



BUTTERFLY GARDENS

910 S MARIPOSA STREET, BURBANK CA

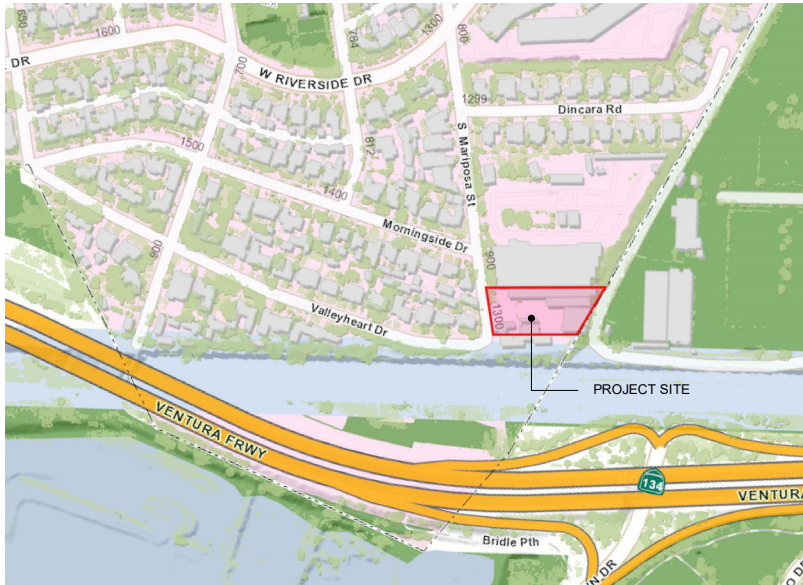
DEVELOPMENT REVIEW

04.22.2022

SHEET INDEX

SHEET INDEX-DEVELOPMENT SET 01	
Sheet Number	Sheet Name
G000	COVER SHEET
G100	PROJECT INFORMATION
C100	SURVEY
A100	SITE PLAN
A200	GROUND FLOOR PLAN
A201	LEVEL 01 PLAN
A202	LEVEL 02 PLAN
A300	EXTERIOR ELEVATIONS WEST AND EAST
A301	EXTERIOR ELEVATIONS NORTH AND SOUTH
A400	BUILDING SECTION NORTH TO SOUTH 01
R000	SOURCE IMAGERY/PROJECT INSPIRATION
R001	SOURCE IMAGERY/PROJECT INSPIRATION
R002	SOURCE IMAGERY/PROJECT INSPIRATION
R100	RENDERINGS
R101	RENDERINGS
R102	RENDERINGS
R103	RENDERINGS
R104	RENDERINGS
L1.11	SITE PLAN
L1.12	LEVEL 02 SITE PLAN
L2.11	GROUND LEVEL PLANTING PALETTE
L2.12	LEVEL 02 PLANTING PALETTE
L3.11	GROUND LEVEL IRRIGATION PLAN
L3.12	LEVEL 02 IRRIGATION PLAN

VICINITY MAP



AREA SUMMARY

FAR		
MAXIMUM FAR	0.6 FAR	
MAX ALLOWABLE FAR	43,690 SF X 0.6 =	26,214 SF
<u>BUILDING FLOOR AREA LEVEL</u>		
AREA (excludes decks and outdoor common areas)		
GROUND FLOOR	3,156.48 SF	(PARKING EXCLUDED)
SECOND FLOOR	9,977.13 SF	
THIRD FLOOR	8,527.24 SF	
<u>TOTAL</u>	<u>21,660.85 SF</u>	

ZONING ANALYSIS

<u>ZONE</u>	
M-1	
<u>LAND USE DESIGNATION PER BURBANK GENERAL PLAN</u>	
RANCHO COMMERCIAL - NON RESIDENTIAL USES - .6 FAR	
<u>SETBACK REQUIREMENTS</u>	
FRONT YARD SETBACK	7'-0"
SIDE YARD SETBACK	5'-0"
REAR SETBACK	5'-0"
<u>PROVIDED SETBACK</u>	
NORTH SIDE YARD	5'-0"
SOUTH SIDE YARD	26'-2"
REAR YARD	5'-0"
FRONT YARD	44'-0"

- DESIGN STANDARDS FOR RC. ZONE PER ARTICLE 24 - RANCHO MASTER PLAN ZONES**
- A. ALL BUILDING ELEVATIONS FRONTING PUBLIC STREETS OR RESIDENTIALLY ZONED LOTS SHALL CONTAIN ELEMENTS DESIGNED FOR THE PURPOSE OF PROVIDING VISUAL VARIATION INCLUDING EXPRESSED FLOOR OR SURFACE BREAKS, BALCONIES, PROJECTIONS, RECESSES, AWNINGS AND HORIZONTAL SETBACKS.
- B. ARCHITECTURAL DESIGN-MISSION, RANCHO OR SPANISH COLONIAL STYLE SHALL BE USED INCORPORATING A NUMBER OF THE FOLLOWING ELEMENTS: VERANDAS, ARBORS, PATIOS, COURTYARDS, PLAZAS, ARCHES, SIMULATED WOOD ROOFS, TILE ROOFS, OPEN BEAM CEILINGS, WALKWAYS, ARCHWAYS, COLONIAL COLUMNS AND HEAVY POSTS.
- C. PITCHED ROOFS ARE REQUIRED. MANSARD ROOFS ARE PROHIBITED.
- D. NO MORE THAN 60 PERCENT OF THE BUILDING FACADE SHALL BE IN THE SAME PLANE.
- E. ARCHITECTURAL DESIGN-MISSION, RANCHO, OR SPANISH COLONIAL STYLE SHALL BE USED INCORPORATING A NUMBER OF THE FOLLOWING ELEMENTS: VERANDAS, ARBORS, PATIOS, COURTYARDS, PLAZAS, ARCHES, SIMULATED WOOD ROOFS, TILE ROOFS, OPEN BEAM CEILINGS, WALKWAYS, ARCHWAYS, COLONIAL COLUMNS AND HEAVY POSTS.
- F. COLOR-WHITES, NATURAL WOOD GRAIN FINISHES, EARTH TONES, PALE TONES, TANS, RUSTS, ADOBE PINK, AND COPPER PATINA SHALL BE USED AND INCORPORATED. BRIGHT COLORS ARE PROHIBITED.
- G. MATERIALS AND FINISHES-A NUMBER OF THE FOLLOWING MAY BE INCORPORATED IF OTHERWISE PERMITTED BY THE BURBANK MUNICIPAL CODE: WOOD, ROUGH CUT TIMBERS, RIVER ROCK, SPANISH TILE AND TEXTURED STUCCO.

ZONING ANALYSIS CONT.

DEFINITION OF MISSION, RANCHO OR SPANISH COLONIAL STYLE PER BURBANK MUNICIPAL CODE SECTION 10-1-2402:

MEANS STRUCTURES THAT ARE NOT BOXLIKE AND INCORPORATE SPANISH OR WESTERN ARCHITECTURAL ELEMENTS OF DESIGN SUCH AS ARCHES, VERANDAS, ARBORS, PATIOS, PLAZAS, TILED ENTRY WAYS, SIMULATED WOOD OR TILED ROOFS, PITCHED ROOFS, AND EARTH TONE COLORS.

