

**EXHIBIT D**

PLAN SUBMITTAL



# MARIPOSA GARDENS

## NEW 40-UNIT CONDOMINIUM COMPLEX

UPDATE TO REVISED SB35 FULL APPLICATION  
11-07-2024

**OWNER**

BUTTERFLY GARDENS LLC.  
1812 W. BURBANK BLVD., SUITE 7350  
BURBANK, CA 91506

CONTACT: INFO@BUTTERFLYGARDENSBURBANK.COM

**DESIGN TEAM**

**ARCHITECT:**  
BOLADARCK DESIGN + N. BATTLE A.I.A. ARCHITECT, INC.  
408 S. PASADENA AVE., SUITE #6  
PASADENA, CA 91105  
T: (818) 406-6719

PRINCIPAL DESIGNER: JEAN-PIERRE BOLADIAN  
PROJECT ARCHITECT: NATHAN BATTLE  
PROJECT MANAGER: FARNOOSH FARMER  
PROJECT TEAM: TRACY MINASIANS  
                  ANAHIT TSATURYAN

**LANDSCAPE ARCHITECT:**  
STUDIO PAD, INC.  
23195 LA CANADA DR., SUITE. 103  
LAGUNA HILLS, CA 92653  
TEL: (949) 770-8530

**CONSULTANTS & ENGINEERS**

**SURVEY:**  
KHR ASSOCIATES  
17530 VON KARMAN AVE, SUITE 200  
IRVINE, CA 92614  
TEL: (949) 756-6440

**CIVIL ENGINEER:**  
KHR ASSOCIATES  
17530 VON KARMAN AVE, SUITE 200  
IRVINE, CA 92614  
TEL: (949) 756-6440

**ELECTRICAL ENGINEER:**  
NOVUS DESIGN STUDIO  
155 S FAIROAKS AVE  
PASADENA, CA 91105  
TEL: (818) 644-1309

**GENERAL NOTES**

1. THE PROJECT WILL COMPLY WITH BMC 10-1-1406 SITE PLAN AS APPLICABLE DURING THE PLAN CHECK.
2. THE PROJECT WILL COMPLY WITH BMC 10-1-1419 PARKING STRUCTURES AS APPLICABLE DURING THE PLAN CHECK.
3. THE PROJECT WILL COMPLY WITH BMC 10-1-1420 LIGHTING AS APPLICABLE DURING THE PLAN CHECK.
4. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (E) YARD SETBACK ENCROACHMENTS AS APPLICABLE DURING THE PLAN CHECK.
5. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (H) FENCES, WALLS, HEDGES AND OTHER YARD FEATURES AS APPLICABLE DURING THE PLAN CHECK.
6. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (L) COMMON AREAS AND AMENITIES AS APPLICABLE DURING THE PLAN CHECK.
7. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (N) LANDSCAPING AS APPLICABLE DURING THE PLAN CHECK.
8. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (Q) WINDOWS AND AWNINGS AS APPLICABLE DURING THE PLAN CHECK.
9. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (T) BALCONIES AND STAIRWAYS AS APPLICABLE DURING THE PLAN CHECK.
10. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (V) LIGHTING AS APPLICABLE DURING THE PLAN CHECK.
11. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (W) OTHER FEATURES AS APPLICABLE DURING THE PLAN CHECK.
12. ALL AMENITIES SHALL BE PERMANENTLY INSTALLED AS PART OF THE PROJECT UNLESS OTHERWISE APPROVED BY THE DIRECTOR PER BMC 10-1-624 (L).
13. THE CONCEPTUAL LANDSCAPE PLANS TO BE UPDATED DURING THE PLAN CHECK TO REFLECT THE PLANTING SCHEME AS PROPOSED ON THE ARCHITECTURAL SITE PLAN.
14. ALL LANDSCAPE AREAS SHALL PROVIDE MINIMUM SOIL DEPTHS AS FOLLOWS:
  - 12 INCHES FOR AREAS PLANTED WITH DROUGHT-TOLERANT GROUND COVER;
  - 18 INCHES FOR PLANTERS AND AREAS PLANTED WITH DROUGHT-TOLERANT SHRUBS AND SIMILAR VEGETATION.
  - 4 FEET FOR PLANTERS OR AREAS PLANTED WITH TREES.
15. PLANTER DRAINAGE TO BE PROVIDED AS PER BMC 10-1-624 (N)(8).

**SHEET INDEX**

PROJECT DIRECTORY/ SHEET INDEX	2
PROJECT INFORMATION	3
TOPOGRAPHIC SURVEY	4
SITE PHOTOGRAPHS	5
DEMOLITION PLANS	6
SITE PLAN	7
DIAGRAMS: LOT COVERAGE	8
PLANS: SEMI-SUBTERRANEAN PARKING	9
PLANS: FIRST FLOOR	10
PLANS: SECOND FLOOR	11
PLANS: THIRD FLOOR	12
PLANS: FOURTH FLOOR	13
PLANS: FIFTH FLOOR	14
PLANS: ROOF FLOOR	15
ELEVATIONS	16
SECTIONS	18
DIAGRAMS: SETBACKS	20
DIAGRAMS: OPEN SPACE	23
DIAGRAMS: SITE WALLS AND FENCES	26
3D VIEWS	27
SUPPLEMENTAL DIAGRAMS	28
LANDSCAPE PLANS	31
CONCEPTUAL CIVIL PLANS	38
ELECTRICAL PLANS	41

**PROJECT DATA**

PROJECT ADDRESS:  
910 S. MARIPOSA ST., BURBANK, CA 91506

APN: 2443-004-017  
ZONING: M-1 (LIMITED INDUSTRIAL)  
GENERAL PLAN: RANCHO COMMERCIAL  
SPECIFIC PLAN: RANCHO MASTER PLAN

GROSS LOT AREA BEFORE DEDICATION: ± 43,688.62 SQ.FT.  
GROSS LOT AREA AFTER DEDICATION: ± 38,361.13 SQ.FT

ALLOWABLE LOT COVERAGE: 80 % MAX. => 43,688.62 x .80 => ±34,950.89 SQ.FT.  
PROPOSED LOT COVERAGE: ± 14,665.3 SQ.FT. => 33.5%

PROPOSED STORIES: 5 STORIES  
PROPOSED BUILDING HEIGHT: 63'-8 1/2" FROM AVERAGE GRADE TO TOP OF PLATE  
68'- 5 1/2" FROM AVERAGE GRADE TO TOP OF ARCHITECTURAL FEATURE (BMC 10-1-1301)

REIDENTIAL DENSITY MAX. => 20 UNITS PER ACRE  
ALLOWABLE NUMBER OF UNITS: 1 X 20 => 20 UNITS (PER GENERAL PLAN)  
PROPOSED NUMBER OF UNITS: 40 UNITS

INCLUDING 3 VERY-LOW INCOME AND 3 MODERATE INCOME AFFORDABLE UNITS

CONSTRUCTION TYPE:  
PARKING GARAGE: I-A; RESIDENTIAL: III-A

OCCUPANCY TYPE:  
PARKING GARAGE: S-2; RESIDENTIAL: R-2

**PARKING ANALYSIS\***

TOTAL PARKING REQUIRED PER BMC => 1.5 CAR PER 2-3 BED UNIT => 40 X 1.5 => 60  
TOTAL PARKING REQUIRED PER SB35 => 1 PER UNIT => 40 X 1 => 40 STALLS  
(CALIFORNIA GOVERNMENT CODE 65913.4)

TOTAL PARKING PROVIDED => 45 STALLS

ACCESSIBLE PARKING REQUIRED PER CBC 1109A.3: 2% OF UNITS => 1 STALL  
ACCESSIBLE PARKING PROVIDED => 2 STALLS

BICYCLE PARKING SPACE REQUIRED PER BMC => 0.25 PER UNIT: 40 X 0.25 => 10 SPACES  
REQUIRED LONG-TERM SPACES => 75% => 8 SPACES  
REQUIRED SHORT-TERM SPACES => 25% => 2 SPACES  
BICYCLE SPACES PROVIDED: 10 SPACES (INCLUDING 8 LONG-TERM AND 2 SHORT-TERM)

\*CALCULATED PER DENSITY BONUS ORDINANCE REDUCED PARKING RATES

**RESIDENTIAL UNIT CONFIGURATION**

2 BEDROOMS => 31 UNITS  
3 BEDROOMS => 9 UNITS  
TOTAL UNITS => 40 UNITS

LEVEL	UNIT NUMBER	BED.	BATH.	UNIT AREA			PATIO	BALCONY	COMMON CIRCULATION AREA	COMMON AREA
				CONDO	TOWNHOME LEVEL 1	TOWNHOME LEVEL 2				
FIRST FLOOR	101	2	2.5	1,259.3 SF				112 SF		
	102	2	2.5	1,232.0 SF				87.5 SF		
	103*	2	2	1,020.7 SF				106 SF		
	104*	3	3.5	1,512.5 SF				90 SF		
	105	2	2	964.2 SF				106 SF		
	106*	2	2	1,080.25 SF				94.5 SF		
	107	2	2	946.2 SF				106 SF		
	108	2	2.5	1,282.0 SF				90 SF		
	109	2	2.5	1,258.0 SF				92 SF		
	110	2	2	1,048.25 SF				105 SF		
SECOND FLOOR	201	2	2.5	1,259.3 SF				93.3 SF		
	202	2	2.5	1,232.0 SF				93 SF		
	203	2	2	1,020.7 SF				106 SF		
	204	3	3.5	1,512.5 SF				72.5 SF		
	205*	2	2	964.2 SF				106 SF		
	206	2	2	1,080.25 SF				94.5 SF		
	207*	2	2	946.2 SF				106 SF		
	208	2	2.5	1,282.0 SF				70 SF		
	209	2	2.5	1,258.0 SF				93 SF		
	210	2	2	1,125.7 SF				105 SF		
THIRD FLOOR	301	2	2.5	1,259.3 SF				93.3 SF		
	302	2	2.5	1,232.0 SF				93 SF		
	303*	2	2	1,020.7 SF				106 SF		
	304	3	3.5	1,512.5 SF				72.5 SF		
	305	2	2	964.2 SF				106 SF		
	306	2	2	1,080.25 SF				94.5 SF		
	307	2	2	946.2 SF				106 SF		
	308	2	2.5	1,282.0 SF				70 SF		
	309	2	2.5	1,258.0 SF				93 SF		
	310	2	2	1,125.7 SF				105 SF		
FOURTH FLOOR	401	2	2.5	1,259.3 SF				93.3 SF		
	402	2	2.5	1,232.0 SF				93 SF		
	403-TH	3	3.5	949.2 SF	949.2 SF		1,810.9 SF	162.2 SF		
	404	3	3.5	1,512.5 SF				72.5 SF		
	405-TH	3	3.5	883.0 SF			1,681.0 SF	168.5 SF		
	406-TH	3	3.5	986.0 SF			1,895.2 SF	169 SF		
	407-TH	3	3.5	883.0 SF			1,681.0 SF	168.5 SF		
	408-TH	3	3.5	1,230.25 SF			2,122.6 SF	118 SF		
	409	2	2.5	1,258.0 SF				93 SF		
	410	2	2	1,125.7 SF				105 SF		
FIFTH FLOOR	403-TH	3	3.5			861.7 SF	1,810.9 SF	84 SF		
	405-TH	3	3.5			798.0 SF	1,681.0 SF	84 SF		
	406-TH	3	3.5			909.2 SF	1,895.2 SF	114.7 SF		
	407-TH	3	3.5			798.0 SF	1,681.0 SF	84 SF		
408-TH	3	3.5			892.4 SF	2,122.6 SF	221 SF			
<b>TOTAL</b>				50,543.3 SF			4,690.8 SF	9,607.8 SF	16,358.8 SF	

\* AFFORDABLE UNIT  
TH => TOWNHOME

TOTAL PARKING AREA (INCLUDING COMMON AREA) => ±19,970.5 SQ.FT.  
TOTAL BUILDING AREA MINUS PARKING => ±50,543.3 SQ.FT.  
TOTAL BUILDING AREA PLUS PARKING => ±70,513.8 SQ.FT.

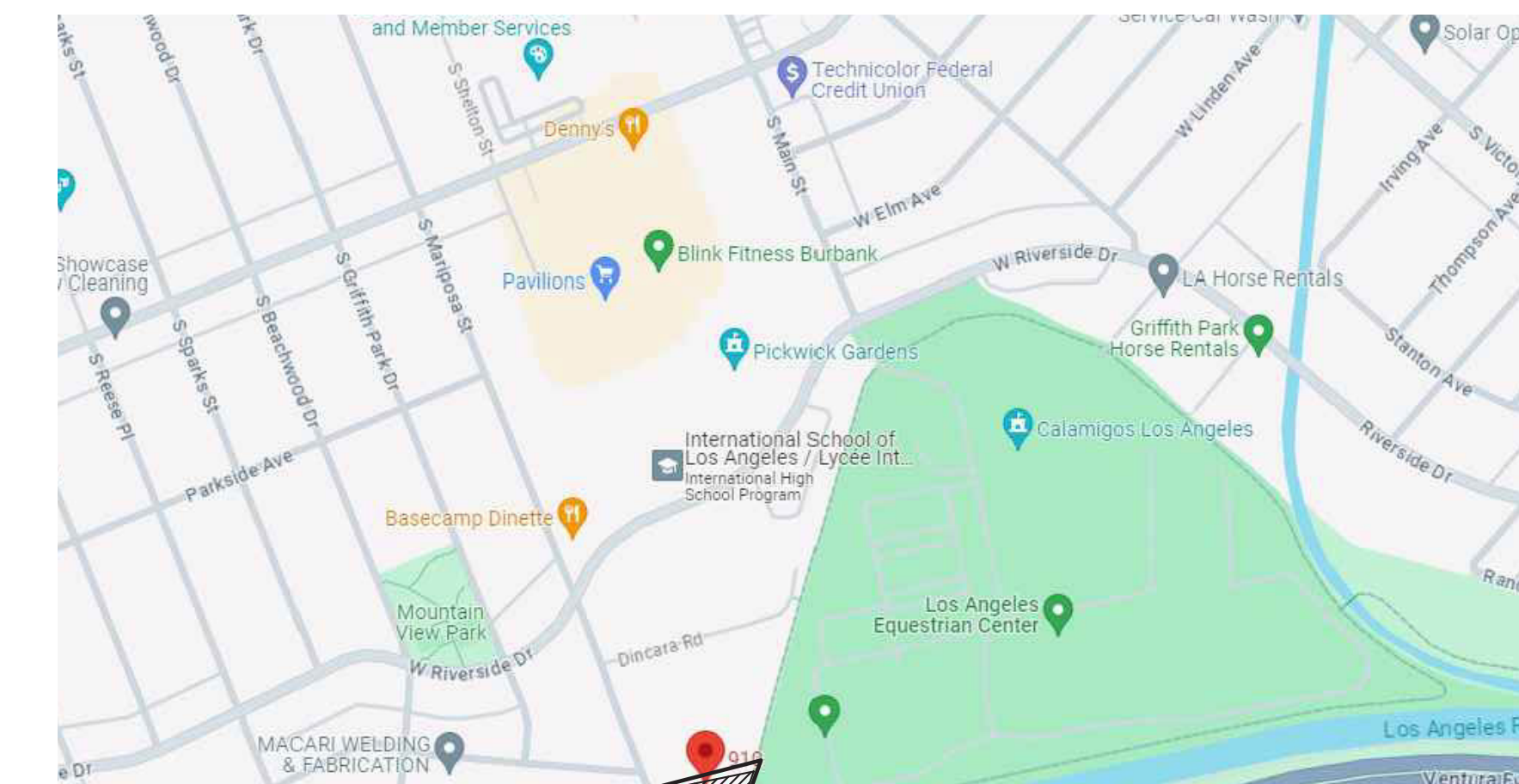
**PROJECT DESCRIPTION:**

- DEMOLITION OF THE EXISTING ONE-STORY STRUCTURE  
- CONSTRUCTION OF A NEW 5-STORY, 40-UNITS MULTI-FAMILY DWELLING (INCLUDING 3 VERY-LOW INCOME AND 3 MODERATE INCOME AFFORDABLE UNITS) WITH ONE LEVEL OF SEMI-SUBTERRANEAN PARKING AND ROOF TOP COMMON AREA.

**APPLICABLE CODES:**

- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA ELECTRICAL CODE (ERC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA ENERGY CODE (CENC)
- TITLE 9, CHAPTER 1, OF THE BURBANK MUNICIPAL CODE
- ALL INTERVENING CODE CYCLES.

**VICINITY MAP:**



**LANDSCAPE ANALYSIS**

REQUIRED PRIVATE OUTDOOR SPACE: 70 SQ.FT PER UNIT = 40 X 70 = 2,800 SQ.FT. MIN.  
PROVIDED PRIVATE OUTDOOR SPACE: 4,151.2 SQ.FT.  
(PRIVATE OPEN SPACE WITH MIN 5' DIMENSION)

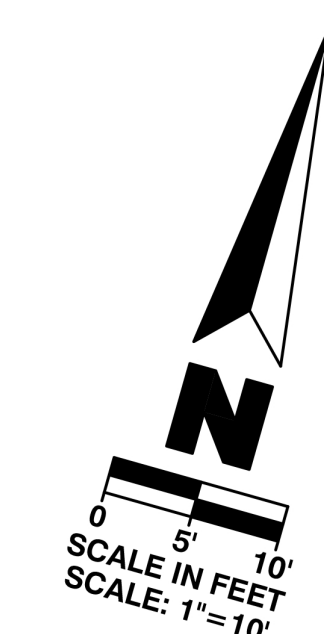
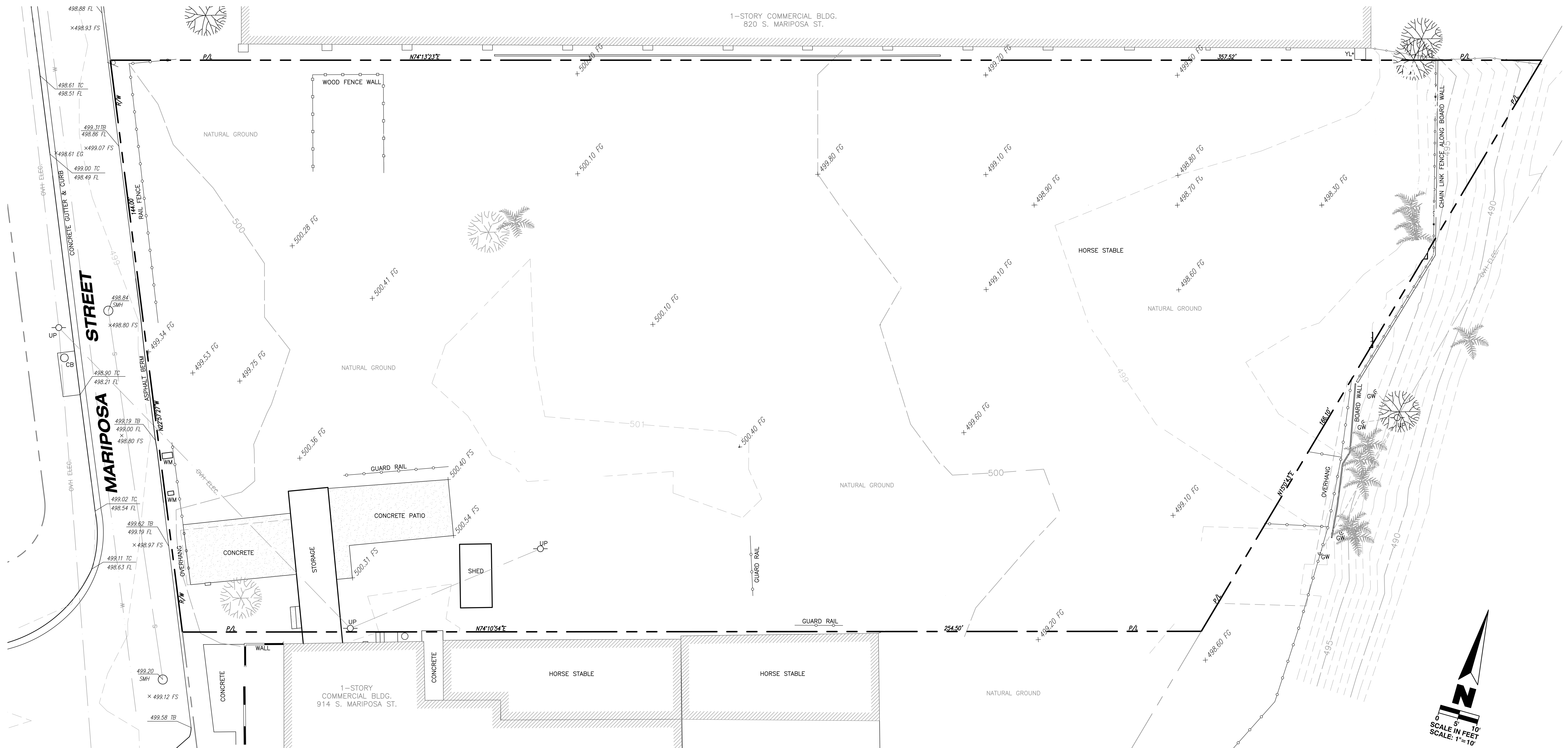
REQUIRED COMMON OPEN SPACE: 100 SQ.FT PER UNIT = 40 X 100 = 4,000 SQ.FT. MIN.  
PROVIDED COMMON OPEN SPACE: 9,725.6 SQ.FT  
PROVIDED ADDITIONAL OPEN SPACE: 5,966.2 SQ.FT (ON UPPER LEVELS)

LOT AREA AFTER DEDICATION+ REQ 12'-9" FRONT YARD:  
36,525.5 SQ. FT.

REQUIRED LANDSCAPING ON LOT: MIN 10% OUTSIDE THE REQUIRED FRONT YARD  
3,652.5 SQ. FT.

PROVIDED LANDSCAPING ON LOT: 21,525 SQ.FT  
(SEE LANDSCAPE PLANS FOR DETAILED INFO)

**PROJECT INFORMATION**



**BENCHMARK**

BM #1307-2 ELEVATION: 512.187 FEET (SUPERSEDED BM# 1307-1)

2" BRASS CAP STAMPED 1307-2 AT NORTHEAST QUADRANT ALAMEDA AVENUE AND SHELTON STREET, 4.7 FEET EAST OF THE EAST CURB OF SHELTON STREET AND 50.5 FEET NORTH OF THE NORTH CURB OF ALAMEDA AVENUE SET IN THE TOP NORTHEAST CORNER OF A 5 FOOT BY 15 FOOT CATCH BASIN.

**BASIS OF BEARINGS**

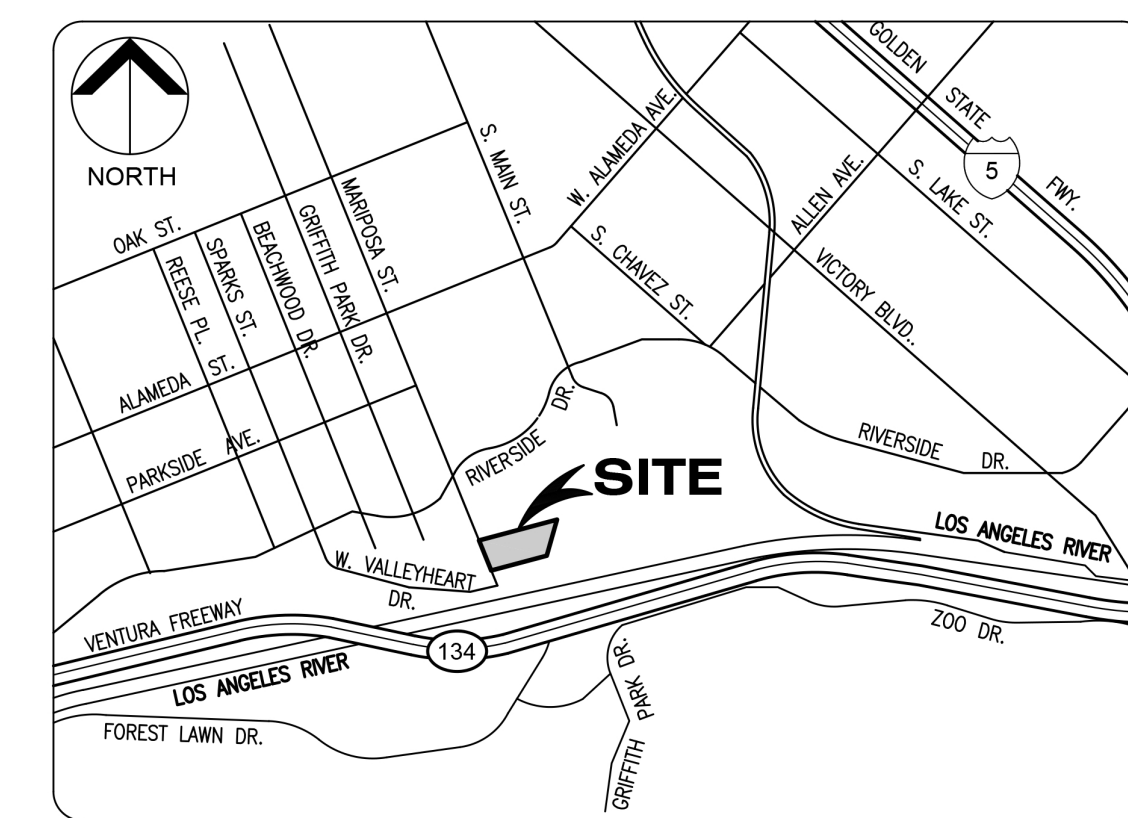
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARIPOSA STREET SHOWN AS NORTH 22°57'27" WEST ON RECORD OF SURVEY, FILED IN BOOK 273 PAGE 72, OF RECORD OF SURVEYS, RECORDS OF LOS ANGELES COUNTY.

**ABBREVIATIONS**

CB	CATCH BASIN
CHLK	CHAIN LINK
CONC.	CONCRETE PAVEMENT
EG	EDGE OF GUTTER
ELEC.	ELECTRICAL
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GW	GLY WIRE
NG	NATURAL GROUND
P/L	PROPERTY LINE
O/H	OVERHEAD
R/W	RIGHT OF WAY
S	SEWER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
TB	TOP OF BERM
TC	TOP OF CURB
UP	UTILITY POLE
W	WATER
WM	WATER METER
WV	WATER VALVE
YL	YARDLIGHT

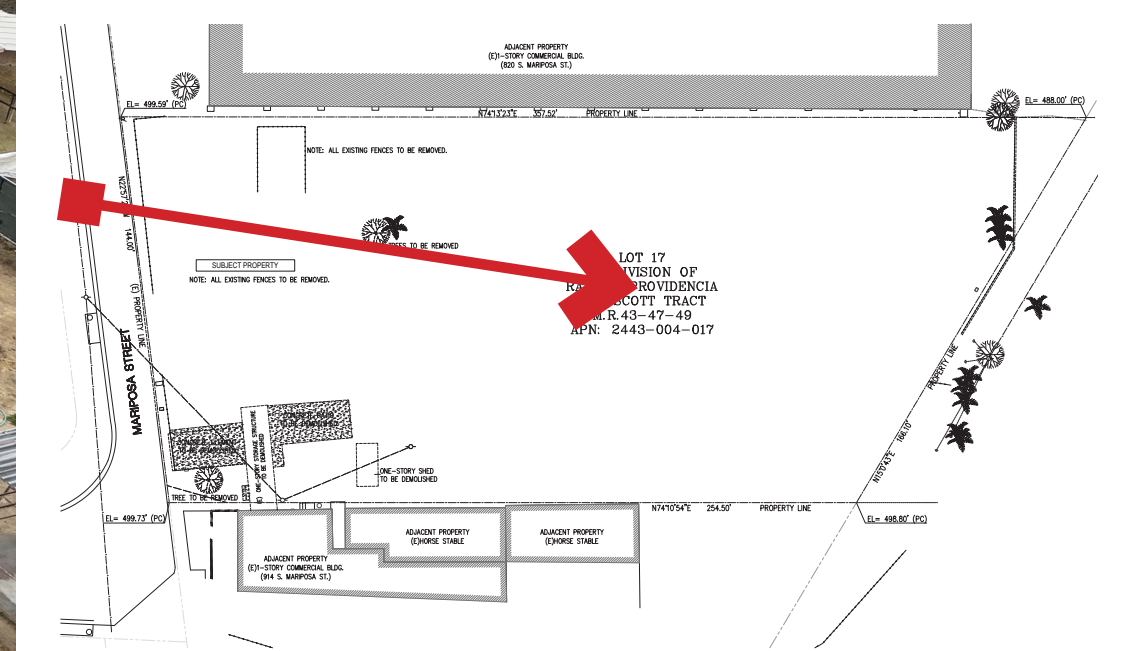
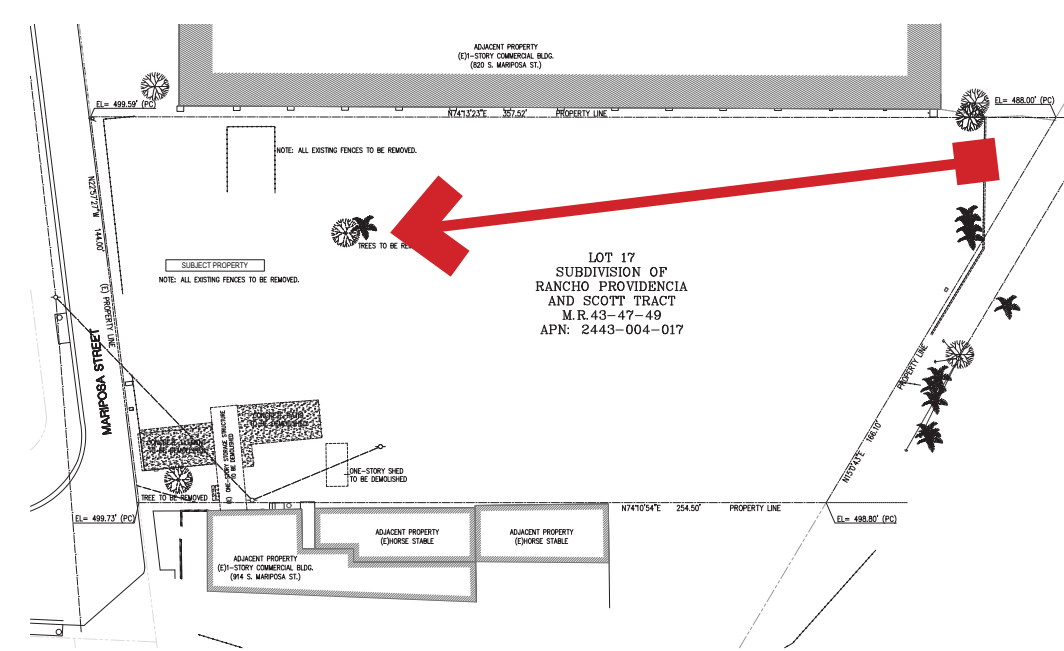
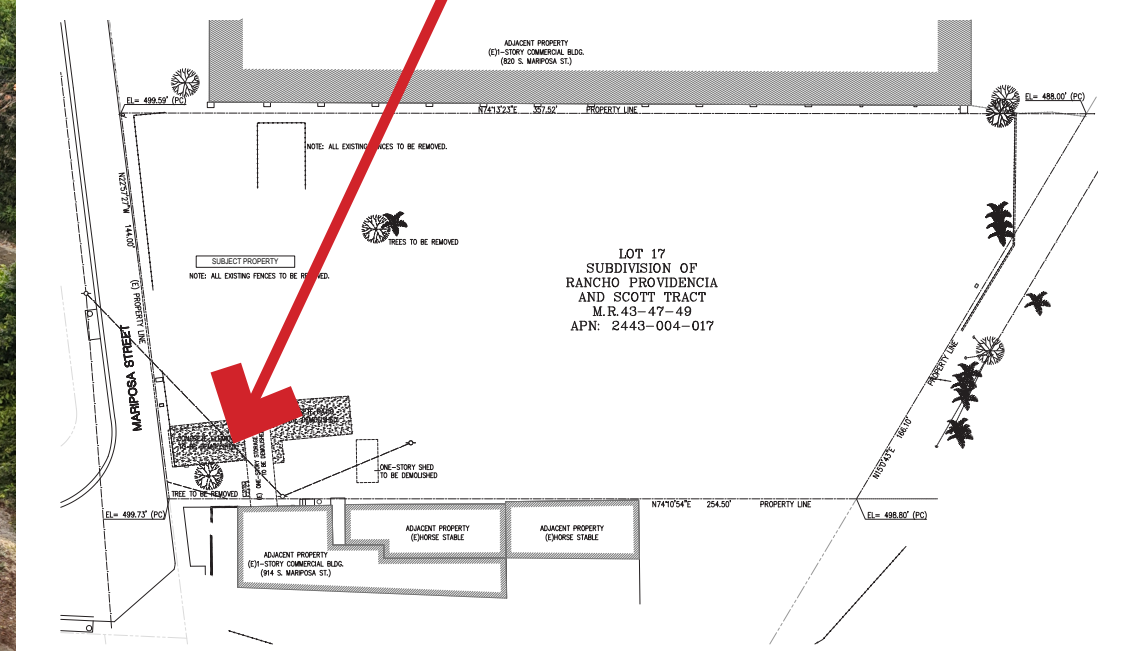
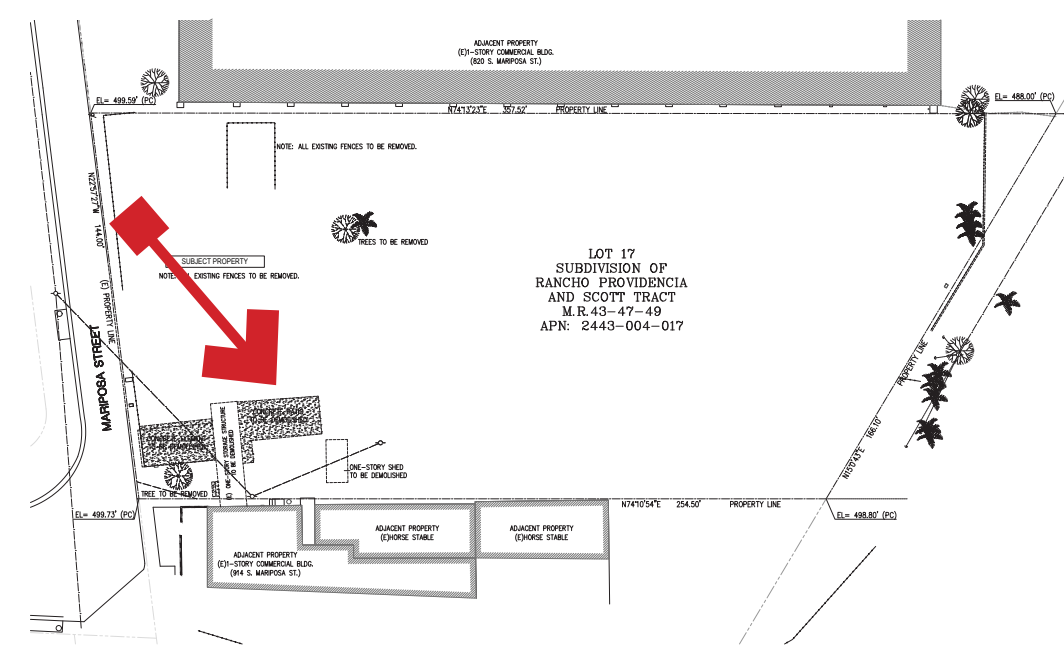
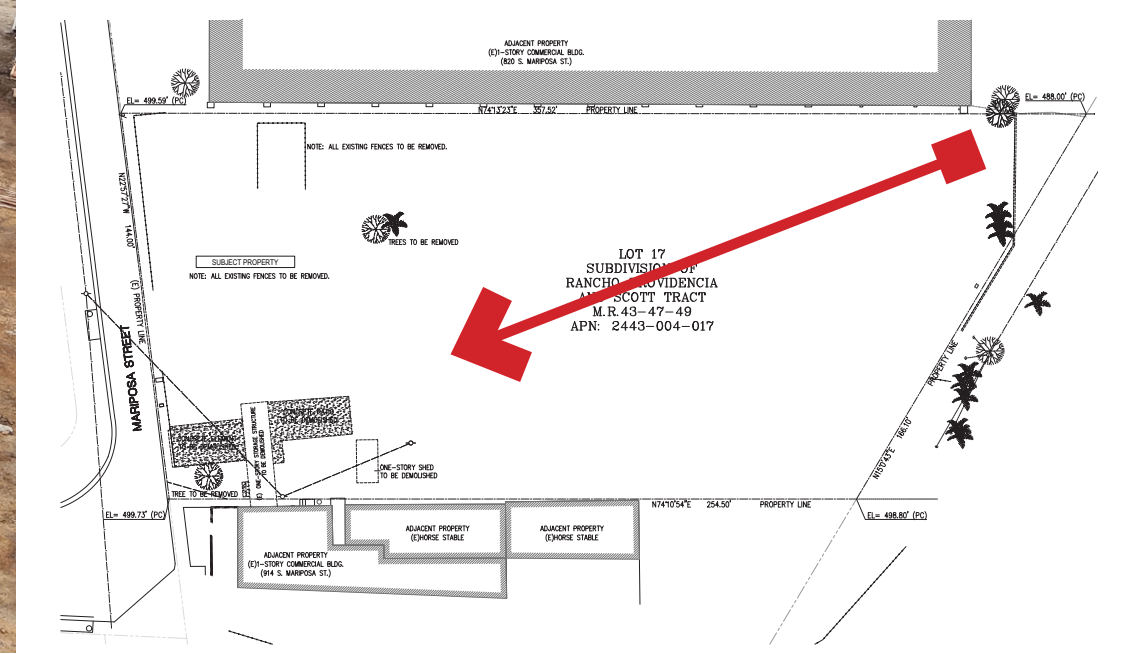
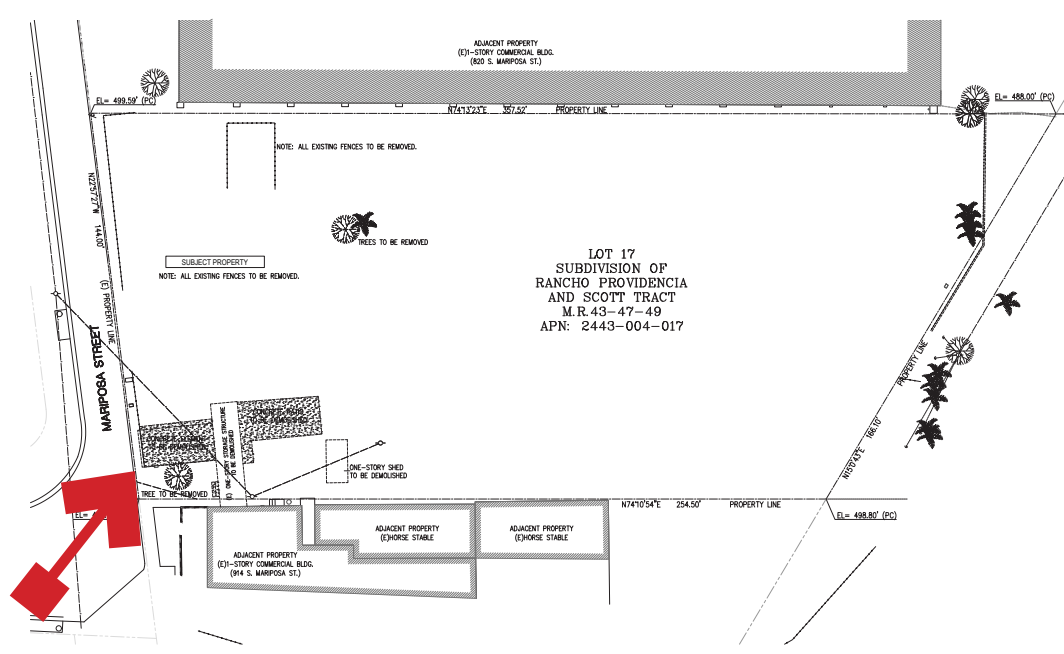
**LEGEND**

