Residency at Empire II

337 Units 100% Affordable Housing Development with One incentive.

3000 W. Empire Ave, Burbank CA 91504

UNIT MIX

FLOOR	STUDIO	1 BRM	2 BRM	3 BRM	TOTAL
1	1	11	8	7	27
2		26	11	13	50
3		26	13	13	52
4		26	13	13	52
5		26	13	13	52
6		26	13	13	52
7		26	13	13	52
TOTAL	1	167	84	85	337

Parking Analysis

4 Incentives Allowed
1 Incentives Request

Parking Required	none
Parking Provided:	
Standard Stalls	35
Van Accessible + 1	2
EVCS van +1 accessible	2
EV	15
Total Provided	54
Bicycle Parking Analysis	
Parking Required	none
Parking Provided:	
Longterm Stalls	110
Total Bicycle Parking	110

1) 0' front yard instead of 15'-6"

PROJECT TEAM

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

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

MECHANICAL ENGINEER
M. WEBER ASSOCIATES, INC
15501 SAN FERNANDO MISSION BLVD #310
MISSION HILLS, CA 91345
(818) 838-9102 - med4med@mwaengineers.com

TRAFFIC ENGINEER
George Rhyner, PE
KOA
300 Corporate Pointe, Suite 470, Culver City, CA 90230
T (310) 473-6508 | D (310) 981-4366 | C (310) 779-8051
www.koacorp.com

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

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

PLUMBING ENGINEER
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MISSION HILLS, CA 91345
(818) 838-9102 - med4med@mwaengineers.com

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EDWARD L. PACK ASSOCIATES, INC.
1975 Hamilton Ave.
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San Jose, CA 95124
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Cell: (408) 921-4886

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

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

ELECTRICAL ENGINEER
LAZ DESIGN ENGINEERING
1314 W. GLENDALE BLVD #205
GLENDALE CA 91202
(818)937.9229 lazdesignsus.onmicrosoft.com

UNIT MATRIX-MOBILTY FEATURES UNIT PER 2021 TCAC

Min. Percent of Mobility units = 15% of all units
148 units x 0.15 = 12.2 therefore total 23 units with Mobility features units are required

Unit Types	Total No. of Unit	Mobility Features Units Required	Mobility Features Units Provided	Unit Location
STUDIO	1	1	1	
1 BRM	167	25	25	
2-Bedroom	84	13	13	
3-Bedroom	85	13	13	
Total	337	52	52	52 MOBILITY UNIT PROVIDED

UNIT MATRIX-COMMUNICATION FEATURES UNIT PER 2021 TCAC

Min. Percent of Communication Features Units Required: 10% of all units
148 units x 0.1 = 14.8 therefore total 15 Communication features units are required

COM FEATURES

Unit Types	Total No. of Unit	Communication Features Units Required	Communication Features Units Provided	Unit Location
1 BRM	168	16.8	17	
2-Bedroom	84	8.4	9	
3-Bedroom	85	8.5	9	
Total	337	33.7	34	34 COMMUNICATION UNITS PROVIDED

"This is a publicly funded housing project and must comply with federal accessibility standards and California Building Code Chapters 11A & 11B.

Source of Public Funding:
FY 2021 FEDERAL TAX CREDITS
FY 2021 CA STATE TAX CREDITS
FY 2021 TAX EXEMPT BONDS

Applicable Codes
- 2021 California Tax Credit Allocation Committee Regulation Section 10325(f)(7)(K)
- 2021 California Tax Credit Allocation Committee Regulation Section 10325(g)(2)(B)
- 2019 California Building Code Chapter 11A & 11B
- 2010 ADA TITLE II, 2010 ADA Standards for Accessible Design
- Universal Design is not used in this project for TCAC points

Development Standards

3. Landscaping.

a. A minimum of 50 percent of the 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.

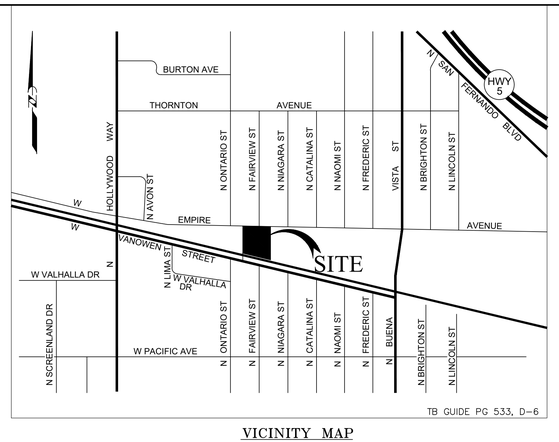
e. In required exposed side yards, a minimum of one tree shall be planted for every 40 linear feet of street frontage or fraction thereof. Turf is allowed in up to 50 percent of required landscaped areas. In shrub areas, a minimum of one five (5) gallon shrub is required for every ten (10) square feet 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: 3000 W. EMPIRE AVE, CITY OF BURBANK, CA 91504
APN: 2464-001-019
LEGAL DESCRIPTION:

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

PARCEL 1 IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 63, PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN(S): 2464-001-019

GROSS LOT AREA: 85,922 S.F +-
1.973 AC +-

JURISDICTIONAL INFORMATION

BURBANK MUNICIPAL CODE TITLE 10 ZONING REGULATIONS
BURBANK 2035 GENERAL PLAN

PLANNING AND ZONING INFORMATION

ZONING:	M-2 (General Industrial)	Incentives/Concessions	Code Section
General Plan Designation	Regional Commercial		
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)(iii).
Allowable Height	50 ft	77'-4.5" 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=77.38x.0.20)	15 ft -6 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 347 UNIT- 7 STORY- TYPE 1A & TYPE 111A -ONE HOUR-FULLY NFPA 13 SPRINKLERED
DENSITY BONUS -100 % AFFORDABLE WITH NO REQUIRED PARKING
SB35 Ministerial approval

BUILDIING DESCRIPTION
337 UNIT 7 STORY APARTMENT BUILDING
CONSISTING OF 5 STORIES TYPE 111A APARTMENT
OVER TWO STORIES TYPE 1A APARTMENT AND GARAGE
3 HOUR FIRE WALLS ARE USED FOR AREA LIMITATIONS.

