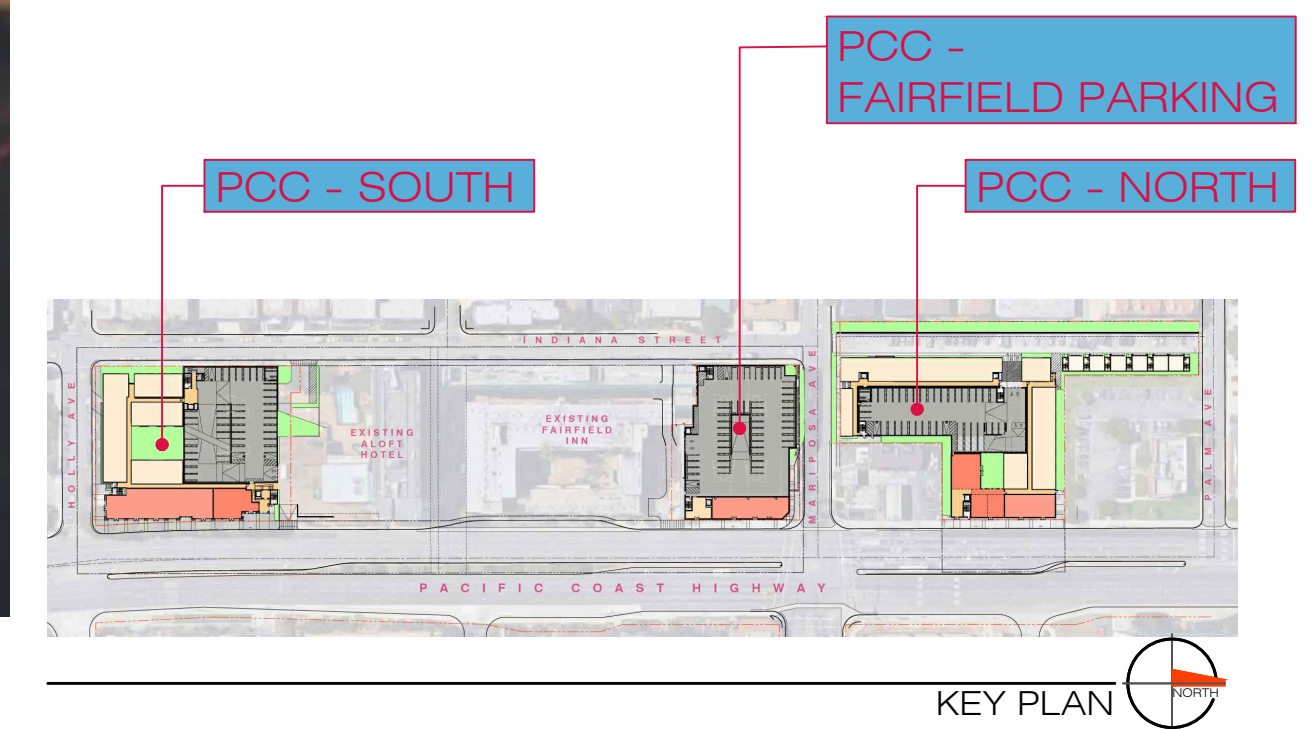




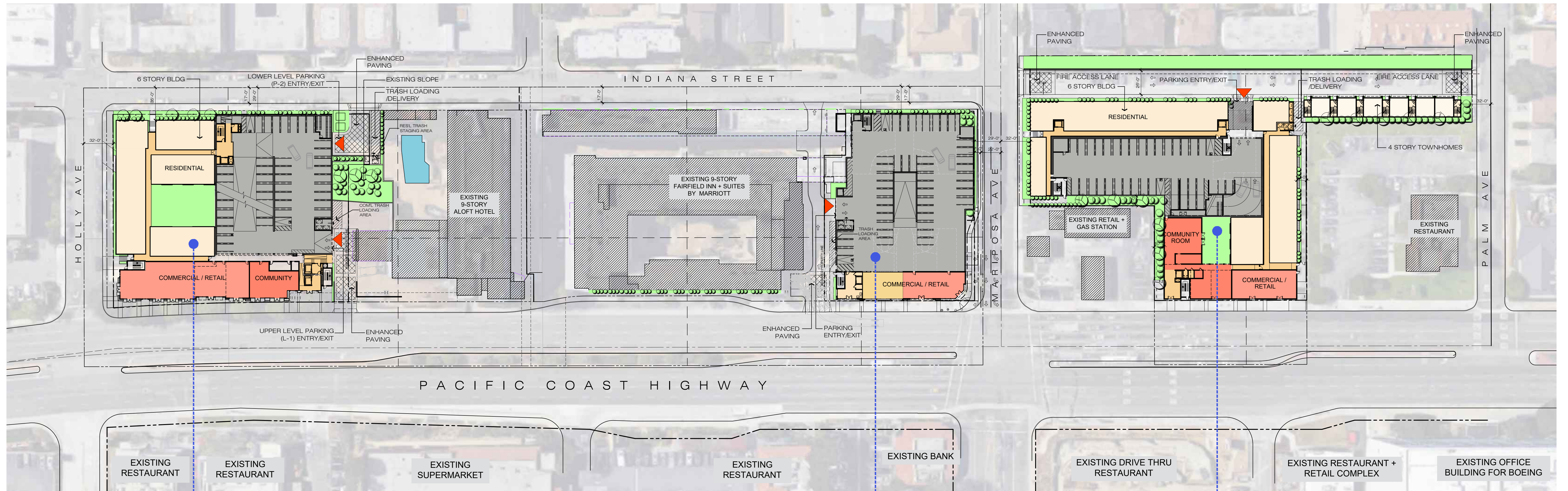
VIEW AT CORNER OF PACIFIC COAST HIGHWAY AND HOLLY AVENUE



SHEET INDEX



Pacific Coast Commons



### PACIFIC COAST COMMONS - SOUTH

PROJECT INFORMATION					
DESCRIPTION	5 STORIES TYPE III-A (SPRINKLERED) RESIDENTIAL (R-2) OVER 1 STORY TYPE I-A COMMERCIAL (M) WRAP AROUND 6-STORIES TYPE I-A PARKING STRUCTURE (S-2)				
ADDRESS	475 NORTH PACIFIC COAST HIGHWAY EL SEGUNDO, CA				
ZONING	PACIFIC COAST COMMONS SPECIFIC PLAN (PCCS)				
SITE SUMMARY					
LAND AREA	1.242 AC				
DENSITY	120 UNITS				
FAR	2.63				
GROSS BUILDING AREA	(Garage area not included) 146,550 SF				
NET BUILDING AREA	142,154 SF				
BUILDING FOOTPRINT	46,326 SF				
BUILDING HEIGHT	(From lowest grade to top of building) 85 FT				
NUMBER OF FLOORS	6 FL				
GROSS COMMERCIAL AREA	5,756 SF				
NET COMMERCIAL AREA	5,583 SF				
LOBBY AREA	(Includes stairs/elevators) 1,182 SF				
COMMUNITY ROOM (GROUND FLOOR)	2,220 SF				
RESIDENTIAL UNIT SUMMARY					
PLAN	DESCRIPTION	QNTY.	UNIT MIX	UNIT FLR AREA	AVG AREA
S-1	STUDIO	24	37%	479	529
S-2	STUDIO	20		588	
A-1	1 BEDROOM	40	43%	668	701
A-2	1 BEDROOM	12		809	
B-1	2 BEDROOM	10	20%	1,058	977
B-2	2 BEDROOM	10		984	
B-3	2 BEDROOM	4		754	
		120			

PARKING SUMMARY				
HOTEL PARKING REPLACEMENT	126			
RESIDENTIAL PARKING REQUIREMENT				
STUDIO	44 1.0/Unit	44		
1 BEDROOM	52 1.5/Unit	78		
2 BEDROOM	24 2.0/Unit	48		
		170		
GUEST PARKING	1.0/3 Unit	40		
RETAIL PARKING REQUIREMENT				
(WILL BE SHARED WITH HOTEL GUEST PARKING)		SHARED		
TOTAL PARKING REQUIREMENT		336		
TOTAL PARKING PROVIDED INSIDE PARKING STRUCTURE				
LEVEL	STAND	COMPT	TANDEM	ACCESSIBLE
LEVEL L-5	31	0	0	3
LEVEL L-4	41	0	0	2
LEVEL L-3	41	0	0	2
LEVEL L-2	41	0	0	2
LEVEL L-1	39	0	0	3
PARKING LEVEL P-1	41	0	0	3
PARKING LEVEL P-2	39	0	0	3
BASEMENT	43	0	0	2
	316			20
LEVEL-II EV CHARGERS				
EV CAPABLE SPACES	MIN. SPACES	MAX. SPACES		
	50	80		
EV CHARGERS	20	22		
BIKE PARKING PROVIDED				
COMMERCIAL/RETAIL	(4 STALLS PER 15,000 SF)	4		
RESIDENTIAL	(10 % REQUIRED PARKING STALLS)	34		
OPEN SPACE				
COMMON OPEN SPACE PROVIDED (SF)				
COMMUNITY ROOM (LEVEL L-1)	2,220			
COURTYARD	3,298			
ROOF DECK (POOL AREA)	6,334			
	11,852			
PRIVATE OPEN SPACE PROVIDED (SF)				
STUDIO	44 25 SF/UNIT	1,100		
1 BEDROOM	52 60 SF/UNIT	3,120		
2 BEDROOM	24 60 SF/UNIT	1,440		
	120	5,660		
TOTAL OPEN SPACE PROVIDED (SF)		17,512		

### PACIFIC COAST COMMONS - FAIRFIELD PARKING

PROJECT INFORMATION				
DESCRIPTION	5 STORIES TYPE I-A PARKING STRUCTURE (S-2) WITH COMMERCIAL (M) ON GROUND FLOOR			
ADDRESS	525 + 545 NORTH PACIFIC COAST HIGHWAY EL SEGUNDO, CA			
ZONING	PACIFIC COAST COMMONS SPECIFIC PLAN (PCCSP)			
SITE SUMMARY				
LAND AREA	0.728 AC			
FAR	0.14			
GROSS BUILDING AREA	(Garage area not included) 4,479 SF			
NET BUILDING AREA	4,345 SF			
BUILDING FOOTPRINT	28,348 SF			
BUILDING HEIGHT	(From lowest grade to top of building) 65 FT			
NUMBER OF FLOORS	5 FL			
GROSS COMMERCIAL AREA	3,273 SF			
NET COMMERCIAL AREA	3,175 SF			
GROSS LOBBY AREA	(Includes stairs/elevators) 1,206 SF			
NET LOBBY AREA	(Includes stairs/elevators) 1,170 SF			
PARKING SUMMARY				
HOTEL PARKING REPLACEMENT	180			
EXISTING ON-SITE SPACES	33			
RETAIL PARKING REQUIREMENT	SHARED			
TOTAL PARKING REQUIREMENT		213		
TOTAL PARKING PROVIDED INSIDE PARKING STRUCTURE				
LEVEL	STAND	COMPT	TANDEM	ACCESSIBLE
LEVEL L-5	41	0	0	2
LEVEL L-4	41	0	0	2
LEVEL L-3	41	0	0	2
LEVEL L-2	41	0	0	2
LEVEL L-1	41	0	0	2
	205			10
LEVEL-II EV CHARGERS				
EV CAPABLE SPACES	MIN. SPACES	MAX. SPACES		
	20	50		
EV CHARGERS	8	10		
BIKE PARKING PROVIDED				
COMMERCIAL/RETAIL	(4 STALLS PER 15,000 SF)	4		

### PACIFIC COAST COMMONS - NORTH

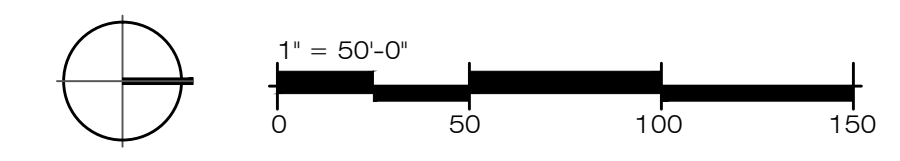
PROJECT INFORMATION					
DESCRIPTION	5 STORIES TYPE III-A (SPRINKLERED) RESIDENTIAL (R-2) OVER 1 STORY TYPE I-A COMMERCIAL (M) WRAP AROUND 6-STORIES TYPE I-A PARKING STRUCTURE (S-2)				
ADDRESS	629 NORTH PACIFIC COAST HIGHWAY EL SEGUNDO, CA				
ZONING	PACIFIC COAST COMMONS SPECIFIC PLAN (PCCSP)				
SITE SUMMARY					
LAND AREA	1.806 AC				
DENSITY	143 UNITS				
FAR	2.24				
GROSS BUILDING AREA	(Garage area not included) 175,766 SF				
NET BUILDING AREA	170,493 SF				
BUILDING FOOTPRINT	43,586 SF				
BUILDING HEIGHT	(From lowest grade to top of building) 83 FT				
NUMBER OF FLOORS	6 FL				
GROSS COMMERCIAL AREA	2,223 SF				
NET COMMERCIAL AREA	2,156 SF				
LOBBY AREA	(Includes stairs/elevators) 1,006 SF				
COMMUNITY ROOM (GROUND FLOOR)	3,687 SF				
RESIDENTIAL UNIT SUMMARY					
PLAN	DESCRIPTION	QNTY.	UNIT MIX	UNIT FLR AREA	AVG AREA
S-1	STUDIO	10	34%	479	543
S-2	STUDIO	10		500	
S-3	STUDIO	27		582	
A-1	1 BEDROOM	28	49%	668	671
A-2	1 BEDROOM	4		809	
A-3	1 BEDROOM	5		656	
A-4	1 BEDROOM	30		658	
B-1	2 BEDROOM	13	17%	1,058	1,001
B-2	2 BEDROOM	10		982	
		137			
TH-1	TOWNHOUSE	6		1,724	
		6			
TOWNHOME GROSS AREA				10,344 SF	
TOWNHOME NET AREA				9,540 SF	
TOTAL UNITS		143			

PARKING SUMMARY				
RESIDENTIAL PARKING REQUIREMENT				
STUDIO	47 1.0/Unit	47		
1 BEDROOM	67 1.5/Unit	101		
2 BEDROOM	23 2.0/Unit	46		
		194		
GUEST PARKING	1.0/3 Unit	47		
RETAIL PARKING REQUIREMENT				
(WILL BE SHARED WITH RESIDENTIAL PARKING)		SHARED		
TOTAL PARKING REQUIREMENT		241		
TOTAL PARKING PROVIDED INSIDE PARKING STRUCTURE				
LEVEL	STAND	COMPT	TANDEM	ACCESSIBLE
LEVEL L-6	30	7	6	1
LEVEL L-5	29	7	2	1
LEVEL L-4	29	7	2	1
LEVEL L-3	29	7	2	1
LEVEL L-2	28	7	2	2
LEVEL L-1	25	6	8	2
	170	41	22	8
				241
LEVEL-II EV CHARGERS				
EV CAPABLE SPACES	MIN. SPACES	MAX. SPACES		
	50	80		
EV CHARGERS	20	22		
BIKE PARKING PROVIDED				
COMMERCIAL/RETAIL	(4 STALLS PER 15,000 SF)	4		
RESIDENTIAL	(10 % REQUIRED PARKING STALLS)	24		
OPEN SPACE				
COMMON OPEN SPACE PROVIDED (SF)				
COMMUNITY ROOM (LEVEL L-1)	3,687			
COURTYARD	1,429			
ROOF DECK (POOL AREA)	6,241			
	11,357			
PRIVATE OPEN SPACE PROVIDED (SF)				
STUDIO	47 25 SF/UNIT	1,175		
1 BEDROOM	67 60 SF/UNIT	4,020		
2 BEDROOM	23 60 SF/UNIT	1,380		
	137	6,575		
TOTAL OPEN SPACE PROVIDED (SF)		17,932		

MASTER SITE PLAN

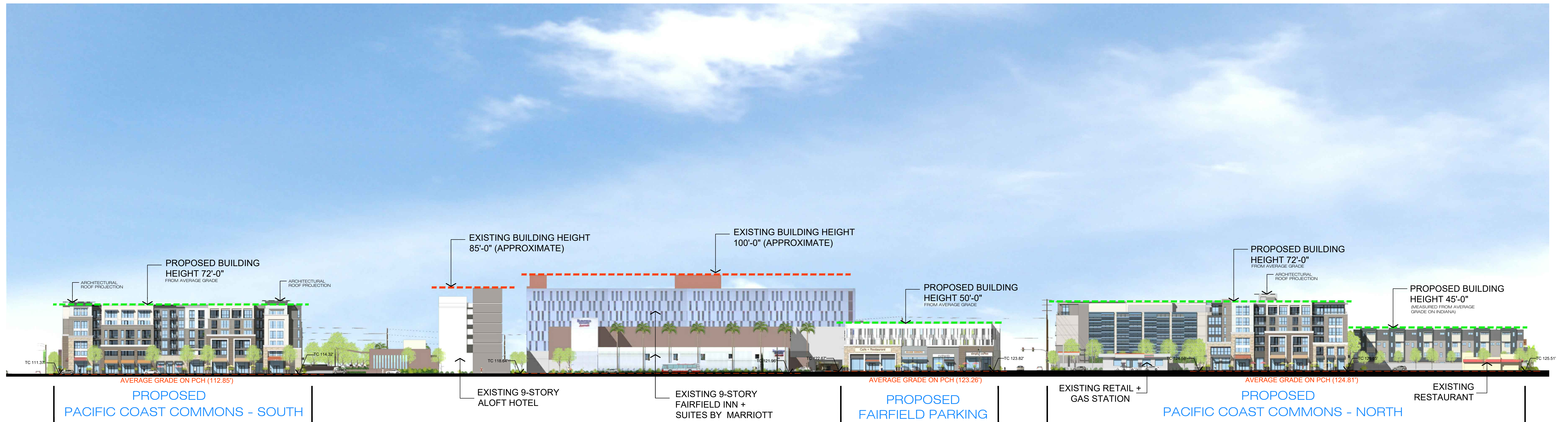


Pacific Coast Commons

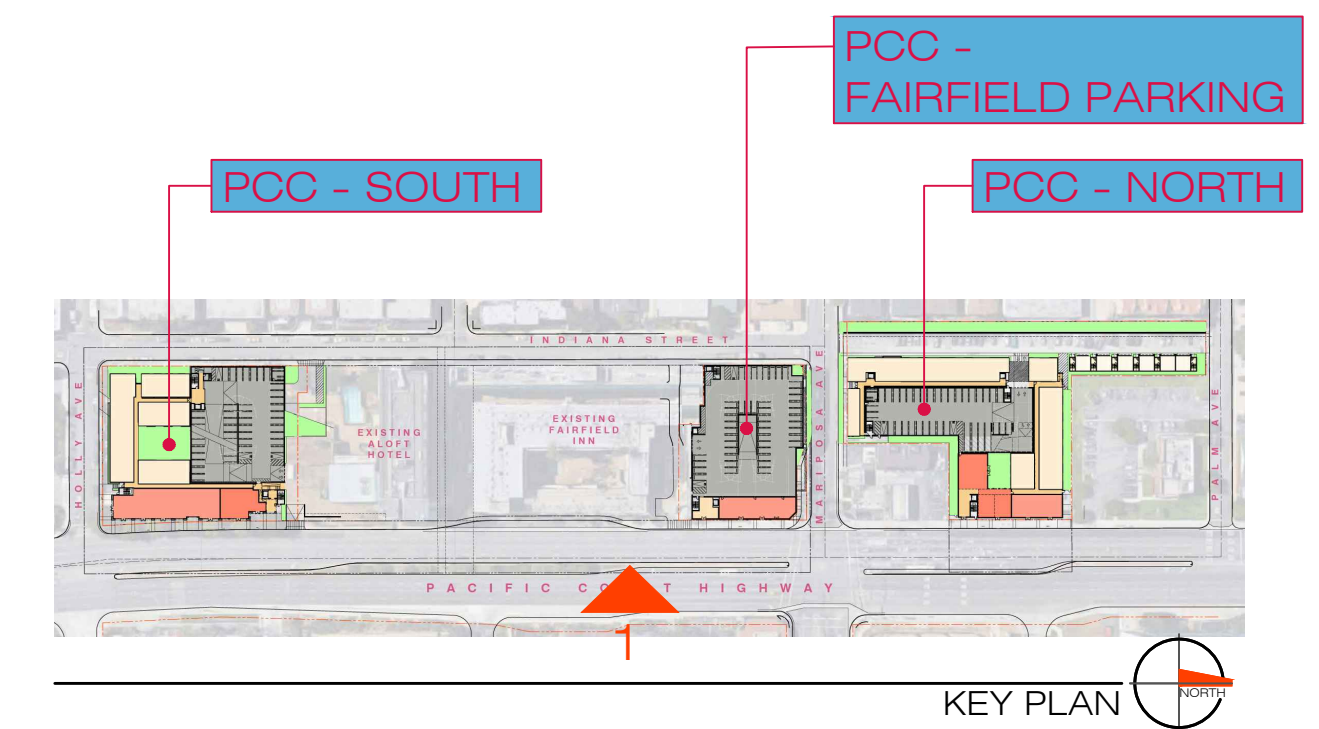


2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com  
 Job No. B7093 SD-MP-01  
 Revised Date: 10.28.2021

# CONCEPTUAL TO ILLUSTRATIVE OVERALL PROJECT AS SEEN FROM RIGHT OF WAY

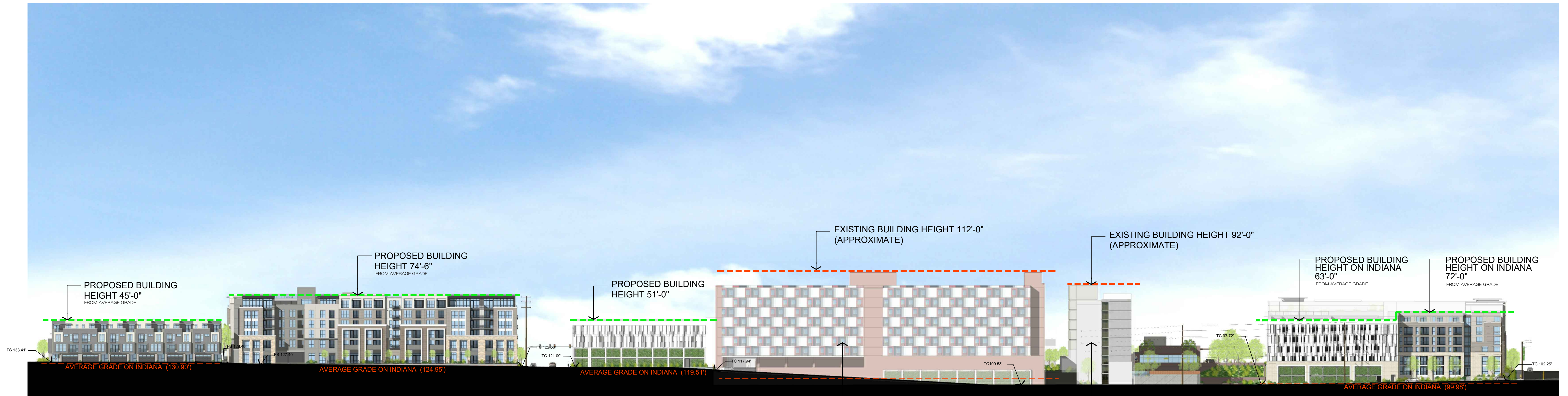


1. OVERALL ELEVATION ON PACIFIC COAST HIGHWAY  
(MEASURED FROM AVERAGE GRADE FOR EACH BUILDING ON PCH)



OVERALL ELEVATION

# CONCEPTUAL TO ILLUSTRATIVE OVERALL PROJECT AS SEEN FROM RIGHT OF WAY



PROPOSED  
PACIFIC COAST COMMONS - NORTH

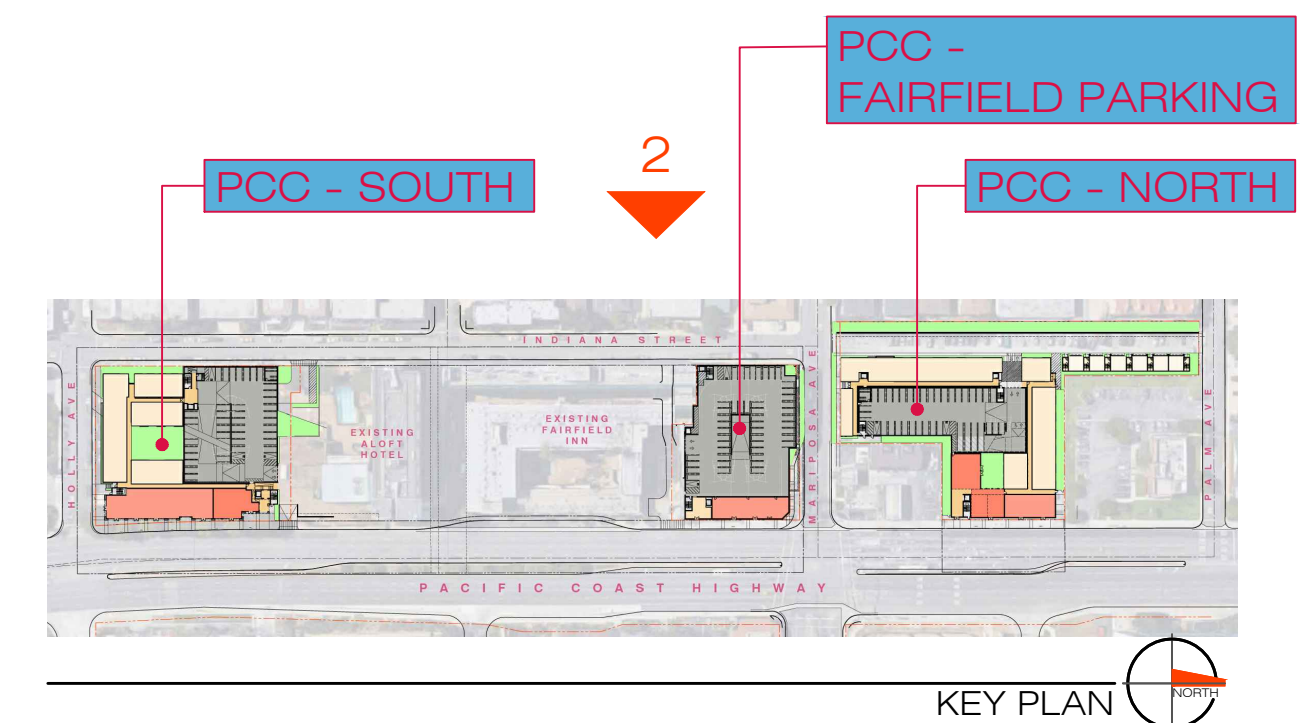
PROPOSED  
FAIRFIELD PARKING

EXISTING 9-STORY  
FAIRFIELD INN +  
SUITES BY MARRIOTT

EXISTING 9-STORY  
ALOFT HOTEL

PROPOSED  
PACIFIC COAST COMMONS - SOUTH

2. OVERALL ELEVATION ON INDIANA STREET  
(MEASURED FROM AVERAGE GRADE FOR EACH BUILDING ON INDIANA STREET)



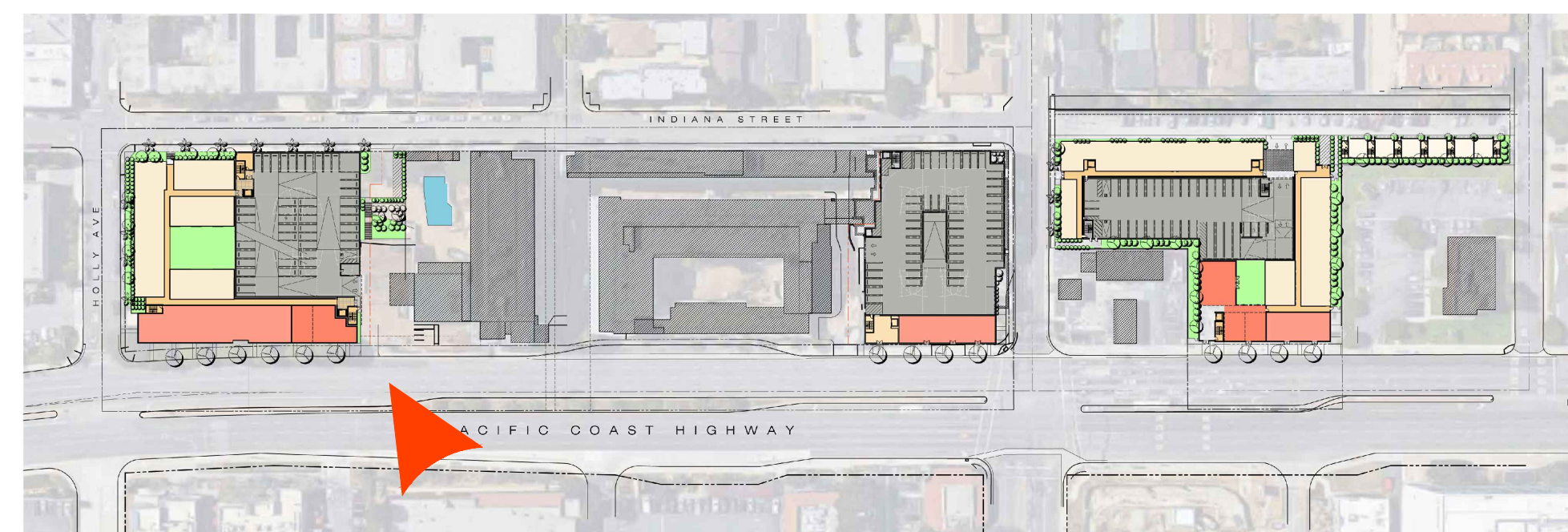
OVERALL ELEVATION



PROPOSED TREES PER LANDSCAPE PLAN

PROPOSED TREES PER LANDSCAPE PLAN

PCC SOUTH - NORTH EAST AERIAL VIEW



KEY PLAN  
NOT TO SCALE

CONCEPT VIEW



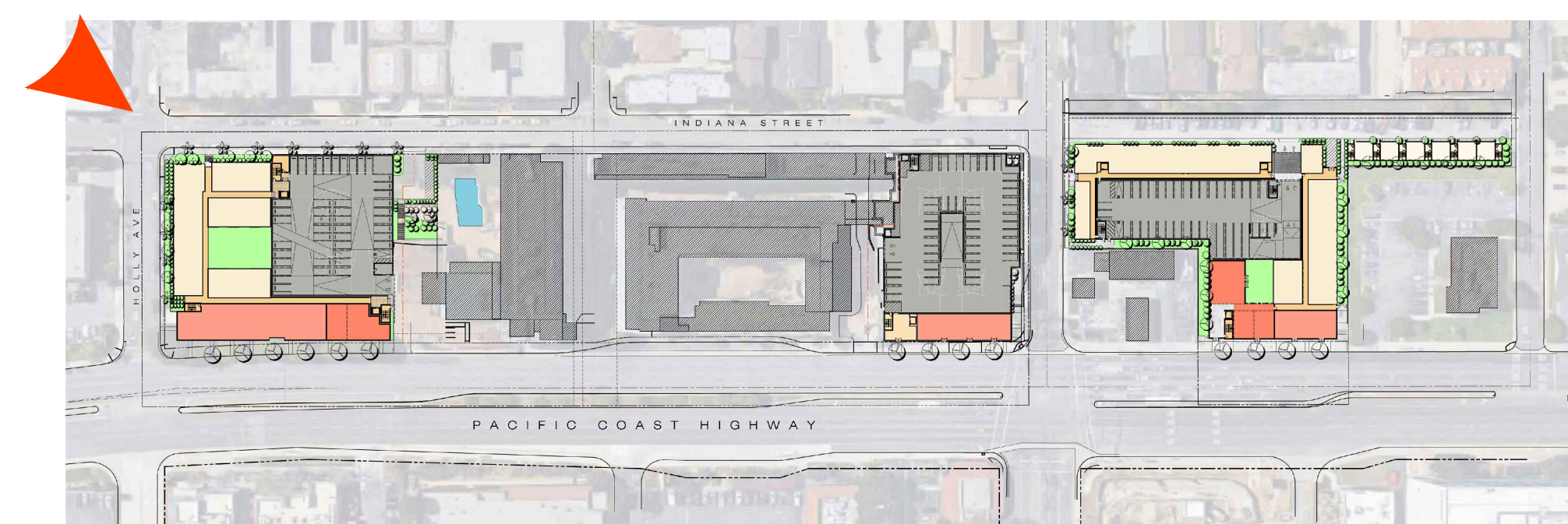
PROPOSED TREES PER LANDSCAPE PLAN

EXISTING HIGH VOLTAGE TENSION POLES

PROPOSED TREES PER LANDSCAPE PLAN

EXISTING CABLE TENSION POLES

AERIAL VIEW AT CORNER OF INDIANA ST AND HOLLY AVE LOOKING NORTH

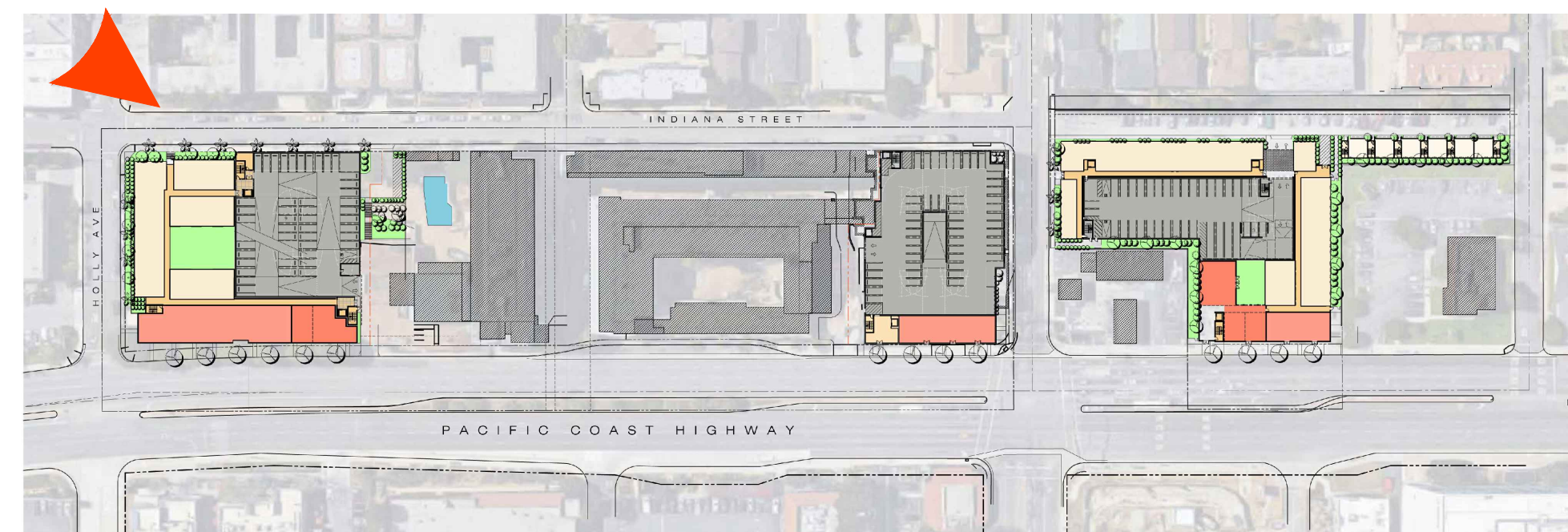


KEY PLAN  
NOT TO SCALE

CONCEPT VIEW

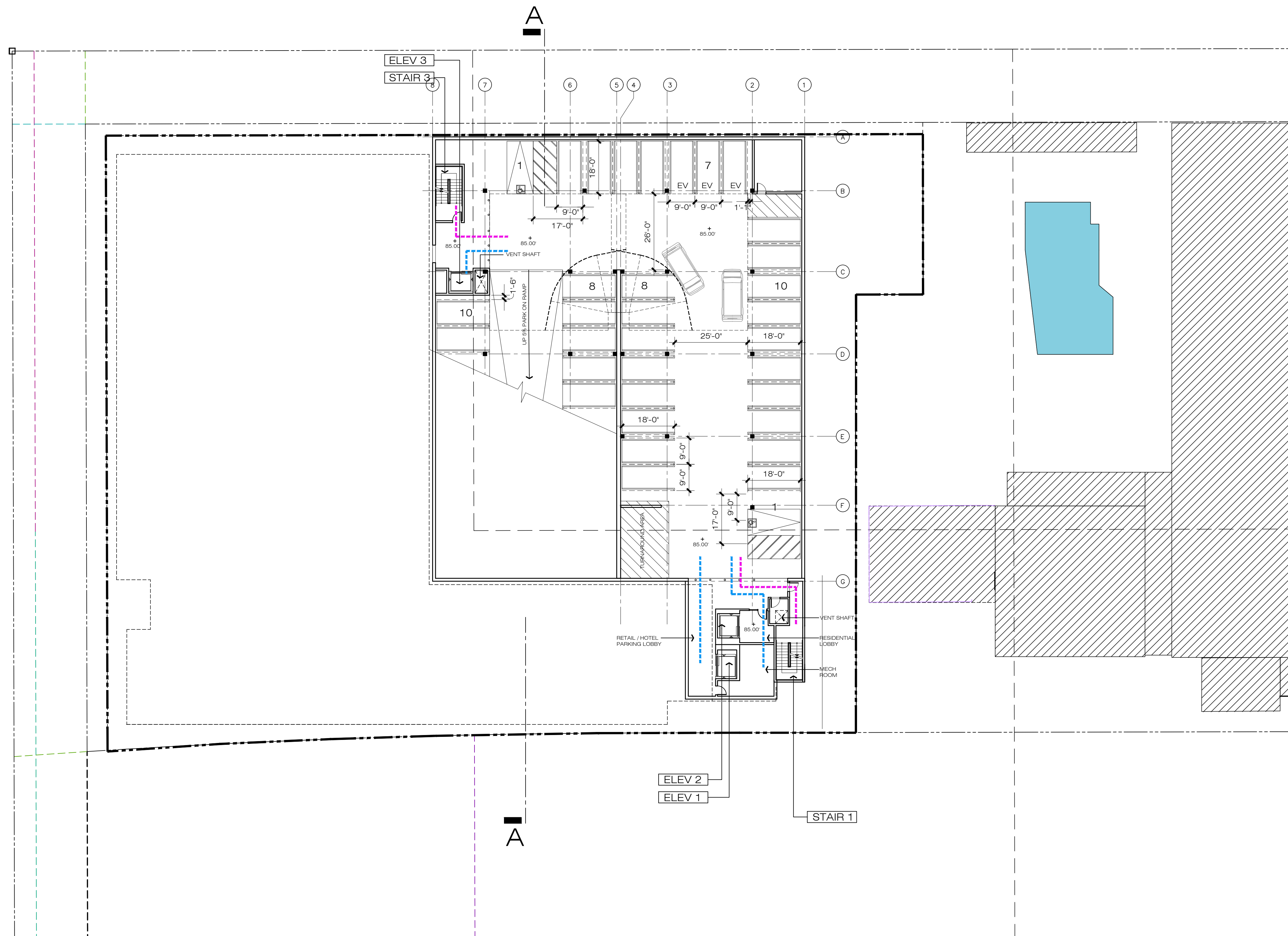


VIEW AT CORNER OF INDIANA ST AND HOLLY AVE LOOKING NORTH



KEY PLAN  
NOT TO SCALE

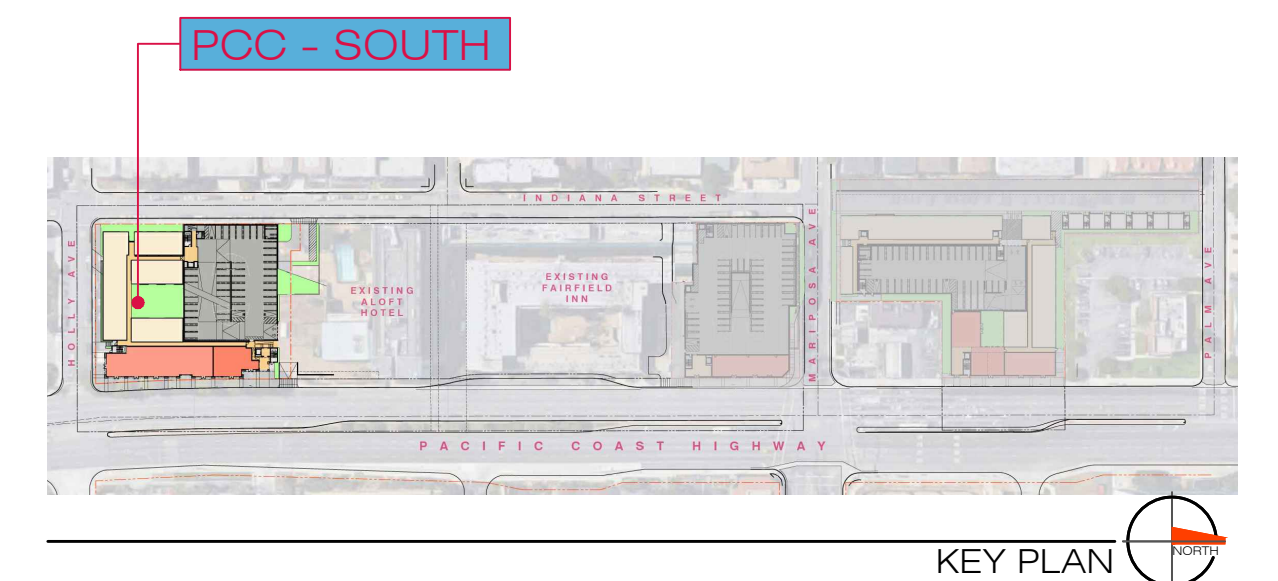
CONCEPT VIEW



- LEGEND**
- PEDESTRIAN PATH OF TRAVEL
  - PARKING ACCESS FROM PUBLIC STREETS
  - EXIT ROUTE
- 
- ELEV 1** COMMERCIAL / HOTEL PARKING (LEVEL B-1 TO L-1)
  - ELEV 2** RESIDENT ONLY ELEVATOR ( LEVEL B-1 TO LEVEL L-6)
  - ELEV 3** RESIDENT ONLY ELEVATOR ( LEVEL B-1 TO LEVEL L-6)
  - STAIR 1** LEVEL B-1 TO LEVEL L-6
  - STAIR 2** LEVEL L-1 TO LEVEL L-6
  - STAIR 3** LEVEL B-1 TO LEVEL L-6

