RESIDENCY AT THE EMPIRE 1

148 Units 100% Affordable Housing Development with One incentive.

2814 W. Empire Ave, Burbank CA 91504

UNIT MIX

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

Parking Analysis

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

PROJECT TEAM

OWNER/DEVELOPER
ABS HOLLYWOOD, LLC
5500 HOLLYWOOD BLVD
4TH FLOOR, WEST WING
LOS ANGELES, CA 90028

ARCHITECT
EDWIN MOHABIR ARCHITECT, INC
25206 BISHOP CT
VALENCIA, CA 91381
323-459-8809

STRUCTURAL ENGINEER
LABIB FUNK+ASSOC.
319 MAIN ST.
EL SEGUNDO, CA 90245
213-239-9700

CIVIL ENGINEER
LAND DESIGN CONSULTANTS, INC
800 ROYAL OAKS DR. SUITE 104
MONROVIA, CA 91016
626-578-7000

LAND USE
ARMBRUSTER, GOLDSMITH & DEVAC LLP
11611 SAN VICENTE BLVD, SUITE 900
LOS ANGELES, CA 90049
310-209-8800

LANDSCAPE ARCHITECT:
DSK Landscape Architects, INC
3000 W. 6th Street, Suite 300
Los Angeles, CA 90020
Office: 213-382-3113
Cell: 310-259-8650

SHEET INDEX

Development Standards

3. Landscaping.

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

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

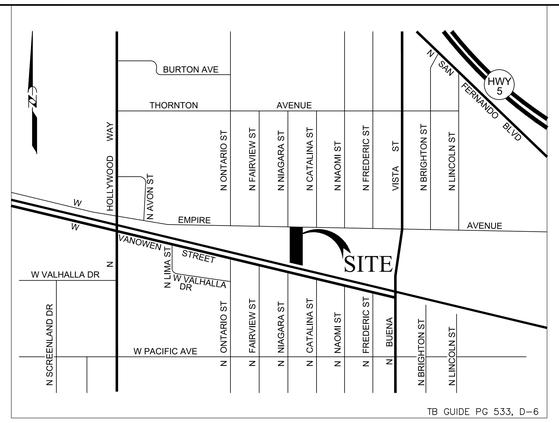
e. In required front and exposed side yards, a minimum of one tree shall be planted for every 40 linear feet of street frontage or fraction thereof. Turf is allowed in up to 50 percent of required landscaped areas. In shrub areas, a minimum of one five (5) gallon shrub is required for every ten (10)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

VICINITY MAP

BUS STOP DISTANCE



VICINITY MAP
NOT TO SCALE

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

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

PROJECT INFORMATION

ADDRESS/LEGAL INFORMATION

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

LEGAL DESCRIPTION:
(PER TITLE REPORT NOTED HEREON):
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THAT WESTERLY 99.22 FEET, AS MEASURED ALONG THE NORTHERLY LINE OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, IN TOWNSHIP 1 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, NORTH 89°45'05" WEST 590 FEET; THENCE SOUTH 00°09'07" WEST PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER 391.67 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE SOUTHERN PACIFIC RAILWAY RIGHT OF WAY COAST LINE, AS SHOWN ON TRACT NO. 13067, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 257, PAGES 34 AND 35 OF MAPS; THENCE SOUTH 77°24'15" EAST ALONG SAID NORTHERLY LINE 604.19 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE ALONG SAID EASTERLY LINE NORTH 0 DEGREES 09 MINUTES 07 SECONDS EAST 520.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
EXCEPT THE NORTHERLY 25 FEET THEREOF, CONVEYED TO THE CITY OF BURBANK, FOR ROAD PURPOSES, BY DEED RECORDED IN BOOK 2798, PAGE 66, OFFICIAL RECORDS.
APN: 2464-001-017

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

JURISDICTIONAL INFORMATION

BURBANK MUNICIPAL CODE TITLE 10 ZONING REGULATIONS
BURBANK 2035 GENERAL PLAN

PLANNING AND ZONING INFORMATION

		Incentives/Concessions	Code Section
ZONING:	M-2 (General Industrial)		
General Plan Designation	Regional Commercial		
Allowable FAR	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 Sections 65915(d)(2)(D)
Required Front yard (20% bldg ht=75.75x.0.20)	15 ft -2 inches	0 feet proposed incentive #1	Government code Section 65915(d)(2)(D)
Open Space	Not Required		
Base Parking Requirement: A. ZERO TO ONE (1) BEDROOMS: ONE (1) ONSITE PARKING B. TWO (2) TO THREE (3) BEDROOMS: TWO (2) ONSITE PARKING C. FOUR (4) AND MORE BEDROOMS: TWO AND ONE-HALF (2 1/2)		Zero parking required project within 1500 ft major bus stop.	Government Code Sections 65915(p)(3)

PROJECT SUMMARY:

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

FAR INCLUDING GARAGE

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

AREA BY OCCUPANCY

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

Vertical shaft wall:
2 hour with 90 minutes door assemblies

BUILDING CODE INFORMATION:

CONSTRUCTION TYPE:	5-TYPE 111A over 2-TYPE 1A
OCCUPANCY:	R2
NO. OF STORIES:	7
AVERAGE GRADE PLANE:	652.98
BUILDING CODE HEIGHT:	76'-9" complies with Tbl 504.3
ZONING CODE HEIGHT:	75'-9"
FULLY SPRINKLERED	NFPA 13

BUILDING CODE AREA ANALYSIS CBC Tbl: 506.2
for Type 111A construction.
A_t = 48,000 s.f

Proposed R2 floor area above concrete podium = 92,630 s.f
Fire wall used to reduce fire area within the structure

FIRE RESISTIVE RATING FOR TYPE 111A CONST:

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

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

FIRE DEPARTMENT REQUIREMENTS

PROVIDE AUTOMATIC SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING. NFPA -13
OBTAIN PLUMBING PERMIT PRIOR TO INSTALLATION.
PROVIDE MANUAL FIRE ALARM SYSTEM PER CBC 907
PROVIDE 2-WAY COMMUNICATION SYSTEM PER LAFC 510
BUILDINGS SHALL BE PROVIDED WITH APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS LAFC 510
PROVIDE ELEVATOR BATTERY LOWERING + LIGHTING
PROVIDE 2 HR EMERGENCY BATTERY BACK-UP POWER SUPPLY.
PROVIDE DISTRIBUTED ANTENNA SYSTEM (DAS) PER NFPA & FD REQUIREMENTS

DEXOTEX DECK COATING ESR 1757
ROOF - DURALAST

A COPY OF THE EVALUATION REPORT AND/ OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

GOVERNING CODES:

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

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

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

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

PROJECT ADDRESS:
148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK
CA 91504

DEVELOPER INFORMATION:

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

NOTES/REVISIONS:

PROJECT DATA:

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

SHEET NAME/NUMBER:

TITLE SHEET

A0.0

Not for construction until reviewed, signed, and dated.

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2021, Includes July 2021 Supplement)

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

CHAPTER 3
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:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CAL*Green, 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.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. 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.
3. 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:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. 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 *California Electrical Code,* 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 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*.

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".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
3. A parking space served by electric vehicle supply equipment or designated as a future EV charging space shall count as at least one standard automobile parking space for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See *Vehicle Code* Section 22511.2 for further details.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated 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 enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere 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*.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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*.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
3. A parking space served by electrical vehicle supple equipment or designed as a future EV charging space shall count as at least one standard automobile parking space for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See *Vehicle Code* Section 22511.2 for further details.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

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)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

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 stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY
4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code.*

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. 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 close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

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 taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste 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 Section 4.408.1

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

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

Notes:

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 water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from CAL Fire on maintenance of defensible space around residential structures.

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

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

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

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

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

PROJECT ADDRESS:
148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:

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

NOTES/REVISIONS:

PROJECT DATA:

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

SHEET NAME/NUMBER:

GREEN MEASURES

A-0.1

Not for construction until reviewed, signed, and dated.

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2021, Includes July 2021 Supplement)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

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

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

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING 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 reduce the amount of water, dust or debris which may enter the system.

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

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks 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. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in 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 prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

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 listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of 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 8, Rule 49.

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:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

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

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

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 QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

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

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

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), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper 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 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:

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:

1. 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.

Notes:
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 project they are inspecting for compliance with this code.

703 VERIFICATIONS
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.

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TEL: 323-459-8809

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

PROJECT ADDRESS:

148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:

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

NOTES/REVISIONS:

PROJECT DATA:

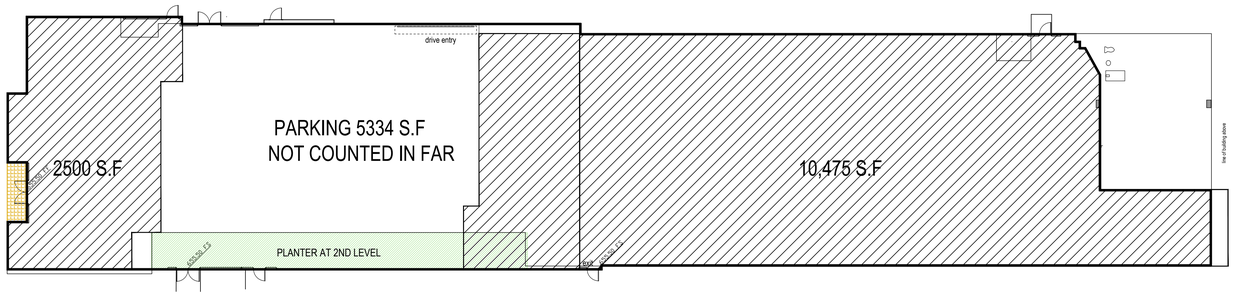
DATE:	06-22-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/8" = 1'-0"

SHEET NAME/NUMBER:

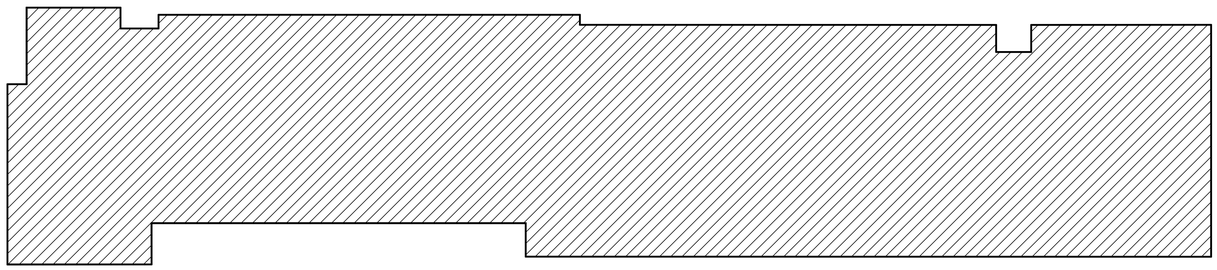
MANDATORY MEASURES

A-0.2

Not for construction until reviewed, signed, and dated.



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



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

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

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

ARCHITECT

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.

ARCHITECT

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

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

Construction Hours:

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

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

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

EDWIN MOHABIR
EM
ARCHITECT, INC.

