



# MARIPOSA GARDENS

## NEW 30-UNIT CONDOMINIUM COMPLEX

SUBMITTAL FOR SB35 NOTICE OF INTENT APPLICATION  
12-22-2023

**OWNER**

BUTTERFLY GARDENS LLC.  
1812 W. BURBANK BLVD., SUITE 7350  
BURBANK, CA 91506

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 MANAGER & DESIGNER: JEAN-PIERRE BOLADIAN  
PROJECT ARCHITECT: NATHAN BATTLE  
PROJECT MANAGER: 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

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**PROJECT DATA**

PROJECT ADDRESS:  
910 S. MARIPOSA ST., BURBANK, CA 91506

APN: 2443-004-017  
ZONING: M-1 (LIMITED INDUSTRIAL)  
GENERAL PLAN: RANCHO COMMERCIAL  
SPECIFIC PLAN: RANCHO MASTER PLAN

GROSS LOT AREA BEFORE DEDICATION: ± 43,688.62 SQ.FT.  
GROSS LOT AREA AFTER DEDICATION: ± 38,361.13 SQ.FT

ALLOWABLE LOT COVERAGE: 80 % MAX. => 43,688.62 x .80 => ±34,950.89 SQ.FT.  
PROPOSED LOT COVERAGE: ± 16,658.5 SQ.FT. => 43.4%

PROPOSED STORIES: 5 STORIES  
PROPOSED BUILDING HEIGHT: UP TO 65'-0" TO TOP OF ROOF AND ARCHITECTURAL FEATURE

REIDENTIAL DENSITY MAX. => 20 UNITS PER ACRE  
ALLOWABLE NUMBER OF UNITS: 1.01 X 20 => 21 UNITS (PER GENERAL PLAN)  
PROPOSED NUMBER OF UNITS: 20 UNITS + 50% STATE DENSITY BONUS => 30 UNITS INCLUDING 3 VERY-LOW INCOME AFFORDABLE UNITS

CONSTRUCTION TYPE:  
PARKING GARAGE: I-A; RESIDENTIAL: III-A

OCCUPANCY TYPE:  
PARKING GARAGE: S-2; RESIDENTIAL: R-2

SPRINKLERS: YES (NFPA 13)  
ALARM SYSTEM: FIRE ALARM PER FIRE DEPT REQUIREMENTS

**PARKING ANALYSIS\***

TOTAL PARKING REQUIRED PER BMC => 1.5 CAR PER 2-3 BED UNIT => 30 X 1.5 => 45  
**TOTAL PARKING REQUIRED PER SB35 => 1 PER UNIT => 30 X 1 => 30 STALLS**  
(CALIFORNIA GOVERNMENT CODE 65913.4)

**TOTAL PARKING PROVIDED => 43 STALLS**  
ACCESSIBLE PARKING REQUIRED PER CBC 1109A.3: 2% OF UNITS => 1 STALL  
ACCESSIBLE PARKING PROVIDED => 1 STALL

BICYCLE PARKING SPACE REQUIRED PER BMC => 0.25 PER UNIT: 30 X 0.25 => 7.5 => 8 SPACES  
REQUIRED LONG-TERM SPACES => 75% => 6 SPACES  
REQUIRED SHORT-TERM SPACES => 25% => 2 SPACES  
BICYCLE SPACES PROVIDED: 8 SPACES (INCLUDING 6 LONG-TERM AND 2 SHORT-TERM)

\*CALCULATED PER DENSITY BONUS ORDINANCE REDUCED PARKING RATES

**RESIDENTIAL UNIT CONFIGURATION**

2 BEDROOMS + 2.5 BATHROOMS => 24 UNITS  
3 BEDROOMS + 3.5 BATHROOMS => 6 UNITS  
TOTAL UNITS => 30 UNITS

LEVEL	UNIT NUMBER	BEDROOM	BATHROOM	SIZE	PATIO	BALCONY	TOTAL		COMMON AREA
							CONDO	TOWNHOME	
FIRST FLOOR	101	2	2.5	1,312.5 SF	91 SF		1,403.5 SF		14,774.5 SF
	102	2	2.5	1,306.5 SF	91 SF		1,397.5 SF		
	103	2	2.5	1,306.5 SF	91 SF		1,397.5 SF		
	104	2	2.5	1,306.5 SF	91 SF		1,397.5 SF		
	105	2	2.5	1,306.5 SF	91 SF		1,397.5 SF		
	106	2	2.5	1,306.5 SF	91 SF		1,397.5 SF		
	107	2	2.5	1,306.5 SF	91 SF		1,397.5 SF		
	108	2	2.5	1,306.5 SF	91 SF		1,397.5 SF		
	109	3	2.5	1,642.8 SF	91 SF		1,733.8 SF		
SECOND FLOOR	201	2	2.5	1,312.5 SF		91 SF	1,403.5 SF		1,099.5 SF
	202	2	2.5	1,306.5 SF		91 SF	1,397.5 SF		
	203	2	2.5	1,306.5 SF		91 SF	1,397.5 SF		
	204	2	2.5	1,306.5 SF		91 SF	1,397.5 SF		
	205	2	2.5	1,306.5 SF		91 SF	1,397.5 SF		
	206	2	2.5	1,306.5 SF		91 SF	1,397.5 SF		
	207	2	2.5	1,306.5 SF		91 SF	1,397.5 SF		
	208	3	2.5	1,696.7 SF		91 SF	1,787.7 SF		
THIRD FLOOR	301	2	2.5	1,254.7 SF		137 SF	1,391.7 SF		1,976.7 SF
	302	2	2.5	1,306.5 SF		91 SF	1,397.5 SF		
	303	2	2.5	1,306.5 SF		91 SF	1,397.5 SF		
	304 (TH)	3	3.5	879.5 SF		91 SF	970.5 SF	1,758.2 SF	
	305	2	2.5	1,306.5 SF		91 SF	1,397.5 SF		
	306 (TH)	2	2.5	723.0 SF		112 SF	835 SF	1,445.2 SF	
	307	2	2.5	1,306.5 SF		91 SF	1,397.5 SF		
	308 (TH)	3	3.5	873 SF		91 SF	964.0 SF	1,752.0 SF	
FOURTH FLOOR	401	2	2.5	1,176.5 SF			1,176.5 SF		3,883 SF
	402	2	2.5	1,306.5 SF		91 SF	1,397.5 SF		
	403	2	2.5	1,306.5 SF			1,306.5 SF		
	404 (TH)	3	3.5	1,306.5 SF		91 SF	1,397.5 SF	2,487.5 SF	
	405 (TH)	3	3.5	1,306.5 SF		149 SF	1,455.5 SF	2,487.5 SF	
	304 (TH)	3	3.5	879.5 SF		91 SF	970.5 SF	1,758.2 SF	
	306 (TH)	2	2.5	722.2 SF		54 SF	776.2 SF	1,445.2 SF	
	308 (TH)	3	3.5	879.0 SF		91 SF	970.0 SF	1,752.0 SF	
MEZZANINE	404 (TH)	3	3.5	1,181.0 SF		410 SF	1,331.0 SF	2,487.5 SF	
	405 (TH)	3	3.5	1,181.0 SF		519 SF	1,331.0 SF	2,487.5 SF	
<b>TOTAL</b>							46,267.6 SF		21,733.7 SF

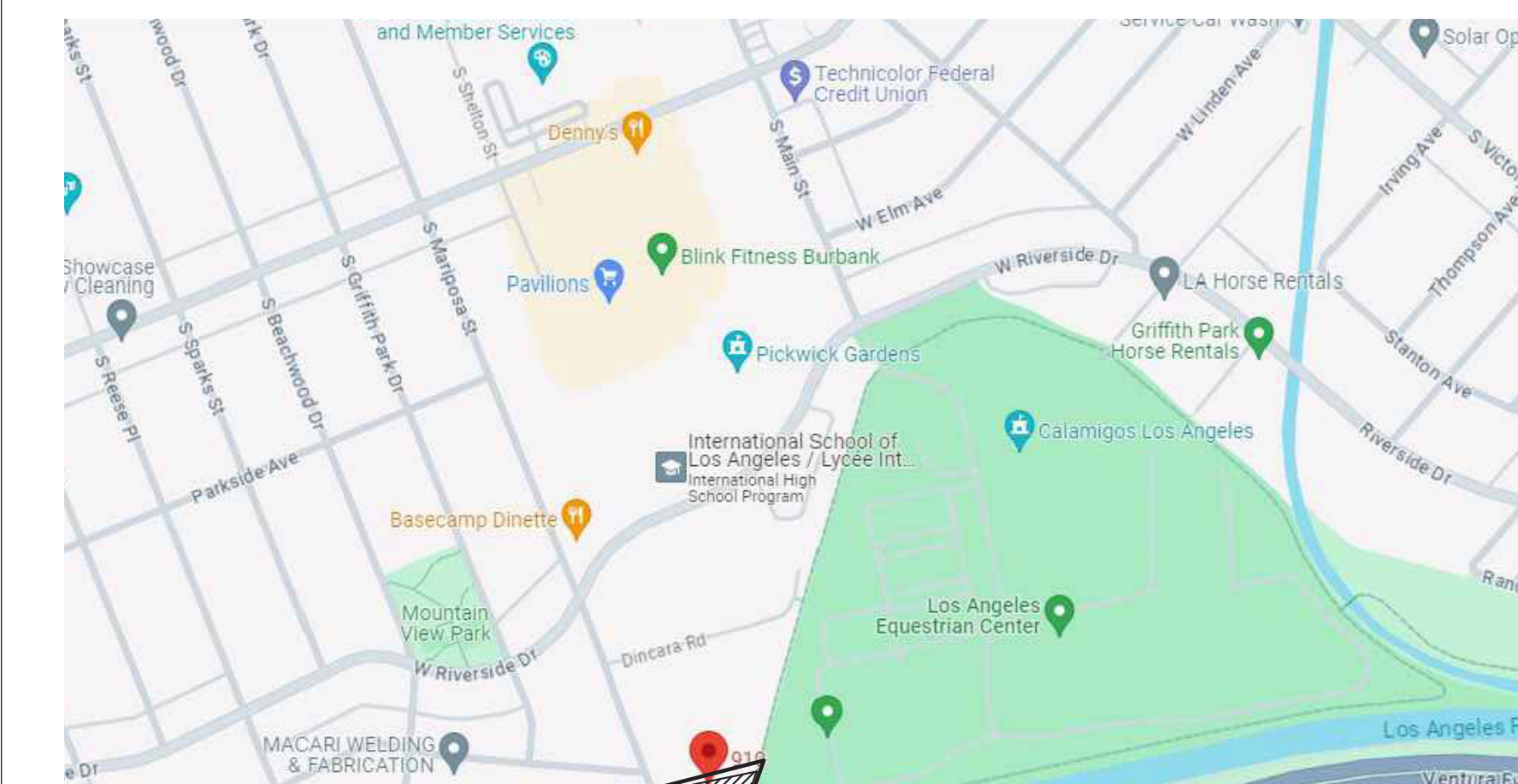
**PROJECT DESCRIPTION:**

- DEMOLITION OF THE EXISTING ONE-STORY STRUCTURES  
- CONSTRUCTION OF NEW DEVELOPMENT OF A NEW 5-STORY 30-UNITS MULTI-FAMILY DWELLING (INCLUDING 3 VERY-LOW INCOME AFFORDABLE UNITS) WITH ONE LEVEL OF SEMI-SUBTERRANEAN PARKING AND ROOF TOP COMMON AREA.

**APPLICABLE CODES:**

- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA ELECTRICAL CODE (ERC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA ENERGY CODE (CENC)
- TITLE 9, CHAPTER 1, OF THE BURBANK MUNICIPAL CODE
- ALL INTERVENING CODE CYCLES.

**VICINITY MAP:**



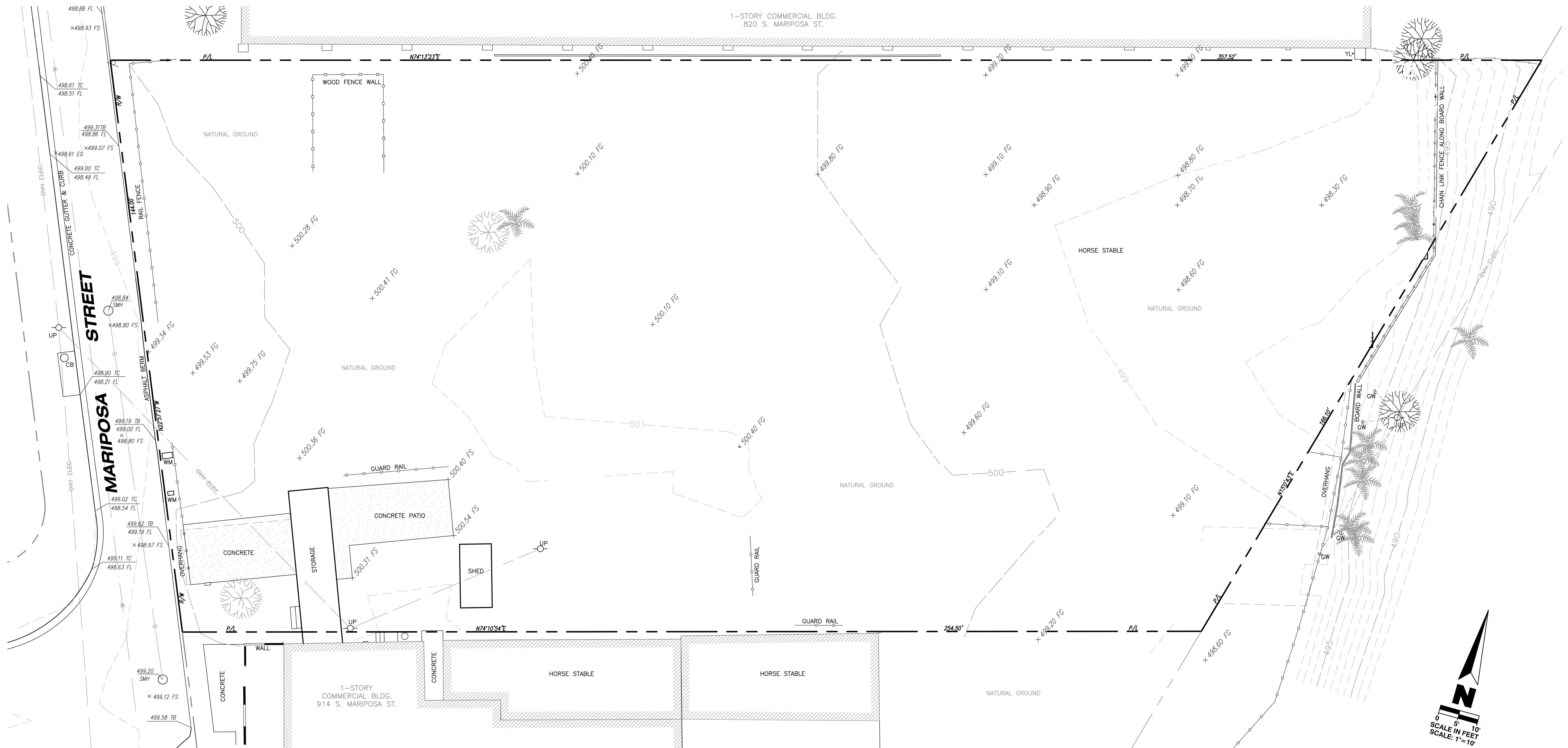
**LANDSCAPE ANALYSIS**

REQUIRED PRIVATE OUTDOOR SPACE: 70 SQ.FT PER UNIT = 30 X 70 = 2,100 SQ.FT. MIN.  
PROVIDED PRIVATE OUTDOOR SPACE: 2,550 SQ.FT.  
(PRIVATE OPEN SPACE WITH MIN 5' DIMENSION)

REQUIRED COMMON OPEN SPACE: 100 SQ.FT PER UNIT = 30 X 100 = 3,000 SQ.FT. MIN.  
PROVIDED COMMON OPEN SPACE: 14,774.5 SQ.FT  
PROVIDED ADDITIONAL OPEN SPACE: 6,960 SQ.FT (ON UPPER LEVELS)

LOT AREA AFTER DEDICATION+ REQ 25' FRONT YARD: 34,762 SQ. FT.  
REQUIRED LANDSCAPING ON LOT: MIN 10% OUTSIDE THE REQUIRED FRONT YARD 3,476.2 SQ. FT.  
PROVIDED LANDSCAPING ON LOT: 19,705 SQ. FT. (FIRST FLOOR ONLY) (SEE LANDSCAPE PLANS FOR DETAILED INFO)

**PROJECT INFORMATION**



**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.

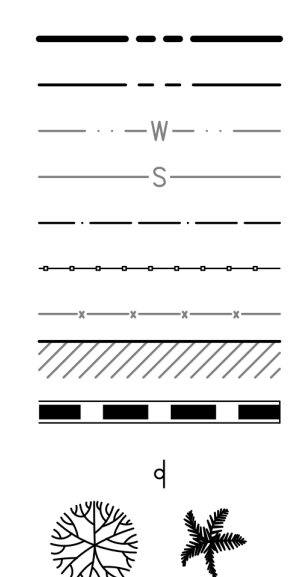
**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARIPOSA STREET SHOWN AS NORTH 22°57'27" WEST ON RECORD OF SURVEY, FILED IN BOOK 273 PAGE 72, OF RECORD OF SURVEYS, RECORDS OF LOS ANGELES COUNTY.

