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CONSULTANT:

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# LBX

## LONG BEACH EXCHANGE

DOUGLAS PARK - PD32 NORTH  
South-West Corner of Carson Street & Lakewood Blvd  
Long Beach, CA  
2nd Submittal Site Plan Review

DEVELOPER/  
APPLICANT: **BURNHAM | WARD PROPERTIES, LLC.**  
1100 NEWPORT CENTER DRIVE, SUITE 100, NEWPORT BEACH, CA 92660  
CONTACT: STEPHEN THORPE - 949-760-9150

CURRENT  
PROPERTY  
OWNER: **DOUGLAS PARK ASSOCIATES, III, LLC**  
c/o Sares Regis Group  
18802 BARDEEN AVENUE, IRVINE, CA 92612  
CONTACT: LARRY LUKANISH - 949-8509-2415

ARCHITECT: **DRA ARCHITECTS**  
32 EXECUTIVE PARK, SUITE 100, IRVINE, CA 92614  
CONTACT: CARRIE HOSHINO - 949.833.3800 X 3898

CIVIL ENGINEER: **WALDEN & ASSOCIATES**  
2552 WHITE ROAD, SUITE B, IRVINE, CA 922614  
CONTACT: DAVE BACON - 949.660.0110

LANDSCAPE  
ARCHITECT: **RLA**  
8841 RESEARCH DRIVE, SUITE 200, IRVINE, CA 92618  
CONTACT: JIM RIDGE - 949.387.1323

BRANDING  
CONSULTANT: **SELBERT PERKINS DESIGN**  
432 CULVER BLVD., CULVER CITY, CA 90293  
CONTACT: WILL AYERS - 310.822.5223

**TABULATIONS:**

<b>LBX</b>		
SITE AREA	26.62 AC	1,159,582 SF
OPEN AREA	2.06 AC	89,558 SF
GATEWAY OPEN AREAS	0.23 AC	10,200 SF
TOTAL BUILDING AREA (PER PLANNING CALCS)		266,049 SF
Retail Buildings	247,800	
Pads	18,449	
LOT COVERAGE		22.94%
FLOOR AREA RATIO (FAR)		22.94%
TOTAL PARKING REQUIRED		1,330 STALLS
TOTAL PARKING PROVIDED		1,345 STALLS
PARKING RATIO / 1000		5.06
ZONING DISTRICT	DOUGLAS PARK PD-32 NORTH	

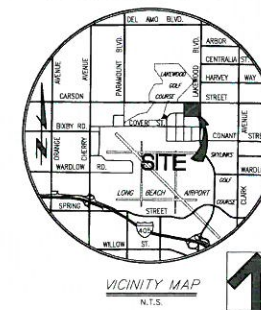
Column Nos.	10
<b>BUILDING AREA</b>	<b>77,800 SF</b>
QUADRANT 1	
Anchor 1	40,000
Anchor 2	22,000
Retail 1	15,800
QUADRANT 2	<b>85,767 SF</b>
Junior Anchor 2	10,900
Anchor 3	18,000
Anchor 4	25,000
Retail 2	21,500
Pad C	6,500
Pad D	3,867
QUADRANT 3	<b>40,800 SF</b>
Retail 3	12,000
Retail 4	12,000
Hangar	16,800
QUADRANT 4	<b>61,682 SF</b>
Junior Anchor 1	7,500
Anchor 5	29,000
Anchor 6	18,100
Pad A	2,882
Pad B	5,200
<b>TOTALS</b>	<b>266,049 SF</b>
<b>PARKING REQ. @ 5/1000</b>	
QUADRANT 1	389 STALLS
QUADRANT 2	429 STALLS
QUADRANT 3	204 STALLS
QUADRANT 4	308 STALLS
<b>TOTAL REQUIRED PARKING</b>	<b>1,330 STALLS</b>
<b>PARKING PROVIDED</b>	
QUADRANT 1	417 STALLS
QUADRANT 2	374 STALLS
QUADRANT 3	232 STALLS
QUADRANT 4	322 STALLS
<b>TOTAL PROV. PARKING</b>	<b>1,345 STALLS</b>
<b>PARKING RATIOS</b>	
QUADRANT 1	5.36 /1000
QUADRANT 2	4.26 /1000
QUADRANT 3	5.69 /1000
QUADRANT 4	5.22 /1000
<b>TOTAL PARKING RATIO</b>	<b>5.06 /1000</b>
<b>BICYCLE PARKING REQUIRED BASED ON CITY REQUIREMENTS</b>	
4 BKES FOR 1ST 50,000 SF	21 BKES
<b>TOTAL REQUIRED BICYCLE PARKING</b>	<b>21 BKES</b>
<b>TOTAL PROV. BICYCLE PARKING</b>	<b>21 BKES</b>

5/31/2016

**SHEET INDEX:**

- T-1 Title Sheet
- A1.1 Proposed Site Plan Overall
- A1.2 Proposed Site Plan Fire Access
- A1.3 Proposed Site Plan Enlarged North
- A1.4 Proposed Site Plan Enlarged South
- A1.5 Proposed Site Plan North Open Area
- A-1.6 Proposed Site Plan South Open Area
- C1.1 Conceptual Grading Plan
- C1.2 Conceptual Grading Plan
- L1.1 Preliminary Landscape Plan
- L2.1 Landscape Imagery
- L2.2 Site Furnishing and Hardscape Imagery
- L3.1 Parking Lot Shading Diagram
- L4.1 Water Conservation Plan & Calculations
- A2.1 Floor Plans Carson Building - West
- A2.2 Floor Plans Carson Building - East
- A2.3 Roof Plans Carson Building - West
- A2.4 Roof Plans Carson Building - East
- A2.5 Floor & Roof Plans Lakewood Building
- A2.6 Floor & Roof Plans McGowen Buildings
- A2.7 Floor Plans Worsham Buildings
- A2.8 Roof Plans Worsham Buildings
- A2.9 Floor & Roof Plans Pads A-B
- A2.10 Floor & Roof Plans Pads C-D
- A3.1 Exterior Elevations Carson Buildings
- A3.2 Exterior Elevations Carson Buildings
- A3.3 Exterior Elevations Lakewood Building
- A3.4 Exterior Elevations Lakewood Building
- A3.5 Exterior Elevations McGowen Buildings
- A3.6 Exterior Elevations McGowen Buildings
- A3.7 Exterior Elevations Worsham Buildings
- A3.8 Exterior Elevations Worsham Buildings
- A3.9 Exterior Elevations Pad 1 Building
- A3.10 Exterior Elevations Pad 2 Building
- A3.11 Exterior Elevations Pad 3 Building
- A3.12 Exterior Elevations Pad 4 Building
- A4.1 Renderings
- A4.2 Renderings
- A4.3 Renderings
- A4.4 Renderings
- A4.5 Renderings
- A4.6 Renderings
- A4.7 Renderings
- A4.8 Renderings
- A4.9 Renderings
- A4.10 Renderings
- A5.1 Exterior Color Material Board

**VICINITY MAP:**



PROJECT TITLE  
**LBX**  
Long Beach Exchange  
South-West Corner of Carson Street and Lakewood Blvd  
Long Beach, California

CLIENT NAME  
**BURNHAM | WARD**  
1100 Newport Center Drive  
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949-760-9150

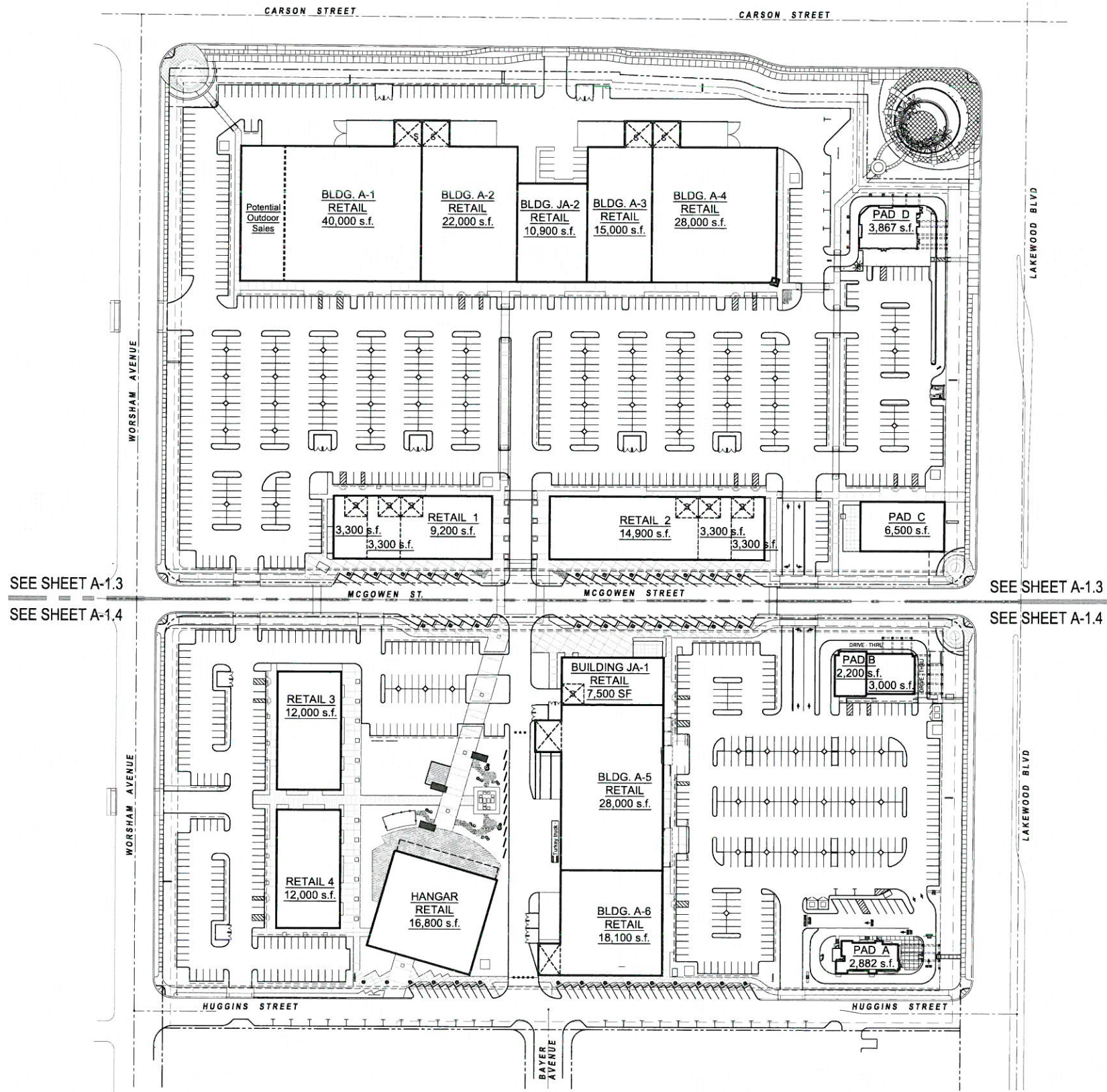
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NO.	DATE	DESCRIPTION
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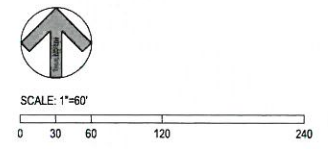




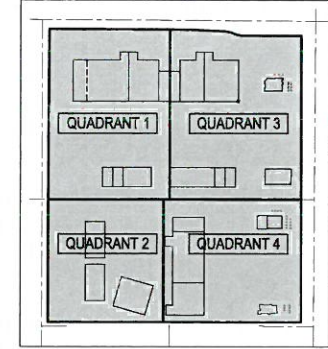
SEE SHEET A-1.3  
SEE SHEET A-1.4

SEE SHEET A-1.3  
SEE SHEET A-1.4

PROPOSED SITE PLAN  
OVERALL



KEY PLAN



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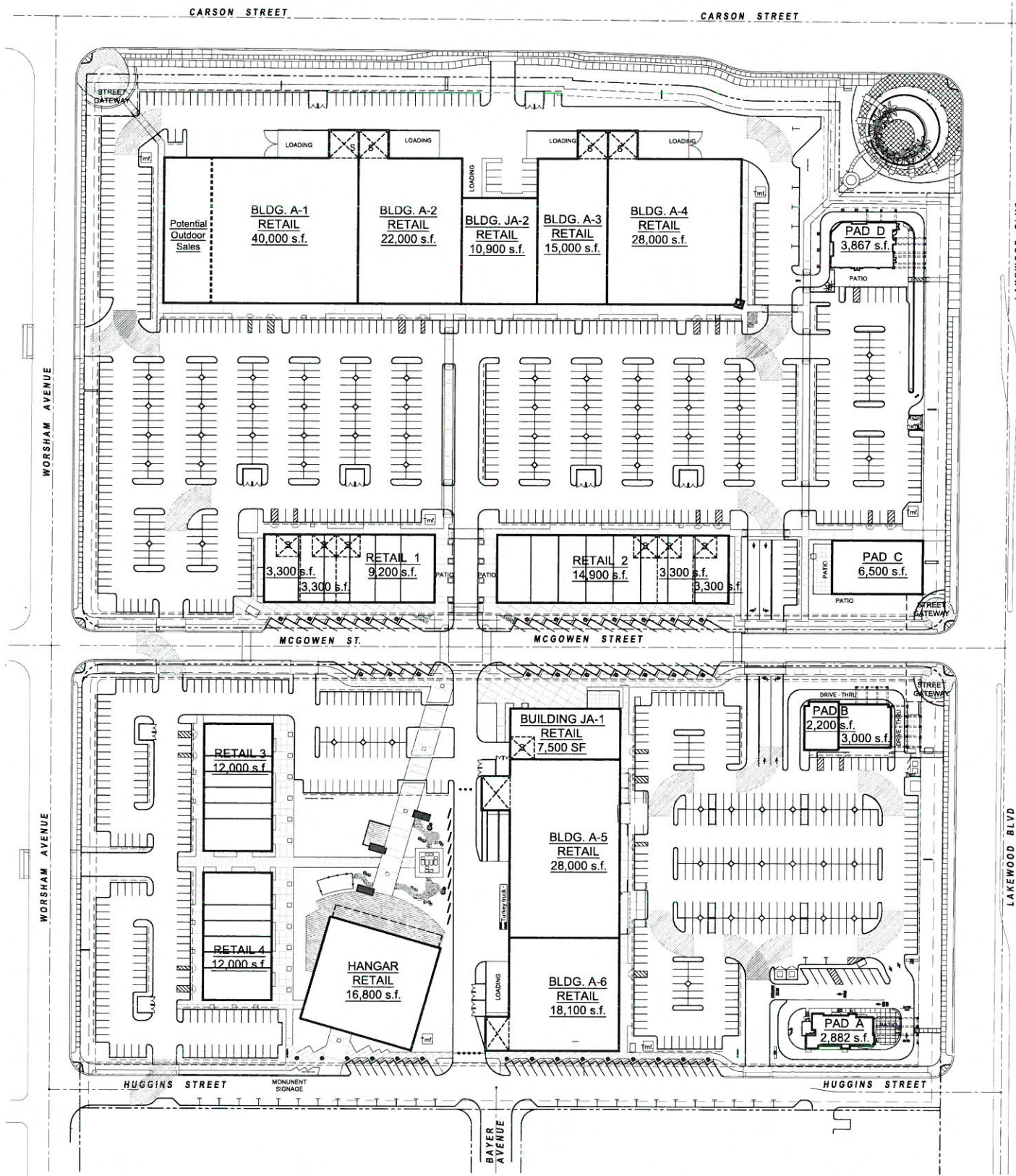
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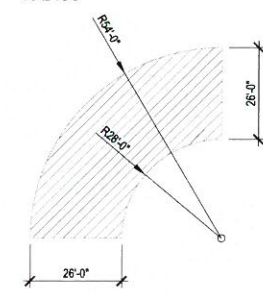
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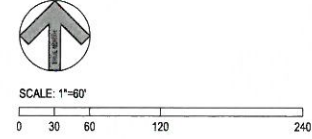




