BUTTERFLY GARDENS
910 S MARIPOSA STREET, BURBANK CA
DEVELOPMENT REVIEW
04.22.2022
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### VICINITY MAP

![Map Image]

### AREA SUMMARY

<table>
<thead>
<tr>
<th>Level</th>
<th>FAR</th>
<th>Maximum Allowable FAR</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>0.6 FAR</td>
<td>43,690 SF X 0.6 = 26,214 SF</td>
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#### BUILDING FLOOR AREA

<table>
<thead>
<tr>
<th>Level</th>
<th>Area (excludes decks and outdoor common areas)</th>
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<tbody>
<tr>
<td>GROUND FLOOR</td>
<td>3,156.48 SF (PARKING EXCLUDED)</td>
</tr>
<tr>
<td>SECOND FLOOR</td>
<td>9,977.13 SF</td>
</tr>
<tr>
<td>THIRD FLOOR</td>
<td>8,527.24 SF</td>
</tr>
<tr>
<td>TOTAL</td>
<td>21,660.85 SF</td>
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### ZONING ANALYSIS

**ZONE:** R1-1

**LAND USE DESIGNATION PER BURBANK GENERAL PLAN**

- RANCHO COMMERCIAL, NON RESIDENTIAL USES - 6 FAR

#### SETBACK REQUIREMENTS

- FRONT YARD SETBACK: 7'-0"
- SIDE YARD SETBACK: 5'-0"
- REAR SETBACK: 5'-0"
- PROVIDED SETBACK: 5'-0"
- NORTH SIDE YARD: 26'-2"
- SOUTH SIDE YARD: 26'-0"
- REAR YARD: 5'-0"
- FRONT YARD: 44'-0"

#### DESIGN STANDARDS FOR RC. ZONE PER ARTICLE 24 - RANCHO MASTER PLAN ZONES

- ALL BUILDING ELEVATIONS FACING 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.
- 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.
- PITCHED ROOFS ARE REQUIRED. MANSARD ROOFS ARE PROHIBITED.
- NO MORE THAN 60 PERCENT OF THE BUILDING FACADE SHALL BE IN THE SAME PLANE.
- 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.
- COLOR: WHTS, NATURAL WOOD GRAIN FINISHES, EARTH TONES, PALE TONES, TANS, RUSTS, ADOBE PINK, AND COPPER PATINA SHALL BE USED AND INCORPORATED. BRIGHT COLORS ARE PROHIBITED.
- MATERIALS AND FINISHES: A NUMBER OF THE FOLLOWING MAY BE INCORPORATED IF OTHERWISE PERMITTED BY THE BURBANK MUNICIPAL CODE: WOOF, ROUGH CUT TIMBERS, RIVER ROCK, SPANISH TIE AND TEXTURED STUCCO.

### PARKING CALCULATION

<table>
<thead>
<tr>
<th>Level</th>
<th>Rentable Office Area</th>
<th>Rentable Media Offices</th>
</tr>
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<tbody>
<tr>
<td>GROUND FLOOR</td>
<td>1,846.60 SF</td>
<td>0 SF</td>
</tr>
<tr>
<td>SECOND FLOOR</td>
<td>8,363.16 SF</td>
<td>0 SF</td>
</tr>
<tr>
<td>THIRD FLOOR</td>
<td>6,448.48 SF</td>
<td>580.2 SF</td>
</tr>
<tr>
<td>TOTAL</td>
<td>16,658.24 SF</td>
<td>580.2 SF</td>
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</tbody>
</table>

**OFFICE:** 3 SPOTS REQUIRED PER 1000 SF 1000 / 3 = 333.33

**MEDIA RELATED USES:** 3.3 SPOTS REQUIRED PER 1000 SF 1000 / 3.3 = 303.03

**PROVED:** 303.03 X 2 = 606.06 SF

### 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

**OWNER**

- BUTTERFLY GARDENS
  - 1812 WEST BURBANK BLVD.
  - SUITE 7350
  - BURBANK, CA 91506

**ARCHITECT**

- SPF:architects
  - 8609 WASHINGTON BLVD
  - CULVER CITY, CA 90232
  - (310) 558-0002

**LANDSCAPE ARCHITECT**

- ZALT LANDSCAPE ARCHITECTS
  - 423 GIN LING WAY
  - LOS ANGELES, CA 90012
  - (213) 234-0057
BUTTERFLY GARDENS
910 S MARIPOSA STREET
BURBANK, CA 91506
PROJECT NO: 21-002
ZOLTAN E. PALI, FAIA

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

NEW (3) STORY OFFICE BUILDING
ADJACENT SHADE STRUCTURE
ONE STORY ADJACENT WAREHOUSE BUILDING

NEW (1) STORY OFFICE PODS
ONE STORY STUDIO HORSE RENTAL
OUTDOOR SPACE
LANDSCAPE
GRASS-CRETE
SCALE: 1/32" = 1'-0"
PROJECT INSPIRATION

Dressage Exercises

THREE-LOOP SERPENTINE
Three 20-meter half circles that are connected in a 20-meter circle.

