



**MARIPOSA AND VALLEYHEART**  
 BURBANK, CALIFORNIA

BUILDER/DEVELOPER:  
**Butterfly Gardens LLC**  
 1812 W. BURBANK BLVD.  
 SUITE 7350  
 BURBANK, CA 91506

ARCHITECT:  
**KTGY GROUP, INC**  
 17911 VON KARMAN AVE  
 SUITE 200  
 IRVINE, CA 92614

CIVIL:  
**KHR ASSOCIATES**  
 17530 VON KARMAN AVE  
 SUITE 200  
 IRVINE, CA 92614

LANDSCAPE:  
**STUDIO PAD, INC**  
 23282 MILL CREEK DRIVE  
 SUITE 200  
 LAGUNA HILLS, CA 92653

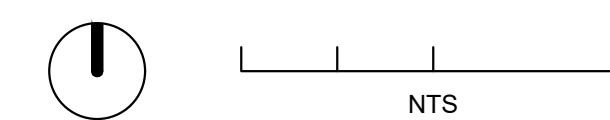


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**MARIPOSA AND VALLEYHEART**  
 BURBANK, CA ## 2021-0883

Plot Date: 10/26/2022  
 NOI Submittal - SB35: 10/26/2022



TITLE SHEET

A0.0

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LANDSCAPE

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CIVIL

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ARCHITECTURE

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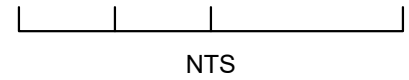


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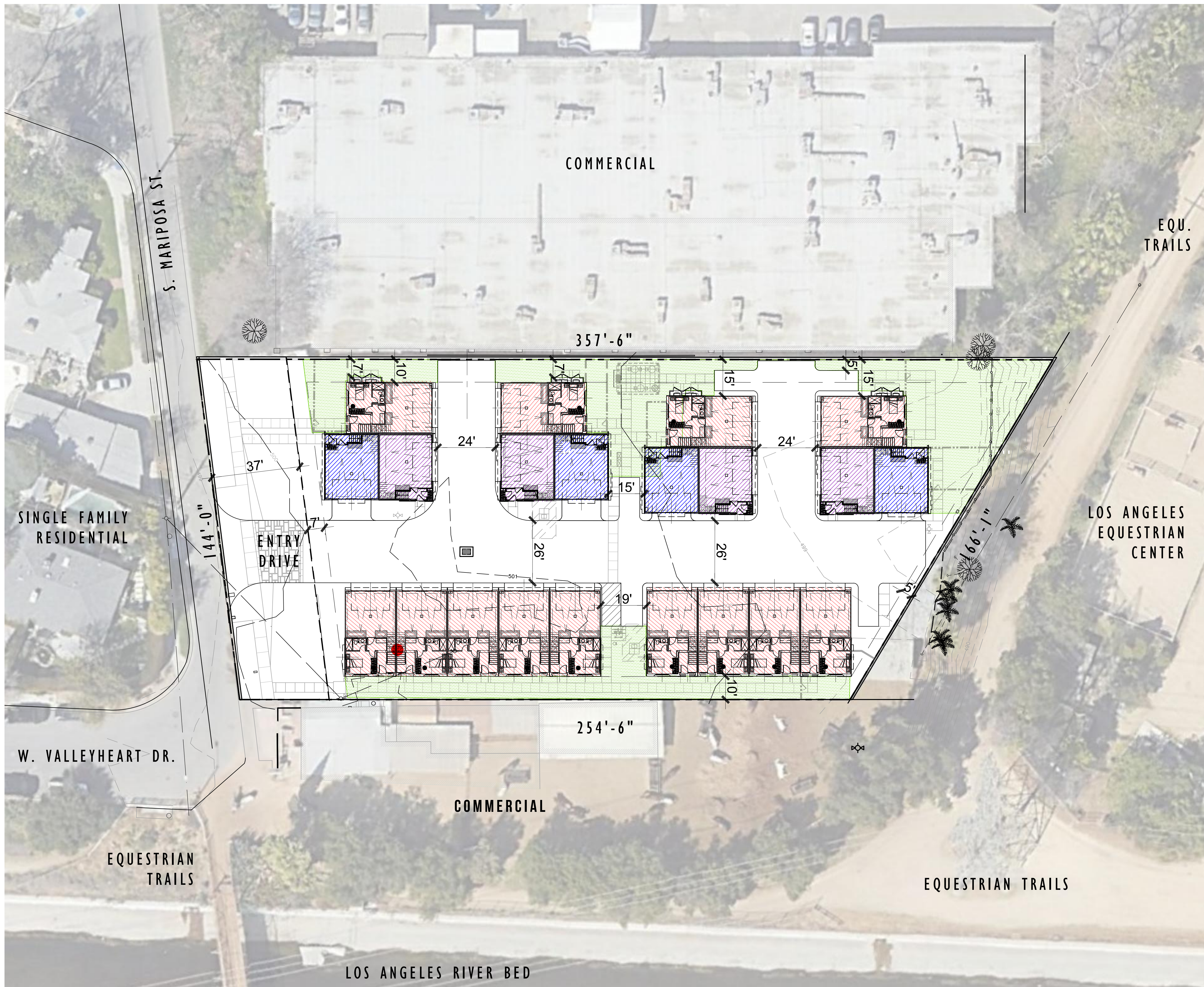
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SHEET INDEX

A0.1



**SITE INFORMATION**

Address: Mariposa and Valleyheart  
 Site Area: +1.0 ac (Gross)  
 City: Burbank  
 County: Los Angeles County  
 Existing Zone: M-1 Limited Industrial

General Plan: Rancho Commercial  
 Fire Code: California Fire Code

(M-1) Front Setback: 5' or 20% bldg height whichever greater

**Site Plan Summary**

Site Area: +1.0 ac (Gross)  
 Mariposa St Dedication: +0.12 ac  
 Net Area: +0.88 ac  
 Units: 21 du  
 Net Density: 23.9 du/ac

**Units**

Plan 1 (1,178sf - 2bd/2.5ba)	4 du
Plan 1X (1,173sf - 2bd/2.5ba)	4 du
Plan 2 (1,689sf - 3bd+den/2.5ba)	13 du
<b>Total</b>	<b>21 du</b>

Required Parking: 1 Space/Unit (Per Section 65913.4.(d)(2))

Parking Provided	
Garage	42 spaces
Open Parking	5 spaces
<b>Total</b>	<b>47 spaces (2.23 spaces/du)</b>

Provided Open Space	
Common	7,000 sf
Private 21x50sf/du	1,050 sf
<b>Total</b>	<b>8,050 sf</b>

(For SB-35 Submittal)

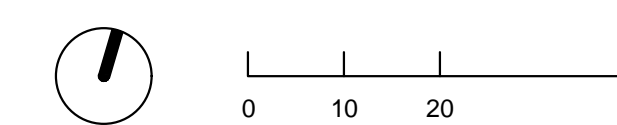


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SITE PLAN

A1.0



CT-300

CT-200

CONCEPTUAL FRONT ELEVATION



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CONCEPTUAL FRONT STREET ELEVATION

A1.1

LEGEND

- 1 Stucco, 16/20 Sand Finish
- 2 Concrete 'S' Tiles
- 3 Gable End Faux Decorative Vent (Recesses)
- 4 Recessed 1" Stucco /Simulated Wood Header Trim
- 5 Recessed Beam/Trim (Wrap Color as Needed) with Simulated Wood Corbels
- 6 Stucco Recess/Reveal
- 7 Exposed Wood Truss Tails with 2x3 Wood Fascia
- 8 Decorative Stucco Eave
- 9 Recess Faux Wood Panel Insert
- 10 Decorative Scalloped Stucco Sill Trim
- 11 Decorative Simulated Wood Corbel
- 12 Decorative Canvas/Metal Spear Awning
- 13 Fiberglass Decorative Front Door
- 14 Vinyl Windows
- 15 Fiber Cement Trim at Bay Window
- 16 Fiber Cement Bd. Panel
- 17 Stucco Arch
- 18 Low Stucco Barranca w/ Concrete Tile Cap
- 19 Decorative Shutters with Metal Faux Straps
- 20 Decorative Stucco Chimney/Stucco Finial
- 21 Decorative Metal Tube and Wood Plank Pot Holder
- 22 Decorative Stucco Corbel
- 23 Accent Battered Ceramic Tile Surround
- 24 Metal Decorative Sectional Garage Door
- 25 Decorative Exterior Lights & Address
- 26 Metal Utility Door

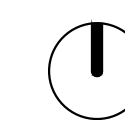


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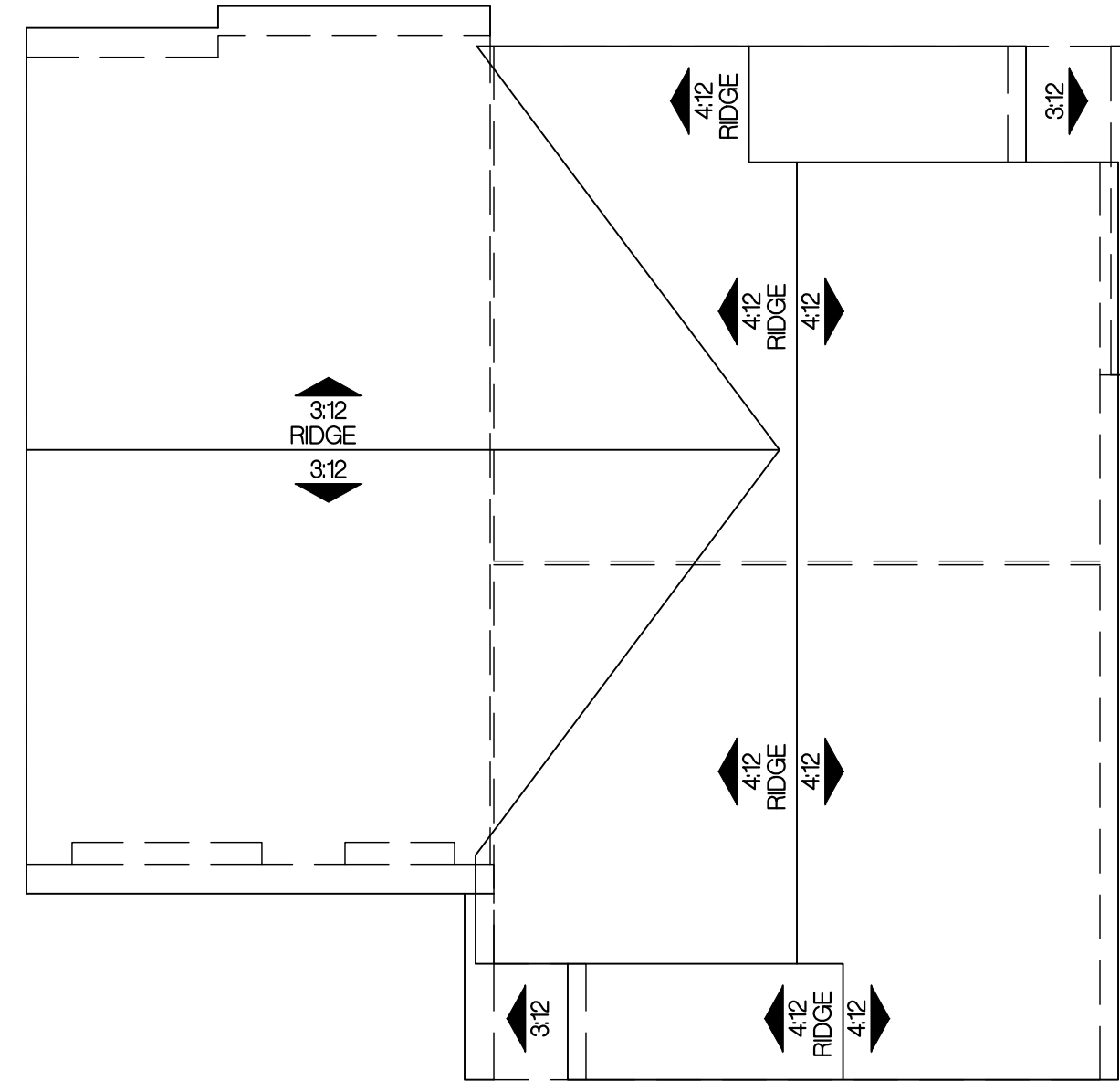
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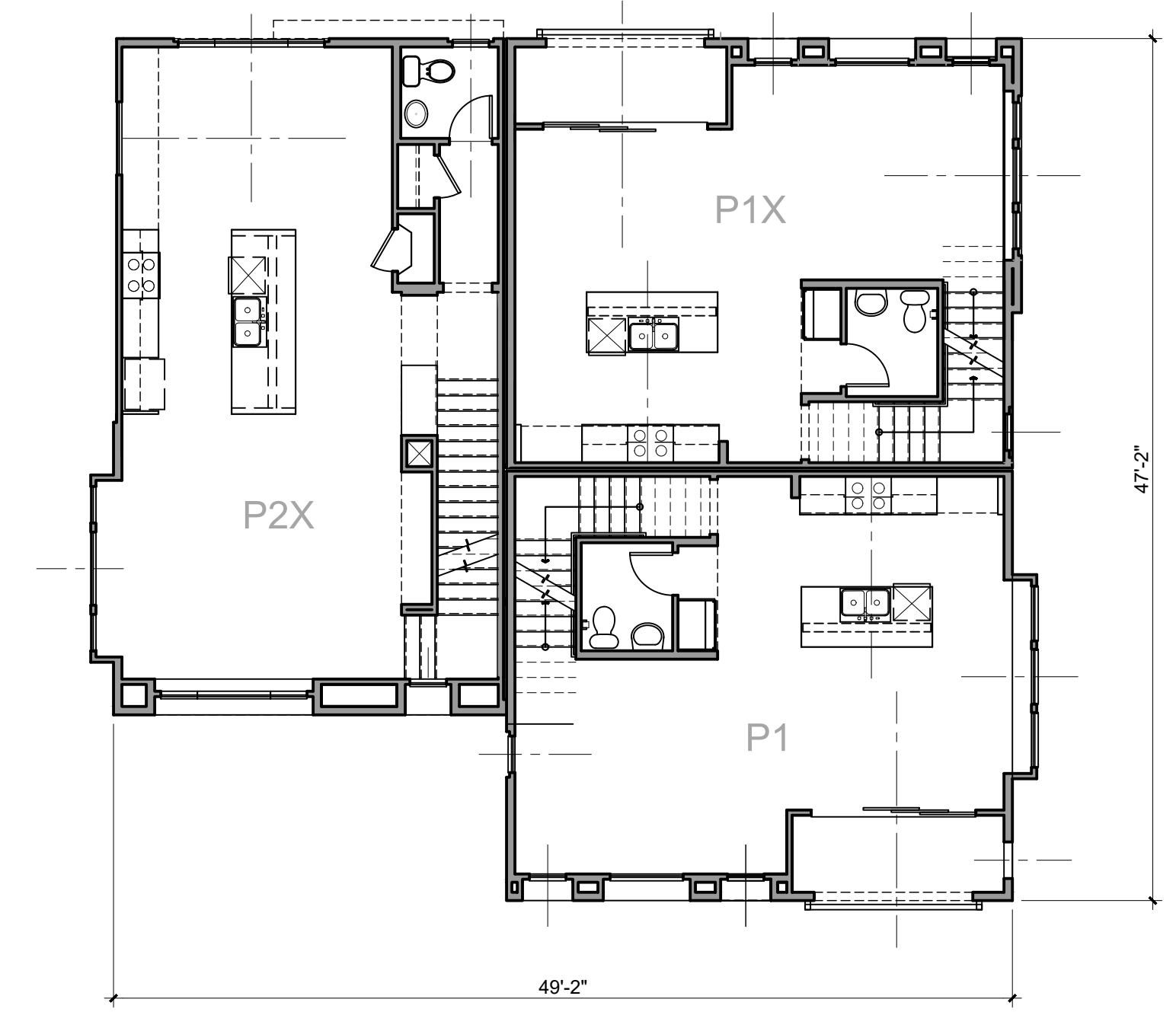
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CT-100 (3-PLEX)  
ELEVATIONS

