



MARIPOSA GARDENS

NEW 40-UNIT CONDOMINIUM COMPLEX

SUBMITTAL FOR AB130 FULL APPLICATION
08-11-2026

OWNER

BUTTERFLY GARDENS LLC.
P.O.BOX 291847
LOS ANGELES, CA 90029

CONTACT: INFO@BUTTERFLYGARDENSBURBANK.COM

DESIGN TEAM

ARCHITECT:
BOLADARCK DESIGN + N. BATTLE A.I.A. ARCHITECT, INC.
408 S. PASADENA AVE., SUITE #6
PASADENA, CA 91105
T: (818) 406-6719

PRINCIPAL DESIGNER: JEAN-PIERRE BOLADIAN
PROJECT ARCHITECT: NATHAN BATTLE
PROJECT DESIGNER: 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
TEL: (949) 756-6440

ELECTRICAL ENGINEER:
ABRARI & ASSOCIATES
1713 STANDARD AVE.
GLENDALE, CA 91201
TEL: (818) 956-1900

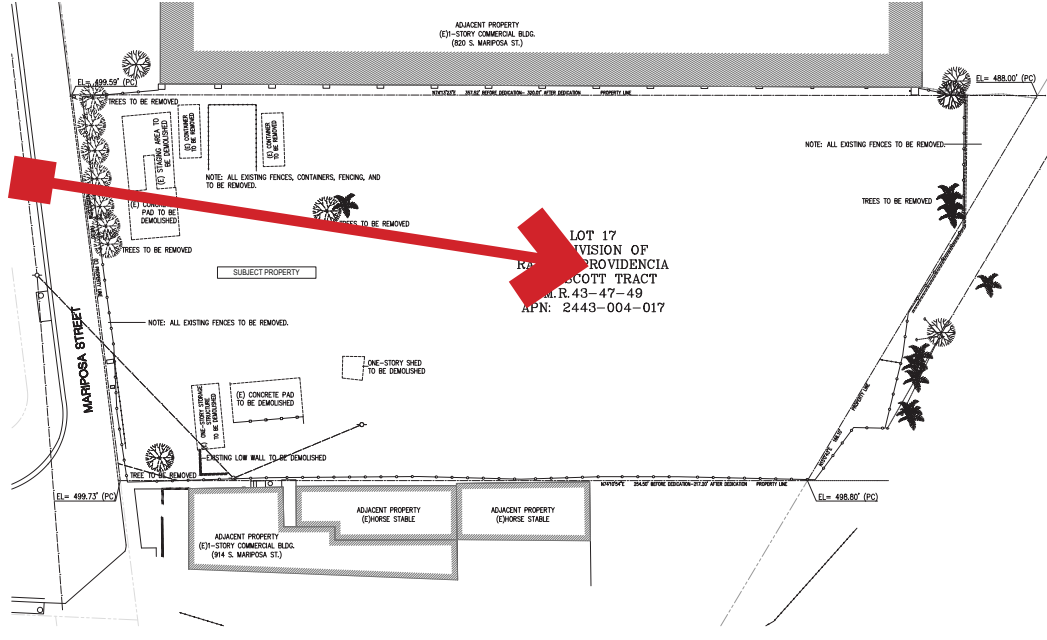
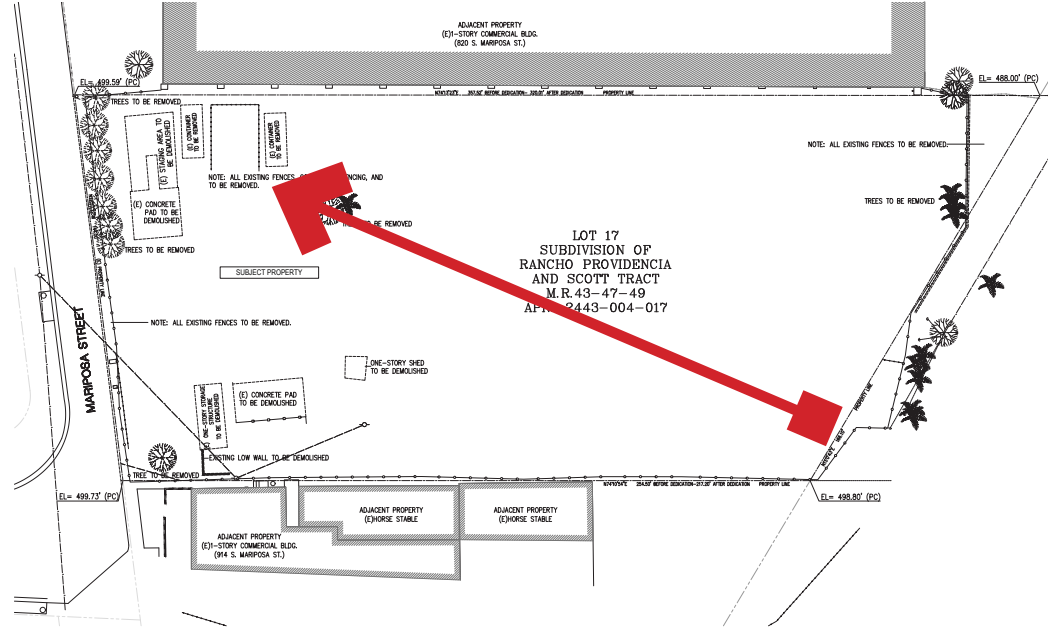
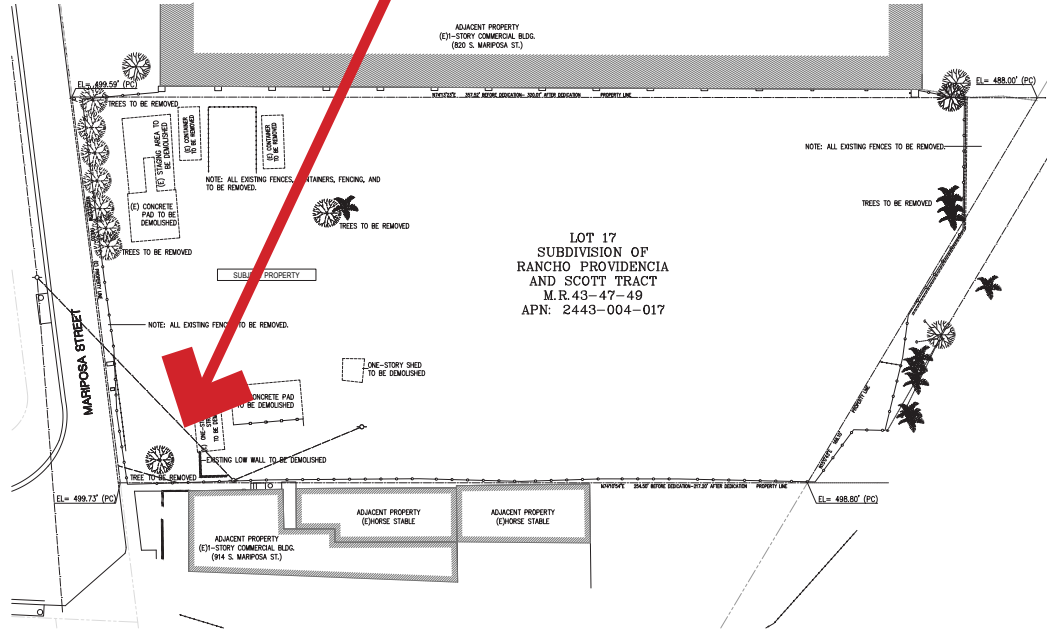
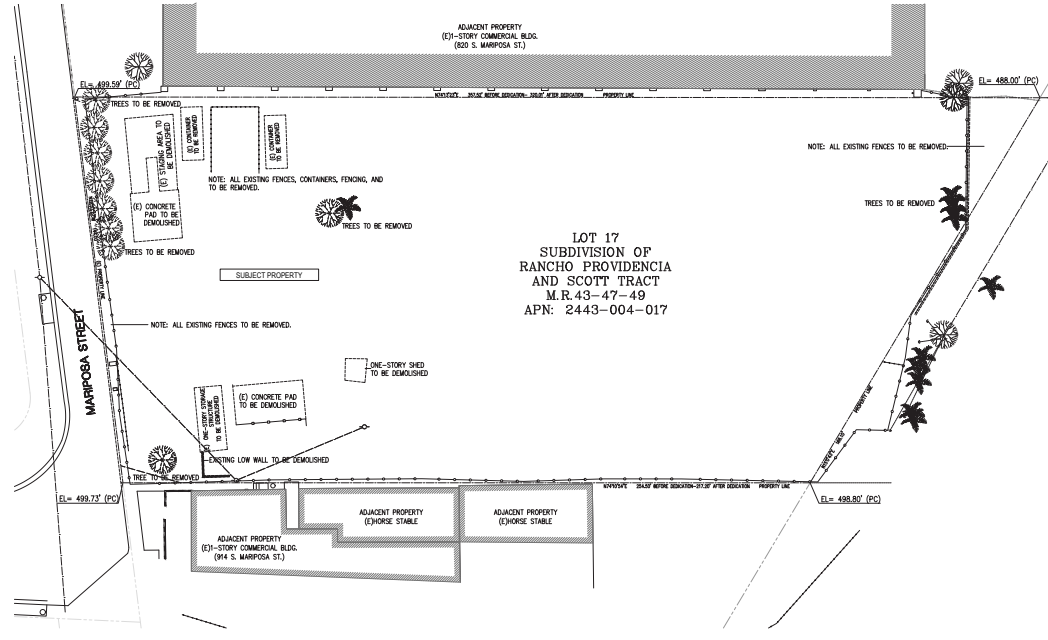
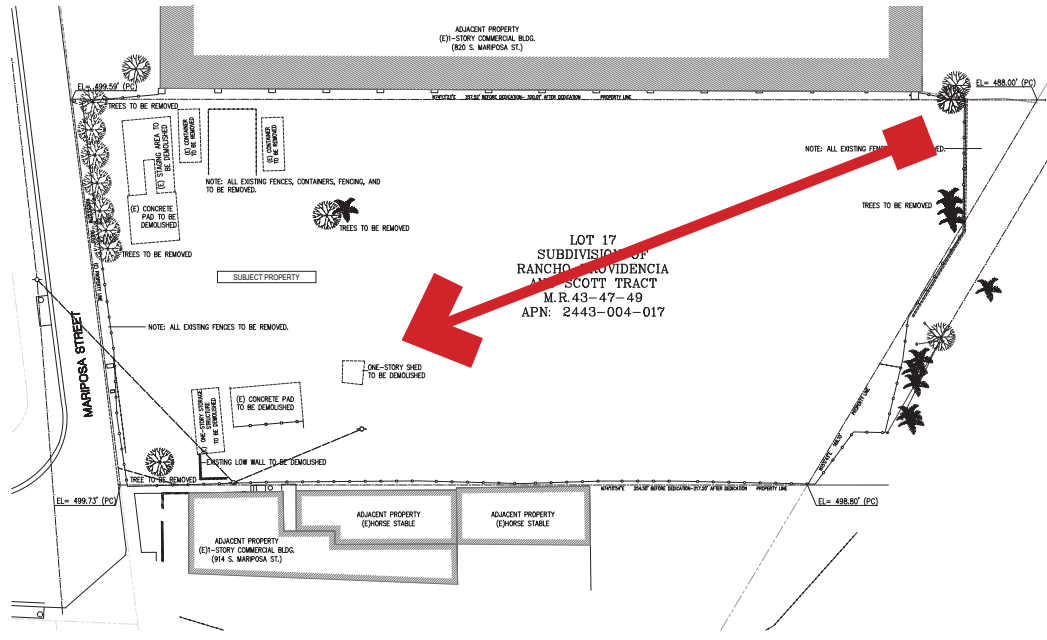
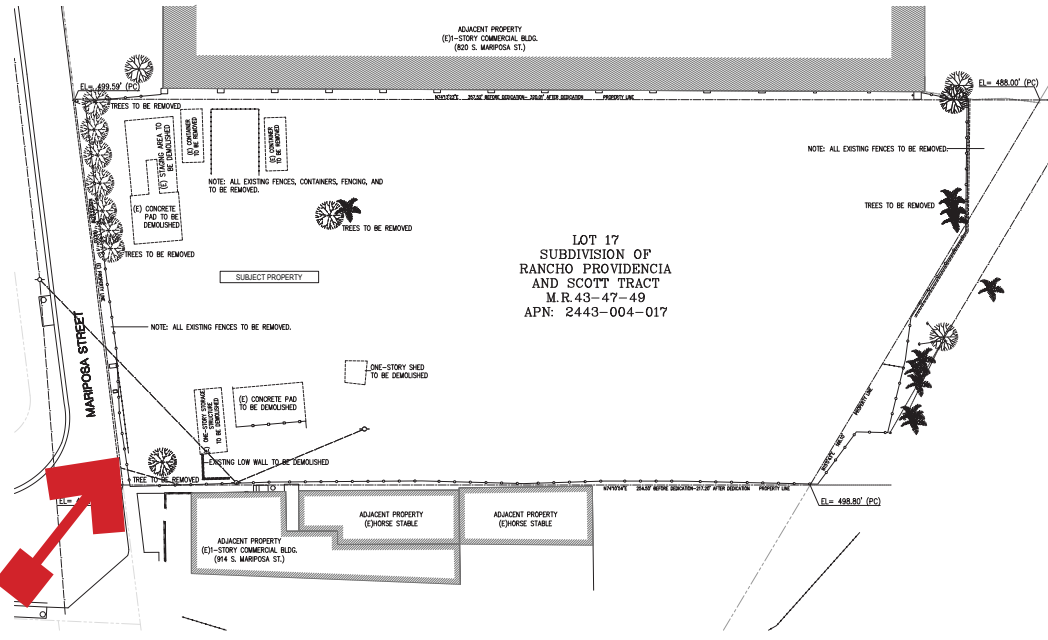
GENERAL NOTES

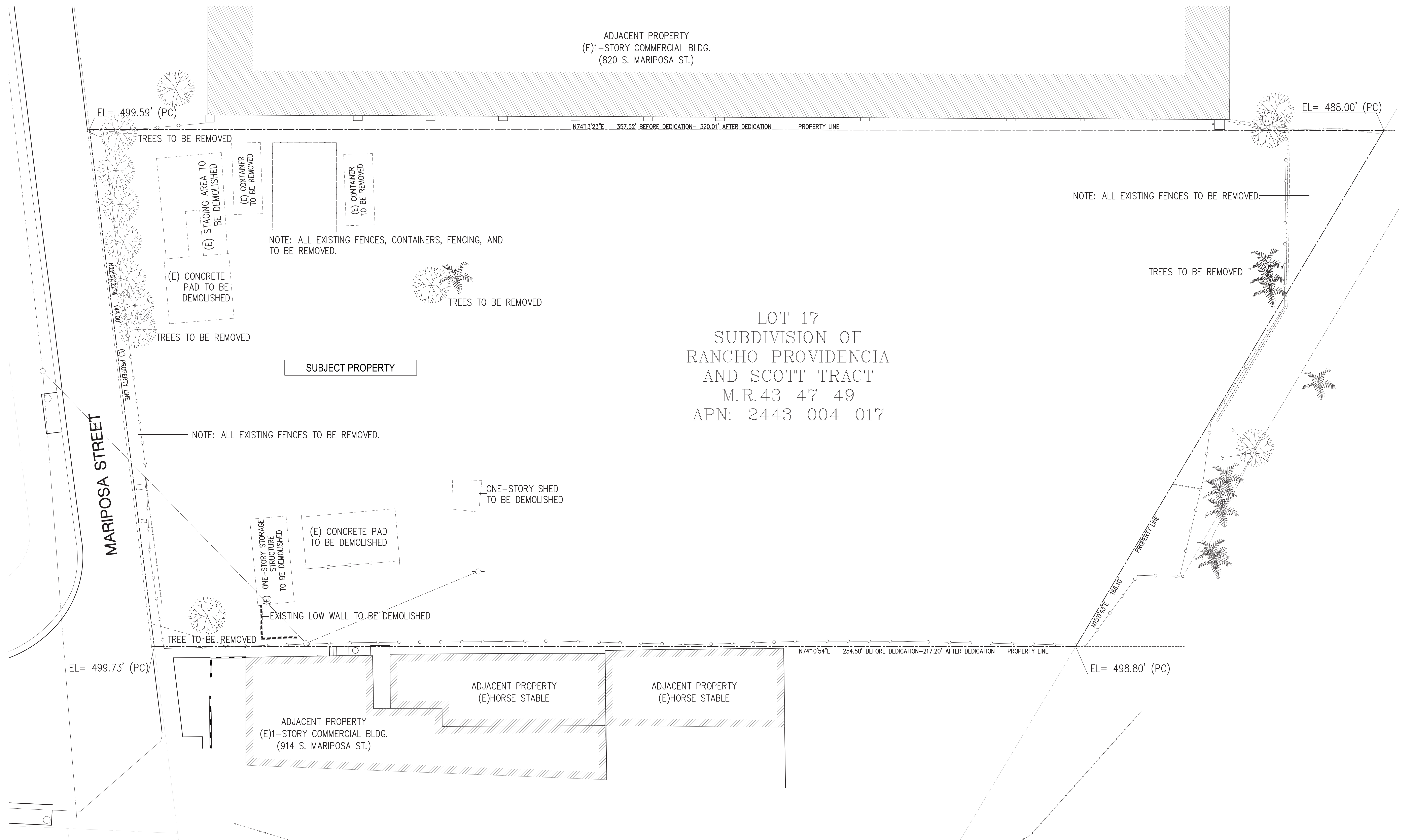
1. THE PROJECT WILL COMPLY WITH BMC 10-1-1406 SITE PLAN AS APPLICABLE DURING THE PLAN CHECK.
2. THE PROJECT WILL COMPLY WITH BMC 10-1-1419 PARKING STRUCTURES AS APPLICABLE DURING THE PLAN CHECK.
3. THE PROJECT WILL COMPLY WITH BMC 10-1-1420 LIGHTING AS APPLICABLE DURING THE PLAN CHECK.
4. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (E) YARD SETBACK ENCORACHMENTS AS APPLICABLE DURING THE PLAN CHECK.
5. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (H) FENCES, WALLS, HEDGES AND OTHER YARD FEATURES AS APPLICABLE DURING THE PLAN CHECK.
6. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (L) COMMON AREAS AND AMENITIES AS APPLICABLE DURING THE PLAN CHECK.
7. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (N) LANDSCAPING AS APPLICABLE DURING THE PLAN CHECK.
8. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (Q) WINDOWS AND AWNINGS AS APPLICABLE DURING THE PLAN CHECK.
9. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (T) BALCONIES AND STAIRWAYS AS APPLICABLE DURING THE PLAN CHECK.
10. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (V) LIGHTING AS APPLICABLE DURING THE PLAN CHECK.
11. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (W) OTHER FEATURES AS APPLICABLE DURING THE PLAN CHECK.
12. ALL AMENITIES SHALL BE PERMANANTLY INSTALLES AS PART OF THE PROJECT UNLESS OTHERWISE APPROVED BY THE DIRECTOR PER BMC 10-1-624 (L).
13. THE CONCEPTUAL LANDSCAPE PLANS TO BE UPDATED DURING THE PLAN CHECK TO REFLECT THE PLANTING SCHEME AS PROPOSED ON THE ARCHITECTURAL SITE PLAN.
14. ALL LANSCAPE AREAS SHALL PROVIDE MINIMUM SOIL DEPTHS AS FOLLOWS:
 - 12 INCHES FOR AREAS PLANTED WITH DROUGHT-TOLERANT GROUND COVER;
 - 18 INCHES FOR PLANTERS AND AREAS PLANTED WITH DROUGHT-TOLERANT SHRUBS AND SIMILAR VEGETATION.
 - 4 FEET FOR PLANTERS OR AREAS PLANTED WITH TREES.
15. PLANTER DRAINAGE TO BE PROVIDED AS PER BMC 10-1-624 (N)(8).
16. THE PROJECT WILL UTILIZE CLASS A FIRE RTATED CLAY ROOFING TILES, NONCOMBUSTIBLE/IGNITION-RESISTANT EXTERIOR CLADDING MATERIAL, EMBER-RESISTANT VENTS (ASTM E2886), MULTI-PANE TEMPERED GLASS THROUGHOUT, SEALED BIRD STOPS AND RIDGE GAPS, ENCLOSED EAVES/SOFFITS PER CBC SECTION 709A, AND ALL OTHER WUI HARDENING MEASURES PER CBC CHAPTER 7A. THE PROJECT WILL ALSO SATISFY ALL OF VHFHSZ STATUTORY SAFE HARBOR FIRE MITIGATION COMPONENTS PURSUANT TO PRC SECTIONS 4291 / GOV. CODE 51182 AND PRC 4290.

SHEET INDEX

PROJECT DIRECTORY/ SHEET INDEX	2
PROJECT INFORMATION	3
TOPOGRAPHIC SURVEY	4
SITE PHOTOGRAPHS	5
DEMOLITION PLANS	6
SITE PLAN	7
DIAGRAMS: LOT COVERAGE	8
PLANS: SEMI-SUBTERRANEAN PARKING	9
PLANS: FIRST FLOOR	10
PLANS: SECOND FLOOR	11
PLANS: THIRD FLOOR	12
PLANS: FOURTH FLOOR	13
PLANS: FIFTH FLOOR	14
PLANS: ROOF FLOOR	15
ELEVATIONS	16
SECTIONS	21
DIAGRAMS: SETBACKS	23
DIAGRAMS: OPEN SPACE	26
DIAGRAMS: SITE WALLS AND FENCES	29
3D VIEWS	30
SUPPLEMENTAL DIAGRAMS	31
REFLECTED CEILING PLANS	34
LANDSCAPE PLANS	36
CONCEPTUAL CIVIL PLANS	43
ELECTRICAL PLANS	47

CURRENT SITE CONDITIONS:



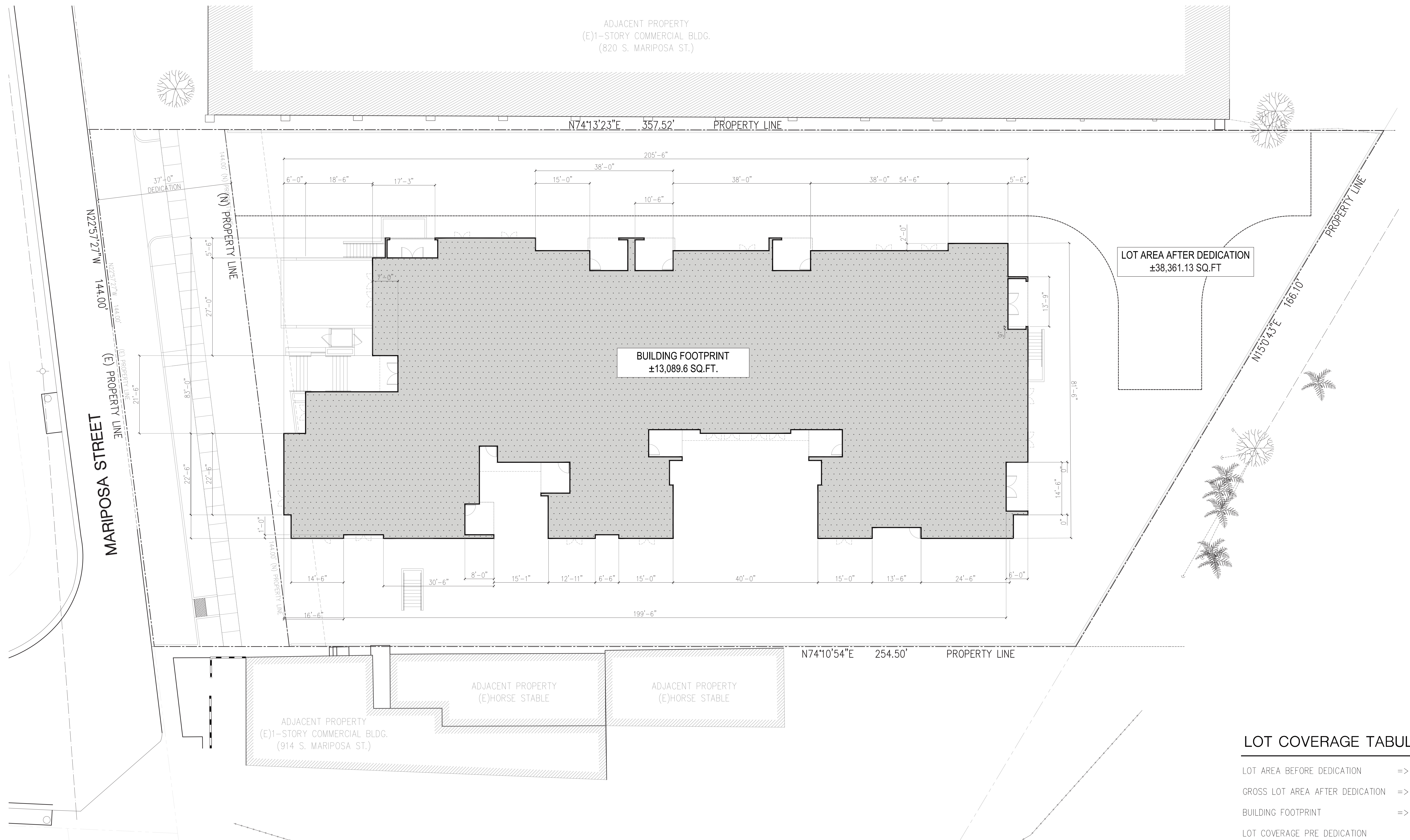


SCALE : 3/32" = 1'-0"

DEMOLITION PLANS



PG. 6



LOT COVERAGE TABULATION

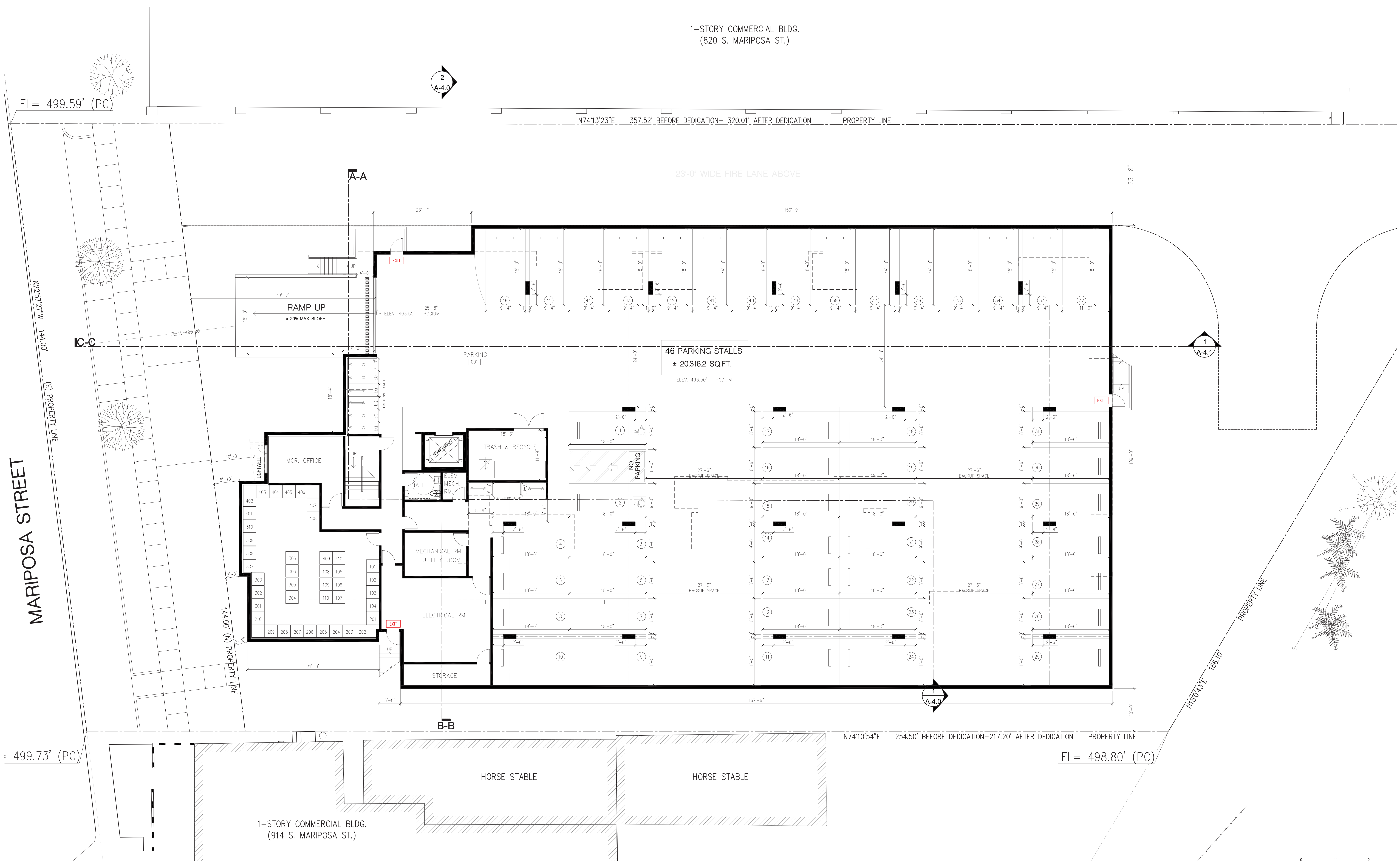
LOT AREA BEFORE DEDICATION	=> ±43,688.6 SF
GROSS LOT AREA AFTER DEDICATION	=> ±38,361.13 SF
BUILDING FOOTPRINT	=> ±13,089.6 SF
LOT COVERAGE PRE DEDICATION	=> 29.96%
LOT COVERAGE AFTER DEDICATION	=> 34.12%



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

DIAGRAMS: LOT COVERAGE









LEGEND

- 1 BEDROOM + 1 BATH
- 1 BEDROOM + 1.5 BATHS
- 2 BEDROOMS + 2 BATHS
- 2 BEDROOMS + 2.5 BATHS
- 3 BEDROOM + 2.5 BATHS
- 3 BEDROOM + 3.5 BATHS
- TOWNHOME UNIT



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

PLANS: SECOND FLOOR



PG. 11

NOTE: ALL PRIVATE OPEN SPACES HAVE SLOPES OF 2% MAXIMUM.



