



MANHATTAN BEACH HOTEL
600 S. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

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PROJECT TEAM:	
OWNER:	<u>MB HOTEL PARTNERS, LLC</u> ADDRESS: P.O. BOX 2018 M.B., CA 90267
ARCHITECT:	<u>AXIS/GFA ARCHITECTURE + DESIGN</u> ADDRESS: 1130 WESTWOOD BLVD, LOS ANGELES, CA 90024 (310) 209-7520
LANDSCAPE:	<u>BENNETT DESIGN GROUP</u> ADDRESS: 4609 E ANAHEIM ST. # B, LONG BEACH, CA 90804 (562) 597-2221
CIVIL ENGINEER:	<u>BARBARA L. HALL, P.E., INC.</u> ADDRESS: 318 WEST EVERGREEN AVE. MONROVIA, CA 91016 (626) 256-3220

DATE: APR. 6, 2021
JOB NO.: 18543
SHEET NO.: 01



Area District Boundaries

Zoning Designations & Overlays

Residential Districts

- RS** Residential Single Family
- D1-Design Review
-Rosecrans Avenue
 - D3-Design Review
-Gaslamp Neighborhood
 - D4-Design Review
-Traffic Noise Impact Area
 - D6- Design Review
-Oak Avenue
 - D7- Design Review
-Longfellow Drive
 - D8- Design Review
-Sepulveda Corridor

- RM** Residential Medium Density
- D1- Design Review
-Rosecrans Avenue
 - D8- Design Review
-Sepulveda Corridor

- RH** Residential High Density
- D2- Design Review
-11th Street

- RPD** Residential Planned Development

- RSC** Residential Senior Citizen

Commercial Districts

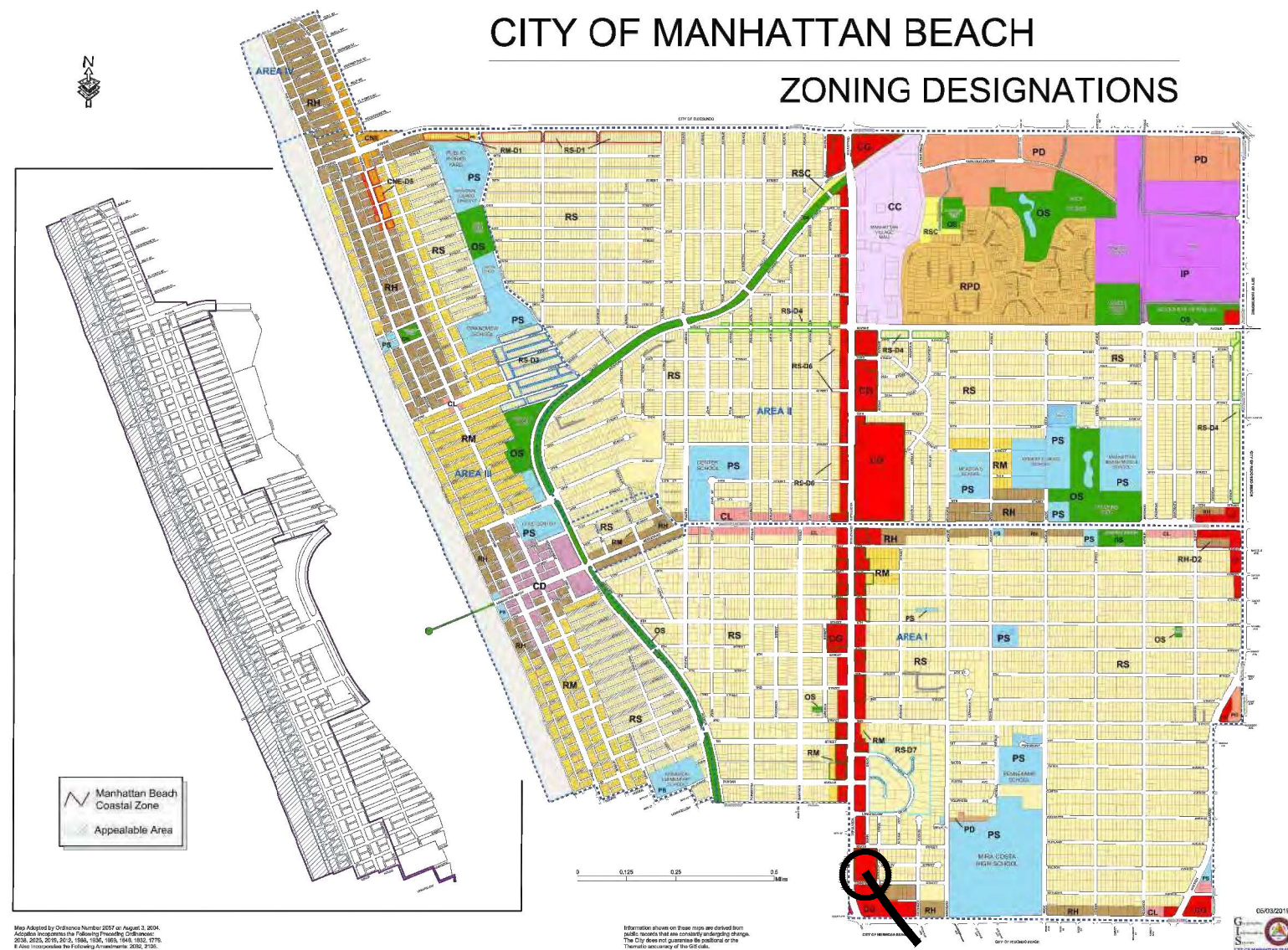
- CL** Local Commercial
- CC** Community Commercial
- GC** General Commercial
- D8- Design Review
-Sepulveda Corridor

- CD** Downtown Commercial

- CNE** North End Commercial
- D5- Design Review
-North End Commercial

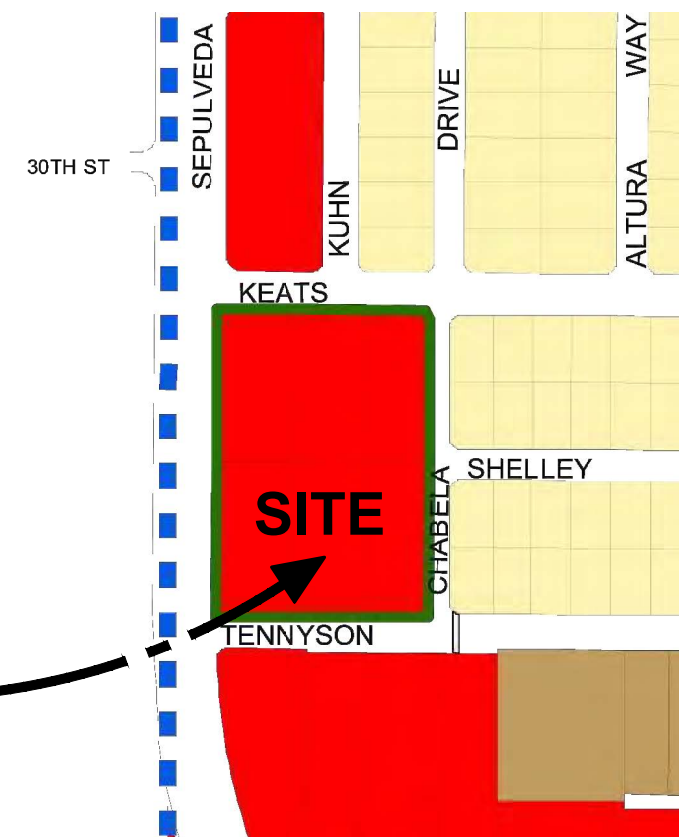
Other Districts

- PD** Planned Development
- IP** Industrial Park
- PS** Public and Semi-Public



General Commercial

The General Commercial category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of local residents and businesses and to provide goods and services for the regional market. Limited industrial uses are also permitted consistent with zoning regulations. The General Commercial category accommodates uses that typically generate heavy traffic. Therefore, this designation applies primarily along Sepulveda Boulevard and targeted areas along Manhattan Beach Boulevard, Artesia Boulevard, and Aviation Boulevard. The maximum FAF is 1.5:1.



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ZONING



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1 VIEW FROM CHABELA DR. SIDE OF THE SITE LOOKING SOUTHWEST



2 VIEW FROM CORNER OF TENNYSON ST. AND CHABELA DR.



3 VIEW FROM TENNYSON ST. SIDE OF THE SITE LOOKING NORTH



4 VIEW FROM CORNER OF SEPULVEDA BLVD. AND TENNYSON ST.



5 VIEW FROM SEPULVEDA BLVD. SIDE OF THE SITE LOOKING EAST



6 VIEW FROM SEPULVEDA BLVD. SIDE OF THE SITE LOOKING SOUTHEAST



EXISTING SITE PLAN

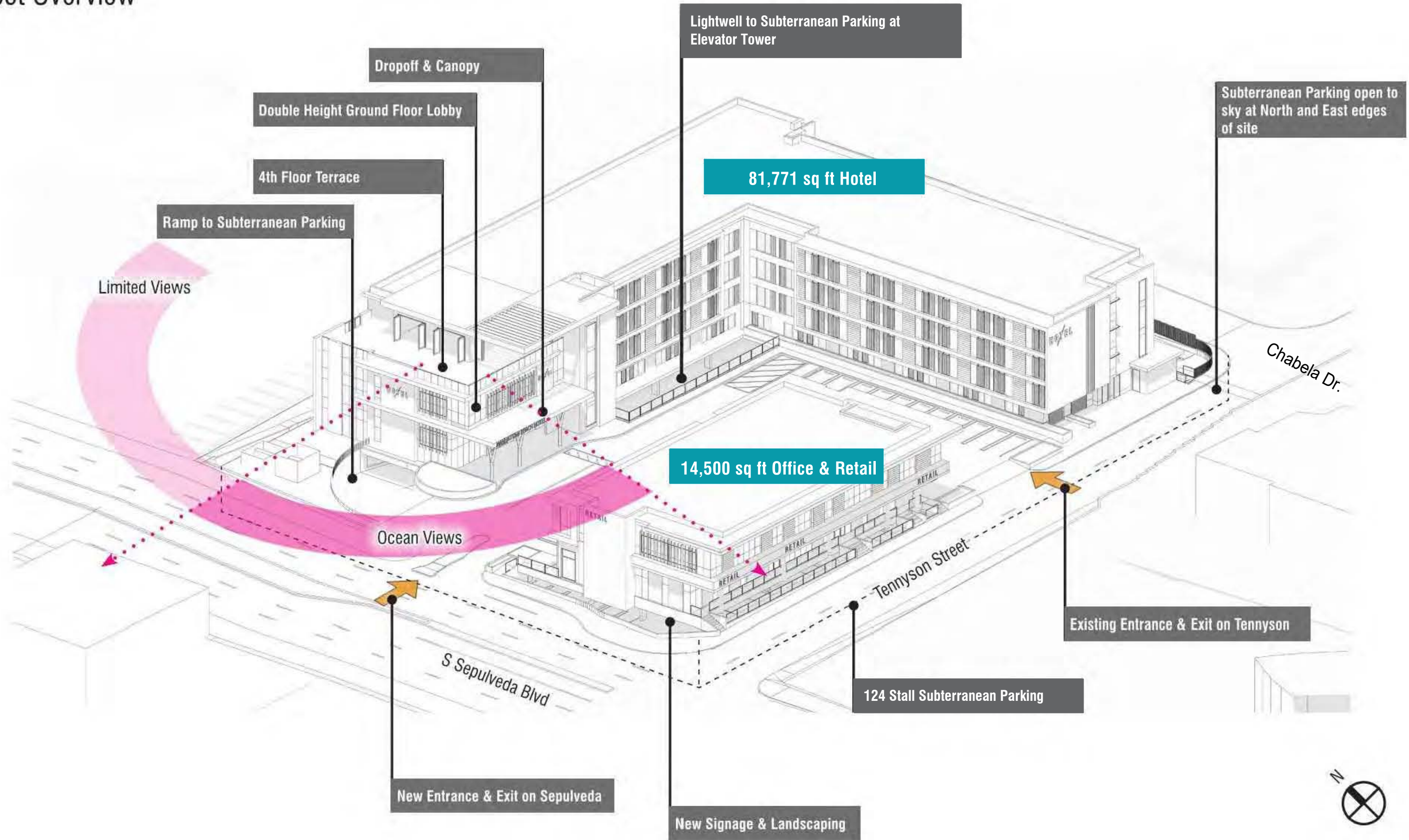
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EXISTING CONDITIONS

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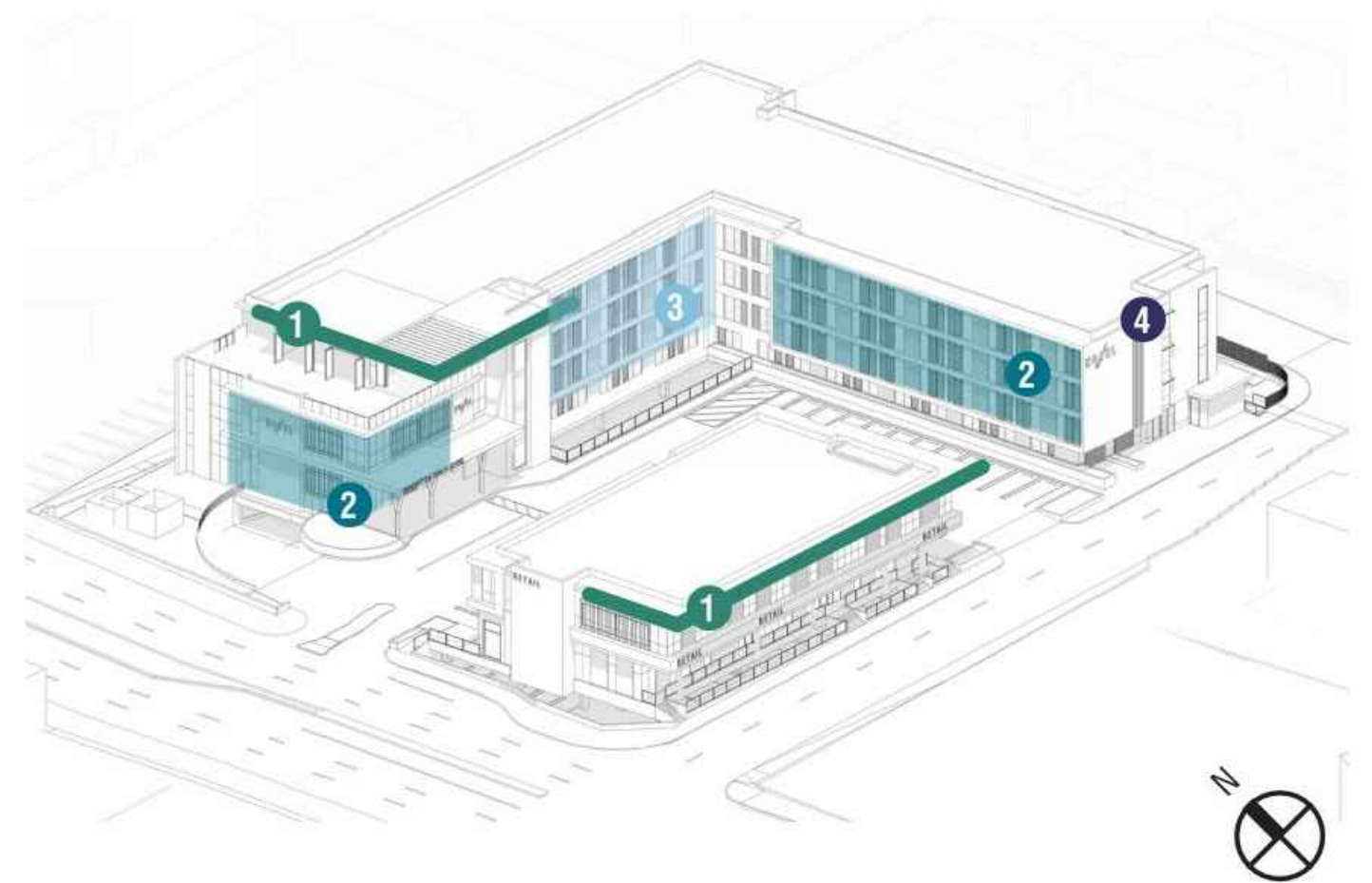
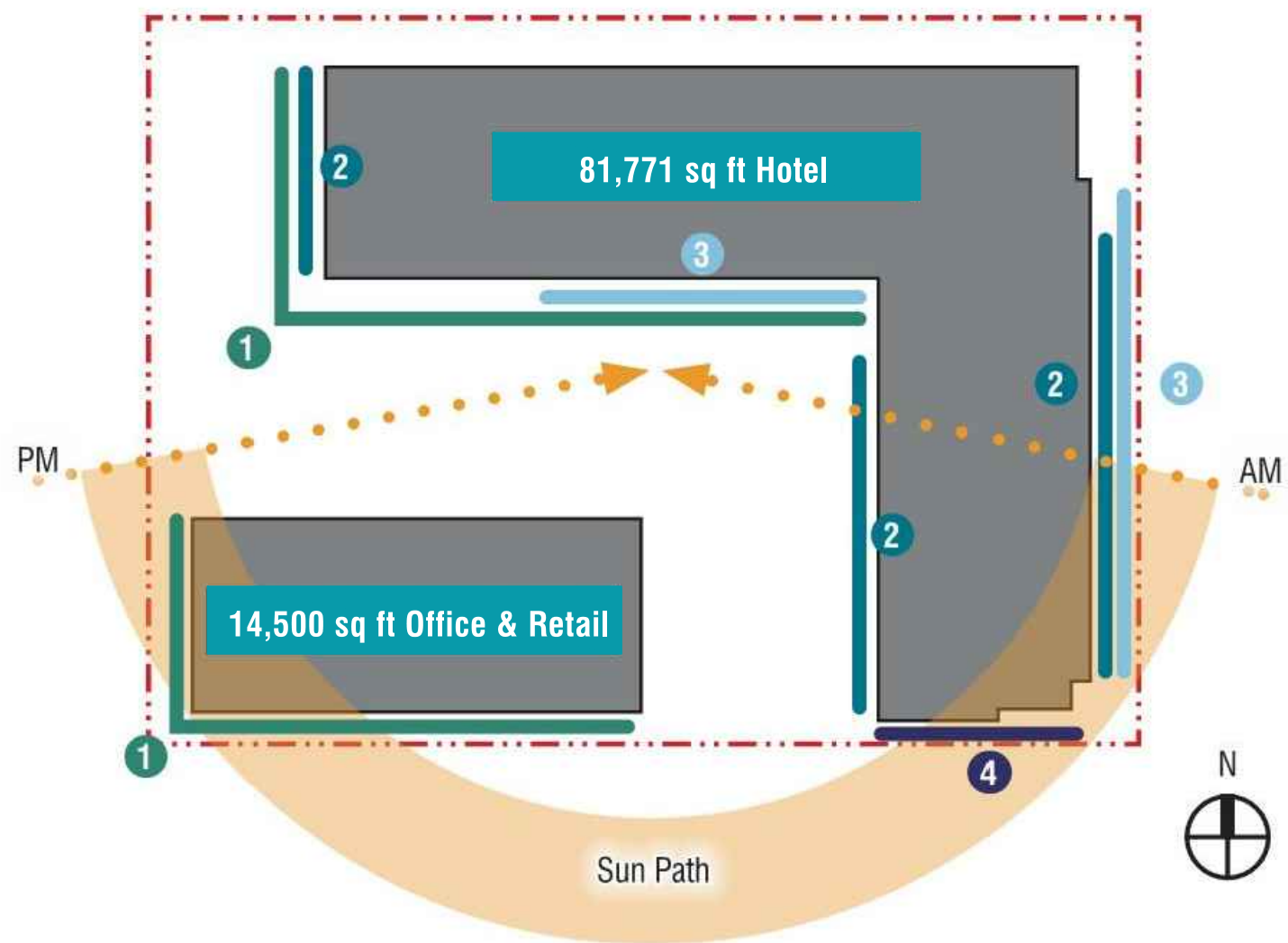
Project Overview



