Appendix IS-8

Preliminary Hydrology and Hydraulics Report

PRELIMINARY HYDROLOGY & HYDRAULICS REPORT

Cheval Blanc Beverly Hills
449 N. Rodeo Drive
Beverly Hills, CA 90210

September 10, 2020

PREPARED FOR:

Gruen Associates
6330 San Vicente Boulevard, Suite 200
Los Angeles, CA 90048

PREPARED BY:

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KH Project No.: 099477002

Table of Contents

Section 100: Introduction

100.1 Introduction

The Project site is comprised of 1.28 acres located at 449 (Inclusive of 451 and 453), 456, and 468 N. Rodeo Drive, and 461 (Inclusive of 463 and 465) N. Beverly Drive in Beverly Hills, CA. The proposed site development includes a multi-story mixed-use development with a 115-key hotel and 91,592 square feet (sf) of commercial retail, private club restaurant, and amenity space. The Project will also include private internal driveways, landscaping, stormwater conveyance and treatment structures/utilities, and subterranean parking. This technical memorandum provides a preliminary storm water design for the Project. It considers existing and proposed conditions and provides calculations for the sizing of storm drain pipes and associated structures.

100.2 Methodology

The Los Angeles County Department of Public Works Hydrology Map was used to determine the approximate rainfall during a 50-year storm on the site. This hydrology map contains historical rainfall data from the previous 40-80 years at 99 rainfall gauges across the County. HydroCalc was used to determine the pre- and post-development on-site flows. The calculations are included in Appendix A.

100.3 Existing Drainage Conditions

The elevation of the site ranges from approximately 265 to 262 feet above mean sea level (MSL). In the existing condition, stormwater runoff from the surface parking areas and alley sheet flows south towards Brighton Way at a slope of approximately 1%.

The runoff from the roof areas of the existing buildings discharges at the curb face of the frontage streets of N. Rodeo Drive, S. Santa Monica Boulevard, and N. Beverly Drive via curb and parkway drains respectively. The runoff is then conveyed via a concrete curb and gutter south towards Brighton Way where it discharges into the public storm drain system.

See Exhibit 1 – Existing Drainage Area Map for details.

100.4 Proposed Drainage Conditions

The Project site improvements will include constructing storm drainage infrastructure, including storm drain inlets internal to the site and within the private driveways, to convey onsite runoff to a stormwater treatment system. The proposed stormwater treatment system will consist of an underground rainwater harvesting cistern which will capture the stormwater runoff and then dispose of it via metered discharge to the City's system. See Table 1 on page 2 for a summary of the Pre- and Post-Development Conditions.

Table 1: Pre- and Post-Development Conditions

Construction site area	1.28	acres
Percent impervious before construction	100	%
Percent pervious before construction	0	%
Percent impervious after construction	87	%
Percent pervious after construction	13	%

Per the ALTA/Topographic Survey provided by Calvada Surveying Inc., dated 4/28/2020, there is an existing City-maintained catch basin north of the site near the intersection of N. Rodeo Drive and S. Santa Monica Boulevard. Onsite runoff that exceeds the required stormwater treatment volume will overflow to the catch basin via a direct connection from an underground storm drain pipe.

A summary of proposed drainage areas and their associated flows are as follows:

Area-1: Area-1 is comprised of building and driveway area (87% impervious) with landscape areas located on the ground, balcony, and roof levels (13% pervious). The landscape areas are comprised of landscape planters and tree wells with substantial soil depth for incidental stormwater treatment and thus can be considered pervious. See Appendix B – Landscape Plans for additional information.

This drainage tributary area has a Q_{50} flow of 3.63 cfs. The onsite runoff will be captured by the roof drains/area drains and conveyed via the stormwater pipe network to the stormwater treatment system and associated overflow structure. The overflow from the underground cistern will be discharged to the catch basin at N. Rodeo Drive and S. Santa Monica Blvd. and conveyed to the public storm drain system to the north of the proposed development.

The Project will decrease the total runoff for the Q_{50} from pre-development to post-development conditions by 0.08 cfs (3.63 cfs existing vs 3.71 cfs proposed). See Table 2 below for a summary of the existing and proposed drainage areas and flows. Refer to Exhibit 1 for the Existing Drainage Area Map, and Exhibit 2 for the Proposed Drainage Area Map.

Table 2: Existing and Proposed Drainage Areas and Flows

Drainage Area Number	Drainage Area (Acres)	50-year Flow (CFS)
EX-1	0.41	1.17
EX-2	0.23	0.66
EX-3	0.48	1.37
EX-4	0.18	0.51
Total Pre-Dev.	**1.28**	**3.71**
AREA-1	1.28	3.63
Total Post-Dev.	**1.28**	**3.63**

100.5 LID Design Criteria & Feasibility Analysis

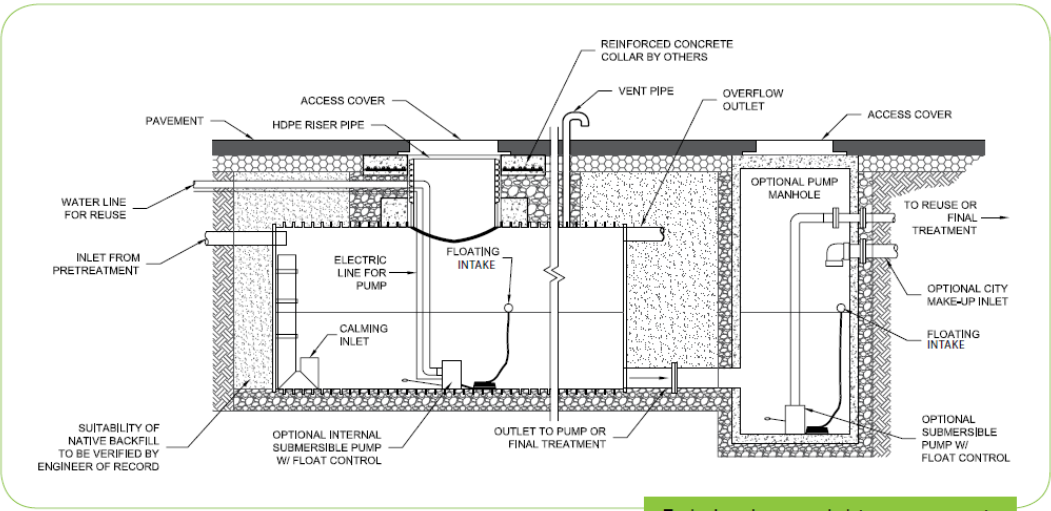
Proposed peak mitigated flows and volumes have been calculated using the Los Angeles County HydroCalc Calculator. Per the Los Angeles County Department of Public Works' requirements, the peak mitigated flows and mitigated volumes are based on the 85th

Percentile of rainfall or ¾" rainfall, whichever is greater. Our analysis shows the 85th Percentile to be greater, which shows to be 1.12 inches.

The tributary area of the site of 1.28 acres includes building area, proposed paved traffic circulation area, and landscaping. The peak mitigated discharge volume was calculated to be 4,099 cubic feet per the LA County HydroCalc Calculator.

Per the Preliminary Geotechnical Engineering Investigation performed by Feffer Geological Consulting, dated March, 5, 2020, a stormwater infiltration system is not recommended at the site due to the observed groundwater level of 50 feet below the surface, and proposed subgrade parking extending to a total maximum depth of 44 feet. Since a minimum of 10 feet is required from the groundwater level to the bottom of a proposed infiltration device, it is reasonable to assume that infiltration is not feasible for the Project. Thus, a rainwater harvesting system is proposed for the Project. Stormwater will be pre-treated with an approved pretreatment structure prior to entering the cistern. Stormwater will then be metered out to the City storm drain system in coordination with the City, as irrigation for the site will be provided via greywater reuse.

