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PUBLIC ART	
A1	PUBLIC ART
A2	PUBLIC ART
A3	PUBLIC ART
A4	PUBLIC ART



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701 N PACIFIC COAST HIGHWAY

COVER SHEET 01

PROJECT DESCRIPTION:

A NEW EIGHT LEVEL TYPE I-B BUILDING IN THE C-3 AND MU-O ZONE. THE PROJECT INCLUDES APPROXIMATELY 9,780 SF OF GROUND FLOOR COMMERCIAL, 191 PARKING SPACES ON LEVELS 2-4 AND 79 RENTAL DWELLING UNITS ON LEVELS 5-8. PRIVATE TO THE RESIDENTIAL TENANTS, THERE WILL BE 6,000 SF OUTDOOR AMENITY AREA WITH SEATING AND LANDSCAPING ON LEVEL 5 AND, ON THE ROOF, THERE WILL BE A 6,000 SF OUTDOOR AREA WITH LANDSCAPING AND SEATING AND AN 1,250 SF INDOOR GATHERING, COWORKING AND KITCHEN AREA. THE GROUND FLOOR COMMERCIAL AREA WILL INCLUDE FOR RENT COMMERCIAL SUITES THAT MAY INCLUDE A: FITNESS CENTER, MEDICAL OFFICE, GENERAL OFFICE, RETAIL SALES, RETAIL SERVICES, CAFÉ, FOOD-TO-GO AND/OR FULL-SERVICE RESTAURANT.

THE PROJECT WILL BE SUBMITTED AS A CALIFORNIA STATE DENSITY BONUS LAW PROJECT (CA GOVERNMENT CODE SECTIONS 65915 - 65918) AND INCLUDE FOUR VERY LOW-INCOME DWELLING UNITS (5%). THE PROJECT WILL ALSO APPLY FOR A CLASS 32 INFILL CATEGORICAL EXEMPTION (CEQA GUIDELINE SECTION 15332).

THE LOT

701 N. PACIFIC COAST HWY. EL SEGUNDO CA 90245.
APN:4139-018-001 NORTH WEST CORNER OF PCH AND PALM AVENUE.

STREET WIDENING EASEMENT

10.00 FEET WIDE BY 133.71 FEET LONG DEDICATION ALONG THE SOUTH END OF THE PROPERTY IN ORDER TO MAKE PALM AVE. 10 FEET WIDER. THIS WIDENING IS IN ACCORDANCE WITH THE CITY'S CIRCULATION ELEMENT OF THE GENERAL PLAN (DATED SEPTEMBER 2004).

FLOOR AREAS:

COMMERCIAL:	APPROX. 9,700 SF
RESIDENTIAL:	APPROX. 80,540 SF

LOT SIZE

GROSS LOT AREAS:	45,456 SF	1.0435 AC
NET LOT AREA EXISTING:	29,830 SF	0.6848 AC
STREET WIDENING:	1,336 SF	0.0307 AC
NET LOT AREA AFTER WIDENING:	28,494 SF	0.6541 AC

DEVELOPMENT STANDARDS (C-3, MU-0 & CA GOV. CODE 65915)

STANDARD	REQUIRED	PROPOSED
HEIGHT – ESMC 15-7C-2(C)(1)	52'-0"	89'-1" TO ROOF (100'-0" TO PENTHOUSE RESTROOMS & AMENITIES)
SETBACKS – ESMC 15-7C-2(D)		
FRONT YARD (PALM AVE) SIDE YARD (PCH) SIDE YARD (WEST) REAR YARD NORTH	15' 5' & 20' @ PARKING 5' 10'	RANGE: 0' TO MORE THAN 15' RANGE: 1' TO MORE THAN 5' LEVEL 1: 23', LEVELS 2-5: 7' LEVELS 6-8: 10' 1'-4"
DENSITY – CA GOVT CODE 65915	79 DU	79 DU
FAR – ESMC 15-5D-3(F) COMMERCIAL	1:0 FAR - 28,493 SF	APPROX. 0.34 FAR - 9700 SF
AVERAGE DWELLING UNIT SIZE – ESMC 15-7C-2(F)	600 SF MIN.	754 SF
LOT COVERAGE – ESMC 15-7C-2(I)	100% MAX	APPROX. 90.4%
COMMON RECREATION AREA – ESMC 15-7C-2(J)	50SF/DU - 3,950 SF	15,653 SF
FRONTAGE – ESMC 15-7C-2(K)	140' MAX.	212'-2"
MASSING MODULATION - ESMC 15-7C-2(L)	70% MAX.	69.58%
BUILDING WALL MODULATION – ESMC 15-7C-2(M) EXEMPT IF AT LEAST ONE OF THE FOLLOWING BUILDING DESIGNS ARE IMPLEMENTED:	A. RECESSED WINDOWS B. 3' OF LANDSCAPING ON STREET-FACING SIDES C. 2 OR MORE MATERIALS ON STREET-FACING SIDES	THE PROPOSED PROJECT COMPLIES W/ EXCEPTIONS (A) & (C).
LANDSCAPING – ESMC 15-7C-3 (5) TREES	1 TREE EVERY 25' WITHIN 10' OF PROPERTY LINE	1 TREE EVERY 25' WITHIN 5' OF EASEMENT LINE IN THE RIGHT OF WAY PER THE CIRCULATION ELEMENT REQUIREMENT.
(6) SOFTSCAPE & HARDSCAPE	PUBLIC STREET: > 50% SOFTSCAPE & <50% HARDSCAPE. ABUTTING DIFFERENT ZONES: TREES & SHRUBS.	LESS THAN REQUIRED SOFTSCAPE & HARDSCAPE. SHRUBS ABUTTING A DIFFERENT ZONE.
OFF-STREET PARKING AND LOADING SPACES – ESMC 15-7C-4 & 15-15-7	OFF STREET PARKING (ON SITE) 1 SMALL TRUCK SPACE	2 SMALL COMMERCIAL TRUCKS

DWELLING UNIT MIX

1 BEDROOM	= 58
2 BEDROOM	= 21
TOTAL:	= 79

PARKING PROVIDED

COMMERCIAL	= 59
RESIDENTIAL & GUEST	= 116
EXCESS	= 16
TOTAL:	= 191

COMMERCIAL BREAKDOWN

SUITE	(NET SF)	POTENTIAL USE	REQ.	TOTAL
101	1,578	CAFE	1/300 SF	5
102	1,744	MEDICAL OFFICE	1/200 SF	9
103	2,243	FITNESS CENTER	1/150 SF	15
104	2,254	FULL-SERVICE RESTAURANT	1/75SF	30
TOTAL COMMERCIAL:			59	

RESIDENTIAL BREAKDOWN (CAGC 65915):

TYPE	ULI WEEKDAY RATE	ESMC	PCC SP RATE	CA GOV. 65915	PROPOSED RATE	#DU	PROPOSED
1-BR	0.90-2.5/DU	2/DU	1	1	1	58	58
2-BR	0.90-2.5/DU	2/DU	2	1.5	1.5	21	32
GUEST	0.90-2.5/DU	1/3 DU	1/3 DU	0	1/3 DU	79	26
TOTAL RESIDENTIAL:						116	

ACCESSIBLE PARKING

CBC 11B-208.2 COMMERCIAL: (76-100)	4 (1VAN)
CBC 11A-1109A.3 RESIDENTIAL: (2%)	2 (1VAN)
TOTAL ACCESSIBLE:	6 (2VAN)

BIKE PARKING

TYPE	REQUIRED	PROVIDED
COMMERCIAL SHORT TERM	4	= 13
COMMERCIAL LONG TERM	4	= 34
RESIDENTIAL SHORT TERM	6	= 13
RESIDENTIAL LONG TERM	6	= 34
TOTAL BIKE PARKING:		= 94

CALIFORNIA STATE DENSITY BONUS LAW (GOV. CODE 65915) REQUESTED WAIVERS & INCENTIVES

1. WAIVE THE MAXIMUM NUMBER OF LEVELS AND HEIGHT LIMIT FROM FOUR STORIES AND 52'-0" PER ESMC SECTION 15-7C-2(C)(1) TO EIGHT STORIES AND 89'-1";
2. WAIVE SETBACKS PER ESMC SECTION 15-7C-2(D): FRONT YARD SETBACK (PALM AVENUE) FROM 15'-0" TO A SETBACK THAT RANGES FROM 0' AT MINIMUM TO MORE THAN 15' AT MAXIMUM; SIDE YARD SETBACK (PCH) FROM 5'0" TO A SETBACK THAT RANGES FROM 1' AT MINIMUM TO MORE THAN 5' AT MAXIMUM; AND REAR YARD SETBACK (NORTHERLY) FROM 10'-0" TO 14";
3. WAIVE THE MAXIMUM BUILDING FRONTAGE REQUIREMENT PER ESMC SEC. 15-7C-2K FROM 140'-0" TO 213'-0";
4. WAIVE LANDSCAPE REQUIREMENTS WITHIN SETBACKS AS REQUIRED PER ESMC SECTION 15-7C-3-5 AND 15-7C-3-6; AND WAIVE THE TREE AND SHRUB REQUIREMENT PER ESMC SECTION 15-7C-3-6 TO ACCEPT ONLY SHRUBS ADJOINING THE DIFFERENT ZONE TO THE WEST.

THE APPLICANT RESERVES THE RIGHT TO REQUEST ADDITIONAL WAIVERS AND AN INCENTIVE.

DISTRICT - ZONING DIAGRAM



PCC MU-1 ZONE 90'

PCC COM-1 ZONE 105'

PCC COM-2 ZONE 115'

PCC COM-3 ZONE 68'

GENERAL COMM. C-3 ZONE

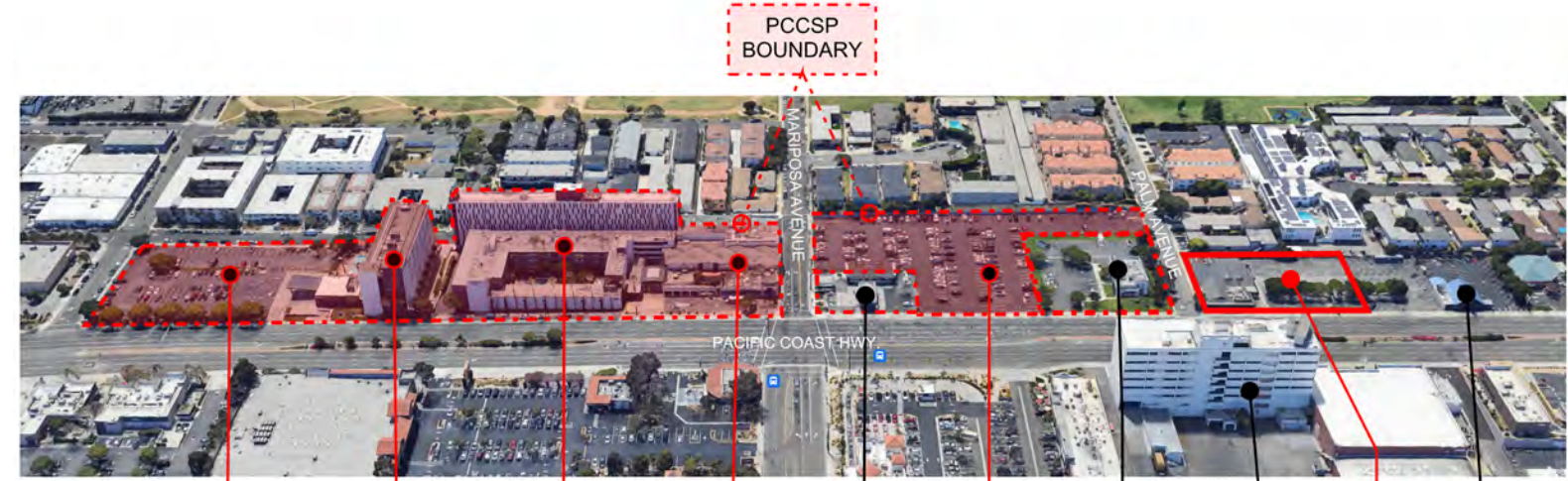
PCC MU-2 ZONE 85'

GENERAL COMM. C-3 ZONE

SUBJECT SITE C-3 & MU-0 90'

GENERAL COMM. C-3 ZONE

USES AND GENERAL PLAN



PCCSP BOUNDARY

A LOFT PARKING

A LOFT HOTEL

FAIRFIELD HOTEL

HACIENDA FOOD & BEVERAGE

76 GAS STATION

FAIRFIELD HOTEL PARKING

CARL'S JR. RESTAURANT

7 STORY GENERAL OFFICE

IHOP RESTAURANT

SUBJECT SITE



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 GENERAL & SPECIFIC PLAN BOUNDARY & DISCRETIONARY APPROVALS 03



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PERSPECTIVE VIEW 04









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PERSPECTIVE VIEW

08





INTERACTIVE

the hills

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PERSPECTIVE VIEW

10







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PERSPECTIVE VIEW

13









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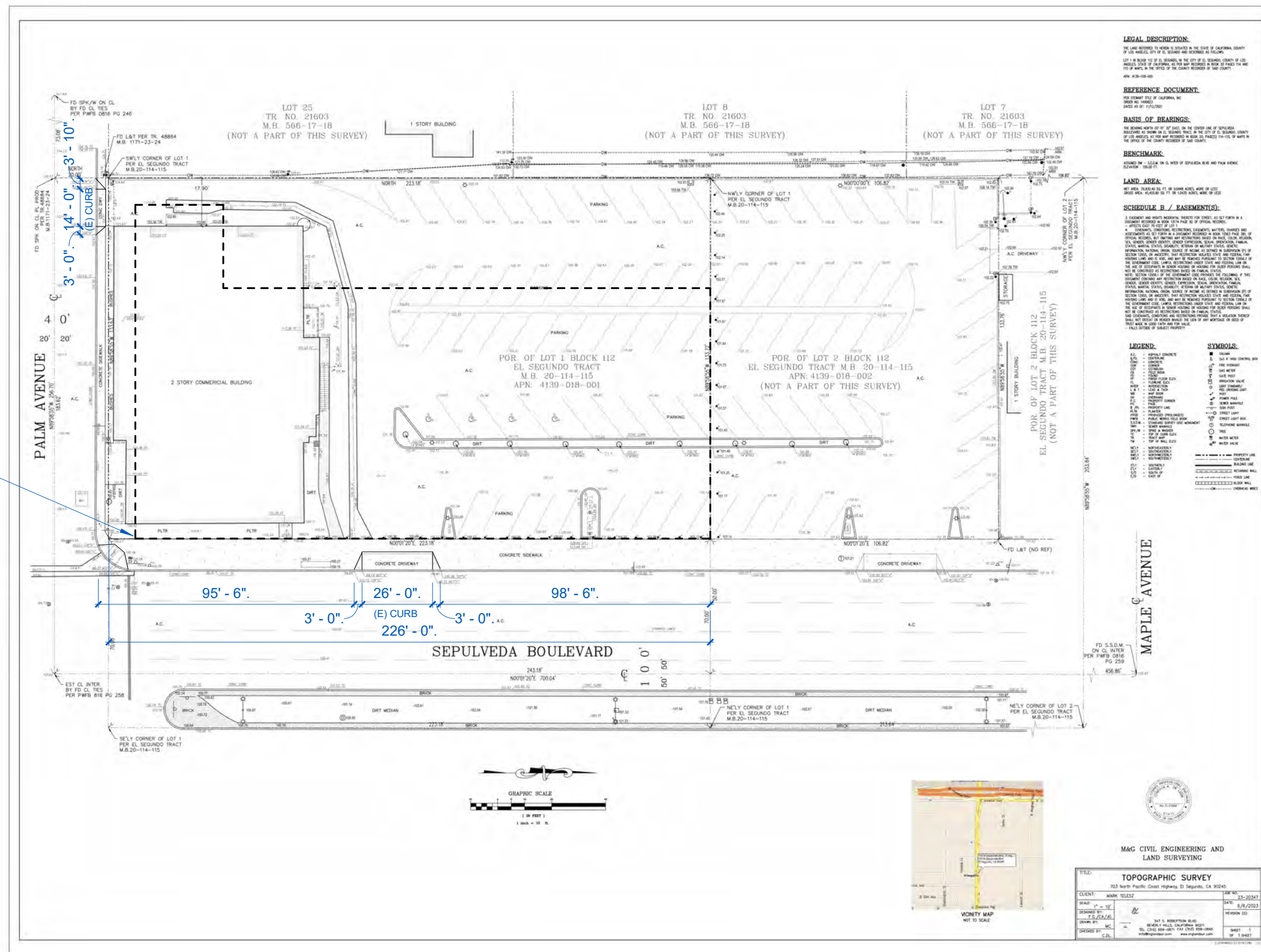


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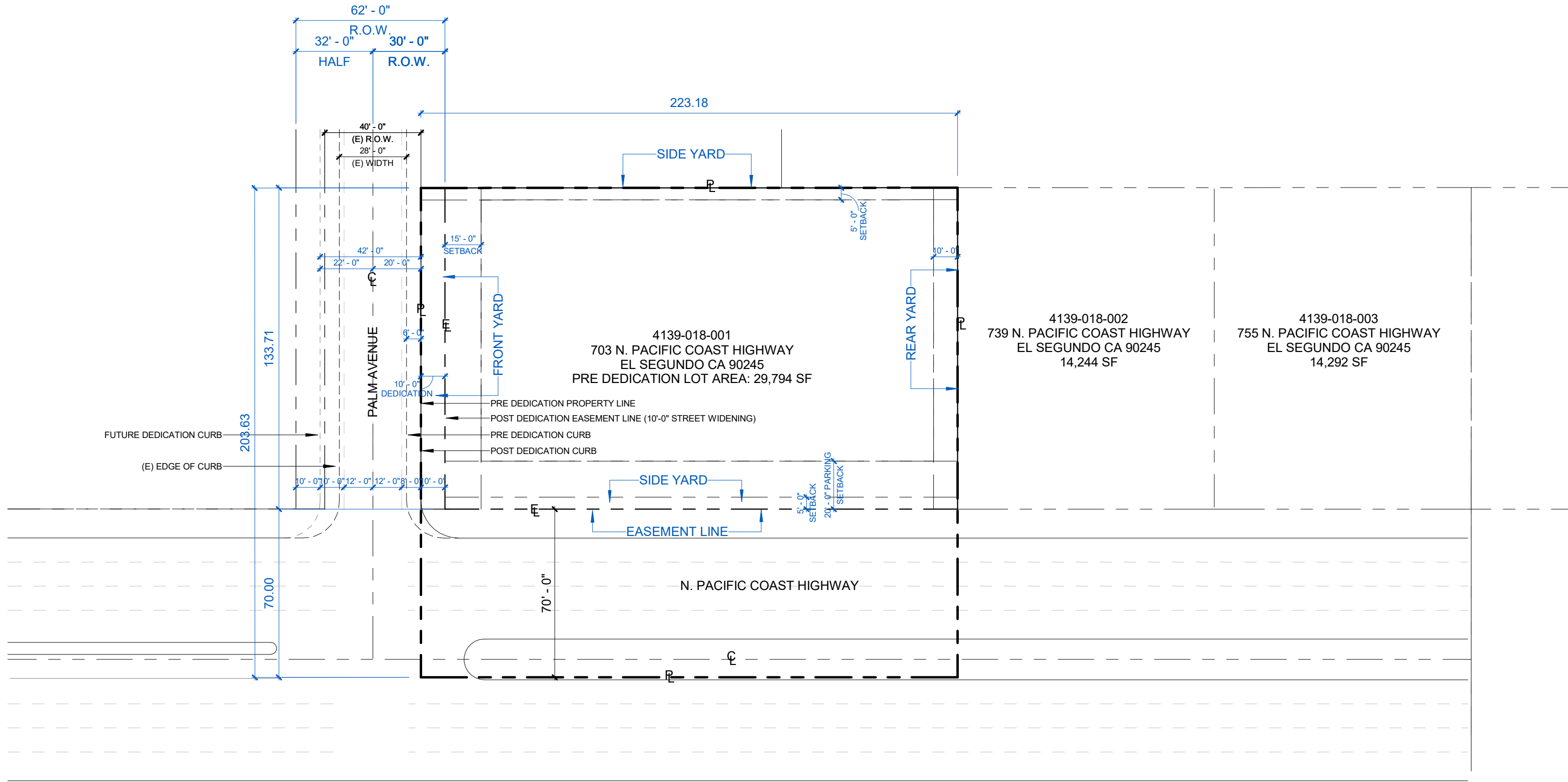
701 N PACIFIC COAST HIGHWAY

