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Revisions		
No.	Date	Description

DEVELOPMENT TEAM

Developer:	Property Owner:	Civil Engineer:	Entitlement Counsel:	Development Consultant:
ABS Properties, Inc.	ABS Burbank, LLC.	Land Design Consultants, Inc.	Armbruster Goldsmith & Delvac LLP	Urbanism Advisors
Samir Srivastava samir@absllc.org	Samir Srivastava samir@absllc.org	Victor Salazar, P.E., QSD/QSP		Jose Gardea
5500 Hollywood Blvd., 4th Floor West Wing Los Angeles, CA 90028 213.268.2723	5500 Hollywood Blvd., 4th Floor West Wing Los Angeles, CA 90028 213.268.2723	800 Royal Oaks Drive Suite 104 Monrovia, CA 901016 626.578.7000 EXT 2170	12100 Wilshire Blvd Suite 1600 Los Angeles Ca 90025 310.209.8801	323.559.1762

Project Information		
Phase:	Date:	
Planning Pre-Application	8/27/2021	
Project No.: 20-0538	PIC / A/C:	J. Schoeneck

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Sheet Title
Title Sheet - 3000 W Empire Ave

Sheet Number **Current Revision**

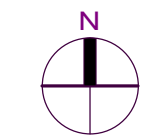
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Revisions		
No.	Date	Description

Project Information			
Phase:	Planning Pre-Application	Date:	8/27/2021
Project No.:	20-0538	PIC/AIC:	J. Schoeneck
ABS Burbank			



Sheet Title
Site Map - 3000 W Empire Ave

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A1.B



VIEW OF NORTH-WEST CORNER



VIEW OF NORTH-EAST CORNER



VIEW OF EMPIRE AVENUE FACADE



MAIN ENTRY



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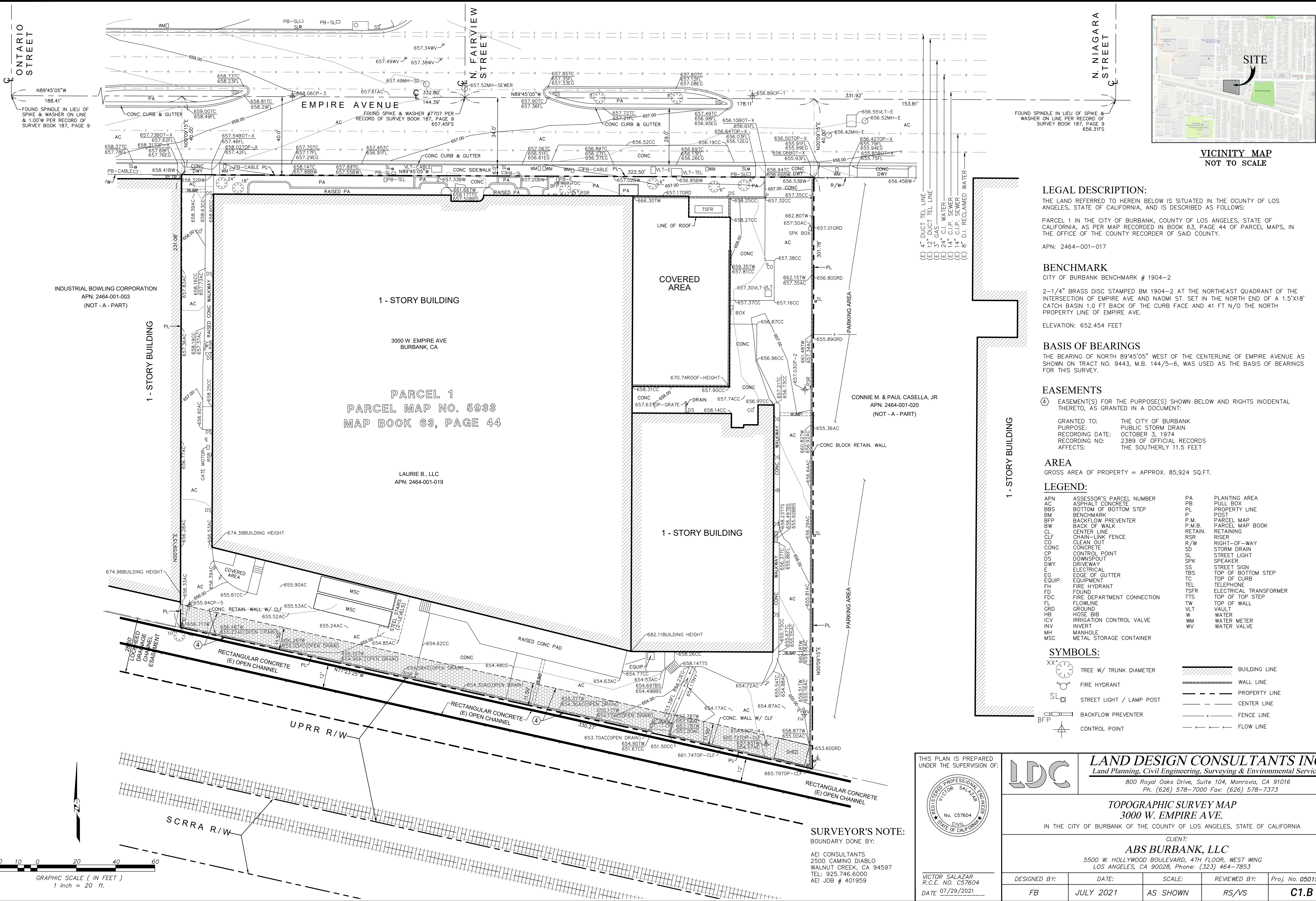
Revisions		
No.	Date	Description

Project Information		
Phase:	Planning Pre-Application	Date: 8/27/2021
Project No.:	20-0538	PIC / A/C: J. Schoeneck
ABS Burbank		

Sheet Title
Renderings - 3000 W
Empire Ave

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A2.B



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
THE LAND 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: 2464-001-017

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.

EASEMENTS
(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE CITY OF BURBANK
PURPOSE: PUBLIC STORM DRAIN
RECORDING DATE: OCTOBER 3, 1974
RECORDING NO: 2389 OF OFFICIAL RECORDS
AFFECTS: THE SOUTHERLY 11.5 FEET

AREA
GROSS AREA OF PROPERTY = APPROX. 85,924 SQ.FT.

LEGEND:

APN	ASSESSOR'S PARCEL NUMBER	PA	PLANTING AREA
AC	ASPHALT CONCRETE	PB	PULL BOX
BBS	BOTTOM OF BOTTOM STEP	PL	PROPERTY LINE
BM	BENCHMARK	P	POST
BFP	BACKFLOW PREVENTER	P.M.	PARCEL MAP
BW	BACK OF WALK	P.M.B.	PARCEL MAP BOOK
CL	CENTER LINE	RETAIN.	RETAINING
CLF	CHAIN-LINK FENCE	RSR	RISER
CO	CLEAN OUT	R/W	RIGHT-OF-WAY
CONC	CONCRETE	SD	STORM DRAIN
CP	CONTROL POINT	SL	STREET LIGHT
DS	DOWNSPOUT	SPK	SPEAKER
DWY	DRIVEWAY	SS	STREET SIGN
E	ELECTRICAL	TBS	TOP OF BOTTOM STEP
EG	EDGE OF GUTTER	TC	TOP OF CURB
EQUIP.	EQUIPMENT	TEL	TELEPHONE
FH	FIRE HYDRANT	TSFR	ELECTRICAL TRANSFORMER
FD	FOUND	TTS	TOP OF TOP STEP
FDG	FIRE DEPARTMENT CONNECTION	TW	TOP OF WALL
FL	FLOWLINE	VL	VAULT
GRD	GROUND	W	WATER
HB	HOSE BIB	WM	WATER METER
ICV	IRRIGATION CONTROL VALVE	WV	WATER VALVE
INV	INVERT		
MH	MANHOLE		
MSC	METAL STORAGE CONTAINER		

SYMBOLS:

XX	TREE W/ TRUNK DIAMETER	▬▬▬	BUILDING LINE
SL	FIRE HYDRANT	▬▬▬▬▬	WALL LINE
SL	STREET LIGHT / LAMP POST	▬▬▬▬▬▬▬	PROPERTY LINE
BFP	BACKFLOW PREVENTER	▬▬▬▬▬▬▬▬▬	CENTER LINE
CP	CONTROL POINT	▬ x ▬	FENCE LINE
		▬▬▬▬▬▬▬▬▬▬▬	FLOW LINE

1 - STORY BUILDING

1 - STORY BUILDING

1 - STORY BUILDING

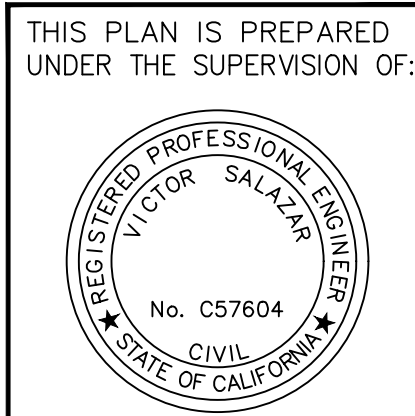
INDUSTRIAL BOWLING CORPORATION
APN: 2464-001-003
(NOT - A - PART)

1 - STORY BUILDING
3000 W. EMPIRE AVE
BURBANK, CA
PARCEL 1
PARCEL MAP NO. 5933
MAP BOOK 63, PAGE 44

LAURIE B., LLC
APN: 2464-001-019

CONNIE M. & PAUL CASELLA, JR
APN: 2464-001-020
(NOT - A - PART)

SURVEYOR'S NOTE:
BOUNDARY DONE BY:
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA 94597
TEL: 925.746.6000
AEI JOB # 401959



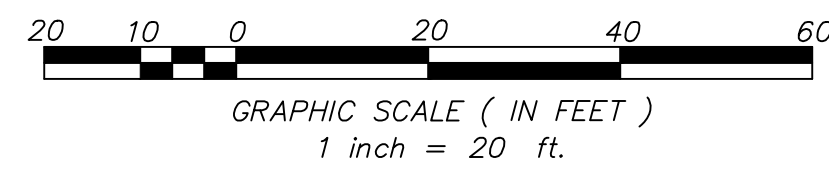
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DESIGNED BY: FB
DATE: 07/29/2021

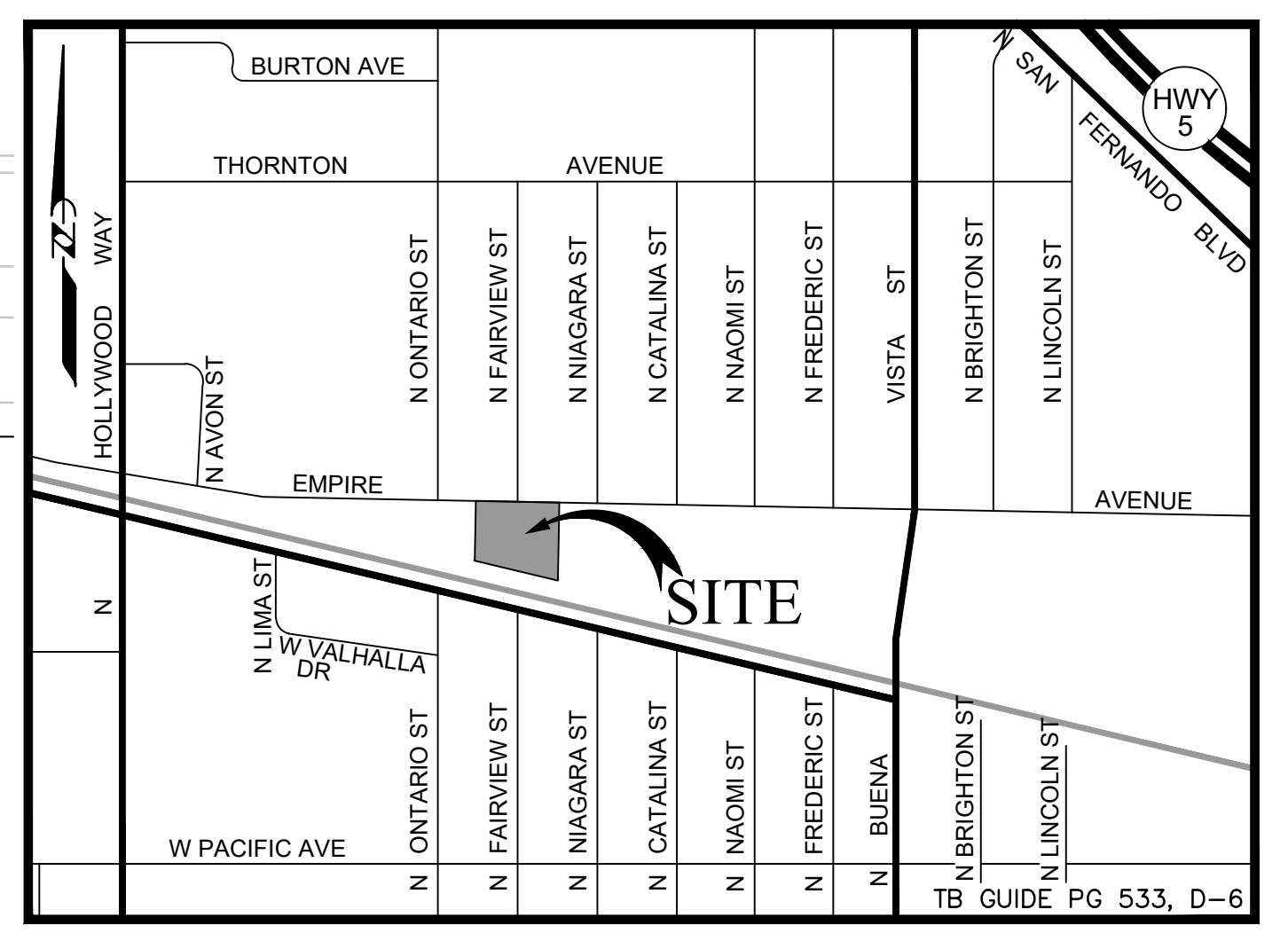
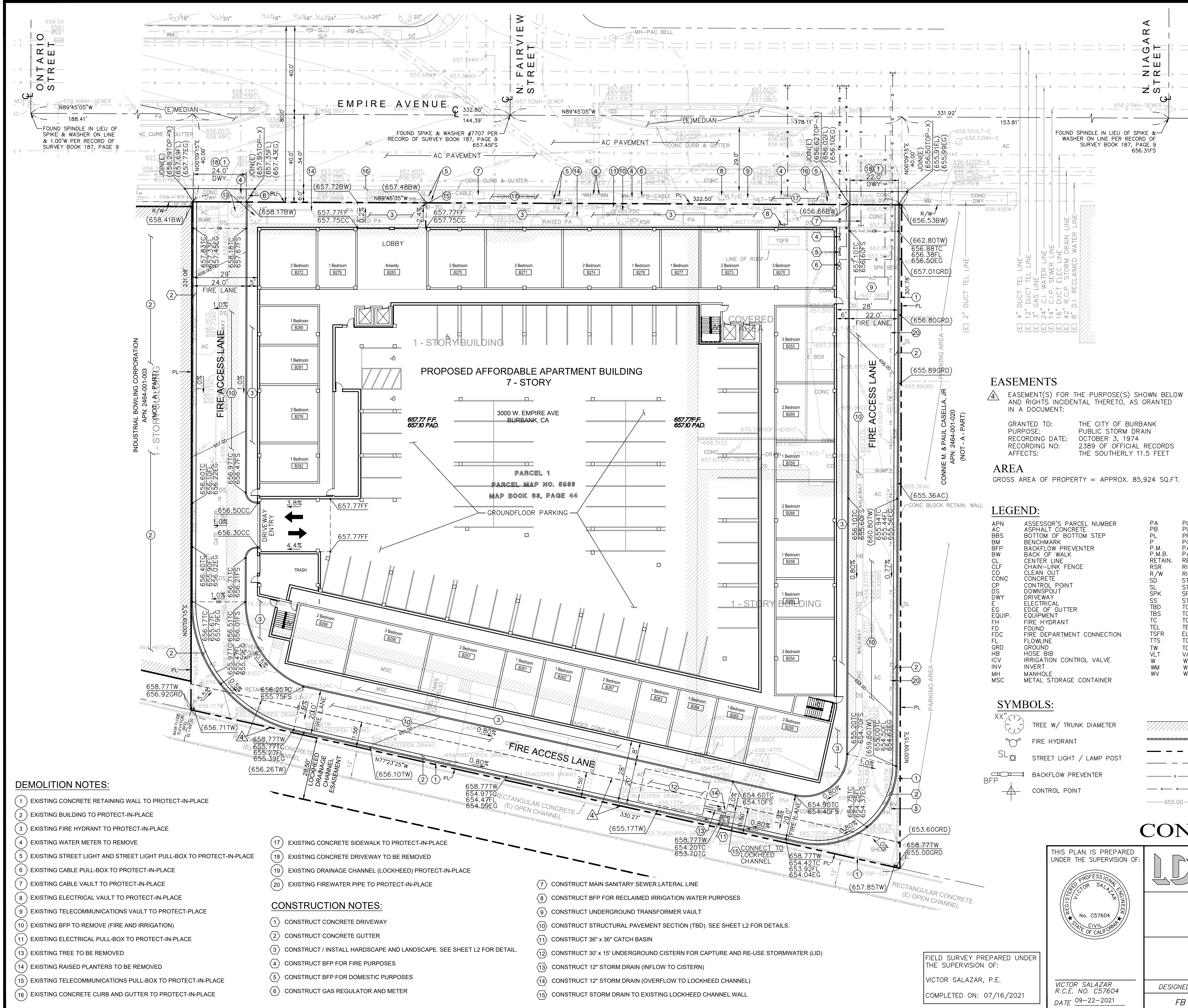
LAND DESIGN CONSULTANTS INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
800 Royal Oaks Drive, Suite 104, Monrovia, CA 91016
Ph. (626) 578-7000 Fax: (626) 578-7373