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PROJECT OVERVIEW

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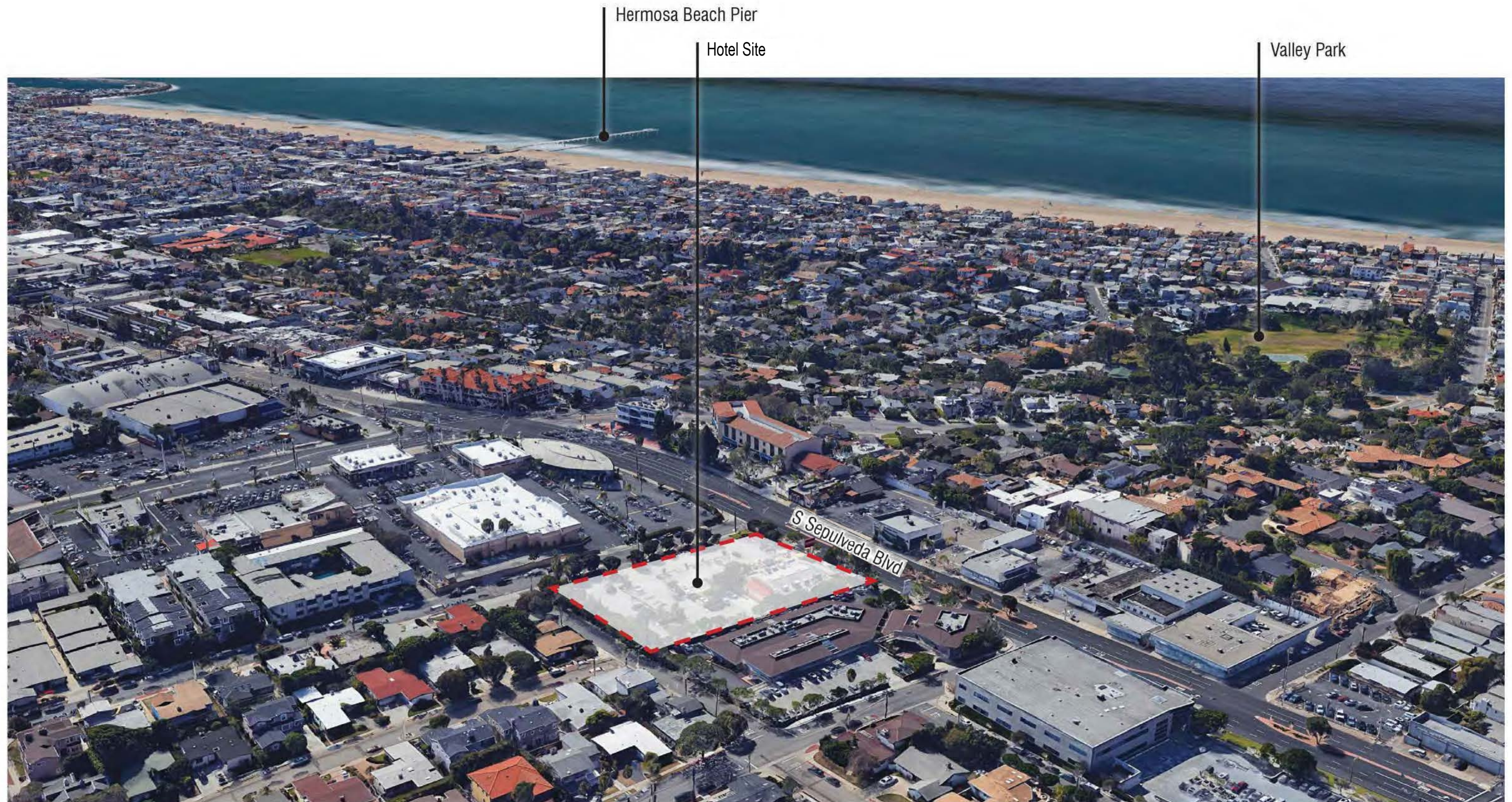
- 1 Horizontal Roof Overhang
- 2 Secondary Projecting Surrounds
- 3 Individual Window Frame Projections
- 4 Opaque Materials - Limited Glazing



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SITE CONTEXT

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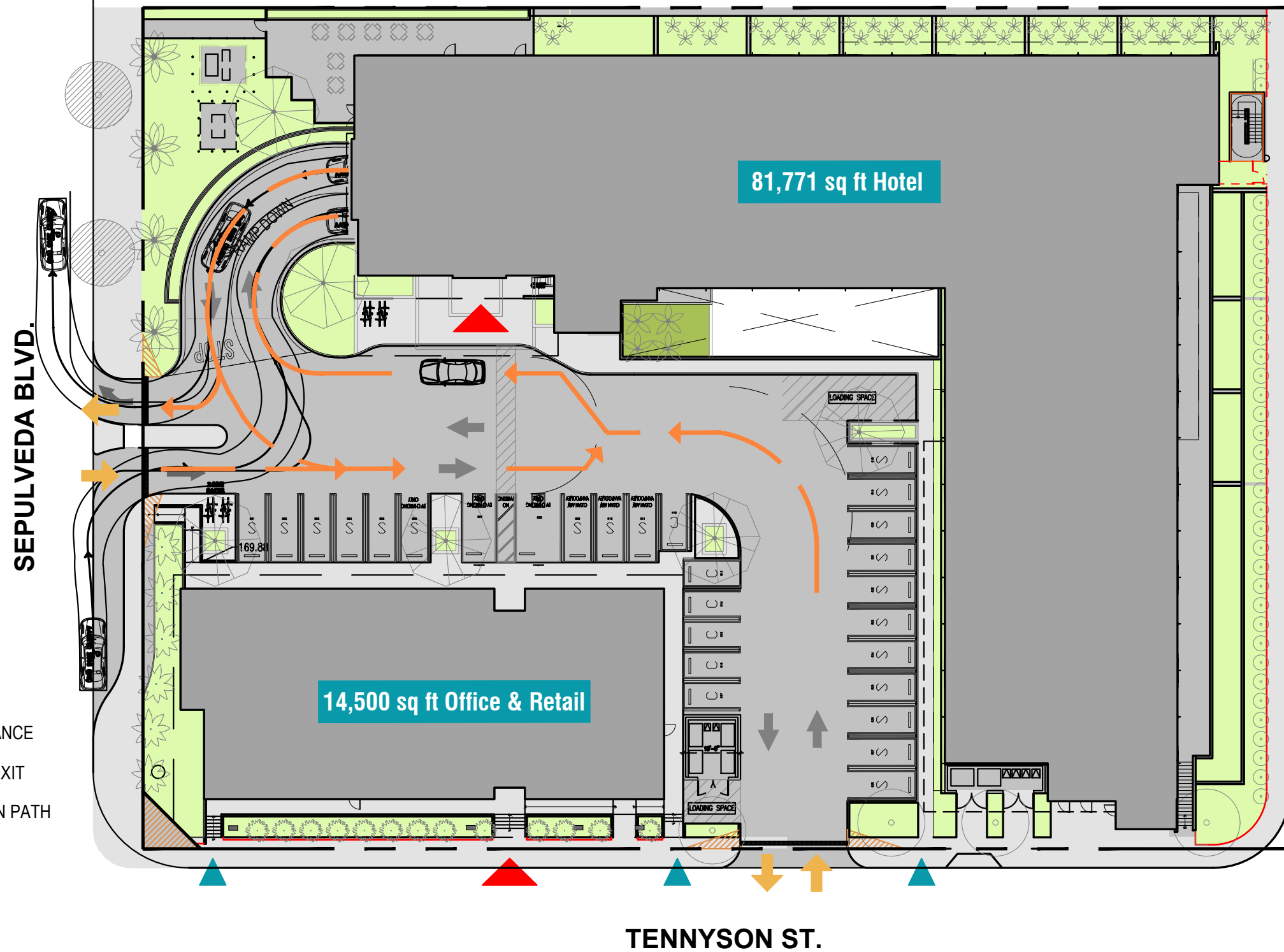


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SITE CONTEXT

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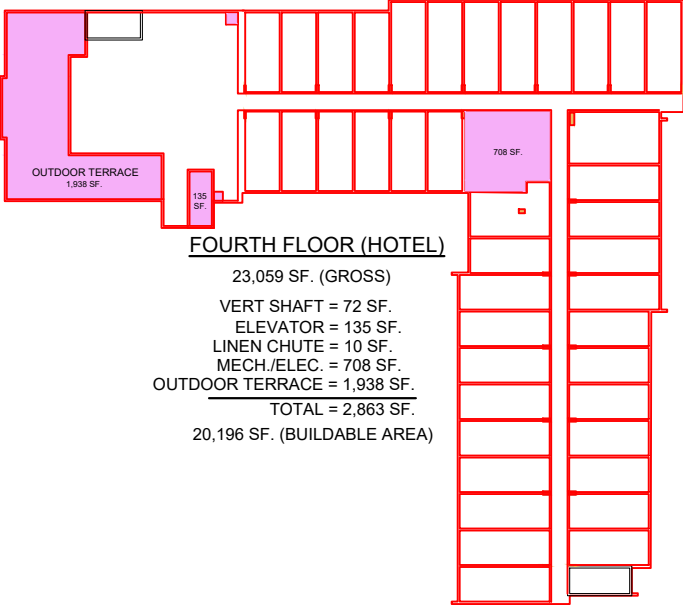
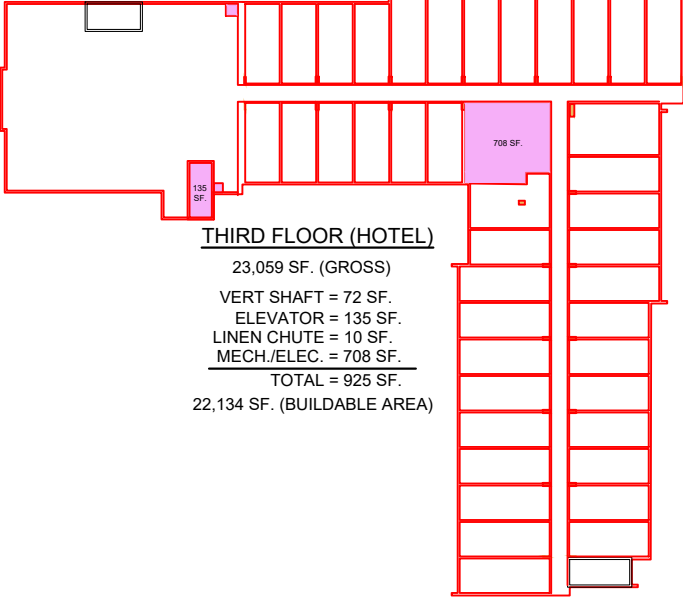
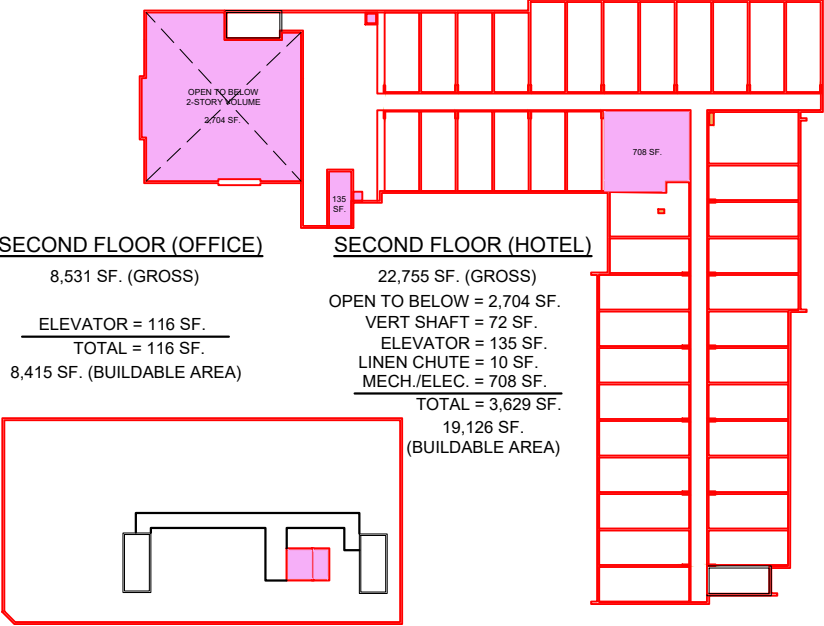
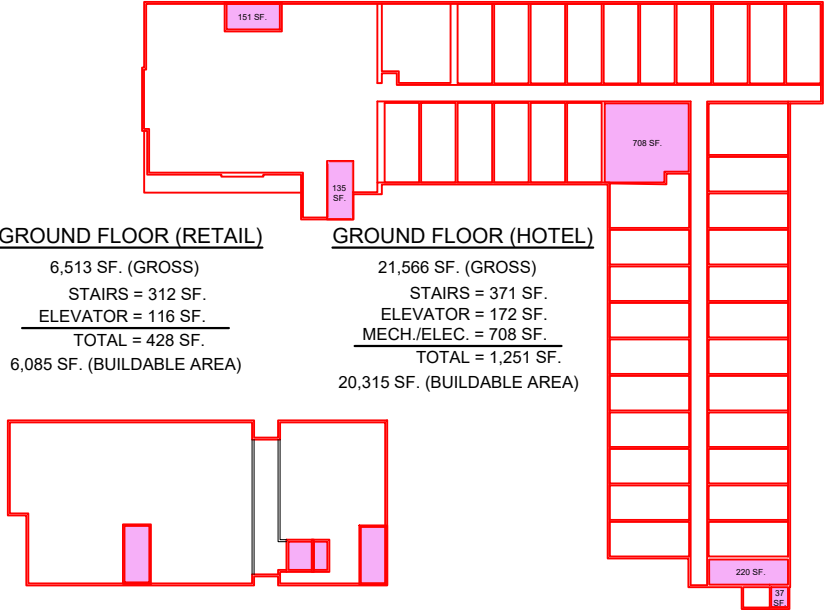


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SITE CIRCULATION PLAN
 SCALE: 1/32"=1'-0"

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PROJECT INFORMATION	
GROSS LOT AREA	66,219 SF
NET LOT SF	66,219 SF - 1,867 SF (Proposed Dedication) = 64,352 SF
PROJECT DESCRIPTION	MIXED USE
FAR	1.5x
ALLOWABLE AREA	64,352 SF x 1.5 = 96,528 SF
PROJECT USE	96,271 SF

HOTEL				
	KING	Q/Q	TOTAL ROOMS	BUILDABLE AREA
SUBTERRANEAN PARKING				
(1) GROUND	38	0	38	20,315
(2) SECOND	19	22	41	19,126
(3) THIRD	19	22	41	22,134
(4) FOURTH	19	22	41	20,196
TOTAL	95	66	161	81,771
	59%	41%	100%	

RETAIL/OFFICE		
RETAIL		6,085
OFFICE		8,415
TOTAL		14,500

TOTAL BUILDABLE AREA	96,271
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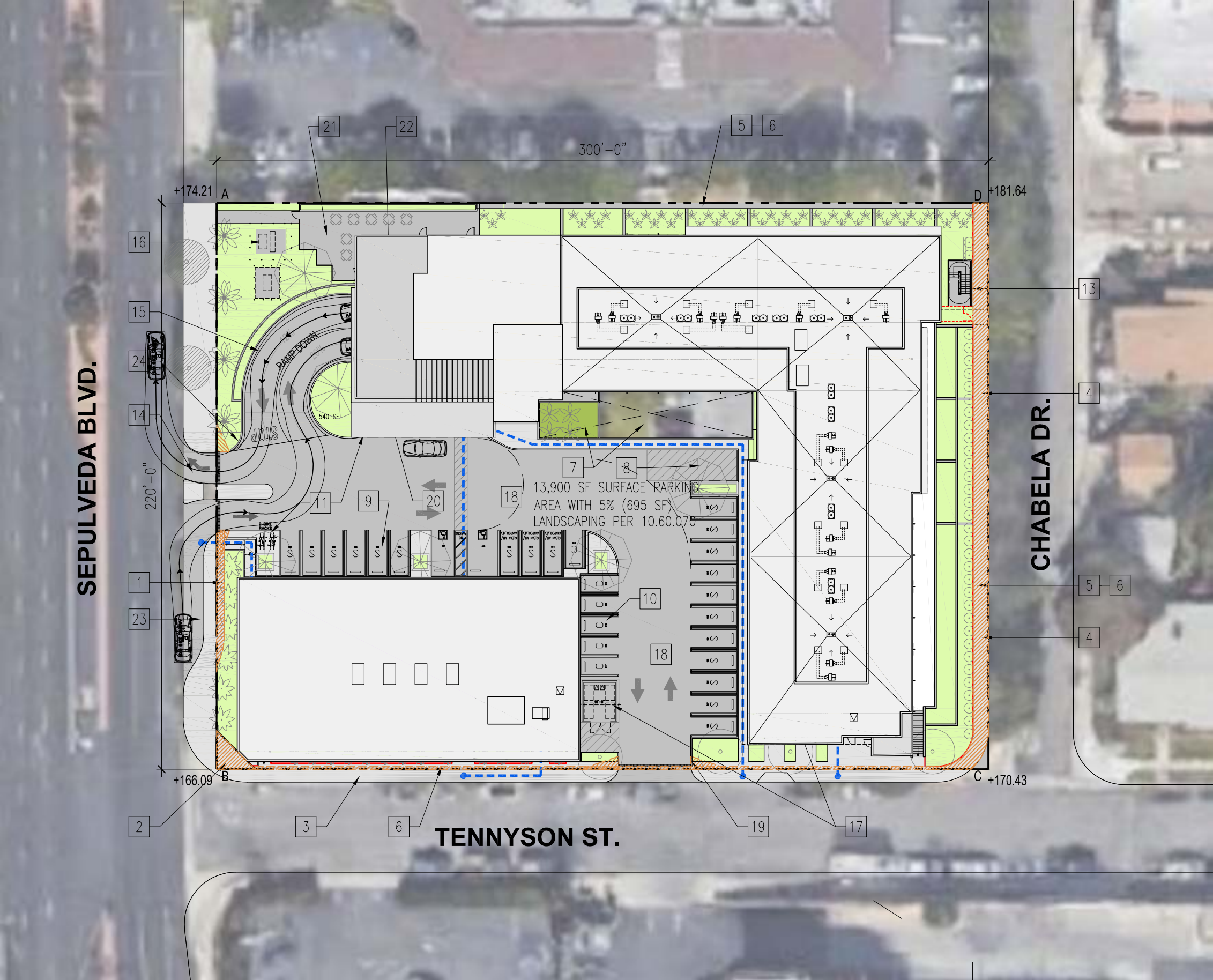
*BUILDABLE AREA HAS BEEN CALCULATED TO THE EXTERIOR FACE OF WALLS. IT EXCLUDES ALL VERT. SHAFTS, MECH/ELEC AND OUTDOOR TERRACE MEASURED AT CENTER WALLS.

CAR PARKING INFORMATION			
	REQUIRED		
HOTEL (1.10 PER ROOM)	161x1.1		177.1
RETAIL (5 SPACES PER 1000 SF)	5 Spaces per 1,000 sf		30.4
OFFICE (3 SPACES PER 1000 SF)	8,415/300		28.1
TOTAL			236

PROVIDED				
	STANDARD	COMPACT	HC	TOTAL
SURFACE	20	6	2	28
SUBTERRANEAN PARKING	108	11	5	124
TOTAL	128	17	7	152
	84%	11%	5%	100%

BIKE PARKING INFORMATION				
REQUIRED: 152 x 5% = 7.60 SPACES		PROVIDED		
		HOTEL	RETAIL/ OFFICE	TOTAL SPACES
SURFACE (SHORT TERM)	*RACK	2	2	4 x 2 = 8 > 7.60
SUBTERRANEAN PARKING (LONG TERM)	*LOCKER	2	2	4 x 2 = 8 > 7.60
TOTAL		4	4	16

*1 BICYCLE RACK/LOCKER = 2 SPACES



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SITE PLAN
SCALE: N.T.S.

GENERAL NOTES:

1. PROJECT SITE IS LOCATED IN 'GENERAL COMMERCIAL' ZONING AND IT HAS NO SETBACK REQUIREMENT.
2. SEE GROUND FLOOR PLAN FOR SPOT ELEVATIONS, STRIPING PLANS & DIMENSIONS.

