



PALM TOWNHOME

NEW 24-UNIT CONDOMINIUM COMPLEX

529 & 537 E PALM AVE. BURANK, CA 91501

BOLADarck Design + N. Battle A.I.A. Architect, Inc.

DATE: 11/08/2023

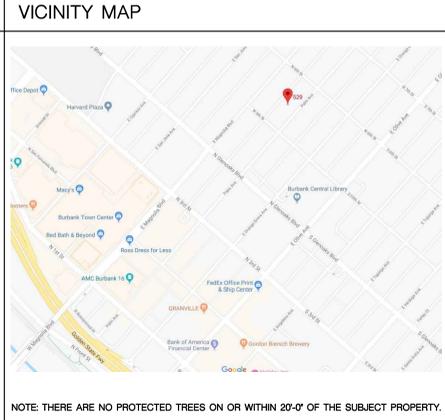
SUBMITTAL FOR PLANNING REVIEW

ABBREVIATIONS			
&	And	E.	East
L	Angle	E.A.	Each
@	At	E.J.	Expansion Joint
C	Centerline	EL	Elevation
∅	Diameter or Round	ELEC.	Electrical
#	Pound or Number	ELEV.	Elevator
(E)	Existing	EMER.	Emergency
(N)	New	ENCL.	Enclosure
		E.P.	Electrical Panel board
ACOUS.	Acoustical	EQ.	Equal
A.D.	Area Drain	EQUIP.	Equipment
ADJ.	Adjustable	E.W.C.	Electric Water Cooler
AGGR.	Aggregate	EXIST.	Existing
AL.	Aluminum	EXPO.	Exposed
APPROX.	Approximate	EXP.	Expansion
ARCH.	Architectural	EXT.	Exterior
ASB.	Asbestos	F.A.	Fire Alarm
ASPH.	Asphalt	F.B.	Flat Bar
BD.	Board	F.D.	Floor Drain
BITUM.	Bituminous	FDN.	Foundation
BLDC.	Building	F.E.	Fire Extinguisher
BLK.	Block	F.E.C.	Fire Extinguisher Cab.
BLKG.	Blocking	F.H.C.	Fire Hose Cabinet
BM.	Beam	FIN.	Finish
BOT.	Bottom	FL.	Floor
CAB.	Cabinet	FLASH.	Flashing
C.B.	Catch Basin	FLUOR.	Fluorescent
CEM.	Cement	F.O.C.	Face of Concrete
CER.	Ceramic	F.O.F.	Face of Finish
C.I.	Cast Iron	F.O.S.	Face of Studs
CLG.	Ceiling	FLR.	Floor
CLKG.	Caulking	FPRF.	Fireproof
CLO.	Closet	F.S.	Full Size
		FT.	Foot or Feet
CLR.	Clear	FTG.	Footing
COL.	Column	FURR.	Furring
CONC.	Concrete	FUT.	Future
CONN.	Connection	GA.	Gauge
CONSTR.	Construction	GALV.	Galvanized
CONT.	Continuous	G.B.	Grab Bar
CORR.	Corridor	GL.	Glass
CTSK.	Countersink	GND.	Ground
CNTR.	Counter	GR.	Grade
CFM	Cubic Feet per Minute	GYP.	Gypsum
CTR.	Center	H.B.	Hose Bib
DBL.	Double	H.C.	Hollow Core
DEPT.	Department	HDWD.	Hardware
D.F.	Drinking Fountain	HDWE.	Hardware
DET.	Detail	H.M.	Hollow Metal
DIA.	Diameter	HORIZ.	Horizontal
DIM.	Dimension	HR.	Hour
DISP.	Dispenser	HGT.	Height
DN.	Down	I.D.	Inside Diameter (Dim.)
D.O.	Door Opening		
DR.	Door	INSUL.	Insulation
DNR.	Drawer	INT.	Interior
DS.	Down spout	JAN.	Janitor
D.S.P.	Dry Standpipe	JT.	Joint
DWG.	Drawing	KIT.	Kitchen
LAB.	Laboratory	SCHED.	Schedule
LAM.	Laminated	S.D.	Sop Dispenser
LAV.	Lavatory	SECT.	Section
LKR.	Locker	SH.	Shelf
LN.	Line	SHR.	Shower
LT.	Light	SHT.	Sheet
MAX.	Maximum	SHM.	Similar
M.C.	Medicine Cabinet	S.N.D.	Sanitary Napkin Dispenser
MECH.	Mechanical	S.N.R.	Sanitary Napkin Receptacle
MEMB.	Membrane	SPEC.	Specification
MET.	Metal	SO.	Square
MFR.	Manufacturer	SST.	Stainless Steel
MH.	Manhole	S.SK.	Service Sink
MIN.	Minimum	STA.	Station
MIR.	Mirror	STD.	Standard
MISC.	Miscellaneous	STL.	Steel
M.O.	Masonry Opening	STOR.	Storage
MTD.	Mounted	STR.L.	Structural
MUL.	Mullion	SUSP.	Suspended
N.	North	SYM.	Symmetrical
N.I.C.	Not In Contract	TRD.	Tread
NO. OR #	Number	T.B.	Towel Bar
NOM.	Nominal	T.C.	Top of Curb
N.T.S.	Not To Scale	T.L.	Telephone
O.A.	Overall	TER.	Terrazzo
OBS.	Obscure	T.&G.	Tongue and Groove
O.C.	On Center	THK.	Thick
O.D.	Outside Diameter (Dim.)	TOP	Top of Parapet
OFF.	Office	T.P.	Top of Pavement
OPNG.	Opening	T.P.D.	Toilet Paper Dispenser
OPP.	Opposite	T.V.	Television
PRCST.	Pre-Cast	T.W.	Top of Wall
P.L.	Plate	TYP.	Typical
P.LAM.	Plastic Laminated	UNF.	Unfinished
PLAS.	Plaster	U.O.N.	Unless Otherwise Noted
PLYWD.	Plywood	UR.	Urnal
PR.	Pair	VERT.	Vertical
P.T.D.	Paper Towel Dispenser	VEST.	Vestibule
P.T.D./R	Combination Paper towel Dispenser & receptacle	W.	West
PTN.	Partition	W/C.	Water Closet
P.T.R.	Paper Towel Receptacle	WD.	Wood
Q.T.	Quarry Tile	W/O	Without
R.	Riser	WP.	Waterproof
RAD.	Radius	WSC.T.	Wainscot
R.O.	Rough Opening	WT.	Weight
RWD.	Redwood		
R.WL.	Rain Water Leader		
S.	South		
S.C.	Solid Core		
S.C.D.	Seat Cover Dispenser		



SYMBOLS	
	NEW COLUMN GRID LINES
	EXISTING COLUMN GRID LINES
	DETAIL NUMBER
	SHEET NUMBER WHERE SHOWN
	REVISION #
	REVISION (COLOR)
	ELEVATION NUMBER
	SHEET NUMBER WHERE SHOWN
	ELEVATION LETTER AND NUMBER
	MATCH LINE
	OFFICE
	ROOM NAME
	ROOM NUMBER
	SECTION NUMBER
	SHEET NUMBER WHERE SHOWN
	WALL TYPE
	DOOR MARK
	WINDOW MARK
	ELEVATION CONTROL POINT
	EXISTING CONTOURS
	NEW OR FINISH CONTOURS
	GRADES
	PROPERTY LINE
	TOP OF WALL - ELEVATION-FEET ABOVE FINISHED FLOOR
	TOP OF CONCRETE OR TOP OF CURB ABOVE FINISHED FLOOR
	TOP OF PAVEMENT-FEET ABOVE FINISHED FLOOR
	EXIT SIGN
	DIRECTIONAL EXIT SIGN

