

October 23, 2013

Mr. Gary Jones, Acting Director
Los Angeles County Department of Beaches & Harbors
13837 Fiji Way
Marina del Rey, CA 90292

Re: Parcel 9U Hotel
Marina del Rey, California

Dear Mr. Jones,

We are pleased to submit our application to the Design Control Board for its conceptual review of the proposed improvements to Parcel 9U, Marina del Rey California. The subject parcel is located at the northeast corner of Via Marina and Tahiti Way. The 3.7-acre property is currently vacant land, of which, approximately 1.46 acres of the southerly portion is dedicated to open space as a wetland park.

This application is seeking the Design Control Board's conceptual approval for the design of a dual-brand hotel accommodated within a 5-story and 6-story wing, connected by a single-story structure, all over one level of subterranean parking. MDR Hotels, LLC is the applicant and developer of the leasehold property. Hardage Hospitality, LLC will be the operator of the Marriott dual brand (Residence Inn and Courtyard) hotel.

Enclosed, please find 14 sets of drawings and a computer disk, which is part of the required package that includes the existing site plan and the proposed conceptual site plan, floor plans and exterior elevations for the above project.

Background

This project was previously conceptually approved by the Design Control Board in June 2006 for a 19-story hotel/timeshare design that was submitted by this applicant under a previous entity known as Woodfin Suite Hotels, LLC. The project permits and the associated Final Environmental Impact Report were subsequently unanimously approved/certified by the Regional Planning Commission in March 2010. Project opponents then appealed the Regional Planning Commission's approval action to the Board of Supervisors, who, in turn, remanded the project

back to the Regional Planning Commission for its further review of a lower-in-height hotel concept. Around that time, the public wetland park planned for development on the southerly approximately 1.46 acres of the parcel was undergoing further study and design changes as part of the Coastal Commission staff's review of an appeal to the County's approval of the Coastal Development Permit for the wetland park that had been filed with the Coastal Commission by opponents of the wetland park. . The Coastal Commission unanimously approved a Coastal Development Permit for the wetland park in December 2012, which approval was subsequently challenged in court by an opponent of the wetland park; the wetland park litigation is ongoing. The plans submitted herewith accurately depict the wetland park as unanimously approved by the Coastal Commission.

This application is submitted in accordance with the directive from the Board of Supervisors that we resubmit a lower-in-height hotel design.

PROJECT DESCRIPTION

Existing Site

The existing site is vacant and generally slopes from west to east approximately five feet. There is one known abandoned oil well on the site that will have to be re-abandoned in accordance with the Department of Conservation - Division of Oil, Gas, & Geothermal Resources. Furthermore, the building structure will have to be designed for the mitigation of methane gas. An easement along the north property line, reserved for the County of Los Angeles for sewer, fire access, and harbor utility purposes, encroaches 10 feet into the site. Approximately 50 steel I-beams, along the north and west property lines, from a previous hotel development that was abandoned, will have to be removed. The site will require geotechnical remediation with stone columns or auger piles to stabilize the site against liquefaction.

Hotel

The hotel project consists of three components: the hotel, promenade and wetland park. The hotel is situated on the northerly 2.3 acres of the site with frontage on Via Marina to the west, apartments to the north, the harbor to the east, and the wetland and fire road to the south. A 6-story Marriott Residence Inn wing frames the northerly side of the structure and a 5-story Courtyard wing frames the southerly side of the structure. The hotel room wings will be joined by a single-level structure that will accommodate the dual lobbies, common areas and meeting spaces, the hotel's *On the Water* restaurant/bar, an outdoor dining terrace, and a rooftop pool and fitness center.

The hotel will have 129 rooms in the north "Residence Inn" wing and 159 rooms in the south "Courtyard" wing for a total of 288 hotel rooms; **none of the proposed hotel rooms will be timeshares.** The north and south wings are approximately 86,235 and 79,750 square feet, respectively. The single-level connecting common area structure is approximately 12,000 square feet.

In contrast to the striking mass and height of the previously-approved, 225-foot-tall hotel/timeshare structure, the overall design for the exterior of the revised hotel is relaxed and casual with a residential scale to reflect the character of the west Marina del Rey neighborhood. The architectural character is contemporary incorporating simple clean lines, with varied planes to create an interesting play of Southern California sun and shadow across each façade, with large expanses of clear glazing to take full advantage of the stunning views of the marina and wetland preserve. Guest suites located on the ends of each hotel tower are designed with large walk-out terraces with clear glass railings to fully optimize the views throughout the marina. The color and material palette is one to compliment the clean contemporary design with a strong base of smooth formed warm gray concrete, striated with horizontal bands to create a strong base to anchor the building into the landscape. The ground and upper floors consist of very light colored monochromatic stucco with slightly darker/gray accents, clear glass railings and energy efficient clear glazing.

Parking for the hotel guest and wetland park will be provided in the subterranean garage and at grade level. A total of 216 parking spaces (the car parking count was previously approved by Regional Planning) will be provided by the hotel's 24/7 valet service. 21 parking spaces will be reserved for wetland park visitors. The parking structure is approximately 70,000 square feet.

The public will be encouraged to use the hotel's *On the Water* restaurant/bar. Guest and visitors can enjoy outdoor dining and an indoor/outdoor bar on a tiered terrace that is elevated above and slightly steps down to the promenade to allow patrons to enjoy an uninterrupted panoramic view of the harbor. Direct stair access to the restaurant and bar will be provided from the promenade along with an ADA approved lift for persons with disabilities. Bicycle stands will be provided on the promenade to make the hotel a convenient stop for cyclist. The roof of the central lobby area will feature guest amenities such as a gas-fired fire pit, residential style barbeque grilles, and the hotel's pool and fitness center where guest can enjoy a leisurely swim or a stimulating workout with state-of-the-art equipment while enjoying a magnificent view of the harbor.

A loading dock and a shielded trash enclosure will be located at street level on the west end of the north wing and accessed from Via Marina. A service elevator in the receiving room will provide access to the back-of-house services at the garage level.

Fire truck access to the building is provided from Via Marina on the west side, a 28-foot-wide Grasscrete (or similar material) fire road on the south side (provided as part of the wetland improvements), a 28 foot wide promenade on the harbor side, and a 28-foot-wide paved fire road on the adjoining north property (provided in the Parcel 10R development).

Mechanical units located on the roofs will be visibly shielded on four sides. Enclosed stairs will provide access to the roofs. Mechanical equipment located on the pool deck will be enclosed.

View Corridor

The wetland park, which takes up over a third of the site, will allow expansive views of the harbor from Via Marina and Tahiti Way. This area will serve in meeting the open space requirements of the project. In addition, the two mid-rise wings connected by a single-level structure will also provide a sense of openness that is harmonious with the scale of the community.

Promenade

The promenade is a 28-foot-wide walkway between the harbor and the hotel property that also serves as an emergency fire lane. The Design Control Board approved the conceptual plan for the promenade in December 2009, with conditions (attached). This application proposes to comply with the approval and its conditions, which includes decorative paving, lighting, landscaping, benches, and a sheltered water taxi gate.

Wetland Park

The California Coastal Commission issued a *Notice of Intent to Issue Permit* for the wetland park in January 2013 that included standard and special conditions (attached). This application proposes to comply with the notice as stated.

Conclusion

The new design mitigates the concern of height and massing expressed by the community for the previous design. As noted, we have removed the timeshare units in their entirety, which was also a key point of concern with the prior hotel program. The proposed hotel is fully consistent with the development criteria and parcel land use designation of the certified Marina del Rey Local Coastal Program. The new

design will create a genuine sense of place for the community – particularly important for the largely residential west side of Marina del Rey. The hotel will become a destination not only for visitors to Marina del Rey, but for local residents as well. The hotel's restaurant and elevated terrace, in particular, will serve as exciting new Marina del Rey amenities. These spaces will allow hotel guest to comingle with members of the public such as strollers along the adjacent promenade, visitors to the adjacent wetland park, boaters from the adjacent transient anchorage, or residents of nearby multi-family housing developments. The unmatched waterfront setting will allow everyone to rest, dine or simply people-watch, all while soaking in the magnificent views of the Marina.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Hardage', with a stylized, cursive script.

