



GREVILLEA HOTEL
IMPERIAL HWY & GREVILLEA, HAWTHORNE, CA

CONCEPTUAL DESIGN PACKAGE

03/07/2025

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CONCEPTUAL GRADING AND DRAINAGE PLAN

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTIONS

BASED UPON REPORT NUMBERS LA-42221 THROUGH LA-42227 DATED MARCH 7, 2022, PREPARED BY CALIFORNIA TITLE ASSOCIATION.

LA-42221

LOT 46 OF BELLE VIEW TRACT, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE(S) 77 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER IN SAID COUNTY.

LA-42222

LEGAL DESCRIPTION: LOT 43 AND THE EAST 2 FEET OF LOT 44 OF BELLE VIEW TRACT, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE(S) 77 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER IN SAID COUNTY.

LA-42223

THE WEST 28 FEET LOT 44 AND ALL OF LOT 45 OF BELLE VIEW TRACT, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE(S) 77 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER IN SAID COUNTY.

LA-42224

LOT 42 OF BELLE VIEW TRACT, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE(S) 77 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER IN SAID COUNTY.

LA-42225

LOT 41 OF BELLE VIEW TRACT, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE(S) 77 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER IN SAID COUNTY.

LA-42226

LOT 40 OF BELLE VIEW TRACT, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE(S) 77 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER IN SAID COUNTY.

LA-42227

LOT 49 OF BELLE VIEW TRACT, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE(S) 77 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER IN SAID COUNTY.

ZONING AND SETBACK

NO ZONING REPORT WAS PROVIDED.

THE PROPERTY IS ZONED: CR (MU) REGIONAL COMMERCIAL (MIXED USE)

SET BACK: >2 stories = 15 feet from residential

POLICY OF PREPARER

AS A MATTER OF POLICY, ONLY OFFICIALLY RELEASED COPIES OF THIS SURVEY HAVE A "WET" SIGNATURE ALONG WITH THE RELEASE/REVISION DATE(S) SHOWN. ANY MODIFICATIONS, UPDATES, OR REVISIONS WITH THEIR EFFECTIVE RELEASE DATES WILL BE SHOWN THEREON. ANY PARTIES REQUIRING INFORMATION WHICH MAY BE DERIVED FROM THIS SURVEY AFTER THE INITIAL RELEASE DATE ARE ADVISED TO CONTACT THE OFFICE OF THE PREPARER TO INQUIRE ON THE PRESENT STATUS OF THE SURVEY AND IF LATER VERSIONS HAVE BEEN RELEASED. COPIES OF THIS SURVEY LACKING THE HEREIN ABOVE MENTIONED SIGNATURE ARE TO BE CONSIDERED NOT OFFICIALLY RELEASED VERSIONS OF THIS SURVEY.

SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF IMPERIAL HIGHWAY (FORMERLY BELLE VIEW AVENUE) BEING WEST PER THE TRACT MAP RECORDED IN BOOK 9, PAGE 77 OF MISCELLANEOUS MAPS, RECORDS OF LOS ANGELES COUNTY.

BENCHMARK

LA COUNTY PUBLIC WORKS
BM NUMBER: 8Y11763

DESCRIPTION:
L&DWP BM TAG IN S CB 34FT E/O BCR @ SE COR IMPERIAL HWY
& HAWTHORNE BVD

ELE: 71.940

LEGEND

---	BOUNDARY
---	EASEMENT
---	CENTERLINE
---	PROPERTY LINE

TITLE REPORT EXCEPTIONS

1) TAXES

2) EASEMENT FOR THE PURPOSE SHOWN BELOW:
PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES
GRANTED TO: THE CITY OF HAWTHORNE
RECORDED: FEBRUARY 26, 1965 AS INSTRUMENT NO. 912 IN OFFICIAL RECORDS.

GENERAL NOTES

- THE LAND AREA OF THE SUBJECT PROPERTY IS 0.620 ACRES, AS DESCRIBED IN THE LEGAL DESCRIPTION.
- TITLE SEARCH - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY raSMITH, INC. OR KENT COOPER TO DETERMINE OWNERSHIP OF THIS PROPERTY. raSMITH, INC. RELIED UPON REPORT NOS. LA-42221-42227, DATED MARCH 7, 2022, PREPARED BY CALIFORNIA TITLE ASSOCIATION.
- OCCUPATION LINES, ENCROACHMENTS AND RECOVERED SURVEY MONUMENTS ARE SHOWN AS FOUND DURING A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING AUGUST, 2022.
- PARCEL AREA SHOWN IS DETERMINED BASED UPON FIELD MEASUREMENTS MADE DURING A FIELD SURVEY PERFORMED IN AUGUST, 2022.
- THE PROPERTY IS ZONED: CR(MU) REGIONAL COMMERCIAL (MIXED USE)
- VEHICULAR ACCESS PROVIDED ON IMPERIAL HIGHWAY, A PUBLIC STREET.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, STREET OR SIDEWALK CONSTRUCTION WITHIN RECENT MONTHS.
- THERE IS NO VISIBLE EVIDENCE OR PRIOR KNOWLEDGE OF CEMETERIES WITHIN 100 FEET OF THE PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR WETLANDS. NO MARKERS WERE OBSERVED DURING THIS SURVEY

UTILITY NOTE

UTILITIES ON SITE ARE SHOWN PER A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING AUGUST, 2022. THIS SURVEY DOES NOT CONSTITUTE A COMPLETE "AS-CONSTRUCTED" SURVEY OF ALL UTILITIES. ALL ABOVE GROUND VISIBLE OR REASONABLY DISCOVERABLE IMPROVEMENTS, WITHIN 5 FEET OF THE PROPERTY LINES, ARE SHOWN HEREON.

FLOOD ZONE

THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP 06037C1790F BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

SURVEYORS CERTIFICATE

A. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUNDS AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY; AND THAT THE SURVEYED PROPERTY DESCRIBED HEREON IS THE SAME AS DESCRIBED BY REPORT NOS. LA-42221 THROUGH LA-42227, DATED MARCH 7, 2022, PREPARED BY CALIFORNIA TITLE COMPANY, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SURVEYED PROPERTY; THAT THERE ARE NO BUILDING ENCROACHMENTS ON THE SURVEYED PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY UNLESS SHOWN HEREON.

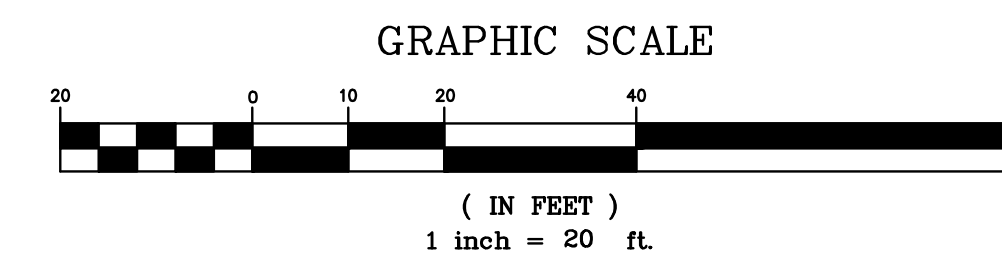
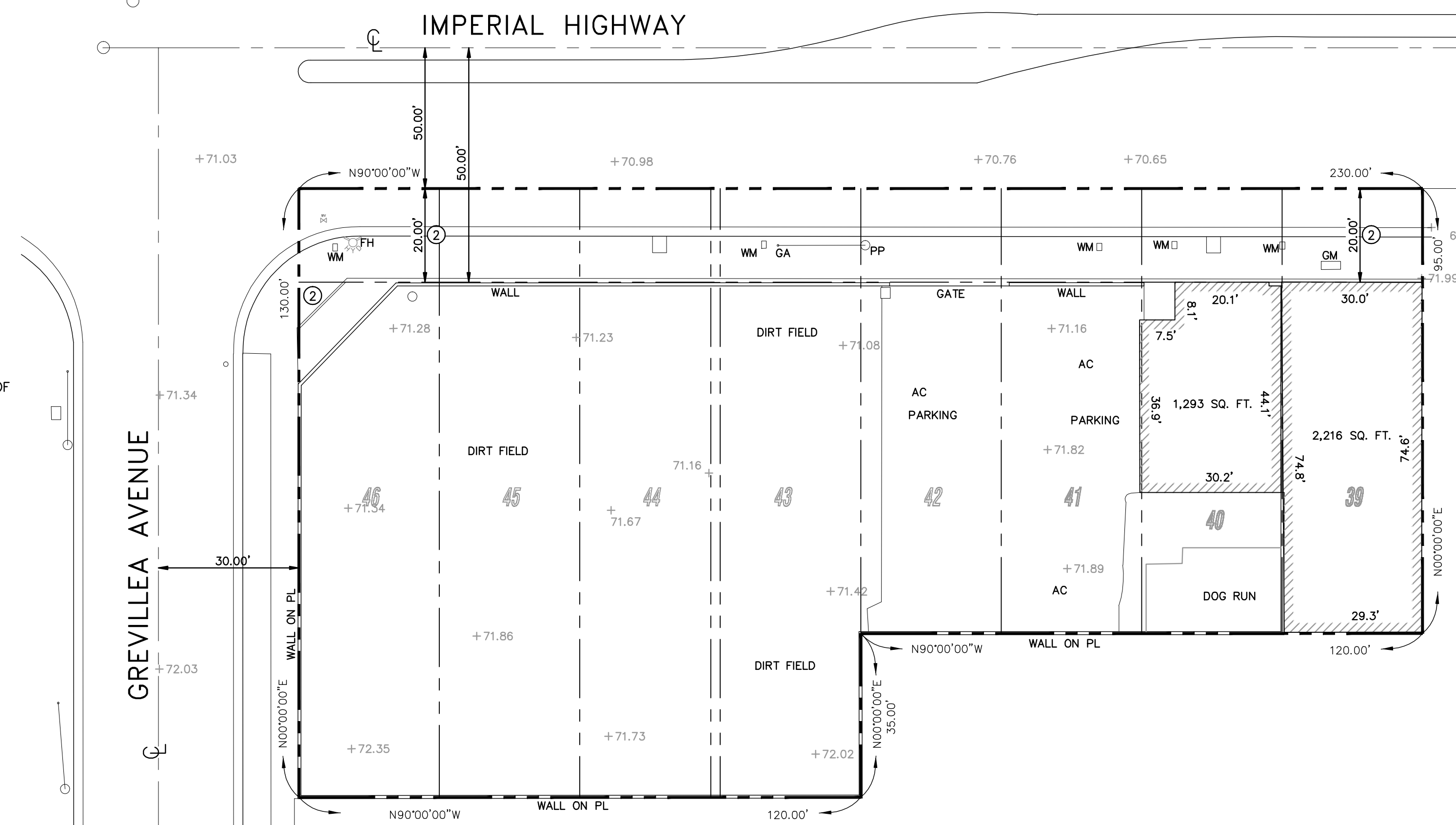
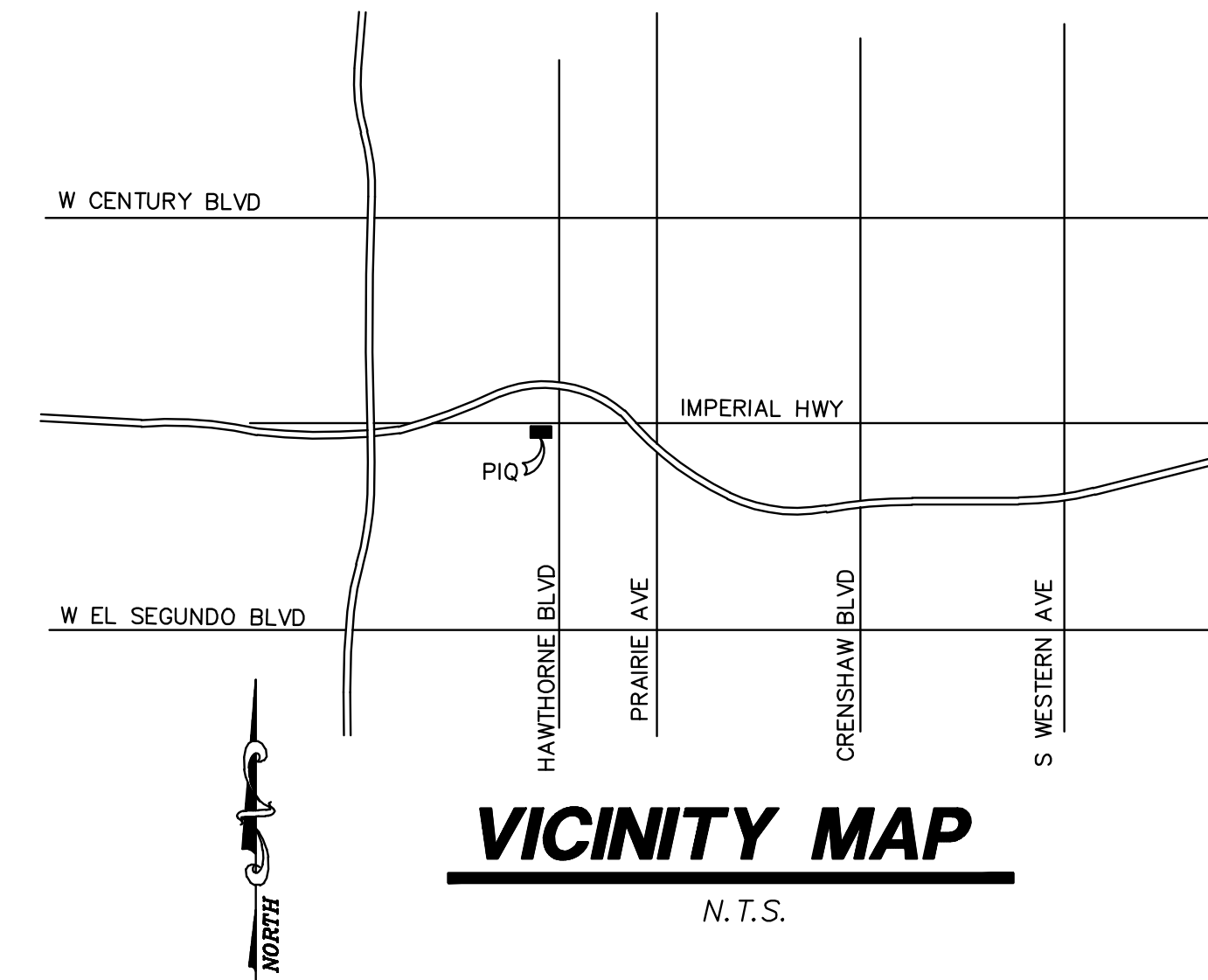
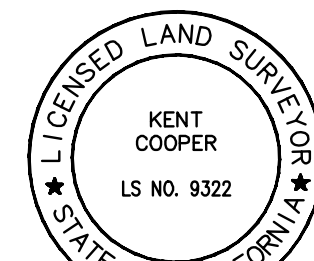
B. WITH RESPECT TO TABLE A, "OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS", THE ACCOMPANYING SURVEY INCLUDES ITEMS 2-5, 7(A), 7(B1), 7(C), 8-10(A)(B), 11, 13, 14, AND 16-21, IF AND AS APPLICABLE.

