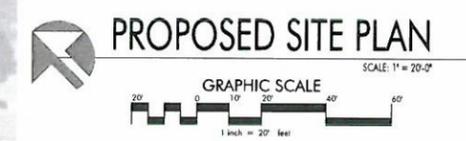


SITE DATA

ZONING	
PROPOSED USE	RETAIL
EXISTING ZONING	CHW
APN(S)	REGIONAL COMMERCIAL HIGHWAY 7220-006-005 7220-006-015 7220-006-016
SCOPE OF WORK	
- LOT LINE ADJUSTMENT AND LOT MERGER OF COMMON BOUNDARY LINE FOR LOTS IDENTIFIED.	
- REMOVAL OF (4) EXISTING BUILDINGS AND PROPOSING A NEW DEVELOPMENT CONSISTING OF ±14,450 SF RETAIL AND ±2,967 SF RESTAURANT.	
SITE AREA	
SITE AREA (GROSS)	±1.97 AC ±85,845 SF
SITE AREA (NET)	±1.96 AC ±85,162 SF
PARCEL A (RESTAURANT)	±0.64 AC ±27,687 SF
PARCEL B (RETAIL/PHARM.)	±1.32 AC ±57,475 SF
BUILDING DATA	
RETAIL/PHARMACY	±14,450 SF
RESTAURANT	±2,967 SF
TOTAL BUILDING	±17,417 SF
F.A.R.	0.20
MAXIMUM BUILDING HEIGHT	±28'H
PARKING DATA	
RETAIL/PHARMACY (±14,450 SF/250)	58 STALLS
RESTAURANT (±2,967 SF/100)	30 STALLS
TOTAL PARKING REQUIRED	88 STALLS
PARKING PROVIDED	89 STALLS
RETAIL/PHARMACY PROVIDED	58 STALLS
RESTAURANT PROVIDED	31 STALLS
OVERALL PARKING RATIO	5.1 / 1,000 SF
SETBACKS	
BUILDING	
FRONT YARD SETBACK	10'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	5'
PARKING	
FRONT/SIDE YARD SETBACK	6'
REAR YARD SETBACK	5'
SITE LAYOUT DATA	
MIN. DRIVE AISLE WIDTH	24'-0"
STANDARD PARKING STALL	8'-6" x 18'-0"