PARKING CALCULATION

<u>LEVEL</u>	<u>RENTABLE OFFICE AREA</u>	<u>RENTABLE MEDIA OFFICES</u>
GROUND FLOOR	1,846.60 SF	0 SF
SECOND FLOOR	8,363.16 SF	0 SF
THIRD FLOOR	6,448.48 SF	580.2 SF
TOTAL	16,658.24 SF	580.2 SF

OFFICE: 3 SPOTS REQUIRED PER 1000 SF
1000 / 3 = 333.33
333.33 X 50 = 16,666.5 SF

MEDIA RELATED USES: 3.3 SPOTS REQUIRED PER 1000 SF
1000 / 3.3 = 303.03
303.03 X 2 = 606.06 SF

PROVIDED:

<u>LEVEL</u> P01	<u>STALLS</u> 50 STALLS FOR OFFICE SPACES; 2 FOR MEDIA
<u>TOTAL</u>	<u>52 STALLS</u> 51 STD, 1 ADA

PROJECT SUMMARY

DESCRIPTION:
THE PROJECT IS A THREE-STORY 17,000 SQUARE FOOT COMMERCIAL BUILDING DESIGNED AS A GARDEN OFFICE PARK/BUILDING WITH PARKING (52 STALLS) ON GRADE.

ADDRESS:
910 S MARIPOSA STREET, BURBANK, CA 91506

LEGAL DESCRIPTION:
SUB OF RANCHO PROVIDENCIA AND SCOTT TRACT AS PER BK 43 PG 47 TO 49 OF M R LOT COM ON SW LINE OF BLK 69 NW 355.18 FT FROM MOST S COR OF SD BLK TH ... SEE MAPBOOK FOR MISSING PORTION ... LOT BLK 69

APN: 2443-004-017

ZONING DESCRIPTION:
ZONE: M-1 (HEIGHT LIMIT 35'-0")

LOT AREA:
43,690 SF

OCCUPANCY CLASSIFICATION:
TYPE B

PROJECT DIRECTORY

<u>OWNER</u> BUTTERFLY GARDENS 1812 WEST BURBANK BLVD. SUITE 7350 BURBANK CA 91506	<u>ARCHITECT</u> SPF:architects 8609 WASHINGTON BLVD CULVER CITY, CA 90232 (310) 558-0902
	<u>LANDSCAPE ARCHITECT</u> SALT LANDSCAPE ARCHITECTS 423 GIN LING WAY LOS ANGELES, CA 90012 (213) 234-0057

DRIVEWAY

LANDSCAPE

GRASS-CRETE

OUTDOOR SPACE

MATERIAL LEGEND 01

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

The site plan illustrates the layout of the Butterfly Gardens project. Key features include:

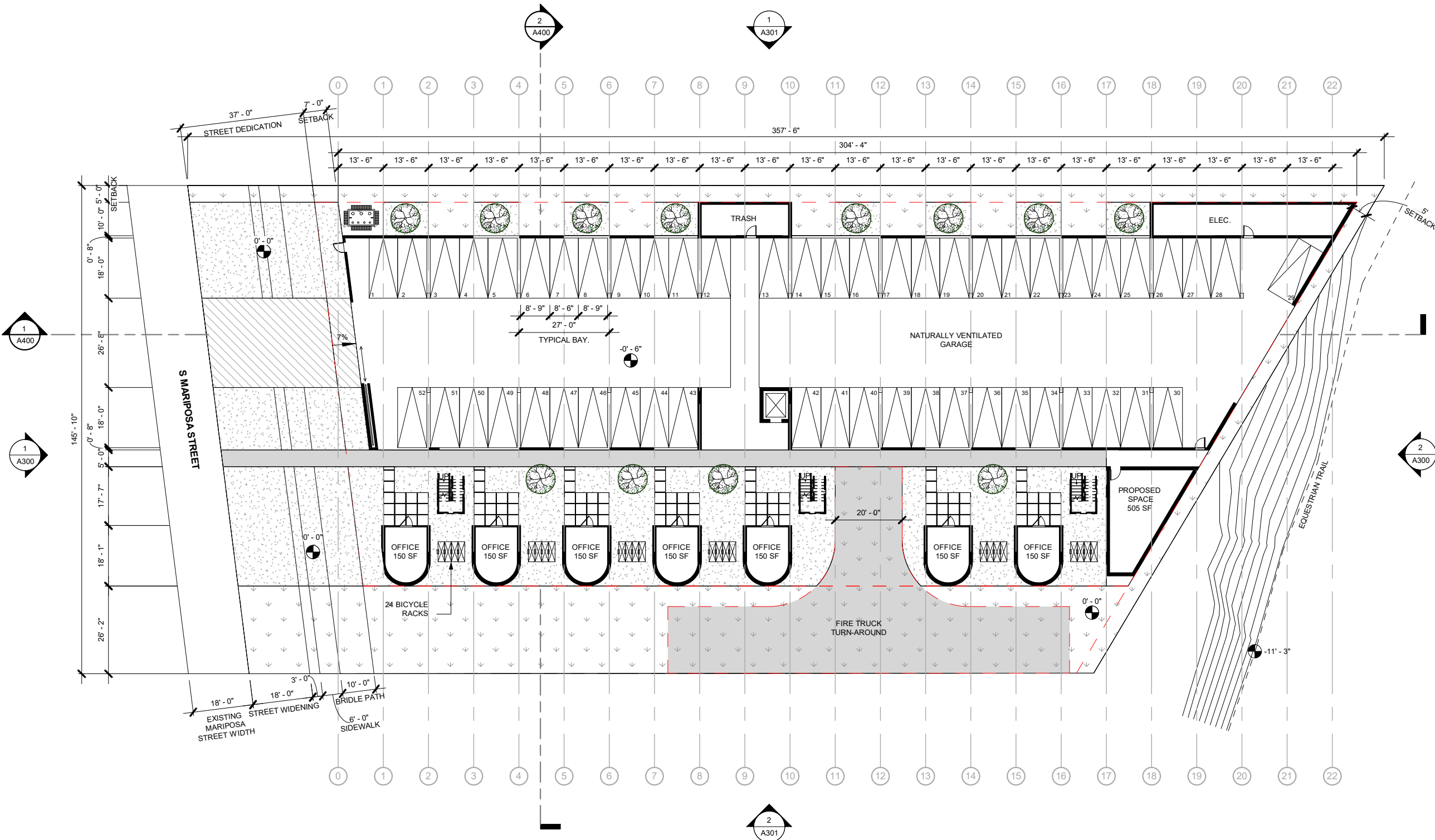
- Buildings:** A large 'ONE STORY ADJACENT WAREHOUSE BUILDING' at the top, a 'NEW (3) STORY OFFICE BUILDING' in the center, 'NEW (1) STORY OFFICE PODS' at the bottom, and a 'ONE STORY STUDIO HORSE RENTAL' at the bottom left.
- Streets and Access:** 'S MARIPOSA STREET' runs vertically on the left. A 'FIRE LANE' is shown along the western boundary. A 'TRAIL' runs diagonally on the right. 'STREET DEDICATION' and 'SETBACK' lines are marked at the top.
- Landscaping and Outdoor Spaces:** Various areas are designated as 'LANDSCAPE' (stippled), 'GRASS-CRETE' (downward arrows), and 'OUTDOOR SPACE' (horizontal lines). A 'BRIDLE PATH' and '6'-0" SIDEWALK' are shown near the horse rental building.
- Other Features:** A 'FIRE TRUCK TURN-AROUND' area is located near the office pods. An 'ADJACENT SHADE STRUCTURE' is shown near the horse rental building. Dimensions for setbacks and street widths are provided throughout the plan.

