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architecture, LLP

OWNER

EMPIRE DEVELOPMENT PARTNERS, LLC
8969 WHITE OAK AVENUE
SHERWOOD FOREST, CA 91325-2801
(310) 713-5904

ARCHITECT

PROFETA ROYALTY ARCHITECTURE, LLP
15233 VENTURA BLVD., SUITE 1220
SHERMAN OAKS, CA 91403
(818) 385-1710

STRUCTURAL ENGINEER

GHANIM STRUCTURAL ENGINEERING
1594 CASITAS AVE.
PASADENA, CA 91103
(323) 494-3208

922 Clark Ave.

Burbank, CA 91506

DEVELOPMENT REVIEW

2nd Resubmittal

October 5, 2021

DRAWING SYMBOLS

	DRAWING NUMBER SHEET NUMBER	EXTERIOR ELEVATION
	DRAWING NUMBER SHEET NUMBER	BUILDING SECTION OR SECTION DETAIL
	ELEVATION DRAWING NUMBER SHEET NUMBER	INTERIOR ELEVATION
	DRAWING NUMBER SHEET NUMBER	DETAIL OR ENLARGED PLAN
		NEW DOOR
		EXISTING DOOR
		NEW OR RELOCATED WINDOW
		EXISTING WINDOW
		EXISTING WALL
		EXISTING WALL TO BE DEMOLISHED
		NEW STUD WALL
		C.M.U. WALL
		FIRE RATED WALL
	ROOM NAME ROOM NUMBER	
		ELEVATION DATUM
		DOOR NUMBER
		WINDOW NUMBER
		PARTITION TYPE
		REVISION CLOUD REVISION NUMBER (ADDENDUM OR BULLETIN)
		UNDER CABINET T-5 FLUORESCENT LIGHT FIXTURE
		RECESSED DOWN LIGHT
		SURFACE MOUNTED CEILING LIGHT OR PENDANT FIXTURE
		WALL MOUNTED LIGHT FIXTURE
		WALL MOUNTED FLOOD LIGHT FIXTURE
		EXHAUST FAN
		DUPLEX OUTLET (GFI: GROUND FAULT INTERRUPTER, WP: WEATHER PROOF, +42: MOUNTING HT. (18" IF NOT SPECIFIED))
		QUADROPLEX OUTLET
		220 VOLT OUTLET
		HOSE BIB
		HOT AND COLD WATER SUPPLY WITH WALL DRAIN
		DOMESTIC COLD WATER SUPPLY
		GAS SUPPLY
		SURROUND SOUND SPEAKER JACK
		CABLE/SATELLITE T.V. OUTLET
		TELEPHONE JACK
		TELEPHONE AND DATA JACK
		DATA JACK
		LIGHT SWITCH (D: DIMMER, 3: 3WAY, WP: WEATHER PROOF)
		EXIT SIGN WITH DIRECTION INDICATOR

PROJECT INFORMATION CONT'D.

PROJECT INFORMATION

	CONTACT INFORMATION
BUILDING OWNER:	EMPIRE DEVELOPMENT PARTNERS, LLC 8969 WHITE OAK AVENUE SHERWOOD FOREST, CA 91325-2801 (310) 713-5904
ARCHITECT:	PROFETA ROYALTY ARCHITECTURE, LLP 15233 VENTURA BLVD., SUITE 1220 SHERMAN OAKS, CA 91403 CONTACT: STUART ROYALTY (818) 385-1710
STRUCTURAL ENGINEER:	CHANIM STRUCTURAL ENGINEERING 1594 CASITAS AVE. PASADENA, CA 9103 (626) 407-2224
	PROJECT SUMMARY
PROJECT LOCATION:	922 WEST CLARK AVE. BURBANK, CA 91506
PROJECT DESCRIPTION:	2-STORY MULTI-FAMILY DWELLING INCLUDING 2 3-BEDROOM UNITS, 2 2-CAR GARAGES, AND 2 FUTURE ADUS
OCCUPANCY GROUP:	R2, S (HIGH-DENSITY RESIDENTIAL)
EXISTING BUILDING:	1-STORY SINGLE FAMILY DWELLING
	PROPERTY INFORMATION
APN:	2446-026-015
ZONING:	R-4
CONSTRUCTION:	TYPE V
UNIT COUNT:	2 [2 ALLOWED, 1 UNIT PER 2,000 SF LOT AREA (10-1-628(A))]
NUMBER OF STORIES:	2 [2 ALLOWED (10-1-628(D))]
SETBACKS:	FRONT: 15' MIN., 17' AVE. PROVIDED [15' MIN, 17' AVE. (10-1-628(E, G))] SIDE: 5' MIN., <7' AVE. PROVIDED [5' MIN., 7' AVE. (10-1-628(E, G))] REAR: WITH THE EXCEPTION OF THE GARAGE, 5' MIN., <7' AVE. PROVIDED [5' MIN., 7' AVE. (10-1-628(E, G))].
BUILDING HEIGHT:	21'-6" - TOP OF PLATE [27' TO TOP PLATE ALLOWED (10-1-628(D))] 26'-0" - TOP OF PARAPET [35' TO TOP OF ROOF AND ARCH. FEATURES ALLOWED (10-1-628(D))]
OPEN SPACE:	310 SF PRIVATE OPEN SPACE - UNIT 1 [50 REQUIRED (10-1-628(K))] 340 SF PRIVATE OPEN SPACE - UNIT 2 [50 REQUIRED (10-1-628(K))] 680 SF COMMON OPEN SPACE PROVIDED [150 SF PER UNIT REQUIRED (10-1-628(K))]
PARKING:	2 SPACES PROVIDED PER UNIT (10-1-628(I))
	LOT AREA AND COVERAGE
LOT AREA:	5,338 SF
LOT COVERAGE	48.5% (2,590 SF) [60% ALLOWED (10-1-628(C))]
HARDSCAPE:	34.1% (1,818 SF)
LANDSCAPE:	17.4% (930 SF) [15% REQUIRED (10-1-628(N))]

SHEET INDEX

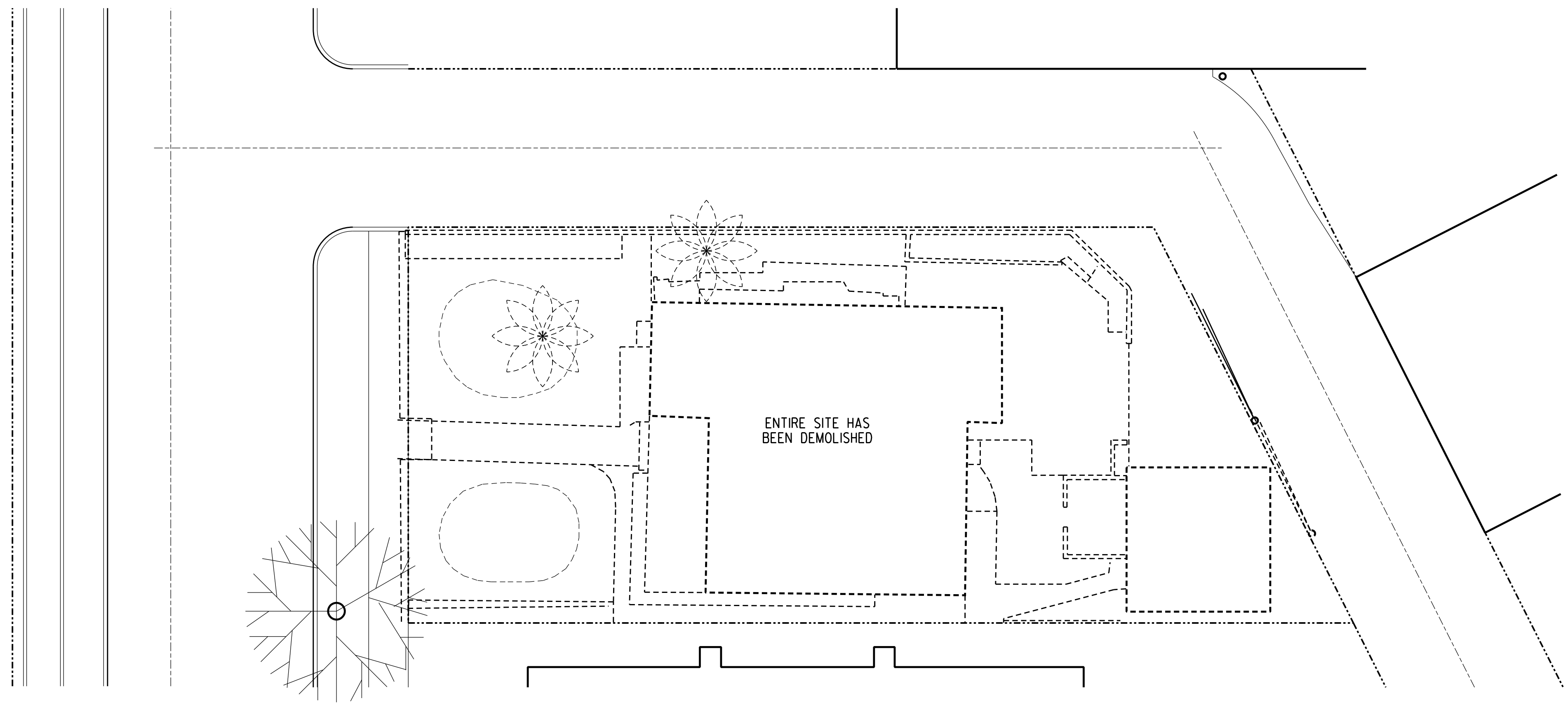
	ARCHITECTURAL
---	COVER SHEET
A0.0	SHEET INDEX, PROJECT INFORMATION, VICINITY MAP, DRAWING SYMBOLS
A0.1	DEVELOPMENT REVIEW - PROPOSED PROJECT
A1.0	SITE SURVEY - EXISTING CONDITIONS
A1.1	SITE PLAN - DEMOLITION
A1.2	SITE PLAN
A1.3	AVERAGE SETBACK, OPEN SPACE CALCULATION
A3.1	CONSTRUCTION PLAN - GROUND FLOOR
A3.2	CONSTRUCTION PLAN - SECOND FLOOR
A3.3	ROOF PLAN
A7.0	EXTERIOR ELEVATIONS
A7.1	EXTERIOR ELEVATIONS
A7.2	FENCE ELEVATIONS
	LANDSCAPE
L1	PLANTING AND CALCULATIONS
L2	HARDSCAPE AND IRRIGATION

VICINITY MAP



NO.	DATE	ISSUE OR REVISION
01	12/16/20	DEVELOPMENT REVIEW
02	08/12/21	D.R. RESUBMITTAL
03	10/05/21	D.R. 2ND RESUBMITTAL

SCALE: _____ NTS
PROJECT: 2014
DATE: 10/5/2021



NO.	DATE	ISSUE OR REVISION
01	12/16/20	DEVELOPMENT REVIEW
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03	10/05/21	D.R. 2ND RESUBMITTAL