TOPOGRAPHIC SURVEY MAP
3000 W. EMPIRE AVE.
IN THE CITY OF BURBANK OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CLIENT:
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. 05015-835
FB	JULY 2021	AS SHOWN	RS/VS	C1.B



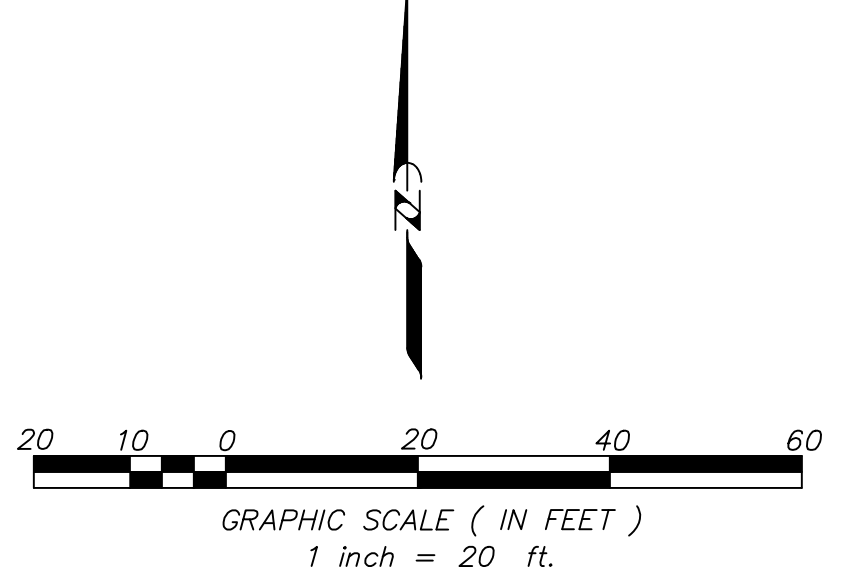


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2-1/4" BRASS DISC STAMPED BM 1904-2 AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF EMPIRE AVE AND NAOMI ST. SET IN THE NORTH END OF A 1.5'X18' CATCH BASIN 1.0 FT BACK OF THE CURB FACE AND 41 FT N/O THE NORTH PROPERTY LINE OF EMPIRE AVE.
ELEVATION: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

PRELIMINARY EARTHWORK VOLUMES:
CUT 3,000 C.Y.
FILL 1,500 C.Y.
OVEREXCAVATION 6,500 C.Y. (ESTIMATED 24" BELOW SUBGRADE)
IMPORT/EXPORT 1,500 C.Y. (ESTIMATED EXPORT)

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 APPLICANT IS REQUESTING THE RIGHT TO ADJUST BUILDING FINISH FLOOR (FF) AND SITE IMPROVEMENTS UP TO 12" (PLUS OR MINUS).
4. EARTHWORK VOLUMES ARE PRELIMINARY AND SUBJECT TO CHANGE DUE TO FINAL GRADING DESIGN.



PROGRESS SET CONCEPTUAL CIVIL SITE PLAN

DEMOLITION NOTES:

- 1 EXISTING CONCRETE RETAINING WALL TO PROTECT-IN-PLACE
- 2 EXISTING BUILDING TO PROTECT-IN-PLACE
- 3 EXISTING FIRE HYDRANT TO PROTECT-IN-PLACE
- 4 EXISTING WATER METER TO REMOVE
- 5 EXISTING STREET LIGHT AND STREET LIGHT PULL-BOX TO PROTECT-IN-PLACE
- 6 EXISTING CABLE PULL-BOX TO PROTECT-IN-PLACE
- 7 EXISTING CABLE VAULT TO PROTECT-IN-PLACE
- 8 EXISTING ELECTRICAL VAULT TO PROTECT-IN-PLACE
- 9 EXISTING TELECOMMUNICATIONS VAULT TO PROTECT-IN-PLACE
- 10 EXISTING BFP TO REMOVE (FIRE AND IRRIGATION)
- 11 EXISTING ELECTRICAL PULL-BOX TO PROTECT-IN-PLACE
- 12 EXISTING TREE TO BE REMOVED
- 13 EXISTING RAISED PLANTERS TO BE REMOVED
- 14 EXISTING TELECOMMUNICATIONS PULL-BOX TO PROTECT-IN-PLACE
- 15 EXISTING CONCRETE CURB AND GUTTER TO PROTECT-IN-PLACE

CONSTRUCTION NOTES:

- 1 CONSTRUCT CONCRETE DRIVEWAY
- 2 CONSTRUCT CONCRETE GUTTER
- 3 CONSTRUCT / INSTALL HARDSCAPE AND LANDSCAPE. SEE SHEET L2 FOR DETAIL.
- 4 CONSTRUCT BFP FOR FIRE PURPOSES
- 5 CONSTRUCT BFP FOR DOMESTIC PURPOSES
- 6 CONSTRUCT GAS REGULATOR AND METER

- 7 CONSTRUCT MAIN SANITARY SEWER LATERAL LINE
- 8 CONSTRUCT BFP FOR RECLAIMED IRRIGATION WATER PURPOSES
- 9 CONSTRUCT UNDERGROUND TRANSFORMER VAULT
- 10 CONSTRUCT STRUCTURAL PAVEMENT SECTION (TBD). SEE SHEET L2 FOR DETAILS.
- 11 CONSTRUCT 36" x 36" CATCH BASIN
- 12 CONSTRUCT 30' x 15' UNDERGROUND CISTERN FOR CAPTURE AND RE-USE STORMWATER (LID)
- 13 CONSTRUCT 12" STORM DRAIN (INFLOW TO CISTERN)
- 14 CONSTRUCT 12" STORM DRAIN (OVERFLOW TO LOCKHEED CHANNEL)
- 15 CONSTRUCT STORM DRAIN TO EXISTING LOCKHEED CHANNEL WALL

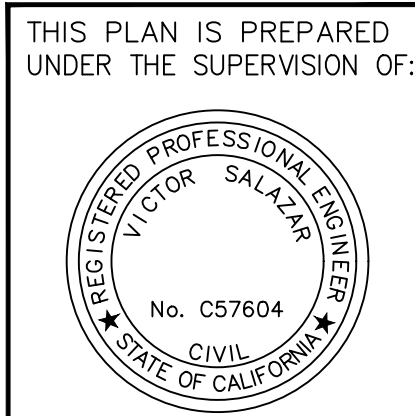
EASEMENTS
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RECORDING DATE: OCTOBER 3, 1974
RECORDING NO: 2389 OF OFFICIAL RECORDS
AFFECTS: THE SOUTHERLY 11.5 FEET

AREA
GROSS AREA OF PROPERTY = APPROX. 85,924 SQ.FT.

- LEGEND:**
- | | | | |
|--------|----------------------------|---------|------------------------|
| APN | ASSESSOR'S PARCEL NUMBER | PA | PLANTING AREA |
| AC | ASPHALT CONCRETE | PB | PULL BOX |
| BBS | BOTTOM OF BOTTOM STEP | PL | PROPERTY LINE |
| BM | BENCHMARK | P | POST |
| BFP | BACKFLOW PREVENTER | P.M. | PARCEL MAP |
| BW | BACK OF WALK | P.M.B. | PARCEL MAP BOOK |
| CL | CENTER LINE | RETAIN. | RETAINING |
| CLF | CHAIN-LINK FENCE | RSR | RISER |
| CO | CLEAN OUT | R/O-W | RIGHT-OF-WAY |
| CP | CONTROL POINT | SD | STORM DRAIN |
| DS | DOWNSPOUT | SL | STREET LIGHT |
| DWY | DRIVEWAY | SPK | SPEAKER |
| EC | ELECTRICAL | SS | STREET SIGN |
| EQUIP. | EQUIPMENT | TBD | TO BE DETERMINED |
| FD | FOUND | TBS | TOP OF BOTTOM STEP |
| FDC | FIRE DEPARTMENT CONNECTION | TC | TOP OF CURB |
| FL | FLOWLINE | TEL | TELEPHONE |
| GRD | GROUND | TSFR | ELECTRICAL TRANSFORMER |
| HB | HOSE BIB | TTS | TOP OF TOP STEP |
| ICV | IRRIGATION CONTROL VALVE | TW | TOP OF WALL |
| INV | INVERT | VT | VAULT |
| MH | MANHOLE | W | WATER |
| MSC | METAL STORAGE CONTAINER | WM | WATER METER |
| | | WV | WATER VALVE |

- SYMBOLS:**
- XX TREE W/ TRUNK DIAMETER
 - FIRE HYDRANT
 - SL STREET LIGHT / LAMP POST
 - BFP BACKFLOW PREVENTER
 - CONTROL POINT

- BUILDING LINE
- WALL LINE
- PROPERTY LINE
- CENTER LINE
- FENCE LINE
- FLOW LINE
- EXISTING CONTOUR



FIELD SURVEY PREPARED UNDER THE SUPERVISION OF:
VICTOR SALAZAR, P.E.
COMPLETED ON: 07/16/2021

THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:
VICTOR SALAZAR
R.C.E. NO. C57604
DATE 09-22-2021

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
3000 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