1 SITE PLAN
SCALE: 1/32" = 1'-0"

SPF:architects
ZOLTAN E. PALI, FAIA

BUTTERFLY GARDENS
910 S MARIPOSA STREET
BURBANK, CA 91506
PROJECT NO: 21-002

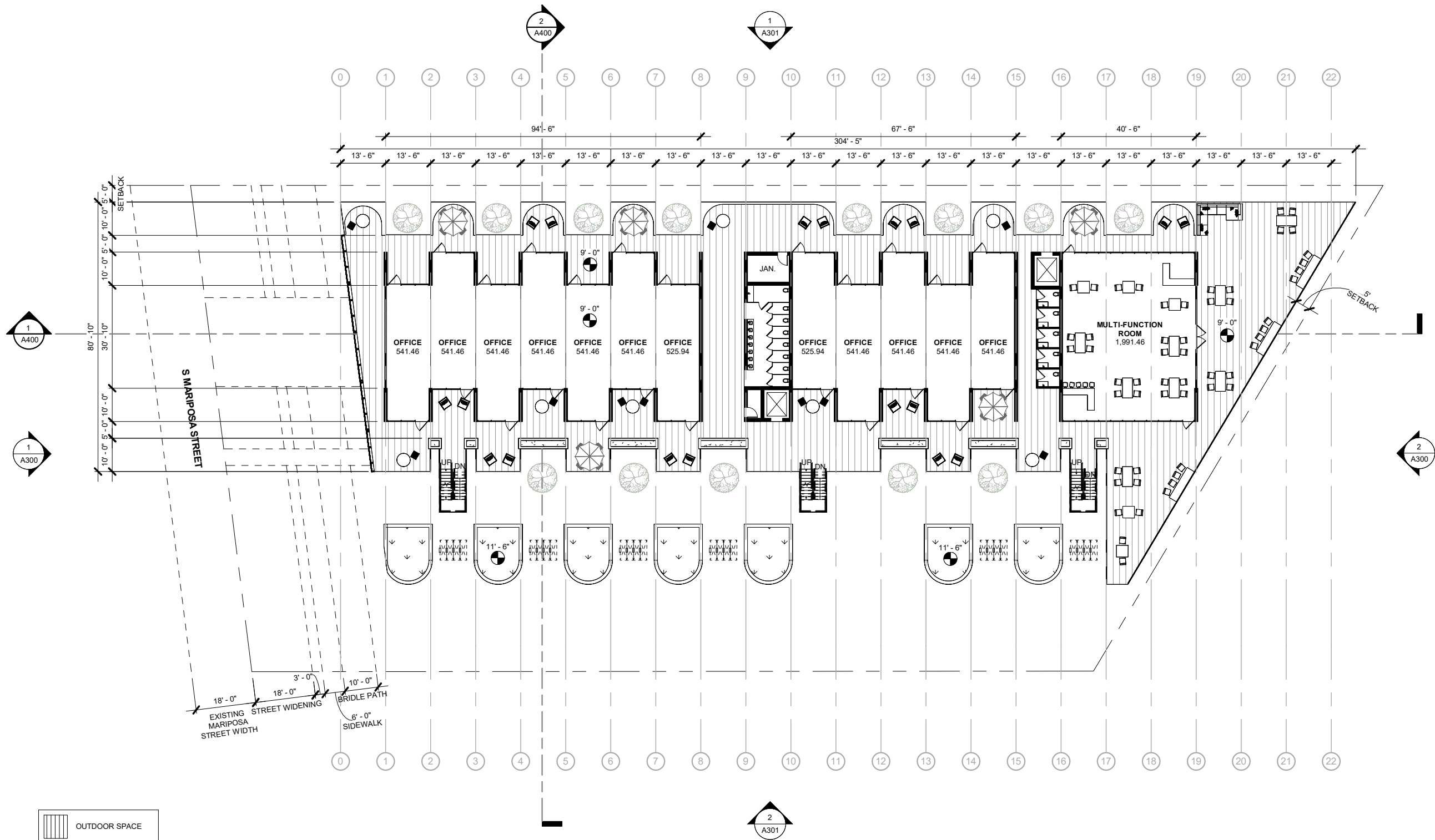
SHEET NO:
A100



 DRIVEWAY
 LANDSCAPE
 GRASS-CRETE

MATERIAL LEGEND 02
SCALE: 1/32" = 1'-0"