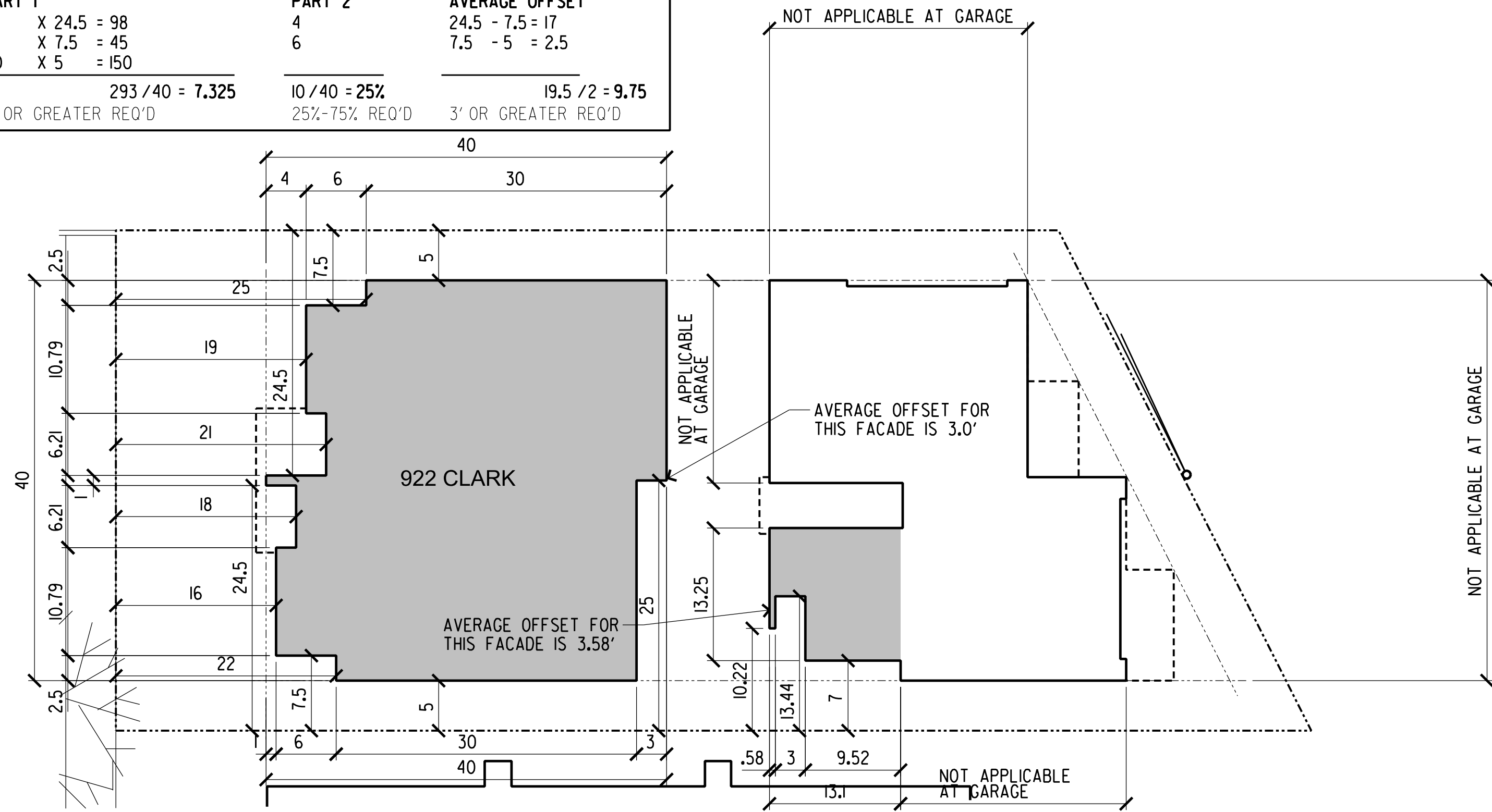
SCALE: 1"=10'-0"
 PROJECT: 2014
 DATE: 10/5/2021

**SITE PLAN
 DEMOLITION**
922 W. Clark
 922 West Clark Avenue
 Burbank, CA 91506

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architecture, LLP
 15233 Ventura Blvd., Suite 1220, Sherman Oaks, CA 91403
 tel: (818) 385-1710

PART I	PART 2	AVERAGE OFFSET
2.5 X 25 = 62.5	2.5	25 - 19 = 6
10.79 X 19 = 205.01	10.79	21 - 19 = 2
6.21 X 21 = 130.41	6.21	21 - 15 = 6
1 X 15 = 15		18 - 15 = 3
6.21 X 18 = 111.78		18 - 16 = 2
10.29 X 16 = 164.64		22 - 16 = 6
2.5 X 22 = 55	2.5	
744.34 / 40 = 18.61	22 / 40 = 55%	25 / 6 = 4.17
17' OR GREATER REQ'D	25%-75% REQ'D	3' OR GREATER REQ'D

PART I	PART 2	AVERAGE OFFSET
4 X 24.5 = 98	4	24.5 - 7.5 = 17
6 X 7.5 = 45	6	7.5 - 5 = 2.5
30 X 5 = 150		
293 / 40 = 7.325	10 / 40 = 25%	19.5 / 2 = 9.75
7' OR GREATER REQ'D	25%-75% REQ'D	3' OR GREATER REQ'D



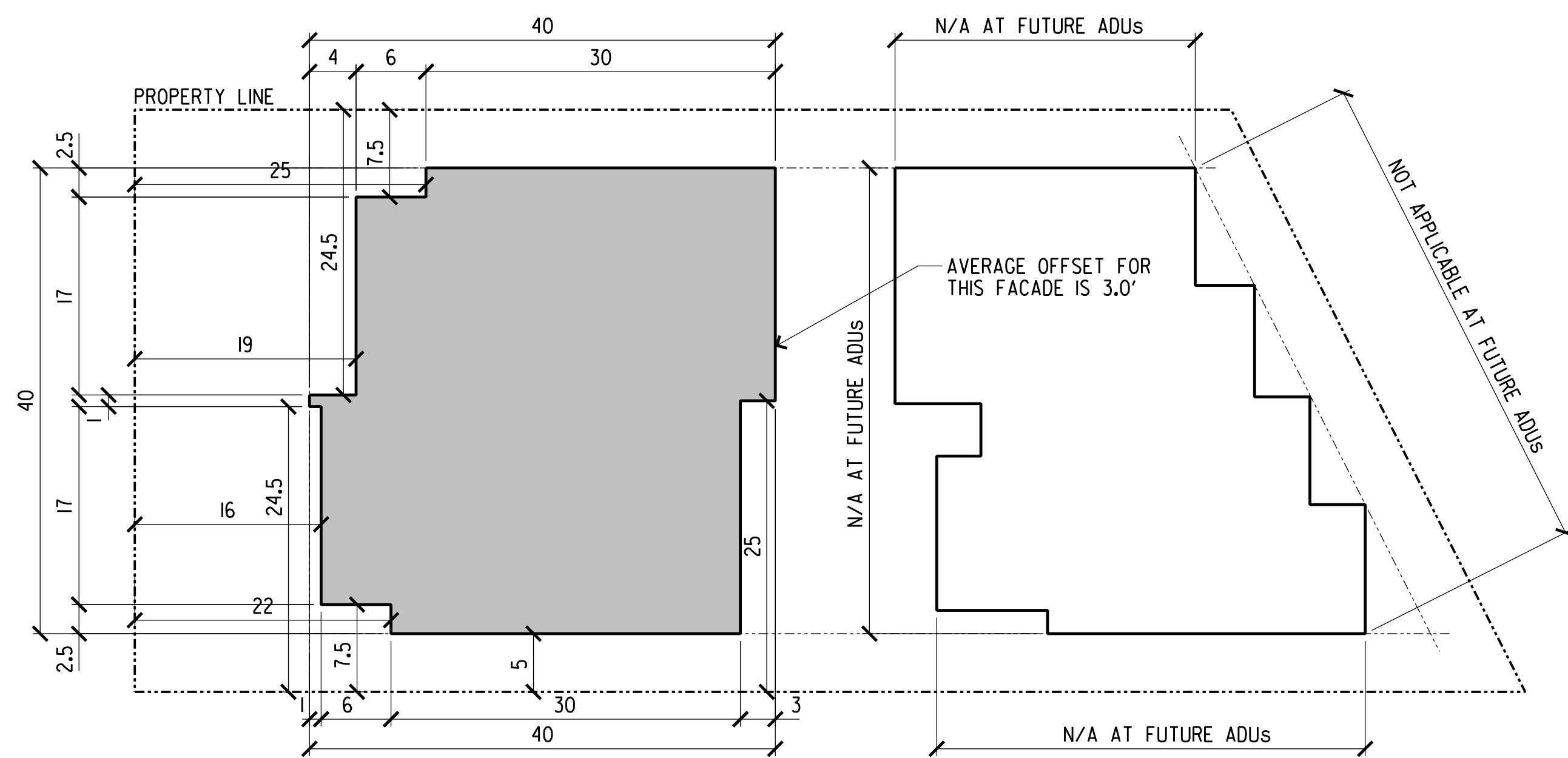
PART I	PART 2	AVERAGE OFFSET
1 X 24.5 = 24.5	1	24.5 - 7.5 = 17
6 X 7.5 = 45	6	7.5 - 5 = 2.5
30 X 5 = 150		
3 X 25 = 75	3	25 - 5 = 20
294.5 / 40 = 7.36	10 / 40 = 25%	21.5 / 3 = 7.17
7' OR GREATER REQ'D	25%-75% REQ'D	3' OR GREATER REQ'D

PART I	PART 2	AVERAGE OFFSET
.58 X 10.22 = 5.93	.58	13.44 - 10.22 = 3.22
3 X 13.44 = 40.32	3	13.44 - 7 = 6.44
9.52 X 7 = 66.64		7 - 5 = 2
112.89 / 13.1 = 8.62	3.58 / 13.1 = 27%	11.66 / 3 = 3.88
7' OR GREATER REQ'D	25%-75% REQ'D	3' OR GREATER REQ'D

D3 SCALE: 1"=10'-0" PLANE BREAKS AND AVERAGE SETBACKS - GROUND FLOOR

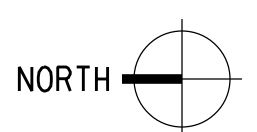
PART I	PART 2	AVERAGE OFFSET
2.5 X 25 = 62.5	2.5	25 - 19 = 6
17 X 19 = 323	17	19 - 15 = 4
1 X 15 = 15		16 - 15 = 1
17 X 16 = 272		22 - 16 = 6
2.5 X 22 = 55	2.5	
727.5 / 40 = 18.19	22 / 40 = 55%	17 / 4 = 4.25
17' OR GREATER REQ'D	25%-75% REQ'D	3' OR GREATER REQ'D

PART I	PART 2	AVERAGE OFFSET
4 X 24.5 = 98	4.5	24.5 - 7.5 = 17
6 X 7.5 = 45	5.5	7.5 - 5 = 2.5
30 X 5 = 150		
301.5 / 40 = 7.35	10 / 40 = 25%	19.5 / 2 = 9.75
7' OR GREATER REQ'D	25%-75% REQ'D	3' OR GREATER REQ'D