PERSPECTIVE VIEW 17





+100.28
APPROX
LOCATION OF
LOWEST
ELEVATION



4139-018-002
 739 N. PACIFIC COAST HIGHWAY
 EL SEGUNDO CA 90245
 14,244 SF

4139-018-003
 755 N. PACIFIC COAST HIGHWAY
 EL SEGUNDO CA 90245
 14,292 SF

4139-018-001
 703 N. PACIFIC COAST HIGHWAY
 EL SEGUNDO CA 90245
 PRE DEDICATION LOT AREA: 29,794 SF

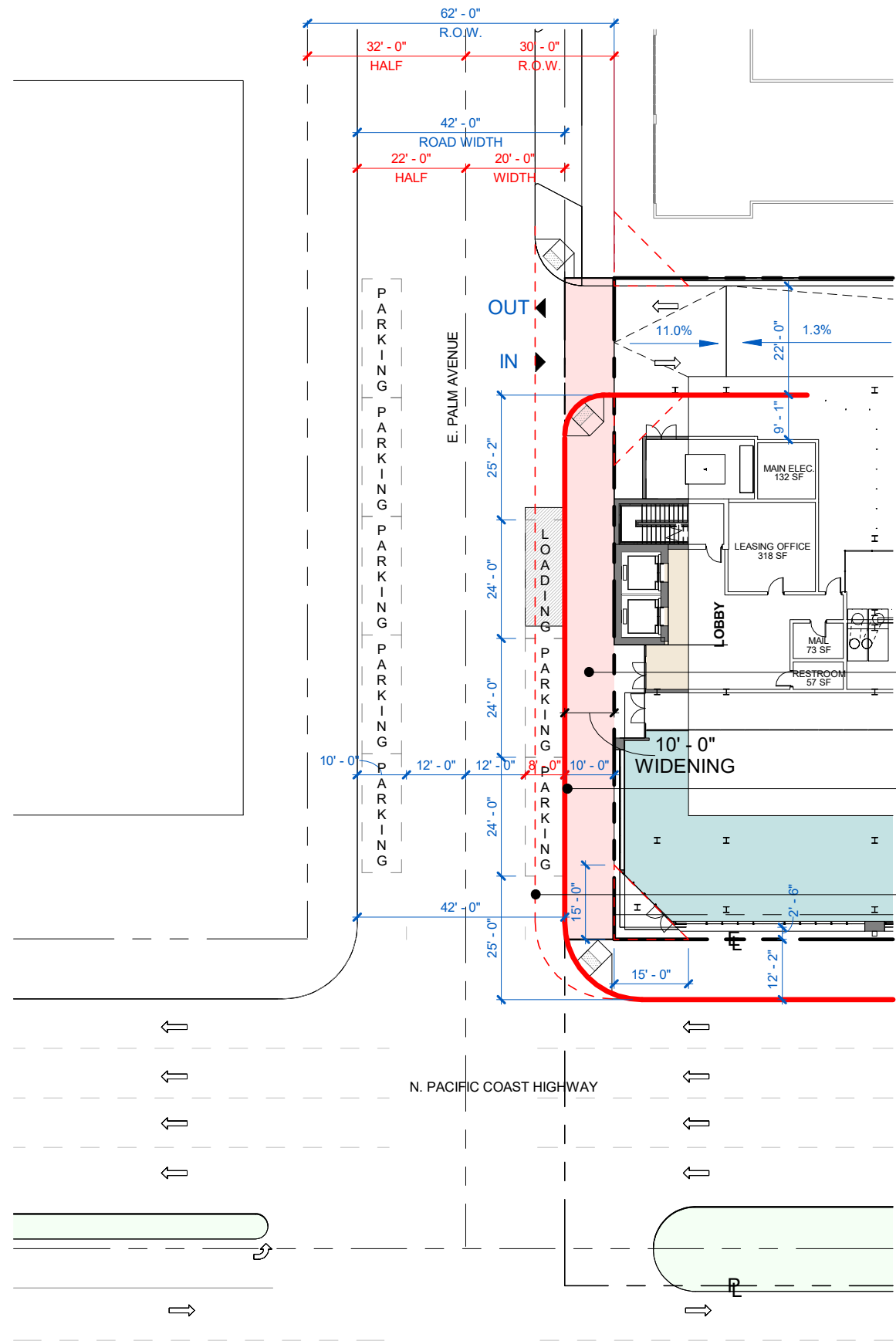


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RED HATCHED AREA DENOTES
10' WIDE (1,336 SF) AREA OF STREET WIDENING

RED HEAVY LINE DENOTES
(N) STREET CURB FACE POST STREET WIDENING

RED DASHED LINE DENOTES
(E) STREET CURB FACE TO BE WIDENED

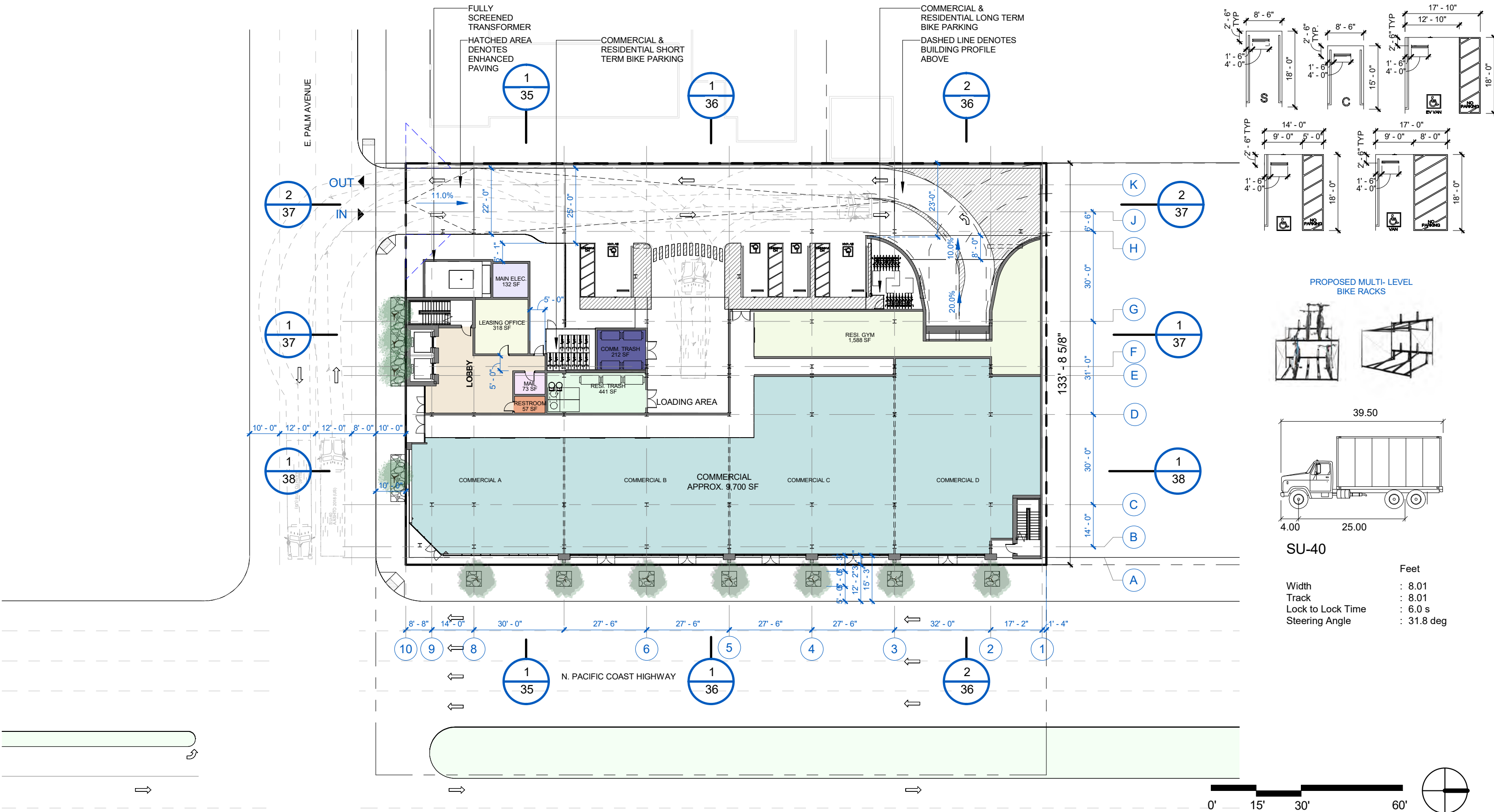


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STREET WIDENING EASEMENT DIAGRAM



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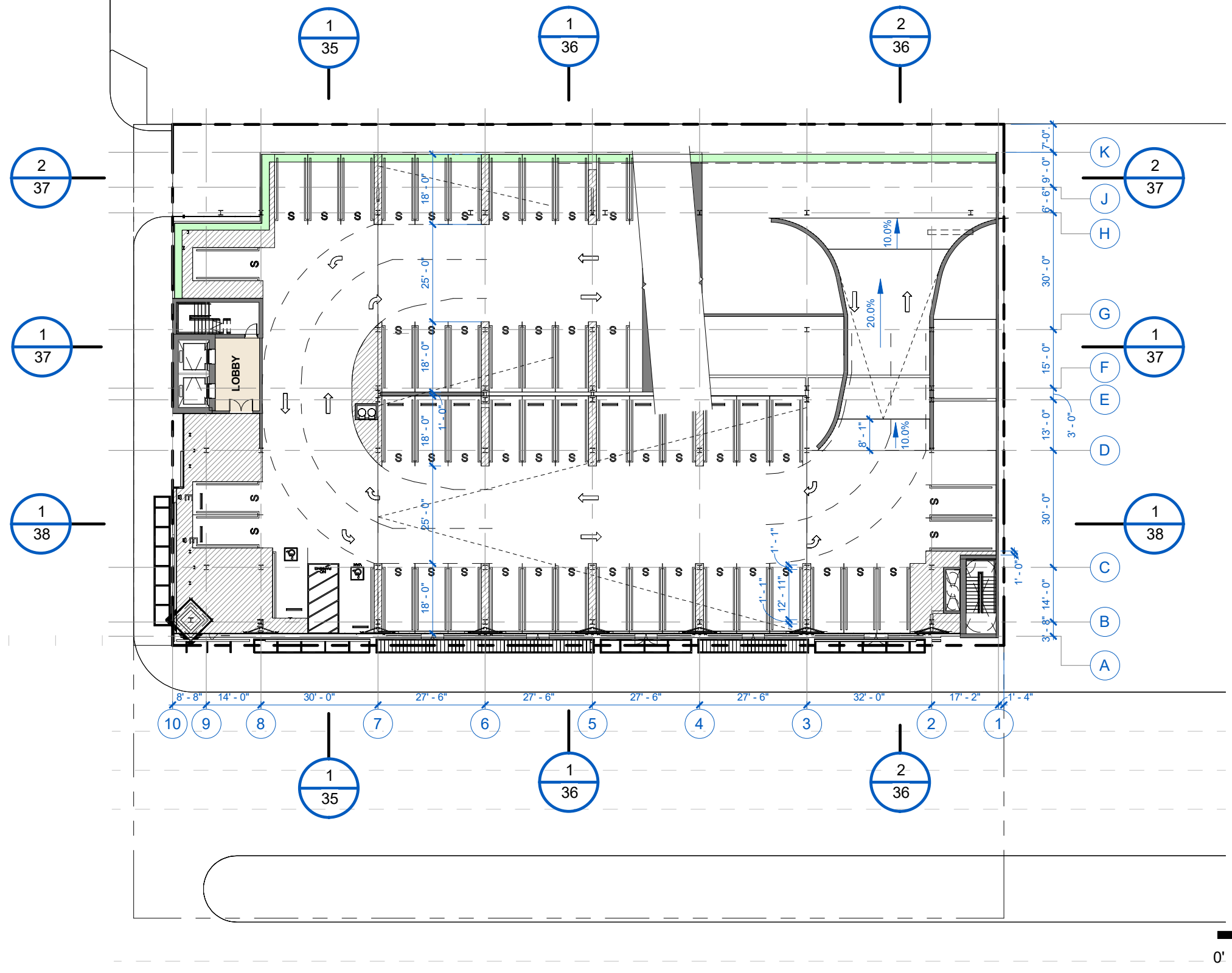


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LEVEL 01 22

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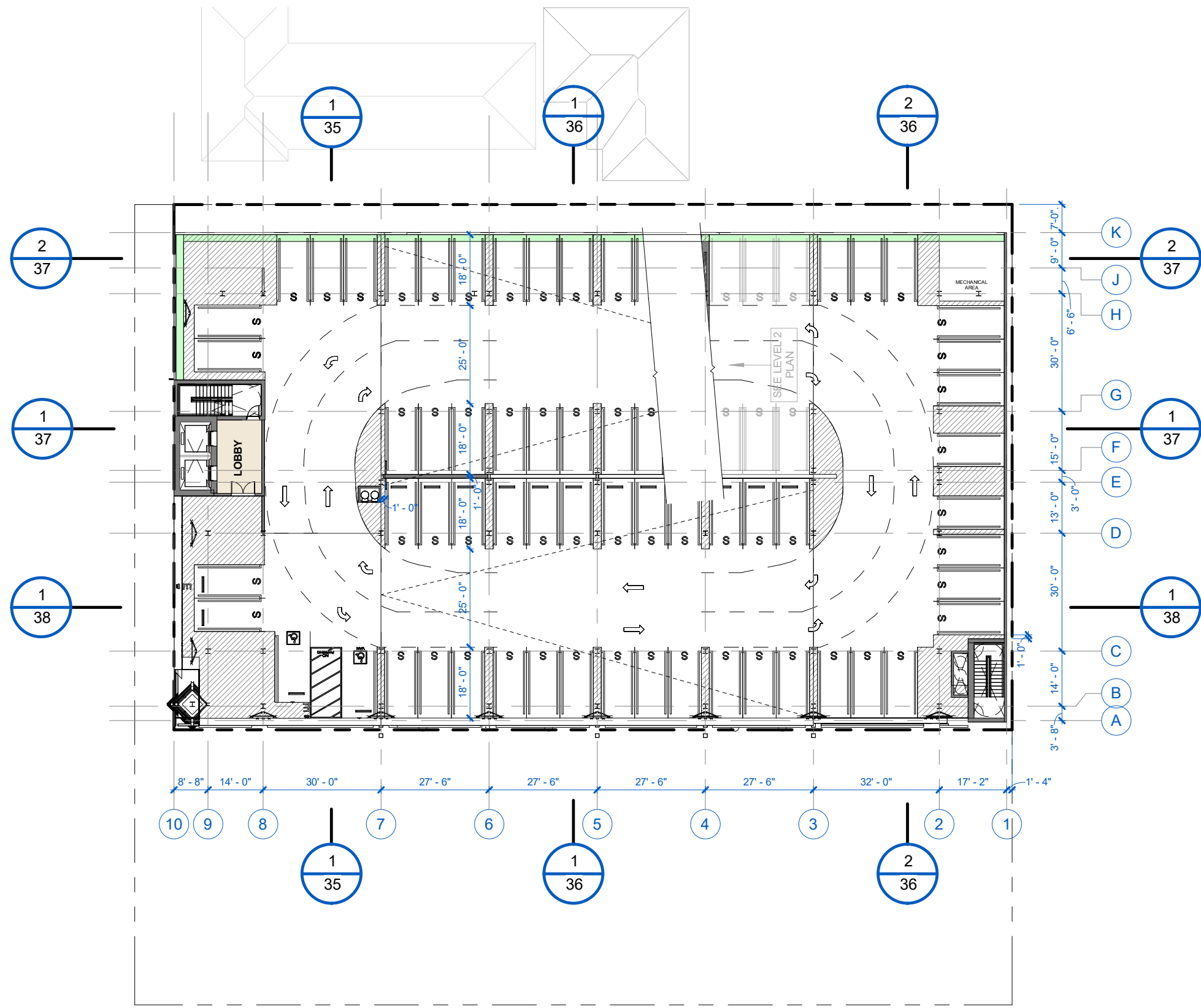


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LEVEL 02 (PARKING) 23



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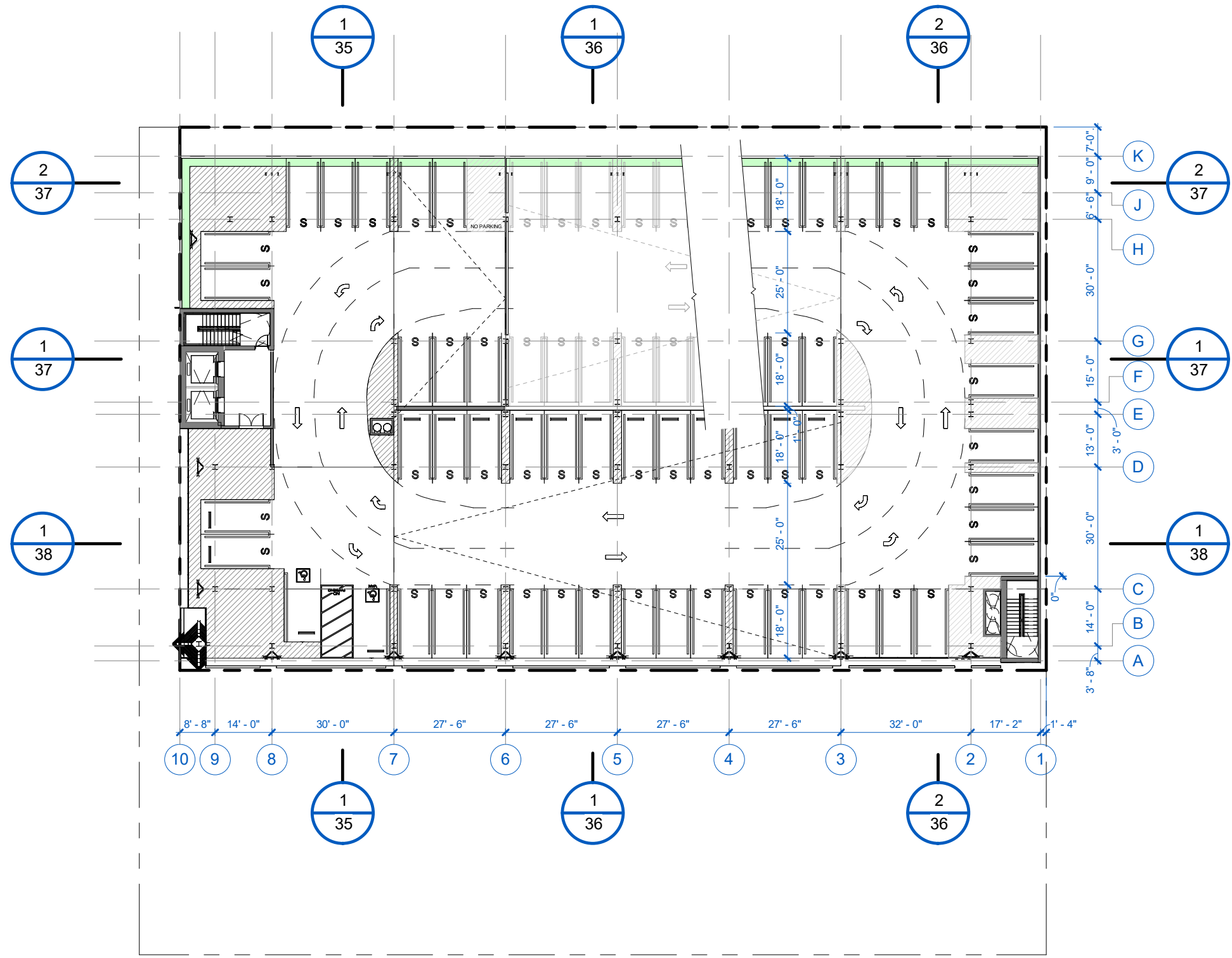


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LEVEL 03 (PARKING) 24



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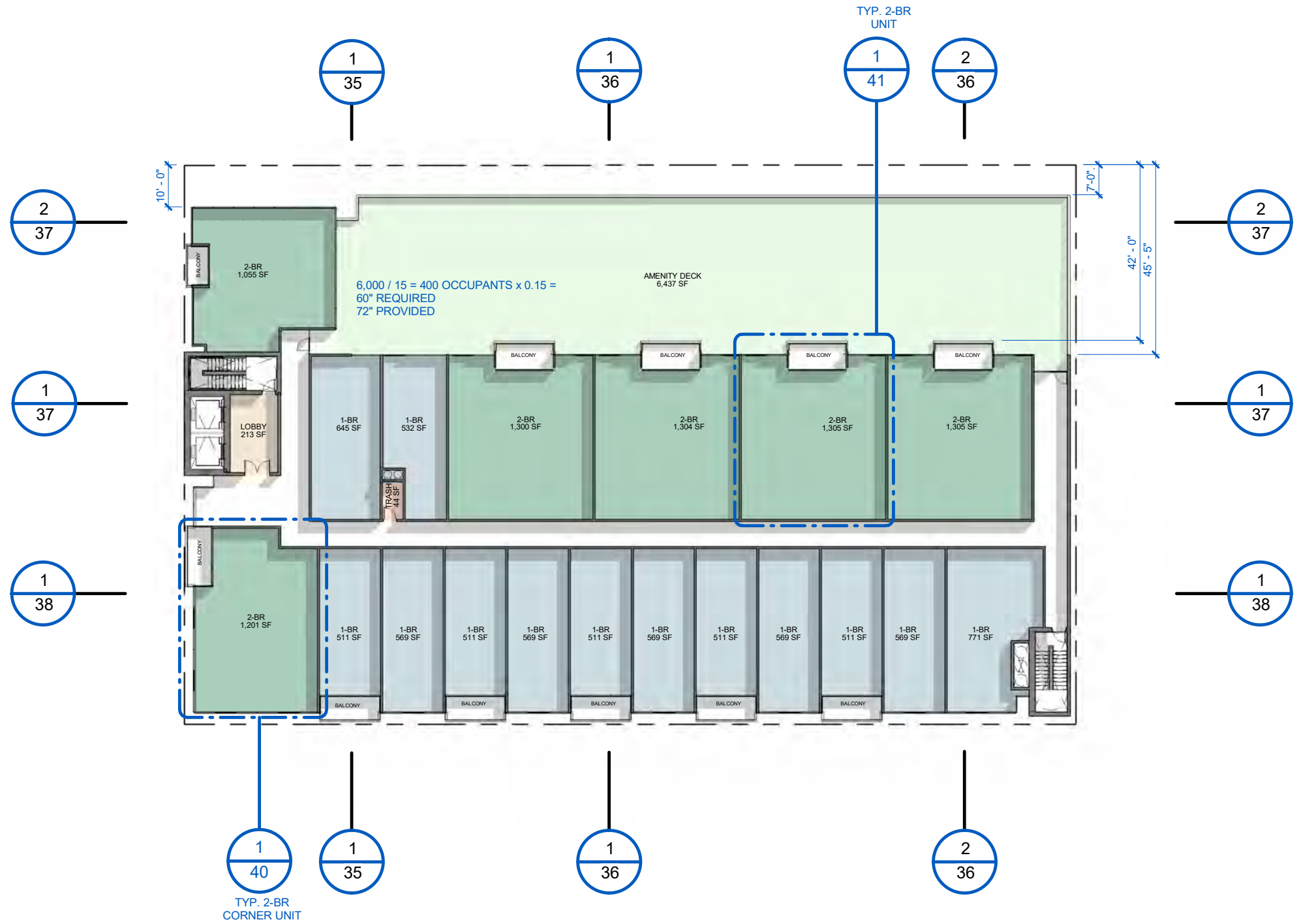