TO ZS DEVELOPMENT CORP., AND CALIFORNIA TITLE ASSOCIATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 4, 2022.

DATE OF MAP: 8/18/22

Kent Cooper
KENT COOPER
PROFESSIONAL LAND SURVEYOR NO. 9322
LICENSE EXPIRES MARCH 31, 2023



DESCRIPTION

DATE

8911 Research Drive
Irvine, CA 92618-4237
(949) 872-2378
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

SE CORNER GREVILLE BLVD / IMPERIAL HIGHWAY
HAWTHORNE, CALIFORNIA

CALIFORNIA TITLE ASSOCIATION
REPORT NUMBERS
LA-42221 - 42227

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R.A. Smith, Inc.

DATE: 8/18/22

SCALE: NONE

JOB NO. 3220171

PROJECT MANAGER:
CHRIS BRATTY

DESIGNED BY: KDC

CHECKED BY: KEC

SHEET NUMBER

1



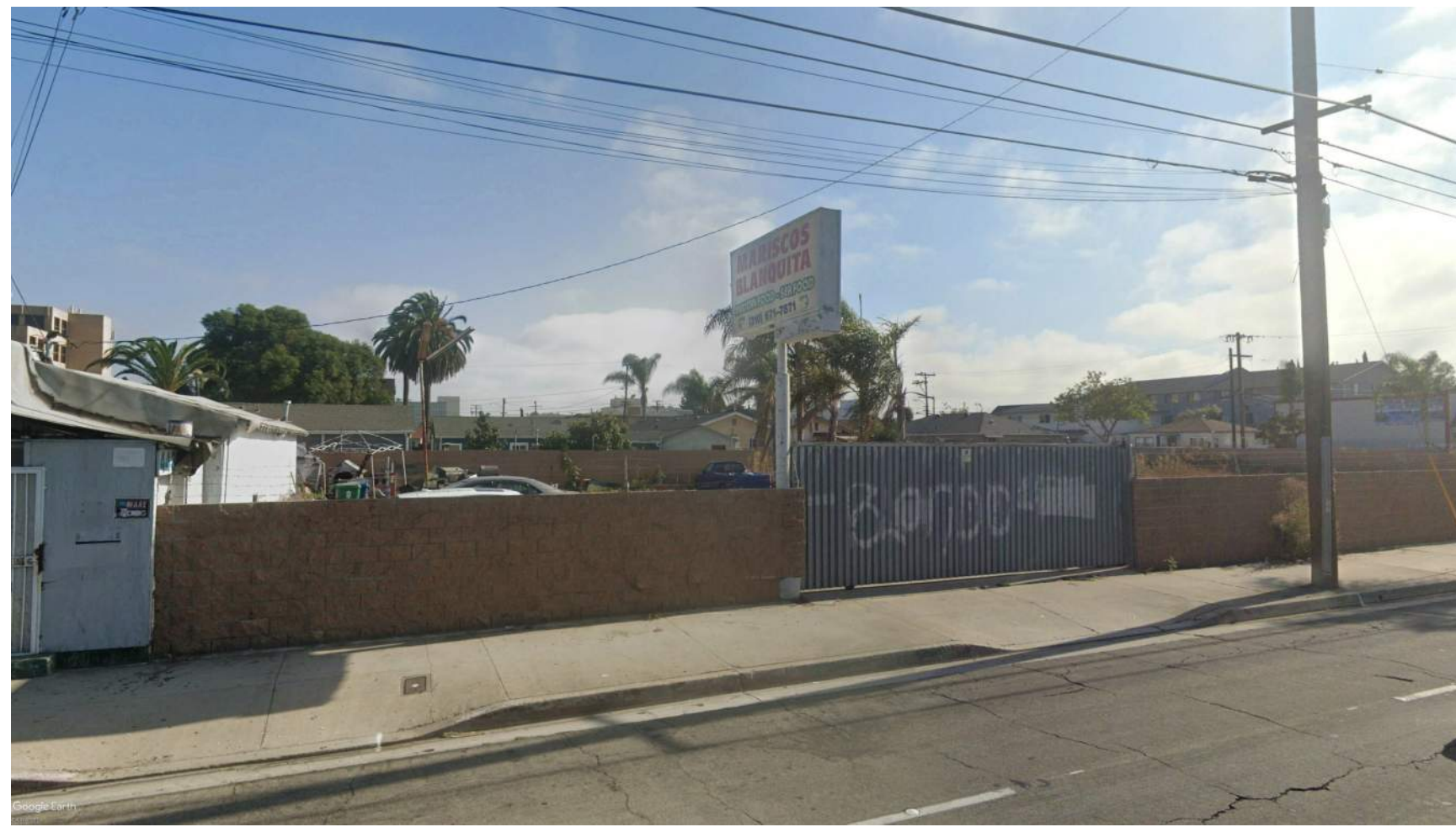
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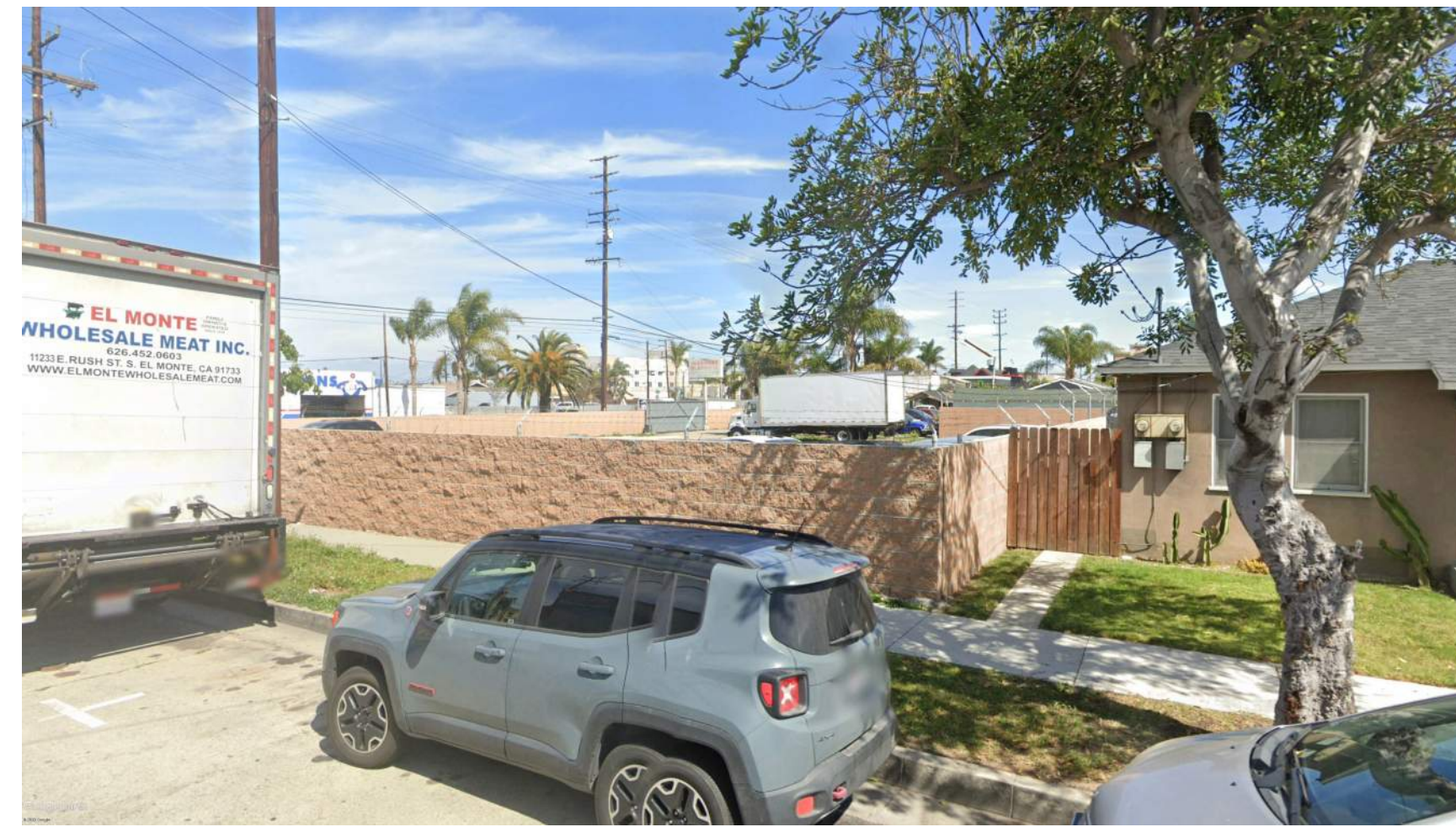
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3



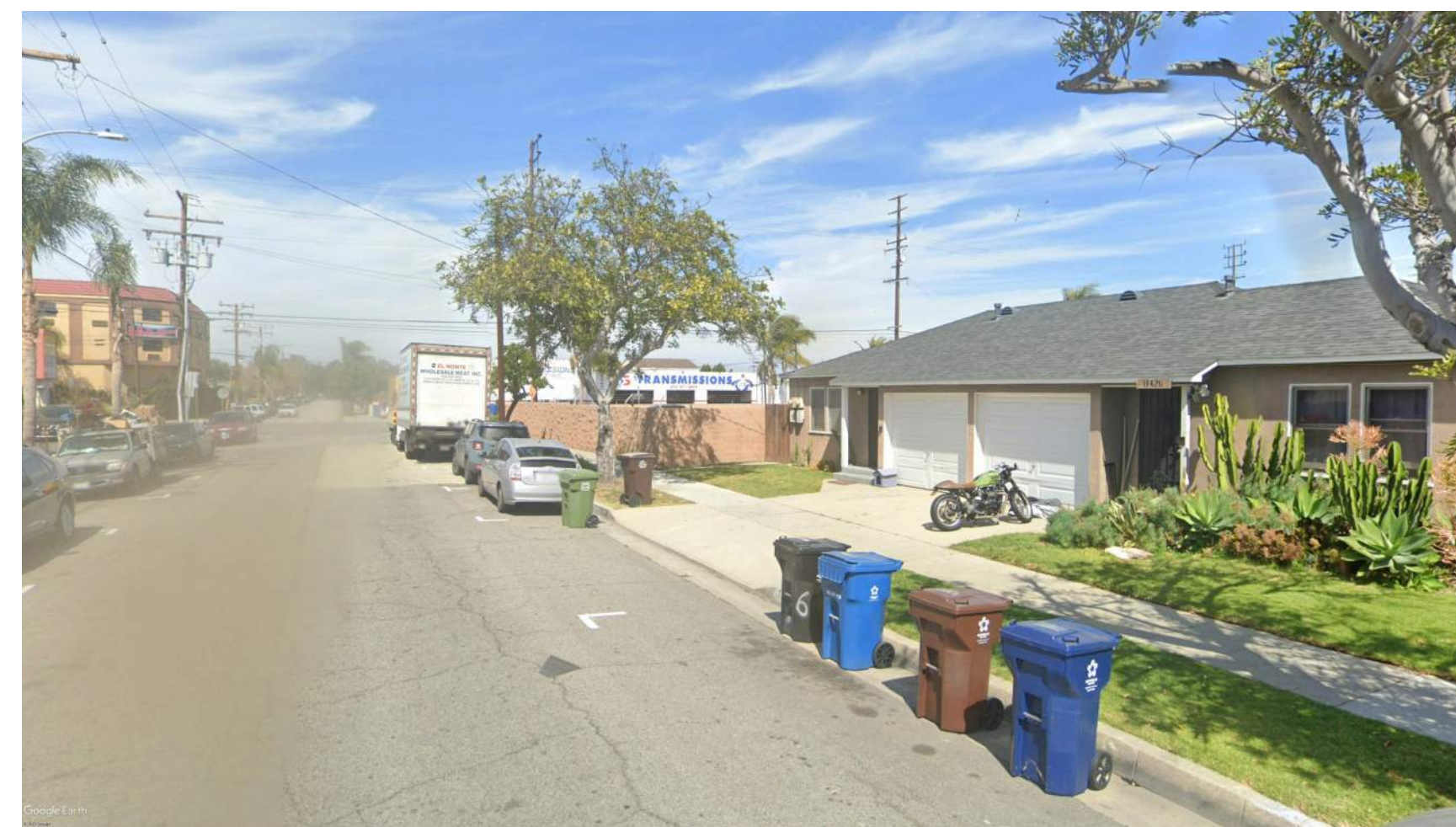
4



5



6



7



KEY PLAN



IMPERIAL HWY & GREVILLEA
HAWTHORNE | CA 90250

SITE PHOTOS



G-01

Scale: 2022-140
Job No.: 2025-03-07
Date:

SITE SUMMARY			
PROJECT LOCATION	IMPERIAL HWY & GREVILLEA, HAWTHORNE - CA		
CURRENT ZONING	CR-REGIONAL COMMERCIAL & MIXED-USED OVERLAY		
SITE AREA	0.51 AC / ±22,200 SF		
PROPOSED USE	78 KEYS HOTEL AT 5 LEVELS		
BUILDING BY FLOOR			
HOTEL 1			
FLOORS	KEYS	APPROX. GROSS S.F.	NOTES
LEVEL 5	30	12,486	GUESTROOMS
LEVEL 4	30	12,486	GUESTROOMS
LEVEL 3	18	12,070	GUESTROOMS, LOUNGE, PANTRY, FITNESS, EMPLOYEE LOUNGE. POOL AREA +3,672 SF
LEVEL 2	0	815	AUTOMATED PARKING - 70 SPACES BOH
LEVEL 1		5,194	PARKING, LOBBY, VALET, BOH
TOTAL	78	43,051	
COMMERCIAL DEVELOPMENT STANDARD	REQUIRED	PROVIDED	
FAR per MU Overlay 1.5	1.50	1.59	
FAR per CR-Regional Commercial	3.50		
HEIGHT LIMIT: 75 Feet or 6 Stories			
YARD SETBACKS:			
Front & Street Side: 5' , *Side: 10' min., *Rear: 10' min.			
No side yards shall be required, except as necessary to provide landscape buffers along a street.		MET, SEE SITE PLAN	
*Side and Rear. Mixed use and non- residential buildings shall maintain minimum side and rear setbacks of 10' from the property lines adjacent to residential zones.			
PARKING REQUIRED:			
1 SPACE / ROOM PLUS 2 SPACES	80		
PARKING STANDARD SIZES:			
STANDARD 30 deg: 9' x 18'		5	
STANDARD 90 deg: 9' x 18'		41	
COMPACT 90 deg: 8' x 15' (30% max.)		24	
Drive Isle:			
TWO WAY: 90 deg: 26' min.			
PARKING PROVIDED			
1ST Level - Standard		5	
2ND Level - Standard		1	
2ND Level - Standard (Double Stacked)		40	
2ND Level - Compact (Double Stacked)		24	
2ND Level - Valet Spaces		10	
TOTAL PARKING		80	AT 1.03/ROOM

ROOM MATRIX						
LEVEL	FLOOR AREA - SF	KING	KING ADA	QUEEN	QUEEN ADA	TOTAL
LEVEL 5	12,486	10	2	16	2	30
LEVEL 4	12,486	10	2	16	2	30
LEVEL 3	12,070	9	0	9	0	18
LEVEL 2	815	0	0	0	0	0
LEVEL 1	5,194					
TOTAL	43,051	29	4	41	4	78
PERCENTAGE		37%	5%	53%	5%	100%

LEVEL 1 - AREA PROGRAM	
ROOM	FLOOR AREA - SF
LOBBY	919
CHECK-IN	141
MARKET	140
RESTROOM	80
CIRCULATION	277
MECHANICAL	389
MACHINE ROOM	146
GEN. MGR.	148
ENG.	103
WORK AREA	147
SERVER	138
ELEC.	251
ELEV. LOBBY	154
JAN.	49
SERVICE ELEV. LOBBY	145
BOH CIRC.	457
SERVICE YARD	660
TRASH	168
VALET	100
STAIRS & ELEV.	582
TOTAL	5,194

LEVEL 2 - AREA PROGRAM	
ROOM	FLOOR AREA - SF
BOH	233
STAIRS & ELEV.	582
TOTAL	815

LEVEL 3 - AREA PROGRAM				
ROOM	FLOOR AREA - SF	K	Q	TOTAL
FITNESS	498			
RESTROOMS	468			
LOUNGE	1,716			
PANTRY	554			
STAFF LOUNGE	317			
EMPLOYEE R.R.	57			
LAUNDRY ROOM	561			
LINEN	106			
JAN.	71			
ELEC.	126			
ELEV. LOBBY	253			
STAIRS & ELEV.	582			
CIRCULATION	1,283			
ROOMS	5,478	9	9	18
TOTAL	12,070			
POOL AREA	3672			

LEVELS 4-5 - AREA PROGRAM				
ROOM	FLOOR AREA - SF	K	Q	TOTAL
BOH.	337			
ICE	84			
ELEC.	128			
ELEV. LOBBY	251			
STAIRS & ELEV.	582			
CIRCULATION	1,554			
ROOMS	9,550	24	36	60
TOTAL	12,486			
PERCENTAGE		40%		40%



IMPERIAL HWY & GREVILLEA
HAWTHORNE | CA 90250

PROJECT SUMMARY

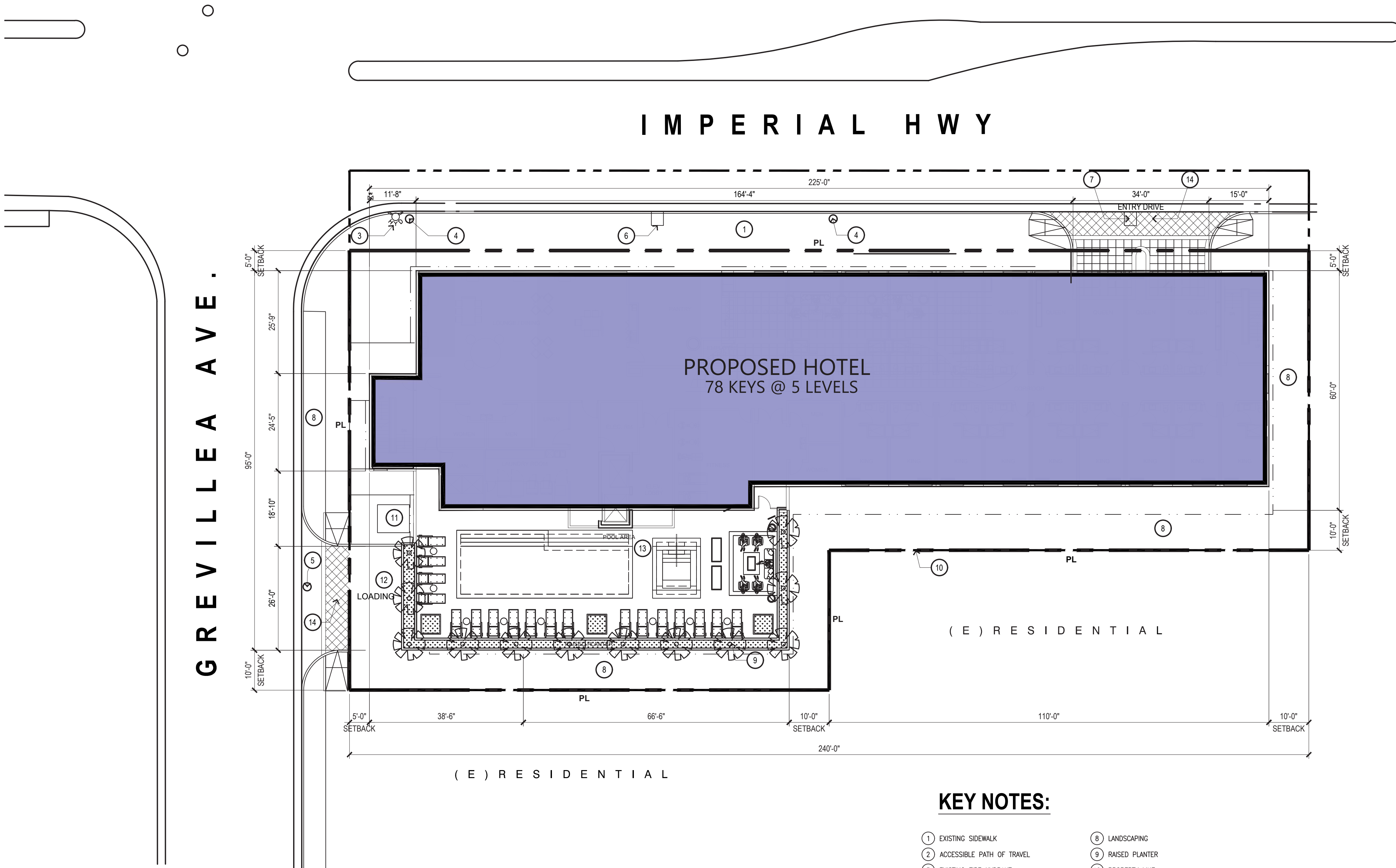


G-02

Scale
Job No.
Date
2022-140
2025-03-07



VICINITY MAP N.T.S.



IMPERIAL HWY

GREVILLEA AVE.

PROPOSED HOTEL
78 KEYS @ 5 LEVELS

KEY NOTES:

- | | |
|----------------------------------|----------------------|
| 1 EXISTING SIDEWALK | 8 LANDSCAPING |
| 2 ACCESSIBLE PATH OF TRAVEL | 9 RAISED PLANTER |
| 3 EXISTING FIRE HYDRANT | 10 PROPERTY LINE |
| 4 EXISTING POWER POLE | 11 TRANSFORMER |
| 5 POWER POLE (TO BE REMOVED) | 12 LOADING ZONE |
| 6 EXISTING TREE | 13 POOL AREA |
| 7 TREE (TO BE REMOVED/RELOCATED) | 14 ENHANCED SIDEWALK |

NOTE:
SEE LANDSCAPING

SITE SUMMARY

PROJECT LOCATION	IMPERIAL HWY & GREVILLEA, HAWTHORNE - CA		
CURRENT ZONING	CR-REGIONAL COMMERCIAL & MIXED-USED OVERLAY		
SITE AREA	0.51 AC / ±22,200 SF		
PROPOSED USE	78 KEYS HOTEL AT 5 LEVELS		
BUILDING BY FLOOR			
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LEVEL 2	0	815	AUTOMATED PARKING - 70 SPACES BOH
LEVEL 1		5,194	PARKING, LOBBY, VALET, BOH
TOTAL	78	43,051	
COMMERCIAL DEVELOPMENT STANDARD		REQUIRED	PROVIDED
FAR per MU Overlay 1.5		1.50	1.59
FAR per CR-Regional Commercial		3.50	
HEIGHT LIMIT: 75 Feet or 6 Stories			
YARD SETBACKS:			
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PARKING REQUIRED:			
1 SPACE / ROOM PLUS 2 SPACES		80	
PARKING STANDARD SIZES:			
STANDARD 30 deg: 9' x 18'			5
STANDARD 90 deg: 9' x 18'			41
COMPACT 90 deg: 8' x 15' (30% max.)			24
Drive Isle:			
TWO WAY: 90 deg: 26' min.			
PARKING PROVIDED			
1ST Level - Standard			5
2ND Level - Standard			1
2ND Level - Standard (Double Stacked)			40
2ND Level - Compact (Double Stacked)			24
2ND Level - Valet Spaces			10
TOTAL PARKING		80	AT 1.03/ROOM