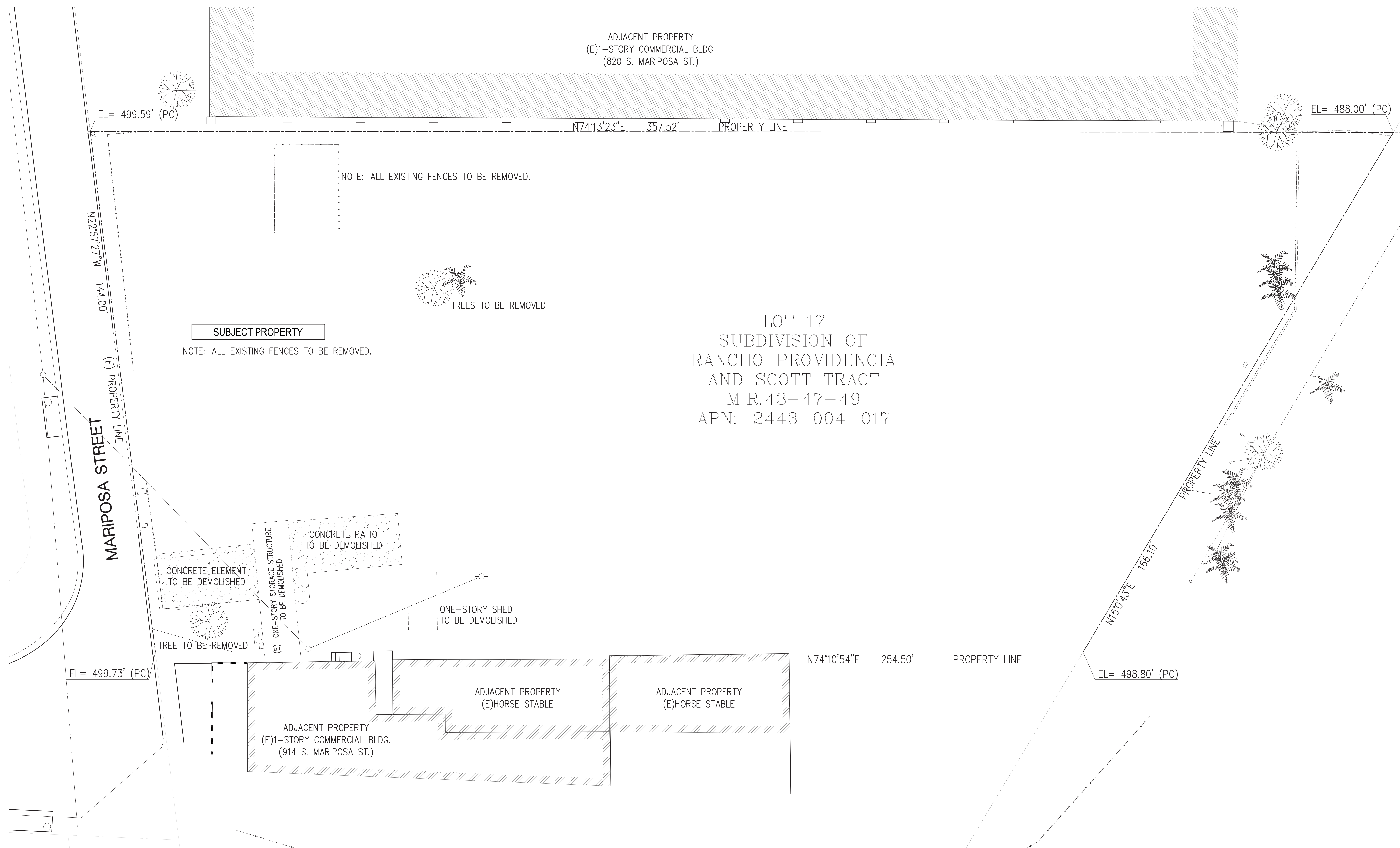
	BOUNDARY LINE
	RIGHT OF WAY
	WATER
	SEWER
	ELECTRICAL
	RAIL FENCE
	CHAIN LINK FENCE
	BUILDING
	RET. WALL/ WALL
	SIGN
	TREE



**VICINITY MAP**  
NO SCALE

**CURRENT SITE CONDITIONS:**



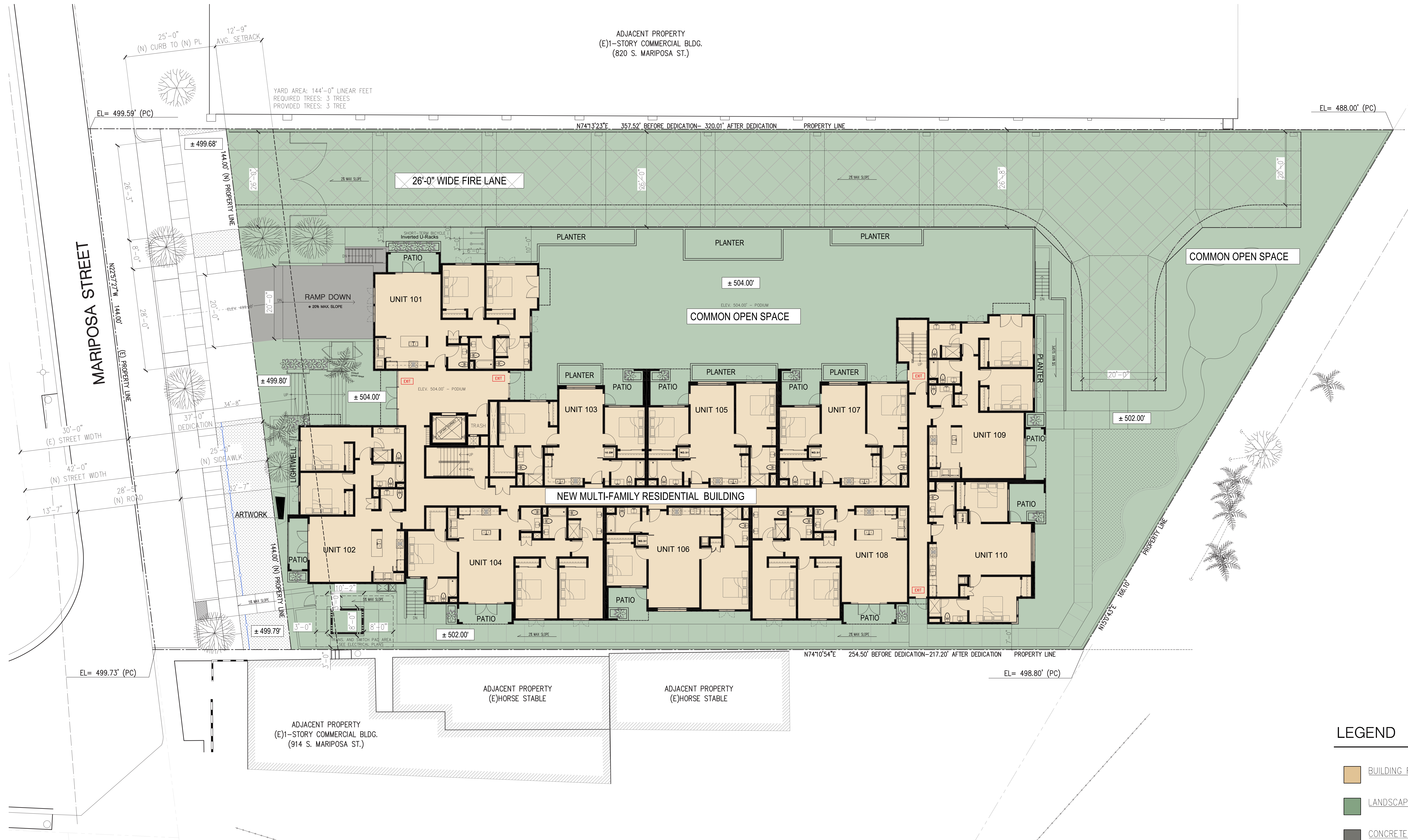


SCALE : 3/32" = 1'-0"

DEMOLITION PLANS



North



**NOTES:**  
 1. SHORT-TERM AND LONG-TERM BICYCLE RACKS TO BE PROVIDED PER SECTION 4.1.2 OF THE CITY OF BURBANK COMPLETE STREET OBJECTIVE DEVELOPMENT STANDARDS.  
 2. THE SITE PLAN WILL COMPLY WITH BMC 10-1-1420 AS APPLICABLE DURING THE PLAN CHECK PROCEES.

**LEGEND**

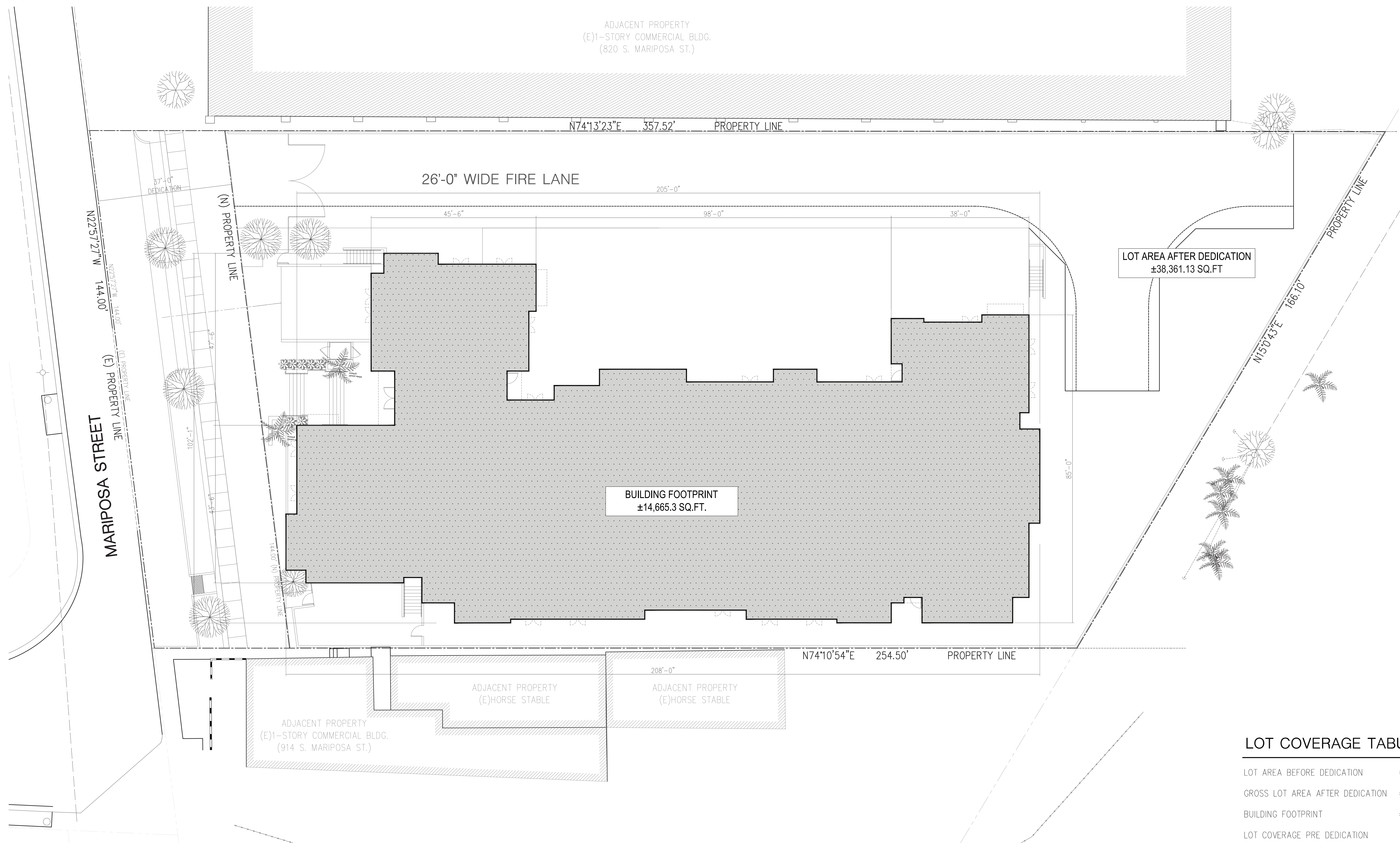
- BUILDING FOOTPRINT
- LANDSCAPE AREA
- CONCRETE DRIVEWAY
- 26' WIDE FIRELANE

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

**SITE PLAN**

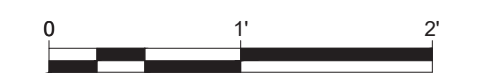






**LOT COVERAGE TABULATION**

LOT AREA BEFORE DEDICATION	=> ±43,688.6 SF
GROSS LOT AREA AFTER DEDICATION	=> ±38,361.13 SF
BUILDING FOOTPRINT	=> ±14,665.3 SF
LOT COVERAGE PRE DEDICATION	=> 33.5%
LOT COVERAGE AFTER DEDICATION	=> 38.2%

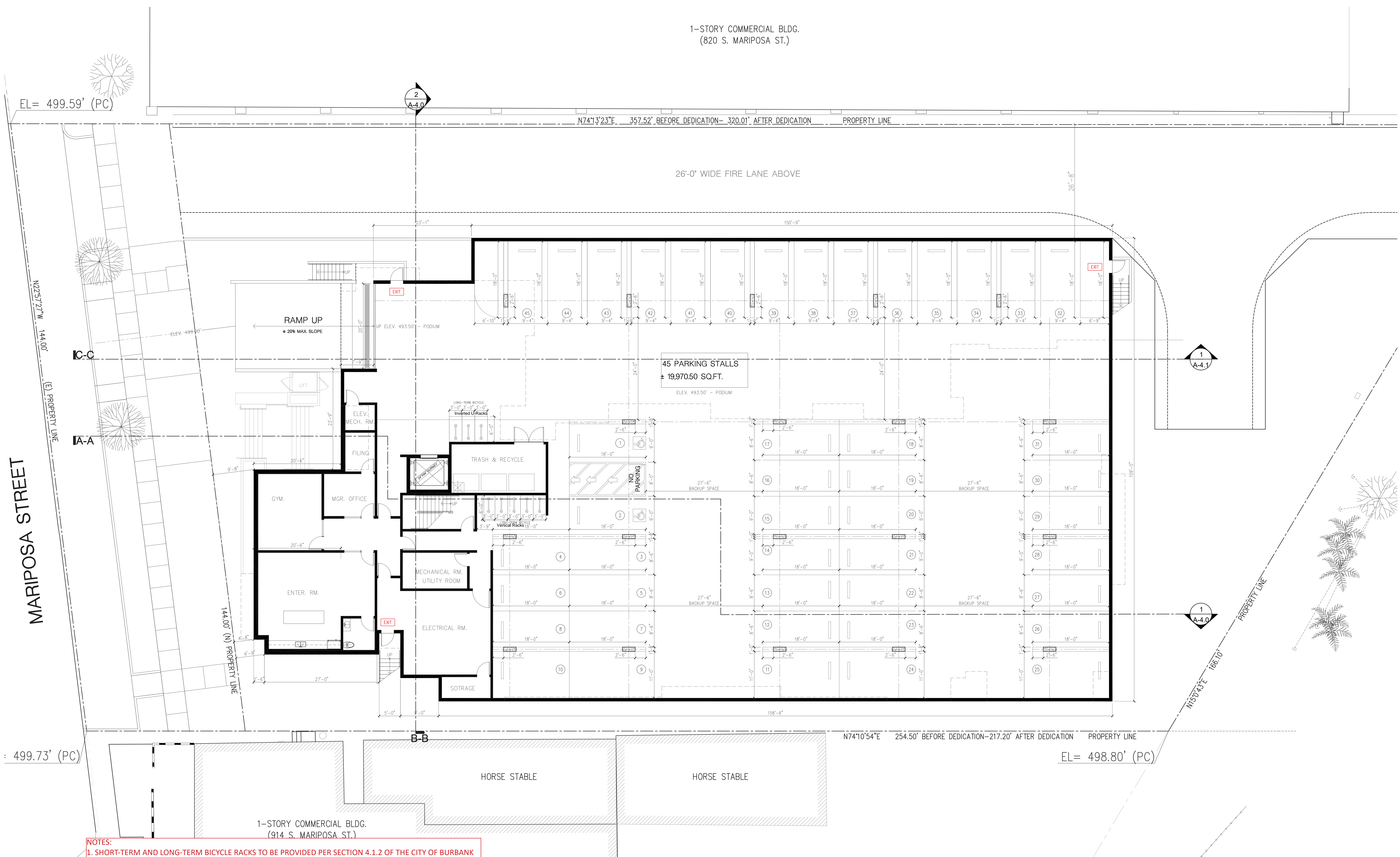


SCALE : 3/32" = 1'-0"

**DIAGRAMS: LOT COVERAGE**



1-STORY COMMERCIAL BLDG.  
(820 S. MARIPOSA ST.)



45 PARKING STALLS  
± 19,970.50 SQ.FT.  
ELEV. 493.50' - PODIUM

NOTES:  
1. SHORT-TERM AND LONG-TERM BICYCLE RACKS TO BE PROVIDED PER SECTION 4.1.2 OF THE CITY OF BURBANK COMPLETE STREET OBJECTIVE DEVELOPMENT STANDARDS.  
2. THE PARKING PLAN WILL COMPLY WITH BMC 10-1-1420 AS APPLICABLE DURING THE PLAN CHECK PROCEES.

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

PLANS: SEMI-SUBTERRANEAN PARKING

ADJACENT PROPERTY  
(E)1-STORY COMMERCIAL BLDG.  
(820 S. MARIPOSA ST.)



**LEGEND**

- TWO BEDROOM UNIT
- THREE BEDROOM UNIT
- TOWNHOME UNIT
- CIRCULATION & SERVICE AREA
- ENTERTAINMENT ROOM

0 1' 2'

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

PLANS: FIRST FLOOR



- LEGEND**
- TWO BEDROOM UNIT
  - THREE BEDROOM UNIT
  - TOWNHOME UNIT
  - CIRCULATION & SERVICE AREA
  - ENTERTAINMENT ROOM

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

**PLANS: SECOND FLOOR**



- LEGEND**
- TWO BEDROOM UNIT
  - THREE BEDROOM UNIT
  - TOWNHOME UNIT
  - CIRCULATION & SERVICE AREA
  - ENTERTAINMENT ROOM

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

**PLANS: THIRD FLOOR**



**LEGEND**

- TWO BEDROOM UNIT
- THREE BEDROOM UNIT
- TOWNHOME UNIT
- CIRCULATION & SERVICE AREA
- ENTERTAINMENT ROOM

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

**PLANS: FOURTH FLOOR**

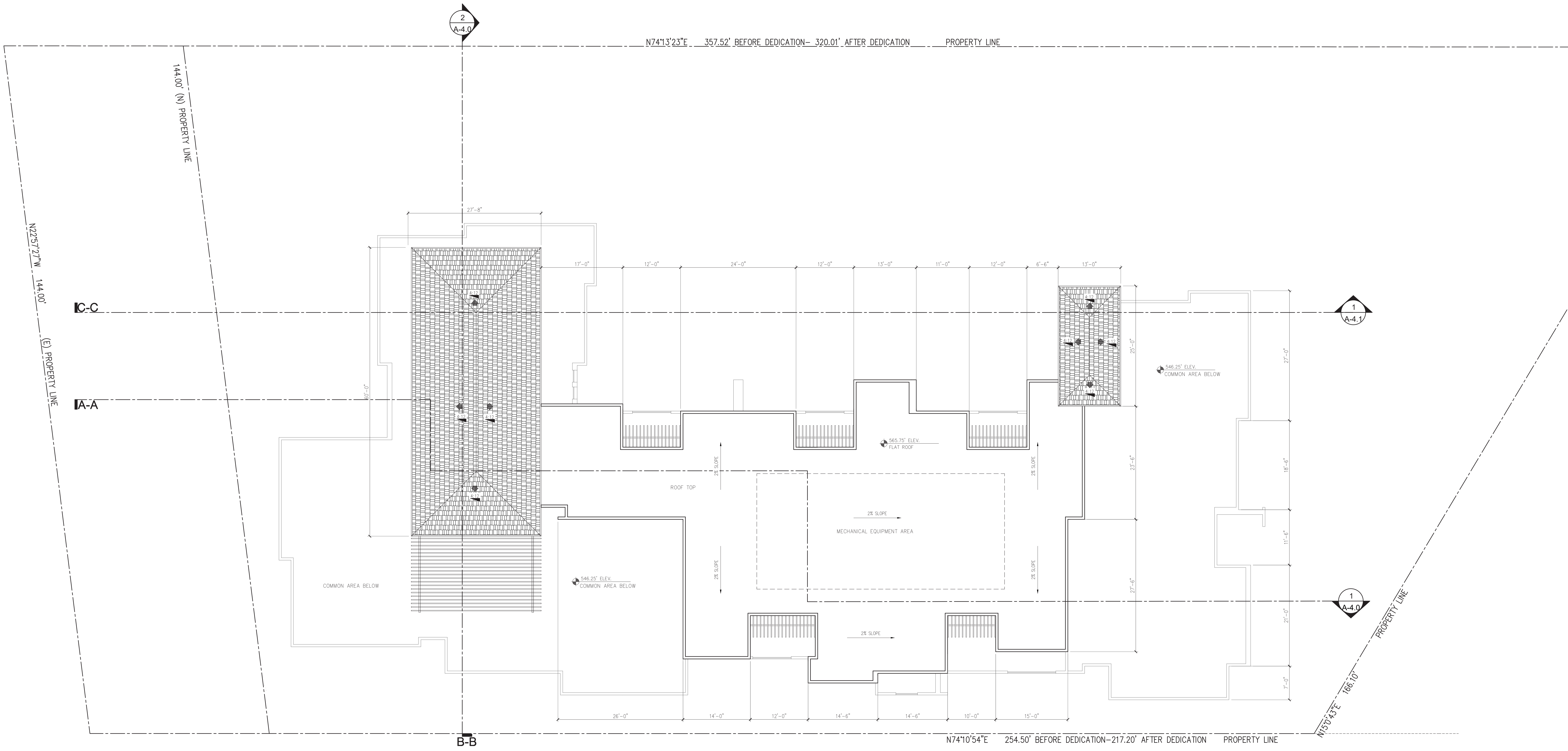


**LEGEND**

- TWO BEDROOM UNIT
- THREE BEDROOM UNIT
- TOWNHOME UNIT
- CIRCULATION & SERVICE AREA
- ENTERTAINMENT ROOM

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

**PLANS: FIFTH FLOOR**



NOTE: MECHANICAL EQUIPMENT TO BE SCREENED ACCORDING TO THE BURBANK MUNICIPAL CODE.

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

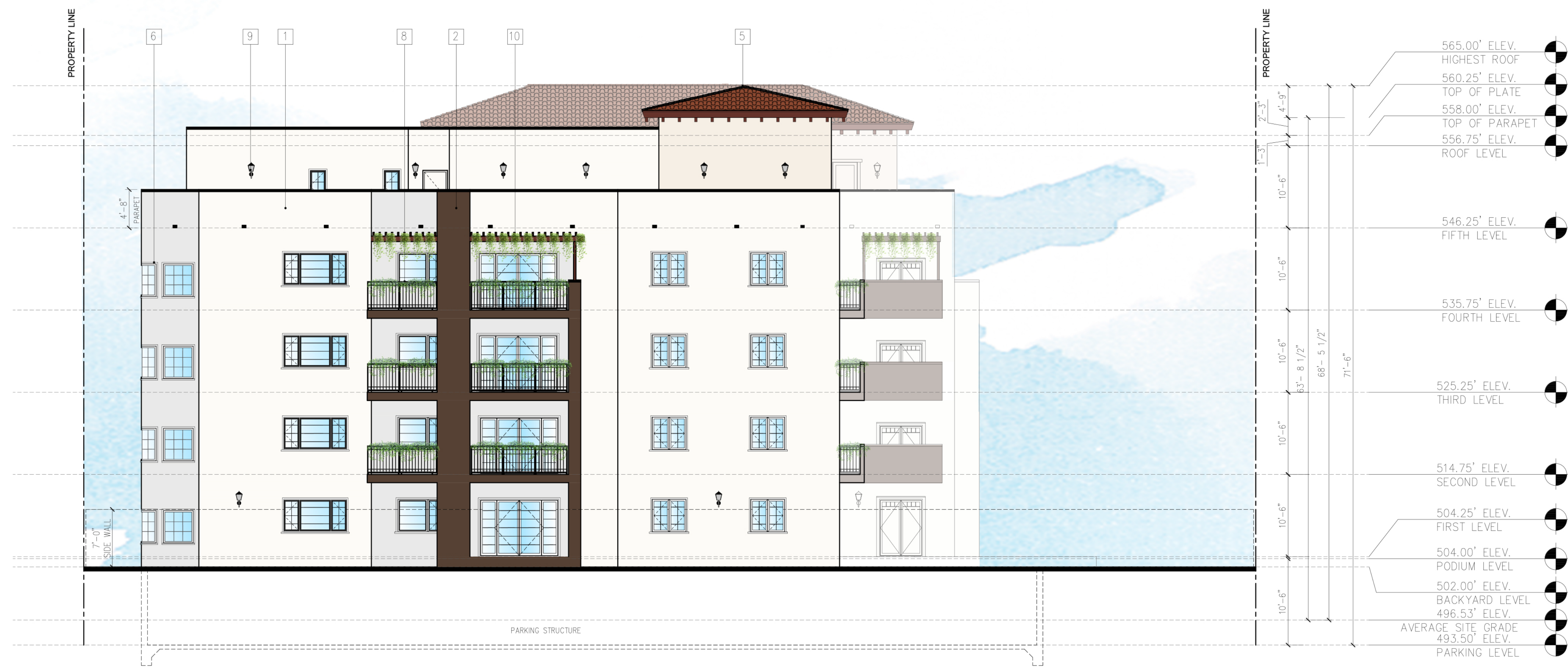
PLANS: ROOF LEVEL





WEST ELEVATION

2



EAST ELEVATION

1

- MATERIAL BOARD:
- 1 STUCCO BUILDING COLOR  
SMOOTH FINISH  
BENJAMIN MOORE PAINT  
PRENTIS CREAM CW-100 OR EQUAL
  - 2 STUCCO BUILDING COLOR  
SMOOTH FINISH  
BENJAMIN MOORE PAINT  
TARPLEY BROWN CW-170 OR EQUAL
  - 3 STONE CLADDING  
5/8" THICKNESS  
0.75 LB/PIECE OR EQUAL
  - 4 PARKING GARAGE GATE:  
MC NICHOLS CO. GRILL GATE  
OR EQUAL
  - 5 SUPERIOR CLAY ROOFING TILE  
CORONA TAPERED MISSION  
BY : MCA  
COLORS: CUSTOM BLENDS  
OR EQUAL PRODUCT
  - 6 SIERRA PACIFIC WINDOWS ALUM.  
CLAD WOOD FRAME ALPINE  
SILVER  
METALLIC FINISH & PATIO  
DOORS OR EQUAL
  - 7 CUSTOM WROUGHT IRON GATE/FENCE
  - 8 CUSTOM WROUGHT IRON RAILING
  - 9 HINKLEY LIGHTING  
1670-LL  
EDGEWATER OUTDOOR LIGHTING  
OR EQUAL
  - 10 CUSTOM WOOD TRELLIS

NOTE: THE BALCONES WILL COMPLY WITH BMC 10-1-624T AS APPLICABLE DURING THE PLAN CHECK PROCESS.

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

ELEVATIONS



SOUTH ELEVATION

2



NORTH ELEVATION

1

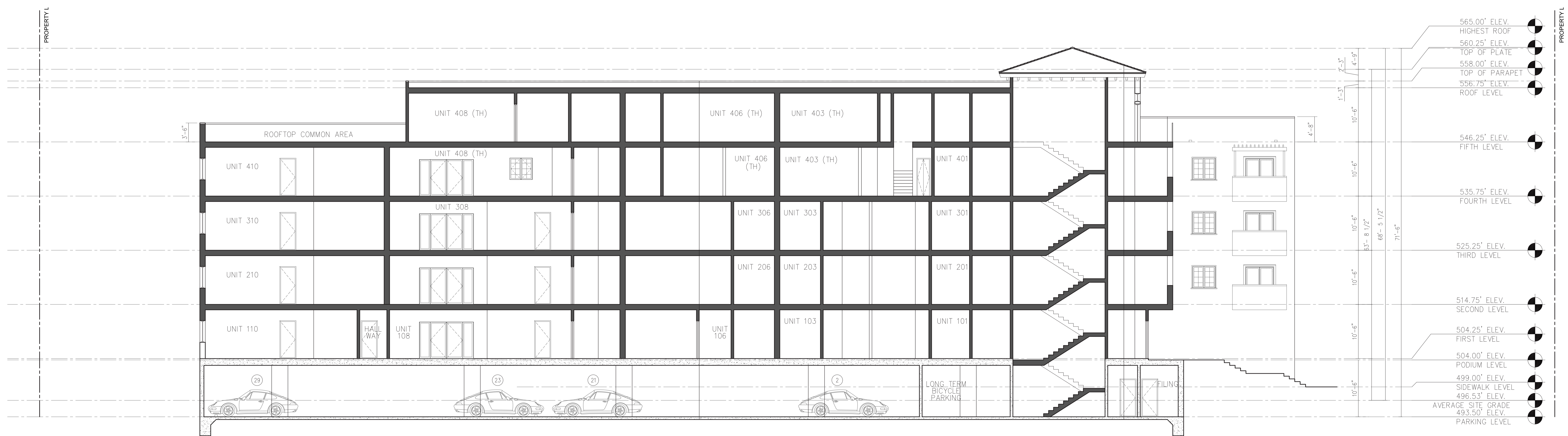
NOTE: THE BALCONES WILL COMPLY WITH BMC 10-1-624T AS APPLICABLE DURING THE PLAN CHECK PROCESS.