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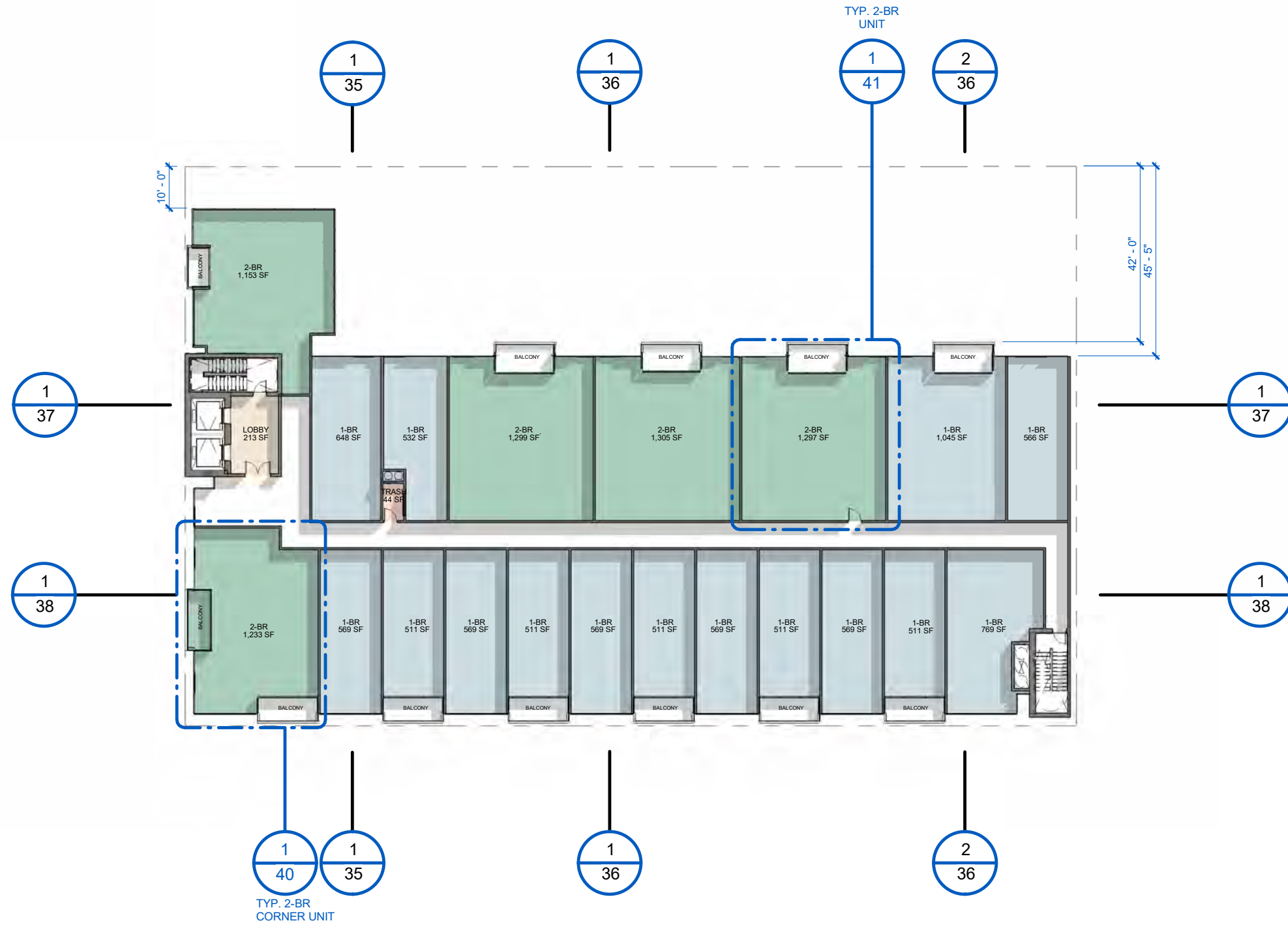


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LEVEL 05 (RESIDENTIAL) 26

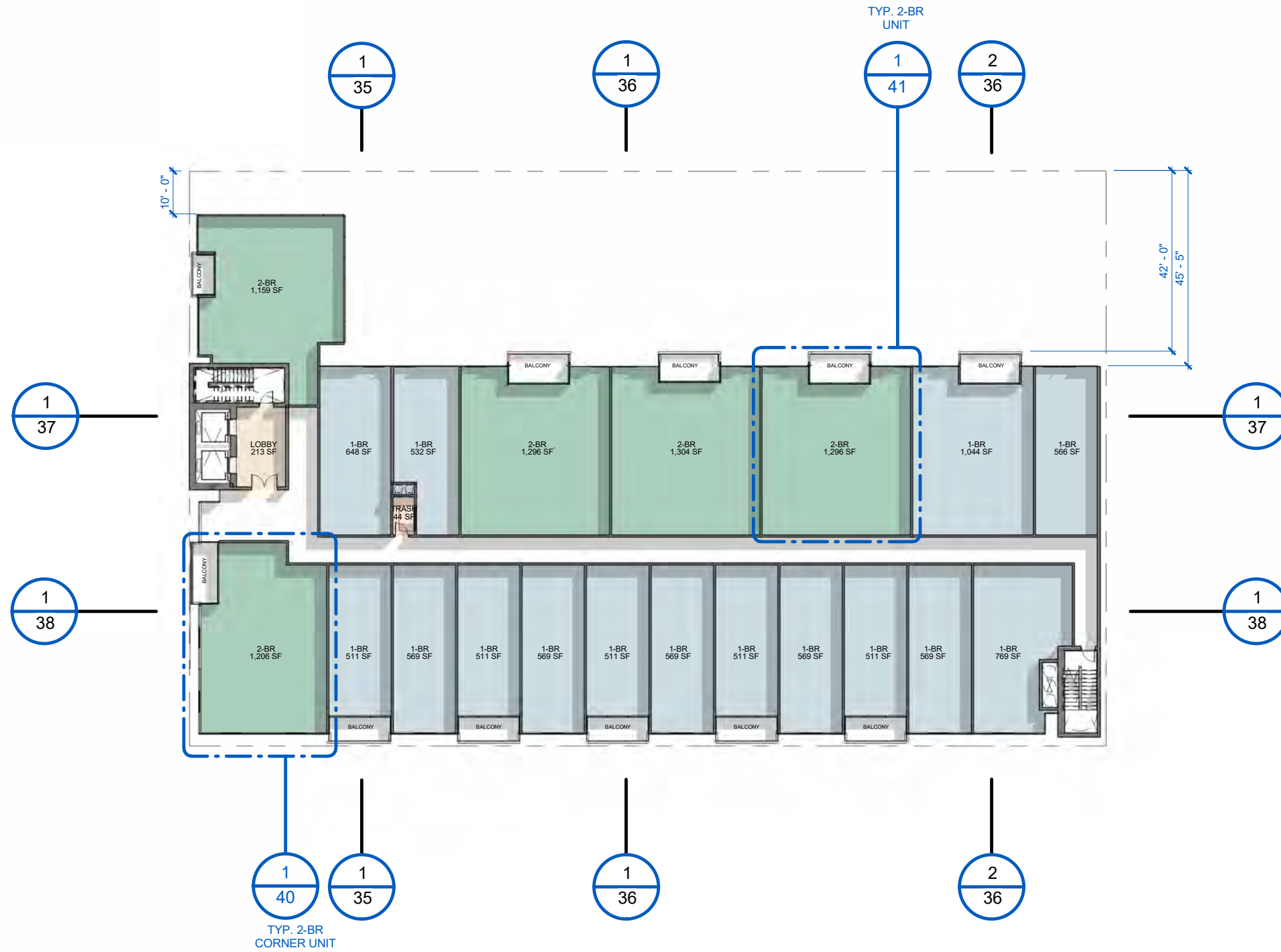


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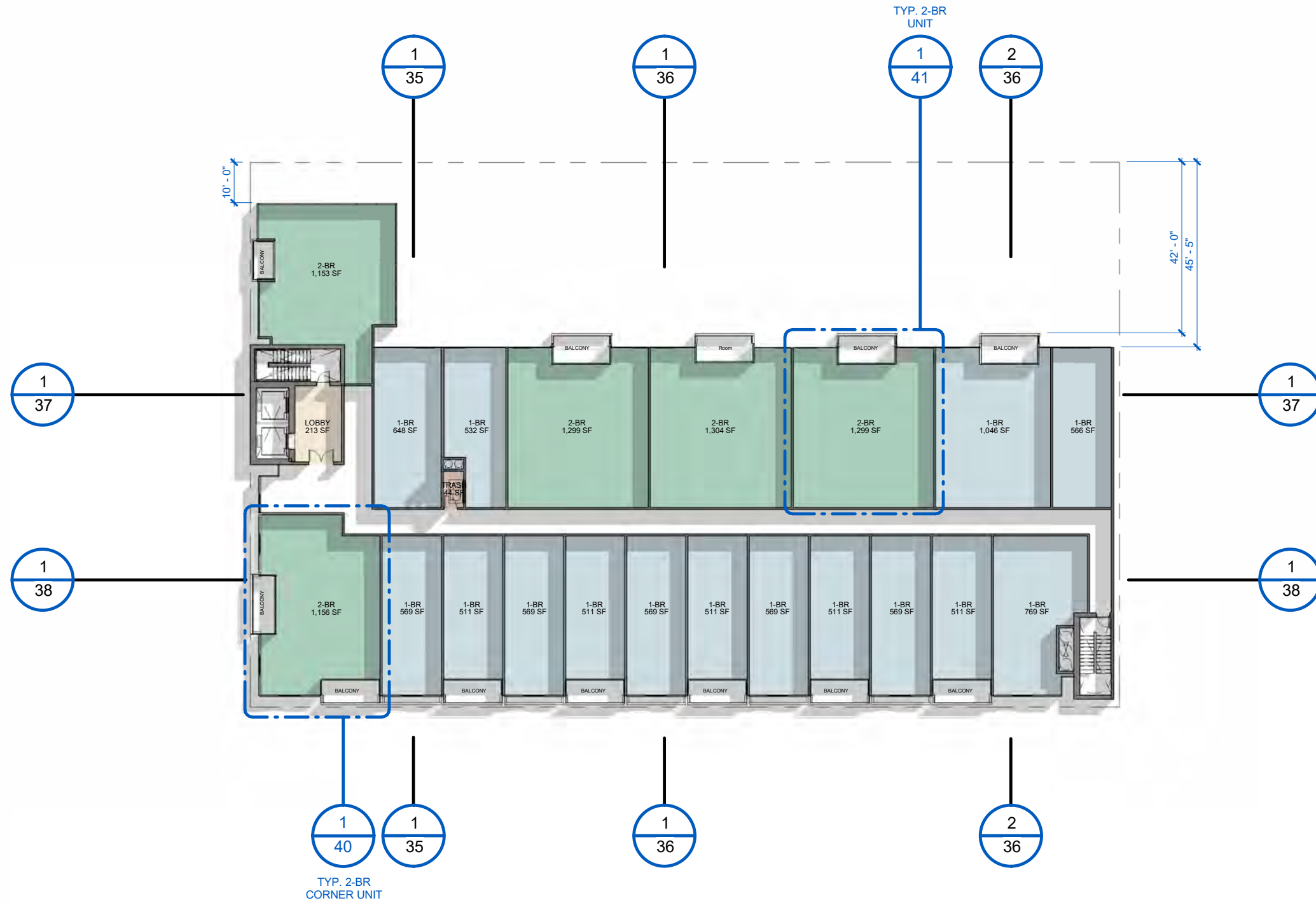


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LEVEL 07 (RESIDENTIAL)



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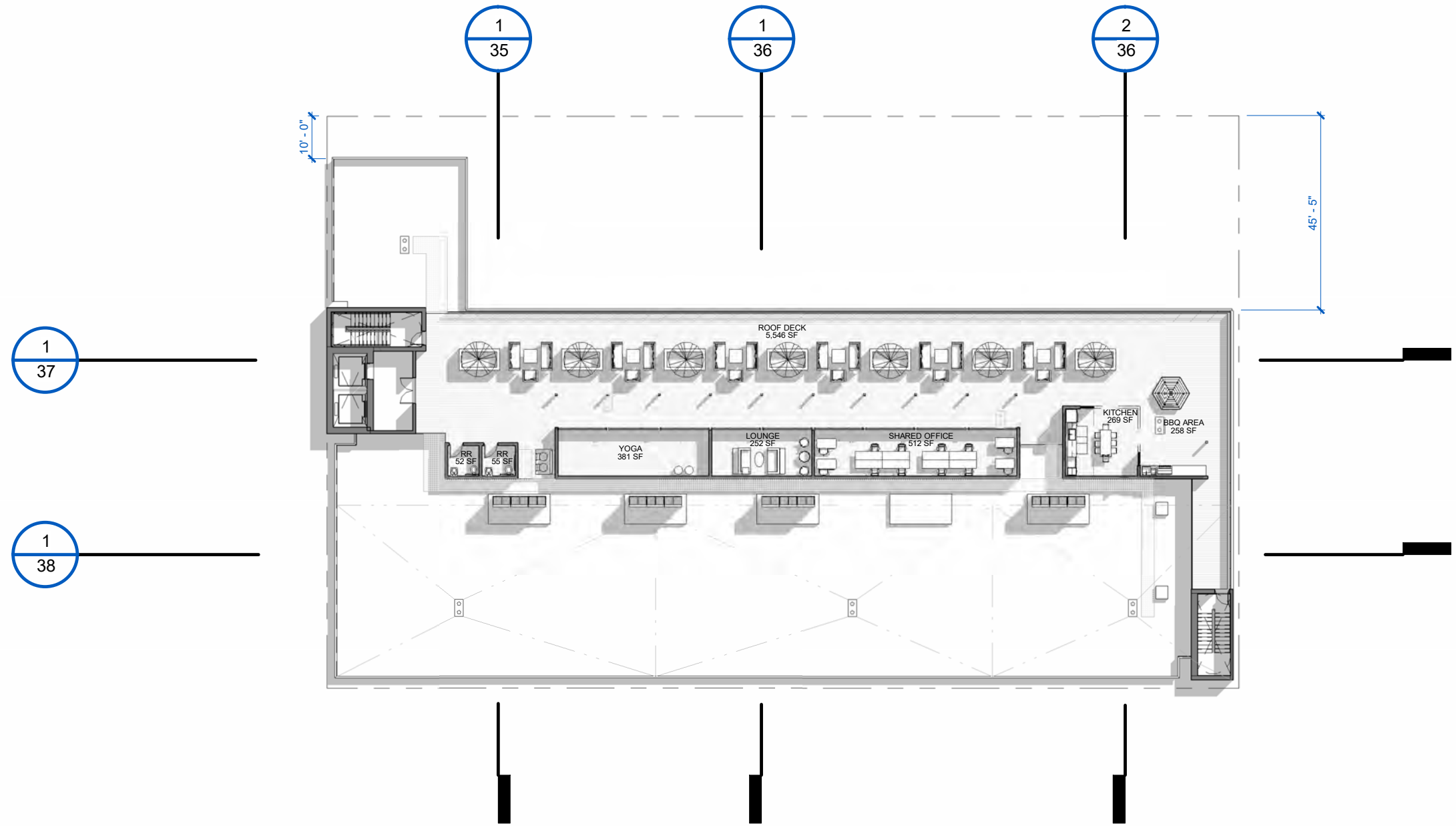


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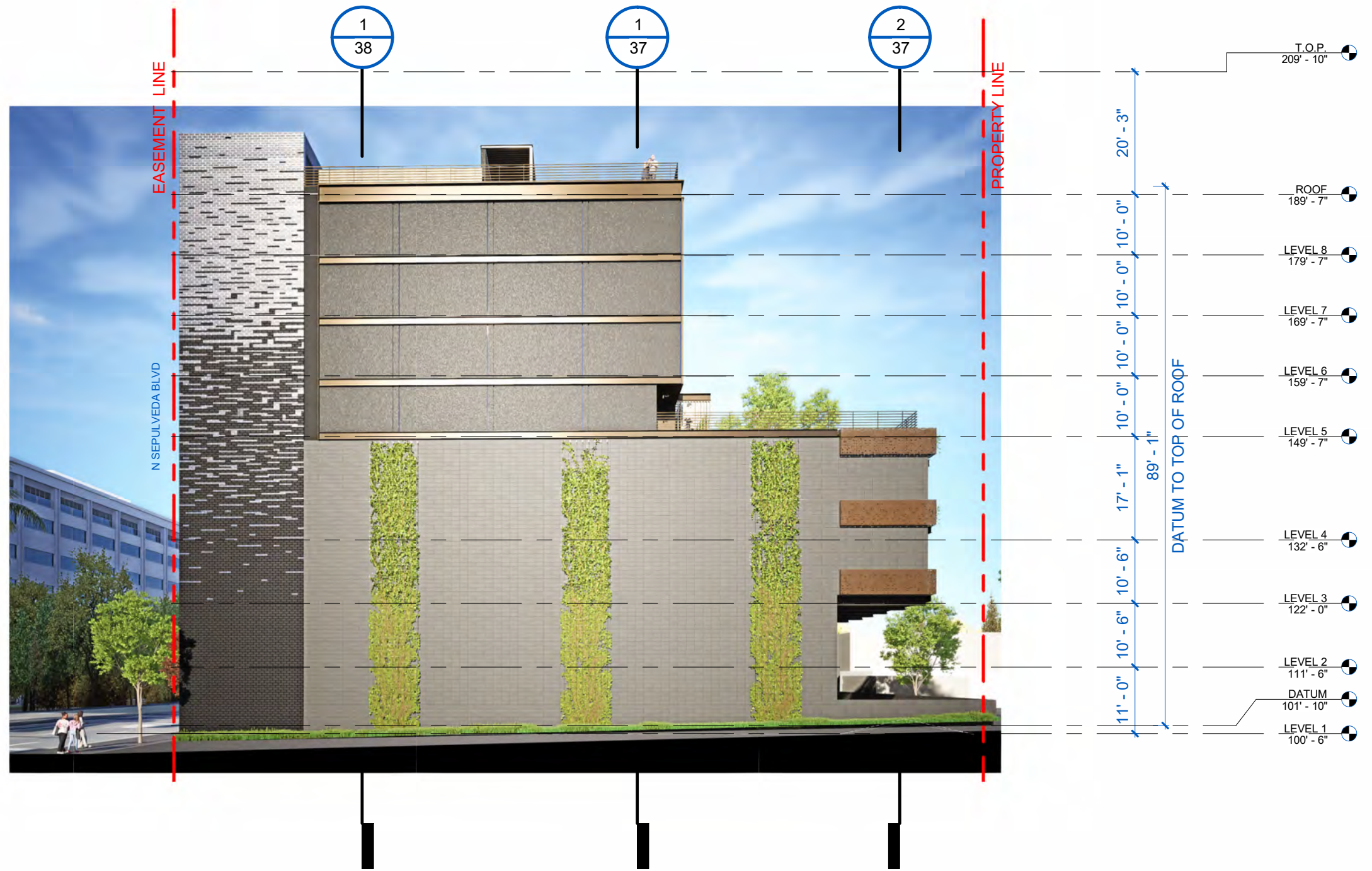
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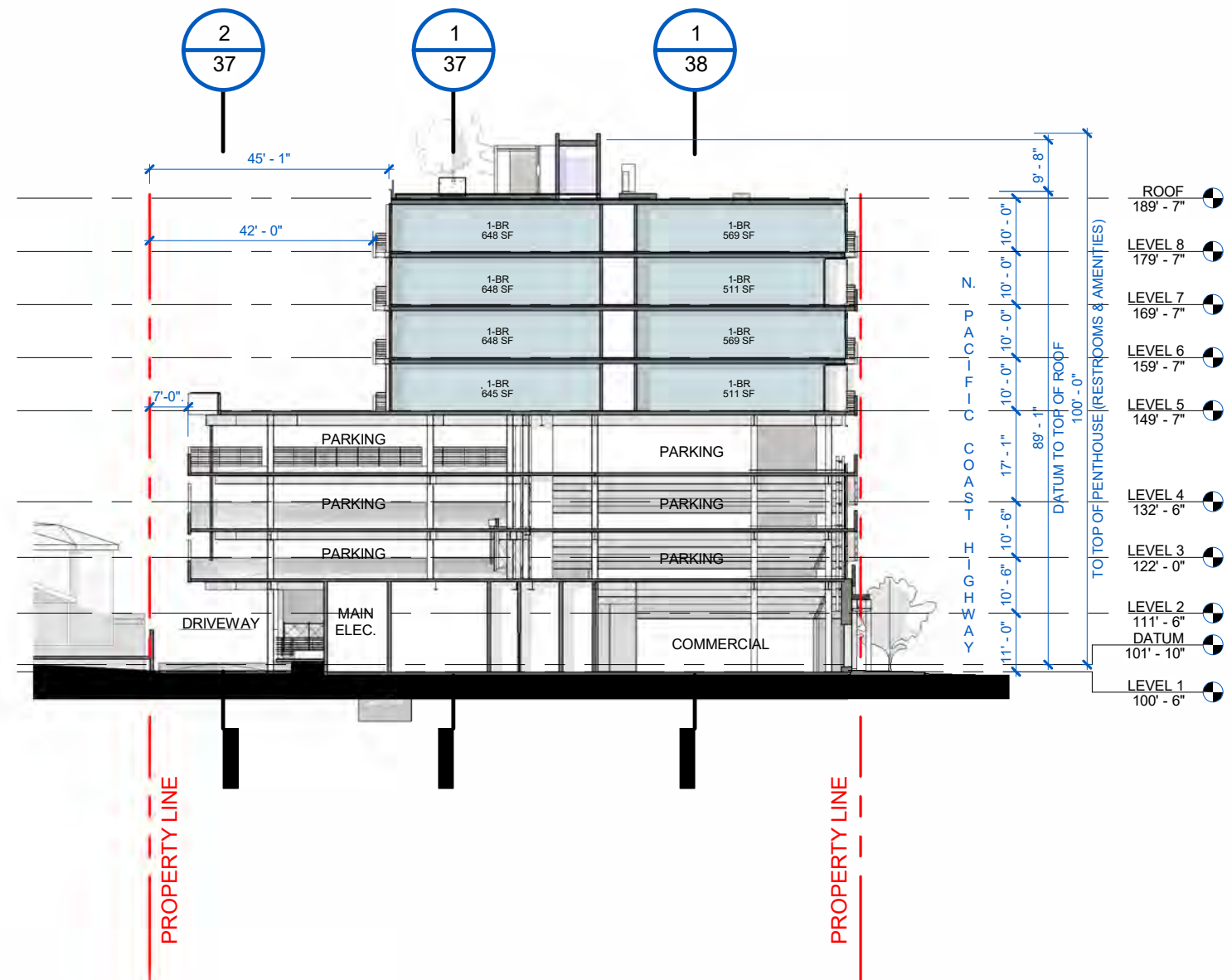
701 N PACIFIC COAST HIGHWAY
 ROOF PLAN 30



