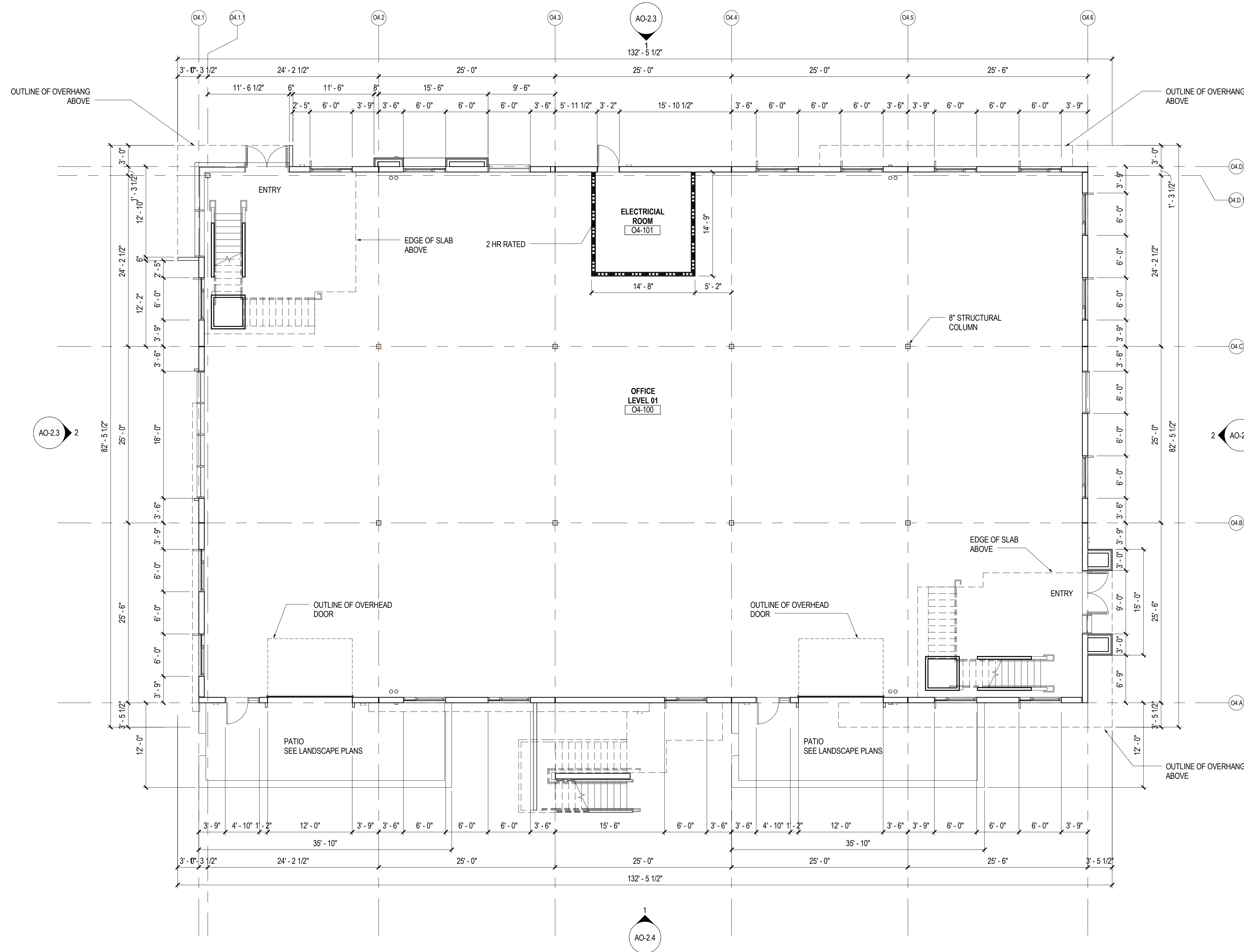


AVION BURBANK

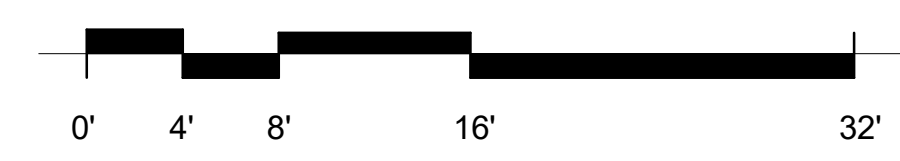
3001 NORTH HOLLYWOOD WAY
BURBANK, CALIFORNIA 91505

PLANNED DEVELOPMENT APPLICATION SUBMITTAL | 10.02.2018





1 OFFICE O-4 LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

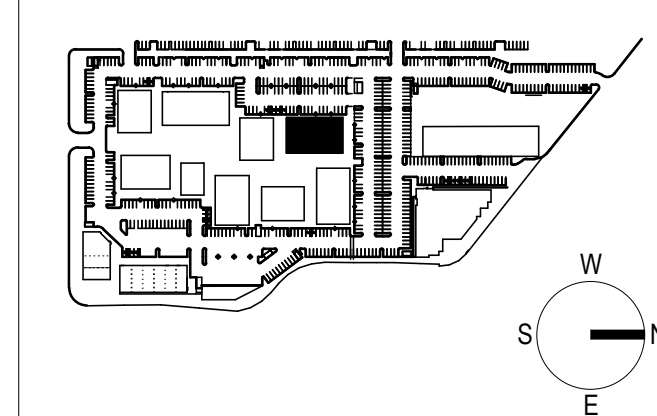


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GENERAL NOTES

KEY PLAN



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Seal / Signature

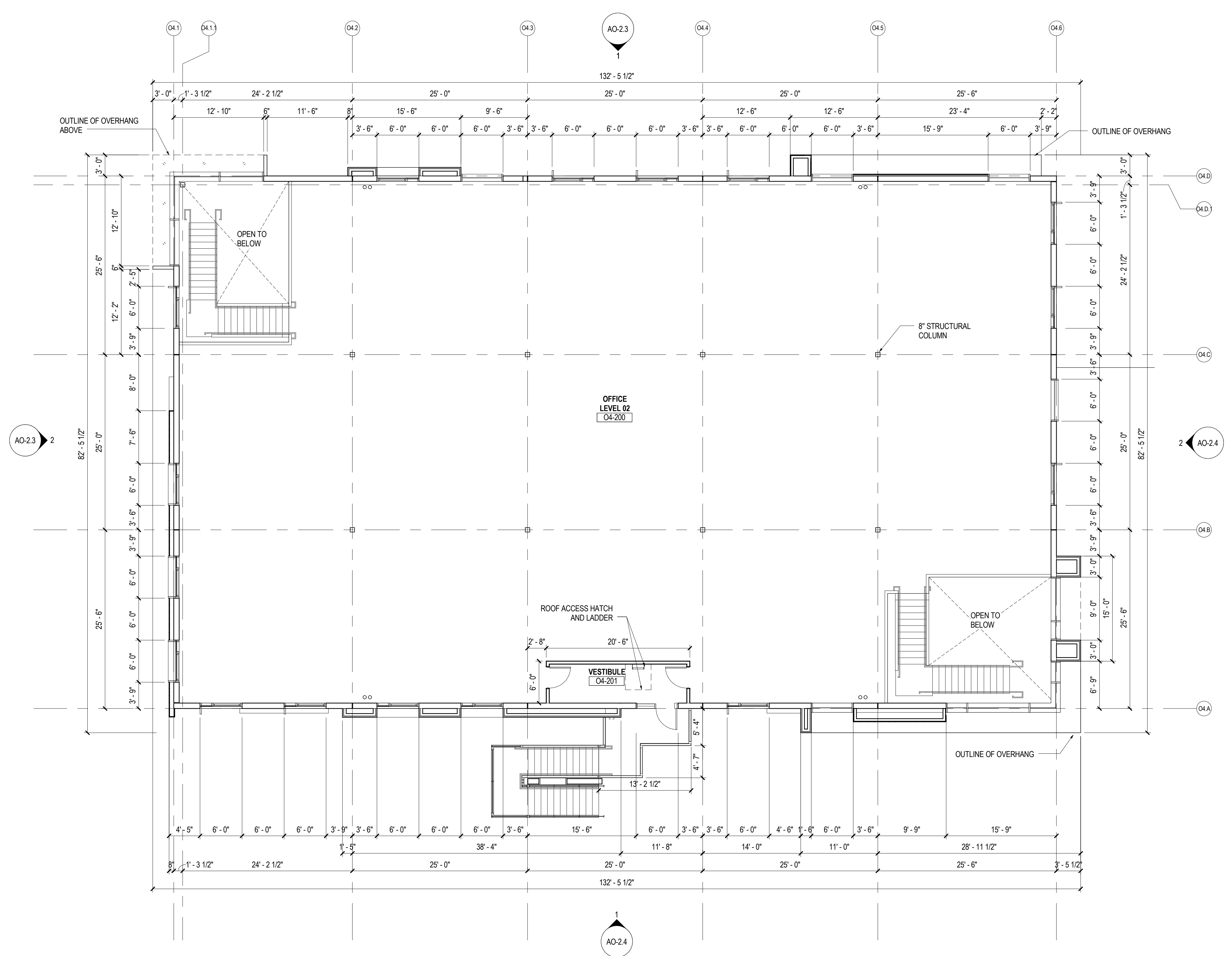
Project Name
AVION BURBANK

Project Number
05.9772.000

Description
OFFICE O-4 - LEVEL 1 FLOOR PLAN

Scale
1/8" = 1'-0"

AO-2.0



1 OFFICE O-4 LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

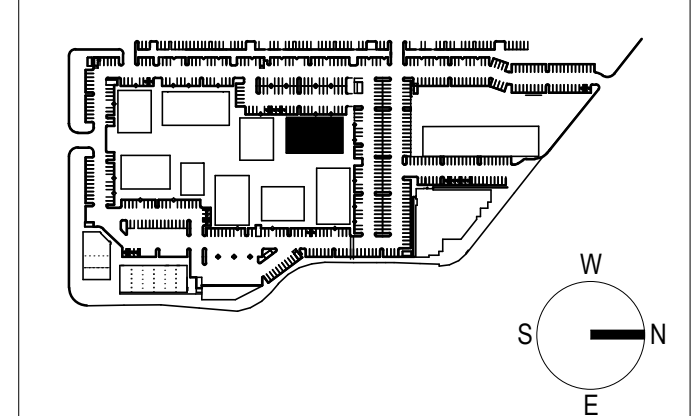


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KEY PLAN



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Seal / Signature

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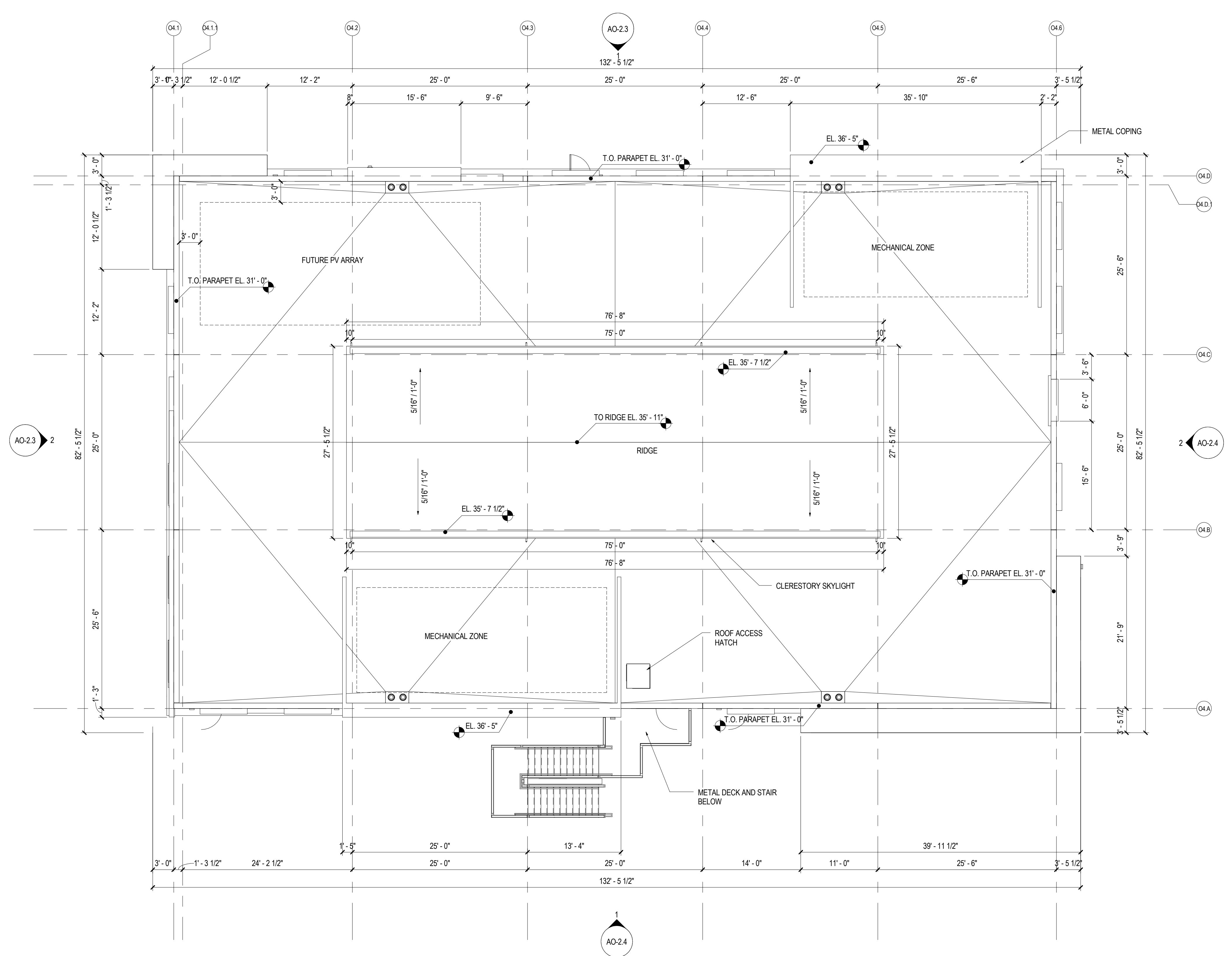
Description

OFFICE O-4 - LEVEL 2 FLOOR PLAN

Scale

1/8" = 1'-0"

AO-2.1



1 OFFICE O-4 ROOF PLAN
SCALE: 1/8" = 1'-0"



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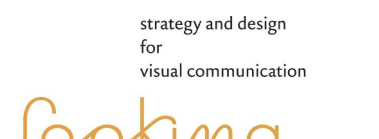
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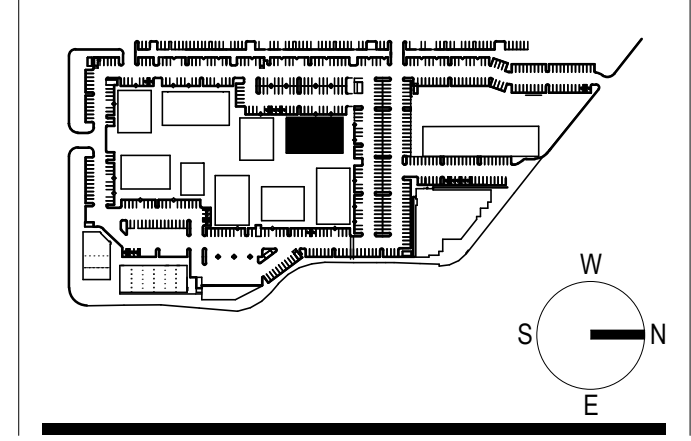
OFFICE O-4 - ROOF PLAN

Scale

1/8" = 1'-0"