Sample Rainwater Harvesting System



Typical underground cistern components

100.6 Conclusions

The Project's proposed drainage system is designed to provide storm water control and quality measures based on the current City of Beverly Hills requirements. The Project has been analyzed for adherence to Low Impact Development (LID) design requirements for stormwater treatment, along with stormwater runoff control for the 50-year (Q50) storm event per the Los Angeles County requirements.

The analysis shows that the proposed development will decrease the overall runoff flow. Runoff will ultimately discharge to the existing catch basin to the north of the site near the intersection of S. Santa Monica Boulevard and N. Rodeo Drive. Since the total runoff from the site will decrease in the post-development condition, it has been determined that the existing storm drain system has adequate capacity for the proposed development.

100.7 Limitations

Kimley-Horn was retained to perform a limited preliminary hydrology analysis and report to support the California Environmental Quality Act analysis that is being prepared by the City of Beverly Hills. Our assessment is based on information provided to Kimley-Horn by others (municipality staff, design team, utility company representatives, etc.) up to the date of this report.

EXHIBIT 1

Existing Drainage Area Map

EXISTING BUILDING

SOUTH SANTA MONICA BOULEVARD
(PUBLIC STREET)

SD(P)
EX. CATCH BASIN

EX. CATCH BASIN

EX. CURB DRAIN

EX. CURB DRAIN

(PER TITLE REPORT
CA-FBCM-IMP-27306-1-18-30011549)
A.P.N. 4343-016-001

EX-1
0.41
1.17

EX-2
0.23
0.66

EX-3
0.48
1.37

(PER TITLE REPORT
NCS-917096-ONT1)
A.P.N. 4343-016-023

PARKWAY DRAIN
EX. CURB DRAIN

EX. CURB DRAIN

(PER TITLE REPORT
CA-FBCM-IMP-72306-1-18-00085879)
A.P.N. 4343-016-002

EXISTING BUILDING

ALLEY
(PUBLIC STREET)

EX-4
0.18
0.51

A.P.N. 4343-016-019

EXISTING BUILDING

A.P.N. 4343-016-018
OWNER: BEVERLY PACIFIC LTD BRUCE

EX. CURB DRAIN

BEVERLY DRIVE
(PUBLIC STREET)

BRIGHTON WAY
(PUBLIC STREET)

DRAINAGE AREA LEGEND

- FLOW ARROW
- EXISTING CONTOUR (XXX)
- DRAINAGE AREA
- FLOW PATH
- DRAINAGE AREA NUMBER (DA-X) / DRAINAGE AREA (ACRES) X.XX / 50 YEAR FLOW (CFS) XX

DRAINAGE CRITERIA

1. EXISTING DRAINAGE RESULTS PER LOS ANGELES COUNTY HYDROCALC 1.0.2:

EX-1	
TC =	5.0 MIN.
C =	0.90
I(50yr) =	3.17 IN/HR
Q =	1.17 CFS
EX-2	
TC =	7.0 MIN.
C =	0.90
I(50yr) =	3.17 IN/HR
Q =	0.66 CFS
EX-3	
TC =	7.0 MIN.
C =	0.90
I(50yr) =	3.17 IN/HR
Q =	1.37 CFS
EX-4	
TC =	7.0 MIN.
C =	0.90
I(50yr) =	3.17 IN/HR
Q =	0.51 CFS
Q_{TOTAL} =	3.71 CFS

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20' @ 24" x 36"

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

No.	REVISIONS	DATE	BY

Kimley»Horn

660 SOUTH FIGUEROA STREET, SUITE 2050, LOS ANGELES, CA 90017
PHONE: 213-261-4040
WWW.KIMLEY-HORN.COM

PREPARED UNDER THE SUPERVISION OF:

TONY WONG RCE#22551 DATE

KHA PROJECT	099477002
DATE	08/14/2020
SCALE	AS SHOWN
DESIGNED BY	MC
DRAWN BY	CY
CHECKED BY	TW

EXISTING DRAINAGE AREA MAP

CITY OF BEVERLY HILLS CA

SHEET NUMBER 1 OF 2

EXHIBIT 2

Proposed Drainage Area Map

EXISTING BUILDING

SOUTH SANTA MONICA BOULEVARD
(PUBLIC STREET)

SD(P)
EX. CATCH BASIN
EX. CATCH BASIN
EX. CURB DRAIN
EX. CURB DRAIN

PROPOSED ±4,100 CF RAINWATER HARVESTING CISTERN TANK

PROPOSED BUILDING
(BASMENT LEVEL 3)

DA-1
1.28
3.63

RODEO DRIVE
(PUBLIC STREET)

EX. PARKWAY DRAIN
EX. CURB DRAIN

UP
RAMP TO/FROM B2

EX. CURB DRAIN

EXISTING BUILDING

ALLEY
(PUBLIC STREET)

EXISTING BUILDING

EX. CURB DRAIN

BEVERLY DRIVE
(PUBLIC STREET)

BRIGHTON WAY
(PUBLIC STREET)

DRAINAGE AREA LEGEND

- FLOW ARROW
- XXX — EXISTING CONTOUR
- DRAINAGE AREA
- FLOW PATH
- DA–X / X.XX / XX — DRAINAGE AREA NUMBER, DRAINAGE AREA (ACRES), 50 YEAR FLOW (CFS)

DRAINAGE CRITERIA

1. EXISTING DRAINAGE RESULTS PER LOS ANGELES COUNTY HYDROCALC 1.0.2:

DA-1	
TC =	7.0 MIN.
C =	0.89
I_{50-yr} =	3.17 IN/HR
Q =	3.63 CFS
Q_{TOTAL} =	3.63 CFS

NOTE: THIS PLAN REFLECTS BASEMENT LEVEL B3 AS THIS IS THE LOCATION OF THE PROPOSED CISTERN. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR SITE AND LANDSCAPE LAYOUTS ON OTHER LEVELS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SCALE: 1"=20' @ 24" x 36"

811 DIAL TOLL FREE 811
Know what's below. Call before you dig.
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

No.	REVISIONS	DATE	BY

Kimley»Horn

660 SOUTH FIGUEROA STREET, SUITE 2050, LOS ANGELES, CA 90017
PHONE: 213-261-4040
WWW.KIMLEY-HORN.COM

PREPARED UNDER THE SUPERVISION OF:

TONY WONG RCE#22551 DATE

KHA PROJECT	099477002
DATE	08/14/2020
SCALE	AS SHOWN
DESIGNED BY	MC
DRAWN BY	CY
CHECKED BY	TW

PROPOSED DRAINAGE AREA MAP

CITY OF BEVERLY HILLS CA

SHEET NUMBER 2 OF 2

APPENDIX A

HydroCalc Calculations – 50-yr Storm & 85TH Percentile

Peak Flow Hydrologic Analysis

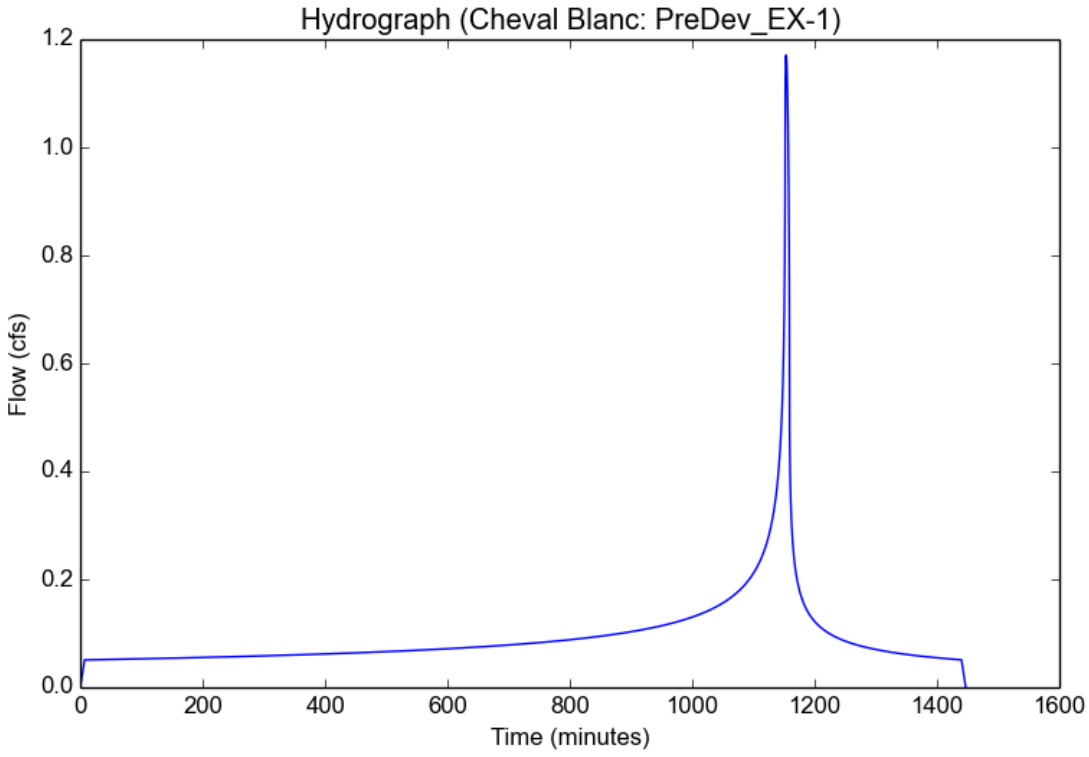
File location: //LDTFP01/Data/Project/LDT_LDEV/099477002-Cheval_Blanc_Hotel/Reports/H&H Memo/Calculations/Cheval Blanc - PreDev_EX-1.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Cheval Blanc
Subarea ID	PreDev_EX-1
Area (ac)	0.41
Flow Path Length (ft)	500.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.23
Percent Impervious	1.0
Soil Type	16
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.23
Peak Intensity (in/hr)	3.1733
Undeveloped Runoff Coefficient (Cu)	0.8583
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	1.1709
Burned Peak Flow Rate (cfs)	1.1709
24-Hr Clear Runoff Volume (ac-ft)	0.19
24-Hr Clear Runoff Volume (cu-ft)	8275.9371



Peak Flow Hydrologic Analysis

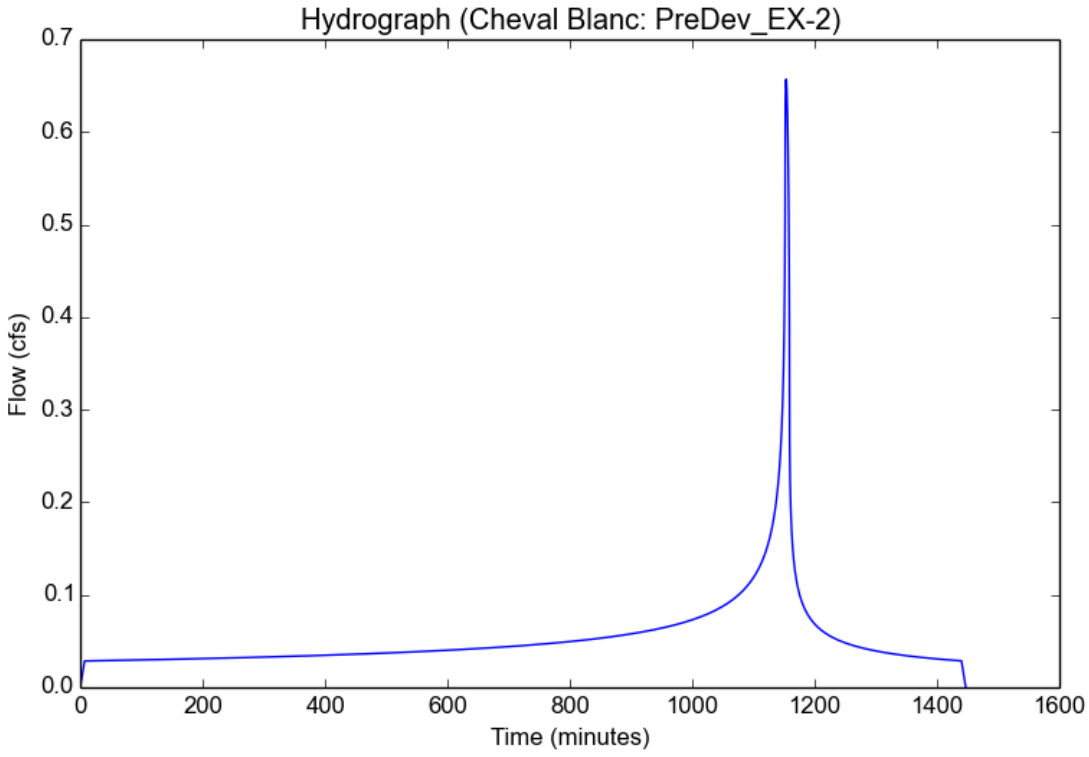
File location: //LDTFP01/Data/Project/LDT_LDEV/099477002-Cheval_Blanc_Hotel/Reports/H&H Memo/Calculations/Cheval Blanc - PreDev_EX-2.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Cheval Blanc
Subarea ID	PreDev_EX-2
Area (ac)	0.23
Flow Path Length (ft)	500.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.23
Percent Impervious	1.0
Soil Type	16
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.23
Peak Intensity (in/hr)	3.1733
Undeveloped Runoff Coefficient (Cu)	0.8583
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	0.6569
Burned Peak Flow Rate (cfs)	0.6569
24-Hr Clear Runoff Volume (ac-ft)	0.1066
24-Hr Clear Runoff Volume (cu-ft)	4642.5989