IMPERIAL HWY & GREVILLEA
HAWTHORNE | CA 90250

SITE PLAN

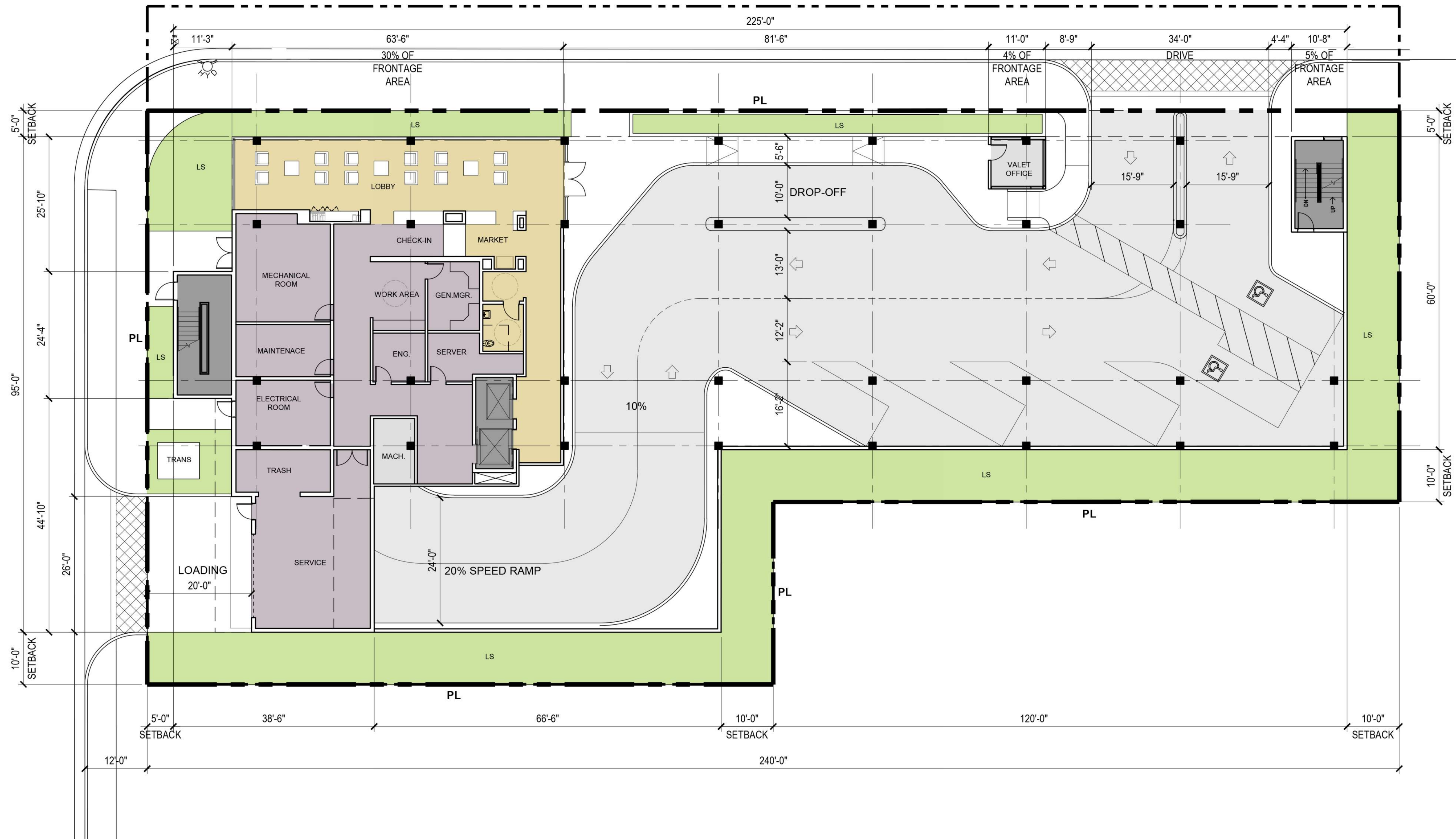


A-01

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Date: 2025-03-07

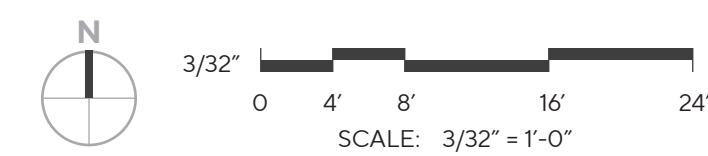
IMPERIAL HWY

GREVILLEA AVE.



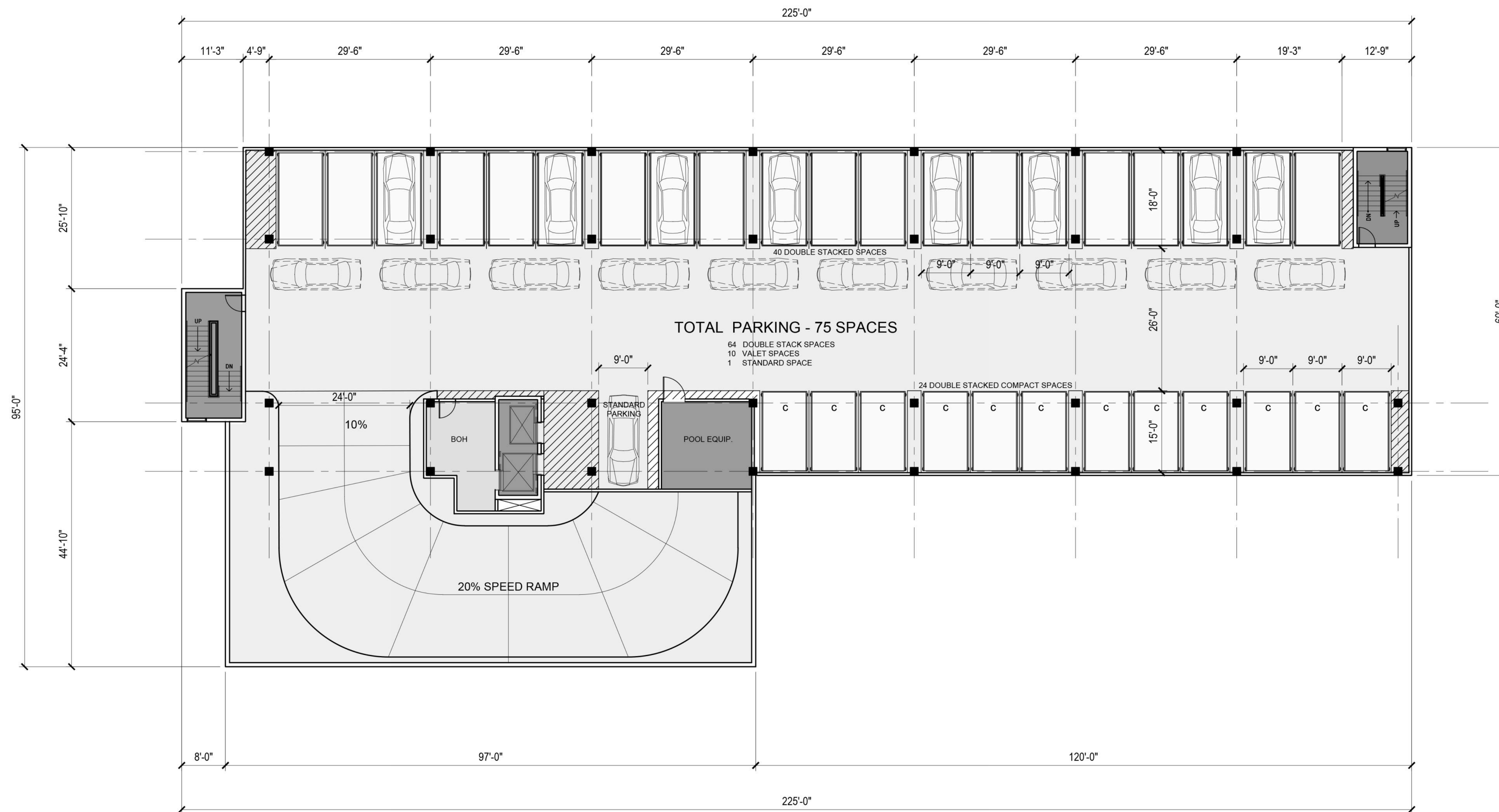
IMPERIAL HWY & GREVILLEA
 HAWTHORNE | CA 90250

LEVEL 1



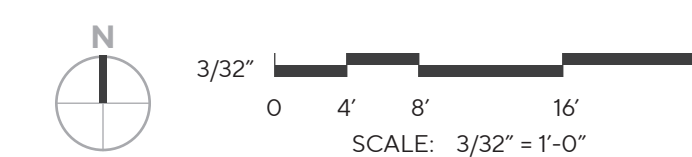
A-02

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 Job No.: 2022-140
 Date: 2025-03-07



IMPERIAL HWY & GREVILLEA
 HAWTHORNE | CA 90250

LEVEL 2

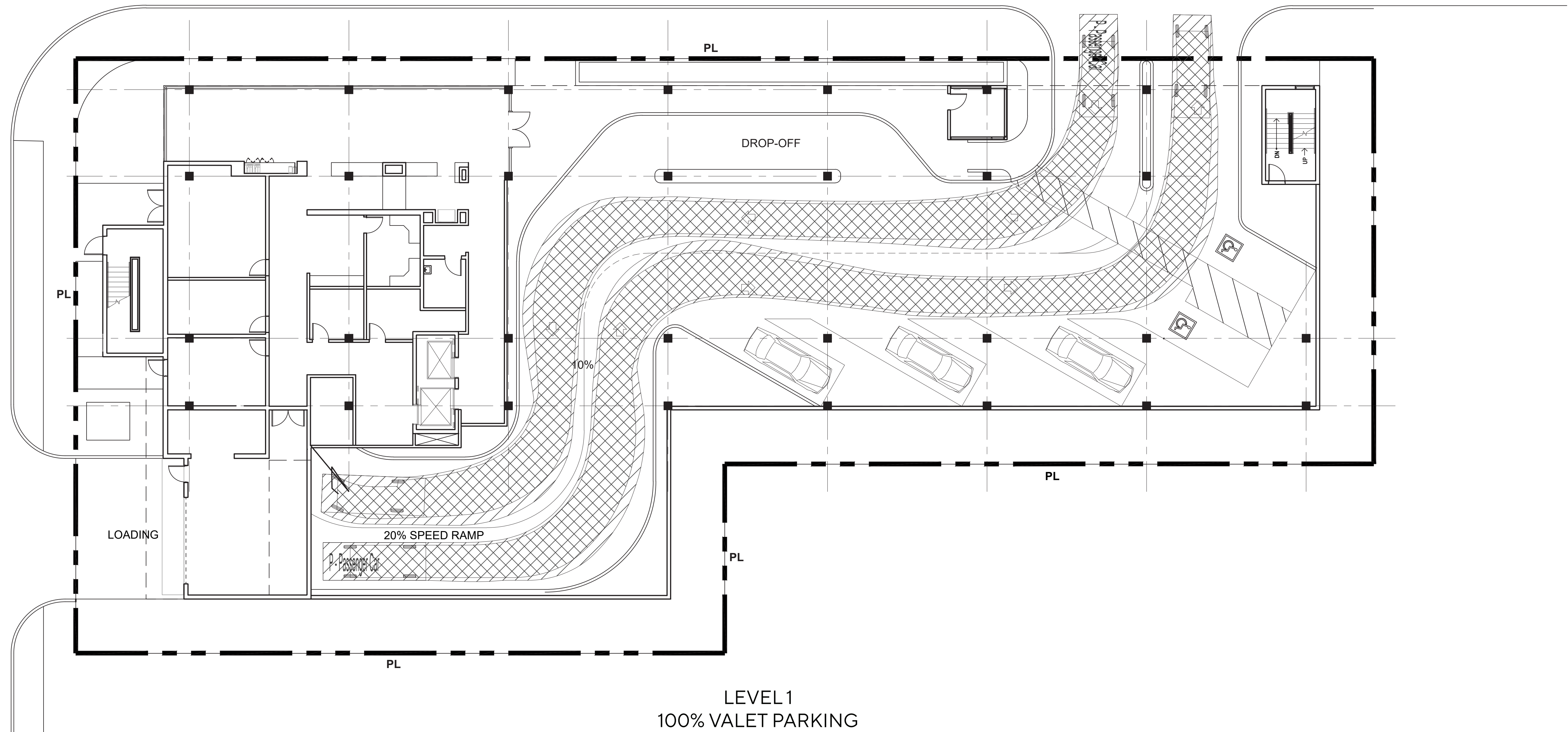


A-03

Scale: 1" = 10'
 Job No.: 2022-140
 Date: 2025-03-07

IMPERIAL HWY

GREVILLE AVE.