AREA BY OCCUPANCY

R2 - Residential	272,944 s.f
S1 - Parking garage	28,556 s.f.
Total Building Area	301,500 s.f.

Vertical shaft wall:
2 hour with 90 minutes door assemblies
Fire Walls
3 hour non-combustible with 3hr door assemblies

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

BUILDING CODE INFORMATION:

CONSTRUCTION TYPE:	5-TYPE 111A over 2-TYPE 1A
OCCUPANCY:	R2 / S2
NO. OF STORIES:	7
TOP OF PARAPET ELEV.	733.84 (excluding equip screen)
AVERAGE GRADE PLANE:	656.46
ZONING CODE HEIGHT:	77'-4.5"
BUILDING CODE HEIGHT:	78'-6" complies with Tbl 504.3 measured to top of roof
FULLY SPRINKLERED	NFPA 13

BUILDING CODE AREA ANALYSIS CBC Tbl: 506.2
for Type 111A construction.
A_1 = 24000 X2 = 48,000 s.f
Proposed R2 floor area above concrete podium = 204,500 s.f
3 hour Fire wall used to reduce fire area within the structure

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.

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 RESISTIVE RATING FOR TYPE 1A CONST:

PRIMARY STRUCT FRAME:	3 HR
BEARING EXTERIOR WALLS	3 HR
BEARING INTERIOR WALLS	3 HR
NON BEARING INTERIOR	0 HR
NON BEARING EXTERIOR	1 HR
FLOOR CONSTRUCTION	2 HR
ROOF CONSTRUCTION	1 1/2 HR

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 2
TITLE 24, PART 8
TITLE 24, PART 10

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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:
337 AFFORDABLE HOUSING DEVELOPMENT

Residency at Empire II

3000 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:	12-28-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/8" = 1'-0"

SHEET NAME/NUMBER:

TITLE SHEET

A0.00

Not for construction until reviewed, signed, and dated.

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SHEET INDEX

SHEET #	SHEET NAME	SHEET #	SHEET NAME
A-0.00	COVER SHEET		
A-0.001	SHEET INDEX		
A-0.01	SITE MAP		
A-0.02	FLOOR AREA CALCULATIONS		
A-2.0	PLOT PLAN		
A-2.1	1ST FLOOR PLAN		
A-2.2	2ND FLOOR PLAN		
A-2.3	3RD FLOOR PLAN		
A-2.4	4TH FLOOR PLAN		
A-2.5	5TH FLOOR PLAN		
A-2.6	6TH FLOOR PLAN		
A-2.7	7TH FLOOR PLAN		
A-2.8	ROOF PLAN		
A-3.0	ENLARGED FLOOR PLANS		
A-3.1	ENLARGED FLOOR PLANS		
A-4.0	BUILDING SECTIONS		
A-5.0	EXTERIOR ELEVATIONS		

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

PROJECT ADDRESS:

337 AFFORDABLE
HOUSING DEVELOPMENT

Residency at Empire II

3000 W. EMPIRE AVE
BURBANK
CA 91504

DEVELOPER INFORMATION:

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(213)268-2723

NOTES/REVISIONS:

PROJECT DATA:

DATE:	12-28-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/8" = 1'-0"

SHEET NAME/NUMBER:

SHEET INDEX

A0.001

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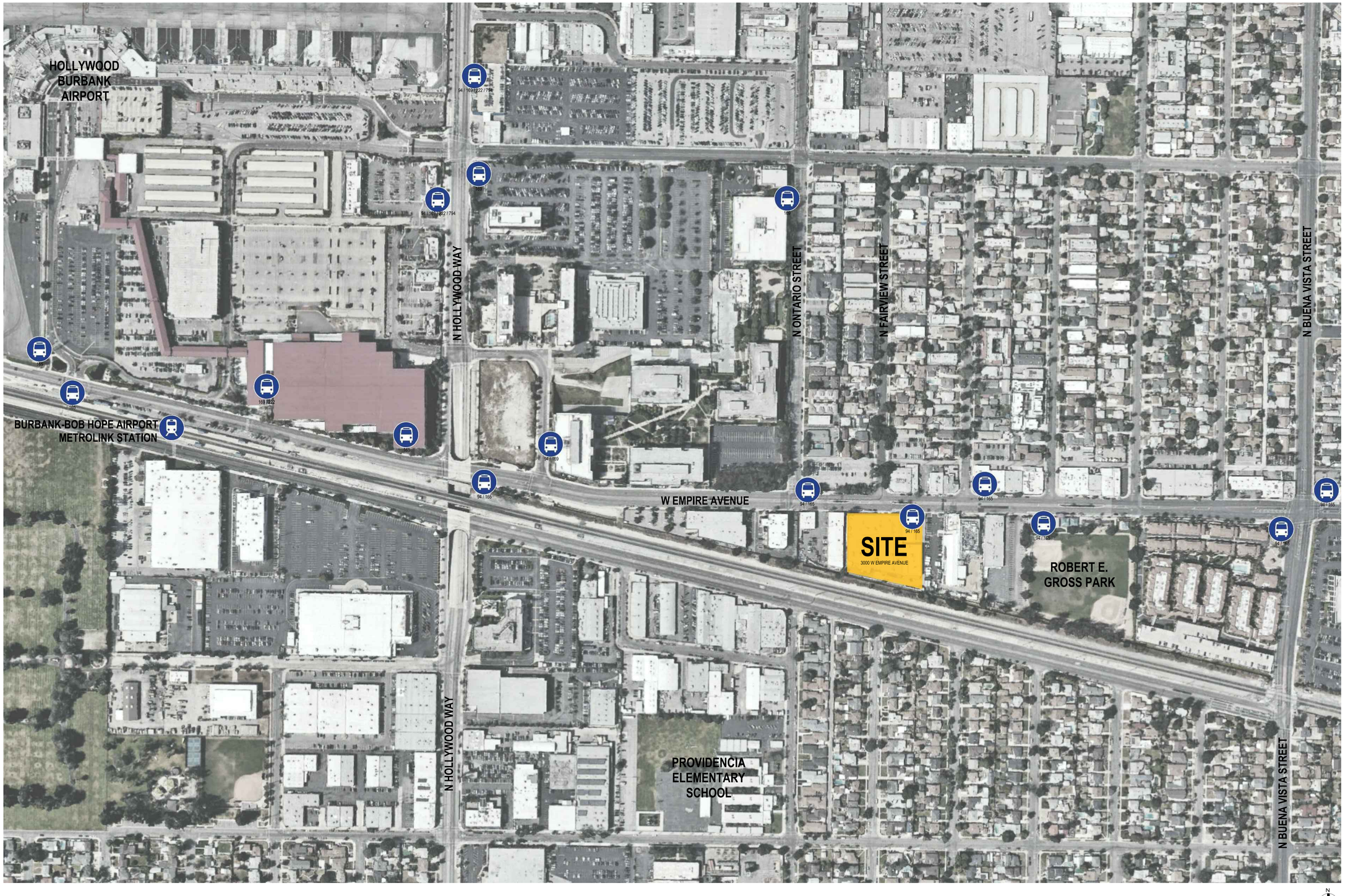

