



HKS

OWNER
STRAND & PIER HOLDING CO. LLC
8383 WILSHIRE BLVD, SUITE 920
BEVERLY HILLS, CA 90211

DEVELOPER
BOLOUR ASSOCIATES, INC.
8383 WILSHIRE BLVD, SUITE 920
BEVERLY HILLS, CA 90211

ARCHITECT
HKS ARCHITECTS, INC.
539 BRYANT STREET, SUITE 100
SAN FRANCISCO, CA 94107

STRUCTURAL ENGINEER
ENGLEKIRK STRUCTURAL ENGINEERS
888 S. FIGUEROA ST. 18TH FLOOR
LOS ANGELES, CA 90017

MEP
GLUMAC ENGINEERS
18200 VON KARMEN AVE - SUITE 100
IRVINE, CA 92612

LANDSCAPE ARCHITECT
AHBE
617 WEST 7TH STREET - SUITE 304
LOS ANGELES, CA 90017

HOTEL OPERATOR
PROVENANCE HOTELS
U.S. BANCORP TOWER
111 SW 5TH AVE - SUITE 1001
PORTLAND, OR 97205

LAND-USE CONSULTANT
THREE6IXTY
4309 OVERLAND AVENUE
CULVER CITY, CA 90230

CIVIL ENGINEER CONSULTANT
FUSCOE ENGINEERING
600 WILSHIRE BLVD, SUITE 1470
LOS ANGELES, CA 90017

STRAND & PIER HOTEL HERMOSA BEACH

HKS PROJECT NUMBER

17377

DATE

DECEMBER 2, 2015

ISSUE

ENTITLEMENT SUBMITTAL

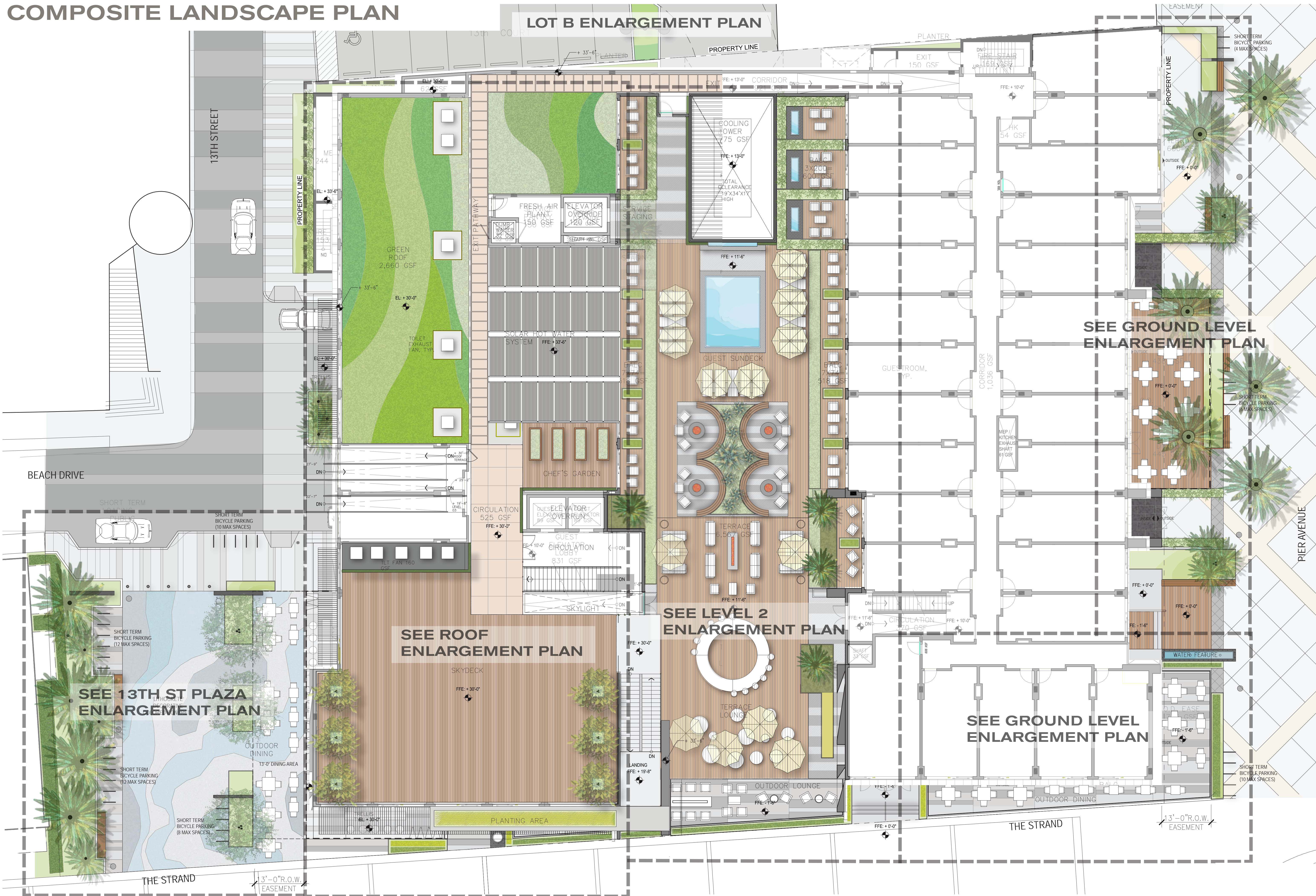
SHEET TITLE

RENDERING
NW CORNER

SHEET NO.