AO-2.2

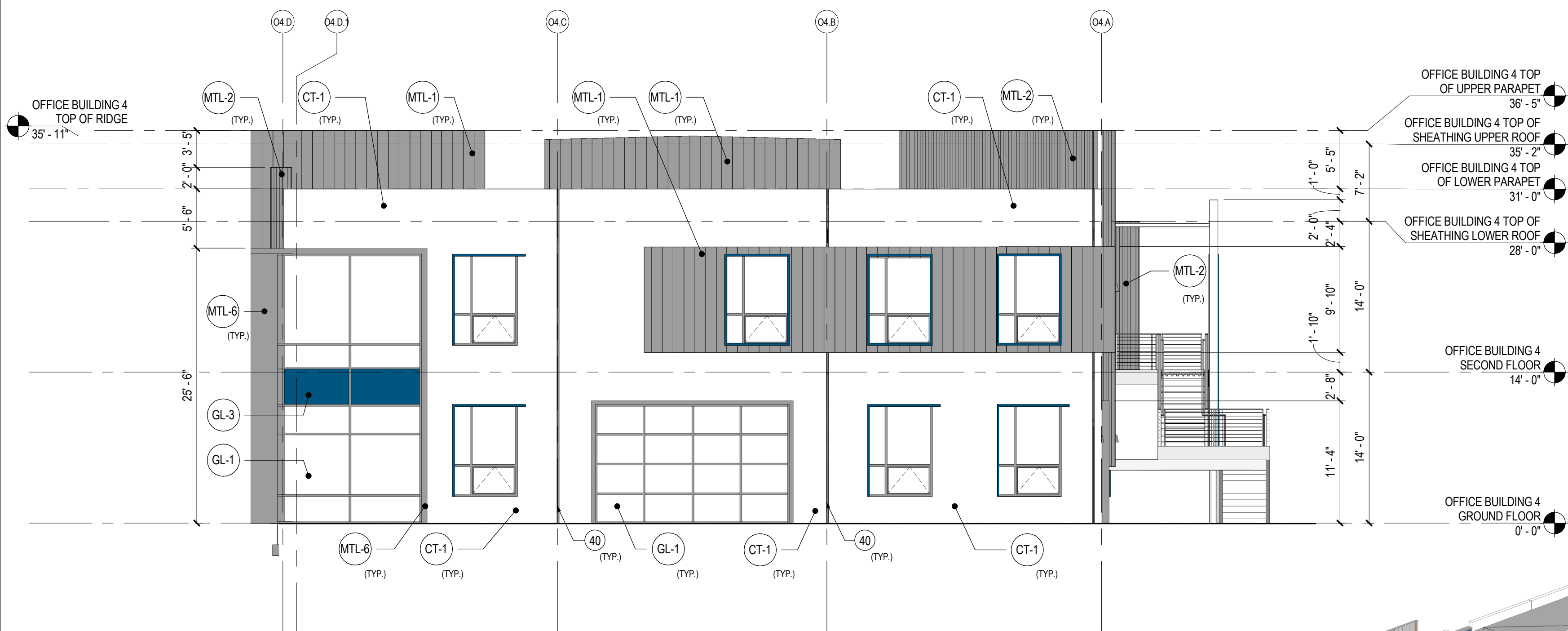
KEY PLAN





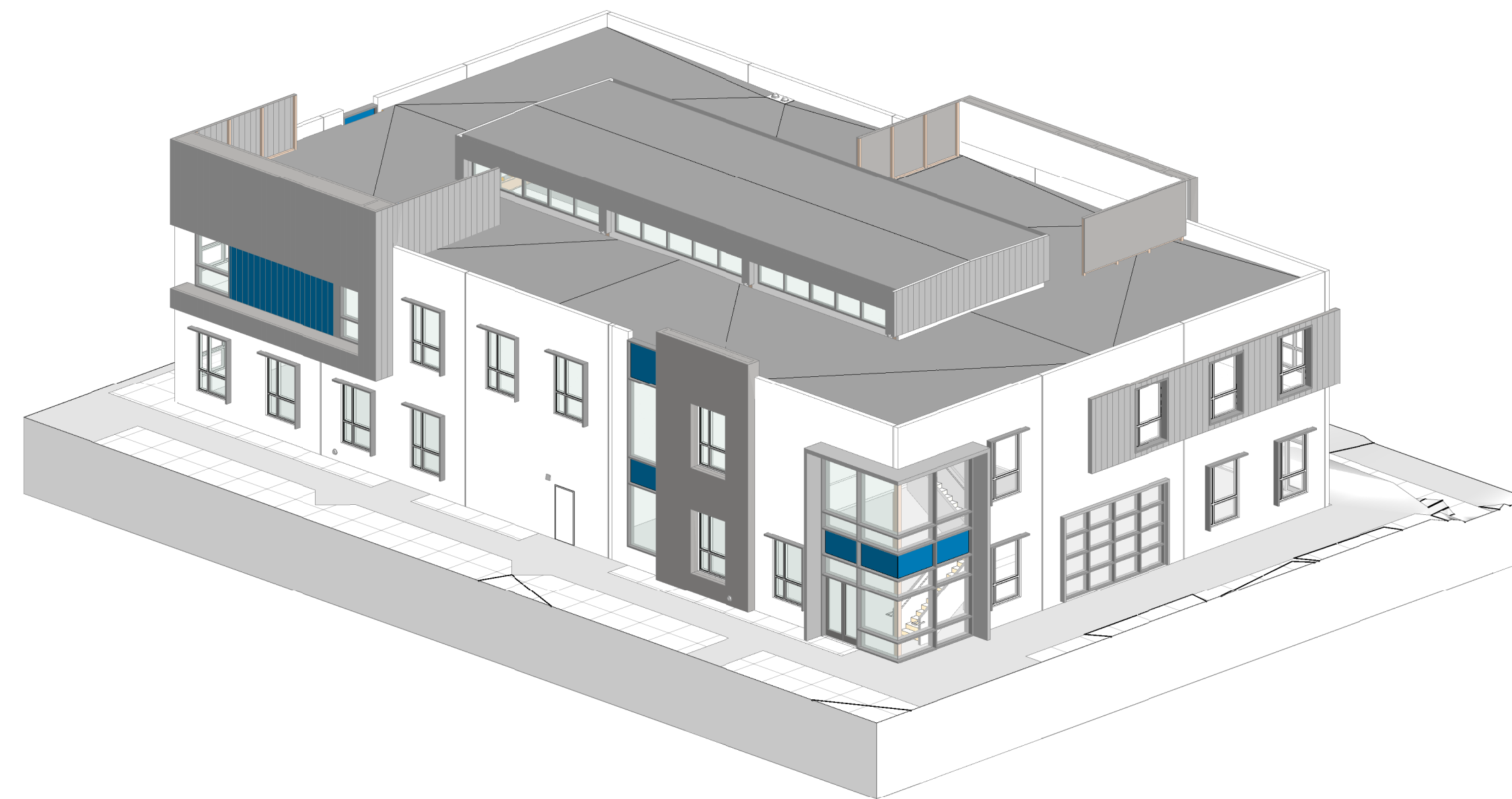
1 OFFICE O-4 WEST ELEVATION

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



2 OFFICE O-4 SOUTH ELEVATION

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



3 BUILDING O-4 3D VIEW OF SOUTHWEST CORNER

SCALE:

SHEET NOTES

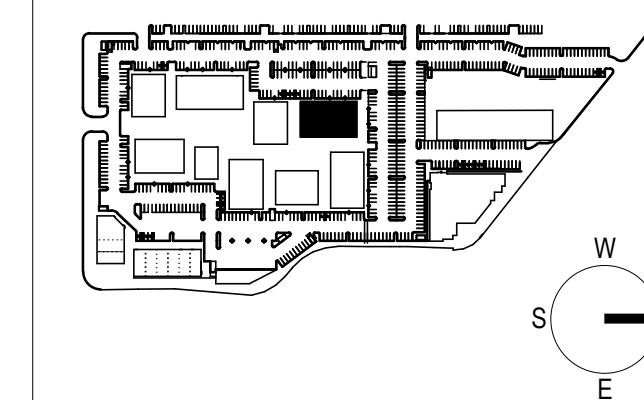
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GENERAL NOTES

LEGEND

MTL-1	LAP SEAM METAL PANEL
MTL-2	VERTICAL BOX BEAM CORRUGATED MTL PANEL
MTL-3	METAL BOX BEAM STRINGER/LEDGER
MTL-4	SS CABLE - GUARD RAIL
MTL-5	STEEL POST
MTL-6	ALUMINUM COMPOSITE PANEL
MTL-7	FLAT METAL PANEL
MTL-8	LAP SEAM METAL PANEL PAINTED BLUE
MTL-9	STEEL BEAM
CT-1	CONCRETE TILT UP PANEL
CT-2	CONCRETE TILT UP PANEL JOINT
CT-3	CONCRETE TILT UP PANEL WITH FORMLINED TEXTURE
GL-1	CLEAR GLAZING
GL-2	CLEAR GLAZING
GL-3	SPANDREL PANEL
GL-4	SPANDREL PANEL
WD-1	COMPOSITE WOOD CLADDING
WD-2	COMPOSITE WOOD CLADDING
SC-1	STUCCO

KEY PLAN



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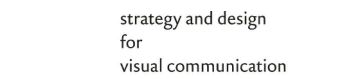
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Seal / Signature

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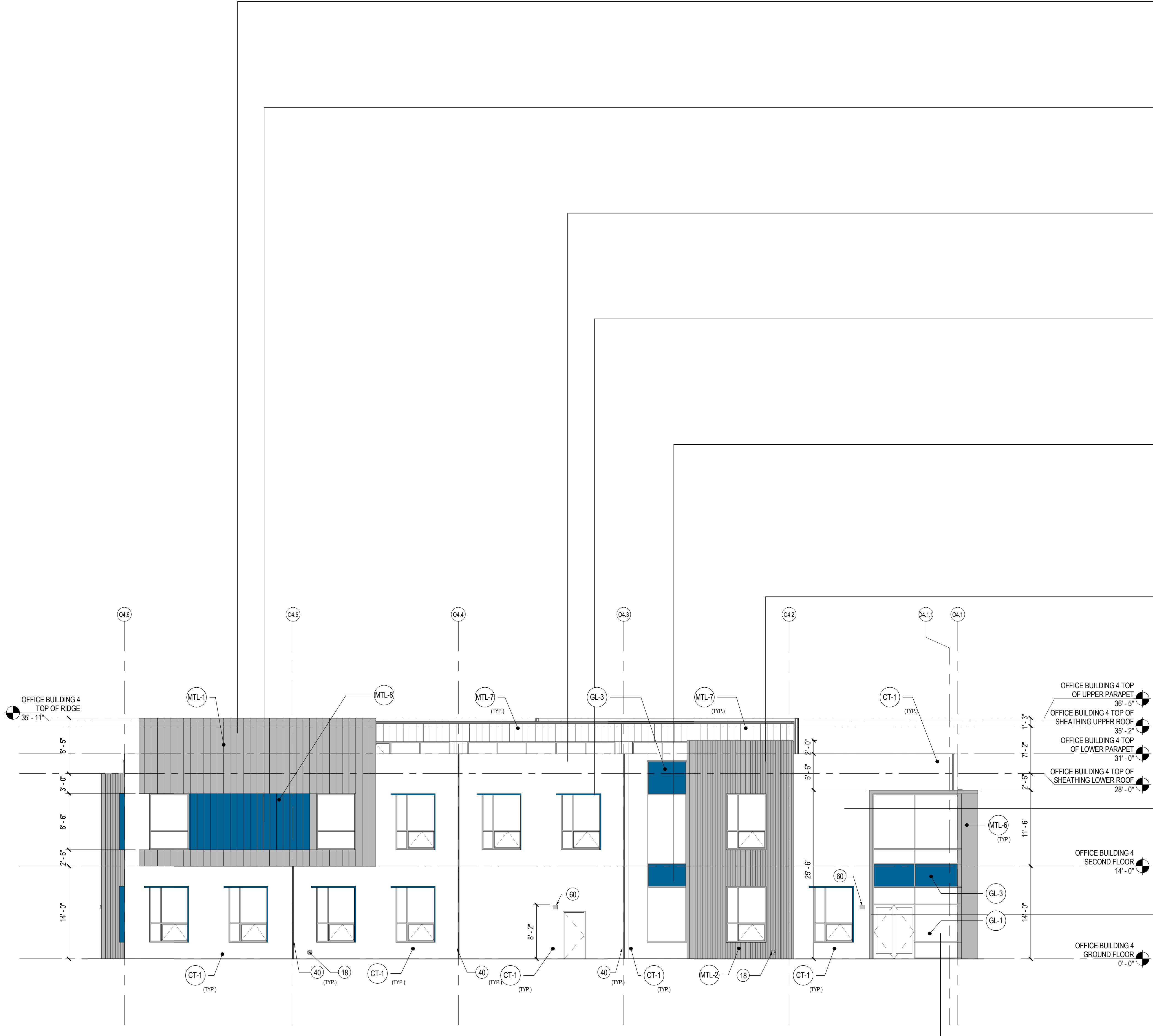
Description

OFFICE O-4 - WEST AND SOUTH ELEVATIONS

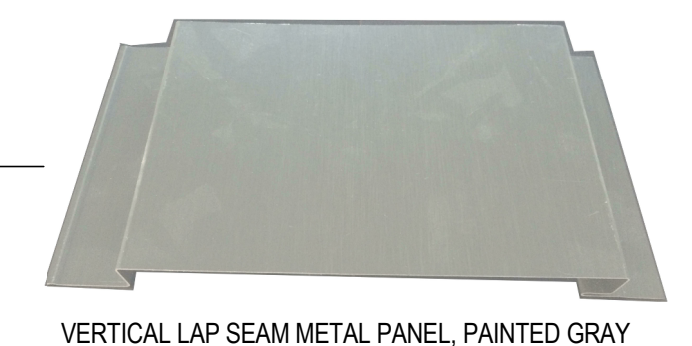
Scale

1/8" = 1'-0"

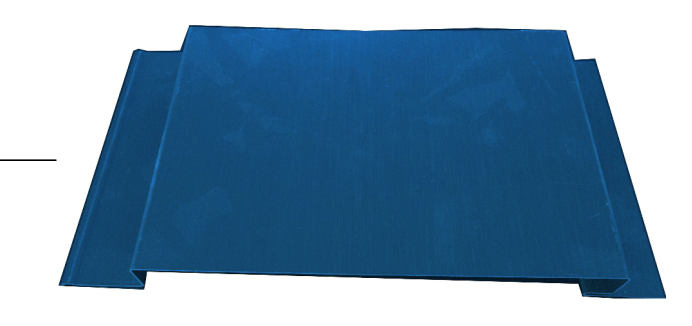
AO-2.3



1 OFFICE O-4 WEST ELEVATION - CONCEPTUAL MATERIALS PALLETTE
SCALE: 1/8" = 1'-0"



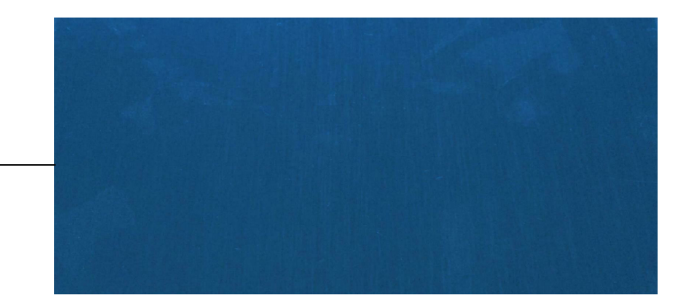
VERTICAL LAP SEAM METAL PANEL, PAINTED GRAY



VERTICAL LAP SEAM METAL PANEL, PAINTED BLUE



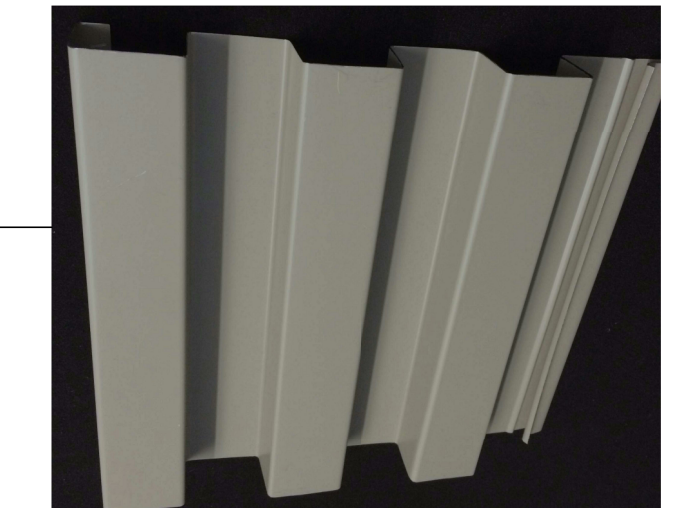
METAL FASCIA, PAINTED GRAY



METAL HORIZONTAL LIGHT SHELF WITH VERTICAL FIN, PAINTED BLUE



BLUE BACK PAINTED GLASS SPANDREL PANEL



VERTICAL BOX RIB CORRUGATED METAL PANEL, PAINTED GRAY



TILT-UP CONCRETE PANEL, PAINTED WHITE



METAL BOXED FIN LIGHT SHELF, PAINTED GRAY



LOW-E INSULATED GLAZING WITH COLORED PANELS

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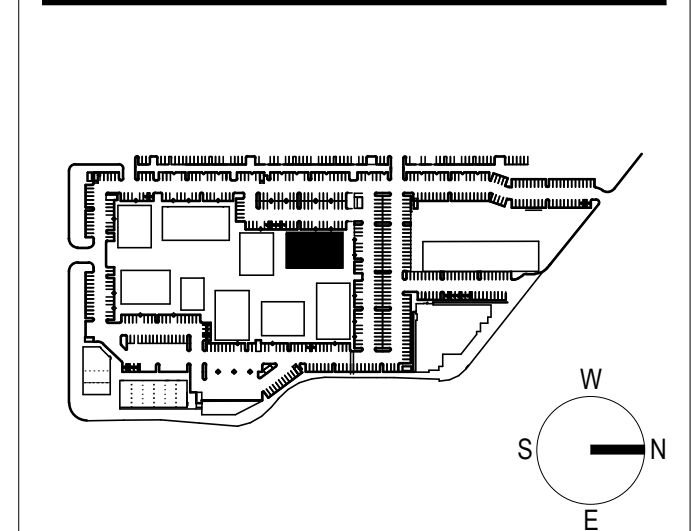
GENERAL NOTES

- OFFICE BUILDING 4 TOP OF UPPER PARAPET 36'-5"
- OFFICE BUILDING 4 TOP OF SHEATHING UPPER ROOF 35'-2"
- OFFICE BUILDING 4 TOP OF LOWER PARAPET 31'-0"
- OFFICE BUILDING 4 TOP OF SHEATHING LOWER ROOF 28'-0"
- OFFICE BUILDING 4 SECOND FLOOR 14'-0"
- OFFICE BUILDING 4 GROUND FLOOR 0'-0"

