

RESIDENCY AT THE EMPIRE 1

148 Units 100% Affordable Housing Development with One incentive.
2814 W. Empire Ave, Burbank CA 91504

PROJECT INFORMATION

ADDRESS/LEGAL INFORMATION

ADDRESS: 2814 W. EMPIRE AVE, CITY OF BURBANK, CA 91504
APN: 2464-001-017

LEGAL DESCRIPTION:

(PER TITLE REPORT NOTED HEREON):
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THAT WESTERLY 99.22 FEET, AS MEASURED ALONG THE NORTHERLY LINE OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, IN TOWNSHIP 1 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, NORTH 89°45'05" WEST 590 FEET; THENCE SOUTH 00°09'07" WEST PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER 391.67 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE SOUTHERN PACIFIC RAILWAY RIGHT OF WAY COAST LINE, AS SHOWN ON TRACT NO. 13067, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 257, PAGES 34 AND 35 OF MAPS; THENCE SOUTH 77°24'15" EAST ALONG SAID NORTHERLY LINE 604.19 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE ALONG SAID EASTERLY LINE, NORTH 0 DEGREES 09 MINUTES 07 SECONDS EAST 520.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
EXCEPT THE NORTHERLY 25 FEET THEREOF, CONVEYED TO THE CITY OF BURBANK, FOR ROAD PURPOSES, BY DEED RECORDED IN BOOK 2798, PAGE 66, OFFICIAL RECORDS.
APN: 2464-001-017

GROSS LOT AREA: 37,445 S.F.
NET LOT AREA: 35,957 S.F.

JURISDICTIONAL INFORMATION

BURBANK MUNICIPAL CODE TITLE 10 ZONING REGULATIONS
BURBANK 2035 GENERAL PLAN

PLANNING AND ZONING INFORMATION

ZONING:	M-2 (General Industrial)	Incentives/Concessions	Code Section
General Plan Designation	Regional Commercial Consistent with the General Plan	None required	
Allowable FAR			
Allowable Density	58 units/acre	No density restrictions per Government Code	Government Code Section 65915(f)(3)(D)(i).
Allowable Height	50 ft	75.75' proposed allowed additional 3 stories or 33 ft project within 1500 ft major bus stop, per Government Code	Government Code Sections 65915(d)(2)(D)
Required Front yard (20% bldg ht=75.75x0.20)	15 ft -2 inches	0 feet proposed incentive #1	Government code Section 65915(d)(2)(D)
Open Space	Not Required		
Base Parking Requirement:		Zero parking required project within 1500 ft major bus stop.	Government Code Sections 65915(p)(3)
A. ZERO TO ONE (1) BEDROOMS: ONE (1) ONSITE PARKING			
B. TWO (2) TO THREE (3) BEDROOMS: TWO (2) ONSITE PARKING			
C. FOUR (4) AND MORE BEDROOMS: TWO AND ONE-HALF (2 1/2)			

PROJECT SUMMARY:

A 148 UNIT- 7 STORY- TYPE 1A & TYPE 111A -ONE HOUR-FULLY NFPA 13 SPRINKLERED DENSITY BONUS -100 % AFFORDABLE WITH NO REQUIRED PARKING SB35 Ministerial approval

FAR INCLUDING GARAGE

FIRST FLOOR AREA	18,309 S.F
2ND FLOOR AREA	18,526 S.F
3RD FLOOR AREA	18,526 S.F
4TH FLOOR AREA	18,526 S.F
5TH FLOOR AREA	18,526 S.F
6TH FLOOR AREA	18,526 S.F
7TH FLOOR AREA	18,526 S.F
TOTAL FLOOR AREA	129,465 S.F
GROSS LOT AREA	37,445 S.F
FAR	129,465/37,445 S.F = 3.46:1

AREA BY OCCUPANCY

R2 - Residential	124,131 s.f
S1 - Parking garage	5,334 s.f.
Total Building Area	129,465 s.f.

Vertical shaft wall:

2 hour with 90 minutes door assemblies

BUILDING CODE INFORMATION:

CONSTRUCTION TYPE:	5-TYPE 111A over 2-TYPE 1A
OCCUPANCY:	R2
NO. OF STORIES:	7
AVERAGE GRADE PLANE:	652.98
BUILDING CODE HEIGHT:	78'-9" complies with Tbl 504.3
ZONING CODE HEIGHT:	75'-9"
FULLY SPRINKLERED	NFPA 13

FIRE RESISTIVE RATING FOR TYPE 111A CONST:

PRIMARY STRUCT FRAME:	1 HR
BEARING EXTERIOR WALLS	2 HR
BEARING INTERIOR WALLS	1 HR
NON BEARING INTERIOR	1 HR
NON BEARING EXTERIOR	1 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR

Note: All exterior walls must be constructed with Fire Retardant Treated Wood for Type 111 CONSTRUCTION TYPE 111A construction throughout

GOVERNING CODES:

1. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, 2019 edition of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and Building Energy Efficiency Standards, including all intervening Code cycles.

CALIFORNIA CODE OF REGULATIONS
TITLE 24, PART 2, VOLUME 142
TITLE 24, PART 8
TITLE 24, PART 10

Parking Analysis

Parking Required	none
Parking Provided:	
Standard Stalls	5
Van Accessible	1
EVCS van accessible	1
Total Provided	7

Bicycle Parking Analysis

Parking Required	none
Parking Provided:	
Longterm Stalls	18
Short term	2

Total Bicycle Parking 20

4 Incentives Allowed
1 Incentives Request

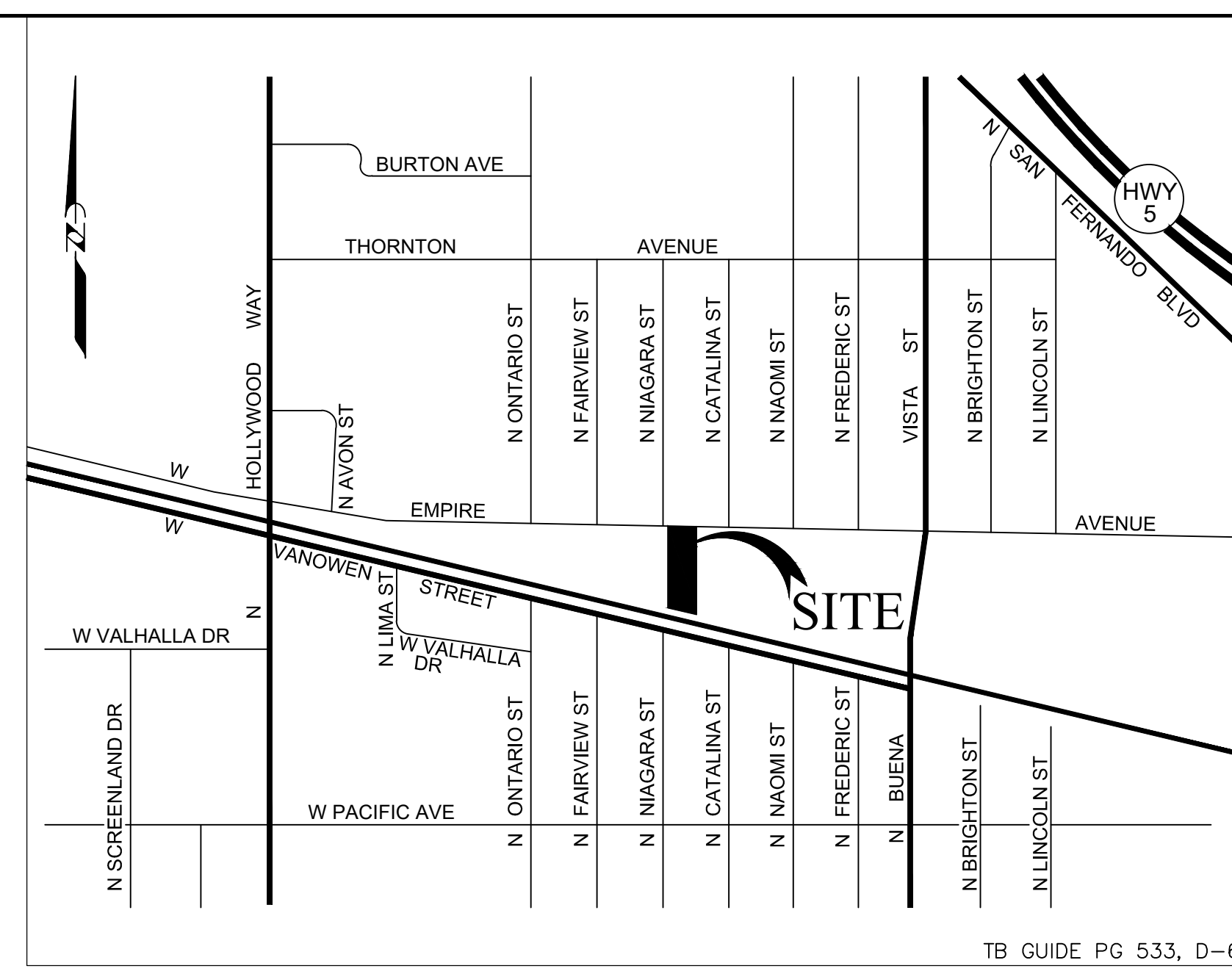
1) 0' front yard instead of 15'-2"

Development Standards

3. Landscaping.
 - a. A minimum of 50 percent of front and exposed side yards shall be landscaped.
 - b. The provision of outdoor amenities and decorative hardscape, such as outdoor seating areas with benches permanently affixed to the ground or landscaped areas enriched with decorative materials which are under a tree canopy, shall be credited toward up to 50 percent of the required landscaping in all yards. Vehicular access areas may not be considered as decorative hardscape.
 - c. The planting of vines on masonry buildings is encouraged.
 - d. To qualify as landscaped area, all areas not occupied by trees or shrubs must be planted with turf or other ground cover with a minimum soil depth of 12 inches. All planters must be a minimum of 18 inches deep and two feet in their smallest inside dimension, unless a tree is required, in which case a three (3) foot planter depth shall be required and the planter must have a minimum inside dimension of four (4) feet.
 - e. In required front and exposed side yards, a minimum of one tree shall be planted for every 40 linear feet of street frontage or fraction thereof. Turf is allowed in up to 50 percent of required landscaped areas. In shrub areas, a minimum of one five (5) gallon shrub is required for every ten (10) square feet of shrub area. There is no front yard per SB 1818. Side yard Landscape compliance met.
 - f. A minimum of 50 percent of required trees shall be a minimum 36-inch box size, with the remainder a minimum 24-inch box size. The required 36-inch box trees shall be equally distributed in required front or street side yards.
 - g. If trees are planted in planters, the planters must have a minimum length and width of five (5) feet.

VICINITY MAP

BUS STOP DISTANCE



VICINITY MAP
NOT TO SCALE

Deferral of any submittal items shall have prior approval of building official. The registered design professional in responsible charge shall list the defered submittals on construction documents for review.

SEPARATE PERMIT APPLICATION FOR: GRADING WORK R&R, BLOCK FENCE WALLS, SIGNS, FIRE SPRINKLER, FIRE ALARM SYSTEMS, ELECTRICAL, MECHANICAL, PLUMBING WORK, AND DEMOLITION

UNIT MIX

FLOOR	1 BRM	2 BRM	3 BRM	TOTAL
1	6	2	2	10
2	11	6	6	23
3	11	6	6	23
4	11	6	6	23
5	11	6	6	23
6	11	6	6	23
7	11	6	6	23
TOTAL	72	38	38	148

SHEET INDEX

A-0.0	TITLE SHEET
A-0.1	GREEN MANDATORY MEASURES
A-0.2	GREEN MANDATORY MEASURES
A-1.0	FLOOR AREA CALC/POLICE DEPT NOTES
A-1.1	DEMOLITION PLAN
A-2.0	PLOT PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	3RD, 4TH, 5TH, 6TH & 7TH FLOOR
A-2.3	ROOF PLAN
A-3.0	EXTERIOR ELEVATIONS
A-3.1	EXTERIOR ELEVATIONS
A-4.0	BUILDING SECTIONS
A-4.1	BUILDING SECTIONS
A-5.0	ENLARGE UNIT PLANS
A-5.1	ENLARGE UNIT PLANS
A-5.2	ENLARGE UNIT PLANS
A-5.3	ENLARGE UNIT PLANS
A-5.4	ENLARGE UNIT PLANS
A-5.5	ENLARGE UNIT PLANS

PROJECT TEAM

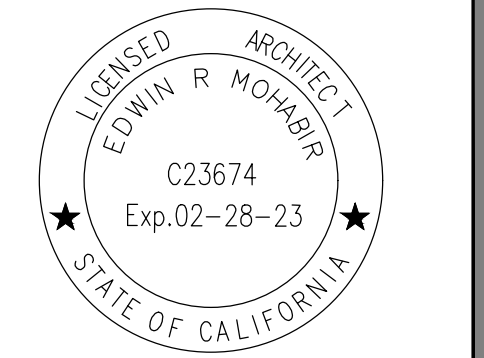
OWNER/DEVELOPER ABS HOLLYWOOD, LLC 5500 HOLLYWOOD BLVD 4TH FLOOR, WEST WING LOS ANGELES, CA 90028	CIVIL ENGINEER LAND DESIGN CONSULTANTS, INC 800 ROYAL OAKS DR, SUITE 104 MONROVIA, CA 91016 626-578-7000
ARCHITECT EDWIN MOHABIR ARCHITECT, INC 25206 BISHOP CT VALENCIA, CA 91381 323-459-8809	LAND USE ARMBRUSTER, GOLDSMITH & DEVAC LLP 11611 SAN VICENTE BLVD, SUITE 900 LOS ANGELES, CA 90049 310-209-8800
STRUCTURAL ENGINEER LABIB FUNK-ASSOC. 319 MAIN ST. EL SEGUNDO, CA 90245 213-239-9700	LANDSCAPE ARCHITECT: DSK Landscape Architects, INC 3000 W. 6th Street, Suite 300 Los Angeles, CA 90020 Office: 213-382-3113 Cell: 310-259-8650

EDWIN MOHABIR

EM

ARCHITECT, INC.

25206 BISHOP CT.
STEVENSON RANCH, CA 91381
EDWINMOHABIR@GMAIL.COM
TEL: 323-459-8809



PROJECT ADDRESS:
148 AFFORDABLE
HOUSING DEVELOPMENT

**RESIDENCY
AT THE
EMPIRE 1**

2814 W. EMPIRE AVE
BURBANK
CA 91504

DEVELOPER INFORMATION:

ABS PROPERTIES, INC.
5500 HOLLYWOOD BLVD., 4TH FLR
LOS ANGELES, CA 90028
(213)268-2723

NOTES/REVISIONS:

PROJECT DATA:

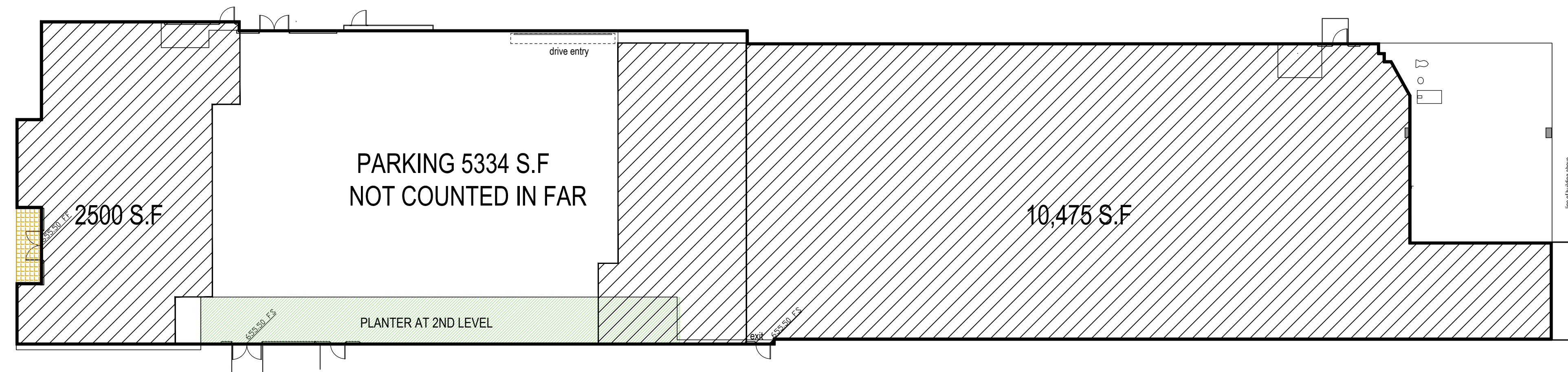
DATE:	09-01-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-

SCALE 1/8" = 1'-0"

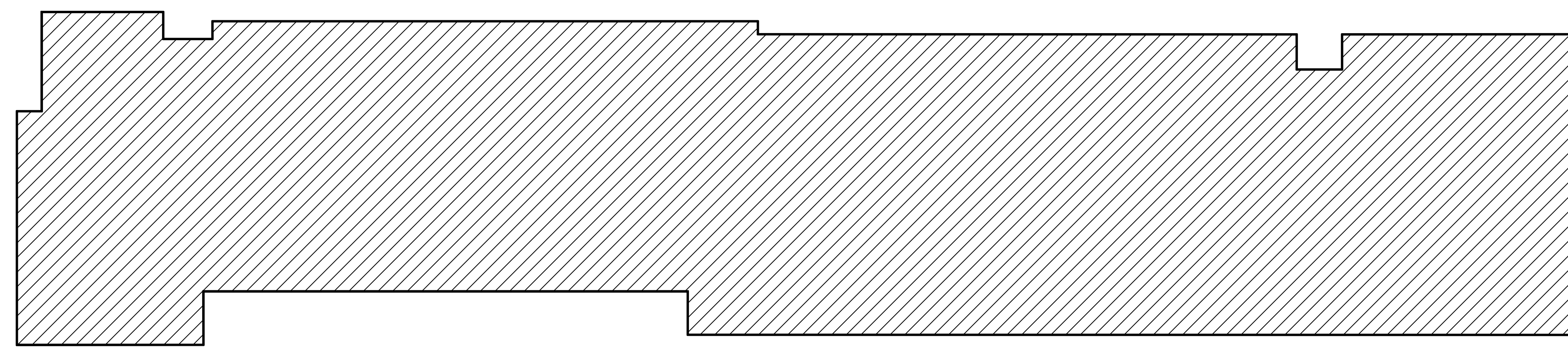
SHEET NAME/NUMBER:

TITLE SHEET

A0.0



FIRST FLOOR AREA = 18,309 S.F (GROSS)
 RESIDENTIAL FLOOR AREA = 10475+2500 = 12,975S.F



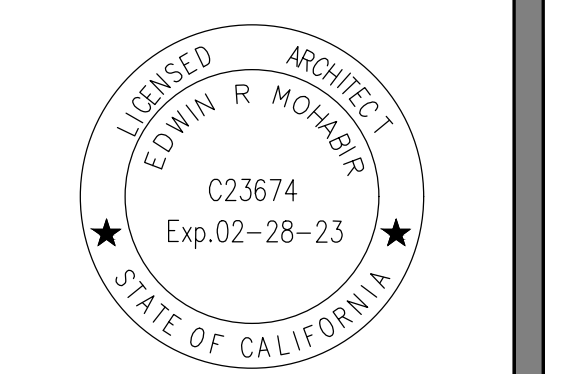
2,3,4,5,6, & 7TH FLOOR AREA = 18,526 S.F PER FLOOR
 TOTAL FLOOR AREA = 18526 X 6 = 111,156 S.F

FAR INCLUDING GARAGE	
FIRST FLOOR AREA	18,309 S.F
2ND FLOOR AREA	18,526 S.F
3RD FLOOR AREA	18,526 S.F
4TH FLOOR AREA	18,526 S.F
5TH FLOOR AREA	18,526 S.F
6TH FLOOR AREA	18,526 S.F
7TH FLOOR AREA	18,526 S.F
TOTAL FLOOR AREA	129,465 S.F
GROSS LOT AREA	37,445 S.F
FAR	129,465/37,445 S.F = 3.46:1

FAR EXCLUDING GARAGE	
FIRST FLOOR AREA	12,975 S.F
2ND FLOOR AREA	18,526 S.F
3RD FLOOR AREA	18,526 S.F
4TH FLOOR AREA	18,526 S.F
5TH FLOOR AREA	18,526 S.F
6TH FLOOR AREA	18,526 S.F
7TH FLOOR AREA	18,526 S.F
TOTAL FLOOR AREA	124,131 S.F
GROSS LOT AREA	37,445 S.F
FAR	124,131/37,445 S.F = 3.32:1



25206 BISHOP CT.
 STEVENSON RANCH, CA 91381
 EDWINMOHABIR@GMAIL.COM
 TEL: 323-459-8809



PROJECT ADDRESS:
 148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
 BURBANK, CA

DEVELOPER INFORMATION:

ABS PROPERTIES, INC.
 5500 HOLLYWOOD BLVD., 4TH FLR
 LOS ANGELES, CA 90028
 (213)268-2723

NOTES/REVISIONS:

PROJECT DATA:

DATE:	06-22-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

FLOOR AREA CALCULATION POLICE DEPT NOTES
A-1.0



ARCHITECT
BURBANK POLICE DEPARTMENT
 DEVELOPMENT REVIEW COMMENTS

Location 2814 Empire Avenue

PROJECT # 21-0003649 DR CUP PD LLA ZTA

TTM# _____ VACATION OTHER

Project Name: None Planner: Shipra Rajesh

Checked By: B. Fekety Title: Sergeant Date: 4/27/2022

Approved By: B. Fekety Title: Sergeant Date: 4/27/22

General Requirements
 In keeping with the City's intent to upgrade the safety infrastructure and preserve the general quality of life, the requirements listed below shall be met to address the concerns of the Chief of Police and the Police Department for this proposed development:

- All outside lighting shall comply with the requirements of Burbank Municipal Code 5-3-505 - *Outside Lighting*.
- Pursuant to Burbank Municipal Code 9-1-1-2703 *Public Safety UHF Radio Amplification System*, all buildings and parking structures shall be capable of supporting emergency safety service radio communication systems. All enclosed and/or subterranean interior areas of this project will be tested upon completion of construction to determine the radio signal transparency. Any buildings or structures which cannot pass the appropriate radio signal strength test may require installation of a radiating cable antennae or internal multiple antennae low power repeater system with or without FCC type accepted bi-directional UHF amplifiers as necessary to meet this requirement.
- Buildings/structures shall display a street number in accordance with Burbank Municipal Code 9-2-505.1(A) – *Residential Building Identification* and/or Burbank Municipal Code 9-2-505.1(B) – *Commercial Building Identification*.
- Pursuant to Burbank Municipal Code 9-2-505.1.1 - 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 accessway 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

ARCHITECT
 mm) in height with three-fourths (3/4) inches (19.1) stroke. All numbers/address shall contrast with their background.

- Pursuant to Burbank Municipal Code 9-2-506.1(a) - *Key Boxes For Police*:
 - Residential Dwellings: When access to or within a multiple-family dwelling or complex or private residential community is unduly difficult because of secured openings or where immediate access is necessary for lifesaving or police purposes, a key box is to be installed in an accessible location. They key box shall contain keys to allow access to security gates or doors as required by the Chief of Police
 - Other Buildings: When access to or within a multi-occupancy building is unduly difficult because of secured openings or where immediate access is necessary for lifesaving or other police purposes, a key box may be required by the Chief of Police.

The installation shall occur during the construction phase. Depending on the size of the development, more than one "key box for police" may be required. Your project requires "key box for police," also known as *KnoxBox*, to be installed in the following location(s):

Police KnoxBox to be mounted on the wall adjacent to the main front door. The box must be visible while standing at the front door, and easily accessible.

- Recommendation** - Preventive measures should be taken to secure any entrances to the building(s) from any parking structures to prevent the possibility of theft or burglary. (Burbank2035 General Plan Safety Element Goal 3, Policy 3.2 – *Reduce opportunities for criminal activity through physical design standards such as Crime Prevention Through Environmental Design (CPTED) and youth programs, recreation opportunities, educational programs, and counseling services.*)
- Recommendation** - All exterior doors, other than primary entry doors, shall be self-closing and self-locking to prevent trespassing. (Burbank2035 General Plan Safety Element Goal 3, Policy 3.2 – *Reduce opportunities for criminal activity through physical design standards such as Crime Prevention Through Environmental Design (CPTED) and youth programs, recreation opportunities, educational programs, and counseling services.*)
- Recommendation** - Secure fencing around the construction site with locking gates and appropriate lighting should be installed during construction to prevent trespassing and theft. During construction, the Police Department should be given emergency contact information of contractors and owners for any problems encountered after normal construction hours. (Burbank2035 General Plan Safety Element Goal 3, Policy 3.2 – *Reduce opportunities for criminal activity through physical design standards such as Crime Prevention Through Environmental Design (CPTED) and youth programs, recreation opportunities, educational programs, and counseling services.*)
- Recommendation** - To ensure construction personnel are aware of the restricted construction times, the developer should install legible, professionally made sign(s) 2 ft.

ARCHITECT
 X 3 ft. in size in location(s) satisfactory to the City Planner and the Police Department that states, "NOTICE: THE CITY OF BURBANK LIMITS CONSTRUCTION ACTIVITIES OF THIS PROJECT (DEMOLITION, EXCAVATION, GRADING, ACTUAL CONSTRUCTION, AND LANDSCAPING) as follows: 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY, AND FROM 8:00 AM TO 5:00 PM ON SATURDAY. THERE SHALL BE NO WORK PERFORMED ON SUNDAYS OR ON MAJOR HOLIDAYS." Any exceptions would be subject to the approval of the Directors of both the Community Development and Public Works Departments.