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

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

PROJECT ADDRESS:
148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:

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

NOTES/REVISIONS:

PROJECT DATA:

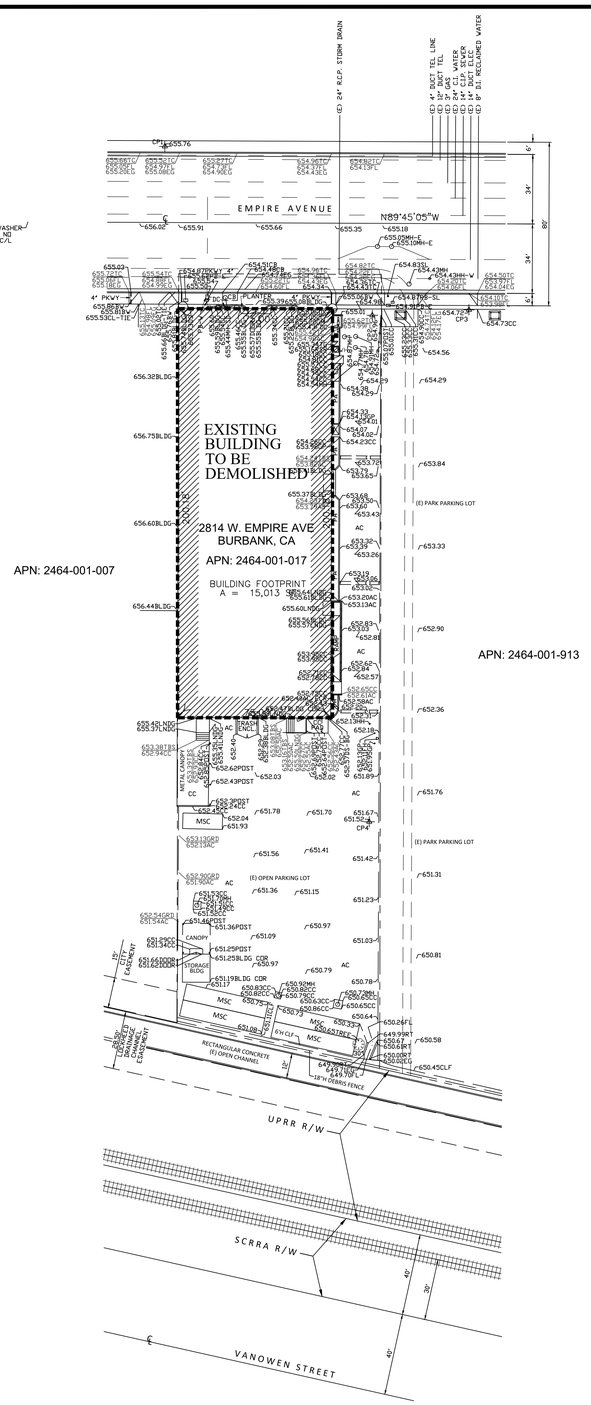
DATE:	06-22-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:
FLOOR AREA CALCULATION POLICE DEPT NOTES
A-1.0

Not for construction until reviewed, signed, and dated.

ALTA/NSPS LAND TITLE SURVEY

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



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

BENCHMARK

CITY OF BURBANK BENCHMARK # 1904-2

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

ELEVATION: 652.454 FEET

BASIS OF BEARINGS

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

GRAPHIC SCALE (IN FEET)
1 inch = 30 ft.

DEMOLITION PLAN

THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER ROBERT R. SIMS No. 21649 CIVIL STATE OF CALIFORNIA

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

THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER VICTOR SALAZAR No. C57604 CIVIL STATE OF CALIFORNIA

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

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

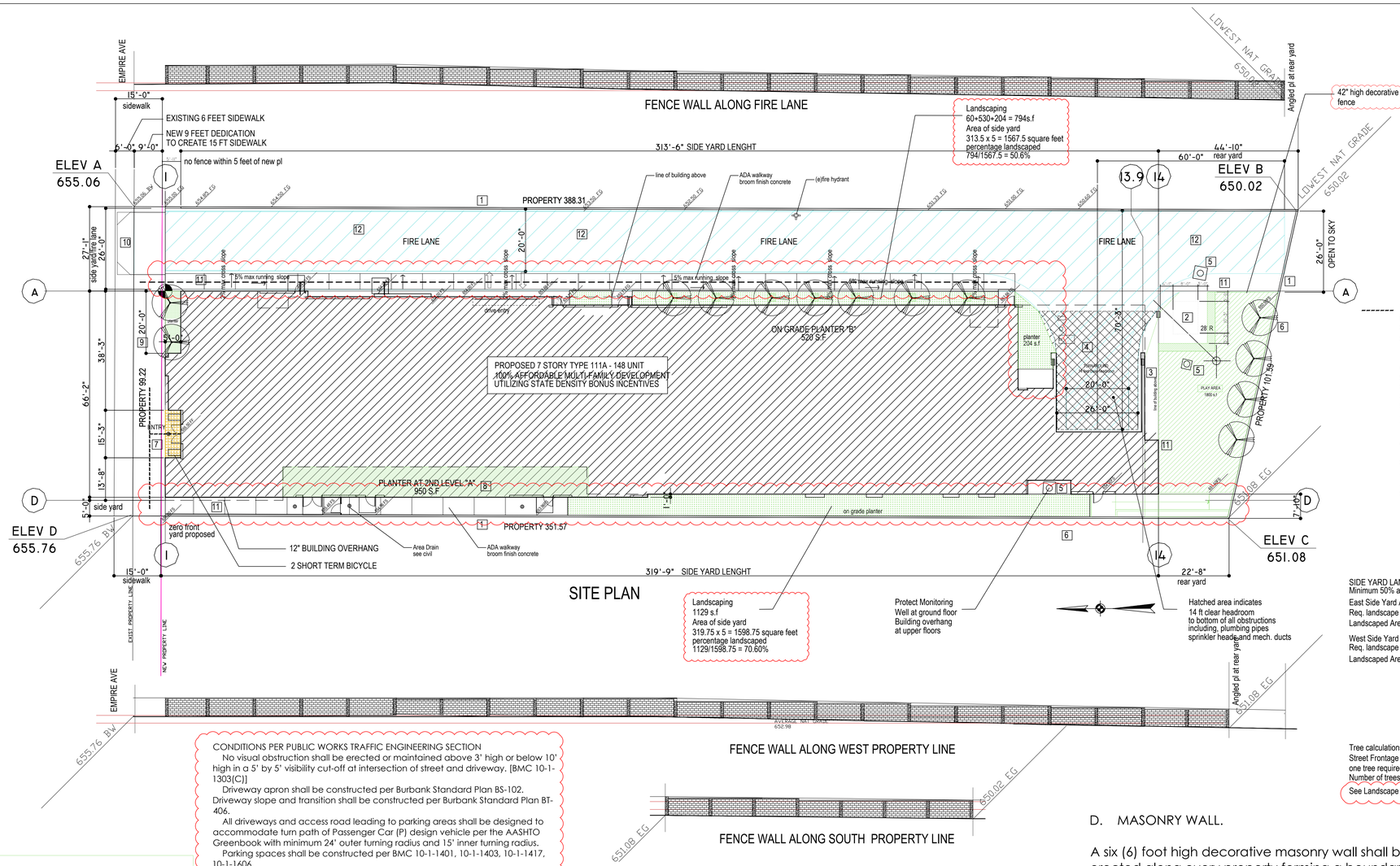
THE BURBANK SITE COMMERCIAL BUILDING PROJECT
FOR MIXED-USE PURPOSES
2814 W. EMPIRE AVE.
IN THE CITY OF BURBANK OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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

A1.1

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

C:\Users\Edwin Mohabir\AppData\Local\Temp\Temp4_ALTA-S3.zip\ALTA\DEMO PLAN.dwg Jun 23, 2022 9:23 pm EDWIN MOHABIR



SITE PLAN

FENCE WALL ALONG SOUTH PROPERTY LINE

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

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

POT: Accessible path of travel as indicated on plan is a barrier free access route without any abrupt level changes exceeding $\frac{1}{2}$" 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 max.

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

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

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

East Side Yard Area = 313.5 x 5 = 1567.50 s.f
Req. landscape area = 1567.5x0.5 = 783.75 s.f
Landscaped Area provided = 794 s.f

West Side Yard Area = 319.75 X 5 = 1598.75 s.f
Req. landscape area = 1598.75x0.5 = 799.38 s.f
Landscaped Area provided = 1129 s.f

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

STOCK PICTURE OF FENCE WALL

CONDITIONS PER PUBLIC WORKS TRAFFIC ENGINEERING SECTION

No visual obstruction shall be erected or maintained above 3' high or below 10' high in a 5' by 5' visibility cut-off at intersection of street and driveway. [BMC 10-1-1303(C)]

Driveway apron shall be constructed per Burbank Standard Plan BS-102. Driveway slope and transition shall be constructed per Burbank Standard Plan BT-406.

All driveways and access road leading to parking areas shall be designed to accommodate turn path of Passenger Car (P) design vehicle per the AASHTO Greenbook with minimum 24' outer turning radius and 15' inner turning radius.

Parking spaces shall be constructed per BMC 10-1-1401, 10-1-1403, 10-1-1417, 10-1-1606.

Parking shall be arranged so that vehicles do not back onto major or secondary highway to exit from the parking area. [BMC 10-1-1403]

Parking spaces for residential use shall have a minimum width of 8'-6" and a minimum length of 18' per BMC 10-1-1401.

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

STANDARD SIZE AUTOMOBILE
SPACES ADJOINING ACCESS AISLE

BASIC STALL WIDTH	ACCESS AISLE WIDTH
8'-6"	27'-4"
8'-8"	26'-8"
9'-0"	25'-4"
9'-4"	24'-0"

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

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

The signing and striping shall be in accordance with 2014 California Manual on Uniform Traffic Control Devices.

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

Utility Poles: There are no Utility Poles on site.

10-1-1602: CURB CUTS
No vehicular access way shall be located nearer than 30 feet to the ultimate curb lines of an intersecting street, nor be provided with a curb cut of more than 18 feet in residential zones and 30 feet in other zones. The Public Works Director may permit a curb cut of not more than 38 feet in nonresidential zones if the adjacent parking area is provided with an internal circulation pattern requiring two (2)-way vehicular movement in the driveway. Curb cuts on the same lot shall be separated by at least 20 feet of uncut curb. In residential zones, each lot is limited to one curb cut for each 100 feet of street frontage along any one street except that lots with less than 100 feet of street frontage may provide one curb cut. Minor deviations from the foregoing standards may be authorized by the Public Works Director to accommodate the safe ingress and egress of vehicles.

Curb cut will be constructed per City of Burbank Standard plans

D. MASONRY WALL.

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

3. Landscaping.

a. A minimum of 50 percent of front and exposed side yards shall be landscaped.
1896 square feet required and 3270 square feet provided

b. The provision of outdoor amenities and decorative hardscape, such as outdoor seating areas with benches permanently affixed to the ground or 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.
1800 square feet outdoor space provided

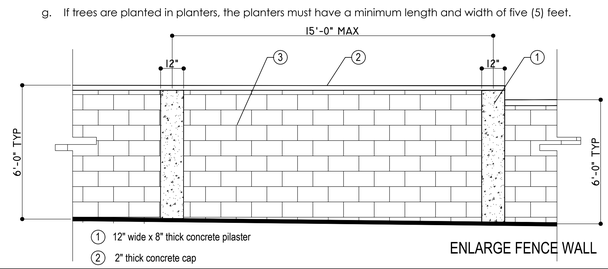
c. The planting of vines on masonry buildings is encouraged.
Vines planted along the concrete garage wall.

d. To qualify as landscaped area, all areas not occupied by trees or shrubs must be planted with turf or other ground cover with a minimum soil depth of 12 inches. All planters must be a minimum of 18 inches deep and two feet in their smallest inside dimension, unless a tree is required, in which case a three (3) foot planter depth shall be required and the planter must have a minimum inside dimension of four (4) feet.

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

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

g. If trees are planted in planters, the planters must have a minimum length and width of five (5) feet.



1. 12" wide x 8" thick concrete pilaster
2. 2" thick concrete cap
3. 8x8x16 decorative masonry wall

ENLARGE FENCE WALL

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

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

PROJECT ADDRESS:
148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:

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

NOTES/REVISIONS:

PROJECT DATA:

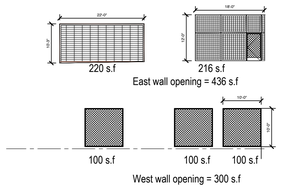
DATE:	09-01-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

PLOT PLAN

A-2.0

Not for construction until reviewed, signed, and dated.