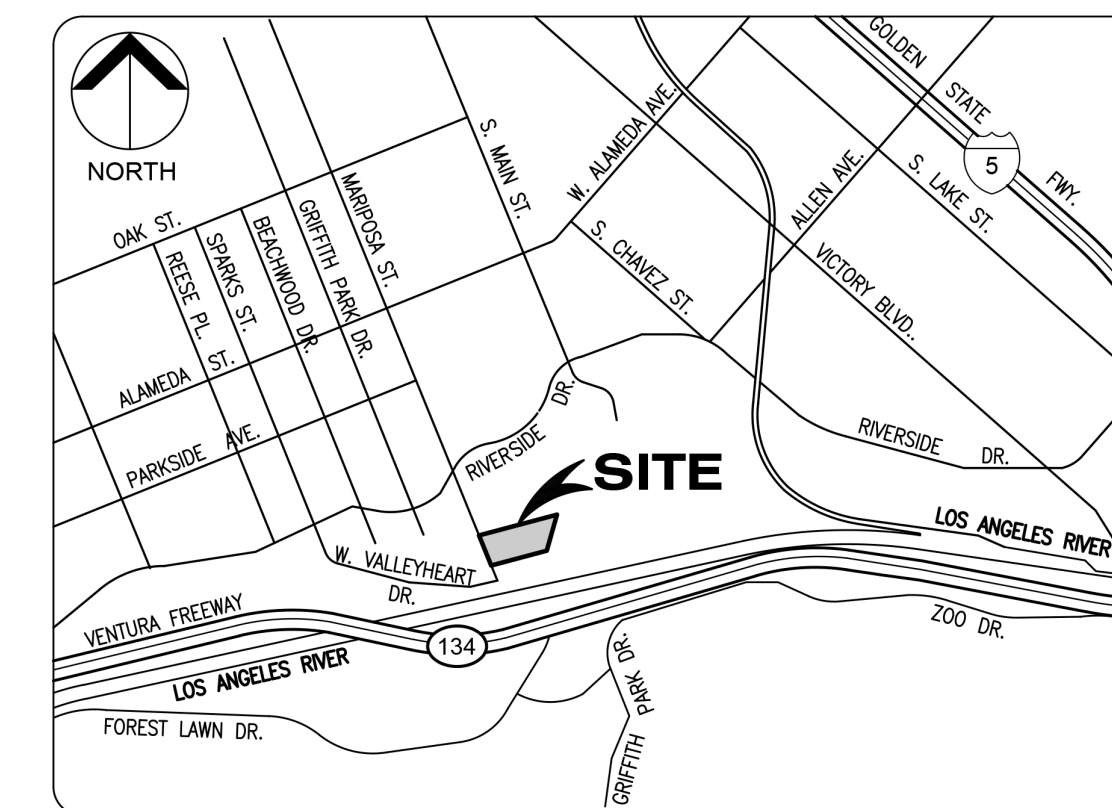
**ABBREVIATIONS**

CB	CATCH BASIN
CHLK	CHAIN LINK
CONC.	CONCRETE PAVEMENT
EG	EDGE OF GUTTER
ELEC.	ELECTRICAL
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GW	GLY WIRE
NG	NATURAL GROUND
P/L	PROPERTY LINE
O/H	OVERHEAD
R/W	RIGHT OF WAY
S	SEWER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
TB	TOP OF BERM
TC	TOP OF CURB
UP	UTILITY POLE
W	WATER
WM	WATER METER
WV	WATER VALVE
YL	YARDLIGHT

**LEGEND**

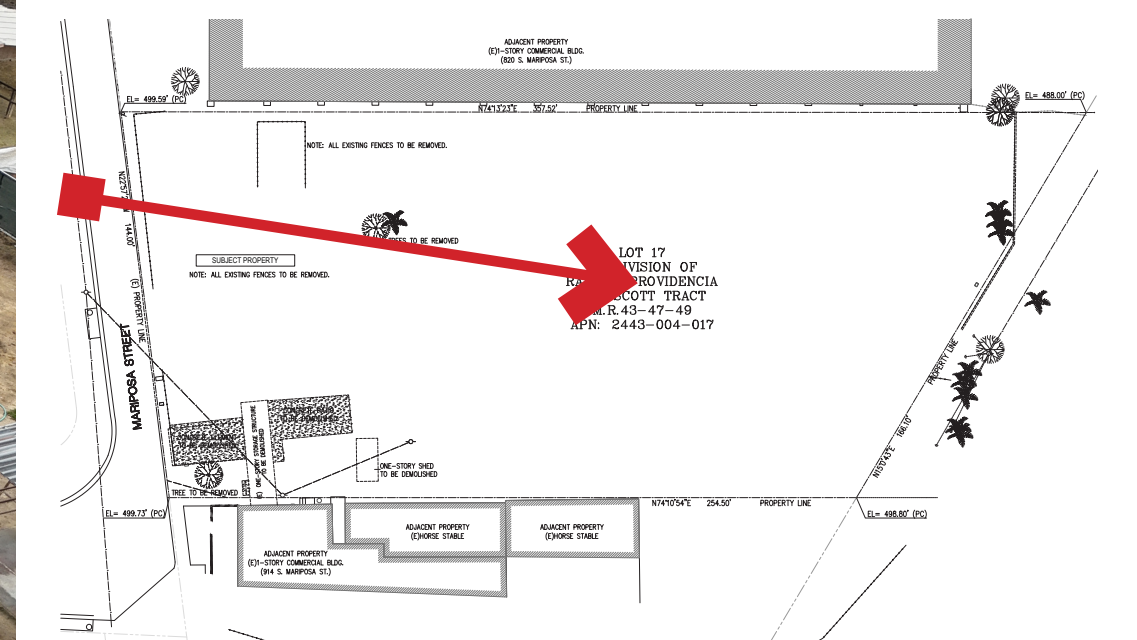
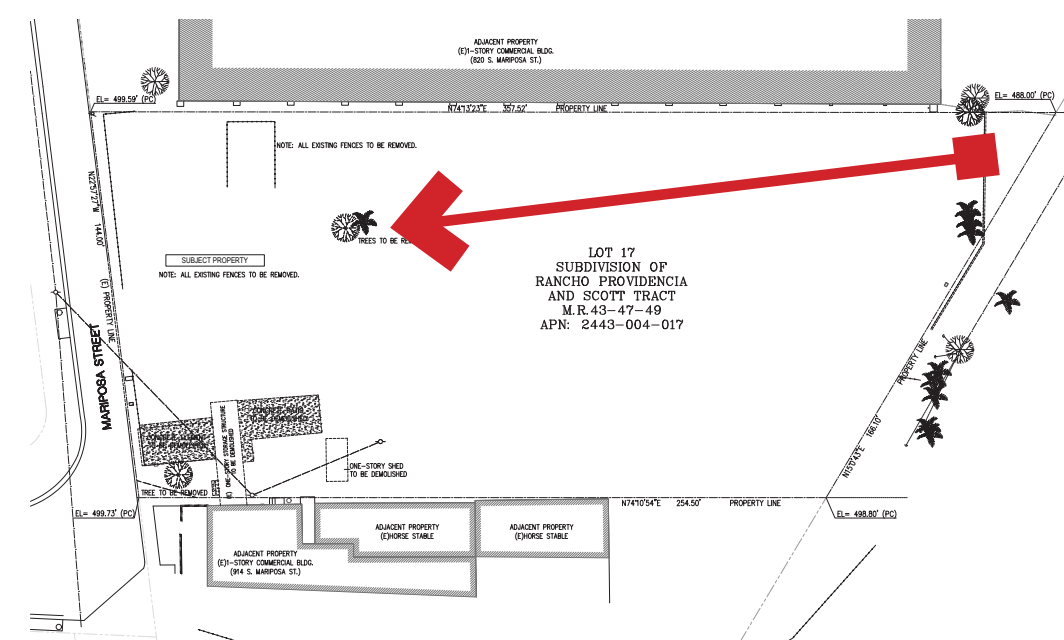
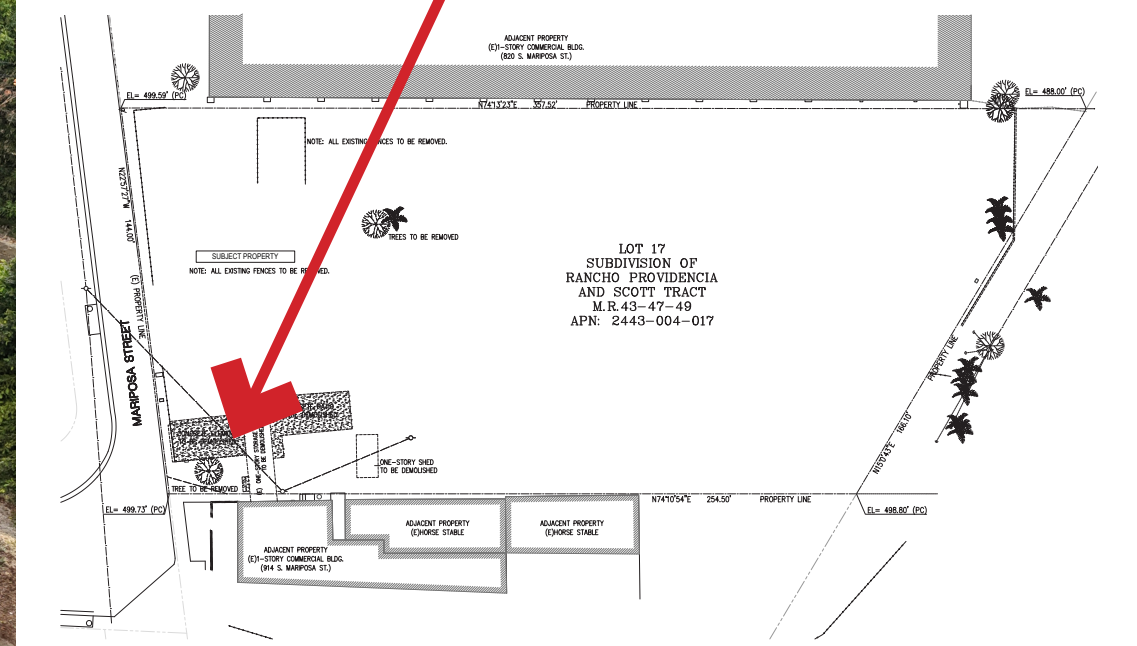
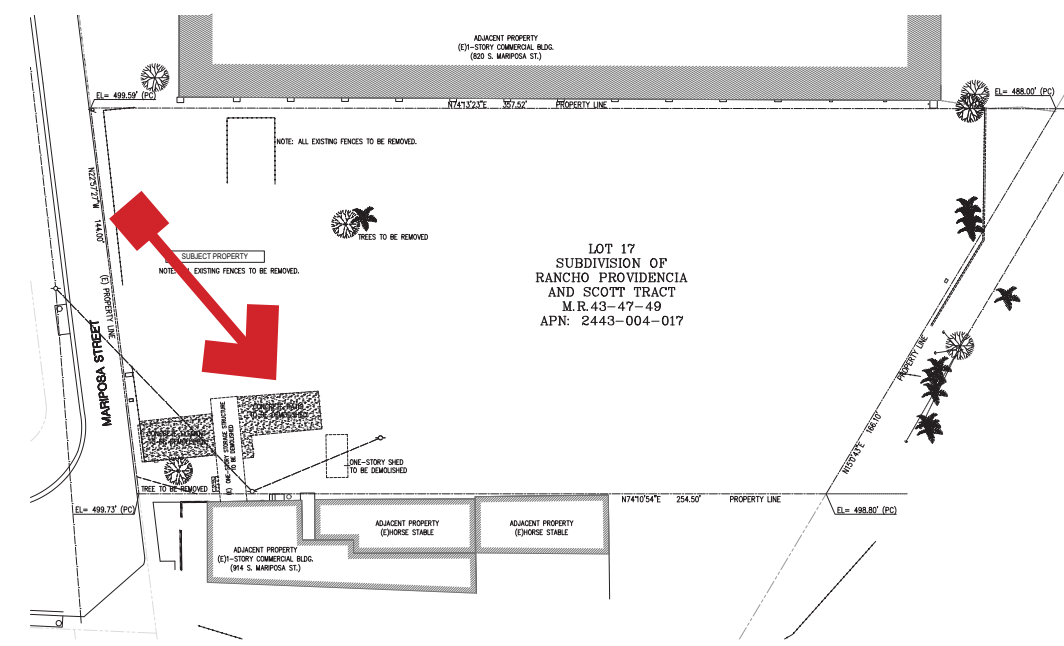
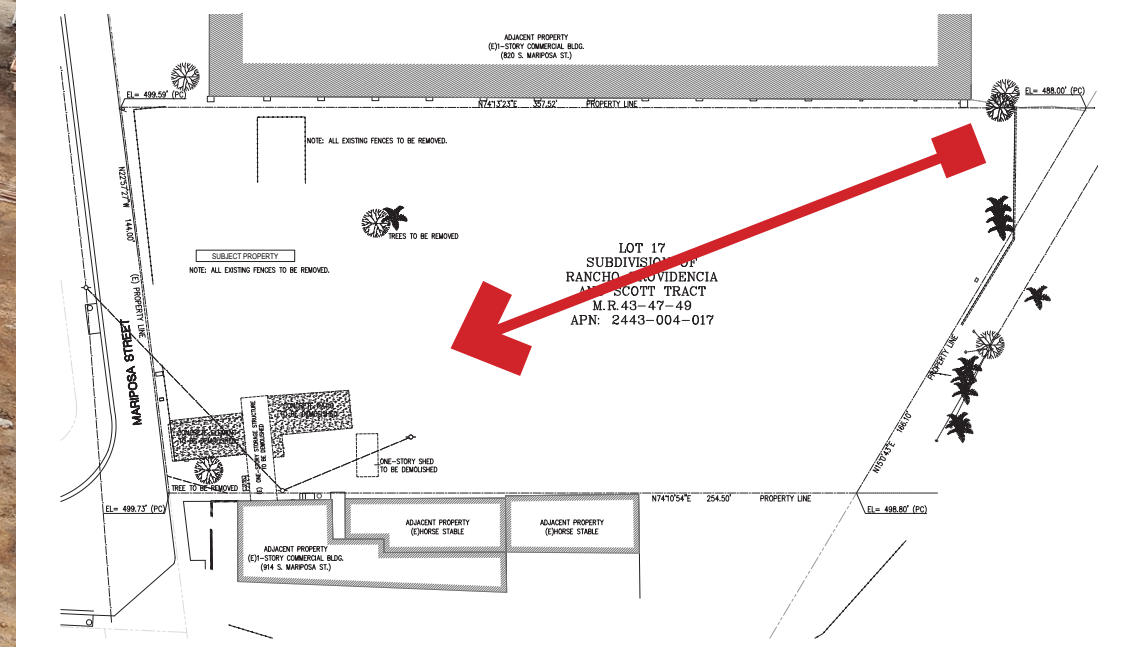
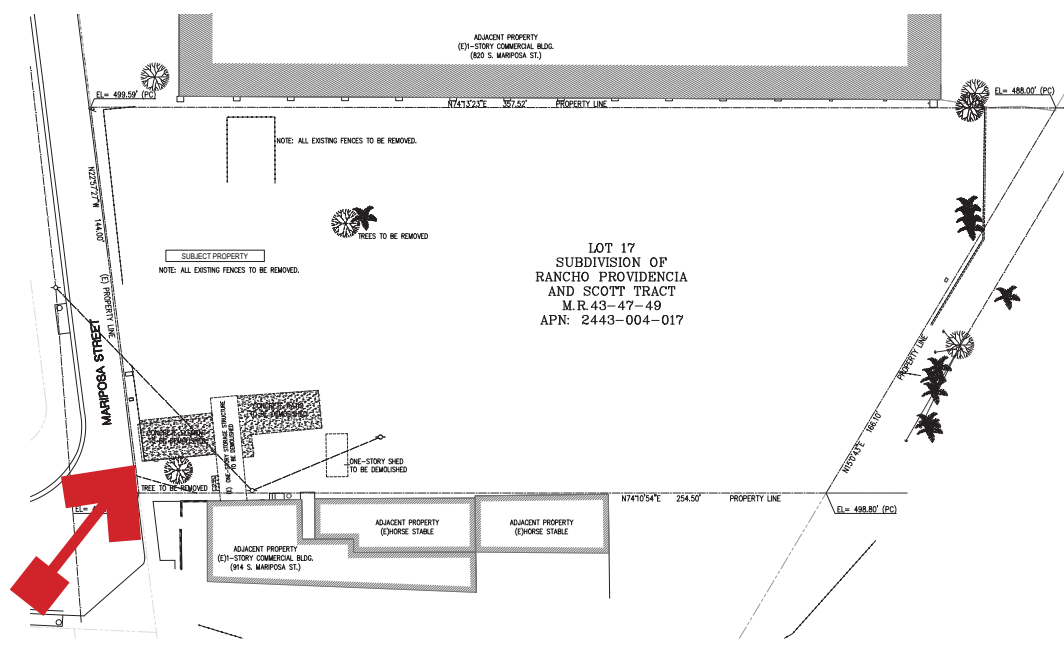


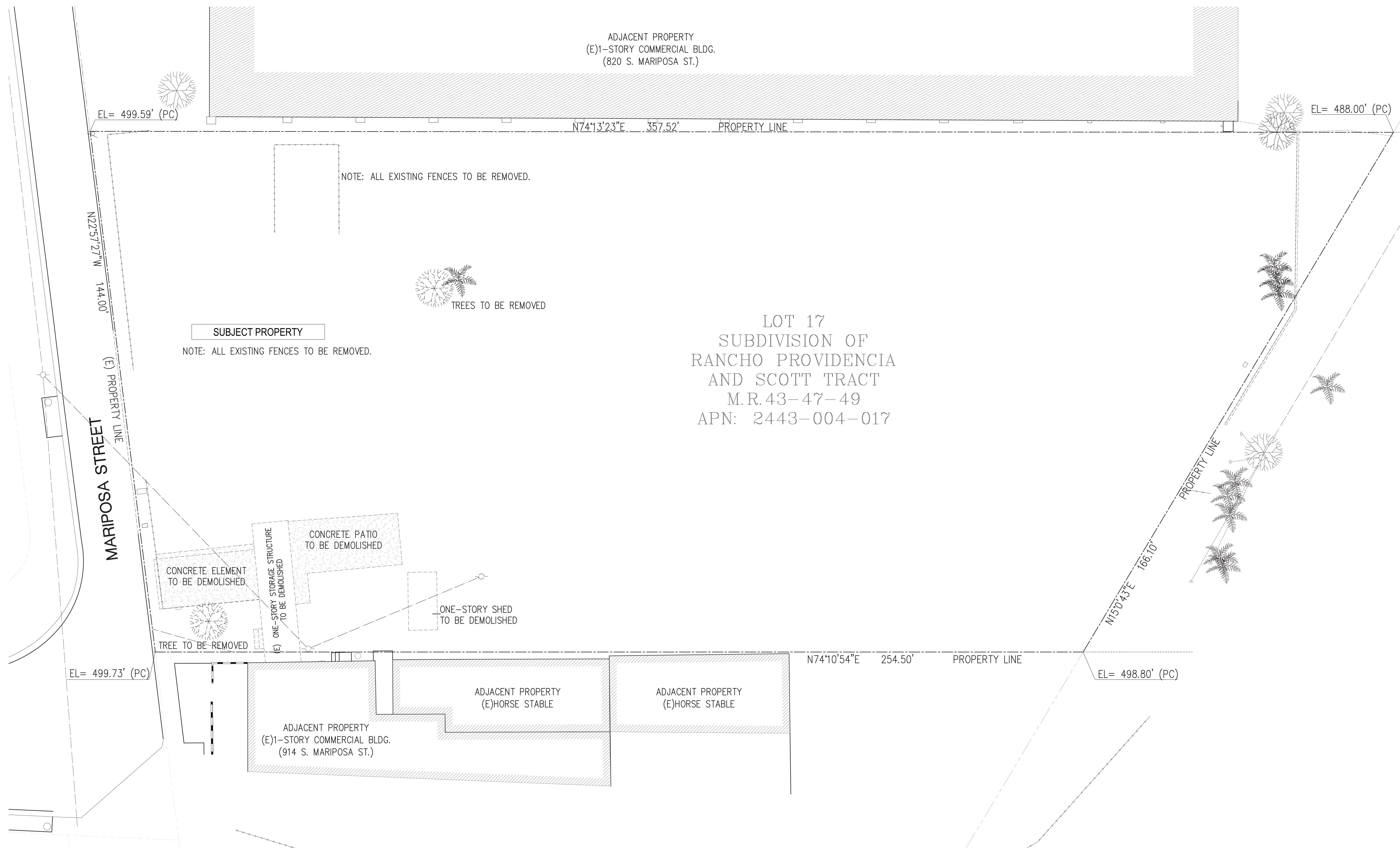
BOUNDARY LINE  
RIGHT OF WAY  
WATER  
SEWER  
ELECTRICAL  
RAIL FENCE  
CHAIN LINK FENCE  
BUILDING  
RET. WALL/ WALL  
SIGN  
TREE



**VICINITY MAP**  
NO SCALE

**CURRENT SITE CONDITIONS:**





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

DEMOLITION PLANS



North



ADJACENT PROPERTY  
(E)1-STORY COMMERCIAL BLDG.  
(820 S. MARIPOSA ST.)