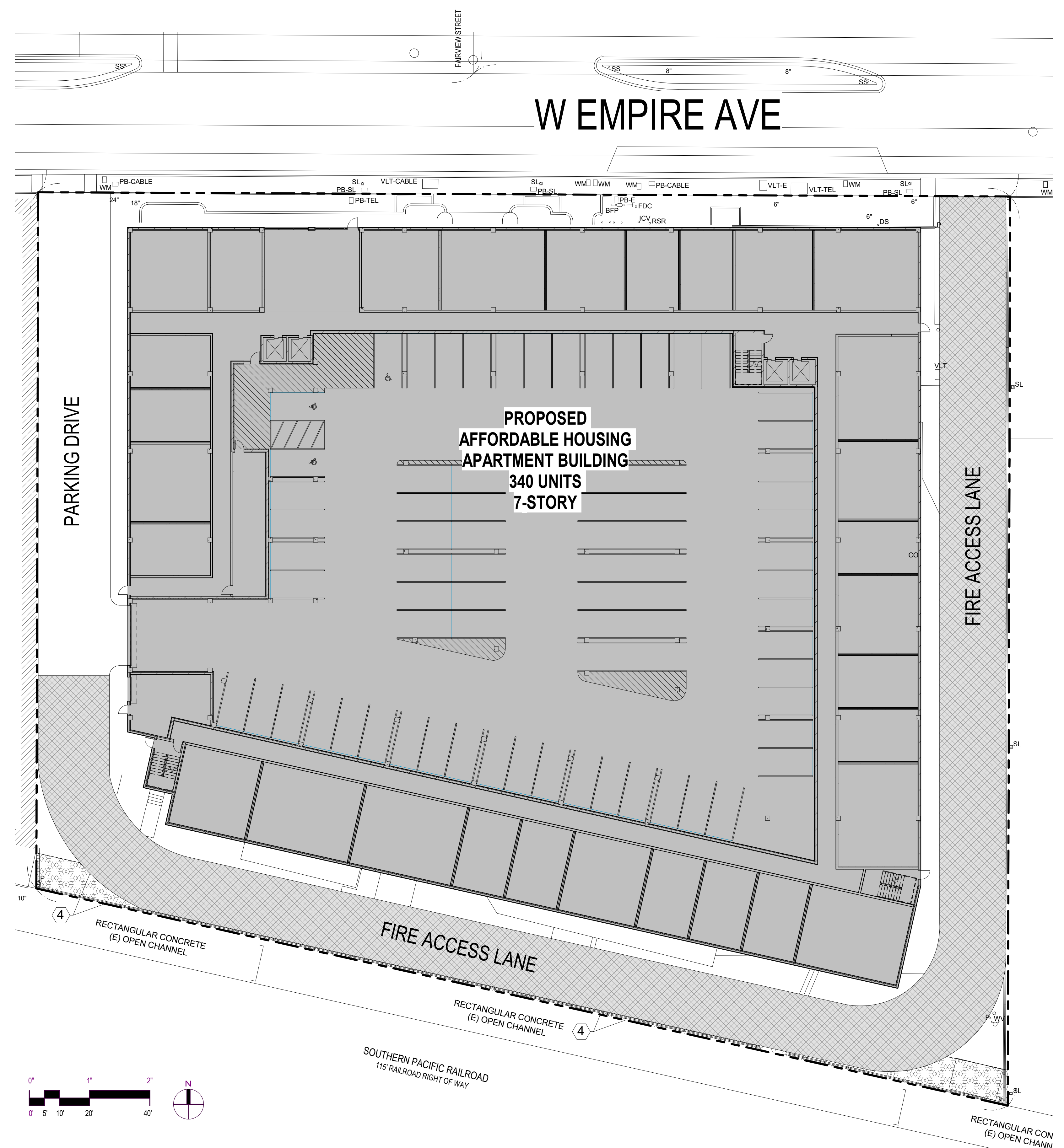
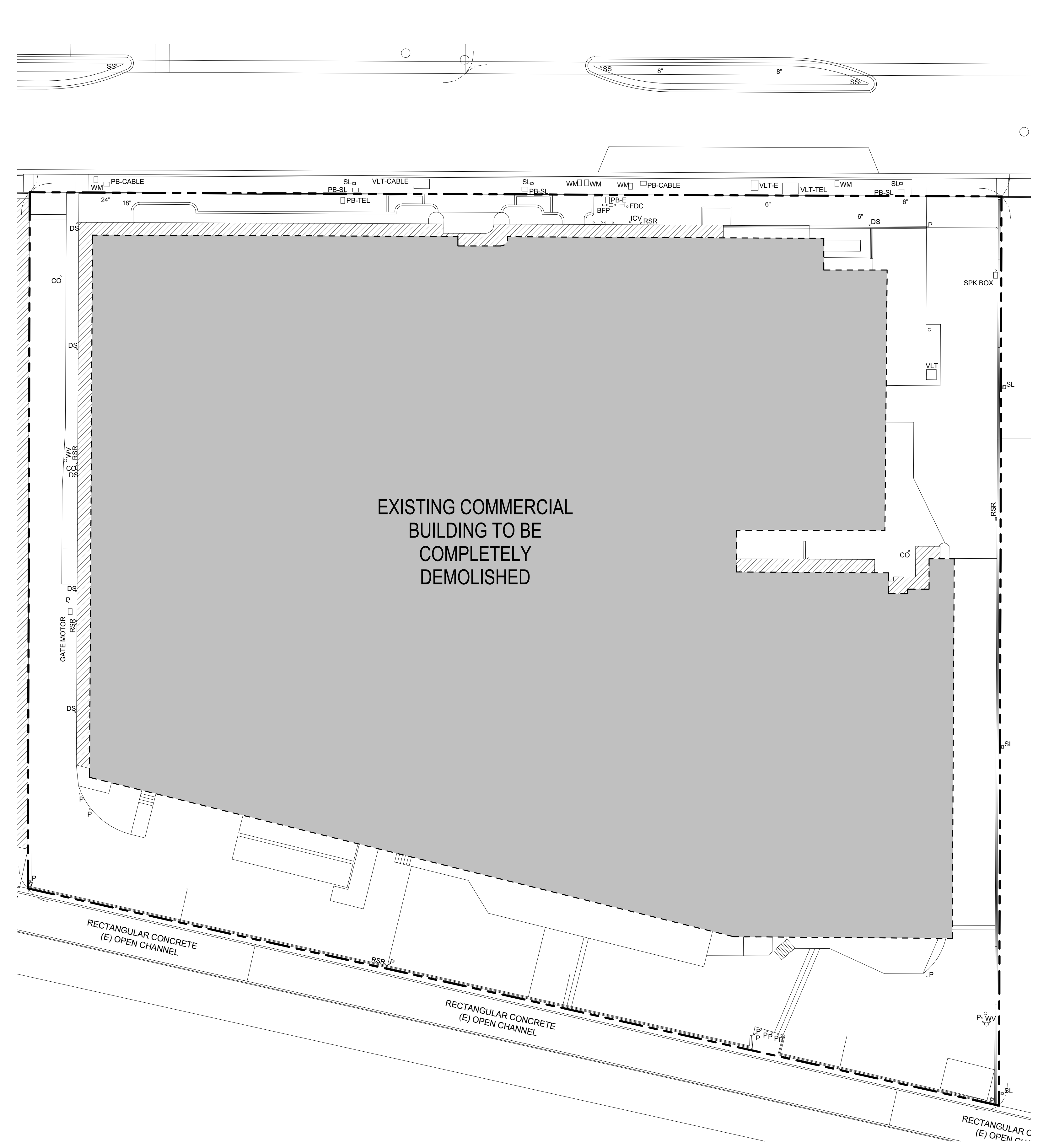
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FB	09/22/2021	AS SHOWN	VS	C2.B

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SITE	FLOOR AREA RATIO + DENSITY	BUILDING HEIGHT
Address: 3000 W. Empire Ave. Zip Code: 91504 Parcel Number/AN: 2464-001-019 Legal Desc: P M 63-43-44 LOT 1	Allowable Density (M-2 Zoning): 58 Units/Acre Low Income Density Bonus (+35%): 78.3 Units/Acre Calculated Allowable Density: 78.3 Units * 1.97 Acres = 154 Units Proposed Unit Count: 340 Proposed Unit Density: 173 Units/Acre Allowable FAR: 1.25 FAR: 318,802 SF (GROSS BUILDING) = 3.71 85,922 SF (GROSS SITE)	M-2 Zoning Requirement Within 0-300' of R-4 Zoning: 50' Affordable Housing Concession to increase maximum height: Proposed Building Height: 87'-4"
APPLICABLE LOCAL REGULATIONS	Burbank Municipal Code, Title 10 Zoning Regulations Burbank 2035 General Plan	OPEN SPACE
PROPERTY ZONING	Property Zoning: M-2 (GENERAL INDUSTRIAL) General Plan Designation: Regional Commercial	Required Open Space per Unit: No Minimum in M-2 Zone Provided Open Space per Unit: 36,862 Open Space / 340 Units = 108.42 SF PER UNIT
SITE AREA	Existing Lot Area: 85,922 GSF (1.97 ACRES)	PARKING
	BUILDING SETBACKS	Base parking required (10-1-638)(E)(1): a. Zero to one (1) bedrooms: one (1) onsite parking space. b. Two (2) to three (3) bedrooms: two (2) onsite parking spaces. c. Four (4) and more bedrooms: two and one-half (2 1/2) parking spaces. Parking Required: 0 Stalls Parking Provided: 75 stalls Accessible Parking Req.: 2 Standard, 1 Van Accessible per California Building Code Title 24, chapter 11a Accessible Parking Provided: 3 Stalls total

Level	Area
Level 1	22328 SF
Level 2	14535 SF
	36862 SF



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Project Information
Phase: Planning Pre-Application Date: 8/27/2021
Project No.: 20-0538 PIC/AIC: J. Schoenck
ABS Burbank

Sheet Title
Site Plan - 3000 W Empire Ave

Sheet Number A4.B. **Current Revision**

1 Demolition Site Plan
A4.B. 1" = 20'-0"

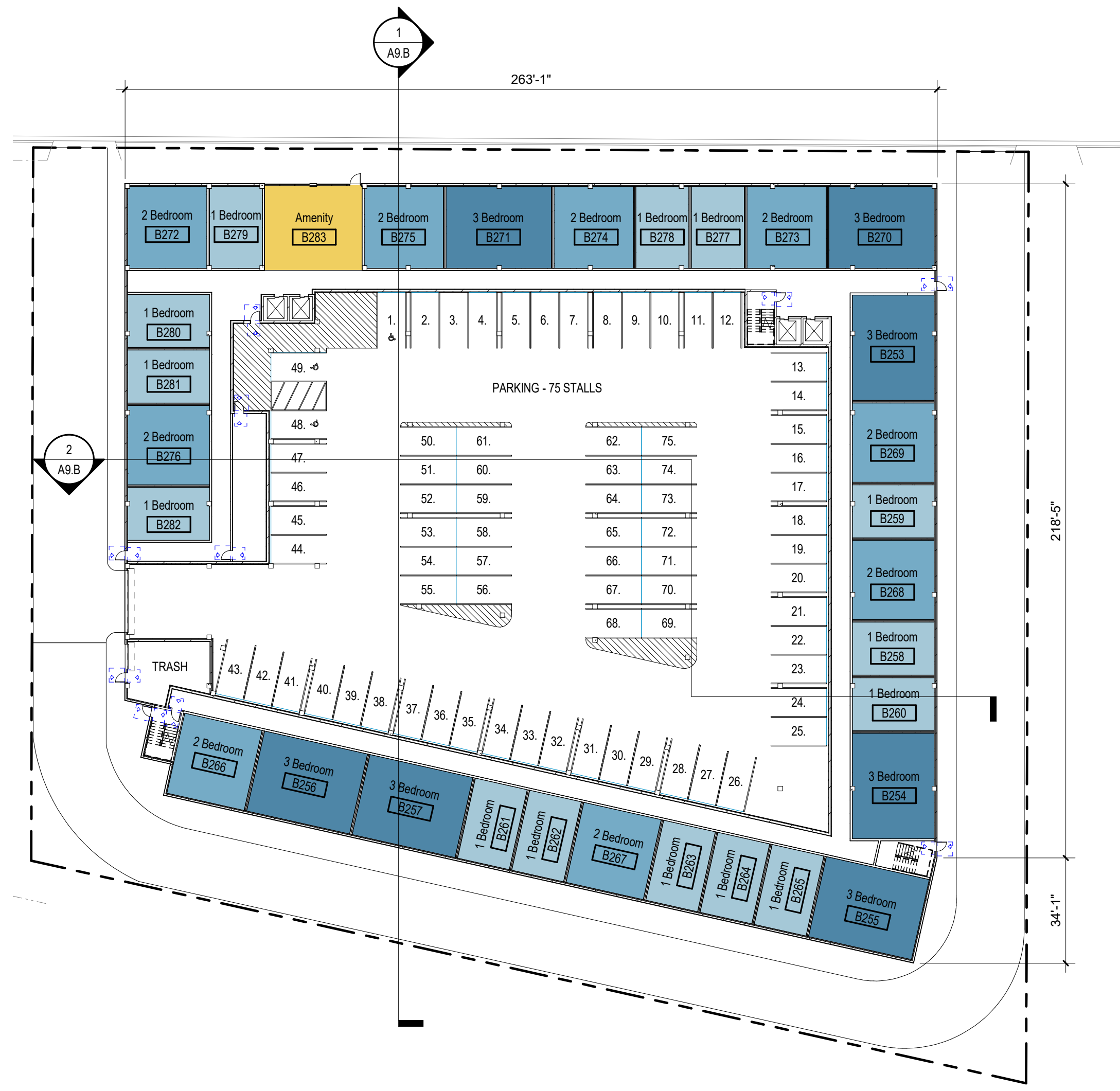
2 Site Plan - 3000 W Empire Ave
A4.B. 1" = 20'-0"

3000 W Empire - Rentable Area

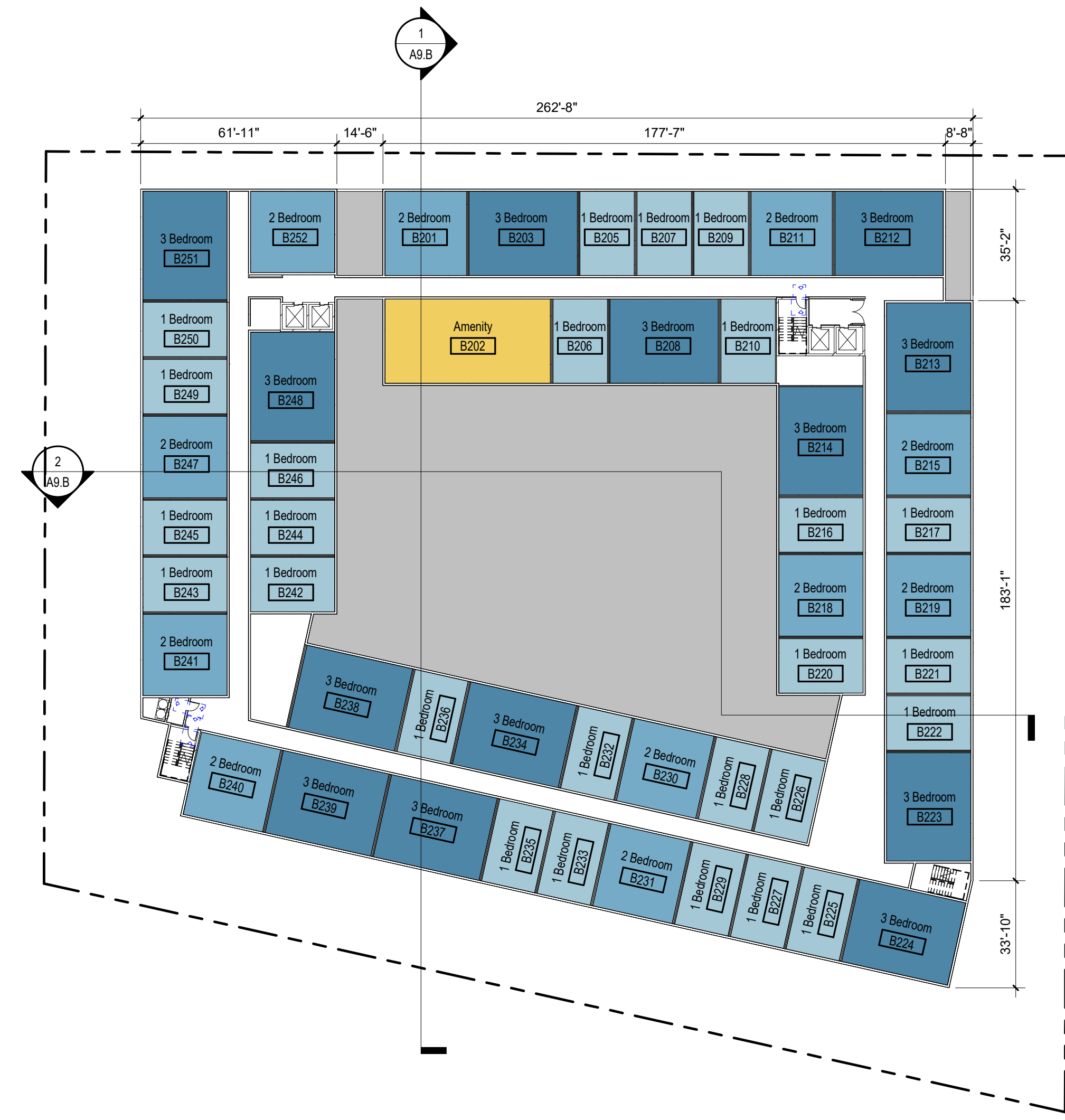
Level	Area
Level 1	21129 SF
Level 2	34100 SF
Level 3	35591 SF
Level 4	35591 SF
Level 5	35591 SF
Level 6	35591 SF
Level 7	233183 SF

