RESIDENCY AT THE EMPIRE 1

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

A-0.0

A-0.1

A-3.1

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

		UNI	T MIX		
FL	LOOR	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
T	OTAL	72	38	38	148

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

626-578-7000

LAND USE

310-209-8800

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

LAND DESIGN CONSULTANTS. INC

ARMBRUSTER, GOLDSMITH & DEVAC LLP

11611 SAN VICENTE BLVD, SUITE 900

800 ROYAL OAKS DR. SUITE 104

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

Development Standards

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

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

- 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.

PROJECT INFORMATION

ADDRESS/LEGAL INFORMATION

ADDRESS:

2814 W. EMPIRE AVE, CITY OF BURBANK, CA 91504

2464-001-017

LEGAL DESCRIPTION:

IN BOOK 2798, PAGE 66, OFFICIAL RECORDS

APN: 2464-001-017 **GROSS LOT AREA:**

37,445 S.F **NET LOT AREA:** 35.957 S.F

JURISDICTIONAL INFORMATION

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

PLANNING AND ZONING INFORMATION

	TEANNING AND ZONING INFORMATION			
	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	No density restrictions per Government Code	Government Code Section 65915(f)(3)(D)(ii).
	Allowable Height	50 ft	75.75' proposed allowed additional 3 stories or 33 ft project within 1500 ft major bus stop. per Government Code	Government Code Section 65915(d)(2)(D)
Ī	Doguirod Front word (200/ bldg bt 75 75x 0 00	N 45 (1 0 1 1		

Required Front yard (20% bldg ht=75.75x.0.20) 15 ft -2 inches Government code Section incentive #1 Zero parking required

Base Parking Requirement: project within 1500 ft Government Code Sections A. ZERO TO ONE (1) BEDROOMS: ONE (1) ONSITE PARKING major bus stop. B. TWO (2) TO THREE (3) BEDROOMS: TWO (2) ONSITE PARKING C. FOUR (4) AND MORE BEDROOMS: TWO AND ONE-HALF (2 1/2)

PROJECT SUMMARY:

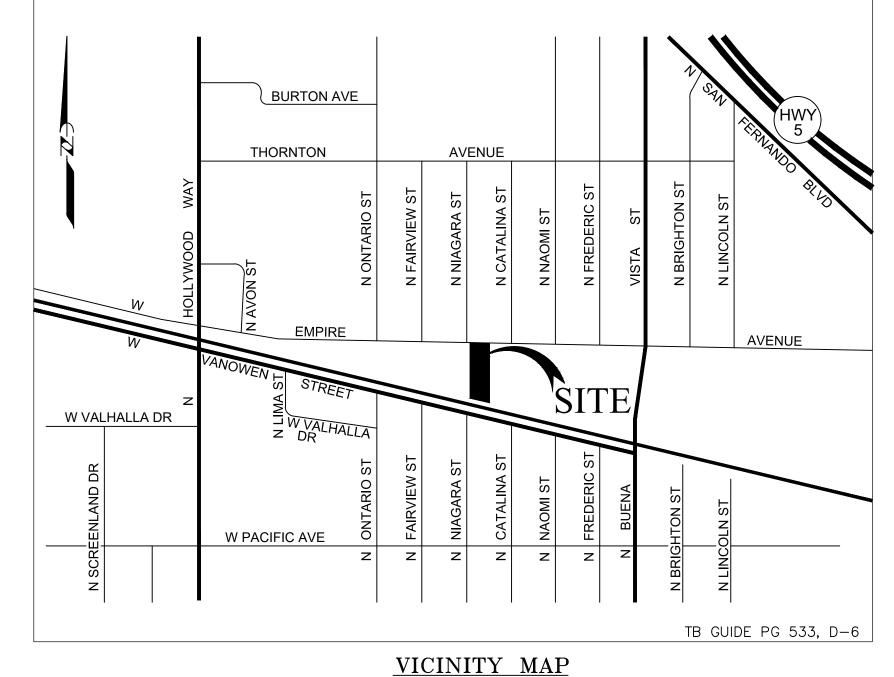
A 148 UNIT- 7 STORY- TYPE 1A & TYPE 111A -ONE HOUR-FULLY NFPA 13 SPRINKLERED DENSITY BONUS -100 % AFFORDABLE WITH NO REQUIRED PARKING SB35 Ministerial approval

FAR INCLUDING GARAGE

18.309 S.F FIRST FLOOR AREA 18, 526 S.F 2ND FLOOR AREA 3RD FLOOR AREA 18, 526 S.F 4TH FLOOR AREA 18, 526 S.F **5TH FLOOR AREA** 18, 526 S.F **6TH FLOOR AREA** 18, 526 S.F 7TH FLOOR AREA 18, 526 S.F TOTAL FLOOR AREA 129,465 S.F **GROSS LOT AREA** 37.445 S.F

129,465/37,445 S.F = 3.46:1

VICINITY MAP **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

AREA BY OCCUPANCY FIRE DEPARTMENT REQUIREMENTS PROVIDE AUTOMATIC SPRINKLER SYSTEM R2 - Residential 124.131 s.f THROUGHOUT ENTIRE BUILDING. NFPA -13 S1 - Parking garage 5.334 s.f. OBTAIN PLUMBING PERMIT PRIOR TO INSTALLATION. Total Building Area 129,465 s.

Vertical shaft wall: 2 hour with 90 minutes door assemblies

BUILDING CODE INFORMATION: CONSTRUCTION TYPE: 5-TYPE 111A over 2-TYPE 1A OCCUPANCY:

NO. OF STORIES: AVERAGE GRADE PLANE: 652.98 BUILDING CODE HEIGHT: 76'-9" complies with Tbl 504.3 ZONING CODE HEIGHT:

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

FULLY SPRINKLERED

ROOF CONSTRUCTION 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

PROVIDE MANUAL FIRE ALARM SYSTEM PER CBC 907

PROVIDE 2-WAY COMMUNICATION SYSTEM PER LAFC 510

BUILDINGS SHALL BE PROVIDED WITH APPROVED RADIO

PROVIDE 2 HR EMERGENCY BATTERY BACK-UP POWER SUPPLY.

COVERAGE FOR EMERGENCY RESPONDERS LAFC 510

PROVIDE ELEVATOR BATTERY LOWERING + LIGHTING

Proposed R2 floor area above concrete podium = 92,630 s.f

A COPY OF THE EVALUATION REPORT AND/ OR

CONDITIONS OF LISTING SHALL BE MADE

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

for Type 111A construction.

DEXOTEX DECK COATING

AVAILABLE AT THE JOB SITE.

ROOF - DURALAST

 $A_{+} = 48,000 \text{ s.f}$

BUILDING CODE AREA ANALYSIS CBC Tbl: 506.2

Fire wall used to reduce fire area within the structure

TITLE 24, PART 2, VOLUME 142 TITLE 24, PART 8 TITLE 24, PART 10

ESR 1757

ARCHITECT, INC. STEVENSON RANCH, CA 91381 TEL: 323-459-8809 Exp.02-28-23 / PROJECT ADDRESS 148 AFFORDABLE

HOUSING DEVELOPMENT RESIDENCY AT THE **EMPIRE 1** 2814 W. EMPIRE AVE BURBANK CA 91504 **DEVELOPER INFORMATION:** ABS PROPERTIES, INC. 5500 HOLLYWOOD BLVD., 4TH FLR LOS ANGELES, CA 90028 (213)268-2723

-	
1	
1	
١	
ı	
١	
ı	
ı	
- 1	PROJECT DATA:

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 MAN (July 2021, Includes July 2021 Supplement)

NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER,

CHAPTER 3	Ŀ	 PART
GREEN BUILDING SECTION 301 GENERAL		
301.1 SCOPE. 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.		
301.1.1 Additions and alterations. [HCD] 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.		
Note: 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.		
301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] 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:		
 [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. [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. 		
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)		
FRENCH DRAIN. 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.		
WATTLES. 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.		
 4.106 SITE DEVELOPMENT 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, management of storm water drainage and erosion controls shall comply with this section. 		
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 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.		
 Retention basins of sufficient size shall be utilized to retain storm water on the site. 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. Compliance with a lawfully enacted storm water management ordinance. 		
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:		
 Swales Water collection and disposal systems French drains Water retention gardens Other water measures which keep surface water away from buildings and aid in groundwater recharge. 		
Exception: Additions and alterations not altering the drainage path.		
4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 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 <i>California Electrical Code</i> , Article 625.		
 Exceptions: 1. 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: 		
 1.1 Where there is no commercial power supply. 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 California Electrical Code.		

 parking spaces on a building site, provided for a parging spaces (EV spaces) capable of supporting spaces shall be rounded up to the nearest whole in the spaces. Notes: Construction documents are intended to defacilitating future EV charging. There is no requirement for EV spaces to for use. A parking space served by electric vehicle space shall count as at least one standard 		
 Construction documents are intended to defacilitating future EV charging. There is no requirement for EV spaces to for use. A parking space served by electric vehicle space shall count as at least one standard 		
 A parking space served by electric vehicle space shall count as at least one standard 	emonstrate the project's capability and capacity for be constructed or available until EV chargers are installed	ed
Code Section 22511.2 for further details.	e supply equipment or designated as a future EV charging I automobile parking space for the purpose of complying quirements established by a local jurisdiction. See <i>Vehic</i>	with
106.4.2.1 Electric vehicle charging space (EV	/ space) locations. Construction documents shall ere common use parking is provided at least one EV sparand shall be available for use by all residents.	ce
	itions (EVCS) When EV chargers are installed, EV space omply with at least one of the following options:	ces
from the accessible parking space.	an accessible parking space meeting the de, Chapter 11A, to allow use of the EV charger essible route, as defined in the California Building	
Exception: Electric vehicle charging st	tations designed and constructed in compliance with the are not required to comply with Section 4.106.4.2.1.1 ar	
Note: Electric Vehicle charging stations serving <i>Building Code</i> , Chapter 11B.	ng public housing are required to comply with the Califor	rnia
4.106.4.2.2 Electric vehicle charging space designed to comply with the following:	e (EV space) dimensions. The EV space shall be	
	ace shall be 9 feet (2743 mm). t less than one EV space, shall have an 8-foot (2438 mn t mm) wide minimum aisle shall be permitted provided th	
·	ace and the aisle shall not exceed 1 unit vertical in 48 un	its
volt dedicated branch circuit. The raceway sh diameter). The raceway shall originate at the cabinet, box or enclosure in close proximity to documents shall identify the raceway terminal	all a listed raceway capable of accommodating a 208/240 call not be less than trade size 1 (nominal 1-inch inside main service or subpanel and shall terminate into a lister of the proposed location of the EV space. Construction tion point. The service panel and/or subpanel shall provide the proposed to permit tective device.	d
•	if a minimum 40-ampere 208/240-volt dedicated EV braithe proposed location of an EV charger, at the time of the California Electrical Code.	nch
termination point and proposed location of fut shall also provide information on amperage of electrical load calculations to verify that the el including any on-site distribution transformer(s at all required EV spaces at the full rated amp 40-ampere minimum branch circuit. Required	Construction documents shall indicate the raceway ture EV spaces and EV chargers. Construction document future EVSE, raceway method(s), wiring schematics and lectrical panel service capacity and electrical system, s), have sufficient capacity to simultaneously charge all be perage of the EVSE. Plan design shall be based upon a laraceways and related components that are planned to be or in concealed areas and spaces shall be installed at the	EVs De
	if a minimum 40-ampere 208/240-volt dedicated EV braithe proposed location of an EV charger, at the time of the California Electrical Code.	nch
	or subpanel circuit directory shall identify the overcurrer EV charging purposes as "EV CAPABLE" in accordance	
	constructed hotels and motels shall provide EV spaces SE. The construction documents shall identify the location	
Notes: 1. Construction documents are intended.	ed to demonstrate the project's capability and capacity	
or facilitating future EV charging. 2. There is no requirement for EV space are installed for use. 3. A parking space served by electrications.	ces to be constructed or available until EV chargers al vehicle supple equipment or designed as a future EV ast one standard automobile parking space for the purpo	50
of complying with any applicable mi jurisdiction. See <i>Vehicle Code</i> Sect	nimum parking space requirements established by a local	al
	provided for all types of parking facilities in accordance v required number of EV spaces shall be rounded up to th	
TABLE 4.106.4.3.1	NUMBER OF REQUIRES EV	
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	
0-9	0	
10-25	1	
26-50	2	
51-75 76-100	4	

6 percent of total

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)

201 and over

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.

comply with the following:

			N=N-0\/		
		NERGY EFFIC	CIENCY		
	E. For the pur			ds in this code, the California E	nergy
		to adopt mandatory stan		CONSERVATION	
		TER USE	ENCT AND	CONSERVATION	
4.303.1 WATE	R CONSERVIN nd fittings (fau	IG PLUMBING FIXTURE		Plumbing fixtures (water closets sections 4.303.1.1, 4.303.1.2, 4	
plu co Co	mbing fixtures npletion, certif de Section 110	. Plumbing fixture replace icate of occupancy, or finance.	ement is required prio al permit approval by ition of a noncomplia	rty shall be replaced with water or to issuance of a certificate of the local building department. nt plumbing fixture, types of re	final See Civil
flush. Ta		closets shall be certified t		sets shall not exceed 1.28 gallo riteria of the U.S. EPA WaterSe	
		ive flush volume of dual fl ushes and one full flush.	ush toilets is defined	as the composite, average flus	sh volume
		e effective flush volume of me of all other urinals sha		s shall not exceed 0.125 gallon lons per flush.	s per flush.
4.303.1.3	Showerhead	ls.	-	·	
ga	lons per minut		s shall be certified to	maximum flow rate of not more the performance criteria of the	
sh a s	owerhead, the ingle valve sha	combined flow rate of all	the showerheads and per minute at 80 psi,	en a shower is served by more d/or other shower outlets contro , or the shower shall be design	olled by
u.		and-held shower shall be		rhead.	
4.303.1.4	Faucets.				
no	exceed 1.2 ga		i. The minimum flow	w rate of residential lavatory fa rate of residential lavatory fau	
faı	icets installed i		e areas (outside of d <mark>v</mark>	reas. The maximum flow rate wellings or sleeping units) in re	
		ering Faucets. Metering llons per cycle.	faucets when installe	ed in residential buildings shall	not deliver
pe to	minute at 60	psi. Kitchen faucets may	temporarily increase	en faucets shall not exceed 1.8 the flow above the maximum r a maximum flow rate of 1.8 gal	ate, but not
	te : Where cor luction.	mplying faucets are unava	ailable, aerators or ot	her means may be used to ach	nieve
W Efi	nen installed, s iciency Regula		n)(4) Table H-2, Secti	ode of Regulations, Title 20 (Apion 1605.3 (h)(4)(A), and Section	
Co				n have been reprinted from the),Section 1605.1 (h)(4) and Se	
	TABLE H	-2			
		RDS FOR COMME	_	NSE SPRAY R JANUARY 28, 2019	
	PRODUCT C	LASS in ounce force (ozf)]	MAXIN	IUM FLOW RATE (gpm)	
	Product Clas	s 1 (≤ 5.0 ozf)		1.00	
	Product Clas	s 2 (> 5.0 ozf and ≤ 8.0	ozf)	1.20	
	Product Clas	s 3 (> 8.0 ozf)		1.28	
				alues manufactured on or after ounces-force (ozf)[113 grams-f	
building Submete	s. rs shall be inst	alled to measure water us	_	mixed-used residential/com	
California	Plumbing Cod	ae.			

THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with

1. 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

a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water

FLOW RATE

1.8 GMP @ 80 PSI

MAX. 1.2 GPM @ 60 PSI

MIN. 0.8 GPM @ 20 PSI

0.5 GPM @ 60 PSI

1.8 GPM @ 60 PSI

0.2 GAL/CYCLE

1.28 GAL/FLUSH

0.125 GAL/FLUSH

IS INCLUDED AS A CONVENIENCE FOR THE USER.

FIXTURE TYPE

SHOWER HEADS

LAVATORY FAUCETS

KITCHEN FAUCETS

METERING FAUCETS

Efficient Landscape Ordinance (MWELO), whichever is more stringent.

WATER CLOSET

URINALS

available at: https://www.water.ca.gov/

4.304 OUTDOOR WATER USE

LAVATORY FAUCETS IN

COMMON & PUBLIC USE AREAS

(RESIDENTIAL)

(RESIDENTIAL)

TABLE - MAXIMUM FIXTURE WATER USE

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 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 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 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Excavated soil and land-clearing debris. 2. 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 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. 1. 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. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be 4. Identify construction methods employed to reduce the amount of construction and demolition waste 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 materials will be diverted by a waste management company. 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 **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). 4.410 BUILDING MAINTENANCE AND OPERATION **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: 1. 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 DIVISION 4.5 ENVIRONMENTAL QUALITY



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 (213)268-2723

NOTES/REVISIONS:

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

> GREEN **MEASURES**

> > A-0.1

Not for construction until reviewed, signed, and dated. © EM ARCHITECT, INC 2020 ALL RIGHTS RESERVED

SHEET NAME/NUMBER:

F:\2022-PROJECT\SAMIR-BURBANK\CAL GREEN\GREEN NOTES -GN 1-GN 2.dwg, 6/23/2022 9:18:20 PM, DWG To PDF.pc3

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".

ATTACHMENT 4-2

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.

SECTION 4.501 GENERAL

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

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.

hundredths of a gram (g O³/g ROC).

ozone formation in the troposphere.

4.503 FIREPLACES

product (excluding container and packaging).

4.504 POLLUTANT CONTROL

management district rules apply:

Table 4.504.3 shall apply.

and 94701.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a

Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this

article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to

hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final

startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings

with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain

woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the

Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks

Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic

compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and

tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

shall comply with local or regional air pollution control or air quality management district rules where

applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable.

Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in

prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17,

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of

the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits

apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories

coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources

listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss

Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR

Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air

Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation

VOC LIMIT

150

100

50

50

100

250

50

510

490

325

250

550

250

140

250

50

Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the

enforcing agency. Documentation may include, but is not limited to, the following:

TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2}

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

compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of

units of product, less packaging, which do not weigh more than 1 pound and do not consist of more

than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including

requirements of the following standards unless more stringent local or regional air pollution or air quality

applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves,

Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

pellet stoves and fireplaces shall also comply with applicable local ordinances.

reduce the amount of water, dust or debris which may enter the system.

commencing with section 94507.

1. Manufacturer's product specification.

ARCHITECTURAL APPLICATIONS

INDOOR CARPET ADHESIVES

OUTDOOR CARPET ADHESIVES

WOOD FLOORING ADHESIVES

RUBBER FLOOR ADHESIVES

SUBFLOOR ADHESIVES

CERAMIC TILE ADHESIVES

COVE BASE ADHESIVES

VCT & ASPHALT TILE ADHESIVES

STRUCTURAL GLAZING ADHESIVES

OTHER ADHESIVES NOT LISTED

SPECIALTY APPLICATIONS

PLASTIC CEMENT WELDING

CONTACT ADHESIVE

TOP & TRIM ADHESIVE

METAL TO METAL

PLASTIC FOAMS

FIBERGLASS

ADHESIVE PRIMER FOR PLASTIC

SPECIAL PURPOSE CONTACT ADHESIVE

STRUCTURAL WOOD MEMBER ADHESIVE

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

PVC WELDING

CPVC WELDING

ABS WELDING

MULTIPURPOSE CONSTRUCTION ADHESIVE

SINGLE-PLY ROOF MEMBRANE ADHESIVES

DRYWALL & PANEL ADHESIVES

CARPET PAD ADHESIVES

2. Field verification of on-site product containers.

compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to

California 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

TABLE 4.504.2 - SEALANT VOC LIMIT

N/A RESPON

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

NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER. / N/A RESPON. CHAPTER 7 TABLE 4.504.5 - FORMALDEHYDE LIMITS INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS **CURRENT LIMIT** 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper 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 0.05 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: 0.09 0.11 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency. **702.2 SPECIAL INSPECTION [HCD].** 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 particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency. 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). [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 particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a 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.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the

703.1 DOCUMENTATION. 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 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 the appropriate section or identified applicable checklist.

(Less Water and Less Exempt Compounds in Grams per Liter) MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION **SEALANTS VOC LIMIT** PRODUCT 250 **ARCHITECTURAL** HARDWOOD PLYWOOD VENEER CORE 760 MARINE DECK HARDWOOD PLYWOOD COMPOSITE CORE NONMEMBRANE ROOF 300 PARTICLE BOARD 250 ROADWAY MEDIUM DENSITY FIBERBOARD 450 SINGLE-PLY ROOF MEMBRANE THIN MEDIUM DENSITY FIBERBOARD2 OTHER 420 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL **SEALANT PRIMERS** MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. ARCHITECTURAL CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 250 **NON-POROUS** 775 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM POROUS THICKNESS OF 5/16" (8 MM). MODIFIED BITUMINOUS 500 760 MARINE DECK DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) OTHER 750 **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. TABLE 4.504.3 - VOC CONTENT LIMITS FOR **4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the ARCHITECTURAL COATINGS2,3 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 GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT (Emission testing method for California Specification 01350) COMPOUNDS See California Department of Public Health's website for certification programs and testing labs COATING CATEGORY **VOC LIMIT** FLAT COATINGS https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. project they are inspecting for compliance with this code. NON-FLAT COATINGS 100 **4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1. NONFLAT-HIGH GLOSS COATINGS 150 **4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed, at least 80% of floor area receiving **703 VERIFICATIONS** resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the **SPECIALTY COATINGS** Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," 📘 **ALUMINUM ROOF COATINGS** 400 Version 1.2, January 2017 (Emission testing method for California Specification 01350) **BASEMENT SPECIALTY COATINGS** 400 See California Department of Public Health's website for certification programs and testing labs. **BITUMINOUS ROOF COATINGS** hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. BITUMINOUS ROOF PRIMERS 350 BOND BREAKERS 350 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 CONCRETE CURING COMPOUNDS 350 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 CONCRETE/MASONRY SEALERS 100 DRIVEWAY SEALERS **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: DRY FOG COATINGS 150 Product certifications and specifications. FAUX FINISHING COATINGS 350 Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see FIRE RESISTIVE COATINGS 350 CCR, Title 17, Section 93120, et seq.) FLOOR COATINGS 100 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 FORM-RELEASE COMPOUNDS 250 0121, CSA 0151, CSA 0153 and CSA 0325 standards. 5. Other methods acceptable to the enforcing agency. GRAPHIC ARTS COATINGS (SIGN PAINTS) 500 HIGH TEMPERATURE COATINGS 420 4.505 INTERIOR MOISTURE CONTROL INDUSTRIAL MAINTENANCE COATINGS 250 **4.505.1 General.** Buildings shall meet or exceed the provisions of the *California Building Standards Code*. LOW SOLIDS COATINGS1 120 **4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by MAGNESITE CEMENT COATINGS 450 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. MASTIC TEXTURE COATINGS 100 METALLIC PIGMENTED COATINGS 500 **4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the MULTICOLOR COATINGS 250 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with PRETREATMENT WASH PRIMERS 420 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, PRIMERS, SEALERS, & UNDERCOATERS 100 ACI 302.2R-06. REACTIVE PENETRATING SEALERS 350 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional. RECYCLED COATINGS 250 **4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage ROOF COATINGS 50 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: RUST PREVENTATIVE COATINGS 250 SHELLACS 1. 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 CLEAR 730 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end OPAQUE 550 SPECIALTY PRIMERS, SEALERS & 3. At least three random moisture readings shall be performed on wall and floor framing with documentation 100 acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. **UNDERCOATERS** STAINS 250 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 STONE CONSOLIDANTS 450 recommendations prior to enclosure. SWIMMING POOL COATINGS 340 4.506 INDOOR AIR QUALITY AND EXHAUST TRAFFIC MARKING COATINGS 100 **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the **TUB & TILE REFINISH COATINGS** 420 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. WATERPROOFING MEMBRANES 250 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a 275 WOOD COATINGS **WOOD PRESERVATIVES** 350 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 ZINC-RICH PRIMERS b. A humidity control may be a separate component to the exhaust fan and is not required to be 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

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 EMPIRE 1** 2814 W. EMPIRE AVE BURBANK, CA **DEVELOPER INFORMATION:** ABS PROPERTIES. INC.

NOTES/REVISIONS:

500 HOLLYWOOD BLVD., 4TH FL

LOS ANGELES, CA 90028 (213)268-2723

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

> **MANDATORY MEASURES** A-0.2

SHEET NAME/NUMBER:

Not for construction until reviewed, signed, and dated. © EM ARCHITECT,INC 2020 ALL RIGHTS RESERVED

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE CALIFORNIA GREEN BUILDING VERIFICATION WITH THE FULL CODE.

4.507 ENVIRONMENTAL COMFORT

sized, designed and have their equipment selected using the following methods:

ASHRAE handbooks or other equivalent design software or methods.

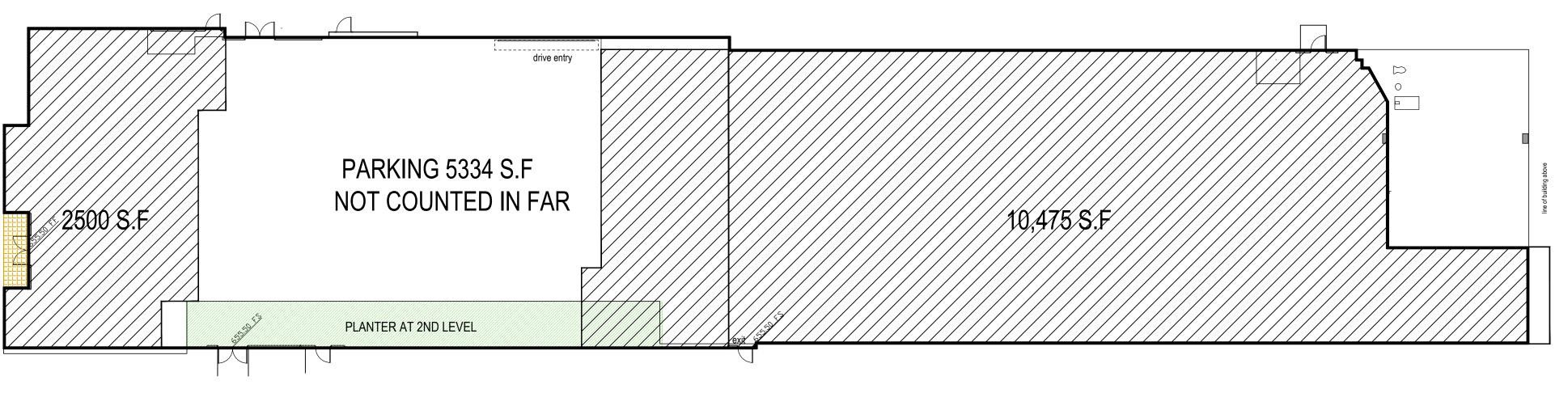
Equipment Selection), or other equivalent design software or methods.

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be

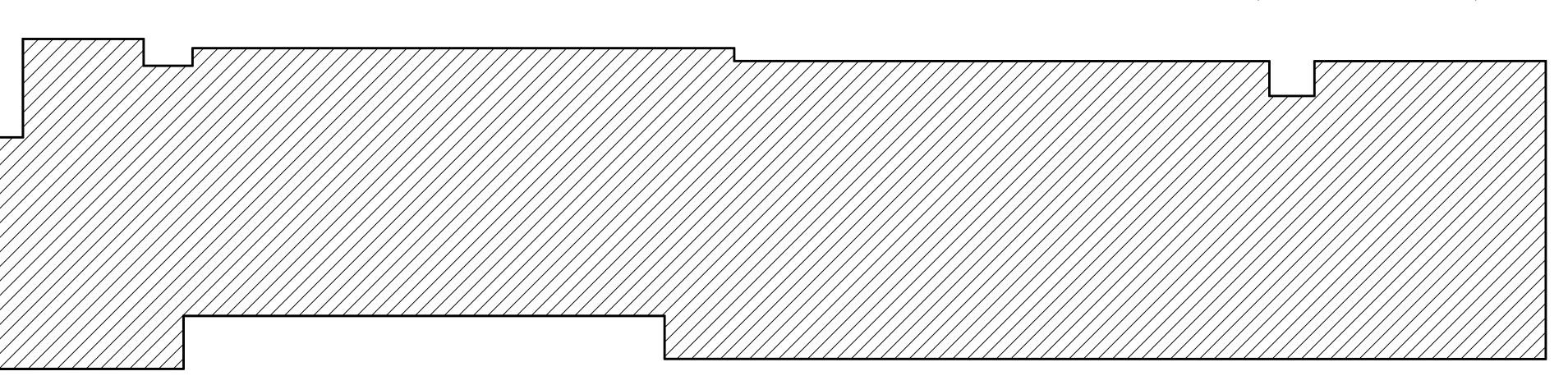
1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems),

3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential

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



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

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

Any exceptions would be subject to the approval of the Directors of both the Community

Development and Public Works Departments.

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

ARCHITECT

FAR INCLUDING GARAGE

18,309 S.F

18, 526 S.F

129,465 S.F

37,445 S.F

12,975 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

= 3.46:1

129,465/37,445 S.F

FIRST FLOOR AREA

2ND FLOOR AREA

3RD FLOOR AREA

4TH FLOOR AREA

5TH FLOOR AREA

6TH FLOOR AREA

7TH FLOOR AREA

TOTAL FLOOR AREA

FAR EXCLUDING GARAGE

FIRST 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

GROSS LOT AREA

FAR

Construction Hours:

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

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

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

BURBANK POLICE DEPARTMENT DEVELOPMENT REVIEW COMMENTS

Location
2814 Empire Avenue

PROJECT #
21-0003649
DR X CUP PD LLA ZTA

TTM#
VACATION OTHER

Project Name:
None
Planner: Shipra Rajesh

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

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

General Requirements

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

- 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

ARCHITECT

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 self-closing and self-locking to prevent trespassing. (Burbank2035 General Plan Safety Element Goal 3, Policy 3.2 Reduce opportunities for criminal activity through physical design standards such as Crime Prevention Through Environmental Design (CPTED) and youth programs, recreation opportunities, educational programs, and counseling services.)
- 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.

