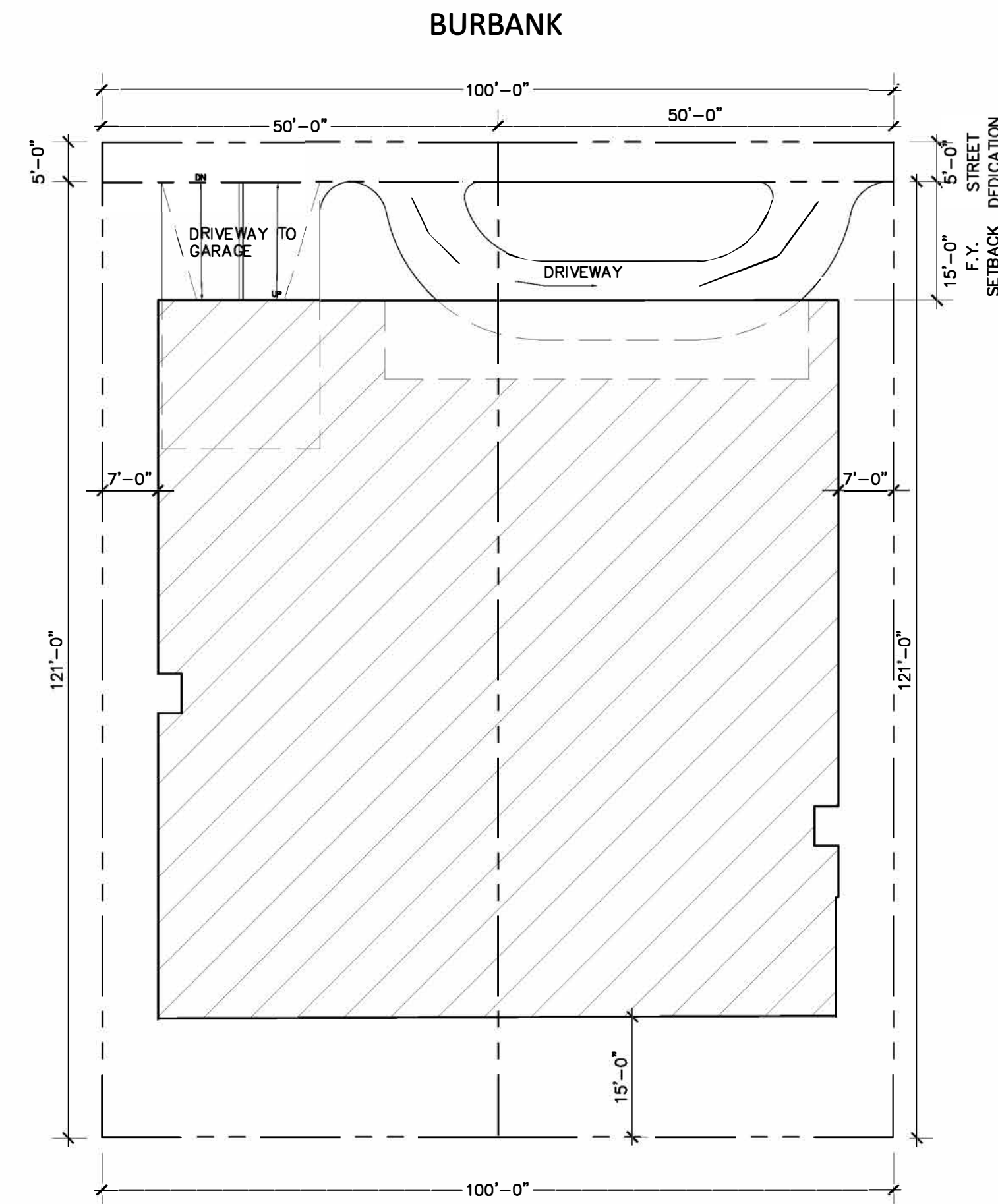


BURBANK ELDER CARE

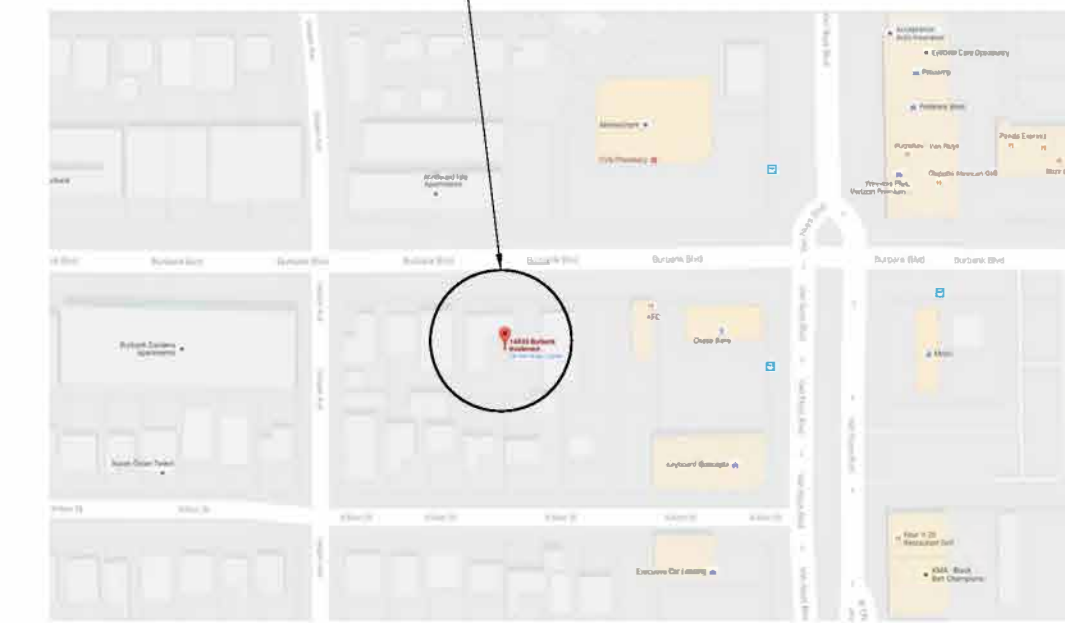
14534-14536 BURBANK BLVD.
Los Angeles, CA 91411



01 PLOT PLAN
1/64" = 1'-0"

VICINITY MAP

14534-14536 BURBANK BLVD.
LOS ANGELES, CA 91411



ABBREVIATIONS

AB	ANCHOR BOLT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATING
ALUM	ALUMINUM
B	BOTTOM
BM	BEAM
BDR	BEDROOM
BO	BOTTOM OF
CBC	CALIFORNIA BUILDING CODE
CF	COMPACT FLUORESCENT
CJ	CEILING JOIST
C/L	CENTERLINE
CL	CLOSET
CLG	CEILING
CLR	CLEAR
CONN	CONNECTION
D, DIA	DIAMETER
DBL	DOUBLE
DR	DOOR
(E), EX, EXIST	EXISTING
EE	EACH END
EN	END NAIL
EQ	EQUAL
FB	FACE BLOCKING
FF	FINISH FLOOR
FJ	FLOOR JOIST
FN	FACE NAIL
FTG	FOOTING
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS
GWB	GYP-SUM WALL BOARD
H	HORIZONTAL
HK	HOOK
HR	HOUR
MSTR	MASTER
(N)	NEW
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OC	OWNER FURNISHED, CONTRACTOR INSTALLED
OFPI	OPPOSITE
PL	PLYWOOD
PW, PLYWD	PLYWOOD
PT	PRESSURE TREATED
PTD	PAINTED
R	RISER
ROP	REFLECTED CEILING PLAN
RO	ROUGH OPENING
RDG	RIDGE
RR	ROOF RAFTER
RTD	RATED
SB	SOLID BLOCKING
SC	SOLID CORE
SF	SQUARE FEET
SIM	SIMILAR
SSD	SEE STRUCTURAL DRAWINGS
ST STL	STAINLESS STEEL
T	TREAD
T&G	TOUNGE AND GROOVE
TBD	TO BE DETERMINED
THRESH	THRESHOLD
TO	TOP OF
TYP	TYPICAL
UO	UNDERSIDE OF
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
W/	WITH
WC	WALK-IN CLOSET
WD	WOOD