SCALE : 1/8" = 1'-0"  
ELEVATIONS



SECTION B-B

2

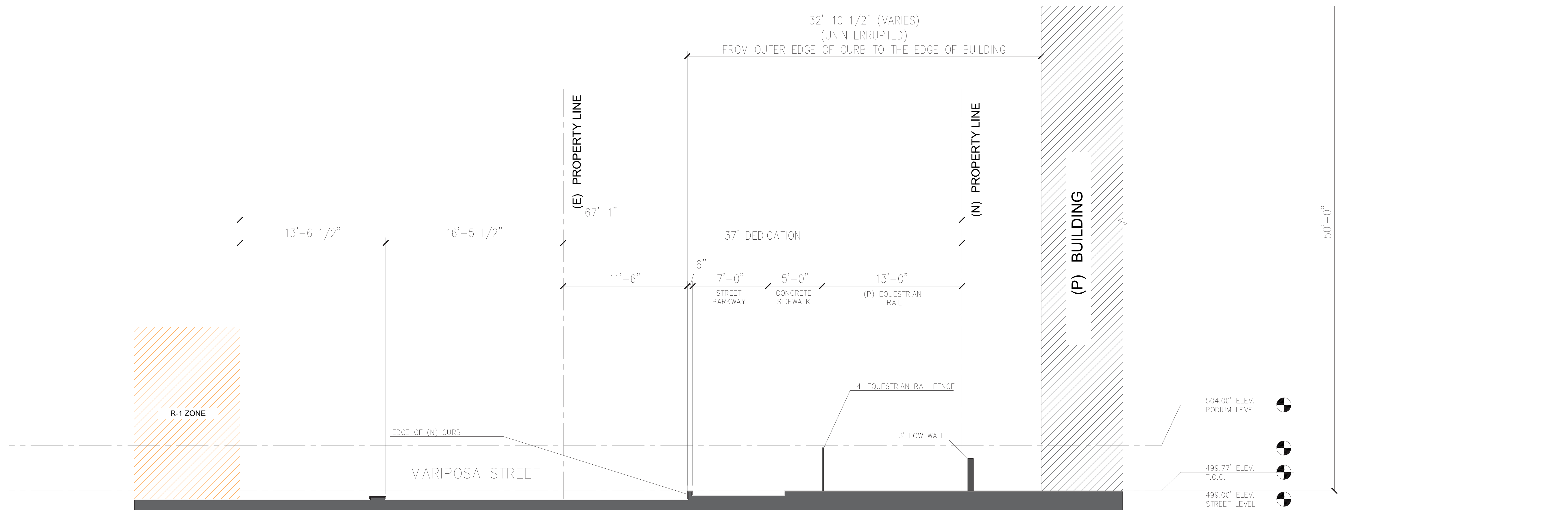


SECTION A-A

1

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

SECTIONS



STREET CROSS-SECTION

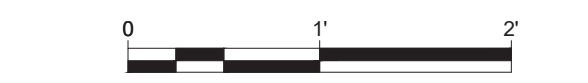
SCALE : 1/4" = 1'-0"

2



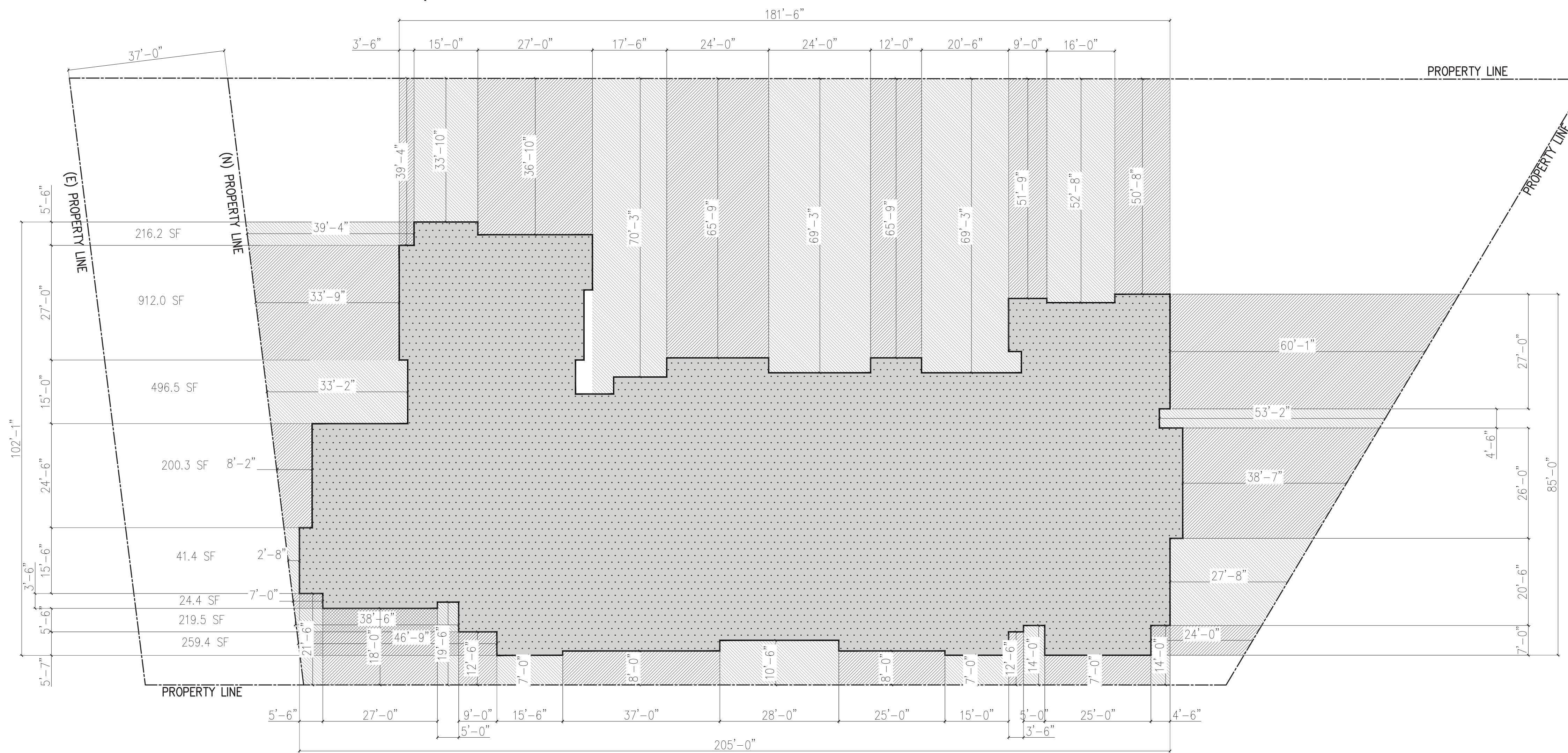
SECTION C-C

1



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

SECTIONS



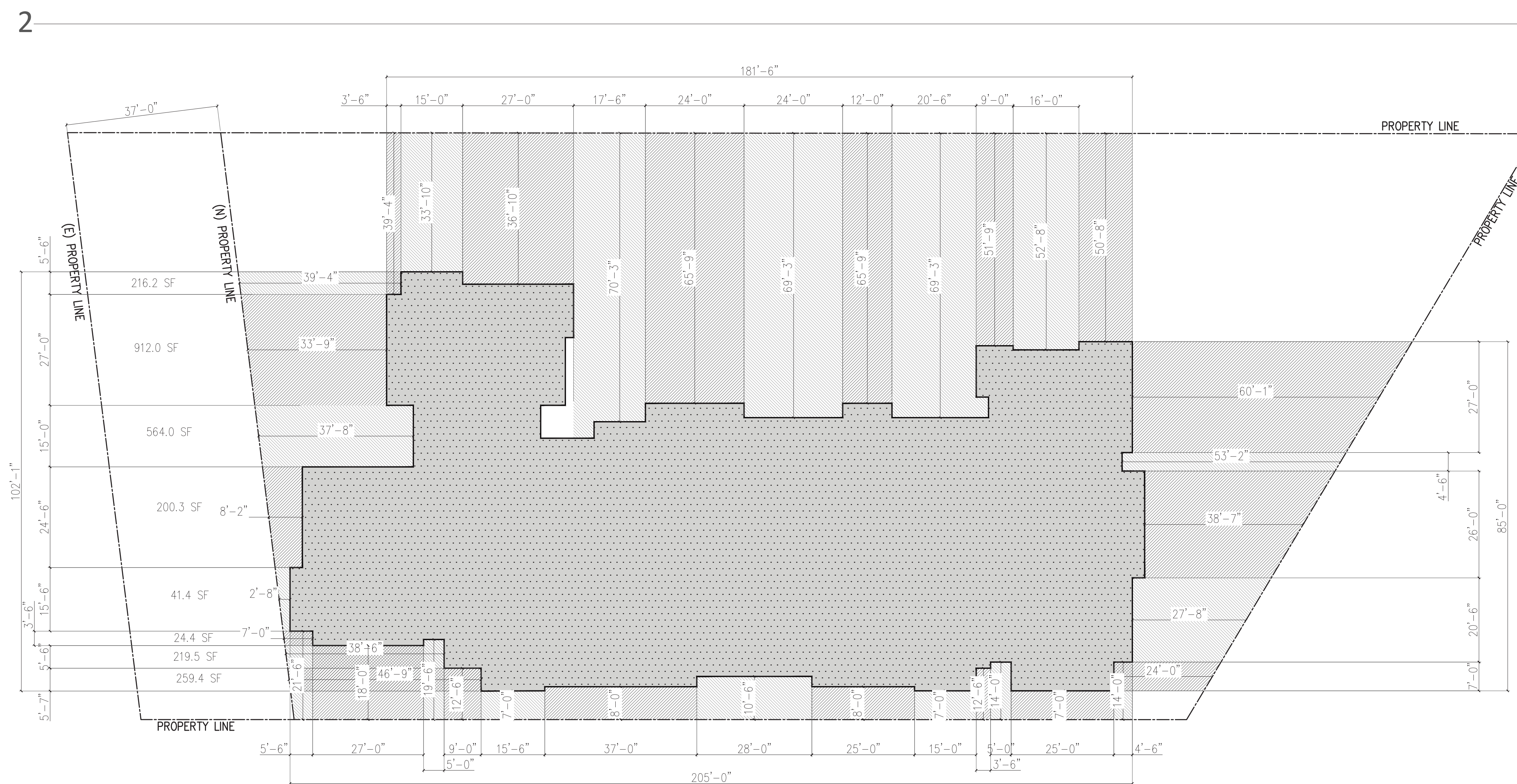
**AVERAGE FRONT SETBACK CALCULATIONS:**

**MIN AVG = 63'-8 1/2" BLDG HGT X 20% = 12'-9"**  
**PROVIDED AVERAGE ON 1ST FLOOR= 23'-2"**

TOTAL FRONTAGE= 102'-1"

(216.2 SF) + (912 SF) + (496.5 SF) + (200.3 SF) + (41.4 SF) + (24.4 SF) + (219.5 SF) + (259.4 SF) = 2,437.2 SF / 102'-1" = 23'-2"

SECOND FLOOR SETBACK DIAGRAM



**AVERAGE FRONT SETBACK CALCULATIONS:**

**MIN AVG = 63'-8 1/2" BLDG HGT X 20% = 12'-9"**  
**PROVIDED AVERAGE ON 1ST FLOOR= 23'-10 1/2"**

TOTAL FRONTAGE= 102'-1"

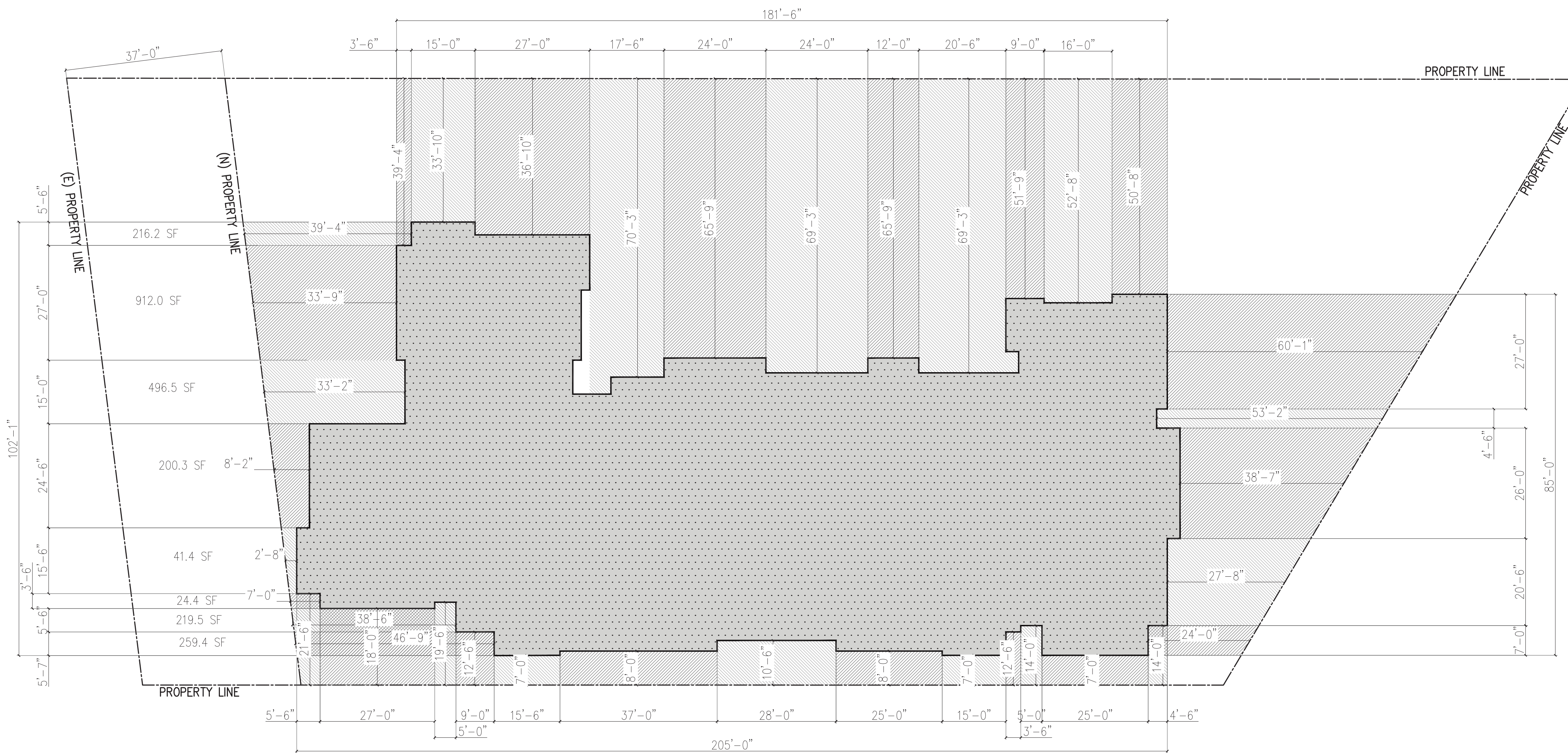
(216.2 SF) + (912 SF) + (564 SF) + (200.3 SF) + (41.4 SF) + (24.4 SF) + (219.5 SF) + (259.4 SF) = 2,437.2 SF / 102'-1" = 23'-10 1/2"

FIRST FLOOR SETBACK DIAGRAM

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

DIAGRAMS: SETBACKS





**AVERAGE FRONT SETBACK CALCULATIONS:**

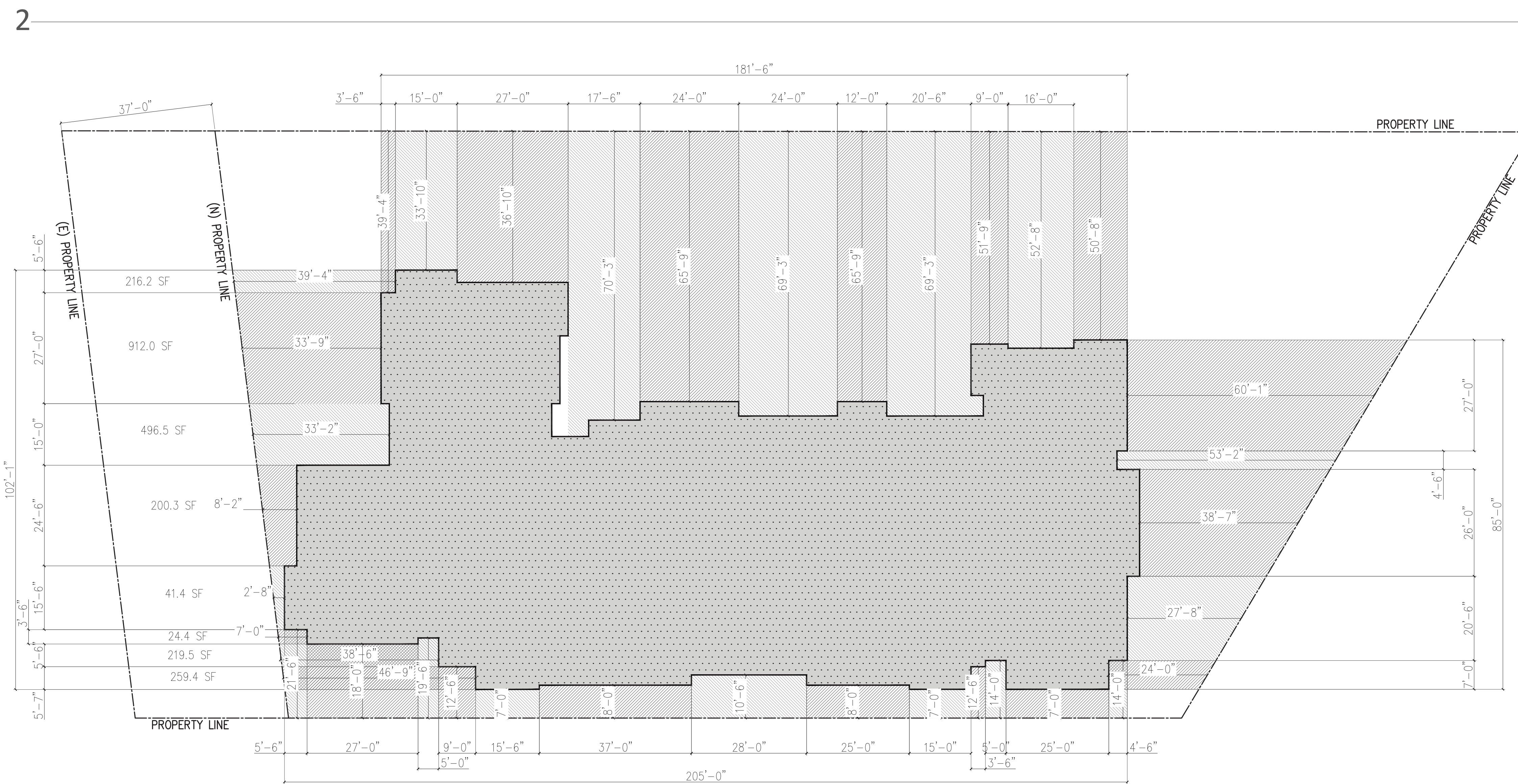
MIN AVG = 63'-8 1/2" BLDG HGT X 20% = 12'-9"  
 => 12'-9" + 5'-0" = 17'-9"

**PROVIDED AVERAGE ON 4TH FLOOR = 23'-2"**

TOTAL FRONTAGE= 102'-1"

(216.2 SF) + (912 SF) + (496.5 SF) + (200.3 SF) + (41.4 SF) + (24.4 SF) + (219.5 SF) + (259.4 SF) = 2,437.2 SF / 102'-1" = 23'-2"

**FOURTH FLOOR SETBACK DIAGRAM**



**AVERAGE FRONT SETBACK CALCULATIONS:**

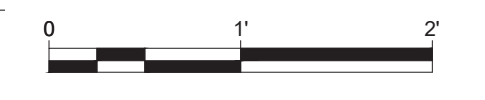
MIN AVG = 63'-8 1/2" BLDG HGT X 20% = 12'-9"

**PROVIDED AVERAGE ON 1ST FLOOR= 23'-2"**

TOTAL FRONTAGE= 102'-1"

(216.2 SF) + (912 SF) + (496.5 SF) + (200.3 SF) + (41.4 SF) + (24.4 SF) + (219.5 SF) + (259.4 SF) = 2,437.2 SF / 102'-1" = 23'-2"

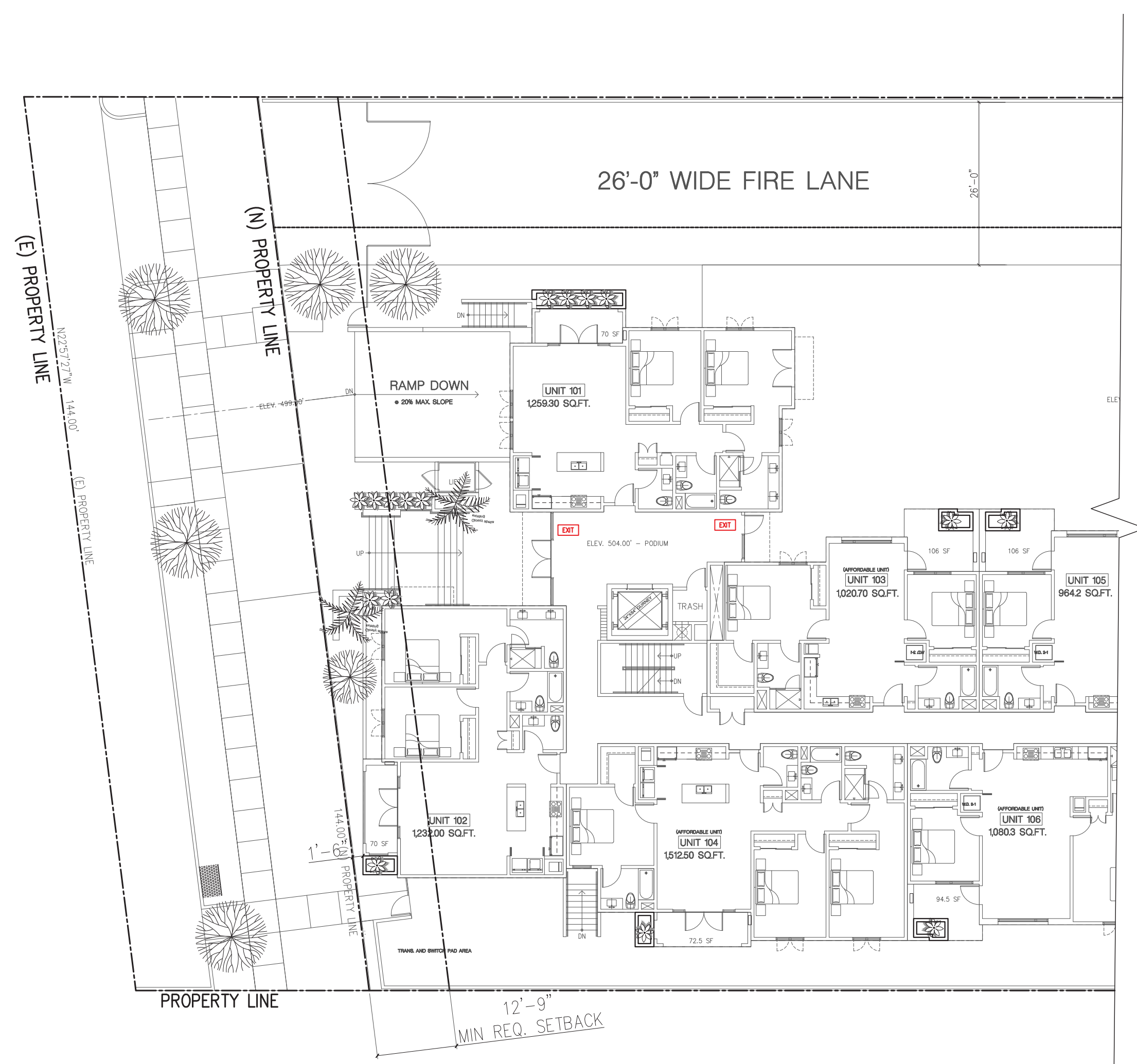
**THIRD FLOOR SETBACK DIAGRAM**



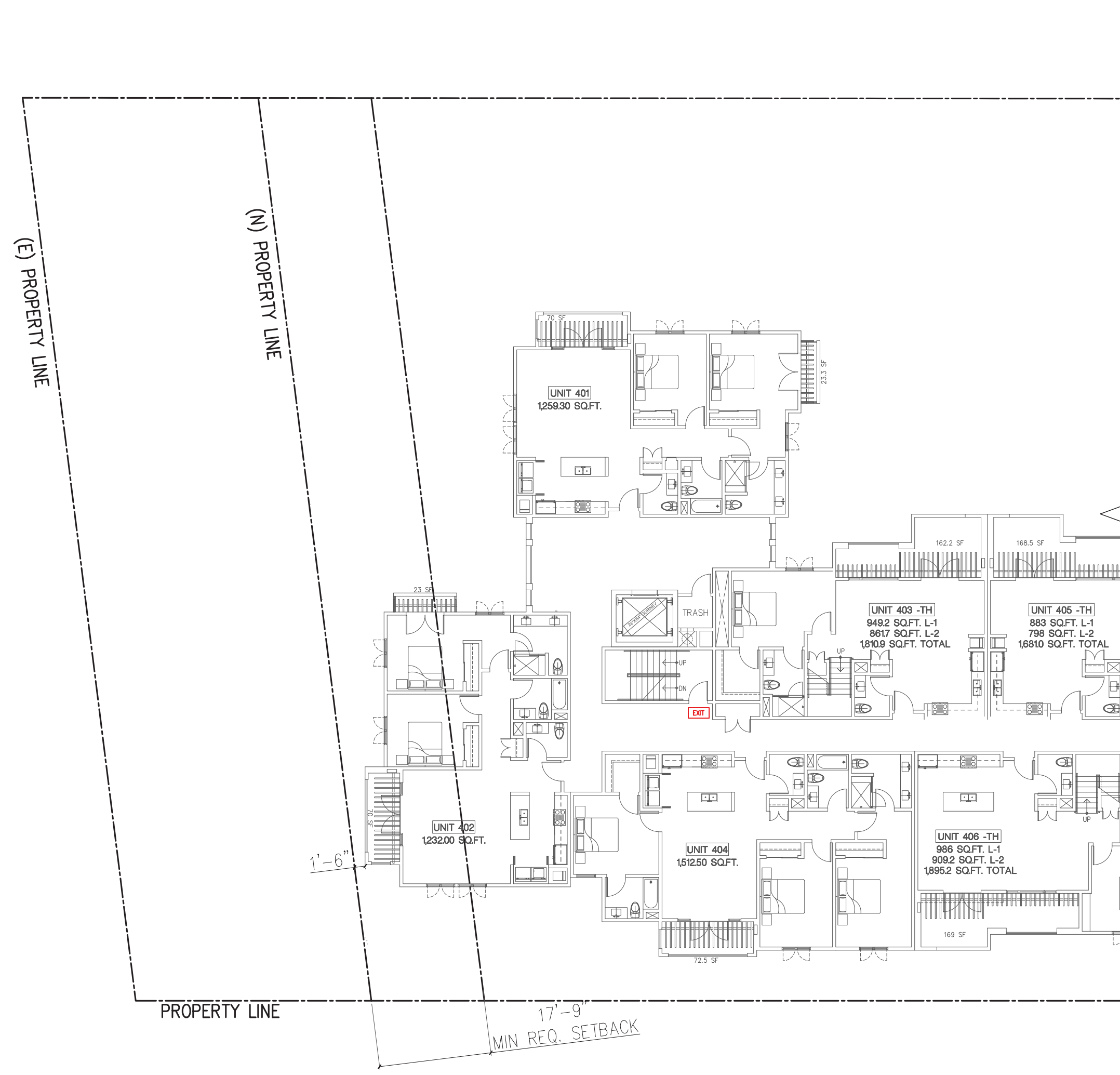
SCALE : 1/16" = 1'-0"

DIAGRAMS: SETBACKS





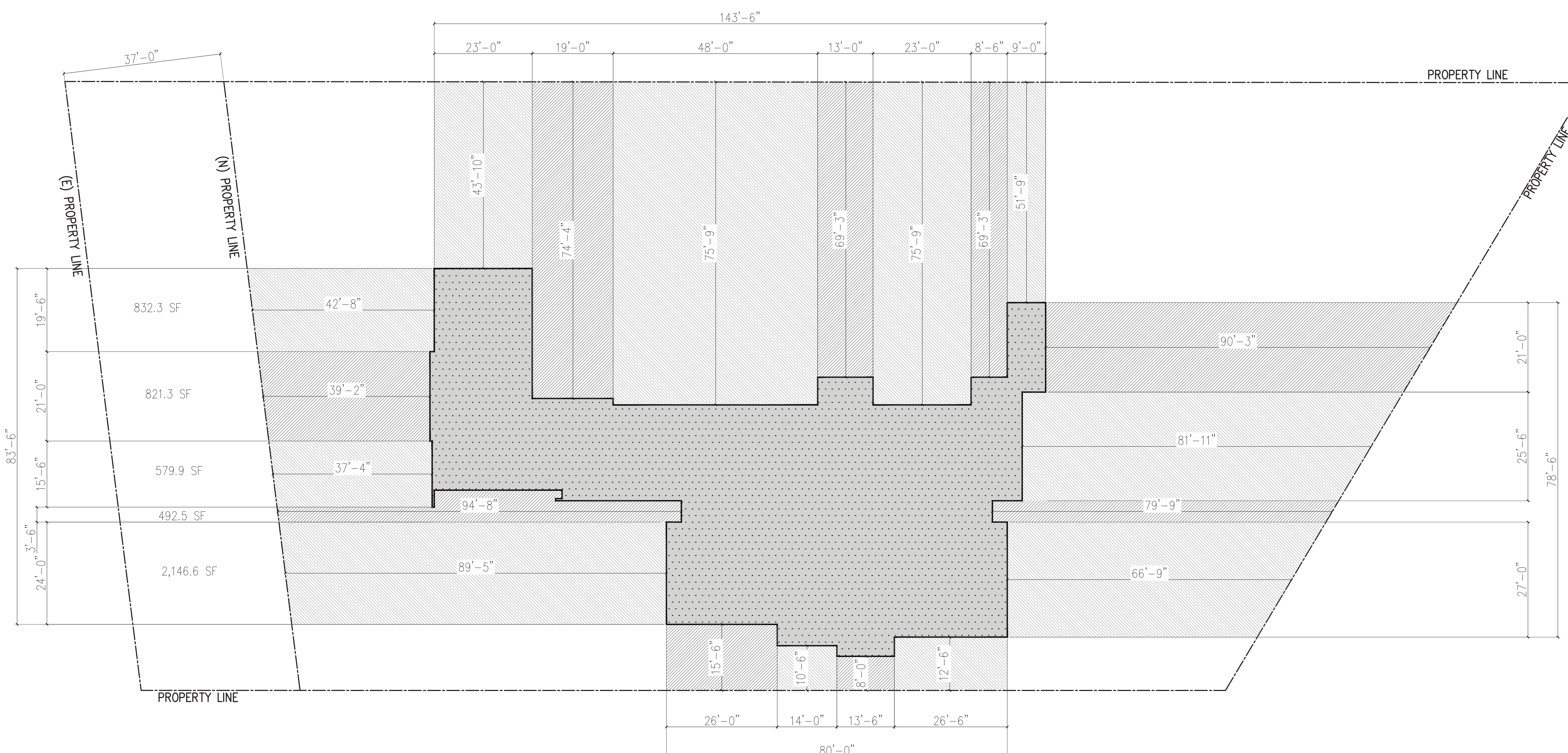
1ST FLOOR ~ 3RD FLOOR



4TH FLOOR

ENCROACHMENT DIAGRAM

2



**AVERAGE FRONT SETBACK CALCULATIONS:**

MIN AVG = 63'-8 1/2" BLDG HGT X 20% = 12'-9"  
=> 12'-9" + 5'-0" = 17'-9"  
**PROVIDED AVERAGE ON 5TH FLOOR = 58'-4"**

TOTAL FRONTAGE= 83'-6"  
(832.3 SF) + (821.3 SF) + (579.9 SF) + (492.5 SF) + (2,146.6SF) = 8,872.6 SF / 83'-6" = 58'-4"

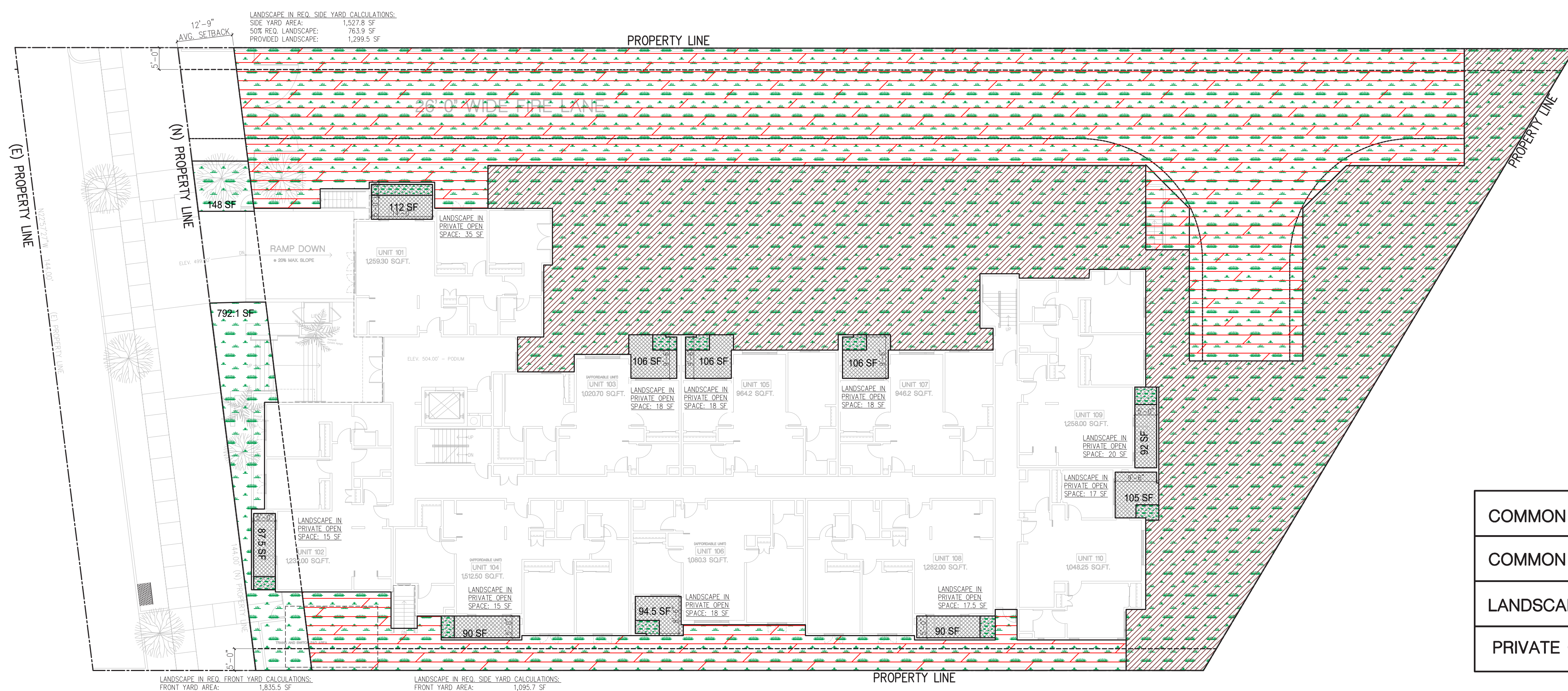
FIFTH FLOOR SETBACK DIAGRAM

1

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

DIAGRAMS: SETBACKS



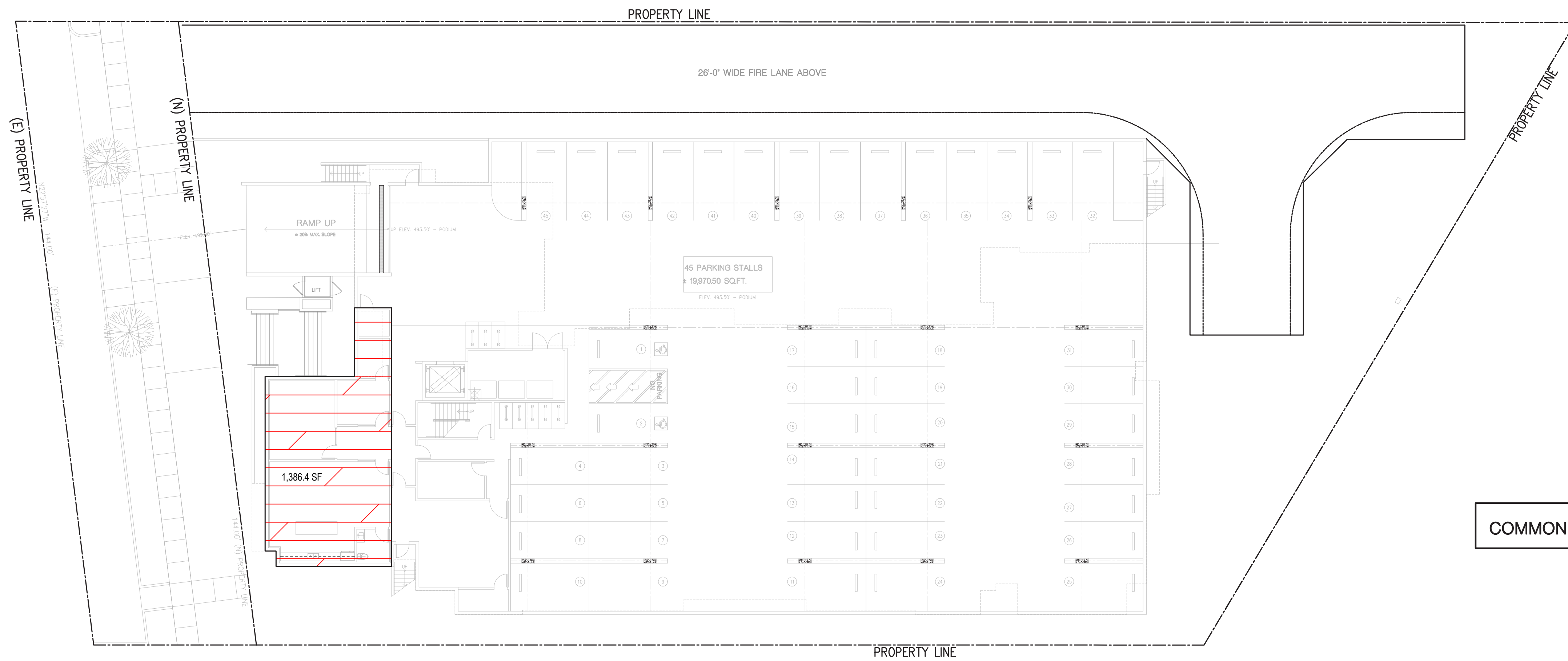


COMMON AREA: 10,429.3 S.F.
COMMON OPEN SPACE: 9,725.6 S.F.
LANDSCAPING IN COMMON OPEN SPACE: 9,725.6 S.F.
PRIVATE OUTDOOR SPACE: 989 S.F.

NOTES:  
 1. PROJECT WILL COMPLY WITH BMS 10-1-624(E)7 AS APPLICABLE DURING THE PLAN CHECK PROCESS.  
 2. MINIMUM 10% OF PRIVATE OPEN SPACES ON THE GROUND LEVEL ARE LANDSCAPED.