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:

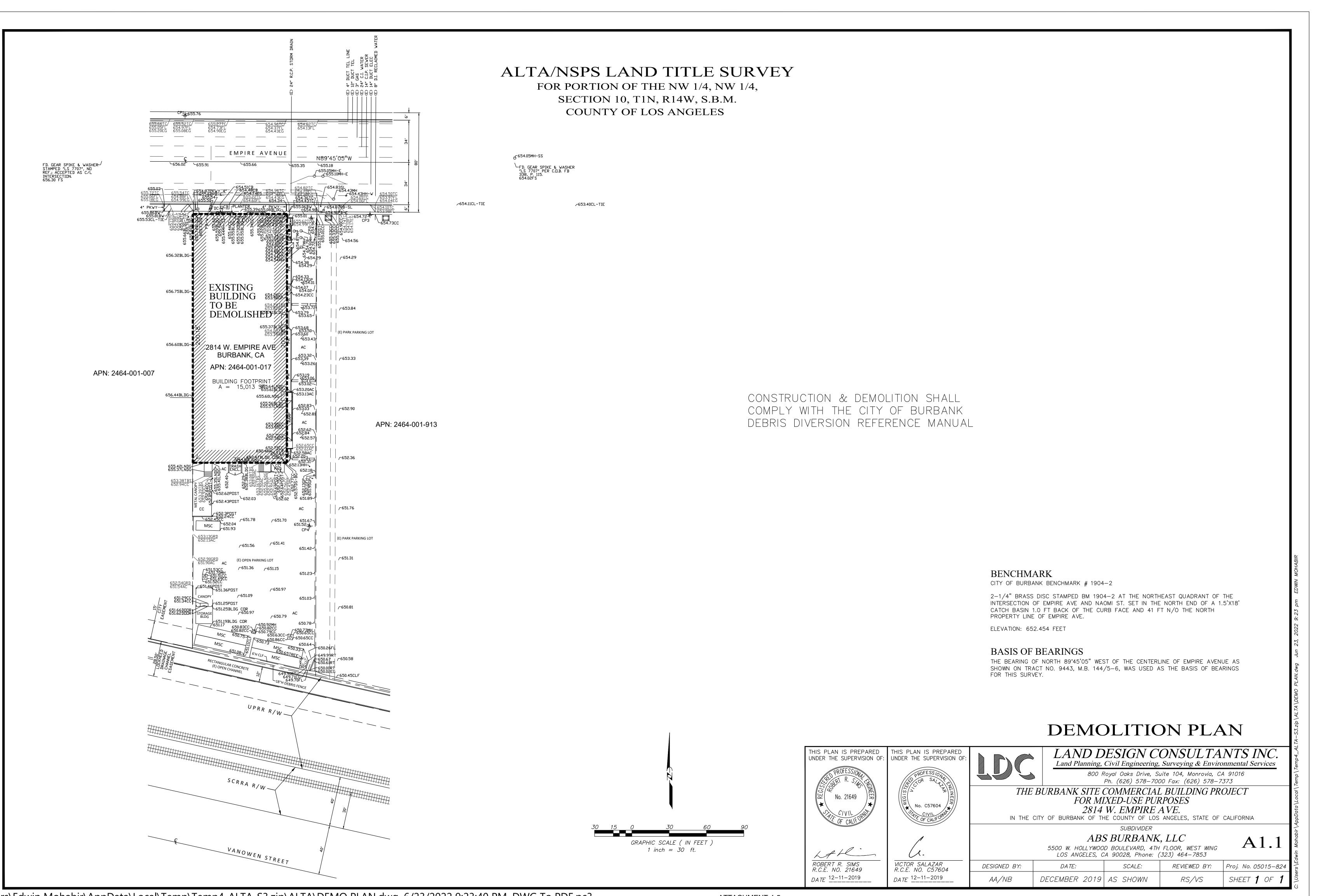
ABS PROPERTIES, INC.
5500 HOLLYWOOD BLVD., 4TH FLR
LOS ANGELES, CA 90028
(213)268-2723

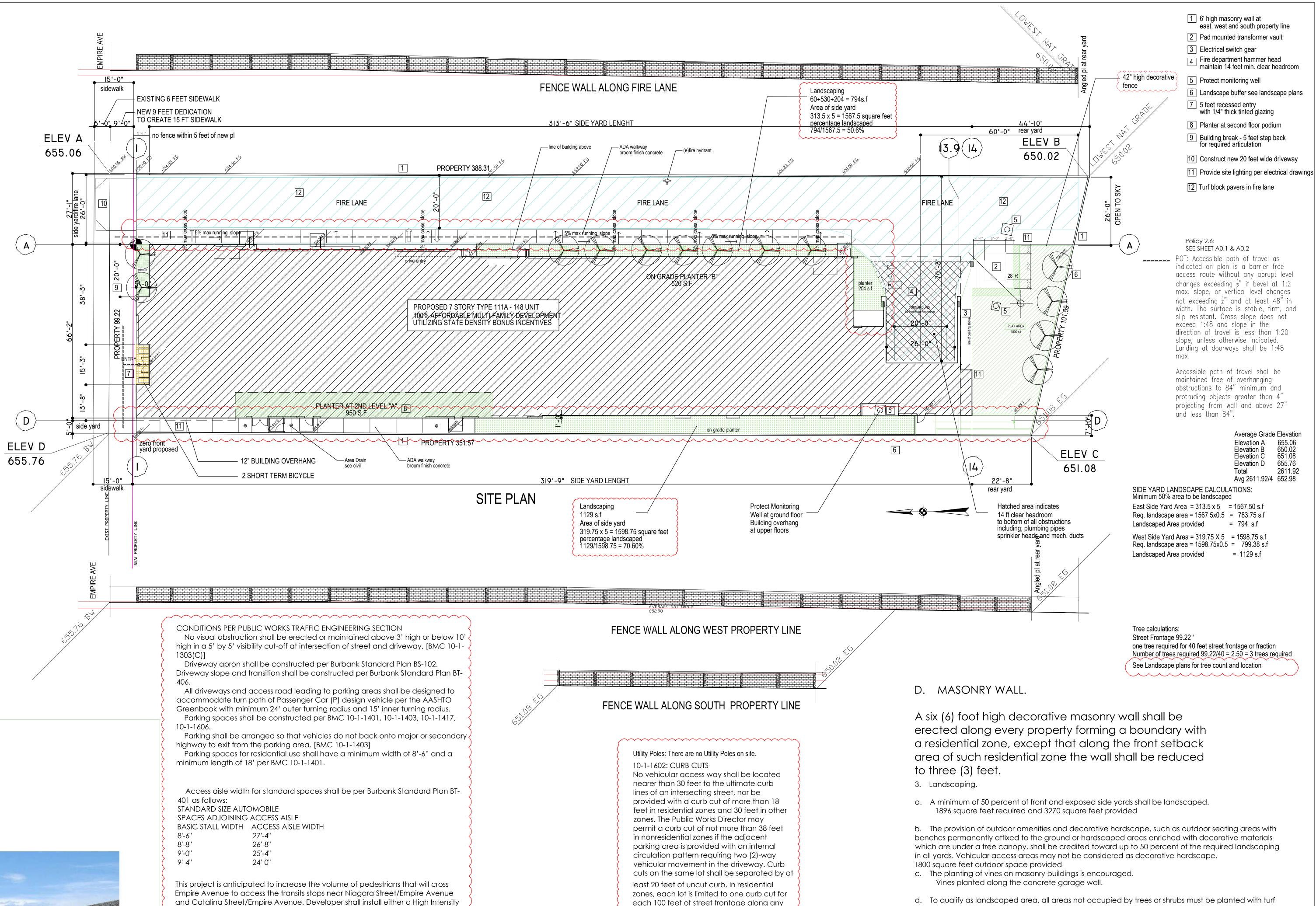
NOTES/REVISIONS:	٦
	_
	4
	4
	\dashv
	\dashv
	\dashv

PROJECT DATA:	
D. 7.5	00.00.00
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

A-1.0







STOCK PICTURE OF FENCE WALL

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

or other ground cover with a minimum soil depth of 12 inches. All planters must be a minimum of 18 inches deep and two feet in their smallest inside dimension, unless a tree is required, in which case a three (3) foot planter depth shall be required and the planter must have a minimum inside dimension of four (4) feet.

e. In required front and exposed side yards, a minimum of one tree shall be planted for every 40 linear feet of street frontage or fraction thereof. Turf is allowed in up to 50 percent of required landscaped areas. In shrub areas, a minimum of one five (5) gallon shrub is required for every ten (10) square feet of shrub area.

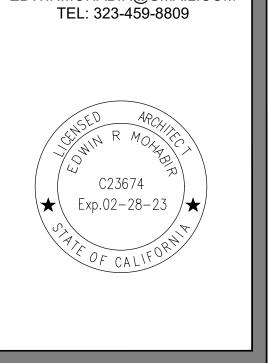
f. A minimum of 50 percent of required trees shall be a minimum 36-inch box size, with the remainder a minimum 24-inch box size. The required 36-inch box trees shall be equally distributed in required front or street side yards.

(3) 8x8x16 decorative masonry wall

g. If trees are planted in planters, the planters must have a minimum length and width of five (5) feet. 15'-0" MAX 12" wide x 8" thick concrete pilaster ENLARGE FENCE WALL 2" thick concrete cap

ARCHITECT, INC. 25206 BISHOP CT. STEVENSON RANCH, CA 91381 EDWINMOHABIR@GMAIL.COM

EDWIN MOHABIR



PROJECT ADDRESS: 148 AFFORDABLE HOUSING DEVELOPMENT

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

2814 W. EMPIRE AVE BURBANK, CA

DEVELOPER INFORMATION:

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

(213)268-2723

NOTES/REVISIONS:

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

PLOT PLAN A-2.0

SHEET NAME/NUMBER:

Not for construction until reviewed, signed, and dated. © EM ARCHITECT,INC 2020 ALL RIGHTS RESERVED

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

intersection of Empire Avenue and Catalina Street

north side of Empire Avenue and

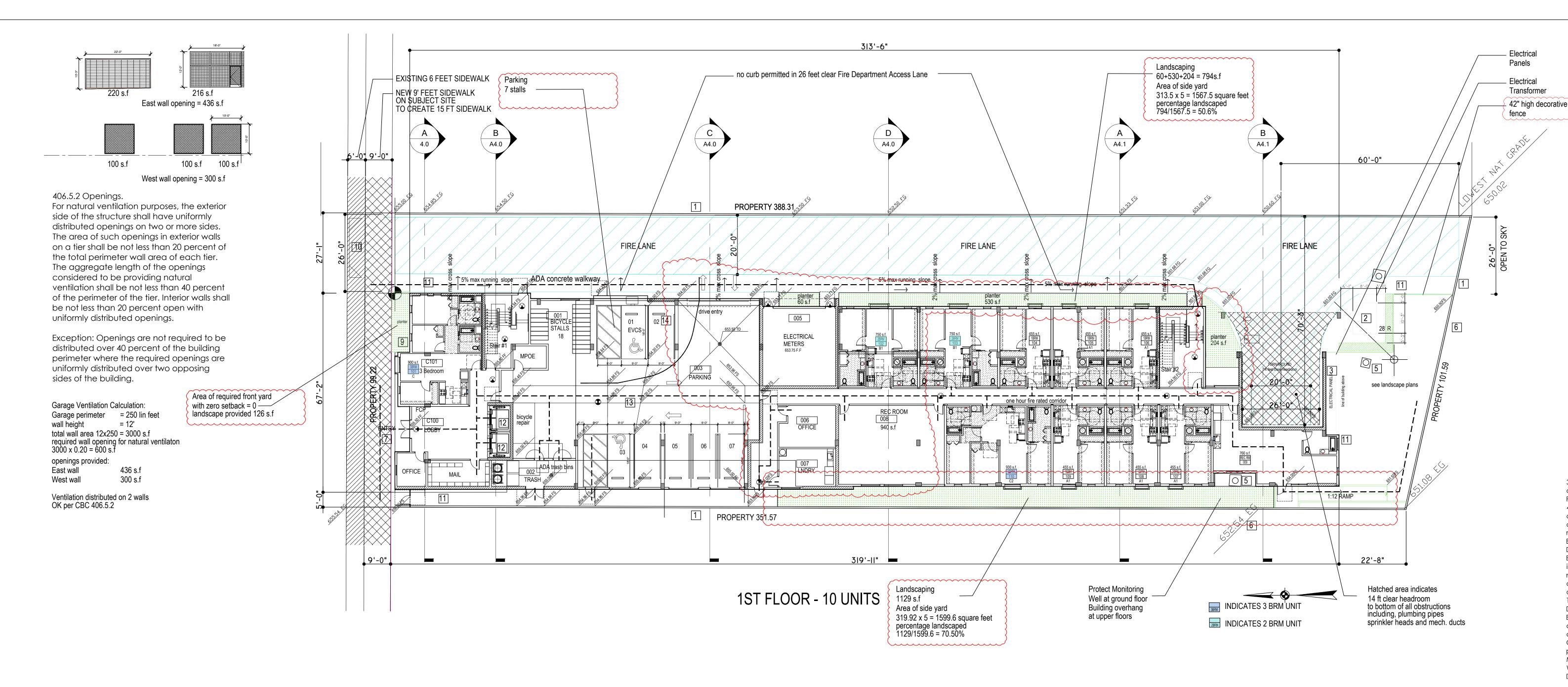
on Traffic Control Devices Chapter 4C.

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





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.

shall be provided with an automatic fire alarm system.

- All stair shaft doors at each building level shall provide access to the building for fire department use. • There shall be provided for fire department use at least one access door to one enclosed exit stair shaft that serves all building levels and the roof at the main entrance level outside the building.
- All enclosed exit stairways shall be continuous to each floor served in either direction and shall be without obstructions such as intervening doors and gates. EXCEPTION: Approved barriers provided at the ground floor level to prevent persons traveling downward from accidentally continuing into the basement, in accordance with the Building Code.

- Locking of enclosed exit stairshaft doors:
- 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 landing in each required enclosed exit stairshaft.
- In every bank of elevators, there shall be provided and available to the fire department, an elevator that opens on to each floor served by the individual bank. A bank of elevators is one or more elevator cars controlled by a common operating system, or where all elevator cars will respond to a single call button.
- Elevator cars assigned for fire department use shall have at height, recessed area, or removable ceiling, which will make possible the carrying of a nine- (9) foot high ladder. At least one elevator car assigned for fire department use and serving all floors shall be of a size that will accommodate a 24 inch by 85 inch ambulance stretcher in the horizontal position, and have a clear opening width of 42 inches. The elevator shall be identified with approved
- Elevators shall open into a lobby on all floors except the lowest terminal floor of building
 - entry. Lobbies may serve more than one (1) elevator. Lobbies shall be separated from the corridor by one (1) hour fire resistive construction with all openings protected by tight fitting twenty (20) minute door assemblies designed to close automatically upon activation of a detector which will respond to visible or invisible particles of combustion. Lobbies shall also be separated from the remainder of the building as required for corridor walls and ceilings.

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

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

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

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

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 APPROVAL.

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

3 Electrical switch gear Fire department hammer head maintain 14 feet min, clear headroom

2 Pad mounted transformer vault

east, west and south property line

1 6' high masonry wall at

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.

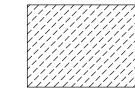
F. Visibility of pedestrians, bicyclists, and motorists shall be ensured when entering individual parking spaces, when circulating within a parking facility, and when entering and exiting a parking facility.

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	TOTA
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.