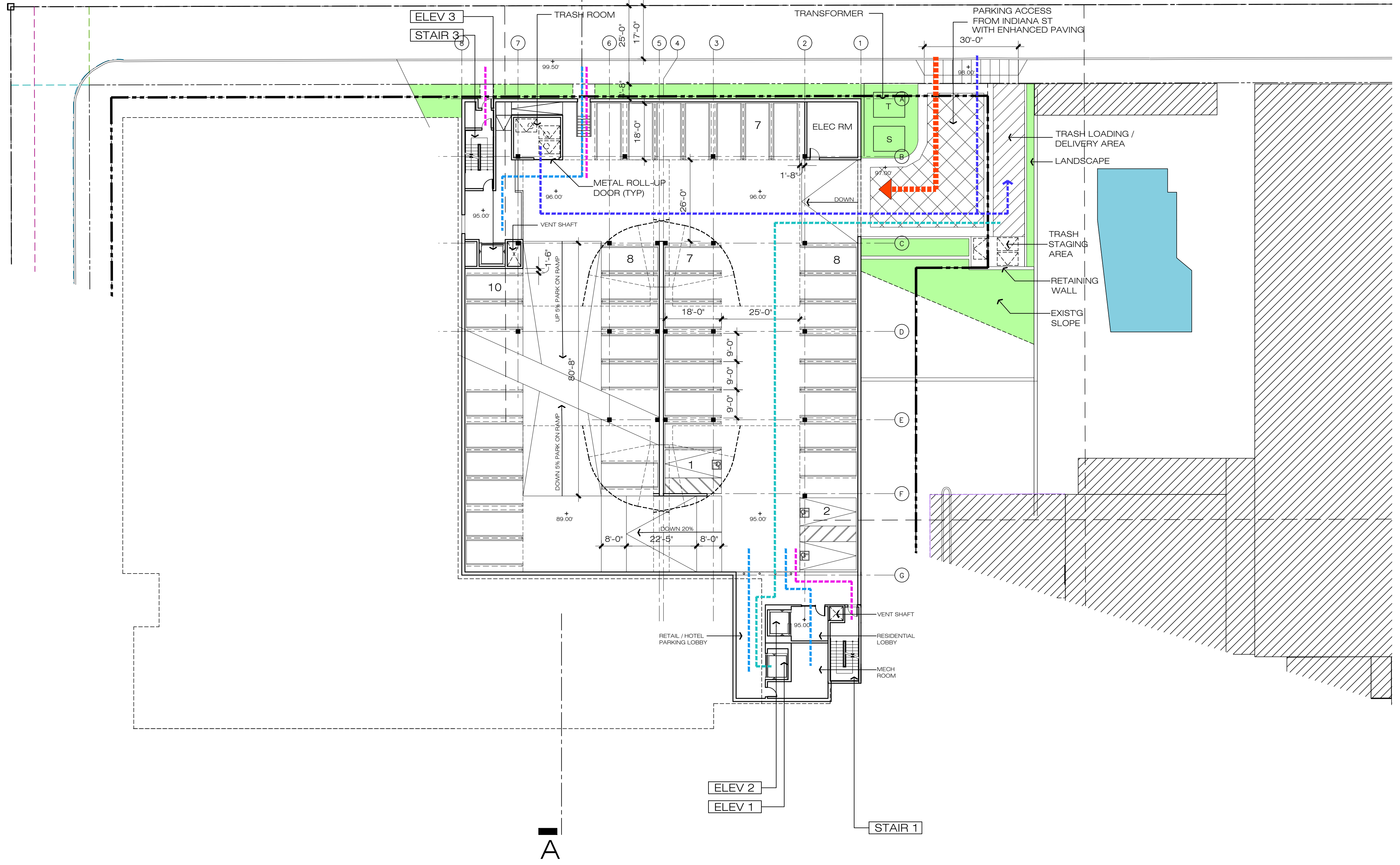
**BASEMENT**

STANDARD	43 SPACES
ACCESSIBLE	2 SPACES
<b>TOTAL</b>	<b>45 SPACES</b>



**BASEMENT**  
85.00'

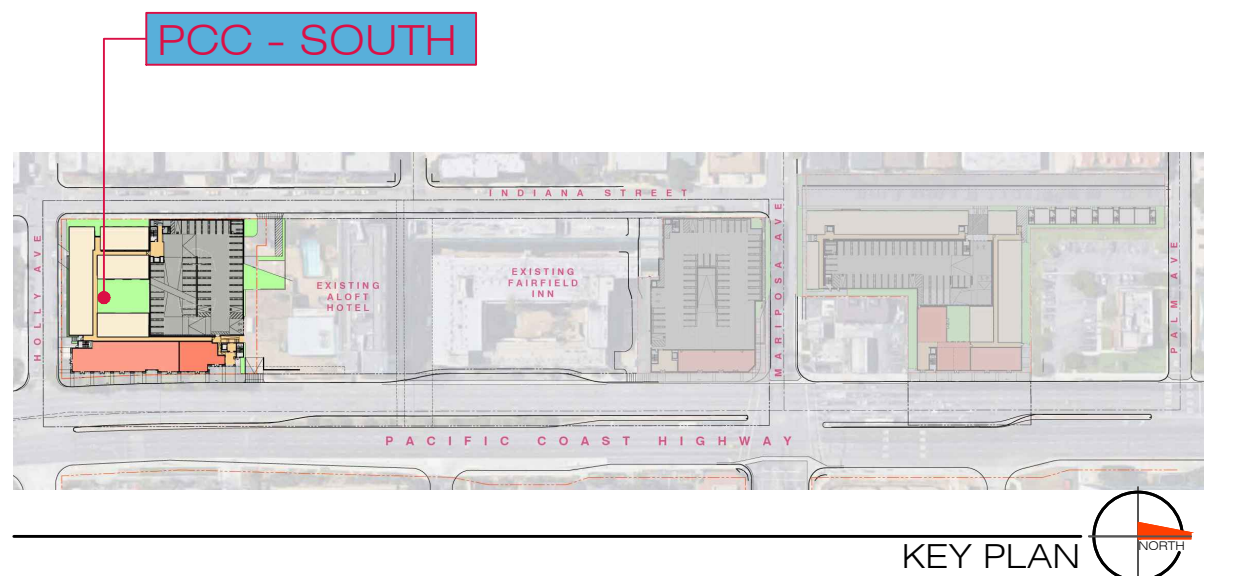
INDIANA STREET



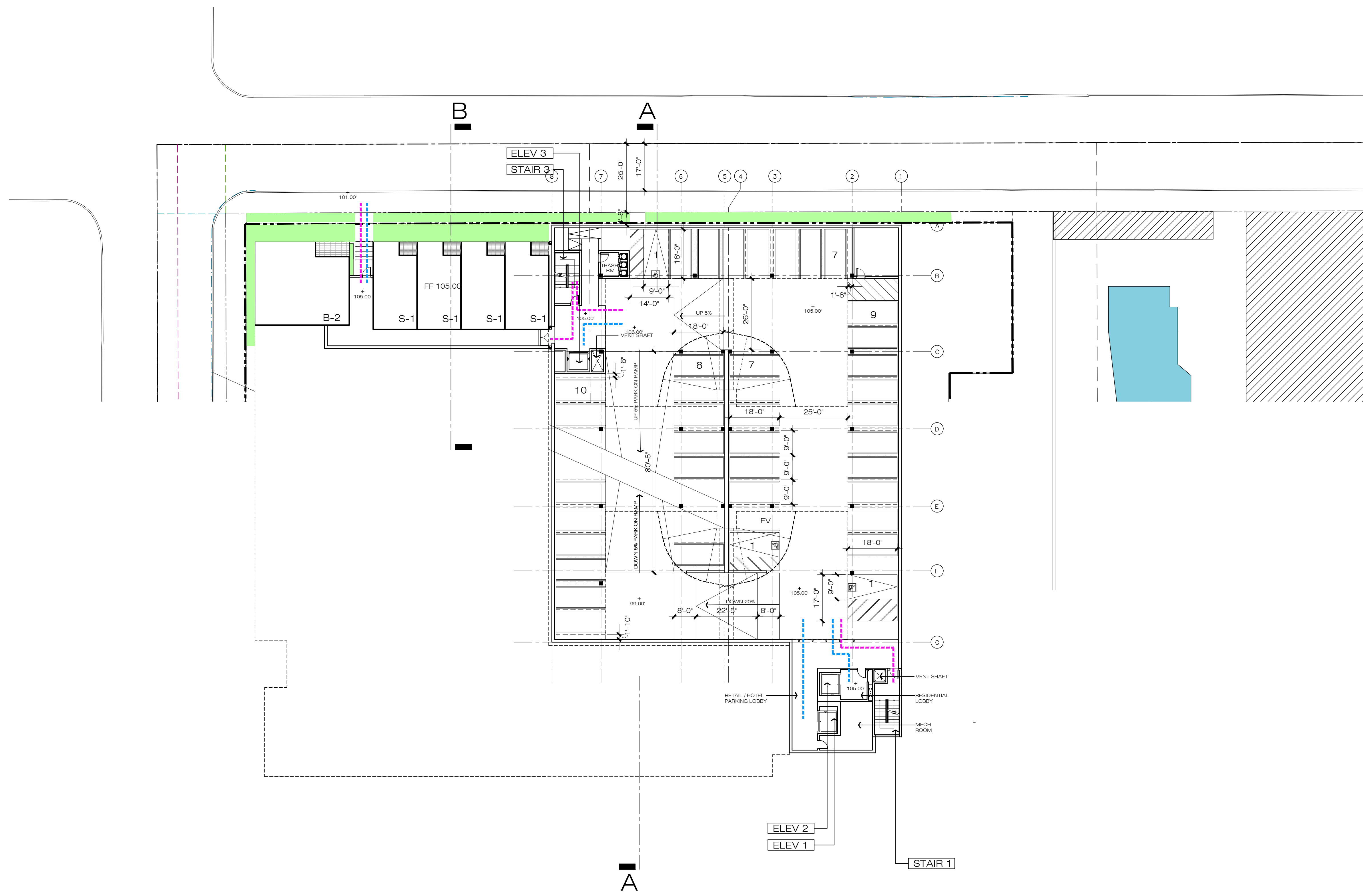
- LEGEND**
- PEDESTRIAN PATH OF TRAVEL
  - PARKING ACCESS FROM PUBLIC STREETS
  - EXIT ROUTE
  - COMMERCIAL DELIVERY ROUTE
  - TRASH PICK UP ROUTE
- ELEV 1** COMMERCIAL / HOTEL PARKING (LEVEL B-1 TO L-1)
  - ELEV 2** RESIDENT ONLY ELEVATOR ( LEVEL B-1 TO LEVEL L-6)
  - ELEV 3** RESIDENT ONLY ELEVATOR ( LEVEL B-1 TO LEVEL L-6)
  - STAIR 1** LEVEL B-1 TO LEVEL L-6
  - STAIR 2** LEVEL L-1 TO LEVEL L-6
  - STAIR 3** LEVEL B-1 TO LEVEL L-6

**PARKING LEVEL P-2**

STANDARD	39 SPACES
ACCESSIBLE	3 SPACES
	42 SPACES



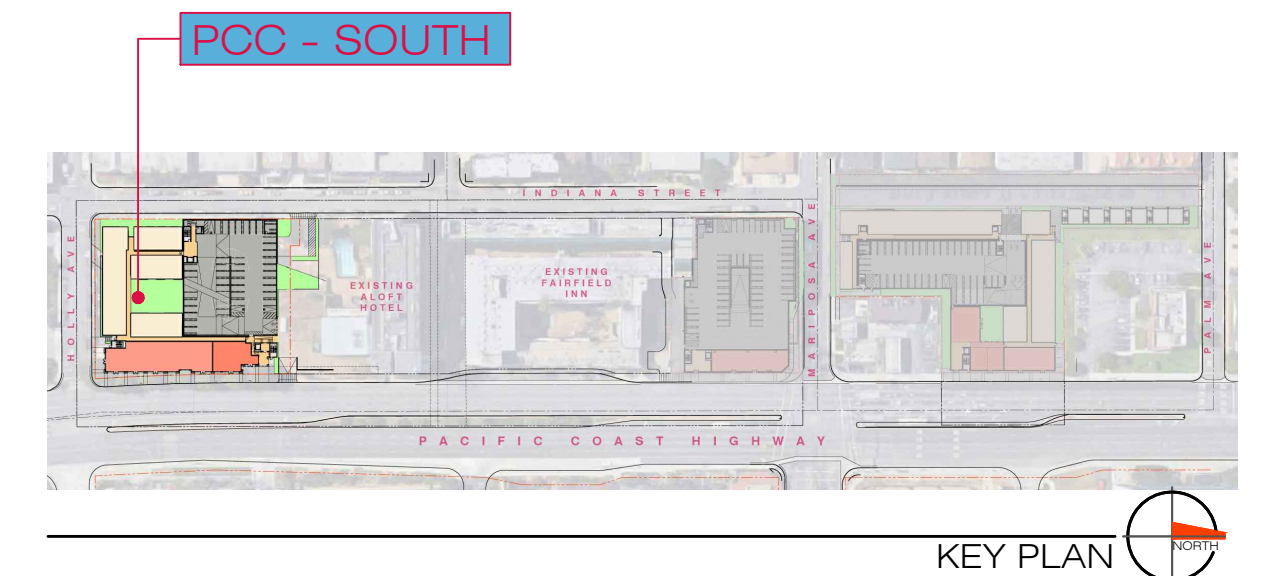
PARKING LEVEL P-2  
95.00'



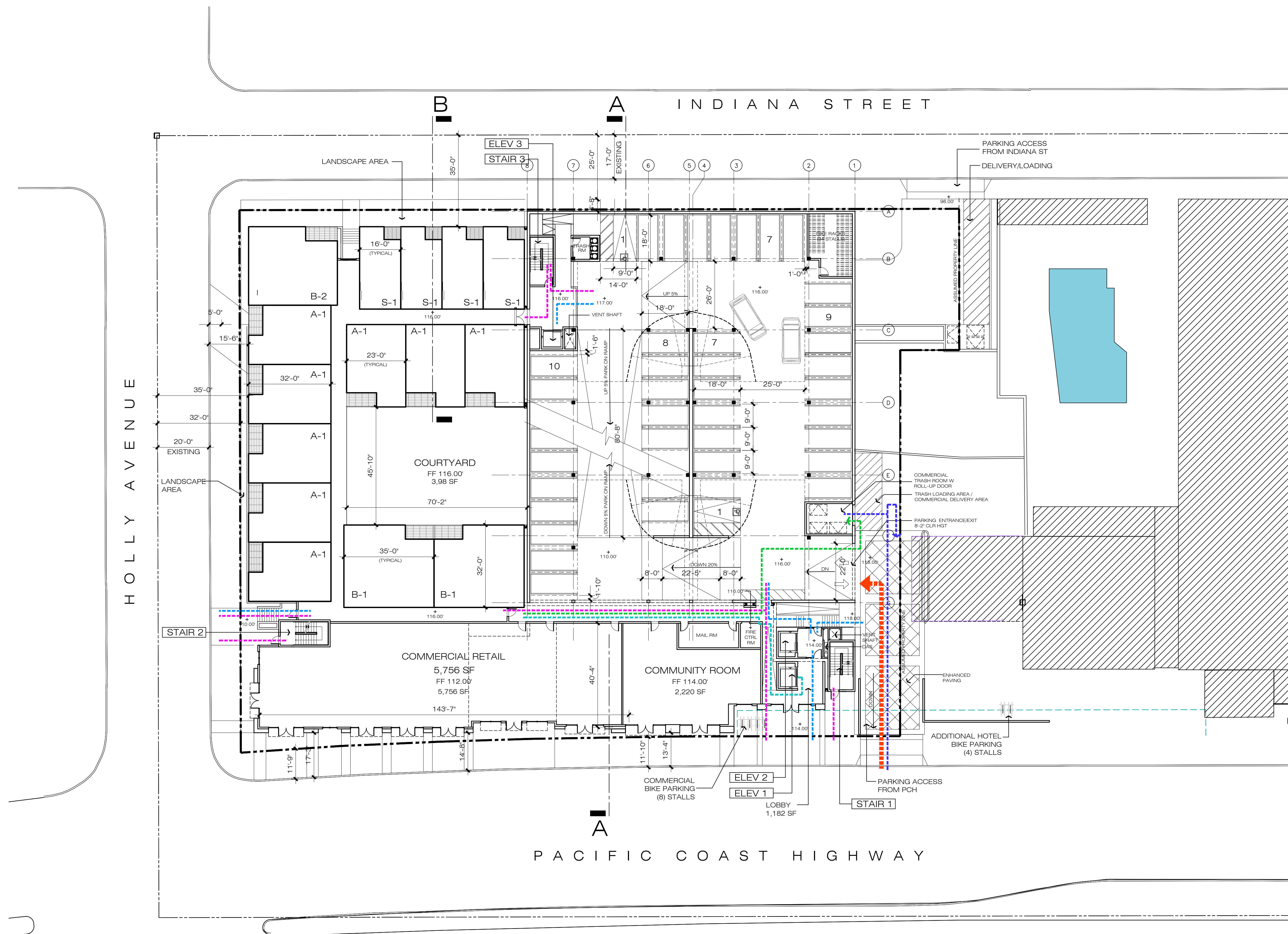
- LEGEND**
- PEDESTRIAN PATH OF TRAVEL
  - PARKING ACCESS FROM PUBLIC STREETS
  - EXIT ROUTE
  - COMMERCIAL TRASH ROUTE
- |         |   |
|---------|---|
| ELEV 1  | COMMERCIAL / HOTEL PARKING (LEVEL B-1 TO L-1)   |
| ELEV 2  | RESIDENT ONLY ELEVATOR (LEVEL B-1 TO LEVEL L-6) |
| ELEV 3  | RESIDENT ONLY ELEVATOR (LEVEL B-1 TO LEVEL L-6) |
| STAIR 1 | LEVEL B-1 TO LEVEL L-6                          |
| STAIR 2 | LEVEL L-1 TO LEVEL L-6                          |
| STAIR 3 | LEVEL B-1 TO LEVEL L-6                          |

**PARKING LEVEL P-1**

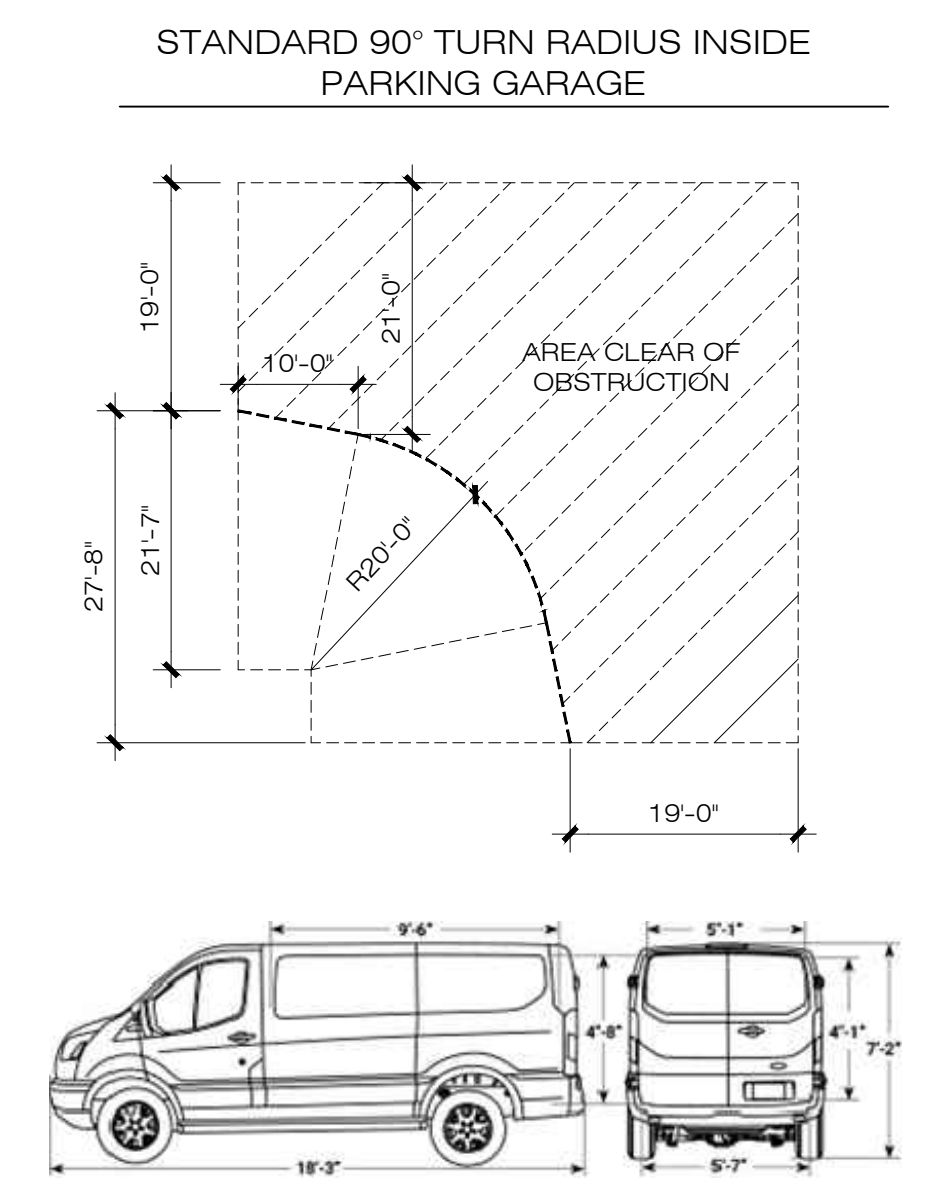
STANDARD	41 SPACES
ACCESSIBLE	3 SPACES
	44 SPACES



PARKING LEVEL P-1  
105.00'

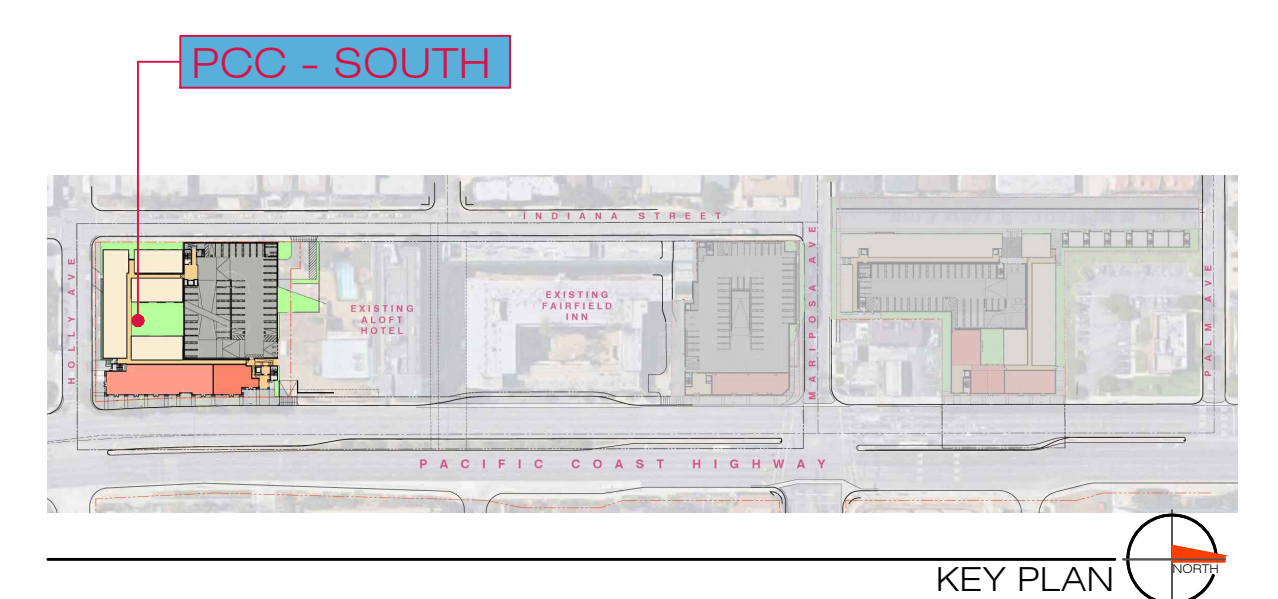


- LEGEND**
- PEDESTRIAN PATH OF TRAVEL
  - PARKING ACCESS FROM PUBLIC STREETS
  - EXIT ROUTE
  - COMMERCIAL DELIVERY ROUTE
  - COMMERCIAL TRASH ACCESS
  - TRASH PICK UP ROUTE
- ELEV 1** COMMERCIAL / HOTEL PARKING (LEVEL B-1 TO L-1)  
**ELEV 2** RESIDENT ONLY ELEVATOR (LEVEL B-1 TO LEVEL L-6)  
**ELEV 3** RESIDENT ONLY ELEVATOR (LEVEL B-1 TO LEVEL L-6)  
**STAIR 1** LEVEL B-1 TO LEVEL L-6  
**STAIR 2** LEVEL L-1 TO LEVEL L-6  
**STAIR 3** LEVEL B-1 TO LEVEL L-6

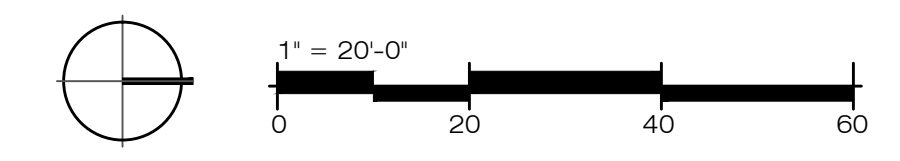


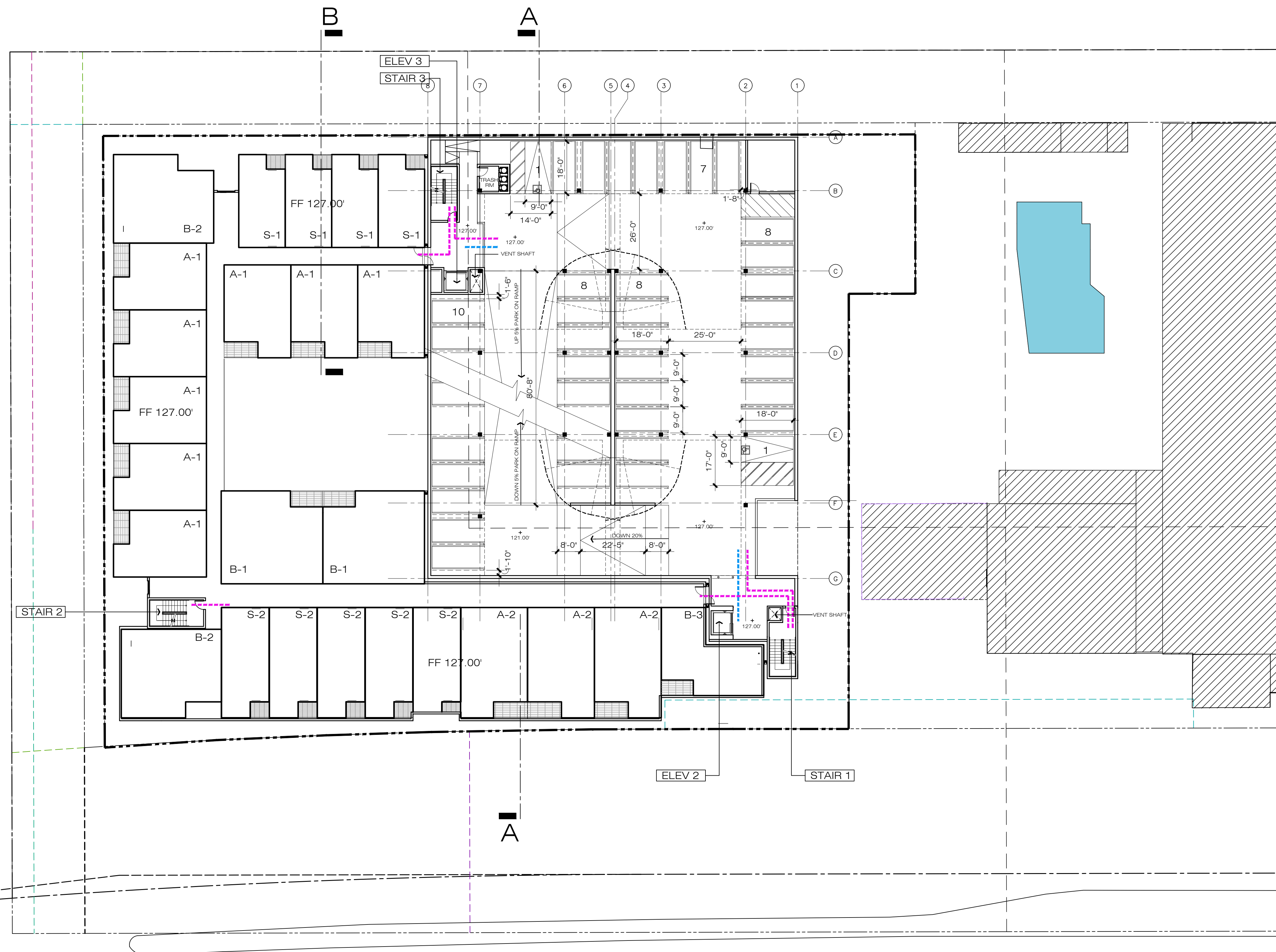
**LEVEL L-1**

STANDARD	39 SPACES
ACCESSIBLE	3 SPACES
	42 SPACES



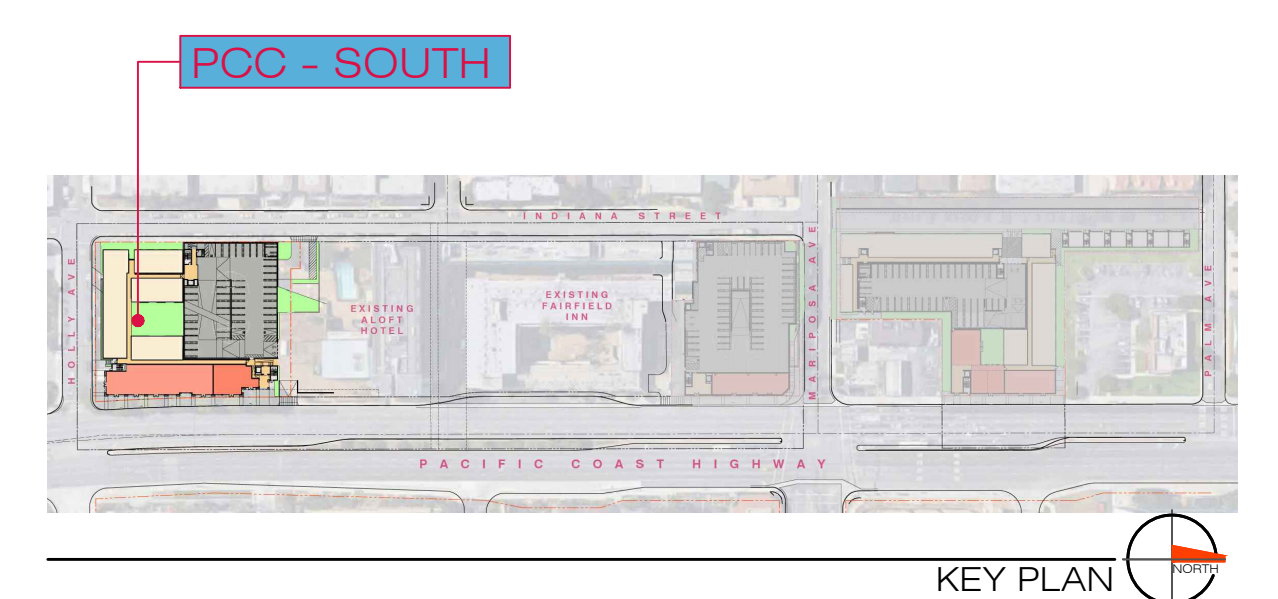
LEVEL L-1  
116.00'



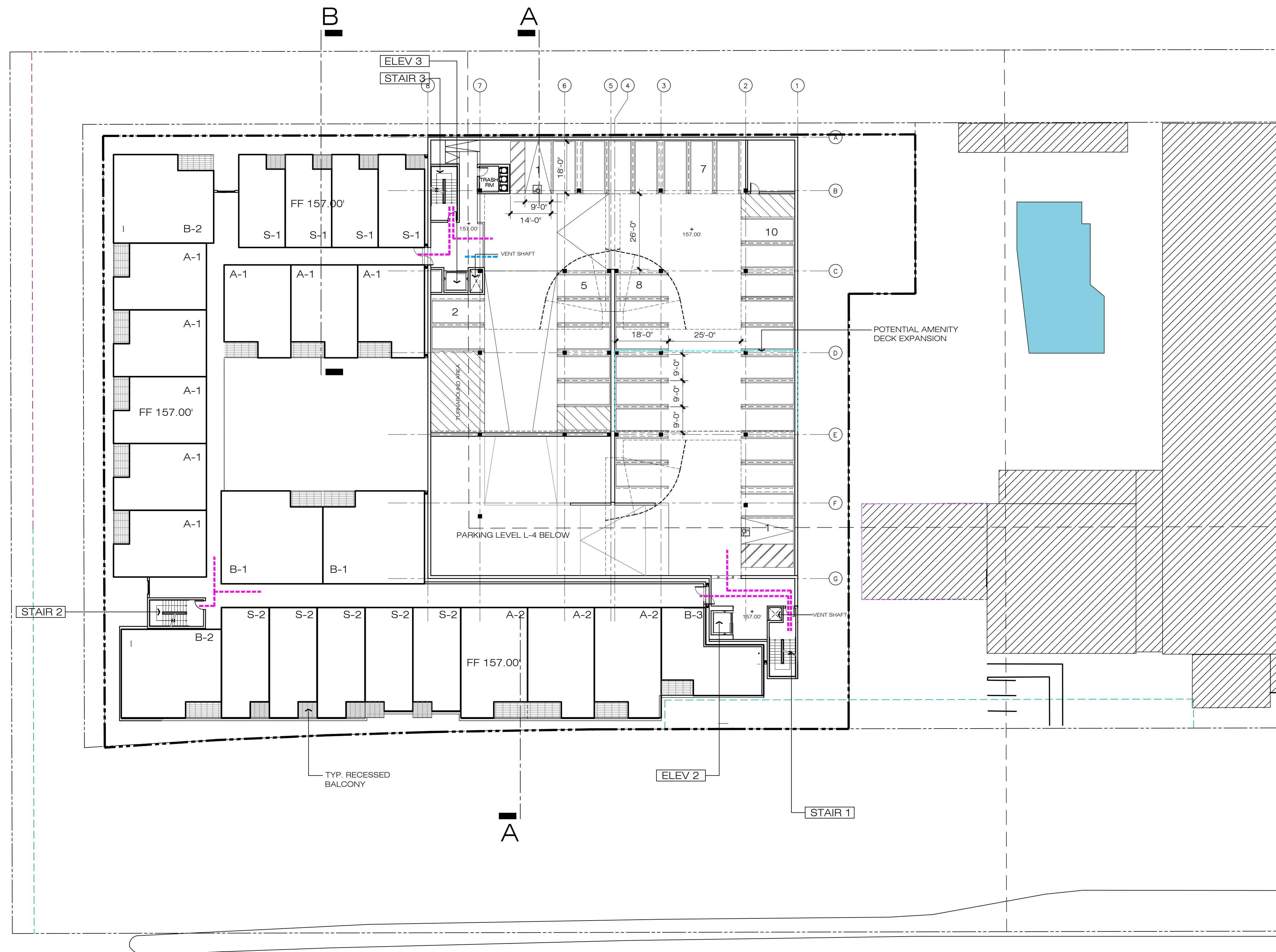


- LEGEND**
- PEDESTRIAN PATH OF TRAVEL
  - EXIT ROUTE
- |                |  |
|----------------|--|
| <b>ELEV 1</b>  | COMMERCIAL / HOTEL PARKING (LEVEL B-1 TO L-1)    |
| <b>ELEV 2</b>  | RESIDENT ONLY ELEVATOR ( LEVEL B-1 TO LEVEL L-6) |
| <b>ELEV 3</b>  | RESIDENT ONLY ELEVATOR ( LEVEL B-1 TO LEVEL L-6) |
| <b>STAIR 1</b> | LEVEL B-1 TO LEVEL L-6                           |
| <b>STAIR 2</b> | LEVEL L-1 TO LEVEL L-6                           |
| <b>STAIR 3</b> | LEVEL B-1 TO LEVEL L-6                           |

LEVEL L-4	
STANDARD	41 SPACES
ACCESSIBLE	2 SPACES
	43 SPACES
LEVEL L-3	
STANDARD	41 SPACES
ACCESSIBLE	2 SPACES
	43 SPACES
LEVEL L-2	
STANDARD	41 SPACES
ACCESSIBLE	2 SPACES
	43 SPACES



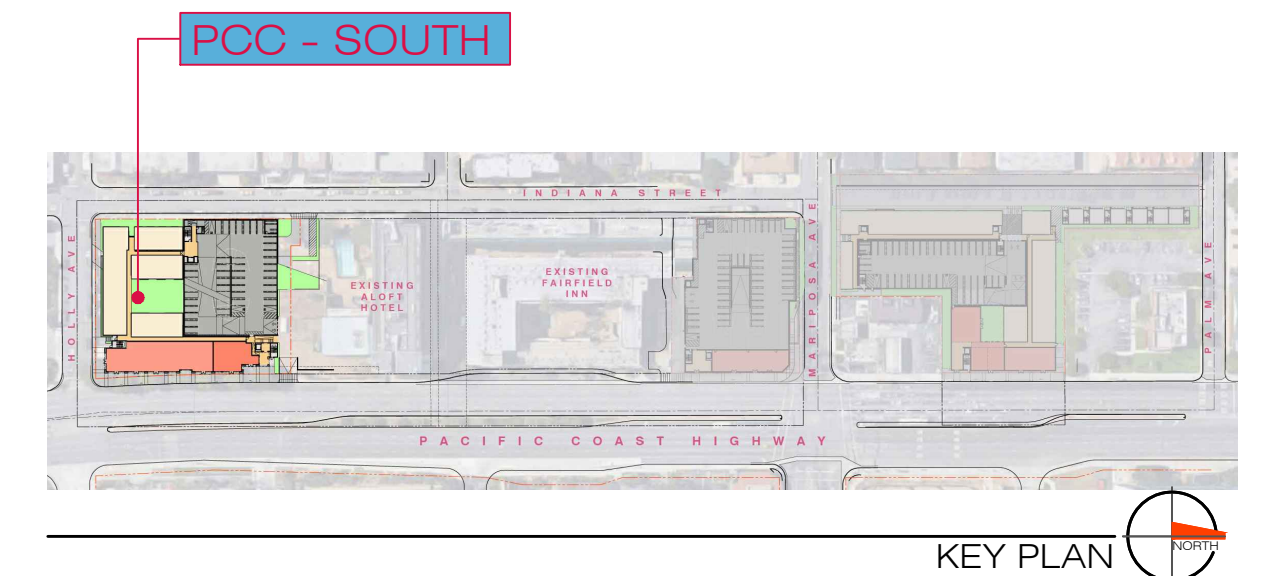
LEVEL L-2 TO LEVEL L-4  
127.00', 137.00', 147.00'



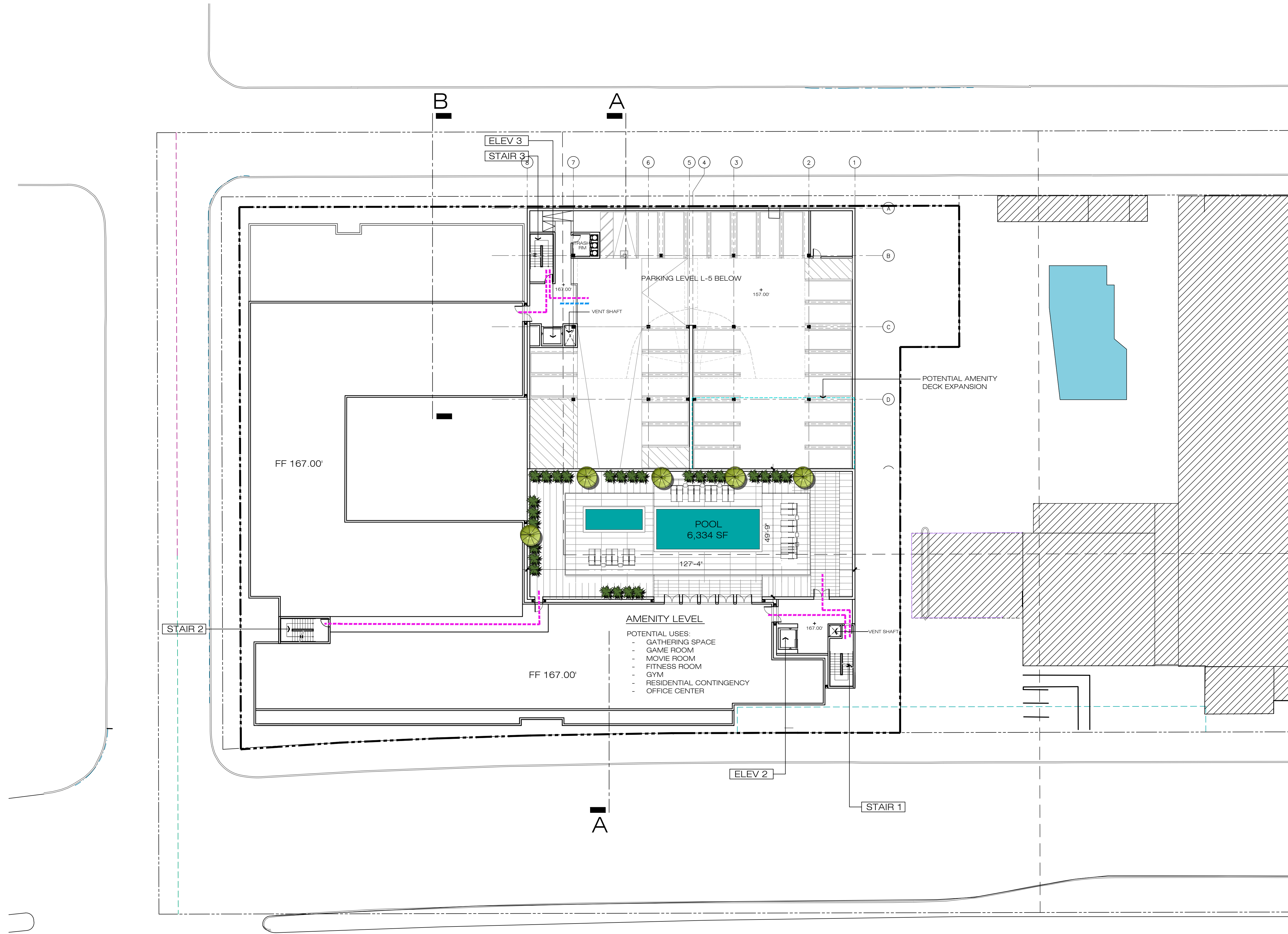
- LEGEND**
- PEDESTRIAN PATH OF TRAVEL
  - EXIT ROUTE
- |                |  |
|----------------|--|
| <b>ELEV 1</b>  | COMMERCIAL / HOTEL PARKING (LEVEL B-1 TO L-1)    |
| <b>ELEV 2</b>  | RESIDENT ONLY ELEVATOR ( LEVEL B-1 TO LEVEL L-6) |
| <b>ELEV 3</b>  | RESIDENT ONLY ELEVATOR ( LEVEL B-1 TO LEVEL L-6) |
| <b>STAIR 1</b> | LEVEL B-1 TO LEVEL L-6                           |
| <b>STAIR 2</b> | LEVEL L-1 TO LEVEL L-6                           |
| <b>STAIR 3</b> | LEVEL B-1 TO LEVEL L-6                           |

**LEVEL L-5**

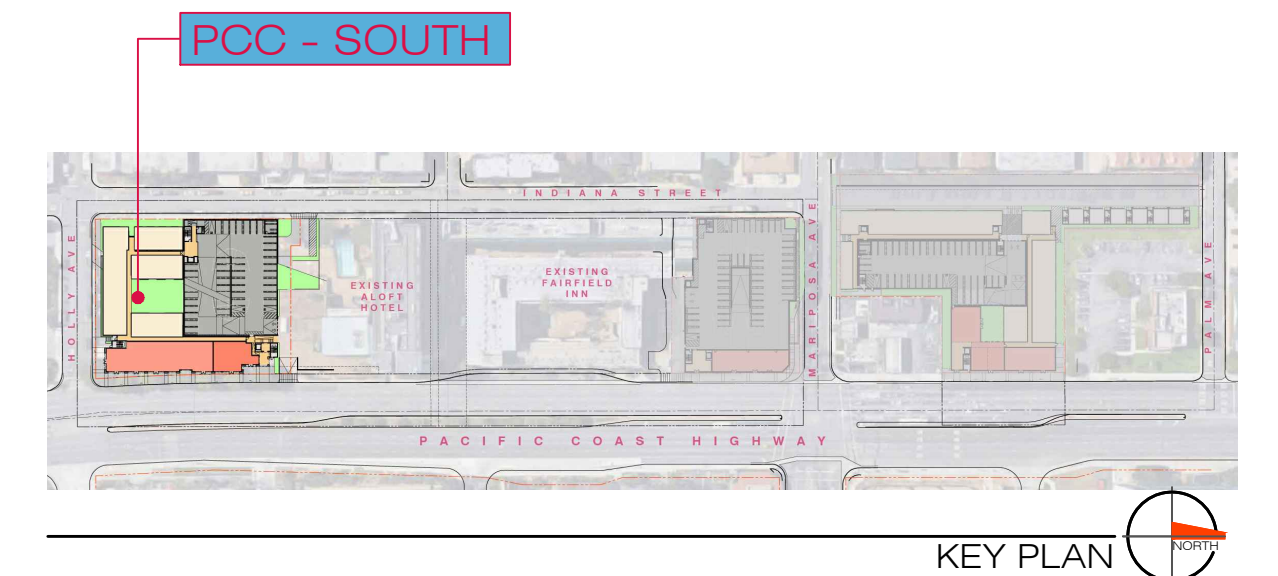
STANDARD	31 SPACES
ACCESSIBLE	3 SPACES
	<b>34 SPACES</b>



