



PARKING STRUCTURE WITH LANDSCAPE BUFFER 3



PARKING STRUCTURE WITH LANDSCAPE BUFFER 2



OBLIQUE VIEW AT NIGHT 4
SCALE: 1/8" = 1'-0"

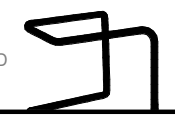


PARKING STRUCTURE WITH LANDSCAPE BUFFER 1

ATTACHMENT NO. 5

Ballona Creek facing Elevation and Landscaping Renderings

KEY PLAN



[place]

[pakhshong landscape and architectural collaborative]
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310 450 8100 fax 323 737 3290

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NAME OF ISSUE



KEY PLAN

9925 Jefferson

9925 Jefferson Blvd.
Culver City, CA 90232

Project #: 2014
Drawn by: LS
Scale: As Noted



Description:	Date:	No.
PPR	03/26/21	
PPR - Revisions	07/06/21	
PPR - Revisions	10/26/21	

PROJECT NO: 2014
These drawings, specifications, ideas, designs, and arrangements presented hereby, are and shall remain the property of [place]. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of [place]. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

SHEET TITLE:
SITE PLAN

L2.00



Bauhinia blakeana
Bauhinia
20'-30' H x 20'-35' W

A



Lophostemon confertus
Brisbane Box
30'-50' H x 10'-30' W

B



Olea europaea 'Fruitless'
Fruitless Olive
15'-25' H x 15'-20' W

C



Ulmus parvifolia Standard
Chinese Evergreen Elm
40'-50' H x 25'-40' W

D



AERIAL OF COURTYARD



Olea europaea 'Fruitless', OPTION A
Fruitless Olive
15'-25' H x 15'-20' W

E/F

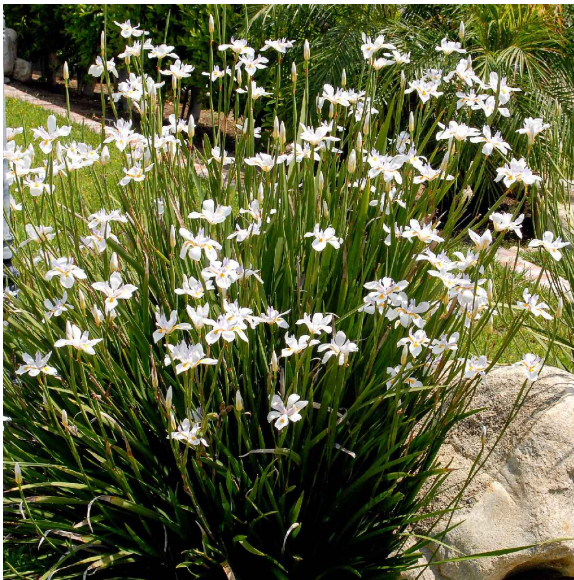


Parkinsonia x 'Desert Museum' OPTION B
Desert Museum Palo Verde
15'-20' H x 20'-25' W