3000 W Empire - Unit Matrix

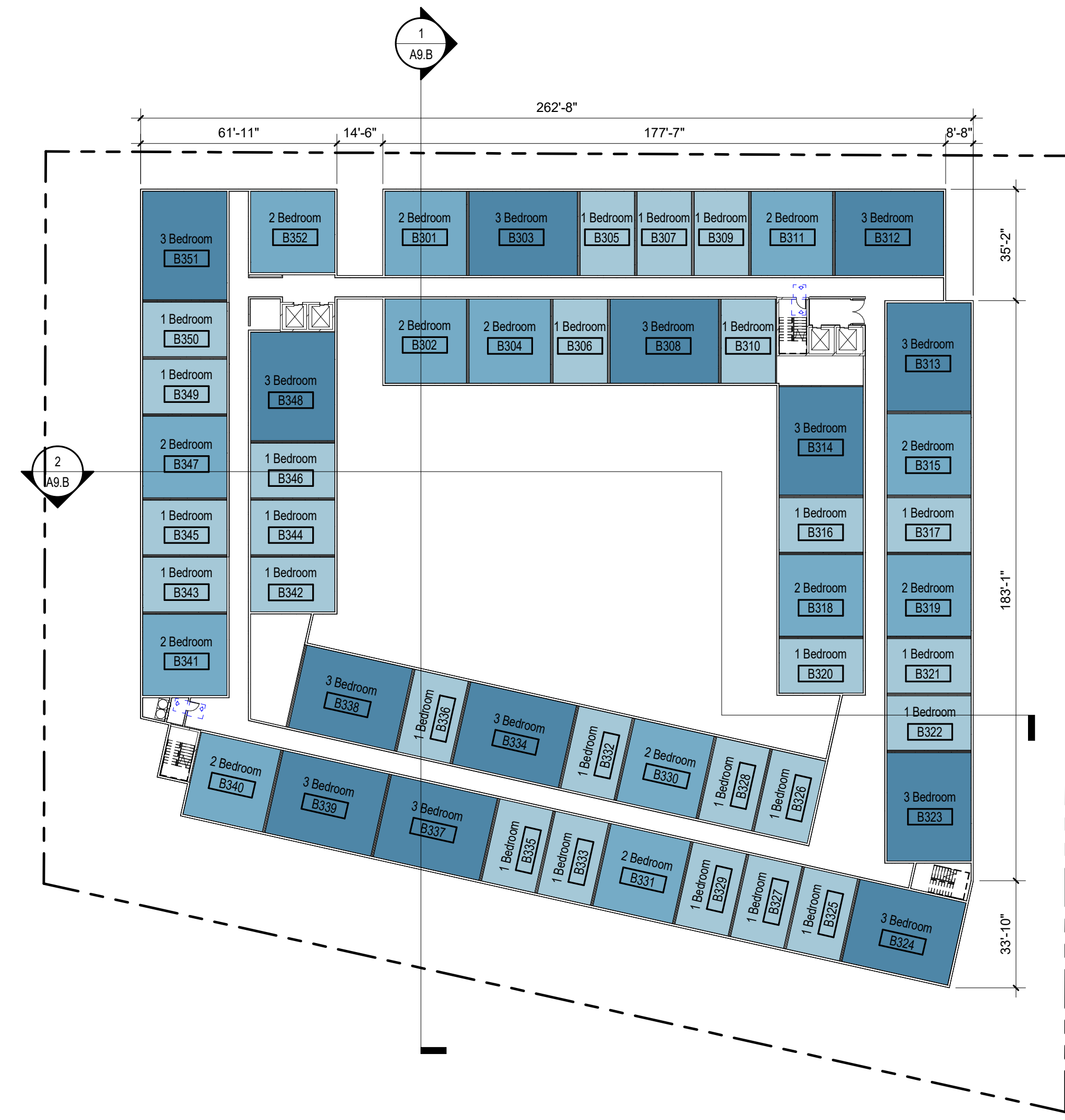
	1 Bed	2 Bed	3 Bed	Total Units
Floor 1	14	9	7	30
Floor 2	26	11	13	50
Floor 3	26	13	13	52
Floor 4	26	13	13	52
Floor 5	26	13	13	52
Floor 6	26	13	13	52
Floor 7	26	13	13	52
	170	85	85	340
	50%	25%	25%	



1 Level 1
A7/B 1/32" = 1'-0"



2 Level 2
A7/B 1/32" = 1'-0"



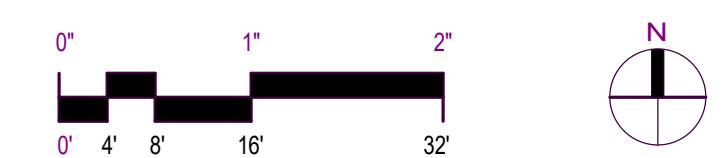
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A7/B 1/32" = 1'-0"

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Revisions

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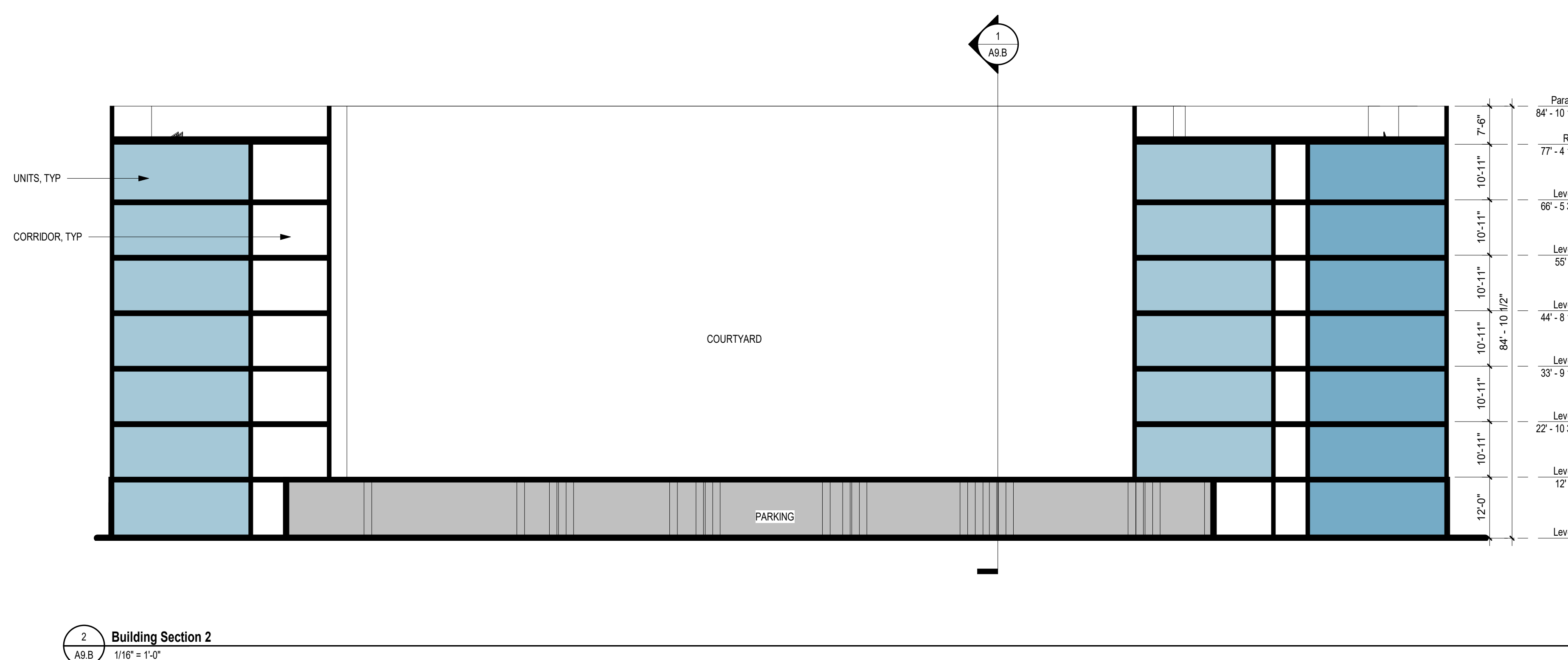
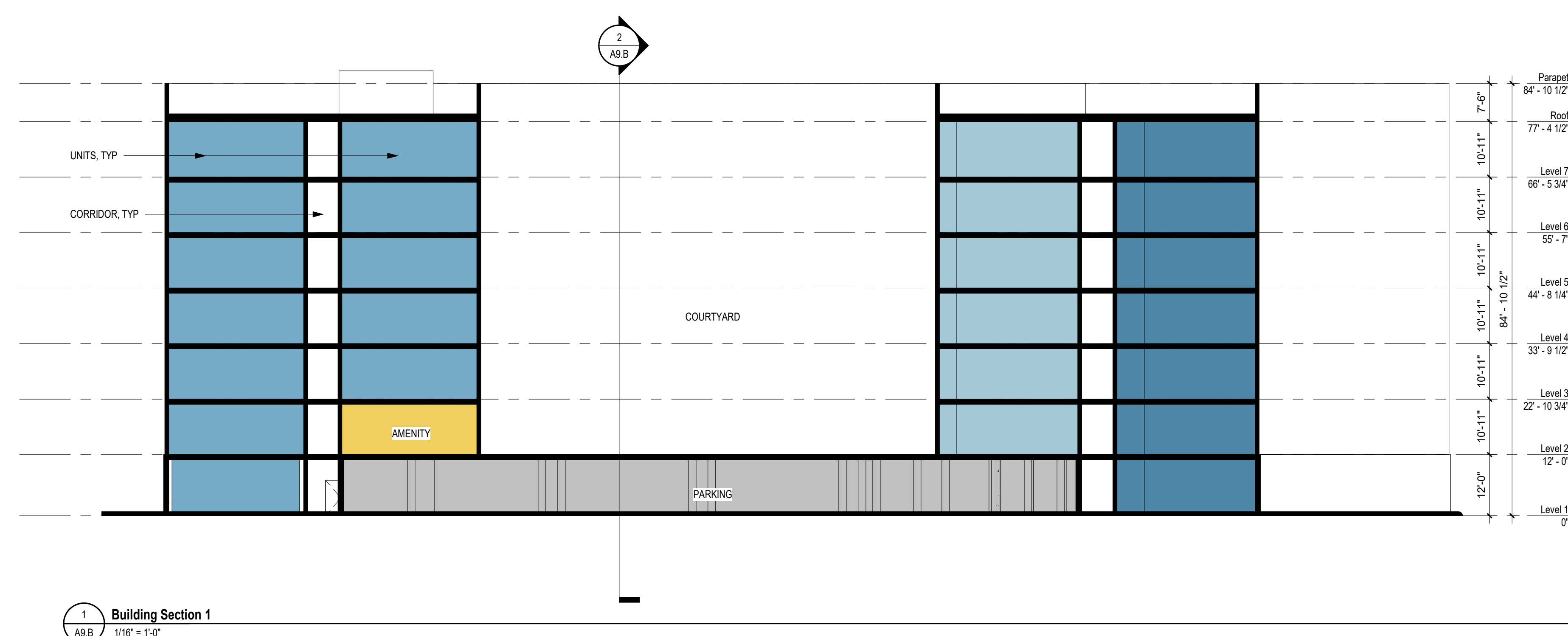
Project Information
Phase: Planning Pre-Application Date: 8/27/2021
Project No.: 28-0538 PIC/AIC: J. Schoeneck
ABS Burbank



Sheet Title
Floor Plans - 3000 W Empire Ave

Sheet Number _____ Current Revision _____

A7.B



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Project Information

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Project No.:	20-0538	PIC / A/C:	J. Schoeneck

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Sheet Title
Building Sections - 3000 W Empire Ave.

Sheet Number _____ Current Revision _____

A9.B

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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Project No.: 20-0538 PIC/AIC: J. Schoeneck
ABS Burbank

Sheet Title
Elevations - 3000 W Empire Ave

Sheet Number _____ Current Revision _____

A11.B
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2464

1 SHEET

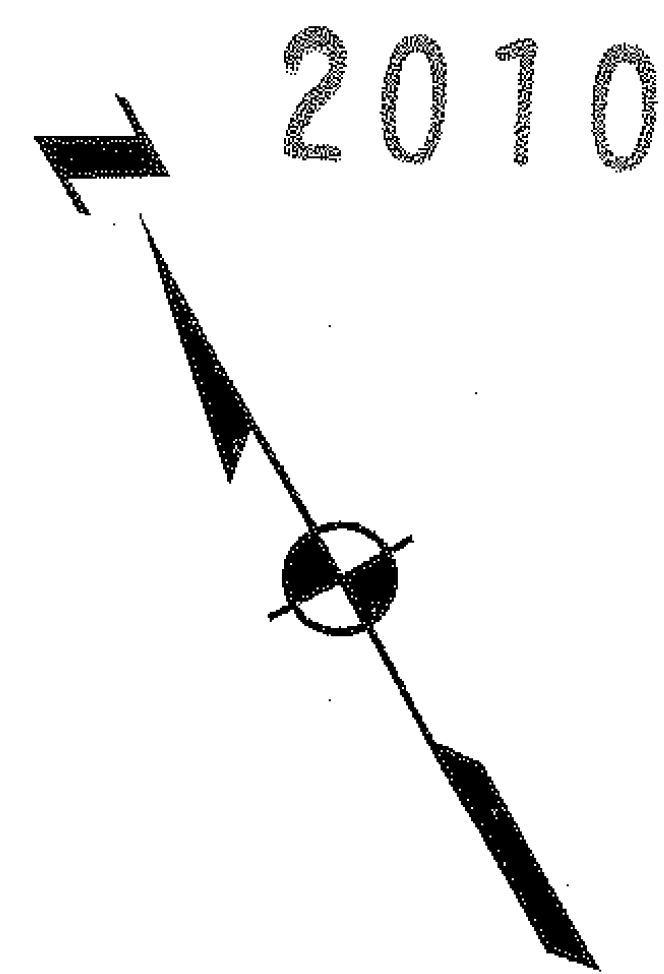
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TRA 2535