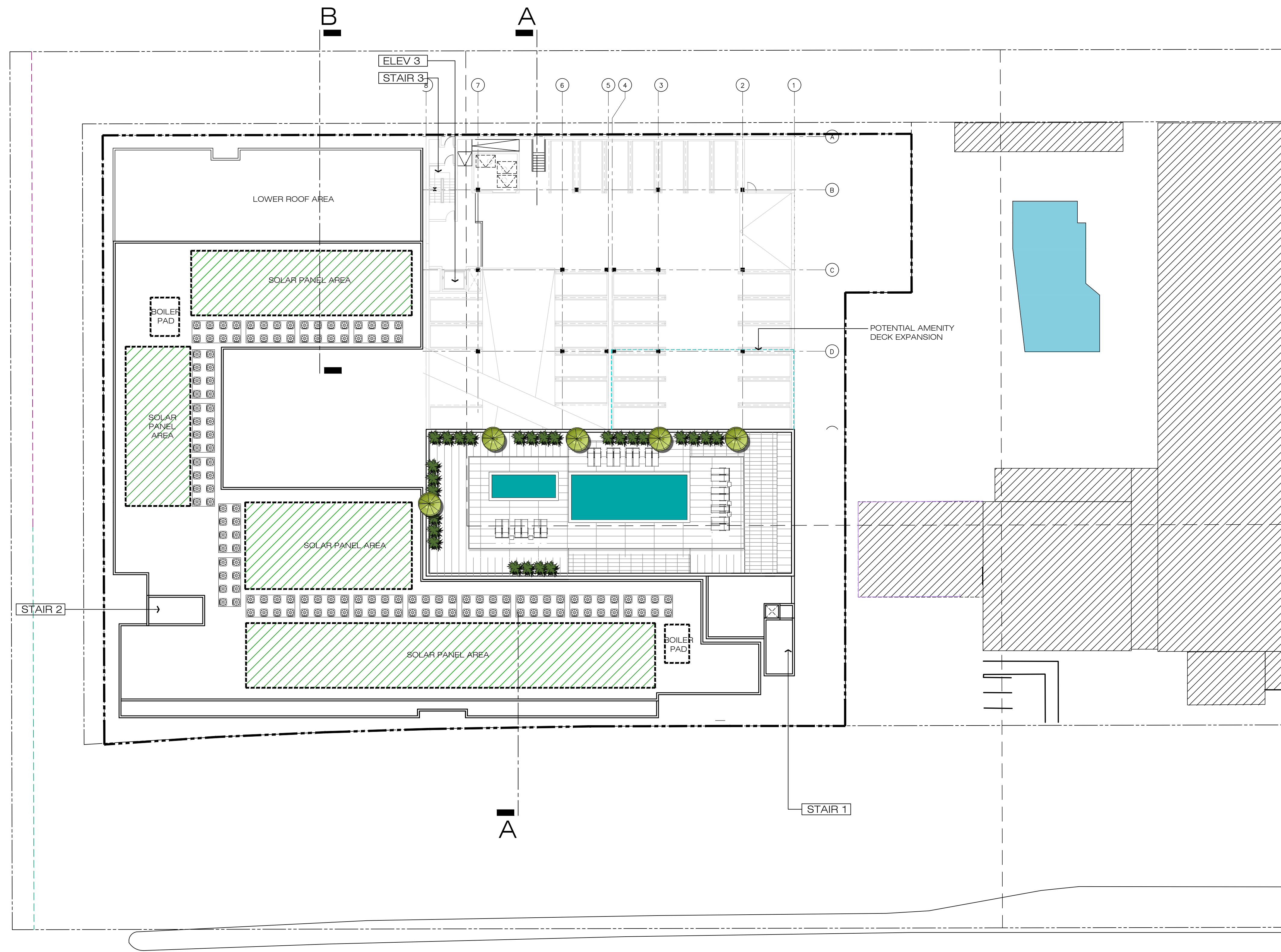
**LEVEL L-5**  
157.00'



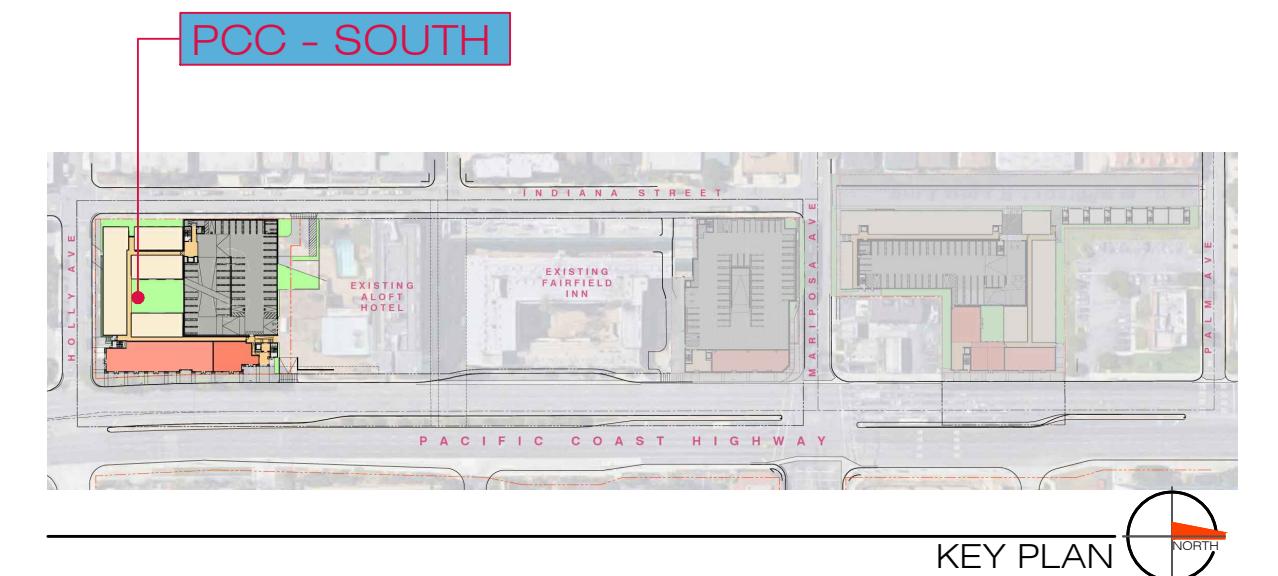
- LEGEND**
- PEDESTRIAN PATH OF TRAVEL
  - PARKING ACCESS FROM PUBLIC STREETS
  - EXIT ROUTE
- 
- ELEV 1** COMMERCIAL / HOTEL PARKING (LEVEL B-1 TO L-1)
  - ELEV 2** RESIDENT ONLY ELEVATOR ( LEVEL B-1 TO LEVEL L-6)
  - ELEV 3** RESIDENT ONLY ELEVATOR ( LEVEL B-1 TO LEVEL L-6)
  - STAIR 1** LEVEL B-1 TO LEVEL L-6
  - STAIR 2** LEVEL L-1 TO LEVEL L-6
  - STAIR 3** LEVEL B-1 TO LEVEL L-6



LEVEL L-6  
167.00'

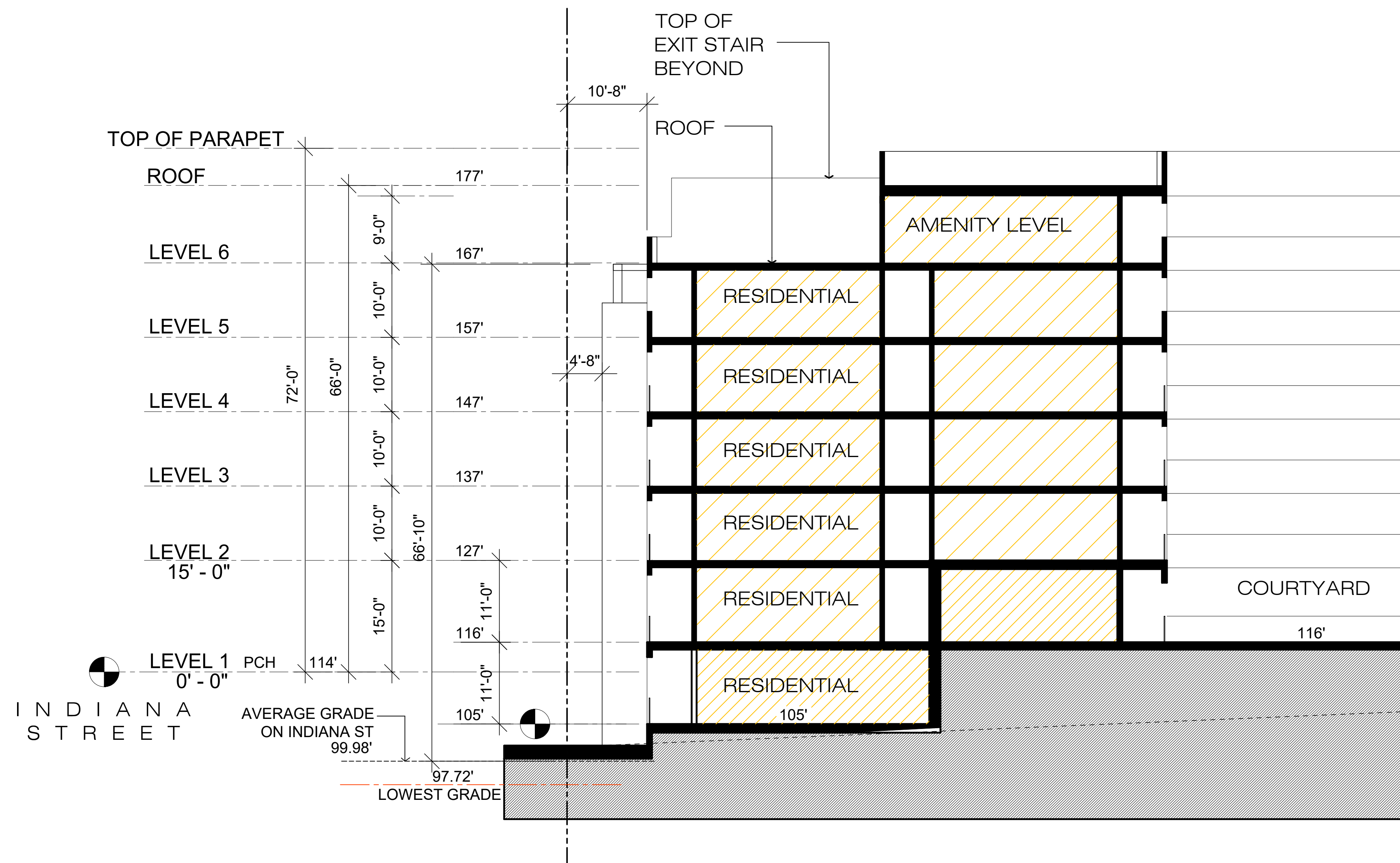


- LEGEND**
- - - - - PEDESTRIAN PATH OF TRAVEL
  - . . . . . PARKING ACCESS FROM PUBLIC STREETS
  - - - - - EXIT ROUTE
- |         |  |
|---------|--|
| ELEV 1  | COMMERCIAL / HOTEL PARKING (LEVEL B-1 TO L-1)    |
| ELEV 2  | RESIDENT ONLY ELEVATOR ( LEVEL B-1 TO LEVEL L-6) |
| ELEV 3  | RESIDENT ONLY ELEVATOR ( LEVEL B-1 TO LEVEL L-6) |
| STAIR 1 | LEVEL B-1 TO LEVEL L-6                           |
| STAIR 2 | LEVEL L-1 TO LEVEL L-6                           |
| STAIR 3 | LEVEL B-1 TO LEVEL L-6                           |

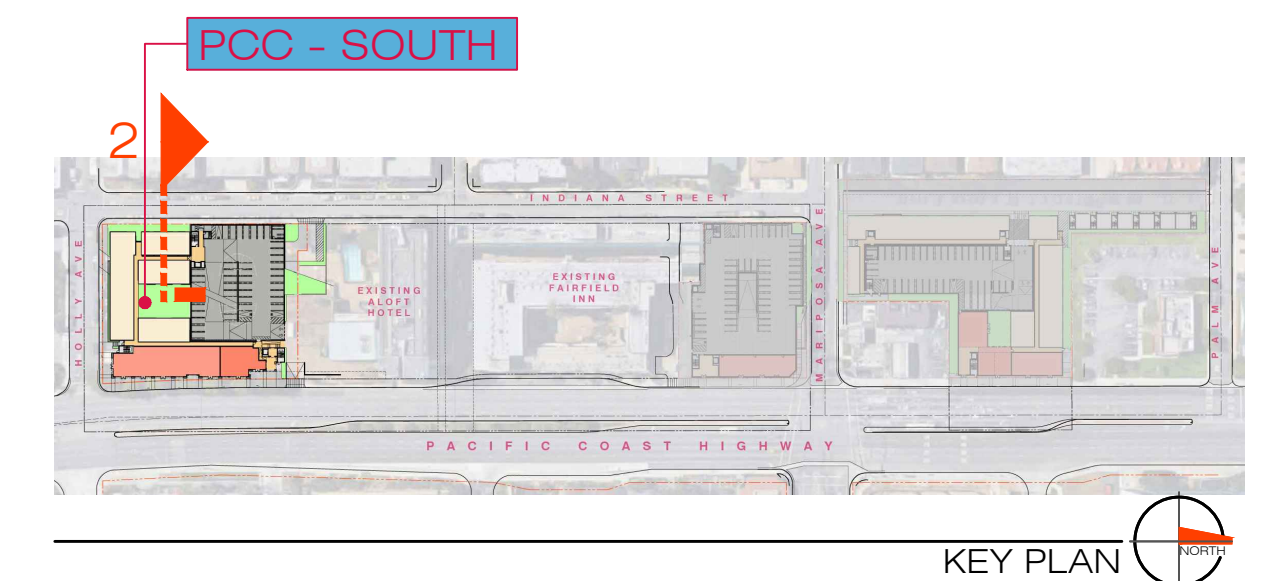


ROOF PLAN



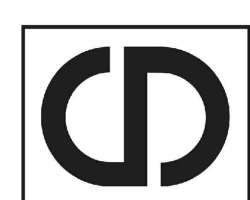


SECTION - B ②



KEY PLAN

SECTION

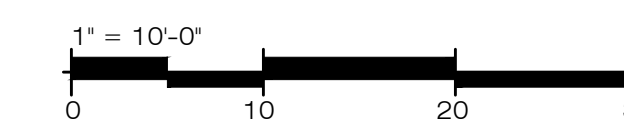


CONTINENTAL DEVELOPMENT CORPORATION



Mar Ventures, Inc.

Pacific Coast Commons SOUTH

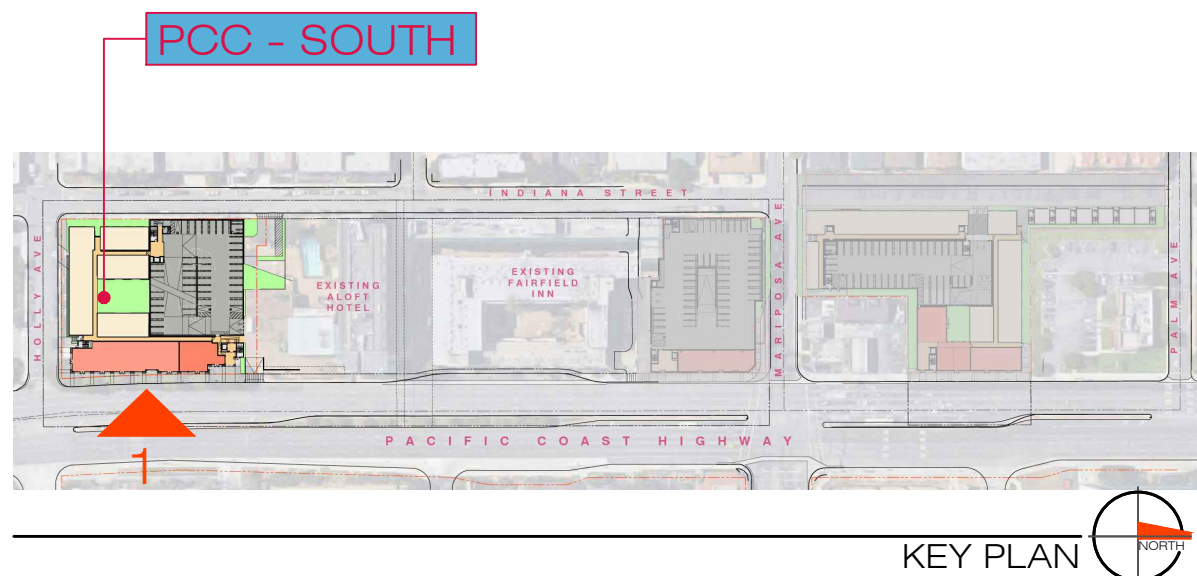


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EAST ELEVATION ①

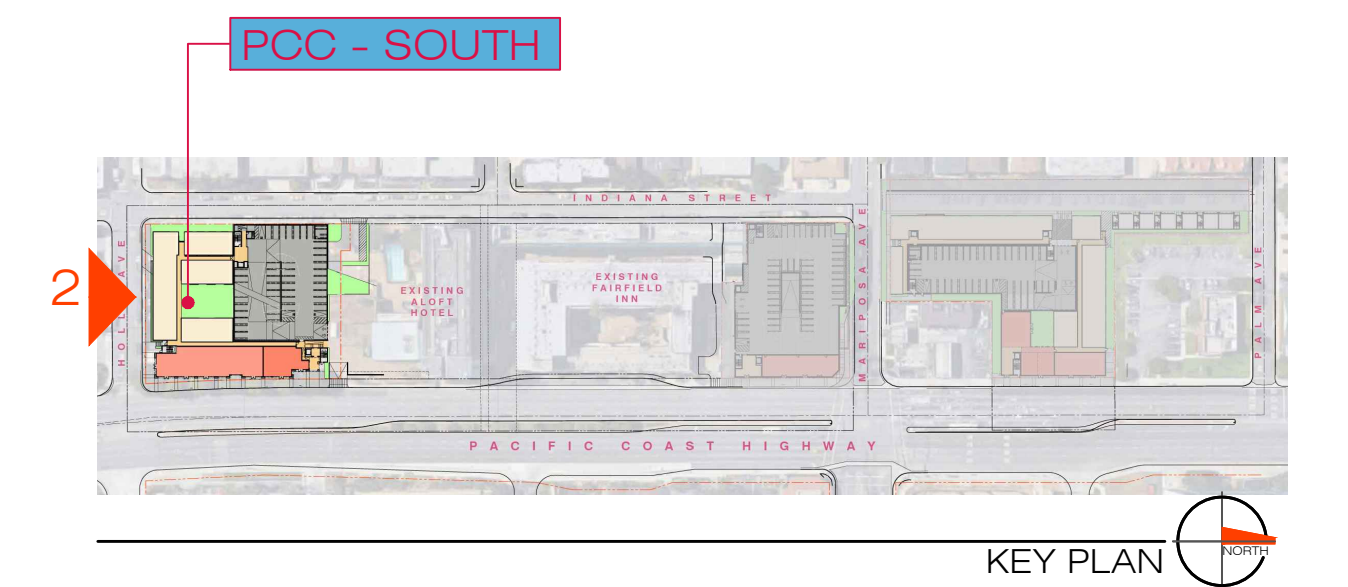


KEY PLAN

ELEVATION

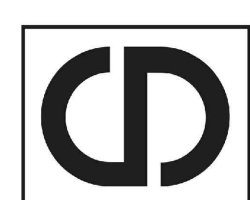


SOUTH ELEVATION ②



KEY PLAN

ELEVATION

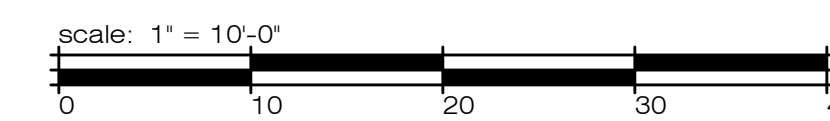


CONTINENTAL  
DEVELOPMENT  
CORPORATION



Mar  
Ventures,  
Inc.

Pacific Coast Commons SOUTH



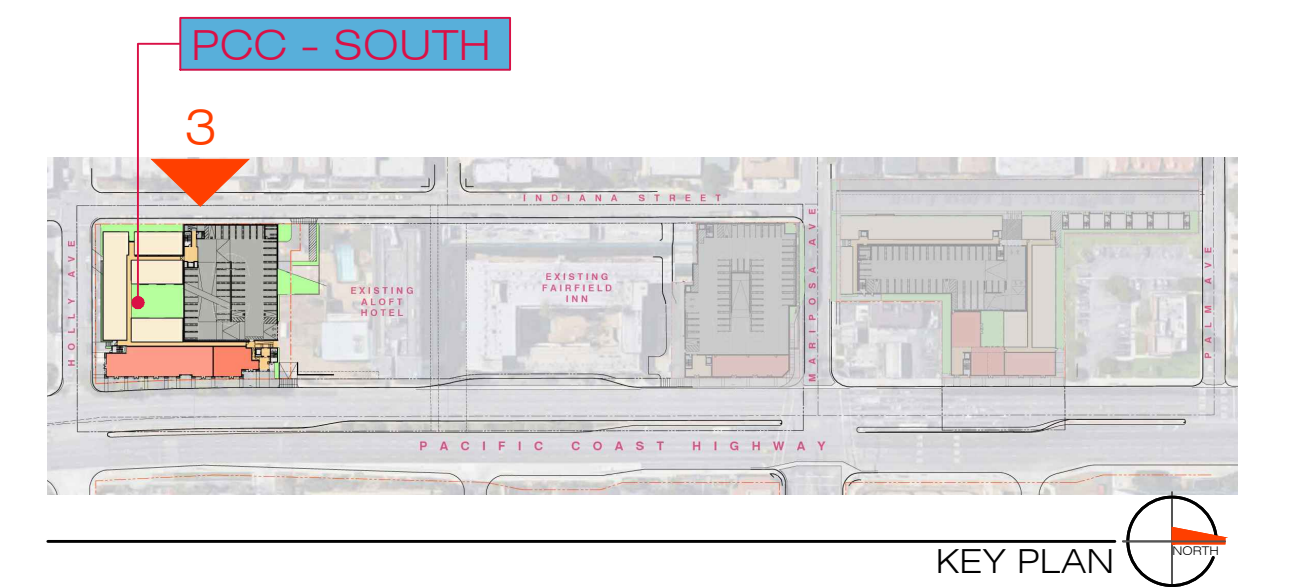
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Job No. B7093 SD-SO-13

Revised Date: 10.28.2021

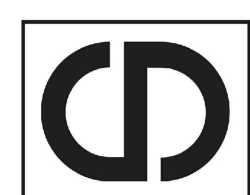


WEST ELEVATION ③



KEY PLAN

ELEVATION

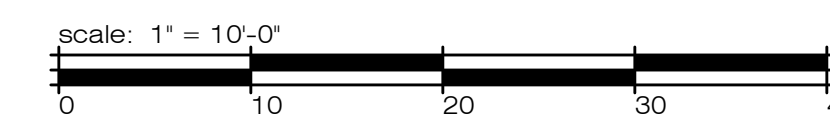


CONTINENTAL  
DEVELOPMENT  
CORPORATION



Mar  
Ventures,  
Inc.

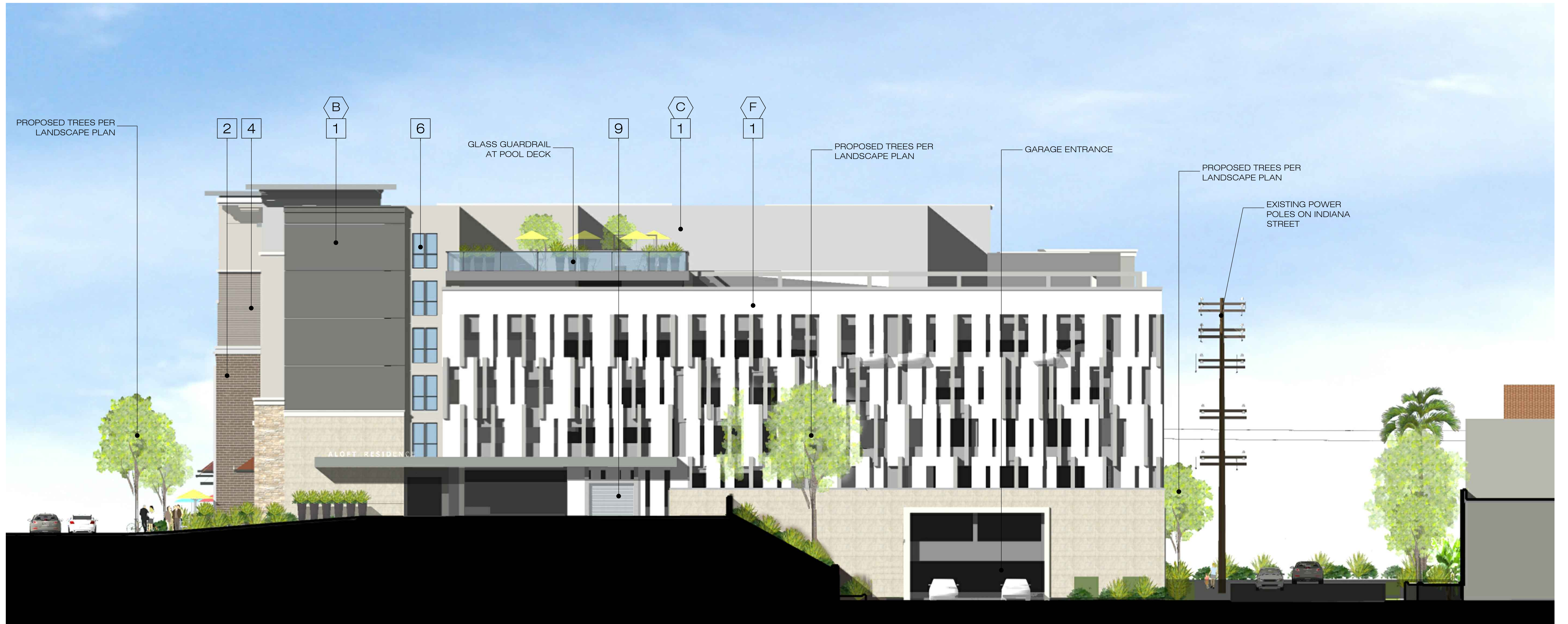
Pacific Coast Commons SOUTH



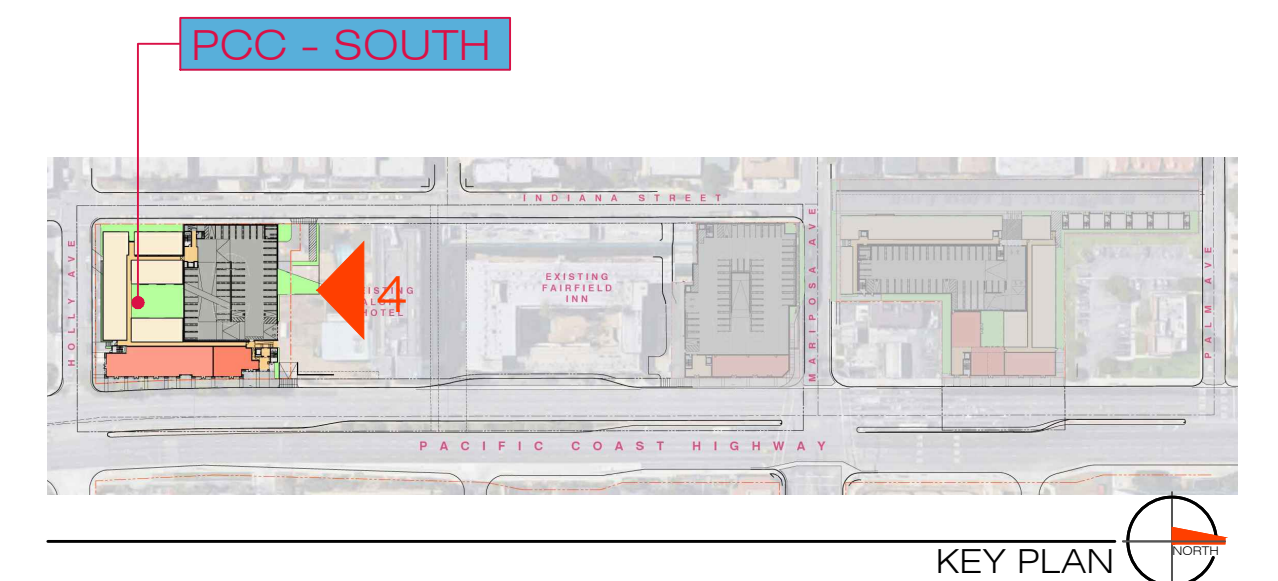
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Job No. B7093 SD-SO-14

Revised Date.10.28.2021

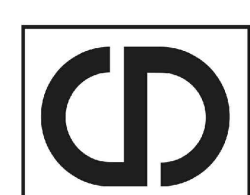


NORTH ELEVATION ④



KEY PLAN

ELEVATION

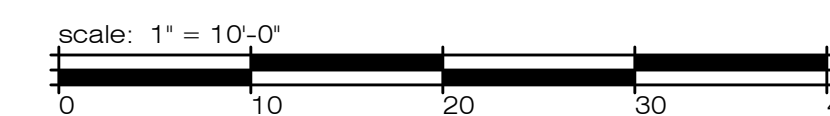


CONTINENTAL  
DEVELOPMENT  
CORPORATION



Mar  
Ventures,  
Inc.

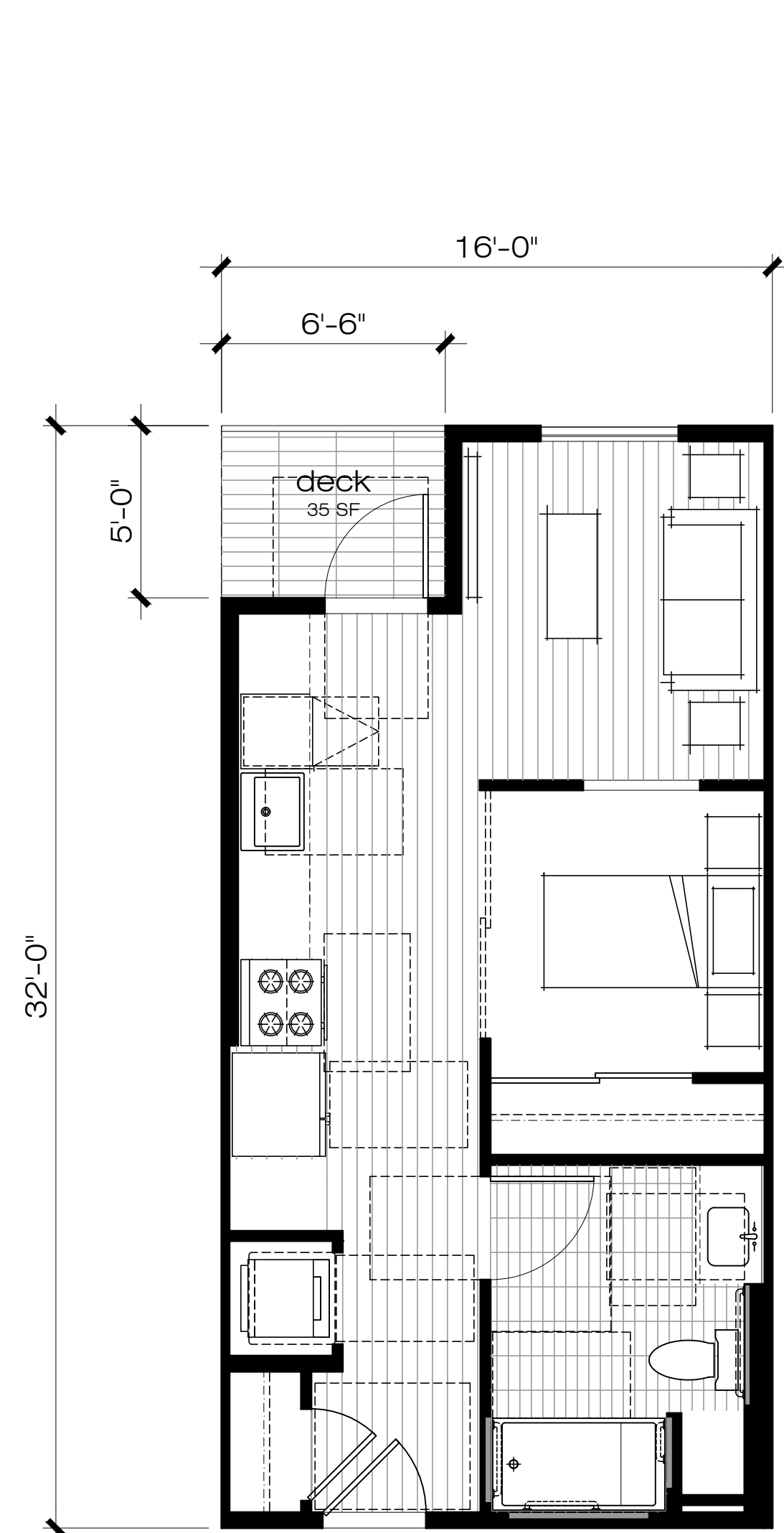
Pacific Coast Commons SOUTH



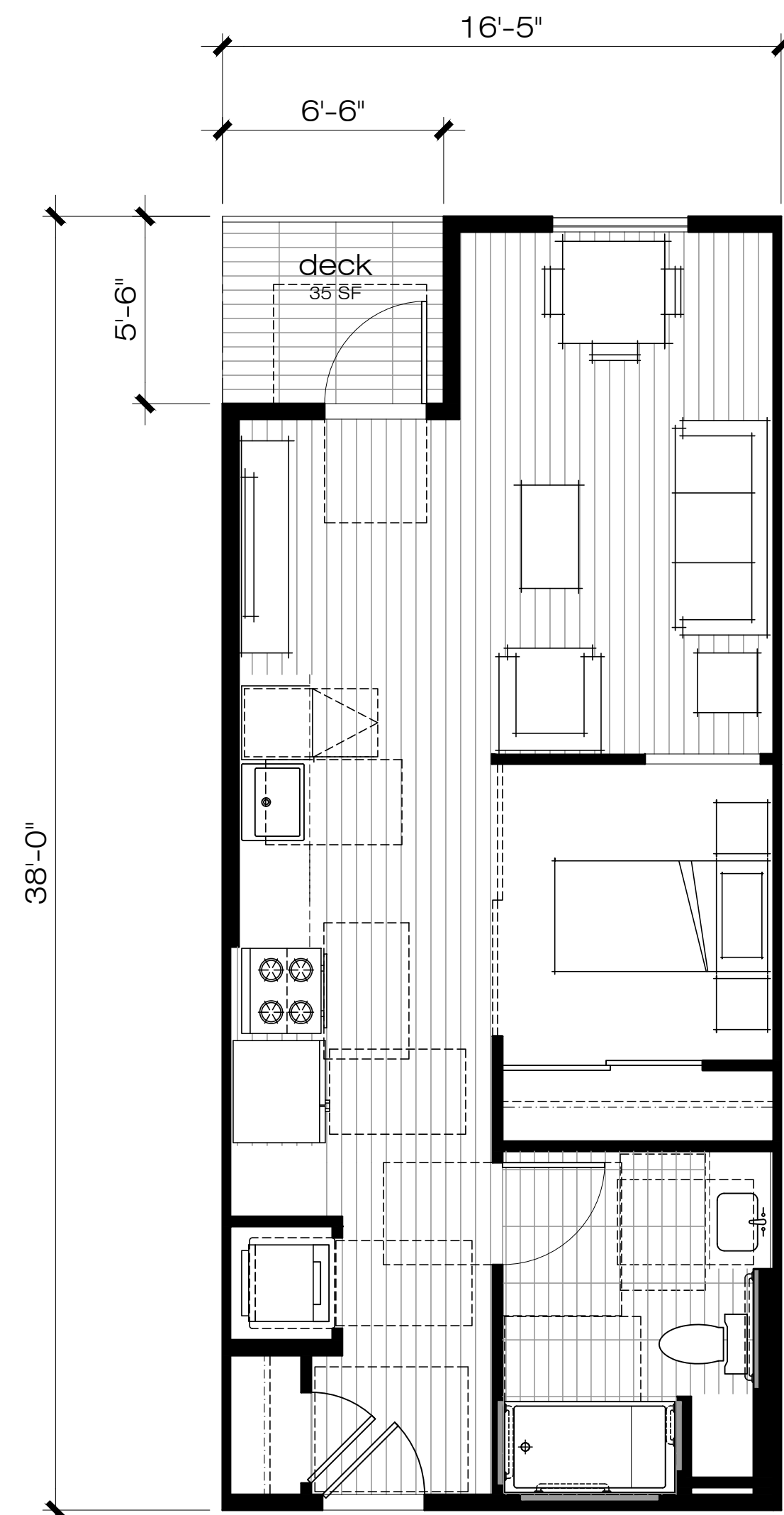
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Job No. B7093 SD-SO-15

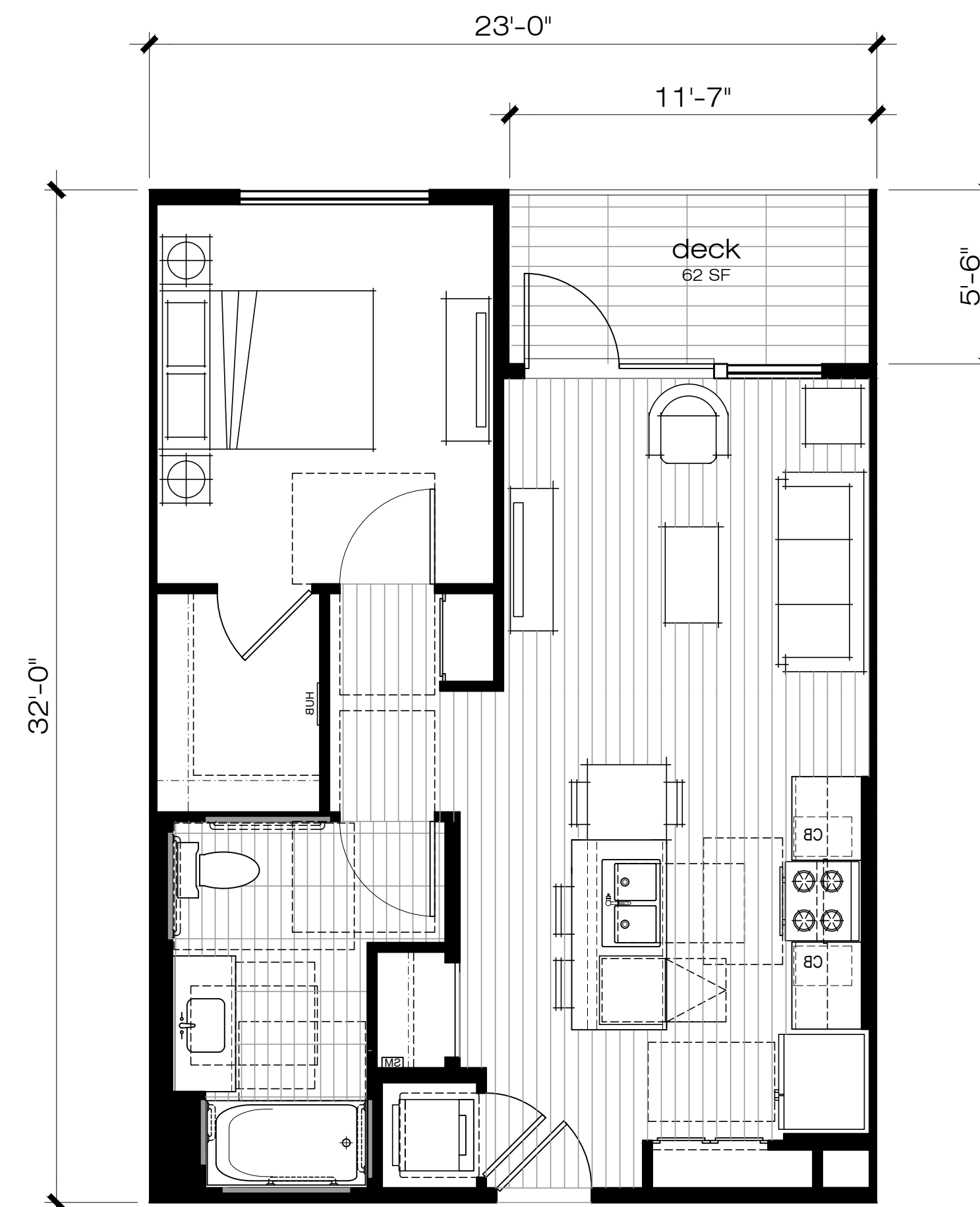
Revised Date. 10.28.2021



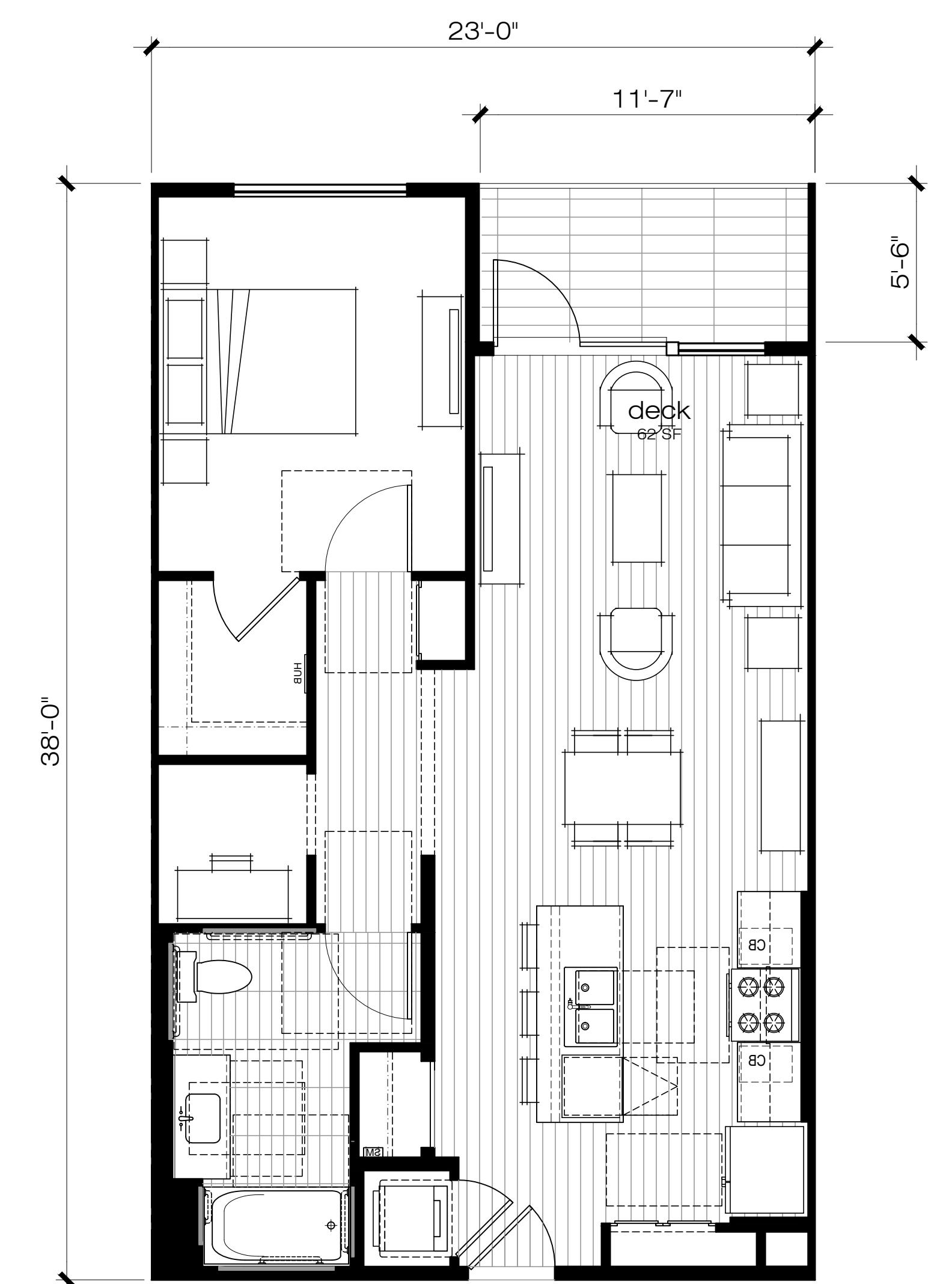
UNIT - S1  
Studio  
Gross Area: 476 SF



UNIT - S2  
Studio  
Gross Area: 588 SF

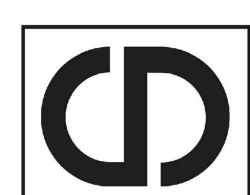


UNIT - A1  
One Bedroom  
Gross Area: 668 SF



UNIT - A2  
One Bedroom  
Gross Area: 809 SF

UNIT PLANS



CONTINENTAL  
DEVELOPMENT  
CORPORATION



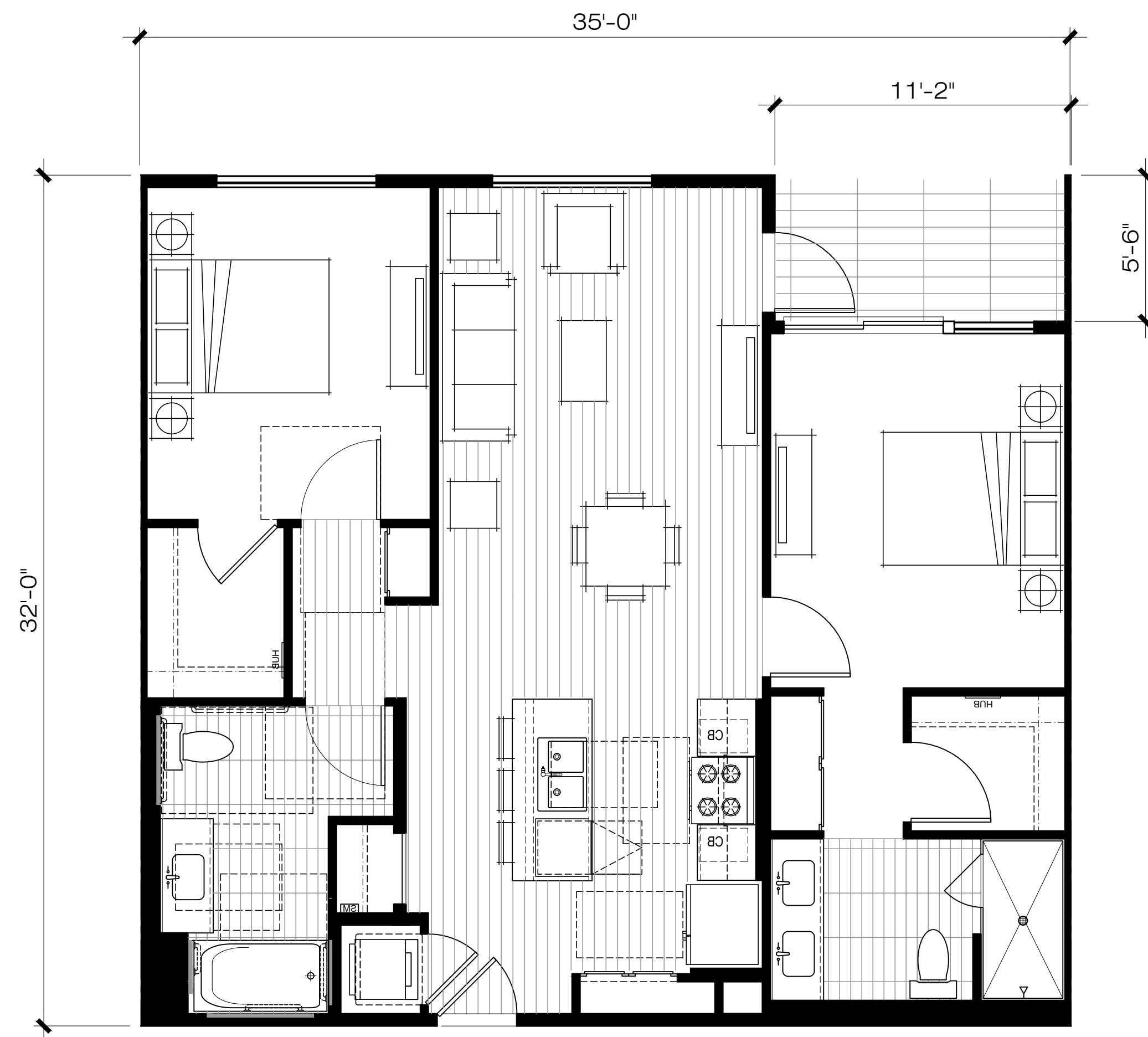
Mar  
Ventures,  
Inc.