NOTES	
1.	THE APPROVAL OF PLANS SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LAW.
2.	OWNERS/CONTRACTORS/SIGNATURE ON CAL GREEN FORMS ARE REQUIRED PRIOR TO PERMIT ISSUANCE.
3.	DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON CONSTRUCTION DOCUMENTS FOR REVIEW.
4.	THE CITY'S MANDATORY CONSTRUCTION & DEMOLITION DEBRIS DIVERSION ORDINANCE REQUIRES THE RECYCLING AND DIVERSION OF AT LEAST 65% OF CONSTRUCTION AND DEMOLITION DEBRIS. A REFUNDABLE DEPOSIT AND NON-REFUNDABLE ADMINISTRATIVE FEE WILL BE COLLECTED PRIOR TO PERMIT ISSUANCE. THE ORDINANCE APPLIES TO ALL DEMOLITIONS AND TO NEW CONSTRUCTION, ADDITION, REMODELS, RENOVATION, TENANT IMPROVEMENT AND ALTERATION PROJECTS OVER 500 SQUARE FEET IN SCOPE OF WORK.
5.	A STAMPED SETBACK CERTIFICATION BY A LICENSED SURVEYOR WILL BE REQUIRED TO CERTIFY THE LOCATION OF THE NEW CONSTRUCTION IN RELATION TO THE SETBACKS PRIOR TO THE FIRST FOUNDATION INSPECTION.
6.	DUCTS PENETRATING A FIRE BARRIER WALL MUST HAVE FIRE DAMPERS, CBC 716.5.2.
7.	FOAM PLASTICS SHALL NOT BE USED AS INTERIOR FINISH EXCEPT AS PROVIDED IN CBC 801.8, SEC. 806.4, 2804.2., CBC 2406.4.
8.	SHOW SAFETY GLAZING IN FOLLOWING LOCATIONS. <ul style="list-style-type: none"> a. WHERE THE NEAREST EDGE GLAZING IS WITHIN 24 INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5 FEET OR HIGHER ABOVE THE WALKING SURFACE). b. GLAZING GREATER THAN 9 SQ. FT. WITH THE BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36 INCHES HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED). c. GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60 INCHES ABOVE STANDING SURFACE). d. GLAZING IN SWINGING AND SLIDING DOORS. e. GLAZING ADJACENT TO STAIRWAY, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF ADJACENT WALKING SURFACE. f. GLAZING LESS THAN 5 FEET HORIZONTALLY FROM SWIMMING POOLS AND LESS THAN 5 FEET ABOVE ADJOINING GRADE.
8.	SEPARATE BUILDING PERMIT APPLICATION IS NEEDED FOR EACH SEPARATE STRUCTURES TO BE DEMOLISHED.
9.	DIFFERENT SUBMITTALS ITEMS SHALL BE LISTED ON THE TITLE SHEET OF THE PLAN AND SHALL BE SUBMITTED TO THE BUILDING AND SAFETY DEPARTMENT. DOCUMENTS SUBMITTED FOR DEFERRAL ITEMS SHALL BE REVIEWED BY THE ARCHITECT/ENGINEER OF THE RECORD INDICATING THAT ITS IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.
10.	FOR DEMOLITION OF EXISTING STRUCTURE(S), PLEASE PROVIDE THE FOLLOWING: <ul style="list-style-type: none"> a. A SEPARATE BUILDING APPLICATION IS REQUIRED FOR EACH INDIVIDUAL STRUCTURE TO BE DEMOLISHED. b. NOTE ON PLAN INDICATING THE USE, OCCUPANCY, TYPE OF CONSTRUCTION, IF RESIDENTIAL(S), NUMBER OF BEDROOMS.
11.	FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FT.



APPLICABLE CODES	
-	2019 CALIFORNIA GREEN BUILDING STANDARDS
-	2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
-	2019 CALIFORNIA BUILDING CODE (CBC)
-	2019 CALIFORNIA RESIDENTIAL CODE (CRC)
-	2019 CALIFORNIA ELECTRICAL CODE (ERC)
-	2019 CALIFORNIA PLUMBING CODE (CPC)
-	2019 CALIFORNIA MECHANICAL CODE (CMC)
-	2019 CALIFORNIA FIRE CODE (CFC)
-	2019 CALIFORNIA ENERGY CODE (CENC)
-	TITLE 9, CHAPTER 1, OF THE BURBANK MUNICIPAL CODE
-	ALL INTERVENING CODE CYCLES.

SEPARATE PERMITS	
-	DEMOLITION
-	GRADING & SHORING
-	ARCHITECTURAL & STRUCTURAL
-	MECHANICAL
-	PLUMBING
-	ELECTRICAL
-	FIRE SPRINKLE SYSTEM
-	SITE WORK SUCH AS BLOCK WALLS, FENCES, GATES, RETAINING WALLS, ETC.

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS REQUIRED AND FOR OBTAINING A BUSINESS TAX REGISTRATION FROM THE CITY OF BURBANK BUILDING DIVISION.

PROJECT DATA:	
LOT SIZE:	10000' x 15500'
ZONING:	R-4 (HIGH DENSITY RESIDENTIAL)
GENERAL PLAN:	HIGH DENSITY RESIDENTIAL
LOT AREA:	± 15518 SQ.FT.
GROSS LOT AREA BEFORE DEDICATION:	± 159180 SQ.FT.
GROSS LOT AREA AFTER DEDICATION:	± 15287.17 SQ.FT.
PROPOSED NUMBER OF UNITS:	16 UNITS + 50% state density bonus for very low income group => 24 units
PROPOSED BUILDING HEIGHT:	UP TO 49'-2" TO TOP OF ROOF AND ARCHITECTURAL FEATURE
PROPOSED STORIES:	4 STORIES
PROPOSED LOT COVERAGE:	± 8,994.6 SQ.FT. => 58.9% (SEE A-11)

RESIDENTIAL UNIT CONFIGURATION									
UNIT NUMBER	BEDROOM	BATHROOM	SIZE	PATIO*	BALCONY*	TOTAL **	C. AREA		
101 (UNIT #1)	2	2	1,096	79.5		1215.5			
102 (UNIT #2)	1	1	738	57		795			
103 (UNIT #3)	1	1	738	57		795			
104 (UNIT #4)	2	2	1,096	79.5		1224	1,405.2		
105 (UNIT #5)	2	2	1,074.8	68		1191.3			
106 (UNIT #6)	2	2	1,211	64		1339			
107 (UNIT #7)	2	2	1,133	57.5		1190.5			
201 (UNIT #8)	2	2	1,096		79.5	1224			
202 (UNIT #9)	1	1	738		57	795			
203 (UNIT #10)	1	1	738		57	795			
204 (UNIT #11)	2	2	1,096		79.5	1224	1,420.7		
205 (UNIT #12)	2	2	1,096		69.5	1214			
206 (UNIT #13)	2	2	1,211		99.3	1374.3			
207 (UNIT #14)	2	2	1,133		175.5	1308.5			
301 (UNIT #15)	2	2	1,096		79.5	1224			
302 (UNIT #16)	1	1	738		57	795			
303 (UNIT #17)	1	1	738		57	795			
304 (UNIT #18)	2	2	1,096		79.5	1224	1,420.7		
305 (UNIT #19)	2	2	1,096		69.5	1214			
306 (UNIT #20)	2	2	1,211		99.3	1374.3			
307 (UNIT #21)	2	2	1,133		175.5	1308.5			
401 (UNIT #22)	3	2.5	1,670		166.2	1898.4			
402 (UNIT #23)	3	2.5	738		144.5	1897.3	3,727.3		
403 (UNIT #24)	3	2.5	738		237.7	2116.6			

* THE NUMBERS SHOW ONLY THE PRIVATE OPEN SPACES WITH MINIMUM DIMENSION OF 5 FEET.
** THE TOTAL AREA NUMBERS IS INCLUSIVE OF THE PRIVATE OPEN SPACES WITH MINIMUM DIMENSION LESS THAN 5 FEET.
NOTE: THERE IS NO MANAGER'S UNIT.

TOTAL PARKING AREA: ±20,372 SQ.FT.
(12,881 SQ.FT ON LEVEL 1 + 7,491 SQ.FT ON LEVEL 2)
TOTAL BUILDING AREA MINUS PARKING: ±29,533 SQ.FT.
TOTAL BUILDING AREA PLUS PARKING: ±49,904 SQ.FT.

INCENTIVES AND WAIVERS	
NUMBER OF WAIVERS REQUESTED:	6
1.	WAIVER FOR THE MAXIMUM NUMBER OF STORIES FOR ALL STRUCTURES;
2.	WAIVER FOR THE COMMON OPEN SPACE REQUIREMENT;
3.	WAIVER FOR THE LANDSCAPING REQUIREMENT FOR OPEN SPACE AREAS AND LOT AREA;
4.	WAIVER FOR SEMI-SUBTERRANEAN STRUCTURE SETBACK AND ENCROACHMENT STANDARD OF UNCOVERED DECKS AND PLATFORMS NO HIGHER THAN THE FIRST FLOOR LEVEL;
5.	WAIVER OF THE AVERAGE SETBACK PLANE BREAK REQUIREMENT FOR THE SEMI-SUBTERRANEAN GARAGE PORTION OF THE BUILDING;
6.	WAIVER FOR MAXIMUM LOT COVERAGE.

PARKING ANALYSIS*		
15 CAR PER 2-3 BED UNIT => 18 X 15 = 27 STALLS REQUIRED		
1 CAR PER 1 BED UNIT => 6 X 1 = 6 STALLS REQUIRED		
TOTAL PARKING REQUIRED: 33 STALLS (INCLUSIVE OF GUEST AND ACCESSIBLE)		
TOTAL PARKING PROVIDED: 38 STALLS		
TOTAL ACCESSIBLE PARKING REQUIRED PER CBC 1109A.3: 2% OF UNITS => 1 STALL		
TOTAL ACCESSIBLE PARKING PROVIDED: 2 STALLS		
BICYCLE: 5% OF REQUIRED PARKING: 33 X 5% => 16 => 22 SPACES REQUIRED		
BICYCLE SPACES PROVIDED: 10 SPACES		
* CALCULATED PER DENSITY BONUS ORDINANCE REDUCED PARKING RATES.		