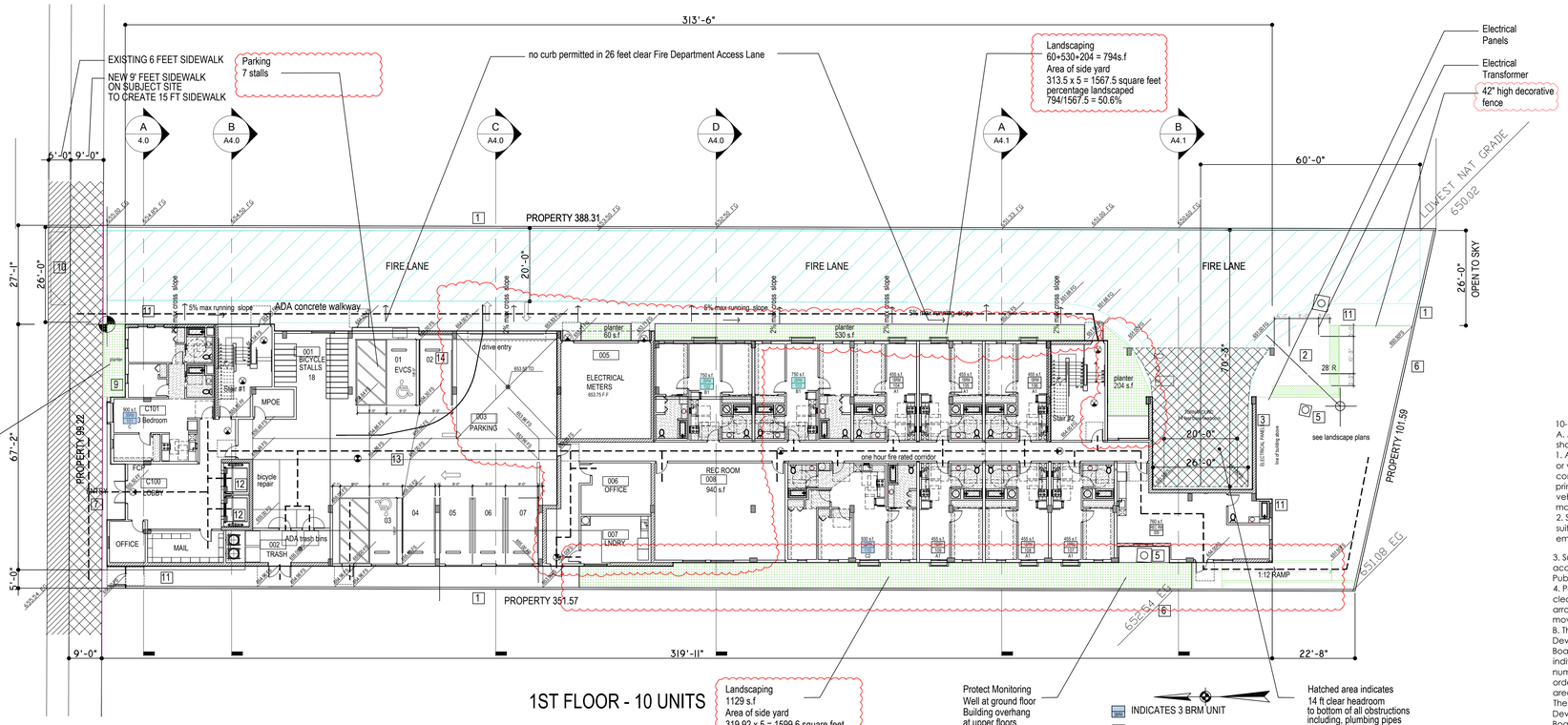


406.5.2 Openings.
For natural ventilation purposes, the exterior side of the structure shall have uniformly distributed openings on two or more sides. The area of such openings in exterior walls on a tier shall be not less than 20 percent of the total perimeter wall area of each tier. The aggregate length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

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

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

Ventilation distributed on 2 walls
OK per CBC 406.5.2



1ST FLOOR - 10 UNITS

1. 6' high masonry wall at east, west and south property line
2. Pad mounted transformer vault
3. Electrical switch gear
4. Fire department hammer head maintain 14 feet min. clear headroom
5. Protect monitoring well
6. Landscape buffer see landscape plans
7. 5 feet recessed entry with 1/4" thick tinted glazing
8. Bicycle parking
9. Building break - 5 feet step back for required articulation
10. Construct new 20 feet wide driveway
11. Provide site lighting per electrical drawings
12. Hydraulic Elevator 3500 lbs - must comply with Stretcher requirements. Coordinate with Elevator manufacturer prior to commencement of Elevator footings. Comply with all OSHA install safety requirements 24x85 min Gurney size. Front Opening
13. 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 movements.
B. The Public Works Director, Community Development Director, and/or the Planning Board may place special requirements on an individual site to reduce or increase the number, width, and location of driveways in order to reduce traffic hazards, decrease paved area, or mitigate on-street parking problems. The Public Works Director, Community Development Director, and/or the Planning Board may require that access, either primary or secondary, take advantage of existing public alleys.
C. Parking and directional signs shall be provided in accordance with the Burbank Municipal Code or when required by the Public Works Director.
D. Barriers shall be provided as follows:

1. Safety barriers, protective bumpers, or curbing and directional markers shall be provided to ensure pedestrian and vehicular safety and efficient utilization and protection of landscaping, and to prevent encroachment onto adjoining public or private property.
2. Concrete curbs at least six inches high shall be installed to serve as wheelstops for cars next to streets, sidewalks, buildings, or other structures, and as protective edging for planting areas.
E. All open space areas designed for active or passive recreation purposes shall be physically separated from parking areas and driveways in a fashion necessary to protect the safety of all pedestrians.
F. Visibility of pedestrians, bicyclists, and motorists shall be ensured when entering individual parking spaces, when circulating within a parking facility, and when entering and exiting a parking facility.
G. Internal circulation patterns and the location and traffic direction of all access drives shall be designed and maintained in accordance with accepted principles of traffic engineering and traffic safety. All vehicle movements involved in loading, parking, or turning around shall occur on-site.

LIGHTING:
A lighting and photometric plan that includes a lighting schedule for the proposed parking including the driveway area will be provided Compliance with BMC Section 10-1-1420 will be included in the final Conditions of Approval for the Project.

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

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

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

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

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

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

PROJECT ADDRESS:
148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:

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

NOTES/REVISIONS:

PROJECT DATA:

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

SHEET NAME/NUMBER:

FIRST FLOOR PLAN

A-2.1

Not for construction until reviewed, signed, and dated.

CITY OF BURBANK

BURBANK FIRE DEPARTMENT

Memorandum

TO: Shipra Rajesh

FROM: Jim Moye, Fire Marshal
By: Daniel King

DATE: 5/4/2022

RE: 2814 Empire Ave. Project No. 21-000364

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

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

- Provide construction site security by means of a six-foot high fence maintained around the entire site or a qualified fireguard when required by the Fire Chief.
- Provide an automatic fire sprinkler system in accordance with the Burbank Municipal Code.
- Provide electrical supervision for all valves controlling the water supply and all water flow switches on all fire sprinkler systems where the number of sprinklers is 20 or more.
- Provide a fire alarm system to notify all occupants of automatic fire sprinkler water flow.
- Provide a Knox key box for fire department access.
- Provide a Knox KS-2 key access switch for security gates.
- Provide address numbers a minimum of 4 inches high for residential structures and six inches high for all other occupancies with ¼ 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 Fire Code.

1

- Plans for fire apparatus access road shall be submitted to the fire department for review and approval prior to construction.
- Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.
- When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, **such protection shall be installed and made serviceable prior to and during the time of construction.**
- Approved signs or other approved notices shall be provided and maintained, at the expense of the person(s) in possession of the property, for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.
- An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.
- All exits, fire department access and fire protection shall 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 Department.
- Provide smoke detection for dwelling units, congregate residences and hotel or lodging guestrooms that are used for sleeping purposes.
- Power and location of smoke detectors in Group R occupancies shall be in compliance with the California Fire Code, California Building Code as amended by the Burbank Municipal Code.
- All existing single-family dwelling units intended for human occupancy shall have installed on or before July 1, 2011 carbon monoxide detectors in accordance with the Health & Safety Code §17926.
- All existing Multi-dwelling units intended for human occupancy shall have installed on or before January 1, 2013 carbon monoxide detectors in accordance with the Health & Safety Code §17926.

- Buildings having floors used for human occupancy located more than 35 feet, but less than 75 feet above the lowest level of fire department vehicle access, shall be in compliance with all applicable "Mid-Rise" requirements as defined by the Burbank Municipal Code.
- Buildings having floors used for human occupancy located more than 75 feet above the lowest level of fire department vehicle access, shall be in compliance with all applicable "High-Rise" requirements as defined by the Burbank Municipal Code.
- High -rise and Mid-rise buildings shall be accessible on a minimum of two sides. Roadways shall not be less than 10 feet or more than 35 feet from the building. Landscaping or other obstructions shall not be placed or maintained around structures in a manner so as to impair or impede accessibility for fire fighting and rescue operations.
- Group B office buildings and Group R, Division 1 Occupancies, each having floors used for human occupancy located more than 35 feet above the lowest level of Fire Department vehicle access, shall be provided with an automatic fire alarm system.
- Every mid-rise building shall be provided with an approved combined standpipe system.
- All stair shaft doors at each building level shall provide access to the building for fire department use.
- There shall be provided for fire department use at least one access door to one enclosed exit stair shaft that serves all building levels and the roof at the main entrance level outside the building.
- All enclosed exit stairways shall be continuous to each floor served in either direction and shall be without obstructions such as intervening doors and gates.
  EXCEPTION: Approved barriers provided at the ground floor level to prevent persons traveling downward from accidentally continuing into the basement, in accordance with the Building Code.

2

- 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 signs.
- Elevators shall open into a lobby on all floors except the lowest terminal floor of building entry. Lobbies may serve more than one (1) elevator.
  Lobbies shall be separated from the corridor by one (1) hour fire resistive construction with all openings protected by tight fitting twenty (20) minute door assemblies designed to close automatically upon activation of a detector which will respond to visible or invisible particles of combustion. Lobbies shall also be separated from the remainder of the building as required for corridor walls and ceilings.

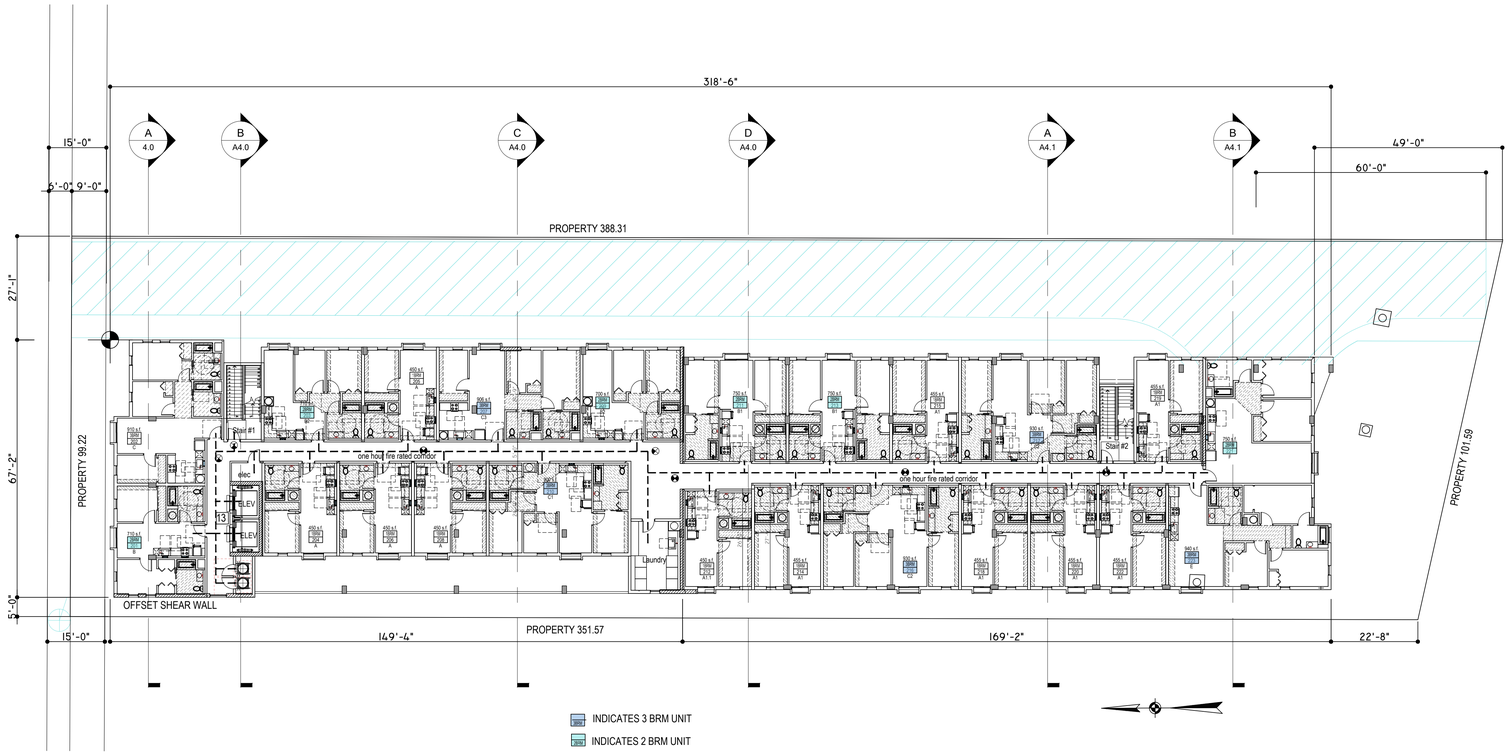
In order to determine fire flow requirements for this building, the following information shall be provided prior to issuing a building permit for final fire department plan check:
- Building Type Construction as defined by the California Building Code.
- Square feet of the building.
- The fire flow shall be gpm for hours in accordance with the CFC.