LEVEL 1
100% VALET PARKING



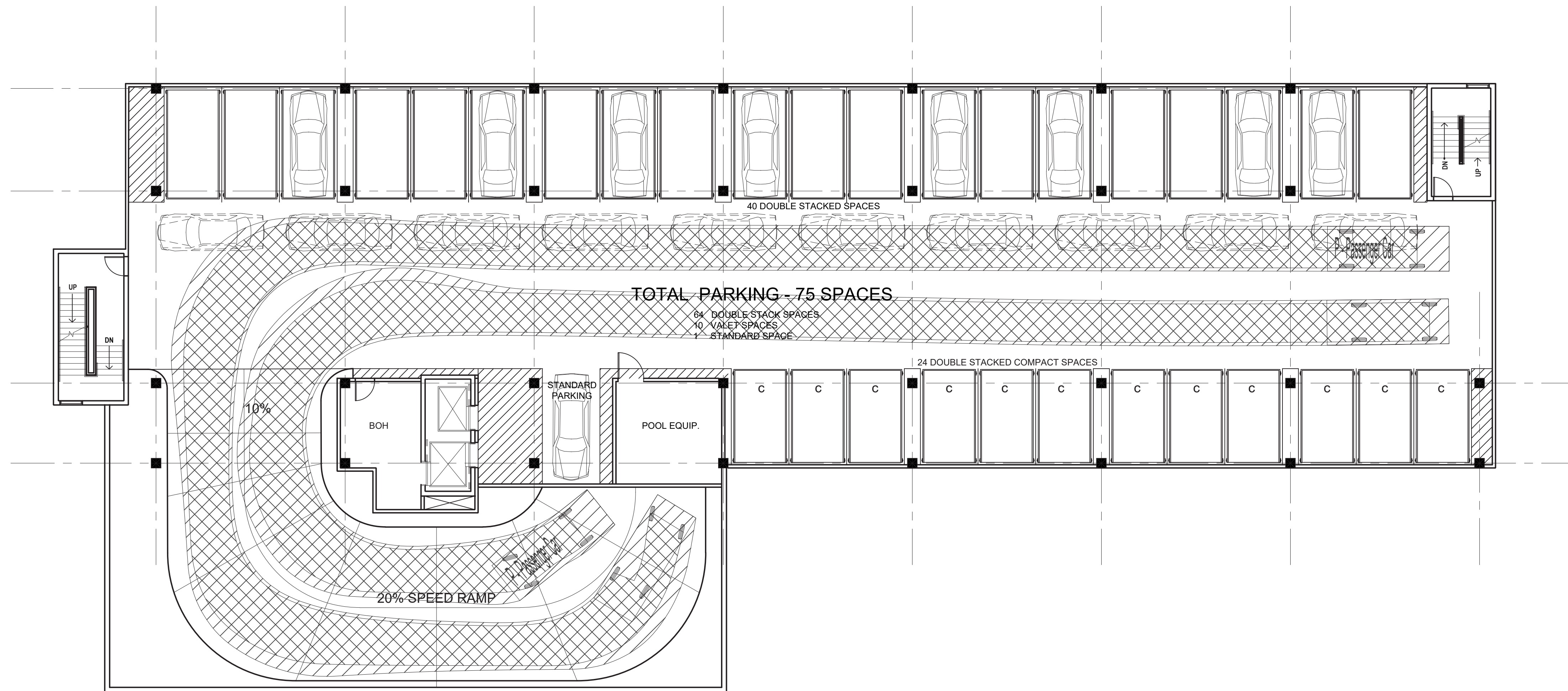
IMPERIAL HWY & GREVILLEA
HAWTHORNE | CA 90250

VEHICULAR ACCESSIBILITY - LEVEL 1



A-04

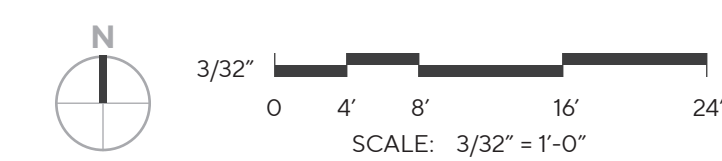
Scale: 3/32" = 1'-0"
Job No.: 2022-140
Date: 2025-03-07



LEVEL 2
100% VALET PARKING



IMPERIAL HWY & GREVILLEA
 HAWTHORNE | CA 90250



LEVEL 3

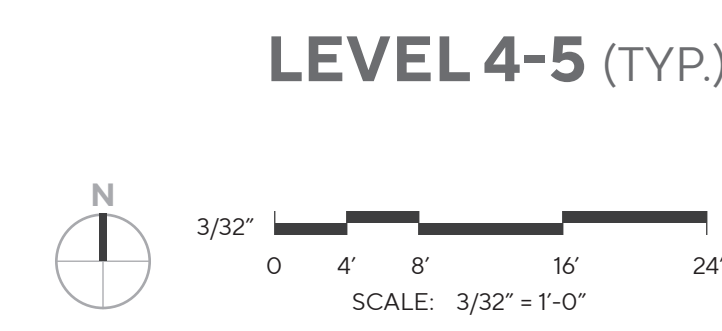


A-06

Scale: 1" = 10'
 Job No.: 2022-140
 Date: 2025-03-07



IMPERIAL HWY & GREVILLEA
 HAWTHORNE | CA 90250



LEVEL 4-5 (TYP.)



A-07

Scale: 1" = 10'
 Job No.: 2022-140
 Date: 2025-03-07



NORTH ELEVATION (IMPERIAL HWY.)

MATERIAL LEGEND

1. EXTERIOR PLASTER FINISH
2. ALUMINUM LOUVER SCREENING BY B&C AWNINGS
3. CONCRETE COLUMN PAINTED TO MATCH COLOR A
4. DECORATIVE SCREEN PANEL APIARY BY PARASOLEIL OR SIMILAR
5. ANODIZED CLASSIC BRONZE ALUMINUM STOREFRONT SYSTEM W/ CLEAR GLAZING
6. LOW E GLAZING WINDOW
7. HOLLOW METAL DOOR
8. ALUMINUM WINDOW W/ INTEGRAL PTAC LOUVER WITH DARK BRONZE FINISH
9. METAL CANOPY - POWDER COATED TO MATCH COLOR D
10. METAL CANOPY - POWDER COATED TO MATCH COLOR F
11. HANGING PLANTER BOX
12. ROLL UP SERVICE DOOR
13. IDENTITY SIGN AND BRANDING LOCATION
14. VALLET OFFICE

COLORS

- A. DUNN-EDWARDS - COLD WIND DE6351
- B. DUNN-EDWARDS - AQUA BLOOM DET556
- C. DUNN-EDWARDS - HAMILTON BLUE DE6333
- D. DUNN-EDWARDS - CHARCOAL SMUDGE DE6370
- E. DUNN-EDWARDS - DARK ENGINE DE6350
- F. DUNN-EDWARDS - ARABIAN RED DEA155

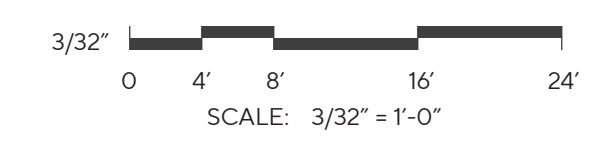


WEST ELEVATION (GREVILLEA AVE.)



IMPERIAL HWY & GREVILLEA
HAWTHORNE | CA 90250

ELEVATIONS



A-08

Scale: 3/32" = 1'-0"
Job No: 2022-140
Date: 2025-03-07



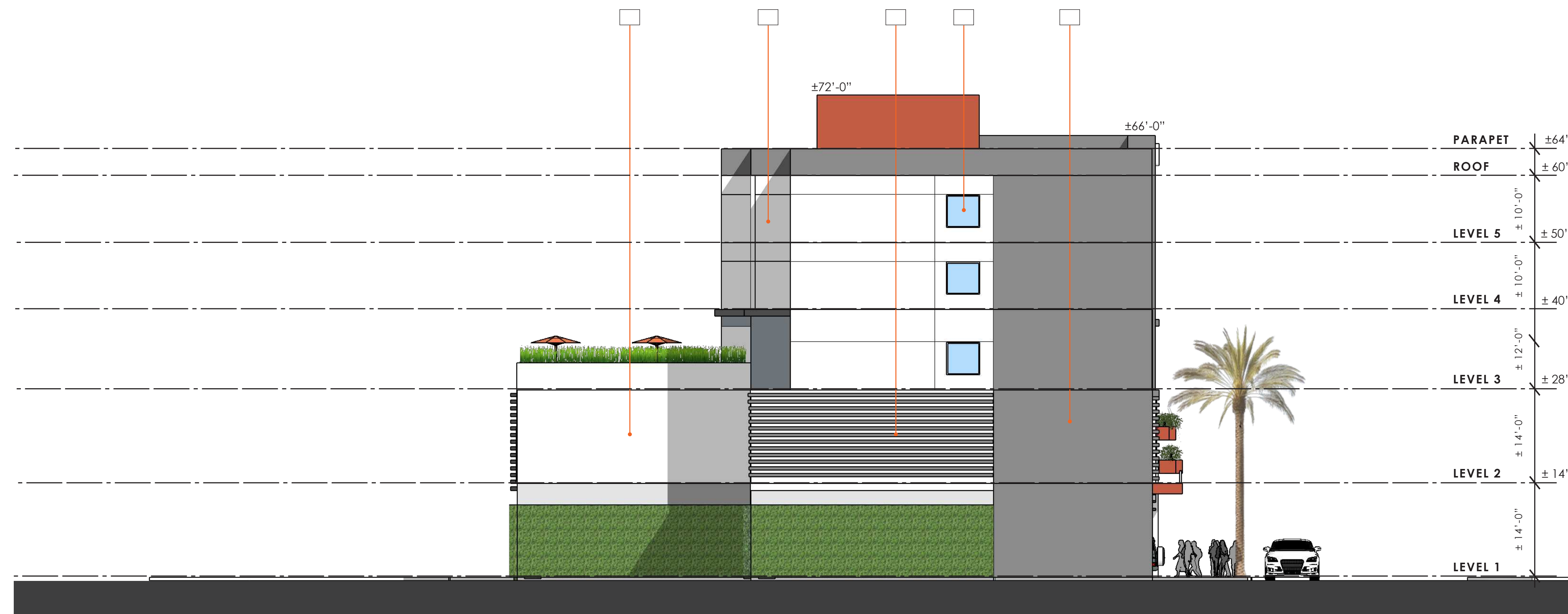
SOUTH ELEVATION

MATERIAL LEGEND

1. EXTERIOR PLASTER FINISH
2. ALUMINUM LOUVER SCREENING BY B&C AWNINGS
3. CONCRETE COLUMN PAINTED TO MATCH COLOR A
4. DECORATIVE SCREEN PANEL APIARY BY PARASOLEIL OR SIMILAR
5. ANODIZED CLASSIC BRONZE ALUMINUM STOREFRONT SYSTEM W/ CLEAR GLAZING
6. LOW E GLAZING WINDOW
7. HOLLOW METAL DOOR
8. ALUMINUM WINDOW W/ INTEGRAL PTAC LOUVER WITH DARK BRONZE FINISH
9. METAL CANOPY - POWDER COATED TO MATCH COLOR D
10. METAL CANOPY - POWDER COATED TO MATCH COLOR F
11. HANGING PLANTER BOX
12. ROLL UP SERVICE DOOR
13. IDENTITY SIGN AND BRANDING LOCATION
14. VALLET OFFICE

COLORS

- A. DUNN-EDWARDS - COLD WIND DE6351
- B. DUNN-EDWARDS - AQUA BLOOM DET556
- C. DUNN-EDWARDS - HAMILTON BLUE DE6333
- D. DUNN-EDWARDS - CHARCOAL SMUDGE DE6370
- E. DUNN-EDWARDS - DARK ENGINE DE6350
- F. DUNN-EDWARDS - ARABIAN RED DEA155



EAST ELEVATION



IMPERIAL HWY & GREVILLEA
HAWTHORNE | CA 90250

ELEVATIONS



A-09

Scale
Job No. 2022-140
Date 2025-03-07



IMPERIAL HWY & GREVILLEA
 HAWTHORNE | CA 90250

BUILDING SECTION



A-10

Scale: 1/4" = 1'-0"
 Job No.: 2022-140
 Date: 2025-03-07



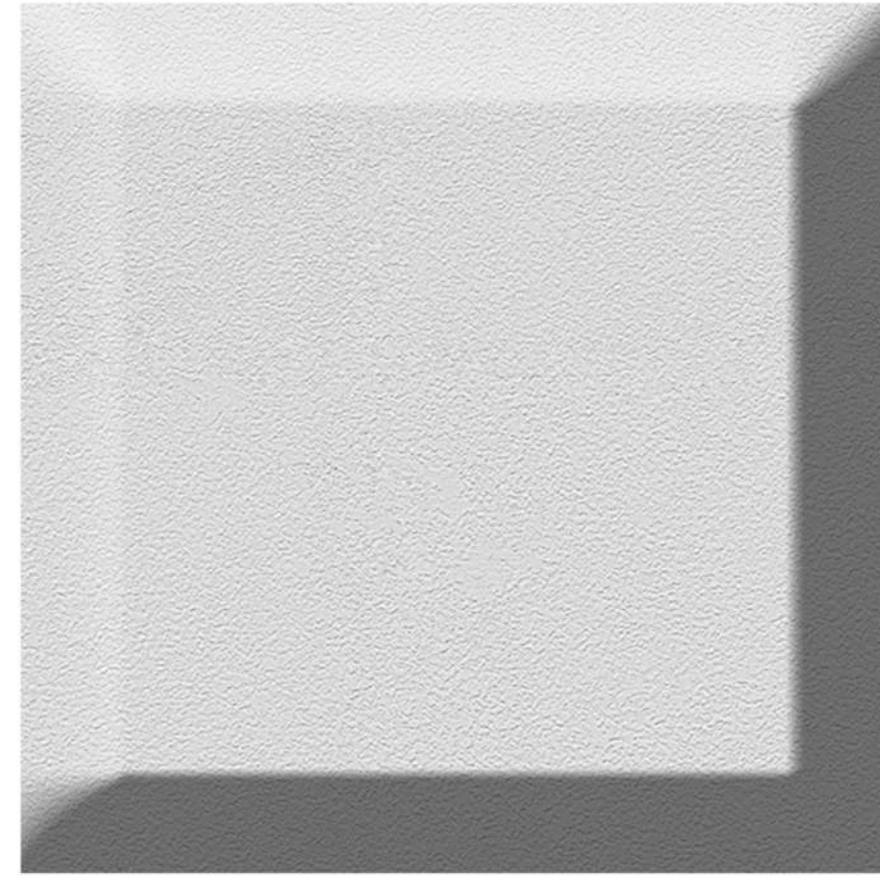
IMPERIAL HWY & GREVILLEA
HAWTHORNE | CA 90250