Pacific Coast Commons SOUTH



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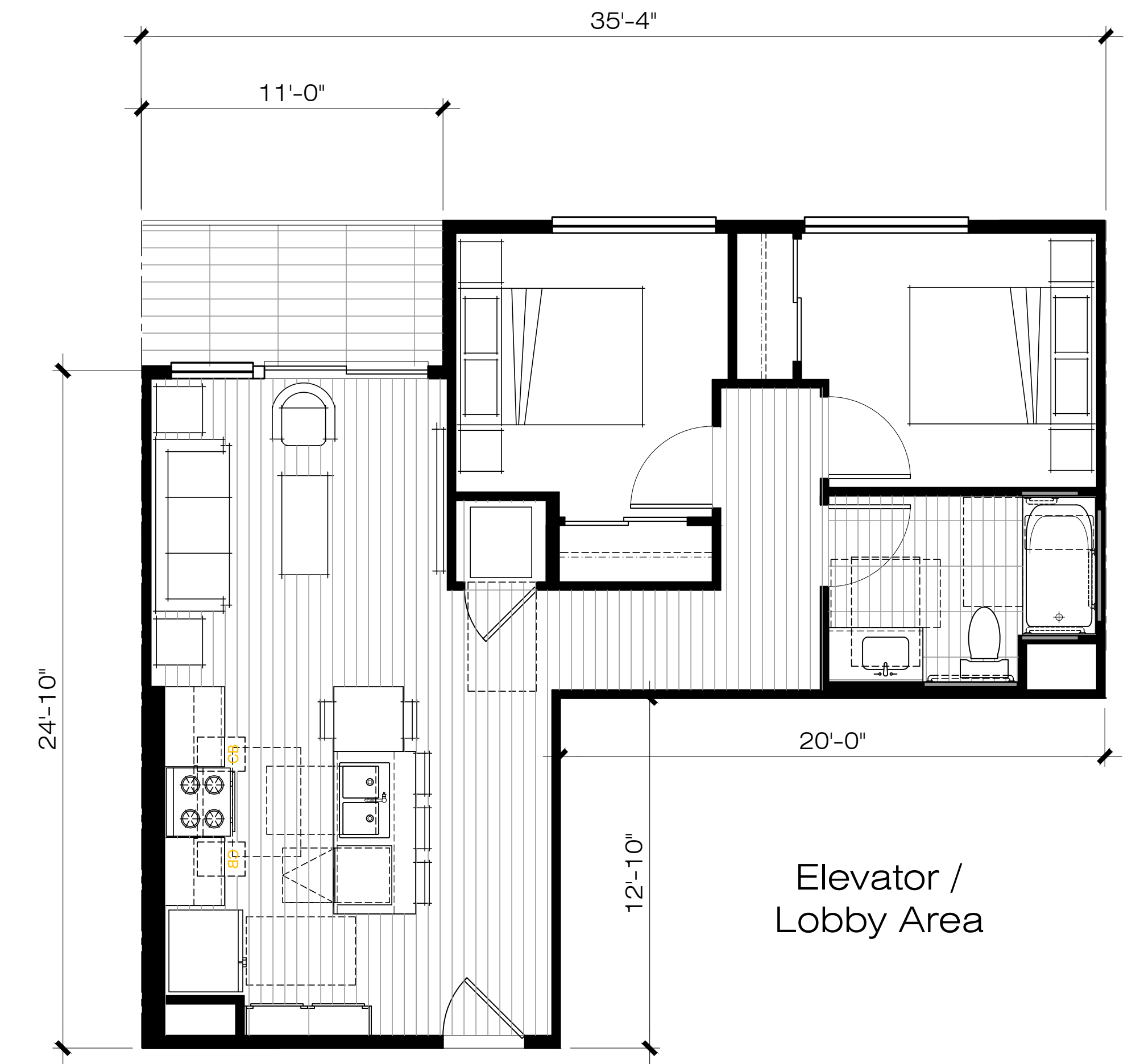
Job No. B7093 SD-SO-16  
Revised Date. 10.28.2021



UNIT - B1  
Two Bedroom  
Gross Area: 1058 SF

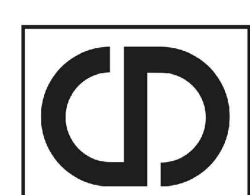


UNIT - B2  
Two Bedroom  
Gross Area: 984 SF



UNIT - B3  
Two Bedroom  
Gross Area: 754 SF

UNIT PLANS



CONTINENTAL  
DEVELOPMENT  
CORPORATION



Mar  
Ventures,  
Inc.

Pacific Coast Commons SOUTH



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PCC SOUTH - PACIFIC COAST HWY ELEVATION

TRIM COLORS

- F HIGH REFLECTIVE WHITE SW7757
- G TRICORN BLACK SW6258

MAIN COLORS

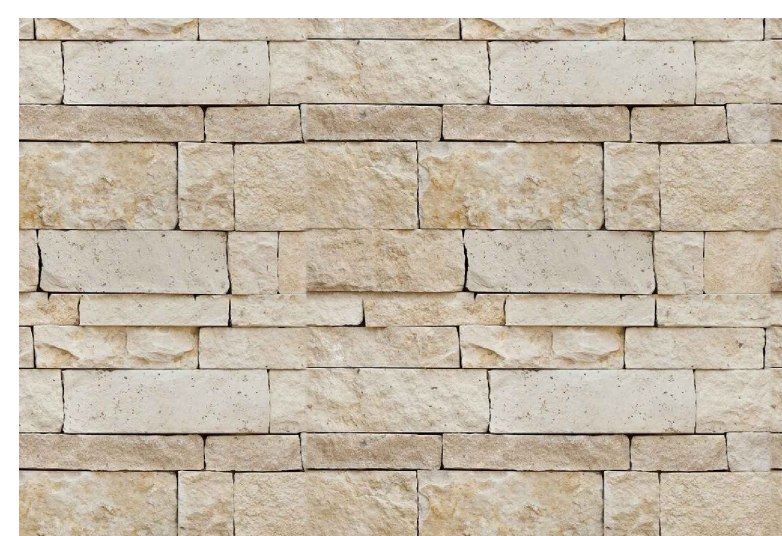
- A PEPPERCORN SW7674
- B CITYSCAPE SW7067
- C CRUSHED ICE SW7647
- D REPOSE GRAY SW7015
- E WINDFRESH WHITE SW7628



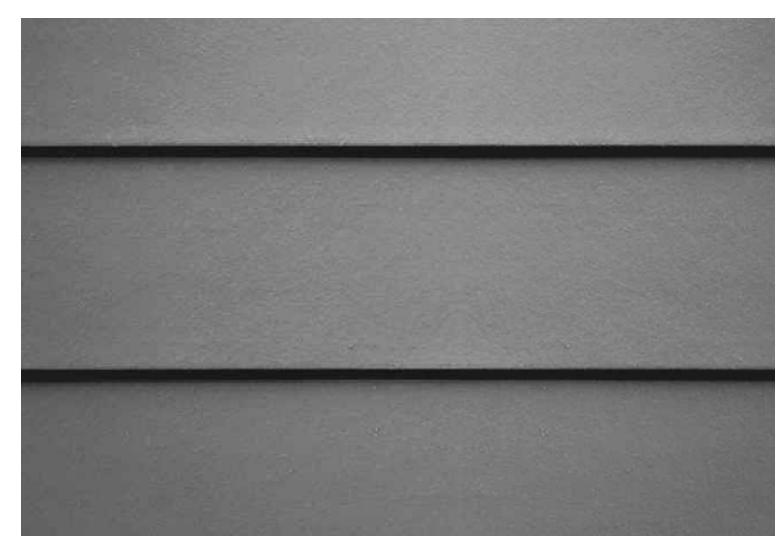
1 STUCCO  
20 / 30 Sand Finish



2 BRICK VENEER  
Dark Brown Smooth



3 MANUFACTURED  
Mountain Ledge



4 LAP SIDING  
Smooth Finish - Gray Slate



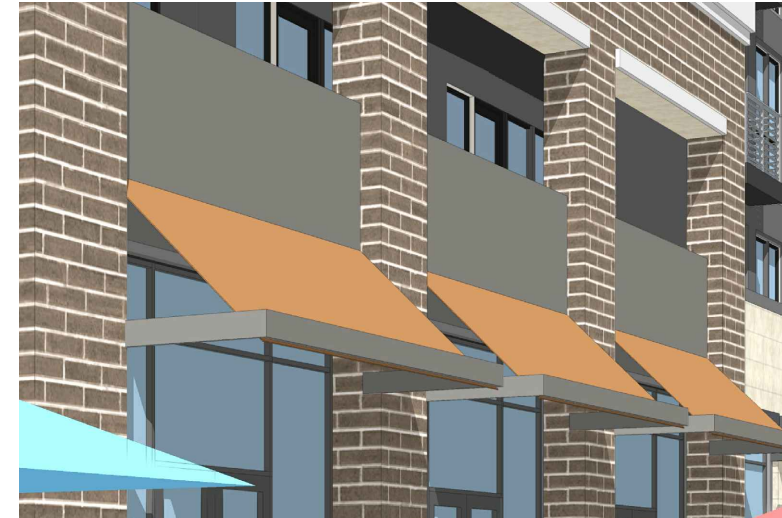
9 TYPICAL METAL  
ROLL-UP TRASH  
ROOM DOOR



5 METAL GUARDRAIL



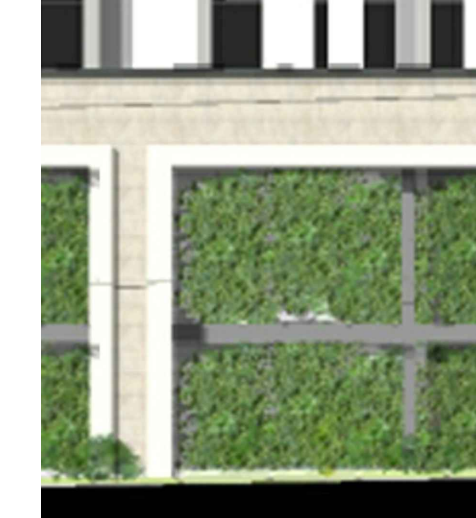
6 VINYL WINDOW  
Bronze



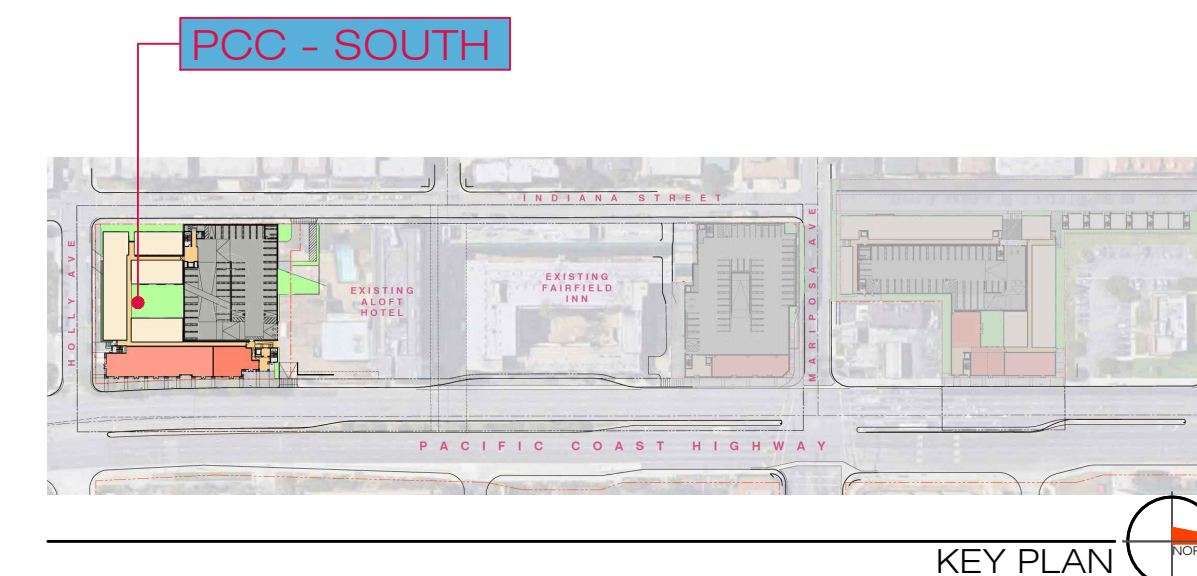
7 FABRIC AWNING



8 GENERAL STOREFRONT

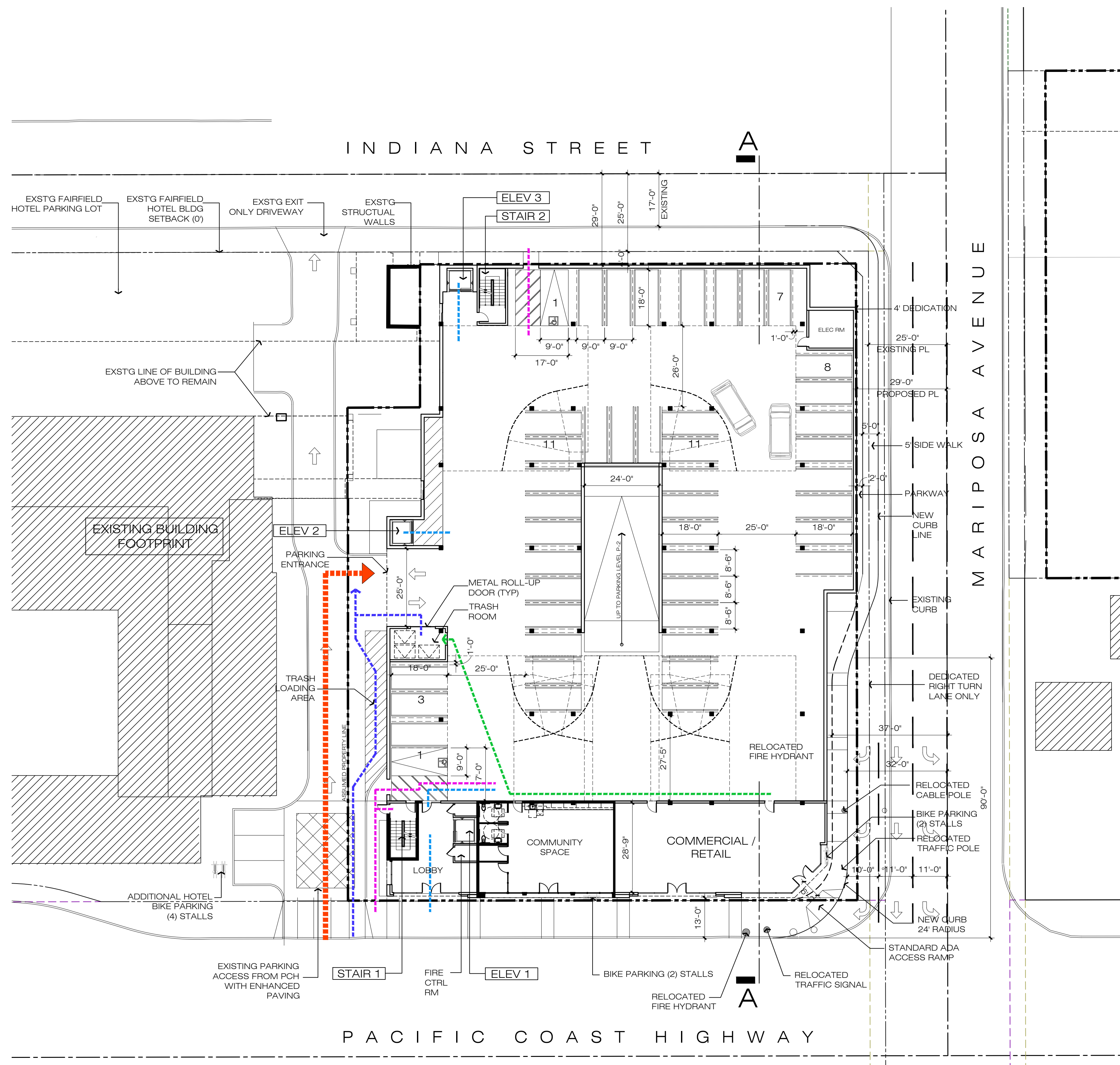


10 SCREENING  
'Creeping Fig'

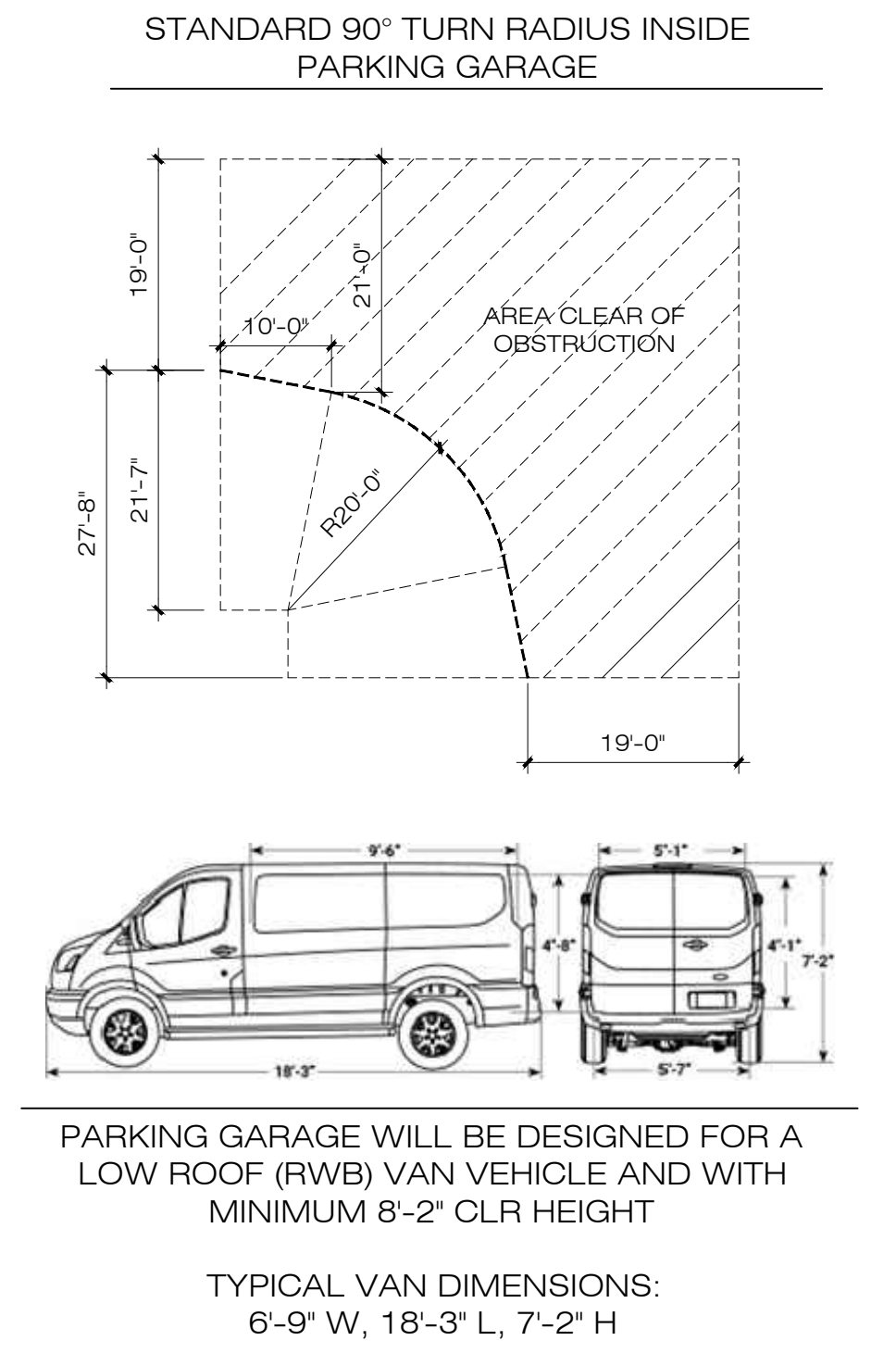


KEY PLAN

MATERIAL BOARD

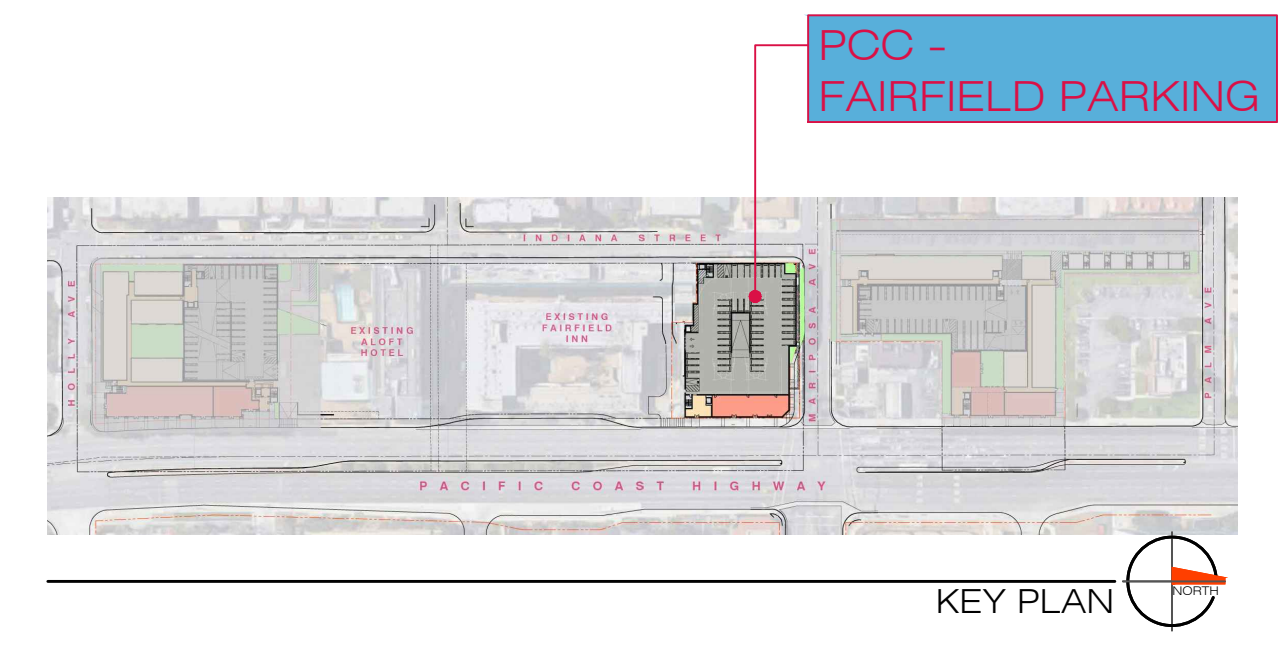


- LEGEND**
- PEDESTRIAN PATH OF TRAVEL
  - PARKING ACCESS FROM PUBLIC STREETS
  - EXIT ROUTE
  - COMMERCIAL DELIVERY ROUTE
  - COMMERCIAL TRASH ACCESS
  - TRASH PICK UP ROUTE
- ELEV 1 COMMERCIAL / HOTEL PARKING (LEVEL L-1 TO L-5)
  - ELEV 2 COMMERCIAL / HOTEL PARKING (LEVEL L-1 TO L-5)
  - ELEV 3 HOTEL ONLY ELEVATOR (LEVEL L-1 TO LEVEL L-5)
  - STAIR 1 LEVEL L-1 TO LEVEL L-5
  - STAIR 2 LEVEL L-1 TO LEVEL L-5

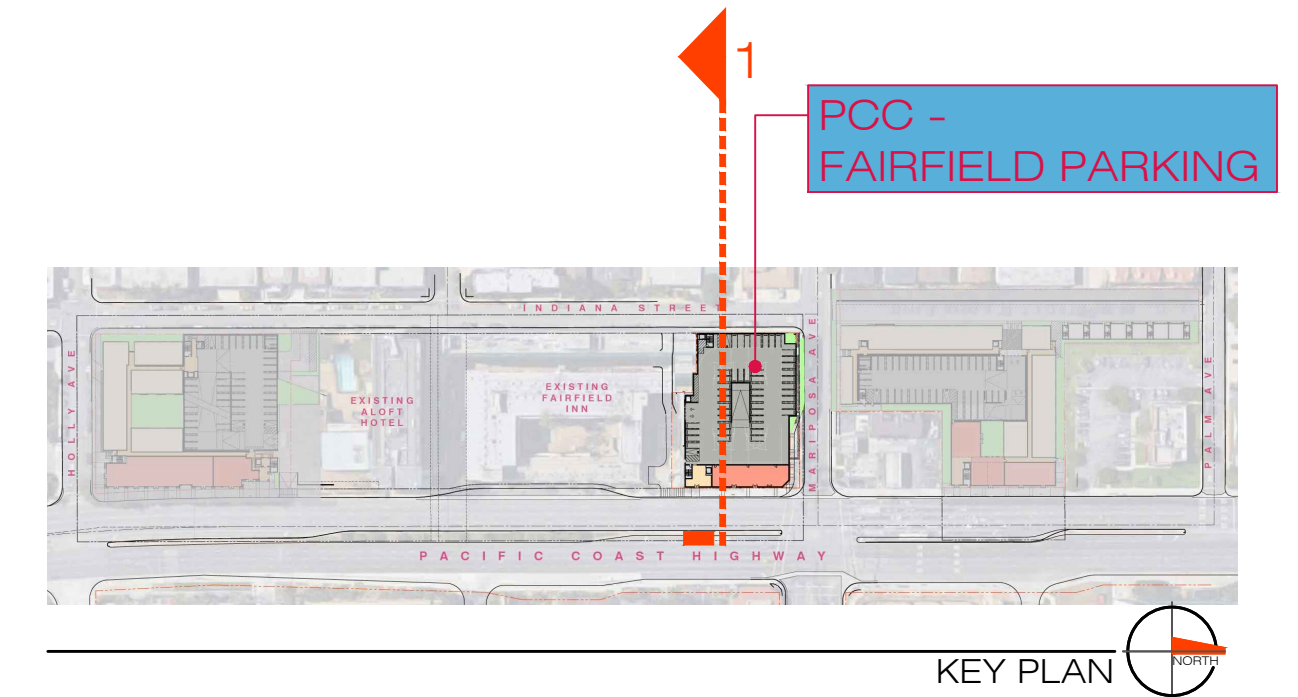
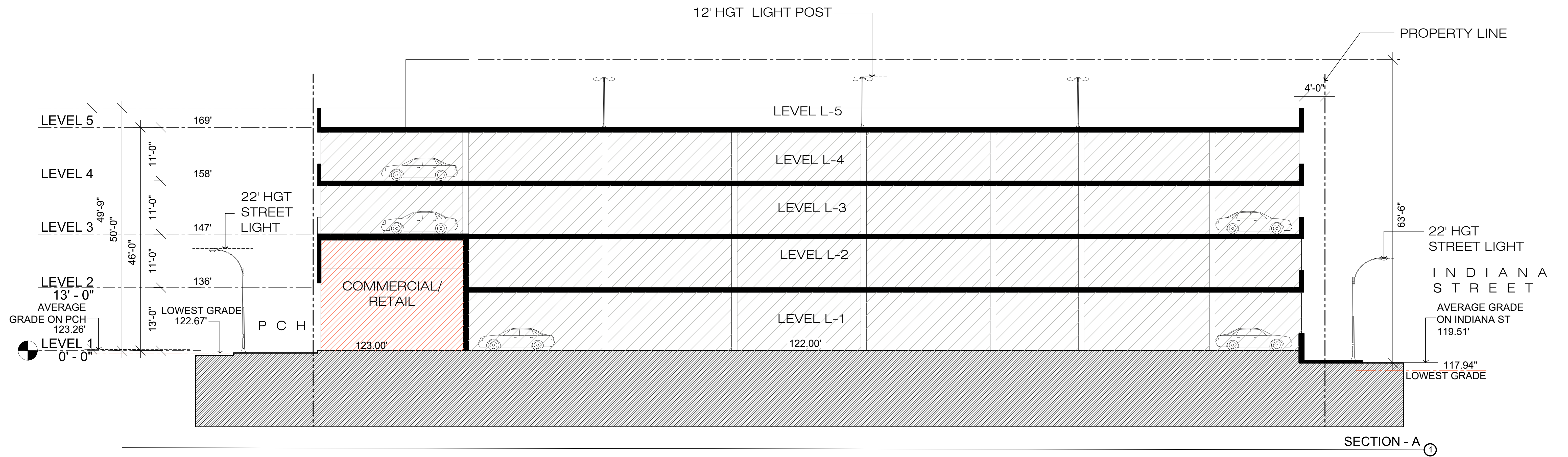


**LEVEL L-1**

STANDARD	41 SPACES
ACCESSIBLE	2 SPACES
	43 SPACES



LEVEL L-1



SECTION



CONTINENTAL  
DEVELOPMENT  
CORPORATION



Mar  
Ventures,  
Inc.

Pacific Coast Commons FAIRFIELD PARKING



**WM WITHEE MALCOLM**  
ARCHITECTS

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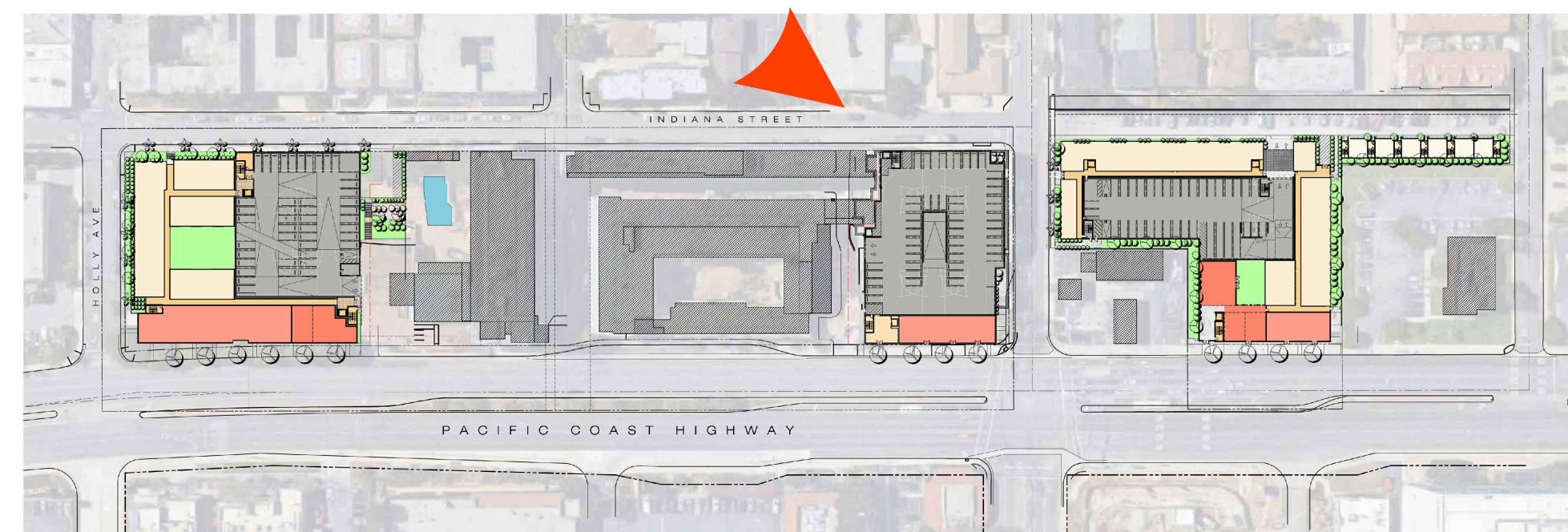
Job No. B7093 SD-FF-04

Revised Date. 10.28.2021



PRE-FABRICATED PANELS  
WITH VARIED DEPTH

VIEW ON INDIANA ST AT FAIRFIELD PARKING



KEY PLAN  
NOT TO SCALE

CONCEPT VIEW



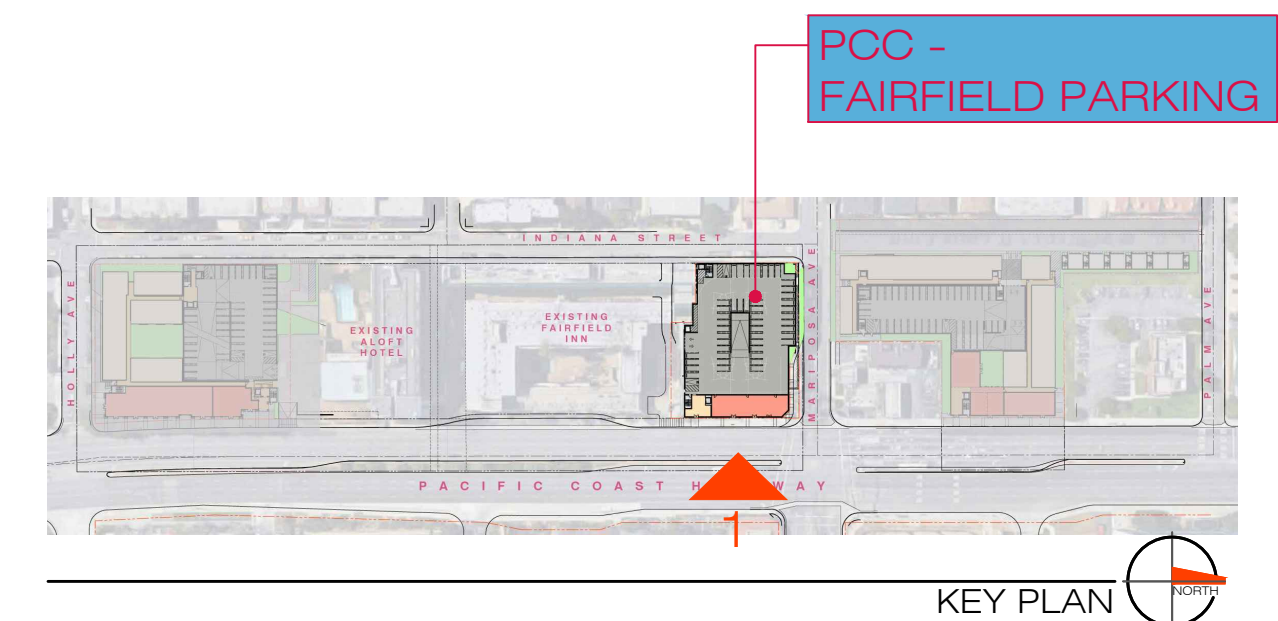
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Job No. B7093 SD-MP-05  
Revised Date: 10.28.2021

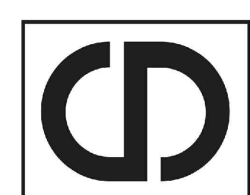


EAST ELEVATION ①



KEY PLAN

ELEVATION

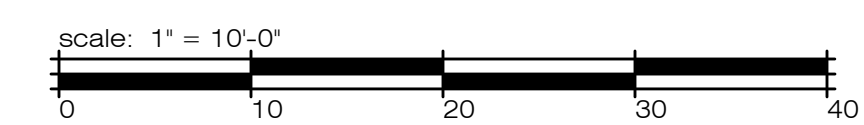


CONTINENTAL DEVELOPMENT CORPORATION



Mar Ventures, Inc.

Pacific Coast Commons FAIRFIELD PARKING



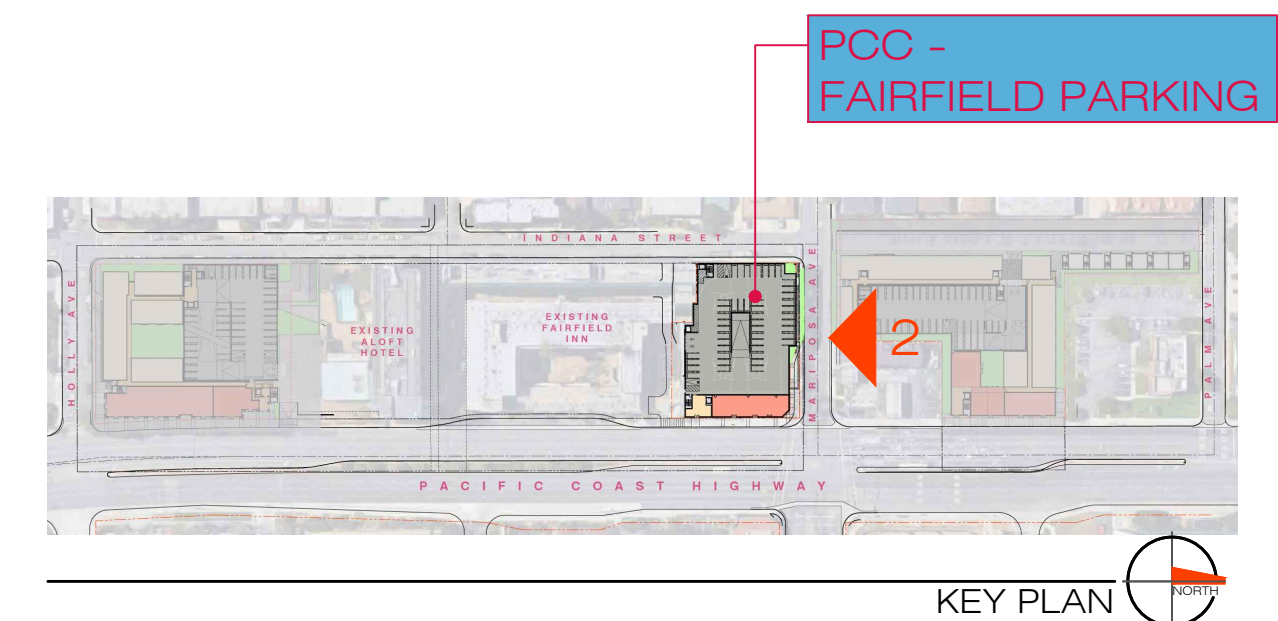
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Job No. B7093 SD-FF-05

Revised Date.10.28.2021



NORTH ELEVATION ②

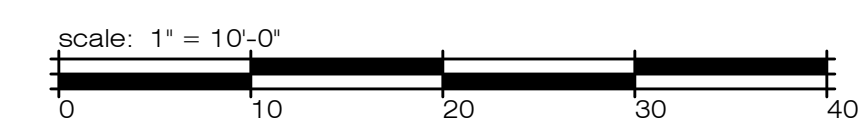


KEY PLAN

ELEVATION



Pacific Coast Commons FAIRFIELD PARKING

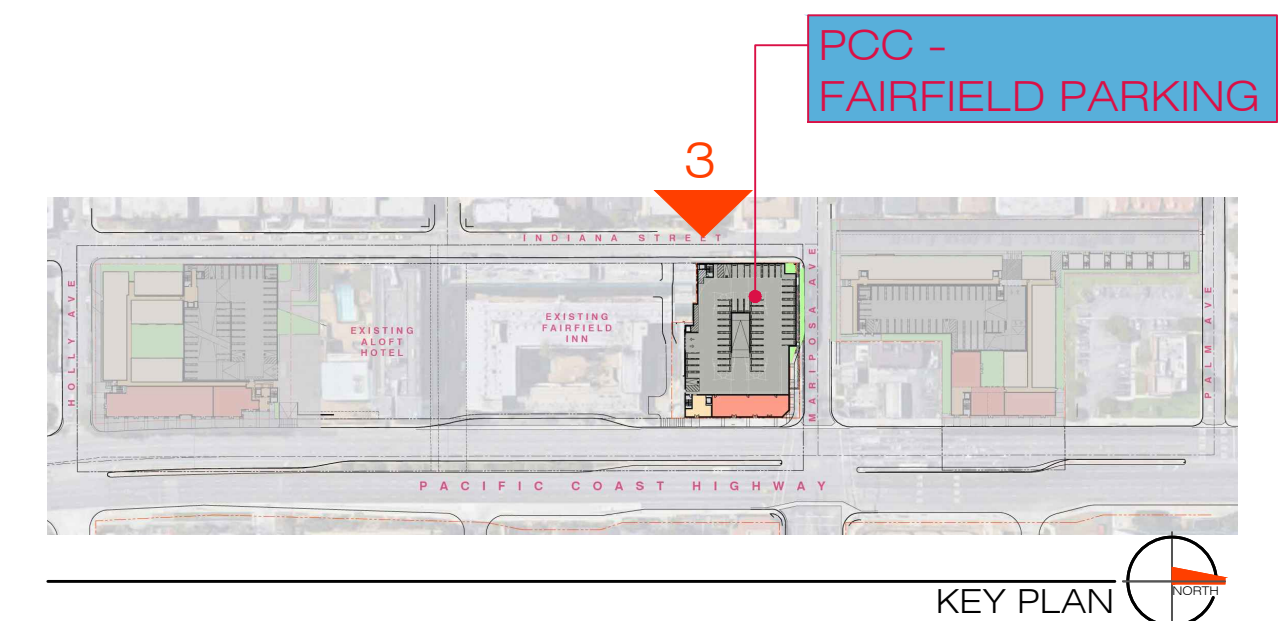


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Job No. B7093 SD-FF-06  
Revised Date. 10.28.2021

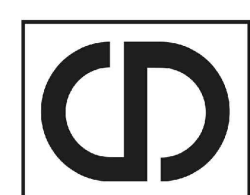


WEST ELEVATION ③



KEY PLAN

ELEVATION

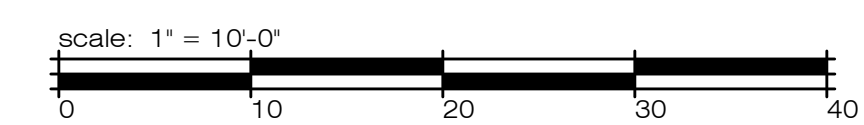


CONTINENTAL  
DEVELOPMENT  
CORPORATION



Mar  
Ventures,  
Inc.