LEGEND

- 1 BEDROOM + 1 BATH
- 1 BEDROOM + 1.5 BATHS
- 2 BEDROOMS + 2 BATHS
- 2 BEDROOMS + 2.5 BATHS
- 3 BEDROOM + 2.5 BATHS
- 3 BEDROOM + 3.5 BATHS
- TOWNHOME UNIT



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

PLANS: THIRD FLOOR



PG. 12

NOTE: ALL PRIVATE OPEN SPACES HAVE SLOPES OF 2% MAXIMUM.



NOTE: ALL PRIVATE OPEN SPACES HAVE SLOPES OF 2% MAXIMUM.

LEGEND

- 1 BEDROOM + 1 BATH
- 1 BEDROOM + 1.5 BATHS
- 2 BEDROOMS + 2 BATHS
- 2 BEDROOMS + 2.5 BATHS
- 3 BEDROOM + 2.5 BATHS
- 3 BEDROOM + 3.5 BATHS
- TOWNHOME UNIT

0 1' 2'

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

PLANS: FOURTH FLOOR



NOTE: ALL PRIVATE OPEN SPACES HAVE SLOPES OF 2% MAXIMUM.

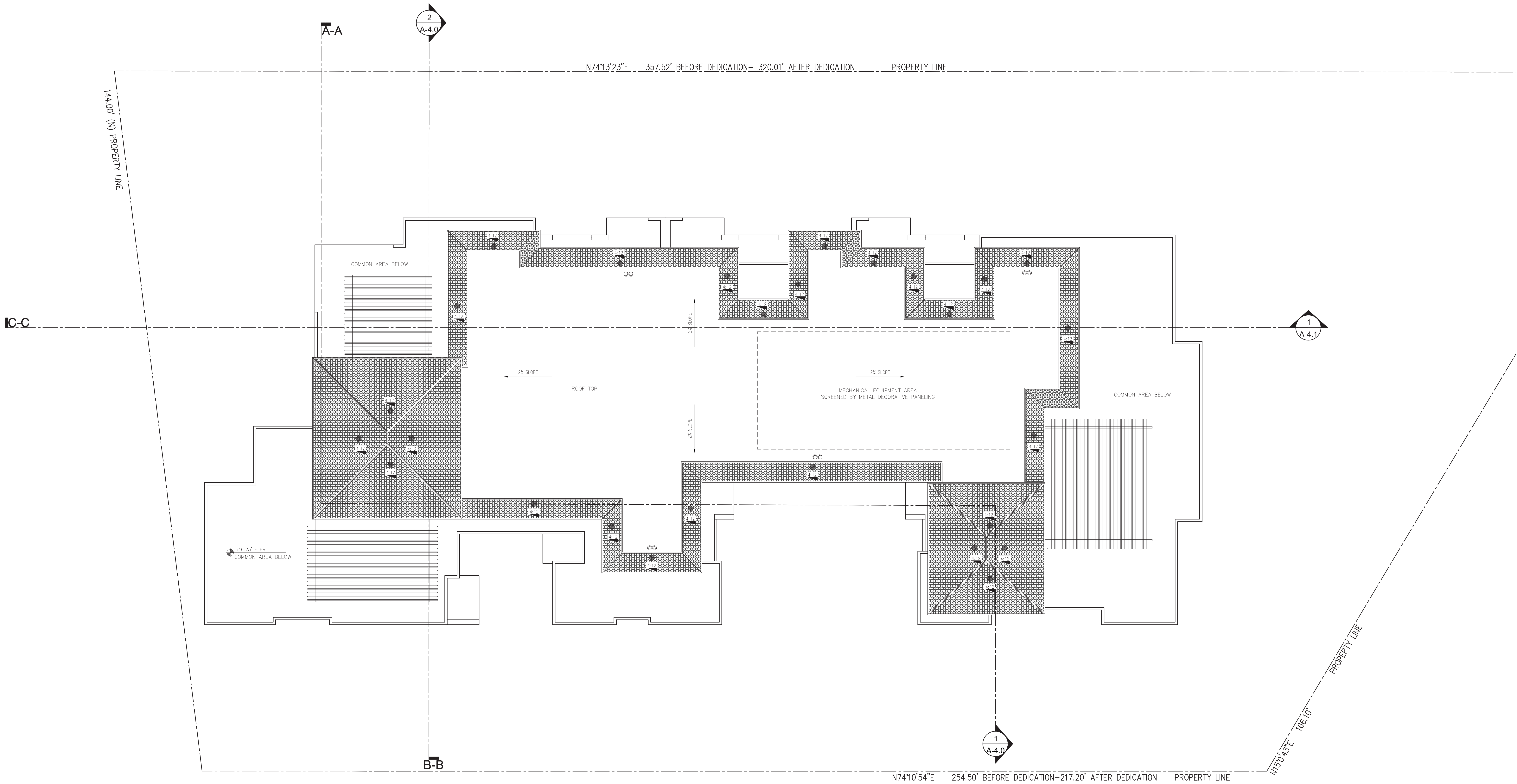
LEGEND

- 1 BEDROOM + 1 BATH
- 1 BEDROOM + 1.5 BATHS
- 2 BEDROOMS + 2 BATHS
- 2 BEDROOMS + 2.5 BATHS
- 3 BEDROOM + 2.5 BATHS
- 3 BEDROOM + 3.5 BATHS
- TOWNHOME UNIT

0 1' 2'

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

PLANS: FIFTH FLOOR



NOTE: ALL PRIVATE OPEN SPACES HAVE SLOPES OF 2% MAXIMUM.
MECHANICAL EQUIPMENT TO BE SCREENED ACCORDING TO THE BURBANK MUNICIPAL CODE.

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

PLANS: ROOF LEVEL

* POTENTIAL LOCATION TO INSTALL ART IN PUBLIC PLACES



WEST ELEVATION



EAST ELEVATION

MATERIAL BOARD:

- STUCCO BUILDING COLOR
SMOOTH FINISH
BENJAMIN MOORE PAINT
PRENTIS CREAM CW-100 OR EQUAL
- STUCCO BUILDING COLOR
SMOOTH FINISH
BENJAMIN MOORE PAINT
KNITTED CAPE CSP-965 OR EQUAL
- STONE CLADDING
5/8" THICKNESS
0.75 LB/ PIECE OR EQUAL
- STUCCO BUILDING COLOR
SMOOTH FINISH
BENJAMIN MOORE PAINT
EGYPT CLAY CSP-1140 OR EQUAL
- SUPERIOR CLAY ROOFING TILE
CORONA TAPERED MISSION
BY : MCA
COLORS: CUSTOM BLENDS
OR EQUAL PRODUCT
- SIERRA PACIFIC WINDOWS ALUM.
CLAD WOOD FRAME ALPINE
SILVER
METALLIC FINISH & PATIO
DOORS OR EQUAL
- CUSTOM WROUGHT
IRON GATE/FENCE
- CUSTOM WROUGHT
IRON RAILING
- HINKLEY LIGHTING
1670-LL
EDGEWATER OUTDOOR LIGHTING
OR EQUAL
- CUSTOM WOOD TRELLIS
- PARKING GARAGE GATE:
MC NICHOLS CO. GRILL GATE
OR EQUAL

NOTE:
1. GUTTERS AND DOWNSPOUTS ARE INTEGRATED INTO THE BUILDING AS AN ARCHITECTURAL FEATURE.
2. ALL GUARDRAILS, PARAPETS, WALLS, FENCES, OR OTHER REQUIRED ENCLOSURES SURROUNDING PRIVATE OPEN SPACES SHALL BE 42 INCHES (MIN.) IN HEIGHT, TYPICAL, UNLESS OTHERWISE NOTED, IN COMPLIANCE WITH BMC § 10-1-624(K)(3).

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

ELEVATIONS

BUILDING COLOR AREAS:
OVERALL STREET-FACING FACASE AREA = 4,651.1 SF

- COLOR 1 = 3,381.1 SF (72.6%)
- COLOR 2 = 695 SF (14.9%)
- COLOR 3 = 574.3 SF (12.3%)



WEST ELEVATION

2



EAST ELEVATION

1

NOTE:
1. GUTTERS AND DOWNSPOUTS ARE INTEGRATED INTO THE BUILDING AS AN ARCHITECTURAL FEATURE.
2. ALL GUARDRAILS, PARAPETS, WALLS, FENCES, OR OTHER REQUIRED ENCLOSURES SURROUNDING PRIVATE OPEN SPACES SHALL BE 42 INCHES (MIN.) IN HEIGHT, TYPICAL, UNLESS OTHERWISE NOTED, IN COMPLIANCE WITH BMC § 10-1-624(K)(3).

COLORED ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION

NOTE:
 1. GUTTERS AND DOWNSPOUTS ARE INTEGRATED INTO THE BUILDING AS AN ARCHITECTURAL FEATURE.
 2. ALL GUARDRAILS, PARAPETS, WALLS, FENCES, OR OTHER REQUIRED ENCLOSURES SURROUNDING PRIVATE OPEN SPACES SHALL BE 42 INCHES (MIN.) IN HEIGHT, TYPICAL, UNLESS OTHERWISE NOTED, IN COMPLIANCE WITH BMC § 10-1-624(K)(3).

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



SOUTH ELEVATION



NORTH ELEVATION

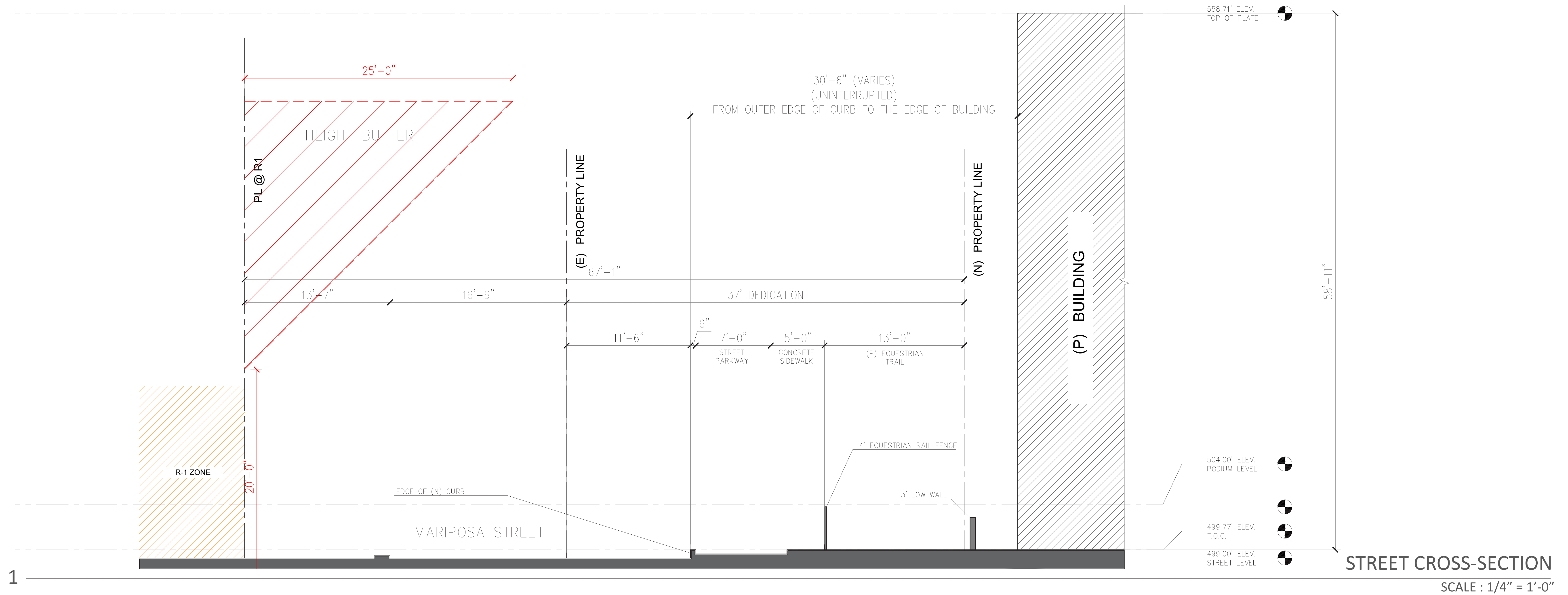
1

NOTE:
 1. GUTTERS AND DOWNSPOUTS ARE INTEGRATED INTO THE BUILDING AS AN ARCHITECTURAL FEATURE.
 2. ALL GUARDRAILS, PARAPETS, WALLS, FENCES, OR OTHER REQUIRED ENCLOSURES SURROUNDING PRIVATE OPEN SPACES SHALL BE 42 INCHES (MIN.) IN HEIGHT, TYPICAL, UNLESS OTHERWISE NOTED, IN COMPLIANCE WITH BMC § 10-1-624(K)(3).



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

COLORED ELEVATIONS



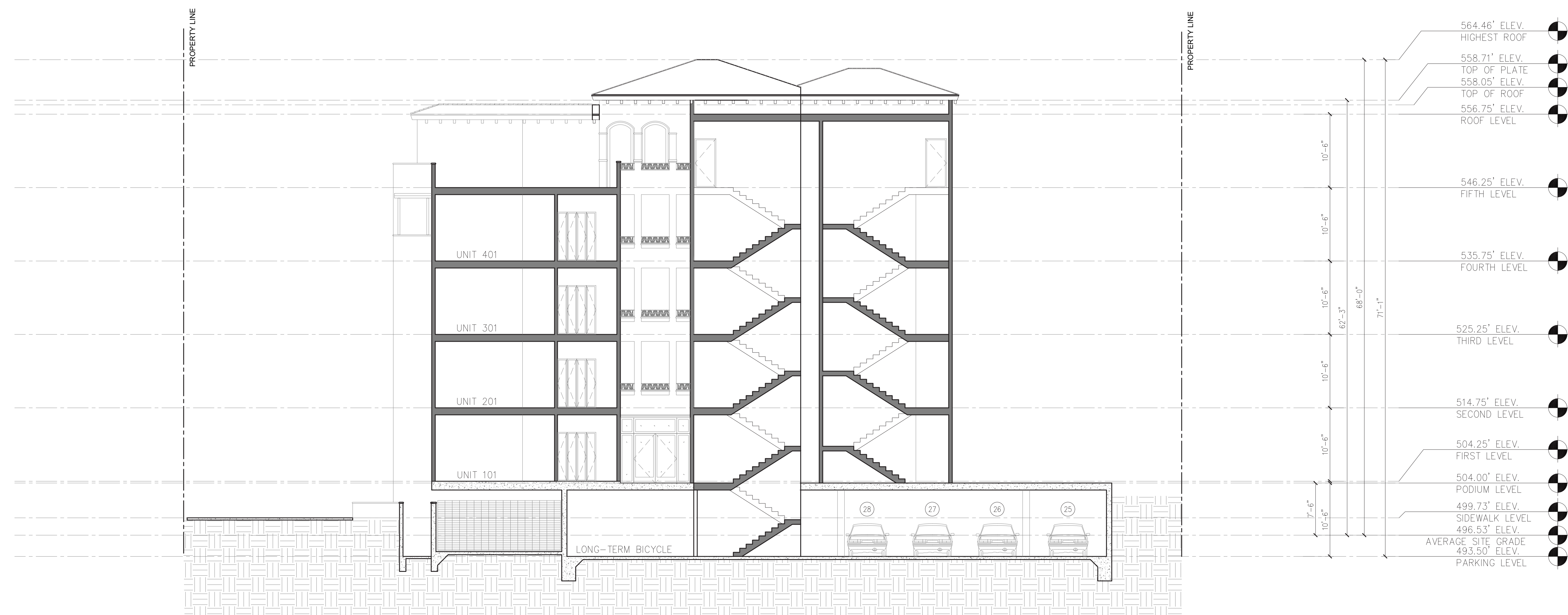
NOTE: GUTTERS AND DOWNSPOUTS ARE INTEGRATED INTO THE BUILDING AS AN ARCHITECTURAL FEATURE.

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

STREET CROSS SECTION



2



1

SECTION A-A

0 1' 2'