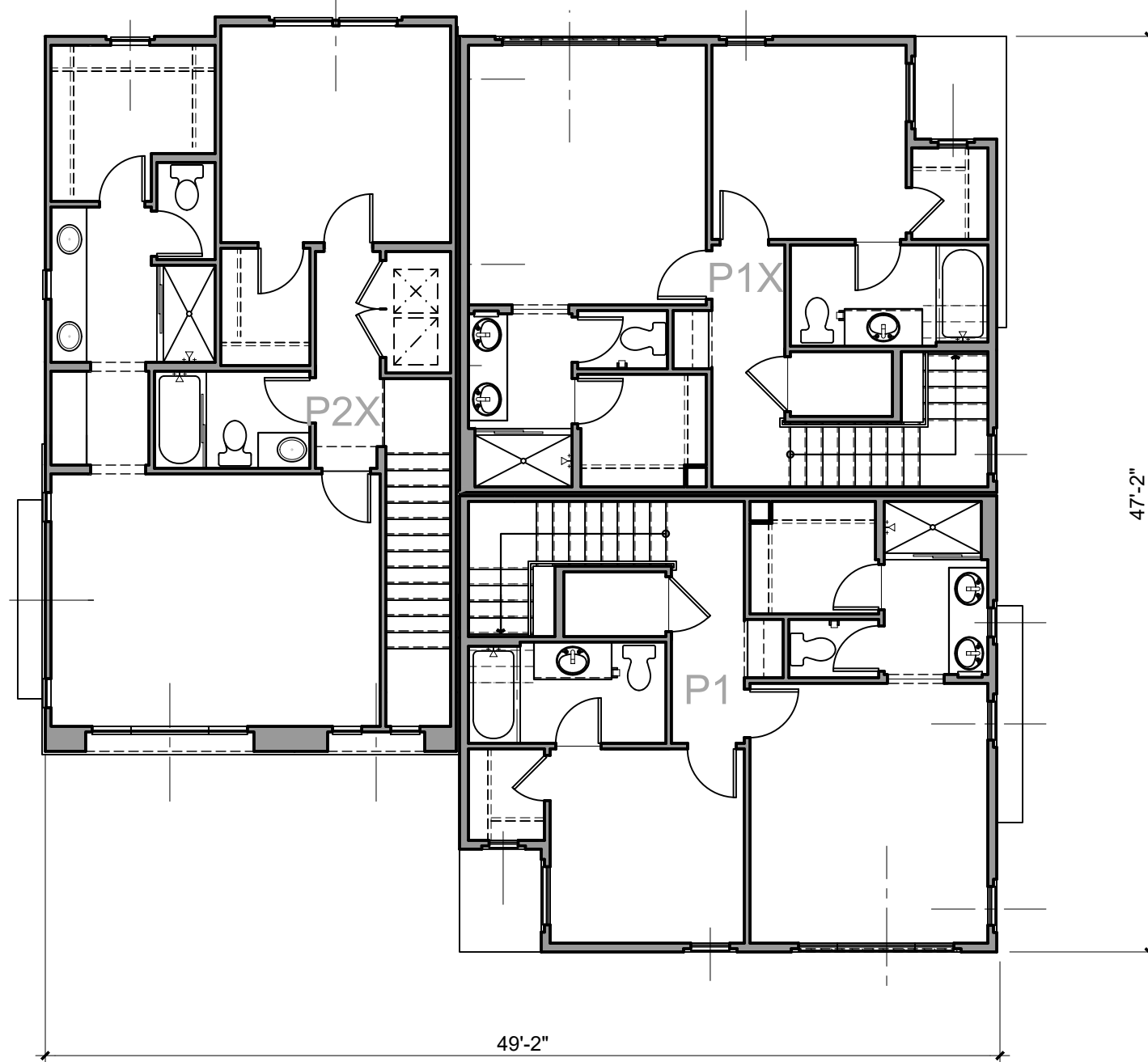
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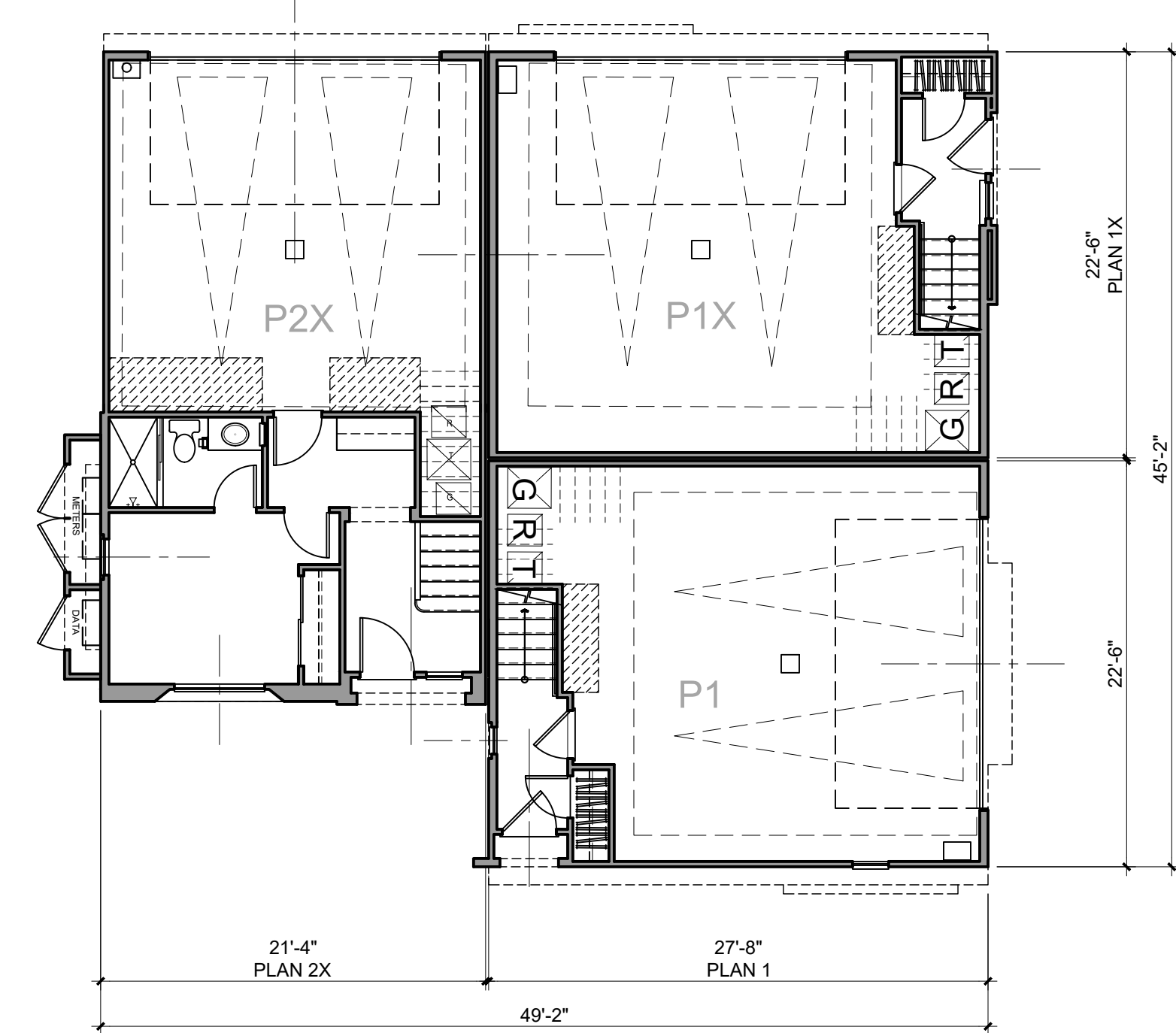
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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CT-100 (3-PLEX)  
BUILDING PLAN

A2.1

- LEGEND**
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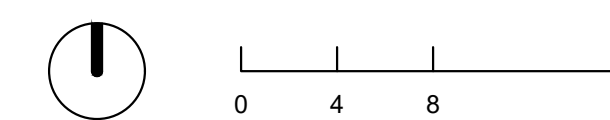


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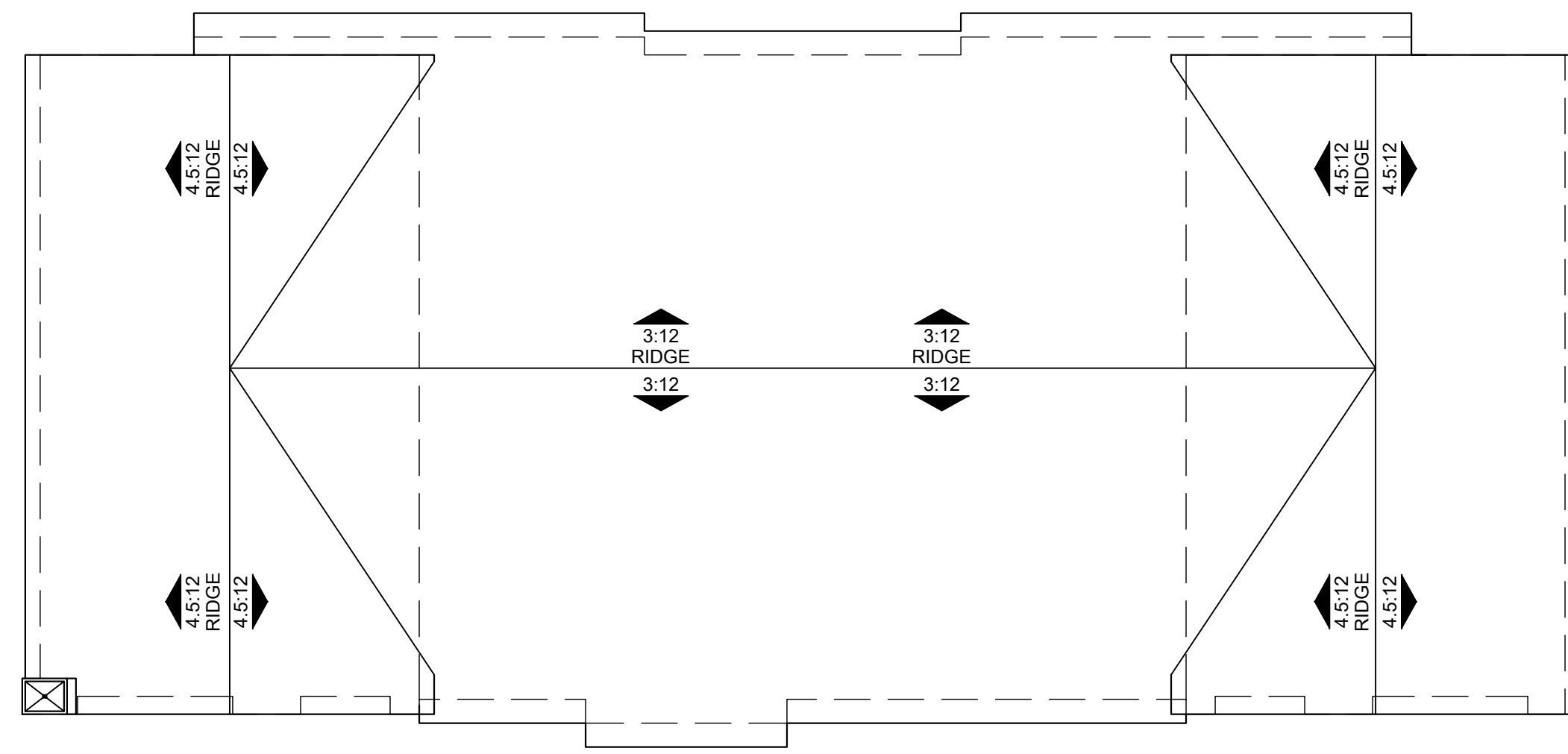
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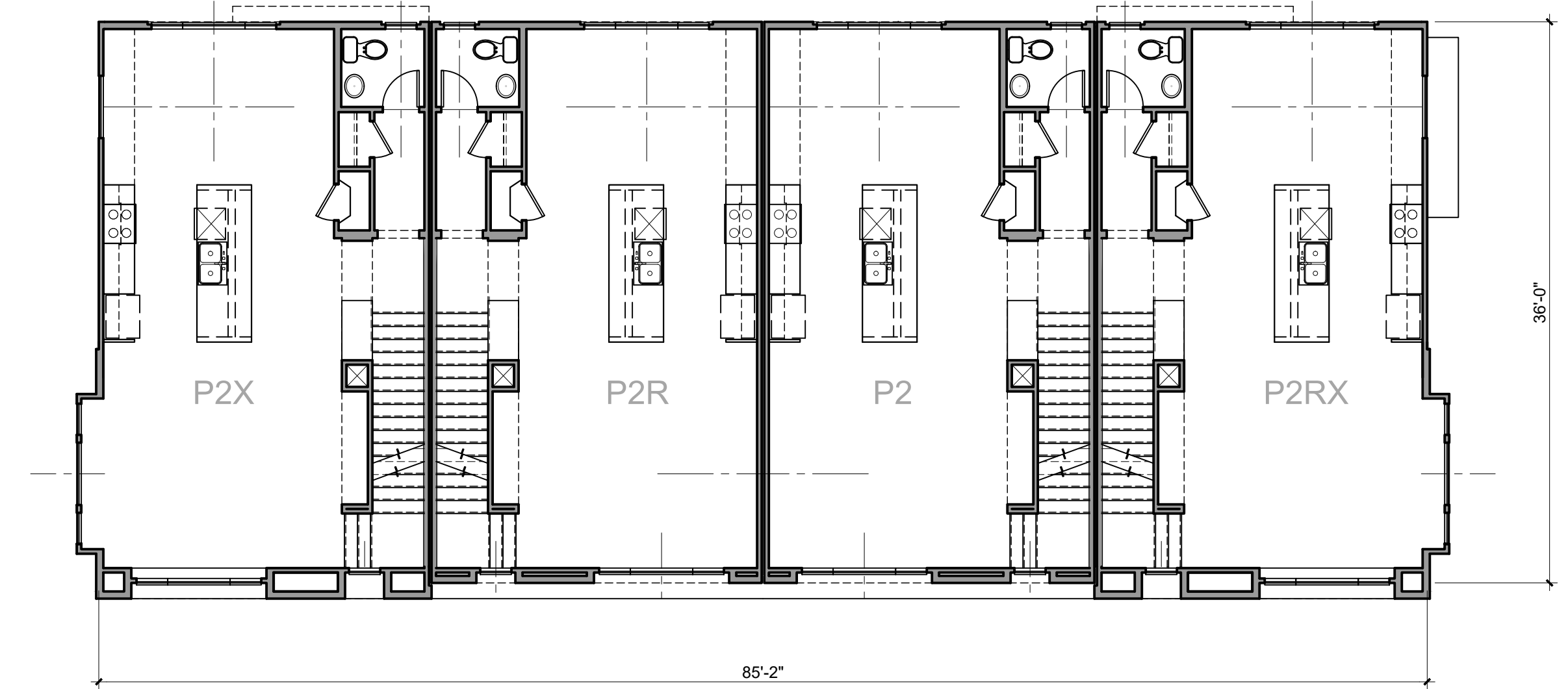