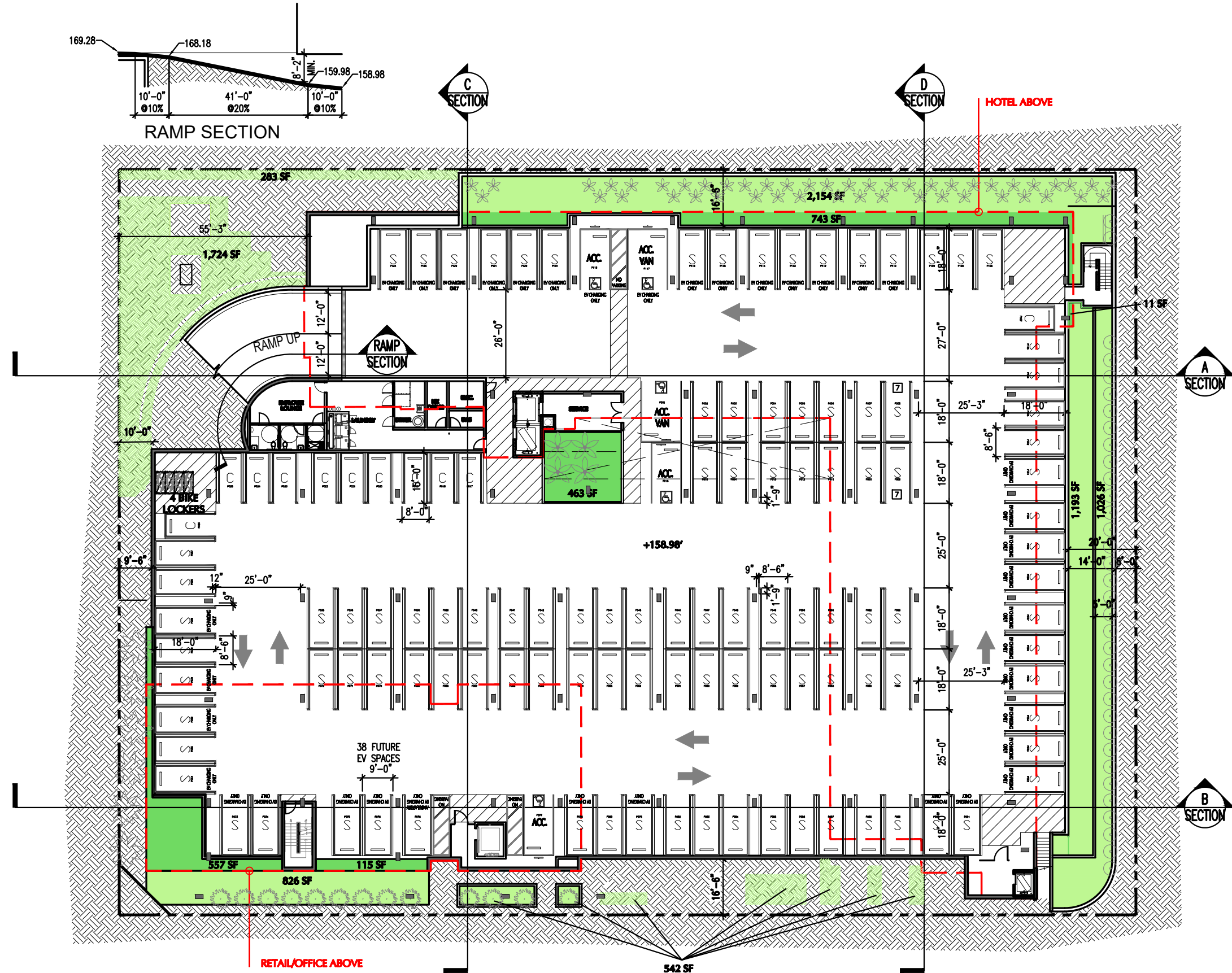
KEY NOTES:

- 1 CALTRANS WIDENED SHOULDER & SIDEWALK DEDICATION (145 SF DEDICATION)
- 2 15'x15' CORNER DEDICATION (113 SF)
- 3 SIDEWALK DESIGNED TO MEET PUBLIC WORKS REQUIREMENT OF 6' (263 SF DEDICATION ALONG TENNYSON ST.)
- 4 SIDEWALK DESIGNED TO MEET PUBLIC WORKS REQUIREMENT OF 6' (1,346 SF DEDICATION ALONG CHABELA DR.)
- 5 RETAINING WALL
- 6 FENCE
- 7 92'x15' OPENING TO SUBTERRANEAN PARKING BELOW W/ PLANTER @ GARAGE W/ TALL PALM TREES.
- 8 LOADING ZONE W/ TALL SCREENING PLANTS
- 9 STARDARD PARKING STALL (8.5'x18')
- 10 COMPACT PARKING STALL (8'x15')
- 11 SHORT TERM BIKE PARKING (TOTAL 8 PROVIDED). LONG TERM BIKE PARKING @ SUBTERRANEAN PARKING (TOTAL 8 PROVIDED).
- 12 NOT USED
- 13 F.D. REQUESTED STAIR FROM CHABELA DR. TO 2ND FLOOR HOTEL AND TO SUBTERRANEAN PARKING.
- 14 NEW RIGHT-IN & RIGHT-OUT DRIVEWAY. 30' WIDE. FIRE DEPT. ACCESS
- 15 RAMP DOWN TO SUBTERRANEAN PARKING. 15% SLOPE MAX.
- 16 TRANSFORMER. FINAL LOCATION TO BE FINALIZED W/ EDISON.
- 17 TRASH ENCLOSURE
- 18 MIN. 28' WIDE DRIVE AISLE (PER FIRE DEPARTMENT)
- 19 EXISTING DRIVEWAY RELOCATED
- 20 CANOPY AT PORTE COCHERE
- 21 OUTDOOR PATIO @ GROUND LEVEL
- 22 TERRACE @ 4TH FLOOR HOTEL
- 23 FUTURE WIDENED SHOULDER PER CALTRAN/PUBLIC WORKS. FINAL DESIGN TO BE COMPLETED AT A LATER TIME.
- 24 STOP SIGN



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SHEET NOTES:				
1. FOR EACH BICYCLE PARKING SPACE REQUIRED, A STATIONARY OBJECT SHALL BE PROVIDED TO WHICH A USER CAN SECURE BOTH WHEELS AND THE FRAME OF A BICYCLE WITH A USER-PROVIDED (6') CABLE AND LOCK. THE STATIONARY OBJECT MAY BE EITHER A FREESTANDING BICYCLE RACK OR A WALL-MOUNTED BRACKET.				
2. PARKING LOTS SHALL HAVE PAVING, DRAINAGE, WHEEL STOPS, LIGHTING, SPACE MARKING, AND DIRECTIONAL SIGNS, WHICH SHALL BE SUBJECT TO APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR.				
3. ALL REQUIRED STALLS PROVIDED ARE 8.5' x 18' FOR STANDARD STALLS AND 8' x 15' FOR COMPACT STALLS.				
PARKING PROVIDED				
	STANDARD	COMPACT	HC	TOTAL
SURFACE	20	6	2	28
LOWER LEVEL	108	11	5	124
TOTAL	128	17	7	152

38 REQUIRED EV SPACES PER TABLE 4.106.4.3.1 (AMENDED PER Ord. 19-0015)

PER 22511.2(B) OF THE CA VEHICLE CODE, A VAN ACCESSIBLE PARKING SPACE SERVED BY AN EVCS "SHALL COUNT AS AT LEAST TWO STANDARD AUTOMOBILE PARKING SPACES FOR THE PURPOSES OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING REQUIREMENTS". THUS, THE EQUIVALENT PARKING PROVIDED IS 155 PARKING SPACES.

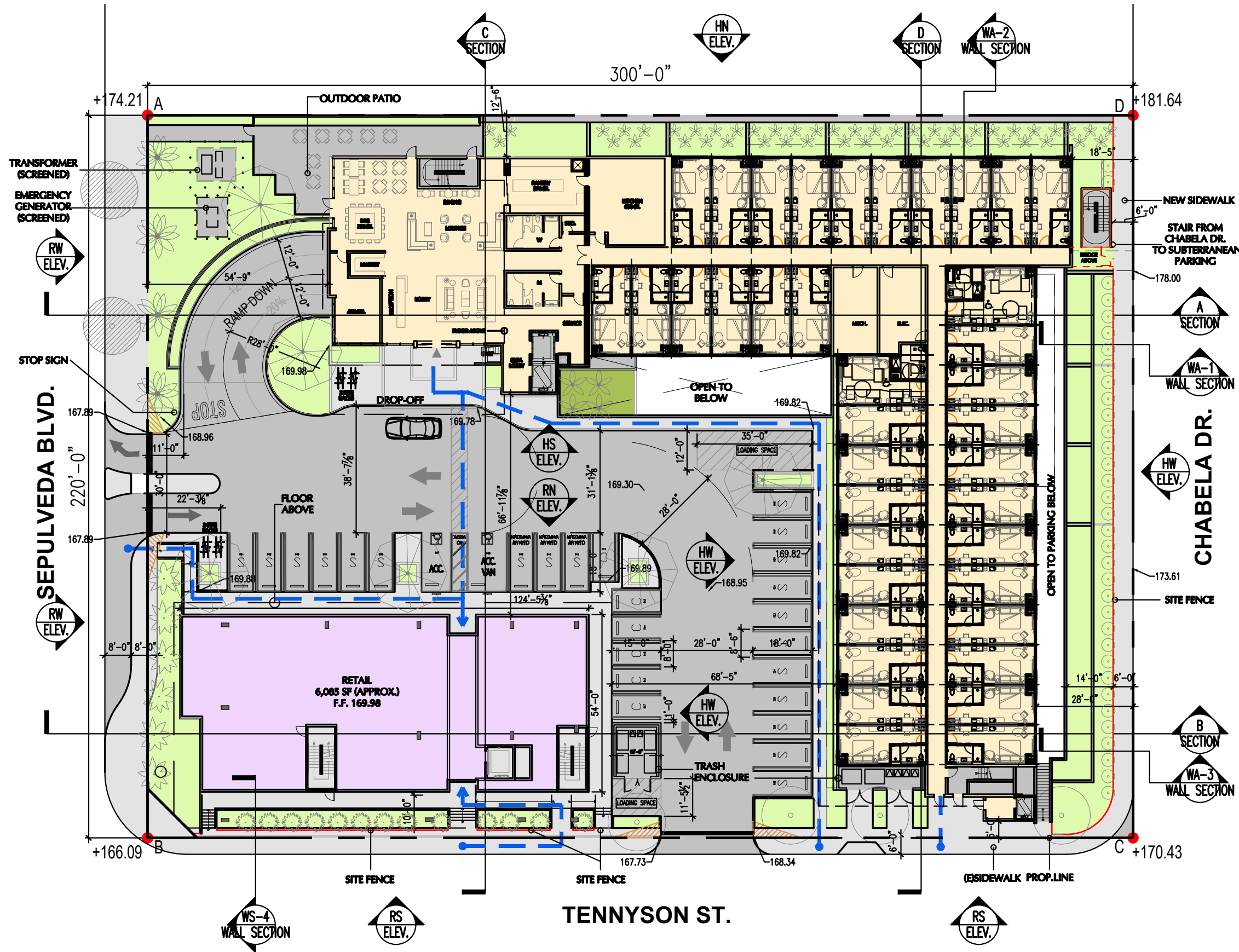
LANDSCAPE AT GRADE (SF)		2154
		1026
		542
		827
		283
		1724
		707
		359
		1193
	TOTAL	8815
LANDSCAPE UNDER STRUCTURE (SF)		11
		557
		115
		743
		463
	TOTAL	1889
GRAND TOTAL		10704
NET LOT AREA		65419
% OF LANDSCAPE		16.36%

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SUBTERRANEAN PARKING PLAN
SCALE: 1/32"=1'-0"

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- ### SHEET NOTES:
1. SIGNAGE SHALL BE APPROVED AS PART OF SEPARATE APPROVAL.
 2. ALL UTILITIES ARE UNDERGROUNDED IN ACCORDANCE WITH SECTION 10.60.110 OF THE MBMC.
 3. SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SIGNS, DEMOLITION, AND SEWER CAP OF EXISTING BUILDINGS.
 4. FOR EACH BICYCLE PARKING SPACE REQUIRED, A STATIONARY OBJECT SHALL BE PROVIDED TO WHICH A USER CAN SECURE BOTH WHEELS AND THE FRAME OF A BICYCLE WITH A USER-PROVIDED (6') CABLE AND LOCK. THE STATIONARY OBJECT MAY BE EITHER A FREESTANDING BICYCLE RACK OR A WALL-MOUNTED BRACKET.
 5. PARKING LOTS SHALL HAVE PAVING, DRAINAGE, WHEEL STOPS, LIGHTING, SPACE MARKING, AND DIRECTIONAL SIGNS, WHICH SHALL BE SUBJECT TO APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR.
 6. ALL REQUIRED STALLS PROVIDED ARE 8.5' x 18' FOR STANDARD STALLS AND 8' x 15' FOR COMPACT STALLS.

AVERAGE GRADE CALCULATION:

(A)	(B)	(C)	(D)	(AVG)
+174.21	+166.09	+170.43	+181.64	+173.09

MAXIMUM HEIGHT FOR HOTEL = 40 FT.
 $173.09 + 40 = 213.09$ FT
 (5 FT. MECHANICAL PROJECTION BEYOND 40 FT. ALLOWED)

MAXIMUM HEIGHT FOR OFFICE = 30 FT.
 $173.09 + 30 = 203.09$ FT

	PARKING PROVIDED			
	STANDARD	COMPACT	HC	TOTAL
SURFACE	20	6	2	28
LOWER LEVEL	108	11	5	124
TOTAL	128	17	7	152

PER 22511.2(B) OF THE CA VEHICLE CODE, A VAN ACCESSIBLE PARKING SPACE SERVED BY AN EVCS "SHALL COUNT AS AT LEAST TWO STANDARD AUTOMOBILE PARKING SPACES FOR THE PURPOSES OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING REQUIREMENTS". THUS, THE EQUIVALENT PARKING PROVIDED IS 155 PARKING SPACES.

TRUCK LOADING: (2) PROVIDED
 - (1) 12' x 35'
 - (1) 15' x 11'-6"

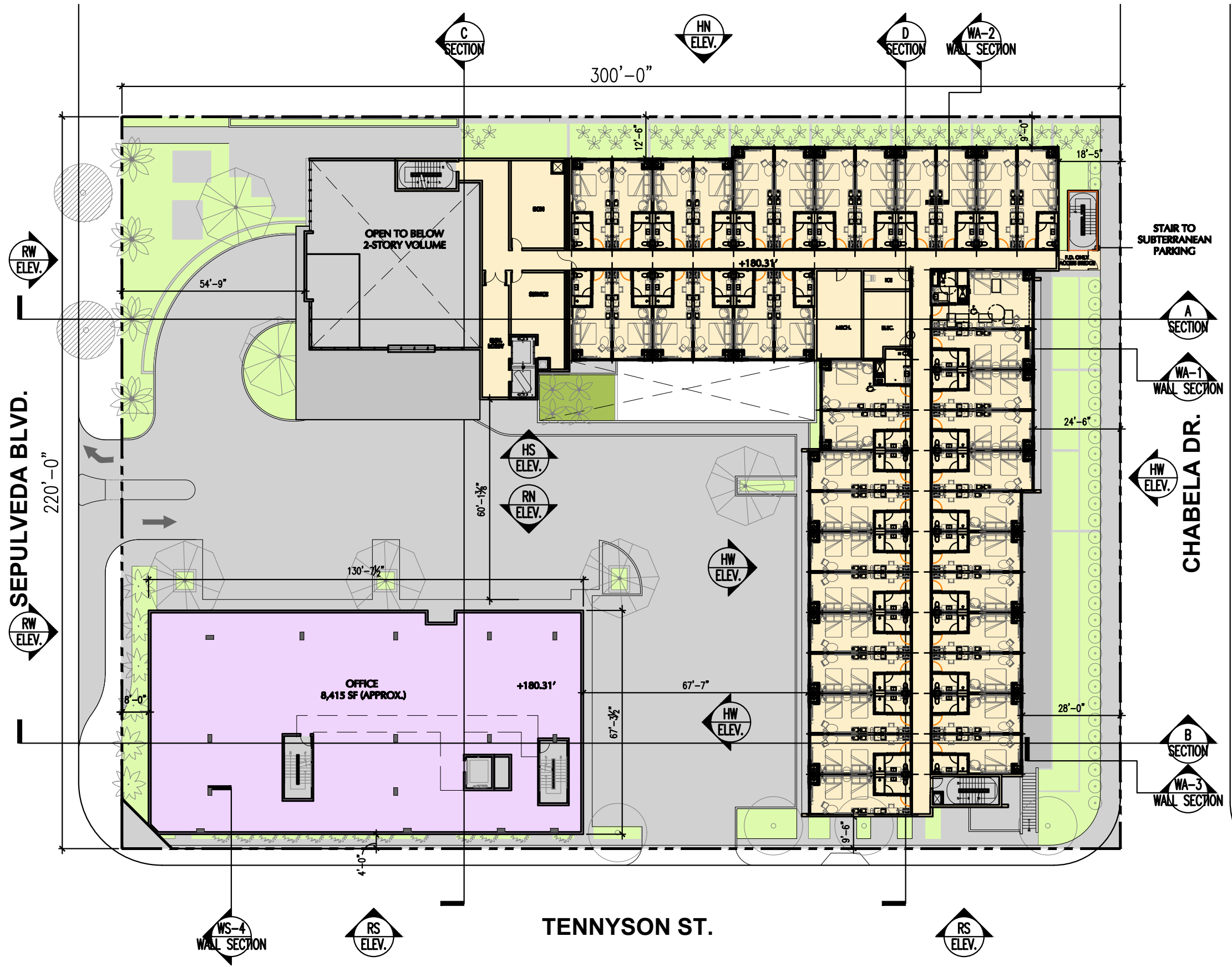
ACCESSIBLE PATH

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GROUND FLOOR PLAN
 SCALE: 1/32"=1'-0"

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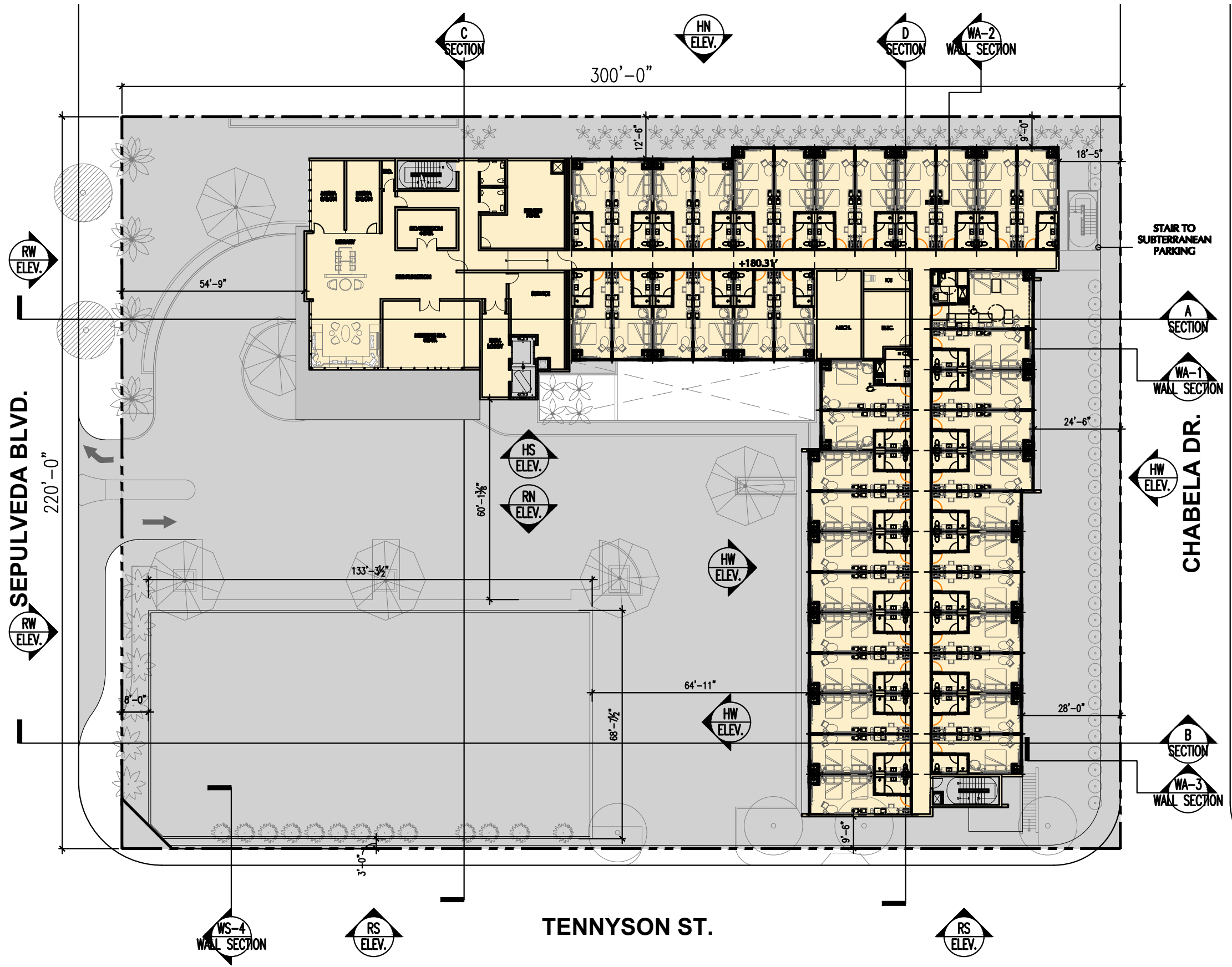
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SECOND FLOOR PLAN
SCALE: 1/32"=1'-0"