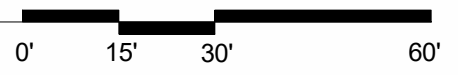


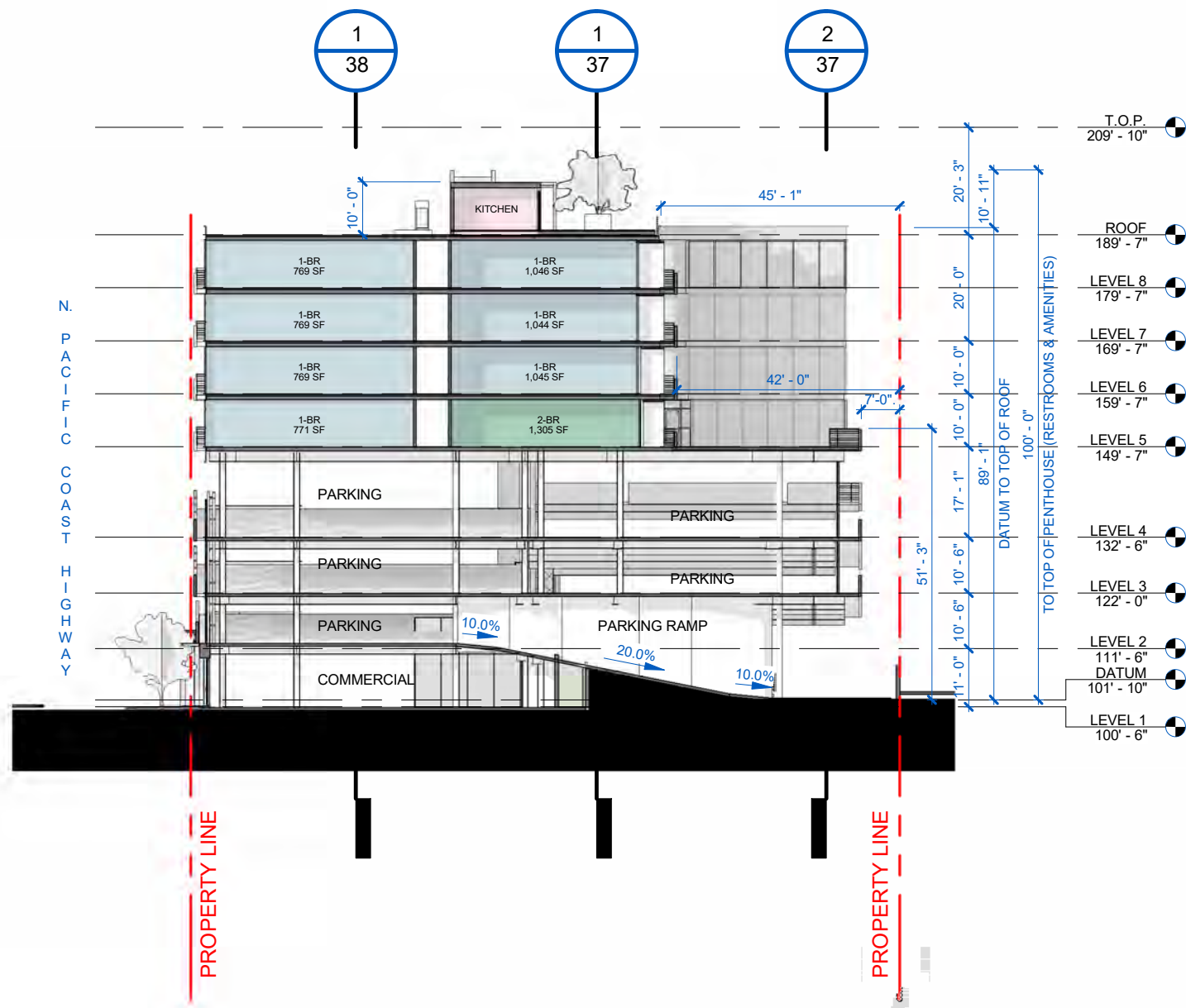




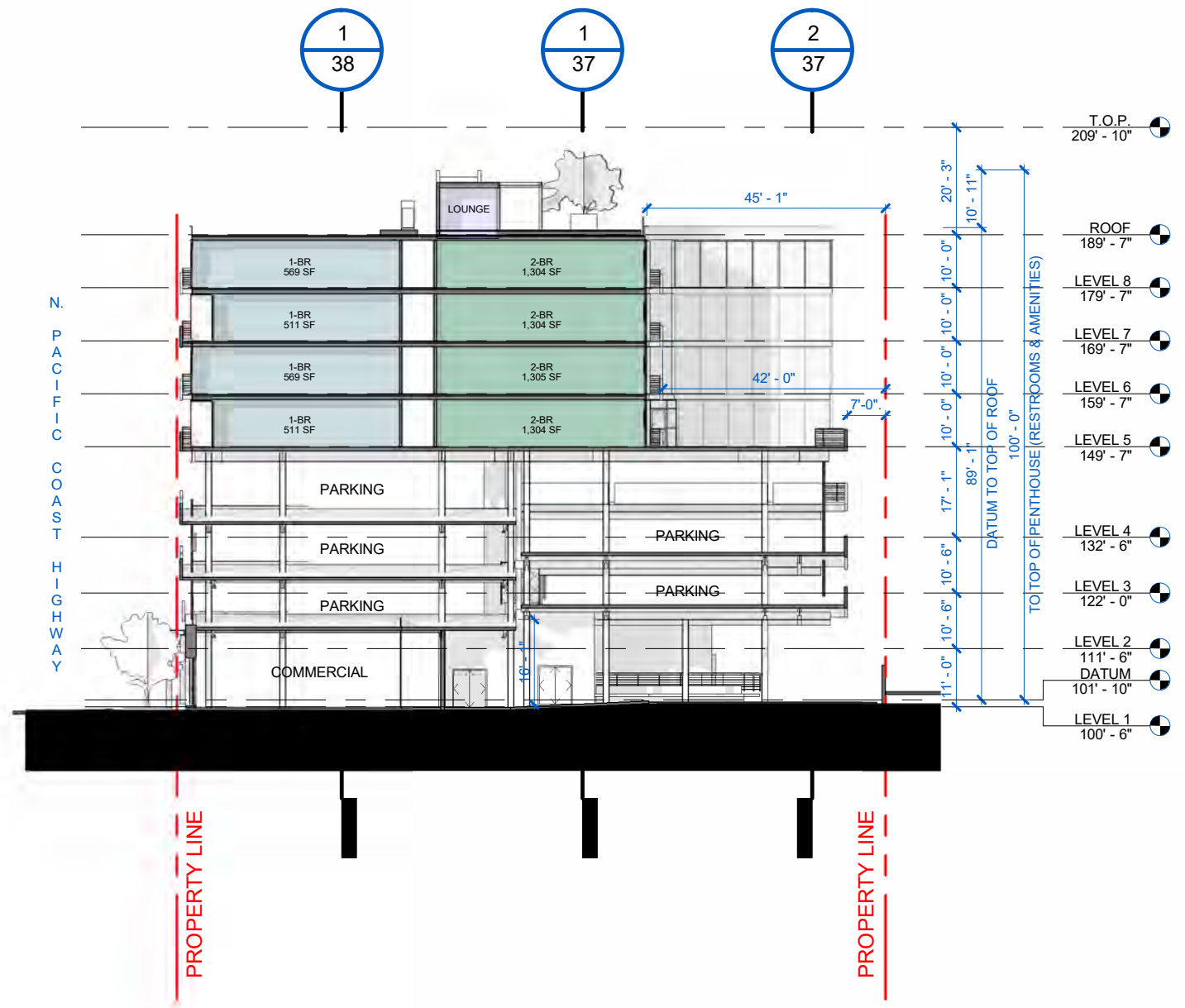
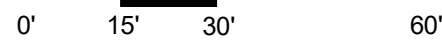


① SECTION A-A - E/W SECTION
1" = 30'-0"

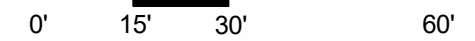


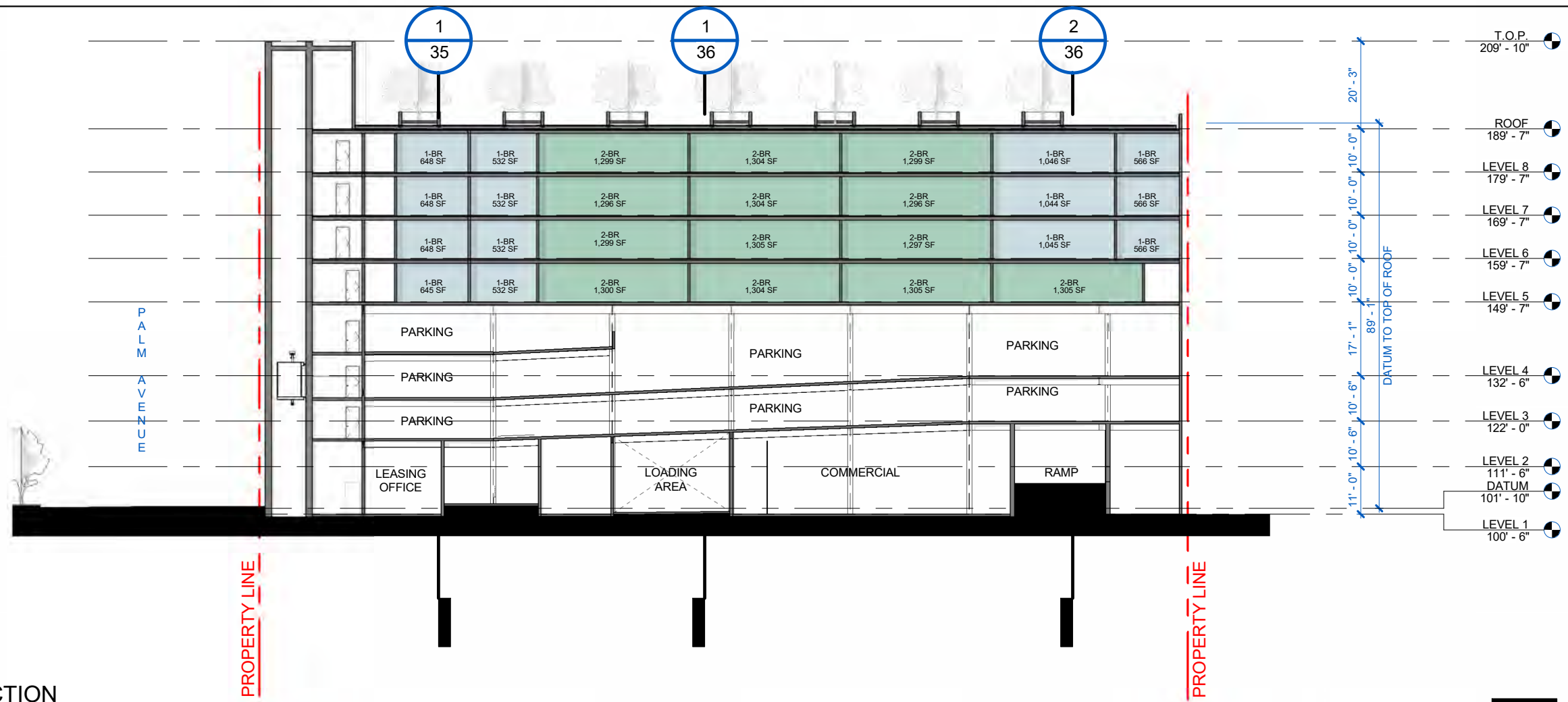


② SECTION C-C - E/W SECTION
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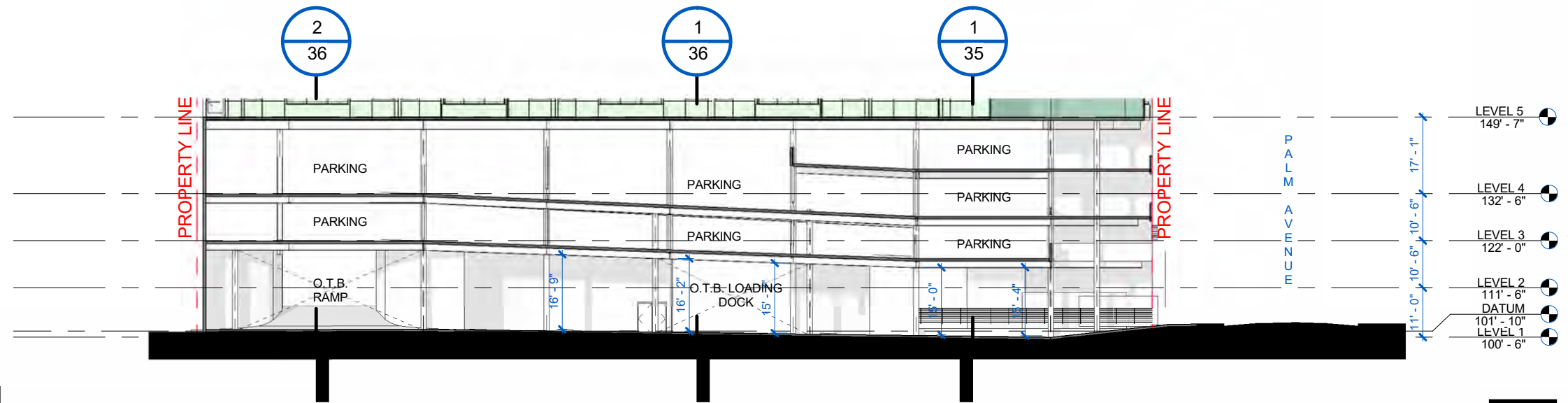


① SECTION B-B - E/W SECTION
1" = 30'-0"