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

SECTIONS

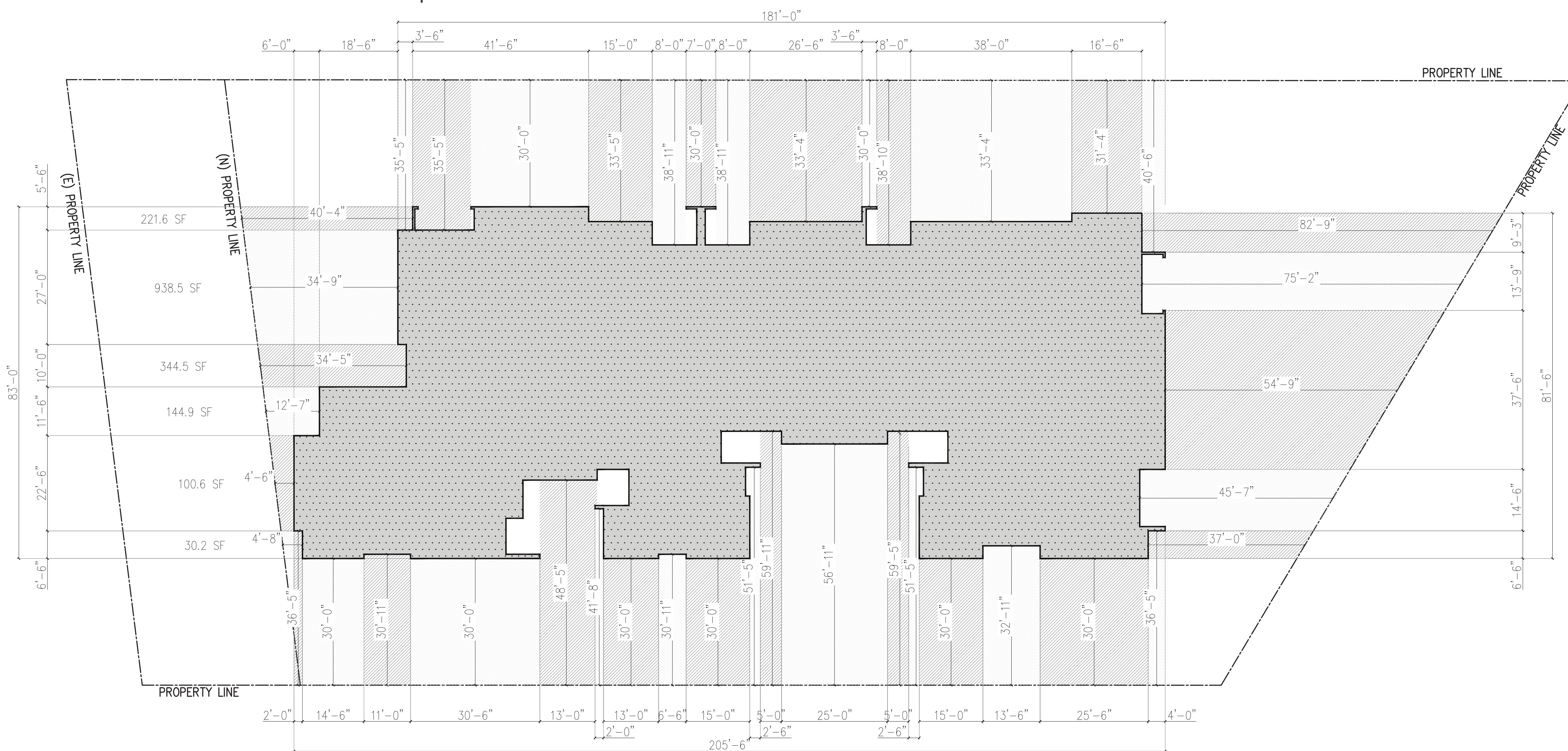


SECTION C-C

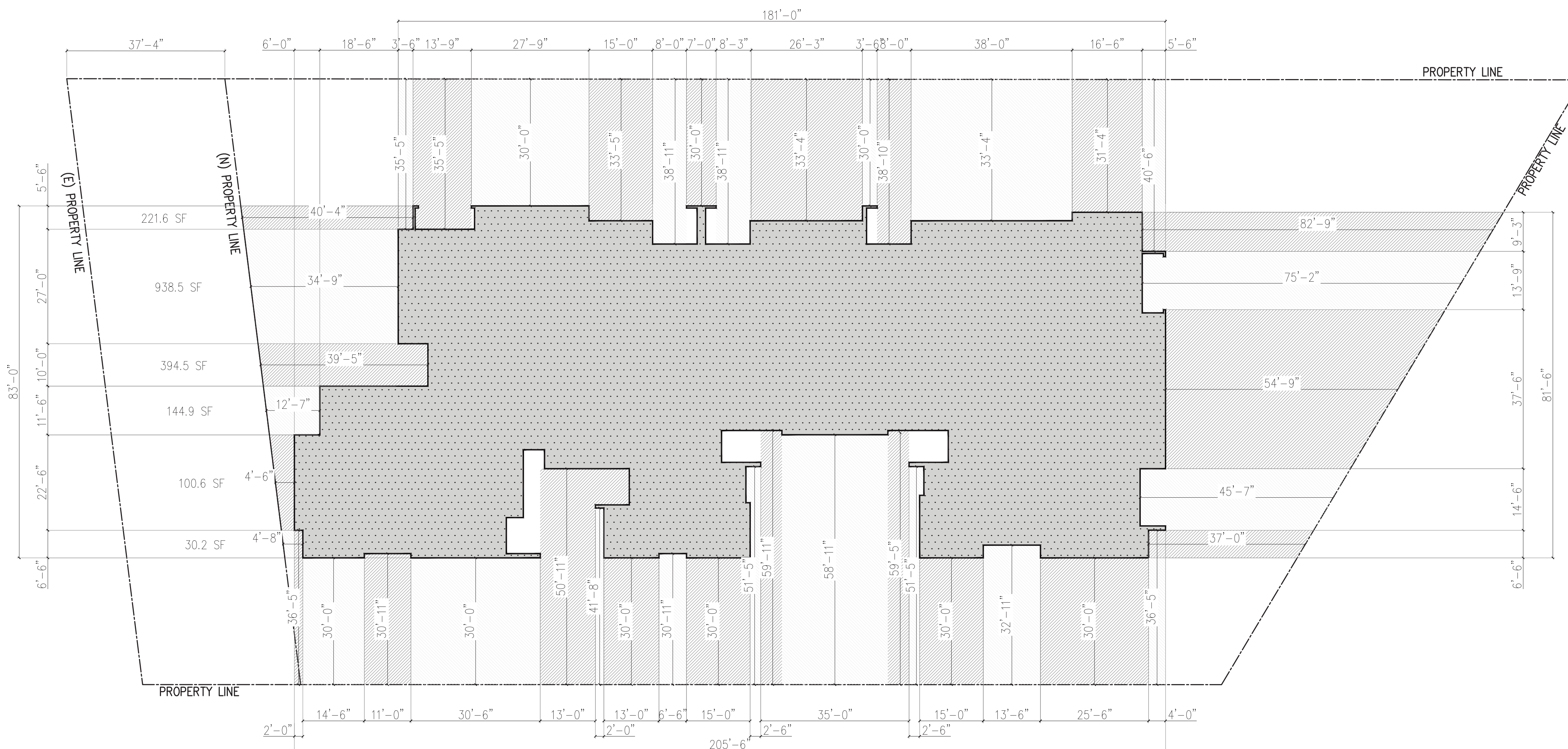
1

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

SECTIONS



SECOND FLOOR SETBACK DIAGRAM

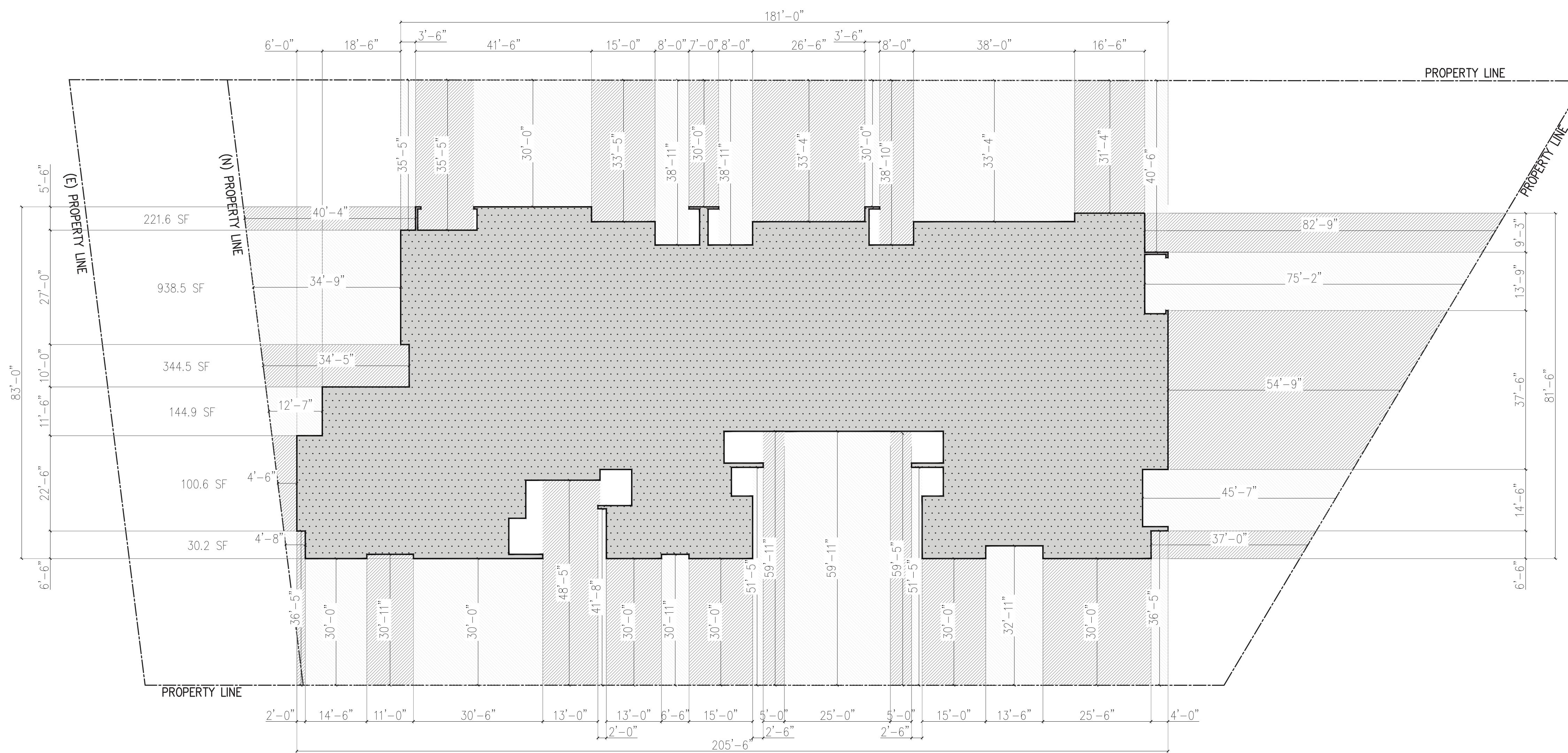


FIRST FLOOR SETBACK DIAGRAM



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

DIAGRAMS: SETBACKS



AVERAGE FRONT SETBACK CALCULATIONS:

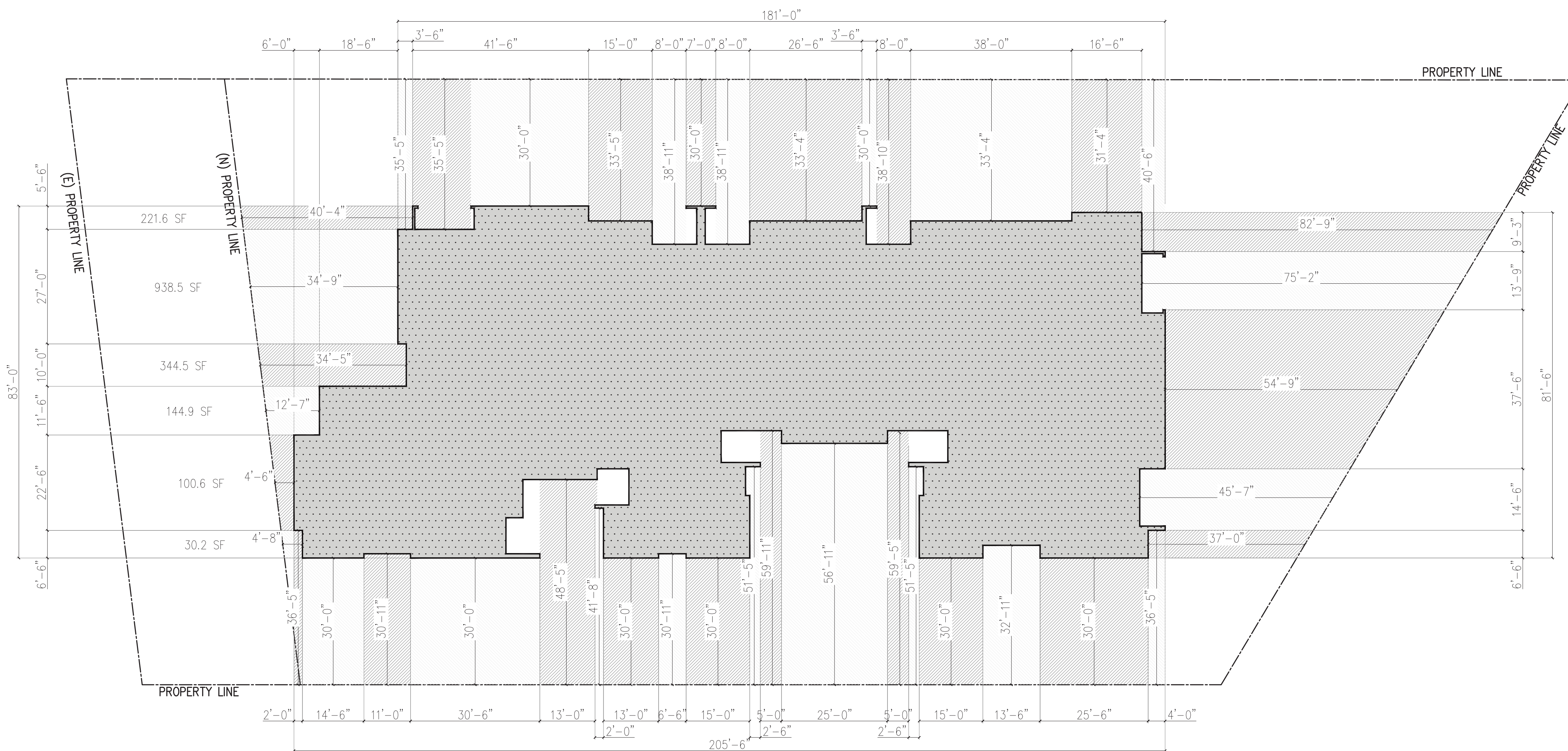
MIN REQUIRED SETBACK = 62'-2 1/2" BLDG HGT X 20% = 12'-5" (10'-0" MAX PER BMC § 10-1-624(A))
=> 12'-5" + 5'-0" = 17'-5"

PROVIDED AVERAGE ON 4TH FLOOR= 21'-5"

TOTAL FRONTAGE= 83'-0"

(221.6 SF) + (938.5 SF) + (344.5 SF) + (144.9 SF) + (100.6 SF) + (30.2 SF) = 1,780.3 SF / 83'-0" = 21'-5"

FOURTH FLOOR SETBACK DIAGRAM



AVERAGE FRONT SETBACK CALCULATIONS:

MIN REQUIRED SETBACK = 62'-2 1/2" BLDG HGT X 20% = 12'-5" (10'-0" MAX PER BMC § 10-1-624(A))

PROVIDED AVERAGE ON 3RD FLOOR= 21'-5"

TOTAL FRONTAGE= 83'-0"

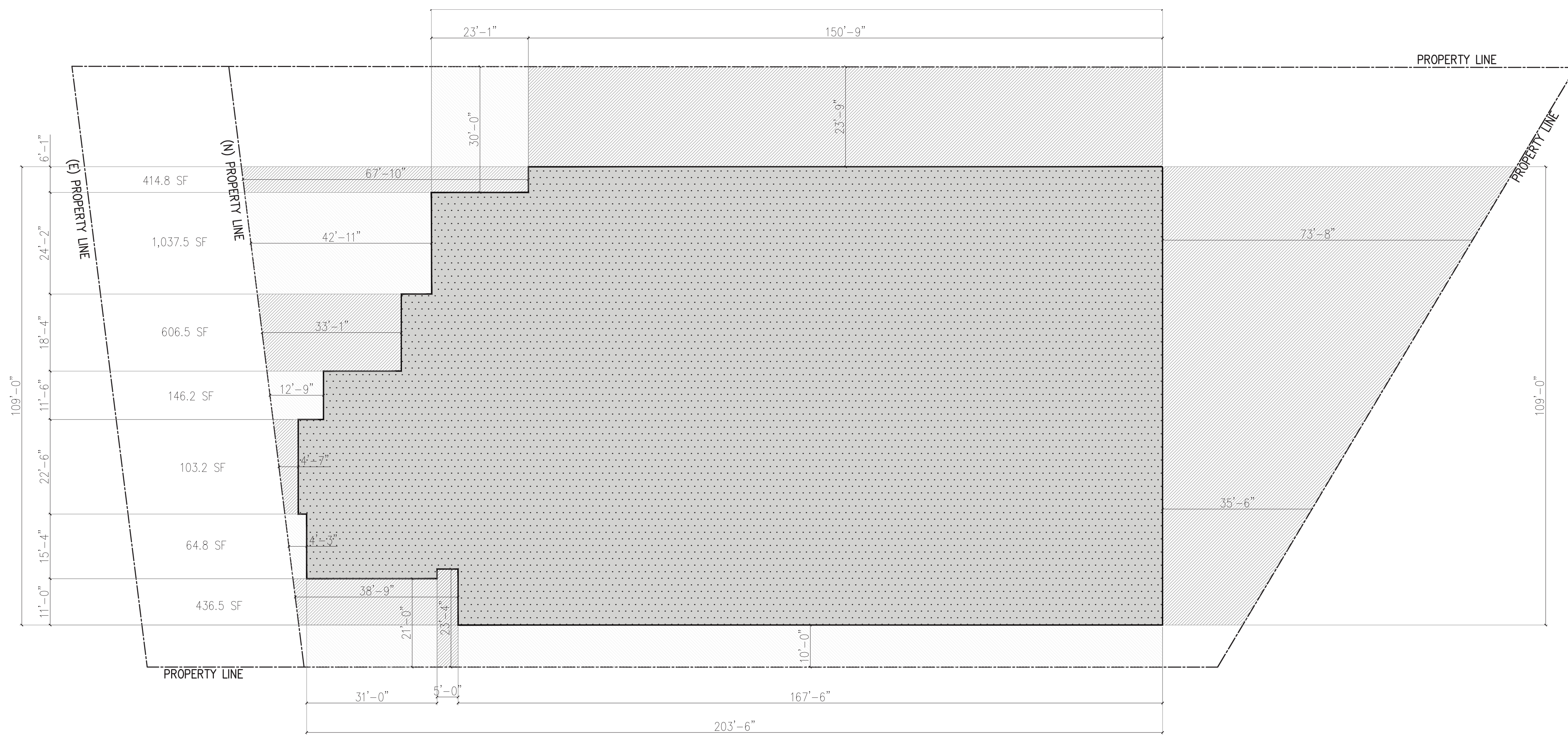
(221.6 SF) + (938.5 SF) + (344.5 SF) + (144.9 SF) + (100.6 SF) + (30.2 SF) = 1,780.3 SF / 83'-0" = 21'-5"

THIRD FLOOR SETBACK DIAGRAM



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

DIAGRAMS: SETBACKS



AVERAGE FRONT SETBACK CALCULATIONS:

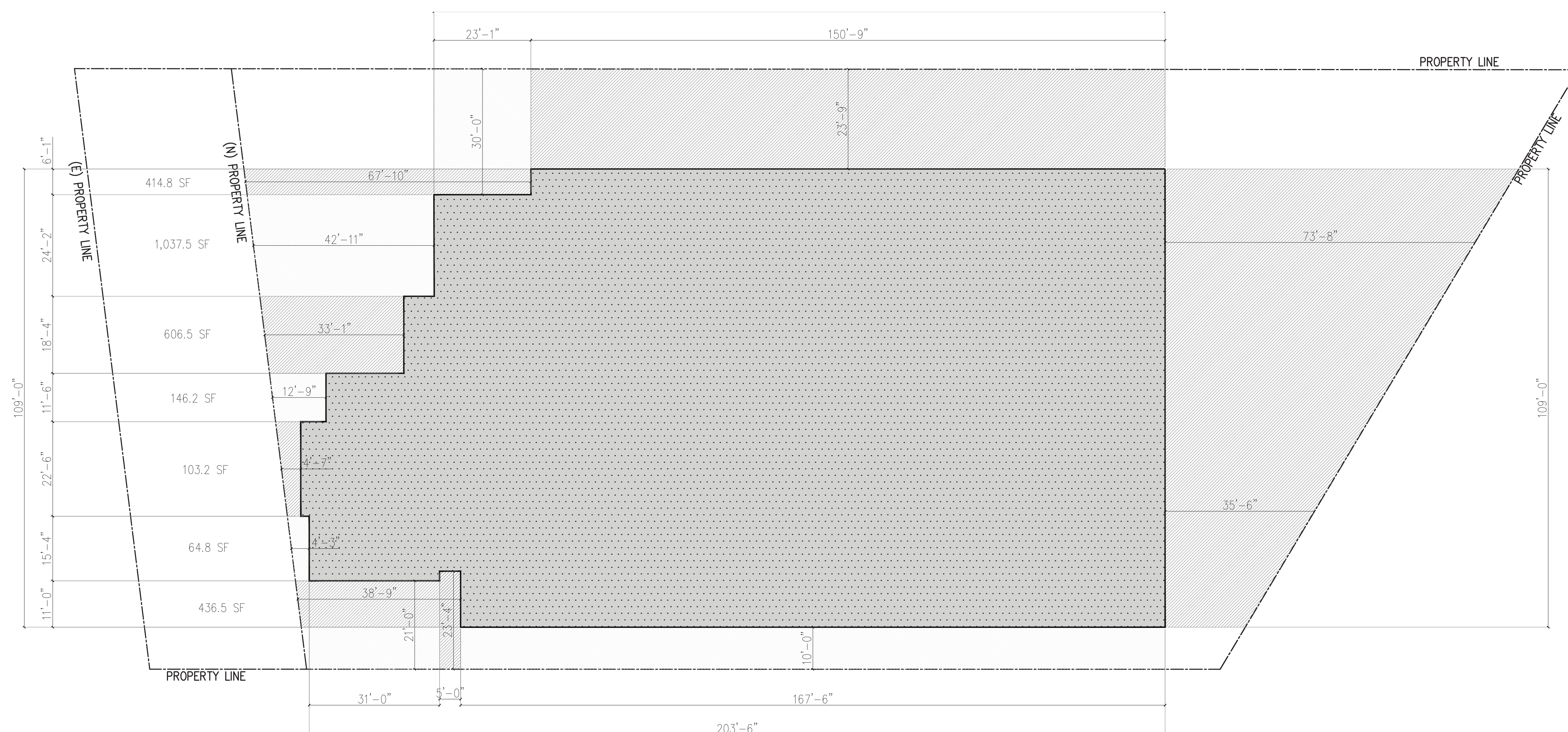
MIN REQUIRED SETBACK = 62'-2 1/2" BLDG HGT X
20% = 12'-5" (10'-0" MAX PER BMC § 10-1-624(A))
=> 12'-5" + 5'-0" = 17'-5"

PROVIDED AVERAGE ON 5TH FLOOR= 56'-11"

TOTAL FRONTAGE= 67'-6"

(993.9 SF) + (689.8 SF) + (586.5 SF) + (552.5 SF) + (1,023.3 SF) = 3,846 SF / 67'-6"
= 56'-11"

FIFTH FLOOR SETBACK DIAGRAM



AVERAGE FRONT SETBACK CALCULATIONS:

MIN REQUIRED SETBACK = 62'-2 1/2" BLDG HGT X
20% = 12'-5" (10'-0" MAX PER BMC § 10-1-624(A))

PROVIDED AVERAGE ON GARAGE FLOOR= 25'-8"

TOTAL FRONTAGE= 109'-0"

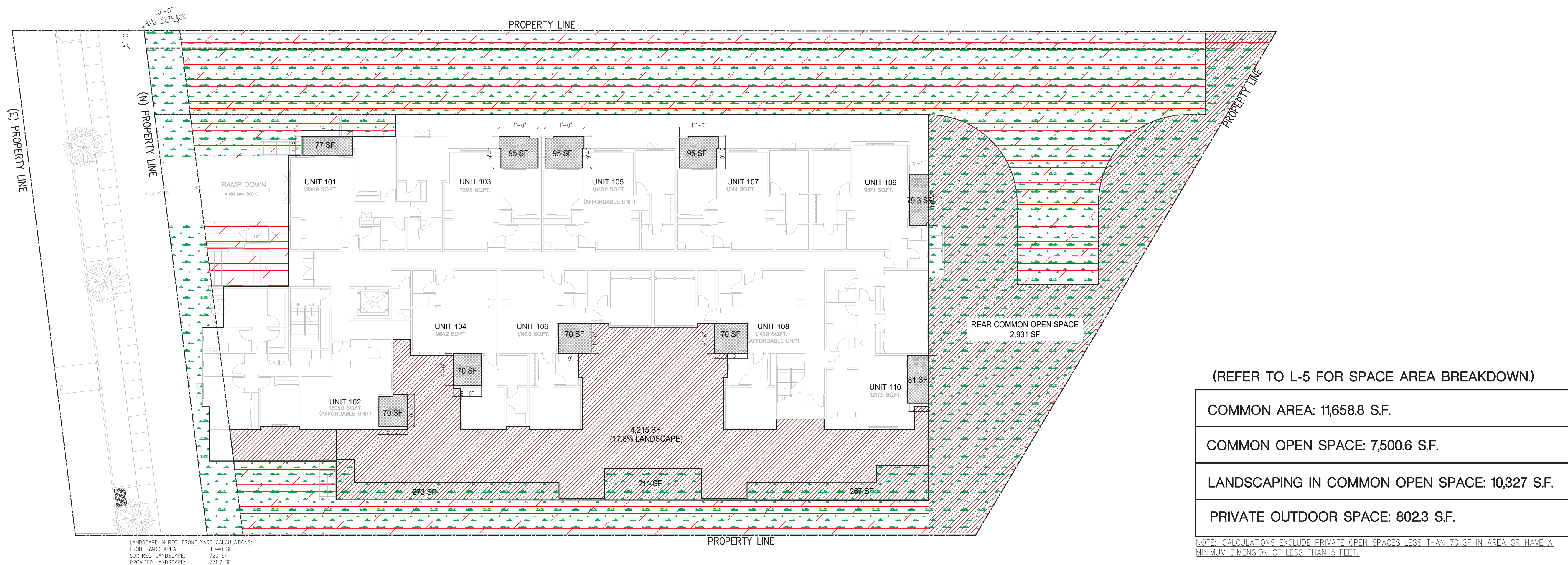
(436.5SF) + (64.8SF) + (103.2 SF) + (146.2 SF) + (606.5 SF) + (1,037.5) + (414.8)=
2,809. SF / 109'-0" = 25'-8"

SEMI-SUBTERRANEAN GARAGE DIAGRAM

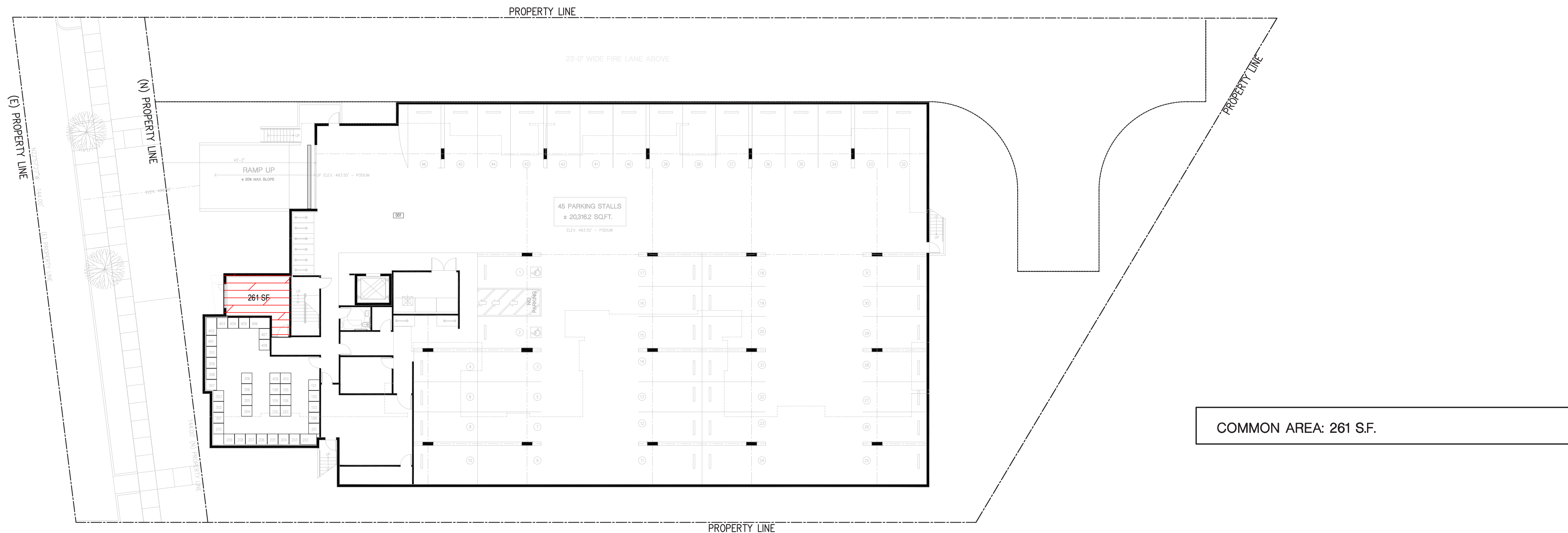


SCALE : 1/16" = 1'-0"

DIAGRAMS: SETBACKS



FIRST FLOOR OPEN SPACE DIAGRAM



SEMI-SUBTERRANEAN OPEN SPACE DIAGRAM

OPEN SPACE TABULATION							
FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
COMMON AREA	261 S.F.	11,658.8 S.F.				5315 S.F.	12,451.3 S.F.
COMMON OPEN SPACE AREA		7,500.6 S.F.				3,846 S.F.	11,346.6 S.F.
LANDSCAPING IN COMMON OPEN SPACE		10,327 S.F.					10,327 S.F.
PRIVATE OUTDOOR SPACE:		802.3 S.F.	802.3 S.F.	802.3 S.F.	842.1 S.F.	1,164.1 S.F.	4,413.1 SF