LEGEND

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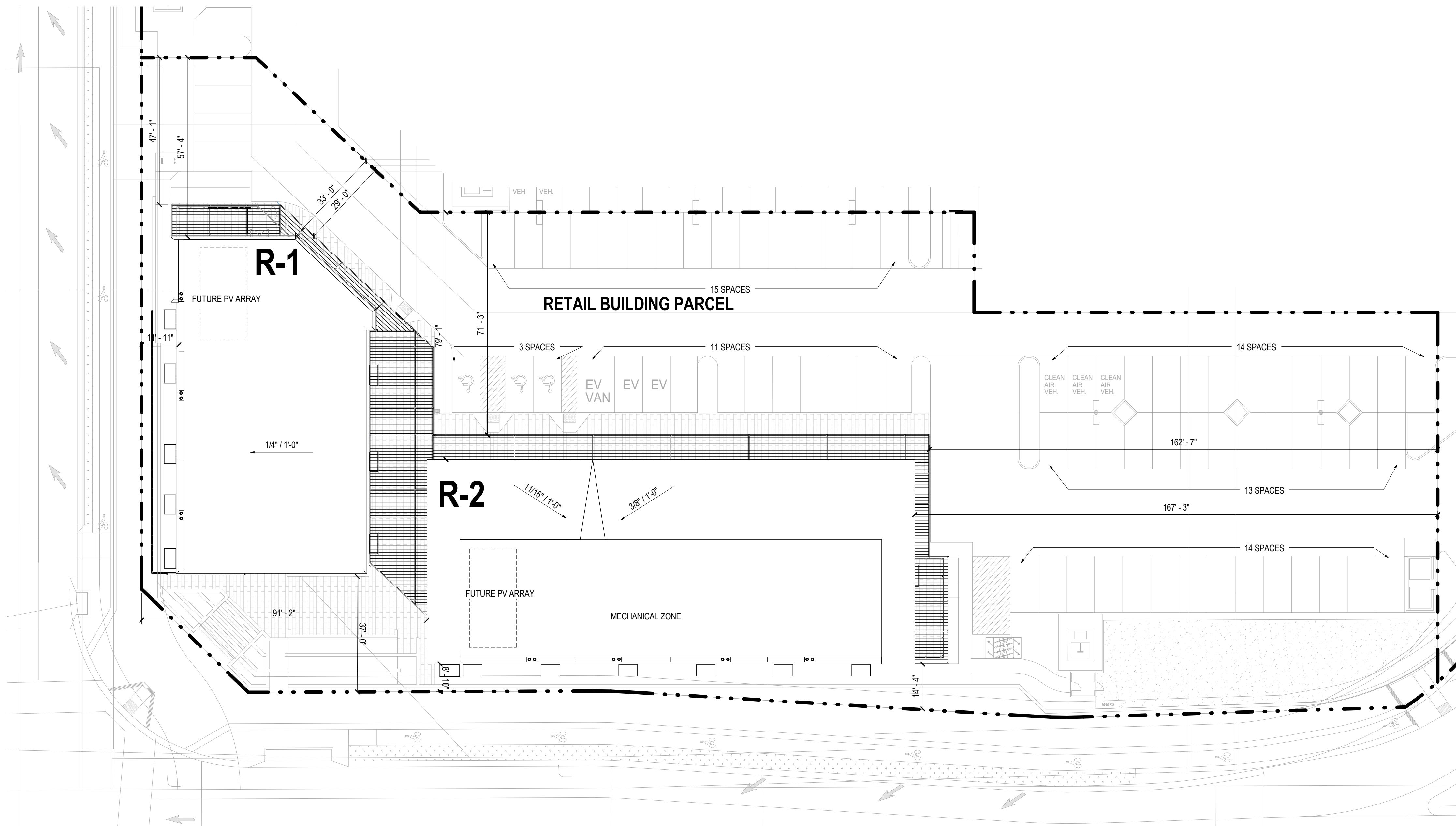
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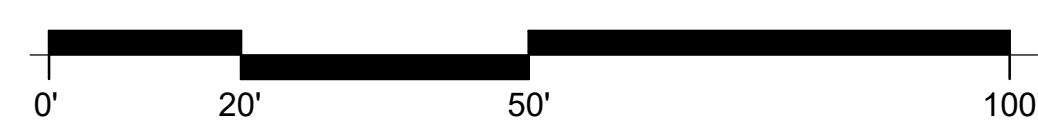
Description
OFFICE O-4 - CONCEPTUAL MATERIALS PALLETTE

Scale
1/8" = 1'-0"

AO-2.5



1 RETAIL BUILDING SITE PLAN
SCALE: 1" = 20'-0"



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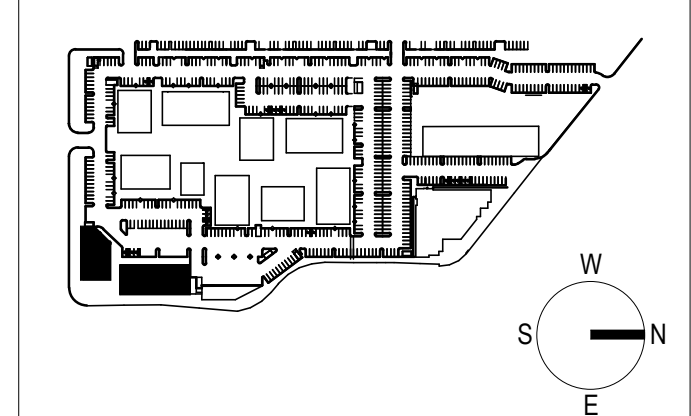
Project Name
AVION BURBANK

Project Number
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Description
RETAIL BUILDINGS SITE PLAN

Scale
1" = 20'-0"

KEY PLAN



CLIENT

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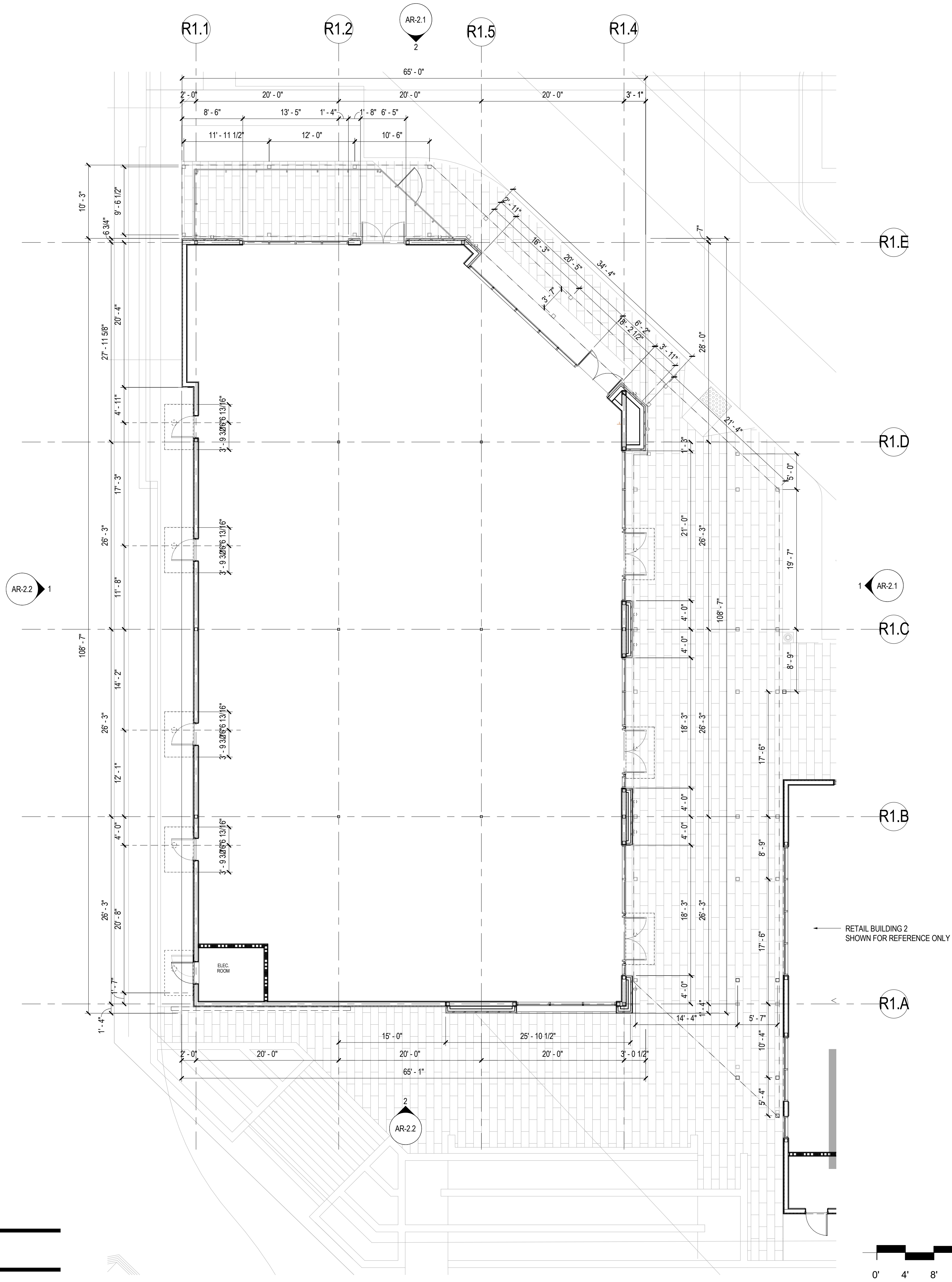
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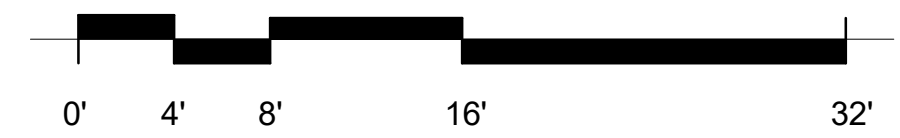
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1 RETAIL 1 LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

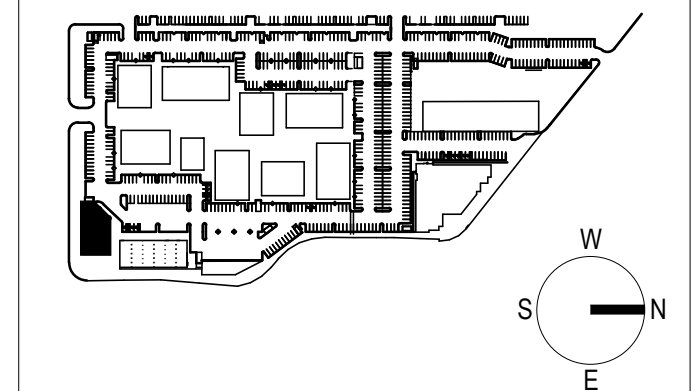


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GENERAL NOTES

KEY PLAN



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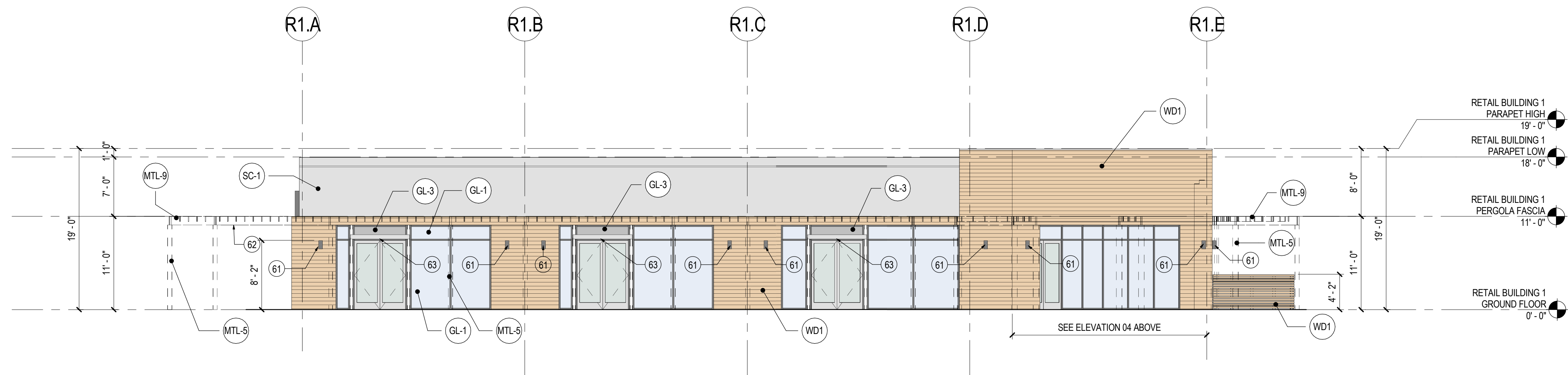
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Project Number
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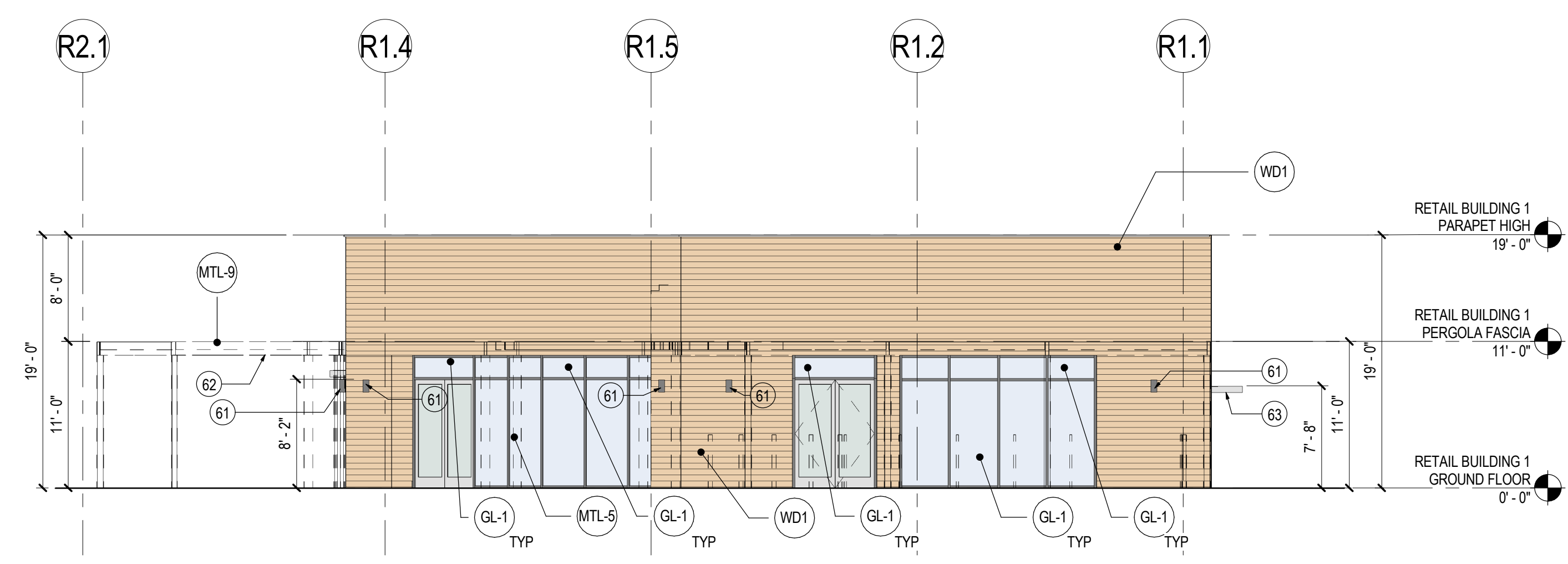
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RETAIL 1 - LEVEL 1 FLOOR PLAN

Scale
1/8" = 1'-0"

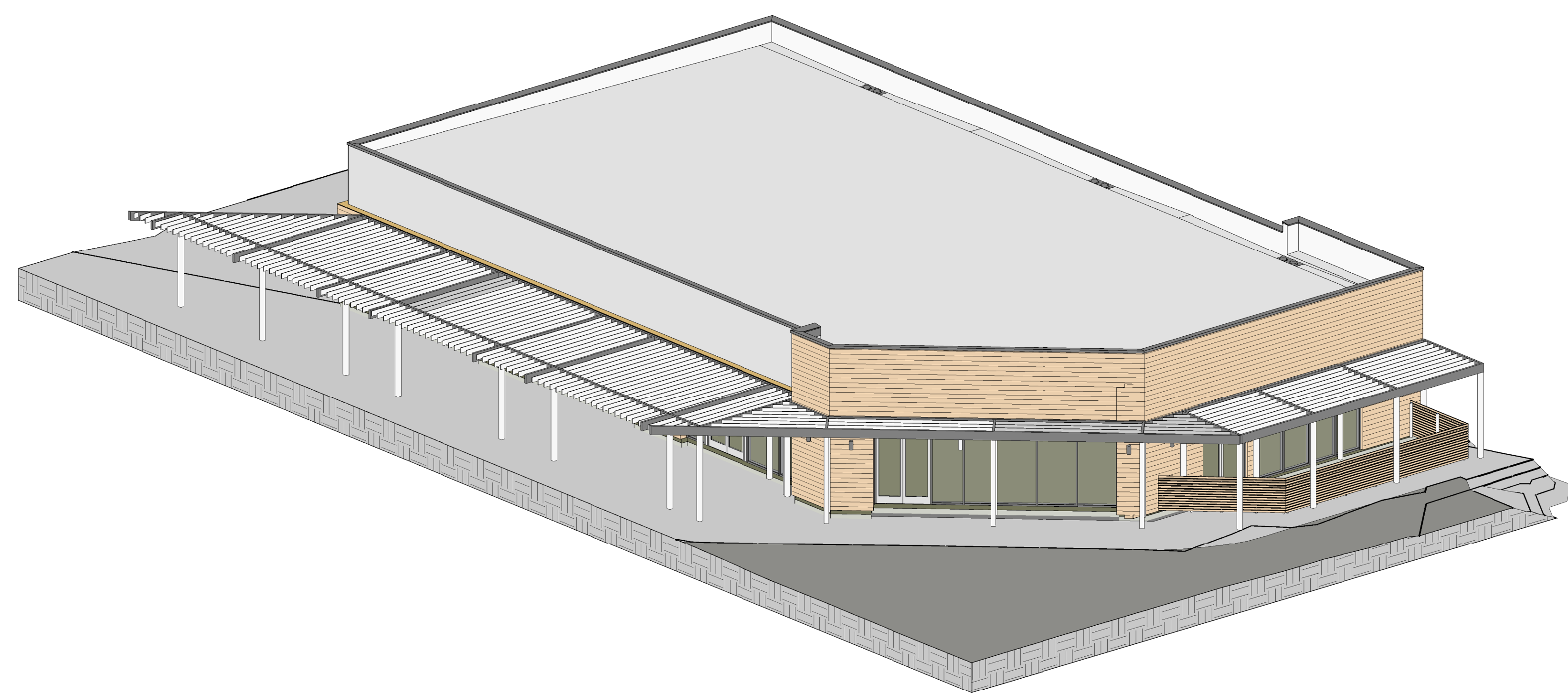
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1 RETAIL 1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 RETAIL 1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING R-1 3D VIEW OF NORTHWEST CORNER
SCALE:

SHEET NOTES

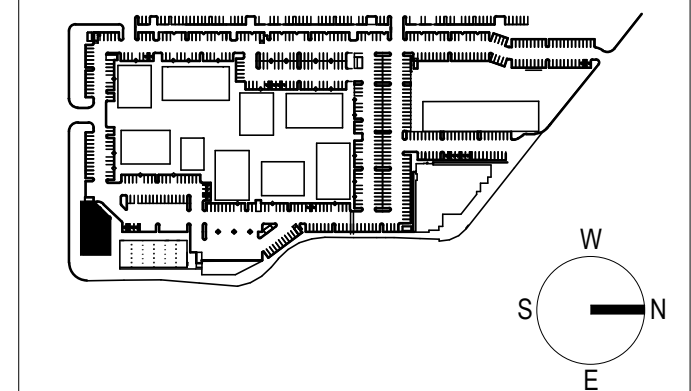
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RETAIL 1 - NORTH AND WEST ELEVATIONS

Scale

1/8" = 1'-0"

AR-2.1

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ST	SITE TABULATIONS
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AO-1.1	OFFICE BUILDINGS - LEVEL 2 PLAN
AO-1.2	OFFICE BUILDINGS - ROOF PLAN
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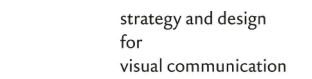
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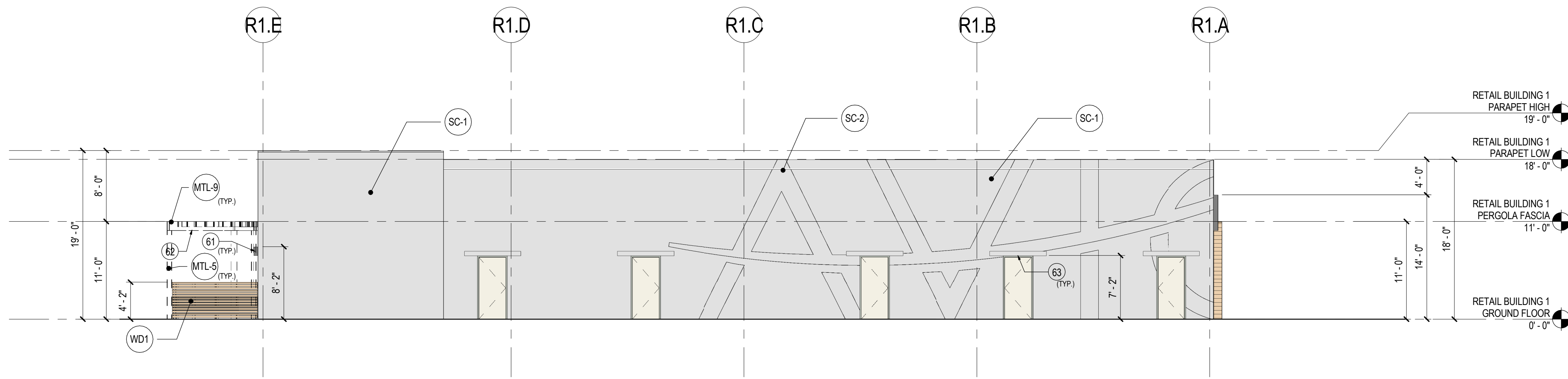
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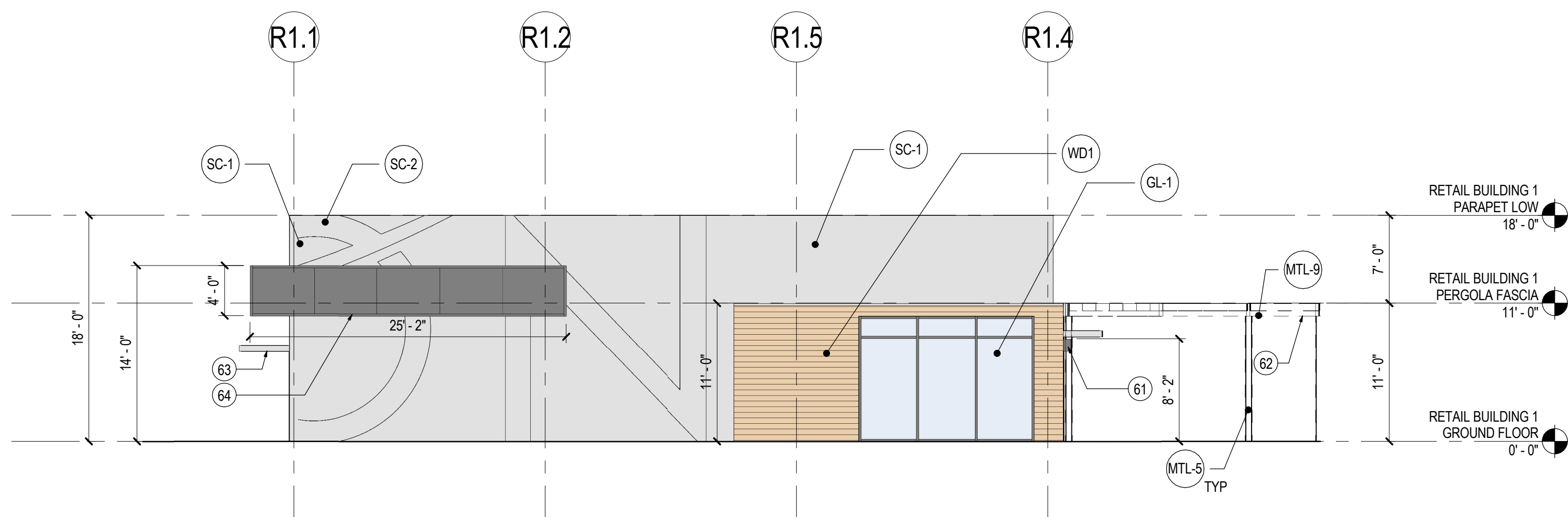
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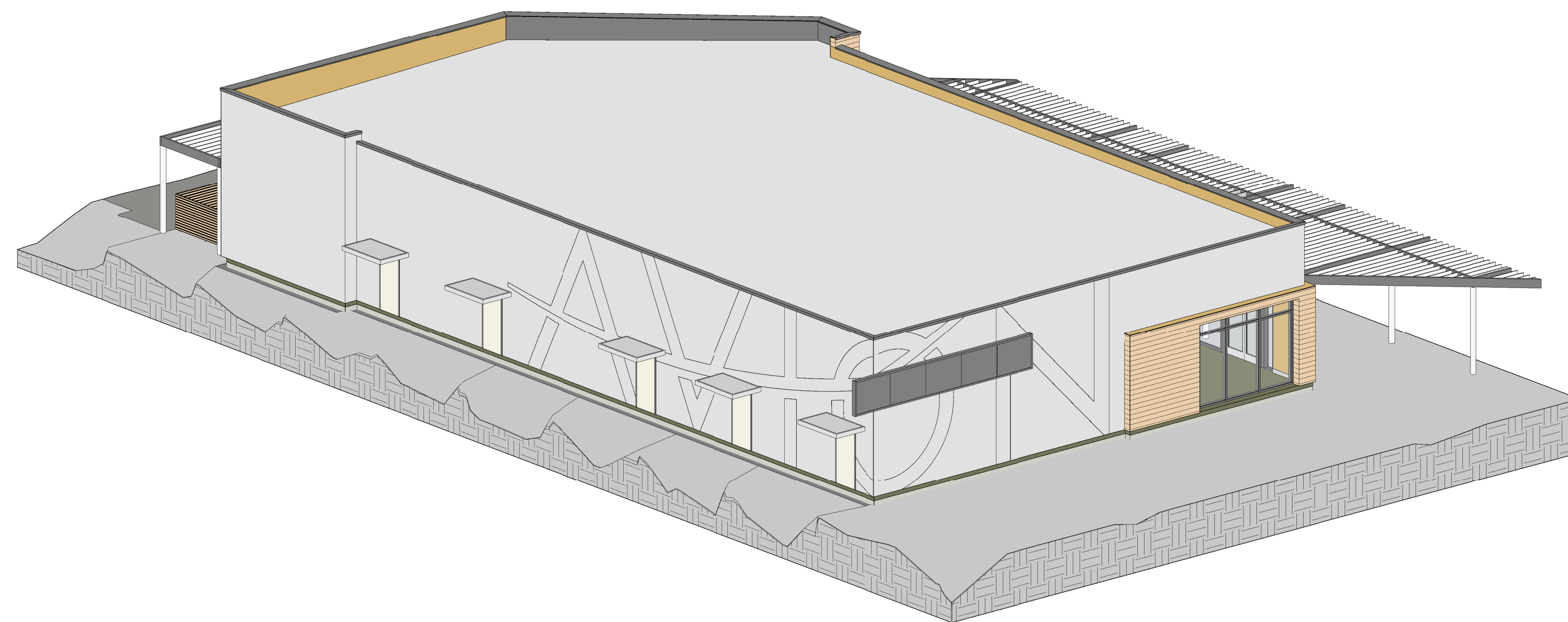
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3 BUILDING R-1 3D VIEW OF SOUTHEAST CORNER
SCALE:

SHEET NOTES

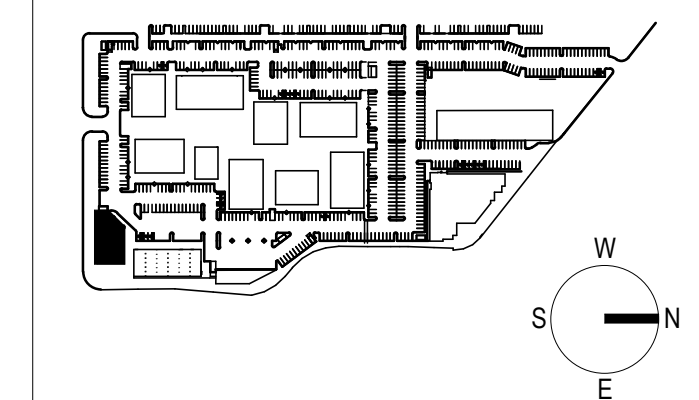
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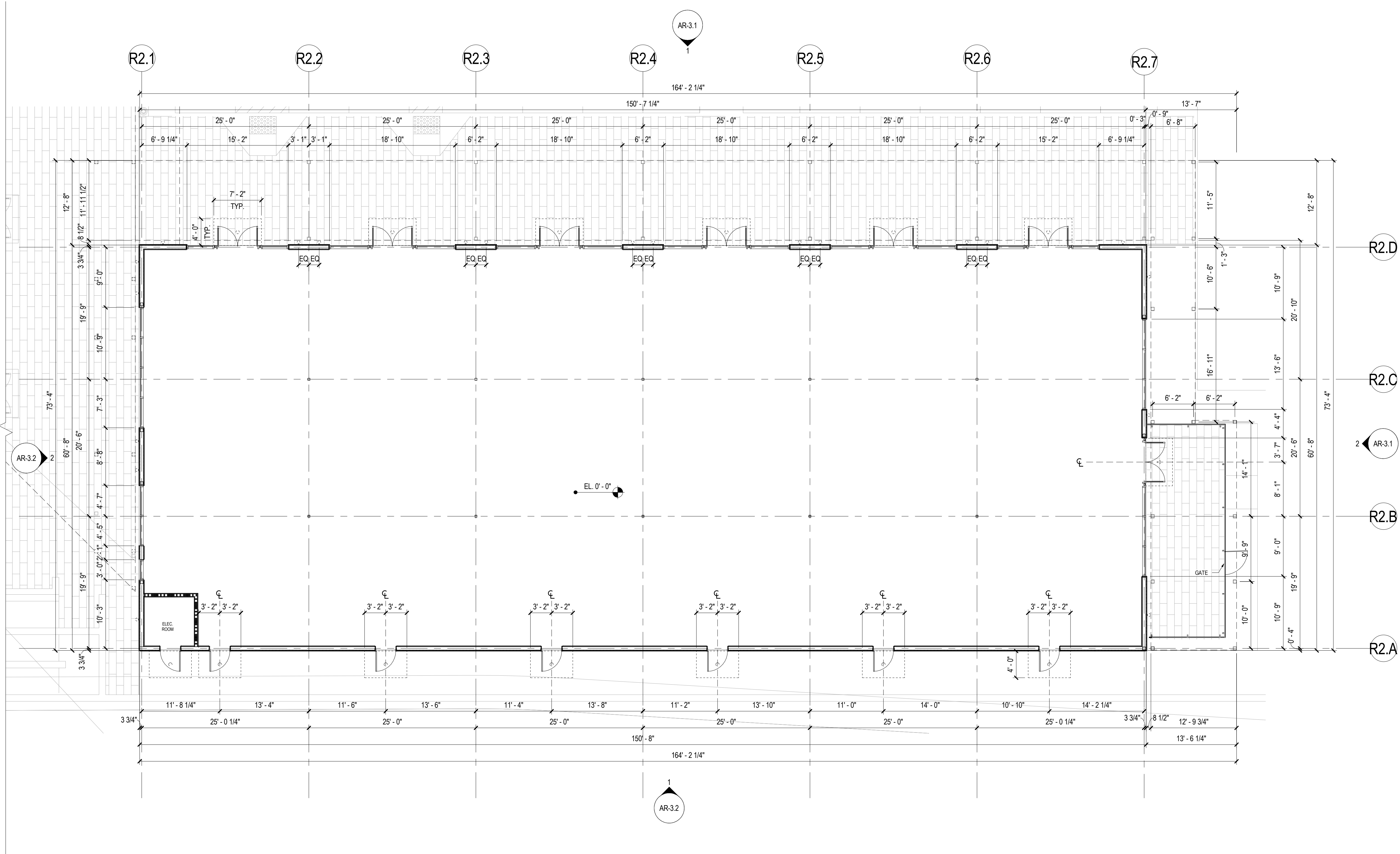
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RETAIL 1 - SOUTH / EAST ELEVATIONS

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AR-2.2

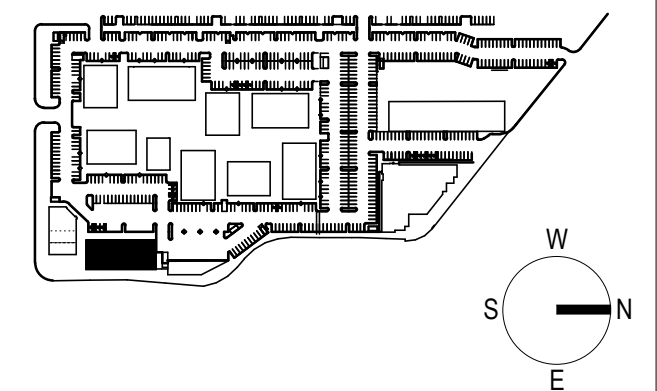
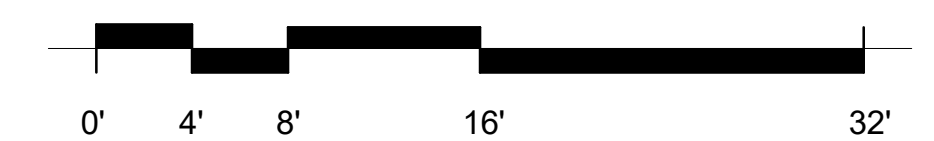