**CT-200 (4-PLEX)**  
 ELEVATIONS

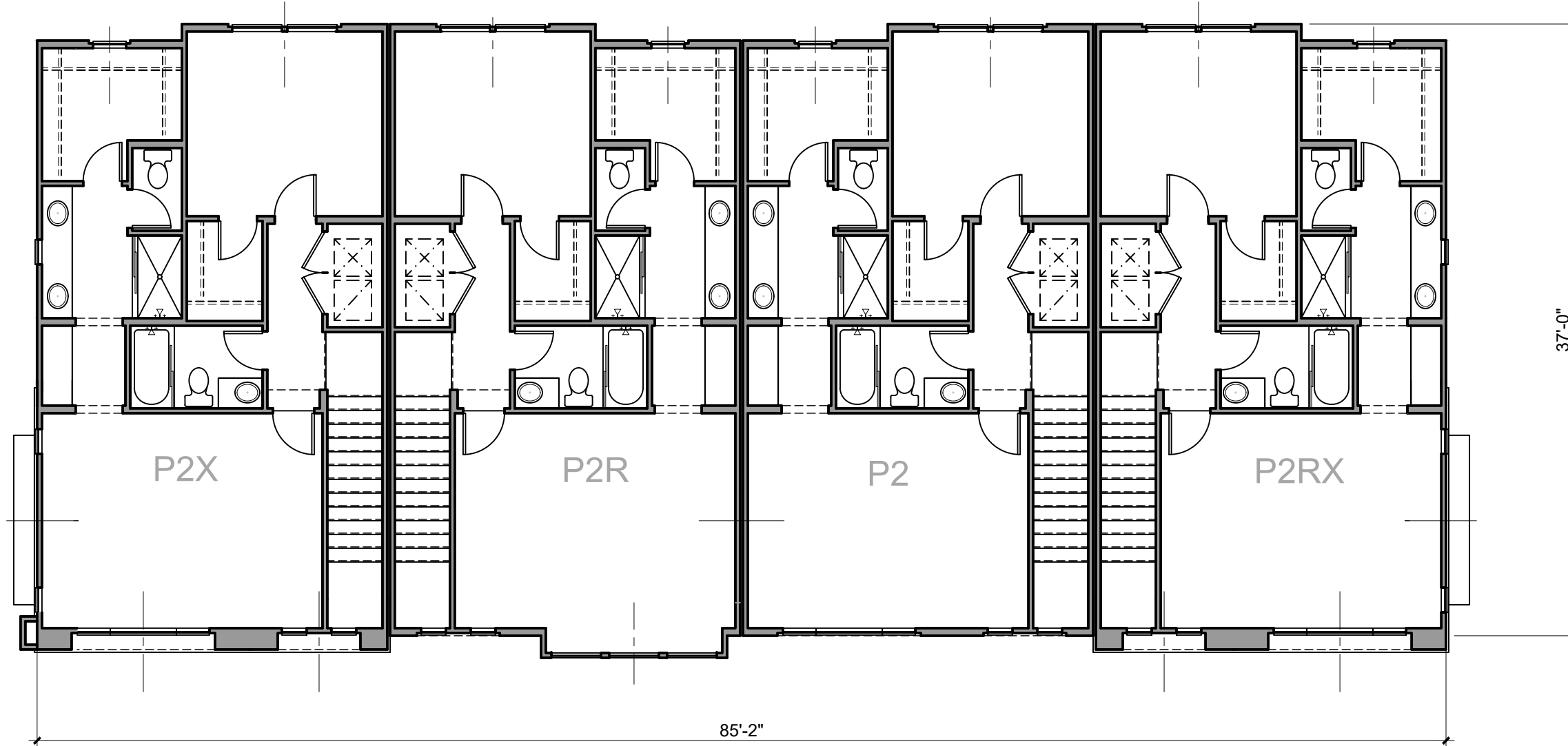
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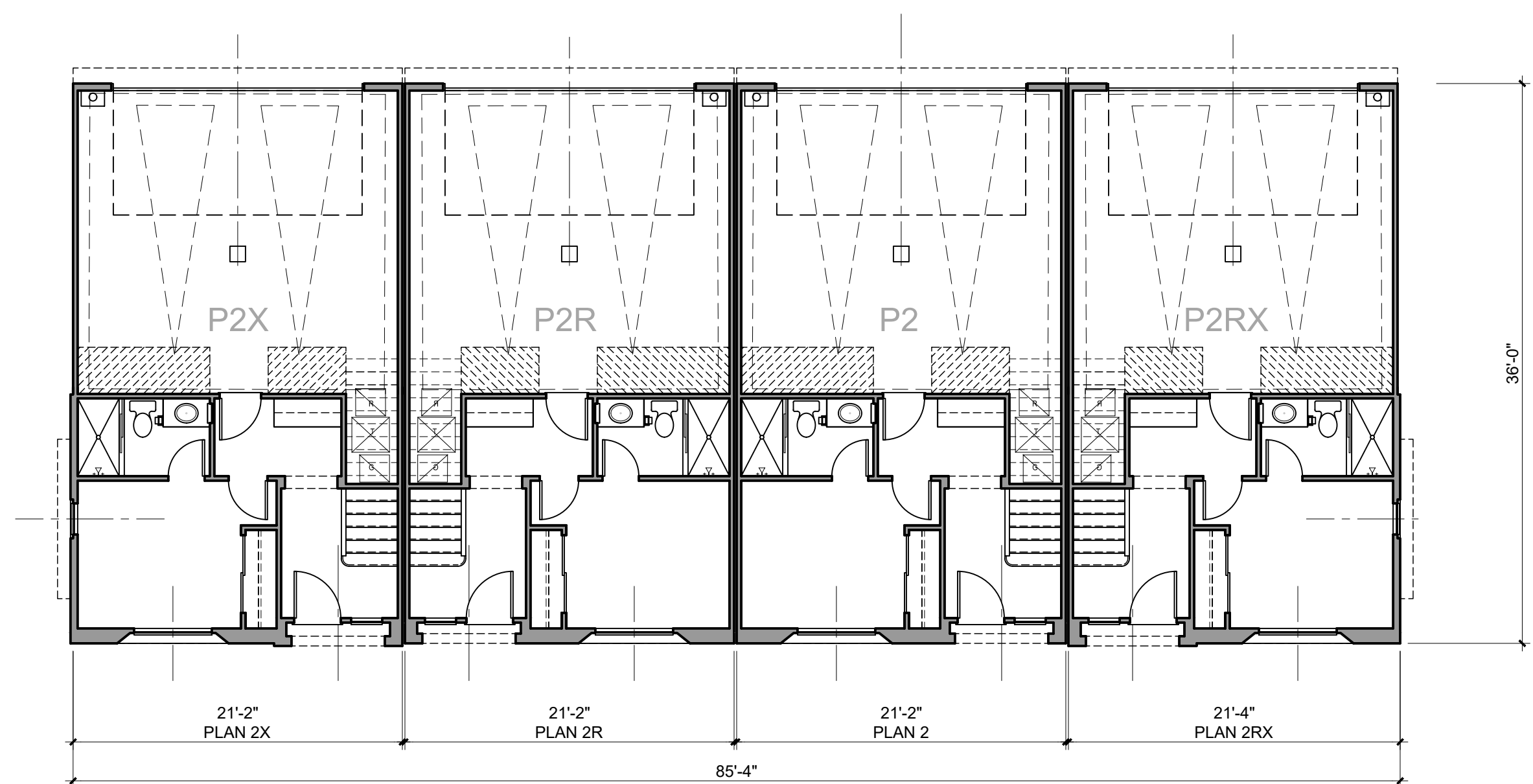
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

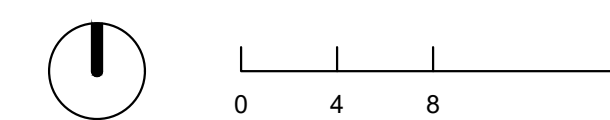


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**CT-200 (4-PLEX)**  
COMPOSITE PLAN

**A3.1**



- LEGEND**
- 1 Stucco, 16/20 Sand Finish
  - 2 Concrete 'S' Tiles
  - 3 Gable End Faux Decorative Vent (Recesses)
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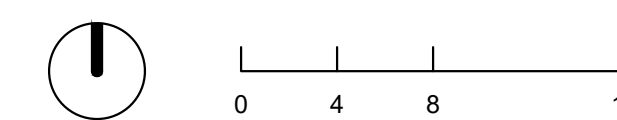


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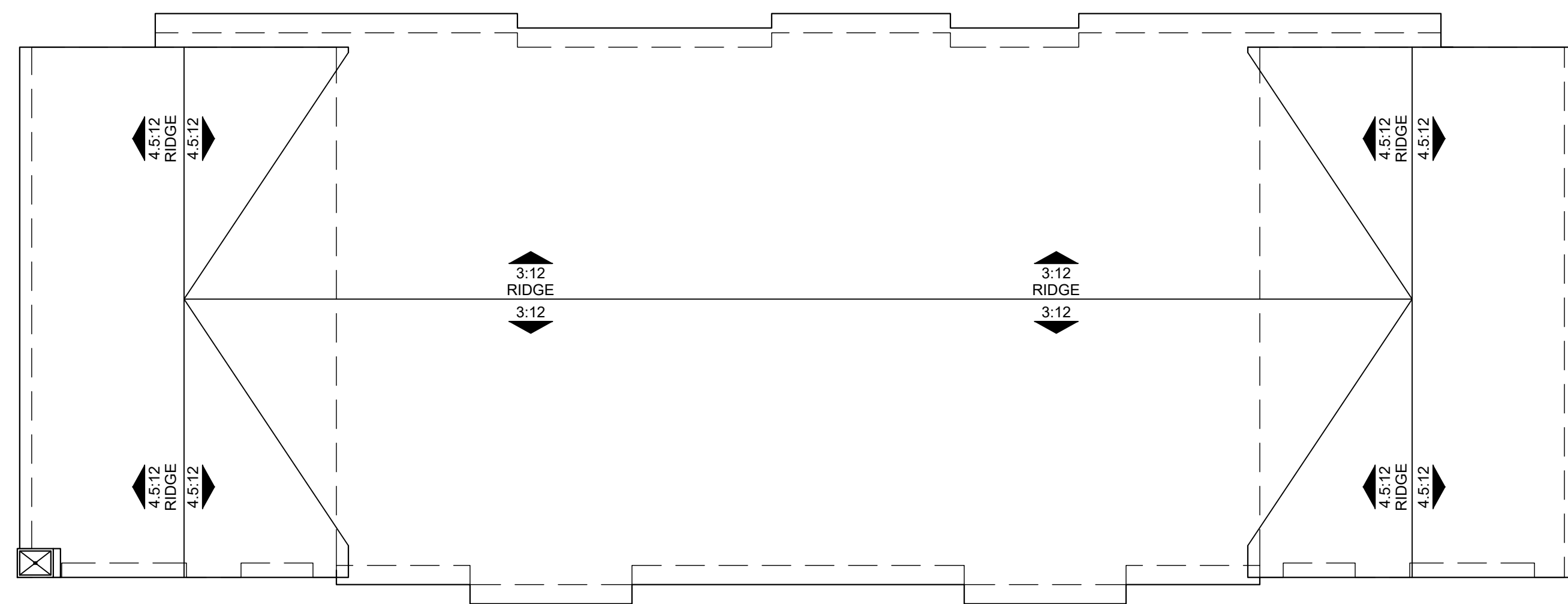
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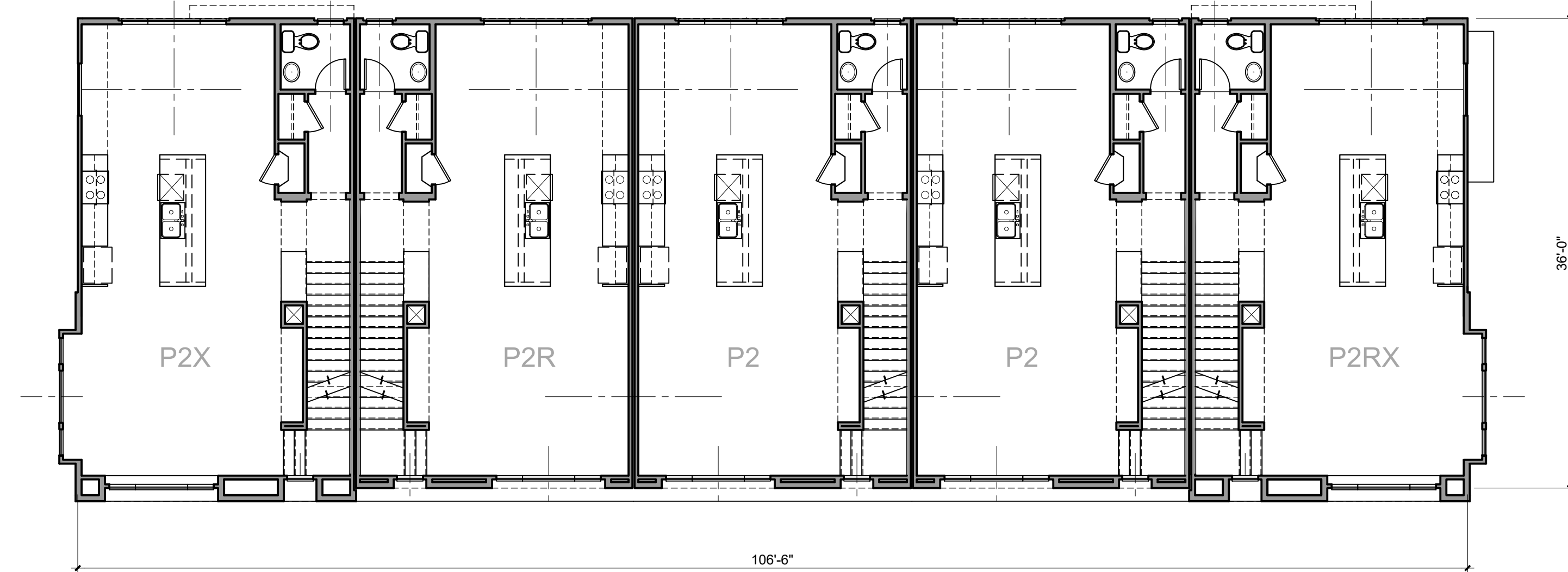


