

SCOPE OF WORK : interior remodeling for pet boarding

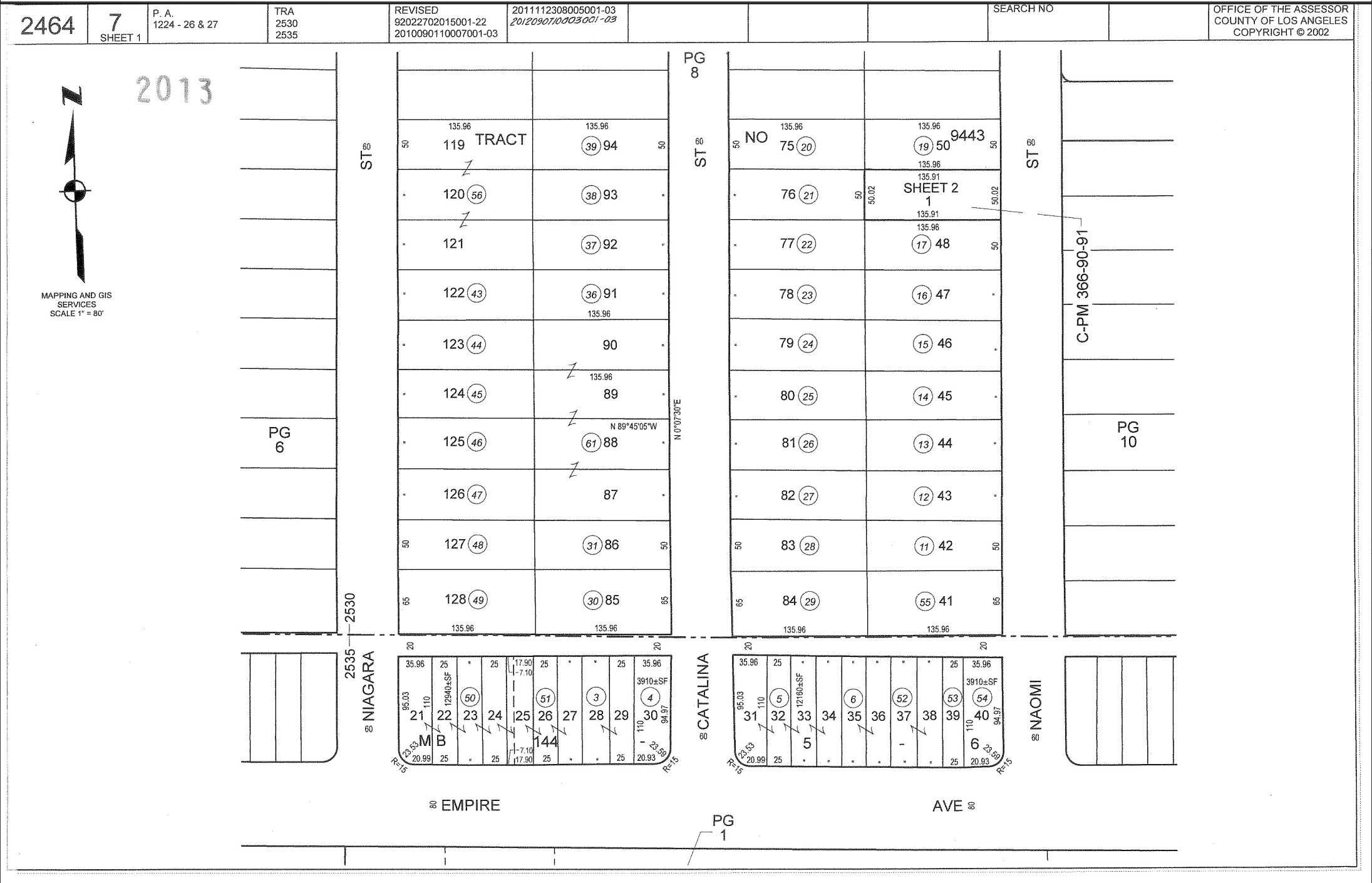
DRYWALL TO BE REPLACED, FLOOR REFINISHED - SAME BY SAME - MILLWORK KENNELS - NEW PAINT AND PATCHING

PROPERTY INFO

(E) Commercial building 2759 SF
Property Information
Assessor's ID No:2464-007-004
Address: 2801 W EMPIRE AVE BURBANK CA 91504
Property Type: Commercial / Industrial ZONING M2
Property Boundary Description TRACT # 9443 LOT 30
Building Description
Square Footage:2,759

The 2022 California Building Standards Code includes these main parts:
2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 CALGreen
2022 Building Energy Efficiency Standards

VICINITY MAP



3. Add notes on plans:
- a. The construction shall not restrict a five- foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
 - b. An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Includes Commercial additions and TI work over \$10,000.) (Separate plumbing permit is required). LAMC 94.1217.0
 - c. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
 - d. A copy of the evaluation report and/or conditions of listing shall be made available at the job site

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES ETC) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND OR ADDITIONAL EXPENSES.

