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Revisions		
No.	Date	Description

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

ABS Burbank

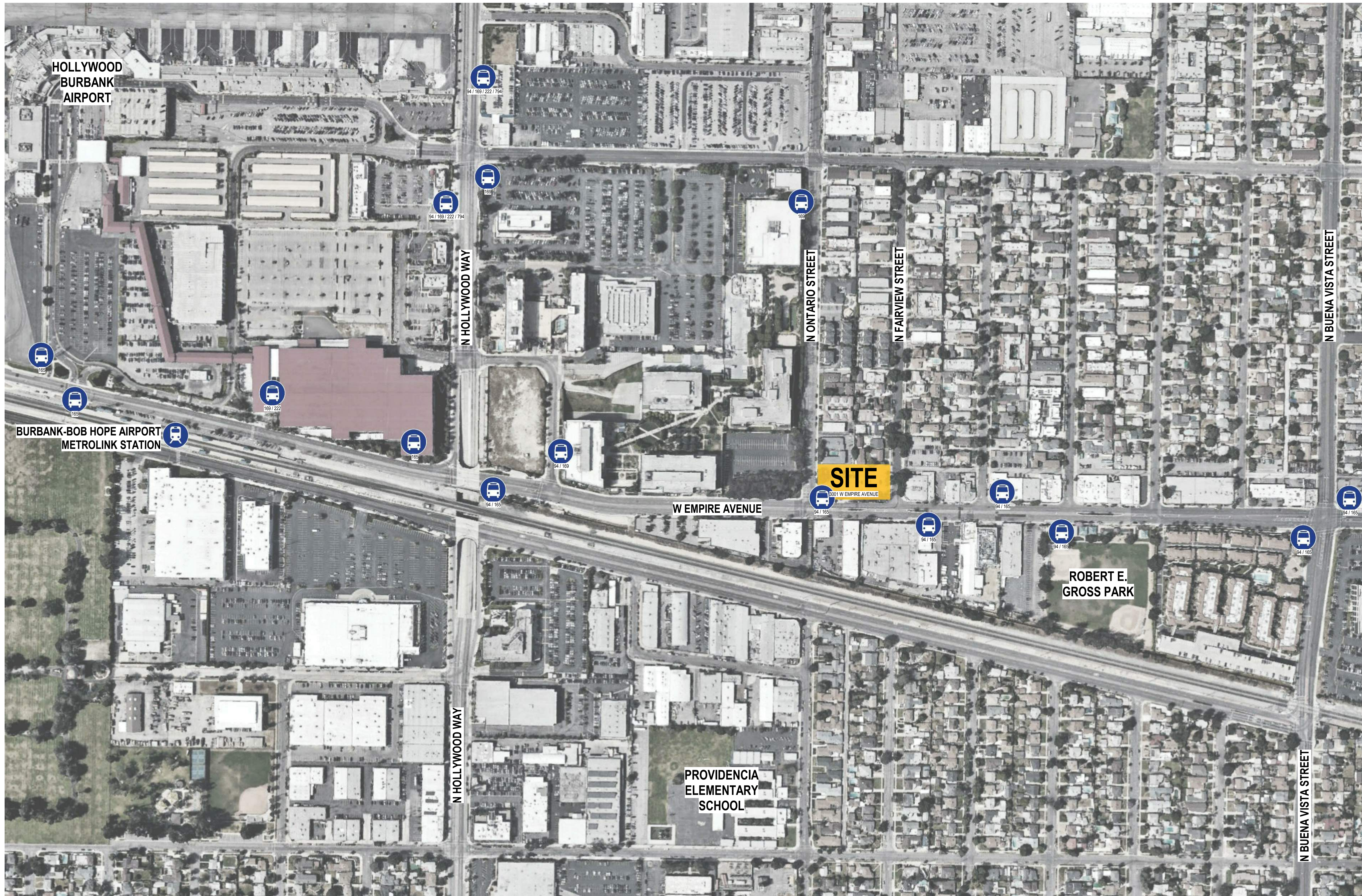
Sheet Title
Title Sheet - 3001 W Empire Ave.

Sheet Number	Current Revision
A0.A	

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DEVELOPMENT TEAM

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



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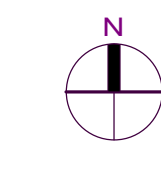
Revisions		
No.	Date	Description

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

Sheet Title
Site Map - 3001 W Empire Ave.

Sheet Number _____ Current Revision _____

A1.A





VIEW OF SOUTH-WEST CORNER



VIEW OF SOUTH-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		

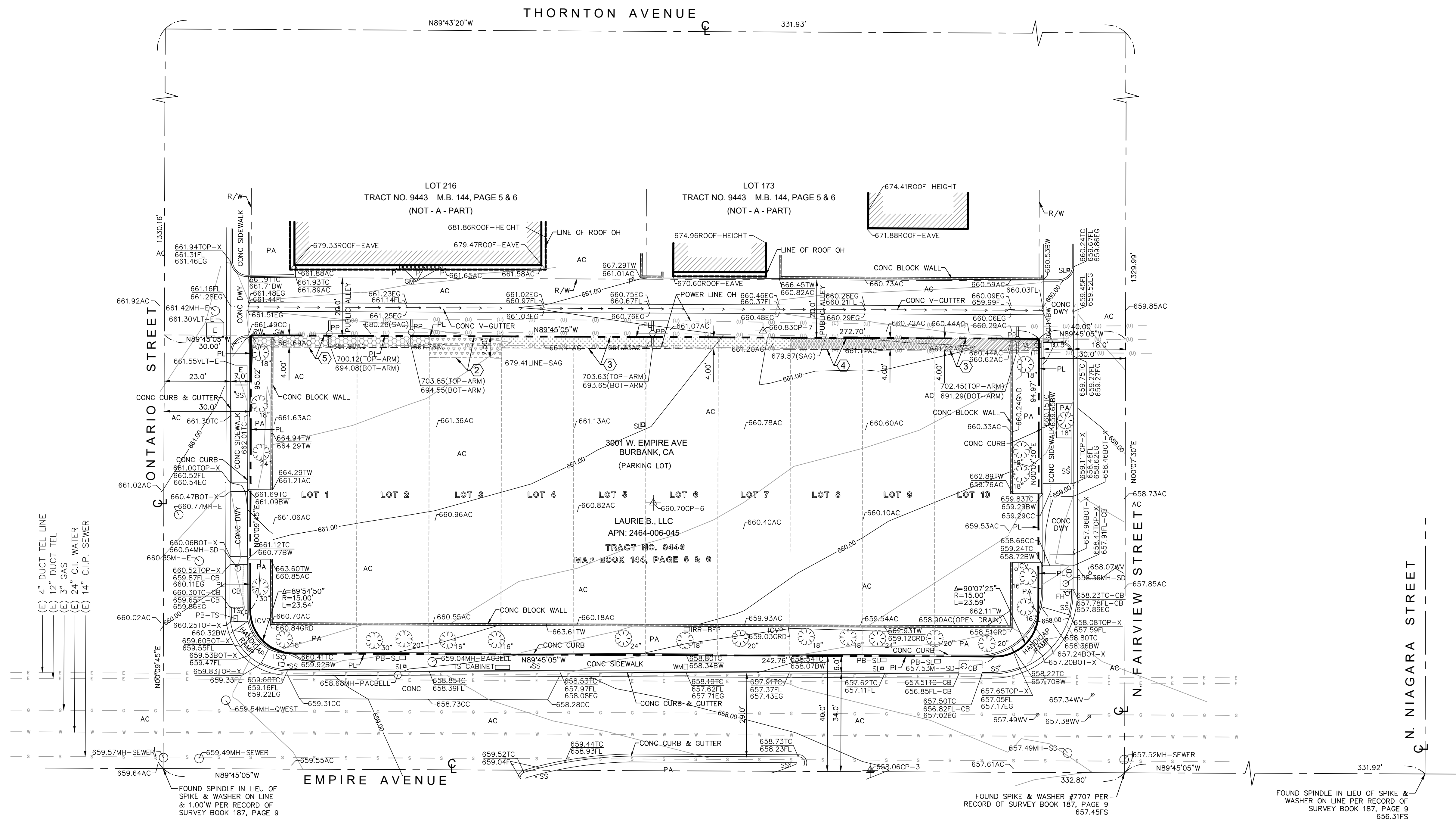
Sheet Title
Renderings - 3001 W
Empire Ave.

Sheet Number _____ Current Revision _____

A2.A



VICINITY MAP
NOT TO SCALE



LEGEND:

APN	ASSESSOR'S PARCEL NUMBER	IRR	IRRIGATION
AC	ASPHALT CONCRETE	MH	MANHOLE
BFP	BACKFLOW PREVENTER	PB	PULL BOX
BM	BENCHMARK	PL	PROPERTY LINE
BW	BACK OF WALK	P	POST
CB	CATCH BASIN	PP	POWER POLE
CL	CENTER LINE	RSR	RISER
CONC	CONCRETE	R/W	RIGHT-OF-WAY
CP	CONTROL POINT	SD	STORM DRAIN
DWY	DRIVEWAY	SL	STREET LIGHT
E	ELECTRICAL	SS	STREET SIGN
EG	EDGE OF GUTTER	TC	TOP OF CURB
EQUIP.	EQUIPMENT	TEL	TELEPHONE
FH	FIRE HYDRANT	TS	TRAFFIC SIGNAL
FD	FOUND	TW	TOP OF WALL
FL	FLOWLINE	VLT	Vault
GRD	GROUND	W	WATER
GW	GUYWIRE	WM	WATER METER
ICV	IRRIGATION CONTROL VALVE	WV	WATER VALVE

SYMBOLS:

XX	TREE W/ TRUNK DIAMETER		BUILDING LINE
	FIRE HYDRANT		WALL LINE
	STREET LIGHT / LAMP POST		PROPERTY LINE
	POWER POLE		CENTER LINE
	CONTROL POINT		FENCE LINE
			FLOW LINE

LEGAL DESCRIPTION:

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

LOTS 1 TO 10 INCLUSIVE, OF TRACT NO. 9443, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 144, PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2464-006-045

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.

AREA

GROSS AREA OF PROPERTY = APPROX. 29,905 SQ.FT.

EASEMENTS

② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CALIFORNIA TRUST COMPANY
 PURPOSE: PIPE LINES
 RECORDING DATE: MAY 03, 1935
 RECORDING NO: 473, BOOK 13329, PAGE 374 OFFICIAL RECORDS
 AFFECTS: THE REAR 7 1/2 FEET OF LOT 2

③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CALIFORNIA TRUST COMPANY
 PURPOSE: POLES, PIPES AND CONDUITS
 RECORDING DATE: JUNE 27, 1940
 RECORDING NO: 617, BOOK 17651, PAGE 86 OFFICIAL RECORDS
 AFFECTS: THE REAR 4 FEET OF LOTS 4, 5, 6, 7, AND 10

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

GRANTED TO: CALIFORNIA TRUST COMPANY
 PURPOSE: POLES, PIPES AND CONDUITS
 RECORDING DATE: JULY 01, 1940
 RECORDING NO: 315, BOOK 17624, PAGE 201 OFFICIAL RECORDS
 AFFECTS: THE REAR 4 FEET OF LOTS 8 AND 9

⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

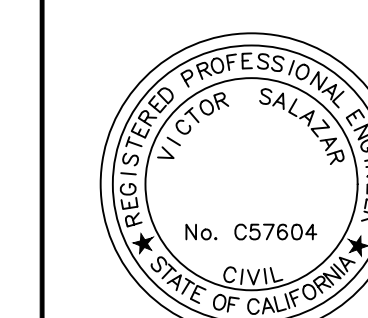
GRANTED TO: CALIFORNIA TRUST COMPANY
 PURPOSE: PIPE LINES
 RECORDING DATE: JULY 03, 1940
 RECORDING NO: 682, BOOK 17654, PAGE 125 OFFICIAL RECORDS
 AFFECTS: THE REAR 4 FEET OF LOTS 1 AND 2

SURVEYOR'S NOTE:

BOUNDARY DONE BY:

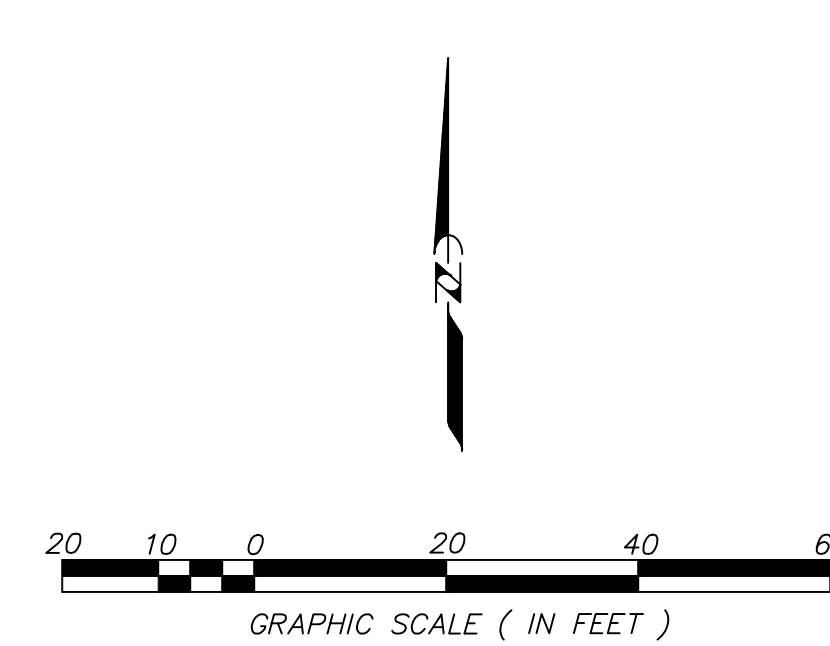
AEI CONSULTANTS
 2500 CAMINO DIABLO
 WALNUT CREEK, CA 94597
 TEL: 925.746.6000
 AEI JOB # 401960