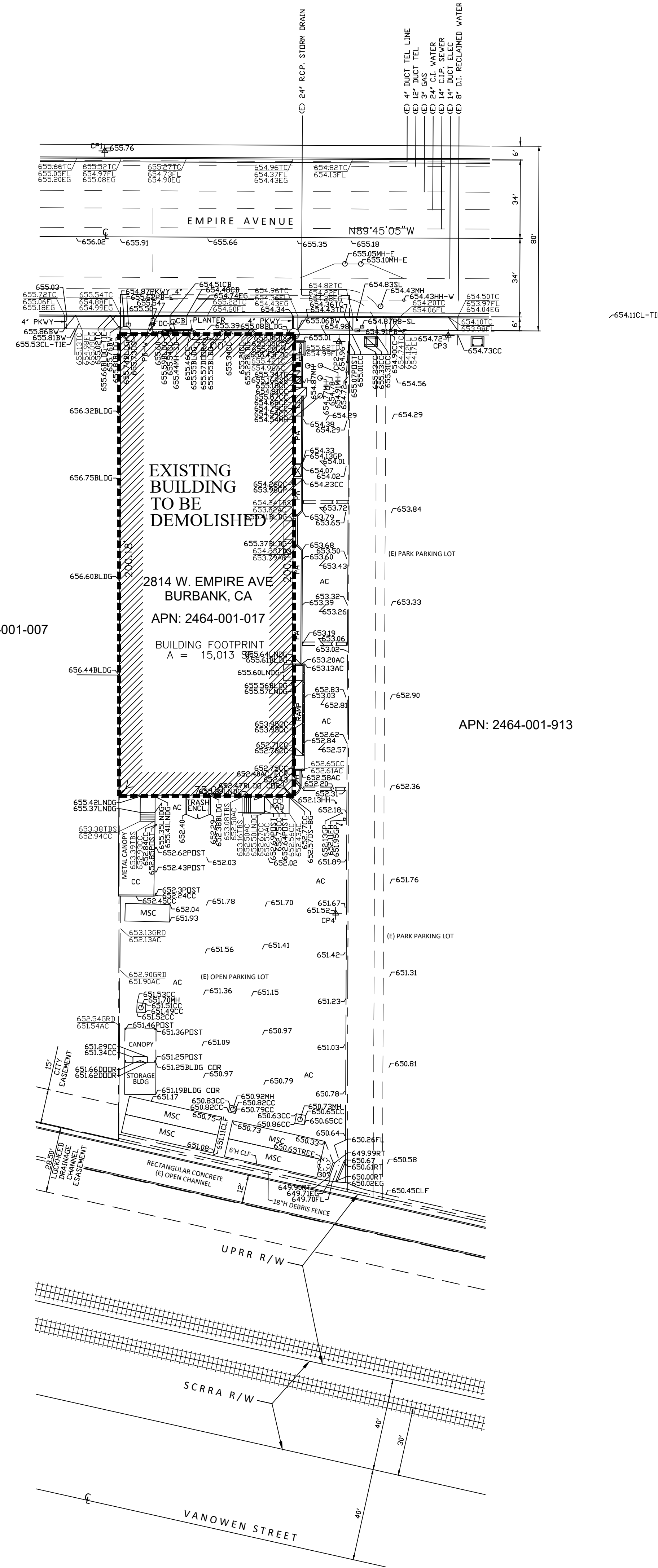
Burbank Municipal Code 9-1-1-105.10 – Construction Hours: The following construction hours shall apply to all construction, alteration, movement, enlargement, replacement, repair, equipment, maintenance, removal, and demolition work regulated by this code:

Construction Hours:
 Monday – Friday 7:00 a.m. to 7:00 p.m.
 Saturday 8:00 a.m. to 5:00 p.m.
 Sunday and City Holidays – None

10. Recommendation - Stairwells, the interiors of which are not completely visible when first entering, shall have mirrors so placed as to make the whole stairwell interior visible to pedestrians outside. (Burbank2035 General Plan Safety Element Goal 3, Policy 3.2 – *Reduce opportunities for criminal activity through physical design standards such as Crime Prevention Through Environmental Design (CPTED) and youth programs, recreation opportunities, educational programs, and counseling services.*)

For additional information or questions, please contact Sergeant Brent Fekety at (818) 238-3240 or via email at bfekety@burbankca.gov. The Police Department will be available to review plans and apply an approval stamp for building permits Monday through Thursday between 9:00 A.M. and 11:00 AM.

ALTA/NSPS LAND TITLE SURVEY
 FOR PORTION OF THE NW 1/4, NW 1/4,
 SECTION 10, T1N, R14W, S.B.M.
 COUNTY OF LOS ANGELES



CONSTRUCTION & DEMOLITION SHALL
 COMPLY WITH THE CITY OF BURBANK
 DEBRIS DIVERSION REFERENCE MANUAL

BENCHMARK
 CITY OF BURBANK BENCHMARK # 1904-2
 2-1/4" BRASS DISC STAMPED BM 1904-2 AT THE NORTHEAST QUADRANT OF THE
 INTERSECTION OF EMPIRE AVE AND NADMI ST. SET IN THE NORTH END OF A 1.5'X18'
 CATCH BASIN 1.0 FT BACK OF THE CURB FACE AND 41 FT N/O THE NORTH
 PROPERTY LINE OF EMPIRE AVE.
 ELEVATION: 652.454 FEET

BASIS OF BEARINGS
 THE BEARING OF NORTH 89°45'06" WEST OF THE CENTERLINE OF EMPIRE AVENUE AS
 SHOWN ON TRACT NO. 9443, M.B. 144/5-6, WAS USED AS THE BASIS OF BEARINGS
 FOR THIS SURVEY.

DEMOLITION PLAN

THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:

ROBERT R. SIMS
 R.C.E. NO. 21649
 CIVIL ENGINEER
 STATE OF CALIFORNIA

VICTOR SALAZAR
 No. C57604
 CIVIL ENGINEER
 STATE OF CALIFORNIA

ROBERT R. SIMS
 R.C.E. NO. 21649
 DATE 12-11-2019

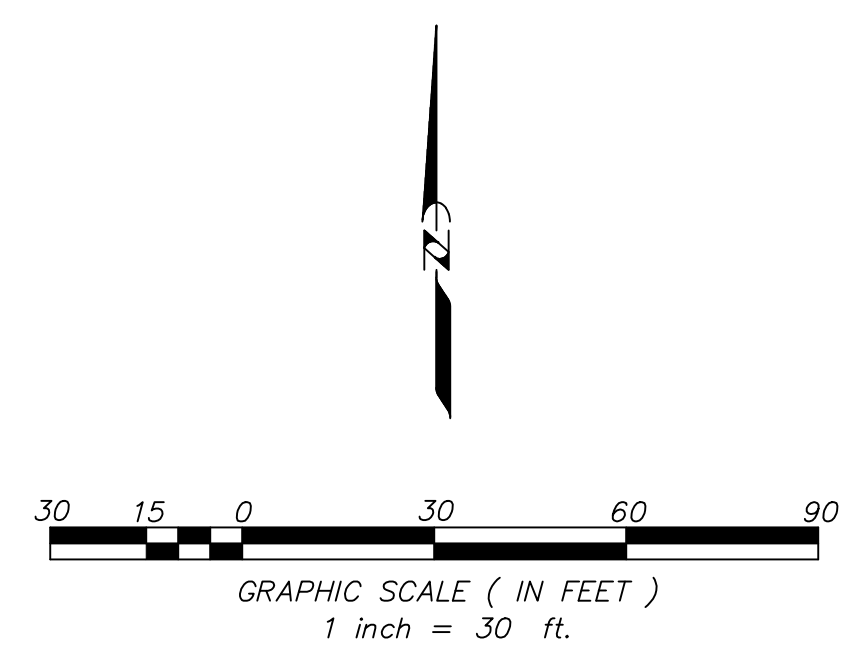
VICTOR SALAZAR
 R.C.E. NO. C57604
 DATE 12-11-2019

LDC LAND DESIGN CONSULTANTS INC.
 Land Planning, Civil Engineering, Surveying & Environmental Services
 800 Royal Oaks Drive, Suite 104, Monrovia, CA 91016
 Ph: (626) 578-7000 Fax: (626) 578-7373

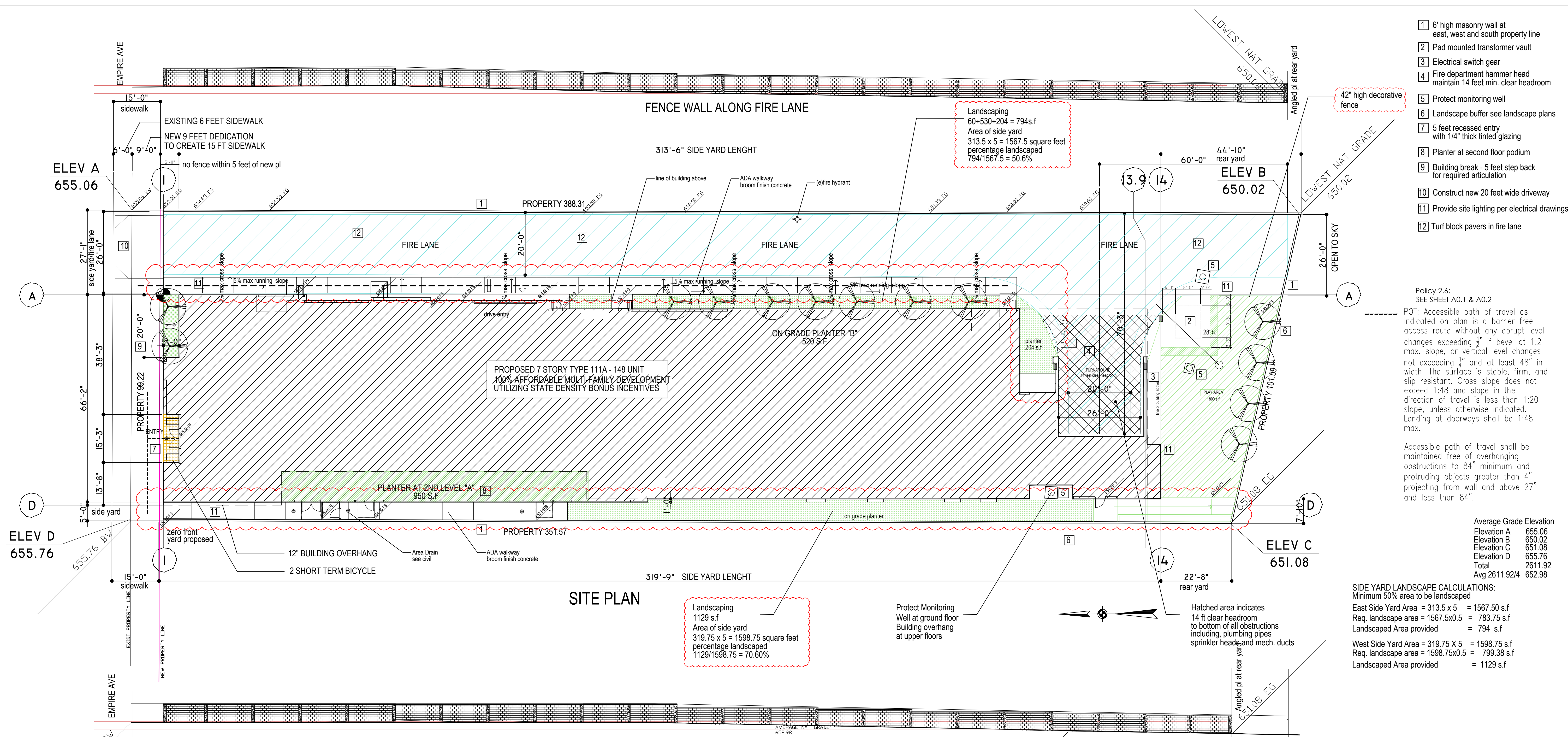
**THE BURBANK SITE COMMERCIAL BUILDING PROJECT
 FOR MIXED-USE PURPOSES
 2814 W. EMPIRE AVE.**
 IN THE CITY OF BURBANK OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SUBDIVIDER
ABS BURBANK, LLC
 5500 W. HOLLYWOOD BOULEVARD, 4TH FLOOR, WEST WING
 LOS ANGELES, CA 90028, Phone: (323) 464-7853

DESIGNED BY:	DATE:	SCALE:	REVIEWED BY:	Proj. No. 05015-824
AA/NB	DECEMBER 2019	AS SHOWN	RS/VS	SHEET 1 OF 1



C:\Users\Edwin Mohabir\AppData\Local\Temp\Temp4_ALTA-S3.zip\ALTA\DEMO PLAN.dwg, 6/23/2022 9:23:40 PM, DWG To PDF.pc3



- 1) 6' high masonry wall at east, west and south property line
- 2) Pad mounted transformer vault
- 3) Electrical switch gear
- 4) Fire department hammer head maintain 14 feet min. clear headroom
- 5) Protect monitoring well
- 6) Landscape buffer see landscape plans
- 7) 5 feet recessed entry with 1 1/4" thick tinted glazing
- 8) Planter at second floor podium
- 9) Building break - 5 feet step back for required articulation
- 10) Construct new 20 feet wide driveway
- 11) Provide site lighting per electrical drawings
- 12) Turf block pavers in fire lane

Policy 2.6:
 SEE SHEET A0.1 & A0.2

POT: Accessible path of travel as indicated on plan is a barrier free access route without any abrupt level changes exceeding 1/4" if bevel at 1:2 max. slope, or vertical level changes not exceeding 3/4" and at least 48" in width. The surface is stable, firm, and slip resistant. Cross slope does not exceed 1:48 and slope in the direction of travel is less than 1:20 slope, unless otherwise indicated. Landings at doorways shall be 1:48 max.

Accessible path of travel shall be maintained free of overhanging obstructions to 84" minimum and protruding objects greater than 4" projecting from wall and above 27" and less than 84".

Average Grade Elevation

Elevation A	655.06
Elevation B	650.02
Elevation C	651.08
Elevation D	655.76
Total	2611.92
Avg	2611.92/4 = 652.98

SIDE YARD LANDSCAPE CALCULATIONS:
 Minimum 50% area to be landscaped

East Side Yard Area = 313.5 x 5 = 1567.50 s.f.
 Req. landscape area = 1567.50 x 0.5 = 783.75 s.f.
 Landscaped Area provided = 794 s.f.

West Side Yard Area = 319.75 x 5 = 1598.75 s.f.
 Req. landscape area = 1598.75 x 0.5 = 799.38 s.f.
 Landscaped Area provided = 1129 s.f.

Tree calculations:
 Street Frontage 99.22'
 one tree required for 40 feet street frontage or fraction
 Number of trees required 99.22/40 = 2.50 = 3 trees required
 See Landscape plans for tree count and location

CONDITIONS PER PUBLIC WORKS TRAFFIC ENGINEERING SECTION
 No visual obstruction shall be erected or maintained above 3' high or below 10' high in a 5' by 5' visibility cut-off at intersection of street and driveway. [BMC 10-1-1303(C)]
 Driveway apron shall be constructed per Burbank Standard Plan BS-102. Driveway slope and transition shall be constructed per Burbank Standard Plan BT-406.
 All driveways and access road leading to parking areas shall be designed to accommodate turn path of Passenger Car (P) design vehicle per the AASHTO Greenbook with minimum 24' outer turning radius and 15' inner turning radius.
 Parking spaces shall be constructed per BMC 10-1-1401, 10-1-1403, 10-1-1417, 10-1-1406.
 Parking shall be arranged so that vehicles do not back onto major or secondary highway to exit from the parking area. [BMC 10-1-1403]
 Parking spaces for residential use shall have a minimum width of 8'-6" and a minimum length of 18' per BMC 10-1-1401.

Access aisle width for standard spaces shall be per Burbank Standard Plan BT-401 as follows:

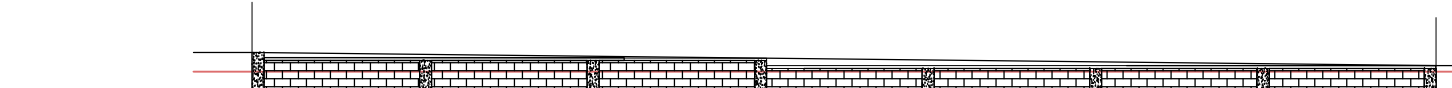
STANDARD SIZE AUTOMOBILE SPACES ADJOINING ACCESS AISLE	
BASIC STALL WIDTH	ACCESS AISLE WIDTH
8'-6"	27'-4"
8'-8"	26'-8"
9'-0"	25'-4"
9'-4"	24'-0"

This project is anticipated to increase the volume of pedestrians that will cross Empire Avenue to access the transit stops near Niagara Street/Empire Avenue and Catalina Street/Empire Avenue. Developer shall install either a High Intensity Activated Crosswalk (HAWK) beacon or a conventional traffic control signal at the intersection of Empire Avenue and Catalina Street.
 The HAWK beacon and traffic control signal are intended to
 1) improve accessibility for the residents of the project to transit stop located on the north side of Empire Avenue and
 2) reduce the chance of vehicle vs. pedestrian conflicts due to uncontrolled pedestrian crossing at the intersection. Developer shall provide documentation that the signal meets the one of the traffic control signal warrants per the 2014 California Manual on Traffic Control Devices Chapter 4C.
 The HAWK beacon or traffic control signal shall meet the following requirements:
 All improvements shall be subject to the approval of the Public Works Director or his/her designee. Developer shall coordinate with the Public Works Department for the installation of a traffic control signal at the intersection.

Developer shall submit traffic signal installation and striping plans to the Public Works Department, for review and acceptance. These plans shall be submitted with a Public Work Excavation Permit application.
 High-visibility crosswalks shall be installed at the intersection to provide a clear and accessible pedestrian path across Empire Avenue.
 The crosswalks shall be installed by City of Burbank Standard Plan BT-409A-1. New ADA ramp(s) shall be installed at the intersection to provide accessible pedestrian path across Empire Avenue.
 The HAWK beacon shall meet the requirements of Chapter 4F 'Pedestrian Hybrid Beacons' of the 2014 California Manual on Uniform Traffic Control Devices. The HAWK beacon or traffic control signal shall have Caltrans signal and safety lighting standards, 3-inch conduit, a Caltrans 332L controller cabinet, and a Myers USPA service cabinet.
 The signing and striping shall be in accordance with 2014 California Manual on Uniform Traffic Control Devices.

Investigate the need to relocate transit stop on the south side of Empire at Empire/Catalina to Empire/Niagara to improve transit accessibility.

FENCE WALL ALONG WEST PROPERTY LINE



FENCE WALL ALONG SOUTH PROPERTY LINE

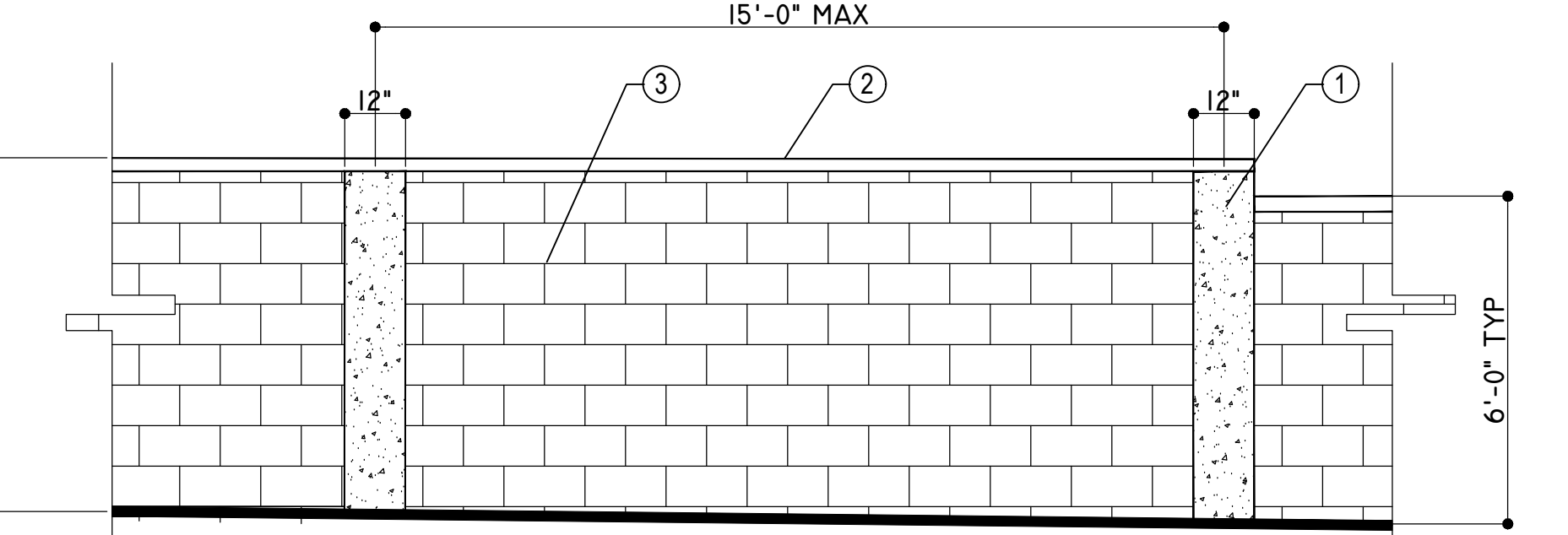
Utility Poles: There are no Utility Poles on site.

10-1-1402: CURB CUTS
 No vehicular access way shall be located nearer than 30 feet to the ultimate curb lines of an intersecting street, nor be provided with a curb cut of more than 18 feet in residential zones and 30 feet in other zones. The Public Works Director may permit a curb cut of not more than 38 feet in nonresidential zones if the adjacent parking area is provided with an internal circulation pattern requiring two (2)-way vehicular movement in the driveway. Curb cuts on the same lot shall be separated by at least 20 feet of uncut curb. In residential zones, each lot is limited to one curb cut for each 100 feet of street frontage along any one street except that lots with less than 100 feet of street frontage may provide one curb cut. Minor deviations from the foregoing standards may be authorized by the Public Works Director to accommodate the safe ingress and egress of vehicles.
 Curb cut will be constructed per City of Burbank Standard plans

D. MASONRY WALL.

A six (6) foot high decorative masonry wall shall be erected along every property forming a boundary with a residential zone, except that along the front setback area of such residential zone the wall shall be reduced to three (3) feet.

3. Landscaping.
 - a. A minimum of 50 percent of front and exposed side yards shall be landscaped. 1896 square feet required and 3270 square feet provided
 - b. The provision of outdoor amenities and decorative hardscape, such as outdoor seating areas with benches permanently affixed to the ground or hardscape areas enriched with decorative materials which are under a tree canopy, shall be credited toward up to 50 percent of the required landscaping in all yards. Vehicular access areas may not be considered as decorative hardscape. 1800 square feet outdoor space provided
 - c. The planting of vines on masonry buildings is encouraged. Vines planted along the concrete garage wall.
 - d. To qualify as landscaped area, all areas not occupied by trees or shrubs must be planted with turf or other ground cover with a minimum soil depth of 12 inches. All planters must be a minimum of 18 inches deep and two feet in their smallest inside dimension, unless a tree is required, in which case a three (3) foot planter depth shall be required and the planter must have a minimum inside dimension of four (4) feet.
 - e. In required front and exposed side yards, a minimum of one tree shall be planted for every 40 linear feet of street frontage or fraction thereof. Turf is allowed in up to 50 percent of required landscaped areas. In shrub areas, a minimum of one five (5) gallon shrub is required for every ten (10) square feet of shrub area.
 - f. A minimum of 50 percent of required trees shall be a minimum 36-inch box size, with the remainder a minimum 24-inch box size. The required 36-inch box trees shall be equally distributed in required front or street side yards.
 - g. If trees are planted in planters, the planters must have a minimum length and width of five (5) feet.