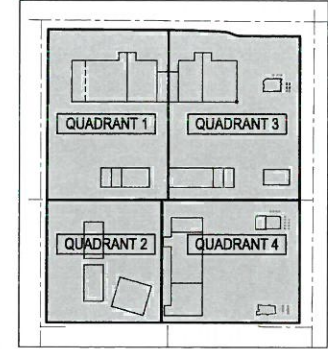
CITY OF LONG BEACH  
FIRE ACCESS TURNING  
RADIUS



PROPOSED SITE PLAN  
FIRE ACCESS



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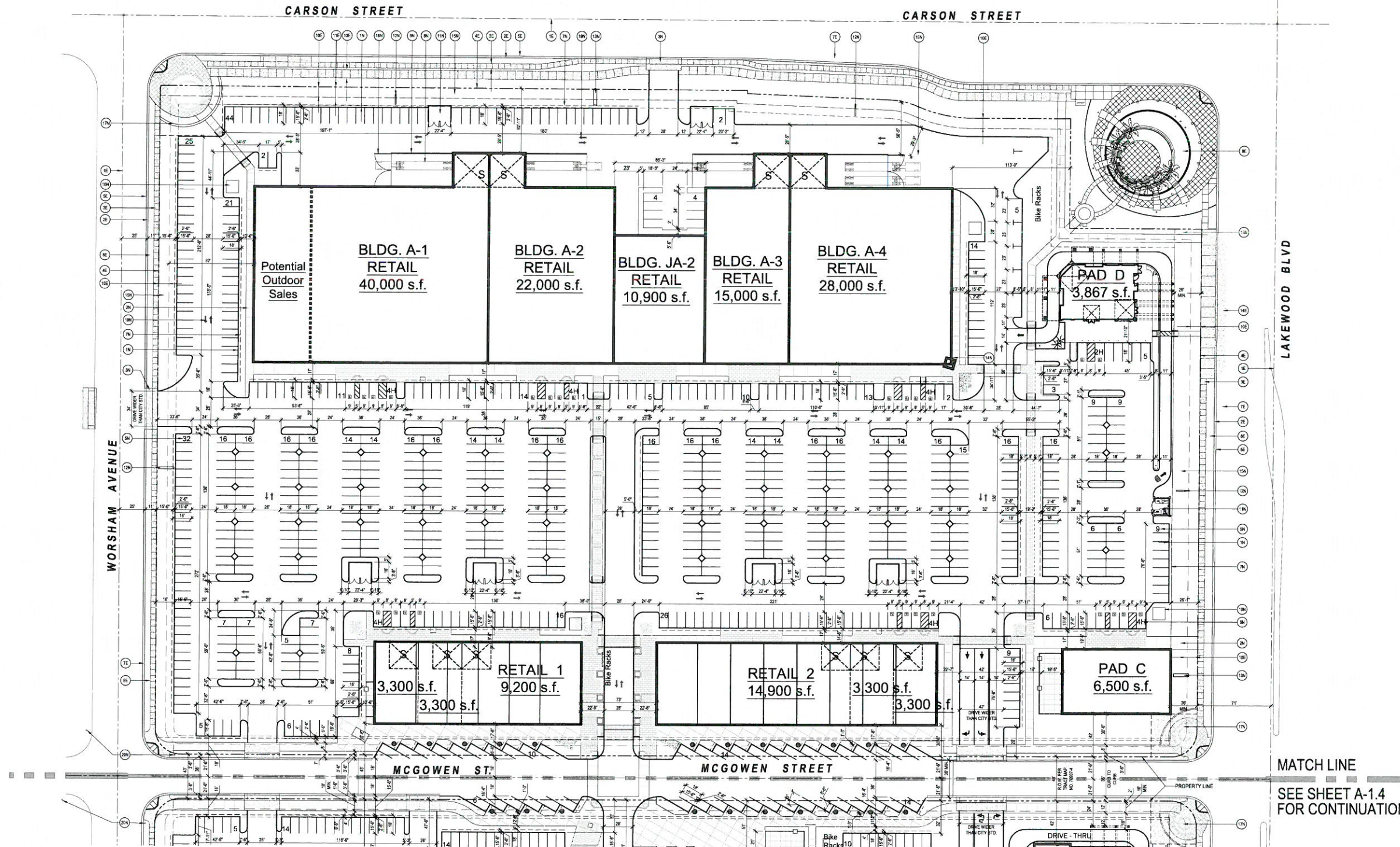
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FIRE ACCESS

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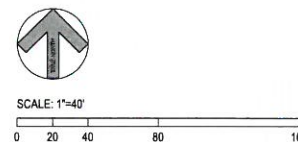
**KEYNOTES  
NEW SITE CONDITIONS**

- |   |  |  |
|---|--|--|
| 1N NEW CURB   | 8N NEW TRUCK LOADING AREA  | 15N NEW LANDSCAPE AREA WITHIN PROPERTY       |
| 2N NEW CONCRETE WALKWAY                                       | 9N NEW SCREEN WALL   | 16N NEW DECORATIVE SCREEN GATES              |
| 3N NEW DRIVE ENTRY APPROACH W/ CITY STANDARD DUST PAN RETURNS | 10N NEW TRANSFORMER WITH LANDSCAPE SCREENING                                     | 17N NEW STREET GATEWAY                       |
| 4N NEW FIRE HYDRANT   | 11N NEW 6'-0" HIGH C.M.U. (COVERED) TRASH ENCLOSURE W/ DECORATIVE SWINGING GATES | 18N NEW OPEN AREA                            |
| 5N NEW PARKING STALL COUNT NUMBER                             | 12N NEW PROPOSED MONUMENT SIGNAGE LOCATION                                       | 19N NEW VEHICULAR CIRCULATION TRAFFIC ARROWS |
| 6N NEW ACCESSIBLE STALL COUNT NUMBER                          | 13N NEW PROPOSED SIGNAGE PYLON   | 20N NEW STOP SIGNS                           |
| 7N NEW PARKING STALL OVERHANG LINE                            | 14N NEW CELL TOWER, LOCATED WITHIN 'CONTROL TOWER'                               |  |

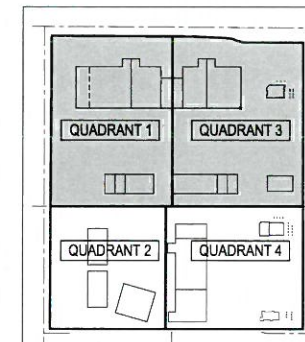
**KEYNOTES  
EXIST. SITE CONDITIONS**

- |  |  |
|--|--|
| 1E EXIST. CENTER LINE OF EXISTING STREET | 9E EXIST. DOUGLAS PLAZA                |
| 2E EXIST. PUBLIC CURB                    | 10E EXIST. ENVIRONMENTAL EASEMENT      |
| 3E EXIST. PUBLIC SIDEWALK                | 11E EXIST. PRIVATE WATER LINE EASEMENT |
| 4E EXIST. PROPERTY LINE                  | 12E EXIST. SCE EASEMENT                |
| 5E EXIST. PUBLIC CURB GUTTER             | 13E EXIST. BIKE LANE                   |
| 6E EXIST. PUBLIC FIRE HYDRANT            | 14E EXIST. BUS STOP                    |
| 7E EXIST. STREET LIGHTING                |  |
| 8E EXIST. STREET TREES                   |  |

**PROPOSED SITE PLAN  
ENLARGED NORTH**



**KEY PLAN**



NO.	DATE	DESCRIPTION
3-2-16		Prelim. Site Plan Review Submittal
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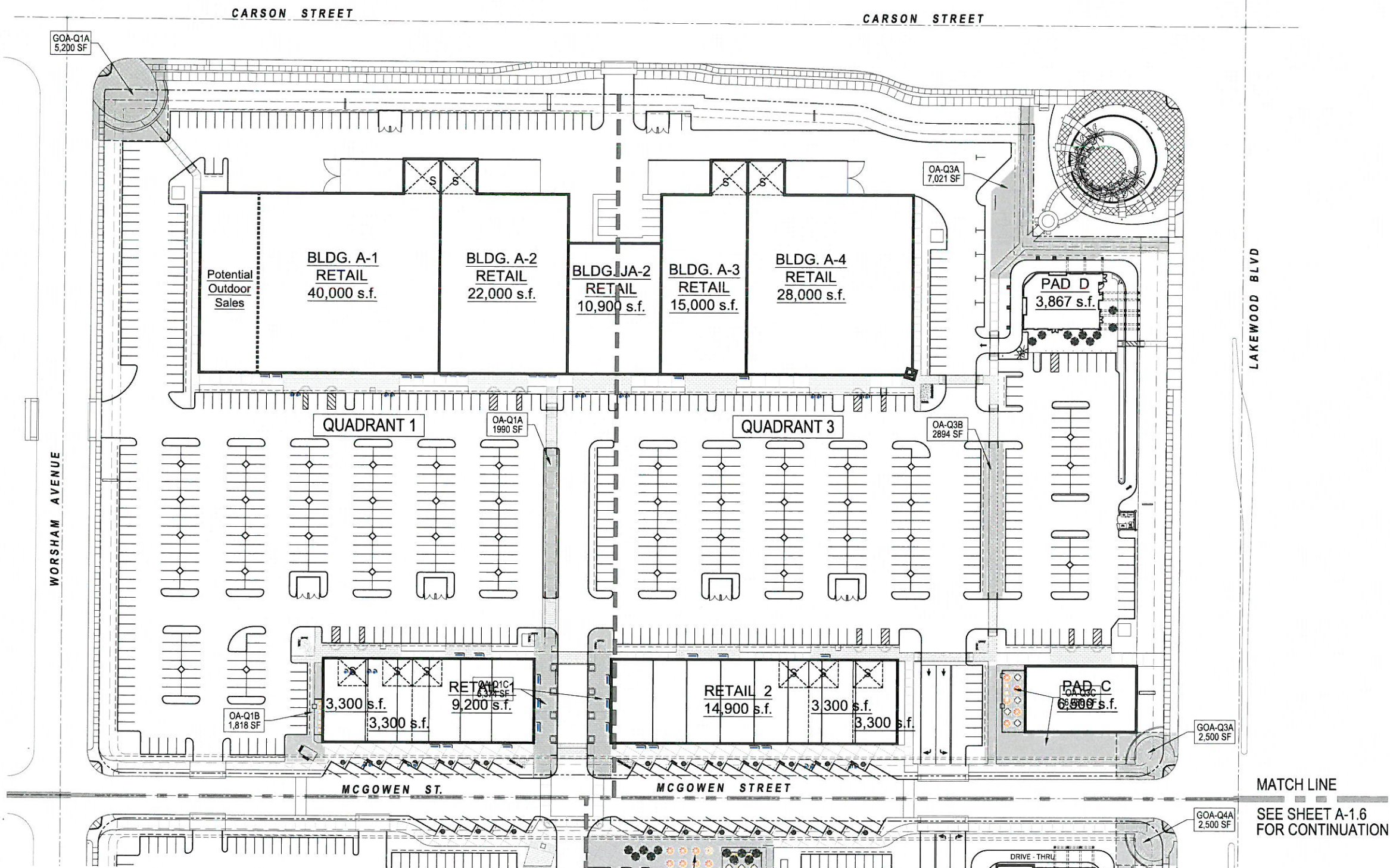
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SHEET NAME  
**PROPOSED SITE PLAN ENLARGED NORTH**









**OPEN AREA TABULATIONS (89,558 SF, 2.06 AC.)**

QUADRANT 1		QUADRANT 3	
OA-Q1A -	1,990 SF	OA-Q3A -	7,021 SF
OA-Q1B -	1,818 SF	OA-Q3B -	2,894 SF
OA-1C -	6,374 SF	OA-Q3C -	6,286 SF
TOTAL	10,182 SF	TOTAL	16,201 SF

QUADRANT 2		QUADRANT 4	
OA-Q2A -	54,647 SF	OA-Q4A -	7,678 SF
TOTAL	54,647 SF	OA-Q4B -	850 SF
		TOTAL	8,528 SF

**GATEWAY OPEN AREA TABULATIONS (10,200 SF, .23 C.)**

QUADRANT 1	
GOA-Q1A -	5,200 SF
TOTAL	5,200 SF

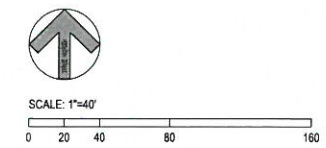
  

QUADRANT 3	
GOA-Q3A -	2,500 SF
TOTAL	2,500 SF

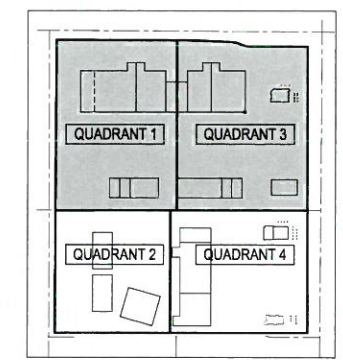
  

QUADRANT 4	
GOA-Q4A -	2,500 SF
TOTAL	2,500 SF

**PROPOSED SITE PLAN NORTH OPEN AREA**



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Newport Beach, California  
949-760-9150

SHEET NAME  
**PROPOSED SITE PLAN NORTH OPEN AREA**

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3-2-16		Prelim. Site Plan Review Submittal
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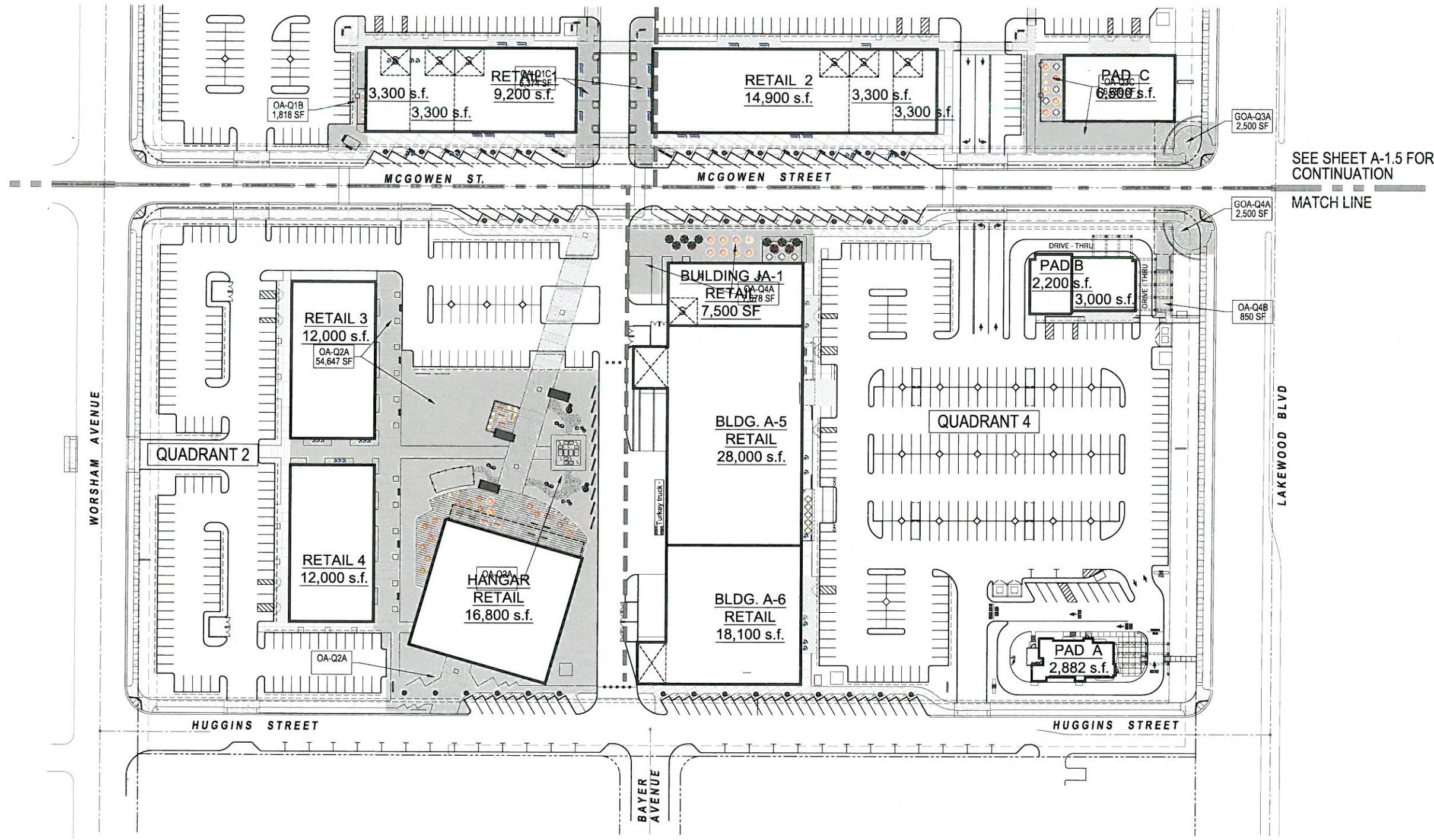
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SHEET NAME  
PROPOSED SITE PLAN  
SOUTH OPEN AREA

NO.	DATE	DESCRIPTION
3-2-16		Prelim. Site Plan Review Submittal
5-2-16		1st Site Plan Review Submittal
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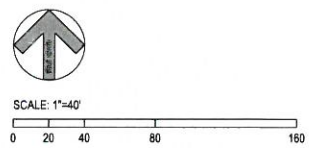
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OPEN AREA TABULATIONS See Sheet A1.5

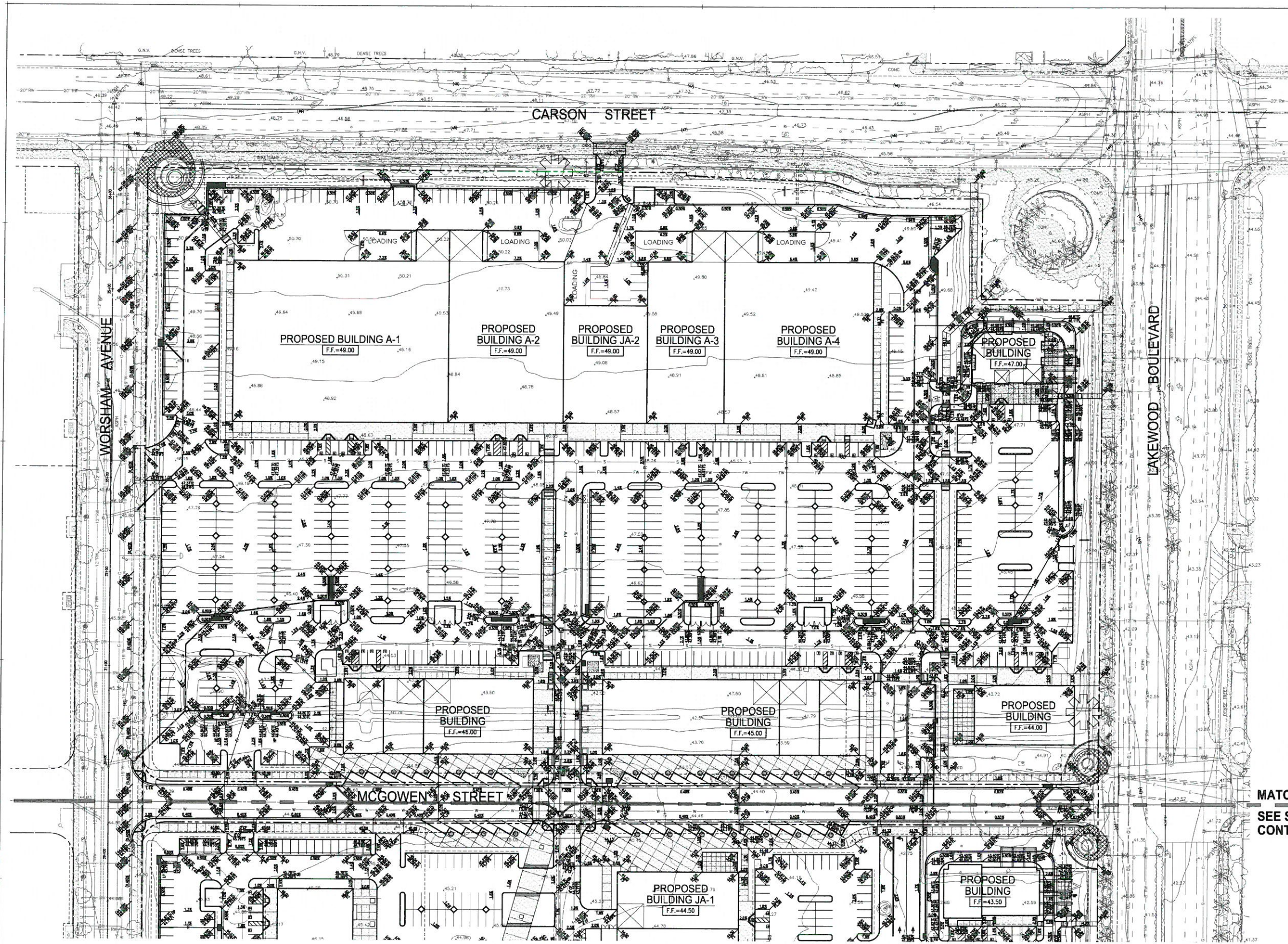
GATEWAY OPEN AREA TABULATIONS See Sheet A1.5

