



# MARIPOSA GARDENS

## NEW 40-UNIT CONDOMINIUM COMPLEX

SUBMITTAL FOR SB35 FULL APPLICATION  
05-03-2024

**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  
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T: (818) 406-6719

PRINCIPAL MANAGER & DESIGNER: JEAN-PIERRE BOLADIAN  
PROJECT ARCHITECT: NATHAN BATTLE  
PROJECT MANAGER: FARNOOSH FARMER

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  
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**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: ± 22,218.6 SQ.FT. => 50.8%

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 => **47 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: 11 SPACES (INCLUDING 8 LONG-TERM AND 3 SHORT-TERM)

\*CALCULATED PER DENSITY BONUS ORDINANCE REDUCED PARKING RATES

**RESIDENTIAL UNIT CONFIGURATION**

2 BEDROOMS + 2.5 BATHROOMS => 35 UNITS  
3 BEDROOMS + 3.5 BATHROOMS => 5 UNITS  
TOTAL UNITS => 40 UNITS

LEVEL	UNIT NUMBER	BED.	BATH.	UNIT SIZE			PATIO	BALCONY	COMMON CIRCULATION AREA	COMMON AREA		
				CONDO	TOWNHOME LEVEL 1	TOWNHOME LEVEL 2					TOWNHOME TOTAL	
FIRST FLOOR	101*	2	2.5	1,233.25 SF				71.5 SF		±2,578.00 SQUARE FEET		
	102	2	2.5	1,233.25 SF				71.5 SF				
	103	2	2.5	1,233.25 SF				71.5 SF				
	104	2	2.5	1,284.25 SF				71.5 SF				
	105*	2	2.5	1,062.25 SF				89.25 SF				
	106*	2	2.5	1,284.25 SF				71.5 SF				
	107	2	2.5	1,262.25 SF				89.25 SF				
	108	2	2.5	1,284.25 SF				71.5 SF				
	109	2	2.5	1,056.75 SF				73.5 SF				
	110	2	2.5	1,284.25 SF				71.5 SF				
SECOND FLOOR	201	2	2.5	1,233.25 SF				71.5 SF		±2,578.00 SQUARE FEET		
	202	2	2.5	1,233.25 SF				71.5 SF				
	203	2	2.5	1,233.25 SF				71.5 SF				
	204	2	2.5	1,284.25 SF				71.5 SF				
	205*	2	2.5	1,062.25 SF				89.25 SF				
	206	2	2.5	1,284.25 SF				71.5 SF				
	207	2	2.5	1,262.25 SF				89.25 SF				
	208	2	2.5	1,284.25 SF				71.5 SF				
	209*	2	2.5	1,056.75 SF				73.5 SF				
	210	2	2.5	1,284.25 SF				71.5 SF				
THIRD FLOOR	301	2	2.5	1,233.25 SF				71.5 SF		±2,578.00 SQUARE FEET		
	302	2	2.5	1,233.25 SF				71.5 SF				
	303	2	2.5	1,233.25 SF				71.5 SF				
	304	2	2.5	1,284.25 SF				71.5 SF				
	305	2	2.5	1,062.25 SF				89.25 SF				
	306	2	2.5	1,284.25 SF				71.5 SF				
	307	2	2.5	1,262.25 SF				89.25 SF				
	308*	2	2.5	1,284.25 SF				71.5 SF				
	309	2	2.5	1,056.75 SF				73.5 SF				
	310	2	2.5	1,284.25 SF				71.5 SF				
FOURTH FLOOR	401	2	2.5	1,233.25 SF				71.5 SF		±2,578.00 SQUARE FEET		
	402	2	2.5	1,233.25 SF				71.5 SF				
	403	2	2.5	1,233.25 SF				71.5 SF				
	404-TH	3	3.5	1,230.25 SF				2,100.25 SF	119.5 SF			
	405-TH	3	3.5	977.00 SF				1,858.24 SF	131.5 SF			
	406-TH	3	3.5	1,230.25 SF				2,100.25 SF	119.5 SF			
	407-TH	3	3.5	977.00 SF				1,858.24 SF	131.5 SF			
	408-TH	3	3.5	1,230.25 SF				2,100.25 SF	119.5 SF			
	409	2	2.5	1,056.75 SF				73.5 SF				
	410	2	2.5	1,284.25 SF				71.5 SF				
FIFTH FLOOR	404-TH	3	3.5				870.00 SF	2,100.25 SF	307 SF	±1,828.9 SQUARE FEET		
	405-TH	3	3.5				881.24 SF	1,858.24 SF	114.75 SF		±6,049.6 SQUARE FEET	
	406-TH	3	3.5				870.00 SF	2,100.25 SF	239 SF			±6,049.6 SQUARE FEET
	407-TH	3	3.5				881.24 SF	1,858.24 SF	114.75 SF			
408-TH	3	3.5				870.00 SF	2,100.25 SF	187 SF	±6,049.6 SQUARE FEET			
<b>TOTAL</b>				52,711.98 SF			4,251.00 SF	12,140.9 SF		24,602.2 SF		

TOTAL PARKING AREA (INCLUDING COMMON AREA) => ±22,295 SQ.FT.  
TOTAL BUILDING AREA MINUS PARKING => ±52,711.98 SQ.FT.  
TOTAL BUILDING AREA PLUS PARKING => ±75,006.98 SQ.FT.

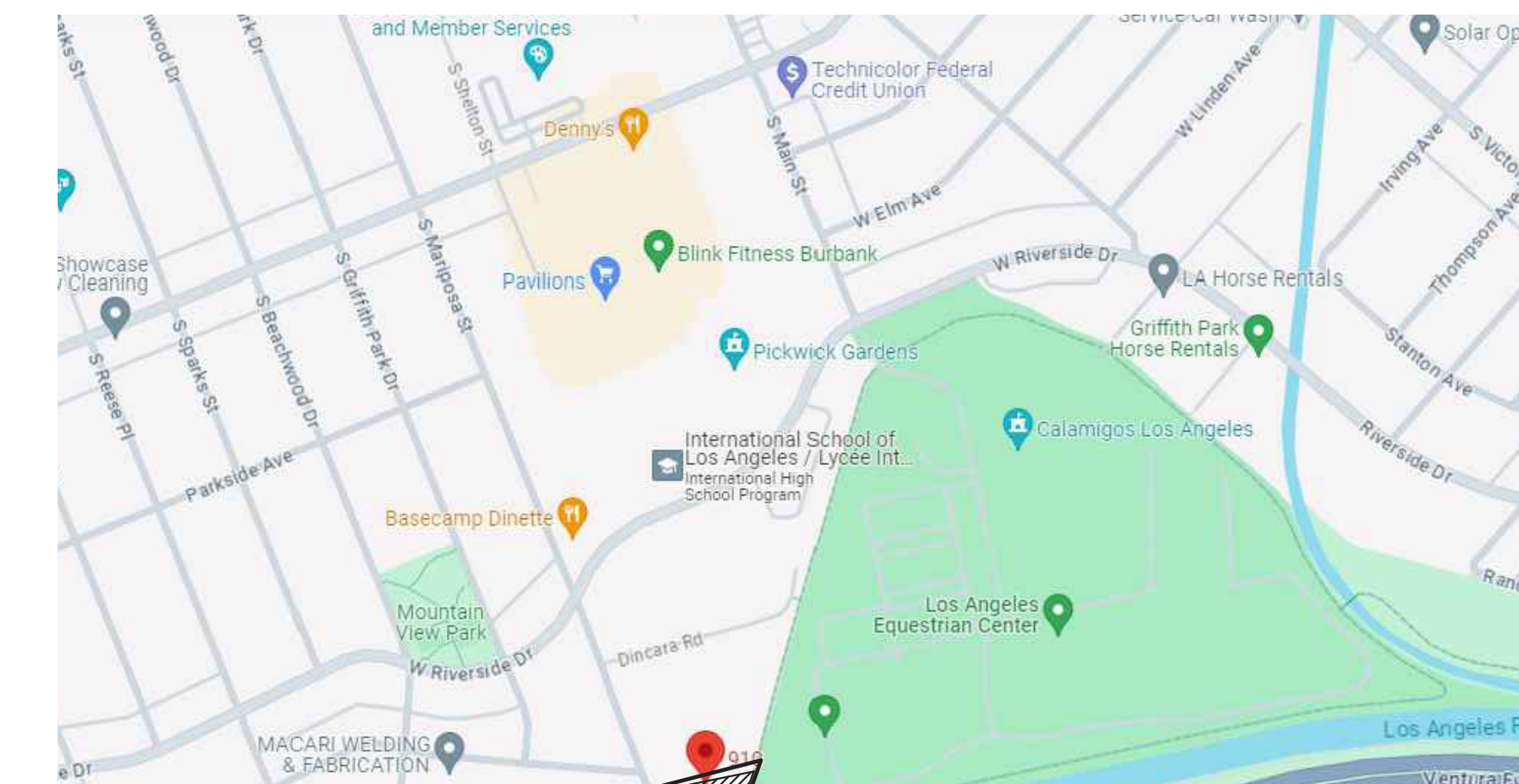
**PROJECT DESCRIPTION:**

- 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: 3,552.5 SQ.FT.  
(PRIVATE OPEN SPACE WITH MIN 5' DIMENSION)

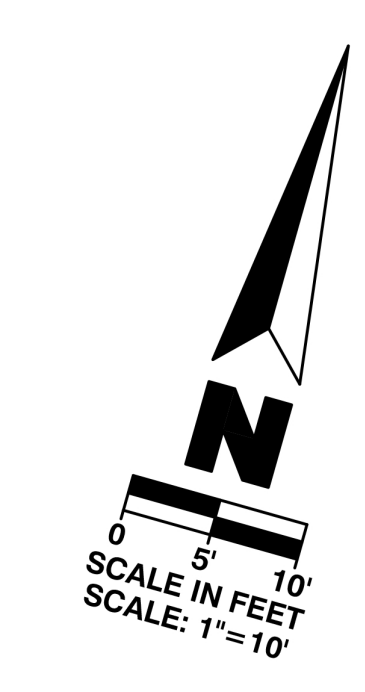
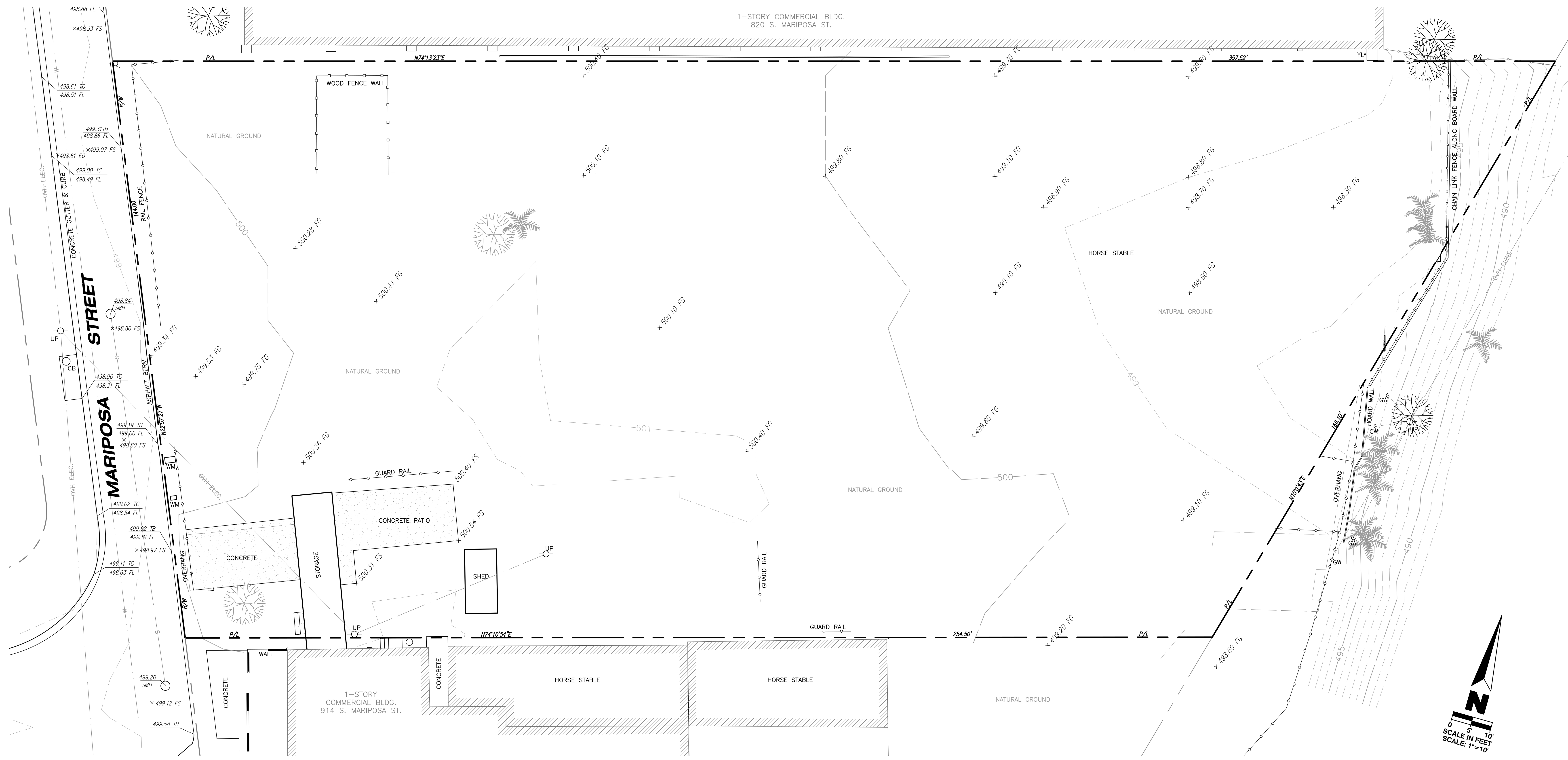
REQUIRED COMMON OPEN SPACE: 100 SQ.FT PER UNIT = 40 X 100 = 4,000 SQ.FT. MIN.  
PROVIDED COMMON OPEN SPACE: 13,800.3 SQ.FT  
PROVIDED ADDITIONAL OPEN SPACE: 5,532.1 SQ.FT (ON UPPER LEVELS)

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: 22,411.1 SQ.FT  
(SEE LANDSCAPE PLANS FOR DETAILED INFO)