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

LEGEND

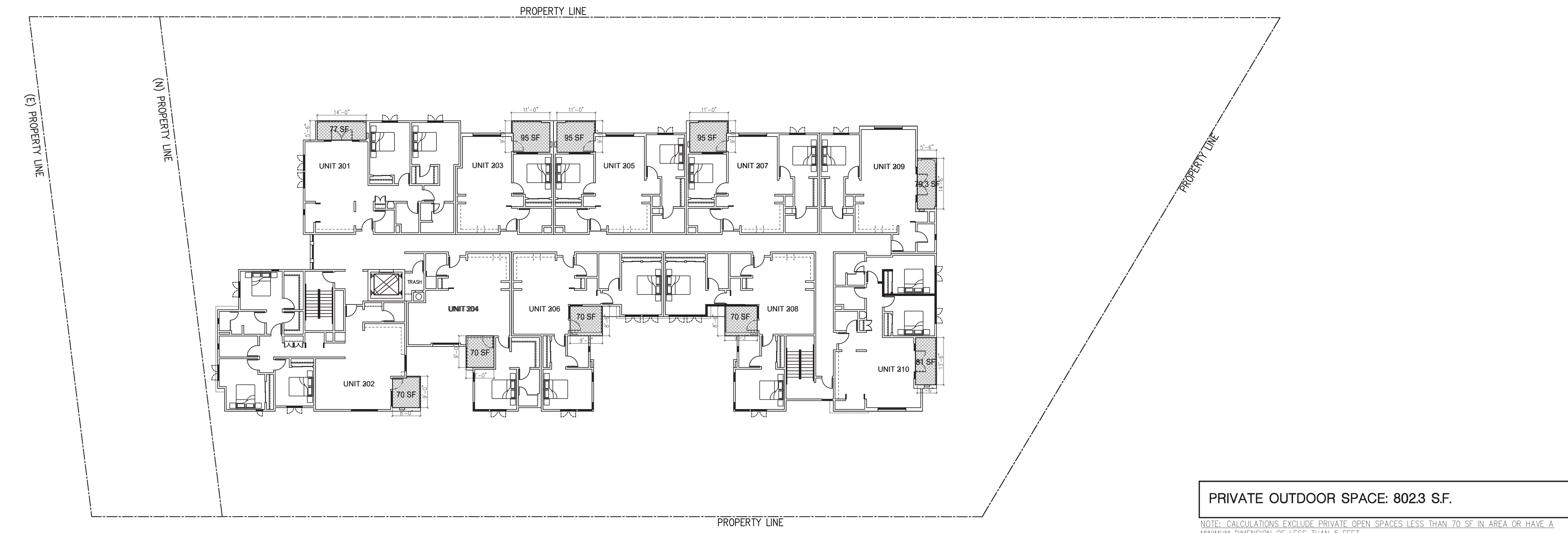
- COMMON OPEN SPACE
- PRIVATE OUTDOOR SPACE
- COMMON AREA
- LANDSCAPE AREA



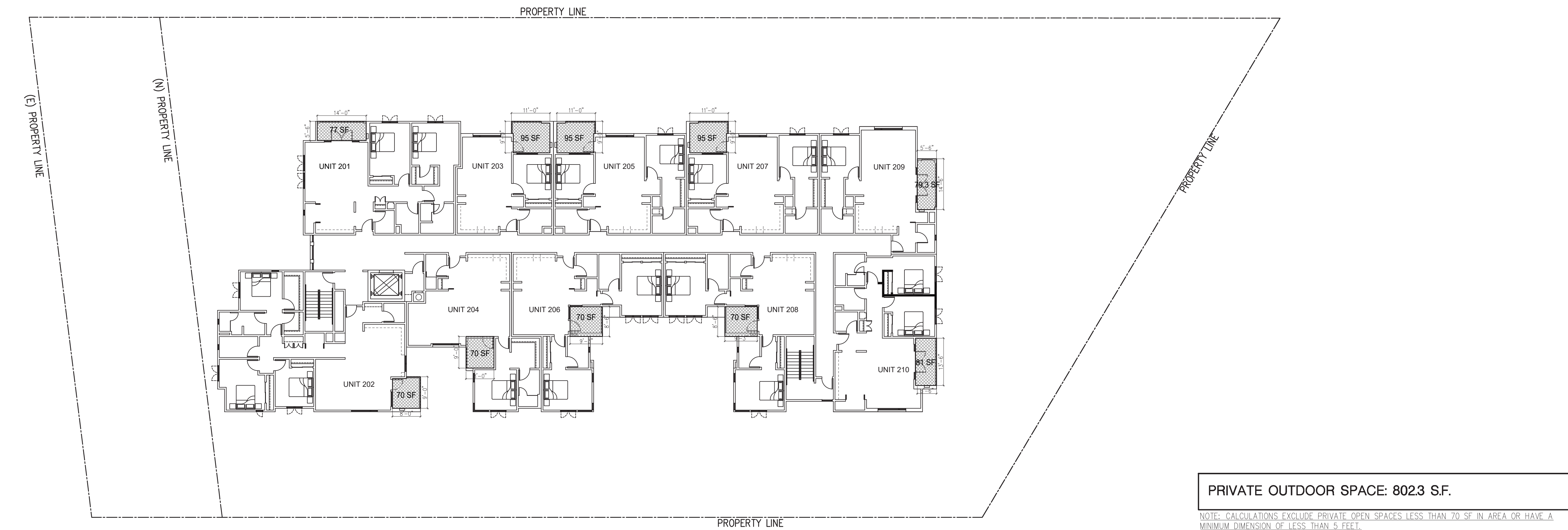
SCALE : 1/16" = 1'-0"

DIAGRAMS: OPEN SPACE





THIRD FLOOR OPEN SPACE DIAGRAM



SECOND FLOOR OPEN SPACE DIAGRAM

OPEN SPACE TABULATION							
FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
COMMON AREA	261 S.F.	11,658.8 S.F.				531.5 S.F.	12,451.3 S.F.
COMMON OPEN SPACE AREA		7,500.6 S.F.				3,846 S.F.	11,346.6 S.F.
LANDSCAPING IN COMMON OPEN SPACE		10,327 S.F.					10,327 S.F.
PRIVATE OUTDOOR SPACE:		802.3 S.F.	802.3 S.F.	802.3 S.F.	842.1 S.F.	1,164.1 S.F.	4,413.1 SF

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

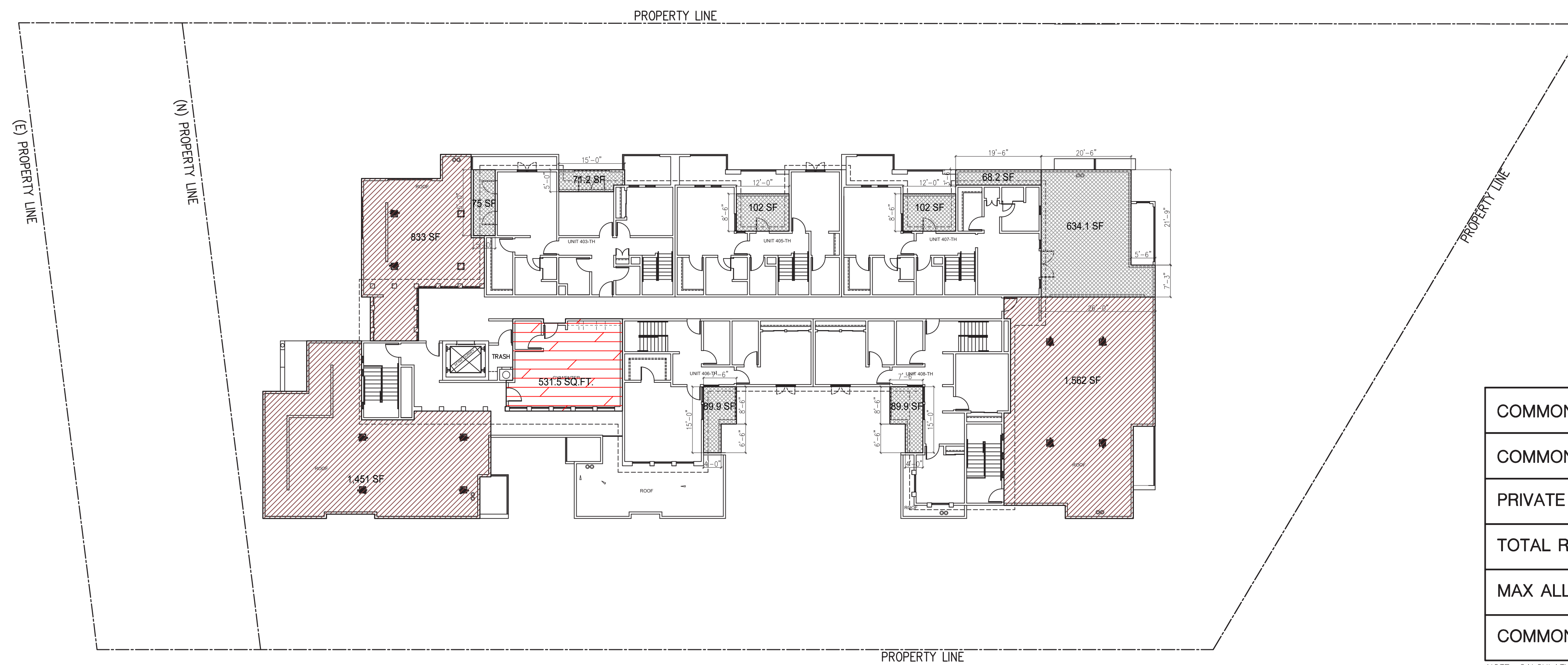
LEGEND

COMMON OPEN SPACE
 PRIVATE OUTDOOR SPACE
 COMMON AREA
 LANDSCAPE AREA



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

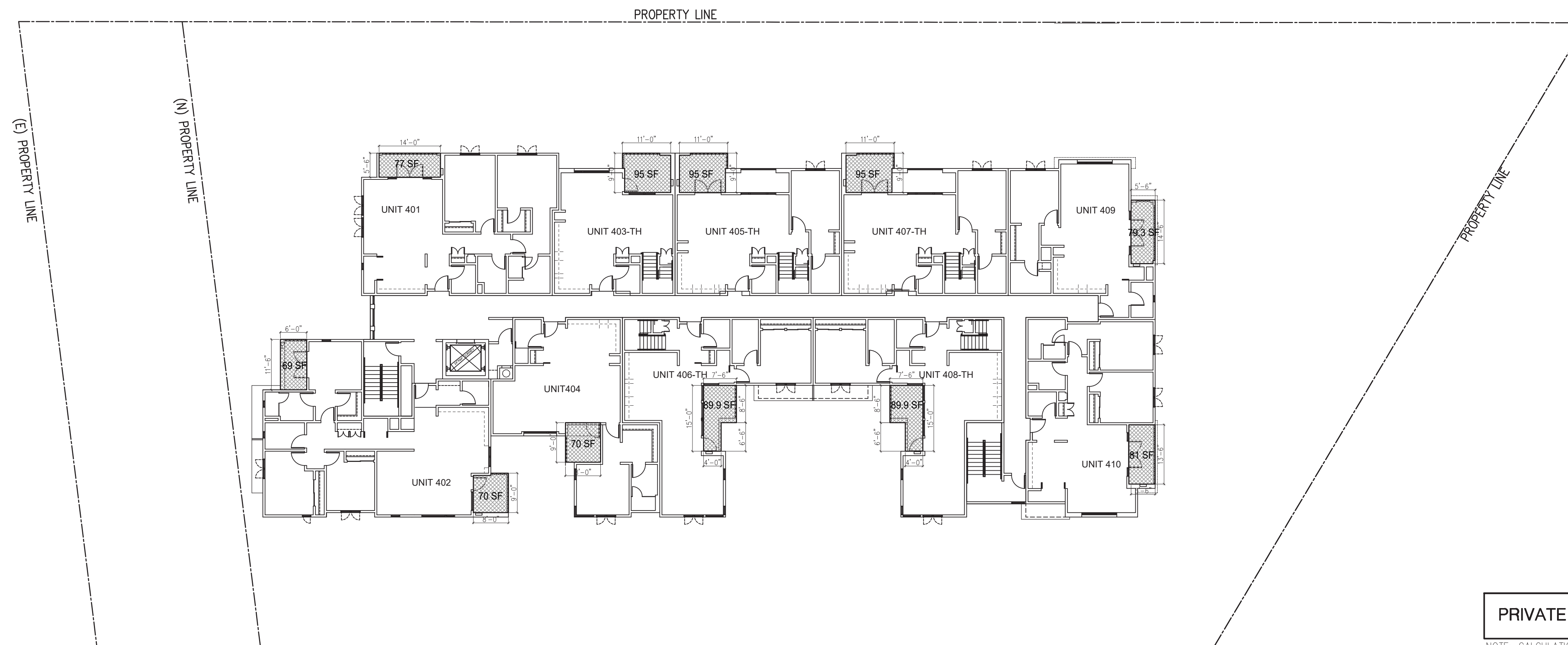
DIAGRAMS: OPEN SPACE



COMMON AREA: 5315 S.F.
COMMON OPEN SPACE: 3,846 S.F.
PRIVATE OUTDOOR SPACE: 1,164.1 S.F.
TOTAL ROOF AREA: 13,068 SF
MAX ALLOWED ROOF DECK AREA (50%) = 6,534 SF
COMMON ROOF DECK AREA = 3,846 SF (29.4%)

NOTE: CALCULATIONS EXCLUDE PRIVATE OPEN SPACES LESS THAN 70 SF IN AREA OR HAVE A MINIMUM DIMENSION OF LESS THAN 5 FEET.

FIFTH FLOOR OPEN SPACE DIAGRAM



PRIVATE OUTDOOR SPACE: 842.1 S.F.

NOTE: CALCULATIONS EXCLUDE PRIVATE OPEN SPACES LESS THAN 70 SF IN AREA OR HAVE A MINIMUM DIMENSION OF LESS THAN 5 FEET.

FOURTH FLOOR OPEN SPACE DIAGRAM

OPEN SPACE TABULATION							
FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
COMMON AREA	261 S.F.	11,658.8 S.F.				5315 S.F.	12,451.3 S.F.
COMMON OPEN SPACE AREA		7,500.6 S.F.				3,846 S.F.	11,346.6 S.F.
LANDSCAPING IN COMMON OPEN SPACE		10,327 S.F.					10,327 S.F.
PRIVATE OUTDOOR SPACE:		802.3 S.F.	802.3 S.F.	802.3 S.F.	842.1 S.F.	1,164.1 S.F.	4,413.1 SF

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

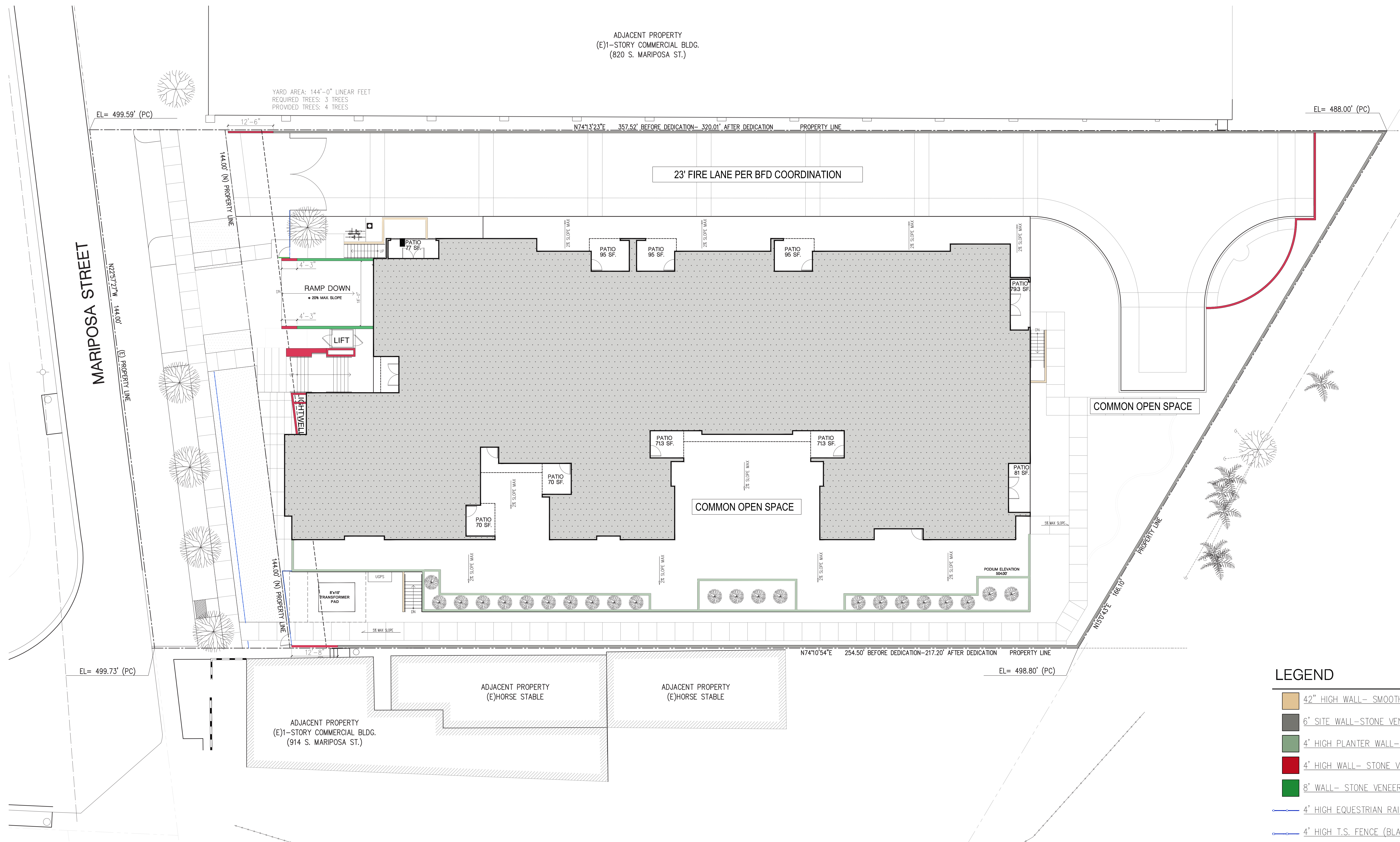
LEGEND

- | | |
|---|------------------------------|
|  | <u>COMMON OPEN SPACE</u> |
|  | <u>PRIVATE OUTDOOR SPACE</u> |
|  | <u>COMMON AREA</u> |
|  | <u>LANDSCAPE AREA</u> |



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

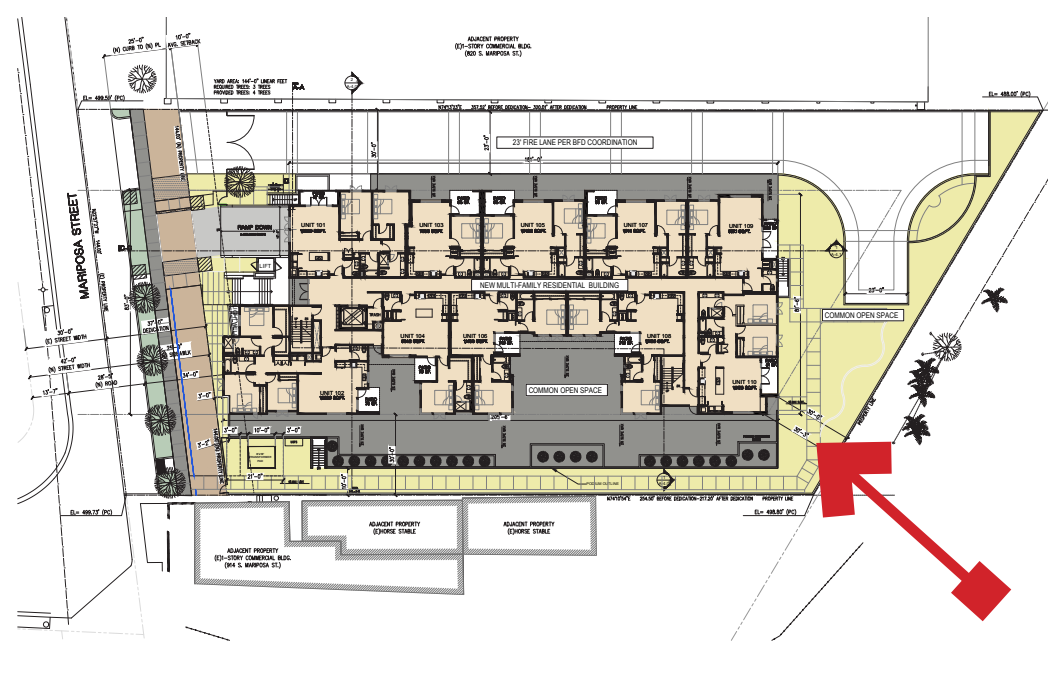
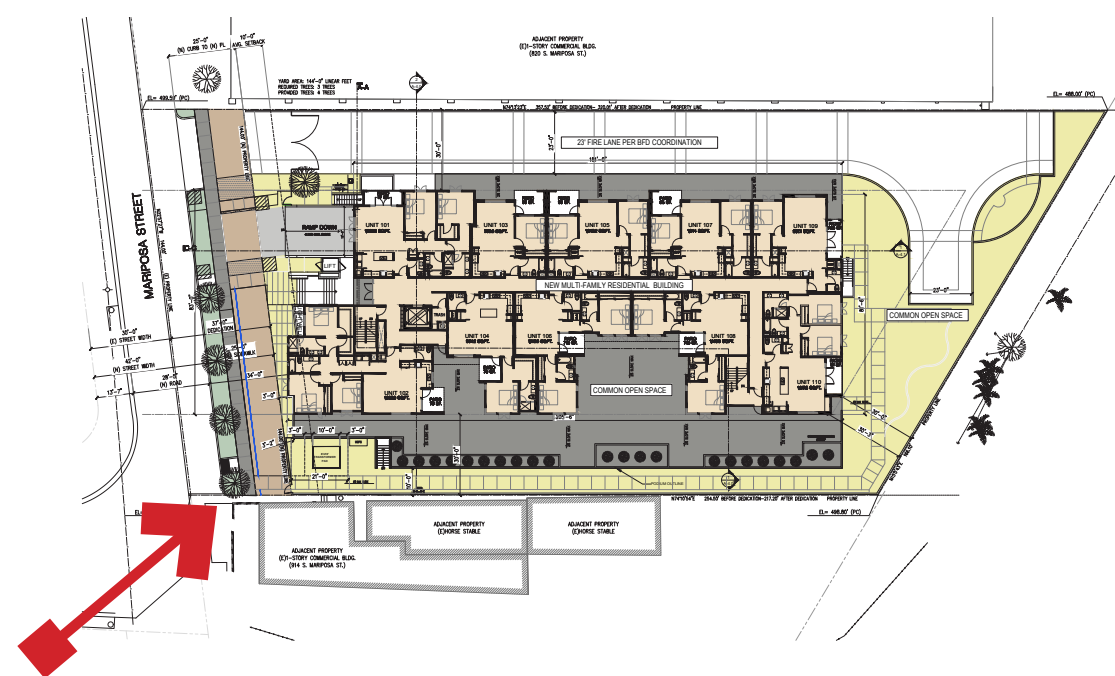
DIAGRAMS: OPEN SPACE

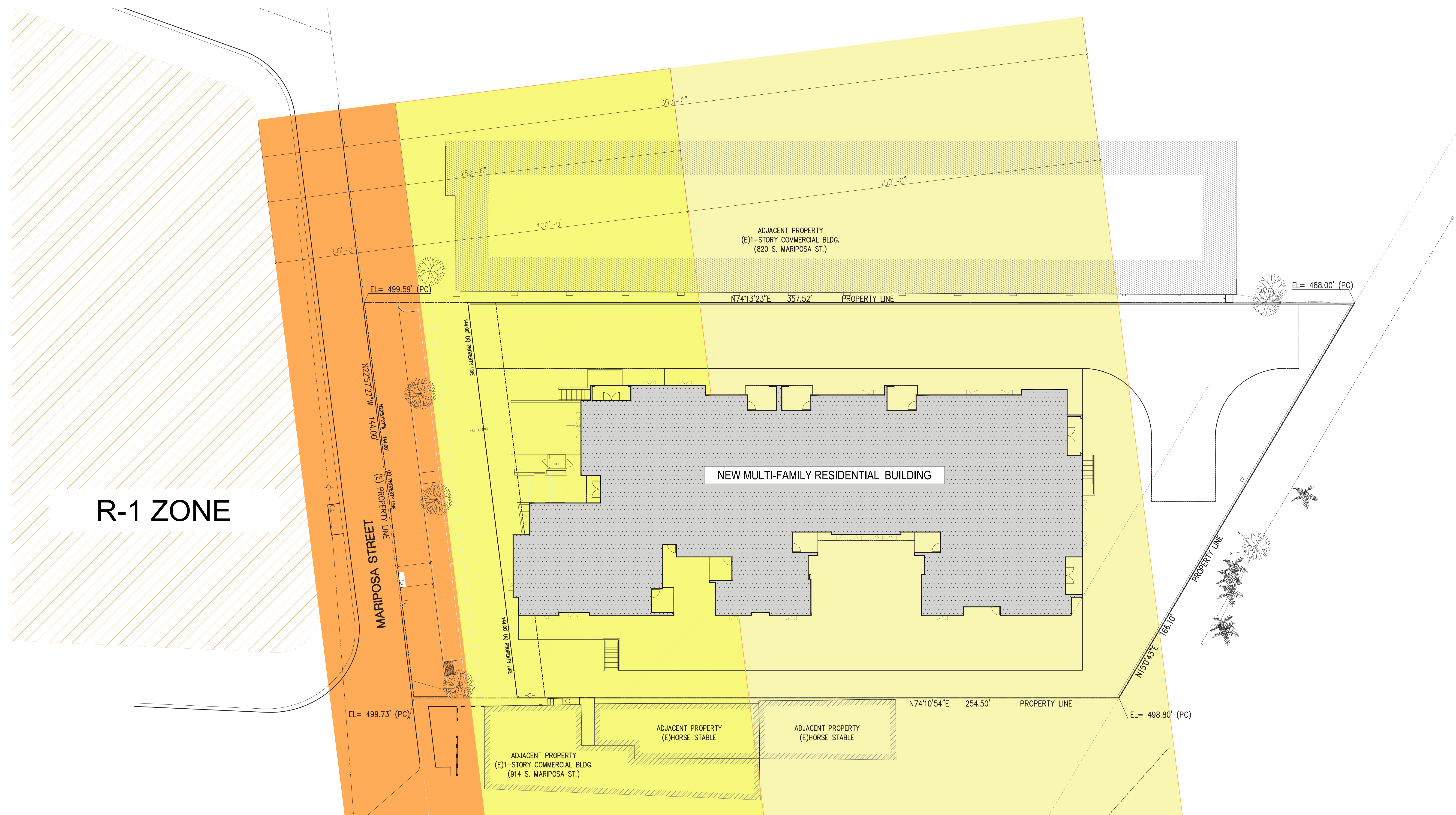


- LEGEND**
- 42" HIGH WALL- SMOOTH STUCCO FINISH
 - 6' SITE WALL- STONE VENEER FINISH W/ FLAT CA
 - 4' HIGH PLANTER WALL- SMOOTH STUCCO FINISH
 - 4' HIGH WALL- STONE VENEER FINISH
 - 8' WALL- STONE VENEER FINISH
 - 4' HIGH EQUESTRIAN RAIL FENCE (WOOD/VINYL)
 - 4' HIGH T.S. FENCE (BLACK COLOR)

0 1' 2'
SCALE : 3/32" = 1'-0"