PV01

COMPOSITE LANDSCAPE PLAN



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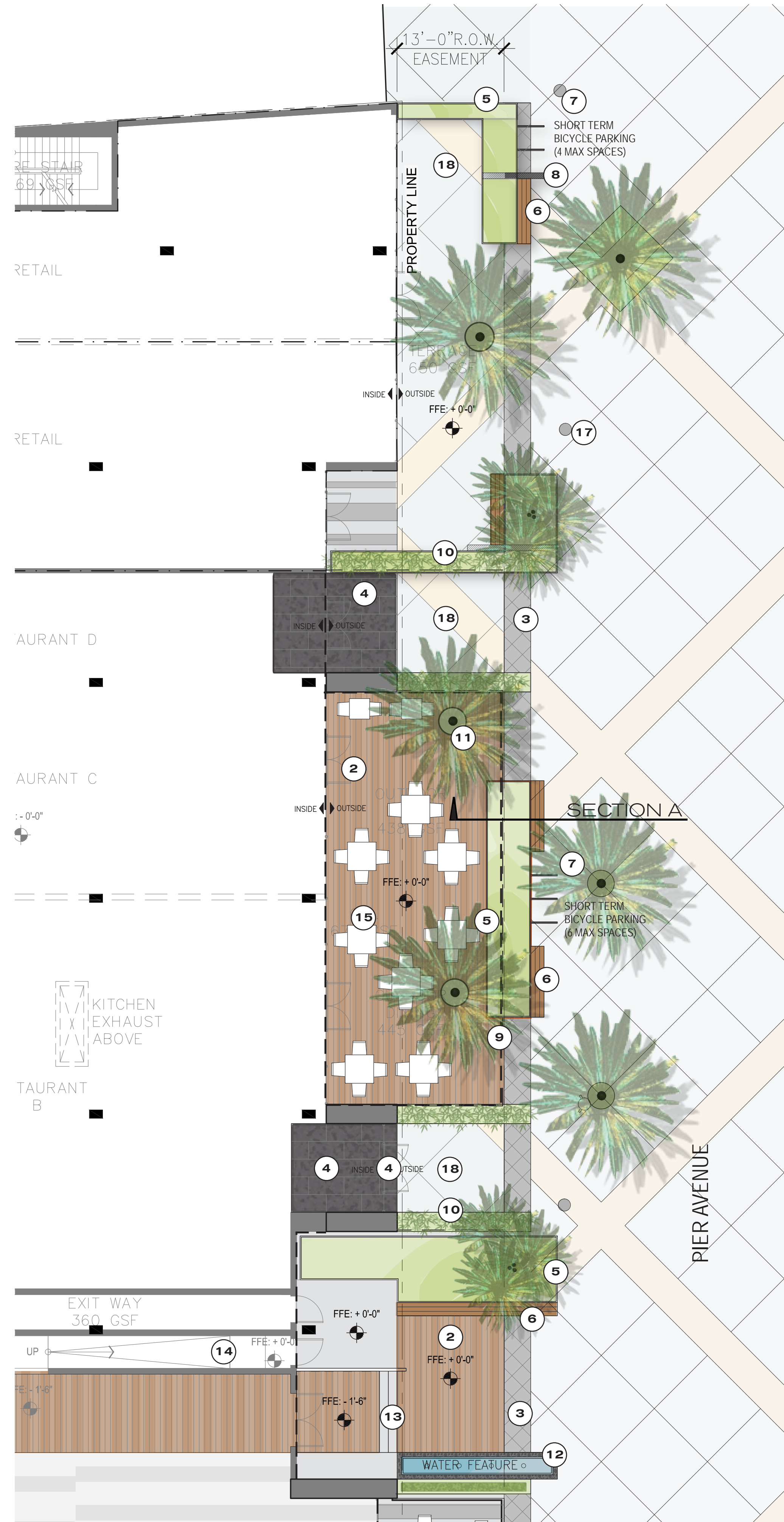
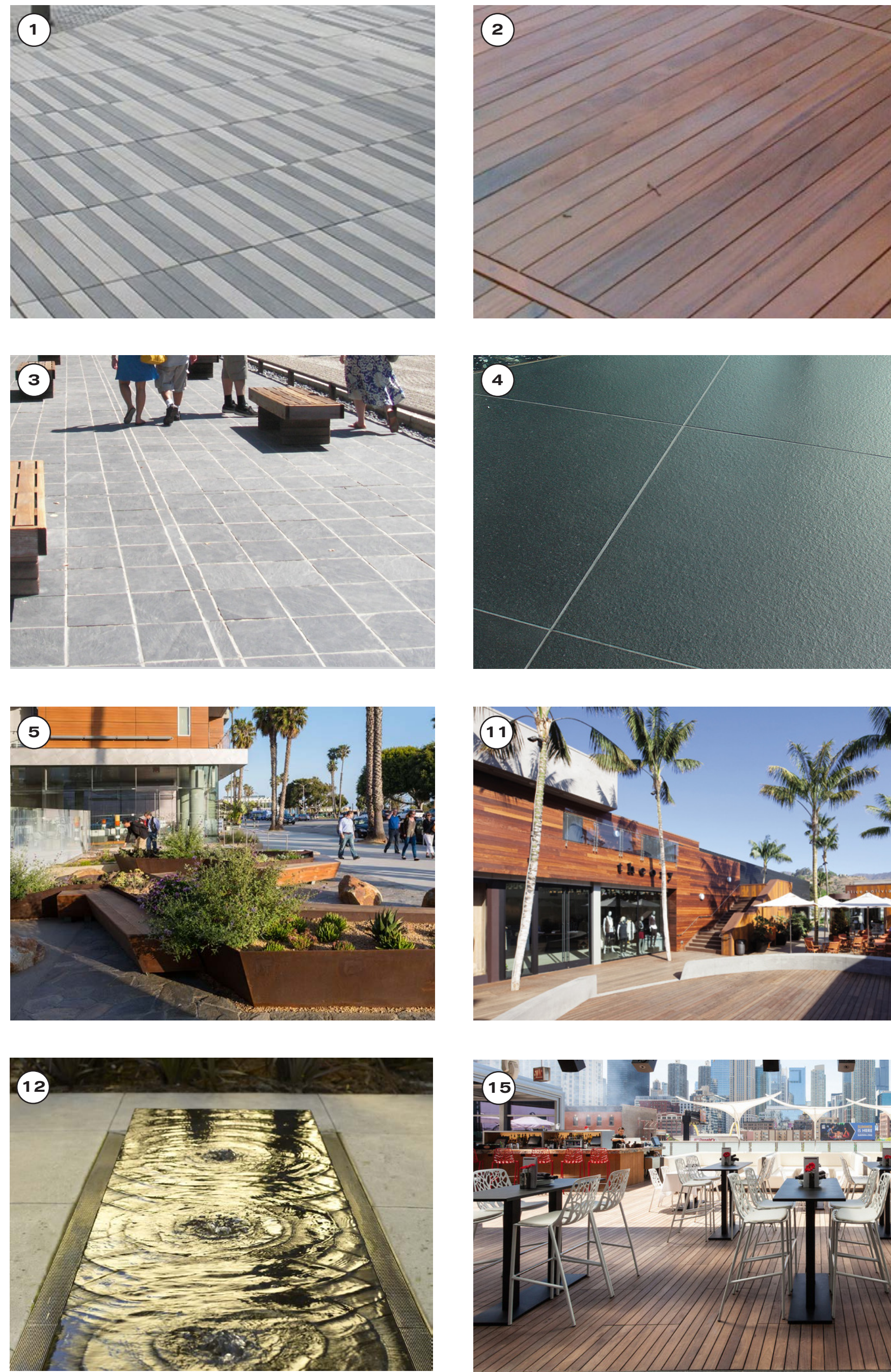
SHEET TITLE
COMPOSITE
LANDSCAPE
PLAN