Pacific Coast Commons FAIRFIELD PARKING



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Job No. B7093 SD-FF-07

Revised Date. 10.28.2021



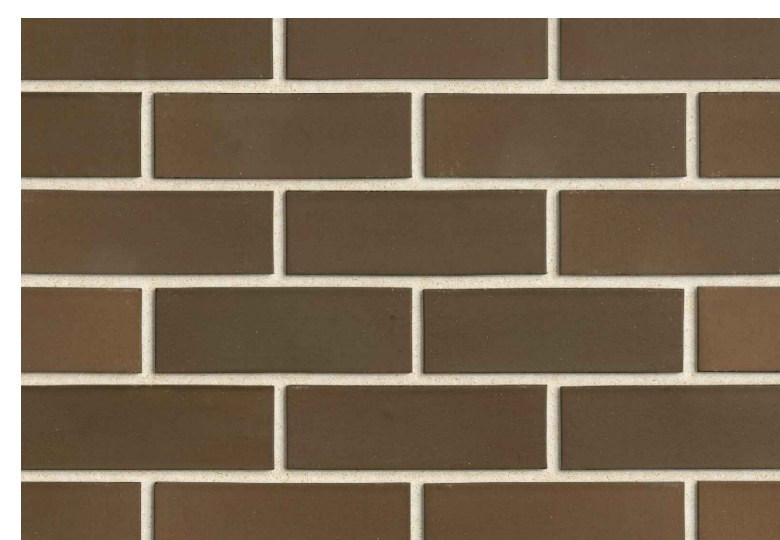
FAIRFIELD PARKING - PACIFIC COAST HWY ELEVATION

MAIN COLORS

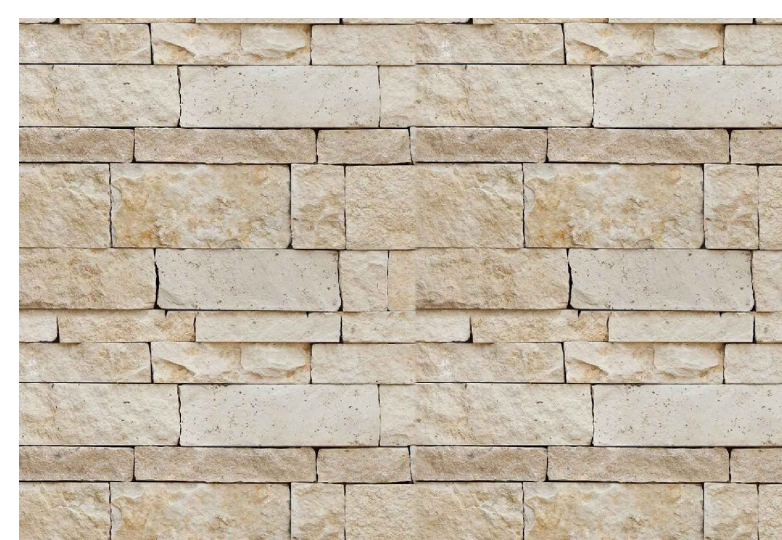
- A HIGH REFLECTIVE WHITE  
SW7757
- B CITYSCAPE  
SW7067
- C SAMOVAR SILVER  
SW6233



1 STUCCO  
20 / 30 Sand Finish



2 BRICK VENEER  
Tundra Brick - Ashland  
By El Dorado or Appr. equal



3 STONE VENEER  
Rough Cut - Casa Blanca  
By El Dorado or Appr. equal



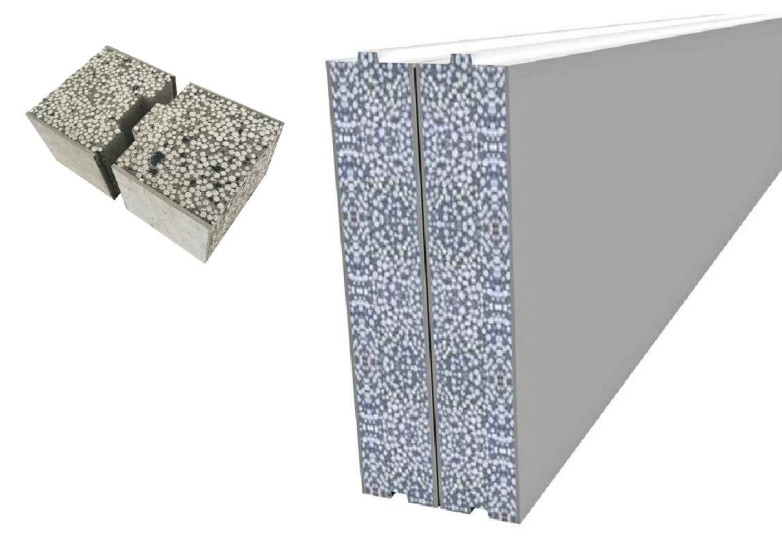
4 LAP SIDING  
Smooth Finish - Gray Slate



9 IRON FENCE



5 CURROGATED METAL



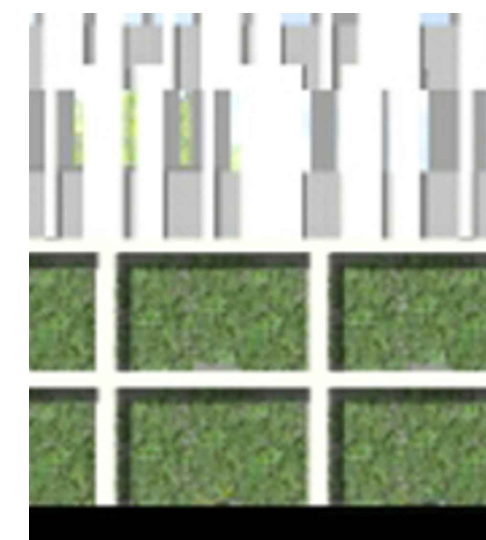
6 PRECAST PANELS  
light weight precast plaster panels



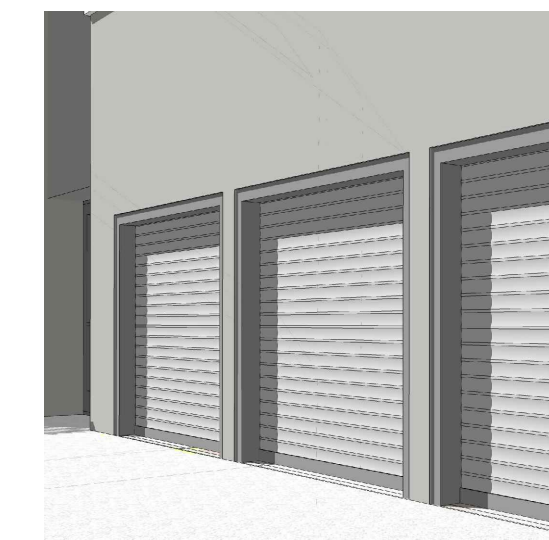
7 FABRIC AWNING



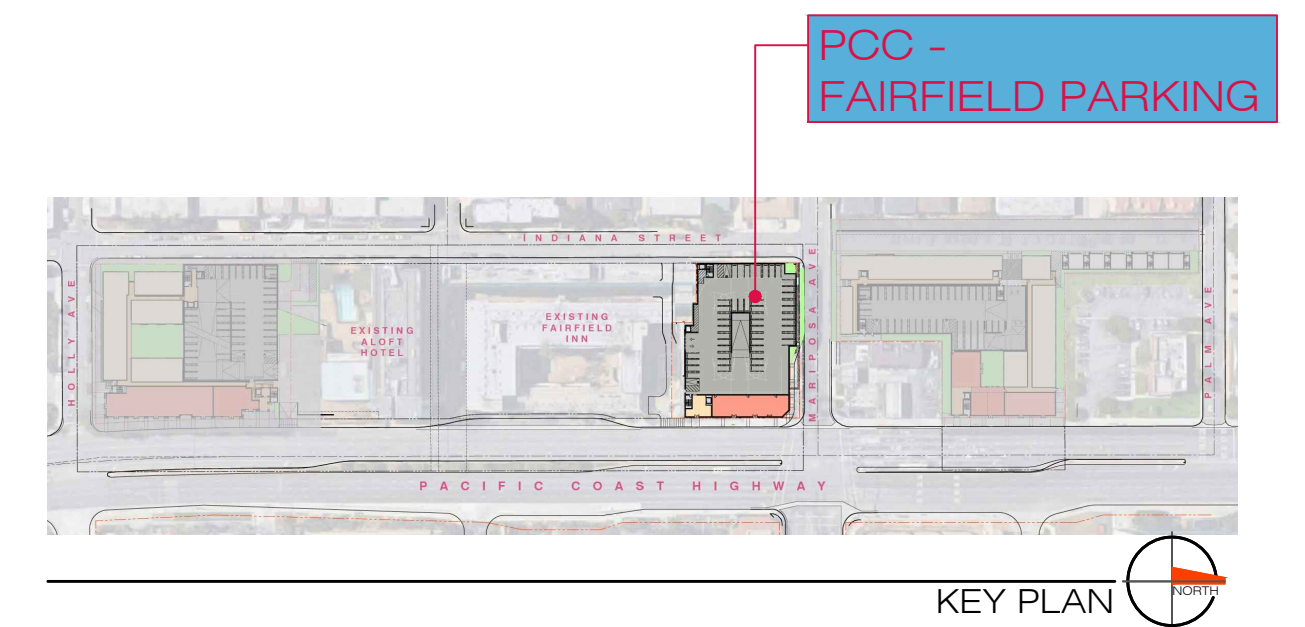
8 GENERAL STOREFRONT



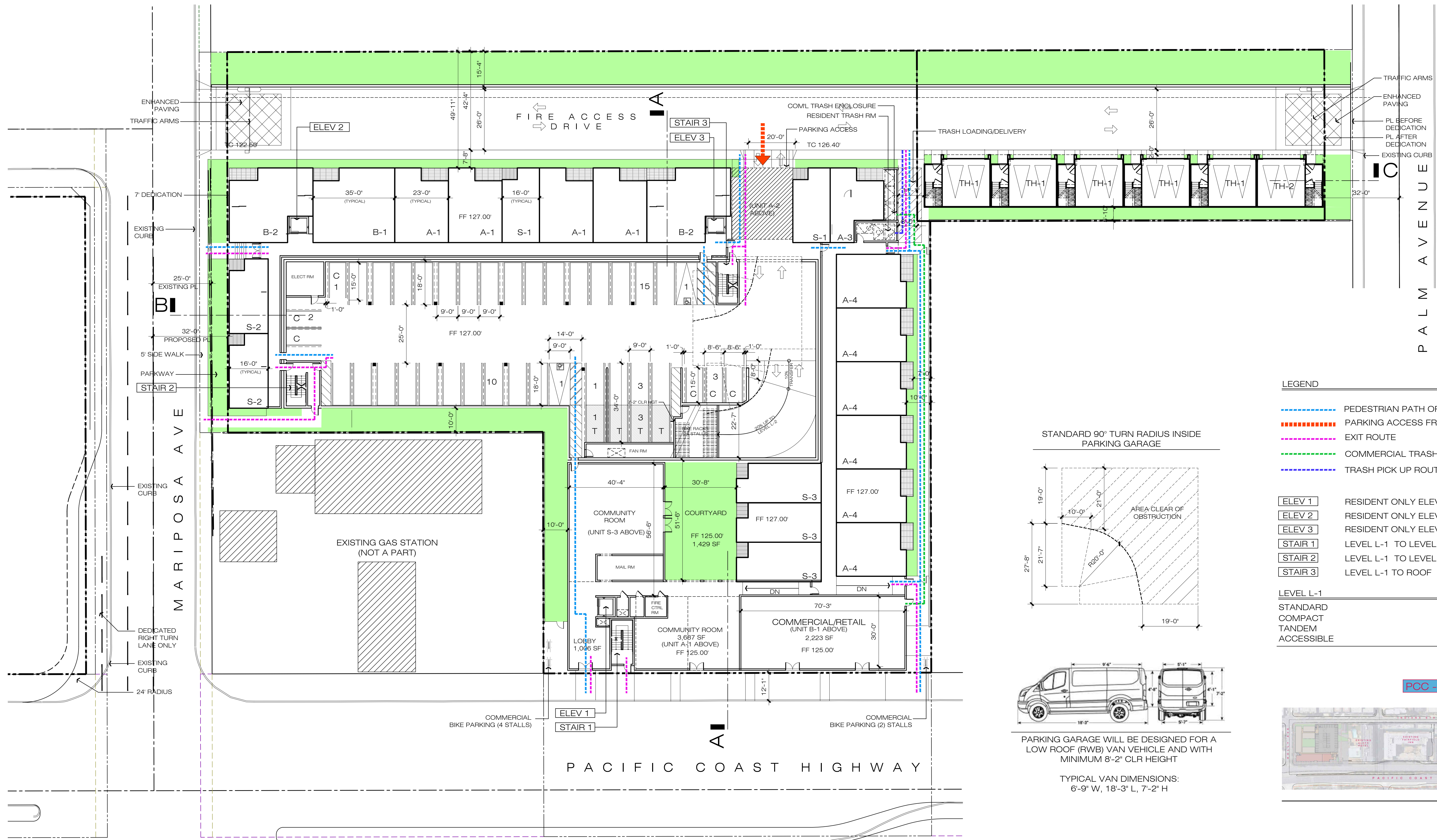
10 SCREENING  
"Creeping Fig"



11 TYPICAL METAL  
ROLL-UP TRASH  
ROOM DOOR



MATERIAL BOARD

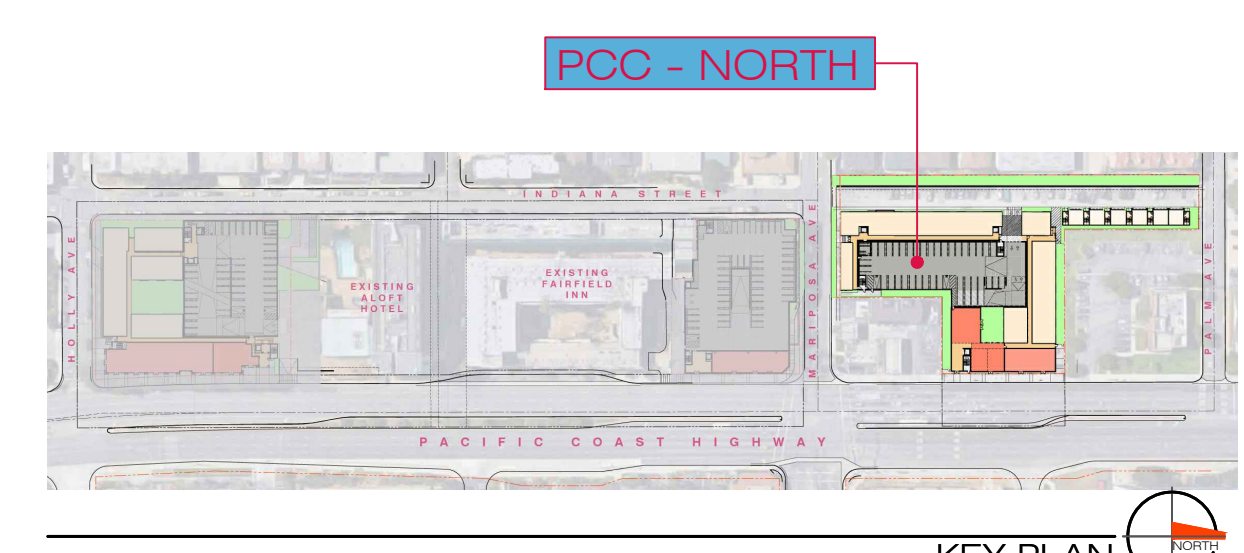
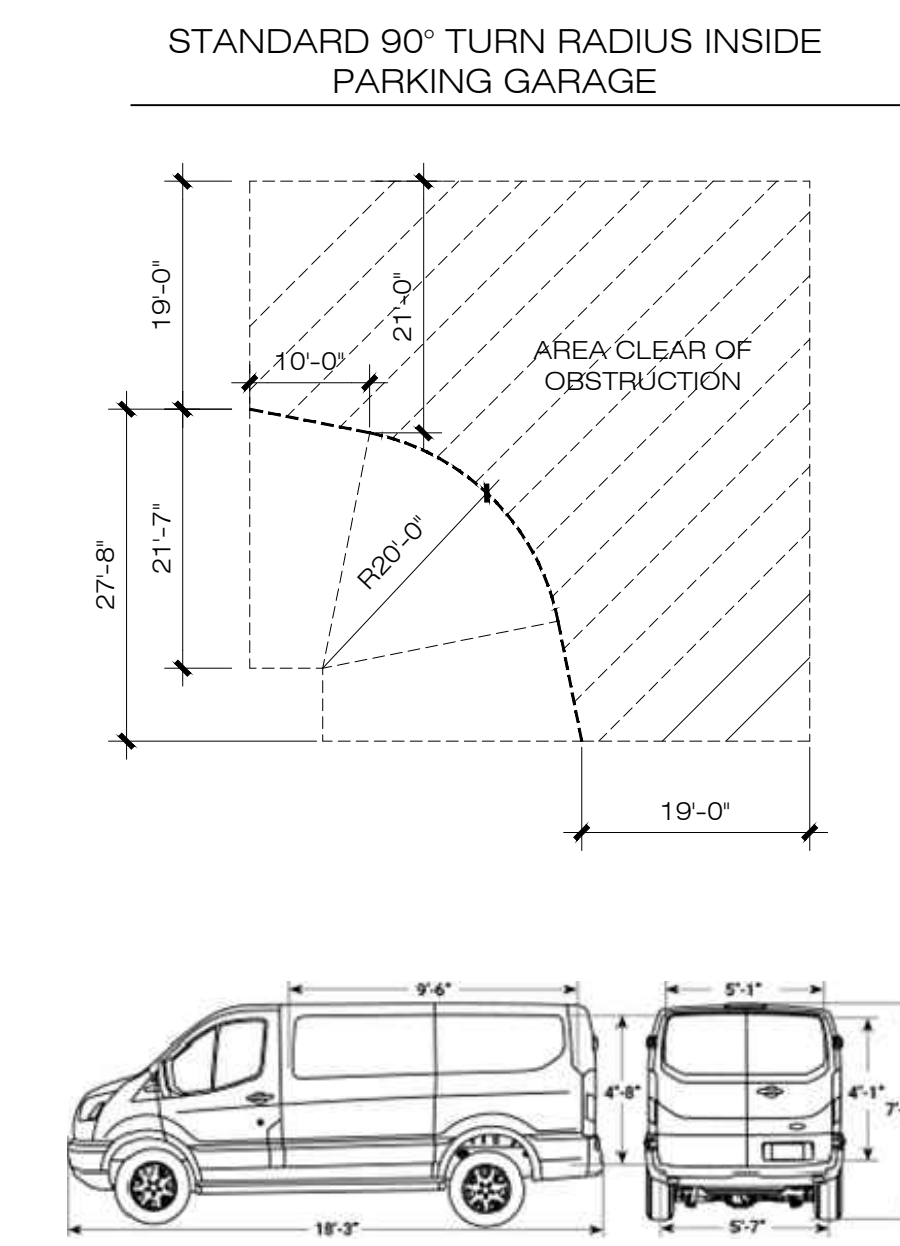


**LEGEND**

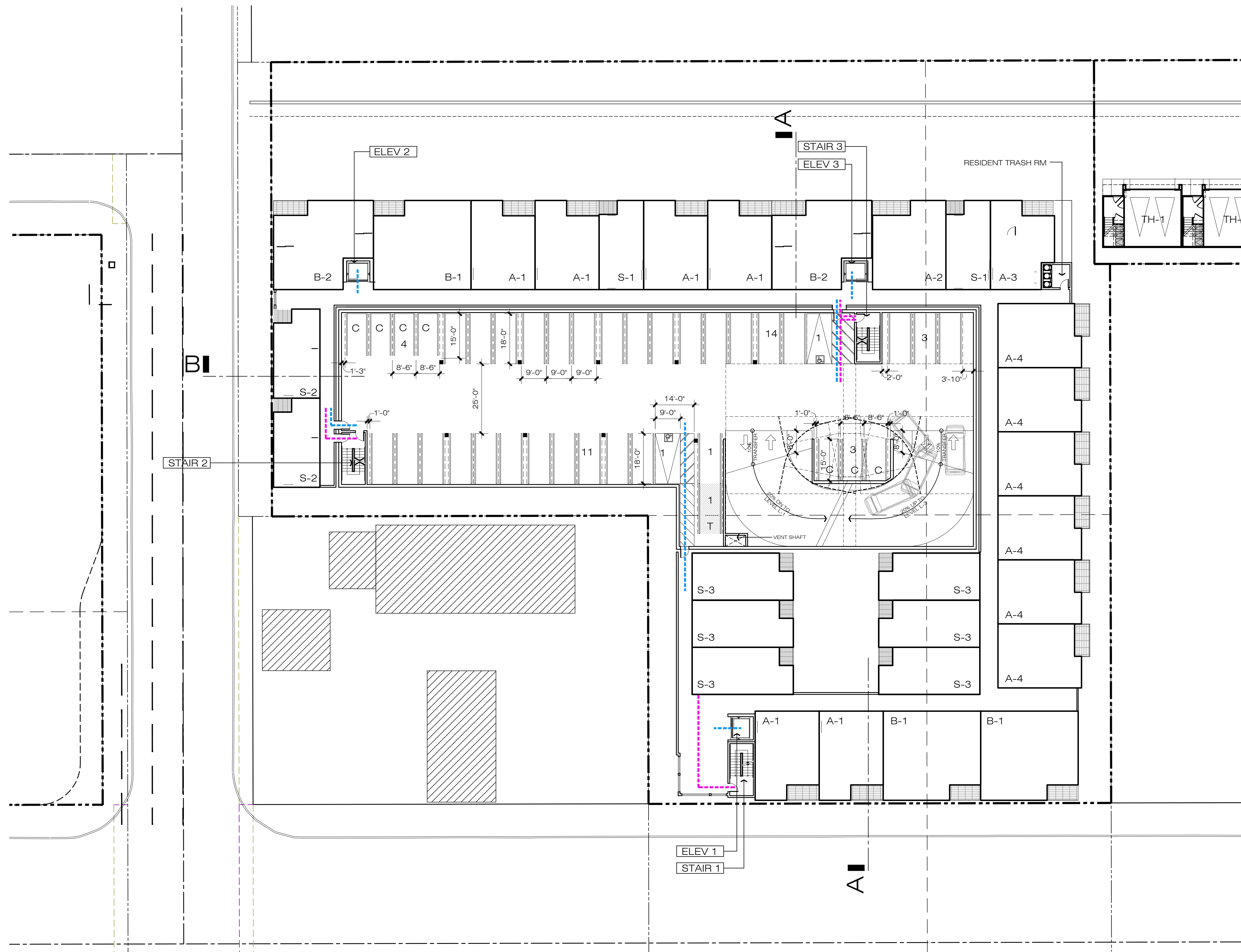
- PEDESTRIAN PATH OF TRAVEL
- PARKING ACCESS FROM PUBLIC STREETS
- EXIT ROUTE
- COMMERCIAL TRASH / DELIVERY ROUTE
- TRASH PICK UP ROUTE

<b>ELEV 1</b>	RESIDENT ONLY ELEVATOR ( LEVEL L-1 TO LEVEL L-6)
<b>ELEV 2</b>	RESIDENT ONLY ELEVATOR ( LEVEL L-1 TO LEVEL L-6)
<b>ELEV 3</b>	RESIDENT ONLY ELEVATOR ( LEVEL L-1 TO ROOF DECK)
<b>STAIR 1</b>	LEVEL L-1 TO LEVEL L-6
<b>STAIR 2</b>	LEVEL L-1 TO LEVEL L-6
<b>STAIR 3</b>	LEVEL L-1 TO ROOF

<b>LEVEL L-1</b>	
STANDARD	25 SPACES
COMPACT	6 SPACES
TANDEM	8 SPACES
ACCESSIBLE	2 SPACES
<b>TOTAL</b>	<b>41 SPACES</b>



LEVEL L- 1



**LEGEND**

- - - - - PEDESTRIAN PATH OF TRAVEL
- - - - - EXIT ROUTE
- - - - - COMMERCIAL TRASH / DELIVERY ROUTE

<b>ELEV 1</b>	RESIDENT ONLY ELEVATOR ( LEVEL L-1 TO LEVEL L-6)
<b>ELEV 2</b>	RESIDENT ONLY ELEVATOR ( LEVEL L-1 TO LEVEL L-6)
<b>ELEV 3</b>	RESIDENT ONLY ELEVATOR ( LEVEL L-1 TO ROOF DECK)
<b>STAIR 1</b>	LEVEL L-1 TO LEVEL L-6
<b>STAIR 2</b>	LEVEL L-1 TO LEVEL L-6
<b>STAIR 3</b>	LEVEL L-1 TO ROOF

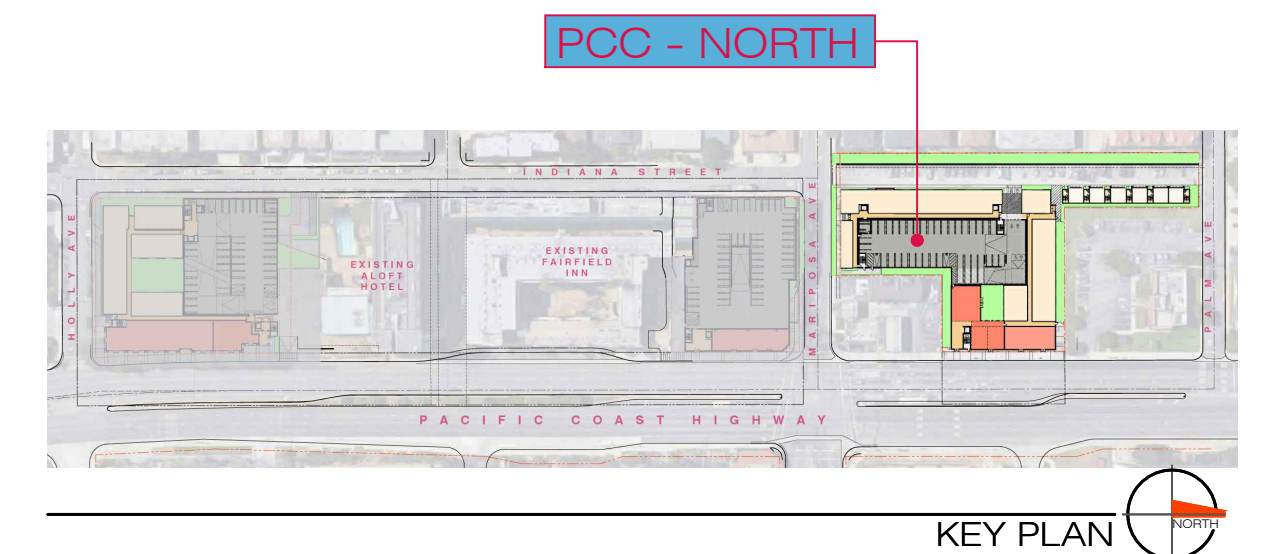
LEVEL L-2	
STANDARD	28 SPACES
COMPACT	7 SPACES
TANDEM	2 SPACES
ACCESSIBLE	2 SPACES
<b>TOTAL</b>	<b>39 SPACES</b>

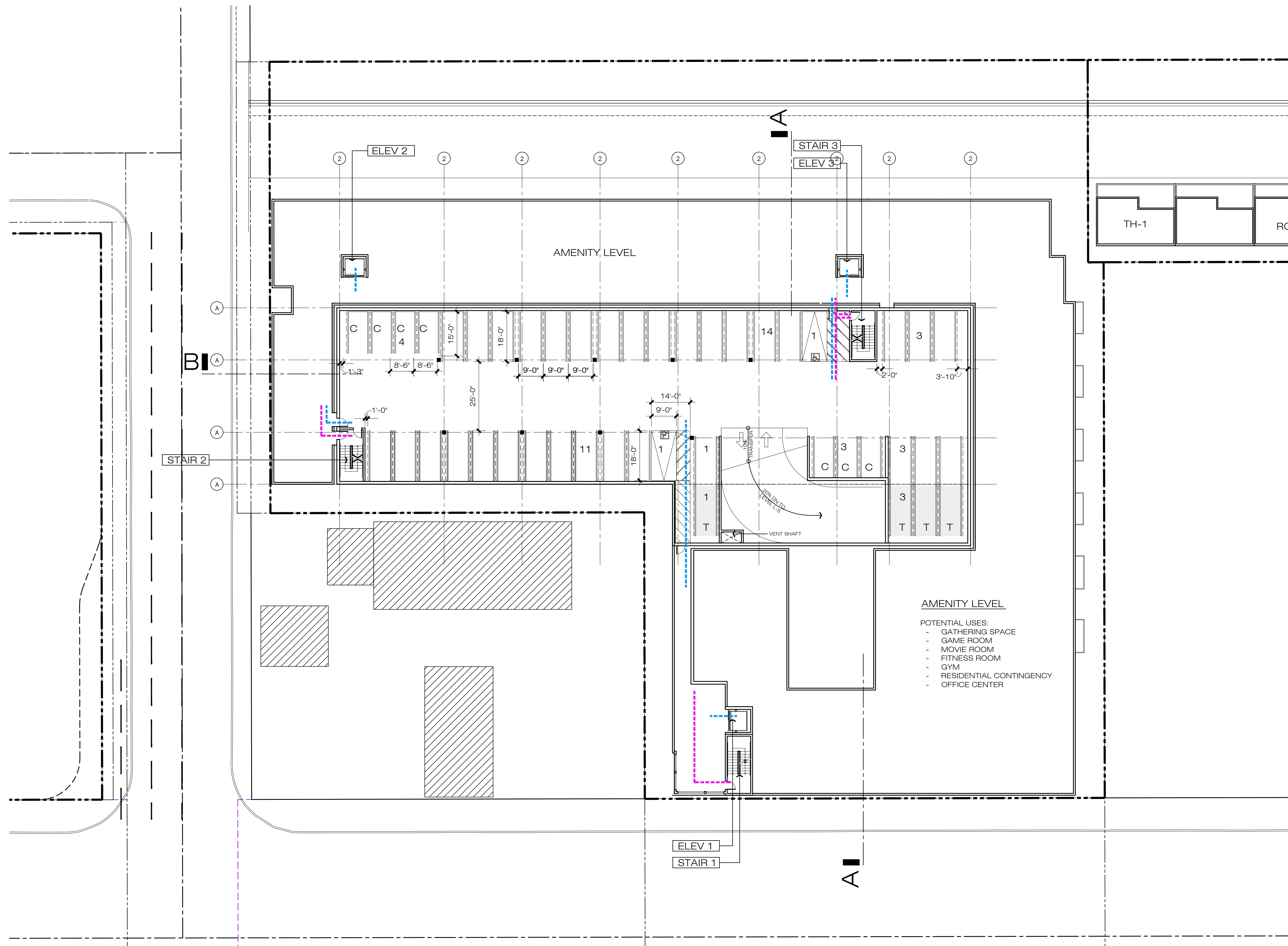
LEVEL L-3 TO L-5	
STANDARD	29 SPACES
COMPACT	7 SPACES
TANDEM	2 SPACES
ACCESSIBLE	1 SPACES
<b>TOTAL</b>	<b>39 SPACES</b>

<b>TOTAL LEVEL L-2 TO L-5</b>	<b>156 SPACES</b>
-------------------------------	-------------------



**LEVEL L-2 TO LEVEL L-5**



AMENITY LEVEL  
 POTENTIAL USES:  
 - GATHERING SPACE  
 - GAME ROOM  
 - MOVIE ROOM  
 - FITNESS ROOM  
 - GYM  
 - RESIDENTIAL CONTINGENCY  
 - OFFICE CENTER

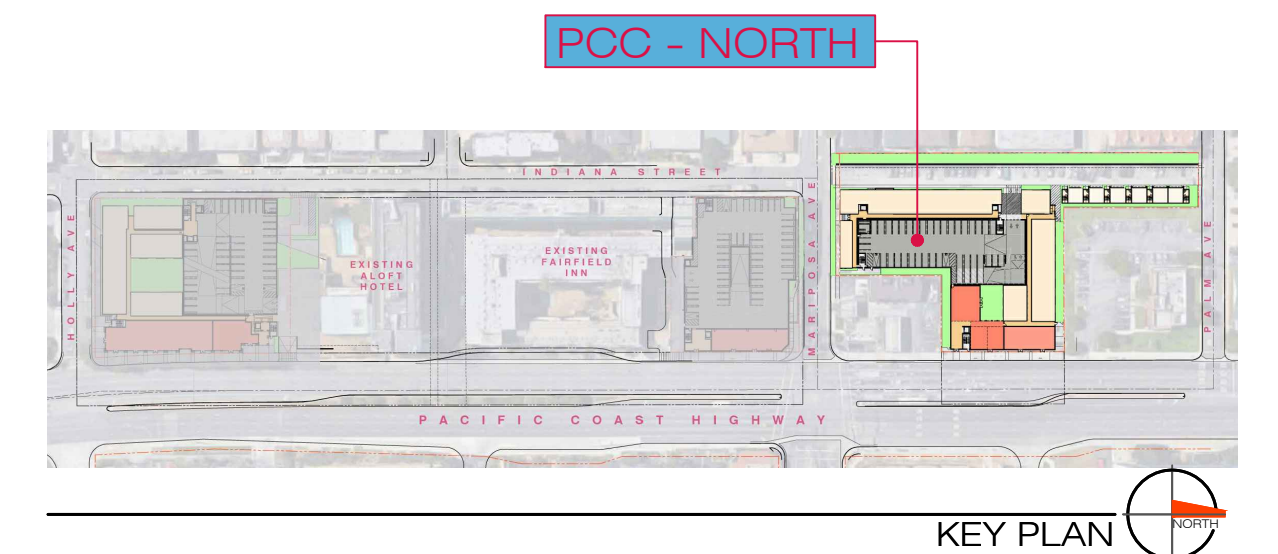
**LEGEND**

- PEDESTRIAN PATH OF TRAVEL
- EXIT ROUTE

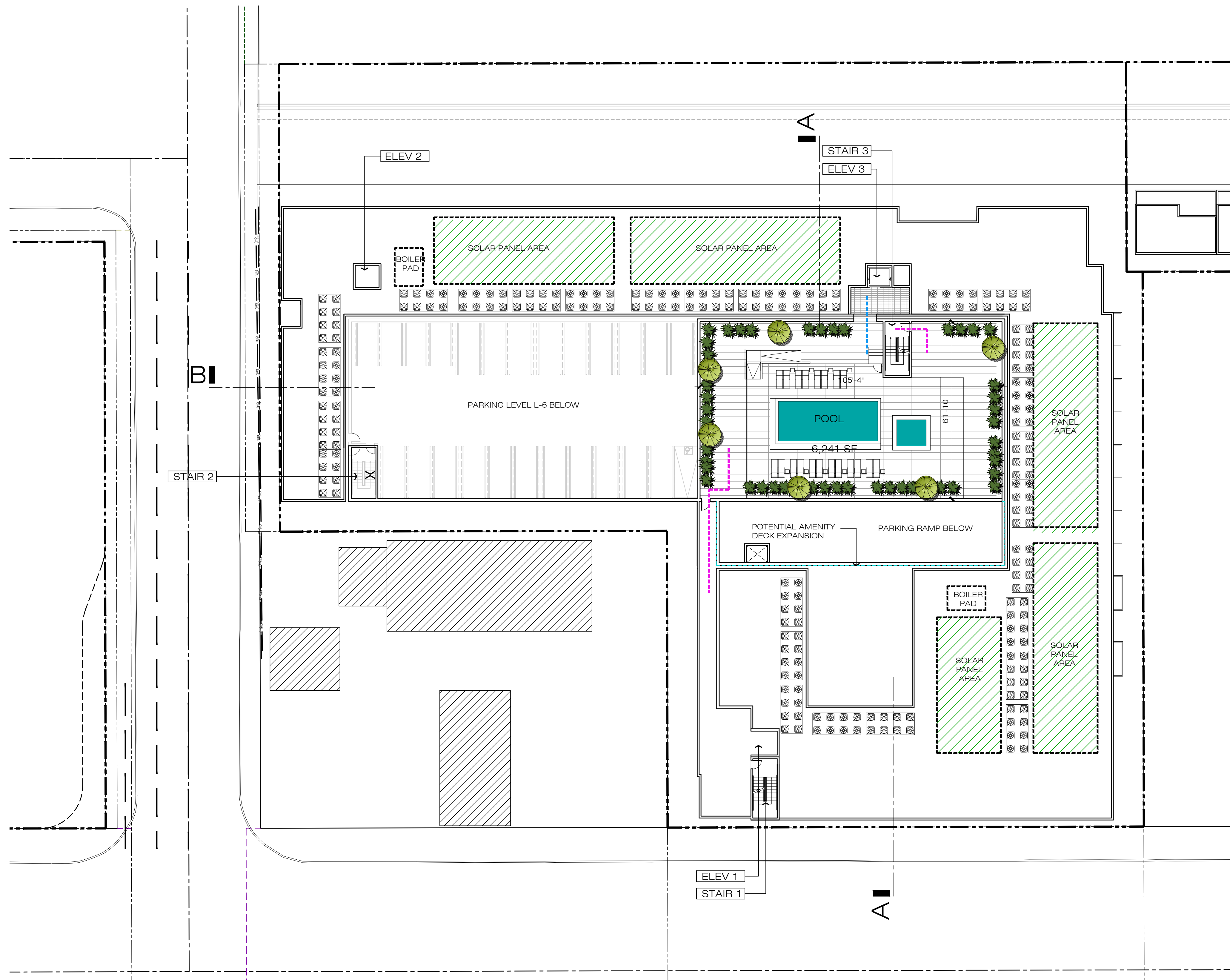
<span style="border: 1px solid black; padding: 2px;">ELEV 1</span>	RESIDENT ONLY ELEVATOR ( LEVEL L-1 TO LEVEL L-6)
<span style="border: 1px solid black; padding: 2px;">ELEV 2</span>	RESIDENT ONLY ELEVATOR ( LEVEL L-1 TO LEVEL L-6)
<span style="border: 1px solid black; padding: 2px;">ELEV 3</span>	RESIDENT ONLY ELEVATOR ( LEVEL L-1 TO ROOF DECK)
<span style="border: 1px solid black; padding: 2px;">STAIR 1</span>	LEVEL L-1 TO LEVEL L-6
<span style="border: 1px solid black; padding: 2px;">STAIR 2</span>	LEVEL L-1 TO LEVEL L-6
<span style="border: 1px solid black; padding: 2px;">STAIR 3</span>	LEVEL L-1 TO ROOF

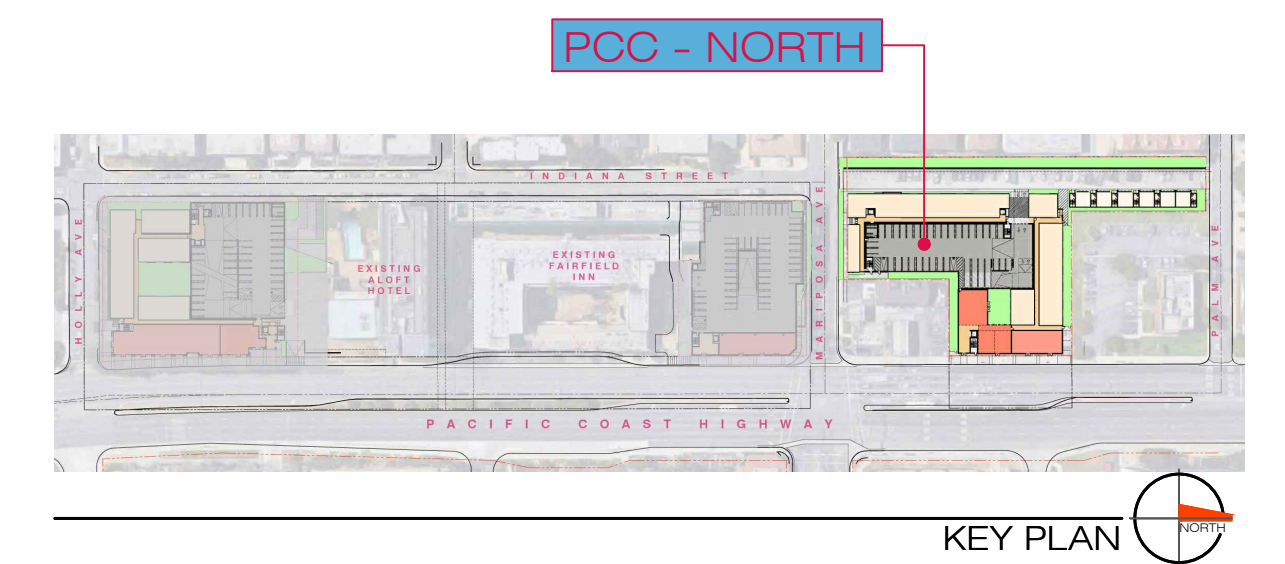
<b>LEVEL L-6</b>	
STANDARD	29 SPACES
COMPACT	7 SPACES
TANDEM	6 SPACES
ACCESSIBLE	1 SPACES
<hr/>	
	43 SPACES