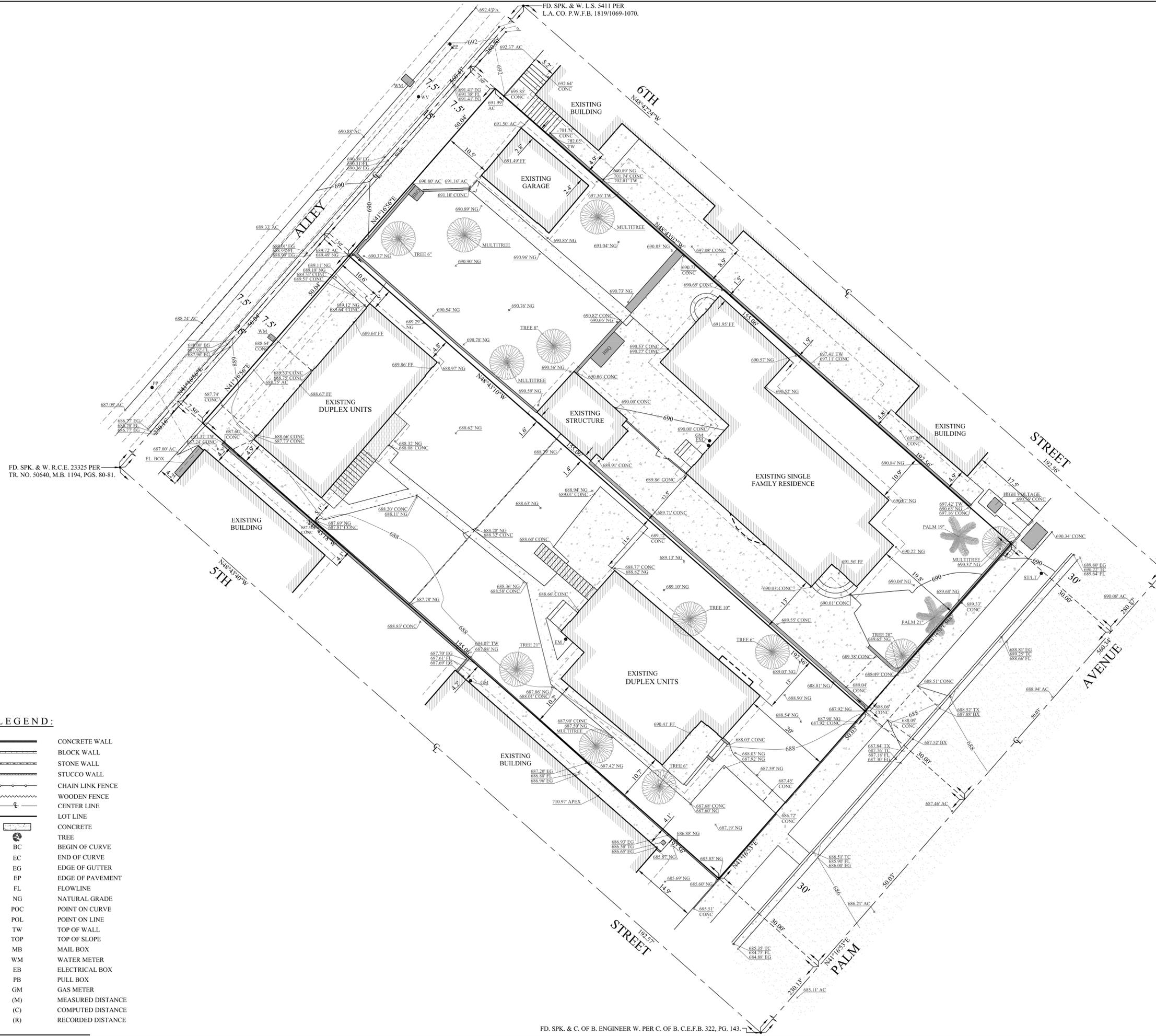
EV PARKING		
LEVEL	REQUIRED	PROVIDED
LEVEL 2	12	31
EV READY		
EVCS	2	2
EV CAPABLE	5	5
TOTAL	19	38

LANDSCAPING ANALYSIS **	
REQUIRED PRIVATE OUTDOOR SPACE:	50 SQFT PER UNIT = 24 X 50 = 1200 SQFT. MIN.
PROVIDED PRIVATE OUTDOOR SPACE:	32007 SQFT.
REQUIRED COMMON OPEN SPACE:	150 SQFT PER UNIT = 24 X 150 = 3600 SQFT. MIN.
PROVIDED OPEN SPACE:	50969 SQFT
	28589 (FIRST FLOOR) + 2178 SQFT (ROOF TOP)
REQUIRED LANDSCAPING ON LOT:	15,518 x 15 % = 2327.7 SQ.FT. MIN.
PROVIDED LANDSCAPING ON LOT:	173250 SQ. FT.
REQUIRED LANDSCAPING IN COMMON OPEN SPACE:	3780 x 15 % = 567 SQ.FT. MIN.
PROVIDED LANDSCAPING IN COMMON OPEN SPACE:	20495 SQ. FT.
	17325 (FIRST FLOOR) + 317 SQFT (ROOF TOP)
** REFER TO SHEET A-13 OPEN SPACE DIAGRAM FOR BREAK DOWN OF THE CALCULATIONS.	

PROJECT DATA	
PROJECT ADDRESS:	529 & 537 E. PALM AVE. BURBANK, CA 91501
APN:	2455-030-013 & 2455-030-011
PROJECT DESCRIPTION	
DEMOLISH EXISTING DWELLING UNITS AND REPLACE WITH NEW 24 UNIT MULTI-FAMILY CONDOMINIUM BUILDING IN A 4 STORY STRUCTURE AND 2 LEVELS OF SUBTERRANEAN PARKING, WITH ROOF TOP AS THE MAIN COMMON AREA.	
PRELIMINARY GRADING VOLUME IS APPROXIMATELY 4,200 CUBIC YARD. (TO BE VERIFIED BY CIVIL ENGINEER.)	

PROJECT DIRECTORY	
PROJECT ADDRESS:	529 & 537 E. PALM AVE. BURBANK, CA 91501
APN:	2455-030-013 & 2455-030-011
CLIENT:	PALM TOWNHOME LLC. C/O: EDIK DAVIDYAN 530 S. GLENAOKS BLVD. #200 BURBANK, CA 91502
ARCHITECT:	BOLADARCK DESIGN + N. BATTLE A.I.A. ARCHITECT, INC. 408 S. PASADENA AVE., SUITE #6 PASADENA, CA 91105 OFFICE: (626) 381-9677 CONTACT: JEAN-PIERRE BOLADIAN
LANDSCAPE:	SEED GROUP LANDSCAPE ARCHITECTURE 1505 BORDER AVENUE TORRANCE, CA 90501 (310) 787-1055
SURVEY:	KKL SURVEYING, INC. 6474 ODESSA AVENUE, SUITE 105 VAN NUYS, CA 91406 (818) 482-6532
ELECTRICAL ENGINEER:	ABRARI ASSOCIATES ELECTRICAL ENGINEERS 1715 STANDARD AVE. GLENDALE, CA 91201 (818) 965-1900 MAIL@ABRARI.COM

SHEET INDEX	
GENERAL	
C-1.0	COVER SHEET



FD. SPK. & W. R.C.E. 23325 PER TR. NO. 50640, M.B. 1194, PGS. 80-81.

FD. SPK. & W. L.S. 5411 PER L.A. CO. P.W.F.B. 1819/1069-1070.

NOTES:
 A. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 B. IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTED ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
 C. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL OF LAND.
 D. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LEGAL DESCRIPTION:
 LOTS 11 AND 13 IN BLOCK 35 OF TOWN OF BURBANK TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGES 19 THROUGH 22, INCLUSIVE, OF MISCELLANEOUS RECORDS, RECORDS OF LOS ANGELES COUNTY.

A.P.N. 2455-030-011 AND 2455-030-013.

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 41°16'53" E OF THE CENTERLINE OF PALM AVENUE, AS SHOWN ON THE MAP OF TRACT NO. 47391, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1175, PAGES 98 AND 99, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:
 BM #1808-1 ELEVATION: 746.953 (FT).
 2-1/2" BRASS CAP STAMP CITY OF BURBANK BM 1808-1 AT 802 OLIVE AVENUE AT THE NORTH EAST QUADRANT OF THE INTERSECTION OF OLIVE AVENUE AND KENNETH ROAD, ABOUT 63 FEET NORTH OF THE CENTERLINE OF KENNETH ROAD AND ABOUT 34.5 FEET EAST OF THE CENTERLINE OF OLIVE AVENUE, SET IN THE TOP NORTHEAST CORNER OF A 7x2.5 FOOT CATCH BASIN WITH DROP INLET ON THE EAST SIDE OF OLIVE AVENUE, ABOUT 25 FEET NORTH OF THE NORTHEAST ECR OF OLIVE AVENUE AND KENNETH ROAD.

DATE OF SURVEY:
 DECEMBER 30, 2018; JUNE 1, 2019. REVISED NOVEMBER 1, 2022.

