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

THE HARDAGE GROUP
Builders and Hoteliers of Integrity Since 1969

Residence Inn Marriott

COURTYARD Marriott

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

Sheet Number
A0.0
Revision Date

ACRM
AWBREY COOK, ROGERS MCGILL
ARCHITECTS + INTERIORS

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PROJECT SUMMARY:

GUESTROOMS **288 SUITES**

PARKING
REQUIRED: 1.00/2 GUESTROOM: 144 SPACES
21 FOR WETLAND: 21 SPACES
TOTAL REQUIRED: 165 SPACES

PROVIDED: **231 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. FOR PARKING STRUCTURE, BUILDING IDENTIFICATION SIGNAGE, LIQUOR LICENSE, AND PARKING PERMIT FOR VALET TANDEM PARKING

VARIANCE - ZERO SETBACK ON PROMENADE AND REDUCTION IN THE NORTHERLY, SIDE-YARD SETBACK TO ALLOW A 7'-6" WIDE SIDE YARD IN LIEU OF THE CODE REQUIRED 10'-0" SIDE YARD

COASTAL DEVELOPMENT PERMIT TO AUTHORIZE DEVELOPMENT OF A HOTEL BUILDING AND ITS APPURTENANT FACILITIES IN THE COASTAL ZONE

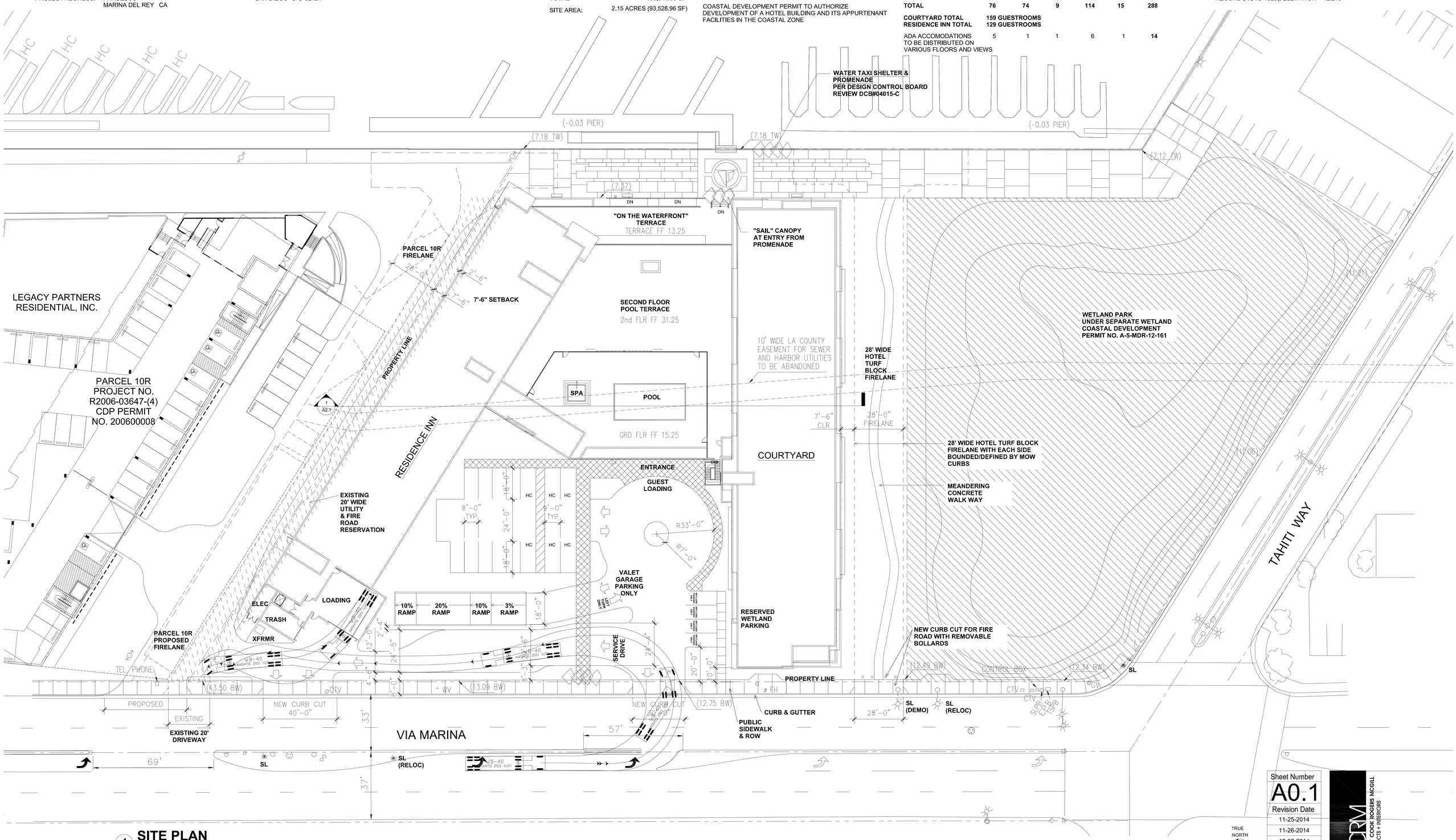
GUESTROOM	CY KING	CY DQ	CY 1-BR	RI STUDIO	RI 1-BR	TOTAL
FLOOR 1	12	12	1	14	0	**39**
FLOOR 2	16	15	2	20	3	**56**
FLOOR 3	16	16	2	20	3	**57**
FLOOR 4	16	16	2	20	3	**57**
FLOOR 5	16	15	2	20	3	**56**
FLOOR 6	0	0	0	20	3	**23**
TOTAL	**76**	**74**	**9**	**114**	**15**	**288**
COURTYARD TOTAL	**159 GUESTROOMS**					
RESIDENCE INN TOTAL	**129 GUESTROOMS**					
ADA ACCOMODATIONS TO BE DISTRIBUTED ON VARIOUS FLOORS AND VIEWS	5	1	1	6	1	**14**