SHEET NO.
L101

GROUND LEVEL ENLARGEMENT / STREETScape AT PIER AVENUE

- ① Precast Interlocking Paver
- ② IPE Wood Decking
- ③ Natural Stone Paver
- ④ Accent Granite Paving
- ⑤ Raised Corten Steel Planter
- ⑥ Cantilevered Bench
- ⑦ Bike Rack
- ⑧ Natural Stone Monument Wall
- ⑨ Glass Enclosure Fence
- ⑩ Privacy Screen Planting Area
- ⑪ Palm Planting Area - At-Grade
- ⑫ Water Feature/Restaurant Entrance
- ⑬ Stairs
- ⑭ ADA Access Ramp
- ⑮ Site Furniture/Outdoor Dining
- ⑯ Existing Pier Palm Planting
- ⑰ Existing Street Light
- ⑱ Existing Pier Ave Paving

HARDSCAPE MATERIAL

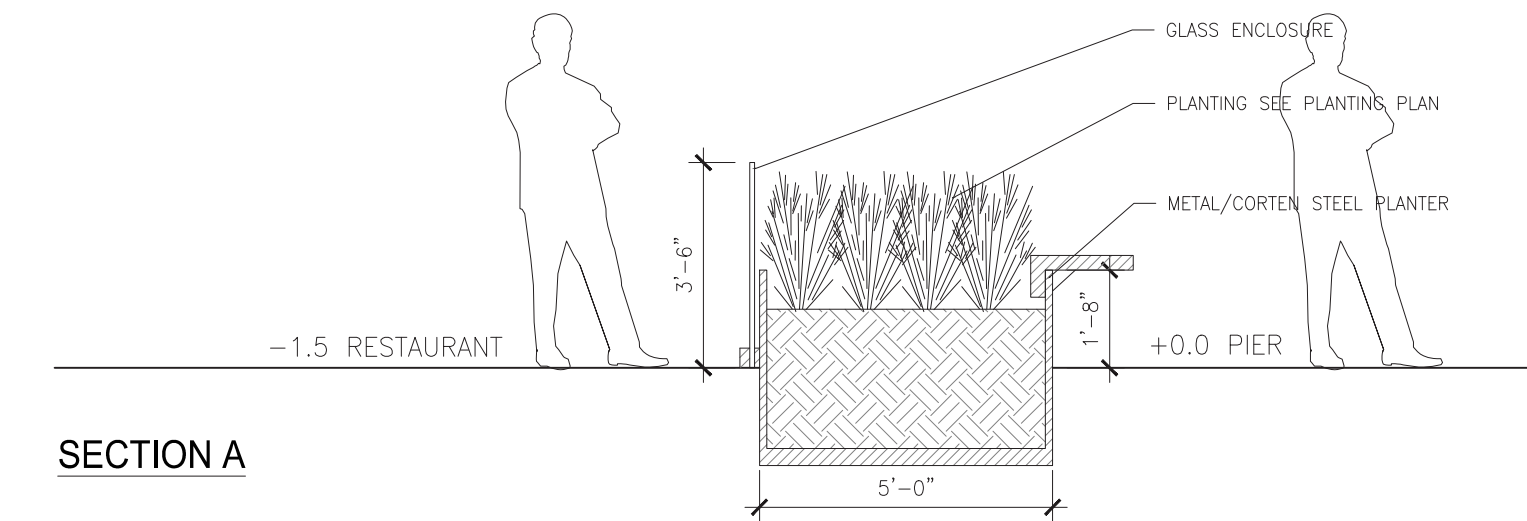


TREE LEGEND:

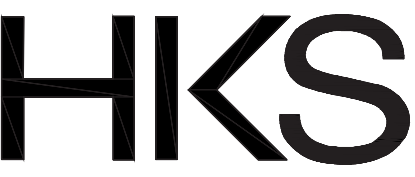
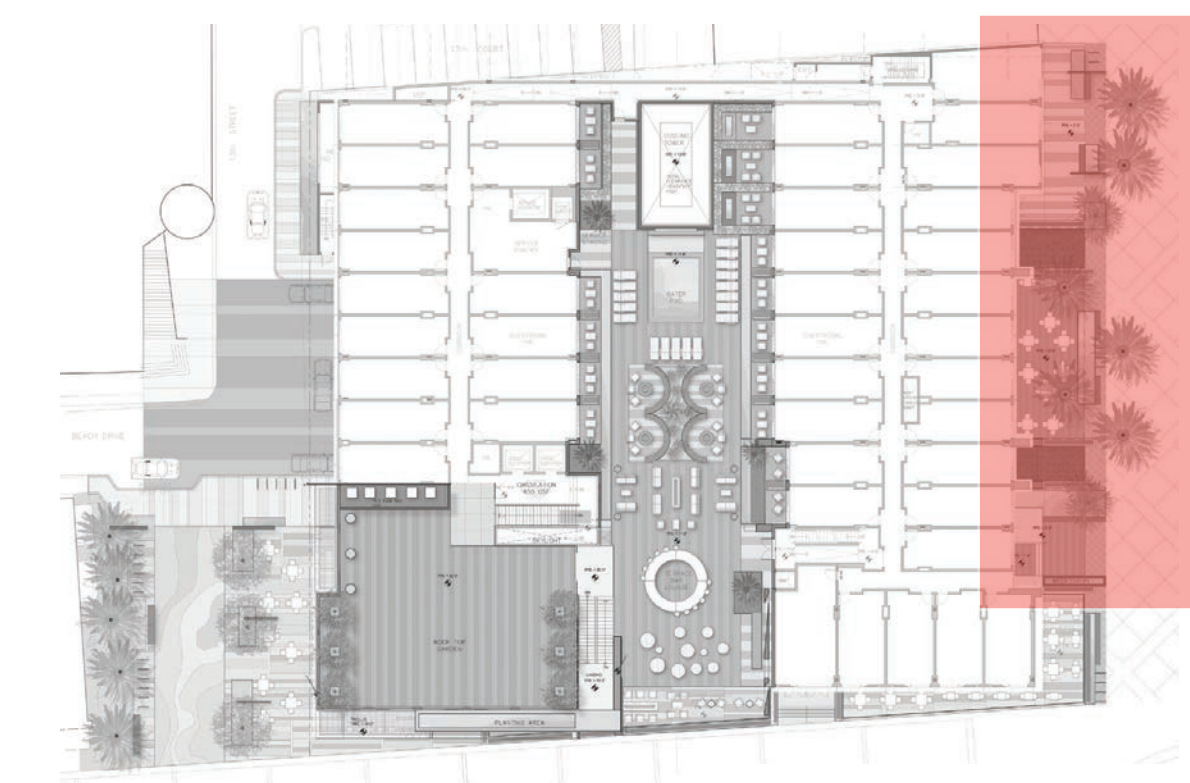
SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE (HTxSPR)	QTY.	WUCOLS
	WASHINGTONIA ROBUSTA "MEXICAN FAN PALM"	20' BTH	5	LOW
	MULTI TRUNK SPECIMEN PALM	-	2	LOW

SHRUB, VINE & GROUND COVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE (HTxSPR)	QTY.	WUCOLS
	AGAVE GUIENGOLA "CENTURY PLANT"	24" BOX	-	LOW
	ALOE "BLUE ELF" "BLUE ELF ALOE"	5 GAL.	-	LOW
	ALOE STRIATA "CORAL ALOE"	5 GAL.	-	LOW
	ARMERIA MARITIMA "PINK SEA THRIFT"	1 GAL.	-	LOW
	CEANOTHUS GRISEUS HORIZONTALIS "CALIFORNIA LILAC"	5 GAL.	-	LOW
	CORDYLINE HYBRIDS "GRASS PALM"	5 GAL.	-	LOW
	DROSANTHEMUM FLORIBUNDUM "PURPLE ROSEA ICE PLANT"	1 GAL.	-	LOW
	FRAGARIA CHILOENSIS "BEACH STRAWBERRY"	1 GAL.	-	MED
	SASA VEITCHII "KUMA BAMBOO GRASS"	5 GAL.	-	MED
	SENECIO CYLINDRICUS "NARROW-LEAF CHALKSTICKS"	5 GAL.	-	LOW
	STACHYS BYZANTINA "LAMB'S EARS"	1 GAL.	-	MED
	OLEA EUROPAEA "MONTRA" "LITTLE OLLIE DWARF OLIVE"	5 GAL.	-	LOW
	AEONIUM DECORUM "SUNBURST" "SUNBURST AEONIUM"	5 GAL.	-	LOW
	LOMANDRA LONGIFOLIA "BREEZE" "DWARF MAT RUSH"	5 GAL.	-	LOW



KEY MAP



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STRAND & PIER HOTEL
HERMOSA BEACH