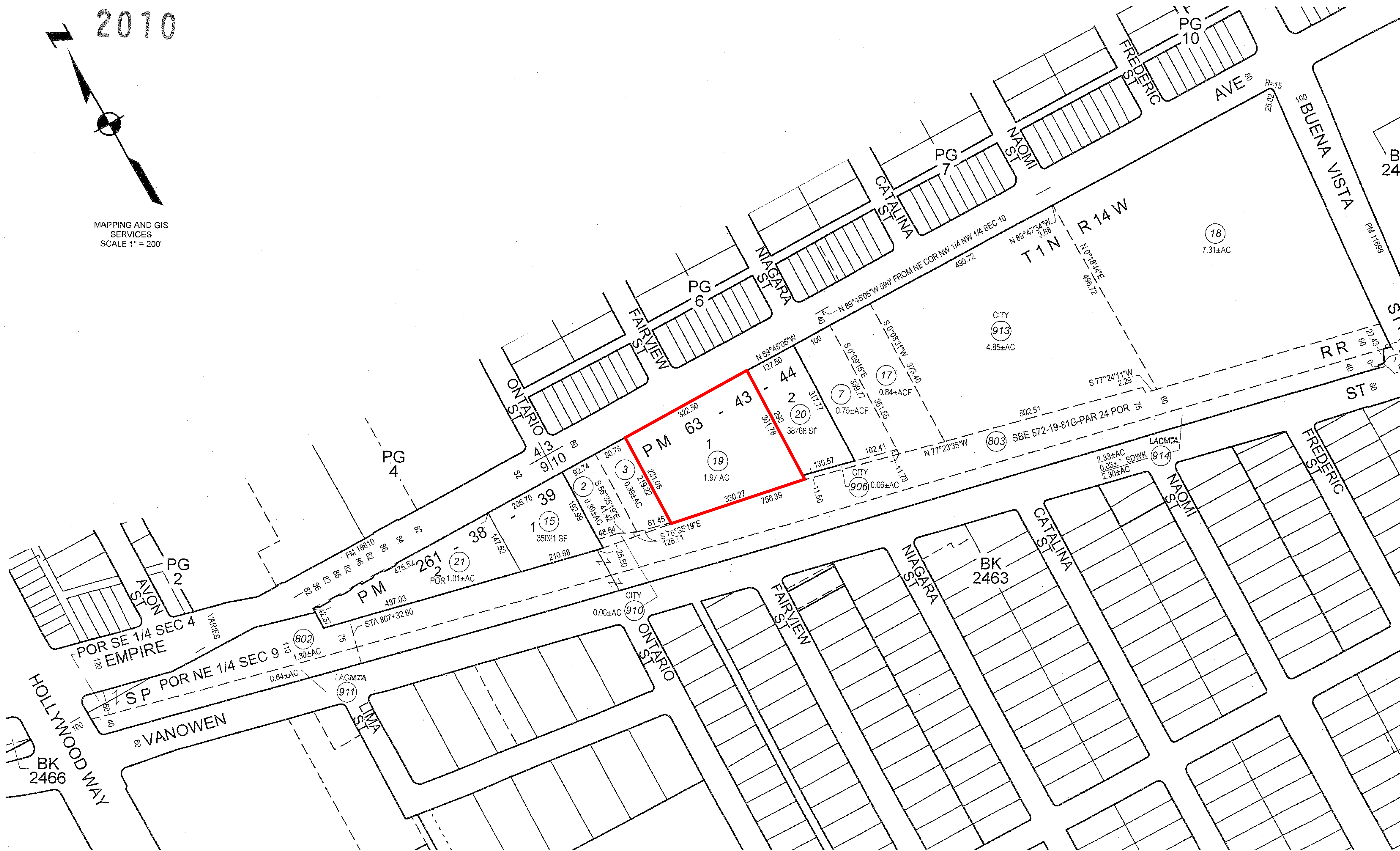
REVISED 2004020612009001-24
2010021705007001-24

SEARCH NO

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
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MAPPING AND GIS SERVICES
SCALE 1" = 200'



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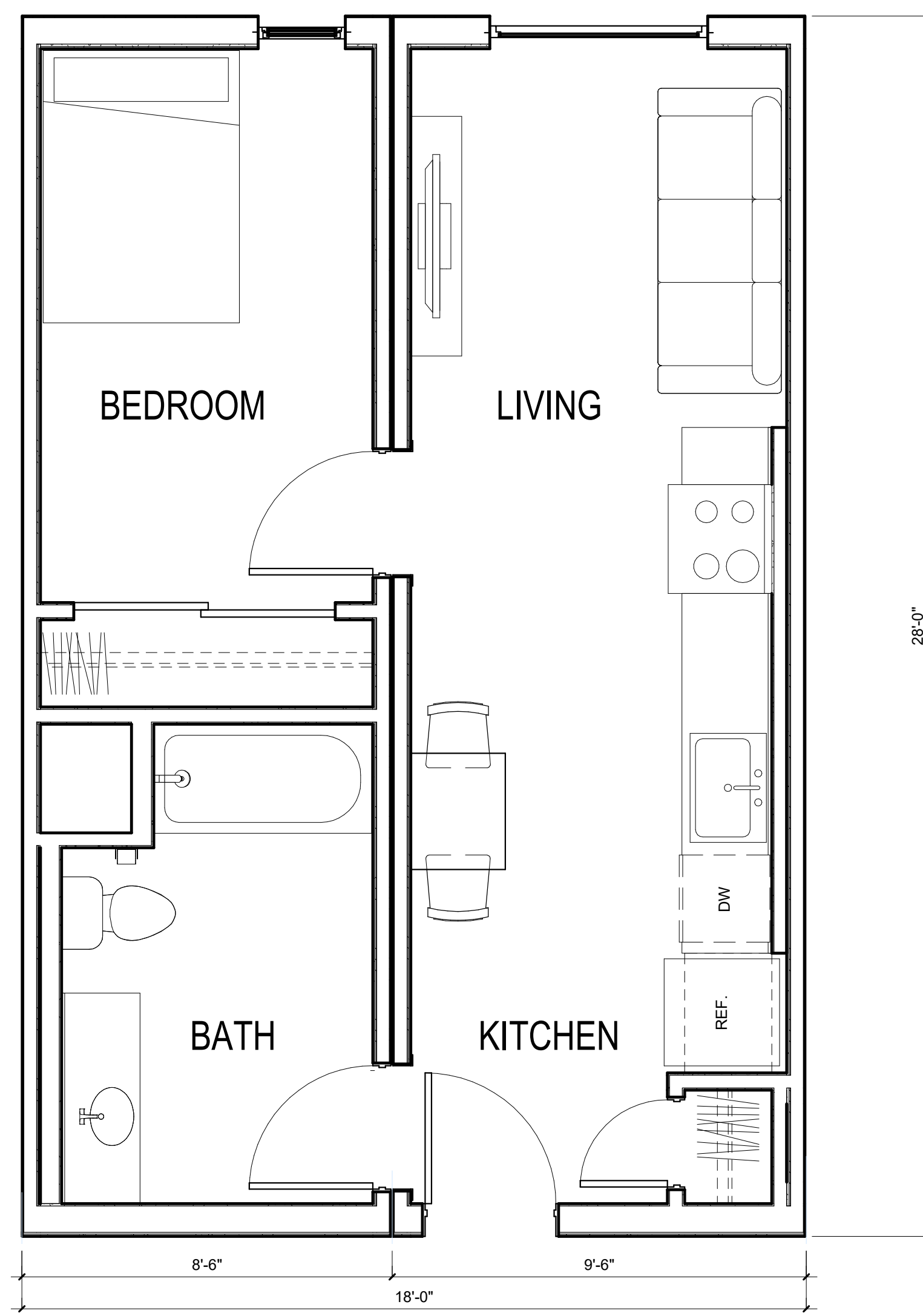
Sheet Title
Parcel Map - For Reference - 3000 W Empire Ave

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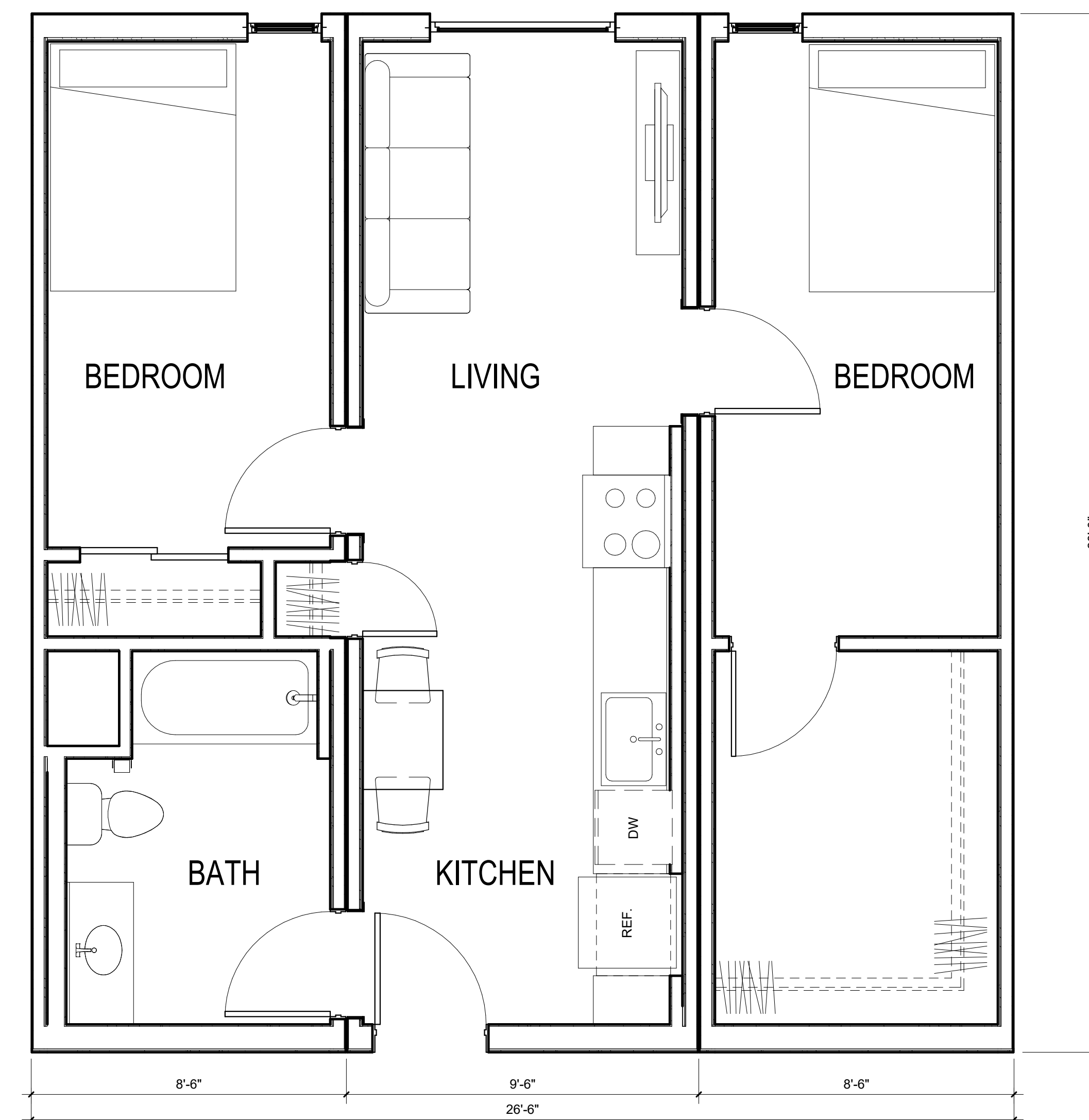
A13.B

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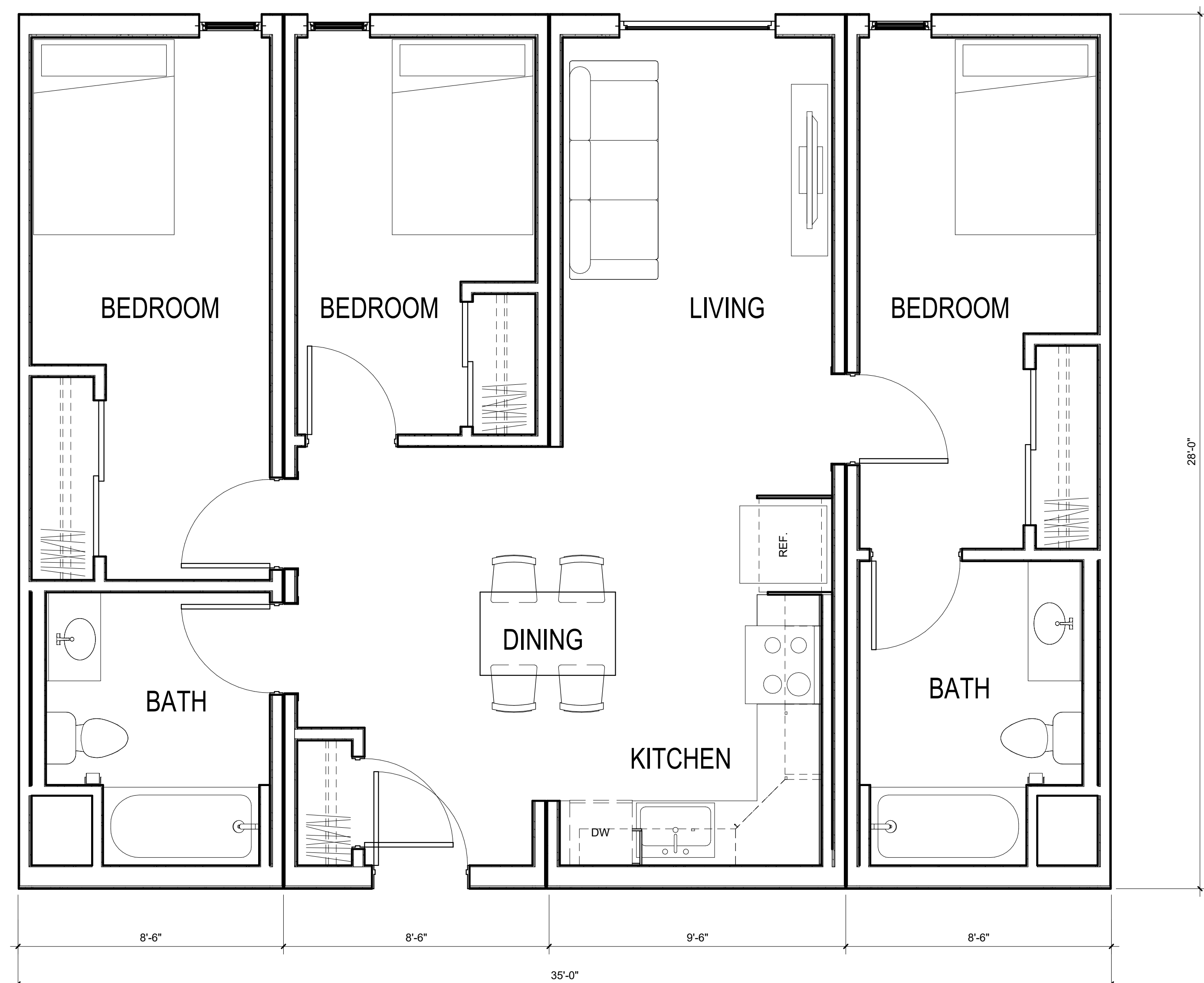
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1 1 Bed - 450 SQ. FT
A14.B 3/8" = 1'-0"