SITE INFORMATION:

SURVEY NOTES:
VERTICAL DATUM:
BENCHMARK ID 02250

DESCRIBED AS FOLLOWS:
STD SUR MON: VEN E-4; AT CENTERLINE INTER OF PACIFIC AVENUE AND LIGHTHOUSE STREET, 1970 YEAR OF RECORD (NGVD 1929), ELEVATION = 12.249

GRADING: 30,000 CY
EXPORT: 28,000 CY



1 **SITE PLAN**
1" = 20'-0"

TRUE NORTH
PLAN NORTH

Sheet Number
A0.1
Revision Date
11-25-2014
11-26-2014
12-09-2014
12-11-2014

Project Number 12-7101
10-13-2014

SCALE: 1" = 20'-0"

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

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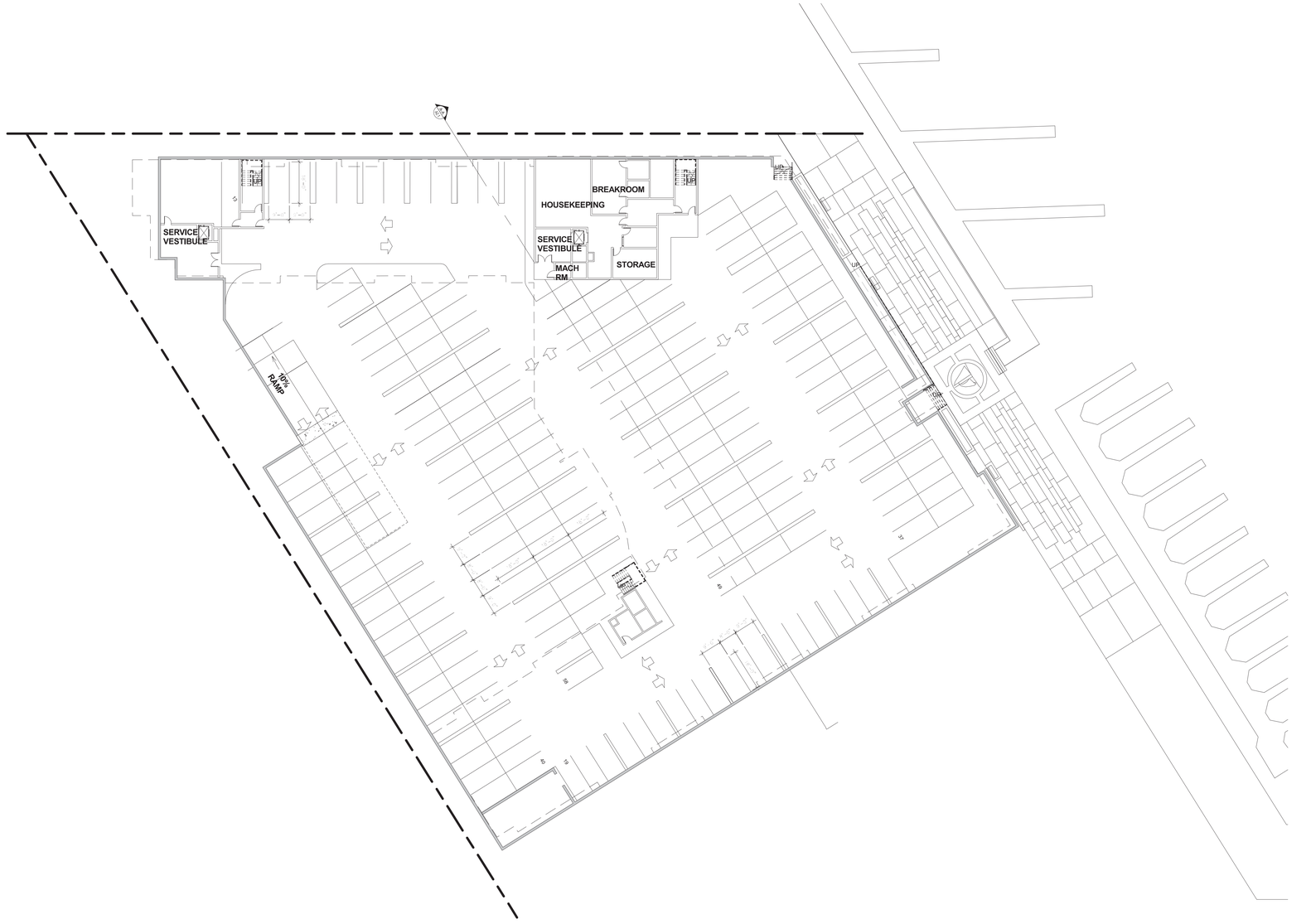

1 BASEMENT PARKING FLOOR PLAN
1" = 20'-0"

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COURTYARD Marriott

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Project Number 12-7101
11-20-2013

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

PLAN NORTH / TRUE NORTH

Sheet Number
A0.2
Revision Date

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PARCEL 10R
PROJECT NO. R2006-03647-(4)
CDP PERMIT NO. 200600008

28' WIDE FIRELANE
UNDER SEPARATE CDP
PERMIT NO. 200600008

ETING 20' UTILITY &
E ROAD EASEMENT

RESIDENCE INN

PROPERTY LINE

ELEC

TRASH

STUDIO

STAIR

UP

RI CORRIDOR

LOADING &
SERVICE AREA

SETBACK

RI
HEARTHROOM
1,062 SF

BUFFET

BREAKFAST
ROOM
1,260 SF

-0.03 PIER

ELEV
LOBBY

VESTIBULE

KITCHEN

IT/ELEC.
ROOM

ADMIN.