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SHEET TITLE

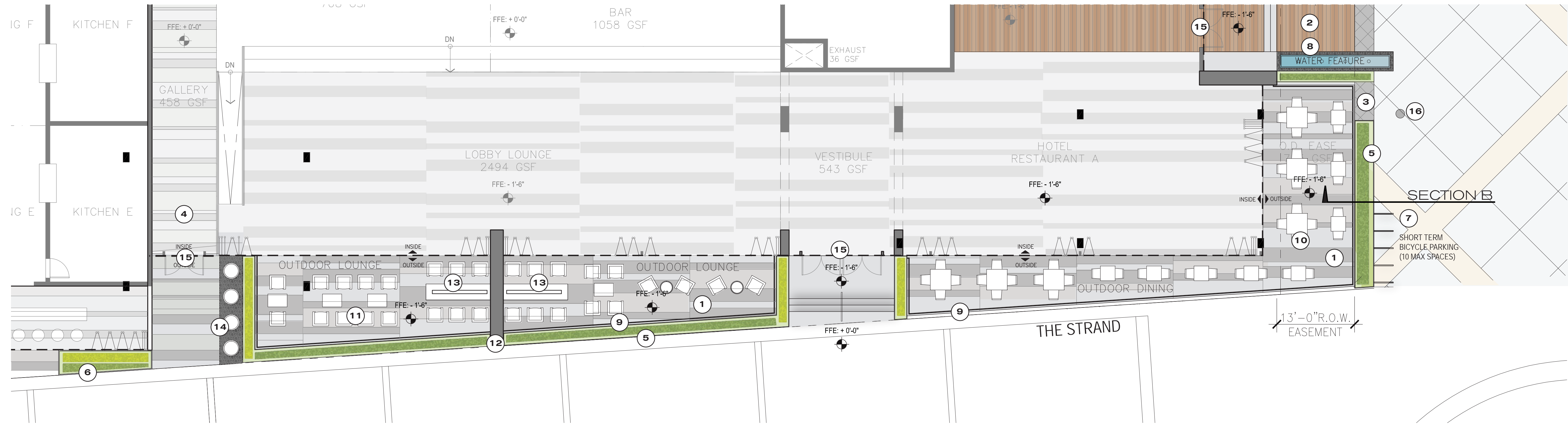
GROUND LEVEL
ENLARGEMENT
PLAN

SHEET NO.

L103

16'
8 16ft

GROUND LEVEL ENLARGEMENT / STREETScape AT STRAND



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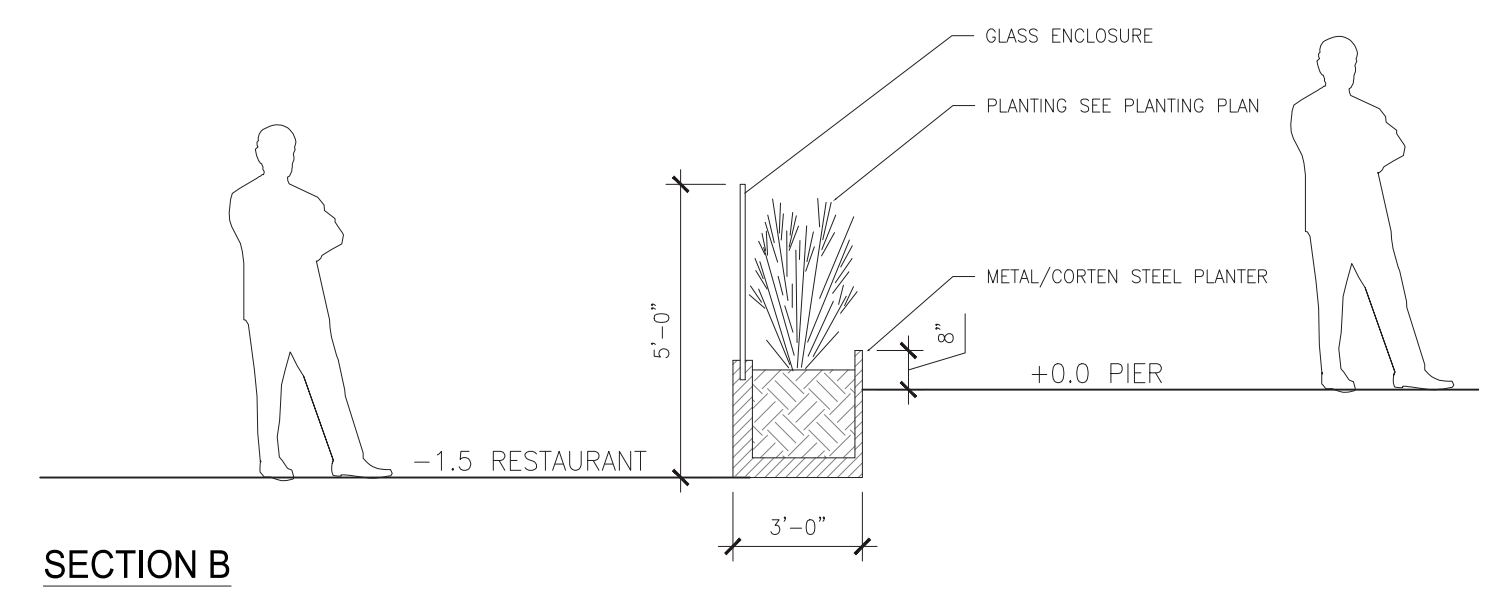
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SHRUB, VINE & GROUNDCOVER LEGEND:

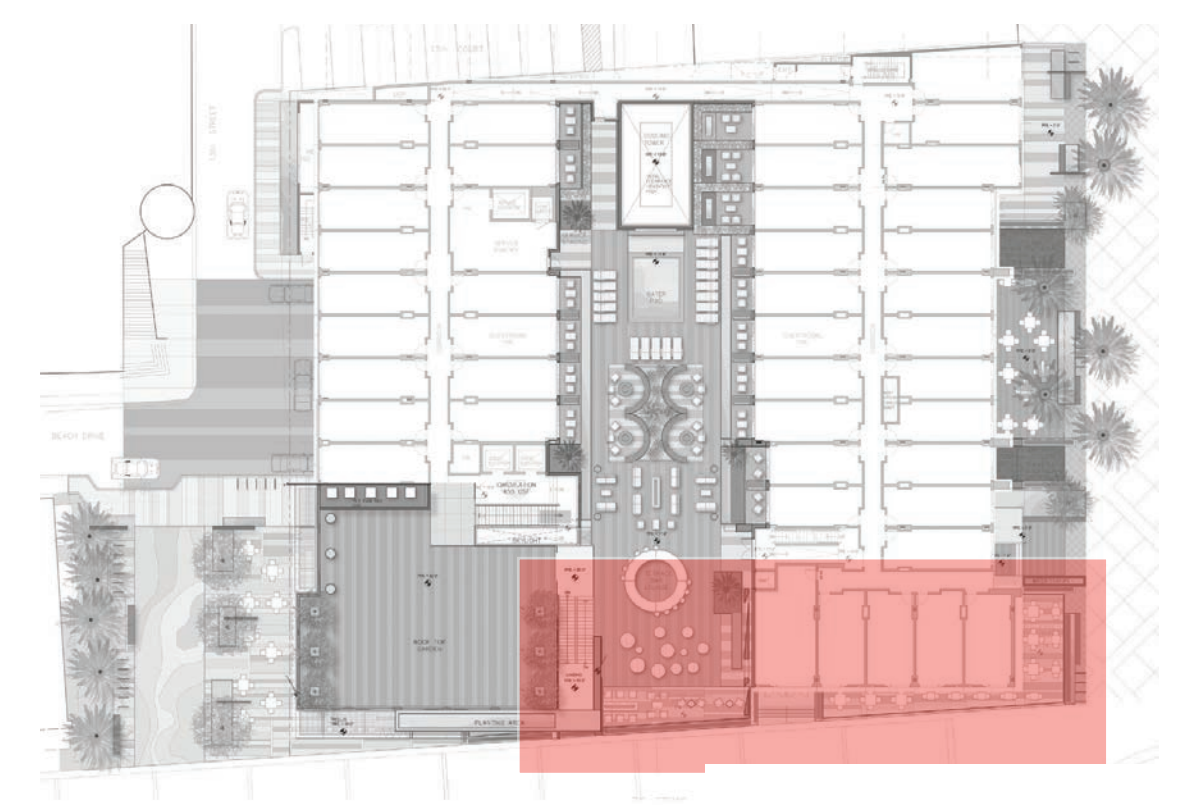
SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE (HTxSPR)	QTY.	WUCOLS
	AEONIMUM DECORUM "SUNBURST" "SUNBURST AEONIMUM"	5 GAL.	-	LOW
	LOMANDRA LONGIFOLIA "BREEZE" "DWARF MAT RUSH"	5 GAL.	-	LOW
	CORDYLINAE HYBRIDS "GRASS PALM"	15 GAL.	-	MED

HARDSCAPE MATERIAL



- ① Precast Interlocking Paver
- ② IPE Wood Decking
- ③ Natural Stone Paver
- ④ Accent Granite Paving
- ⑤ Raised Corten Steel Planter
- ⑥ Planting Area-On Grade
- ⑦ Bike Rack
- ⑧ Water Feature/Restaurant Entrance
- ⑨ Glass Enclosure Fence
- ⑩ Site Furniture/Outdoor Dining
- ⑪ Site Furniture/Outdoor Lounge
- ⑫ Architectural Wall
- ⑬ Fire Table
- ⑭ Architectural Pots in Black Cobble
- ⑮ Entrance/Exit
- ⑯ Existing Street Light

KEY MAP



STRAND & PIER HOTEL
HERMOSA BEACH

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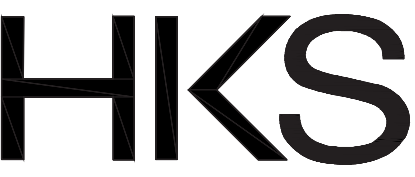
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SHEET TITLE
GROUND LEVEL ENLARGEMENT PLAN

SHEET NO.
L104

LOT B PARKING AREA (OFF SITE IMPROVEMENTS)



SHRUB, VINE & GROUND COVER LEGEND:

BOTANICAL NAME "COMMON NAME"	SIZE (HTxSPR)	QTY.	WUCOLS
STIPA TENUISSIMA "MEXICAN FEATHER GRASS"	1 GAL. @ 18" O.C.	-	LOW
MUHLENBERGIA RIGENS "DEERGRASS"	5 GAL. @ 36" O.C.	-	LOW
LAVANDULA "LAVENDER"	5 GAL. @ 24" O.C.	-	LOW
DIANELLA SPP "FLAX LILY"	5 GAL. @ 24" O.C.	-	LOW