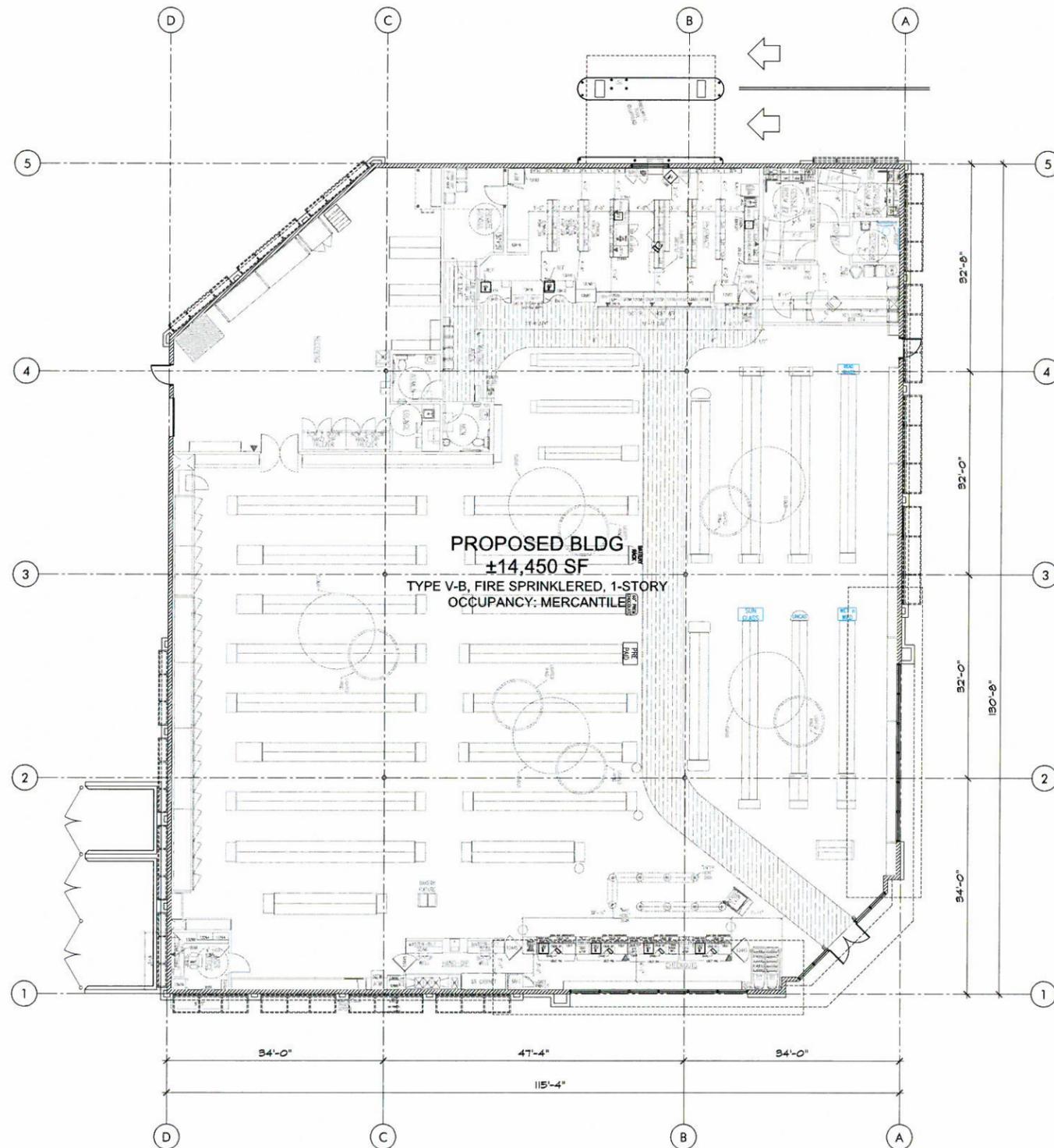


PRELIMINARY SITE PLAN SUBJECT TO CHANGE.

NEC PCH & XIMENO AVE
 4525 E. PACIFIC COAST HIGHWAY
 LONG BEACH, CA
FRONTIER REAL ESTATE INVESTMENTS
 610 NEWPORT CENTER DRIVE, SUITE 400, NEWPORT BEACH, CA 92660
 949.800.8069

McKently Malak ARCHITECTS
 35 Hugus Alley, Suite 200
 Pasadena, California 91103-3648
 TEL 626.583.8348 FAX 626.583.8387