Peak Flow Hydrologic Analysis

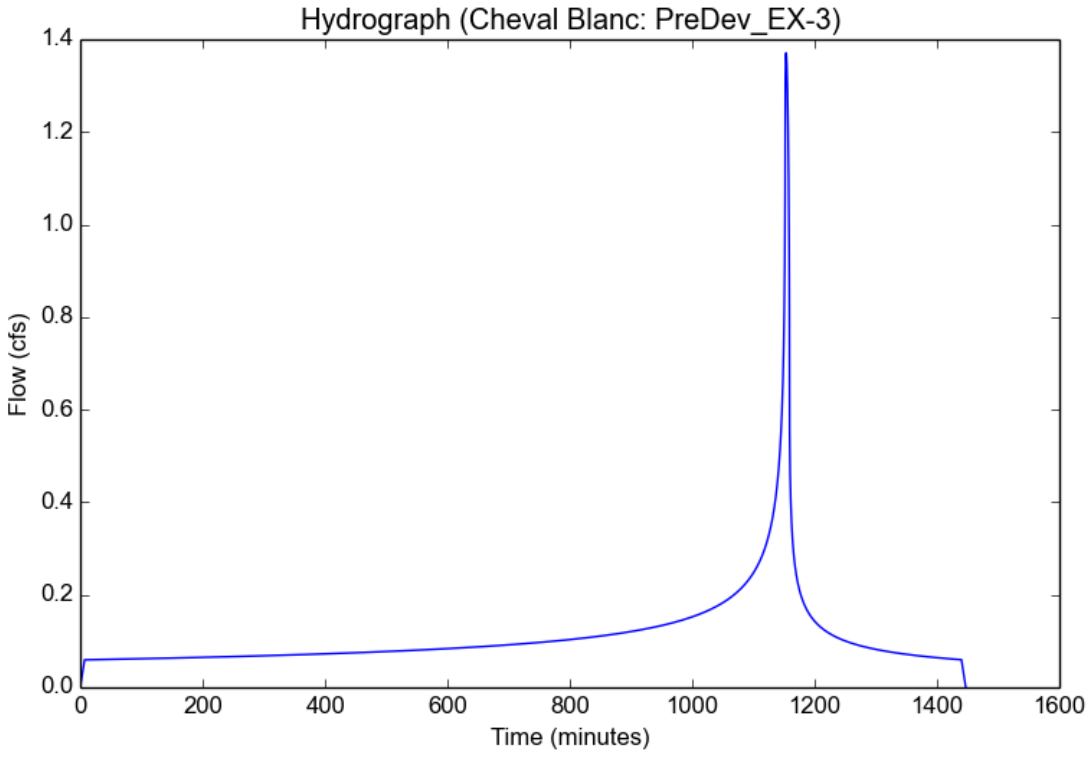
File location: //LDTFP01/Data/Project/LDT_LDEV/099477002-Cheval_Blanc_Hotel/Reports/H&H Memo/Calculations/Cheval Blanc - PreDev_EX-3.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Cheval Blanc
Subarea ID	PreDev_EX-3
Area (ac)	0.48
Flow Path Length (ft)	500.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.23
Percent Impervious	1.0
Soil Type	16
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.23
Peak Intensity (in/hr)	3.1733
Undeveloped Runoff Coefficient (Cu)	0.8583
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	1.3709
Burned Peak Flow Rate (cfs)	1.3709
24-Hr Clear Runoff Volume (ac-ft)	0.2224
24-Hr Clear Runoff Volume (cu-ft)	9688.902



Peak Flow Hydrologic Analysis

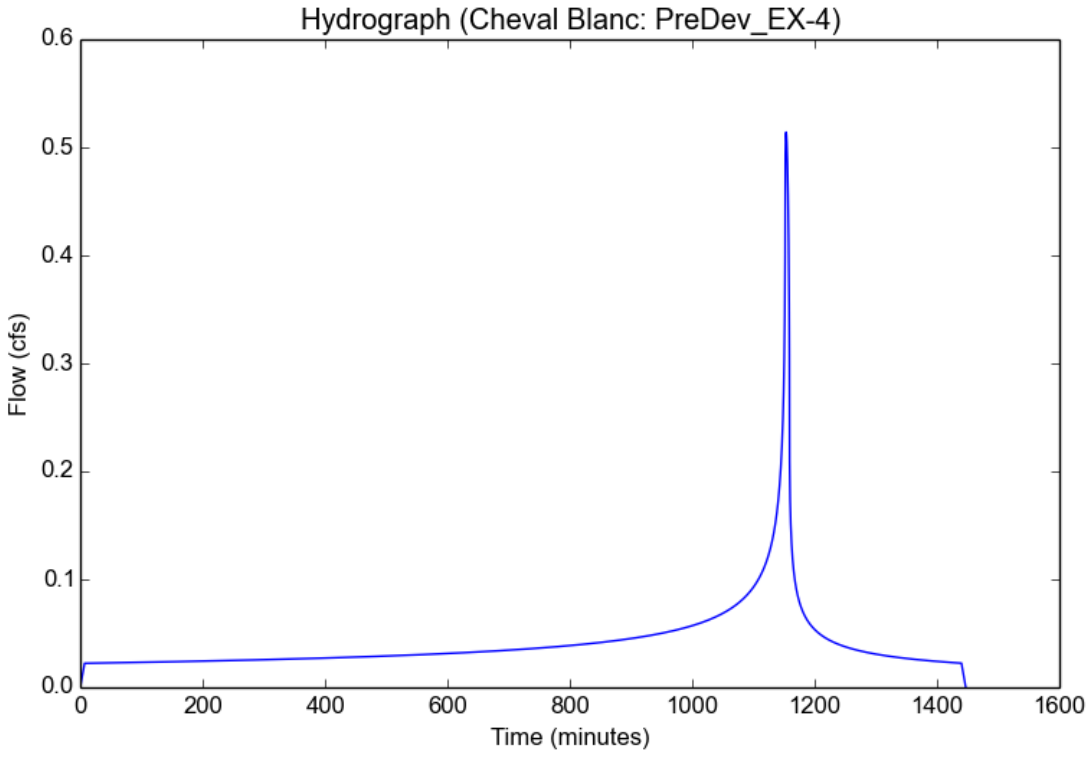
File location: //LDTFP01/Data/Project/LDT_LDEV/099477002-Cheval_Blanc_Hotel/Reports/H&H Memo/Calculations/Cheval Blanc - PreDev_EX-4.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Cheval Blanc
Subarea ID	PreDev_EX-4
Area (ac)	0.18
Flow Path Length (ft)	500.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.23
Percent Impervious	1.0
Soil Type	16
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.23
Peak Intensity (in/hr)	3.1733
Undeveloped Runoff Coefficient (Cu)	0.8583
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	0.5141
Burned Peak Flow Rate (cfs)	0.5141
24-Hr Clear Runoff Volume (ac-ft)	0.0834
24-Hr Clear Runoff Volume (cu-ft)	3633.3382



Peak Flow Hydrologic Analysis

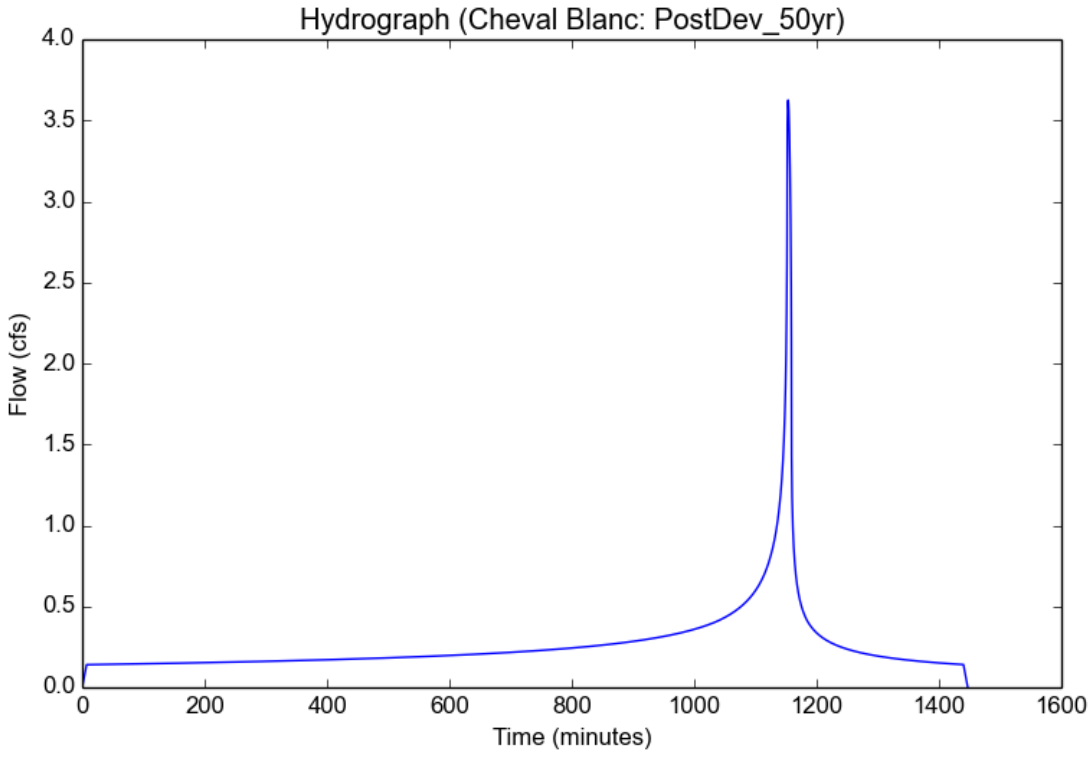
File location: //Ldtfp01/ca_ldt/LDT_LDEV/099477002-Cheval_Blanc_Hotel/Reports/H&H Memo/Calculations/Cheval Blanc - PostDev_50yr.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Cheval Blanc
Subarea ID	PostDev_50yr
Area (ac)	1.277
Flow Path Length (ft)	500.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.23
Percent Impervious	0.87
Soil Type	16
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.23
Peak Intensity (in/hr)	3.1733
Undeveloped Runoff Coefficient (Cu)	0.8583
Developed Runoff Coefficient (Cd)	0.8946
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	3.6251
Burned Peak Flow Rate (cfs)	3.6251
24-Hr Clear Runoff Volume (ac-ft)	0.5322
24-Hr Clear Runoff Volume (cu-ft)	23182.2746