**CT-300 (5-PLEX)**  
 ELEVATIONS

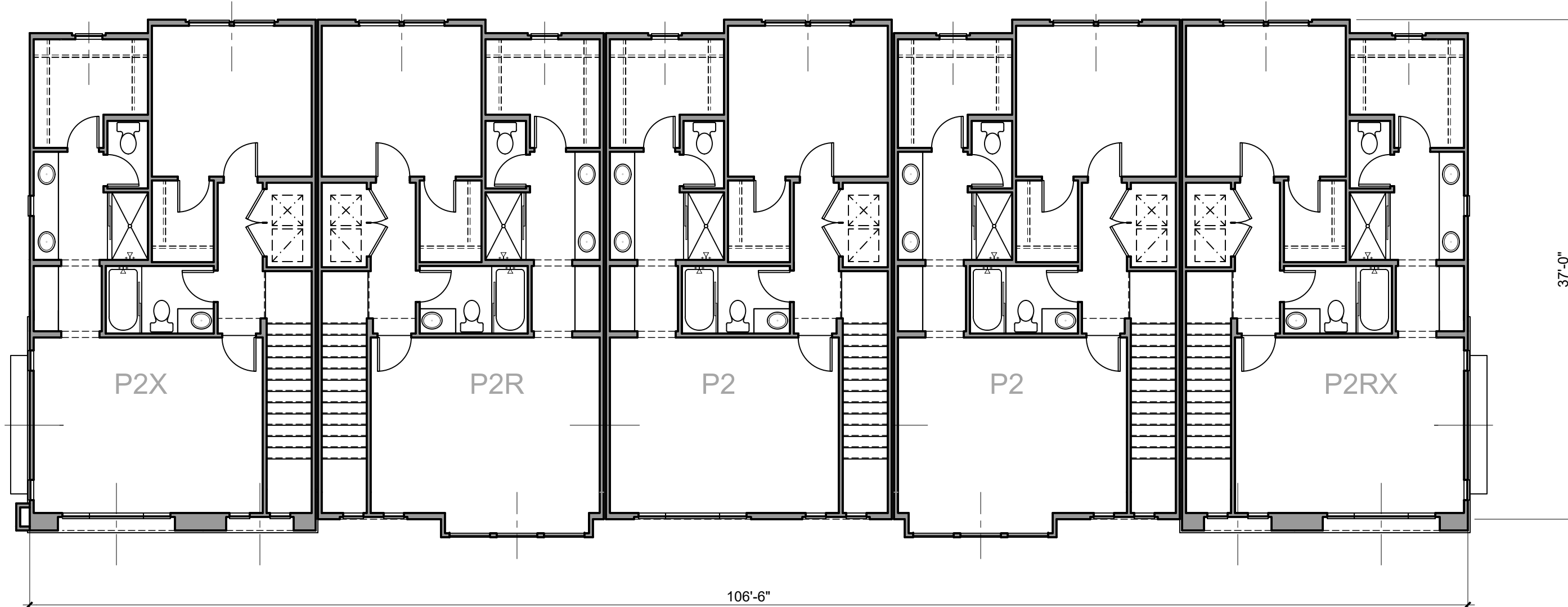
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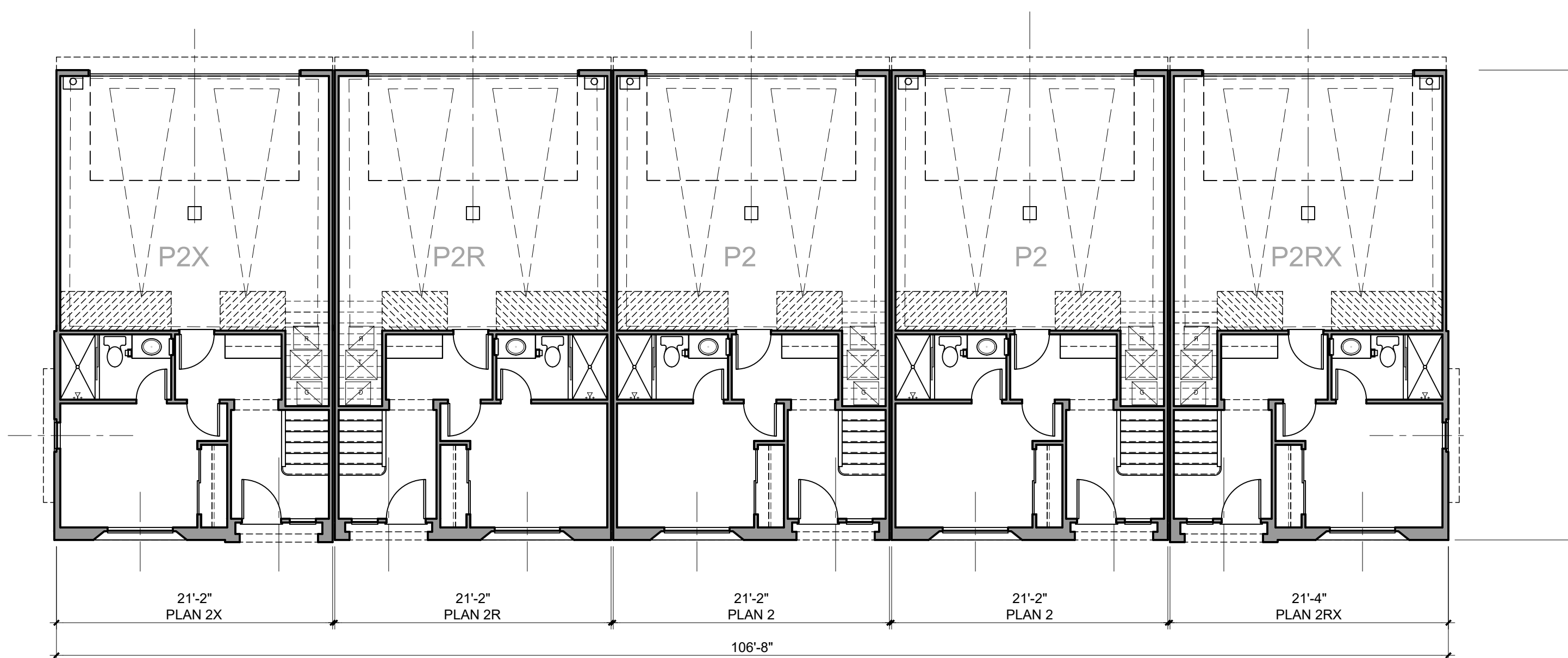
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

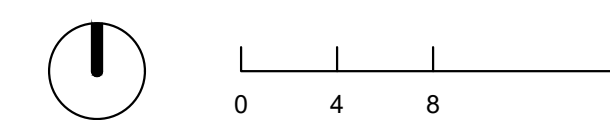


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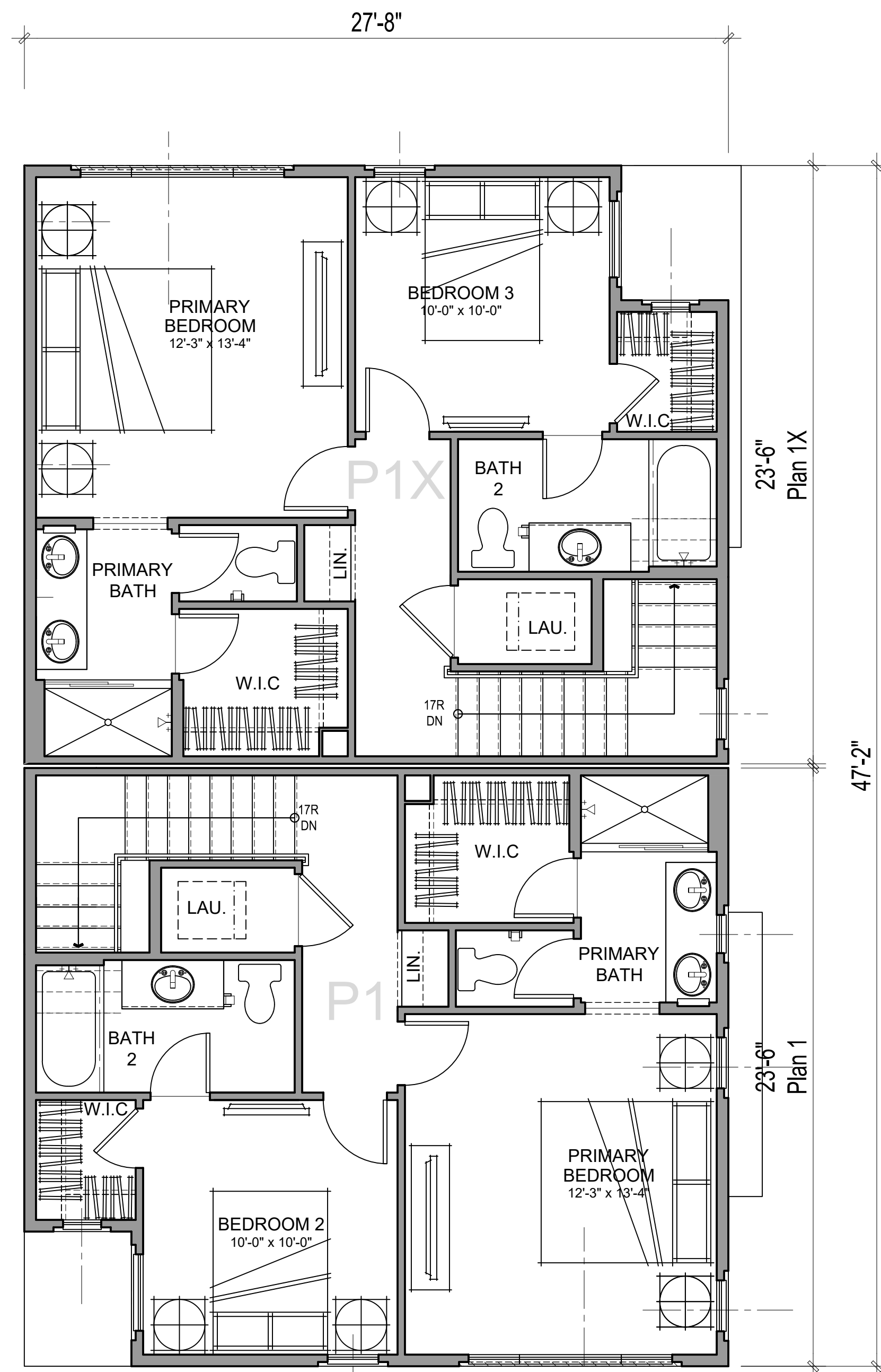
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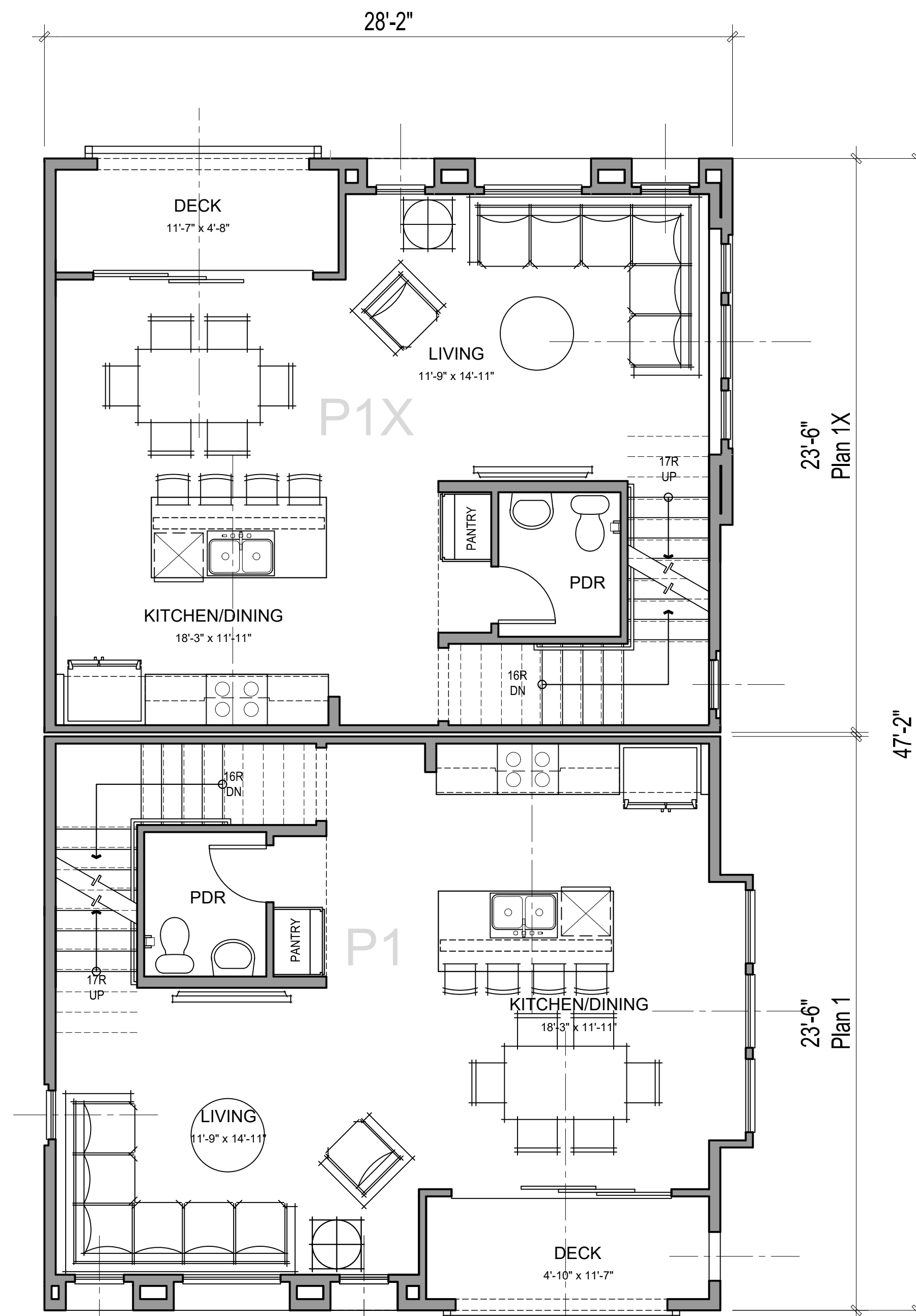