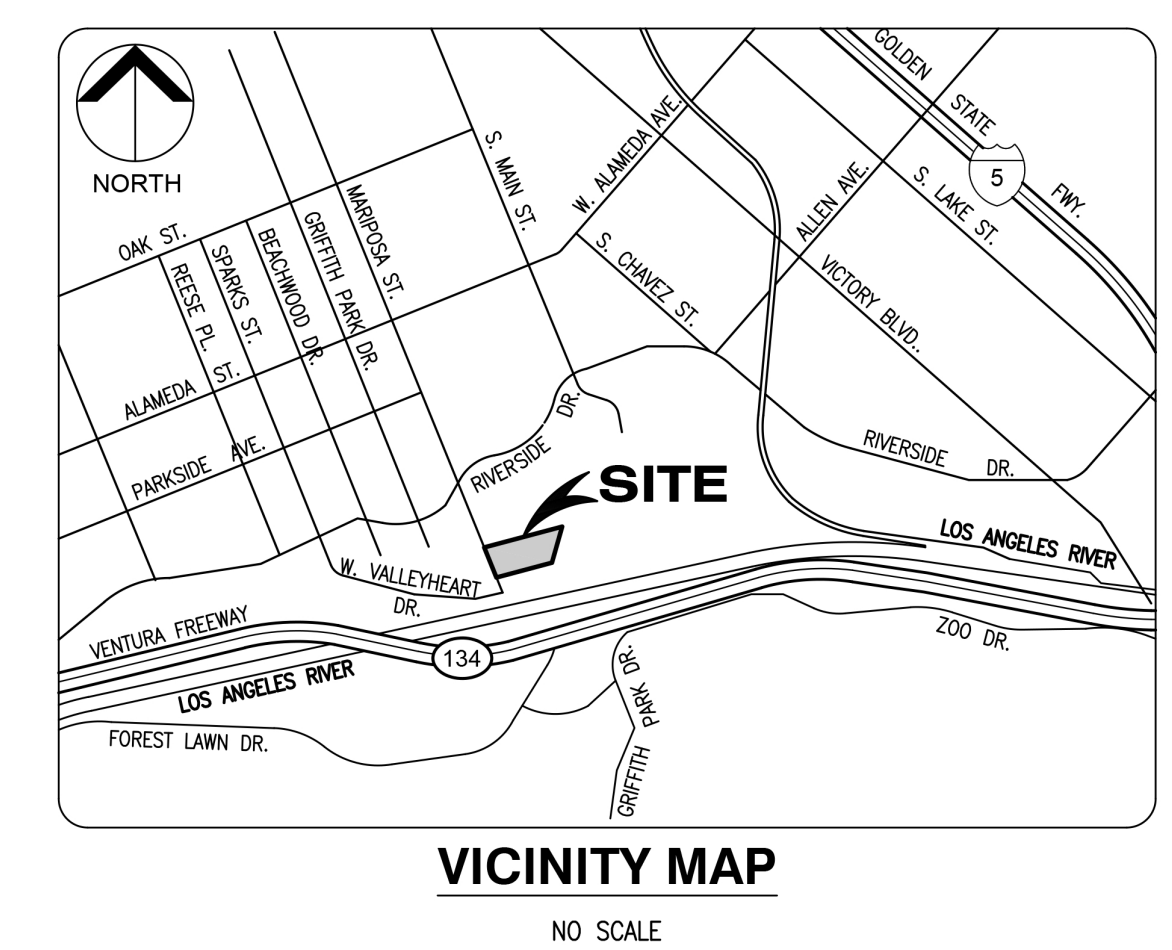
**PROJECT INFORMATION**



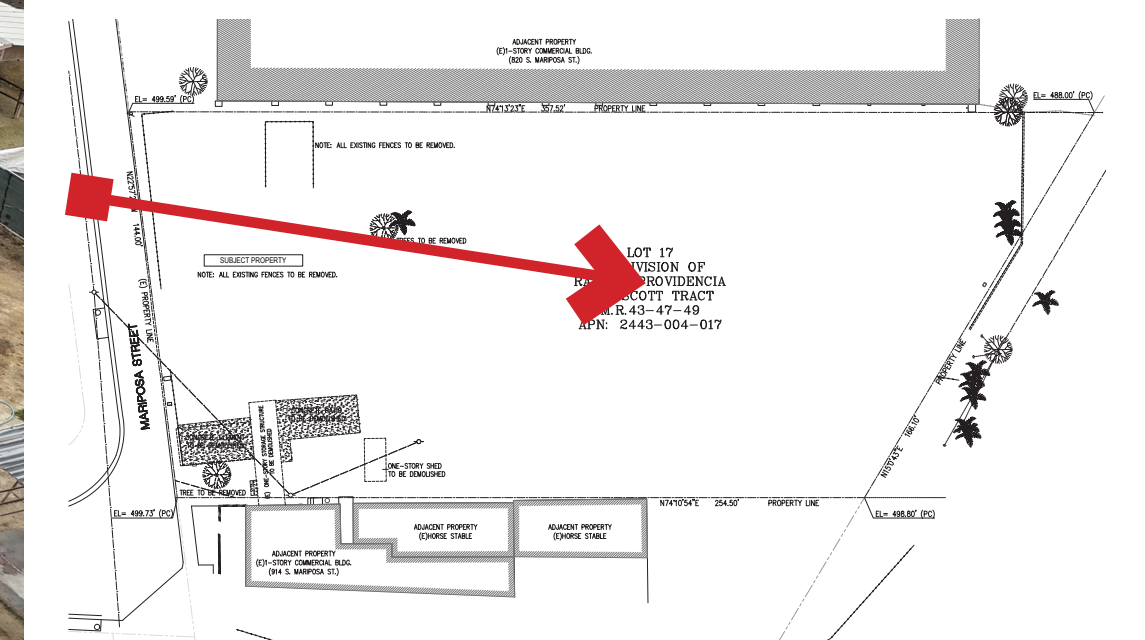
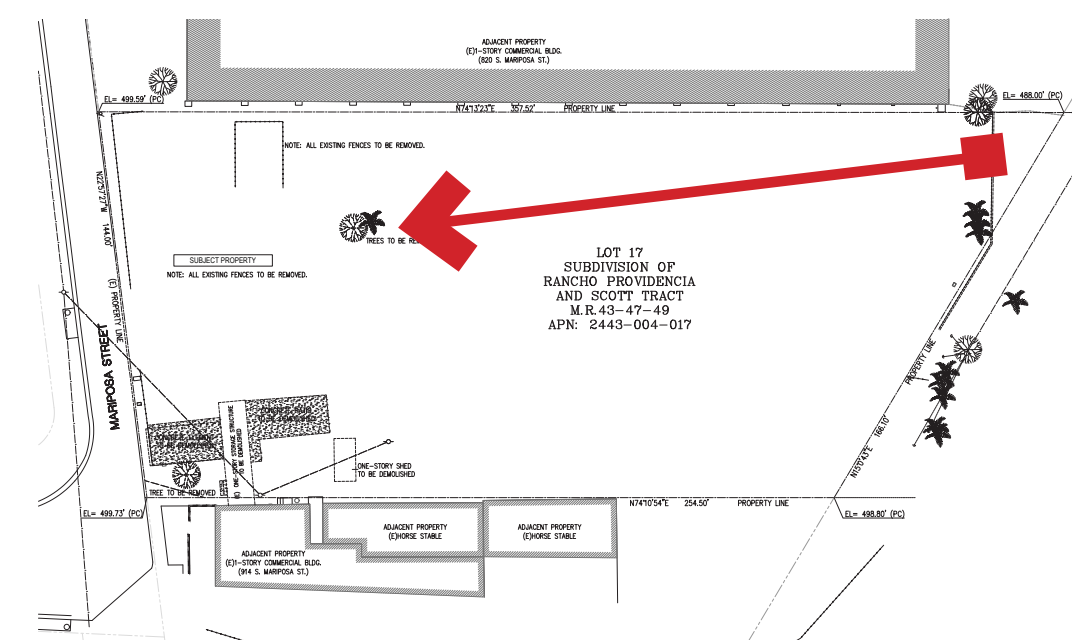
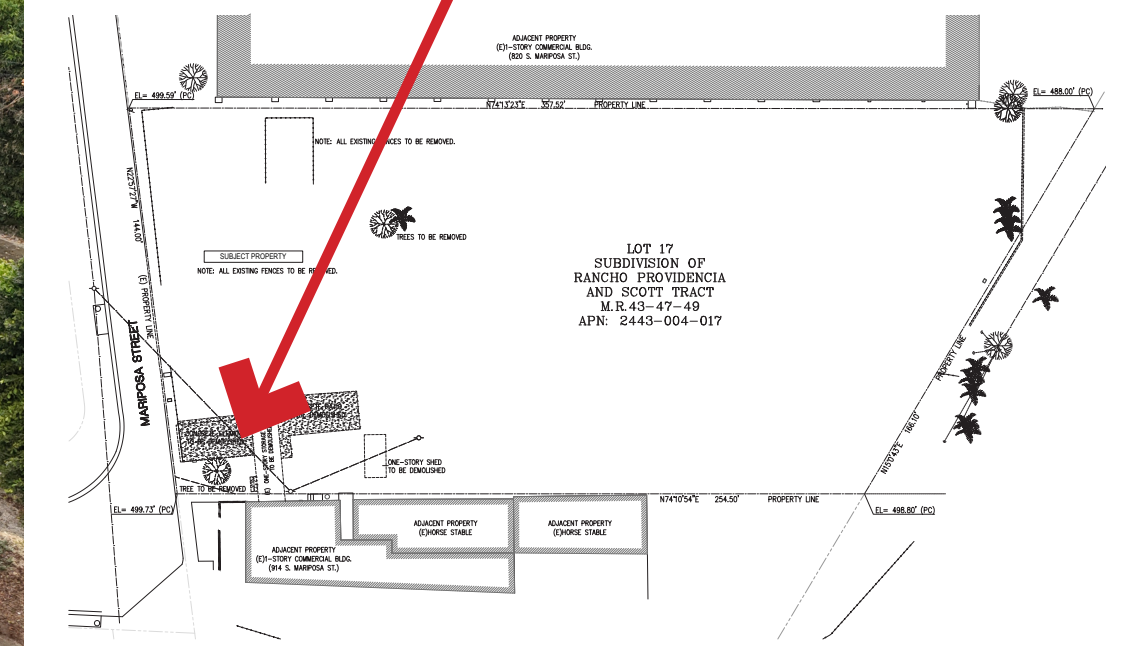
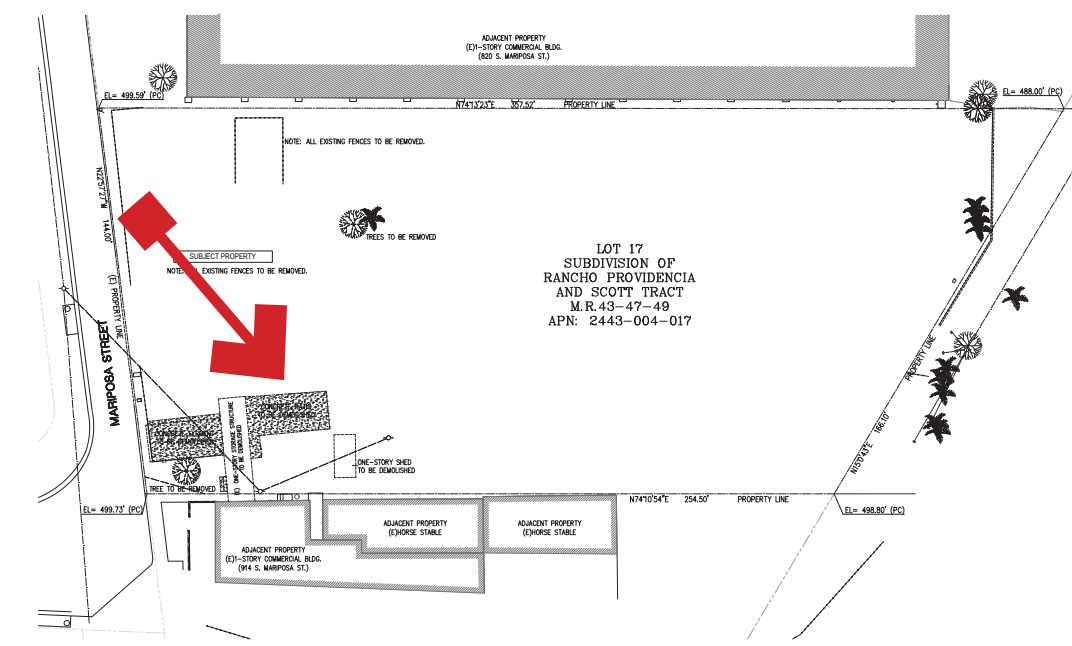
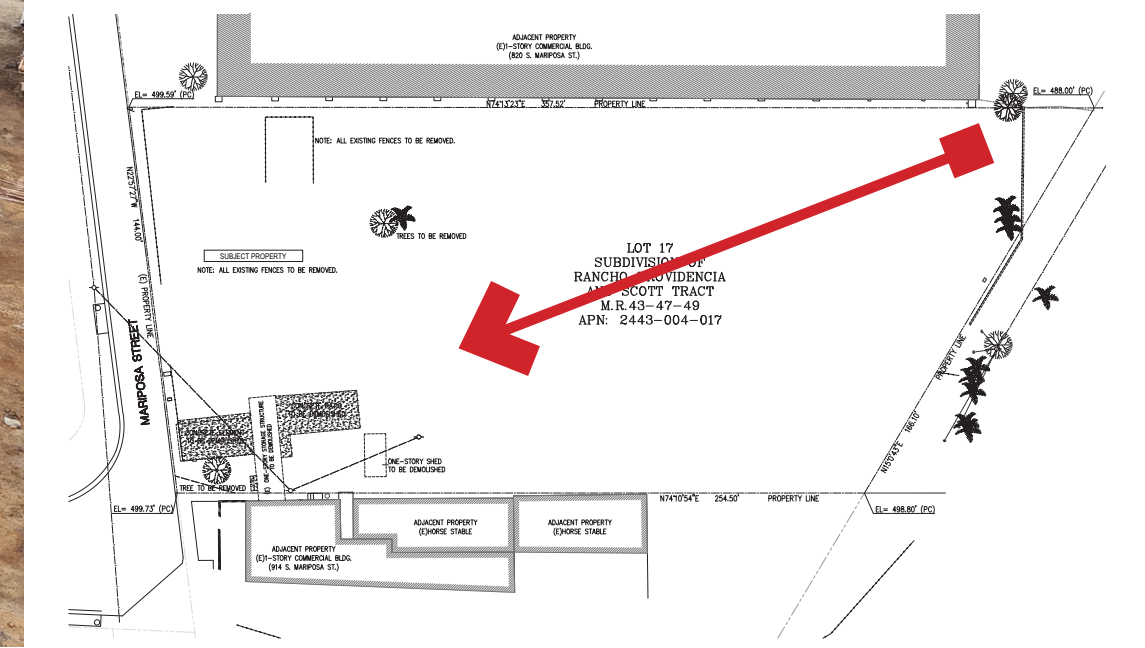
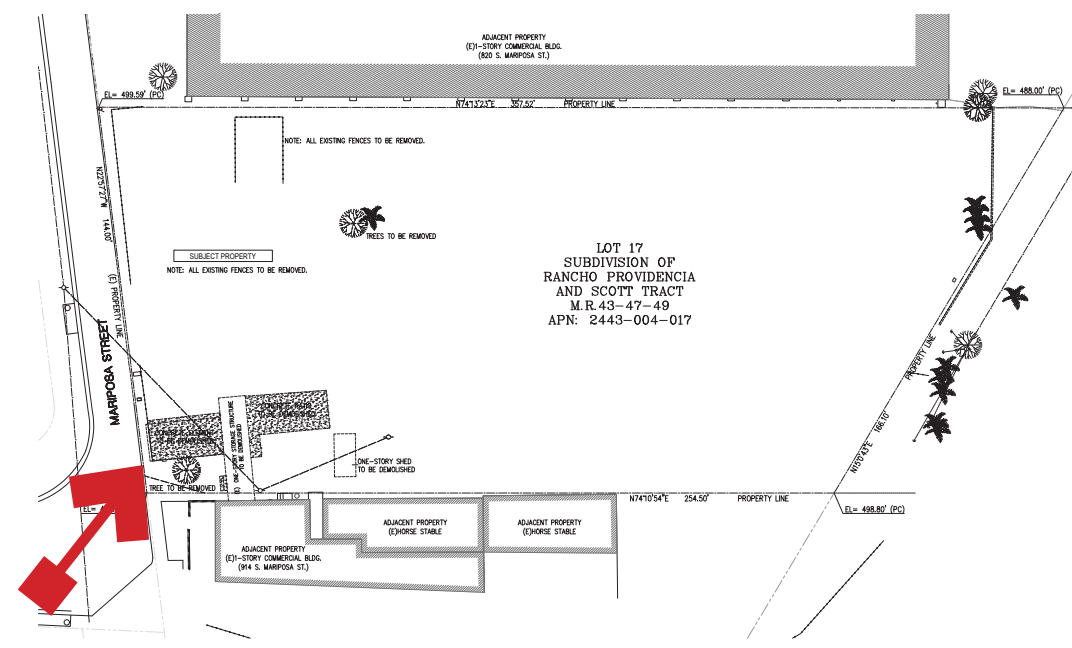
**BENCHMARK**  
 BM #1307-2 ELEVATION: 512.187 FEET  
 (SUPERSEDED BM# 1307-1)  
 2" BRASS CAP STAMPED 1307-2 AT NORTHEAST QUADRANT ALAMEDA AVENUE AND SHELTON STREET,  
 4.7 FEET EAST OF THE EAST CURB OF SHELTON STREET AND 50.5 FEET NORTH OF THE NORTH CURB  
 OF ALAMEDA AVENUE SET IN THE TOP NORTHEAST CORNER OF A 5 FOOT BY 15 FOOT CATCH BASIN.

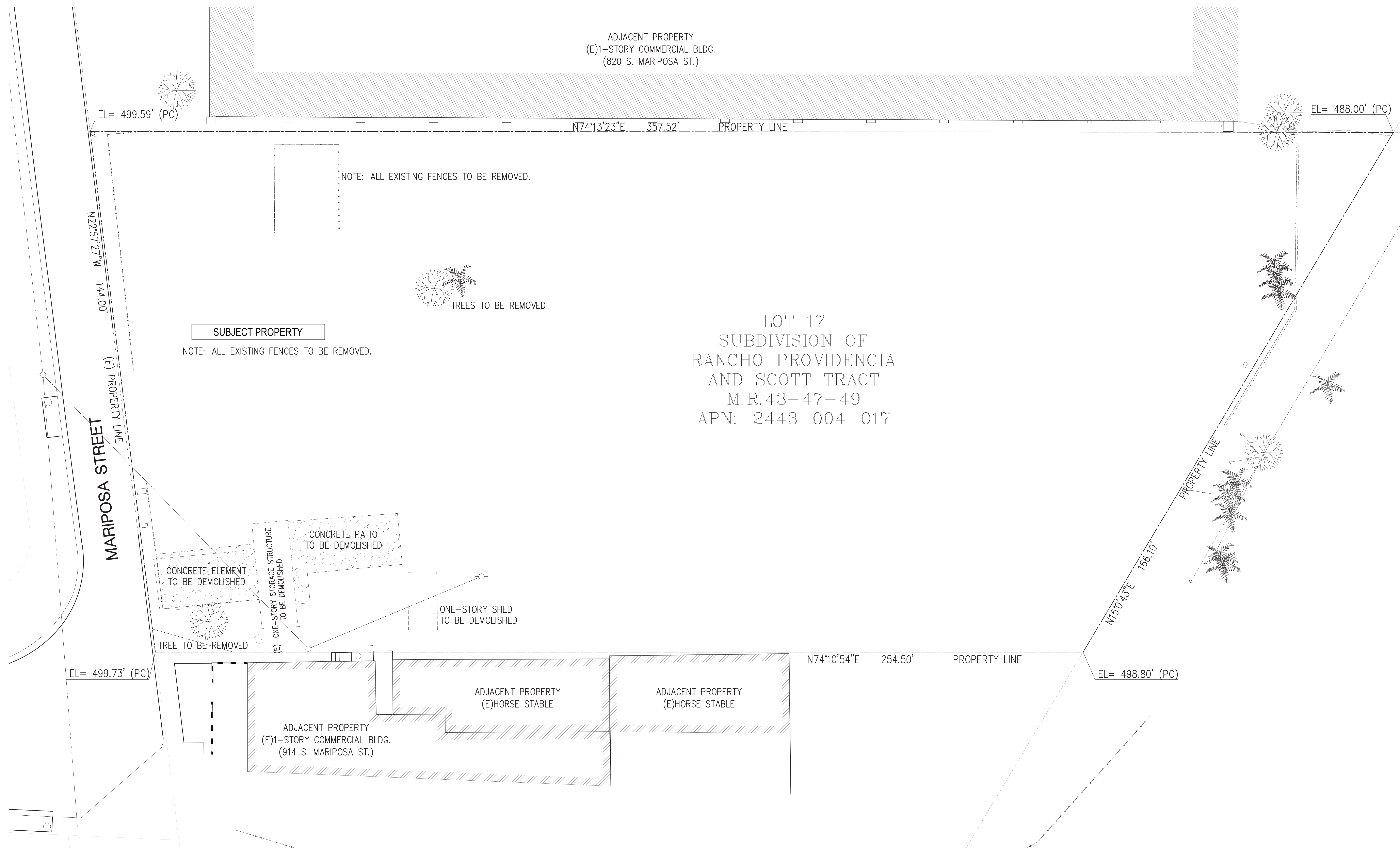
**BASIS OF BEARINGS**  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARIPOSA STREET SHOWN AS  
 NORTH 22°57'27" WEST ON RECORD OF SURVEY, FILED IN BOOK 273 PAGE 72, OF RECORD OF  
 SURVEYS, RECORDS OF LOS ANGELES COUNTY.

ABBREVIATIONS		LEGEND	
CB	CATCH BASIN	---	BOUNDARY LINE
CHLK	CHAIN LINK	---	RIGHT OF WAY
CONC.	CONCRETE PAVEMENT	---	WATER
EG	EDGE OF GUTTER	---	SEWER
ELEC.	ELECTRICAL	---	ELECTRICAL
FG	FINISH GRADE	---	RAIL FENCE
FL	FLOWLINE	---	CHAIN LINK FENCE
FS	FINISHED SURFACE	---	BUILDING
GW	GUY WIRE	---	RET. WALL/ WALL
NG	NATURAL GROUND	---	SIGN
P/L	PROPERTY LINE	---	TREE
OVH	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	---	



**CURRENT SITE CONDITIONS:**





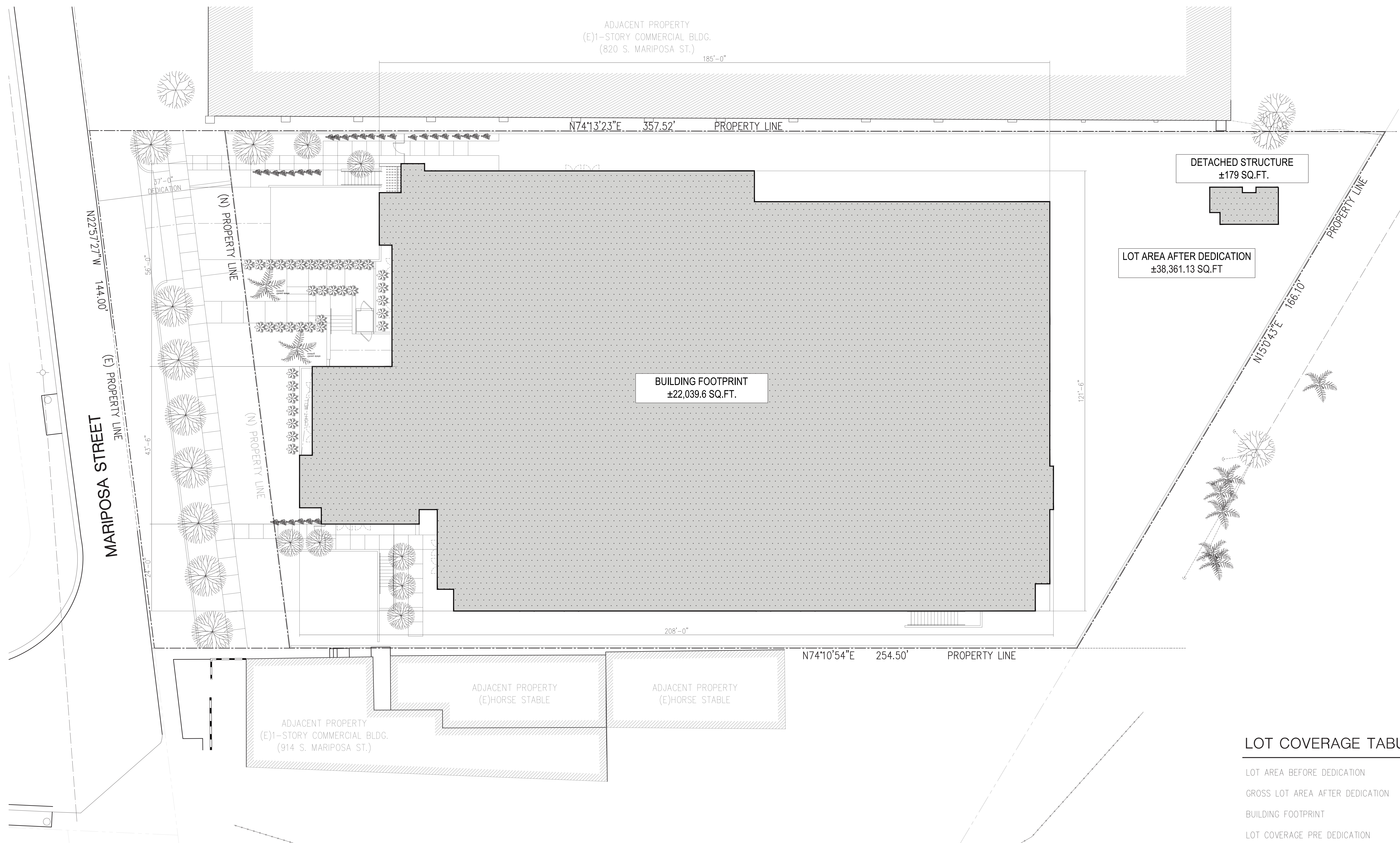
SCALE : 3/32" = 1'-0"