1 SECTION C-C - N/S SECTION
1" = 30'-0"



2 SECTION E-E - N/S SECTION
1" = 30'-0"



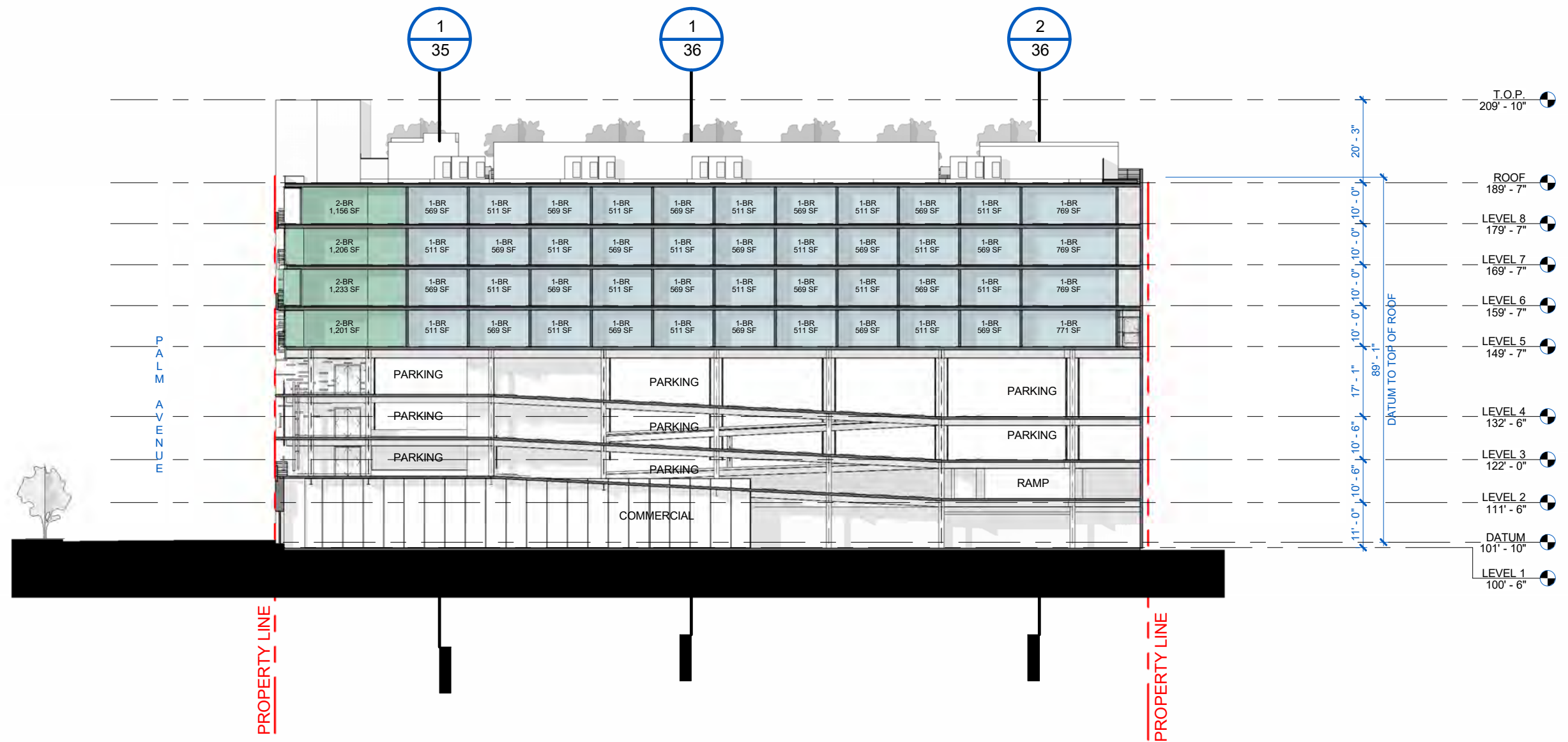
ARCHITECTS



AUG 26, 2024

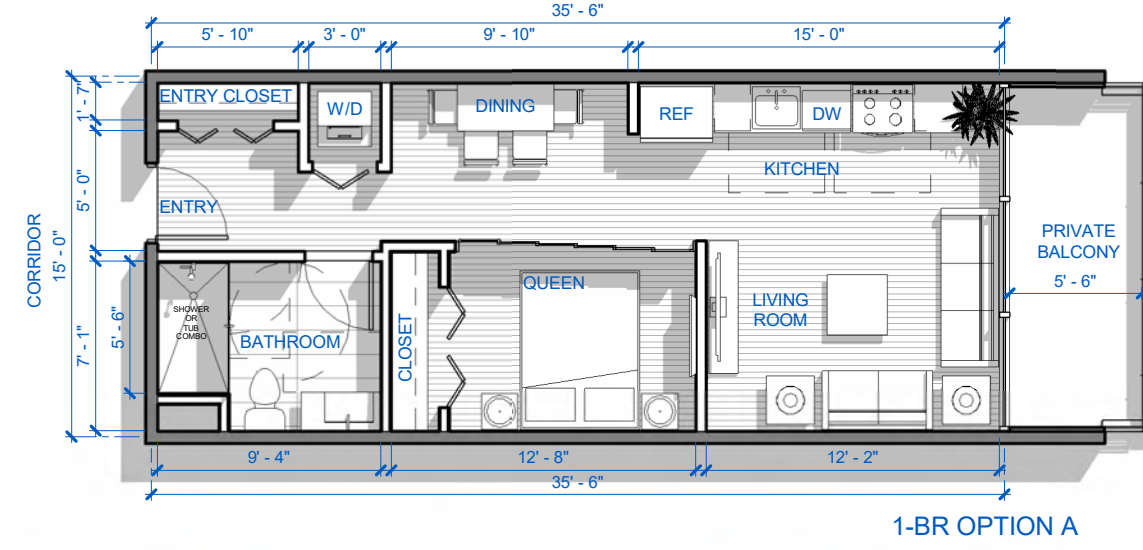
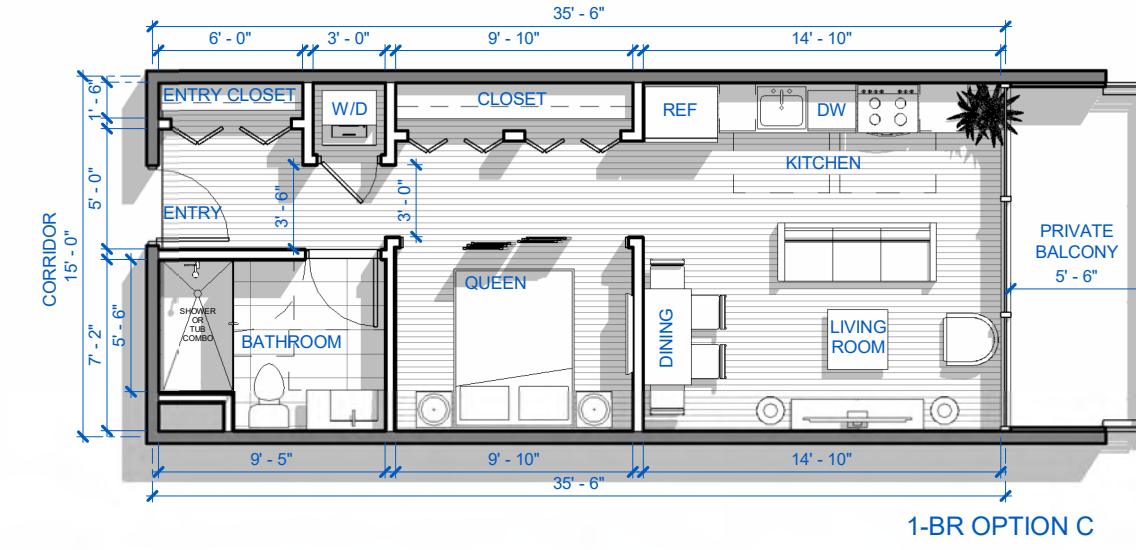
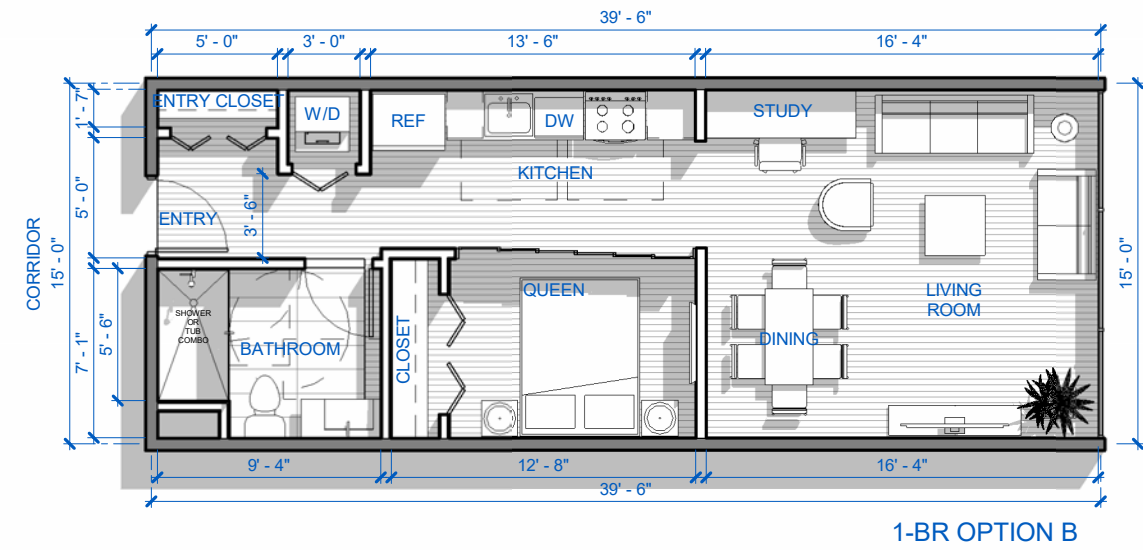
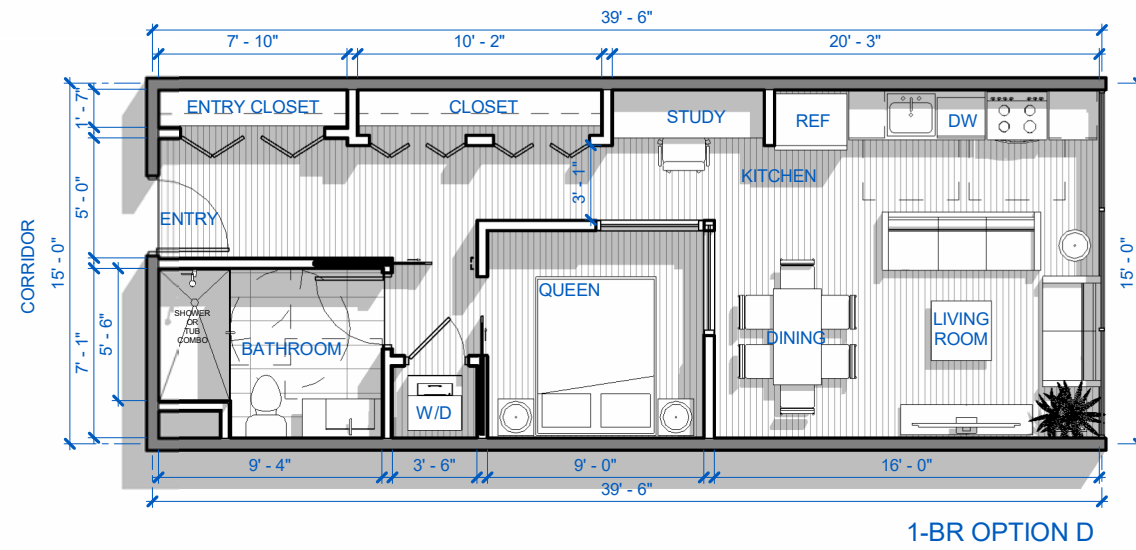
701 N PACIFIC COAST HIGHWAY

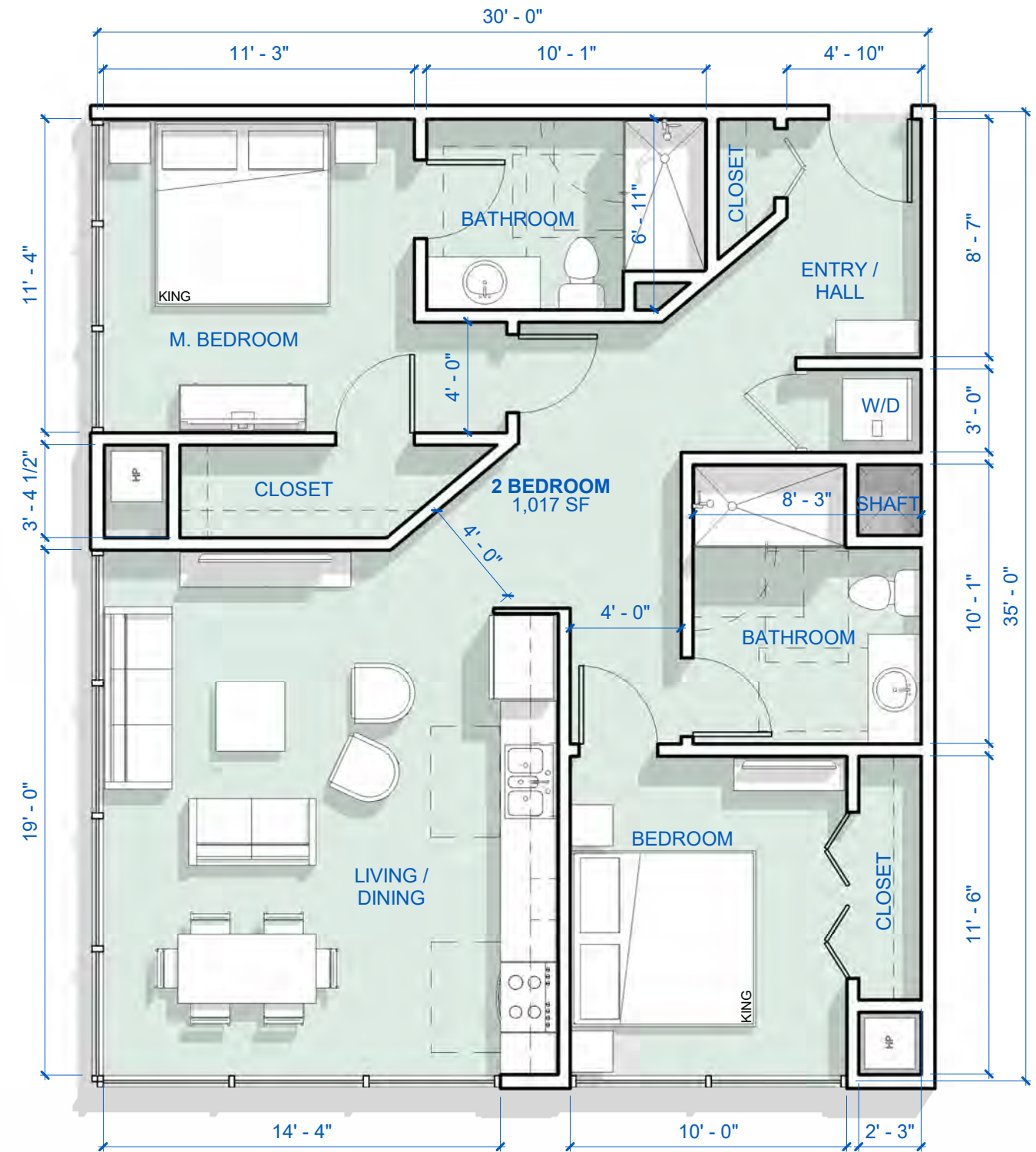
N/S SECTION 37

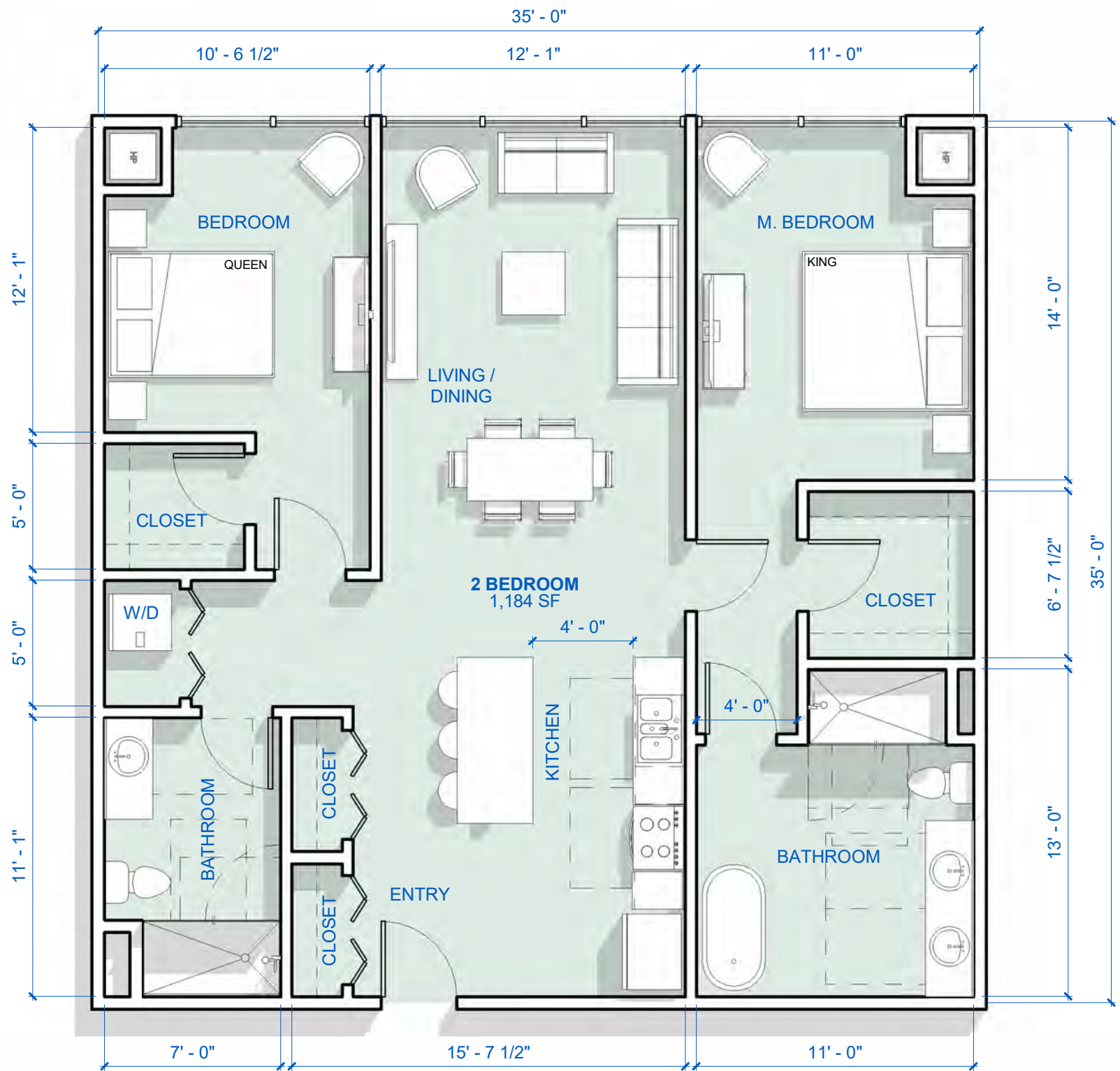


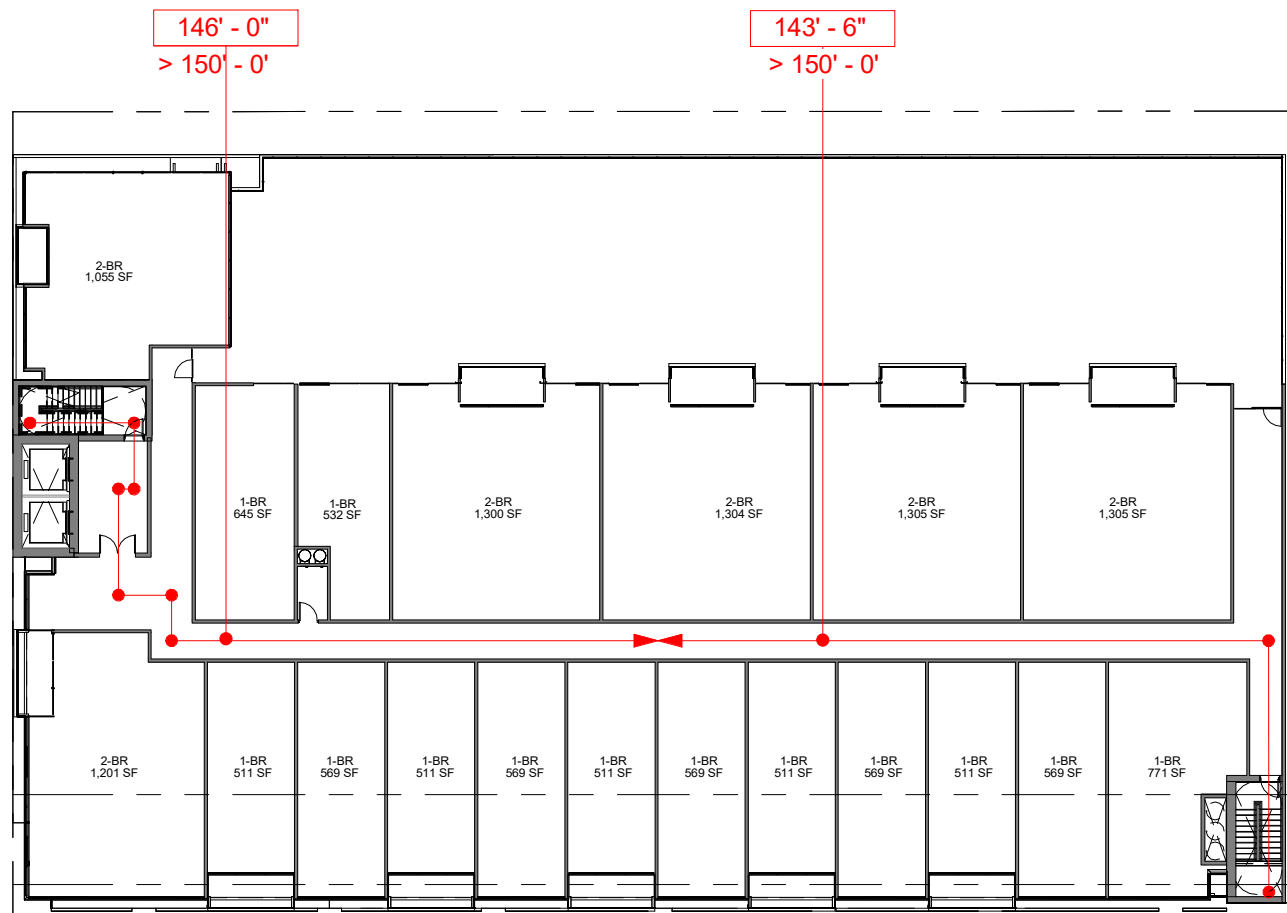
1 SECTION D-D - N/S SECTION 2
1" = 30'-0"