Samuel A. Hardage
Chairman

23 September 2013
MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey - Northeast Corner of Via Marina & Tahiti Way
Photo Survey



23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 1



Photo 2

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 3



Photo 4

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 5



Photo 6

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 7



Photo 10

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 9



Photo 10

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 11



Photo 12

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 13



Photo 14

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 15



Photo 16

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 17



Photo 18

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 19



Photo 20

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 21



Photo 22

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 23



Photo 24



PROMENADE VIEW

MARINA DEL REY MARRIOTT COURTYARD AND RESIDENCE INN HOTEL

PROJECT INFORMATION:

APPLICANT:
OWNER: **MDR HOTELS, LLC**
11975 EL CAMINO REAL, STE 104
SAN DIEGO CA, 92130

OPERATOR: **HARDAGE HOSPITALITY, LLC**
11975 EL CAMINO REAL, STE 104
SAN DIEGO CA, 92130

PROJECT ADDRESS: PARCEL 9U
MARINA DEL REY CA

ARCHITECT: **ACRM ARCHITECTS**
SCOT MCGILL
1045 14TH STREET, STE 100
SAN DIEGO CA, 92101

LANDSCAPE: **GMP LANDSCAPE ARCHITECTS**
JOHN PATTERSON
4125 SORRENTO VALLEY, STE D
SAN DIEGO CA, 92121



PROJECT SUMMARY:

GUESTROOMS	288 SUITES
PARKING	
REQUIRED:	1.00/2 GUESTROOM: 140 SPACES
	1/SUITE: 8 SPACES
	21 FOR WETLAND: 21 SPACES
	TOTAL REQUIRED: 170 SPACES
PROVIDED:	236 SPACES
OCCUPABLE FLOOR AREA	
BASEMENT (PARKING)	69,073.86 SF
GROUND FLOOR	41,534.10 SF
SECOND FLOOR	44,414.99 SF
THIRD FLOOR	30,322.81 SF
FOURTH FLOOR	30,322.81 SF
FIFTH FLOOR	30,322.81 SF
SIXTH FLOOR	14,372.60 SF
TOTAL	105,341.03 SF
SITE AREA:	2.15 ACRES (93,528.96 SF)

SPECIAL REQUIREMENTS

C.U.P. EXTENDED-STAY HOTEL
C.U.P. LIQUOR LICENSE
VARIANCE - ZERO SETBACK ON PROMENADE

GUESTROOM	CY KING	CY DO	CY SUITE	RI STUDIO	RI 1-BR	TOTAL
FLOOR 1	12	12	1	14	0	39
FLOOR 2	16	15	2	20	3	56
FLOOR 3	16	16	2	20	3	57
FLOOR 4	16	16	2	20	3	57
FLOOR 5	16	15	2	20	3	56
FLOOR 6	0	0	0	20	3	23
TOTAL	76	74	9	114	15	288
COURTYARD TOTAL						
RESIDENCE INN TOTAL	159 UNITS					
ADA ACCOMODATIONS	5	1	1	6	1	14

Sheet Number
A0.0
Revision Date



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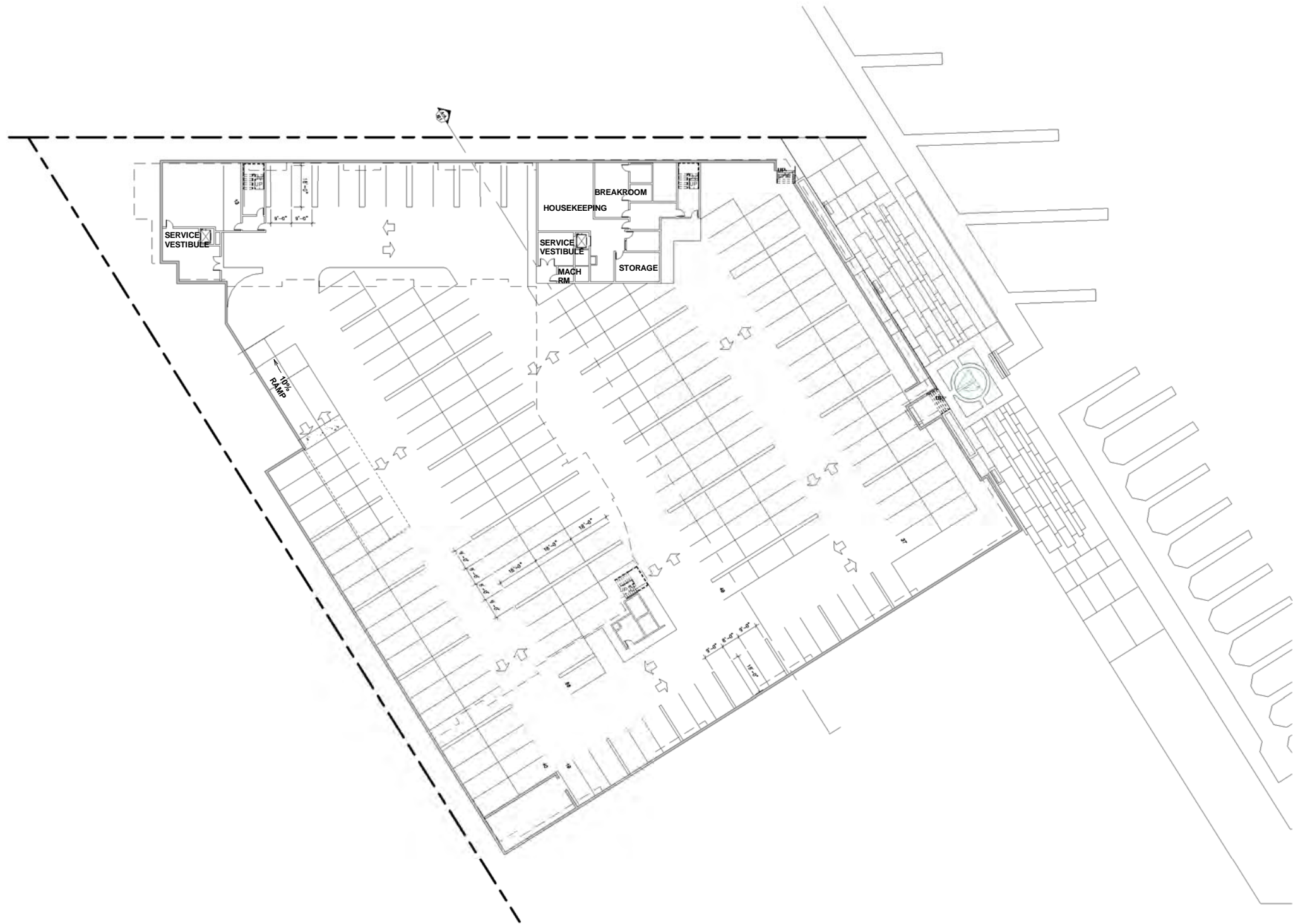
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CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101
11-20-2013



① BASEMENT PARKING FLOOR PLAN
1" = 20'-0"



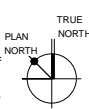
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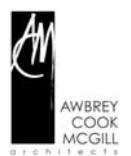
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PLAN NORTH

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



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RESIDENCE INN



① SECOND FLOOR PLAN
1/16" = 1'-0"



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Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101