1 GROUND FLOOR PLAN
SCALE: 1/32" = 1'-0"



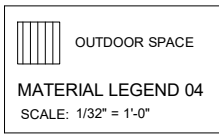
OUTDOOR SPACE

GRASS

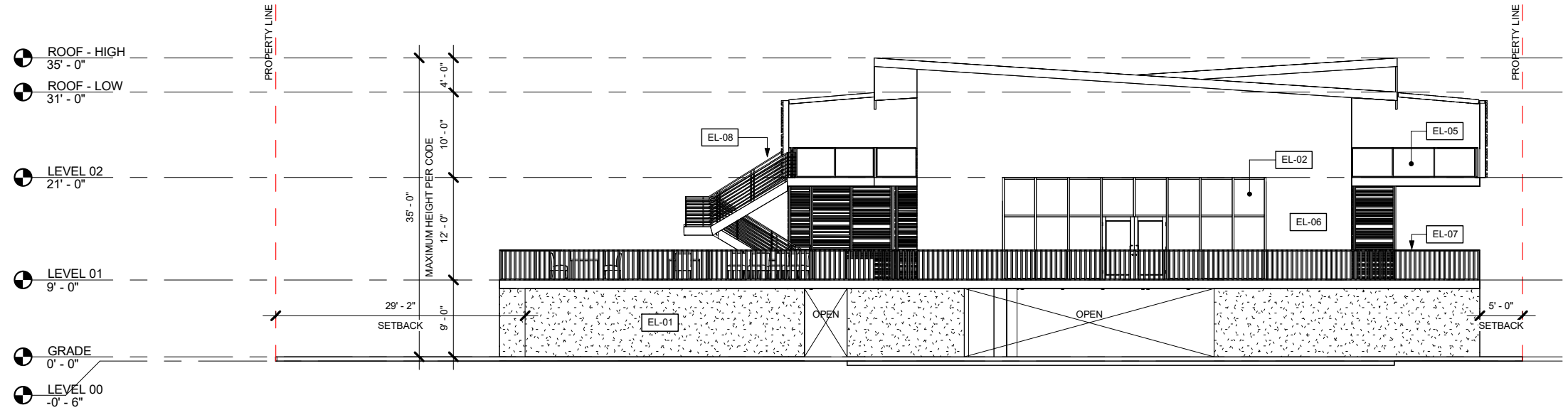
MATERIAL LEGEND 03

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

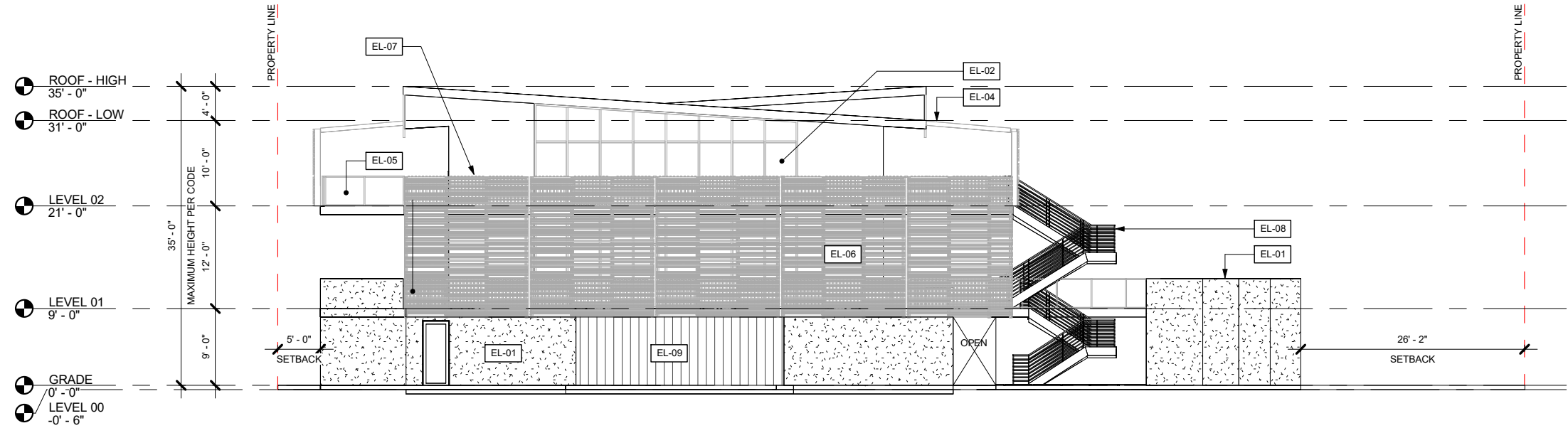
1 LEVEL 01 PLAN
SCALE: 1/32" = 1'-0"



A202



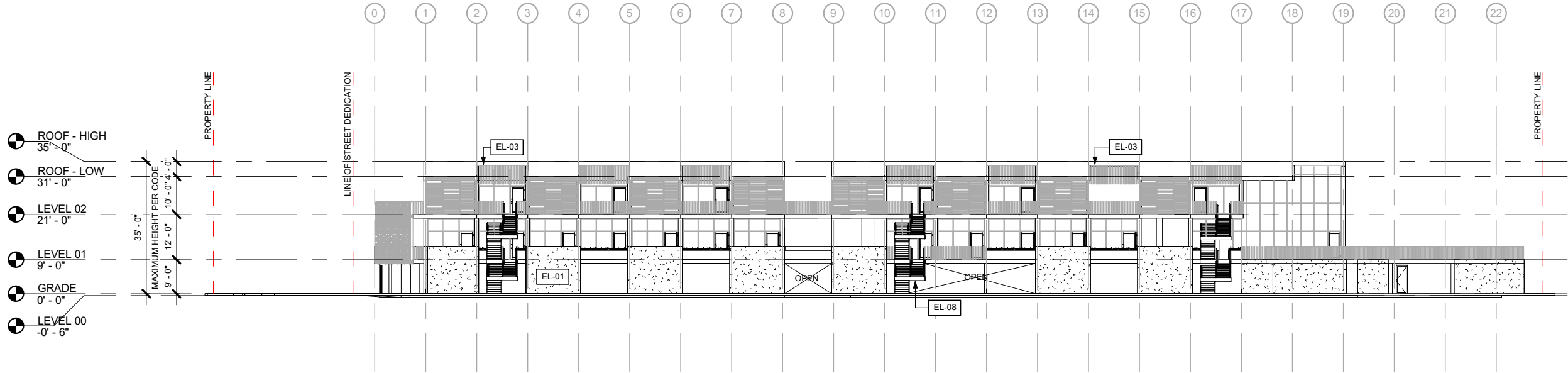
2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



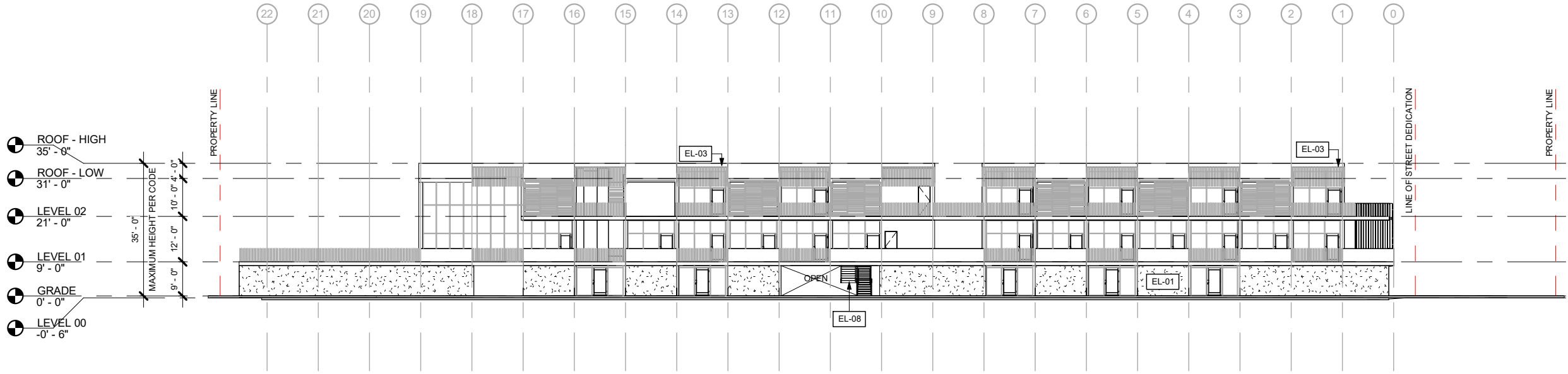
1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

KEYNOTES	
Key Name	Comments
EL-01	ARCHITECTURAL CONCRETE WALL
EL-02	CLEAR GLASS WINDOW SYSTEM
EL-03	VERTICAL WOOD SLAT CANOPY/SCREEN
EL-04	HORIZONTAL WOOD SLAT CANOPY/SCREEN
EL-05	GLASS GUARDRAIL
EL-06	PLASTER COLOR TBD
EL-07	WOOD SLAT RAILING
EL-08	STEEL STAIRS PTD BLACK
EL-09	VERTICAL WOOD PANEL GATE