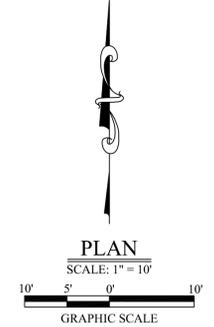
SITE ADDRESS:
 529 AND 537 E. PALM AVENUE, BURBANK, CA 91501.

AREAS:
 LOT 11 - 7,759 SQ. FT., 0.178 AC.
 LOT 13 - 7,759 SQ. FT., 0.178 AC.

COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND WITHOUT WET SEAL ARE NOT VALID.

FD. SPK. & W. L.S. 5411 PER L.A. CO. P.W.F.B. 1819/1071-1072.

- LEGEND:**
- CONCRETE WALL
 - BLOCK WALL
 - STONE WALL
 - STUCCO WALL
 - CHAIN LINK FENCE
 - WOODEN FENCE
 - CENTER LINE
 - LOT LINE
 - CONCRETE
 - TREE
 - BC BEGIN OF CURVE
 - EC END OF CURVE
 - EG EDGE OF GUTTER
 - EP EDGE OF PAVEMENT
 - FL FLOWLINE
 - NG NATURAL GRADE
 - POC POINT ON CURVE
 - POL POINT ON LINE
 - TW TOP OF WALL
 - TOP TOP OF SLOPE
 - MB MAIL BOX
 - WM WATER METER
 - EB ELECTRICAL BOX
 - PB PULL BOX
 - GM GAS METER
 - (M) MEASURED DISTANCE
 - (C) COMPUTED DISTANCE
 - (R) RECORDED DISTANCE



PREPARED UNDER THE DIRECTION OF:

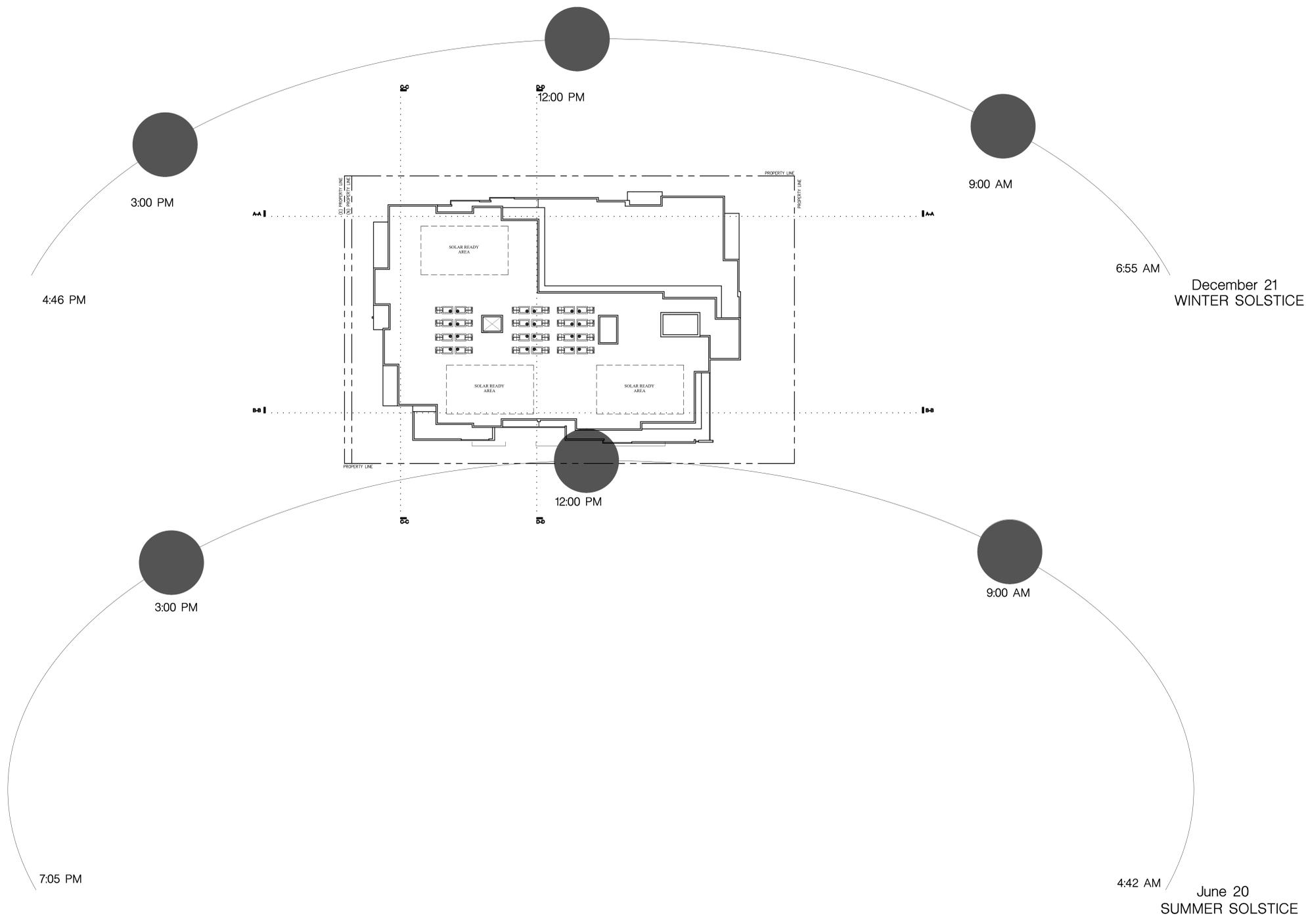
 KAREN KORGANYAN PLS 8510

PREPARED EXCLUSIVELY FOR:

SHEET TITLE
TOPOGRAPHIC SURVEY MAP

DATE	11-04-2022
SHEET NO.	1
JOB NO.	

KKL Surveying, Inc.
 6474 ODESSA AVENUE, SUITE 105, VAN NUYS, CA 91406.
 Phone: (818) 482-6532, E-mail: kklksurveying@gmail.com.



PROJECT NAME & SITE ADDRESS:

361-363 N ORANGE DR
LOS ANGELES, CA
90036

Drawing Content :

SOLAR STUDIES

BOLADarck Design + N. Battle A.I.A. Architect, Inc.

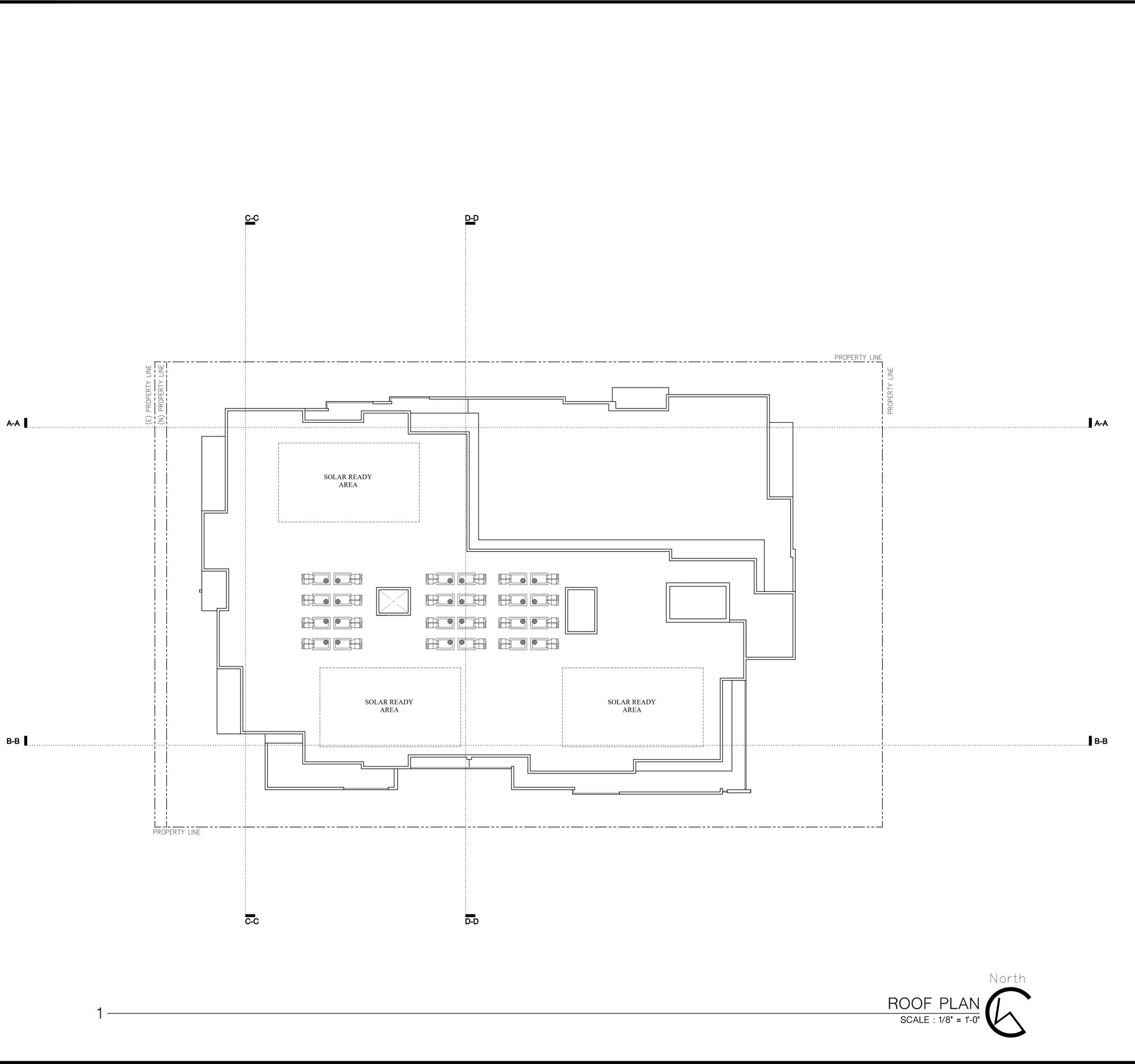


Revisions :	Date :