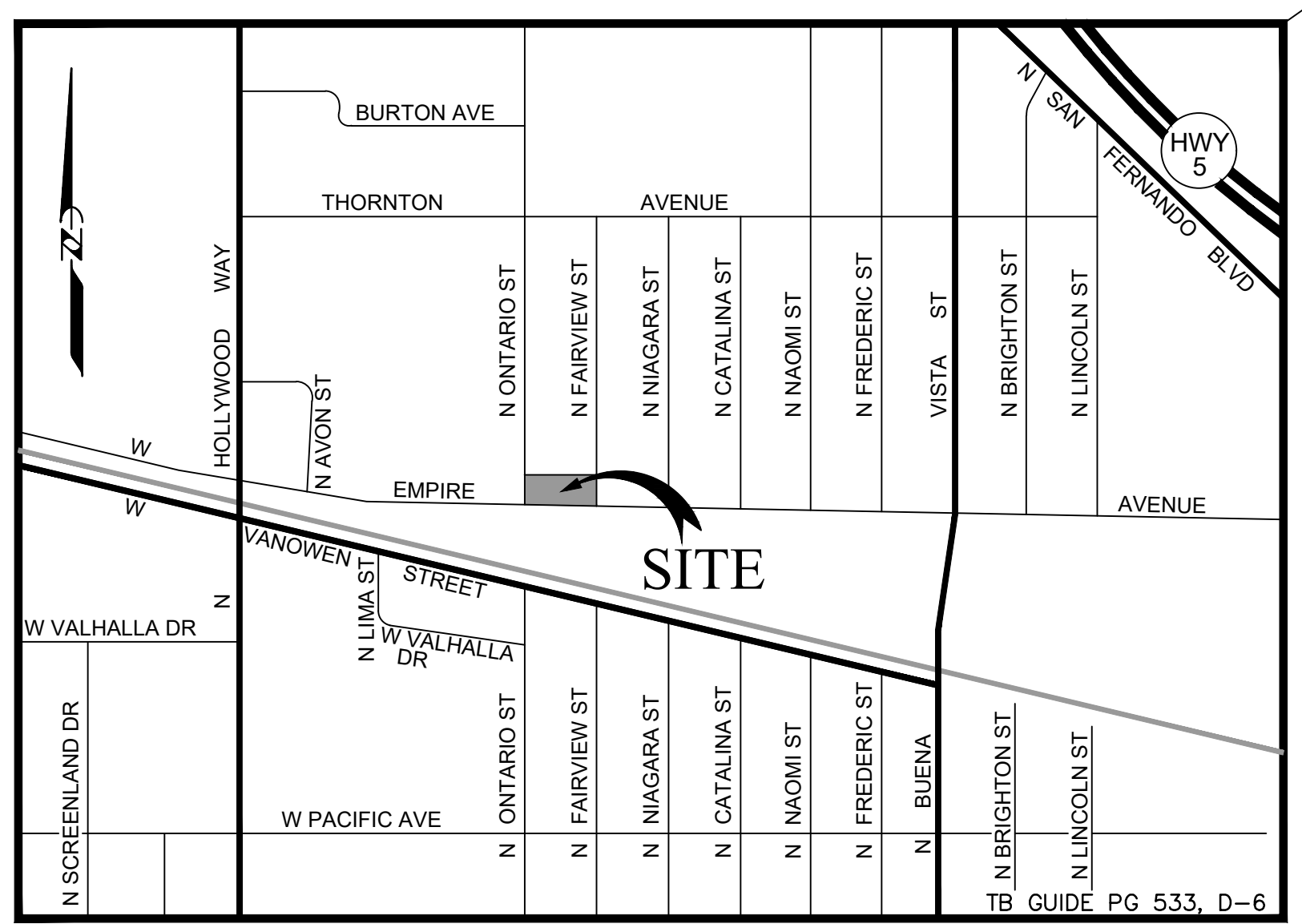
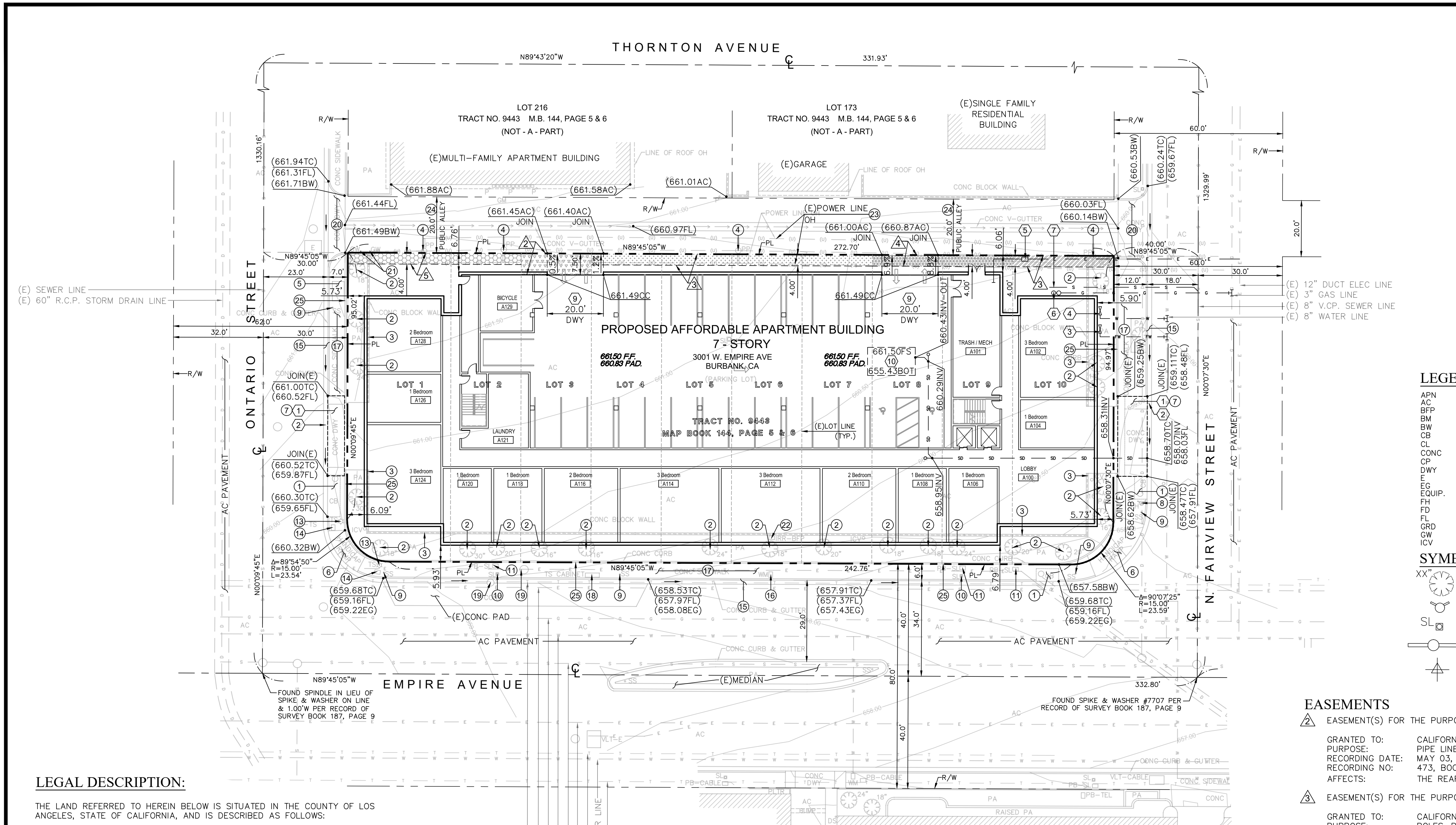
THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:



VICTOR SALAZAR
 R.C.E. NO. C57604
 DATE 07-29-2021

	LAND DESIGN CONSULTANTS INC. <i>Land Planning, Civil Engineering, Surveying & Environmental Services</i> 800 Royal Oaks Drive, Suite 104, Monrovia, CA 91016 Ph. (626) 578-7000 Fax: (626) 578-7373	
	TOPOGRAPHIC SURVEY MAP 3001 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:
FB	JULY 2021	AS SHOWN
REVIEWED BY:	Proj. No. 05015-836	
RS/VS		C1.A





LEGEND:

APN	ASSESSOR'S PARCEL NUMBER	IRR	IRRIGATION
AC	ASPHALT CONCRETE	MH	MANHOLE
BFP	BACKFLOW PREVENTER	PB	PULL BOX
BM	BENCHMARK	PL	PROPERTY LINE
BW	BACK OF WALK	P	POST
CB	CATCH BASIN	PP	POWER POLE
CL	CENTER LINE	RSR	RISER
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DWY	DRIVEWAY	SL	STREET LIGHT
EG	ELECTRICAL	SS	STREET SIGN
EG	EDGE OF GUTTER	TC	TOP OF CURB
EQUIP.	EQUIPMENT	TEL	TELEPHONE
FD	FIRE HYDRANT	TS	TRAFFIC SIGNAL
FL	FLOWLINE	TW	TOP OF WALL
GRD	GROUND	VT	VAULT
GW	GUYWIRE	W	WATER
ICV	IRRIGATION CONTROL VALVE	WM	WATER METER
		WV	WATER VALVE

SYMBOLS:

XX	TREE W/ TRUNK DIAMETER	▨	BUILDING LINE
⊙	FIRE HYDRANT	—	WALL LINE
⊙	STREET LIGHT / LAMP POST	---	PROPERTY LINE
⊙	POWER POLE	---	CENTER LINE
⊙	CONTROL POINT	--- <td>FENCE LINE</td>	FENCE LINE
		---	FLOW LINE
		---	EXISTING CONTOUR

EASEMENTS

- △ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: CALIFORNIA TRUST COMPANY
 PURPOSE: PIPE LINES
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 RECORDING NO: 473, BOOK 13329, PAGE 374 OFFICIAL RECORDS
 AFFECTS: THE REAR 7 1/2 FEET OF LOT 3
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 GRANTED TO: CALIFORNIA TRUST COMPANY
 PURPOSE: PIPE LINES
 RECORDING DATE: JULY 03, 1940
 RECORDING NO: 682, BOOK 17654, PAGE 125 OFFICIAL RECORDS
 AFFECTS: THE REAR 4 FEET OF LOTS 1 AND 2

DEMOLITION NOTES:

- 1 EXISTING CATCH BASIN TO PROTECT-IN-PLACE
- 2 EXISTING TREE TO BE REMOVED
- 3 EXISTING STEM BLOCK WALL TO BE REMOVED
- 4 EXISTING POWER POLE TO PROTECT-IN-PLACE
- 5 EXISTING ELECTRICAL VAULT TO PROTECT-IN-PLACE
- 6 EXISTING HANDICAP RAMP TO PROTECT-IN-PLACE
- 7 EXISTING CONCRETE DRIVEWAY TO BE REMOVED
- 8 EXISTING FIRE HYDRANT TO PROTECT-IN-PLACE
- 9 EXISTING STREET SIGN TO PROTECT-IN-PLACE
- 10 EXISTING STREET LIGHT TO PROTECT-IN-PLACE
- 11 EXISTING PULL-BOX (STREET-LIGHT) TO PROTECT-IN-PLACE
- 13 EXISTING TRAFFIC SIGNAL LIGHT TO PROTECT-IN-PLACE
- 14 EXISTING PULL-BOX (TRAFFIC SIGNAL LIGHT) TO PROTECT-IN-PLACE
- 15 EXISTING CONCRETE CURB AND GUTTER TO PROTECT-IN-PLACE
- 16 EXISTING WATER METER TO PROTECT-IN-PLACE
- 17 EXISTING CONCRETE SIDEWALK TO PROTECT-IN-PLACE
- 18 EXISTING TRAFFIC SIGNAL CABINET TO PROTECT-IN-PLACE
- 19 EXISTING MANHOLE (PACBELL) TO PROTECT-IN-PLACE
- 20 EXISTING CONCRETE DRIVEWAY TO PROTECT-IN-PLACE
- 21 EXISTING GUYWIRE TO PROTECT-IN-PLACE
- 22 EXISTING IRRIGATION BFP TO PROTECT-IN-PLACE
- 23 EXISTING OVERHEAD POWER LINES TO PROTECT-IN-PLACE
- 24 PROTECT-IN-PLACE. SEE DISPOSITION PLAN
- 25 EXISTING CONCRETE CURB TO BE REMOVED

CONSTRUCTION NOTES:

- 1 CONSTRUCT CONCRETE SIDEWALK
- 2 CONSTRUCT CONCRETE CURB AND GUTTER AND JOIN (E)
- 3 CONSTRUCT BFP FOR FIRE WATER PURPOSES
- 4 CONSTRUCT BFP FOR DOMESTIC WATER PURPOSES
- 5 CONSTRUCT UNDERGROUND TRANSFORMER VAULT
- 6 CONSTRUCT GAS REGULATOR AND METER
- 7 CONSTRUCT MAIN SANITARY SEWER LATERAL PIPE
- 8 CONSTRUCT RECLAIMED WATER LATERAL FOR IRRIGATION PURPOSES
- 9 CONSTRUCT CONCRETE DRIVEWAY
- 10 CONSTRUCT UNDERGROUND STORMWATER CISTERN (FOR LID TO RETAIN SWDQV ON SITE)

LEGAL DESCRIPTION:

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

LOTS 1 TO 10 INCLUSIVE, OF TRACT NO. 9443, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 144, PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2464-006-045
 GROSS AREA OF PROPERTY = 29,905 SQ. FT.

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

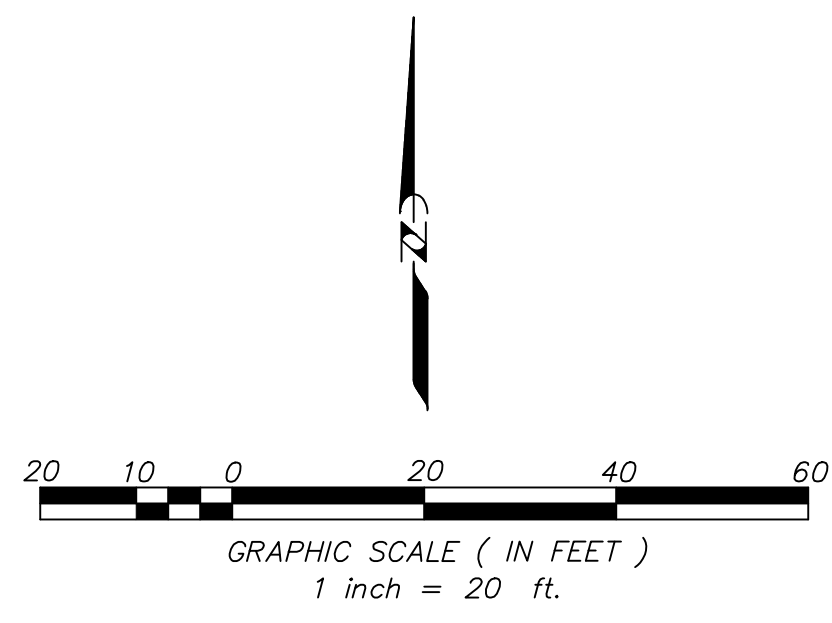
THE BEARING OF NORTH 89°45'05" WEST OF THE CENTERLINE OF EMPIRE AVENUE AS SHOWN ON TRACT NO. 9443, M.B. 144/5-6, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

EARTHWORK VOLUMES:

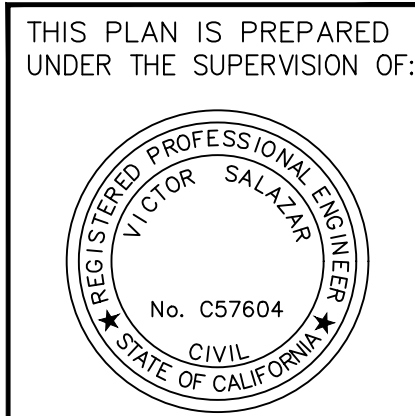
CUT 1,000 C.Y.
 FILL 1,000 C.Y.
 OVEREXCAVATION 3,000 C.Y. (ESTIMATED 24" BELOW SUBGRADE)
 IMPORT/EXPORT 1,000 C.Y. (ESTIMATED EXPORT)

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.