P R O J E C T D I R E C T O R Y
O W N E R : JENNIFER SHIELDS
2801 W EMPIRE AVE BURBANK CA 91504
CAT BOARDING 9AM-4PM DAILY
CLOSED TUESDAYS

A R C H I T E C T U R A L D E S I G N
REALTY IMPROVEMENT DESIGNS LLC
1718 JULIE CIR - SIMI VALLEY CA 93065 - 818.642.8667

9-1-9-505.1.2: COMMERCIAL BUILDING IDENTIFICATION:
The following section is added to Chapter 5, Part 9 of the CFC:

505.1.2 Commercial building identification.

A. STREET NUMBER.

All commercial structures shall display a street number in a prominent position so that it shall be easily visible from the street. The numbers shall be at least six (6) inches in height, of a color contrasting to the background and located so they may be clearly seen and read. If the structure has rear vehicle access, numbers shall be placed there as well. The Fire or Police Departments may require the size of the numbers to be increased or provided in additional locations if the distance from or orientation to the street limits visibility.

B. IDENTIFYING FACTOR.

In commercial complexes, any building having a separate identifying factor, other than the street number shall be clearly identified in the manner described in this article. Each individual unit shall have a unit identifying number, letter or combination thereof displayed upon the door.

C. NUMBERING.

Buildings shall be numbered with the approval of the enforcing authority. The section shall not prevent supplementary numbering such as reflective numbers on street curbs or decorative numbering but this shall be considered supplemental only and shall not satisfy the requirements of this section.

D. MAPS.

Maps of commercial complexes shall be furnished to the fire department upon completion of construction. The maps shall include building identification and unit identification.

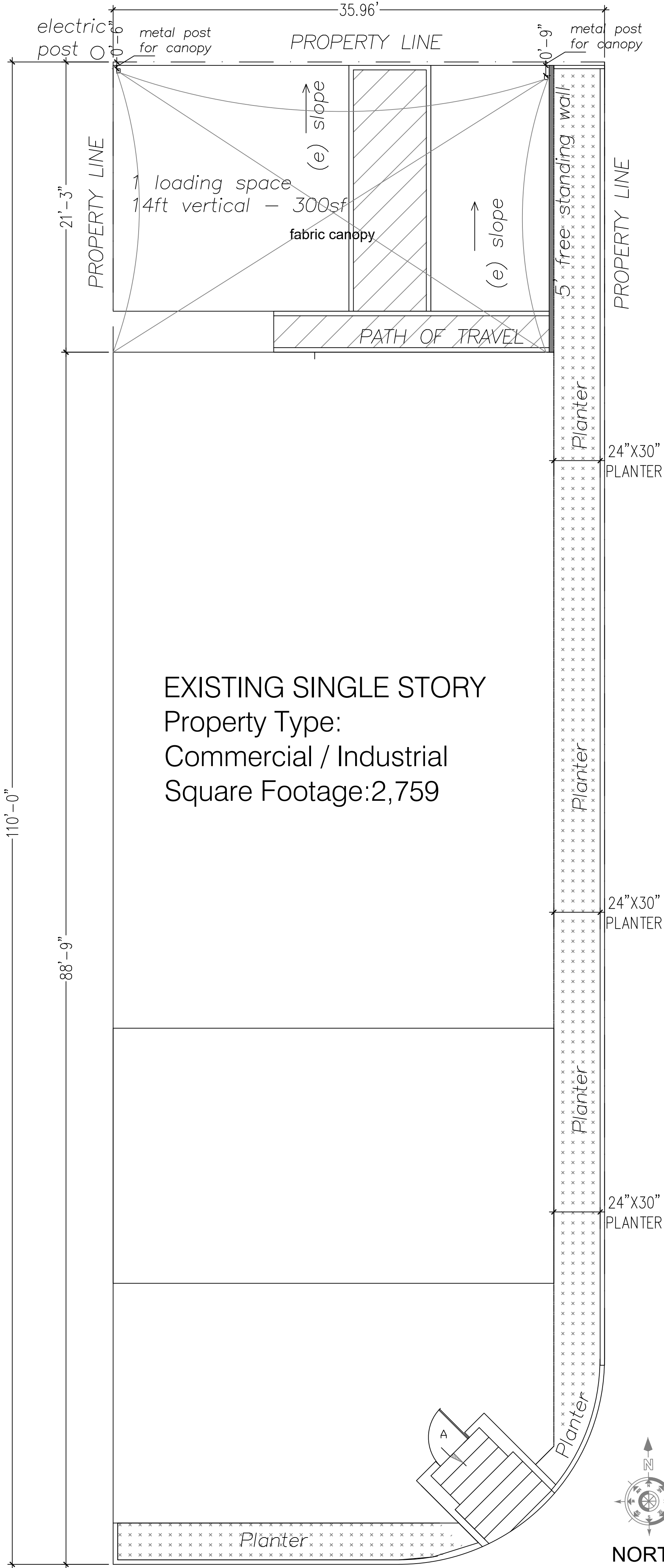
[Added by Ord. No. 22-3,981, eff. 1/1/23.]