Designer : JPB
Manager : FF
Date : 06-28-2023
Job No : 23-108-361 ORA

Drawing No :

A-1.4



FLOOR PLAN GENERAL NOTES:

PROJECT NAME & SITE ADDRESS:
 361-363 N ORANGE DR
 LOS ANGELES, CA
 90036

Drawing Content :

ROOF PLAN

Revisions : _____ Date : _____

Designer : JPB
 Manager : FF
 Date : 06-28-2023
 Job No : 23-108-361 ORA

Drawing No :

BOLADarck

ARCHITECTURE . ENGINEERING
 408 PASADENA AVE., SUITE 6, PASADENA, CA 91105
 OFFICE : 626-381-9677 INFO@BOLADARCK.COM

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BOLADarck Design + N. Battle A.I.A. Architect, Inc.



1

North
ROOF PLAN
 SCALE : 1/8" = 1'-0"

A-2.6

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EAST ELEVATION ALONG PALM AVE. (FRONT)

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



WEST ELEVATION ALONG ALLEY (REAR)

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

MATERIALS

- 1 STUCCO BUILDING COLOR
DUNN EDWARDS PAINT
SILVER SPOON DE6366 OR EQUAL
- 2 STUCCO BUILDING COLOR
DUNN EDWARDS PAINT
LEGENDARY GRAY
DE6369 OR EQUAL



- 3 ACCENT COLOR #1
DUNN EDWARDS PAINT
LUCKY CLOVER DE6372
OR EQUAL
- 4 JAMESHARDIE
FIBER CEMENT SIDING
WHITE



- 5 PARKING GARAGE GATE:
MC NICHOLS CO. GRILL
GATE
- 6 CUSTOM
ALUMINUM/FROSTED
TEMPERED GLASS GATE



- 7 SIERRA PACIFIC WINDOWS ALUM.
CLAD WOOD FRAME ALPINE
SILVER | METALLIC FINISH &
PATIO DOORS
- 8 OMNIA ENTRY HARDWARE
MODEL: 73000 ACB
MATERIALS: STAINLESS
STEEL



- 9 CUSTOM WROUGHT IRON
GATE/FENCE
COLOR: BLACK
- 10 DECK RAIL BALCONY
RAILING



- 11 ALPINE SILVER FOR
METAL CAPS, FASCIA,
DOWNSPOUTS,
GUTTERS, & BALCONY RAILINGS
- 12 HINKLEY ATLANTIS
ALUMINUM 16"x6"x4"
DARK SKY OUTDOOR LIGHT



- 13 STONE
- 14 EXTERIOR
METAL AWNING



- 15 ORL GLASS BALCONY RAILING
- 16 WATER FEATURE



- 17 MODULAR ORNAMENT-
CUSTOMIZED PATTERN



ELEVATION NOTES:

1. REFER TO ENLARGED PLANS, DOOR/WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
2. ALL FRAMED WALLS SHALL BE CHALKED OUT AND APPROVED PRIOR TO CONSTRUCTION.
3. EXTERIOR LIGHT FIXTURES SHALL HAVE LAMP TEMPERATURE RATING OF BETWEEN 2,700 TO 3,000 KELVIN DEGREES, FOR WARM LIGHT APPEARANCE.
4. ALL BALCONY RAILINGS SHALL BE FROSTED GLASS TO CONCEAL ITEMS STORED ON BALCONIES.
5. PARAPET FLASHING/COPING SHALL MATCH THE COLOR OF THE BUILDING WALL.

BOLADarck

ARCHITECTURE . ENGINEERING

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OFFICE : 626-381-9677 INFO@BOLADARCK.COM

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PROJECT NAME & SITE ADDRESS:

361-363 N ORANGE DR
LOS ANGELES, CA
90036

Drawing Content :

ELEVATIONS

BOLADarck Design + N. Battle A.I.A. Architect, Inc.



Revisions : _____ Date : _____

Designer : JPB
Manager : FF
Date : 11-9-2023
Job No : 23-108-361 ORA

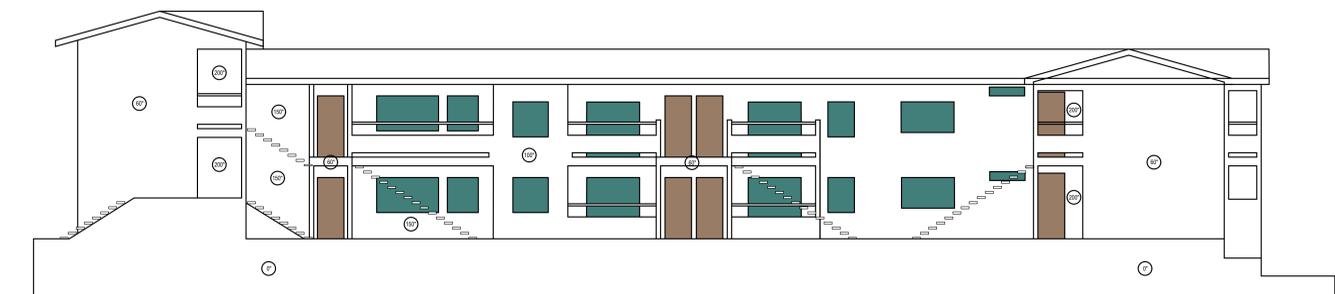
Drawing No :

A-3.0

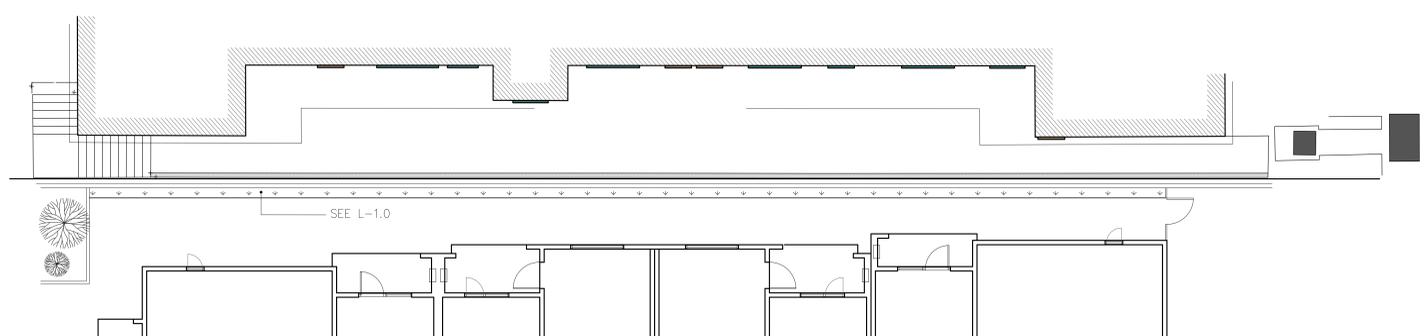
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NORTH ELEVATION
SCALE : 1/8" = 1'-0"



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



NEIGHBORING OPENINGS STUDIES
SCALE : 1/8" = 1'-0"

MATERIALS

- | | |
|---|--|
| 1 STUCCO BUILDING COLOR
DUNN EDWARDS PAINT
SILVER SPOON DE6366 OR EQUAL | 2 STUCCO BUILDING COLOR
DUNN EDWARDS PAINT
LEGENDARY GRAY
DE6369 OR EQUAL |
| 3 ACCENT COLOR #1
DUNN EDWARDS PAINT
LUCKY CLOVER DE6372
OR EQUAL | 4 JAMESHARDIE
FIBER CEMENT SIDING
WHITE |
| 5 PARKING GARAGE GATE:
MC NICHOLS CO. GRILL
GATE | 6 CUSTOM
ALUMINUM/FROSTED
TEMPERED GLASS GATE |
| 7 SIERRA PACIFIC WINDOWS ALUM.
CLAD WOOD FRAME ALPINE
SILVER METALLIC FINISH &
PATIO DOORS | 8 OMNIA ENTRY HARDWARE
MODEL: 73000 ACB
MATERIALS: STAINLESS
STEEL |
| 9 CUSTOM WROUGHT IRON
GATE/FENCE
COLOR: BLACK | 10 DECK RAIL BALCONY
RAILING |
| 11 ALPINE SILVER FOR
METAL CAPS, FASCIA,
DOWNSPOUTS,
GUTTERS, & BALCONY RAILINGS | 12 HINKLEY ATLANTIS
ALUMINUM 16"x6"x4"
DARK SKY OUTDOOR LIGHT |
| 13 STONE | 14 EXTERIOR
METAL AWNING |
| 15 ORL GLASS BALCONY RAILING | 16 WATER FEATURE |
| 17 MODULAR ORNAMENT-
CUSTOMIZED PATTERN | |

ELEVATION NOTES:

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PROJECT NAME & SITE ADDRESS:

361-363 N ORANGE DR
LOS ANGELES, CA
90036

Drawing Content :

ELEVATIONS

BOLADarck Design + N. Battle A.I.A. Architect, Inc.