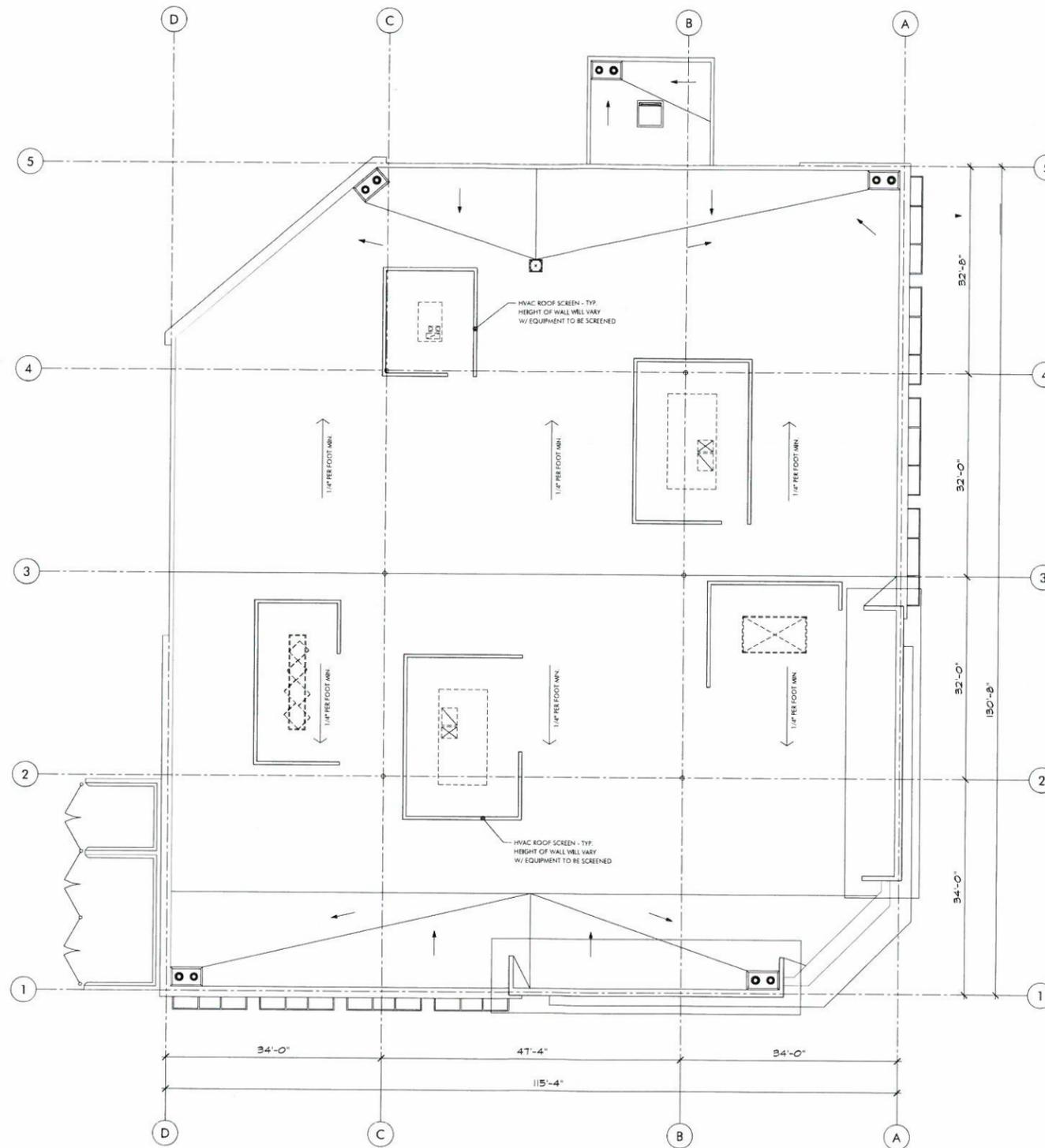
PROPOSED SITE PLAN
 3/25/2016 15179TMA
A011



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 4525 E. PACIFIC COAST HIGHWAY
 LONG BEACH, CA
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 610 NEWPORT CENTER DRIVE, SUITE 400, NEWPORT BEACH, CA 92660
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PROPOSED FLOOR PLAN
 3/29/2016 15179TMA
A101



NEC PCH & XIMENO AVE

4525 E. PACIFIC COAST HIGHWAY
LONG BEACH, CA

FRONTIER REAL ESTATE INVESTMENTS

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949.800.8069

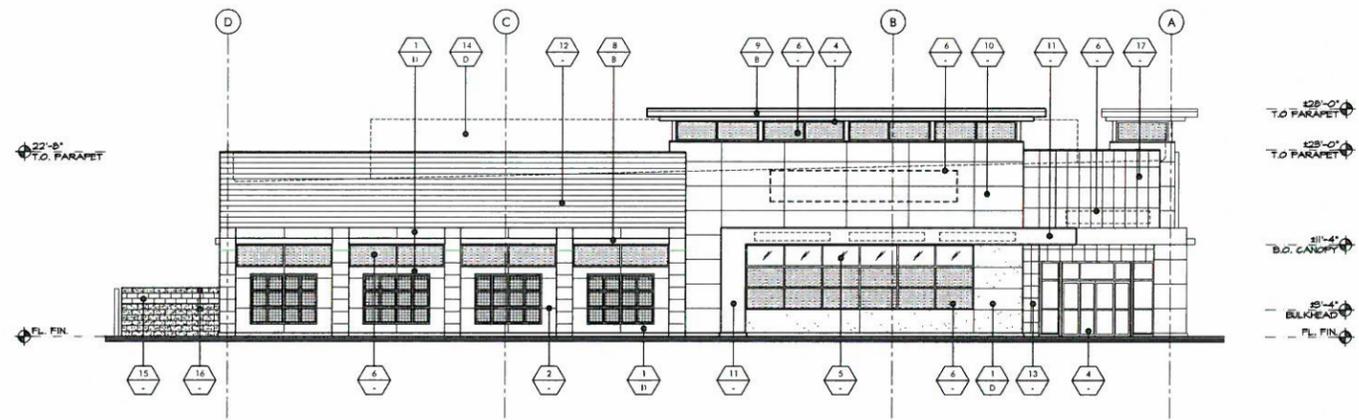
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Malak**
ARCHITECTS