9-1-9-505.1.3: PREMISES IDENTIFICATION:
The following section is added to Chapter 5, Part 9 of the CFC:

505.1.3 Premises identification. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property and from the alley or rear access way to the property. Numbers/addresses on residential structures shall be at least four (4) inches (101.6 mm) in height with three-fourths (3/4) inch (19.1 mm) stroke. All other occupancies shall have numbers/addresses a minimum of six (6) inches (152.4 mm) in height with three-fourths (3/4) inches (19.1) stroke. All numbers/address shall contrast with their background.

[Added by Ord. No. 22-3,981, eff. 1/1/23.]

20' ALLEY



EXISTING SINGLE STORY
Property Type:
Commercial / Industrial
Square Footage:2,759



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OWNER:
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SCOPE OF WORK
INTERIOR REMODELING

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I HEREBY CERTIFY THAT THE PLANS AND OTHER DOCUMENTS DRAFTED CONFIRM TO REQUIREMENTS OF CITY LOS ANGELES LOS ANGELES COUNTY
JC ALVAREZ

SCALE : AS NOTICED
3/16"-1"0"

JOB NO. 116-2025-26

A-1

a) PANEL LOCATIONS

Panels shall not be located in the vicinity of easily ignitable materials, such as clothes closets. Panels shall not be located in bathrooms.

b) NON-METALLIC SHEATHED CABLE

Non-metallic sheathed cable shall be:

1. Protected by conduit, electrical metallic tubing, schedule 80 PVC rigid non-metallic conduit, pipe, guard strips, listed surface metal or non-metallic raceway, or other means when cable is exposed or subject to physical damage.
2. Protected by a 1/16 inch steel plate or sleeve, or be not less than 1-1/4 inch from the nearest edge of the framing member, when installed through framing members. Steel plates or sleeves are required on all double shear walls when cable is installed either above or parallel to framing members.
3. Protected by guard-strips within 6 feet of an attic access when no permanent stairs or ladders are provided.
4. Protected by guard-strips in the entire attic when permanent stairs or ladders are provided. Access panels or doors from the second floor into the attic are considered permanent access and guard-strips are required in the entire attic.
5. A bending radius not less than 5 times the diameter of the cable.
6. Supported at intervals not exceeding 4-1/2 feet.

c) CIRCUITS AND RECEPTACLES

1. Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 ft. from an outlet, including any wall space 2 ft. wide or greater. Note: A fixed panel of a sliding glass door is considered wall space.
2. In kitchens, breakfast rooms, pantries and dining rooms a minimum of 2-20A circuits shall be provided. Counter space receptacles shall be GFCI and installed:
 - At each wall counter space that is 12 in. or greater;
 - No more than 48 in. oc.;
 - Maximum 24 in. from the end of the counter
 - Maximum 20 in. above counter surface
 - On island counter spaces (one receptacle min.) not more than 12 in. below counter surface;
 - On peninsula counter spaces (one receptacle min.) not more than 12 in. below counter surface;
3. Bathrooms shall have a separate 20A circuit with at least one GFCI wall receptacle within 36 in. of each basin.
4. Laundry rooms shall have a separate 20A circuit with at least one receptacle shall be provided.
5. In garages, at least one GFCI receptacle shall be provided. All other garage receptacles except those dedicated to an appliance shall be GFCI.
6. In hallways of 10 ft. or more in length, at least one receptacle shall be provided.
7. Outdoor outlets shall be GFCI. One outlet shall be installed at the front of the dwelling and one at the rear of the dwelling. Receptacles shall be accessible at grade level and not more than 6-1/2 ft. above grade.
8. All receptacles within 6 ft. of a wet bar shall be GFCI.
9. All receptacles on 15A or 20A branch circuits that supply dwelling unit bedroom receptacles shall be protected by Arc-Fault Circuit Interrupters, including switched outlets.
10. All receptacles serving appliances or motors with a rating of 1 HP or 6 Amps shall be on a separate circuit.
11. For HVAC equipment, a separate 15A or 20A circuit with an accessible receptacle at the equipment shall be provided. If located in an under-floor area, the receptacle shall be GFCI.

d) LIGHTING

1. Switched lighting shall be installed in:
 - All habitable rooms,
 - Bathrooms,
 - Hallways,
 - Stairways, at each level,
 - Garages,
 - At all outdoor entrances and exits,
 - Near HVAC equipment in attic or under-floor, with a switch at the access point.
2. Lighting installed in a closet shall be either a surface mounted or recessed fluorescent fixture or a surface mounted incandescent fixture with completely enclosed lamps or recessed incandescent fixture with completely enclosed lamps. Surface incandescent lighting shall be installed a minimum of 12 in. from the nearest point of a storage space. Surface fluorescent lighting and recessed lighting shall be installed a minimum of 6 in. from the nearest point of a storage space.

e) FANS

In bathrooms containing tubs or showers:

1. A fan capable of providing 5 air changes per hour shall be installed when exterior openings for natural ventilation are provided;
2. A fan capable of providing 7.5 air changes per hour shall be installed when no exterior openings for natural ventilation are provided.

f) SMOKE ALARMS

In new construction, smoke alarms shall receive their primary power from the building wiring. The wiring shall be permanent and installed without a disconnecting switch other than those required for over-current protection.