Peak Flow Hydrologic Analysis

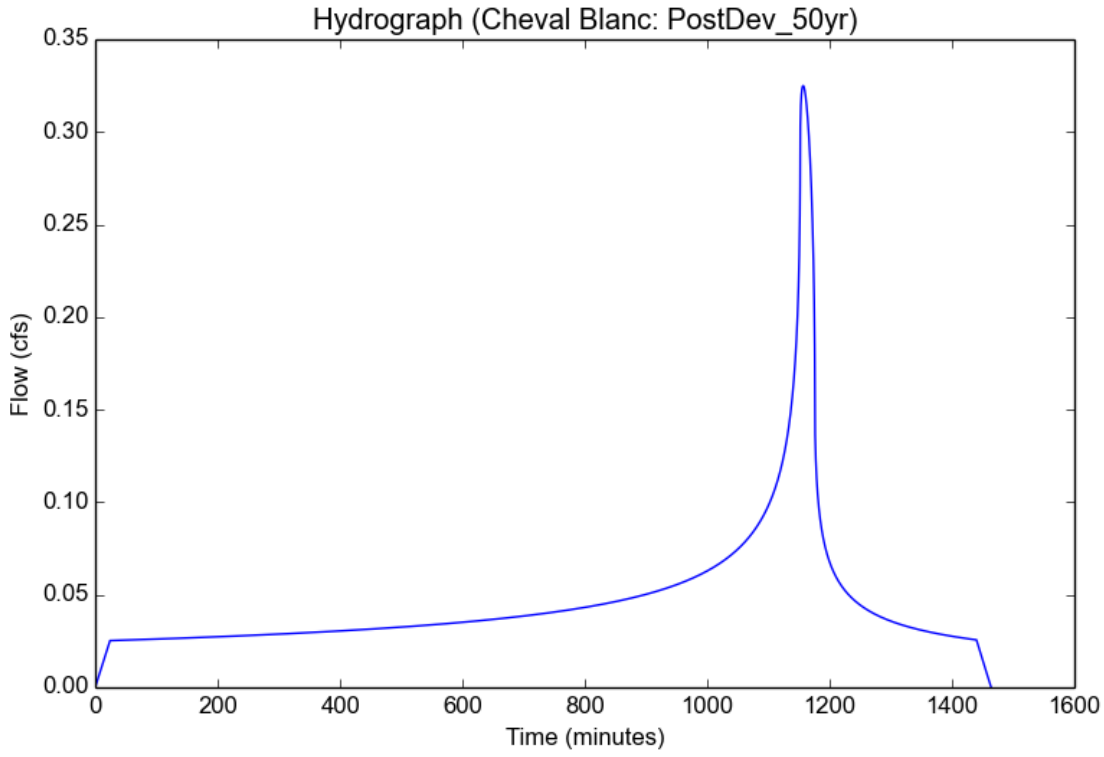
File location: //Ldtfp01/ca_ldt/LDT_LDEV/099477002-Cheval_Blanc_Hotel/Reports/H&H Memo/Calculations/Cheval Blanc - LID.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Cheval Blanc
Subarea ID	LID
Area (ac)	1.277
Flow Path Length (ft)	500.0
Flow Path Slope (vft/hft)	0.01
85th Percentile Rainfall Depth (in)	1.12
Percent Impervious	0.87
Soil Type	16
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.12
Peak Intensity (in/hr)	0.3197
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.796
Time of Concentration (min)	24.0
Clear Peak Flow Rate (cfs)	0.325
Burned Peak Flow Rate (cfs)	0.325
24-Hr Clear Runoff Volume (ac-ft)	0.0941
24-Hr Clear Runoff Volume (cu-ft)	4098.5257



PLANT SCHEDULE

TREES & PALMS

Qty.	Genus	Species	Common Name	Min. Size	Min. Spacing	Notes	Water Usage
4	CHAMAEDOREA	CATARACTARUM	CAT PALM	48" BOX	AS SHOWN	-	MOD
9	HOWEA	FORSTERIANA	KENTIA PALM	60" BOX	AS SHOWN	2 TO 3-TRUNKS	MOD
4	HOWEA	FORSTERIANA	KENTIA PALM	72" BOX	AS SHOWN	2 TO 3-TRUNKS	MOD
8	WASHINGTONIA	ROBUSTA	MEXICAN FAN PALM	18' BTH	AS SHOWN	-	LOW

SHRUBS & PERENNIALS & ORNAMENTAL GRASSES

Qty.	Genus	Species	Common Name	Min. Size	Min. Spacing	Notes	Water Usage
341 SQ FT	ASPIDISTRA	ELATIOR	CAST IRON PLANT	1 GAL	24" O.C.	-	MOD
39	ASPIDISTRA	ELATIOR	CAST IRON PLANT	5 GAL	24" O.C.	-	MOD
581 SQ FT	BERGENIA	CRASSIFOLIA	WINTER BLOOMING BERGENIA	1 GAL	12" O.C.	-	MOD
895 SQ FT	LIRIOPE	MUSCARI	LILYTURF	1 GAL	12" O.C.	-	MOD
2	PHILODENDRON	x EVANSII	EVAN'S PHILODENDRON	48" BOX	As Shown	-	MOD
777	PHILODEDENDRON	'XANADU'	XANADU PHILODENDRON	1 GAL	18" O.C.	-	MOD
49	PHILODEDENDRON	'XANADU'	XANADU PHILODENDRON	5 GAL	24" O.C.	-	MOD
77	PITTOSPORUM	TENUIFOLIUM 'GOLF BALL'	GOLF BALL KOHUHU	15 GAL	36" O.C.		MOD
169	PITTOSPORUM	TOBIRA 'WHEELER'S DWARF'	MOCK ORANGE	15 GAL	36" O.C.		MOD
578 SQ FT	POLYSTICHUM	MUNITUM	WESTERN SWORD FERN	1 GAL	18" O.C.	-	MOD
451 SQ FT	SARCOCOCCA	HOOKERIANA	SWEETBOX	5 GAL	48" O.C.	-	MOD
39	STELITZIA	REGINAE	BIRD OF PARADISE	15 GAL	36" O.C.	-	MOD
116 SQ FT	TIARELLA	CORDIFOLIA	HEARTLEAF FOAMFLOWER	1 GAL	12" O.C.	-	MOD
710 SQ FT	VERBENA	HYBRIDA 'BABYLON PURPLE'	BABYLON PURPLE VERBENA	1 GAL	24" O.C.	-	MOD
1,127	VERBENA	HYBRIDA 'BALENDAKLE'	BALENDAKLE VERBENA	1 GAL	18" O.C.	-	MOD