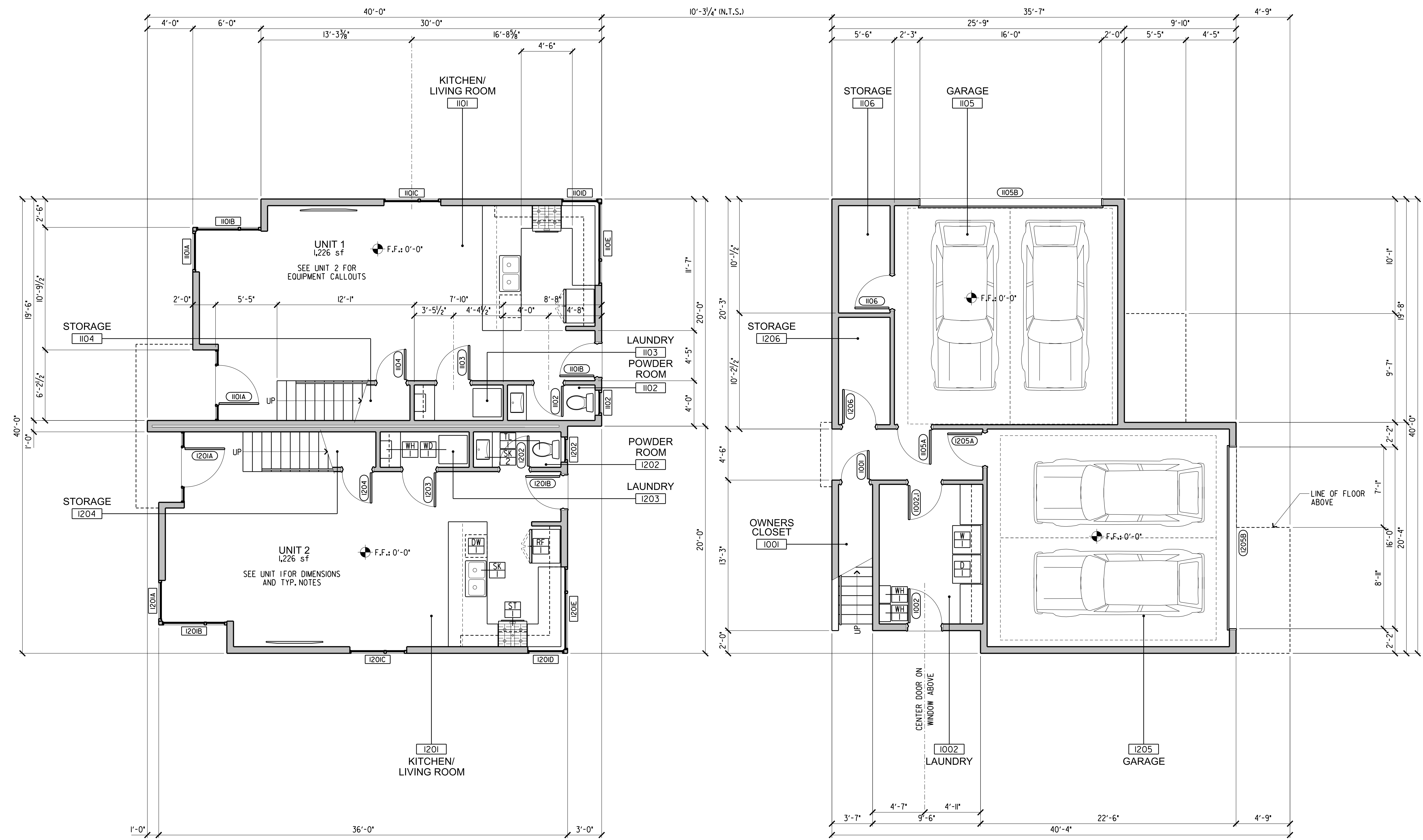


PART I	PART 2	AVERAGE OFFSET
1 X 24.5 = 24.5	1	24.5 - 7.5 = 17
6 X 7.5 = 45	6	7.5 - 5 = 2.5
30 X 5 = 150		
3 X 25 = 75	3	25 - 5 = 20
294.5 / 40 = 7.36	10 / 40 = 25%	39.5 / 3 = 13.17
7' OR GREATER REQ'D	25%-75% REQ'D	3' OR GREATER REQ'D