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

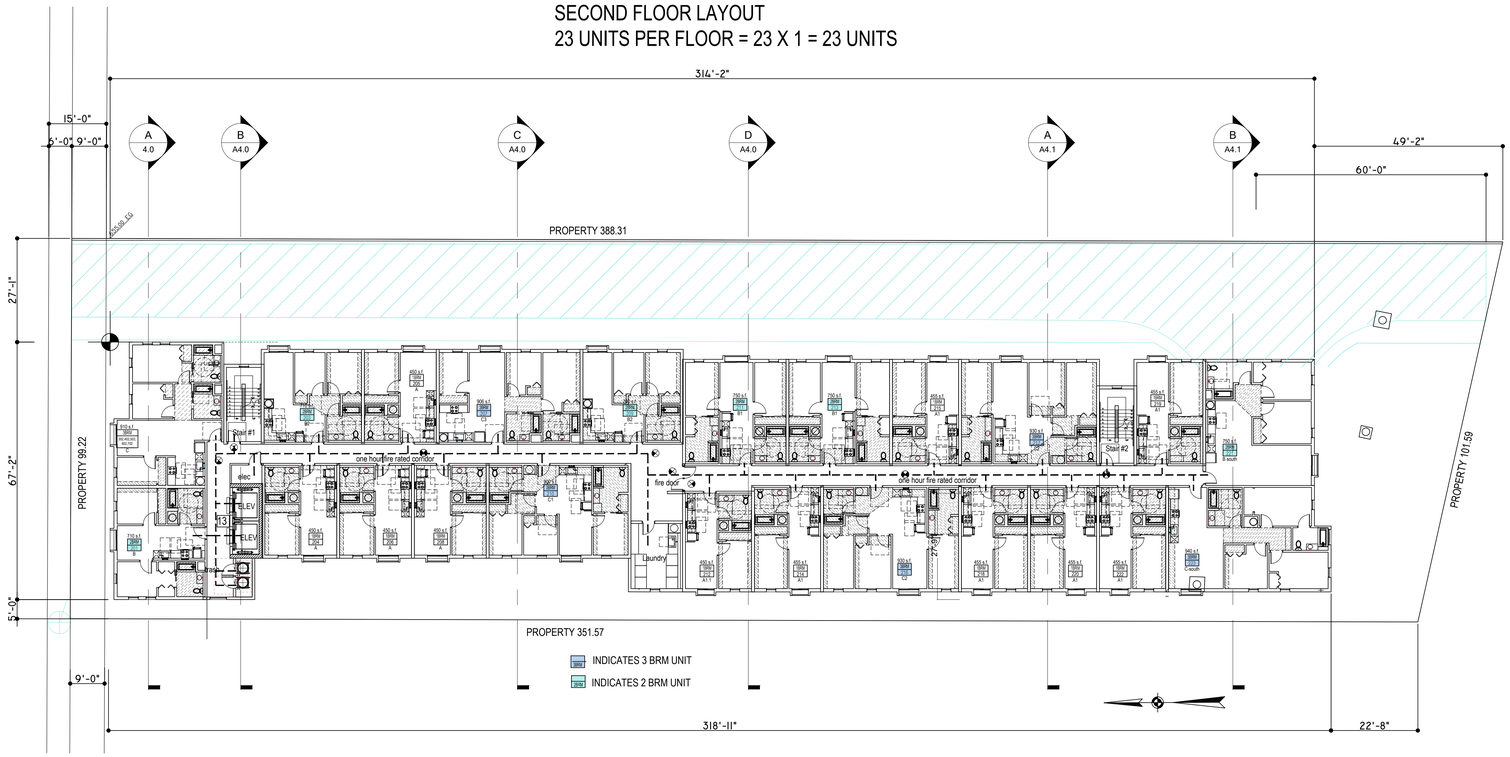
All items reviewed are based on information provided at time of review. The comments provided do not limit or relieve the owner and the owner's architect and/or contractor from the responsibility of ensuring compliance with all applicable provisions of fire/life safety codes. Such compliances may include but are not limited to fire department access for fire fighting, including fire department vehicle access, fire water supplies and appurtenances. Further reviews may require additional requirements or limitations as the project develops and is not limited to the requirements provided in these comments.
NOTE: All references are in accordance with the 2019 Edition of the California Fire Code (CFC) and the California Building Code (CBC) as amended by the Burbank Municipal Code (BMC).

ALL NOTED INFORMATION PERTAINING TO THE PROPOSED PROJECT SHALL BE SHOWN ON PLANS SUBMITTED AS PART OF THE FIRE DEPARTMENT REVIEW FOR APPROVAL.
For additional information or questions contact the Deputy Fire Marshal or Fire Marshal at (818) 238-3473.

3



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



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

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

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

POT: Accessible path of travel as indicated on plan is a barrier free access route without any abrupt level changes exceeding $\frac{1}{2}$" 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 max.

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

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Exp.02-28-23
STATE OF CALIFORNIA

PROJECT ADDRESS:

148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

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BURBANK, CA

DEVELOPER INFORMATION:

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

NOTES/REVISIONS:

PROJECT DATA:

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

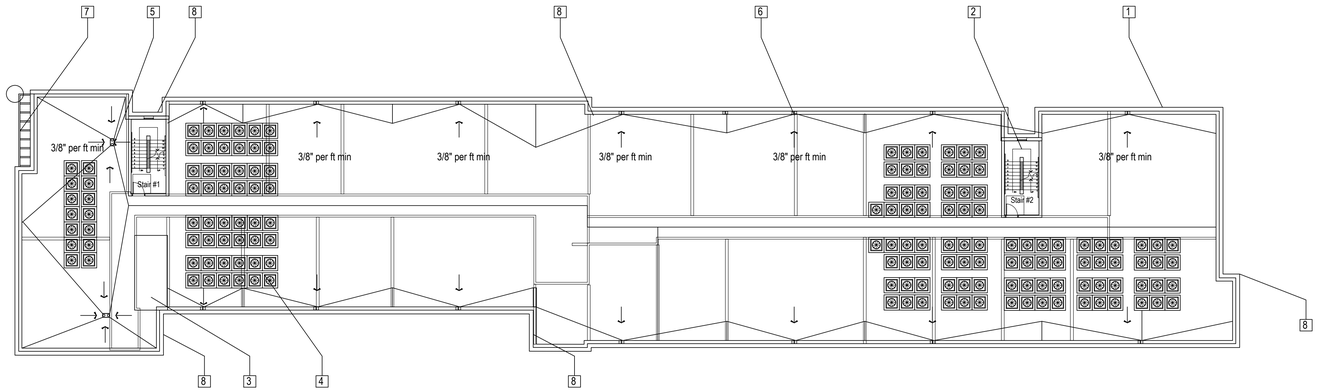
SHEET NAME/NUMBER:

2ND, 3RD, 4TH 5TH, 6TH & 7TH FLOOR PLAN

A-2.2

Not for construction until reviewed, signed, and dated.

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

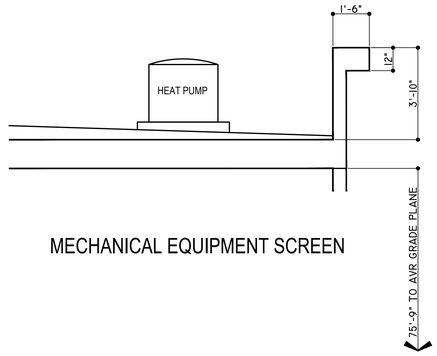


ROOF PLAN

ROOFING SPEC:

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

LARR # 26100



MECHANICAL EQUIPMENT SCREEN

EDWIN MOHABIR
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SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

ROOF PLAN

A-2.3

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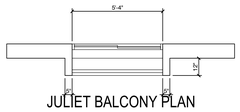
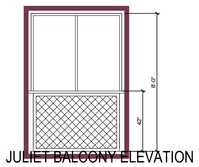
NORTH ELEVATION





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

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

Exterior Wall STC provided:

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

EAST ELEVATION

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NOTES/REVISIONS:

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SCALE	3/32" = 1'-0"

SHEET NAME/NUMBER:

EXTERIOR ELEVATIONS

A-3.0

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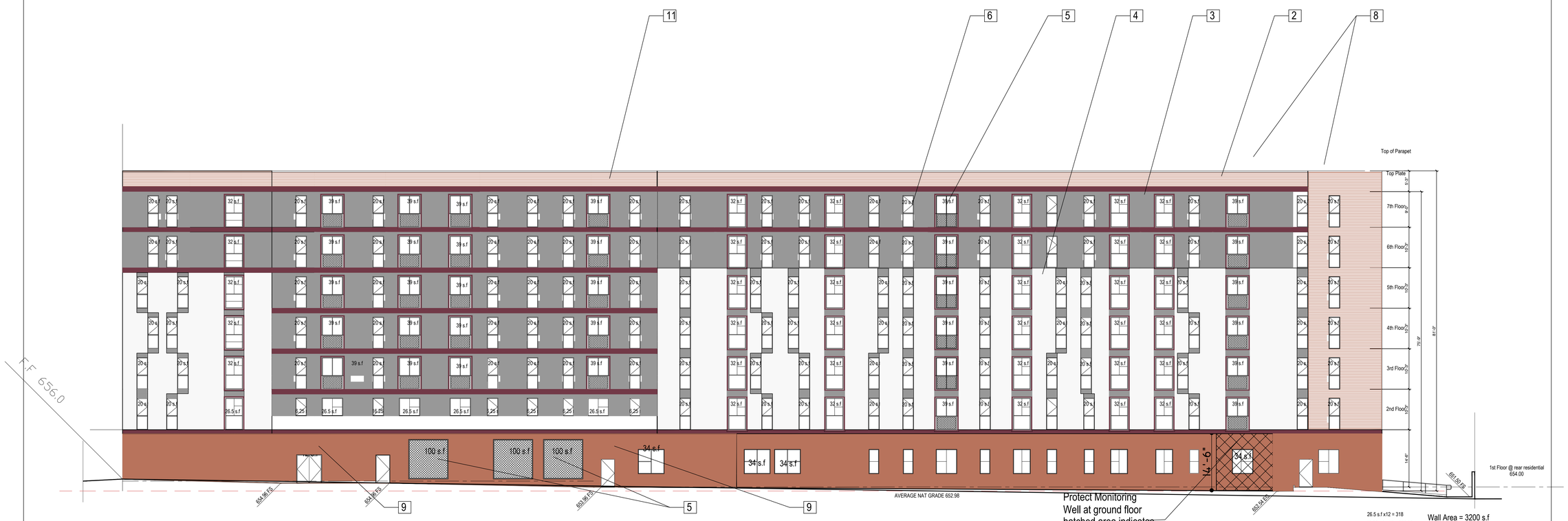
2 12" Trim band - dark brown
3 Smooth stucco - dark grey
4 Smooth stucco - off white
5 Aluminum rail / grille - dover grey
6 Vinyl window - dark brown frame Low e - dual pane window for sound attentuation
7 Aluminum Store front - dark brown frame with 1/4" thick tinted glazing
8 Metal siding panel at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

SOUTH ELEVATION



Protect Monitoring Well at ground floor hatched area indicates clearance provided

26.5 s.f x 12 = 318
16.25 s.f x 17 = 276.25
10.6 s.f x 1 = 10.6
total opening = 604.85 s.f

Wall Area = 3200 s.f
opening allowed 25% =3200x.25 = 800 s.f

Wall Area = 4058 s.f
opening allowed 25% =4058x.25 = 1014 s.f
total opening = 646 s.f

WEST ELEVATION

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SCALE	3/32" = 1'-0"

SHEET NAME/NUMBER:

EXTERIOR ELEVATIONS

A-3.1

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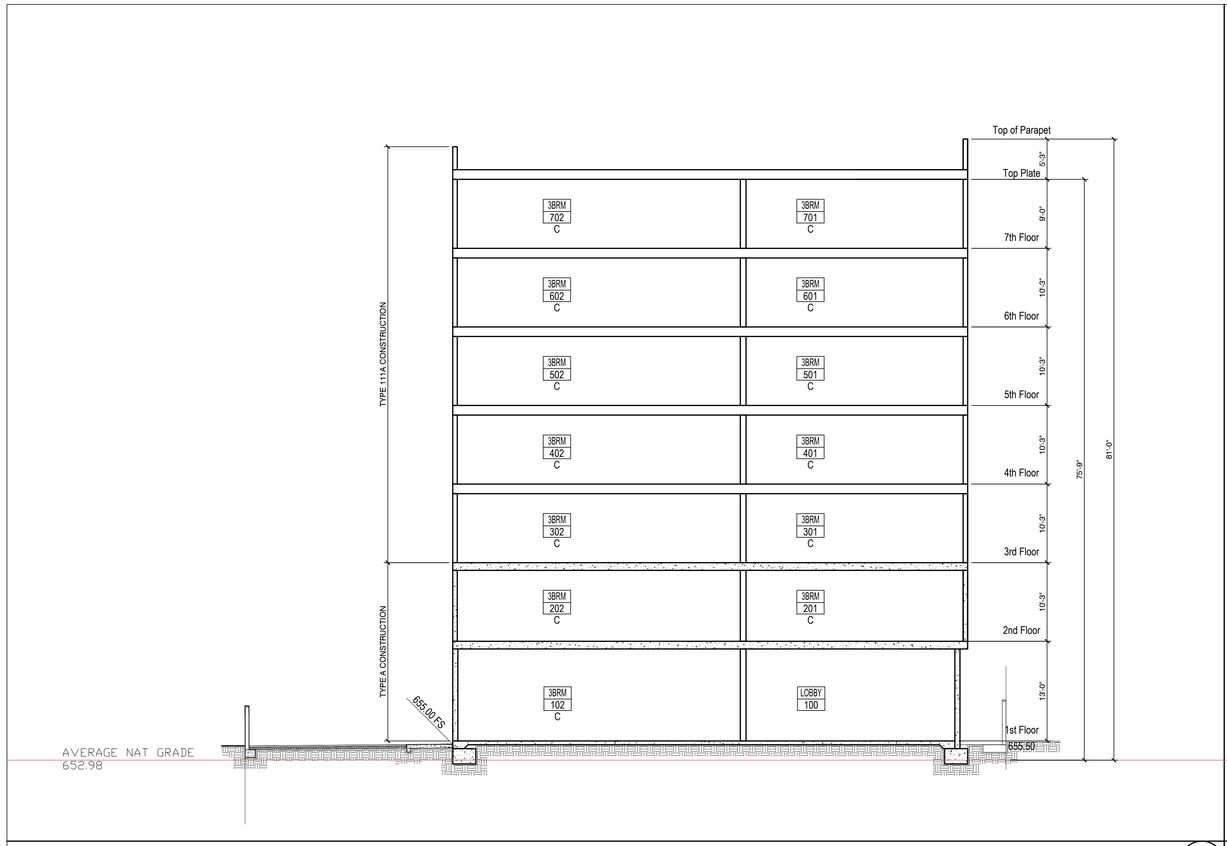
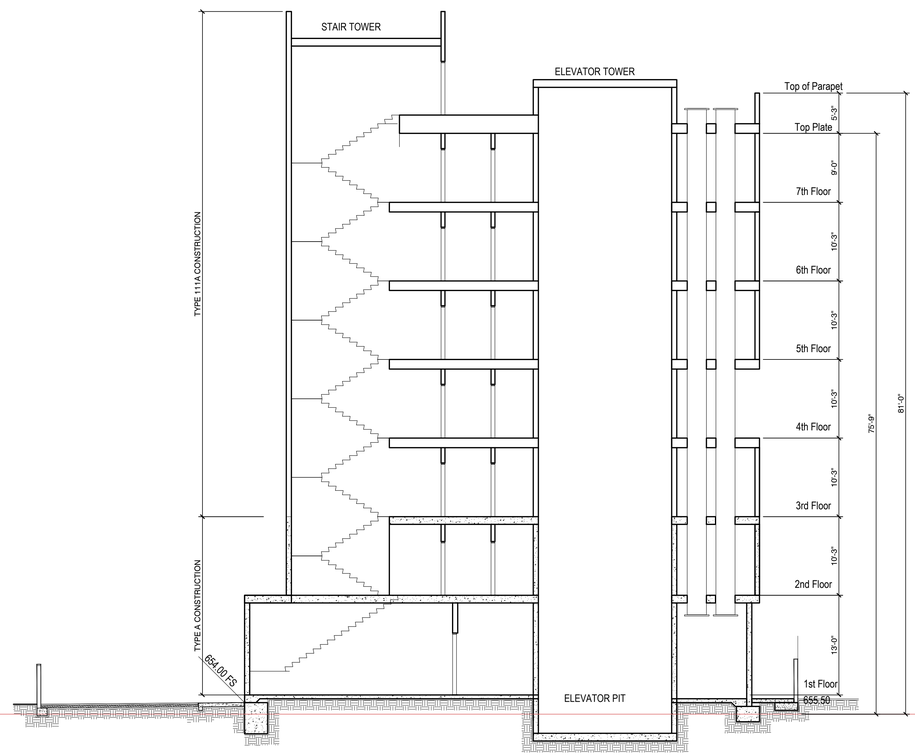


architectural

A



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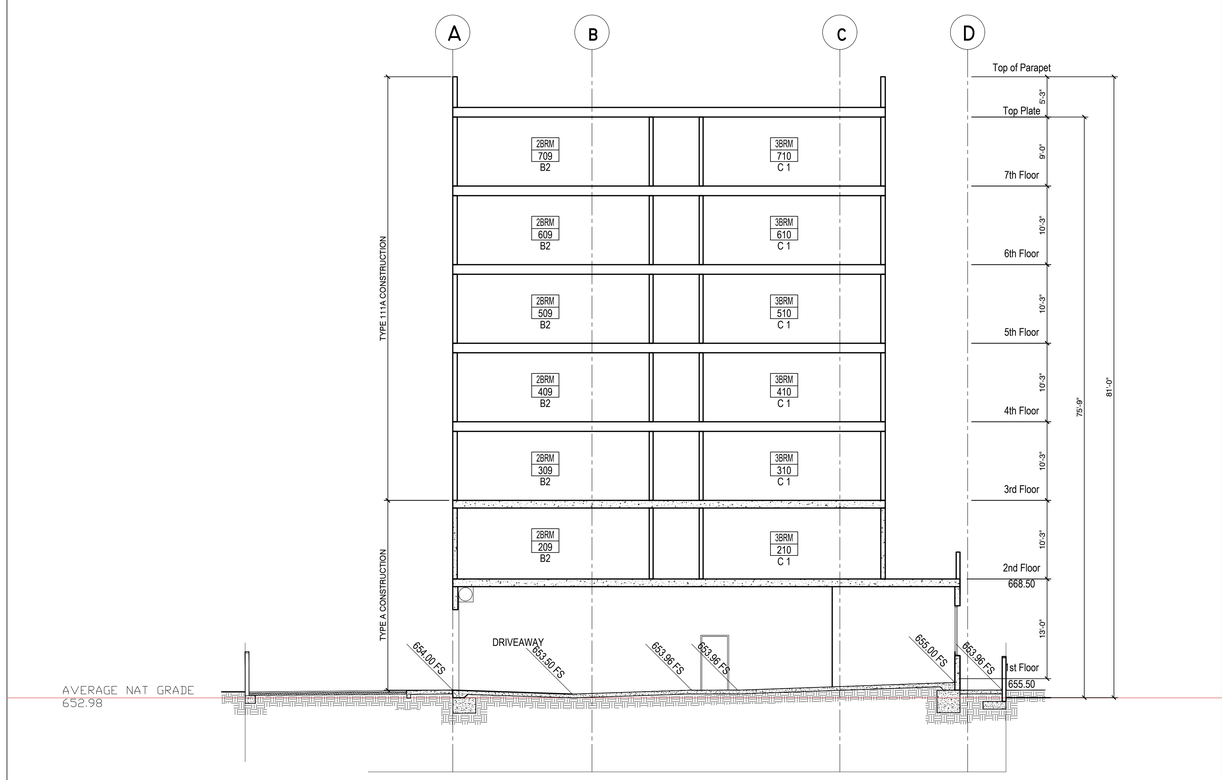

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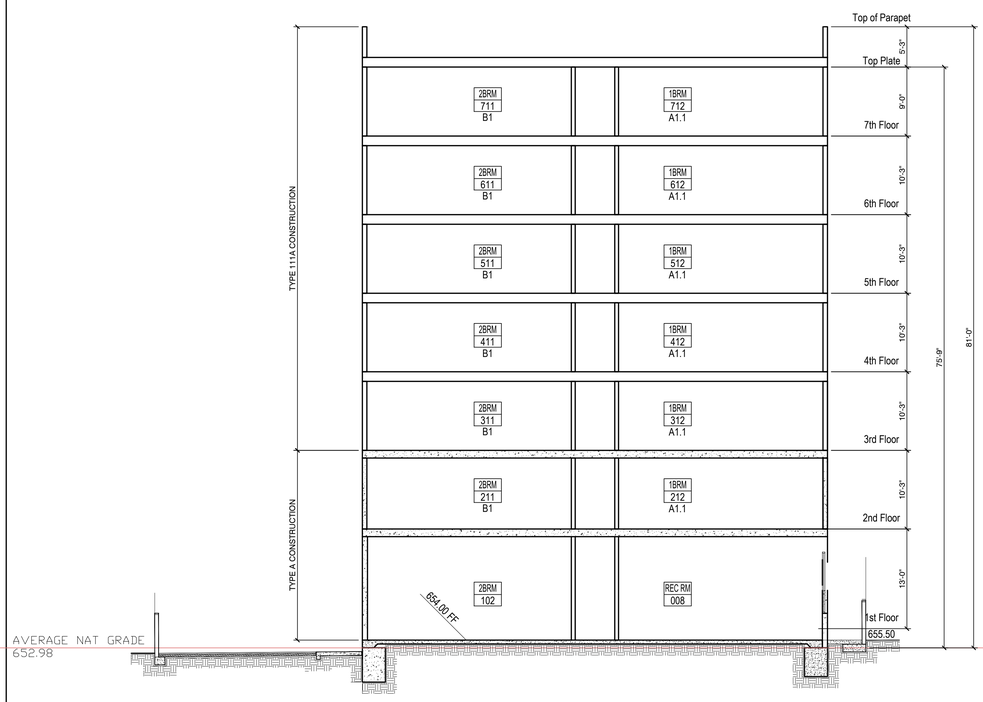

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SCALE	1/8" = 1'-0"

SHEET NAME/NUMBER:

BUILDING SECTION

A-4.0

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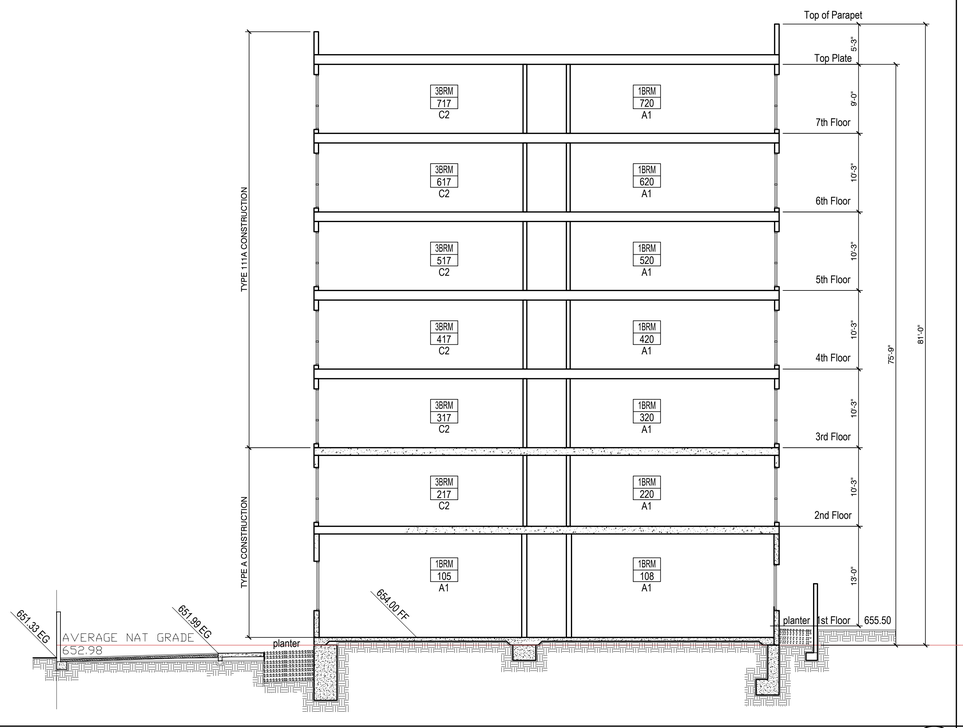