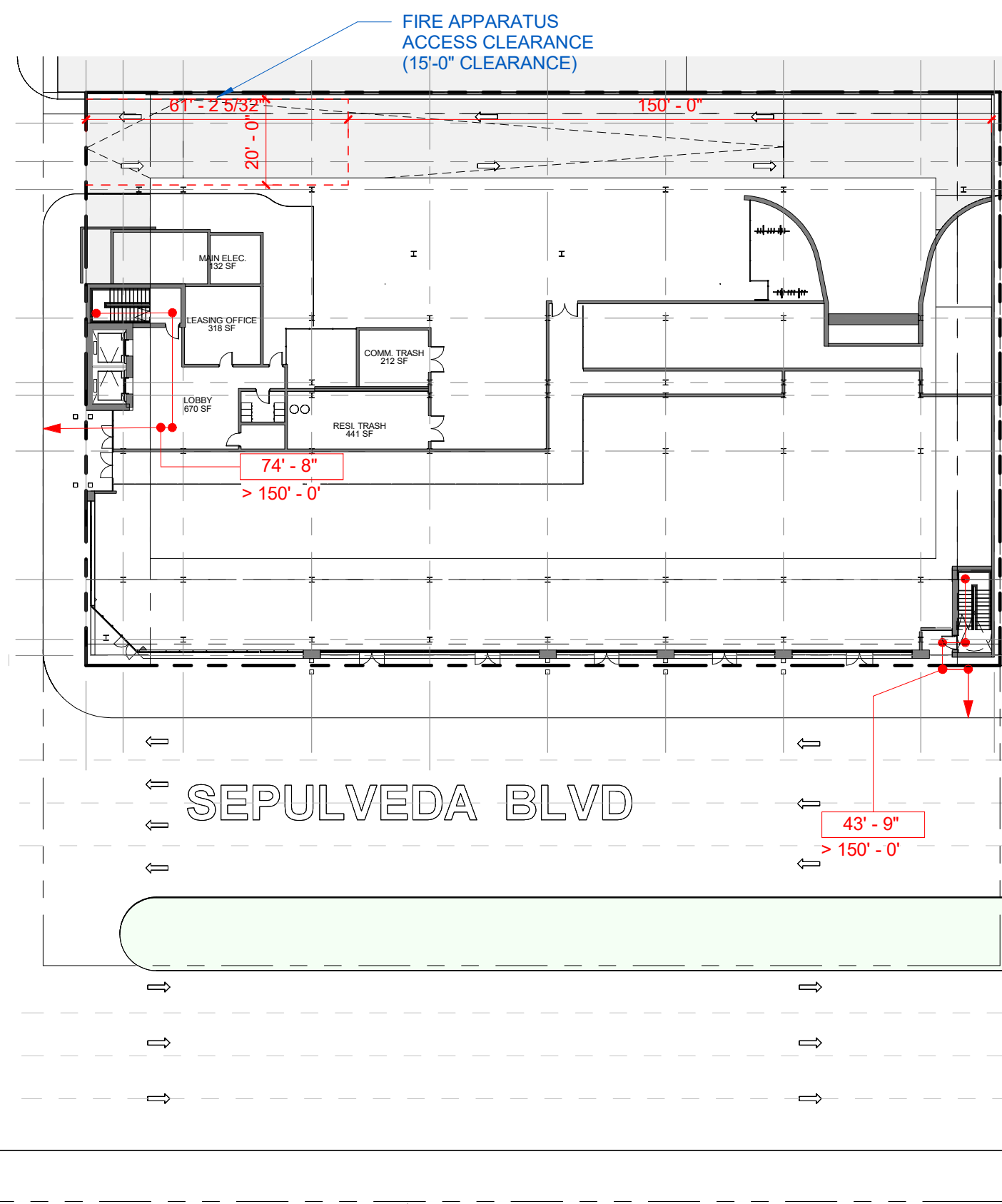








2 FIRE ACCESS DIAGRAM - TYPICAL RESIDENTIAL LEVELS
1/32" = 1'-0"



1 FIRE ACCESS DIAGRAM - GROUND LEVEL
1/32" = 1'-0"



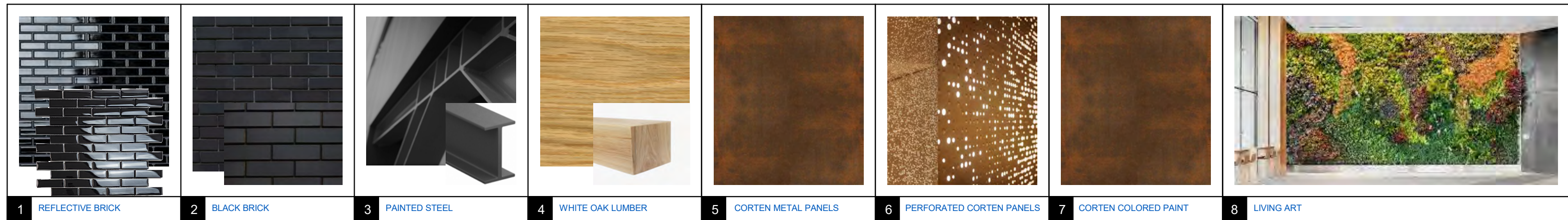
ARCHITECTS

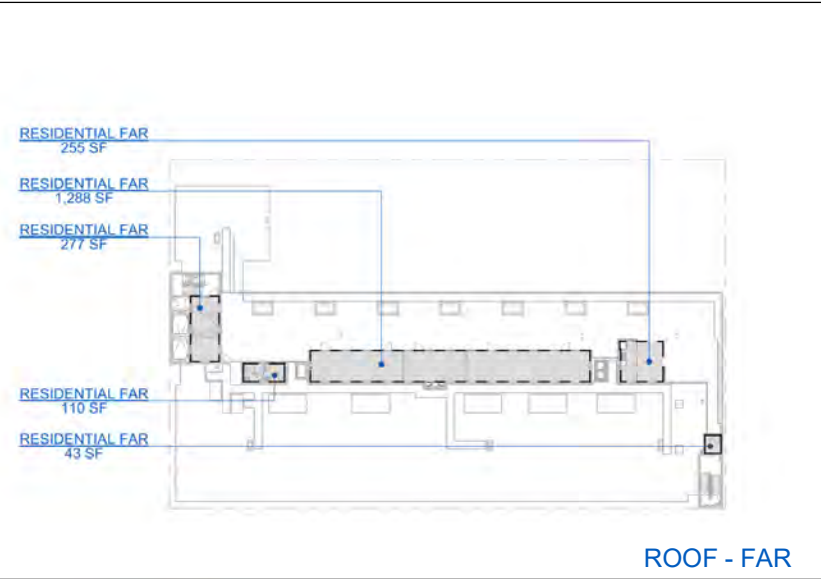


AUG 26, 2024

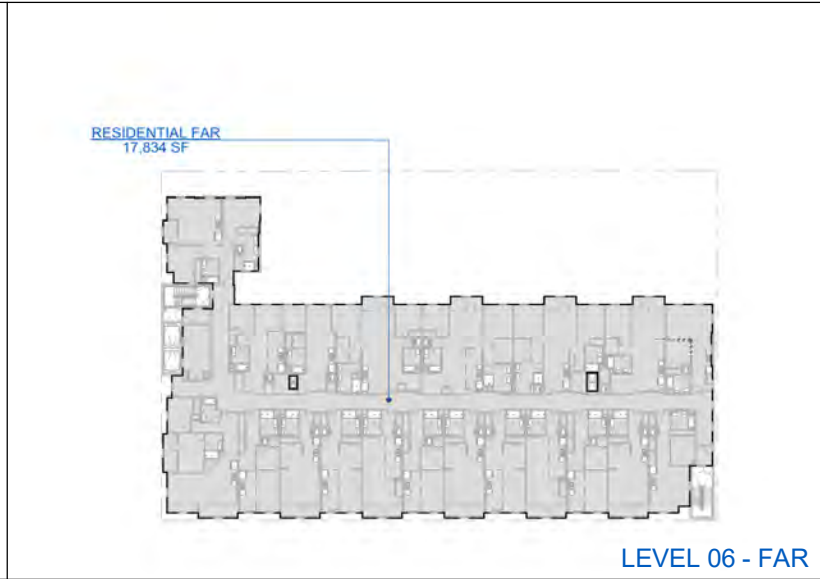
701 N PACIFIC COAST HIGHWAY

FIRE ACCESS DIAGRAM

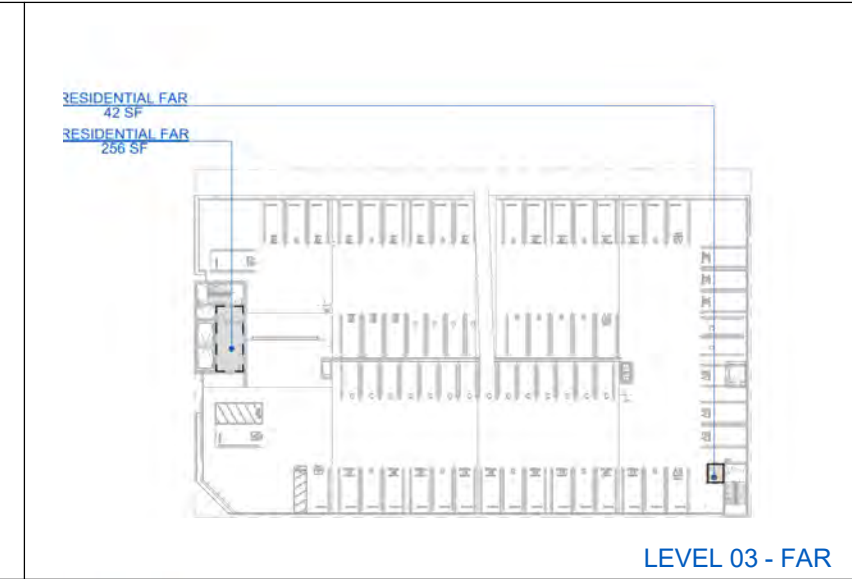




ROOF - FAR

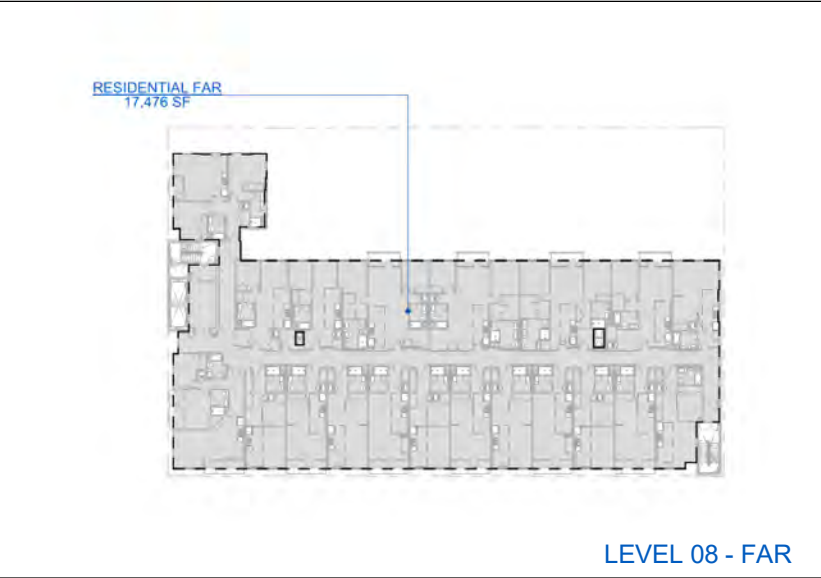


LEVEL 06 - FAR

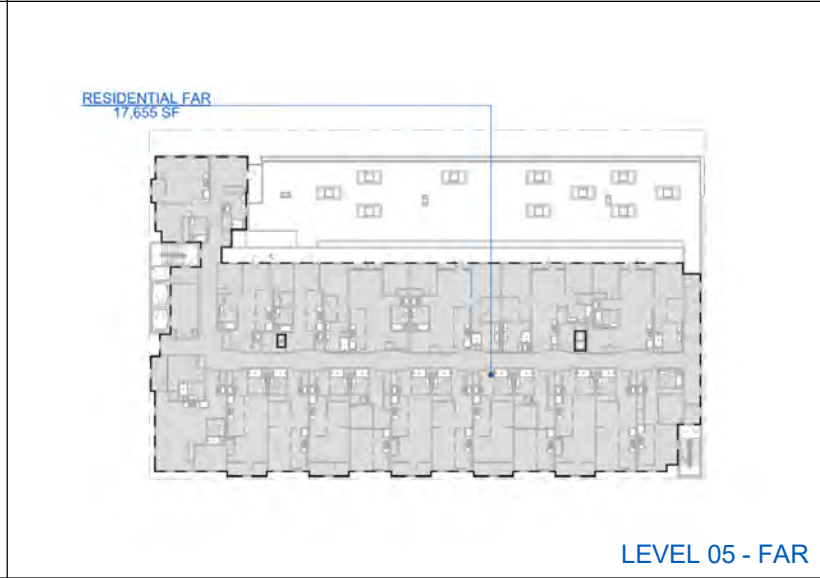


LEVEL 03 - FAR

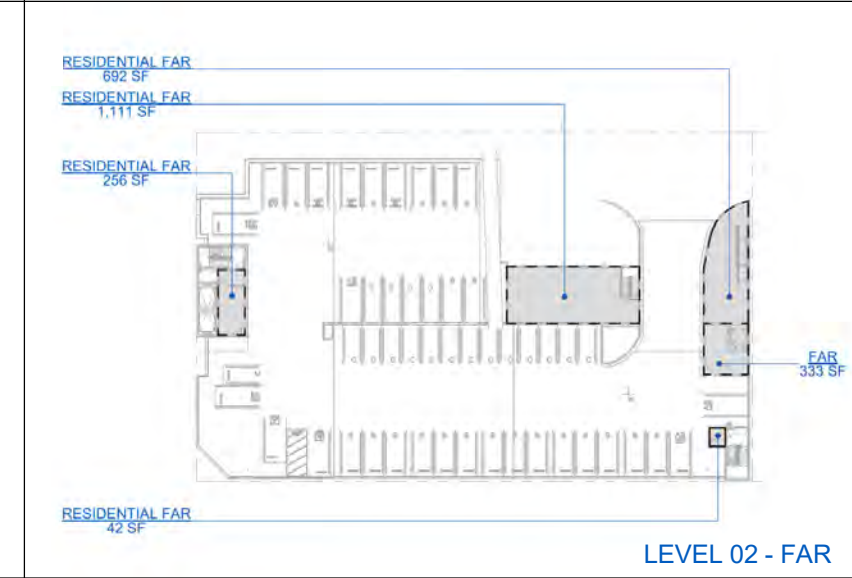
FLOOR AREA SCHEDULE (ESZC 15-6-1)		
LEVEL	NAME	AREA
LEVEL 01	COMMERCIAL FAR	9,688 SF
LEVEL 01	COMMERCIAL FAR	385 SF
COMMERCIAL FAR		10,074 SF
LEVEL 01	RESIDENTIAL FAR	3,251 SF
LEVEL 01	RESIDENTIAL FAR	163 SF
LEVEL 01	RESIDENTIAL FAR	1,616 SF
LEVEL 01	RESIDENTIAL FAR	171 SF
LEVEL 02	RESIDENTIAL FAR	256 SF
LEVEL 02	RESIDENTIAL FAR	42 SF
LEVEL 02	RESIDENTIAL FAR	843 SF
LEVEL 02	RESIDENTIAL FAR	625 SF
LEVEL 02	RESIDENTIAL FAR	337 SF
LEVEL 03	RESIDENTIAL FAR	256 SF
LEVEL 03	RESIDENTIAL FAR	42 SF
LEVEL 04	RESIDENTIAL FAR	256 SF
LEVEL 04	RESIDENTIAL FAR	42 SF
LEVEL 04	RESIDENTIAL FAR	222 SF
LEVEL 05	RESIDENTIAL FAR	17,655 SF
LEVEL 06	RESIDENTIAL FAR	17,834 SF
LEVEL 07	RESIDENTIAL FAR	17,797 SF
LEVEL 08	RESIDENTIAL FAR	17,476 SF
ROOF	RESIDENTIAL FAR	277 SF
ROOF	RESIDENTIAL FAR	1,288 SF
ROOF	RESIDENTIAL FAR	43 SF
ROOF	RESIDENTIAL FAR	255 SF
ROOF	RESIDENTIAL FAR	110 SF
RESIDENTIAL FAR		80,856 SF
LEVEL 01	SHARED FAR	820 SF
SHARED FAR		820 SF
TOTAL FAR		91,749 SF



LEVEL 08 - FAR



LEVEL 05 - FAR

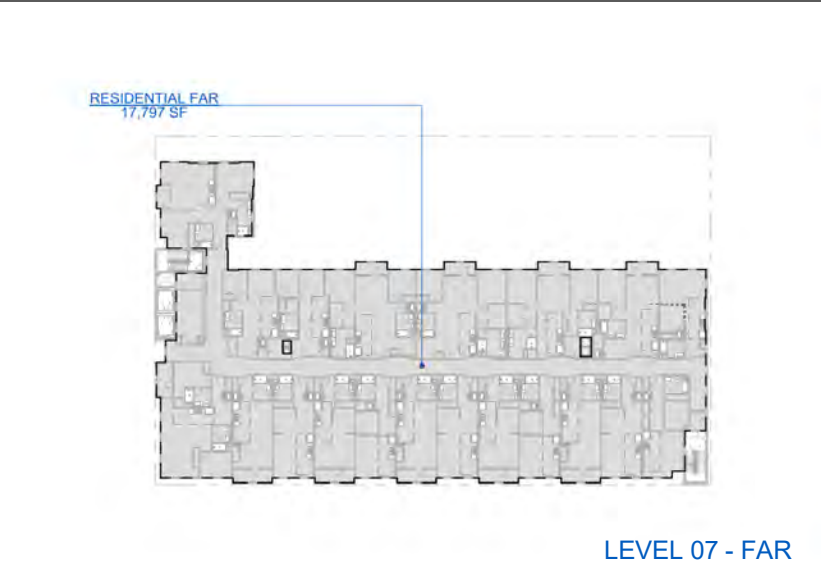


LEVEL 02 - FAR

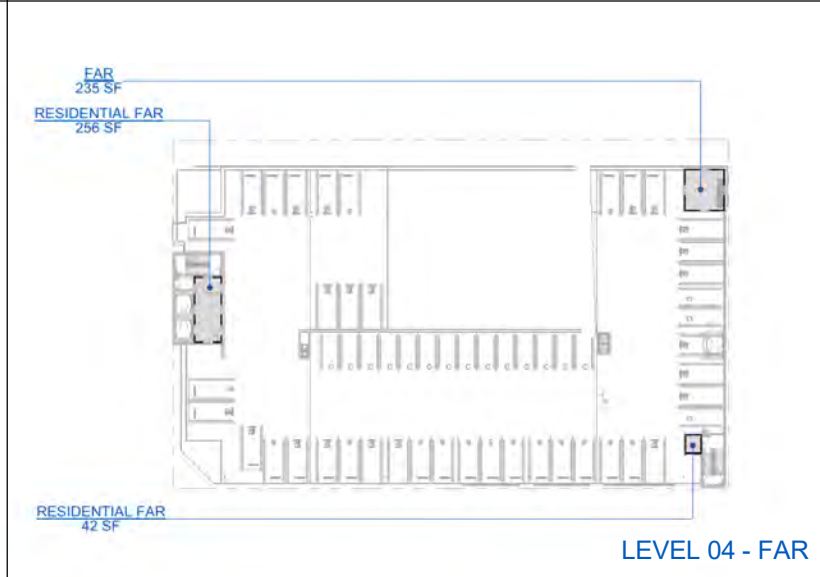
ESZC 15-6-1

FLOOR AREA (NET): The total horizontal area of all floors, stories or levels, as measured to the interior of a building's perimeter walls. Unless specified in otherwise individual zoning district, space devoted to the following shall not be included when determining the total net floor area within a building or structure:

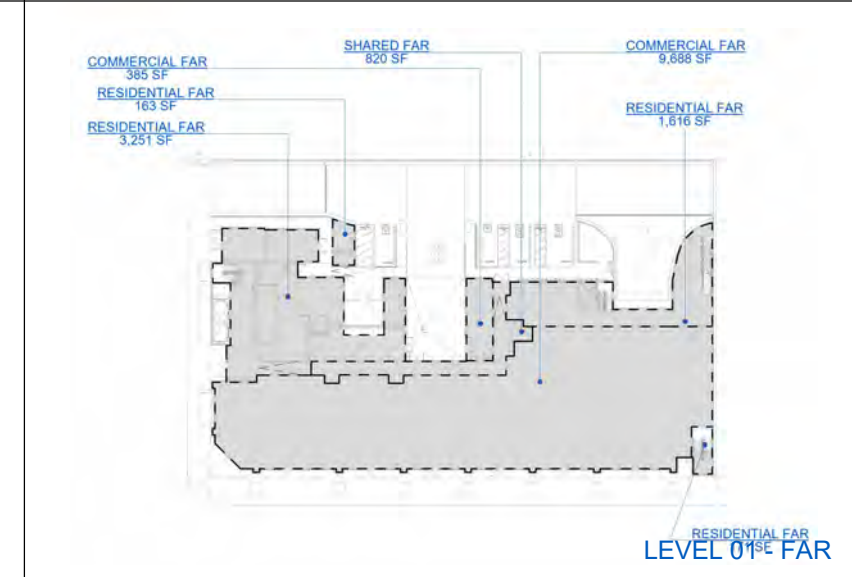
- A. Elevator shafts.
- B. Stairwells and stairway enclosures.
- C. Courts or atriums.
- D. Rooms exclusively holding building operating equipment.
- E. Parking spaces and parking structures.
- F. That portion of any structure that is devoted exclusively to parking.
- G. Restrooms and hallways in common areas of nonresidential buildings.



LEVEL 07 - FAR



LEVEL 04 - FAR



LEVEL 01 - FAR



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701 N PACIFIC COAST HIGHWAY

FLOOR AREA 44

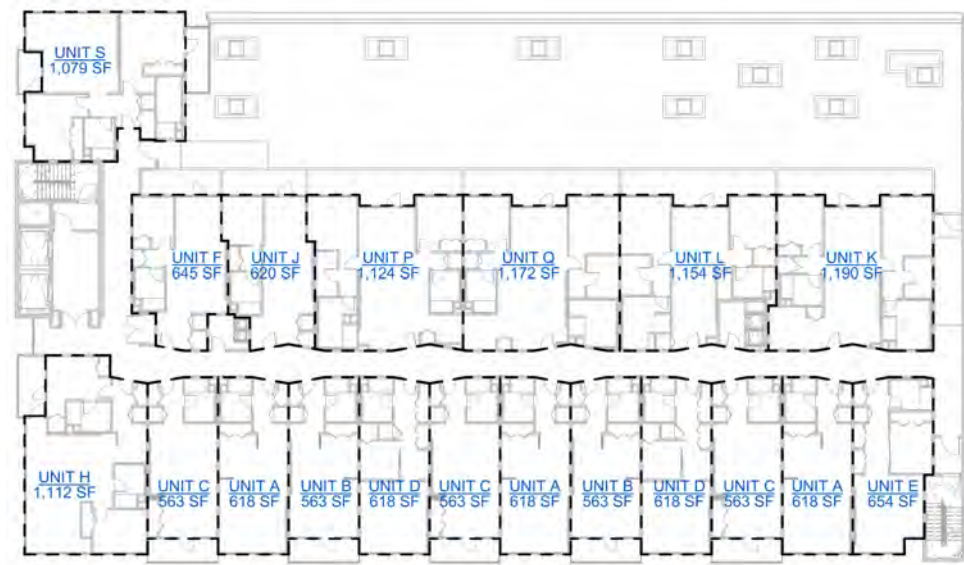
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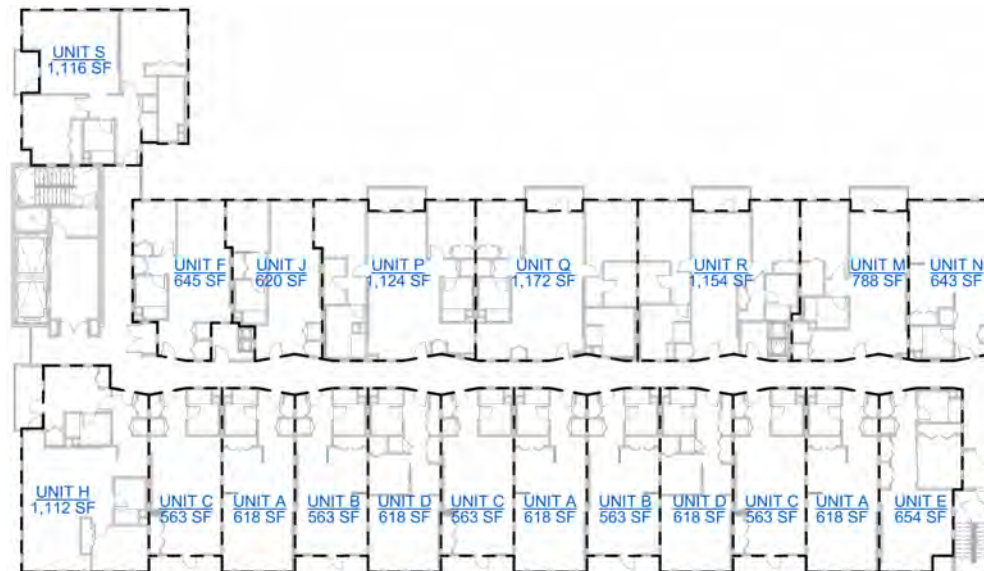
LEVEL 06