FIRST FLOOR OPEN SPACE DIAGRAM

2



COMMON AREA: 1,386.4 S.F.
---------------------------

SEMI-SUBTERRANEAN OPEN SPACE DIAGRAM

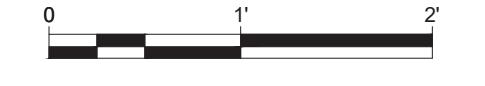
1

OPEN SPACE TABULATION							
FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
COMMON AREA	1,386.4 S.F.	10,429.3 S.F.				517 S.F.	12,332.7 S.F.
COMMON OPEN SPACE AREA		9,725.6 S.F.				5,966.2 S.F.	15,691.8 S.F.
LANDSCAPING IN COMMON OPEN SPACE		9,725.6 S.F.					9,725.6 S.F.
PRIVATE OUTDOOR SPACE:		989 S.F.	867.5 S.F.	867.5 S.F.	1,067 S.F.	481.7 S.F.	4,272.7 SF

NOTE: ANY OPEN SPACE WITH MINIMUM DIMENSION OF LESS THAT 5 FEET IS NOT A PART OF THE CALCULATIONS.

**LEGEND**

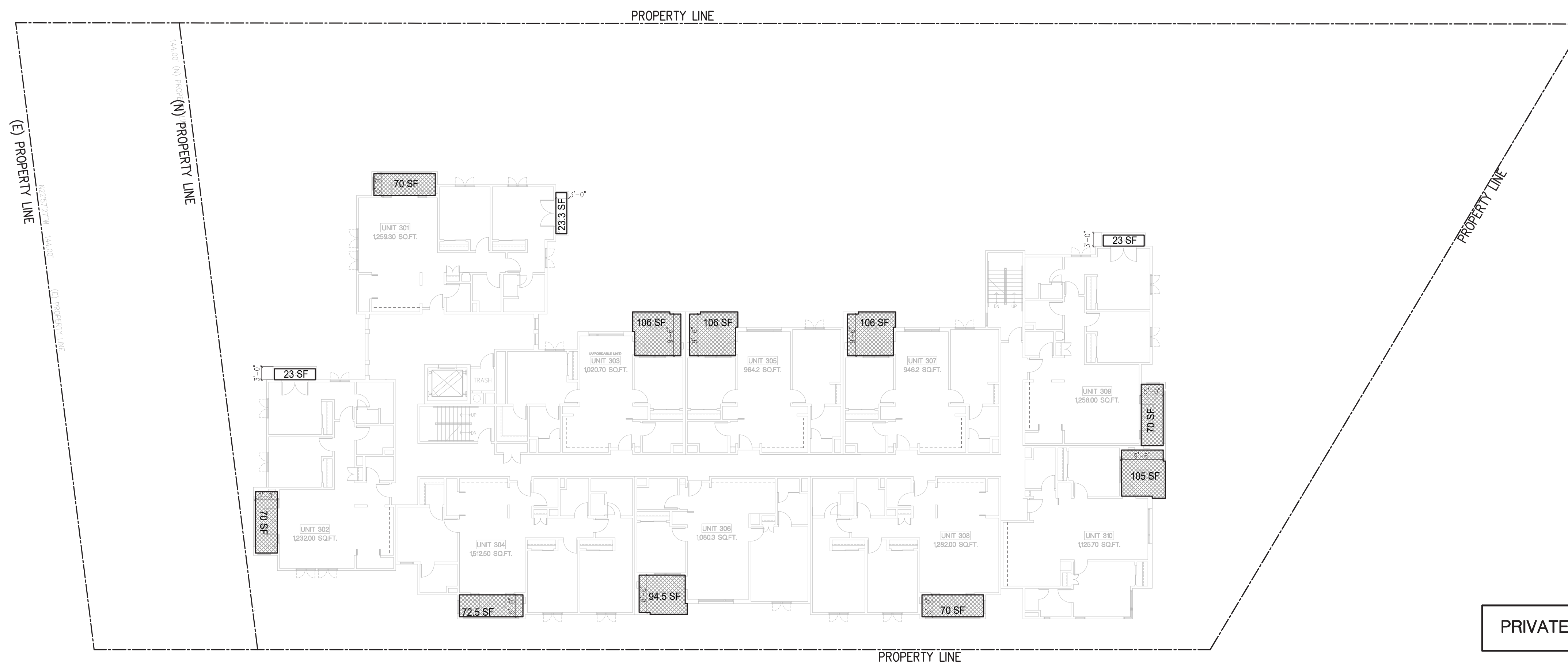
- COMMON OPEN SPACE
- PRIVATE OUTDOOR SPACE
- COMMON AREA
- LANDSCAPE AREA



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

DIAGRAMS: OPEN SPACE

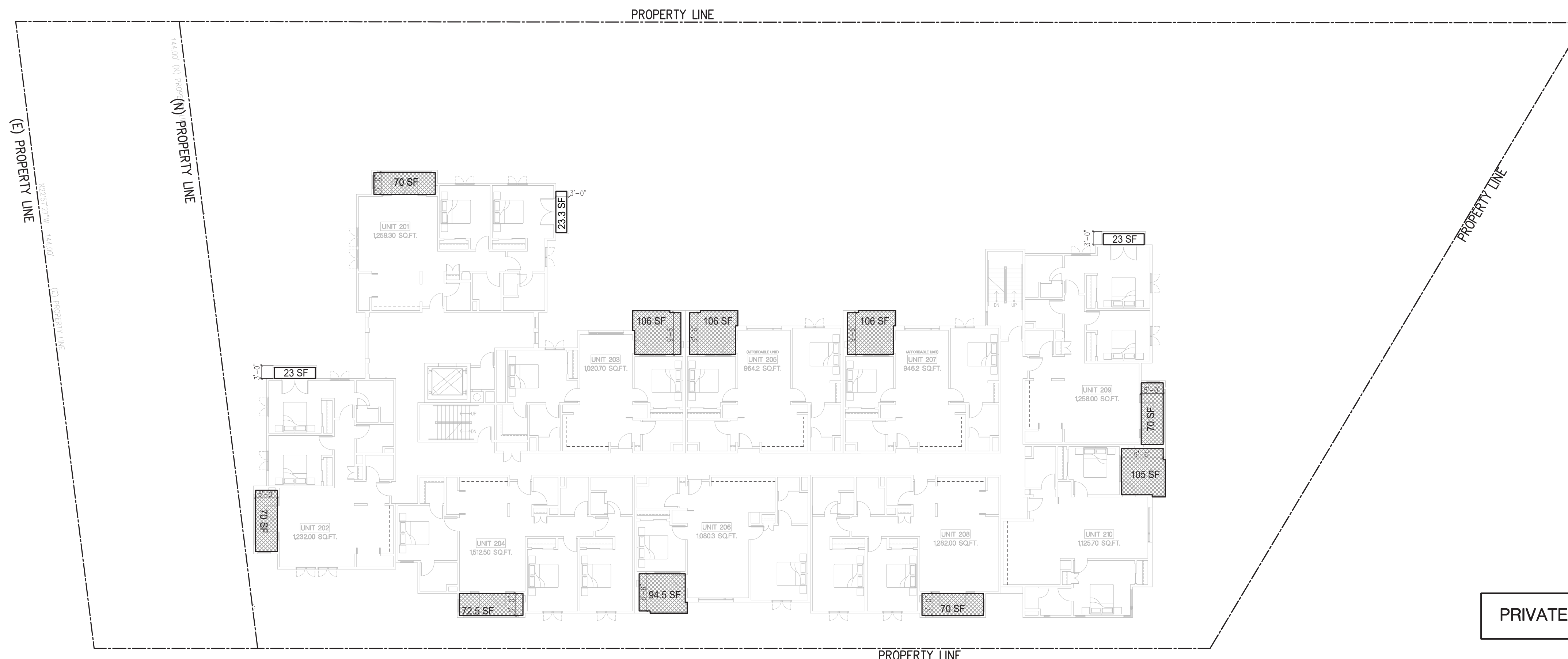




PRIVATE OUTDOOR SPACE: 870 S.F.

THIRD FLOOR OPEN SPACE DIAGRAM

2



PRIVATE OUTDOOR SPACE: 870 S.F.

SECOND FLOOR OPEN SPACE DIAGRAM

1

OPEN SPACE TABULATION							
FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
COMMON AREA	1,386.4 S.F.	10,429.3 S.F.				517 S.F.	12,332.7 S.F.
COMMON OPEN SPACE AREA		9,725.6 S.F.				5,966.2 S.F.	15,691.8 S.F.
LANDSCAPING IN COMMON OPEN SPACE		9,725.6 S.F.					9,725.6 S.F.
PRIVATE OUTDOOR SPACE:		989 S.F.	867.5 S.F.	867.5 S.F.	1,067 S.F.	481.7 S.F.	4,272.7 SF

NOTE: ANY OPEN SPACE WITH MINIMUM DIMENSION OF LESS THAT 5 FEET IS NOT A PART OF THE CALCULATIONS.

LEGEND

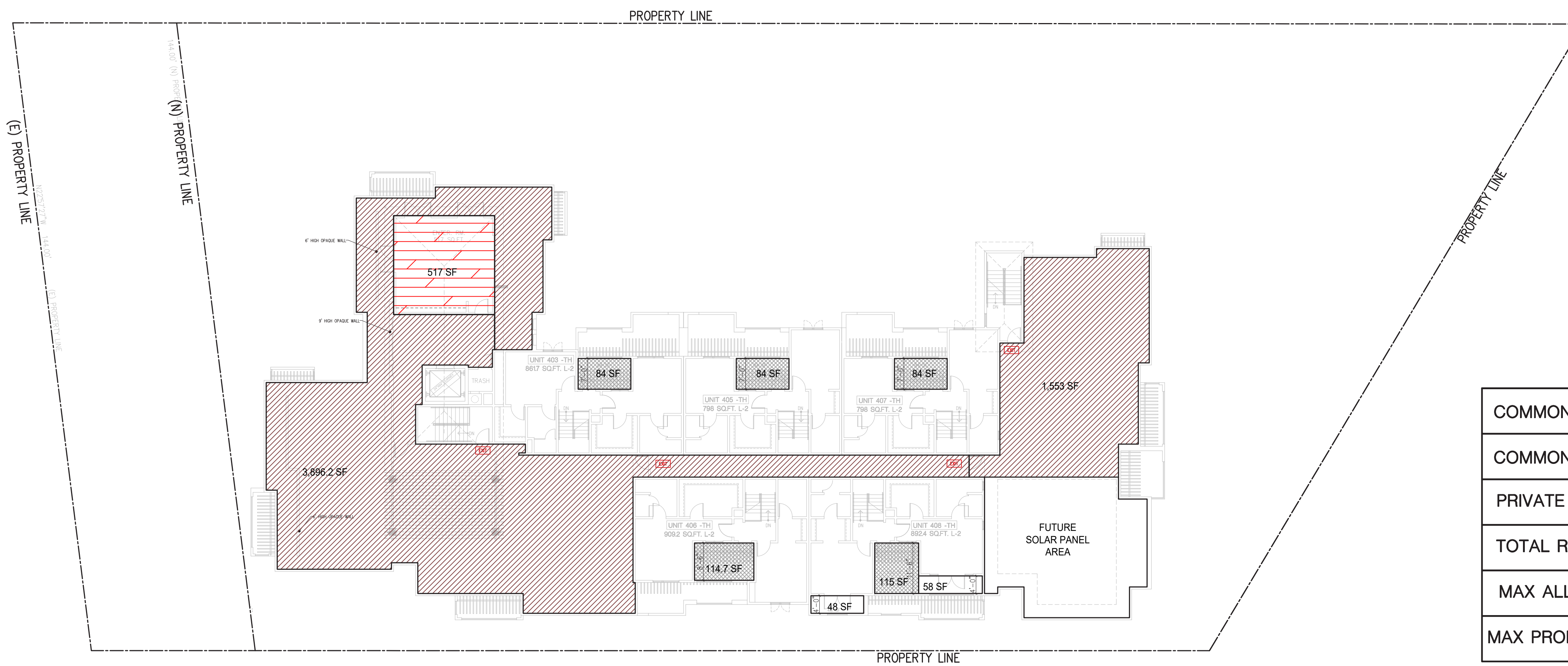
- COMMON OPEN SPACE
- PRIVATE OUTDOOR SPACE
- COMMON AREA
- LANDSCAPE AREA



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

DIAGRAMS: OPEN SPACE

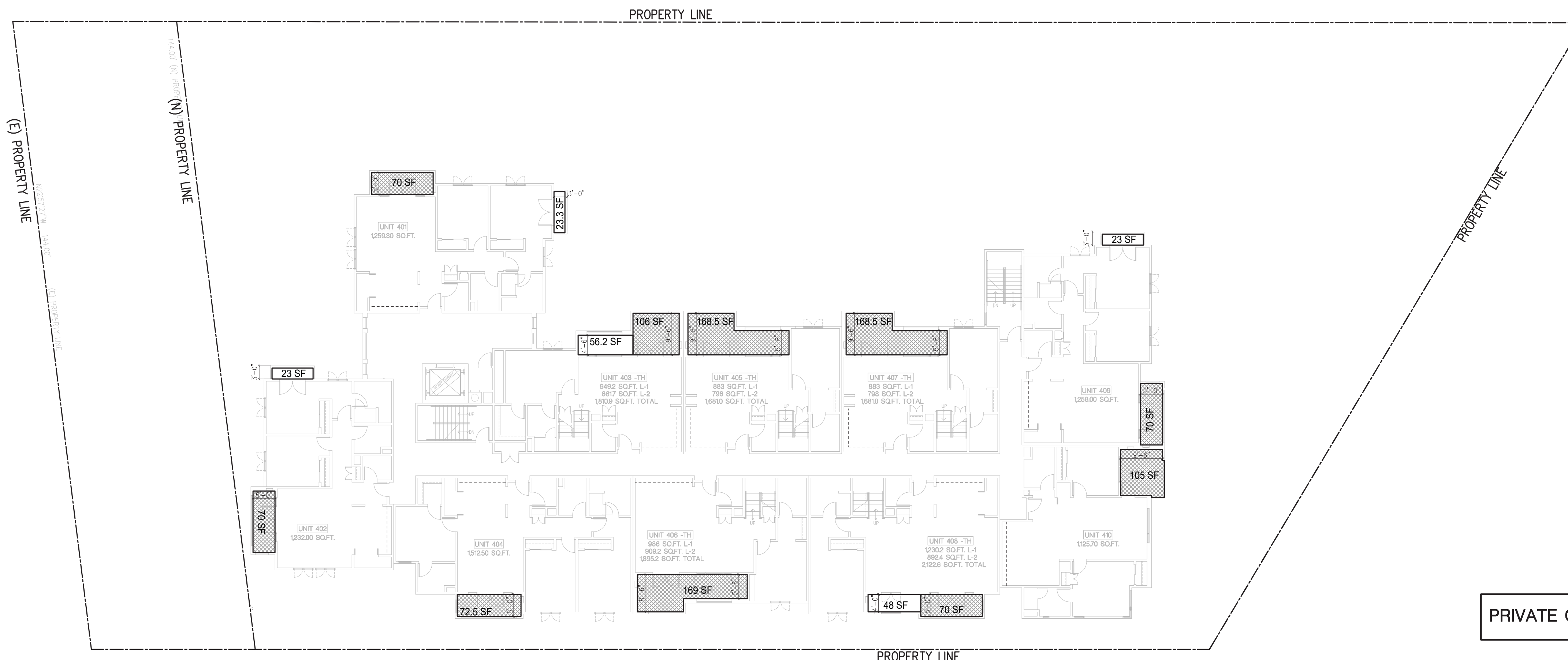




COMMON AREA: 517 S.F.
COMMON OPEN SPACE: 6,514.2 S.F.
PRIVATE OUTDOOR SPACE: 481.7 S.F.
TOTAL ROOF AREA: 13,690.9 SF
MAX ALLOWED ROOF DECK AREA (50%) = 6,845.5 SF
MAX PROPOSED ROOF DECK AREA (43.5%) = 5,966.2 SF

FIFTH FLOOR OPEN SPACE DIAGRAM

2



PRIVATE OUTDOOR SPACE: 1,069.5 S.F.
-------------------------------------

FOURTH FLOOR OPEN SPACE DIAGRAM

1

OPEN SPACE TABULATION

FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
COMMON AREA	1,386.4 S.F.	10,429.3 S.F.				517 S.F.	12,332.7 S.F.
COMMON OPEN SPACE AREA		9,725.6 S.F.				5,966.2 S.F.	15,691.8 S.F.
LANDSCAPING IN COMMON OPEN SPACE		9,725.6 S.F.					9,725.6 S.F.
PRIVATE OUTDOOR SPACE:		989 S.F.	867.5 S.F.	867.5 S.F.	1,067 S.F.	481.7 S.F.	4,272.7 SF

NOTE: ANY OPEN SPACE WITH MINIMUM DIMENSION OF LESS THAT 5 FEET IS NOT A PART OF THE CALCULATIONS.

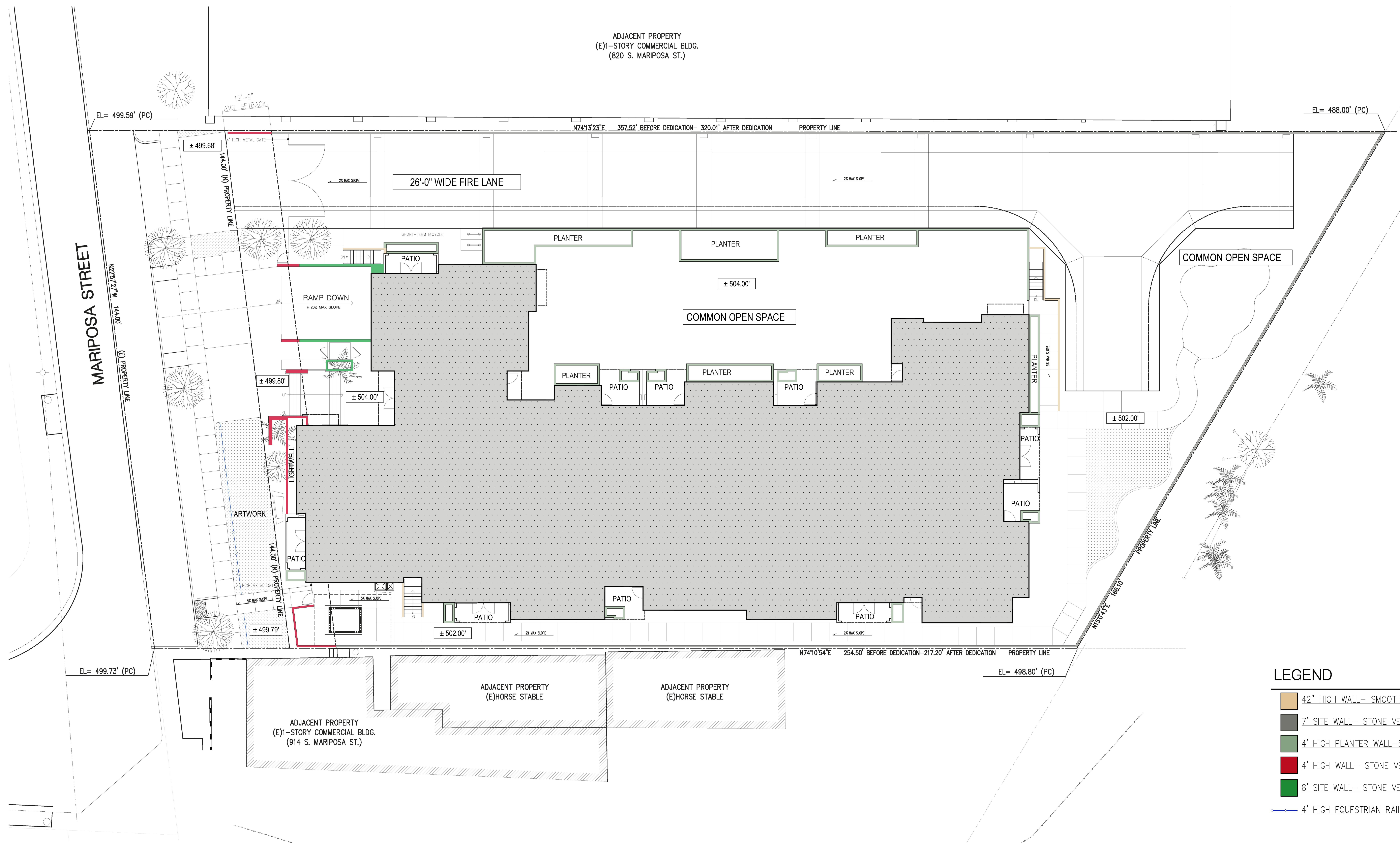
LEGEND

- COMMON OPEN SPACE
- PRIVATE OUTDOOR SPACE
- COMMON AREA
- LANDSCAPE AREA



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

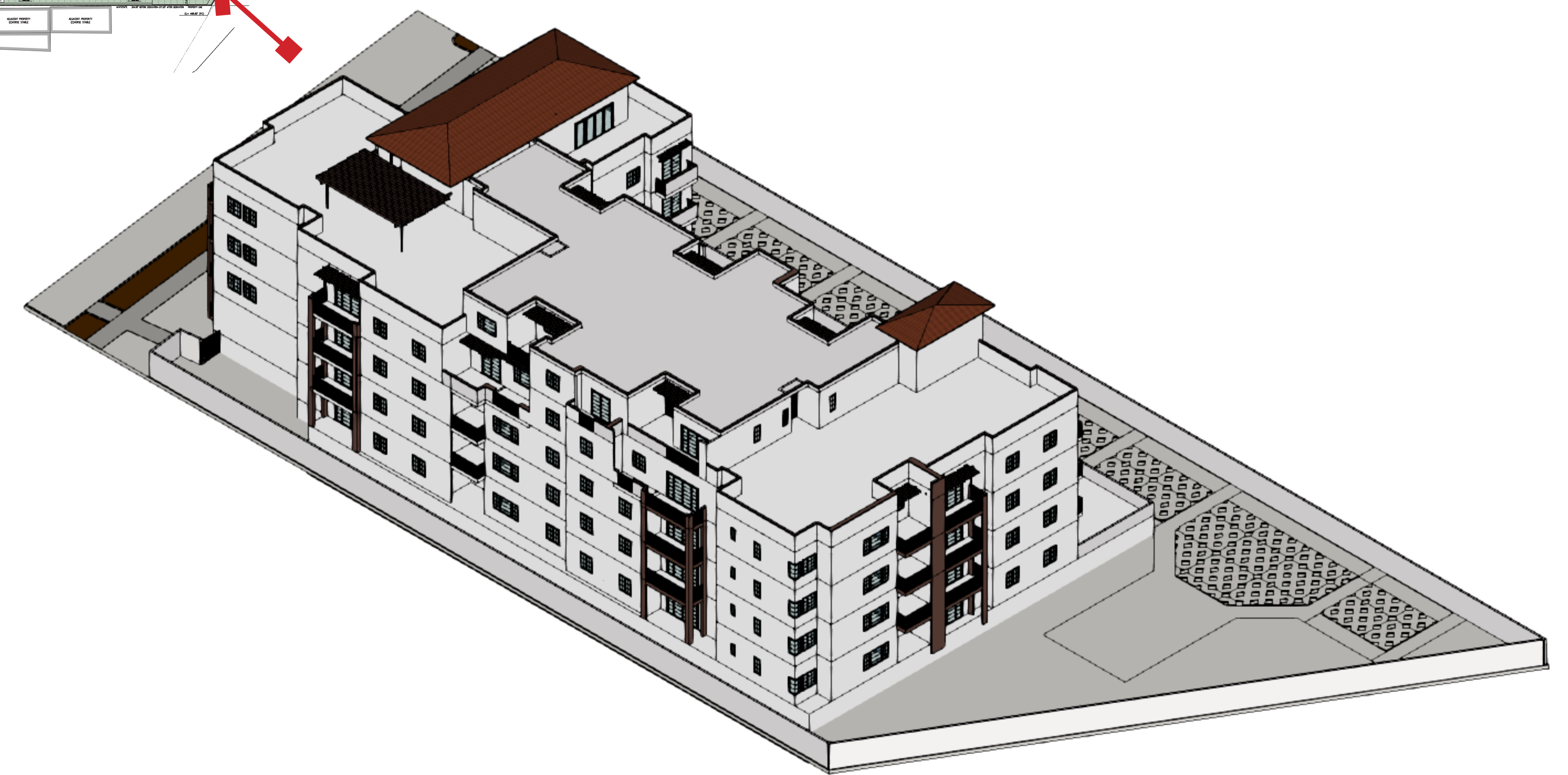
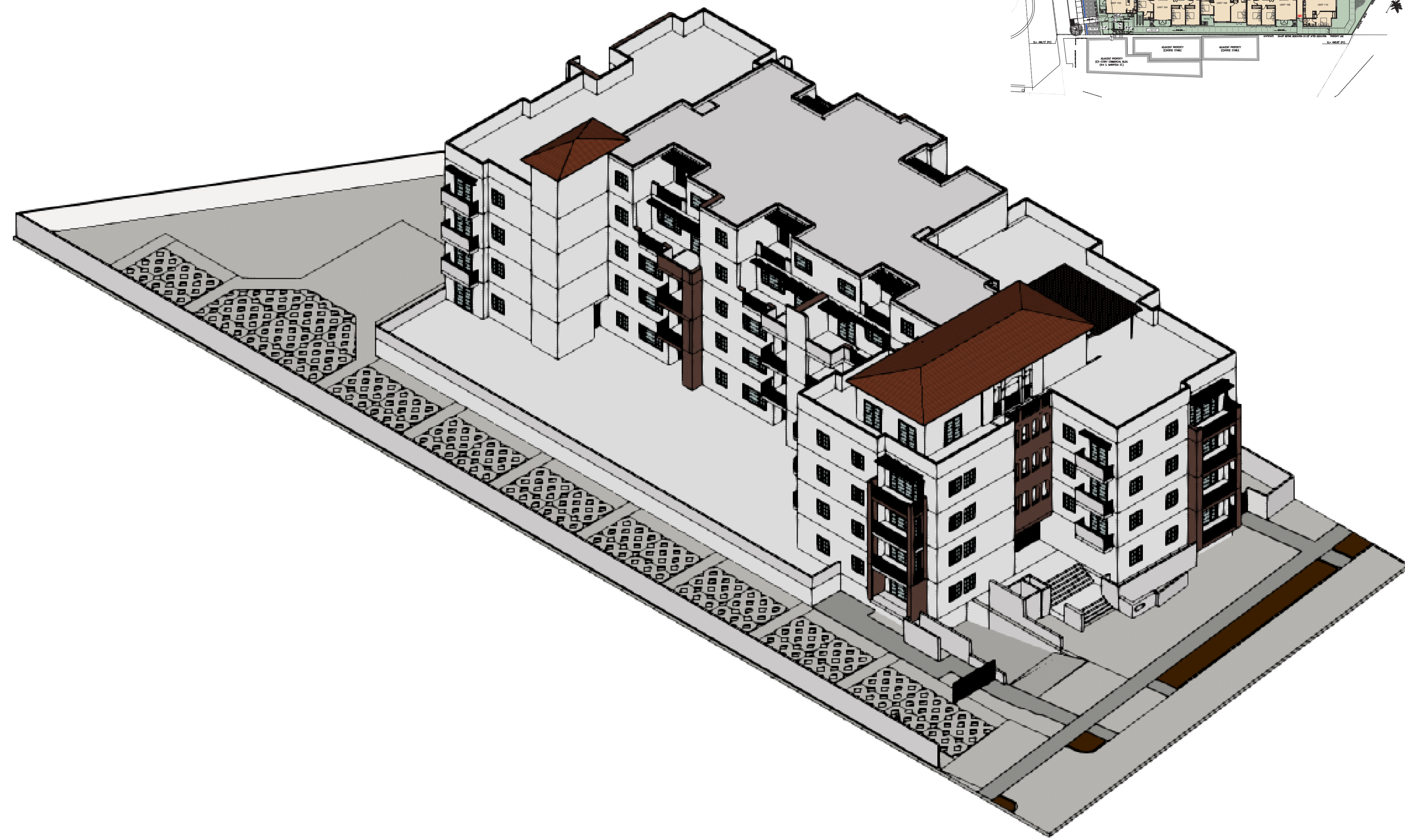
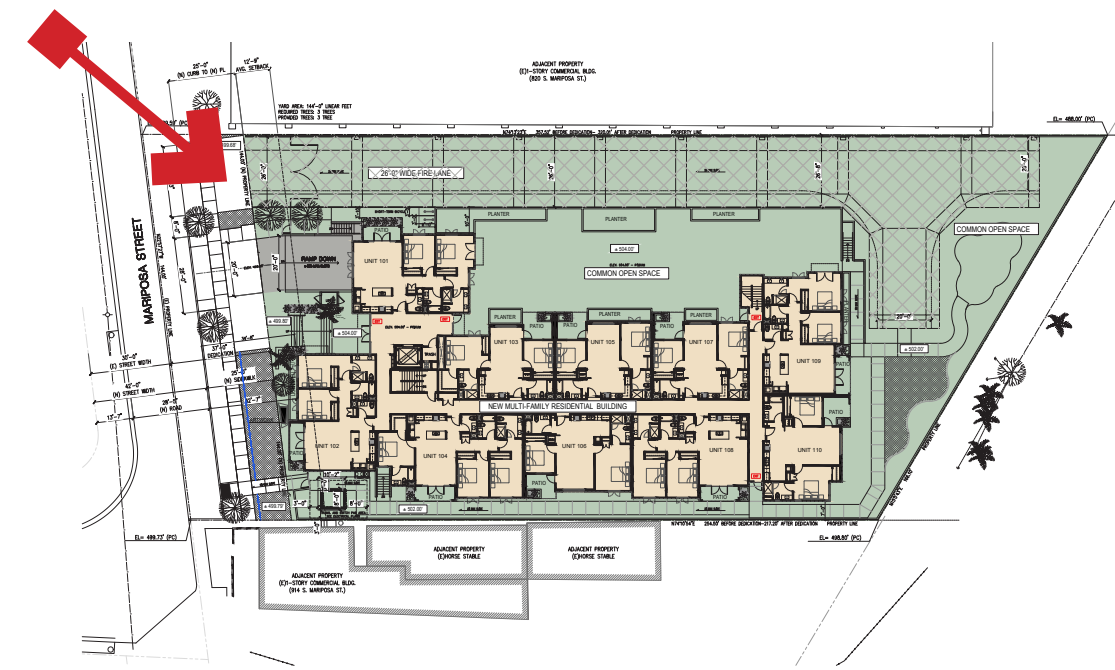
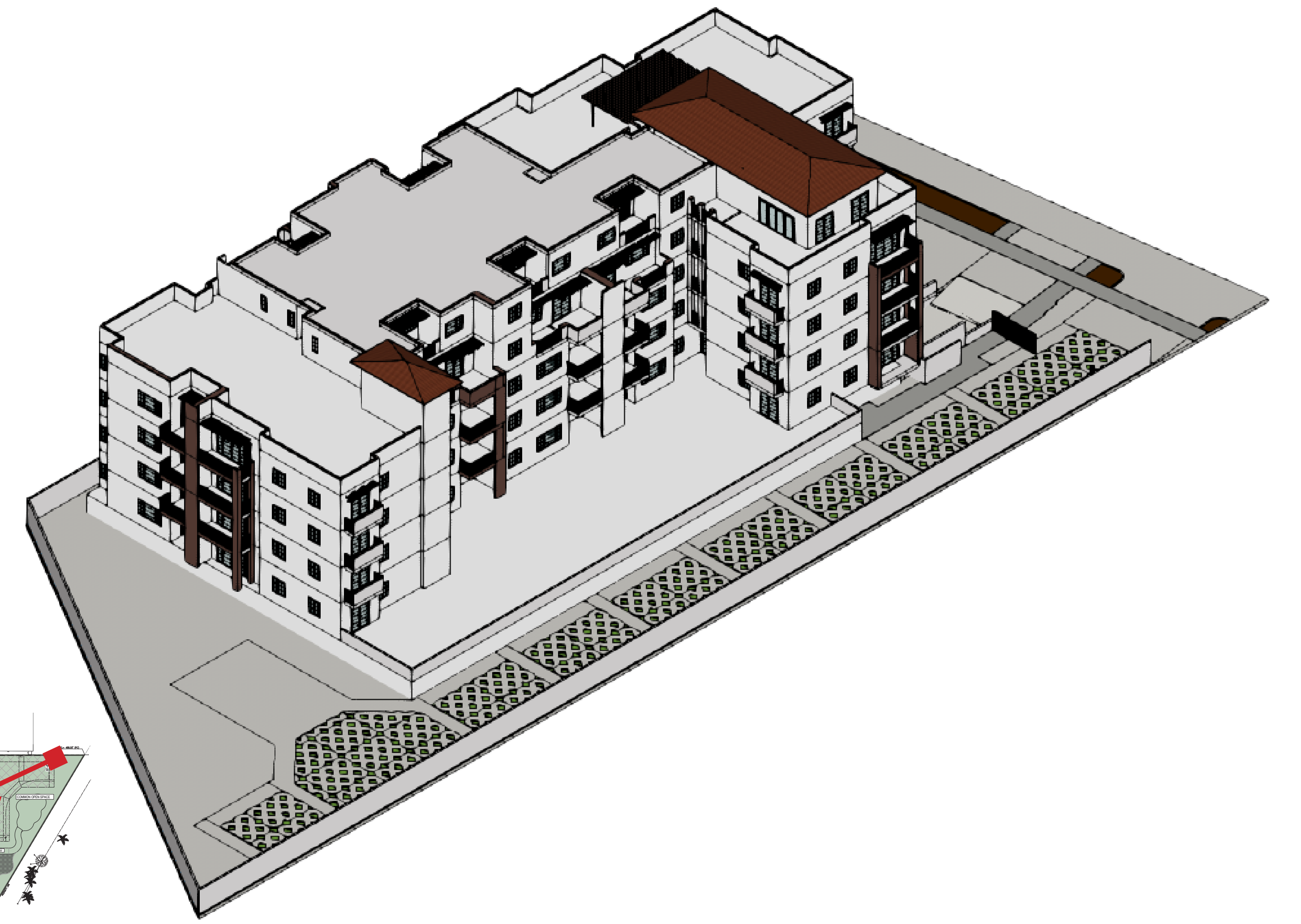
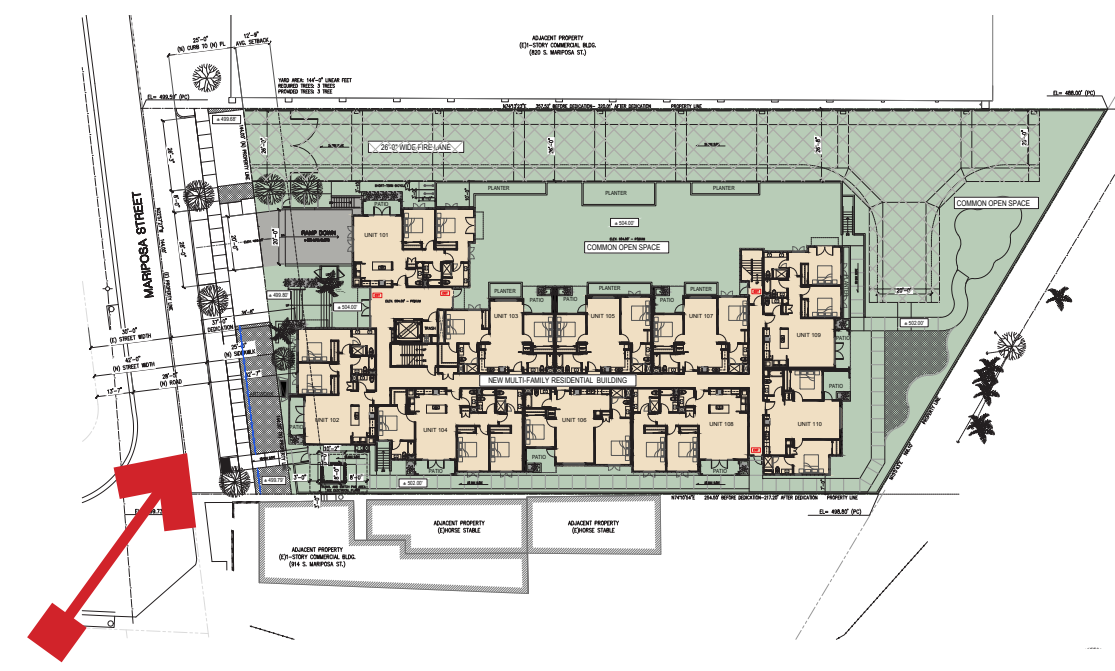
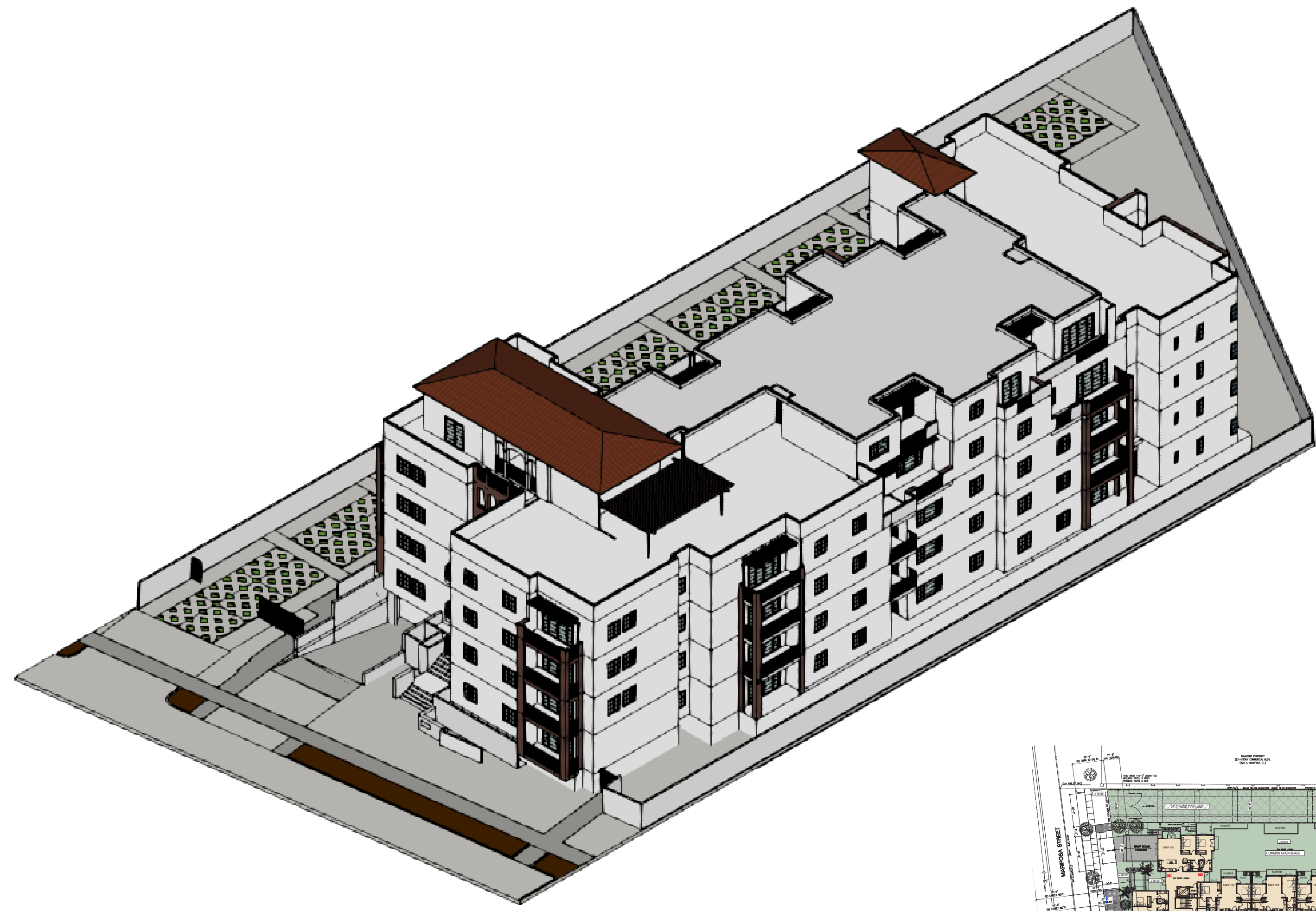
DIAGRAMS: OPEN SPACE