EL= 499.59' (PC)

EL= 488.00' (PC)

MARIPOSA STREET  
(E) PROPERTY LINE  
N27°57'27"W 144.00'

EL= 499.73' (PC)

ADJACENT PROPERTY  
(E)1-STORY COMMERCIAL BLDG.  
(914 S. MARIPOSA ST.)

ADJACENT PROPERTY  
(E)HORSE STABLE

ADJACENT PROPERTY  
(E)HORSE STABLE

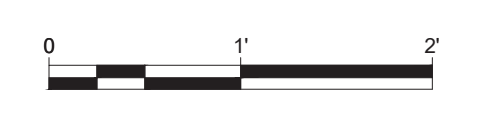
N74°10'54"E 254.50' PROPERTY LINE

EL= 498.80' (PC)

N150°43'E 166.10'

LEGEND

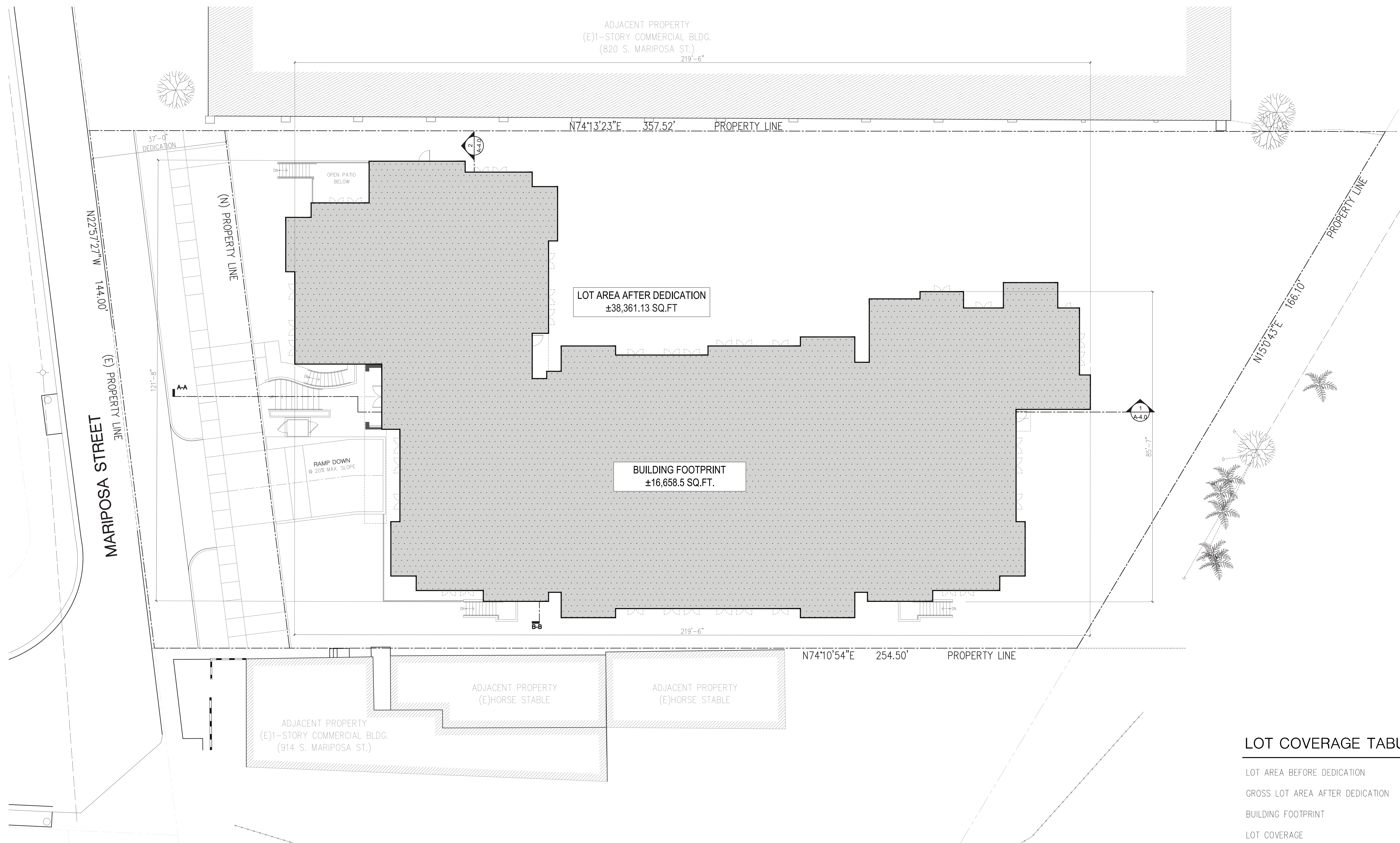
- BUILDING FOOTPRINT
- LANDSCAPE AREA
- CONCRETE DRIVEWAY



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

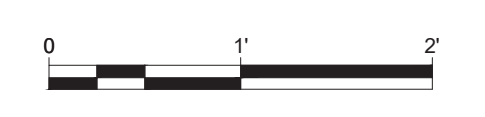
SITE PLAN





**LOT COVERAGE TABULATION**

LOT AREA BEFORE DEDICATION	=> 43,688.6 SF
GROSS LOT AREA AFTER DEDICATION	=> 38,361.13 SF
BUILDING FOOTPRINT	=> 6,658.5 SF
LOT COVERAGE	=> 43.4%



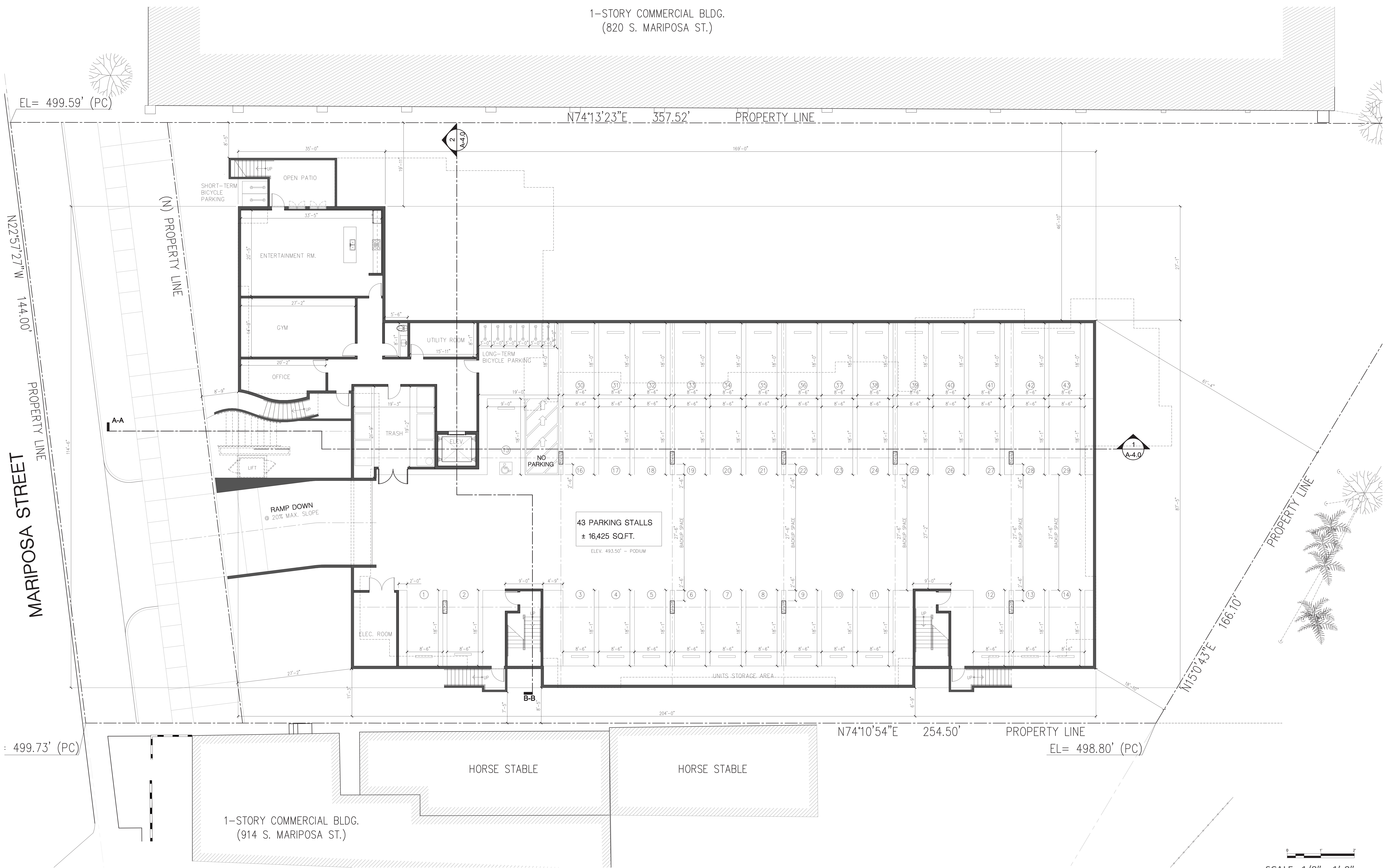
SCALE : 3/32" = 1'-0"

**DIAGRAMS: LOT COVERAGE**





1-STORY COMMERCIAL BLDG.  
(820 S. MARIPOSA ST.)



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

PLANS: SEMI-SUBTERRANEAN PARKING

ADJACENT PROPERTY  
(E)1-STORY COMMERCIAL BLDG.  
(820 S. MARIPOSA ST.)



LEGEND

- UNIT TYPES
- TWO BEDROOM
  - THREE BEDROOM
  - TOWNHOME

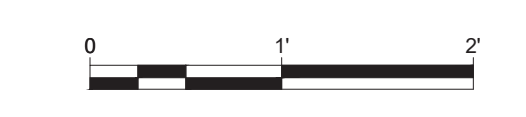
SCALE : 1/8" = 1'-0"

PLANS: FIRST FLOOR



**LEGEND**

- UNIT TYPES
- TWO BEDROOM
  - THREE BEDROOM
  - TOWNHOME



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

**PLANS: SECOND FLOOR**



**LEGEND**

UNIT TYPES

- TWO BEDROOM
- THREE BEDROOM
- TOWNHOME

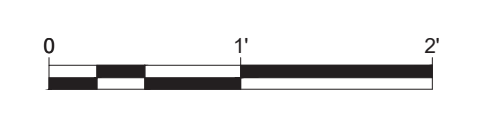
SCALE : 1/8" = 1'-0"

**PLANS: THIRD FLOOR**



**LEGEND**

- UNIT TYPES
- TWO BEDROOM
  - THREE BEDROOM
  - TOWNHOME



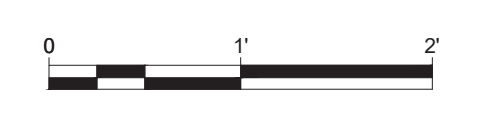
SCALE : 1/8" = 1'-0"

**PLANS: FOURTH FLOOR**



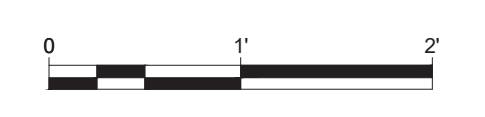
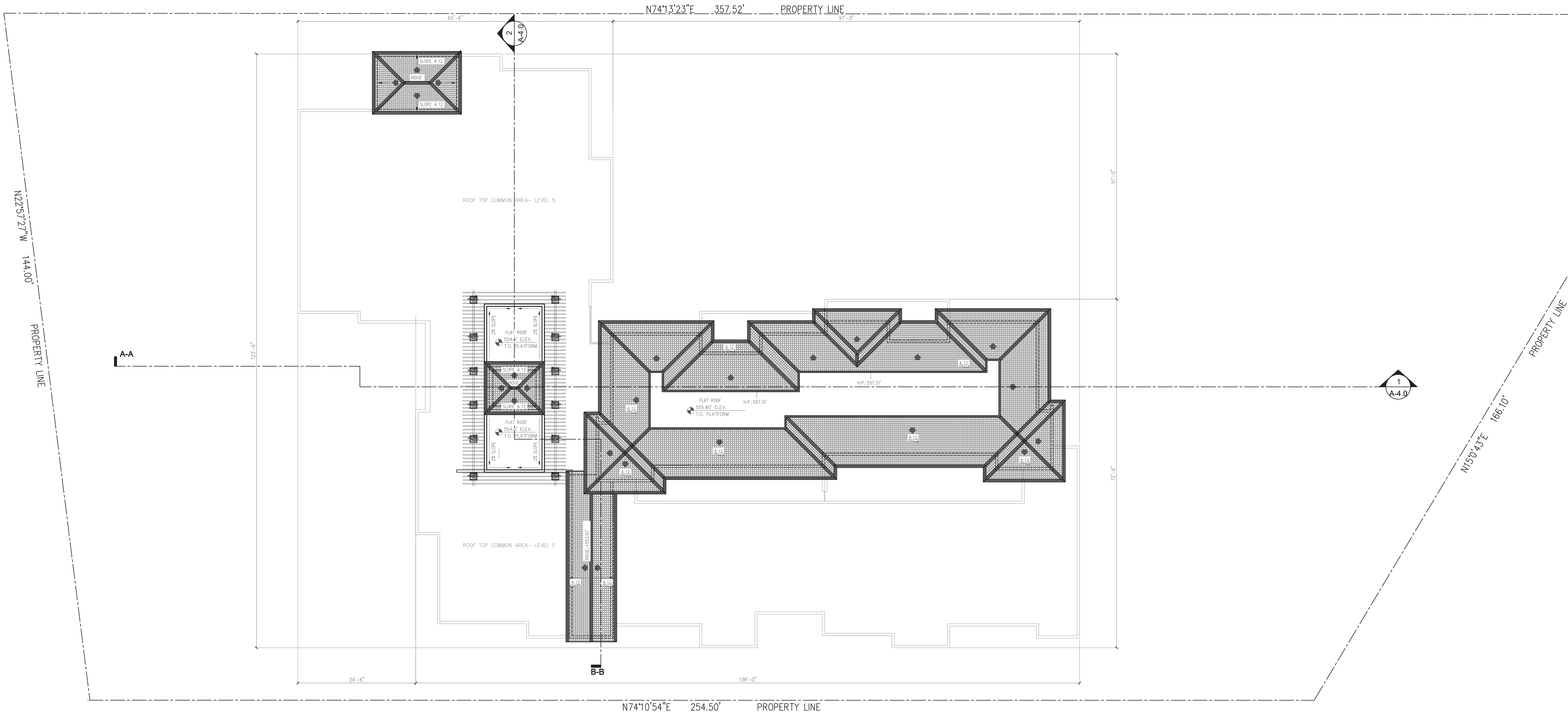
**LEGEND**

- UNIT TYPES
- TWO BEDROOM
  - THREE BEDROOM
  - TOWNHOME



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

**PLANS: MEZZANINE/ ROOFTOP LEVEL**



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

PLANS: ROOF LEVEL





WEST ELEVATION

2



EAST ELEVATION

1

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





SOUTH ELEVATION

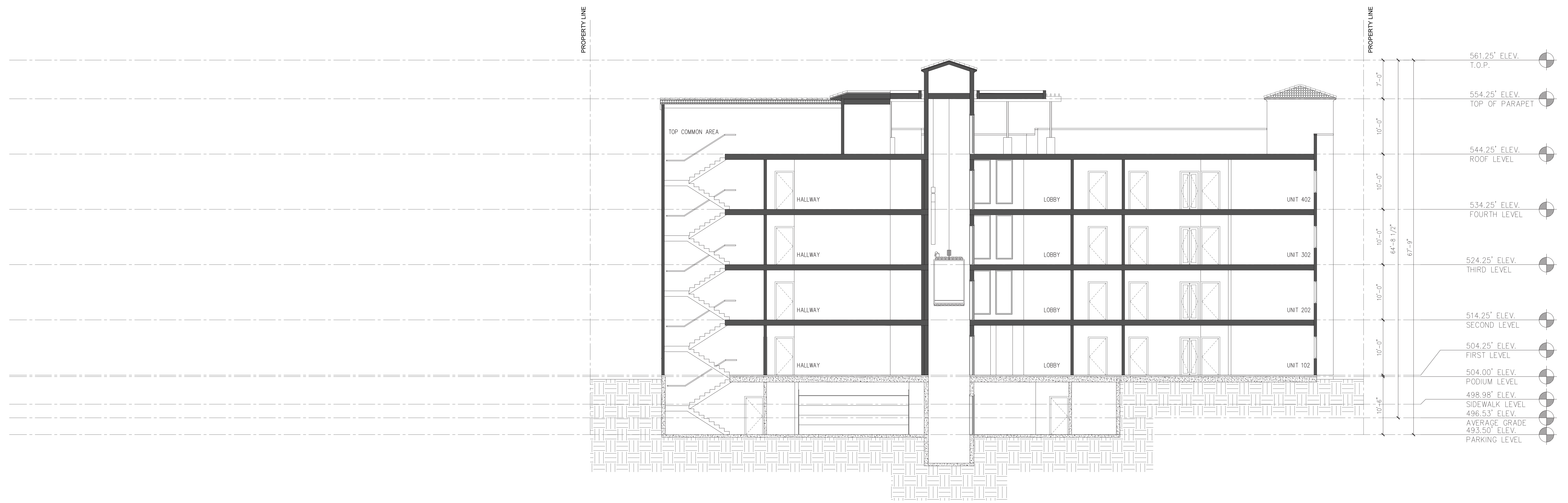
2



NORTH ELEVATION

1

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



SECTION B-B

2



SECTION A-A

1

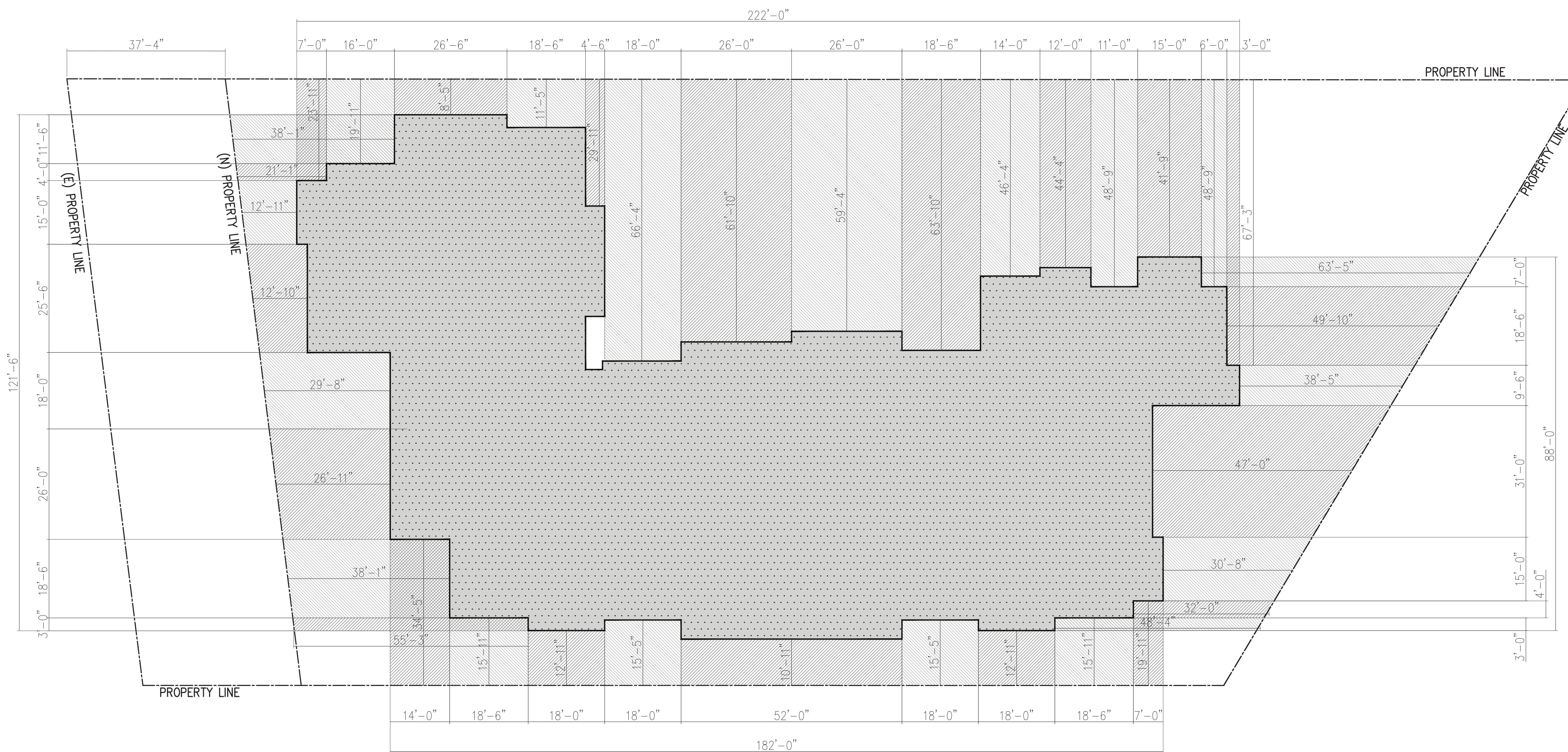
SCALE : 1/8" = 1'-0"