DRAWING INDEX

ARCHITECTURAL	
CV	COVER SHEET
A1.0	LOWER LEVEL PARKING PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	FOURTH FLOOR PLAN
A1.5	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A3.1	EXTERIOR RENDERING
LANDSCAPE	

PROJECT DATA

PROJECT ADDRESS:	14534-14536 BURBANK BLVD. LOS ANGELES, CA 91411
APN#:	2249001004
TRACT:	TR 9500
MAP REFERENCE:	M B 131-4
BLOCK:	NONE
LOT:	16, 17
ARB (LOT CUT REF.):	NONE
LOT AREA:	12,600 SF
BUILDABLE AREA:	(100'-5" SY-5' SY) = 90' (126'-15" FY-15' RY) = 96' 90' X 96' = 8,640 SF BUILDABLE AREA
ZONE:	[Q]R3-1
# OF PROPOSED GUEST ROOMS:	60 GUEST ROOMS
NUMBER OF STORIES:	4 + ROOF DECK
PROPOSED HEIGHT:	46'-0"

FAR CALCULATIONS

FIRST FLOOR	6,647 SF
SECOND FLOOR	7,255 SF
THIRD FLOOR	7,255 SF
FOURTH FLOOR	7,255 SF
TOTAL	28,412 SF = 3.3:1 FAR
GARAGE	10,952 SF

PROPOSED SETBACKS

FRONT (WEST)	15'-0" POST BUILDING LINE ENCROACHMENT
SIDE (NORTH)	7'-0"
SIDE (SOUTH)	7'-0"
REAR (EAST)	15'-0"

OPEN SPACE REQUIRED VS. PROVIDED

REQUIRED PER 12.21G: 100 SF PER GUEST ROOM X 60 GUEST ROOMS = 6000 SF
 REQUIRED PER 12.21.4.4 (U): 10 SF INDOOR PER GUEST ROOM X 60 = 600 SF
 50 SF OUTDOOR PER GUEST ROOM X 60 = 3,000 SF

PROVIDED:	
FIRST FLOOR:	
A) REAR YARD:	1,500 SF
B) COMMUNITY SPACE:	1,500 SF
ROOF DECK:	4,000 SF
TOTAL:	7,000 SF PROVIDED
TOTAL OUTDOOR:	5,500 SF > 3,000 SF
TOTAL INDOOR:	1,500 SF > 600 SF

PARKING

45 UNITS ASSISTED LIVING CARE ● 1 STALL PER UNIT	= 45
15 UNITS ALZHEIMER'S/DIMENTIA CARE ● 0.2 STALLS PER UNIT	= 3
TOTAL STALLS	= 48
50% REDUCTION PER 12.21.A.4.(U)	= -22.5
10% BICYCLE REDUCTION = 2.4	= -2
TOTAL REQUIRED = 23.5	= 23
TOTAL PROVIDED	= 23



ARCHITECT:
Aron Brumer & Assoc. Arch.
16757 Morrison Street
Encino, CA 91436
(310) 422-9234