E/F



Adenanthos sericeus
Coast Woolbush
6'-10' H x 4'-6' W



Dietes grandiflora
Fortnight Lily
3'-4' H x 4'-6' W



Lomandra longifolia
Mat Rush
4'-5' H x 4'-6' W



Olea europaea 'Montra'
Little Oille
6'-8' H x 4'-5' W



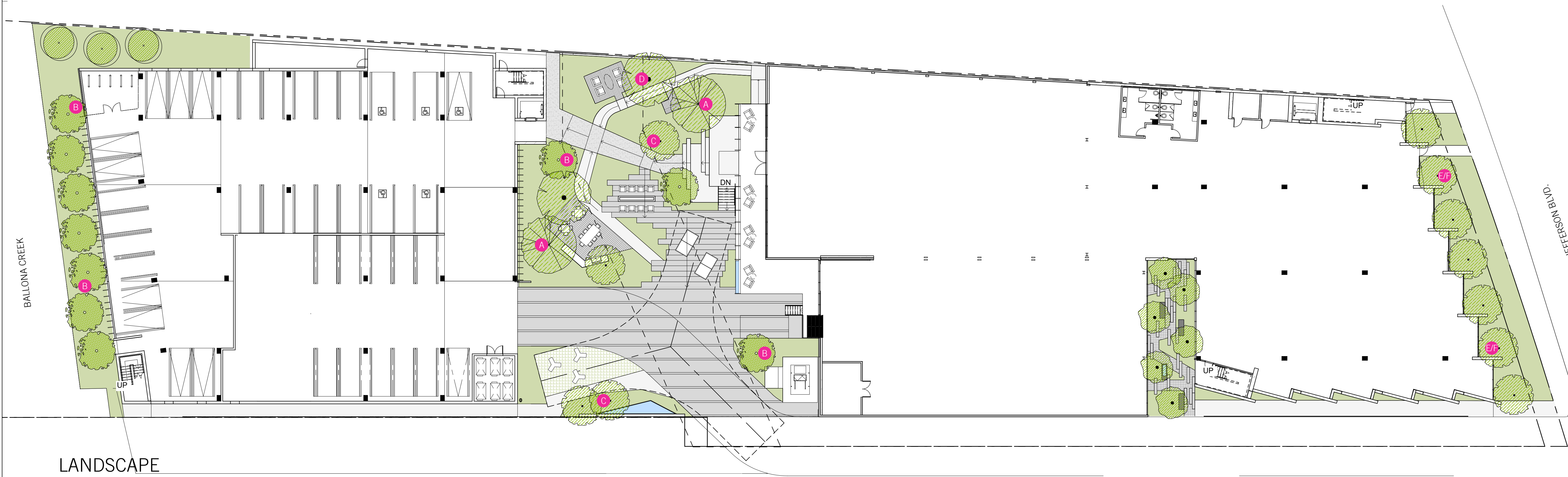
Lomandra longifolia
Mat Rush
4'-5' H x 4'-6' W