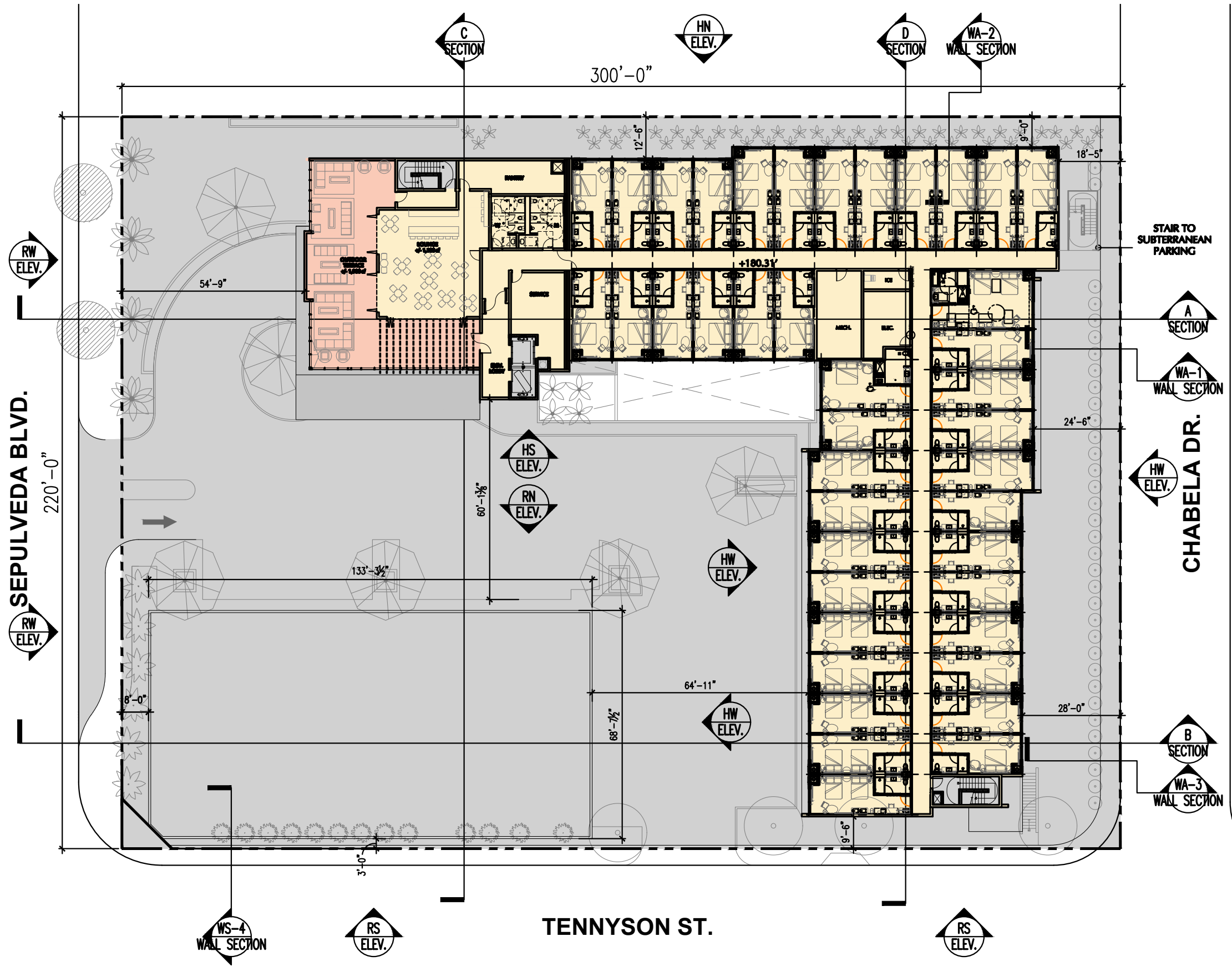
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THIRD FLOOR PLAN
 SCALE: 1/32"=1'-0"

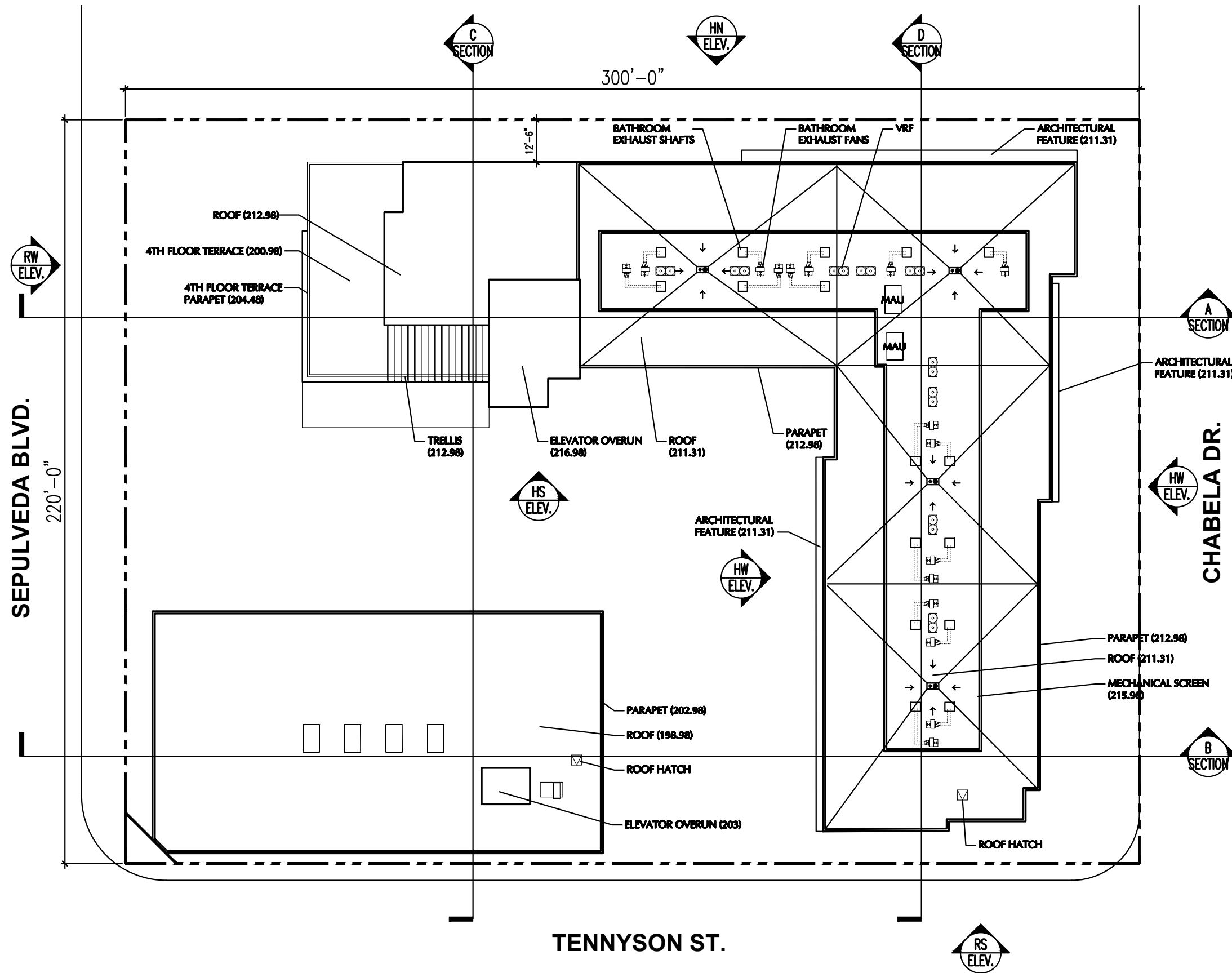
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FOURTH FLOOR PLAN
 SCALE: 1/32"=1'-0"

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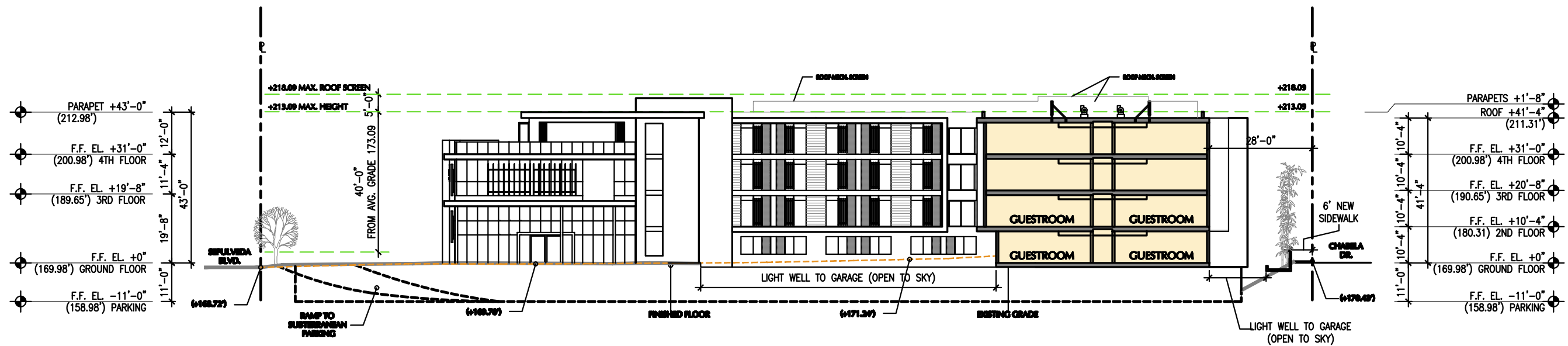


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ROOF PLAN
 SCALE: 1/32"=1'-0"

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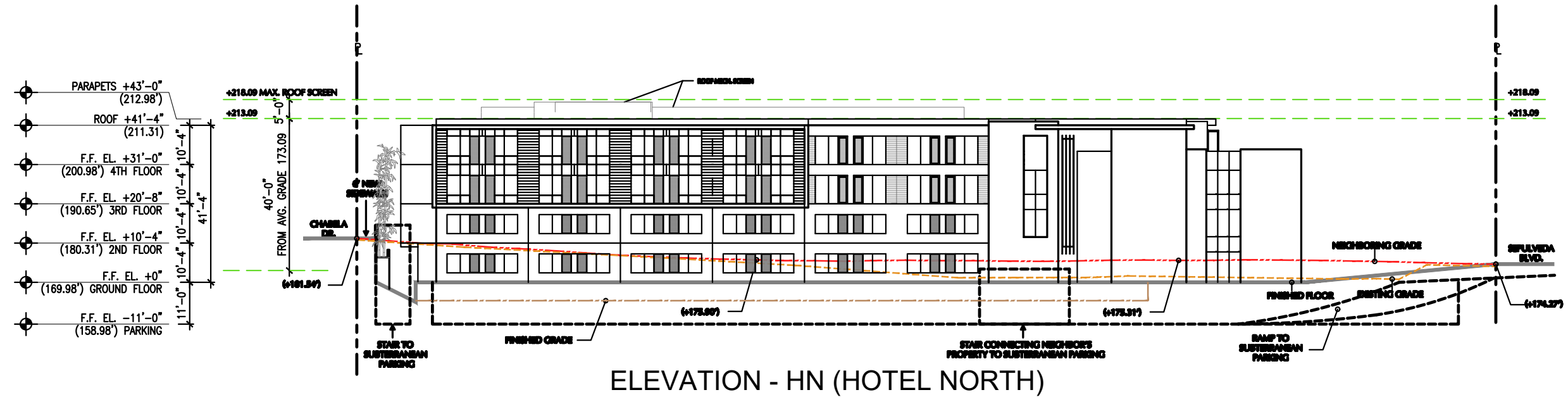
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ELEVATIONS (HOTEL)

SCALE: 1/32"=1'-0"

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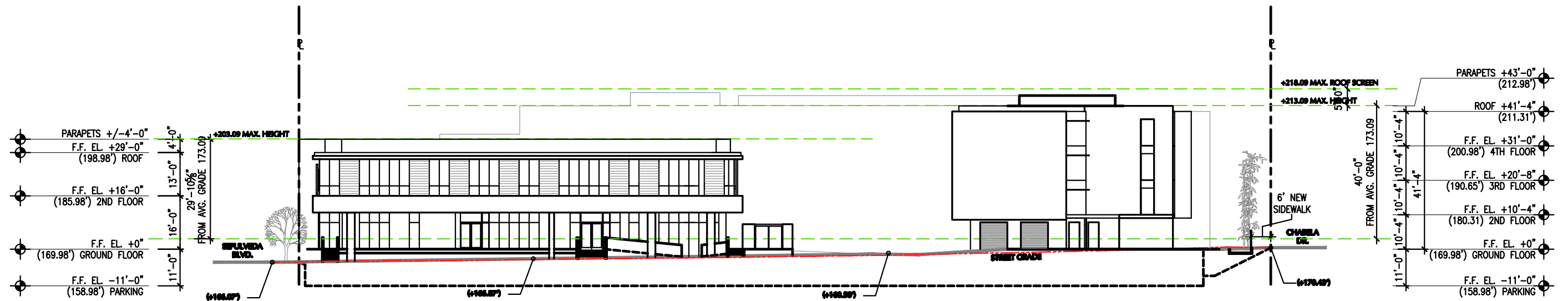


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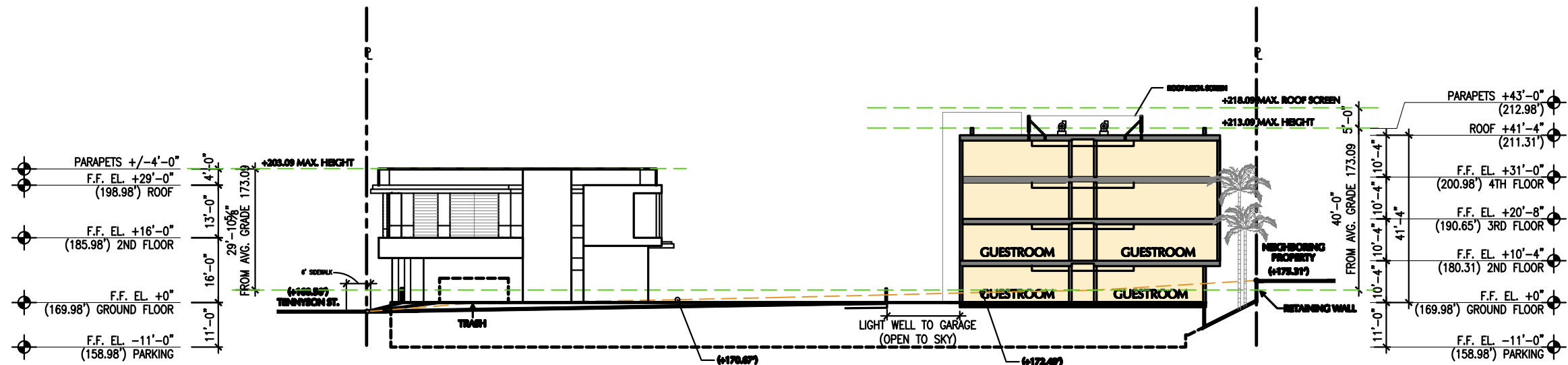
ELEVATIONS (HOTEL)
 SCALE: 1/32"=1'-0"

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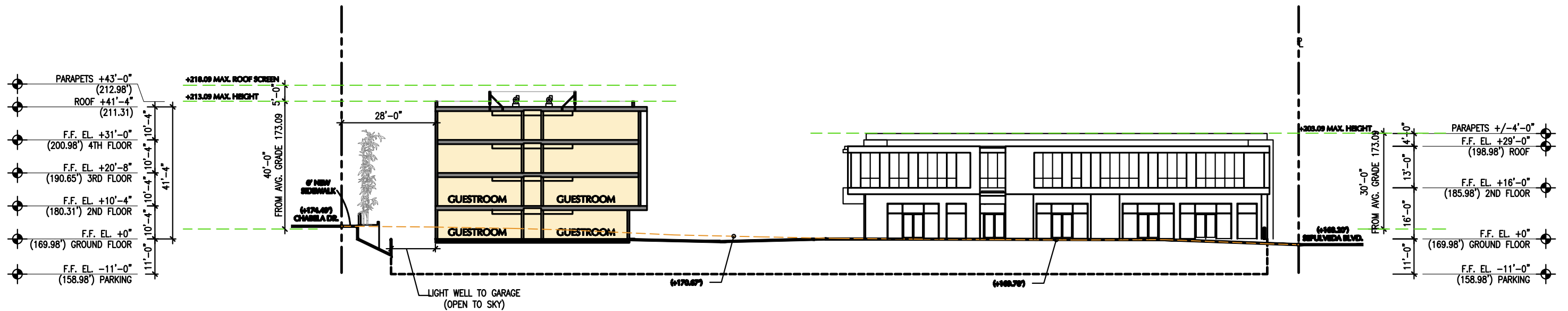
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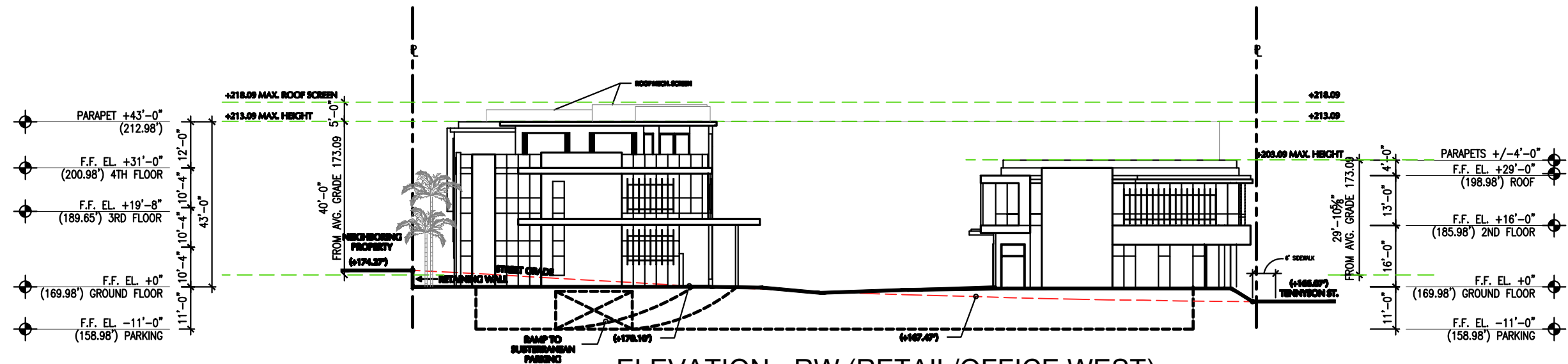
ELEVATION - RS (RETAIL/OFFICE SOUTH)