SECTIONS



SECOND FLOOR SETBACK DIAGRAM

2



FIRST FLOOR SETBACK DIAGRAM

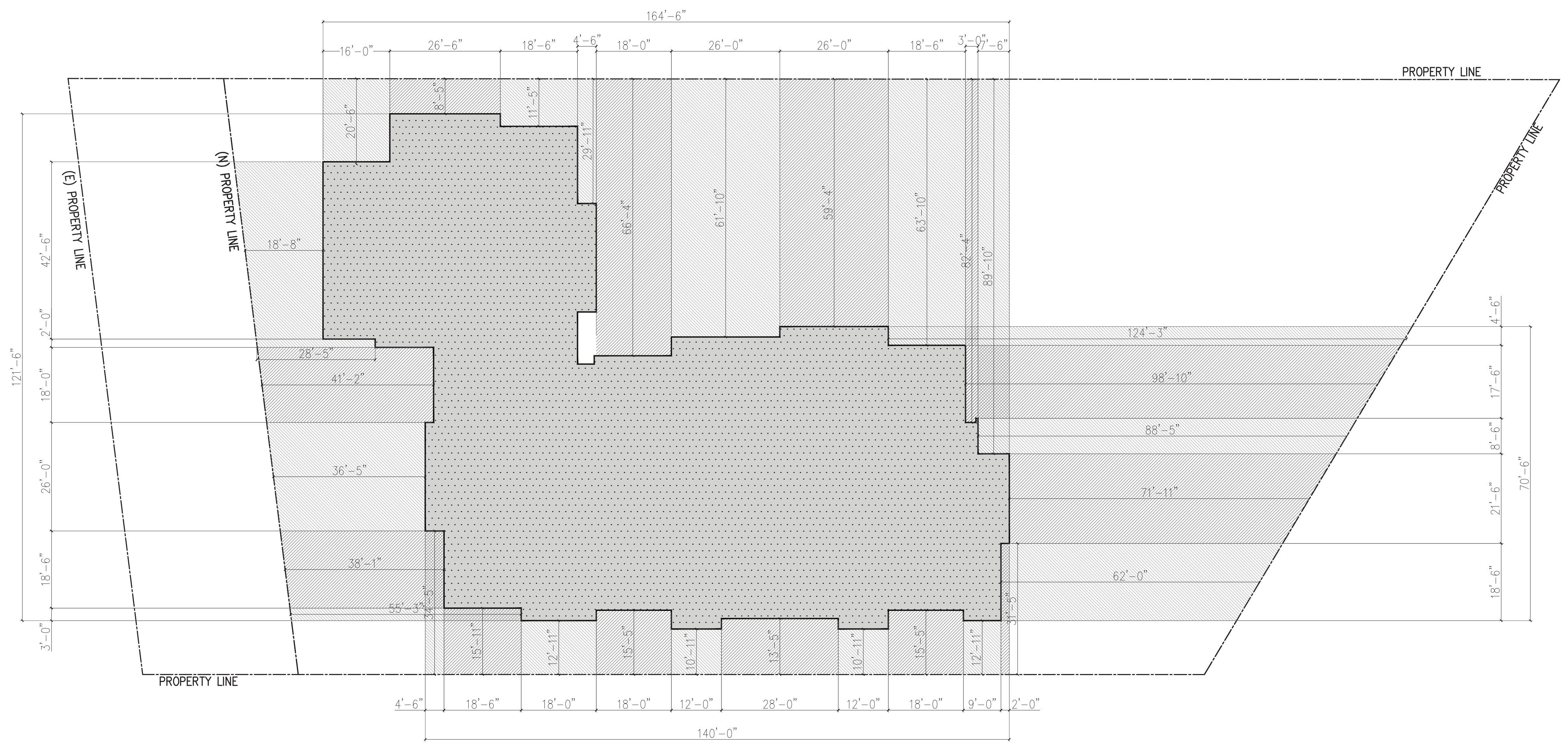
1



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

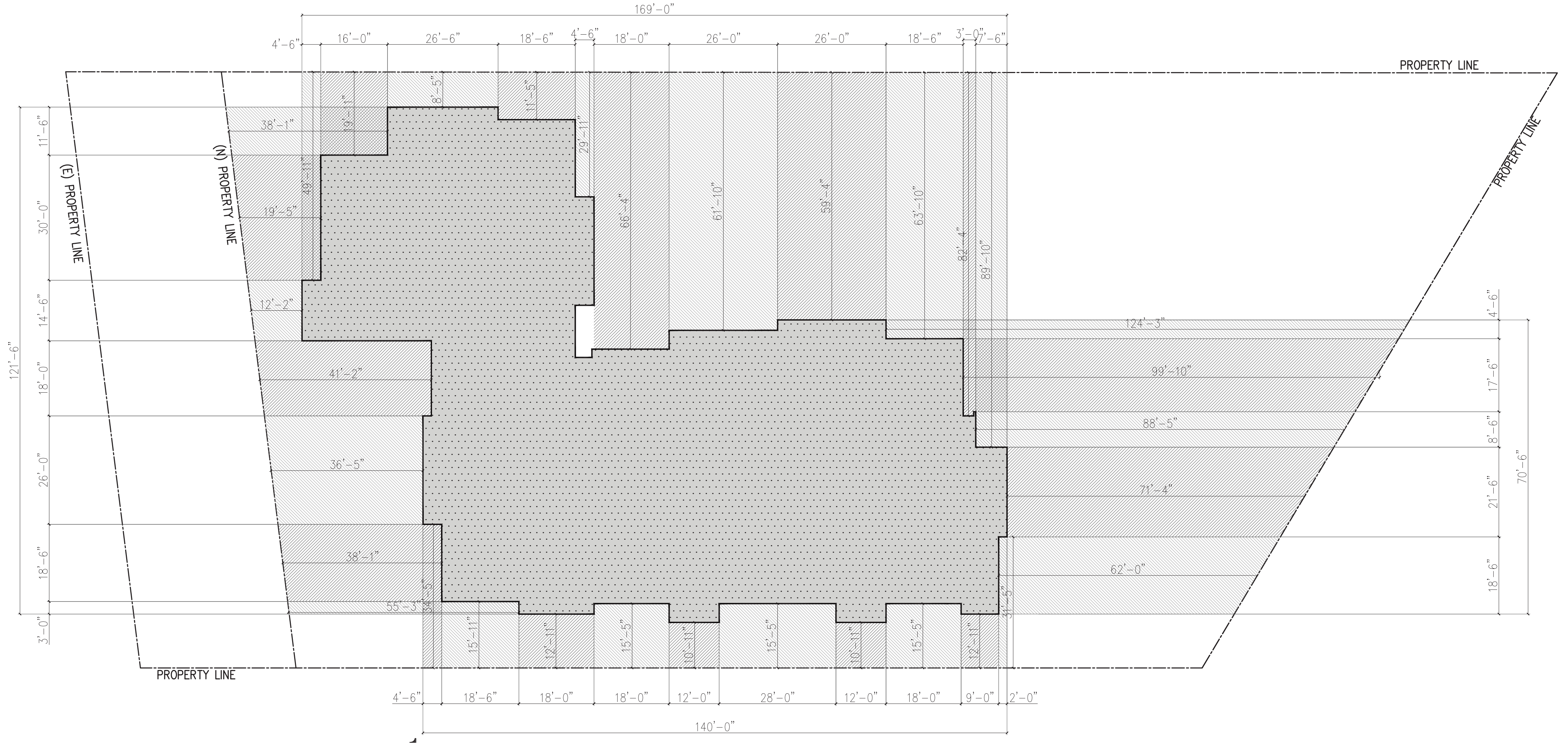
DIAGRAMS: SETBACKS





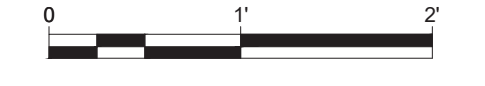
FOURTH FLOOR SETBACK DIAGRAM

2



THIRD FLOOR SETBACK DIAGRAM

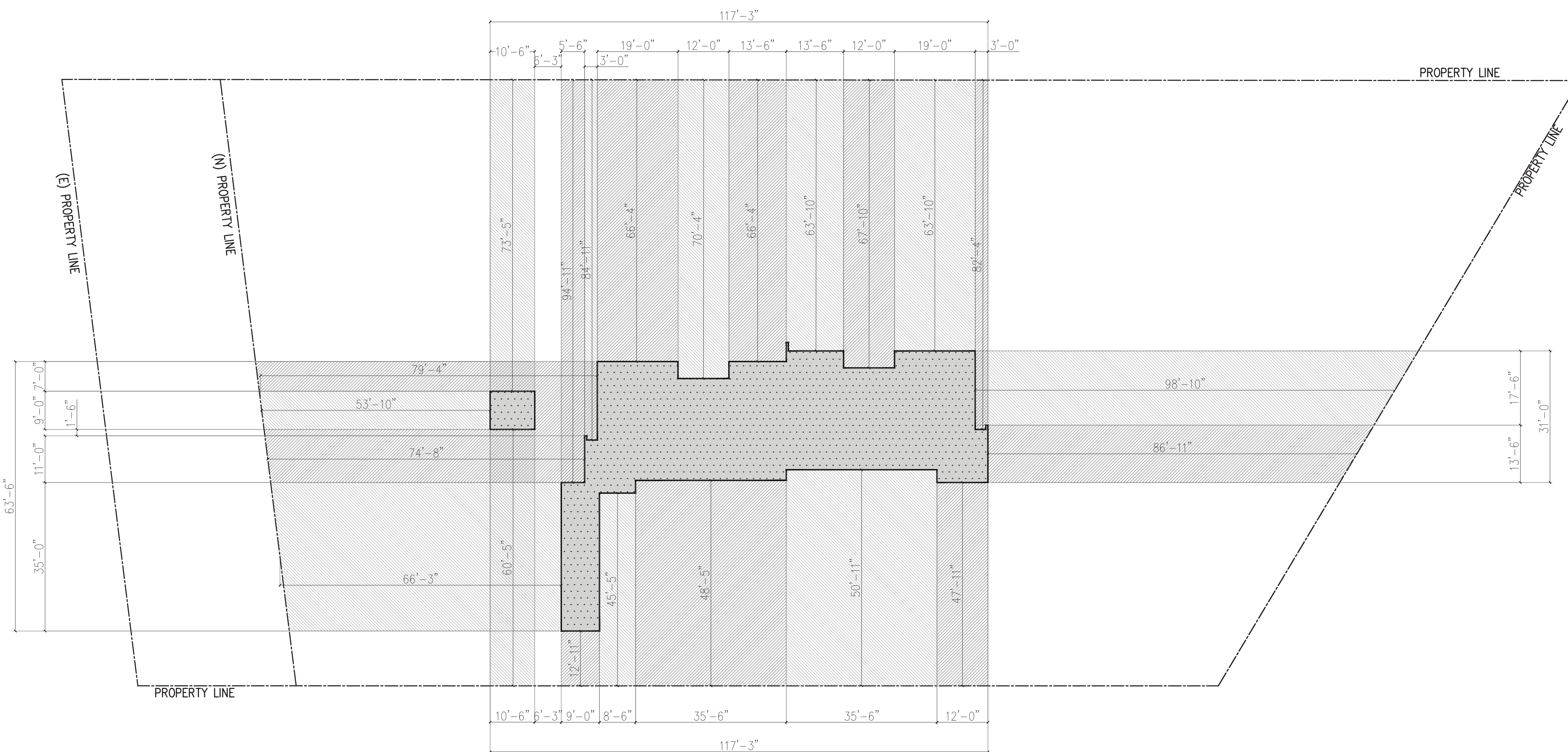
1



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

DIAGRAMS: SETBACKS





1

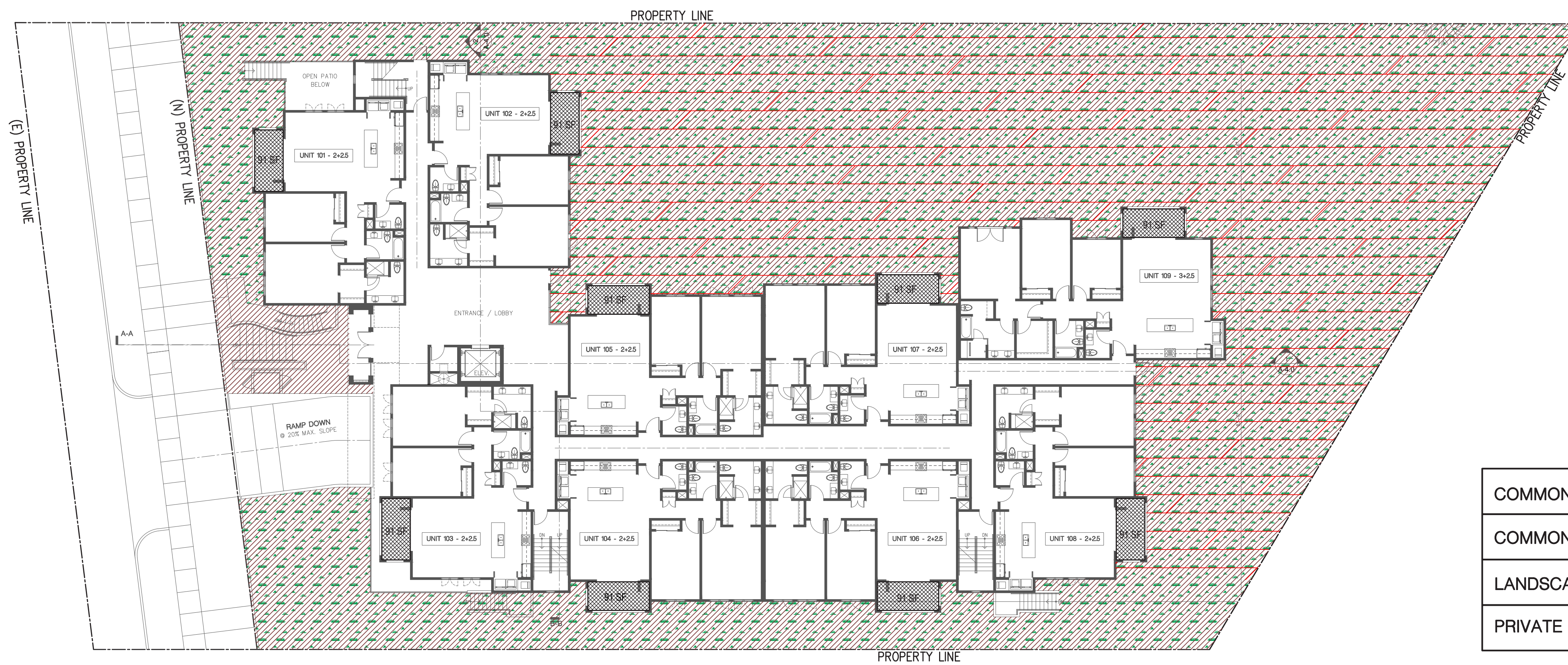
MEZZANINE SETBACK DIAGRAM



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

DIAGRAMS: SETBACKS

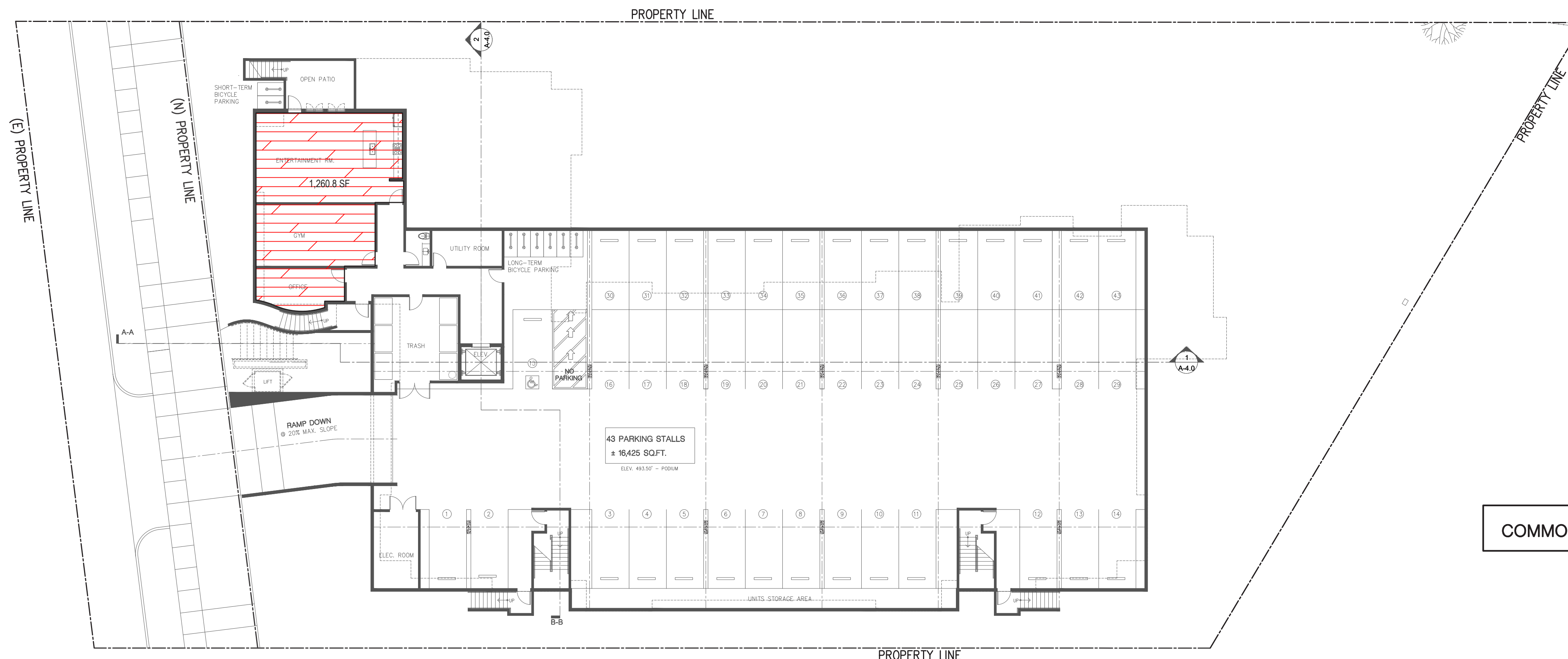




COMMON AREA: 20,354.8 S.F.
COMMON OPEN SPACE: 14,774.5 S.F.
LANDSCAPING IN COMMON OPEN SPACE: 19,700 S.F.
PRIVATE OUTDOOR SPACE: 546.0 S.F.