- 1) 12" wide x 8" thick concrete pillar
- 2) 2" thick concrete cap
- 3) 8x8x16 decorative masonry wall



STOCK PICTURE OF FENCE WALL

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 ARCHITECT, INC.
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 EDWINMOHABIR@GMAIL.COM
 TEL: 323-459-8609

LICENSED ARCHITECT
 EDWIN R. MOHABIR
 C23674
 Exp. 02-28-23
 STATE OF CALIFORNIA

PROJECT ADDRESS:
 148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
 BURBANK, CA

DEVELOPER INFORMATION:
ABS PROPERTIES, INC.
 5500 HOLLYWOOD BLVD., 4TH FLR
 LOS ANGELES, CA 90028
 (213)268-2723

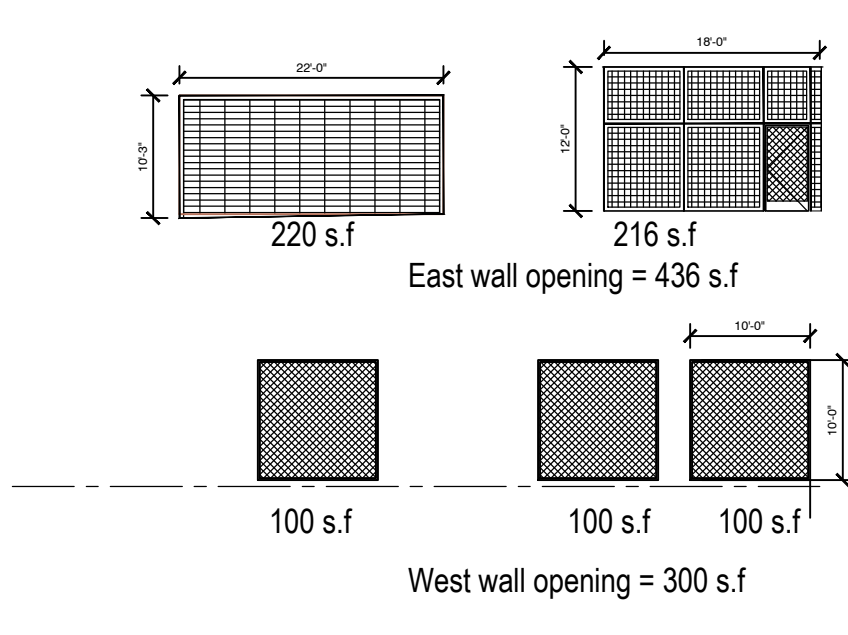
NOTES/REVISIONS:

PROJECT DATA:

DATE:	09-01-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:
PLOT PLAN
A-2.0

Not for construction until reviewed, signed, and dated.
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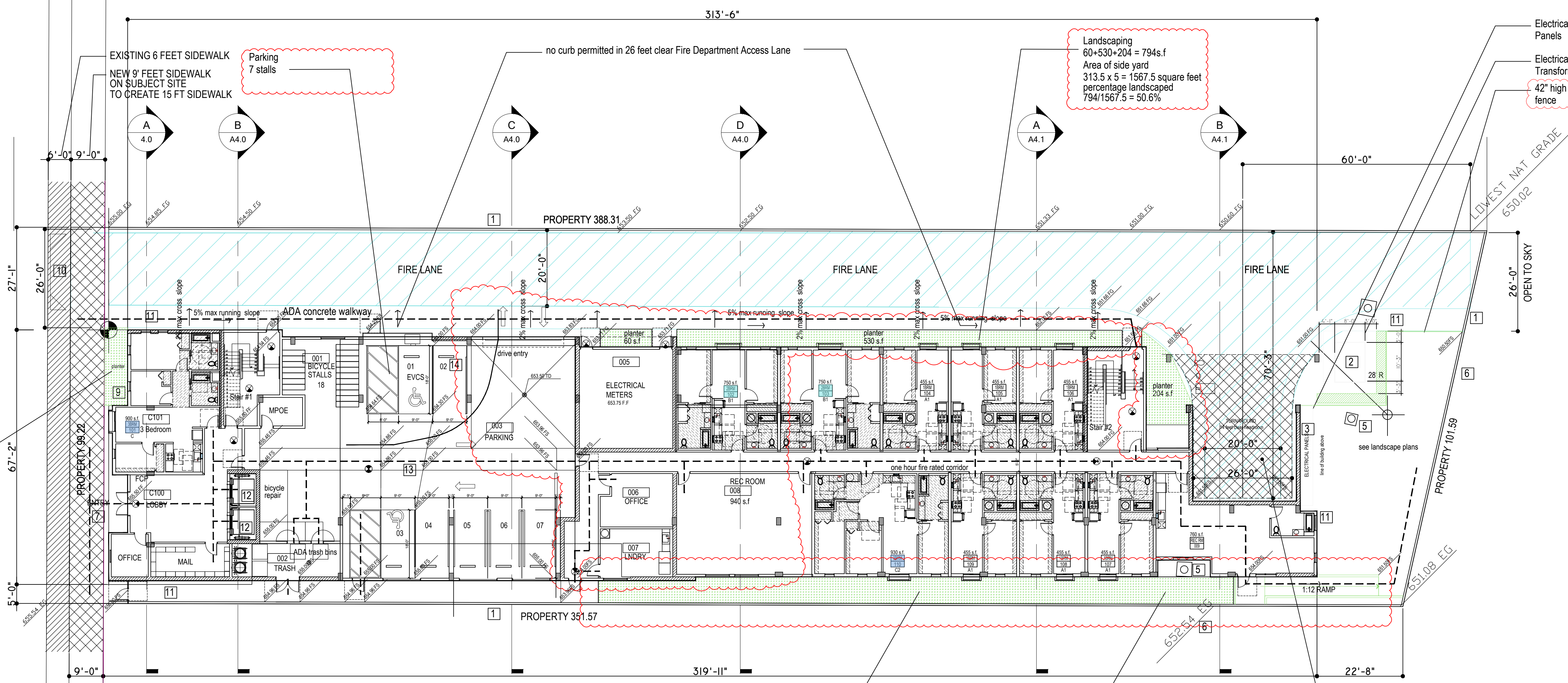
406.5.2 Openings.
For natural ventilation purposes, the exterior side of the structure shall have uniformly distributed openings on two or more sides. The area of such openings in exterior walls on a tier shall be not less than 20 percent of the total perimeter wall area of each tier. The aggregate length of the openings considered to be providing natural ventilation shall be not less than 40 percent of the perimeter of the tier. Interior walls shall be not less than 20 percent open with uniformly distributed openings.

Exception: Openings are not required to be distributed over 40 percent of the building perimeter where the required openings are uniformly distributed over two opposing sides of the building.

Garage Ventilation Calculation:
Garage perimeter = 250 lin feet
wall height = 12'
total wall area 12x250 = 3000 s.f.
required wall opening for natural ventilation 3000 x 0.20 = 600 s.f.
openings provided:
East wall 436 s.f.
West wall 300 s.f.

Ventilation distributed on 2 walls
OK per CBC 406.5.2

Area of required front yard with zero setback = 0
landscape provided 126 s.f.



1ST FLOOR - 10 UNITS

Landscaping 1129 s.f.
Area of side yard 319.92 x 5 = 1599.6 square feet
percentage landscaped 1129/1599.6 = 70.50%

Protect Monitoring Well at ground floor Building overhang at upper floors

INDICATES 3 BRM UNIT
INDICATES 2 BRM UNIT

Hatched area indicates 14 ft clear headroom to bottom of all obstructions including plumbing pipes, sprinkler heads and mech. ducts

- 6' high masonry wall at east, west and south property line
- Pad mounted transformer vault
- Electrical switch gear
- Fire department hammer head maintain 14 feet min. clear headroom
- Protect monitoring well
- Landscape buffer see landscape plans
- 5 feet recessed entry with 1/4" thick tinted glazing
- Bicycle parking
- Building break - 5 feet step back for required articulation
- Construct new 20 feet wide driveway
- Provide site lighting per electrical drawings
- Hydraulic Elevator 3500 lbs - must comply with Stretcher requirements. Coordinate with Elevator manufacturer prior to commencement of Elevator footings. Comply with all OSHA install safety requirements 24x85 min Gurney size. Front Opening
- Concrete floor at garage with area drains see civil drawings
- Concrete wheel stops
- Provide vapor barrier at all habitable space.

10-1-1417: PARKING LOT DESIGN STANDARDS
A. All off-street parking areas and accessways shall be graded, paved, and marked as follows:
1. All paved areas used for parking, loading, or vehicle circulation shall be designed consistent with accepted engineering principles for the largest type of anticipated vehicle loading in order to minimize future maintenance and safety hazards.
2. Surfaces shall be paved with concrete or suitable asphaltic surfacing to prevent the emanation of dust.
3. Surfaces shall be graded and drained in accordance with standards prescribed by the Public Works Director.
4. Parking spaces and access lanes shall be clearly marked including the use of directional arrows when necessary to guide internal movements.
B. The Public Works Director, Community Development Director, and/or the Planning Board may place special requirements on an individual site to reduce or increase the number, width, and location of driveways in order to reduce traffic hazards, decrease paved area, or mitigate on-street parking problems. The Public Works Director, Community Development Director, and/or the Planning Board may require that access, either primary or secondary, take advantage of existing public alleys.
C. Parking and directional signs shall be provided in accordance with the Burbank Municipal Code or when required by the Public Works Director.
D. Barriers shall be provided as follows:
1. Safety barriers, protective bumpers, or curbing and directional markers shall be provided to ensure pedestrian and vehicular safety and efficient utilization and protection of landscaping, and to prevent encroachment onto adjoining public or private property.
2. Concrete curbs at least six inches high shall be installed to serve as wheelstops for cars next to streets, sidewalks, buildings, or other structures, and as protective edging for planting areas.
E. All open space areas designed for active or passive recreation purposes shall be physically separated from parking areas and driveways in a fashion necessary to protect the safety of all pedestrians.
F. Visibility of pedestrians, bicyclists, and motorists shall be ensured when entering individual parking spaces, when circulating within a parking facility, and when entering and exiting a parking facility.
G. Internal circulation patterns and the location and traffic direction of all access drives shall be designed and maintained in accordance with accepted principles of traffic engineering and traffic safety. All vehicle movements involved in loading, parking, or turning around shall occur on-site.
LIGHTING:
A lighting and photometric plan that includes a lighting schedule for the proposed parking including the driveway area will be provided. Compliance with BMC Section 10-1-1420 will be included in the final Conditions of Approval for the Project.

POT: Accessible path of travel as indicated on plan is a barrier free access route without any abrupt level changes exceeding 1/4" if bevel at 1:2 max. slope, or vertical level changes not exceeding 1/4" and at least 48" in width. The surface is stable, firm, and slip resistant. Cross slope does not exceed 1:48 and slope in the direction of travel is less than 1:20 slope, unless otherwise indicated. Landing at doorways shall be 1:48 max.
Accessible path of travel shall be maintained free of overhanging obstructions to 84" minimum and protruding objects greater than 4" projecting from wall and above 27" and less than 84".

Indicates 8'-2" minimum clear headroom to bottom of all obstructions including pipes, ducts etc.

FLOOR	1 BRM	2 BRM	3 BRM	TOTAL
1	6	2	2	10
2	11	6	6	23
3	11	6	6	23
4	11	6	6	23
5	11	6	6	23
6	11	6	6	23
7	11	6	6	23
TOTAL	72	38	38	148



BURBANK FIRE DEPARTMENT

Memorandum

TO: Shipra Rajesh
FROM: Jim Moye, Fire Marshal
By: Daniel King
DATE: 5/4/2022
RE: 2814 Empire Ave. Project No. 21-000364

ALL NOTED INFORMATION PERTAINING TO THE PROPOSED PROJECT SHALL BE SHOWN ON PLANS SUBMITTED AS PART OF THE FIRE DEPARTMENT REVIEW FOR APPROVAL.

While we make no attempt to cite all applicable provisions herein, the following code requirements are of special significance for this project:

- Provide construction site security by means of a six-foot high fence maintained around the entire site or a qualified fireguard when required by the Fire Chief.
- Provide an automatic fire sprinkler system in accordance with the Burbank Municipal Code.
- Provide electrical supervision for all valves controlling the water supply and all water flow switches on all fire sprinkler systems where the number of sprinklers is 20 or more.
- Provide a fire alarm system to notify all occupants of automatic fire sprinkler water flow.
- Provide a Knox key box for fire department access.
- Provide a Knox KS-2 key access switch for security gates.
- Provide address numbers a minimum of 4 inches high for residential structures and six inches high for all other occupancies with 3/4 inch stroke to identify the premises. Numbers shall be plainly visible from the street or road fronting the property and from the alley or rear accessway to the property.
- 2A.109C fire extinguishers shall be provided and located as directed by the Fire Inspector in the field. All portable fire extinguishers shall be installed on a positive latching bracket or within an enclosed cabinet.
- Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. All locking devices shall be of an approved type.
- Provide a fire alarm system.
- Fire apparatus access roads shall be provided in accordance with the California Fire Code, for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the facility. More than one fire apparatus road shall be provided when it is determined by the chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Access during construction shall be maintained in accordance with the CFC/BMC.
- Specifications for fire apparatus access roads shall be provided and maintained in accordance with the California Fire Code.

- Plans for fire apparatus access road shall be submitted to the fire department for review and approval prior to construction.
- Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.
- When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- Approved signs or other approved notices shall be provided and maintained, at the expense of the person(s) in possession of the property, for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.
- An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.
- All exits, fire department access and fire protection shall be maintained in accordance with the California Fire Code during construction.
- Except as otherwise provided, no person shall maintain, own, erect, or construct, any building or structure or any part thereof, or cause the same to be done which fails to support adequate radio coverage for City emergency service workers, including but not limited to firefighters and police officers. Buildings and structures which cannot meet the required adequate radio coverage shall be equipped with any of the following in order to achieve the required adequate radio coverage: a radiating cable system or an internal multiple antenna system with or without FCC type accepted bi-directional UHF amplifiers as needed. Further information and guidance can be obtained by contacting the City of Burbank Radio Communications shop at (818)236-3601.
- For parking garages provided with a ventilation system in accordance with the California Building Code "Interior Environment" a remote override switch shall be provided for Fire Department use as assistance for smoke removal. The switch shall be located and clearly marked in a readily accessible location as directed by the Fire Department.
- Provide smoke detection for dwelling units, congregate residences and hotel or lodging guestrooms that are used for sleeping purposes.
- Power and location of smoke detectors in Group R occupancies shall be in compliance with the California Fire Code, California Building Code as amended by the Burbank Municipal Code.
- All existing single-family dwelling units intended for human occupancy shall have installed on or before July 1, 2011 carbon monoxide detectors in accordance with the Health & Safety Code §17926.
- All existing Multi-dwelling units intended for human occupancy shall have installed on or before January 1, 2013 carbon monoxide detectors in accordance with the Health & Safety Code §17926.
- Buildings having floors used for human occupancy located more than 35 feet, but less than 75 feet above the lowest level of fire department vehicle access, shall be in compliance with all applicable "Mid-Rise" requirements as defined by the Burbank Municipal Code.
- Buildings having floors used for human occupancy located more than 75 feet above the lowest level of fire department vehicle access, shall be in compliance with all applicable "High-Rise" requirements as defined by the Burbank Municipal Code.
- High-rise and Mid-rise buildings shall be accessible on a minimum of two sides. Roadways shall not be less than 10 feet or more than 35 feet from the building. Landscaping or other obstructions shall not be placed or maintained around structures in a manner so as to impair or impede accessibility for fire fighting and rescue operations.
- Group B office buildings and Group R, Division 1 Occupancies, each having floors used for human occupancy located more than 35 feet above the lowest level of Fire Department vehicle access, shall be provided with an automatic fire alarm system.
- Every mid-rise building shall be provided with an approved combined standpipe system.
- All stair shaft doors at each building level shall provide access to the building for fire department use.
- There shall be provided for fire department use at least one access door to one enclosed exit stair shaft that serves all building levels and the roof at the main entrance level outside the building.
- All enclosed exit stairways shall be continuous to each floor served in either direction and shall be without obstructions such as intervening doors and gates.
EXCEPTION: Approved barriers provided at the ground floor level to prevent persons traveling downward from accidentally continuing into the basement, in accordance with the Building Code.

- Locking of enclosed exit stairshaft doors:
- All enclosed exit stairshaft doors which are to be locked from the stairshaft side shall have the capability of being unlocked without unlatching, by all of the following methods:
1.1 A manual signal from the central fire control room.
1.2 The actuation of a fire alarm device.
1.3 Upon failure of electrical power.
- When enclosed exit stairshaft doors are locked from the stairway side, an approved emergency communication system directly connected to the building control station, proprietary supervisory station, or other approved emergency location shall be available to the public and shall be provided at every fifth floor landing in each required enclosed exit stairshaft.
- In every bank of elevators, there shall be provided and available to the fire department, an elevator that opens on to each floor served by the individual bank. A bank of elevators is one or more elevator cars controlled by a common operating system, or where all elevator cars will respond to a single call button.
- Elevator cars assigned for fire department use shall have at height, recessed area, or removable ceiling, which will make possible the carrying of a nine- (9) foot high ladder. At least one elevator car assigned for fire department use and serving all floors shall be of a size that will accommodate a 24 inch by 85 inch ambulance stretcher in the horizontal position, and have a clear opening width of 42 inches. The elevator shall be identified with approved signs.
- Elevators shall open into a lobby on all floors except the lowest terminal floor of building entry. Lobbies may serve more than one (1) elevator.
Lobbies shall be separated from the corridor by one (1) hour fire resistive construction with all openings protected by tight fitting twenty (20) minute door assemblies designed to close automatically upon activation of a detector which will respond to visible or invisible particles of combustion. Lobbies shall also be separated from the remainder of the building as required for corridor walls and ceilings.

In order to determine fire flow requirements for this building, the following information shall be provided prior to issuing a building permit for final fire department plan check:

- Building Type Construction as defined by the California Building Code.
- Square feet of the building.
- The fire flow shall be gpm for hours in accordance with the CFC.

**Fire access roads, Fire Lanes and Fire Apparatus Road Widths Shall Comply with Chapter 5 and Appendix D. of The California Fire Code
Fire Sprinkler, Underground Fire Water Lines, Fire Alarm and Emergency Vehicle Access Shall be Hard Copy. Plans Can Be Sent To 311 E Orange Grove Ave Burbank Ca, 91502.**

All items reviewed are based on information provided at time of review. The comments provided do not limit or relieve the owner and the owner's architect and/or contractor from the responsibility of ensuring compliance with all applicable provisions of fire/life safety codes. Such compliances may include but are not limited to fire department access for fire fighting, including fire department vehicle access, fire water supplies and appurtenances. Further reviews may require additional requirements or limitations as the project develops and is not limited to the requirements provided in these comments.

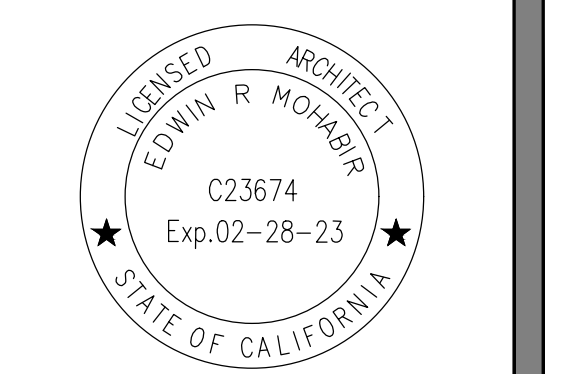
NOTE: All references are in accordance with the 2019 Edition of the California Fire Code (CFC) and the California Building Code (CBC) as amended by the Burbank Municipal Code (BMC).

ALL NOTED INFORMATION PERTAINING TO THE PROPOSED PROJECT SHALL BE SHOWN ON PLANS SUBMITTED AS PART OF THE FIRE DEPARTMENT REVIEW FOR APPROVAL.

For additional information or questions contact the Deputy Fire Marshal or Fire Marshal at (818) 238-3473.



25206 BISHOP CT.
STEVENSON RANCH, CA 91381
EDWINMOHABIR@GMAIL.COM
TEL: 323-459-8809



PROJECT ADDRESS:
148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:

ABS PROPERTIES, INC.
5500 HOLLYWOOD BLVD., 4TH FLR
LOS ANGELES, CA 90028
(213)268-2723

NOTES/REVISIONS:

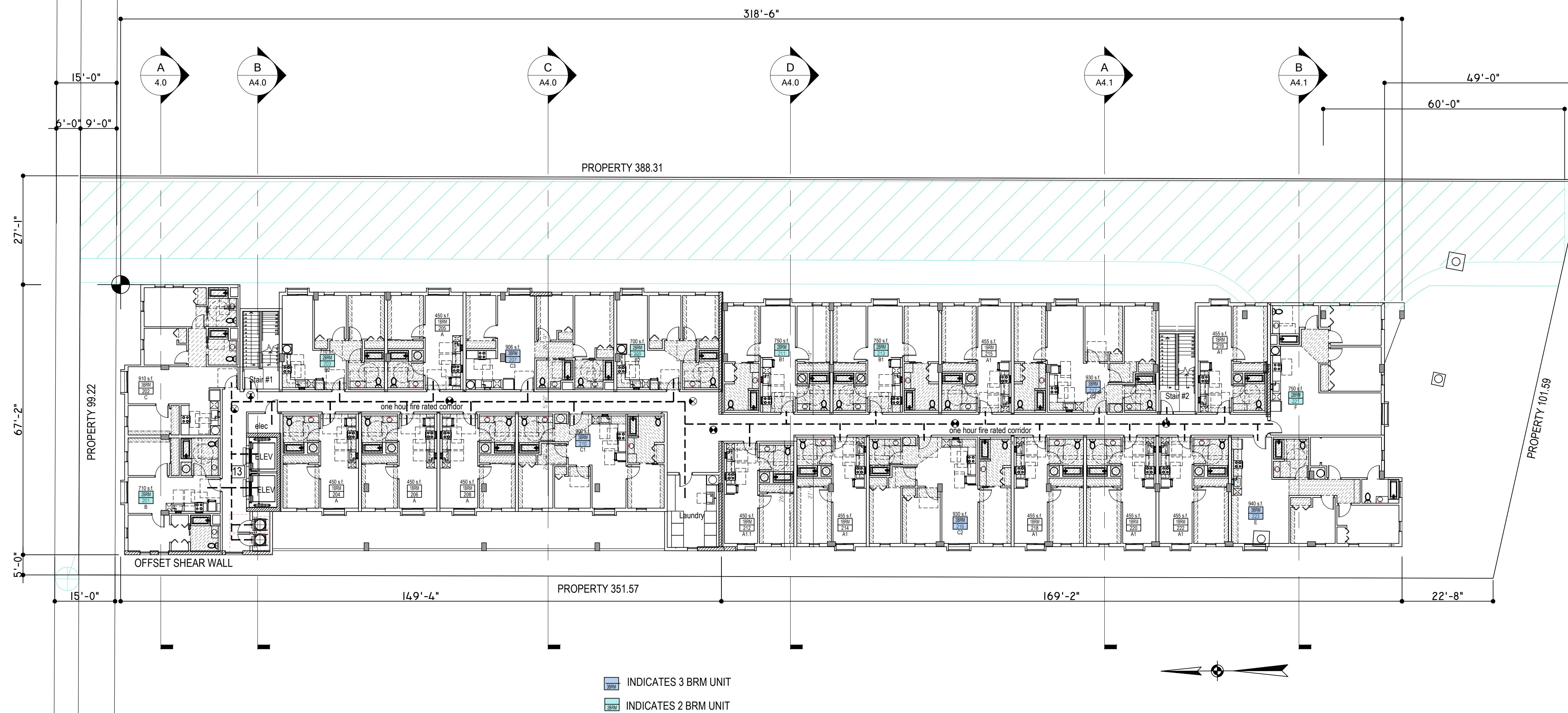
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DATE: 09-01-22
ARCHITECT: EM
CHECKED BY: EM
DRAWN BY: EM
PROJECT NO. -

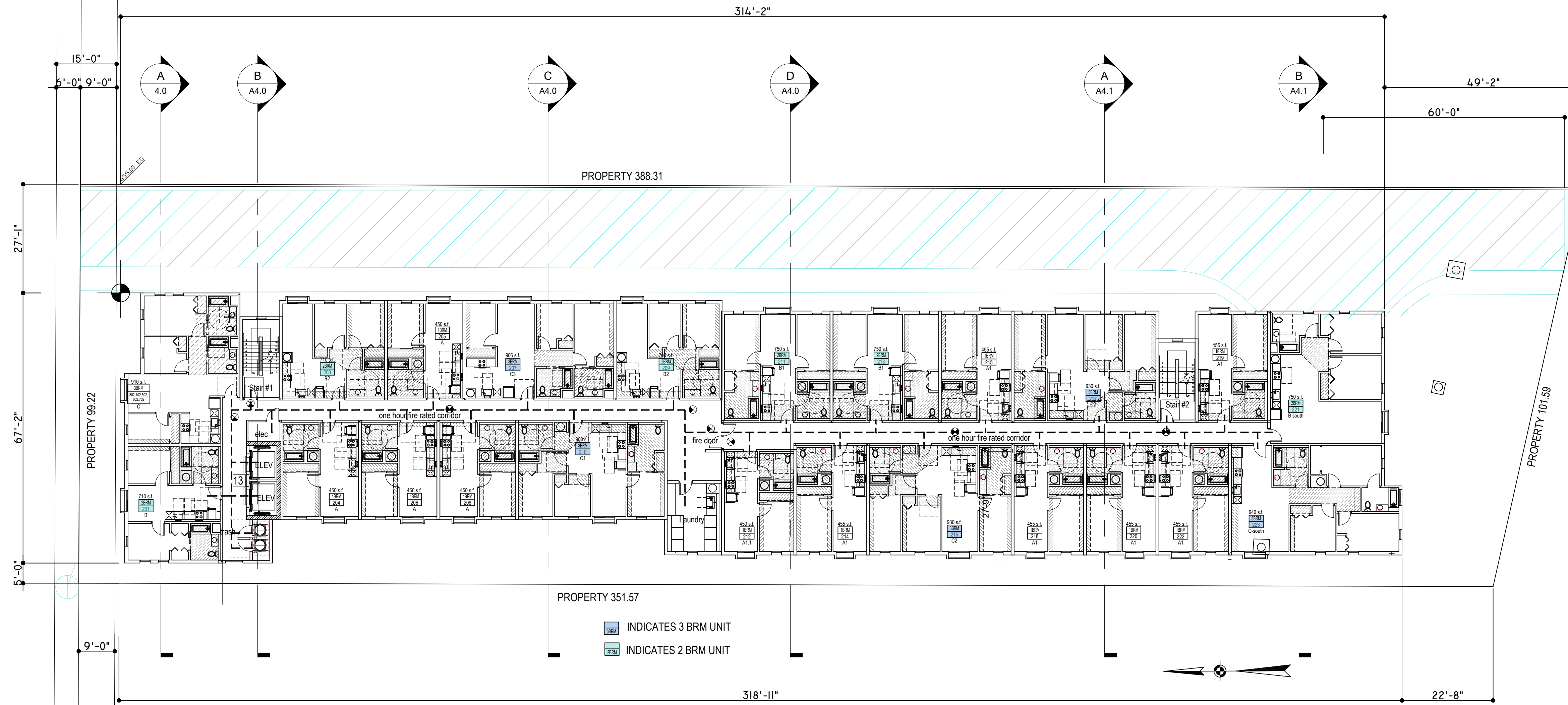
SCALE: 1/16" = 1'-0"

SHEET NAME/NUMBER:

FIRST FLOOR PLAN A-2.1



SECOND FLOOR LAYOUT
23 UNITS PER FLOOR = 23 X 1 = 23 UNITS



3RD, 4TH, 5TH, 6TH, 7TH FLOORS- 23 UNITS PER FLOOR = 23 X 5 = 115 UNITS

- 1 6' high masonry wall at east, west and south property line
- 2 Pad mounted transformer vault
- 3 Electrical switch gear
- 4 Fire department hammer head maintain 14 feet min. clear headroom
- 5 Protect monitoring well
- 6 Landscape buffer see landscape plans
- 7 5 feet recessed entry with 1/4" thick tinted glazing
- 8 Bicycle parking
- 9 Building break - 5 feet step back for required articulation
- 10 Construct new 20 feet wide driveway
- 11 Provide site lighting per electrical drawings
- 12 Hydraulic Elevator 3500 lbs - must comply with Stretcher requirements. Coordinate with Elevator manufacturer prior to commencement of Elevator footings. Comply with all OSHA install safety requirements 24x85 min Gurney size. Front Opening
- 13 Smoke curtain - 20 min fire rating Smoke Guard M200

POT: Accessible path of travel as indicated on plan is a barrier free access route without any abrupt level changes exceeding 1/4" if level at 1:2 max. slope, or vertical level changes not exceeding 3/4" and at least 48" in width. The surface is stable, firm, and slip resistant. Cross slope does not exceed 1:48 and slope in the direction of travel is less than 1:20 slope, unless otherwise indicated. Landing at doorways shall be 1:48 max.