Muhlenbergia 'Pink Flamingo'
Pink Flamingo Muhly
3'-4' H x 2'-3' W

STREETSCAPE PALETTE

COURTYARD PALETTE



LANDSCAPE
BUFFER

COURTYARD

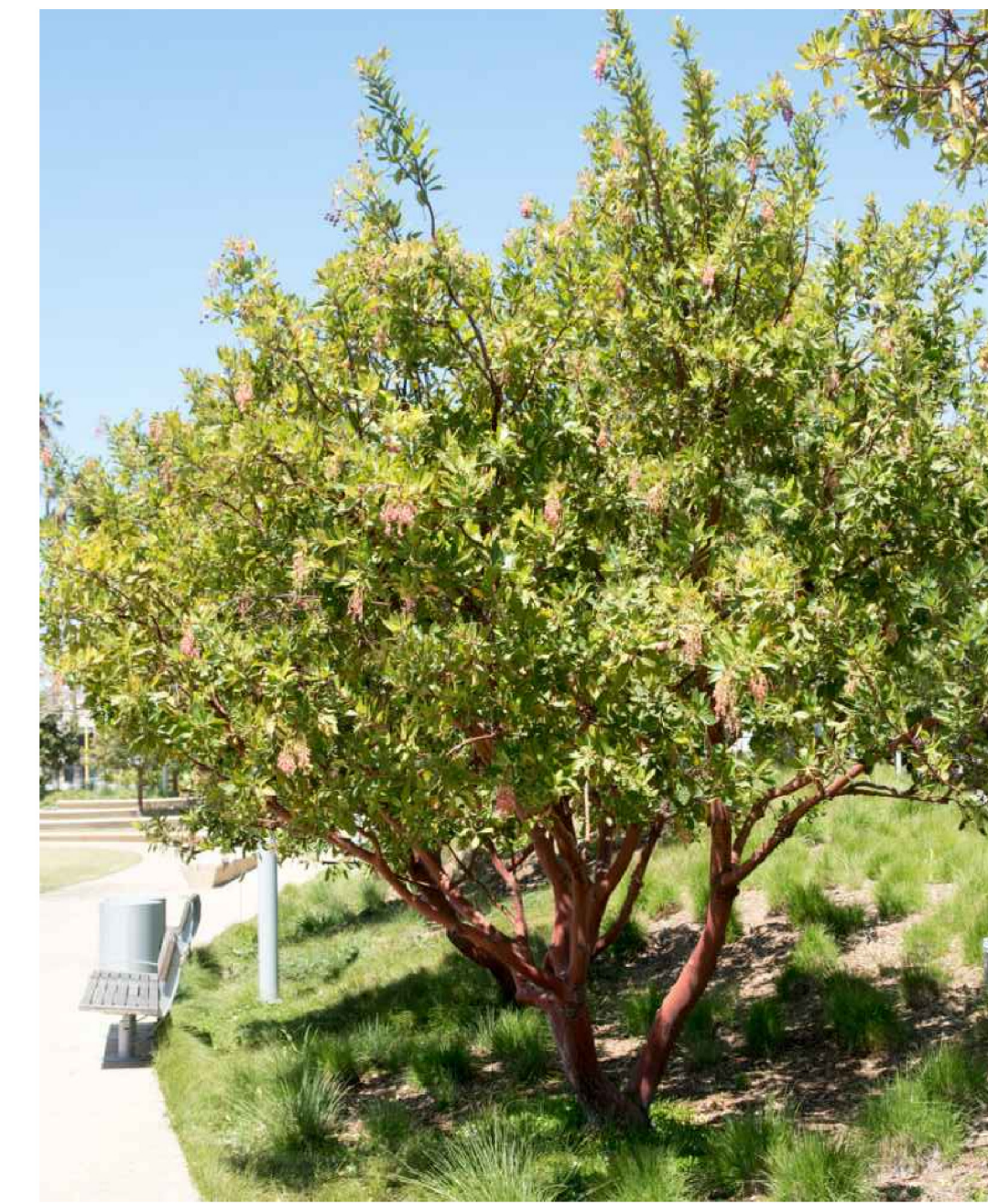
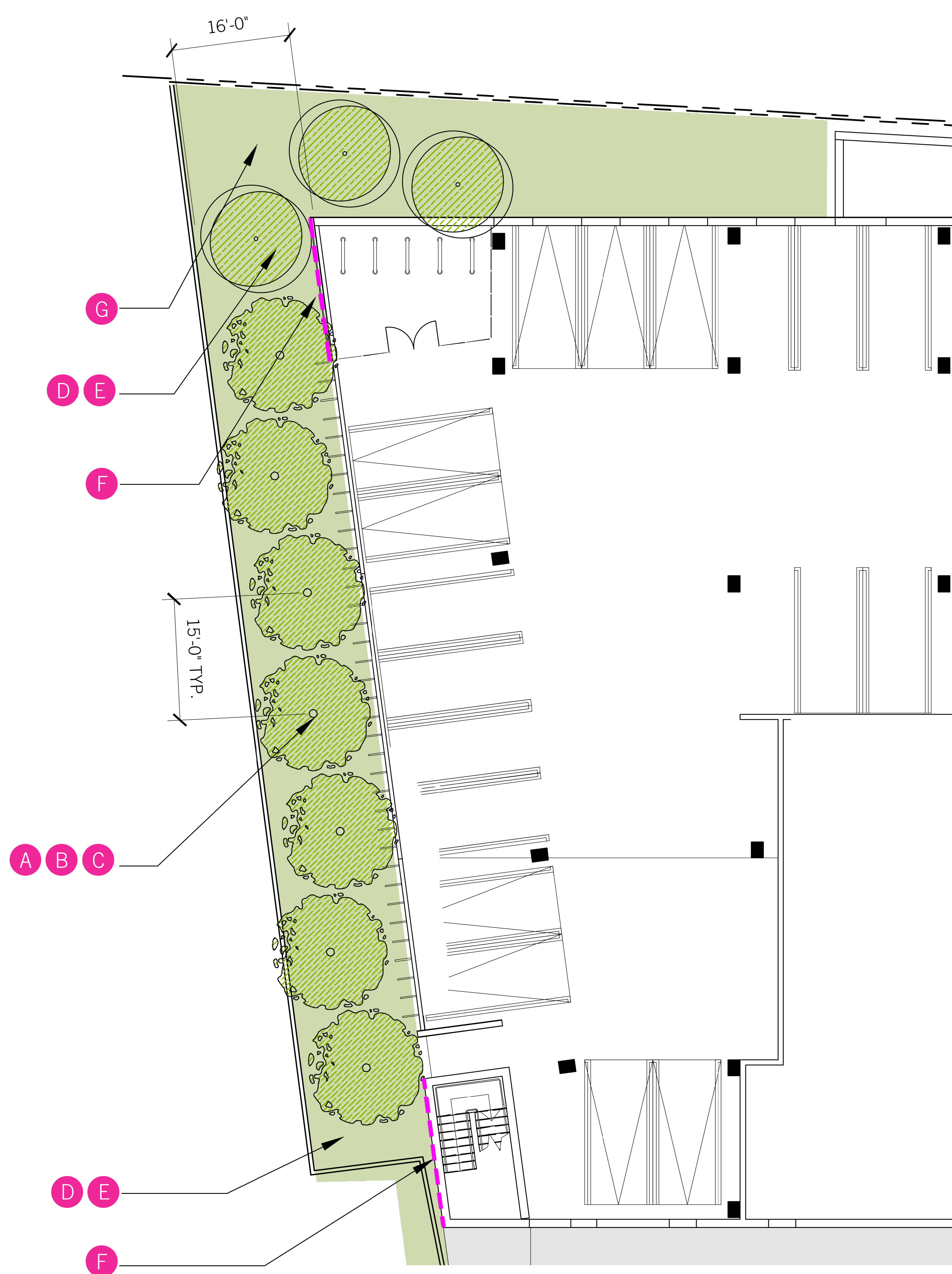
ZEN GARDEN