ELEVATION - RE (RETAIL/OFFICE EAST)



ELEVATION - RN (RETAIL/OFFICE NORTH)



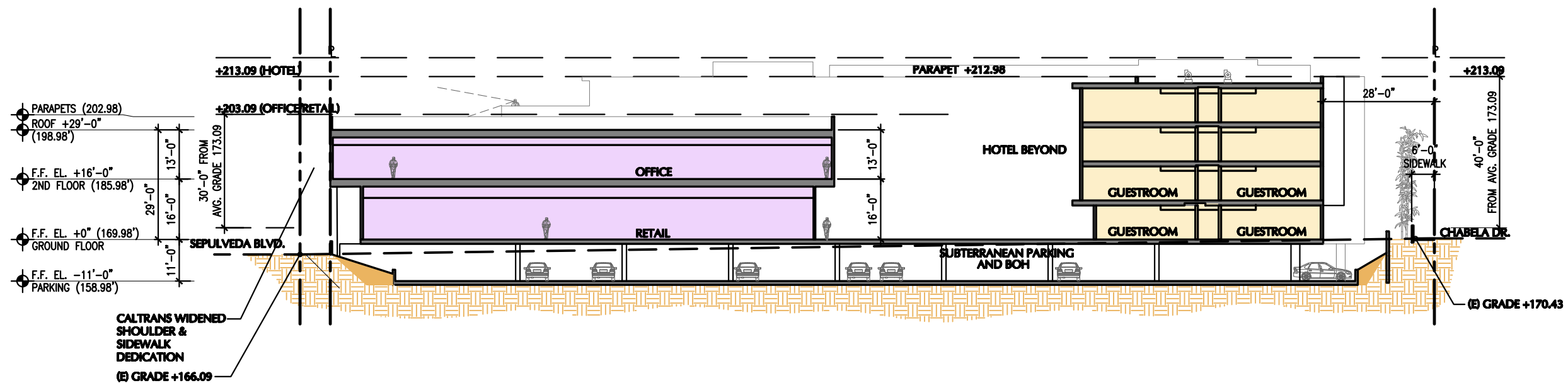
ELEVATION - RW (RETAIL/OFFICE WEST)

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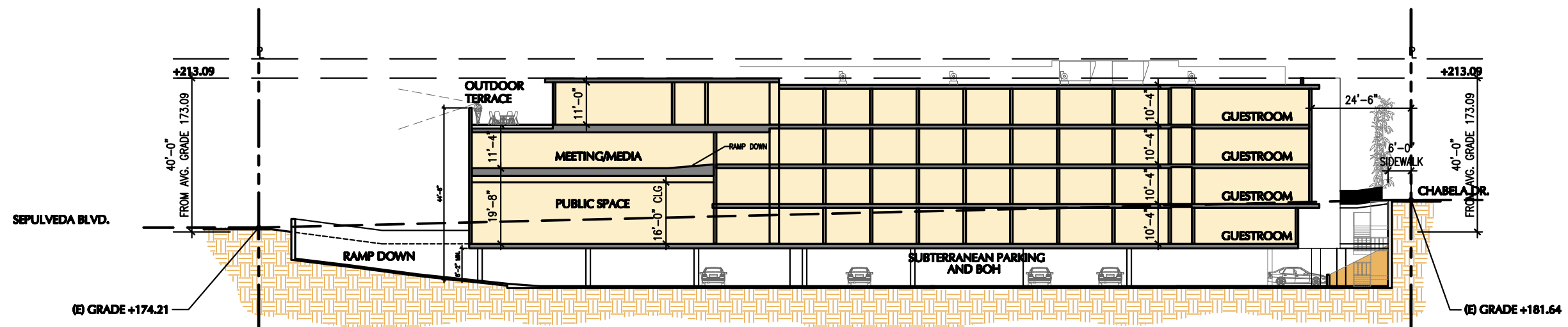
ELEVATIONS (RETAIL & OFFICE)
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SECTION 'B'



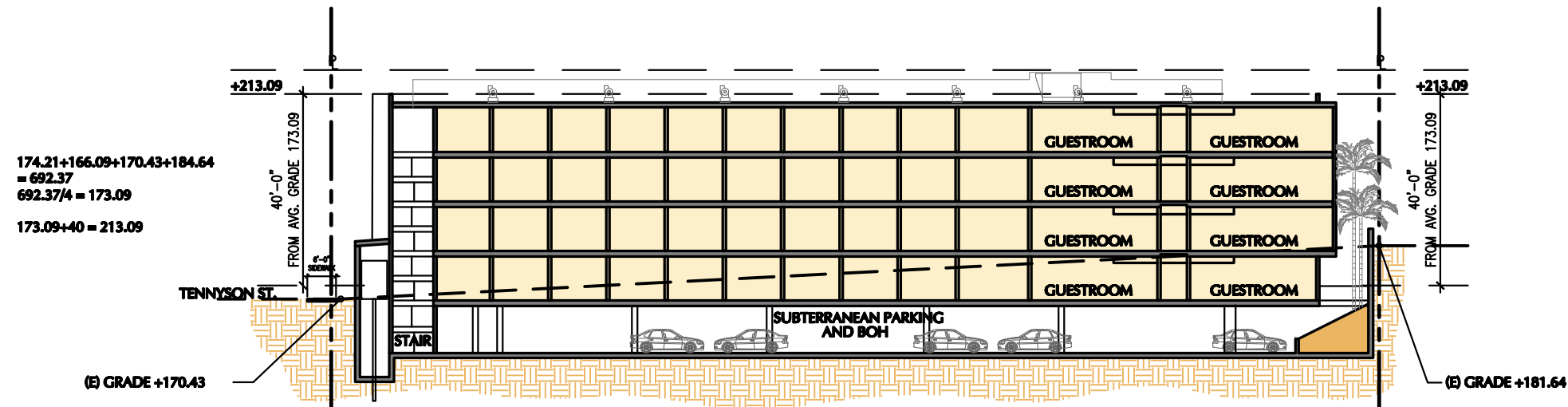
SECTION 'A'

MANHATTAN BEACH HOTEL
600 S. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

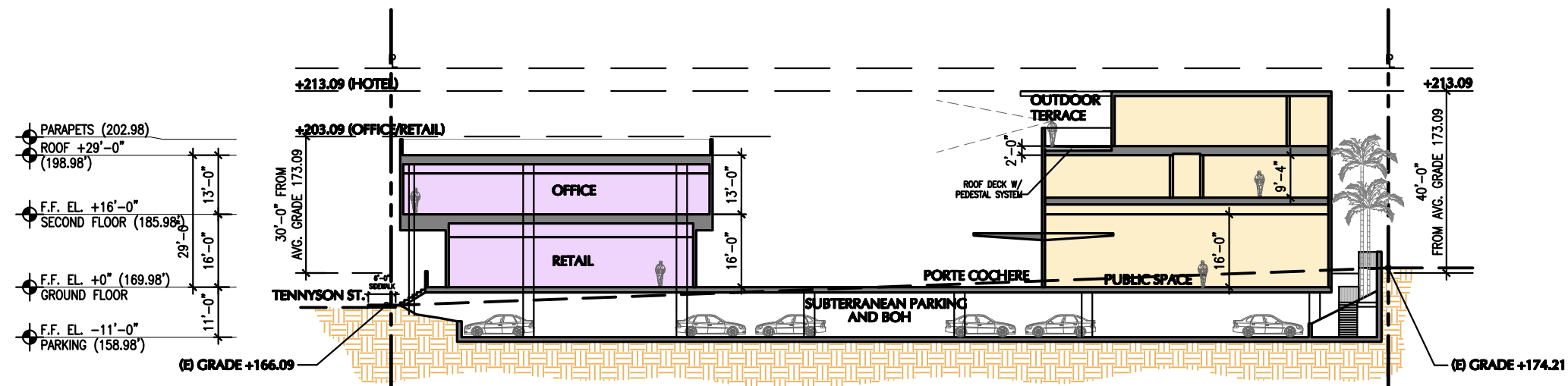
SECTIONS
SCALE: 1/32"=1'-0"

DATE: APR. 6, 2021
JOB NO.: 18543
SHEET NO.: 21

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SECTION 'D'



SECTION 'C'

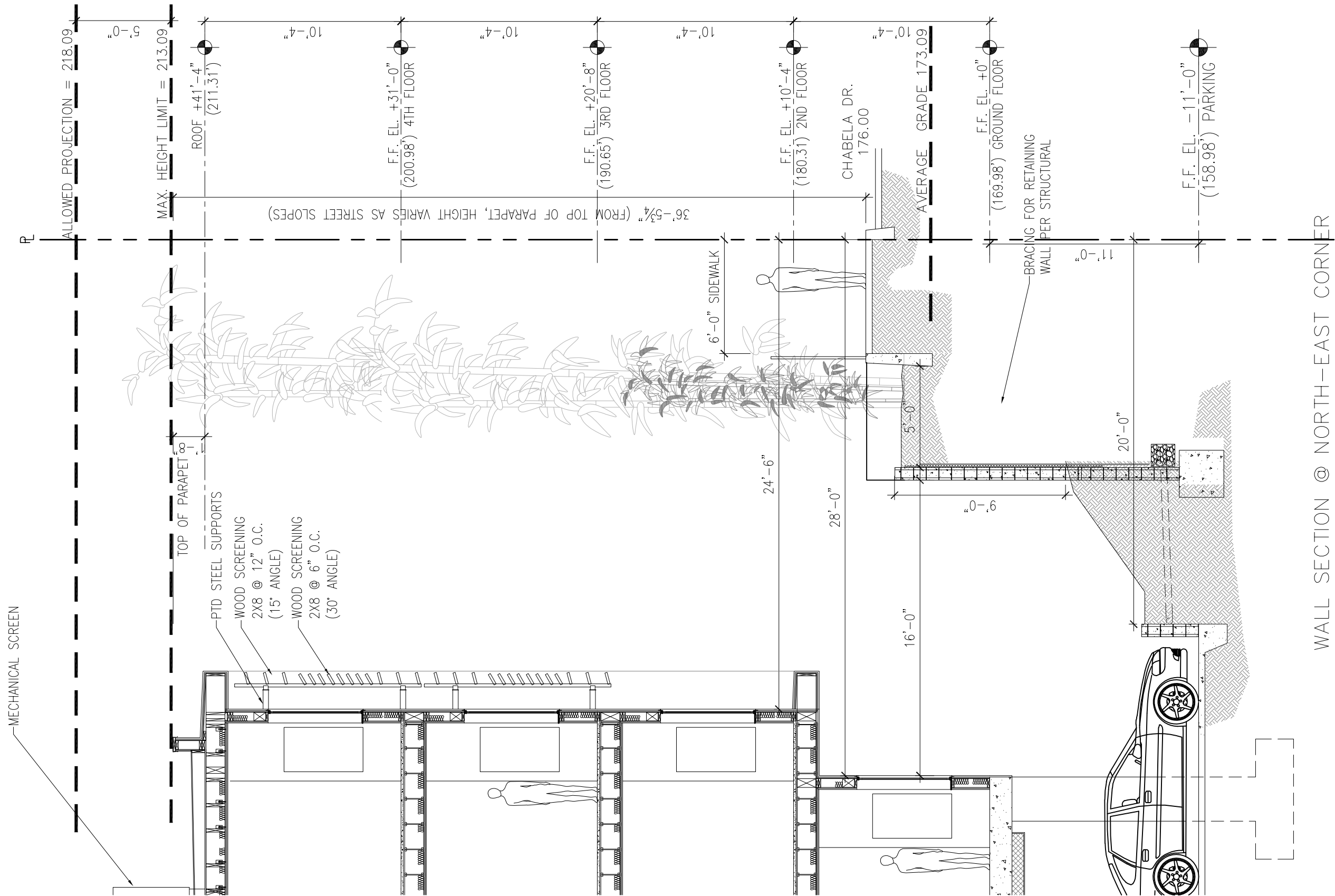
MANHATTAN BEACH HOTEL

600 S. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

SECTIONS

SCALE: 1/32"=1'-0"

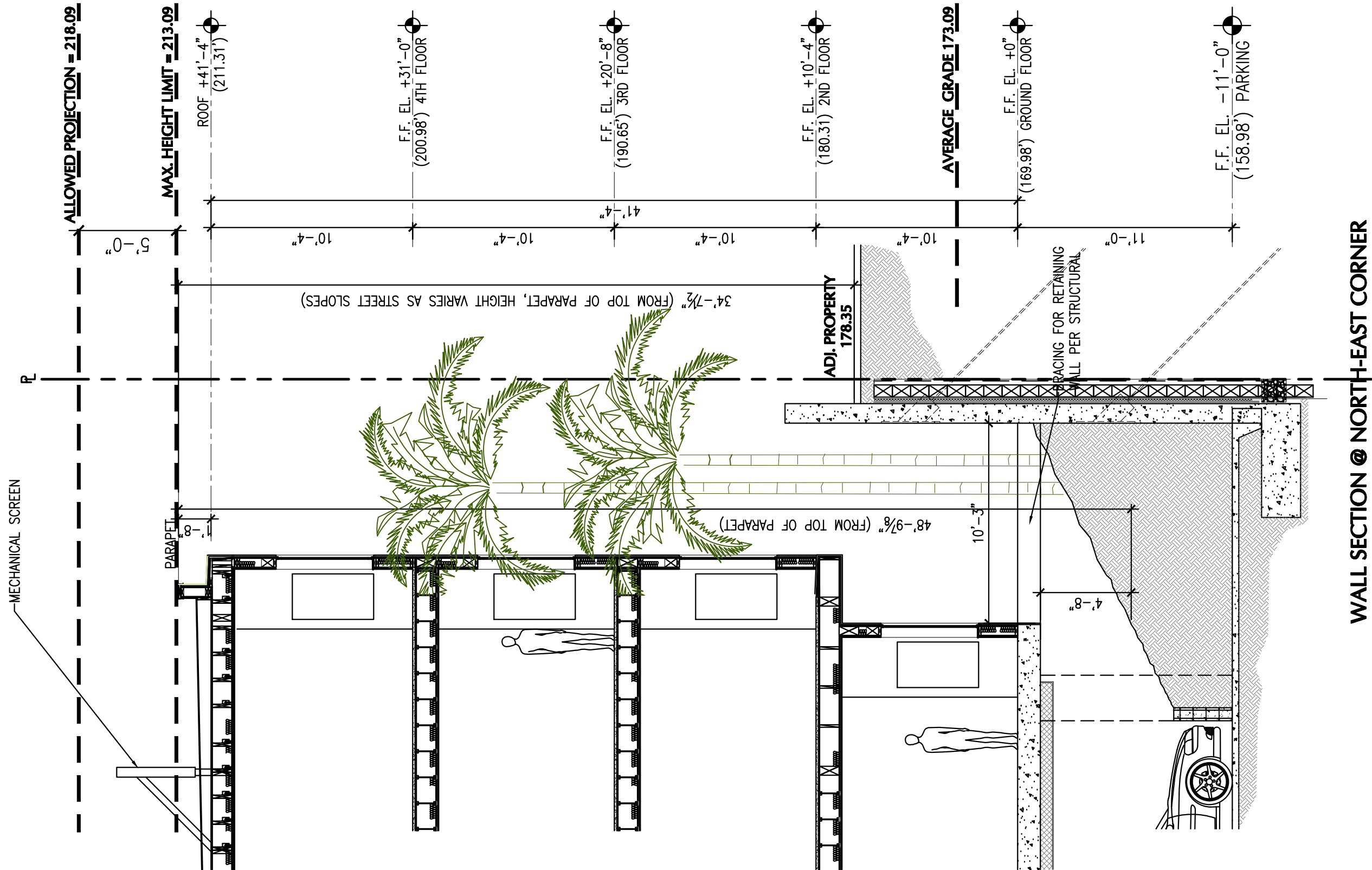
DATE: APR. 6, 2021
JOB NO.: 18543
SHEET NO.: 22



MANHATTAN BEACH HOTEL
 600 S. SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266

ENLARGED WALL SECTION:WA-1 SCALE: 1/32"=1'-0"

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 JOB NO.: 18543
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MANHATTAN BEACH HOTEL
600 S. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

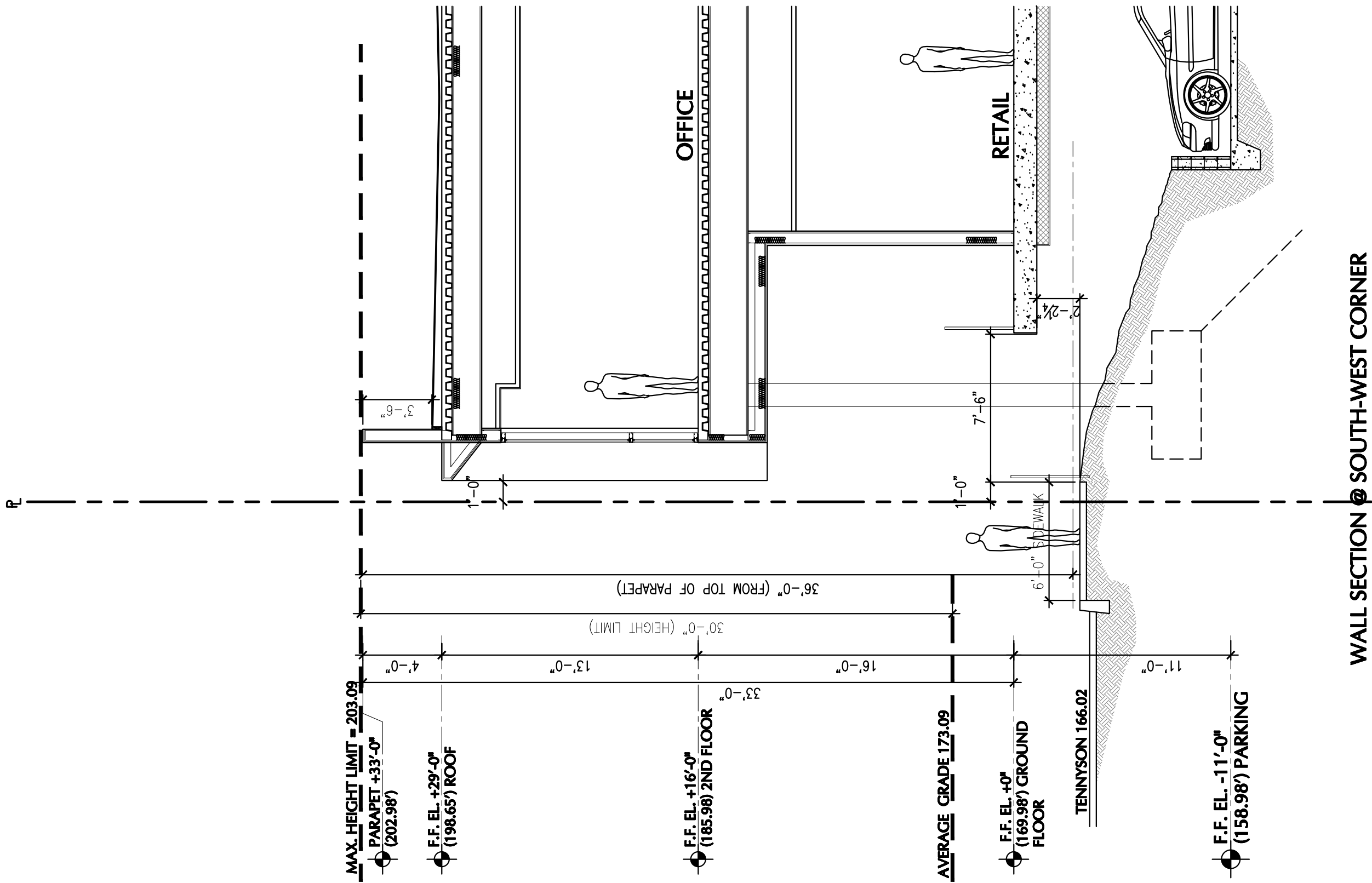
ENLARGED WALL SECTION:WA-2
SCALE: 1/32"=1'-0"

