### RESIDENCY AT THE EMPIRE 1

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

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		

A-0.0

A-0.1

A-2.0

A-2.3

A-3.1

PROJECT TEAM

OWNER/DEVELOPER

ABS HOLLYWOOD, LLC

5500 HOLLYWOOD BLVD

4TH FLOOR, WEST WING

LOS ANGELES, CA 90028

EDWIN MOHABIR ARCHITECT, INC

**ARCHITECT** 

25206 BISHOP CT

323-459-8809

319 MAIN ST.

213-239-9700

VALENCIA, CA 91381

STRUCTURAL ENGINEER

LABIB FUNK+ASSOC.

EL SEGUNDO, CA 90245

CIVIL ENGINEER

MONROVIA, CA 91016

LOS ANGELES, CA 90049

LANDSCAPE ARCHITECT:

Los Angeles, CA 90020

Office: 213-382-3113

Cell: 310-259-8650

DSK Landscape Architects, INC

3000 W. 6th Street, Suite 300

626-578-7000

LAND USE

310-209-8800

LAND DESIGN CONSULTANTS. INC

ARMBRUSTER, GOLDSMITH & DEVAC LLP

11611 SAN VICENTE BLVD, SUITE 900

800 ROYAL OAKS DR. SUITE 104

SHEET INDEX

TITLE SHEET

PLOT PLAN

ROOF PLAN

DEMOLITION PLAN

FIRST FLOOR PLAN

**EXTERIOR ELEVATIONS** 

EXTERIOR ELEVATIONS

**BUILDING SECTIONS** 

**BUILDING SECTIONS** 

**ENLARGE UNIT PLANS** 

ENLARGE UNIT PLANS

ENLARGE UNIT PLANS ENLARGE UNIT PLANS **ENLARGE UNIT PLANS** ENLARGE UNIT PLANS

**GREEN MANDATORY MEASURES** 

**GREEN MANDATORY MEASURES** 

3RD, 4TH, 5TH, 6TH & 7TH FLOOR

FLOOR AREA CALC/POLICE DEPT NOTES

(	Parking Analysis		4 Incentives Allowed 1 Incentives Request	
(	Parking Required Parking Provided:	none	1) 0' front yard instead of 15'-2"	
(	Standard Stalls Van Accessible EVCS van accessible Total Provided	5 1 1 7		
(	Bicycle Parking Analysis			
(	Parking Required Parking Provided:	none		
(	Longterm Stalls Short term	18 2		
(	Total Bicycle Parking	20		

Development	Standards
-------------	-----------

- Landscaping.

b. The provision of outdoor amenities and decorative hardscape, such as outdoor seating areas with benches permanently affixed to the ground or hardscaped 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.

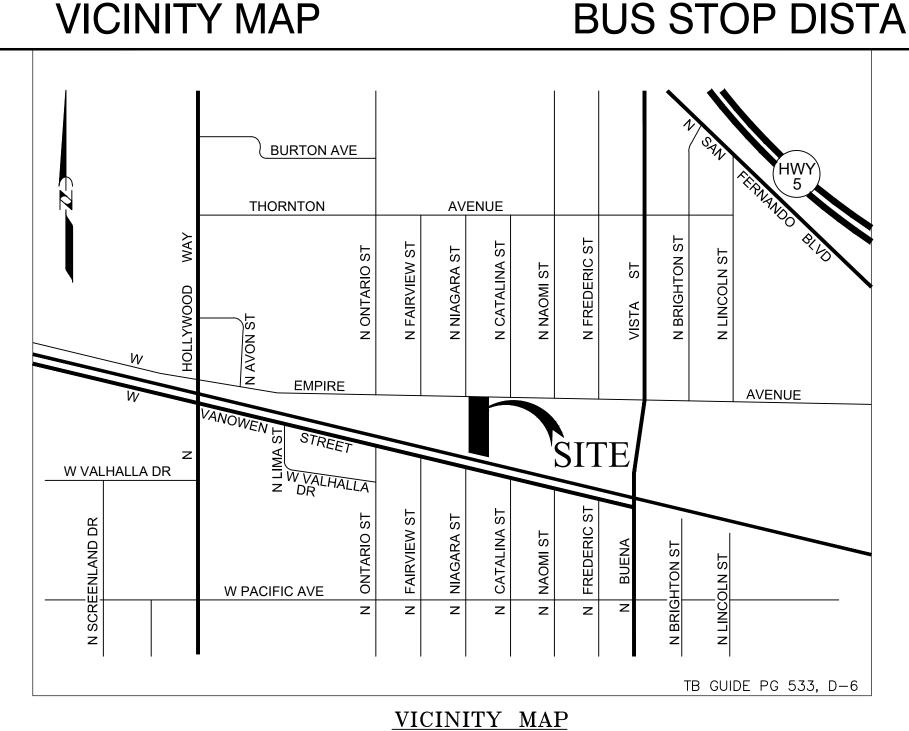
e. In required front and exposed side yards, a minimum of one tree shall be planted for every 40 linear feet of street frontage or fraction thereof. Turf is allowed in up to 50 percent of required landscaped areas. In shrub areas, a minimum of one five (5) gallon shrub is required for every ten (10) 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
- g. If trees are planted in planters, the planters must have a minimum length and width of five (5) feet.

- a. A minimum of 50 percent of front and exposed side yards shall be landscaped.

- 36-inch box trees shall be equally distributed in required front or street side yards.

### **BUS STOP DISTANCE**



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 deferred 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

### PROJECT INFORMATION

#### ADDRESS/LEGAL INFORMATION

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

**LEGAL DESCRIPTION:** 

IN BOOK 2798, PAGE 66, OFFICIAL RECORDS

35.957 S.F

APN: 2464-001-017 **GROSS LOT AREA:** 37,445 S.F

JURISDICTIONAL INFORMATION

**NET LOT AREA:** 

BURBANK MUNICIPAL CODE TITLE 10 ZONING REGULATIONS **BURBANK 2035 GENERAL PLAN** 

PLANNING AND ZONING INFORMATION

I LAMMING AND ZOMING IM ONWATION			
ZONING:	M-2 (General Industrial)	Incentives/Concessions	Code Section
General Plan Designation Allowable FAR	Regional Commercial Consistent with the General Plan	None required	
Allowable Density	58 units/acre	,	Government Code Section 65915(f)(3)(D)(ii).
Allowable Height	50 ft	-    -   -   -   -   -	Government Code Sections 65915(d)(2)(D)

Required Front yard (20% bldg ht=75.75x.0.20)	) 15 ft -2 inches		Government code Section	
Open Space	Not Required	incentive #1	65915(d)(2)(D)	

maior bus stop.

per Government Code

Base Parking Requirement:  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)	DIOIECT MITHIL 1900 IT	Government Code Sections 65915(p)(3)
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#### 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

AREA BY OCCUPANCY

BUILDING CODE INFORMATION:

R2 - Residential

Vertical shaft wall:

S1 - Parking garage

Total Building Area

**CONSTRUCTION TYPE:** 

ZONING CODE HEIGHT: FULLY SPRINKLERED

OCCUPANCY:

FIRST FLO	OR AREA	18,309 S.F	
2ND FLOOI	R AREA	18, 526 S.F	
3RD FLOOI	R AREA	18, 526 S.F	
4TH FLOOF	R AREA	18, 526 S.F	
5TH FLOOF	R AREA	18, 526 S.F	
6TH FLOOF	R AREA	18, 526 S.F	
7TH FLOOF	R AREA	18, 526 S.F	
TOTAL FLO	OOR AREA	129,465 S.F	
GROSS LO	T AREA	37,445 S.F	
FAR		129,465/37,445 S.	F
		= 3.46:1	

FIRE DEPARTMENT REQUIREMENTS

PROVIDE AUTOMATIC SPRINKLER SYSTEM 124.131 s.f THROUGHOUT ENTIRE BUILDING. NFPA -13 5.334 s.f. OBTAIN PLUMBING PERMIT PRIOR TO INSTALLATION. 129,465 s.f PROVIDE MANUAL FIRE ALARM SYSTEM PER CBC 907 PROVIDE 2-WAY COMMUNICATION SYSTEM PER LAFC 510 BUILDINGS SHALL BE PROVIDED WITH APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS LAFC 510 2 hour with 90 minutes door assemblies PROVIDE ELEVATOR BATTERY LOWERING + LIGHTING PROVIDE 2 HR EMERGENCY BATTERY BACK-UP POWER SUPPLY.

PROVIDE DISTRIBUTED ANTENNA SYSTEM (DAS) PER NFPA & FD REQUIREMENTS

5-TYPE 111A over 2-TYPE 1A BUILDING CODE AREA ANALYSIS CBC Tbl: 506.2 for Type 111A construction.  $A_{+} = 48,000 \text{ s.f}$ 

DEXOTEX DECK COATING

AVAILABLE AT THE JOB SITE.

A COPY OF THE EVALUATION REPORT AND/ OR

CONDITIONS OF LISTING SHALL BE MADE

ROOF - DURALAST

Proposed R2 floor area above concrete podium = 92,630 s.f NO. OF STORIES: Fire wall used to reduce fire area within the structure AVERAGE GRADE PLANE: **BUILDING CODE HEIGHT:** 76'-9" complies with Tbl 504.3

#### FIRE RESISTIVE RATING FOR TYPE 111A CONST:

NFPA 13

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

ESR 1757

TITLE 24, PART 8 TITLE 24, PART 10



Exp.02-28-23 /

148 AFFORDABLE HOUSING DEVELOPMENT RESIDENCY AT THE **EMPIRE 1** 2814 W. EMPIRE AVE BURBANK CA 91504

ABS PROPERTIES. INC.

5500 HOLLYWOOD BLVD., 4TH FLR

LOS ANGELES, CA 90028

(213)268-2723

DEVELOPER INFORMATION:

NOTES/REVISIONS:

PROJECT DATA:	
DATE:	09-01-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/8" = 1'-0"

TITLE SHEET

A0.0

SHEET NAME/NUMBER:



### California 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2021, Includes July 2021 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

I/A	RESPON. PARTY	CHAPTER 3	Ľ	N/A	PAR1
		GREEN BUILDING SECTION 301 GENERAL			
		<b>301.1 SCOPE.</b> Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.			
		<b>301.1.1 Additions and alterations. [HCD]</b> The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.			
		<b>Note:</b> On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.			
		<b>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]</b> The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.	•		
		SECTION 302 MIXED OCCUPANCY BUILDINGS			
		302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions:			
		<ol> <li>[HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.</li> <li>[HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.</li> </ol>			
		DIVISION 4.1 PLANNING AND DESIGN			
		ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development			
		BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development			
		LR Low Rise HR High Rise AA Additions and Alterations			
		N New			
		CHAPTER 4			
		RESIDENTIAL MANDATORY MEASURES			
		SECTION 4.102 DEFINITIONS			
		4.102.1 DEFINITIONS  The following terms are defined in Chapter 2 (and are included here for reference)	<b>-</b>		
		<b>FRENCH DRAIN.</b> A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.			
		<b>WATTLES.</b> Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.			
		<ul> <li>4.106 SITE DEVELOPMENT</li> <li>4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes,</li> </ul>			
		<ul> <li>management of storm water drainage and erosion controls shall comply with this section.</li> <li>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre</li> </ul>			
		or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.			
		<ol> <li>Retention basins of sufficient size shall be utilized to retain storm water on the site.</li> <li>Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.</li> <li>Compliance with a lawfully enacted storm water management ordinance.</li> </ol>			
		Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.			
		(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)			
		4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:			
		<ol> <li>Swales</li> <li>Water collection and disposal systems</li> <li>French drains</li> <li>Water retention gardens</li> </ol>			
		<ol><li>Other water measures which keep surface water away from buildings and aid in groundwater recharge.</li></ol>			
		<ul><li>Exception: Additions and alterations not altering the drainage path.</li><li>4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections</li></ul>			
		4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions:			
		<ol> <li>On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:</li> <li>1.1 Where there is no commercial power supply.</li> </ol>			
		1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per			
		dwelling unit.  2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.			
		4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each			
		dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.			
		Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i> .			

				<b>Y</b>	N/A
of parking s charging s	New multifamily dwellings. If residential spaces on a building site, provided for all to baces (EV spaces) capable of supporting all be rounded up to the nearest whole nur	types of parking facilities, shall be e future EVSE. Calculations for the re	electric vehicle		
faci	nstruction documents are intended to dem litating future EV charging.				
for 3. A p spa any	ere is no requirement for EV spaces to be use. arking space served by electric vehicle su ce shall count as at least one standard au applicable minimum parking space requires Section 22511.2 for further details.	upply equipment or designated as a utomobile parking space for the pur	future EV charging pose of complying with		
<b>4.106.4.2.</b> 1 indicate the	Electric vehicle charging space (EV special control of proposed EV spaces. Where cated in the common use parking area and	common use parking is provided a	t least one EV space		
	4.2.1.1 Electric Vehicle Charging Stationed by Section 4.106.2.2, Item 3, shall comp			•	
req fror 2. The	EV space shall be located adjacent to an uirements of the <i>California Building Code</i> , in the accessible parking space. EV space shall be located on an accessible, Chapter 2, to the building.	, Chapter 11A, to allow use of the E	EV charger		
ļ	Exception: Electric vehicle charging stations are California Building Code, Chapter 11B, are Section 4.106.4.2.2, Item 3.				
	Electric Vehicle charging stations serving <i>g Code</i> , Chapter 11B.	public housing are required to com	ply with the <i>California</i>		
	<b>4.2.2 Electric vehicle charging space (E</b> ed to comply with the following:	EV space) dimensions. The EV sp	ace shall be		
	<ol> <li>The minimum length of each EV space</li> <li>The minimum width of each EV space</li> <li>One in every 25 EV spaces, but not le wide minimum aisle. A 5-foot (1524 m minimum width of the EV space is 12 foot)</li> </ol>	e shall be 9 feet (2743 mm). ess than one EV space, shall have a m) wide minimum aisle shall be pe			E
	a. Surface slope for this EV space horizontal (2.083 percent slope)	e and the aisle shall not exceed 1 ui	nit vertical in 48 units		
volt de diamet cabine docum capaci	4.2.3 Single EV space required. Install a dicated branch circuit. The raceway shall er). The raceway shall originate at the mat, box or enclosure in close proximity to the ents shall identify the raceway termination ty to install a 40-ampere minimum dedication of a branch circuit overcurrent protection.	not be less than trade size 1 (nomination service or subpanel and shall tended proposed location of the EV spacen point. The service panel and/or sutted branch circuit and space(s) reset	nal 1-inch inside rminate into a listed ce. Construction ubpanel shall provide		
	<b>Exemption:</b> A raceway is not required if a circuit is installed in close proximity to the original construction in accordance with the	proposed location of an EV charge			
termina shall a electric includii at all re 40-am installe	4.2.4 Multiple EV spaces required. Con ation point and proposed location of future lso provide information on amperage of future load calculations to verify that the electing any on-site distribution transformer(s), equired EV spaces at the full rated amperapere minimum branch circuit. Required rated underground, enclosed, inaccessible or foriginal construction.	e EV spaces and EV chargers. Con uture EVSE, raceway method(s), wi trical panel service capacity and ele have sufficient capacity to simultan age of the EVSE. Plan design shall ceways and related components th	struction documents ring schematics and ectrical system, neously charge all EVs I be based upon a at are planned to be		
	Exemption: A raceway is not required if a circuit is installed in close proximity to the original construction in accordance with the	proposed location of an EV charge			
protect	<b>4.2.5 Identification.</b> The service panel or ive device space(s) reserved for future E\ e California Electrical Code.				
capabl	<b>4.3 New hotels and motels.</b> All newly co e of supporting future installation of EVSE EV spaces.				
:	<ol> <li>Construction documents are intended to or facilitating future EV charging.</li> <li>There is no requirement for EV spaces are installed for use.</li> <li>A parking space served by electrical v</li> </ol>	s to be constructed or available unti	l EV chargers		
	charging space shall count as at least of complying with any applicable minim jurisdiction. See <i>Vehicle Code</i> Section  4.106.4.3.1 Number of required EV space	one standard automobile parking s num parking space requirements es n 22511.2 for further details. ces. The number of required EV sp	pace for the purpose stablished by a local paces shall be based		
	on the total number of parking spaces pro Table 4.106.4.3.1. Calculations for the recenearest whole number.				
	TABLE 4.106.4.3.1  TOTAL NUMBER OF PARKING	NUMBER OF REQUIRED EV	_		
	SPACES 0-9	SPACES 0			
			_		
	10-25	1	-		
	26-50 51-75	4	_		
	76-100	5	_		
	101-150	7	1	1	

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to

**4.106.4.3.3 Single EV space required.** When a single EV space is required, the EV space shall be designed

**4.106.4.3.4 Multiple EV spaces required.** When multiple EV spaces are required, the EV spaces shall be

**4.106.4.3.5 Identification.** The service panels or sub-panels shall be identified in accordance with Section

**4.106.4.3.6 Accessible EV spaces.** In addition to the requirements in Section 4.106.4.3, EV spaces for

hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging

1. The minimum length of each EV space shall be 18 feet (5486mm).

2. The minimum width of each EV space shall be 9 feet (2743mm)

comply with the following:

in accordance with Section 4.106.4.2.3.

designed in accordance with Section 4.106.4.2.4.

stations in the California Building Code, Chapter 11B.