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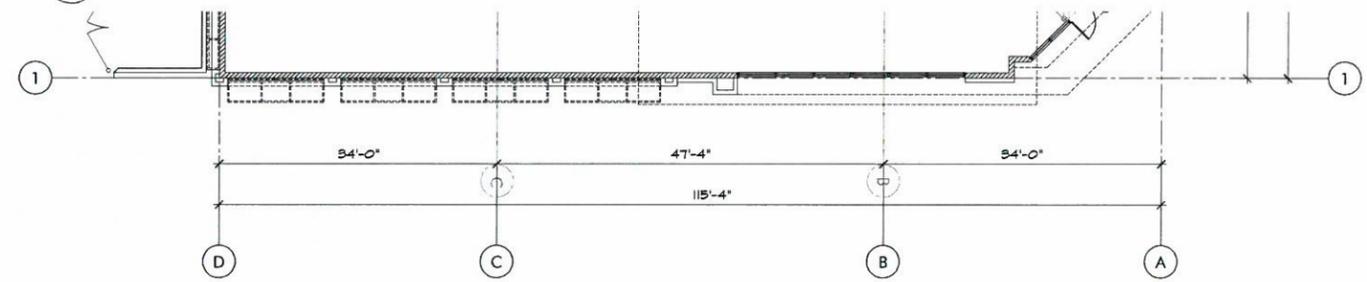
PROPOSED ROOF PLAN

3/31/2016 15179TMA

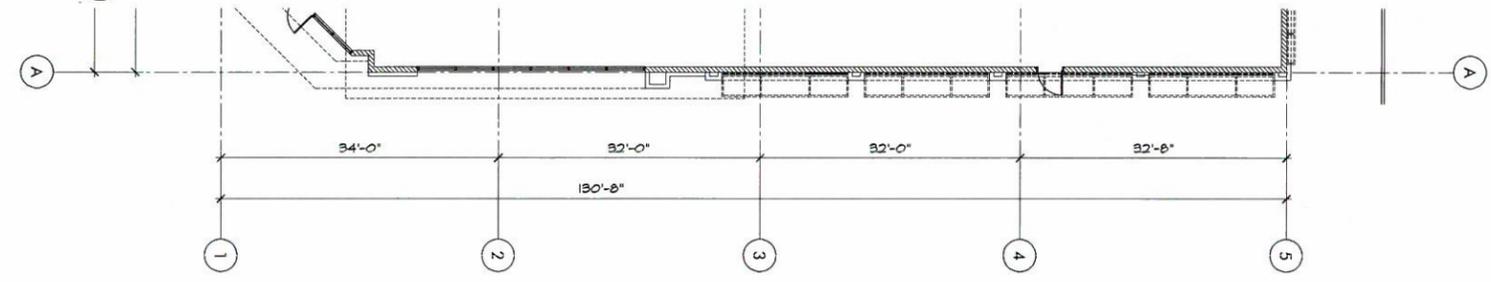
A102



1 WEST ELEVATION (FRONT)
FACING PACIFIC COAST HIGHWAY - SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (SIDE)
FACING XIMENO AVENUE - SCALE: 1/8" = 1'-0"

