

SHRUBS AND GROUNDCOVERS

AGAVE AMERICANA /	CENTURY PLANT
AGAVE ATTENUATA /	FOXTAIL AGAVE
ALOE BARBEDENSIS /	BARBADOS ALOE
ASPARAGUS DENSIFLORUS 'MYERS' /	MYERS ASPARAGUS
BOUGAINVILLEA 'LA JOLLA' /	RED SHRUB BOUGAINVILLEA
CAREX TUMICOLA /	BERKELEY SEDGE
DASYLIRION WHEELERI /	GREY DESERT SPOON
EREMOPHILA MACULATA 'RED' /	EMU BUSH
FOUQUIERIA SPLENDENS /	OCOTILLO
HESPERALOE PARVIFLORA /	RED YUCCA
LANTANA MONTEVIDENSIS /	LANTANA

LEUCOPHYLLUM LANGMANIAE /	RIO BRAVO RANGER
LIRIOPE MUSCARI /	BLUE LILY TURF
MISCANTHUS TRANSMORRISONENSIS /	EVERGREEN MISCANTHUS
MUHLENBERGIA 'REGAL MIST' /	PINK MUHLY
NASSELLA TENUISSIMA /	MEXICAN FEATHER GRASS
NOLINA MICROCARPA /	BEARGRASS
OSMANTHUS FRAGRANS /	SWEET OLIVE
PENNISETUM MACROSTACHYUM /	RED RIDING HOOD FOUNTAIN GRASS
ROSMARINUS O. 'TUSCAN BLUE' /	TUSCAN BLUE ROSEMARY
SANSEVIERIA TRIFASCIATA /	MOTHER-IN-LAW'S TONGUE
VERBENA PERUVIANA /	VERBENA

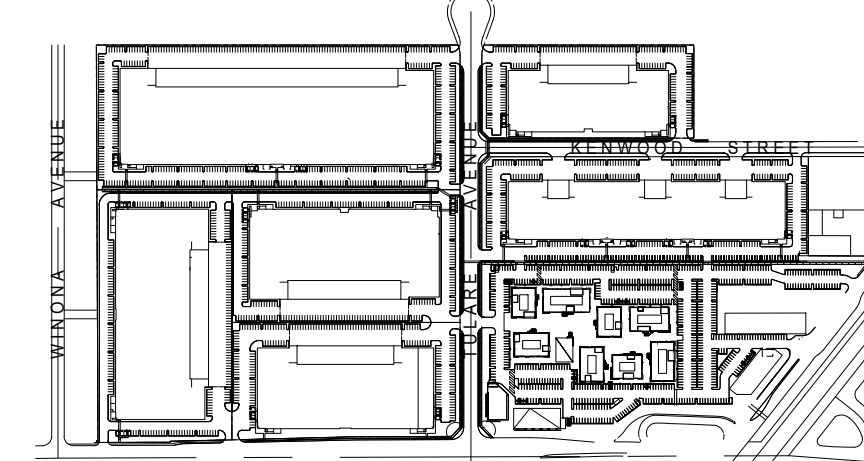
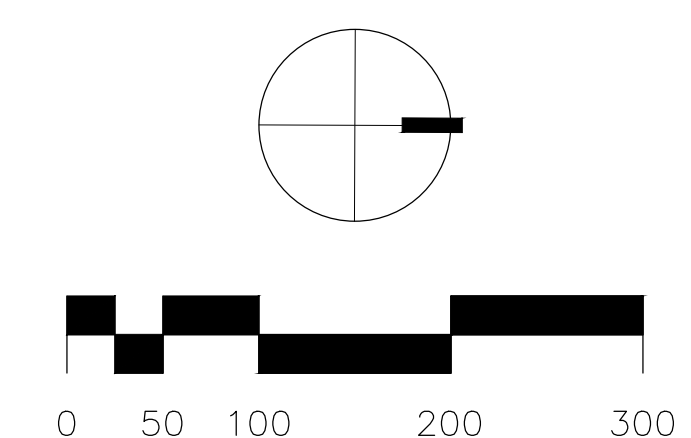
PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	OLEA EUROPEA - OR - CERCIUM 'DESERT MUSEUM'	FRUITLESS OLIVE - OR - DESERT MUSEUM PALO VERDE
	GEIJERA PARVIFLORA - OR - ACACIA STENOPHYLLA	AUSTRALIAN WILLOW - OR - SHOESTRING ACACIA
	RHUS LANCEA - OR - TIPUANA TIPU - OR - PROSOPIS CHILENSIS	AFRICAN SUMAC - OR - TIPU TREE - OR - CHILEAN MESQUITE
	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE

	LOPHOSTEMON CONFERTUS - OR - PINUS ELDARICA	BRISBANE BOX - OR - AFGHAN PINE
	CINNAMOMUM CAMPHORA	CAMPOR TREE
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
	CHILOPSIS LINEARIS	DESERT WILLOW
	PLATANUS ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE

TREE TABULATIONS

BUILDING 1	NUMBER OF PARKING STALLS = 178
	NUMBER OF PARKING LOT TREES REQUIRED (1:4 STALLS) = 45
	NUMBER OF PARKING LOT TREES PROVIDED = 63
BUILDING 2	NUMBER OF PARKING STALLS = 238
	NUMBER OF PARKING LOT TREES REQUIRED (1:4 STALLS) = 60
	NUMBER OF PARKING LOT TREES PROVIDED = 71
BUILDING 3	NUMBER OF PARKING STALLS = 178
	NUMBER OF PARKING LOT TREES REQUIRED (1:4 STALLS) = 45
	NUMBER OF PARKING LOT TREES PROVIDED = 73
BUILDING 4	NUMBER OF PARKING STALLS = 462
	NUMBER OF PARKING LOT TREES REQUIRED (1:4 STALLS) = 116
	NUMBER OF PARKING LOT TREES PROVIDED = 176
BUILDING 5	NUMBER OF PARKING STALLS = 158
	NUMBER OF PARKING LOT TREES REQUIRED (1:4 STALLS) = 40
	NUMBER OF PARKING LOT TREES PROVIDED = 65
BUILDING 6	NUMBER OF PARKING STALLS = 263
	NUMBER OF PARKING LOT TREES REQUIRED (1:4 STALLS) = 66
	NUMBER OF PARKING LOT TREES PROVIDED = 117
OFFICE / RETAIL	NUMBER OF PARKING STALLS = 738
	NUMBER OF PARKING LOT TREES REQUIRED (1:4 STALLS) = 185
	NUMBER OF PARKING LOT TREES PROVIDED = 282



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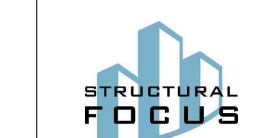
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Date	Description
1 07-20-2016	PLANNED DEVELOPMENT APPLICATION SUBMITTAL
2 10-02-2018	PLANNED DEVELOPMENT APPLICATION RESUBMITTAL

Seal / Signature

Project Name
AVION BURBANK

Project Number
05.9772.000

Description
PRELIMINARY LANDSCAPE PLAN OVERALL

Scale

L0.0



LEGEND

- 1 10' WIDE PEDESTRIAN / BIKE PATH
- 2 COMMUNAL TABLE WITH SHADE COVER
- 3 TWO-SIDED FIREPLACE
 - BUILT-IN CUSHIONED SEATING
 - 30" HIGH BOARD FORM CONCRETE PERIMETER WALL
 - METAL AND WOOD TRELLIS
 - ENHANCED PAVING
- 4 EXTERIOR STAIR
- 5 SKUNK WORKS WALK
 - SLOPING WALK TO TAKE UP GRADE BREAK
 - ORNAMENTAL GRASSES AND CALIFORNIA SYCAMORE GROVE
- 6 SKUNK WORKS PLAZA
- 7 CONVERSATION AREAS
 - 30" HIGH BOARD FORM CONCRETE PERIMETER WALLS
 - BUILT-IN SEATING
 - METAL AND WOOD TRELLIS
- 8 PRIVATE TENANT PATIOS
- 9 STAGGERED WALKS AT PASEOS WITH SMALL TREES AND LOW PATH LIGHTING
- 10 PEDESTRIAN CROSSING - STREETPRINT
- 11 RETAIL OUTDOOR DINING PATIO
 - 36" HIGH BOARD FORM CONCRETE WALLS / METAL RAILING
 - VARIED SEATING
 - TRELLIS STRUCTURE
 - ACCENT STRING LIGHTING
- 12 RETAIL PLAZA
 - TABLES, CHAIRS AND UMBRELLAS
 - ENHANCED PAVING
 - ACCENT PLANT CONTAINERS
 - GRAND STAIR
 - ACCESSIBLE RAMP
- 13 SCREENING ELEMENT @ SERVICE ENTRIES
- 14 DOG PARK
- 15 GATHERING AREA
 - BENCHES
 - TRELLIS SHADE STRUCTURE

OFFICE / RETAIL LANDSCAPE CONCEPT

THE INSPIRATION FOR THE LANDSCAPE CONCEPT IS THE REGIONAL CONTEXT OF THE LARGER BURBANK COMMUNITY, THE AIRPORT AND HISTORICAL USE OF THE SITE.

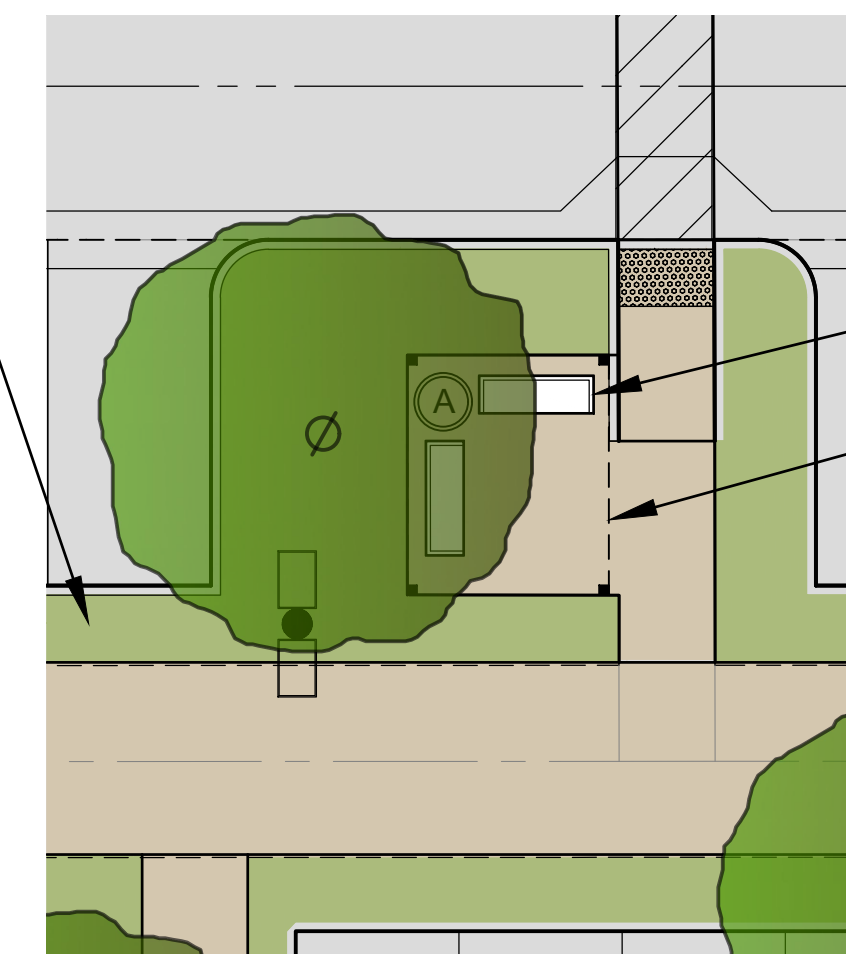
CENTRAL OPEN SPACE

- BLACK BIRD COURT, SKUNK WORKS PLAZA AND SHOOTING STAR PATIO INSPIRED PLANTINGS
- AMENITY SPACES
 - CONVERSATION AREAS
 - BOCCE COURT
 - DOUBLE-SIDED FIREPLACE
 - VOLLEYBALL COURT