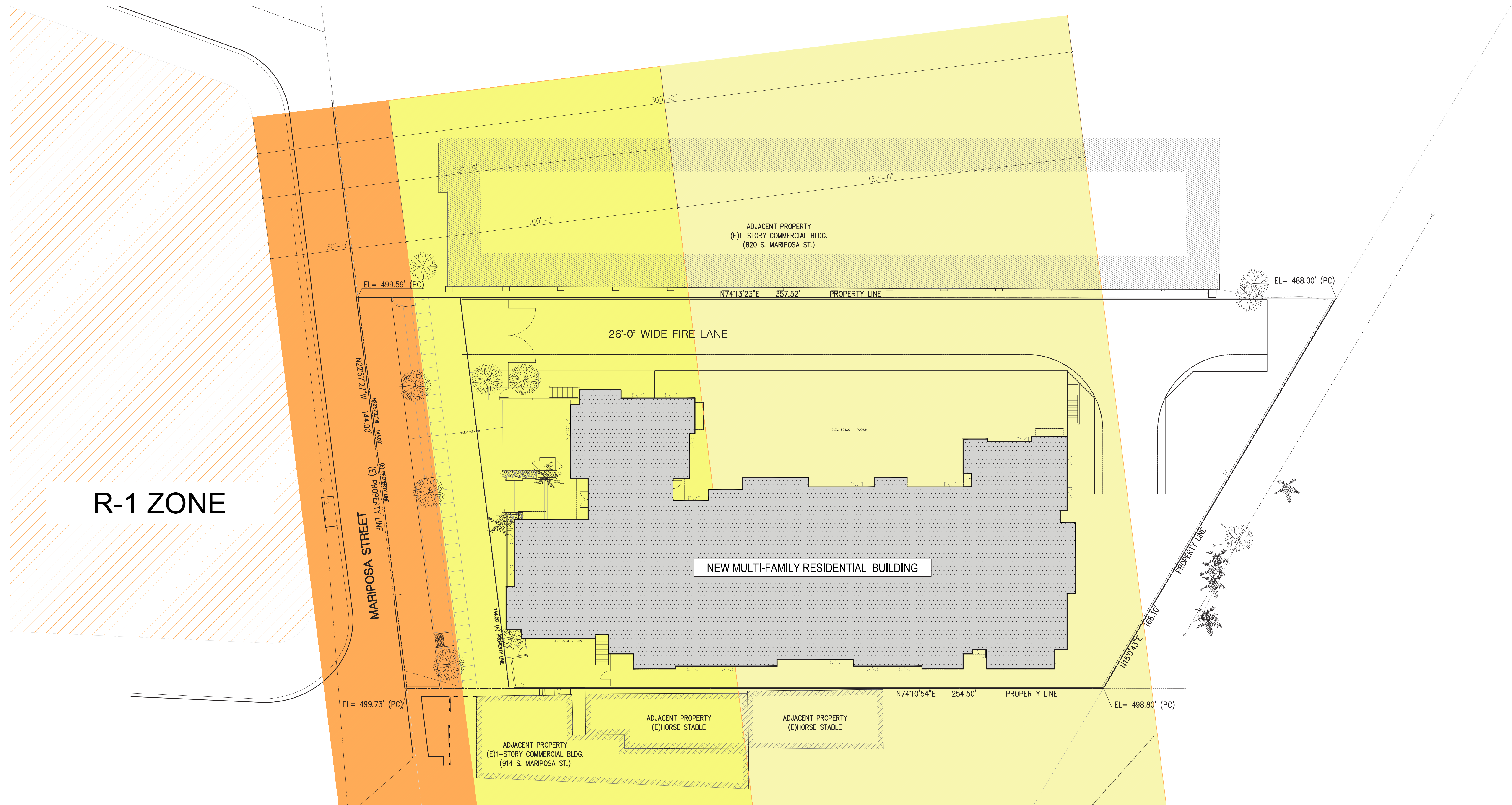
- LEGEND**
- 42" HIGH WALL - SMOOTH STUCCO FINISH
  - 7' SITE WALL - STONE VENEER FINISH
  - 4' HIGH PLANTER WALL - SMOOTH STUCCO FINISH
  - 4' HIGH WALL - STONE VENEER FINISH
  - 8' SITE WALL - STONE VENEER FINISH
  - 4' HIGH EQUESTRIAN RAIL FENCE (WOOD/VINYL)

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

DIAGRAMS: SITE WALLS AND FENCES

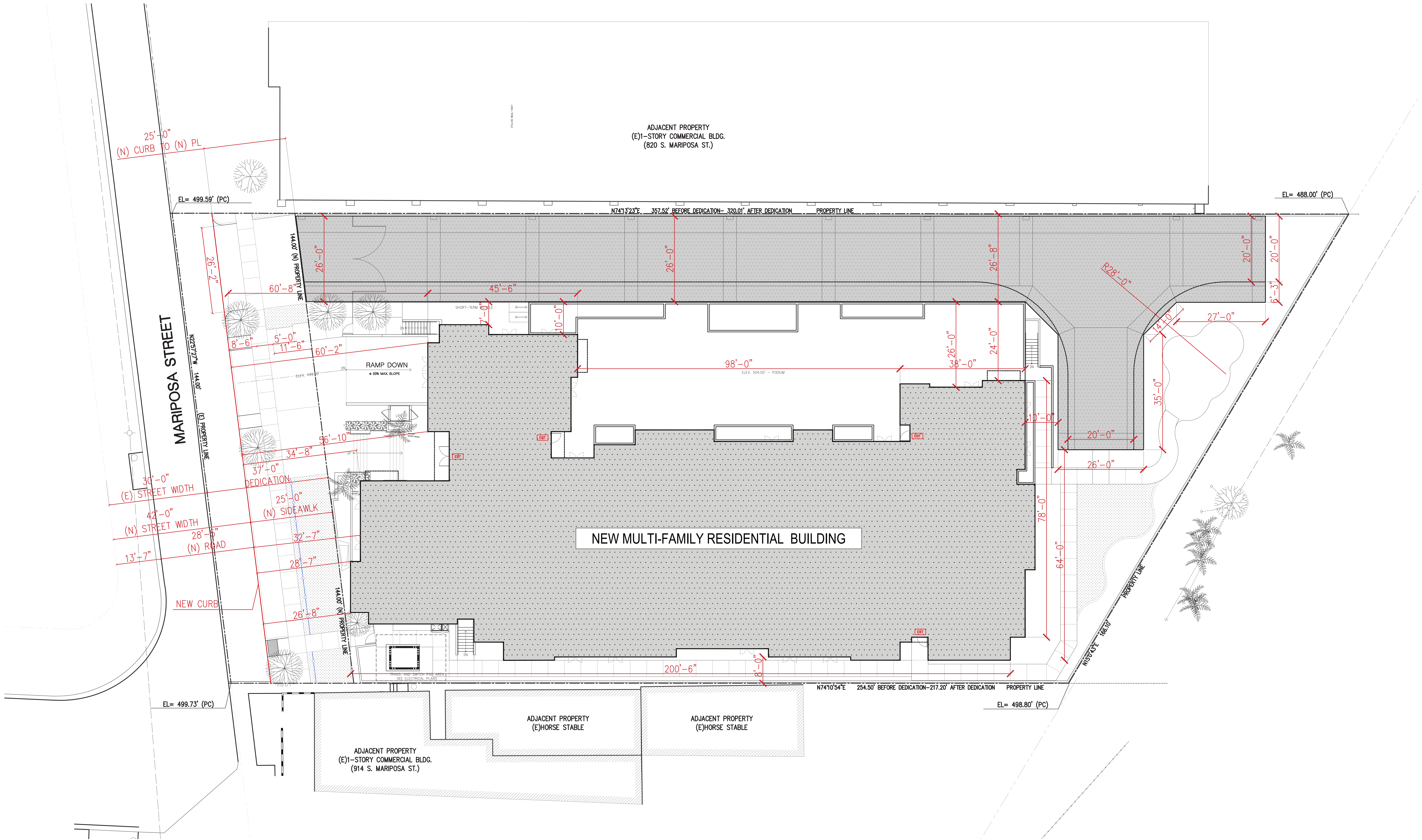


3D VIEWS: MASSING STUDIES



NOTE: DISTANCES FROM CLOSEST RESIDENTIAL LOT LINE PER BMC 10-1-806.A.1.



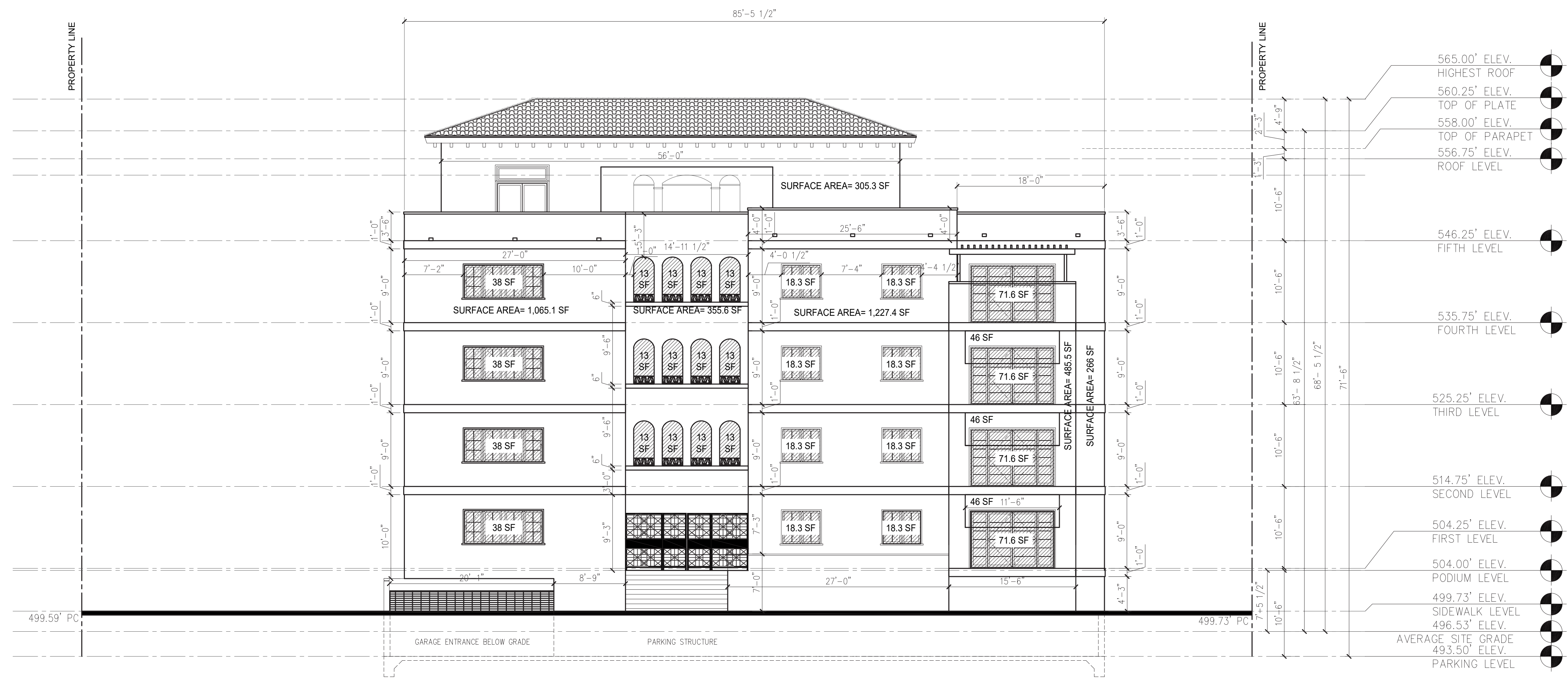


SCALE : N.T.S.

SUPPLEMENTAL DIAGRAM #2

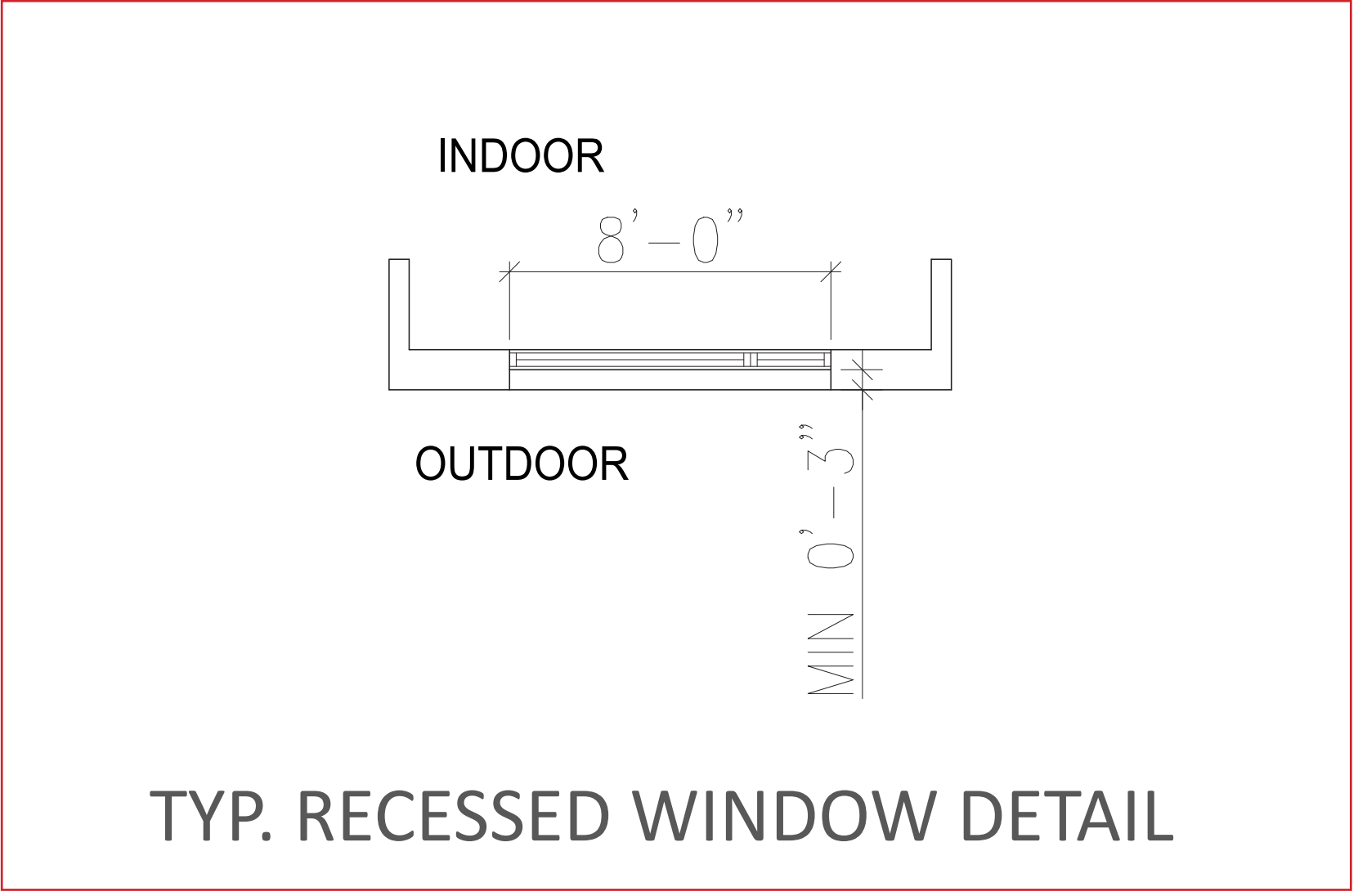


PG. 29



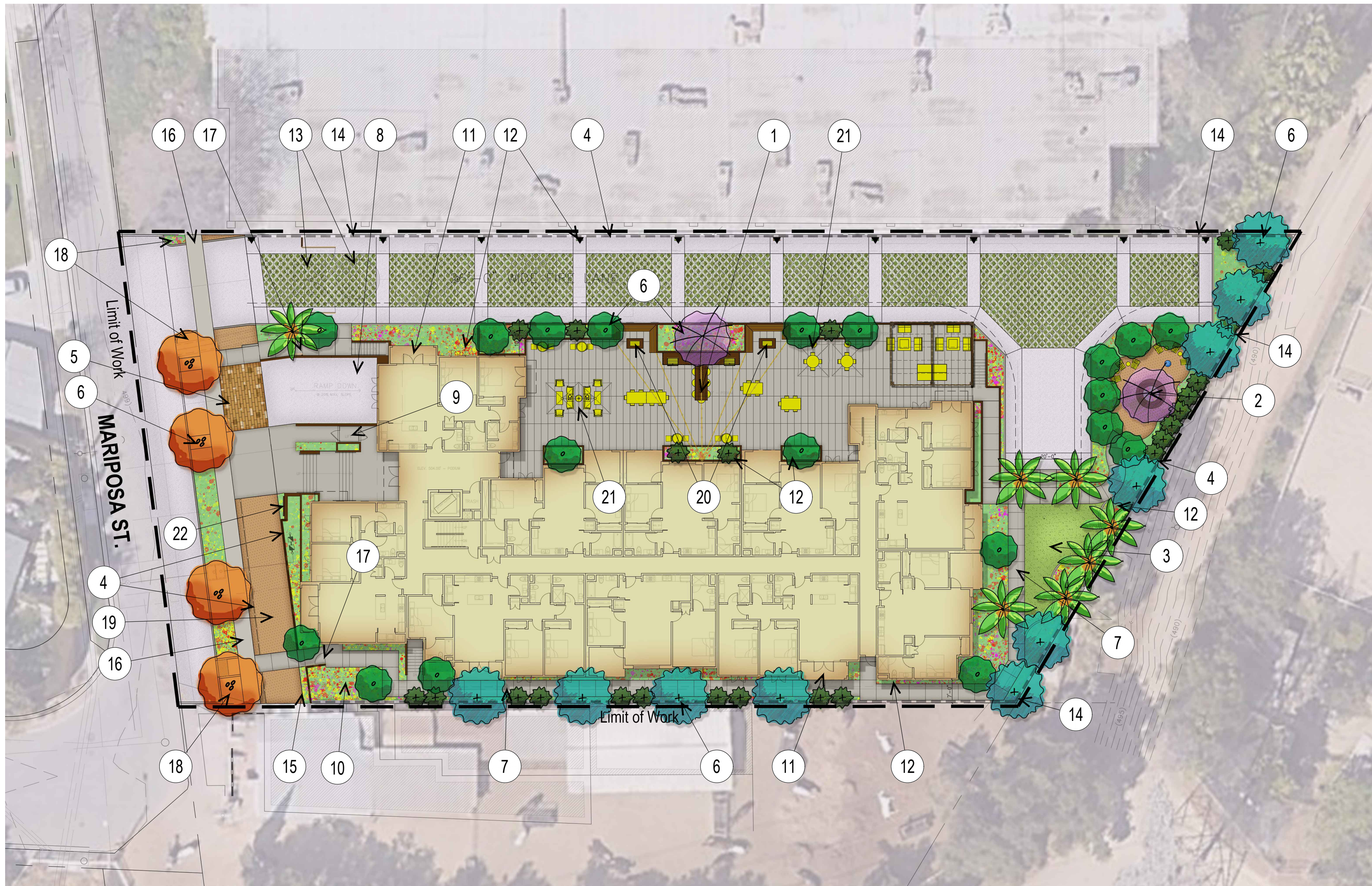
**NOTES:**

1. Windows shall be recessed by a minimum of 3 inches from the facade.
2. At least 25 percent of the ground floor area (height and width) of each street-facing facade shall be windows or entrance doors. Those buildings on lots with 75 feet or less of street frontage which are built to the street property line shall have a minimum 35 percent of the building facade on the ground floor devoted to window treatment.
3. Street-facing facades shall incorporate glass providing views into the lobby, common area, or amenity areas. The minimum transparency is as follows:
  - a. Ground floor: 15%
  - b. Overall Facade: 10%
4. Ground floor transparency is measured as the percentage of building frontage that consists of transparent openings between a height of 2 feet and 10 feet above sidewalk elevation.
5. The following requirements apply to all awnings, if used:



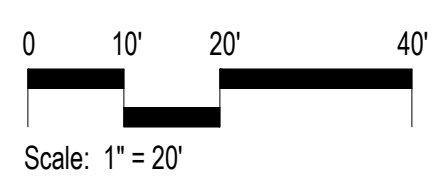
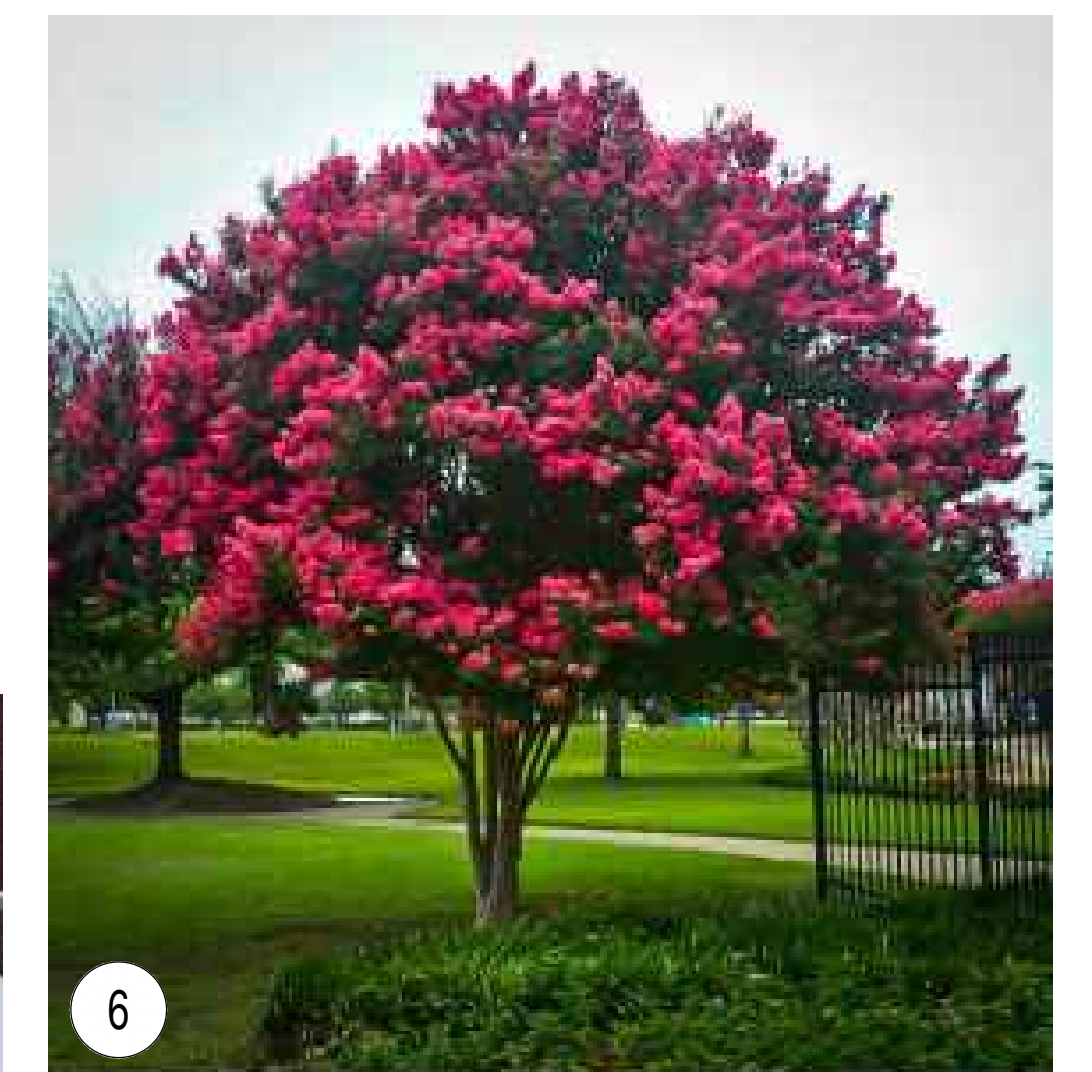
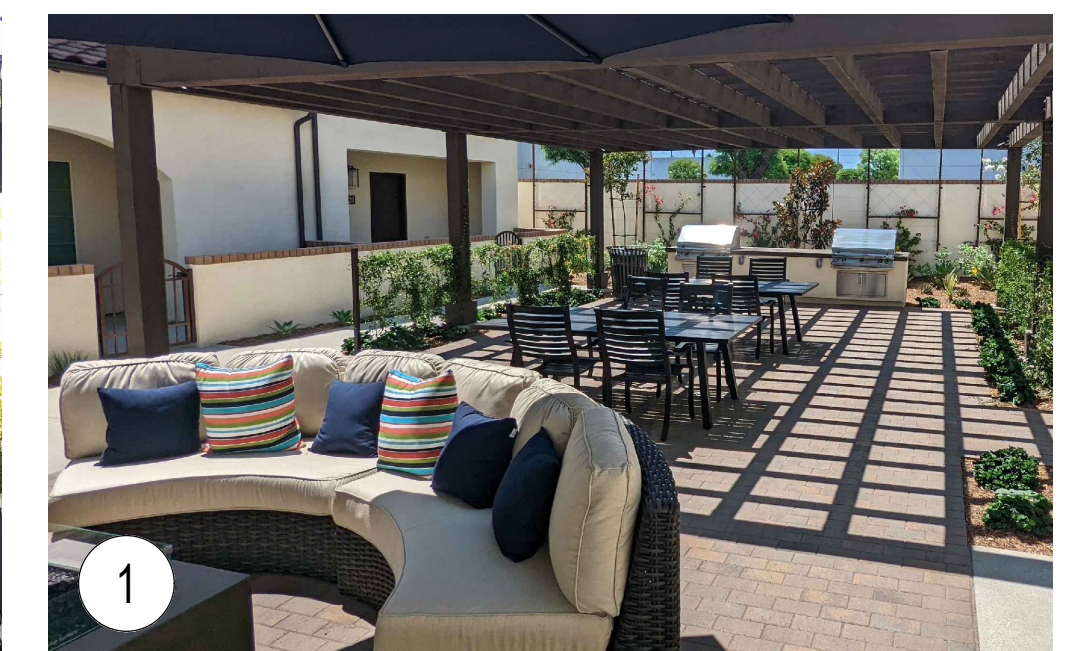
SCALE : 1/8" = 1'-0"

**SUPPLEMENTAL DIAGRAM #3**



**LEGEND**

1. Community open space area on Podium with BBQ Island, Shade Structure, Fire tables, Dining furniture for small social events and group gatherings. See sheet Enlargement L-2.
2. Water Garden with water fountain, specimen tree with circular bench seating, and adirondack seating.
3. Putting green.
4. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan L-3.
5. Enhanced stamped paving at main project entry.
6. Proposed tree, per Planting Plan L-4.
7. 5' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
8. Vehicular ramp for parking area, per Civil plans.
9. ADA lift per local codes.
10. Transformer & switch pad area by others.
11. Private patio / homeowner maintained.
12. Common area landscape, builder installed and HOA maintained.
13. Underground utility device by others.
14. Property line.
15. Public street R.O.W.
16. Proposed public street sidewalk, per Civil plans.
17. Pedestrian metal gates (ADA compliant).
18. Proposed street parkway.
19. Proposed decomposed granite equestrian trail.
20. Natural Gas Fire pit with raised planter and built-in bench.
21. Large Umbrella area with seating.
22. Potential public Art feature, per separate future submittal.



Butterfly Gardens LLC

Schematic Landscape Plan

2nd City Submittal | Project No.: SP01-D  
Date: Oct. 4, 2024

**L-1**

Burbank - Butterfly Gardens **studio** **PAD**

Landscape Architecture  
33215 N. Pacific Coast Blvd. 103  
Laguna Hills, CA 92653 | www.studiopad.com



BBQ Island dining tables & chairs & fire pit area.

1

5

Accent flowering tree

2

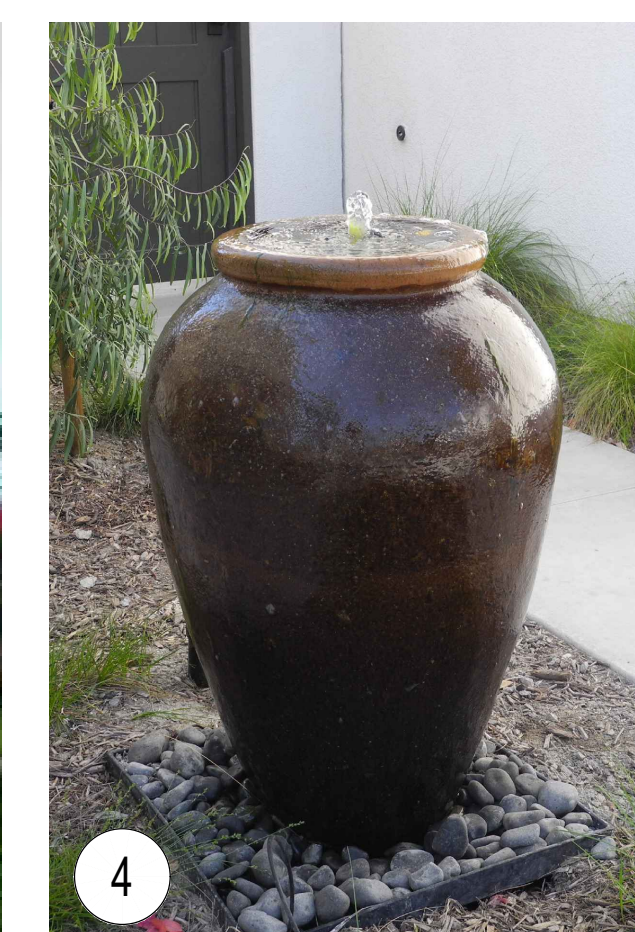
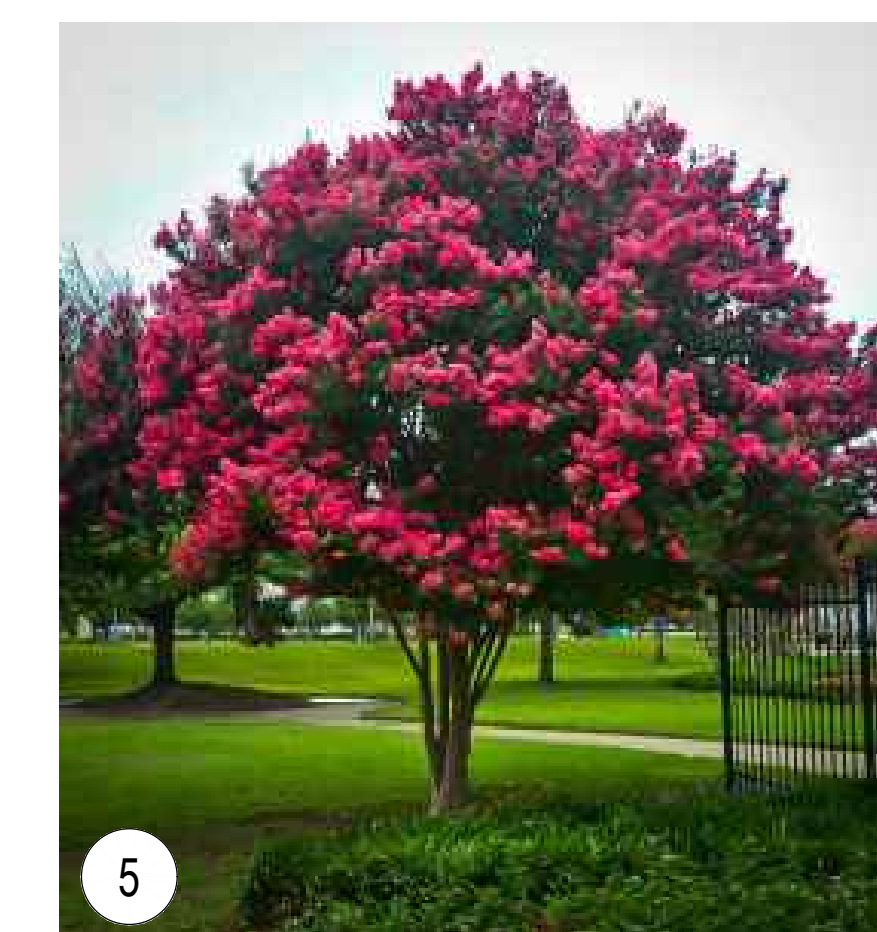
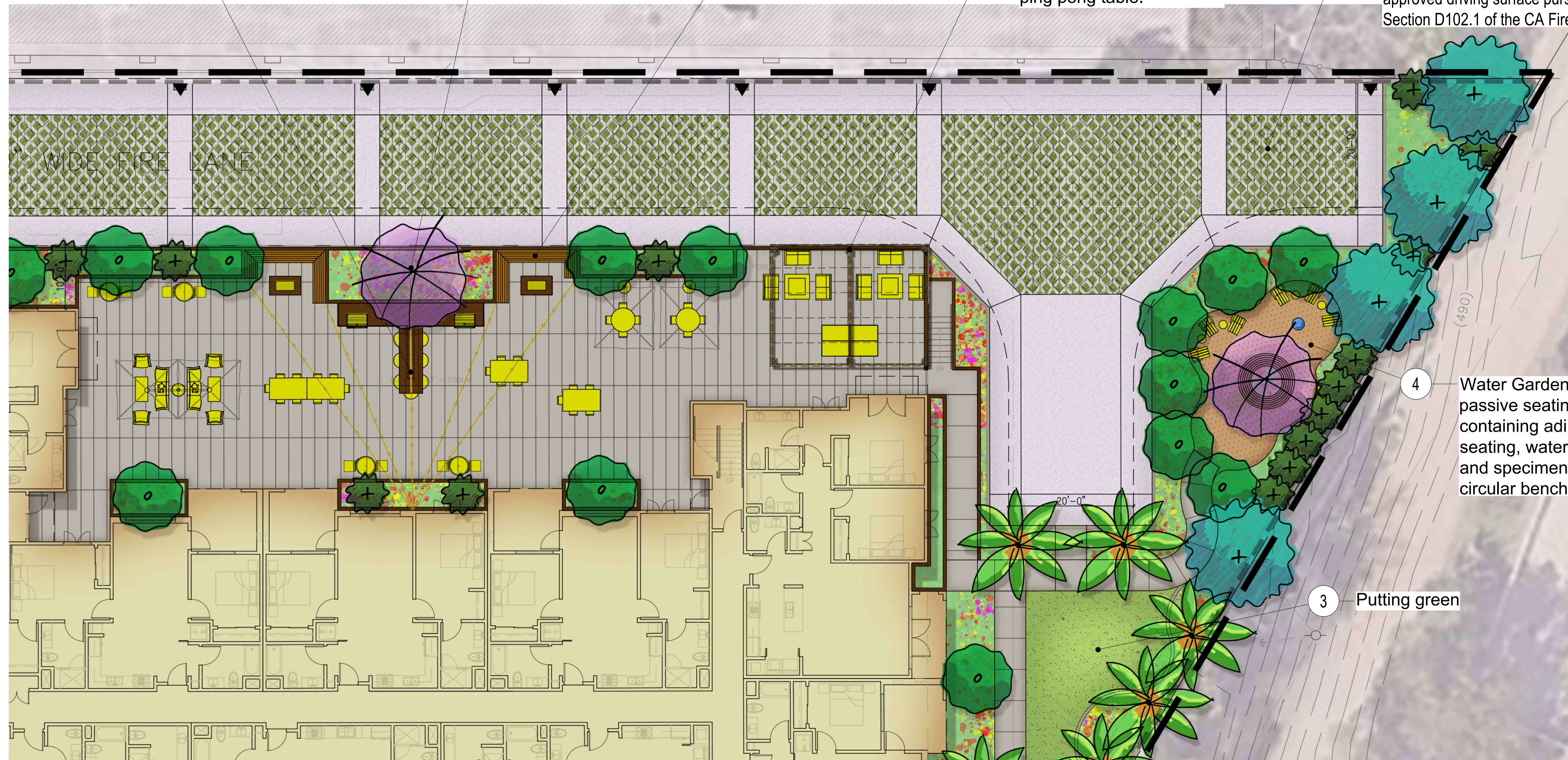
Raised planter with built-in bench.