**CT-300 (5-PLEX)**  
COMPOSITE PLAN

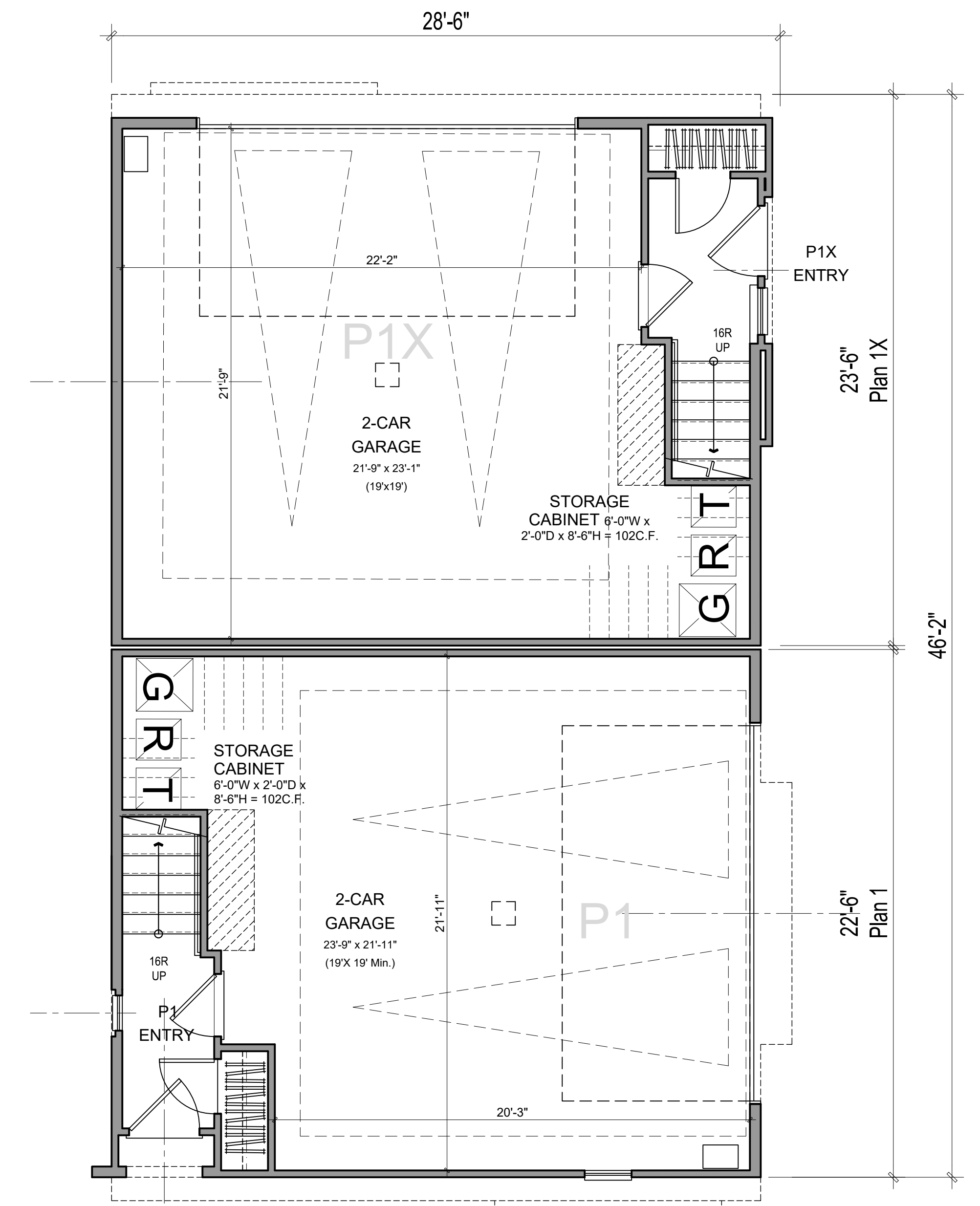
**A4.1**



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P1 - GROSS AREA		P1 - NET AREA	
1ST FLOOR	111 SQ. FT.	1ST FLOOR	91 SQ. FT.
2ND FLOOR	593 SQ. FT.	2ND FLOOR	556 SQ. FT.
3RD FLOOR	572 SQ. FT.	3RD FLOOR	532 SQ. FT.
TOTAL LIVING	1276 SQ. FT.	TOTAL LIVING	1178 SQ. FT.
PORCH	8 SQ. FT.	PORCH	5 SQ. FT.
DECK	61 SQ. FT.	DECK	53 SQ. FT.
GARAGE	540 SQ. FT.	GARAGE	513 SQ. FT.

P1X - GROSS AREA		P1X - NET AREA	
1ST FLOOR	114 SQ. FT.	1ST FLOOR	96 SQ. FT.
2ND FLOOR	580 SQ. FT.	2ND FLOOR	546 SQ. FT.
3RD FLOOR	571 SQ. FT.	3RD FLOOR	531 SQ. FT.
TOTAL LIVING	1265 SQ. FT.	TOTAL LIVING	1173 SQ. FT.
PORCH	N/A	PORCH	N/A
DECK	61 SQ. FT.	DECK	53 SQ. FT.
GARAGE	549 SQ. FT.	GARAGE	517 SQ. FT.

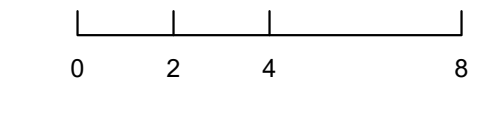


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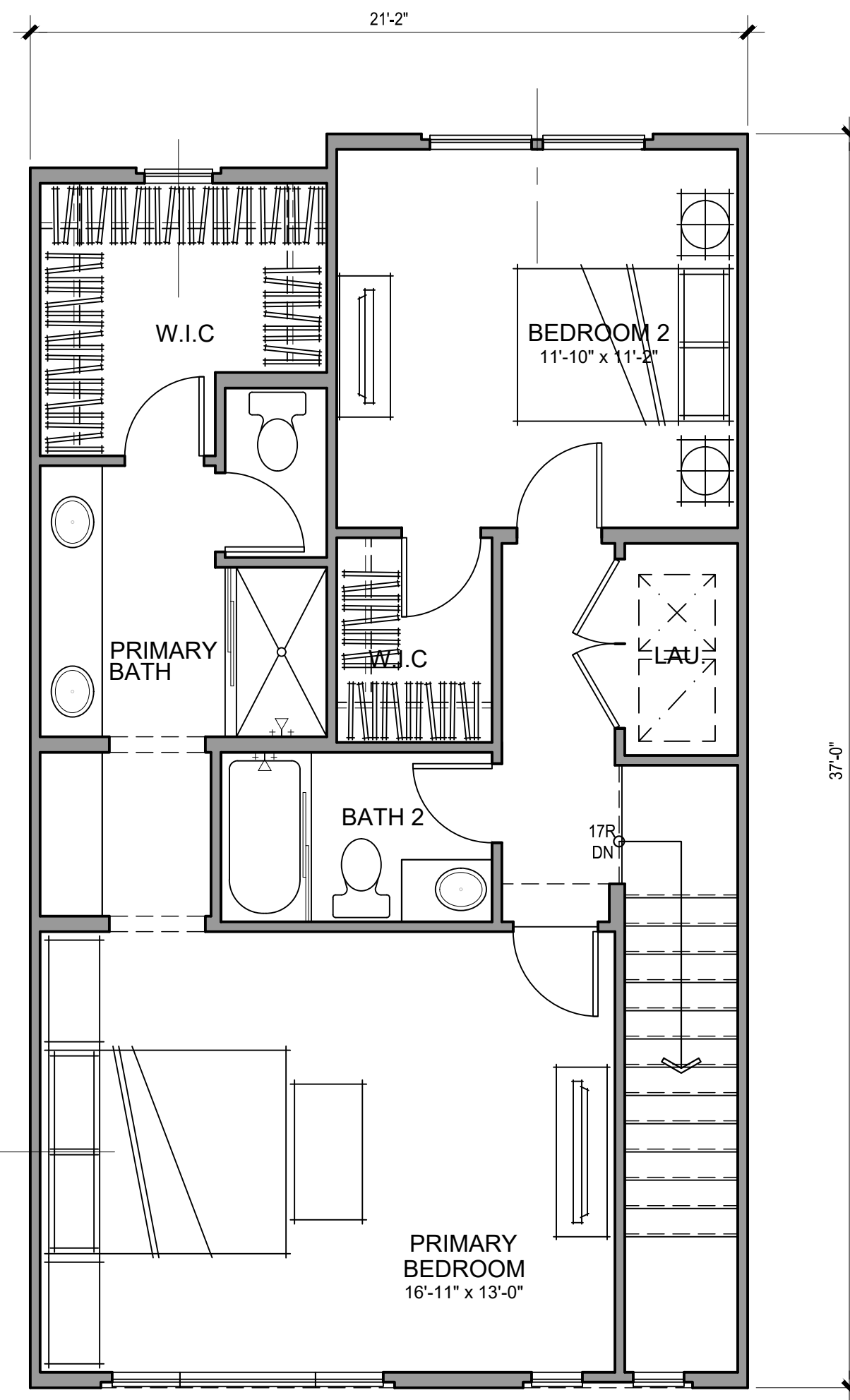
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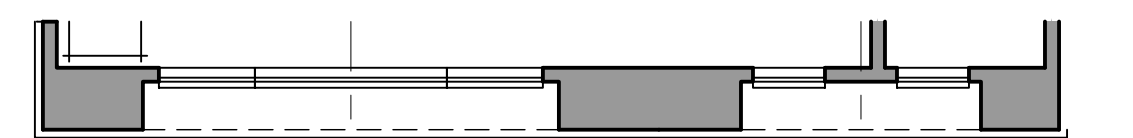


PLAN 1/1X UNIT PLANS

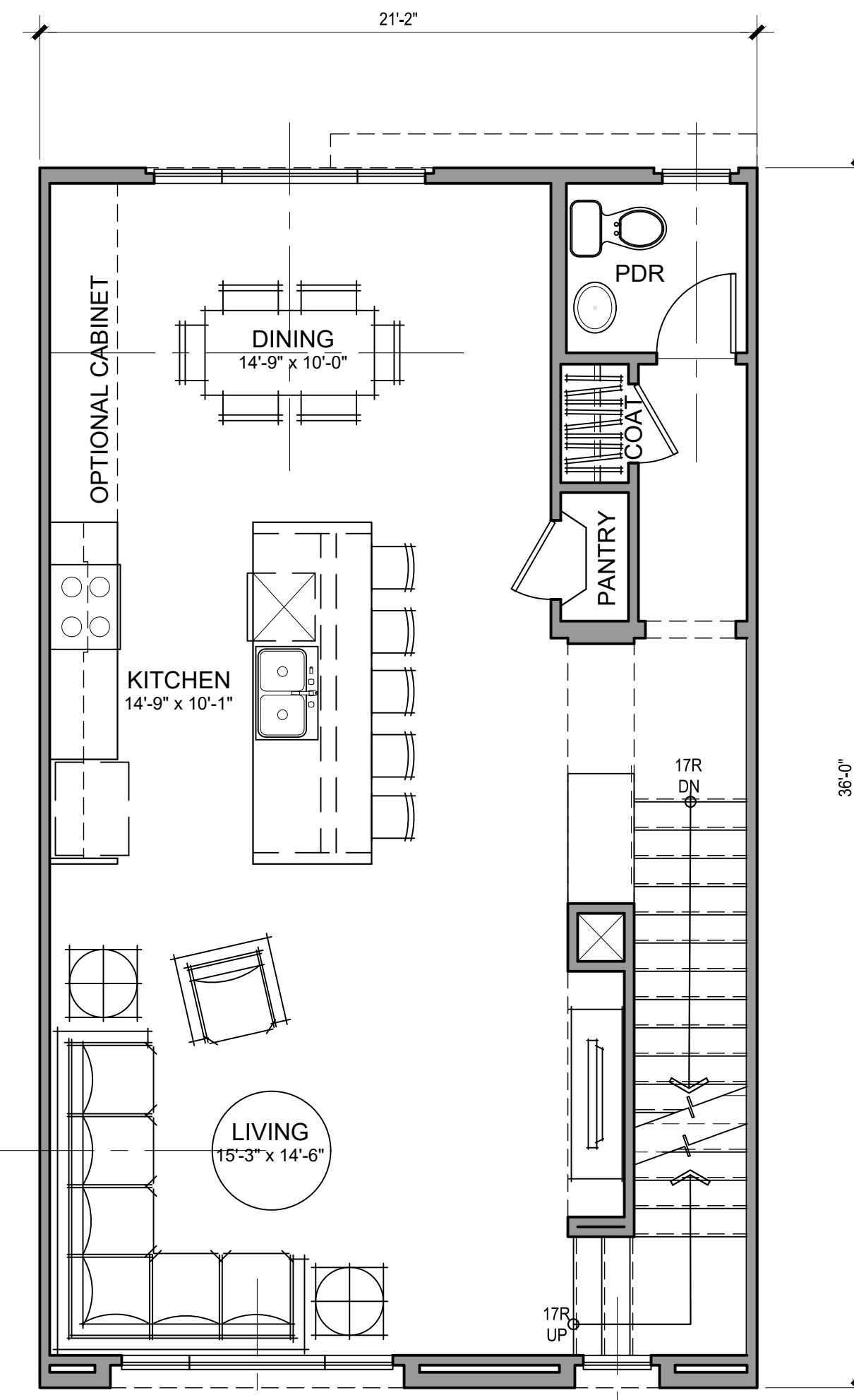
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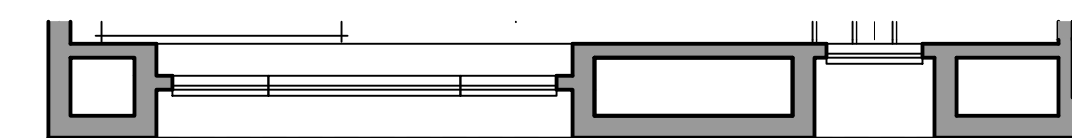
THIRD FLOOR - STANDARD