Accessible path of travel shall be maintained free of overhanging obstructions to 84" minimum and protruding objects greater than 4" projecting from wall and above 27" and less than 84".

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ARCHITECT
EDWIN R. MOHABIR
C23674
Exp. 02-28-23
STATE OF CALIFORNIA

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148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:
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5500 HOLLYWOOD BLVD., 4TH FLOOR
LOS ANGELES, CA 90028
(213)268-2723

NOTES/REVISIONS:

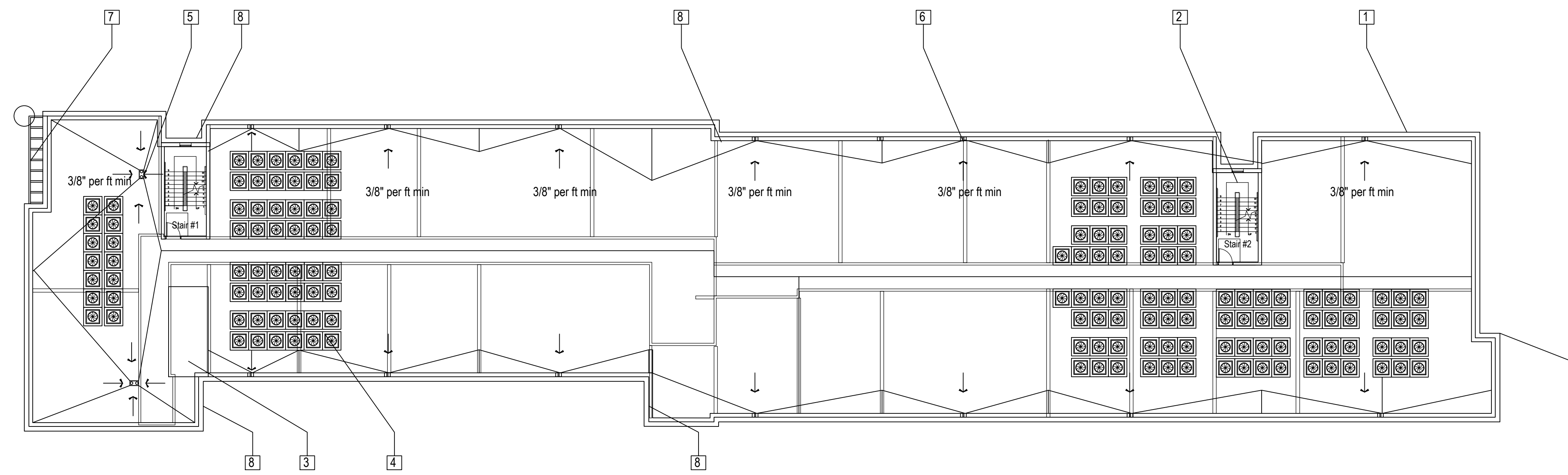
PROJECT DATA:

DATE:	09-01-22
ARCHITECT:	EM
CHECKED BY:	EM
DRAWN BY:	EM
PROJECT NO.:	-
SCALE:	1/16" = 1'-0"

SHEET NAME/NUMBER:
2ND, 3RD, 4TH 5TH, 6TH & 7TH FLOOR PLAN
A-2.2

FLOOR	1 BRM	2 BRM	3 BRM	TOTAL
1	6	2	2	10
2	11	6	6	23
3	11	6	6	23
4	11	6	6	23
5	11	6	6	23
6	11	6	6	23
7	11	6	6	23
TOTAL	72	38	38	148

- 1 Parapet - equipment screen with metal exterior cladding
- 2 Stair to roof
- 3 Elevator roof
- 4 Heat pump screened from view
- 5 Roof drain and overflow to Cistern
- 6 Roof scupper and overflow to Cistern
- 7 Metal architectural trellis overhang
- 8 architectural plane break

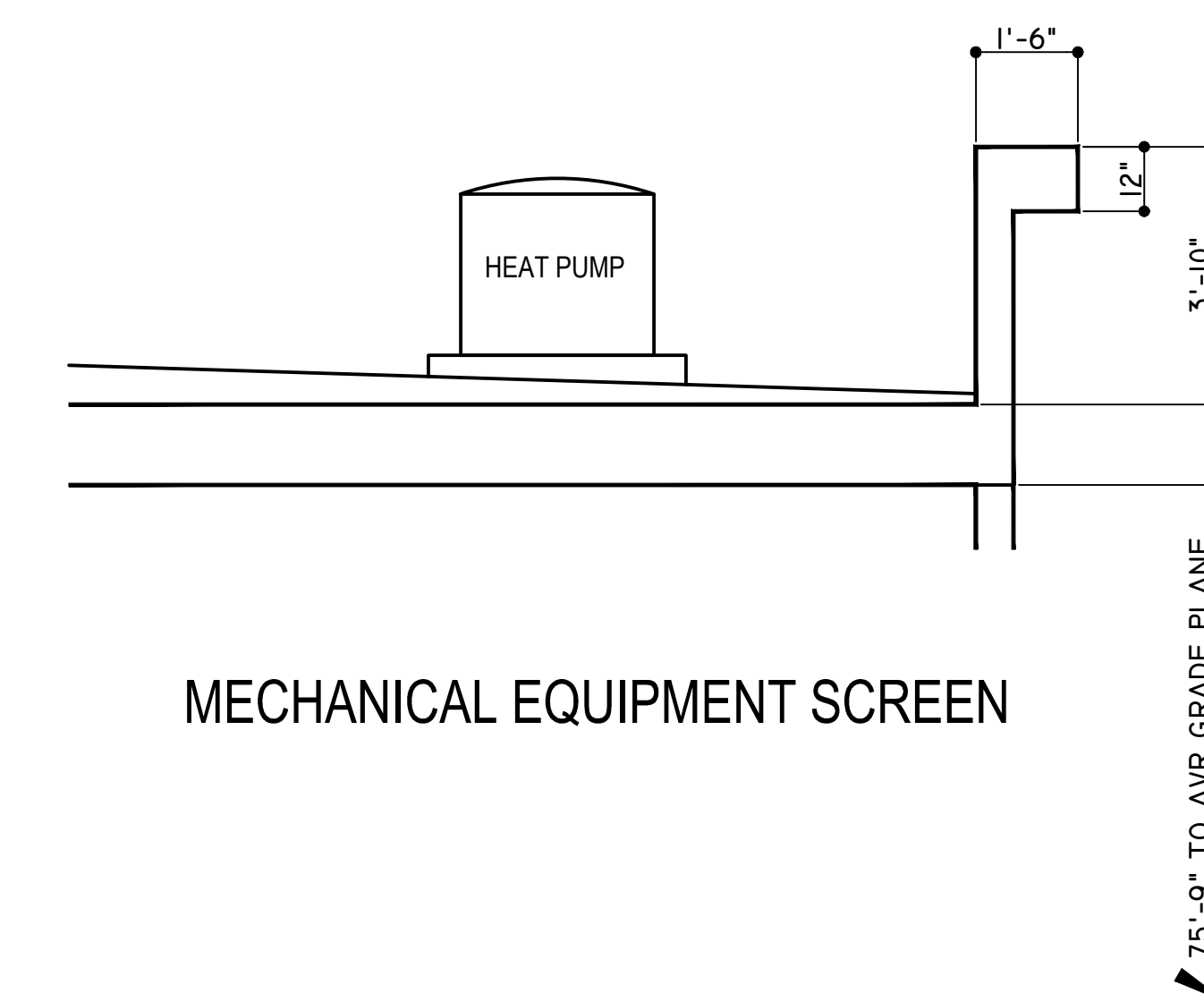


ROOF PLAN

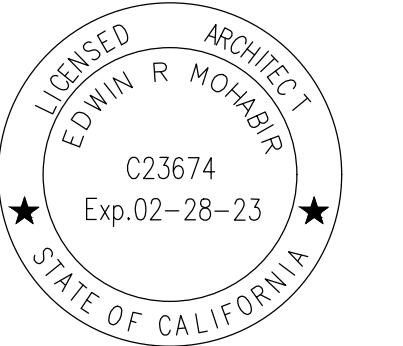
ROOFING SPEC:

CRRC PRODUCT ID 0610-0017
 Manufacturer: Duro-Last Roofing Inc
 Brand & Model:
 Duro-Fleece Plus
 Product Type: Single-Ply
 Color: Bright White
 0.87 - initial solar reflectance
 0.69 - 3 year solar reflectance
 0.90 - initial thermal emittance
 0.89 - 3 year thermal emittance
 110 - initial SRI
 88 - 3 year SRI

LARR # 26100



MECHANICAL EQUIPMENT SCREEN



PROJECT ADDRESS:
 148 AFFORDABLE
 HOUSING DEVELOPMENT

**RESIDENCY
 AT THE
 EMPIRE 1**

2814 W. EMPIRE AVE
 BURBANK, CA

DEVELOPER INFORMATION:

ABS PROPERTIES, INC.
 5500 HOLLYWOOD BLVD., 4TH FLR
 LOS ANGELES, CA 90028
 (213)268-2723

NOTES/REVISIONS:

PROJECT DATA:

DATE: 09-01-22
 ARCHITECT: EM
 CHECKED BY: EM
 DRAWN BY: EM
 PROJECT NO.: -

SCALE: 1/16" = 1'-0"

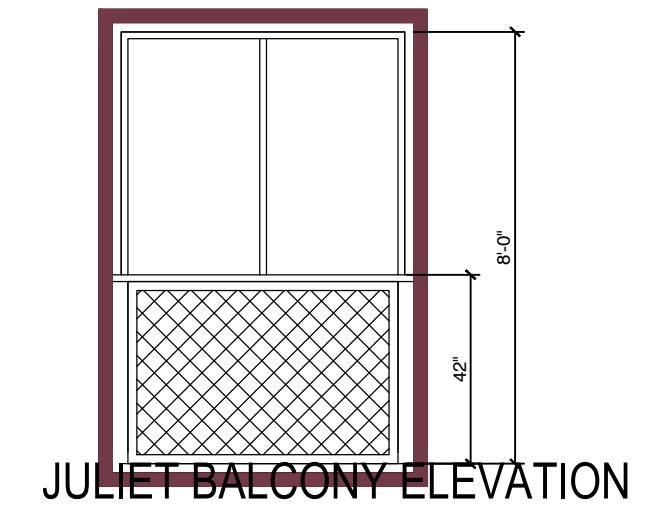
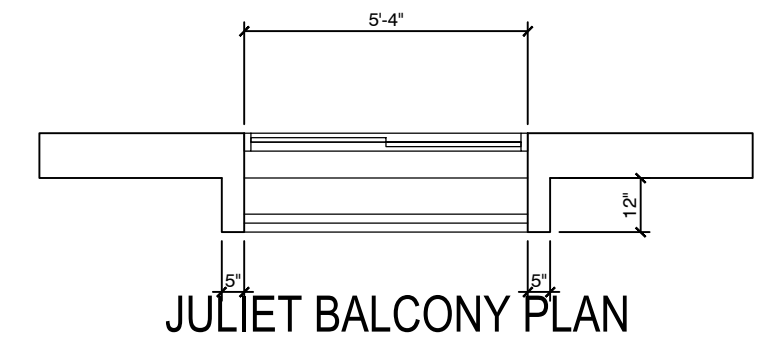
SHEET NAME/NUMBER:

ROOF PLAN
A-2.3



NORTH ELEVATION

- 1 Concrete base - Terra Cotta color
- 2 12" Trim band - dark brown
- 3 Smooth stucco - dark grey
- 4 Smooth stucco - off white
- 5 Aluminum rail / grille - dover grey
- 6 Vinyl window - dark brown frame Low e - dual pane window for sound attenuation
- 7 Aluminum Store front - dark brown frame with 1/4" thick tinted glazing
- 8 Metal siding panel at stair tower and roof parapet - Terra Cotta color
- 9 Metal door - color - dark brown
- 10 6 feet high decorative masonry wall
- 11 door / window surround for architectural articulation on all building elevations
- 12 aluminum roll up garage gate



SOUND ATTENUATION AT BUILDING EXTERIOR
 Per City of Burbank Noise Element Plan
 the site is located in 70 CNEL zone
 Per Table N-3 acceptable interior noise level = 45 dba
 Wall STC required = 70 - 45 = 25.

Exterior Wall STC provided:

12' masonry wall solid grouted	61 STC
Metal stud wall UL - U419	48 STC
Wood stud wall UL U305	36 STC
Wood Roof ceiling assembly	38 STC
Dual pane glass windows	26 STC



EAST ELEVATION

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 EDWINMOHABIR@GMAIL.COM
 TEL: 323-459-8809

PROJECT ADDRESS:
 148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
 BURBANK, CA

DEVELOPER INFORMATION:
ABS PROPERTIES, INC.
 5500 HOLLYWOOD BLVD., 4TH FLR
 LOS ANGELES, CA 90028
 (213)268-2723

NOTES/REVISIONS:

PROJECT DATA:

DATE:	09-01-22
ARCHITECT:	EM
CHECKED BY:	EM
DRAWN BY:	EM
PROJECT NO.:	-
SCALE:	3/32" = 1'-0"

SHEET NAME/NUMBER:
EXTERIOR ELEVATIONS
A-3.0

- 1 Concrete base - Terra Cotta color
- 2 12" Trim band - dark brown
- 3 Smooth stucco - dark grey
- 4 Smooth stucco - off white
- 5 Aluminum rail / grille - dover grey
- 6 Vinyl window - dark brown frame
Low e - dual pane window for sound attenuation
- 7 Aluminum Store front - dark brown frame with 1/4" thick tinted glazing
- 8 Metal siding panel at stair tower and roof parapet - Terra Cotta color
- 9 Metal door - color - dark brown
- 10 6 feet high decorative masonry wall
- 11 door / window surround for architectural articulation on all building elevations
- 12 aluminum roll up garage gate



SOUTH ELEVATION



WEST ELEVATION

EDWIN MOHABIR
EM
 ARCHITECT, INC.
 25206 BISHOP CT.
 STEVENSON RANCH, CA 91381
 EDWINMOHABIR@GMAIL.COM
 TEL: 323-459-8809

LICENSED ARCHITECT
 EDWIN R. MOHABIR
 C23674
 Exp. 02-28-23
 STATE OF CALIFORNIA

PROJECT ADDRESS:
 148 AFFORDABLE HOUSING DEVELOPMENT

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SCALE:	3/32" = 1'-0"

SHEET NAME/NUMBER:
EXTERIOR ELEVATIONS
A-3.1

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 STEVENSON RANCH, CA 91381
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PROJECT ADDRESS:
 148 AFFORDABLE
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**RESIDENCY
 AT THE
 EMPIRE 1**

2814 W. EMPIRE AVE
 BURBANK, CA

DEVELOPER INFORMATION:
ABS PROPERTIES, INC.
 5500 HOLLYWOOD BLVD., 4TH FLR
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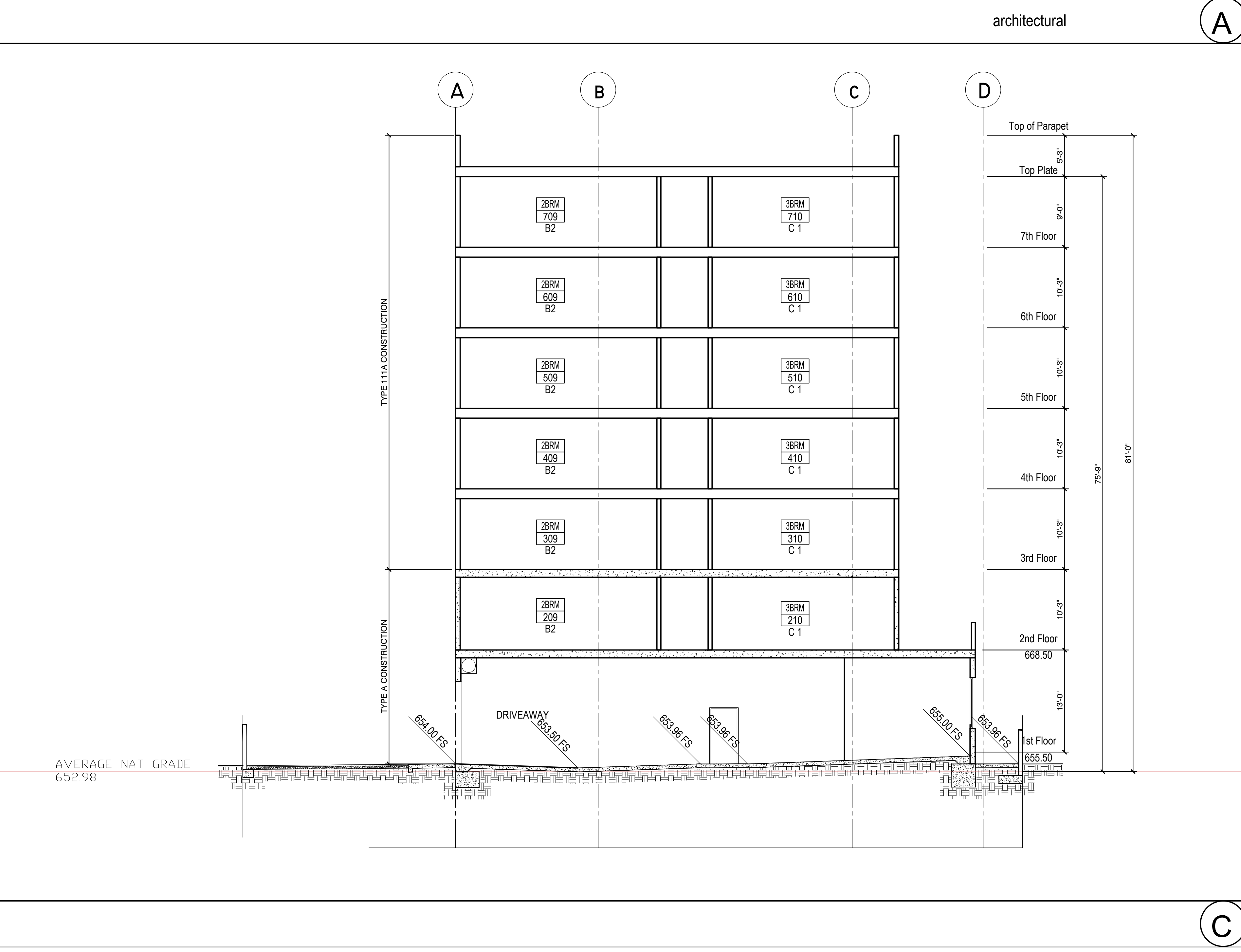
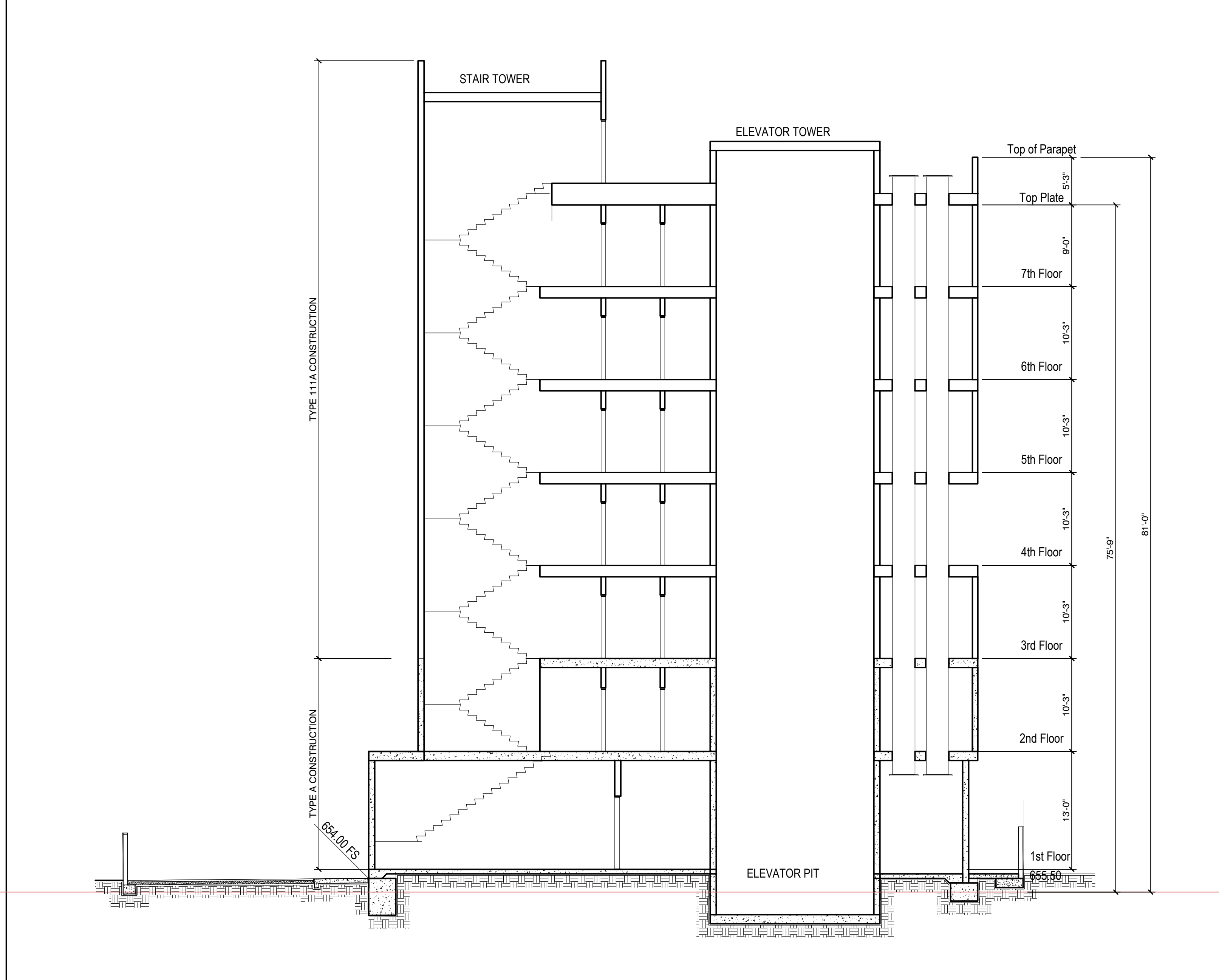
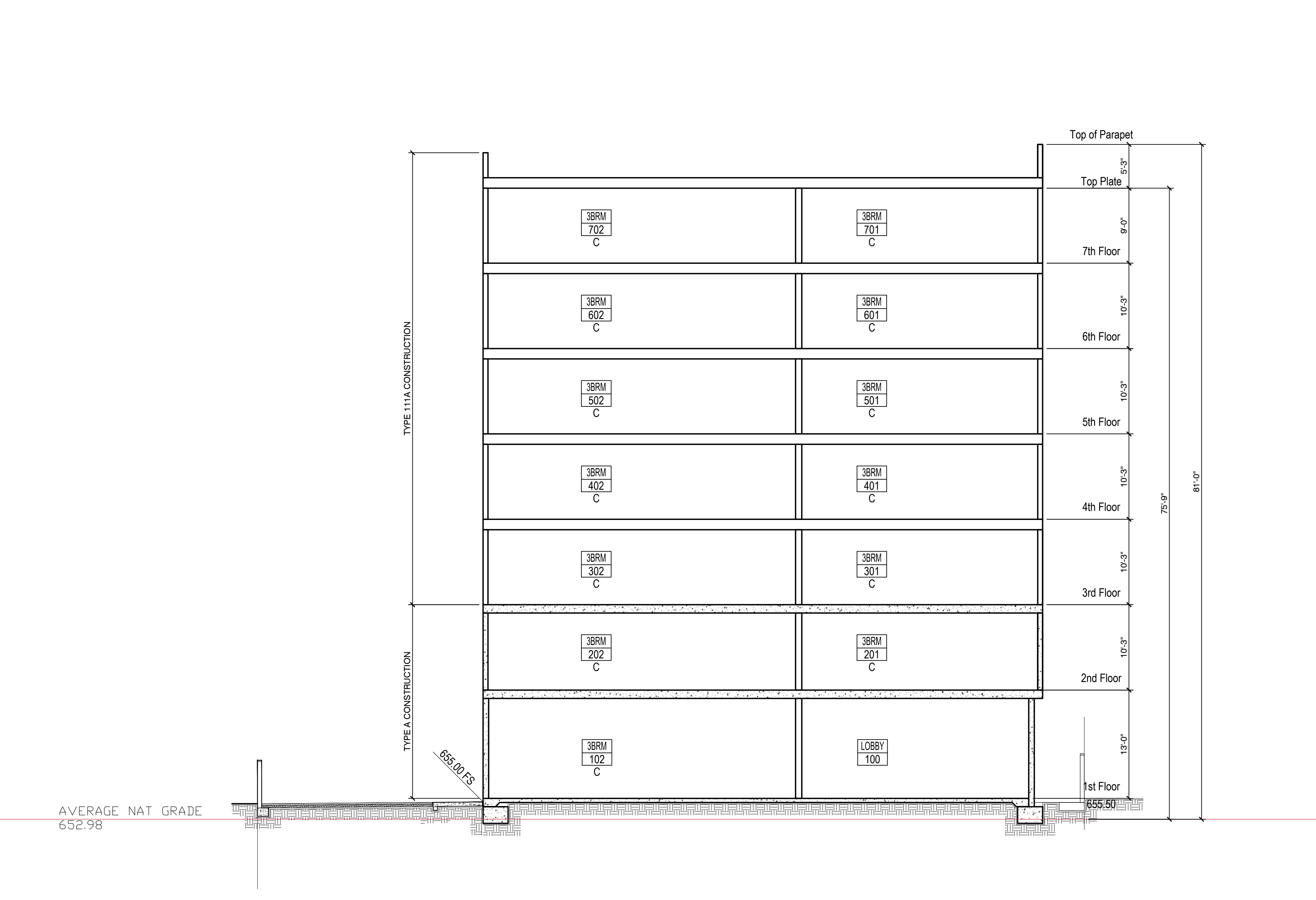
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PROJECT DATA:

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ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/8" = 1'-0"

SHEET NAME/NUMBER:
BUILDING SECTION
A-4.0

Not for construction until reviewed, signed, and dated.
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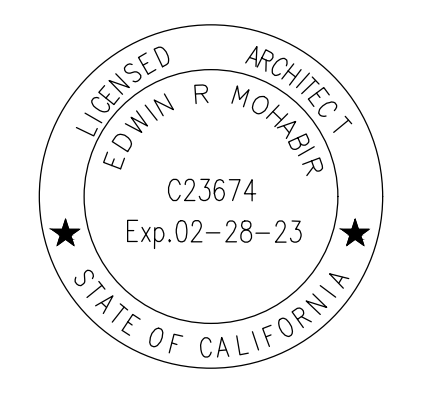
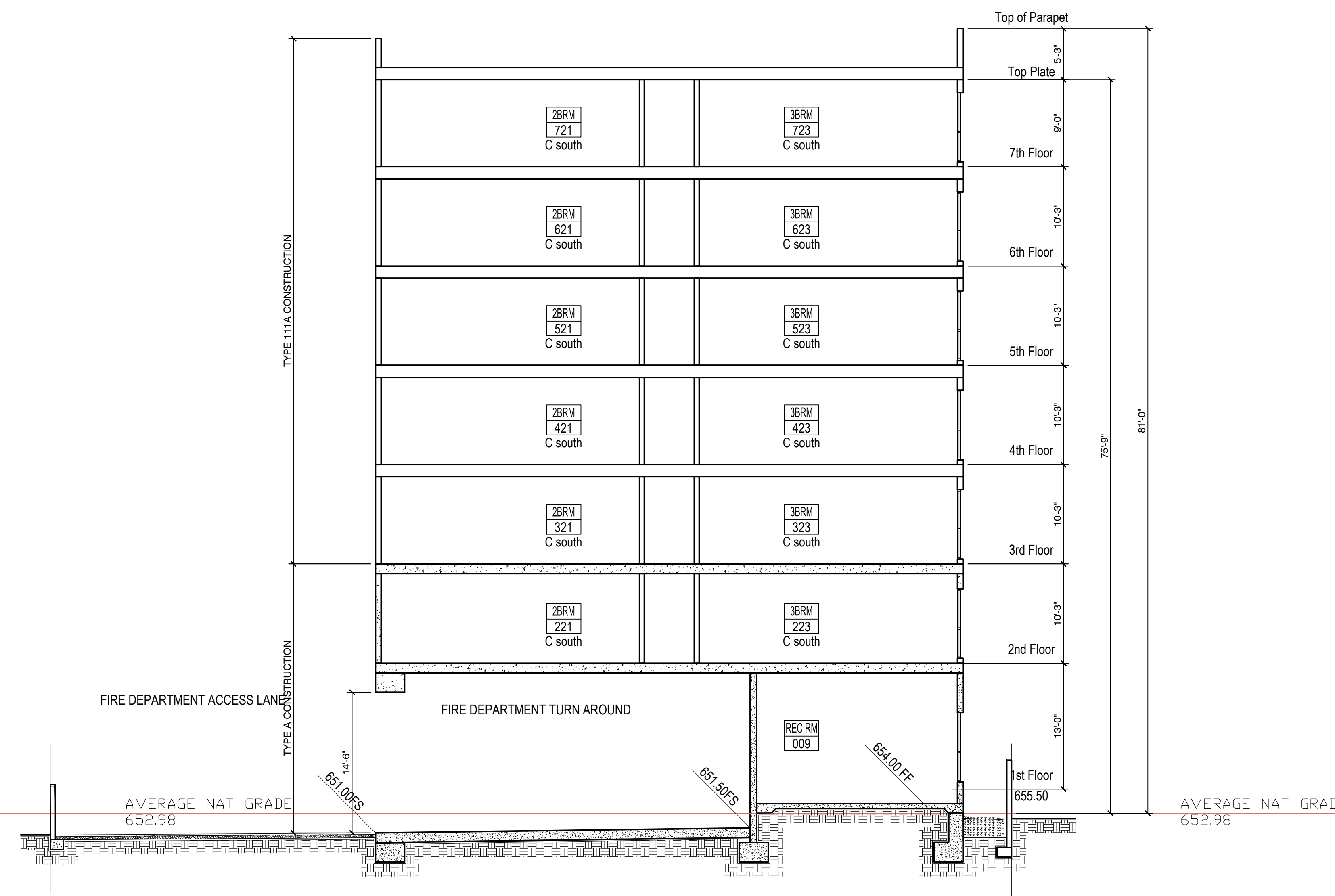
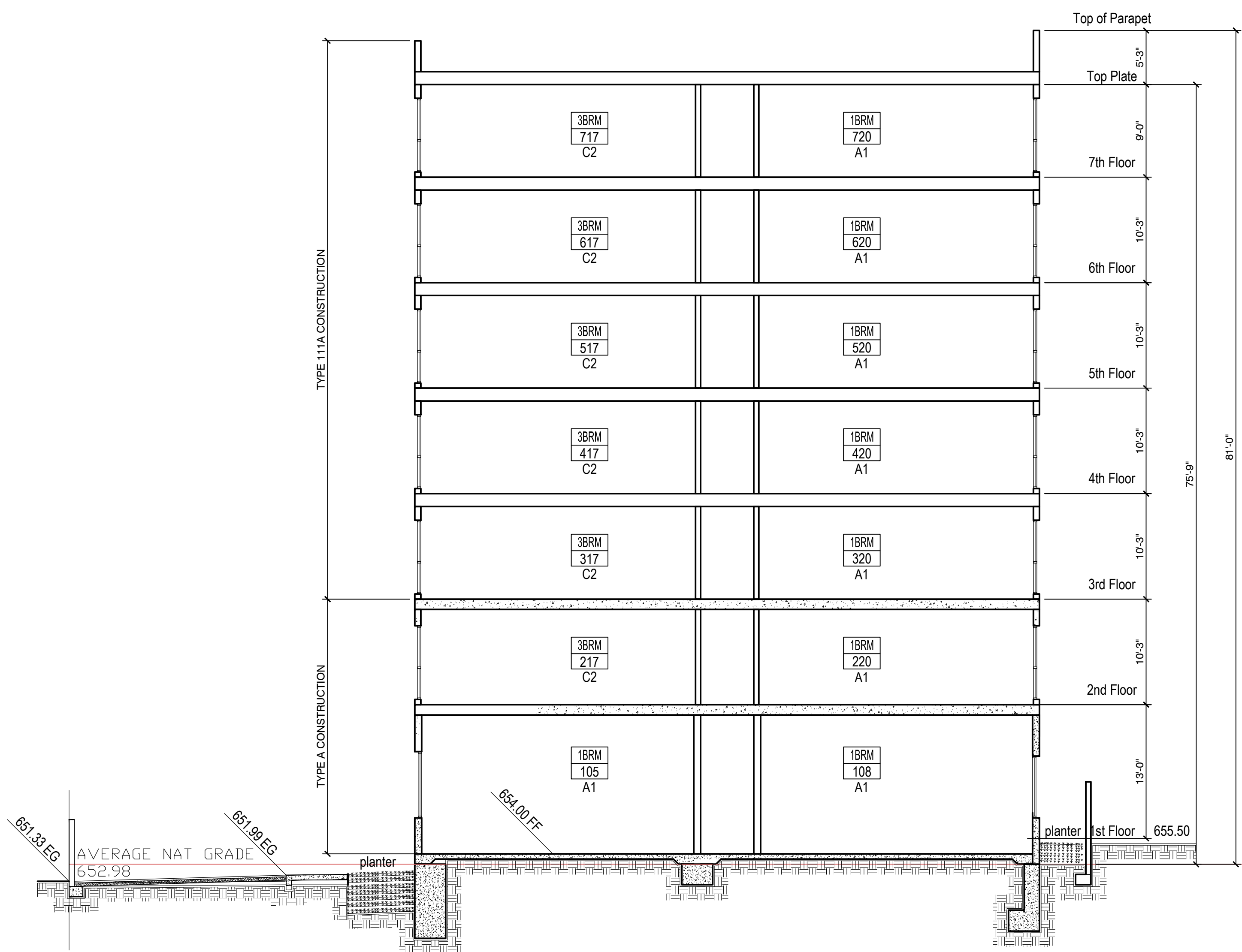


A

B

C

D



PROJECT ADDRESS:
 148 AFFORDABLE
 HOUSING DEVELOPMENT

**RESIDENCY
 AT THE
 EMPIRE 1**

2814 W. EMPIRE AVE
 BURBANK, CA

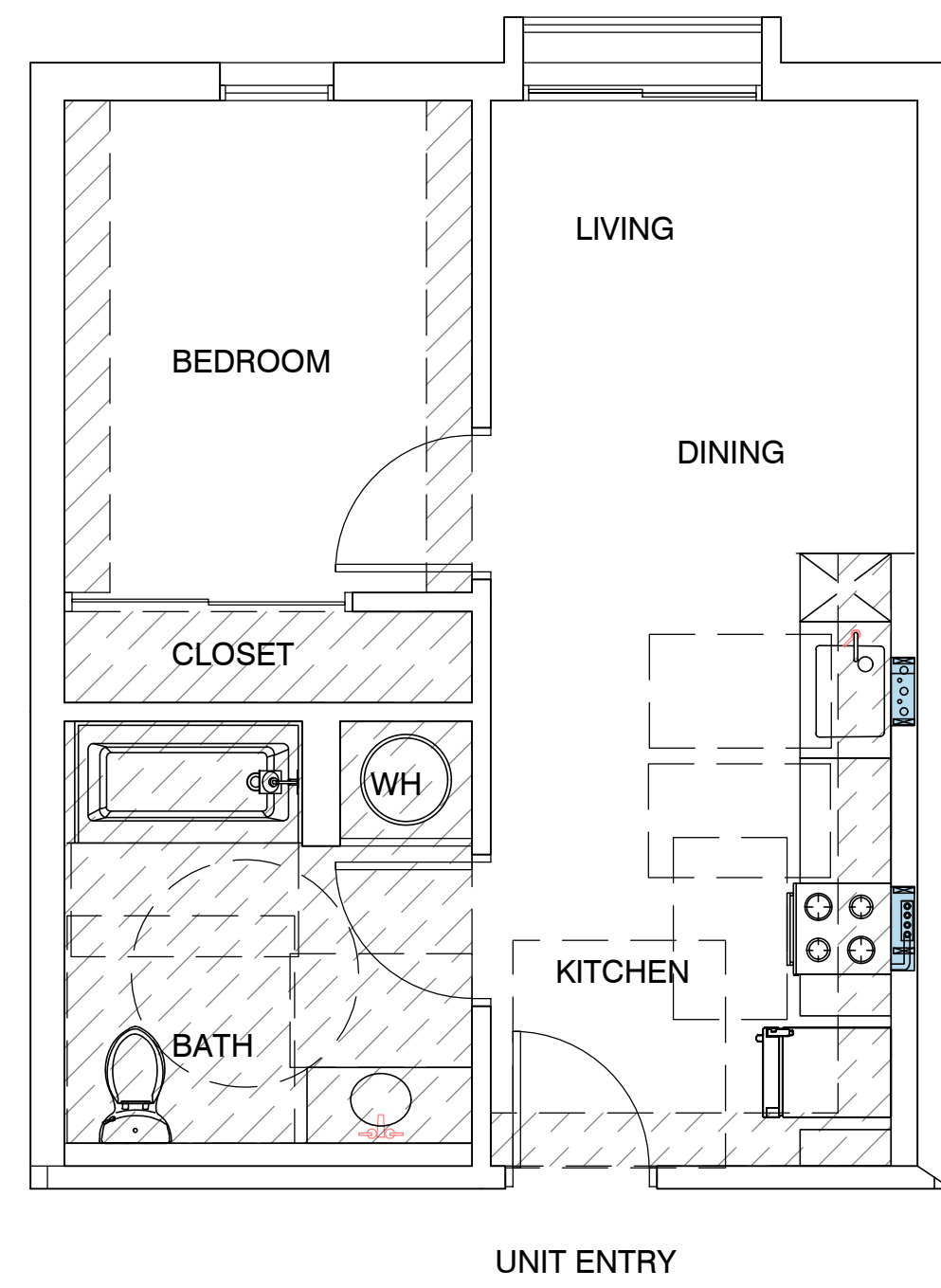
DEVELOPER INFORMATION:
ABS PROPERTIES, INC.
 5500 HOLLYWOOD BLVD., 4TH FLR
 LOS ANGELES, CA 90028
 (213)268-2723

NOTES/REVISIONS:

PROJECT DATA:

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

SHEET NAME/NUMBER:
**BUILDING
 SECTION**
A-4.1

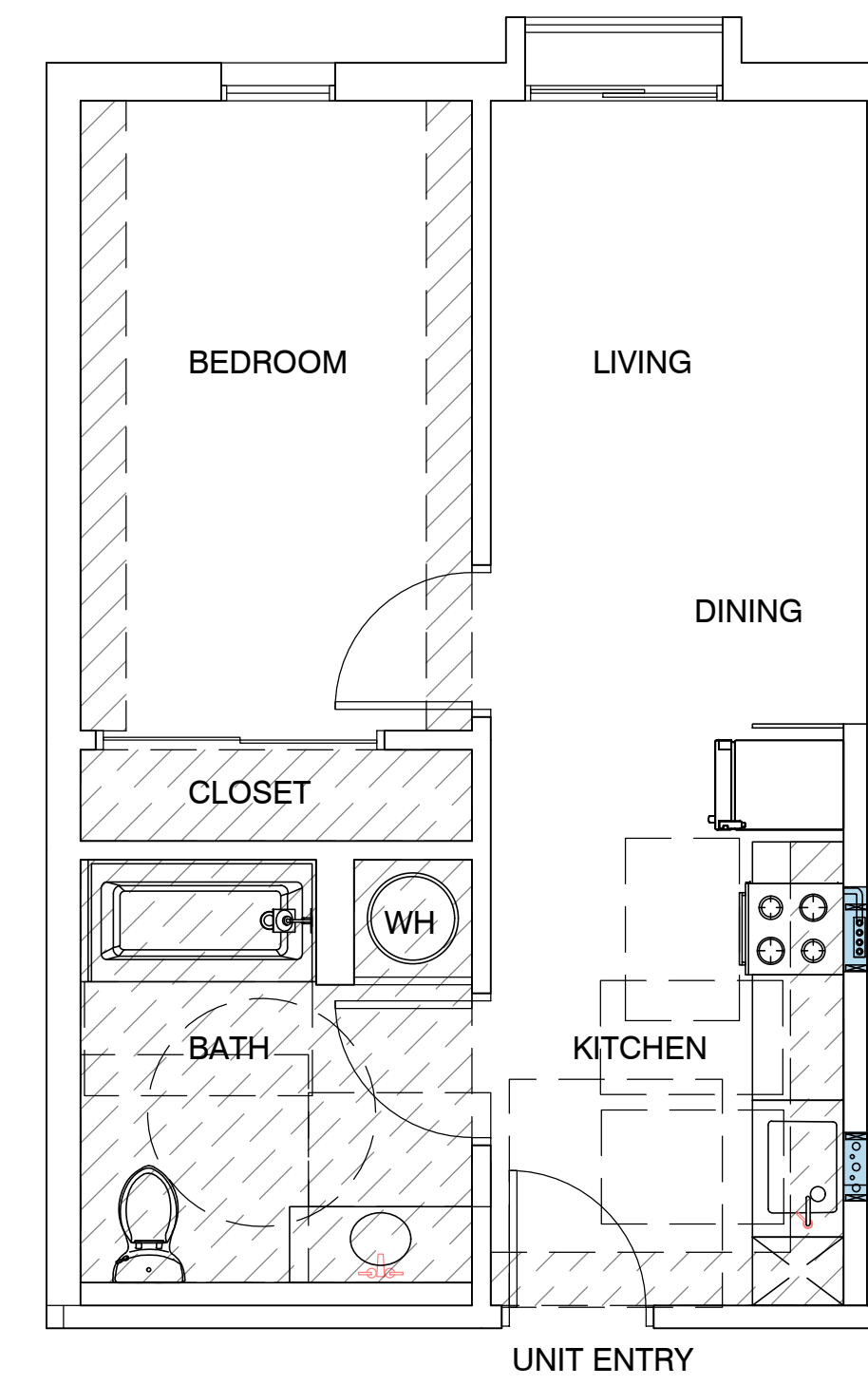


UNIT TYPE A - I BRM

GROSS LIVING AREA: 455 S.F

TOTAL: 24

1ST FLOOR -	0
2ND FLOOR -	4
3RD FLOOR -	4
4TH FLOOR -	4
5TH FLOOR -	4
6TH FLOOR -	4
7TH FLOOR -	4
TOTAL	24

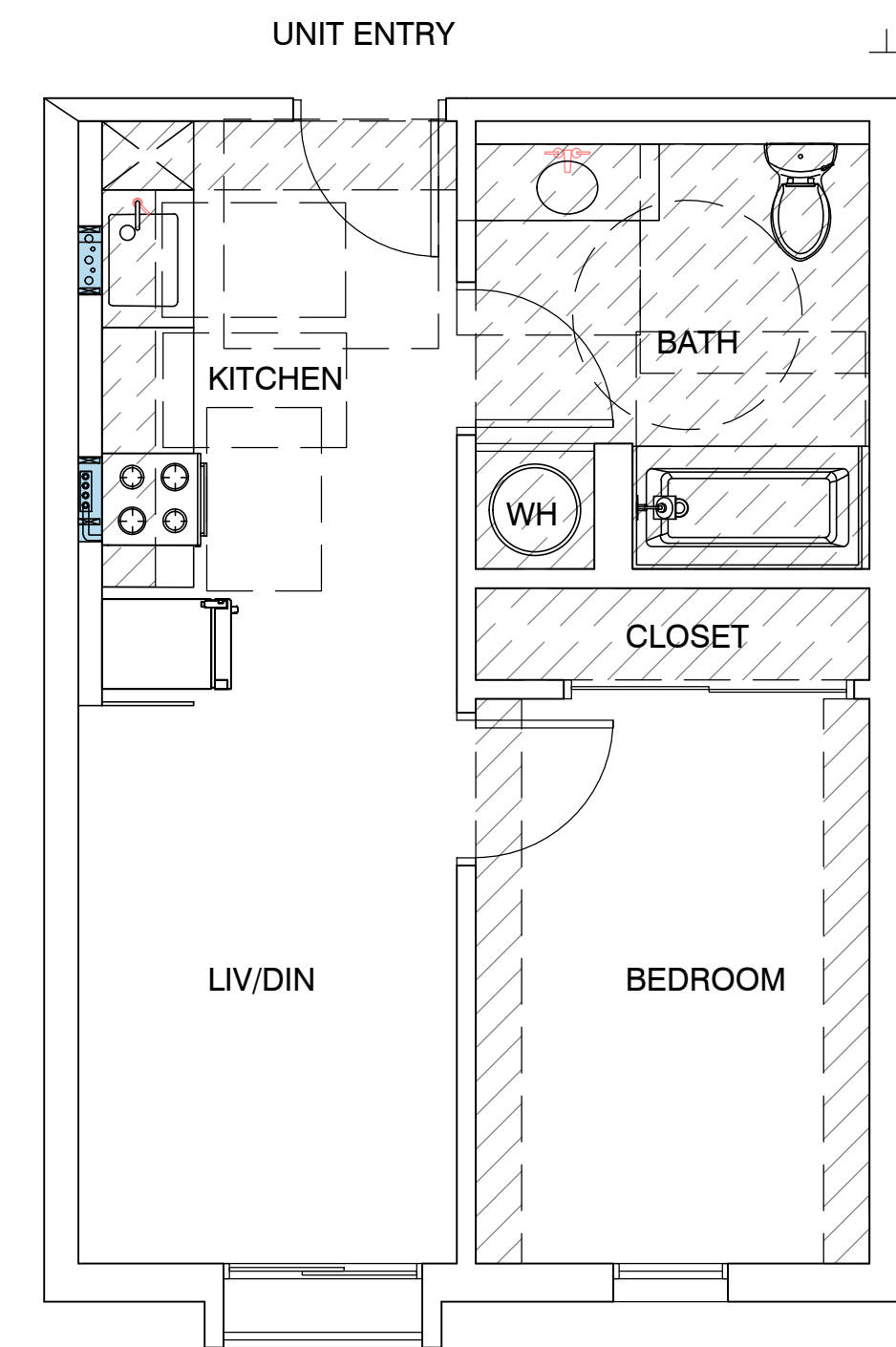


UNIT TYPE AI - I BRM

GROSS LIVING AREA: 450 S.F

TOTAL: 42

1ST FLOOR -	6
2ND FLOOR -	6
3RD FLOOR -	6
4TH FLOOR -	6
5TH FLOOR -	6
6TH FLOOR -	6
7TH FLOOR -	6
TOTAL	42



UNIT TYPE AI.I - I BRM

GROSS LIVING AREA: 450 S.F

TOTAL: 6

1ST FLOOR -	0
2ND FLOOR -	1
3RD FLOOR -	1
4TH FLOOR -	1
5TH FLOOR -	1
6TH FLOOR -	1
7TH FLOOR -	1
TOTAL	6

Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

- 1 Electric Range
- 2 18" ADA complying Dishwasher
- 3 HVAC Soffit - 7' min above finish floor
- 4 Provide mechanical ventilation which furnishes five air changes per hour direct to the outside.
- 5 Provide hardwire smoke detector/CO sensor with battery back up. See floor plan for location.
- 6 Prefab fiber glass tub enclosure walls are 70" high above the drain. Solid Joint at trap-no access panel required.
- 7 All water closet must be low water consumption ULTRA FLUSH.
- 8 removeable base cabinets under sink counter work area
- 9 30" wide work surface
- 10 grab bar backing typical
- 11 lever handles on all fixture typical
- 12 medicine cabinet
- 13 42" high guardrail typ.
- 14 24" wide refrigerator
- 15 LVT flooring throughout
- 16 ADA kitchen sink
- 17 ADA bathroom sink
- 18 provide single shelf and single pole
- 19 marble counter top at all kitchen, laundry room.
- 20 cultured marble bathroom counter top.
- 21 exhaust hood to outside and 3 feet from window openings
- 22 Electric Water heater. Provide water sub meter in unit

LEGEND:

- vert. wall reinf for future swing up grab bar
- horiz. reinf for future wall mounted grab bar

SEE SHEETS T6.0-7 FOR HANDICAP NOTES AND DIAGRAM FOR LOCATION OF GRAB BAR BACKING, CLEARANCES ETC.

- SD HARDWIRE SMOKE DETECTOR/CO SENSOR W/ BATTERY BACKUP
- CO

EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT. 4.506.1

ALL PLUMBING FIXTURES SHALL COMPLY WITH TABLE 4.303.2

EACH APPLIANCE SHALL BE ENERGY STAR COMPLIANT IF APPLICABLE FOR THAT APPLIANCE. 4.210

PROVIDE DUCTED FRESH AIR INTAKE TO HVAC UNIT

PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

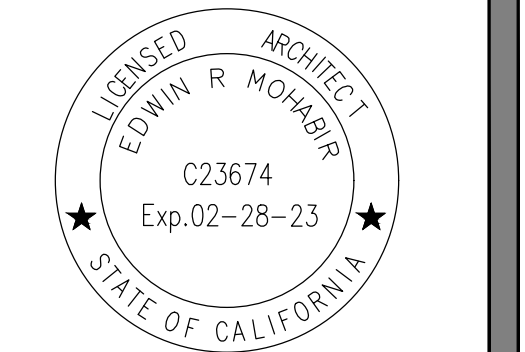
- 30" X 48" CLEAR FLOOR SPACE

EDWIN MOHABIR

EM

ARCHITECT, INC.