PERSPECTIVE VIEW



A-11

Scale
Job No. 2022-140
Date 2025-03-07



1



2



4

MATERIAL LEGEND

1. EXTERIOR PLASTER FINISH
2. ALUMINUM LOUVER SCREENING BY B&C AWNINGS
3. CONCRETE COLUMN PAINTED TO MATCH COLOR A
4. DECORATIVE SCREEN PANEL APIARY BY PARASOLEIL OR SIMILAR
5. ANODIZED CLASSIC BRONZE ALUMINUM STOREFRONT SYSTEM W/ CLEAR GLAZING
6. LOW E GLAZING WINDOW
7. HOLLOW METAL DOOR
8. ALUMINUM WINDOW W/ INTEGRAL PTAC LOUVER WITH DARK BRONZE FINISH
9. METAL CANOPY - POWDER COATED TO MATCH COLOR D
10. METAL CANOPY - POWDER COATED TO MATCH COLOR F
11. HANGING PLANTER BOX
12. ROLL UP SERVICE DOOR
13. IDENTITY SIGN AND BRANDING LOCATION



5



6



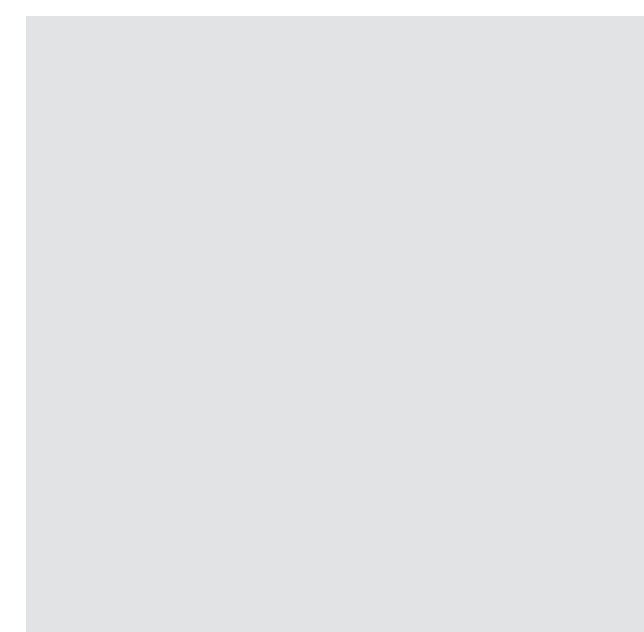
8



12

COLORS

- A. DUNN-EDWARDS - COLD WIND DE6351
- B. DUNN-EDWARDS - AQUA BLOOM DET556
- C. DUNN-EDWARDS - HAMILTON BLUE DE6333
- D. DUNN-EDWARDS - CHARCOAL SMUDGE DE6370
- E. DUNN-EDWARDS - DARK ENGINE DE6350
- F. DUNN-EDWARDS - ARABIAN RED DEA155



A



B



C



D

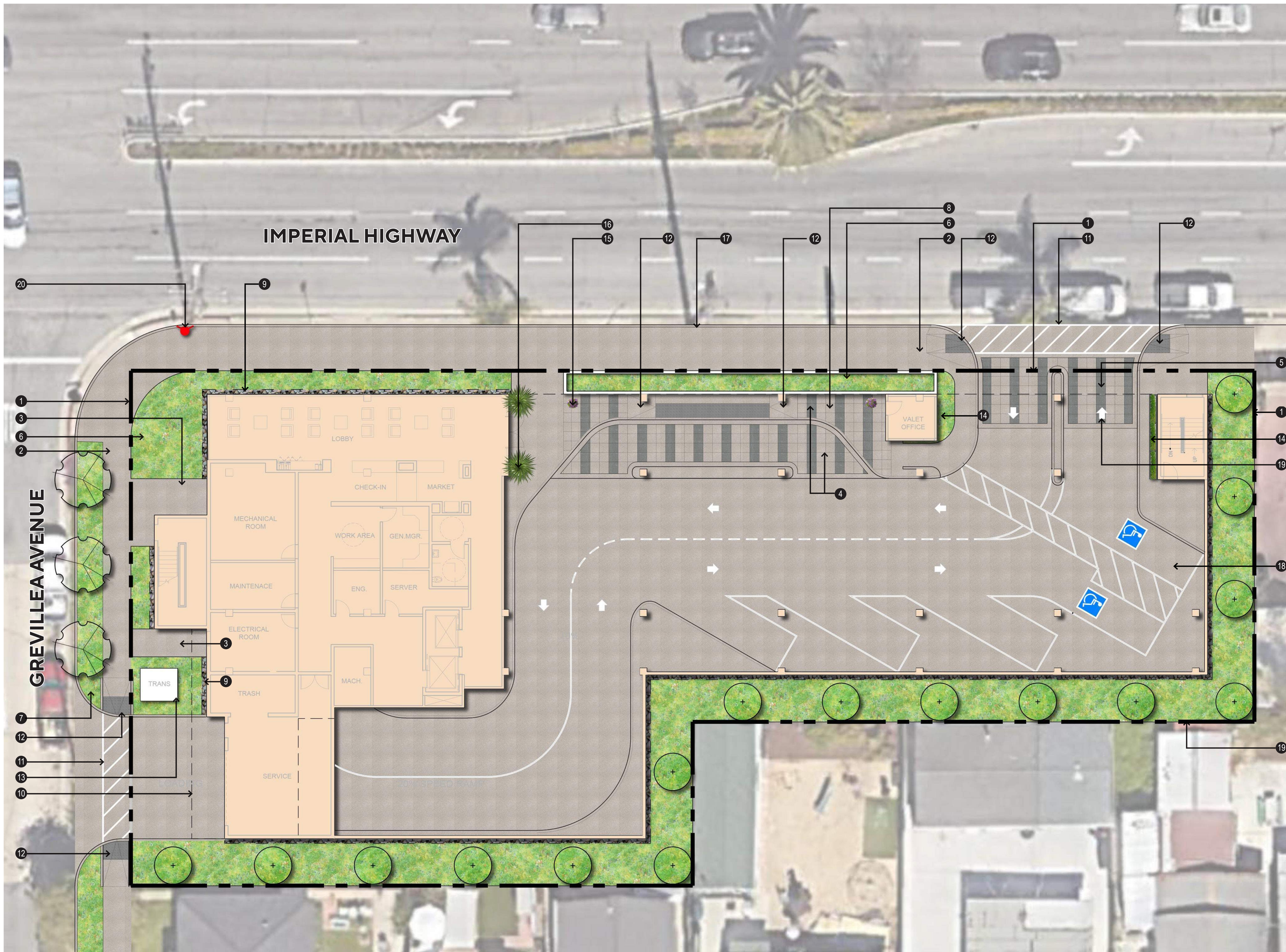


E



F





KEYNOTES	
1	PROPERTY LINE
2	5' WIDE PEDESTRIAN CONCRETE PAVING AT RIGHT-OF-WAY PER CITY STANDARDS
3	STANDARD CONCRETE PAVING AT HOTEL
4	ENHANCED CONCRETE PAVING WITH ENHANCED 12" WIDE CONCRETE BANDING AT VEHICULAR DROP-OFF
5	ENHANCED CONCRETE PAVING WITH ENHANCED 12" WIDE CONCRETE BANDING AT PARKING ENTRANCE
6	PROPOSED PLANTING AREA AT HOTEL
7	PROPOSED 5' WIDE PARKWAY ALONG RIGHT-OF-WAY
8	RAISED PLANTER
9	12" WIDE COBBLE MAINTENANCE STRIP. TYPICAL AT BASE OF BUILDING
10	OVERHEAD CANOPY/UPPER LEVEL FOOTPRINT
11	PEDESTRIAN CROSSWALK
12	CURB RAMPS WITH TRUNCATED DOMES PER CIVIL ENGINEER
13	TRANSFORMER
14	DECORATIVE LINEAR POTTERY WITH SCREENING PLANTS
15	DECORATIVE POTTERY - TYPICAL
16	LARGE DECORATIVE POTTERY WITH ACCENT TREE
17	EXISTING POWER POLE TO REMAIN - PROTECT IN-PLACE
18	PARKING PER ARCHITECT - TYPICAL
19	DIRECTIONAL MARKINGS PER ARCHITECT - TYPICAL
20	EXISTING FIRE HYDRANT TO REMAIN - PROTECT IN-PLACE

GENERAL DESIGN NOTES

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF HAWTHORNE REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF HAWTHORNE REQUIREMENTS.
4. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING STREET TREES, SHALL BE INSTALLED PER THE PUBLIC IMPROVEMENT PLANS.

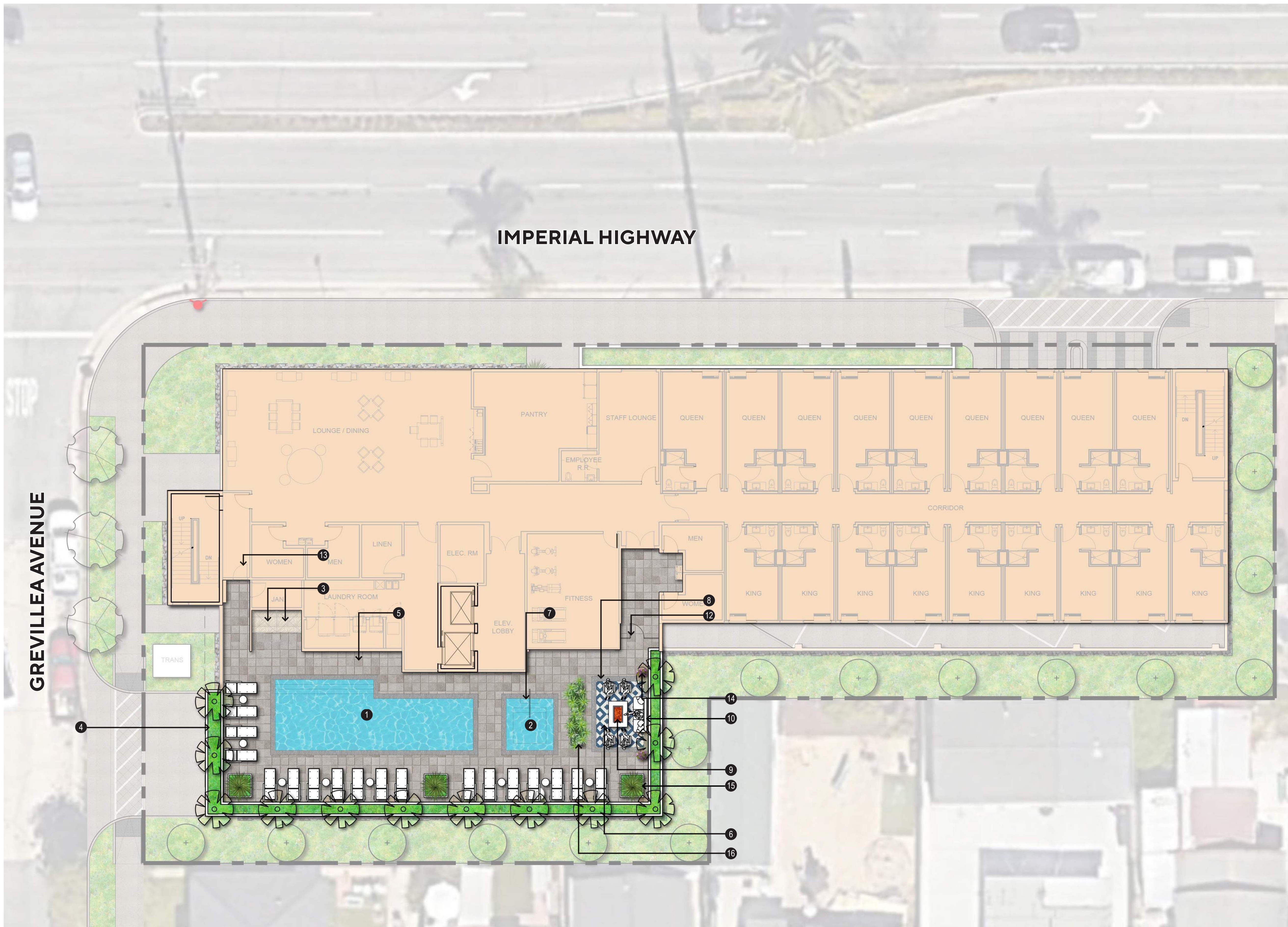
IRRIGATION DESIGN NOTES

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO BE AS EFFICIENT IN TERMS OF WATER USAGE AS POSSIBLE. WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION) AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN.

PLANTING DESIGN NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF HAWTHORNE GUIDELINES.