ENHANCED

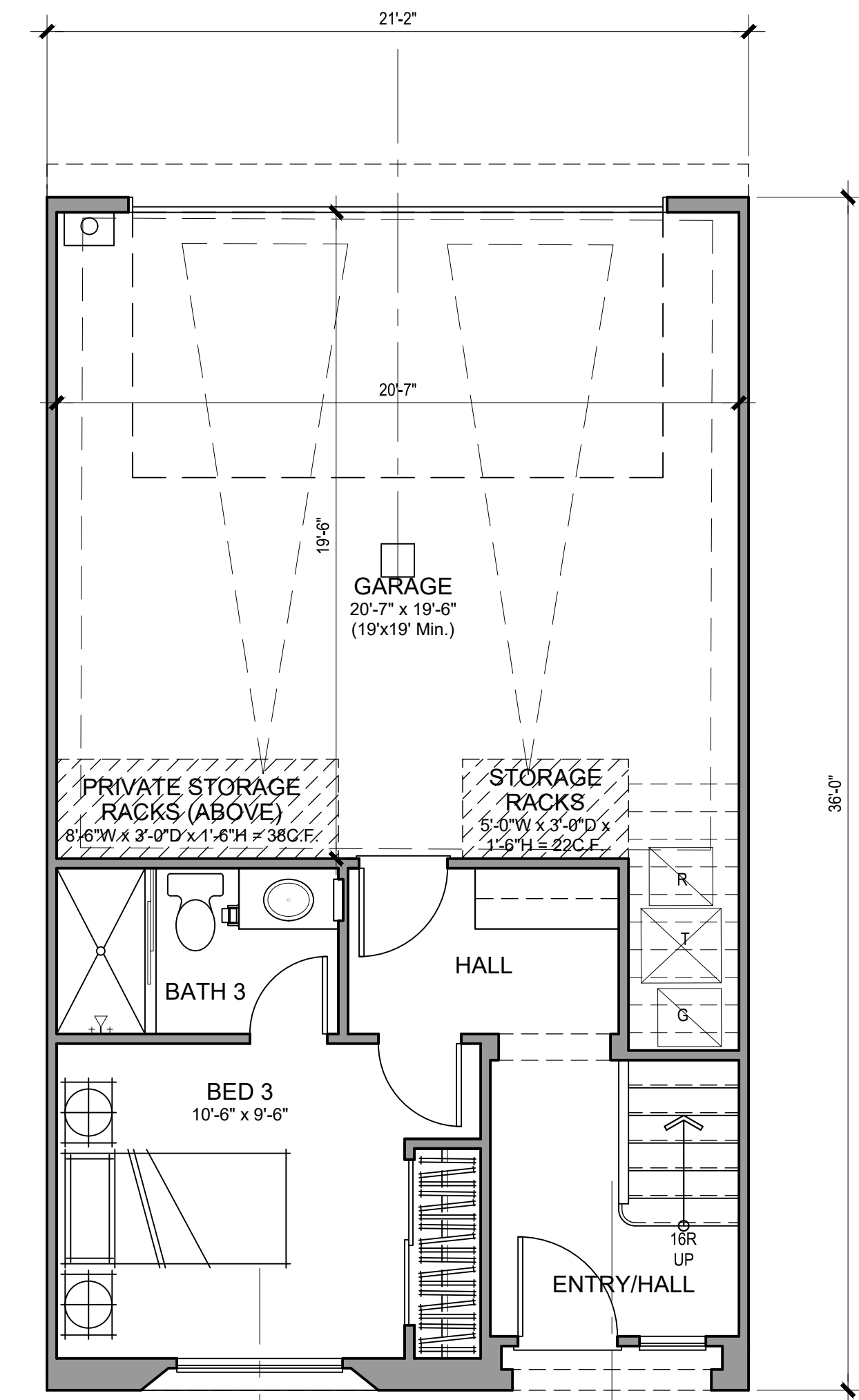


SECOND FLOOR - STANDARD

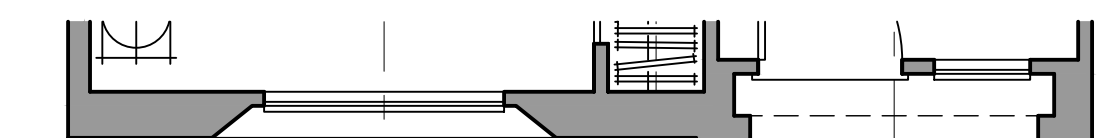


ENHANCED

UTILITY CLOSET



FIRST FLOOR - STANDARD



ENHANCED

P2 - GROSS SF		P2 - NET SF	
1ST FLOOR	331 SQ. FT.	1ST FLOOR	308 SQ. FT.
2ND FLOOR	748 SQ. FT.	2ND FLOOR	712 SQ. FT.
3RD FLOOR	708 SQ. FT.	3RD FLOOR	669 SQ. FT.
TOTAL LIVING	1786 SQ. FT.	TOTAL LIVING	1689 SQ. FT.
GARAGE	443 SQ. FT.	GARAGE	421 SQ. FT.

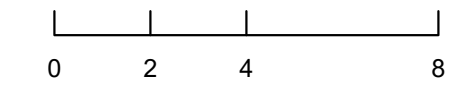


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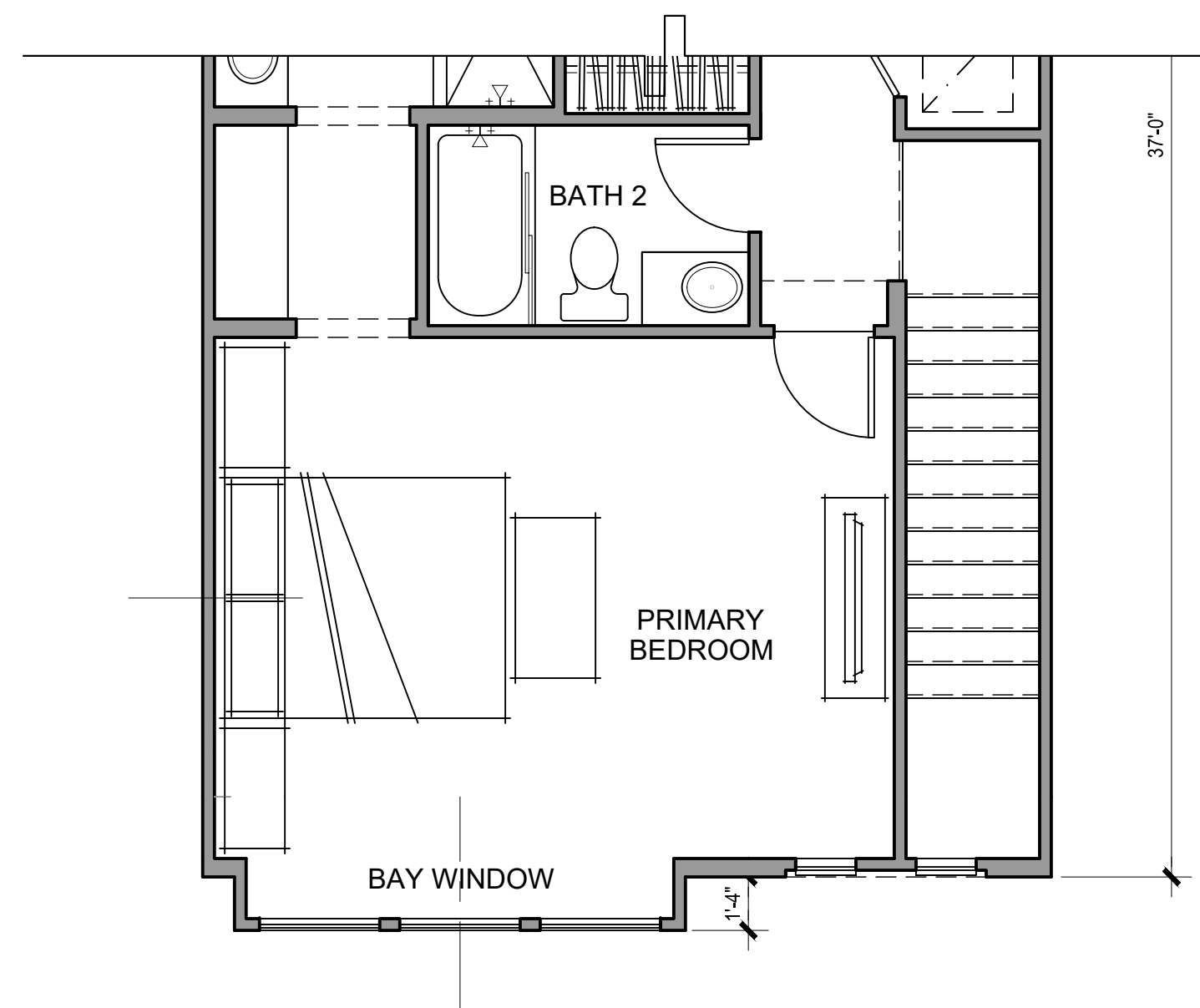
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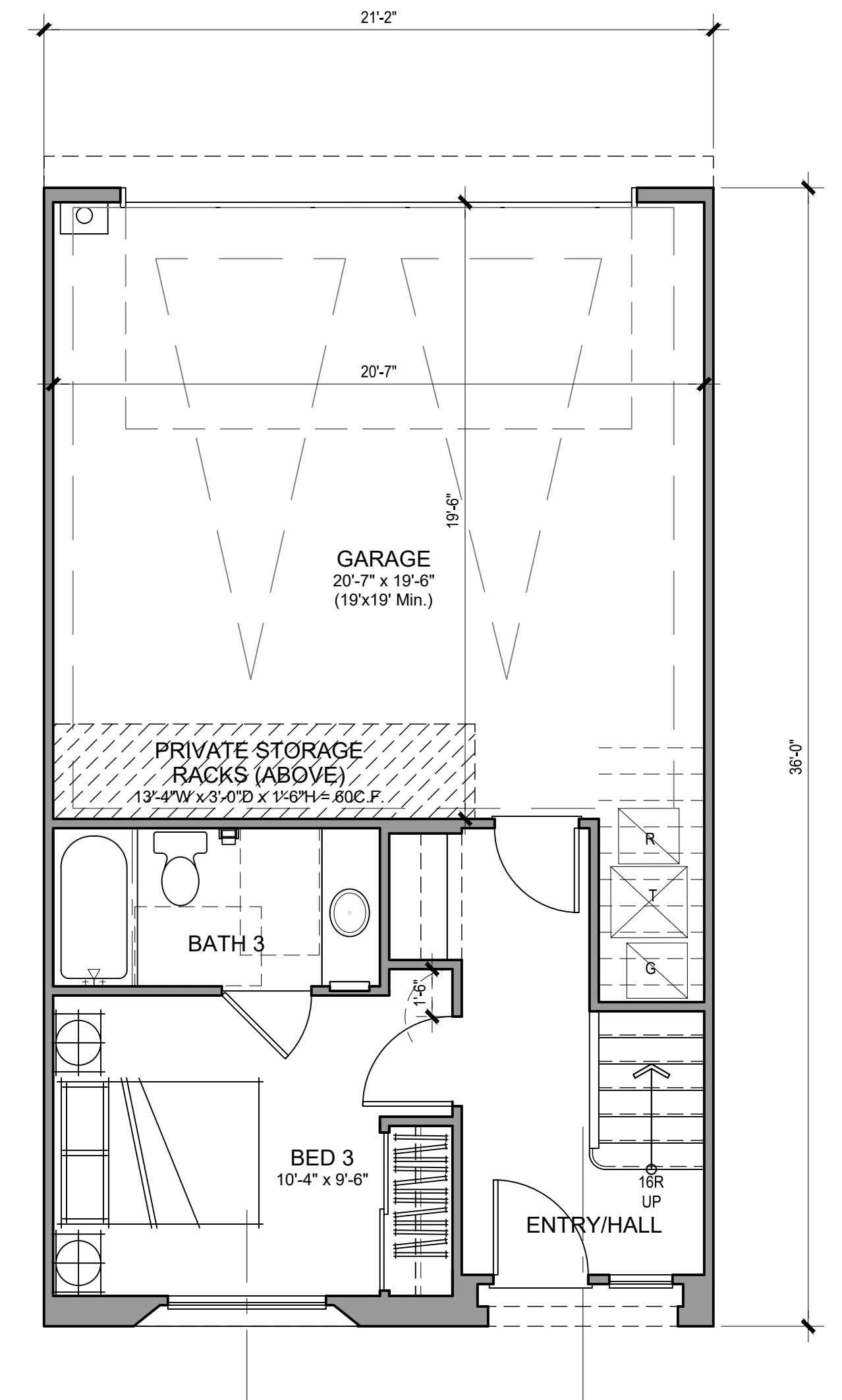


PLAN 2 UNIT PLANS

A5.1



ALTERNATIVE ELEVATION BAY WINDOW  
THIRD FLOOR



ACCESSIBLE PLAN FIRST FLOOR

P2 - GROSS SF		P2 - NET SF	
1ST FLOOR	331 SQ. FT.	1ST FLOOR	308 SQ. FT.
2ND FLOOR	748 SQ. FT.	2ND FLOOR	712 SQ. FT.
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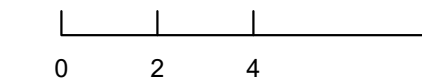


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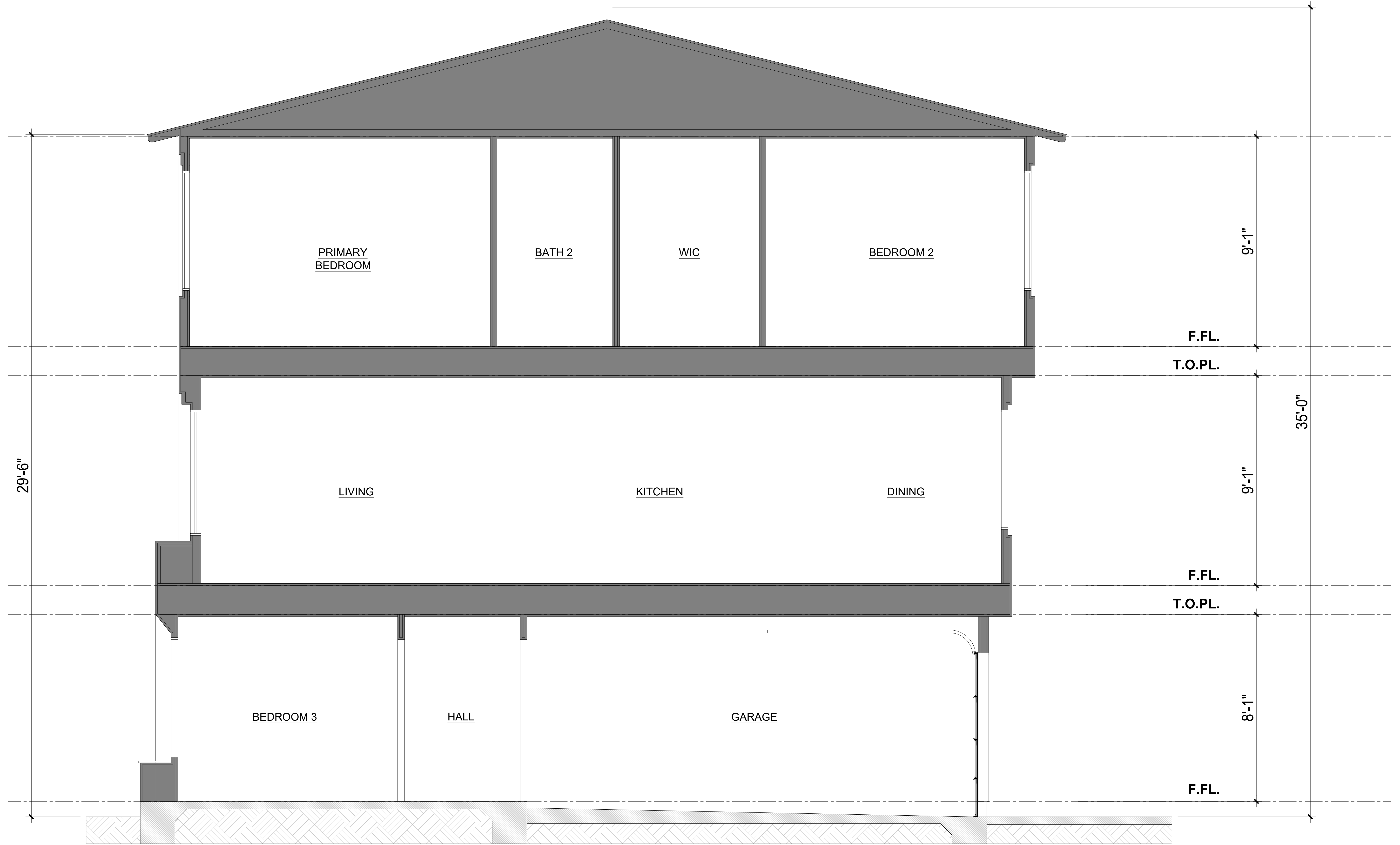
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PLAN 2 ALT. UNIT PLANS