DEMOLITION PLANS



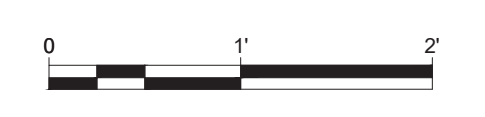
North





**LOT COVERAGE TABULATION**

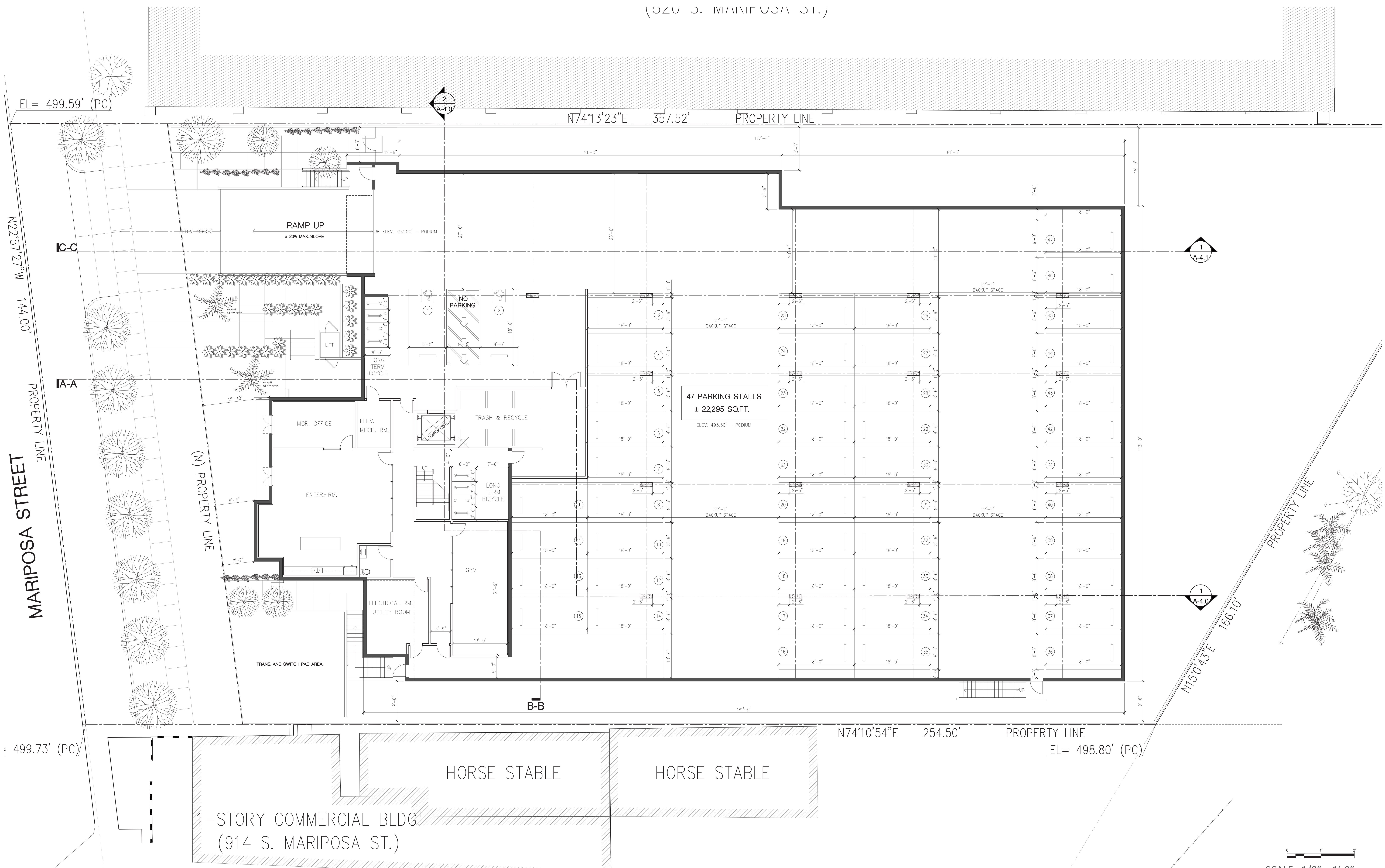
LOT AREA BEFORE DEDICATION	=> 43,688.6 SF
GROSS LOT AREA AFTER DEDICATION	=> 38,361.13 SF
BUILDING FOOTPRINT	=> 22,218.6 SF
LOT COVERAGE PRE DEDICATION	=> 50.8%
LOT COVERAGE AFTER DEDICATION	=> 57.9%



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

**DIAGRAMS: LOT COVERAGE**





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

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
- ENTERTAINMENT ROOM

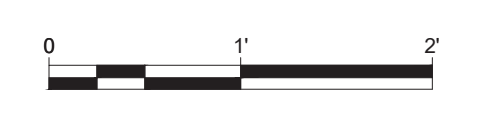
SCALE : 1/8" = 1'-0"

PLANS: FIRST FLOOR



**LEGEND**

- TWO BEDROOM UNIT
- THREE BEDROOM UNIT
- TOWNHOME UNIT
- ENTERTAINMENT ROOM



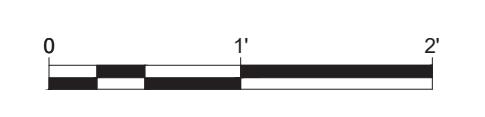
SCALE : 1/8" = 1'-0"

**PLANS: SECOND FLOOR**



**LEGEND**

- TWO BEDROOM UNIT
- THREE BEDROOM UNIT
- TOWNHOME UNIT
- ENTERTAINMENT ROOM



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

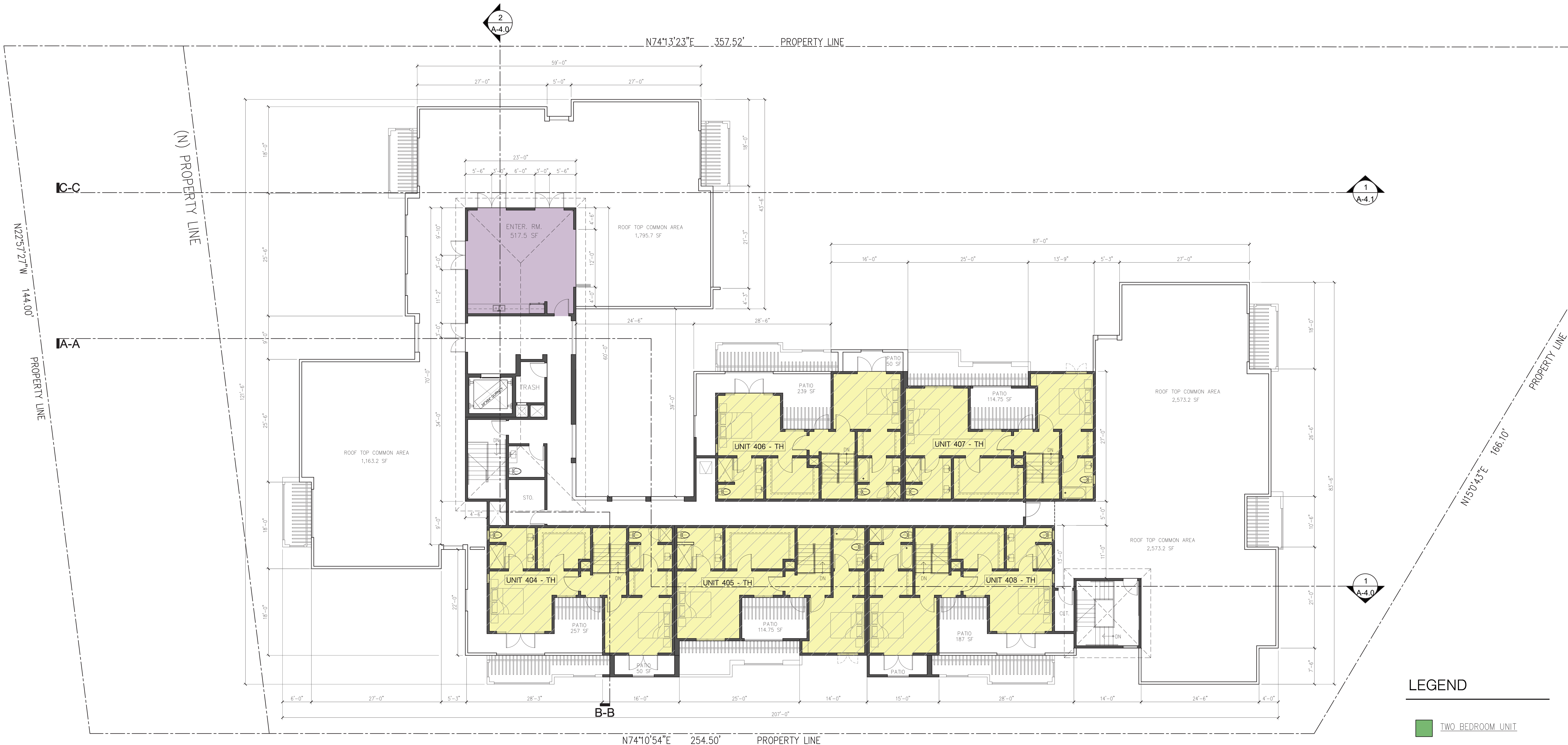
**PLANS: THIRD FLOOR**



- LEGEND**
- TWO BEDROOM UNIT
  - THREE BEDROOM UNIT
  - TOWNHOME UNIT
  - ENTERTAINMENT ROOM

0 1' 2'  
 SCALE : 1/8" = 1'-0"

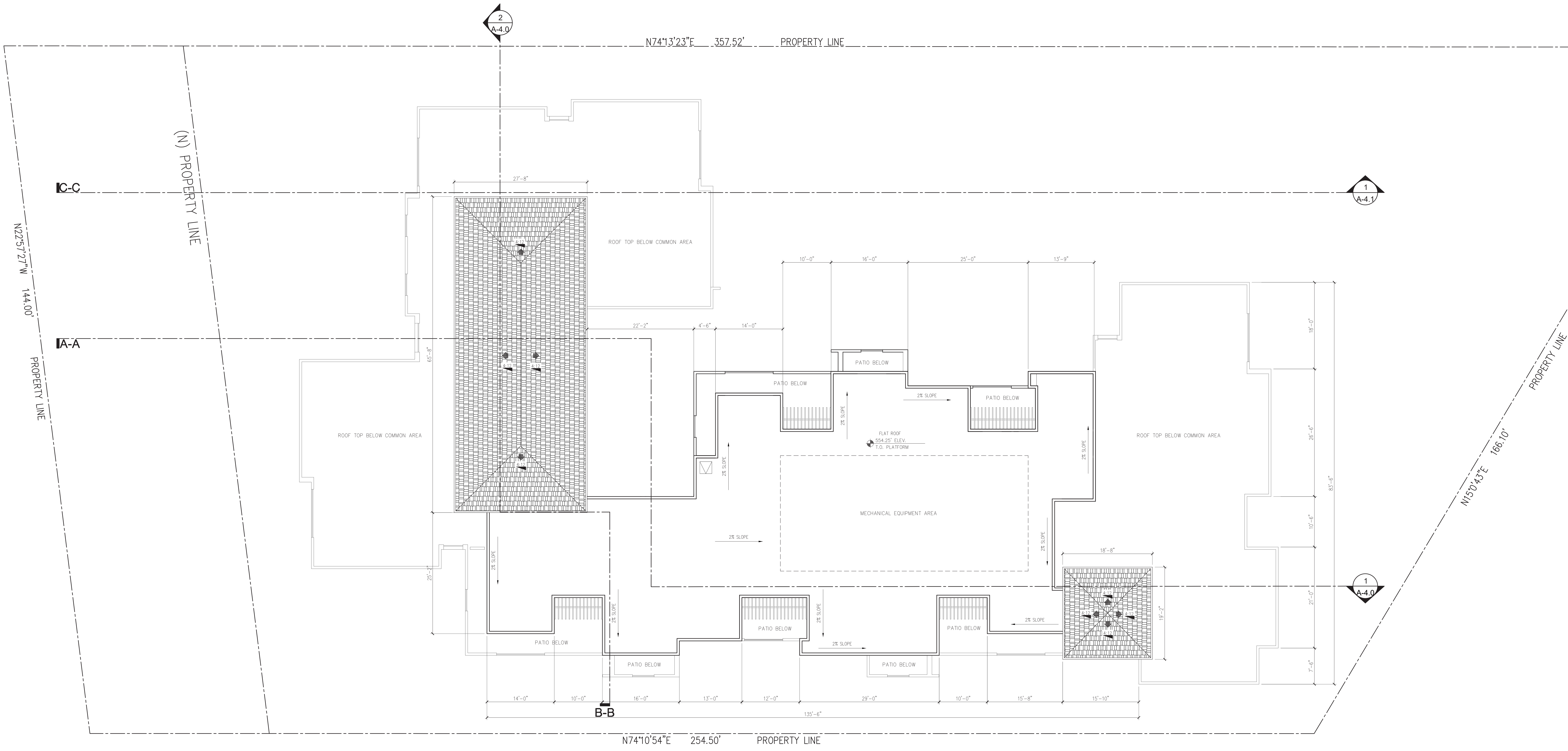
**PLANS: FOURTH FLOOR**



- LEGEND**
- TWO BEDROOM UNIT
  - THREE BEDROOM UNIT
  - TOWNHOME UNIT
  - 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

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





SOUTH ELEVATION

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

2

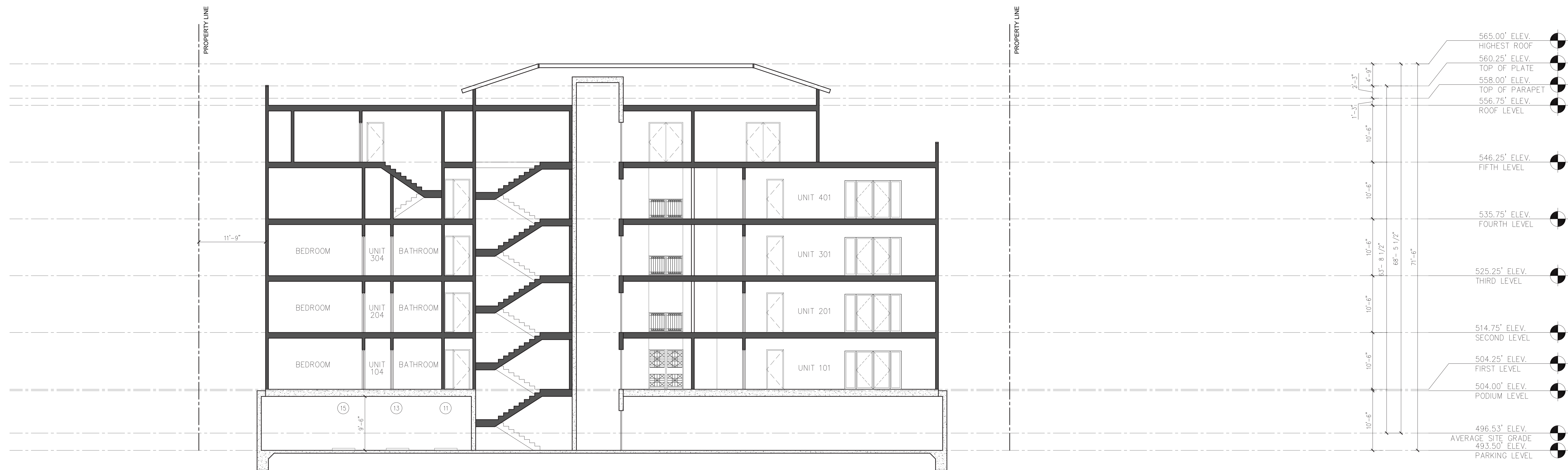


NORTH ELEVATION

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

ELEVATIONS

1



SECTION B-B

2

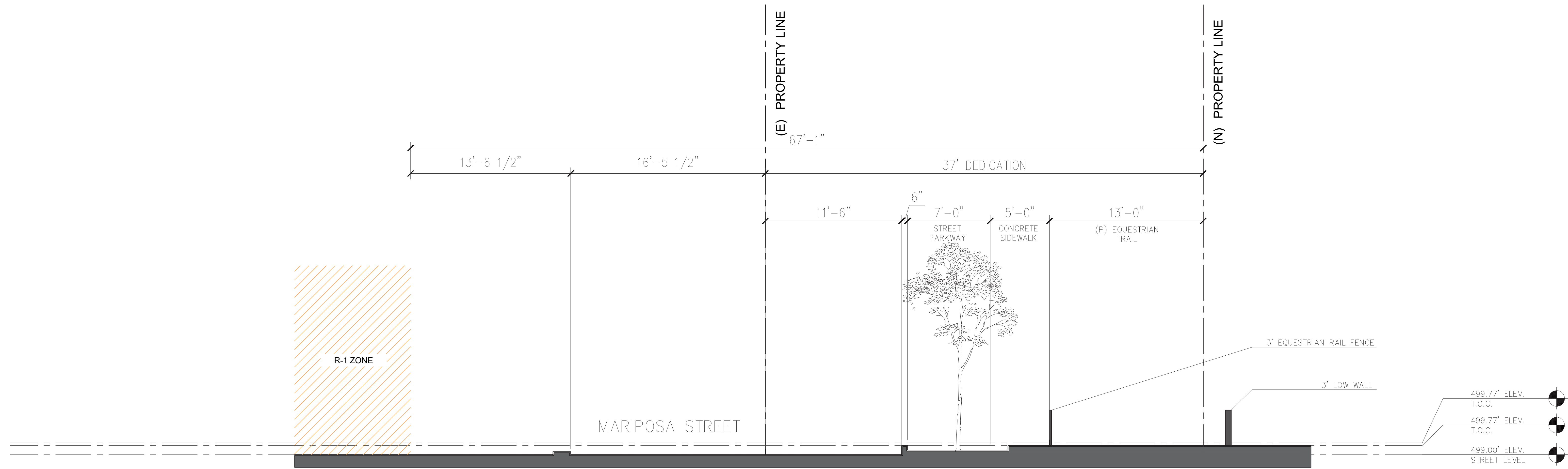


SECTION A-A

1

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

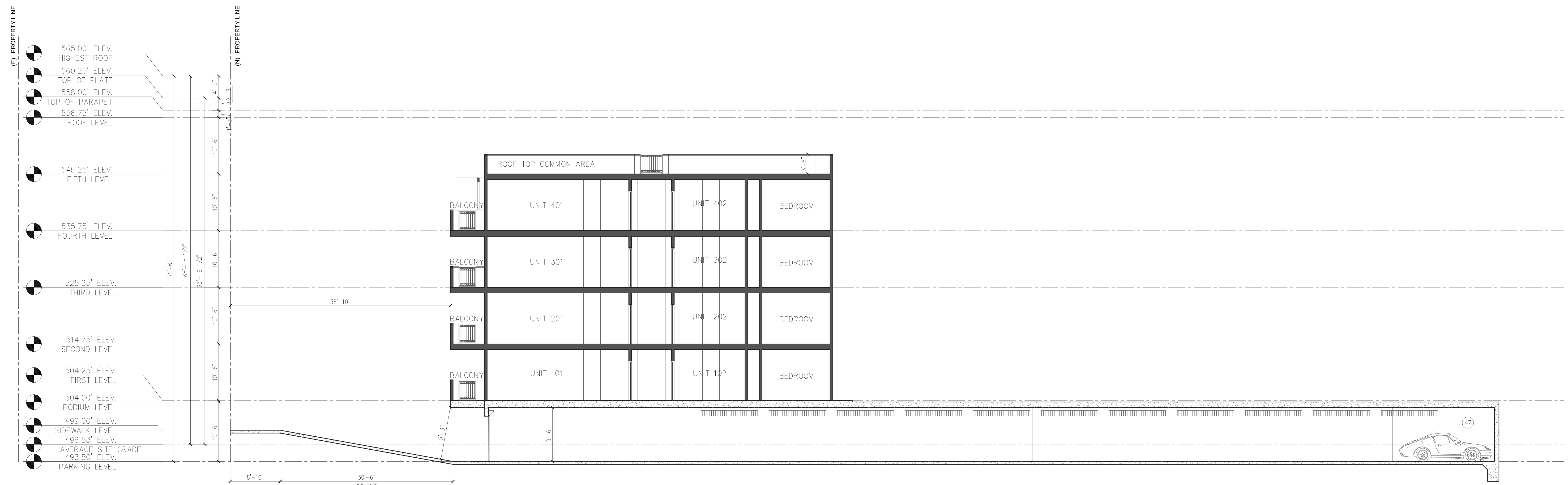
SECTIONS



STREET CROSS-SECTION

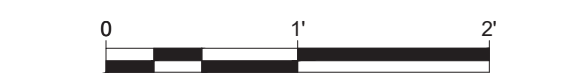
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2



SECTION C-C

1



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

SECTIONS



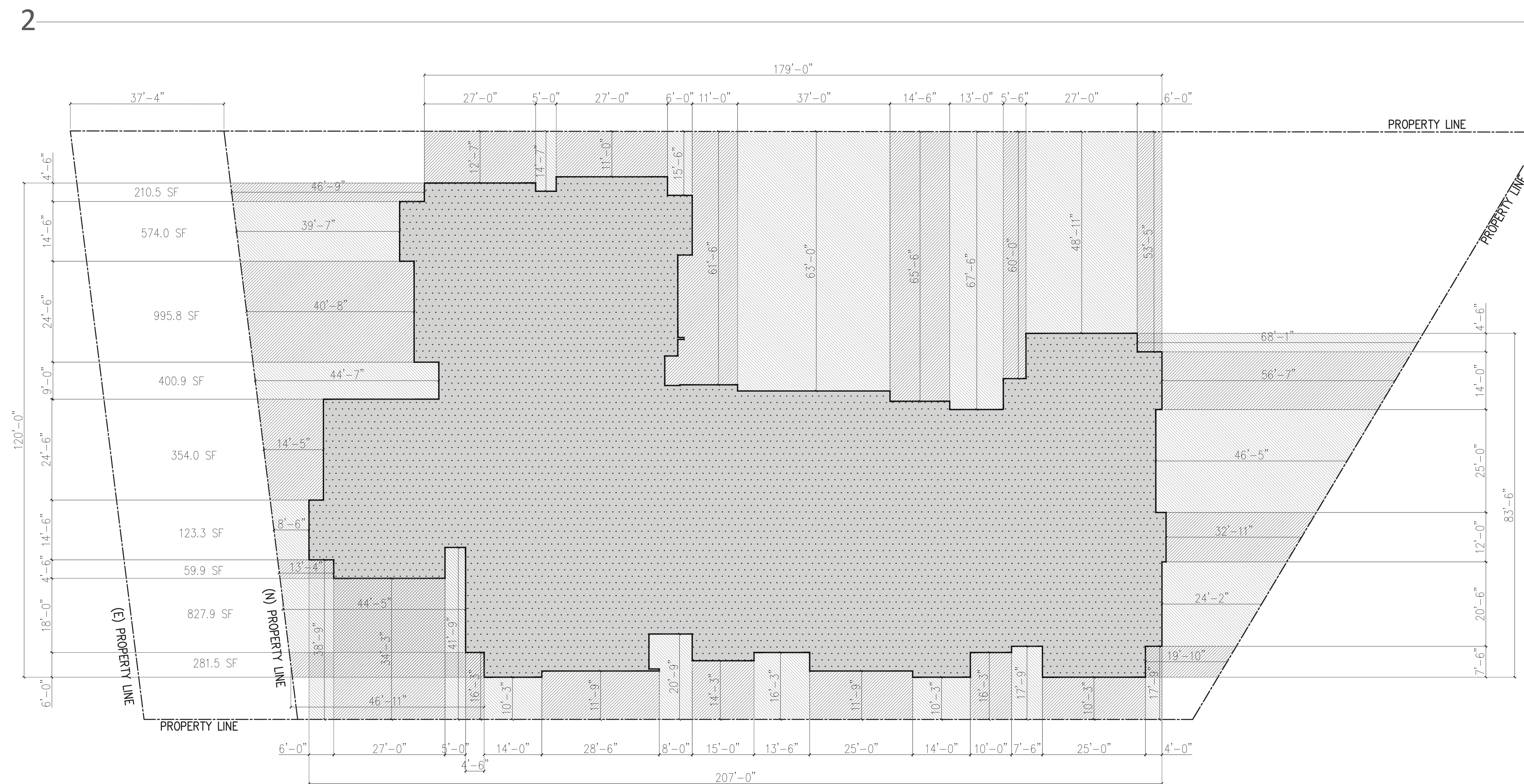
**AVERAGE FRONT SETBACK CALCULATIONS:**

**MIN AVG = 63'-8 1/2" BLDG HGT X 20% = 12'-9"**  
**PROVIDED AVERAGE ON 2ND FLOOR = 31'-7"**

TOTAL FRONTAGE= 120'-0"