SHEET NAME/NUMBER

DRAWN BY

SCALE

Exp.02-28-23 /

TEL: 323-459-8809

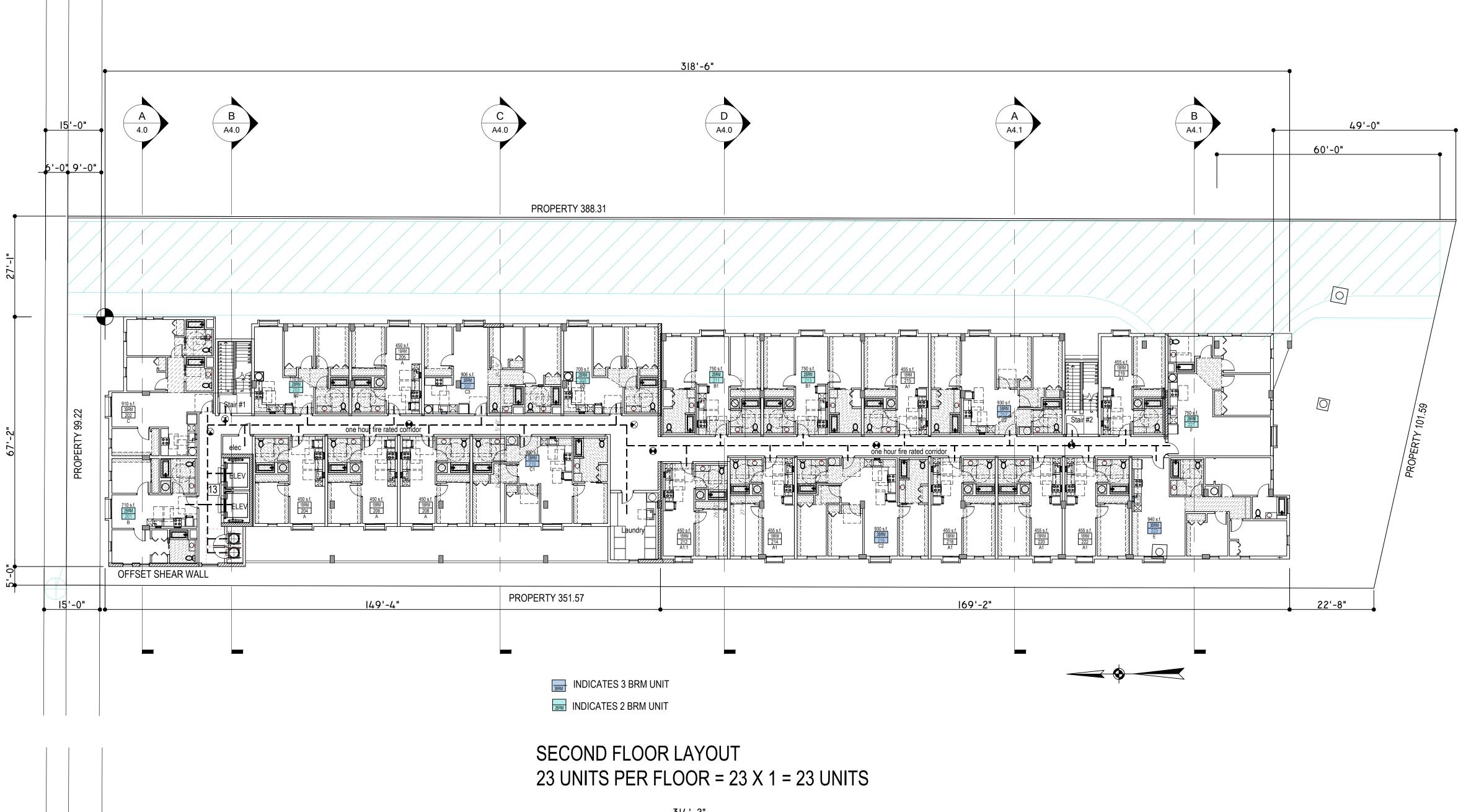
Not for construction until reviewed, signed, and dated. © EM ARCHITECT,INC 2020 ALL RIGHTS RESERVED

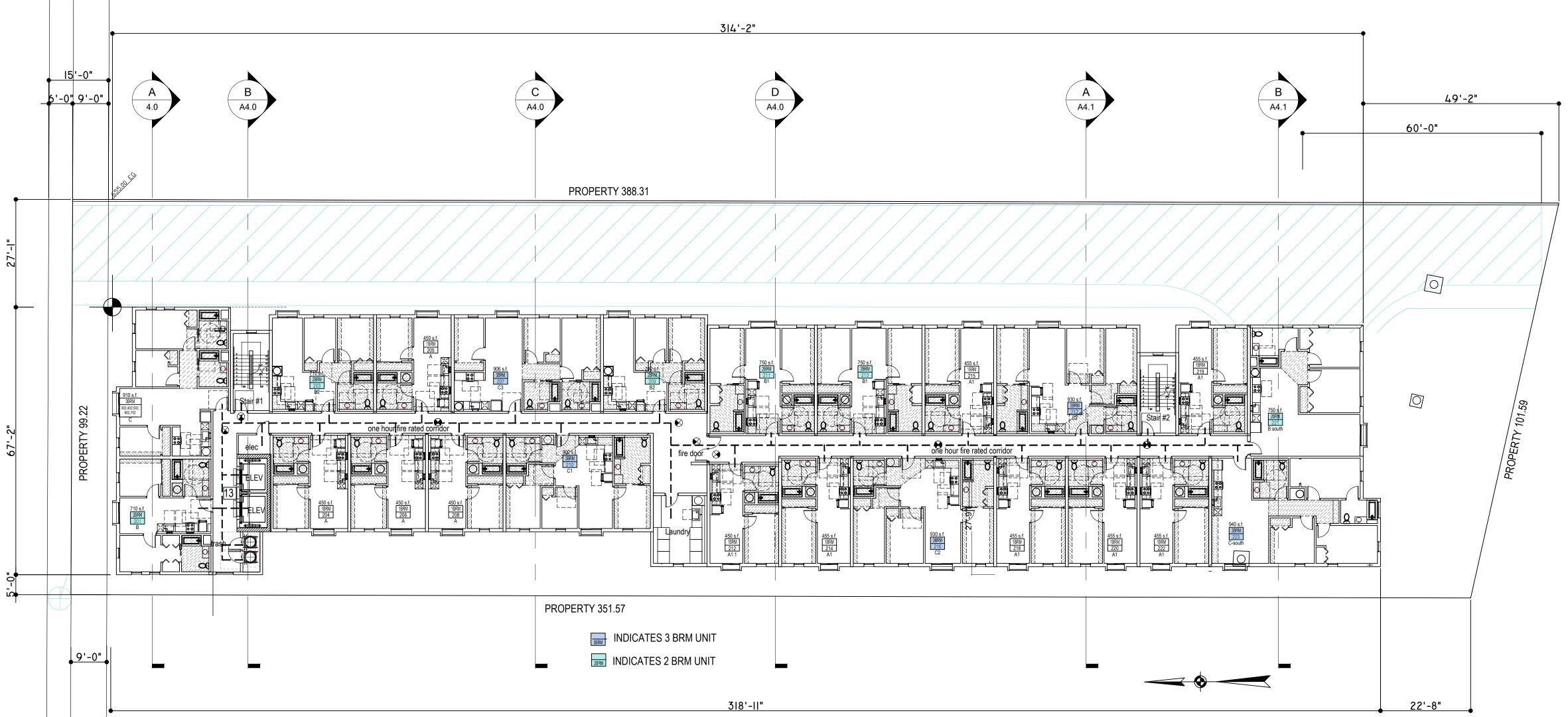
FIRST FLOOR

PLAN

A-2.

ATTACHMENT 4-7





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 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".

PROJECT ADDRESS: 148 AFFORDABLE HOUSING DEVELOPMENT

★\ Exp.02-28-23 /★,

EDWIN MOHABIR

ARCHITECT, INC.

25206 BISHOP CT. STEVENSON RANCH, CA 91381 EDWINMOHABIR@GMAIL.COM

TEL: 323-459-8809

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

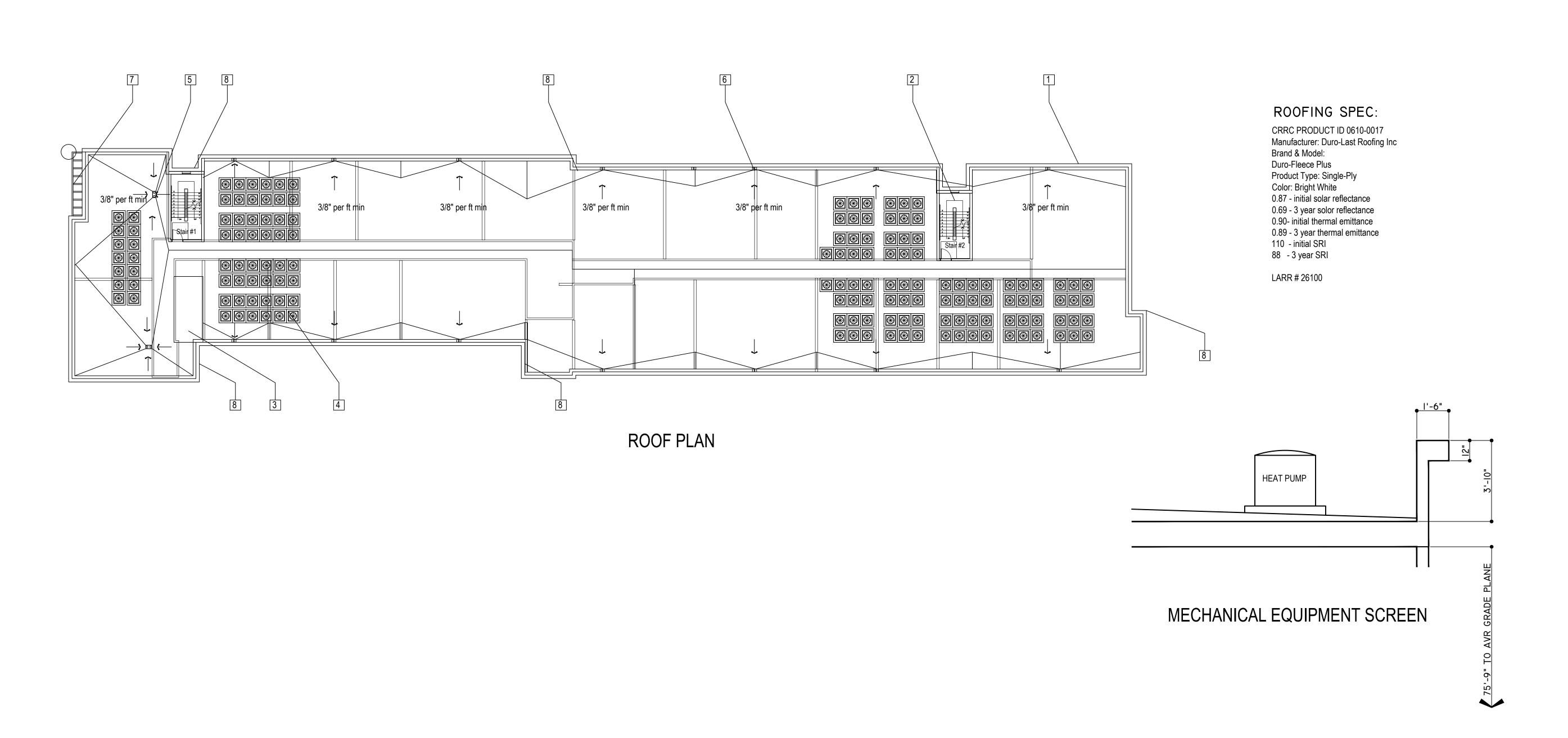
NOTES/REVISIONS:

PROJECT DATA:	
2.75	22.24.22
DATE:	09-01-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/16" = 1'-0"

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

A-2.2

FLOOR PLAN





1 Parapet - equipment screen with metal exterior cladding

4 Heat pump screened from view

5 Roof drain and overflow to Cistern

6 Roof scupper and overflow to Cistern

7 Metal architectural trellis overhang

8 architectural plane break

2 Stair to roof

3 Elevator roof

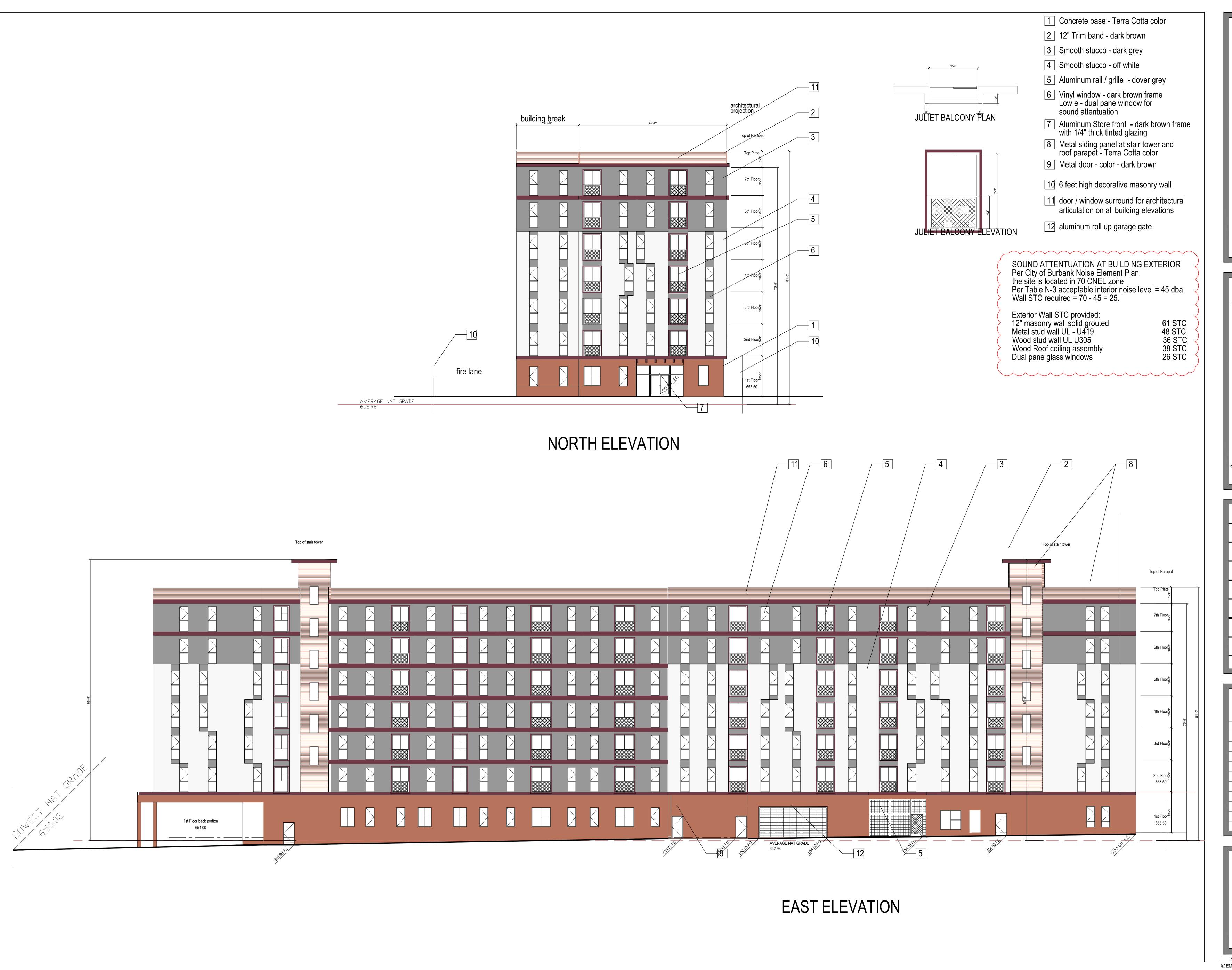
PROJECT ADDRESS:
148 AFFORDABLE HOUSING DEVELOPMENT
RESIDENCY
AT THE
EMPIRE 1
2814 W. EMPIRE AVE BURBANK, CA
DEVELOPER INFORMATION:
ABS PROPERTIES, INC. 5500 HOLLYWOOD BLVD., 4TH FLR LOS ANGELES, CA 90028 (213)268-2723

_		
_		
_		
_		
	12	
	PROJECT DATA:	
_	TROJECT DATA.	