A5.2

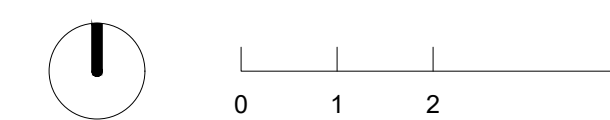


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 Irvine, CA 92614  
 949.851.2133  
 ktgy.com

Butterfly Gardens LLC  
 1812 W. Burbank Blvd, Su. 7350  
 Burbank, CA 91506

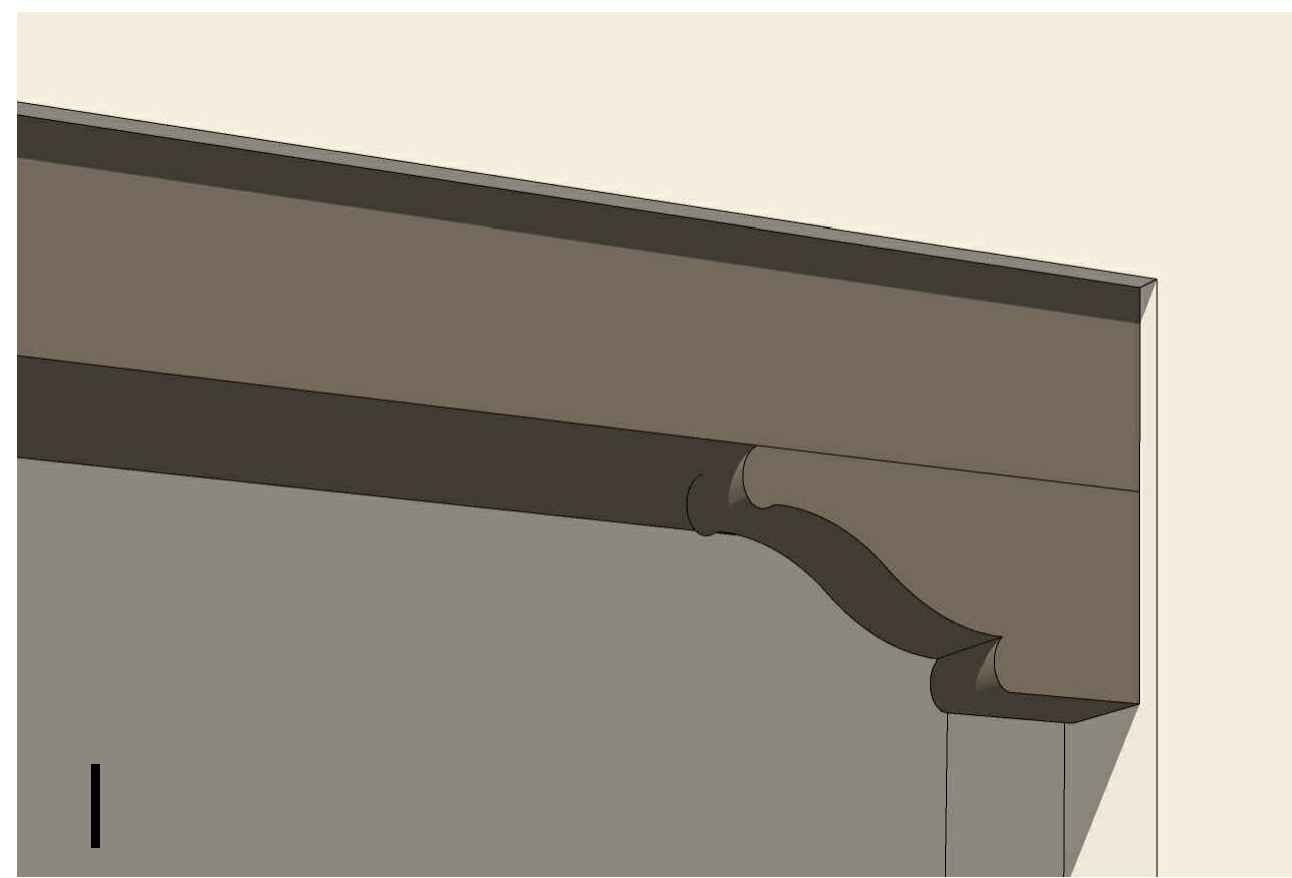
**MARIPOSA AND VALLEYHEART**  
 BURBANK, CA ## 2021-0883

Plot Date: 10/26/2022  
 NOI Submittal - SB35: 10/26/2022

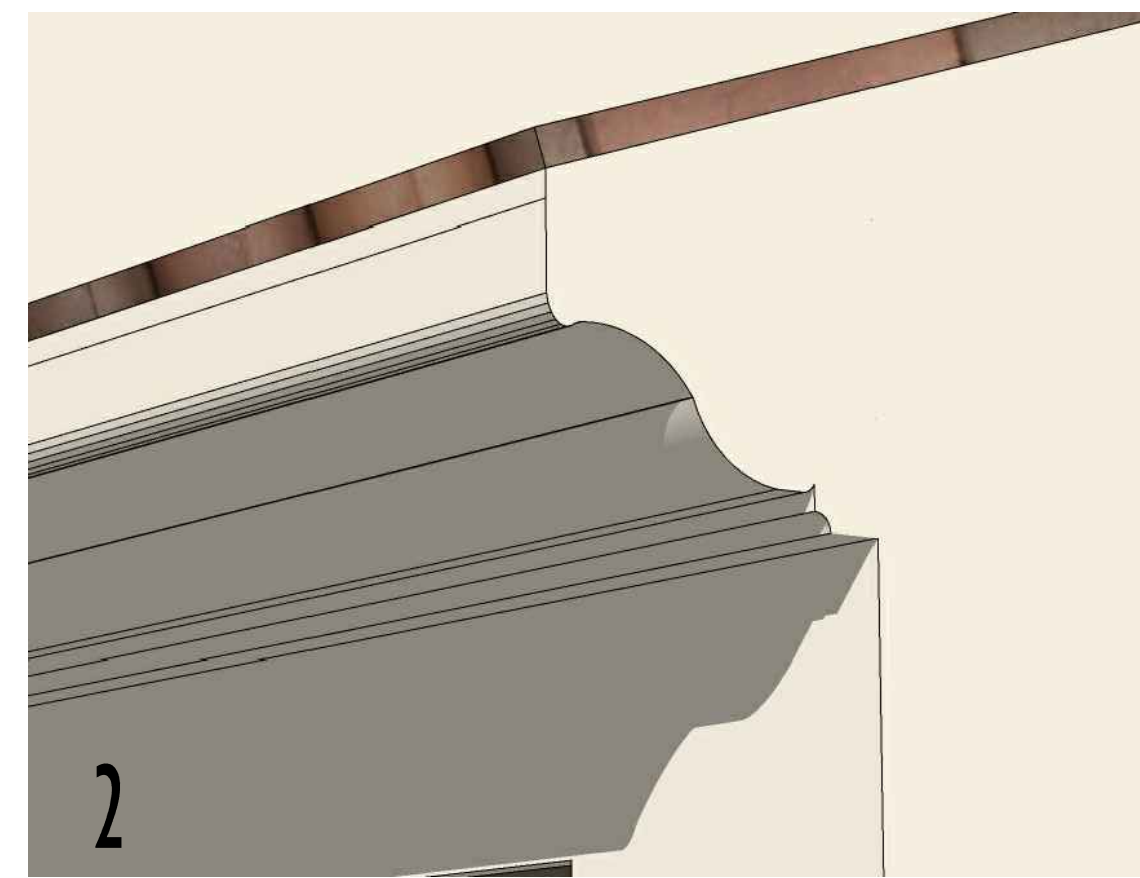


TYPICAL BLDG SECTION

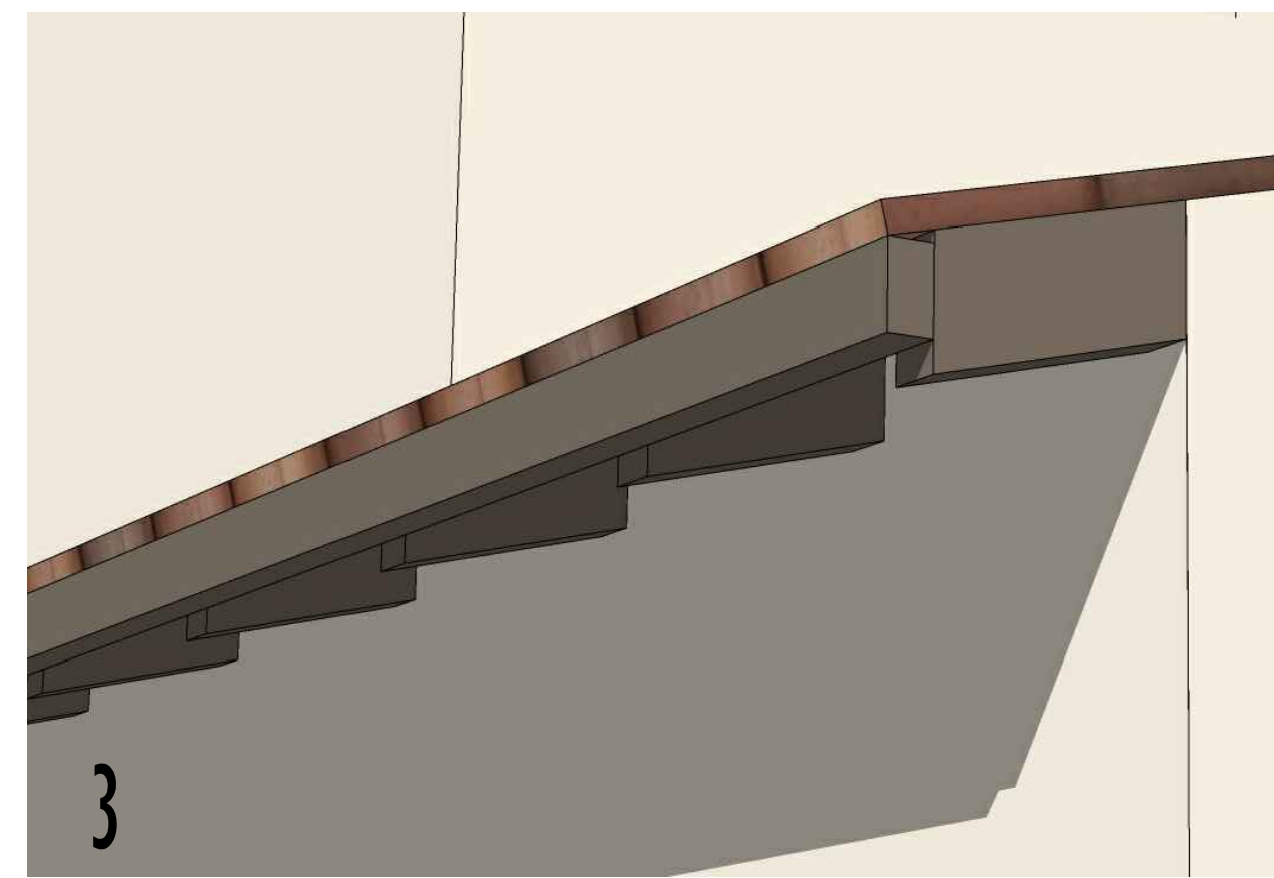
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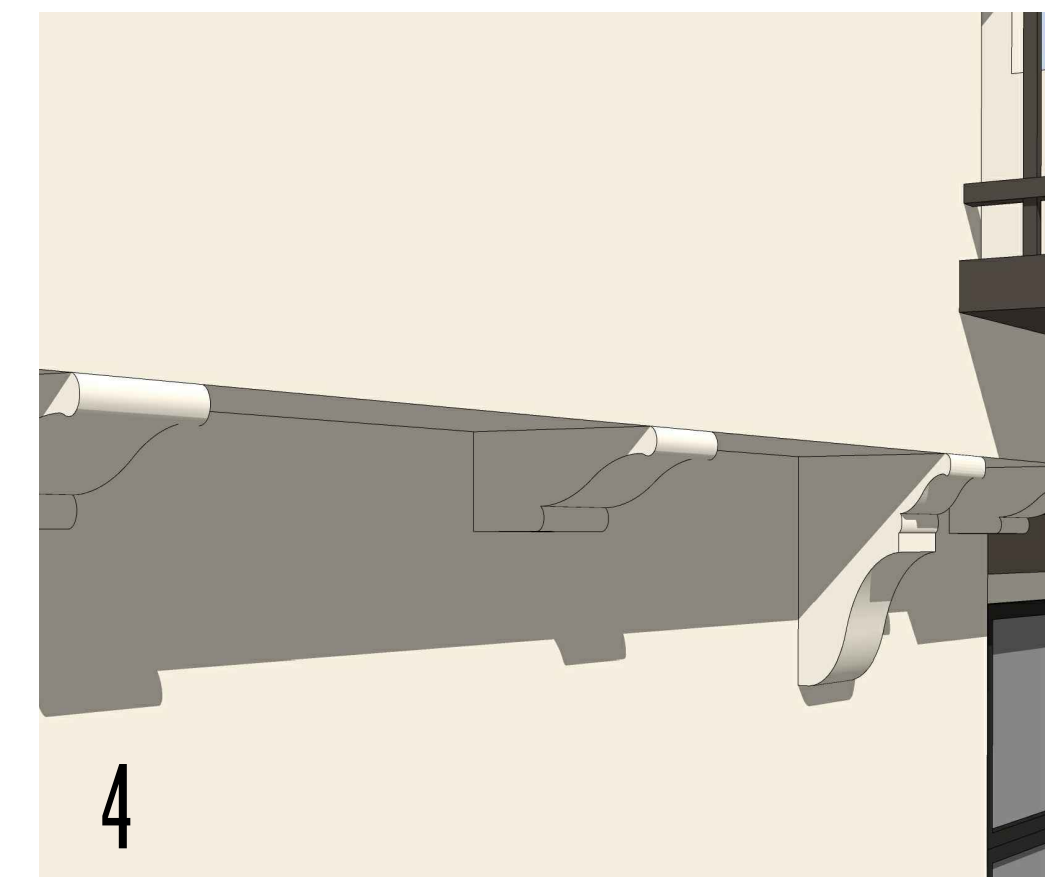
1 WOOD BEAM / FAUX CORBEL