PLANTING PALETTE



Stipa tenuissima / Mexican Feather Grass



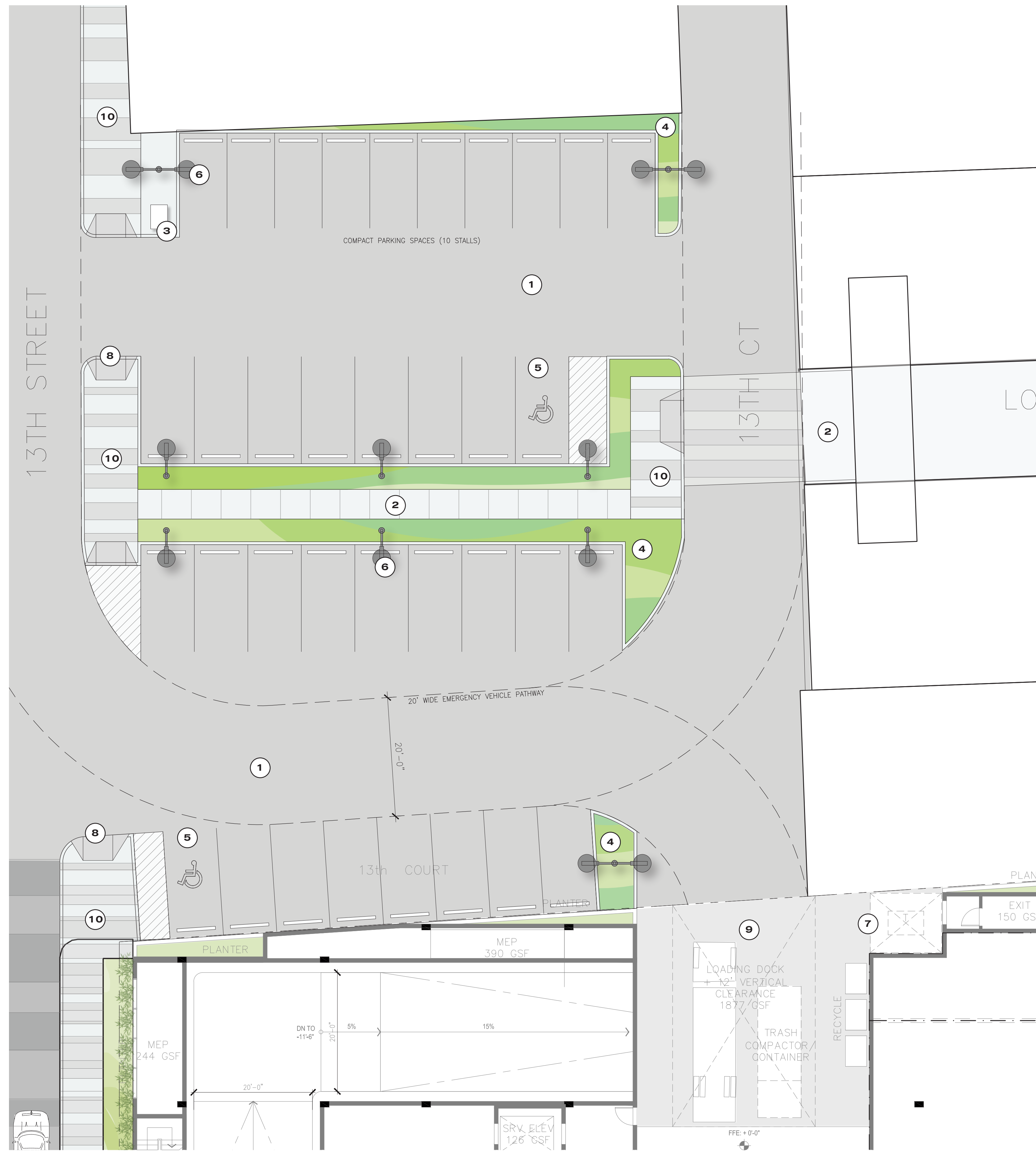
Lavendula / Lavender



Muhlenbergia rigens / Deergrass

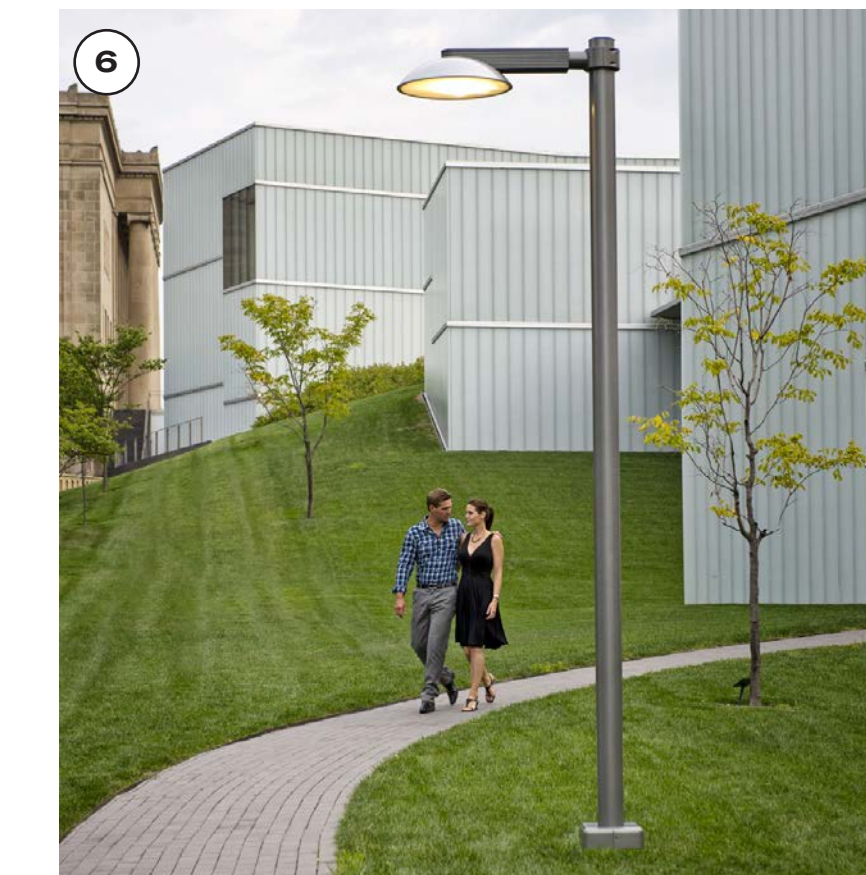
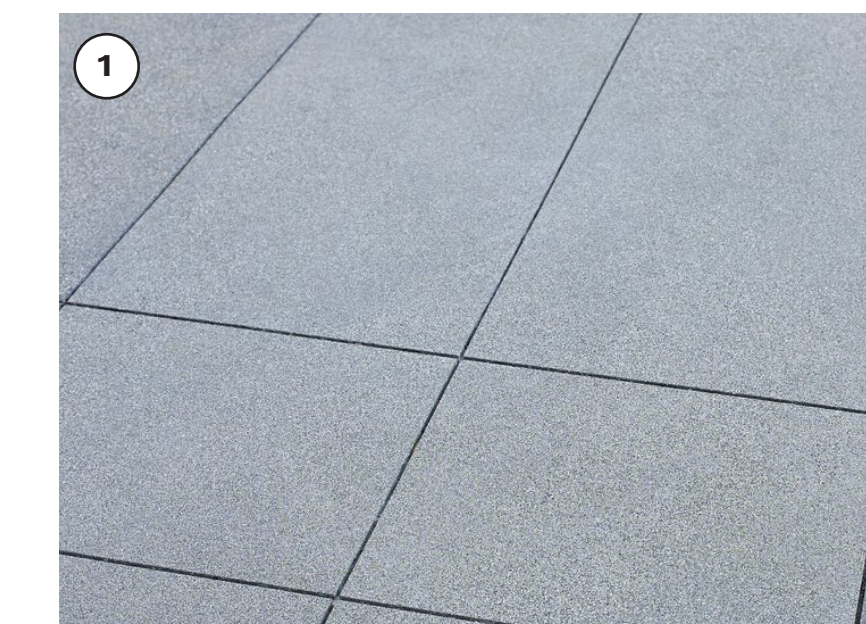