DIAGRAMS: SITE WALLS AND FENCES

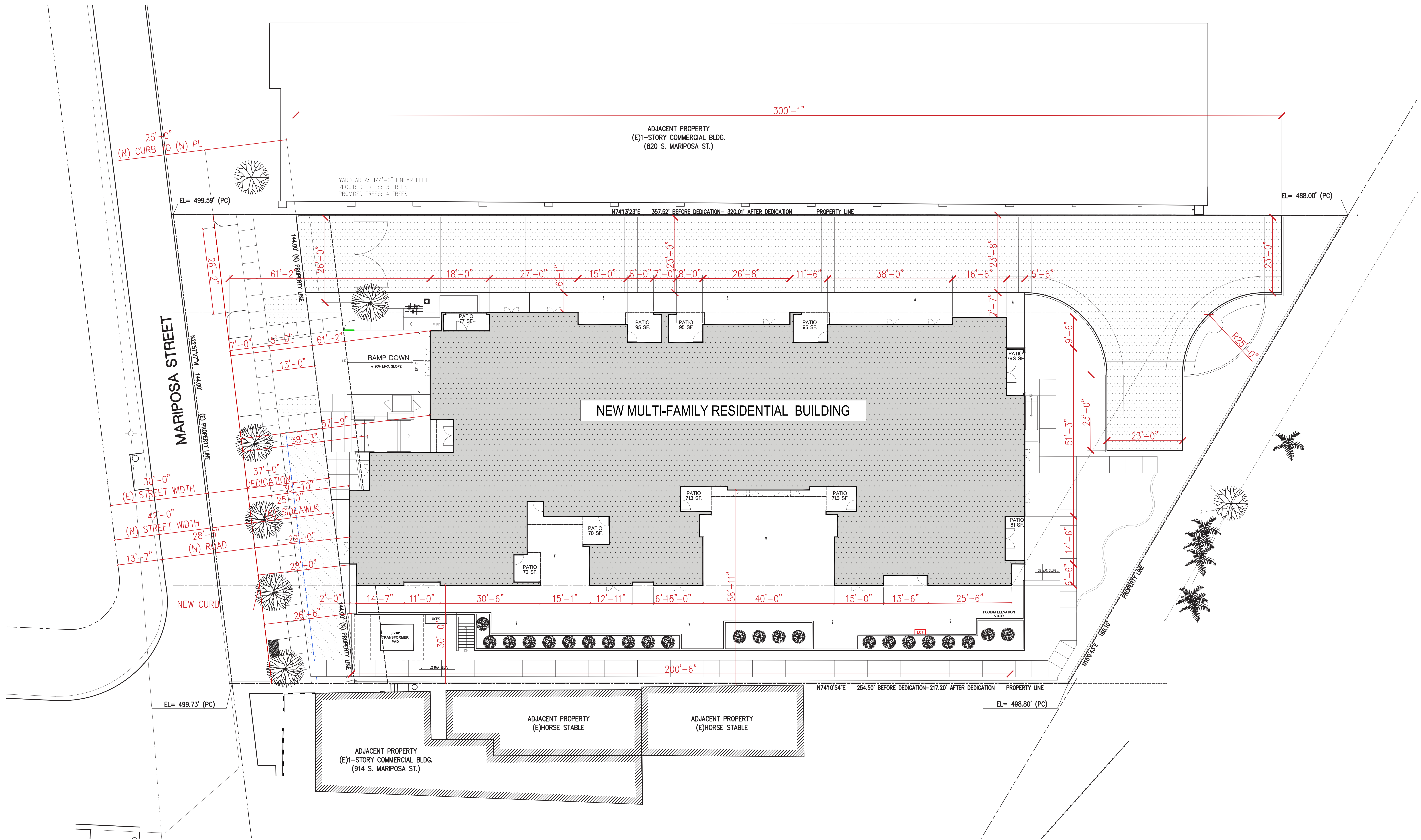






TYP. RECESSED WINDOW DETAIL

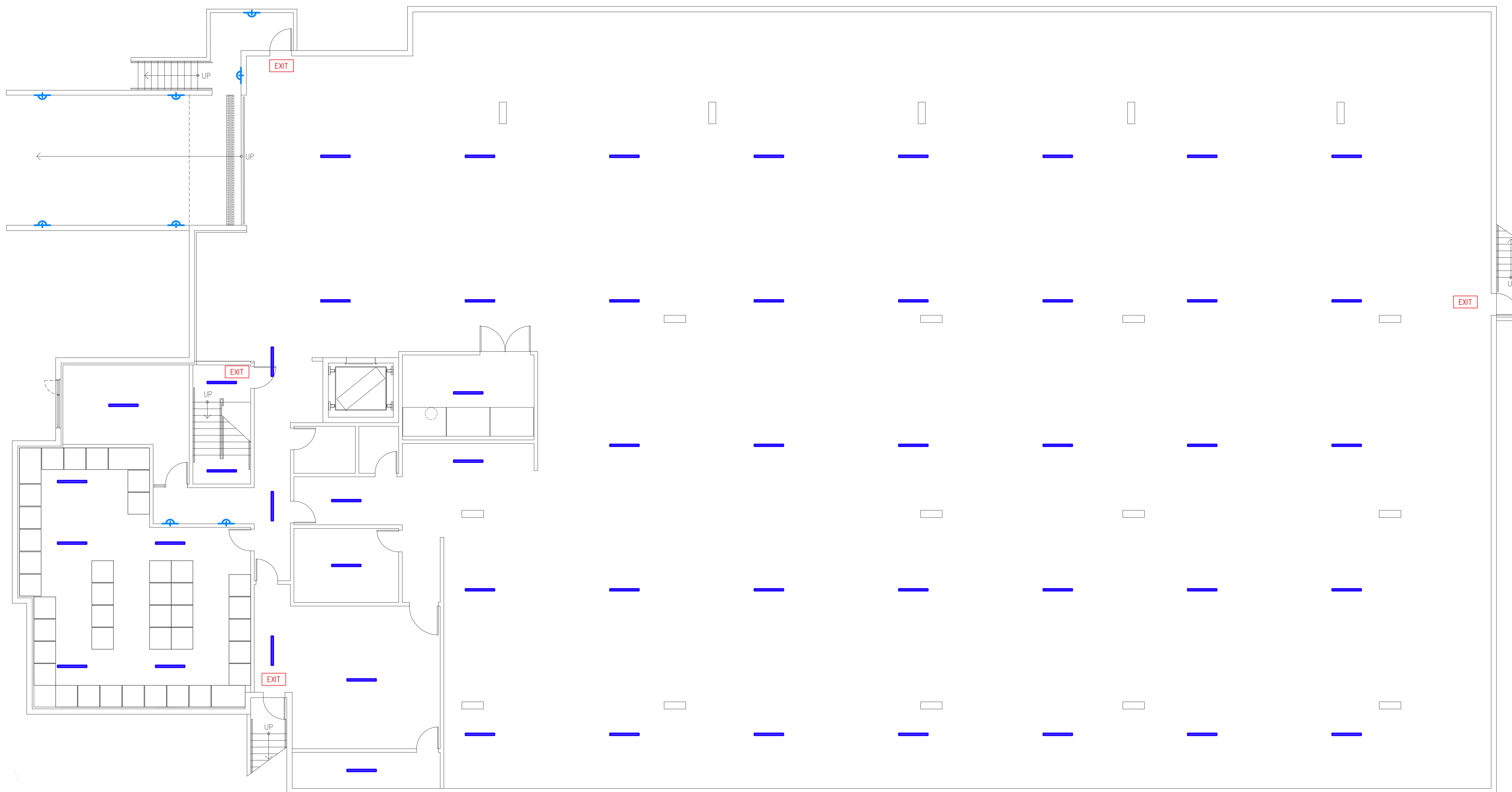




SCALE :N.T.S

SUPPLEMENTAL DIAGRAM #3





LEGEND

-  SCORCE
-  RECESSED - SQUARE
-  PENDANT
-  RECESSED - ROUND
-  SW ITCHABLE LUMENS - COLOR TEMPERATURE STRIP LIGHT
-  UNDER CABINET LIGHTING
-  DECORATIVE LIGHT FIXTURE
-  LIGHT SWITCH
-  GROUND DUPLEX RECEPTACLE (15A)
-  DEDICATED RECEPTACLE (20A)
-  SMOKE DETECTOR
(ALL SMOKE DETECTORS SHALL BE HARDWIRE WITH BATTERY BACK-UP, & TO BE INTERCONNECTED TO SOUND AT THE SAME TIME)
-  C.M. CARBON MONOXIDE DETECTOR
-  150 CFM EXHAUST
-  EXIT SIGN

NOTES:

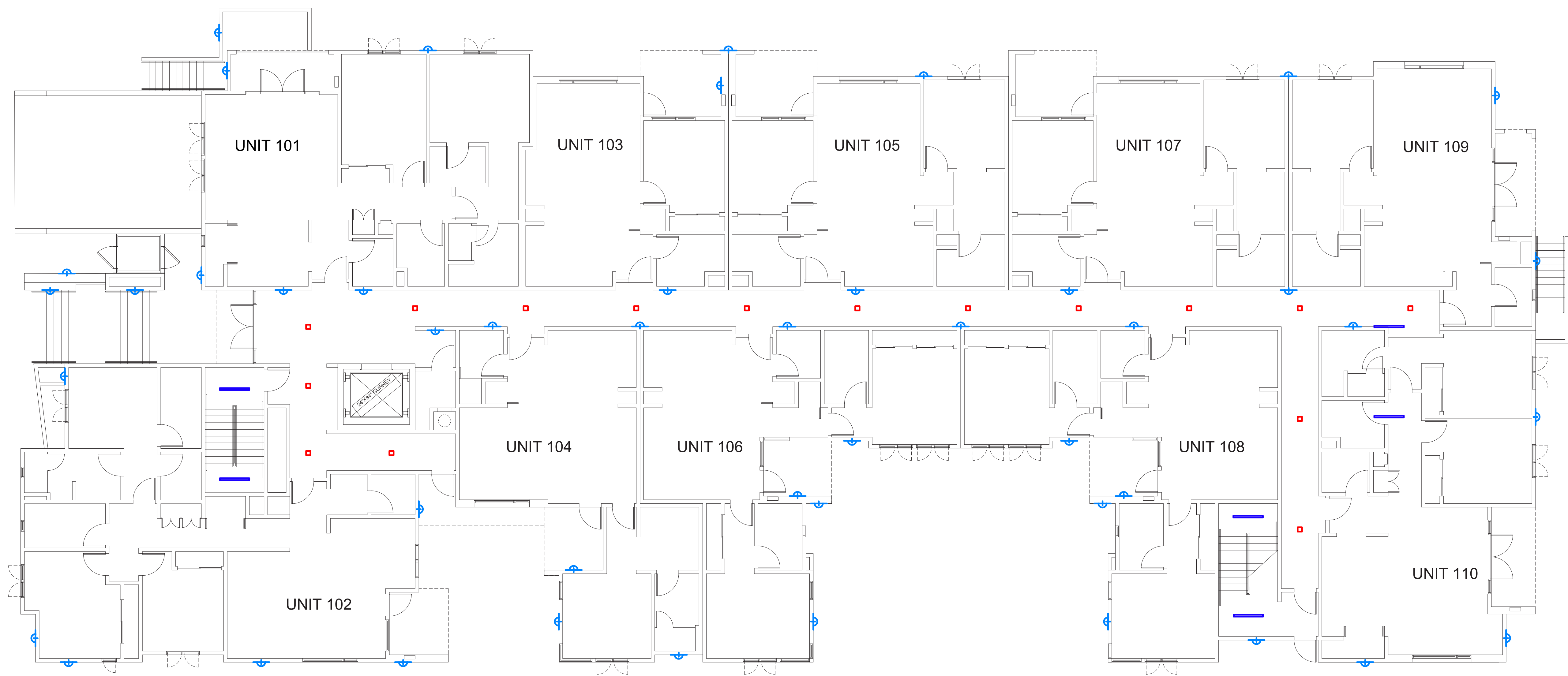
1. Lighting is provided in all common areas, including parking garages, hallways, podium level common area, rear common area, and rooftop areas and on every floor of the building.
2. Outdoor lighting fixtures are shielded and positioned and directed so as not to cause glare onto adjacent properties or public rights-of-way.

0 1' 2'

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

REFLECTED CEILING PLANS: SEMI-SUBTERRANEAN PARKING





LEGEND

	SCONCE
	RECESSED - SQUARE
	PENDANT
	RECESSED - ROUND
	SW ITCHABLE LUMENS - COLOR TEMPERATURE STRIP LIGHT
	UNDER CABINET LIGHTING
	DECORATIVE LIGHT FIXTURE
	LIGHT SWITCH
	GROUND DUPLEX RECEPTACLE (15A)
	DEDICATED RECEPTACLE (20A)
	SMOKE DETECTOR (ALL SMOKE DETECTORS SHALL BE HARDWIRE WITH BATTERY BACK-UP, & TO BE INTERCONNECTED TO SOUND AT THE SAME TIME)
	C.M. CARBON MONOXIDE DETECTOR
	150 CFM EXHAUST
	EXIT SIGN

NOTES:

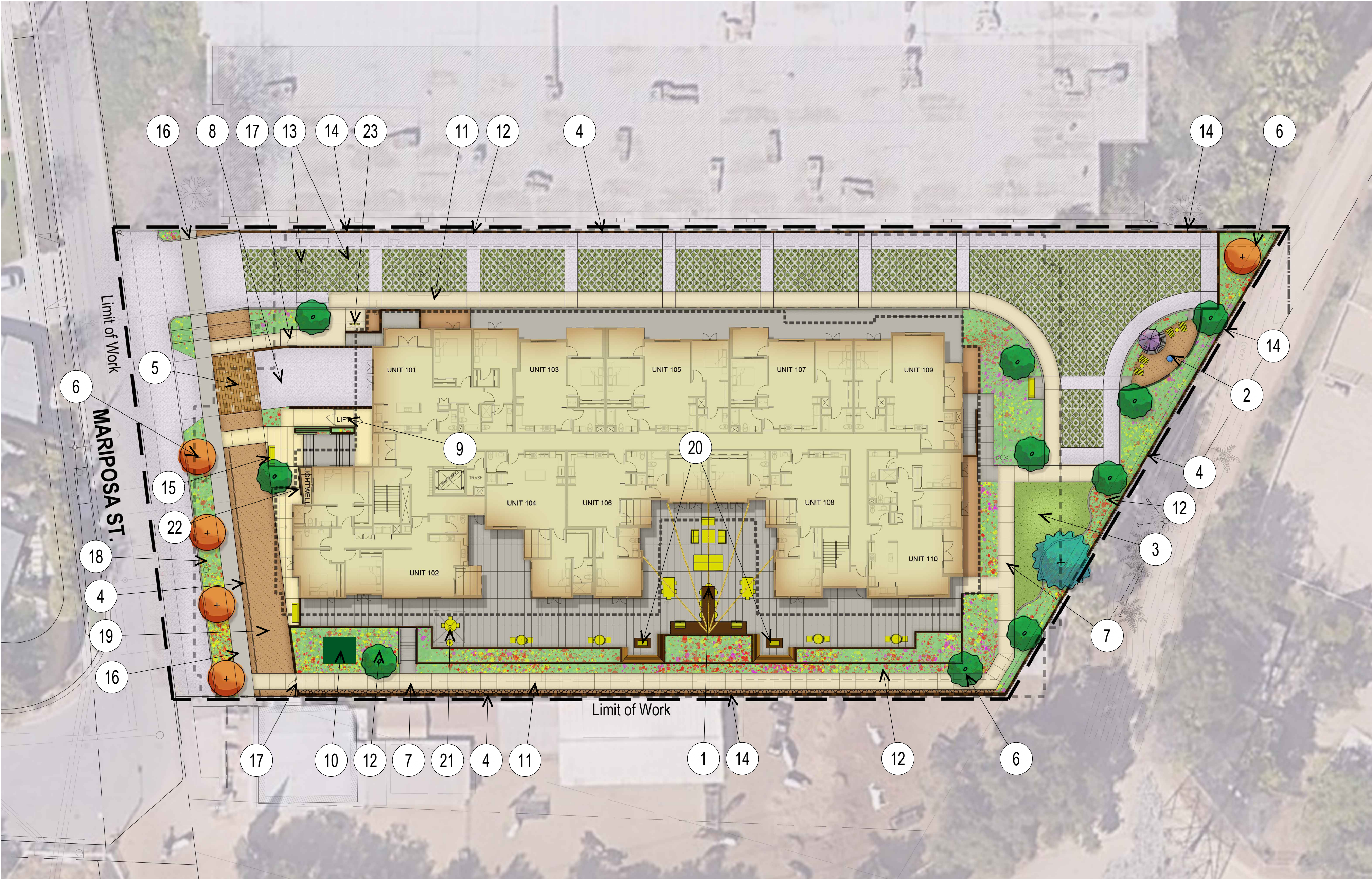
1. Lighting is provided in all common areas, including parking garages, hallways, podium level common area, rear common area, and rooftop areas and on every floor of the building.
2. Outdoor lighting fixtures are shielded and positioned and directed so as not to cause glare onto adjacent properties or public rights-of-way.

0 1' 2'

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

REFLECTED CEILING PLANS: TYPICAL



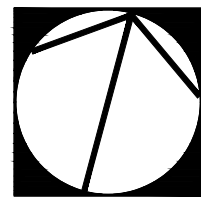


LEGEND

1. Community open space area on Podium with BBQ Island, Fire tables, Dining furniture for small social events and group gatherings. See sheet Enlargement L-2.
2. Water Garden with water fountain, specimen tree with circular bench seating, and adirondack seating.
3. Artificial turf lawn.
4. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan L-3.
5. Enhanced stamped paving at main project entry.
6. Proposed tree, per Planting Plan L-4.
7. 5' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
8. Vehicular ramp for parking parking area, per Civil plans.
9. ADA lift per local codes.
10. Transformer & switch pad area by others.
11. Enhanced ADA walk.
12. Common area landscape, builder installed and HOA maintained.
13. Underground utility device by others.
14. Property line.
15. Bench seating amenity at pedestrian site entrance.
16. Proposed public street sidewalk, per Civil plans.
17. Pedestrian metal gates (ADA compliant).
18. Proposed street parkway.
19. Proposed decomposed granite equestrian trail.
20. Natural Gas Fire pit with raised planter and built-in bench.
21. Large Umbrella area with seating.
22. Potential public Art feature, per separate future submittal.
23. 2 Short term bicycle parking spaces (U-rack variety).



0 10' 20' 40'
Scale: 1" = 20'



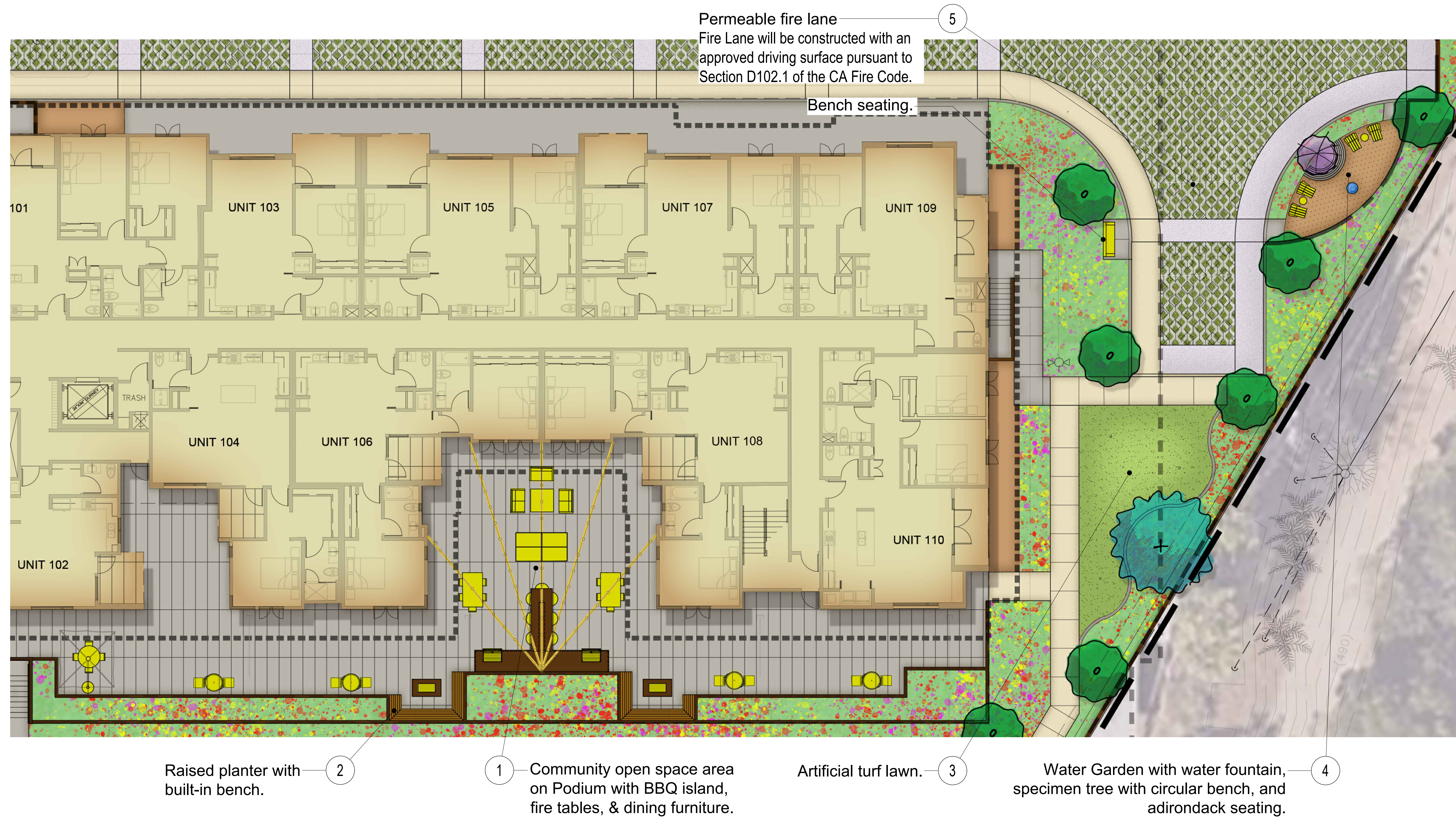
Butterfly Gardens LLC

1st City Submittal | Project No.: SP01-D
Date: Aug. 5, 2026

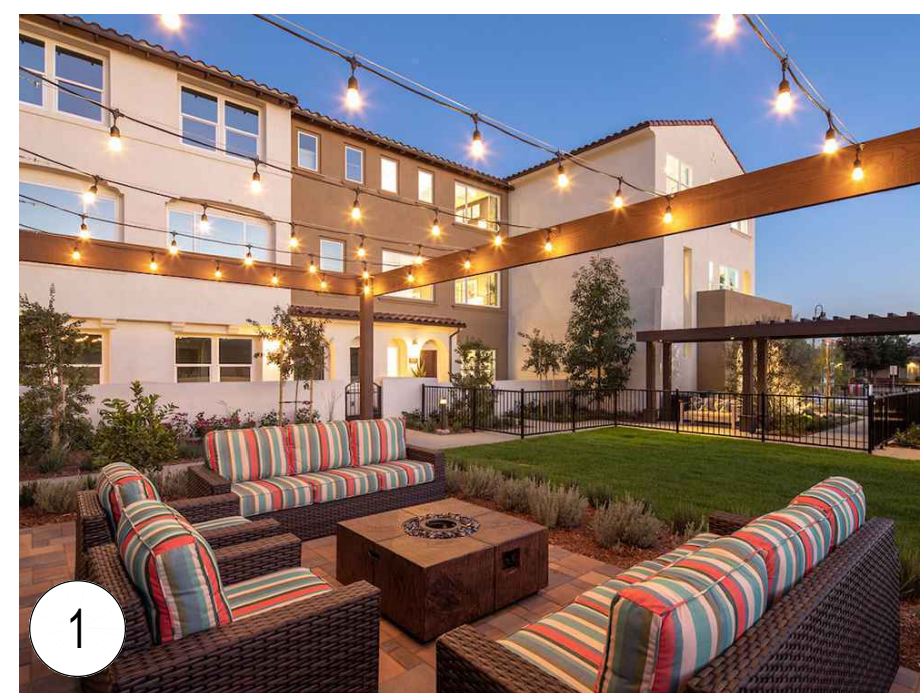
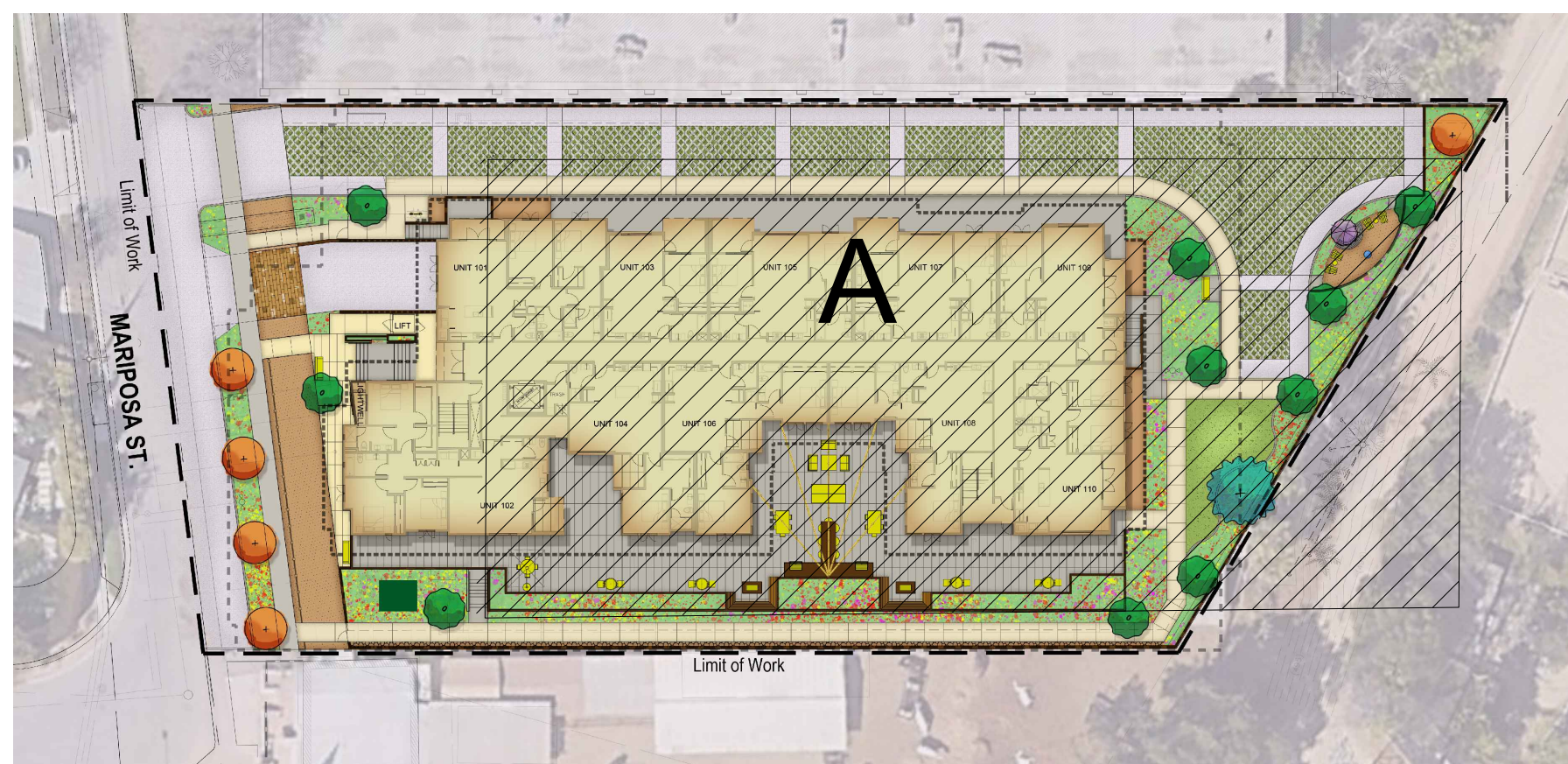
L-1