Technical drawing of a toilet stall showing dimensions and clearances:

- Top wall: 18" centerline of fixture
- Left wall: 7'-0" height
- Right wall: 10'-3" width
- Bottom wall: 18" centerline of fixture
- Flush activator on wide side (48" diameter)
- Clearance radius: $r = 5'$
- Three curved lines labeled 'B' on the right side, indicating a barrier or partition.

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

W/H

UTILITY RM

KITCHEN

W/D

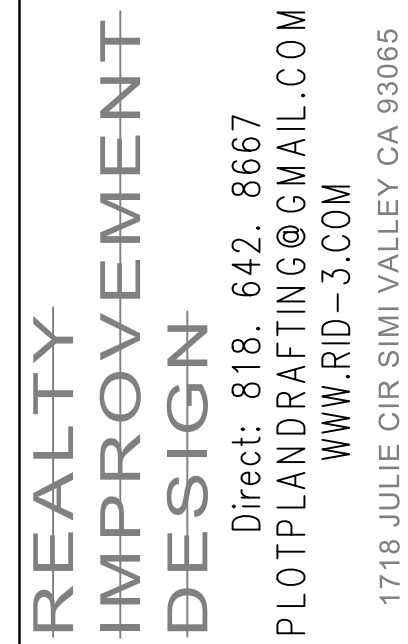
8'-0"

15'-3"

A/V ROOM

LOBBY

W EMPIRE AVE



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SCOPE OF WORK INTERIOR REMODELING

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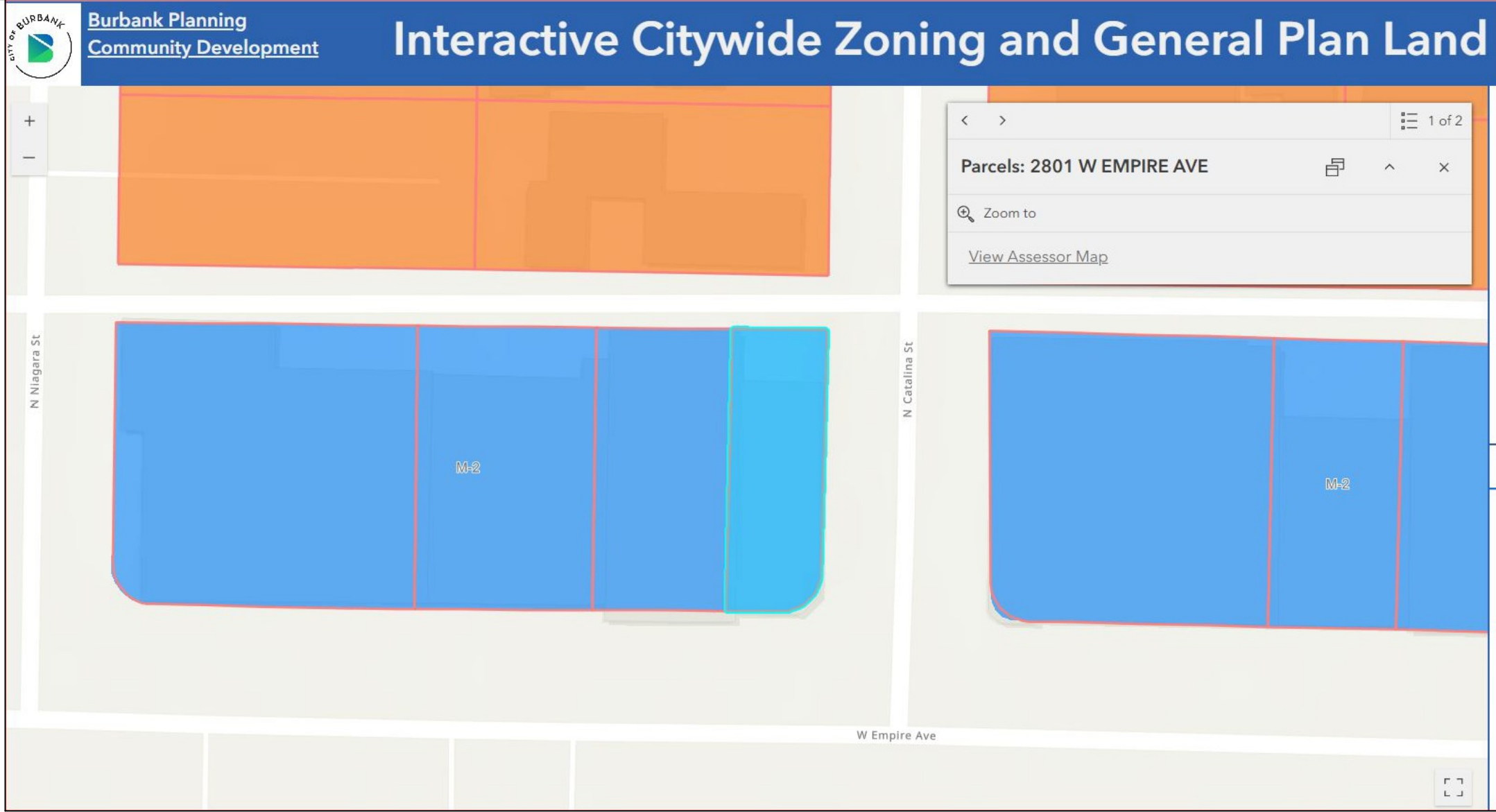
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11632BAR
JOB NO. **2025**