Revisions : Date :

Designer : JPB
Manager : FF
Date : 11-9-2023
Job No : 23-108-361 ORA

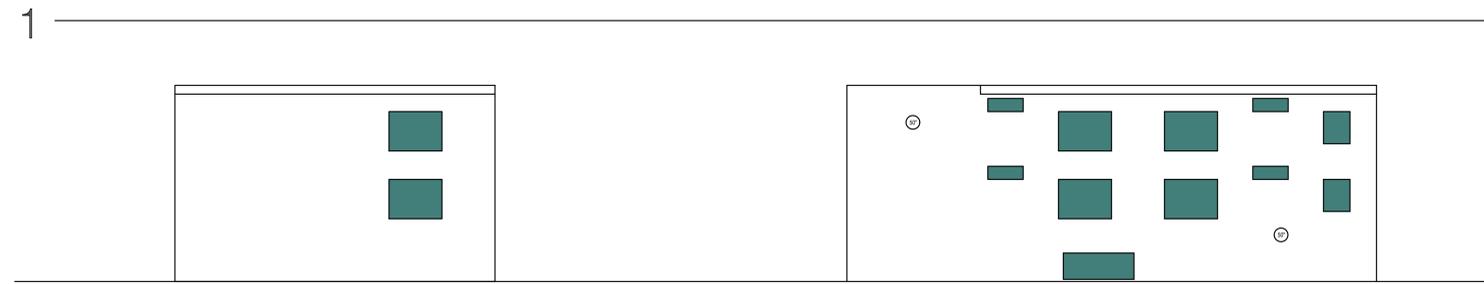
Drawing No :

A-3.1

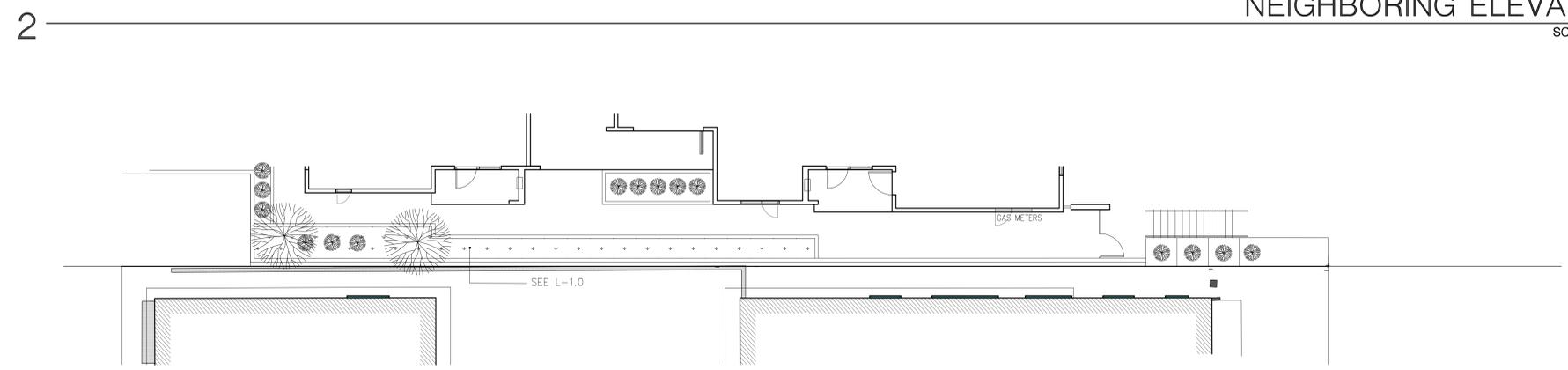
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SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



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



NEIGHBORING OPENINGS STUDIES
SCALE : 1/8" = 1'-0"

MATERIALS

- | | |
|---|--|
| 1 STUCCO BUILDING COLOR
DUNN EDWARDS PAINT
SILVER SPOON DE6366 OR EQUAL | 2 STUCCO BUILDING COLOR
DUNN EDWARDS PAINT
LEGENDARY GRAY
DE6369 OR EQUAL |
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DUNN EDWARDS PAINT
LUCKY CLOVER DE6372
OR EQUAL | 4 JAMESHARDIE
FIBER CEMENT SIDING
WHITE |
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MC NICHOLS CO. GRILL
GATE | 6 CUSTOM
ALUMINUM/FROSTED
TEMPERED GLASS GATE |
| 7 SIERRA PACIFIC WINDOWS ALUM.
CLAD WOOD FRAME ALPINE
SILVER METALLIC FINISH &
PATIO DOORS | 8 OMAIA ENTRY HARDWARE
MODEL: 73000 ACB
MATERIALS: STAINLESS
STEEL |
| 9 CUSTOM WROUGHT IRON
GATE/FENCE
COLOR: BLACK | 10 DECK RAIL BALCONY
RAILING |
| 11 ALPINE SILVER FOR
METAL CAPS, FASCIA,
DOWNSPOUTS,
GUTTERS, & BALCONY RAILINGS | 12 HINKLEY ATLANTIS
ALUMINUM 16"x6"x4"
DARK SKY OUTDOOR LIGHT |
| 13 STONE | 14 EXTERIOR
METAL AWNING |
| 15 ORL GLASS BALCONY RAILING | 16 WATER FEATURE |
| 17 MODULAR ORNAMENT-
CUSTOMIZED PATTERN | |

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PROJECT NAME & SITE ADDRESS:

361-363 N ORANGE DR
LOS ANGELES, CA
90036

Drawing Content :

ELEVATIONS



Revisions :	Date :

Designer : JPB
Manager : FF
Date : 11-9-2023
Job No : 23-108-361 ORA

Drawing No :

A-3.2

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URBANA SMOOTH STONE VENEER
 PRODUCT: URBANA
 COLOR: FRENCH WHITE
 CORONADO.COM
 TEL: 800.847.8663

STONE



(OR EQUAL PRODUCT)

SMOOTH STUCCO
 COLOR EQUALS:
 DUNN EDWARDS
 PRODUCT: PAINT COLOR
 COLOR: SILVER SPOON
 DUNNEDWARDS.COM
 TEL: (888) 337-2468

SMOOTH STUCCO



(OR EQUAL PRODUCT)

SMOOTH STUCCO
 COLOR EQUALS:
 DUNN EDWARDS
 PRODUCT: PAINT COLOR
 COLOR: LEGENDARY GRAY
 DUNNEDWARDS.COM
 TEL: (888) 337-2468
 (OR EQUAL PRODUCT)

SMOOTH STUCCO



SMOOTH STUCCO
 COLOR EQUALS:
 DUNN EDWARDS
 PRODUCT: PAINT COLOR
 COLOR: LUCKY CLOVER
 DUNNEDWARDS.COM
 TEL: (888) 337-2468

SMOOTH STUCCO



(OR EQUAL PRODUCT)

PRODUCT: ZIGGY
 CUSTOMIZED PATTERN
 WWW.MODULARARTS.COM
 TEL: 206.788.4210

MODULAR ORNAMENT



(OR EQUAL PRODUCT)

ALPINE SILVER FOR METAL CAPS, FASCIA, DOWNSPOUTS, GUTTERS, & BALCONY RAILINGS
 TEL:

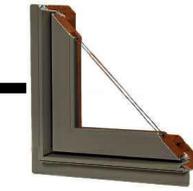
METAL



(OR EQUAL PRODUCT)



WINDOW



SIERRA PACIFIC WINDOWS
 PRODUCT: ALUM CLAD WOOD FRAME ALPINE
 COLOR: SILVER- METALIC FINISH
 BASE:
 SIERRAPACIFICWINDOWS.COM
 TEL: 800.433.4873

(OR EQUAL PRODUCT)

PATIO DOOR



SIERRA PACIFIC WINDOWS
 PRODUCT: CLAD MULTI-SLIDE PLUS SYSTEMS
 SIERRAPACIFICWINDOWS.COM
 TEL: 800.824.77.44

(OR EQUAL PRODUCT)

CUSTOM GLASS GATE



CUSTOM ALUMINUM/FROSTED TEMPERED GLASS GATE

(OR EQUAL PRODUCT)

GLASS BALCONY RAILING



CRL GRS GLAZING SYSTES
 CRLAURENCE.COM
 TEL:800.421.6144

(OR EQUAL PRODUCT)

PARKING/GARAGE GATE



MCNICHOLS.COM
 TEL: (855).672.0633

(OR EQUAL PRODUCT)

OUTDOOR LIGHTING



M. WALL-MOUNT LANTERN HINKLEY
 PRODUCT: ATLANTIS
 FINISH: BRONZE
 WWW. HINKLEY.COM
 TEL: (440) 653-5500

(OR EQUAL PRODUCT)

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PROJECT NAME & SITE ADDRESS:

361-363 N ORANGE DR
 LOS ANGELES, CA
 90036

Drawing Content :

MATERIAL BOARD

BOLADarck Design + N. Battle A.I.A. Architect, Inc.