PROJECT SUMMARY	
OVERALL SITE AREA	22,201 SF
LEVEL 1 (ONSITE)	ON-SITE PLANTING: 4,380 SF ON-SITE HARDSCAPE: 11,797 SF
LEVEL 6 (ROOF TERRACE)	ON-SITE PLANTING: 324 SF 89 SF (POTTERY)
OVERALL LANDSCAPE AREA	4,793 SF
LANDSCAPE COVERAGE	21.6%



KEYNOTES	
1	42' L X 15' W X 4.5' DEEP POOL
2	11' L X 10' W X 4.5' DEEP SPA
3	POOL SHOWER
4	30" HIGH RAISED PLANTER
5	PRECAST CONCRETE PAVERS ON PEDESTAL SYSTEM
6	DECORATIVE TILE ON PEDESTAL SYSTEM
7	POOL AND SPA COPING - TYPICAL
8	PRECAST CONCRETE PAVER BAND ON PEDESTAL
9	NATURAL GAS FIRE TABLE
10	LOUNGE FURNITURE
11	POOL FURNITURE / CHAISE LOUNGE
12	POOL GATE WITH CONTROLLED ACCESS
13	ARCHITECTURAL DOOR TO POOL DECK WITH CONTROLLED ACCESS
14	DECORATIVE POTTERY - TYPICAL
15	LARGE DECORATIVE POTTERY WITH ACCENT TREE - TYPICAL
16	DECORATIVE LINEAR POTTERY - TYPICAL

GREVILLEA AVENUE

IMPERIAL HIGHWAY

IMPERIAL HWY & GREVILLEA
HAWTHORNE | CA 90250

LANDSCAPE SITE PLAN - LEVEL 3 POOL DECK

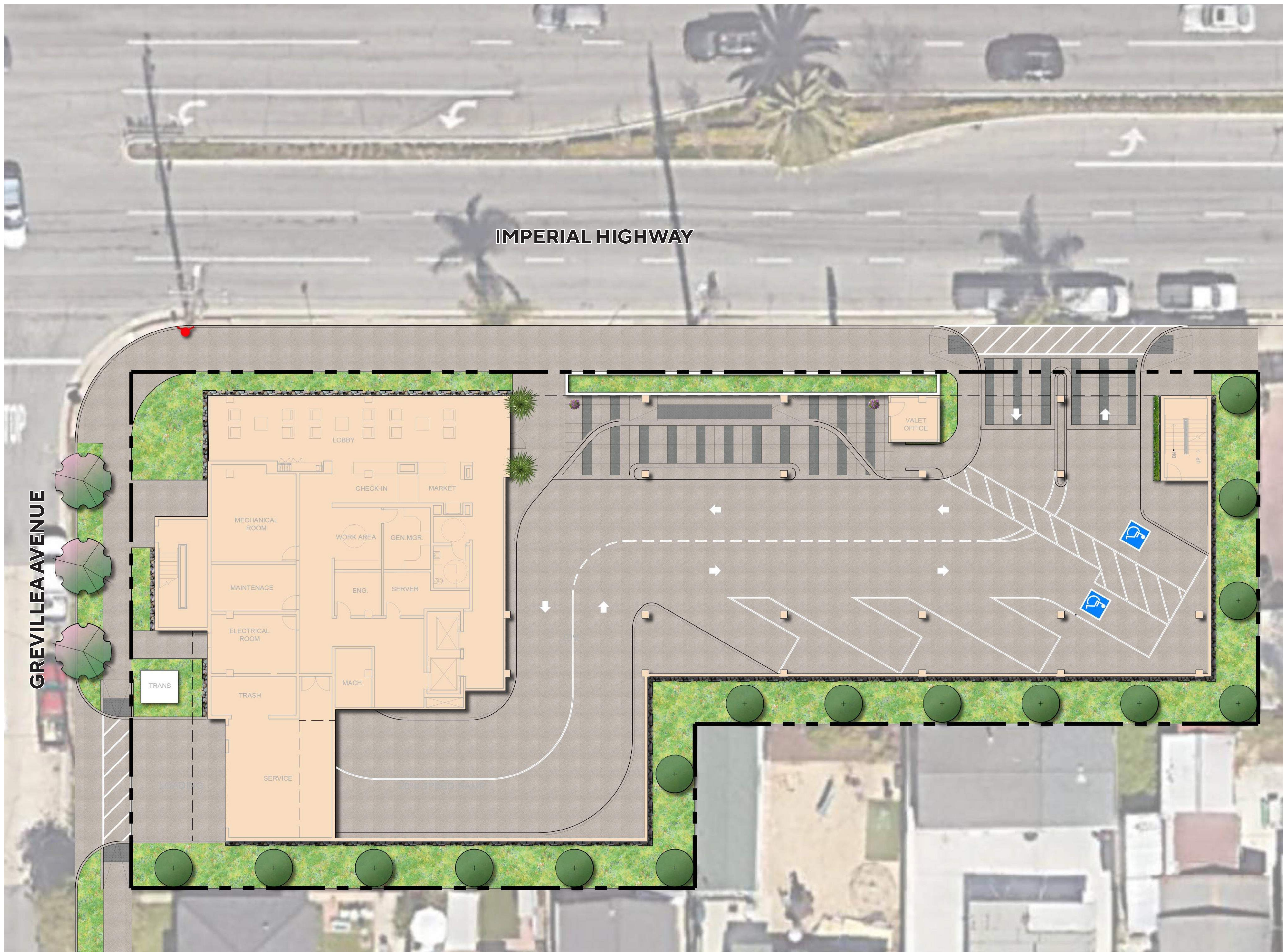


0 2.5' 5' 10' 15' 20'
SCALE: 1" = 10'-0"



L-02

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TREE LEGEND - LEVEL 1				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	DESCRIPTION
	LAGERSTROEMIA INDICA GRAPE MYRTLE	24" BOX	3	STANDARD
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX	16	SCREENING TREE

SHRUB LEGEND				
SYM	BOTANICAL NAME COMMON NAME	SIZE	SPACING	WUCOLS
GROUNDCOVER				
	BOUGAINVILLEA 'MONKA' OO-LA-LA BOUGAINVILLEA	5 GAL.	24" O.C.	L
	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	5 GAL.	18" O.C.	L
	OPHIPOGON JAPONICUS 'NIGRESCENS' BLACK MONDO GRASS	1 GAL.	12" O.C.	M
	SENECIO SERPENS BLUE CHALKSTICKS	1 GAL.	12" O.C.	L
SMALL SHRUBS				
	DIANELLA CAERULEA 'CASSA BLUE' CASSA BLUE FLAX LILY	5 GAL.	18" O.C.	L
	DIANELLA TASMANICA 'VARIEGATA' WHITE STRIPED TASMANIAN FLAX LILY	5 GAL.	18" O.C.	L
	DIETES BICOLOR FORTNIGHT LILY	5 GAL.	18" O.C.	L
	RHAPHIOLEPIS INDICA 'BALLERINA' DWARF YEDDO HAWTHORN	15 GAL.	24" O.C.	L
	RHAPHIOLEPIS UMBELLATA 'MINOR' BALLERINA INDIAN HAWTHORN	5 GAL.	24" O.C.	L
MEDIUM SHRUBS				
	RHODIUM TENAX 'DARK DELIGHT' RED NEW ZEALAND FLAX	15 GAL.	30" O.C.	L
	PITOSPORUM TOBIRA 'VARIEGATA' VARIEGATED MOCK ORANGE	5 GAL.	24" O.C.	M
	STERLIZIA REGINAE BIRD OF PARADISE	15 GAL.	24" O.C.	M
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' COAST ROSEMARY	5 GAL.	30" O.C.	L
HEDGES / SCREENING				
	EUONYMUS JAPONICUS 'MICORPHYLUS' BOXLEAF EUONYMUS	15 GAL.	24" O.C.	M
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	15 GAL.	30" O.C.	M
	WESTRINGIA FRUTICOSA 'BLUE GEM' COAST ROSEMARY	5 GAL.	30" O.C.	L
ACCENTS				
	AGAVE AMERICANA CENTURY PLANT	15 GAL.	N/A	VL
	AGAVE ATTENUATA FOXTAIL AGAVE	15 GAL.	N/A	L
	AGAVE ATTENUATA 'RAY OF LIGHT' RAY OF LIGHT AGAVE	15 GAL.	N/A	L
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	15 GAL.	N/A	L
	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	15 GAL.	N/A	L
VINES				
	PELARGONIUM PELTATUM TRAILING GERANIUM (STAKED)	5 GAL.	12" O.C.	L
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL.	18" O.C.	M

WUCOLS LEGEND / CLIMATE ZONES FACTOR	
H	= HIGH WATER NEEDS
M	= MEDIUM WATER NEEDS
L	= LOW WATER NEEDS
VL	= VERY LOW WATER NEEDS
SUNSET ZONE: 24	
USDA HARDINESS ZONE: 10b	
WUCOLS REGION 3: SOUTH COASTAL	



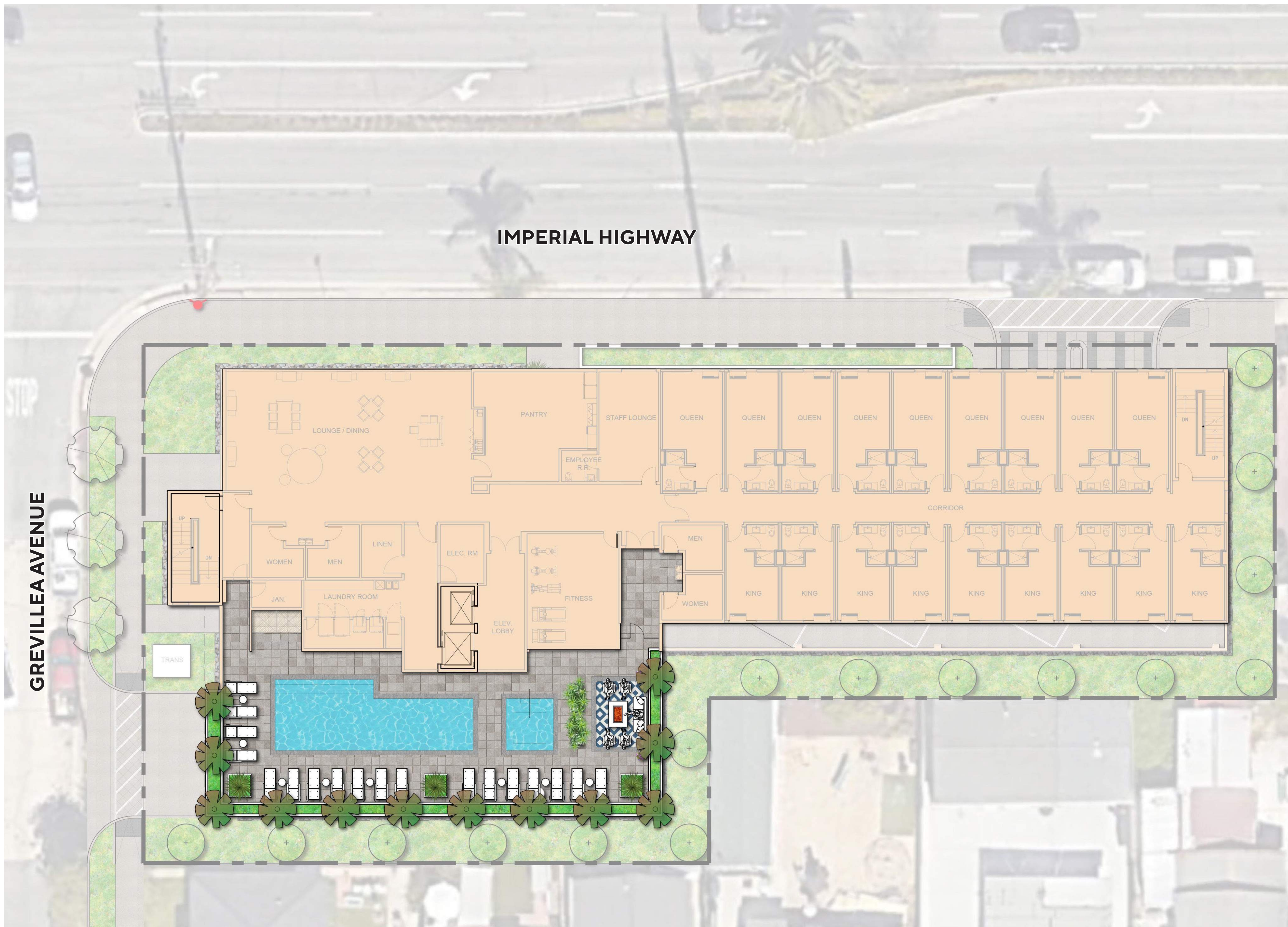
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LANDSCAPE PLANTING PLAN - LEVEL 1



L-03

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TREE LEGEND - LEVEL 3				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	DESCRIPTION
	DRACAENA DRACO DRAGON TREE	24" BOX	12	MIN. (3) HEADS OR (5) HEADS

SHRUB LEGEND				
SYM	BOTANICAL NAME COMMON NAME	SIZE	SPACING	WUCOLS
GROUNDCOVER				
	BOUGAINVILLEA 'MONKA' OO-LA-LA BOUGAINVILLEA	5 GAL.	24" O.C.	L
	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	5 GAL	18" O.C.	L
	OPHIPOGON JAPONICUS 'NIGRESCENS' BLACK MONDO GRASS	1 GAL	12" O.C.	M
	SENECIO SERPENS BLUE CHALKSTICKS	1 GAL	12" O.C.	L
SMALL SHRUBS				
	DIANELLA CAERULEA 'CASSA BLUE' CASSA BLUE FLAX LILY	5 GAL	18" O.C.	L
	DIANELLA TASMANICA 'VARIEGATA' WHITE STRIPED TASMANIAN FLAX LILY	5 GAL	18" O.C.	L
	DIETES BICOLOR FORTNIGHT LILY	5 GAL	18" O.C.	L
	RHAPHIOLEPIS INDICA 'BALLERINA' DWARF YEDDO HAWTHORN	15 GAL	24" O.C.	L
	RHAPHIOLEPIS UMBELLATA 'MINOR' BALLERINA INDIAN HAWTHORN	5 GAL	24" O.C.	L
MEDIUM SHRUBS				
	PHORMIUM TENAX 'DARK DELIGHT' RED NEW ZEALAND FLAX	15 GAL	30" O.C.	L
	PITTIOSPORUM TOBIRA 'VARIEGATA' VARIEGATED MOCK ORANGE	5 GAL	24" O.C.	M
	STERILIZIA REGINAE BIRD OF PARADISE	15 GAL	24" O.C.	M
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' COAST ROSEMARY	5 GAL	30" O.C.	L
HEDGES / SCREENING				
	EUONYMUS JAPONICUS 'MICORPHYLUS' BOXLEAF EUONYMUS	15 GAL	24" O.C.	M
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	15 GAL	30" O.C.	M
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	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	15 GAL	N/A	L
	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	15 GAL	N/A	L
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WUCOLS LEGEND / CLIMATE ZONES FACTOR	
H	HIGH WATER NEEDS
M	MEDIUM WATER NEEDS
L	LOW WATER NEEDS
VL	VERY LOW WATER NEEDS
SUNSET ZONE: 24	
USDA HARDINESS ZONE: 10b	
WUCOLS REGION 3: SOUTH COASTAL	