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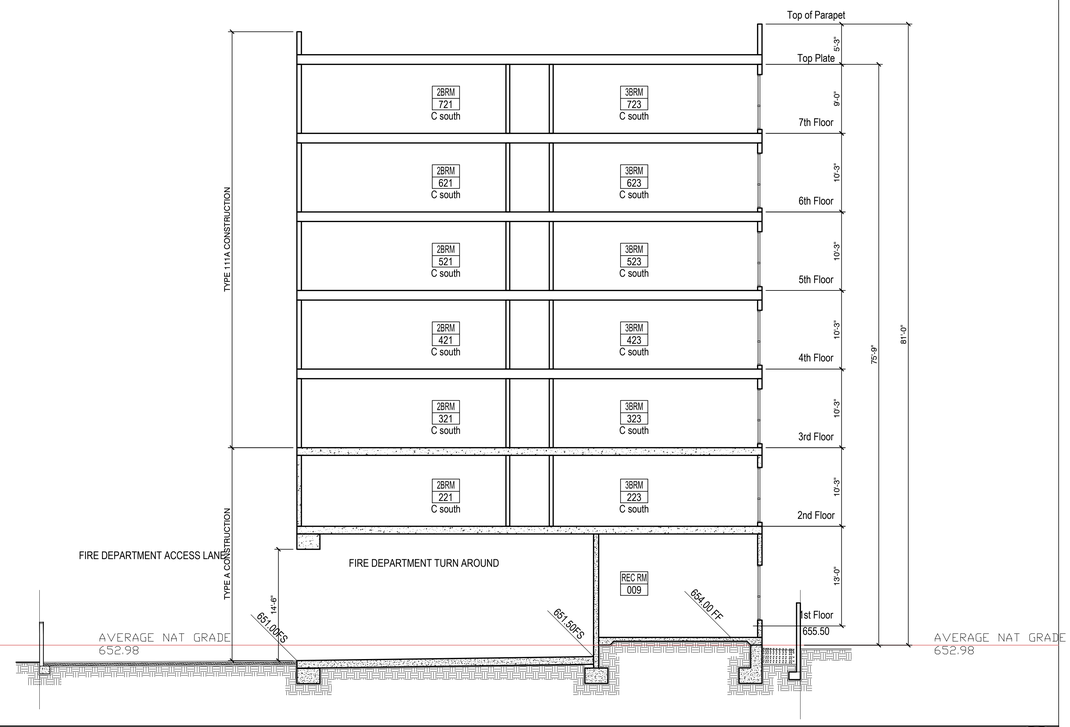

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SCALE	1/8" = 1'-0"

SHEET NAME/NUMBER:

BUILDING SECTION

A-4.1

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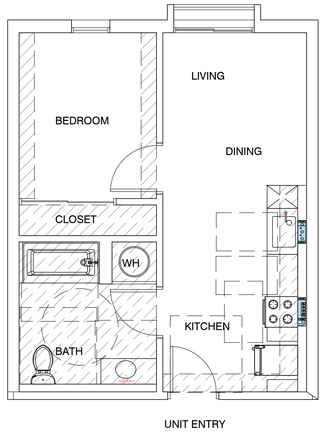
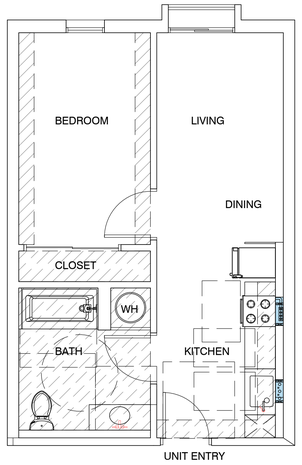


UNIT TYPE A - 1 BRM

GROSS LIVING AREA: 455 S.F
TOTAL: 24

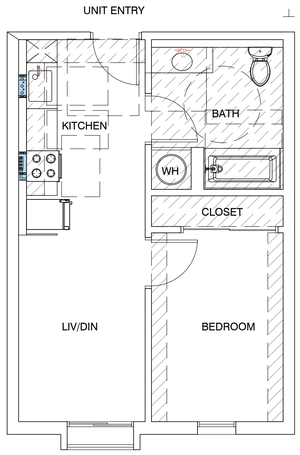
1ST FLOOR -	0
2ND FLOOR -	4
3RD FLOOR -	4
4TH FLOOR -	4
5TH FLOOR -	4
6TH FLOOR -	4
7TH FLOOR -	4
TOTAL	24



UNIT TYPE A1 - 1 BRM

GROSS LIVING AREA: 450 S.F
TOTAL: 42

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



UNIT TYPE A1.1 - 1 BRM

GROSS LIVING AREA: 450 S.F
TOTAL: 6

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

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

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

LEGEND:

vert. wall reinf for future swing up grab bar

horiz. reinf for future wall mounted grab bar

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

SD CO — HARDWIRE 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
EM
ARCHITECT, INC.

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

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

PROJECT ADDRESS:

148 AFFORDABLE HOUSING DEVELOPMENT

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:

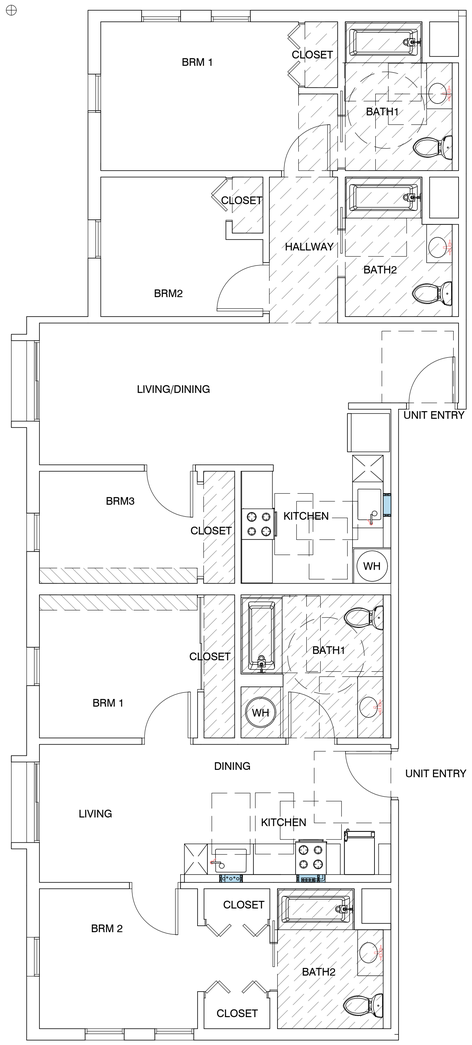
DATE:	09-01-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/8" = 1'-0"

SHEET NAME/NUMBER:

TYPICAL UNIT PLANS

A-5.0

Not for construction until reviewed, signed, and dated.



UNIT TYPE C - 3BRM

GROSS LIVING AREA: 900 S.F
TOTAL: 7

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

UNIT TYPE B - 2BRM

GROSS LIVING AREA:710 S.F
TOTAL: 6

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

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

LEGEND:

vert. wall reinf for future swing up grab bar

horiz. reinf for future wall mounted grab bar

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

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PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

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

PROJECT ADDRESS:

148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:

ABS PROPERTIES, INC.

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

NOTES/REVISIONS:

PROJECT DATA:

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

SHEET NAME/NUMBER:

A-5.1

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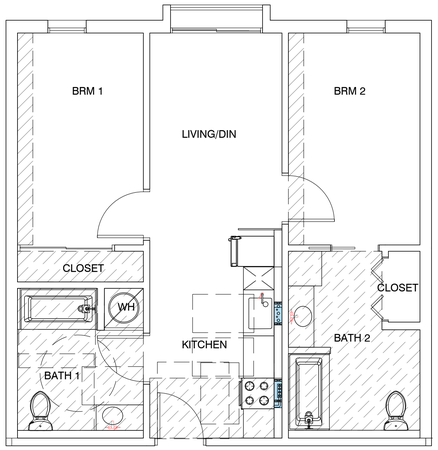
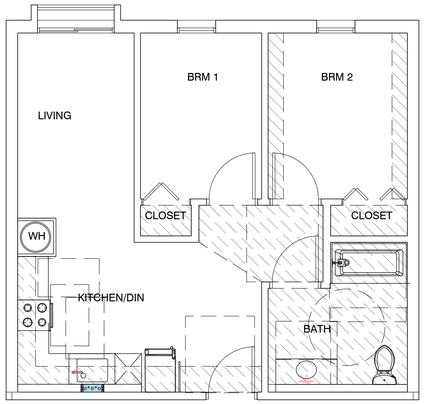


UNIT ENTRY

UNIT TYPE B1 - 2 BRM

GROSS LIVING AREA:750
TOTAL:14

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



UNIT ENTRY

UNIT TYPE B2 - 2 BRM

GROSS LIVING AREA: 700 S.F
TOTAL: 12

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

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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.
6. Prefab fiber glass tub enclosure walls are 70" high above the drain. Solid Joint at trap-no access panel required.
7. All water closet must be low water consumption ULTRA FLUSH.
8. removeable base cabinets under sink counter work area
9. 30" wide work surface
10. grab bar backing typical
11. lever handles on all fixture typical
12. medicine cabinet
13. 42" high guardrail typ.
14. 24" wide refrigerator
15. LVT flooring throughout
16. ADA kitchen sink
17. ADA bathroom sink
18. provide single shelf and single pole
19. marble counter top at all kitchen, laundry room.
20. cultured marble bathroom counter top.
21. exhaust hood to outside and 3 feet from window openings
22. Electric Water heater. Provide water sub meter in unit

LEGEND:

vert. wall reinf for future swing up grab bar

horiz. reinf for future wall mounted grab bar

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PROVIDE DUCTED FRESH AIR INTAKE TO HVAC UNIT

PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

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

PROJECT ADDRESS:

148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:

ABS PROPERTIES, INC.

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

NOTES/REVISIONS:

PROJECT DATA:

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

SHEET NAME/NUMBER:

A-5.2

Not for construction until reviewed, signed, and dated.

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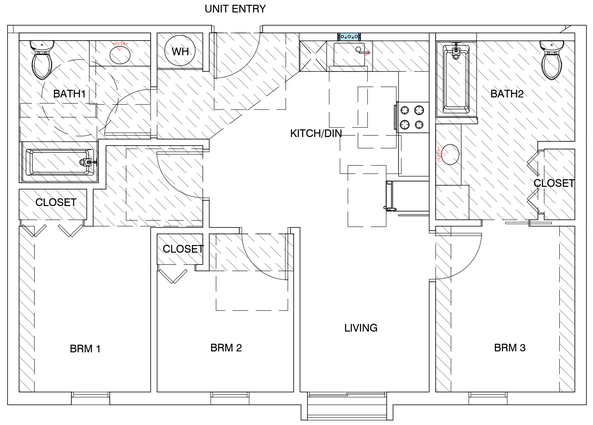

UNIT TYPE C1 - 3 BRM

GROSS LIVING AREA: 900 S.F
TOTAL: 6

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

1. Electric Range
2. 18" ADA complying Dishwasher
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22. Electric Water heater. Provide water sub meter in unit

LEGEND:

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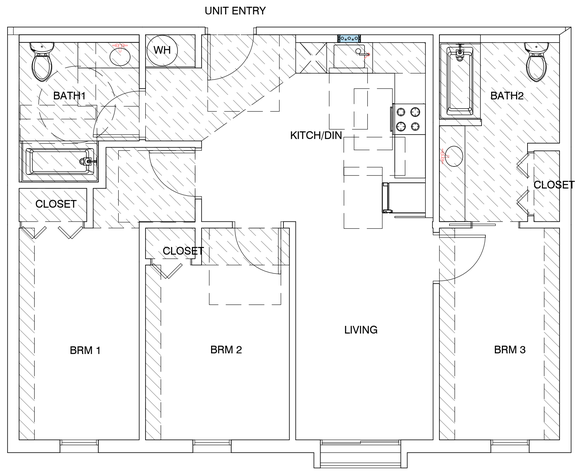

UNIT TYPE C2 - 3 BRM

GROSS LIVING AREA: 930 S.F
TOTAL: 13

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

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

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PROVIDE DUCTED FRESH AIR INTAKE TO HVAC UNIT

PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

30" X 48" CLEAR FLOOR SPACE

EDWIN MOHABIR
EM
ARCHITECT, INC.