RETAIL ZONE

- CONNECTING PEDESTRIAN WALKS
- DINING PATIOS
- SITE FURNISHINGS
- ART ELEMENT

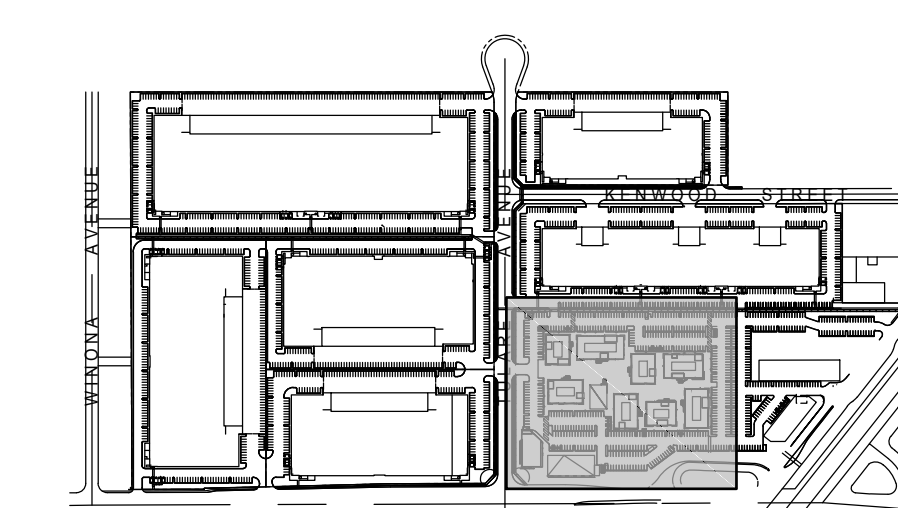
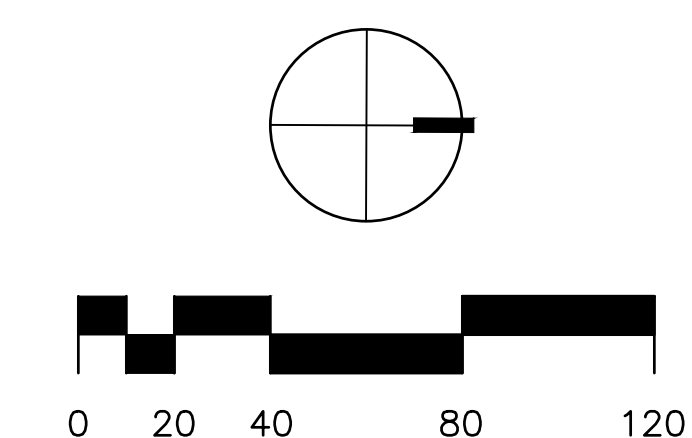
D.G. MULCH AND ORNAMENTAL GRASSES WITH GAP AT STALL LINE



GATHERING AREA, TYPICAL

BENCHES

TRELLIS SHADE STRUCTURE



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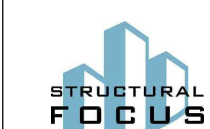
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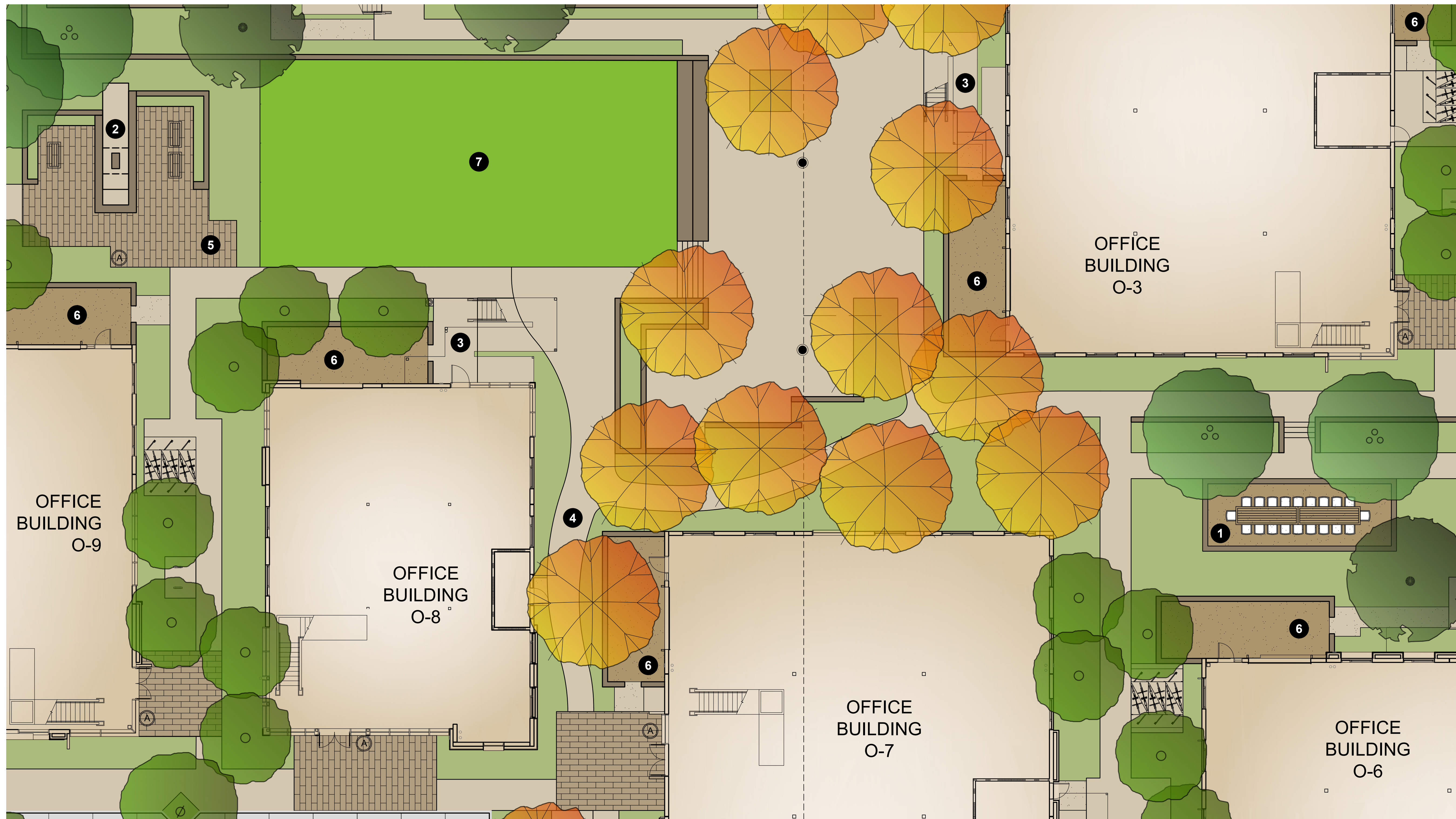
05.9772.000

Description

CREATIVE OFFICE CAMPUS
PRELIMINARY LANDSCAPE
ENLARGEMENT PLAN

Scale

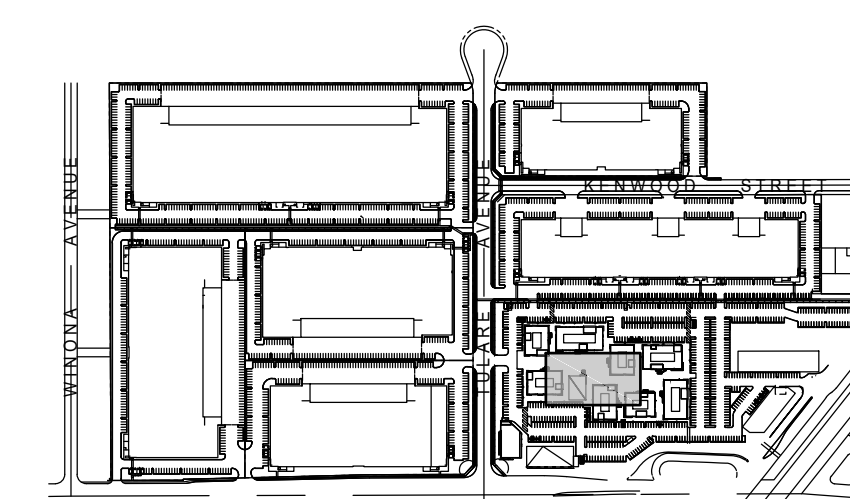
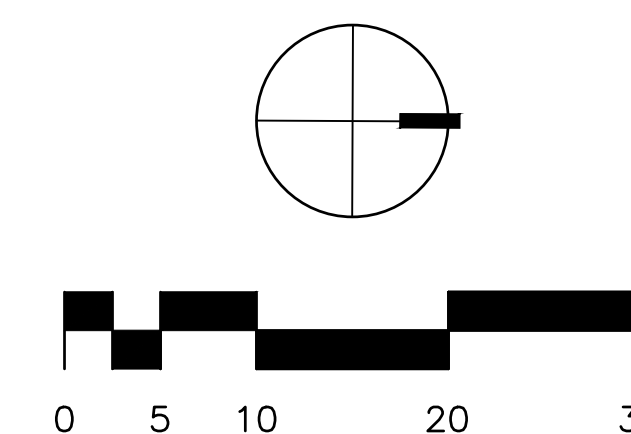
L1.0



LEGEND

- 1** COMMUNAL TABLE WITH SHADE COVER
- 2** TWO-SIDED FIREPLACE
 - BUILT-IN CUSHIONED SEATING
 - 30" HIGH BOARD FORM CONCRETE PERIMETER WALL
 - METAL AND WOOD TRELLIS
 - ENHANCED PAVING
- 3** EXTERIOR STAIR
- 4** SKUNK WORKS WALK
 - SLOPING WALK TO TAKE UP GRADE BREAK
 - ORNAMENTAL GRASSES AND CALIFORNIA SYCAMORE GROVE

- 5** CONVERSATION AREAS
 - 30" HIGH BOARD FORM CONCRETE PERIMETER WALLS
 - BUILT-IN SEATING
 - METAL AND WOOD TRELLIS
- 6** PRIVATE TENANT PATIOS
- 7** EXTERIOR OPEN AREA