D1 SCALE: 1"=10'-0" PLANE BREAKS AND AVERAGE SETBACKS - SECOND FLOOR



NO.	DATE	ISSUE OR REVISION
01	12/16/20	DEVELOPMENT REVIEW
02	08/12/21	D.R. RESUBMITTAL
03	10/05/21	D.R. 2ND RESUBMITTAL

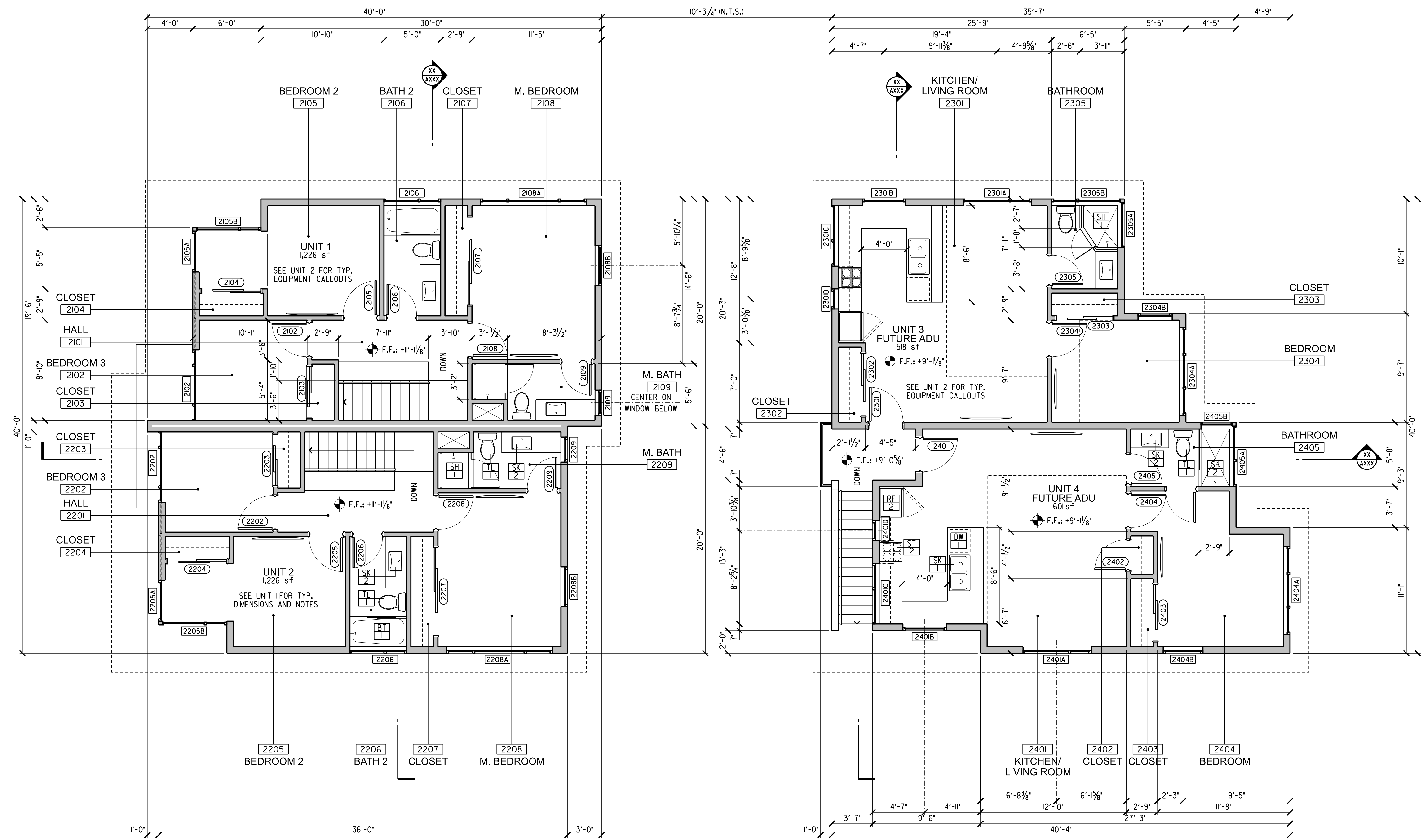


GROUND FLOOR PLAN

922 W. Clark
922 West Clark Avenue
Burbank, CA 91506

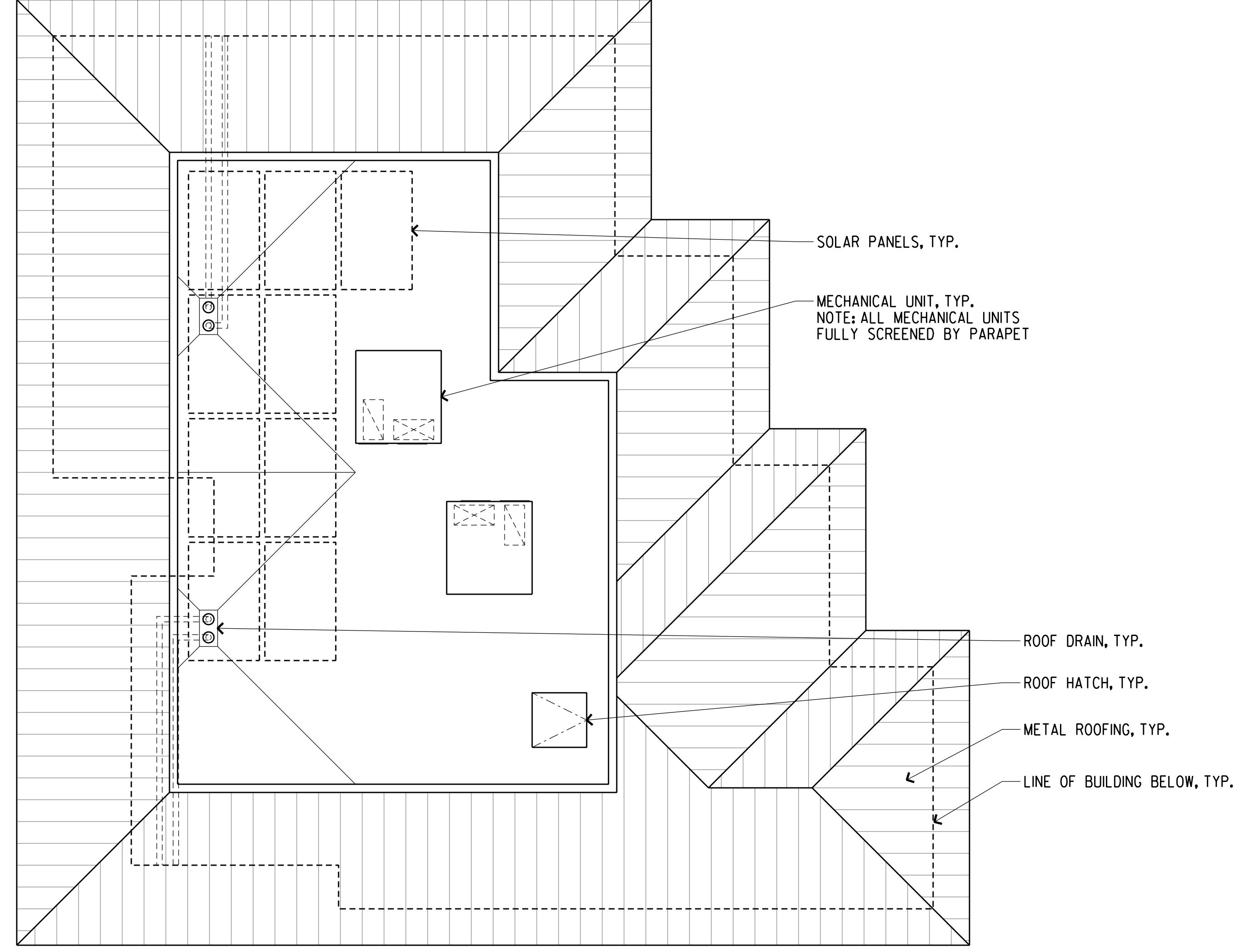
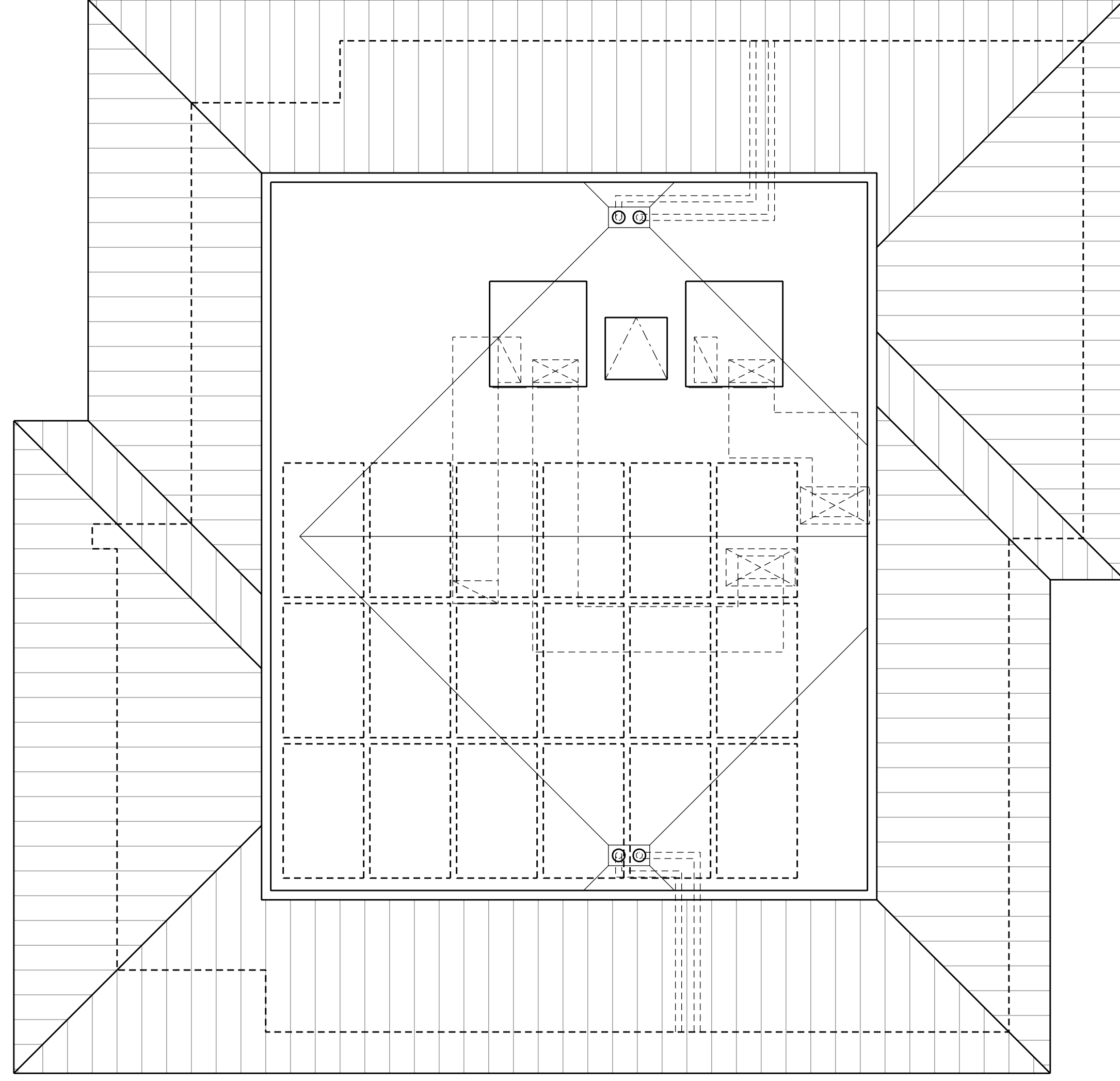
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01	12/16/20	DEVELOPMENT REVIEW
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03	10/05/21	D.R. 2ND RESUBMITTAL

SCALE: 1/4"=1'-0"
PROJECT: 2014
DATE: 10/5/2021



D1 SCALE: 1/4"=1'-0" SECOND FLOOR PLAN

NO.	DATE	ISSUE OR REVISION
01	12/16/20	DEVELOPMENT REVIEW
02	08/12/21	D.R. RESUBMITTAL
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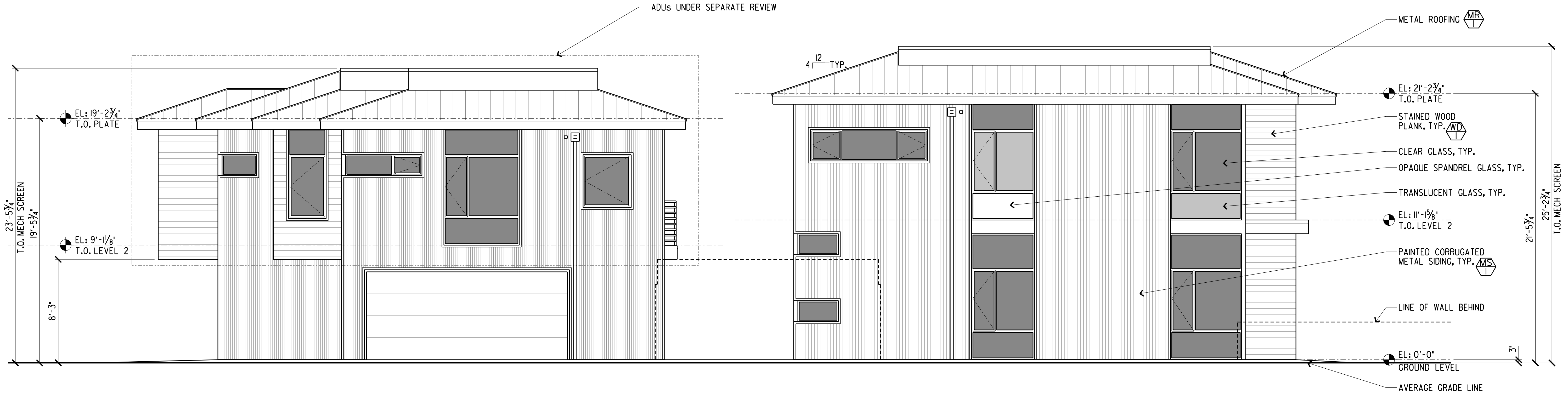
D1 SCALE: 1/4"=1'-0" ROOF PLAN

ROOF PLAN

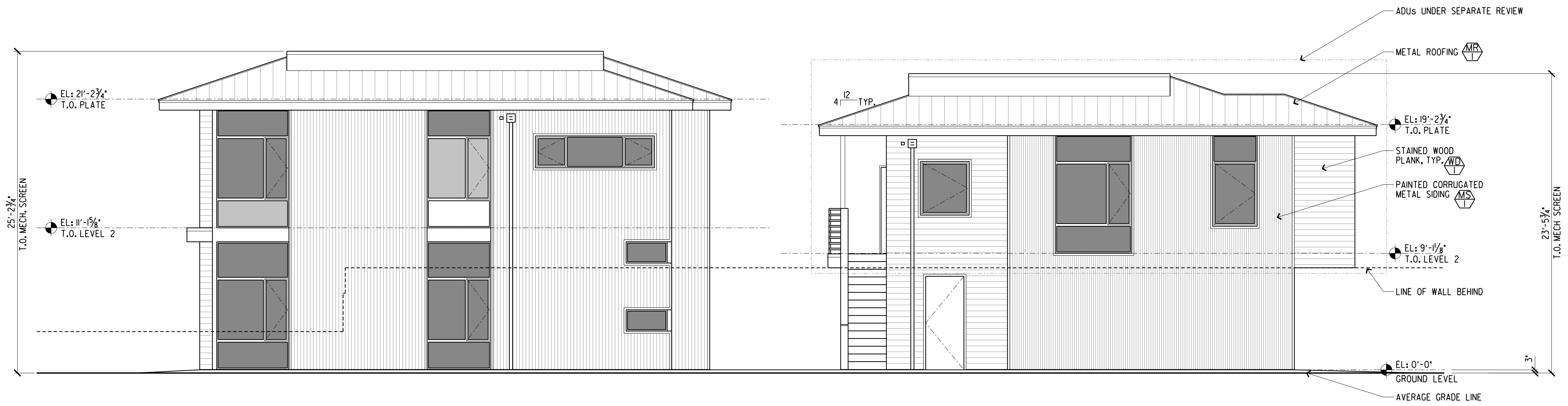
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 922 West Clark Avenue
 Burbank, CA 91506

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SCALE: 1/4"=1'-0"
 PROJECT: 2014
 DATE: 10/5/2021