S BAR

RECEPTION
LOUNGE

REGISTRATION

MRKT

RESTAURANT
DINNING
2,646 SF
+13.25

TERRACE
3,323 SF
+13.25

+7.37

PET FOUNTAIN

PEDESTRIAN BENCH

PROMENADE DESIGN
TO MATCH PREVIOUS
APPROVAL

'ON THE WATER'
BAR

PROMENADE
ENTRY
+13.25

+7.18 TW

WATER TAXI SHELTER &
PROMENADE PER
DESIGN CONTROL BOARD
REVIEW DCB # 04-015-C

BIKE RACK

PEDESTRIAN BENCH

LOUNGE
2,750 SF

COMMON LOBBY
1,200 SF
+15.25

ENTRANCE

CUST.

MEN
RR

WOMEN
RR

PREFUNCTION
825 SF

STORAGE

BOARD
ROOM
215 SF

MEETING
ROOM A
1200 SF

MEETING
ROOM B
1200 SF

1-BR

K

QQ

VIA MARINA

10% RAMP

20% RAMP

3% RAMP

HC

GUEST
LOADING

SERVICE
DRIVE

LINEN

ELEC./IDF

CY CORRIDOR

COURTYARD

28'-0"
FIRELANE

(-0.03 PIER)

(-12.12 TW)

WETLAND PARK
UNDER SEPARATE WETLAND
COASTAL DEVELOPMENT
PERMIT NO. A-5-MDR-12-161

1 GROUND FLOOR PLAN

1/16" = 1'-0"

PLAN NORTH

TRUE NORTH

Project Number 12-7101

10-13-2014

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

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Revision Date
11-25-2014
11-26-2014
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12-11-2014

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1 SECOND FLOOR PLAN
1/16" = 1'-0"

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11-20-2013

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

PLAN NORTH
TRUE NORTH

Sheet Number
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RESIDENCE INN

COURTYARD

1 THIRD FLOOR PLAN
1/16" = 1'-0"

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Project Number 12-7101
11-20-2013

PLAN NORTH / TRUE NORTH

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

Sheet Number
A1.3
Revision Date

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RESIDENCE INN

COURTYARD

1 FOURTH FLOOR PLAN
1/16" = 1'-0"

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PLAN NORTH / TRUE NORTH

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

Sheet Number
A1.4
Revision Date

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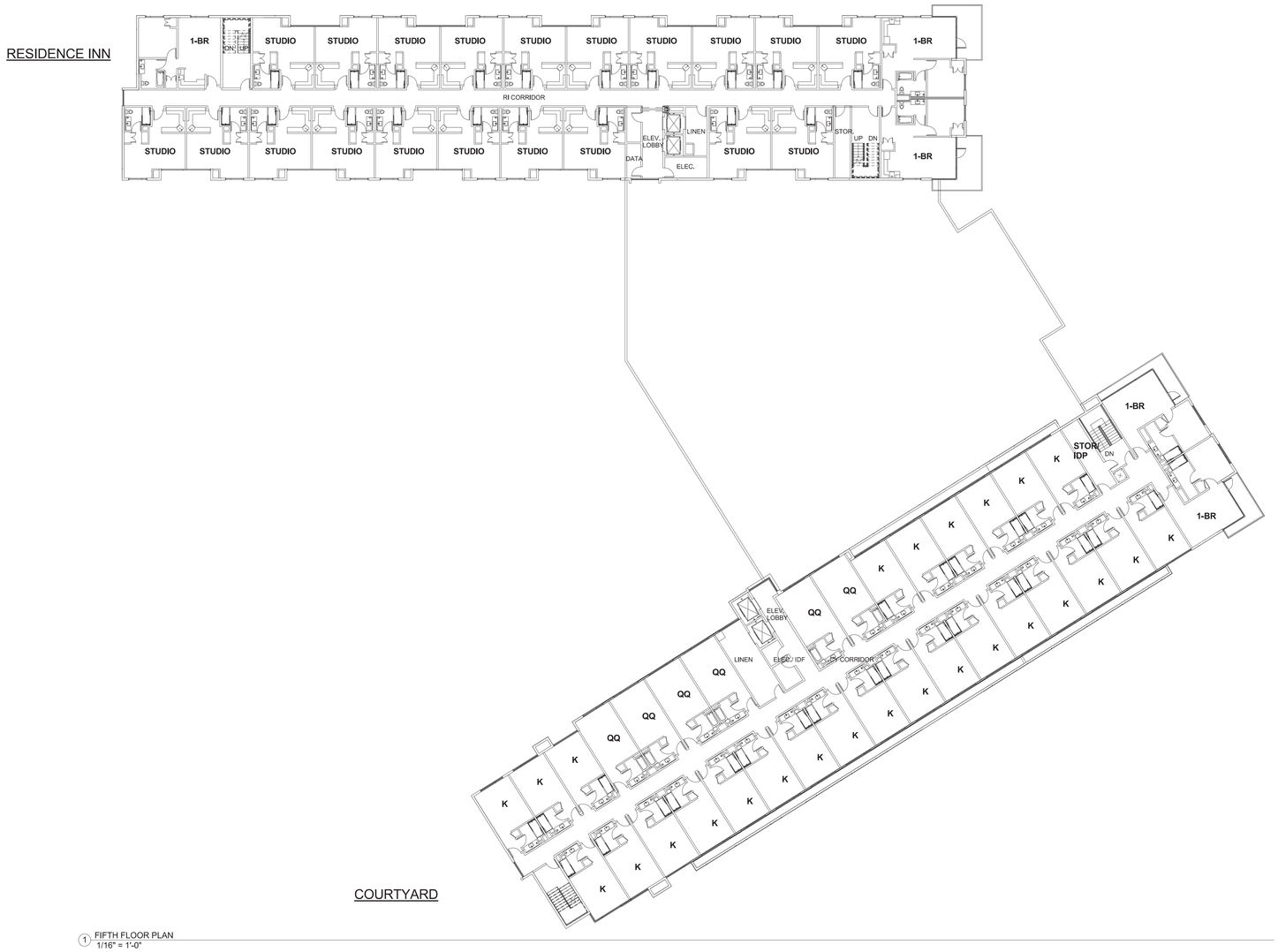