PROPOSED SITE PLAN  
SOUTH OPEN AREA



KEY PLAN





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**WALDEN & ASSOCIATES** CIVIL ENGINEERS  
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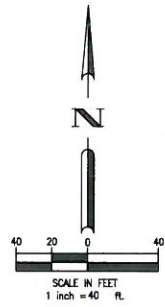
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CONCEPTUAL  
GRADING PLAN

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6-2-16		1st Site Plan Review Submittal
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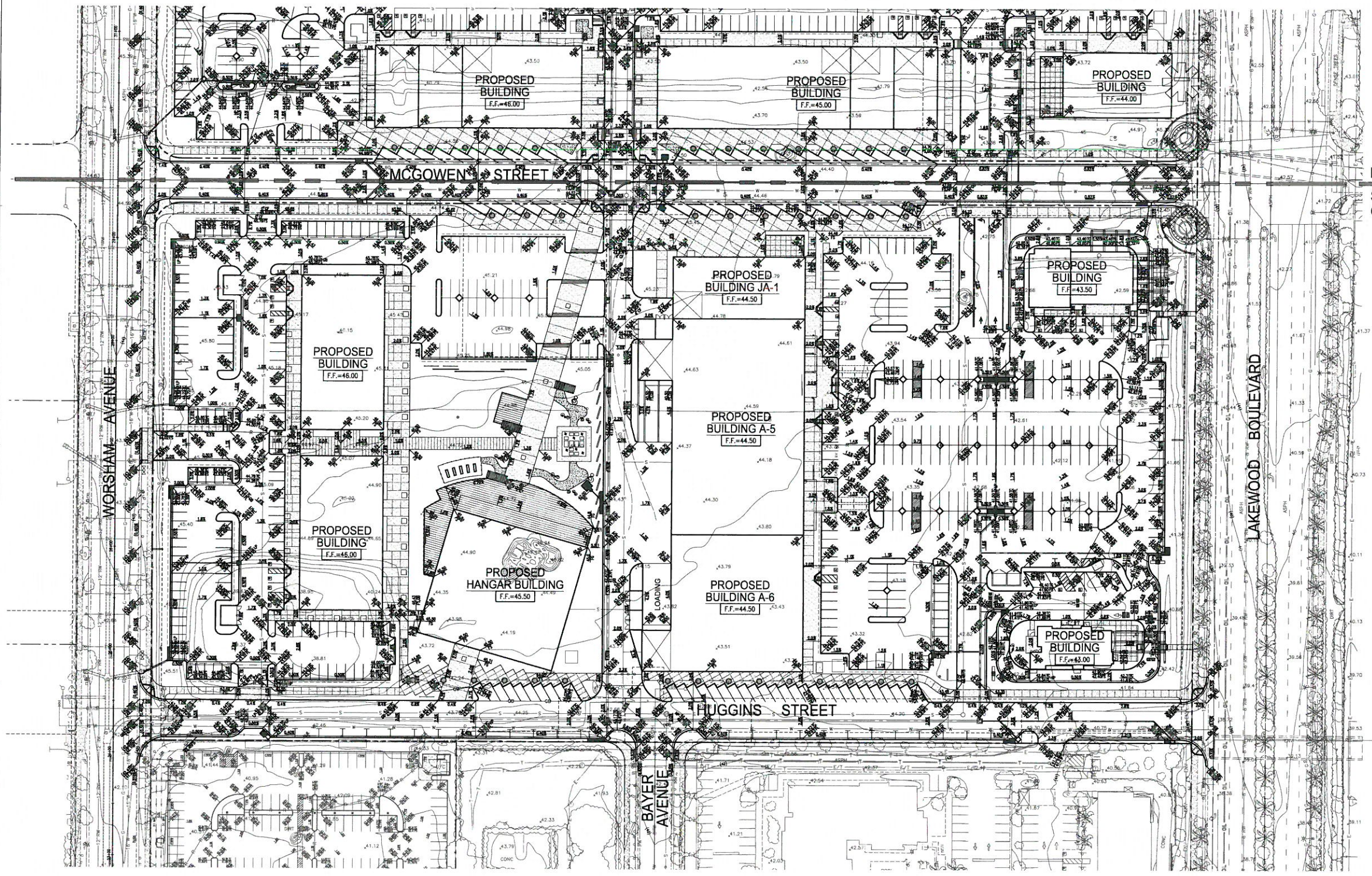
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SEE SHEET C-1.2 FOR  
CONTINUATION







MATCH LINE  
SEE SHEET C-1.1 FOR CONTINUATION



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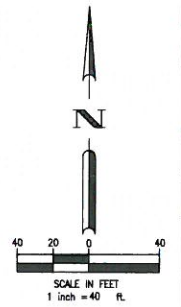
CLIENT NAME  
**BWP**  
BURNHAM WARD  
1100 Newport Center Drive  
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Newport Beach, California  
949-760-9150

SHEET NAME  
CONCEPTUAL  
GRADING PLAN

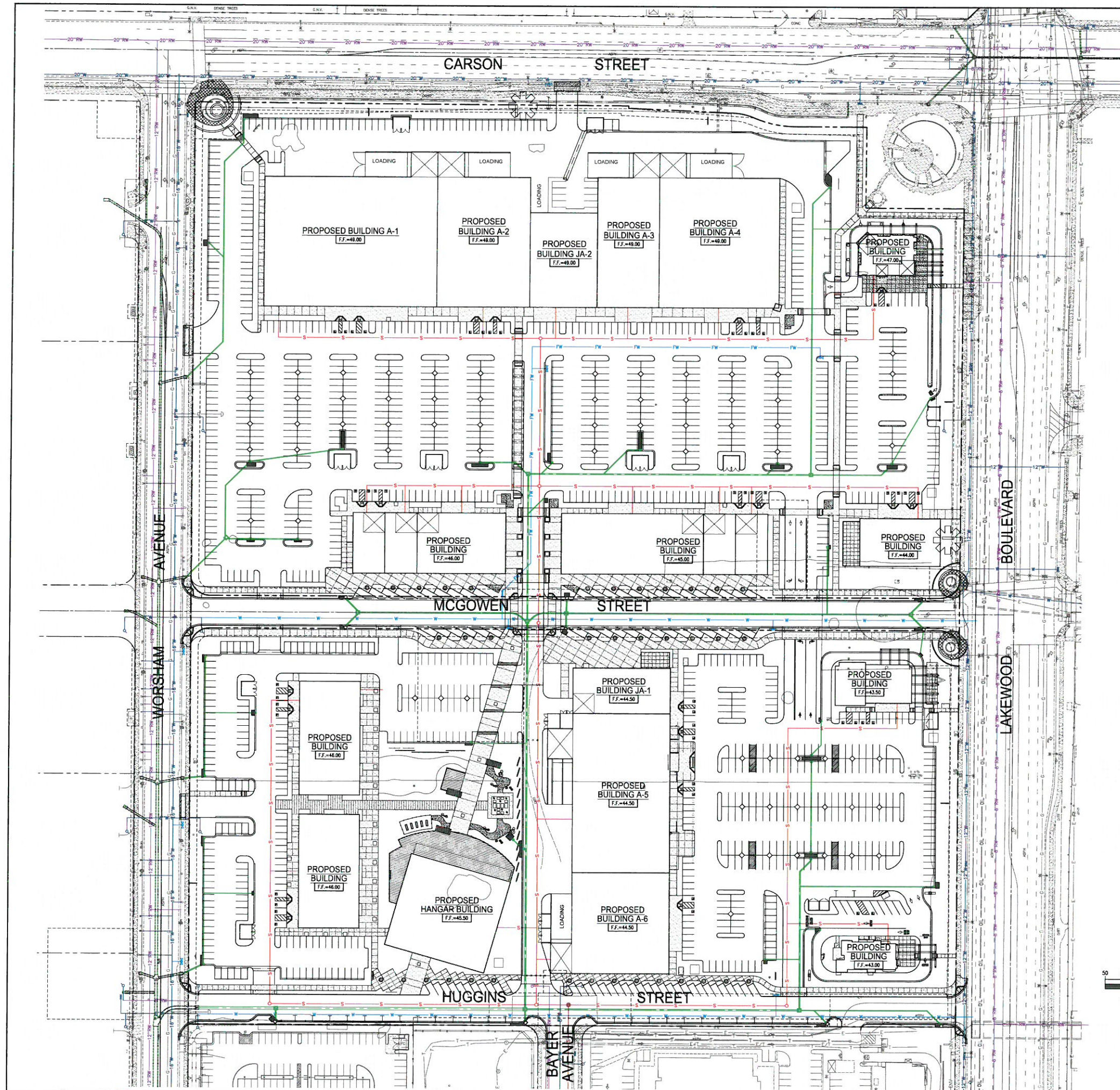
NO.	DATE	DESCRIPTION
03	02-16	Prelim. Site Plan Review Submittal
6-2	16	1st Site Plan Review Submittal
7-22	16	2nd Site Plan Review Submittal

JOB NO: 1827-903-002  
DATE ISSUED: 6-20-16  
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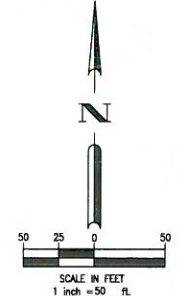
SHEET NO:  
**C-1.2**







- LEGEND**
- W — INDICATES PROPOSED PUBLIC DOMESTIC WATER LINE
  - RW — INDICATES PROPOSED PUBLIC RECLAIMED WATER LINE
  - FW — INDICATES PROPOSED PRIVATE FIRE WATER LINE
  - d+4 — INDICATES PROPOSED FIRE HYDRANT
  - O—O — INDICATES PROPOSED DOUBLE DETECTOR CHECK VALVE
  - DW — INDICATES PROPOSED PRIVATE DOMESTIC WATER LINE
  - S — INDICATES PROPOSED SEWER LINE
  - S — INDICATES PROPOSED PRIVATE STORM DRAIN LINE
  - W — INDICATES EXISTING PUBLIC DOMESTIC WATER LINE
  - d+4 — INDICATES EXISTING FIRE HYDRANT
  - RW — INDICATES EXISTING PUBLIC RECLAIMED WATER LINE
  - S — INDICATES EXISTING PUBLIC SEWER LINE
  - S — INDICATES EXISTING PUBLIC STORM DRAIN LINE
  - E — INDICATES EXISTING ELECTRICAL CONDUIT
  - G — INDICATES EXISTING GAS LINE
  - T — INDICATES EXISTING TELEPHONE CONDUIT
  - OIL — INDICATES EXISTING OIL LINE



<b>ALDEN &amp; ASSOCIATES</b> CIVIL ENGINEERS LAND SURVEYORS PLANNERS 2552 WHITE ROAD, SUITE B, IRVINE, CA 92614 (949) 660-0110 FAX: 660-0418	<b>PRELIMINARY UTILITY PLAN</b> FOR <b>LONG BEACH EXCHANGE</b> <b>LAKWOOD BOULEVARD &amp; CARSON STREET</b> LONG BEACH, CALIFORNIA	JOB NUMBER: 1621-903-002 DATE: 7/22/2016 DRAWN: M.V. CHECKED: D.B. SHEET 1 OF 1
	LONG BEACH EXCHANGE LAKWOOD BOULEVARD & CARSON STREET LONG BEACH, CALIFORNIA	





**PROPOSED PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WUCOLS REGION 3
<b>TREES</b>						
	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	24" BOX	30' O.C.	HUGGINS STREET TREE	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	MAX 25' O.C.	WORSHAM / LAKEWOOD SETBACK TREE	M
	MAGNOLIA G. 'D.D. BLANCHARD'	D.D. BLANCHARD SOUTHERN MAGNOLIA	36" BOX	PER PLAN	MCGOWEN STREET TREE	M
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24" BOX	PER PLAN	CARSON STREET TREE, FILL IN GAPS	M
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	36" BOX	PER PLAN	SMALL EVERGREEN CANOPY AT RETAIL FRONTAGE	L
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	36" BOX	PER PLAN	EVERGREEN SPECIMEN TREE	L
	PHOENIX DACTYLIFERA	DATE PALM	18" BTH	PER PLAN	ACCENT PALM	M
	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL SOUTHERN LIVE OAK	36" BOX	PER PLAN	MCGOWEN STREET TREE AND PARKING LOT TREE	M
	RHUS LANCEA	AFRICAN SUMAC	36" BOX	PER PLAN	EVERGREEN PARKING LOT TREE	L
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX	PER PLAN	PARK LARGE ACCENT	M
<b>SHRUBS</b>						
	ACORUS GRAMINEUS	GOLDEN SWEET FLAG	1 GAL.	12" O.C.	ORNAMENTAL GRASS	L
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	36" O.C.	SUCCULENT	L
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL.	30" O.C.	SUCCULENT	L
	AGAVE 'MOONSHINE'	MOONSHINE AGAVE	5 GAL.	24" O.C.	SUCCULENT	L
	AGAVE WEBERI	WEBER AGAVE	5 GAL.	PER PLAN	ACCENT	L
	ALOE 'ANDORA'	SAFARI ORANGE ALOE	5 GAL.	36" O.C.	FLOWERING SUCCULENT	L
	ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GAL.	24" O.C.	ACCENT	L
	ALOE 'HERCULES'	HERCULES ALOE	15 GAL.	PER PLAN	ACCENT	L
	ALOE STRIATA	CORAL ALOE	5 GAL.	30" O.C.	FLOWERING SUCCULENT	L
	ARCTOSTAPHYLOS PACIFIC MIST	PACIFIC MIST MANZANITA	5 GAL.	36" O.C.	GROUNDCOVER	L
	BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	5 GAL.	30" O.C.	FLOWERING SHRUB	L
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	ORNAMENTAL GRASS	L
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	PLUGS	12" O.C.	ORNAMENTAL GRASS	M
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL.	24" O.C.	GROUNDCOVER	L
	CRASSULA A. 'BLUE BIRD'	BLUE BIRD JADE	5 GAL.	36" O.C.	SUCCULENT	L
	ECHEVERIA SPP.	HENS AND CHICKS	1 GAL.	24" O.C.	SUCCULENT	L
	FESTUCA GLAUCA	BLUE FESCUE	1 GAL.	10" O.C.	ORNAMENTAL GRASS	L
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	24" O.C.	ORNAMENTAL GRASS	L
	LANTANA MONTEVIDENSIS 'LAVENDER SWIRL'	LAVENDER SWRL LANTANA	5 GAL.	36" O.C.	FLOWERING GROUNDCOVER	L
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	36" O.C.	FLOWERING SHRUB	L
	LIGUSTRUM J. 'TEXAS'	TEXAS PRIVET	15 GAL.	30" O.C.	HEDGE	M
	MISCANTHUS MORNING LIGHT	MORNING LIGHT MAIDEN GRASS	5 GAL.	48" O.C.	ORNAMENTAL GRASS	M
	MUHLENBERGIA C. REGAL MIST	PINK MUHLY	5 GAL.	36" O.C.	ORNAMENTAL GRASS	M
	NASSELLA TENUISISSIMA	MEXICAN FEATHER GRASS	1 GAL.	30" O.C.	ORNAMENTAL GRASS	L
	PENNISETUM 'EATON CANYON'	DWARF RED FOUNTAIN GRASS	5 GAL.	24" O.C.	ORNAMENTAL GRASS	L
	PHORMIUM TENAX 'DAZZLER'	NEW ZEALAND FLAX	5 GAL.	36" O.C.	STRAPPY ACCENT	L
	ROSMARINUS O. PROSTRATUS	CREeping ROSEMARY	FLATS	12" O.C.	GROUNDCOVER	VL
	SENECIO SERPENS	BLUE CHALK STICKS	4" POTS	12" O.C.	SUCCULENT GROUNDCOVER	L
	WESTRINGIA F. MUNDI	LOW COAST ROSEMARY	5 GAL.	36" O.C.	GROUNDCOVER	L
	WESTRINGIA WYNYABBIE GEM	COAST ROSEMARY	15 GAL.	36" O.C.	BACKGROUND	L
	KURAPIA - LIPPIA NODIFLORA	KURAPIA	SOD	--	PARK LAWN SUBSTITUTE	M