11-20-2013

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



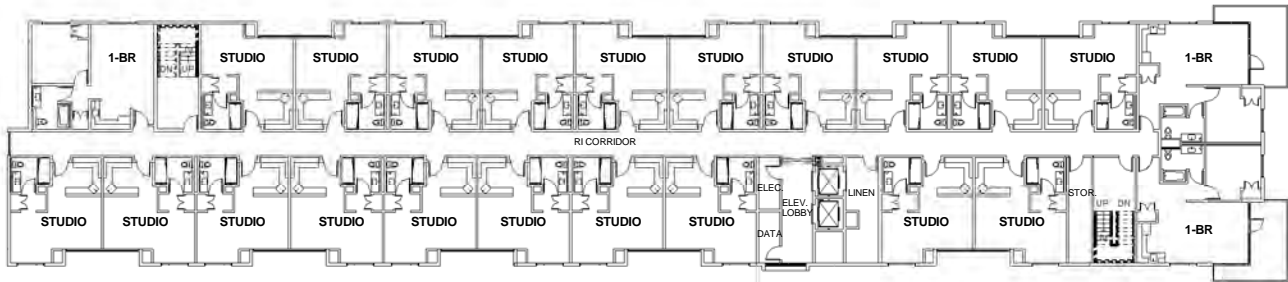
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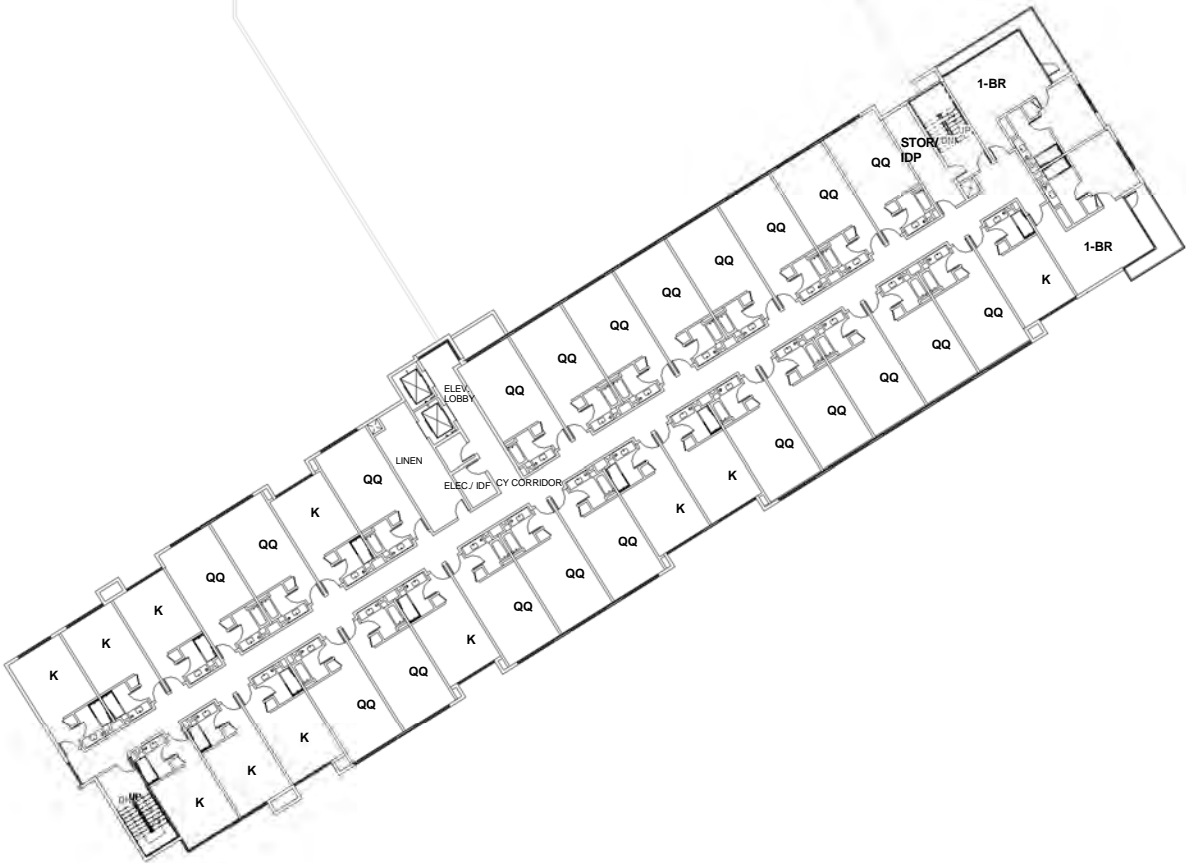
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RESIDENCE INN



COURTYARD



① THIRD FLOOR PLAN
1/16" = 1'-0"



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Via Marina & Tahiti Way, Marina del Rey, California

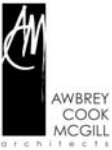
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① FOURTH FLOOR PLAN
1/16" = 1'-0"

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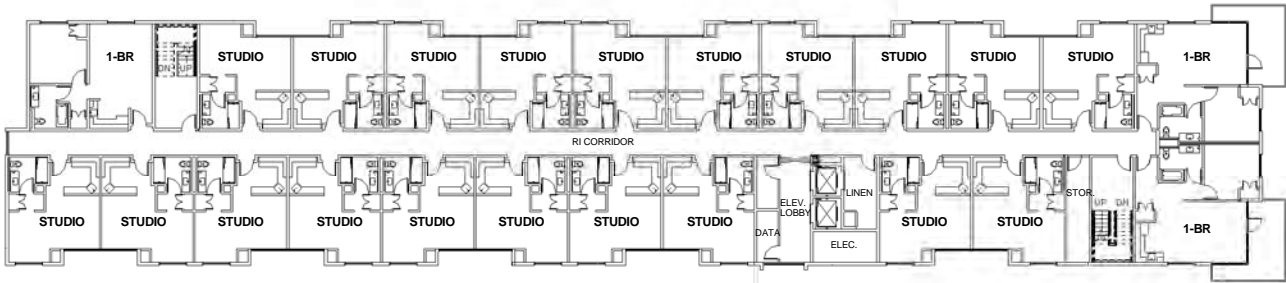
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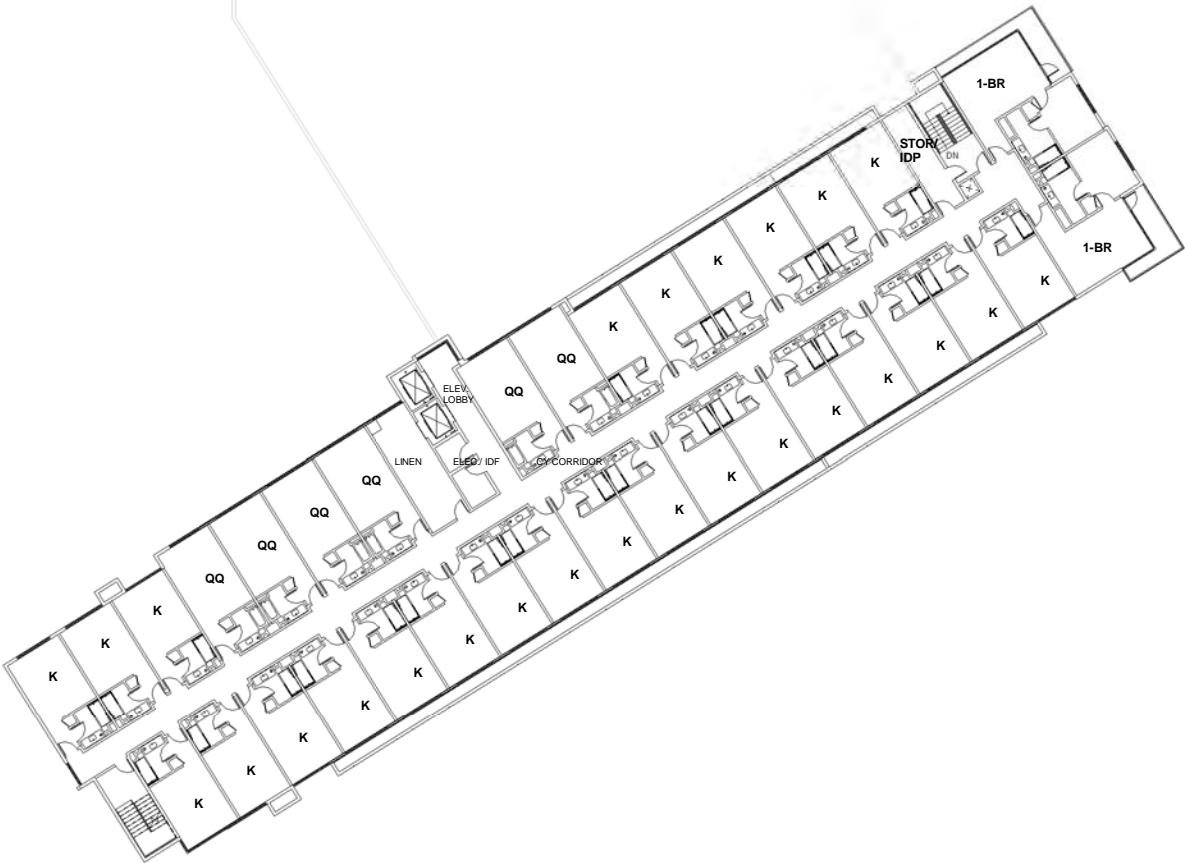
SCALE: 1/16" = 1'-0"



RESIDENCE INN



COURTYARD



① FIFTH FLOOR PLAN
1/16" = 1'-0"