LEVEL 08



LEVEL 05



LEVEL 07

UNIT MIX		
QUANTITY	UNIT TYPE	GROSS AREA
LEVEL 05		
3	UNIT A	1,853 SF
2	UNIT B	1,125 SF
3	UNIT C	1,688 SF
2	UNIT D	1,236 SF
1	UNIT E	654 SF
1	UNIT F	645 SF
1	UNIT H	1,112 SF
1	UNIT J	620 SF
1	UNIT K	1,190 SF
1	UNIT L	1,154 SF
1	UNIT P	1,124 SF
1	UNIT Q	1,172 SF
1	UNIT S	1,079 SF
LEVEL 06		
2	UNIT A	1,236 SF
3	UNIT B	1,688 SF
2	UNIT C	1,125 SF
3	UNIT D	1,854 SF
1	UNIT E	654 SF
1	UNIT F	645 SF
1	UNIT I	1,063 SF
1	UNIT J	620 SF
1	UNIT M	788 SF
1	UNIT N	643 SF
1	UNIT P	1,124 SF
1	UNIT Q	1,172 SF
1	UNIT R	1,154 SF
1	UNIT S	1,116 SF
LEVEL 07		
3	UNIT A	1,853 SF
2	UNIT B	1,125 SF
3	UNIT C	1,688 SF
2	UNIT D	1,236 SF
1	UNIT E	654 SF
1	UNIT F	645 SF
1	UNIT H	1,112 SF
1	UNIT J	620 SF
1	UNIT M	788 SF
1	UNIT N	643 SF
1	UNIT P	1,124 SF
1	UNIT Q	1,172 SF
1	UNIT R	1,154 SF
1	UNIT S	1,116 SF
LEVEL 08		
2	UNIT A	1,236 SF
3	UNIT B	1,688 SF
2	UNIT C	1,125 SF
3	UNIT D	1,854 SF
1	UNIT E	654 SF
1	UNIT F	645 SF
1	UNIT I	1,063 SF
1	UNIT J	620 SF
1	UNIT M	788 SF
1	UNIT N	643 SF
1	UNIT P	1,124 SF
1	UNIT Q	1,172 SF
1	UNIT R	1,154 SF
1	UNIT S	1,116 SF

TOTAL UNIT COUNT: 79

59,347 SF

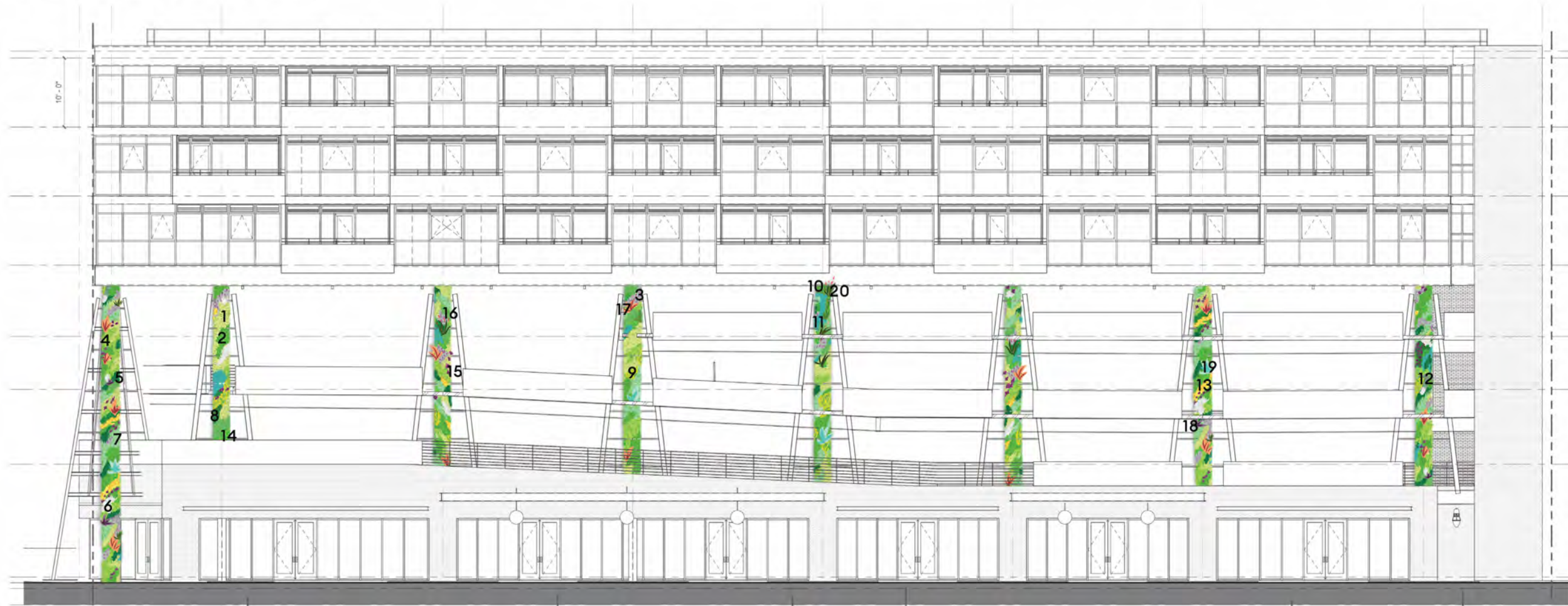
AVERAGE UNIT AREA = 59,347 SF / 79 UNITS
= 752 SF

703 N. Pacific Coast Highway, El Segundo

David Brenner artist proposal

703 N. Pacific Coast Highway, El Segundo

plant palette + design



1 <i>Portulacaria afra</i> 'Variegata' Rainbow Bush	2 <i>Portulacaria afra</i> 'Minima' Elephant Bush	3 <i>Kalanchoe pumila</i> Flower Dust Plant	4 <i>Asparagus sprengeri</i> Asparagus Fern	5 <i>Nephrolepis</i> 'Jesters Crown Fern' Jesters Crown Fern	6 <i>Cotyledon orbiculata</i> var. <i>oblonga</i> 'Flavida' Finger Aloe	7 <i>Oscularia deltoidea</i> Pink Iceplant	8 <i>Crassula ovata</i> 'Minima' Miniature Jade Plant	9 <i>Crassula ovata</i> 'Gollum' Jade Plant 'Gollum'	10 <i>Bulbine frutescens</i> Orange Bulbine
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11 <i>Senecio serpens</i> Blue Chalksticks	12 <i>Calandrinia spectabilis</i> Rock Purslane	13 <i>Aeonium haworthii</i> 'Kiwi' Aeonium Kiwi	14 <i>Aeonium</i> 'Jolly Clusters' Flat-topped Aeonium	15 <i>Aeonium purpurea</i> Purple Aeonium	16 <i>Plectranthus neochilus</i> Lobster Flower	17 <i>Aloe cameronii</i> Starfish Aloe	18 <i>Mangave</i> 'Purple People Eater' Mangave	19 <i>Dudleya brittonii</i> Giant Chalk Dudleya	20 <i>Hesperaloe parviflora</i> False Yucca	21 Faux plants
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703 N. Pacific Coast Highway, El Segundo

rendering



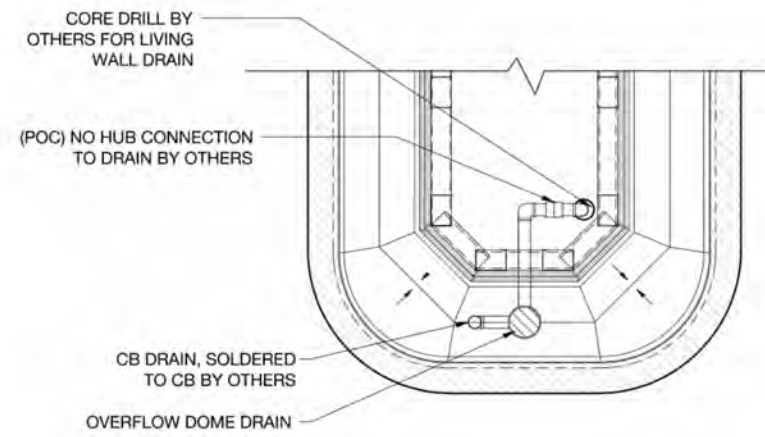
"Derrick of Life"
David Brenner, American, born 1984

Artist Statement:

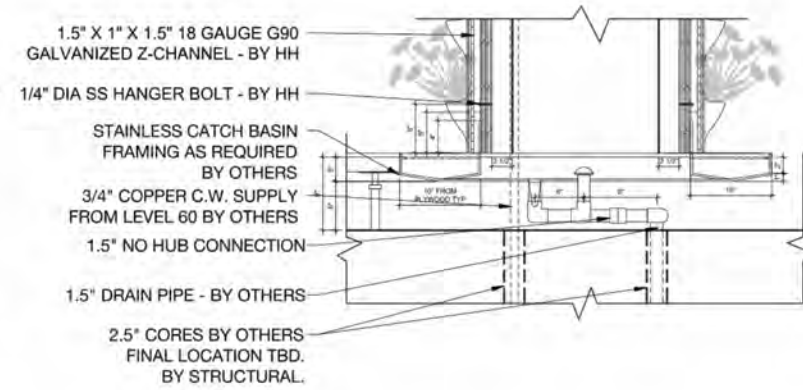
"Derrick of Life," explores the rich history of El Segundo, tracing its roots in the oil industry that laid the foundation for a dynamic center of innovation and progress. The deliberate interplay of vibrant vegetation emerging through industrial, man-made steel derrick sculptures serves as a symbolic representation of the current wave of growth, transforming the city into a thriving hub of ingenuity rooted in its oil beginnings. This juxtaposition also serves as a poignant reminder of the crucial imperative for harmonious coexistence between humanity and nature.

703 N. Pacific Coast Highway, El Segundo

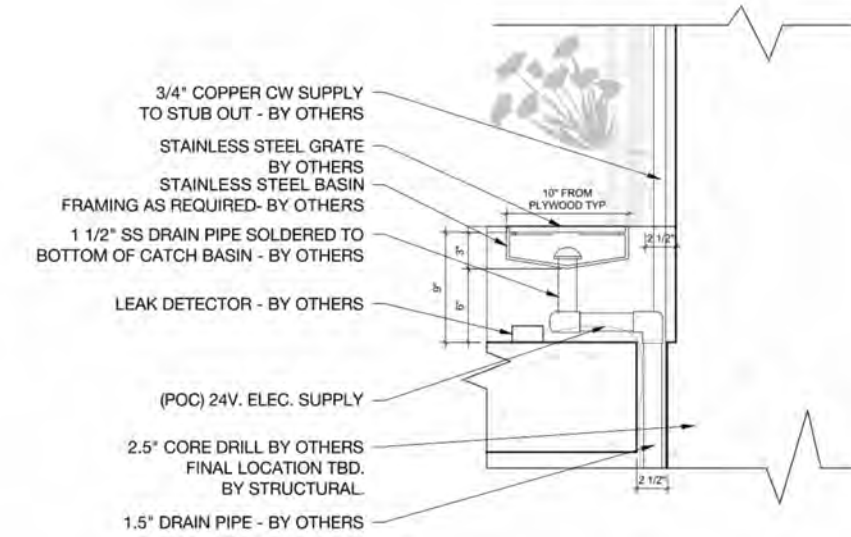
living column typical details



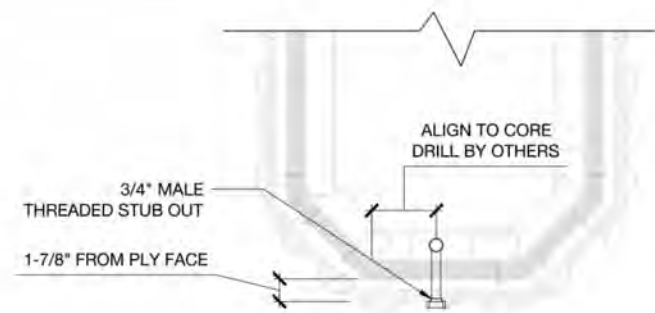
PLUMBING AT BASE OF TYPICAL COLUMN



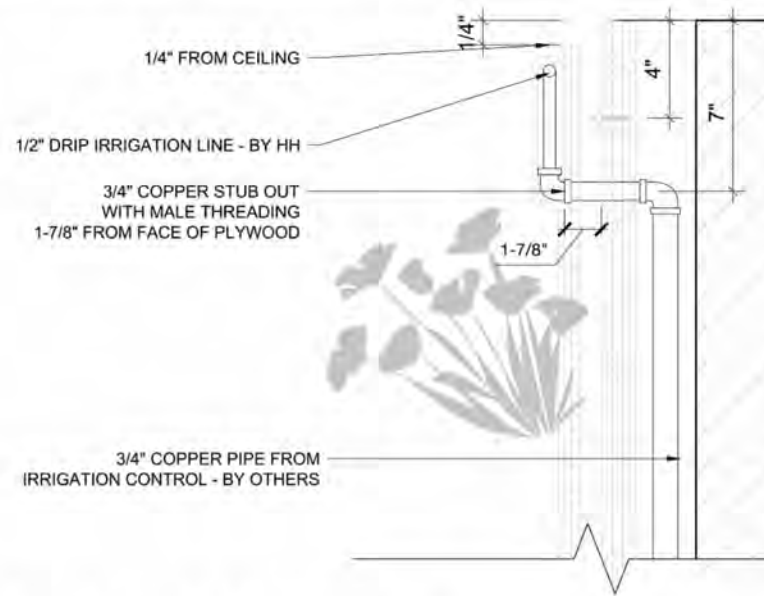
PLUMBING AT BASE OF TYPICAL COLUMN, TRANSVERSE SECTION



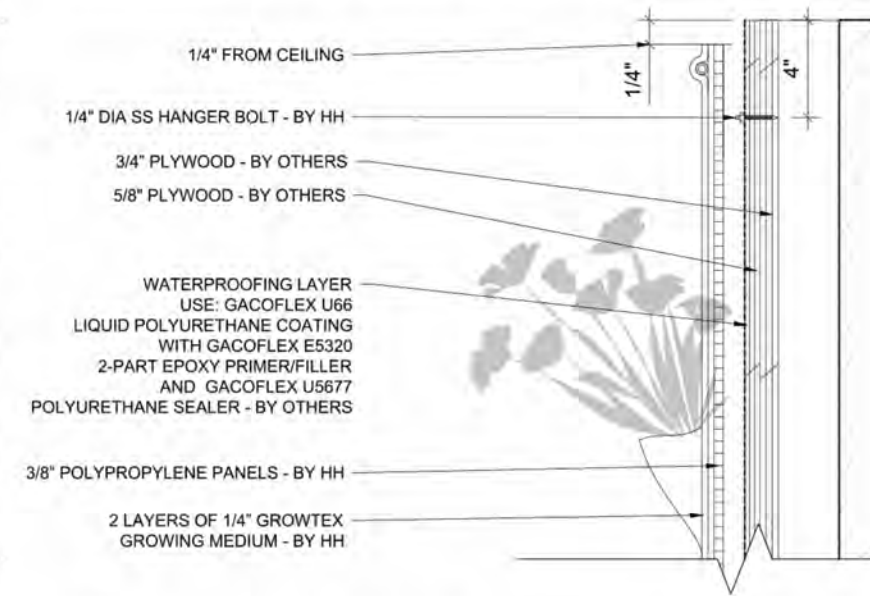
PLUMBING AT BASE OF TYPICAL COLUMN, RADIAL SECTION



PLUMBING AT TOP OF TYPICAL COLUMN





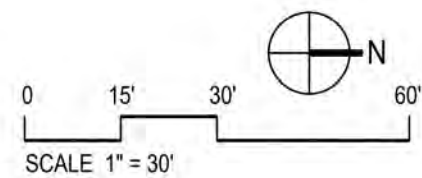
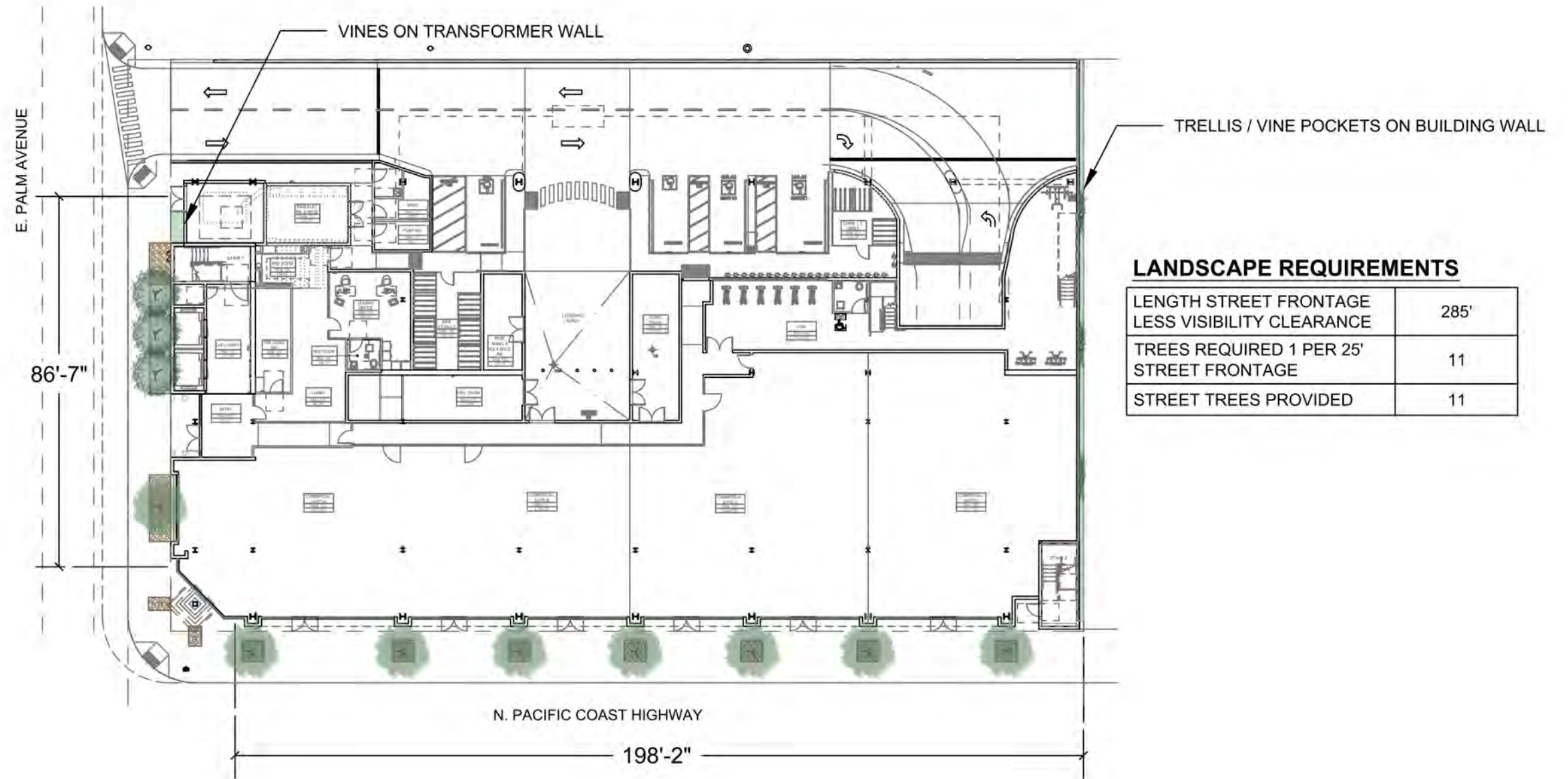
PLUMBING AT TOP OF TYPICAL COLUMN



TYPICAL LIVING WALL ASSEMBLY

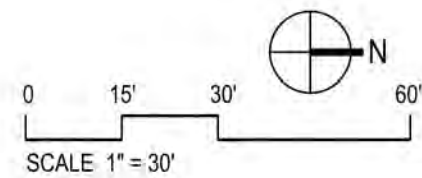
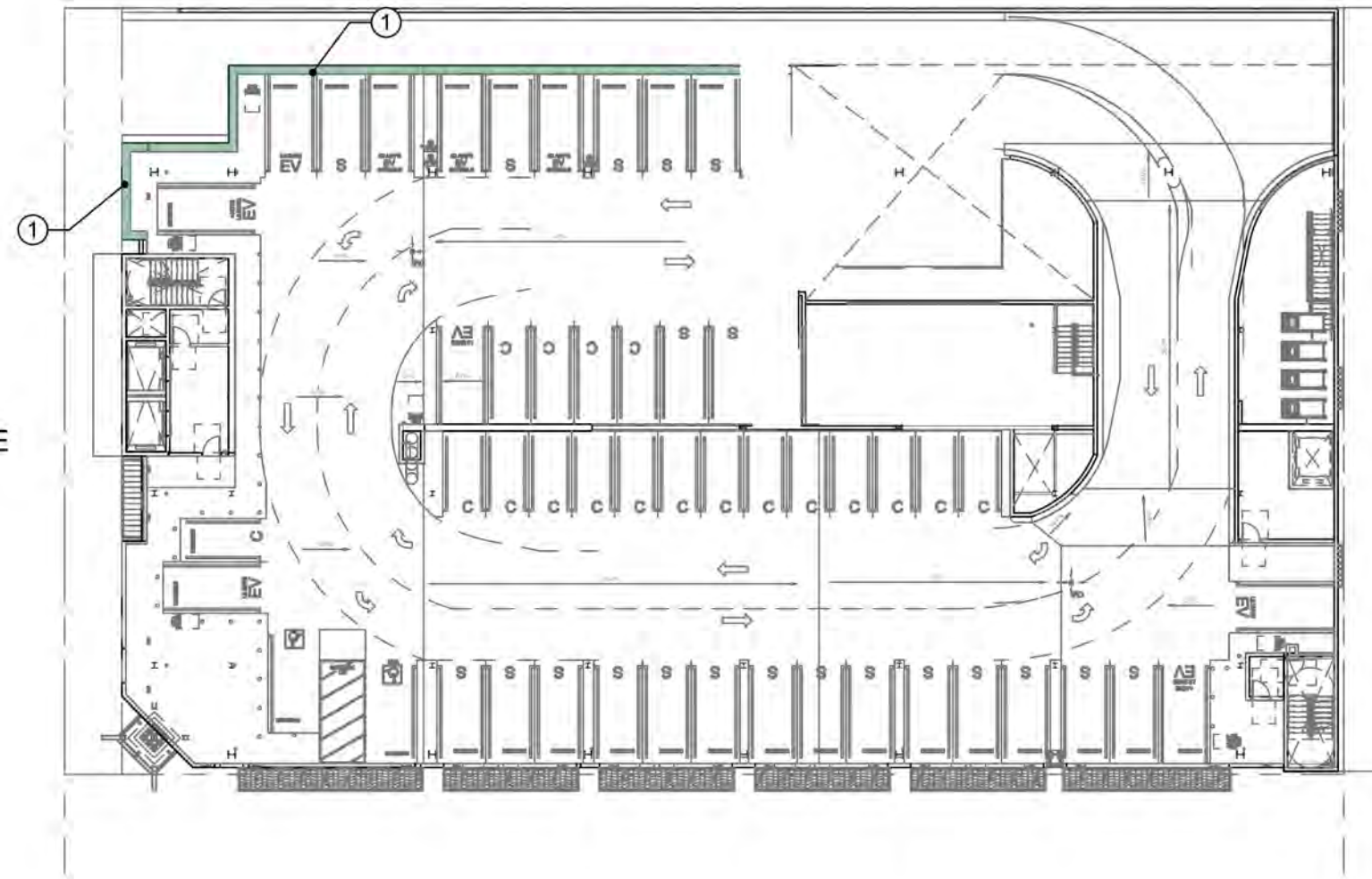
TREE LEGEND