N. Y		Y	ſN	I/A R	RE P/
	DIVISION 4.2 ENERGY EFFICIENCY				
	<ul> <li>4.201 GENERAL</li> <li>4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.</li> </ul>		<b>■</b>   Γ		
	DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION	ľ	- L	_	_
	4.303 INDOOR WATER USE				
	4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.		<b>1</b>		_
	<b>Note:</b> All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.				
	<b>4.303.1.1 Water Closets.</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.				
	<b>Note</b> : The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.	•	<b>I</b> [		_
	<b>4.303.1.2 Urinals.</b> The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.				
$\dashv$	4.303.1.3 Showerheads.				
	4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.				
	<b>4.303.1.3.2 Multiple showerheads serving one shower</b> . When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.				
	Note: A hand-held shower shall be considered a showerhead.	F			_
	4.303.1.4 Faucets.				
	<b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.		<b>I</b> [		
	<b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.				
	<b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.				
	4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.		<b>1</b> [		_
	<b>Note</b> : Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.				
	<b>4.303.1.4.5 Pre-rinse spray valves.</b> When installed, shall meet the requirements in the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.				
	<b>FOR REFERENCE ONLY:</b> The following table and code section have been reprinted from the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).		<b>1</b> [		_
	TABLE H-2				
	STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019				
	PRODUCT CLASS [spray force in ounce force (ozf)]  MAXIMUM FLOW RATE (gpm)				
	Product Class 1 (≤ 5.0 ozf) 1.00				
	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) 1.20				
•		- 1	- 1		

	RODUCT CLASS pray force in ounce force (ozf)]	MAXIMUM FLOW RATE (g	gpm)
Pr	oduct Class 1 (≤ 5.0 ozf)	1.00	
Pr	oduct Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20	
Pro	oduct Class 3 (> 8.0 ozf)	1.28	
	hall be installed to measure water usage of umbing Code.	individual rental dwelling units in a	accordance with th
cordance v	NOTE: TARI F - MAXIMLIM FIXTUR	Il meet the applicable standards re N SECTION 4.303.1, AND FOR THE USER.	
cordance v	with the <i>California Plumbing Code</i> , and sha california Plumbing Code.  NOTE: THIS TABLE COMPILES THE DATA I	Il meet the applicable standards re N SECTION 4.303.1, AND FOR THE USER. RE WATER USE	
cordance v	with the California Plumbing Code, and sha California Plumbing Code.  NOTE: THIS TABLE COMPILES THE DATA I IS INCLUDED AS A CONVENIENCE F	Il meet the applicable standards re N SECTION 4.303.1, AND FOR THE USER.	
cordance v	with the California Plumbing Code, and sha c California Plumbing Code.  NOTE: THIS TABLE COMPILES THE DATA I IS INCLUDED AS A CONVENIENCE F  TABLE - MAXIMUM FIXTURE FIXTURE TYPE SHOWER HEADS	Il meet the applicable standards re  N SECTION 4.303.1, AND FOR THE USER.  RE WATER USE  FLOW RATE	
ordance v	with the California Plumbing Code, and sha California Plumbing Code.  NOTE: THIS TABLE COMPILES THE DATA I IS INCLUDED AS A CONVENIENCE F  TABLE - MAXIMUM FIXTUF  FIXTURE TYPE  SHOWER HEADS (RESIDENTIAL)  LAVATORY FAUCETS	Il meet the applicable standards re  N SECTION 4.303.1, AND FOR THE USER.  RE WATER USE  FLOW RATE  1.8 GMP @ 80 PSI  MAX. 1.2 GPM @ 60 PSI	
dance v	with the California Plumbing Code, and share California Plumbing Code.  NOTE: THIS TABLE COMPILES THE DATA I IS INCLUDED AS A CONVENIENCE F  TABLE - MAXIMUM FIXTUR  FIXTURE TYPE SHOWER HEADS (RESIDENTIAL)  LAVATORY FAUCETS (RESIDENTIAL)  LAVATORY FAUCETS IN	N SECTION 4.303.1, AND FOR THE USER.  RE WATER USE  FLOW RATE  1.8 GMP @ 80 PSI  MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	

1.28 GAL/FLUSH

0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSC

URINALS

WATER CLOSET

**4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS**. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

#### IOTES:

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING VERIFICATION WITH THE FULL CODE.

The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations,
Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are
available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section

percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

#### Exceptions:

- Excavated soil and land-clearing debris.
   Alternate waste reduction methods developed by working with local agencies if diversion or
- recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite
- close to the jobsite.
  3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
- 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
   Identify diversion facilities where the construction and demolition waste material collected will be
- taken.
  4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- generated.5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
- **4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste

**4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

**4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

**4.408.5 DOCUMENTATION**. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

- 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in
- documenting compliance with this section.

  2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
- Department of Resources Recycling and Recovery (CalRecycle).

#### 4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final

materials will be diverted by a waste management company.

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- 2. Operation and maintenance instructions for the following:a. Equipment and appliances, including water-saving devices and systems, HVAC systems,
- photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
- b. Roof and yard drainage, including gutters and downspouts.c. Space conditioning systems, including condensers and air filters.
- d. Landscape irrigation systems.e. Water reuse systems.
- 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- 4. Public transportation and/or carpool options available in the area.
  5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent
- and what methods an occupant may use to maintain the relative humidity level in that range.

  6. Information about water-conserving landscape and irrigation design and controllers which conserve
- 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5
- feet away from the foundation.
  8. Information on required routine maintenance measures, including, but not limited to, caulking,
- painting, grading around the building, etc.

  9. Information about state solar energy and incentive programs available.
- 10. A copy of all special inspections verifications required by the enforcing agency or this code.11. Information from CAL Fire on maintenance of defensible space around residential structures.

**4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

**Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

#### DIVISION 4.5 ENVIRONMENTAL QUALITY

#### SECTION 4.501 GENERAL

**4.501.1 Scope**The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

**AGRIFIBER PRODUCTS.** Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

**COMPOSITE WOOD PRODUCTS.** Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

**DIRECT-VENT APPLIANCE.** A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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TEL: 323-459-8809

C23674

Exp.02-28-23

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:	06-22-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/8" = 1'-0"

GREEN
MEASURES

A-0.1

Not for construction until reviewed, signed, and dated.

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**4.106.4.1.1 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination

location shall be permanently and visibly marked as "EV CAPABLE".

### California 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

**VOC LIMIT** 250

760

TABLE 4.504.2 - SEALANT VOC LIMIT

SEALANTS

ARCHITECTURAL

MARINE DECK

(Less Water and Less Exempt Compounds in Grams per Liter)

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2

			JIDLITIAL		
Y	/A RESPON			Y	√A
		MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum cha compound to the "Base Reactive Organic Gas (ROG) Mixture" per w			
		hundredths of a gram (g O³/g ROC).  Note: MIR values for individual compounds and hydrocarbon solvent	s are specified in CCR, Title 17, Sections 94700		
		and 94701.			
		MOISTURE CONTENT. The weight of the water in wood expressed			
		<b>PRODUCT-WEIGHTED MIR (PWMIR).</b> The sum of all weighted-MIR article. The PWMIR is the total product reactivity expressed to hundr			
		product (excluding container and packaging).  Note: PWMIR is calculated according to equations found in CCR, Tit			
		REACTIVE ORGANIC COMPOUND (ROC). Any compound that has	•		
		ozone formation in the troposphere.	, ,		
		<b>VOC.</b> A volatile organic compound (VOC) broadly defined as a chem with vapor pressures greater than 0.1 millimeters of mercury at room			
		hydrogen and may contain oxygen, nitrogen and other elements. See			
	<b>-</b>	4.503 FIREPLACES	t sealed-combustion type. Any installed		
		4.503.1 GENERAL. Any installed gas fireplace shall be a direct-ven woodstove or pellet stove shall comply with U.S. EPA New Source P	erformance Standards (NSPS) emission limits as		
		applicable, and shall have a permanent label indicating they are cert pellet stoves and fireplaces shall also comply with applicable local or			
		4.504 POLLUTANT CONTROL			
		4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF ME CONSTRUCTION. At the time of rough installation, during storage of	n the construction site and until final		
		startup of the heating, cooling and ventilating equipment, all duct and openings shall be covered with tape, plastic, sheet metal or other me	I other related air distribution component thods acceptable to the enforcing agency to		
		reduce the amount of water, dust or debris which may enter the syste			
		4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish mater	ials shall comply with this section.		
-		4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sea requirements of the following standards unless more stringent			
		management district rules apply:			
		Adhesives, adhesive bonding primers, adhesive prir shall comply with local or regional air pollution contrel.			
		applicable or SCAQMD Rule 1168 VOC limits, as sl	nown in Table 4.504.1 or 4.504.2, as applicable.		
		Such products also shall comply with the Rule 1168 compounds (chloroform, ethylene dichloride, methylaticles at the compounds triples at the compound of the c	ene chloride, perchloroethylene and		
		tricloroethylene), except for aerosol products, as sp			
		<ol> <li>Aerosol adhesives, and smaller unit sizes of adhesives, and smaller unit sizes of adhesives, and smaller unit sizes of adhesives.</li> </ol>	more than 1 pound and do not consist of more		
		than 16 fluid ounces) shall comply with statewide Vo			
		commencing with section 94507.			
		<b>4.504.2.2 Paints and Coatings.</b> Architectural paints and coathe ARB Architectural Suggested Control Measure, as shown			
		apply. The VOC content limit for coatings that do not meet the listed in Table 4.504.3 shall be determined by classifying the company of the coatings.	e definitions for the specialty coatings categories		
		coating, based on its gloss, as defined in subsections 4.21, 4.3  Board, Suggested Control Measure, and the corresponding Florial Control Measure, and the control Measure, an	36, and 4.37 of the 2007 California Air Resources		
		Table 4.504.3 shall apply.	at, recimat of recimat-rilgin GiUSS VOC IIIIIII III		
		4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and			
		Limits for ROC in Section 94522(a)(2) and other requirements compounds and ozone depleting substances, in Sections 9452	22(e)(1) and (f)(1) of California Code of		
		Regulations, Title 17, commencing with Section 94520; and in Quality Management District additionally comply with the percentage.			
		8, Rule 49.			
		4.504.2.4 Verification. Verification of compliance with this se enforcing agency. Documentation may include, but is not limit			
		Manufacturer's product specification.			
		Field verification of on-site product containers.			
		TABLE 4.504.1 - ADHESIVE VOC LIM	IIT <sub>1,2</sub>		
		(Less Water and Less Exempt Compounds in Gran	ns per Liter)		
		ARCHITECTURAL APPLICATIONS	VOC LIMIT		
		INDOOR CARPET ADHESIVES	50		
		CARPET PAD ADHESIVES	150		
		OUTDOOR CARPET ADHESIVES	150		
		WOOD FLOORING ADHESIVES	60		
		RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES	50		
		CERAMIC TILE ADHESIVES	65		
		VCT & ASPHALT TILE ADHESIVES	50		
		DRYWALL & PANEL ADHESIVES	50		
		COVE BASE ADHESIVES	50		
		MULTIPURPOSE CONSTRUCTION ADHESIVE	70		
		STRUCTURAL GLAZING ADHESIVES	100		
		SINGLE-PLY ROOF MEMBRANE ADHESIVES	250		
		OTHER ADHESIVES NOT LISTED	50		
		SPECIALTY APPLICATIONS			
		PVC WELDING	510		
		CPVC WELDING	490		- 1
		ABS WELDING	325		
		PLASTIC CEMENT WELDING	250		
		ADHESIVE PRIMER FOR PLASTIC	550		
		ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE	550 80		
		ADHESIVE PRIMER FOR PLASTIC	550		

NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
THER	750
TABLE 4.504.3 - VOC CONTENT LIMARCHITECTURAL COATINGS <sub>2,3</sub> GRAMS OF VOC PER LITER OF COATING, LESS COMPOUNDS COATING CATEGORY FLAT COATINGS NON-FLAT COATINGS NONFLAT-HIGH GLOSS COATINGS SPECIALTY COATINGS ALUMINUM ROOF COATINGS BASEMENT SPECIALTY COATINGS	S WATER & LESS EXEMPT  VOC LIMIT  50  100  150  400  400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS FIRE RESISTIVE COATINGS	350 350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS <sub>1</sub>	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340
<ol> <li>GRAMS OF VOC PER LITER OF COATING, IN EXEMPT COMPOUNDS</li> <li>THE SPECIFIED LIMITS REMAIN IN EFFECT ARE LISTED IN SUBSEQUENT COLUMNS IN THE AREA DEPONDED.</li> </ol>	UNLESS REVISED LIMITS

PARTY	
	TABLE 4.504.5 - FORMALDEHYDE LIMITS <sub>1</sub>
	MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION
	PRODUCT CURRENT LIMIT
	HARDWOOD PLYWOOD VENEER CORE 0.05
	HARDWOOD PLYWOOD COMPOSITE CORE 0.05
	PARTICLE BOARD 0.09
	MEDIUM DENSITY FIBERBOARD 0.11  THIN MEDIUM DENSITY FIBERBOARD2 0.13
	1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED
	BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE
	WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF.
	CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.  2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM
	DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
	4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
	See California Department of Public Health's website for certification programs and testing labs.
	https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.
	4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
	See California Department of Public Health's website for certification programs and testing labs.
	https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.
	4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.
	<b>4.504.4 RESILIENT FLOORING SYSTEMS.</b> Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
	See California Department of Public Health's website for certification programs and testing labs.
	hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.
	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.),
	by or before the dates specified in those sections, as shown in Table 4.504.5  4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
	Product certifications and specifications.
	<ol> <li>Chain of custody certifications.</li> <li>Product labeled and invoiced as meeting the Composite Wood Products regulation (see</li> </ol>
	<ul> <li>CCR, Title 17, Section 93120, et seq.).</li> <li>4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.</li> <li>5. Other methods acceptable to the enforcing agency.</li> </ul>
	4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.
	4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.
	4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:
	1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with
	<ul> <li>a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.</li> <li>2. Other equivalent methods approved by the enforcing agency.</li> </ul>
	3. A slab design specified by a licensed design professional.  4 505 3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage.
	4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:  1. Moisture content shall be determined with either a probe-type or contact-type moisture meter Equivalent.
	<ol> <li>Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.</li> <li>Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.</li> </ol>
	At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.  Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to
	enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.  4.506 INDOOR AIR QUALITY AND EXHAUST
	4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:
	<ol> <li>Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.</li> <li>Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.</li> </ol>
	<ul> <li>a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.</li> <li>b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)</li> </ul>
	Notes:  1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
	Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.  4.507 ENVIRONMENTAL COMFORT
	4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:
	<ol> <li>The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.</li> <li>Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.</li> <li>Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.</li> </ol>
	Execution: Lies of alternate design temperatures necessary to ensure the system functions are

**Exception:** Use of alternate design temperatures necessary to ensure the system functions are

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BUILDING STAN

2021, Includes July 2021 Supplement	er	IT)	N/A = NOT APPLICABLE RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)
	Y	N/A RESPON. PARTY	
TABLE 4 504 5 FORMAL DELIVER LIMITS			CHAPTER 7
TABLE 4.504.5 - FORMALDEHYDE LIMITS			INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION  CURRENT LIMIT			702 QUALIFICATIONS
PRODUCT CURRENT LIMIT  HARDWOOD PLYWOOD VENEER CORE 0.05			702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper
HARDWOOD PLYWOOD COMPOSITE CORE 0.05			installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and
PARTICLE BOARD 0.09			responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:
MEDIUM DENSITY FIBERBOARD 0.11			1. State certified apprenticeship programs.
THIN MEDIUM DENSITY FIBERBOARD <sub>2</sub> 0.13			<ol> <li>Public utility training programs.</li> <li>Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.</li> </ol>
1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED			4. Programs sponsored by manufacturing organizations.
BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE	L		5. Other programs acceptable to the enforcing agency.
WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH	F		<b>702.2 SPECIAL INSPECTION [HCD].</b> When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or
93120.12.			other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).			other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may b considered by the enforcing agency when evaluating the qualifications of a special inspector:
4.5 ENVIRONMENTAL QUALITY (continued)			<ol> <li>Certification by a national or regional green building program or standard publisher.</li> <li>Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.</li> </ol>
<b>SYSTEMS.</b> All carpet installed in the building interior shall meet the requirements of the California blic Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions			<ol> <li>Successful completion of a third party apprentice training program in the appropriate trade.</li> <li>Other programs acceptable to the enforcing agency.</li> </ol>
ses Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for cation 01350)			Notes:
epartment of Public Health's website for certification programs and testing labs.			<ol> <li>Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</li> <li>HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate</li> </ol>
ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.			homes in California according to the Home Energy Rating System (HERS).
Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017			[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the
esting method for California Specification 01350)			particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a
nia Department of Public Health's website for certification programs and testing labs.			recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.
v.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.			<b>Note:</b> Special inspectors shall be independent entities with no financial interest in the materials or the
Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.			project they are inspecting for compliance with this code.
INT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving			703 VERIFICATIONS
hall meet the requirements of the California Department of Public Health, "Standard Method for the uation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," lary 2017 (Emission testing method for California Specification 01350)			<b>703.1 DOCUMENTATION.</b> Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other
partment of Public Health's website for certification programs and testing labs.			methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in
.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.			the appropriate section or identified applicable checklist.
SITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard products used on the interior or exterior of the buildings shall meet the requirements for specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), ates specified in those sections, as shown in Table 4.504.5			
<b>Documentation.</b> Verification of compliance with this section shall be provided as requested rcing agency. Documentation shall include at least one of the following:			
Product certifications and specifications.			
Chain of custody certifications.  Product labeled and invoiced as meeting the Composite Wood Products regulation (see			
CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.			
Other methods acceptable to the enforcing agency.			
IOR MOISTURE CONTROL  Buildings shall meet or exceed the provisions of the California Building Standards Code.			
ETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by g Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the ntial Code, Chapter 5, shall also comply with this section.			
capillary break. A capillary break shall be installed in compliance with at least one of the			
A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.			
Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional.			
RE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage led. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent Moisture content shall be verified in compliance with the following:			
re content shall be determined with either a probe-type or contact-type moisture meter. Equivalent re verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8 of this code.  The readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end			
three random moisture readings shall be performed on wall and floor framing with documentation able to the enforcing agency provided at the time of approval to enclose the wall and floor framing.			
ts which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying			
DR AIR QUALITY AND EXHAUST			
m exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the			
nall be ENERGY STAR compliant and be ducted to terminate outside the building.	- 1		