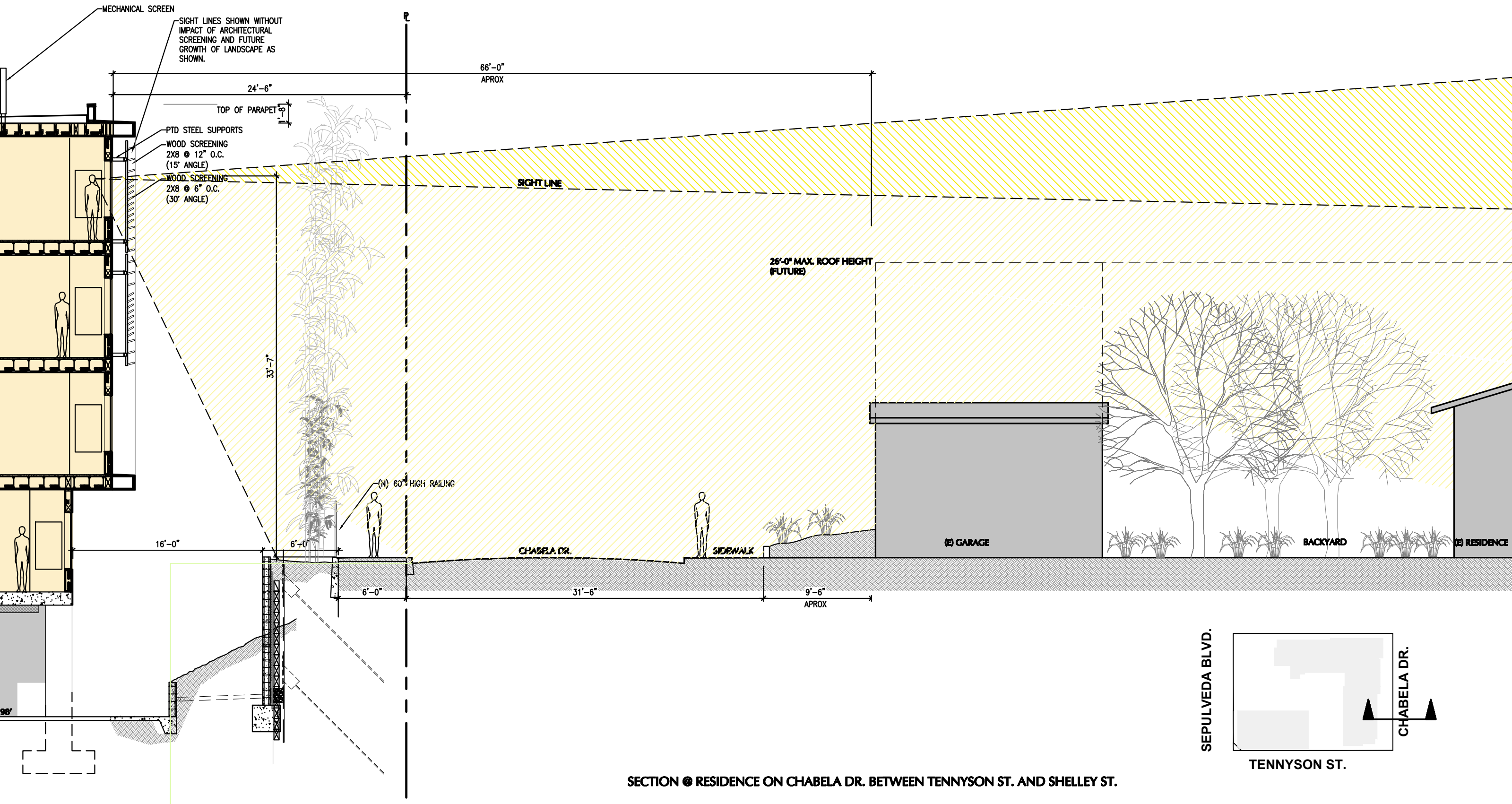
DATE: APR. 6, 2021
JOB NO.: 18543
SHEET NO.: 24

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ENLARGED WALL SECTION:WA-4
SCALE: 1/32"=1'-0"

DATE: APR. 6, 2021
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SHEET NO.: 26





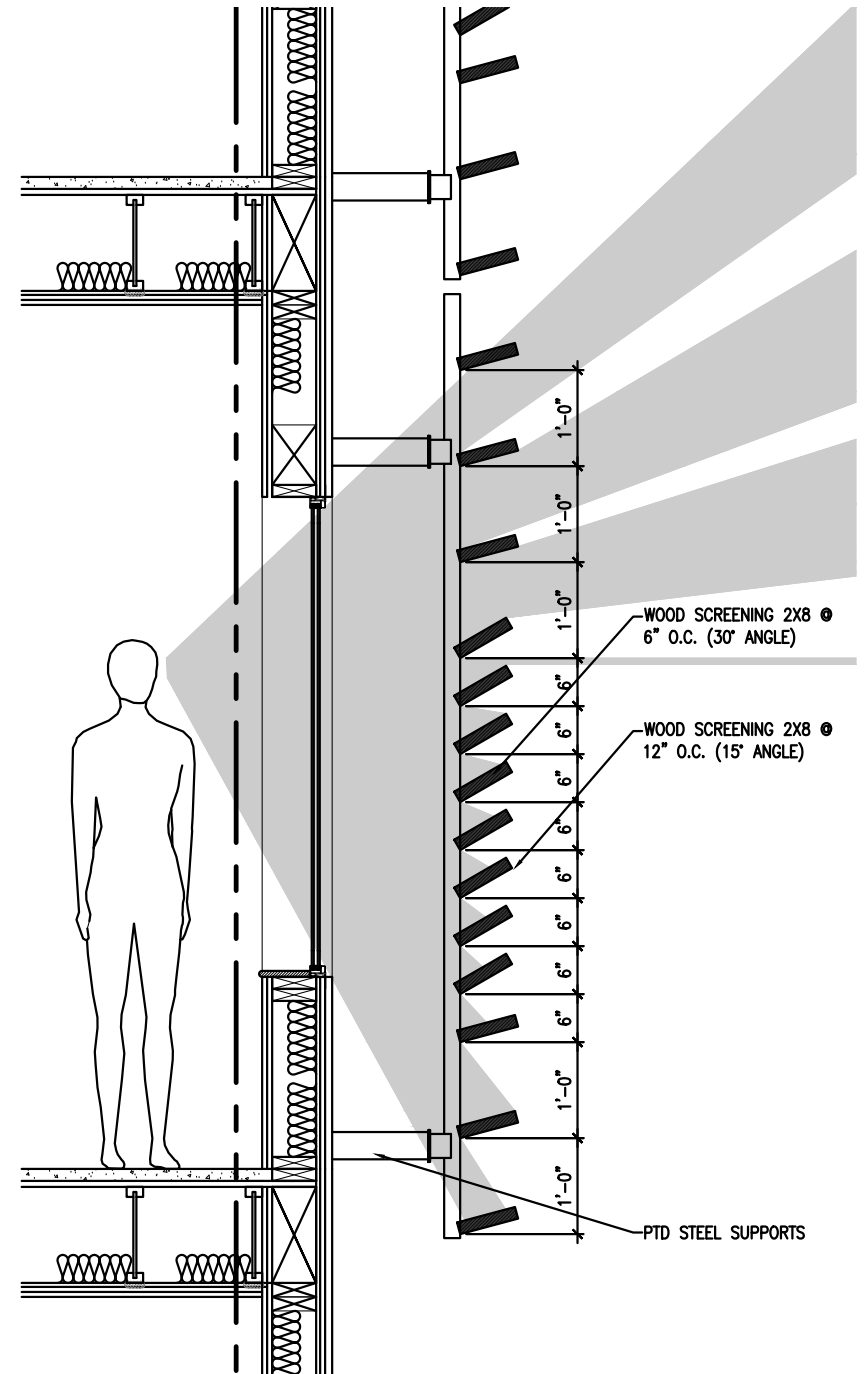
SECTION @ RESIDENCE ON CHABELA DR. BETWEEN TENNYSON ST. AND SHELLEY ST.

MANHATTAN BEACH HOTEL
600 S. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

SIGHT LINE DIAGRAM
SCALE: 1/8"=1'-0"

DATE: APR. 6, 2021
JOB NO.: 18543
SHEET NO.: 27

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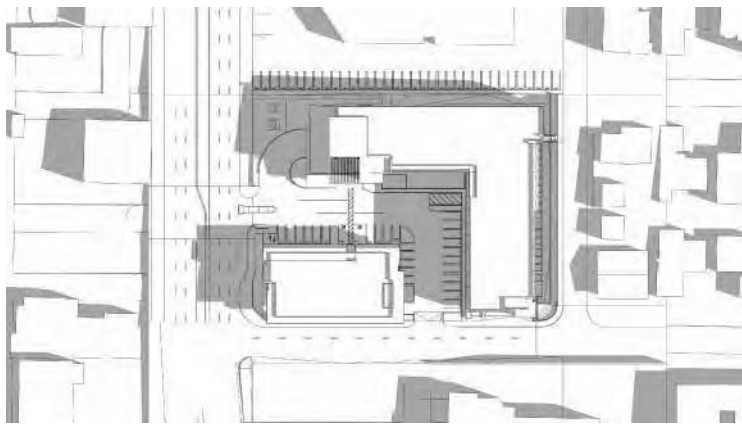
WD-1
SCALE: 1/2" = 1'-0"



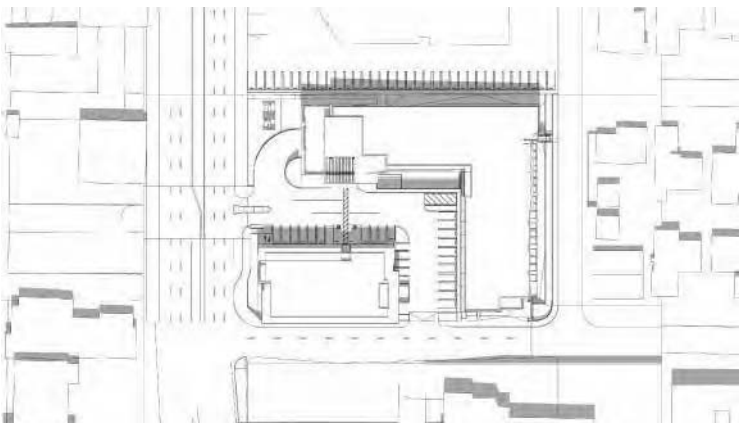
MANHATTAN BEACH HOTEL
600 S. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

ENLARGED CHABELA ELEVATION

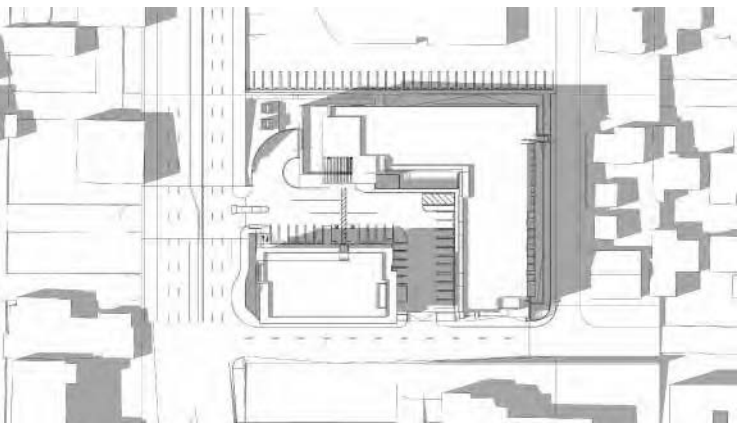
DATE: APR. 6, 2021
JOB NO.: 18543
SHEET NO.: 29



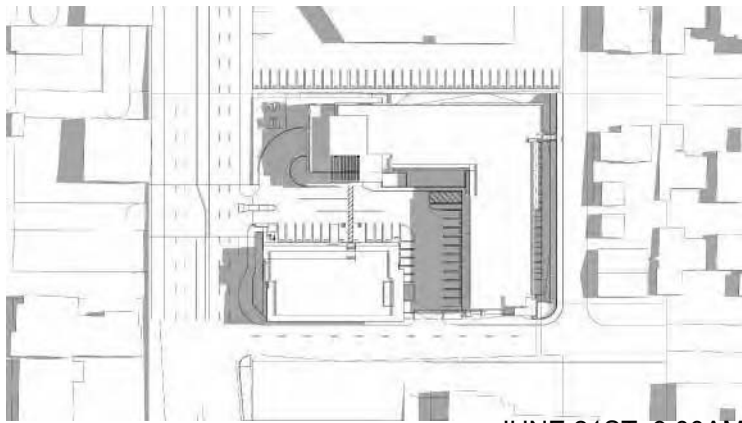
MARCH 20TH, 9:00AM



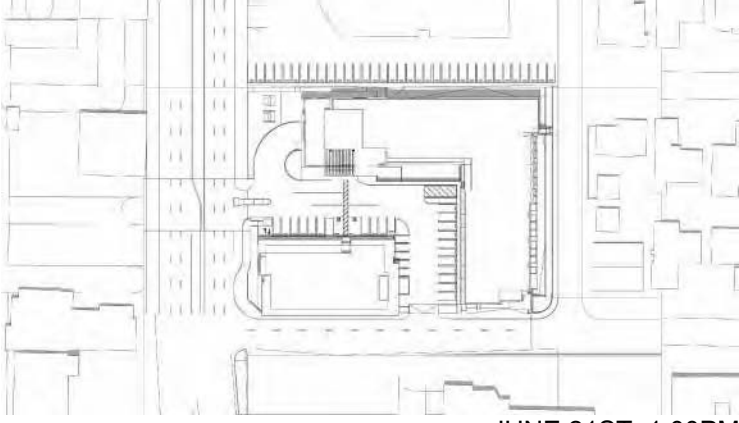
MARCH 20TH, 1:00PM



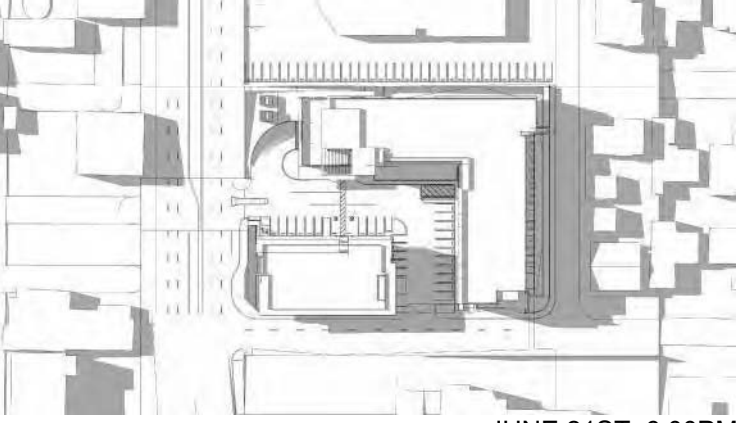
MARCH 20TH, 5:00PM



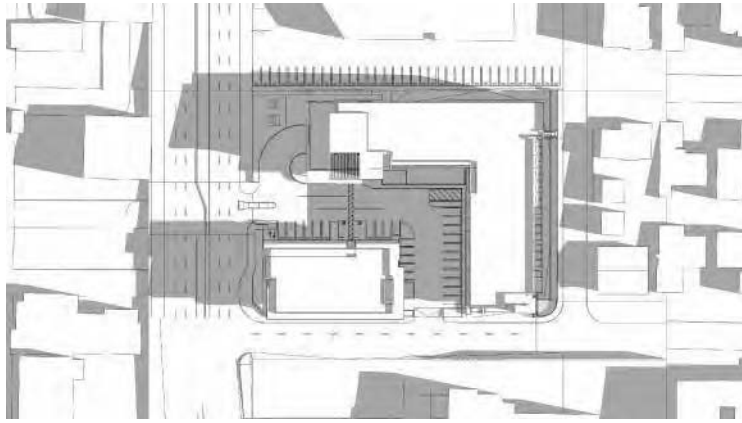
JUNE 21ST, 9:00AM



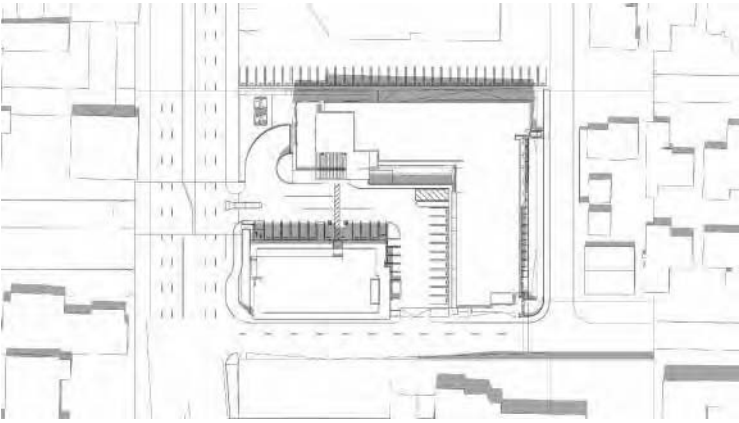
JUNE 21ST, 1:00PM



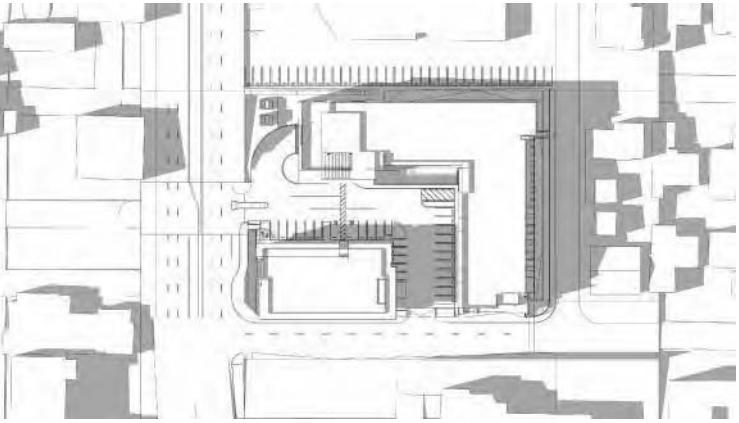
JUNE 21ST, 6:00PM



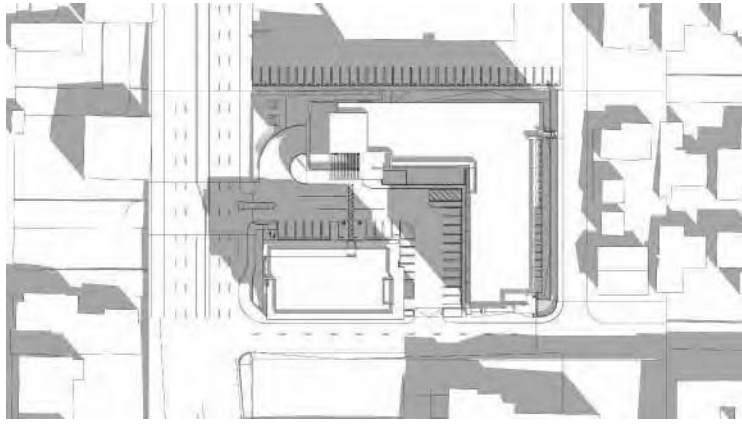
SEPTEMBER 22ND, 9:00AM



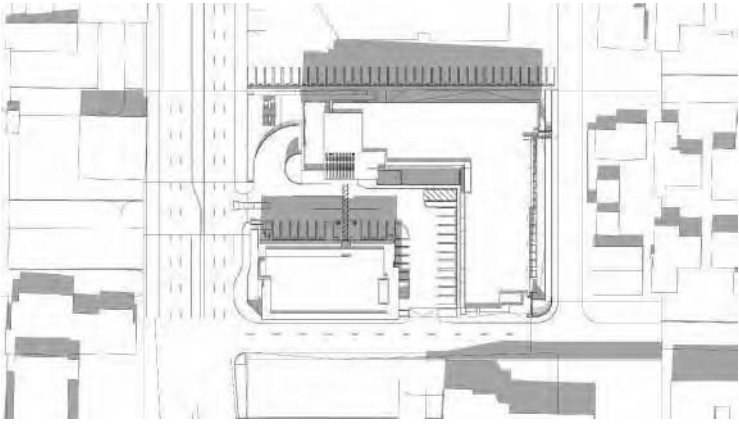
SEPTEMBER 22ND, 1:00PM



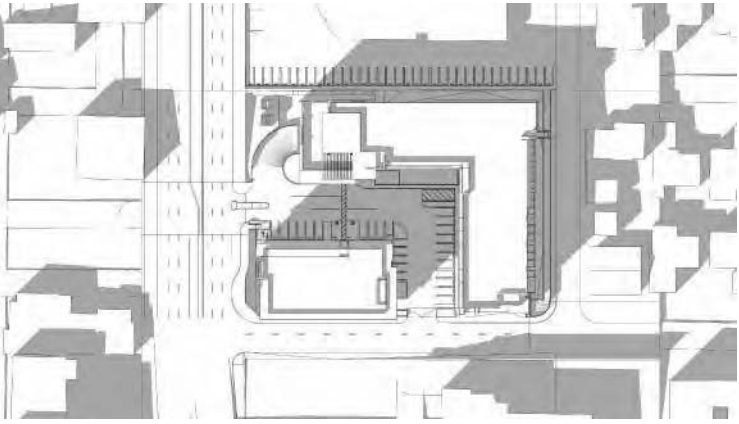
SEPTEMBER 22ND, 5:00PM



DECEMBER 21ST, 9:00AM



DECEMBER 21ST, 12:00PM



DECEMBER 21ST, 3:00PM

MANHATTAN BEACH HOTEL
600 S. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