D3 SCALE: 1/4"=1'-0" EAST ELEVATION



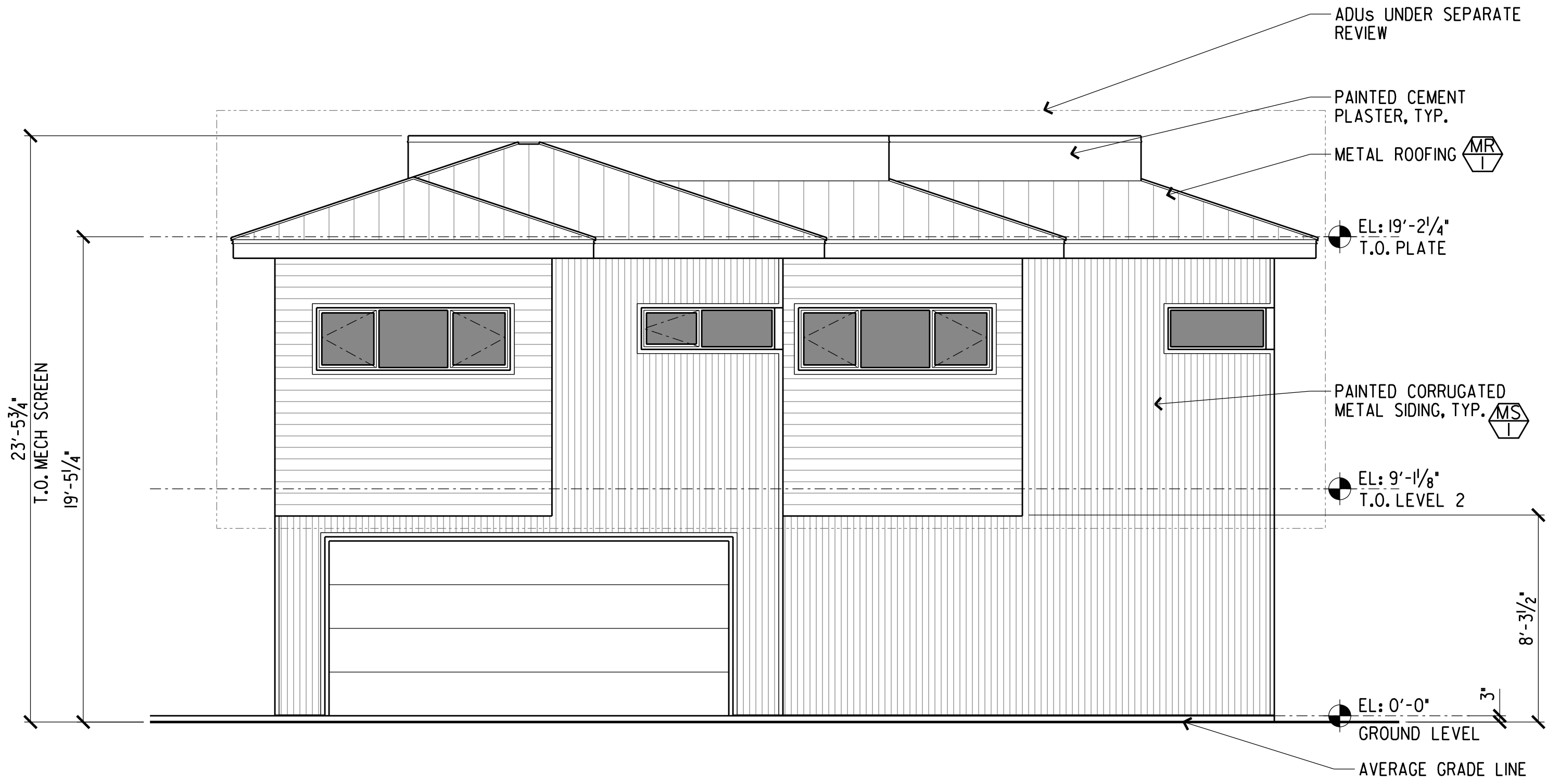
D1 SCALE: 1/4"=1'-0" WEST ELEVATION

EXTERIOR ELEVATIONS

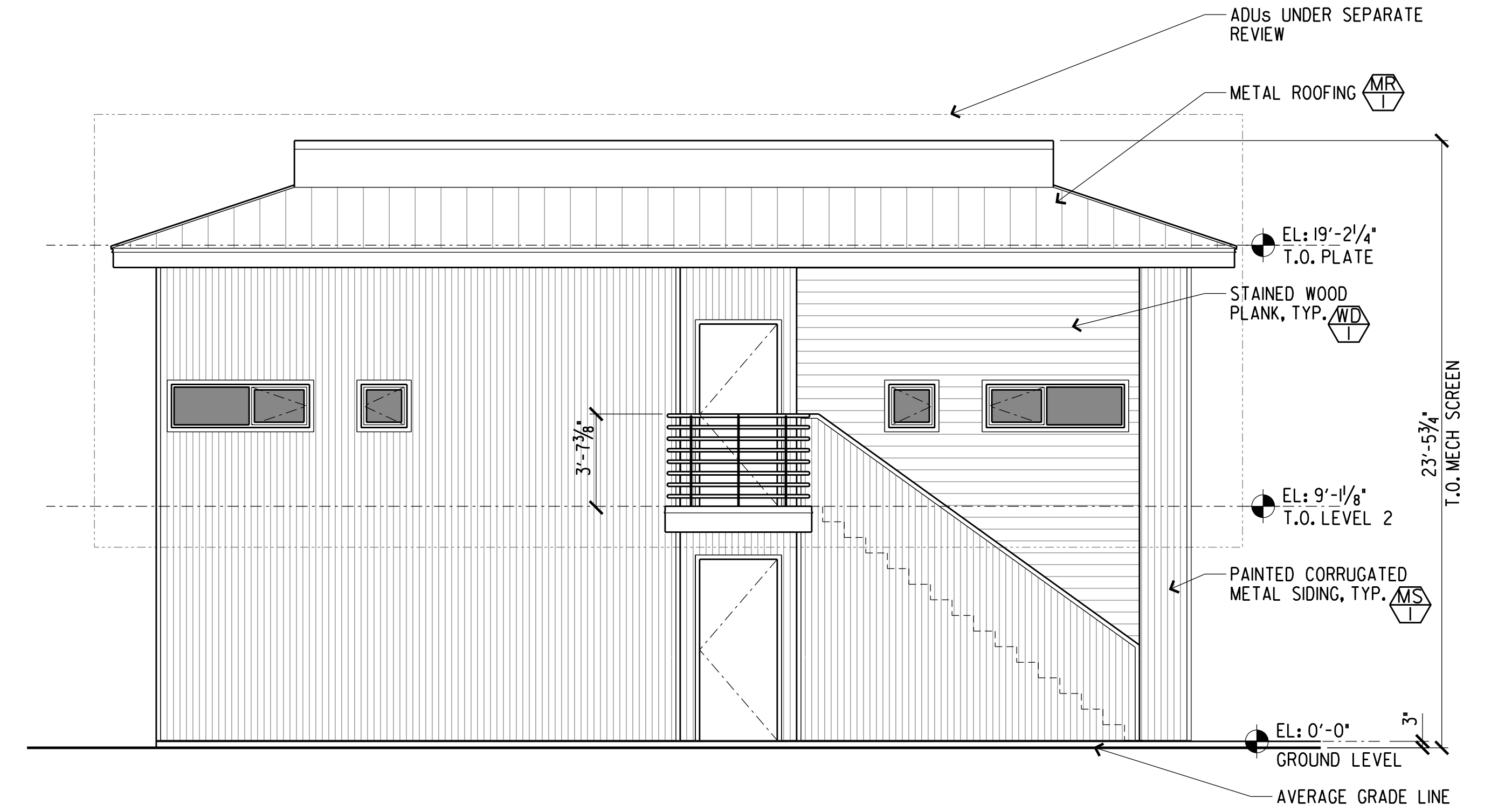
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922 West Clark Avenue
Burbank, CA 91506

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SCALE: 1/4"=1'-0"
PROJECT: 2014
DATE: 10/5/2021



D3 SCALE: 1/4"=1'-0" SOUTH ELEVATION - SOUTH BUILDING



B3 SCALE: 1/4"=1'-0" NORTH ELEVATION - SOUTH BUILDING



D1 SCALE: 1/4"=1'-0" SOUTH ELEVATION - NORTH BUILDING



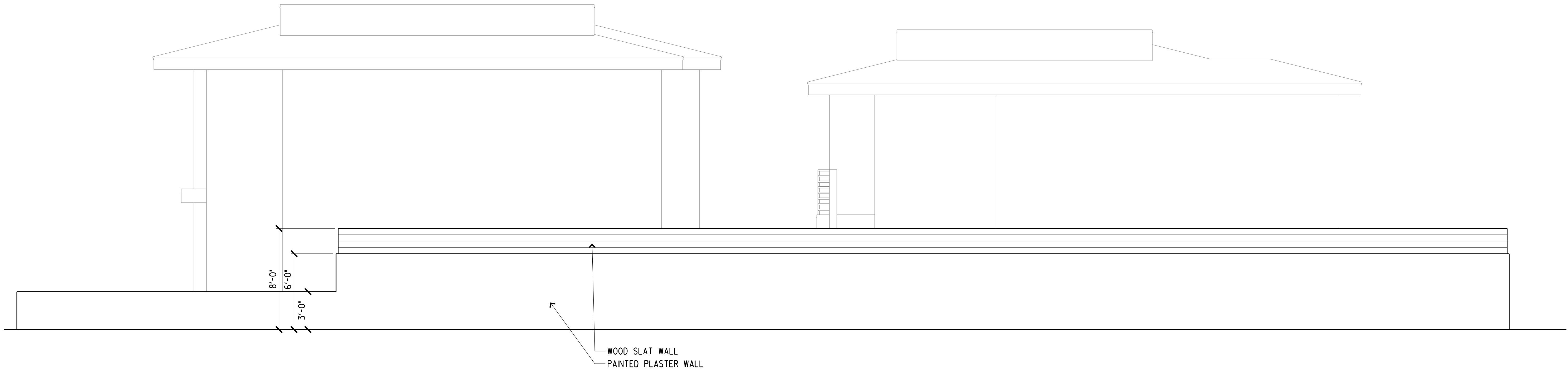
B1 SCALE: 1/4"=1'-0" NORTH ELEVATION - NORTH BUILDING