A-4

ZONING

NEW FLOOR PLAN



AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

existing wall to demo

new wall - PARTITION WALL

existing wall to remain

LEGEND

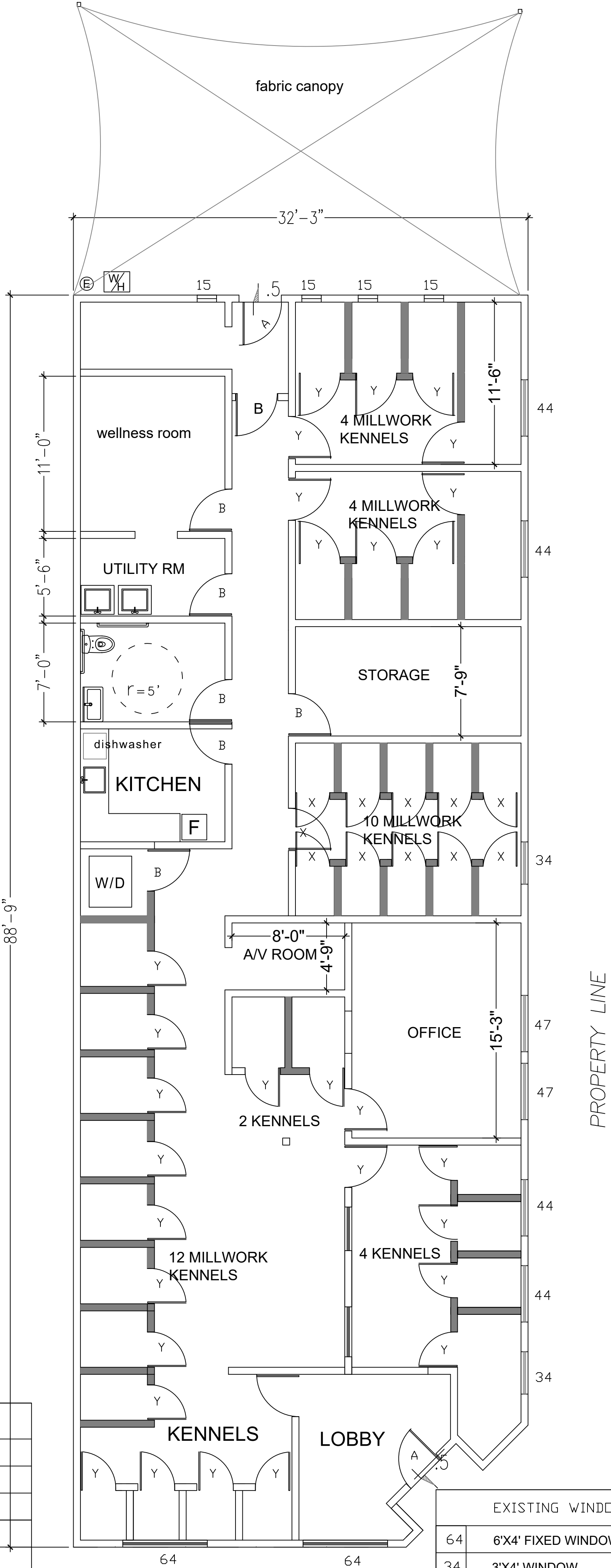
Add the following Note on Plans :
a. Exit signs shall be internally or externally illuminated
b. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
c. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer instructions and Section 2702.
d. d. Exit signs shall be illuminated at all times
e. e. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss.....

F. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. See 1010.2 for exceptions.
G. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor.....
H. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.....
I. All egress door operation shall also comply with Section 1010.2.....
J.The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.
K. k.. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface
I. The power supply for means of egress illumination shall normally be provided by the premises electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas:.....
i. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress
ii. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits;
iii. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
iv. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.....
v. Exterior landings, as required by Section 1010.1.5, for exit discharge doorways in buildings required to have two or more exits.....

57. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.
58. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle (6 lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.....