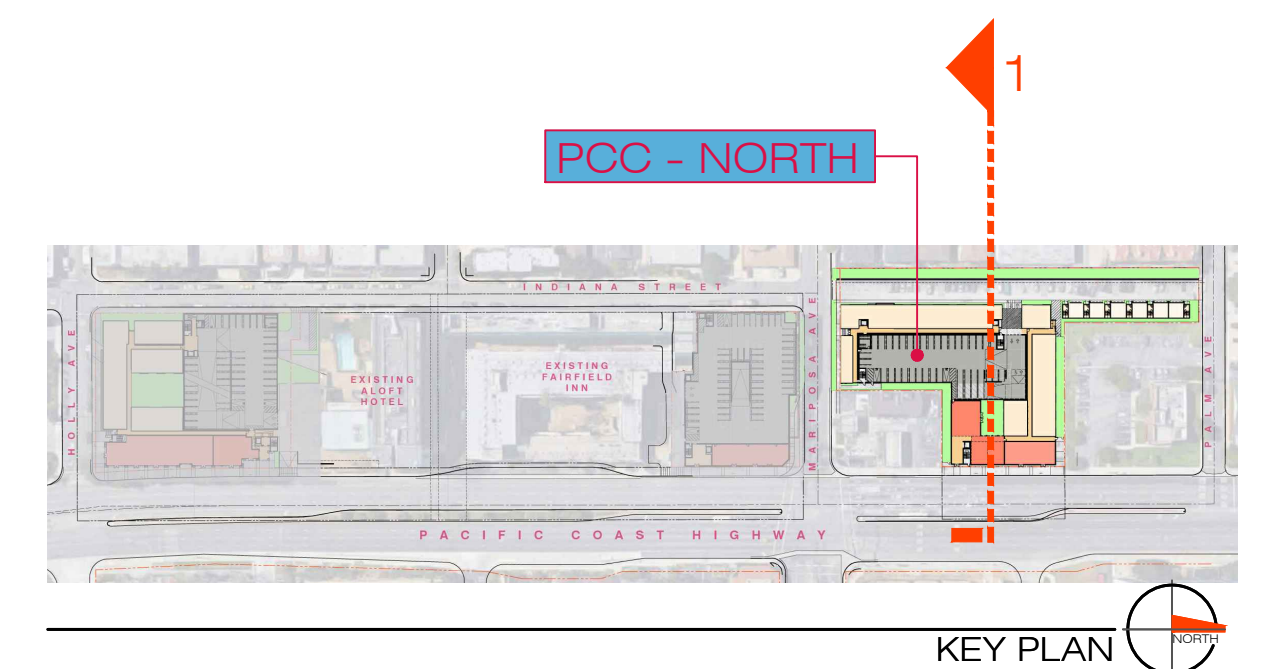
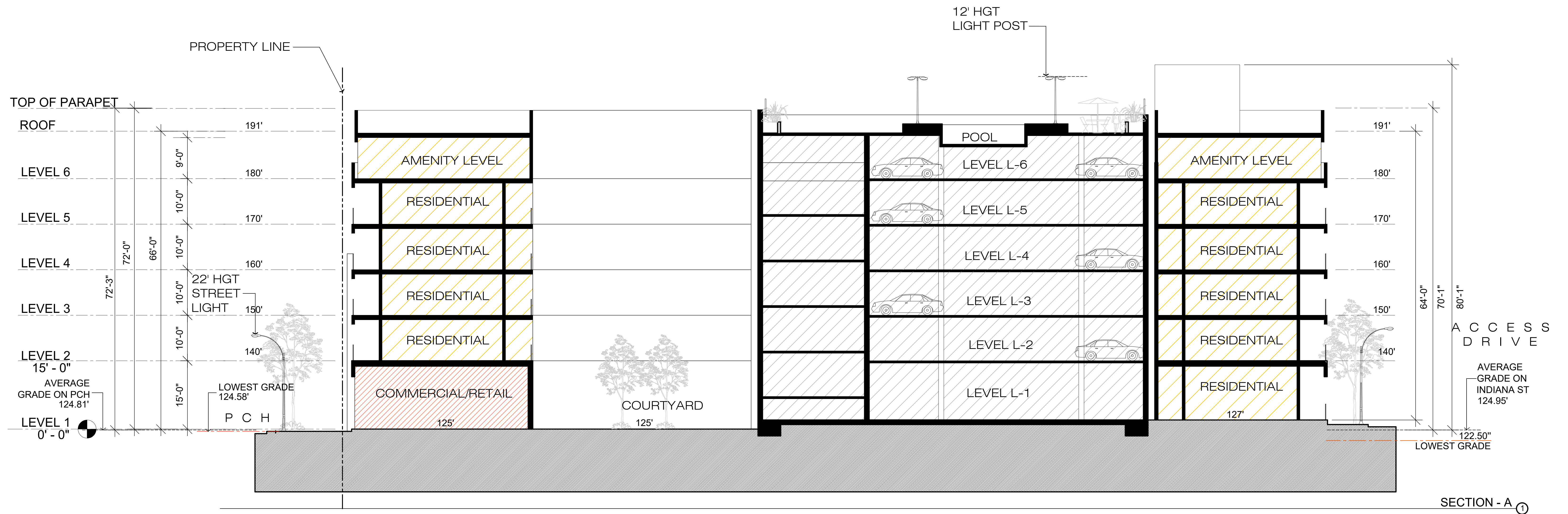
LEVEL L-6

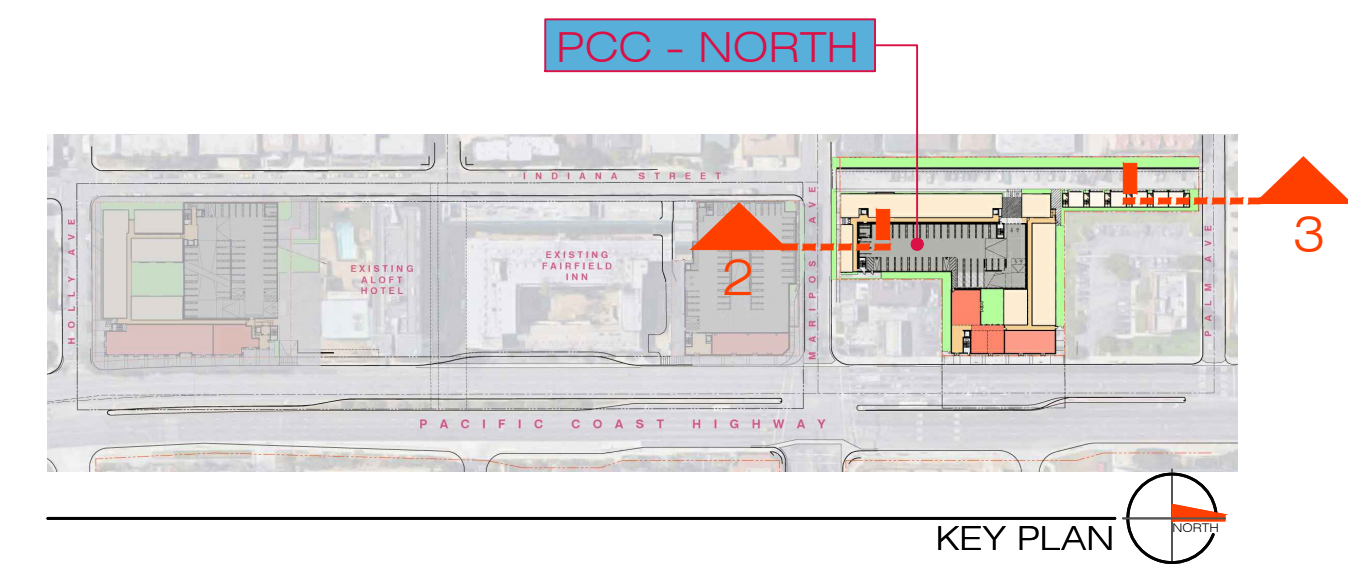
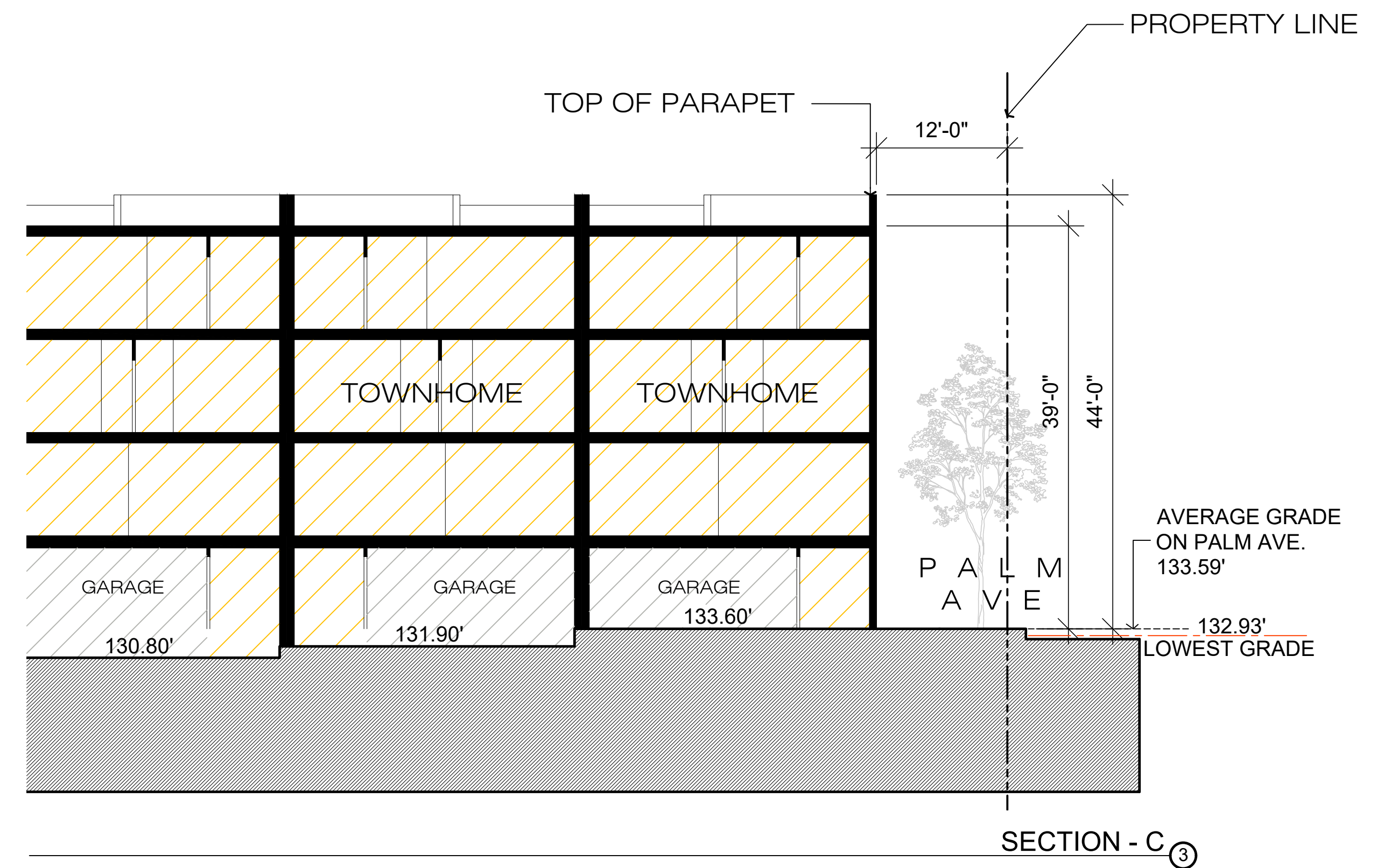
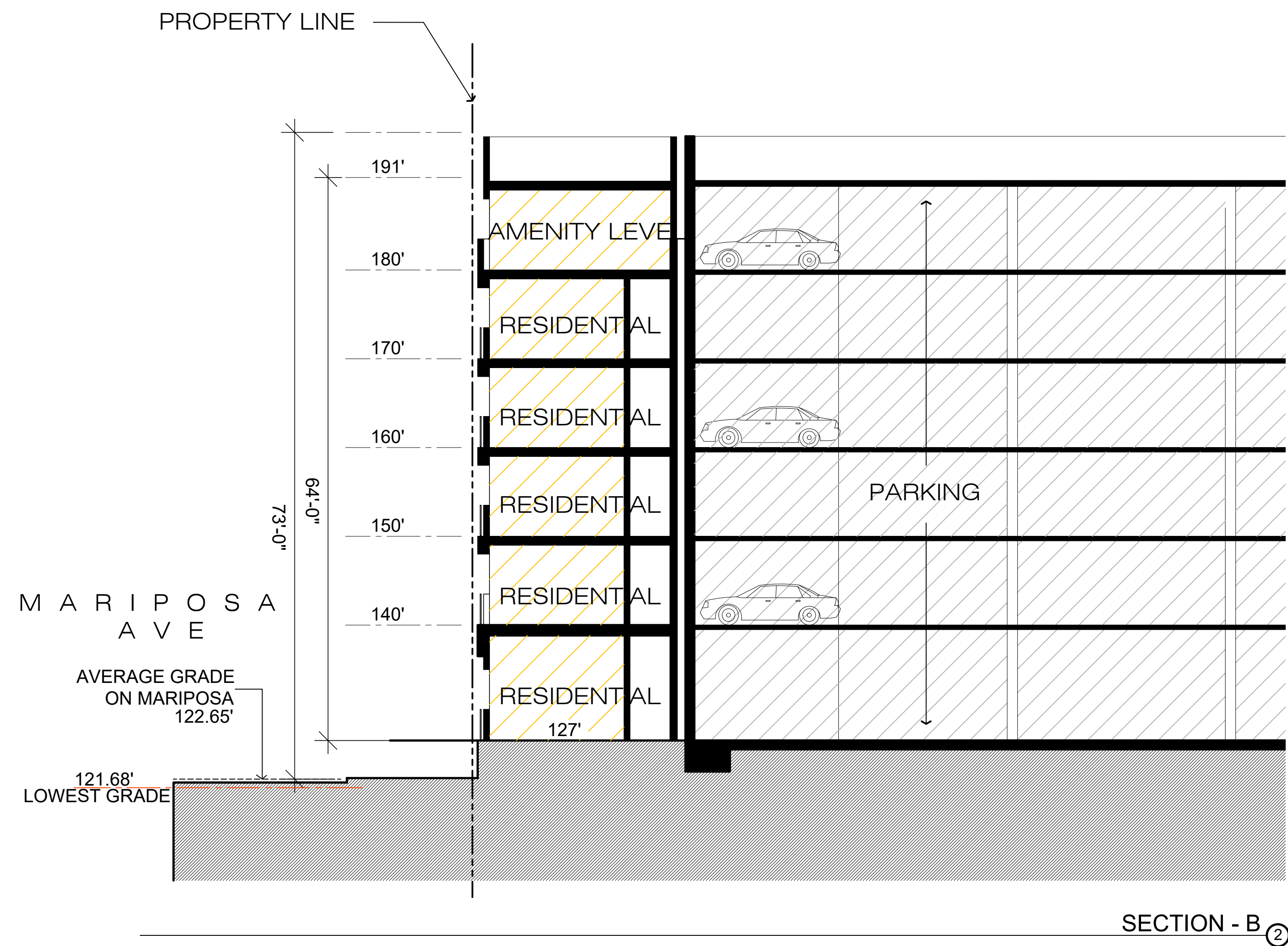


- LEGEND**
- PEDESTRIAN PATH OF TRAVEL
  - EXIT ROUTE
- |   |  |
|---|--|
| <span style="border: 1px solid black; padding: 2px;">ELEV 1</span>  | RESIDENT ONLY ELEVATOR ( LEVEL L-1 TO LEVEL L-6) |
| <span style="border: 1px solid black; padding: 2px;">ELEV 2</span>  | RESIDENT ONLY ELEVATOR ( LEVEL L-1 TO LEVEL L-6) |
| <span style="border: 1px solid black; padding: 2px;">ELEV 3</span>  | RESIDENT ONLY ELEVATOR ( LEVEL L-1 TO LEVEL L-6) |
| <span style="border: 1px solid black; padding: 2px;">STAIR 1</span> | LEVEL L-1 TO LEVEL L-6                           |
| <span style="border: 1px solid black; padding: 2px;">STAIR 2</span> | LEVEL L-1 TO LEVEL L-6                           |
| <span style="border: 1px solid black; padding: 2px;">STAIR 3</span> | LEVEL L-1 TO ROOF                                |



ROOF PLAN





SECTION



CONTINENTAL DEVELOPMENT CORPORATION



Mar Ventures, Inc.

Pacific Coast Commons NORTH



**WM WITHEE MALCOLM ARCHITECTS**

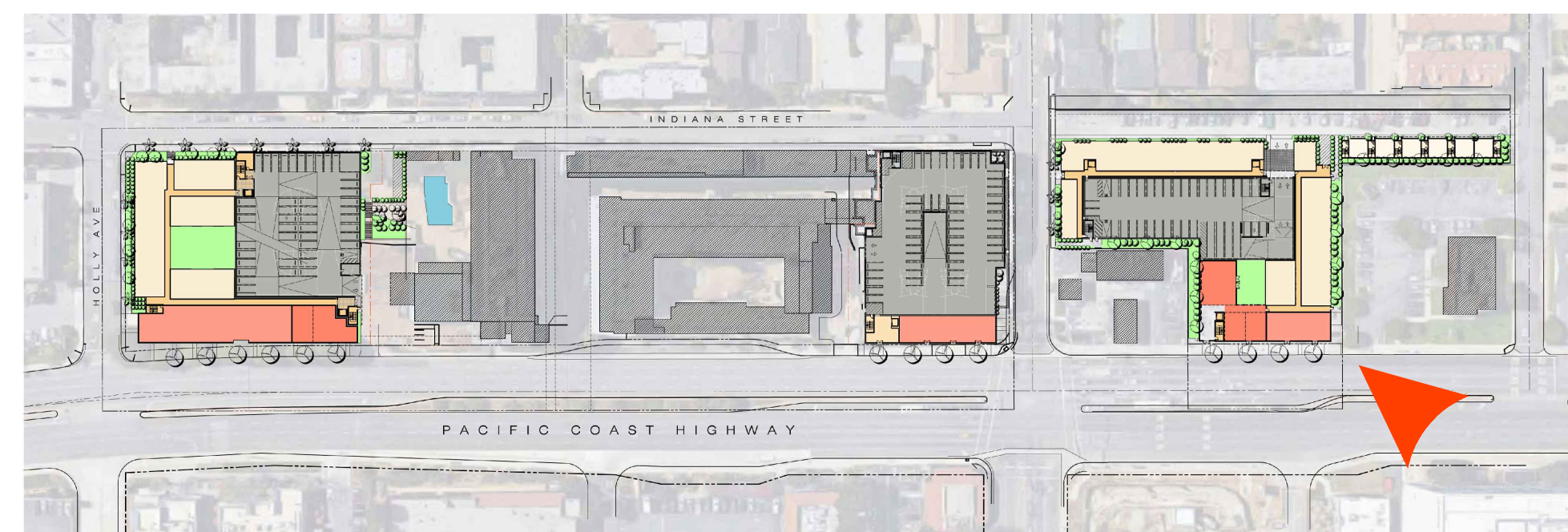
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B7093 SD-NO-06

Revised Date. 10.28.2021

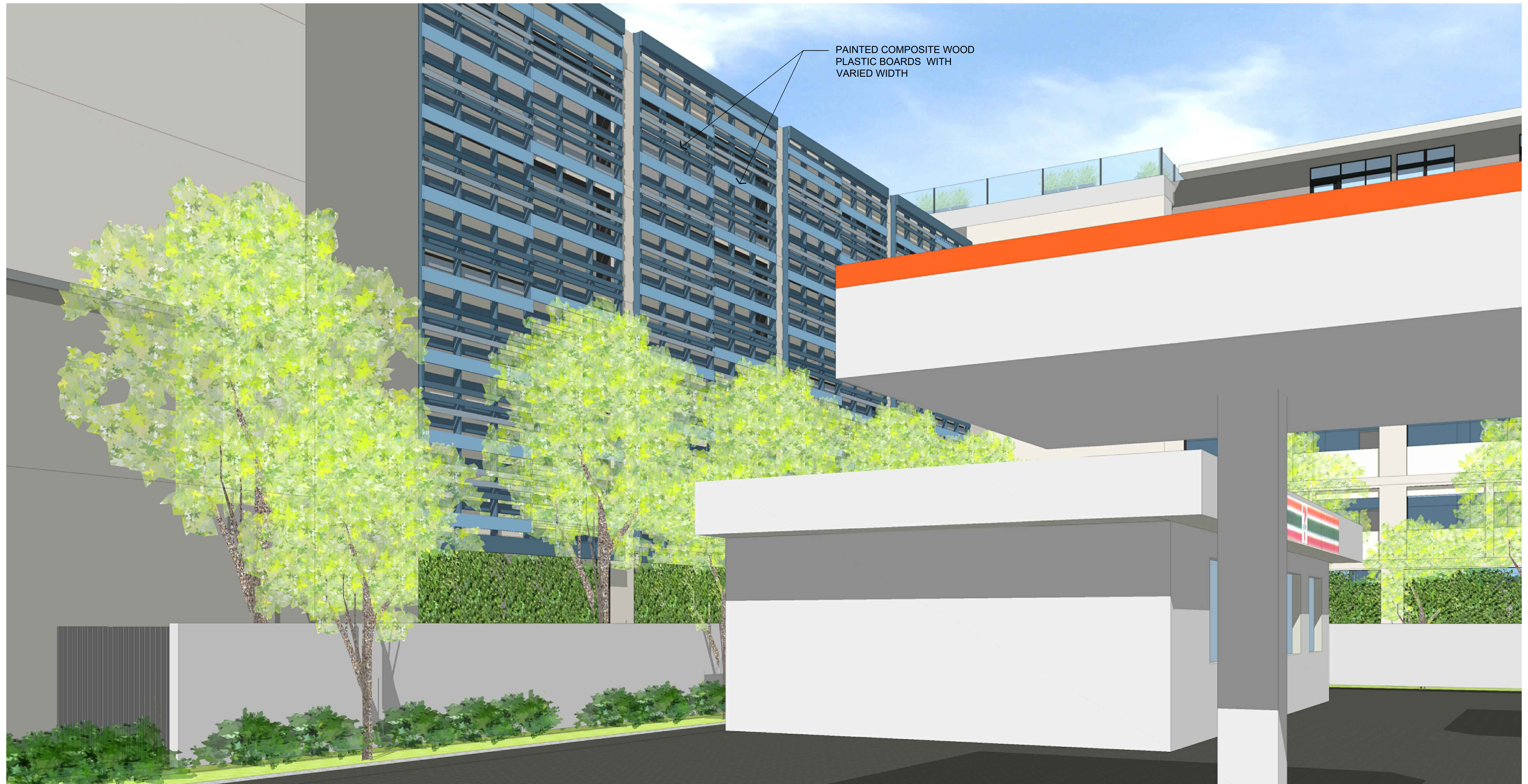


PCC NORTH - NORTH EAST AERIAL VIEW

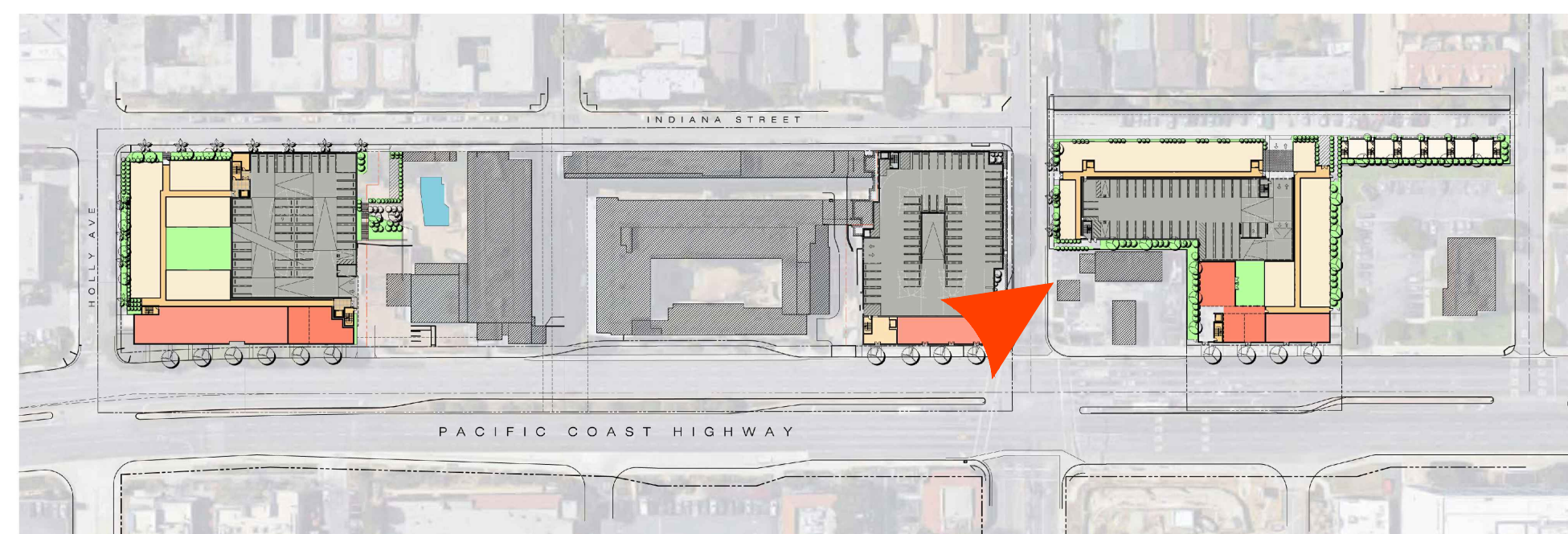


KEY PLAN  
NOT TO SCALE

CONCEPT VIEW

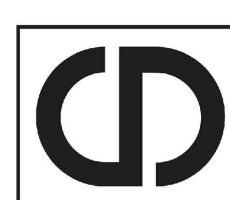


VIEW ON MARIPOSA LOOKING AT PCC-NORTH PARKING GARAGE



KEY PLAN  
NOT TO SCALE

CONCEPT VIEW



CONTINENTAL  
DEVELOPMENT  
CORPORATION



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**WM WITHEE MALCOLM**  
ARCHITECTS

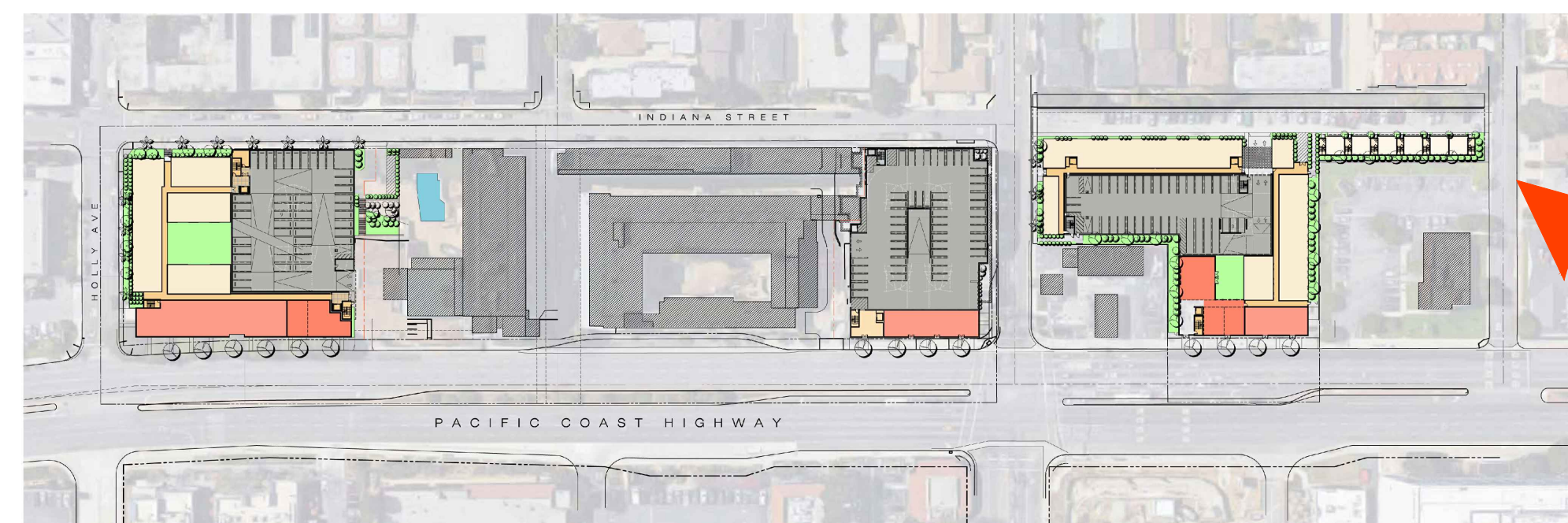
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Job No. B7093 SD-MP-06

Revised Date: 10.28.2021



PCC NORTH - NORTH EAST AERIAL VIEW AT TOWNHOMES

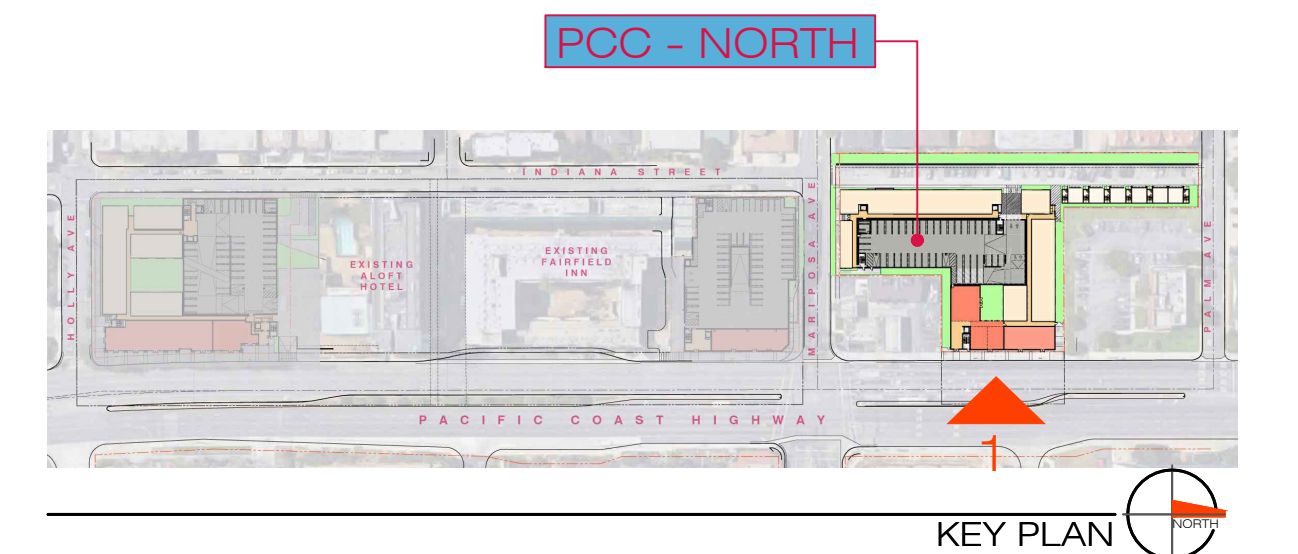


KEY PLAN  
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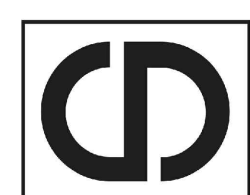
CONCEPT VIEW



EAST ELEVATION ①



ELEVATION

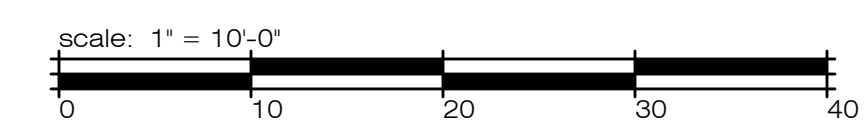


CONTINENTAL  
DEVELOPMENT  
CORPORATION



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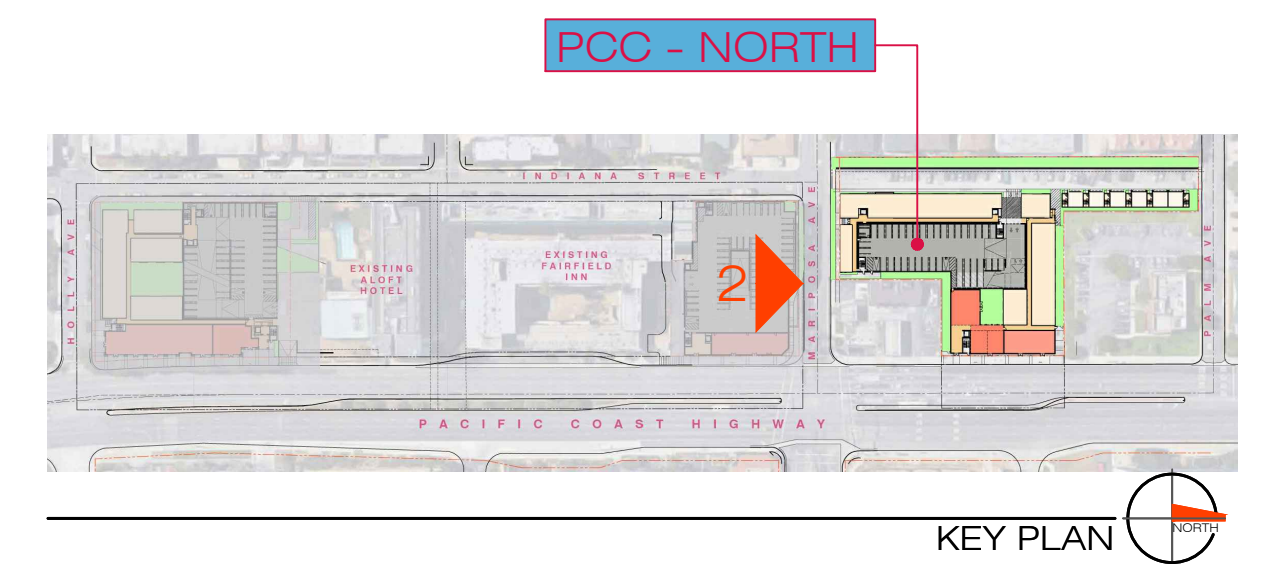
Pacific Coast Commons NORTH



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Job No. B7093 SD-NO-07  
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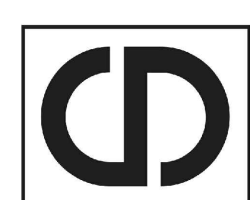


SOUTH ELEVATION ②



KEY PLAN

ELEVATION

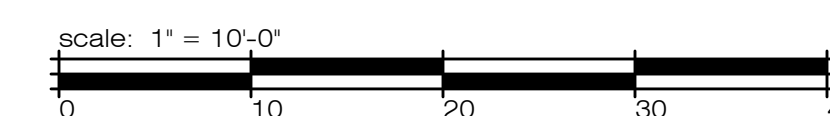


CONTINENTAL  
DEVELOPMENT  
CORPORATION



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Pacific Coast Commons NORTH



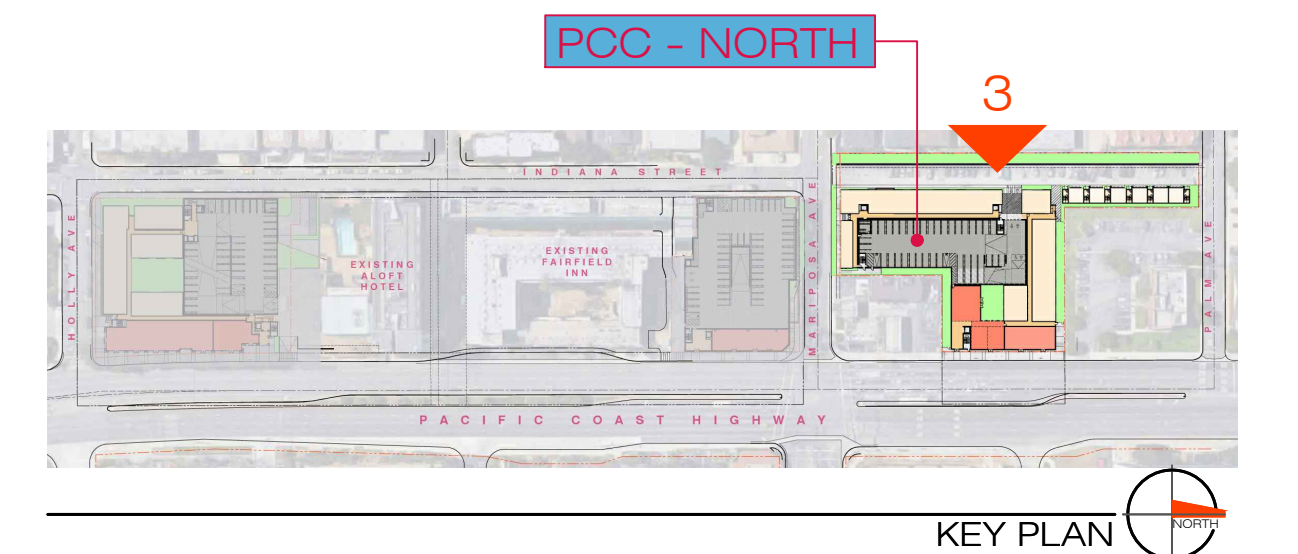
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B7093 SD-NO-08

Revised Date. 10.28.2021

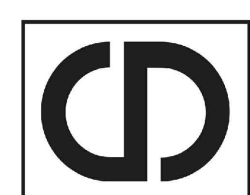


WEST ELEVATION ③



KEY PLAN

ELEVATION

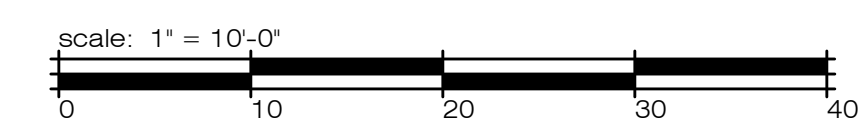


CONTINENTAL  
DEVELOPMENT  
CORPORATION



Mar  
Ventures,  
Inc.

Pacific Coast Commons NORTH



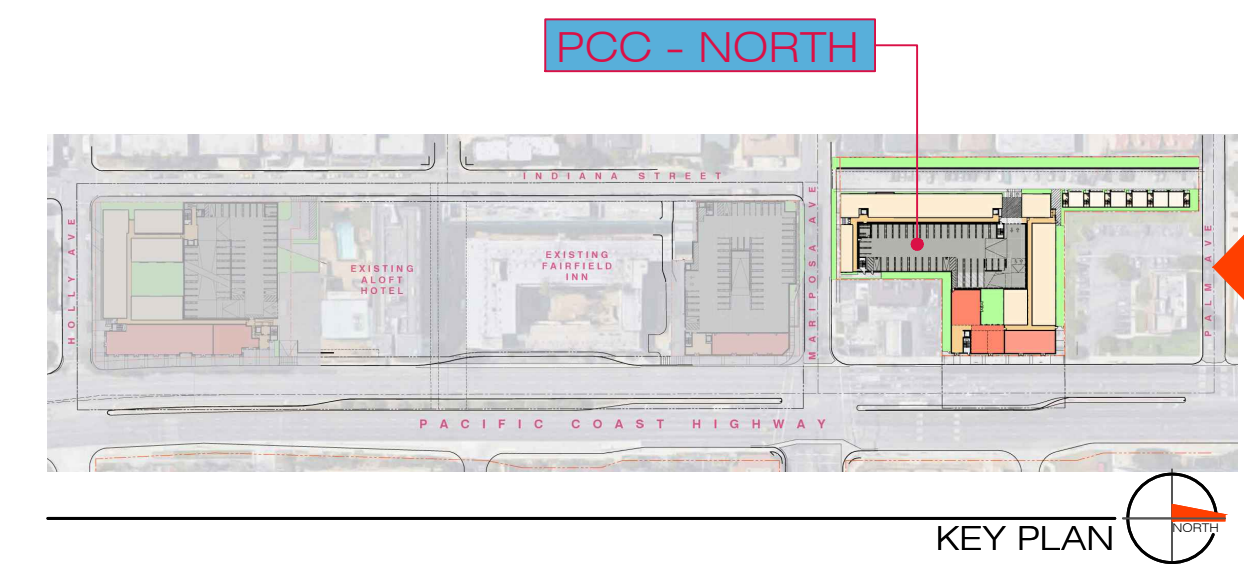
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B7093 SD-NO-09

Revised Date.10.28.2021

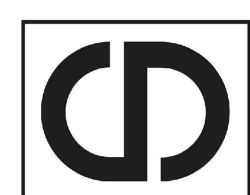


NORTH ELEVATION 4



KEY PLAN

ELEVATION

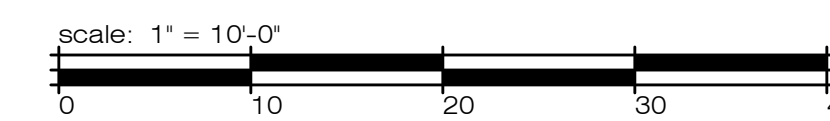


CONTINENTAL  
DEVELOPMENT  
CORPORATION



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Ventures,  
Inc.