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Exp.02-28-23
STATE OF CALIFORNIA

PROJECT ADDRESS:

337 AFFORDABLE HOUSING DEVELOPMENT

Residency at Empire II

3000 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:	12-22-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	N.T.S.

SHEET NAME/NUMBER:

SITE MAP

A-0.1

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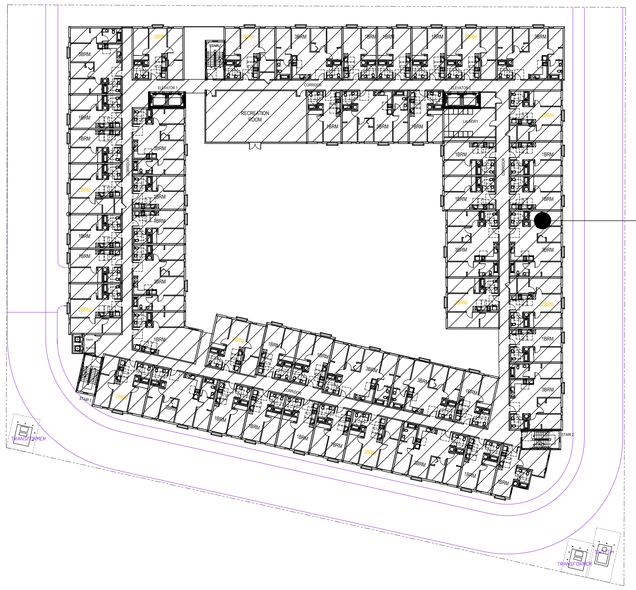
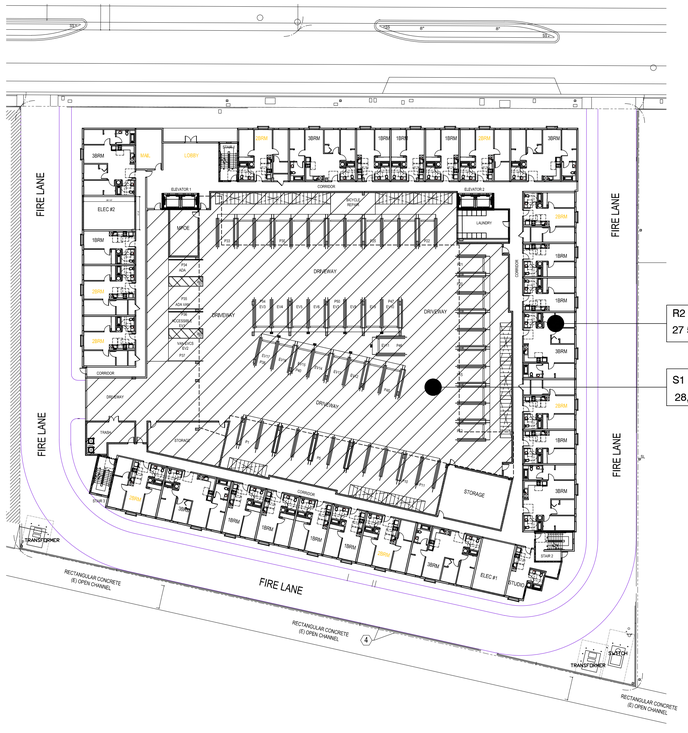


2ND, 3RD, 4TH, 5TH, 6TH & 7TH FLOOR



FIRST FLOOR

FLOOR LEVEL	GARAGE AREA S.F	RESIDENTIAL AREA S.F
1	28,556	27,544
2	-	40,900
3	-	40,900
4	-	40,900
5	-	40,900
6	-	40,900
7	-	40,900
TOTAL	28,556	272,944 S.F

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337 AFFORDABLE HOUSING DEVELOPMENT

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3000 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:	12-28-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/32 = 1'-0"

SHEET NAME/NUMBER:

AREA CALCULATIONS

A-0.02

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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