1 FIFTH FLOOR PLAN
1/16" = 1'-0"

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PLAN NORTH / TRUE NORTH

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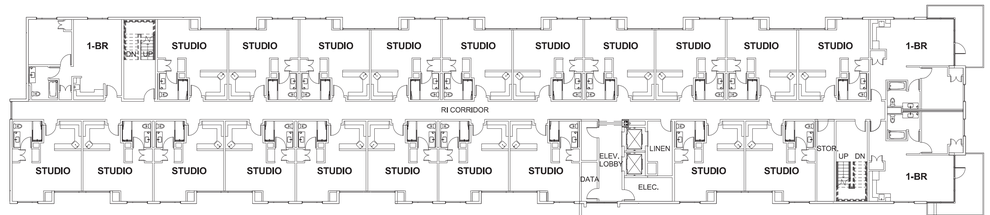
RESIDENCE INN



COURTYARD

1 SIXTH FLOOR PLAN
1/16" = 1'-0"

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0 8 16 32 64
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PLAN NORTH
TRUE NORTH

Sheet Number
A1.6
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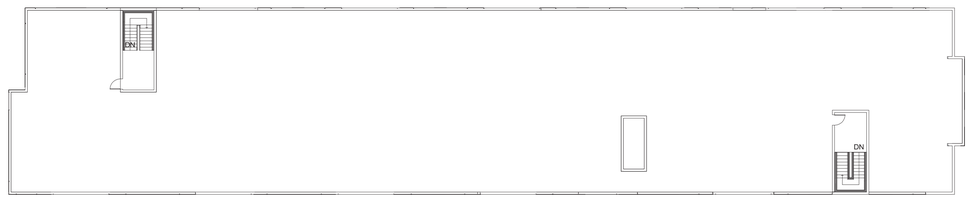

1 9_ROOF PLAN
1/16" = 1'-0"

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TRUE NORTH

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1 ENTRY FRONT ELEVATION
3/32" = 1'-0"

2 PROMENADE ELEVATION
3/32" = 1'-0"

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Revision Date

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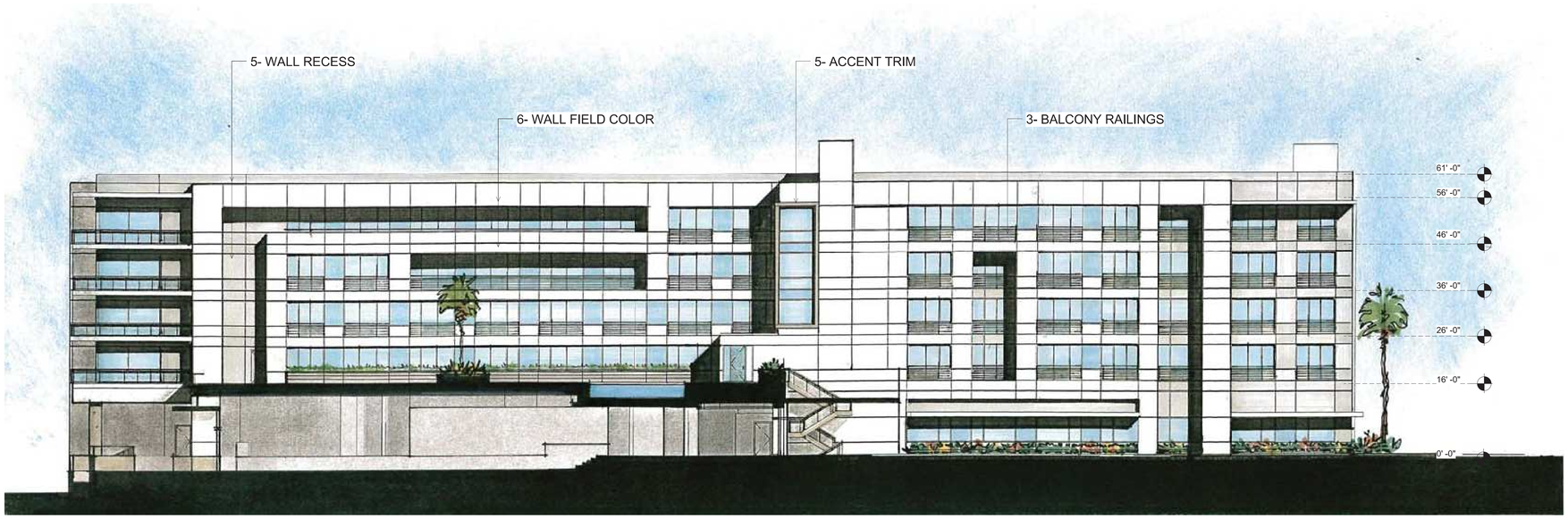