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	WUCOLS REGION 3
	EUCALYPTUS SPP. / EUCALYPTUS				M
	FICUS MICROCARPA / INDIAN LAUREL FIG				M
	JACARANDA MIMOSIFOLIA / JACARANDA				M
	MELALEUCA DUMINOUEVIA / PAPERBARK TREE				M
	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE				M
	PHOENIX DACTYLIFERA / DATE PALM				M
	PINUS CANARIENSIS / CANARY ISLAND PINE				M
	PYRUS C. 'BRADFORD' / BRADFORD PEAR				M

**EXISTING TREE LEGEND**

SYMBOL	BOTANICAL / COMMON NAME
	EUCALYPTUS SPP. / EUCALYPTUS
	FICUS MICROCARPA / INDIAN LAUREL FIG
	JACARANDA MIMOSIFOLIA / JACARANDA
	MELALEUCA DUMINOUEVIA / PAPERBARK TREE
	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE
	PHOENIX DACTYLIFERA / DATE PALM
	PINUS CANARIENSIS / CANARY ISLAND PINE
	PYRUS C. 'BRADFORD' / BRADFORD PEAR

**LEGEND**

- 1 EXISTING PRIMARY GATEWAY
- 2 SECONDARY GATEWAY
- 3 PEDESTRIAN SPINE
- 4 THE HANGAR PARK
- 5 THE LANDING STRIP
- 6 BIKE PATH
- 7 THE PATIO
- 8 HERB GARDEN
- 9 BOEING SCULPTURE AREA
- 10 ENHANCED PROJECT ENTRY AREAS
- 11 RETAIL PROMENADE

**LANDSCAPE CONCEPT STATEMENT**

THE LANDSCAPE CONCEPT FOR DOUGLAS PARK RETAIL CENTER IS ROOTED IN THE LOCAL COMMUNITY AND THE HISTORY OF BOEING. THE LEGACY OF BOEING IS PREVALENT THROUGHOUT DOUGLAS PARK WITH ENTRY MONUMENTS AND MEMORIAL SCULPTURES INCORPORATED INTO THE LANDSCAPE REFLECTING THE AIRPORT, THE PORT OF LONG BEACH AND BOEING. THE RETAIL CENTER WILL BE AN IMPORTANT PART OF THE OVERALL DOUGLAS PARK AREA BRINGING SHOPPING, DINING AND ENTERTAINMENT. THE LANDSCAPE DESIGN WILL BE SUSTAINABLE WITH AN EMPHASIS ON DROUGHT TOLERANT AND NATIVE OR ADAPTIVE SPECIES THAT ARE LONG LIVED. 90% OF THE PLANTS USED WILL HAVE EITHER LOW OR VERY LOW WATER REQUIREMENT BASED UPON WUCOLS 3 PLANT LIST AND WILL CONFORM TO THE CURRENT STATE MWEO REQUIREMENTS. FOLLOWING IS A DESCRIPTION OF THE LANDSCAPE CONCEPT FOR THE DIFFERENT AREAS OF THE RETAIL CENTER.

**CARSON STREET AND LAKEWOOD BOULEVARD PRIMARY GATEWAY**  
THIS EXISTING GATEWAY PROVIDES A KEY GATHERING SPACE, PUBLIC ART DISPLAY AND ESTABLISHES THE LEVEL OF QUALITY FOR THE DEVELOPMENT. AVIATION THEMED SCULPTURE PROVIDES A PUBLIC ART FOCAL POINT AT THE KEY ENTRY AND SERVES AS A TERMINUS TO THE NEW FROM THE INTERIOR OF THE CENTER. A BACKDROP OF PALMS AND FIGS TREES DEFINES THE EDGES AND SPEAKS TO THE PROMINENCE OF THIS GATEWAY.

**LAKEWOOD BOULEVARD**  
THE STREETScape TREATMENT FOR THIS AREA INCLUDES ALTERNATING BRADFORD PEAR AND DATE PALMS IN THE PARKWAY WITH A BACKDROP OF VERTICAL SCREENING TREES AND LAYERED DROUGHT TOLERANT SHRUBS AND GROUNDCOVERS. THERE IS AN EIGHT FOOT PARKWAY SEPARATING THE SIX-FOOT WIDE PEDESTRIAN WALK FROM THE STREET. THE LANDSCAPE SETBACK TO BUILDING AND PARKING IN THIS AREA IS TWENTY SIX FEET WIDE.

**CARSON STREET**  
THE EXISTING LANDSCAPE TREATMENT FOR THIS AREA IS A GROVE OF EUCALYPTUS AND PINE. THERE IS A BIKE PATH AND SEPARATE PEDESTRIAN WALKWAY. THE EXISTING TREE PLANTING WILL BE PRESERVED AND SUBSTITUTED WITH THE LANDSCAPE SETBACK TO BUILDING AND PARKING IN THIS AREA IS TWENTY SIX FEET WIDE.

**WORSHAM AVENUE**  
JACARANDA STREET TREES IN THE PARKWAYS WITH A BACKDROP OF VERTICAL SCREENING TREES IN THE LANDSCAPE SETBACK CREATE THIS PROJECT EDGE. THERE IS AN EIGHT FOOT PARKWAY SEPARATING THE SIX-FOOT WIDE PEDESTRIAN SIDEWALK FROM THE STREET. THE LANDSCAPE SETBACK TO BUILDING AND PARKING IN THIS AREA IS TWENTY SIX FEET WIDE.

**MCGOWEN STREET AND HUGGINS STREET**  
THESE STREETS ARE THE INTERNAL FRAMEWORK STREETS OF THE DEVELOPMENT. MCGOWEN STREET IS PART OF THE ART WALK AND WILL FEATURE PUBLIC ART. THE STREET TREES WILL HAVE AN UPRIGHT FORM AND BE AT A REGULAR SPACING AT THE DIAGONAL PARKING TO CREATE AN URBAN CHARACTER. TRAFFIC CALMING CHOKERS AT CORNERS WILL BE INCORPORATED TO INCREASE PEDESTRIAN ACCESSIBILITY AND SAFETY. ENHANCED HARDSCAPE AND SIDEWALK PAVING WILL BE INCORPORATED. UPGRADED LIGHT STANDARDS, SIGNAGE AND SITE FURNISHINGS WILL CREATE A PEDESTRIAN SCALE. THE STREET TREES AT MCGOWEN ARE MAGNOLIA DD BLANCHARD WITH CATHEDRAL OAKS AT THE CHOKERS. HUGGINS STREET HAS GREASE MYRTLE STREET TREES IN THE PARKWAY AND AT DIAGONAL PARKING. SECONDARY GATEWAY TREATMENTS WITH PALMS, ACCENT PLANTINGS AND SIGNAGE WILL OCCUR AT MCGOWEN STREET, WORSHAM AVENUE AND MCGOWEN STREET LAKEWOOD BOULEVARD.

**THE HANGAR PARK**  
THE HANGAR OUTDOOR SPACE WILL FEATURE VARIED OUTDOOR ENVIRONMENTS SUITED FOR A VARIETY OF USERS.

- THE "LANDING STRIP" IS A WIDE PEDESTRIAN SPINE THAT RUNS THROUGH THE HANGAR AND CONNECTS TO THE UPPER SHOPS. THIS SPINE WILL HAVE SHIPPING CONTAINERS THAT FUNCTION AS RETAIL KIOSKS AND SMALL RESTAURANTS.
- THE "DECK" AT THE HANGAR WILL HAVE AN INDOOR-OUTDOOR CONNECTION WITH LARGE ROLL-UP DOORS SPILLING OUT ON TO THE BROAD DECK. TABLES, CHAIRS AND UMBRELLAS ALONG WITH COMMUNITY STYLE LONG TABLES AND CUSHIONED SEATING WILL CREATE A VIBRANT EXTENSION OF THE HANGAR INTERIOR ENERGY. HEATERS AND SPECIALTY LIGHTING WILL ENHANCE THE AMBIANCE OF THE SPACE ON COOL EVENINGS.

- THE "PATIO" IS AN OUTDOOR DINING EXPERIENCE SHELTERED BY A CONVERTED STORAGE CONTAINER AND A STEEL TRELLIS ABOVE CREATING AN OUTDOOR ROOM. THE SEATING WILL BE VARIED AND HAVE VIEWS TO THE PLAZA AND THE SOUND OF WATER.
- THE "HERB GARDEN" PROVIDES AN OPPORTUNITY FOR HERBS AND VEGETABLES TO BE GROWN ON SITE TO SUPPORT A "FARM TO TABLE" APPROACH FOR SOME OF THE ON-SITE RESTAURANTS AND CAFES.
- THE "POND" IS AN AREA ON AXIS WITH THE PASEO RUNNING EAST-WEST FROM THE ADJACENT RETAIL. THE BOEING AVIATION SCULPTURES WILL BE INCORPORATED INTO THIS AREA.

**PARKING AREAS**  
THE PARKING AREAS WILL BE SHADED WITH CANOPY TREES PROVIDING SHADE ON AT LEAST 40% OF THE TOTAL AREA DEDICATED TO PARKING STALLS AND ASSOCIATED VEHICULAR CIRCULATION. A HIERARCHY OF CIRCULATION WILL BE SUPPORTED BY THE LANDSCAPE DESIGN INCLUDING ACCENT TREES AT PROJECT ENTRIES AND PEDESTRIAN CONNECTIONS. PARKING WILL BE SCREENED FROM VIEW WITH A LAYERED PLANTING OF SHRUBS, ORNAMENTAL GRASSES AND SUCCULENTS.



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SHEET NAME  
PRELIMINARY LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
	3-2-16	Prelim Site Plan Review Submittal
	6-2-16	1st Site Plan Review Submittal
	7-22-16	2nd Site Plan Review Submittal

JOB NO: 15049  
DATE ISSUED: 7-22-16  
DRAWN BY: LA  
CHECK BY: JR

SHEET NO:  
**L1.1**





LAGERSTROEMIA I. 'MUSKOGEE' /  
MUSKOGEE CRAPE MYRTLE



MAGNOLIA G. 'D.D. BLANCHARD' /  
D.D. BLANCHARD SOUTHERN MAGNOLIA



METROSIDEROS EXCELSA /  
NEW ZEALAND CHRISTMAS TREE



LAURUS NOBILIS 'SARATOGA' /  
SARATOGA SWEET BAY



OLEA E. 'SWAN HILL' /  
SWAN HILL OLIVE



QUERCUS V. 'CATHEDRAL OAK' /  
CATHEDRAL SOUTHERN LIVE OAK



RHUS LANCEA /  
AFRICAN SUMAC



AGAVE ATTENUATA /  
FOXTAIL AGAVE



AGAVE 'BLUE GLOW' /  
BLUE GLOW AGAVE



AGAVE 'MOONSHINE' /  
MOONSHINE AGAVE



ALOE 'ANDORA' /  
SAFARI ORANGE ALOE



ALOE 'BLUE ELF' /  
BLUE ELF ALOE



ALOE 'HERCULES' /  
HERCULES ALOE



ALOE STRIATA /  
CORAL ALOE



ARCTOSTAPHYLOS 'PACIFIC MIST' /  
PACIFIC MIST MANZANITA



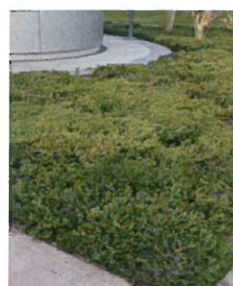
BOUGAINVILLEA 'LA JOLLA' /  
LA JOLLA BOUGAINVILLEA



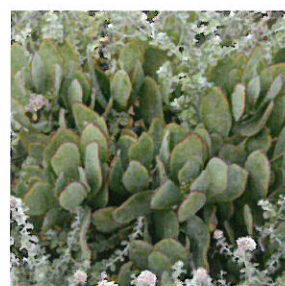
CAREX DIVULSA /  
BERKELEY SEDGE



CAREX PRAEGRACILIS /  
CALIFORNIA FIELD SEDGE



CARISSA 'GREEN CARPET' /  
GREEN CARPET NATAL PLUM



CRASSULA A. 'BLUE BIRD' /  
BLUE BIRD JADE



ECHEVERIA SPP. /  
HENS AND CHICKS VARIETIES



FESTUCA GLAUCA /  
BLUE FESCUE



FESTUCA MAIREI /  
ATLAS FESCUE



LANтана MONTEVIDENSIS /  
PURPLE TRAILING LANTANA



LANтана 'NEW GOLD' /  
NEW GOLD LANTANA



LIGUSTRUM J. 'TEXANUM' /  
TEXAS PRIVET



MISCANTHUS 'MORNING LIGHT' /  
MORNING LIGHT MAIDEN GRASS



MUHLENBERGIA C. 'REGAL MIST' /  
PINK MUHLY



NASSELLA TENUISSIMA /  
MEXICAN FEATHER GRASS



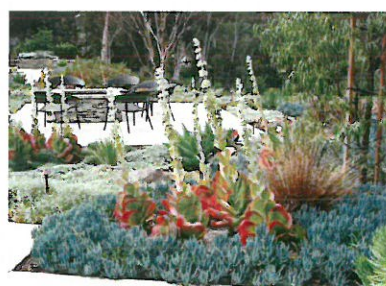
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PHORMIUM T. 'DAZZLER' /  
DAZZLER NEW ZEALAND FLAX



ROSMARINUS O. 'PROSTRATUS' /  
CREEPING ROSEMARY



SENECIO SERPENS /  
BLUE CHALKSTICKS



WESTRINGIA F. MUNDI /  
LOW COAST ROSEMARY



WESTRINGIA 'WYNABBIE GEM' /  
WYNABBIE GEM COAST ROSEMARY

# DRA ARCHITECTS

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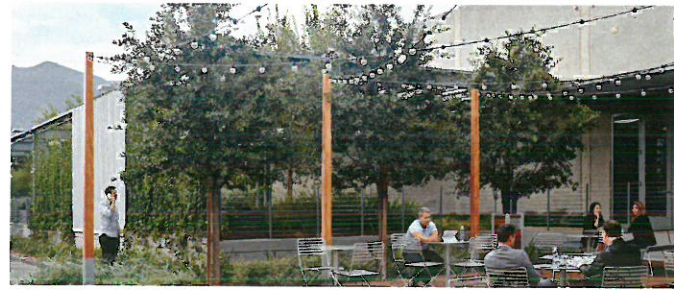
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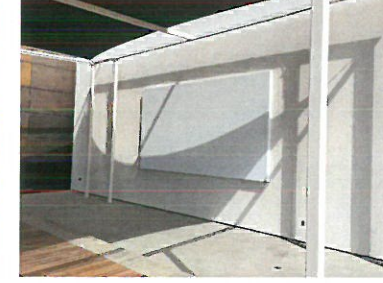
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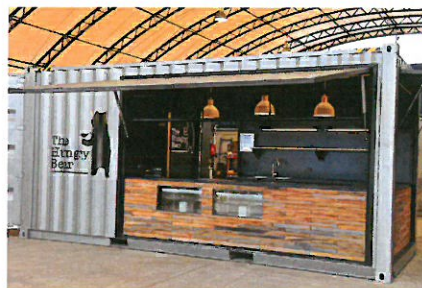




DINING



PLAY

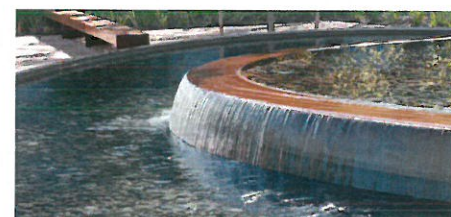
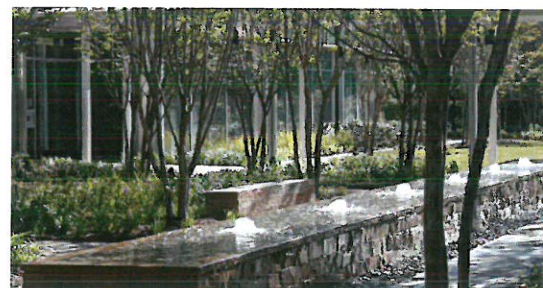