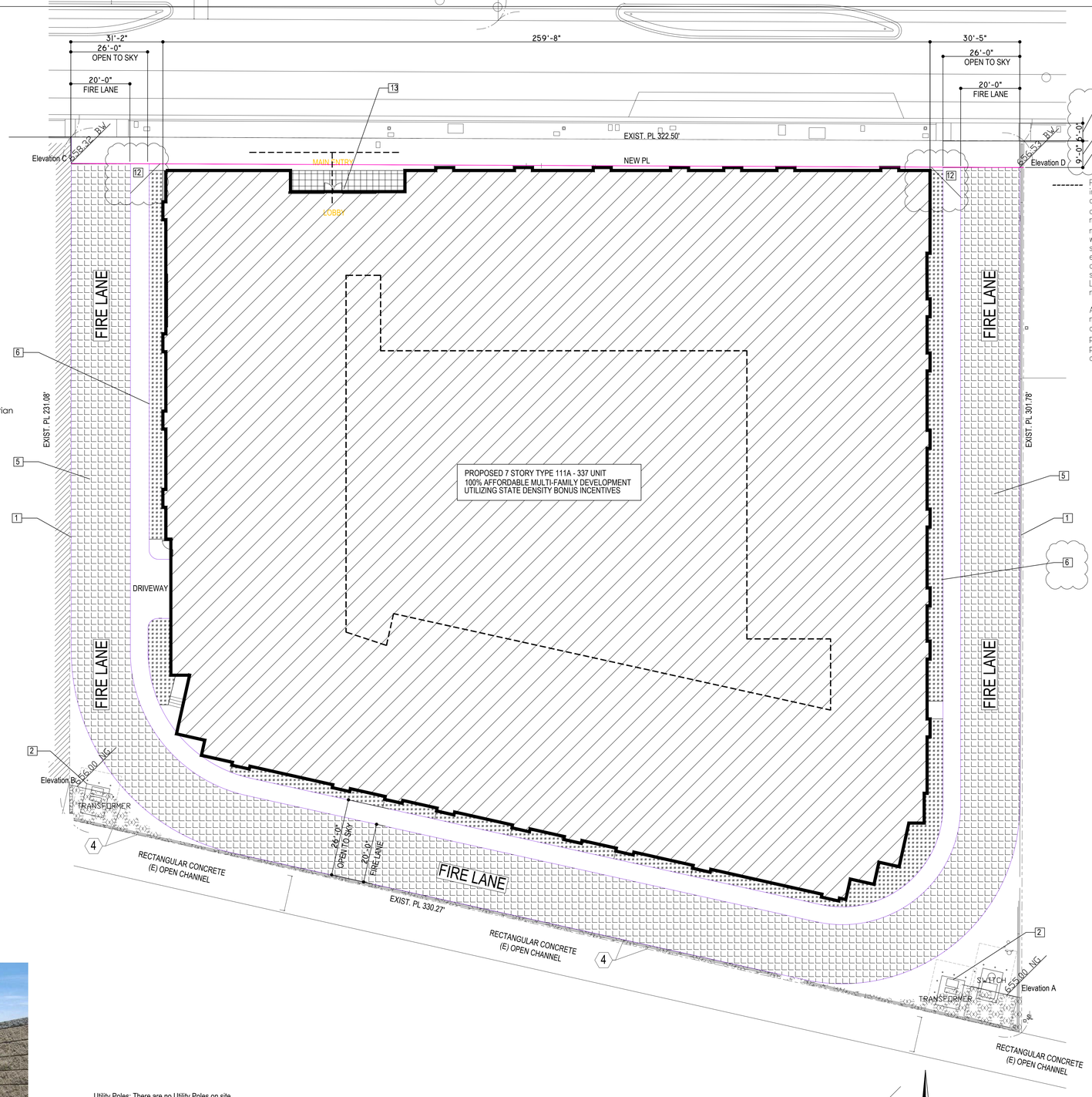
BASIC STALL WIDTH	ACCESS AISLE WIDTH
8'-6"	27'-4"
8'-8"	26'-8"
9'-0"	25'-4"
9'-4"	24'-0"

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.



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 Turf Block at fire lane
6 Landscape buffer per landscape plans
7 5 feet recessed entry with 1/4" thick tinted glazing
8 Planter at second floor podium
9 Building break - for required articulation
10 Construct new 20 feet wide driveway
11 Provide site lighting per electrical drawings
All lighting shall be arranged to prevent glare or direct illumination on adjoining properties and streets.
12 10' corner cut off
13 Recessed pedestrian entry.

EXISTING 6 FEET SIDEWALK
NEW 9 FEET DEDICATION TO CREATE 15 FT SIDEWALK
ZERO SETBACK REQUEST

POT: Accessible path of travel as indicated on plan is a barrier free access route without any abrupt level changes exceeding $\frac{1}{4}$" 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

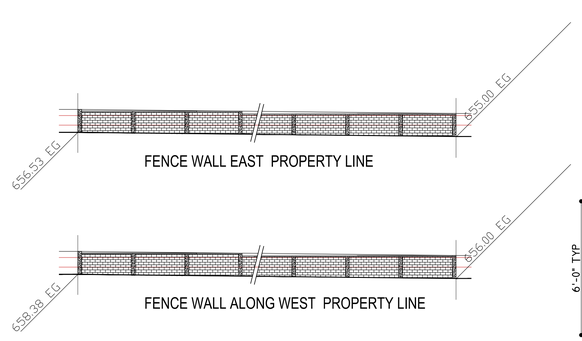
Elevation A	655.00
Elevation B	656.00
Elevation C	658.32
Elevation D	656.53
Total	2625.85
Avg 2625.85/4	656.46

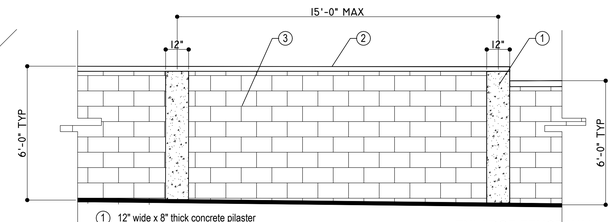
STOCK PICTURE OF FENCE WALL

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





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

ENLARGE FENCE WALL

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

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

PROJECT ADDRESS:

337 AFFORDABLE HOUSING DEVELOPMENT

Residency at Empire II

3000 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:	12-22-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