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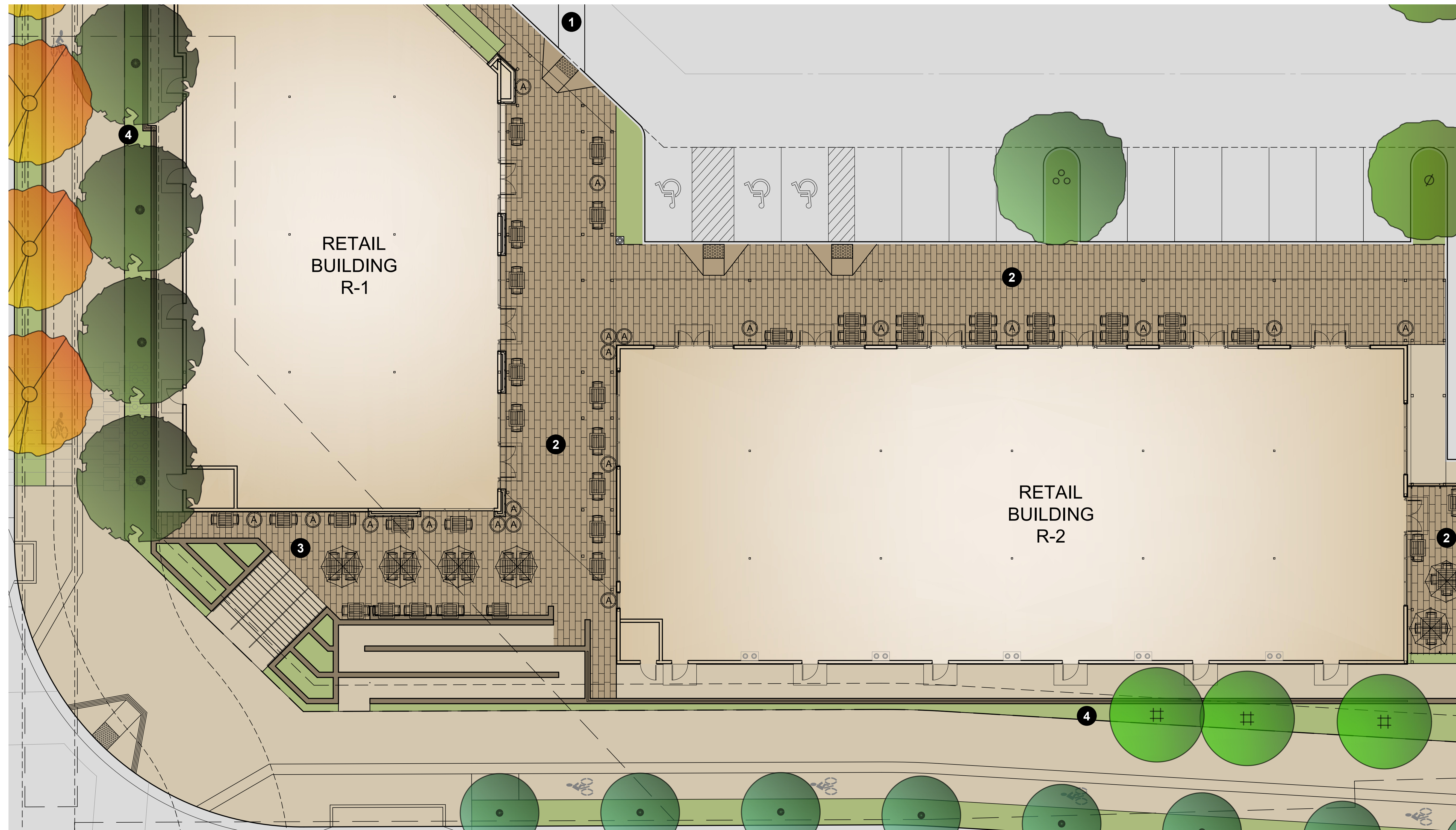
Project Name
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Description
 CREATIVE OFFICE CAMPUS COMMON AREA PRELIMINARY LANDSCAPE

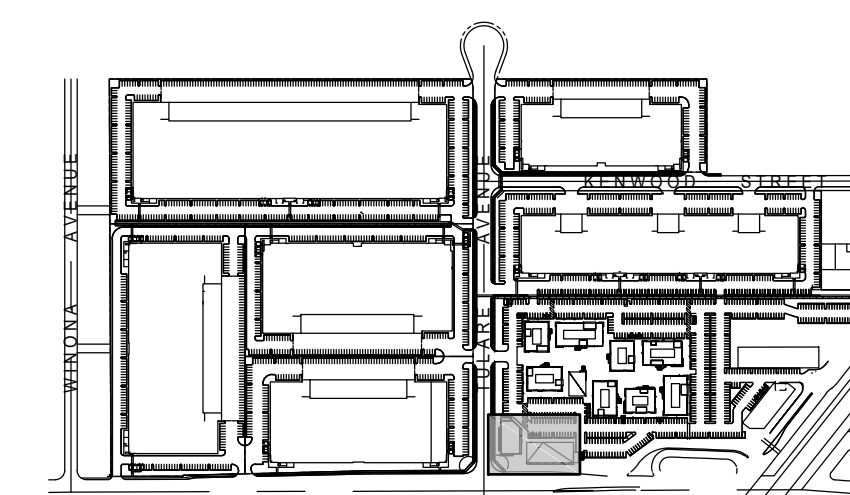
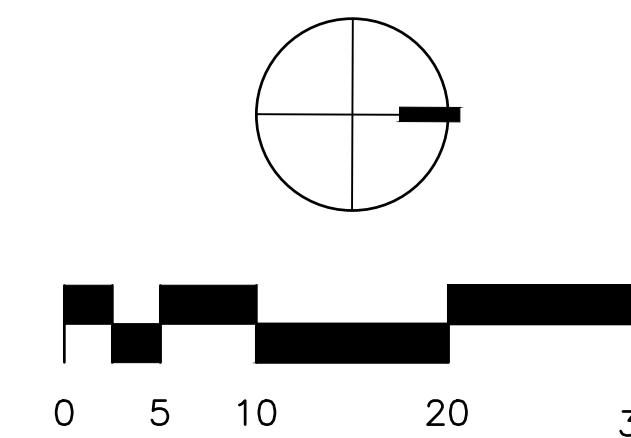
Scale

L1.1



LEGEND

- 1** PEDESTRIAN CROSSING - STREETPRINT
- 2** RETAIL OUTDOOR DINING PATIO
 - 36" HIGH BOARD FORM CONCRETE WALLS / METAL RAILING
 - VARIED SEATING
 - TRELIS STRUCTURE
 - ACCENT STRING LIGHTING
- 3** RETAIL PLAZA
 - TABLES, CHAIRS AND UMBRELLAS
 - ENHANCED PAVING
 - ACCENT PLANT CONTAINERS
 - GRAND STAIR
 - ACCESSIBLE RAMP
- 4** SCREENING ELEMENT @ SERVICE ENTRIES



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Description
 RETAIL AREA PRELIMINARY LANDSCAPE ENLARGEMENT PLAN

Scale

L1.2



LEGEND

- 1 BUILDING ENTRIES WITH NATURAL COLOR CONCRETE PAVING, TOPCAST FINISH AND SAWCUT SCORE JOINTS
- 2 PRIVATE TENANT PATIOS WITH DECOMPOSED GRANITE PAVING AND 3' WIDE CONCRETE BAND AT ROLL-UP DOOR / WINDOWS, 3'-6" HIGH PRIVACY WALL / FENCING WITH GATE
- 3 ACCESSIBLE WALK AND RAMPS CONNECT TO HC STALLS
- 4 BIKE PARKING

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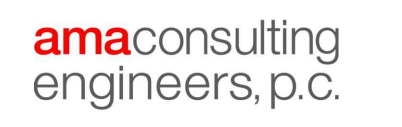
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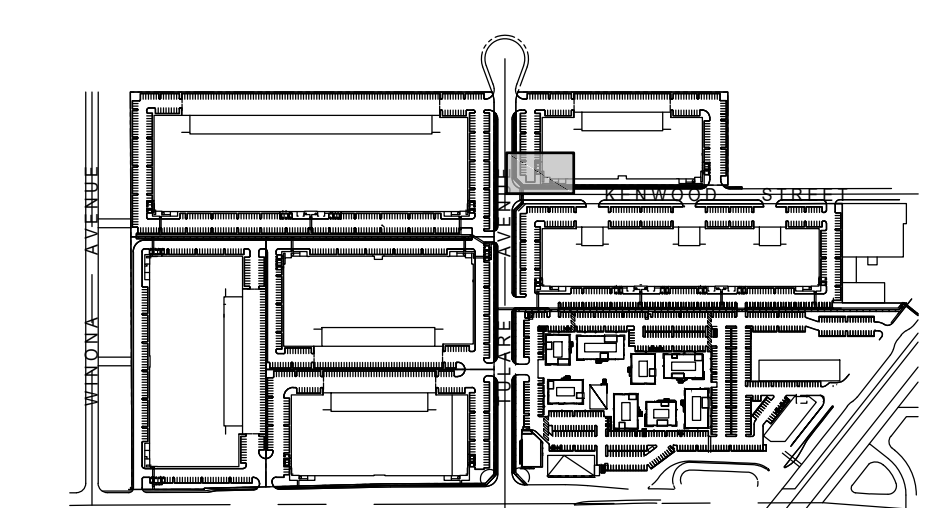
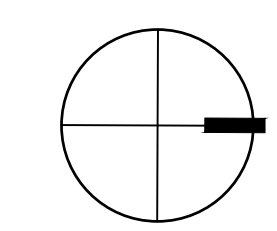
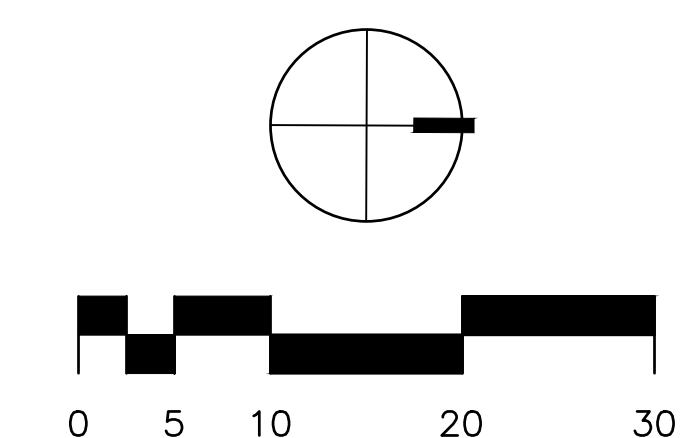
Project Name
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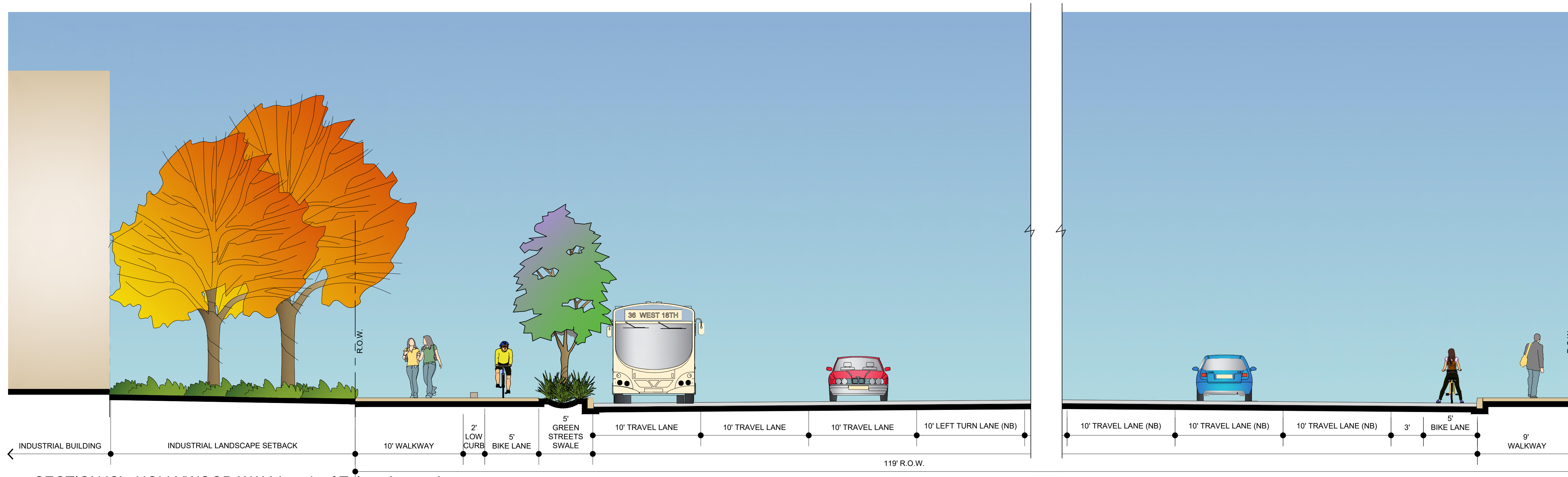
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Description
 TYPICAL INDUSTRIAL BUILDING ENTRY PRELIMINARY LANDSCAPE PLAN