Dianella spp / Flax Lily

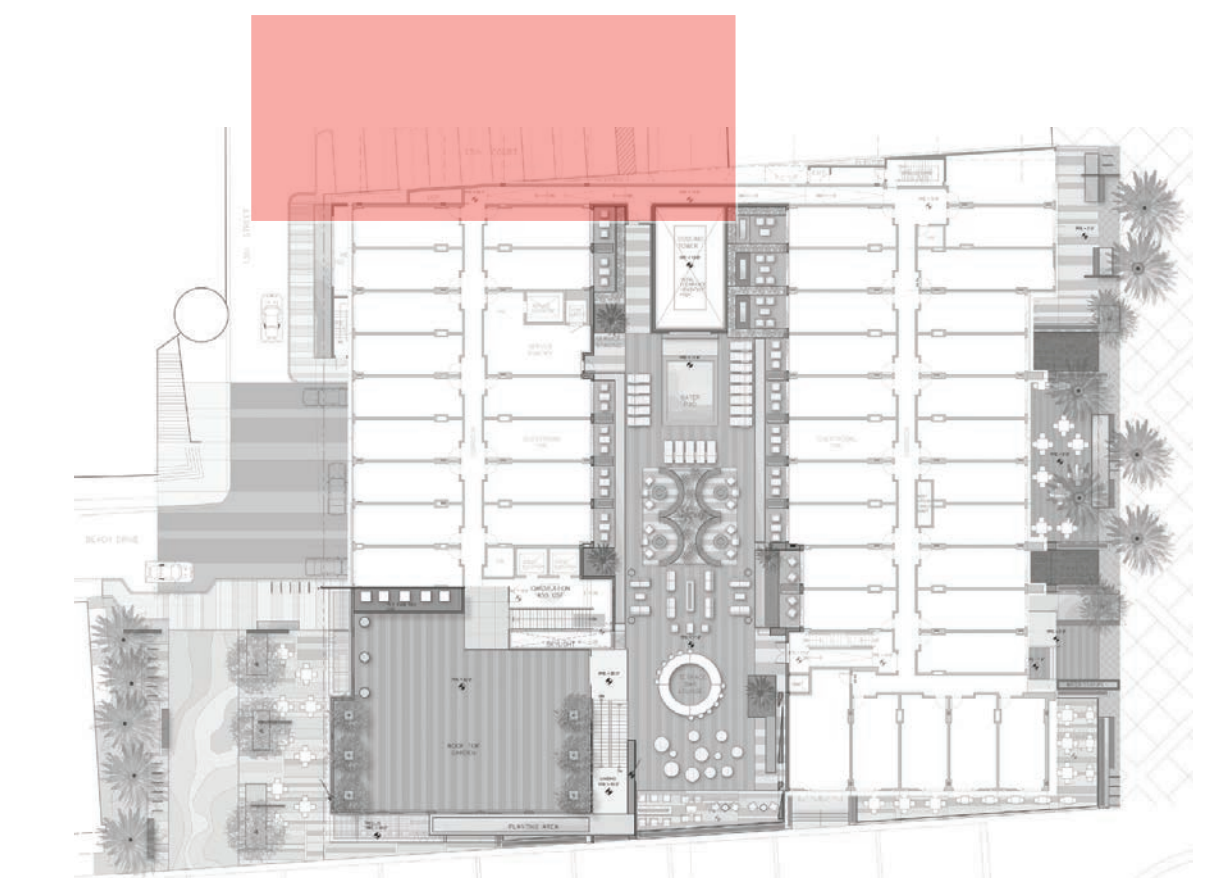


- ① Enhanced Vehicular Conc.
- ② Pedestrian Walkway / Sidewalk
- ③ Parking Payment Kiosk
- ④ Planting Area
- ⑤ Handicap Parking (2)
- ⑥ Pedestrian Street Light
- ⑦ Trash Receptacle
- ⑧ ADA Curb Cut Access Ramp
- ⑨ Hotel Service /Loading Zone
- ⑩ Integral Colored Concrete

HARDSCAPE MATERIAL



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SHEET TITLE
PARKING LOT B
ENLARGEMENT
PLAN

SHEET NO.
L500