Pacific Coast Commons NORTH



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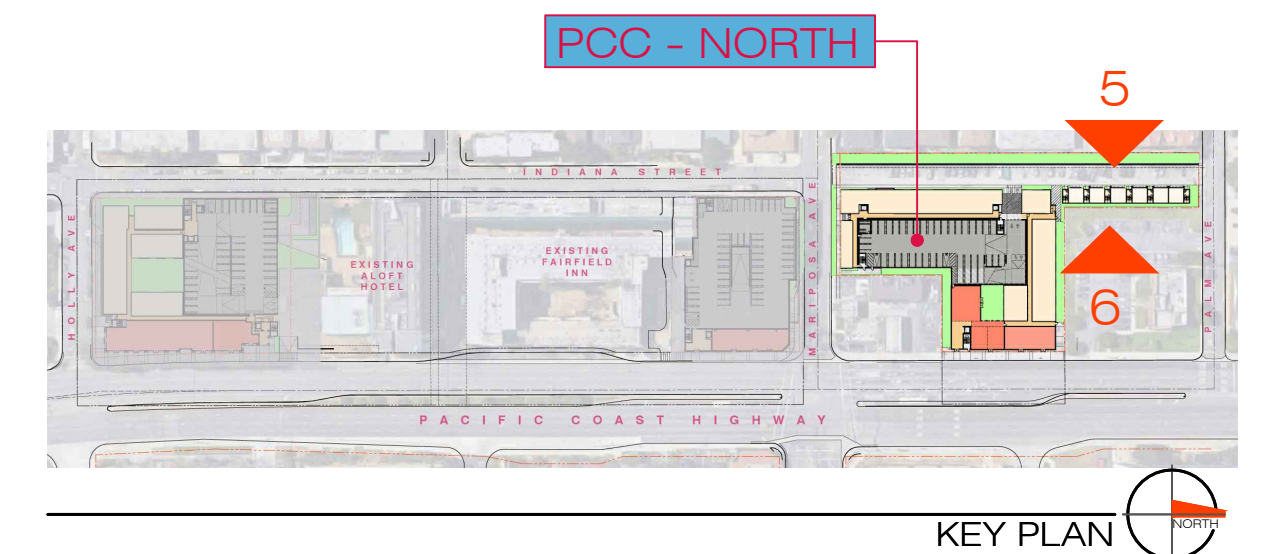
Revised Date: 10.28.2021



WEST ELEVATION ⑥

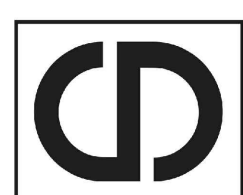


EAST ELEVATION ⑥



KEY PLAN

ELEVATIONS

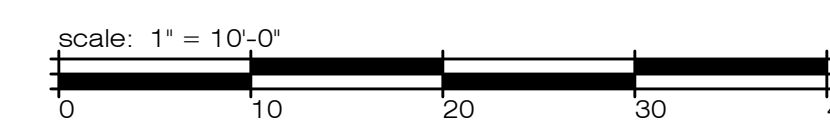


CONTINENTAL DEVELOPMENT CORPORATION

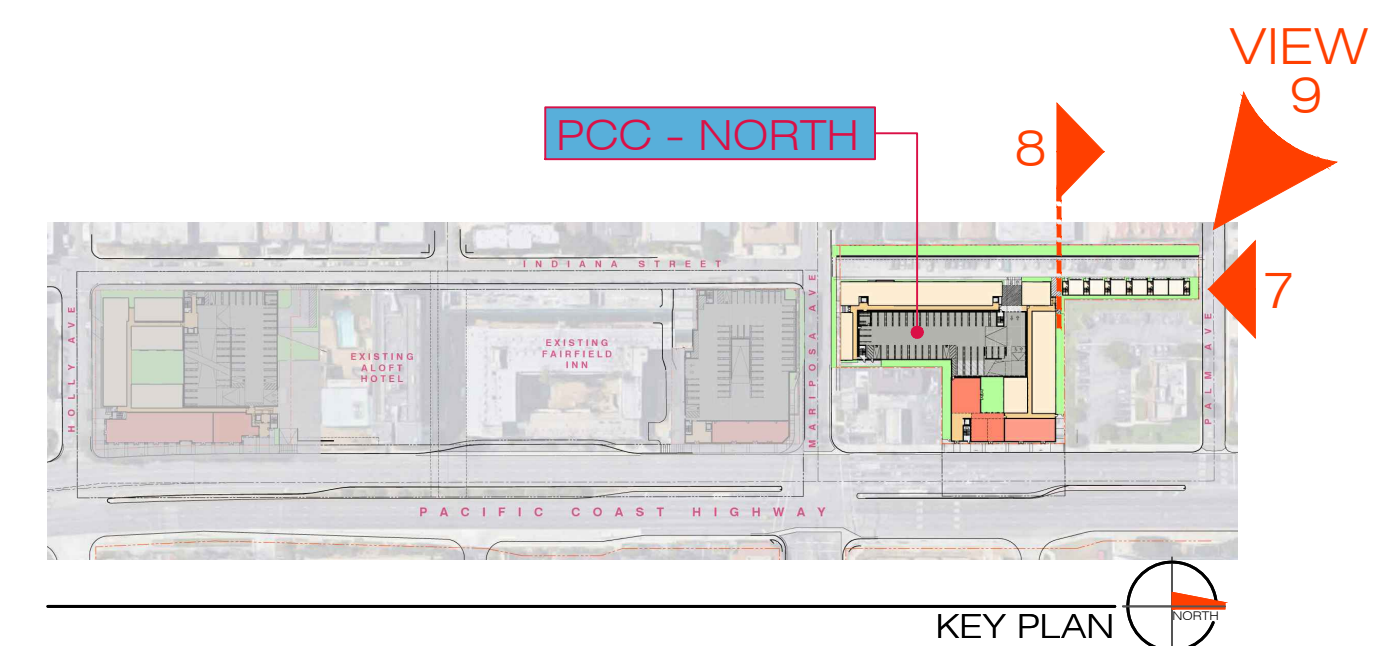
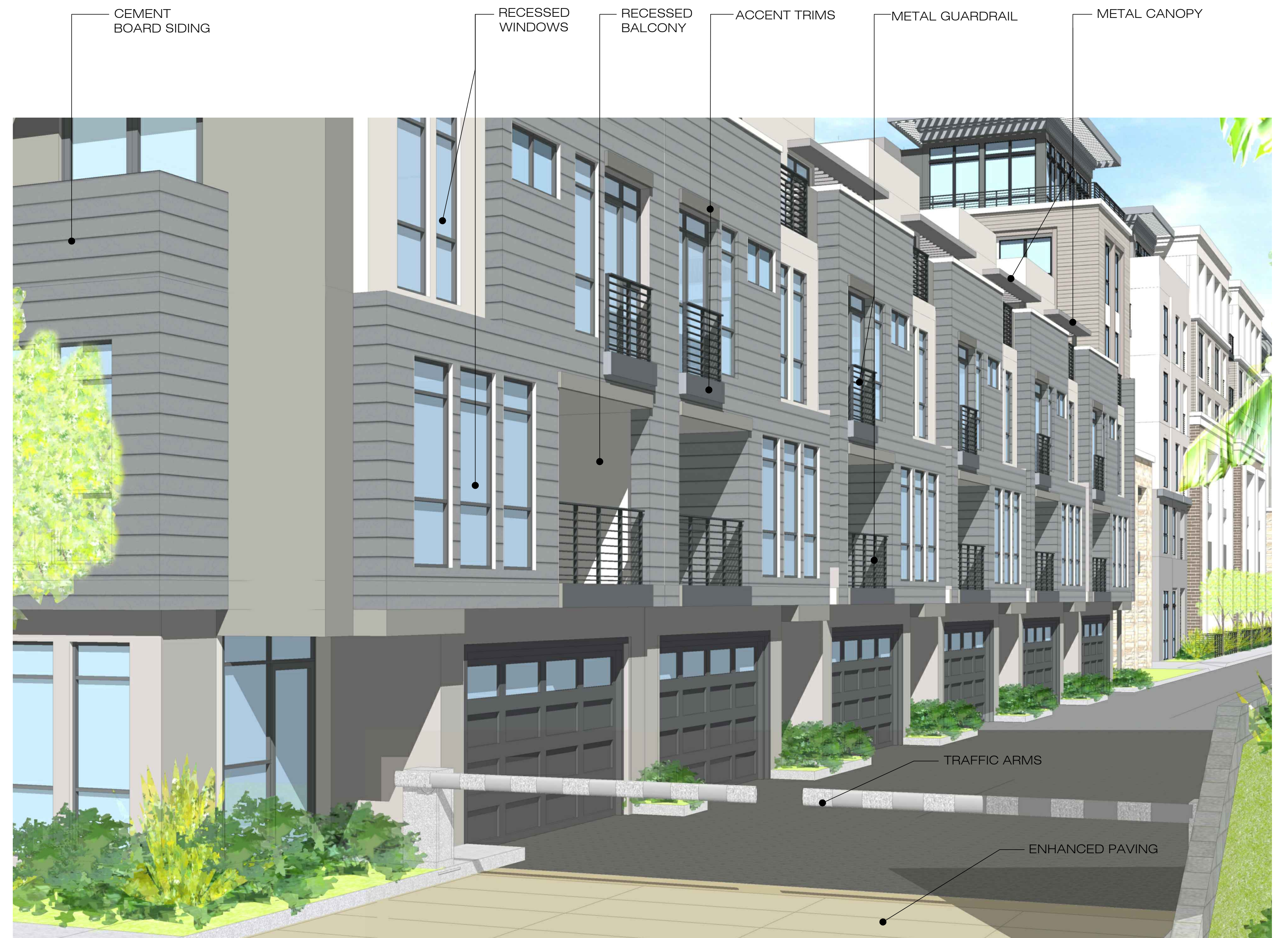


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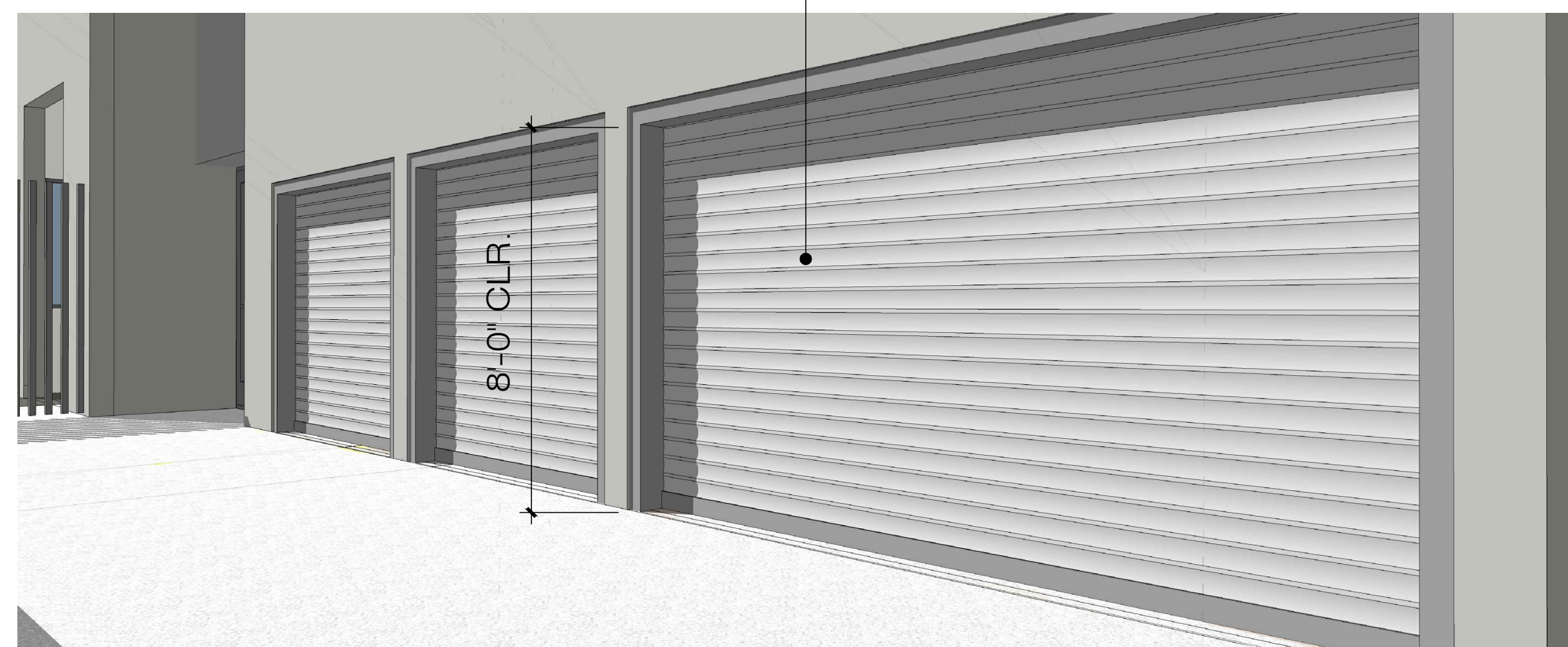
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com  
 Job No. B7093 SD-NO-11  
 Revised Date: 10.28.2021



ELEVATIONS



Pacific Coast Commons NORTH

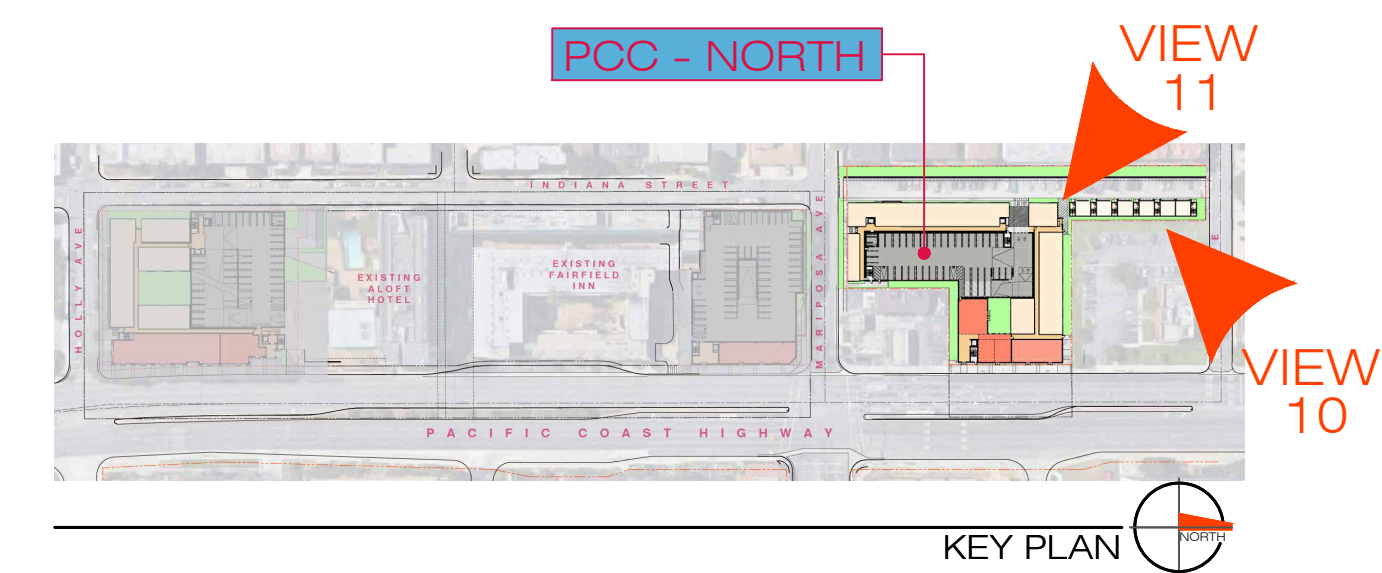


TYPICAL METAL  
ROLL-UP TRASH  
ROOM DOOR

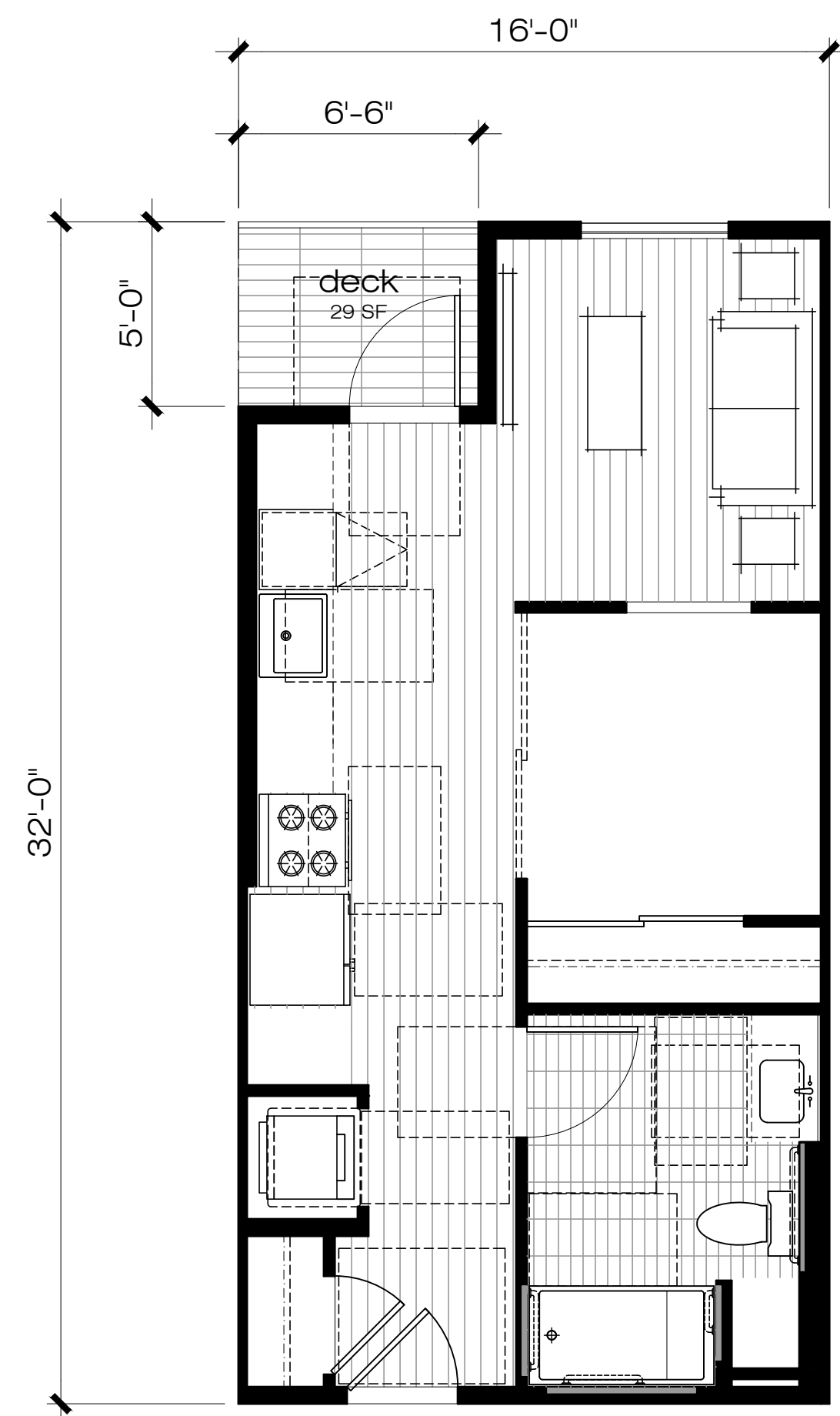
VIEW AT TRASH ROOM 11



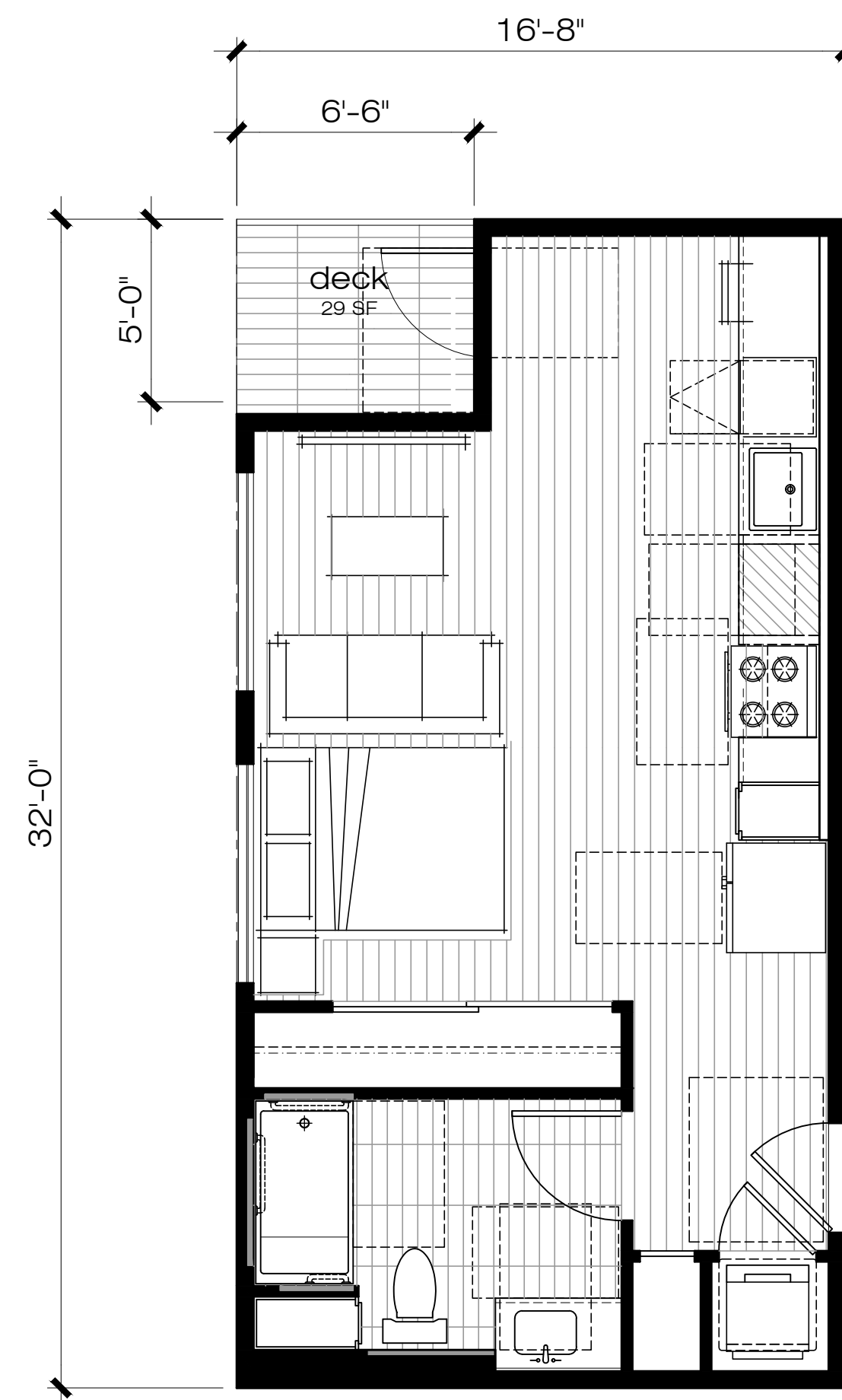
DETAIL VIEW AT TOWN HOMES 10



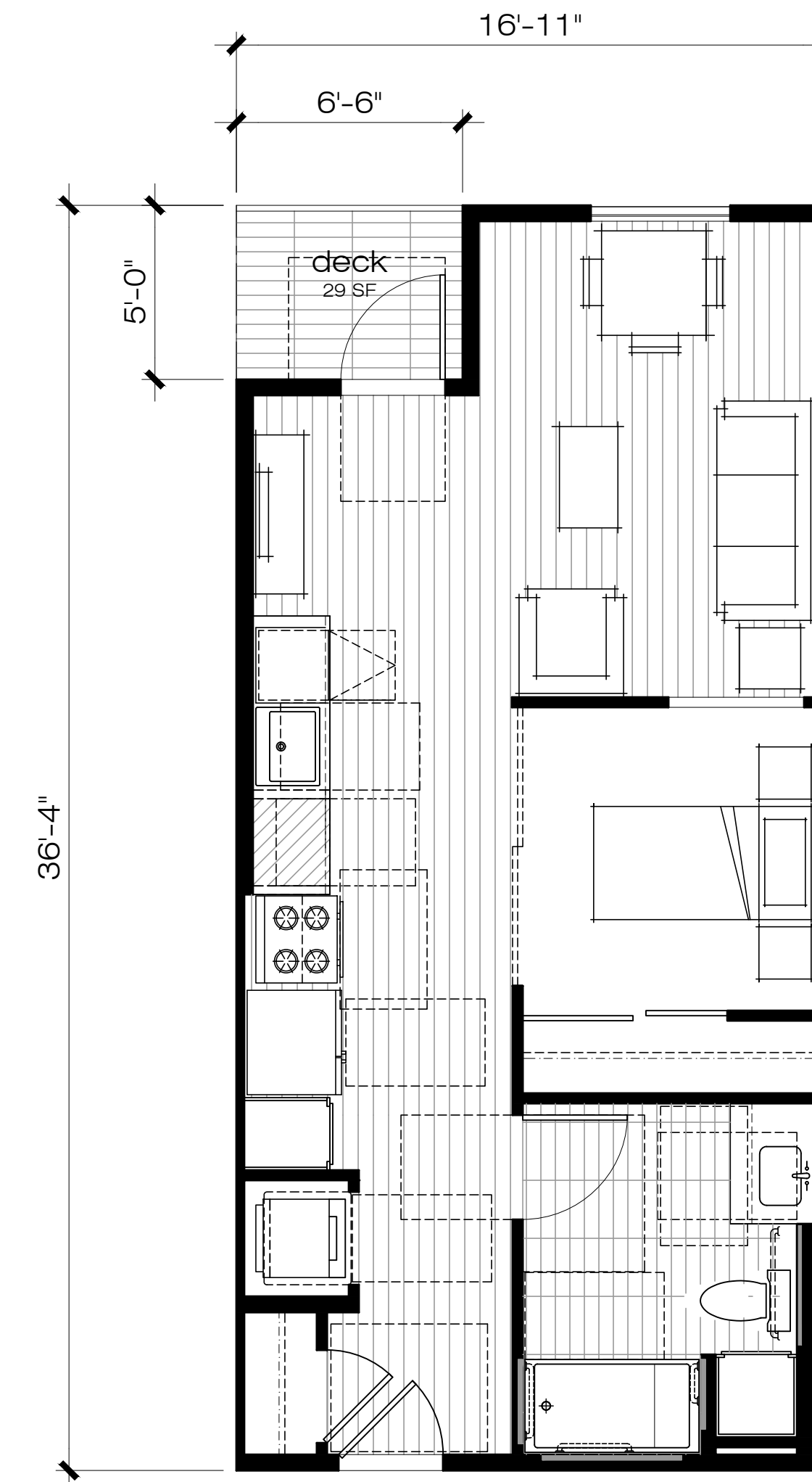
ELEVATIONS



UNIT - S1  
Studio  
Gross Area: 479 SF

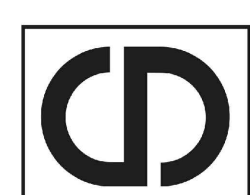


UNIT - S2  
Studio  
Gross Area: 500 SF



UNIT - S3  
Studio  
Gross Area: 582 SF

UNIT PLANS



CONTINENTAL  
DEVELOPMENT  
CORPORATION



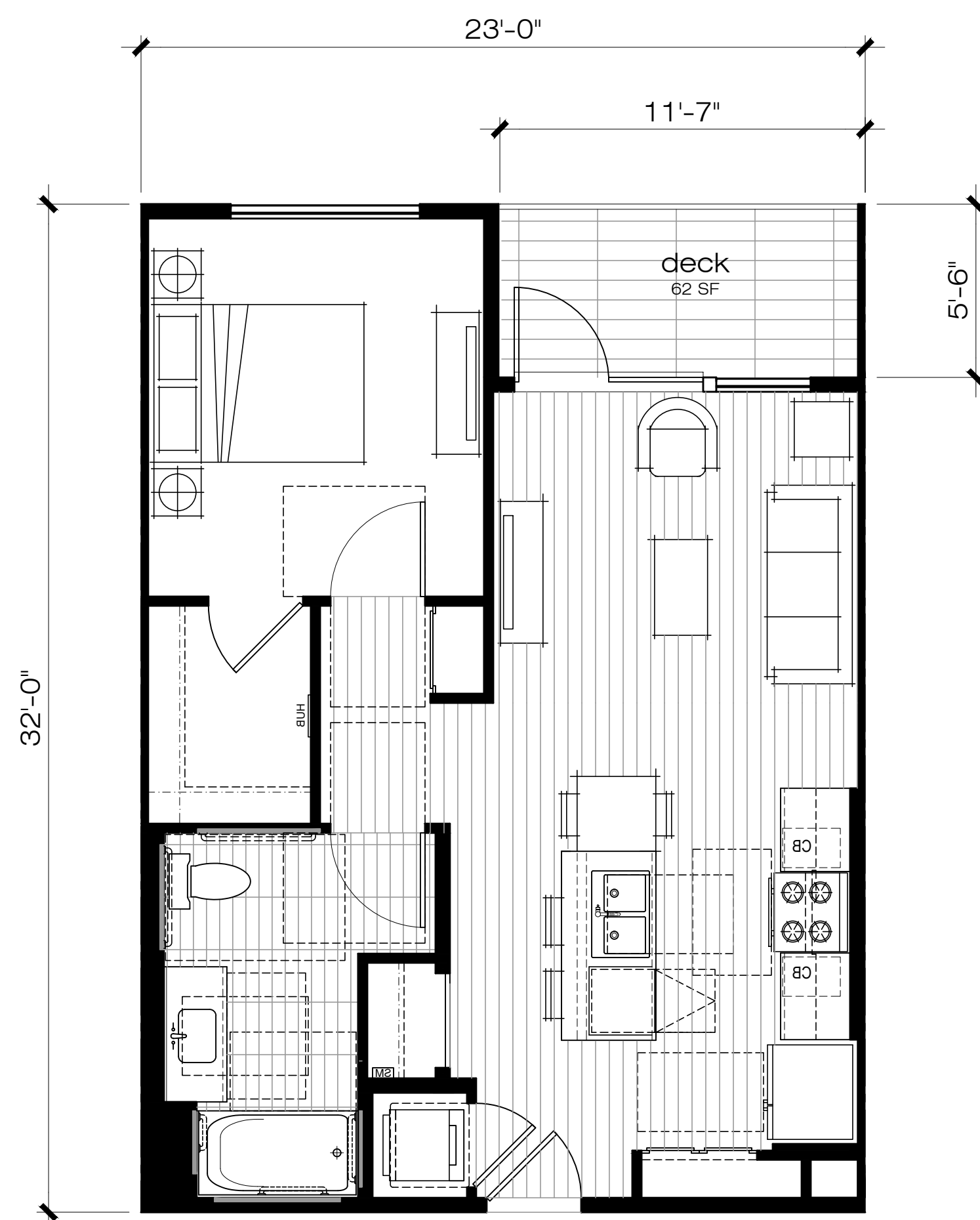
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Inc.

Pacific Coast Commons NORTH

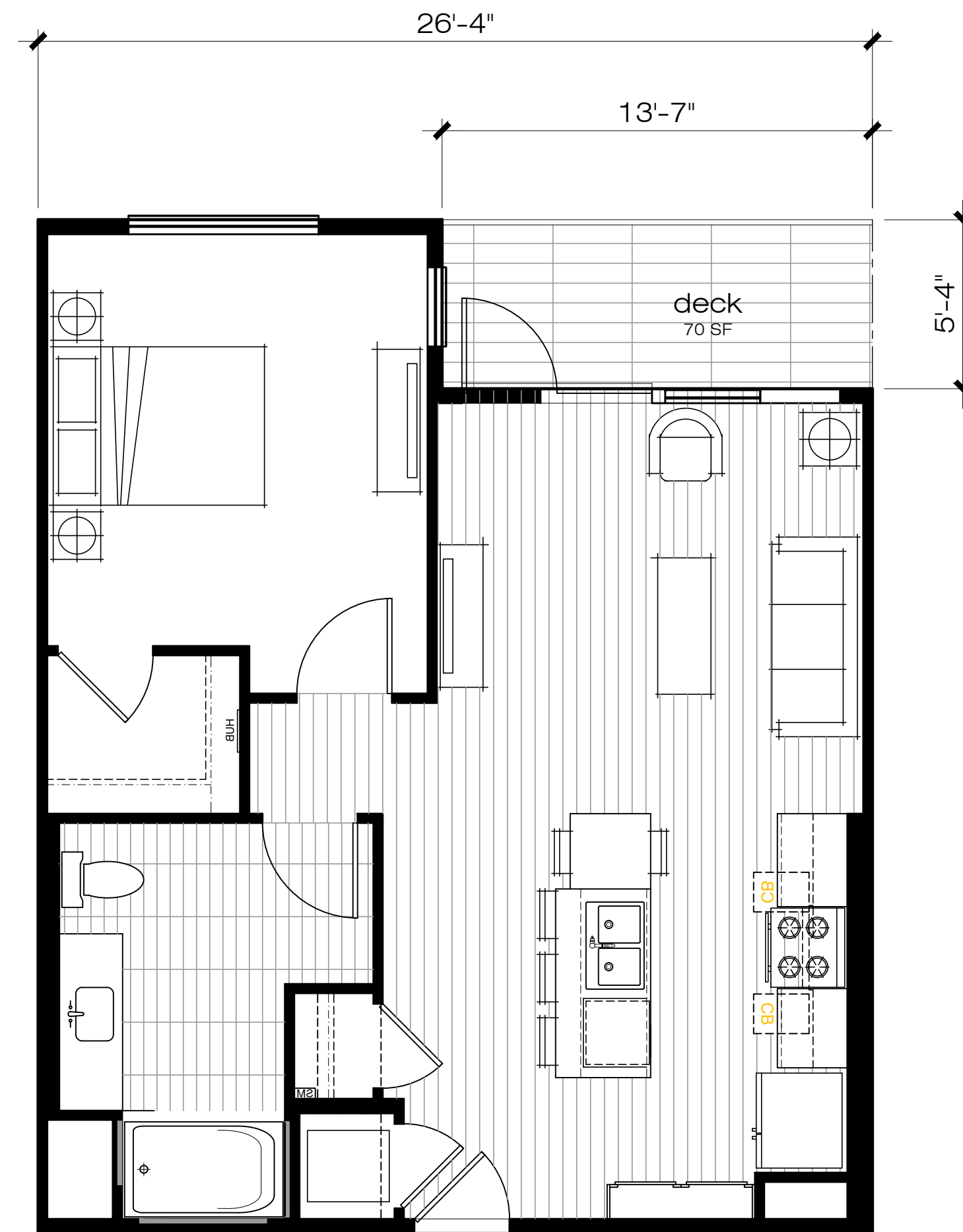


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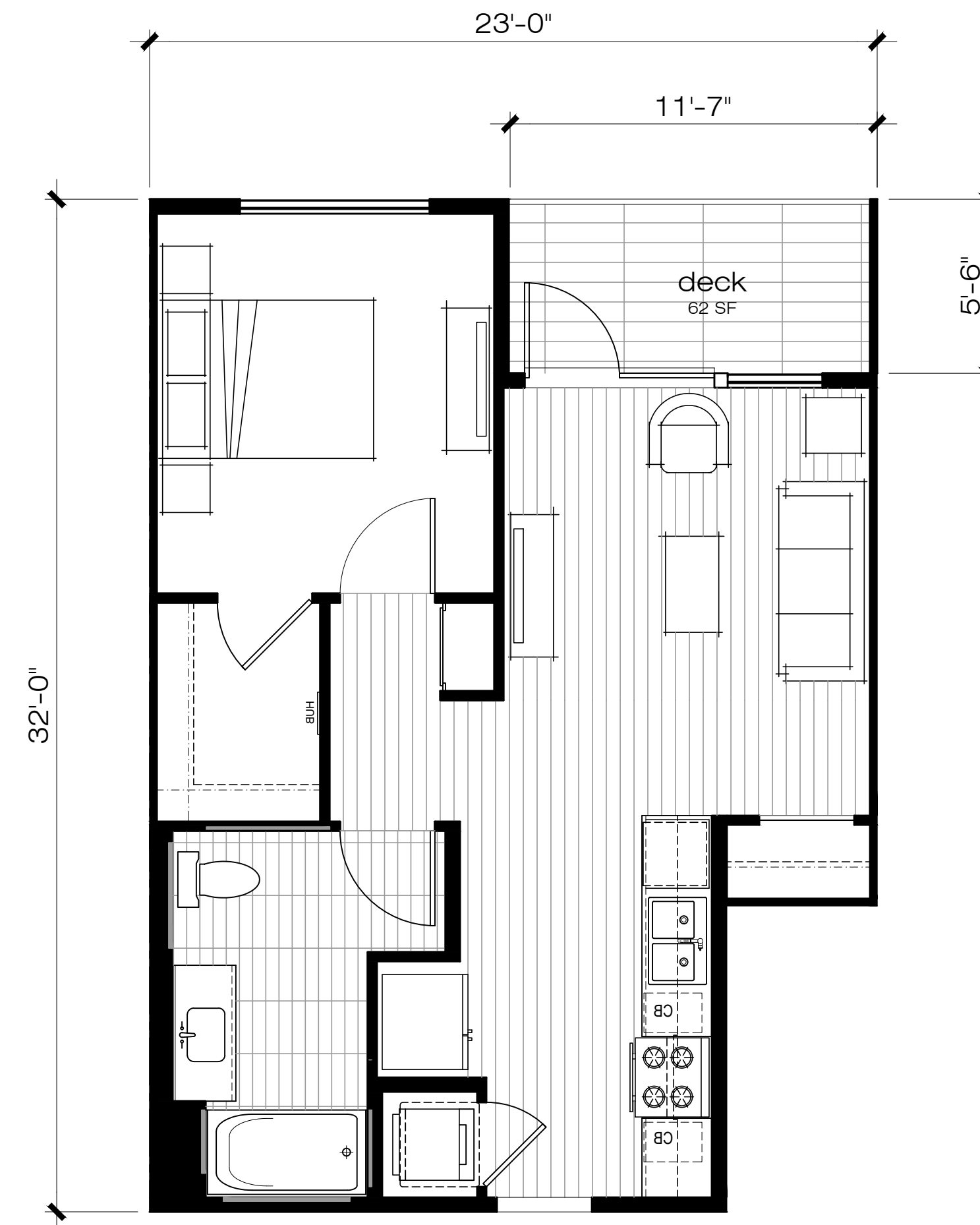
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Revised Date. 10.28.2021



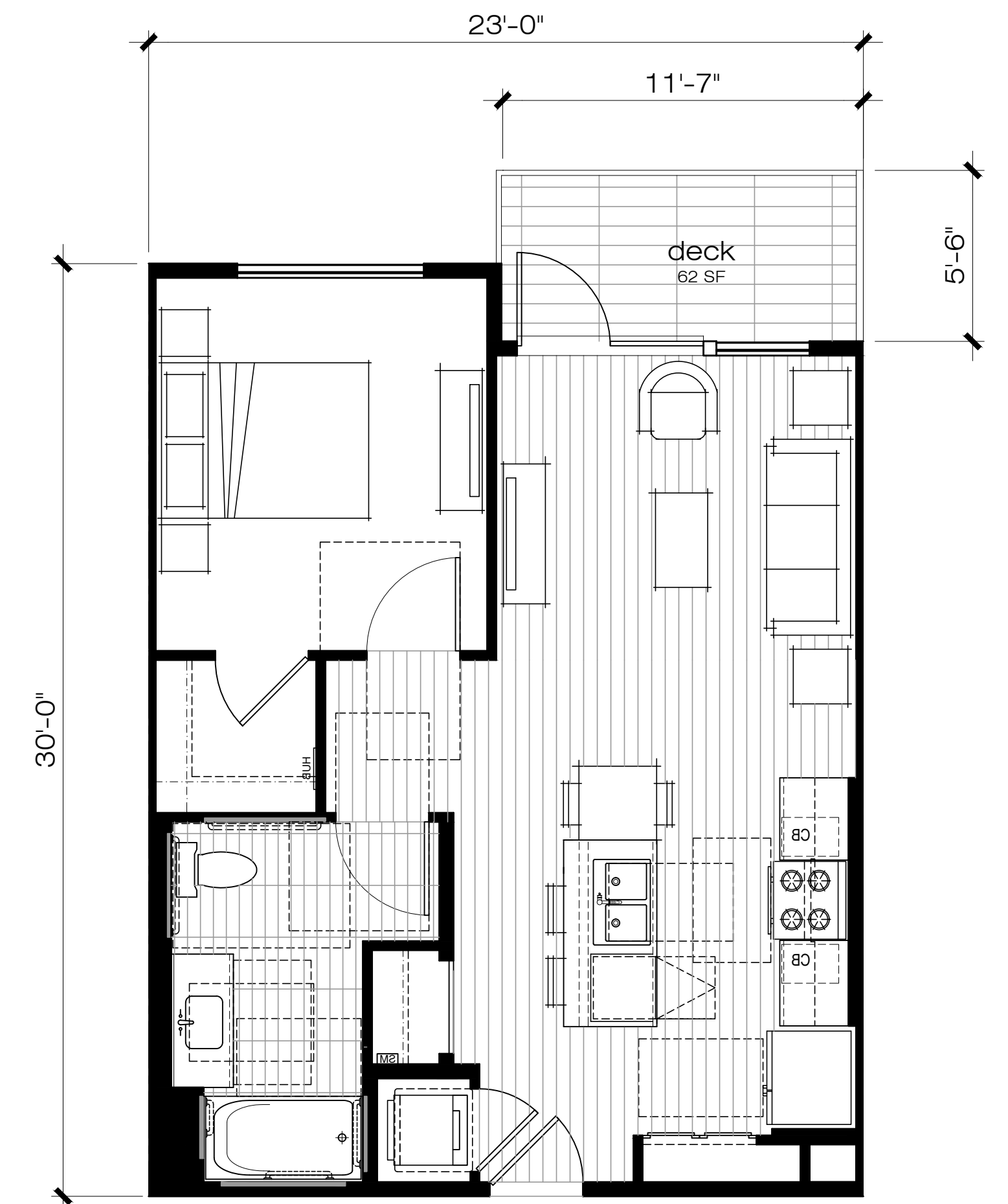
UNIT - A1  
One Bedroom  
Gross Area: 668 SF



UNIT - A2  
One Bedroom  
Gross Area: 809 SF

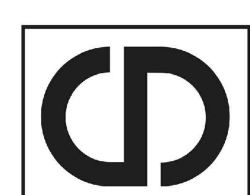


UNIT - A3  
One Bedroom  
Gross Area: 656 SF



UNIT - A4  
One Bedroom  
Gross Area: 658 SF

UNIT PLANS



CONTINENTAL  
DEVELOPMENT  
CORPORATION



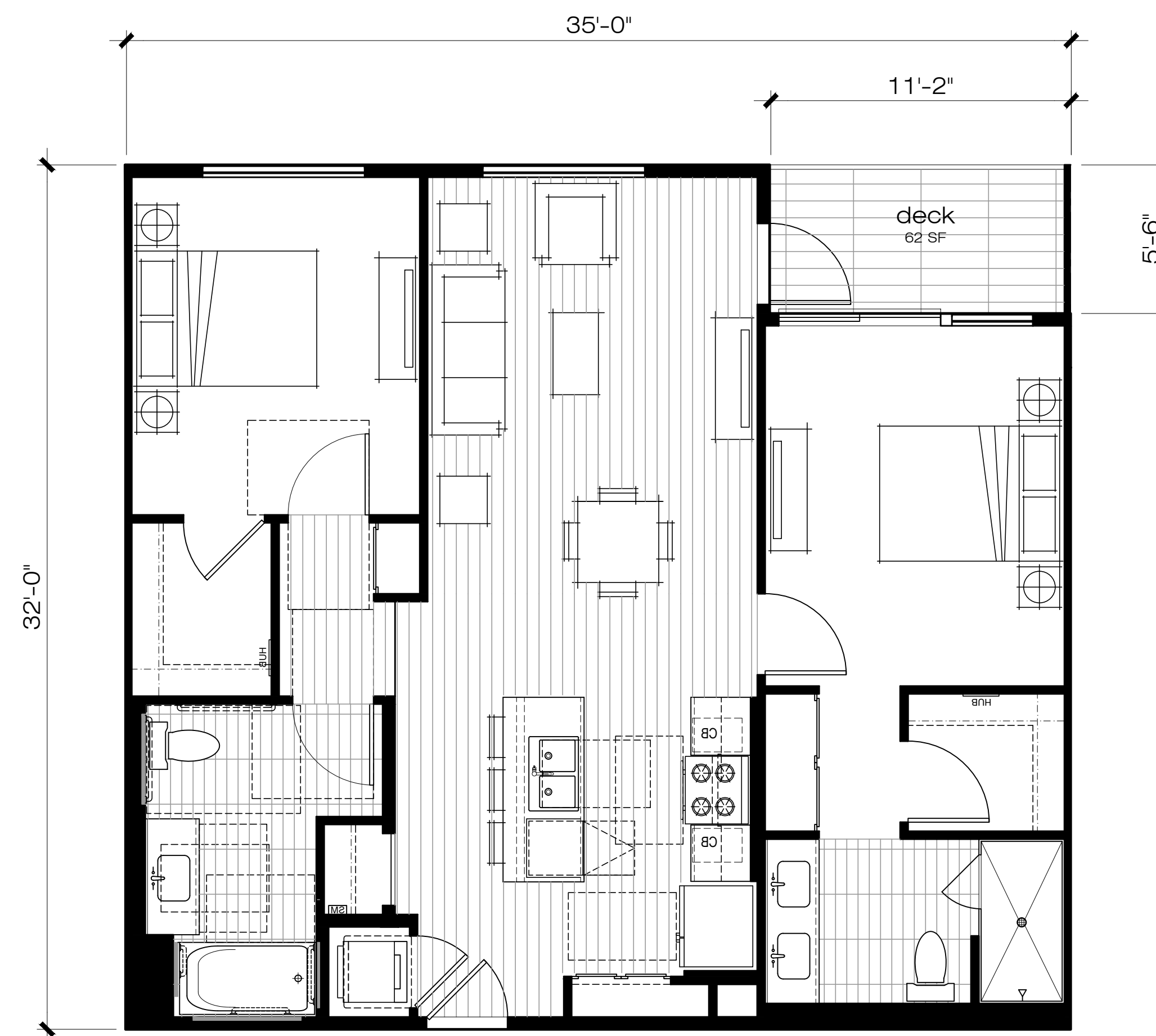
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Job No. B7093 SD-NO-15  
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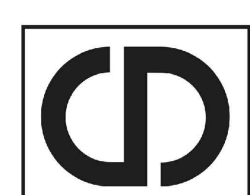