FIRST FLOOR OPEN SPACE DIAGRAM

2



COMMON AREA: 1,260.8 S.F.
---------------------------

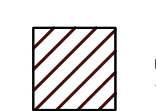
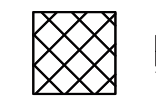
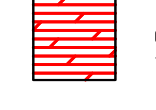

SEMI-SUBTERRANEAN OPEN SPACE DIAGRAM

1

OPEN SPACE TABULATION

FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	MEZZANINE	TOTAL
COMMON AREA	1,260.8 SF	20,354.8 SF					21,615.6 SF
COMMON OPEN SPACE AREA		14,774.5 SF	1,099.5 SF	1,976.7 SF		3,883.0 SF	21,733.7 SF
LANDSCAPING IN COMMON OPEN SPACE		19,700.0 SF					19,700 SF
PRIVATE OUTDOOR SPACE:		546.0 SF	728.0 SF	795.0 SF	658.0 SF	629.0 SF	3,356 SF

LEGEND

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



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

DIAGRAMS: OPEN SPACE

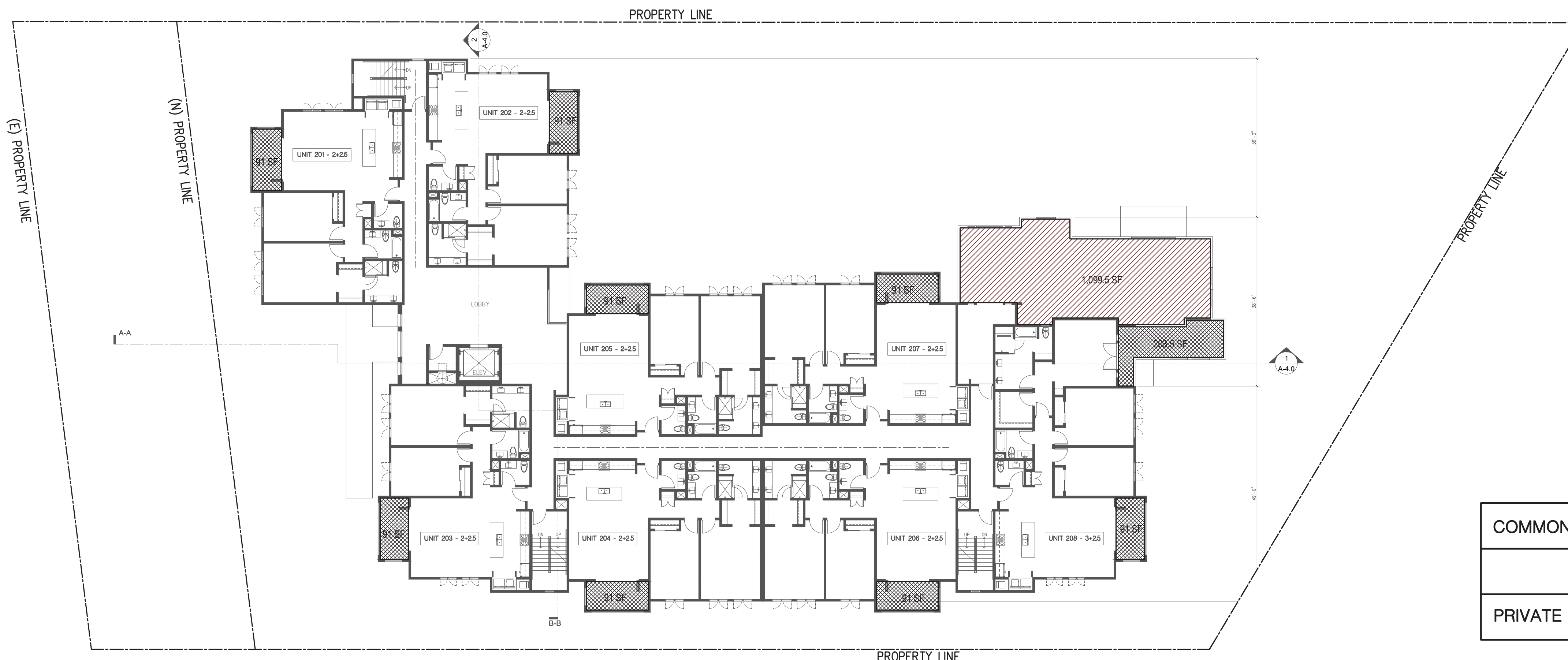




COMMON OPEN SPACE: 1,976.7 SF.
PRIVATE OUTDOOR SPACE: 795.0 SF.

THIRD FLOOR OPEN SPACE DIAGRAM

2



COMMON OPEN SPACE: 1,099.5 SF.
PRIVATE OUTDOOR SPACE: 728.0 SF.

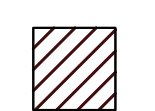
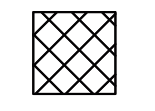
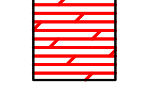

SECOND FLOOR OPEN SPACE DIAGRAM

1

OPEN SPACE TABULATION

FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	MEZZANINE	TOTAL
COMMON AREA	1,260.8 SF	20,354.8 SF					21,615.6 SF
COMMON OPEN SPACE AREA		14,774.5 SF	1,099.5 SF	1,976.7 SF		3,883.0 SF	21,733.7 SF
LANDSCAPING IN COMMON OPEN SPACE		19,700.0 SF					19,700 SF
PRIVATE OUTDOOR SPACE:		546.0 SF	728.0 SF	795.0 SF	658.0 SF	629.0 SF	3,356 SF

LEGEND

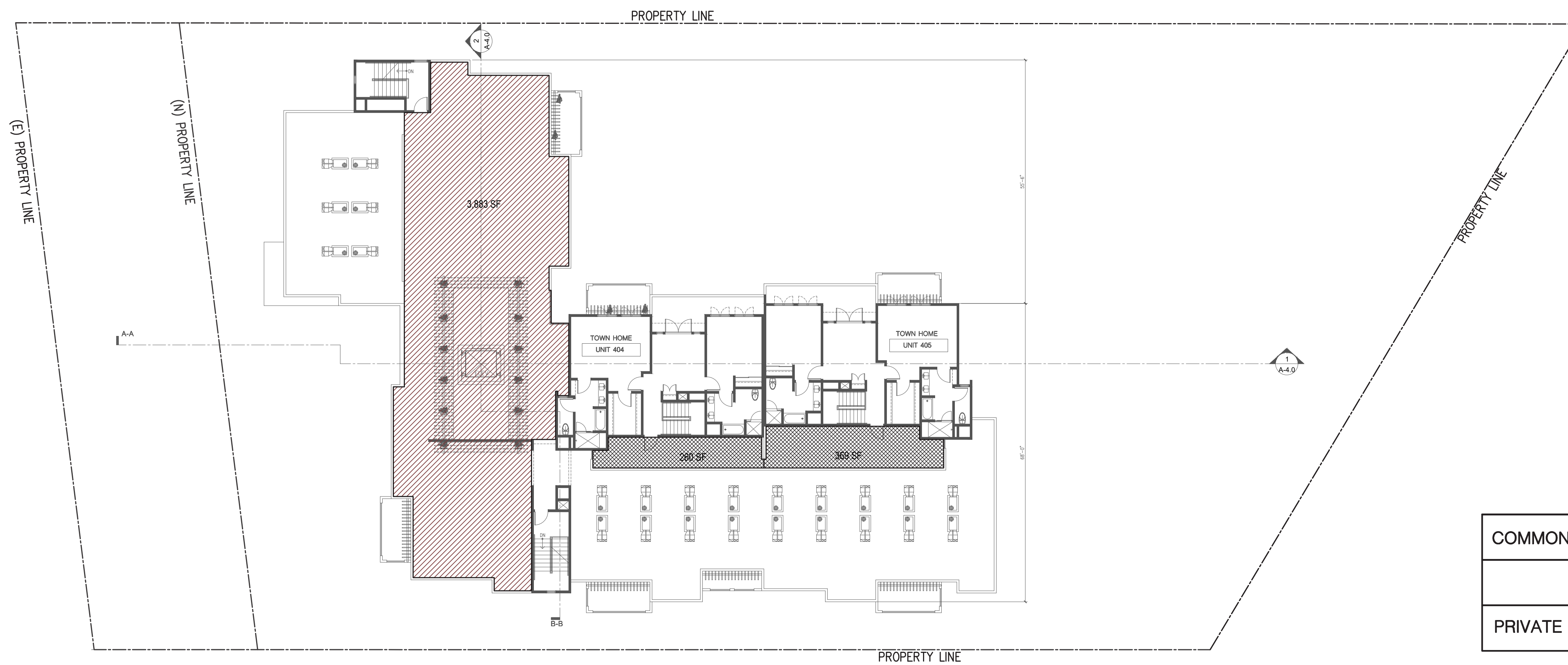
-  COMMON OPEN SPACE
-  PRIVATE OUTDOOR SPACE
-  COMMON AREA
-  LANDSCAPE AREA



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

DIAGRAMS: OPEN SPACE

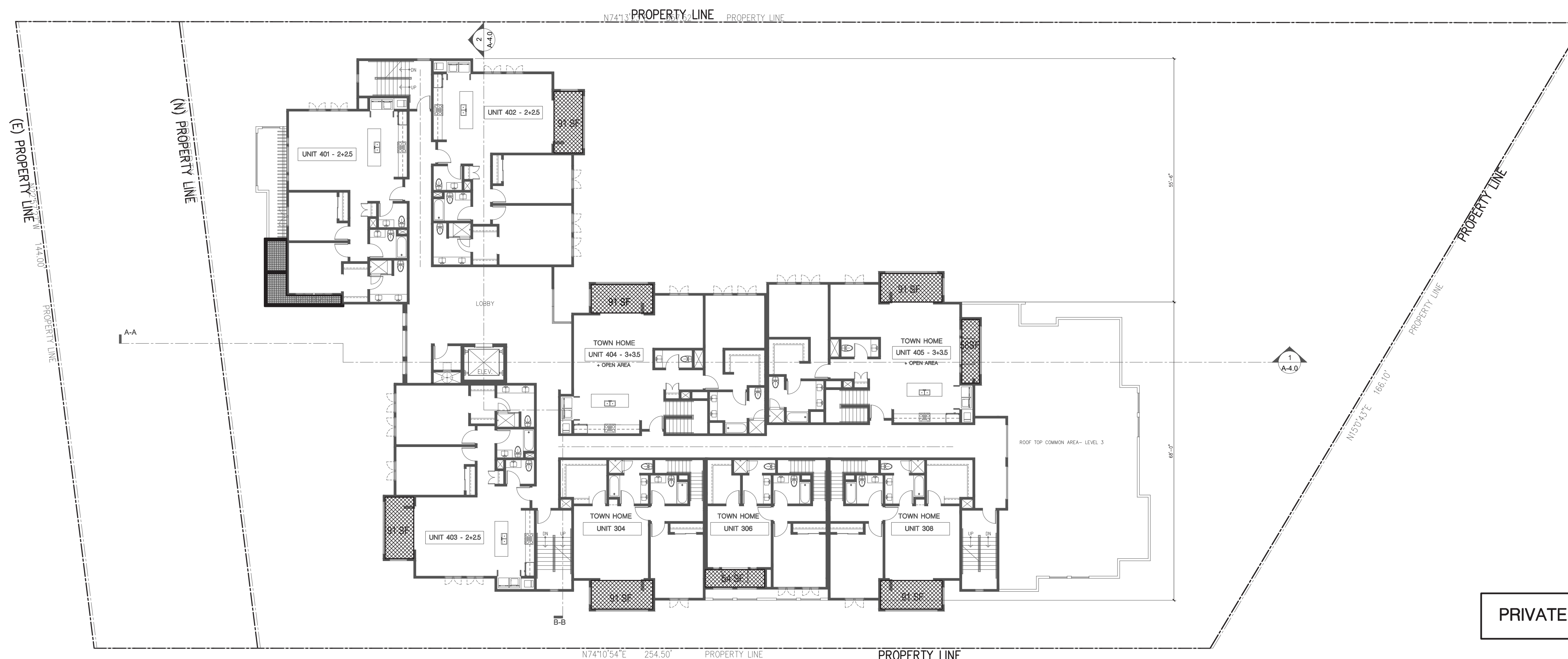




COMMON OPEN SPACE: 3,883.0 S.F.
PRIVATE OUTDOOR SPACE: 629.0 S.F.

MEZZANINE LEVEL OPEN SPACE DIAGRAM

2



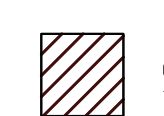
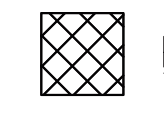
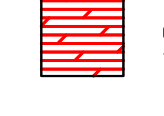

PRIVATE OUTDOOR SPACE: 658 S.F.
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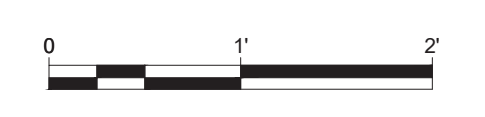
FOURTH FLOOR OPEN SPACE DIAGRAM

1

OPEN SPACE TABULATION							
FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	MEZZANINE	TOTAL
COMMON AREA	1,260.8 SF	20,354.8 SF					21,615.6 SF
COMMON OPEN SPACE AREA		14,774.5 SF	1,099.5 SF	1,976.7 SF		3,883.0 SF	21,733.7 SF
LANDSCAPING IN COMMON OPEN SPACE		19,700.0 SF					19,700 SF
PRIVATE OUTDOOR SPACE:		546.0 SF	728.0 SF	795.0 SF	658.0 SF	629.0 SF	3,356 SF