STREETSCAPE

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

1

NOT FOR CONSTRUCTION

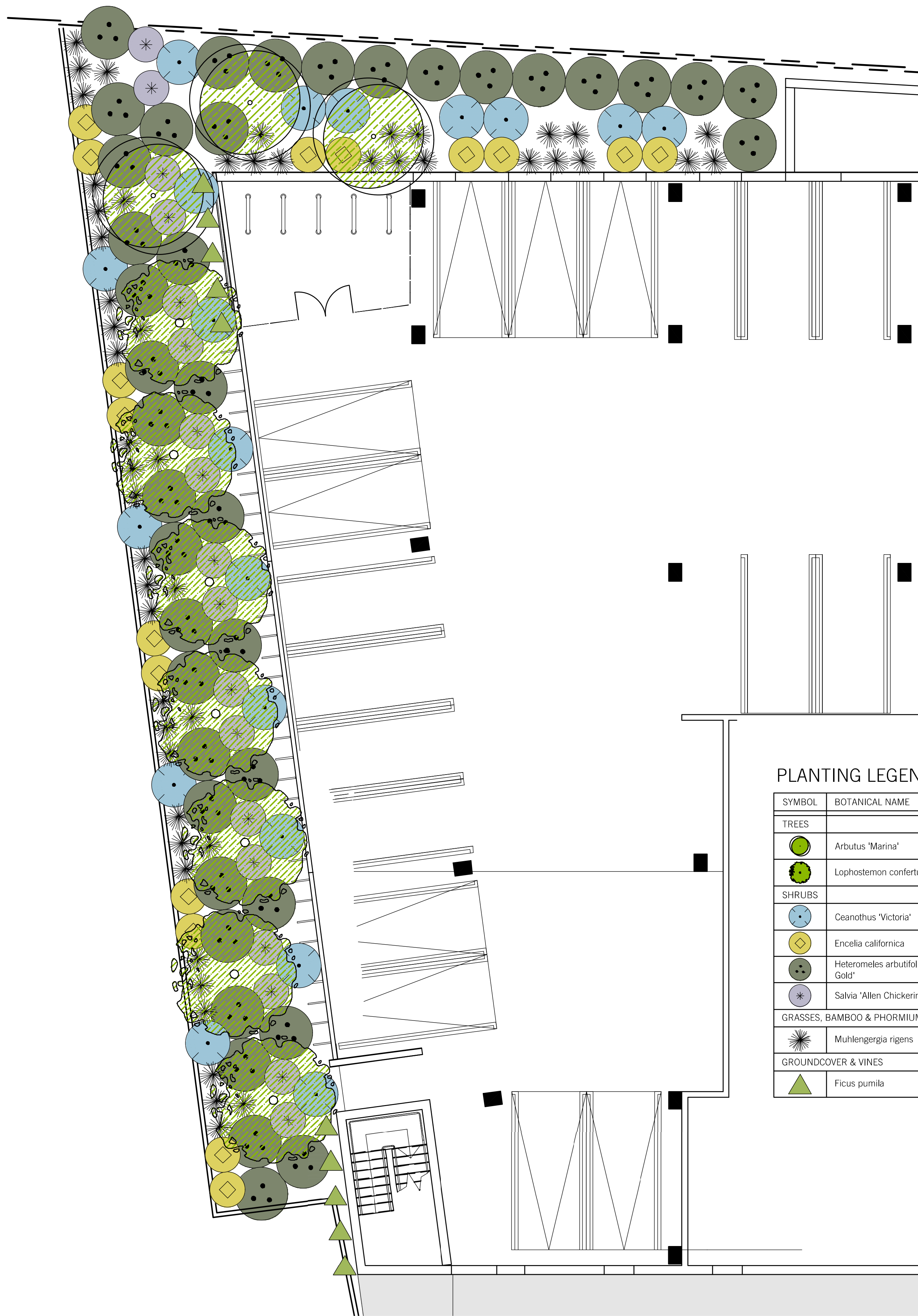


Arbutus marina
STRAWBERRY TREE



Lophostemon confertus
BRISBANE BOX

- A** PROPOSED TREE PLANTING ALONG BALLONA CREEK - TRISTANIA CONFERTA (BRISBANE BOX) - PLANTED AT 15 FEET ON CENTER TO SCREEN BUILDING. 7 TREES TOTAL.
- B** SIZE OF TREES AT PLANTING APPROXIMATELY 18 FEET TO 22 FEET IN HEIGHT. TREE SIZE AT MATURITY APPROXIMATELY 30 FEET TO 35 FEET IN HEIGHT WITH 15 FEET TO 30 FEET WIDE CANOPY.
- C** ALL TRISTANIA TREES TO BE LOW-BRANCHING AND WILL BE SELECTED AND TAGGED BY PROJECT LANDSCAPE ARCHITECT FOR DELIVERY TO SITE. TAGGING WILL BE DONE FOR 18 FEET TO 22 FEET HIGH TREES PENDING AVAILABILITY. LANDSCAPE ARCHITECT TO PROVIDE PHOTO EVIDENCE OF TAGGED TREES TO CURRENT PLANNING DIVISION PRIOR TO SITE DELIVERY.
- D** UNDERSTORY PLANTING BELOW TREES TO BE A VARIETY OF TALL SHRUBS - 6 FEET TO 10 FEET AT MATURITY - INCLUDING HETEROMELES ARBUTIFOLIA (TOYON).
- E** NO TREE OR SHRUB PLANTING WILL BE DECIDUOUS.
- F** VINE PLANTING WILL BE FICUS PUMILIA (CREEPING FIG) AND USED TO COVER STAIR AND ELEVATOR TOWER WALLS AT REAR OF GARAGE.
- G** SMALL EVERGREEN TREE - ARBUTUS MARINA (MARINA STRAWBERRY TREE) TO BE PROVIDED ALONG EASTERLY PARKING STRUCTURE PROPERTY LINE AND NORTH TOWARD THE BALLONA CREEK.



Ceanothus 'Victoria'
WILD LILAC



Encelia californica
BUSH SUNFLOWER



Heteromeles arbutifolia 'Davis Gold'
DAVIS GOLD TOYON



Salvia 'Allen Chickering'
SAGE



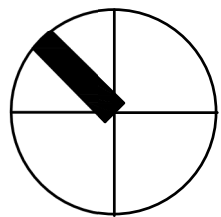
Muhlenbergia rigens
DEER GRASS



Ficus pumila
CREEPING FIG

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	PLANT SIZE	SPACING	NOTES	WUCOLS
TREES								
	Arbutus 'Marina'	Marina Strawberry Tree Multi-Branch	36" Box	3	20'-40" H x 20'-30" W	Per Plan		LOW
	Lophostemon confertus	Brisbane Box	36" Box	7	30'-50" H x 10'-30" W	Per Plan		MOD
SHRUBS								
	Ceanothus 'Victoria'	Wild Lilac	5 gal.	-	6'-8" H x 6'-8" W	Per Plan		LOW
	Encelia californica	Bush Sunflower	5 gal.	-	3'-4" H x 4'-5" W	Per Plan		V LOW
	Heteromeles arbutifolia 'Davis Gold'	Davis Gold Toyon	15 gal.	-	6'-10" H x 6'-8" W	Per Plan		V LOW
	Salvia 'Allen Chickering'	Sage	5 gal.	-	4'-5" H x 4'-5" W	Per Plan		V LOW
GRASSES, BAMBOO & PHORMIUMS								
	Muhlenbergia rigens	Deer Grass	5 gal.	-	4'-5" H x 4'-6" W	Per Plan		LOW
GROUND COVER & VINES								
	Ficus pumila	Creeping Fig	5 gal.	-	Climbing x Spreading	Per Plan		MOD



SCALE: $\frac{1}{16}$ " = 1'-0"

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