HOUSING DEVELOPMENT **RESIDENCY EMPIRE 1** 

PROJECT ADDRESS:

BURBANK, CA

2814 W. EMPIRE AVE

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	1/8" = 1'-0"

MANDATORY MEASURES A-0.2

SHEET NAME/NUMBER:

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50

METAL TO METAL

PLASTIC FOAMS

FIBERGLASS

SUBSTRATE SPECIFIC APPLICATIONS

POROUS MATERIAL (EXCEPT WOOD)

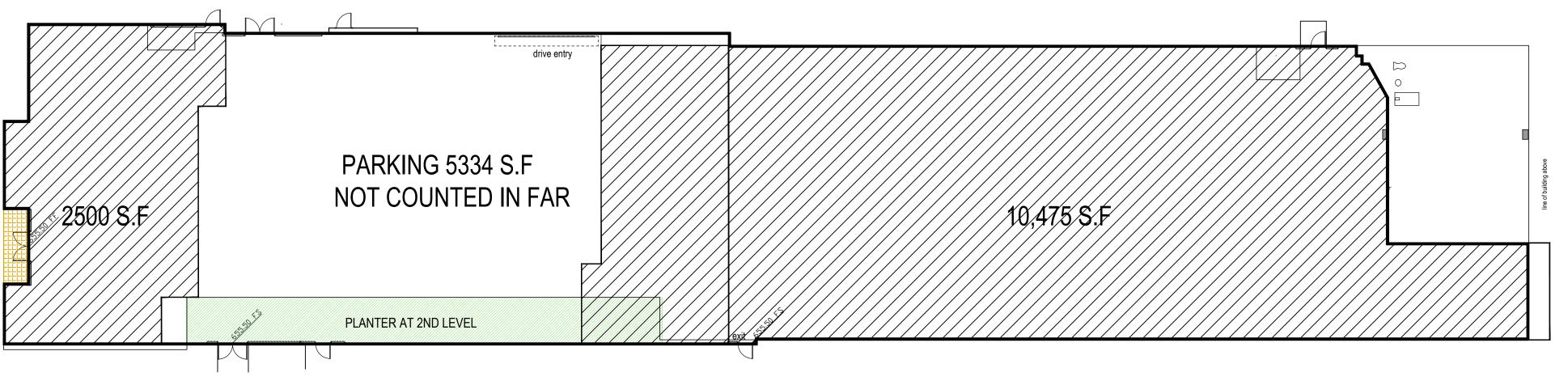
QUALITY MANAGEMENT DISTRICT RULE 1168.

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER,

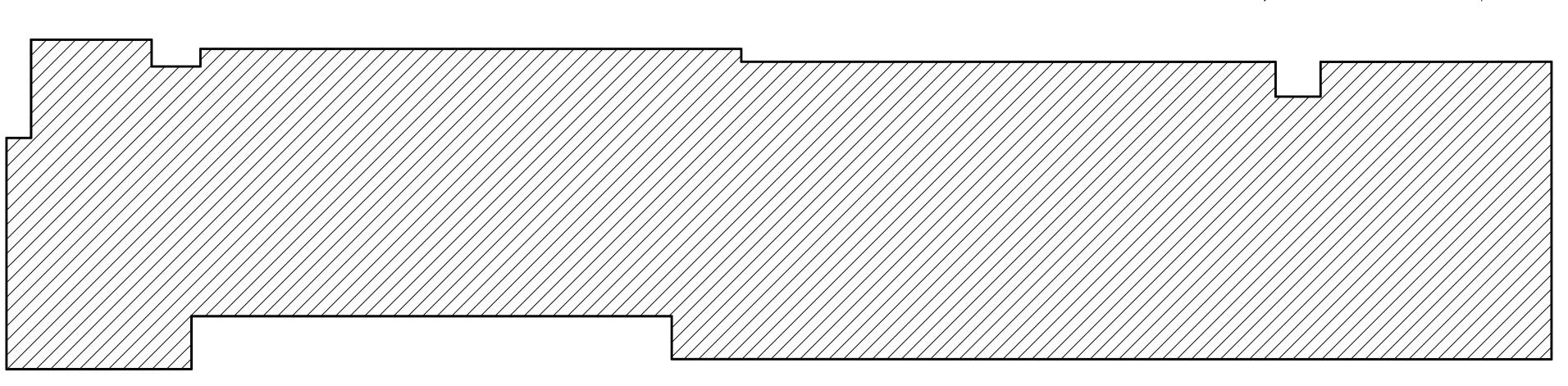
THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE

THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR



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.

### **ARCHITECT**

BURBANK POLICE DEPARTMENT **DEVELOPMENT REVIEW COMMENTS** 

**ARCHITECT** 

**Location 2814 Empire Avenue** DR X CUP PD LLA ZTA PROJECT # 21-0003649 VACATION OTHER TTM# **Project Name: None** Planner: Shipra Rajesh Checked By: B. Fekety Title: Sergeant Date: 4/27/2022 Approved By: B. Fekety Date: 4/27/22 Title: Sergeant

#### **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:

- 1. All outside lighting shall comply with the requirements of Burbank Municipal Code 5-3-505 - Outside Lighting.
- 2. 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.
- 3. 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.
- 4. 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)

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

- 5. Pursuant to Burbank Municipal Code 9-2-506.1(a) Key Boxes For Police:
  - A. 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
  - B. 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.

- 6. 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.)
- 7. Recommendation All exterior doors, other than primary entry doors, shall be selfclosing 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
- 8. 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.)
- 9. 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.

2ND FLOOR AREA

3RD FLOOR AREA

4TH FLOOR AREA

**5TH FLOOR AREA** 

**6TH FLOOR AREA** 

7TH FLOOR AREA

2ND FLOOR AREA

3RD FLOOR AREA

4TH FLOOR AREA

**5TH FLOOR AREA** 

**6TH FLOOR AREA** 

7TH FLOOR AREA

TOTAL FLOOR AREA

**GROSS LOT AREA** 

FAR

FAR

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 <a href="mailto:bfekety@burbankca.gov">bfekety@burbankca.gov</a>. 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.

FAR INCLUDING GARAGE FIRST FLOOR AREA 18,309 S.F C23674 18, 526 S.F Exp.02-28-23 / 18, 526 S.F TOTAL FLOOR AREA 129,465 S.F **GROSS LOT AREA** 37,445 S.F 129,465/37,445 S.F PROJECT ADDRESS: = 3.46:1 148 AFFORDABLE HOUSING DEVELOPMENT FAR EXCLUDING GARAGE 12,975 S.F **RESIDENCY** FIRST FLOOR AREA 18, 526 S.F AT THE

18, 526 S.F

18, 526 S.F

18, 526 S.F

18, 526 S.F 18, 526 S.F

124,131 S.F

37,445 S.F

= 3.32:1

124,131/37,445 S.F

2814 W. EMPIRE AVE BURBANK, CA

**EMPIRE 1** 

EDWIN MOHABIR

ARCHITECT, INC.

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

DEVELOPER INFORMATION:

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

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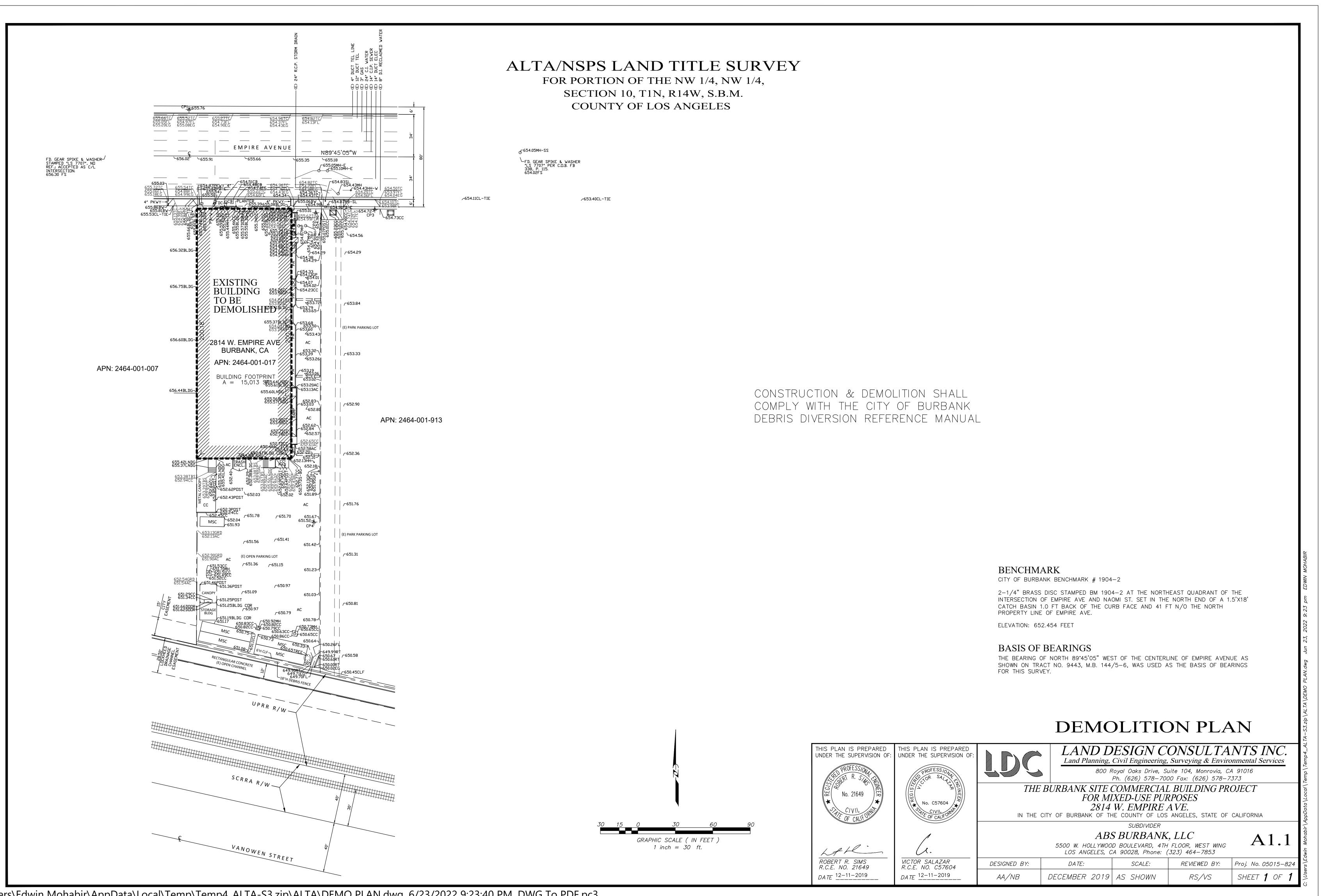
PROJECT DATA:	
DATE:	06-22-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/16" = 1'-0"

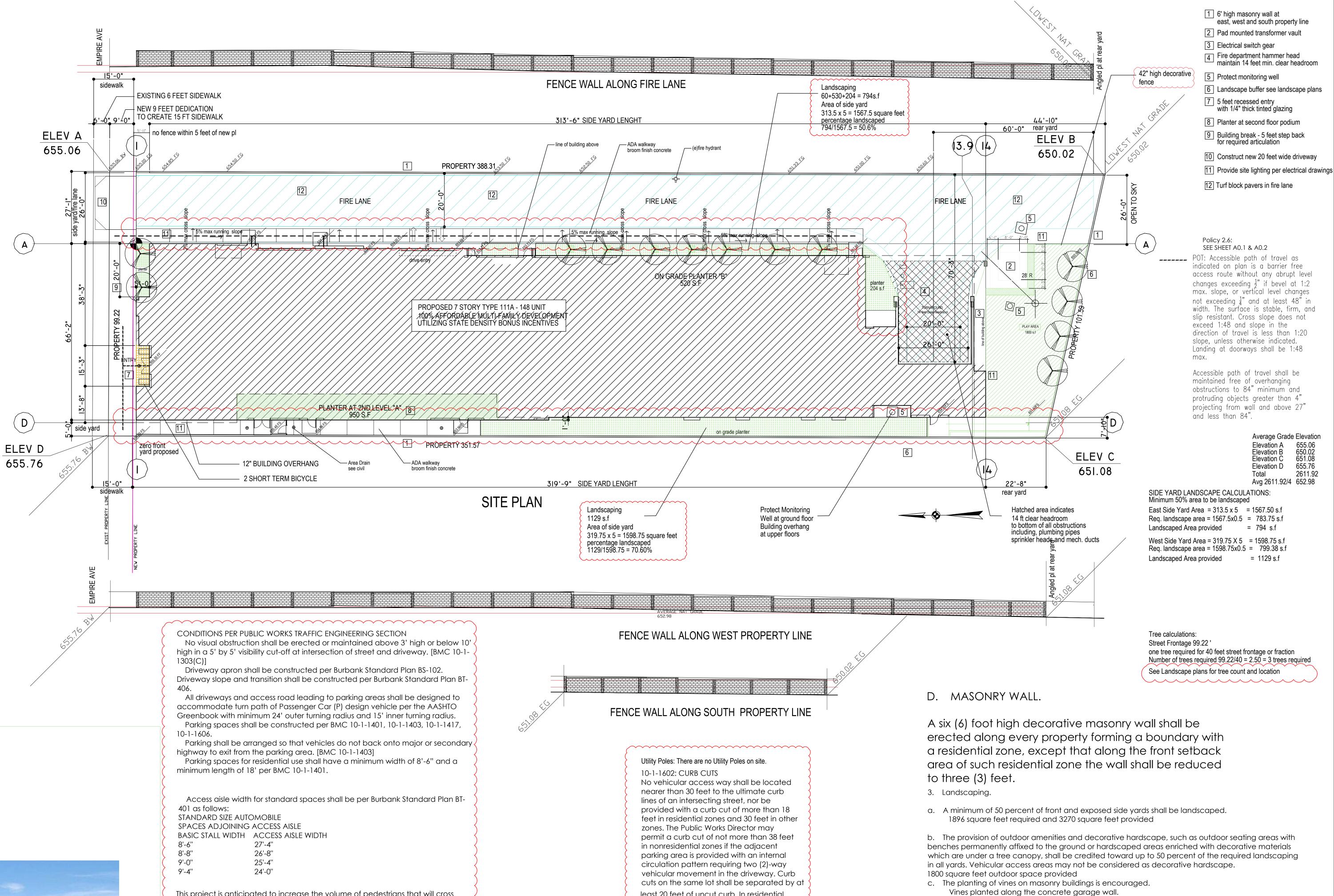
FLOOR AREA CALCULATION POLICE DEPT NOTES

SHEET NAME/NUMBER:

A-1.0

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This project is anticipated to increase the volume of pedestrians that will cross

intersection of Empire Avenue and Catalina Street

north side of Empire Avenue and

on Traffic Control Devices Chapter 4C.

pedestrian path across Empire Avenue.

and a Myers USPA service cabinet.

on Uniform Traffic Control Devices.

The HAWK beacon and traffic control signal are intended to

Empire Avenue to access the transits 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

1) improve accessibility for the residents of the project to transits stop located on the

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

The HAWK beacon or traffic control signal shall meet the following requirements:

Works Department for the installation of a traffic control signal at the intersection.

All improvements shall be subject to the approval of the Public Works

Director or his/her designee. Developer shall coordinate with the Public

Developer shall submit traffic signal installation and striping plans to the

High-visibility crosswalks shall be installed at the intersection to provide a

submitted with a Public Work Excavation Permit application.

clear and accessible pedestrian path across Empire Avenue.

Public Works Department, for review and acceptance. These plans shall be

The crosswalks shall be installed be City of Burbank Standard Plan BT-409A-1. New ADA ramp(s) shall be installed at the intersection to provide accessible

The HAWK beacon shall meet the requirements of Chapter 4F 'Pedestrian

The HAWK beacon or traffic control signal shall have Caltrans signal and safety lighting standards, 3-inch conduit, a Caltrans 332L controller cabinet,

The signing and striping shall be in accordance with 2014 California Manual

Investigate the need to relocate transit stop on the south side of Empire at

Empire/Catalina to Empire/Niagara to improve transit accessibility.

Hybrid Beacons' of the 2014 California Manual on Uniform Traffic Control Devices.

2) reduce the chance of vehicle vs. pedestrian conflicts due to uncontrolled pedestrian

STOCK PICTURE OF FENCE WALL

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

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.

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

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

15'-0" MAX

12" wide x 8" thick concrete pilaster 2" thick concrete cap

four (4) feet.