LEGEND

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

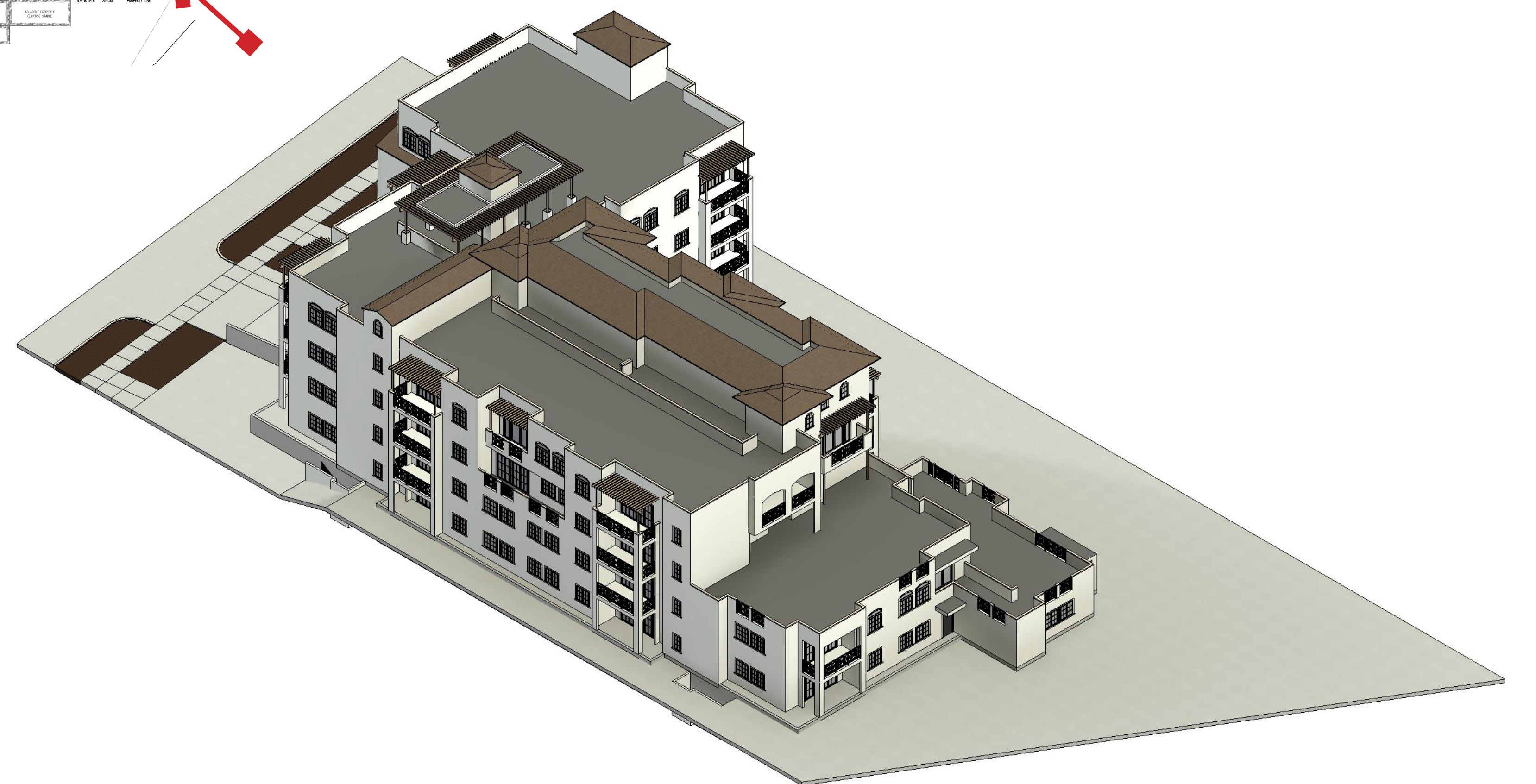
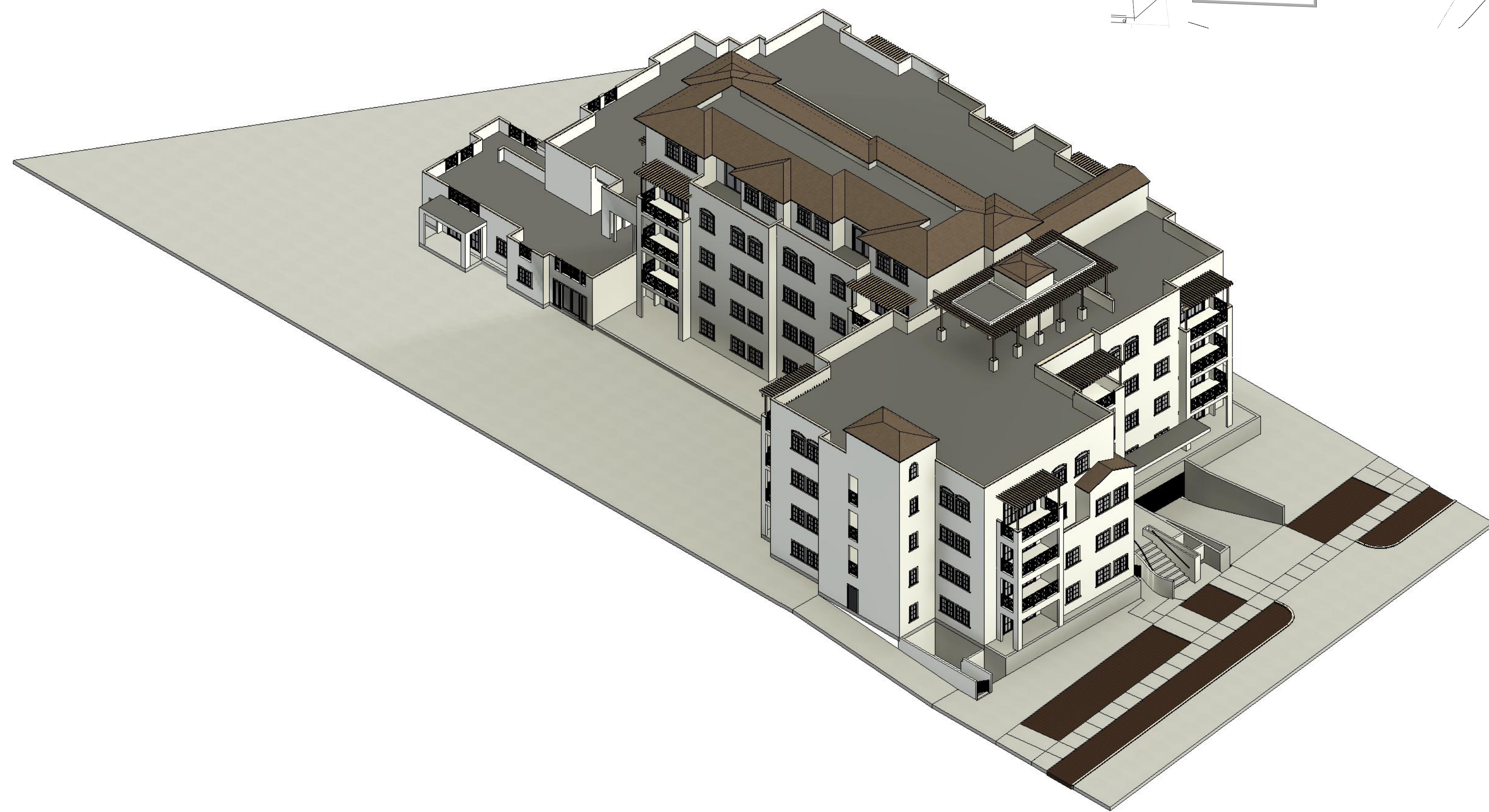
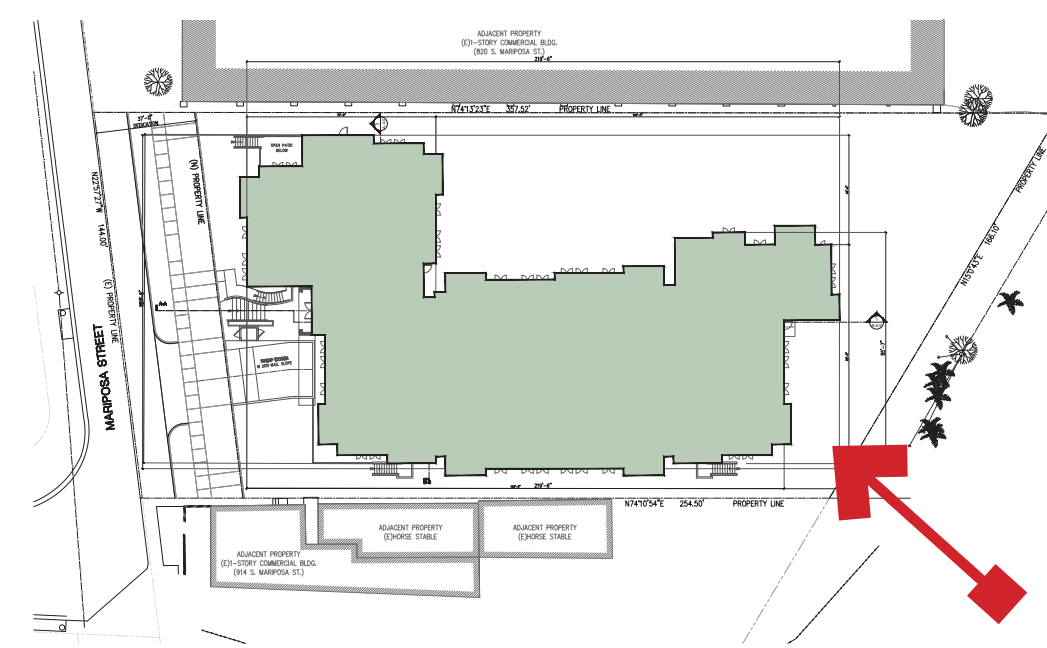
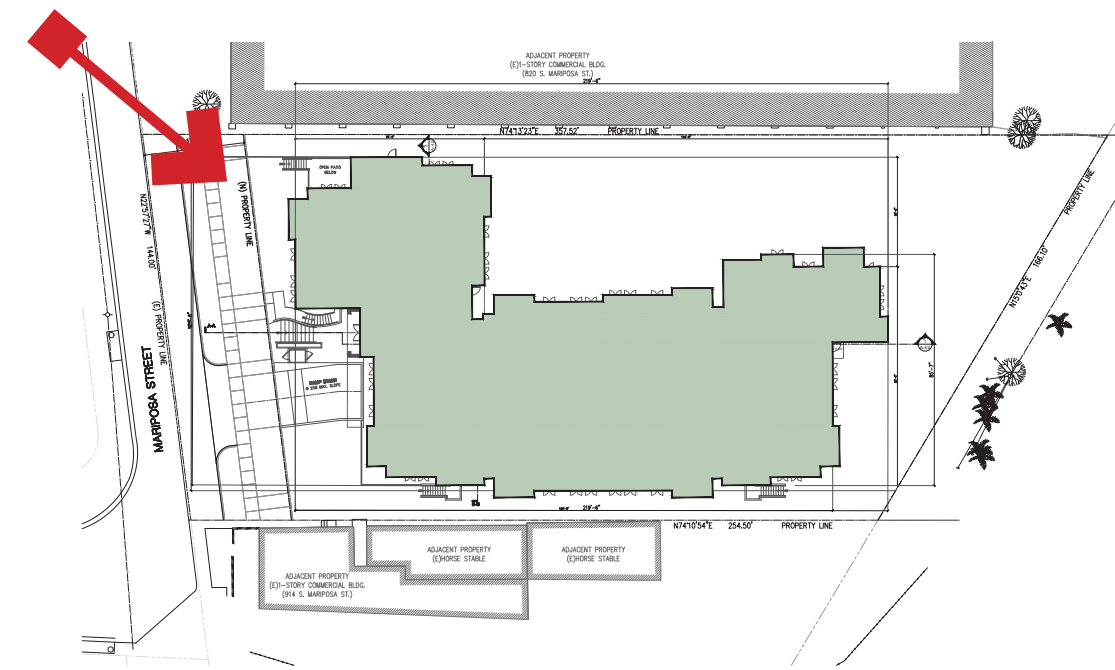
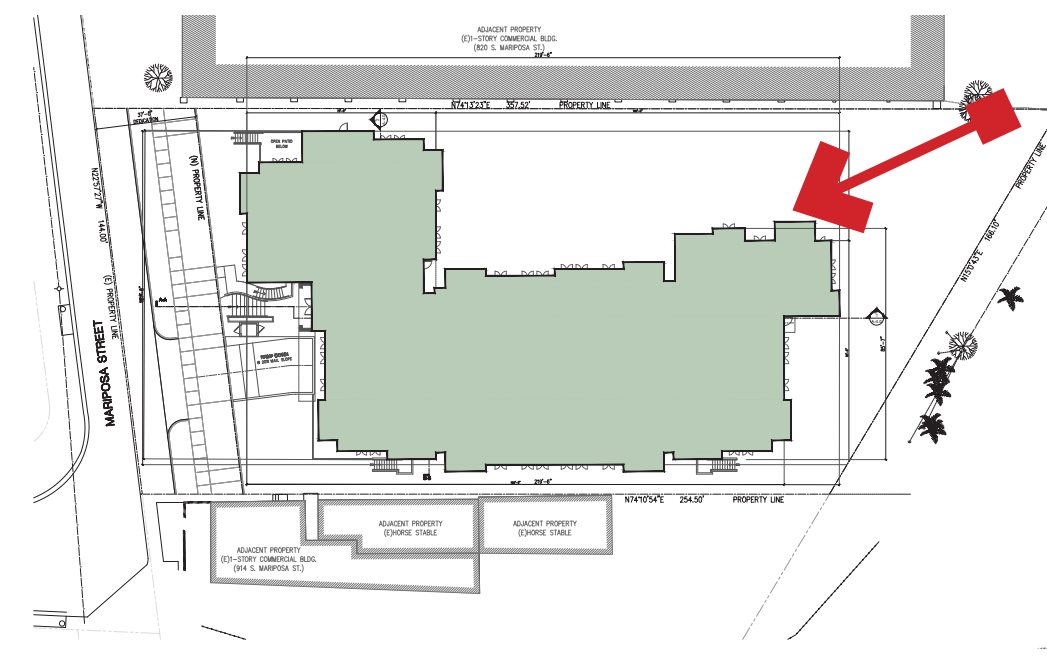
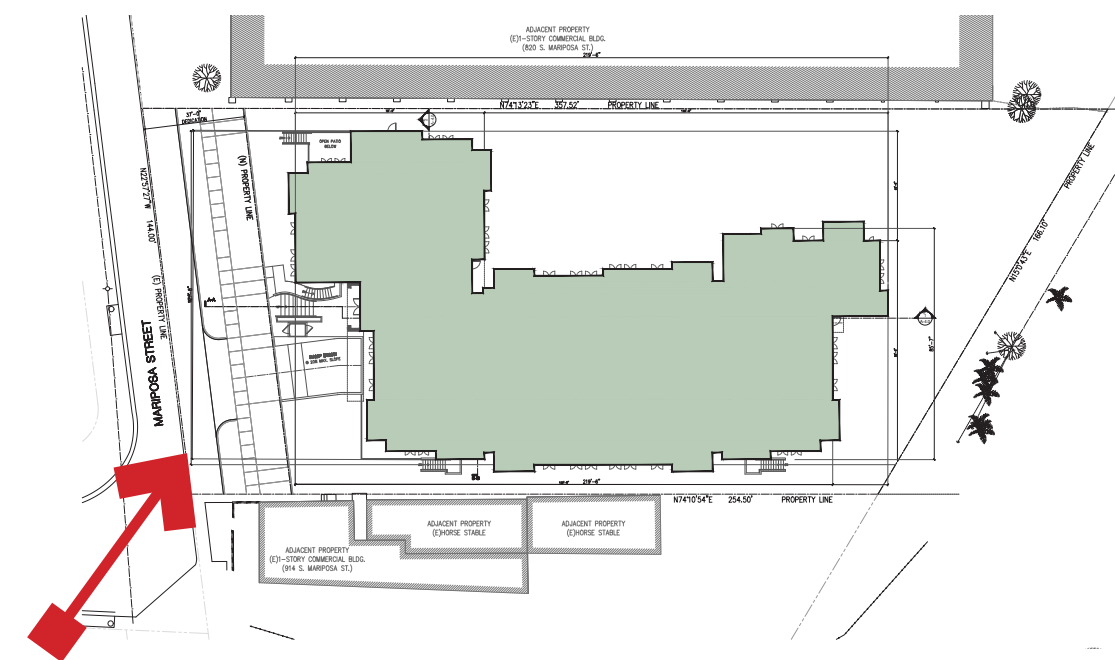
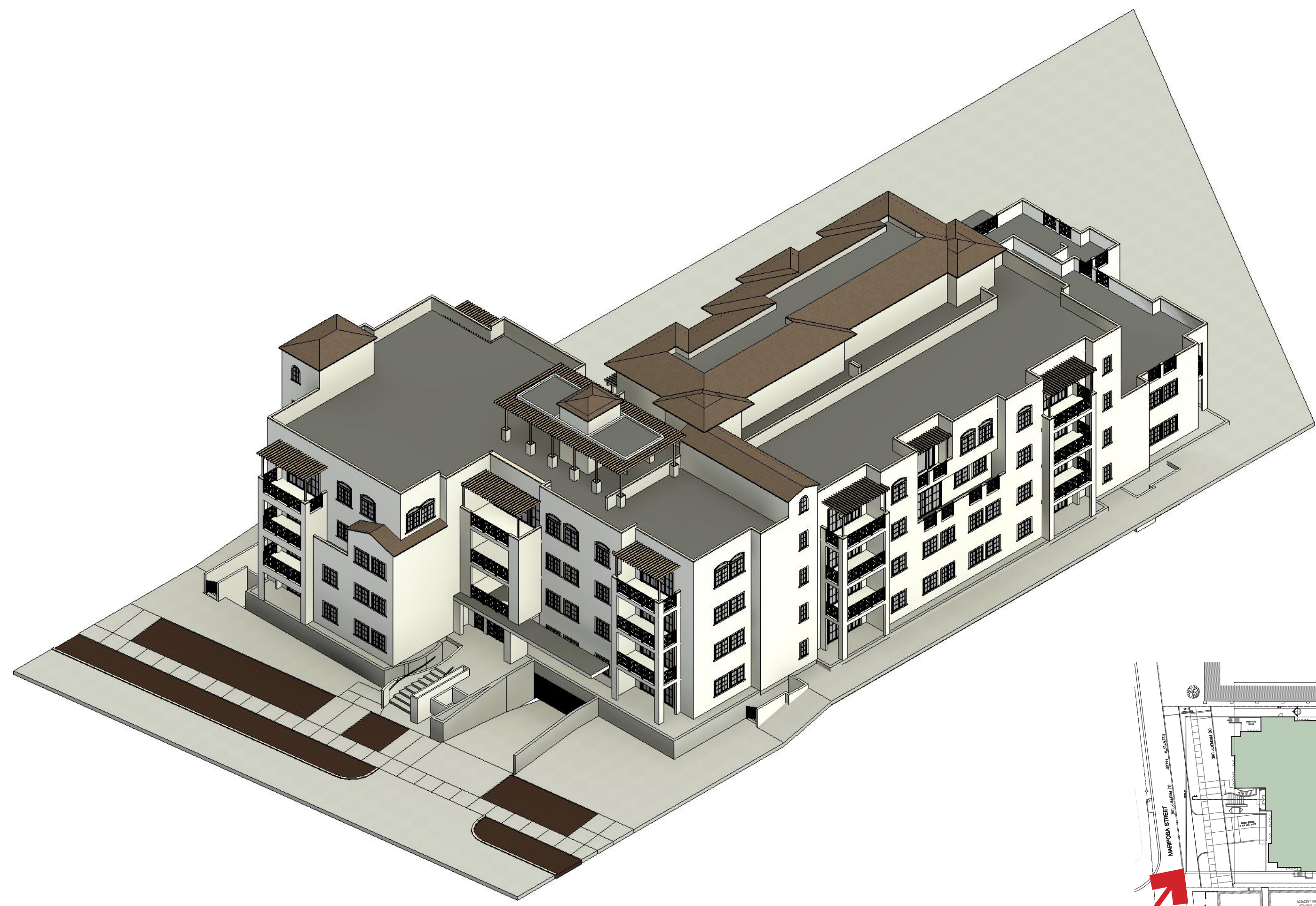


SCALE : 1/16" = 1'-0"

DIAGRAMS: OPEN SPACE









**LEGEND**

1. Community open space area with BBQ Island, Shade Structure, Dining furniture for small social events and group gatherings. See sheet L2- Enlargement.
2. Tot-Lot area with bench seating.
3. Large lawn area for passive and active usage.
4. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
5. Enhanced stamped paving at main project entry.
6. Proposed tree, per Planting Plan.
7. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
8. Vehicular ramp for parking area per Civil plans.
9. ADA lift per local codes.
10. Natural colored concrete driveway, with light broom finish and tooled joints.
11. Private patio / homeowner maintained.
12. Common area landscape, builder installed and HOA maintained.
13. Community dog bag station (black in color), for pet owners.
14. Property line.
15. Public street R.O.W.
16. Proposed public street sidewalk, per Civil plans.
17. Natural colored concrete circular nodes.
18. Proposed street parkway.
19. Proposed equestrian trail.
20. Natural Gas Fire pit with Adirondack chairs.
21. 5' wide meandering DG trail with bench seating.
22. Potential public Art feature, per separate future submittal.
23. Pedestrian metal gates (ADA compliant).