Burbank - Butterfly Gardens

studio
PAD
Landscape Architecture
22019 S. Portland Ave. Suite 100
Laguna Hills, CA 92653
(www.studiopad.com)



ENLARGEMENT A: COMMUNITY OPEN SPACE AREA

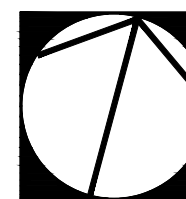


*Conceptual images (provided herein are conceptual and subject to change)

Schematic Enlargement Plan

0 5' 10' 20'

Scale: 1" = 10'



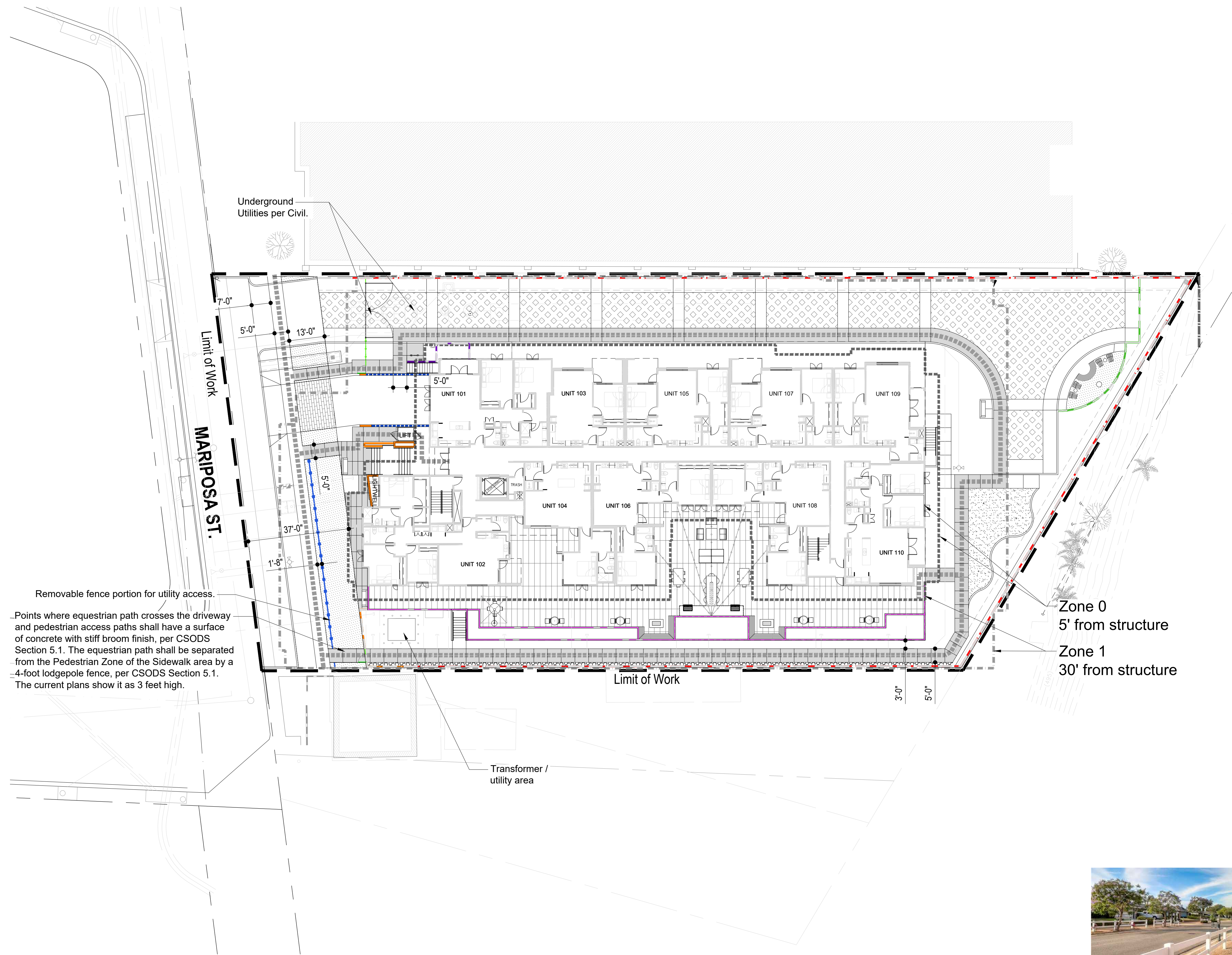
Butterfly Gardens LLC

1st City Submittal | Project No.: SP01-D
Date: Aug. 5, 2026

L-2

Burbank - Butterfly Gardens

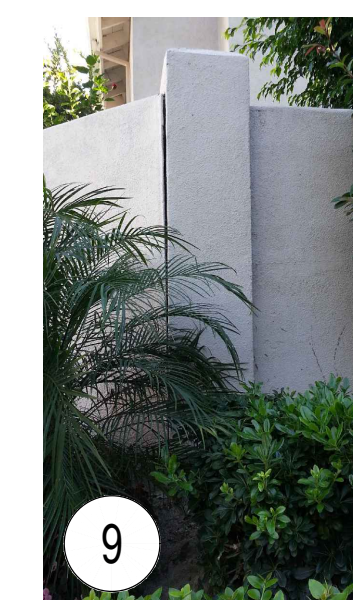
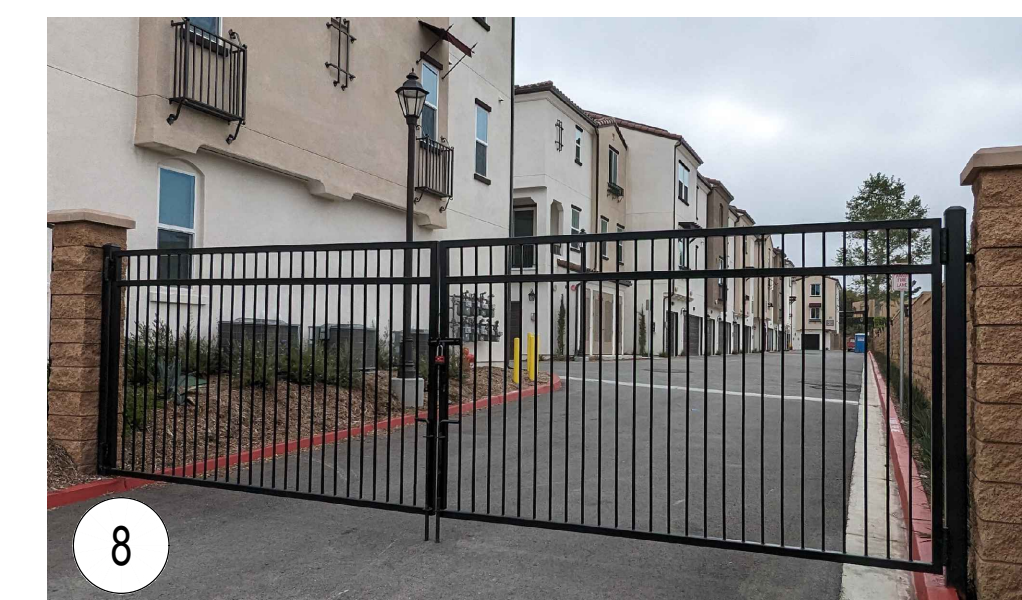
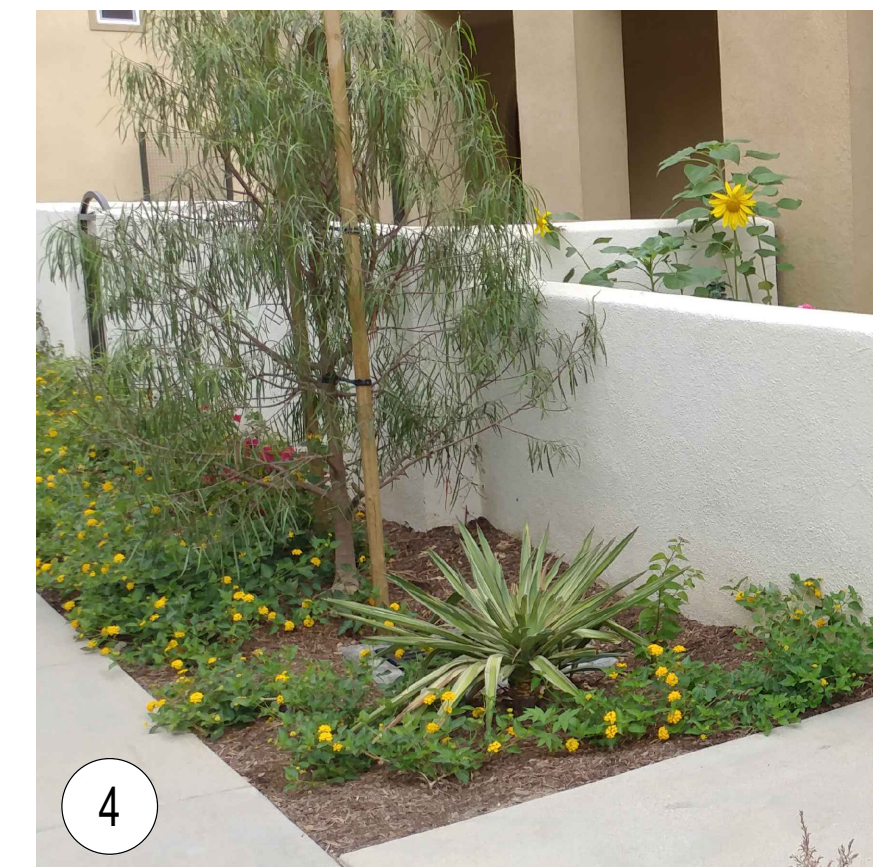
studio
PAD
Landscape Architecture
22019 S. Pacific Coast Hwy. 103
Laguna Hills, CA 92653 | www.studiopad.com



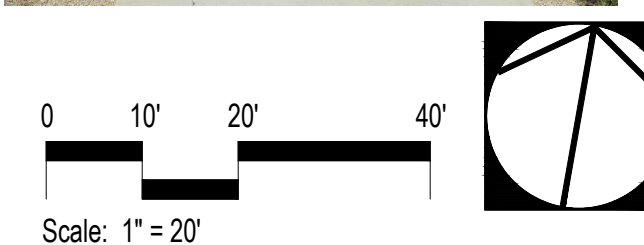
WALL LEGEND

- 1 8'-0" High stone veneer finished wall, with flat stone cap.*
 - 2 6'-0" High stone veneer finished wall, with flat stone cap.*
 - 3 4'-0" High stone veneer finished wall, with flat stone cap.*
 - 4 42" High smooth stucco over CMU wall, with flat stucco cap.*
 - 5 4'-0" High smooth stucco over CMU wall, with flat stucco cap.*
 - 6 4'-0" High T.S. fence (black color).
 - 7 4'-0" High equestrian rail fence (wood).
 - 8 4'-0" High vehicular entry gate.
 - 9 6'-6" High (18" sq.) stucco over CMU pilaster, with stucco cap.
 - 10 4'-0" High metal gates.
 - 11 3'-0" - 4'-0" High stone veneer finished wall, with flat stone cap.*
- ADA Path of Travel

*Retaining conditions as noted per Civil Plans.



Schematic Walls & Fence Plan



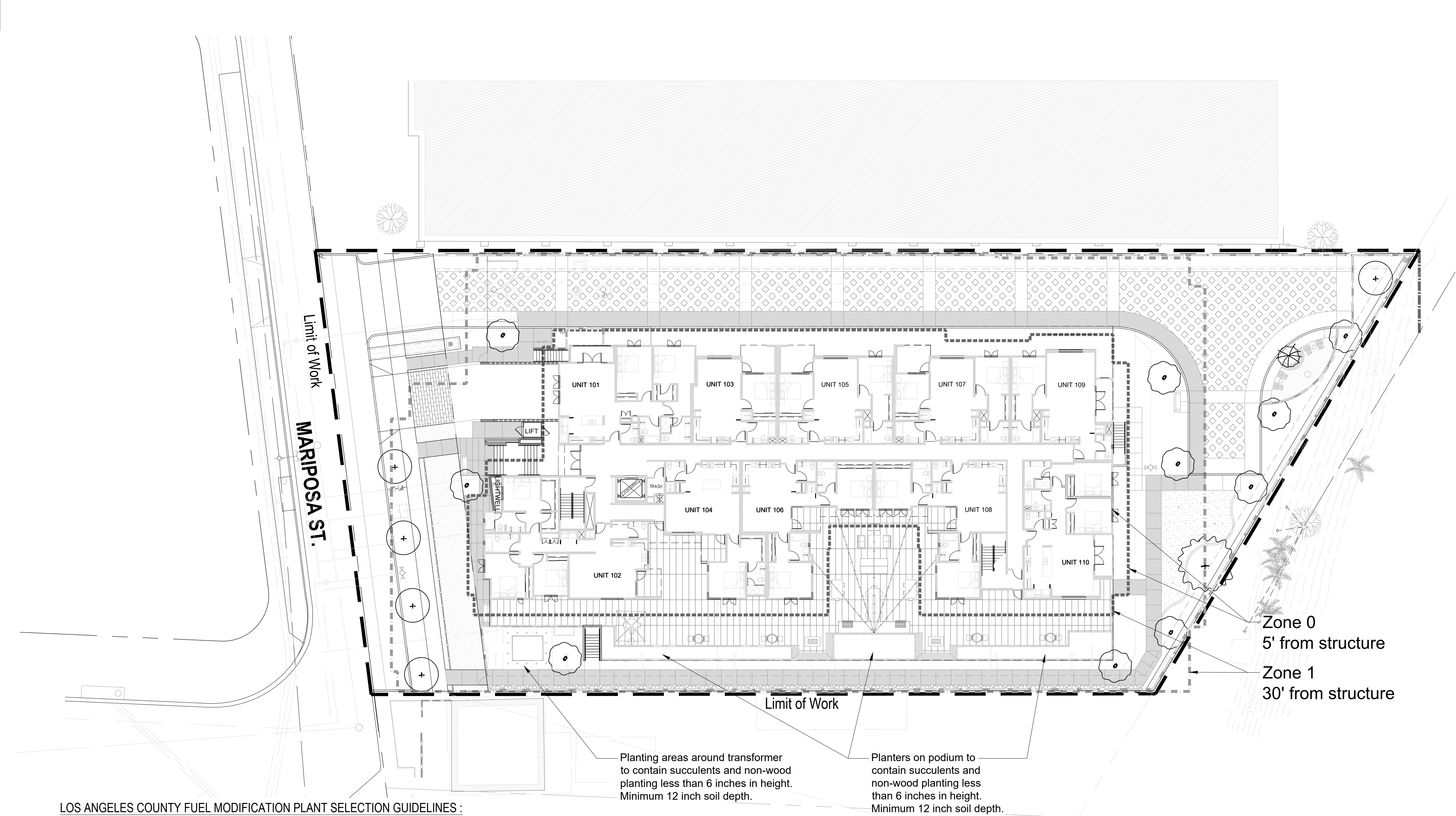
Butterfly Gardens LLC

1st City Submittal | Project No.: SP01-D
Date: Aug. 5, 2026

L-3

Burbank - Butterfly Gardens

studio
PAD
Landscape Architecture
22171 S. Peoria Ave. Ste. 103
Laguna Hills, CA 92653 | www.studiopad.com



LOS ANGELES COUNTY FUEL MODIFICATION PLANT SELECTION GUIDELINES :

5' Ember resistant zone

- All efforts shall be made to eliminate any combustible materials including plants, organic mulches, patio furniture etc. This zone has been found to be the most important area to address during planning and future maintenance.

Zone 1 (30' from the edge of any qualifying structure)

- Zone 1 should be planted with the least density (limited use of large woody plants) and plant selections should consist of small herbaceous or succulent plants less than 2'-3' in height or regularly irrigated and mowed lawns.
- It is best not to use woody trees, shrubs, subshrubs, perennials or masses of un-mowed grasses over 12" tall within 10 feet of the structure; especially in front of windows, which are weak points in a structure.
- Occasional accents of woody plants can be used sparingly to soften hard edges of structures if the selections are widely spaced and zone appropriate.
- Consider locating hardscape features such as walkways, patios, driveways, sport courts etc. so they abut the structure itself. Potted plants can be used to soften walls if necessary.

Zone 2 (30'-100' from the edge of any qualifying structure)

- Zone 2 can be planted with a slightly higher density than Zone 1. However, care should be taken not to create any horizontal or vertical fuel ladders.
- Screen plantings can be used to hide unsightly views. Hedging can be used provided the species of plant is acceptable and maintenance is performed regularly to minimize any accumulated leaf/twig litter.
- Zone 2 is the ideal location to introduce larger shade trees, provided they are zone appropriate and the canopies are not continuous.
- Avoid planting woody plant species larger than 2' at maturity directly beneath any tree canopy.

Project Planters and Areas Comply with the Following City of Burbank Municipal Codes:

- BMC 10-1-624(N)(3) - All landscape areas have minimum soil depths as follows:
 - 12" for areas planted with drought-tolerant groundcover
 - 18" for planters and areas planted with drought-tolerant shrubs and similar vegetation
 - 4' for planters or areas planted with trees
- BMC 10-1-624 (N)(9) - All landscape areas will include a permanent fully automatic irrigation system. Irrigation systems will utilize water conservation design concepts including but not limited to low-flow sprinkler heads and bubblers, drip systems, zone separation, microclimate considerations, and moisture sensors. Irrigation systems will operate only between the hours of 9 p.m. and 6 a.m. A separate meter and service will be installed for irrigation purposes only. When recycled water becomes available in the area directly adjoining the site, recycled water will be used for all irrigation needs. Pending recycled water availability, a backflow device will be utilized to protect the potable water system.
- BMC 10-1-624 (N)(8) - All planters are to be constructed of permanent masonry or concrete construction. All planters will provide drainage directly into a drainage system.
- BMC 10-1-624 (N)(4) - All planters and landscape area will have no dimension or diameter less than three (3) feet.

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

NOTES:

1. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
2. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
3. 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.
4. All trees within 5' of hardscape to be installed with deep root barriers.

PLANTING LEGEND

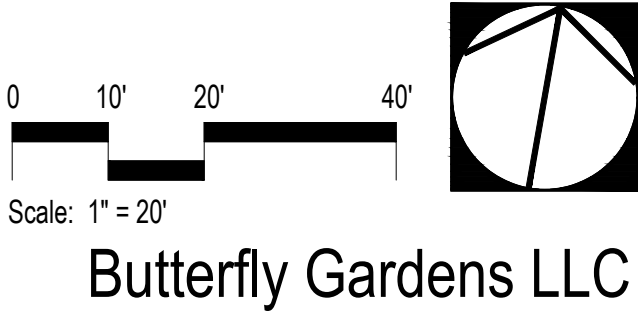
Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R3)	Qty.
TREES						
	Focal	Magnolia grandiflora 'Little Gem' (Southern Magnolia)	Single	36" Box	Mod.	1
	Evergreen	Geijera parviflora (Australian Willow)	Single	36" Box	Low	5
	Street / Screen	Lophostemon confertus (Brisbane Box)	Single	24" Box	Mod.	1
	Evergreen Flowering	Arbutus unedo 'Marina' (Marina Strawberry Tree) Geijera parviflora (Australian Willow)	Single	36"/24" Box	Low Low	10
Total =						17

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 macrocarpa 'Green Carpet'	Dwarf Natal Plum	Low
Cordyline 'Pink Passion'	Pink Passion Dracaena Palm	Low
Dasyliiron 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	Low
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low
Pandorea jasminoides 'Lady Di'	White Bower Vine	Med
Trachelospermum jasminoides	Star Jasmine	Med



Schematic Planting Plan

Butterfly Gardens LLC



O.S. / LANDSCAPE SCHEDULE (1ST FLOOR)		
SYMBOL	NOTES	QTY
	REAR COMMON OPEN SPACE - PROGRAMMED Includes walks. (builder installed, HOA maintained)	2,931 sf
	PODIUM COMMON OPEN SPACE - PROGRAMMED (Homeowner installed, Homeowner maintained)	4,215 sf
	LANDSCAPE (NON-PROGRAMMED) (Builder installed, HOA maintained)	13,383 sf
	PARKWAY LANDSCAPE (Builder installed, HOA maintained)	777 sf
	SETBACK: LANDSCAPE/EQUESTRIAN TRAIL D.G.	1,143 sf
	FRONT YARD Includes enhanced paving and bench seating. To meet MBC 10-1-624 (E)(7)(a).	1,440 sf

PROGRAMMED FRONT YARD COMMON OPEN SPACE =	354.6 sf
PROGRAMMED REAR YARD COMMON OPEN SPACE =	2,931 sf
PROGRAMMED PODIUM COMMON OPEN SPACE =	4,215 sf
TOTAL PROVIDED COMMON OPEN SPACE =	7,500.6 sf
TOTAL FRONT YARD AREA =	1,440 sf
REQUIRED FRONT YARD LANDSCAPE AREA =	720 sf (50%)
PROVIDED FRONT YARD LANDSCAPE AREA =	771.2 sf (53%)

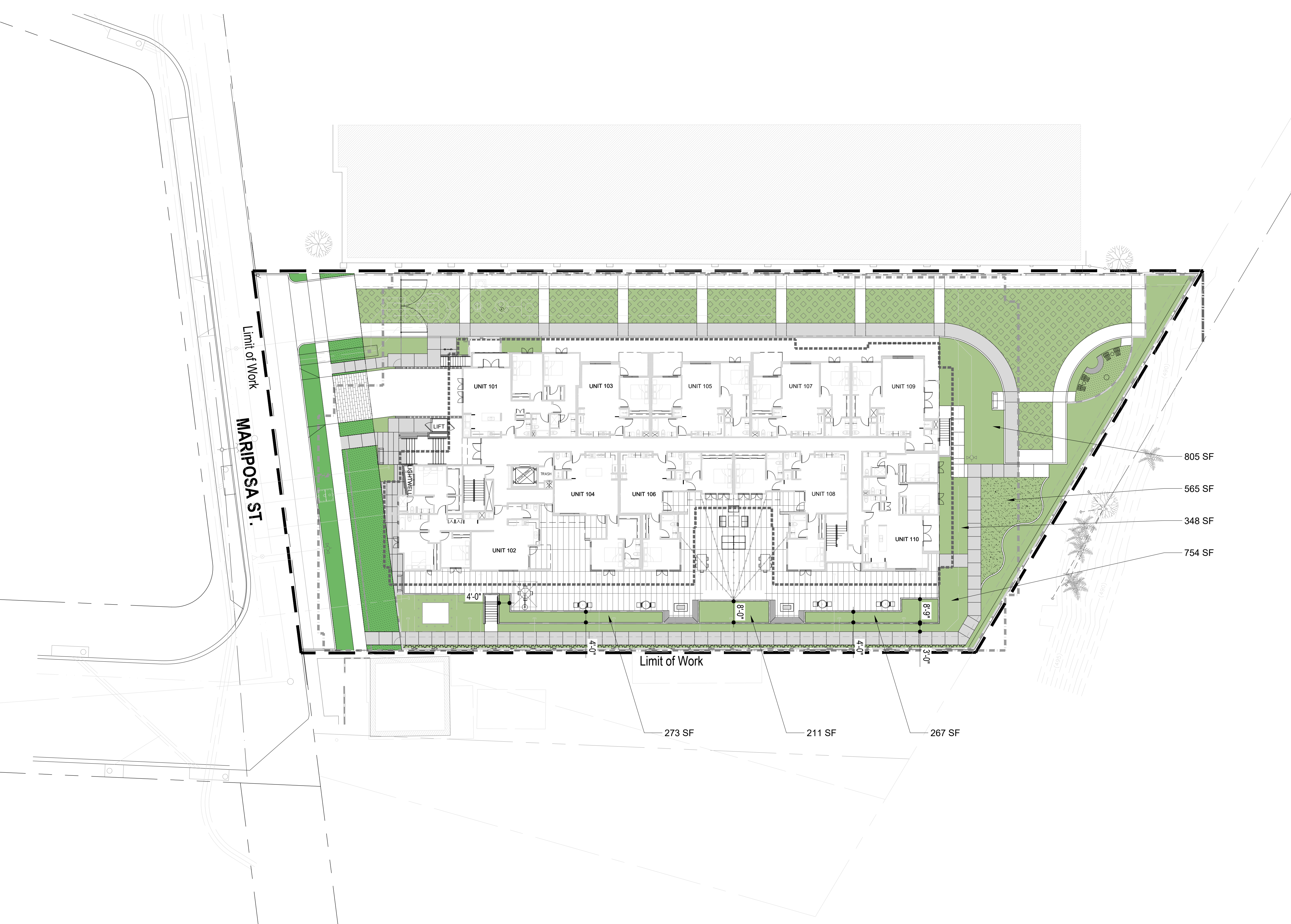
SEE ARCHITECTURE PLANS FOR OTHER PRIVATE OPEN SPACE TABULATIONS.