TE:	09-01-22
CHITECT	EM
ECKED BY	EM
AWN BY	EM
OJECT NO.	-
ALE	1/16" = 1'-0"
	TE: CHITECT ECKED BY AWN BY OJECT NO.

SHEET NAME/NUMBER:

ROOF PLAN



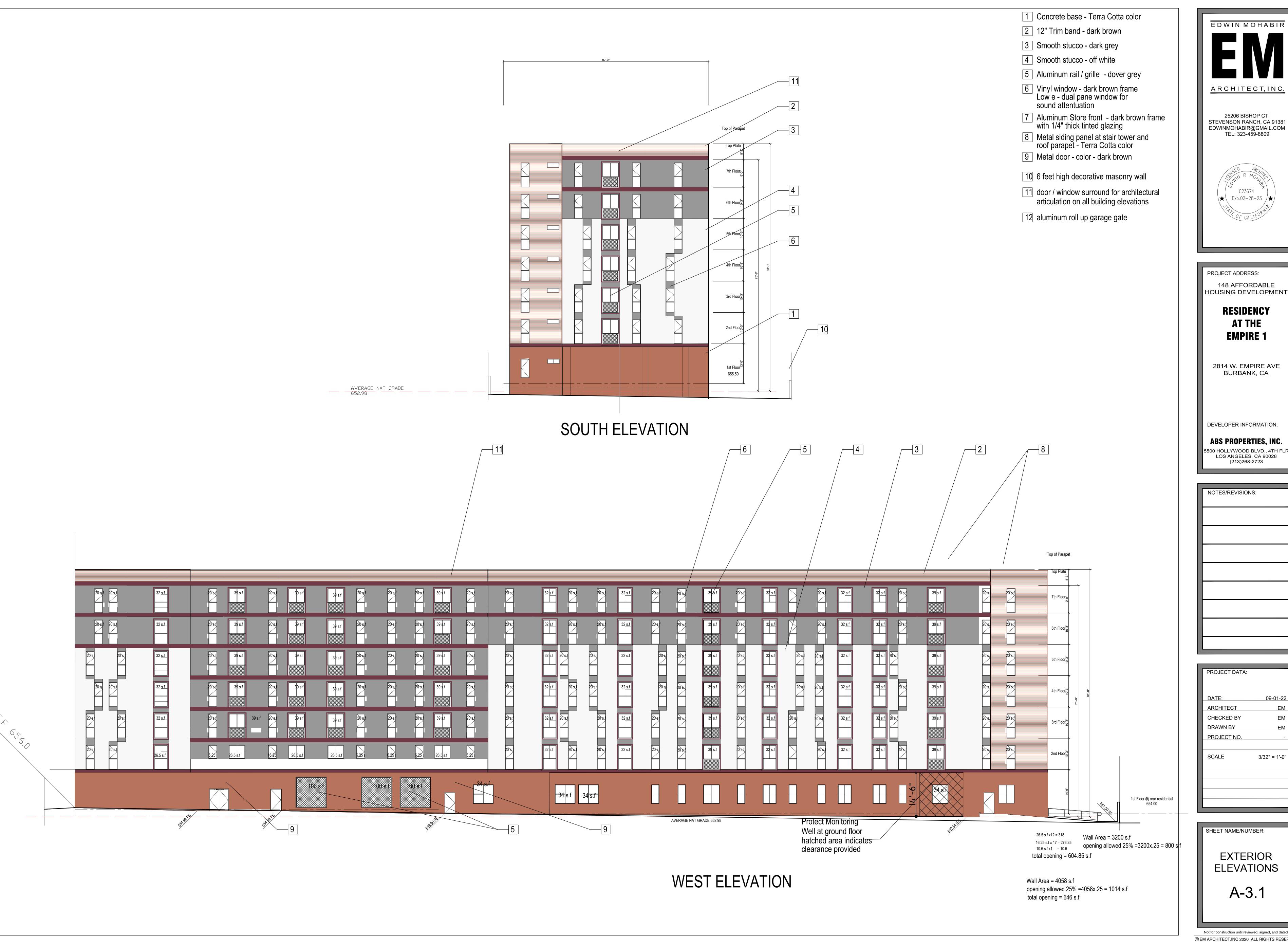


PROJECT ADDRESS:
148 AFFORDABLE HOUSING DEVELOPMENT
RESIDENCY AT THE
EMDIDE 1
EMPIRE 1
2814 W. EMPIRE AVE BURBANK, CA
DEVELOPER INFORMATION:
ABS PROPERTIES, INC.
5500 HOLLYWOOD BLVD., 4TH FLR LOS ANGELES, CA 90028 (213)268-2723

NOTES/REVISIONS:	
	_

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

SHEET NAME/NUMBE	R:
EXTERIO ELEVATIO	
A-3.0)

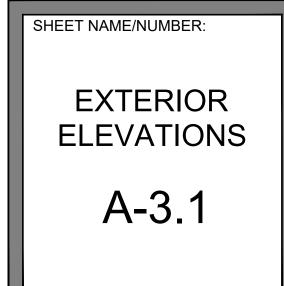




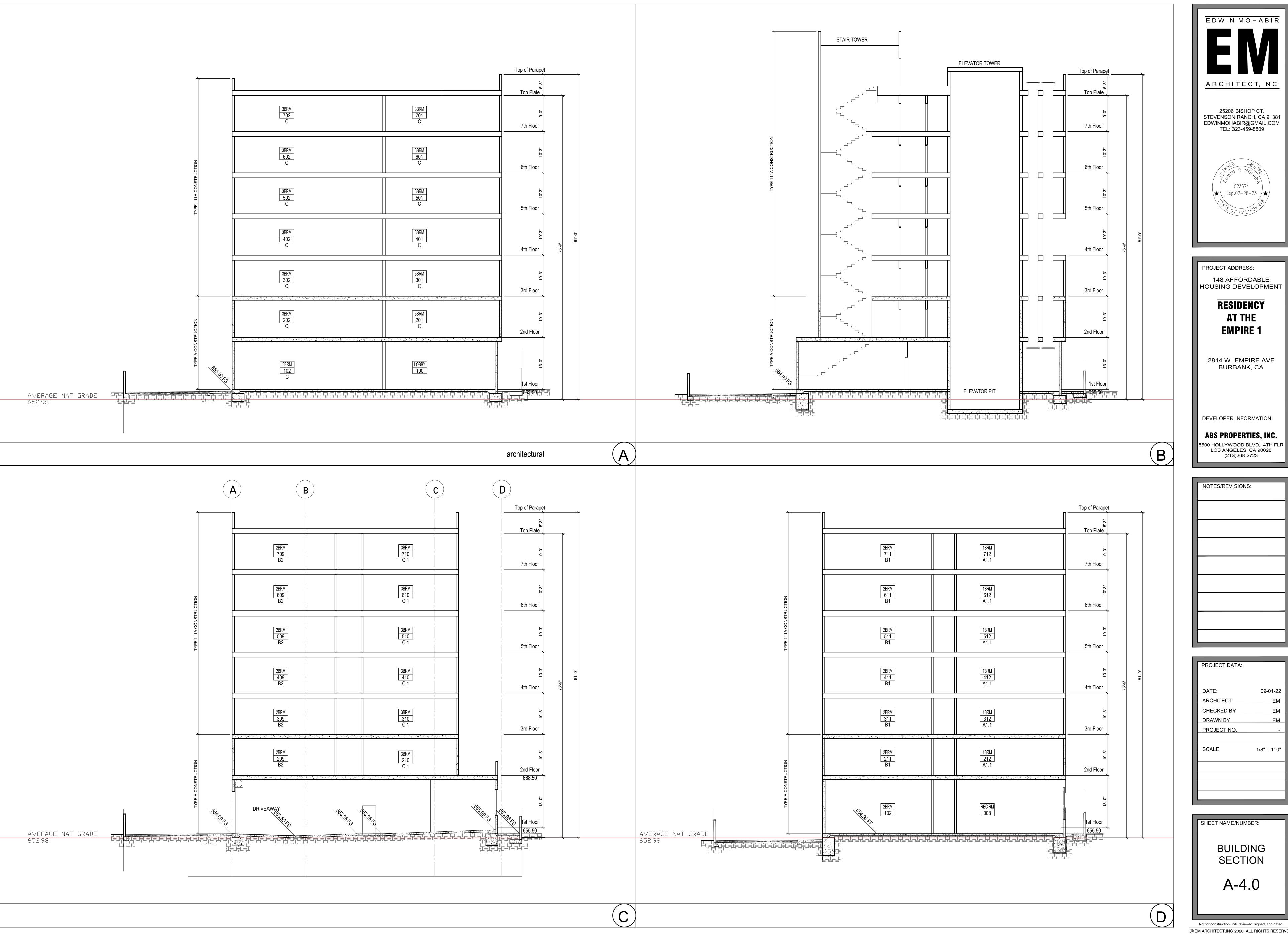
PROJECT ADDRESS: 148 AFFORDABLE HOUSING DEVELOPMENT **RESIDENCY AT THE EMPIRE 1** 2814 W. EMPIRE AVE BURBANK, CA DEVELOPER INFORMATION: ABS PROPERTIES, INC.

Г	NOTES/REVISIONS:
-	
-	

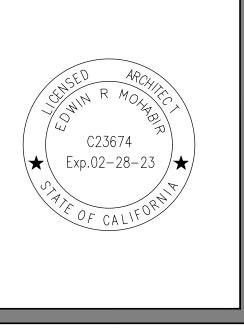
PROJECT DATA:	
DATE:	09-01-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	
SCALE	3/32" = 1'-0"



© EM ARCHITECT,INC 2020 ALL RIGHTS RESERVED



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



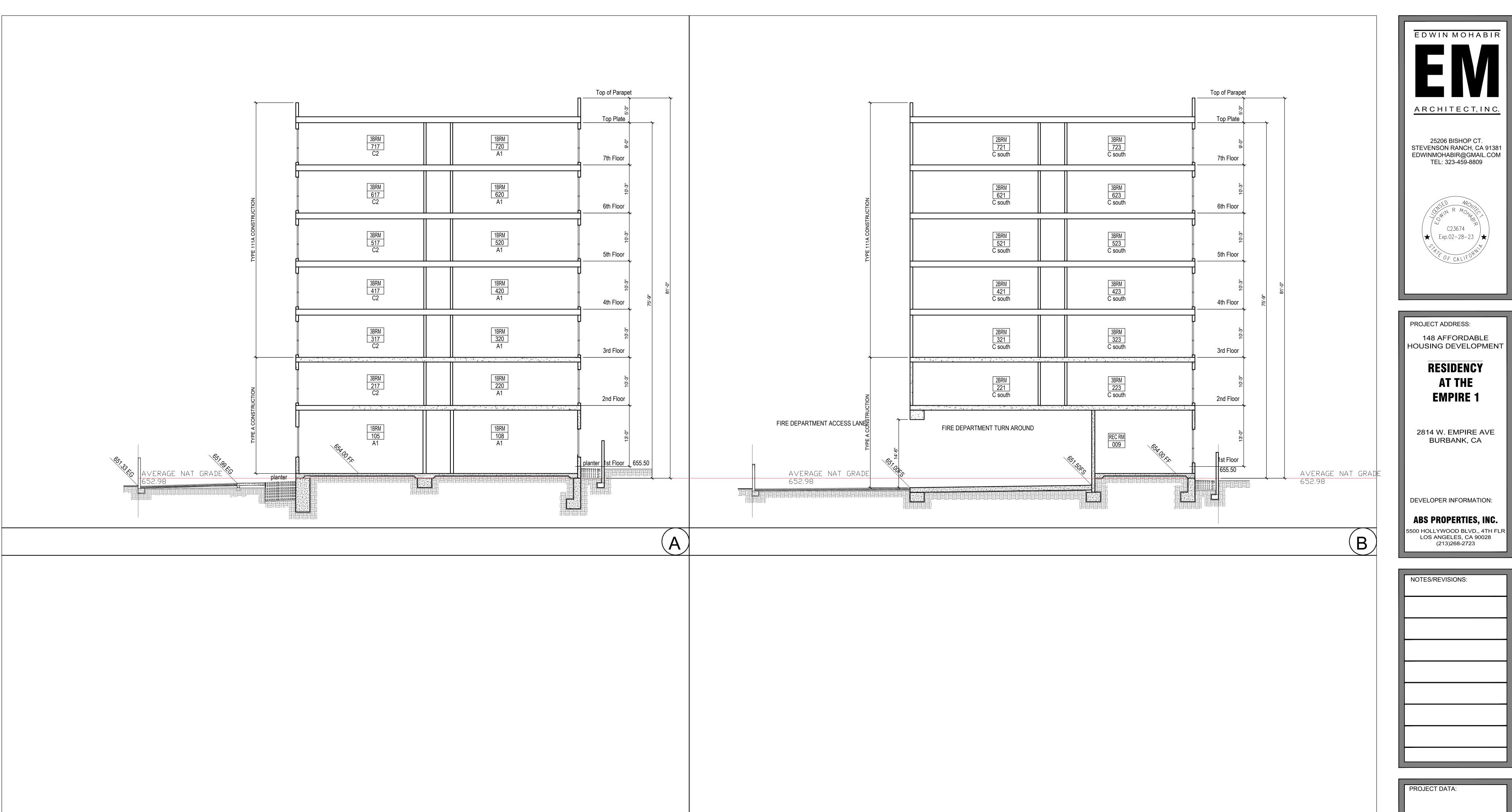
PROJECT ADDRESS: 148 AFFORDABLE HOUSING DEVELOPMENT **RESIDENCY** AT THE **EMPIRE 1** 2814 W. EMPIRE AVE BURBANK, CA

NOTES/REVISIONS:

(213)268-2723

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

> BUILDING SECTION A-4.0





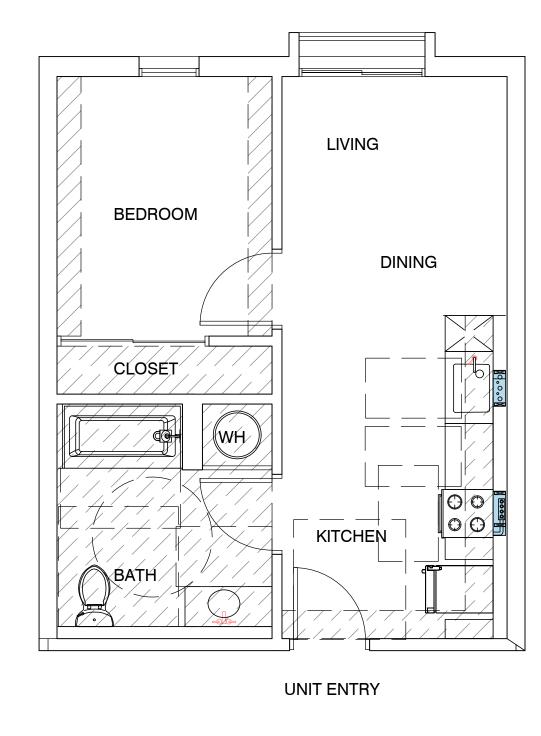
ı	
	PROJECT ADDRESS:
	148 AFFORDABLE HOUSING DEVELOPMENT
	RESIDENCY
	AT THE
	EMPIRE 1
	2814 W. EMPIRE AVE BURBANK, CA

NOTES/REVISIONS:	