Conceptual Landscape Plan

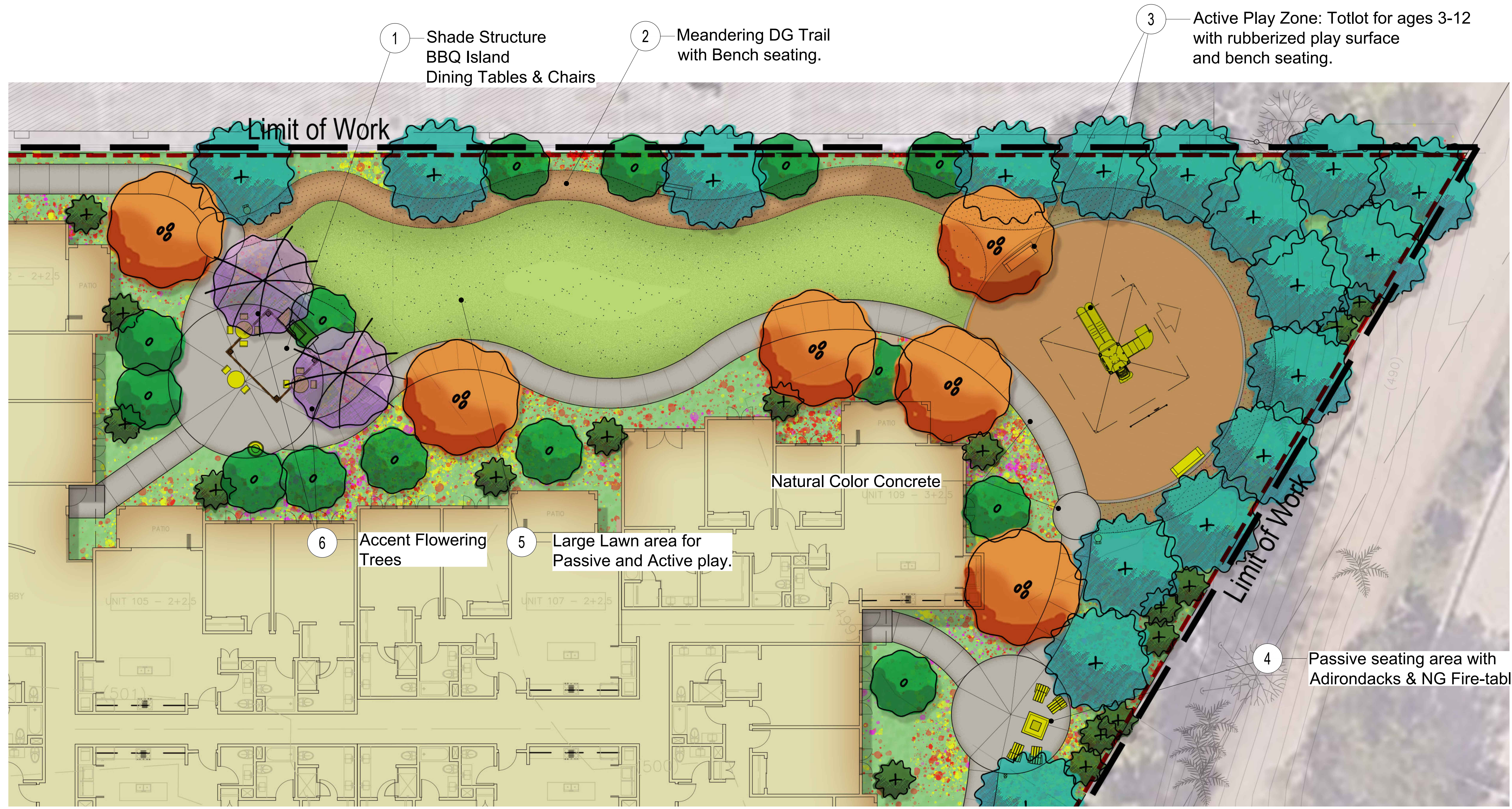
Butterfly Gardens LLC

1st City Submittal | Project No.: SP01-D  
Date: Dec. 21, 2023

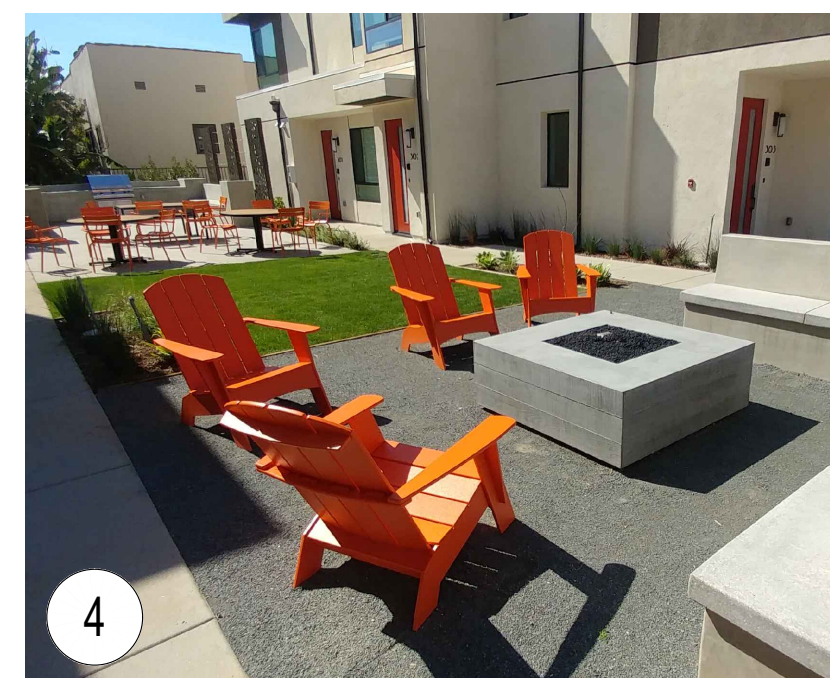
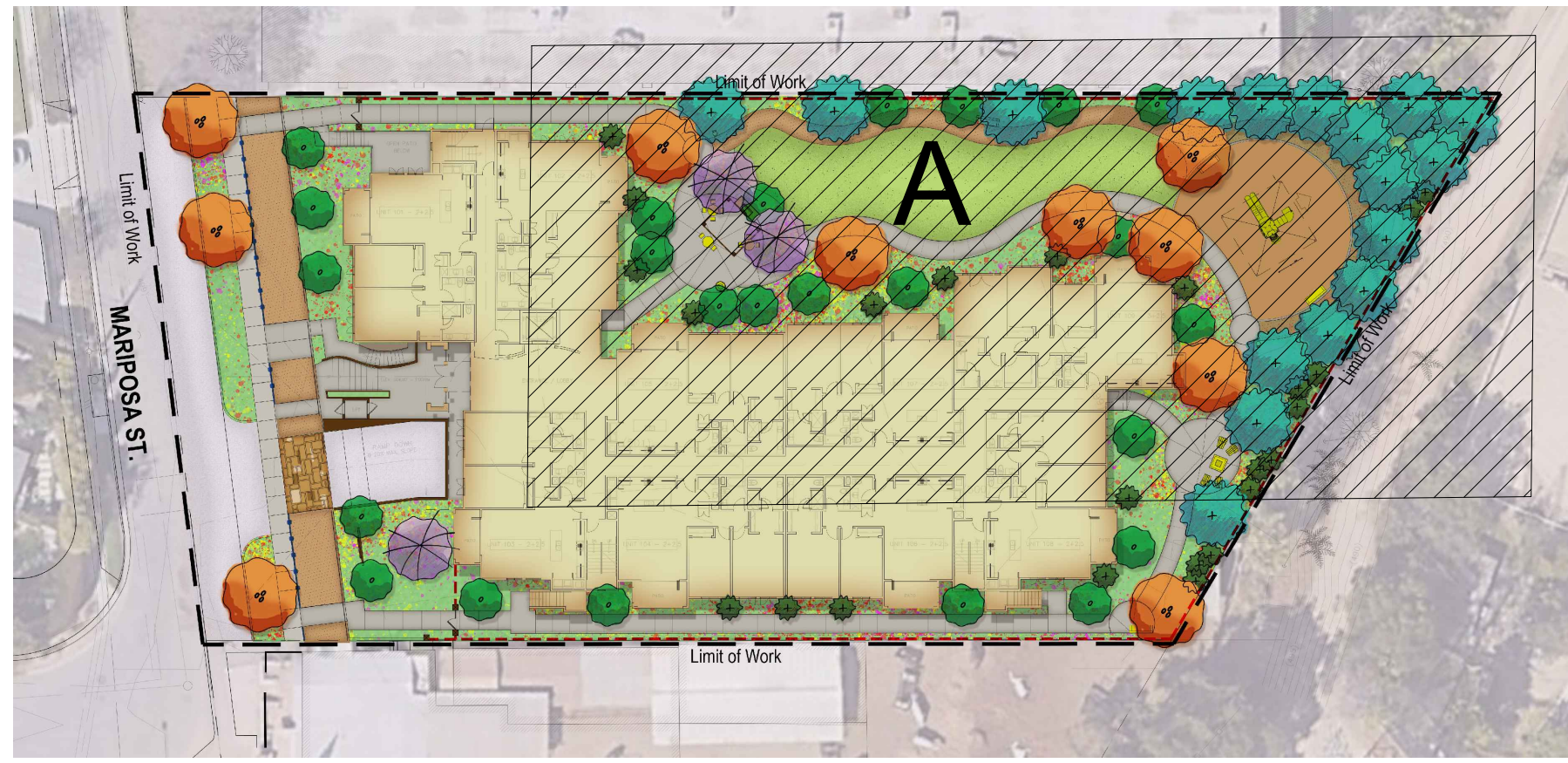
L-1

Burbank - Butterfly Gardens

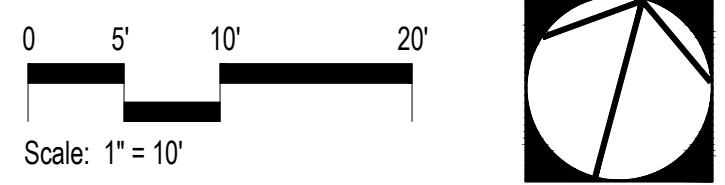
studio  
PAD  
Landscape Architecture  
33075 S. Pacific Coast Hwy 103  
Laguna Hills, CA 92653 | www.studiopad.com



**ENLARGEMENT A: COMMUNITY OPEN SPACE AREA**



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



**Conceptual Enlargement Plan**

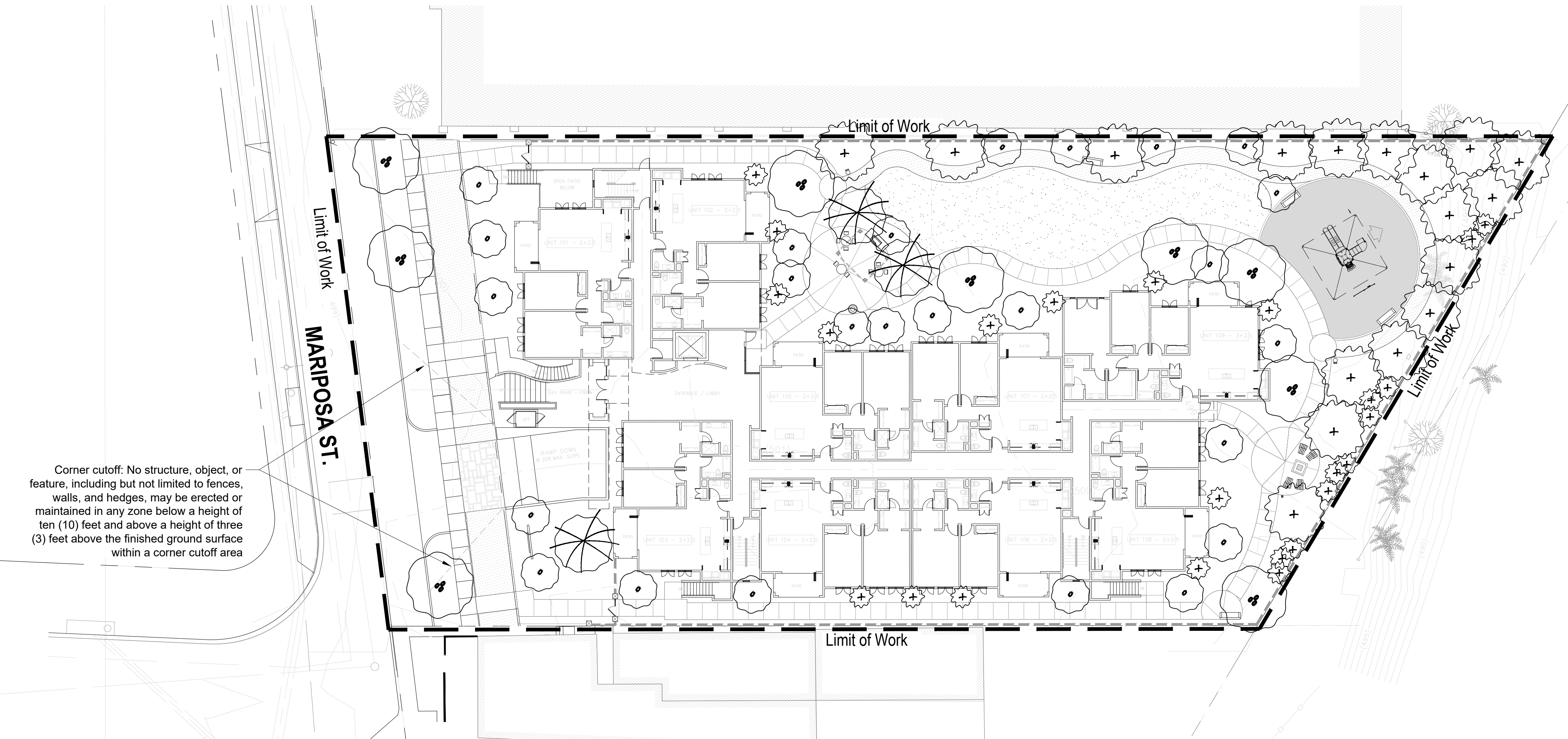
Butterfly Gardens LLC

1st City Submittal | Project No.: SP01-D  
Date: Dec. 21, 2023

**L-2**

**Burbank - Butterfly Gardens**





Corner cutoff: No structure, object, or feature, including but not limited to fences, walls, and hedges, may be erected or maintained in any zone below a height of ten (10) feet and above a height of three (3) feet above the finished ground surface within a corner cutoff area

### PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R3)	Qty.
<b>TREES</b>						
	Focal	Magnolia grandiflora 'Little Gem (Southern Magnolia)	Single	36" Box	Mod.	3
	Canopy Deciduous	Sycamore racemosa (California Sycamore)	Single	36" Box	Mod.	9
	Street / Screen	Tristania conferta (Brisbane Box)	Single	24" Box	Mod.	17
	Evergreen Flowering	Arbutus u. 'Marina' (Marina Strawberry Tree) Geijera parviflora (Australian Willow)	Single	36"/24" Box	Low	25
	Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus gracillior (Fern Pine)	Single	24" Box	Low	24
						Total = 78

### 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 m. 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Cordylone 'Pink Passion'	Pink Passion Dracaena Palm	Low
Dasyliion 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
Bougainvillea 'Monka' (Oo-La-La@ Bougainvillea)	Bougainvillea
Macfadyena unguis-cati	Cat's Claw Vine
Pandorea jasminoides 'Lady Di'	White Bower Vine
Trachelospermum jasminoides	Star Jasmine

### NOTES:

- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
- Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
- Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
- 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.
- All trees within 5' of hardscape to be installed with deep root barriers.

### CITY OF BURBANK MUNICIPAL CODE :

- Refer to BMC 10-1-624 (H), (K), (L), and (N).
- Refer to BMC M-1 light industrial zone, established to provide for and encourage the grouping together of light industrial uses capable of being operated under such standards as to location and appearance of buildings and treatment of land about them, that they will be unobtrusive and not detrimental to surrounding commercial or residential uses. (Ord. 487, 7-23-2002)

### Preliminary Shrubs Quantity:

Overall Landscape Area: 19,700 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

## Conceptual Planting Plan

Butterfly Gardens LLC

1st City Submittal | Project No.: SP01-D  
Date: Dec. 21, 2023

**L-3**

# Burbank - Butterfly Gardens

**studio**  
**PAD**  
Landscape Architecture  
33215 S. Pacific Avenue, Suite 103  
Laguna Hills, CA 92653 | www.studiopad.com

O. S / LANDSCAPE SCHEDULE (1ST FLOOR)		
SYMBOL	NOTES	QTY
	COMMON PROGRAMMED OPEN SPACE. Includes walks (builder installed, HOA maintained)	14,775 sf
	NON-PROGRAMMED O.S. LANDSCAPE (Builder installed, HOA maintained)	3,254 sf
	OFF-SITE PARKWAY LANDSCAPE (Builder installed, HOA maintained)	890 sf
	SETBACK: LANDSCAPE/EQUESTRIAN TRAIL D.G.	1,198 sf

PROGRAMMED O.S. LANDSCAPE = 16,446 sf (+3,254 sf above)  
TOTAL ON-SITE COMMON O.S. LANDSCAPE = 19,700 sf

UPPER LEVELS OPEN SPACE (Provided by Architect):  
2ND FLOOR= 1,099.5 sf  
3RD FLOOR= 1,976.7 sf  
5TH FLOOR= 3,883.0 sf

**TOTAL PROVIDED COMMON O. S.= 21,733.7 sf**

TOTAL LANDSCAPE/PEREMABLE AREA IN THE FRONT/SIDE YARD SETBACK= (890+1198)  
2,088sf (70%)

**TOTAL O.S. (INCL. SETBACK)= 23,254, sf**

**TOTAL NET SITE AREA= ±0.88 acres / 38,332.8 sf**

\*SEE ARCHITECTURE PLANS FOR OTHER PRIVATE OPEN SPACE TABULATIONS.

MARIPOSA ST.

Limit of Work

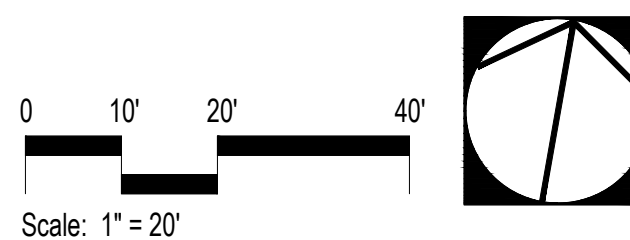
Limit of Work

Limit of Work

Limit of Work

OPTION 30 - LEVEL

# Conceptual Open Space Exhibit



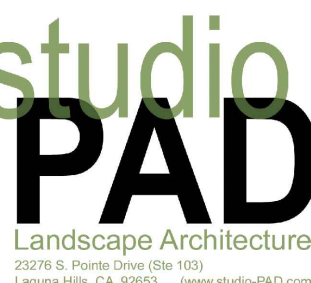
Scale: 1" = 20'

Butterfly Gardens LLC

1st City Submittal | Project No.: SP01-D  
Date: Dec. 21, 2023

L-4

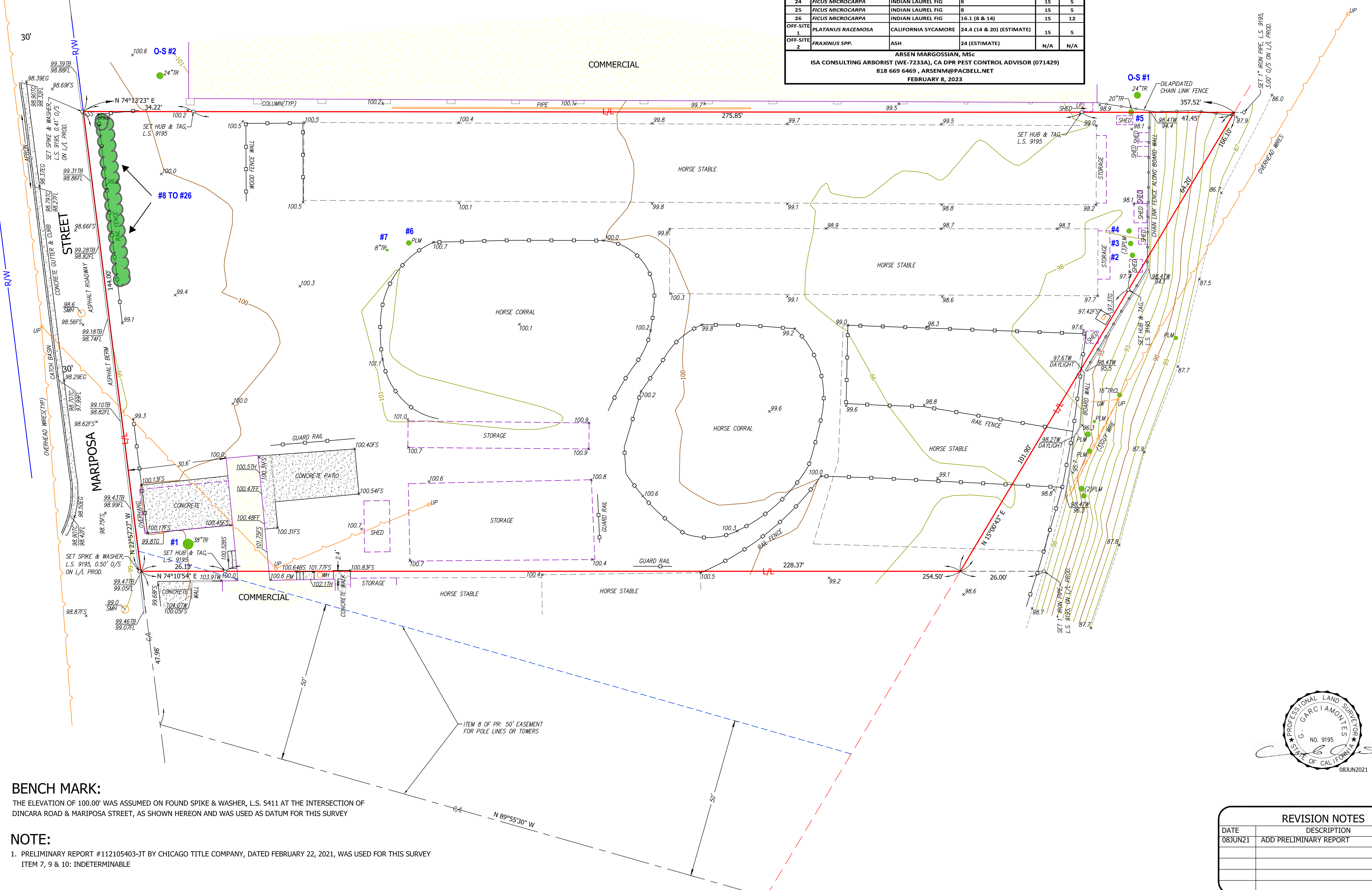
# Burbank - Butterfly Gardens



22015 S. Pacific Avenue, Suite 103  
Laguna Hills, CA 92653 | www.studio-PAD.com

FOUND SPIKE & WASHER, L.S. 5411  
ASSUMED BM: 100.00'