SITE PLAN

A-2.0

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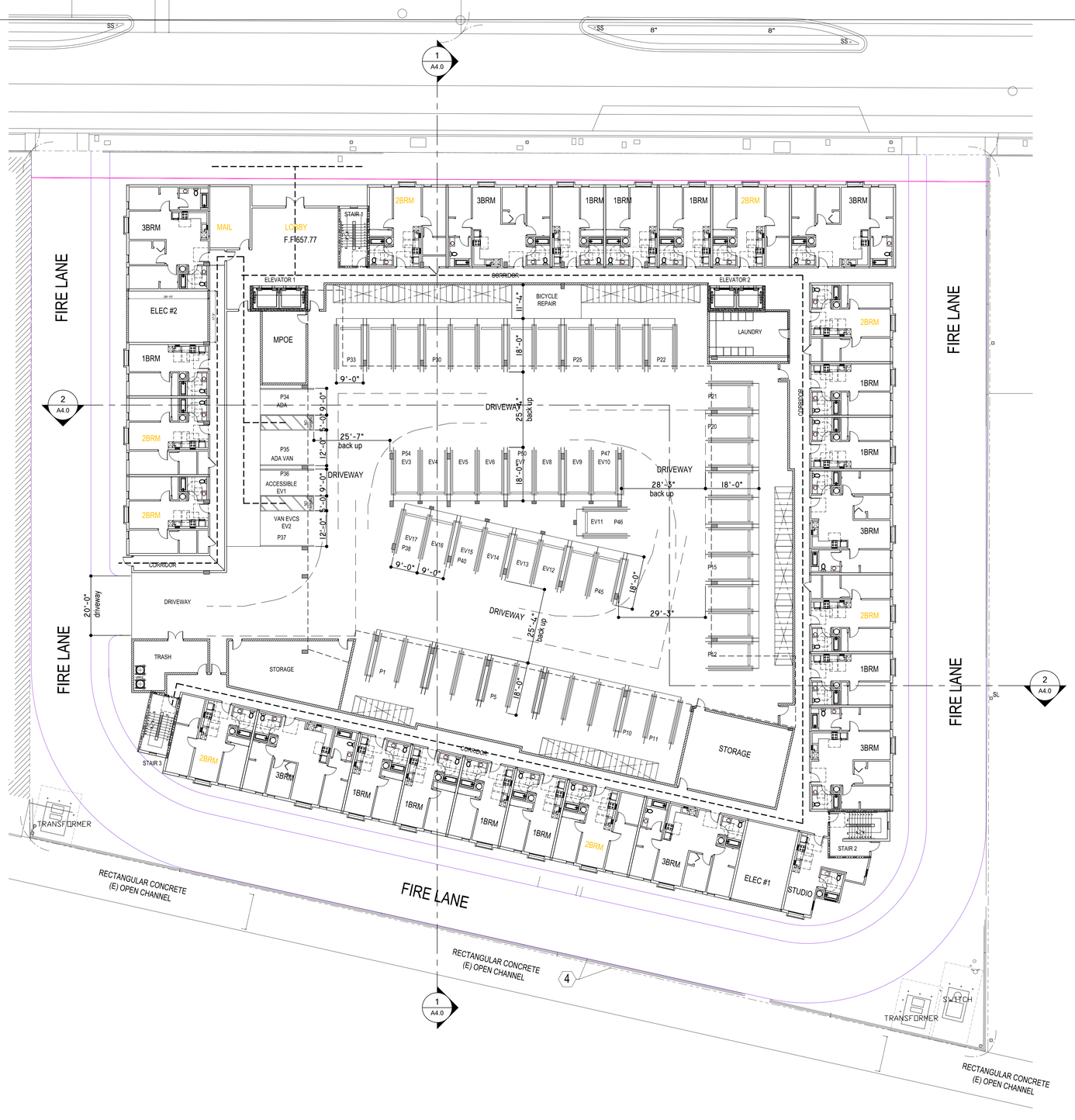

1. 6' high masonry wall at east, west and south property line
2. Pad mounted transformer vault
3. Electrical switch gear
4. Fire lane - 26 feet minimum clear to sky
5. Landscape buffer see landscape plans
6. 5 feet recessed entry with 1/4" thick tinted glazing
7. Bicycle parking
8. Construct new 20 feet wide driveway
9. Provide site lighting per electrical drawings
10. 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
11. Concrete floor at garage with area drains see civil drawings
12. Concrete wheel stops
13. 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 $\frac{1}{4}$" it 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".

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

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

PROJECT ADDRESS:

337 AFFORDABLE HOUSING DEVELOPMENT

Residency at Empire II

3000 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:	12-28-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

FIRST FLOOR PLAN

A-2.1

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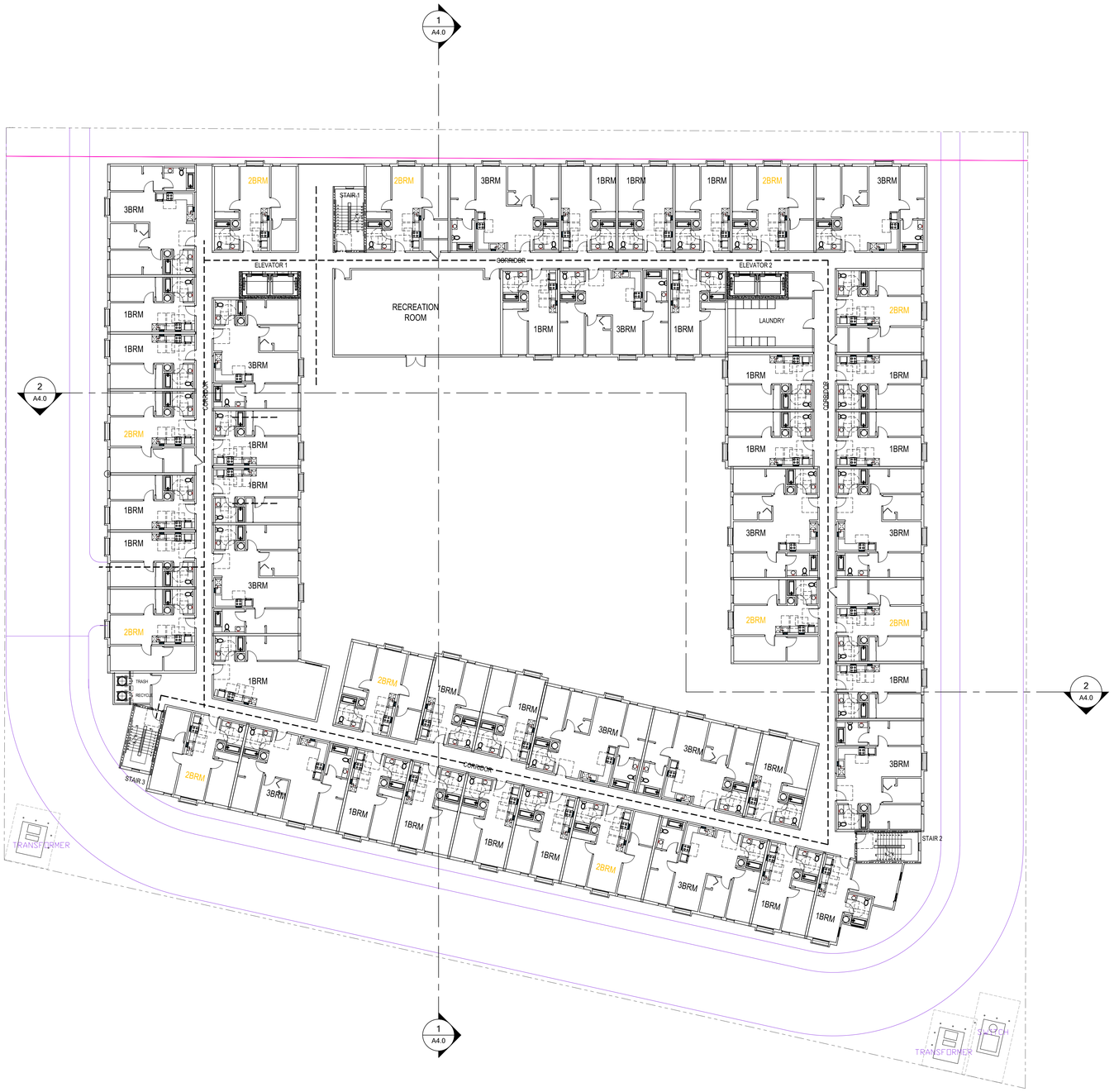