(210.5 SF) + (574 SF) + (995.8 SF) + (366.2 SF) + (354 SF) + (123.3 SF) + (59.9 SF) + (827.9 SF) + (281.5 SF) = 3,793.1 SF / 120'-0" = 31'-7"

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= 31'-10"**

TOTAL FRONTAGE= 120'-0"

(210.5 SF) + (574 SF) + (995.8 SF) + (400.9 SF) + (354 SF) + (123.3 SF) + (59.9 SF) + (827.9 SF) + (281.5 SF) = 3,827.8 SF / 120'-0" = 31'-10"

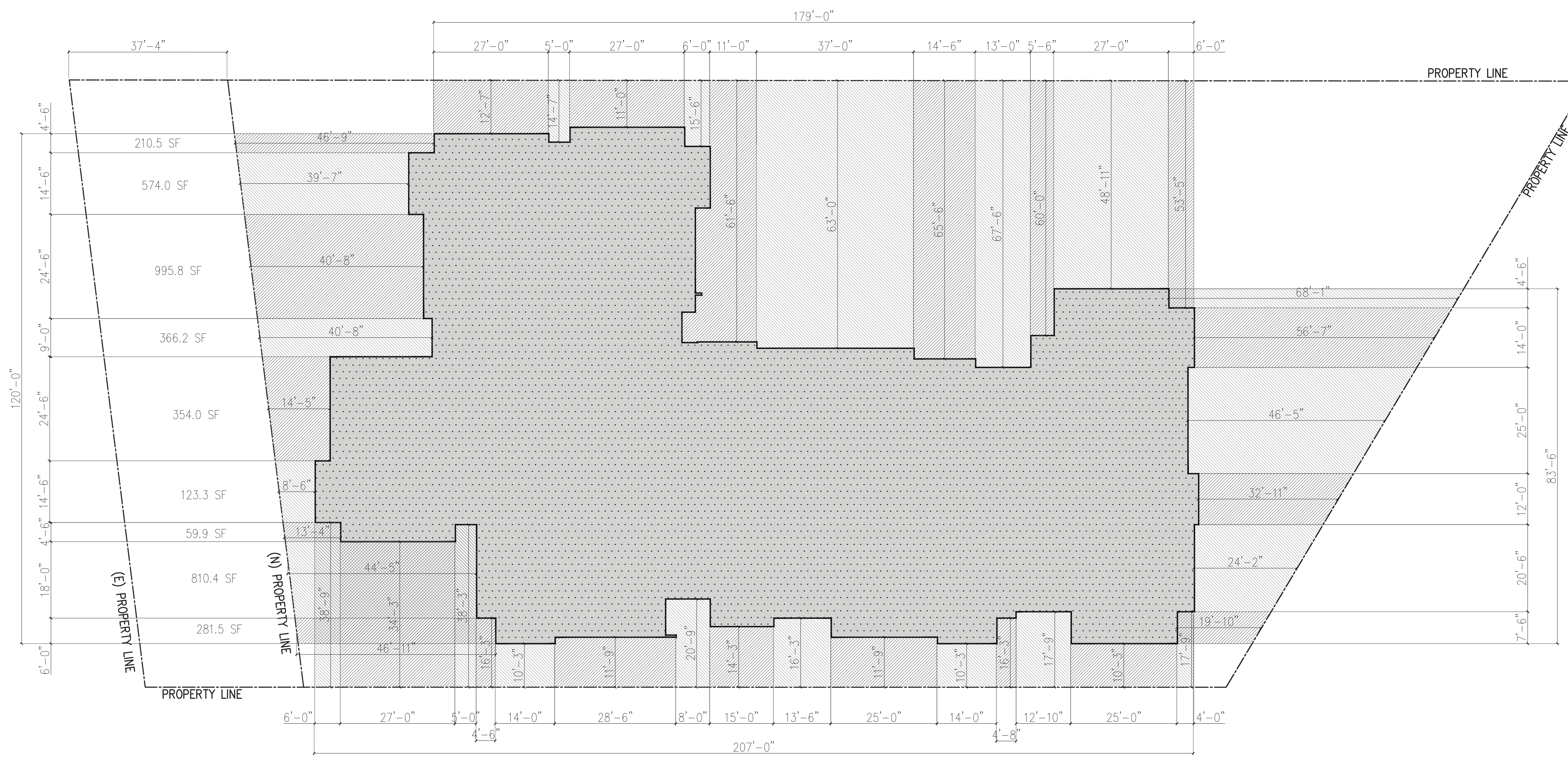
FIRST FLOOR SETBACK DIAGRAM

1

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

DIAGRAMS: SETBACKS





**AVERAGE FRONT SETBACK CALCULATIONS:**

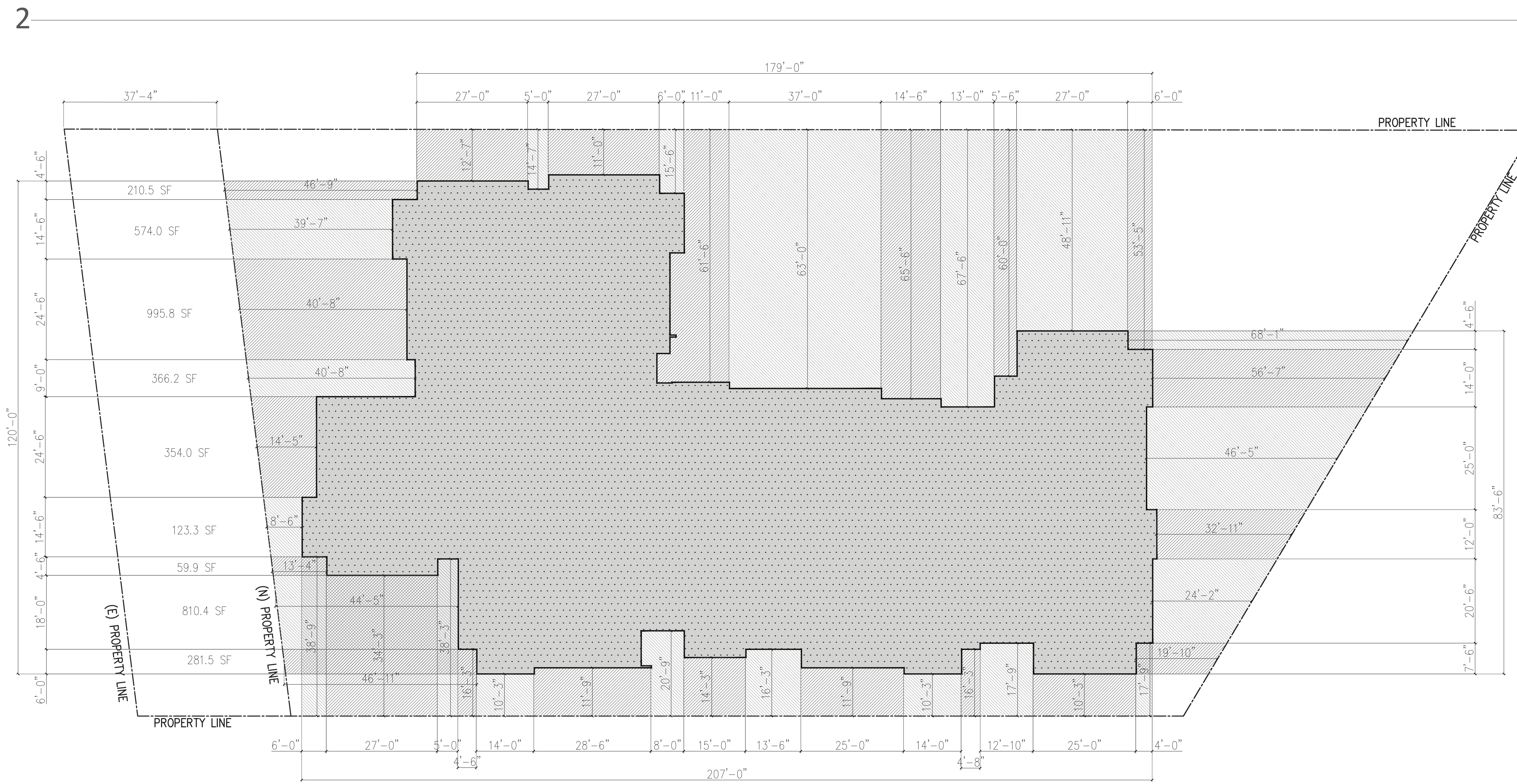
MIN AVG = 63'-8 1/2" BLDG HGT X 20% = 12'-9"  
=> 12'-9" + 5'-0" = 17'-9"

**PROVIDED AVERAGE ON 4TH FLOOR = 31'-7"**

TOTAL FRONTAGE= 120'-0"

(210.5 SF) + (574 SF) + (995.8 SF) + (366.2 SF) + (354 SF) + (123.3 SF) + (59.9 SF) +

FOURTH FLOOR SETBACK DIAGRAM



**AVERAGE FRONT SETBACK CALCULATIONS:**

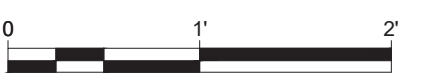
MIN AVG = 63'-8 1/2" BLDG HGT X 20% = 12'-9"  
PROVIDED AVERAGE ON 3RD FLOOR = 31'-7"

TOTAL FRONTAGE= 120'-0"

(210.5 SF) + (574 SF) + (995.8 SF) + (366.2 SF) + (354 SF) + (123.3 SF) + (59.9 SF) + (827.9 SF) + (281.5 SF) = 3,793.1 SF / 120'-0" = 31'-7"

THIRD FLOOR SETBACK DIAGRAM

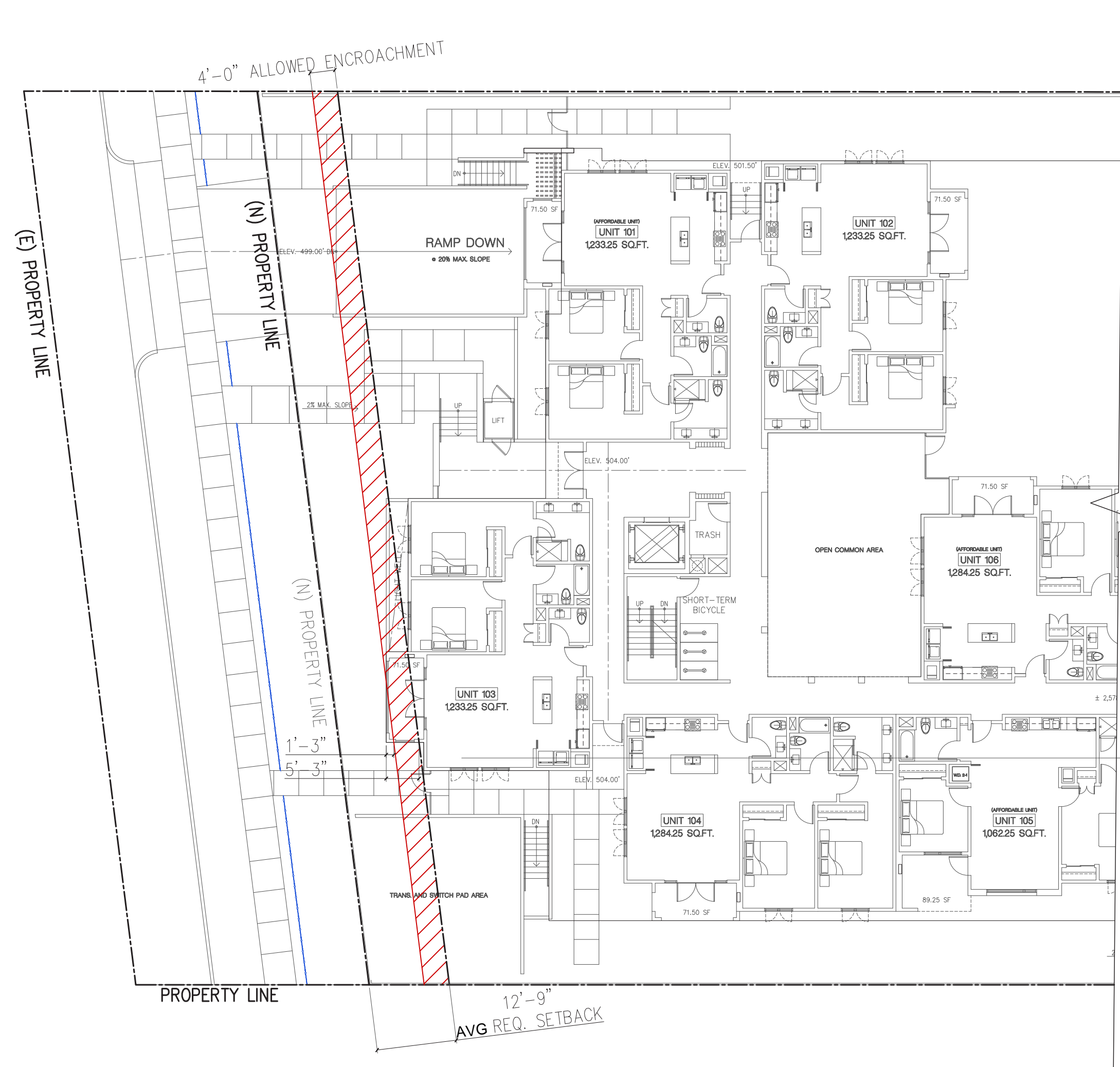
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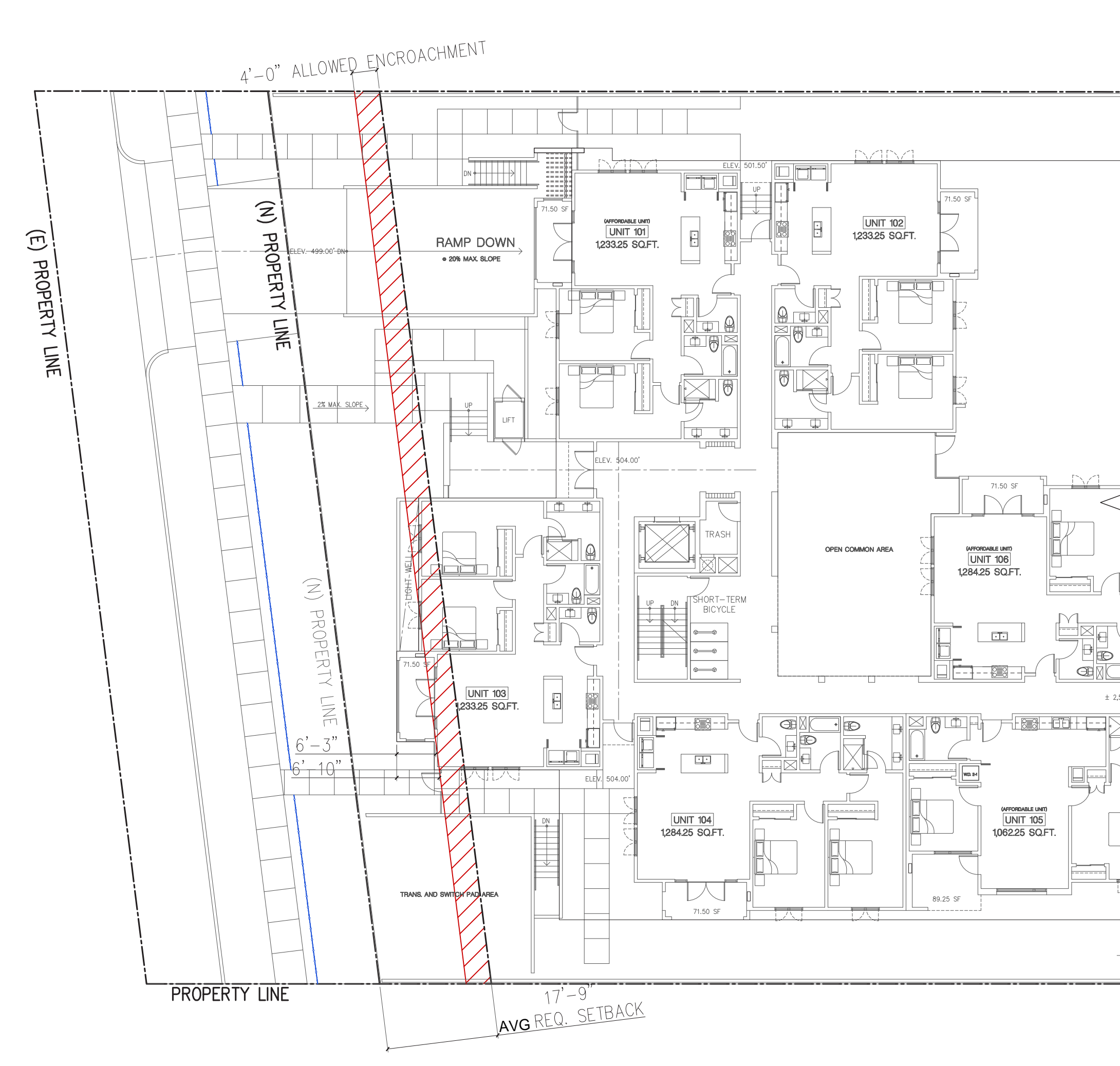
SCALE : 1/16" = 1'-0"