FOUR-LOOP SERPENTINE
A small section of an ellipse connecting 15-meter half circles.

SIX-LOOP SERPENTINE
Three 20-meter half circles from quarters in quarternio.

FIGURE-EIGHT
Two, two 20-meter diameter circle branching.

Steel Triumph U-Shaped
The Triumph U-shaped is considered by some to be a symbol of strength, resilience, and fortitude. It is often associated with the idea of overcoming obstacles and finding a path forward. The design features two U-shaped forms, evoking the sense of a journey or path. The shape is both strong and dynamic, symbolizing the ability to withstand challenges and move forward.

INITIAL CONCEPT DIAGRAM SKETCH
SOURCE IMAGERY CONT.
VIEW FROM THE FRONT - ON MARIPOSA

SOUTH WEST VIEW - WIDENED STREET AND NEW BRIDLE PATH
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
BUTTERFLY HABITAT PLANTINGS

CONCRETE BENCH SEATING

STEEL PLANTER

LOUNGE AREA

FLEXIBLE SEATING ZONE

COMMUNAL DINING

CAFE SEATING AREA

BENCH SEATING WITH MOVABLE CHAIRS + TABLES

LOOKOUT POINT TO RIVER

ROOF PLANTING

TREES

PLANTER

Chilopsis linearis

Corten steel

Steel
Ground Level
PLANTING PALETTE

- Eschscholzia californica
  California Poppy
- Asclepias fascicularis
  Narrow leaf Milkweed
- Artemisia californica
  Montara Sagebrush
- Eriogonum fasciculatum
  California Buckwheat
- Platanus racemosa
  Western Sycamore
- Baccharis pilularis
  'Pigeon Point'
  Dwarf Coyotebush
- Lyonothamnus floribundus
  Catalina Ironwood
- Arctostaphylos 'John Dourley'
  Dourley Manzanita
- Eriogonum giganteum
  St. Catherine's Lace
- Muhlenbergia rigens
  Deergass
- Lepechnia fragrans
  Fragrant Pitcher Sage
- Salvia clevelandii
  'Winifred Gilman'
  Winifred Gilman Sage
- Ceanothus 'Joyce Coulter'
  Joyce Coulter Mountain Lilac
- Lyonothamnus floribundus
  Catalina Ironwood
- Cercis occidentalis
  Western Redbud
- Artemisia californica
  Montara Sagebrush
- Eriogonum fasciculatum
  California Buckwheat
- Platanus racemosa
  Western Sycamore
- Baccharis pilularis
  'Pigeon Point'
  Dwarf Coyotebush
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  Catalina Ironwood
- Arctostaphylos 'John Dourley'
  Dourley Manzanita
- Eriogonum giganteum
  St. Catherine's Lace
- Muhlenbergia rigens
  Deergass
- Lepechnia fragrans
  Fragrant Pitcher Sage
- Salvia clevelandii
  'Winifred Gilman'
  Winifred Gilman Sage
- Ceanothus 'Joyce Coulter'
  Joyce Coulter Mountain Lilac
**PLANTING PALETTE**

- **Chilopsis linearis**
  Desert Willow

- **Eriogonum grande 'Rubescens'**
  Red Buckwheat

- **Bouteloua gracilis**
  Blue grama

- **Salvia mellifera**
  Black Sage

- **Achillea millefolium**
  Common Yarrow

- **Verbena lilacina 'De La Mina'**
  Lilac Verbena

- **Asclepias subulata**
  Desert Milkweed

- **Penstemon eatonii**
  Firecracker penstemon

- **Epilobium canum**
  California Fuchsia

- **Abutilon palmeri**
  Palmer's Mallow

- **Artemisia californica 'Montara'**
  Montara sagebrush

- **Epilobium canum**
  California Fuchsia

**Level 02**
Level 02
IRRIGATION PLAN

HYDROZONE LEGEND

HYDROZONE 1 LOW
HYDROZONE 2 MIX OF LOW AND MED

TREE LEGEND

BUTTERFLY GARDENS
PROJECT NO:
SHEET NO:
ZOLTAN E. PALI, FAIA
910 S MARIPOSA STREET
B U R B A N K , C A  9 1 5 0 6

LANDSCAPE ARCHITECTS
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