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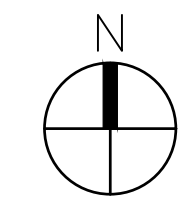
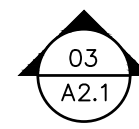
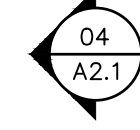
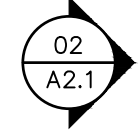
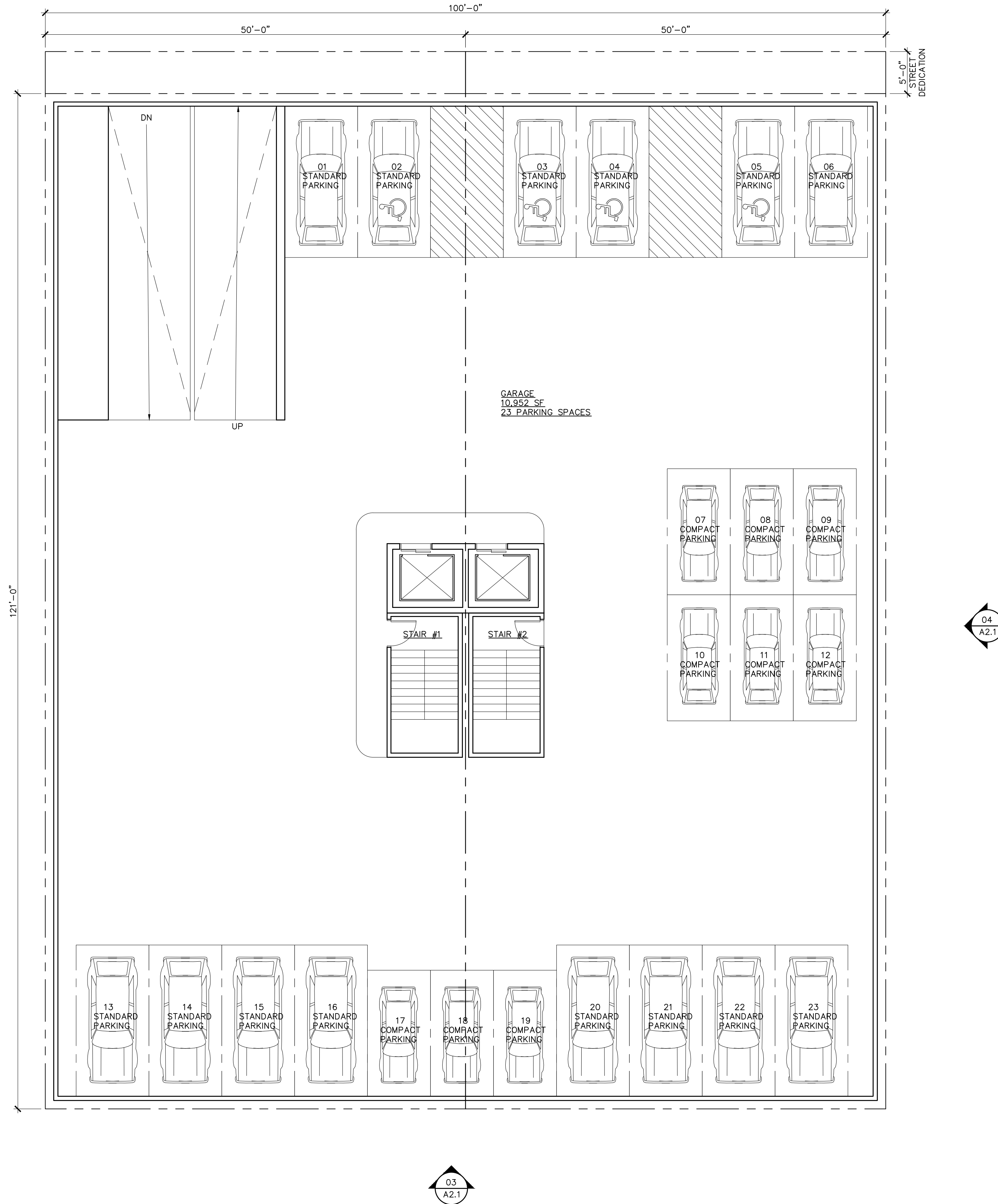
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DRAWING TITLE
COVER SHEET