DIAGRAMS: SETBACKS





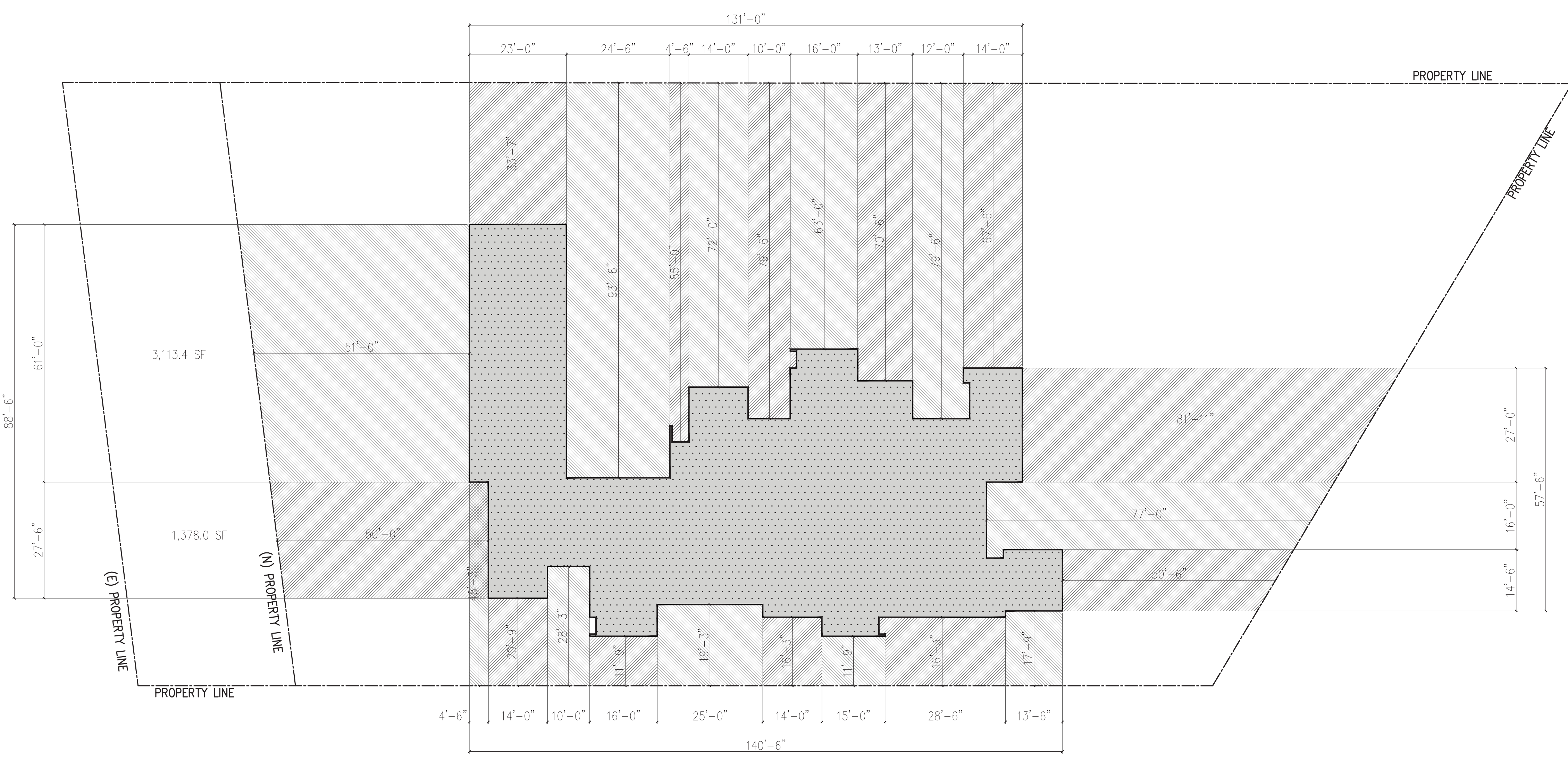
1ST FLOOR ~ 3RD FLOOR



4TH FLOOR

ENCROACHMENT DIAGRAM

2



**AVERAGE FRONT SETBACK CALCULATIONS:**

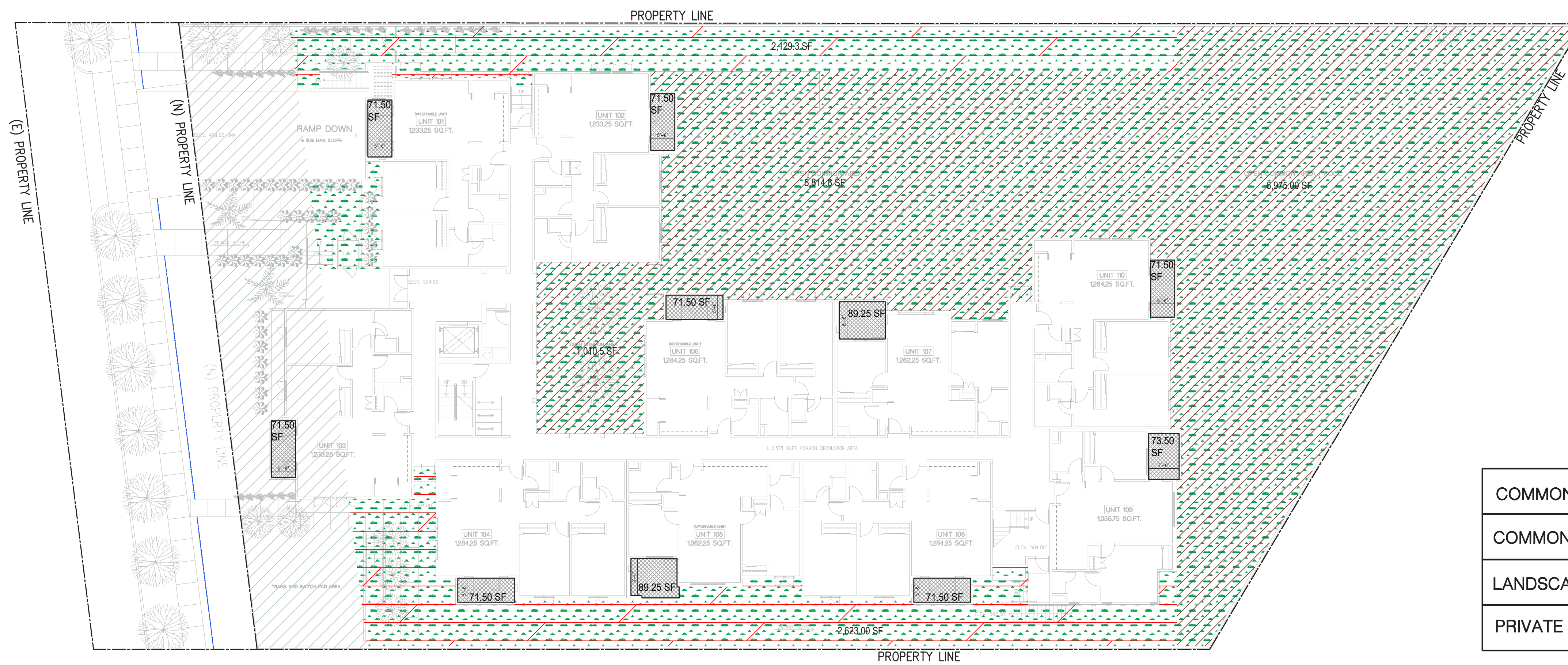
**MIN AVG = 63'-8 1/2" BLDG HGT X 20% = 12'-9"**  
**=> 12'-9" + 5'-0" = 17'-9"**

**PROVIDED AVERAGE ON 5TH FLOOR = 50'-9"**

**TOTAL FRONTAGE= 88'-6"**  
**(3,113.4 SF) + (1,378 SF) = 4,491.4 SF / 88'-6" = 50'-9"**

FIFTH FLOOR SETBACK DIAGRAM

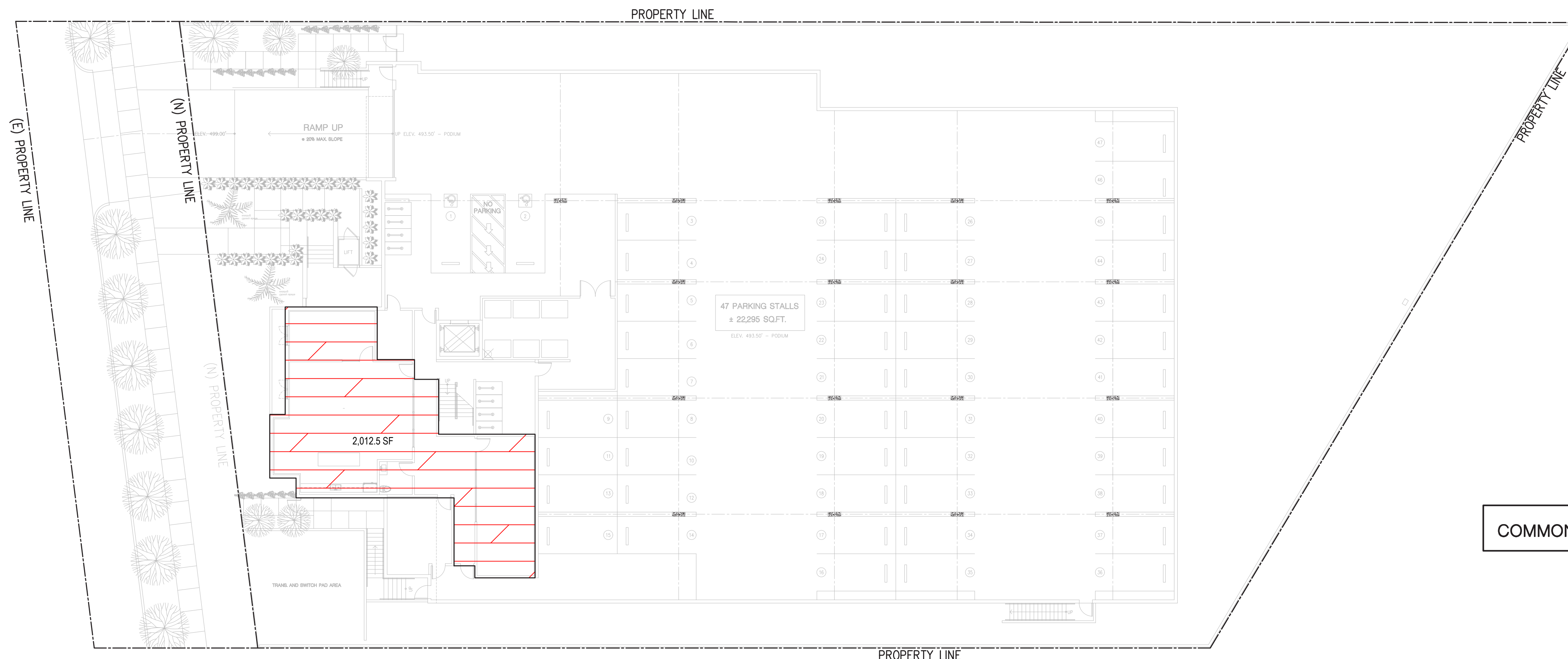
1



COMMON AREA: 18,552.6 S.F.
COMMON OPEN SPACE: 13,800.3 S.F.
LANDSCAPING IN COMMON OPEN SPACE: 13,800.3 S.F.
PRIVATE OUTDOOR SPACE: 752.5 S.F.

FIRST FLOOR OPEN SPACE DIAGRAM

2



COMMON AREA: 2,012.5 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	2,012.5 S.F.	18,552.6 S.F.				517.5 S.F.	21,082.6 S.F.
COMMON OPEN SPACE AREA		13,800.3 S.F.				5,532.10 S.F.	19,332.4 S.F.
LANDSCAPING IN COMMON OPEN SPACE		13,800.3 S.F.					13,800.3 S.F.
PRIVATE OUTDOOR SPACE:		752.5 S.F.	752.5 S.F.	752.5 S.F.	721.0 S.F.	574.00 S.F.	3,552.5 SF

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

LEGEND

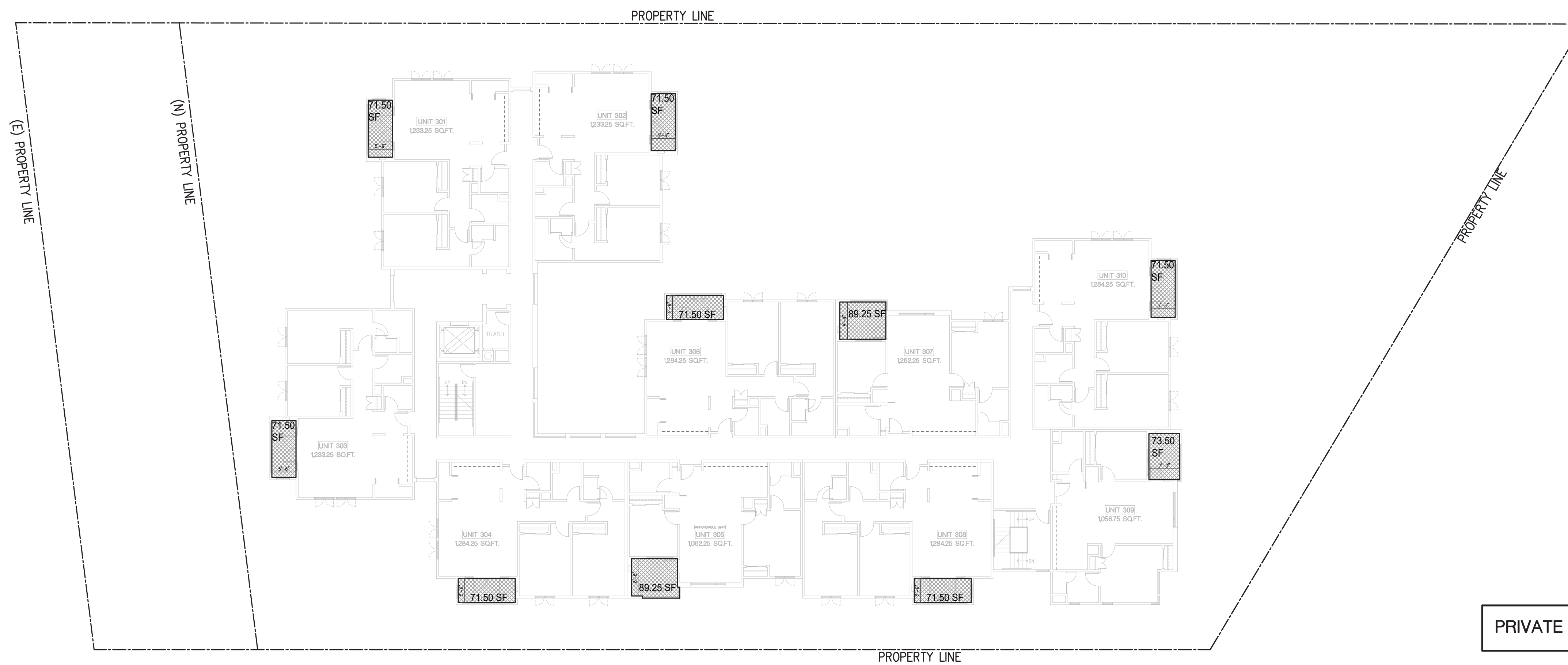
- COMMON OPEN SPACE
- PRIVATE OUTDOOR SPACE
- COMMON AREA
- LANDSCAPE AREA



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

DIAGRAMS: OPEN SPACE

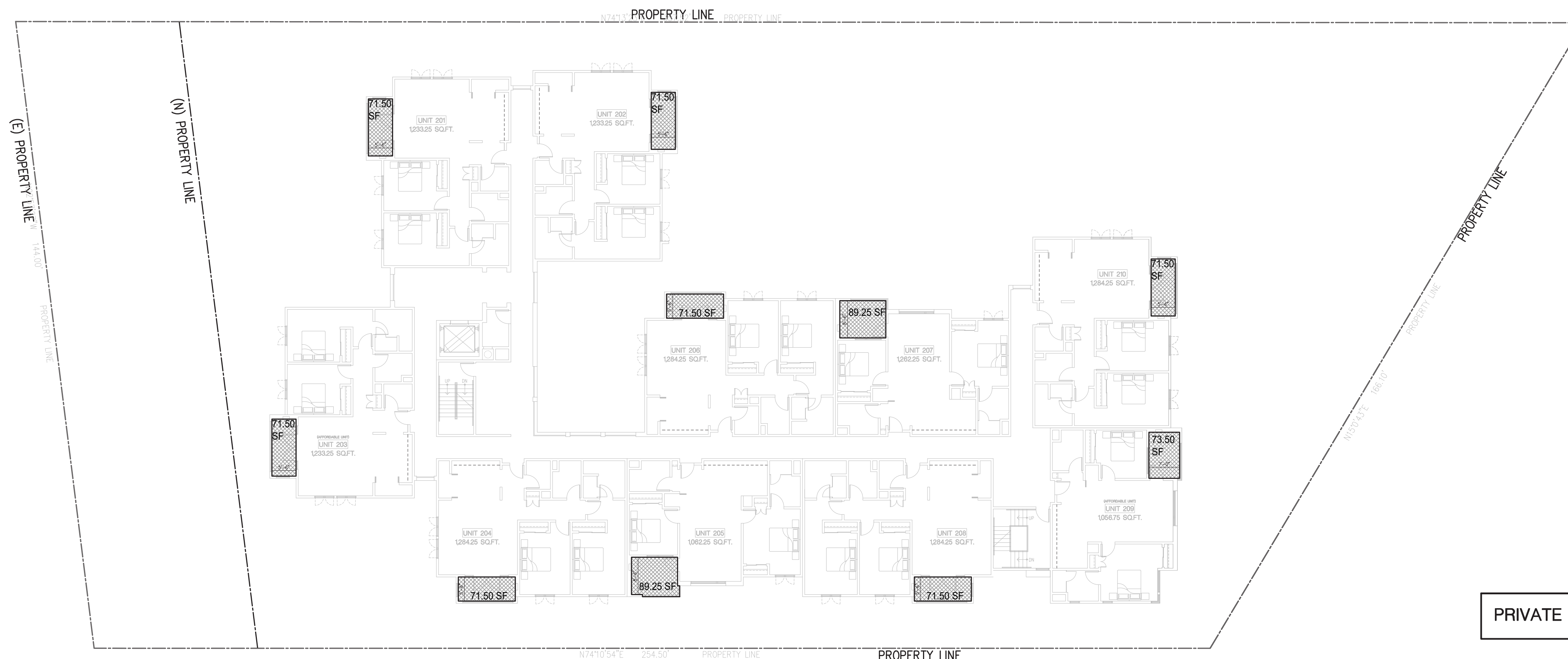




PRIVATE OUTDOOR SPACE: 752.5 S.F.

THIRD FLOOR OPEN SPACE DIAGRAM

2



PRIVATE OUTDOOR SPACE: 752.5 S.F.

SECOND FLOOR OPEN SPACE DIAGRAM

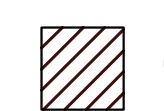
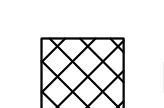
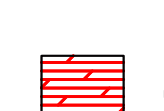
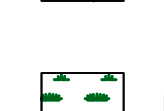
1

OPEN SPACE TABULATION

FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
COMMON AREA	2,012.5 S.F.	18,552.6 S.F.				517.5 S.F.	21,082.6 S.F.
COMMON OPEN SPACE AREA		13,800.3 S.F.				5,532.10 S.F.	19,332.4 S.F.
LANDSCAPING IN COMMON OPEN SPACE		13,800.3 S.F.					13,800.3 S.F.
PRIVATE OUTDOOR SPACE:		752.5 S.F.	752.5 S.F.	752.5 S.F.	721.0 S.F.	574.00 S.F.	3,552.5 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

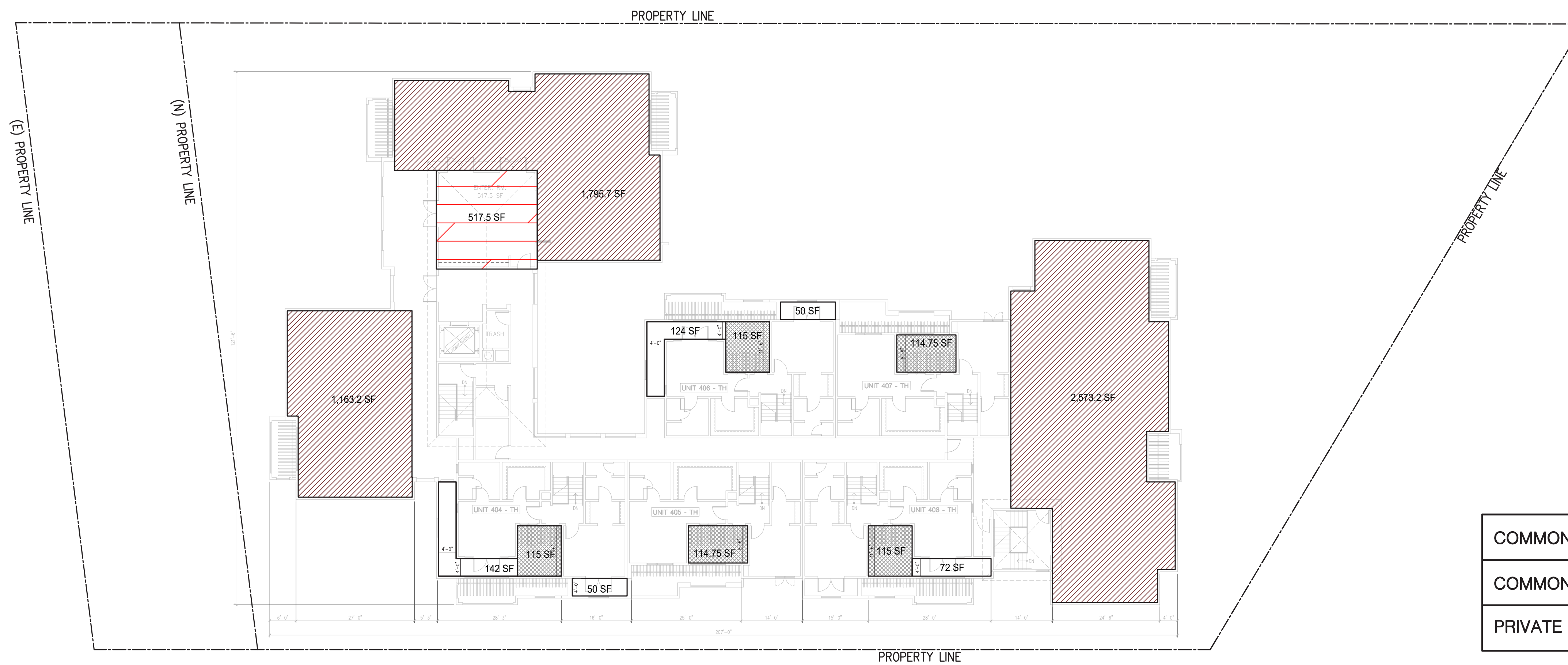


SCALE : 1/16" = 1'-0"

DIAGRAMS: OPEN SPACE



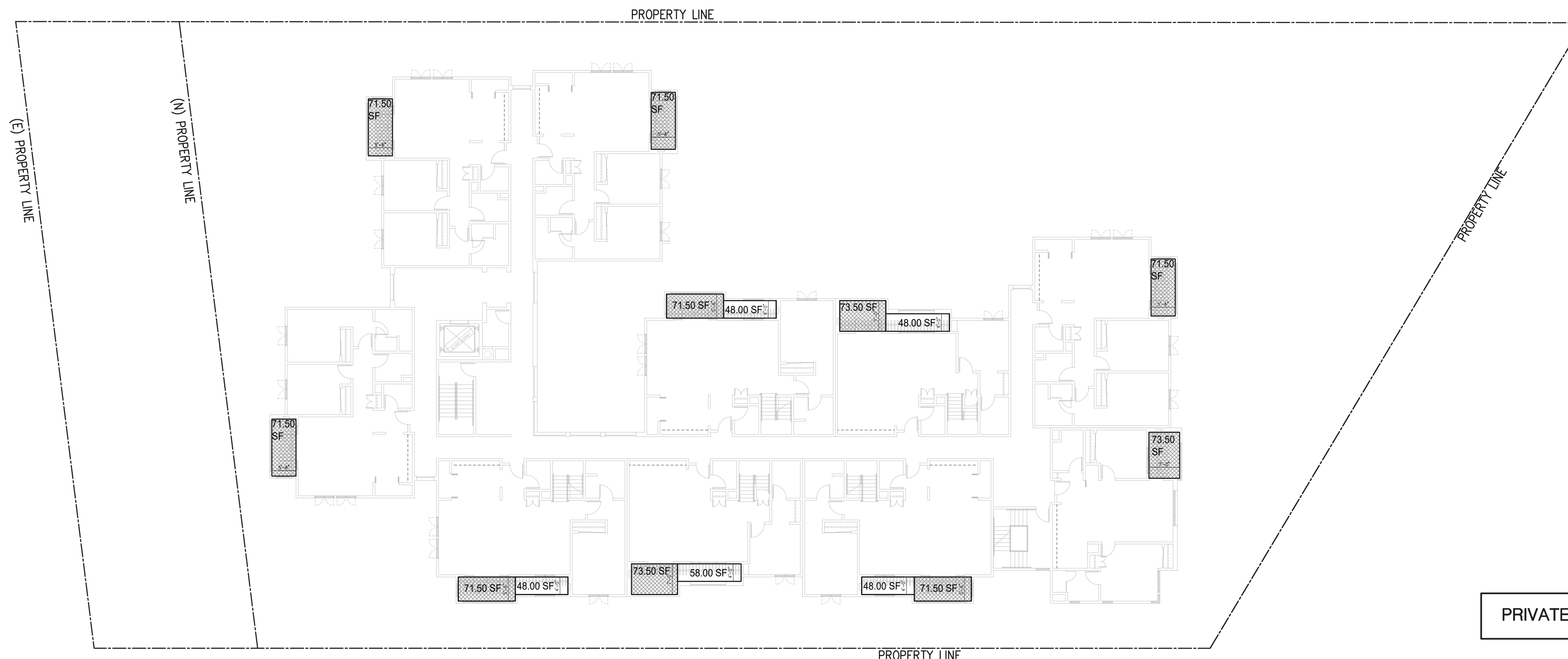




COMMON AREA: 517.5 S.F.
COMMON OPEN SPACE: 5,532.10 S.F.
PRIVATE OUTDOOR SPACE: 629.0 S.F.