1 CY INSIDE ELEVATION
3/32" = 1'-0"

2 CY OUTSIDE ELEVATION
3/32" = 1'-0"

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11-20-2013

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ACRM
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1 RI INSIDE ELEVATION
3/32" = 1'-0"

2 RI OUTSIDE ELEVATION
3/32" = 1'-0"

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LANDSCAPE DEVELOPMENT PLANT PALETTE

	LOCATION		BOTANICAL NAME/COMMON NAME	FORM	FUNCTION	SIZE
TREES						
	PROJECT ENTRY	1)	PHOENIX DACTYLIFERA 'MEDJOOL' / DATE PALM	UPRIGHT (15'-25' SPREAD)	FORMAL EVERGREEN ENTRY ACCENT PALM	100%/22' BTH
	COURTYARDS / LIGHT WELLS	2) 3) 4)	ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM HOWEA FORSTERIANA / KENTIA PALM TRACHYCARPUS FORTUNEI / WINDMILL PALM	UPRIGHT (15'-25' SPREAD)	FORMAL EVERGREEN ACCENT PALM	100%/20' BTH
	COURTYARDS	5)	WASHINGTONIA FILIFERA/CALIFORNIA FAN PALM	UPRIGHT (10'-20' SPREAD)	FORMAL EVERGREEN ACCENT PALM	100%/22' BTH
	SMALL FLOWERING ACCENT TREE	6) 7)	ARBUTUS 'MARINA' / STRAWBERRY TREE LAGERSTROEMIA SPECIES / CRAPE MYRTLE	BROADLEAF SPREAD)	(20'-40' FLOWERING DECID. CANOPY TREES	100%/24" BOX
	WETLAND BUFFER TREE	6) 8)	ARBUTUS MARINA / STRAWBERRY TREE QUERCUS AGRIFOLIA / COAST LIVE OAK	BROADLEAF SPREAD)	(20'-40' WETLAND BUFFER CANOPY TREES	100%/24" BOX
	EVERGREEN SCREEN TREE	9) 10)	TRISTANIA CONFERTUS / BRISBANE BOX MELALEUCA QUINQUENERVIA	BROADLEAF SPREAD)	(20'-40' FORMAL EVERGREEN CANOPY SHADE TREES	100%/36" BOX
	LARGE FLOWERING ACCENT TREE	11)	ERIOBOTRYA DEFLEXA / BRONZE LOQUAT	BROADLEAF SPREAD)	(20'-40' WINTER SUN/SUMMER SHADE CANOPY TREES	100%/24" BOX
	SMALL VERTICAL ACCENT TREE	12)	PODOCARPUS 'MAKI' / SHRUBBY YEW PINE	EVERGREEN (5-8' HEIGHT)	LARGE FOUNDATION / SCREENING SHRUBS	100% /15 GAL.
	MEDIUM VERTICAL ACCENT TREE	13)	CORDYLINE FRUTICOSA / HAWAIIAN TI PLANT	EVERGREEN, VERTICAL (6'-15' HEIGHT)	COLUMNAR FOCAL SHRUBS	100% /15 GAL.

GROUND LEVEL ENTRANCE SHRUBS & GROUNDCOVER	FORM	FUNCTION	SIZE	SPACING
BOTANICAL NAME / COMMON NAME				
ALOINUM SPECIES / ALOINUM ANIGOZANTHOS SPECIES / KANGAROO PAW BOUGAINVILLEA SPECIES / BOUGAINVILLEA CANNA SPECIES / CANNA LILY OLIVIA MINATA / KAFFIR LILY CODIAEUM VARIEGATUM PICTUM / CROTON COLOCASIA ESCULENTA 'BLACK MAGIC' / BLACK MAGIC ELEPHANT EAR CORDYLINE FRUTICOSA / HAWAIIAN TI PLANT DIANELLA CAERULEA / CASSA BLUE DIETES BICOLOR / FORTNIGHT LILY ECHEVERIA SPECIES / HENS AND CHICKS KNYPHOFIA UVARIA / RED HOT POKER LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER NEPHROLEPIS CANDLINA / BLUSHING BROMELIAD PHILODENDRON 'XANADU' / XANADU PHILODENDRON PHOENIX ROEBELENI / PYGMY DATE PALM PHORMIUM SPECIES / NEW ZEALAND FLAX PITTOSPORUM SPECIES / MOCK ORANGE ROSMARINUS SPECIES / ROSEMARY SANSEVIERIA 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.	3' ON CENTER AVG. SPACING
CAREX SPECIES / SEDGE LIRIOPE SPECIES / MONDO GRASS SEDUM SPECIES / SEDUM SENECIO MANDRALISCAE / BLUE CHALK STICKS	EVERGREEN	FLOWERING GROUNDCOVER	100%/FLATS	12" ON CENTER AVG. SPACING