SHADOW STUDY



DATE: APR. 6, 2021
JOB NO.: 18543
SHEET NO.: 30

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MANHATTAN BEACH HOTEL
 600 S. SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266

VIEW FROM SEPULVEDA BLVD

DATE: APR. 6, 2021
 JOB NO.: 18543
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MANHATTAN BEACH HOTEL
600 S. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

**APPROACH FROM SEPULVEDA BLVD
(LOOKING SOUTH)**

DATE: APR. 6, 2021
JOB NO.: 18543
SHEET NO.: 32

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MANHATTAN BEACH HOTEL
 600 S. SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266

APPROACH FROM SEPULVEDA BLVD

DATE: APR. 6, 2021
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 SHEET NO.: 33

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MANHATTAN BEACH HOTEL
 600 S. SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266

VIEW FROM SEPULVEDA & TENNYSON

DATE: APR. 6, 2021
 JOB NO.: 18543
 SHEET NO.: 34

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MANHATTAN BEACH HOTEL
 600 S. SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266

HOTEL ARRIVAL EXPERIENCE

DATE: APR. 6, 2021
 JOB NO.: 18543
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MANHATTAN BEACH HOTEL
 600 S. SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266

CENTER OF DEVELOPMENT

DATE: APR. 6, 2021
 JOB NO.: 18543
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MANHATTAN BEACH HOTEL
 600 S. SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266

VIEW FROM INTERIOR OF DEVELOPMENT

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MANHATTAN BEACH HOTEL
 600 S. SEPULVEDA BLVD.
 MANHATTAN BEACH, CA 90266

VIEW FROM CORNER OF TENNYSON

DATE: APR. 6, 2021
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MANHATTAN BEACH HOTEL
600 S. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

VIEW FROM CORNER OF CHABELA

DATE: APR. 6, 2021
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 600 S. SEPULVEDA BLVD.
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VIEW FROM CORNER OF CHABELA

DATE: APR. 6, 2021
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1 Whitewashed Brick



2 Wood Look Trespa



3 Curtain Wall Glazing



4 Storefront Glazing



5 Nana Wall Folding Doors



11 EIFS



6 Composite Metal Panel, White



7 Horizontal Siding White or Grey



8 Vertical Sunshades



9 VTAC Grille



10 Cast In Place Concrete



12 Horizontal Brise Soleil

MANHATTAN BEACH HOTEL

600 S. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

WEST ELEVATION - SEPULVEDA BLVD.

DATE: APR. 6, 2021
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1 Whitewashed Brick



2 Wood Look Trespa



3 Curtain Wall Glazing



4 Storefront Glazing



5 Nana Wall Folding Doors



11 EIFS



6 Composite Metal Panel, White



7 Horizontal Siding White or Grey



8 Vertical Sunshades



9 VTAC Grille



10 Cast In Place Concrete



12 Horizontal Brise Soleil

MANHATTAN BEACH HOTEL

600 S. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

SOUTH ELEVATION - TENNYSON STREET

DATE: APR. 6, 2021
JOB NO.: 18543
SHEET NO.: 42





1 Whitewashed Brick



2 Wood Look Trespa



3 Curtain Wall Glazing



4 Storefront Glazing



5 Nana Wall Folding Doors



11 EIFS



6 Composite Metal Panel,
White



7 Horizontal Siding
White or Grey



8 Vertical Sunshades



9 VTAC Grille



10 Cast In Place Concrete



12 Horizontal Brise Soleil

MANHATTAN BEACH HOTEL

600 S. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

SOUTH ELEVATION - TENNYSON STREET

(RETAIL/COMMERCIAL BUILDING NOT SHOWN)

DATE: APR. 6, 2021
JOB NO.: 18543
SHEET NO.: 43

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1 Whitewashed Brick



2 Wood Look Trespa



14 Trellis Grid Green Wall Fence



4 Storefront Glazing



5 Nana Wall Folding Doors



11 EIFS



6 Composite Metal Panel, White



7 Horizontal Siding White or Grey



8 Vertical Sunshades



9 VTAC Grille



10 Cast In Place Concrete



12 Horizontal Brise Soleil

MANHATTAN BEACH HOTEL

600 S. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

EAST ELEVATION - CHABELA DRIVE

DATE: APR. 6, 2021
JOB NO.: 18543
SHEET NO.: 44



1 Whitewashed Brick



2 Wood Look Trespa



3 Curtain Wall Glazing



4 Storefront Glazing



5 Nana Wall Folding Doors



11 EIFS



6 Composite Metal Panel, White



7 Horizontal Siding White or Grey



8 Vertical Sunshades



9 VTAC Grille



10 Cast In Place Concrete



12 Horizontal Brise Soleil

MANHATTAN BEACH HOTEL

600 S. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266

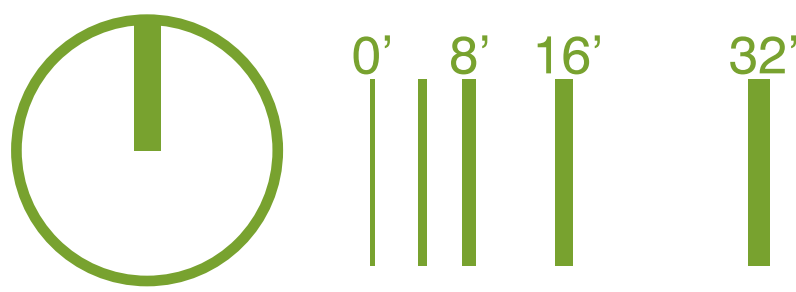
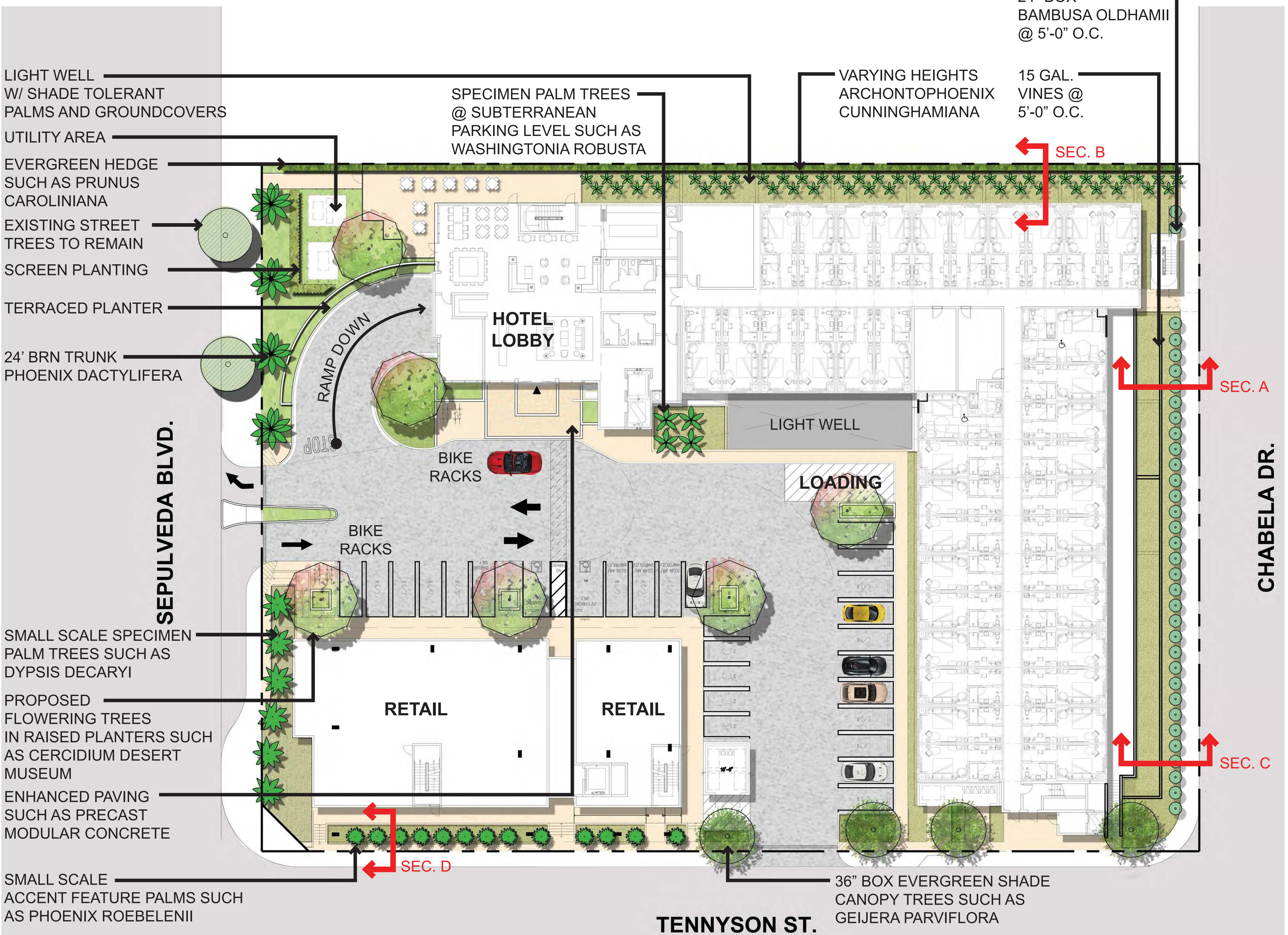
NORTH ELEVATION - RETAIL COMPLEX (FACING ADJACENT MULTI-TENANT OFFICE)

DATE: APR. 6, 2021
JOB NO.: 18543
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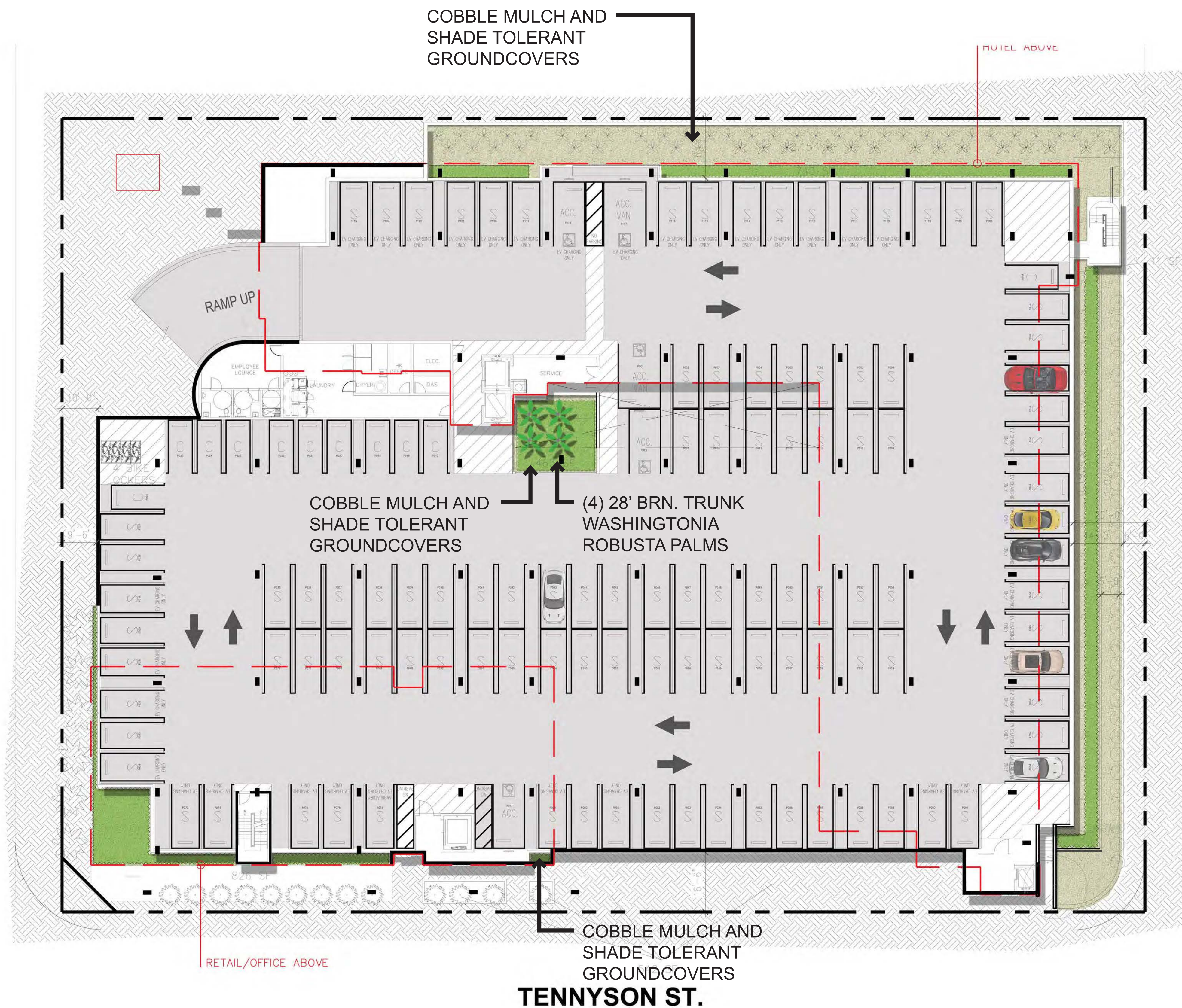


REFERENCE / INSPIRATION IMAGES



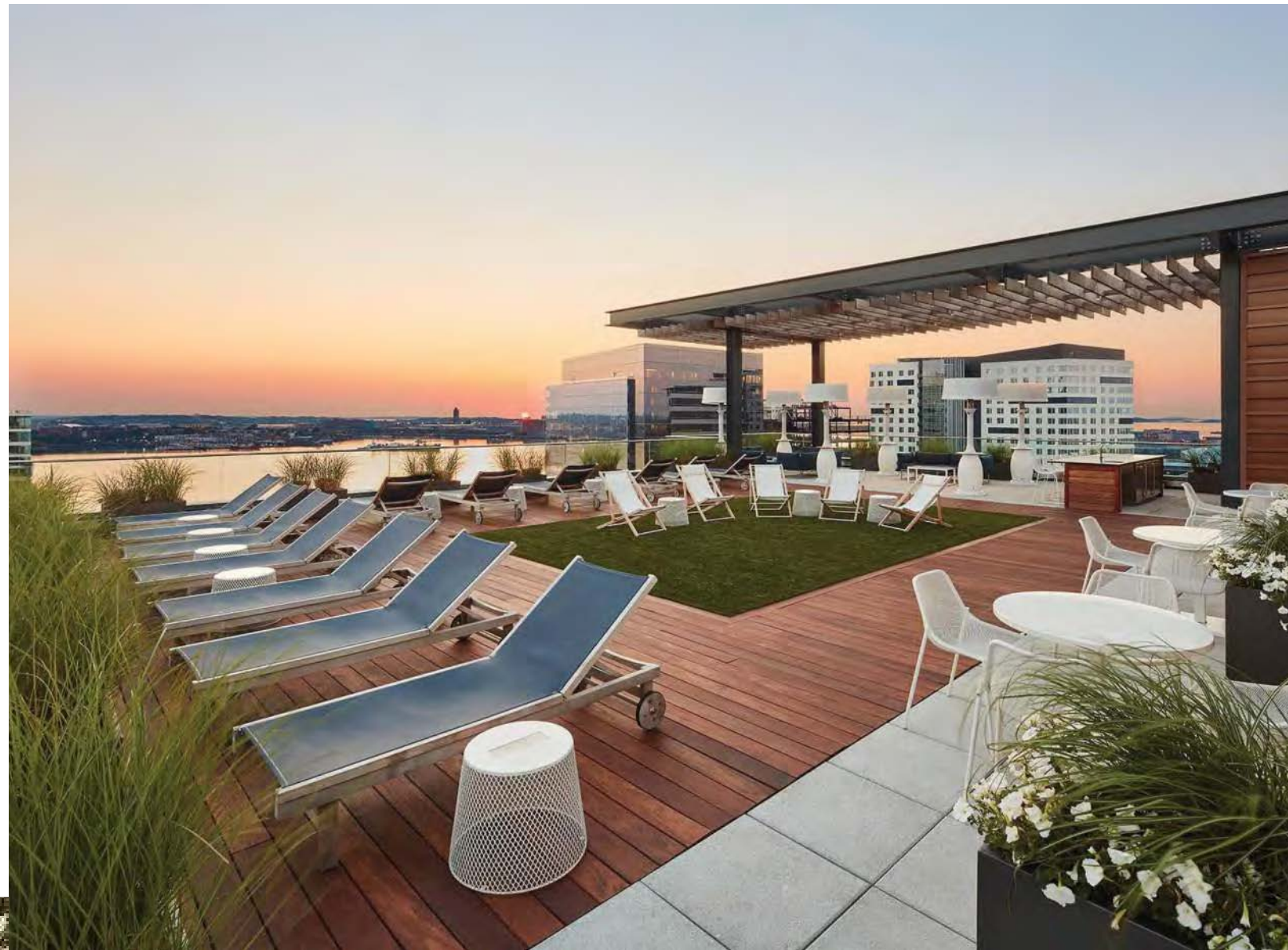


SEPULVEDA BLVD.