GREVILLEA AVENUE

IMPERIAL HIGHWAY

IMPERIAL HWY & GREVILLEA
HAWTHORNE | CA 90250

LANDSCAPE PLANTING PLAN - LEVEL 3 POOL DECK



L-04

Scale: 1" = 10'-0"
Job No. 2022-140
Date 2025-03-07

TREE IMAGES



DRACAENA DRACO
DRAGON TREE
MATURE SIZE: 50'H X 25'W



LAGERSTROEMIA INDICA
MEDJOOOL DATE PALM
SIZE: 20' H (BTH) X 20' W



TRISTANIA CONFERTA
BRISBANE BOX TREE
MATURE SIZE: 40'H X 15'W

SHRUB IMAGES



AGAVE AMERICANA
CENTURY PLANT
SIZE: 6'H X 10'W



AGAVE ATTENUATA
FOXTAIL AGAVE
SIZE: 5'H X 8'W



AGAVE ATTENUATA 'RAY OF LIGHT'
RAY OF LIGHT AGAVE
SIZE: 5'H X 8'W



AGAVE 'BLUE FLAME'
BLUE FLAME AGAVE
SIZE: 3'H X 4'W



AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE
SIZE: 2'H X 3'W



BOUGAINVILLEA 'MONKA'
OO-LA-LA BOUGAINVILLEA
SIZE: 1.5'H X 8'W



CARISSA MACROCARPA 'GREEN CARPET'
GREEN CARPET NATAL PLUM
SIZE: 1.5'H X 4'W



DIANELLA CAERULEA 'CASSA BLUE'
CASSA BLUE FLAX LILY
SIZE: 2'H X SPREADINGH



DIANELLA TASMANICA 'VARIEGATA'
WHITE STRIPED TASMANIAN FLAX LILY
SIZE: 42"H X 12"W



DIETES BICOLOR
FORTNIGHT LILY
SIZE: 3'H X 3'W



EUONYMUS JAPONICUS 'MICORPHYLLUS'
BOXLEAF EUONYMUS
SIZE: 2'H X 2'W



FESTUCA GLAUCA 'ELIJAH BLUE'
ELIJAH BLUE FESCUE
SIZE: 1'H X 1'W



LEUCADENDRON SALIGNUM 'WINTER RED'
CONEBUSH
SIZE: 4'H X 6'W



LIGUSTRUM JAPONICUM 'TEXANUM'
WAXLEAF PRIVET
SIZE: 8'H X 6'W



LIRIOPE MUSCARI
GIANT LILY TURF
SIZE: 1.5'H X 2'W



IMPERIAL HWY & GREVILLEA
HAWTHORNE | CA 90250

IMAGERY



L-05

Scale
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SHRUB IMAGES (CONTINUED)



MYOPORUM PARVIFOLIUM 'PUTAH CREEK'
 CREEPING MYOPORUM
 SIZE: 2'H X 10'W



PANDOREA JASMINOIDES
 PINK BOWER VINE
 SIZE: 25'H X SPREADING



PELARGONIUM PELTATUM
 IVY GERANIUM
 SIZE: 1'-2' H X 3'-5' SPREADING



PHORMIUM TENAX 'DARK DELIGHT'
 RED NEW ZEALAND FLAX
 SIZE: 4'H X 5'W



PODOCARPUS HENKELII
 LONG-LEAFED YELLOWWOOD
 SIZE: 40'H X 25'W



RHAPHIOLEPIS INDICA 'BALLERINA'
 BALLERINA INDIAN HAWTHORN
 SIZE: 3'H X 4'W



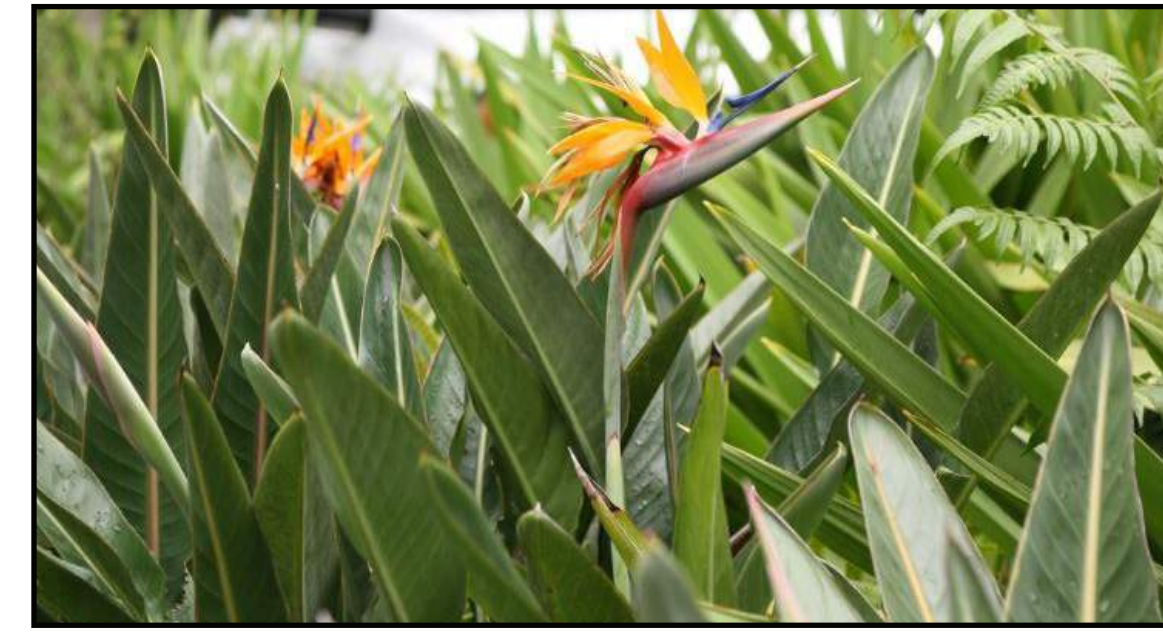
RHAPHIOLEPIS UMBELLATA 'MINOR'
 DWARF YEDDO HAWTHORN
 SIZE: 6'H X 3'W



ROSA 'ICEBERG'
 FLORIBUNDA ROSE (WHITE)
 SIZE: 3'H X 4'W



SENECIO SERPENS
 BLUE CHALKSTICKS
 SIZE: 10"H X 3'W



STERLIZIA REGINAE
 BIRD OF PARADISE
 SIZE: 6'H X 4'W



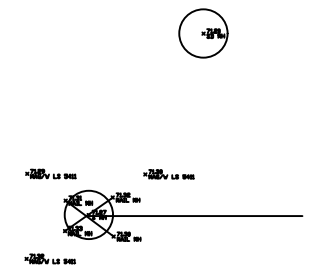
TRACHELOSPERMUM JASMINOIDES
 STAR JASMINE
 SIZE: CLIMBS 18'-20'H



WESTRINGIA FRUTICOSA 'BLUE GEM'
 OAST ROSEMARY
 SIZE: 6'H X 6'W

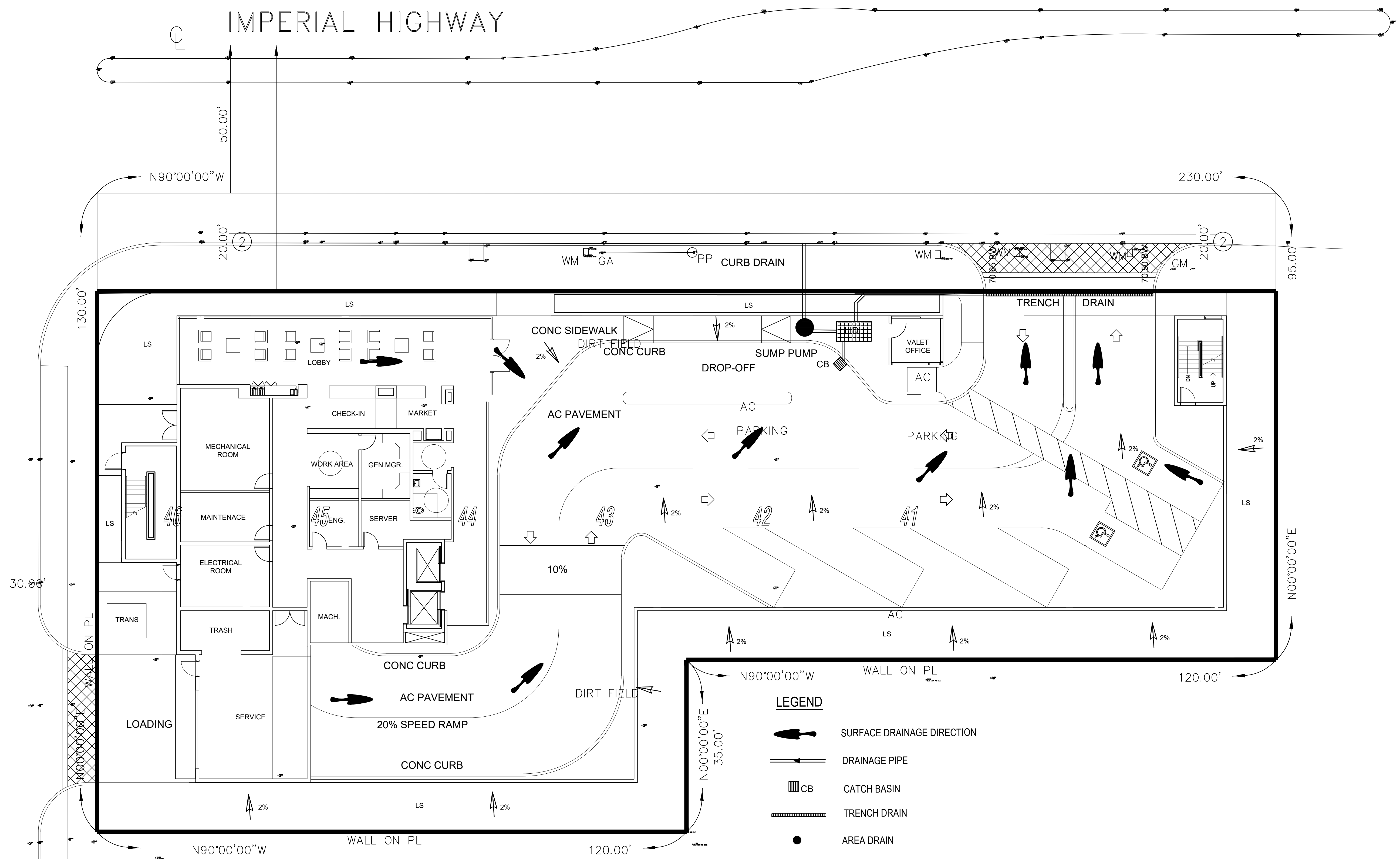


WESTRINGIA FRUTICOSA 'MORNING LIGHT'
 COAST ROSEMARY
 SIZE: 4'H X 4'W



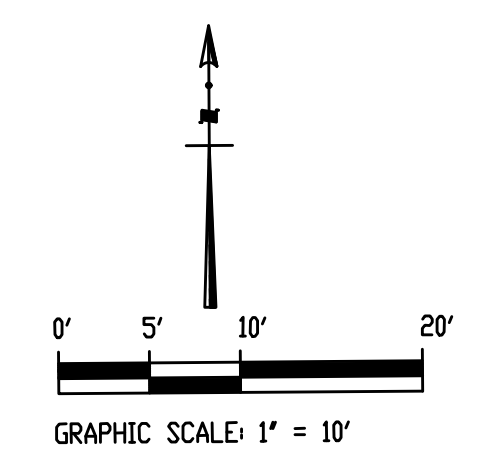
IMPERIAL HIGHWAY

GREVILLEA AVENUE



LEGEND

- SURFACE DRAINAGE DIRECTION
- DRAINAGE PIPE
- CATCH BASIN
- TRENCH DRAIN
- AREA DRAIN
- LID DEVICE
- SUMP PUMP
- 71.50 FS PROPOSED ELEVATION
- EXISTING ELEVATION
- LANDSCAPE AREA



CONCEPTUAL GRADING AND DRAINAGE PLAN
REV 1

IMPERIAL HWY & GREVILLEA AVE HOTEL
11410 Menlo Ave, Hawthorne, CA 90250

OWNER:
ZS DEVELOPMENT CORP
11646 Prairie Ave, Hawthorne, CA 90250



CIVIL ENGINEER:
CONEWAY COOKE
ENGINEERS
327 WETHERLY DR., BEVERLY HILLS, CA 90211
PHONE: (310) 422-5754