NORTH PERIMETER SHRUBS & GROUNDCOVER	FORM	FUNCTION	SIZE	SPACING
BOTANICAL NAME / COMMON NAME				
ANIGOZANTHOS SPECIES / KANGAROO PAW DIANELLA CAERULEA / CASSA BLUE DIETES BICOLOR / FORTNIGHT LILY LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER OLIVIA SARMENTOSA / OLIVIA LILY PHILODENDRON 'XANADU' / XANADU PHILODENDRON PHOENIX ROEBELENI / PYGMY DATE PALM PHORMIUM SPECIES / NEW ZEALAND FLAX PITTOSPORUM SPECIES / MOCK ORANGE RHAPHIOLEPIS SPECIES / INDIAN HAWTHORN ROSMARINUS SPECIES / ROSEMARY SALVIA SPECIES / SAGE 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.	3' ON CENTER AVG. SPACING
CAREX SPECIES / SEDGE LIRIOPE SPECIES / MONDO GRASS PELARGONIUM PELTATUM / IVY GERANIUM SEDUM SPECIES / SEDUM SENECIO MANDRALISCAE / BLUE CHALK STICKS		FLOWERING GROUNDCOVER		12" ON CENTER AVG. SPACING

WETLAND PERIMETER SHRUBS & GROUNDCOVER	FORM	FUNCTION	SIZE	SPACING
BOTANICAL NAME / COMMON NAME				
CEANOTHUS EBBETTS FIELD' / DWARF WILD LILAC FESTUCA CALIFORNICA / CALIFORNIA FESCUE IRIS DOUGLASIANA / DOUGLAS IRIS RHUS INTEGRIFOLIA / LEMONADE BERRY SALVIA SPATHACEA / HUMMINGBIRD SAGE	VARIES, EVERGREEN & DECIDUOUS PLANTS FROM 1' TO 10'+	ACCENT SHRUBS, FOUNDATION SHRUBS	25%/1 GAL. 50%/5 GAL. 25%/15 GAL.	3' ON CENTER AVG. SPACING
CAREX SPECIES / SEDGE FESTUCA CALIFORNICA / CALIFORNIA FESCUE		EVERGREEN GROUNDCOVER		12" ON CENTER AVG. SPACING

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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

16 8 0 16 32 48

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

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GMP Job # 12-044

LANDSCAPE DEVELOPMENT PLANT PALETTE

	LOCATION	BOTANICAL NAME/COMMON NAME	FORM	FUNCTION	SIZE
TREES					
	PROJECT ENTRY	1) PHOENIX DACTYLIFERA 'MEDJOOL' / DATE PALM	UPRIGHT (15'-25' SPREAD)	FORMAL EVERGREEN ENTRY ACCENT PALM	100%/22' BTH
	COURTYARDS / LIGHT WELLS	2) ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM 3) HOWEA FORSTERIANA / KENTIA PALM 4) TRACHYCARPUS FORTUNEI / WINDMILL PALM	UPRIGHT (15'-25' SPREAD)	FORMAL EVERGREEN ACCENT PALM	100%/20' BTH
	COURTYARDS	5) WASHINGTONIA FILIFERA/CALIFORNIA FAN PALM	UPRIGHT (10'-20' SPREAD)	FORMAL EVERGREEN ACCENT PALM	100%/22' BTH
	SMALL FLOWERING ACCENT TREE	6) ARBUTUS MARINA / STRAWBERRY TREE 7) LAGERSTROEMIA SPECIES / CRAPE MYRTLE	BROADLEAF (20'-40' SPREAD)	FLOWERING DECID. CANOPY TREES	100%/24" BOX
	WETLAND BUFFER TREE	8) ARBUTUS MARINA / STRAWBERRY TREE 9) QUERCUS AGRIFOLIA / COAST LIVE OAK	BROADLEAF (20'-40' SPREAD)	WETLAND BUFFER CANOPY TREES	100%/24" BOX
	EVERGREEN SCREEN TREE	10) TRISTANIA CONFERTUS / BRISBANE BOX 11) MELALEUCA QUINQUENERVIA	BROADLEAF (20'-40' SPREAD)	FORMAL EVERGREEN CANOPY SHADE TREES	100%/36" BOX
	LARGE FLOWERING ACCENT TREE	12) ERIOBOTRYA DEFLEXA / BRONZE LOQUAT	BROADLEAF (20'-40' SPREAD)	WINTER SUN/SUMMER SHADE CANOPY TREES	100%/24" BOX
	SMALL VERTICAL ACCENT TREE	13) PODOCARPUS MAKI / SHRUBBY YEW PINE	EVERGREEN (5'-8' HEIGHT)	LARGE FOUNDATION / SCREENING SHRUBS	100% /15 GA...
	MEDIUM VERTICAL ACCENT TREE	14) CORDYLINE FRUTICOSA / HAWAIIAN TI PLANT	EVERGREEN, VERTICAL (8'-15' HEIGHT)	COLUMNAR FOCAL SHRUBS	100% /15 GA...