Schematic Open Space Exhibit

010'20'40'

Scale: 1" = 20'

Butterfly Gardens LLC



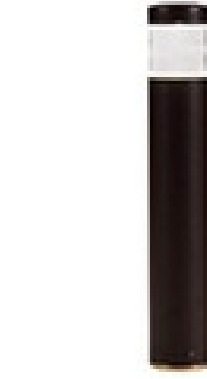
PERMEABLE AREA SCHEDULE	
PERMEABLE LANDSCAPE AREAS	
Takeoff: 10,327 sf	
SETBACK PERMEABLE LANDSCAPE AREAS	
Takeoff: 1,920 sf	

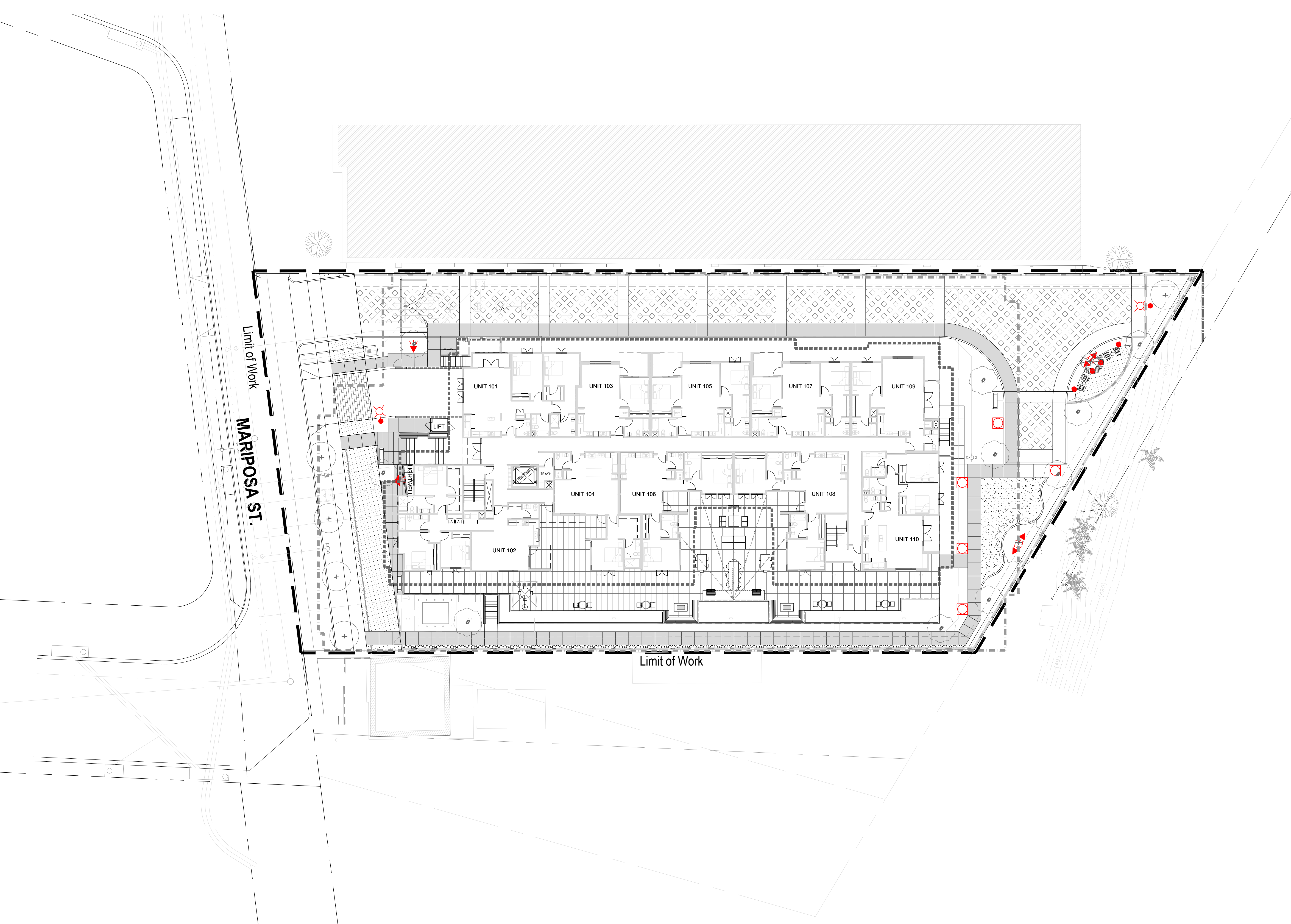
A minimum of ten percent (10%) Landscape of total Site Area.

Total Site Area: 43,689 SF
10% Minimum: 4,368.9 SF
28% Provided: 12,247 SF

Schematic Permeable Area Exhibit

LIGHTING SCHEDULE

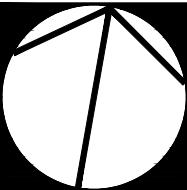
PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		Signage Lighting - FX Luminaire PB Ideal selection for large broad objects or washing light. 2.23in. W x 6.72in. H x 4.03in. L. Order code: PB, Aluminum Alloy, (BZ) Bronze Metallic, Long Slot Spike Lamp: PB-3LED, 4.2W / 4.5VA, 2700K, Beamspread: Very Wide Flood	1
		Pole Light - SVE-3 Area Pole Light, HID - Direct Lighting Sales, Model San Vicente #SVE-3 Cast Aluminum, Textured Bronze, RA21 Radius, On DBC-1 Base & 8' round pole. Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. Accessories: On DBC-1 Base & 8' round pole.	2
		Inground LED Path Light - Targetti Titano Concept: Semi-recessed grazing light effect fixture for white LEDs. Housing: Stainless steel body. Materials: Die-cast aluminum trim. Stainless steel installation sleeve. Trim: Finished Ferrite Grey anodized aluminium ring and cover. Ribbed glass lens for blade of light effect. Optic: High Efficiency multichip LED Emitter. Mono-, bi-, pluri-emissions.	4
		Tree Uplight - FX Luminaire NP-9LED-BZ Large directional up light ideal for vertical landscape elements. Order code: NP, Aluminum Alloy, (BZ) Bronze Metallic, Ground Mount. Lamp: NP-9LED, 10W / 10.7VA, 2700K, Beamspread: Narrow Flood	5
		Bollard - FX Luminaire PM Modern path light with powder-coated finish. 2.5in. Dia PM-XT for Extra Tall 18.5in. Order code: PM, Aluminum Alloy, (BZ) Bronze Metallic, Deck Mount for PM Lamp: PM-6LED, 7.7W / 9.3VA, 3900K, Beamspread: Very Wide Flood	5



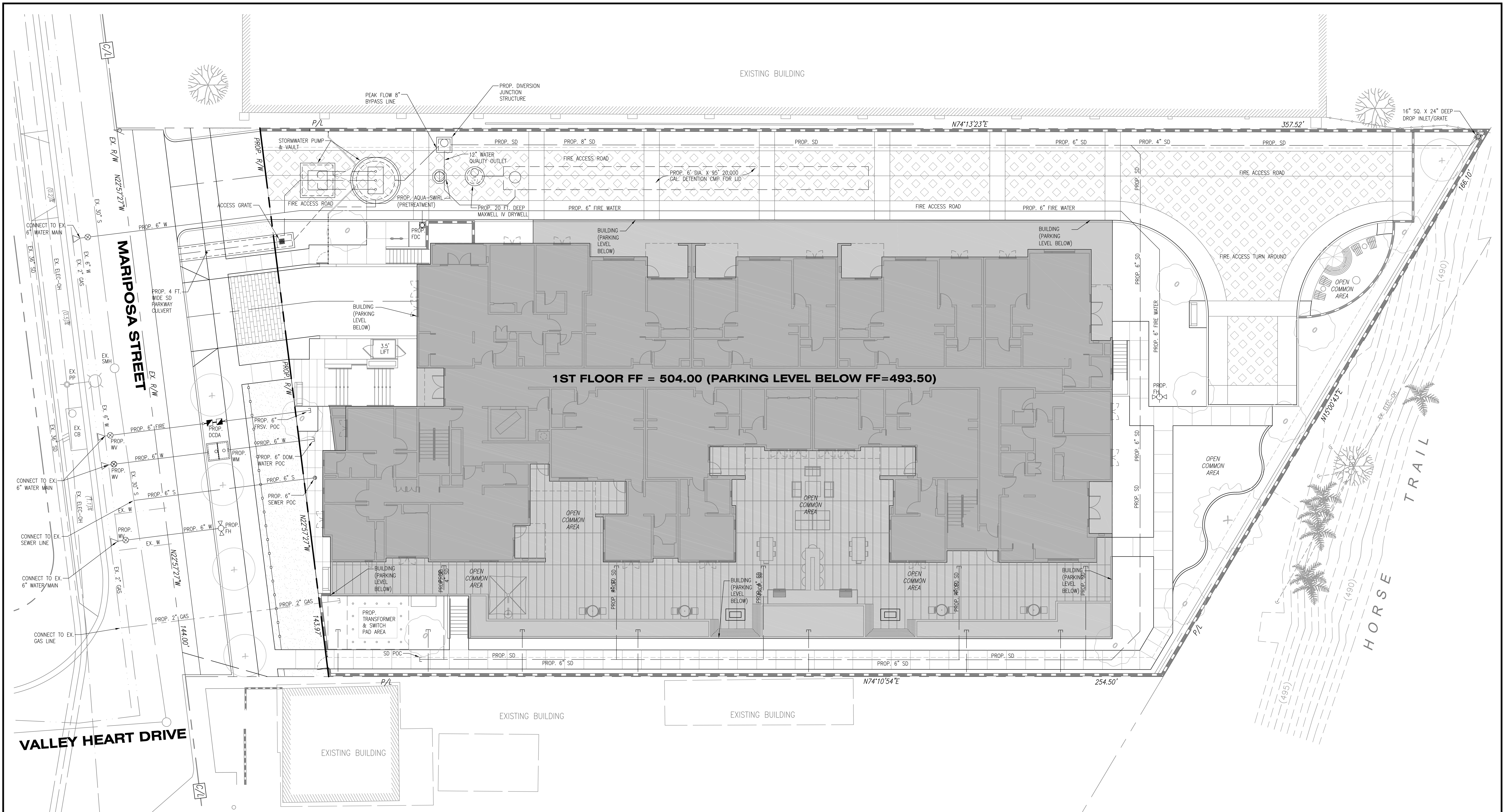
Schematic Lighting Plan

010'20'40'

Scale: 1" = 20'

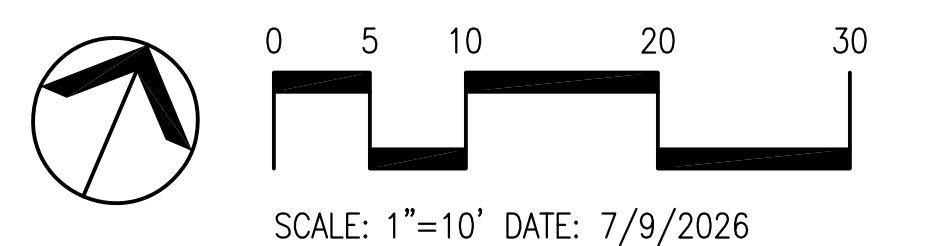


Butterfly Gardens LLC

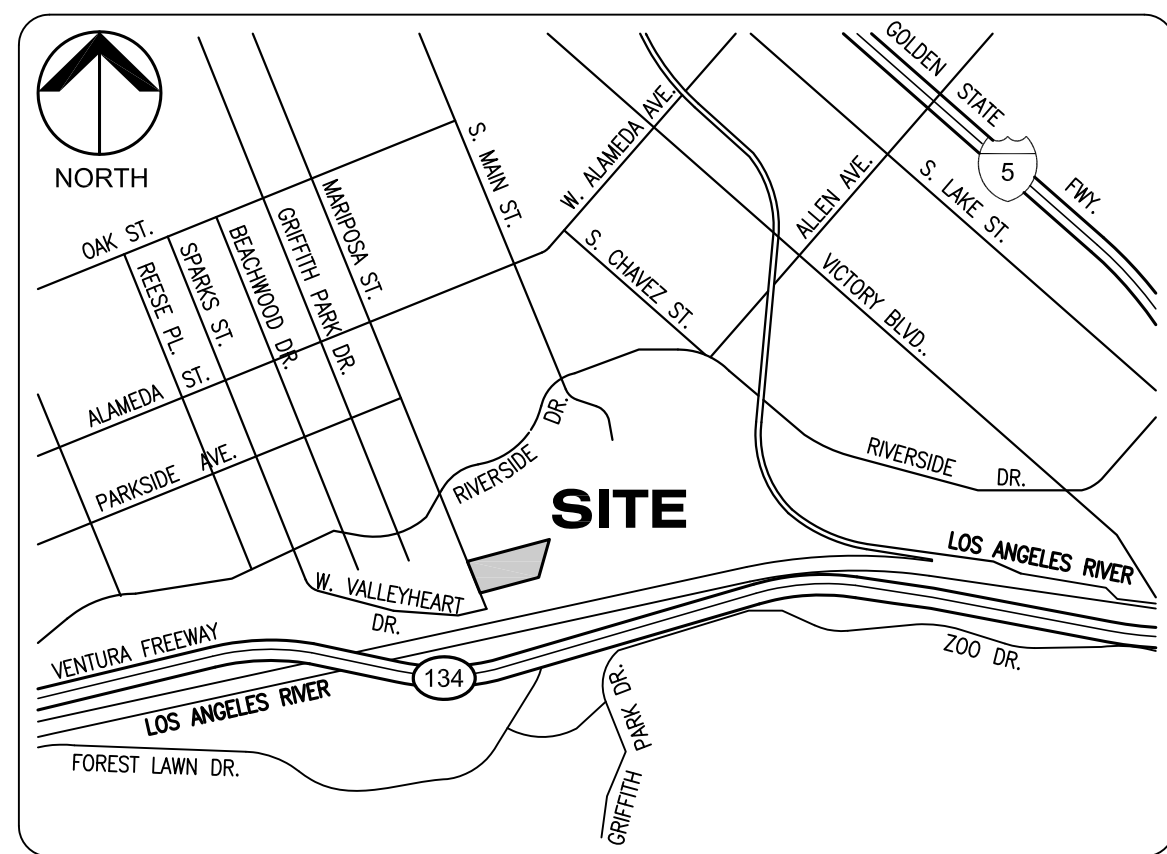


BUTTERFLY GARDENS
BUTTERFLY GARDENS LLC

PRELIMINARY UTILITY 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



NO SCALE

BFD	BACKFLOW DEVICE
C/L	CENTERLINE
CB	CATCH BASIN
CHLK	CHAIN LINK FENCE
CONC.	CONCRETE PAVEMENT
DCDA	DOUBLE DETECTOR CHECK ASSEMBLY
FH	FIRE HYDRANT
G	GAS
O/U	OVERHEAD UTILITY LINE
P/L	PROPERTY LINE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PROP.	PROPOSED
R/W	RIGHT OF WAY
S	SEWER
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SL	STREET LIGHT
SMH	SEWER MANHOLE
TRANS.	TRANSFORMER
UP	UTILITY POLE
W/	WITH
W	WATER
WM	WATER METER

	BOUNDARY LINE
	CENTERLINE
	RIGHT OF WAY
	WATER
	SEWER
	STORM DRAIN
	ELECTRICAL
	BLOCK WALL
	STREET LIGHT
	FIRE HYDRANT
	SIGN
	VALVE
	EX. TREE

RESIDENTIAL MAX. DENSITY:	>20 UNITS PER ACRE
UNITS:	40 UNITS
RESIDENTIAL UNITS:	
1 BEDROOM	11 UNITS
2 BEDROOMS	21 UNITS
3 BEDROOMS	7 UNITS
4 BEDROOMS	1 UNIT
TOTAL	40 UNITS
PARKING PROVIDED:	46 SPACES

1. ALL EXISTING FACILITIES WITHIN THE PROPERTY BOUNDARY ARE TO BE REMOVED.
2. OVERHEAD UTILITY LINES (IF ANY) WHICH MAY SERVE THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, COMMUNICATIONS, STREET LIGHTING AND CABLE TELEVISION, WILL BE PLACED UNDERGROUND.

SCALE: 1"=20' DATE: 7/10/2026

OWNER

BUTTERFLY GARDENS LLC
625 S. HILL STREET, SUITE 249
LOS ANGELES, CALIFORNIA 90014
ATTN: GAREN GOZUMIAN

SUBDIVIDER

BUTTERFLY GARDENS LLC
625 S. HILL STREET, SUITE 249
LOS ANGELES, CALIFORNIA 90014
ATTN: GAREN GOZUMIAN

CIVIL ENGINEER

KHR ASSOCIATES
17530 VON KARMAN AVENUE, SUITE 200
IRVINE, CALIFORNIA 92614
ATTN: JAMES H. KAWAMURA
R.C.E. NO. 30560
PHONE NO. (949) 756-6440

AREA

AREA OF THE SUBJECT PROPERTY CONSISTS OF: ± 43,689 S.F. (1.00 ACRES) GROSS
± 38,361 S.F. (0.88 ACRES) NET

NOTE:
NET AREA EXCLUDES PROPOSED DEDICATION AREA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK SIXTY-NINE (69) OF THE SUBDIVISION OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 47 AT ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID BLOCK DISTANT NORTH 23° WEST THREE HUNDRED FIFTY-FIVE AND EIGHTEEN HUNDREDTHS (355.18) FEET FROM THE MOST SOUTHERLY CORNER OF SAID BLOCK AS SAID CORNER IS SHOWN ON A MAP OF TRACT NO. 9766, AS PER MAP RECORDED IN BOOK 137, PAGE 84, ET SEQ., OF MAPS; THENCE ALONG THE WEST LINE OF SAID BLOCK NORTH 23° WEST ONE HUNDRED FORTY-FOUR (144) FEET; THENCE NORTH 74° 10' 45" EAST FIVE HUNDRED SEVENTY-SIX AND FIFTY-THREE HUNDREDTHS (576.53) FEET FROM THE MOST SOUTHERLY CORNER OF SAID BLOCK; THENCE ALONG SAID EAST LINE SOUTH 14° 58' 10" WEST ONE HUNDRED SIXTY-SIX AND TEN HUNDREDTHS (166.10) FEET; THENCE SOUTH 74° 08' 17" WEST TWO HUNDRED FIFTY-FOUR AND FORTY-NINE HUNDREDTHS (254.49) FEET TO THE POINT OF BEGINNING.

EASEMENTS

- EASEMENT(S) FOR RIGHT OF WAY FOR IRRIGATION PIPES OR DITCHES AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 783, PAGE 120, OF DEEDS.
THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- EASEMENT(S) FOR THE RIGHT TO ERECT TWO LINES OF POLES OR TOWERS AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 2963, PAGE 46, OF DEEDS.
- EASEMENT(S) FOR RIGHT OF WAY FOR A PRIVATE ROADWAY AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1032, PAGE 263, OF DEEDS.
THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- EASEMENT(S) FOR RIGHT OF WAY FOR A PRIVATE ROADWAY AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1032, PAGE 264, OF OFFICIAL RECORDS.
THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AND AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NOS. 06037C1345F AND 06037C1337F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

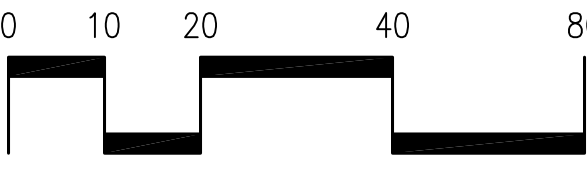
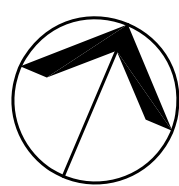
BENCHMARK

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.

NOTES

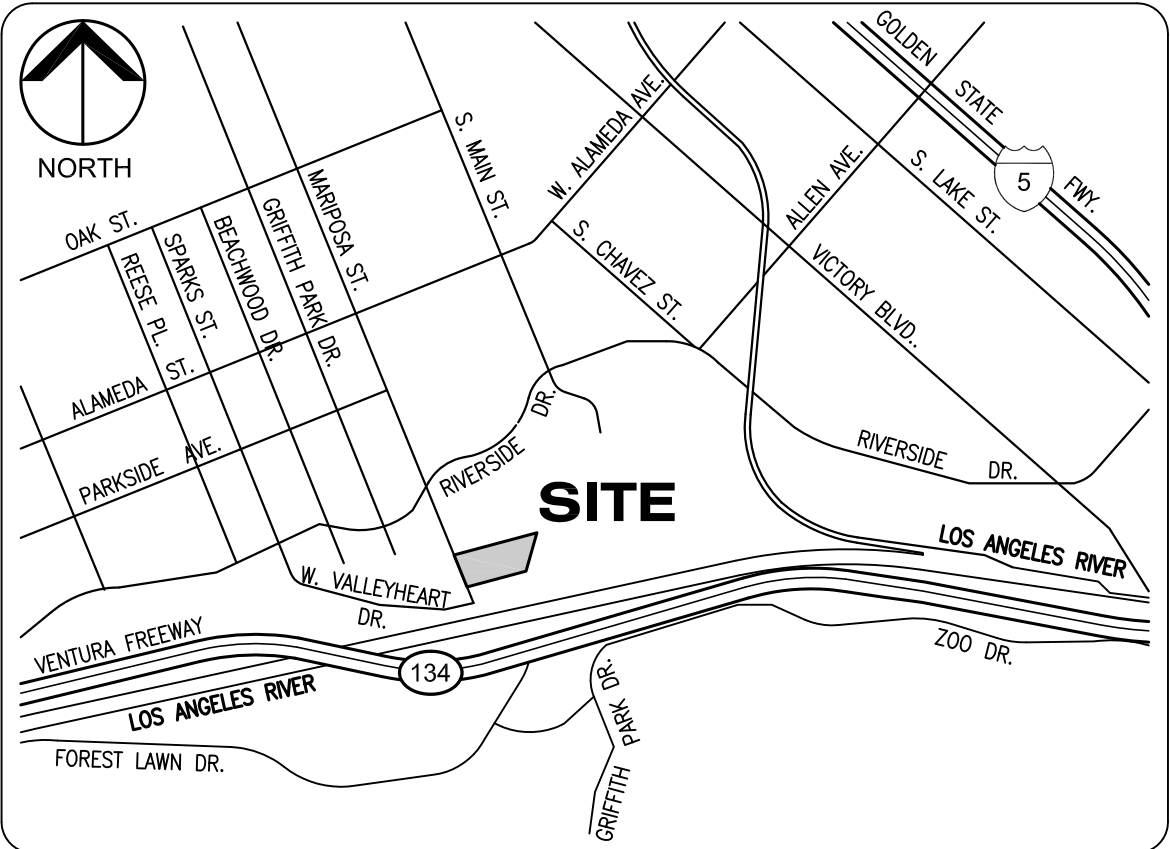
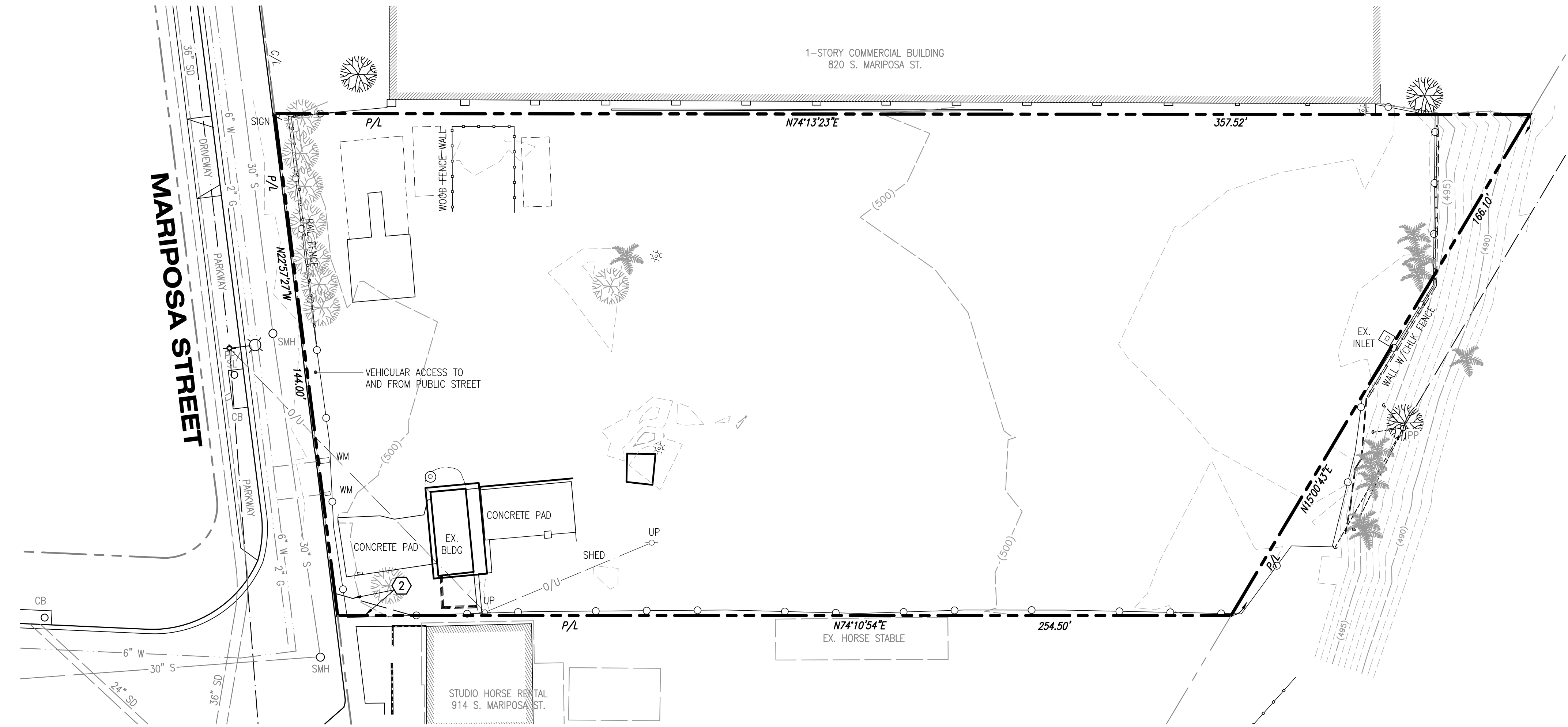
- ALL EXISTING FACILITIES WITHIN THE PROPERTY BOUNDARY ARE TO BE REMOVED.
- OVERHEAD UTILITY LINES (IF ANY) WHICH MAY SERVE THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, COMMUNICATIONS, STREET LIGHTING AND CABLE TELEVISION, WILL BE PLACED UNDERGROUND.