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Via Marina & Tahiti Way, Marina del Rey, California

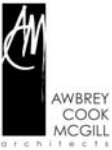
Project Number 12-7101

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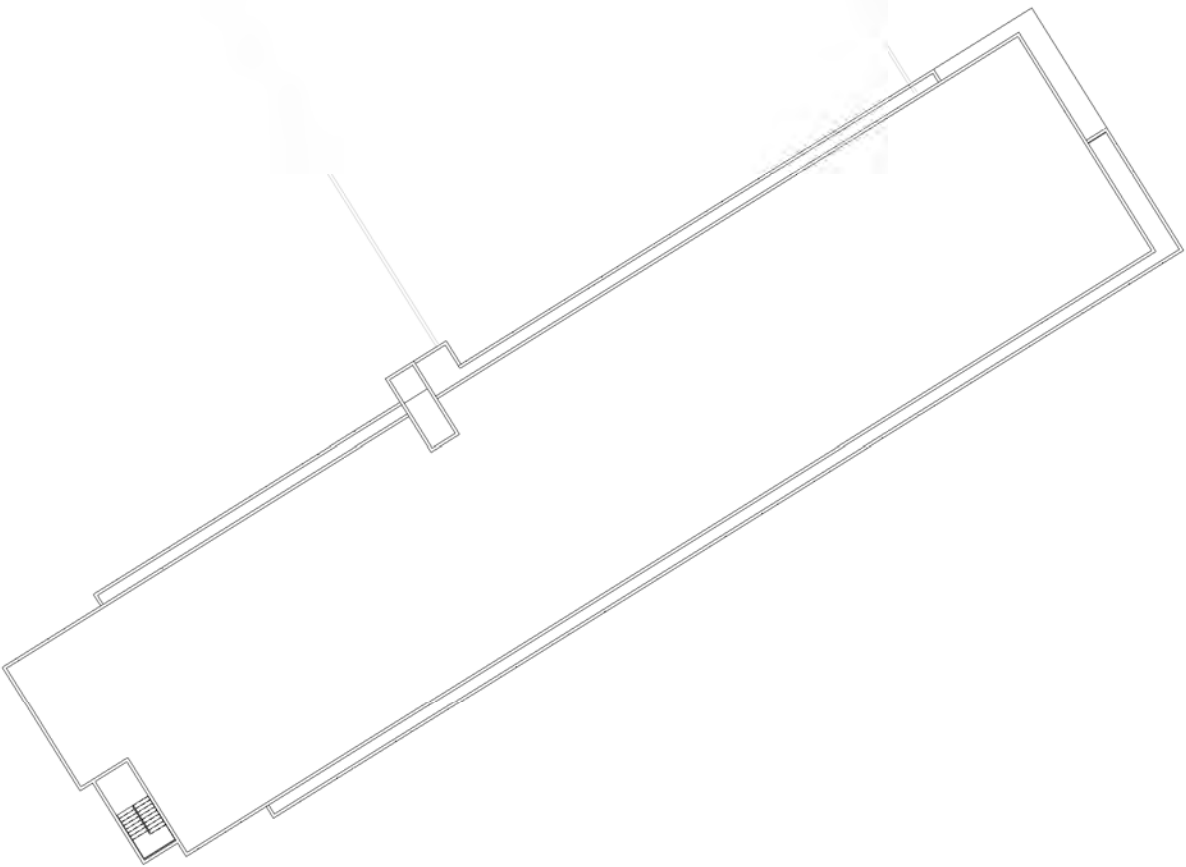
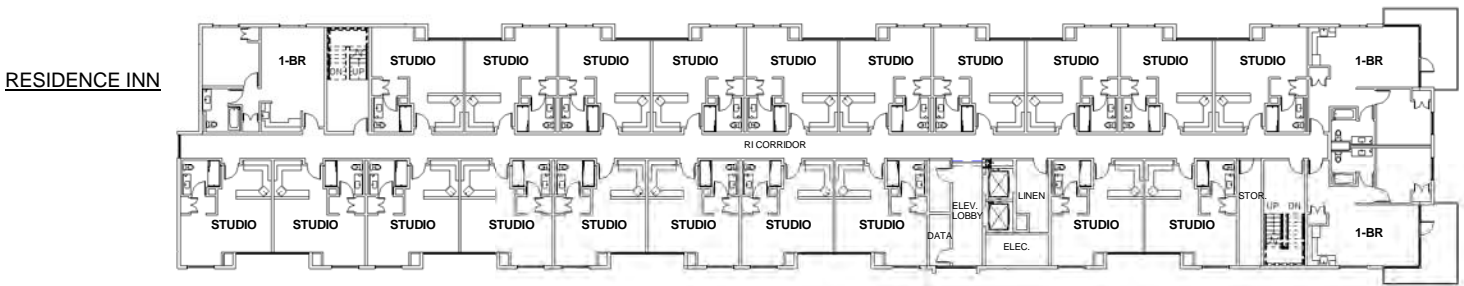


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① SIXTH FLOOR PLAN
1/16" = 1'-0"

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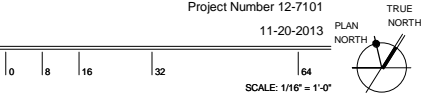
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Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California



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11-20-2013
SCALE: 1/16" = 1'-0"



① 9. ROOF PLAN
1/16" = 1'-0"

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Marina del Rey Marriott Courtyard & Residence Inn
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Project Number 12-7101

11-20-2013



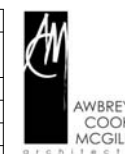


① ENTRY FRONT ELEVATION
3/32" = 1'-0"



② PROMENADE ELEVATION
3/32" = 1'-0"

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Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101

11-20-2013

0 8 16 32 64
SCALE: 1/16" = 1'-0"



① CY INSIDE ELEVATION
3/32" = 1'-0"



② CY OUTSIDE ELEVATION
3/32" = 1'-0"

Sheet Number
A3.2
Revision Date

**AWBREY
COOK
MCGILL**
ARCHITECTS

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Via Marina & Tahiti Way, Marina del Rey, California

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0 8 16 32 64
SCALE: 1/16" = 1'-0"



① RI INSIDE ELEVATION
3/32" = 1'-0"



② RI OUTSIDE ELEVATION
3/32" = 1'-0"



CONCEPTUAL DESIGN CONSULTATION SUBMISSION

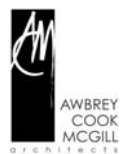
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Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101

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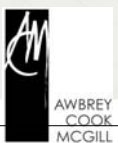
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① PROMENADE VIEW
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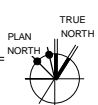


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Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101

11-20-2013





① VIA MARINA VIEW
1/2" = 1'-0"

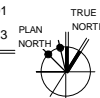


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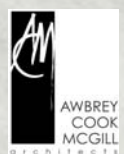
Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101

11-20-2013

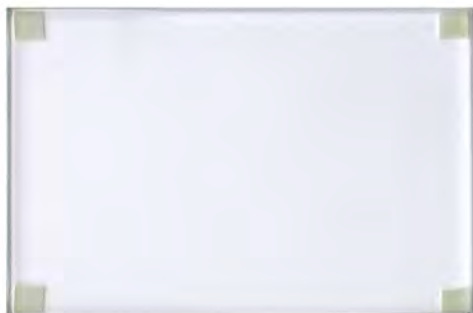


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KEY NOTES

- 1 1" CLEAR INSULATED GLAZING
- 2 ANODIZED ALUMINUM STOREFRONT
ATAS STEEL. COLOR: BONE WHITE
- 3 STAINLESS STEEL FINISH
- 4 STONE CLADDING
THOMPSON BUILDING MATERIALS.
COLOR: RAINBOW BEIGE BRUSHED
- 5 SMOOTH PLASTER PAINTED
COLOR: SW7501 ANALYTICAL GRAY
- 6 SMOOTH PLASTER PAINTED
COLOR: SW7049 NUANCE
- 7 SMOOTH PLASTER PAINTED
COLOR: SW7024 FUNCTIONAL GRAY
- 8 CONCRETE CLADDING
DAVIS COLORS. COLOR: OUTBACK #677