1

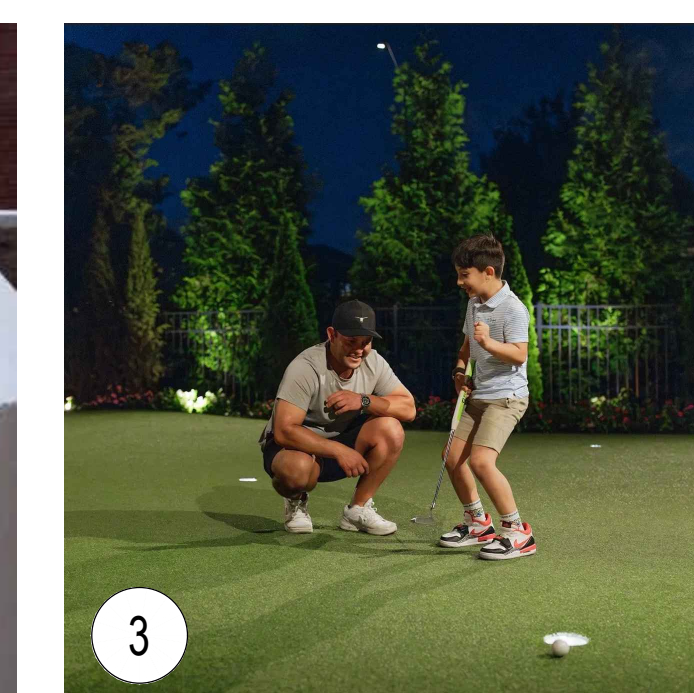
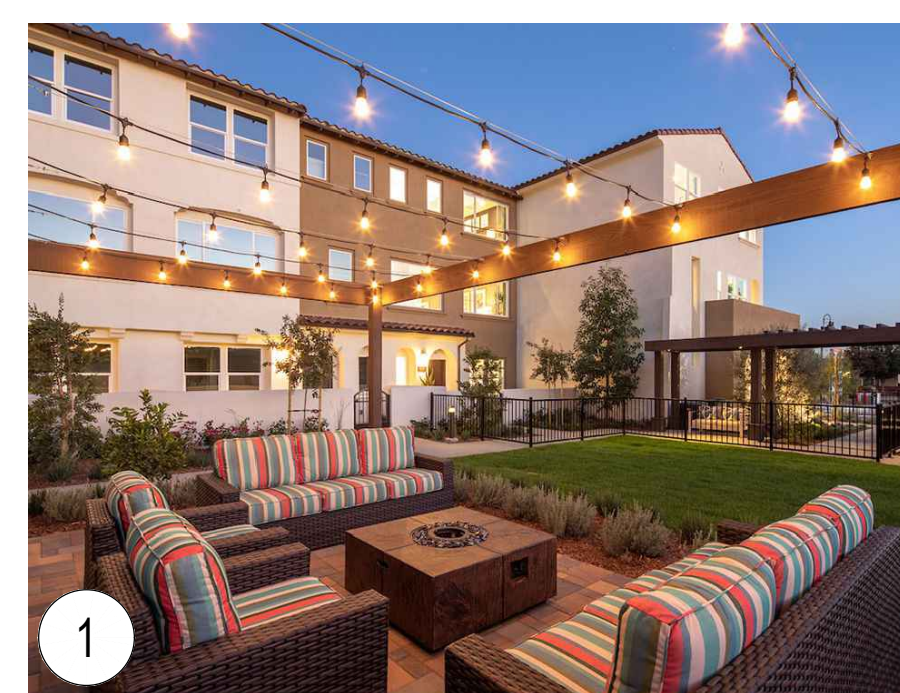
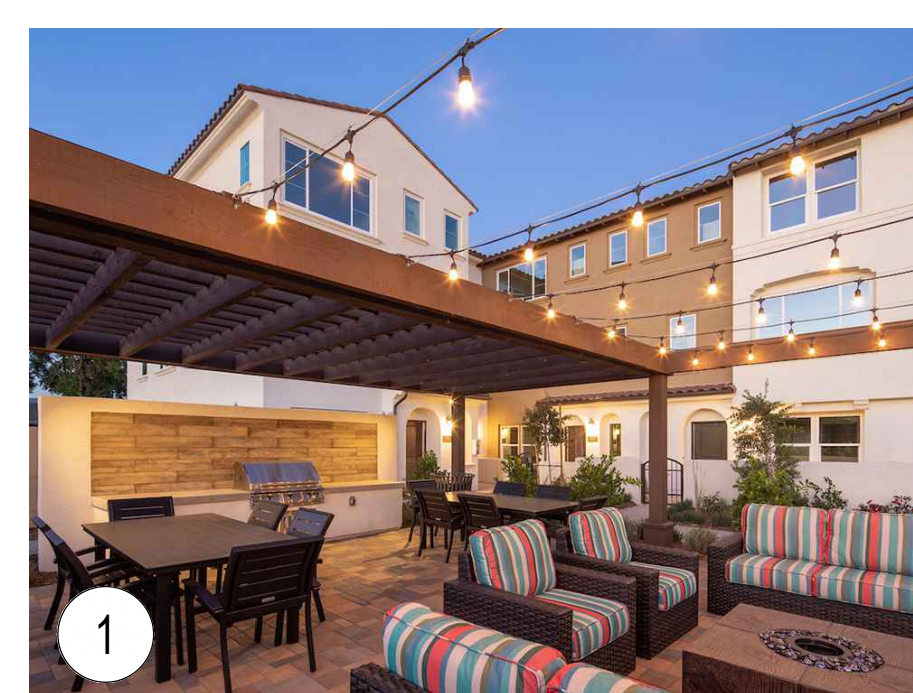
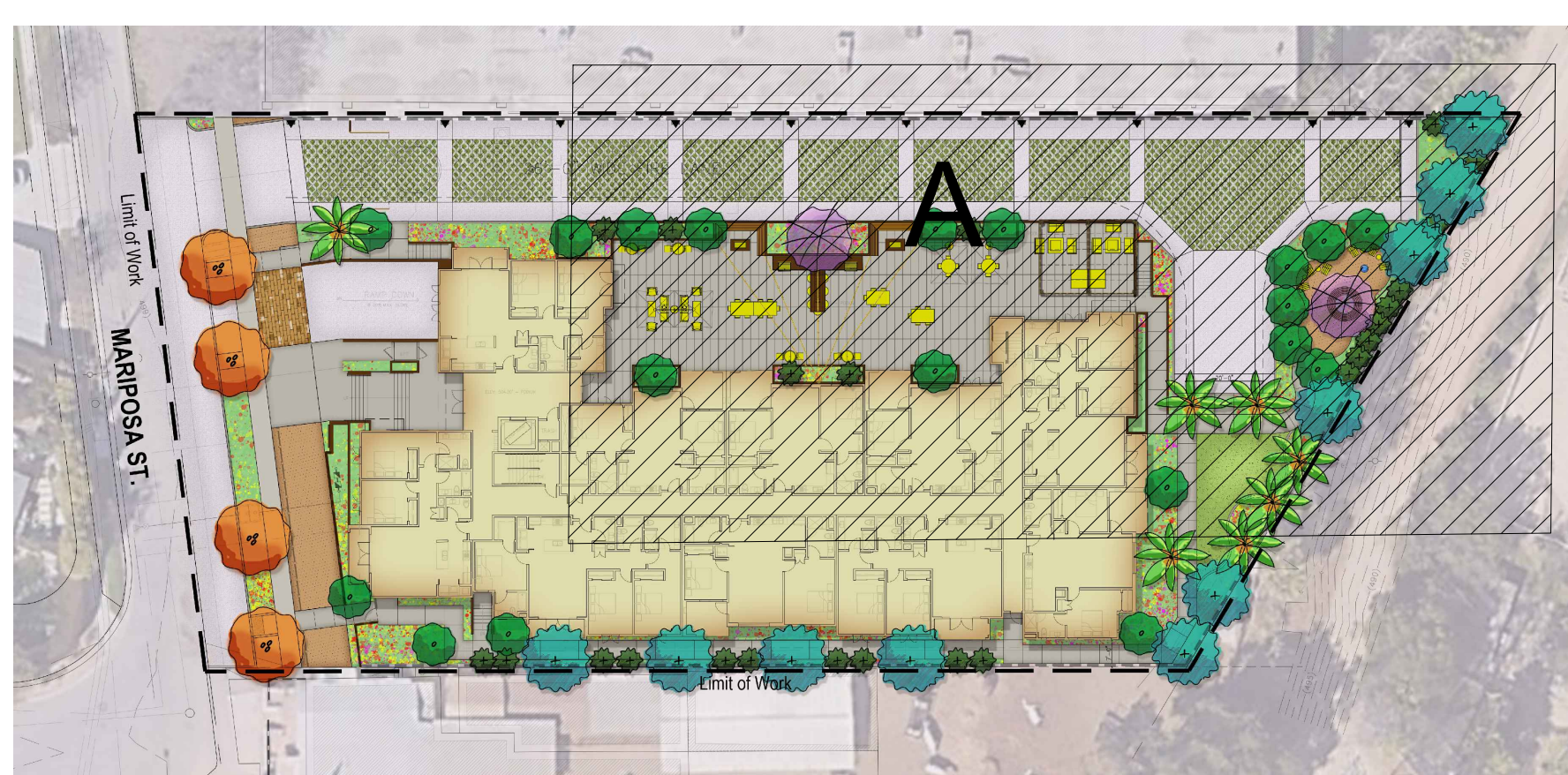
Shade structure with lounge chairs, fire pits, & ping pong table.

6

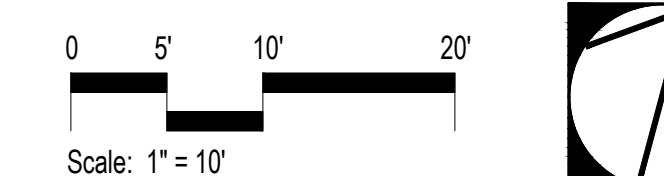
Permeable fire lane  
Fire Lane will be constructed with an approved driving surface pursuant to Section D102.1 of the CA Fire Code.



**ENLARGEMENT A: COMMUNITY OPEN SPACE AREA**



\*Conceptual images (provided herein are conceptual and subject to change)



**Schematic Enlargement Plan**

Butterfly Gardens LLC

2nd City Submittal | Project No.: SP01-D  
Date: Oct. 4, 2024

L-2

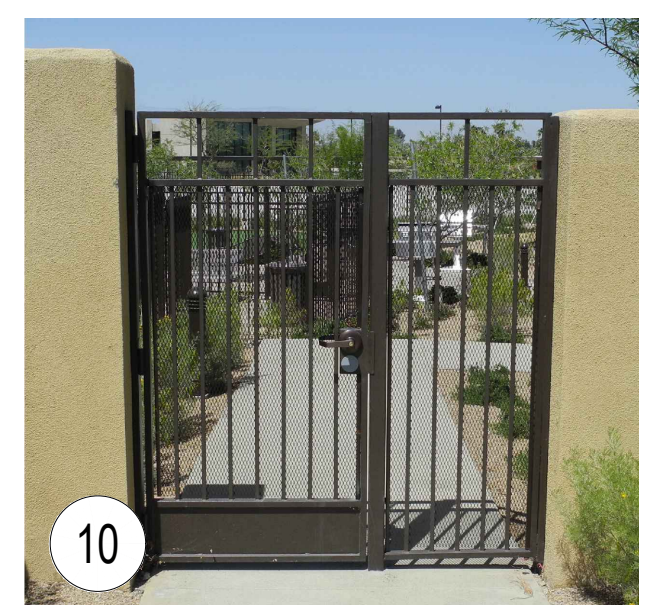
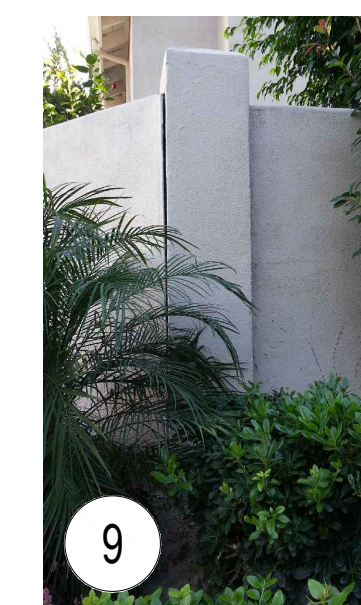
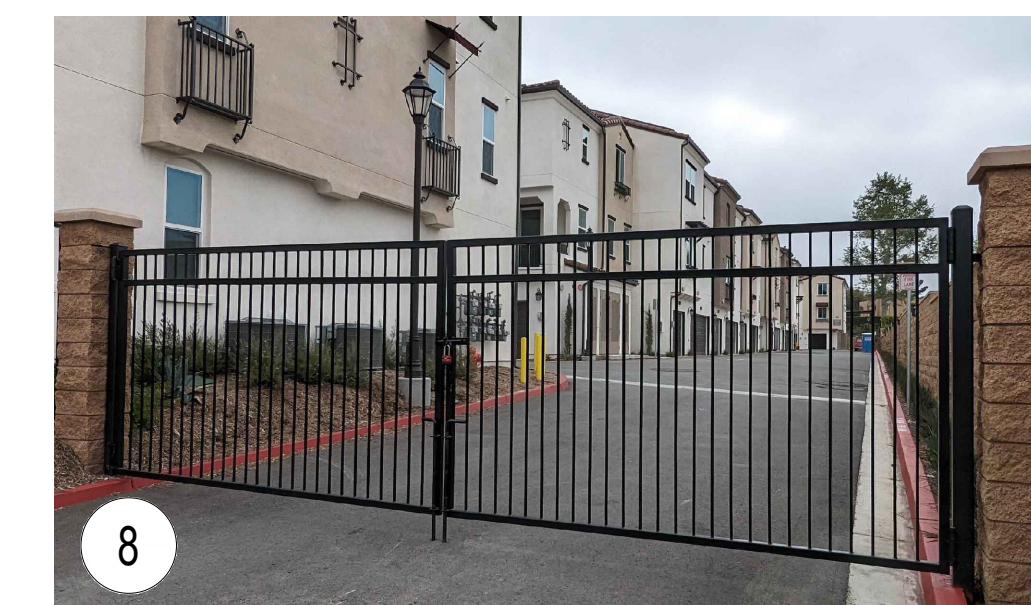
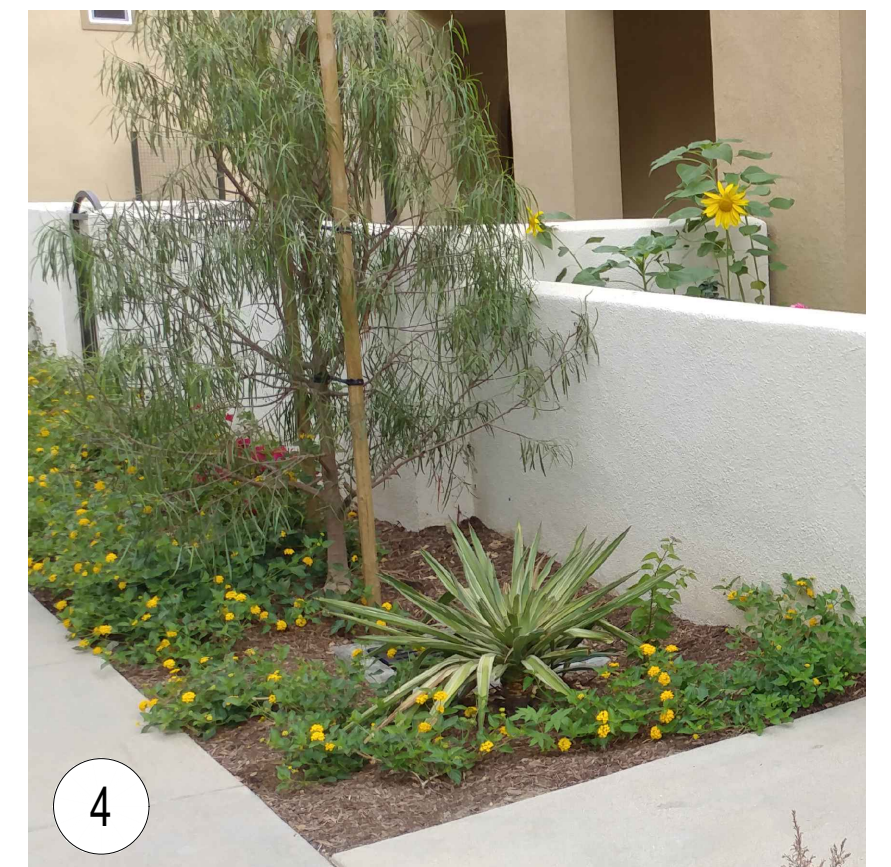
**Burbank - Butterfly Gardens PAD**

studio  
Landscape Architecture  
22175 N. Pacific Coast Highway  
Laguna Hills, CA 92653 | www.studiopad.com

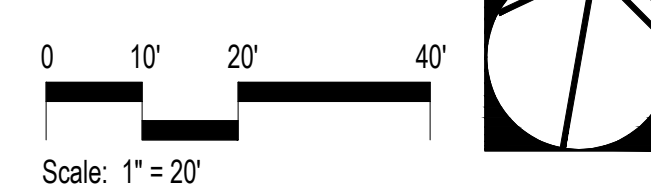


**WALL LEGEND**

- 1 8'-0" High stone veneer finished wall, with flat stone cap.
  - 2 7'-0" High stone veneer finished wall, with flat stone cap.
  - 3 4'-0" High stone veneer finished wall, with flat stone cap.
  - 4 42" High smooth stucco over CMU wall, with flat stucco cap.
  - 5 4'-0" High smooth stucco over CMU wall, with flat stucco cap.
  - 6 4'-0" High T.S. fence (black color).
  - 7 4'-0" High equestrian rail fence (wood).
  - 8 4'-0" High vehicular entry gate.
  - 9 6'-6" High (18" sq.) stucco over CMU pilaster, with stucco cap.
  - 10 4'-0" High metal gates.
- ADA Path of Travel



- NOTES:
1. Project to comply with BMC 10-1-806(D) during the plan check phase, to provide a 3' masonry wall in all required portions of the front yard setback as a buffer to the R1-H zone across Mariposa Street.
  2. Points where equestrian path crosses the driveway and pedestrian access paths shall have a surface of concrete with stiff broom finish, per CSODS Section 5.1. The equestrian path shall be separated from the Pedestrian Zone of the Sidewalk area by a 4-foot lodgepole fence, per CSODS Section 5.1.



**Schematic Walls & Fence Plan**

[Revised 11/08/2024]

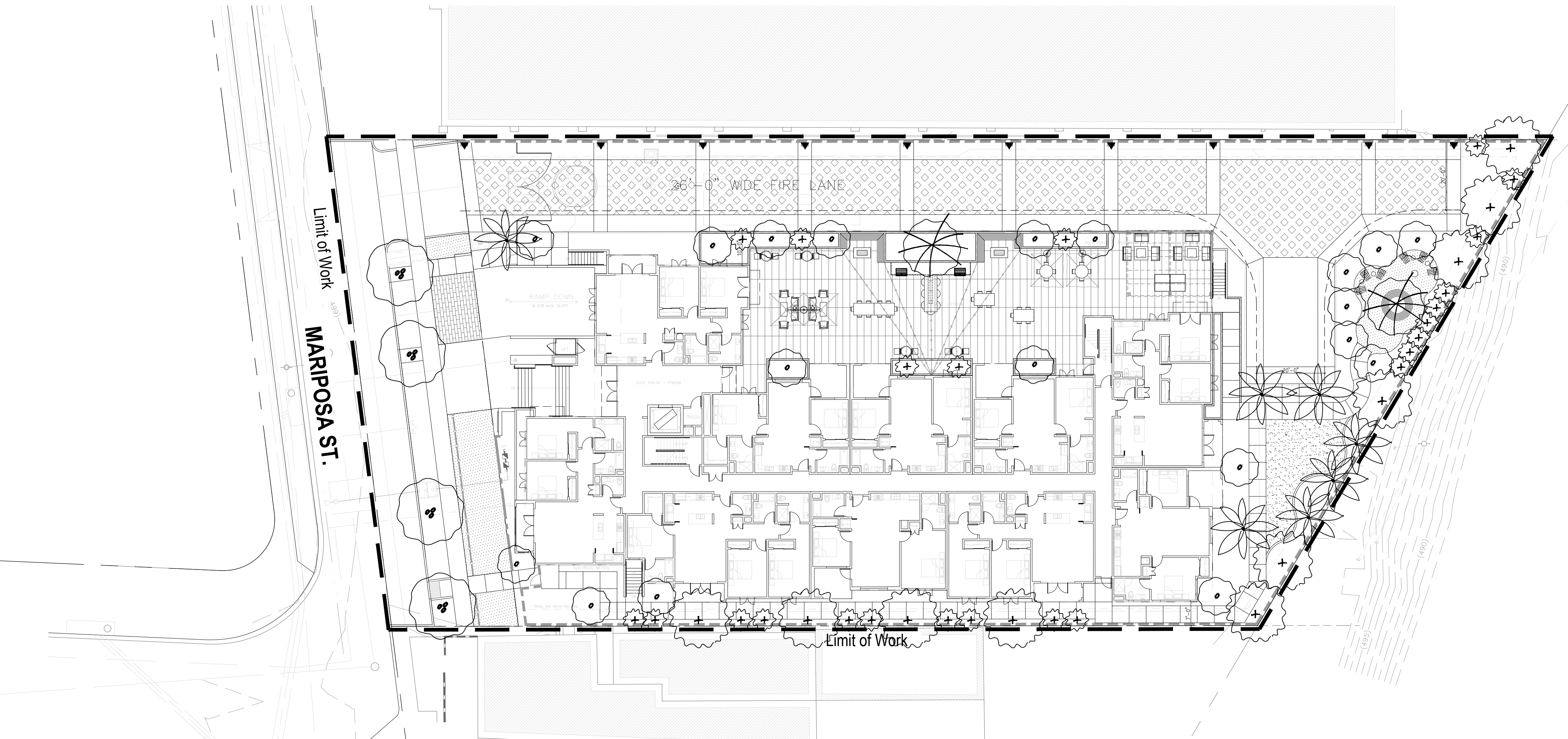
Butterfly Gardens LLC

2nd City Submittal | Project No.: SP01-D  
Date: Oct. 4, 2024

**L-3**

**Burbank - Butterfly Gardens PAD**

studio  
Landscape Architecture  
32219 S. Pacific Avenue, Suite 100  
Laguna Hills, CA 92653 | www.studiopad.com



**PLANTING LEGEND**

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R3)	Qty.	
<b>TREES</b>							
	Palm	Syagrus romanzoffiana (Queen Palm)	Single	36" Box	Mod.	7	
	Focal	Magnolia grandiflora 'Little Gem (Southern Magnolia)	Single	36" Box	Mod.	2	
	Canopy Deciduous	Sycamore racemosa (California Sycamore)	Single	36" Box	Mod.	4	
	Street / Screen	Tristania conferta (Brisbane Box)	Single	24" Box	Mod.	10	
	Evergreen Flowering	Arbutus u. 'Marina' (Marina Strawberry Tree) Geijera parviflora (Australian Willow)	Single	36"/24" Box	Low	19	
	Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus gracillior (Fern Pine)	Single	24" Box	Low Mod.	24	
						Total =	66
<b>VINES</b>							
	Screening	Bougainvillea 'Monka' (Oo-La La Bougainvillea)		5 Gal	Low	10	
						Total =	10

**SHRUBS and GROUND COVER** WUCOLS (R3)

Anigozanthos	Kangaroo Paw	Low
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex divulsa	Berkeley Sedges	Low
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Cordylone 'Pink Passion'	Pink Passion Dracaena Palm	Low
Dasyllirion longissimum	Mexican Grass Tree	Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Iris sp.	Iris	Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low
Ligustrum japonicum 'Texanum'	Japanese Privet	Low
Nassella pulchra	Purple Needlegrass	Low
Muhlenbergia rigens	Deer Grass	Low
Rhaphiolepis indica 'Clara'	India Hawthorn	Low
Rosmarinus p. 'Huntington Carpet'	Groundcover Rosemary	Low
Strelitzia reginae	Bird of Paradise	Low
Trachelospermum jasminoides	Star Jasmine	Low
Westringia sp.	Westringia	Low
Xylosma congestum 'Compact'	Compact Xylosma	Low
Yucca gloriosa	Spanish Dagger	Low

**VINES & ESPALIERS**

Antigonon leptopus	Coral Vine
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea
Macfadyena unguis-cati	Cat's Claw Vine
Pandorea jasminoides 'Lady Di'	White Bower Vine
Trachelospermum jasminoides	Star Jasmine

**CITY OF BURBANK MUNICIPAL CODE :**

- Refer to BMC 10-1-624 (H), (K), (L), and (N).
- Refer to BMC M-1 light industrial zone, established to provide for and encourage the grouping together of light industrial uses capable of being operated under such standards as to location and appearance of buildings and treatment of land about them, that they will be unobtrusive and not detrimental to surrounding commercial or residential uses. (Ord. 487, 7-23-2002)

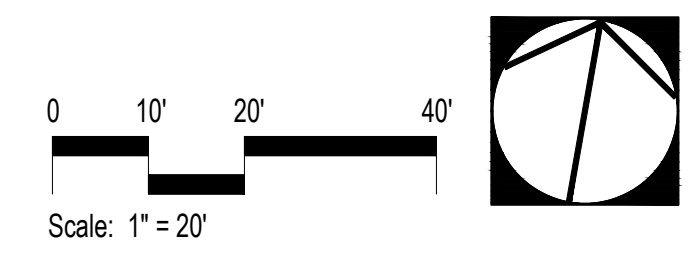
**Preliminary Shrubs Quantity:**

- Overall Landscape Area: 23,605 sf
- Shrubs (15 gallon, 20% of SF Area @ 48" o.c. spacing) = 70 each
  - Shrubs (5 gallon, 60% of SF Area @ 36" o.c. spacing) = 36 each
  - Shrubs (1 gallon, 20% of SF Area @ 30" o.c. spacing) = 15 each

**NOTES:**

- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
- Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
- Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
- The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
- All trees within 5' of hardscape to be installed with deep root barriers.

**Schematic Planting Plan**



Butterfly Gardens LLC

2nd City Submittal | Project No.: SP01-D  
Date: Oct. 4, 2024

**L-4**

**Burbank - Butterfly Gardens**



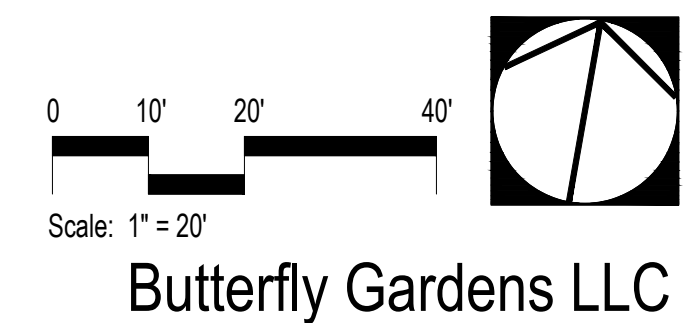


O.S. / LANDSCAPE SCHEDULE (1ST FLOOR)		
SYMBOL	NOTES	QTY
[Pink]	REC.AREA OPEN SPACE-PROGRAMMED Includes walks, (builder installed, HOA maintained)	2,746 sf
[Light Blue]	COMMON LANDSCAPE (PODIUM) (Homeowner installed, Homeowner maintained)	5,251 sf
[Green]	COMMON LANDSCAPE (NON-PROGRAMMED) (Builder installed, HOA maintained)	13,528 sf
[Light Green]	PARKWAY LANDSCAPE (Builder installed, HOA maintained)	761 sf
[Yellow]	SETBACK: LANDSCAPE/EQUESTRIAN TRAIL D.G.	1,520 sf

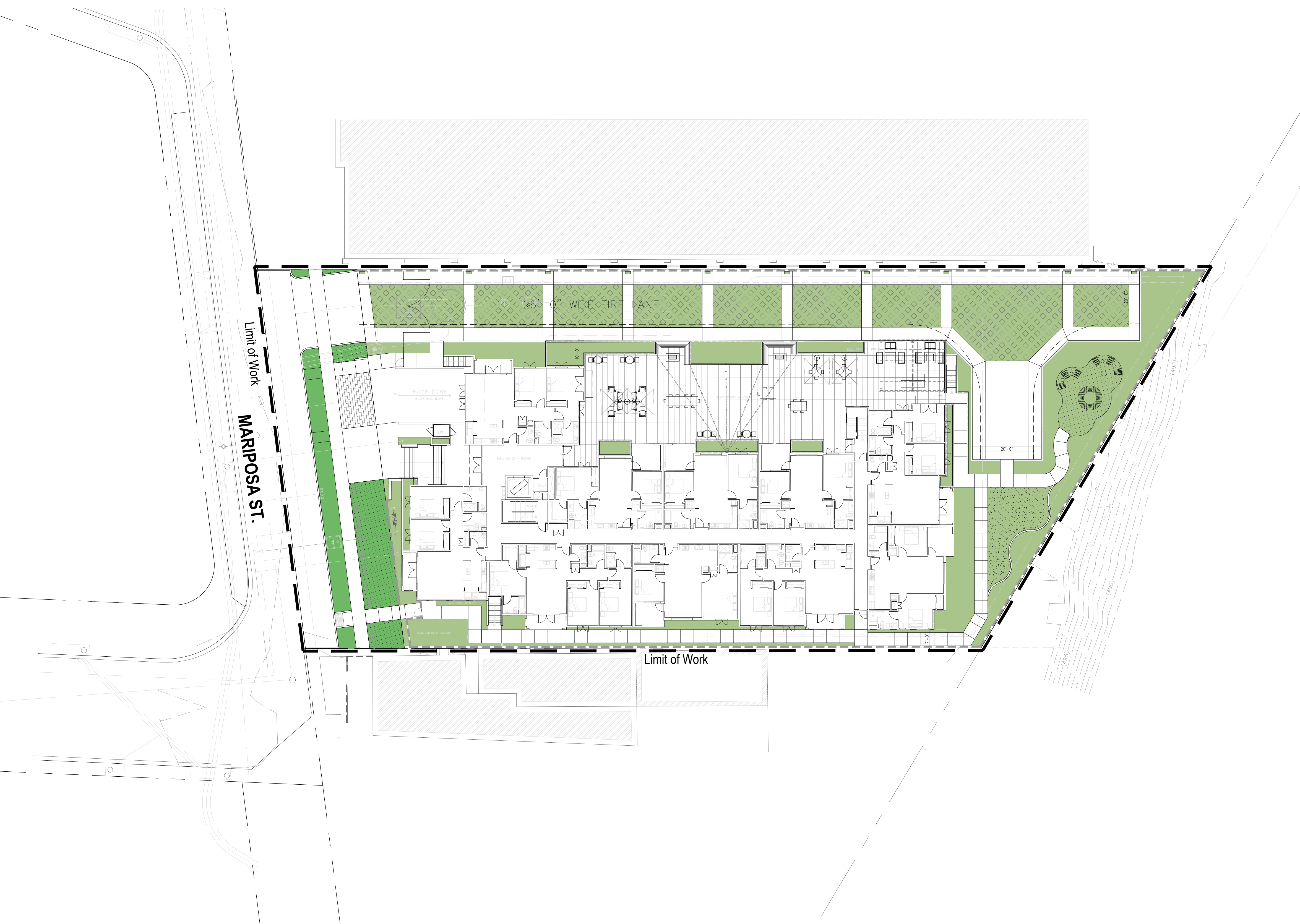
PROGRAMMED O.S. LANDSCAPE = 2,746 sf (+5250 sf at Podium)  
 TOTAL ON-SITE COMMON O.S. LANDSCAPE = 21,525 sf  
 UPPER LEVELS OPEN SPACE (Provided by Architect):  
 ROOF TOP = 5,532.1 sf  
**TOTAL PROVIDED COMMON O. S. = 27,057.1 sf**



SEE ARCHITECTURE PLANS FOR OTHER PRIVATE OPEN SPACE TABULATIONS.