STORAGE CONTAINER KIOSKS / CAFES



SITE FURNISHINGS

LANDSCAPE



WATER ELEMENTS



SHADE

**DRA**  
ARCHITECTS

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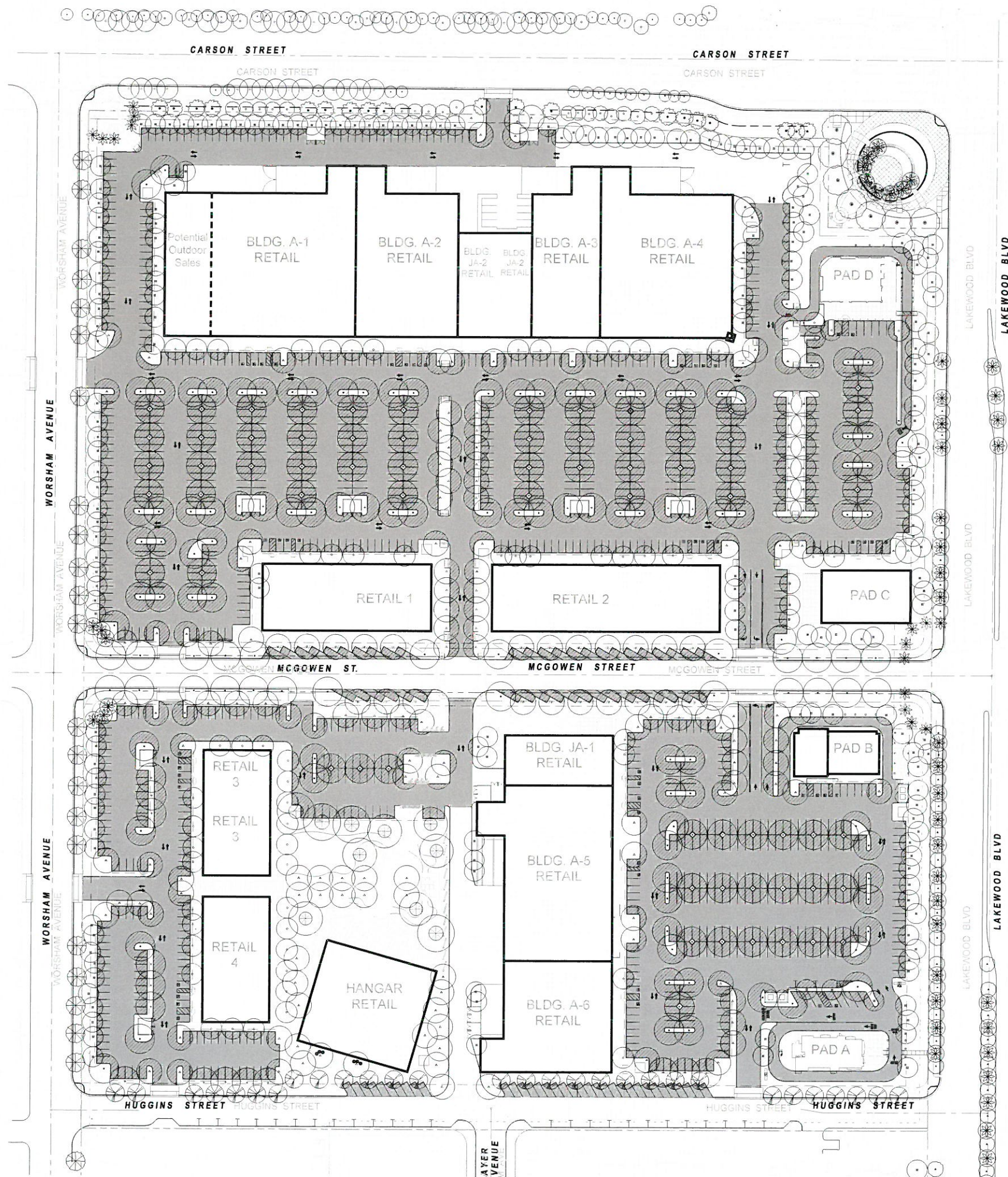
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SITE FURNISHINGS AND  
HARDSCAPE IMAGERY

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**SHADE CALCULATION**

TOTAL AREA OF PARKING STALLS & ASSOCIATED VEHICULAR CIRCULATION	= 490,089 S.F.
TOTAL REQUIRED SHADE AREA AT PARKING AREA & ASSOCIATED CIRCULATION (40%)	= 196,036 S.F. (40%)
TOTAL AREA OF SHADE FROM TREES (TREES AT 5 YEARS MATURITY)	= 201,095 S.F.
<b>TOTAL SHADED AREA</b>	<b>= 201,095 S.F. (41%)</b>

**SHADE AND PAVING LEGEND**

	AREA OF PARKING STALLS & ASSOCIATED VEHICULAR CIRCULATION
	SHADE PROVIDED BY TREES AT 5 YEARS GROWTH

**PERIMETER TREE TABULATIONS**

REQUIREMENT: 1 TREE PER 25 LINEAL FEET PERIMETER

STREET NAME	L.F.	# REQ'D	# PROVIDED
LAKEWOOD BLVD.	1,027	41	41
CARSON STREET	825	33	36
MC GOWEN STREET	985	39	47

**PLANT MATERIAL TABULATIONS**

TOTAL QUANTITY PLANTS ON SITE = 26,892  
 QUANTITY PLANTS REQUIRED TO BE LOW OR VERY LOW WATER USAGE = 24,203 (90%)  
 QUANTITY PLANTS PROVIDED THAT ARE LOW OR VERY LOW WATER USAGE = 24,203 (90%)

TOTAL TREE COUNT FOR ENTIRE SITE = 648

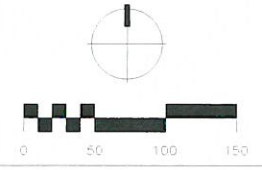
TREE SIZES:  
 NOTE: PALMS ARE COUNTED AS 36" BOX SIZE.

BOX SIZE	% REQ'D	# REQ'D	# PROVIDED	% PROVIDED
36" BOX	75%	486	402	83%
24" BOX	25%	162	246	152%
<b>TOTAL</b>	<b>100%</b>	<b>648</b>	<b>648</b>	<b>100%</b>

TOTAL QUANTITY SHRUBS FOR ENTIRE SITE = 26,892 (excluding 4" pots & flats)

SHRUB SIZES:

SIZE	% REQ'D	# REQ'D	# PROVIDED	% PROVIDED
15 GAL	10%	--	--	--%
5 GAL	60%	--	--	--%
1 GAL	30%	--	--	--%
<b>TOTAL</b>	<b>100%</b>	<b>--</b>	<b>--</b>	<b>--%</b>



PARKING LOT SHADING DIAGRAM SCALE 1"=50' A



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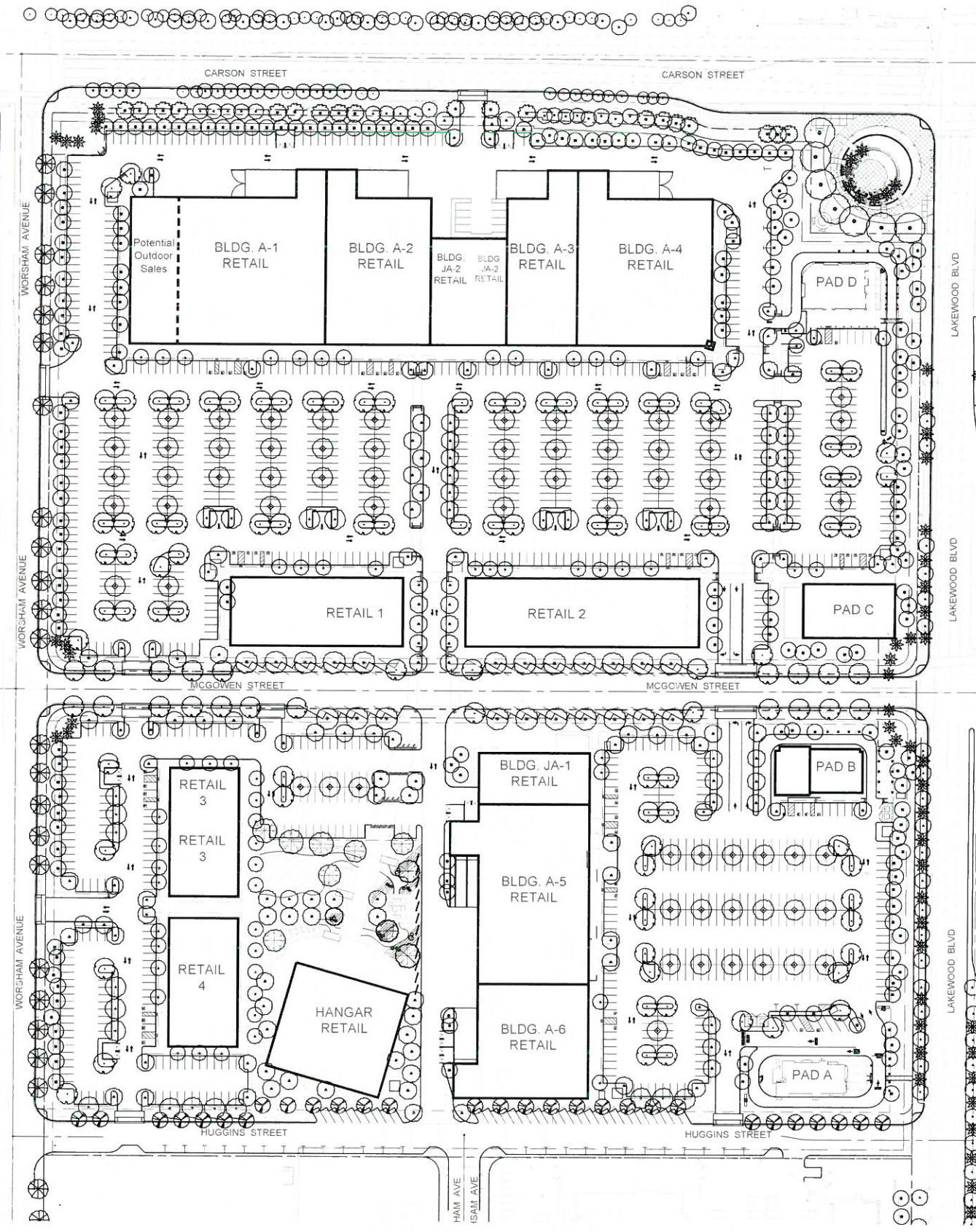
SHEET NAME  
**PARKING LOT SHADING DIAGRAM**

NO.	DATE	DESCRIPTION
3-2-16		Prelim. Site Plan Review Submittal
6-2-16		1st Site Plan Review Submittal
7-22-16		2nd Site Plan Review Submittal

JOB NO: 15049  
 DATE ISSUED: 7-22-16  
 DRAWN BY: LA  
 CHECK BY: JR

SHEET NO:  
**L3.1**





**AB1881 WATER BUDGET CALCULATIONS**  
 (CALCULATIONS SHOW THIS PROJECT TO BE IN COMPLIANCE WITH STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE "MWELDO")

**AB 1881 "MWELDO" WATER BUDGET CALCULATIONS**

Maximum Applied Water Allowance (MAWA)  
 The project's Maximum Applied Water Allowance shall be calculated using this equation:  
 $MAWA = (Eto) \times (0.62) \times (0.45 \times LA) + (0.55 \times SLA)$

Eto (Historical Evapotranspiration for Area) = 48.30  
 ETAF (Evapotranspiration Adjustment Factor - LA) = 0.45  
 ETAF (Evapotranspiration Adjustment Factor - SLA) = 0.55  
 LA (Total Landscaped Area including SLA) = 196,105 R2  
 SLA (Special Landscaped Area) = 0 R2  
 0.62 (Conversion Factor)

Eto	ETAF	LA or SLA (ft <sup>2</sup> )	Conversion	MAWA (Gallons Per Year)
48.30	0.45	196,105	0.62	2,642,652
48.30	0.55	0	0.62	0
Totals =				2,642,652

Maximum Applied Water Allowance (MAWA) = 2,642,652 Gal/yr 3533.0 CCF/yr

**Estimated Total Water Use (ETWU)**  
 The project's Estimated Total Water Use shall be calculated using this equation:  
 $ETWU = (Eto) (0.62) (PF + HA) + (SLA)$

ETWU = Estimated Total Water Use per year (gallons)  
 Eto = Reference Evapotranspiration (inches) 48.30 (inches per year)  
 PF = Plant Factor from WUCOLS (see section 491)  
 HA = Hydrozone Area [high, medium and low water use areas] (square feet)  
 SLA = Special Landscaped Area (square feet)  
 0.62 = Conversion Factor  
 IE = Irrigation Efficiency

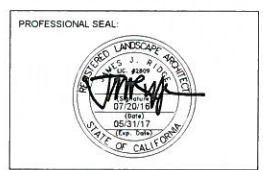
	Eto	Conversion	PF	HA (R2) SLA (R2)	IE	Gallons
Hydrozone Area # 1 (Shrub Drip MOD)	48.30	0.62	0.40	57,800	0.81	851,797
Hydrozone Area # 2 (Shrub Drip LOW)	48.30	0.62	0.30	134,397	0.81	1,490,672
Hydrozone Area # 3 (Turf Spray)	48.30	0.62	0.80	4,108	0.71	138,612
Totals =				196,105		2,481,021

Estimated Total Water Use (ETWU) = 2,481,021 Gal / yr 3316.9 CCF / yr  
 Percentage of Savings over MAWA = 6.1%  
 This Number Must Be Positive:



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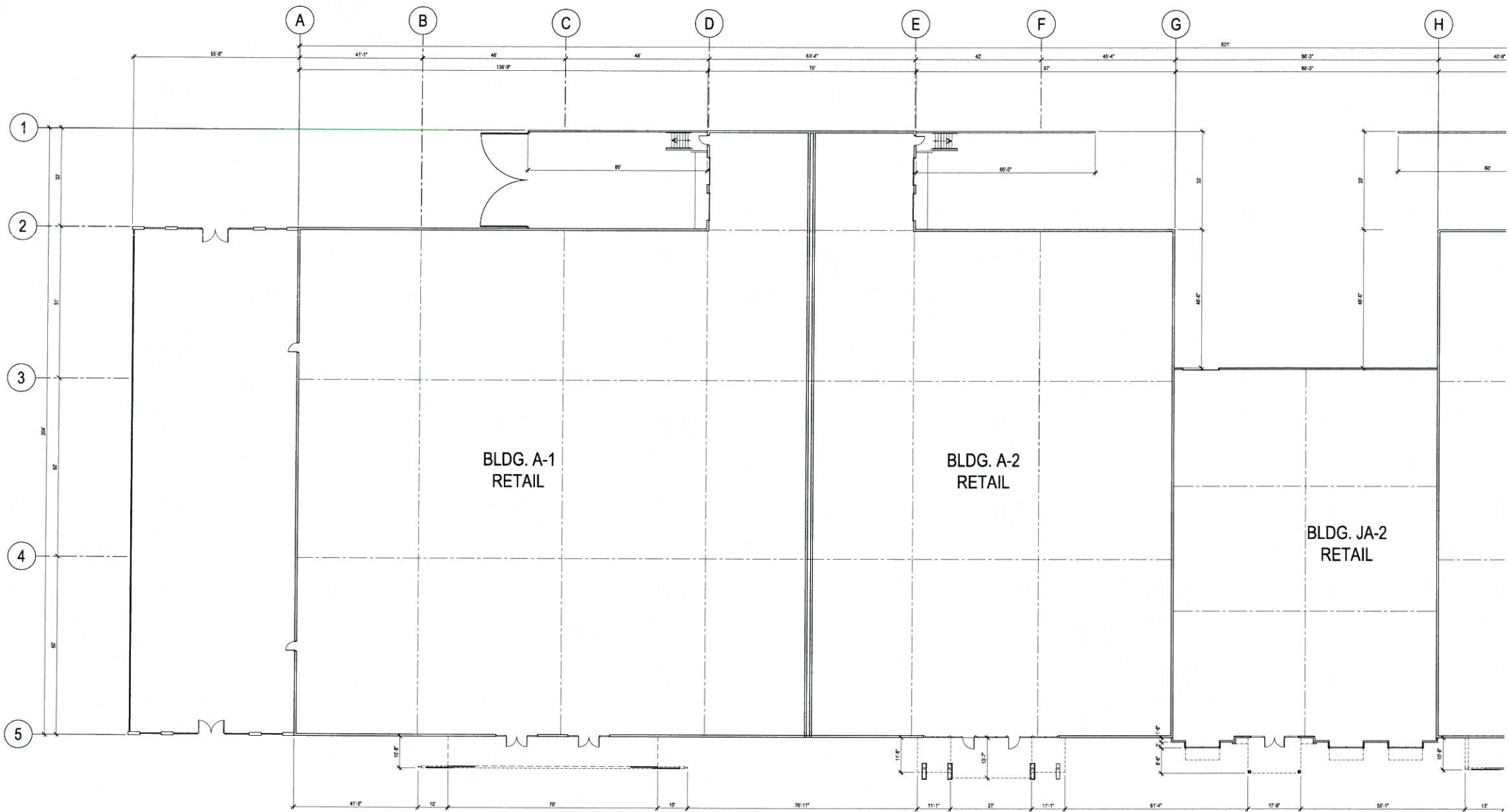
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**WATER CONSERVATION PLAN & CALCULATIONS**

NO.	DATE	DESCRIPTION
3-2-16		Prelim. Site Plan Review Submittal
6-2-16		1st Site Plan Review Submittal
7-22-16		2nd Site Plan Review Submittal

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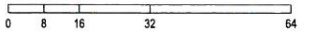
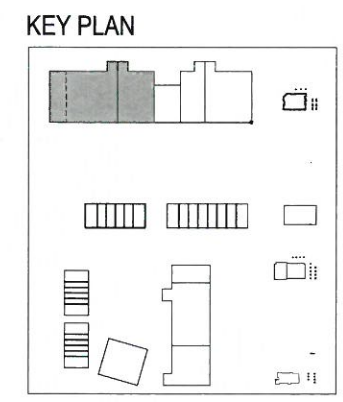
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**L4.1**





FLOOR PLAN  
 CARSON STREET BLDG  
 ENLARGED WEST

SCALE: 1/16"=1'-0"