DOOR SCHEDULE		
A	(e) 3680	(SOLID OR SMOOTH SURFACE DOOR).
B	new 3680	HOLLOW CORE interior
C	(E) 3680	(SOLID OR SMOOTH SURFACE DOOR).
EXISTING WINDOW SCHEDULE		
1	7X5	EXISTING TEMP FIXED WINDOW
2		
3		

INTERIOR DOOR SCHEDULE		
X	32X80 OPEN MESH FRAMED	
Y	32X80 OPEN GLASS - FRAMED TEMP	



N CATALINA ST

W EMPIRE AVE

EXISTING WINDOW SCHEDULE			
64	6'X4' FIXED WINDOW		
34	3'X4' WINDOW		
44	4'X4' WINDOW		
47	4'X7' WINDOW		
15	1'X5' WINDOW		

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A-2

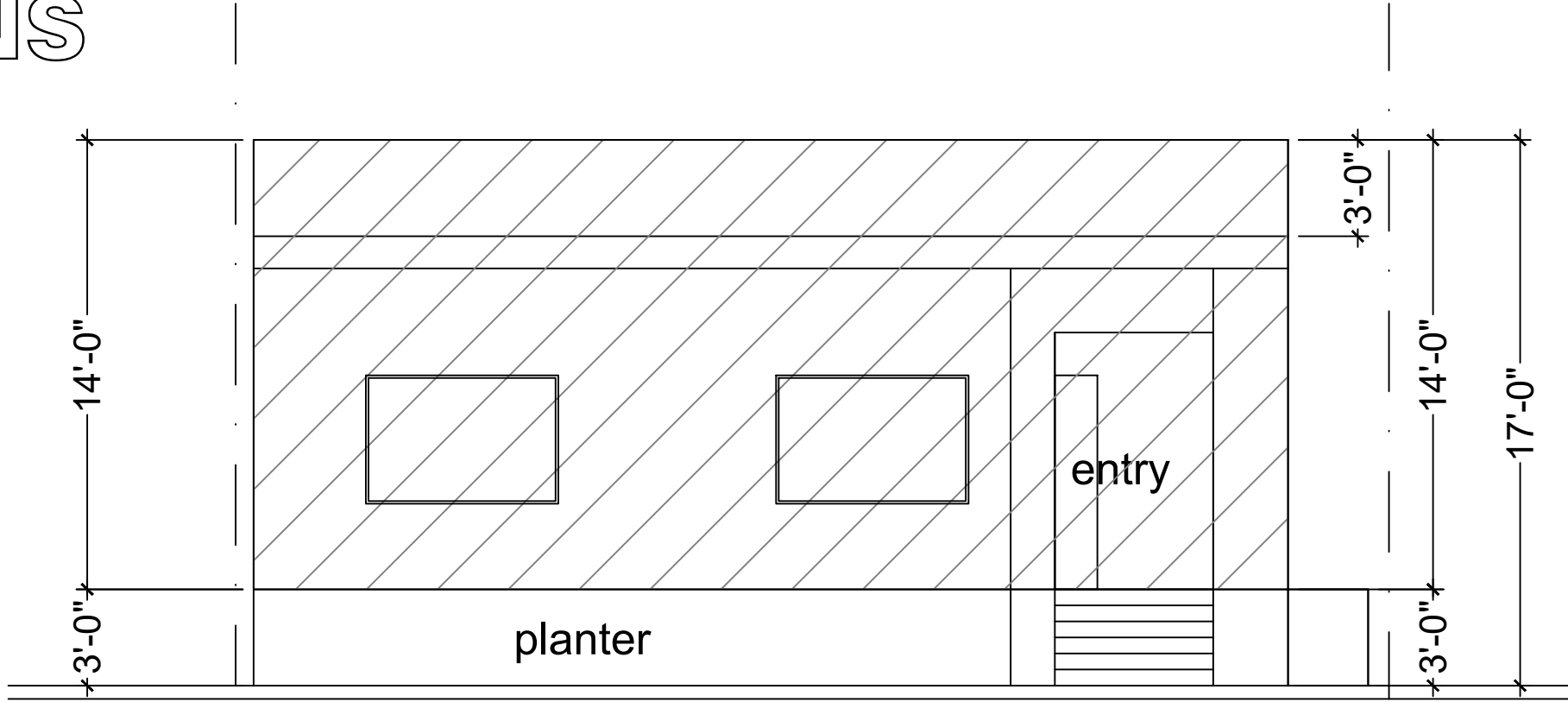
REALTY IMPROVEMENT DESIGN

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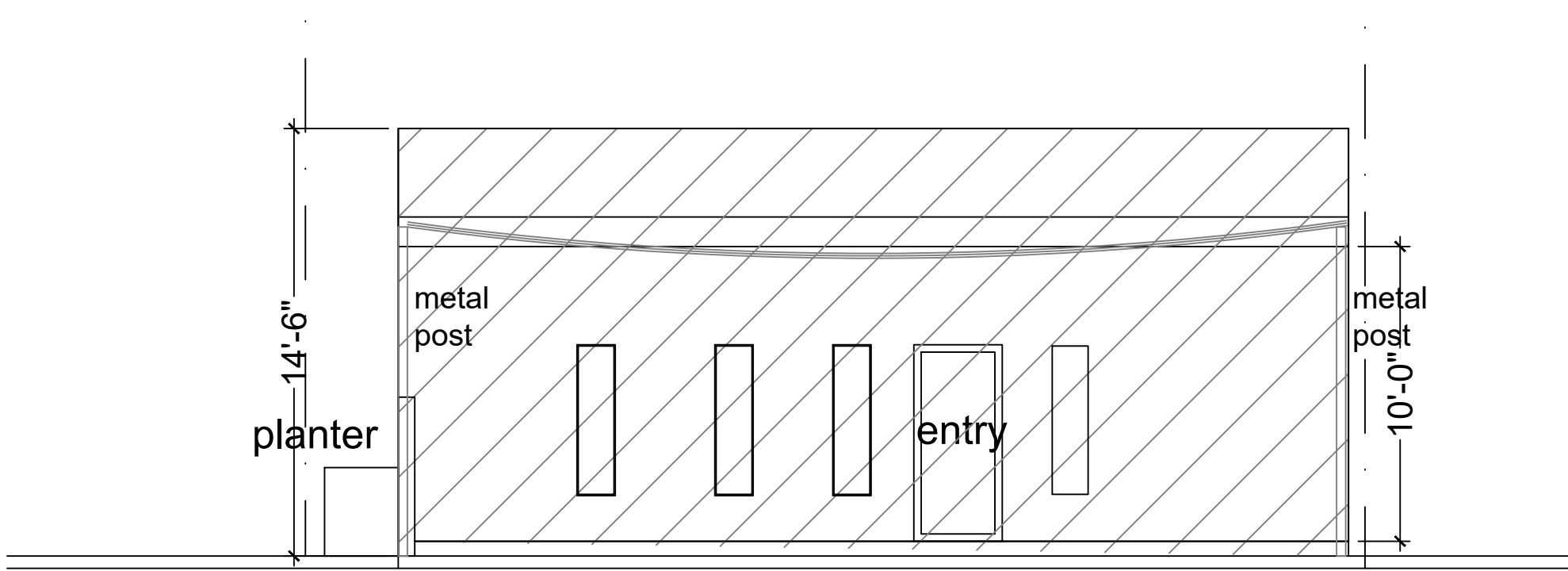