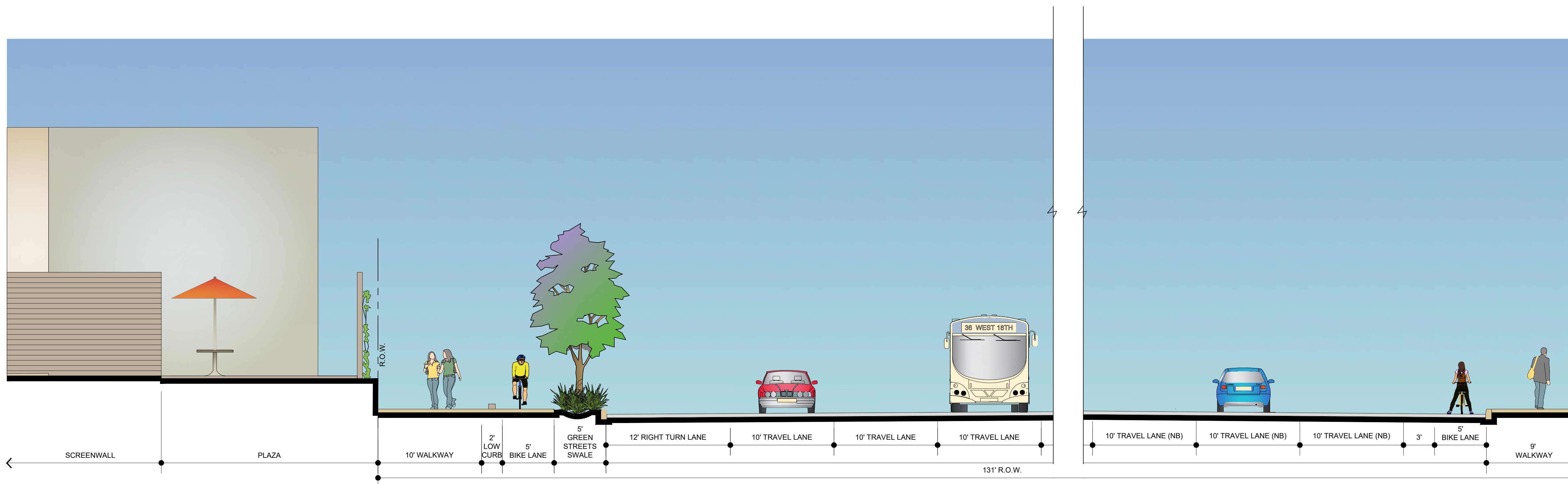
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L1.3



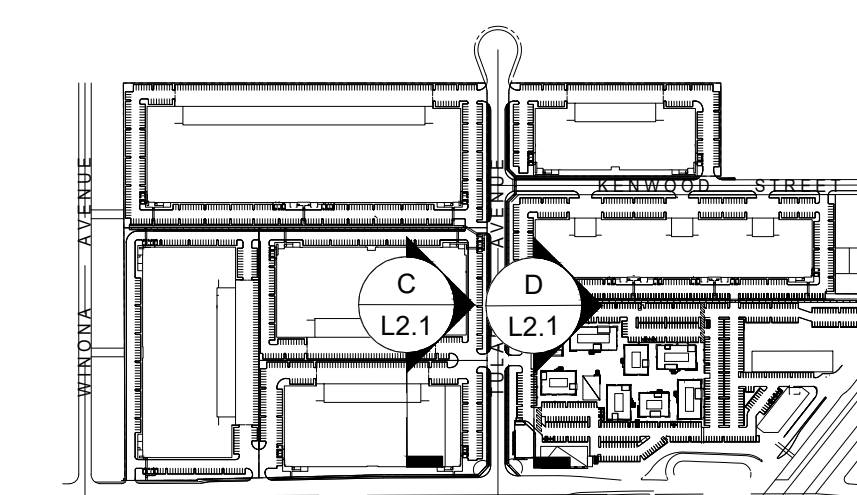


SECTION 'C' - HOLLYWOOD WAY (south of Tulare Avenue)
SCALE: 3/16" = 1'-0"



SECTION 'D' - HOLLYWOOD WAY (north of Tulare Avenue)
SCALE: 3/16" = 1'-0"

NOTE: REFER TO CIVIL ENGINEER'S CONCEPTUAL STREET SECTION BLOWUPS FOR FULL STREET SECTIONS



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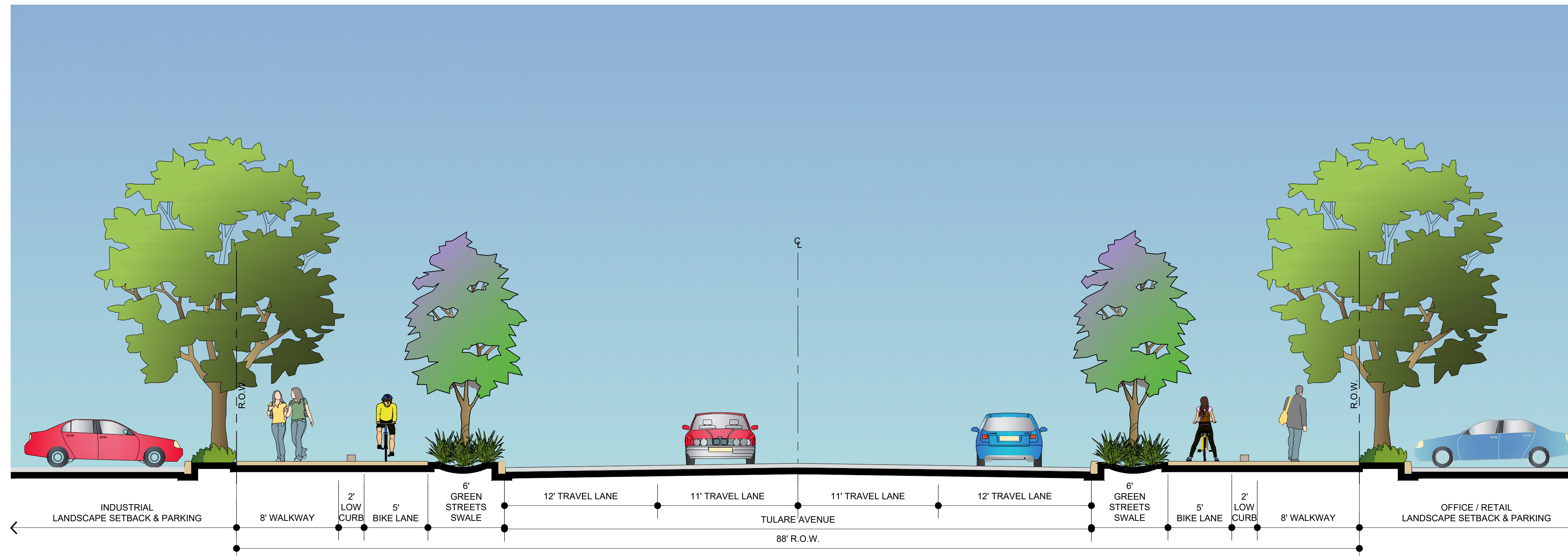
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Description
PRELIMINARY LANDSCAPE STREET SECTIONS

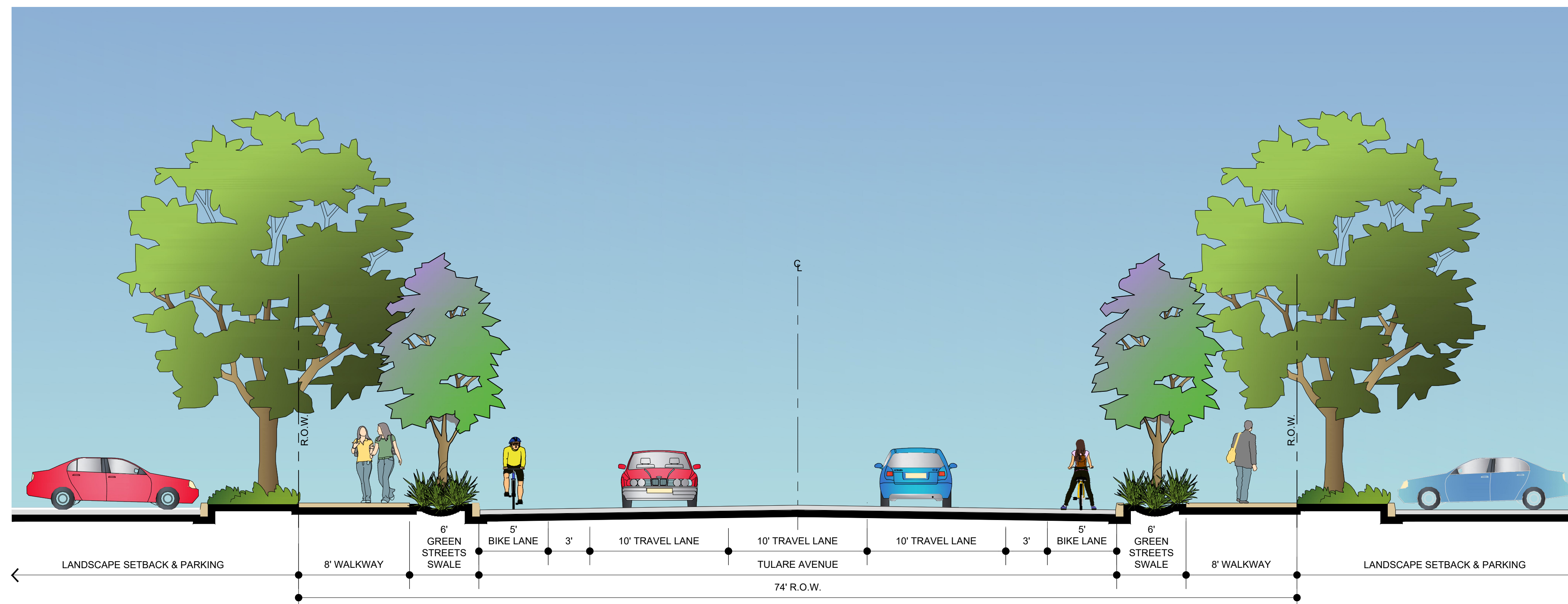
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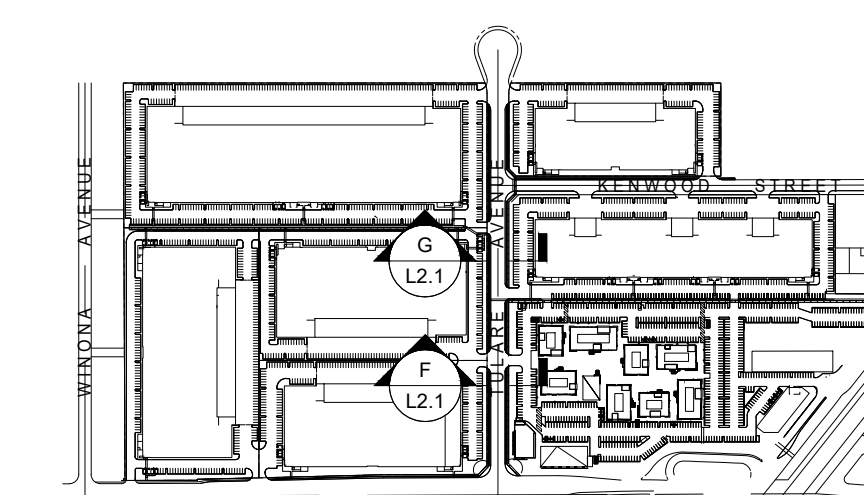
SECTION 'F' - TULARE AVENUE (near intersection at Hollywood Way)

SCALE: 3/16" = 1'-0"



SECTION 'G' - TULARE AVENUE (midblock - past first driveways)

SCALE: 3/16" = 1'-0"