2 2 Bed - 700 SQ. FT
A14.B 3/8" = 1'-0"



3 3 Bed - 900 SQ. FT
A14.B 3/8" = 1'-0"



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Revisions		
No.	Date	Description

Project Information			
Phase:	Planning Pre-Application	Date:	8/27/2021
Project No.:	20-0538	PIC/AIC:	J. Schoeneck
ABS Burbank			

Sheet Title
Typical Unit Plans - 3000
W Empire Ave

Sheet Number	Current Revision
A14.B	

A14.B



PRELIMINARY NOT FOR CONSTRUCTION

Revisions

No.	Date	Description
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Project Information

Phase:	Planning Pre-Application	Date:	8/27/2021
Project No.:	20-0538	PIC / A/C:	J. Schoeneck

ABS Burbank

Sheet Title

Existing Site Photos

Sheet Number **Current Revision**

A15.B

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Revisions		
No.	Date	Description

Project Information
Phase: Concept Date: 06/11/21
Project No.: 21-040 PIC / AIC:

ABS Burbank
3000 West Empire Avenue

Sheet Title
Overall Illustrative Site Plan

Sheet Number **Current Revision**

L1

LANDSCAPE REQUIREMENT CHECKLIST:

THE FOLLOWING LANDSCAPE PLANS WERE DEVELOPED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:

- BURBANK MUNICIPAL CODE
- BURBANK GENERAL PLAN 2013
- MODEL WATER EFFICIENT LANDSCAPE ORDINANCE
- NORTH SAN FERNANDO BOULEVARD MASTER PLAN

LANDSCAPE CALCULATIONS:

OVERALL SITE:

SITE AREA:	85,924 SF
BUILDING AREA:	58,941 SF
OPEN SPACE AREA:	27,283 SF
HARDSCAPE AREA (75%):	22,295 SF
LANDSCAPE AREA (25%):	4,988 SF

PERMEABLE LAND AREA:

PLANTING AREA (25%):	4,988 SF
PERMEABLE PAVING (36%):	10,680 SF
NON-PERMEABLE PAVING (39%):	11,615 SF
TOTAL PERVIOUS AREA (61%):	15,668 SF
TOTAL NON-PERMEABLE (39%):	11,615 SF

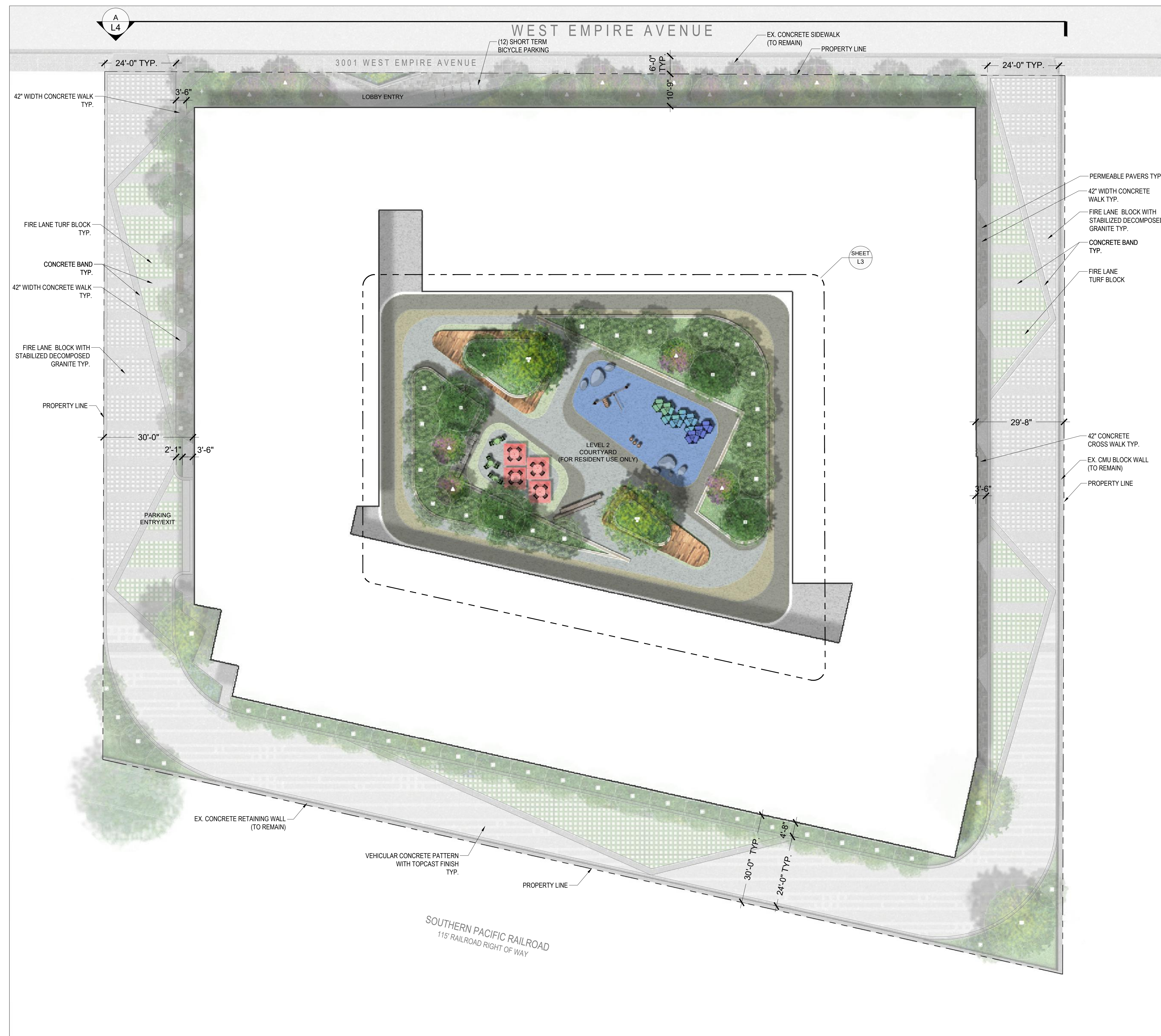
PROJECT SITE TREE REQUIREMENTS:

ON-SITE TREE COUNTS REQUIRED:

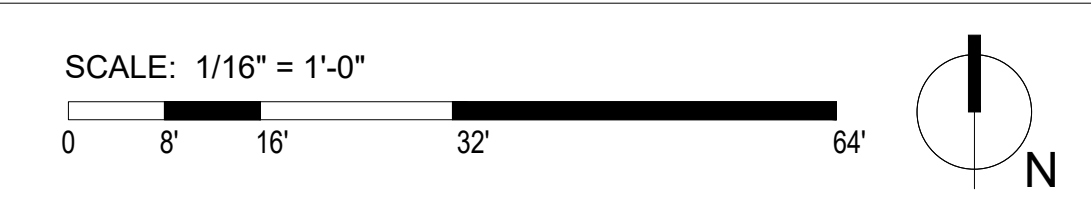
- (2) EXISTING TREES TO BE REMOVED: REPLACE 1 TO 1. 2
- REQUIRES 1 TREE TO BE PLANTED ON-SITE FOR EACH 4 UNITS (312 UNITS PROVIDED) 78
- ON-SITE TREES REQUIRED: 78

TREE COUNTS PROVIDED:

- ON-SITE GROUND LEVEL TREES: 51
- LEVEL 2 COURTYARD: 29
- TOTAL TREES PROVIDED: 80

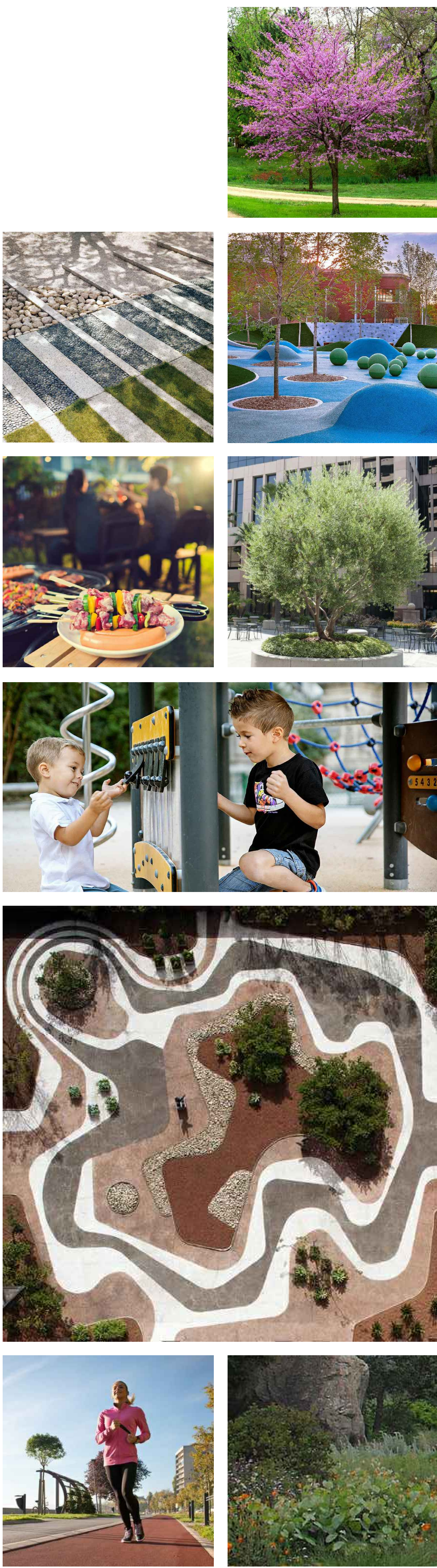


OVERALL ILLUSTRATIVE SITE PLAN



SITE 'B' TREE LEGEND:

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY.	HYDRO ZONE #	CAL-IPC INVASIVE	NOTES:
☐	ARB MAR	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	L	9	L1,L2	N	
▲	GER CAN	CERCIS CANADENSIS	EASTERN REDBUD TREE	24"-36" BOX	L	16	L1,L2	N	
●	OLE EUR	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE TREE	24" BOX	L	2	L2	LIMITED	TREE SPECIES IS LISTED AS INVASIVE IN CENTRAL VALLEY OPEN SPACES. 'SWAN HILL' IS A FRUITLESS VARIETY AND IS LOCATED IN A RAISED PLANTER.
+	LAG IND	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPPE MYRTLE	24" BOX	L	5	L1,L2	N	
■	PLA ACE	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M	2	L1	N	
○	MYR COM	MYRTUS COMMUNIS	COMMON MYRTLE	15 GAL.	L	46	L1,L2		
◻	SEA LAN	SEARSIA LANCEA	AFRICAN SUMAC	24" BOX	L	0	L1		
						TOTAL	80		



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Project Information
Phase: Concept Date: 06/11/21
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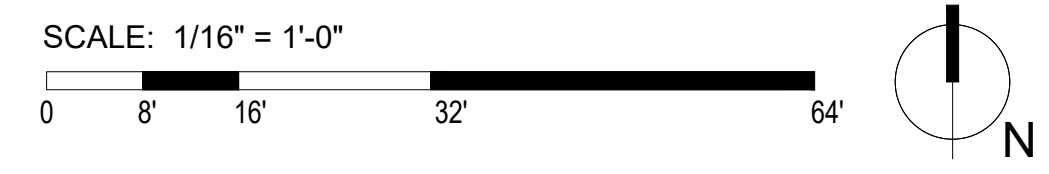
Sheet Title
Ground Level Site Plan

Sheet Number **L2** Current Revision

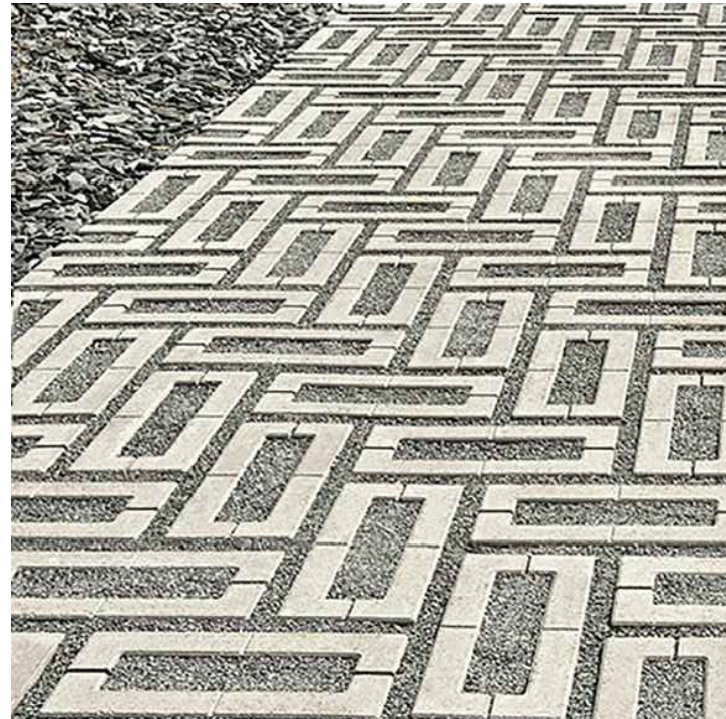
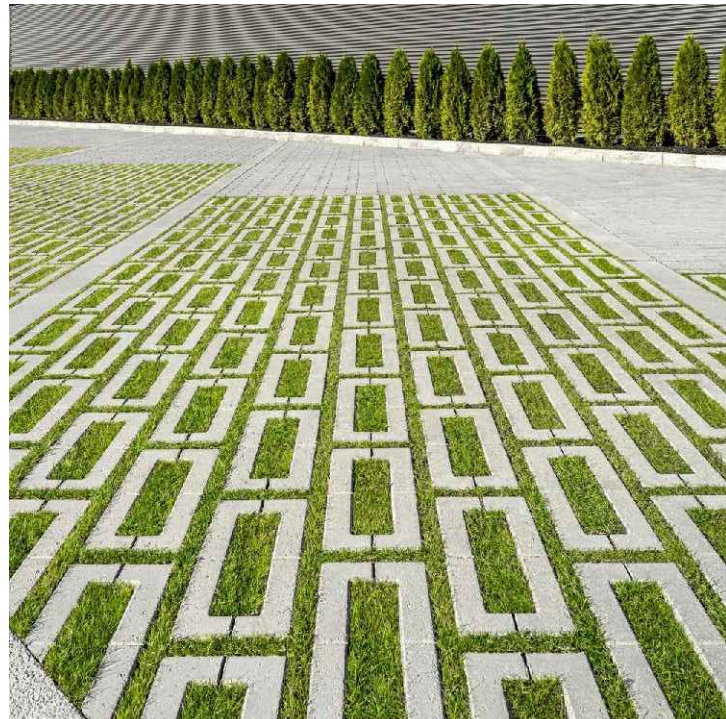
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GROUND LEVEL SITE PLAN