FIFTH FLOOR OPEN SPACE DIAGRAM

2



PRIVATE OUTDOOR SPACE: 721 S.F.
---------------------------------

FOURTH FLOOR OPEN SPACE DIAGRAM

1

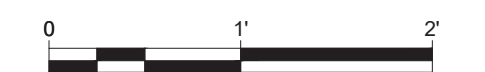
OPEN SPACE TABULATION

FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
COMMON AREA	2,012.5 S.F.	18,552.6 S.F.				517.5 S.F.	21,082.6 S.F.
COMMON OPEN SPACE AREA		13,800.3 S.F.				5,532.10 S.F.	19,332.4 S.F.
LANDSCAPING IN COMMON OPEN SPACE		13,800.3 S.F.					13,800.3 S.F.
PRIVATE OUTDOOR SPACE:		752.5 S.F.	752.5 S.F.	752.5 S.F.	721.0 S.F.	574.0 S.F.	3,552.5 SF

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

LEGEND

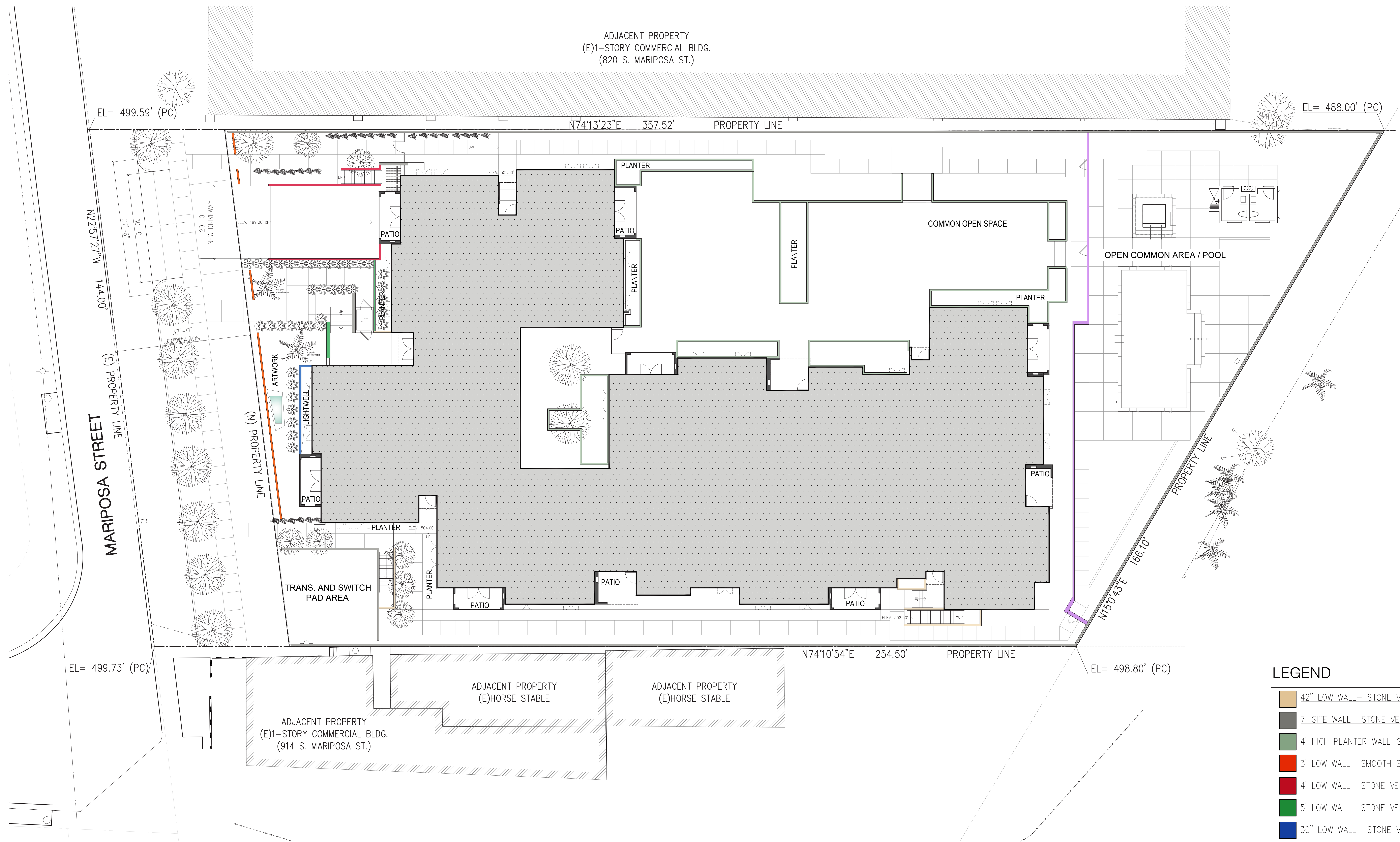
- COMMON OPEN SPACE
- PRIVATE OUTDOOR SPACE
- COMMON AREA
- LANDSCAPE AREA



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

DIAGRAMS: OPEN SPACE



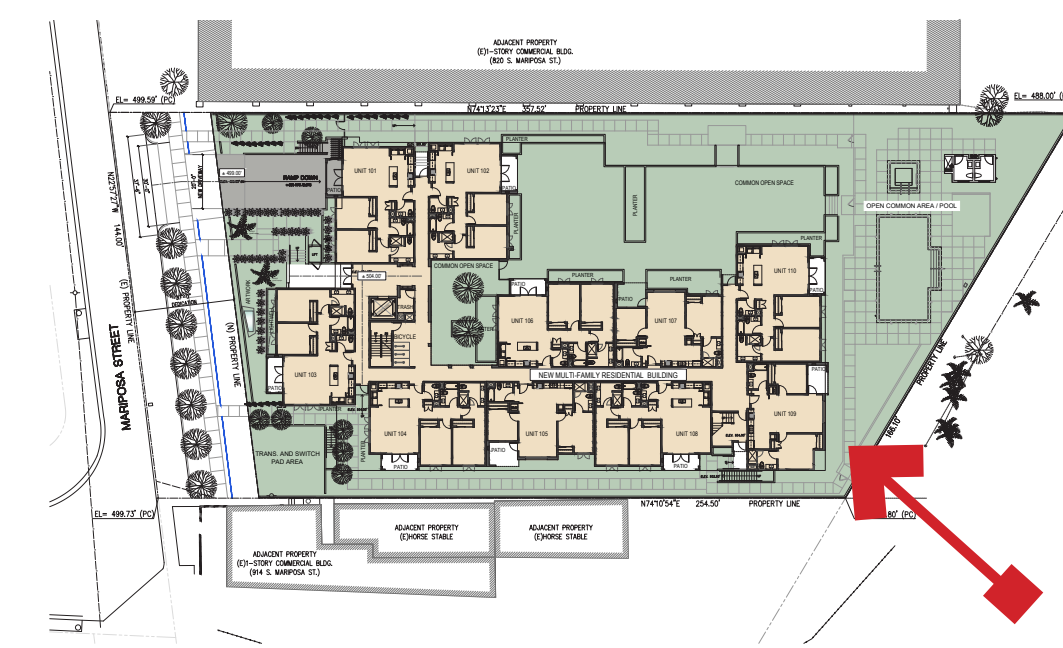
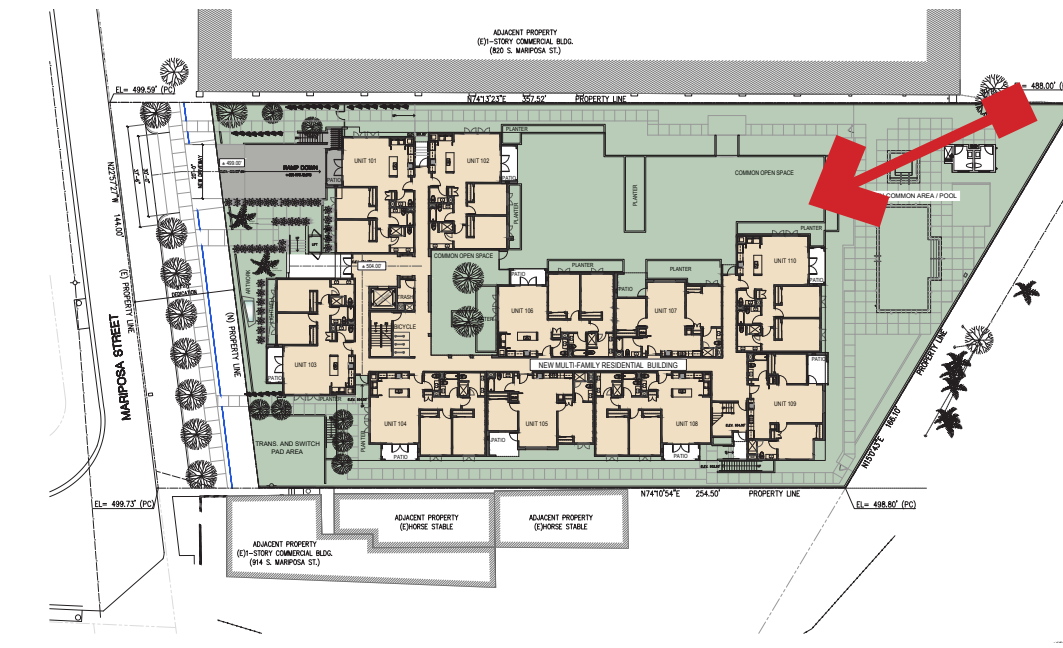
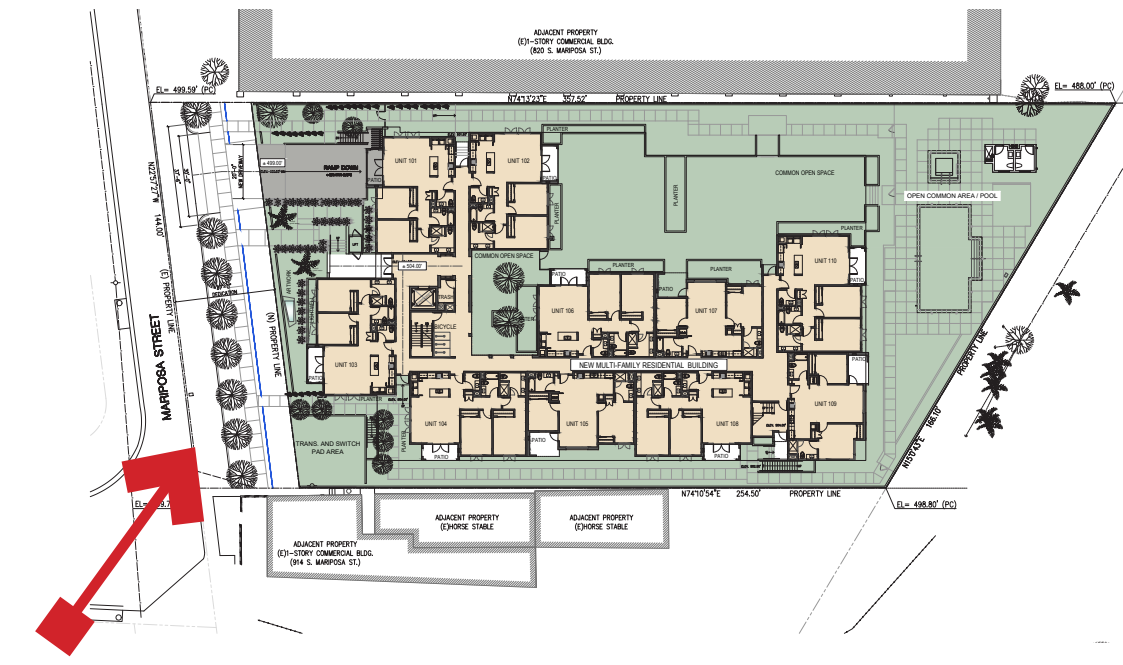


**LEGEND**

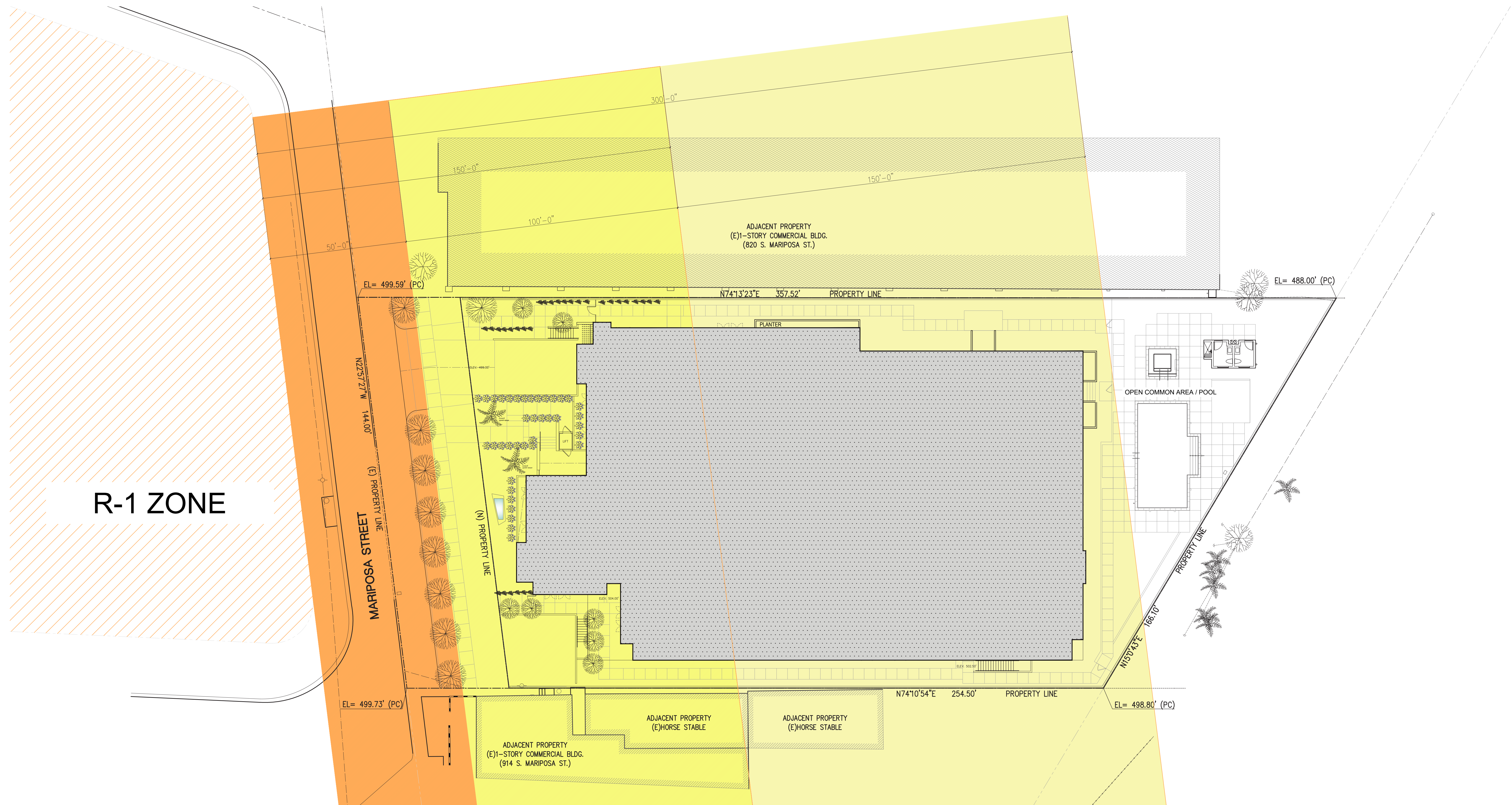
- 42" LOW WALL - STONE VENEER FINISH
- 7' SITE WALL - STONE VENEER FINISH
- 4' HIGH PLANTER WALL - SMOOTH STUCCO FINISH
- 3' LOW WALL - SMOOTH STUCCO FINISH
- 4' LOW WALL - STONE VENEER FINISH
- 5' LOW WALL - STONE VENEER FINISH
- 30" LOW WALL - STONE VENEER FINISH
- 5'-6" METAL POOL FENCE
- 3' HIGH EQUESTRIAN RAIL FENCE (WOOD/VINYL)

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

**DIAGRAMS: SITE WALLS AND FENCES**



3D VIEWS: MASSING STUDIES



R-1 ZONE

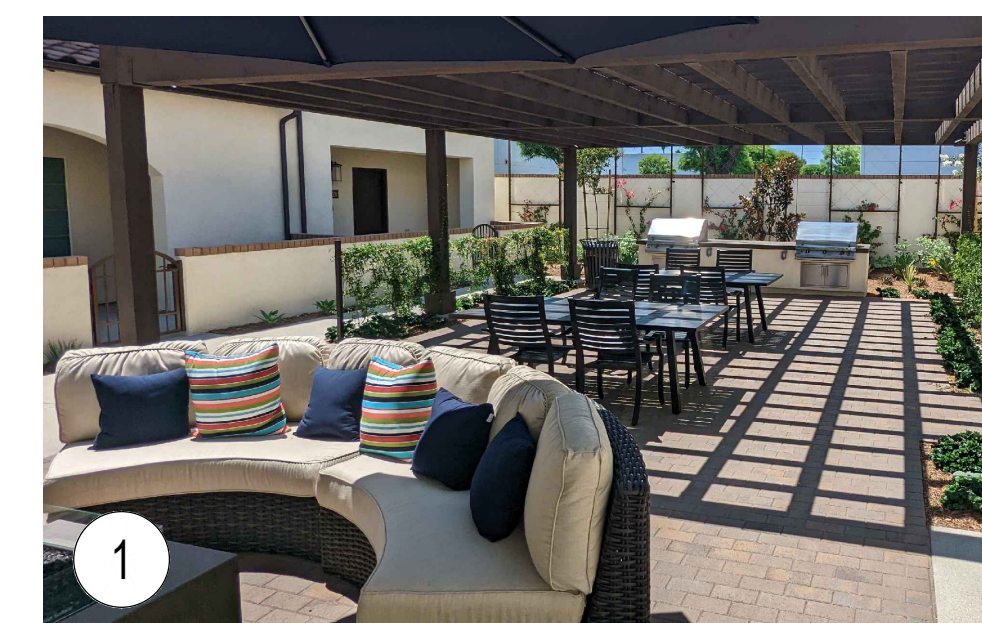
NOTE: DISTANCES FROM CLOSEST RESIDENTIAL LOT LINE PER BMC 10-1-806.A.1.