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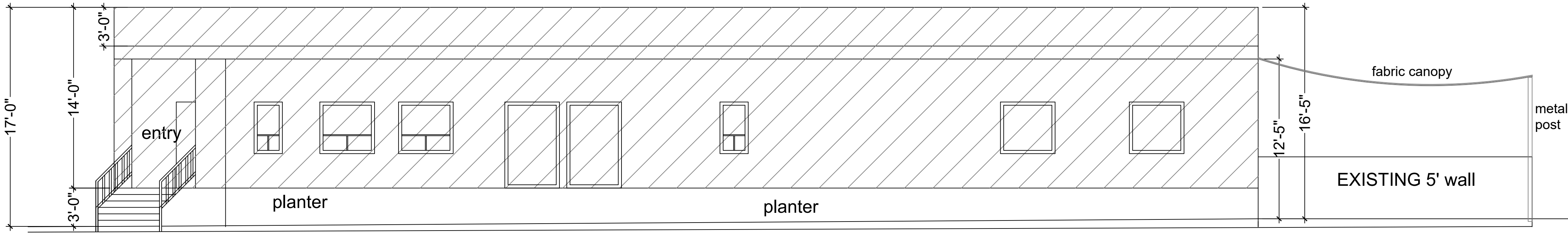
ELEVATIONS



front elevation- no changes



rear elevation- no changes



side elevation- no changes

INTERIOR ELEVATION A
VIEW OF CAT CONDOS, DOORS & HIGH VENTILATION SCREEN



- LEGEND**
- 1 HIGH VENTILATION SCREEN (PERFORATED METAL)
 - 2 CAT CONDO CUBBIES W/ MESH FRONT
 - 3 INTERIOR GLASS DOOR W/ PAINTED FRAME
 - 4 WALL FINISH (PAINTED GYP. BD.)
 - 5 CAT TREE / SCRATCH POST (FLOOR TO CEILING)
 - 6 WALL MOUNTED CAT SHELVES
 - 7 BUILT-IN PERCH / LEDGE
 - 8 INTERIOR PASS-THROUGH WINDOW
 - 9 CAT CLIMB SHELVES (WALL MOUNTED)
 - 10 WALL MOUNTED TV (CAT ENRICHMENT)
 - 11 INTERIOR OBSERVATION WINDOW
 - 12 CAT FURNITURE / CONDO