(3) 8x8x16 decorative masonry wall

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

C23674 Exp.02-28-23 /

PROJECT ADDRESS: 148 AFFORDABLE HOUSING DEVELOPMENT

> **RESIDENCY** AT THE **EMPIRE 1**

2814 W. EMPIRE AVE BURBANK, CA

DEVELOPER INFORMATION:

(213)268-2723

ABS PROPERTIES, INC. 5500 HOLLYWOOD BLVD., 4TH FLR LOS ANGELES, CA 90028

NOTES/REVISIONS:

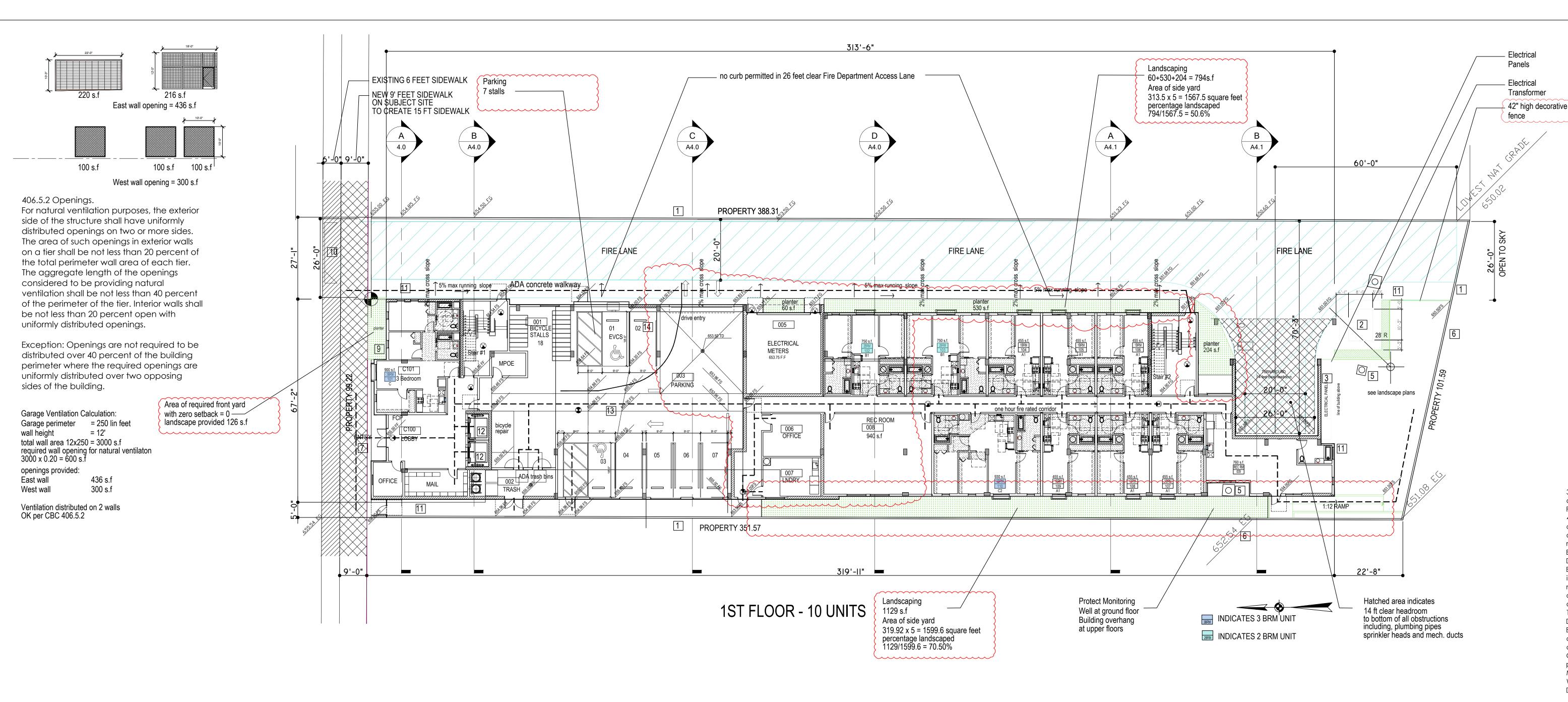
PROJECT DATA:	
DATE:	09-01-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER: PLOT PLAN

A-2.0

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ENLARGE FENCE WALL





#### **BURBANK FIRE DEPARTMENT**

#### Memorandum

Shipra Rajesh

FROM: Jim Moye, Fire Marshal

By: Daniel King

5/4/2022 **DATE:** 

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. • 2A10BC 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 openable 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 building or 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

- Plans for fire apparatus access road shall be submitted to the fire department for review and approval prior to
- Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval
- 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
- 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 me 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)238-3601.
- For parking garages provided with a ventilation system in accordance with the California Building Code "Interior Environment" a remote over-ride 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
- Provide smoke detection for dwelling units, congregate residences and hotel or lodging guestrooms that are used
- 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 • 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,
- 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.

shall be provided with an automatic fire alarm system.

• 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:
- 1. 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.
- 2. 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
- In every bank of elevators, there shall be provided and available to the fire department, an elevator that opens
- 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
- - 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

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:

- Square feet of the building. • The fire flow shall be gpm for hours in accordance with the CFC.

Fire Sprinkler, Underground Fire Water Lines, Fire Alarm and Emergency Vehicle Access Shall be

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

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

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

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

landing in each required enclosed exit stairshaft.

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.

horizontal position, and have a clear opening width of 42 inches. The elevator shall be identified with approved • Elevators shall open into a lobby on all floors except the lowest terminal floor of building

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.

- Building Type Construction as defined by the California Building Code.

Fire access roads, Fire Lanes and Fire Apparatus Road Widths Shall Comply with Chapter 5 and Appendix D. of The California Fire Code

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

FOR APPROVAL.

1 6' high masonry wall at east, west and south property line 2 Pad mounted transformer vault 3 Electrical switch gear

Fire department hammer head maintain 14 feet min, clear headroom

5 Protect monitoring well 6 | Landscape buffer see landscape plans

with 1/4" thick tinted glazing 8 Bicycle parking

9 Building break - 5 feet step back for required articulation

7 | 5 feet recessed entry

[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 Concrete floor at garage with area drains see civil drawings

14 Concrete wheel stops

[15] 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 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 publid 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

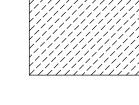
pedestrians. F. Visibility of pedestrians, bicyclists, and motorists shall be ensured when entering individual parking spaces, when circulating within a parking facility, and when entering and exiting a parking facility. G. Internal circulation patterns and the

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.

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 include 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  $\frac{1}{2}$ " if bevel at 1:2 max. slope, or vertical level changes not exceeding  $\frac{1}{4}$ " 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

> 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 headroon 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

EDWIN MOHABIR ARCHITECT, INC.

25206 BISHOP CT.

STEVENSON RANCH, CA 91381

EDWINMOHABIR@GMAIL.COM

C23674

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:

09-01-22

1/16" = 1'-0"

EM

DATE:

ARCHITECT

CHECKED BY

PROJECT NO.

DRAWN BY

SCALE

Exp.02-28-23 /

TEL: 323-459-8809

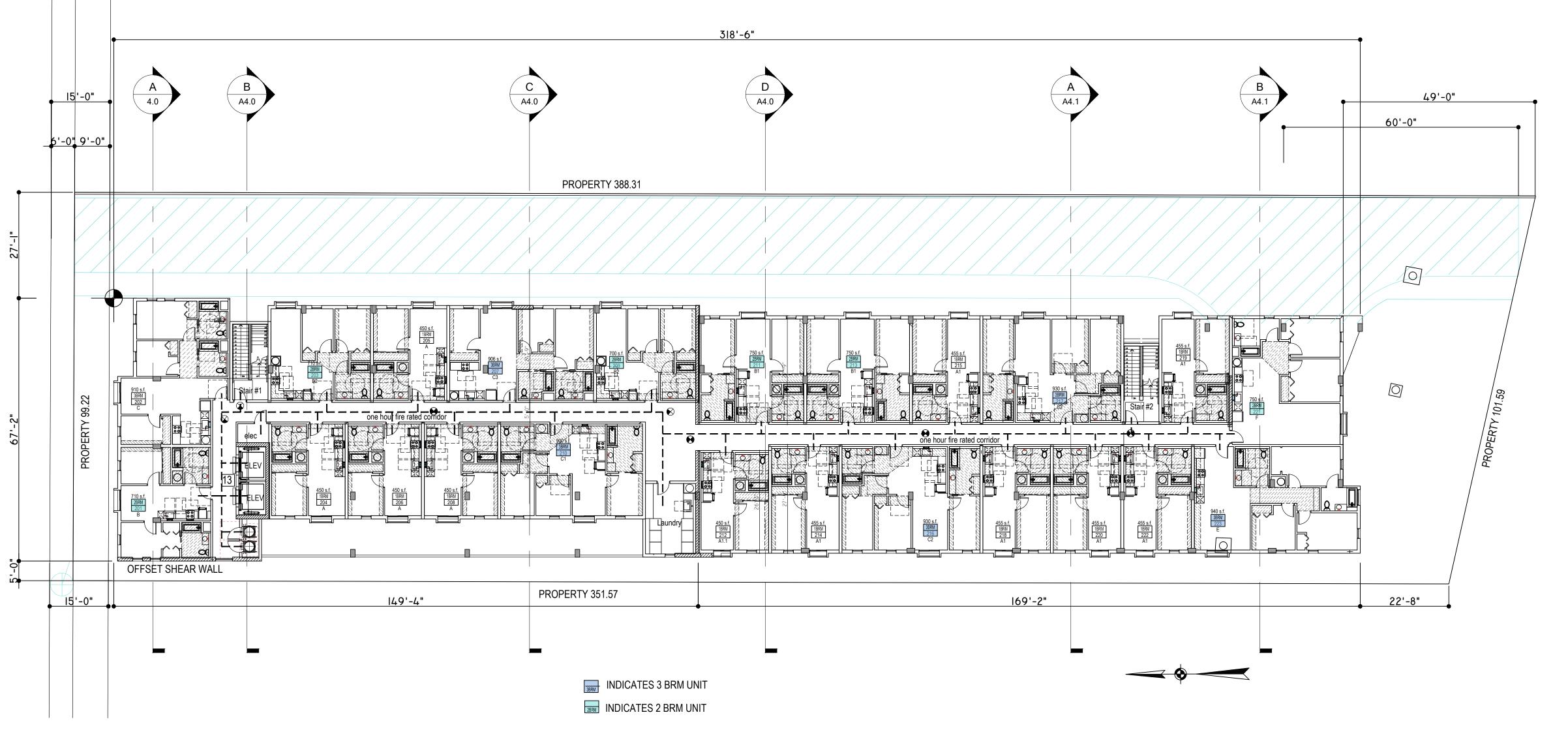
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SHEET NAME/NUMBER

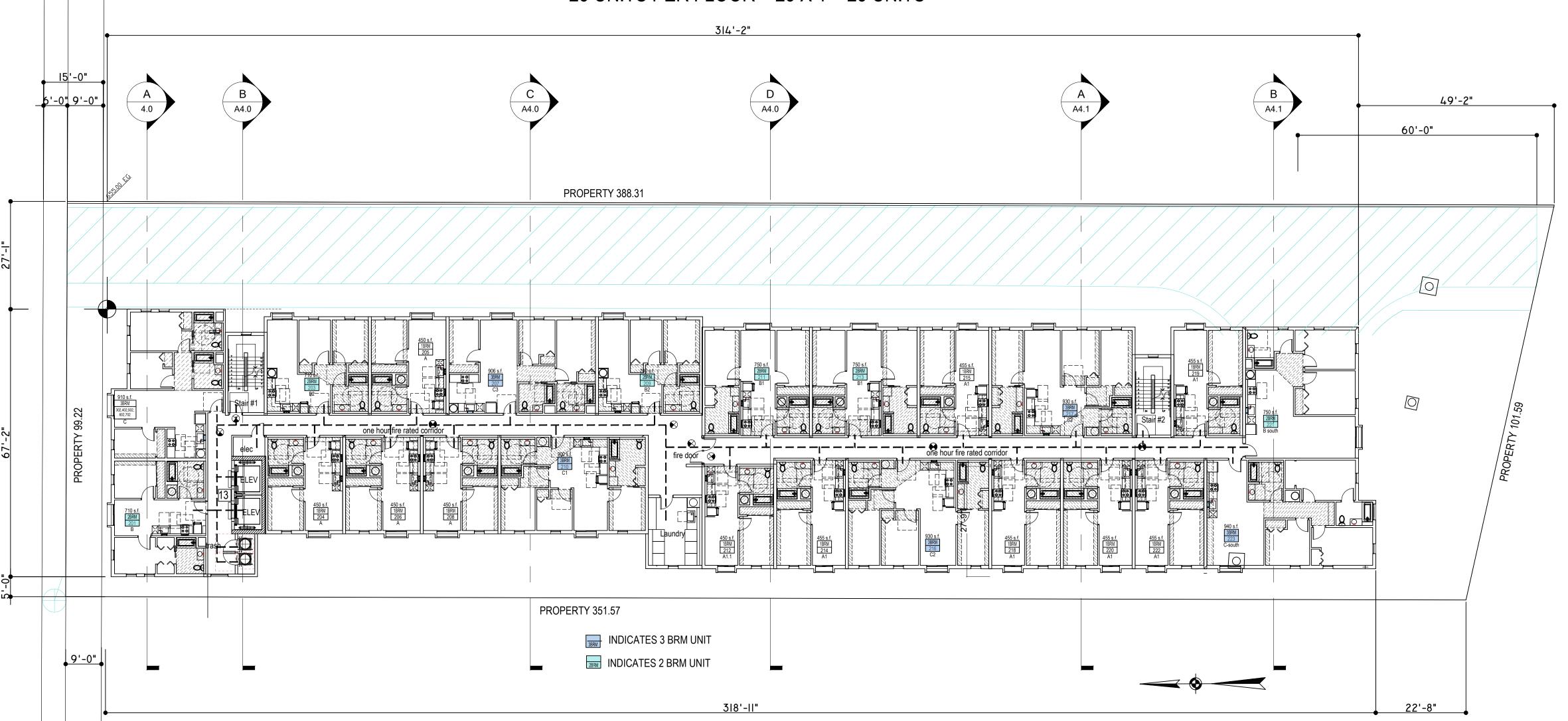
FIRST FLOOR

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
- Fire department hammer head maintain 14 feet min. clear headroom
- 5 Protect monitoring well
- 6 Landscape buffer see landscape plans
- 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
- 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
- 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  $\frac{1}{2}$ " if bevel at 1:2 max. slope, or vertical level changes not exceeding ¼" 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

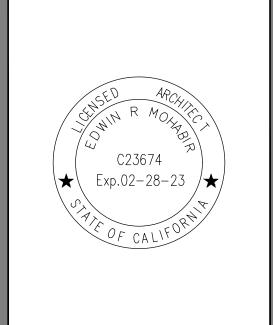
> Accessible path of travel shall be maintained free of overhanging obstructions to 84" minimum and protruding objects greater than 4" projecting from wall and above 27" and less than 84".

direction of travel is less than 1:20

slope, unless otherwise indicated.