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NOTES/REVISIONS:

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PROJECT NO.	-
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

SECOND FLOOR PLAN

A-2.2

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PROJECT NO.	-
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

THIRD FLOOR PLAN

A-2.3

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NOTES/REVISIONS:

PROJECT DATA:

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SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

FOURTH FLOOR PLAN

A-2.4

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NOTES/REVISIONS:

PROJECT DATA:

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

SHEET NAME/NUMBER:

FIFTH FLOOR PLAN

A-2.5

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NOTES/REVISIONS:

PROJECT DATA:

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PROJECT NO.	-
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

SIXTH FLOOR PLAN

A-2.6

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(213)268-2723

NOTES/REVISIONS:

PROJECT DATA:

DATE:	12-28-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

7TH FLOOR PLAN

A-2.7

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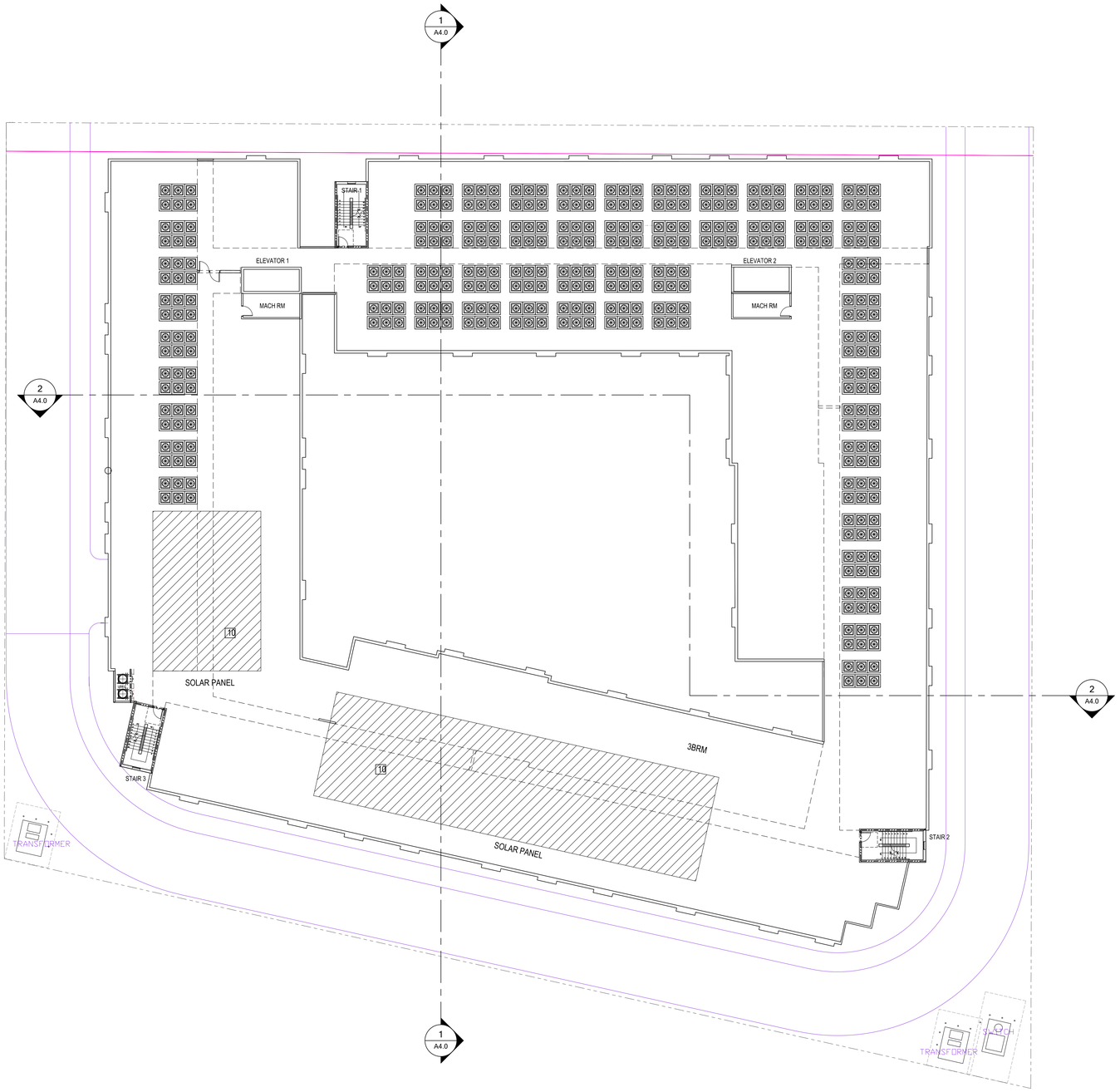
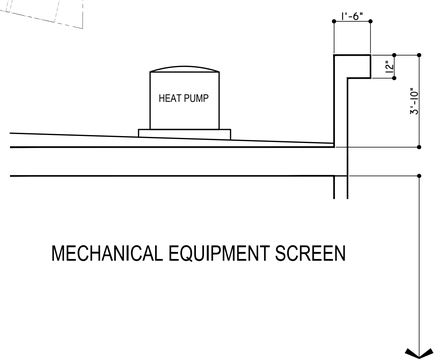


1 Parapet - equipment screen with metal exterior cladding
2 Stair to roof
3 Elevator roof
4 Heat pump screened from view
5 Roof drain and overflow to Cistern
6 Roof scupper and overflow to Cistern
7 Metal architectural trellis overhang see struct. dwgs
8 architectural plane break
9 provide roof divots for facade cleaning
10 provide conduit from roof to electrical room for future solar panels