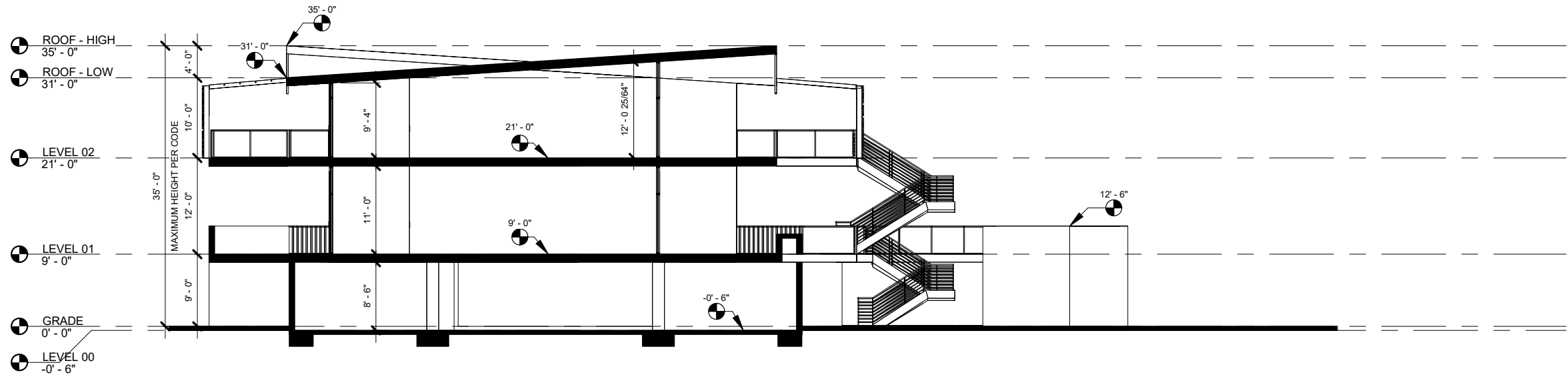
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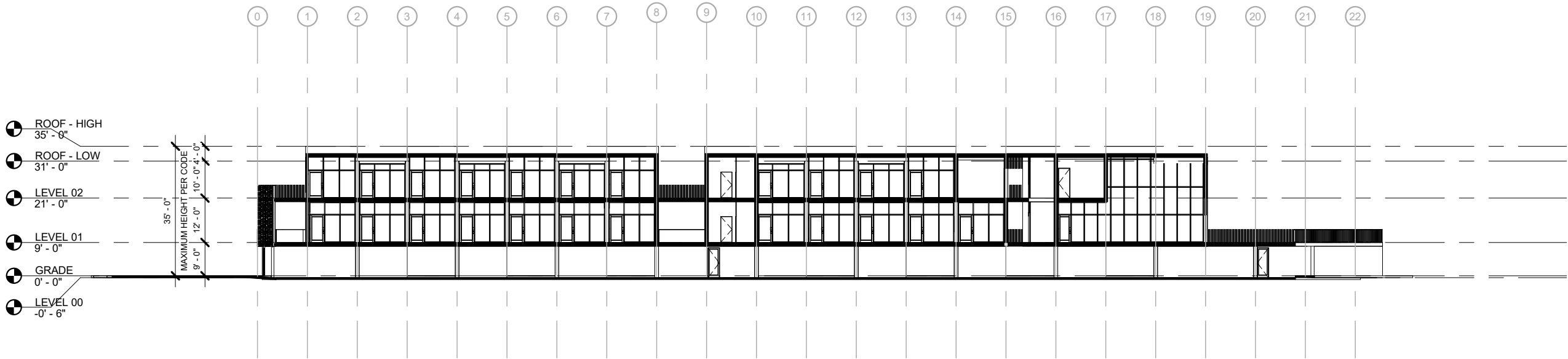
2 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/32" = 1'-0"

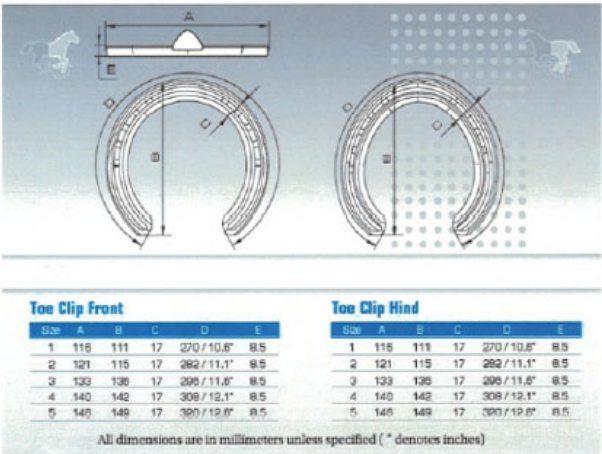
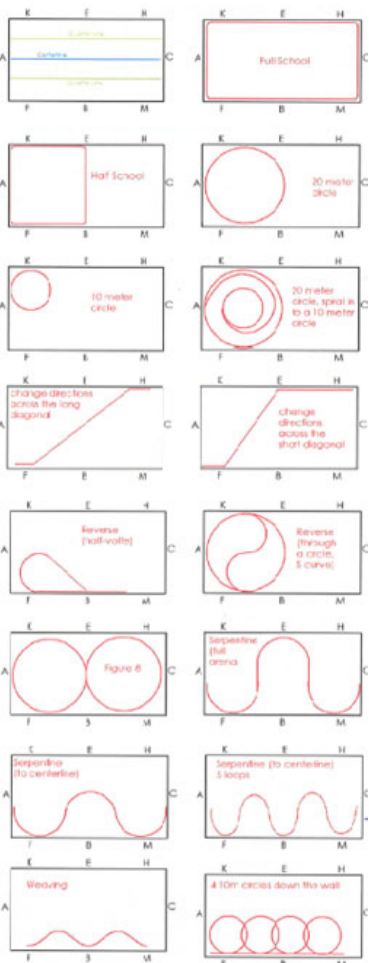
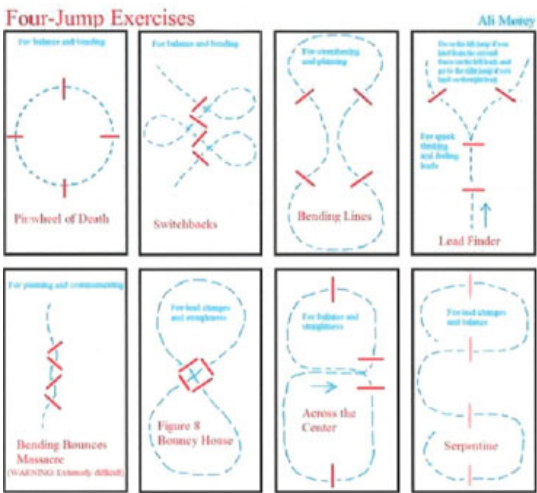