### Schematic Open Space Exhibit

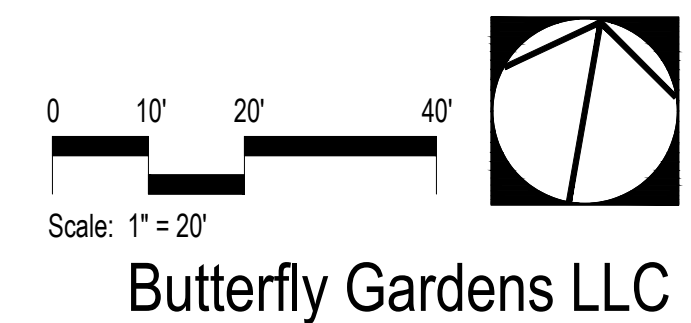


2nd City Submittal | Project No.: SP01-D | **L-5**  
 Date: Oct. 4, 2024



PERMEABLE AREA SCHEDULE	
	PERMEABLE LANDSCAPE AREAS <i>Takeoff: 10,111 sf</i>
	SETBACK PERMEABLE LANDSCAPE AREAS <i>Takeoff: 1,569 sf</i>

Schematic Permeable Area Exhibit



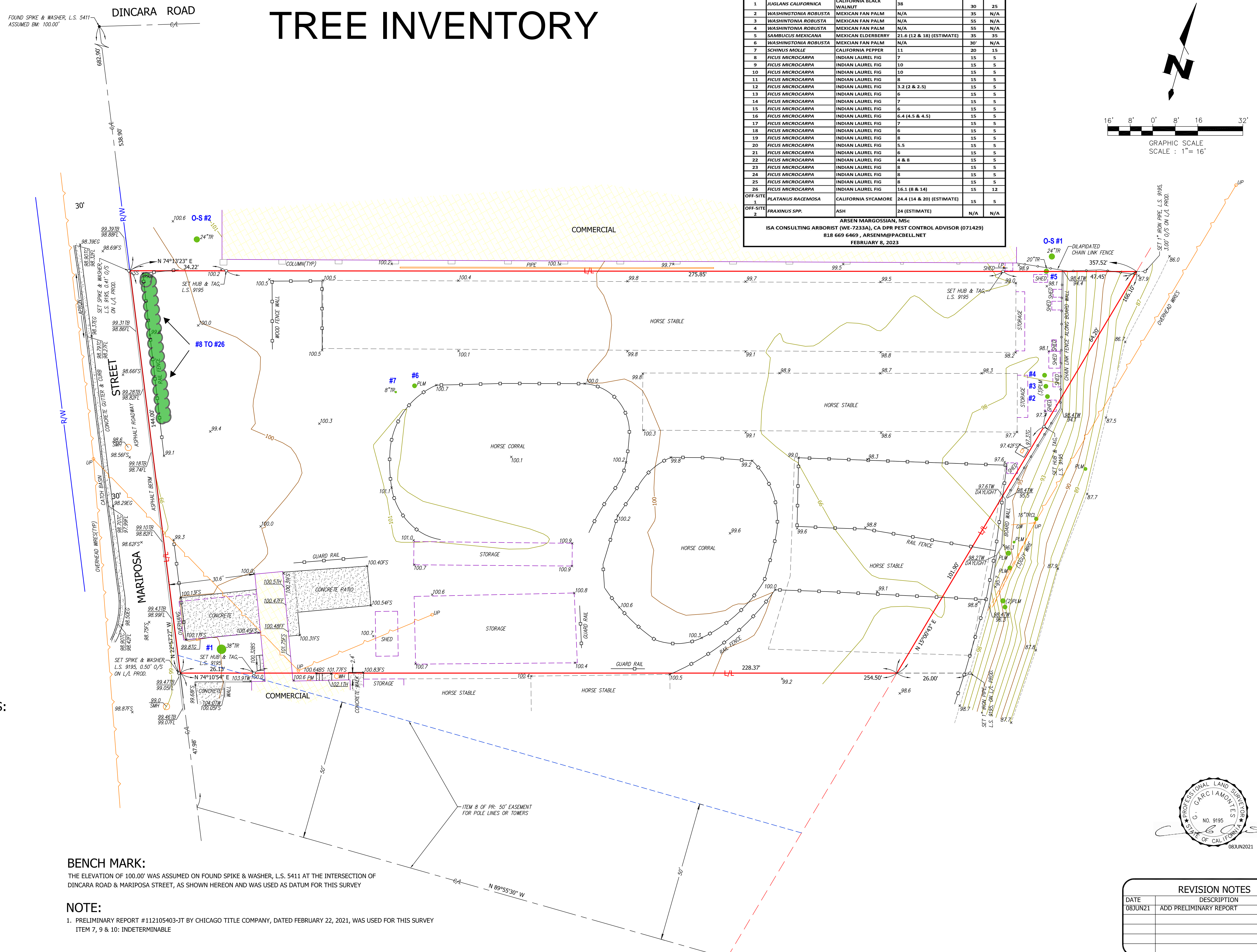
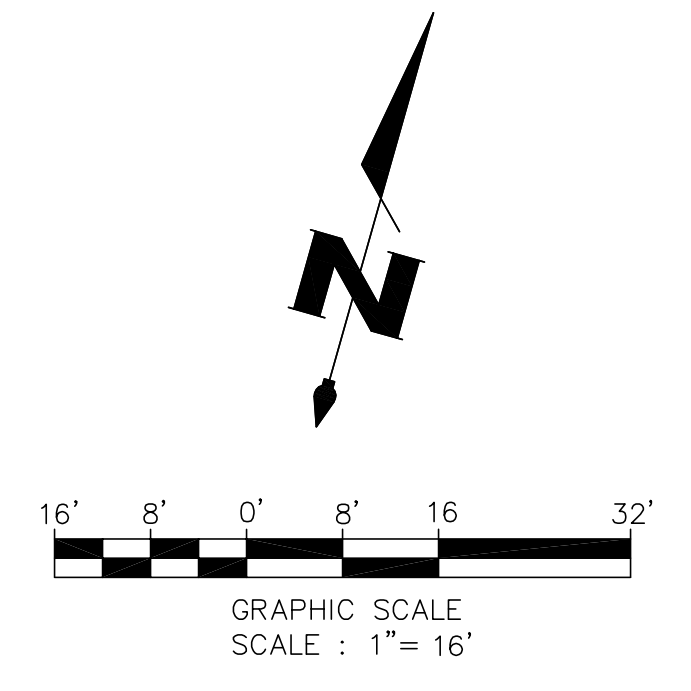
2nd City Submittal | Project No.: SP01-D | **L-6**  
Date: Oct. 4, 2024

Landscape Architecture  
22019 S. Pacific Coast Hwy 103  
Laguna Hills, CA 92653 | www.studiopad.com

# TREE INVENTORY

TREE #	SPECIES	COMMON NAME	DIAMETER (DBH, IN INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1	JUGLANS CALIFORNICA	CALIFORNIA BLACK WALNUT	38	30	25
2	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	35	N/A
3	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	55	N/A
4	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	55	N/A
5	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	21.6 (12 & 18) (ESTIMATE)	35	35
6	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	30'	N/A
7	SCHINUS MOLLE	CALIFORNIA PEPPER	11	20	15
8	FICUS MICROCARPA	INDIAN LAUREL FIG	7	15	5
9	FICUS MICROCARPA	INDIAN LAUREL FIG	10	15	5
10	FICUS MICROCARPA	INDIAN LAUREL FIG	10	15	5
11	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
12	FICUS MICROCARPA	INDIAN LAUREL FIG	3.2 (2 & 2.5)	15	5
13	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
14	FICUS MICROCARPA	INDIAN LAUREL FIG	7	15	5
15	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
16	FICUS MICROCARPA	INDIAN LAUREL FIG	6.4 (4.5 & 4.5)	15	5
17	FICUS MICROCARPA	INDIAN LAUREL FIG	7	15	5
18	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
19	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
20	FICUS MICROCARPA	INDIAN LAUREL FIG	5.5	15	5
21	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
22	FICUS MICROCARPA	INDIAN LAUREL FIG	4 & 8	15	5
23	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
24	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
25	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
26	FICUS MICROCARPA	INDIAN LAUREL FIG	16.1 (8 & 14)	15	12
OFF-SITE #1	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24.4 (14 & 20) (ESTIMATE)	15	5
OFF-SITE #2	FRAXINUS SPP.	ASH	24 (ESTIMATE)	N/A	N/A

ARSEN MARGOSSIAN, MSc  
 ISA CONSULTING ARBORIST (WE-7233A), CA DPR PEST CONTROL ADVISOR (071429)  
 818 669 6469, ARSEN.M@PACBELL.NET  
 FEBRUARY 8, 2023



- ABBREVIATIONS:**
- BM BENCH MARK
  - BS BOTTOM OF STEP
  - C/L CENTERLINE
  - EG EDGE OF GUTTER
  - FF FINISHED FLOOR
  - FL FLOWLINE
  - FS FINISHED SURFACE
  - GW GUY WIRE
  - L/L LOT LINE
  - LP LIGHT POLE
  - O/S OFFSET
  - PLM PALM TREE
  - PM POWER METER
  - PR PRELIMINARY REPORT
  - R/W RIGHT OF WAY
  - SMH SEWER MANHOLE
  - SS STREET SIGN
  - TB TOP OF BERM
  - TC TOP OF CURB
  - TG TOP OF GRATE
  - TH THRESHOLD
  - TR TREE
  - TRCL TREE CLUSTER
  - TS TOP OF STEP
  - TW TOP OF WALL
  - TYP TYPICAL
  - UP UTILITY POLE
  - WH WATER HEATER

**BENCH MARK:**  
 THE ELEVATION OF 100.00' WAS ASSUMED ON FOUND SPIKE & WASHER, L.S. 5411 AT THE INTERSECTION OF DINCARA ROAD & MARIPOSA STREET, AS SHOWN HEREON AND WAS USED AS DATUM FOR THIS SURVEY

**NOTE:**  
 1. PRELIMINARY REPORT #112105403-JT BY CHICAGO TITLE COMPANY, DATED FEBRUARY 22, 2021, WAS USED FOR THIS SURVEY  
 ITEM 7, 9 & 10: INDETERMINABLE



REVISION NOTES		
DATE	DESCRIPTION	BY
08JUN21	ADD PRELIMINARY REPORT	SGM

PREPARED BY:  
**GMON Surveying, Inc.**  
 Gerardo Gardamontes, PLS 9195  
 200 N. San Fernando Road #318, Los Angeles CA 90031  
 Office: 323.336.6725 | 818.478.2017  
 gmonsurveying.com

PREPARED FOR:  
**Garen Gozumian**  
 (818) 590-9559

**TOPOGRAPHY & BOUNDARY SURVEY**  
 Portion of Block 69, Subdivision of Rancho Providencia  
 and Scott Tract, M.R. 43, Pgs. 47-59  
 910 S Mariposa Street  
 Burbank, CA 91506  
 SITE AREA:  
 43,690 SQ.FT.

JOB NO. 21-1486  
 SCALE: 1" = 16'  
 DATE: MAY 2021  
 DRAFTED: BG

SHEET NO.  
**1**  
 OF 1 SHEET

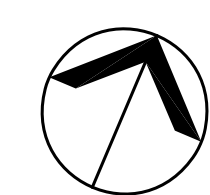


**DEMOLITION NOTES**

- |  |   |
|--|---|
| <p>1 REMOVE ALL DEBRIS AS NEEDED.</p> <p>2 REMOVE AND DISPOSE OF EXISTING BUILDING. EXISTING USE IS RESTROOM/STORAGE.</p> <p>3 REMOVE AND DISPOSE OF EXISTING WALL.</p> <p>4 REMOVE AND DISPOSE OF EXISTING POWER POLE, AND ALL CONDUIT, AND WIRING.</p> <p>5 REMOVE AND DISPOSE OF EXISTING CONCRETE.</p> <p>6 REMOVE AND DISPOSE OF EXISTING FENCING/ RAILS.</p> | <p>7 REMOVE AND DISPOSE OF EXISTING WATER METERS.</p> <p>8 REMOVE AND DISPOSE OF EXISTING INLET GRATE.</p> <p>9 REMOVE AND DISPOSE OF EXISTING TREES.</p> <p>10 REMOVE EXISTING STORAGE AND TEMPORARY STRUCTURES.</p> |
|--|---|

**LEGEND**

- |  |                           |
|--|---------------------------|
|  | PROPERTY BOUNDARY         |
|  | RIGHT OF WAY CENTERLINE   |
|  | CURB AND GUTTER           |
|  | WALL                      |
|  | PROJECT/DEMOLITION LIMITS |

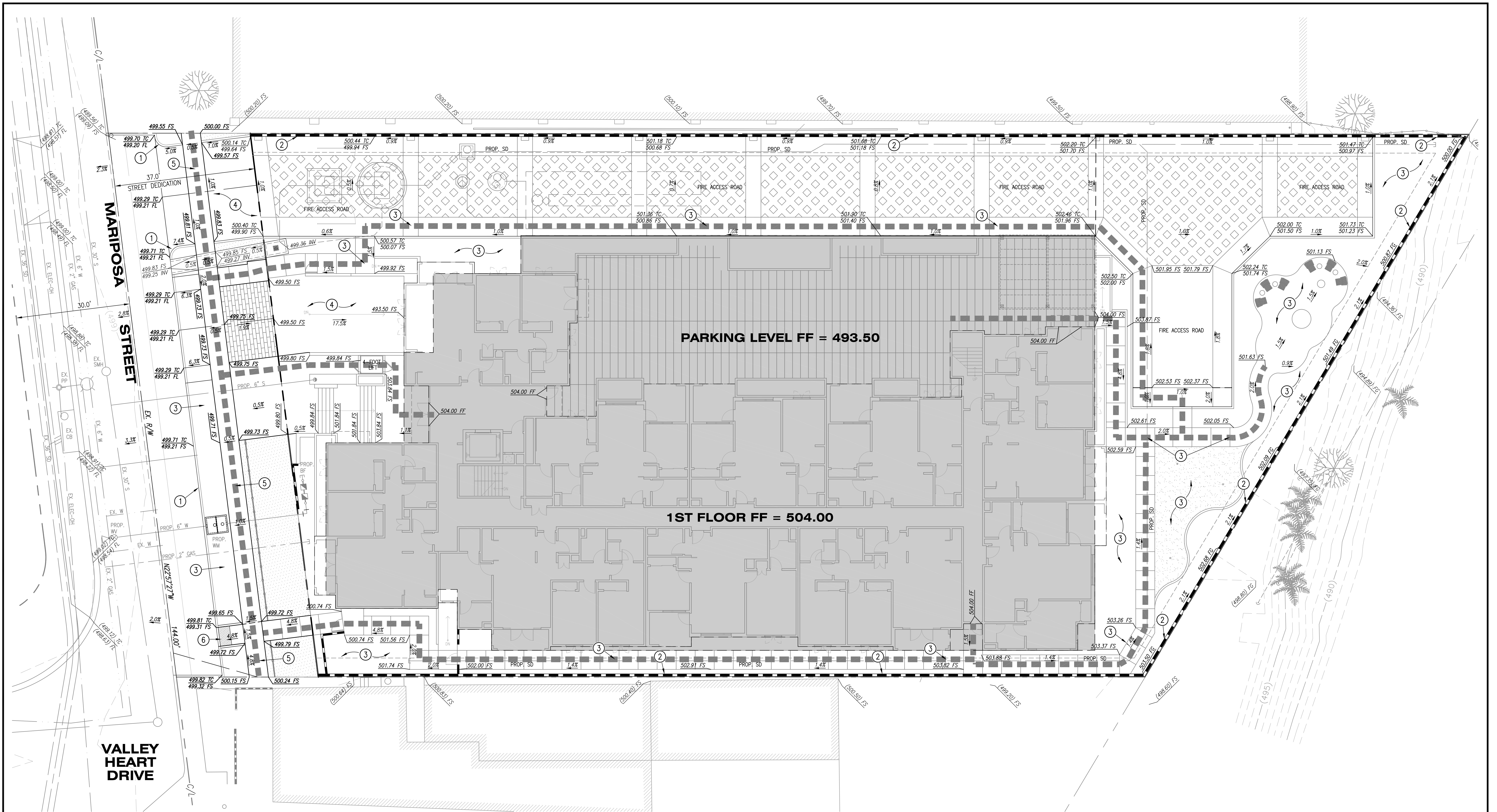


0 5 10 20 30  
SCALE: 1"=10' DATE: 10/03/2024

**BUTTERFLY GARDENS**  
**BUTTERFLY GARDENS LLC**

**DEMOLITION PLAN**  
**910 S. MARIPOSA STREET, BURBANK, CALIFORNIA 91506**

**KHR ASSOCIATES**  
CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
17530 Von Karman Avenue - Suite 200 Tel (949) 756-6440  
Irvine, California 92614

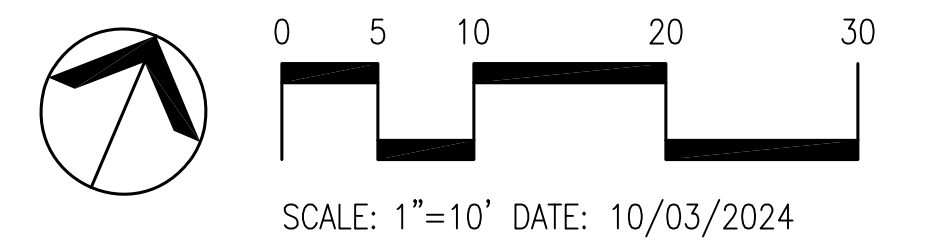


**CONSTRUCTION NOTES:**

- ① CONSTRUCT 6-INCH PCC CURB ONLY.
- ② CONSTRUCT CMU BLOCK WALL.
- ③ CONSTRUCT HARDSCAPE AND LANDSCAPING, SEE LANDSCAPE ARCHITECTURAL PLAN.
- ④ CONSTRUCT 4-INCH THICK PCC DRIVEWAY PAVEMENT.
- ⑤ CONSTRUCT 4-INCH THICK PCC SIDEWALK PAVEMENT.
- ⑥ CONSTRUCT HANDICAP RAMP WITH TRUNCATED DOMES.

**LEGEND:**

- ① CONSTRUCTION NOTE REFERENCE
- ▨ PARKING GARAGE
- — — ADA PATH OF TRAVEL

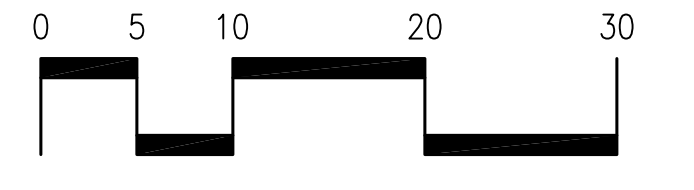
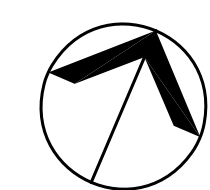
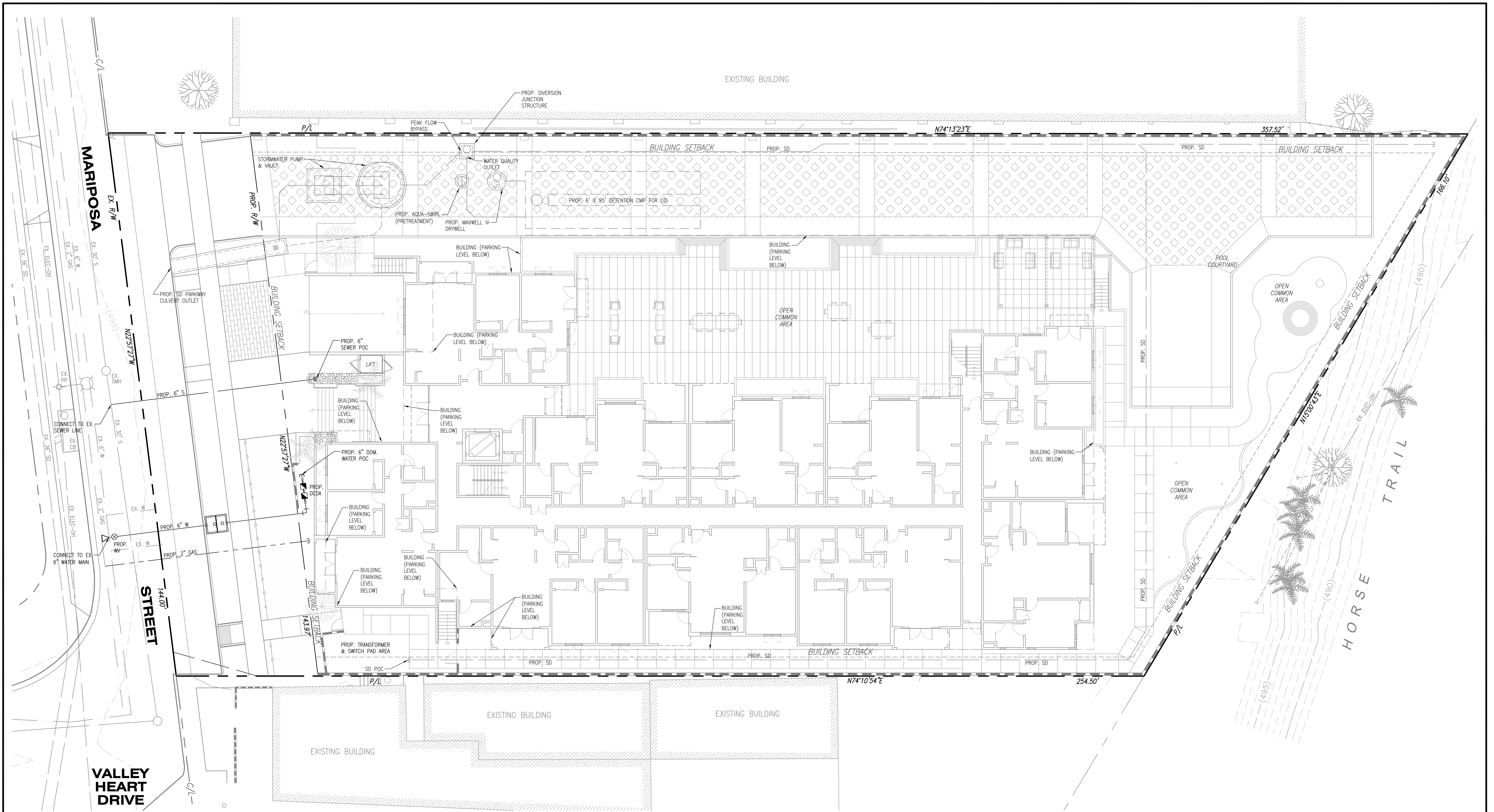


**BUTTERFLY GARDENS**  
**BUTTERFLY GARDENS LLC**

**PRELIMINARY GRADING AND DRAINAGE PLAN**  
**910 S. MARIPOSA STREET, BURBANK, CALIFORNIA 91506**

**KHR ASSOCIATES**  
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
 17530 Von Karman Avenue - Suite 200 Tel (949) 756-6440  
 Irvine, California 92614





**BUTTERFLY GARDENS**  
**BUTTERFLY GARDENS LLC**

**PRELIMINARY UTILITY PLAN**  
**910 S. MARIPOSA STREET, BURBANK, CALIFORNIA 91506**

**KHR ASSOCIATES**  
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
 17530 Von Karman Avenue - Suite 200 Tel (949) 756-6440  
 Irvine, California 92614

1-STORY COMMERCIAL BLDG.  
(820 S. MARIPOSA ST.)



NOVUSDESIGNSTUDIO.COM  
155 S. FAIR OAKS AVE.  
PASADENA, CA 91105

Notice: The design shown and described herein including all technical graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of The NOVUS Design Studio. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

PROJECT NAME & SITE ADDRESS:

MARIPOSA GARDENS  
910 S. MARIPOSA ST  
BURBANK, CA 91506

Drawing Content:

ELECTRICAL  
POWER  
PARKING PLAN

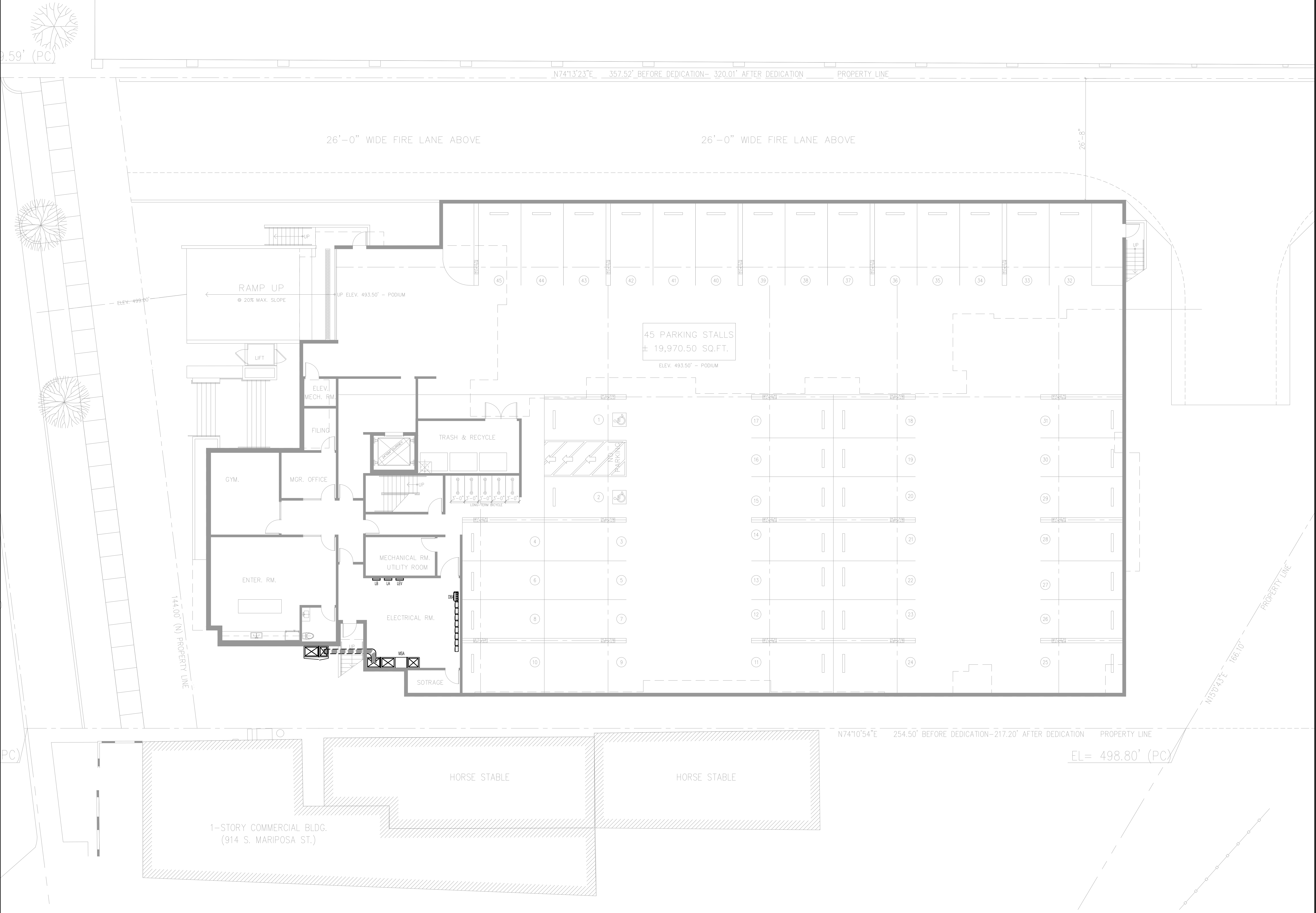
Revisions: Date:

Revisions:	Date:

Designer: JPB  
Manager: FF  
Date: 10-4-2024  
Job No: 23-111-MAR

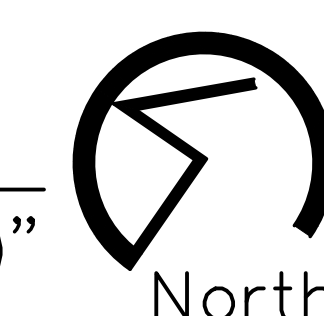
Drawing No:

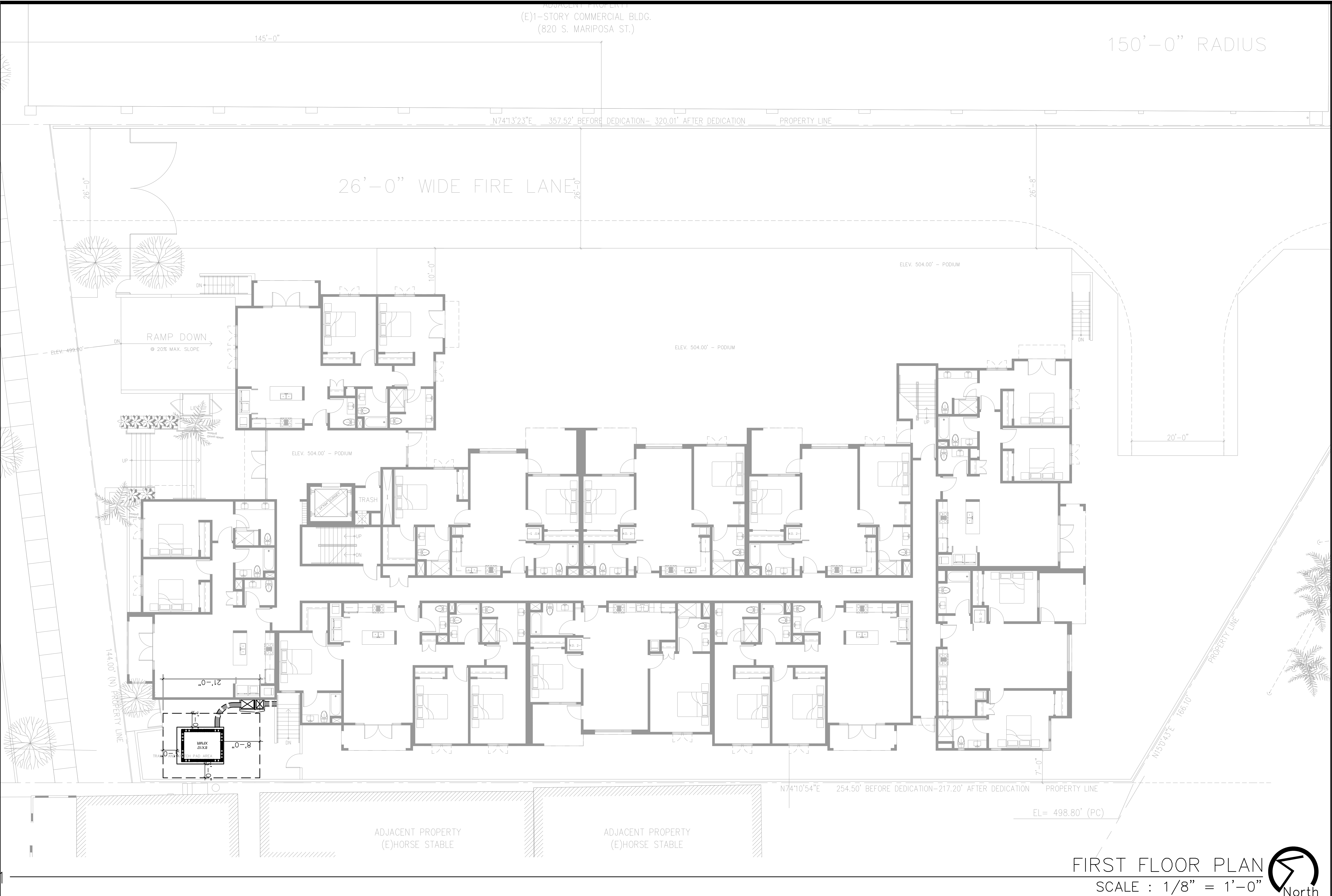
E-2.0



SEMI-SUBTERRANEAN PARKING PLAN

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





ADJACENT PROPERTY  
(E)1-STORY COMMERCIAL BLDG.  
(820 S. MARIPOSA ST.)

150'-0" RADIUS

26'-0" WIDE FIRE LANE

N74°13'23"E 357.52' BEFORE DEDICATION- 320.01' AFTER DEDICATION PROPERTY LINE

ELEV. 504.00' - PODIUM

ELEV. 504.00' - PODIUM

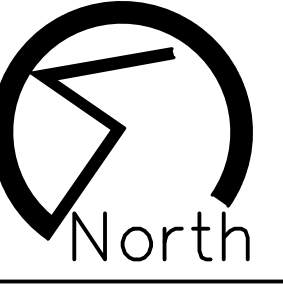
ELEV. 504.00' - PODIUM

N74°10'54"E 254.50' BEFORE DEDICATION-217.20' AFTER DEDICATION PROPERTY LINE

EL= 498.80' (PC)

ADJACENT PROPERTY  
(E)HORSE STABLE

ADJACENT PROPERTY  
(E)HORSE STABLE

FIRST FLOOR PLAN  
SCALE : 1/8" = 1'-0" 



NOVUSDESIGNSTUDIO.COM  
155 S. FAIR OAKS AVE.  
PASADENA, CA 91105

Notice - The design shown and described herein including all technical graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of The NOVUS Design Corp. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

PROJECT NAME & SITE ADDRESS:  
  
MARIPOSA GARDENS  
910 S. MARIPOSA ST  
BURBANK, CA 91506

Drawing Content :  
  
ELECTRICAL  
POWER  
FIRST FLOOR  
PLAN

Revisions :	Date :
----	----

Designer : JPB  
Manager : FF  
Date : 07-8-2024  
Job No : 23-111-MAR

Drawing No :

**E-2.1**

- GENERAL NOTES:**
1. MAXIMUM VOLTAGE DROP FOR BRANCH CIRCUITING SHALL BE LESS THAN 3%. CONTRACTOR TO UPSIZE CONDUCTORS AND FEEDERS ACCORDINGLY.
  2. ALL RECEPTACLES, F.A. DEVICES, ETC. THROUGHOUT (OTHER THAN ELECTRICAL AND MECHANICAL ROOMS) SHALL BE COORDINATED WITH ARCHITECT'S DRAWINGS PRIOR TO ROUTING ANY CONDUITS.
  3. VERIFY EXACT LOCATION AND MOUNTING HEIGHT OF ALL EQUIPMENT, DEVICES, OUTLETS AND RECEPTACLES PER ARCHITECTURAL DRAWINGS PRIOR TO ROUTING THE CONDUITS.
  4. VERIFY RECEPTACLE NEMA CONFIGURATION FOR OWNER FURNISHED EQUIPMENT.
  5. VERIFY EXACT LOCATION OF J-BOXES (POINT OF CONNECTION) FOR DIRECT CONNECTED EQUIPMENT WITH EQUIPMENT MANUFACTURER. VERIFY THEIR REQUIREMENTS PRIOR TO ROUTING ANY CONDUIT.
  6. PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL ROOMS EQUIPMENT LAYOUTS.
  7. PROVIDE LARGER CUBIC INCH CAPACITY J-BOX DUE TO THE QUANTITY OF WIRES, CONDUIT-TO-BOX CONNECTIONS, DEVICES, ETC. IN THE BOX PER SEC. 314.16.
  8. ALL MULTIWIRE BRANCH CIRCUITS TO HAVE DEDICATED NEUTRAL CONDUCTORS.
  9. CONDITIONAL NOTE: ANY SERVICE DROP TRAVERING THROUGH THE PROJECT SITE AND SERVING A NEIGHBORING PROPERTY IS TO BE UNDERGROUND BY BWP AT DEVELOPER'S EXPENSE. ANY BWP FACILITIES INSTALLED ON THE DEVELOPMENT THAT SERVE OTHER CUSTOMERS WILL REQUIRE AN EASEMENT. FURTHER CONSULTATION WITH BWP REQUIRED AT THE BUILDING PERMIT PLAN CHECK PHASE TO DETERMINE APPLICABILITY AND SCOPE.

NOTE: DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. CONTRACTORS AND/OR FABRICATOR IS SOLE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. CONTRACTOR/ FABRICATOR IS SOLE RESPONSIBLE FOR STRUCTURAL INTEGRITY AND PERFORMANCE OF ALL ELEMENTS. CONTRACTOR/ FABRICATOR IS SOLE RESPONSIBLE FOR COORDINATING AND VERIFYING ALL DIMENSIONS. CONTRACTOR/ FABRICATOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS AND GIVE THE ARCHITECT 14 WORKING DAYS TO REVIEW AND CONFIRM. DO NOT SCALE DRAWING.