**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 L2- Enlargement.
2. Recreational area with pool and spa with lounge seating, bench seating, shade structure area and lawn area.
3. Large lawn area for passive and active usage.
4. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
5. Enhanced stamped paving at main project entry.
6. Proposed tree, per Planting Plan.
7. 4' 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. Natural colored concrete driveway, with light broom finish and tooled joints.
11. Private patio / homeowner maintained.
12. Common area landscape, builder installed and HOA maintained.
13. Small open space area with seating area with raised planters & enhanced paving on podium.
14. Property line.
15. Public street R.O.W.
16. Proposed public street sidewalk, per Civil plans.
17. Pool restroom building.
18. Proposed street parkway.
19. Proposed equestrian trail.
20. Natural Gas Fire pit with Adirondack chairs.
21. Large Umbrella area with seating.
22. Potential public Art feature, per separate future submittal.
23. Pedestrian metal gates (ADA compliant).
24. Underground utility device by others.
25. Transformer & switch pad area by others



Conceptual Landscape Plan

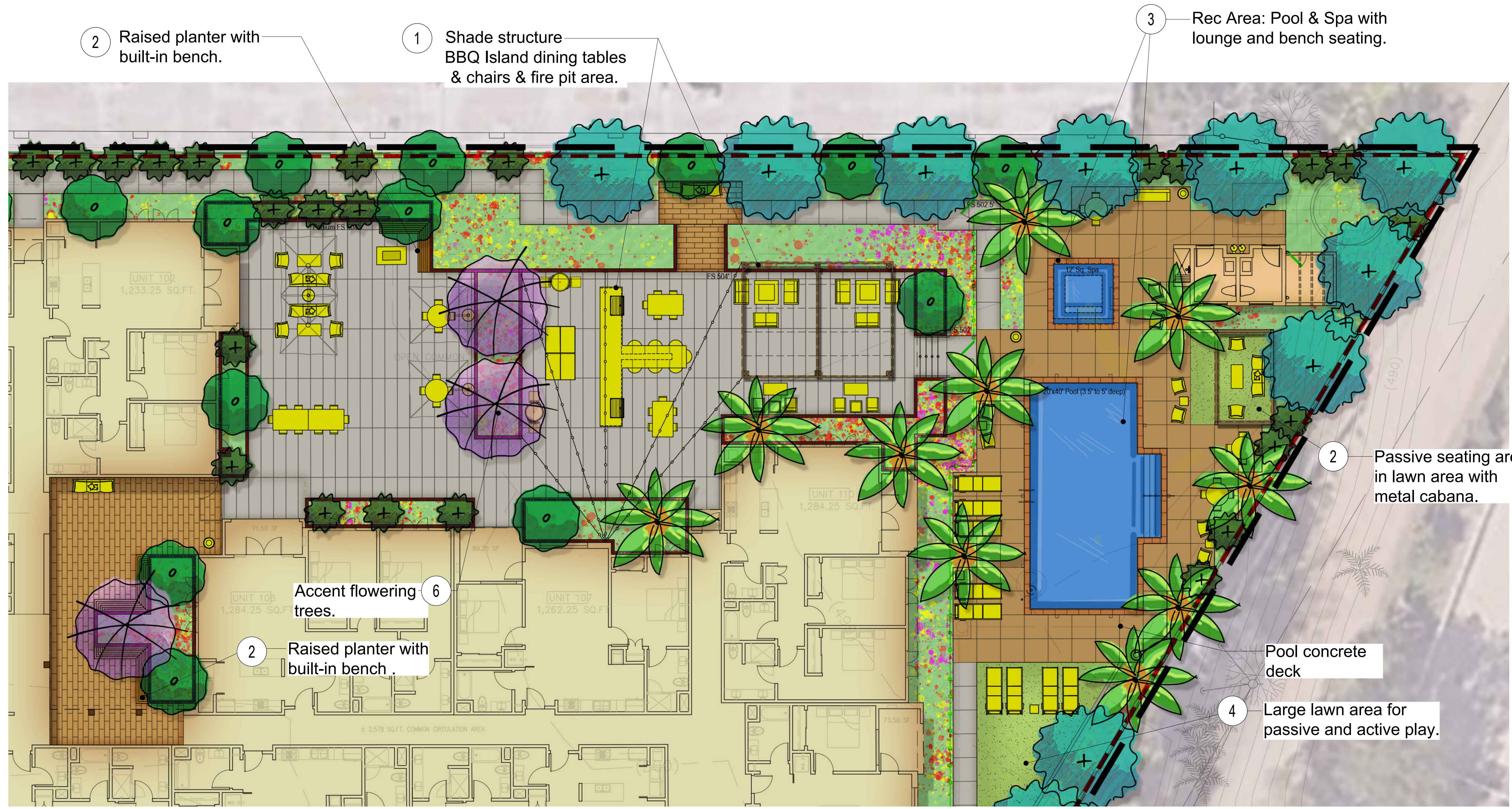
Butterfly Gardens LLC

City Submittal | Project No.: SP01-D  
Date: May 03, 2024

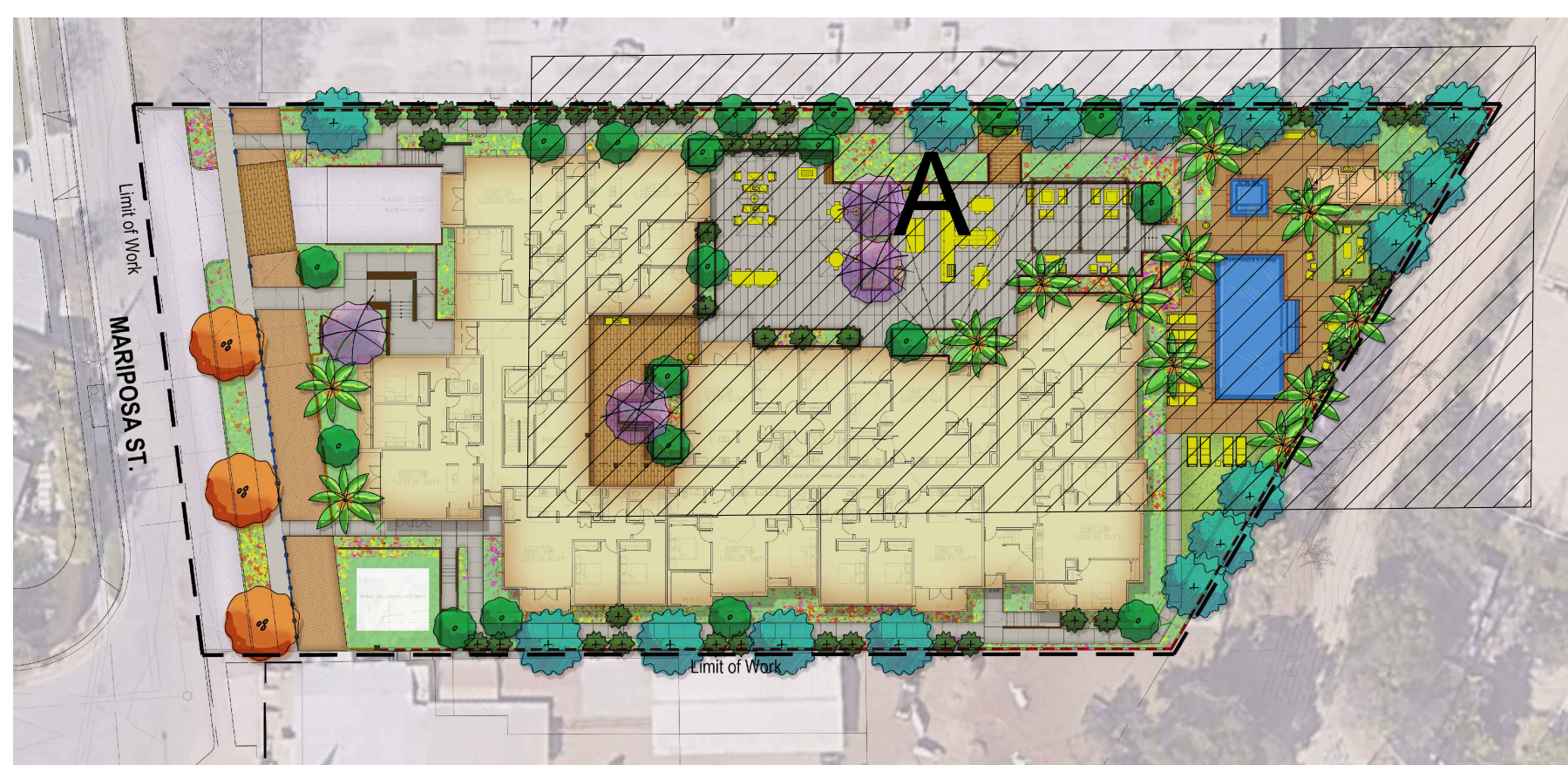
L-1

Burbank - Butterfly Gardens

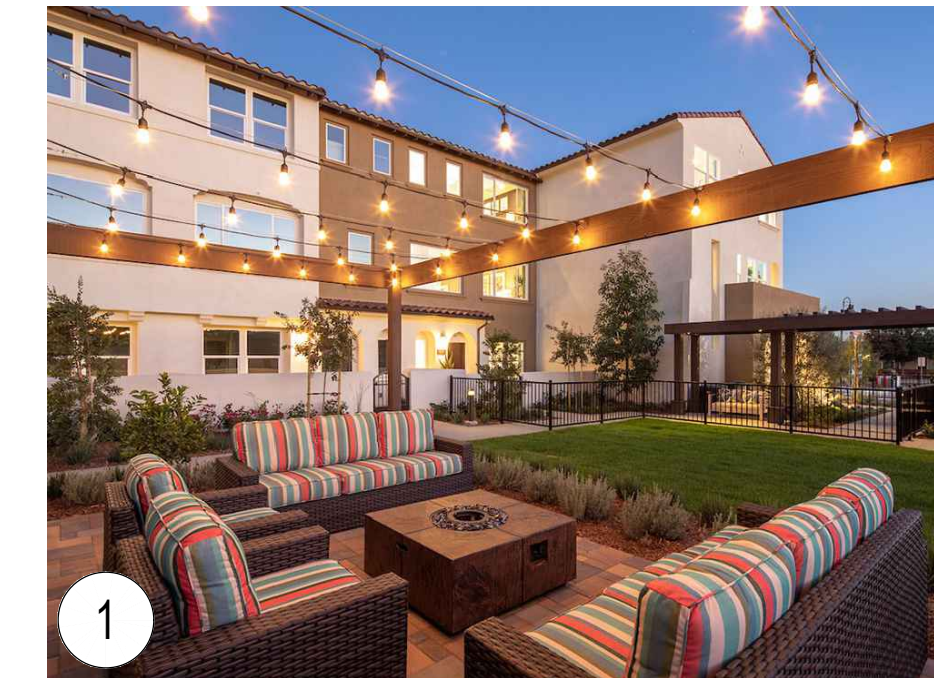
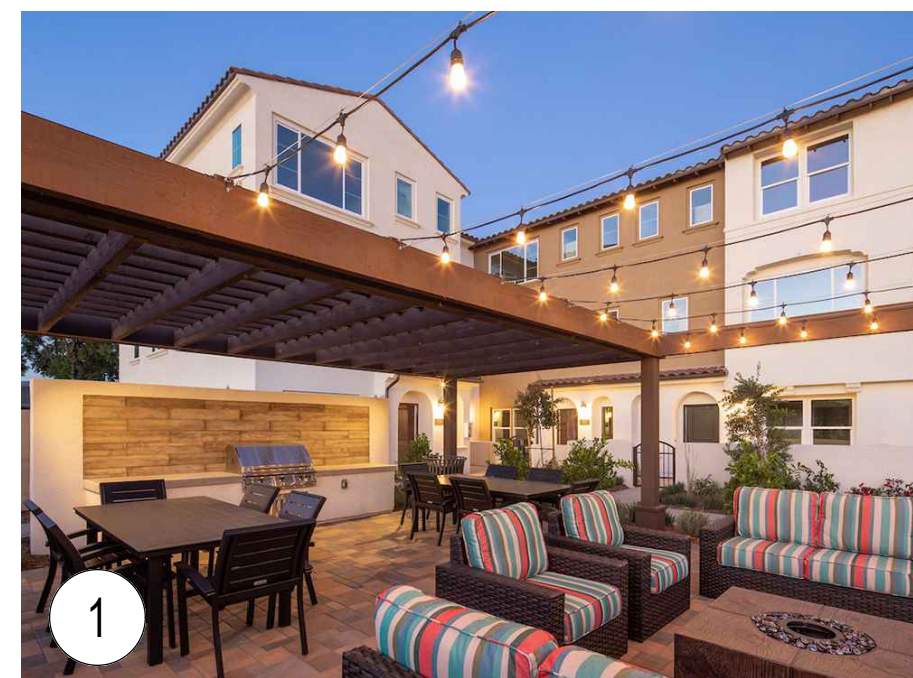
studio  
PAD  
Landscape Architecture  
32215 S. Pacific Coast Blvd. 103  
Laguna Hills, CA 92653 | www.studiopad.com



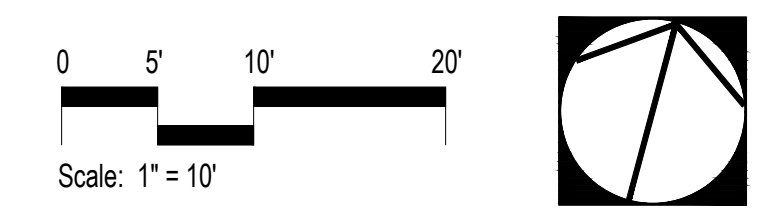
**ENLARGEMENT A: COMMUNITY OPEN SPACE AREA**



**KEY MAP**  
Scale: NTS



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



**Conceptual Enlargement Plan**

Butterfly Gardens LLC

City Submittal | Project No.: SP01-D | Date: May 03, 2024

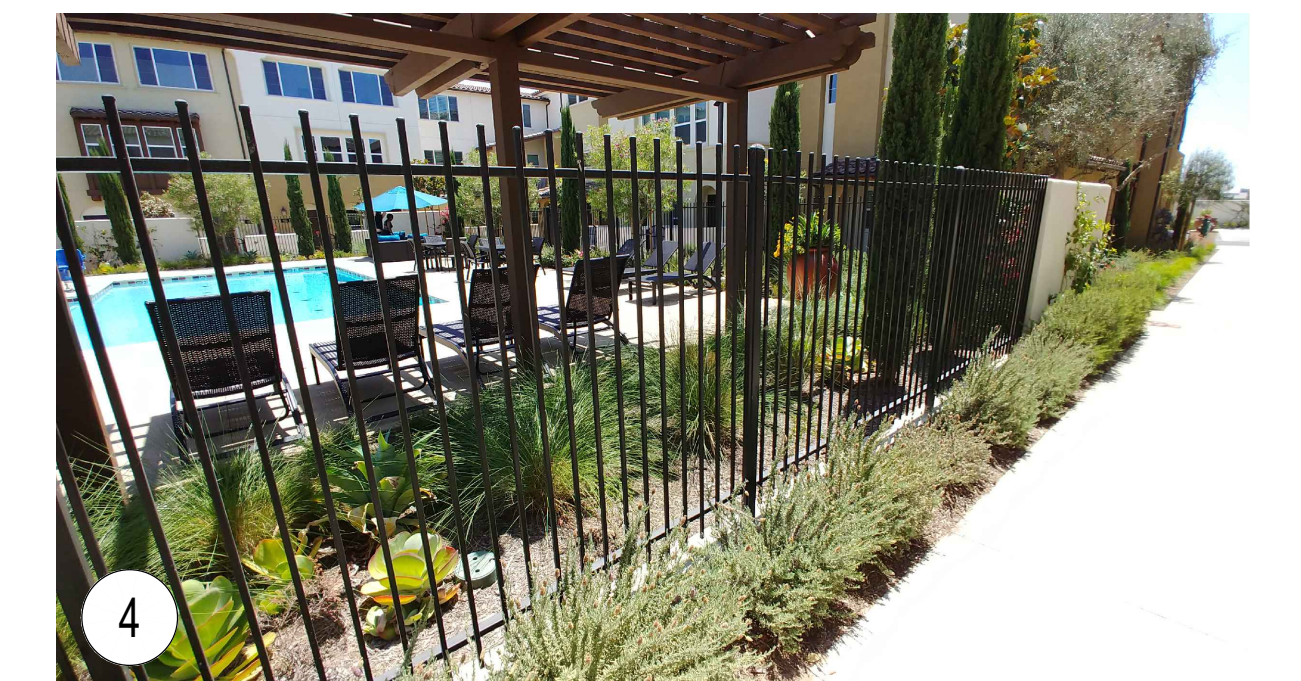
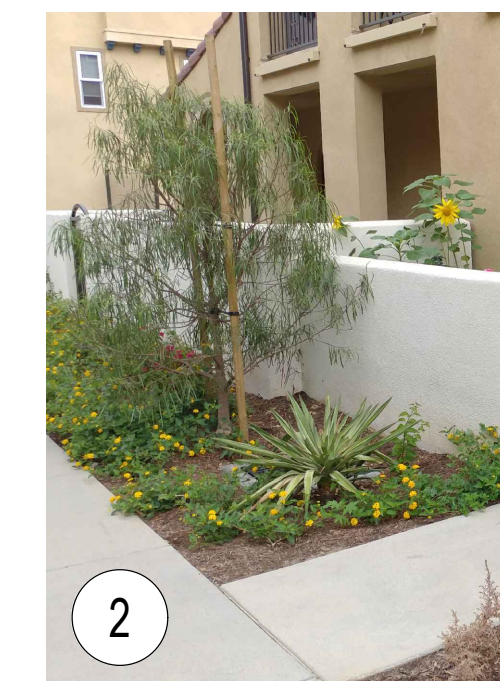
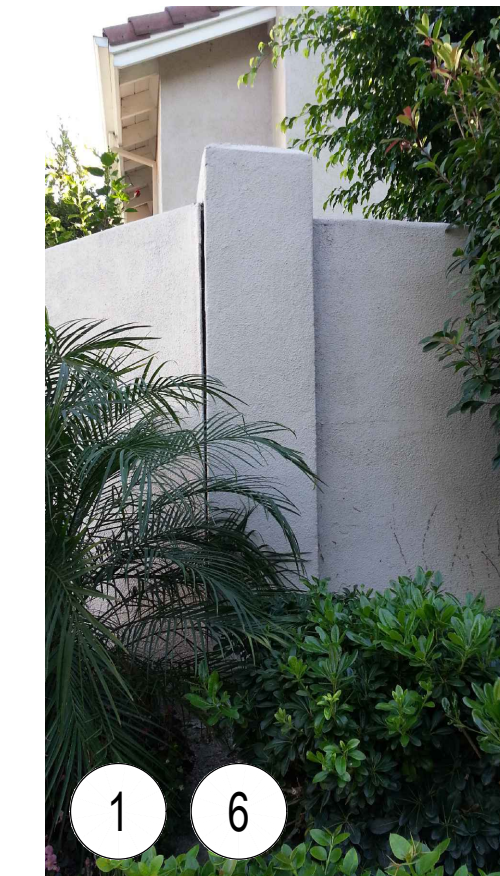
**Burbank - Butterfly Gardens PAD**



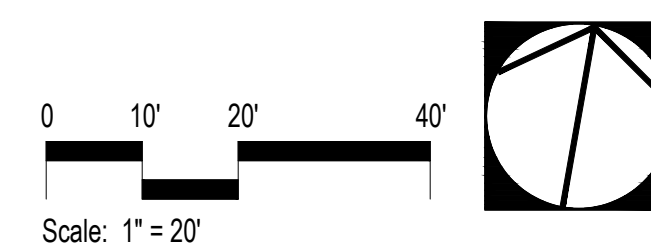


### WALL LEGEND

- 1 - - - - - 7'-0" High stucco over CMU wall, with flat stucco cap.
- 2 - - - - - 3'-0" High stucco over CMU wall, with flat stucco cap.
- 3   4'-0" High stucco over CMU wall on podium, with flat stucco cap.
- 4  5'-6" High metal pool fence.
- 5  3'-0" High equestrian rail fence (wood or vinyl).
- 6  6'-6" High (18" sq.) stucco over CMU pilaster, with stucco cap.
- 7  5'-0" High metal gates.
- ADA Path of Travel