2 Section 4
SCALE: 1/16" = 1'-0"

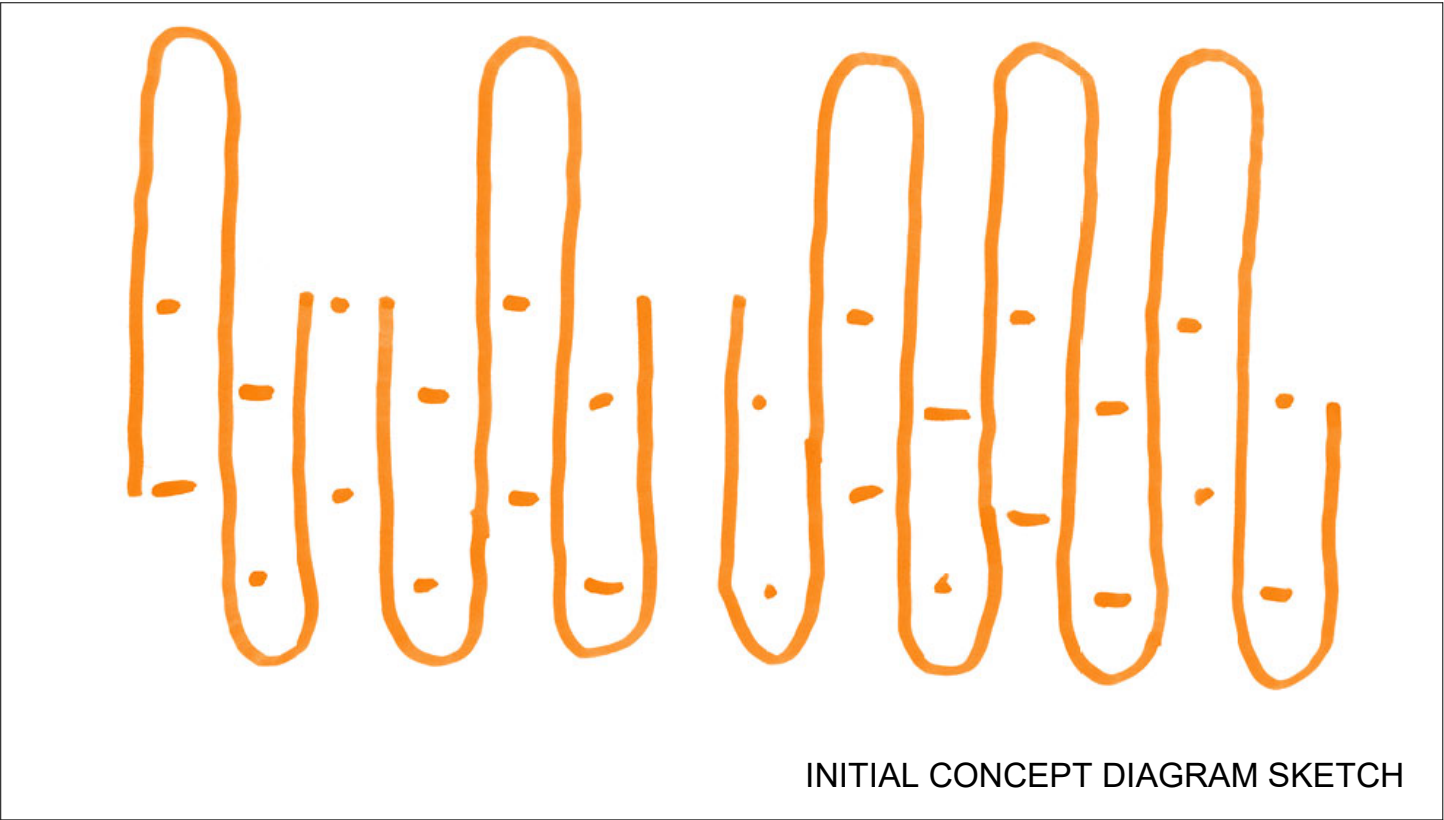
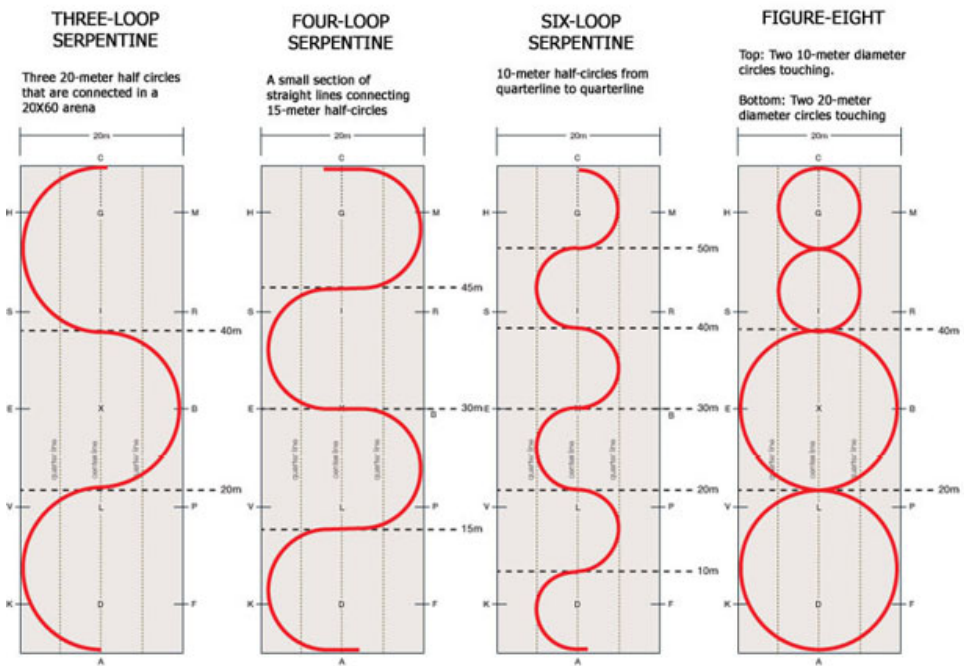