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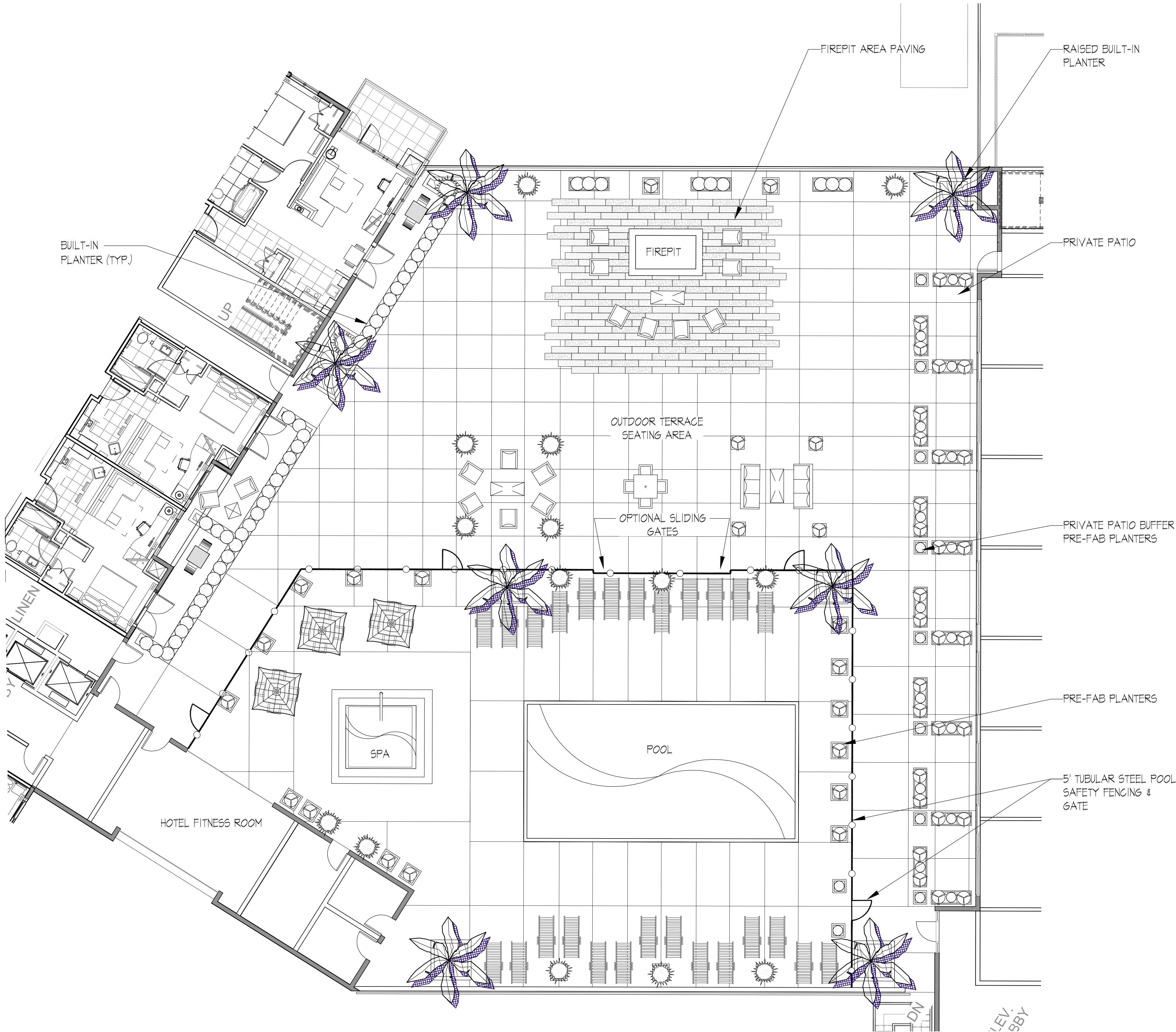
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COLOR BOARD

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California



LANDSCAPE DEVELOPMENT PLANT PALETTE

LOCATION	BOTANICAL NAME/COMMON NAME	FORM	FUNCTION	SIZE
TREES				
PROJECT ENTRY	PHOENIX DACTYLIFERA MEDJOL / DATE PALM	UPRIGHT (15'-25' SPREAD)	FORMAL EVERGREEN ENTRY	100%/22' BTH
COURTYARDS / LIGHT WELLS	ARCHONTOPHOENIX GANNINGHAMIANA / KING PALM HOVEA FORSTERIANA / KENTIA PALM TRACHYCARPUS FORTUNEI / WINDMILL PALM	UPRIGHT (15'-25' SPREAD)	FORMAL EVERGREEN ACCENT PALM	100%/20' BTH
COURTYARDS	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	UPRIGHT (10'-20' SPREAD)	FORMAL EVERGREEN ACCENT PALM	100%/22' BTH
SMALL FLOWERING ACCENT TREE	ARGENTUS MARINA / STRAWBERRY TREE LASERSTRONIA SPECIES / GRAPE MYRTLE	BROADLEAF (20'-40' SPREAD)	FLOWERING DECID. CANOPY TREES	100%/24" BOX
EVERGREEN SCREEN TREE	TRISTANIA CONFERTUS / BRISBANE BOX HELALEICA QUINQUERVIA	BROADLEAF (20'-40' SPREAD)	FORMAL EVERGREEN CANOPY SHADE TREES	100%/36" BOX
LARGE FLOWERING ACCENT TREE	ERIOBOTRYA DEFLEXA / BRONZE LOQUAT	BROADLEAF (20'-40' SPREAD)	WINTER SUN/SUMMER SHADE	100%/24" BOX
SMALL VERTICAL ACCENT TREE	PODOCARPUS MAKI / SHRUBBY YEW PINE	EVERGREEN (15'-6' HEIGHT)	LARGE FOUNDATION / SCREENING SHRUBS	100% /5 GAL.
LARGE VERTICAL ACCENT TREE	CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS	EVERGREEN VERTICAL (15'-30' HEIGHT)	COLUMNAR FOUNDATION SHRUBS	100% /5 GAL.
SHRUBS & GROUNDCOVERS				
BOTANICAL NAME / COMMON NAME		FORM	FUNCTION	SIZE SPACING
AEONUM SPECIES / AEONUM ANGELOSTANTHOS SPECIES / KANGAROO PAIN CANNA SPECIES / CANNA LILY CLIVIA MINIATA / KAFFIR LILY DIANELLA CADREULEA / CASSA BLUE DIETES BICOLOR / FORTNIGHT LILY EGGEVERIA SPECIES / HENS AND CHICKS JUNIPERUS SPECIES / JUNIPER KNIPHOFIA UVARIA / RED HOT POKER LAVANDULA ANGSTIFOLIA / ENGLISH LAVENDER LIRIOPE SIGANTEA / SAINT LILY TIRE PHILODENDRON KANADU / KANADU PHILODENDRON PHOENIX ROSEBURN / PHOENIX DATE PALM PHORMIUM SPECIES / NEW ZEALAND FLAX PITTOSPORUM SPECIES / MOCA ORANGE RHAPHIOLEPIS SPECIES / INDIAN HAWTHORN ROSMARINUS SPECIES / ROSEMARY SALVIA SPECIES / SAGE SANSEVERIA TRIFASCATA / MOTHER-IN-LAW'S TONGUE STRELITZIA SPECIES / BIRD OF PARADISE WESTRINGIA FRUTICOSA / COAST ROSEMARY		VARIES, EVERGREEN & DECIDUOUS PLANTS FROM 1' TO 10'+	ACCENT SHRUBS, FOUNDATION SHRUBS	25%/1 GAL. 50%/5 GAL. 25%/15 GAL.
GAREX SPECIES / SEDGE LIRIOPE SPECIES / MONDO GRASS PELARGONIUM RELATUM / IVY GERANIUM SEDUM SPECIES / SEDUM SENEGIO MANDRALISCAE / BLUE CHALK STICKS		EVERGREEN	FLOWERING GROUNDCOVER	100%/FLATS 12" ON CENTER AVG. SPACING

NOTE:
THE FOLLOWING PLANT MATERIAL IS NOT LISTED ON THE LOS ANGELES COUNTY DROUGHT-TOLERANT PLANT LIST BUT WERE CONSIDERED TO MEET THE REQUIREMENTS FOR THESE CALCULATIONS:
ANGELOSTANTHOS SPECIES / KANGAROO PAIN
KNIPHOFIA UVARIA / RED HOT POKER
PHORMIUM TENAX / NEW ZEALAND FLAX
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(B) A MAX. OF 25% OF THE TOTAL LANDSCAPED AREA SHALL CONSIST OF GRASS OR TURF, WHICH GRASS OR TURF SHALL BE WATER EFFICIENT, NOT PLANTED IN STRIPS LESS THAN FIVE-FEET WIDE, AND SHALL CONSIST OF NO MORE THAN 5000 SQUARE FEET OF THE TOTAL LANDSCAPED AREA, AND
(C) PLANTS WITH SIMILAR WATERING NEEDS SHALL BE GROUPED TOGETHER.