EXTERIOR ELEVATIONS

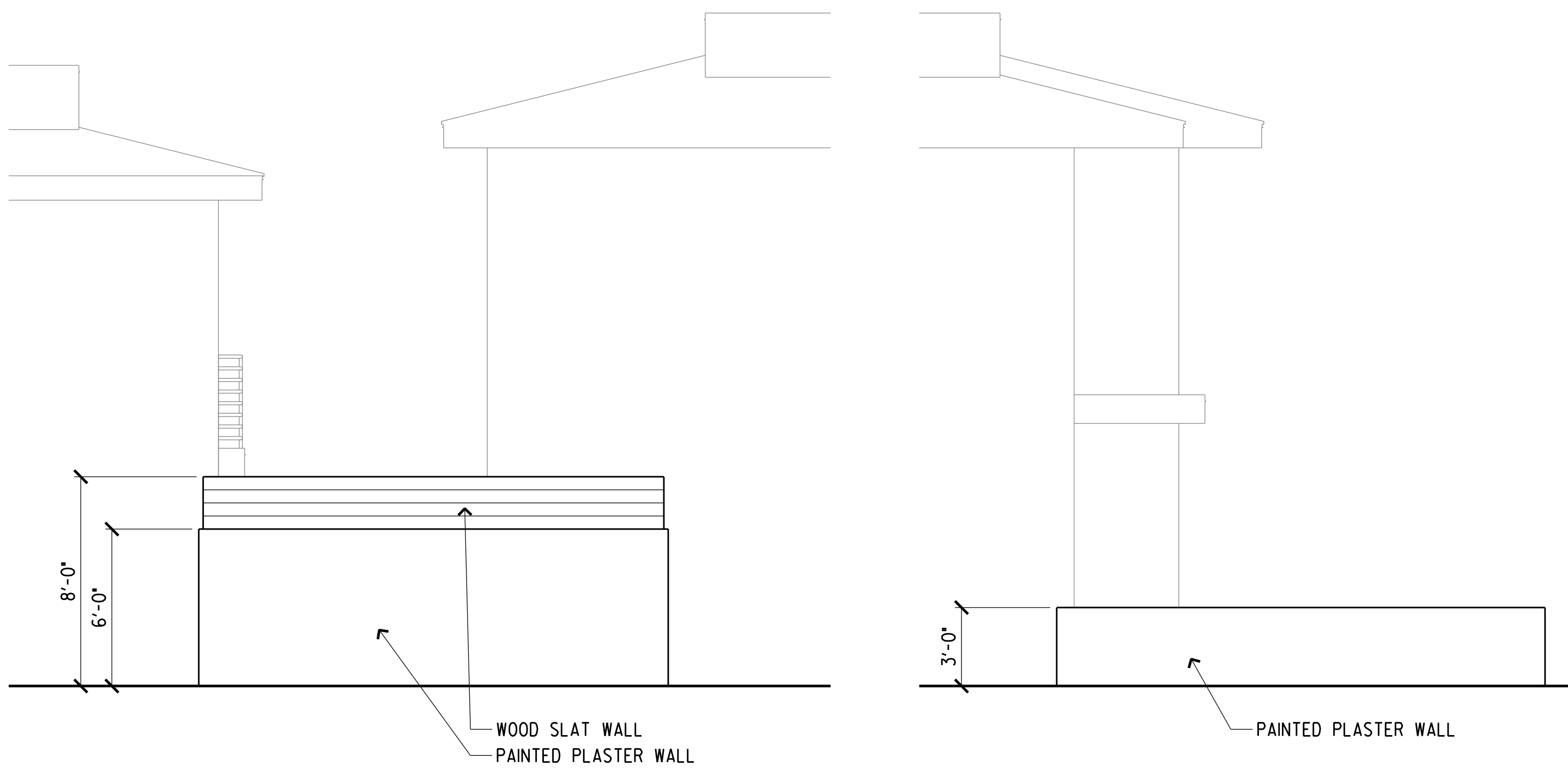
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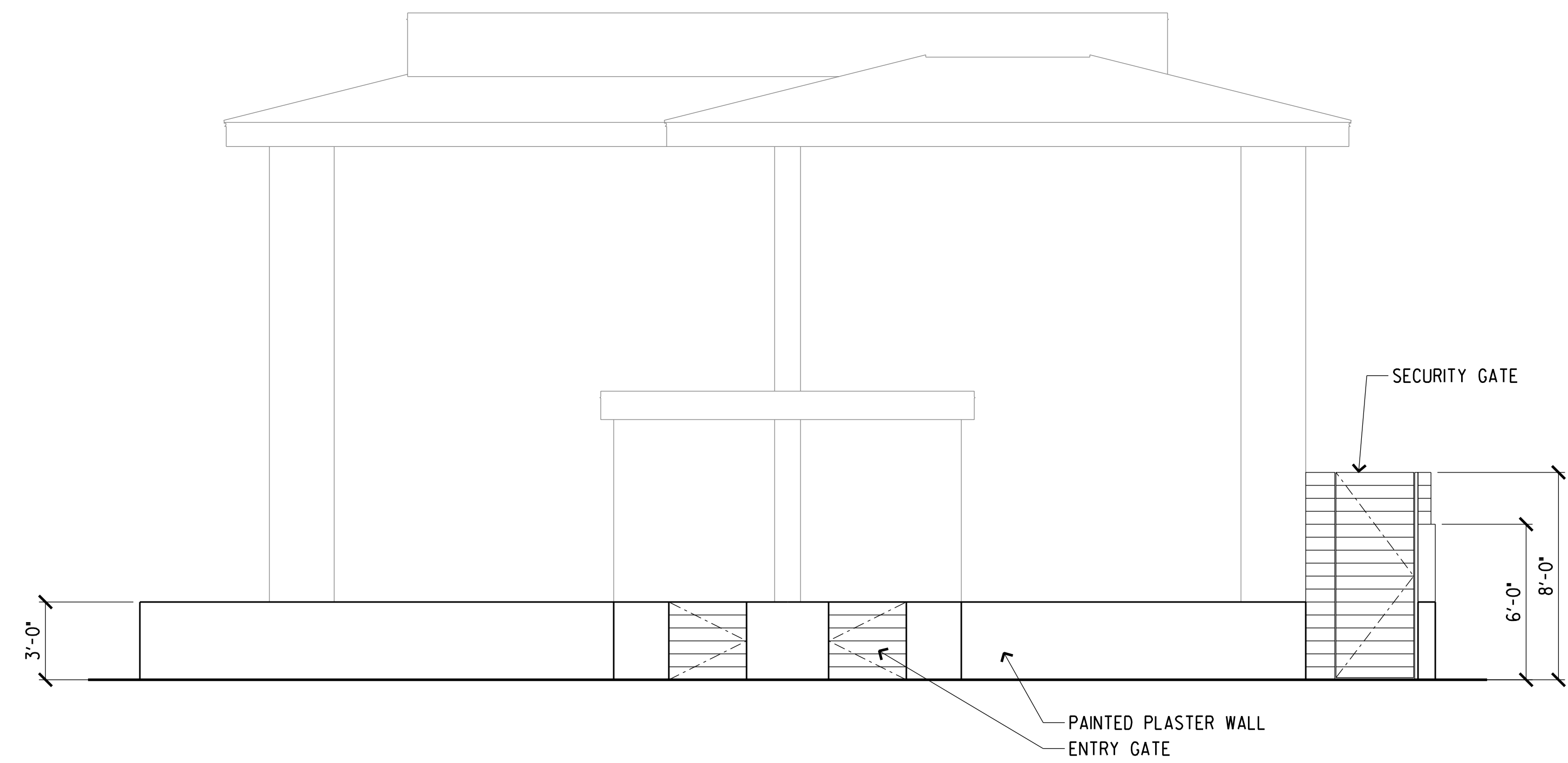
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DATE: 10/5/2021



D3 SCALE: 1/4"=1'-0" **WEST FENCE ELEVATION**



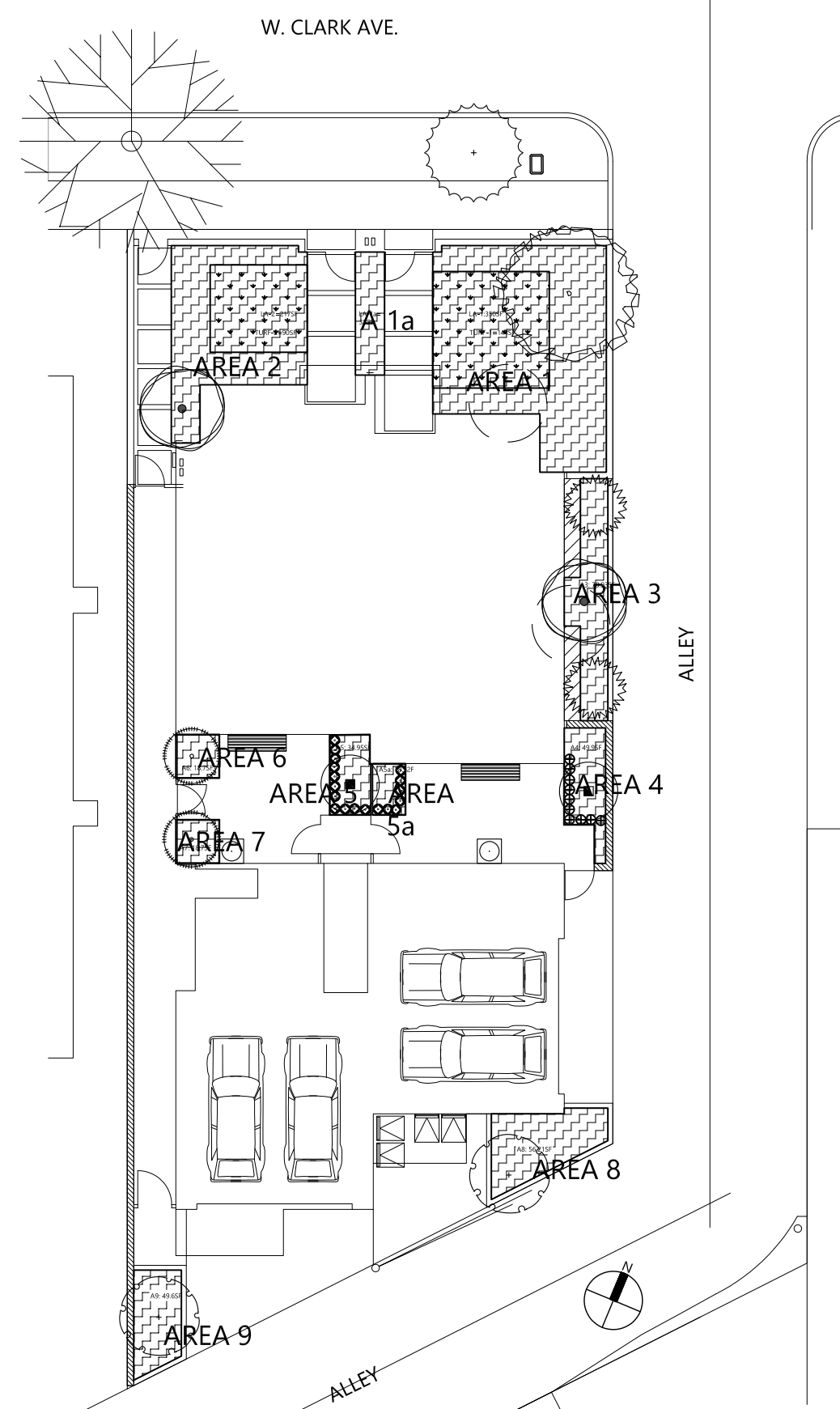
D1 SCALE: 1/4"=1'-0" **EAST FENCE ELEVATION**