FIELD SURVEY PREPARED UNDER THE SUPERVISION OF:
 VICTOR SALAZAR, P.E.
 COMPLETED ON: 07/20/2021



PROGRESS SET CONCEPTUAL CIVIL SITE PLAN

THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:

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

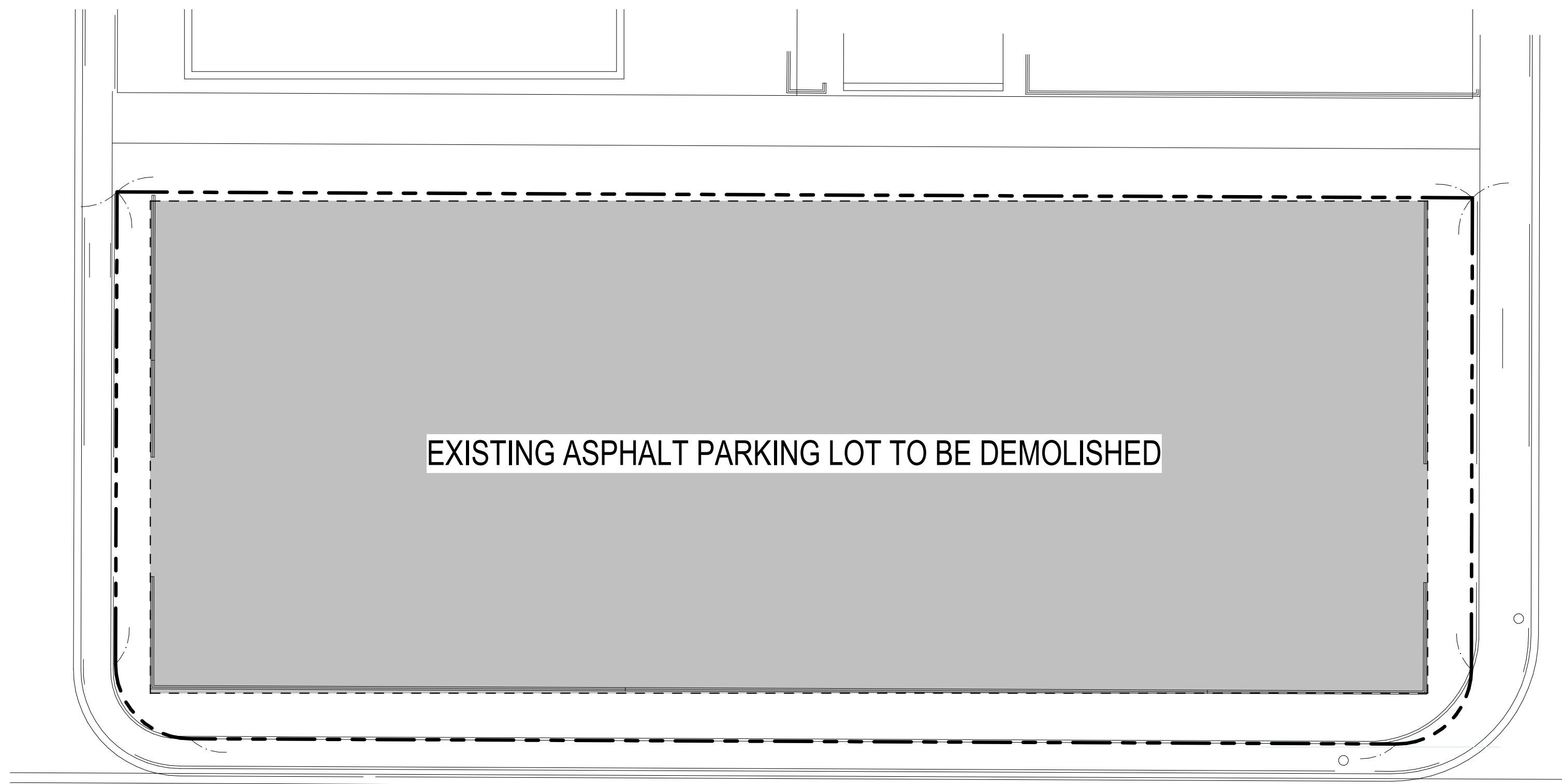
EMPIRE AVE. AFFORDABLE HOUSING PROJECT
 3001 W. EMPIRE AVE.
 IN THE CITY OF BURBANK OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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

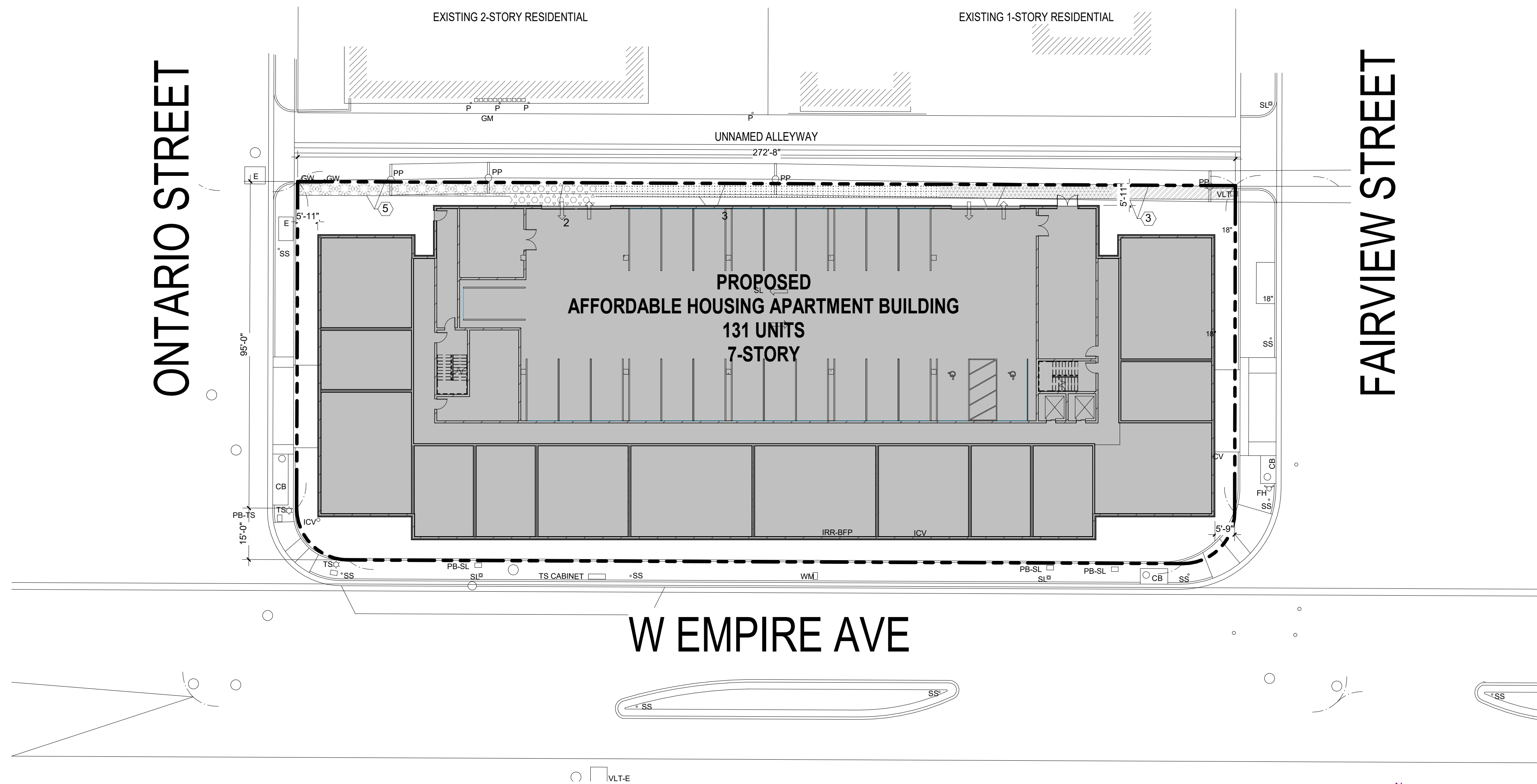
DESIGNED BY:	DATE:	SCALE:	REVIEWED BY:	Proj. No. 05015-836
FB	09/22/2021	AS SHOWN	VS	C2.A

VICTOR SALAZAR
 R.C.E. NO. C57604
 DATE 09-22-2021

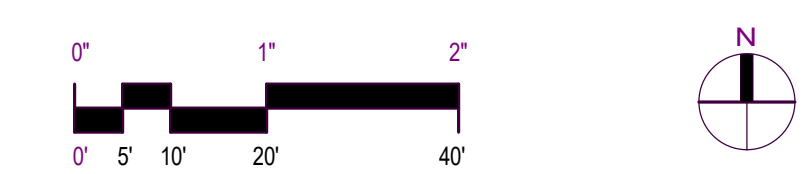
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1 Demolition Site Plan
A3.A 1" = 20'-0"



2 Site Plan - 3001 W Empire Ave
A3.A 1" = 20'-0"



SITE	
Address:	3001 W. Empire Ave.
Zip Code:	91504
Parcel Number/AIN:	2464-006-045
Legal Desc:	TR=9443 Lots 1 Thru Lot 10
APPLICABLE LOCAL REGULATIONS	
Burbank Municipal Code, Title 10 Zoning Regulations	
Burbank 2035 General Plan	
PROPERTY ZONING	
Property Zoning:	M-2 (GENERAL INDUSTRIAL)
General Plan Designation:	Regional Commercial
SITE AREA	
Existing Lot Area:	29,904 GSF (0.69 ACRES)
FLOOR AREA RATIO + DENSITY	
Allowable Density (M-2 Zoning):	58 Units/Acre
Low Income Density Bonus (+35%):	78.3 Units/Acre
Calculated Allowable Density:	78.3 Units * 0.69 Acres = 54 Units
Proposed Unit Count:	131 Units
Proposed Density:	190 Units/Acre
Allowable FAR:	1.25
FAR:	128,459 SF (GROSS BUILDING) = 4.23 29,904 SF (GROSS SITE)
LOT COVERAGE:	24,340 SF (LEVEL 1 GROSS BUILDING) = 81.4% 29,904 SF (GROSS SITE)
Affordable Housing Concession to increase FAR Density:	
BUILDING SETBACKS	
M-2 Zoning Requirement	
Front:	5' or 20% of the building height, whichever is greater (17' 0")
Rear North:	Undefined
Side East:	5' or 20% of the building height, whichever is greater (17' 0")
Side West:	5' or 20% of the building height, whichever is greater (17' 0")
Affordable Housing Concession to reduce all setback requirements to 0'.	
BUILDING HEIGHT	
M-2 Zoning Requirement	
Within 0-300' of R-4 Zoning:	50'
Affordable Housing Concession to increase maximum height.	
Proposed Building Height:	87'-4"
OPEN SPACE	
Required Open Space per Unit:	No Minimum in M-2 Zone
Provided Open Space per Unit:	15640 Open Space / 131 Units = 119.38 SF PER UNIT
PARKING	
Base parking required(10-1-63)(EX1):	
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 Provided: 0 Stalls	
Parking Required: 24 stalls	
Accessible Parking Req.: 1 Standard, 1 Van Accessible per California Building Code Title 24, chapter 11a	
Accessible Parking Provided: 2 Stalls total	

Open Space 3001 W Empire	
Level	Area
Level 1	8155 SF
Level 2	5304 SF
Level 5	2182 SF
	15640 SF

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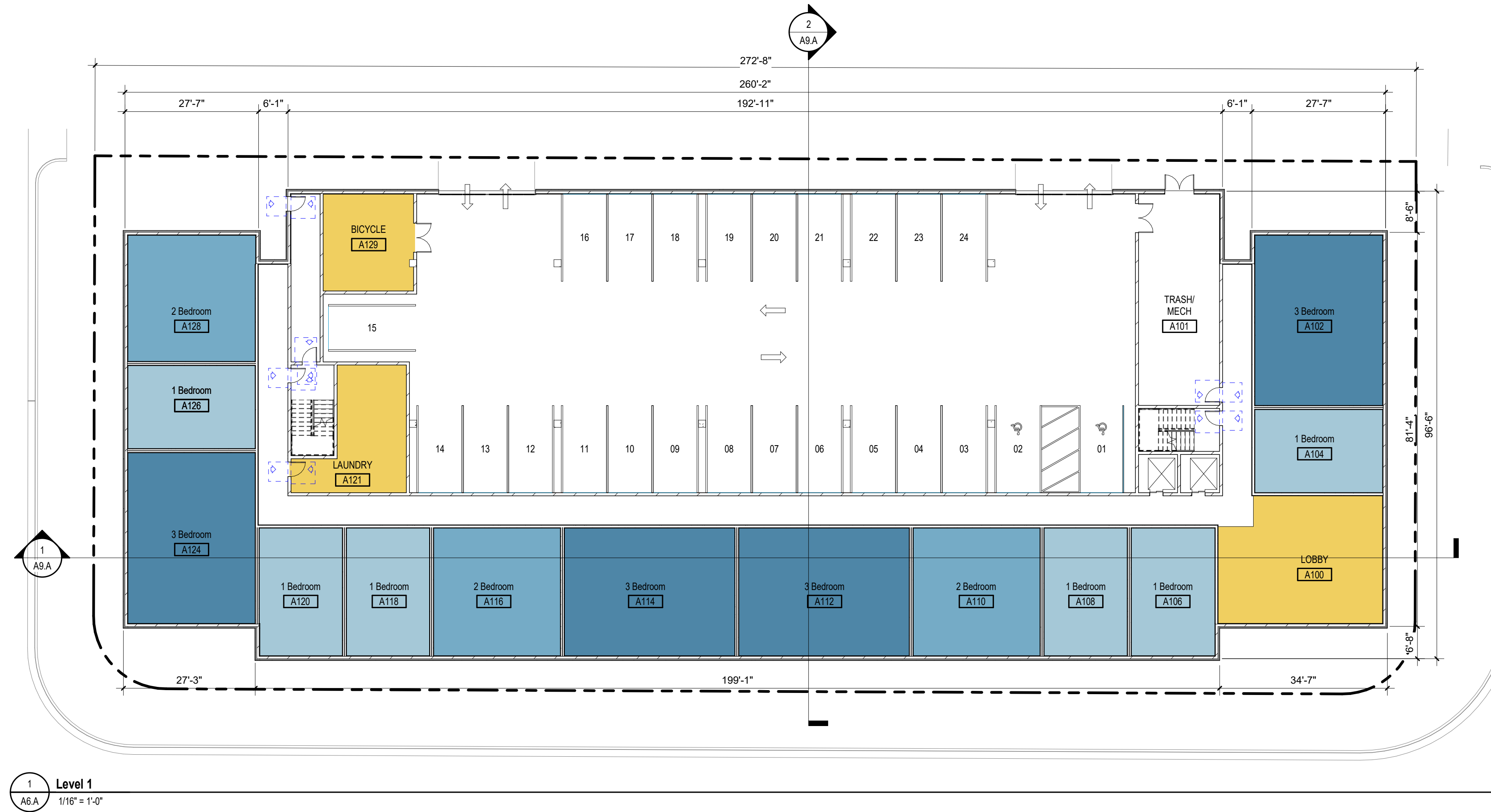
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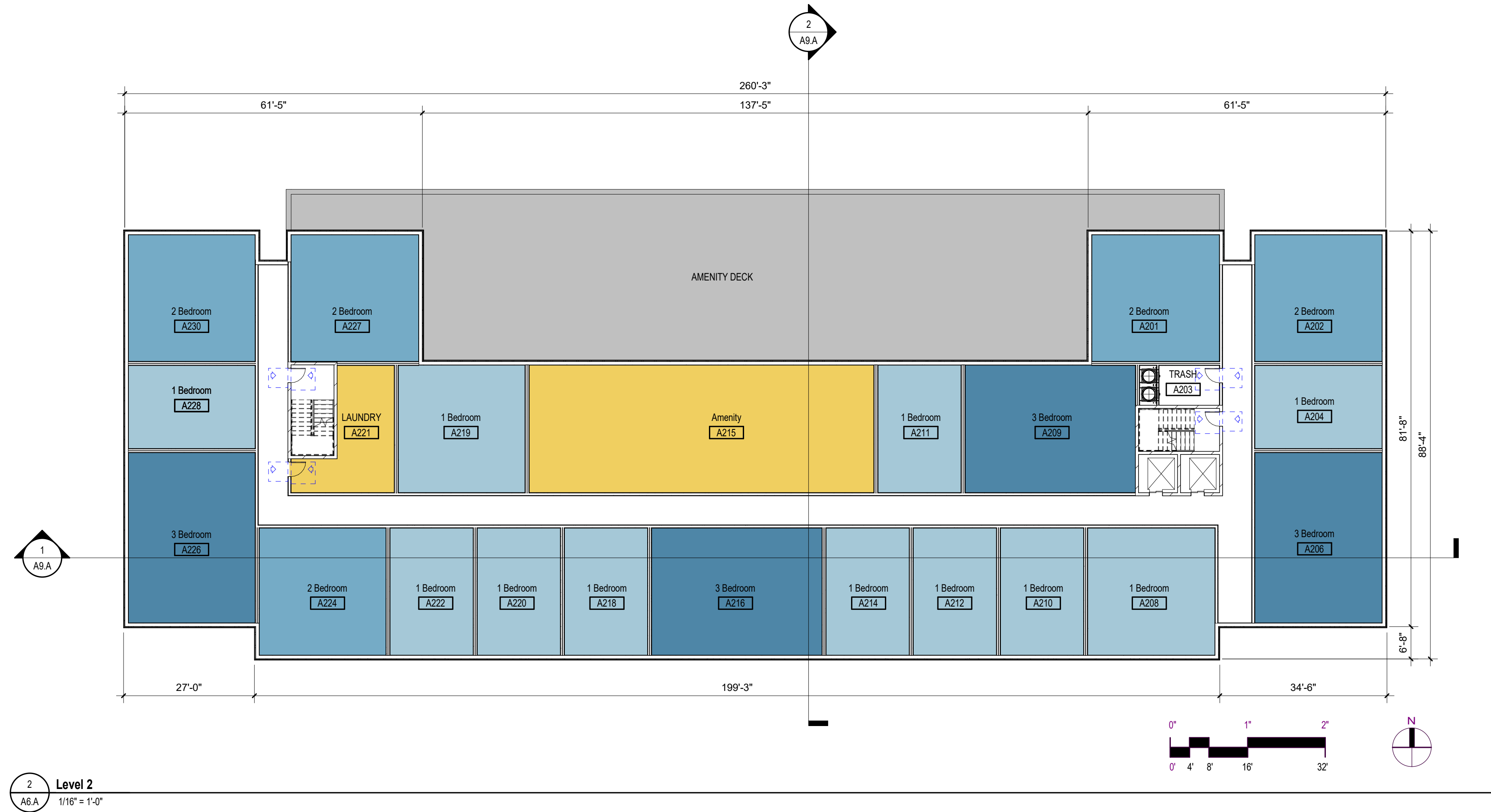
Project Information		
Phase:	Planning Pre-Application	Date: 8/27/2021
Project No.:	20-0538	PIC/AIC: J. Schoeneck
ABS Burbank		

Sheet Title
Site Plan - 3001 W Empire Ave.