SCALE: 1"=20' DATE: 7/10/2026

SHEET 2 OF 2
(EXISTING SITE CONDITIONS) JULY 10, 2026

VESTING TENTATIVE TRACT MAP NO. 84060
FOR CONDOMINIUM PURPOSES



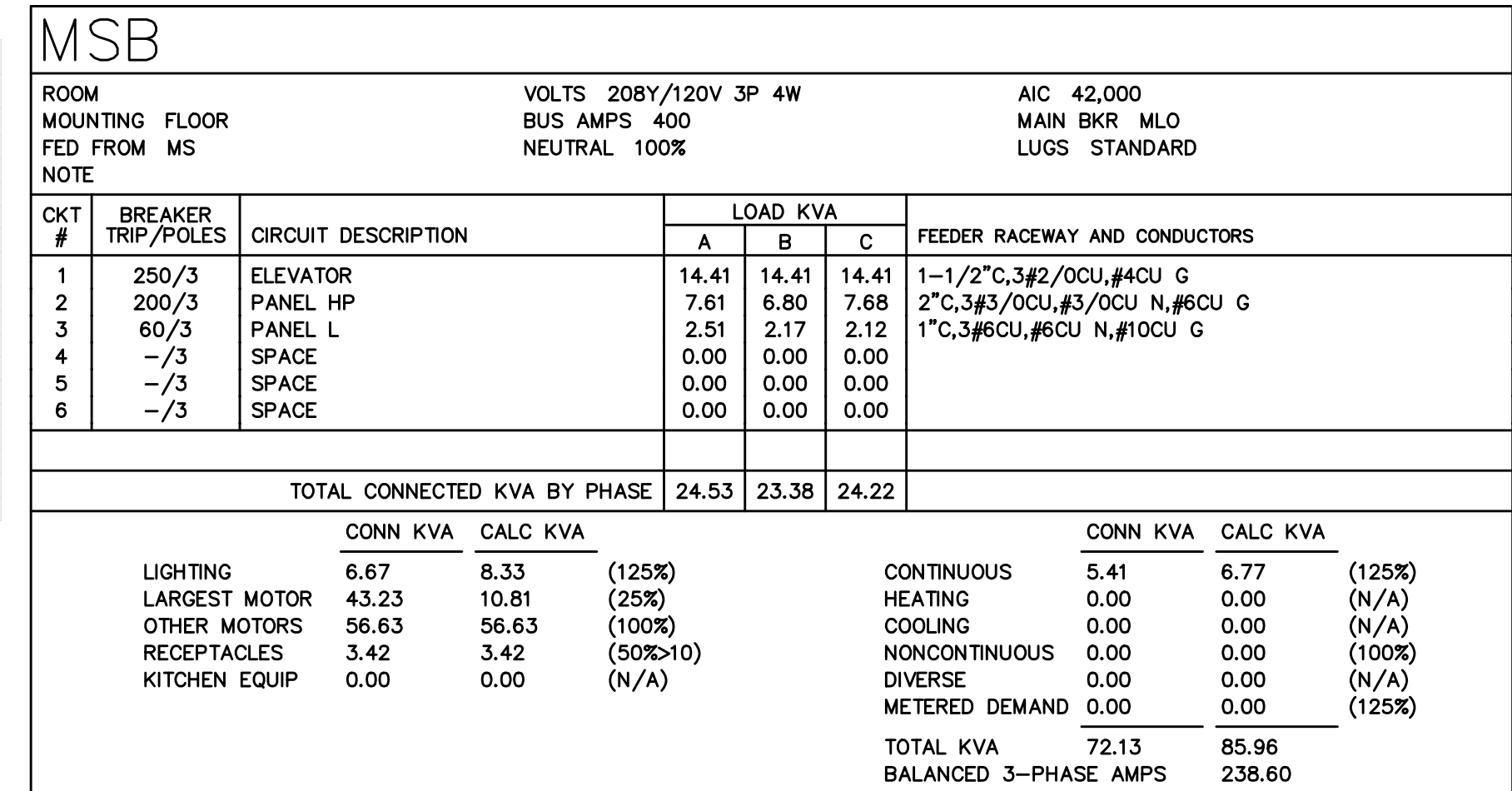
VICINITY MAP
NO SCALE

ABBREVIATIONS

BFD	BACKFLOW DEVICE
C/L	CENTERLINE
CB	CATCH BASIN
CHLK	CHAIN LINK FENCE
CONC.	CONCRETE PAVEMENT
DCDA	DOUBLE DETECTOR CHECK ASSEMBLY
FH	FIRE HYDRANT
G	GAS
O/U	OVERHEAD UTILITY LINE
P/L	PROPERTY LINE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PROP.	PROPOSED
R/W	RIGHT OF WAY
S	SEWER
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SL	STREET LIGHT
SMH	SEWER MANHOLE
TRANS.	TRANSFORMER
UP	UTILITY POLE
W/	WITH
W	WATER
WM	WATER METER

LEGEND

---	BOUNDARY LINE
- - -	CENTERLINE
---	RIGHT OF WAY
---	WATER
---	SEWER
---	STORM DRAIN
---	ELECTRICAL
---	BLOCK WALL
---	STREET LIGHT
---	FIRE HYDRANT
---	SIGN
---	VALVE
---	EX. TREE



- SERVICE SIZE M.B.J. SIZE**

0-1000 A	# 3/0
1200 A	# 4/0
1600 A	250 MCM
2000 A	300 MCM
2500 A	500 MCM
3000 A	500 MCM
4000 A	600 MCM

MAIN BONDING JUMPER
TABLE 1

Service Size	G.E.C. Size
0-200 A	#4
201-400 A	#1/0
Over 401 A	#3/0

GROUNDING ELECTRODE
CONDUCTOR
TABLE 2

1 CU. CONDUCTOR SIZED PER TABLE 2, TO EFFECTIVELY GROUND THE METAL FRAME OF THE BUILDING PER ARTICLE 250-52(A2)(OPTIONAL).

EXCEPTION: IF A SINGLE ROD, PIPE, OR PLATE GROUNDING ELECTRODE HAS A RESISTANCE TO EARTH OF 25 OHMS OR LESS, THE SUPPLEMENTAL ELECTRODE SHALL NOT BE REQUIRED PER ARTICLE 250-52.

(1) ROD, PIPE, OR PLATE ELECTRODE
(2) GROUNDING ELECTRODE CONDUCTOR
(3) GROUND SERVICE-ENTRANCE CONDUCTOR
(4) NONFLEXIBLE GROUNDING SERVICE RACEWAY
(5) ANY GROUNDING SERVICE ENCLOSURE

M.B.J. SHALL BE SIZED PER ARTICLE 250-66 AND TABLE 1

PROVIDE PERMANENT TAGS TO IDENTIFY EACH CONDUCTOR (TYP.)

IRREVERSIBLE COMPRESSION-TYPE CONNECTORS LISTED FOR THE PURPOSE OR BY EXOTHERMIC WELDING PROCESS (TYP.)

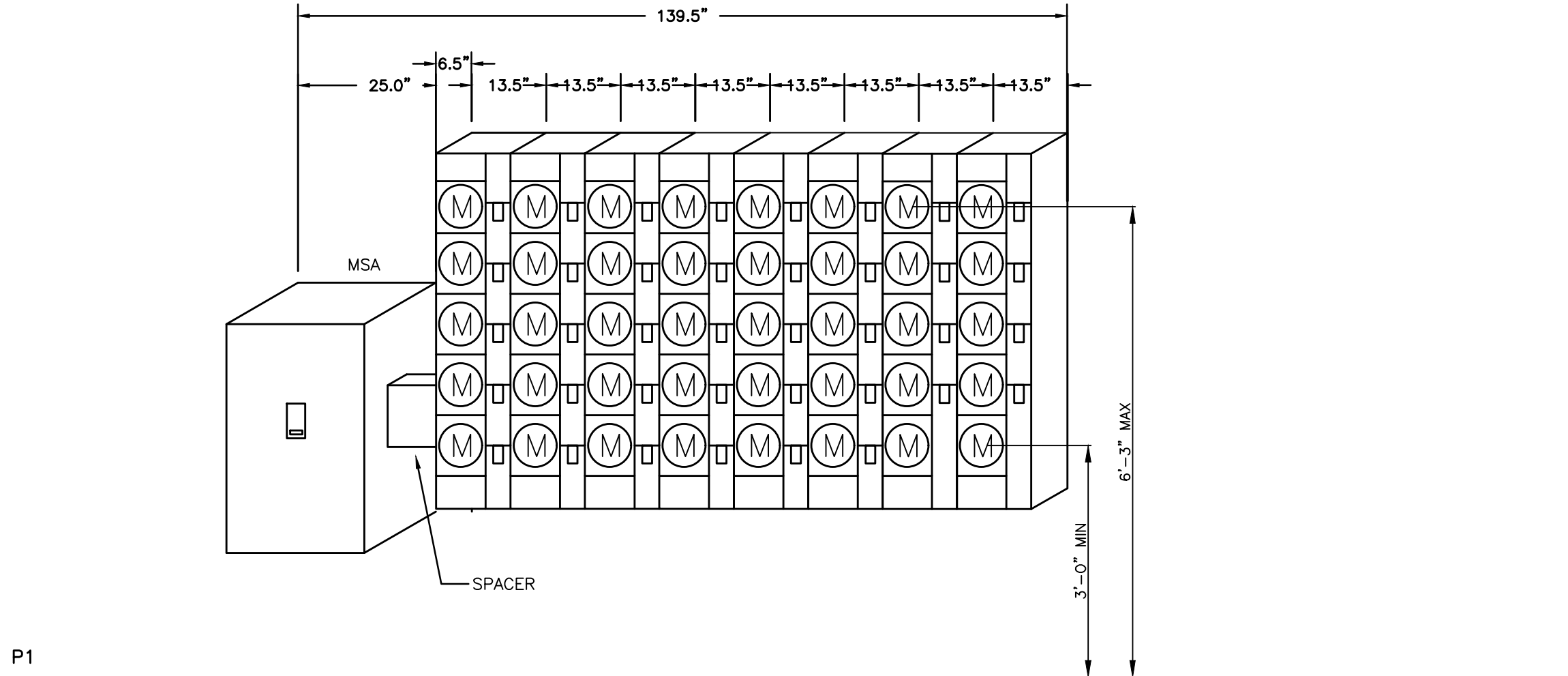
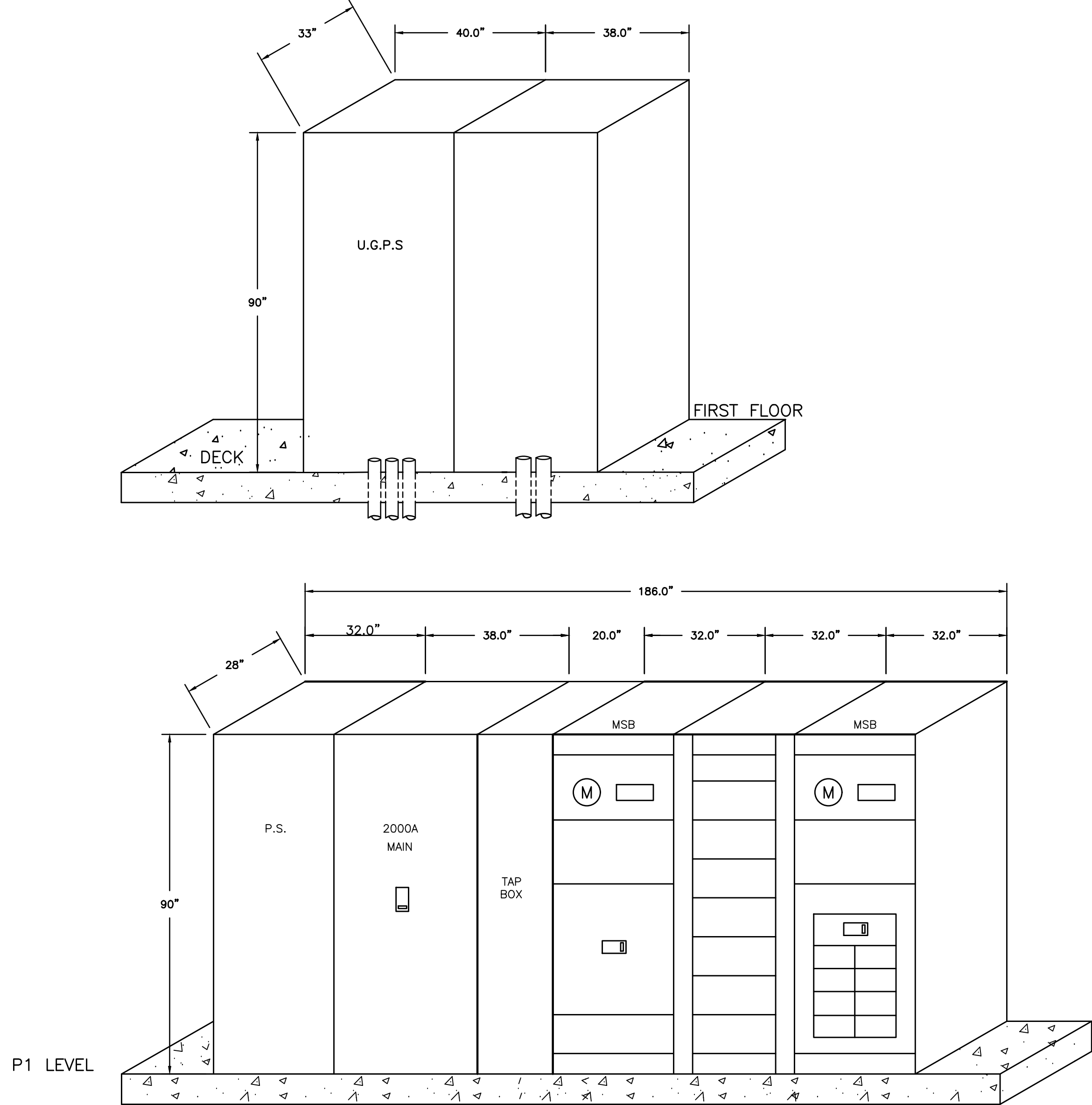
3" C, 1/6 CU. TO MAIN TELEPHONE BACKBOARD

3/4" C. ONE CONDUCTOR SIZED PER TABLE 2, TO COLD WATER PIPE WITHIN THE FIVE FEET OF COLD WATER PIPE ENTRANCE INTO THE BUILDING PER ARTICLE 250-52(A1).

20 FEET OF BARE #4AWG CU CONDUCTOR ENCASED IN MIN. TWO INCHES OF CONCRETE ALL AROUND PER ARTICLE 250-52(A3)(OPTIONAL).

GROUNDING DETAIL
SCALE: NONE

PROJECT	
40 UNITS-MULTI RESIDENTIAL 910 S. MARIPOSA ST. BURBANK, CA 91506	
	
<i>Harold R. Abram</i>	
DATE:	06-10-26
SHEET TITLE	
SINGLE LINE DIAGRAM & LOAD CALCS.	
PROJECT No.:	16-
SCALE:	AS SHOWN
DATE:	06-10-26
BY:	AM
CHECKED:	HRA
DRAWING NO.	
E-2.0	



1 SERVICE EQUIPMENT ELEVATION
SCALE: NONE

REV.	DATE	BY	DESCRIPTION
A	X	X	
B	X		
C	X		
D			
E			
F			
G			
H			
I			
J			
K			
L			
M			
N			
O			
P			
Q			
R			
S			
T			
U			
V			
W			
X			
Y			
Z			

	DATE	BY
PLUMB CHKD	X	X
MECH CHKD	X	X
LID CHKD	X	X
CUST. OK'D	X	X



ABRARI
ASSOCIATES
ELECTRICAL ENGINEERS

1713 STANDARD AVE.
GLENDALE, CA 91201
W 818.956.1900
MAIL@ABRARI.COM

40 UNITS-MULTI RESIDENTIAL
910 S. MARIPOSA ST.
BURBANK, CA 91506



Henry R. Alan
DATE: 06-10-26

SHEET TITLE

**PANEL
SCHEDULES**

PROJECT No.: 16-

SCALE: NONE

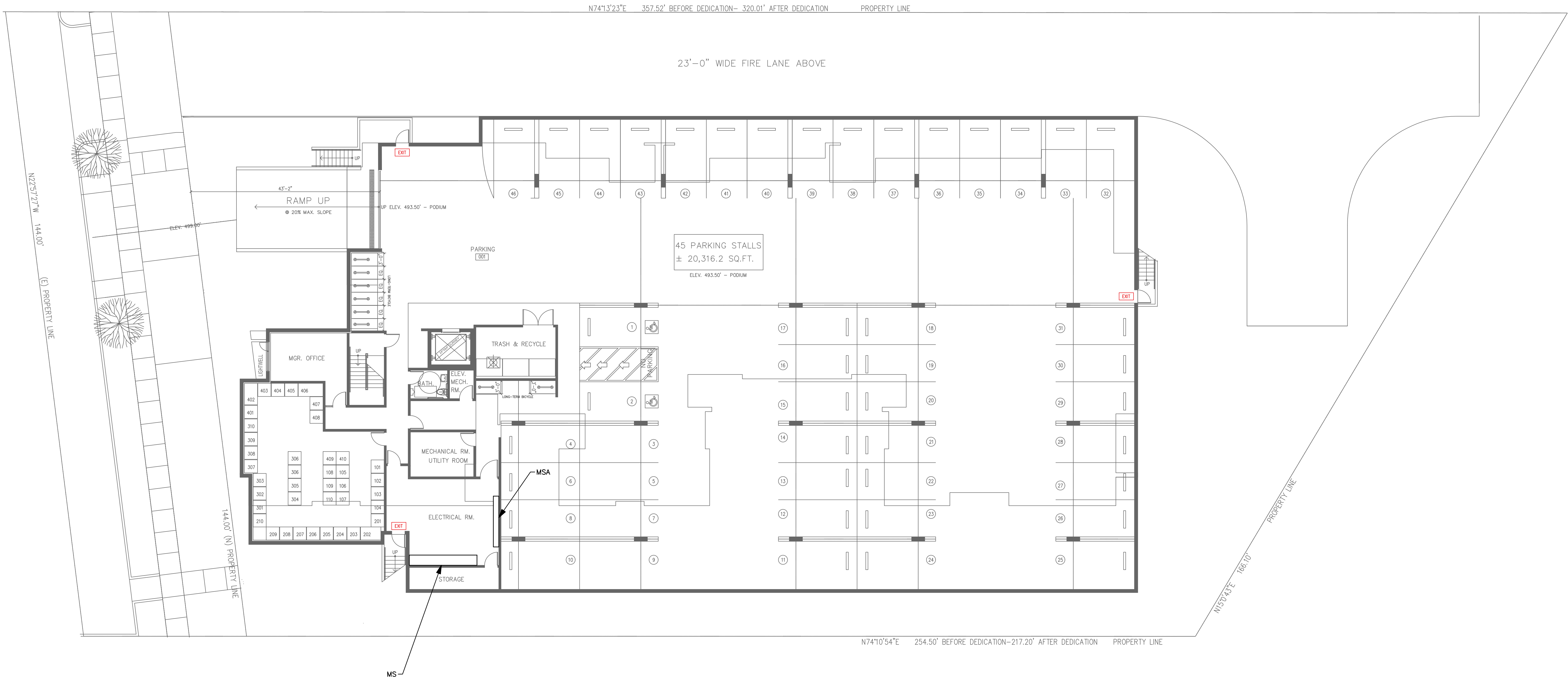
DATE: 06-10-26

BY: AM

CHECKED: HRA

DRAWING NO.

E-2.1



1 PARKING LEVEL POWER PLAN
SCALE: 1/8"=1'-0"

REV.	DATE	BY	DESCRIPTION
1	X	X	
2	X	X	
3	X	X	
4	X	X	
5	X	X	
6	X	X	
7	X	X	
8	X	X	
9	X	X	
10	X	X	
11	X	X	
12	X	X	
13	X	X	
14	X	X	
15	X	X	
16	X	X	
17	X	X	
18	X	X	
19	X	X	
20	X	X	
21	X	X	
22	X	X	
23	X	X	
24	X	X	
25	X	X	
26	X	X	
27	X	X	
28	X	X	
29	X	X	
30	X	X	
31	X	X	
32	X	X	
33	X	X	
34	X	X	
35	X	X	
36	X	X	
37	X	X	
38	X	X	
39	X	X	
40	X	X	
41	X	X	
42	X	X	
43	X	X	
44	X	X	
45	X	X	

PLUMB CHKD	DATE	BY
X	X	X
MECH CHKD	DATE	BY
X	X	X
LID CHKD	DATE	BY
X	X	X
CUST. OK'D	DATE	BY
X	X	X

ABRARI ASSOCIATES
ELECTRICAL ENGINEERS

1713 STANDARD AVE.
GLENDALE, CA 91201
W 918.956.1900
MAIL@ABRARI.COM

PROJECT

40 UNITS-MULTI RESIDENTIAL
910 S. MARIPOSA ST.
BURBANK, CA 91506

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
HARRY R. ABRARI
NO. 13294
EXP. 03-31-28
FOTRICK
STATE OF CALIFORNIA

Henry R. ABRARI

DATE: 06-10-26

SHEET TITLE

**PARKING LEVEL
POWER
PLAN**

PROJECT No.: 16-

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

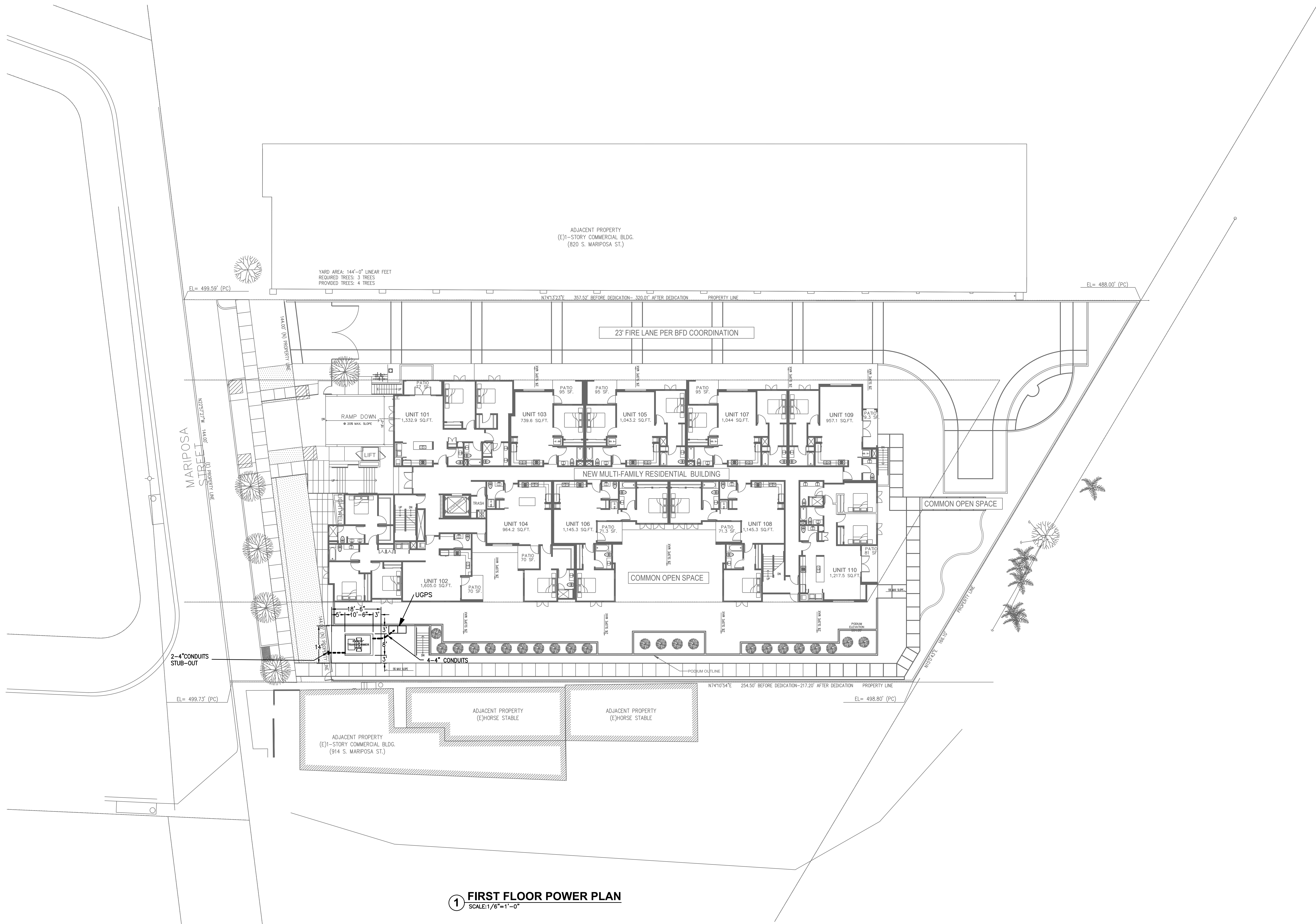
DATE: 06-10-26

BY: AM

CHECKED: HRA

DRAWING NO.

E-3.0



1 FIRST FLOOR POWER PLAN
SCALE: 1/16"=1'-0"

REV.	DATE	BY	DESCRIPTION
1	06-10-26	AM	PLUMB CHKD
2	06-10-26	AM	MECH CHKD
3	06-10-26	AM	LID CHKD
4	06-10-26	AM	CUST. OK'D

PLUMB CHKD	DATE	BY
X	06-10-26	AM
X	06-10-26	AM
X	06-10-26	AM
X	06-10-26	AM

ABRARI
ASSOCIATES
ELECTRICAL ENGINEERS

1713 STANDARD AVE.
GLENDALE, CA 91201
W 818.956.1900
MAIL@ABRARI.COM

40 UNITS-MULTI RESIDENTIAL
910 S. MARIPOSA ST.
BURBANK, CA 91506

PROJECT

10/10/2024
NO. 13294
EXP. 03-31-28
P. 01/10/2024
STATE OF CALIFORNIA

Henry R. Allen
DATE: 06-10-26

SHEET TITLE

FIRST FLOOR
POWER
PLAN

PROJECT No.: 16-
SCALE: 1/16"=1'-0"
DATE: 06-10-26
BY: AM
CHECKED: HRA
DRAWING NO. E-4.0