Landing at doorways shall be 1:48





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:

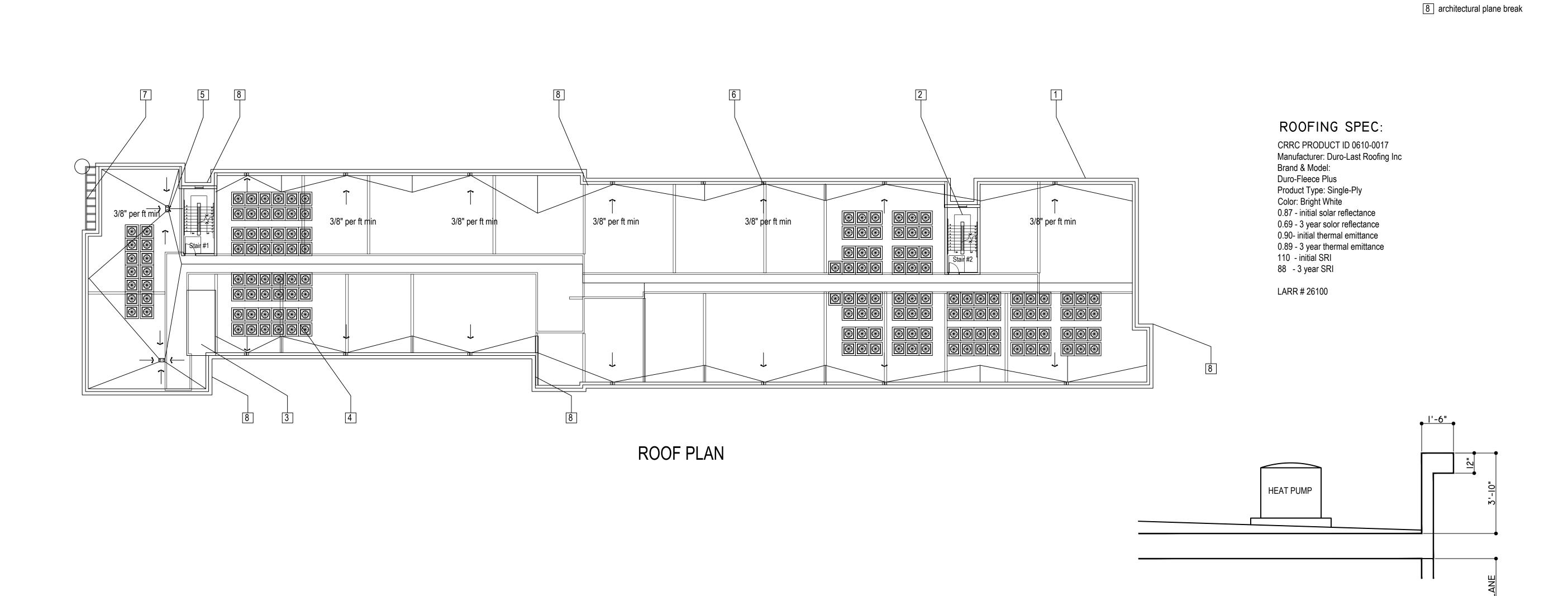
PROJECT DATA:	
DATE:	09-01-22
ARCHITECT CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/16" = 1'-0"
-	

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

 
 FLOOR
 1 BRM
 2 BRM
 3 BRM
 TOTAL

 1
 6
 2
 2
 10

 2
 11
 6
 6
 23
 3 11 6 6 23 A-2.24 11 6 6 23 6 11 6 6 23 7 11 6 6 23





1 Parapet - equipment screen with metal exterior cladding

4 Heat pump screened from view

5 Roof drain and overflow to Cistern

7 Metal architectural trellis overhang

6 Roof scupper and overflow to Cistern

2 Stair to roof

3 Elevator roof

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:
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-	

F	PROJECT DATA:	
	DATE:	09-01-22
	ARCHITECT	EM
	CHECKED BY	EM
	DRAWN BY	EM
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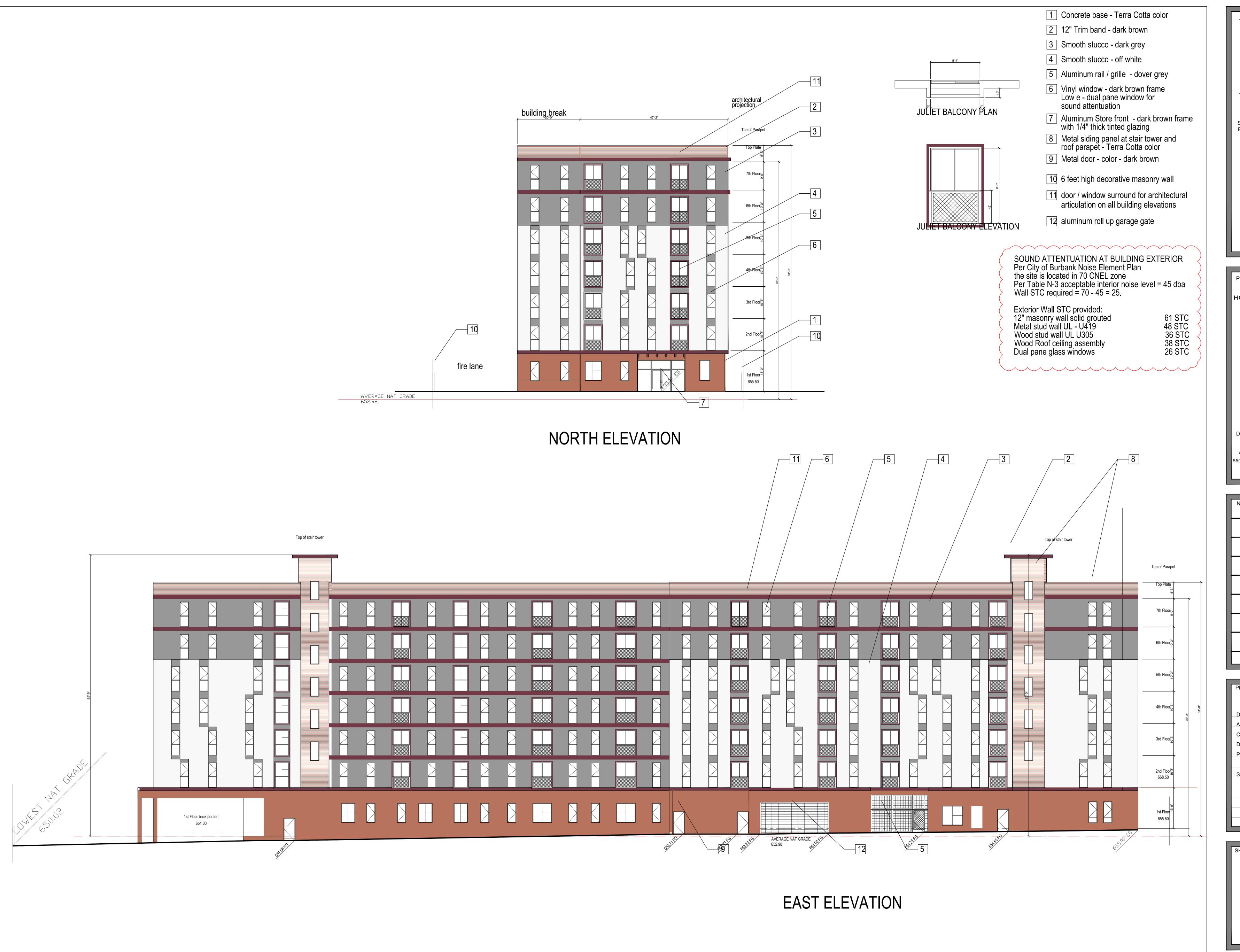
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**A O O** 

**ROOF PLAN** 

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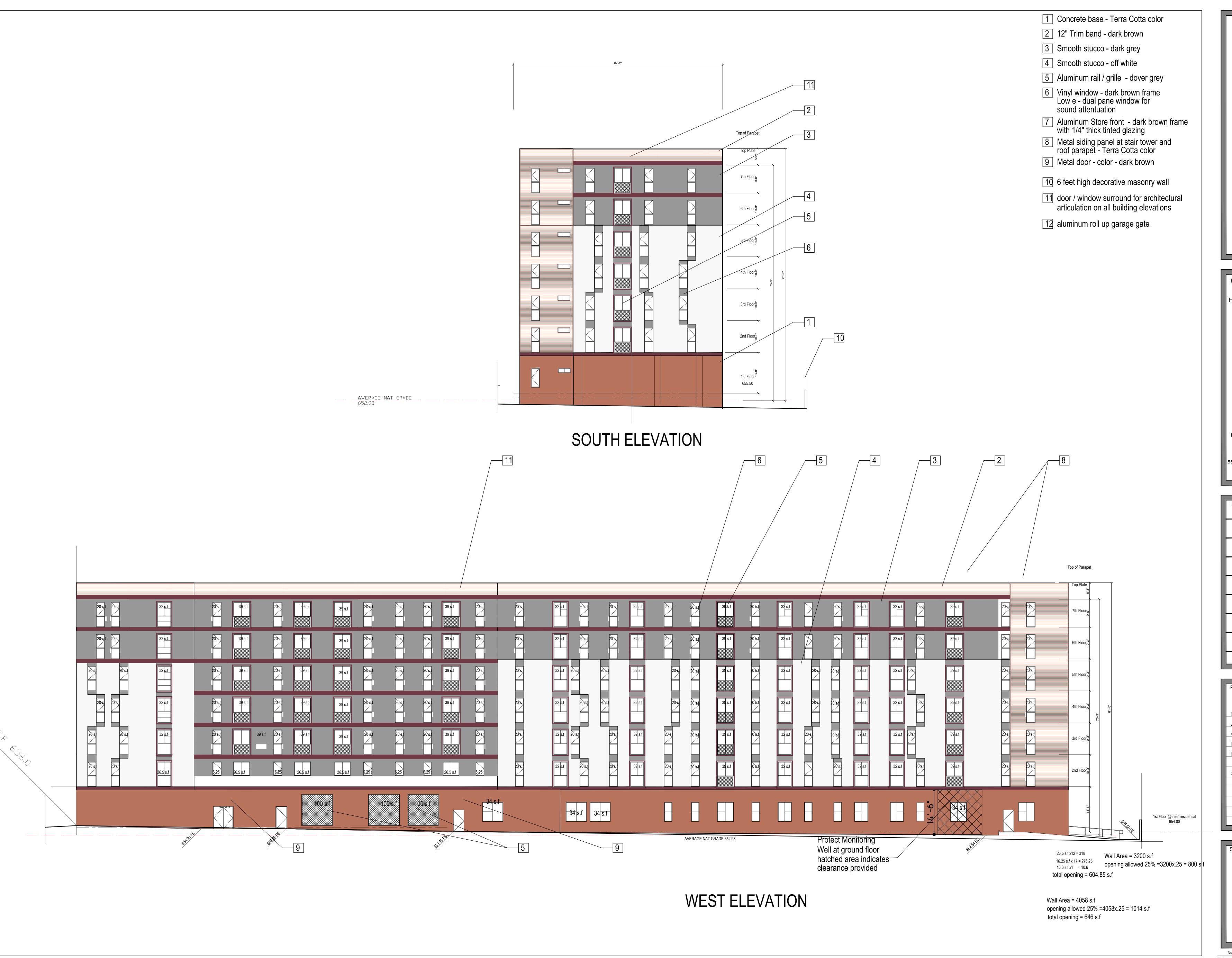


PROJECT ADDRESS:	
148 AFFORDABLE	
HOUSING DEVELOPMENT	
DEGIDENOV.	
RESIDENCY	
AT THE	
EMPIRE 1	
0044344 5445155 4345	
2814 W. EMPIRE AVE BURBANK, CA	
DEVELOPER INFORMATION:	
100 00000000000000000000000000000000000	
ABS PROPERTIES, INC.	
5500 HOLLYWOOD BLVD., 4TH FLR LOS ANGELES, CA 90028	
(213)268-2723	

NOTES/REVISIONS:	
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	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
<b>A</b> 0 0
A-3.0





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 FLF
LOS ANGELES, CA 90028

NOTES/REVISIONS:

PROJECT DATA:

DATE: 09-01-22

ARCHITECT EM

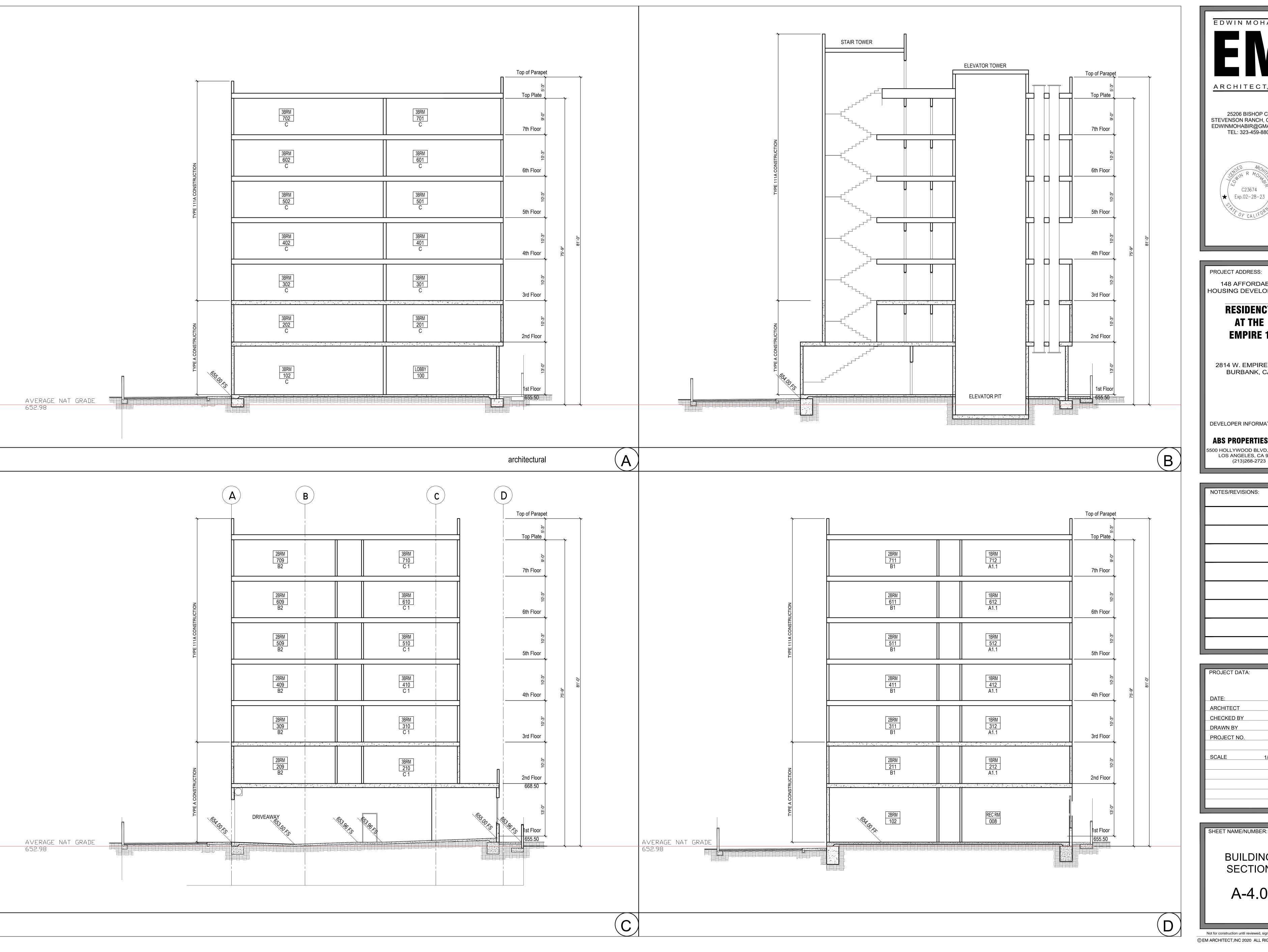
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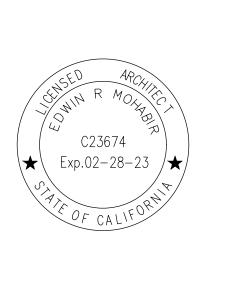
PROJECT NO. 
SCALE 3/32" = 1'-0"

EXTERIOR ELEVATIONS

A-3.1



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



PROJECT ADDRESS: 148 AFFORDABLE HOUSING DEVELOPMENT **RESIDENCY** 

> 2814 W. EMPIRE AVE BURBANK, CA

AT THE

**EMPIRE 1** 

DEVELOPER INFORMATION:

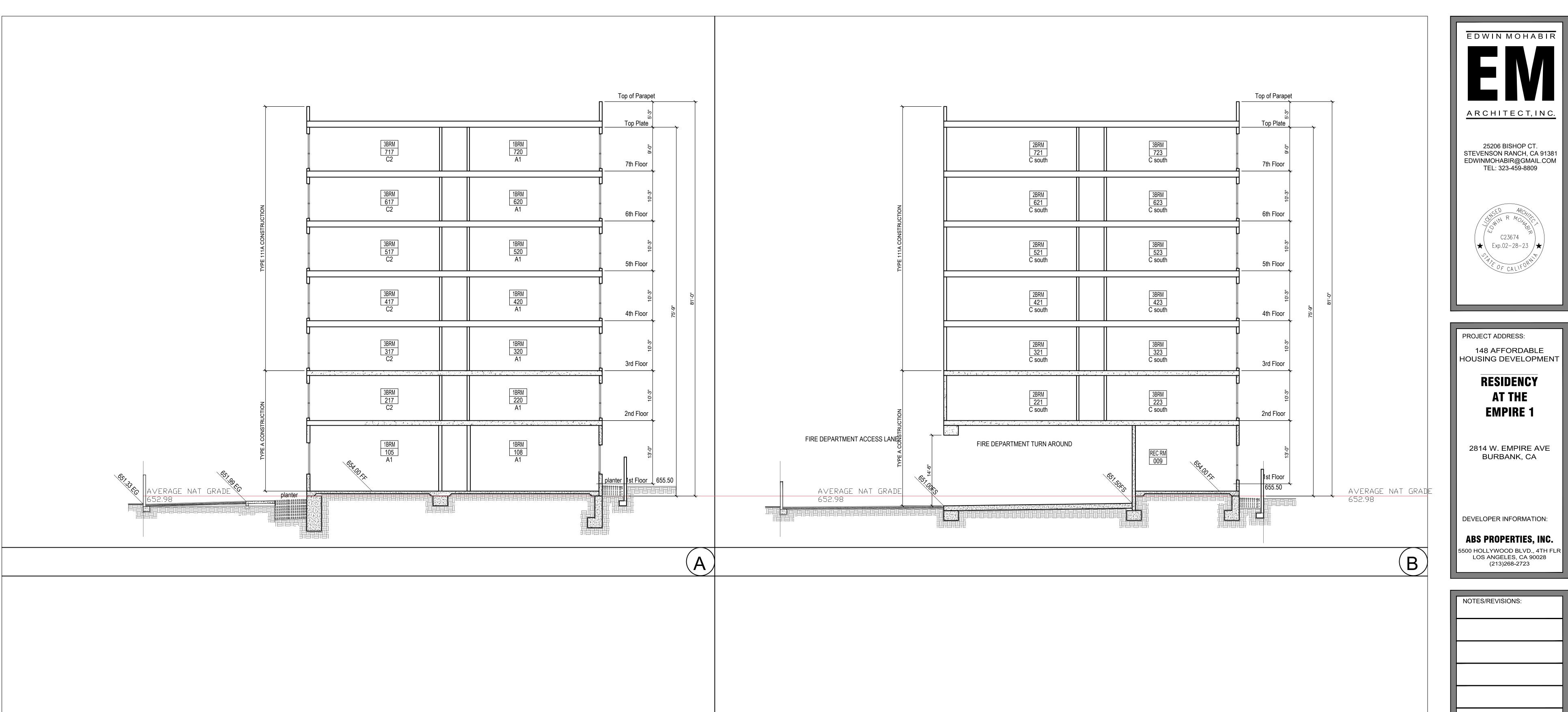
**ABS PROPERTIES, INC.** 5500 HOLLYWOOD BLVD., 4TH FLR LOS ANGELES, CA 90028 (213)268-2723