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

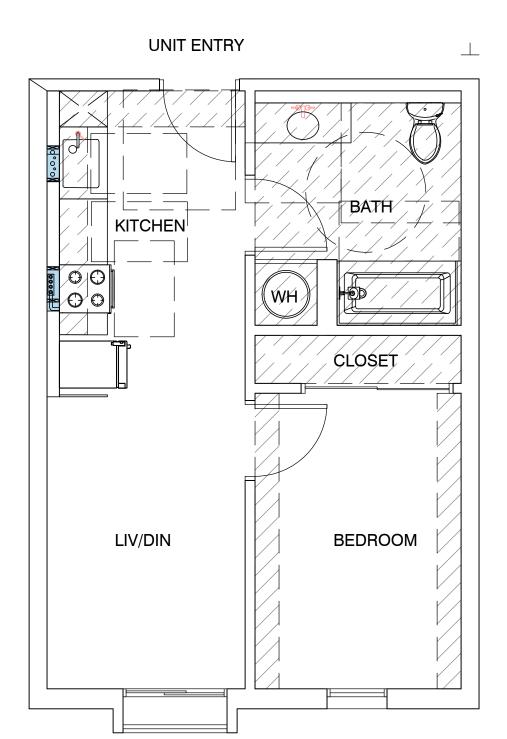
BUILDING SECTION A-4.1

SHEET NAME/NUMBER:



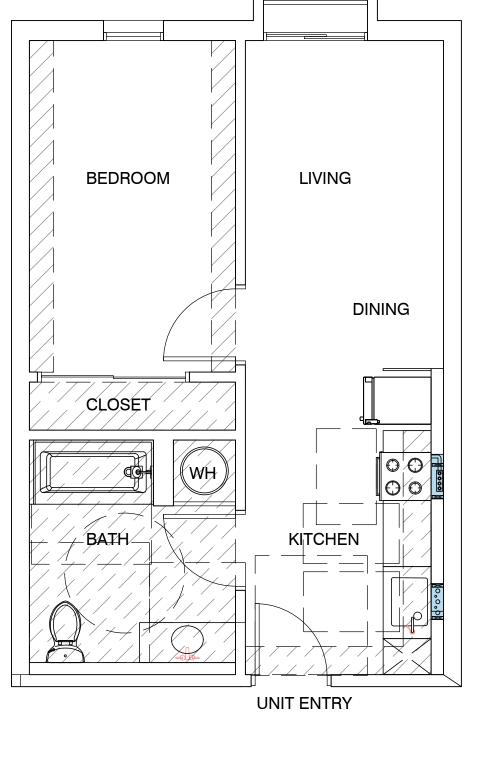
UNIT TYPE A - I BRM GROSS LIVING AREA: 455 S.F IST FLOOR - 0 TOTAL: 24

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



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.

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 throughout

16 ADA kitchen sink17 ADA bathroom sink

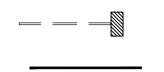
18 provide single shelf and single pole

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
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

EDWINMOHABIR@GMAIL.COM

TEL: 323-459-8809

C23674 Exp.02-28-23 OF CALIFORN

PROJECT ADDRESS:

148 AFFORDABLE
HOUSING DEVELOPMENT

RESIDENCY
AT THE
EMPIRE 1

2814 W. EMPIRE AVE BURBANK, CA

DEVELOPER INFORMATION:

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

NOTES/REVISIONS:
-

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

SHEET NAME/NUMBER:

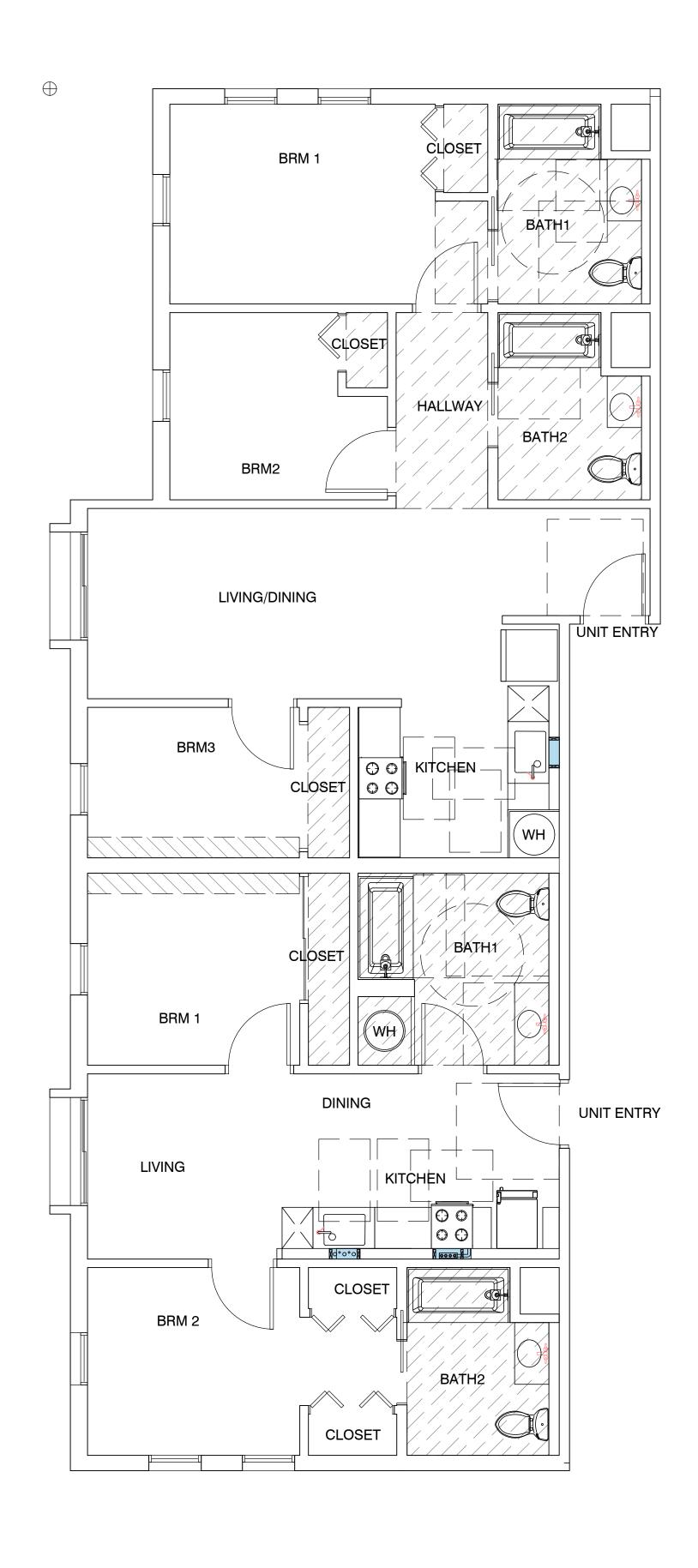
TYPICAL UNIT PLANS

A-5.0

Not for construction until reviewed, signed, and dated.

© EM ARCHITECT,INC 2020 ALL RIGHTS RESERVED

ATTACHMENT 4-14



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.
- removeable base cabinets under sink
- counter work area
- 9 30" wide work surface
- grab bar backing typical
- lever handles on all fixture typicalmedicine cabinet
- 13 42" high guardrail typ.
- 14 24" wide refrigerator
- 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
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

ARCHITECT, INC.

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

C23674
Exp.02-28-23

CALIFORN

CALIF

PROJECT ADDRESS:

148 AFFORDABLE
HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

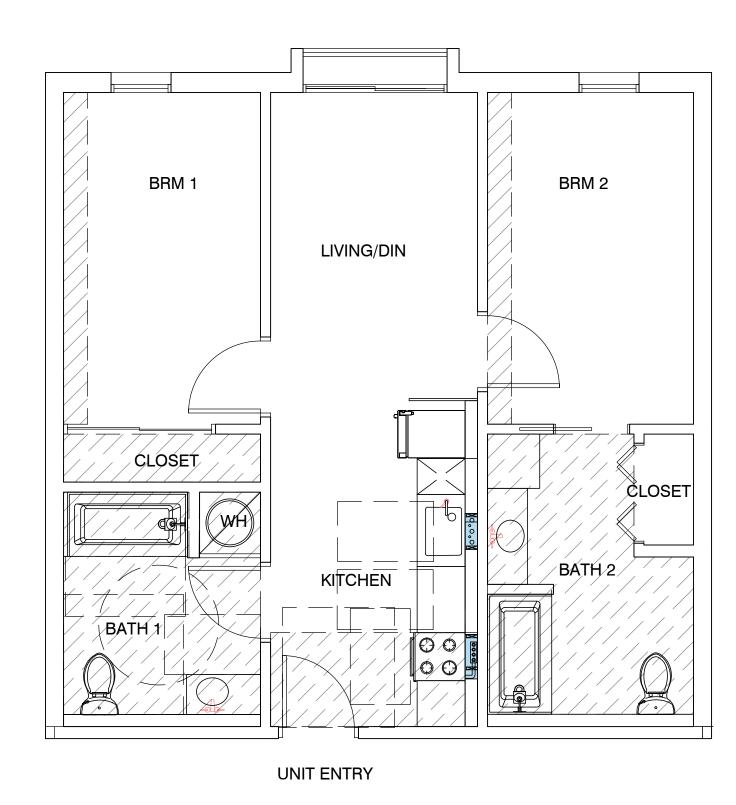
2814 W. EMPIRE AVE BURBANK, CA

DEVELOPER INFORMATION:

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

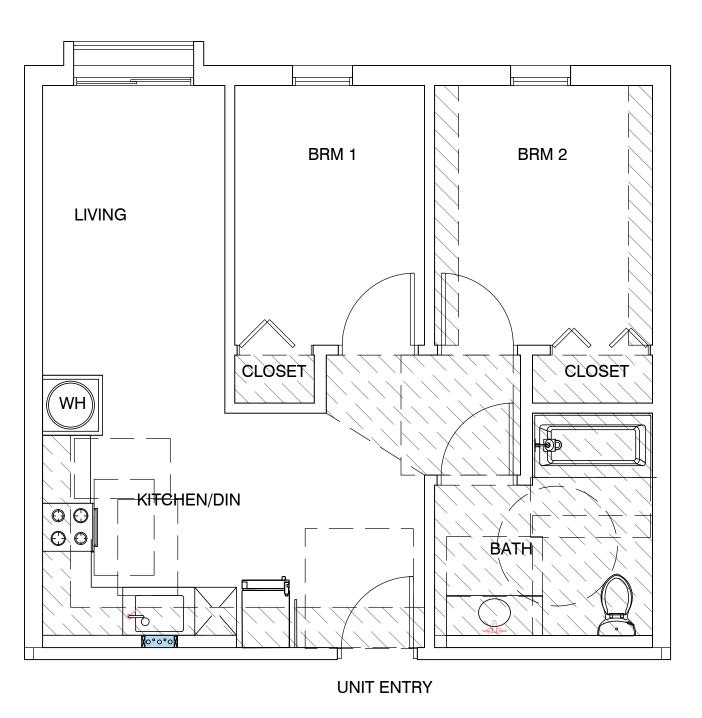
NOTES/REVISIONS:	
	4
	٦
	٦
	٦
	\neg
	٦
	╗

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



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.
- 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
- lever handles on all fixture typical
- 12 medicine cabinet13 42" high guardrail typ.
- 14 24" wide refrigerator15 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
- 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
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

A R C H I T E C T, I N C.

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

EDWIN MOHABIR

C23674

Exp.02-28-23

OF CALIFORN

CHARLES

CALIFORN

C23674

PROJECT ADDRESS:

148 AFFORDABLE
HOUSING DEVELOPMENT

RESIDENCY

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE BURBANK, CA

DEVELOPER INFORMATION:

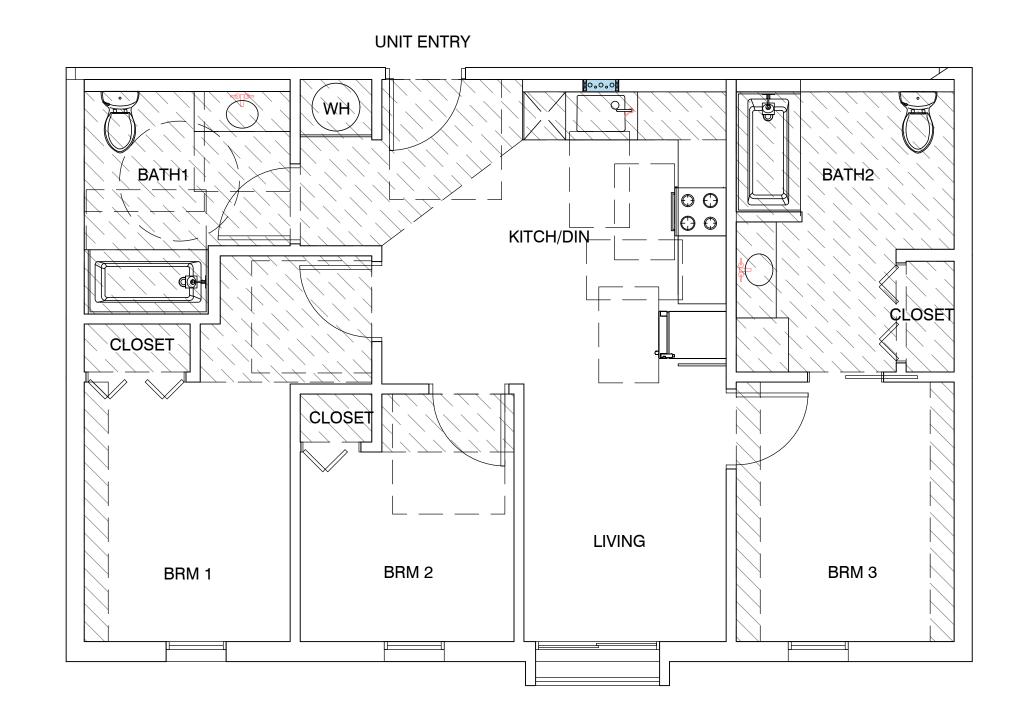
ABS PROPERTIES, INC.
5500 HOLLYWOOD BLVD., 4TH FLR
LOS ANGELES, CA 90028
(213)268-2723

NOTES/REVISIONS:

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

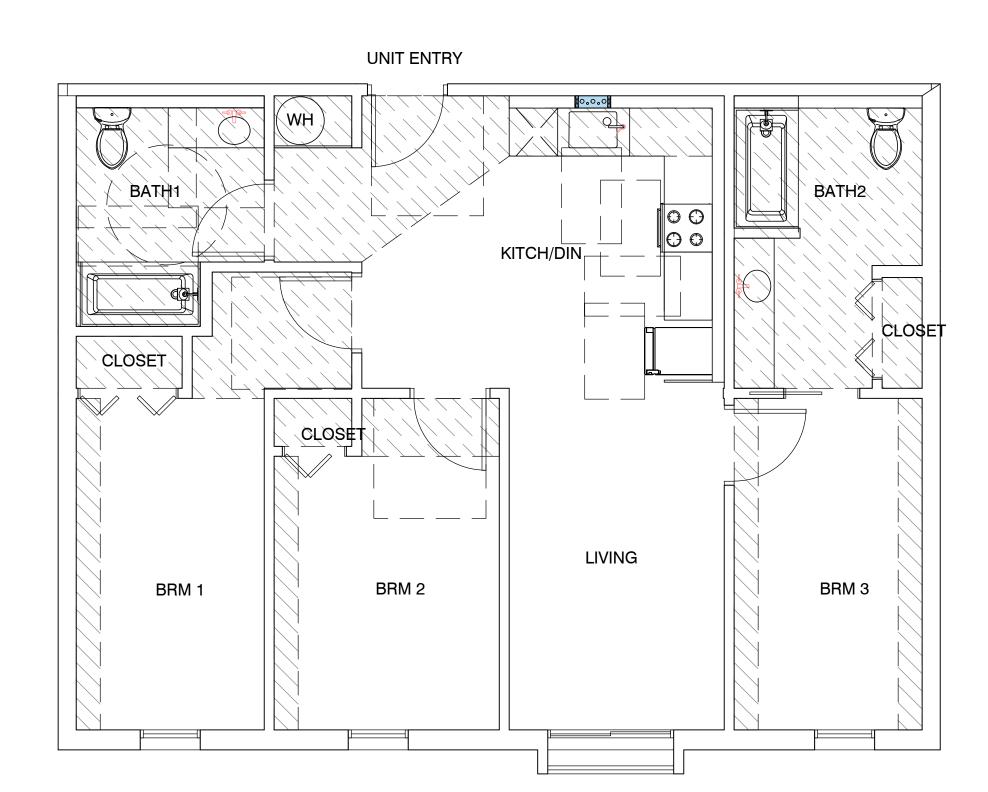
SHEET NAME/NUMBER:

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

IST FLOOR - | 1 | 2ND FLOOR - | 2 | 3RD FLOOR - | 2 | 4TH FLOOR - | 2 | 5TH FLOOR - | 2 | 7TH FLOOR - | 2 | 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.
- 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.
- 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
- 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.