GROUNDCOVERS & VINES

Qty.	Genus	Species	Common Name	Min. Size	Min. Spacing	Notes	Water Usage
483 SQ FT	GRAVEL	-	GRAVEL	-	N/A	-	VERY LOW
80 SQ FT	AJUGA	ATROPURPUREA 'COTTON TAILS'	CARPET BUGLE	FLATS		-	MODERATE
7	PARTHENOCISSUS	TRICUSPIDATA	BOSTON IVY	5 GAL.	6' O.C.	-	MODERATE
305 SQ FT	SOLEIROLIA	SOLEIROLII	BABY'S TEARS	FLATS	N/A	-	HIGH
722 SQ FT	THYMUS	PRAECOX 'COCCINEUM'	PINK CREEPING THYME	6" POTS	12" O.C.	-	LOW

SPECIAL NOTES:

1. PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING THEIR OWN PLANT QUANTITY TAKE-OFFS AND INSURE FINAL INSTALLATION IS PER DESIGN INTENT SHOWN ON PLANS. CONTRACTOR IS TO MAKE LANDSCAPE ARCHITECT AWARE OF ANY DISCREPANCIES.
2. PLANT SUBSTITUTIONS MAY BE ALLOWED DUE TO AVAILABILITY ISSUES, HOWEVER, ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED, AND APPROVED, BY LANDSCAPE ARCHITECT PRIOR TO PURCHASING.
3. ALL PLANTING BEDS TO CONTAIN 2-3" BARK MULCH, CONTRACTOR TO PROVIDE SAMPLES FOR LANDSCAPE ARCHITECT'S APPROVAL.


AJUGA REPTANS


ASPIDISTRA ELATIOR


BERGENIA CRASSIFOLIA


CHAMAEDOREA CATARACTARUM


HOWEA FORSTERIANA


LIRIOPE MUSCARI


PARTHENOCISSUS TRICUSPIDATA


PHILODENDREA EVANSII


PHILODENDRON 'XANADU'


PITTOSPORUM TENUIFOLIUM ' GOLF BALL'


PITTOSPORUM TOBIRA 'WHEELER'S DWARF'


POLYSTICHUM MUNITUM


SARCOCOCCA HOOKERIANA

SOLEIROLIA SOLEIROLII


STRELITZIA REGINAE


TIARELLA CORDIFOLIA


THYMUS PRAECOX 'COCCINEUS'


VERBENA HYBRIDA 'BABYLON PURPLE'


VERBENA HYBRIDA 'BALENDAKLE'

Peter Marino Architect

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

JAMES HYATT STUDIO

PLANT SCHEDULE AND NOTES
SHEET TITLE

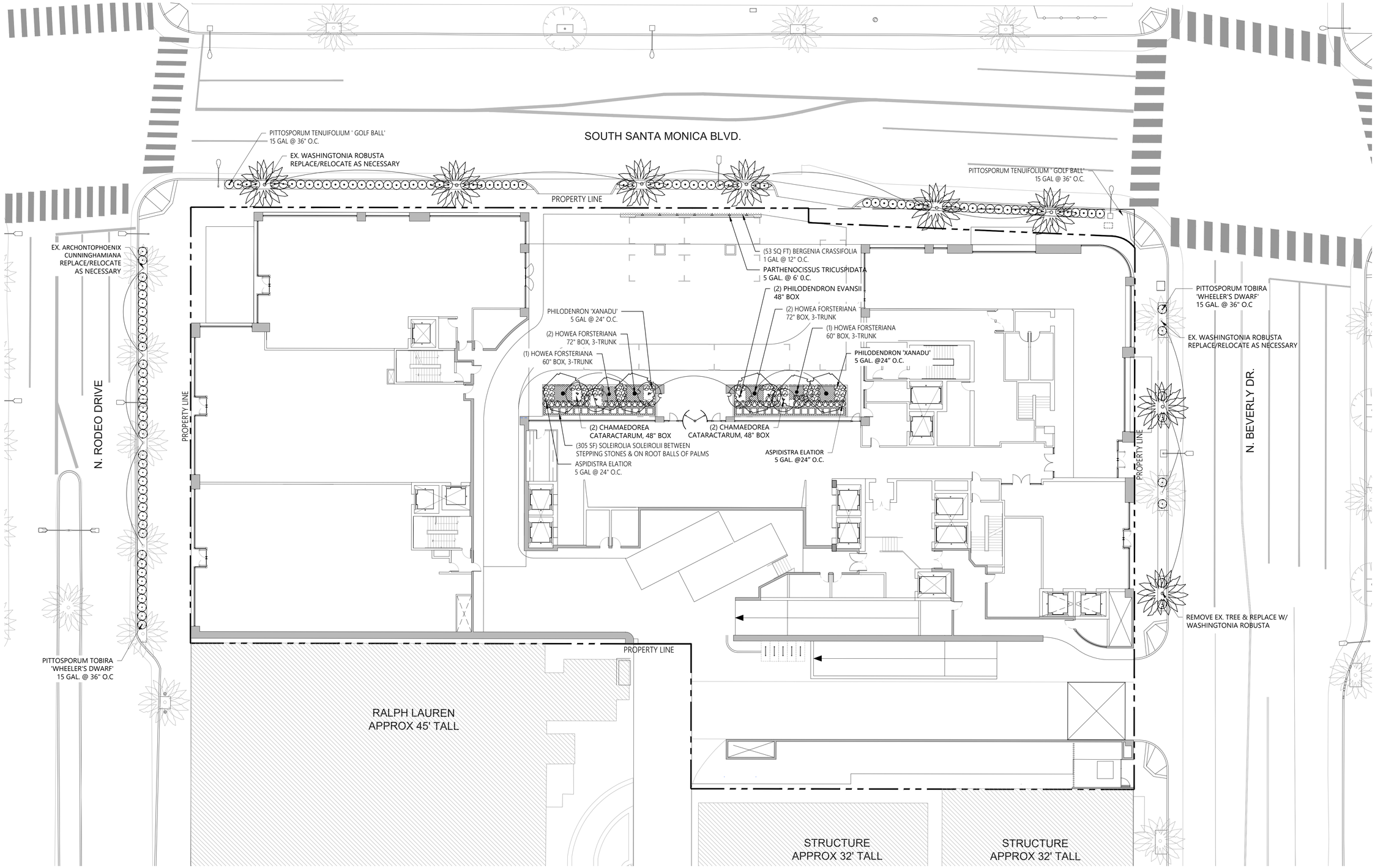
07/17/2020
DATE

0 8' 16' 32'
1/16"=1'
SCALE

L 400
SHEET NO.