25206 BISHOP CT.
STEVENSON RANCH, CA 91381
EDWINMOHABIR@GMAIL.COM
TEL: 323-459-8809



PROJECT ADDRESS:
148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:

ABS PROPERTIES, INC.
5500 HOLLYWOOD BLVD., 4TH FLR
LOS ANGELES, CA 90028
(213)268-2723

NOTES/REVISIONS:

PROJECT DATA:

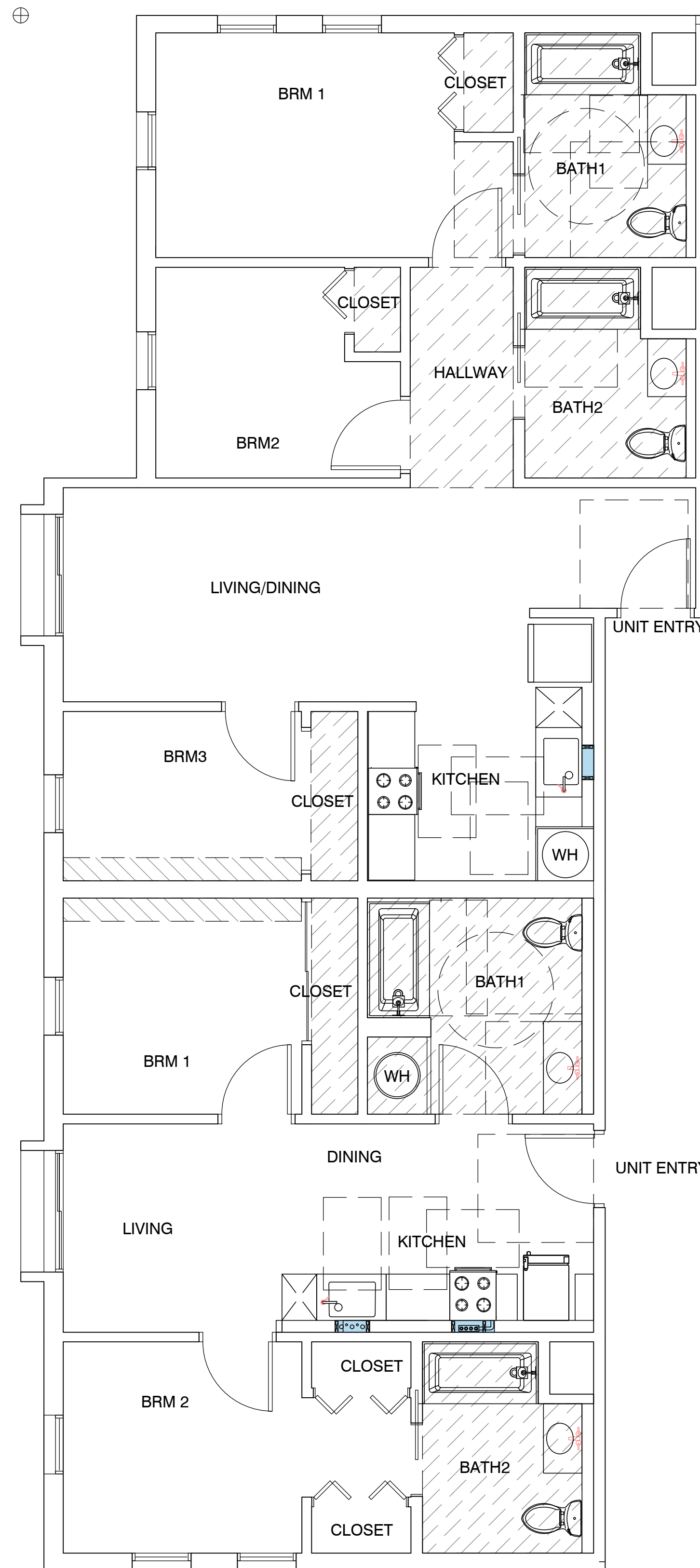
DATE: 09-01-22
ARCHITECT: EM
CHECKED BY: EM
DRAWN BY: EM
PROJECT NO.:

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

SHEET NAME/NUMBER:

TYPICAL UNIT PLANS

A-5.0



UNIT TYPE C - 3BRM
GROSS LIVING AREA: 900 S.F
TOTAL: 7

1ST FLOOR -	1
2ND FLOOR -	1
3RD FLOOR -	1
4TH FLOOR -	1
5TH FLOOR -	1
6TH FLOOR -	1
7TH FLOOR -	1
TOTAL	7

UNIT TYPE B - 2BRM
GROSS LIVING AREA: 710 S.F
TOTAL: 6

1ST FLOOR -	0
2ND FLOOR -	1
3RD FLOOR -	1
4TH FLOOR -	1
5TH FLOOR -	1
6TH FLOOR -	1
7TH FLOOR -	1
TOTAL	6

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- 11 lever handles on all fixture typical
- 12 medicine cabinet
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- 22 Electric Water heater. Provide water sub meter in unit

LEGEND:

- vert. wall reinf for future swing up grab bar
- horiz. reinf for future wall mounted grab bar

SEE SHEETS T6.0-7 FOR HANDICAP NOTES AND DIAGRAM FOR LOCATION OF GRAB BAR BACKING, CLEARANCES ETC.

- SD HARDWIRE SMOKE DETECTOR/CO SENSOR W/ BATTERY BACKUP
- CO

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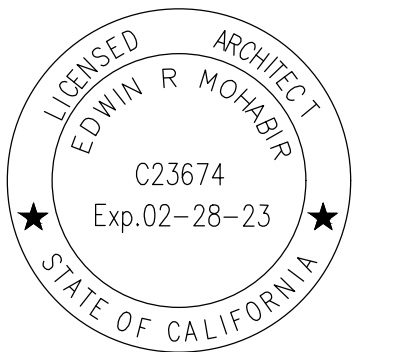
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PROVIDE DUCTED FRESH AIR INTAKE TO HVAC UNIT

PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

- 30" X 48" CLEAR FLOOR SPACE

25206 BISHOP CT.
 STEVENSON RANCH, CA 91381
 EDWINMOHABIR@GMAIL.COM
 TEL: 323-459-8809



PROJECT ADDRESS:
 148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

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 BURBANK, CA

DEVELOPER INFORMATION:

ABS PROPERTIES, INC.
 5500 HOLLYWOOD BLVD., 4TH FLR
 LOS ANGELES, CA 90028
 (213)268-2723

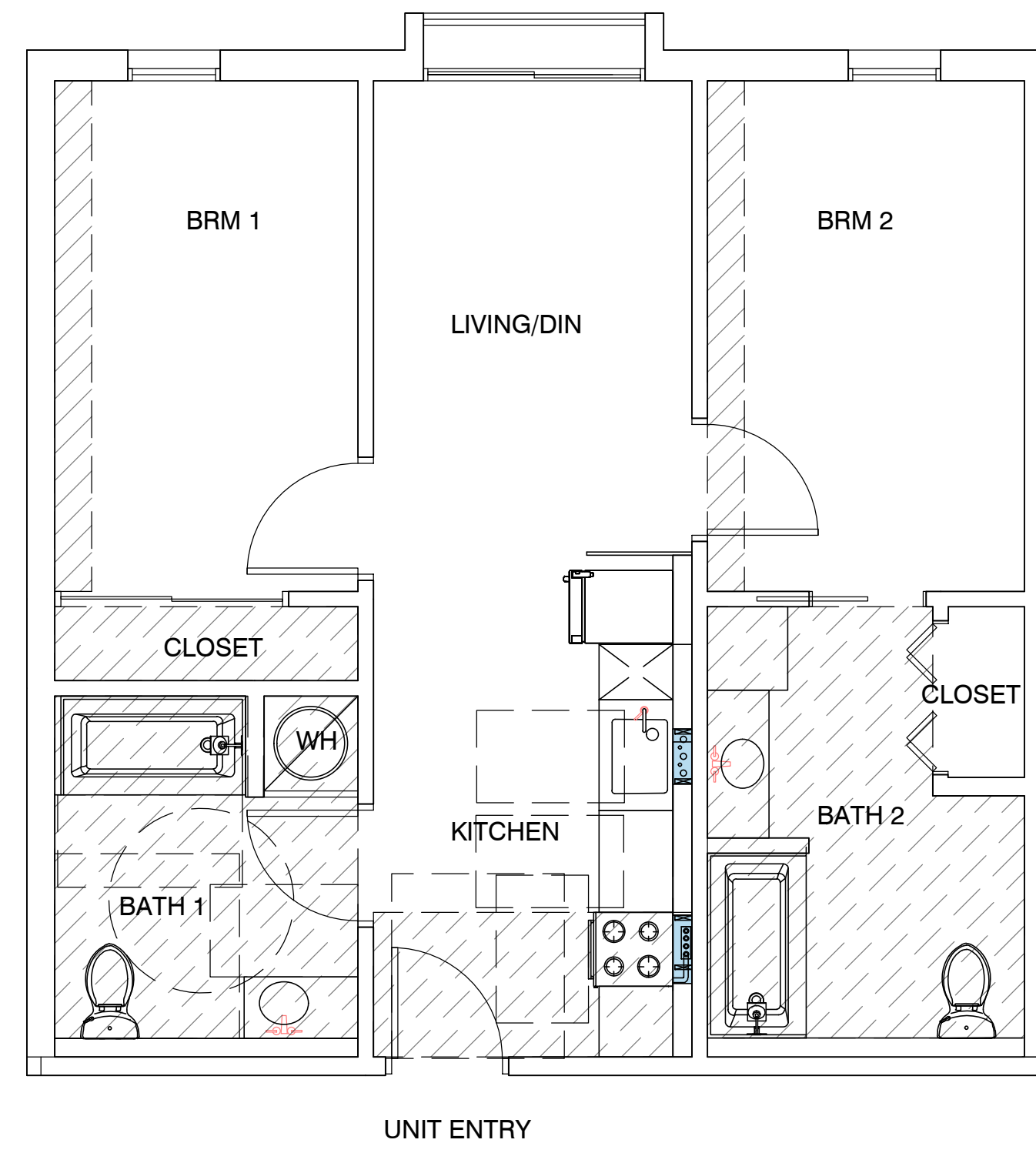
NOTES/REVISIONS:

PROJECT DATA:

DATE: 09-01-22
 ARCHITECT: EM
 CHECKED BY: EM
 DRAWN BY: EM
 PROJECT NO.:

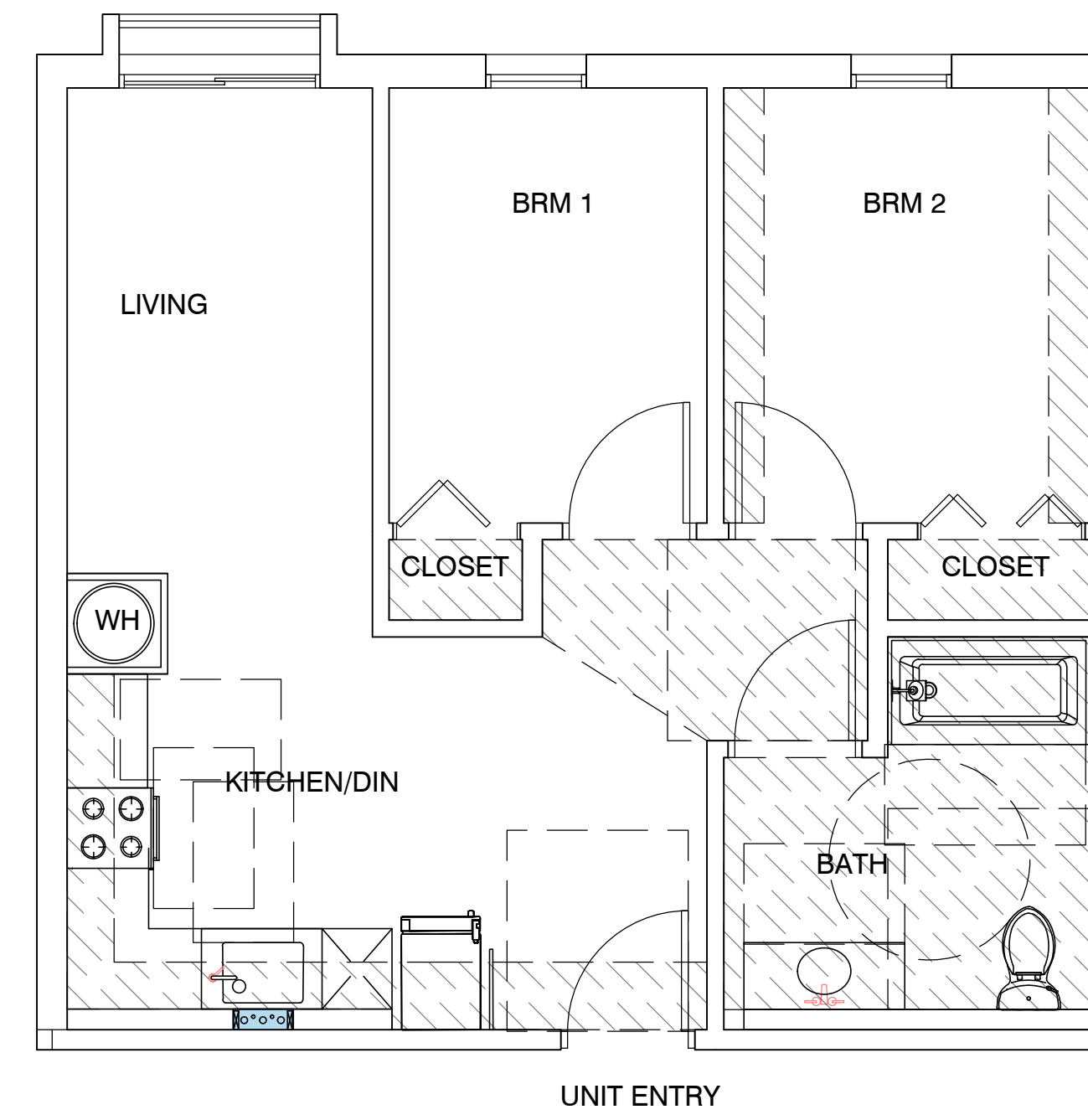
SCALE:

SHEET NAME/NUMBER:



UNIT TYPE BI - 2 BRM
GROSS LIVING AREA: 750
TOTAL: 14

1ST FLOOR -	2
2ND FLOOR -	2
3RD FLOOR -	2
4TH FLOOR -	2
5TH FLOOR -	2
6TH FLOOR -	2
7TH FLOOR -	2
TOTAL	14



UNIT TYPE B2 - 2 BRM
GROSS LIVING AREA: 700 S.F
TOTAL: 12

1ST FLOOR -	0
2ND FLOOR -	2
3RD FLOOR -	2
4TH FLOOR -	2
5TH FLOOR -	2
6TH FLOOR -	2
7TH FLOOR -	2
TOTAL	12

Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

- 1 Electric Range
- 2 18" ADA complying Dishwasher
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- 21 exhaust hood to outside and 3 feet from window openings
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LEGEND:

- vert. wall reinf for future swing up grab bar
- horiz. reinf for future wall mounted grab bar

SEE SHEETS T6.0-7 FOR HANDICAP NOTES AND DIAGRAM FOR LOCATION OF GRAB BAR BACKING, CLEARANCES ETC.

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- CO

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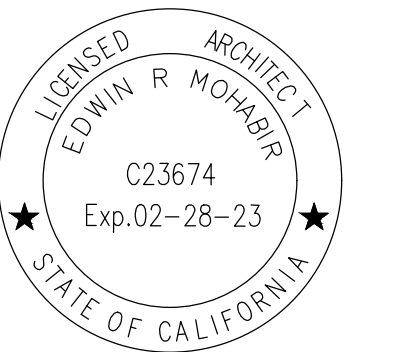
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PROVIDE DUCTED FRESH AIR INTAKE TO HVAC UNIT

PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

- 30" X 48" CLEAR FLOOR SPACE

25206 BISHOP CT.
 STEVENSON RANCH, CA 91381
 EDWINMOHABIR@GMAIL.COM
 TEL: 323-459-8809



PROJECT ADDRESS:
 148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

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 BURBANK, CA

DEVELOPER INFORMATION:

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 5500 HOLLYWOOD BLVD., 4TH FLR
 LOS ANGELES, CA 90028
 (213)268-2723

NOTES/REVISIONS:

PROJECT DATA:

DATE: 09-01-22
 ARCHITECT: EM
 CHECKED BY: EM
 DRAWN BY: EM
 PROJECT NO.:

SCALE:

SHEET NAME/NUMBER:

A-5.2

NOTES/REVISIONS:

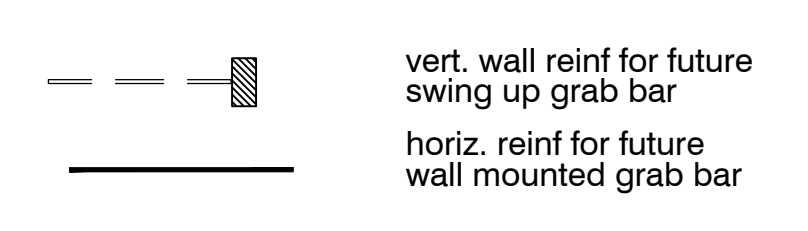
PROJECT DATA:

DATE:	09-01-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	

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- 21 exhaust hood to outside and 3 feet from window openings
- 22 Electric Water heater. Provide water sub meter in unit

LEGEND:



SEE SHEETS T6.0-7 FOR HANDICAP NOTES AND DIAGRAM FOR LOCATION OF GRAB BAR BACKING, CLEARANCES ETC.

- SD HARDWIRE SMOKE DETECTOR/CO SENSOR W/ BATTERY BACKUP
- CO

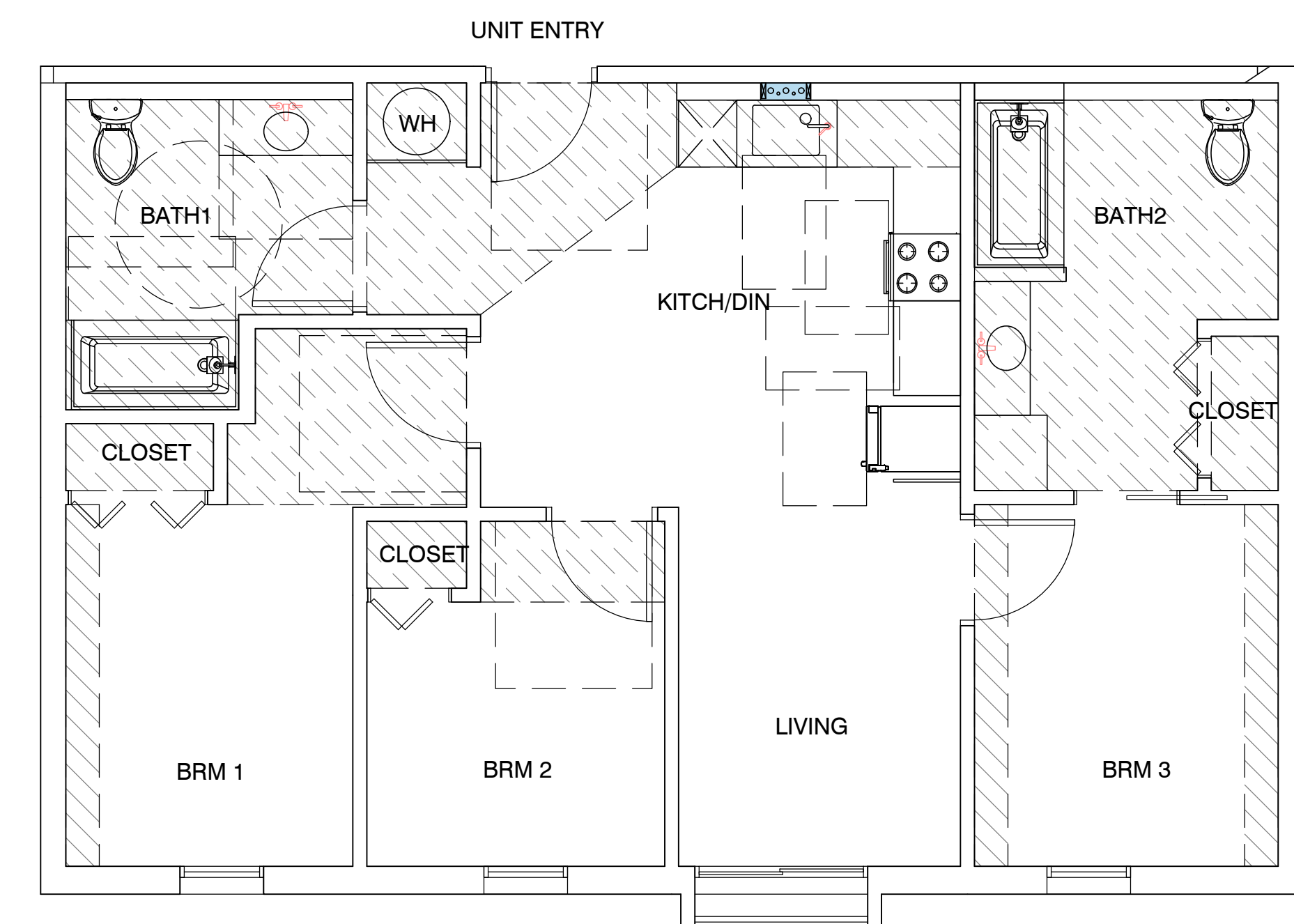
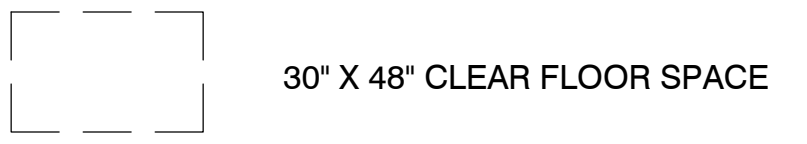
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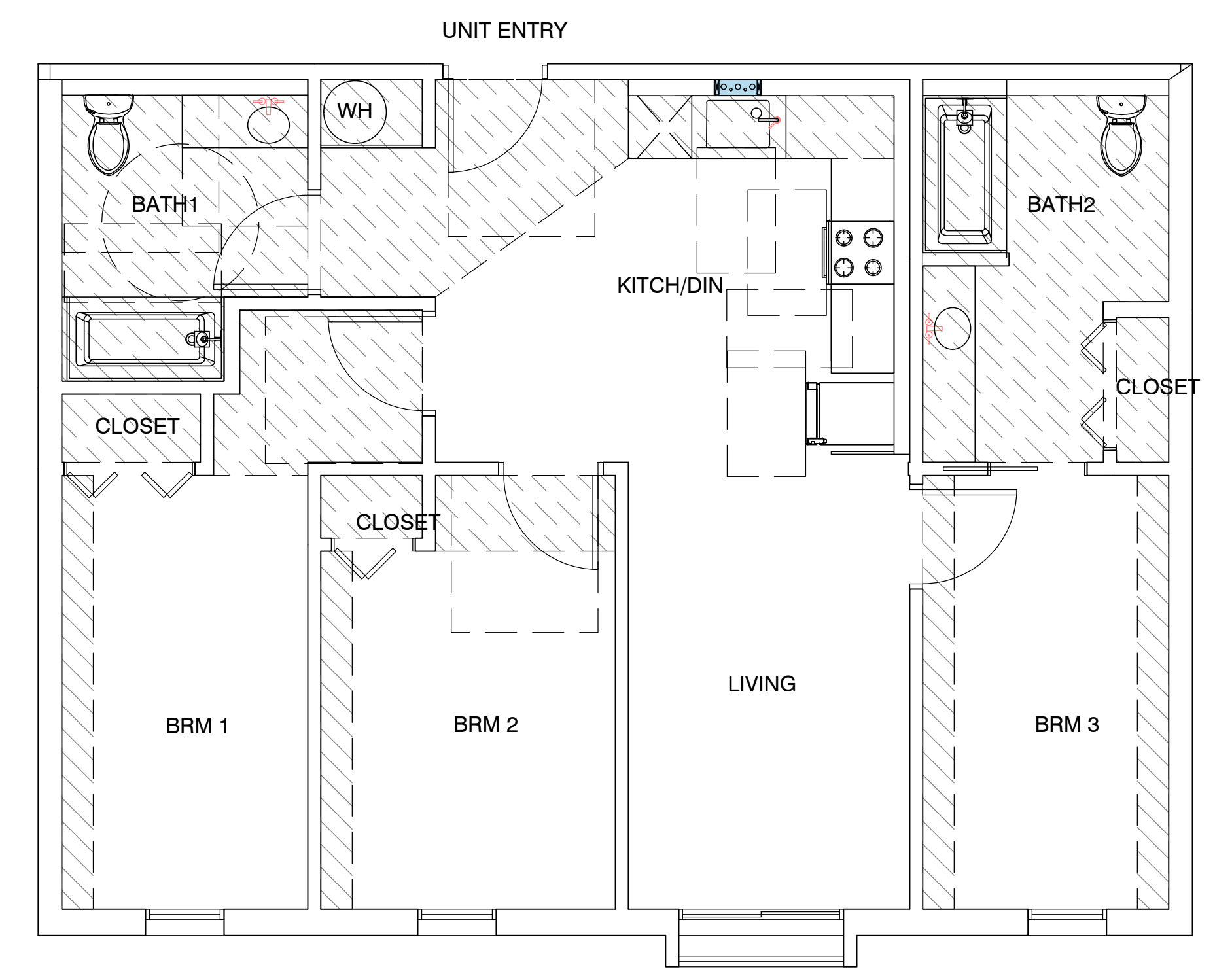
PROVIDE DUCTED FRESH AIR INTAKE TO HVAC UNIT

PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24



UNIT TYPE CI - 3 BRM
GROSS LIVING AREA: 900 S.F
TOTAL: 6

1ST FLOOR -	0
2ND FLOOR -	1
3RD FLOOR -	1
4TH FLOOR -	1
5TH FLOOR -	1
6TH FLOOR -	1
7TH FLOOR -	1
TOTAL	6



UNIT TYPE C2 - 3 BRM
GROSS LIVING AREA: 930 S.F
TOTAL: 13

1ST FLOOR -	1
2ND FLOOR -	2
3RD FLOOR -	2
4TH FLOOR -	2
5TH FLOOR -	2
6TH FLOOR -	2
7TH FLOOR -	2
TOTAL	13

NOTES/REVISIONS:

PROJECT DATA:

DATE:	09-01-22
ARCHITECT:	EM
CHECKED BY:	EM
DRAWN BY:	EM
PROJECT NO.:	-
SCALE:	

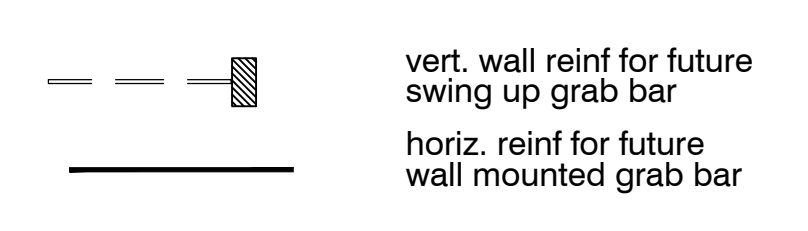
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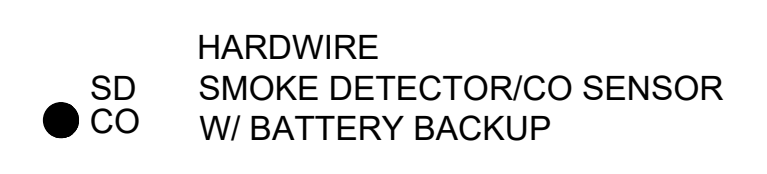
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LEGEND:



SEE SHEETS T6 0-7 FOR HANDICAP NOTES AND DIAGRAM FOR LOCATION OF GRAB BAR BACKING, CLEARANCES ETC.