DECEMBER 17, 2013



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AWBREY
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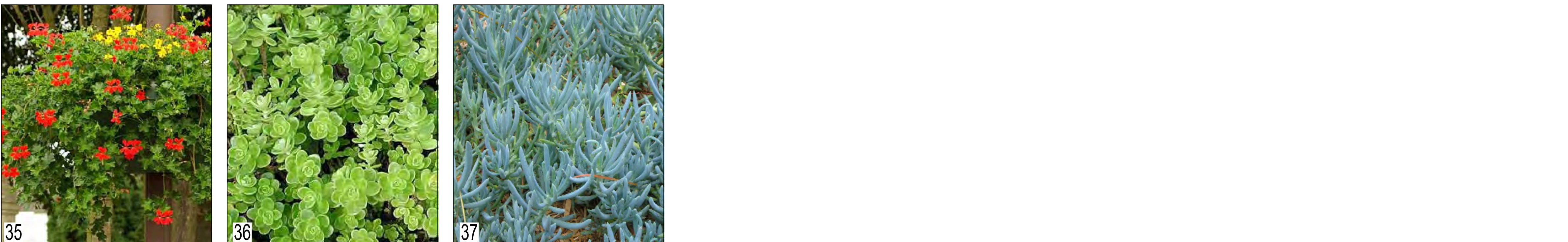
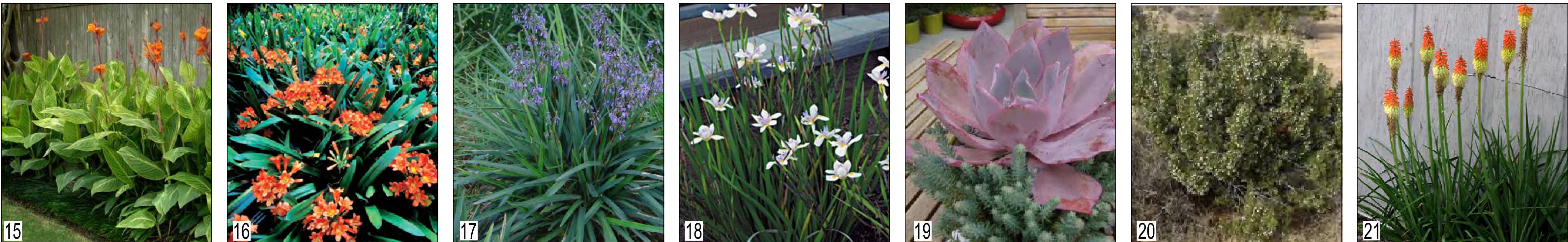


COURTYARD
Marriott



Residence
Inn
Marriott

CONCEPTUAL DESIGN CONSULTATION SUBMISSION
Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California



LANDSCAPE DEVELOPMENT PLANT PALETTE

TREES

PROJECT ENTRY	1) PHOENIX DACTYLIFERA / MEDJOL / DATE PALM	UPRIGHT (15'-25' SPREAD)	FORMAL EVERGREEN ENTRY
COURTYARDS / LIGHT WELLS	2) ARCHONTOPHOENIX GUNNINGHAMIANA / KING PALM 3) HOVEA FORSTERIANA / KENTIA PALM 4) TRACHYCARPUS FORTUNEI / ANDRILL PALM	UPRIGHT (15'-25' SPREAD)	FORMAL EVERGREEN ACCENT PALM
COURTYARDS	5) WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	UPRIGHT (10'-20' SPREAD)	FORMAL EVERGREEN ACCENT PALM
SMALL FLOWERING ACCENT TREE	6) ARBUTUS MARINA / STRAWBERRY TREE 7) LAGERSTROEMIA SPECIES / GRAPE MYRTLE	BROADLEAF (20'-40' SPREAD)	FLOWERING DECID. CANOPY TREES
EVERGREEN SCREEN TREE	8) TRISTANIA CONFERTUS / BRISBANE BOX 9) MELALEUCA QUINQUINERVA	BROADLEAF (20'-40' SPREAD)	FORMAL EVERGREEN CANOPY SHADE TREES
LARGE FLOWERING ACCENT TREE	10) ERIGONIA DEPLEXA / BRONZE LOGIAT	BROADLEAF (20'-40' SPREAD)	WINTER SUNSHINE SHADE CANOPY TREES
SMALL VERTICAL ACCENT TREE	11) PODOCARPUS MAKI / SHRUBBY YEA PINE	EVERGREEN (5-6' HEIGHT)	LARGE FOUNDATION / SCREENING SHRUBS
LARGE VERTICAL ACCENT TREE	12) CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS	EVERGREEN, VERTICAL (15-30' HEIGHT)	COLUMNAR FOUNDATION SHRUBS

SHRUBS

9) AEGONIUM SPECIES / AEGONIUM 10) ANGIOSANTHOS SPECIES / KANGAROO PAIN 11) CANNA SPECIES / CANNA LILY 12) CLIVIA MINATA / KAFFIR LILY 13) DIANELLA CAERULEA / CASSIA BLUE 14) ECHIVERIA SPECIES / HDS AND CHICKS 15) LANTANA SPECIES / LANTANA 16) LIPPERUS SPECIES / JUNPER 17) KUNIPOTA UNIVARIA / RED HOT POKER 18) LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER 19) LIKOPSE GIGANTEA / GIANT LILY TURT (ALSO SEE GROUNDCOVER) 20) PHILLODENDRON NANO / NANO PHILLODENDRON 21) PHOENIX ROSELENI / PYGMY DATE PALM 22) RHODOPHYLLUM SPECIES / NEW ZEALAND FLAX 23) PITTOSPORUM SPECIES / MOCK ORANGE 24) RHAPHIDOPHYLLUM SPECIES / INDIAN HAWTHORN 25) ROSMARINUS SPECIES / ROSEMARY 26) SALVIA SPECIES / SAGE 27) SANSEVIERIA TRITASCATA / MOTHER-IN-LAWS TONGUE 28) STRELITZIA SPECIES / BIRD OF PARADISE 29) WESTRINGIA FRUTICOSA / COAST ROSEMARY	VARIES EVERGREEN & DECIDUOUS PLANTS FROM 1' TO 10'+	ACCENT SHRUBS FOUNDATION SHRUBS	34) CAREX SPECIES / SEDGE 35) LIKOPSE SPECIES / MONDO GRASS (SEE K28) 36) RELARGONIUM PELTATUM / IVY GERANIUM 37) SEDUM SPECIES / SEDUM 38) SENEIO MANDRALISCAE / BLUE CHALK STICKS	EVERGREEN
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GROUNDCOVERS



DECEMBER 17, 2013



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California 92121
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GMP Job # 12-044