NOTES/REVISIONS:

PROJECT DATA: DATE: 09-01-22 ARCHITECT CHECKED BY DRAWN BY PROJECT NO. SCALE 1/8" = 1'-0"

BUILDING SECTION

A-4.0





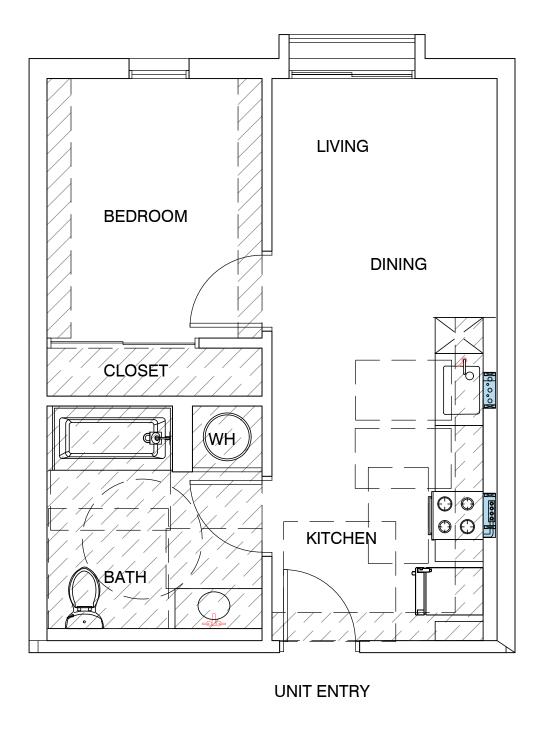
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	PROJECT ADDRESS:
	148 AFFORDABLE HOUSING DEVELOPMENT
	RESIDENCY AT THE EMPIRE 1
	2814 W. EMPIRE AVE BURBANK, CA
	DEVELOPER INFORMATION:

	NOTES/REVISIONS:
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1	PROJECT DATA:	
1		
	DATE:	09-01-22
	ARCHITECT	EM
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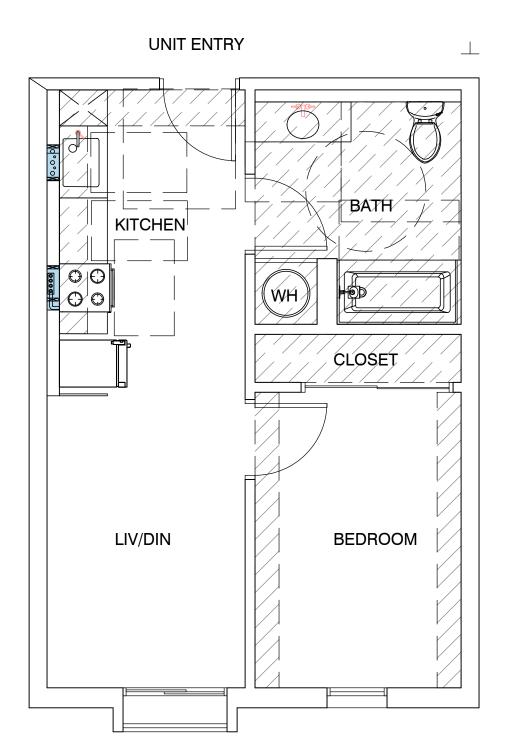
BUILDING SECTION A-4.1

SHEET NAME/NUMBER:



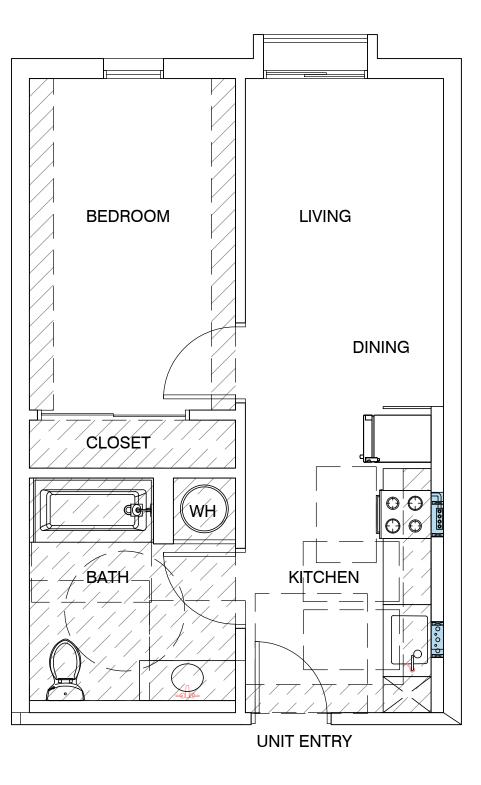
# UNIT TYPE A - I BRM GROSS LIVING AREA: 455 S.F IST FLOOR - 0 TOTAL: 24

IST FLOOR - 0
2ND FLOOR - 4
3RD FLOOR - 4
4TH FLOOR - 4
5TH FLOOR - 4
7TH FLOOR - 4
TOTAL 24



## UNIT TYPE AI.I - I BRM GROSS LIVING AREA: 450 S.F IST FLOOR - 0 TOTAL: 6

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



## UNIT TYPE AI - I BRM GROSS LIVING AREA: 450 S.F IST FLOOR - 6 TOTAL: 42

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

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

Provide mechanical ventilation which furnishes five air changes per hour direct to the outside.

5 Provide hardwire smoke dectector/CO sensor with battery back up.
See floor plan for location.

Prefab fiber glass tub enclosure walls are 70" high above the drain.
Solid Joint at trap-no access panel required.

All water closet must be low

water consumption ULTRA FLUSH.

8 removeable base cabinets under sink counter work area

9 30" wide work surface

grab bar backing typical

11 lever handles on all fixture typical

medicine cabinet

13 42" high guardrail typ.

14 24" wide refrigerator

15 LVT flooring throughout16 ADA kitchen sink

17 ADA bathroom sink

18 provide single shelf and single pole

marble counter top at all kitchen, laundry room.

20 cultured marble bathroom counter top.

exhaust hood to outside and 3 feet from window openings

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.

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

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

ALL PLUMBING FIXTURES SHALL COMPLY WITH TABLE 4.303.2

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

PROVIDE DUCTED FRESH AIR INTAKE TO HVAC UNIT

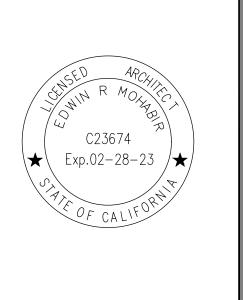
PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

30" X 48" CLEAR FLOOR SPACE

EDWIN MOHABIR

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

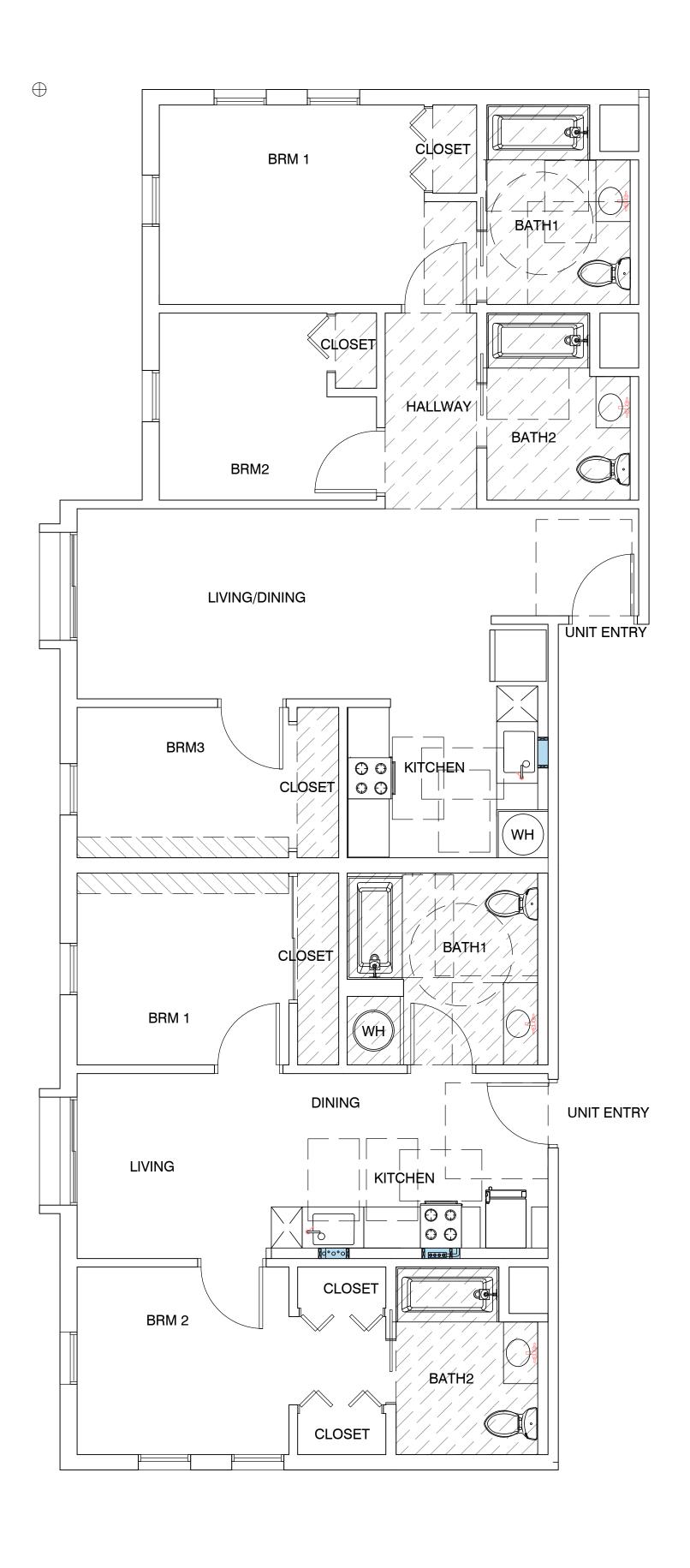
NOTES/REVISIONS:

PROJECT DATA:	
DATE:	09-01-22
ARCHITECT	<u> </u>
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

IST FLOOR - | TOTAL: 7

2ND FLOOR - I 3RD FLOOR - I 4TH FLOOR - I 5TH FLOOR - I 6TH FLOOR - I 7TH FLOOR - I

UNIT TYPE B - 2BRM

GROSS LIVING AREA:710 S.F

IST FLOOR - 0 TOTAL: 6

IST FLOOR - 0
2ND FLOOR - 1
3RD FLOOR - 1
4TH FLOOR - 1
5TH 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

Provide mechanical ventilation which furnishes five air changes per hour direct to the outside.

Provide hardwire smoke dectector/CO sensor with battery back up.
See floor plan for location.

Prefab fiber glass tub enclosure
walls are 70" high above the drain.
Solid Joint at trap-no access panel required.

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

13 42" high guardrail typ.

medicine cabinet

14 24" wide refrigerator15 LVT flooring throughout

LVT flooring throughoutADA kitchen sink

17 ADA bathroom sink

provide single shelf and single pole

marble counter top at all kitchen, laundry room.

20 cultured marble bathroom counter top.

exhaust hood to outside and 3 feet from window openings
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.

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

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.

PROVIDE DUCTED FRESH AIR INTAKE TO HVAC UNIT

PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

30" X 48" CLEAR FLOOR SPACE

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C23674

Exp.02-28-23

OF CALIFORNIA

PROJECT ADDRESS:

148 AFFORDABLE

HOUSING DEVELOPMENT

RESIDENCY
AT THE
EMPIRE 1

2814 W. EMPIRE AVE BURBANK, CA

DEVELOPER INFORMATION:

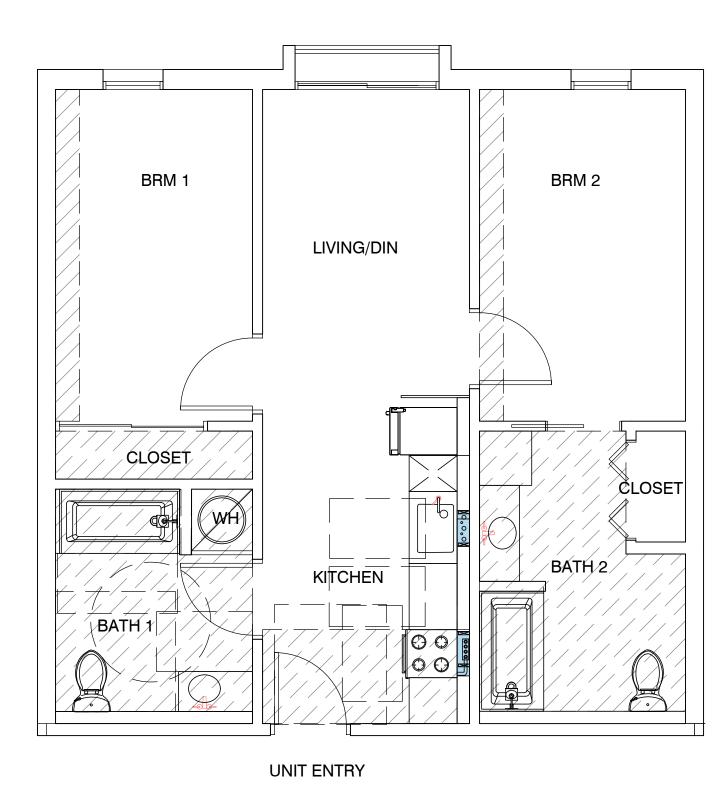
ABS PROPERTIES, INC.
5500 HOLLYWOOD BLVD., 4TH FLR
LOS ANGELES, CA 90028
(213)268-2723

- 1	
	NOTES/REVISIONS:

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

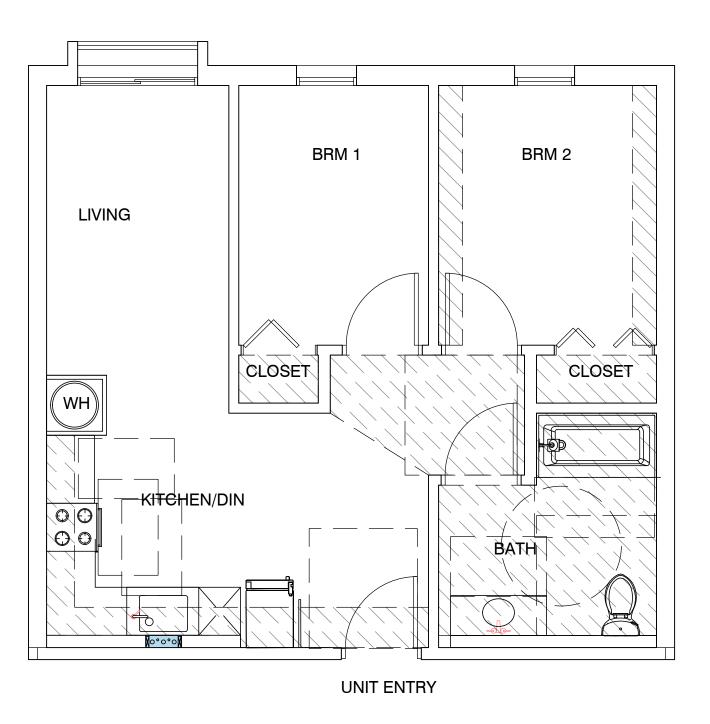
SHEET NAME/NUMBER:

A-5.1



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

IST 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 IST FLOOR - 0 TOTAL: 12

IST 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

3 HVAC Soffit - 7' min above finish floor

Provide mechanical ventilation which furnishes five air changes per hour direct to the outside.

Provide hardwire smoke dectector/CO sensor with battery back up.
See floor plan for location.

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

grab bar backing typical

lever handles on all fixture typical

medicine cabinet

13 42" high guardrail typ.

14 24" wide refrigerator

LVT flooring throughoutADA kitchen sink

17 ADA bathroom sink

18 provide single shelf and single pole

marble counter top at all kitchen, laundry room.

20 cultured marble bathroom counter top.

exhaust hood to outside and 3 feet from window openings

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.

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

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.

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

ARCHITECT, INC.

25206 BISHOP CT.
STEVENSON RANCH, CA 91381

C23674

Exp.02-28-23

OF CALIFORNIA

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

PROJECT ADDRESS:

148 AFFORDABLE
HOUSING DEVELOPMENT

RESIDENCY

RESIDENCY
AT THE
EMPIRE 1

2814 W. EMPIRE AVE BURBANK, CA

DEVELOPER INFORMATION:

ABS PROPERTIES, INC.