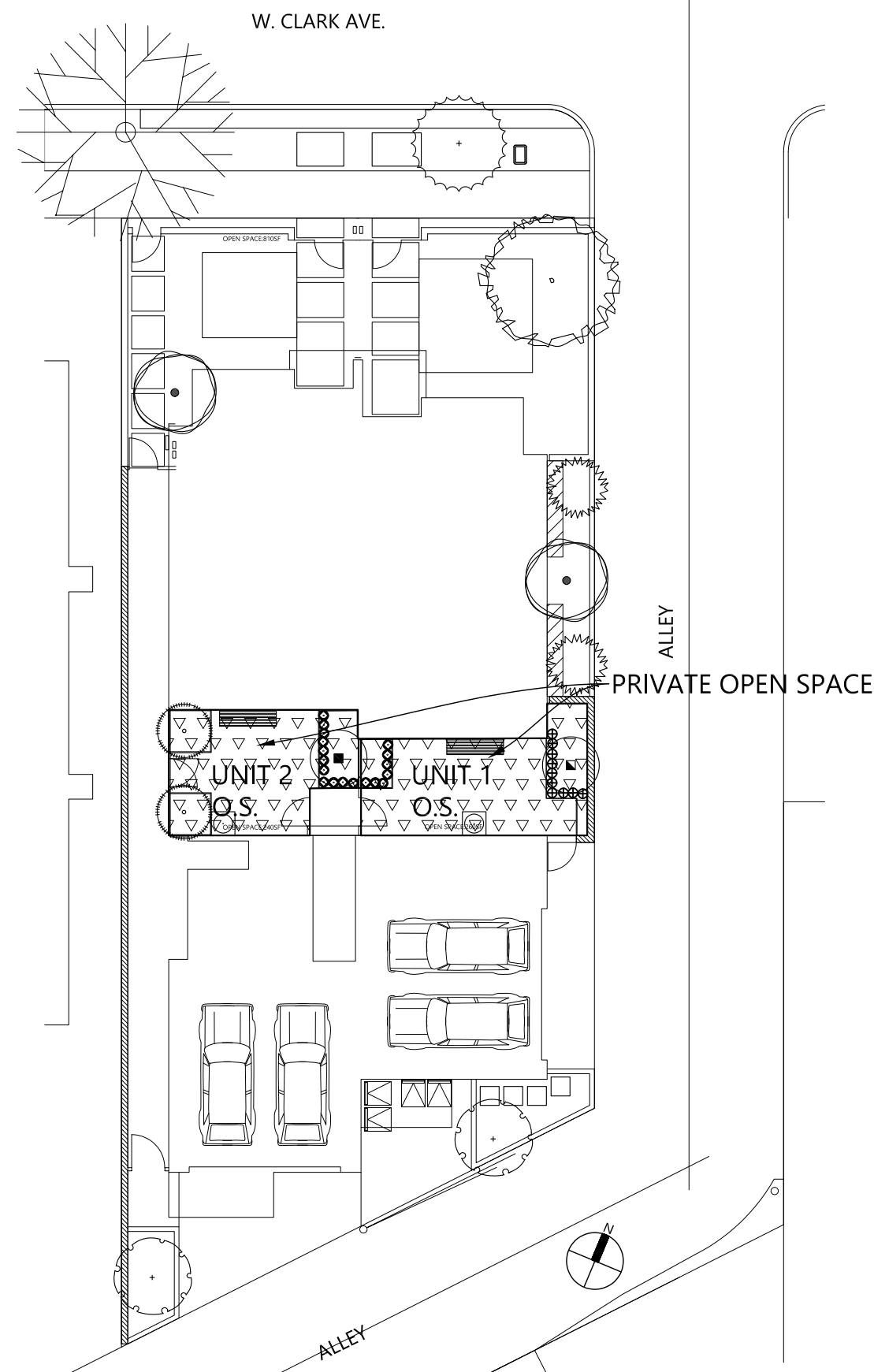
B1 SCALE: 1/4"=1'-0" **NORTH FENCE ELEVATION**

NO.	DATE	ISSUE OR REVISION
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LANDSCAPE PERCENTAGES ANALYSIS



OPEN SPACE CALCULATIONS

LANDSCAPE CALCULATIONS					
LANDSCAPE AREA	LOT AREA	REQ'D SF	PROP'D SF	TURF ALLOWANCE 35% (SF)	TURF PROPOSED (SF)
TOTAL	5,338SF	800.7	930	<325	134
AREA 1			350		
AREA 1a			38		
AREA 2			217		
AREA 3			78.93		
AREA 4			49.9		
AREA 5			34.95		
AREA 5a			18.12		
AREA 6			18.75		
AREA 7			18.75		
AREA 8			56.21		
AREA 9			49.6		
subtotal			930.21		

OPEN SPACE CALCULATIONS					
OPEN SPACE TYPE	LOT AREA	REQ'D SF	PROP'D SF	LANDSCAPE REQ'D 15% (SF)	LANDSCAPE PROPOSED (SF)
PRIVATE UNIT 1		200	260	39	68
PRIVATE UNIT 2		200	240	36	72

PER SECTION 10-1-628 (K.12c)

TREES:

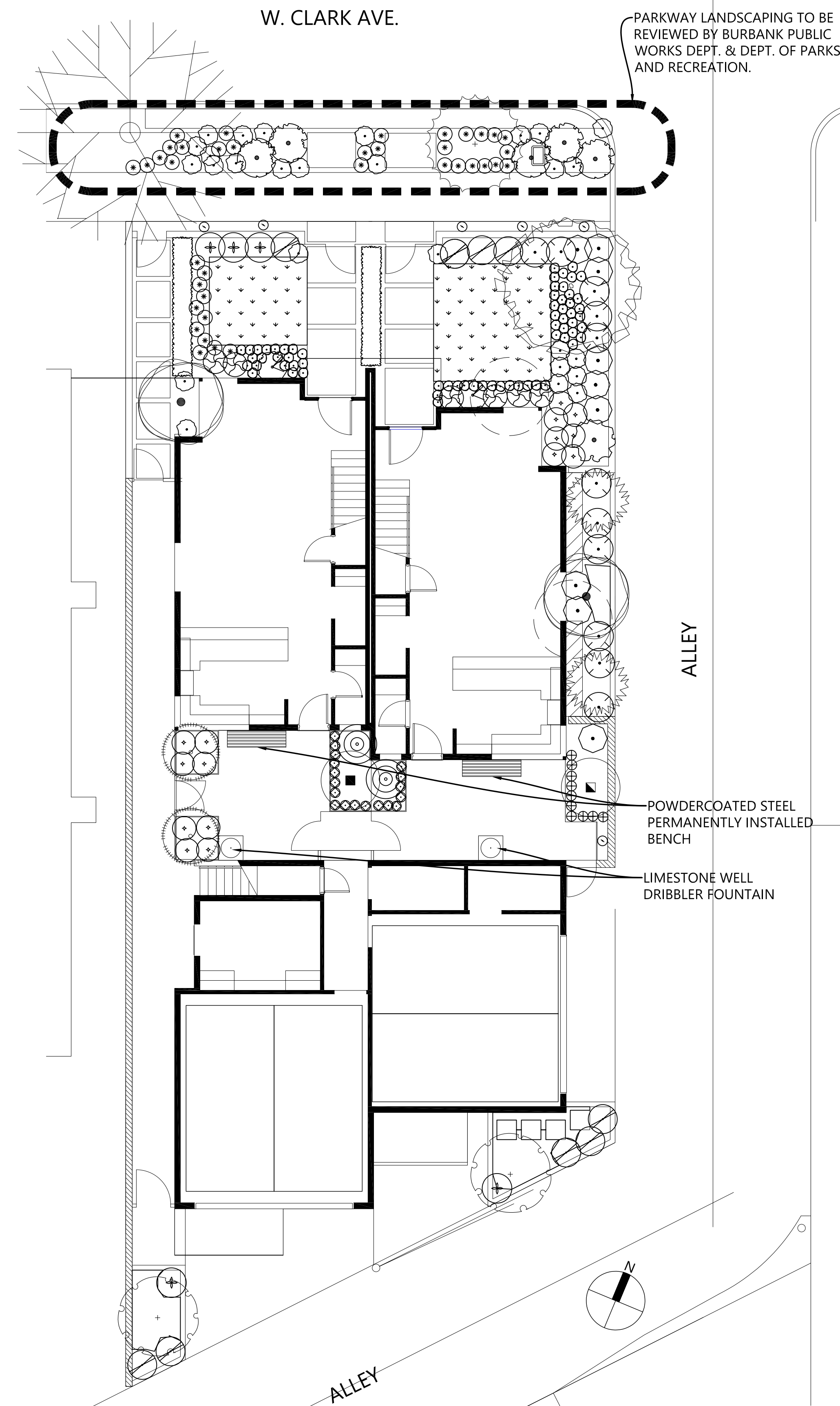
- REPLACE E. TREES REMOVED: REMOVED 2 WASHINGTONIA ROBUSTA REPLACE WITH 2 TRACHYCARPUS FORTUNEI
- FRONT YARD: 1 PLATANUS RACEMOSA (48")
- EAST SIDE YARD: 1 LYONOTHAMNUS FLORIBUNDUS, ICITRUS EUREKA LEMON.
- BACK YARD: 2 CHITALPA TASHKATENSIS
- WEST SIDE YARD: 2 PODOCARPUS GRACILIOR, 1 LYONOTHAMNUS FLORIBUNDUS
- PARKWAY: 1 LAGERSTROEMIA INDICA

SOIL DEPTHS:

All planting to be in natural soil.
No over structure planting.
Co-ordinate foundation placement with planting areas.