LEGEND:

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



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

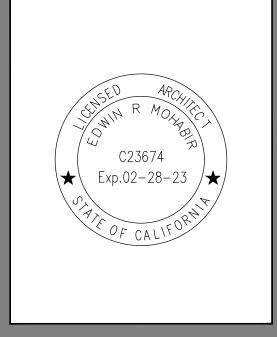
PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

30" X 48" CLEAR FLOOR SPACE

EDWIN MOHABIR

ARCHITECT, INC.

25206 BISHOP CT.
STEVENSON RANCH, CA 91381
EDWINMOHABIR@GMAIL.COM



TEL: 323-459-8809

PROJECT ADDRESS:

148 AFFORDABLE
HOUSING DEVELOPMENT

RESIDENCY
AT THE
EMPIRE 1

2814 W. EMPIRE AVE BURBANK, CA

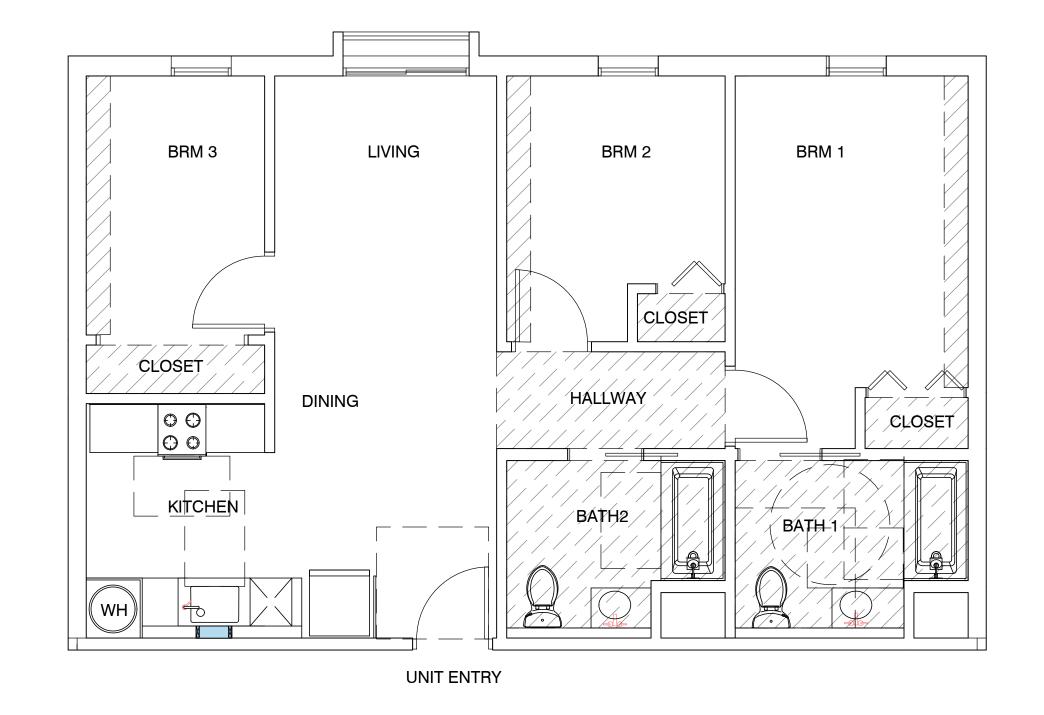
DEVELOPER INFORMATION:

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

ı	NOTES/REVISIONS:
ı	
ı	
ı	
ı	

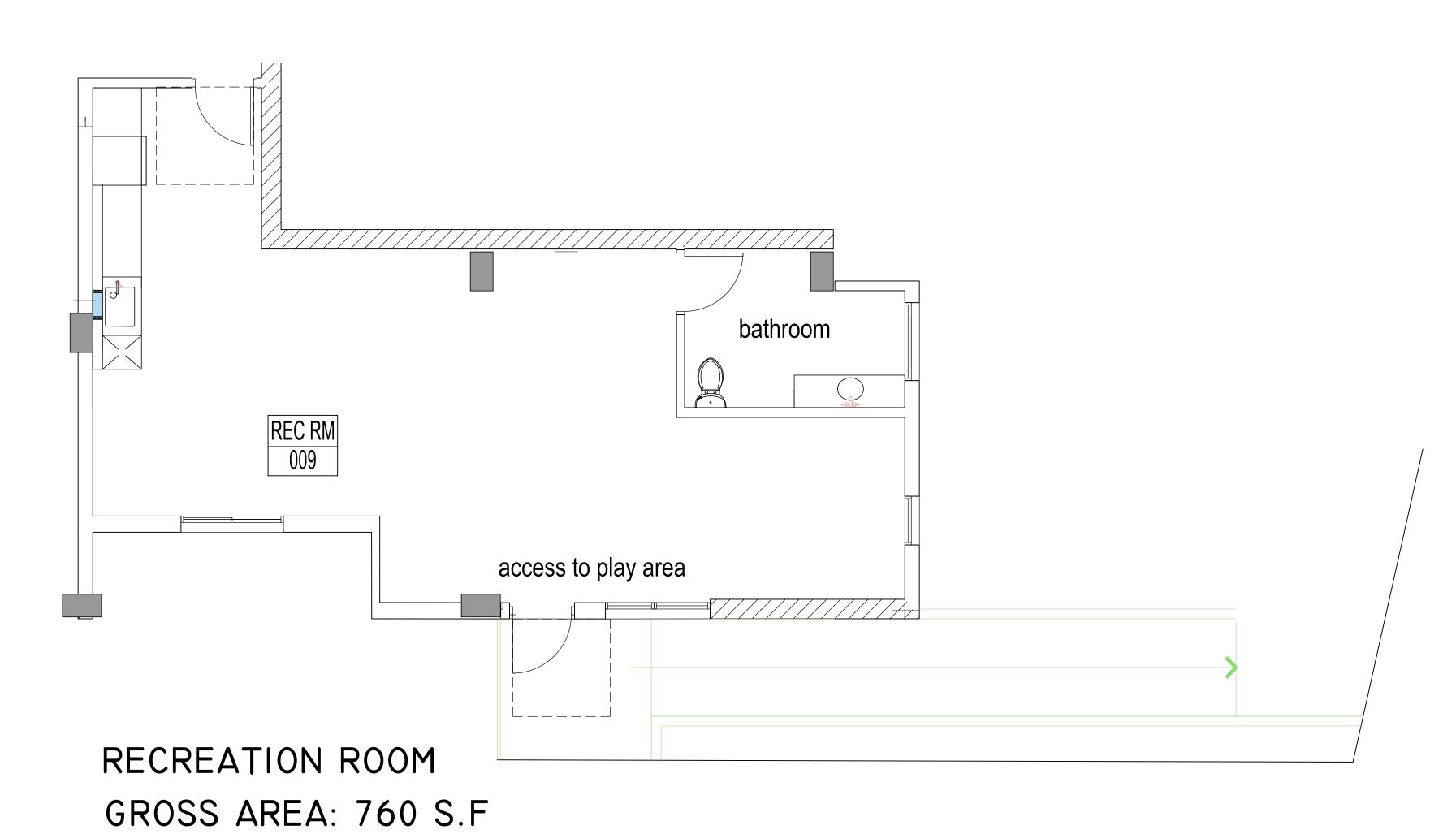
PROJECT DATA:	
DATE:	09-01-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	
SCALE	

SHEET NAME/NUMBER:



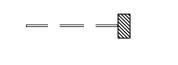
UNIT TYPE C3 - 3 BRM GROSS LIVING AREA: 906 S.F IST FLOOR - 0 TOTAL: 6

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.
- 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.
- 7 All water closet must be low water consumption ULTRA FLUSH.
- 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 cabinet
- 13 42" high guardrail typ.
- 14 24" wide refrigerator
- 15 LVT flooring throughout
- 16 ADA kitchen sink
- 17 ADA bathroom sink18 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



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.
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

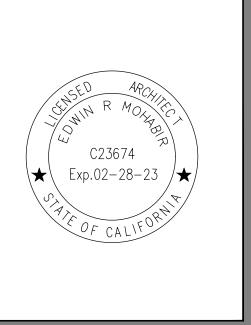
EDWIN MOHABIR

ARCHITECT, INC.

25206 BISHOP CT.
STEVENSON RANCH, CA 91381

EDWINMOHABIR@GMAIL.COM

TEL: 323-459-8809



PROJECT ADDRESS:

148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY
AT THE
EMPIRE 1

2814 W. EMPIRE AVE BURBANK, CA

DEVELOPER INFORMATION:

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

(213)268-2723

NOTES/REVISIONS:

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

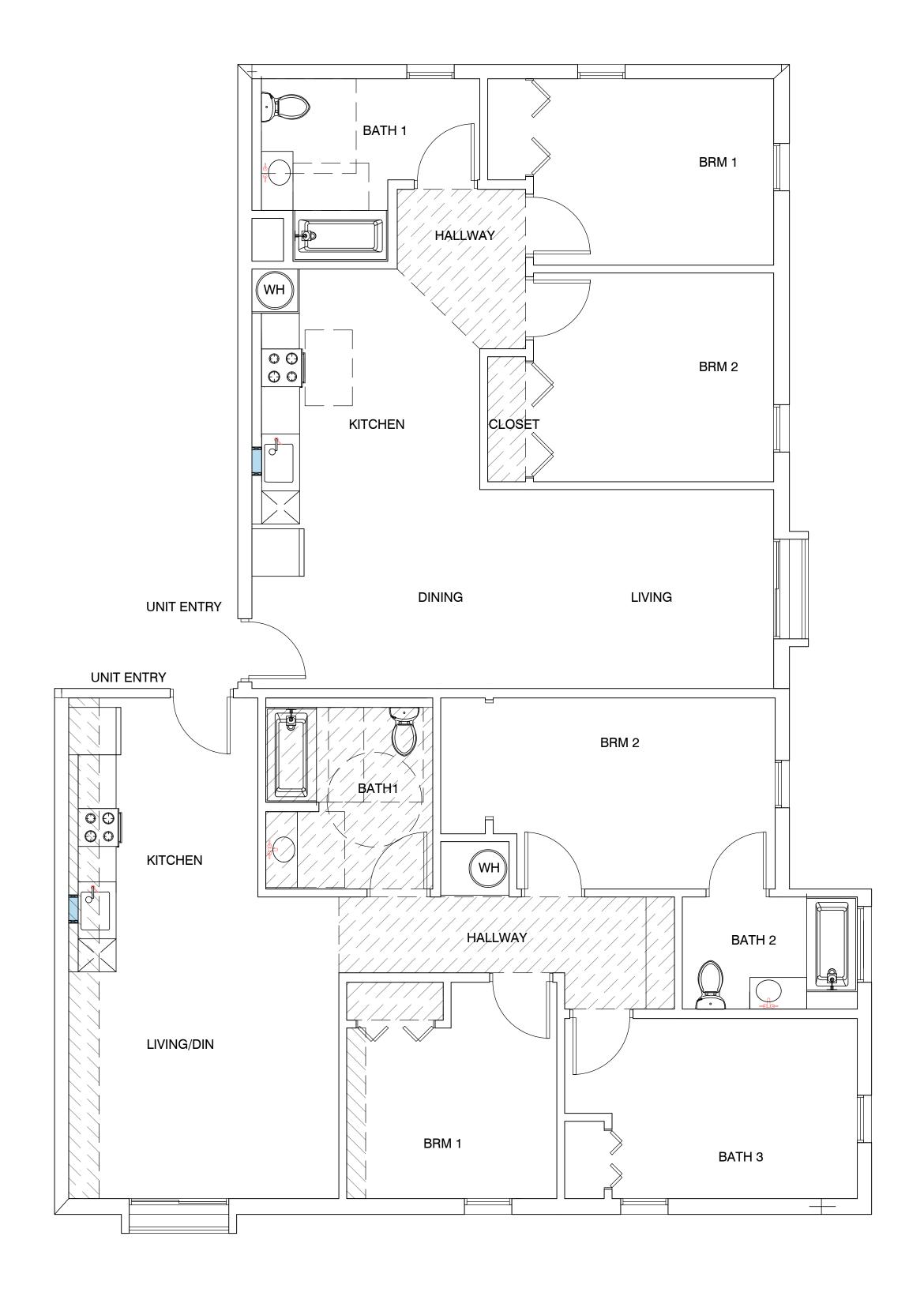
SHEET NAME/NUMBER:

A-5.4

Not for construction until reviewed, signed, and dated.

© EM ARCHITECT,INC 2020 ALL RIGHTS RESERVED

ATTACHMENT 4-18



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
7TH FLOOR - I
TOTAL 6

UNIT TYPE E - 3 BRM

GROSS LIVING AREA: 940 S.F

IST FLOOR - 0 TOTAL: 6

IST FLOOR - 0
2ND FLOOR - I
3RD FLOOR - I
4TH FLOOR - I
5TH FLOOR - I
7TH FLOOR - I
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
- grab bar backing typical
 lever handles on all fixture typical
- 11 lever nandles on all fixture to medicine cabinet
- 13 42" high guardrail typ.
- 14 24" wide refrigerator15 LVT flooring throughout
- 15 LV I 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 openingsElectric 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

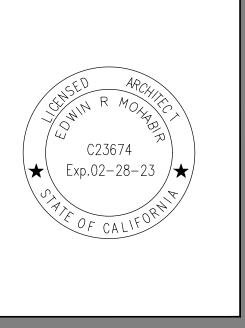
EACH APPLIANCE SHALL BE ENERGY STAR COMPLIANT IF APPLICABLE FOR THAT APPLIANCE.