Sheet Number	Current Revision
A3.A	



1 Level 1
A6.A 1/16" = 1'-0"



2 Level 2
A6.A 1/16" = 1'-0"

3001 W Empire - Unit Matrix

	1 Bed	2 Bed	3 Bed	Total Units
Floor 1	6	3	4	13
Floor 2	11	5	4	20
Floor 3	12	5	5	22
Floor 4	12	5	5	22
Floor 5	8	5	5	18
Floor 6	8	5	5	18
Floor 7	8	5	5	18
	65	33	33	131
	50%	25%	25%	

3001 W Empire - Rentable Area

Level	Area
Level 1	9385 SF
Level 2	15946 SF
Level 3	14940 SF
Level 4	14940 SF
Level 5	12899 SF
Level 6	12899 SF
Level 7	12899 SF
	93908 SF

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No.	Date	Description

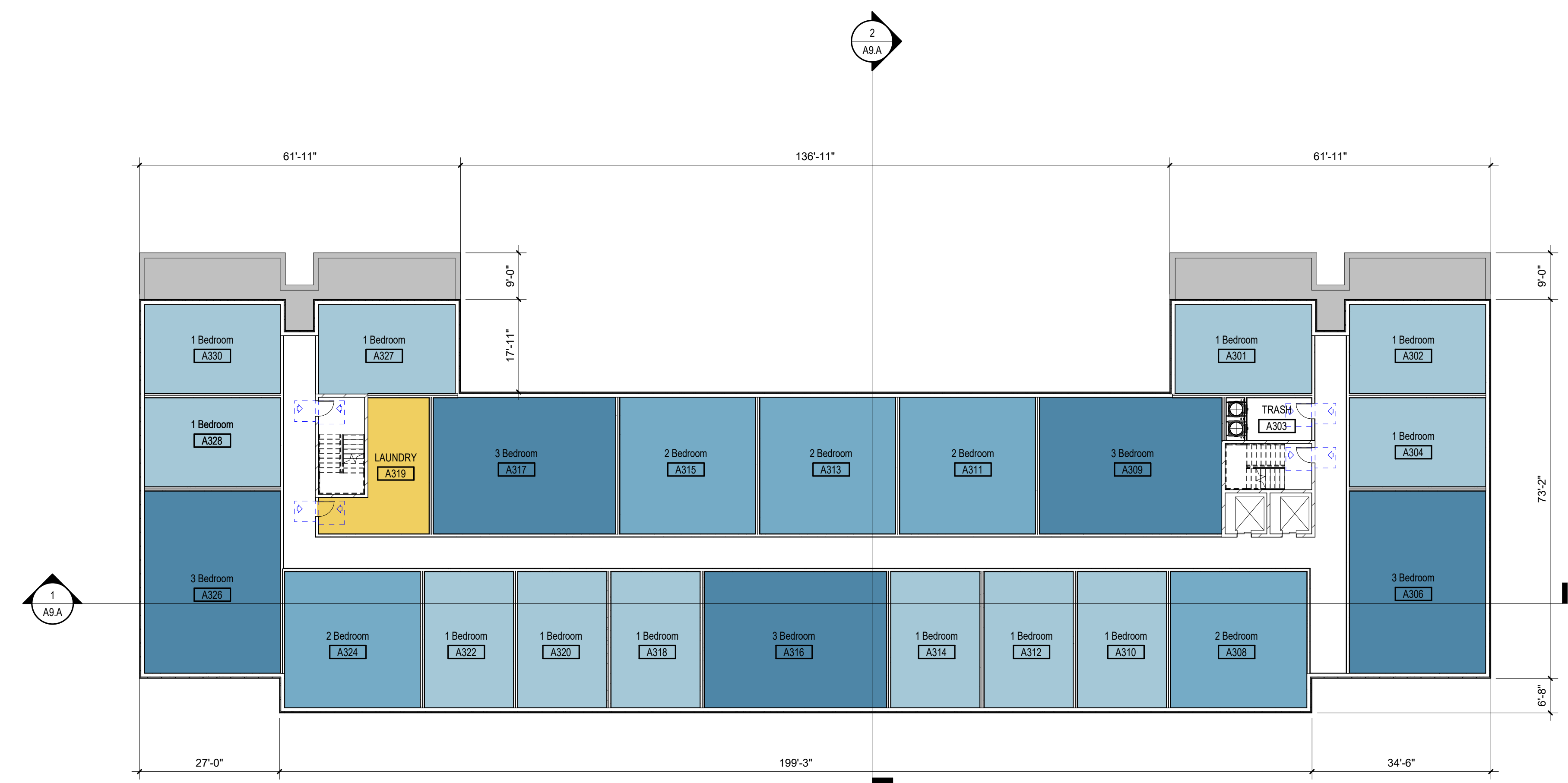
Project Information
Phase: Planning Pre-Application | Date: 8/27/2021
Project No.: 20-0538 | PIC / A/C: J. Schoeneck
ABS Burbank

Sheet Title
Floor Plans - 3001 W Empire Ave.

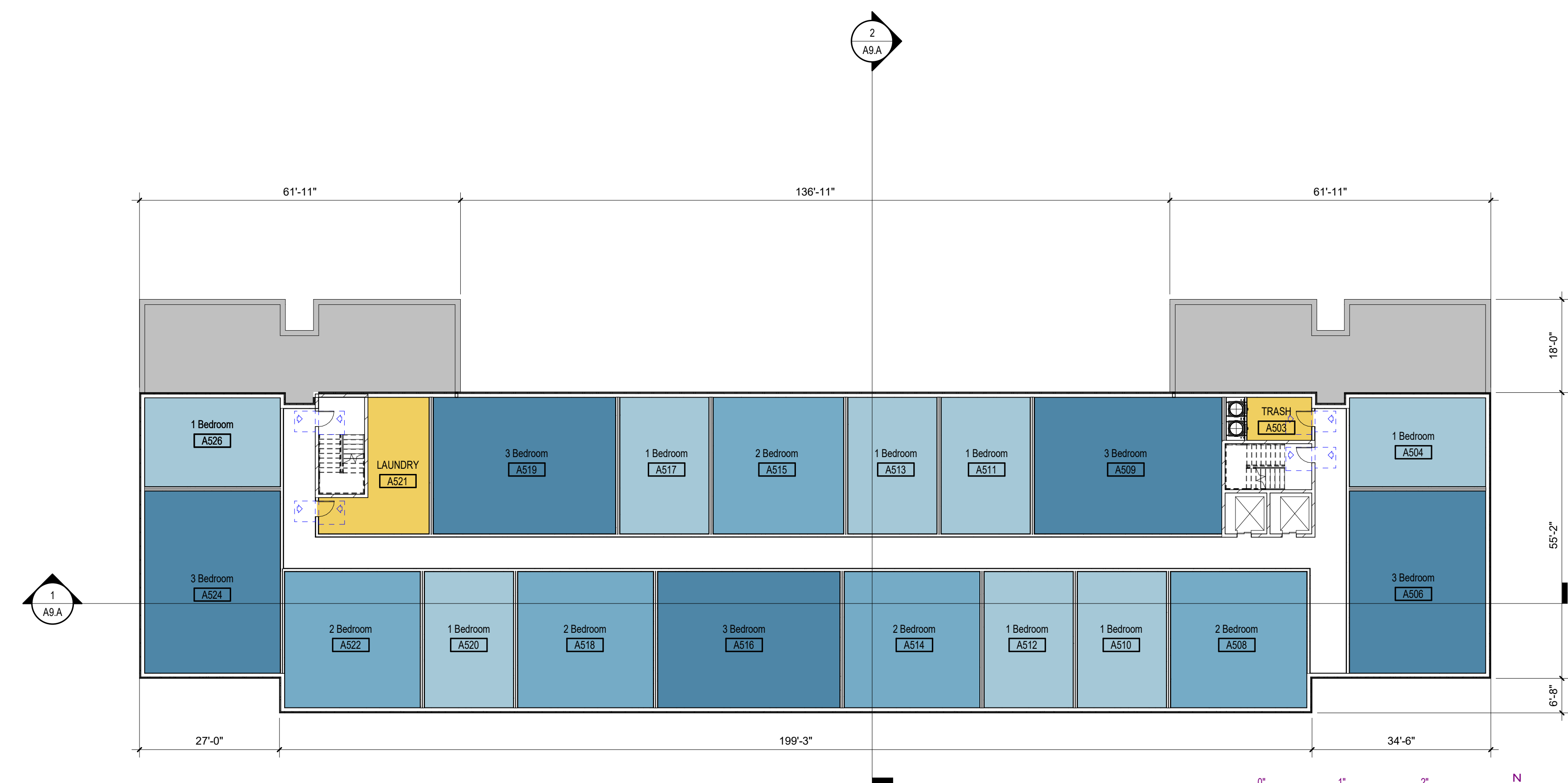
Sheet Number | Current Revision

A6.A

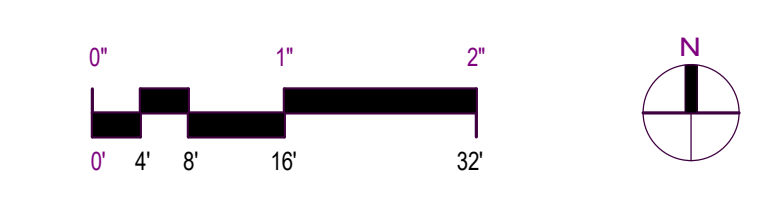
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1
A7.A Levels 3-4
1/16" = 1'-0"



2
A7.A Levels 5-7
1/16" = 1'-0"



3001 W Empire - Unit Matrix

	1 Bed	2 Bed	3 Bed	Total Units
Floor 1	6	3	4	13
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Floor 5	8	5	5	18
Floor 6	8	5	5	18
Floor 7	8	5	5	18
	65	33	33	131
	50%	25%	25%	

3001 W Empire - Rentable Area

Level	Area
Level 1	9385 SF
Level 2	19946 SF
Level 3	14940 SF
Level 4	14940 SF
Level 5	12899 SF
Level 6	12899 SF
Level 7	12899 SF
	93908 SF

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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
 Floor Plans - 3001 W Empire Ave.

Sheet Number | **Current Revision**

A7.A

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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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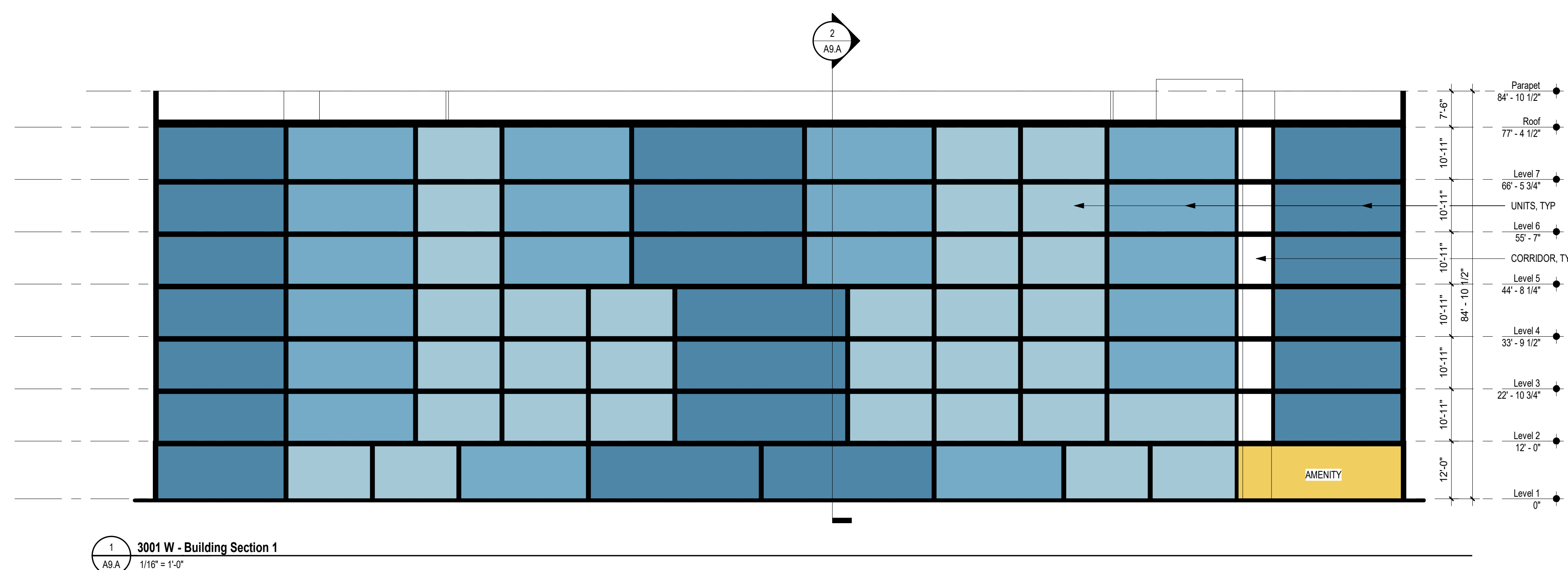
Revisions		
No.	Date	Description