8404
GA PROJECT NO.

CHEVAL BLANC
BEVERLY HILLS
468 RODEO DR.
BEVERLY HILLS,CA 90210



Peter Marino Architect

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

JAMES
HYATT
STUDIO

FIRST FLOOR PLANTING PLAN
SHEET TITLE

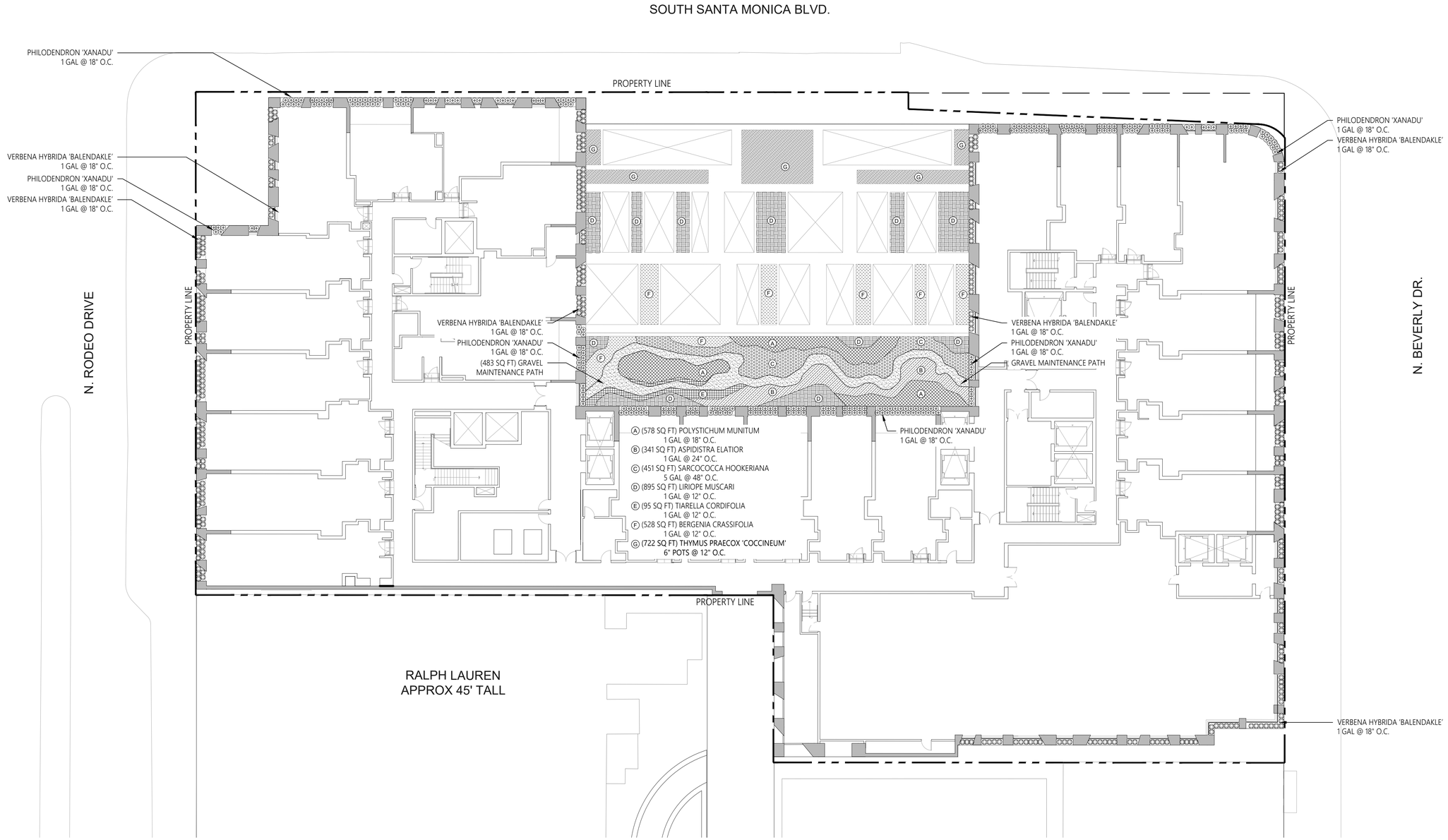
07/17/2020
DATE

0 8' 16' 32'
1/16"=1'
SCALE

L 401
SHEET NO.

8404
GA PROJECT NO.

CHEVAL BLANC
BEVERLY HILLS
468 RODEO DR.
BEVERLY HILLS,CA 90210



Peter Marino Architect

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

JAMES HYATT STUDIO

THIRD FLOOR PLANTING PLAN
SHEET TITLE

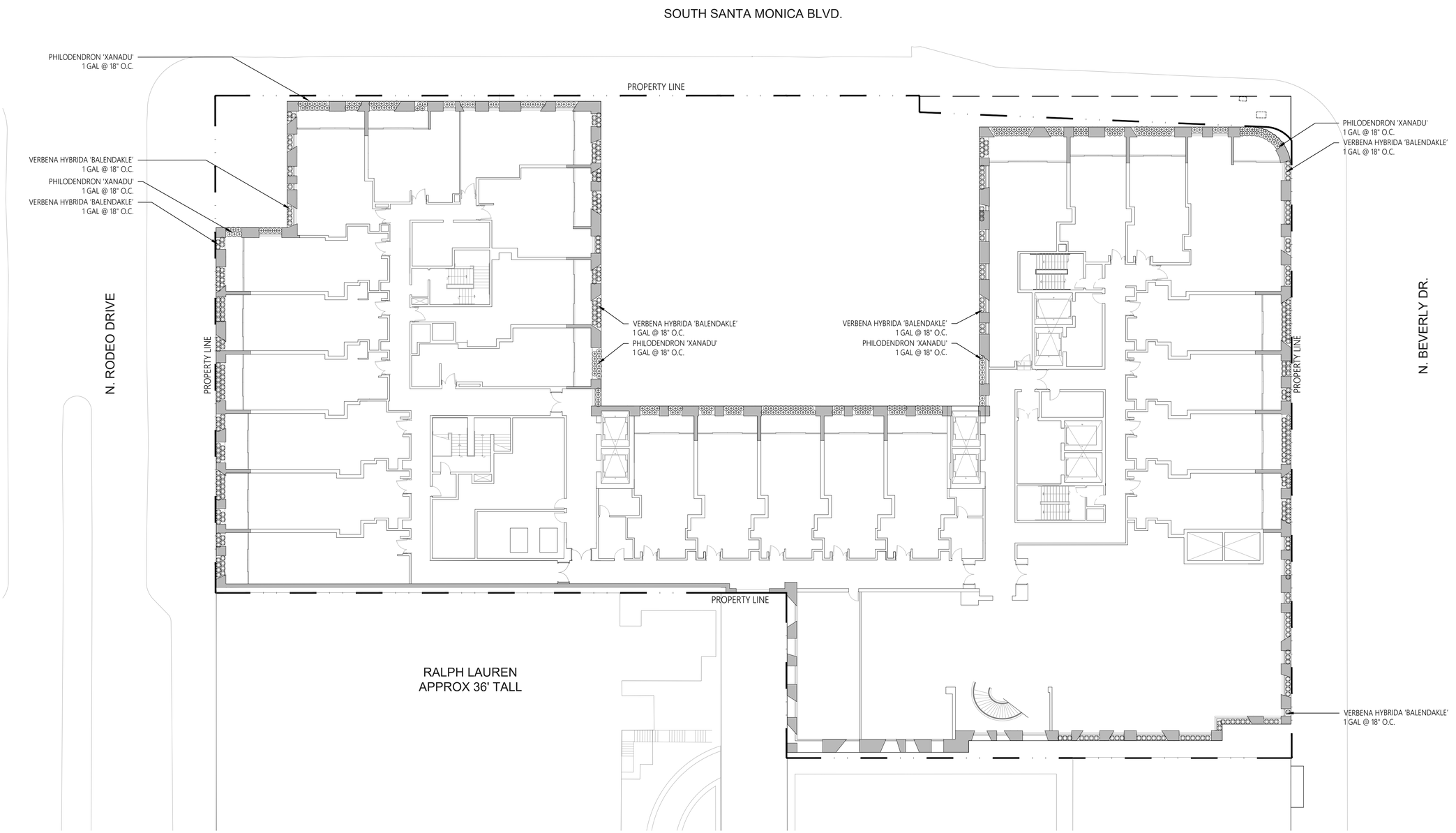
07/17/2020
DATE

0 8' 16' 32'
1/16"=1'
SCALE

L 403
SHEET NO.