PLANTING LEGEND

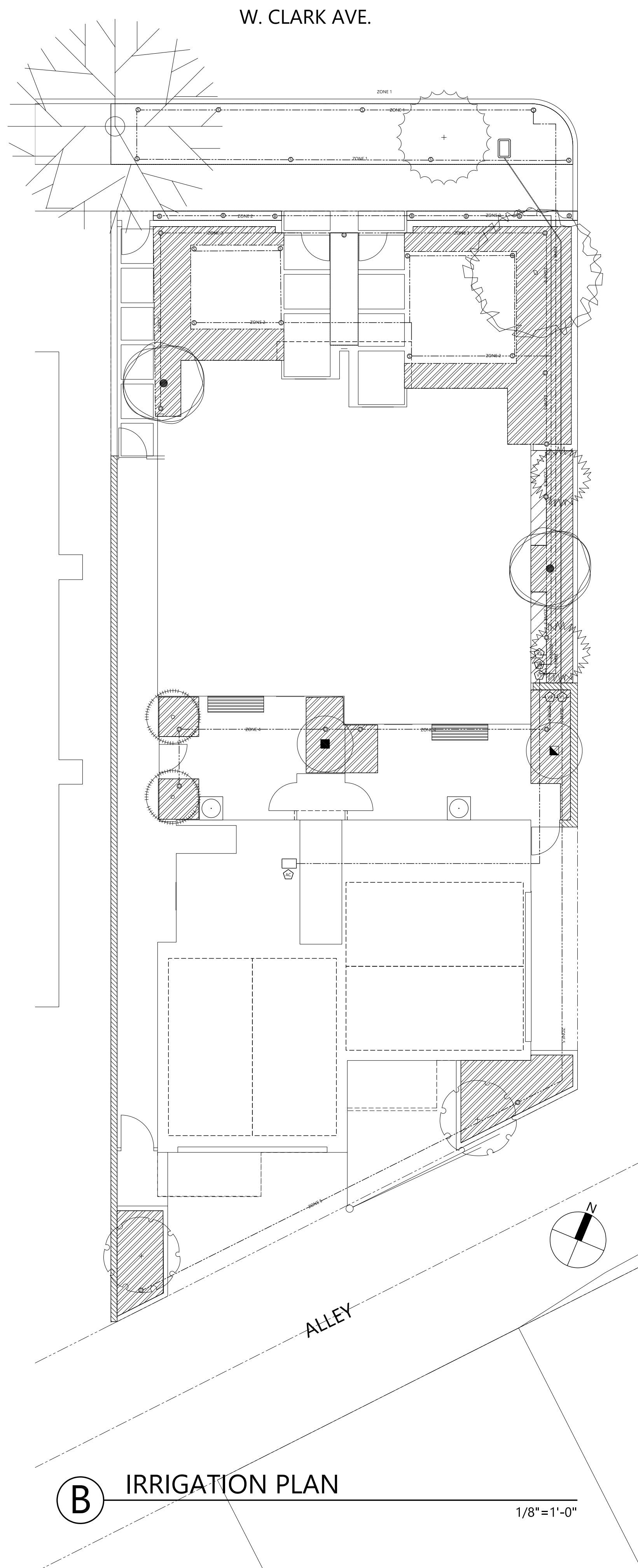
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLANT SIZE	SPACING	WUCOLS
TREES						
(Symbol)	Washingtonia robusta	Mexican Fan Palm				ZONE 3
(Symbol)	Platanus racemosa	California Sycamore	48" box	1	30'-80'H x 20'-50' W	M
(Symbol)	Lagerstroemia indica "Sioux"	Sioux Crape Myrtle	15 gal	1	20'-35'H x 15'W	M
(Symbol)	Chitalpa tashkatensis	Chitalpa	24" box	2	25'H x 20"W	L
(Symbol)	Trachycarpus fortunei	Windmill Palm	24" box	2	30'H x <10"W	M
(Symbol)	Melaleuca quinquenervia	Cajepout Tree, Paperbark	24" box	2	25'-40'H x 15'-25'W	L
(Symbol)	Podocarpus gracilior	Fern Pine	24" box	2	20'-60'H x 10'-20'W	M
(Symbol)	Citrus 'Eureka'	Eureka Lemon	24" box	1	20'H x 12'W	M
(Symbol)	Citrus 'Valencia'	Valencia Orange	24" box	1	12'-20'H x 12'W	M
SHRUBS, AGAVES, ALOES, AND GRASSES						
(Symbol)	Olea europea 'Little Ollie'	Little Ollie Olive	15 gal	13	12'H x 5'W	L
(Symbol)	Salvia clevelandii 'Winnifred Gilman'	Winnifred Gilman Cleveland Sage	1 gal	9	4'-5'H x 3'-5'W	L
(Symbol)	Camellia sasanqua 'yuletide'	Yuletide Camellia	5	2	5-6'H x 5-6'W	M
(Symbol)	Heteromeles arbutifolia	Toyon	15 gal	2	10'-15'H x 8'-12'W	L
(Symbol)	Myrsine africana	African Box	5 gal	11	2'-3'H x 2'-3'W	L
(Symbol)	Cordyline australis variegata	Variegated Australian Cabbage tree	15 gal	2	2'-3'H x 3'-4'W	L
(Symbol)	Galvezia speciosa	Island Bush Snapdragon	1 gal	11	3'-5'H x 3'-5'W	L
(Symbol)	Sphaeralcea ambigua	Desert Mallow	1 gal	5	2'-3'H x 2'-3'W	L
(Symbol)	Russelia equisetiformis	Coral Fountains	1 gal	6	2-4'H x 3-5'W	M
(Symbol)	Symphoricarpos mollis	SoCal Creeping Snowberry	1 gal	14	1'-2'H x 3'-5'W	L
	Shrub total			62		
GROUNDCOVERS AND VINES						
(Symbol)	Senecio mandraliscae	Kleinia	1 gal	86 sf	1'-2'H x 2'-3'W	L
(Symbol)	Carex divulsa	Berkeley Sedge	0'-4"	100	15'H x 15'W	M
(Symbol)	Epilobium 'Everett's Choice'	CA Fuschia 'Everett's Choice'	1 gal	30	1'H x 1'-3'W	L
(Symbol)	Ficus repens	Creeping Fig	1 gal	6	20'-30' x spreading	M
(Symbol)	Achillea millefolium 'Moonshine'	'Moonshine' Yarrow	4"	40	12"-18" H x 18"-24W	L
(Symbol)	Salvia mellifera 'Terra Seca'	Terra Seca Sage	1 gal.	5	1'-2' H x 4'-6'W	L
ANNUALS AND HERBS						
(Symbol)	PART SHADE HERBS	PARSLEY, CILANTRO, TARRAGON, WILD STRAWBERRY,	4"	12	VARIES	12"
(Symbol)	SUN HERBS	THYME, SAGE, OREGANO, MARJORAM	4"	20	VARIES	12"
TURF						
(Symbol)	Bouteloua dactyloides 'UC Verde'	UC Verde Buffalo Grass	1.5" plug	134	6" high	12"
TOTAL PLANTING AREA						
	Total Planting Area				930 sf	



A PLANTING PLAN

1/8"=1'-0"

REVISIONS	BY
anne marie madla architect 3234 ettrick street los angeles, california 90027 t: 323.665.0696 m: 323.449.3303 amadla@me.com	
madla	
LANDSCAPE CONCEPT PLAN	
922 WEST CLARK AVENUE BURBANK, CA 91506 CONTACT: STUART ROYALTY T: 818.385.4210/710	
PLANTING AND CALCULATIONS	
DATE:	4 OCT 2021
SCALE:	1/8"=1'-0"
DRAWN:	AMM
SHEET:	L1
OF 2 SHEETS	



B IRRIGATION PLAN

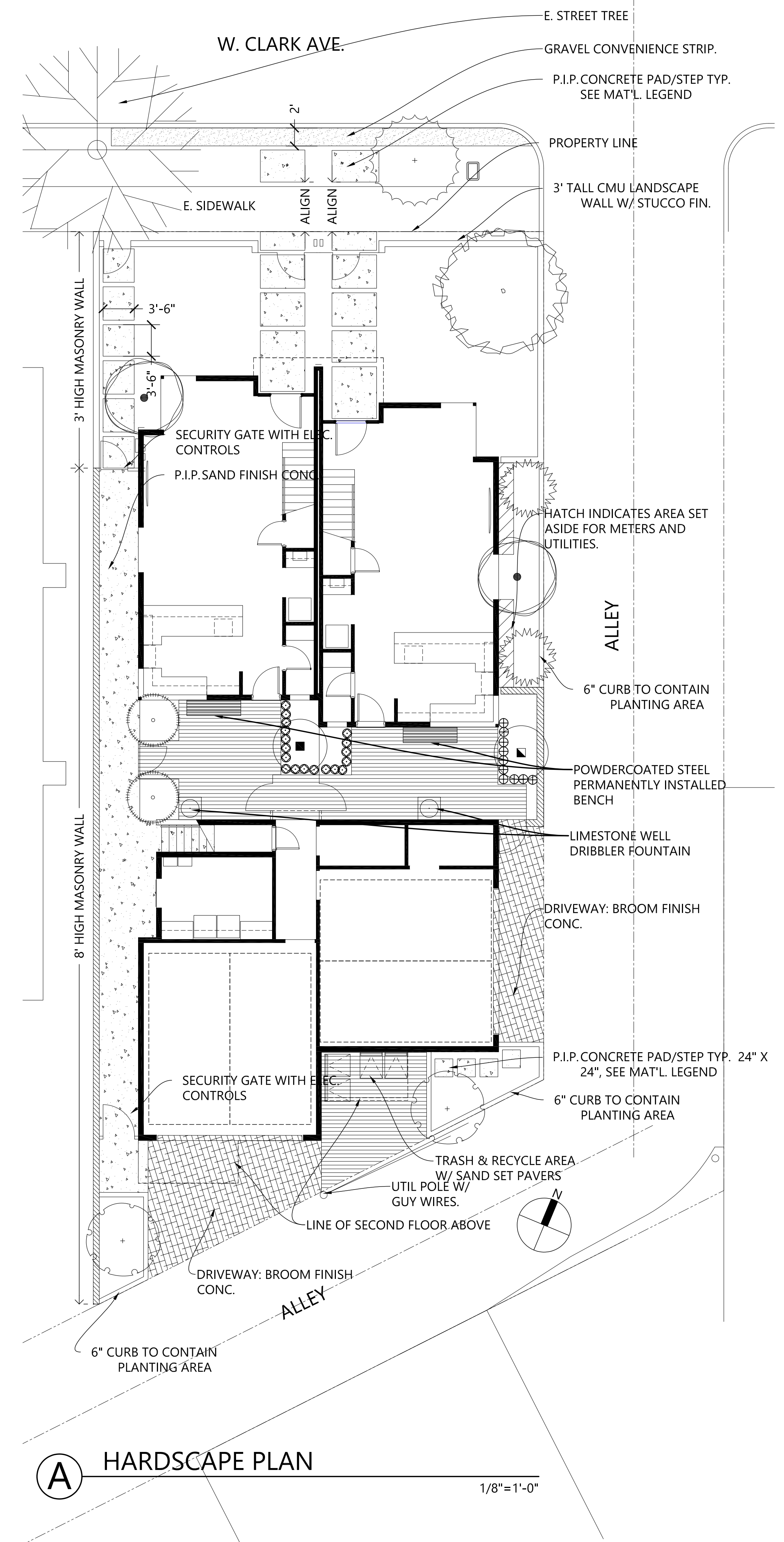
1/8"=1'-0"

MATERIAL LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION
MATERIALS		
[Symbol]	CONCRETE PAVERS, SAND SET	Artistic Pavers, Planklock, color: sand, 8"x24" Staggered installation.
[Symbol]	SAND WASHED CONCRETE	Acid-retarded portland cement concrete. Grey. No integral color
[Symbol]	3/4" DECORATIVE GRAVEL MULCH	3/4" dia. decorative gravel. Installed over weed barrier. Color TBD
[Symbol]	BROOM FINISH CONCRETE	Portland cement concrete, Grey, broom finish.

IRRIGATION COMPONENTS			
SYMBOL	ITEM	SPECIFICATION	AMOUNT
[AC]	AUTOMATIC CONTROLLER	WEATHERMATIC SMARTLINE SL800 (8ZONE) W/ WIRED SL1 WEATHER STATION--SMART WATER & LEED CERTIFIED	1
[V]	ELECTRONIC VALVE	CHAMPION ELECTRONIC BRASS VALVE CL466-075-C	5
[S]	SPRINKLER BODY AND HEAD	HUNTER MP ROTATER PRS40 BODY AND SERIES 1000 HEADS	16
[B]	SHRUB BUBBLER	ORBIT MUSHROOM BUBBLER--ADJUSTABLE	5
[D]	DRIP RISER	3/4" MALE PIPE THREAD TO CONNECT IN NETAFIM FITTING	15
	PVC PIPE	SCHED40 3/4" PVC PIPE	
	DRIP LINES	NETAFIM 0.9 GPM DRIP LINE	

LEGEND: PLUMBING	
[Symbol]	H.B. HOSE BIB
[Symbol]	DRAIN
[Symbol]	GAS LINE
[Symbol]	MAIN WATER LINE
[Symbol]	SURFACE DRAIN
[Symbol]	SPRINKLER RISER
[Symbol]	SHRUB BUBBLER
[Symbol]	DRIP RISER
[Symbol]	TRENCH DRAIN



A HARDSCAPE PLAN

1/8"=1'-0"

REVISIONS	BY

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LANDSCAPE CONCEPT PLAN

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HARDSCAPE & IRRIGATION

DATE: 4 OCT 2021
 SCALE: 1/8"=1'-0"
 DRAWN: AMM
 SHEET: **L2**
 OF 2 SHEETS