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

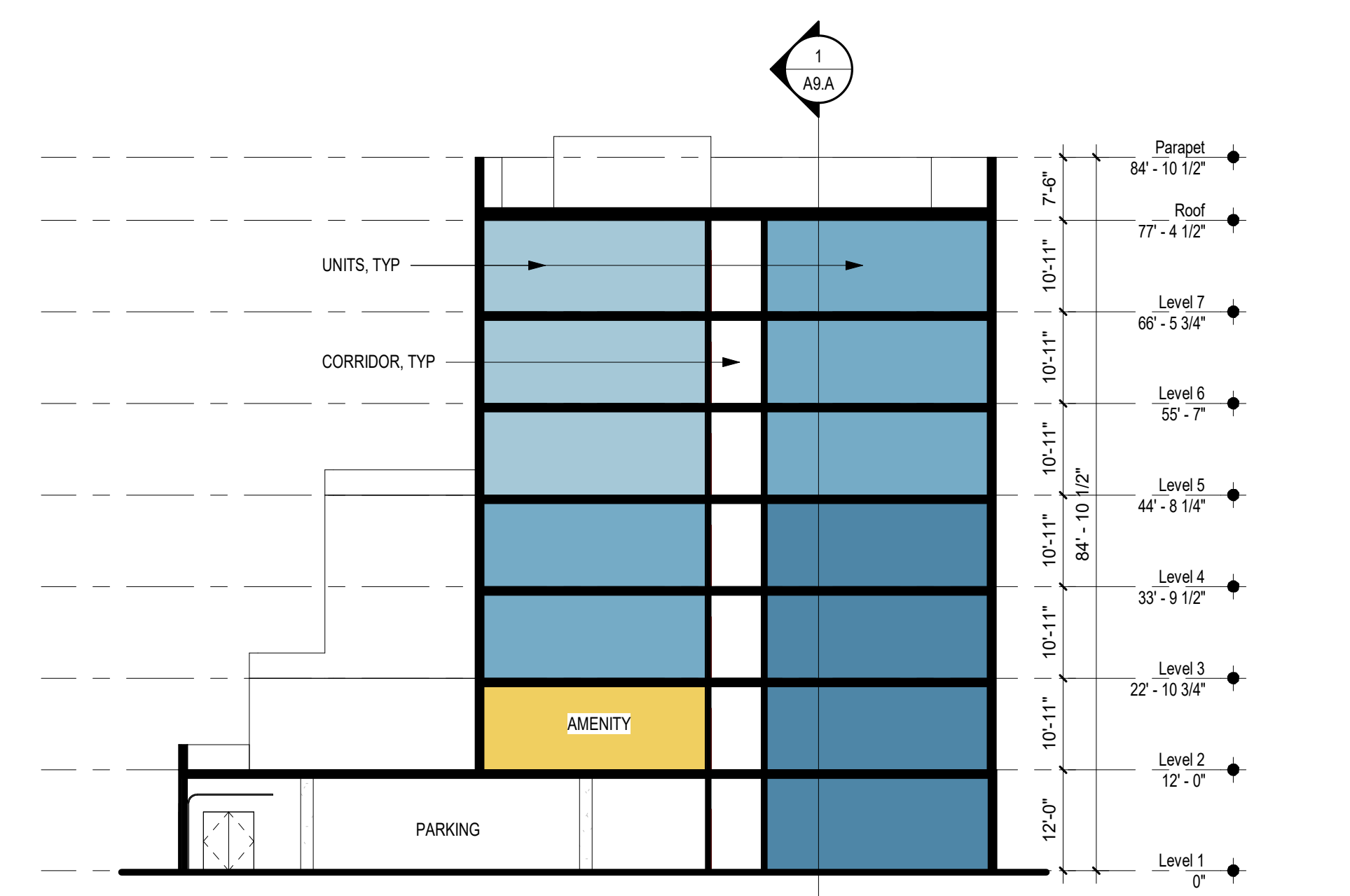
Sheet Title
Elevations - 3001 W Empire Ave.

Sheet Number _____ Current Revision _____

A10.A



1
3001 W - Building Section 1
ABA 1/16" = 1'-0"



2
3001 W - Building Section 2
ABA 1/16" = 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 / A/C: J. Schoeneck

ABS Burbank

Sheet Title
Building Sections - 3001 W
Empire Ave.

Sheet Number _____ Current Revision _____

A9.A

2464

6 SHEET

P. A. 1224-26

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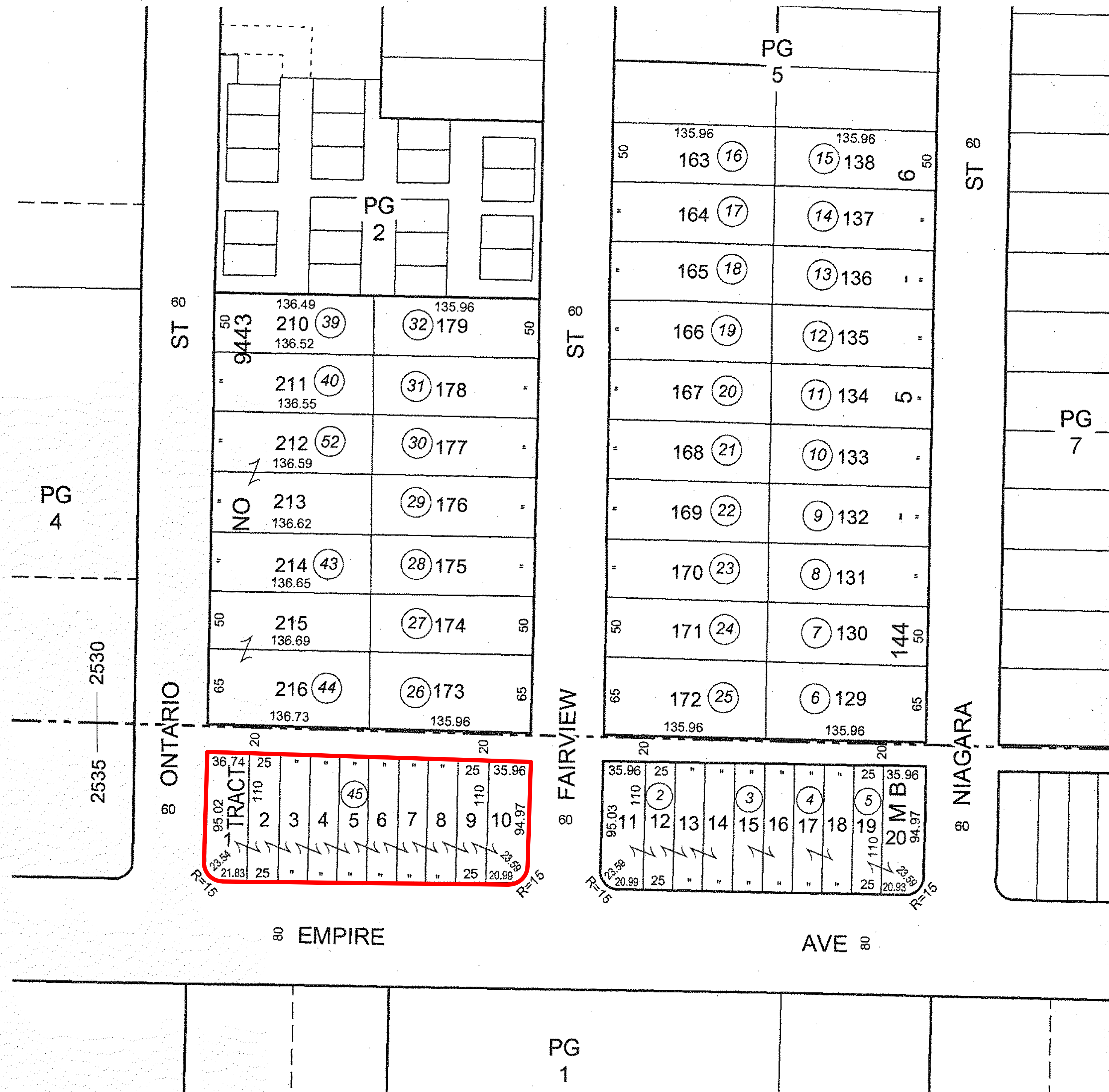
SEARCH NO

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MAPPING AND GIS SERVICES SCALE 1" = 100'



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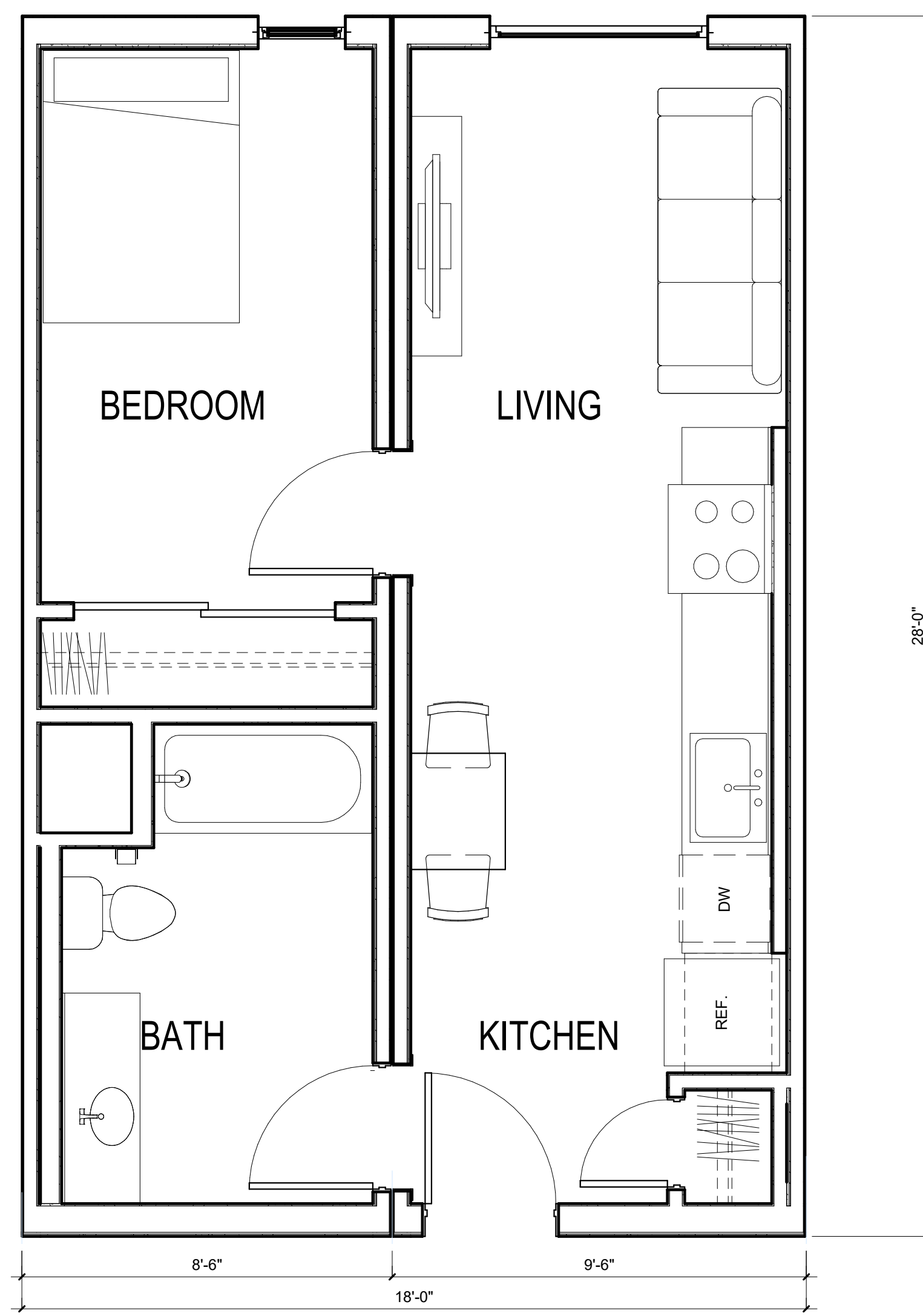
Project Information
 Phase: Planning Pre-Application Date: 8/27/2021
 Project No.: 20-0538 PIC/AIC: J. Schoeneck
 ABS Burbank

Sheet Title
 Parcel Map - For Reference - 3001 W Empire Ave.