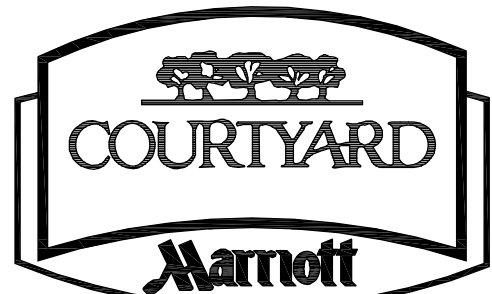
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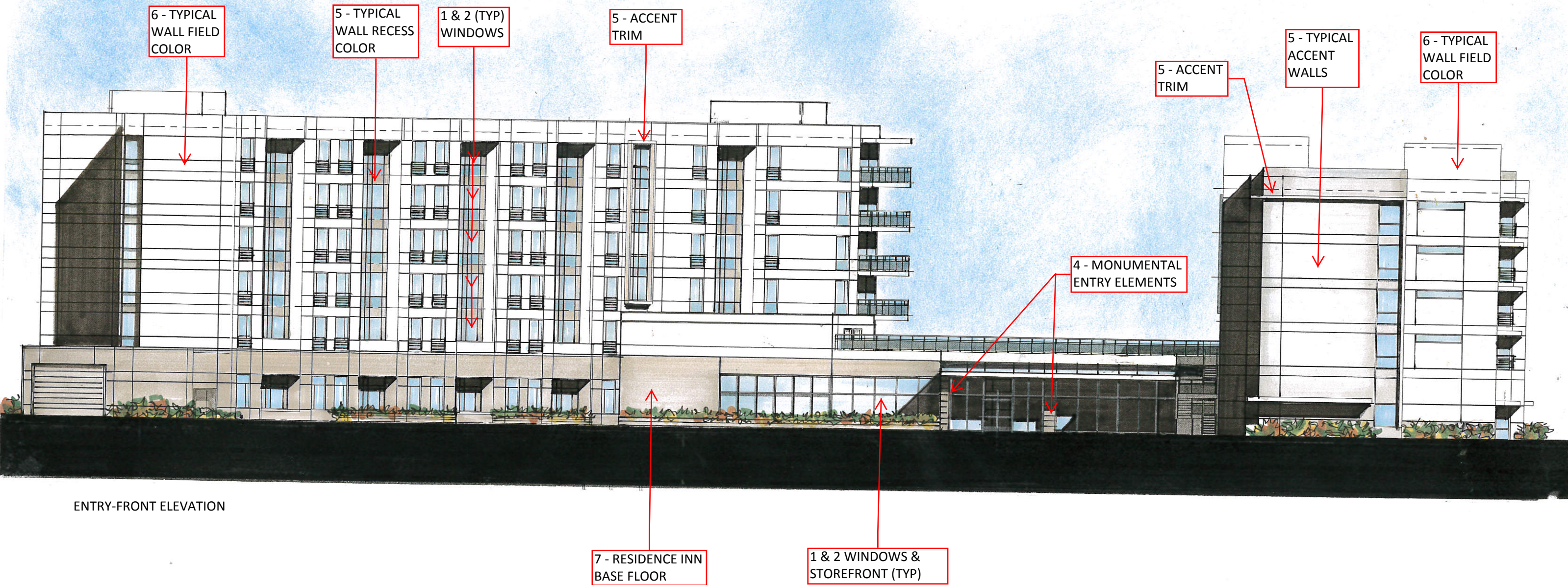
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Marina del Rey Marriott Courtyard & Residence Inn

Via Marina & Tahiti Way, Marina del Rey, California



ENTRY-FRONT ELEVATION



5 - WALL RECESSES

6 - WALL FIELD COLOR

5 - WALL RECESSES

1 & 2 WINDOWS (TYP)