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

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SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

ROOF PLAN
A-2.8

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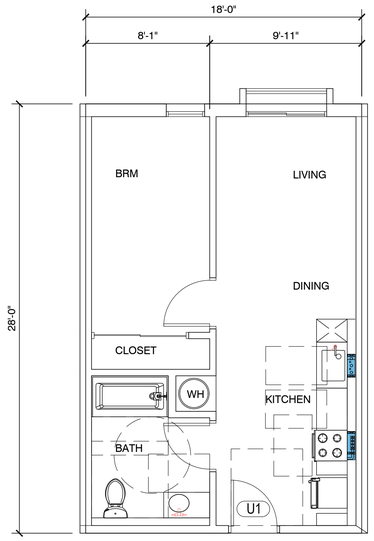
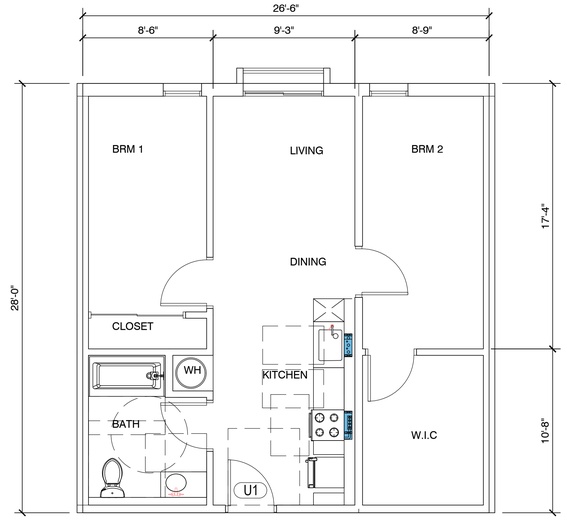
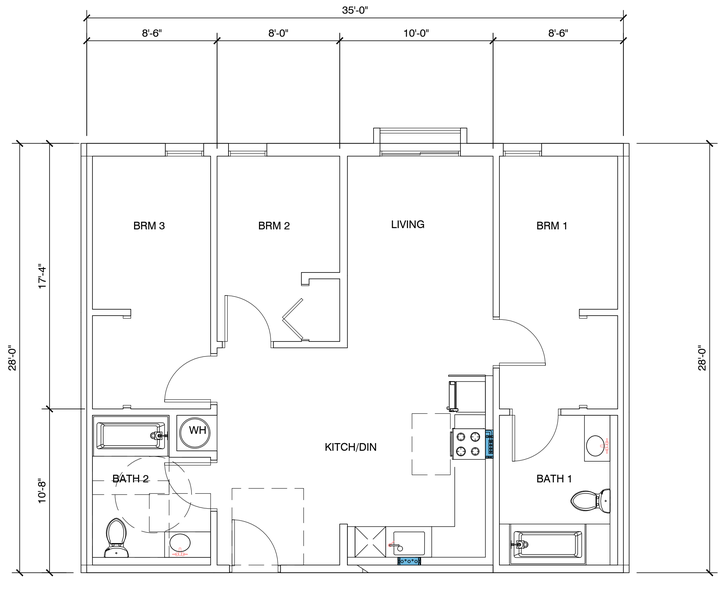
Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.



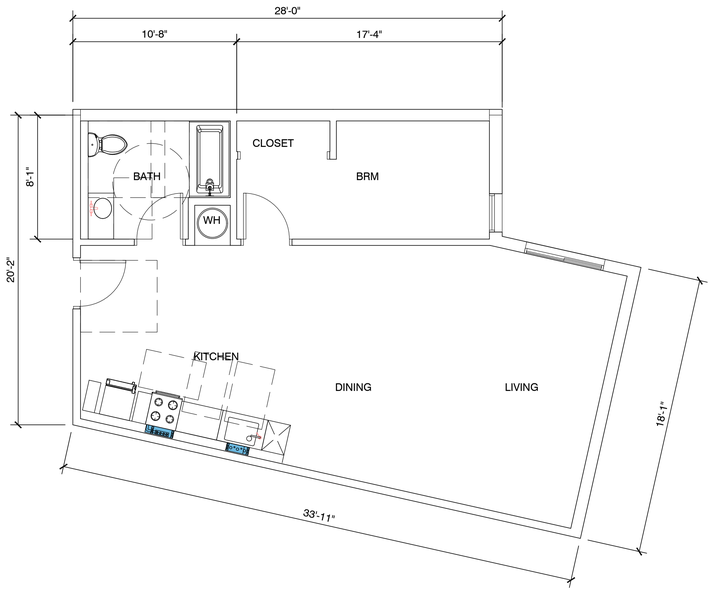
UNIT TYPE A - 1 BRM
504 S.F



UNIT TYPE B - 2BRM
740 S.F



UNIT TYPE C - 3 BRM
980 S.F



UNIT TYPE D - 1 BRM
760 S.F

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 cultured stone counter top at all kitchen, laundry room. repositionable counter top not required per exception
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
23 Provide hard wire door bell 48" a.f.f to top of device Provide 2 door viewer one mounted at 43" max a.f.f

LEGEND:

vert. wall reinf for future swing up grab bar

horiz. reinf for future wall mounted grab bar

SD HARDWIRE
CO 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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337 AFFORDABLE HOUSING DEVELOPMENT

Residency at Empire II

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DEVELOPER INFORMATION:

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NOTES/REVISIONS:

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ARCHITECT	EM
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SCALE	1/4" = 1'-0"

SHEET NAME/NUMBER:

TYPICAL UNIT PLANS

A-3.0

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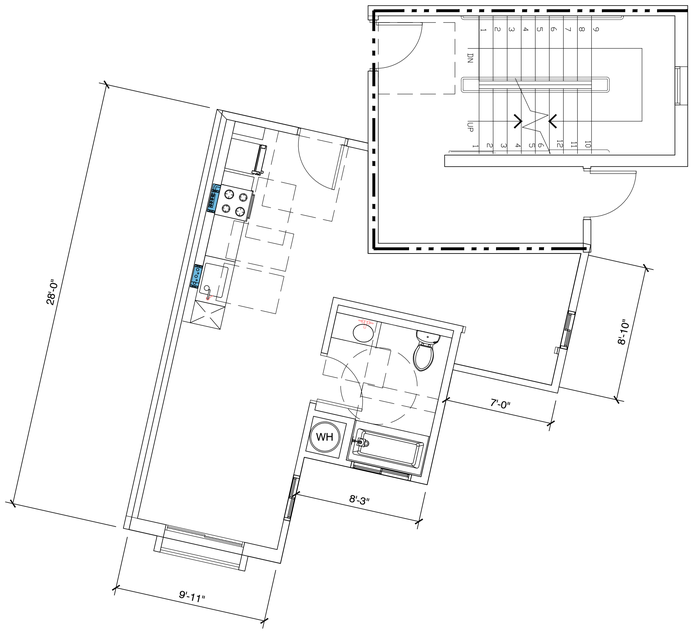
UNIT TYPE E - 1 BRM
550 S.F



UNIT TYPE F - STUDIO
440 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.