PROVIDE DUCTED FRESH AIR INTAKE TO HVAC UNIT

PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

30" X 48" CLEAR FLOOR SPACE





PROJECT ADDRESS:

148 AFFORDABLE
HOUSING DEVELOPMENT

RESIDENCY

RESIDENCY
AT THE
EMPIRE 1

2814 W. EMPIRE AVE BURBANK, CA

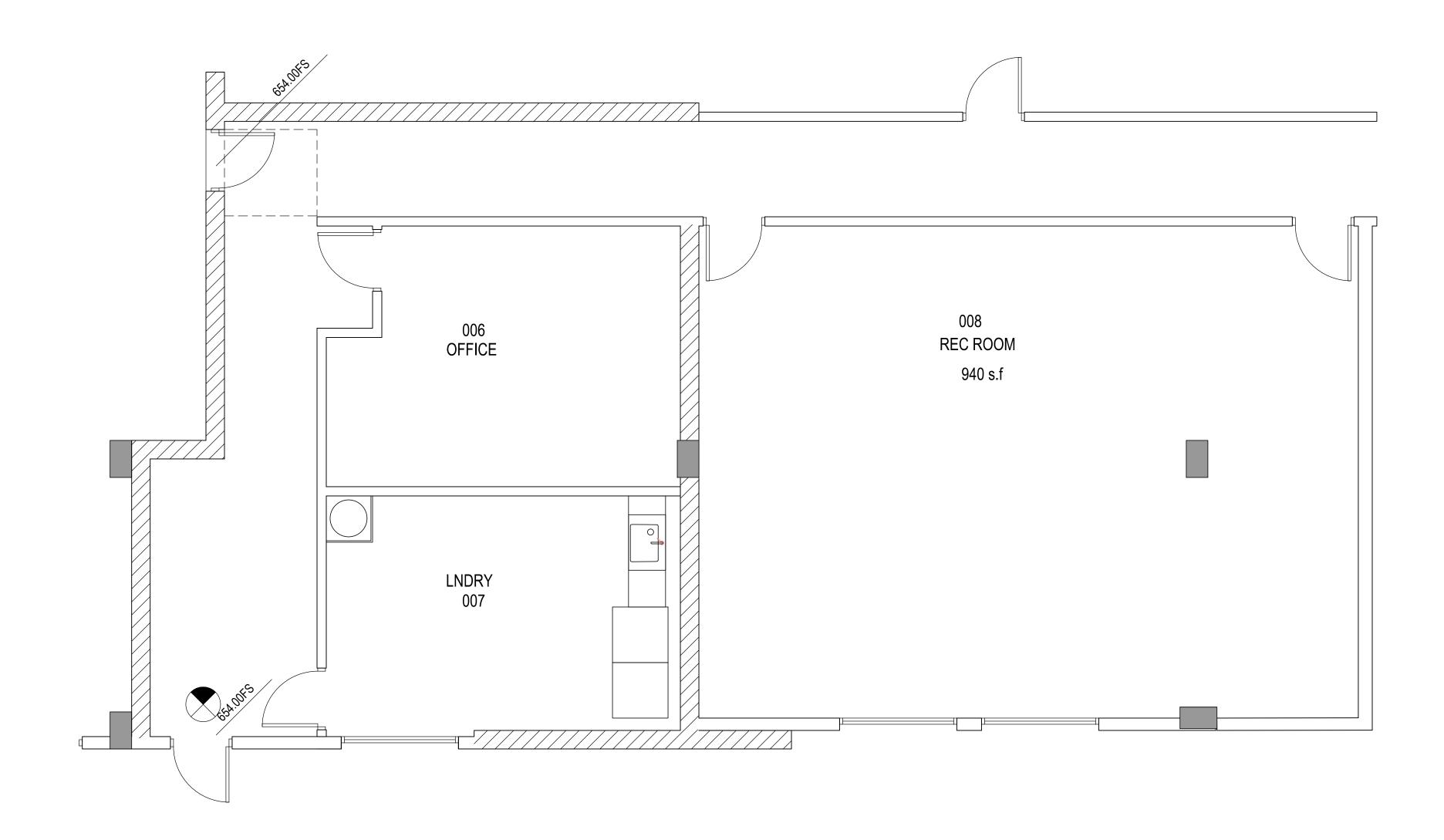
DEVELOPER INFORMATION:

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

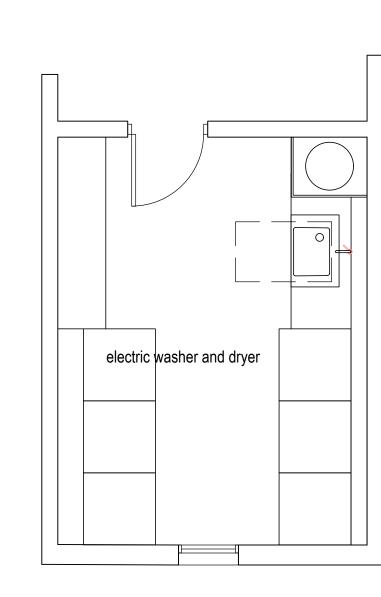
NOTES/REVISIONS:

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

A-5.5



RECREATION ROOM 940 s.f



Laundry at 2nd - 7th floor

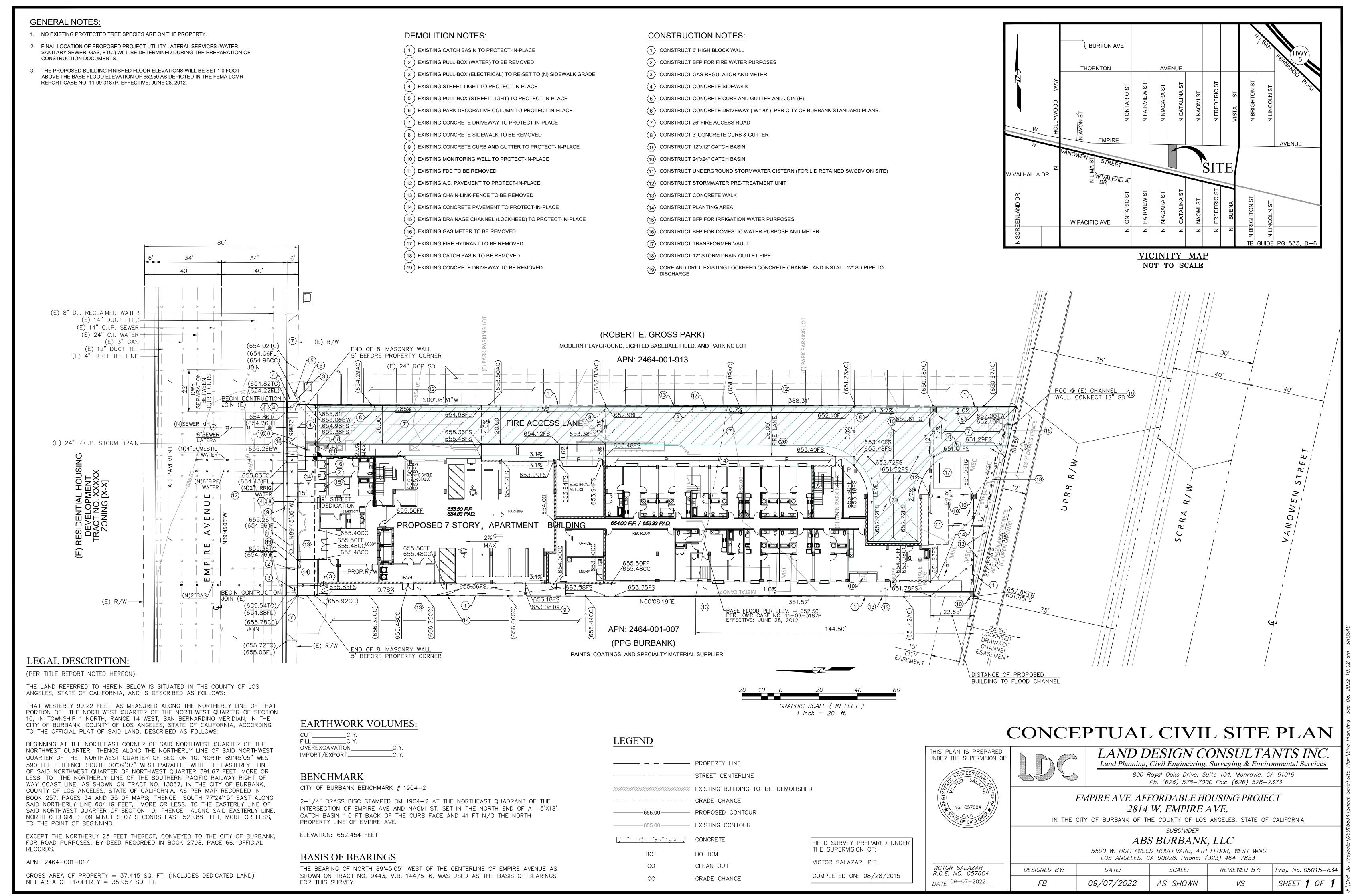


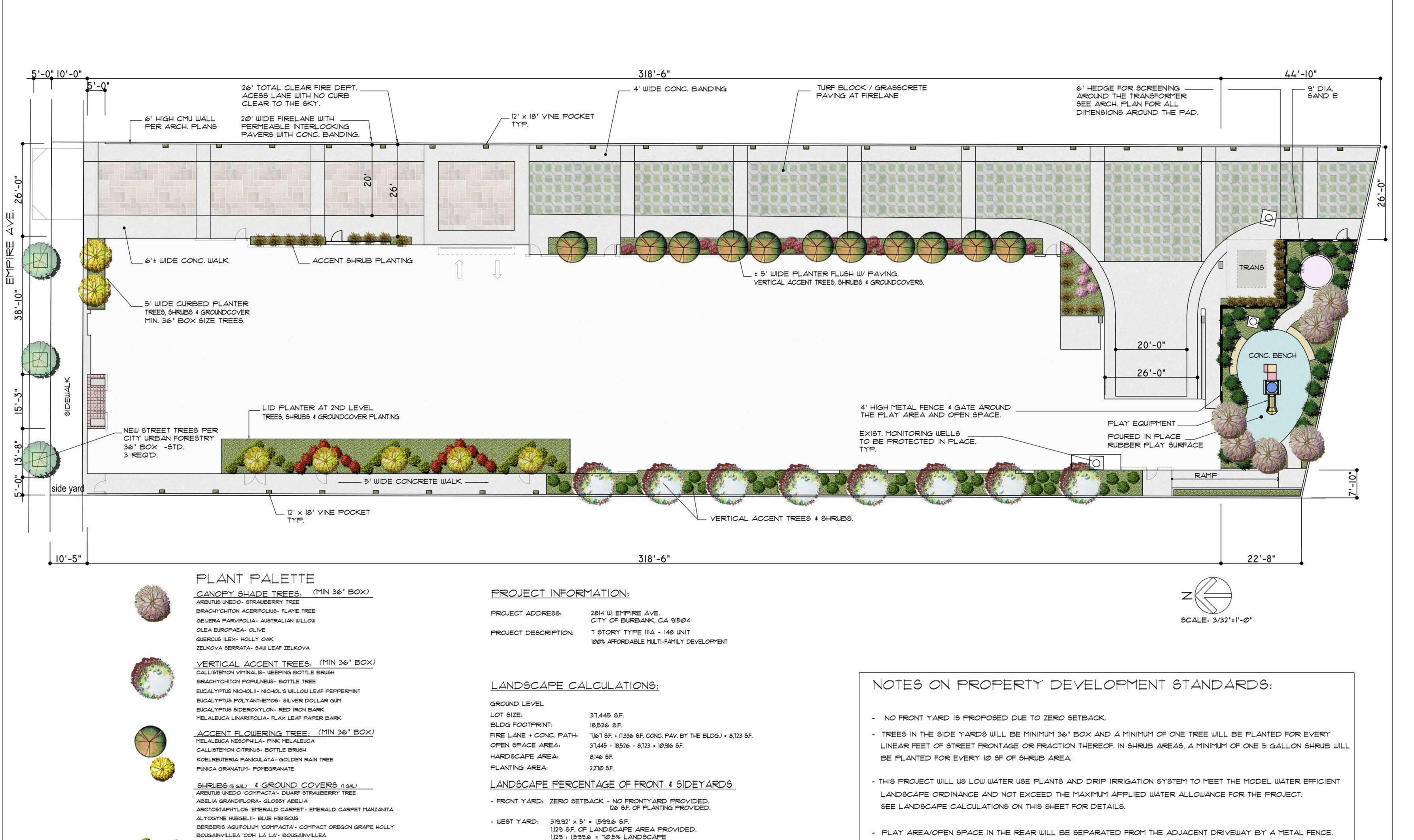
PROJECT ADDRESS:
148 AFFORDABLE IOUSING DEVELOPMENT
DECIDENCY
RESIDENCY
AT THE
EMPIRE 1
2814 W. EMPIRE AVE BURBANK, CA
·
DEVELOPER INFORMATION:
ABS PROPERTIES, INC.
500 HOLLYWOOD BLVD., 4TH FLR
LOS ANGELES, CA 90028 (213)268-2723

NOTE	S/REVIS	IONS:	

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

ENLARGE PLANS A-5.6





CALLIANDRA TWEEDII- BRAZILIAN FLAME BUSH

CISTUS LADANIFER- CRIMSON SPOT ROCKROSE

DODONAEA VISCOSA 'PURPUREA'- PURPLE HOPSEED BUSH

LEPTOSPERMUM PETERSONII- LEMON SCENTED TEA TREE

CERCIS OCCIDENTALIS- WESTERN REDBUD CEANOTHUS 'CONCHA'- CONCHA CEANOTHUS

DALEA FRUTESCENS - BLACK DALEA

ECHIUM FASTUOSUM- PRIDE OF MADEIRA EURYOPS PECTINATUS - SHRUB DAISY GREVILLEA NOELLII- GREVILLEA

LANTANA MONTEVIDENSIS- TRAILING LANTANA

NANDINA DOMESTICA- HEAVENLY BAMBOO

CALYSTEGIA MACROSTEGIA- MORNING GLORY

LONICERA JAPONICA - JAPANESE HONEYSUCKLE

NEW STREET TREES PER CITY URBAN FORESTRY

XYLOSMA CONGESTUM-SHINY XYLOSMA

RAPHIOLEPIS INDICA- INDIAN HAWTHORN

YUCCA GLORIOSA- SPANISH DRGGER

BOUGAINVILLEA SPS .- BOUGAINVILLEA

STREET TREES

36' BOX -STD. 3 REQ'D.

MACFADYENA UNGUIS- CATI- CAT'S CLAW

ARCHITECT, INC. 25206 BISHOP CT. STEVENSON RANCH, CA 91381 EDWINMOHABIR@GMAIL.COM TEL: 323-459-8809 3000 WEST 6TH STREET SUITE 300 LOS ANGELES, CALIFORNIA 90020 PHONE (213)382-3113 (213)382-2669 email dsklandarch@yahoo.com Dil D.K. 9/30/24 Date 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: 9-8-22 DATE: ARCHITECT CHECKED BY DRAWN BY PROJECT NO. 3/32" = 1'-0" SCALE

EDWIN MOHABIR

SHEET NAME/NUMBER CONCEPTUAL LANDSCAPE PLAN

Not for construction until reviewed, signed, and dated. © EM ARCHITECT, INC 2020 ALL RIGHTS RESERVED

ATTACHMENT 4-22

- EAST YARD: 313.5' x 5' = 1,567.5 S.F.

SAND BOX AND CONC. BENCH SEATING.

STREET FRONTAGE - FRONT + 2 SIDEYARDS = 731.83 LF.

2ND LEVEL: LID PLANTER- 5 TREES PROVIDED.

GROUND LEVEL: 21 TREES PROVIDED + 3 STREET TREES.

2,050 S.F. PROVIDED IN THE REARYARD WITH PLAY EQUIPMENT,

TREE REQUIREMENT- I TREE PER EVERY 40' OF STREET FRONTAGE = 18 TREES REQ'D.

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

NO OPEN SPACE REQUIRED.