ELECTRICAL FEEDER TABLE (ALUMINUM)

3 WIRE + GROUND					4 WIRE + GROUND						
FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP. GROUND	ISOLATED GROUND	FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP. GROUND	ISOLATED GROUND
FA350	(1)1 1/2	3/4	-	1/6	-	FM50	(1)1 1/2	3/4	1/4	1/6	-
FA370	(1)1 1/2	3/2	-	1/6	-	FM70	(1)1 1/2	3/2	1/2	1/6	-
FA390	(1)1 1/2	3/1/0	-	1/4	-	FM90	(1)2	3/1/0	1/1/0	1/4	-
FA3125	(1)1 1/2	3/1/0	-	1/4	-	FM125	(1)2	3/1/0	1/1/0	1/4	-
FA3150	(1)2	3/2/0	-	1/4	-	FM150	(1)2	3/2/0	1/2/0	1/4	-
FA3175	(1)2	3/4/0	-	1/4	-	FM175	(1)2 1/2	3/4/0	1/4/0	1/4	-
FA3200	(1)2 1/2	3/250	-	1/4	-	FM200	(1)3	3/250	1/250	1/4	-
FA3225	(1)2 1/2	3/300	-	1/2	-	FM225	(1)3	3/300	1/300	1/2	-
FA3250	(1)3	3/400	-	1/2	-	FM250	(1)3 1/2	3/400	1/400	1/2	-
FA3300	(1)3	3/500	-	1/2	-	FM300	(1)3 1/2	3/500	1/500	1/2	-
FA3350	(1)3 1/2	3/600	-	1/1	-	FM350	(1)4	3/600	1/600	1/1	-
FA3400	(2)2 1/2	6/250	-	2/1	-	FM400	(2)3	6/250	2/250	2/1	-
FA3450	(2)3	6/300	-	2/1/0	-	FM450	(2)3	6/300	2/300	2/1/0	-
FA3500	(2)3	6/400	-	2/2/0	-	FM500	(2)3 1/2	6/400	2/400	2/2/0	-
FA3600	(2)3	6/500	-	2/2/0	-	FM600	(2)3 1/2	6/500	2/500	2/2/0	-
FA3700	(2)4	6/750	-	2/3/0	-	FM700	(3)4	6/400	3/400	3/3/0	-
FA3800	(3)3	9/500	-	3/3/0	-	FM800	(3)4	9/500	3/500	3/4/0	-
FA31000	(3)3 1/2	9/600	-	3/4/0	-	FM1000	(3)4	9/600	3/600	3/4/0	-
FA31200	(4)3 1/2	12/500	-	4/250	-	FM1200	(4)3 1/2	12/500	4/500	4/250	-
FA31500	(5)3 1/2	15/500	-	5/350	-	FM1500	(5)4	15/500	5/500	5/350	-
FA31600	(5)3 1/2	15/600	-	5/400	-	FM1600	(5)4	15/600	5/600	5/350	-
FA32000	(6)3 1/2	18/600	-	6/400	-	FM2000	(6)4	18/600	6/400	6/400	-
FA32500	(7)4	21/750	-	7/600	-	FM2500	(6)4	24/500	8/500	8/600	-

A. CONDUIT SIZES ARE MINIMUM. USE 1" CONDUIT MINIMUM FOR UNDERGROUND WORK.  
 B. ABOVE 86 DEG. F (30 DEG. C) AMBIENT INCREASE WIRE SIZE PER NATIONAL ELECTRICAL CODE (NEC)  
 C. DERATE WIRE SIZE PER NEC FOR:  
 • MORE THAN (3) CURRENT-CARRYING WIRES IN CONDUIT  
 • CONDUIT FILL

GENERAL NOTES:

- FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS, REFER TO E001 & E02.
- FOR PANEL SCHEDULES REFER TO E70.
- THE FEEDER LENGTHS AS SHOWN ON THE SINGLE LINE DIAGRAM ARE MEANT ONLY FOR CALCULATING THE VOLTAGE DROP AND SHORT CIRCUIT CURRENT, AND ARE NOT TO BE USED FOR BIDDING OR CONSTRUCTION.
- ALL CIRCUIT BREAKERS, TRANSFORMERS, SWITCHBOARDS, DISTRIBUTION BOARDS, PANELBOARDS SHALL BE OF SAME MANUFACTURER.
- ALL DISTRIBUTION BOARDS SHALL BE FLOOR (FREQ) STANDING LION.
- IN ALL SWITCHBOARDS & DISTRIBUTION BOARDS, NEUTRAL BUS SHALL BE SAME SIZE AS LINE BUS.
- ALL GROUNDING CONNECTIONS BELOW GROUND SHALL BE CAPPED.
- EQUIPMENT WITH SERIES RATING APPLIED WILL BE FIELD MARKED "CAUTION SERIES RATED SYSTEM 6000 AMPS AVAILABLE. IDENTIFIED REPLACEMENT COMPONENT REQUIRED."

SHEET NOTES:

- RESIDENTIAL FEEDERS ARE SINGLE PHASE, 90-0, 200V WITH A NEUTRAL CONDUCTOR. CONDUCTOR COLORS AND DESIGNATIONS SHOULD SHOW THIS.
- CONNECTION TO THE INTERIOR METAL WATER PIPING SHALL BE MADE WITHIN 5 FT. FROM THE POINT OF ENTRANCE TO THE BUILDING.
- ALL CIRCUIT BREAKERS 100A AND ABOVE TO HAVE SIEMENS DASH TRIP UNIT, OR EQUAL, TO MEET THE REQUIREMENT OF REDUCING ARC REDUCTION (MAY REL. SWITCH), NEUTRAL AND GROUND BUSES.
- NEUTRAL BUS LARK.
- PROVIDE FUSED DISCONNECT SWITCH, FUSE SIZE AS RECOMMENDED BY ELEVATOR SUPPLIER. PROVIDE AUXILIARY CONTROL CONTACTS TO SIGNAL ELEVATOR BATTERY BACKUP SYSTEM FOR MAINTENANCE. VERIFY REQUIREMENTS WITH ELEVATOR VENDOR/SUPPLIER/MANUFACTURER.
- UPPER GROUND. PROVIDE MINIMUM 9" OF BARE COPPER CABLE EMBEDDED IN BUILDING FOUNDATION.
- PROVIDE EXOTHERMIC CONNECTION TO DRIVEN GROUND ROD(S). PROVIDE A MINIMUM OF TWO GROUND RODS SEPARATED BY 60 FEET OR MORE TO CONFORM WITH RESISTANCE LEVEL, NOT EXCEEDING 25 OHMS.
- PROVIDE EXOTHERMIC CONNECTION TO BUILDING STEEL COLUMN.
- TRIP SHALL BE TIED TO THE SPRINKLER SYSTEM TO AUTOMATICALLY DISCONNECT POWER TO THE ELEVATOR EQUIPMENT PRIOR TO APPLICATION OF WATER.
- PROVIDE 1/2" CONDUIT AND PULL STRING FROM FUTURE PV PANEL AREA TO MAIN SWITCHBOARD. CAP CONDUIT AT BOTH ENDS. REFER TO SOLAR DESIGN BLD DRAWINGS.
- PROVIDE SPACE FOR PV SYSTEM TIE IN PROVISIONS PER NEC 705.12(B)(2)(D). PROVIDE 25A MAX BREAKER TO COMPLY WITH 120% OF BUS SIZE.
- PROVIDE SINGLE PHASE CENTRAL LIGHTING INVERTER BY SOLITE FOR BUILDING EMERGENCY LIGHTING. MODEL NUMBER: E30AC-200-IP-150-25-C11. REFER TO POWER PLANS FOR INVERTER INPUT POWER CIRCUIT NUMBER.
- ELEVATOR CONTROLLER TO HAVE AN MINIMUM SCOR RATING OF 100A.



NOVUSDESIGNSTUDIO.COM  
 155 S. FAIR OAKS AVE.  
 PASADENA, CA 91105

Notice: The design shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of the BOLA Dark Design Corp. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

PROJECT NAME & SITE ADDRESS:

MARIPOSA GARDENS  
 910 S. MARIPOSA ST  
 BURBANK, CA 91506

Drawing Content:

ELECTRICAL SINGLE LINE DIAGRAM

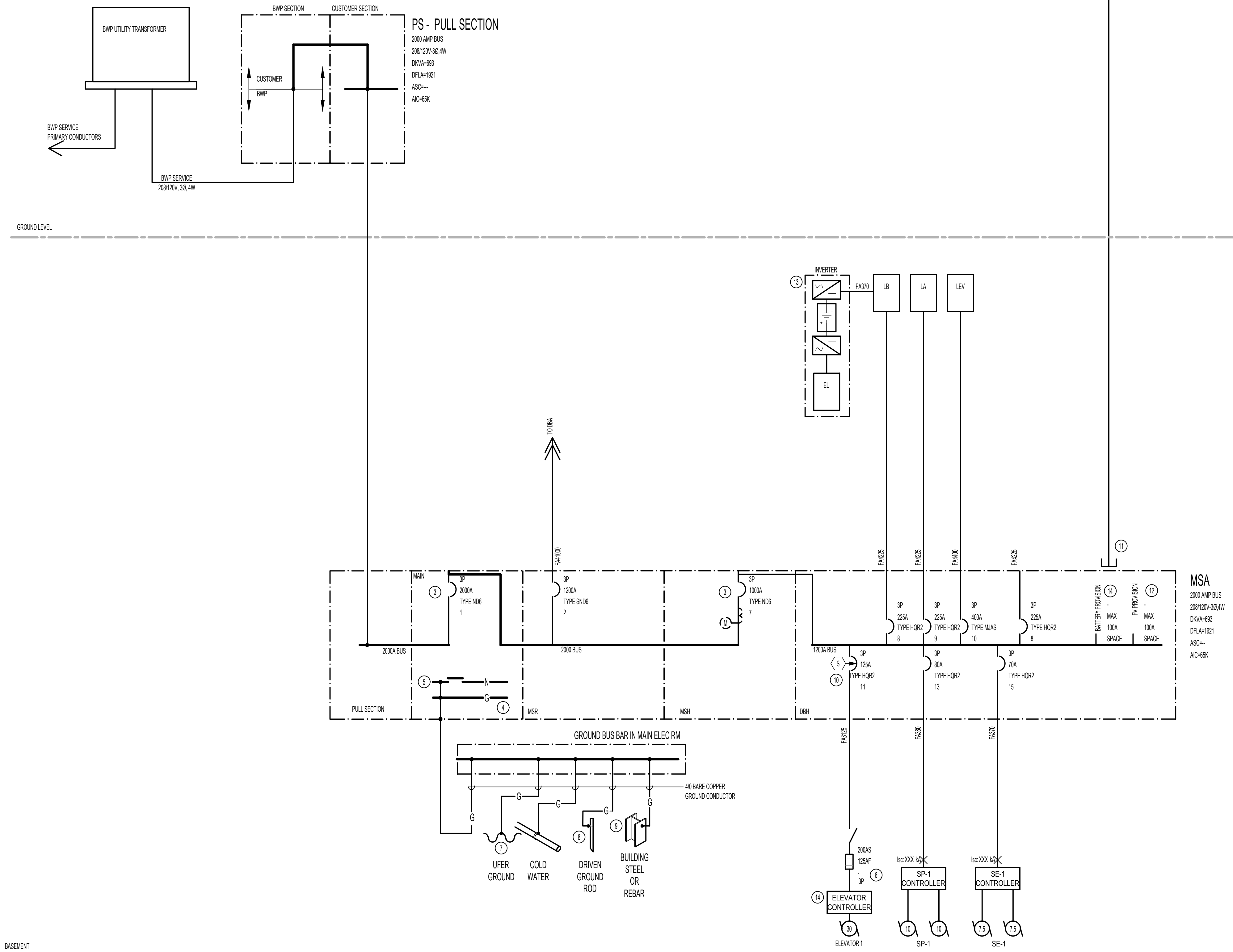
ELECTRICAL SINGLE LINE DIAGRAM - MAIN DISTRIBUTION

Revisions: \_\_\_\_\_ Date: \_\_\_\_\_

Designer: JPB  
 Manager: FF  
 Date: 10-4-2024  
 Job No: 23-111-MAR

Drawing No:

E-6.1



NOTE: DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. CONTRACTORS AND/OR FABRICATOR IS SOLE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. CONTRACTOR/ FABRICATOR IS SOLE RESPONSIBLE FOR STRUCTURAL INTEGRITY AND PERFORMANCE OF ALL ELEMENTS. CONTRACTOR/ FABRICATOR IS SOLE RESPONSIBLE FOR COORDINATING AND VERIFYING ALL DIMENSIONS. CONTRACTOR/ FABRICATOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS AND GIVE THE ARCHITECT 14 WORKING DAYS TO REVIEW AND CONFIRM. DO NOT SCALE DRAWING.



NOVUSDESIGNSTUDIO.COM  
155 S. FAIR OAKS AVE.  
PASADENA, CA 91105

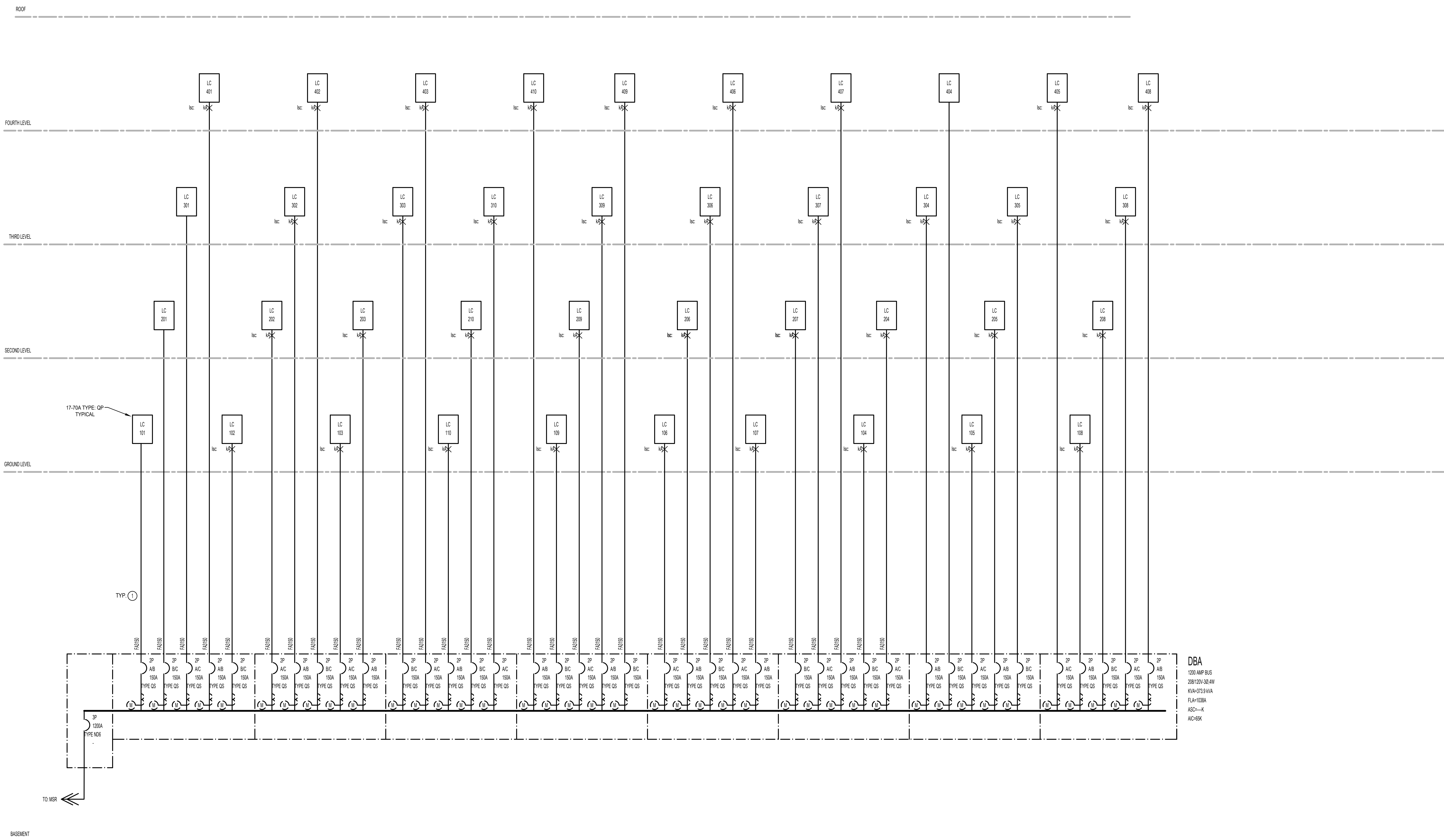
Notice: The design shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of the BOLA Dark Design Corp. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

**GENERAL NOTES:**

1. FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS, REFER TO E001 & E002.
2. FOR PANEL SCHEDULES REFER TO E700.
3. THE FEEDER LENGTHS AS SHOWN ON THE SINGLE LINE DIAGRAM ARE MEANT ONLY FOR CALCULATING THE VOLTAGE DROP AND SHORT CIRCUIT CURRENT, AND ARE NOT TO BE USED FOR BIDDING OR CONSTRUCTION.
4. ALL CIRCUIT BREAKERS, TRANSFORMER, SWITCHBOARDS, DISTRIBUTION BOARDS, PANELBOARDS SHALL BE OF SAME MANUFACTURER.
5. ALL DISTRIBUTION BOARDS SHALL BE FLOOR (FREE) STANDING, 100A.
6. IN ALL SWITCHBOARDS & DISTRIBUTION BOARDS, NEUTRAL BUS SHALL BE SAME SIZE AS LINE BUS.
7. ALL CROCKING CONNECTIONS BELOW GROUND SHALL BE CROCKED.
8. EQUIPMENT WITH SERIES RATING APPLIED WILL BE FIELD MARKED "CAUTION, SERIES RATED SYSTEM 60001 AMPS AVAILABLE, IDENTIFIED REPLACEMENT COMPONENT REQUIRED."

**SHEET NOTES:**

1. RESIDENTIAL FEEDERS ARE SINGLE PHASE, 3W-G, 208V WITH A NEUTRAL CONDUCTOR. CONDUCTOR COLORS AND DESIGNATIONS SHOULD SHOW THIS.
2. CONNECTION TO THE INTERIOR METAL WATER PIPING SHALL BE MADE WITHIN 5 FT. FROM THE POINT OF ENTRANCE TO THE BUILDING.
3. ALL CIRCUIT BREAKERS 100A AND ABOVE TO HAVE SIEMENS QAS TRIP UNIT, OR EQUAL, TO MEET THE REQUIREMENT OF NEC40.81 FOR ARC REDUCTION (AAR RELT SWITCH), NEUTRAL AND GROUND BUSES.
4. NEUTRAL BUS LINK.
5. PROVIDE FUSED DISCONNECT SWITCH, FUSE SIZE AS RECOMMENDED BY ELEVATOR SUPPLIER. PROVIDE AUXILIARY CONTACTS TO SIGNAL ELEVATOR BATTERY BACK-UP SYSTEM FOR MAINTENANCE. VERIFY REQUIREMENTS WITH ELEVATOR VENDOR/SUPPLIER/MANUFACTURER.
6. UFER GROUND: PROVIDE MINIMUM 5/8" OF BARE COPPER CABLE EMBEDDED IN BUILDING FOUNDATION.
7. PROVIDE EXOTHERMIC CONNECTION TO DRYEN (GROUND RODS). PROVIDE A MINIMUM OF TWO GROUND RODS SEPARATED BY 50 FEET OR MORE TO CONFORM WITH RESISTANCE LEVEL, NOT EXCEEDING 25 OHMS.
8. PROVIDE EXOTHERMIC CONNECTION TO BUILDING STEEL COLUMN.
9. TRIP SHALL BE TIED TO THE SPRINKLER SYSTEM TO AUTOMATICALLY DISCONNECT POWER TO THE ELEVATOR EQUIPMENT PRIOR TO APPLICATION OF WATER.
10. PROVIDE 1-1/2" CONDUIT AND PULL STRING FROM FUTURE PIV PANEL AREA TO MAIN SWITCHBOARD. CAP CONDUIT AT BOTH ENDS. REFER TO SOLAR DESIGN BUILD DRAWINGS.
11. PROVIDE SPACE FOR PV SYSTEM TIE IN PROVISIONS PER SEC. 705.12(B)(3)(b) PROVIDE 225A MAX BREAKER TO COMPLY WITH 120% OF BUS SIZE.
12. PROVIDE SINGLE PHASE CENTRAL LIGHTING INVERTER BY SOLITE FOR BUILDING EMERGENCY LIGHTING. MODEL NUMBER: SLMAC-300/FP-120-120-111. REFER TO POWER PLANS FOR INVERTER INPUT POWER CIRCUIT NUMBER.
13. ELEVATOR CONTROLLER TO HAVE A MINIMUM SCOR RATING OF 10KA.



PROJECT NAME & SITE ADDRESS:  
MARIPOSA GARDENS  
910 S. MARIPOSA ST  
BURBANK, CA 91506

Drawing Content :  
  
**ELECTRICAL  
SINGLE LINE  
DIAGRAM**

Revisions :	Date :
---	---

Designer : JPB  
 Manager : FF  
 Date : 10-4-2024  
 Job No : 23-111-MAR

Drawing No :  
**E-6.2**

PANEL LOAD CALCULATION- TYPE: 2 BEDROOM		PANEL LOAD CALCULATION- TYPE: 3 BEDROOM	
(PER NEC 220-82(A)(B)(C))		(PER NEC 220-82(A)(B)(C))	
Total Area (sq ft)	1138 sq ft	Total Area (sq ft)	1633 sq ft
General Power and Lighting @ 3VA/sq ft	3417 VA	General Power and Lighting @ 3VA/sq ft	5079 VA
Small Appliance Load (2 @ 1500VA each)	3000 VA	Small Appliance Load (2 @ 1500VA each)	3000 VA
Laundry	1500 VA	Laundry	1500 VA
Net General Lighting and Appliance	7917 VA	Net General Lighting and Appliance	9579 VA
Bathroom Exhaust Fan (1)	39 VA	Bathroom Exhaust Fan (1)	39 VA
Refrigerator	600 VA	Refrigerator	600 VA
Kitchen Microwave/Hood	1700 VA	Kitchen Microwave/Hood	1700 VA
Dishwasher @100%	1200 VA	Dishwasher @100%	1200 VA
Electric Range @100%	9000 VA	Electric Range @100%	9000 VA
Electrical Dryer @100%	4992 VA	Electrical Dryer @100%	4992 VA
Garbage Disposal @100%	1176 VA	Garbage Disposal @100%	1176 VA
	26624 VA		26286 VA
FIRST 10000 VA @ 100%	10000 VA	FIRST 10000 VA @ 100%	10000 VA
REMAINING @ 40%	6650 VA	REMAINING @ 40%	7314 VA
CONDENSING UNIT @ 100% ( 3 TON)	5000 VA	CONDENSING UNIT @ 100% ( 3 TON)	6000 VA
HEAT PUMP/WATER HEATER	6240 VA	HEAT PUMP/WATER HEATER	6240 VA
AIR BALANCE SF-EF	100 VA	AIR BALANCE SF-EF	100 VA
Total Demand VA	27990 VA	Total Demand VA	29654 VA
Total Demand A @208V, 1PH	135 A	Total Demand A @208V, 1PH	143 A
Service Size calculation total	31724 VA	Service Size calculation total	34386 VA

## 1 RESIDENTIAL DWELLING UNIT LOAD CALCULATIONS

SCALE: NOT TO SCALE

Load Designation	Total kVA per Unit Type
DBA (@28% NEC 220.84 Demand)	373.2 KVA
ELEVATOR (@ 20HP each)	22.4 KVA
HOUSE LOADS	75.0 KVA
PANEL EV (ELECTRIC VEHICLE CHARGING STATIONS)	105 KVA
SF-1 (2@7.5 HP)	18.2 KVA
SE-1 (2@ 5 HP)	12.6 KVA
GEF (1@ 5 HP)	6.3 KVA
GEF (1@ 5 HP)	6.3 KVA
POOL EQUIPMENT	30.0 KVA
LID CISTERNS (1@ 5 HP)	6.3 KVA
<b>Total Com. Load</b>	<b>656.2 KVA</b>
25% LCL	26.2 KVA
25% LML	5.6 KVA
<b>TOTAL DEMAND LOAD</b>	<b>687.7 KVA</b>
<b>TOTAL DEMAND LOAD (AMPS @ 208V)</b>	<b>1903 A</b>

2000A SERVICE AT120/208V

UNIT DESIGNATION	Number of Units LEVEL 1	Number of Units LEVEL 2	Number of Units LEVEL 3	Number of Units LEVEL 4	Number of Units LEVEL 5	kVA Per Unit	kVA All Units
2 BEDROOM	9	9	9	4		31.7 KVA	963.4 KVA
3 BEDROOM	1	1	1	6		34.4 KVA	309.5 KVA
<b>Number of Units served:</b>							<b>40</b>
<b>Subtotal Residential Connected Load</b>							<b>1332.9 KVA</b>
<b>Demand factor (Table 220.84)</b>							<b>28%</b>
<b>Subtotal Residential Demand Load</b>							<b>373.2 KVA</b>
<b>Total Com. Load (kVA)</b>							<b>373.2 KVA</b>
<b>Total Com. Load (AMPS @ 208V)</b>							<b>1036 A</b>

## 2 RESIDENTIAL SERVICE LOAD CALCULATIONS

SCALE: NOT TO SCALE

RESIDENTIAL EV CHARGING STATIONS			
TOTAL NUMBER OF RESIDENTIAL PARKING SPACES:	QTY	KVA	
48			
EV CHARGER	15%	7	45
LOW POWER LEVEL 2 EV READY	40%	18	60
<b>TOTAL</b>			<b>105</b>



NOVUSDESIGNSTUDIO.COM  
155 S. FAIR OAKS AVE.  
PASADENA, CA 91105

Notice: The design shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of the BOLA/DAK Design Corp. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

PROJECT NAME & SITE ADDRESS:

MARIPOSA GARDENS  
910 S. MARIPOSA ST  
BURBANK, CA 91506

Drawing Content :

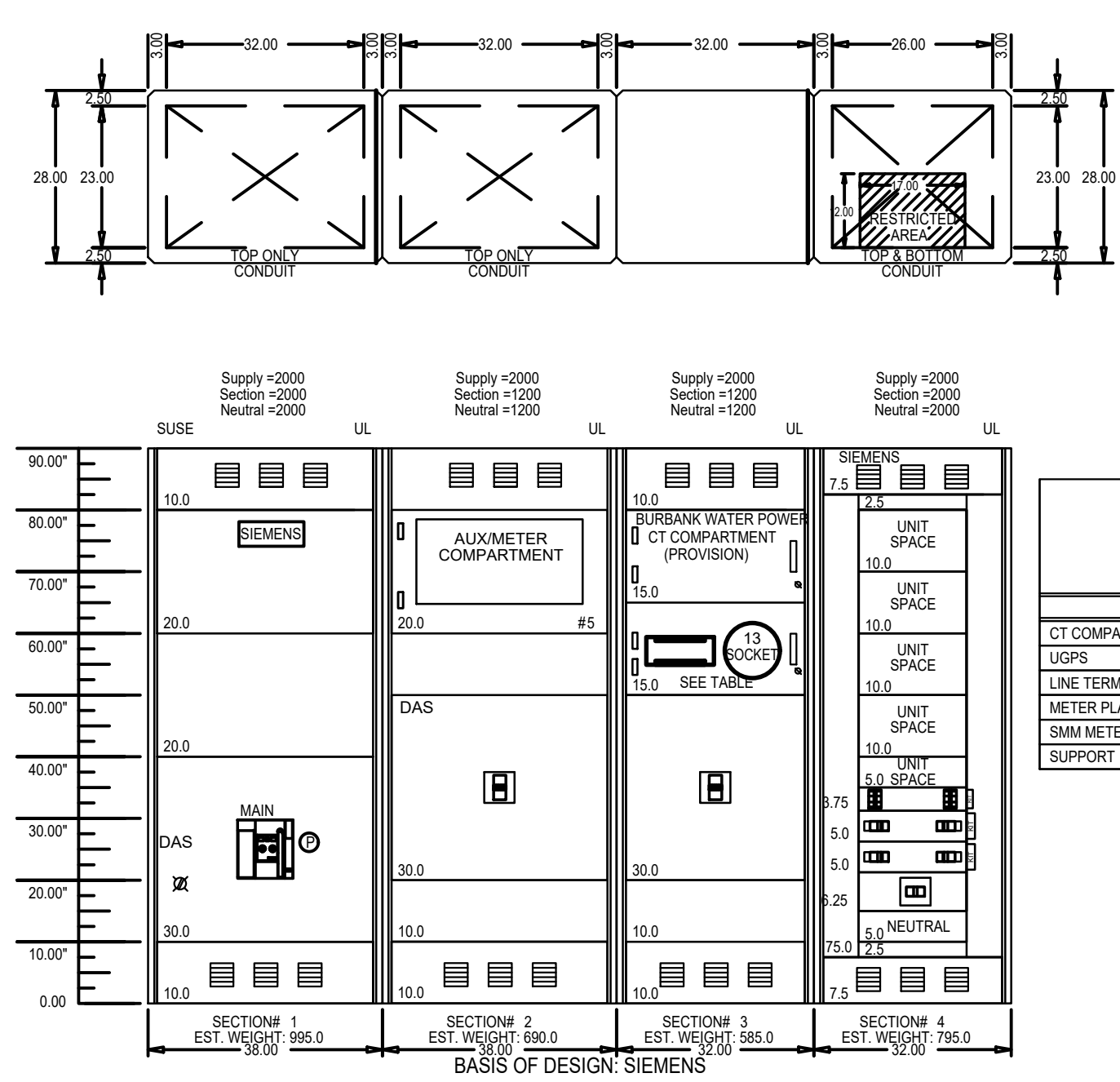
# ELECTRICAL LOAD CALCULATIONS AND ELEVATIONS

Revisions :	Date :
---	---

Designer : JPB  
Manager : FF  
Date : 10-4-2024  
Job No : 23-111-MAR

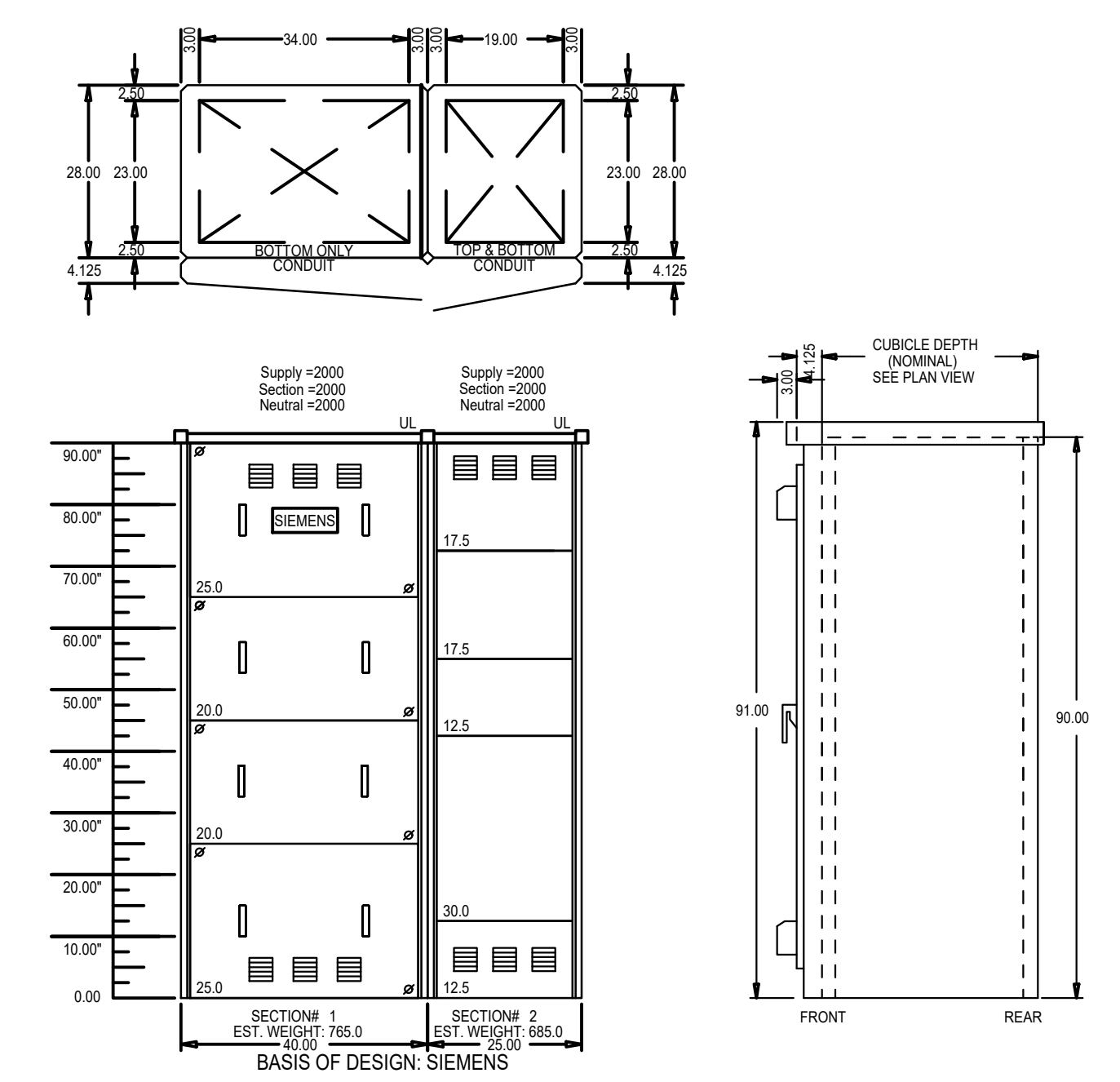
Drawing No :

# E-6.3



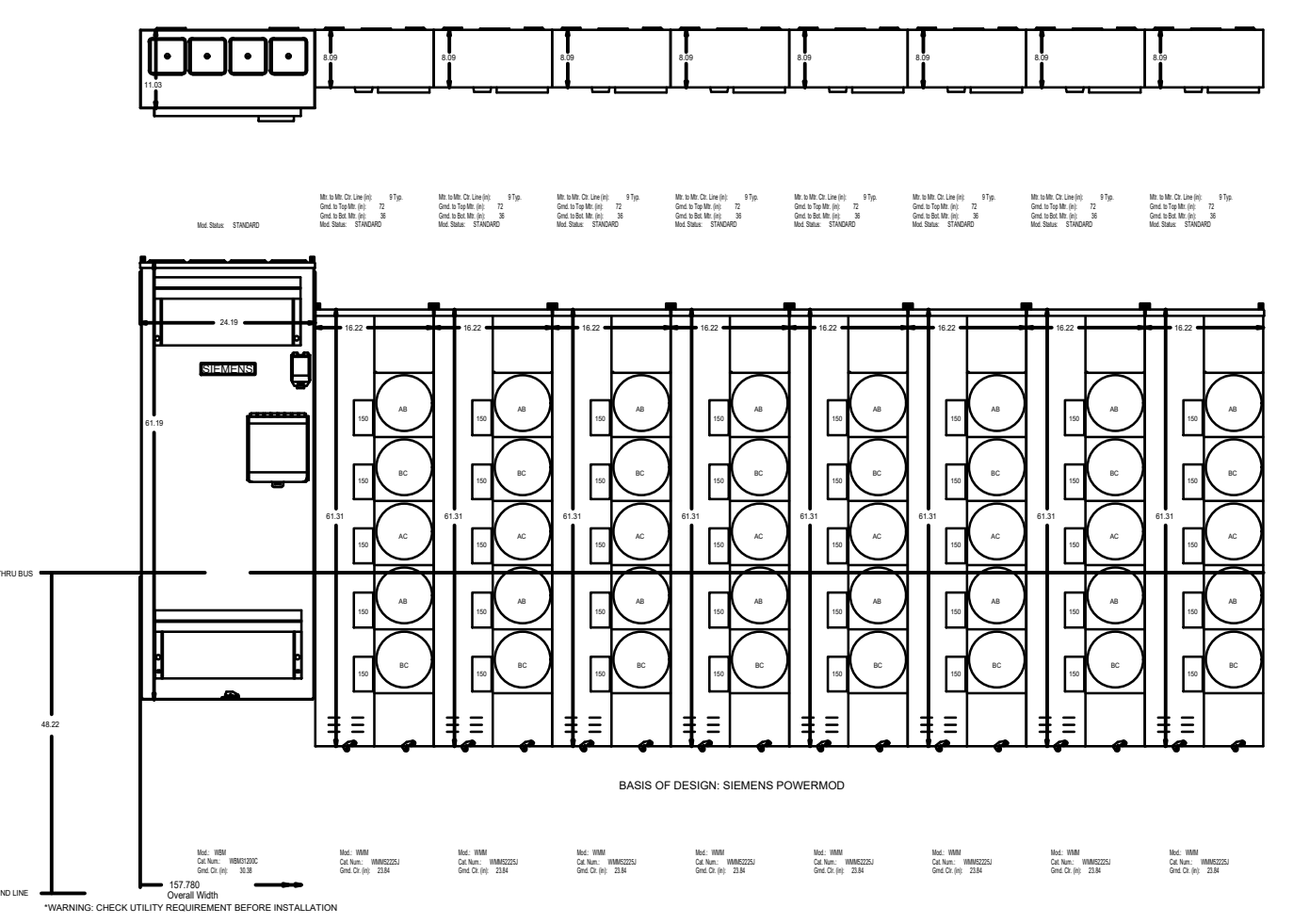
## 3 MSA ELEVATION

SCALE: NOT TO SCALE



## 4 PS ELEVATION

SCALE: NOT TO SCALE



## 5 DBA ELEVATION

SCALE: NOT TO SCALE

NOTE: DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. CONTRACTORS AND/OR FABRICATOR IS SOLE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. CONTRACTOR/ FABRICATOR IS SOLE RESPONSIBLE FOR STRUCTURAL INTEGRITY AND PERFORMANCE OF ALL ELEMENTS. CONTRACTOR/ FABRICATOR IS SOLE RESPONSIBLE FOR COORDINATING AND VERIFYING ALL DIMENSIONS. CONTRACTOR/ FABRICATOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS AND GIVE THE ARCHITECT 14 WORKING DAYS TO REVIEW AND CONFIRM. DO NOT SCALE DRAWING.