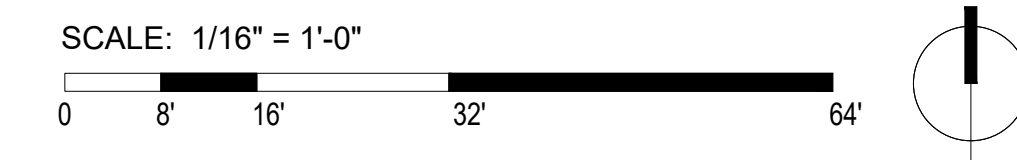
SITE 'B' TREE LEGEND:									
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY.	HYDRO ZONE #	CAL-IPC INVASIVE	NOTES:
	ARB MAR	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	L	9	L1,L2	N	
	CER CAN	CERCIS CANADENSIS	EASTERN REDBUD TREE	24"-36" BOX	L	16	L1,L2	N	
	OLE EUR	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE TREE	24" BOX	L	2	L2	LIMITED	TREE SPECIES IS LISTED AS INVASIVE IN CENTRAL VALLEY OPEN SPACES. 'SWAN HILL' IS A FRUITLESS VARIETY AND IS LOCATED IN A RAISED PLANTER.
	LAG IND	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPPE MYRTLE	24" BOX	L	5	L1,L2	N	
	PLA ACE	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M	2	L1	N	
	MYR COM	MYRTUS COMMUNIS	COMMON MYRTLE	15 GAL.	L	46	L1,L2		
	SEA LAN	SEARSIA LANCEA	AFRICAN SUMAC	24" BOX	L	0	L1		
						TOTAL	80		



WEST EMPIRE AVENUE



LEVEL 2 COURTYARD SITE PLAN



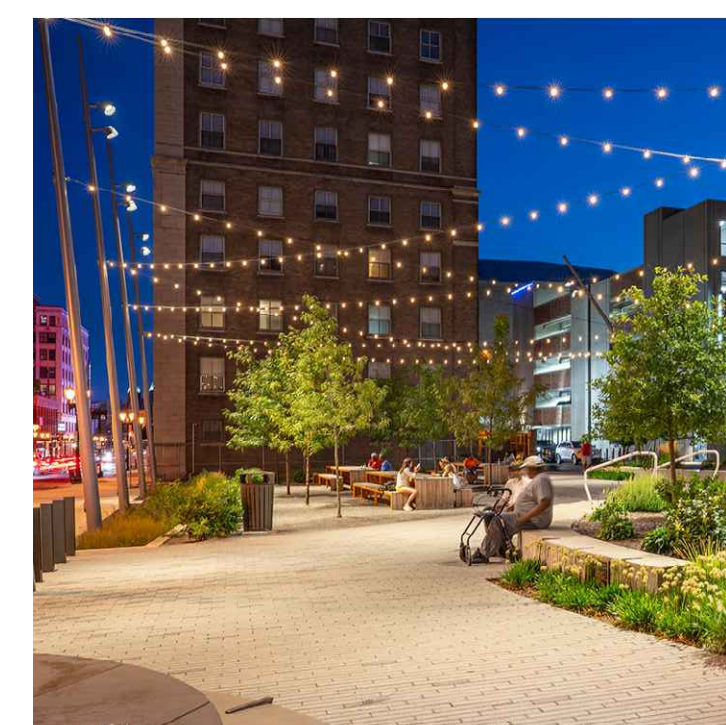
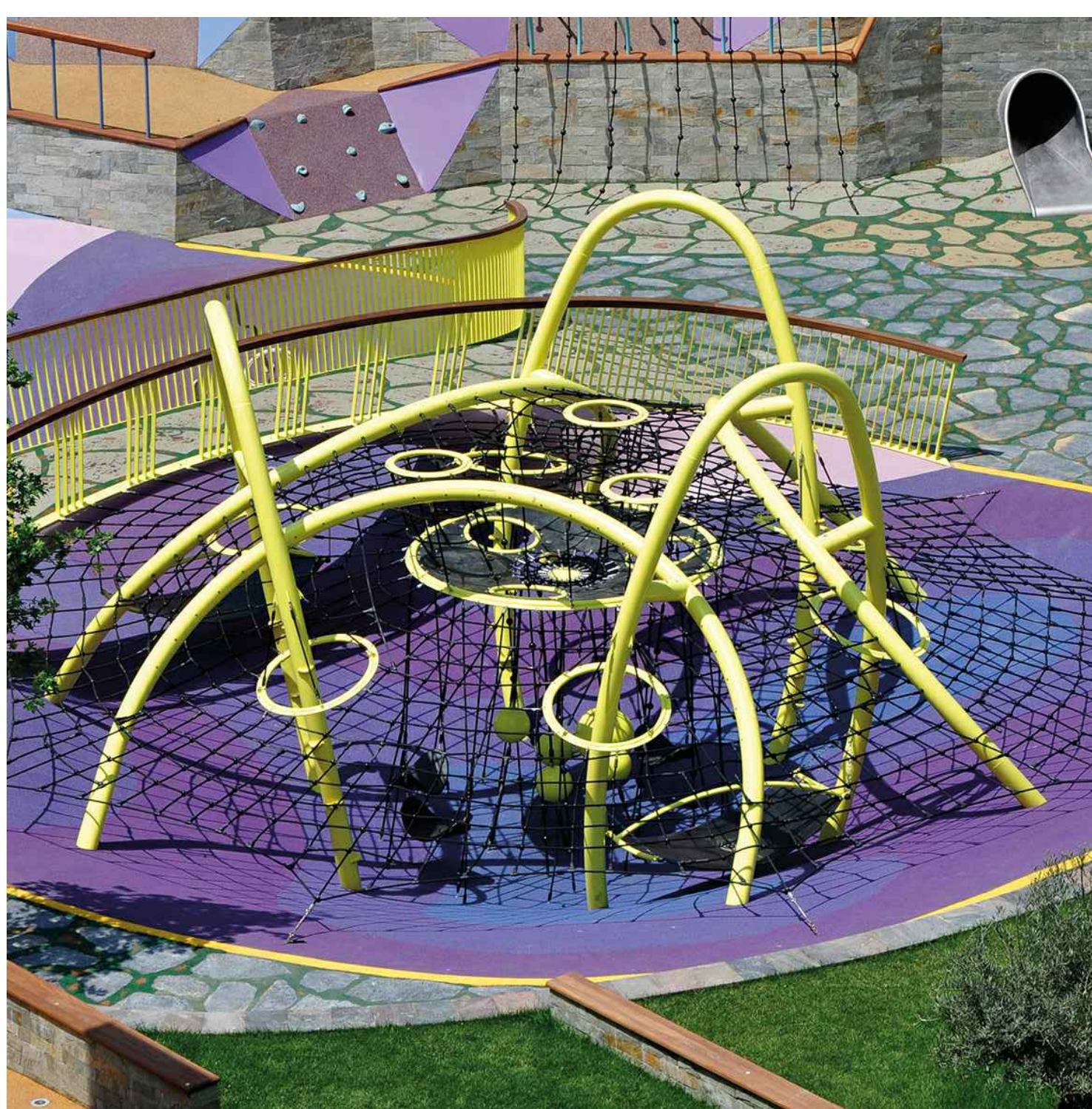
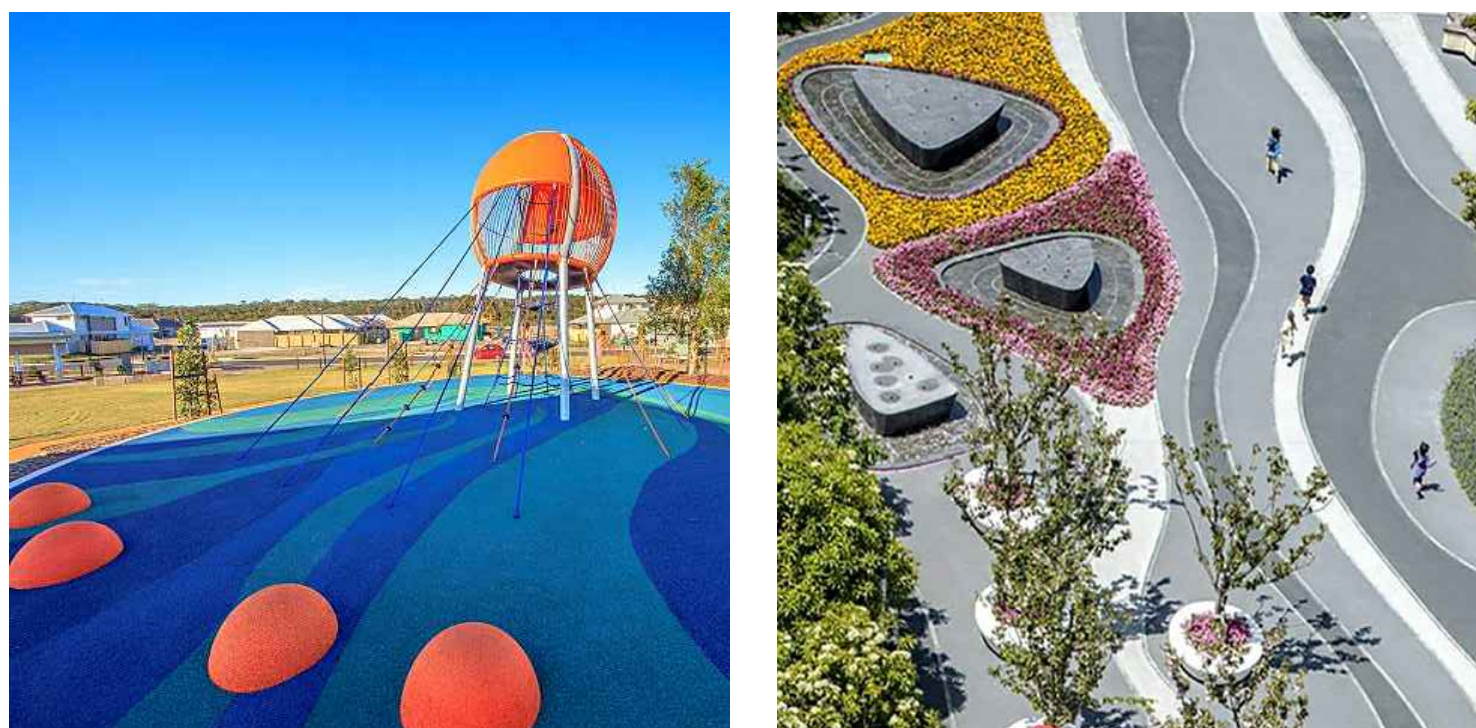
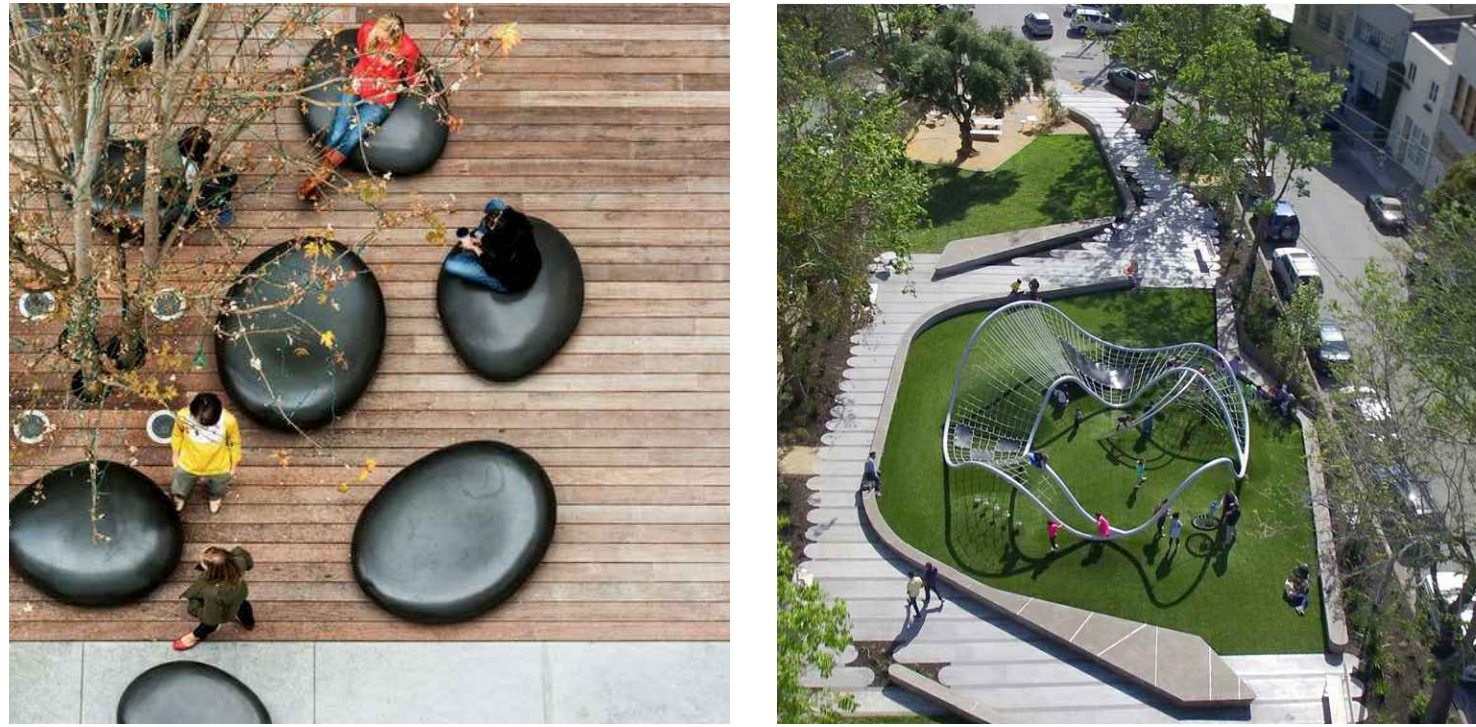
LANDSCAPE CALCULATIONS:

LEVEL 2 COURTYARD :

OPEN SPACE AREA: 16,493 SF
 HARDSCAPE AREA: 12,370 SF
 LANDSCAPE AREA (25%): 4,123 SF

TREE COUNTS PROVIDED:

LEVEL 2 COURTYARD: 29



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Project Information
 Phase: Concept Date: 06/11/21
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 3000 West Empire Avenue