GROUND LEVEL ENTRANCE SHRUBS & GROUNDCOVER	FORM	FUNCTION	SIZE	SPACING
BOTANICAL NAME / COMMON NAME				
ALOINUM SPECIES / ALOINUM ANIGOZANTHOS SPECIES / KANGAROO PAW BOUGAINVILLEA SPECIES / BOUGAINVILLEA CANNA SPECIES / CANNA LILY OLIVIA MINIATA / KAFFIR LILY CODIAEUM VARIEGATUM PICTUM / CROTON COLOCASIA ESCULENTA 'BLACK MAGIC' / BLACK MAGIC ELEPHANT EAR CORDYLINE FRUTICOSA / HAWAIIAN TI PLANT DIANELLA CAERULEA / CASSA BLUE DIETES BICOLOR / FORTNIGHT LILY ECHEVERIA SPECIES / HENS AND CHICKS KNIPHOFIA UVARIA / RED HOT POKER LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER NOEREGELIA CAROLINAE / BLUSHING BROMELIAD PHILODENDRON 'XANADU' / XANADU PHILODENDRON PHOENIX ROEBELENII / PYGMY DATE PALM PHORMIUM SPECIES / NEW ZEALAND FLAX PITTOSPORUM SPECIES / HOCK ORANGE ROSMARINUS SPECIES / ROSEMARY SANSEVIERIA 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.	3' ON CENTER AVG. SPACING
CAREX SPECIES / SEDGE LIRIOPE SPECIES / MONDO GRASS SEDUM SPECIES / SEDUM SENECIO MANDRALISCAE / BLUE CHALK STICKS	EVERGREEN	FLOWERING GROUNDCOVER	100%/FLATS	12" ON CENTER AVG. SPACING

NORTH PERIMETER SHRUBS & GROUNDCOVER	FORM	FUNCTION	SIZE	SPACING
BOTANICAL NAME / COMMON NAME				
ANIGOZANTHOS SPECIES / KANGAROO PAW DIANELLA CAERULEA / CASSA BLUE DIETES BICOLOR / FORTNIGHT LILY LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER LIRIOPE GIGANTEA / GIANT LILY TURF PHILODENDRON 'XANADU' / XANADU PHILODENDRON PHOENIX ROEBELENII / PYGMY DATE PALM PHORMIUM SPECIES / NEW ZEALAND FLAX PITTOSPORUM SPECIES / HOCK ORANGE RHAPHIOLEPIS SPECIES / INDIAN HAWTHORN ROSMARINUS SPECIES / ROSEMARY SALVIA SPECIES / SAGE 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.	3' ON CENTER AVG. SPACING
CAREX SPECIES / SEDGE LIRIOPE SPECIES / MONDO GRASS PELARGONIUM PELTATUM / IVY GERANIUM SEDUM SPECIES / SEDUM SENECIO MANDRALISCAE / BLUE CHALK STICKS		FLOWERING GROUNDCOVER		12" ON CENTER AVG. SPACING

WETLAND PERIMETER SHRUBS & GROUNDCOVER	FORM	FUNCTION	SIZE	SPACING
BOTANICAL NAME / COMMON NAME				
CEANOTHUS EBBETS FIELD / DWARF WILD LILAC FESTUCA CALIFORNICA / CALIFORNIA FESCUE IRIS DOUGLASIANA / DOUGLAS IRIS RIBS INTERMEDIA / LEMONADE BERRY SALVIA SPATHACEA / HUMMINGBIRD SAGE	VARIES, EVERGREEN & DECIDUOUS PLANTS FROM 1' TO 10'+	ACCENT SHRUBS, FOUNDATION SHRUBS	25%/1 GAL. 50%/5 GAL. 25%/15 GAL.	3' ON CENTER AVG. SPACING
CAREX SPECIES / SEDGE FESTUCA CALIFORNICA / CALIFORNIA FESCUE		EVERGREEN GROUNDCOVER		12" ON CENTER AVG. SPACING

POOL DECK SHRUBS & GROUNDCOVER	FORM	FUNCTION	SIZE	SPACING
BOTANICAL NAME / COMMON NAME				
ALOINUM SPECIES / ALOINUM ANIGOZANTHOS SPECIES / KANGAROO PAW BOUGAINVILLEA SPECIES / BOUGAINVILLEA CANNA SPECIES / CANNA LILY OLIVIA MINIATA / KAFFIR LILY CODIAEUM VARIEGATUM PICTUM / CROTON COLOCASIA ESCULENTA 'BLACK MAGIC' / BLACK MAGIC ELEPHANT EAR CORDYLINE FRUTICOSA / HAWAIIAN TI PLANT DIANELLA CAERULEA / CASSA BLUE DIETES BICOLOR / FORTNIGHT LILY ECHEVERIA SPECIES / HENS AND CHICKS KNIPHOFIA UVARIA / RED HOT POKER LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER NOEREGELIA CAROLINAE / BLUSHING BROMELIAD PHILODENDRON 'XANADU' / XANADU PHILODENDRON PHOENIX ROEBELENII / PYGMY DATE PALM PHORMIUM SPECIES / NEW ZEALAND FLAX PITTOSPORUM SPECIES / HOCK ORANGE ROSMARINUS SPECIES / ROSEMARY SANSEVIERIA 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.	3' ON CENTER AVG. SPACING
CAREX SPECIES / SEDGE LIRIOPE SPECIES / MONDO GRASS SEDUM SPECIES / SEDUM SENECIO MANDRALISCAE / BLUE CHALK STICKS		FLOWERING GROUNDCOVER		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.
ANIGOZANTHOS SPECIES / KANGAROO PAW
KNIPHOFIA UVARIA / RED HOT POKER
PHORMIUM TENAX / NEW ZEALAND FLAX

ALL PLANTING SHALL COMPLY WITH THE COUNTY'S DROUGHT-TOLERANT LANDSCAPING REQUIREMENTS OF SECTION 22.52.2250 OF THE COUNTY CODE, INCLUDING:
(A) A MIN. OF 70% OF THE TOTAL LANDSCAPED AREA ON SITE SHALL CONTAIN PLANTS FROM THE REGIONAL PLANNING'S DROUGHT-TOLERANT PLANT LIST.
(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 5,000 SQUARE FEET OF THE TOTAL LANDSCAPED AREA, AND
(C) PLANTS WITH SIMILAR WATERINGS NEEDS SHALL BE GROUPED TOGETHER.