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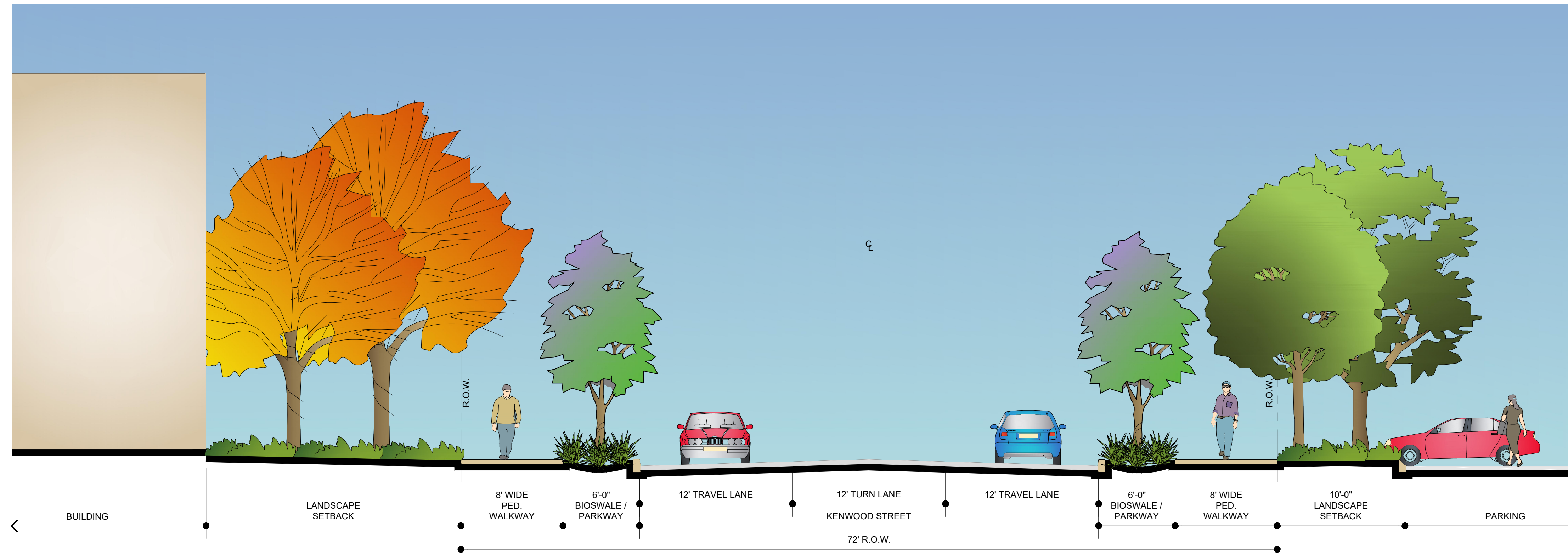
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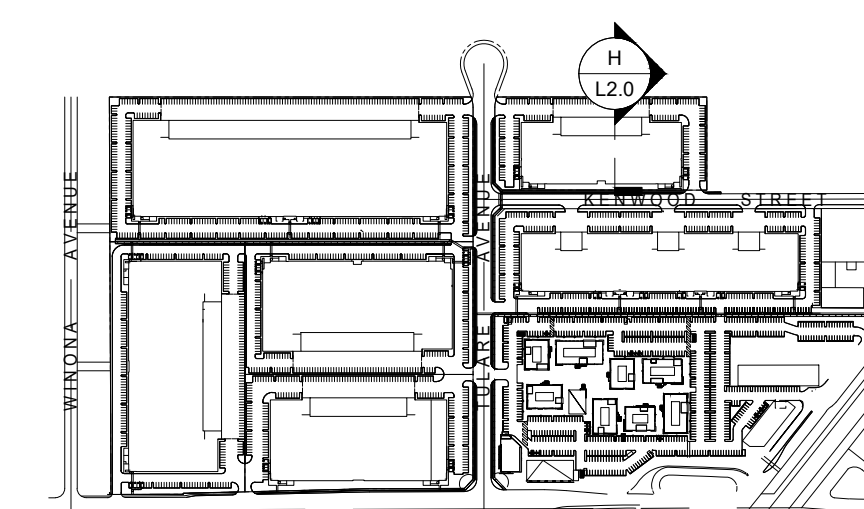
Description
PRELIMINARY LANDSCAPE STREET SECTIONS

Scale

L2.2



SECTION 'H' - PROPOSED KENWOOD STREET EXPANSION
 SCALE: 3/16" = 1'-0"



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KGM
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Date	Description
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Seal / Signature

Project Name
AVION BURBANK

Project Number
05.9772.000

Description
PRELIMINARY LANDSCAPE STREET SECTIONS

Scale

L2.3



BIKE RACKS



BIKE SHARE



SHADE CANOPY + FIREPLACE



STEEL BEAM CANOPY WITH WOOD INFILL



PAINTED BIKE LANE ON ASPHALT



'SHARE THE PATH' SIGNAGE



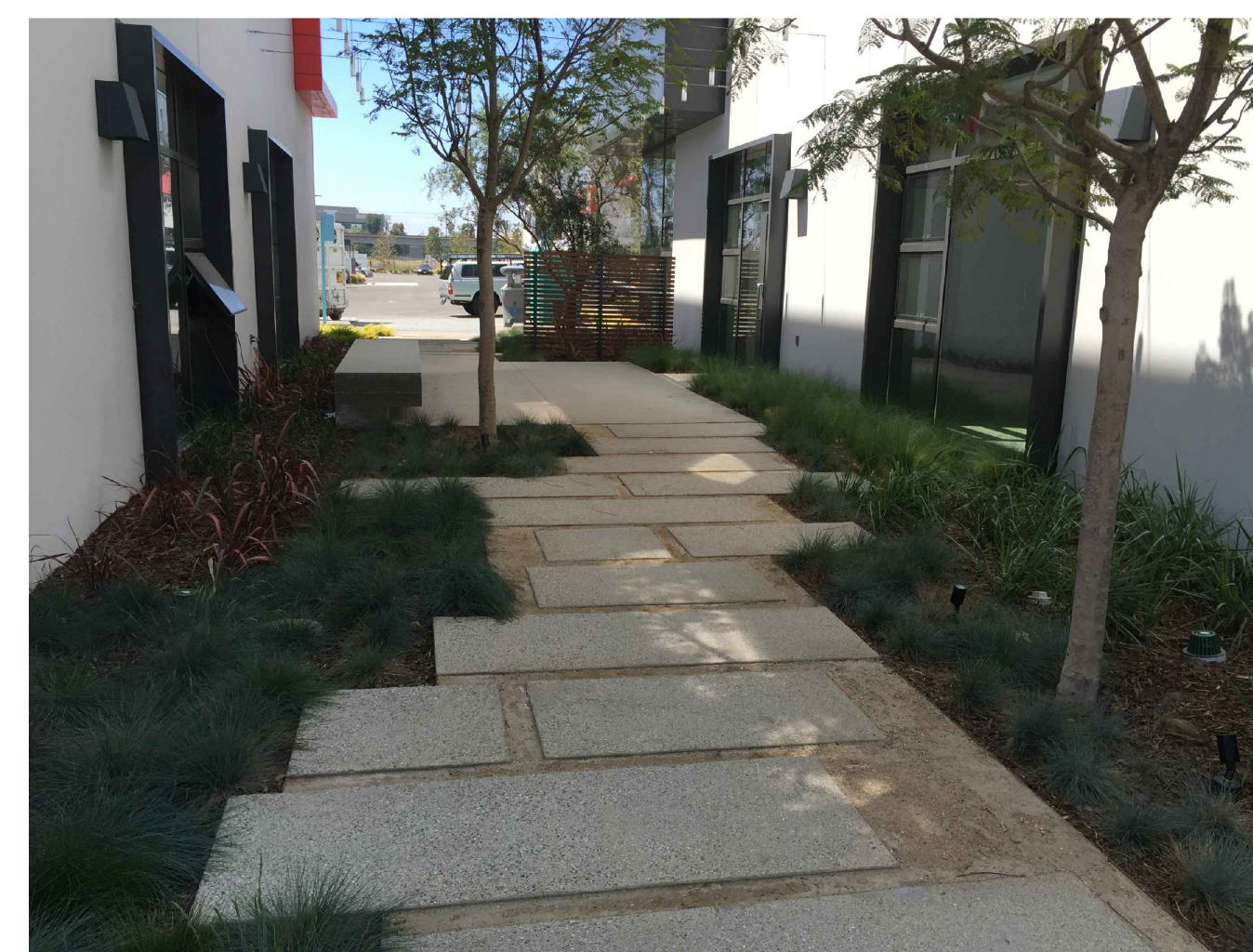
DEEP SEATING + SHADE CANOPY + WOOD BENCH



CONVERSATION AREA



SHARED BIKE / PEDESTRIAN PATH



CONCRETE STEPPERS IN DECOMPOSED GRANITE

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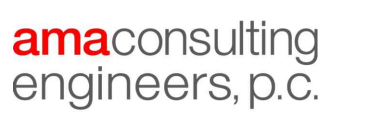
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Description
PRELIMINARY HARDSCAPE IMAGES

Scale

L3.1



CONVERSATION AREAS AND LIGHTING



PRIVATE PATIOS



INTERFACE OF COMMON AREA AND PRIVATE PATIOS



CASUAL DINING



CROSSWALK PATTERN



SEATING AND DINING



HISTORICAL REFERENCE



BIOSWALE



PET STATION

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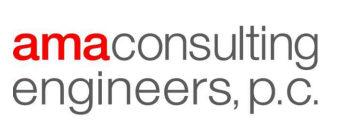
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Description
 PRELIMINARY HARDSCAPE IMAGES

Scale

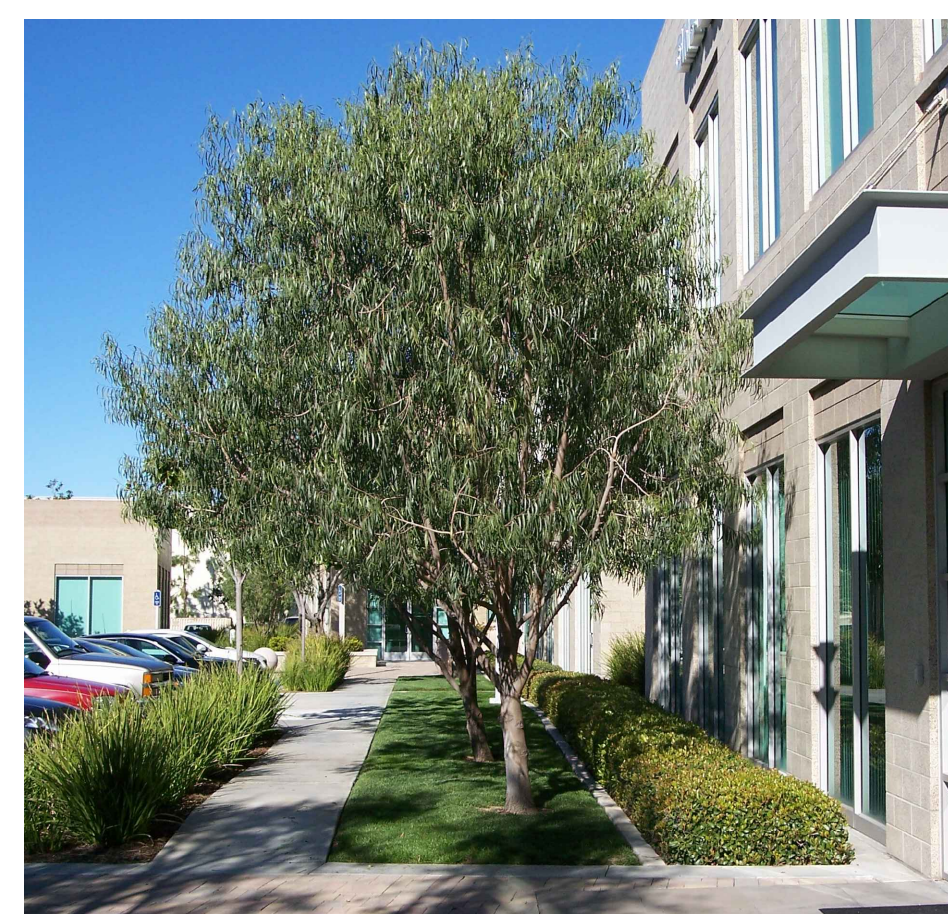
L3.2



OLEA EUROPAEA / HERITAGE OLIVE



CERCIDIUM 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE



GEIJERA PARVIFLORA / AUSTRALIAN WILLOW



ACACIA STENOPHYLLA / SHOESTRING ACACIA



RHUS LANCEA / AFRICAN SUMAC



PROSOPIS CHILENSIS / CHILEAN MESQUITE



LAGERSTROEMIA MUSKOGEE / MUSKOGEE CRAPE MYRTLE



TIPUANA TIPU / TIPU TREE



LOPHOSTEMON CONFERTUS / BRISBANE BOX



PINUS ELДАРICA / AFGHAN PINE



QUERCUS AGRIFOLIA / CALIFORNIA LIVE OAK



AGONIS FLEXULOSA / PEPPERMINT TREE



PLATANUS RACEMOSA / CALIFORNIA SYCAMORE



ACACIA REDOLENS 'DESERT CARPET' / PROSTRATE ACACIA



BACCHARIS P. 'TWIN PEAKS' / DWARF COYOTE BRUSH



CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH



CAREX DIVULSA / BERKELEY SEDGE



COTONEASTER HORIZONTALIS / ROCK COTONEASTER



DIETES BICOLOR / FORTNIGHT LILY



DIANELLA 'CASSA BLUE' / CASSA BLUE FLAX LILY



HEMEROCALLIS HYBRID 'YELLOW' / DAYLILY



HESPERALOE PARVIFLORA / RED YUCCA



FESTUCA MAIREI / ATLAS FESCUE



LANTANA 'NEW GOLD' / NEW GOLD LANTANA



LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER SAGE



MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY



MUHLENBERGIA RIGENS / DEER GRASS



ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY



TEUCRIUM X LUCIDRYS / DWARF GERMANDER



WESTRINGIA 'MORNING LIGHT' / COAST ROSEMARY



WESTRINGIA F. 'MUNDI' / MUNDI COAST ROSEMARY

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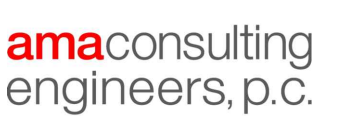
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Description
PRELIMINARY LANDSCAPE IMAGES