## Conceptual Walls & Fence Plan

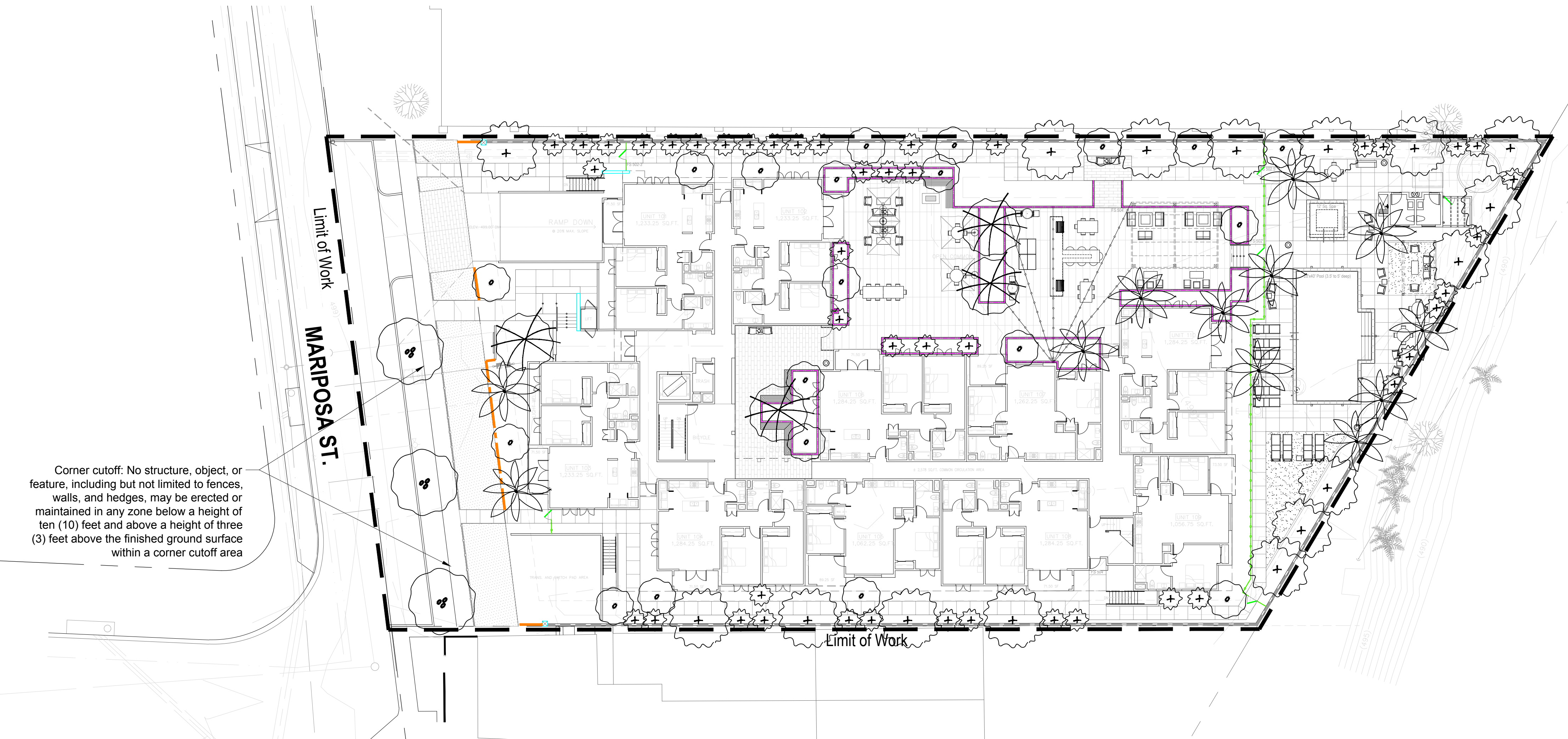


City Submittal | Project No.: SP01-D  
Date: May 03, 2024

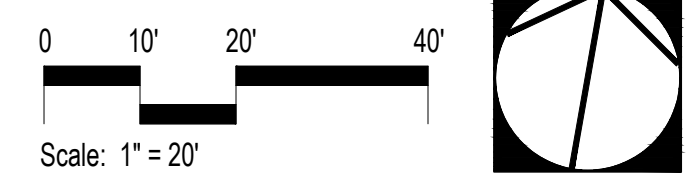
**L-3**

# Burbank - Butterfly Gardens PAD

**studio**  
Landscape Architecture  
22275 N. Pacific Coast Hwy. 103  
Laguna Hills, CA 92653 | www.studio-PAD.com



Corner cutoff: No structure, object, or feature, including but not limited to fences, walls, and hedges, may be erected or maintained in any zone below a height of ten (10) feet and above a height of three (3) feet above the finished ground surface within a corner cutoff area



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.	12
	Focal	Magnolia grandiflora 'Little Gem (Southern Magnolia)	Single	36" Box	Mod.	4
	Canopy Deciduous	Sycamore racemosa (California Sycamore)	Single	36" Box	Mod.	3
	Street / Screen	Tristania conferta (Brisbane Box)	Single	24" Box	Mod.	16
	Evergreen Flowering	Arbutus u. 'Marina' (Marina Strawberry Tree) Geijera parviflora (Australian Willow)	Single	36"/24" Box Low		20
	Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus gracillior (Fern Pine)	Single	24" Box	Low	45
						<b>Total = 100</b>

**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
Dasyliirion 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

**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.

**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

# Conceptual Planting Plan

Butterfly Gardens LLC

City Submittal | Project No.: SP01-D  
Date: May 03, 2024

**L-4**

# Burbank - Butterfly Gardens



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O. S / LANDSCAPE SCHEDULE (1ST FLOOR)		
SYMBOL	NOTES	QTY
[Pink]	REC.AREA(PPOOL & SPA) OPEN SPACE-PROGRAMMED Includes walks. (builder installed, HOA maintained)	6,005 sf
[Blue]	COMMON LANDSCAPE(PODIUM) (Homeowner installed, Homeowner maintained)	6,400 sf
[Green]	COMMON LANDSCAPE(NON-PROGRAMMED) (Builder installed, HOA maintained)	8,514 sf
[Light Green]	PARKWAY LANDSCAPE (Builder installed, HOA maintained)	773 sf
[Yellow]	SETBACK: LANDSCAPE/EQUESTRIAN TRAIL D.G.	1,913 sf

PROGRAMMED O.S. LANDSCAPE = 6,005 sf (+6,400 sf at Podium)  
 TOTAL ON-SITE COMMON O.S. LANDSCAPE = 23,605 sf

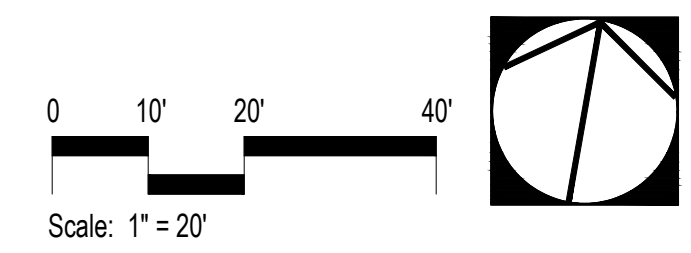
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UPPER LEVELS OPEN SPACE (Provided by Architect):  
 ROOF TOP= 5,532.1 sf

---

**TOTAL PROVIDED COMMON O. S.= 29,137.1 sf**

SEE ARCHITECTURE PLANS FOR OTHER PRIVATE  
 OPEN SPACE TABULATIONS.



## Conceptual Open Space Exhibit

Butterfly Gardens LLC

City Submittal | Project No.: SP01-D  
 Date: May 03, 2024

**L-5**

# Burbank - Butterfly Gardens

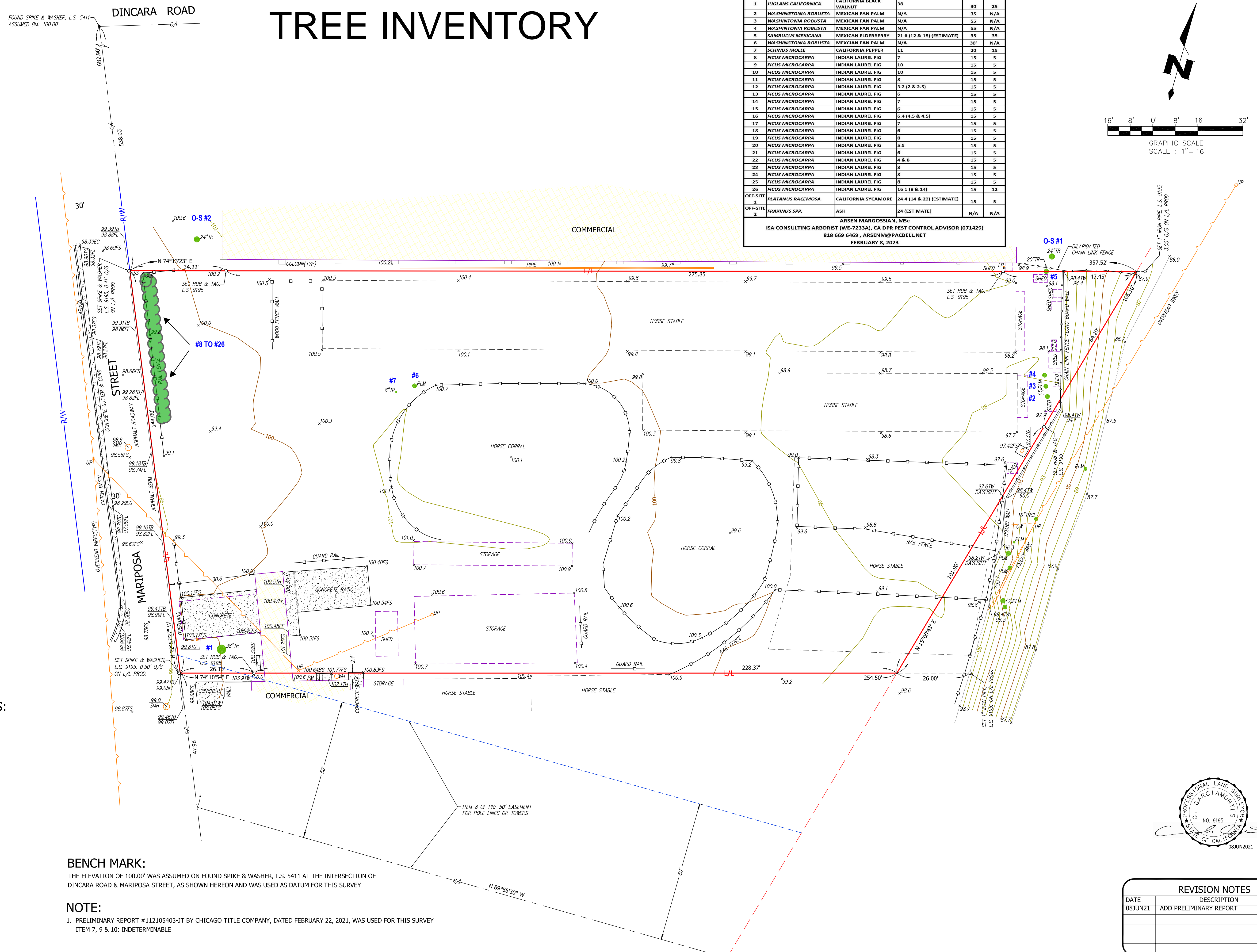
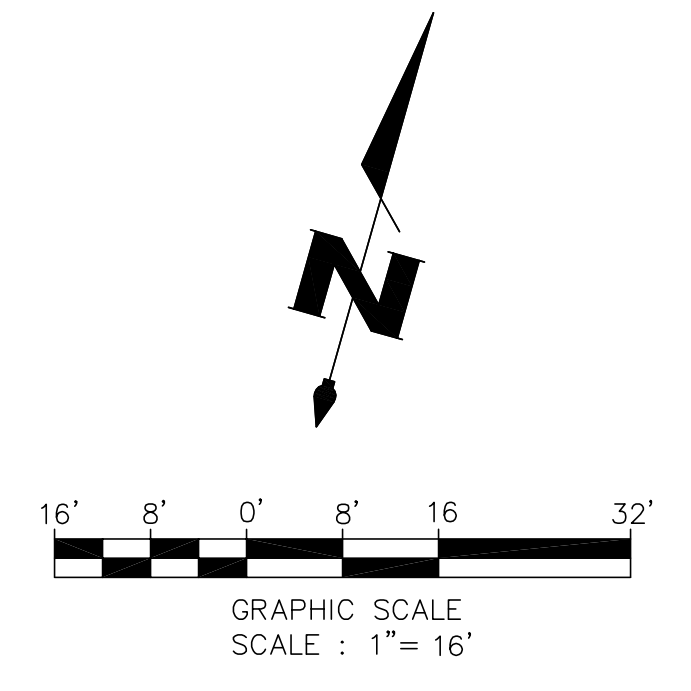


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 Laguna Hills, CA 92653 | www.studiopad.com

# 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

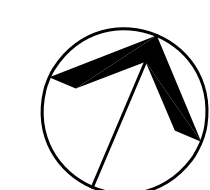


**DEMOLITION NOTES**

- |  |   |
|--|---|
| <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 |

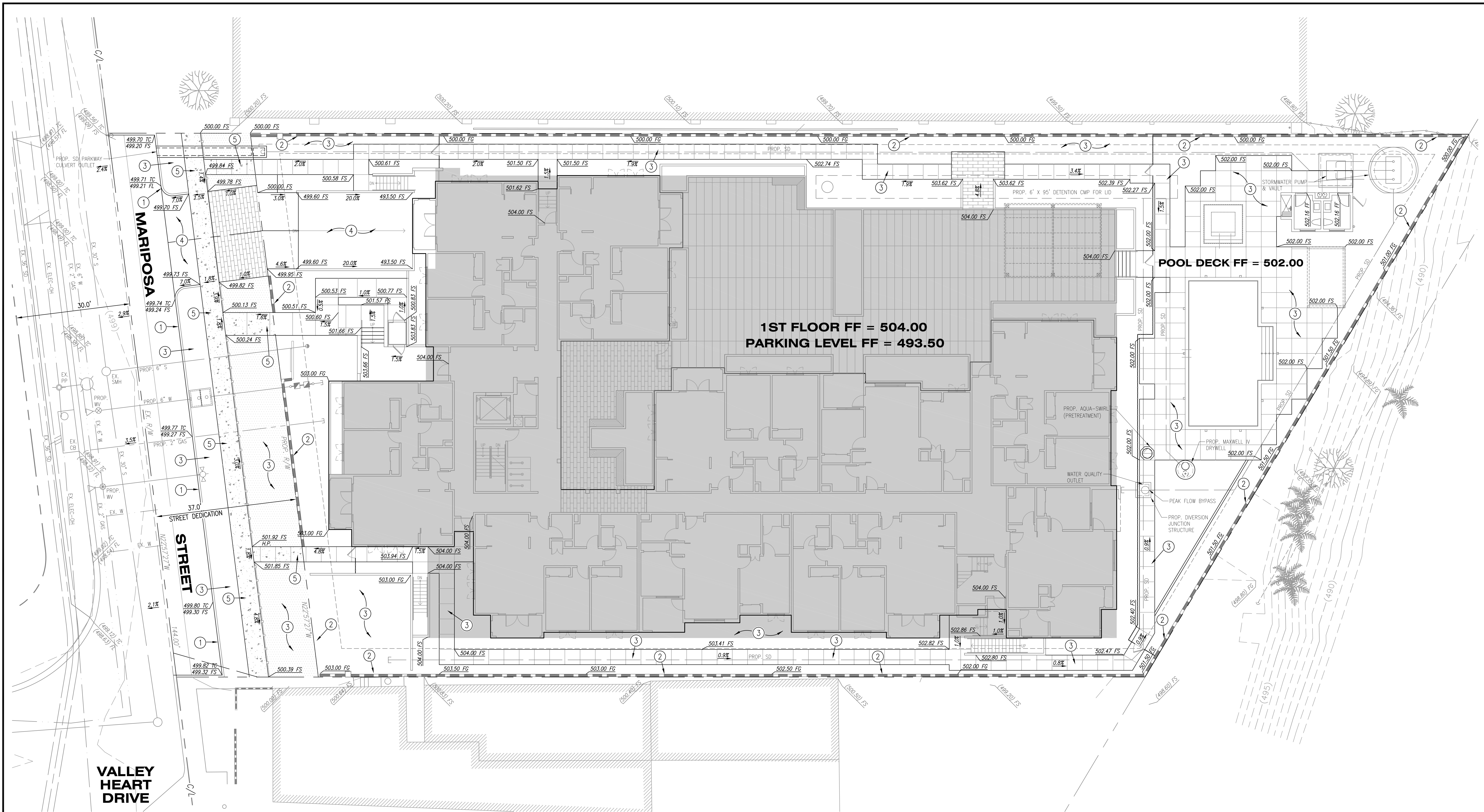


0 5 10 20 30  
SCALE: 1"=10' DATE: 05/01/24

**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

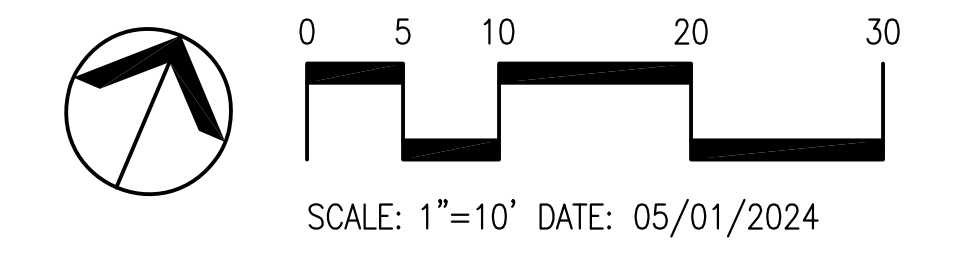


**CONSTRUCTION NOTES:**

- 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.

**LEGEND:**

- ① CONSTRUCTION NOTE REFERENCE
- ▭ NEW CONCRETE PAVEMENT
- ▭ PARKING GARAGE

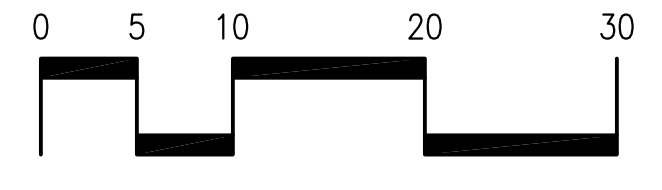
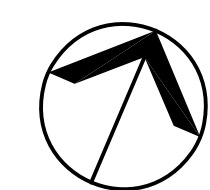
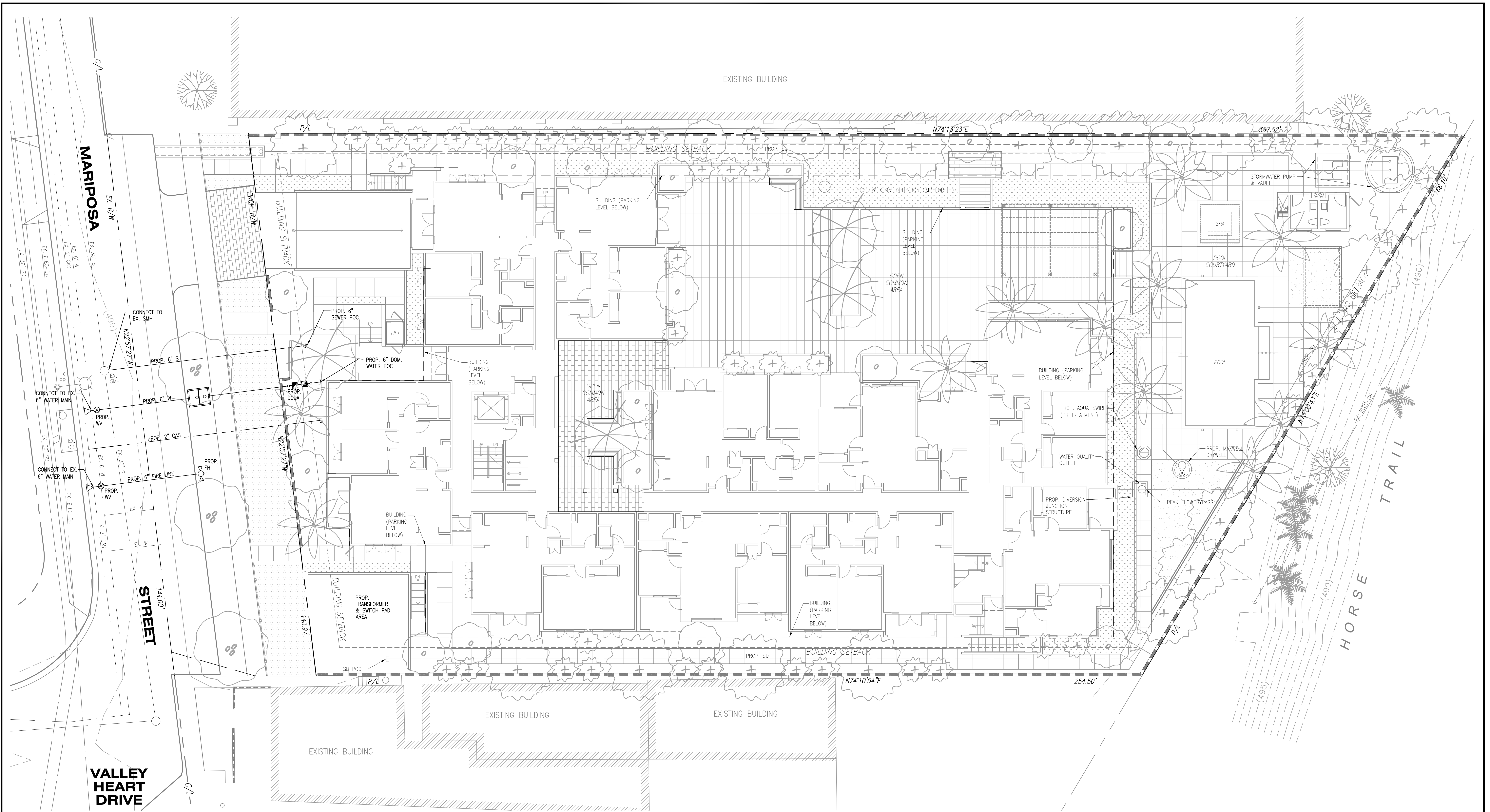


**BUTTERFLY GARDENS**  
**BUTTERFLY GARDENS LLC**

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

**KHR ASSOCIATES**  
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
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SCALE: 1"=10' DATE: 05/01/2024

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

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

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