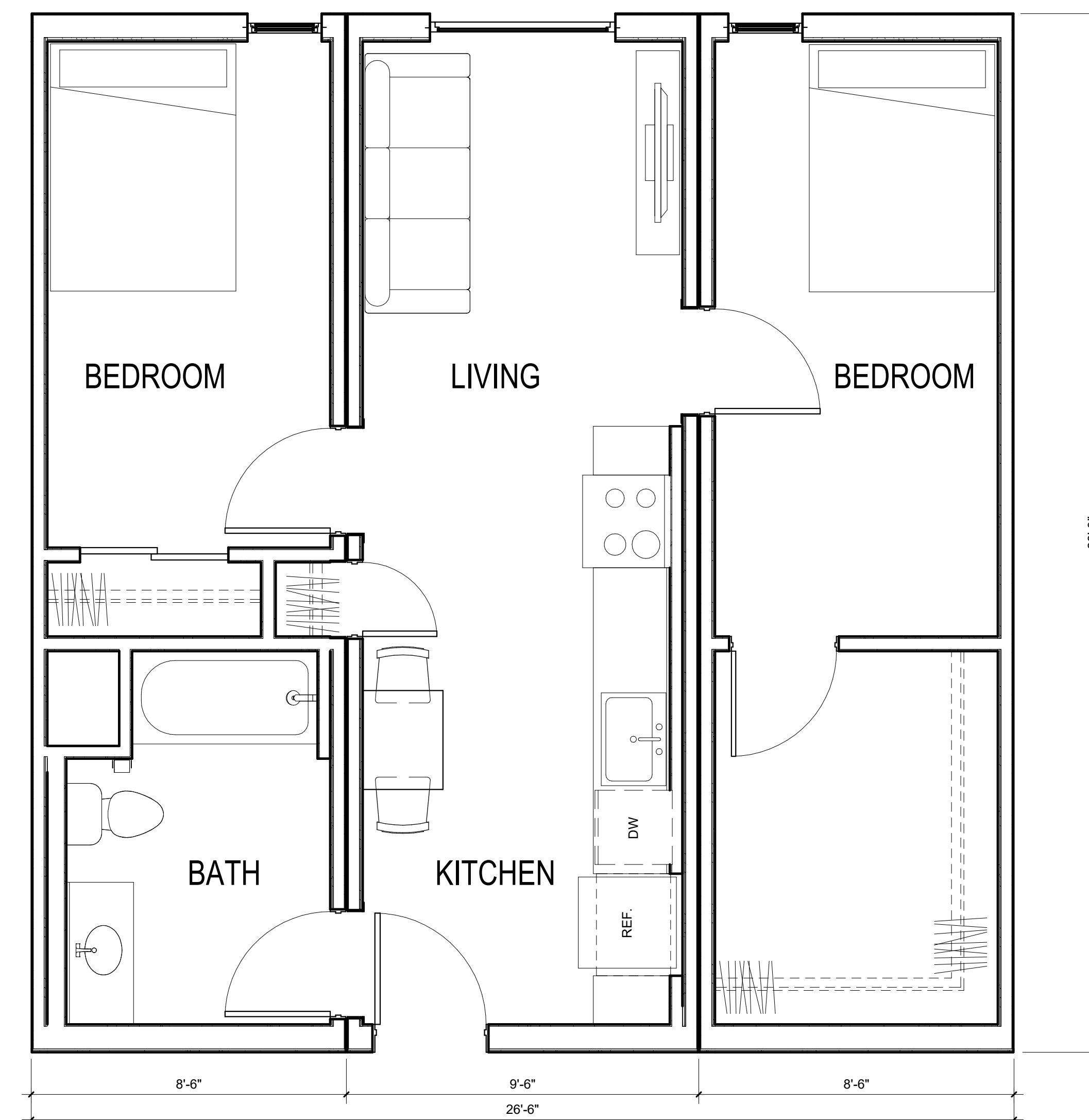
Sheet Number Current Revision

A13.A

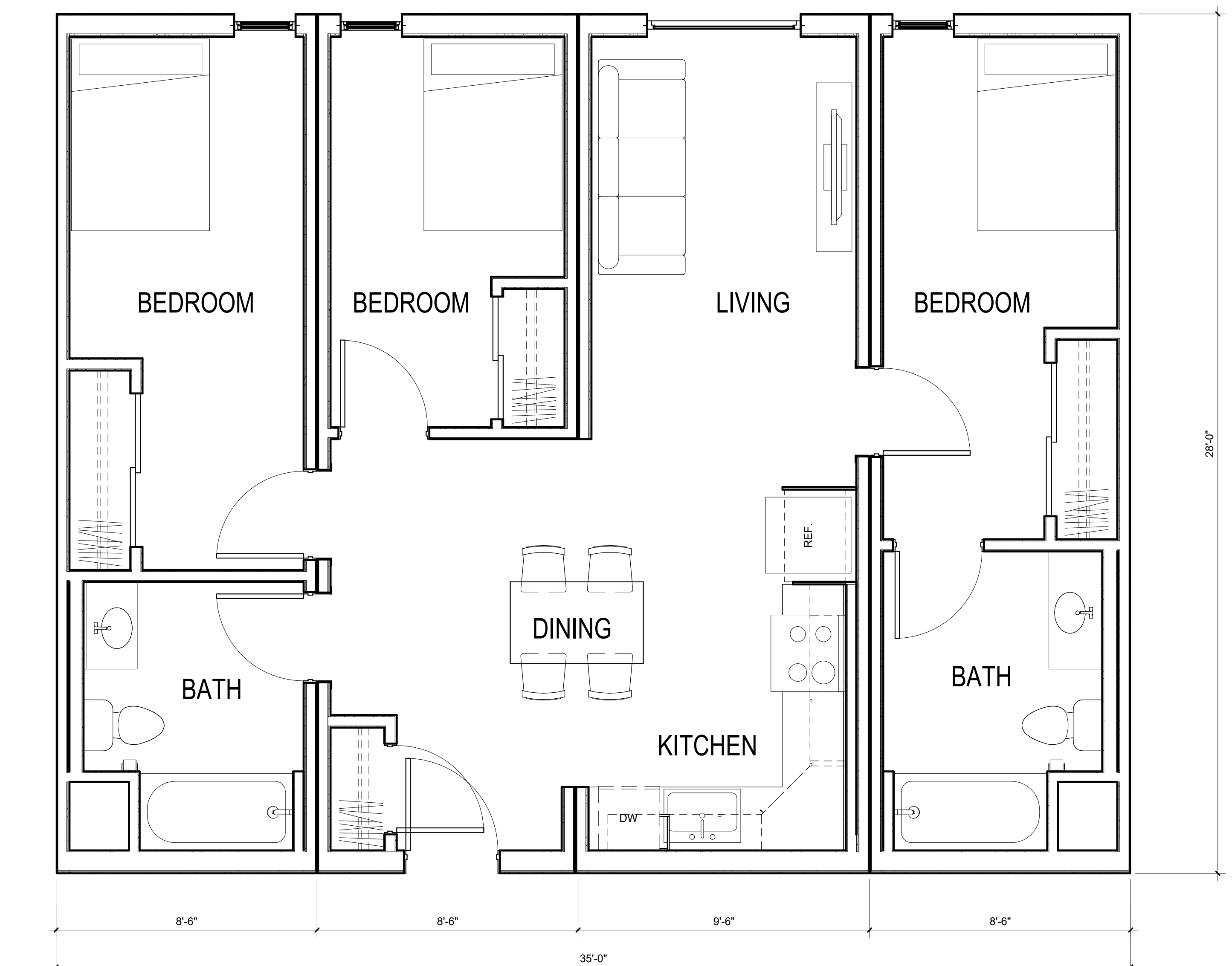
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1 1 Bed - 450 SQ FT
A14.A 3/8" = 1'-0"



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



3 3 Bed - 900 SQ FT
A14.A 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
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Sheet Title
Typical Unit Plans - 3001
W Empire Ave.

Sheet Number	Current Revision
A14.A	

A14.A

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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

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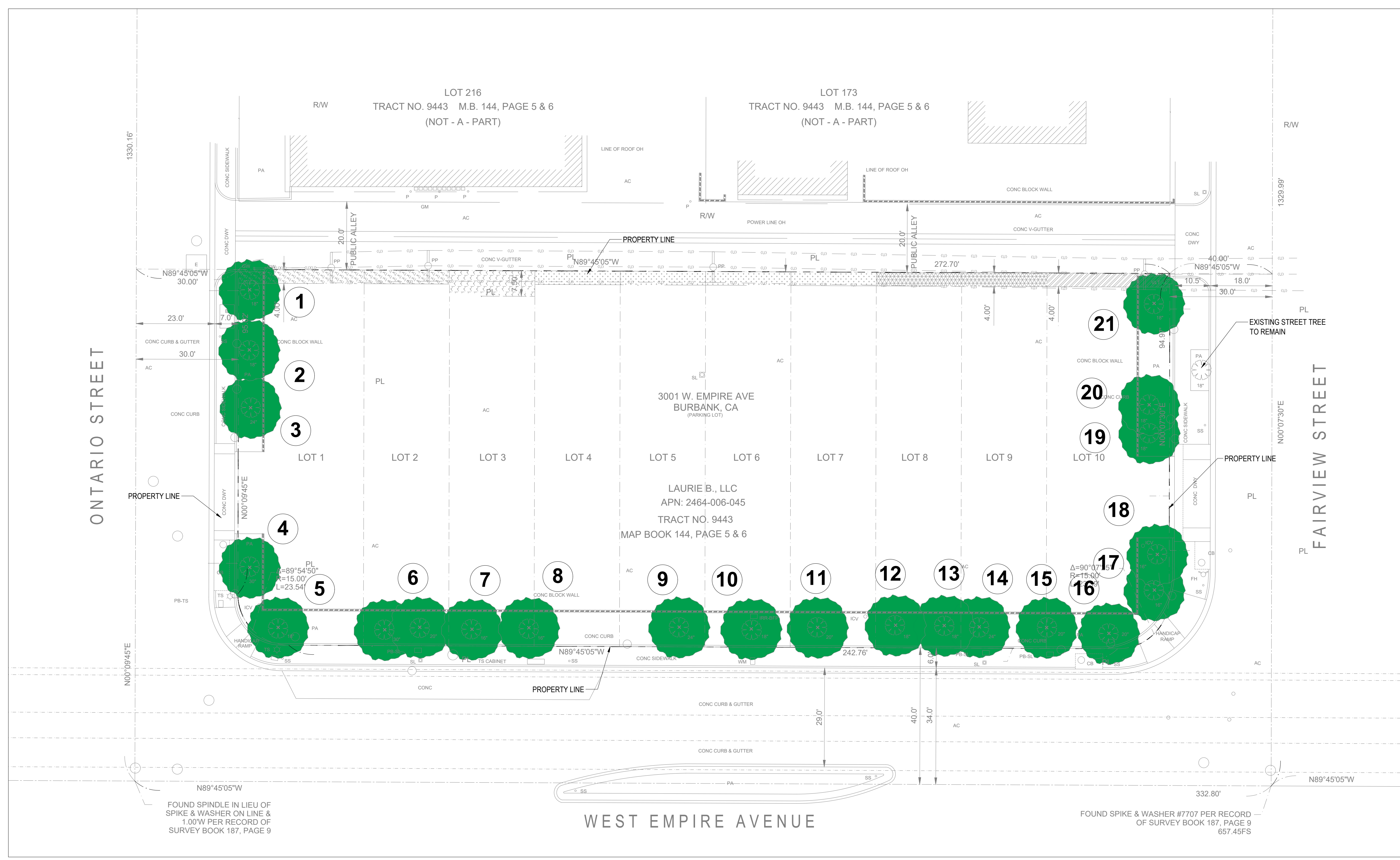
Sheet Title

Existing Site Photos

Sheet Number **Current Revision**

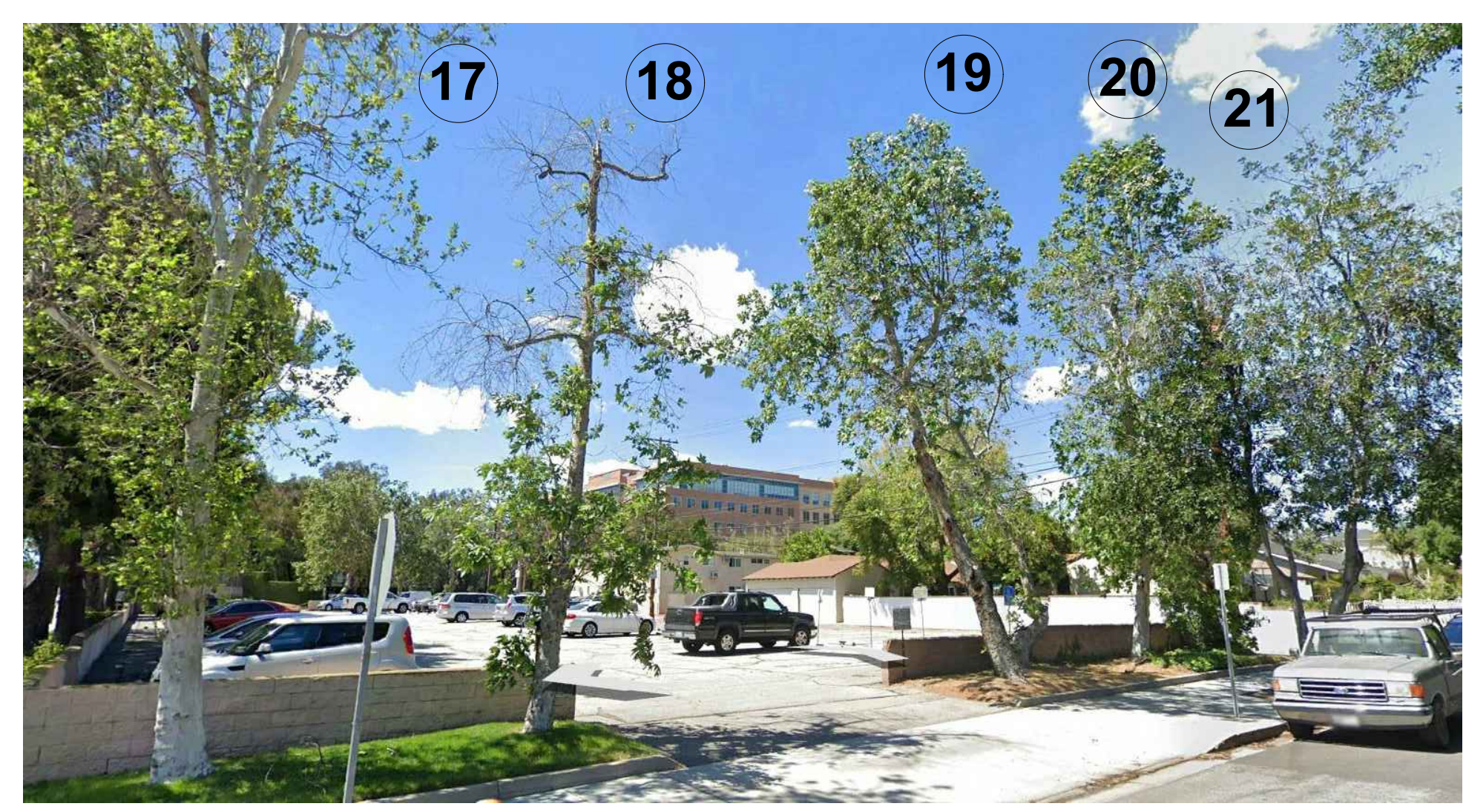
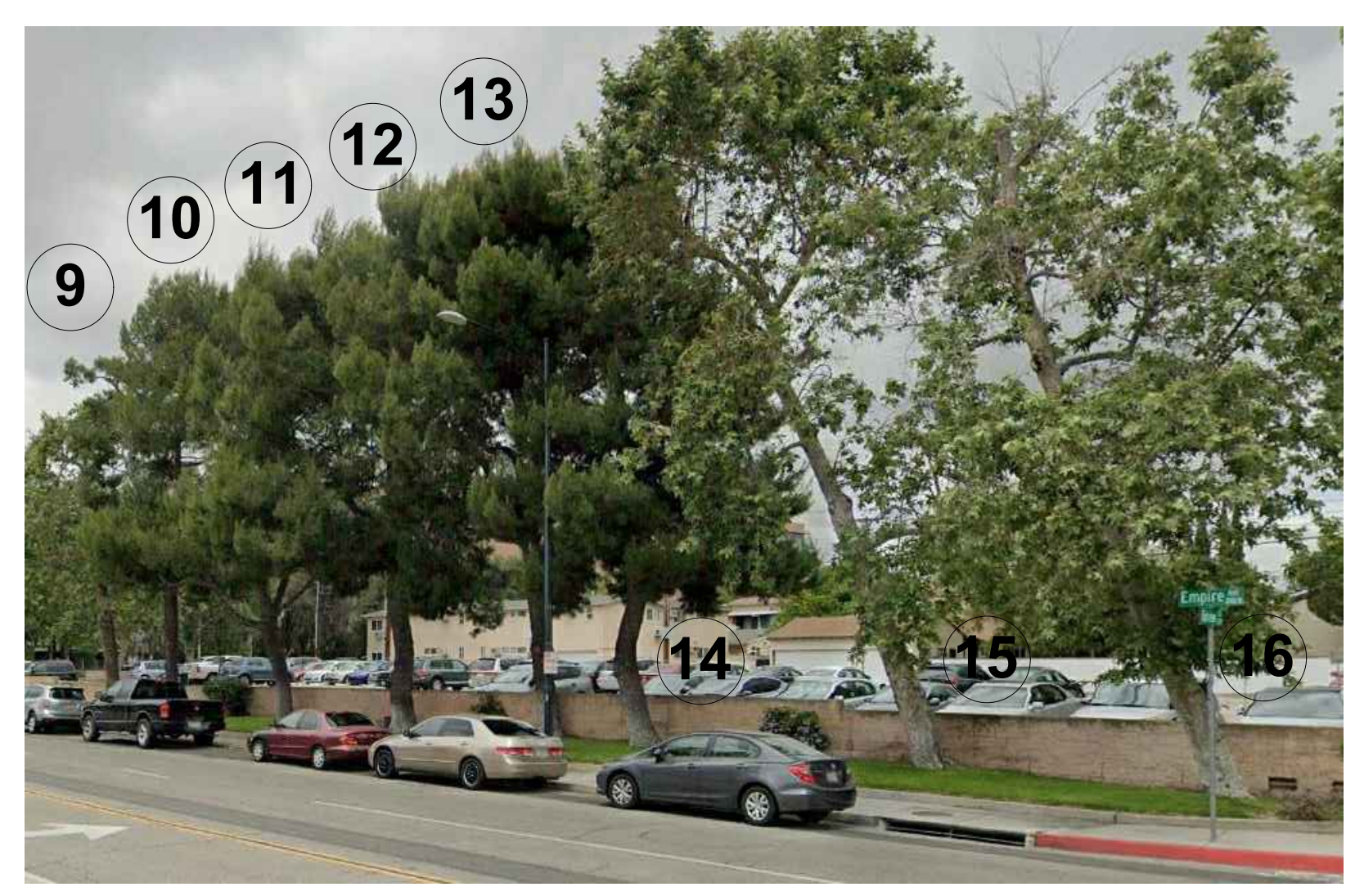
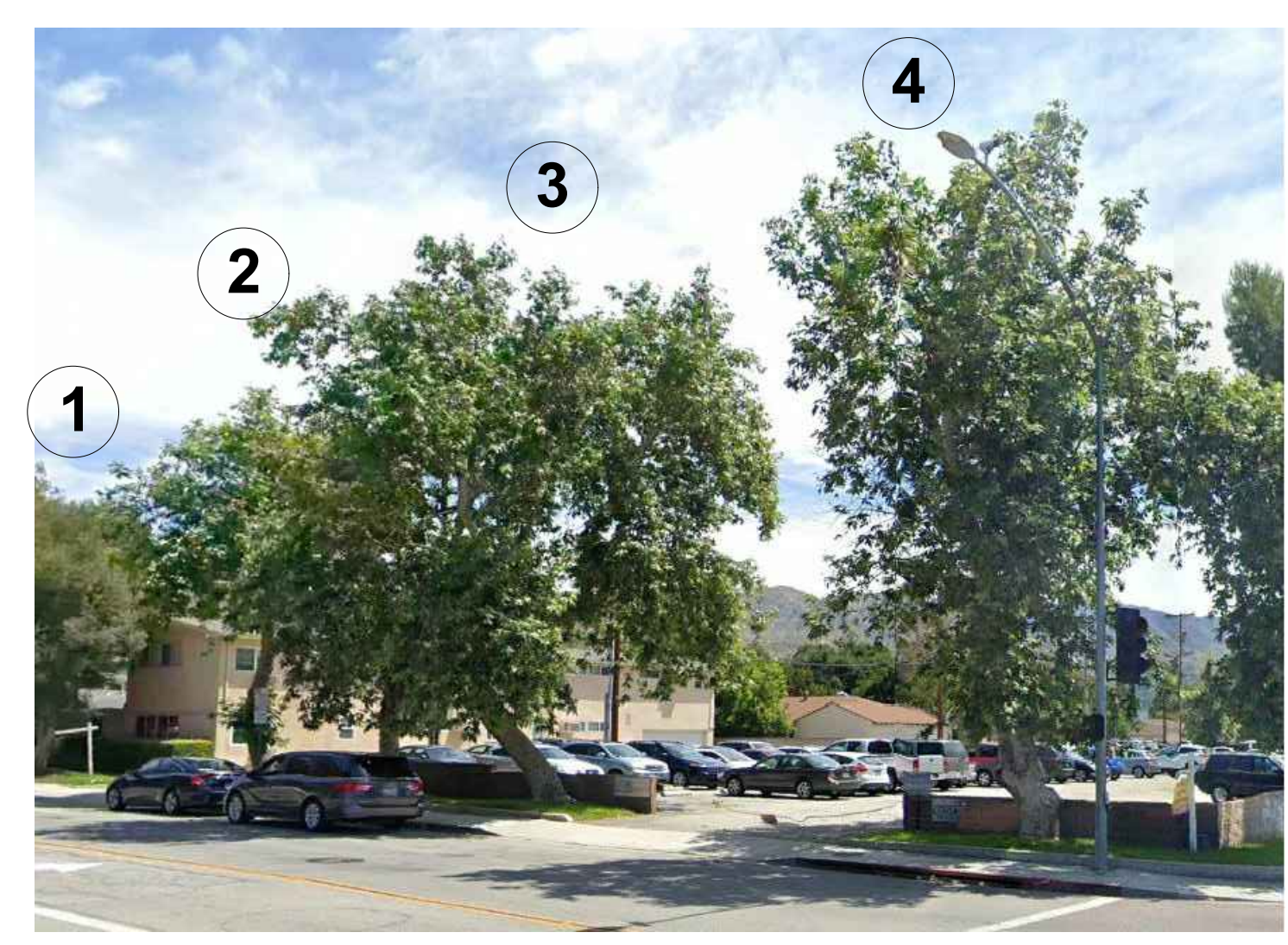
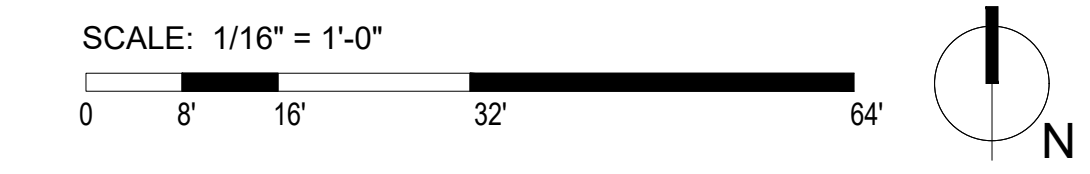
A15.A