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

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

PROJECT ADDRESS:

148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:

ABS PROPERTIES, INC.

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

NOTES/REVISIONS:

PROJECT DATA:

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

SHEET NAME/NUMBER:

A-5.3

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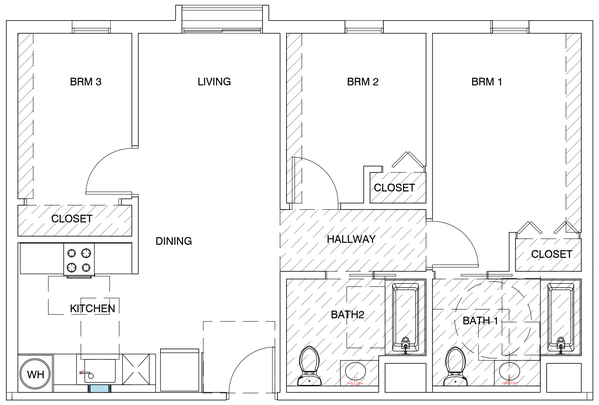
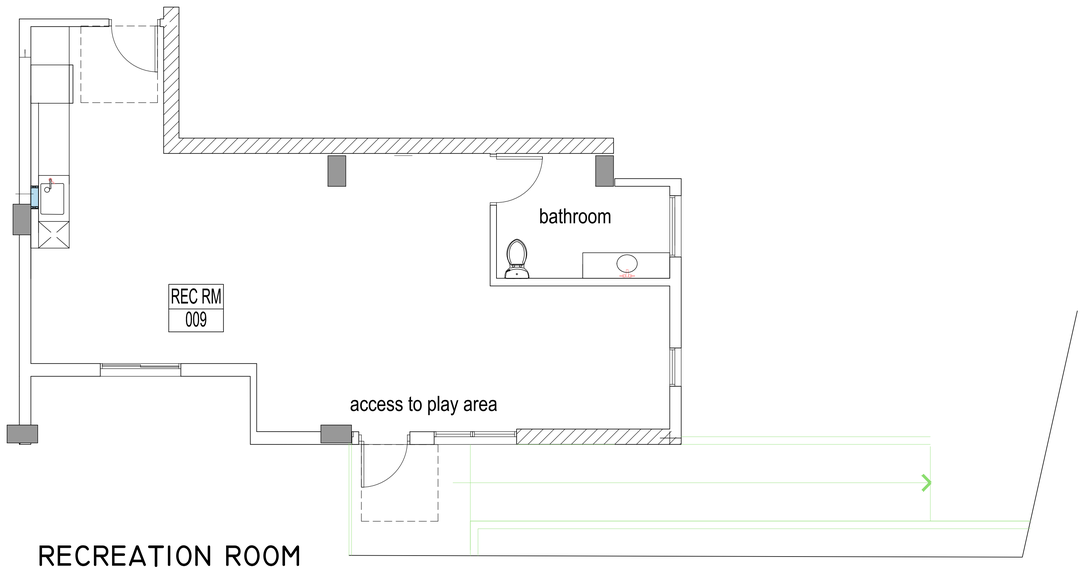


UNIT TYPE C3 - 3 BRM

GROSS LIVING AREA: 906 S.F
TOTAL: 6

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



RECREATION ROOM
GROSS AREA: 760 S.F

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.

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7. All water closet must be low water consumption ULTRA FLUSH.
8. removeable base cabinets under sink counter work area
9. 30" wide work surface
10. grab bar backing typical
11. lever handles on all fixture typical
12. medicine cabinet
13. 42" high guardrail typ.
14. 24" wide refrigerator
15. LVT flooring throughout
16. ADA kitchen sink
17. ADA bathroom sink
18. provide single shelf and single pole
19. marble counter top at all kitchen, laundry room.
20. cultured marble bathroom counter top.
21. exhaust hood to outside and 3 feet from window openings
22. Electric Water heater. Provide water sub meter in unit

LEGEND:

vert. wall reinf for future swing up grab bar

horiz. reinf for future wall mounted grab bar

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

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

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PROVIDE DUCTED FRESH AIR INTAKE TO HVAC UNIT

PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

30" X 48" CLEAR FLOOR SPACE

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

PROJECT ADDRESS:

148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:

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

NOTES/REVISIONS:

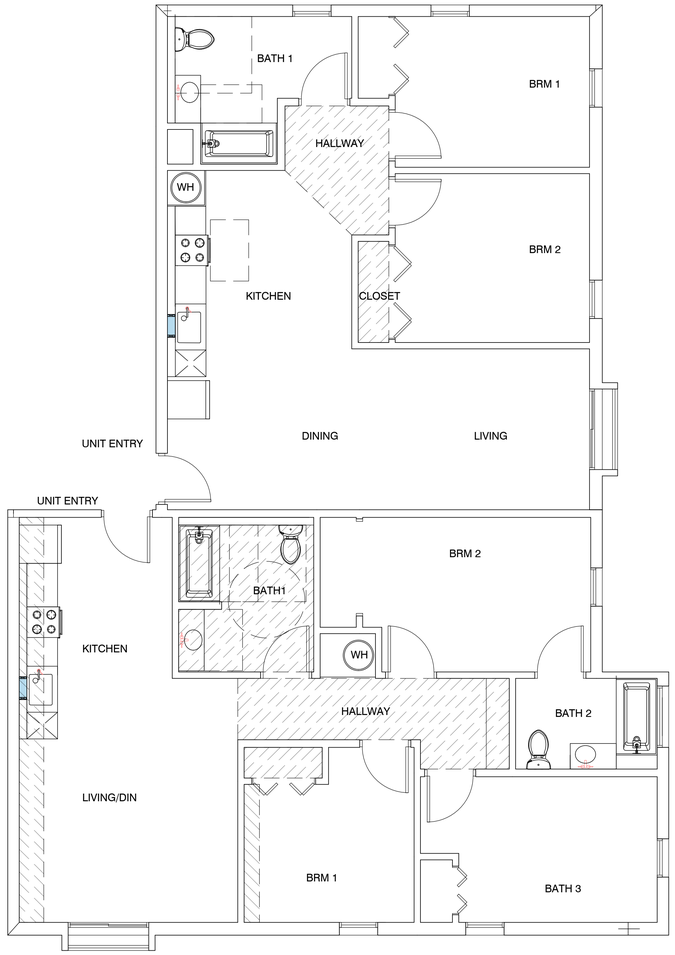
PROJECT DATA:

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

SHEET NAME/NUMBER:

A-5.4

Not for construction until reviewed, signed, and dated.



UNIT TYPE F - 2 BRM

GROSS LIVING AREA: 750 S.F
TOTAL: 6

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

UNIT TYPE E - 3 BRM

GROSS LIVING AREA: 940 S.F
TOTAL: 6

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

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10. grab bar backing typical
11. lever handles on all fixture typical
12. medicine cabinet
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14. 24" wide refrigerator
15. LVT flooring throughout
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17. ADA bathroom sink
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20. cultured marble bathroom counter top.
21. exhaust hood to outside and 3 feet from window openings
22. Electric Water heater. Provide water sub meter in unit

LEGEND:

vert. wall reinf for future swing up grab bar

horiz. reinf for future wall mounted grab bar

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

SD CO — HARDWIRE 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

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

PROJECT ADDRESS:

148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:

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

NOTES/REVISIONS:

PROJECT DATA:

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

SHEET NAME/NUMBER:

A-5.5

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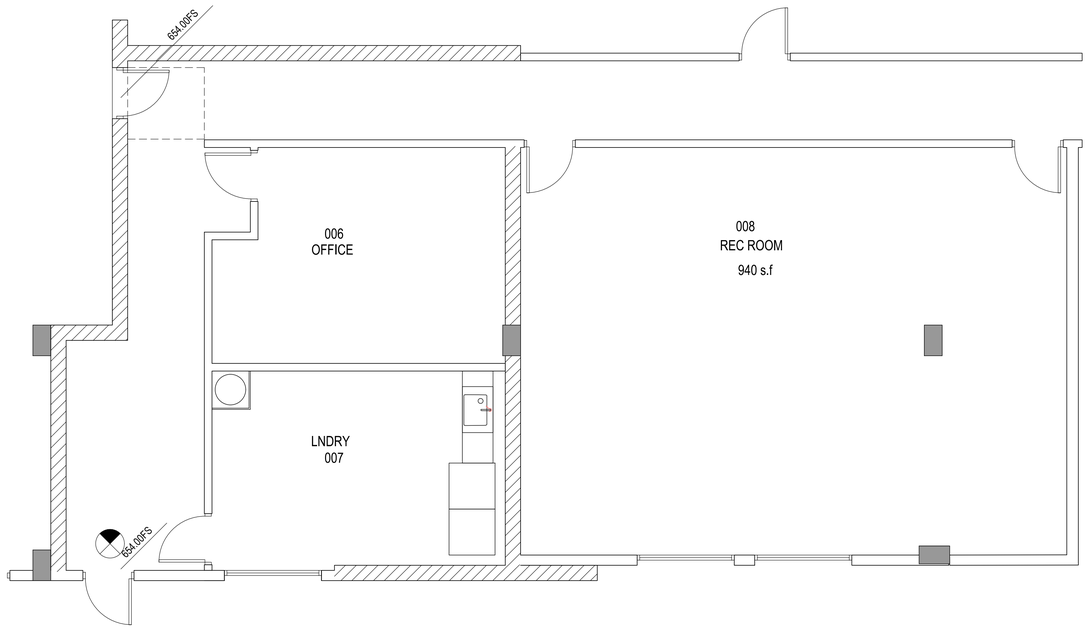
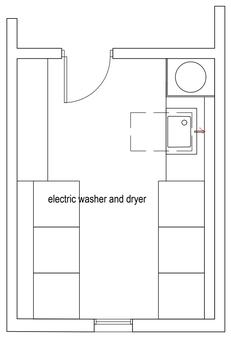


RECREATION ROOM 940 s.f



Laundry at 2nd - 7th floor

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

PROJECT ADDRESS:

148 AFFORDABLE
HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:

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

NOTES/REVISIONS:

PROJECT DATA:

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

SHEET NAME/NUMBER:

ENLARGE PLANS

A-5.6

Not for construction until reviewed, signed, and dated.

GENERAL NOTES:

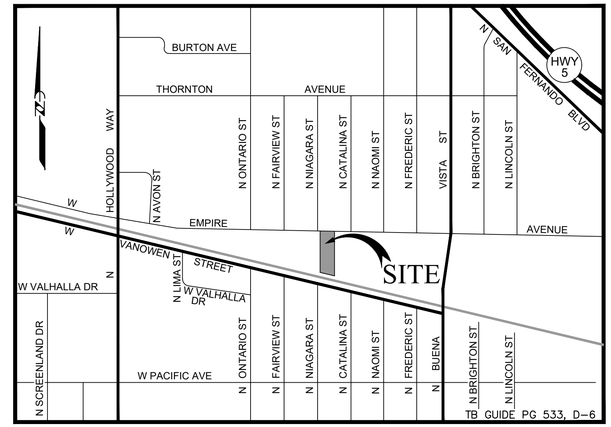
1. NO EXISTING PROTECTED TREE SPECIES ARE ON THE PROPERTY.
2. FINAL LOCATION OF PROPOSED PROJECT UTILITY LATERAL SERVICES (WATER, SANITARY SEWER, GAS, ETC.) WILL BE DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS.
3. THE PROPOSED BUILDING FINISHED FLOOR ELEVATIONS WILL BE SET 1.0 FOOT ABOVE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

DEMOLITION NOTES:

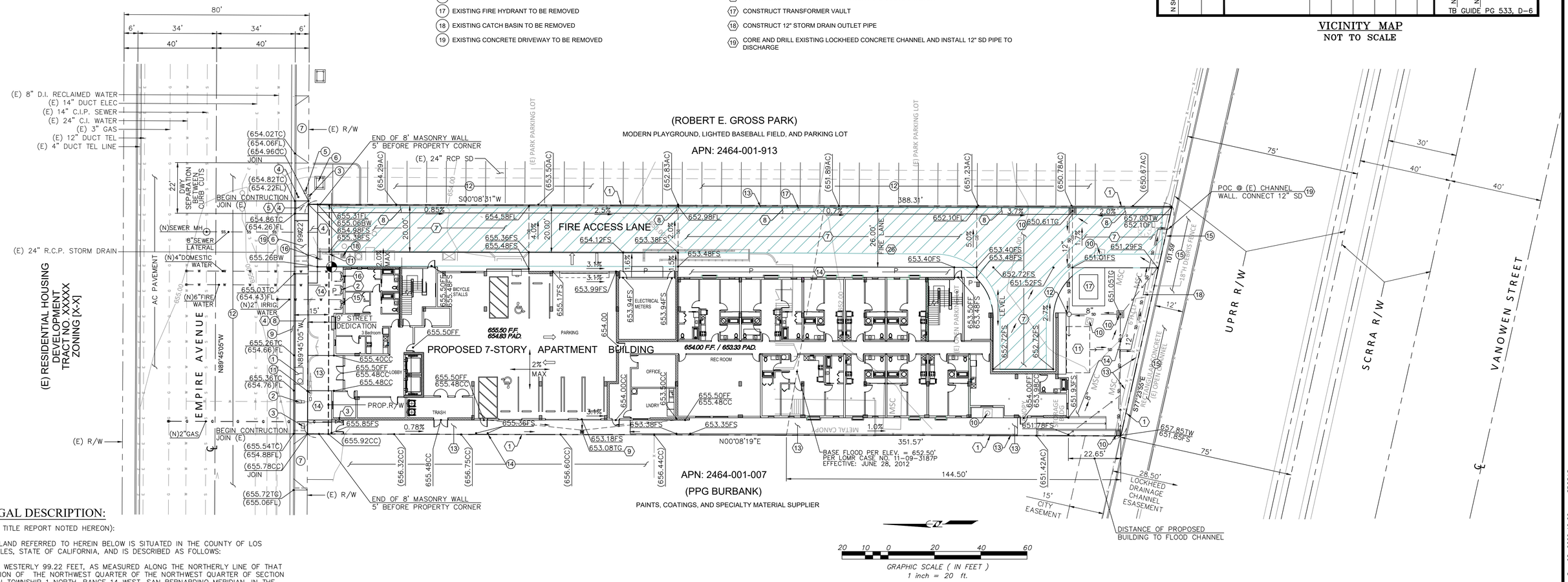
1. EXISTING CATCH BASIN TO PROTECT-IN-PLACE
2. EXISTING PULL-BOX (WATER) TO BE REMOVED
3. EXISTING PULL-BOX (ELECTRICAL) TO RE-SET TO (N) SIDEWALK GRADE
4. EXISTING STREET LIGHT TO PROTECT-IN-PLACE
5. EXISTING PULL-BOX (STREET-LIGHT) TO PROTECT-IN-PLACE
6. EXISTING PARK DECORATIVE COLUMN TO PROTECT-IN-PLACE
7. EXISTING CONCRETE DRIVEWAY TO PROTECT-IN-PLACE
8. EXISTING CONCRETE SIDEWALK TO BE REMOVED
9. EXISTING CONCRETE CURB AND GUTTER TO PROTECT-IN-PLACE
10. EXISTING MONITORING WELL TO PROTECT-IN-PLACE
11. EXISTING FDC TO BE REMOVED
12. EXISTING A.C. PAVEMENT TO PROTECT-IN-PLACE
13. EXISTING CHAIN-LINK-FENCE TO BE REMOVED
14. EXISTING CONCRETE PAVEMENT TO PROTECT-IN-PLACE
15. EXISTING DRAINAGE CHANNEL (LOCKHEED) TO PROTECT-IN-PLACE
16. EXISTING GAS METER TO BE REMOVED
17. EXISTING FIRE HYDRANT TO BE REMOVED
18. EXISTING CATCH BASIN TO BE REMOVED
19. EXISTING CONCRETE DRIVEWAY TO BE REMOVED

CONSTRUCTION NOTES:

1. CONSTRUCT 6' HIGH BLOCK WALL
2. CONSTRUCT BFP FOR FIRE WATER PURPOSES
3. CONSTRUCT GAS REGULATOR AND METER
4. CONSTRUCT CONCRETE SIDEWALK
5. CONSTRUCT CONCRETE CURB AND GUTTER AND JOIN (E)
6. CONSTRUCT CONCRETE DRIVEWAY (W=20') PER CITY OF BURBANK STANDARD PLANS.
7. CONSTRUCT 26' FIRE ACCESS ROAD
8. CONSTRUCT 3' CONCRETE CURB & GUTTER
9. CONSTRUCT 12"x12" CATCH BASIN
10. CONSTRUCT 24"x24" CATCH BASIN
11. CONSTRUCT UNDERGROUND STORMWATER CISTERN (FOR LID RETAINED SWQDV ON SITE)
12. CONSTRUCT STORMWATER PRE-TREATMENT UNIT
13. CONSTRUCT CONCRETE WALK
14. CONSTRUCT PLANTING AREA
15. CONSTRUCT BFP FOR IRRIGATION WATER PURPOSES
16. CONSTRUCT BFP FOR DOMESTIC WATER PURPOSE AND METER
17. CONSTRUCT TRANSFORMER VAULT
18. CONSTRUCT 12" STORM DRAIN OUTLET PIPE
19. CORE AND DRILL EXISTING LOCKHEED CONCRETE CHANNEL AND INSTALL 12" SD PIPE TO DISCHARGE



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION:

(PER TITLE REPORT NOTED HEREON):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT WESTERLY 99.22 FEET, AS MEASURED ALONG THE NORTHERLY LINE OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, IN TOWNSHIP 1 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

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

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

APN: 2464-001-017

GROSS AREA OF PROPERTY = 37,445 SQ. FT. (INCLUDES DEDICATED LAND)
NET AREA OF PROPERTY = 35,957 SQ. FT.

EARTHWORK VOLUMES:

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

BENCHMARK

CITY OF BURBANK BENCHMARK # 1904-2

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

ELEVATION: 652.454 FEET

BASIS OF BEARINGS

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

LEGEND

——— – – ———	PROPERTY LINE
——— – ———	STREET CENTERLINE
	EXISTING BUILDING TO-BE-DEMOLISHED
– – – – – – – –	GRADE CHANGE
——655.00——	PROPOSED CONTOUR
——655.00——	EXISTING CONTOUR
	CONCRETE
BOT	BOTTOM
CO	CLEAN OUT
GC	GRADE CHANGE

FIELD SURVEY PREPARED UNDER THE SUPERVISION OF:

VICTOR SALAZAR, P.E.

COMPLETED ON: 08/28/2015

CONCEPTUAL CIVIL SITE PLAN

THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER VICTOR SALAZAR No. C57604 CIVIL STATE OF CALIFORNIA

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

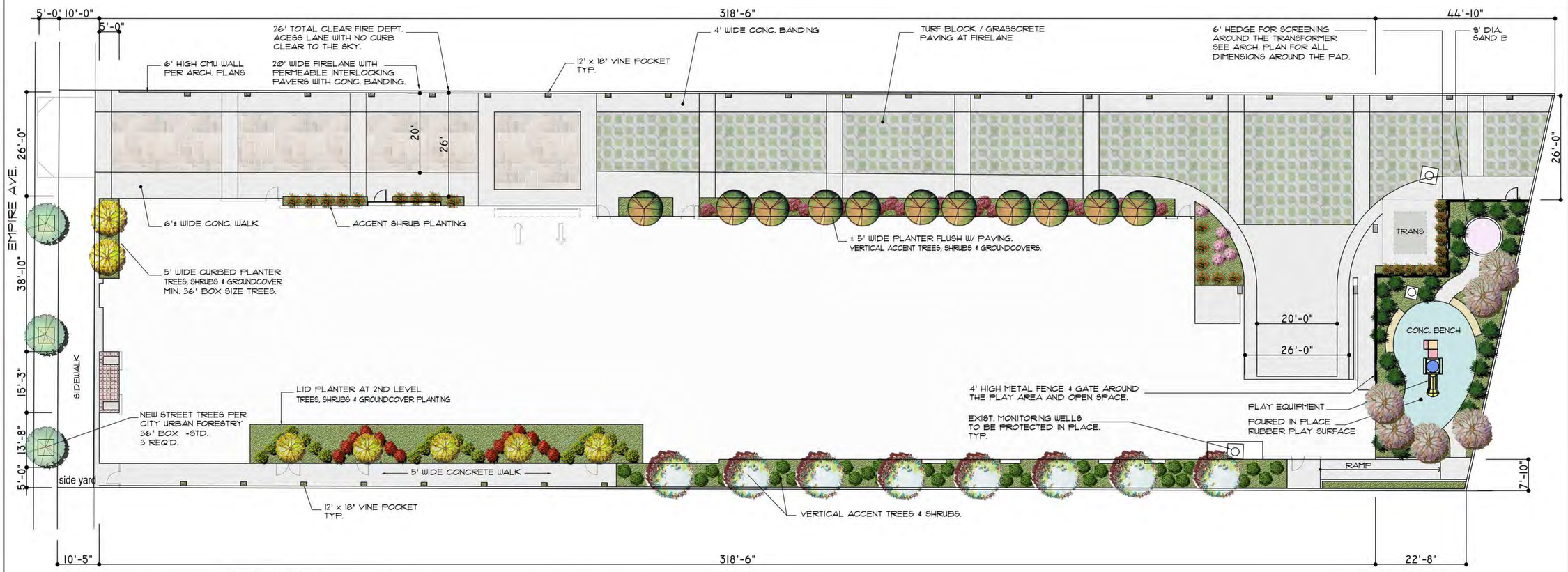
LDC
LAND DESIGN CONSULTANTS INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
800 Royal Oaks Drive, Suite 104, Monrovia, CA 91016
Ph. (626) 578-7000 Fax: (626) 578-7373

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

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

DESIGNED BY:	DATE:	SCALE:	REVIEWED BY:	Proj. No. 05015-834
FB	09/07/2022	AS SHOWN	VS	SHEET 1 OF 1

J:\Civil 3D Projects\05015834\Sheet Sets\Site Plan\Site Plan.dwg Sep 08, 2022 10:02 am SROSAS



PLANT PALETTE

CANOPY SHADE TREES: (MIN 36" BOX)

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

VERTICAL ACCENT TREES: (MIN 36" BOX)

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

ACCENT FLOWERING TREE: (MIN 36" BOX)

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

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

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

VINES

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

STREET TREES

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

PROJECT INFORMATION:

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

PROJECT DESCRIPTION: 7 STORY TYPE III.A - 148 UNIT
100% AFFORDABLE MULTI-FAMILY DEVELOPMENT

LANDSCAPE CALCULATIONS:

GROUND LEVEL

LOT SIZE:	37,445 SF.
BLDG FOOTPRINT:	18,526 SF.
FIRE LANE + CONC. PATH:	7,167 SF. + (1,336 SF. CONC. PAV. BY THE BLDG.) = 8,723 SF.
OPEN SPACE AREA:	37,445 - 18,526 - 8,723 = 10,196 SF.
HARDSCAPE AREA:	8,146 SF.
PLANTING AREA:	2,210 SF.

LANDSCAPE PERCENTAGE OF FRONT & SIDEYARDS

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

- WEST YARD: 319.92' x 5' = 1,599.6 SF.
1,129 SF. OF LANDSCAPE AREA PROVIDED.
1,129 ÷ 1,599.6 = 70.5% LANDSCAPE

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

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

TREE REQUIREMENT- 1 TREE PER EVERY 40' OF STREET FRONTAGE = 18 TREES REQ'D.
STREET FRONTAGE - FRONT + 2 SIDEYARDS =731.83 L.F.
GROUND LEVEL: 27 TREES PROVIDED + 3 STREET TREES.
2ND LEVEL: LID PLANTER- 5 TREES PROVIDED.

NOTE:

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

N

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

NOTES ON PROPERTY DEVELOPMENT STANDARDS:

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

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

DSK LANDSCAPE ARCHITECTS
LANDSCAPE ARCHITECTURE SITE PLANNING URBAN DESIGN
3000 WEST 6TH STREET SUITE 300
LOS ANGELES, CALIFORNIA 90020
PHONE (213)382-3113
FAX (213)382-2669
email dsklandarch@yahoo.com

REGISTERED LANDSCAPE ARCHITECT
David D. Kim 2041
Signature
9/30/24
Date
STATE OF CALIFORNIA

PROJECT ADDRESS:

148 AFFORDABLE HOUSING DEVELOPMENT

RESIDENCY AT THE EMPIRE 1

2814 W. EMPIRE AVE
BURBANK, CA

DEVELOPER INFORMATION:

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

NOTES/REVISIONS:

PROJECT DATA:

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

SHEET NAME/NUMBER:

CONCEPTUAL LANDSCAPE PLAN

L-1.1

Not for construction until reviewed, signed, and dated.