Revisions : _____ Date : _____

Designer : JPB
 Manager : FF
 Date : 06-28-2023
 Job No : 23-108-361 ORA

Drawing No :

A-3.3

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FXLuminaire

LED Specialty Lights



PROJECT	
CATALOG#	
TYPE	
NOTES	

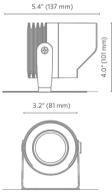
LL Specialty Light SPECIFICATIONS

Lamp	1LED	3LED	3LEDT	6LED	9LED	ZDC
Hologen Lumen Equivalent	10W	20W	20W	35W	50W	20W
Total Lumens*	110	225	121	445	600	140
Input Voltage	10 to 15V	11 to 15V				
Input Power (W)	2.0	4.2	4.2	8.2	10.0	9.1
VA	2.4	4.5	4.5	9.7	10.7	11.0
Efficacy (Lumens/Watt)	54	54	34	54	46	26
Color Rendering Index (CRI)	84	84	--	84	84	81
Center Beam Candlepower**						
Spot (17°-20°)	400	1100	492	2,700	3,500	170
Dimming	PWM, Phase**	--				
RGBW Available	No	No	No	No	No	Yes
Luxor Compatibility						
Default	Zoning	Zoning	--	Zoning	Zoning	--
ZD Option	Zoning/ Dimming	Zoning/ Dimming	Zoning/ Dimming	Zoning/ Dimming	Zoning/ Dimming	--
ZDC Option	--	--	--	--	Zoning/ Dimming / Color	--
Minimum Rated Life (L70)	50,000 Hrs	50,000 Hrs				

* Information not available for Flood or Wide Flood.
** For optimal performance, use a trailing-edge, phase-out dimmer.
** Measured using the 3,900K CCT lens. Multiples for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

LL Underwater Light DESIGNER PREMIUM

Durable brass underwater light for illuminating water features. An RGBW version is also available for use with Luxor® ZDC systems.



Quick Facts

- Corrosion-resistant die-cast brass
- Natural brass with tumbled finish
- Cree® integrated LEDs
- Stainless steel mounting stand
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V

LANDSCAPE LIGHTING

Learn more. Visit: fxl.com | 760.744.5240

FXLuminaire

LED Path Lights



PROJECT	
CATALOG#	
TYPE	
NOTES	

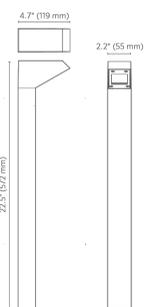
M-PK Path Light SPECIFICATIONS

Lamp	1LED	3LED	ZDC
Total Lumens*	67	152	110
Input Voltage	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	6.0
VA Total	2.4	4.5	7.2
Lumens per Watt (Efficacy)	34	36	18
CRI (Ra)	80+	80+	80+
Max Candela	60	143	74
Dimming	PWM, Phase	PWM, Phase	--
RGBW Available	No	No	Yes
Luxor Compatibility			
Default	Zoning	Zoning	--
ZD Option	Zoning/ Dimming	Zoning/ Dimming	--
ZDC Option	--	--	Zoning/ Dimming / Color
Minimum Rated Life (L90/B10)	55,000 Hrs	55,000 Hrs	55,000 Hrs

*Measured using the 3,900K CCT lens. Multiples for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

M-PK Path Light DESIGNER PLUS

Made with durable die-cast aluminum, the stylish M-PK path light adds elegance and sophistication to modern lighting installations.



Quick Facts

- Tamper-resistant features
- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V

LANDSCAPE LIGHTING

Learn more. Visit: fxl.com | +1760.744.5240

LL Specialty Light ORDERING INFORMATION

Fixture	Luxor Option	Output	Compliance	Finish	Wire Lead
LL*	[default] Zone	1LED 2.0W, 2.4VA	[default] North America (UL-listed)	B5 Brass	[default] 30' (9 m) Lead
	ZD Zone/Dim	3LED 4.2W, 4.5VA	E Int'l (CE approved)		100' (30 m) Lead
	3LEDT**	Wildlife-Friendly Amber (588-595 nm)			
	6LED	8.2W, 9.7VA			
		9LED	10.0W, 10.7VA		
		ZDC Zone/Dim/Color	[default ZDC option] 9.1W, 11.0VA		

EXAMPLE FIXTURE CONFIGURATION: LL-ZD-4LED-E-B5-100
* Ships with mounting stand
** Available with ZD Luxor option only

BEAM ANGLE LENSES: Specify Separately

Lens Options	1LED	2LED	3LED
DIFFUSER 18" (preassembled)	770600	773300	771600
FLOOD LENS 35" (factory)	1LEDFLNS	3LEDFLNS	9LEDFLNS
WIDE FLOOD LENS 60" (2 notches)	1LEDWFLNS	3LEDWFLNS	9LEDWFLNS

LENS ACCESSORIES: Specify Separately

Item	Code
HEX BAFFLE MR-16 Size	250015240000
SOLITE SPREAD LENS MR-16 Size	250015240000
LINEAR SPREAD LENS MR-16 Size	250013550000



LANDSCAPE LIGHTING

LL Specialty Light PHOTOMETRICS

LL 3LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width
4' (1.2 m)	52 fc (160 k)	1' (0.4 m)
8' (2.4 m)	13 fc (40 k)	2' (0.7 m)
12' (3.7 m)	6 fc (20 k)	4' (1.3 m)
16' (4.9 m)	3 fc (10 k)	5' (1.5 m)
20' (6.1 m)	2 fc (7 k)	6' (1.8 m)
24' (7.3 m)	1.2 fc (4 k)	8' (2.4 m)

LL 3LEDT Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width
4' (1.2 m)	30 fc (92 k)	2' (0.5 m)
8' (2.4 m)	8 fc (24 k)	3' (0.9 m)
12' (3.7 m)	3 fc (9 k)	5' (1.4 m)
16' (4.9 m)	1.9 fc (6 k)	6' (1.8 m)
20' (6.1 m)	1.2 fc (4 k)	8' (2.3 m)
24' (7.3 m)	0.8 fc (3 k)	9' (2.7 m)

LL 6LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width
4' (1.2 m)	118 fc (1,265 k)	1' (0.4 m)
8' (2.4 m)	29 fc (317 k)	2' (0.7 m)
12' (3.7 m)	13 fc (141 k)	4' (1.3 m)
16' (4.9 m)	7 fc (75 k)	5' (1.4 m)
20' (6.1 m)	5 fc (51 k)	6' (1.8 m)
24' (7.3 m)	3 fc (33 k)	7' (2.2 m)

LL 9LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width
4' (1.2 m)	150 fc (1,615 k)	1' (0.4 m)
8' (2.4 m)	38 fc (404 k)	2' (0.7 m)
12' (3.7 m)	17 fc (180 k)	4' (1.1 m)
16' (4.9 m)	9 fc (101 k)	5' (1.4 m)
20' (6.1 m)	6 fc (65 k)	6' (1.8 m)
24' (7.3 m)	4 fc (39 k)	8' (2.3 m)

LL ZDC Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width
4' (1.2 m)	12 fc (129 k)	3' (1.0 m)
8' (2.4 m)	3 fc (31 k)	6' (1.9 m)
12' (3.7 m)	1.3 fc (14 k)	9' (2.8 m)
16' (4.9 m)	0.7 fc (8 k)	12' (3.8 m)
20' (6.1 m)	0.5 fc (5 k)	16' (4.8 m)
24' (7.3 m)	0.3 fc (3 k)	19' (5.8 m)

Learn more. Visit: fxl.com | 760.744.5240

M-PK Path Light ORDERING INFORMATION

Fixture	Luxor Option	Lamp	Compliance	Finish
M-PK*	[default] Zone	1LED 67 Lumens	[default] North America (UL-listed)	BZ Bronze
	ZD Zone/Dim	3LED 152 Lumens	E Int'l (CE Certified)	SV Silver
	ZDC Zone/Dim/Color	[default ZDC option] 110 Lumens		FB Black
				DG Desert Granite
				W1 Weathered Iron

EXAMPLE FIXTURE CONFIGURATION: M-PK-ZD-3LED-SV
* Ships with 30" (762 mm) length of 1" (25 mm) conduit

MOUNTING OPTIONS: Specify Separately

Mounts	Catalog No.
M-PL DECK MOUNT 2.2" x 1.6" x 1.7" (55 mm x 41 mm x 51 mm)	M-PL-DM-XXX*

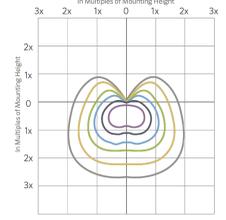
**XX - Power coat color code



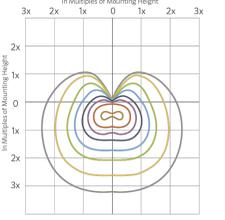
LANDSCAPE LIGHTING

M-PK Path Light PHOTOMETRICS

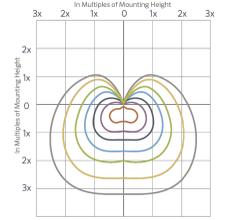
M-PK 1LED Isofootcandle Plot



M-PK 3LED Isofootcandle Plot



M-PK ZDC Isofootcandle Plot



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BOLADarck Design + N. Battle A.I.A. Architect, Inc.