CV

01
A2.1
BURBANK



01 LOWER LEVEL PARKING PLAN
1/8" = 1'-0"

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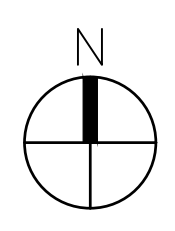
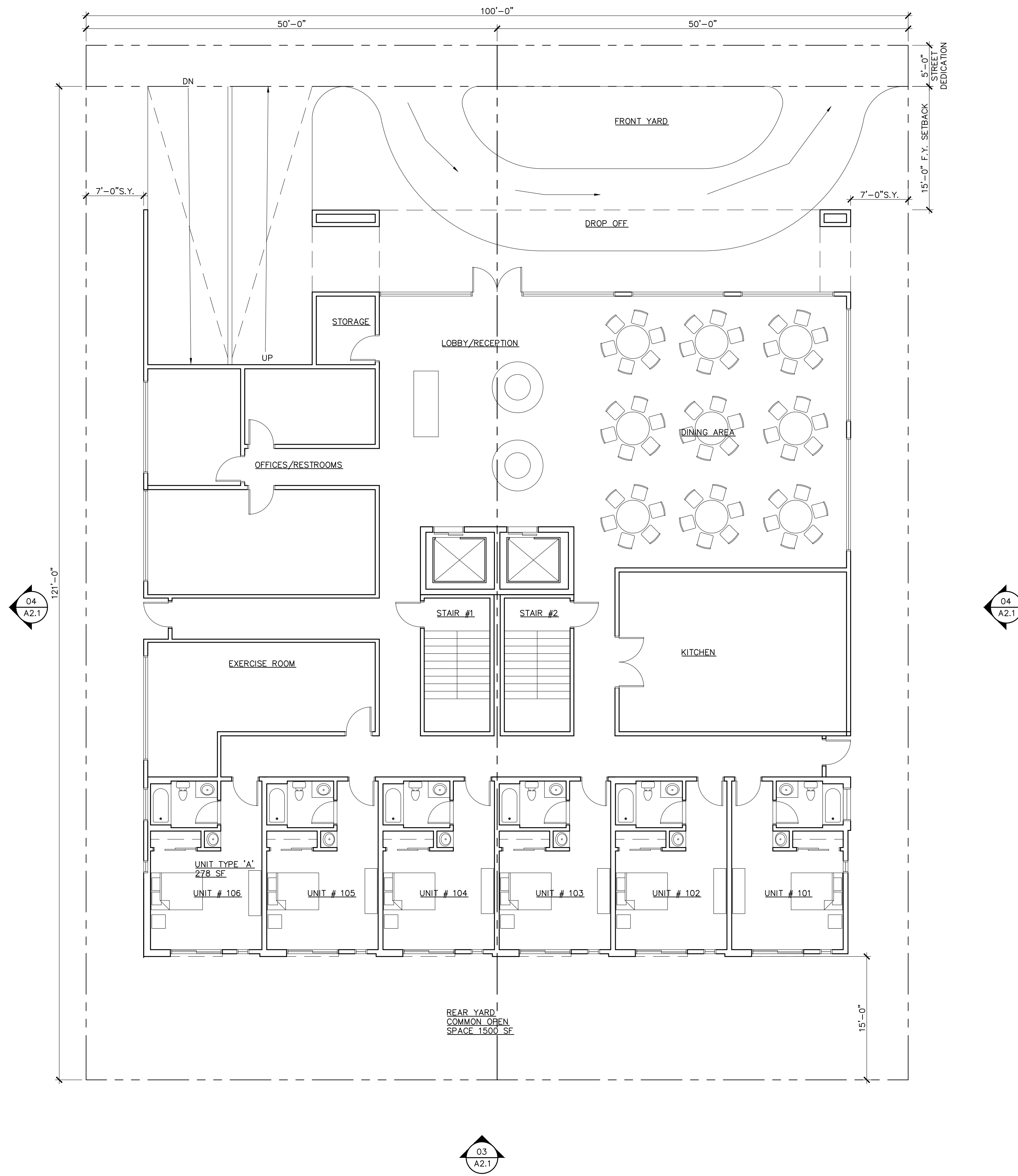
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LOWER LEVEL PARKING PLAN

A1.0

01
A2.1
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01 FIRST FLOOR PLAN
1/8" = 1'-0"

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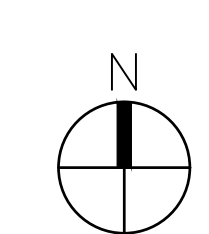
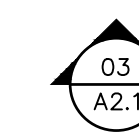
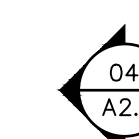
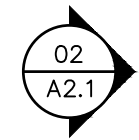
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FIRST FLOOR PLAN

A1.1

01
A2.1
BURBANK
100'-0"



01 SECOND FLOOR PLAN
1/8" = 1'-0"

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SECOND FLOOR PLAN

A1.2

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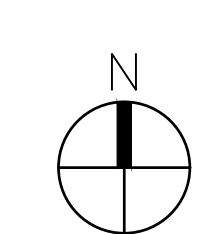
01
A2.1
BURBANK
100'-0"



02
A2.1

04
A2.1

03
A2.1



01
1/8" = 1'-0" THIRD FLOOR PLAN

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THIRD FLOOR PLAN

A1.3

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01
A2.1
BURBANK
100'-0"