Scale

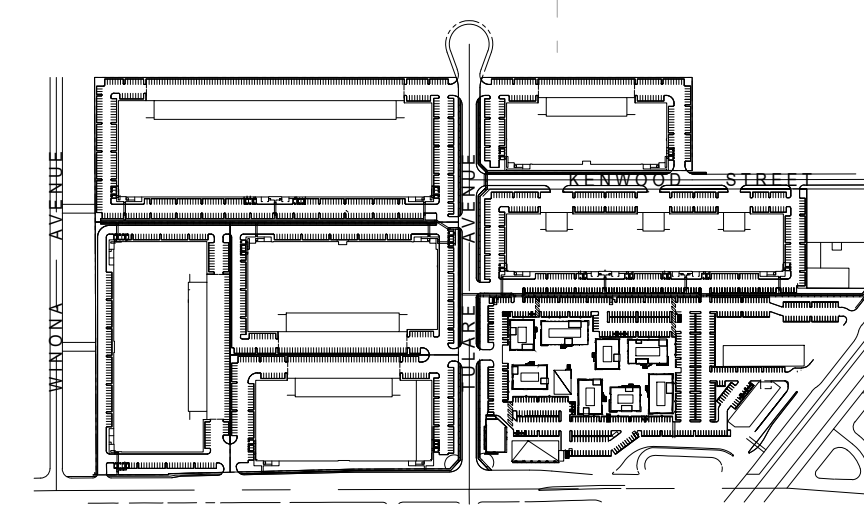
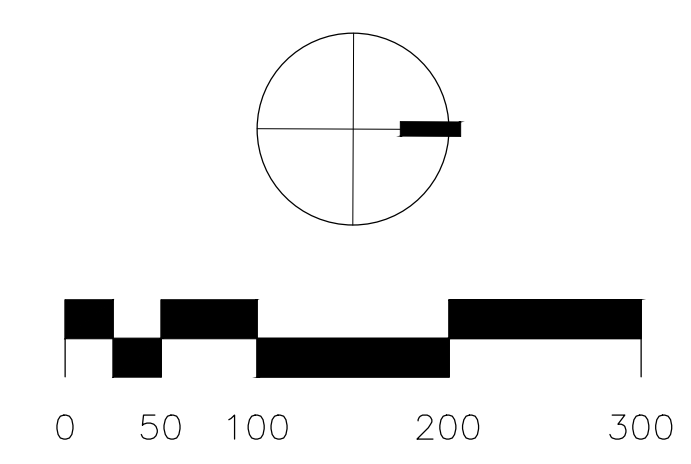
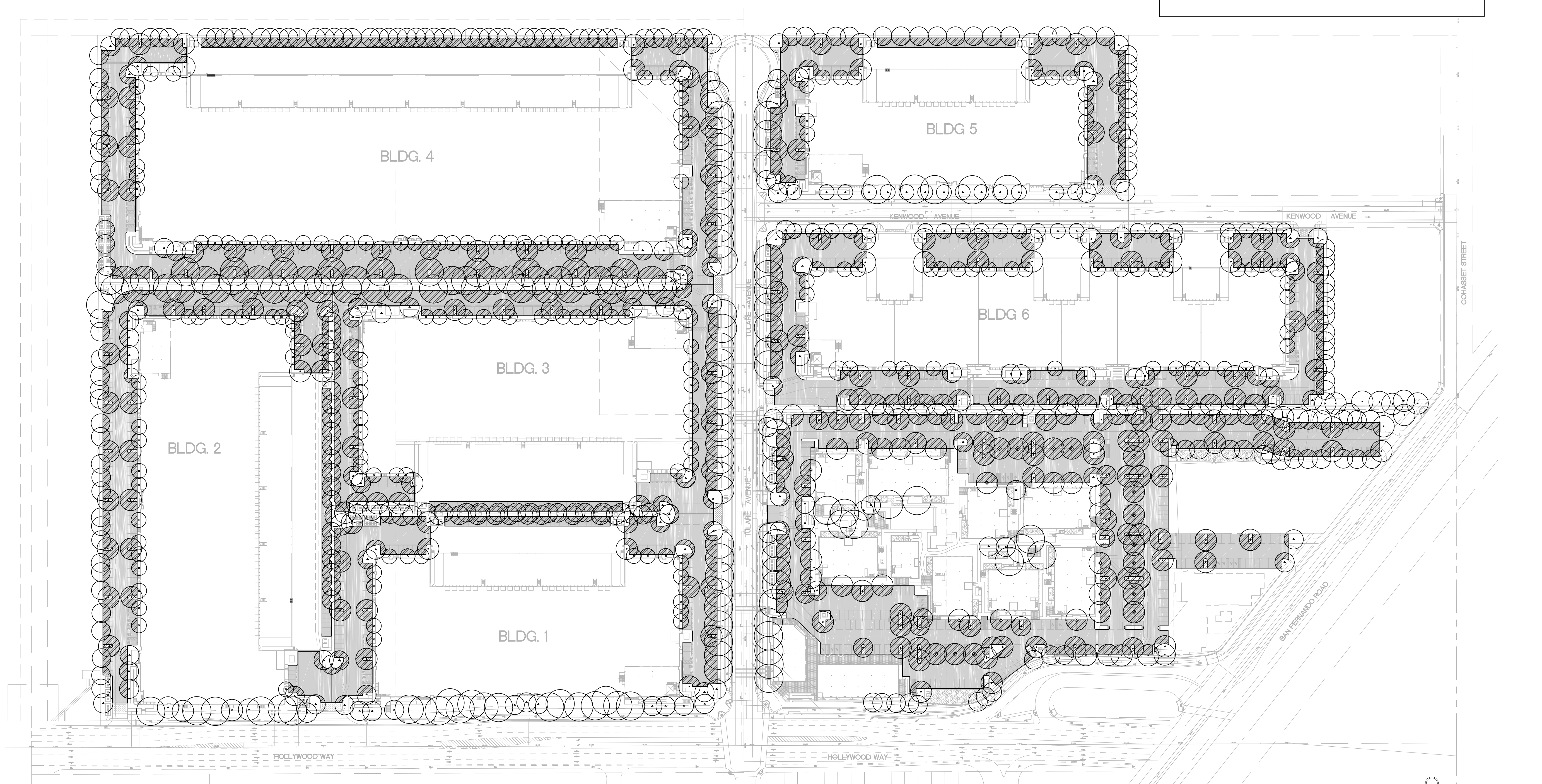
L3.3

SHADE AND PARKING AREA LEGEND

-  AREA OF PARKING STALLS & ASSOCIATED VEHICULAR CIRCULATION
-  SHADE PROVIDED BY TREES AT 15 YEARS GROWTH

SHADE CALCULATIONS

INDUSTRIAL BUILDINGS 1-6:	
TOTAL AREA OF PARKING STALLS & ASSOCIATED VEHICULAR CIRCULATION	= 514,238 S.F.
TOTAL REQUIRED SHADE AREA AT PARKING AREA & ASSOCIATED CIRCULATION	= 257,119 S.F. (50%)
TOTAL AREA OF SHADE FROM TREES (TREES AT 5 YEARS MATURITY)	= 281,145 S.F.
INDUSTRIAL BUILDINGS 1-6	= 55%
TOTAL SHADED AREA	
OFFICE / RETAIL / HOTEL:	
TOTAL AREA OF PARKING STALLS & ASSOCIATED VEHICULAR CIRCULATION	= 215,788 S.F.
TOTAL REQUIRED SHADE AREA AT PARKING AREA & ASSOCIATED CIRCULATION	= 107,894 S.F. (50%)
TOTAL AREA OF SHADE FROM TREES (TREES AT 5 YEARS MATURITY)	= 113,715 S.F.
BUILDING OFFICE / RETAIL / HOTEL	= 53%
TOTAL SHADED AREA	



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strategy and design
 for
 visual communication
 Looking
 145 standard street
 el segundo, california 90245
 lookingla



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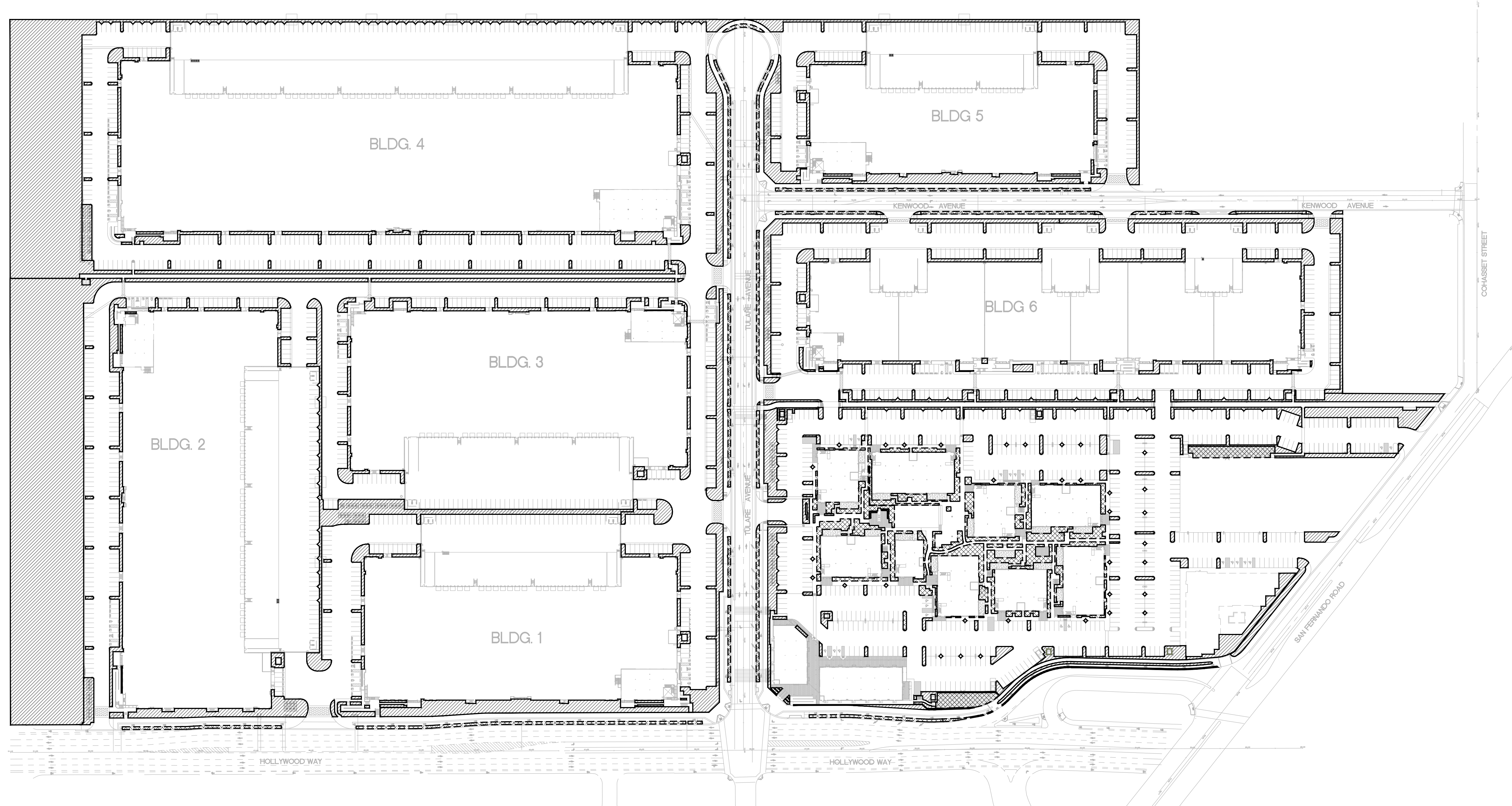
Project Number
05.9772.000

Description
PRELIMINARY PARKING LOT SHADING DIAGRAM

Scale

L4.1

LEGEND		
WATER USE	AREA	% OF LANDSCAPE
 LW = LOW WATER USE PLANTS	388,578 S.F.	88%
 MW = MODERATE WATER USE PLANTS	54,767 S.F.	12%
(TOTAL LANDSCAPE AREA = 443,345 S.F.)		