1 RETAIL 2 LEVEL 1 FLOOR PLAN
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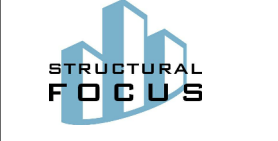
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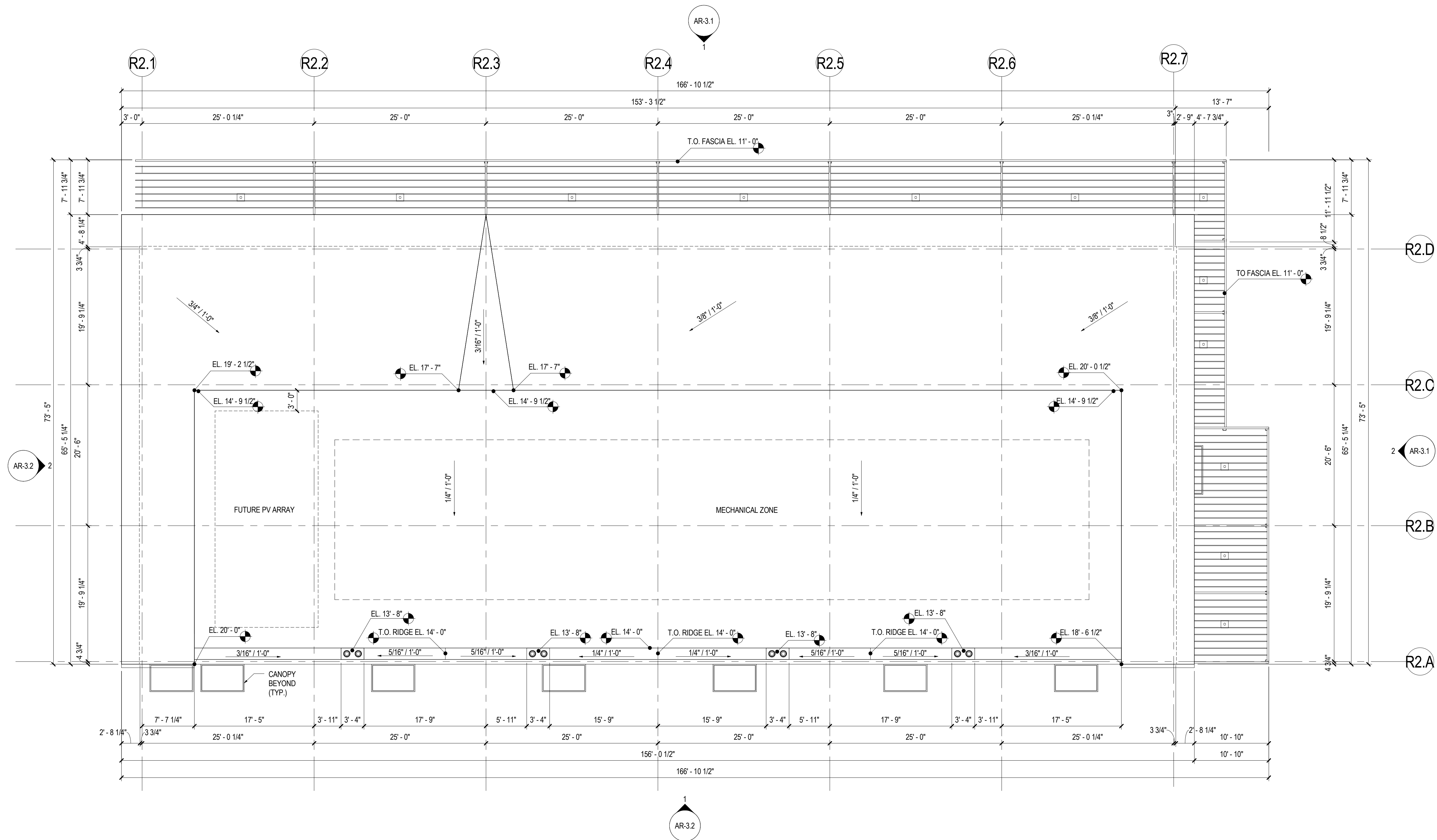
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RETAIL 2 - LEVEL 1 FLOOR PLAN

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AR-3.0

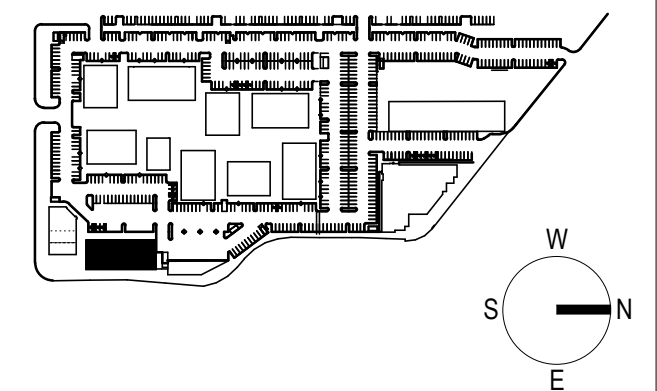
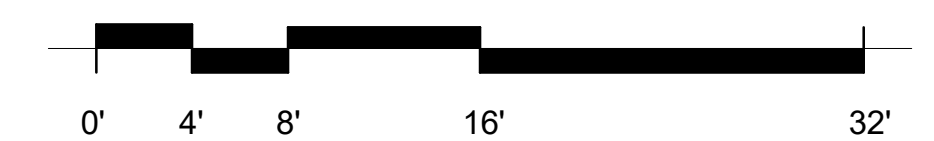


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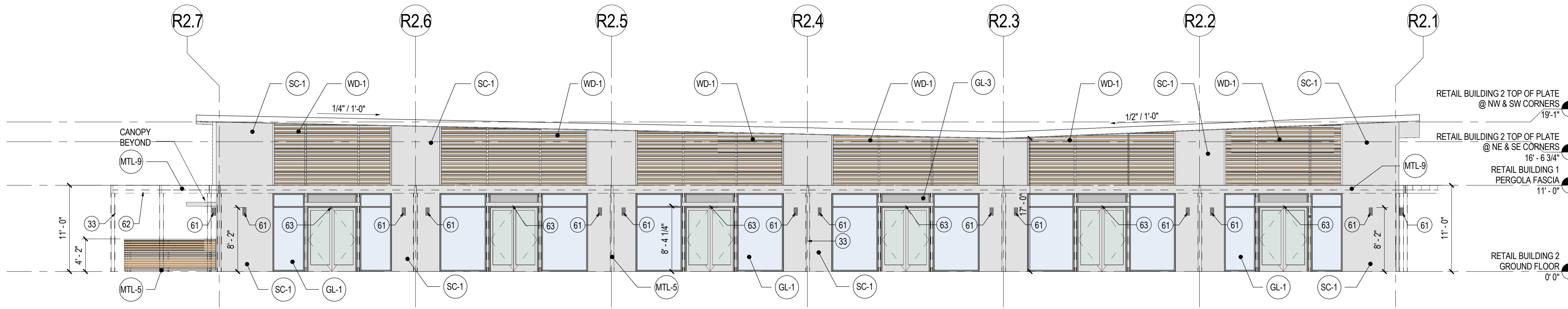
Project Name
AVION BURBANK

Project Number
05.9772.000

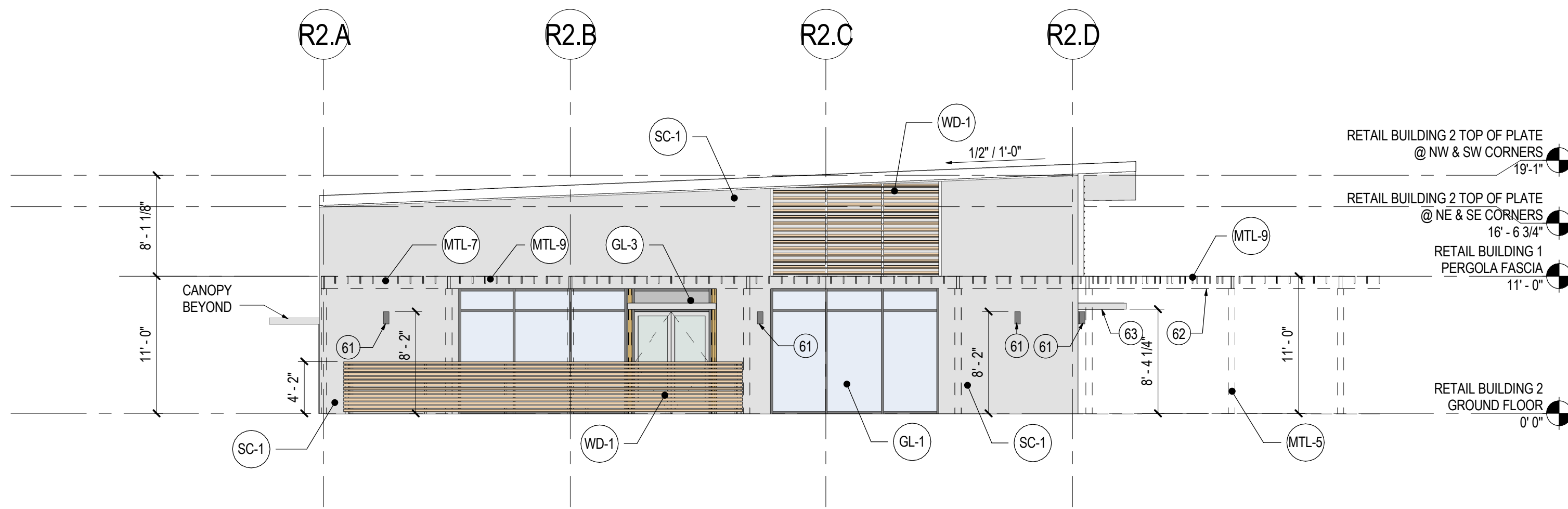
Description
RETAIL 2 - ROOF PLAN

Scale
1/8" = 1'-0"

AR-3.0.1



1 RETAIL 2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 RETAIL 2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING R-2 3D VIEW OF NORTHWEST CORNER
SCALE:

SHEET NOTES

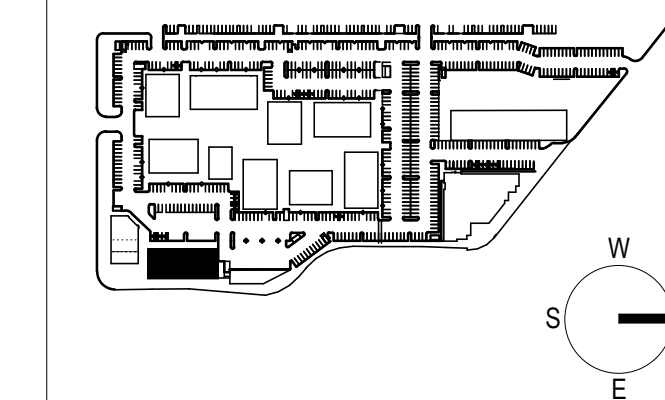
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GENERAL NOTES

LEGEND

MTL-1	LAP SEAM METAL PANEL
MTL-2	VERTICAL BOX RIB CORRUGATED MTL PANEL
MTL-3	METAL BOX BEAM STRINGER/LEDGER
MTL-4	SS CABLE - GUARD RAIL
MTL-5	STEEL POST
MTL-6	ALUMINUM COMPOSITE PANEL
MTL-7	FLAT METAL PANEL
MTL-8	LAP SEAM METAL PANEL PAINTED BLUE
MTL-9	STEEL BEAM
CT-1	CONCRETE TILT UP PANEL
CT-2	CONCRETE TILT UP PANEL JOINT
CT-3	CONCRETE TILT UP PANEL WITH FORMLINED TEXTURE
GL-1	CLEAR GLAZING
GL-2	CLEAR GLAZING
GL-3	SPANDREL PANEL
GL-4	SPANDREL PANEL
WD-1	COMPOSITE WOOD CLADDING
WD-2	COMPOSITE WOOD CLADDING
SC-1	STUCCO

KEY PLAN



CLIENT
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Gardena, CA 90248



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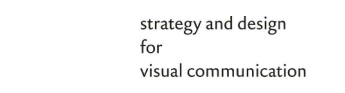
Structural Focus
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KGM
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Looking
145 standard street
el segundo, california 90245
looking.la

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Seal / Signature

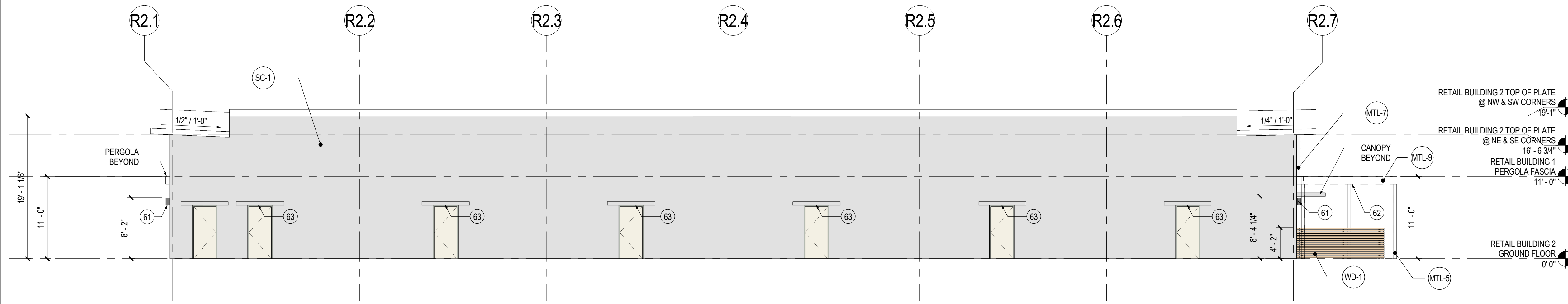
Project Name
AVION BURBANK

Project Number
05.9772.000

Description
RETAIL 2 - NORTH / WEST ELEVATIONS

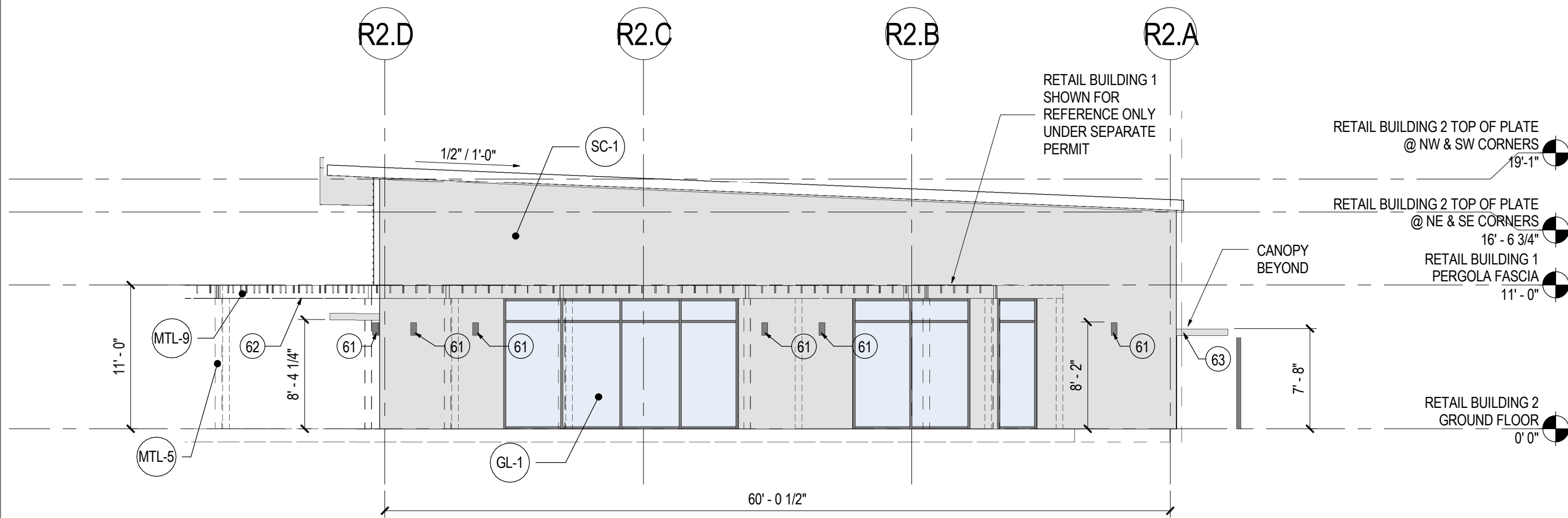
Scale
1/8" = 1'-0"

AR-3.1



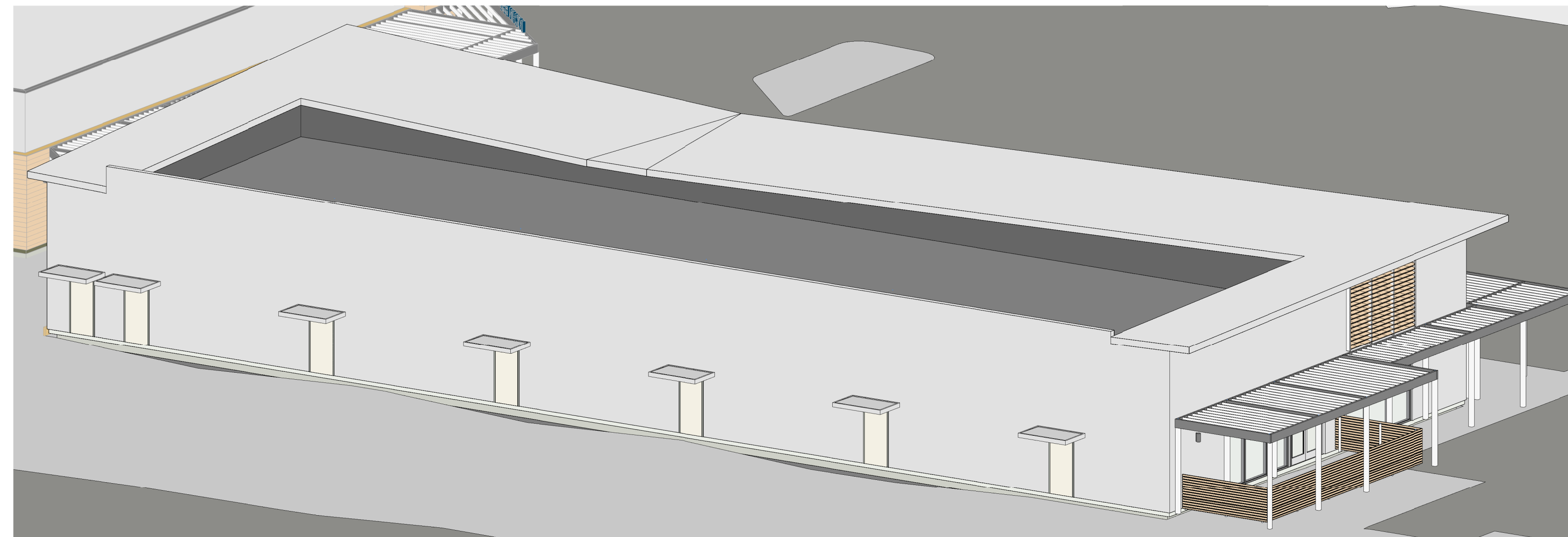
1 RETAIL 2 EAST ELEVATION

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



2 RETAIL 2 SOUTH ELEVATION

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



3 BUILDING R-2 3D VIEW OF SOUTHEAST CORNER

SCALE:

SHEET NOTES

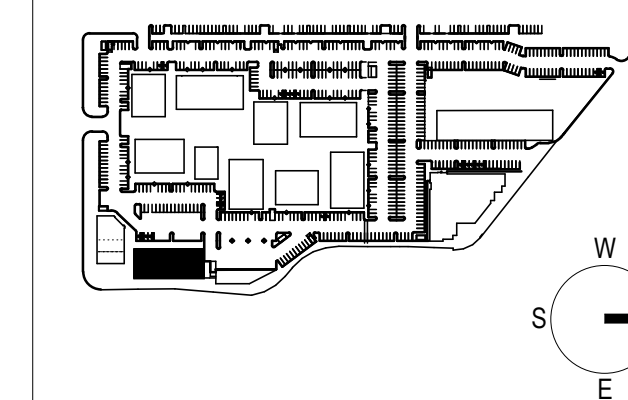
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LEGEND

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WD-1	COMPOSITE WOOD CLADDING
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SC-1	STUCCO

KEY PLAN



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Seal / Signature

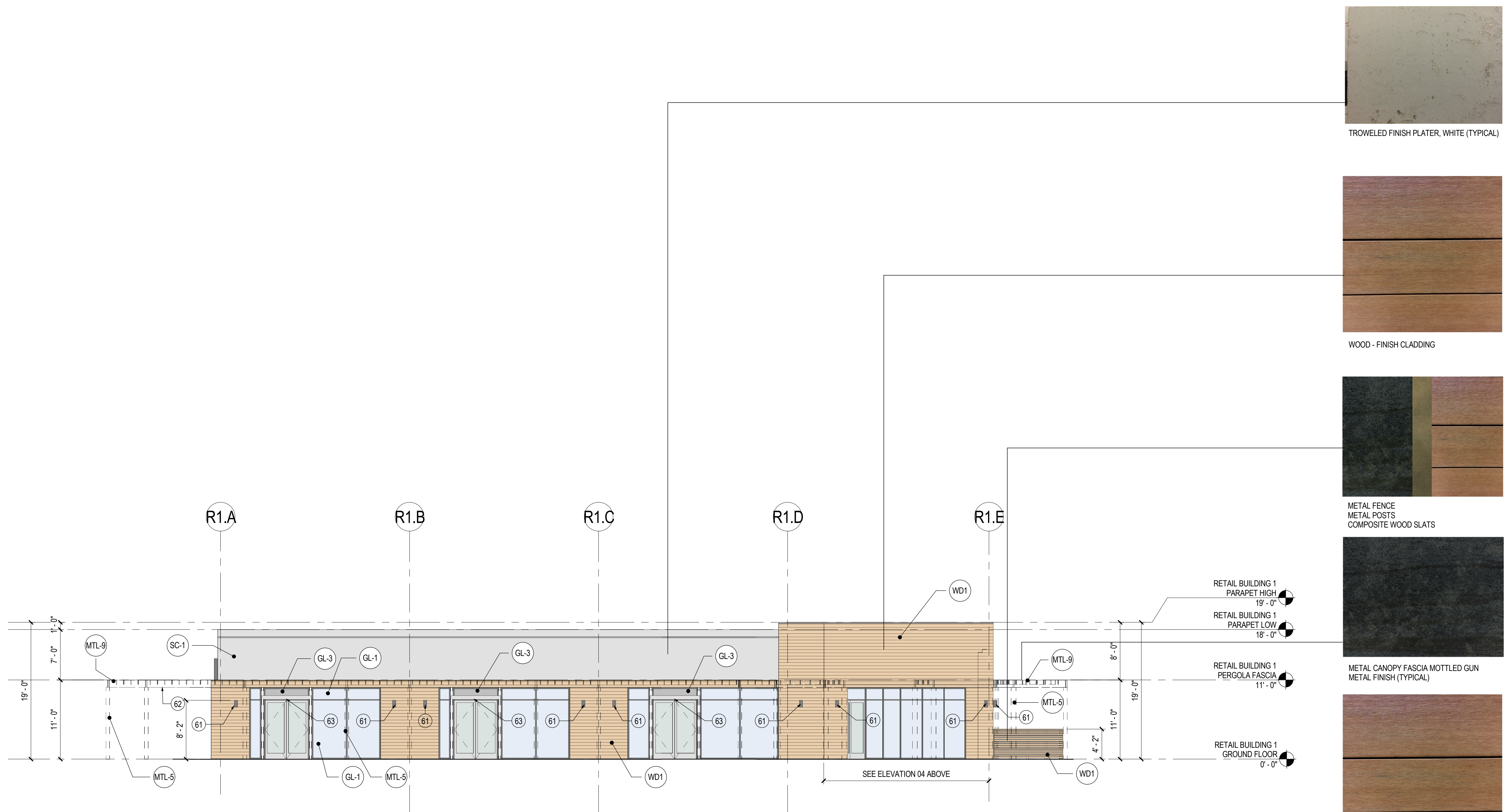
Project Name
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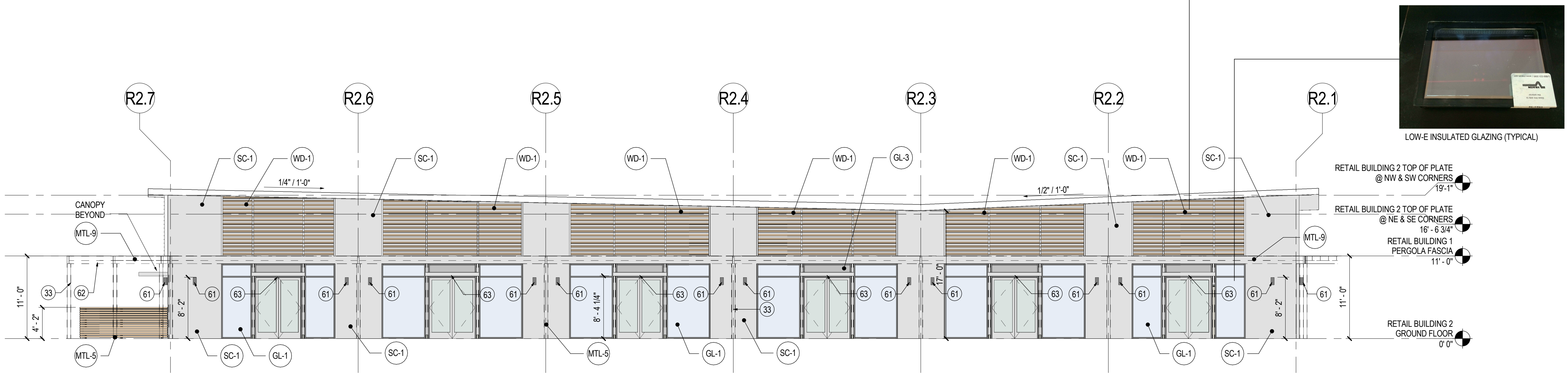
Description
RETAIL 2 - SOUTH AND EAST ELEVATIONS

Scale
1/8" = 1'-0"

AR-3.2



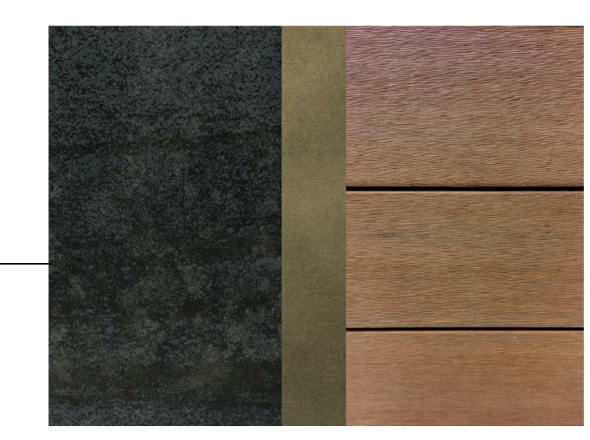
1 RETAIL 1 NORTH ELEVATION - CONCEPTUAL MATERIALS PALATE
SCALE: 1/8" = 1'-0"



2 RETAIL 2 WEST ELEVATION - CONCEPTUAL MATERIALS PALATE
SCALE: 1/8" = 1'-0"

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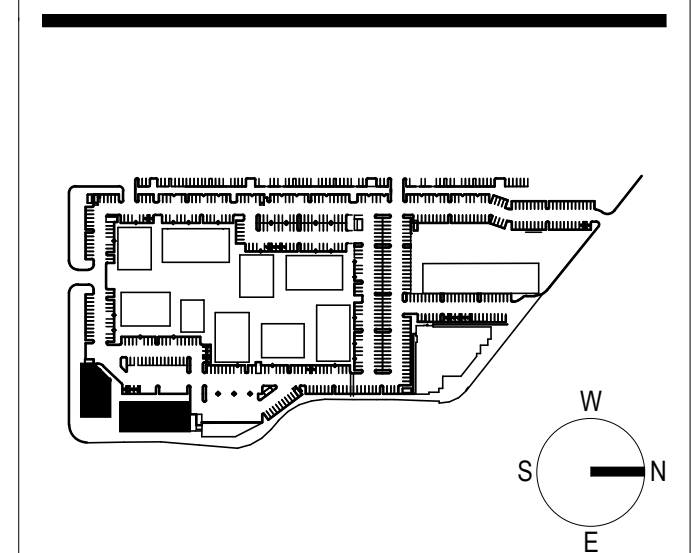


GENERAL NOTES

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MTL-3	METAL BOX BEAM STRINGER/LEDGER
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WD-2	COMPOSITE WOOD CLADDING
SC-1	STUCCO

KEY PLAN



CLIENT
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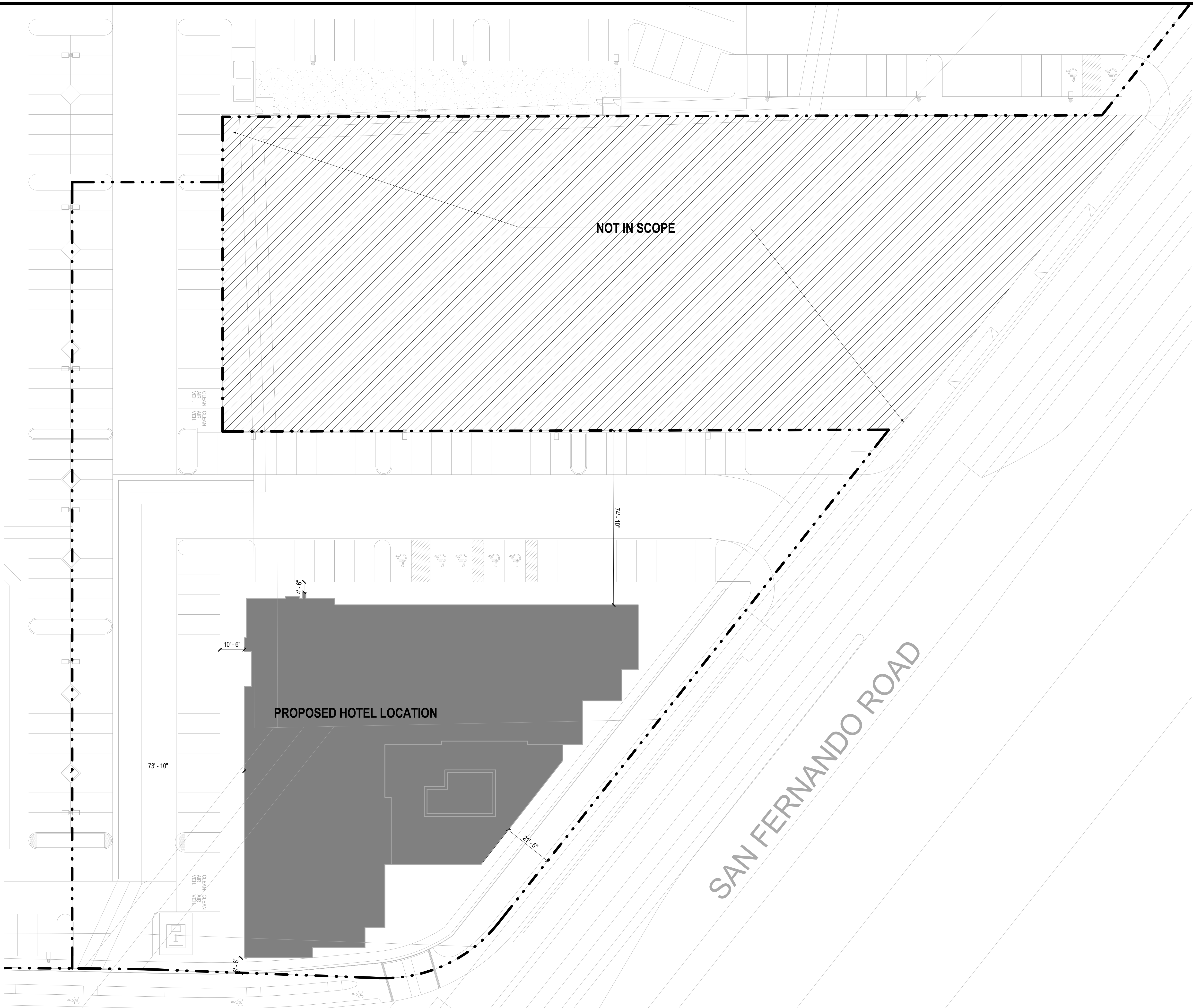
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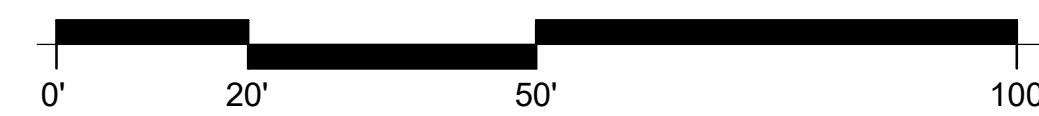
Description
RETAIL BUILDINGS - CONCEPTUAL MATERIAL PALETTE

Scale
1/8" = 1'-0"