Revisions: _____ Date: _____

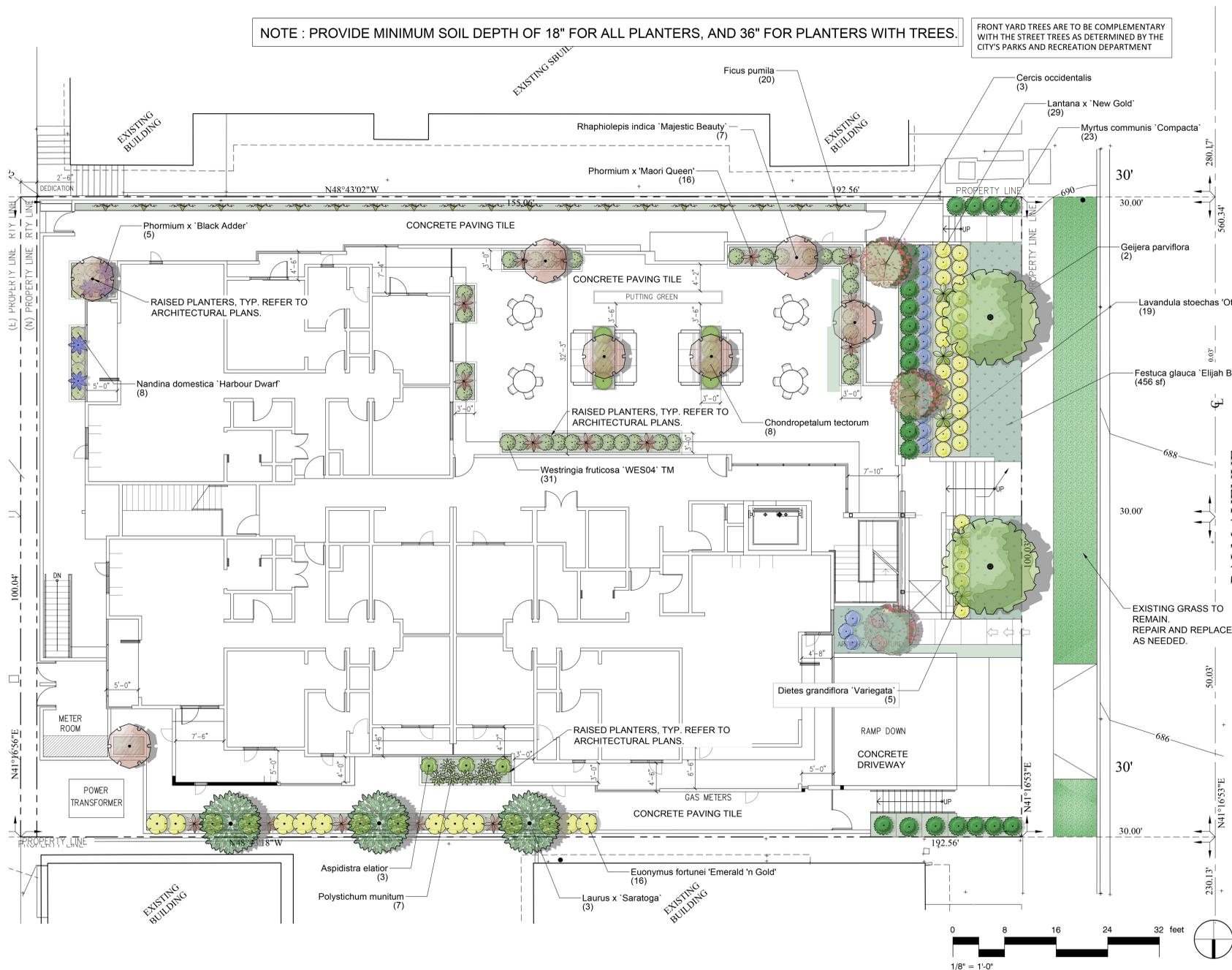
Designer: JPB
Manager: FF
Date: 06-28-2023
Job No: 23-108-361 ORA

Drawing No: _____

AD-1

NOTE : PROVIDE MINIMUM SOIL DEPTH OF 18" FOR ALL PLANTERS, AND 36" FOR PLANTERS WITH TREES.

FRONT YARD TREES ARE TO BE COMPLEMENTARY WITH THE STREET TREES AS DETERMINED BY THE CITY'S PARKS AND RECREATION DEPARTMENT



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY	MATURE HEIGHT	
	Cercis occidentalis Western Redbud	24"box	Low	3	10' ht.	
	Geijera parviflora Australian Willow	48"box	Low	2	20' ht.	
	Laurus x 'Saratoga' Saratoga Hybrid Laurel	24"box	Low	3	20' ht.	
	Rhapiolepis indica 'Majestic Beauty' Majestic Beauty Indian Hawthorn	24"box	Low	7	12' ht.	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY	MATURE HEIGHT	
	Aspidistra elatior Cast Iron Plant	5 gal	Moderate	3	3' ht.	
	Chondropetalum tectorum Cape Rush	1 gal	Low	8	3' ht.	
	Diets grandiflora 'Variegata' Striped Fortnight Lily	5 gal	Low	5	3' ht.	
	Euonymus fortunei 'Emerald 'n Gold' Emerald 'n Gold Wintercreeper	5 gal	Moderate	16	3'-4' ht.	
	Ficus pumila Creeping Fig	1 gal	Moderate	20	6 - 18" ht.	
	Lantana x 'New Gold' New Gold Lantana	1 gal	Very Low	29	2' ht.	
	Lavandula stoechas 'Otto Quast' Otto Quast Spanish Lavender	1 gal	Low	19	3' ht.	
	Myrtus communis 'Compacta' Dwarf Myrtle	5 gal	Low	23	3' ht.	
	Nandina domestica 'Harbour Dwarf' Dwarf Heavenly Bamboo	1 gal	Low	8	18" ht.	
	Phormium x 'Black Adder' New Zealand Flax	5 gal	Low	5	3' ht.	
	Phormium x 'Maori Queen' Maori Queen New Zealand Flax	5 gal	Low	16	3 - 4' ht.	
	Polystichum munitum Western Sword Fern	5 gal	Moderate	7	3' ht.	
	Westringia fruticosa 'WES04' TM Grey Box Coast Rosemary	5 gal	Low	31	3' ht.	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	QTY	MATURE HEIGHT
	Festuca glauca 'Elijah Blue' Blue Fescue	4"pot	Low		456 sf	6 - 18" ht.



DATE 11-06-20
SCALE AS SHOWN
DRAWN BY SH
CHECKED BY AA

REVISIONS/PLAN LOG

Revisions 10-20-22
Revisions 06-14-23

PROJECT AND CLIENT NAME

PALM TOWNHOME LLC

529-537 E. PALM AVE.
BURBANK, CA 91501

SHEET DESCRIPTION

PLANTING PLAN

TREE CALCULATIONS

FRONT GARDEN LENGTH = 72 LINEAR FEET = 72/40 = 2 TREES REQUIRED, 5 PROVIDED
REAR GARDEN LENGTH = 77 LINEAR FEET = 77/40 = 2 TREES REQUIRED, 2 PROVIDED
NORTH SIDE GARDEN LENGTH = 109 LINEAR FEET = 3 TREES REQUIRED, 3 PROVIDED

PLANTED AREA = 1770 SF
SHRUBS = 190
190/177 = 1.1 PLANTS PER 10 SQUARE FEET



Cercis occidentalis



Geijera parviflora



Laurus 'Saratoga'



Rhapiolepis 'Majestic Beauty'



Aspidistra elatior



Chondropetalum tectorum



Diets grandiflora 'Variegata'



Euonymus fortunei 'Emerald 'n Gold'



Ficus pumila



Lantana 'New Gold'



Lavandula stoechas



Myrtus compacta



Nandina domestica 'Harbor Dwarf'



Phormium 'Black Adder'



Phormium 'Maori Queen'



Polystichum munitum



Westringia 'Grey Box'



Festuca 'Elijah Blue'