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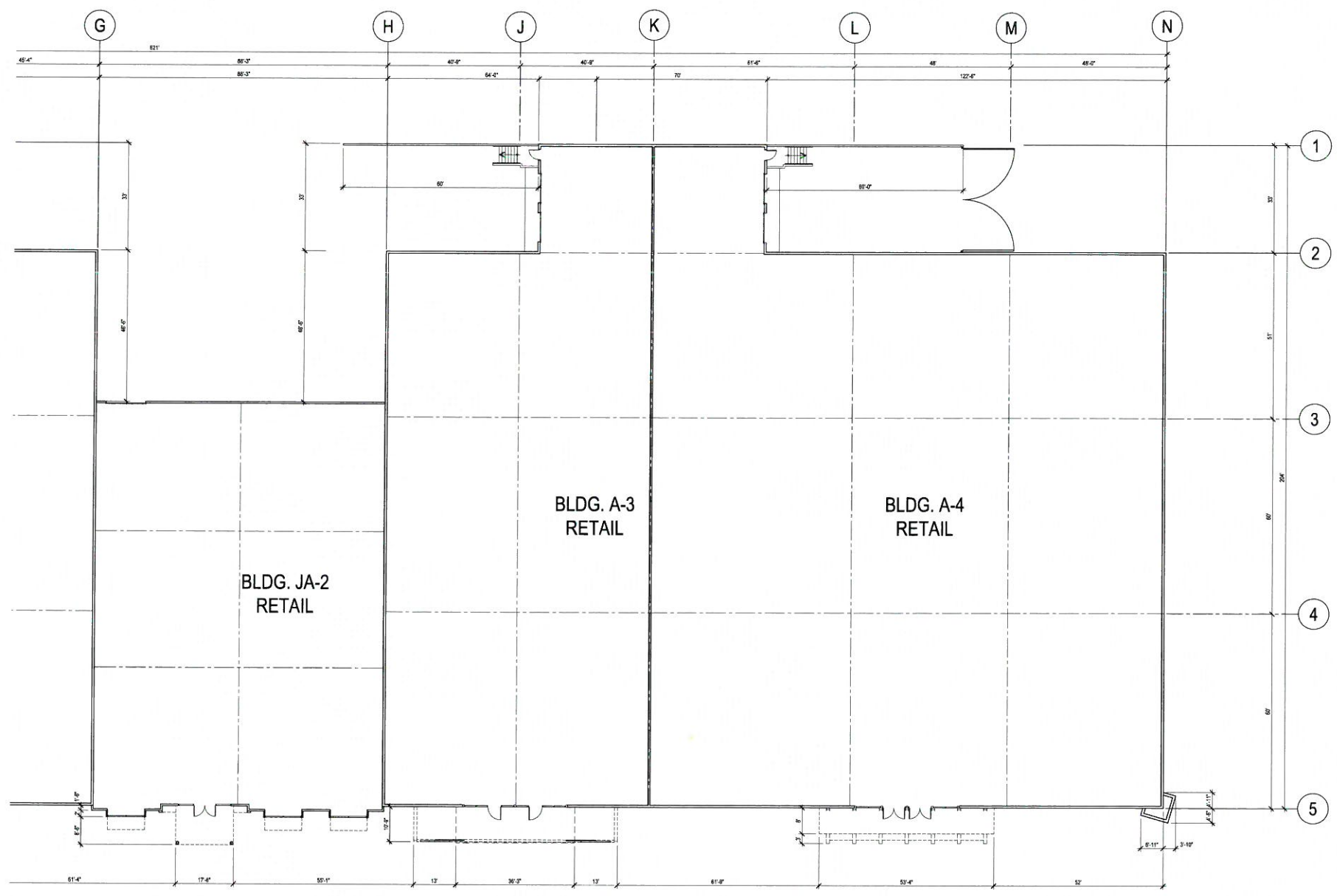
SHEET NAME  
 FLOOR PLAN  
 CARSON STREET BLDG.  
 ENLARGED WEST

NO.	DATE	DESCRIPTION
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7-29-16		2nd Site Plan Review Submittal

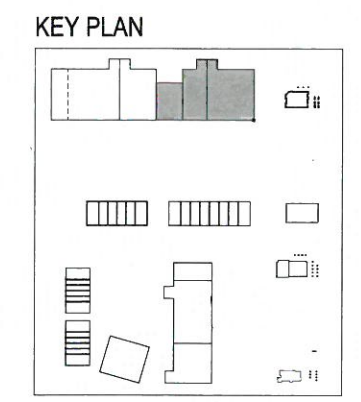
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 DRAWN BY: SPZ, CMH, MAP  
 CHECK BY: CMH

SHEET NO:  
**A2.1**





FLOOR PLAN  
 CARSON STREET BLDG  
 ENLARGED EAST  
 SCALE: 1/16"=1'-0"  
 0 8 16 32 64



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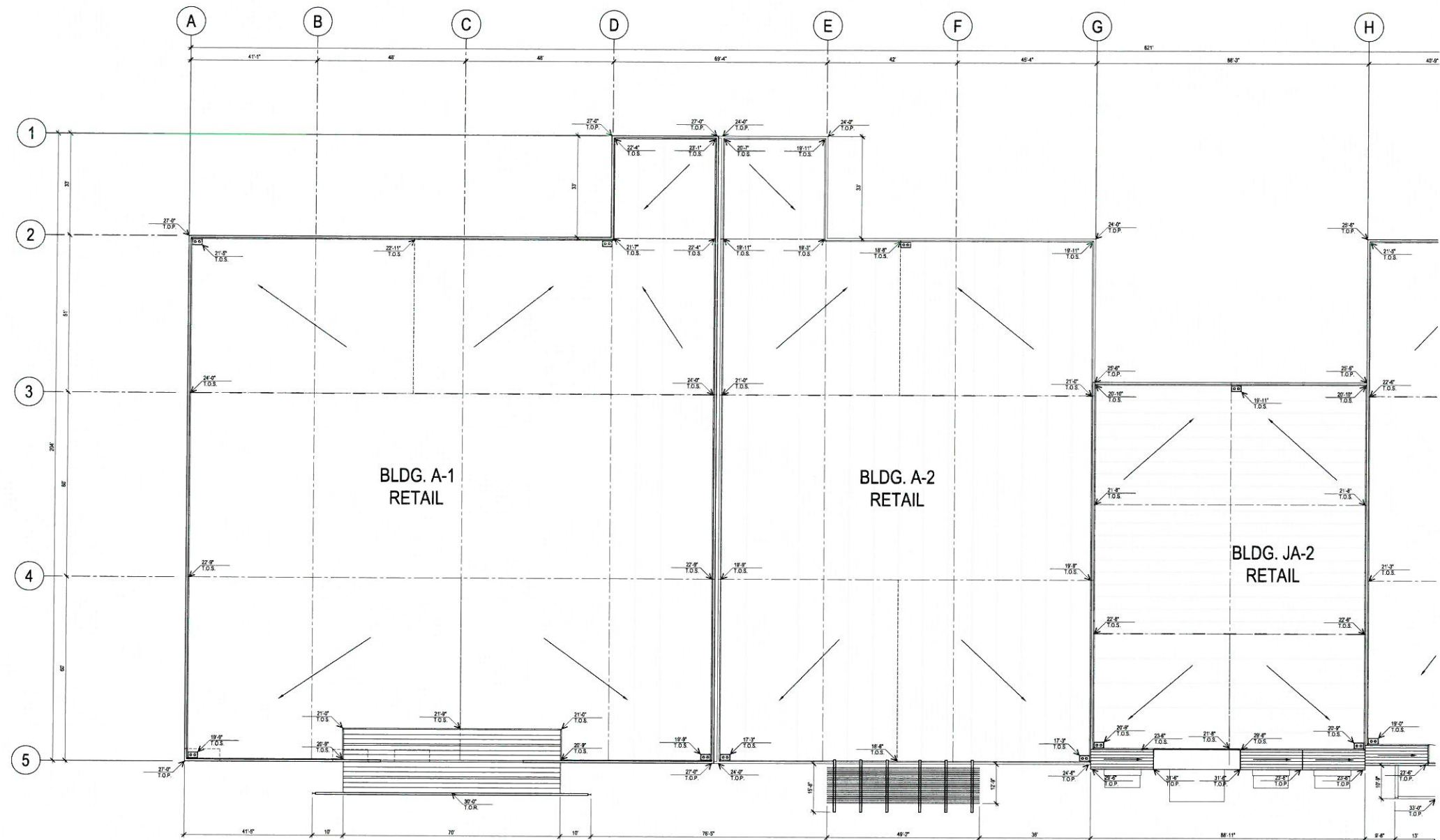
SHEET NAME  
 FLOOR PLAN  
 CARSON STREET BLDG.  
 ENLARGED EAST

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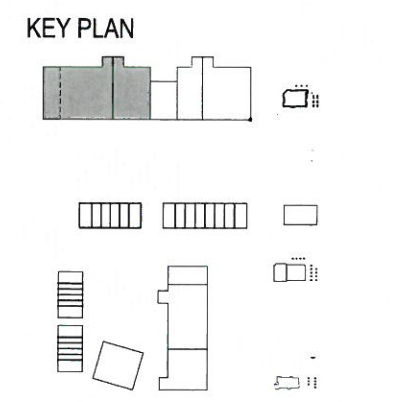
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**A2.2**





ROOF PLAN  
 CARSON STREET BLDG  
 ENLARGED WEST

SCALE: 1/16"=1'-0"



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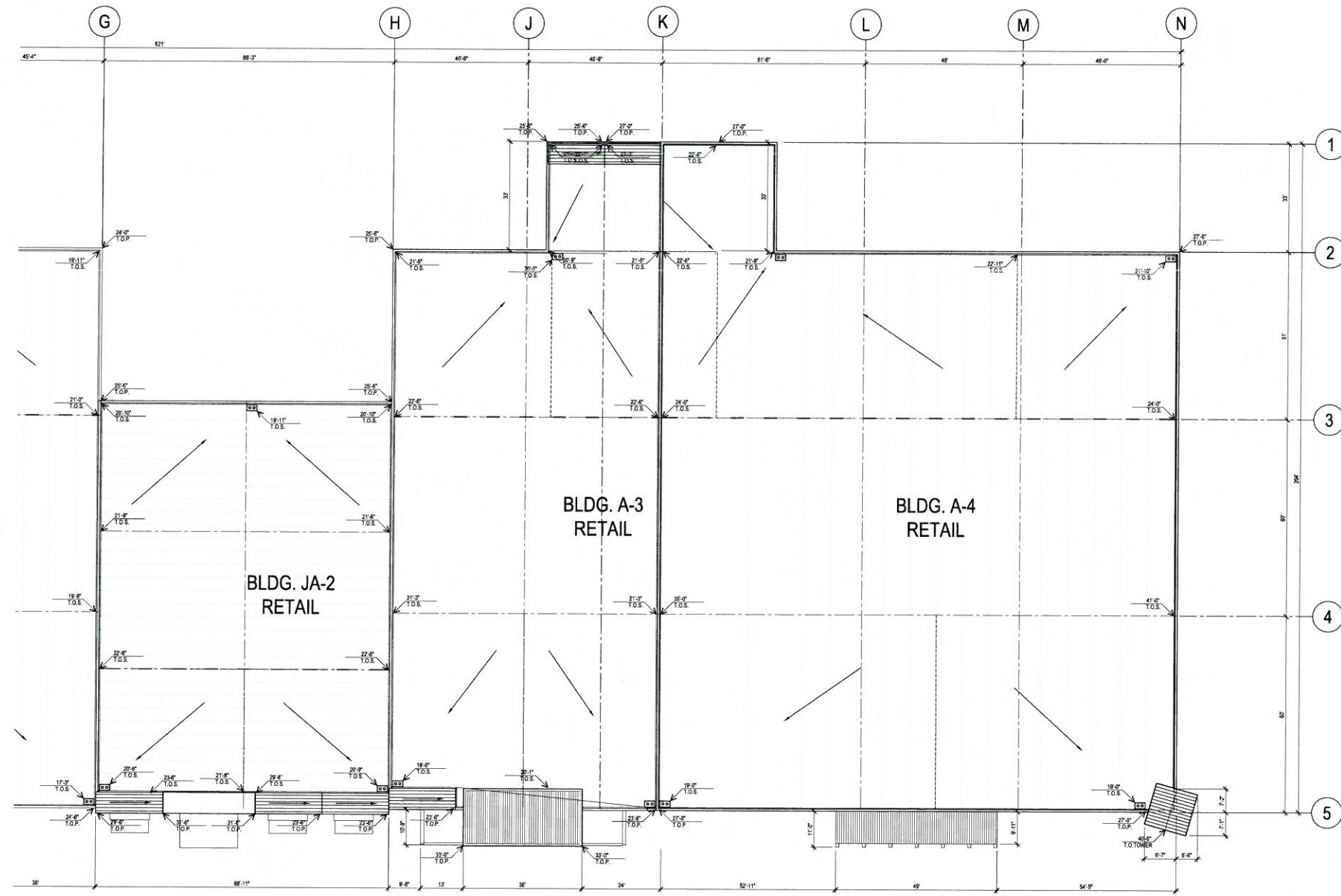
SHEET NAME  
 ROOF PLAN  
 CARSON STREET BLDG.  
 ENLARGED WEST

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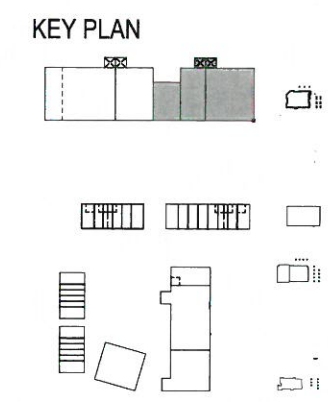
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ROOF PLAN  
 CARSON STREET BLDG  
 ENLARGED EAST

SCALE: 1/16"=1'-0"



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 ROOF PLAN  
 CARSON STREET BLDG.  
 ENLARGED EAST

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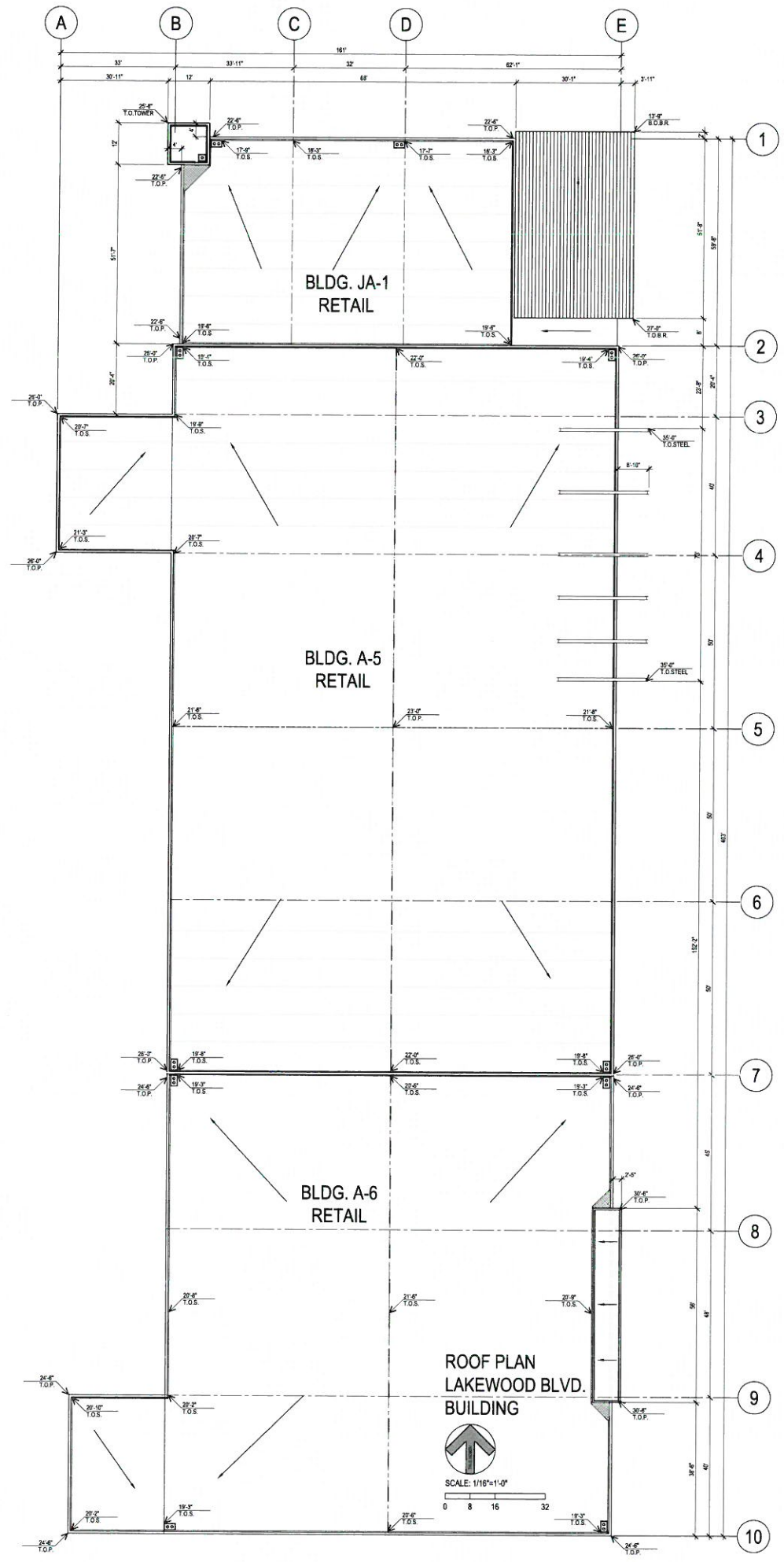
CLIENT NAME  
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SHEET NAME  
FLOOR & ROOF PLANS  
LAKEWOOD BLVD.  
BUILDING