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- EXISTING TREE LEGEND:**
- | | |
|------------------------|-----------------|
| 1. PLATANUS ACERFOLIA | 18" CALIPER |
| 2. PLATANUS ACERFOLIA | 18" CALIPER |
| 3. PLATANUS ACERFOLIA | 24" CALIPER |
| 4. PLATANUS ACERFOLIA | 30" CALIPER |
| 5. PLATANUS ACERFOLIA | 18" CALIPER |
| 6. STONE PINE | 30" CALIPER |
| 7. STONE PINE | 16" CALIPER |
| 8. STONE PINE | 16" CALIPER |
| 9. PLATANUS ACERFOLIA | 24" CALIPER |
| 10. STONE PINE | 18" CALIPER |
| 11. STONE PINE | 20" CALIPER |
| 12. STONE PINE | 18" CALIPER |
| 13. STONE PINE | 18" CALIPER |
| 14. STONE PINE | 24" CALIPER |
| 15. PLATANUS ACERFOLIA | 20" CALIPER |
| 16. PLATANUS ACERFOLIA | 20" CALIPER |
| 17. PLATANUS ACERFOLIA | 16" CALIPER |
| 18. PLATANUS ACERFOLIA | 16" CALIPER |
| 19. PLATANUS ACERFOLIA | 18" CALIPER |
| 20. PLATANUS ACERFOLIA | 18" CALIPER |
| 21. PLATANUS ACERFOLIA | 18" CALIPER |
| TOTAL: | 21 TREES |
- * PRELIMINARY PLAN ONLY. ENTITLEMENT SUBMITTAL WILL REFERENCE THE TREE REPORT STUDY NECESSARY FOR APPROVALS.*

EXISTING TREE PLAN



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Revisions

No.	Date	Description

Project Information

Phase:	Concept	Date:	06/11/21
Project No.:	21-040	PIC / A/C:	

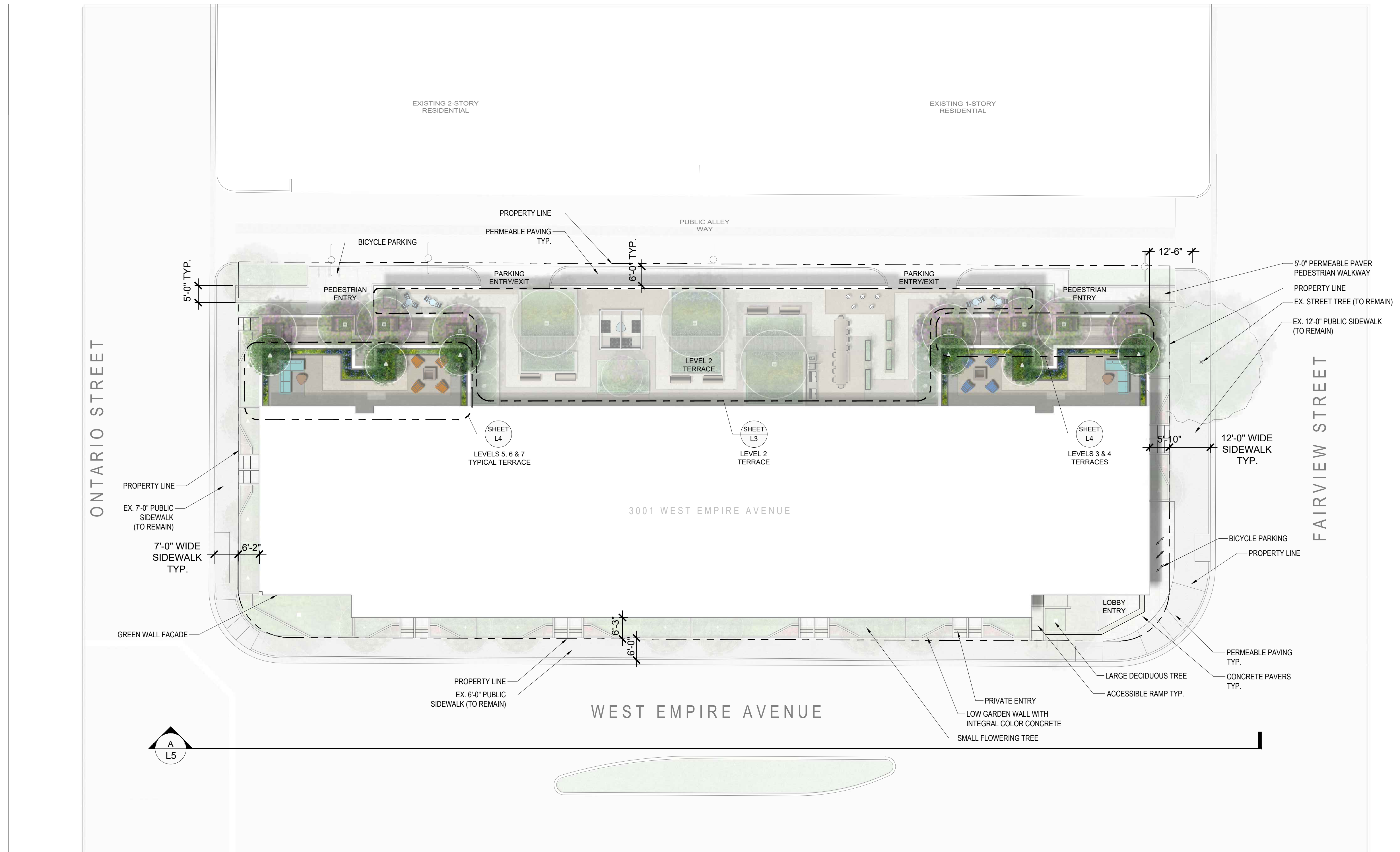
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3001 West Empire Avenue

Sheet Title
Existing Tree Plan

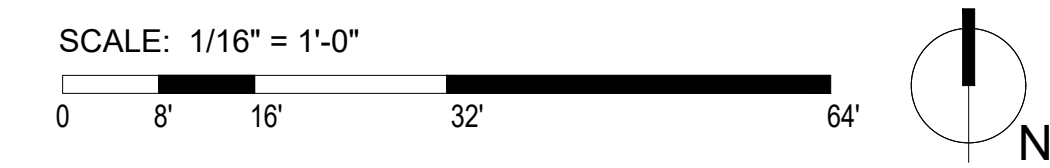
Sheet Number **Current Revision**

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OVERALL ILLUSTRATIVE SITE PLAN



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 PROPER:	29,905 SF
BUILDING AREA:	24,300 SF
OPEN SPACE AREA:	5,605 SF
HARDSCAPE AREA:	3,253 SF
PLANTING AREA:	2,352 SF

PERMEABLE LAND AREA:

OPEN SPACE AREA:	5,605 SF
PLANTING AREA (42%):	2,352 SF
PERMEABLE PAVING (32%):	1,787 SF
NON-PERMEABLE PAVING (26%):	1,466 SF

LEVEL 2 TERRACE:

OPEN SPACE AREA:	5,091 SF
HARDSCAPE AREA:	3,818 SF
LANDSCAPE AREA (25%):	1,273 SF

LEVELS 3 & 4 TERRACE (each level):

OPEN SPACE AREA:	928 SF
HARDSCAPE AREA:	789 SF
LANDSCAPE AREA (15%):	139 SF

LEVELS 5, 6 & 7 TERRACE (each level):

OPEN SPACE AREA:	1,962 SF
HARDSCAPE AREA:	1,471 SF
LANDSCAPE AREA (25%):	491 SF

PROJECT SITE TREE REQUIREMENTS:

ON-SITE TREE COUNTS REQUIRED:



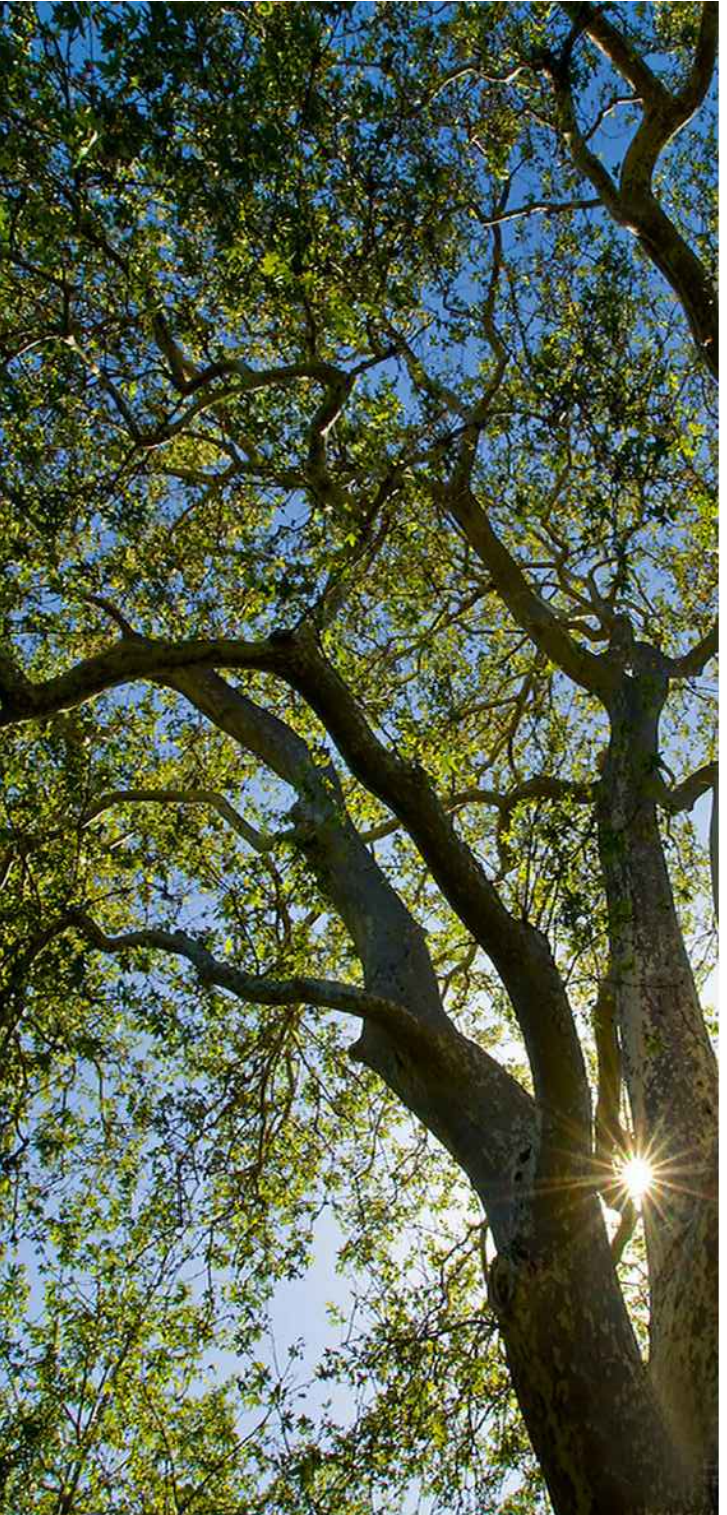






- (21) EXISTING TREES TO BE REMOVED: REPLACE 1 TO 1. 21
- REQUIRES 1 TREE TO BE PLANTED ON-SITE FOR EACH 4 UNITS (131 UNITS PROVIDED) 33
- ON-SITE TREES REQUIRED: 54

TREE COUNTS PROVIDED:

- ON-SITE GROUND LEVEL TREES: 17
- OFF-SITE STREET TREES: 0
- LEVEL 2 TERRACE: 15
- LEVELS 3 & 4 TERRACES: 16
- LEVELS 5, 6 & 7 TERRACES: 18
- TOTAL TREES PROVIDED: 64

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SITE 'A' 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	16	L3,L4	N	
	CER CAN	CERCIS CANADENSIS	EASTERN REDBUD TREE	24"-36" BOX	L	23	L1,L5-7	N	
	CIT SPP	CITRUS SPECIES	MEYERS LEMON, POMEGRANATE, KEY LIME, KUMQUAT TREES	15 GAL	N/A	3	L2	NA	
	OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE	24" BOX	L	3	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'	CRAPE MYRTLE	24" BOX	L	9	L1	N	
	MYR COM	MYRTUS COMMUNIS	COMMON MYRTLE	15 GAL	L	8	L2	N	
	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M	2	L1	N	
						TOTAL	64		

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Revisions

No.	Date	Description

Project Information

Phase: Concept | Date: 06/11/21
Project No.: 21-040 | PIC / A/C:

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Sheet Title
Overall Illustrative Site Plan