1 Section 5
SCALE: 1/32" = 1'-0"

PROJECT INSPIRATION



Dressage Exercises



INITIAL CONCEPT DIAGRAM SKETCH

SOURCE IMAGERY







VIEW FROM THE SOUTH WEST - ON MARIPOSA



VIEW FROM THE NORTH WEST - ON MARIPOSA



VIEW FROM THE FRONT - ON MARIPOSA



SOUTH WEST VIEW - WIDENED STREET AND NEW BRIDLE PATH



RIDERS PERSPECTIVE - HEADING NORTH ON MARIPOSA



VIEW OF SOUTH FACADE - LOOKING NORTH WEST



RIDER'S EYE VIEW HEADING SOUTH ON PERIMETER TRAIL



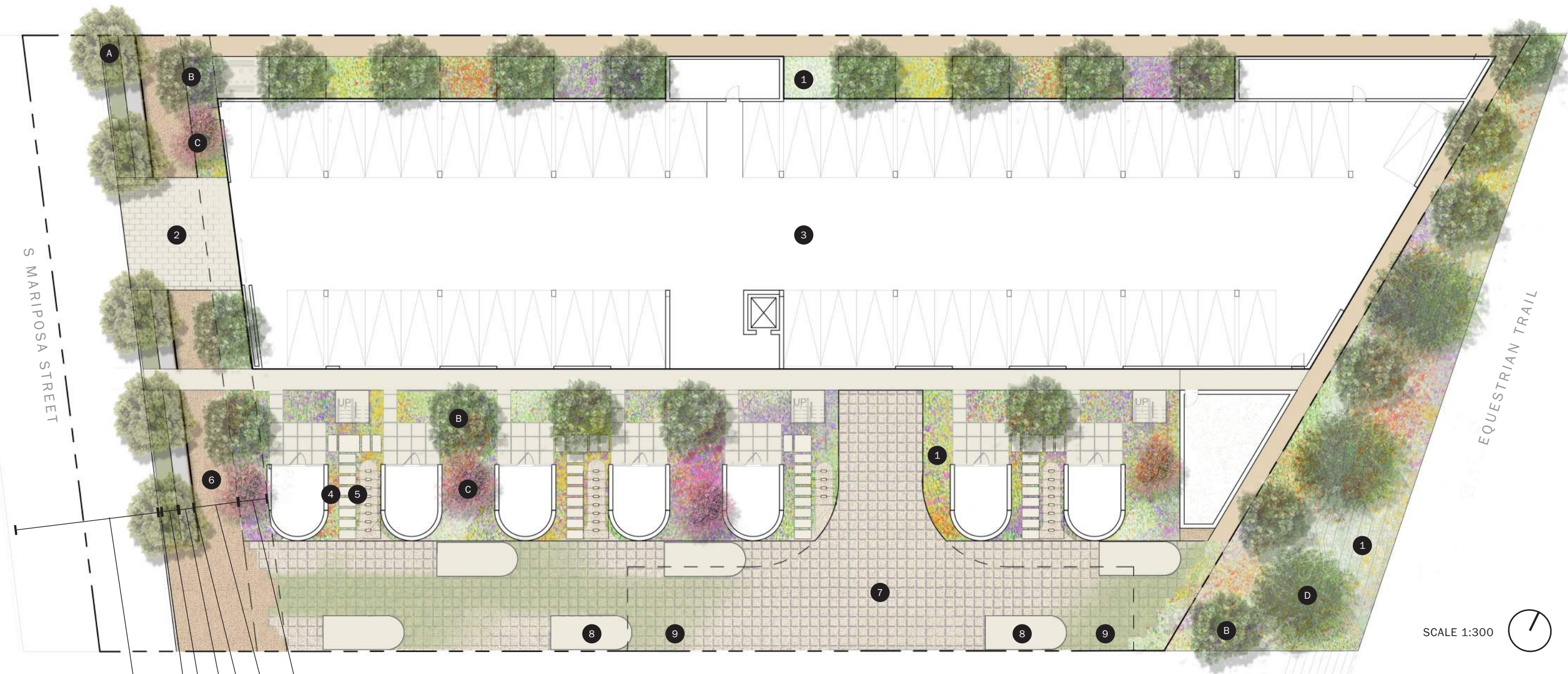
RIDER'S EYE VIEW HEADING NORTH ON PERIMETER TRAIL



VIEW FROM THE SOUTH - BARN INSPIRED DESIGN WITH HORSESHOE PODS



ILLUSTRATIVE PROJECT SECTION



WIDENED STREET

6" CURB

4'-0" PARKWAY PLANTING

7'-0" SETBACK

10'-6" BRIDLE PATH

4'H FENCE

4'-0" SIDEWALK

TREES



DRIVEWAY



Permeable pavers

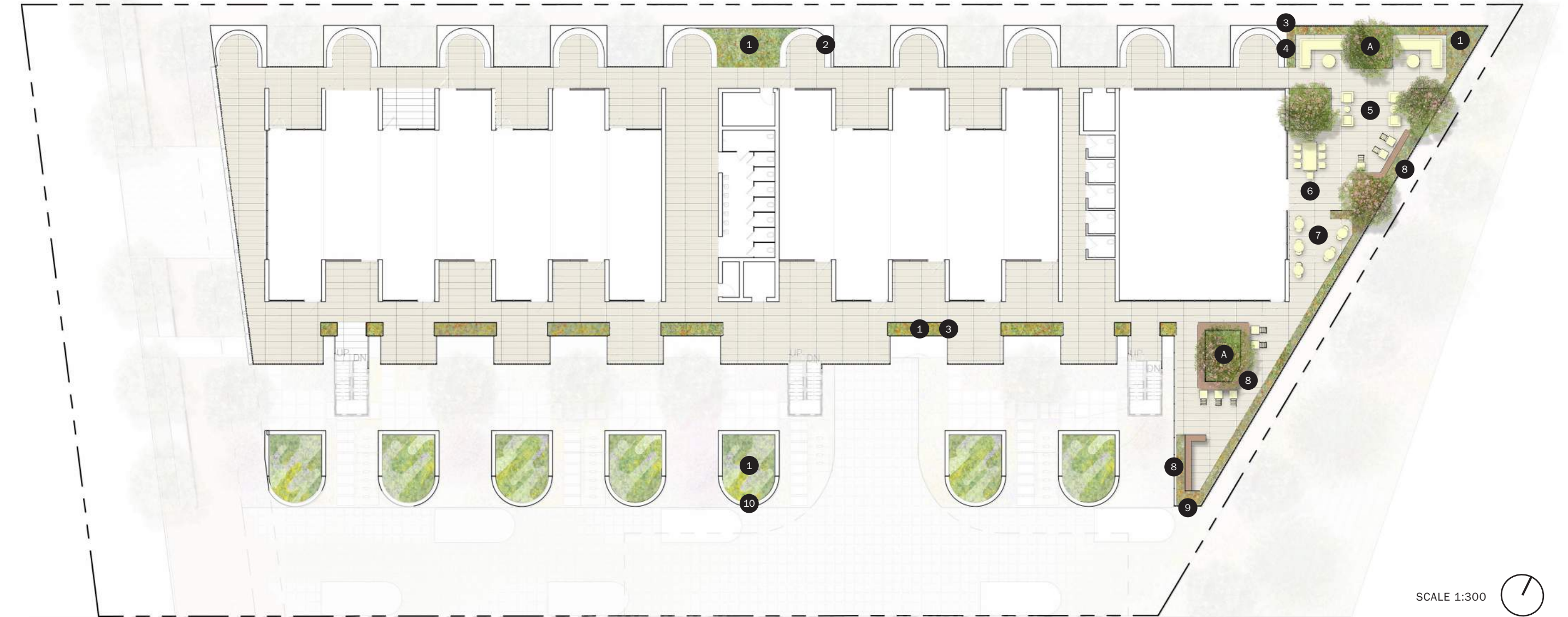
FIRELANE



Turf Block concrete pavers, planted with grasses

- 1 BUTTERFLY HABITAT PLANTINGS
- 2 PERMEABLE PAVING
- 3 PARKING
- 4 PEDESTRIAN PATH
- 5 BIKE RACKS
- 6 BRIDLE PATH
- 7 FIRELANE
- 8 CONCRETE PAD
- 9 TURF BLOCK CONCRETE PAVERS WITH PLANTING
- 10 SCREENING TREES AND SHRUBS

Ground Level
SITE PLAN



TREES



A *Chilopsis linearis*

PLANTER



Corten steel



Steel



- 1 BUTTERFLY HABITAT PLANTINGS
- 2 CONCRETE BENCH SEATING
- 3 STEEL PLANTER
- 4 LOUNGE AREA
- 5 FLEXIBLE SEATING ZONE
- 6 COMMUNAL DINING
- 7 CAFE SEATING AREA
- 8 BENCH SEATING WITH MOVABLE CHAIRS + TABLES
- 9 LOOKOUT POINT TO RIVER
- 10 ROOF PLANTING