Sheet Title
 Level 2 Courtyard Site Plan

Sheet Number Current Revision

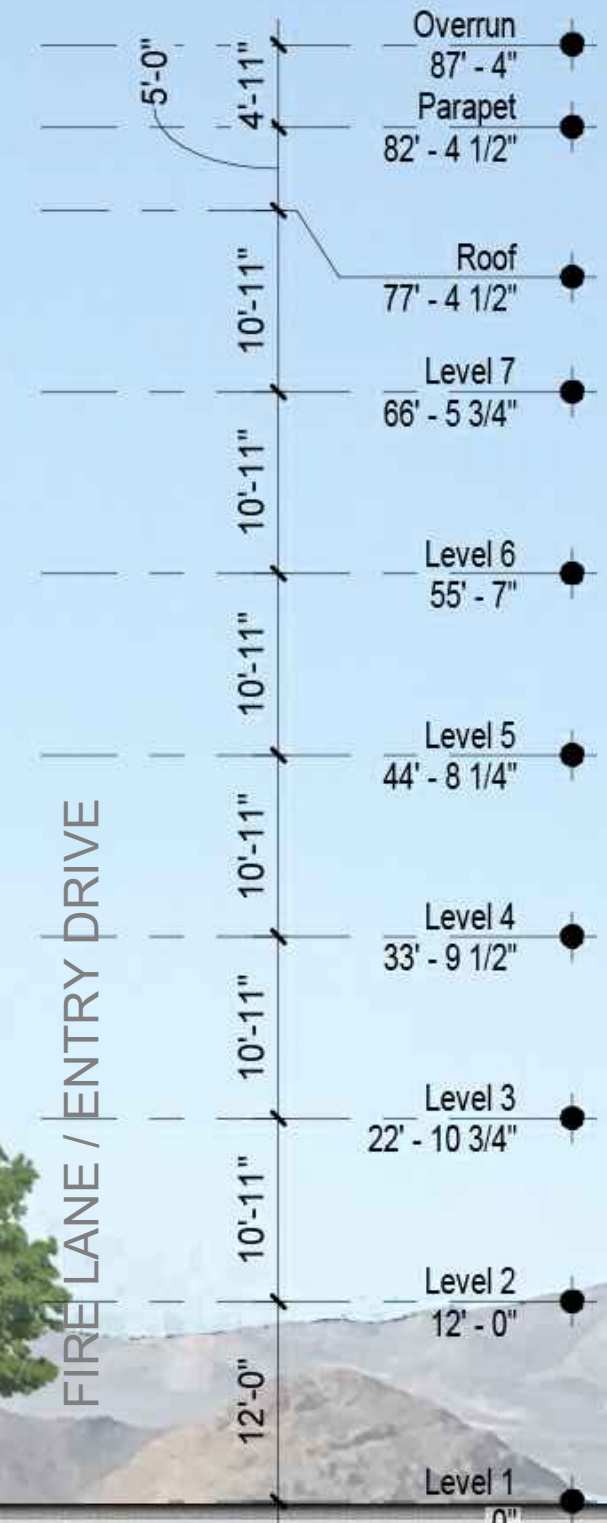
L3

SITE 'B' TREE LEGEND:

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY.	HYDRO ZONE #	CAL-IPC INVASIVE	NOTES:
	ARB MAR	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	L	9	L1,L2	N	
	GER CAN	CERCIS CANADENSIS	EASTERN REDBUD TREE	24"-36" BOX	L	16	L1,L2	N	
	OLE EUR	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE TREE	24" BOX	L	2	L2	LIMITED	TREE SPECIES IS LISTED AS INVASIVE IN CENTRAL VALLEY OPEN SPACES. 'SWAN HILL' IS A FRUITLESS VARIETY AND IS LOCATED IN A RAISED PLANTER.
	LAG IND	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPPE MYRTLE	24" BOX	L	5	L1,L2	N	
	PLA ACE	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M	2	L1	N	
	MYR COM	MYRTUS COMMUNIS	COMMON MYRTLE	15 GAL.	L	46	L1,L2		
	SEA LAN	SEARSIA LANCEA	AFRICAN SUMAC	24" BOX	L	0	L1		
						TOTAL	80		

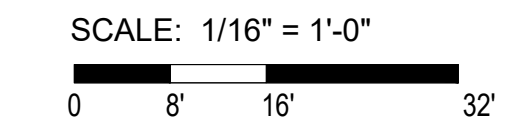


FIRE LANE / ENTRY DRIVE



A 3000 WEST EMPIRE AVENUE NORTH ELEVATION

- MEDIUM SIZE FLOWERING TREE
- DROUGHT TOLERANT SHRUBS AND GROUNDCOVERS
- SHORT TERM BICYCLE PARKING
- VERTICAL GREEN WALL PANELS
- METAL PLANTER WITH SLOPED LANDSCAPE
- LOBBY ENTRY
- LARGE SIZE DECIDUOUS TREES (TYP.)
- DROUGHT TOLERANT SHRUBS AND GROUNDCOVER



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Sheet Title
Section/Elevation

Sheet Number **L4** Current Revision

TREES:



ARBUTUS MARINA STANDARD



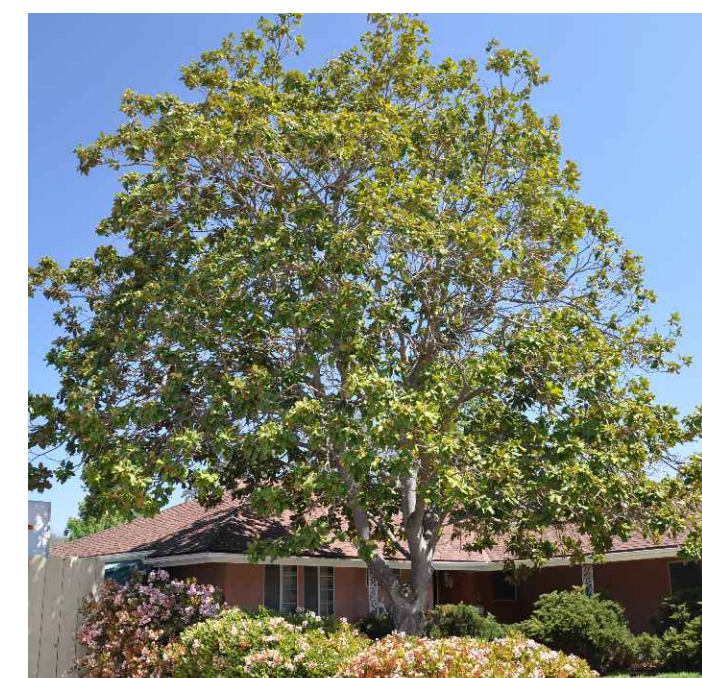
CERCIS OCCIDENTALIS



LAGERSTROEMIA INDICA 'NATCHEZ'



OLEA EUROPAEA 'WILSONII'



PLATANUS RACEMOSA



PODOCARPUS ELONGATUS 'MONMAL'



SEARSIA LANCEA

SHRUBS:



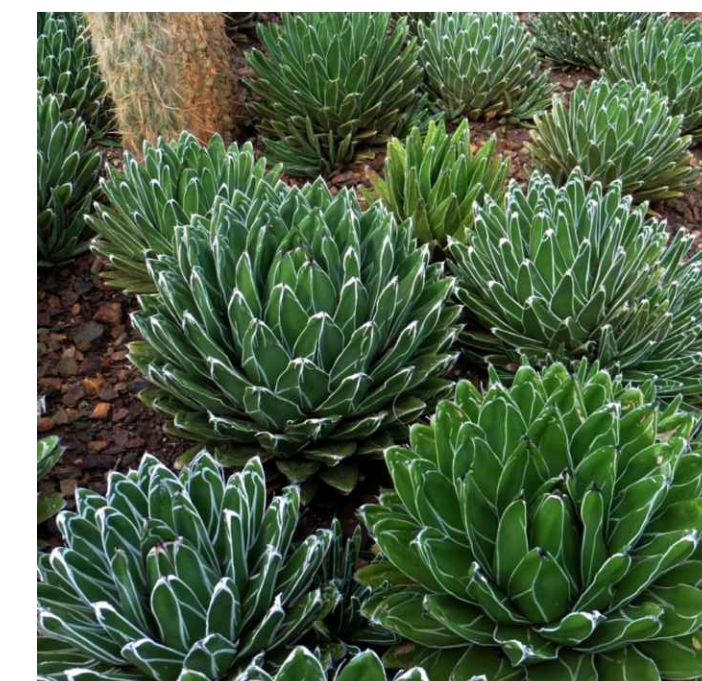
ACACIA COGNATA 'COUSIN ITT'



ACHILLEA MILLEFOLIUM



AGAVE ATTENUATA



AGAVE VICTORIAE REGINAE



ARTEMISIA 'POWIS CASTLE'



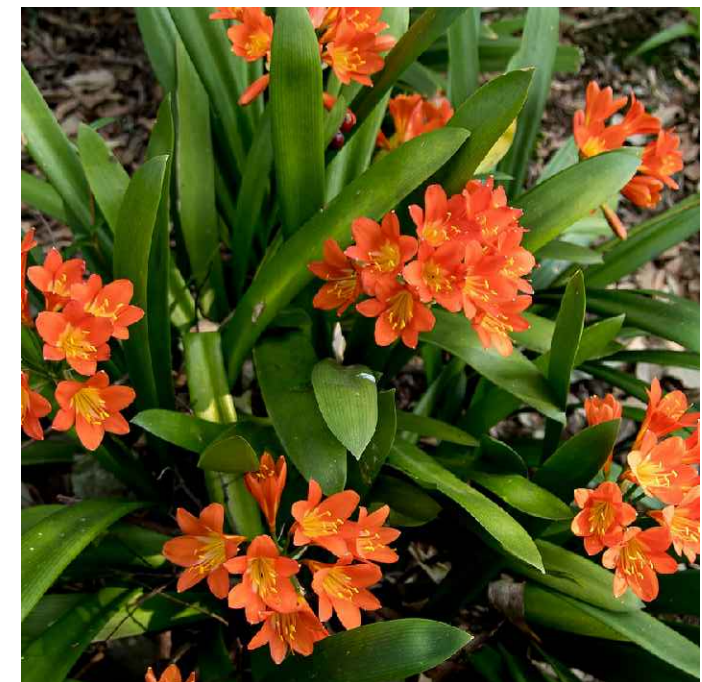
ASPARAGUS DENSIFLORA



CEANOTHUS 'JOYCE COULTER'



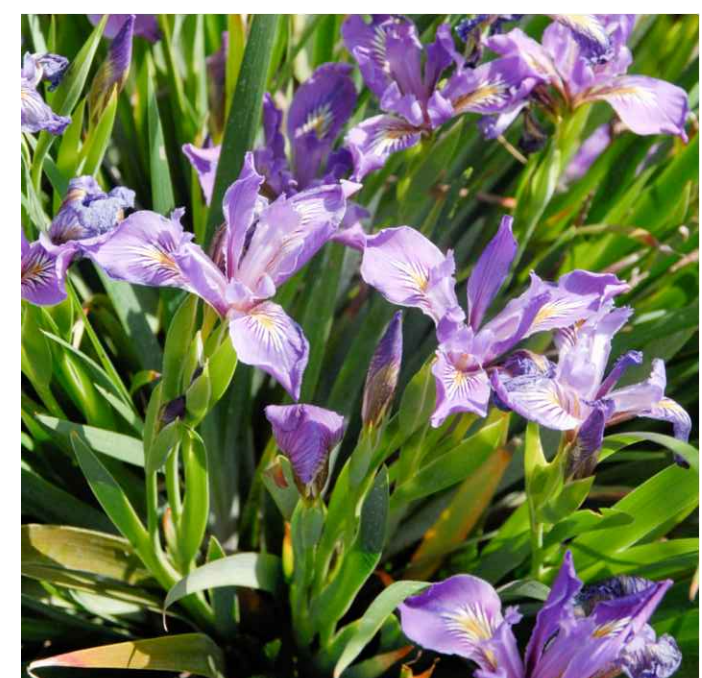
CERASTIUM TOMENTOSUM



CLIVIA MINIATA



DIANELLA 'CASSA BLUE'



IRIS DOUGLASIANA



JUNCUS PATENS 'ELK BLUE'



LANTANA SPECIES



LANTANA SPECIES



LAVANDULA 'MUNSTEAD'



LEYMUS CONDENSATUS



PHILODENDRON 'XANADU'



POLYSTICHUM MUNITUM

GROUNDCOVERS:



BACCHARIS PILULARIS 'PIGEON POINT'



CONVOLVULUS SABATIUS



DICHONDRA ARGENTEA



SENECIO MANDRALISCAE

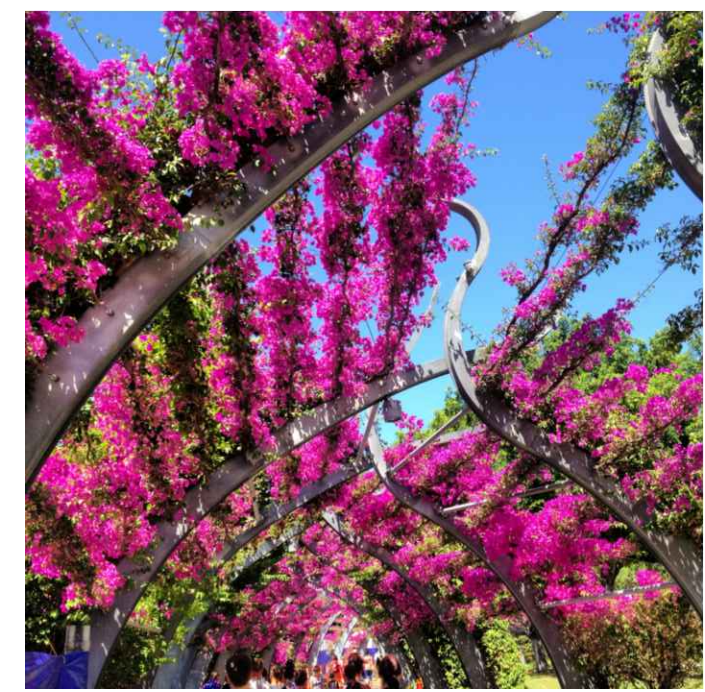


ROSMARINUS OFFICINALIS 'PROSTRATUS'



ZOYSIA JAPONICA

VINES:



ARISTOLOCHIA CALIFORNICA



CLEMATIS LASIANTHA



DISTICTIS BUCCINATORIA



TRACHELOSPERMUM JASMINOIDES



WISTERIA FLORIBUNDA

SITE 'B' TREE LEGEND:

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY.	HYDRO ZONE #	CAL-IPC INVASIVE
	ARB MAR	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	L	9	L1,L2	N
	CER CAN	CERCIS CANADENSIS	EASTERN REDBUD TREE	24"-36" BOX	L	16	L1,L2	N
	OLE EUR	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE TREE	24" BOX	L	2	L2	LIMITED
	LAG IND	LAGERSTROEMIA INDICA 'NATCHEZ'	GRAPE MYRTLE	24" BOX	L	5	L1,L2	N
	PLA ACE	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M	2	L1	N
	MYR COM	MYRTUS COMMUNIS	COMMON MYRTLE	15 GAL.	L	46	L1,L2	
	SEA LAN	SEARSIA LANCEA	AFRICAN SUMAC	24" BOX	L	0	L1	
						TOTAL	80	

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Revisions		
No.	Date	Description

Project Information		
Phase:	Concept	Date:
Project No.:	21-040	PIC / A/C:

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3000 West Empire Avenue

Sheet Title
Planting Palette

Sheet Number **L5** Current Revision

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