UNIT - B1  
Two Bedroom  
Gross Area: 1058 SF



UNIT - B2  
Two Bedroom  
Gross Area: 982 SF

UNIT PLANS



CONTINENTAL  
DEVELOPMENT  
CORPORATION



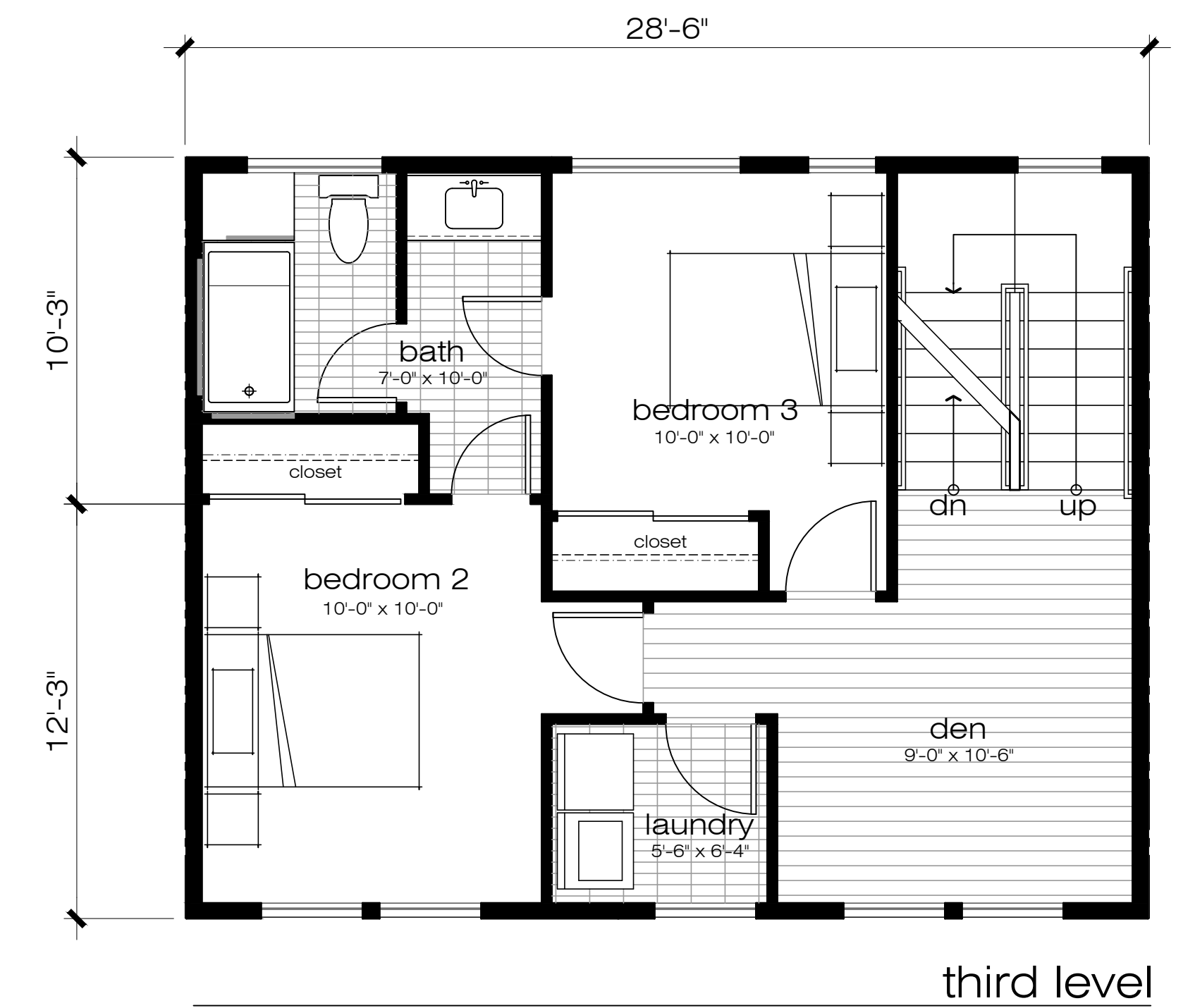
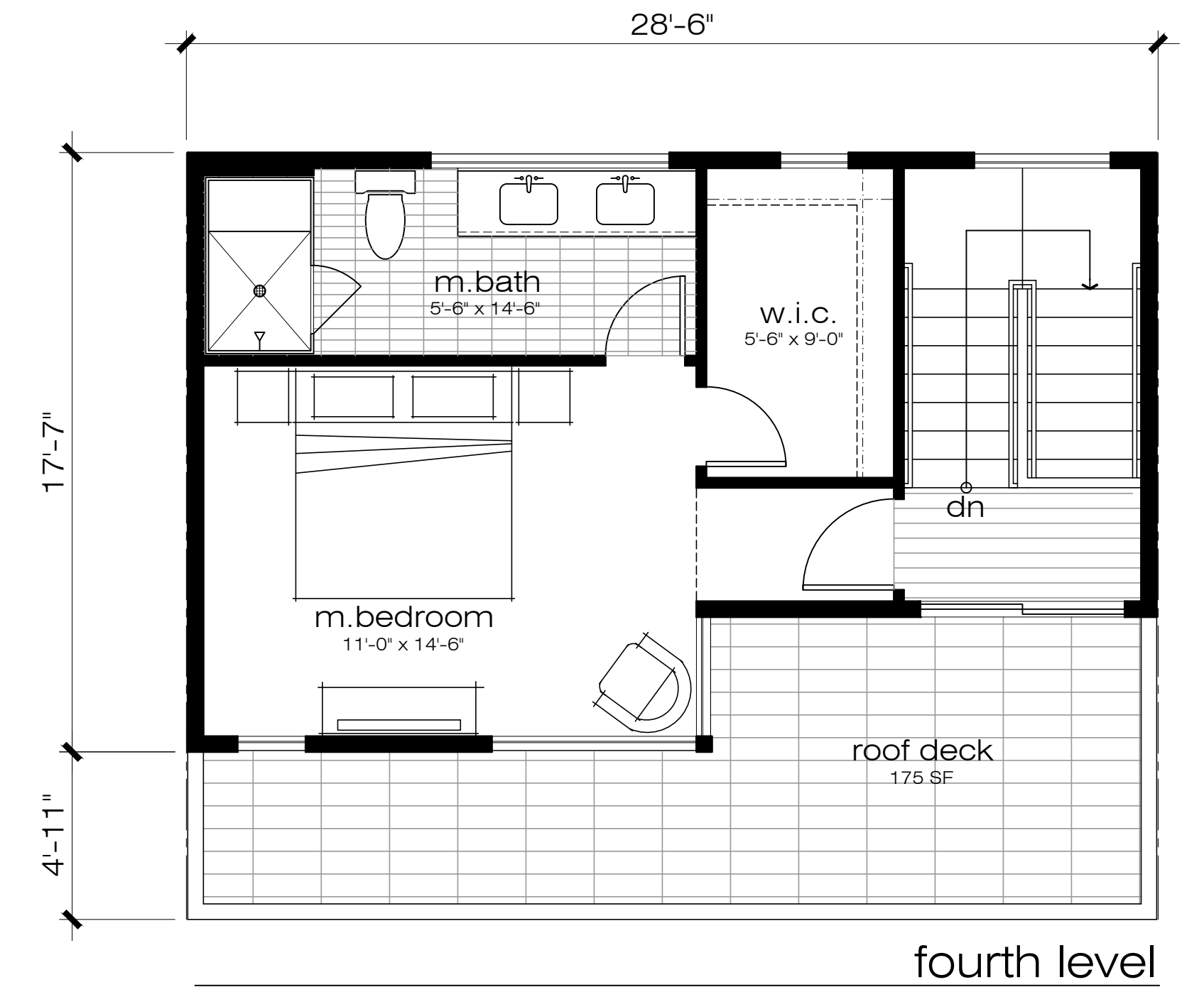
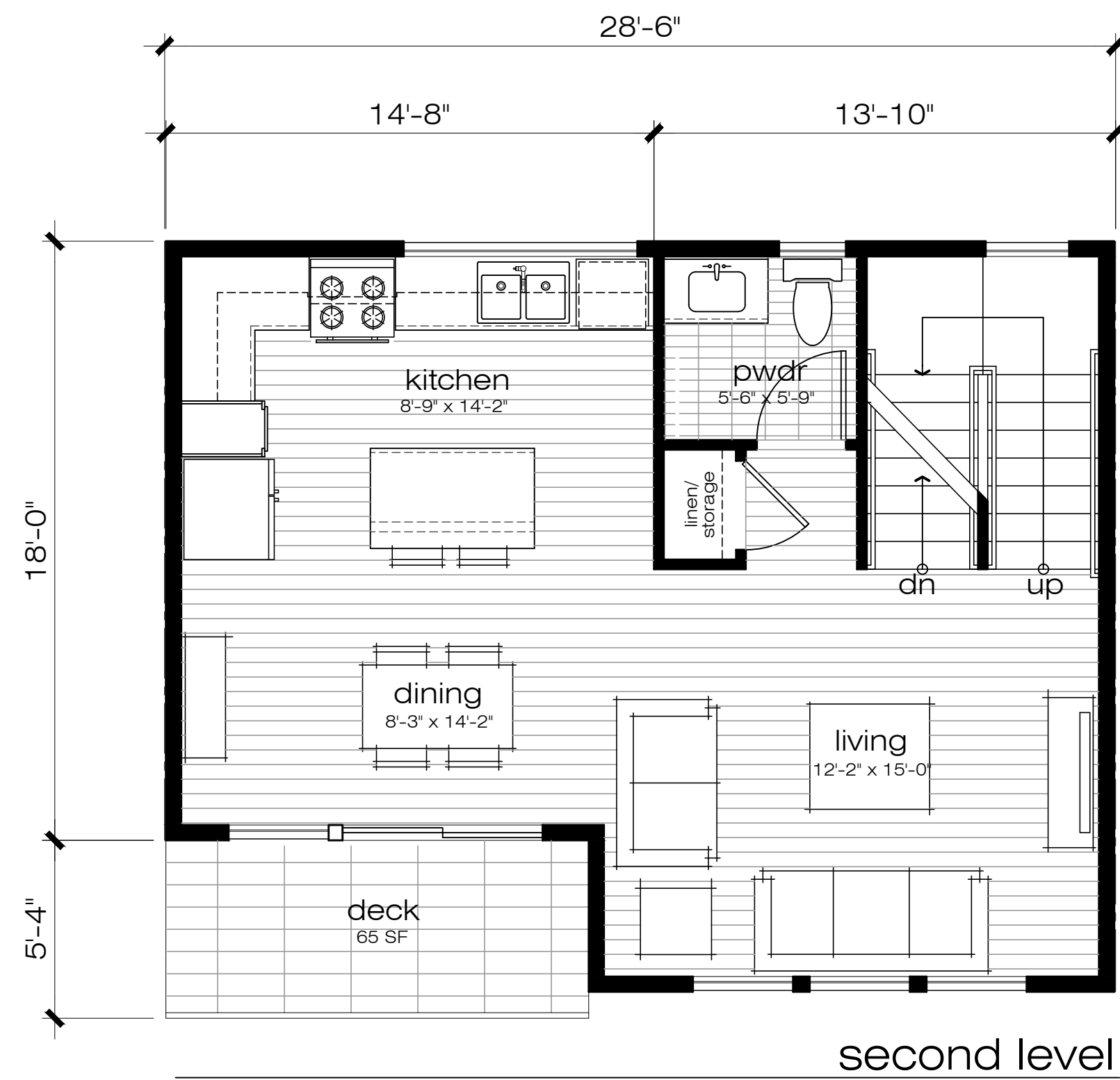
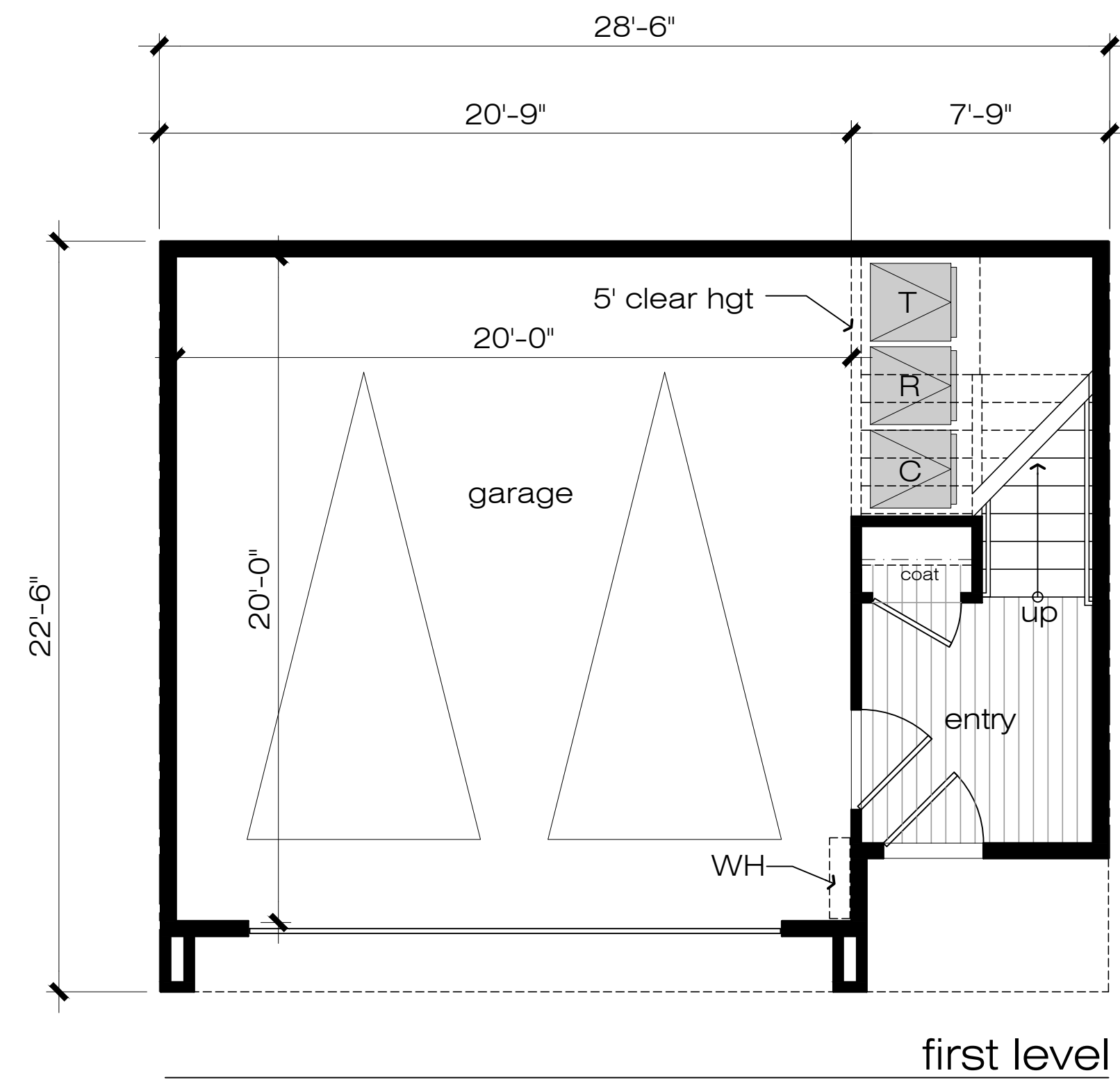
Mar  
Ventures,  
Inc.

Pacific Coast Commons NORTH



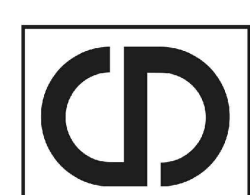
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Revised Date. 10.28.2021



TOWNHOME - 1  
 3 Bedroom + Den  
 Gross Area: 1,724 SF  
 Roof Deck : 175 SF

UNIT PLANS



CONTINENTAL DEVELOPMENT CORPORATION



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Revised Date: 10.28.2021



PCC NORTH - TOWNHOMES WEST ELEVATION



PCC NORTH - PACIFIC COAST HWY ELEVATION

**TRIM COLORS**

- F HIGH REFLECTIVE WHITE SW7757
- G TRICORN BLACK SW6258

**COMPOSITE WOOD COLORS**

- H EVENING BLUE James Hardie or Appr. equal
- I BOOTHBAY BLUE James Hardie or Appr. equal

**MAIN COLORS**

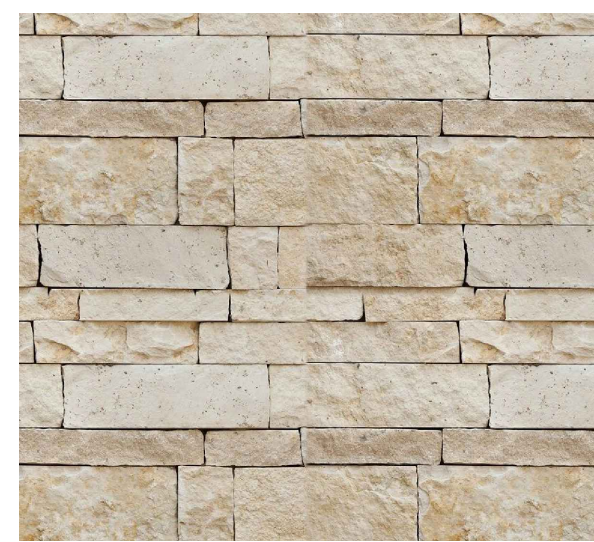
- A PEPPERCORN SW7674
- B CITYSCAPE SW7067
- C CRUSHED ICE SW7647
- D REPOSE GRAY SW7015
- E WINDFRESH WHITE SW7628
- F RHINOCEROS DUNN EDWARD 6327



1 STUCCO  
20 / 30 Sand Finish



2 BRICK VENEER  
Dark Brown Smooth



3 MANUFACTURED  
Mountain Ledge



4a LAP SIDING  
Smooth Finish -Gray Slate



5 METAL GUARDRAIL



11 METAL FENCE



12 TYPICAL METAL  
ROLL-UP TRASH  
ROOM DOOR



6 VINYL WINDOW  
Bronze



7 FABRIC AWNING



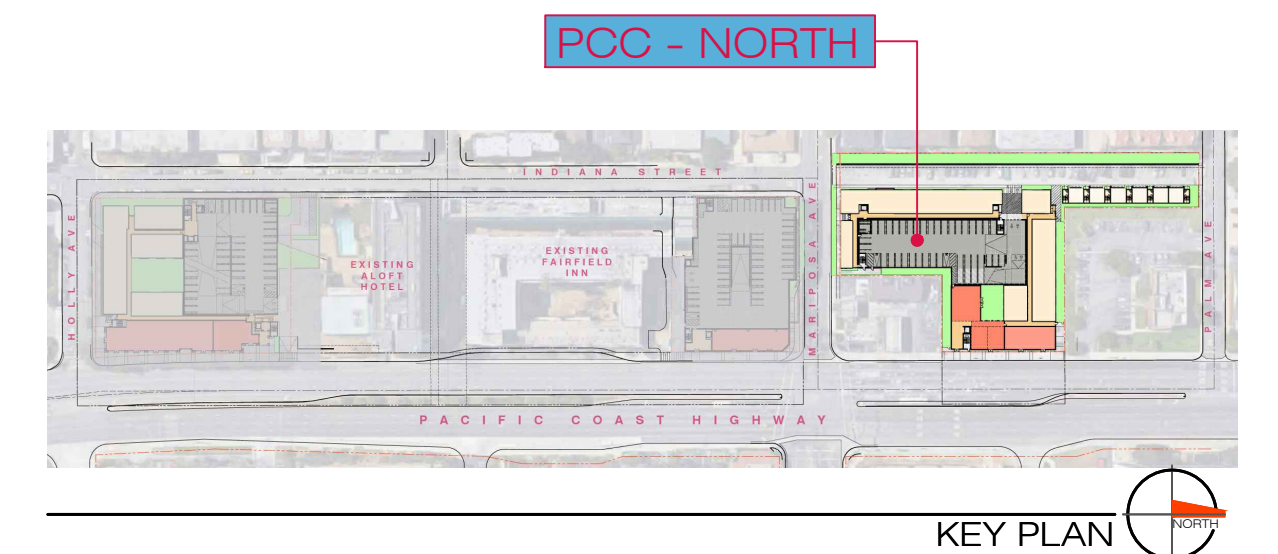
8 GENERAL STOREFRONT



9 GARAGE DOOR



10 COMPOSITE PANELS FOR  
PARKING GARAGE FACADE



KEY PLAN

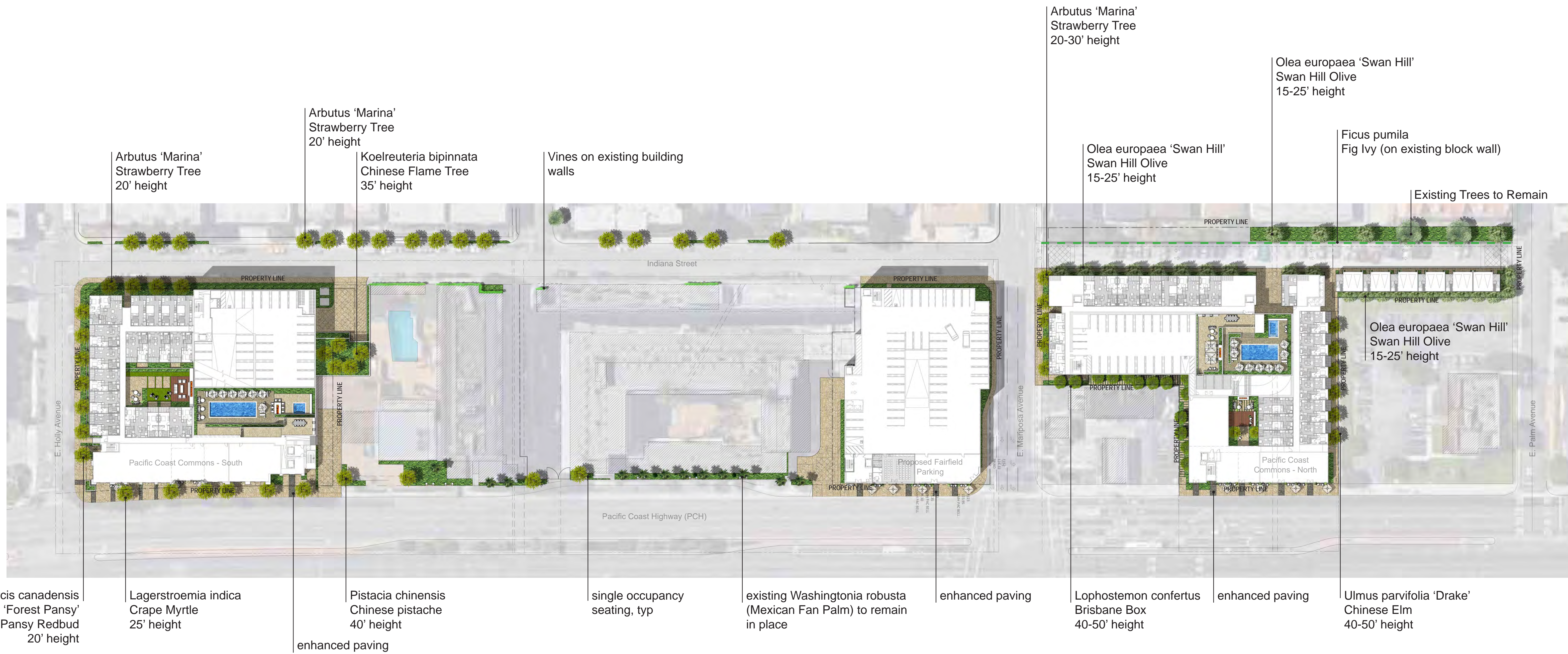
MATERIAL BOARD



Pacific Coast Commons NORTH



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Revised Date.10.28.2021



Arbutus 'Marina'  
Strawberry Tree  
20' height

Arbutus 'Marina'  
Strawberry Tree  
20' height

Koelreuteria bipinnata  
Chinese Flame Tree  
35' height

Vines on existing building  
walls

Arbutus 'Marina'  
Strawberry Tree  
20-30' height

Olea europaea 'Swan Hill'  
Swan Hill Olive  
15-25' height

Olea europaea 'Swan Hill'  
Swan Hill Olive  
15-25' height

Ficus pumila  
Fig Ivy (on existing block wall)

Existing Trees to Remain

Olea europaea 'Swan Hill'  
Swan Hill Olive  
15-25' height

Cercis canadensis  
'Forest Pansy'  
Forest Pansy Redbud  
20' height

Lagerstroemia indica  
Crape Myrtle  
25' height

Pistacia chinensis  
Chinese pistache  
40' height

enhanced paving

single occupancy  
seating, typ

existing Washingtonia robusta  
(Mexican Fan Palm) to remain  
in place

enhanced paving

Lophostemon confertus  
Brisbane Box  
40-50' height

enhanced paving

Ulmus parvifolia 'Drake'  
Chinese Elm  
40-50' height

SCALE: 1"=50'-0"

OCTOBER 19, 2021

Arbutus 'Marina'  
Strawberry Tree  
20 total along Indiana Street

Koelreuteria bipinnata  
Chinese Flame Tree  
3 total this location

Vines on existing building  
walls



Cercis canadensis  
'Forest Pansy'  
Forest Pansy Redbud  
7 total along E. Holly Avenue

existing Washingtonia robusta  
(Mexican Fan Palm) to  
remain in place

single occupancy seating, typ.  
4 total (2 seats per seating area)

Lagerstroemia indica  
Crape Myrtle  
6 total along PCH

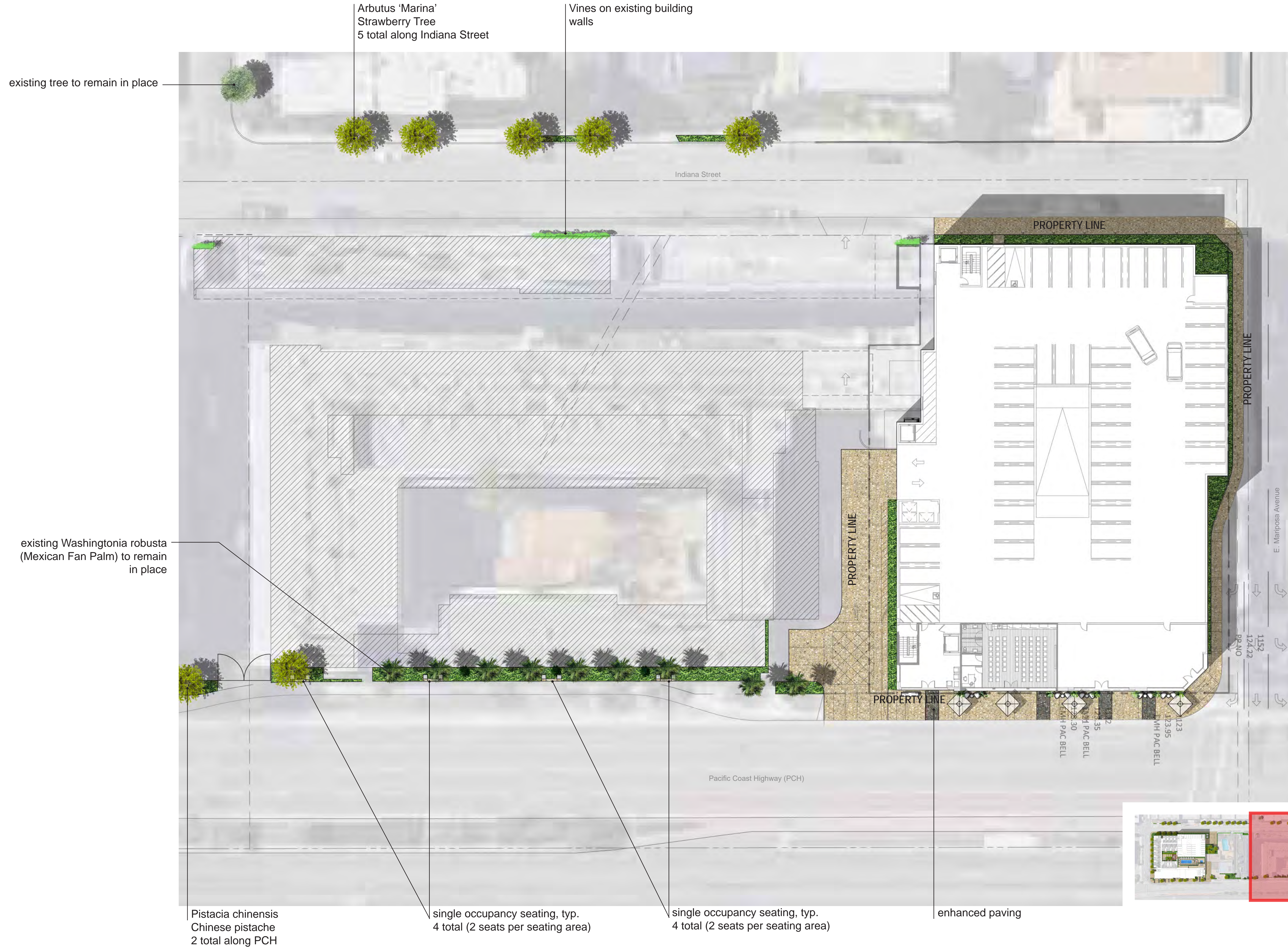
enhanced paving



KEY MAP

SCALE: 1"=20'-0"

OCTOBER 19, 2021



KEY MAP

SCALE: 1"=20'-0"

OCTOBER 19, 2021

*Olea europaea* 'Swan Hill'  
Swan Hill Olive  
10 total along Indiana Street

*Olea europaea* 'Swan Hill'  
Swan Hill Olive  
4 total

*Ficus pumila*  
Fig Ivy  
(to grow on existing block wall)

Existing Trees to Remain  
2 total

*Arbutus* 'Marina'  
Strawberry Tree  
5 total along E.  
Mariposa Avenue

E. Mariposa Avenue



*Lophostemon confertus*  
Brisbane Box  
14 total along parking structure and building edge

*Ulmus parvifolia* 'Drake'  
Chinese Elm  
6 total along north building face



KEY MAP

SCALE: 1"=20'-0"

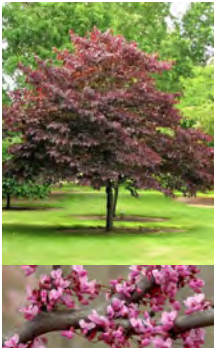
OCTOBER 19, 2021

# 4 PLANT PALETTE

## STREET TREES

### CONCEPT PLANT PALETTE

Street or parkway trees to be selected from El Segundo's Parkway Tree Palette or otherwise approved by El Segundo Recreation & Parks plan check engineer.



CERCIS CANADENSIS  
'FOREST PANSY'  
Forest Pansy Redbud



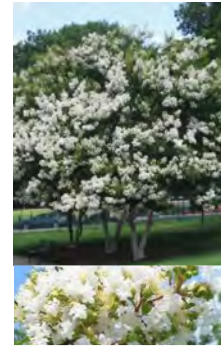
ARBUTUS MARINA  
Strawberry Tree



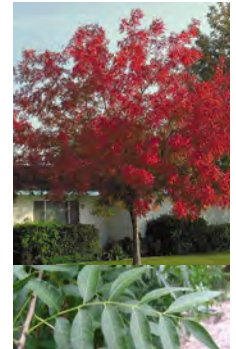
GEIJERA PARVIFOLIA  
Australian Willow



KOELREUTERIA BIPINATA  
Chinese Flame Tree



LAGERSTROEMIA INDICA  
'NATCHEZ'  
Natchez Crape Myrtle



PISTACHIA CHINENSIS  
Chinese Pistache



TRISTANIA CONFERTA  
Brisbane Box

# 4 PLANT PALETTE

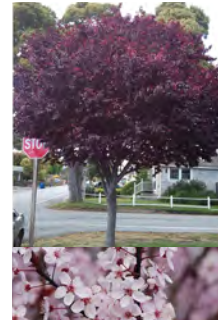
## TREES

### CONCEPT PLANT PALETTE

Designers may choose plants that are not on this list but have matching characteristics to maintain the look and feel of this concept palette. Selecting regionally appropriate plants and the consideration of climate and microclimate adaptability is the responsibility of the designer.



GEIJERA PARVIFOLIA  
australian willow



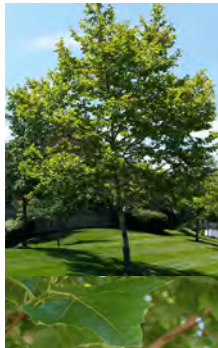
PRUNUS CERASIFERA 'KRAUTER  
VESUVIUS'  
krauter vesuvius purple leaf plum



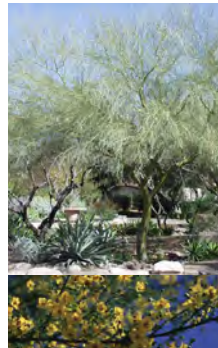
PYRUS CALLERYANA 'BRADFORD'  
bradford pear



OLEA EUROPAEA 'SWAN HILL'  
fruitless olive



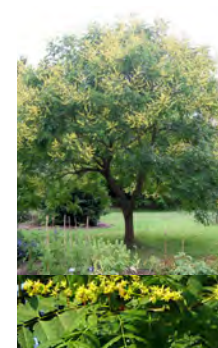
PLATANUS X ACERFOLIA  
london plane tree



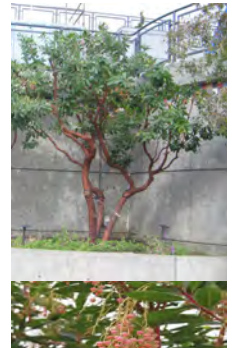
CERCIDIUM X 'DESERT MUSEUM'  
desert museum



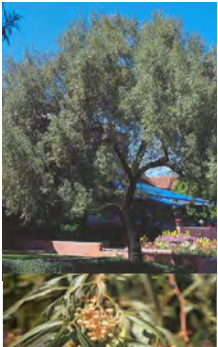
KOELREUTERIA BIPINATA  
chinese flame tree



KOELREUTERIA PANICULATA  
goldenrain tree



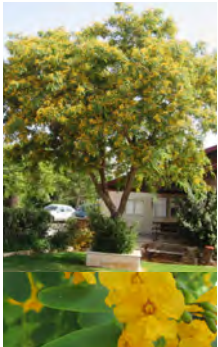
ARBUTUS MARINA  
strawberry tree



RHUS LANCEA  
african sumac



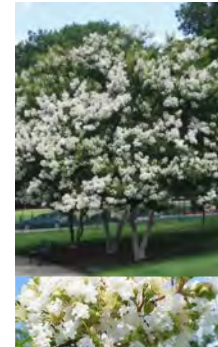
ULMUS PARVIFOLIA 'DRAKE'  
chinese elm



TIPUANA TIPU  
tipu tree



PODOCARPUS GRACILLIOR  
fern pine



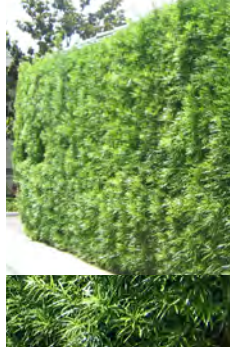
LAGERSTROEMIA INDICA 'NATCHEZ'  
natchez crape myrtle

# 4 PLANT PALETTE

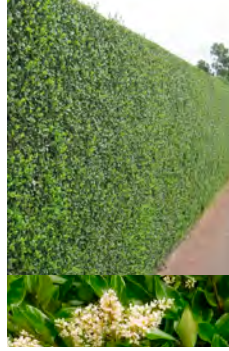
## HEDGES AND SHRUBS



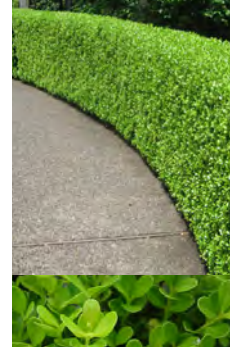
PITOSPORUM CRASSIFOLIUM  
karo



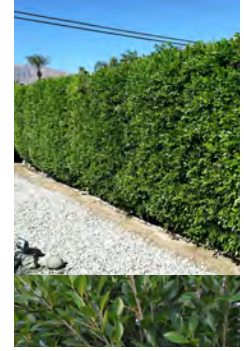
PODOCARPUS GRACILIOR  
fern pine



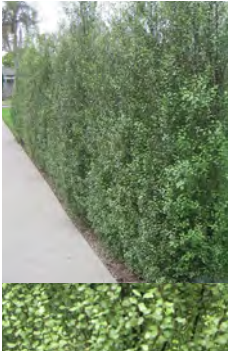
LIGUSTRUM JAPONICUM 'TEXANUM'  
texas privet



BUXUS MICROPHYLLA JAPONICA  
japanese boxwood



FIGUS NITIDA  
indian laurel fig



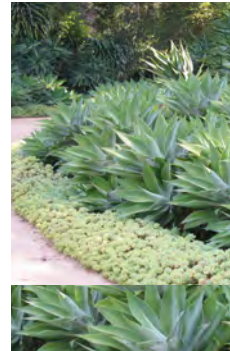
PITOSPORUM TENUIFOLIUM 'SILVER  
SHEEN'  
silver sheen kohuhu



DIANELLA CAERULEA 'CASSA BLUE'  
blue flax lily



CALLISTEMON 'LITTLE JOHN'  
little john bottlebrush



AGAVE ATTENUATA  
foxtail agave



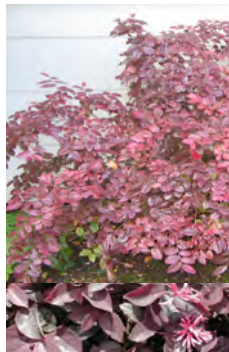
ALOE ARBORESCENS  
torch aloe



KALANCHOE THYRSIFLORA  
paddle plant



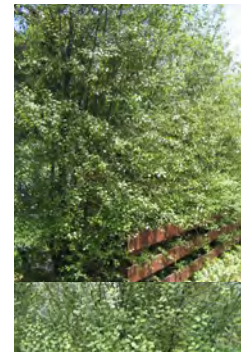
LIRIOPE GIGANTEA  
big blue lily turf



LOROPETALUM CHINESE  
'RAZZLEBERRI'  
razzleberrri fringe flower



MYOPORUM PACIFICUM  
myoporum



PITOSPORUM 'SILVER SHEEN'  
kohuhu 'Silver Sheen'



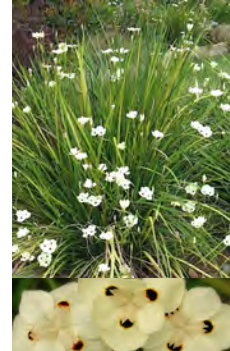
PITOSPORUM TOBIRA  
'WHEELER'S DWARF'  
wheeler's dwarf tobira



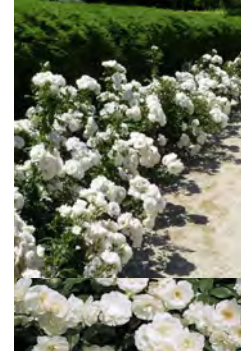
AGAVE AMERICANA  
century plant



AGAVE 'BLUE FLAME'  
blue flame agave



DIETES BICOLOR  
fortnight lily



ROSA 'ICEBERG'  
iceberg rose

# 4 PLANT PALETTE

## SHRUBS AND VINES



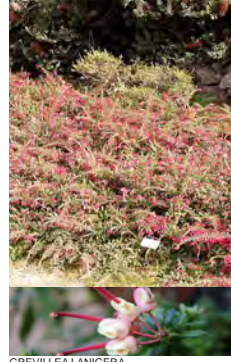
FURCREA FOETIDA 'MEDIOPICTA'  
furcrea



ROSMARINUS OFFICINALIS 'PROSTRATUS'  
trailing rosemary



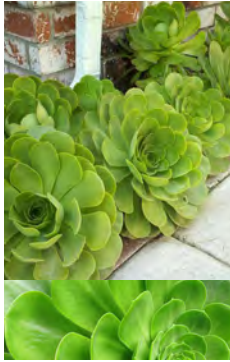
WESTRINGIA FRUTICOSA 'MORNING LIGHT'  
coast rosemary



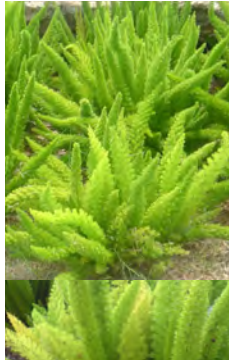
GREVILLEA LANIGERA  
prostrate woolly grevillea



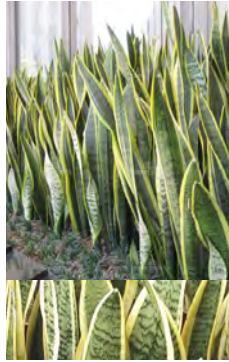
DIANELLA TASMANICA 'VARIEGATA'  
white striped tasman flax lily



AEONIUM SPP



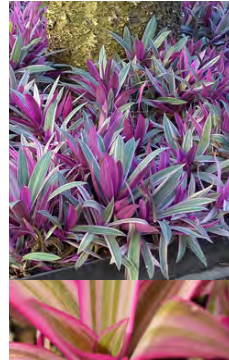
ASPARAGUS DENSIFLORUS 'MYERS'  
foxtail fern



SANSEVIERIA TRIFASCIATA 'LAURENTII'  
striped mother-in-laws tongue



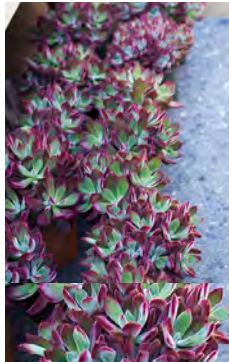
PHILODENDRON 'XANADU'  
winterbourne philodendron



RHOEO SPATHACEA 'STRIPE ME PINK'  
rhoeo stripe me pink



CHONDROPETALUM TECTORUM  
small cape rush



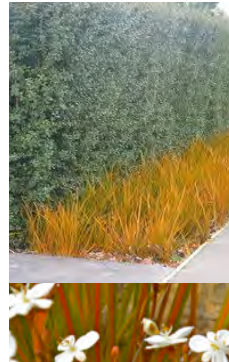
ECHEVERIA 'DEVOTION'  
devotion echeveria



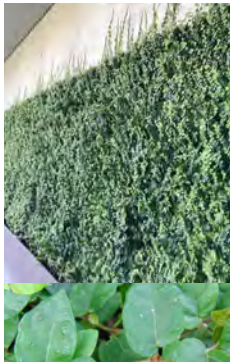
JUNCUS INFLEXUS 'BLUE ARROWS'  
blue arrows rush



OLEA EUROPAEA 'MONTRA'  
little ollie dwarf olive



LIBERTIA PEREGRINANS  
orange libertia



FICUS PUMILA  
creeping fig



SOLANDRA MAXIMA  
cup of gold vine

# 4 PLANT PALETTE

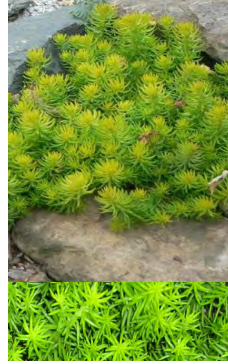
## GRASSES AND GROUNDCOVER



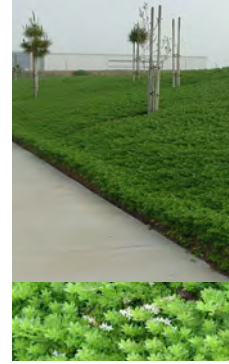
SENECIO SERPENS  
dwarf blue senecio



TRACHELOSPERMUM  
JASMINOIDES  
star jasmine



SEDUM SP  
sedum



MYOPORUM PARVIFOLIUM  
prostrate myoporum



CERASTIUM TOMENTOSUM  
snow in summer



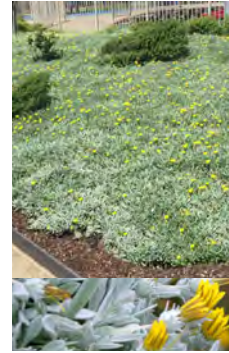
DYMONDIA MARGARETE  
dymondia



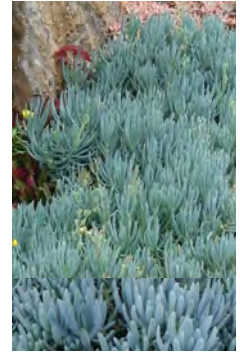
ACORUS GRAMINEUS 'OGON'  
golden variegated sweet flag



FESTUCA GLAUCA  
blue fescue



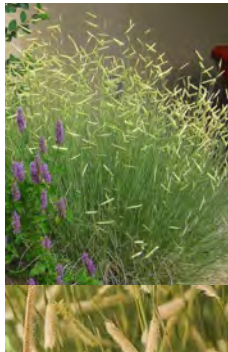
GAZANIA RIGENS 'TALENT'  
treasure flower



SENECIO MANDRALISCAE  
blue chalk sticks



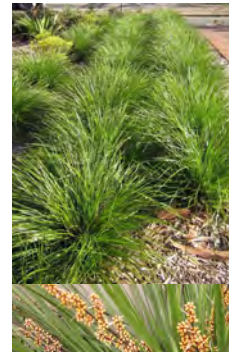
LAWN



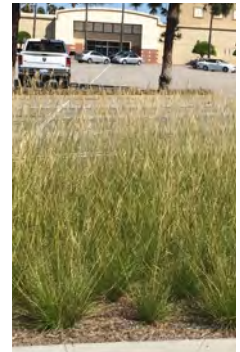
BOUTELOUA GRACILIS  
'BLONDE AMBITION'  
blonde ambition blue grama grass



CAREX DIVULSA  
berkeley sedge



LOMANDRA LONGIFOLIA 'BREEZE'  
dwarf mat rush



PENNISETUM SPATHIOLATUM  
slender veldt grass