8404
GA PROJECT NO.

CHEVAL BLANC
BEVERLY HILLS
468 RODEO DR.
BEVERLY HILLS,CA 90210



Peter Marino Architect

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

JAMES HYATT STUDIO

FOURTH FLOOR PLANTING PLAN
SHEET TITLE

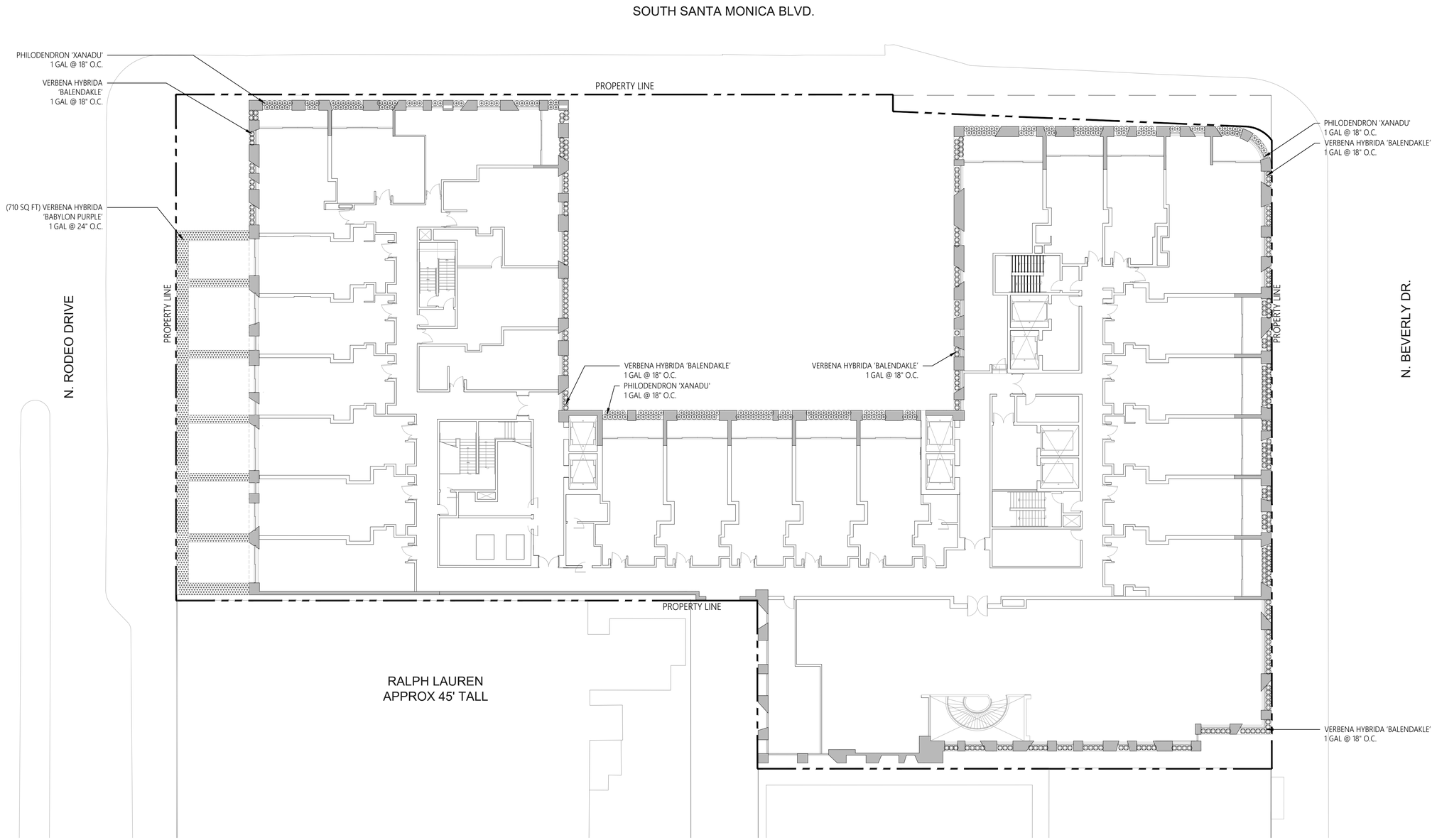
07/17/2020
DATE

0 8' 16' 32'
1/16"=1'
SCALE

L 404
SHEET NO.

8404
GA PROJECT NO.

CHEVAL BLANC
BEVERLY HILLS
468 RODEO DR.
BEVERLY HILLS,CA 90210



Peter Marino Architect

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

JAMES HYATT STUDIO

FIFTH FLOOR PLANTING PLAN

SHEET TITLE

07/17/2020
DATE

0 8' 16' 32'

1/16"=1'
SCALE

L 405
SHEET NO.

8404
GA PROJECT NO.

CHEVAL BLANC
BEVERLY HILLS
468 RODEO DR.
BEVERLY HILLS,CA 90210

SOUTH SANTA MONICA BLVD.

N. RODEO DRIVE

N. BEVERLY DR.

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

HOWEA FORESTERIANA
48" BOX, DOUBLE TRUNK

STRELITZIA REGINAE
15 GAL. @ 36" O.C.

HOWEA FORESTERIANA
48" BOX, DOUBLE TRUNK

AJUGA REPTANS 'ATROPURPEREA'
4" POTS @ 6" O.C. (80 SF)

ARMERIA MARITIMA 'COTTON TAIL'
2 ¼" POTS @ 9" O.C. (40 PER P.A.)

VERBENA HYBRIDA 'BALENDAKLE'
1 GAL @ 18" O.C.

PHILODENDRON 'XANADU'
1 GAL @ 18" O.C.

VERBENA HYBRIDA 'BALENDAKLE'
1 GAL @ 18" O.C.

RALPH LAUREN
APPROX 45' TALL

STRUCTURE
APPROX 32' TALL

STRUCTURE
APPROX 32' TALL

Peter Marino Architect

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

JAMES
HYATT
STUDIO

SIXTH FLOOR PLANTING PLAN

SHEET TITLE

07/17/2020
DATE

0 8' 16' 32'

1/16"=1'
SCALE

L 406
SHEET NO.

8404
GA PROJECT NO.

CHEVAL BLANC
BEVERLY HILLS
468 RODEO DR.
BEVERLY HILLS,CA 90210

SOUTH SANTA MONICA BLVD.

N. RODEO DRIVE

N. BEVERLY DR.

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PITTOSPORUM TOBIRA
'WHEELER'S DWARF'
15 GAL. @ 36" O.C

RALPH LAUREN
APPROX 45' TALL

STRUCTURE
APPROX 32' TALL

STRUCTURE
APPROX 32' TALL

Peter Marino Architect

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

JAMES
HYATT
STUDIO

NINTH FLOOR PENTHOUSE PLANTING PLAN
SHEET TITLE

07/17/2020
DATE

0 8' 16' 32'

1/16"=1'
SCALE

L 409
SHEET NO.

8404
GA PROJECT NO.

CHEVAL BLANC
BEVERLY HILLS
468 RODEO DR.
BEVERLY HILLS,CA 90210