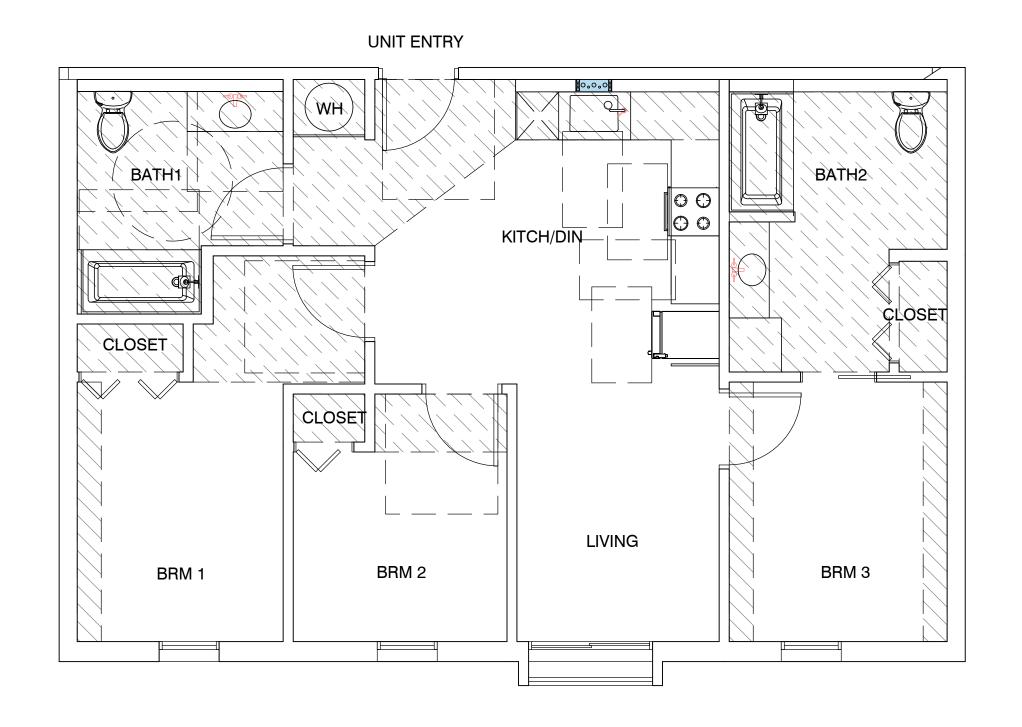
5500 HOLLYWOOD BLVD., 4TH FLR
LOS ANGELES, CA 90028
(213)268-2723

NOTES/REVISIONS:

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

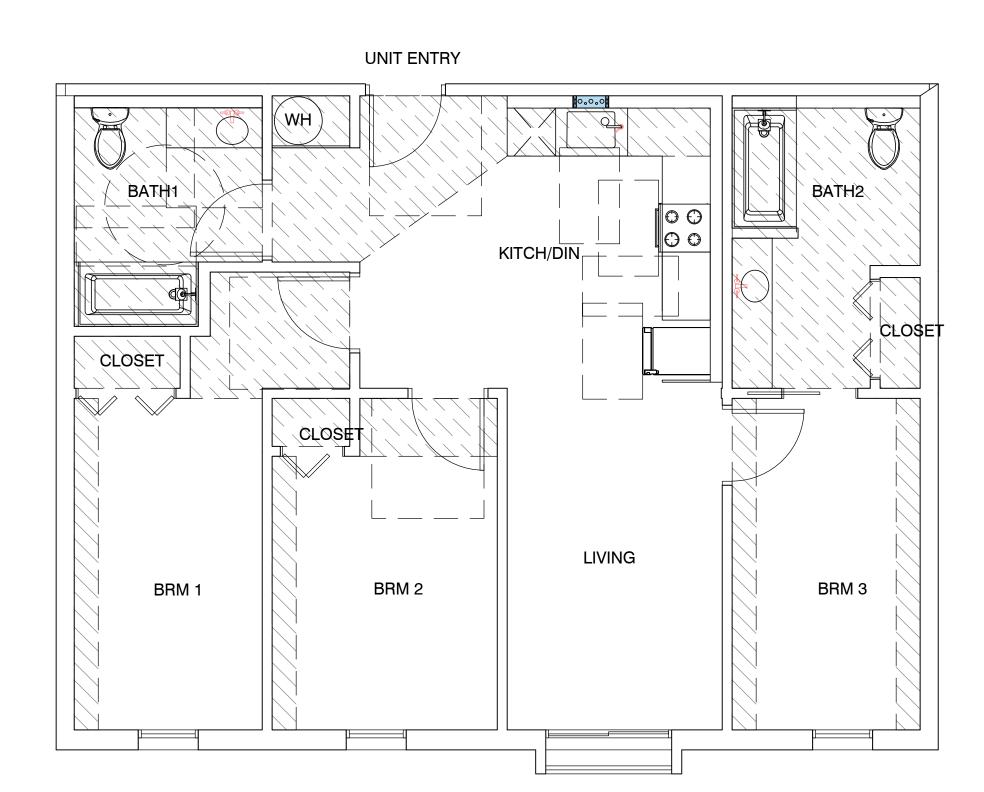
SHEET NAME/NUMBER:

A-5.2



## UNIT TYPE CI - 3 BRM GROSS LIVING AREA: 900 S.F IST FLOOR - 0 TOTAL: 6

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



## UNIT TYPE C2 - 3 BRM GROSS LIVING AREA: 930 S.F IST FLOOR - 1 TOTAL: 13

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

Provide mechanical ventilation which furnishes five air changes per hour direct to the outside.

Provide hardwire smoke dectector/CO sensor with battery back up.
See floor plan for location.

Prefab fiber glass tub enclosure walls are 70" high above the drain. Solid Joint at trap-no access panel required.

All water closet must be low

water consumption ULTRA FLUSH.

8 removeable base cabinets under sink counter work area

9 30" wide work surface

grab bar backing typical

11 lever handles on all fixture typical

12 medicine cabinet13 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

marble counter top at all kitchen, laundry room.

cultured marble bathroom counter top.

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.

HARDWIRE
SD SMOKE DETECTOR/CO SENSOR
W/ BATTERY BACKUP

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

ARCHITECT, INC.

25206 BISHOP CT. STEVENSON RANCH, CA 91381

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

C23674

Exp.02-28-23

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:

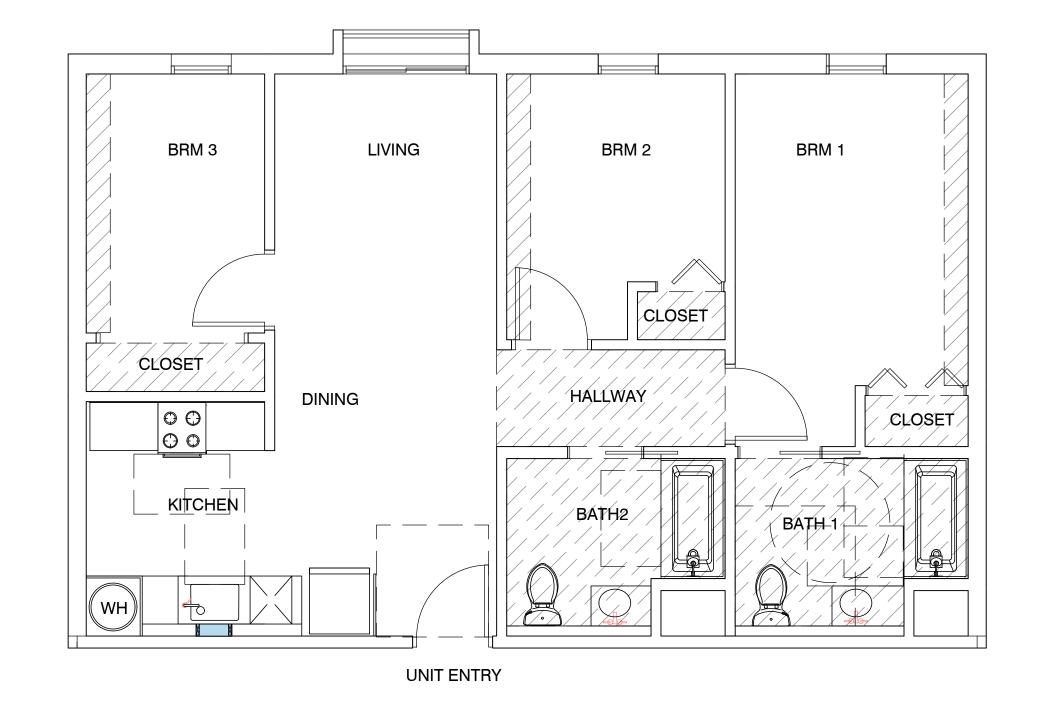
PROJECT DATA:	
DATE:	09-01-22
ARCHITECT	EM
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PROJECT NO.	-
SCALE	

SHEET NAME/NUMBER

Not for construction until reviewed, signed, and dated.

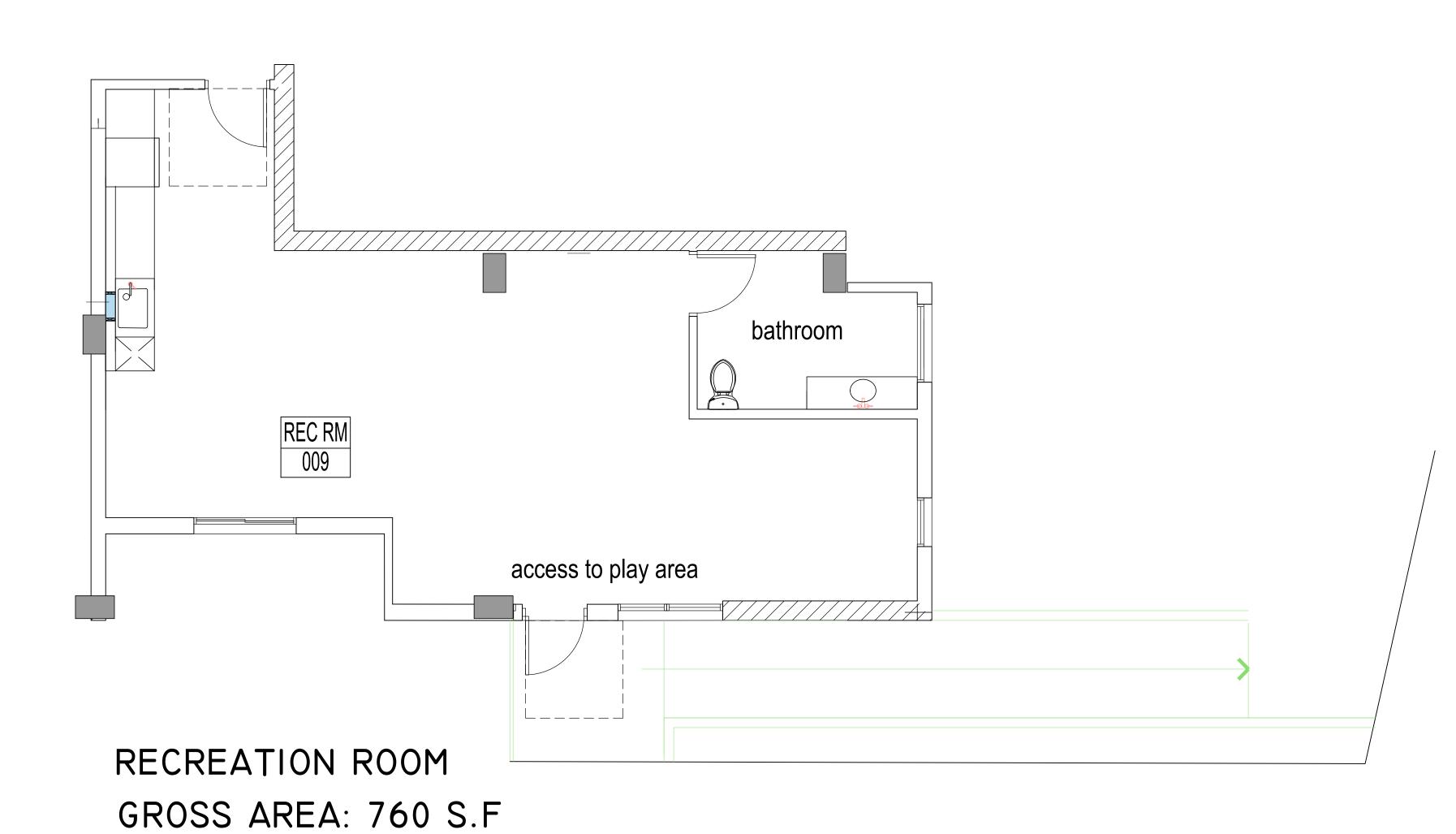
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A-5.3



# UNIT TYPE C3 - 3 BRM GROSS LIVING AREA: 906 S.F IST FLOOR - 0 TOTAL: 6

IST FLOOR - 0
2ND FLOOR - 1
3RD FLOOR - 1
4TH FLOOR - 1
5TH 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.

Provide hardwire smoke dectector/CO sensor with battery back up.
See floor plan for location.

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

provide single shelf and single pole

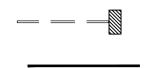
marble counter top at all kitchen, laundry room.

20 cultured marble bathroom counter top.

exhaust hood to outside and 3 feet from window openings

Electric Water heater. Provide water sub meter in unit

LEGEN



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.

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

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

ARCHITECT, INC.

25206 BISHOP CT.

STEVENSON RANCH, CA 91381

EDWINMOHABIR@GMAIL.COM

TEL: 323-459-8809

C23674
Exp.02-28-23

PROJECT ADDRESS:

148 AFFORDABLE
HOUSING DEVELOPMENT

RESIDENCY
AT THE
EMPIRE 1

2814 W. EMPIRE AVE BURBANK, CA

DEVELOPER INFORMATION:

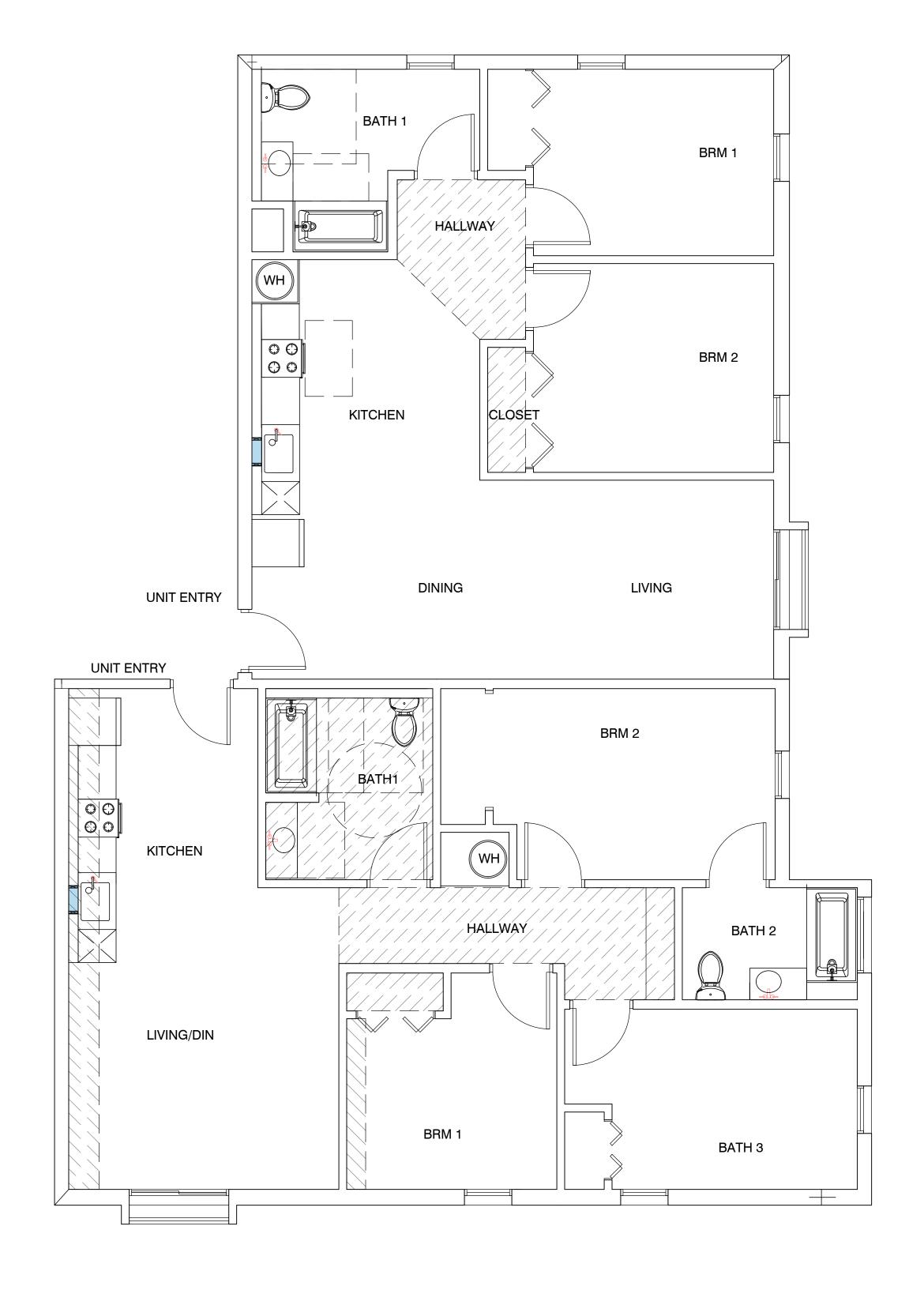
ABS PROPERTIES, INC.
5500 HOLLYWOOD BLVD., 4TH FLR
LOS ANGELES, CA 90028
(213)268-2723

NOTES/REVISIONS:

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

SHEET NAME/NUMBER:

A-5.4



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

TOTAL: 6

IST FLOOR - 0
2ND FLOOR - I
3RD FLOOR - I
4TH FLOOR - I
5TH FLOOR - I
6TH FLOOR - I
7TH FLOOR - I

UNIT TYPE E - 3 BRM

GROSS LIVING AREA: 940 S.F

IST FLOOR - 0 TOTAL: 6

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

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
- Provide mechanical ventilation which furnishes five air changes per hour direct to the outside.
- Provide hardwire smoke dectector/CO sensor with battery back up.
  See floor plan for location.
- 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.
- 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
- medicine cabinet42" high guardrail typ.
- 14 24" wide refrigerator
- LVT flooring throughout
- 16 ADA kitchen sink
- 17 ADA bathroom sink
- provide single shelf and single pole
- marble counter top at all kitchen, laundry room.
- 20 cultured marble bathroom counter top.
- exhaust hood to outside and 3 feet from window openings
  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.