8 4 0 8 16 24
SCALE: 1/8" = 1'

THE HARDAGE GROUP
Builders and Hoteliers of Integrity Since 1969

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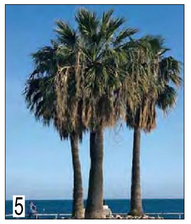

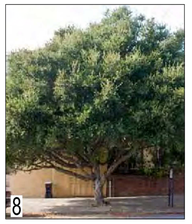

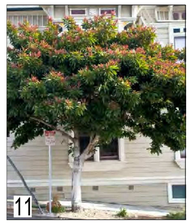

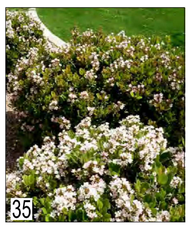

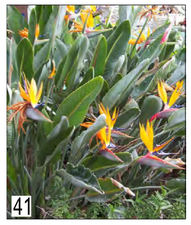

LANDSCAPE DEVELOPMENT PLANT PALETTE

TREES

PROJECT ENTRY	1)	PHOENIX DACTYLIFERA 'MEDJOOL' / DATE PALM	UPRIGHT (15'-25' SPREAD)	FORMAL EVERGREEN ENTRY ACCENT PALM
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SMALL FLOWERING ACCENT TREE	6) 7)	ARBUTUS MARINA / STRAWBERRY TREE LAGERSTROEMIA SPECIES / CRAPE MYRTLE	BROADLEAF (20'-40' SPREAD)	FLOWERING DECID. CANOPY TREES
WETLAND BUFFER TREE	6) 8)	ARBUTUS MARINA / STRAWBERRY TREE QUERCUS AGRIFOLIA / COAST LIVE OAK	BROADLEAF (20'-40' SPREAD)	WETLAND BUFFER CANOPY TREES
EVERGREEN SCREEN TREE	9) 10)	TRISTANIA CONFERTUS / BRISBANE BOX MELALEUCA QUINQUINERVIA	BROADLEAF (20'-40' SPREAD)	FORMAL EVERGREEN CANOPY SHADE TREES
LARGE FLOWERING ACCENT TREE	11)	ERIOBOTRYA DEFLEXA / BRONZE LOQUAT	BROADLEAF (20'-40' SPREAD)	WINTER SUN/SUMMER SHADE CANOPY TREES
SMALL VERTICAL ACCENT TREE	12)	PODOCARPUS 'MAKI' / SHRUBBY YEW PINE	EVERGREEN (5-6' HEIGHT)	LARGE FOUNDATION / SCREENING SHRUBS
MEDIUM VERTICAL ACCENT TREE	13)	CORDYLINE FRUTICOSA / HAWAIIAN TI PLANT	EVERGREEN VERTICAL (6'-15' HEIGHT)	COLUMNAR FOCAL SHRUBS

SHRUBS

14) AEONIUM SPECIES / AEONIUM
15) ANIGOZANTHOS SPECIES / KANGAROO PAW
16) BOUGAINVILLEA SPECIES / BOUGAINVILLEA
17) CANNA SPECIES / CANNA LILY
18) CEANOTHUS 'EBBET'S FIELD' / DWARF WILD LILAC
19) CLIVIA MINIATA / KAFFIR LILY
20) CODIAEUM VARIEGATUM 'PICTUM' / CROTON
21) COLOCASIA ESCULENTA 'BLACK MAGIC' / BLACK MAGIC ELEPHANT EAR
13) CORDYLINE FRUTICOSA / HAWAIIAN TI PLANT
22) DIANELLA CAERULEA / CASSA BLUE
23) DIETES BICOLOR / FORTNIGHT LILY
24) ECHEVERIA SPECIES / HENS AND CHICKS
25) FESTUCA CALIFORNICA / CALIFORNIA FESCUE
26) IRIS DOUGLASIANA / DOUGLAS IRIS
27) KNIPHOFIA UVARIA / RED HOT POKER
28) LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
29) LIRIOPE GIGANTEA / GIANT LILY TURF
30) NEOREGELIA CAROLINAE / BLUSHING BROMELIAD
31) PHILODENDRON 'XANADU' / XANADU PHILODZENDRON
32) PHOENIX ROEBELENII / PYGMY DATE PALM
33) PHORMIUM SPECIES / NEW ZEALAND FLAX

VARIES, EVERGREEN & DECIDUOUS PLANTS FROM 1' TO 10'+

ACCENT SHRUBS
FOUNDATION SHRUBS

34) PITTOSPORUM SPECIES / MOCK ORANGE
35) RHAPHIOLEPIS SPECIES / INDIAN HAWTHORN
36) RHUS INTEGRIFOLIA / LEMONADE BERRY
37) ROSMARINUS SPECIES / ROSEMARY
38) SALVIA SPATHACEA / HUMMINGBIRD SAGE
39) SALVIA SPECIES / SAGE
40) SANSEVIERIA TRIFASCATA / MOTHER-IN-LAW'S TONGUE
41) STRELITZIA SPECIES / BIRD OF PARADISE
42) WESTRINGIA FRUTICOSA / COAST ROSEMARY

GROUNDCOVERS

43) CAREX SPECIES / SEDGE
29) LIRIOPE SPECIES / MONDO GRASS
44) PELARGONIUM PELTATUM / IVY GERANIUM
45) SEDUM SPECIES / SEDUM
46) SENECIO MANDRALISCAE / BLUE CHALK STICKS

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Sheet Number
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Revision Date
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