AB 1881 "MWELO" WATER BUDGET CALCULATIONS

Maximum Applied Water Allowance (MAWA)
 The project's Maximum Applied Water Allowance shall be calculated using this equation:
 $MAWA = (Eto) \times (0.62) \times [(0.45 \times LA) + (0.55 \times SLA)]$

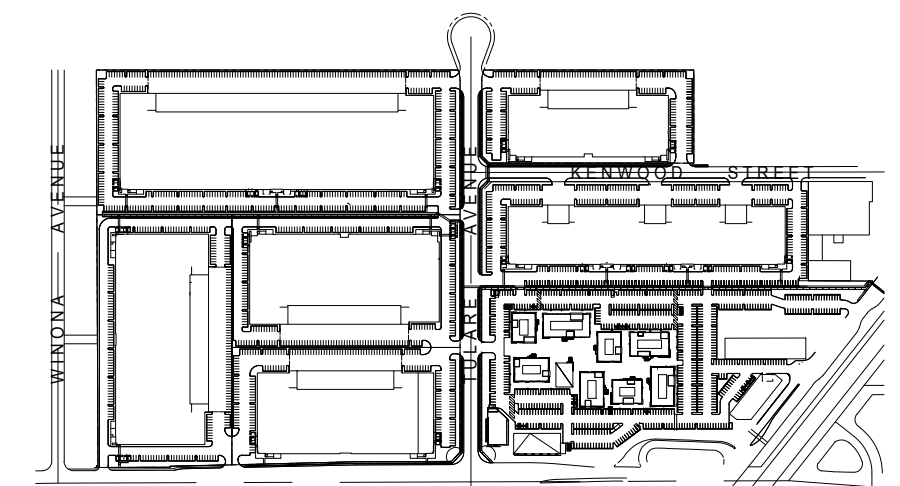
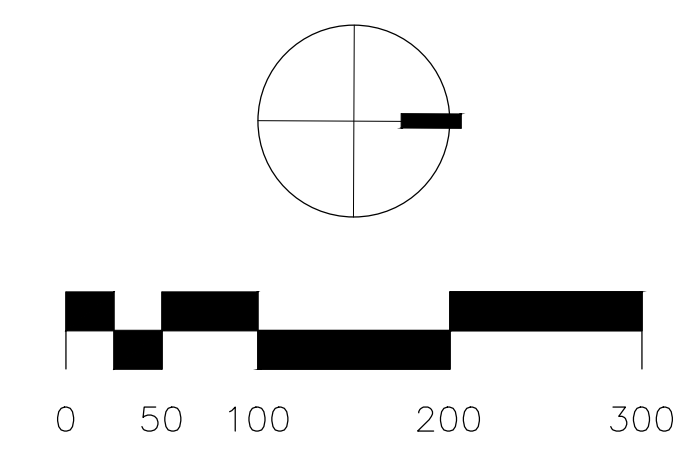
Eto (Historical Evapotranspiration for Area) = 51.70
 ETAF (Evapotranspiration Adjustment Factor - LA) = 0.45
 ETAF (Evapotranspiration Adjustment Factor - SLA) = 0.55
 LA (Total Landscaped Area including SLA) = 441,714 ft²
 SLA (Special Landscaped Area) = 441,714 ft²
 0.62 (Conversion Factor)

	Eto	ETAF	LA or SLA (ft ²)	Conversion	MAWA (Gallons Per Year)
MAWA for LA =	51.70	x 0.45	x 441,714	x 0.62	6,371,415
MAWA for SLA =	51.70	x 0.55	x 441,714	x 0.62	7,787,285
Total =					14,158,701
Maximum Applied Water Allowance (MAWA) =					14,158,701 Gal/yr 18928.7 CCF/yr

Estimated Total Water Use (ETWU)
 The project's Estimated Total Water Use shall be calculated using this equation:
 $ETWU = (Eto) (0.62) [(PF \times HA) / IE + SLA]$

ETWU = Estimated Total Water Use per year (gallons)
 Eto = Reference Evapotranspiration (inches) 51.70 (inches per year)
 PF = Plant Factor from WUCOLS (see section 491)
 HA = Hydrozone Area [high, medium and low water use areas] (square feet)
 SLA = Special Landscaped Area (square feet)
 0.62 = Conversion Factor
 IE = Irrigation Efficiency

	Eto	Conversion	PF	HA (R2) SLA (ft ²)	IE	Gallons
Hydrozone Area # 1 Shrub Drip (MOD)	51.70	x 0.62	x 0.40	x 54,273	+ 0.81	859,095
Hydrozone Area # 2 Shrub Drip (LOW)	51.70	x 0.62	x 0.30	x 357,441	+ 0.81	4,243,487
Hydrozone Area # 3 Shrub Spray (LOW)	51.70	x 0.62	x 0.30	x 30,000	+ 0.71	406,318
Totals =				441,714		5,508,900
Estimated Total Water Use (ETWU) =						5,508,900 Gal / yr 7364.8 CCF / yr
Percentage of savings over MAWA =						61.1%
This Number Must Be Positive:						



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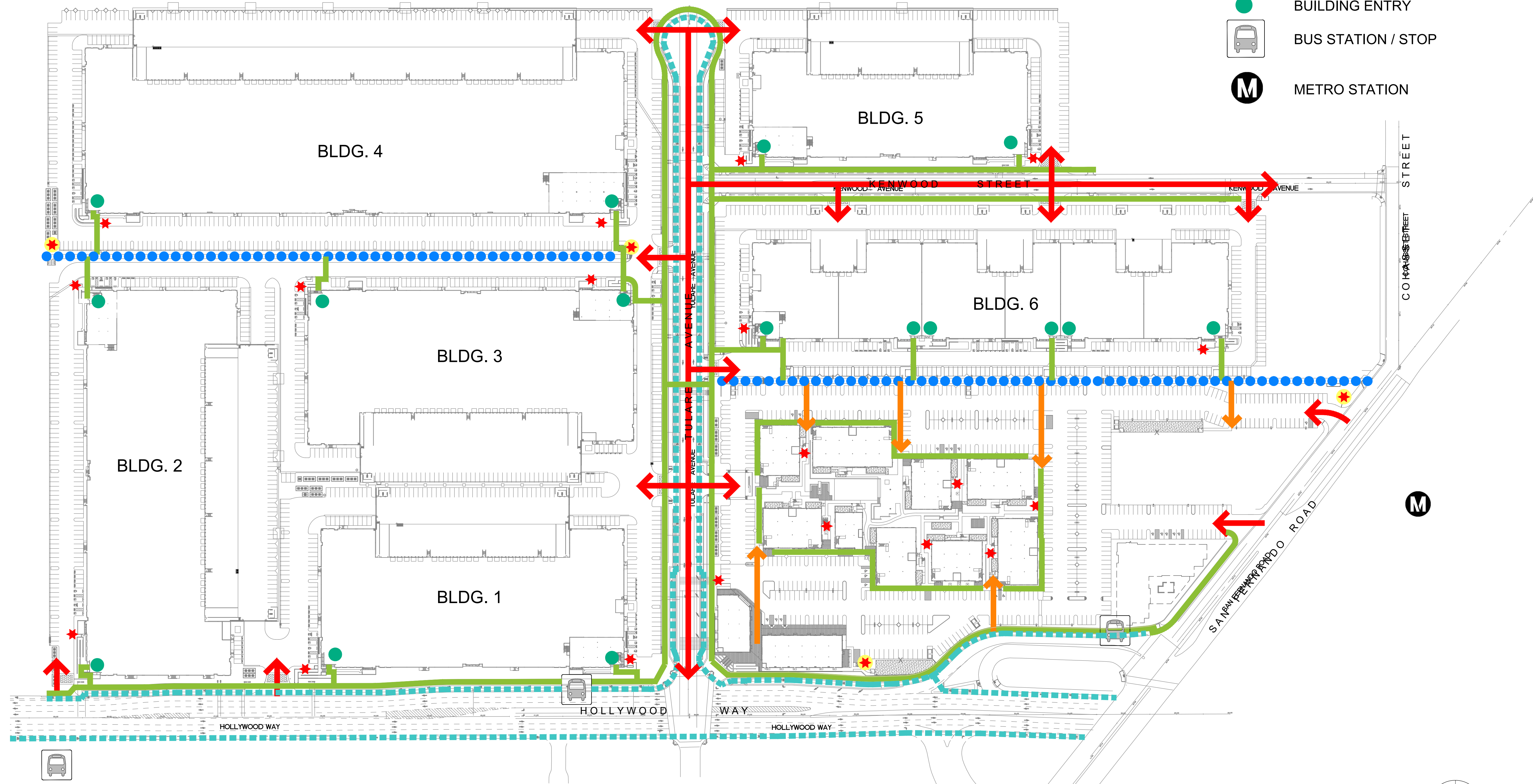
Description
PRELIMINARY HYDROZONE AND MWELO PLAN AND CALCULATIONS

Scale

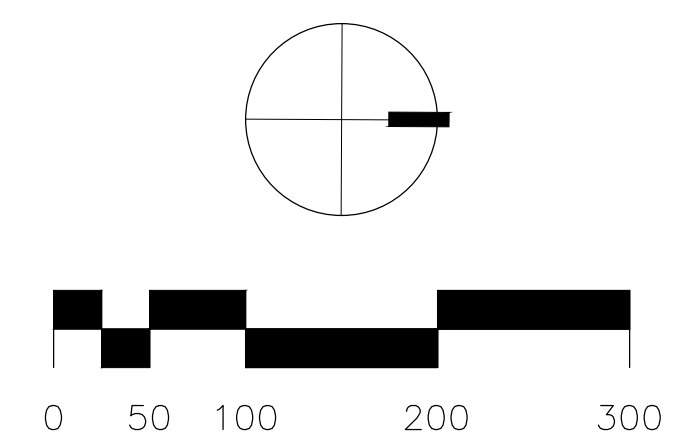
L5.1

LEGEND

-  5' WIDE PEDESTRIAN SPINE
-  8' - 10' WIDE MULTI-USE TRAIL
-  8' - 10' WIDE PEDESTRIAN WALK
-  BIKE LANE
-  VEHICULAR ROUTE
-  BIKE PARKING
-  BIKE SHARE
-  BUILDING ENTRY
-  BUS STATION / STOP
-  METRO STATION



Note: The proposed extension of Tulare Avenue may include a future connection to the airport frontage road.