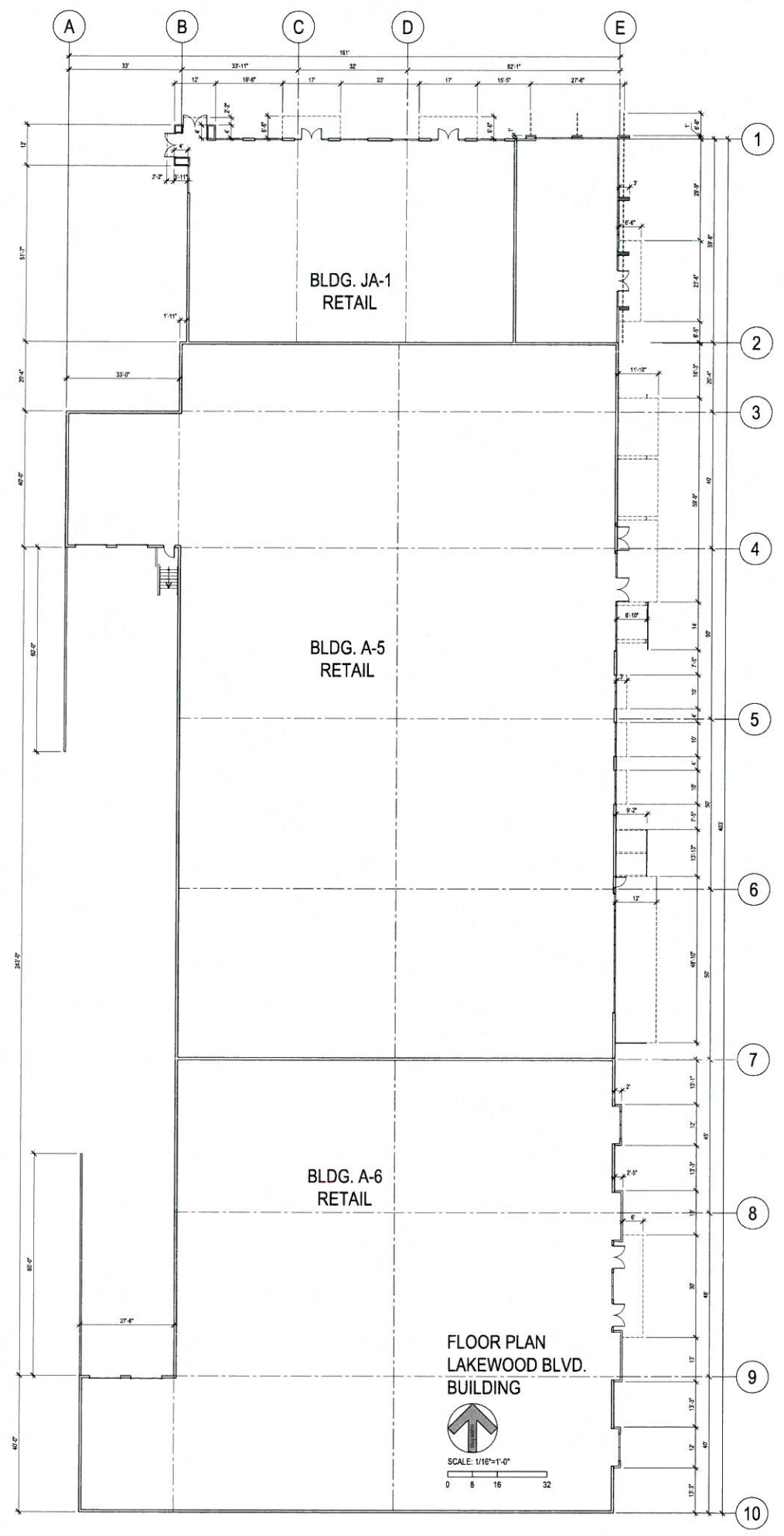
NO.	DATE	DESCRIPTION
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7-29-16		2nd Site Plan Review Submittal

JOB NO: 15049  
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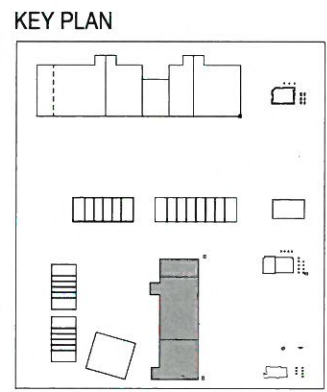
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ROOF PLAN  
LAKEWOOD BLVD.  
BUILDING  
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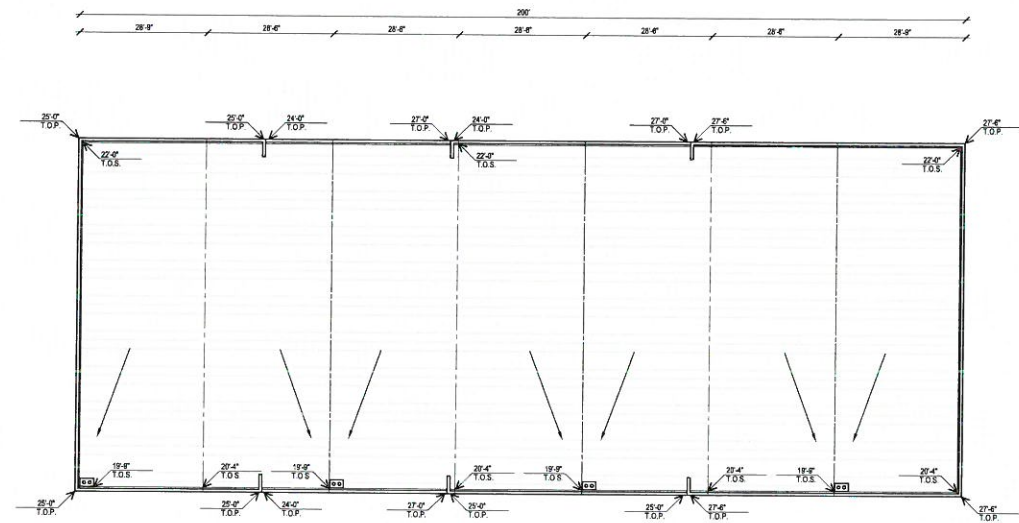


FLOOR PLAN  
LAKEWOOD BLVD.  
BUILDING  
SCALE: 1/16"=1'-0"  
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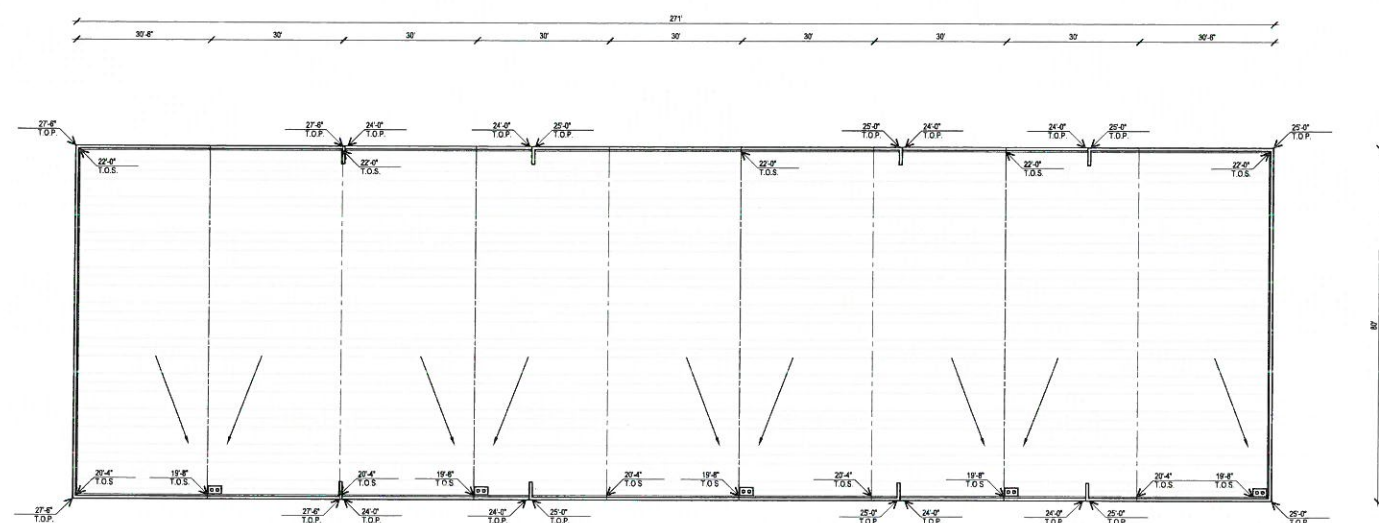


KEY PLAN

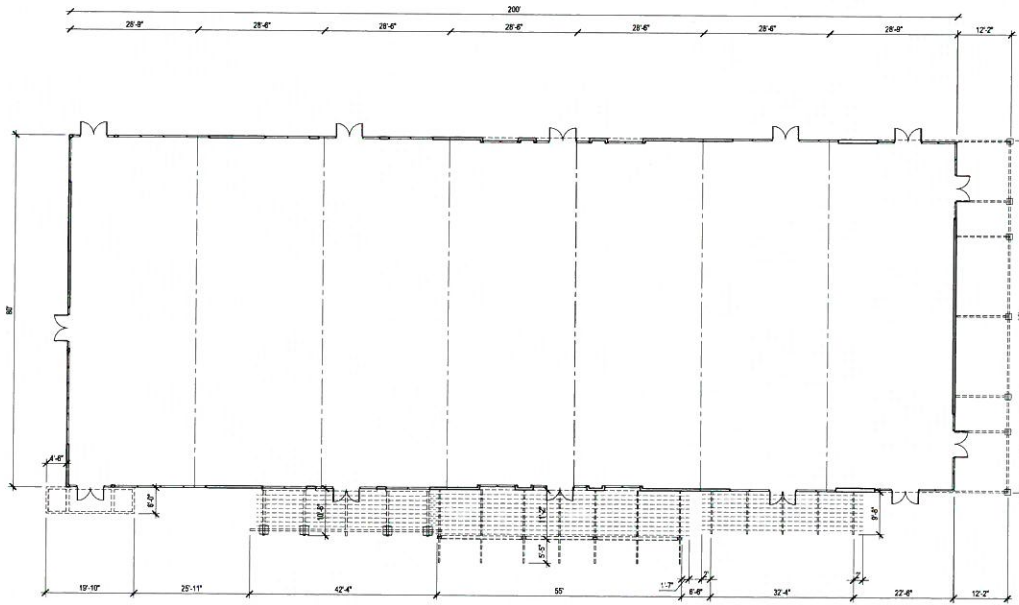




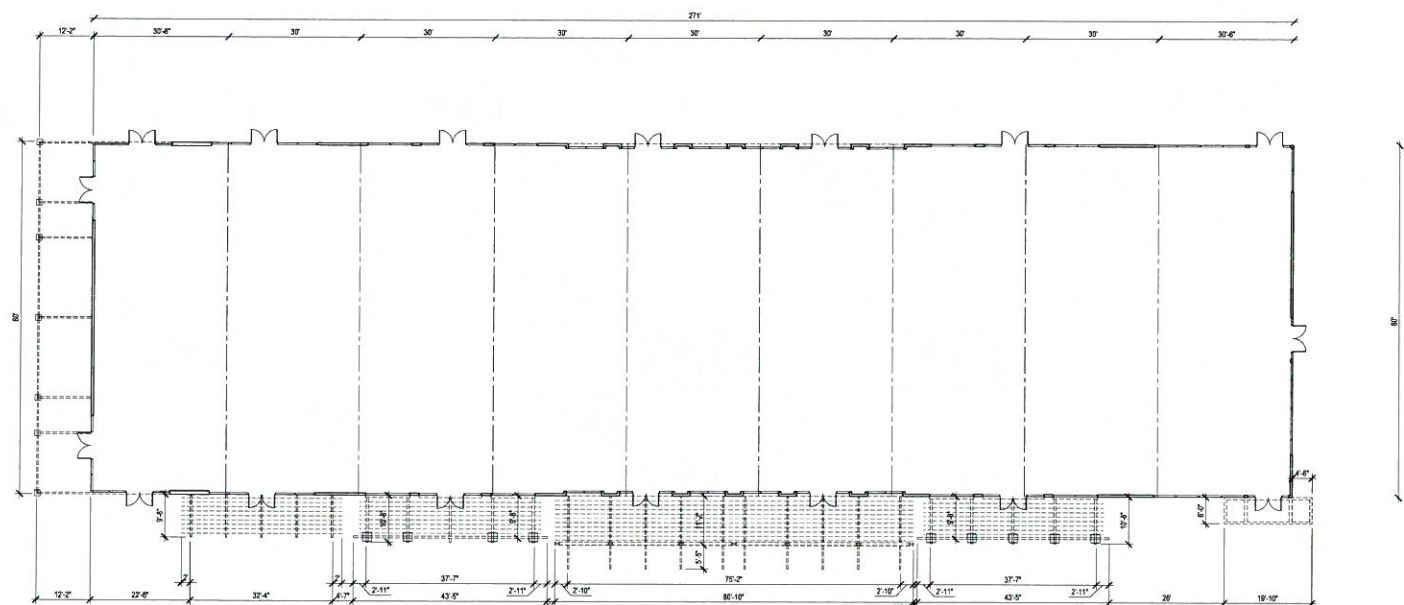
ROOF PLAN  
McGOWEN ST. BLDG.  
RETAIL 1  
SCALE: 1/16"=1'-0"  
0 8 16 32 64



ROOF PLAN  
McGOWEN ST. BLDG.  
RETAIL 2  
SCALE: 1/16"=1'-0"  
0 8 16 32 64

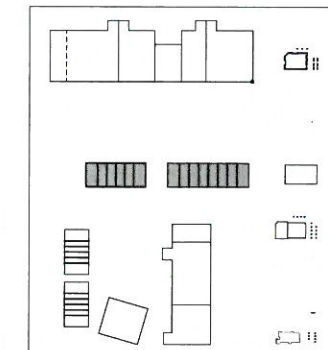


FLOOR PLAN  
McGOWEN ST. BLDG.  
RETAIL 1  
SCALE: 1/16"=1'-0"  
0 8 16 32 64



FLOOR PLAN  
McGOWEN ST. BLDG.  
RETAIL 2  
SCALE: 1/16"=1'-0"  
0 8 16 32 64

KEY PLAN



**DRA**  
ARCHITECTS

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FLOOR & ROOF PLANS  
McGOWEN ST. BLDGS