18 UNITS

01
1/8" = 1'-0" FOURTH FLOOR PLAN

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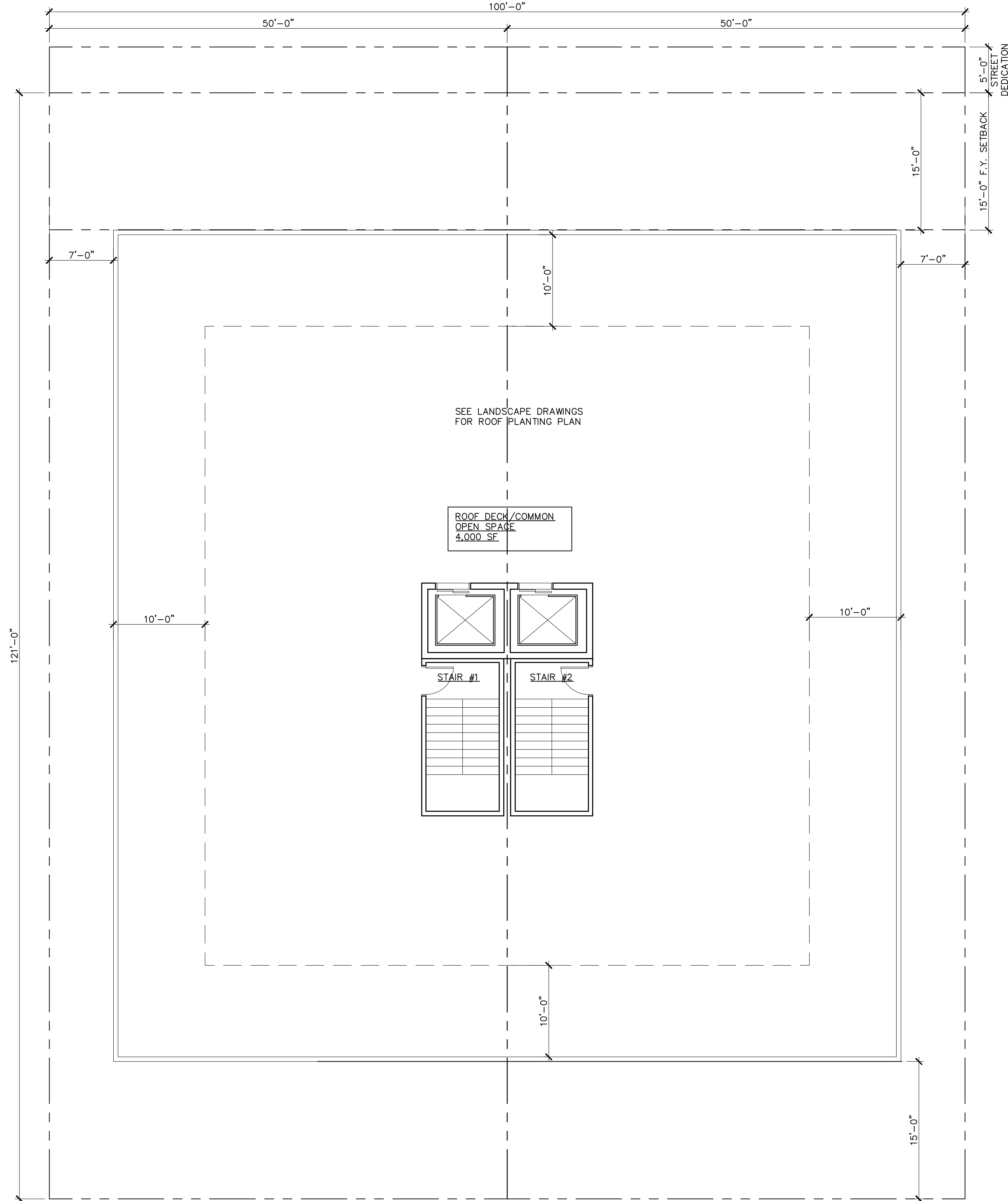
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FOURTH FLOOR PLAN

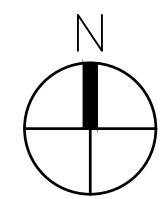
A1.4

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01
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BURBANK