Eschscholzia californica
California Poppy



NATIVE



Asclepias fascicularis
Narrow leaf Milkweed



NATIVE



Artemisia californica 'Montara'
Montara Sagebrush



NATIVE



Eriogonum fasciculatum
California Buckwheat



NATIVE



Platanus racemosa
Western Sycamore



NATIVE



Lyonothamnus floribundus
Catalina Ironwood



NATIVE



Baccharis pilularis 'Pigeon Point'
Dwarf Coyotebush



NATIVE



Cercis occidentalis
Western Redbud



NATIVE



Arctostaphylos 'John Dourley'
Dourley Manzanita



NATIVE



Eriogonum giganteum
St. Catherine's Lace



NATIVE



Muhlenbergia rigens
Deergrass



NATIVE



Lepechinia fragrans
Fragrant Pitcher Sage



NATIVE



Salvia clevelandii 'Winifred Gilman'
Winifred Gilman Sage



NATIVE



Ceanothus 'Joyce Coulter'
Joyce Coulter Mountain Lilac



NATIVE

Ground Level PLANTING PALETTE



Salvia mellifera
Black Sage



NATIVE



Achillea millefolium
Common Yarrow



NATIVE



Verbena lilacina 'De La Mina'
Lilac Verbena



NATIVE



Chilopsis linearis
Desert Willow



NATIVE



Asclepias subulata
Desert Milkweed



NATIVE



Eriogonum grande 'rubescens'
Red Buckwheat



NATIVE



Artemisia californica 'Montara'
Montara sagebrush



NATIVE



Penstemon eatonii
Firecracker penstemon



NATIVE



Bouteloua gracilis
Blue grama



NATIVE



Abutilon palmeri
Palmer's Mallow



NATIVE



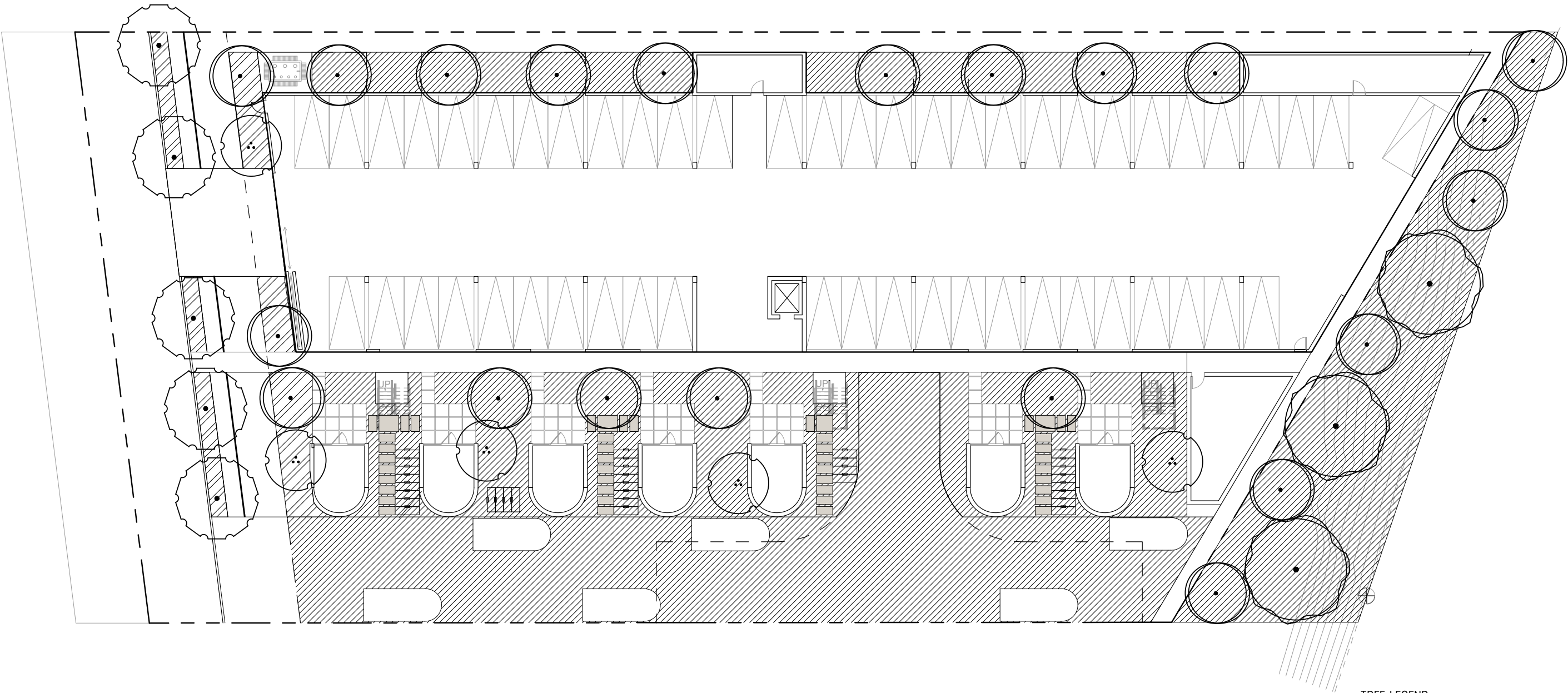
Epilobium canum
California Fuschia



NATIVE

Level 02
PLANTING PALETTE

Ground Level
IRRIGATION PLAN



TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	QUERCUS ENGELMANNII	ENGELMANN OAK	LOW
	CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	LOW
	PLATANUS RACEMOSA	WESTERN SYCAMORE	MED

HYDROZONE LEGEND

SYMBOL	HYDROZONE	WATER NEEDS
	HYDROZONE 1	LOW
	HYDROZONE 2	MIX OF LOW AND MED

BUTTERFLY GARDENS

910 S MARIPOSA STREET
BURBANK, CA 91506
PROJECT NO: 21-002

SALT

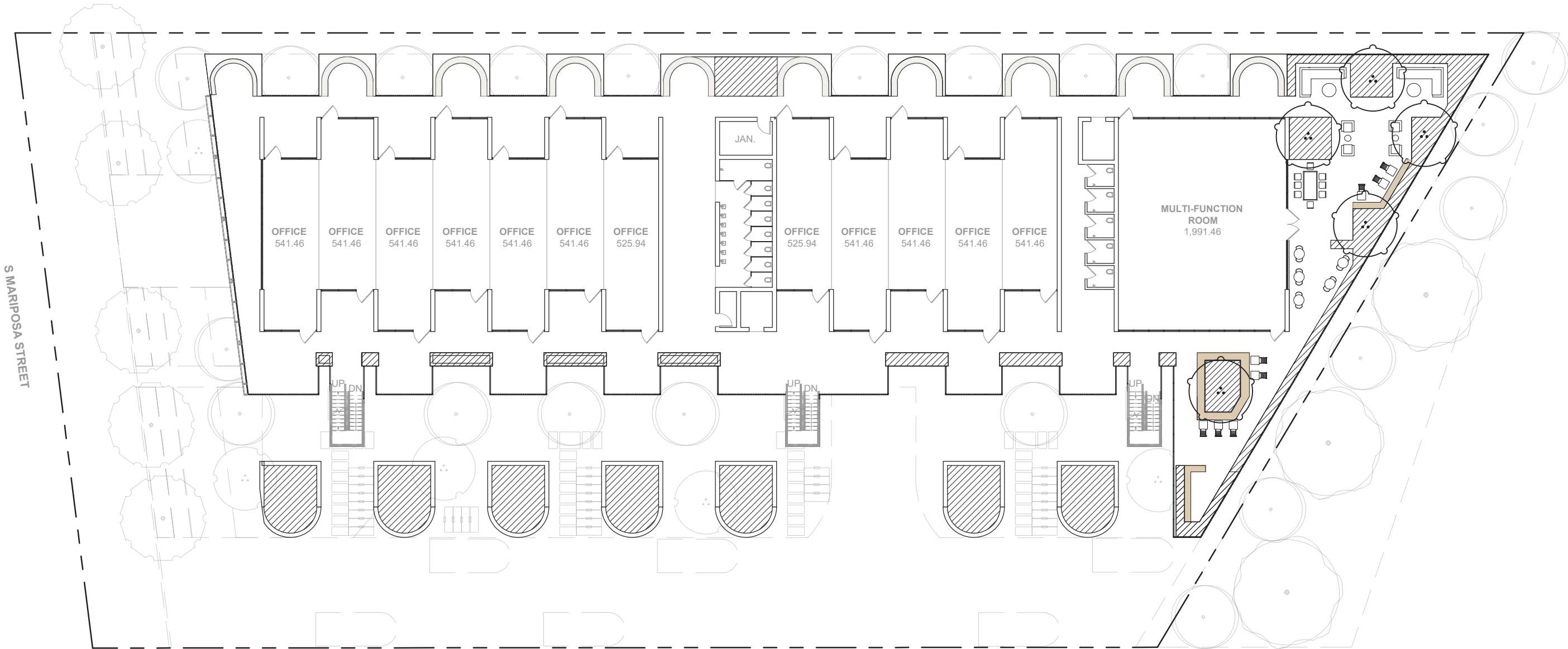
LANDSCAPE ARCHITECT
423 Gln Lin Way
Los Angeles, CA 90012
212.234.0057

SPF:architects

ZOLTAN E. PALI, FAIA

SHEET NO:

L3.11



S MARIPOSA STREET

Level 02
IRRIGATION PLAN

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	CHILOPSIS LINEARIS	DESERT WILLOW	LOW

HYDROZONE LEGEND

SYMBOL	HYDROZONE	WATER NEEDS
	HYDROZONE 1	LOW