AR-3.3



1 HOTEL PAD SITE PLAN
SCALE: 1" = 20'-0"

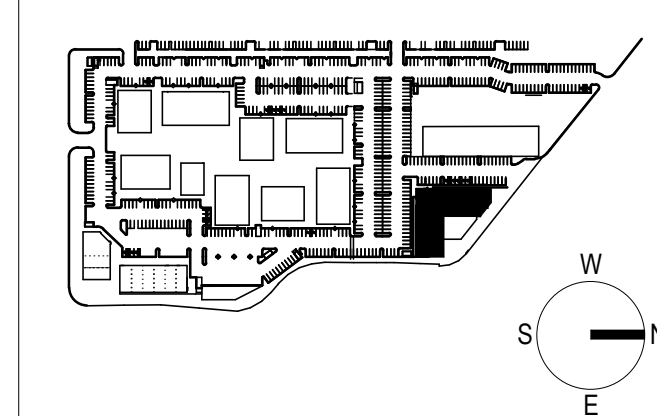


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GENERAL NOTES

KEY PLAN



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Seal / Signature

Project Name

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Description

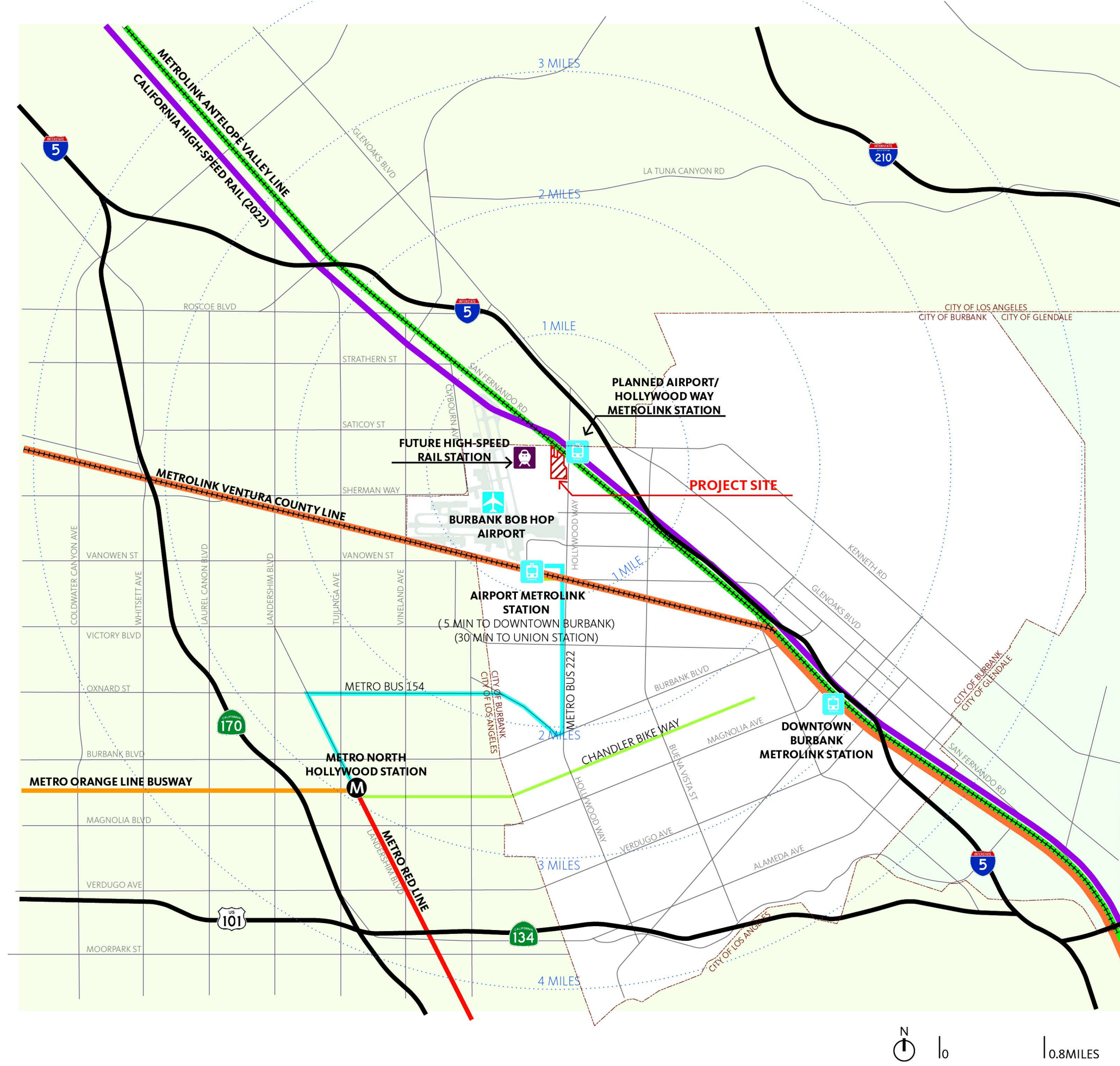
HOTEL SITE PLAN

Scale

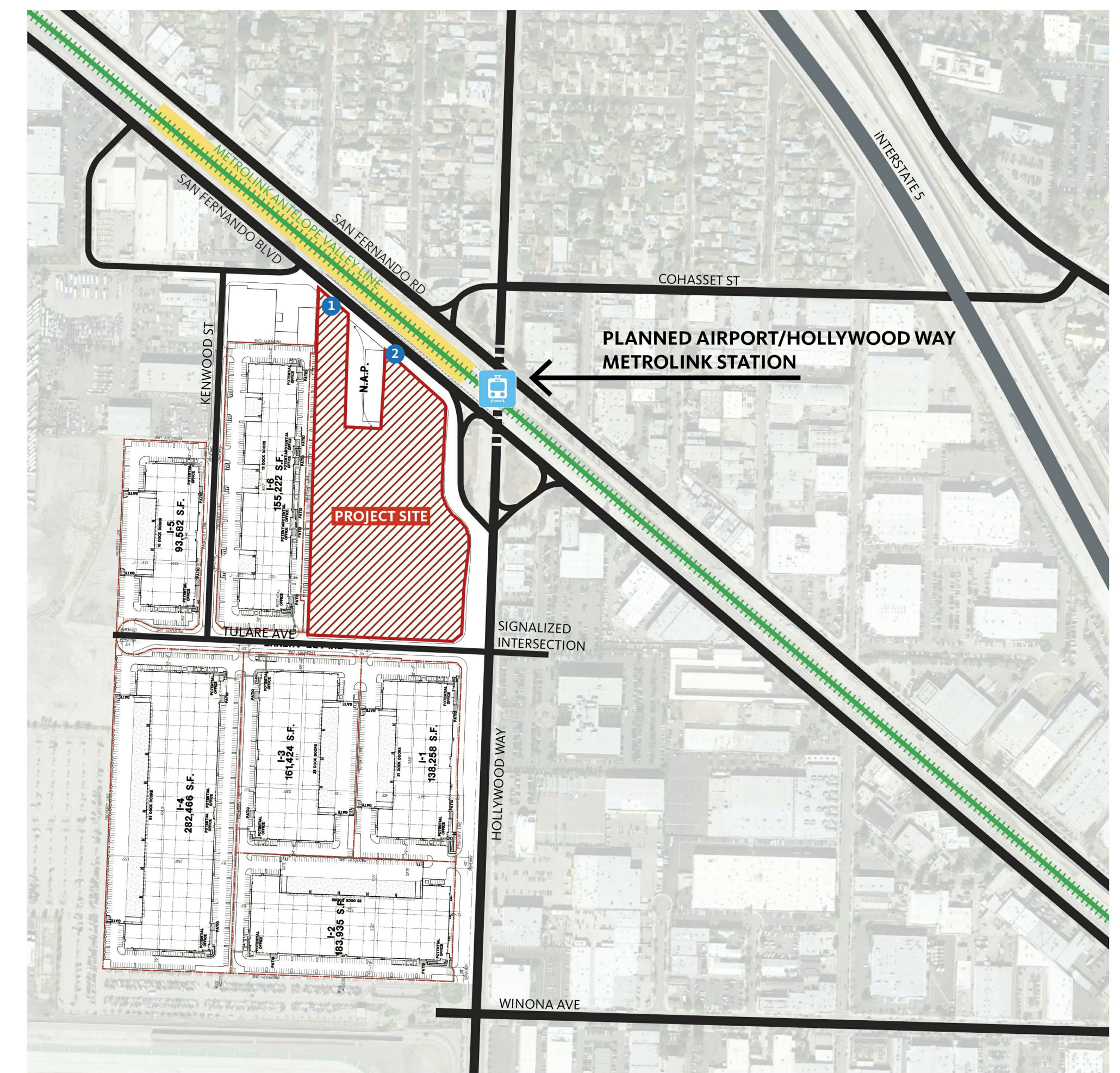
1" = 20'-0"

AH-1.0

REGIONAL TRANSPORTATION



LOCAL CONTEXT



VEHICULAR ACCESS TO SITE

- SAN FERNANDO BLVD**
- RIGHT IN/RIGHT OUT ONLY @ 1
 - FULL ACCESS @ 2
- TULARE AVE**
- FULL ACCESS ALONG TULARE AVE
- HOLLYWOOD WAY**
- ACCESS CONSTRAINTS DUE TO GRADE CHANGE

PEDESTRIAN ACCESS TO SITE

- SAN FERNANDO BLVD**
- FULL ACCESS ALONG SAN FERNANDO BLVD
 - METROLINK STATION CONNECTION
- TULARE AVE**
- FULL ACCESS ALONG TULARE AVE
- HOLLYWOOD WAY**
- ACCESS CONSTRAINTS DUE TO GRADE CHANGE

- █ FREEWAY
- █ PRIMARY STREET
- █ SECONDARY STREET
- █ METROLINK RAIL
- █ PLANNED METROLINK STATION



GENERAL NOTES

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REFER TO LANDSCAPE PLANS FOR LANDSCAPE DESIGN, MATERIALS AND DESCRIPTIONS.

ALL TRANSFORMER AND TRASH ENCLOSURES TO BE SCREENED WITH PLASTERED CMU WALLS AND WOOD ACCESS GATE.

DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT SITE PRIOR TO COMMENCING THE WORK, AND REPORT ANY DISCREPANCIES TO THE CONSTRUCTION MANAGER IN WRITING.

WORK NOTED "BY OTHERS" OR "NIC" IS UNDER SEPARATE CONTRACT.

DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.

WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. IF CONFLICT IS FOUND BETWEEN DRAWINGS, GENERAL NOTES AND SPECIFICATIONS, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK

CLIENT

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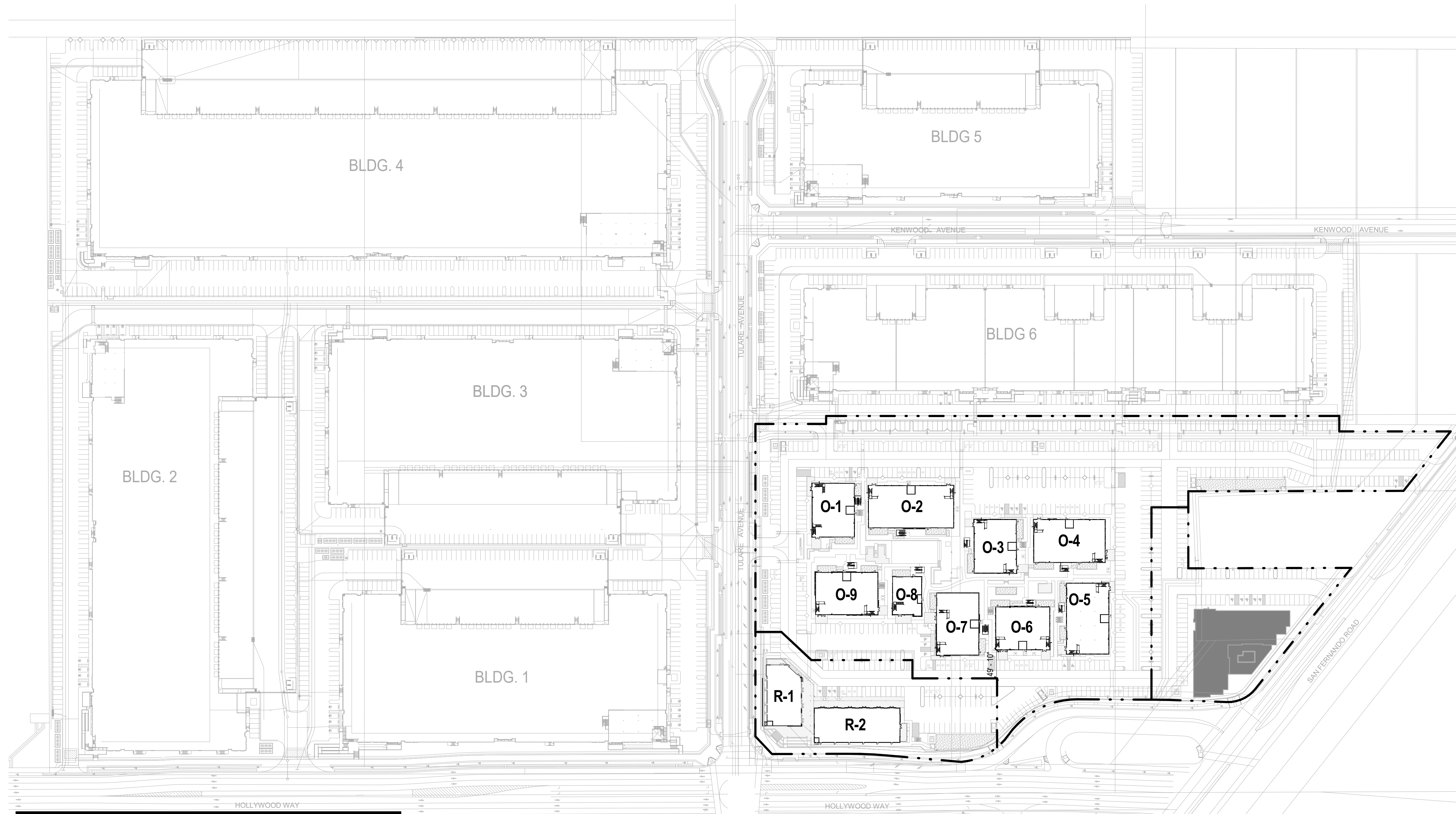
Project Name
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Project Number
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Description
CONTEXT AND GENERAL NOTES

Scale

.000



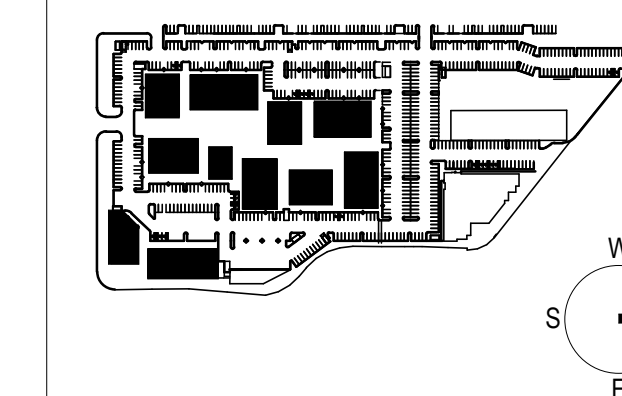
1 OVERALL SITE PLAN
SCALE: 1" = 100'-0"

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GENERAL NOTES

KEY PLAN



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Description

OVERALL SITE PLAN

Scale

1" = 100'-0"

SP-00

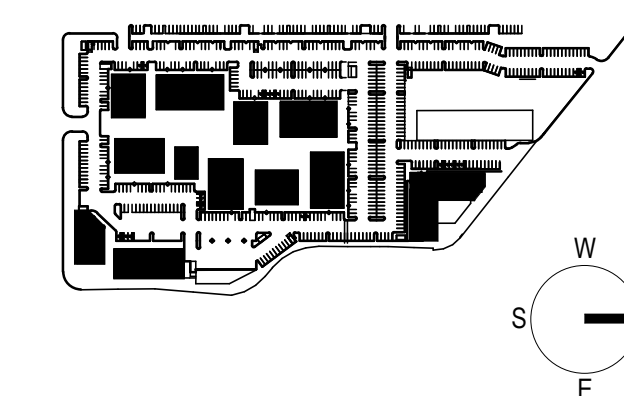
HOTEL		
	BLDG.H1	TOTAL
SITE AREA		
In s.f.	n/a	63,064 GSF
In acres	n/a	1.45 AC
BUILDING AREA		
First Level	16,930	16,930 GSF
Second Level	16,860	16,860 GSF
Third Level	16,860	16,860 GSF
Fourth Level	16,860	16,860 GSF
Fifth Level	16,860	16,860 GSF
Sixth Level	16,860	16,860 GSF
Total	101,230	101,230 GSF
COVERAGE	n/a	1.61
AUTO PARKING REQUIRED (HOTEL)		
OFFICE: 1 space/KEY	n/a	150
AUTO PARKING PROVIDED		
Standard (8.5' x 18')	n/a	101
Handicap (8.5' x 18')	n/a	5
Clean Air Parking (8.5'x18')	n/a	4
Total Hotel Auto Parking (8.5'x18')	n/a	110
LANDSCAPE PROVIDED		
	n/a	12,559 SF
	n/a	20%
ZONING ORDINANCE FOR CITY		
Current Zoning Designation - General Industrial (M-2) & Airport (AP)		
Proposed Zoning Designation - General Industrial (M-2)		
MAXIMUM FLOOR AREA RATIO		
FAR - to be verified		
SETBACKS		
Front - Minimum 5' from the front line or 20% of the building height, whichever is greater.		

RETAIL			
	BLDG.R1	BLDG.R2	TOTAL
SITE AREA			
In s.f.	n/a	n/a	62,450SF
In acres	n/a	n/a	1.43 AC
BUILDING AREA			
First Level	6,300	9,175	15,475 GSF
Second Level	0	0	0 GSF
Total	6300	9175	15,475 GSF
COVERAGE	n/a	n/a	24.8%
AUTO PARKING REQUIRED (RETAIL)			
Retail: 3.3 spaces/1000 gsf	n/a	n/a	52
AUTO PARKING PROVIDED			
Standard (8.5' x 18')	n/a	n/a	65
Handicap (8.5' x 18')	1	2	3
EV Parking (8.5'x18')	n/a	n/a	2
EV Van Accessible (12'x18')	n/a	n/a	1
Clean Air Parking (8.5'x18')	n/a	n/a	3
Total Retail Auto Parking	n/a	n/a	74
LANDSCAPE PROVIDED			
	n/a	n/a	13,418 SF
	n/a	n/a	21%
ZONING ORDINANCE FOR CITY			
Current Zoning Designation - General Industrial (M-2) & Airport (AP)			
Proposed Zoning Designation - General Industrial (M-2)			
MAXIMUM FLOOR AREA RATIO			
FAR - to be verified			
SETBACKS			
Front - Minimum 5' from the front line or 20% of the building height, whichever is greater.			