01 ROOF PLAN
1/8" = 1'-0"



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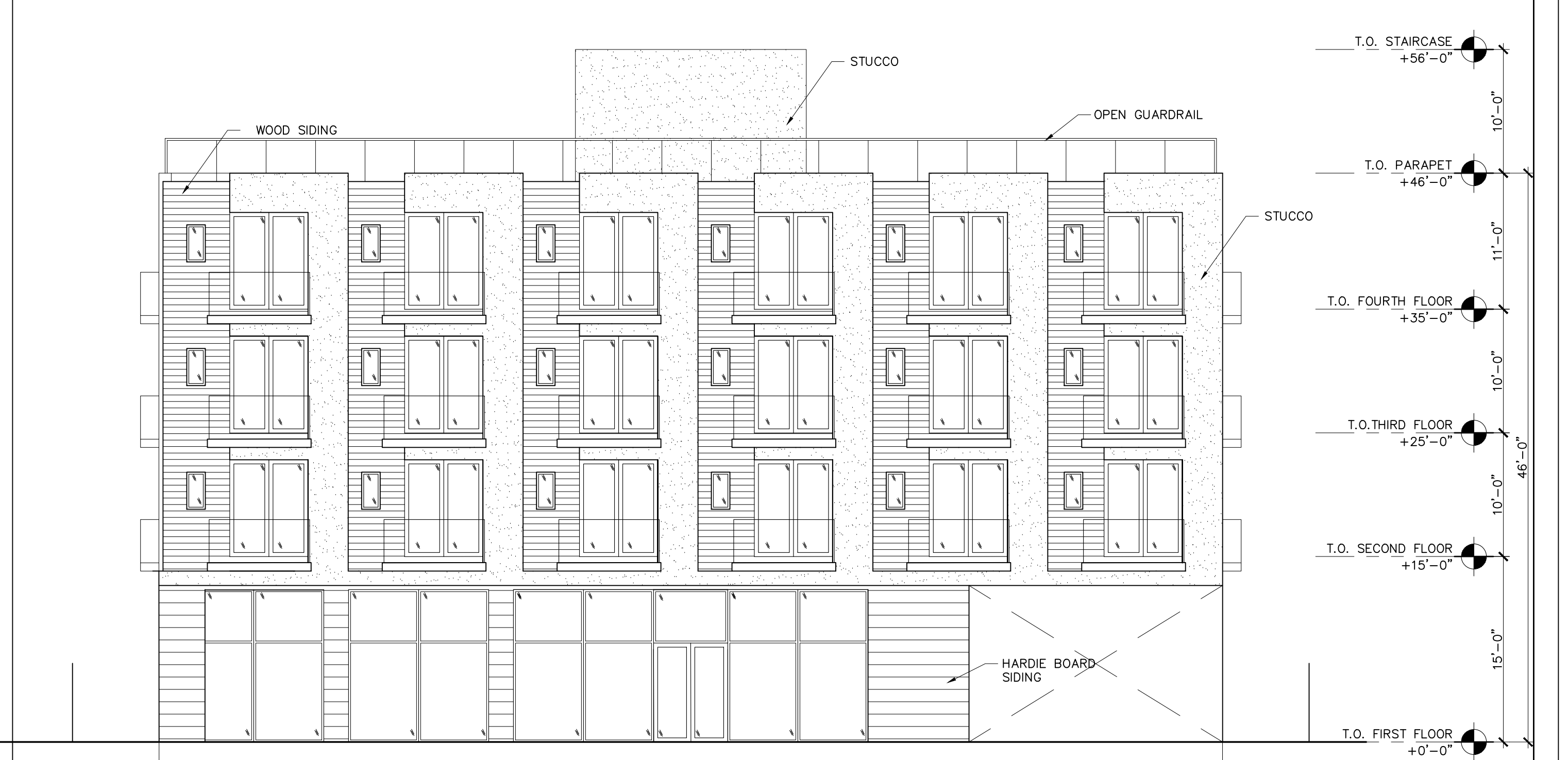
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ROOF PLAN

A1.5



04 ELEVATION FACING EAST
1/8" = 1'-0"

02 ELEVATION FACING WEST
1/8" = 1'-0"



03 ELEVATION FACING SOUTH
1/8" = 1'-0"

01 ELEVATION FACING NORTH
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A2.1



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 EXTERIOR RENDERING

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