-  Cercis canadensis
Eastern Redbud
-  Melalueca nesophila
Pink Melalueca



LEGEND

- 1 PREFABRICATED SHRUB / VINE PLANTERS



ARCHITECTS



Planning Submittal
08-01-2024

701 N PACIFIC COAST HIGHWAY

Level 02

L2

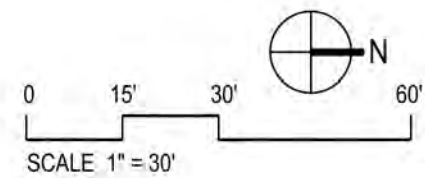
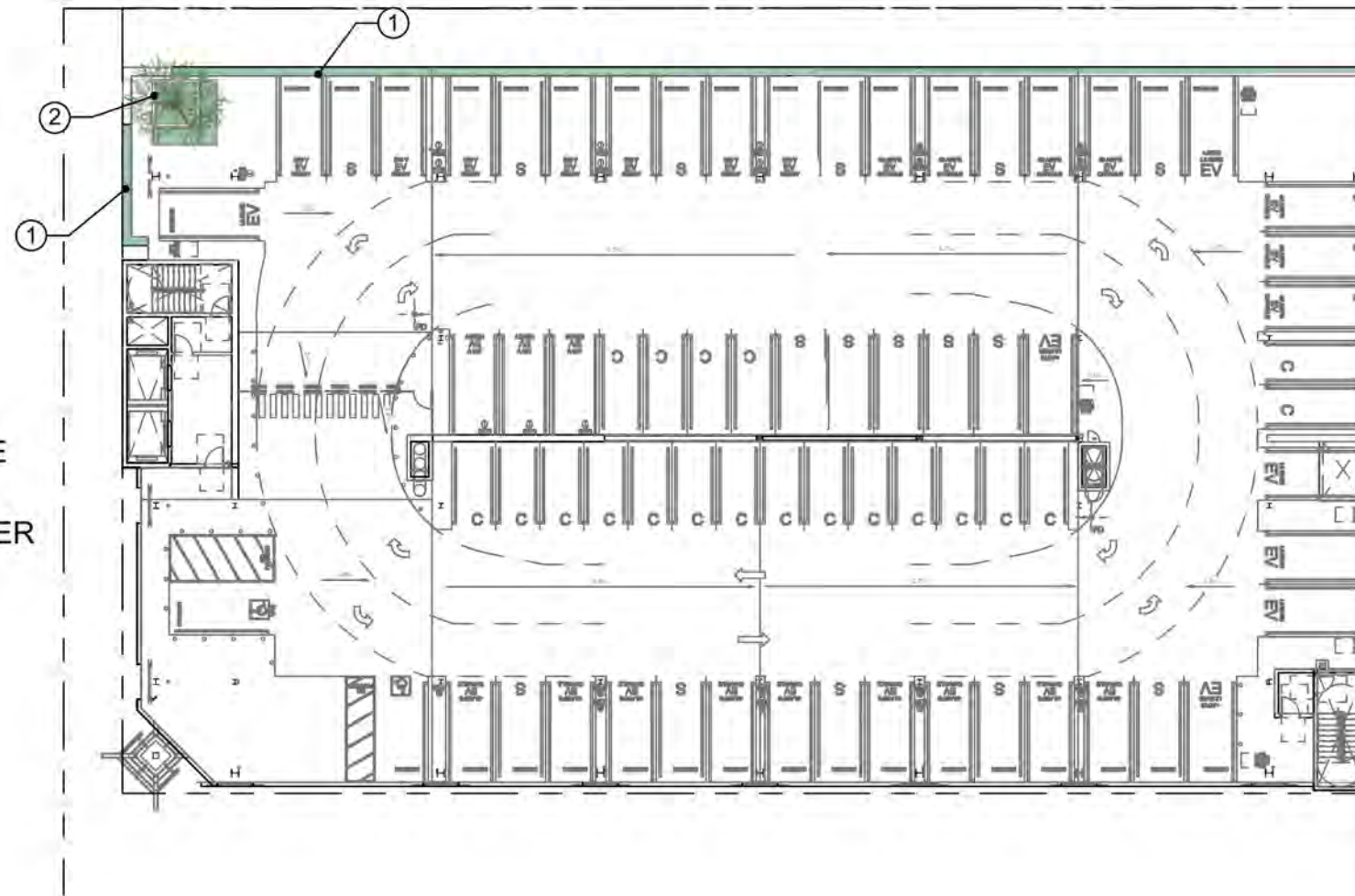
TREE LEGEND



Arbutus unedo
Strawberry Tree

LEGEND

- 1 PREFABRICATED SHRUB / VINE PLANTERS
- 2 PREFABRICATED TREE PLANTER



ARCHITECTS



Planning Submittal
08-01-2024

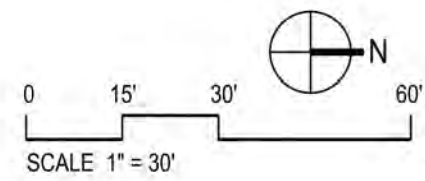
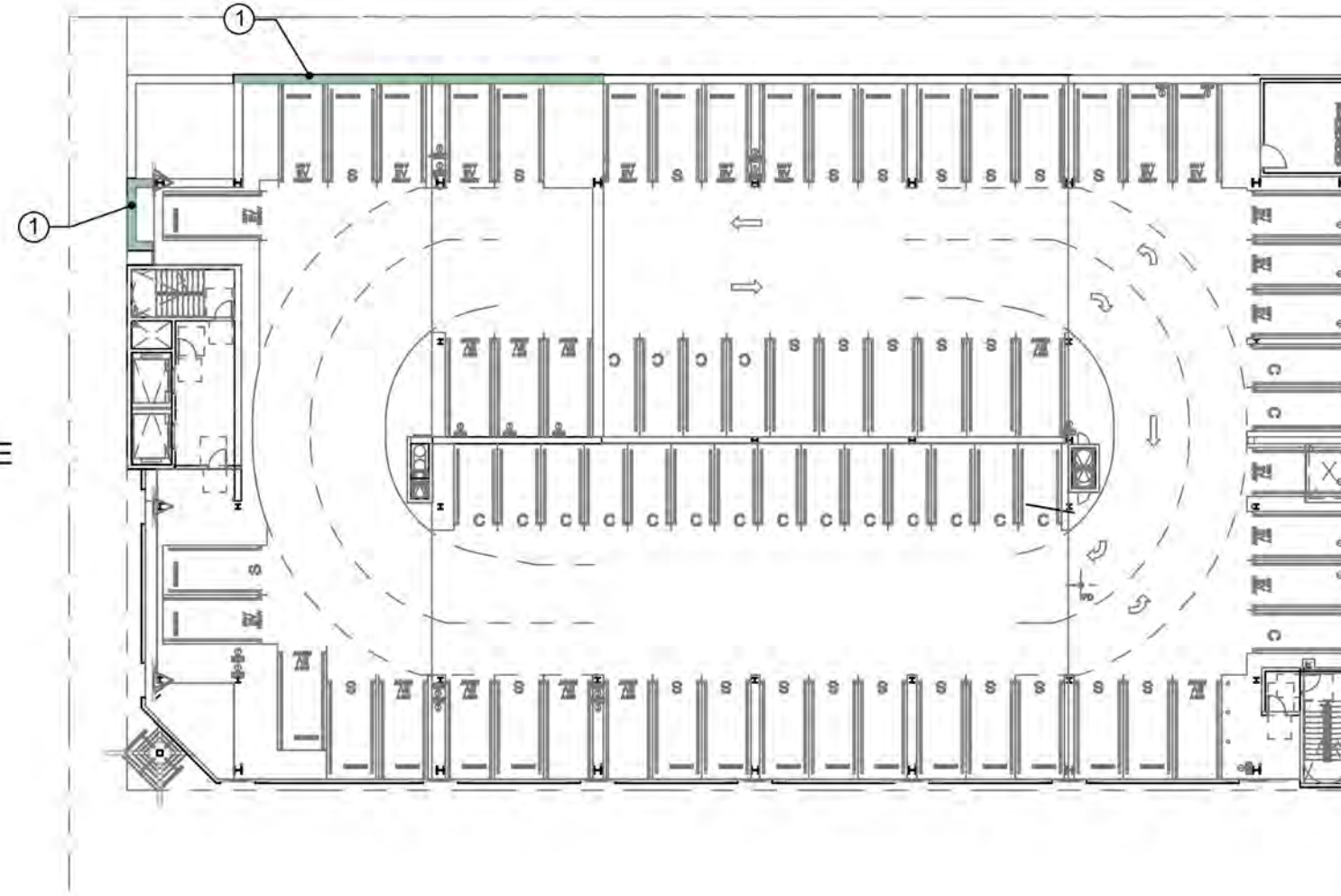
701 N PACIFIC COAST HIGHWAY

Level 03

L3

LEGEND

- 1 PREFABRICATED SHRUB / VINE PLANTERS



ARCHITECTS



Planning Submittal
08-01-2024

701 N PACIFIC COAST HIGHWAY

Level 04

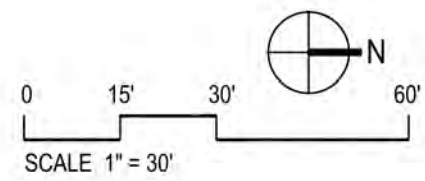
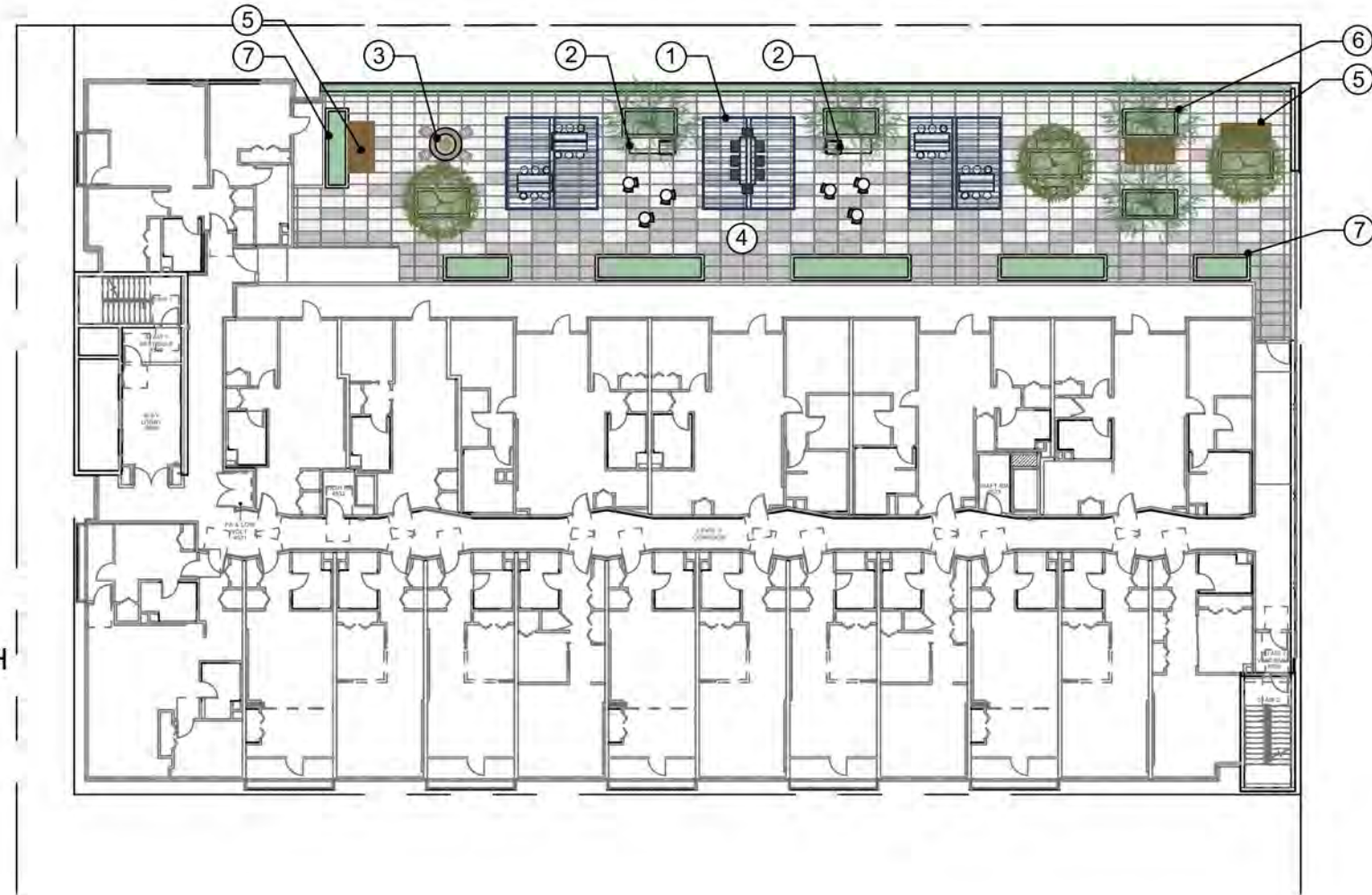
L4

TREE LEGEND

-  Geijera parviflora
Australian Willow
-  Arbutus unedo
Strawberry Tree

LEGEND

- 1 'UPFIT' SHADE PERGOLA (3)
- 2 BBQ IN CABINET (2)
- 3 FIRE PIT AND SEATING
- 4 PEDESTAL PAVERS 2 COLORS
- 5 LOUNGE SEATING
- 6 CONCRETE TREE PLANTERS 42" H
- 7 CONCRETE SHRUB PLANTERS, TYP. 24-30" H



ARCHITECTS



Planning Submittal
08-01-2024

701 N PACIFIC COAST HIGHWAY

Level 05

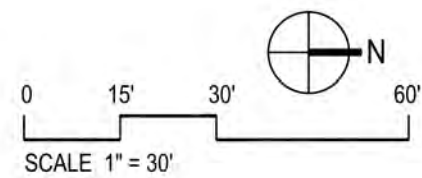
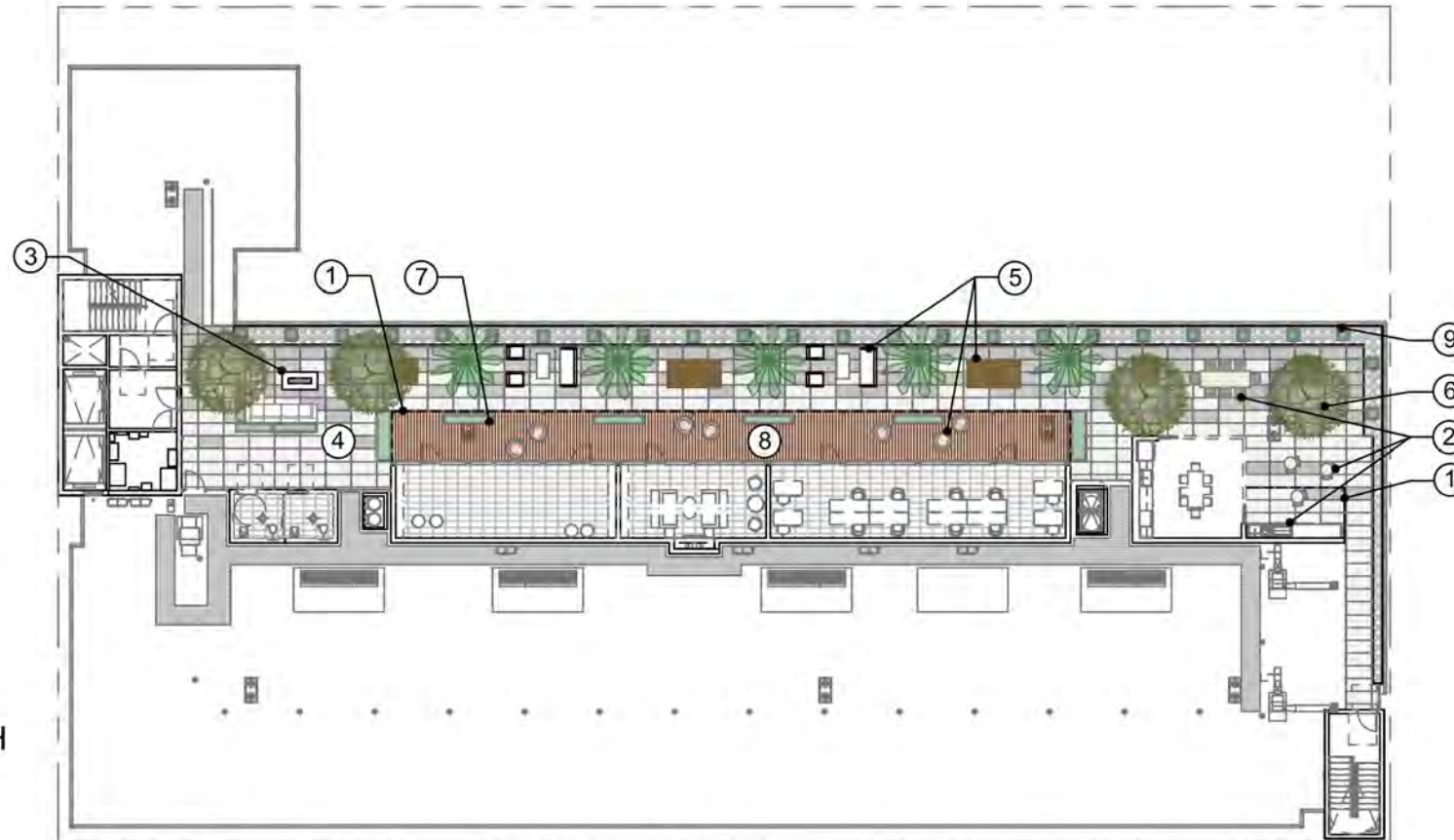
L5

TREE LEGEND

-  Geijera parviflora
Australian Willow
-  Arbutus unedo
Strawberry Tree
-  Aloe 'Hercules'
Hercules Aloe Tree

LEGEND

- 1 METAL OVERHEAD STRUCTURE PER ARCHITECT
- 2 BUILT-IN BBQ AND DINING AREA
- 3 FIRE PIT AND SEATING
- 4 PEDESTAL PAVERS 2 COLORS
- 5 LOUNGE SEATING
- 6 FIBERGLASS TREE PLANTERS 42" H
- 7 FIBERGLASS SHRUB PLANTERS TYP. 24-30" H
- 8 WOOD PAVERS AT AMENITY 'FRONT PORCH'
- 9 24" SQUARE PLANTERS IN DECORATIVE STONE



ARCHITECTS



Planning Submittal
08-01-2024

701 N PACIFIC COAST HIGHWAY

Level 08

L6

MATERIALS



SHADE STRUCTURE WITH AUTOMATIC LOUVERS, LIGHTING, AND POWER GARAGE



WOOD AND METAL MODULAR SEATING BY VESTRE.



'GREENSCREEN' FITTED TO COLUMNS AND TARGETED BUILDING WALLS.



LIGHT WEIGHT METAL FRAME LOUNGE CHAIR



FIRE PIT WITH REMOTE ACCESS AND EMERGENCY SHUT-OFF. GFRG



DECORATIVE PEDESTAL PAVING PATTERN



WOOD 'PORCH' PAVING



WOOD AND METAL TABLE AND BENCHES



CUSTOM WATERFALL CONCRETE BBQ COUNTER WITH SLATTED WOOD CABINET



VESTRE, WOOD AND METAL BENCH/ TABLE



TWO-PERSON 'URBAN' SEAT BY VESTRE, WOOD AND METAL

PLANT PALETTE

TREES



Cercis canadensis 'Forest Pansy'
Eastern Redbud
Dark stone ground cover



Melaleuca nesophila
Pink Melalucua



Arbutus unedo
Strawberry Tree



Geijera parviflora
Australian Willow



Aloe 'Hercules'
Tree Aloe



Russellia equisetiformis
Firecracker Plant



Rosmarinus 'Prostratus'
Creeping Rosemary



Casuarina glauca
'Cousin It'
Prostrate Swamp Oak



Trachelospermum
Jasminoides
Star Jasmine

SHRUBS AND VINES



Olea Montra
Little Ollie



Yucca filamentosa 'Color Guard'
Yucca



Westringia 'Smokey'
Variegated Coast Rosemary



Echium candicans
Pride of Madeira



Acacia 'Cousin Itt'
Cousin Itt Acacia



HARDENBERGIA VIOLACEA 'HAPPY WANDERER'
PURPLE LILAC VINE

PARKING LOT 'SPILLERS'

701 N PACIFIC COAST HIGHWAY