2 TYPICAL EAVE CORNICE



3 TYPICAL EXPOSED WOOD TRUSS TAILS



4 DECORATIVE STUCCO CORBELS



5 DECORATIVE SCALLOPED STUCCO SILL TRIM



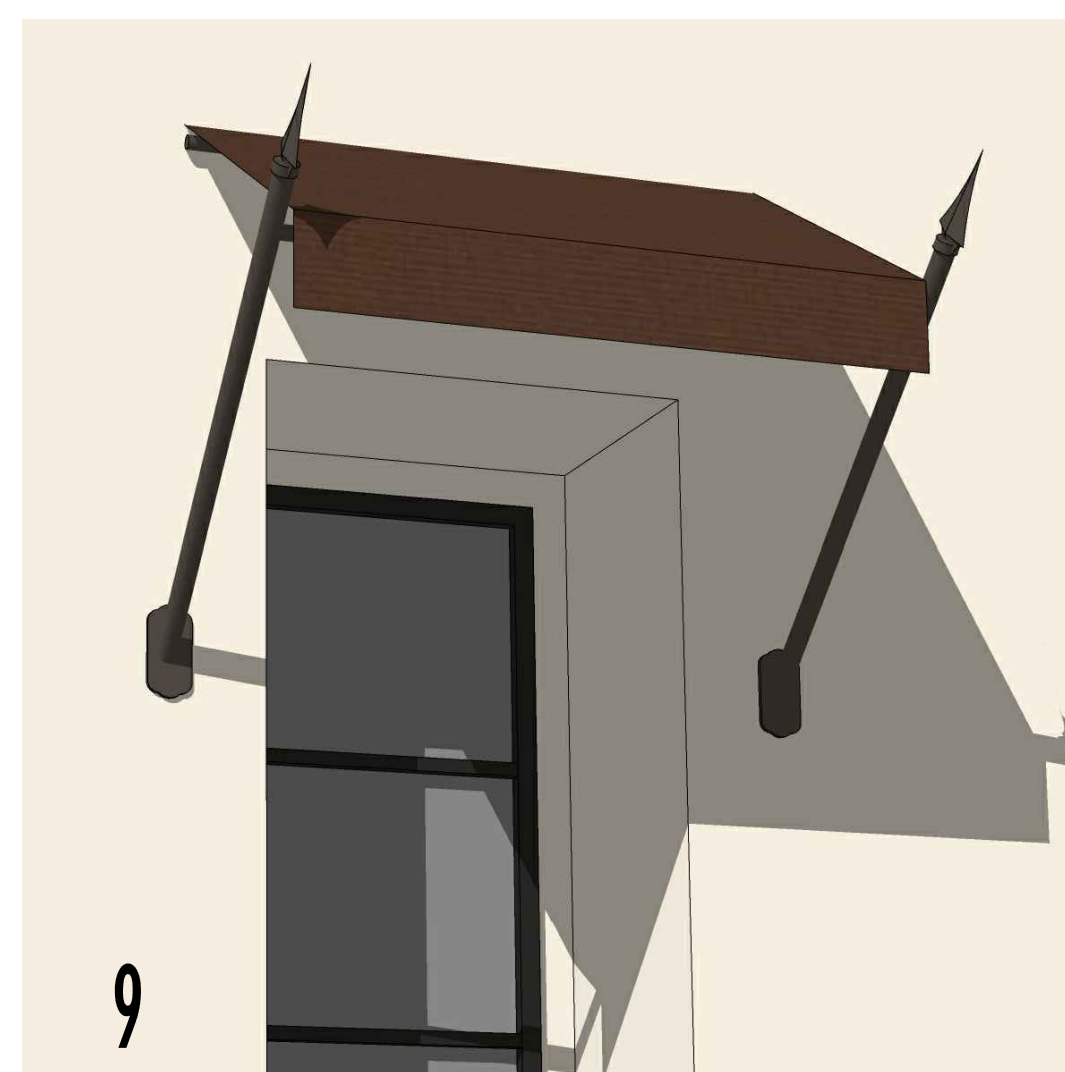
6 ACCENT BATTERED CERAMIC TILE SURROUND w/ TILE CAPPED BARRANCA



7 BOX BAY WINDOW w/ FIBER CEMENT BOARD PANELS, FAUX WOOD CORBELS



8 DECORATIVE METAL JULIET BALCONY



9 DECORATIVE CANVAS / METAL SPEAR AWNING



10 DEEP RECESSED WINDOW w/ 1" RECESSED STUCCO SIMULATED WD BEAM



11 STUCCO ARCH



12 STUCCO ARCH w/ CORBELS

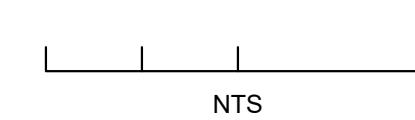
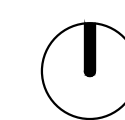


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ENLARGED DETAILS BOARD

A7.0

## COLOR SCHEME 1



**STUCCO BASE**  
SNOWFALL (SW6000)

**STUCCO ACCENT**  
GRAYISH (SW6001)

**ENH. ACCENT**  
PROPER GRAY (SW6003)

**TRIM**  
GRIFFIN (SW7026)



**DOOR 1**  
RELENTLESS OLIVE (SW 6425)

**DOOR 2**  
CORDOVAN (SW 6027)

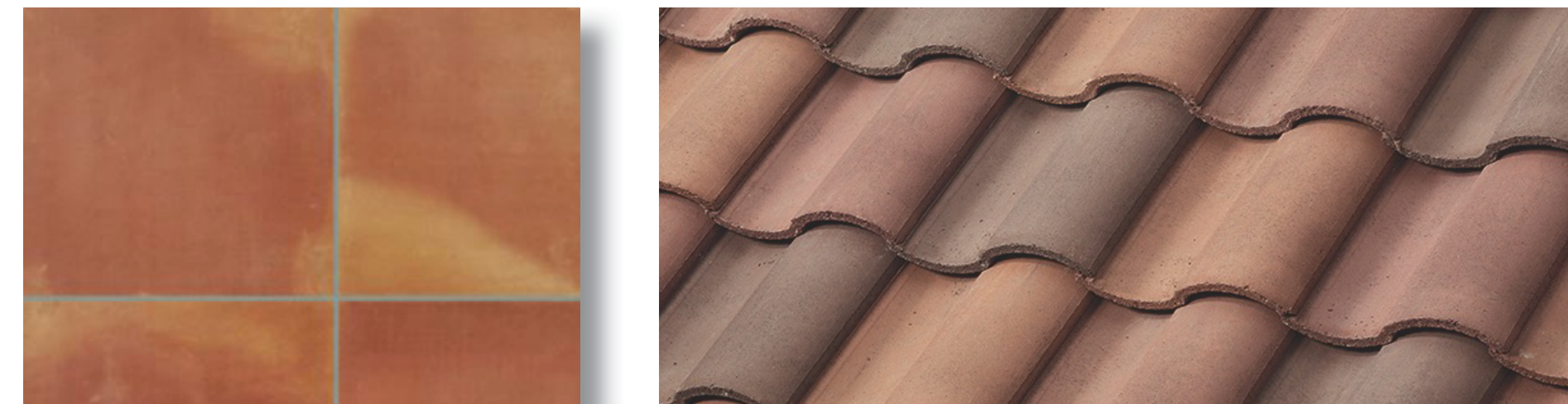
**ENTRY SURROUND**  
FIRST STAR (SW 7646)



**IRON**  
BLACK FOX (SW7020)

**SHUTTER**  
DEEPEST MAUVE (SW0005)

**WINDOW**  
MILGARD - TWEED

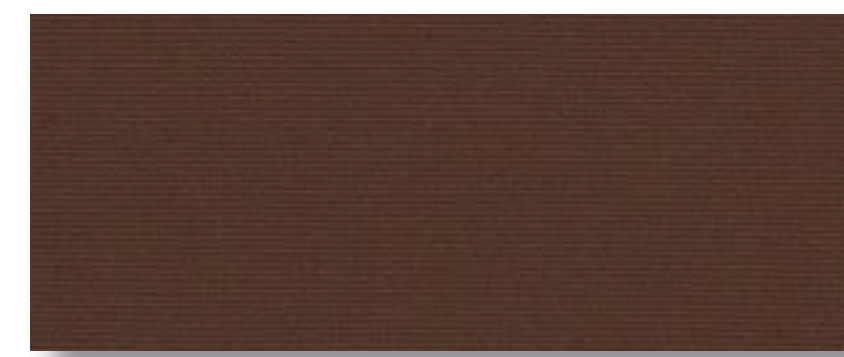


**PORCELAIN SALTILLO**  
VILLA & MISSION STONE IMPORTS, LLC  
PORCELAIN LAGUAN SALTILLO - DARK

**ROOF**  
BORAL - COPPER MOUNTAIN BLEND

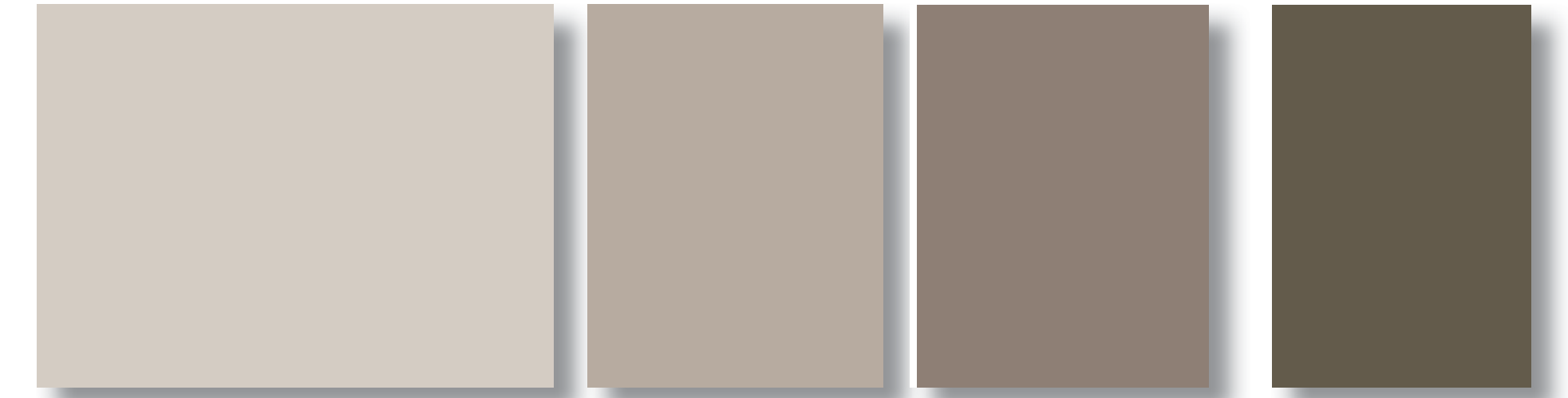


**CERAMIC ACCENT TILES**  
TIERRA Y FUEGO - SANTA BARBARA SERIES  
CARNAVAL FLOWER 1, CARNAVAL FLOWER 2



**CANVAS**  
SUNBRELLA - TRUE BROWN

## COLOR SCHEME 2



**STUCCO BASE**  
POPULAR GRAY (SW6071)

**STUCCO ACCENT**  
PERFECT GRIEGA (SW6073)

**ENH. ACCENT**  
SPALDING GRAY (SW6074)

**TRIM**  
OAK LEAF BROWN (SW7054)



**DOOR 1**  
RED BARN (SW 7591)

**DOOR 2**  
RELENTLESS OLIVE (SW 6425)

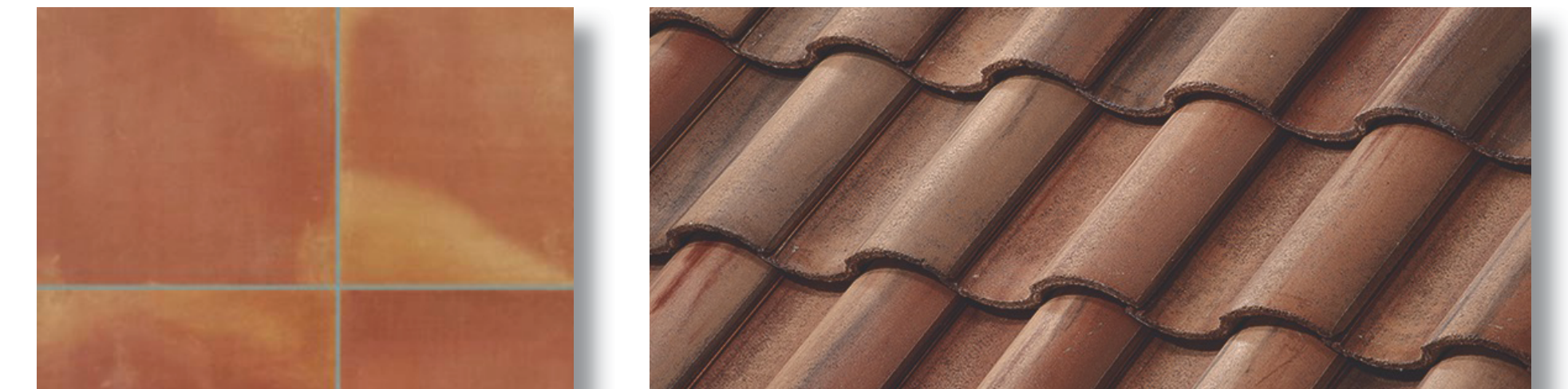
**ENTRY SURROUND**  
FIRST STAR SW 7646



**IRON**  
URBANE BRONZE (SW7048)

**SHUTTER**  
ADAPTIVE SHADE (SW7053)

**WINDOW**  
MILGARD - TWEED



**PORCELAIN SALTILLO**  
VILLA & MISSION STONE IMPORTS, LLC  
PORCELAIN LAGUAN SALTILLO - DARK

**ROOF**  
BORAL - CASA GRANDE BLEND



**CERAMIC ACCENT TILES**  
TIERRA Y FUEGO - SANTA BARBARA SERIES  
JAZMIN 1, JAZMIN 2



**CANVAS**  
SUNBRELLA - TAUPE