HARDWIRE
SD SMOKE DETECTOR/CO SENSOR
W/ BATTERY BACKUP

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

ALL PLUMBING FIXTURES SHALL COMPLY WITH TABLE 4.303.2

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

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

ARCHITECT, INC.

25206 BISHOP CT.
STEVENSON RANCH, CA 91381

C23674

Exp.02-28-23

CALIFORNIA

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:

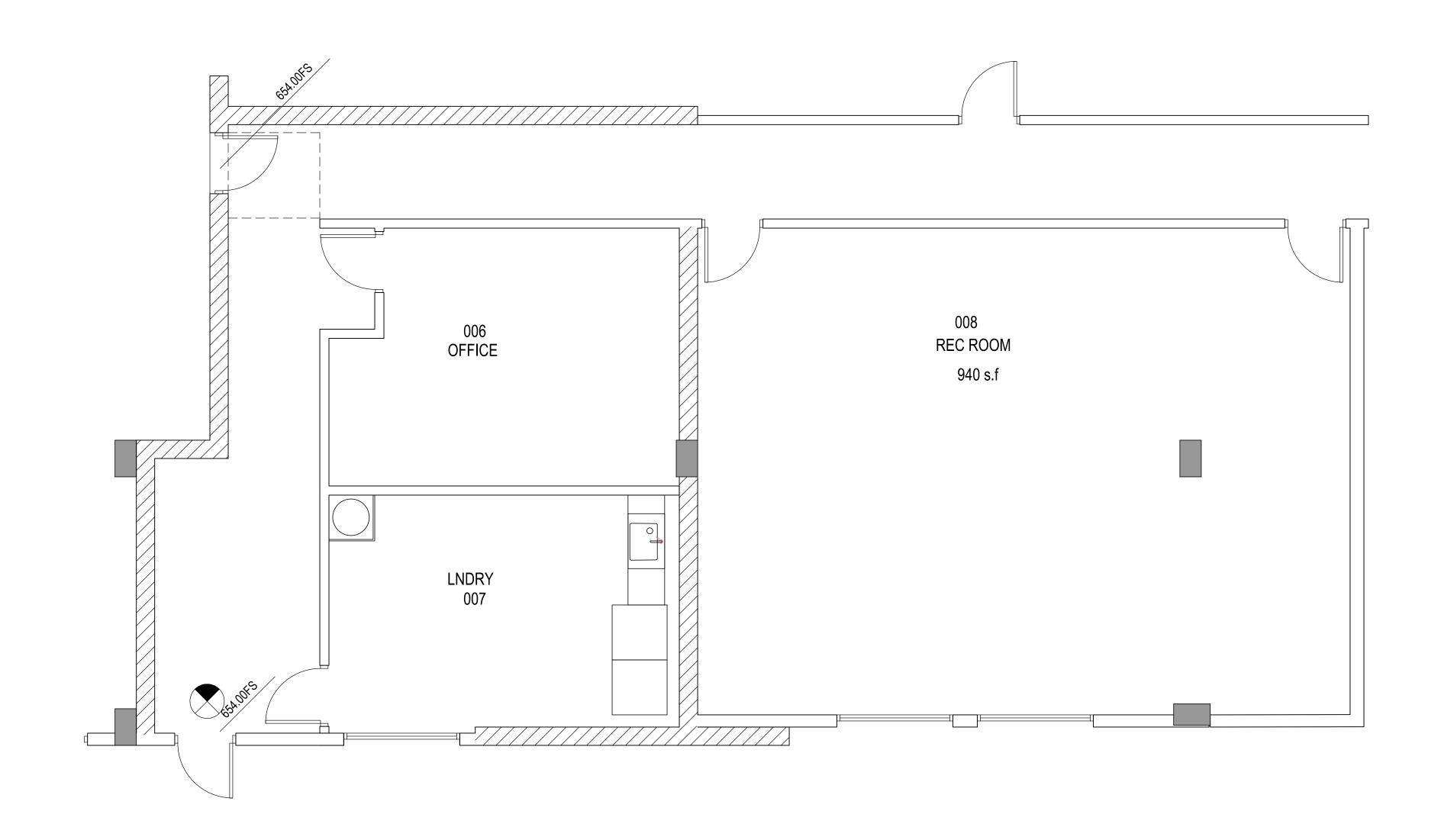
ABS PROPERTIES, INC.
5500 HOLLYWOOD BLVD., 4TH FLR
LOS ANGELES, CA 90028
(213)268-2723

NOTES/REVISIONS:

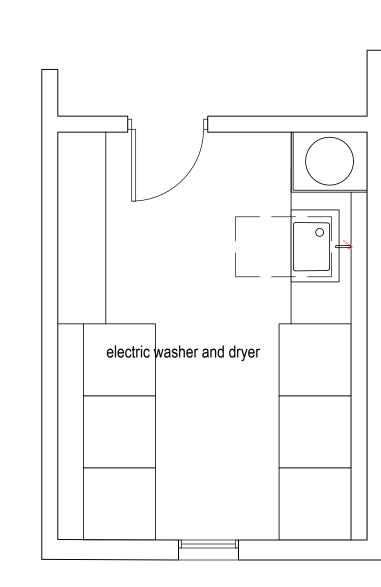
09-01-22
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SHEET NAME/NUMBER:

A-5.5



RECREATION ROOM 940 s.f



Laundry at 2nd - 7th floor



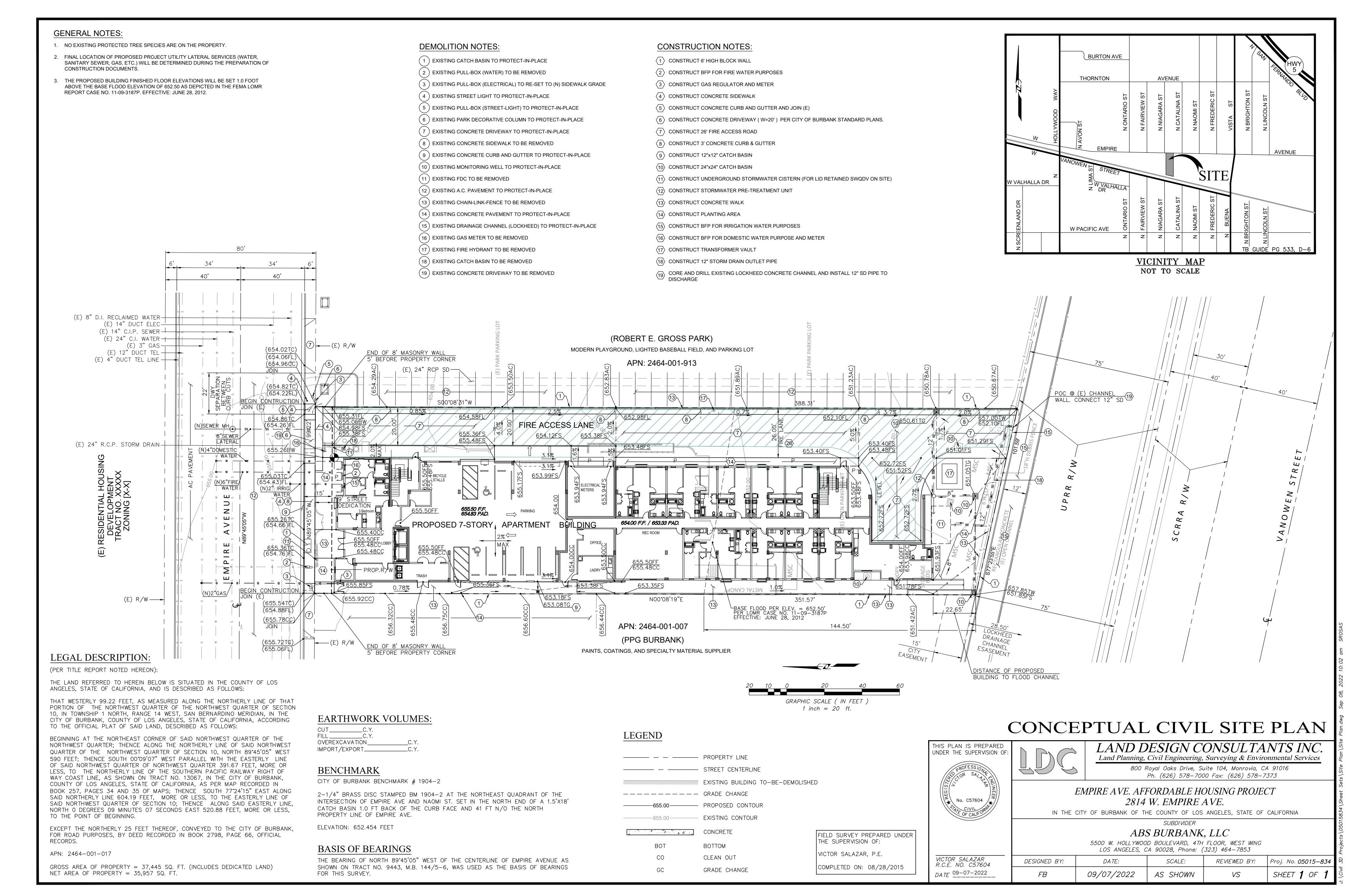
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148 AFFORDABLE OUSING DEVELOPMENT
RESIDENCY
AT THE
EMPIRE 1
2814 W. EMPIRE AVE BURBANK, CA
EVELOPER INFORMATION:
ABS PROPERTIES, INC.
00 HOLLYWOOD BLVD., 4TH FLR LOS ANGELES, CA 90028 (213)268-2723

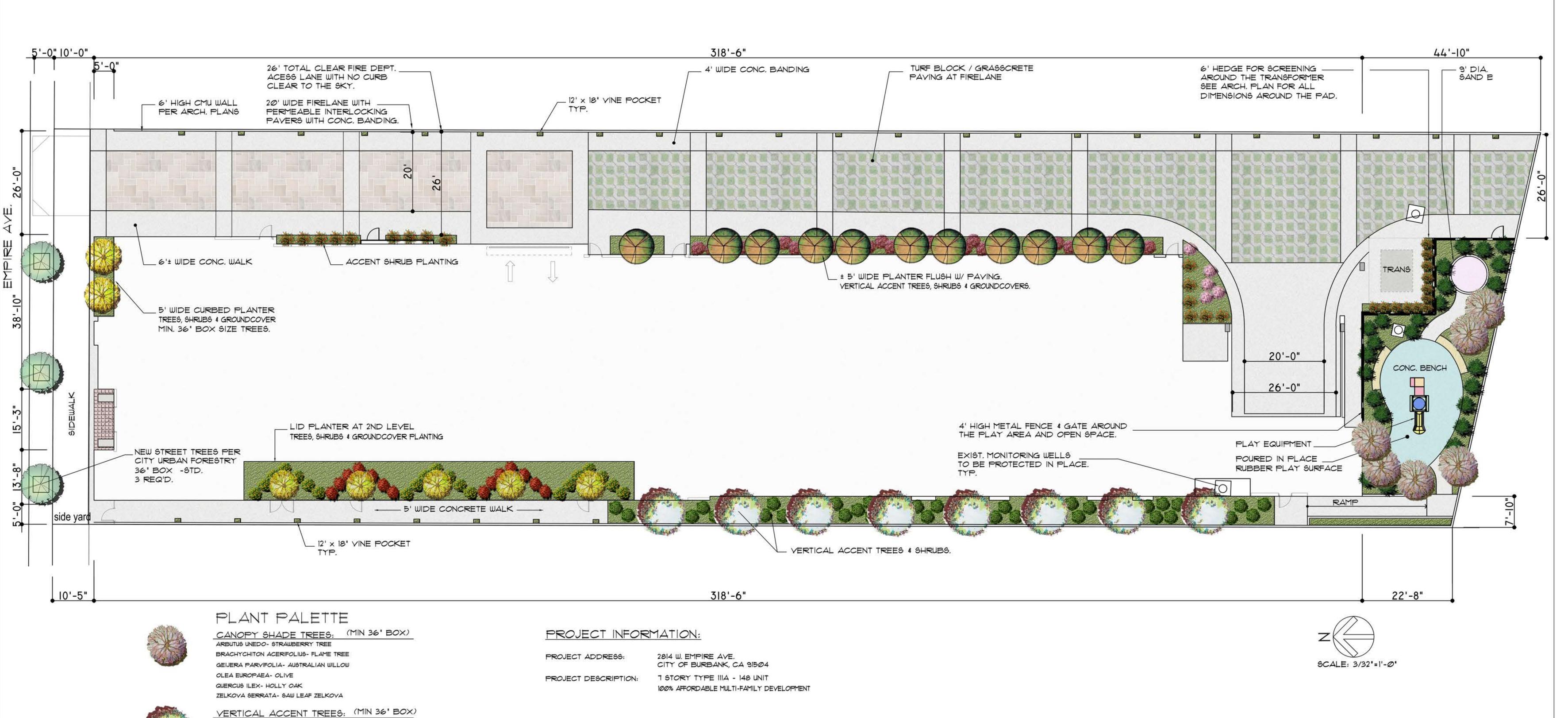
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PROJECT DATA:	
DATE:	09-01-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/8" = 1'-0"

ENLARGE PLANS	
A-5.6	

SHEET NAME/NUMBER:





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 LINARIIFOLIA- FLAX LEAF PAPER BARK

ACCENT FLOWERING TREE: (MIN 36" BOX) MELALEUCA NESOPHILA- PINK MELALEUCA CALLISTEMON CITRINUS- BOTTLE BRUSH

KOELREUTERIA PANICULATA- GOLDEN RAIN TREE PUNICA GRANATUM - POMEGRANATE

SHRUBS (5 GAL) & GROUND COVERS (1 GAL) ARBUTUS 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 'OOH 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 VISCOSA 'PURPUREA'- PURPLE HOPSEED BUSH

ECHIUM FASTUOSUM- PRIDE OF MADEIRA EURYOPS PECTINATUS - SHRUB DAISY GREVILLEA NOELLII- GREVILLEA LANTANA MONTEVIDENSIS- TRAILING LANTANA LEPTOSPERMUM PETERSONII- LEMON SCENTED TEA TREE

NANDINA DOMESTICA- HEAVENLY BAMBOO XYLOSMA CONGESTUM-SHINY XYLOSMA RAPHIOLEPIS INDICA- INDIAN HAWTHORN YUCCA GLORIOSA- SPANISH DRGGER

CALYSTEGIA MACROSTEGIA- MORNING GLORY BOUGAINVILLEA SPS .- 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.

#### LANDSCAPE CALCULATIONS:

GROUND LEVEL LOT SIZE:

37,445 S.F. BLDG FOOTPRINT: 18,526 S.F.

FIRE LANE + CONC. PATH: 1,161 SF. + (1,336 SF. CONC. PAV. BY THE BLDG.) = 8,723 SF. OPEN SPACE AREA: 37,445 - 18,526 - 8,723 = 10,916 SF.

HARDSCAPE AREA:

8,146 SF. PLANTING AREA: 2,27Ø SF.

#### LANDSCAPE PERCENTAGE OF FRONT & SIDEYARDS

- FRONT YARD: ZERO SETBACK - NO FRONTYARD PROVIDED. 126 S.F. OF PLANTING PROVIDED.

- WEST YARD: 319.92' x 5' = 1,599.6 S.F.

1,129 S.F. OF LANDSCAPE AREA PROVIDED. 1,129 : 1,599.6 = 70.5% LANDSCAPE

- EAST YARD: 313.5' x 5' = 1567.5 SF.

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

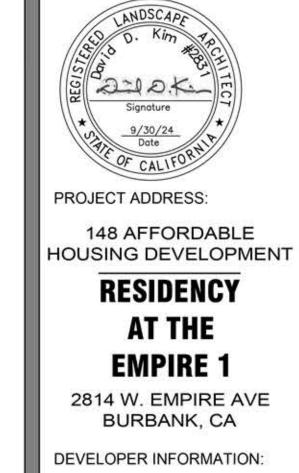
TREE REQUIREMENT- I TREE PER EVERY 40' OF STREET FRONTAGE = 18 TREES REQ'D. STREET FRONTAGE - FRONT + 2 SIDEYARDS = 131.83 L.F. GROUND LEVEL: 21 TREES PROVIDED + 3 STREET TREES. 2ND LEVEL: LID PLANTER- 5 TREES PROVIDED.

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 US 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.





ABS PROPERTIES, INC.

5500 HOLLYWOOD BLVD., 4TH FLR

LOS ANGELES, CA 90028 (213)268-2723

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DATE:	9-8-2
ARCHITECT	
CHECKED BY	
DRAWN BY	
PROJECT NO.	
SCALE	3/32" = 1'-

SHEET NAME/NUMBER:
CONCEPTUAL LANDSCAPE PLAN
L-1.1