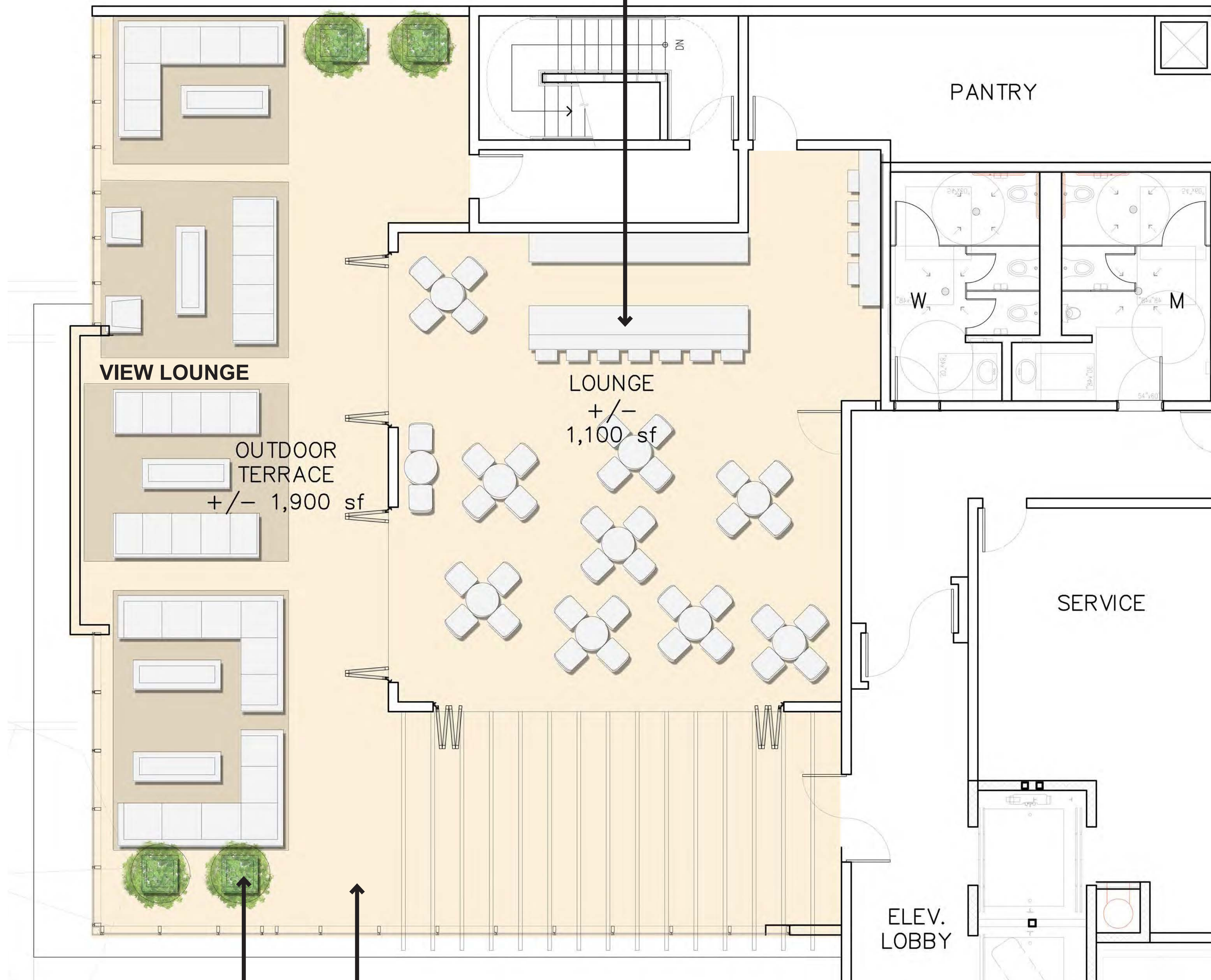
CHABELA DR.

REFERENCE / INSPIRATION IMAGES



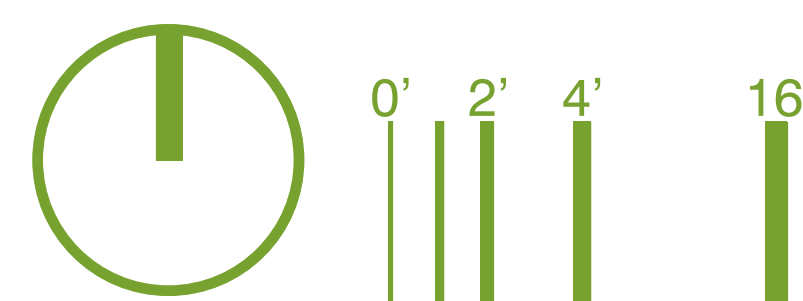
REFERENCE / INSPIRATION IMAGES

HIGH TABLE



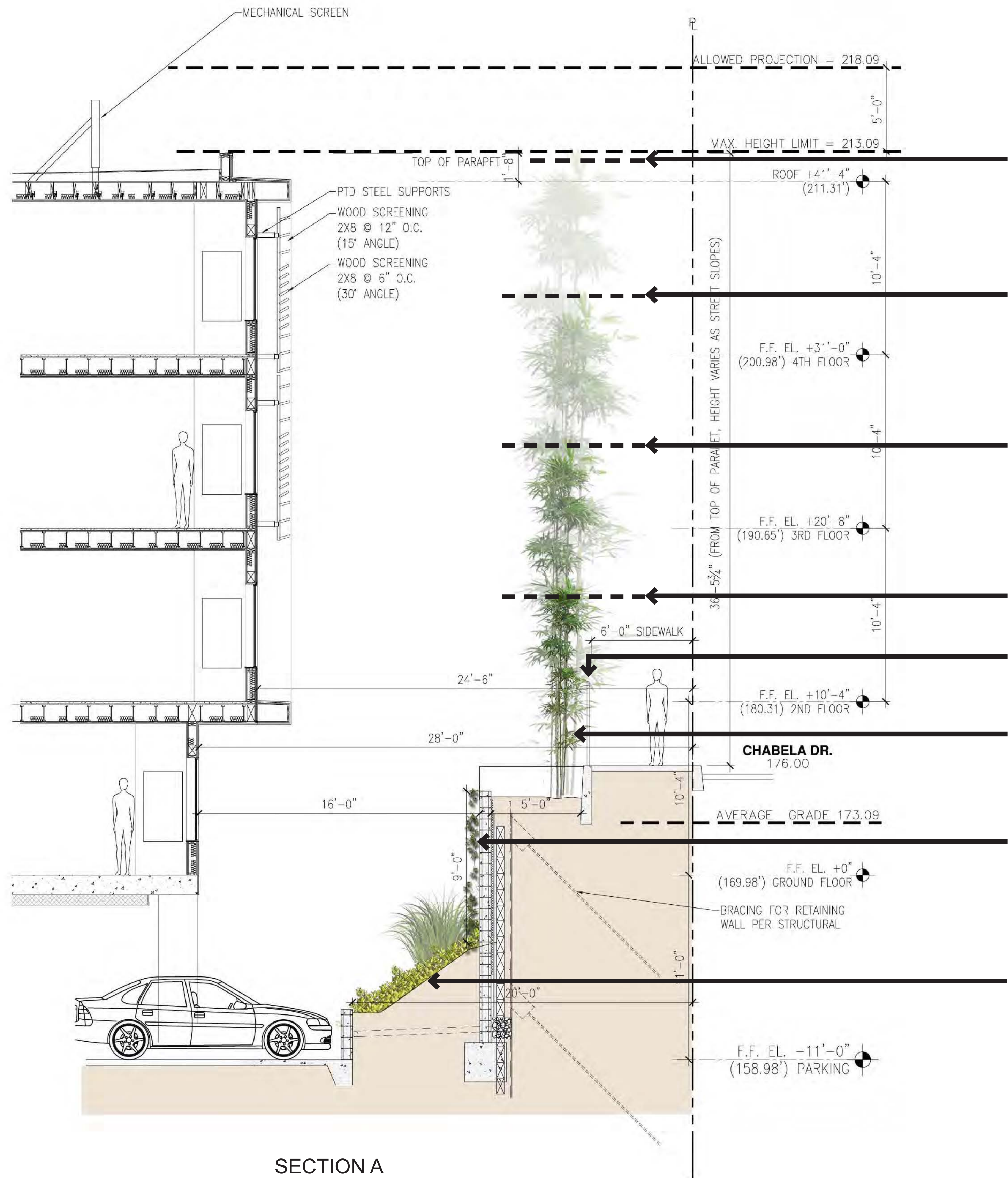
SMALL POTTED TREES

24" SQUARE PORCELAIN PEDESTAL
PAVERS TYPICAL



ROOF LEVEL LANDSCAPE PLAN

MANHATTAN BEACH HOTEL
 CONCEPT / SCHEMATIC LANDSCAPE PLANS



ESTIMATED HEIGHT @
YEAR 9 (39')

ESTIMATED HEIGHT @
YEAR 6 (30')

ESTIMATED HEIGHT @
YEAR 3 (21')

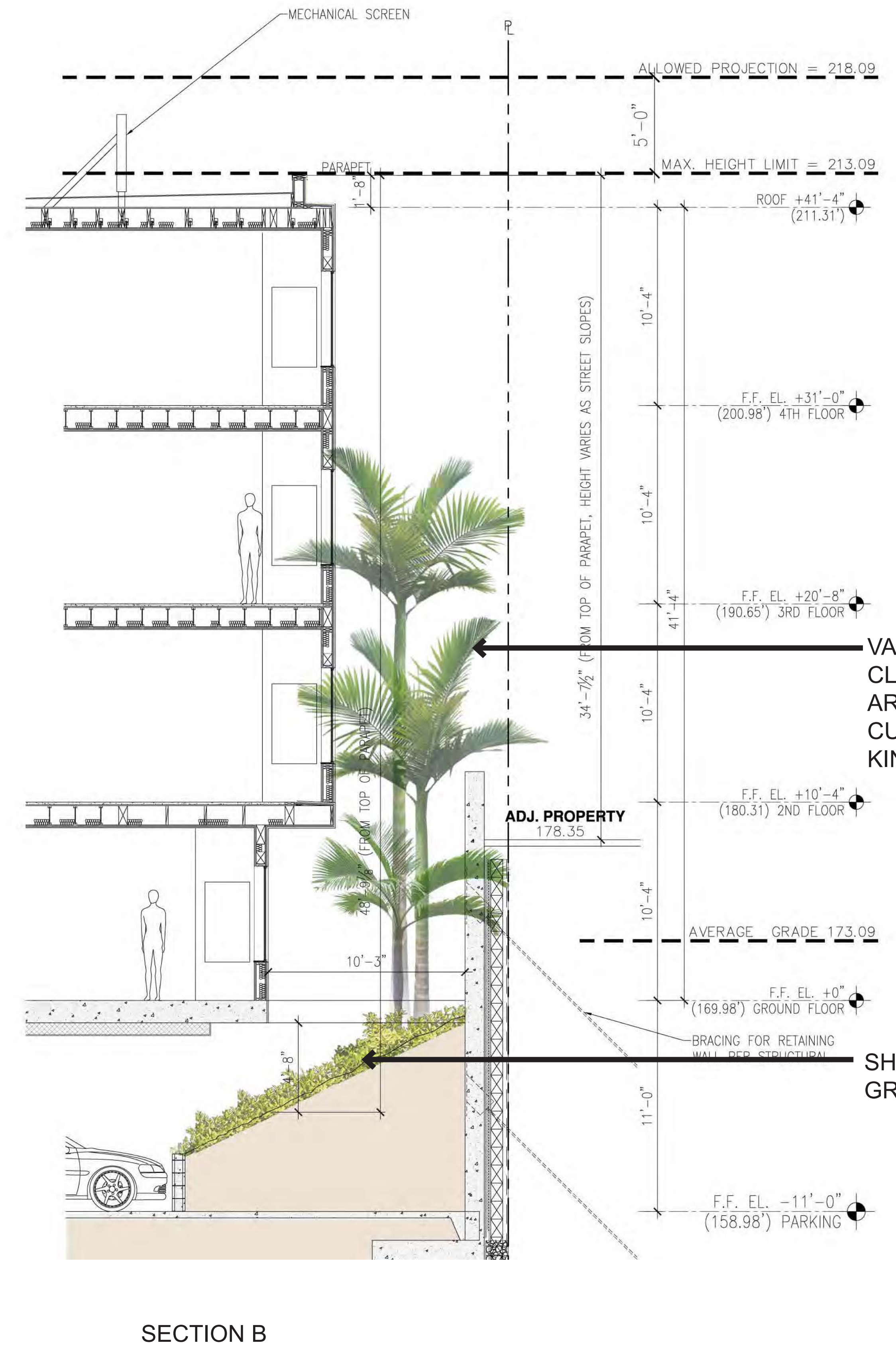
ESTIMATED HEIGHT @
INSTALLATION (12')

5'-6" HIGH GREEN
SCREEN

24" BOX
BAMBUSA OLDHAMII,
TIMBER BAMBOO @
5'-0" O.C.

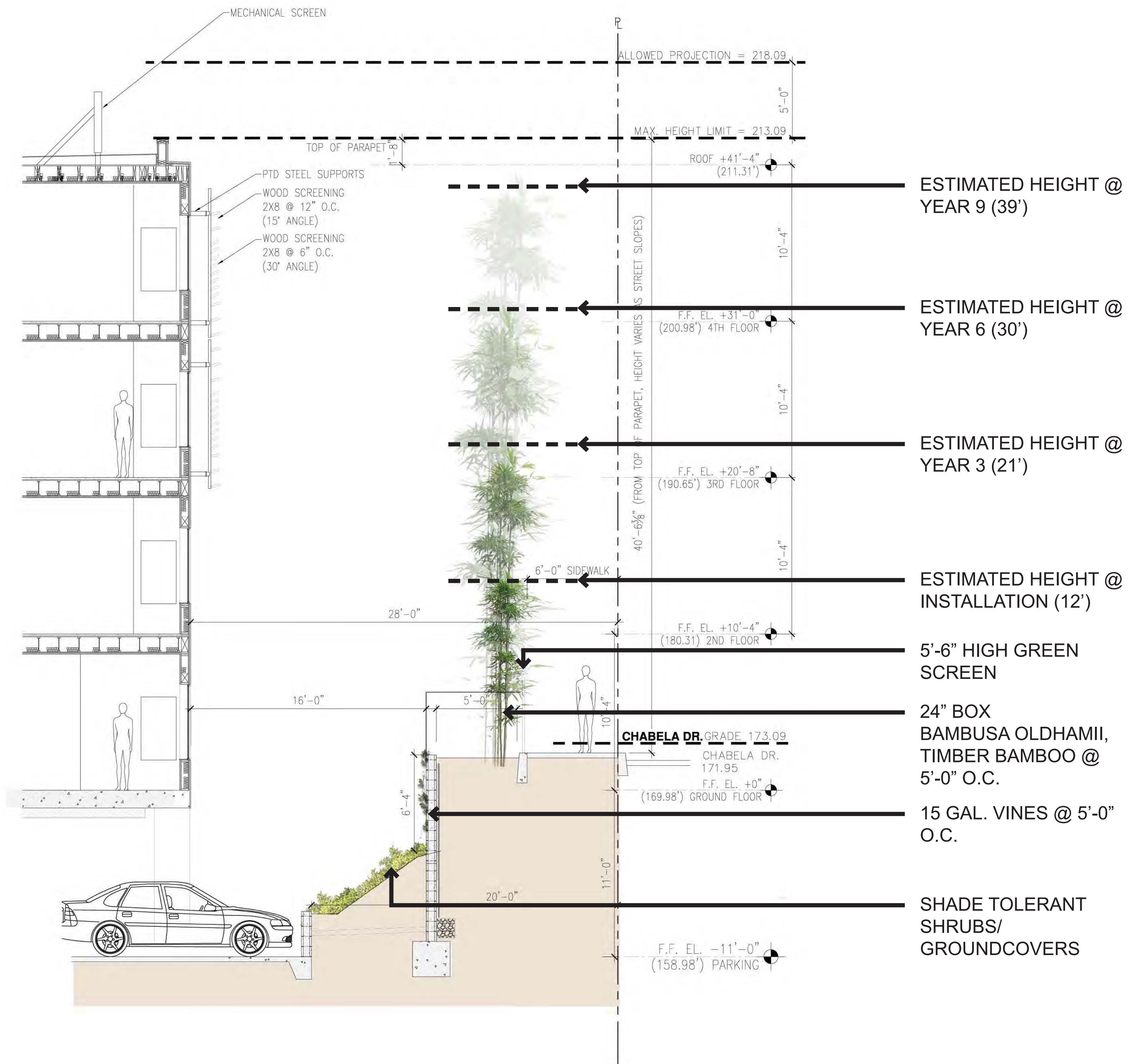
15 GAL. VINES @ 5'-0"
O.C.

SHADE TOLERANT
SHRUBS/
GROUNDCOVERS

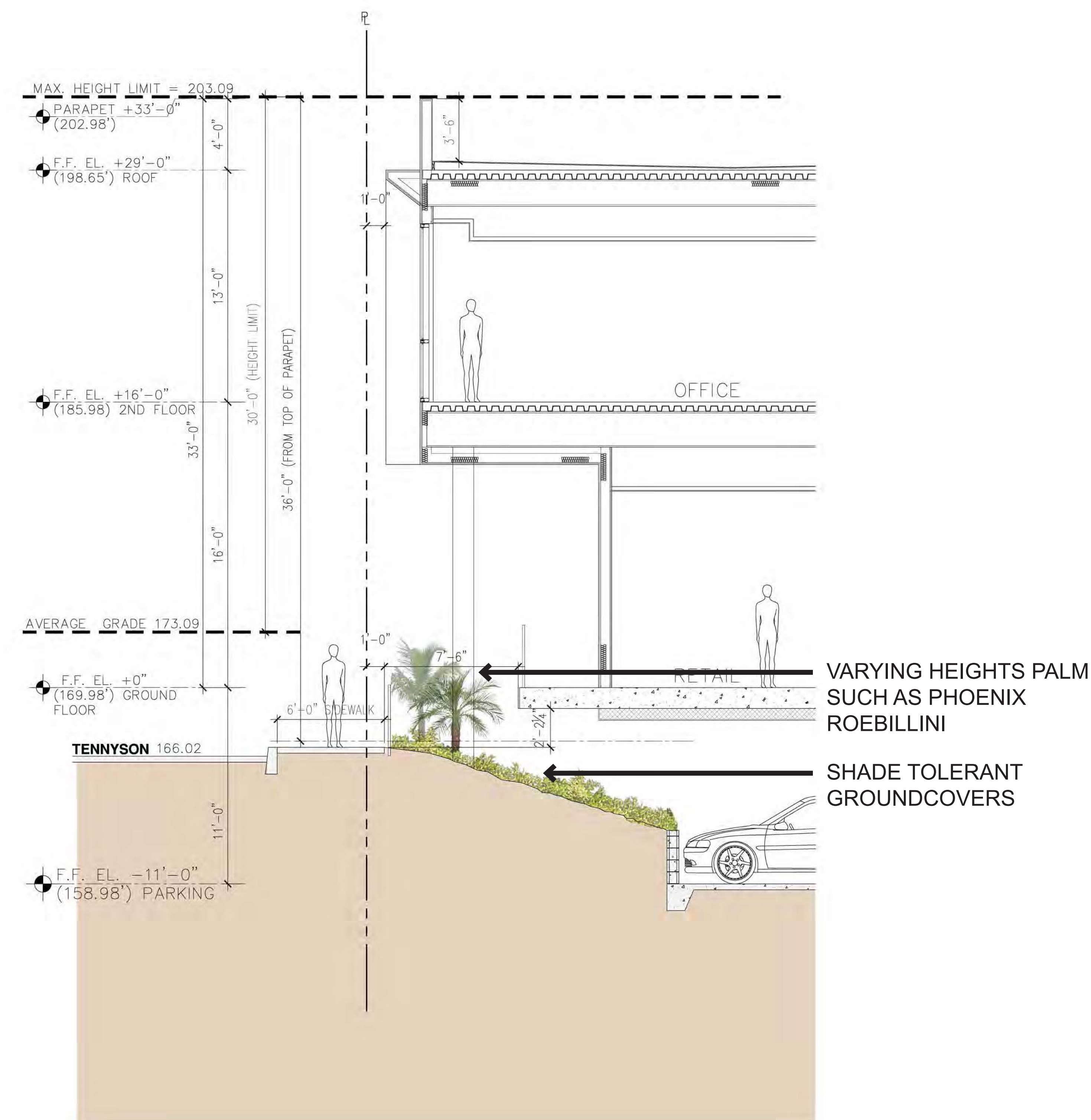


VARYING HEIGHTS PALM
CLUSTERS
ARCHONTOPHOENIX
CUNNINGHAMIANA
KING PALM

SHADE TOLERANT
GROUNDCOVERS



SECTION C



SECTION D



KING PALM
ARCHONTOPHOENIX CUNNINGHAMIANA



DATE PALM
PHOENIX DACTYLIFERA



AUSTRALIAN WILLOW
GEIJERA PARVIFLORA



PALO VERDE
CERCIDUM 'DESERT MUSEUM';



MEXICAN FAN PALM
WASHINGTONIA ROBUSTA



TRIANGLE PALM
DYPSIS DECARYI



PYGMY DATE PALM
PHOENIX ROBELLINI



BRIGHT N TIGHT HEDGE
PRUNUS CAROLINIANA



GIANT TIMBER BAMBOO
BAMBUSA OLDHAMII