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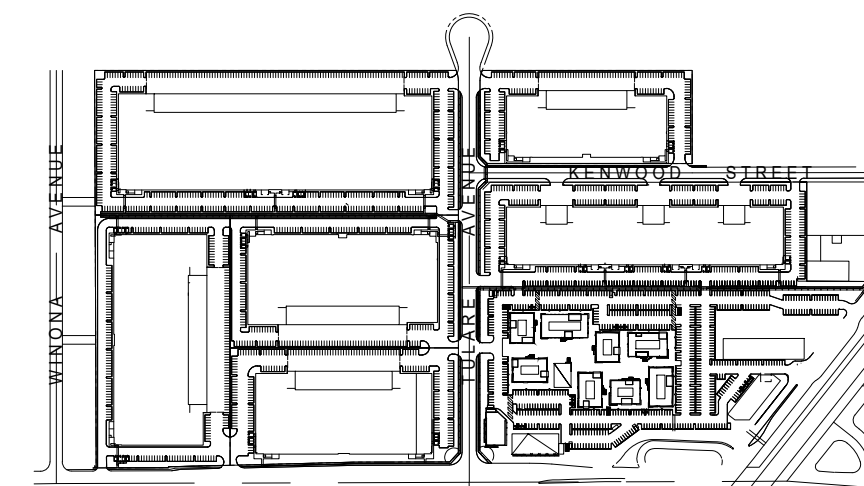
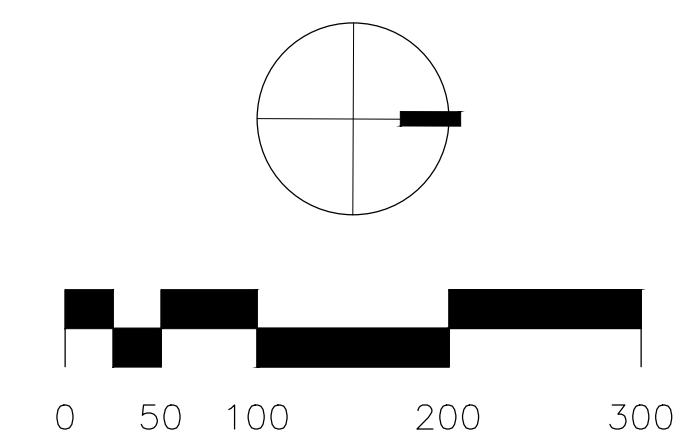
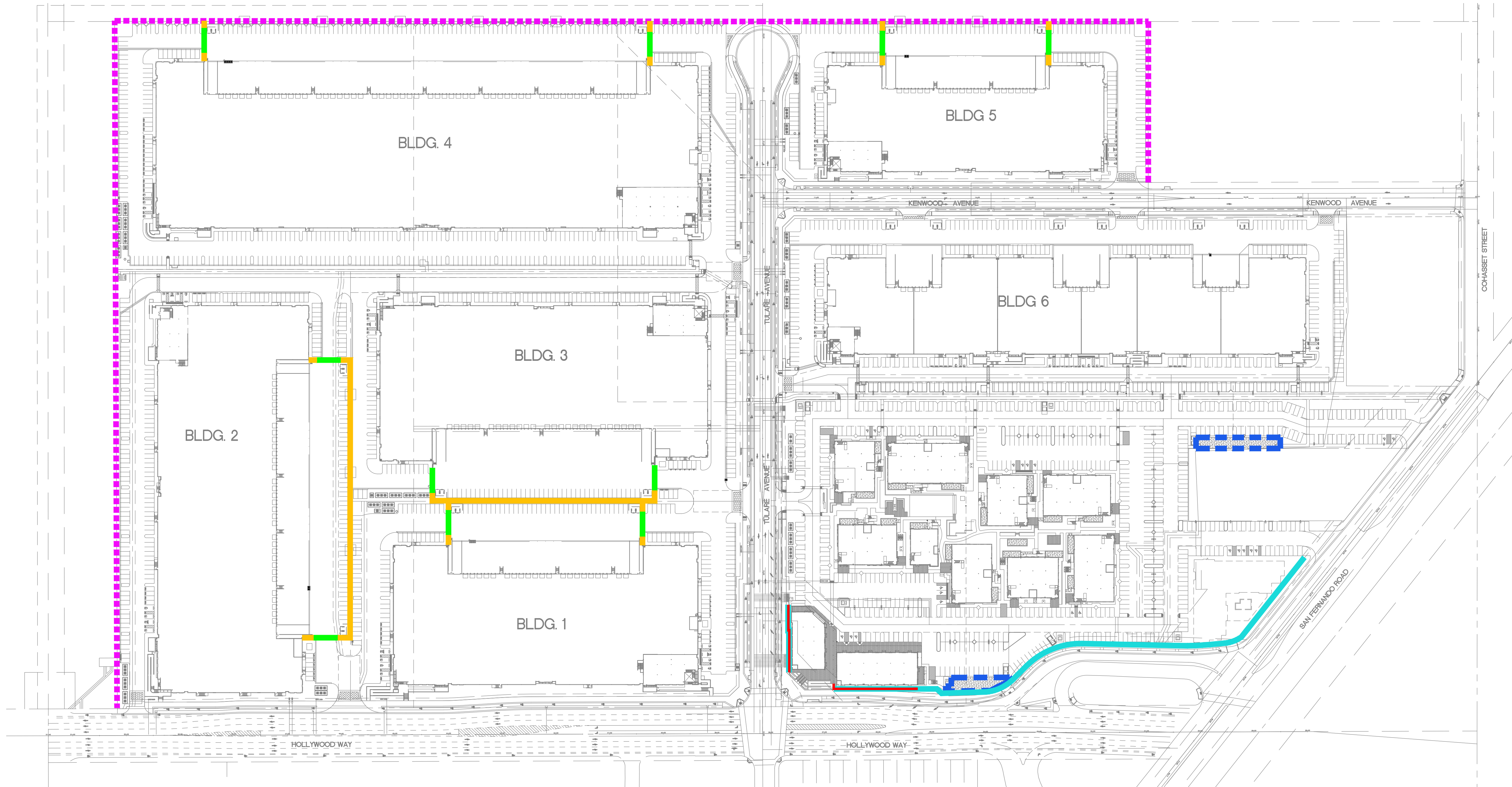
Description
 VEHICULAR, PEDESTRIAN AND BICYCLE CIRCULATION PLAN

Scale

VC-1.0

LEGEND

- - - - - NEW 8' HIGH CHAINLINK FENCE
- EXISTING RETAINING WALL TO REMAIN - NEW GUARDRAIL TO BE ADDED ON TOP
- 8' METAL PICKET FENCE
- 8' BI-PARTING GATES WITH METAL PICKETS
- - - - - 5' HIGH BLACK VINYL COATED CHAIN LINK DOG PARK FENCE
- 8' HIGH GREENSCREEN WITH VINES



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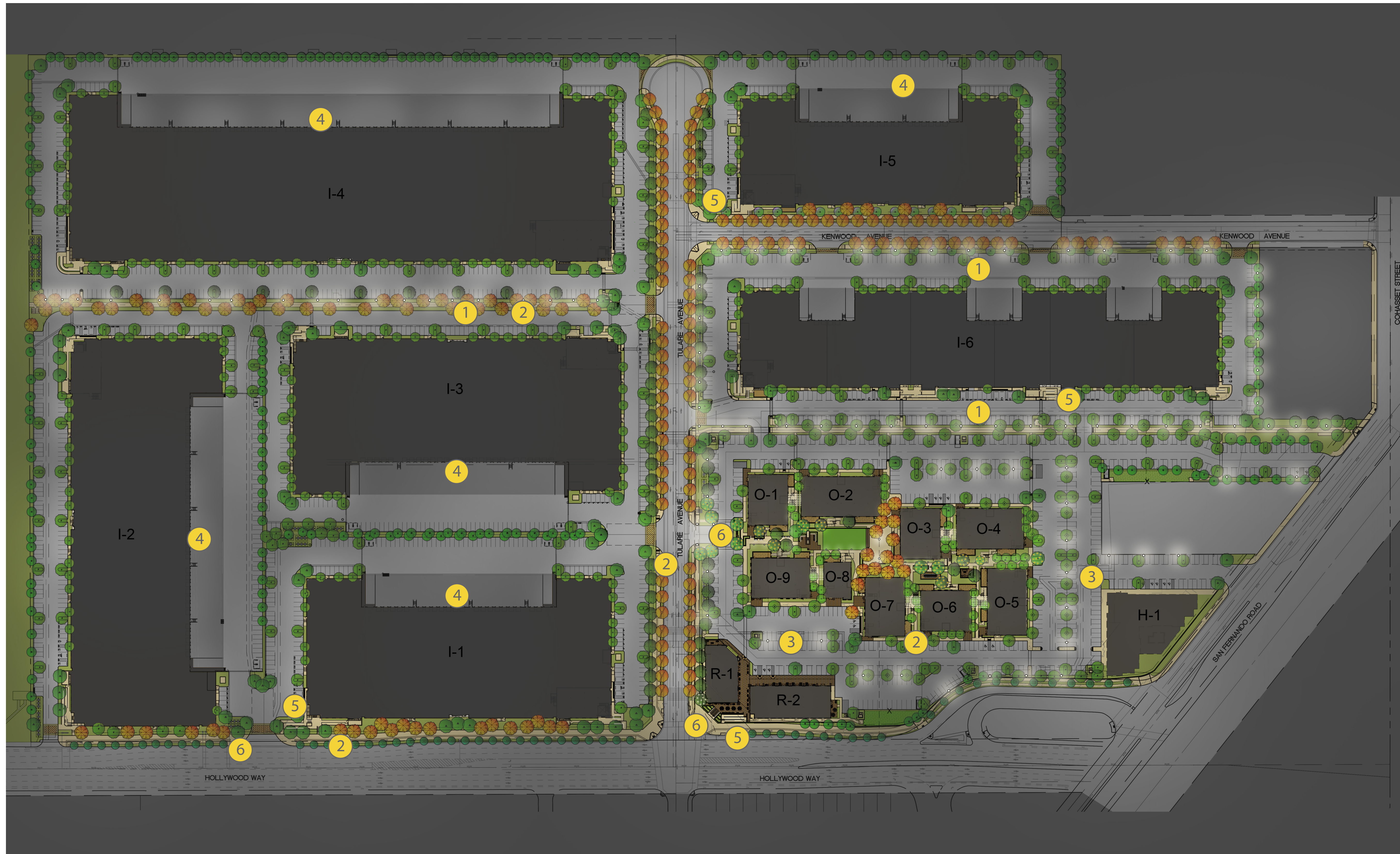
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Description
FENCE AND WALL PLAN

Scale

FP-1.0



LEGEND

- 1** PEDESTRIAN SCALE POST LIGHTS ALONG THE VEHICULAR PATHS. POST LIGHTS TO BE APPROXIMATELY 12'-0" TALL WITH 40FT-50FT ON CENTER SPACING. FIXTURES SHALL BE UTILIZED WITH HIGH EFFICIENCY SOURCES AND SHIELDED TO MINIMIZE GLARE.

2 UPLIGHTING AT TREES AND LANDSCAPE AREAS ALONG VEHICULAR AND PEDESTRIAN PATHS.

3 PARKING LIGHTING SHALL A UNIFORMITY THAT COMPLIES WITH CITY REQUIREMENTS. THE LIGHT SOURCE SHALL NOT BE VISIBLE FROM THE STREET. THE LIGHT SOURCE SHALL NOT BE VISIBLE FROM THE STREET OR SURROUNDING PROPERTIES.
- 4** BUILDING MOUNTED AREA LIGHTS AT INDUSTRIAL BUILDINGS TO MINIMIZE USE OF POLE MOUNTED FIXTURES. FIXTURES SHALL BE UTILIZED WITH HIGH EFFICIENCY SOURCES AND SHIELDED TO MINIMIZE GLARE.

5 INTEGRAL HANDRAIL LED LIGHTING

6 LIGHTING AT PROJECT IDENTIFICATION/ BRANDING

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Description
SITE LIGHTING PLAN

Scale
NTS

LT-1.0