NO.	DATE	DESCRIPTION
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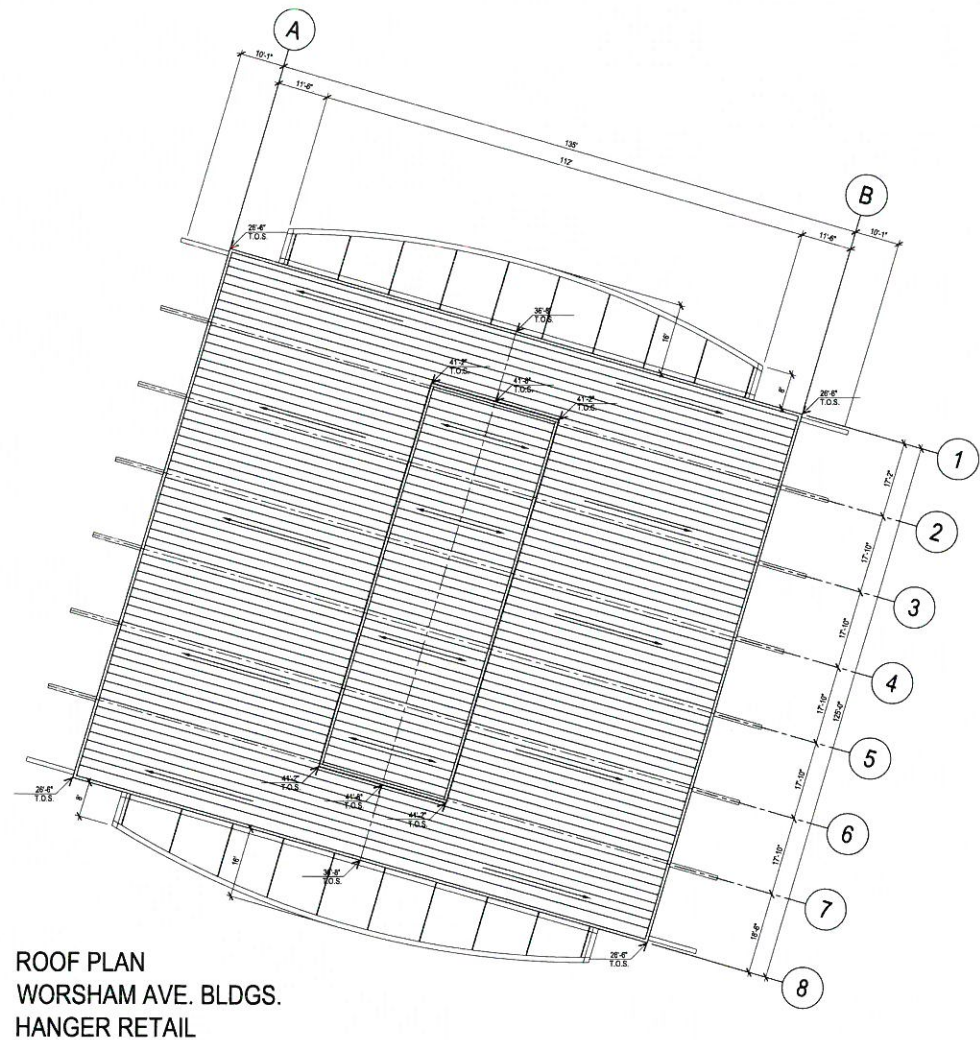
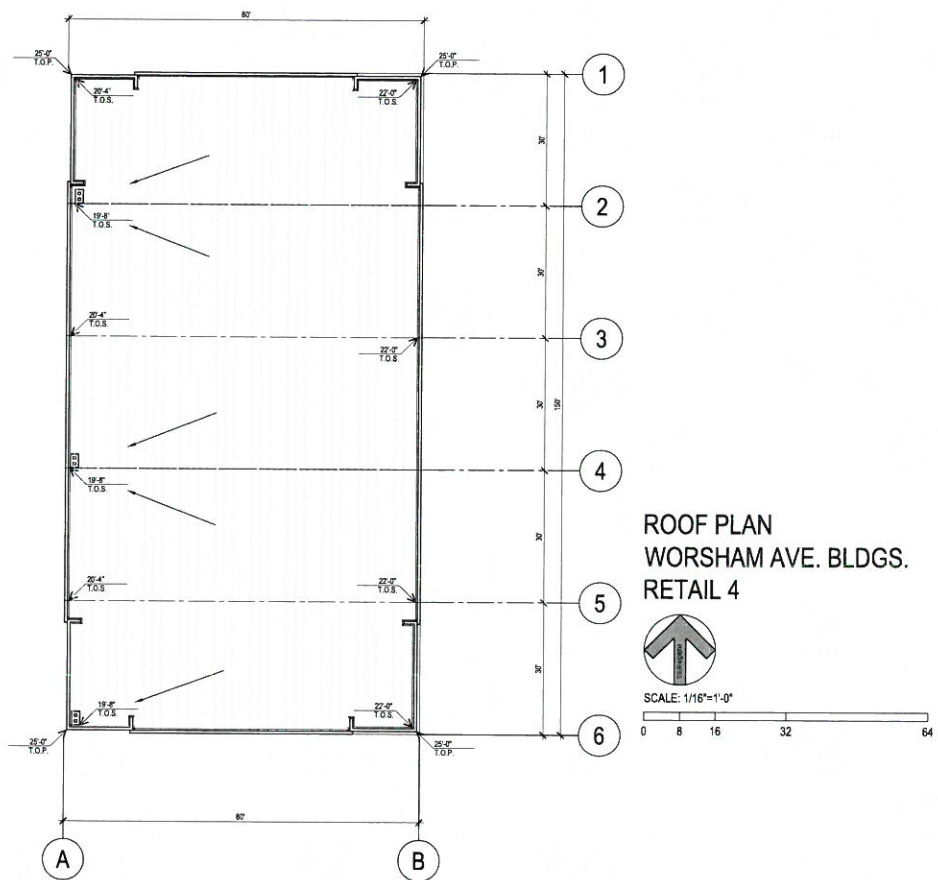
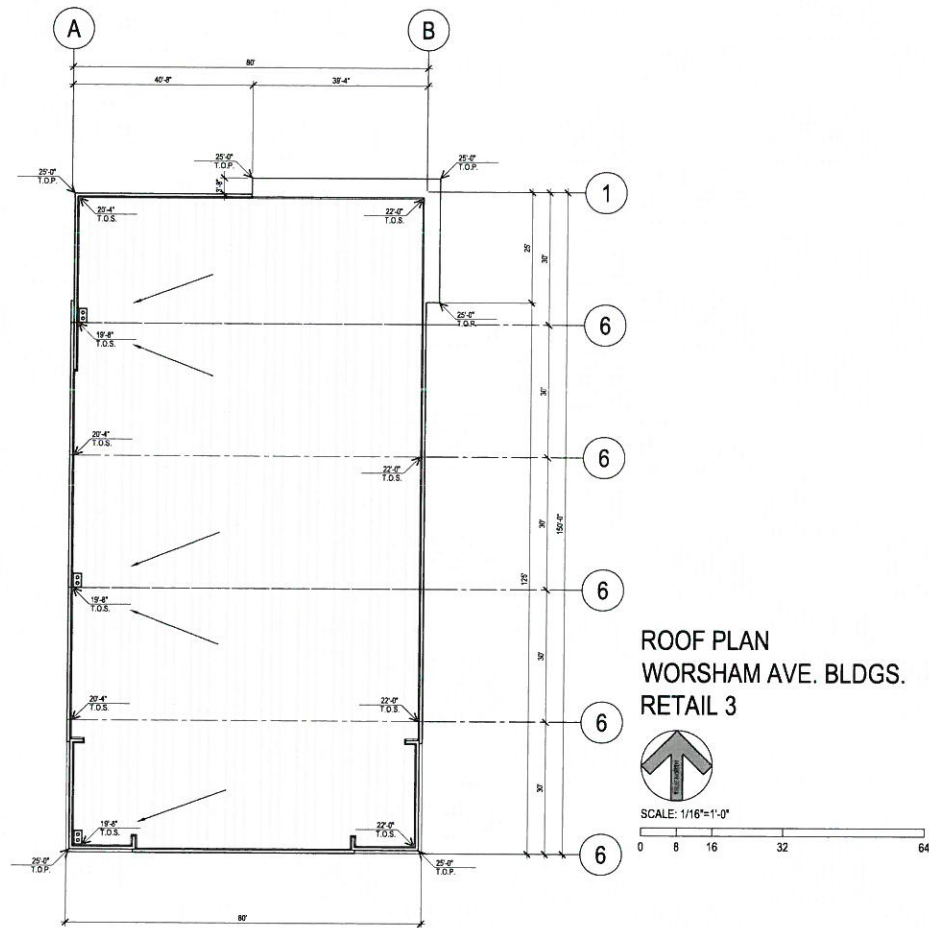
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SHEET NO:  
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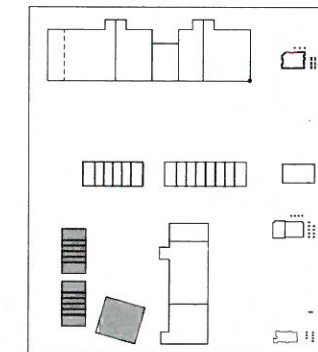








KEY PLAN



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SHEET NAME  
ROOF PLANS  
WORSHAM AVENUE  
BUILDINGS

NO.	DATE	DESCRIPTION
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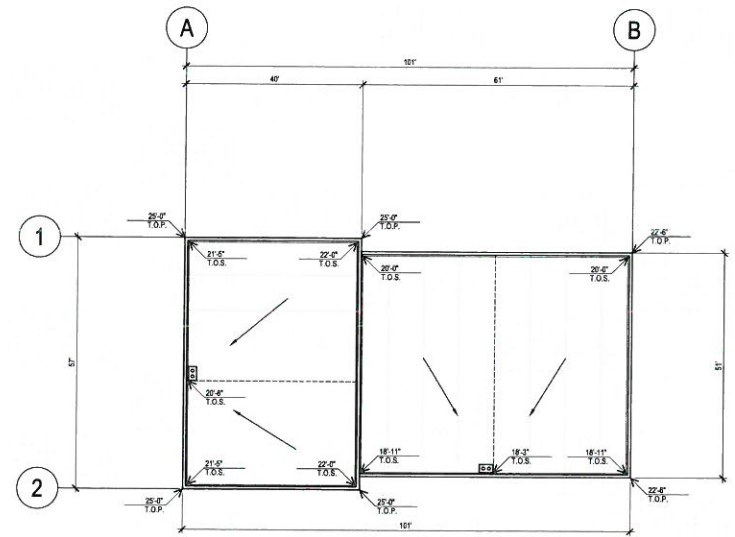
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CONSULTANT:

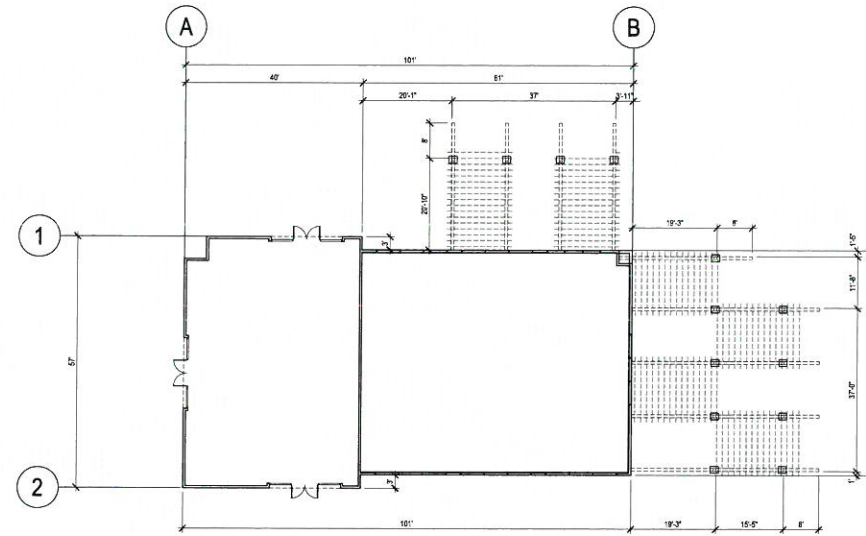
PROFESSIONAL SEAL:



ROOF PLAN  
LAKEWOOD BLVD. - PAD B



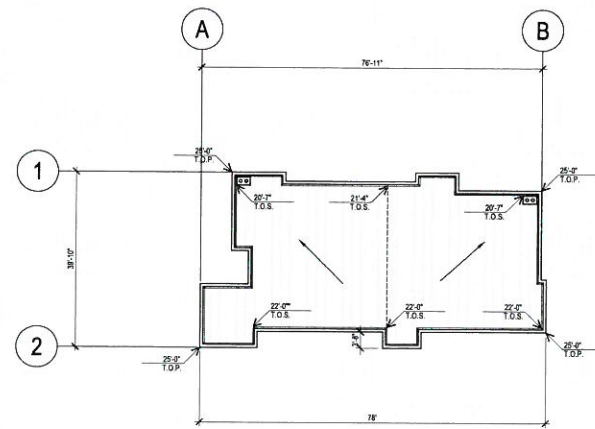
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FLOOR PLAN  
LAKEWOOD BLVD. - PAD B



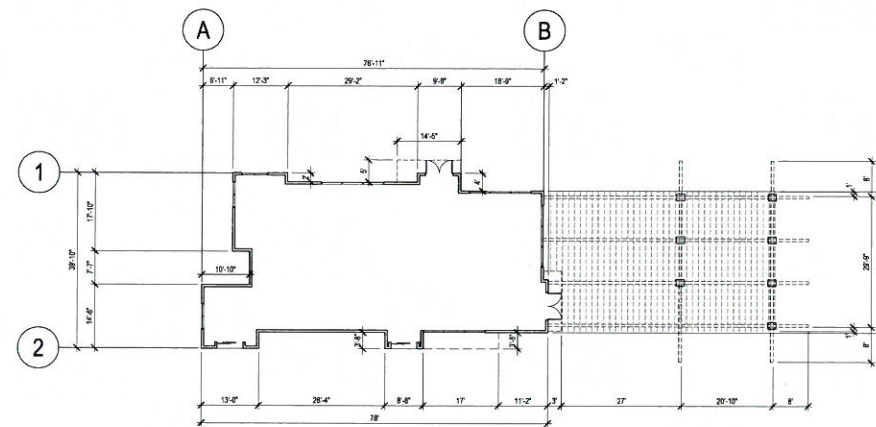
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ROOF PLAN  
LAKEWOOD BLVD. - PAD A



SCALE: 1/16"=1'-0"  
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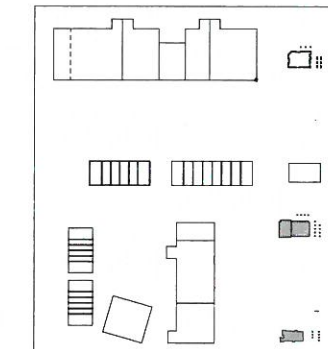


FLOOR PLAN  
LAKEWOOD BLVD. - PAD A



SCALE: 1/16"=1'-0"  
0 8 16 32 64

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SHEET NAME  
FLOOR & ROOF PLANS  
LAKEWOOD BLVD. PADS

NO.	DATE	DESCRIPTION
3-2-16		Prelim. Site Plan Review Submittal
6-2-16		1st Site Plan Review Submittal
7-29-16		2nd Site Plan Review Submittal

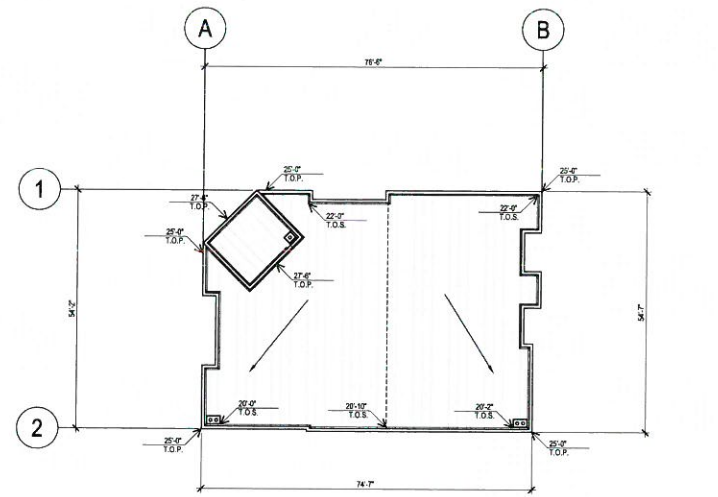
JOB NO: 15049  
DATE ISSUED: 6-20-16  
DRAWN BY: SPZ, CMH, MAP  
CHECK BY: CMH

SHEET NO:  
**A2.9**

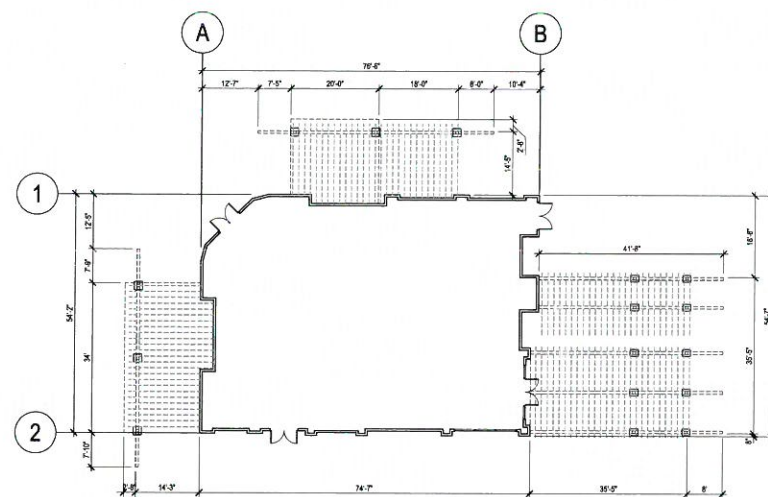
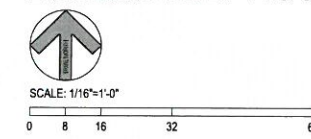


CONSULTANT:

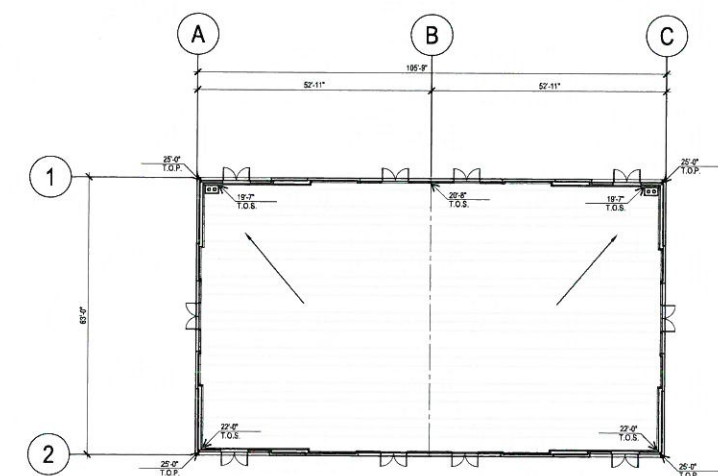
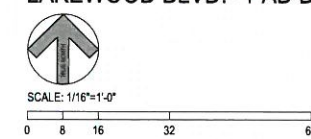
PROFESSIONAL SEAL:



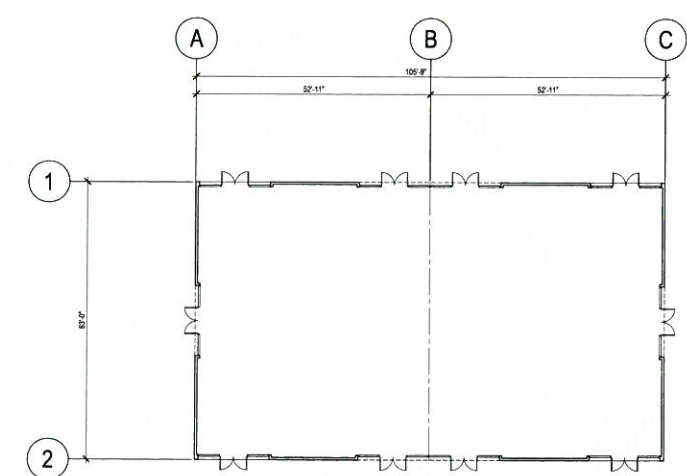
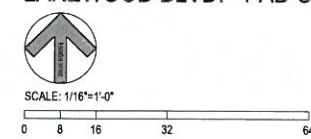
ROOF PLAN  
LAKEWOOD BLVD. - PAD D



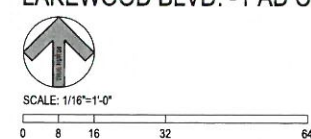
FLOOR PLAN  
LAKEWOOD BLVD. - PAD D



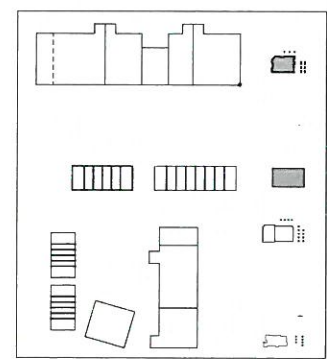
ROOF PLAN  
LAKEWOOD BLVD. - PAD C



FLOOR PLAN  
LAKEWOOD BLVD. - PAD C



KEY PLAN



PROJECT TITLE  
**LBX**  
Long Beach  
Exchange  
South/West Corner of Carson Street  
and Lakewood Blvd  
Long Beach, California

CLIENT NAME  
**BWP**  
BURNHAM | WARD  
1100 Newport Center Drive  
Suite 200  
Newport Beach, California  
949-760-9150

SHEET NAME  
FLOOR & ROOF PLANS  
LAKEWOOD BLVD. PADS

NO.	DATE	DESCRIPTION
3-2-16		Prelim. Site Plan Review Submittal
6-2-16		1st Site Plan Review Submittal
7-29-16		2nd Site Plan Review Submittal

JOB NO:	15049
DATE ISSUED:	6-20-16
DRAWN BY:	SPZ, CMH, MAP
CHECK BY:	CMH

SHEET NO:  
**A2.10**