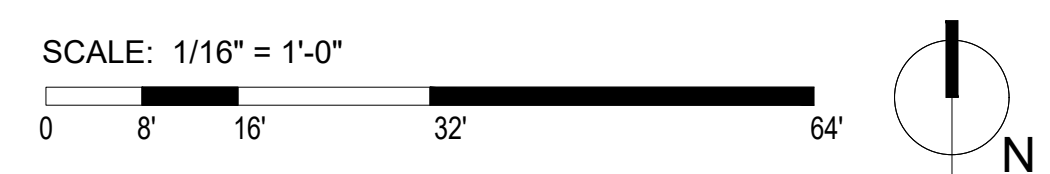
Sheet Number | Current Revision

L1

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GROUND LEVEL SITE PLAN



LANDSCAPE CALCULATIONS:

GROUND LEVEL SITE AREA:	
OPEN SPACE AREA	5,605 SF
HARDSCAPE AREA (58%):	3,253 SF
PLANTING AREA (42%):	2,352 SF
PERMEABLE LAND AREA:	
OPEN SPACE AREA:	5,605 SF
PLANTING AREA (42%):	2,352 SF
PERMEABLE PAVING (32%):	1,787 SF
NON-PERMEABLE PAVING (26%):	1,466 SF
TREE COUNTS PROVIDED:	
ON-SITE GROUND LEVEL TREES:	17

SITE 'A' 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	16	L3,L4	N	
▲	CER CAN	CERCIS CANADENSIS	EASTERN REDBUD TREE	24"-36" BOX	L	23	L1,L5-7	N	
●	CIT SPP	CITRUS SPECIES	MEYERS LEMON, POMEGRANATE, KEY LIME, KUMQUAT TREES	15 GAL	N/A	3	L2	NA	
☐	OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE	24" BOX	L	3	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'	CRAPE MYRTLE	24" BOX	L	9	L1	N	
●	MYR COM	MYRTUS COMMUNIS	COMMON MYRTLE	15 GAL	L	8	L2	N	
■	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M	2	L1	N	
						TOTAL	64		

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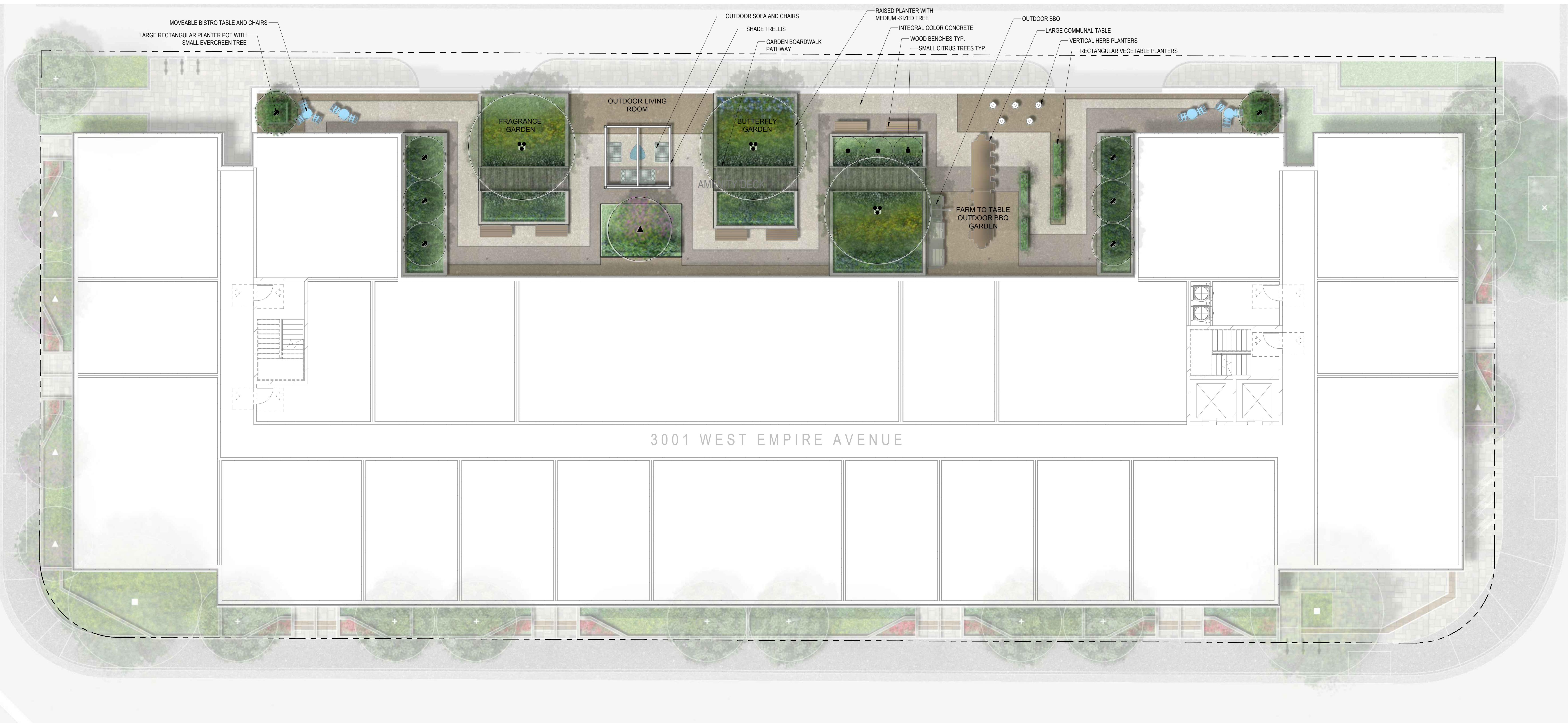
No.	Date	Description

Project Information
Phase: Concept Date: 06/11/21
Project No.: 21-040 PIC / A/C:
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Sheet Title
Ground Level Site Plan

Sheet Number **L2** Current Revision

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LEVEL 2 TERRACE SITE PLAN



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No.	Date	Description

LANDSCAPE CALCULATIONS:

LEVEL 2 TERRACE AREAS:

OPEN SPACE AREA: 5,091 SF
HARDSCAPE AREA: 3,818 SF
LANDSCAPE AREA (25%): 1,273 SF

TREE COUNTS PROVIDED:

LEVEL 2 TERRACE: 13



SITE 'A' 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	16	L3,L4	N	
▲	CER CAN	CERCIS CANADENSIS	EASTERN REDBUD TREE	24"-36" BOX	L	23	L1,L5-7	N	
●	CIT SPP	CITRUS SPECIES	MEYERS LEMON, POMEGRANATE, KEY LIME, KUMQUAT TREES	15 GAL	N/A	3	L2	NA	
⊙	OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE	24" BOX	L	3	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'	GRAPE MYRTLE	24" BOX	L	9	L1	N	
⊕	MYR COM	MYRTUS COMMUNIS	COMMON MYRTLE	15 GAL	L	8	L2	N	
■	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M	2	L1	N	
						TOTAL	64		

Project Information

Phase: Concept Date: 06/11/21
Project No.: 21-040 PIC / AIC:
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Sheet Title
Level 2 Terrace Site Plan

Sheet Number **Current Revision**
L3

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No.	Date	Description

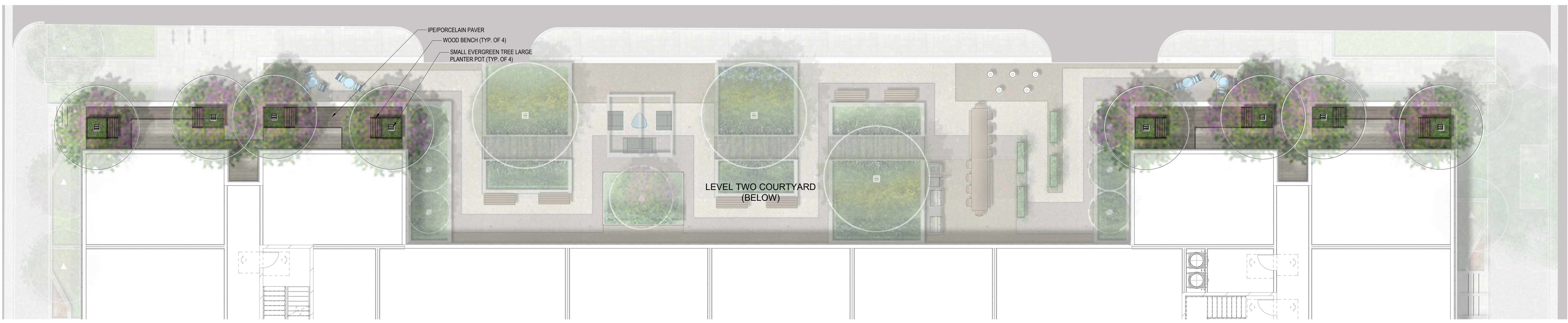
Project Information

Phase: Concept Date: 06/11/21
Project No.: 21-040 PIC / A/C:
ABS Burbank
3001 West Empire Avenue

Sheet Title
Levels 3 & 5 Terrace
Site Plan

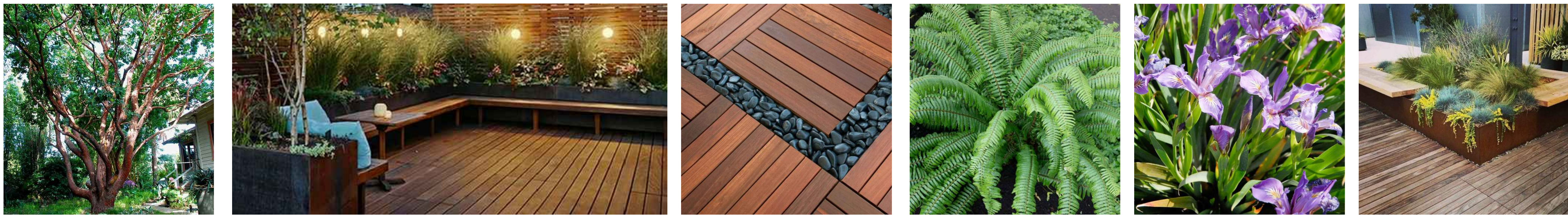
Sheet Number: **L4** Current Revision:

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LEVELS 3 & 4 TERRACE PLAN (TYPICAL)

SCALE: 1/8" = 1'-0"
0 4' 8' 16' 32' N



LANDSCAPE CALCULATIONS:

LEVELS 3 & 4 TERRACE AREAS (each level):

OPEN SPACE AREA:	928 SF
HARDSCAPE AREA:	789 SF
LANDSCAPE AREA (15%):	139 SF

TREE COUNTS PROVIDED:

LEVELS 3 & 4 TERRACES:	16
------------------------	----



LEVELS 5, 6 & 7 TERRACE PLAN (TYPICAL)

SCALE: 1/8" = 1'-0"
0 4' 8' 16' 32' N



LANDSCAPE CALCULATIONS:

LEVELS 5, 6 & 7 TERRACE (each level):

OPEN SPACE AREA:	1,962 SF
HARDSCAPE AREA:	1,471 SF
LANDSCAPE AREA (25%):	491 SF

TREE COUNTS PROVIDED:

LEVELS 5, 6 & 7 TERRACES:	18
---------------------------	----

SITE 'A' 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	16	L3,L4	N	
	CER CAN	CERCIS CANADENSIS	EASTERN REDBUD TREE	24"-36" BOX	L	23	L1,L5-7	N	
	CIT SPP	CITRUS SPECIES	MEYERS LEMON, POMEGRANATE, KEY LIME, KUMQUAT TREES	15 GAL	N/A	3	L2	NA	
	OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE	24" BOX	L	3	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'	CRAPE MYRTLE	24" BOX	L	9	L1	N	
	MYR COM	MYRTUS COMMUNIS	COMMON MYRTLE	15 GAL	L	8	L2	N	
	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M	2	L1	N	
						TOTAL	64		



A 3001 WEST EMPIRE AVENUE SOUTH ELEVATION

- PRIVATE ENTRY (TYP.)
- DROUGHT TOLERANT SHRUBS AND GROUNDCOVER
- ACCENT SHRUBS
- SMALL FLOWERING TREE (TYP.)
- LOW GARDEN WALL WITH INTEGRAL COLOR CONCRETE (TYP.)
- CLIMBING VINES
- ACCESSIBLE RAMP
- LARGE DECIDUOUS TREES (TYP.)
- (6) SHORT TERM BICYCLE PARKING

SCALE: 1/16" = 1'-0"
0 8 16 32

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No.	Date	Description

Project Information			
Phase:	Concept	Date:	08/11/21
Project No.:	21-040	PIC / AIC:	
ABS Burbank 3001 West Empire Avenue			

Sheet Title
North & South Elevations

Sheet Number **L5** Current Revision

TREES:



ARBUTUS MARINA STANDARD



CERCIS OCCIDENTALIS



CITRUS SPP.



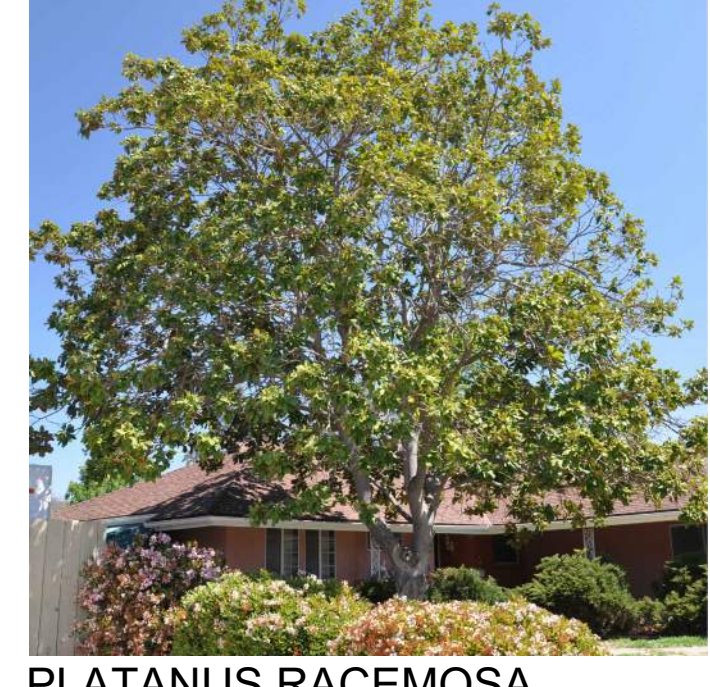
LAGERSTROEMIA INDICA 'NATCHEZ'



OLEA EUROPAEA 'WILSONII'



PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN'



PLATANUS RACEMOSA

SHRUBS:



ACACIA COGNATA 'COUSIN ITT'



ACHILLEA MILLEFOLIUM



AGAVE ATTENUATA



AGAVE VICTORIAE REGINAE



ARTEMISIA 'POWIS CASTLE'



ASPARGUS DENSIFLORA



GROUNDCOVERS:



CERASTIUM TOMENTOSUM



CERASTIUM TOMENTOSUM



CLIVIA MINIATA



DIANELLA 'CASSA BLUE'



IRIS DOUGLASIANA



JUNCUS PATENS 'ELK BLUE'



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



CITRUS MEYERI VINE (TRAINED)

SITE 'A' 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	16	L3,L4	N
	CER CAN	CERCIS CANADENSIS	EASTERN REDBUD TREE	24"-36" BOX	L	23	L1,L5-7	N
	CIT SPP	CITRUS SPECIES	MEYERS LEMON, POMEGRANATE, KEY LIME, KUMQUAT TREES	15 GAL	N/A	3	L2	NA
	OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE	24" BOX	L	3	L2	LIMITED
	LAG IND	LAGERSTROEMIA INDICA 'NATCHEZ'	GRAPE MYRTLE	24" BOX	L	9	L1	N
	MYR COM	MYRTUS COMMUNIS	COMMON MYRTLE	15 GAL	L	8	L2	N
	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M	2	L1	N
						TOTAL	64	

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Revisions		
No.	Date	Description

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

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Sheet Title
Planting Palette

Sheet Number Current Revision
L6

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