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. cultured stone counter top at all kitchen, laundry room. repositionable counter top not required per exception
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
23. Provide hard wire door bell 48" a.f.f to top of device Provide 2 door viewer one mounted at 43" max a.f.f

LEGEND:

vert. wall reinf for future swing up grab bar

horiz. reinf for future wall mounted grab bar

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

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

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PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

30" X 48" CLEAR FLOOR SPACE

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SCALE	1/4" = 1'-0"

SHEET NAME/NUMBER:

TYPICAL UNIT PLANS

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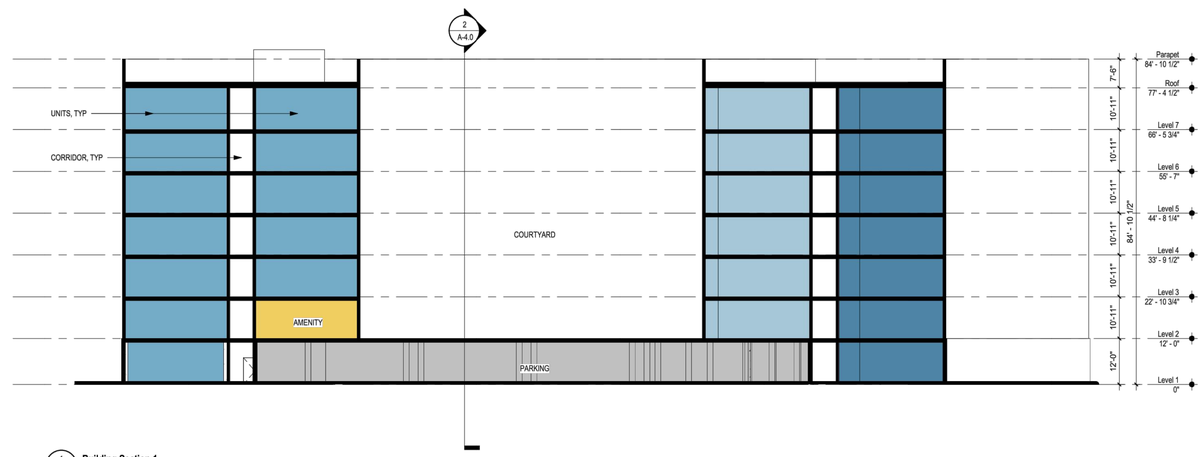
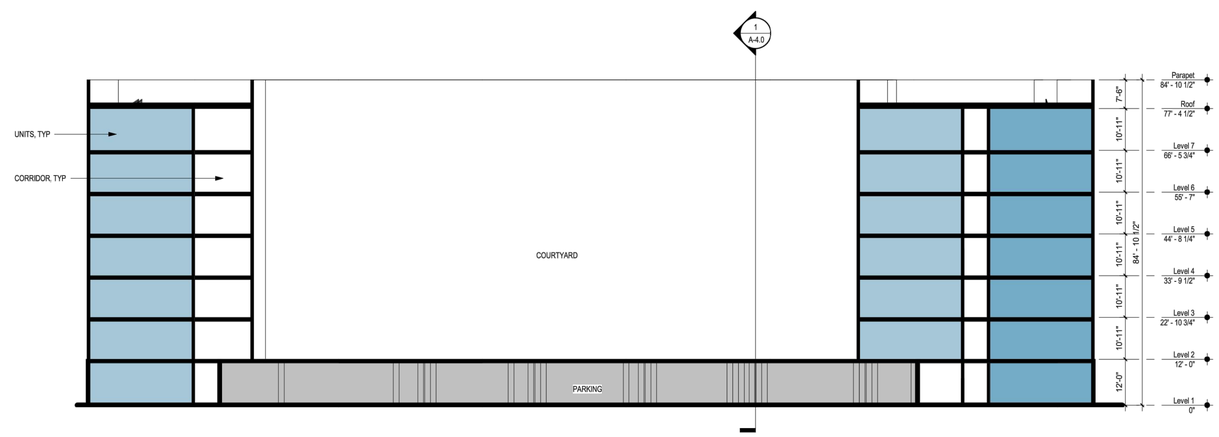


1 A-4.0 **Building Section 1**
1/16" = 1'-0"



2 A-4.0 **Building Section 2**
1/16" = 1'-0"

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:

337 AFFORDABLE HOUSING DEVELOPMENT

Residency at Empire II

3000 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:	12-22-22
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	1/16" = 1'-0"

SHEET NAME/NUMBER:

BUILDING SECTIONS

A-4.0

Not for construction until reviewed, signed, and dated.

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1 / A-5.0 **North Elevation (Empire Avenue)**
1/16" = 1'-0"

2 / A-5.0 **East Elevation**
1/16" = 1'-0"

3 / A-5.0 **South Elevation**
1/16" = 1'-0"

4 / A-5.0 **West Elevation**
1/16" = 1'-0"

Elevation Keynotes

Mark	Description
1	BRICK MASONRY - RED/BROWN
2	HORIZONTAL METAL PANEL - DARK GRAY
3	STUCCO OR FIBER CEMENT PANELS - OFF WHITE/ TWO TONES
4	WOOD-LOOK FIBER CEMENT SIDING
5	METAL MESH BALCONY RAILINGS
6	METAL TRELLIS WITH WOOD MEMBERS
7	BOARD-FORMED CONCRETE
8	PREFINISHED ALUMINUM MECHANICAL SCREEN

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EXTERIOR ELEVATIONS

A-5.0

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