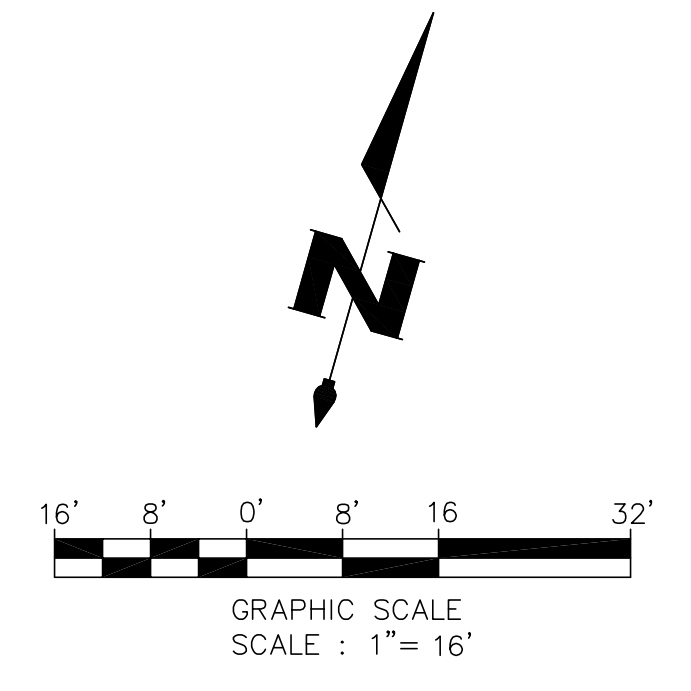
DINCARA ROAD



**TREE INVENTORY**  
910 S. MARIPOSA ST., BURBANK, CA 91506

TREE #	SPECIES	COMMON NAME	DIAMETER (DBH, IN INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1	JUGLANS CALIFORNICA	CALIFORNIA BLACK WALNUT	38	30	25
2	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	35	N/A
3	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	55	N/A
4	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	55	N/A
5	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	21.6 (12 & 18) (ESTIMATE)	35	35
6	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	30'	N/A
7	SCHINUS MOLLE	CALIFORNIA PEPPER	11	20	15
8	FICUS MICROCARPA	INDIAN LAUREL FIG	7	15	5
9	FICUS MICROCARPA	INDIAN LAUREL FIG	10	15	5
10	FICUS MICROCARPA	INDIAN LAUREL FIG	10	15	5
11	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
12	FICUS MICROCARPA	INDIAN LAUREL FIG	3.2 (2 & 2.5)	15	5
13	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
14	FICUS MICROCARPA	INDIAN LAUREL FIG	7	15	5
15	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
16	FICUS MICROCARPA	INDIAN LAUREL FIG	6.4 (4.5 & 4.5)	15	5
17	FICUS MICROCARPA	INDIAN LAUREL FIG	7	15	5
18	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
19	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
20	FICUS MICROCARPA	INDIAN LAUREL FIG	5.5	15	5
21	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
22	FICUS MICROCARPA	INDIAN LAUREL FIG	4.8 & 8	15	5
23	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
24	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
25	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
26	FICUS MICROCARPA	INDIAN LAUREL FIG	16.1 (8 & 14)	15	12
OFF-SITE #1	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24.4 (14 & 20) (ESTIMATE)	15	5
OFF-SITE #2	FRAXINUS SPP.	ASH	24 (ESTIMATE)	N/A	N/A

ARSEN MARGOSSIAN, MSc  
ISA CONSULTING ARBORIST (WE-7233A), CA DPR PEST CONTROL ADVISOR (071429)  
818 669 6469, ARSEN@PACBELL.NET  
FEBRUARY 8, 2023



- ABBREVIATIONS:**
- BM BENCH MARK
  - BS BOTTOM OF STEP
  - C/L CENTERLINE
  - EG EDGE OF GUTTER
  - FF FINISHED FLOOR
  - FL FLOWLINE
  - FS FINISHED SURFACE
  - GW GUY WIRE
  - L/L LOT LINE
  - LP LIGHT POLE
  - O/S OFFSET
  - PLM PALM TREE
  - PM POWER METER
  - PR PRELIMINARY REPORT
  - R/W RIGHT OF WAY
  - SMH SEWER MANHOLE
  - SS STREET SIGN
  - TB TOP OF BERM
  - TC TOP OF CURB
  - TG TOP OF GRATE
  - TH THRESHOLD
  - TR TREE
  - TRCL TREE CLUSTER
  - TS TOP OF STEP
  - TW TOP OF WALL
  - TYP TYPICAL
  - UP UTILITY POLE
  - WH WATER HEATER

**BENCH MARK:**  
THE ELEVATION OF 100.00' WAS ASSUMED ON FOUND SPIKE & WASHER, L.S. 5411 AT THE INTERSECTION OF DINCARA ROAD & MARIPOSA STREET, AS SHOWN HEREON AND WAS USED AS DATUM FOR THIS SURVEY

**NOTE:**  
1. PRELIMINARY REPORT #112105403-JT BY CHICAGO TITLE COMPANY, DATED FEBRUARY 22, 2021, WAS USED FOR THIS SURVEY  
ITEM 7, 9 & 10: INDETERMINABLE



REVISION NOTES		
DATE	DESCRIPTION	BY
08JUN21	ADD PRELIMINARY REPORT	SGM

PREPARED BY:  
**GMON Surveying, Inc.**  
Gerardo Garciamontes, PLS 9195  
200 N. San Fernando Road #318, Los Angeles CA 90031  
Office: 323.336.6725 | 818.478.2017  
gmonsurveying.com

PREPARED FOR:  
**Garen Gozumian**  
(818) 590-9559

**TOPOGRAPHY & BOUNDARY SURVEY**  
Portion of Block 69, Subdivision of Rancho Providencia  
and Scott Tract, M.R. 43, Pgs. 47-59  
910 S Mariposa Street  
Burbank, CA 91506  
SITE AREA:  
43,690 SQ.FT.

JOB NO. 21-1486  
SCALE: 1" = 16'  
DATE: MAY 2021  
DRAFTED: BG

SHEET NO.  
**1**  
OF 1 SHEET

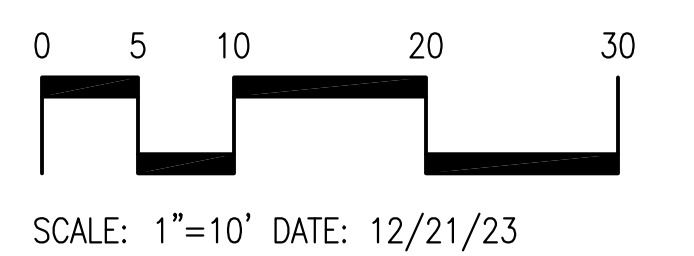
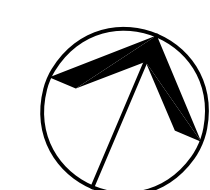


**DEMOLITION NOTES**

- |  |   |
|--|---|
| <p>1 REMOVE ALL DEBRIS AS NEEDED.</p> <p>2 REMOVE AND DISPOSE OF EXISTING BUILDING. EXISTING USE IS RESTROOM/STORAGE.</p> <p>3 REMOVE AND DISPOSE OF EXISTING WALL.</p> <p>4 REMOVE AND DISPOSE OF EXISTING POWER POLE, AND ALL CONDUIT, AND WIRING.</p> <p>5 REMOVE AND DISPOSE OF EXISTING CONCRETE.</p> <p>6 REMOVE AND DISPOSE OF EXISTING FENCING/ RAILS.</p> | <p>7 REMOVE AND DISPOSE OF EXISTING WATER METERS.</p> <p>8 REMOVE AND DISPOSE OF EXISTING INLET GRATE.</p> <p>9 REMOVE AND DISPOSE OF EXISTING TREES.</p> <p>10 TENANT TO REMOVE EXISTING STORAGE AND TEMPORARY STRUCTURES.</p> |
|--|---|

**LEGEND**

- |  |                         |
|--|-------------------------|
|  | PROPERTY BOUNDARY       |
|  | RIGHT OF WAY CENTERLINE |
|  | CURB AND GUTTER         |
|  | WALL                    |
|  | PROJECT LIMITS          |

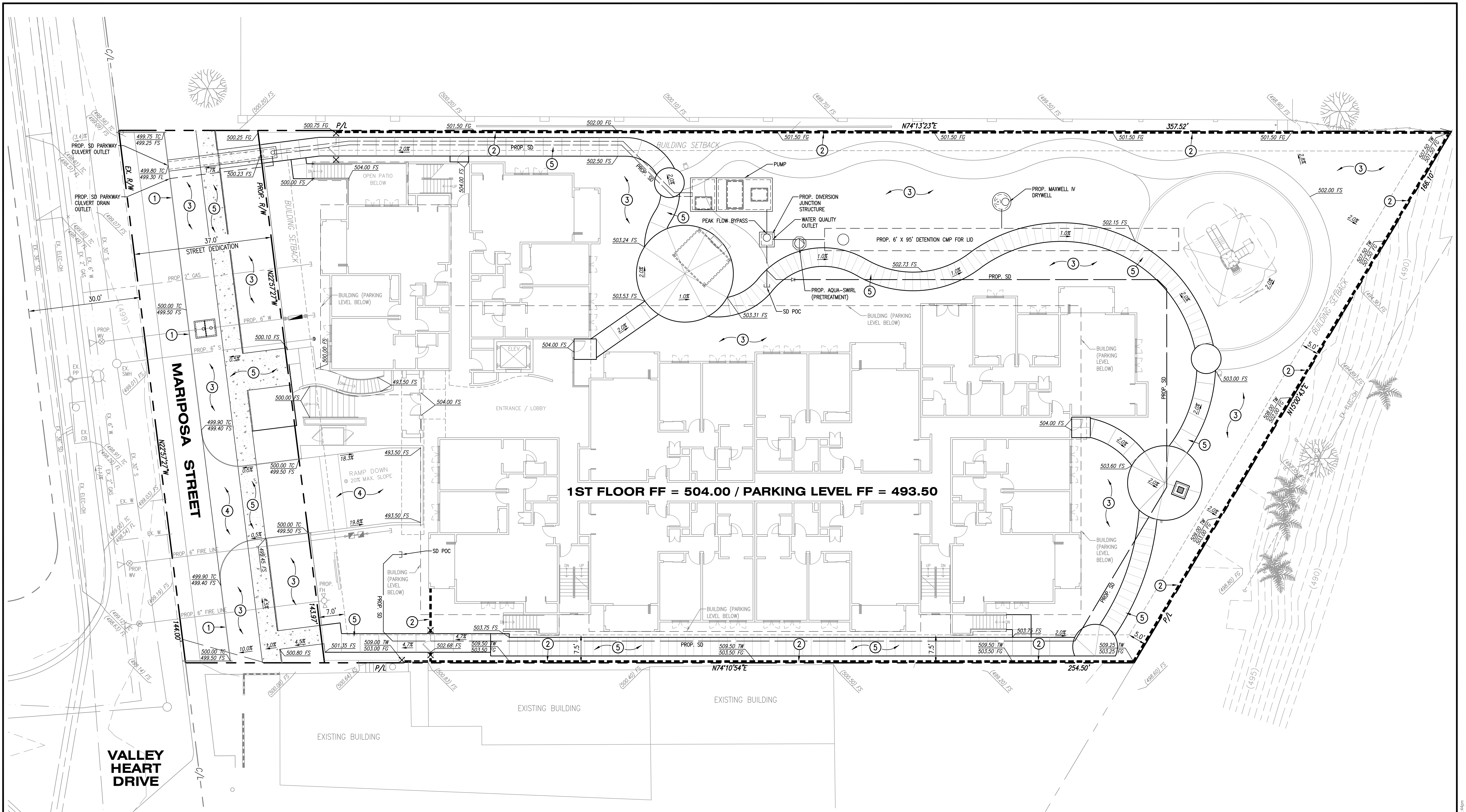


**BUTTERFLY GARDENS**  
**BUTTERFLY GARDENS LLC**

**DEMOLITION PLAN**

**910 S. MARIPOSA STREET, BURBANK, CALIFORNIA 91506**

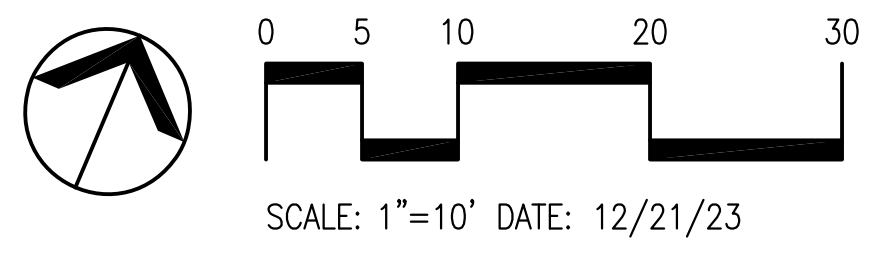
**KHR ASSOCIATES**  
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
 17530 Von Karman Avenue - Suite 200 Tel (949) 756-6440  
 Irvine, California 92614



**1ST FLOOR FF = 504.00 / PARKING LEVEL FF = 493.50**

- CONSTRUCTION NOTES:**
- ① CONSTRUCT 6-INCH PCC CURB ONLY.
  - ② CONSTRUCT 6-FOOT CMU BLOCK WALL.
  - ③ CONSTRUCT LANDSCAPING, SEE LANDSCAPE ARCHITECTURAL PLAN.
  - ④ CONSTRUCT 4-INCH THICK PCC DRIVEWAY PAVEMENT.
  - ⑤ CONSTRUCT 4-INCH THICK PCC SIDEWALK PAVEMENT.

- LEGEND:**
- ① CONSTRUCTION NOTE REFERENCE
  - NEW CONCRETE PAVEMENT
  - NEW ASPHALT CONCRETE PAVEMENT



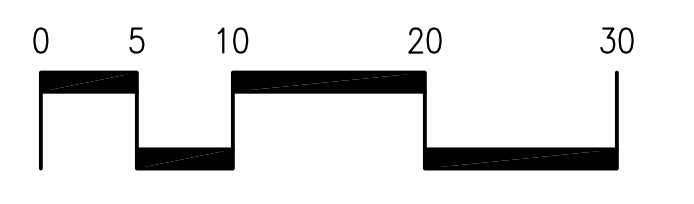
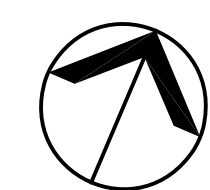
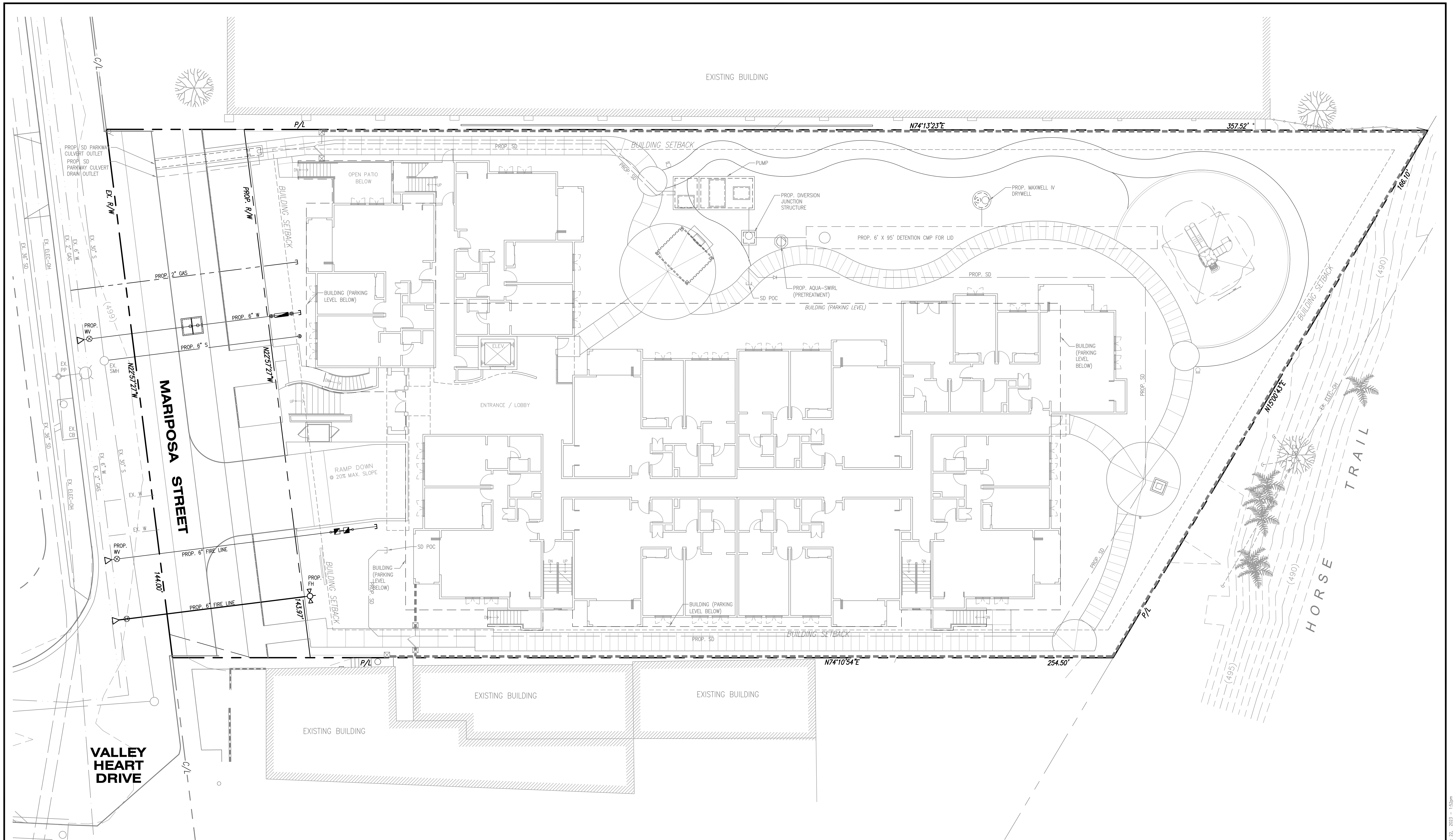
**BUTTERFLY GARDENS**  
**BUTTERFLY GARDENS LLC**

**PRELIMINARY GRADING AND DRAINAGE 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

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SCALE: 1"=10' DATE: 12/21/23

**BUTTERFLY GARDENS**  
**BUTTERFLY GARDENS LLC**

**PRELIMINARY UTILITY PLAN**

**910 S. MARIPOSA STREET, BURBANK, CALIFORNIA 91506**

**KHR ASSOCIATES**  
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
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