5 - WALL RECESSES

6 - WALL FIELD COLOR

3 BALCONY
RAILINGS (TYP)

7 - WRAP
TO INSIDE
CORNER



PROMENADE ELEVATION

5 - WALL RECESSES

6 - WALL FIELD COLOR

5- ACCENNT TRIM

8 - CONCRTEE BASE

8 - CONCRETE BASE

3- NAUTICAL STYLE
"GANGWAY" RAMP

1 & 3 TERRACE
RAILING SYSTEM



COURTYARD INSIDE ELEVATION



- 5 - WALL RECESSES
- 6- WALL FIELD COLOR
- 1 & 2 (TYP) WINDOWS
- 3 - BALCONY RAILINGS
- 5 - ACCENT TRIM



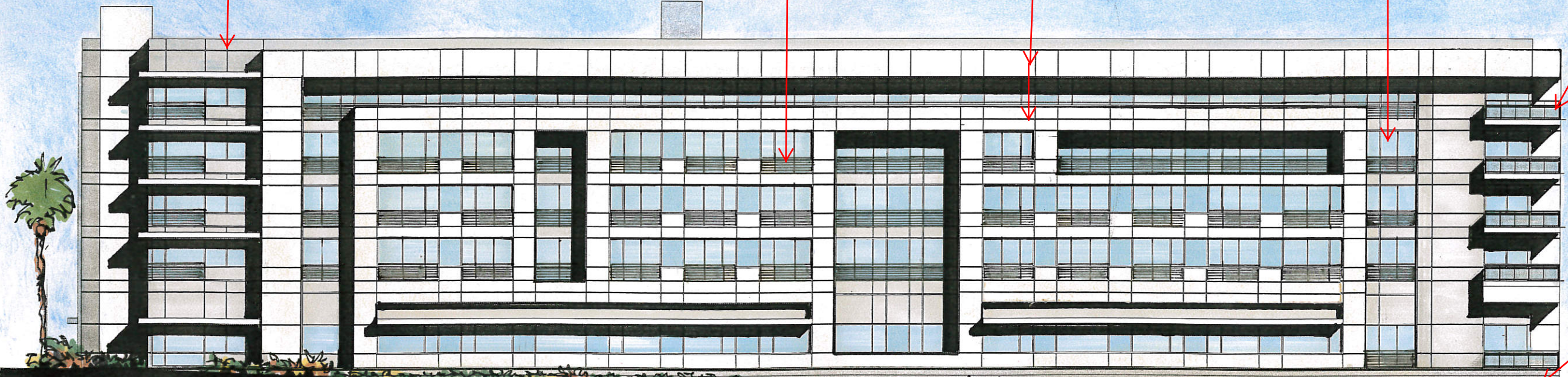
RESIDENCE INN INSIDE ELEVATION

7 RESIDENCE INN BASE FLOOR

- 5 - WALL RECESSES
- 3 - BALCONY RAILINGS
- 6 - WALL FIELD COLOR
- 1 & 2 (TYP) WINDOWS

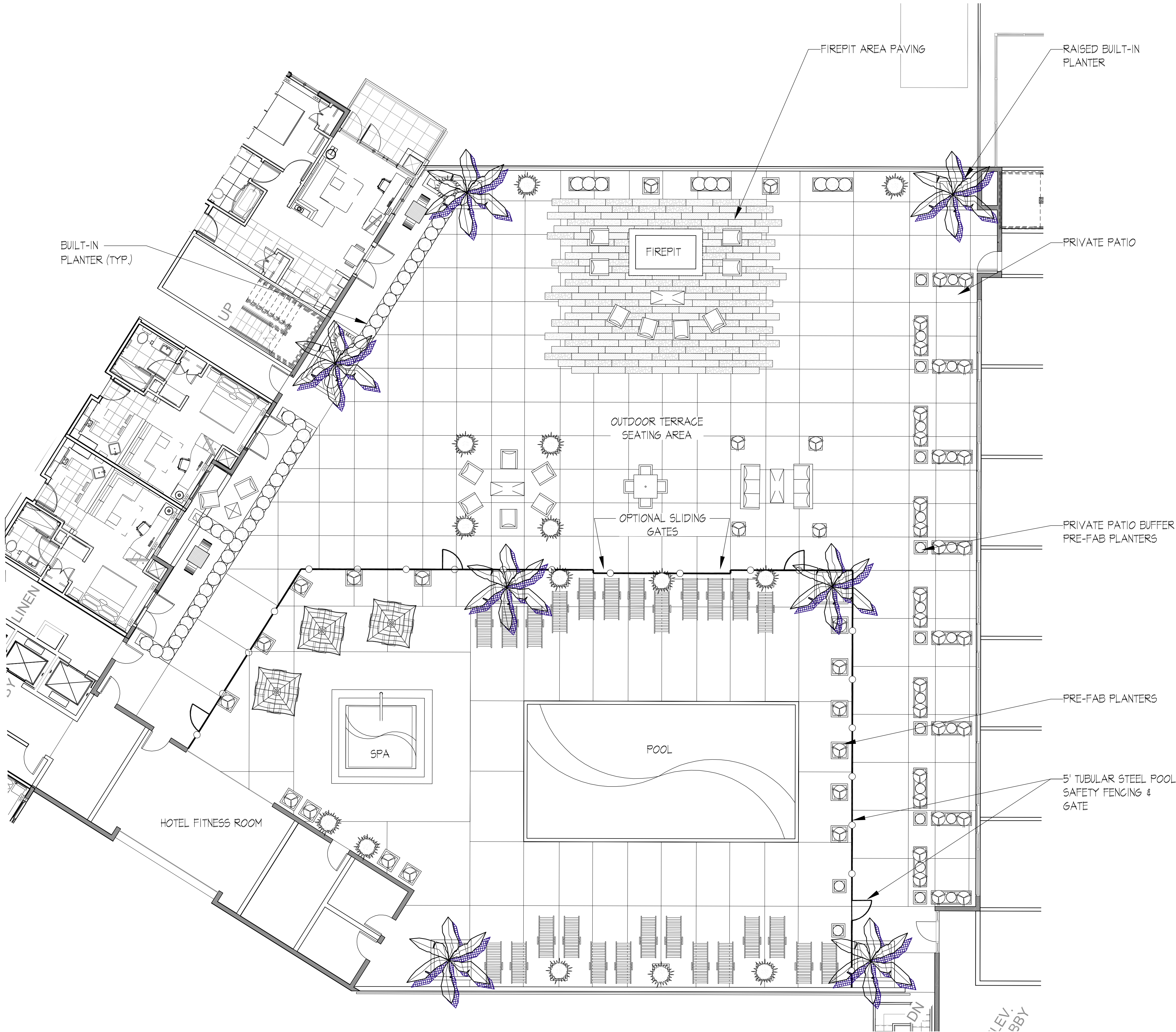
3 - BALCONY RAILINGS

8 - CONCRETE BASE



COURTYARD OUTSIDE ELEVATION





LANDSCAPE DEVELOPMENT PLANT PALETTE

LOCATION	BOTANICAL NAME/COMMON NAME	FORM	FUNCTION	SIZE
TREES				
PROJECT ENTRY	PHOENIX DACTYLIFERA MEDJOL / DATE PALM	UPRIGHT (15'-25' SPREAD)	FORMAL EVERGREEN ENTRY	100%/22' BTH
COURTYARDS / LIGHT WELLS	ARCHONTOPHOENIX GANNINGHAMIANA / KING PALM HOVEA FORSTERIANA / KENTIA PALM TRACHYCARPUS FORTUNEI / WINDMILL PALM	UPRIGHT (15'-25' SPREAD)	FORMAL EVERGREEN ACCENT PALM	100%/20' BTH
COURTYARDS	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	UPRIGHT (10'-20' SPREAD)	FORMAL EVERGREEN ACCENT PALM	100%/22' BTH
SMALL FLOWERING ACCENT TREE	ARISTIDA MARINA / STRAWBERRY TREE LASERSTRONIA SPECIES / GRAPE MYRTLE	BROADLEAF (20'-40' SPREAD)	FLOWERING DECID. CANOPY TREES	100%/24" BOX
EVERGREEN SCREEN TREE	TRISTANIA CONFERTUS / BRISBANE BOX HELALEICA QUINQUERVIA	BROADLEAF (20'-40' SPREAD)	FORMAL EVERGREEN CANOPY SHADE TREES	100%/36" BOX
LARGE FLOWERING ACCENT TREE	ERIOBOTRYA DEFLEXA / BRONZE LOQUAT	BROADLEAF (20'-40' SPREAD)	WINTER SUN/SUMMER SHADE	100%/24" BOX
SMALL VERTICAL ACCENT TREE	PODOCARPUS MAKI / SHRUBBY YEW PINE	EVERGREEN (15'-6' HEIGHT)	LARGE FOUNDATION / SCREENING SHRUBS	100% /5 GAL.
LARGE VERTICAL ACCENT TREE	CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS	EVERGREEN VERTICAL (15'-30' HEIGHT)	COLUMNAR FOUNDATION SHRUBS	100% /5 GAL.
SHRUBS & GROUNDCOVERS				
BOTANICAL NAME / COMMON NAME		FORM	FUNCTION	SIZE SPACING
AEONUM SPECIES / AEONUM ANGELOANTHOS SPECIES / KANGAROO PAK CANNA SPECIES / CANNA LILY CLIVIA MINIATA / KAUFER LILY DIANELLA CADRELEA / CASSA BLUE DIETES BICOLOR / FORTNIGHT LILY EGGEVERIA SPECIES / HENS AND CHICKS JUNIPERUS SPECIES / JUNIPER KNIPHOFIA UVARIA / RED HOT POKER LAVANDULA ANGSTIFOLIA / ENGLISH LAVENDER LIRIOPE SIGANTEA / SAINT LILY TIRE PHILODENDRON KANADU / KANADU PHILODENDRON PHOENIX ROSEBUSH / PHOENIX DATE PALM PHORMIUM SPECIES / NEW ZEALAND FLAX PITTOSPORUM SPECIES / MOCA ORANGE RHAPHIOLEPIS SPECIES / INDIAN HAWTHORN ROSMARINUS SPECIES / ROSEMARY SALVIA SPECIES / SAGE SANTIVERIA TRIFASCATA / MOTHER-IN-LAW'S TONGUE STRELITZIA SPECIES / BIRD OF PARADISE WESTRINGIA FRUTICOSA / COAST ROSEMARY		VARIES, EVERGREEN & DECIDUOUS PLANTS FROM 1' TO 10'+	ACCENT SHRUBS, FOUNDATION SHRUBS	25%/1 GAL. 50%/5 GAL. 25%/15 GAL.
GAREX SPECIES / SEDGE LIRIOPE SPECIES / MONDO GRASS PELARGONIUM HELIATUM / IVY GERANIUM SEDUM SPECIES / SEDUM SENEGIO MANDRALISCAE / BLUE CHALK STICKS		EVERGREEN	FLOWERING GROUNDCOVER	100%/FLATS 12" ON CENTER AVG. SPACING

NOTE:
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Via Marina & Tahiti Way, Marina del Rey, California



LANDSCAPE DEVELOPMENT PLANT PALETTE

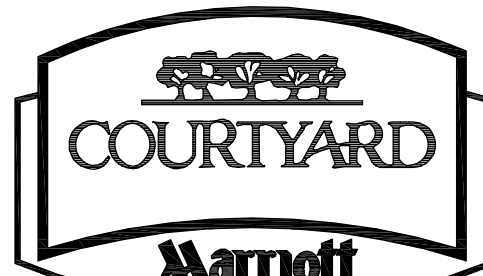
TREES

PROJECT ENTRY	1) PHOENIX DACTYLIFERA / MEDJOL / DATE PALM	UPRIGHT (15'-25' SPREAD)	FORMAL EVERGREEN ENTRY
COURTYARDS / LIGHT WELLS	2) ARCHONTOPHOENIX GUNNINGHAMIANA / KING PALM 3) HOVEA FORSTERIANA / KENTIA PALM 4) TRACHYCARPUS FORTUNEI / ANDRILL PALM	UPRIGHT (15'-25' SPREAD)	FORMAL EVERGREEN ACCENT PALM
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GROUNDCOVERS



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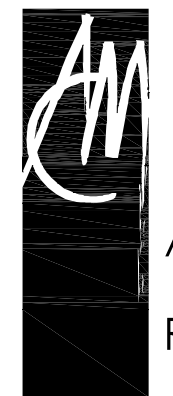
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Via Marina & Tahiti Way, Marina del Rey, California

DECEMBER 17, 2013



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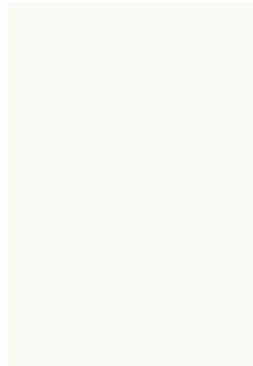


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GMP Job # 12-044



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KEY NOTES

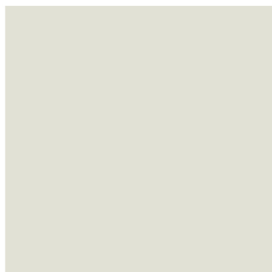
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THOMPSON BUILDING MATERIALS,
COLOR: RAINBOW BEIGE BRUSHED
- 5 SMOOTH PLASTER PAINTED
COLOR: SW7501 ANALYTICAL GRAY
- 6 SMOOTH PLASTER PAINTED
COLOR: SW7049 NUANCE
- 7 SMOOTH PLASTER PAINTED
COLOR: SW7024 FUNCTIONAL GRAY
- 8 CONCRETE CLADDING
DAVIS COLORS, COLOR: OUTBACK #677



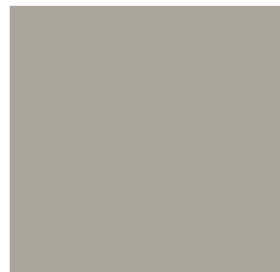
4



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7



8

COLOR BOARD

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California