* PER CBC TABLE 11B-208.2 PARKING SPACE AND BURBANK MUNICIPAL CODE DIVISION 2 PARKING REQUIREMENTS 10-1-1408

INDUSTRIAL							
	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	TOTAL
SITE AREA							
In s.f.	266,097	349,638	312,720	542,641	200,598	321,752	1,993,446 s.f.
In acres	6.11	8.03	7.18	12.46	4.61	7.38	45.77 ac
BUILDING AREA							
Office (B)	5,477	5,477	5,477	10,415	5,477	2,349	34,672 s.f.
Mezzanine (B)	10,000	10,000	5,000	20,000	5,000	12,000	62,000 s.f.
Warehouse (S-1)	122,326	165,131	145,488	251,547	82,681	140,462	907,635 s.f.
TOTAL	137,803	180,608	155,965	281,962	93,158	154,811	1,004,307 s.f.
COVERAGE	51.8%	51.7%	49.9%	52.0%	46.4%	48.1%	50.4%
AUTO PARKING REQUIRED (WAREHOUSE)							
Office : 1/333 s.f.	47	47	32	92	32	44	294 stalls
Warehouse : 1/1,000 s.f.	123	166	146	252	83	141	911 stalls
TOTAL	170	213	178	344	115	185	1,205 stalls
AUTO PARKING PROVIDED							
Standard (8.5' x 18')	156	215	157	416	136	228	1,308 stalls
Accessible (9'x18')	4	4	4	7	4	5	28 stalls
Accessible Van (12'x 18')	2	2	2	2	2	4	14 stalls
Carpool/Vanpool/EV (8.5'x18')	16	16	16	37	16	26	127 stalls
TOTAL	178	237	179	462	158	263	1,477 stalls
LANDSCAPE PROVIDED	38,983	35,934	33,685	51,659	29,350	41,119	230,730 s.f.
	15%	10%	11%	10%	15%	13%	12%
ZONING ORDINANCE FOR CITY							
Current Zoning Designation - General Industrial (M-2) & Airport (AP)							
Proposed Zoning Designation - General Industrial (M-2)							
MAXIMUM FLOOR AREA RATIO							
FAR - to be verify							
SETBACKS							
Front - Minimum 5' from the front line or 20% of the building height, w hichever is greater.							

OFFICE											
	BLDG.01	BLDG.02	BLDG.03	BLDG.04	BLDG.05	BLDG.06	BLDG.07	BLDG.08	BLDG.09	TOTAL	
SITE AREA											
In s.f.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	378,710 SF	
In acres	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	8.69 AC	
BUILDING AREA											
First Level	7,125	11,250	7,125	9,375	9,375	7,125	8,250	3,250	8,250	71,125 GSF	
Second Level	7,125	11,250	7,125	9,375	9,375	7,125	8,250	3,250	8,250	71,125 GSF	
Total	14,250	22,500	14,250	18,750	18,750	14,250	16,500	6,500	16,500	142,250 GSF	
COVERAGE	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	37.6%	
AUTO PARKING REQUIRED (OFFICE)											
Office: 3.3 spaces/1000 gsf	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	427	
AUTO PARKING PROVIDED											
Standard (8.5' x 18')	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	432	
Handicap (8.5' x 18')	2	0	4	0	2	0	3	0	0	11	
Metro Shared Parking (8.5' x 18')	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	58	
Metro Handicap (8.5' x 18')	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2	
EV Parking (8.5'x18')	2	5	3	5	5	3	3	2	2	30	
EV Van Accessible (12'x18')	n/a	n/a	n/a	n/a	n/a	n/a	1	n/a	n/a	1	
EV Standard Accessible (9'x18')	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1	
EV Ambulatory (10'x18')	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1	1	
Clean Air Parking (8.5'x18')	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	18	
Total Office Auto Parking	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	554	
LANDSCAPE PROVIDED											
	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	62,939 SF	
	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	17%	
MAXIMUM FLOOR AREA RATIO											
FAR - to be verified											
SETBACKS											
Front - Minimum 5' from the front line or 20% of the building height, whichever is greater.											



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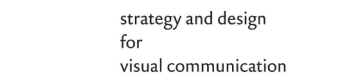
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Looking
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Δ	Date	Description
1	07-20-2016	PLANNED DEVELOPMENT APPLICATION SUBMITTAL
2	10-02-2018	PLANNED DEVELOPMENT APPLICATION RESUBMITTAL

Seal / Signature

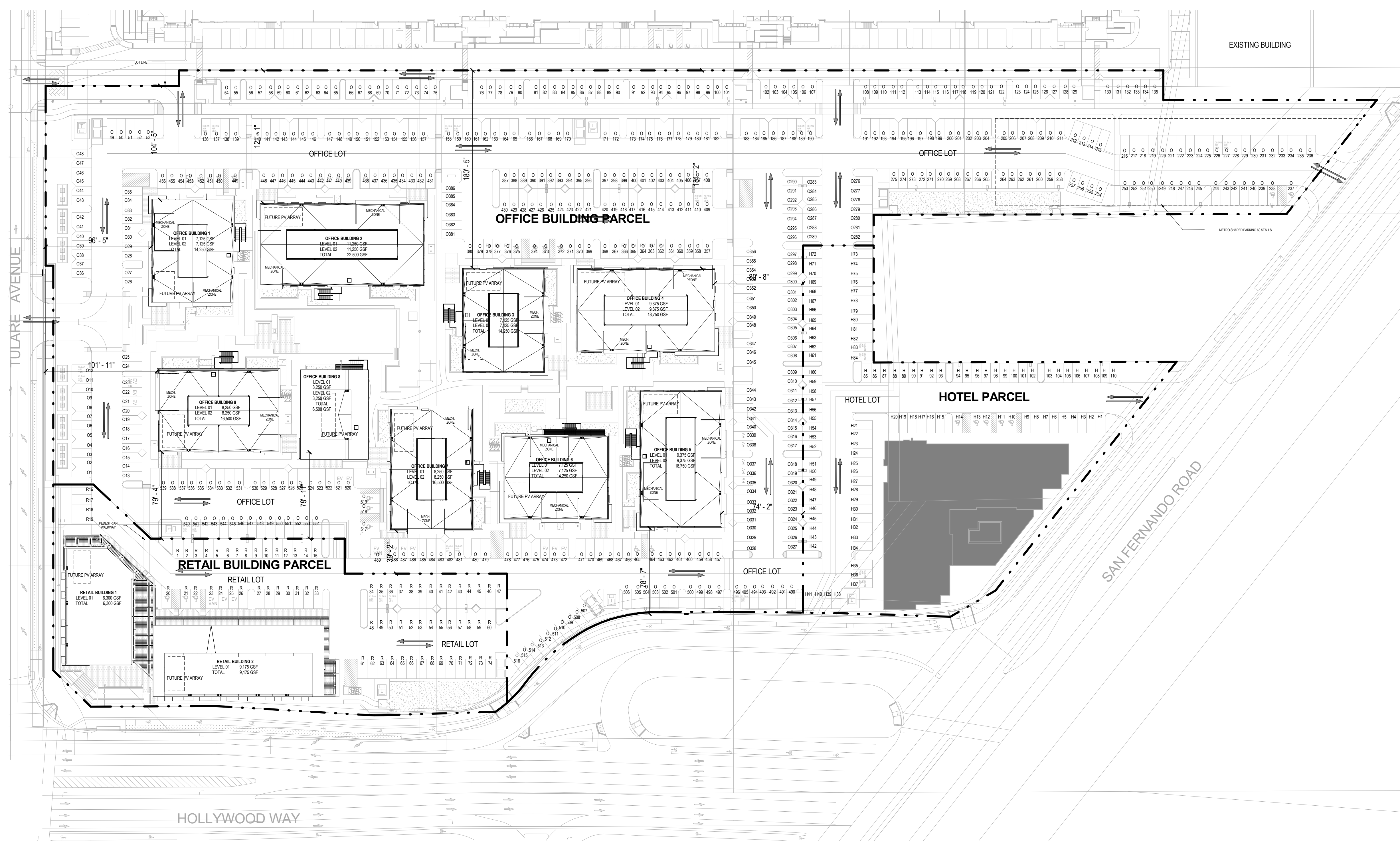
Project Name
AVION BURBANK

Project Number
05.9772.000

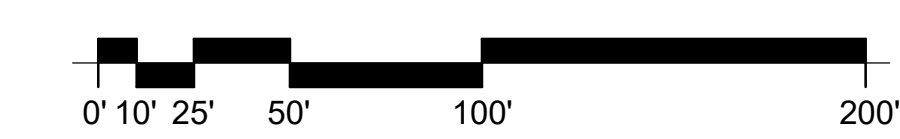
Description
SITE TABULATIONS

Scale
3/8" = 1'-0"

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1 DETAIL SITE PLAN
SCALE: 1" = 50'-0"

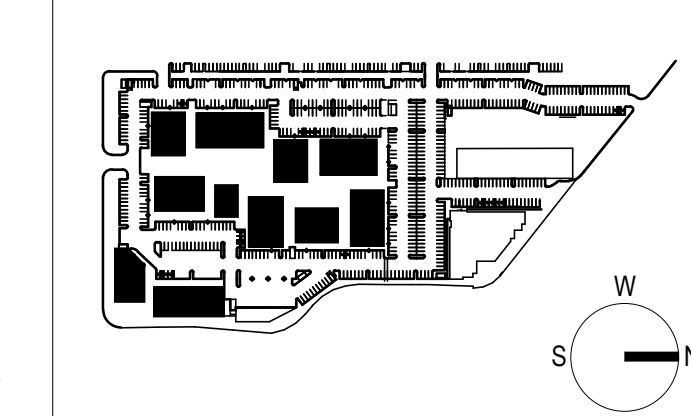


SHEET NOTES

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GENERAL NOTES

KEY PLAN



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Seal / Signature

Project Name
AVION BURBANK

Project Number
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Description
DETAIL SITE PLAN - OFFICE / RETAIL / HOTEL

Scale
1" = 50'-0"

AO-00

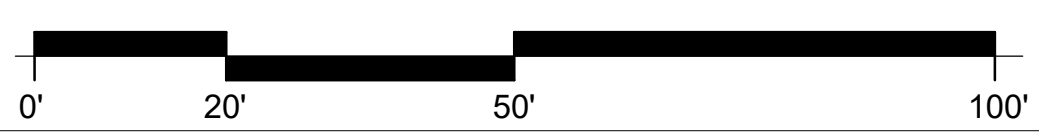


1 OFFICE BUILDING LEVEL 1 PLAN
SCALE: 1" = 20'-0"

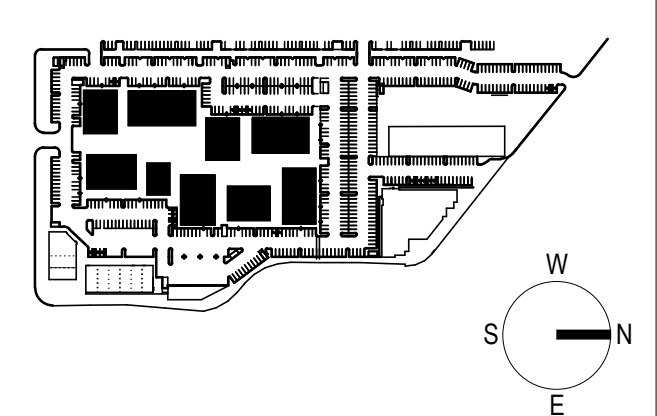
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GENERAL NOTES



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looking.la

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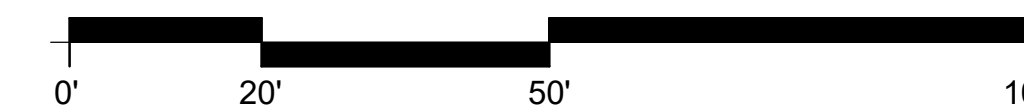
Description
OFFICE BUILDINGS - LEVEL 1 PLAN

Scale
1" = 20'-0"

AO-1.0



1 OFFICE BUILDING LEVEL 2 PLAN
SCALE: 1" = 20'-0"

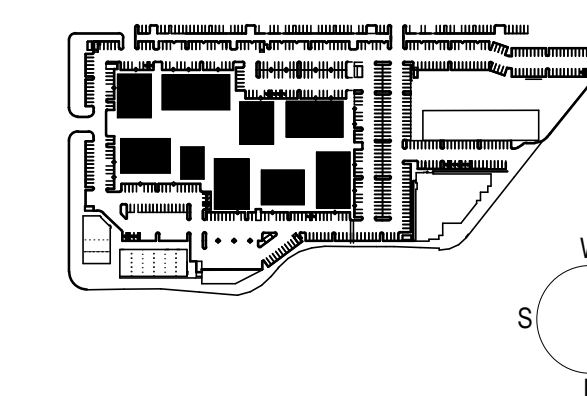


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GENERAL NOTES

KEY PLAN



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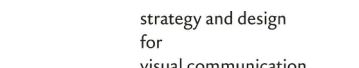
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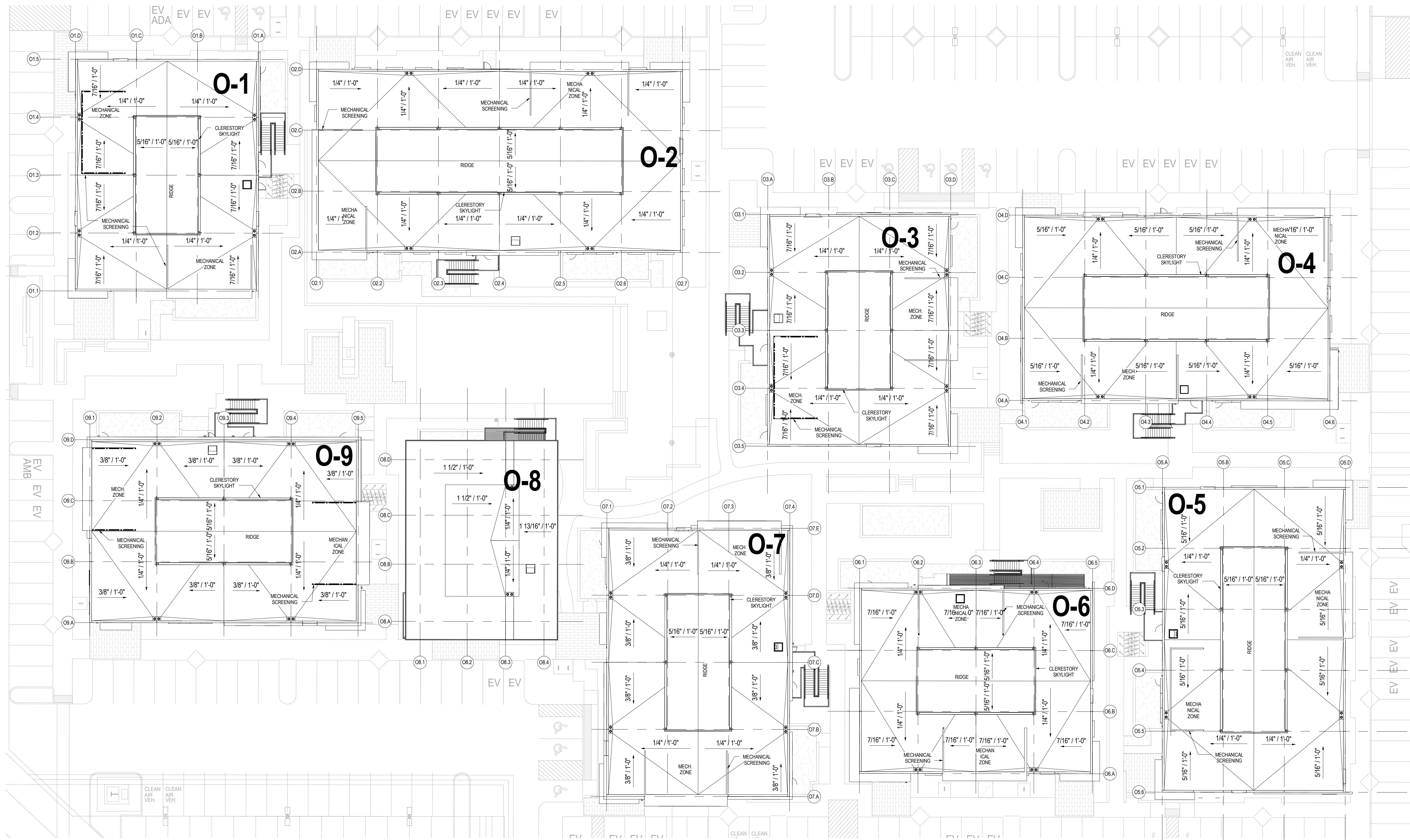
Project Name
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Project Number
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Description
OFFICE BUILDING - LEVEL 2 PLAN

Scale
1" = 20'-0"

AO-1.1



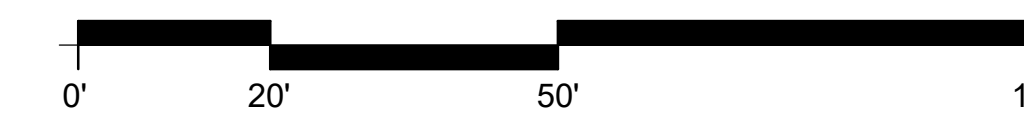
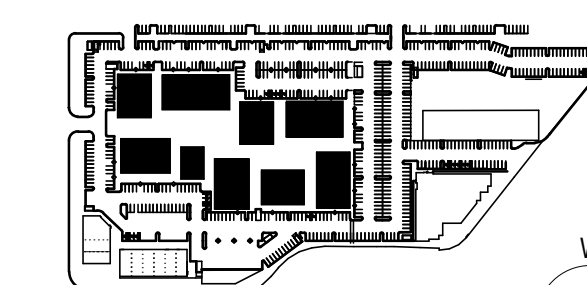
1 OFFICE BUILDING - ROOF PLAN
SCALE: 1" = 20'-0"

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Description
OFFICE BUILDINGS - ROOF PLAN

Scale
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AO-1.2