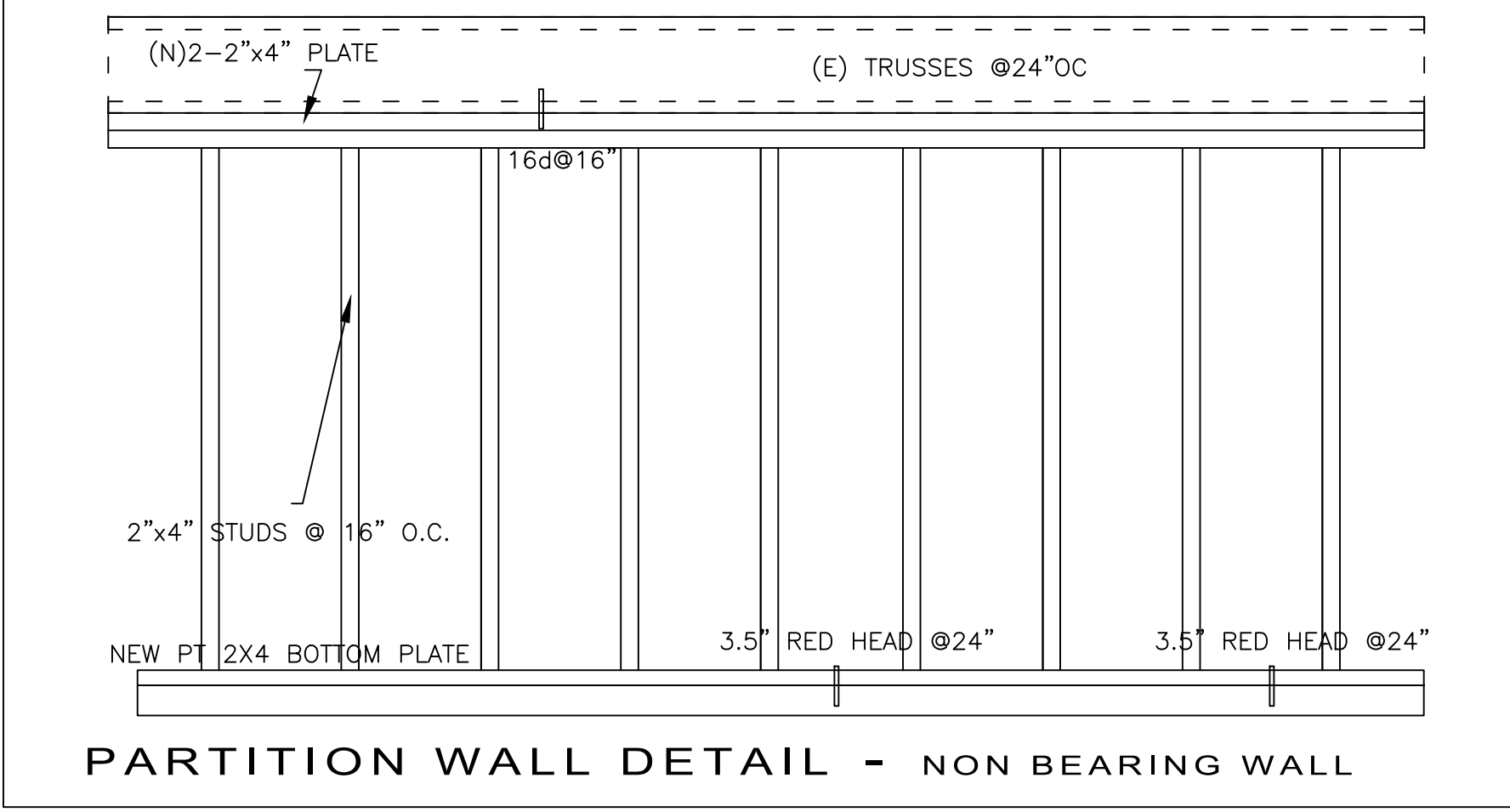
INTERIOR ELEVATION B
VIEW OF CAT WALL SHELVES, WINDOWS & DOOR



MATERIAL & FINISH SCHEDULE		
MARK	DESCRIPTION	FINISH/COLOR
1	VENTILATION SCREEN	PERFORATED METAL WHITE
2	CAT CONDO CUBBIES	PLYWOOD / MESH WHITE
3	DOORS & FRAMES	WOOD / GLASS PURPLE GRAY
4	WALLS	PAINT - INTERIOR WARM WHITE
5	CAT TREE POSTS	SISAL ROPE NATURAL
6	SHELVES	WOOD PURPLE GRAY
7	BASEBOARD	RUBBER OR VINYL BLACK
8	WINDOW TRIM	WOOD PAINTED PURPLE GRAY

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FINISHED FACE OF WALL OR CENTERLINE OF OPENING, U.N.O.
 - VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
 - ALL MATERIALS SHALL COMPLY WITH LOCAL BUILDING & SAFETY CODE.
 - PROVIDE TEMPERED GLASS WHERE REQUIRED PER CODE.
 - PROVIDE PROPER VENTILATION & MECHANICAL PER MEP DRAWINGS.

- SAFETY NOTES**
- SURFACES SHALL BE DURABLE, CLEANABLE, AND NON-TOXIC.
 - CAT SHELVES & CONDOS SHALL BE SECURELY ANCHORED.
 - SCRATCH POSTS SHALL BE STABLE & TIPPED RESISTANT.
 - ALL GLASS SHALL MEET SAFETY GLAZING REQUIREMENTS.
 - PROVIDE FIRE EXTINGUISHER PER CBC SECTION 906.



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