HARDWIRE SMOKE DETECTOR/CO SENSOR W/ BATTERY BACKUP

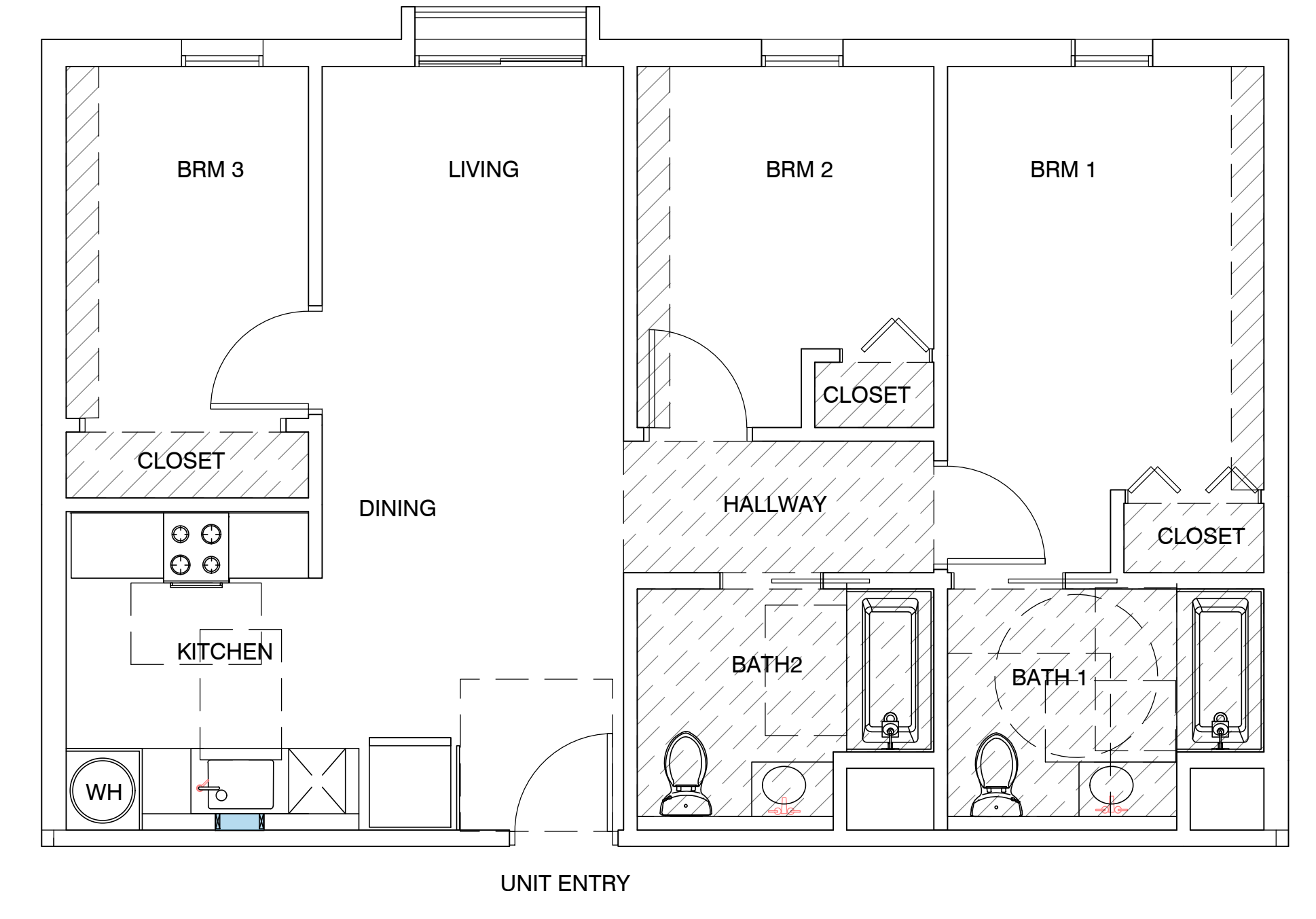
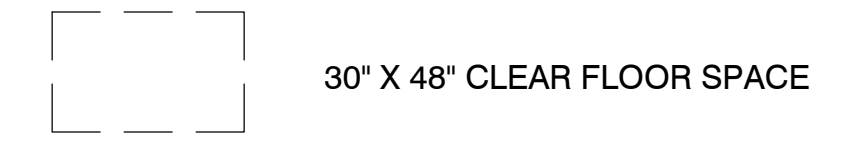
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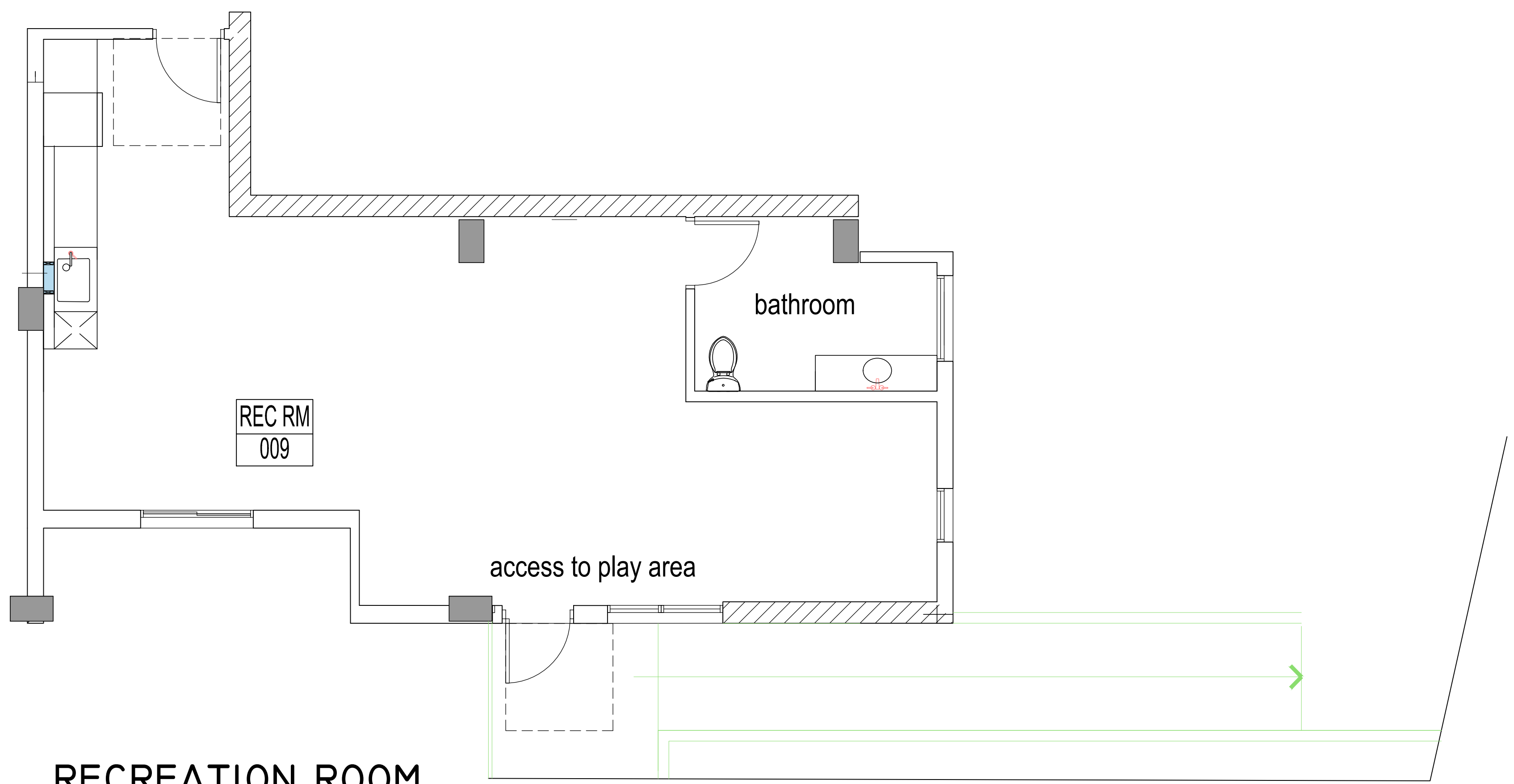
PROVIDE DUCTED FRESH AIR INTAKE TO HVAC UNIT

PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

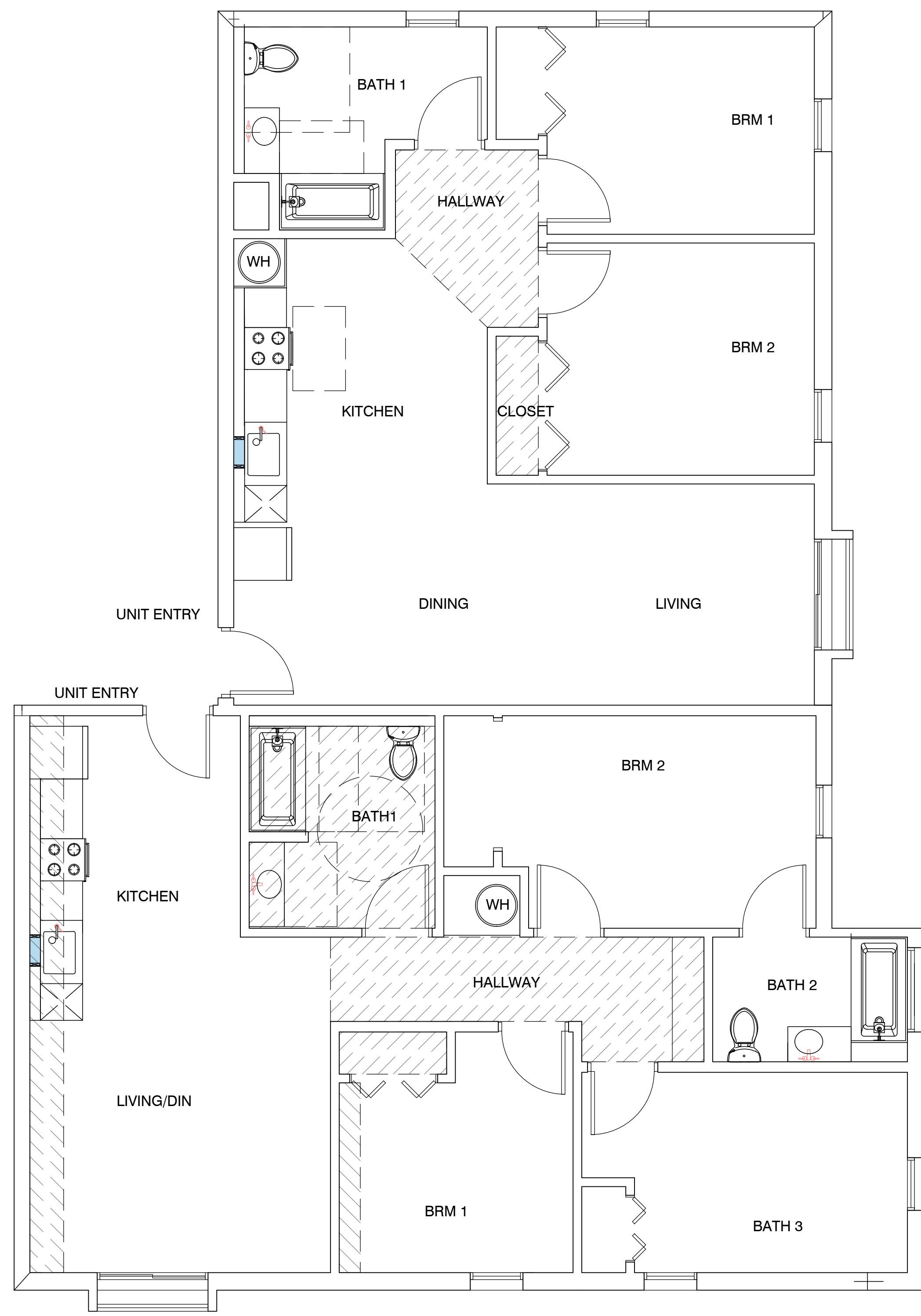


UNIT TYPE C3 - 3 BRM
 GROSS LIVING AREA: 906 S.F
 TOTAL: 6

1ST FLOOR -	0
2ND FLOOR -	1
3RD FLOOR -	1
4TH FLOOR -	1
5TH FLOOR -	1
6TH FLOOR -	1
7TH FLOOR -	1
TOTAL	6



RECREATION ROOM
 GROSS AREA: 760 S.F



UNIT TYPE F - 2 BRM
GROSS LIVING AREA: 750 S.F
TOTAL: 6

1ST FLOOR	-	0
2ND FLOOR	-	1
3RD FLOOR	-	1
4TH FLOOR	-	1
5TH FLOOR	-	1
6TH FLOOR	-	1
7TH FLOOR	-	1
TOTAL		6

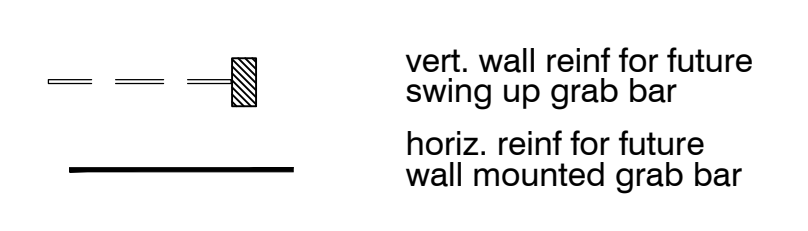
UNIT TYPE E - 3 BRM
GROSS LIVING AREA: 940 S.F
TOTAL: 6

1ST FLOOR	-	0
2ND FLOOR	-	1
3RD FLOOR	-	1
4TH FLOOR	-	1
5TH FLOOR	-	1
6TH FLOOR	-	1
7TH FLOOR	-	1
TOTAL		6

Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

- 1 Electric Range
- 2 18" ADA complying Dishwasher
- 3 HVAC Soffit - 7' min above finish floor
- 4 Provide mechanical ventilation which furnishes five air changes per hour direct to the outside.
- 5 Provide hardwire smoke detector/CO sensor with battery back up. See floor plan for location.
- 6 Prefab fiber glass tub enclosure walls are 70" high above the drain. Solid Joint at trap-no access panel required.
- 7 All water closet must be low water consumption ULTRA FLUSH.
- 8 removeable base cabinets under sink counter work area
- 9 30" wide work surface
- 10 grab bar backing typical
- 11 lever handles on all fixture typical
- 12 medicine cabinet
- 13 42" high guardrail typ.
- 14 24" wide refrigerator
- 15 LVT flooring throughout
- 16 ADA kitchen sink
- 17 ADA bathroom sink
- 18 provide single shelf and single pole
- 19 marble counter top at all kitchen, laundry room.
- 20 cultured marble bathroom counter top.
- 21 exhaust hood to outside and 3 feet from window openings
- 22 Electric Water heater. Provide water sub meter in unit

LEGEND:



SEE SHEETS T6.0-7 FOR HANDICAP NOTES AND DIAGRAM FOR LOCATION OF GRAB BAR BACKING, CLEARANCES ETC.

- SD HARDWIRE SMOKE DETECTOR/CO SENSOR W/ BATTERY BACKUP
- CO

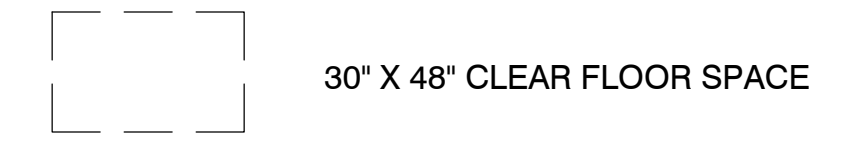
EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT. 4.506.1

ALL PLUMBING FIXTURES SHALL COMPLY WITH TABLE 4.303.2

EACH APPLIANCE SHALL BE ENERGY STAR COMPLIANT IF APPLICABLE FOR THAT APPLIANCE. 4.210

PROVIDE DUCTED FRESH AIR INTAKE TO HVAC UNIT

PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24



EDWIN MOHABIR
EM
 ARCHITECT, INC.

25206 BISHOP CT.
 STEVENSON RANCH, CA 91381
 EDWINMOHABIR@GMAIL.COM
 TEL: 323-459-8809

PROJECT ADDRESS:
 148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
 BURBANK, CA

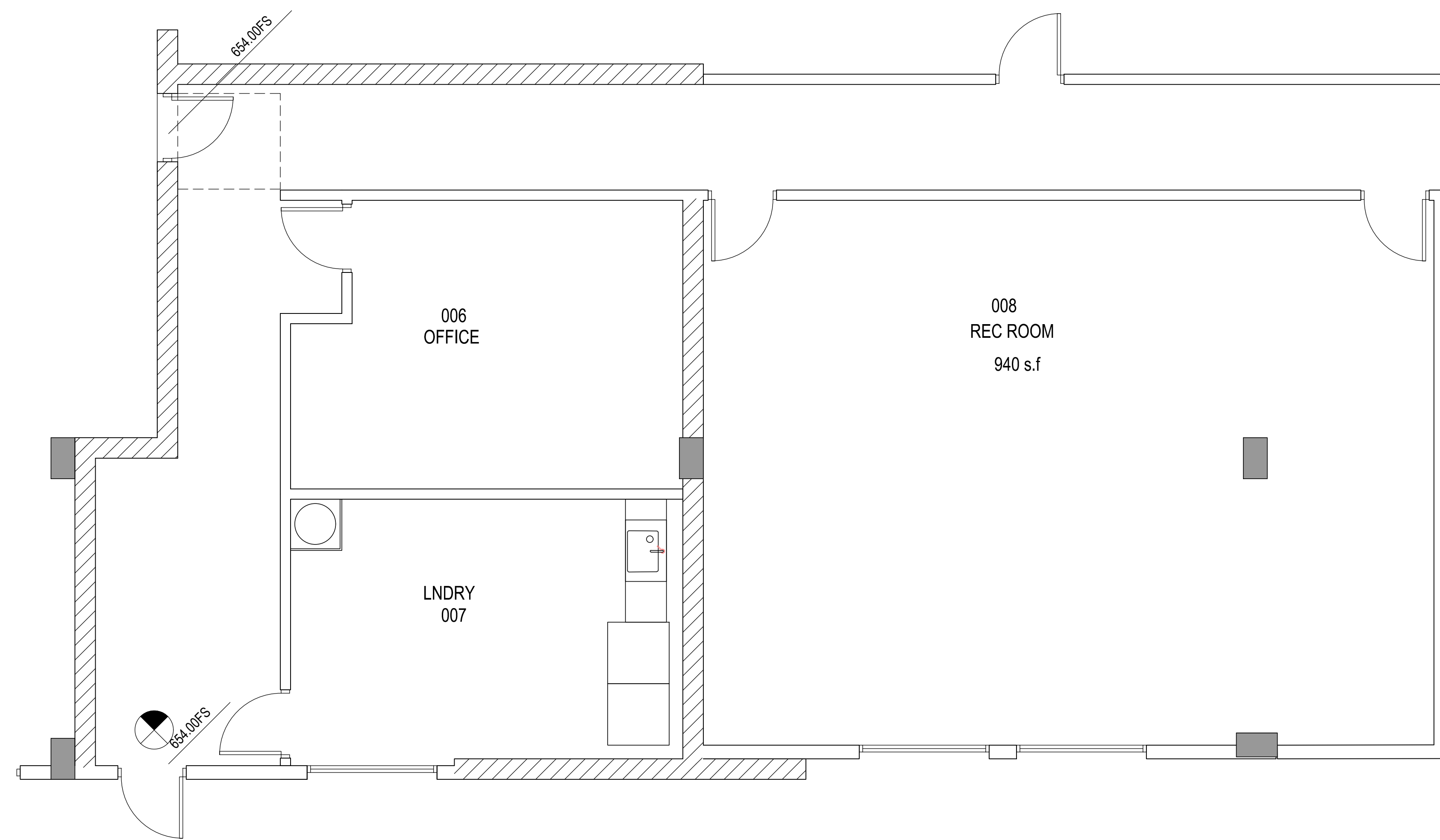
DEVELOPER INFORMATION:
ABS PROPERTIES, INC.
 5500 HOLLYWOOD BLVD., 4TH FLR
 LOS ANGELES, CA 90028
 (213)268-2723

NOTES/REVISIONS:

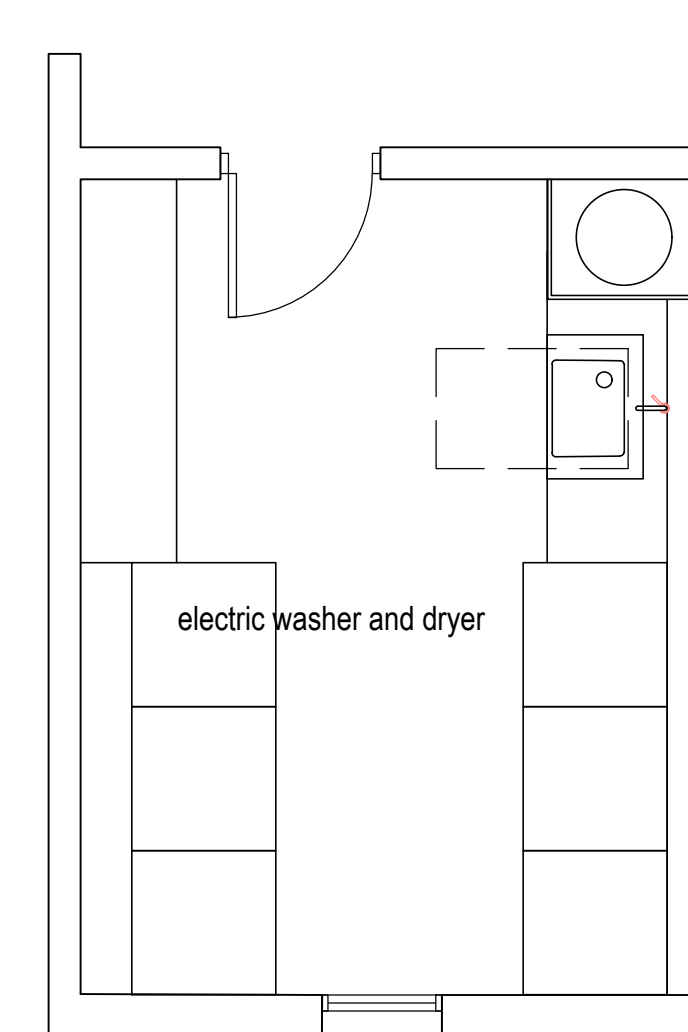
PROJECT DATA:

DATE:	09-01-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	

SHEET NAME/NUMBER:
A-5.5



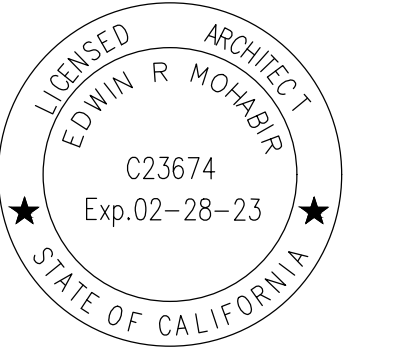
RECREATION ROOM 940 s.f



Laundry at 2nd - 7th floor

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PROJECT ADDRESS:
 148 AFFORDABLE
 HOUSING DEVELOPMENT

**RESIDENCY
 AT THE
 EMPIRE 1**

2814 W. EMPIRE AVE
 BURBANK, CA

DEVELOPER INFORMATION:

ABS PROPERTIES, INC.
 5500 HOLLYWOOD BLVD., 4TH FLR
 LOS ANGELES, CA 90028
 (213)268-2723

NOTES/REVISIONS:

PROJECT DATA:

DATE: 09-01-22
 ARCHITECT: EM
 CHECKED BY: EM
 DRAWN BY: EM
 PROJECT NO.:

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

SHEET NAME/NUMBER:

ENLARGE
 PLANS

A-5.6

GENERAL NOTES:

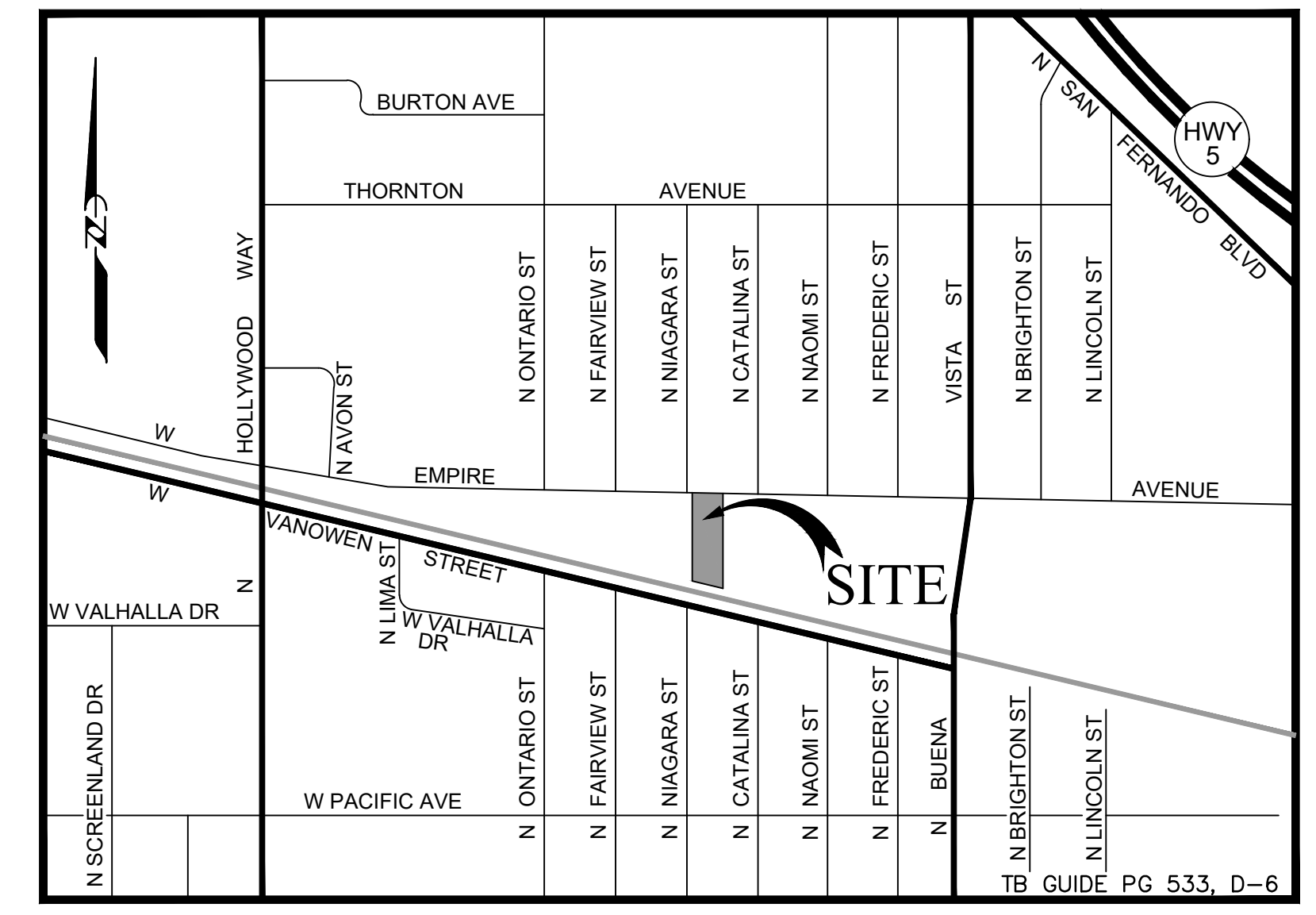
- NO EXISTING PROTECTED TREE SPECIES ARE ON THE PROPERTY.
- FINAL LOCATION OF PROPOSED PROJECT UTILITY LATERAL SERVICES (WATER, SANITARY SEWER, GAS, ETC.) WILL BE DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS.
- THE PROPOSED BUILDING FINISHED FLOOR ELEVATIONS WILL BE SET 1.0 FOOT ABOVE THE BASE FLOOD ELEVATION OF 652.50 AS DEPICTED IN THE FEMA LOMR REPORT CASE NO. 11-09-3187P, EFFECTIVE: JUNE 28, 2012.

DEMOLITION NOTES:

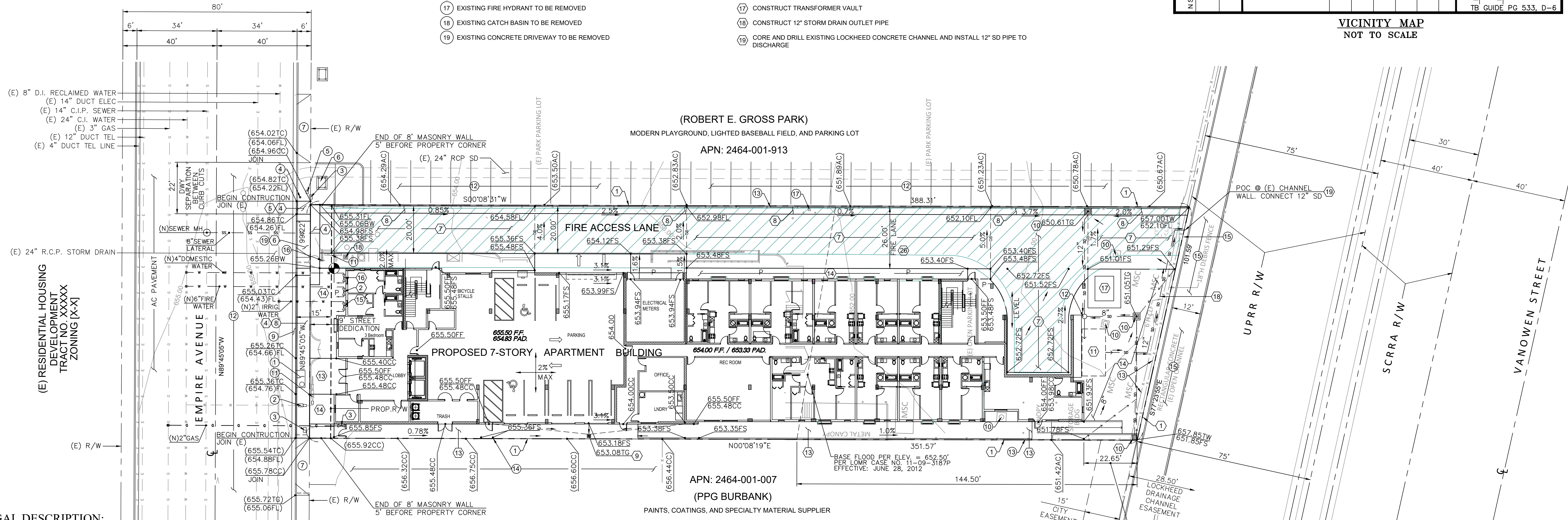
- EXISTING CATCH BASIN TO PROTECT-IN-PLACE
- EXISTING PULL-BOX (WATER) TO BE REMOVED
- EXISTING PULL-BOX (ELECTRICAL) TO RE-SET TO (N) SIDEWALK GRADE
- EXISTING STREET LIGHT TO PROTECT-IN-PLACE
- EXISTING PULL-BOX (STREET-LIGHT) TO PROTECT-IN-PLACE
- EXISTING PARK DECORATIVE COLUMN TO PROTECT-IN-PLACE
- EXISTING CONCRETE DRIVEWAY TO PROTECT-IN-PLACE
- EXISTING CONCRETE SIDEWALK TO BE REMOVED
- EXISTING CONCRETE CURB AND GUTTER TO PROTECT-IN-PLACE
- EXISTING MONITORING WELL TO PROTECT-IN-PLACE
- EXISTING FDC TO BE REMOVED
- EXISTING A.C. PAVEMENT TO PROTECT-IN-PLACE
- EXISTING CHAIN-LINK-FENCE TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO PROTECT-IN-PLACE
- EXISTING DRAINAGE CHANNEL (LOCKHEED) TO PROTECT-IN-PLACE
- EXISTING GAS METER TO BE REMOVED
- EXISTING FIRE HYDRANT TO BE REMOVED
- EXISTING CATCH BASIN TO BE REMOVED
- EXISTING CONCRETE DRIVEWAY TO BE REMOVED

CONSTRUCTION NOTES:

- CONSTRUCT 6' HIGH BLOCK WALL
- CONSTRUCT BFP FOR FIRE WATER PURPOSES
- CONSTRUCT GAS REGULATOR AND METER
- CONSTRUCT CONCRETE SIDEWALK
- CONSTRUCT CONCRETE CURB AND GUTTER AND JOIN (E)
- CONSTRUCT CONCRETE DRIVEWAY (W=20') PER CITY OF BURBANK STANDARD PLANS.
- CONSTRUCT 28' FIRE ACCESS ROAD
- CONSTRUCT 3' CONCRETE CURB & GUTTER
- CONSTRUCT 12"x12" CATCH BASIN
- CONSTRUCT 24"x24" CATCH BASIN
- CONSTRUCT UNDERGROUND STORMWATER CISTERN (FOR LID RETAINED SWQDV ON SITE)
- CONSTRUCT STORMWATER PRE-TREATMENT UNIT
- CONSTRUCT CONCRETE WALK
- CONSTRUCT PLANTING AREA
- CONSTRUCT BFP FOR IRRIGATION WATER PURPOSES
- CONSTRUCT BFP FOR DOMESTIC WATER PURPOSE AND METER
- CONSTRUCT TRANSFORMER VAULT
- CONSTRUCT 12" STORM DRAIN OUTLET PIPE
- CORE AND DRILL EXISTING LOCKHEED CONCRETE CHANNEL AND INSTALL 12" SD PIPE TO DISCHARGE



**VICINITY MAP
NOT TO SCALE**



LEGAL DESCRIPTION:

(PER TITLE REPORT NOTED HEREON):
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 THAT WESTERLY 99.22 FEET, AS MEASURED ALONG THE NORTHERLY LINE OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, IN TOWNSHIP 1 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, NORTH 89°45'05" WEST 590 FEET; THENCE SOUTH 00°09'07" WEST PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER 391.67 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE SOUTHERN PACIFIC RAILWAY RIGHT OF WAY COAST LINE, AS SHOWN ON TRACT NO. 13067, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 257, PAGES 34 AND 35 OF MAPS; THENCE SOUTH 77°24'15" EAST ALONG SAID NORTHERLY LINE 604.19 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE ALONG SAID EASTERLY LINE, NORTH 0 DEGREES 09 MINUTES 07 SECONDS EAST 520.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 25 FEET THEREOF, CONVEYED TO THE CITY OF BURBANK, FOR ROAD PURPOSES, BY DEED RECORDED IN BOOK 2798, PAGE 66, OFFICIAL RECORDS.

APN: 2464-001-017
 GROSS AREA OF PROPERTY = 37,445 SQ. FT. (INCLUDES DEDICATED LAND)
 NET AREA OF PROPERTY = 35,957 SQ. FT.

EARTHWORK VOLUMES:

CUT _____ C.Y.
 FILL _____ C.Y.
 OVEREXCAVATION _____ C.Y.
 IMPORT/EXPORT _____ C.Y.

BENCHMARK

CITY OF BURBANK BENCHMARK # 1904-2
 2-1/4" BRASS DISC STAMPED BM 1904-2 AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF EMPIRE AVE AND NAOMI ST. SET IN THE NORTH END OF A 1.5'X18' CATCH BASIN 1.0 FT BACK OF THE CURB FACE AND 41 FT N/O THE NORTH PROPERTY LINE OF EMPIRE AVE.

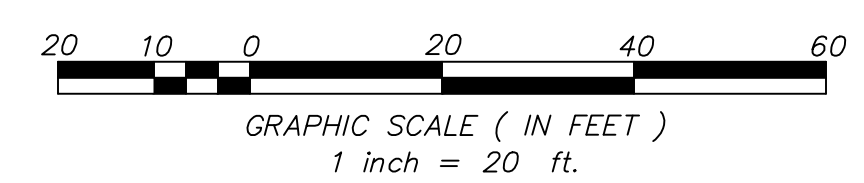
ELEVATION: 652.454 FEET

BASIS OF BEARINGS

THE BEARING OF NORTH 89°45'05" WEST OF THE CENTERLINE OF EMPIRE AVENUE AS SHOWN ON TRACT NO. 9443, M.B. 144/5-6, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EXISTING BUILDING TO-BE-DEMOLISHED
- GRADE CHANGE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- CONCRETE
- BOTTOM
- CLEAN OUT
- GRADE CHANGE



CONCEPTUAL CIVIL SITE PLAN

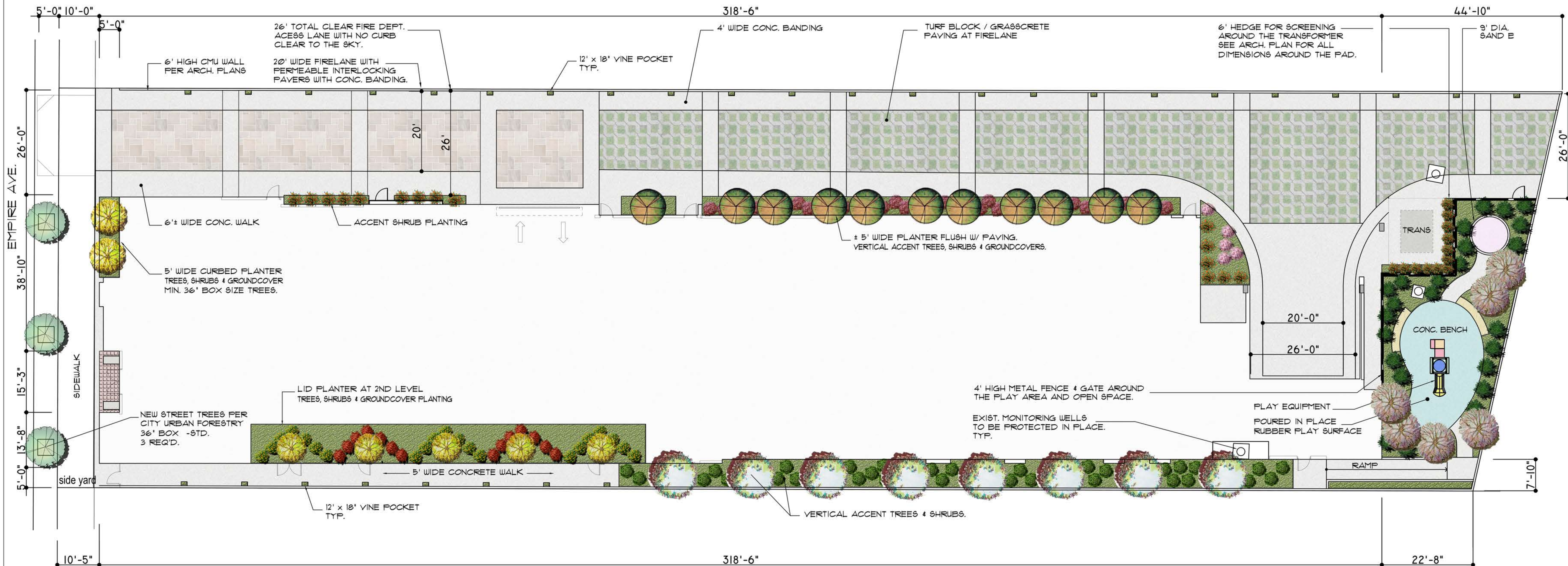
THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:

 VICTOR SALAZAR
 R.C.E. NO. C57604
 DATE 09-07-2022

LAND DESIGN CONSULTANTS INC.
 Land Planning, Civil Engineering, Surveying & Environmental Services
 800 Royal Oaks Drive, Suite 104, Monrovia, CA 91016
 Ph. (626) 578-7000 Fax: (626) 578-7373

EMPIRE AVE. AFFORDABLE HOUSING PROJECT
 2814 W. EMPIRE AVE.
 IN THE CITY OF BURBANK OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SUBDIVIDER		DESIGNED BY:		DATE:	SCALE:	REVIEWED BY:	Proj. No. 05015-834
ABS BURBANK, LLC		FB		09/07/2022	AS SHOWN	VS	SHEET 1 OF 1
5500 W. HOLLYWOOD BOULEVARD, 4TH FLOOR, WEST WING LOS ANGELES, CA 90028, Phone: (323) 464-7853							



PLANT PALETTE

CANOPY SHADE TREES: (MIN 36" BOX)

- AREBUTUS UNEDO- STRAWBERRY TREE
- BRACHYCHITON ACERIFOLIUS- FLAME TREE
- GEUEIRA PARVIFOLIA- AUSTRALIAN WILLOW
- OLEA EUROPAEA- OLIVE
- QUERCUS ILEX- HOLLY OAK
- ZELKOVA SERRATA- SAW LEAF ZELKOVA

VERTICAL ACCENT TREES: (MIN 36" BOX)

- CALLISTEMON VIMINALIS- WEEPING BOTTLE BRUSH
- BRACHYCHITON POPULNEUS- BOTTLE TREE
- EUCALYPTUS NICHOLII- NICHOL'S WILLOW LEAF PEPPERMINT
- EUCALYPTUS POLYANTHEMOS- SILVER DOLLAR GUM
- EUCALYPTUS SIDEROXYLON- RED IRON BARK
- MELALEUCA LINARIFOLIA- FLAX LEAF PAPER BARK

ACCENT FLOWERING TREE: (MIN 36" BOX)

- MELALEUCA NESOPHILA- PINK MELALEUCA
- CALLISTEMON CITRINUS- BOTTLE BRUSH
- KOELREUTERIA PANICULATA- GOLDEN RAIN TREE
- FUNICIA GRANATUM- POMEGRANATE

SHRUBS (5 GAL) & GROUND COVERS (1 GAL)

- AREBUTUS UNEDO 'COMPACTA'- DWARF STRAWBERRY TREE
- ABELIA GRANDIFLORA- GLOSSY ABELIA
- ARCTOSTAPHYLOS 'EMERALD CARPET'- EMERALD CARPET MANZANITA
- ALYOGYNE HUEGELII- BLUE HIBISCUS
- BERBERIS AQUIFOLIUM 'COMPACTA'- COMPACT OREGON GRAPE HOLLY
- BOUGAINVILLEA 'OCH LA LA'- BOUGAINVILLEA
- CALLIANDRA TWEEDII- BRAZILIAN FLAME BUSH
- CISTUS LADANIFER- CRIMSON SPOT ROCKROSE
- CERCIS OCCIDENTALIS- WESTERN REDBUD
- CEANOTHUS 'CONCHA'- CONCHA CEANOTHUS
- DALEA FRUTESCENS- BLACK DALEA
- DODONAEA VISCOSEA 'PURPUREA'- PURPLE HOPSEED BUSH
- ECHILUM FASTUOSUM- PRIDE OF MADEIRA
- EURYOPIS PECTINATUS- SHRUB DAISY
- GREVILLEA NOELLII- GREVILLEA
- LANTANA MONTEVIDENSIS- TRAILING LANTANA
- LEPTOSPERMUM PETERSONII- LEMON SCENTED TEA TREE
- NANDINA DOMESTICA- HEAVENLY BAMBOO
- XYLOSMA CONGESTUM- SHINY XYLOSMA
- RAPHIOLEPIIS INDICA- INDIAN HAWTHORN
- YUCCA GLORIOSA- SPANISH DROGGER

VINES

- CALYSTEGIA MACROSTEGIA- MORNING GLORY
- BOUGAINVILLEA SP5- BOUGAINVILLEA
- LONICERA JAPONICA- JAPANESE HONEYSUCKLE
- MACFADYENA UNGUIS- CATI- CAT'S CLAW

STREET TREES

- NEW STREET TREES PER CITY URBAN FORESTRY 36" BOX -STD. 3 REQ'D.

PROJECT INFORMATION:

PROJECT ADDRESS: 2814 W. EMPIRE AVE. CITY OF BURBANK, CA 91504

PROJECT DESCRIPTION: 1 STORY TYPE IIIA - 148 UNIT 100% AFFORDABLE MULTI-FAMILY DEVELOPMENT

LANDSCAPE CALCULATIONS:

GROUND LEVEL	
LOT SIZE:	37,445 SF.
BLDG FOOTPRINT:	18,526 SF.
FIRE LANE + CONC. PATH:	1,161 SF. + (1,336 SF. CONC. PAV. BY THE BLDG.) = 2,497 SF.
OPEN SPACE AREA:	37,445 - 18,526 - 2,497 = 16,422 SF.
HARDSCAPE AREA:	8,146 SF.
PLANTING AREA:	2,270 SF.

LANDSCAPE PERCENTAGE OF FRONT & SIDEYARDS

- FRONT YARD: ZERO SETBACK - NO FRONTYARD PROVIDED. 126 SF. OF PLANTING PROVIDED.
- WEST YARD: 319.32' x 5' = 1,596.6 SF. 1,129 SF. OF LANDSCAPE AREA PROVIDED. 1,129 : 1,596.6 = 70.5% LANDSCAPE
- EAST YARD: 313.5' x 5' = 1,567.5 SF.

NO OPEN SPACE REQUIRED. 2,050 SF. PROVIDED IN THE REARYARD WITH PLAY EQUIPMENT, SAND BOX AND CONC. BENCH SEATING.

TREE REQUIREMENT - 1 TREE PER EVERY 40' OF STREET FRONTAGE = 18 TREES REQ'D.
 STREET FRONTAGE - FRONT + 2 SIDEYARDS = 731.83 LF.
 GROUND LEVEL: 21 TREES PROVIDED + 3 STREET TREES.
 2ND LEVEL: LID PLANTER- 5 TREES PROVIDED.

NOTE:

ALL LANDSCAPE AREA WILL BE IRRIGATED BY AUTOMATIC DRIP IRRIGATION SYSTEM.



NOTES ON PROPERTY DEVELOPMENT STANDARDS:

- NO FRONT YARD IS PROPOSED DUE TO ZERO SETBACK.
- TREES IN THE SIDE YARDS WILL BE MINIMUM 36" BOX AND A MINIMUM OF ONE TREE WILL BE PLANTED FOR EVERY LINEAR FEET OF STREET FRONTAGE OR FRACTION THEREOF. IN SHRUB AREAS, A MINIMUM OF ONE 5 GALLON SHRUB WILL BE PLANTED FOR EVERY 10 SF OF SHRUB AREA.
- THIS PROJECT WILL USE LOW WATER USE PLANTS AND DRIP IRRIGATION SYSTEM TO MEET THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE FOR THE PROJECT. SEE LANDSCAPE CALCULATIONS ON THIS SHEET FOR DETAILS.
- PLAY AREA/OPEN SPACE IN THE REAR WILL BE SEPARATED FROM THE ADJACENT DRIVEWAY BY A METAL FENCE.

EDWIN MOHABIR
EM
 ARCHITECT, INC.

25206 BISHOP CT.
 STEVENSON RANCH, CA 91381
 EDWINMOHABIR@GMAIL.COM
 TEL: 323-459-8809

D.S.K. LANDSCAPE ARCHITECTS
 ARCHITECTS
 LANDSCAPE ARCHITECTS
 REGISTERED ARCHITECTS
 REGISTERED LANDSCAPE ARCHITECTS
 REGISTERED PLANNERS
 REGISTERED DESIGNERS

3000 WEST 6TH STREET SUITE 300
 LOS ANGELES, CALIFORNIA 90010
 PHONE (213) 382-3115
 FAX (213) 382-2669
 email dsklandarch@aol.com

REGISTERED LANDSCAPE ARCHITECT
 Edwin D. Kim
 Signature
 9/20/24
 Date
 STATE OF CALIFORNIA

PROJECT ADDRESS:
 148 AFFORDABLE HOUSING DEVELOPMENT
RESIDENCY AT THE EMPIRE 1
 2814 W. EMPIRE AVE BURBANK, CA
 DEVELOPER INFORMATION:
ABS PROPERTIES, INC.
 5500 HOLLYWOOD BLVD., 4TH FLR LOS ANGELES, CA 90028 (213) 268-2723

NOTES/REVISIONS:

PROJECT DATA:

DATE:	9-8-22
ARCHITECT	
CHECKED BY	
DRAWN BY	
PROJECT NO.	
SCALE	3/32" = 1'-0"

SHEET NAME/NUMBER:
CONCEPTUAL LANDSCAPE PLAN
 L-1.1