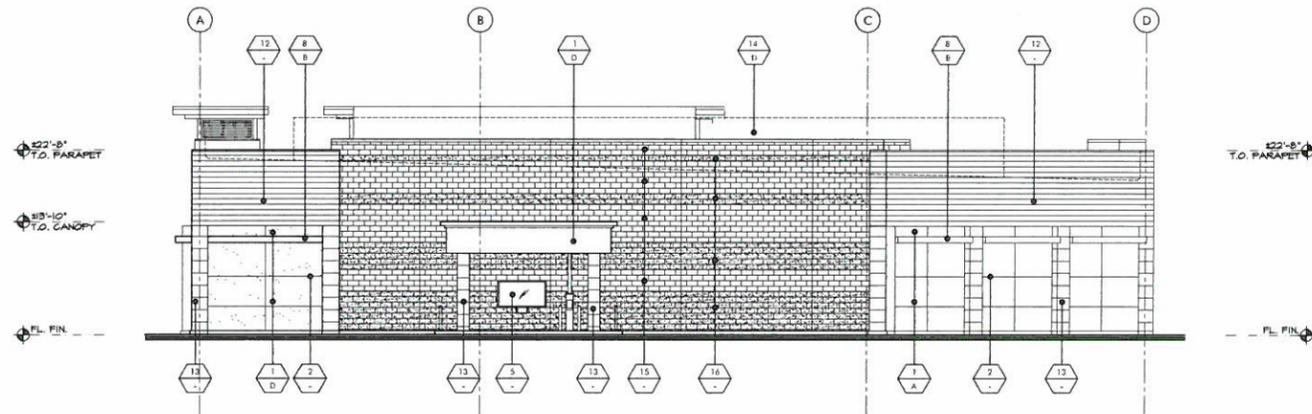


MATERIALS AND FINISH KEYNOTES	
1	EXTERIOR CEMENT PLASTER
2	PLASTER REVEAL JOINTS
3	SIGNAGE (NOT A PART OF THIS PERMIT)
4	ANODIZED ALUMINUM STOREFRONT MANUFACTURER: KAMNEER NORTH AMERICA COLOR: CLEAR
5	VISIBLE / CLEAR GLAZING
6	SPANDREL GLAZING
7	EXTERIOR METAL/ROLL-UP DOOR & FRAMES PAINTED TO MATCH ADJACENT SURFACE
8	METAL CANOPY COLOR: DE168 - MYSTERIOUS BLUE MANUFACTURER: CUSTOM
9	GORNICE / ROOF FASCIA
10	METAL PANEL COLOR: SILVER MAN: ALPOLIC, ALUCOBOND, OR KYNAR FINISH
11	METAL PANEL COLOR: FASHION GRAY MAN: ALPOLIC, ALUCOBOND, OR KYNAR FINISH
12	FIBER-CEMENT PANELING COLOR: VINTAGE WOOD - BARK MANUFACTURER: NICHIA
13	STONE TILE COLOR: DARK EVOS (TEXTURED) MANUFACTURER: DAL TILE
14	Louvered METAL HVAC SCREENING MANUFACTURER: CUSTOM
15	CMU - PRECISION COLOR: SANDSTONE MANUFACTURER: ANGELUS BLOCK
16	CMU - SPLITFACE COLOR: SANDSTONE MANUFACTURER: ANGELUS BLOCK
17	METAL PANEL COLOR: SANDSTONE MAN: ALPOLIC, ALUCOBOND, OR KYNAR FINISH
18	WALL MOUNTED COLOR: WALL DIRECTOR BLACK MANUFACTURER: KM LIGHTING
19	WALL MOUNTED - GREEN SCREEN COLOR: POWDER COATED DARK BRONZE
A	COLOR TO MATCH DUNN EDWARDS DE2060 - TWILIGHT TAPE
B	COLOR TO MATCH DUNN EDWARDS DE168 - MYSTERIOUS BLUE
C	COLOR TO MATCH DUNN EDWARDS DE458 - NORTHERN TERRITORY
D	COLOR TO MATCH DUNN EDWARDS DE362 - NOMADIC TAPE
E	COLOR TO MATCH DUNN EDWARDS DE326 - CRUSHED CASHEW

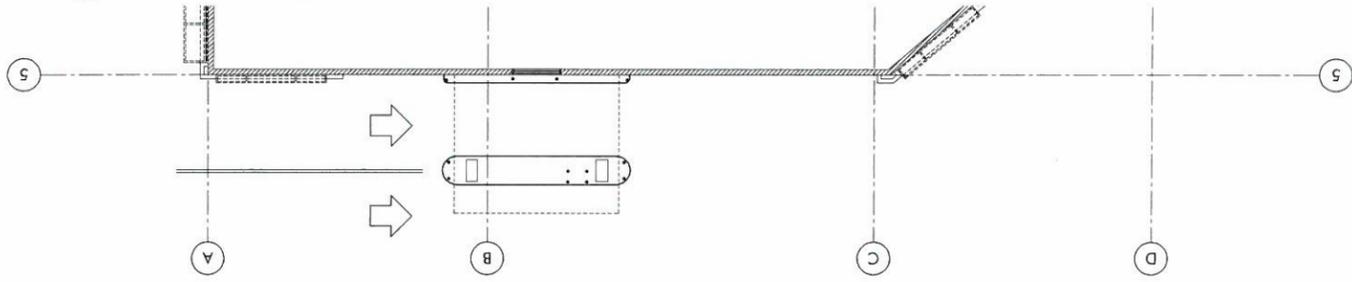
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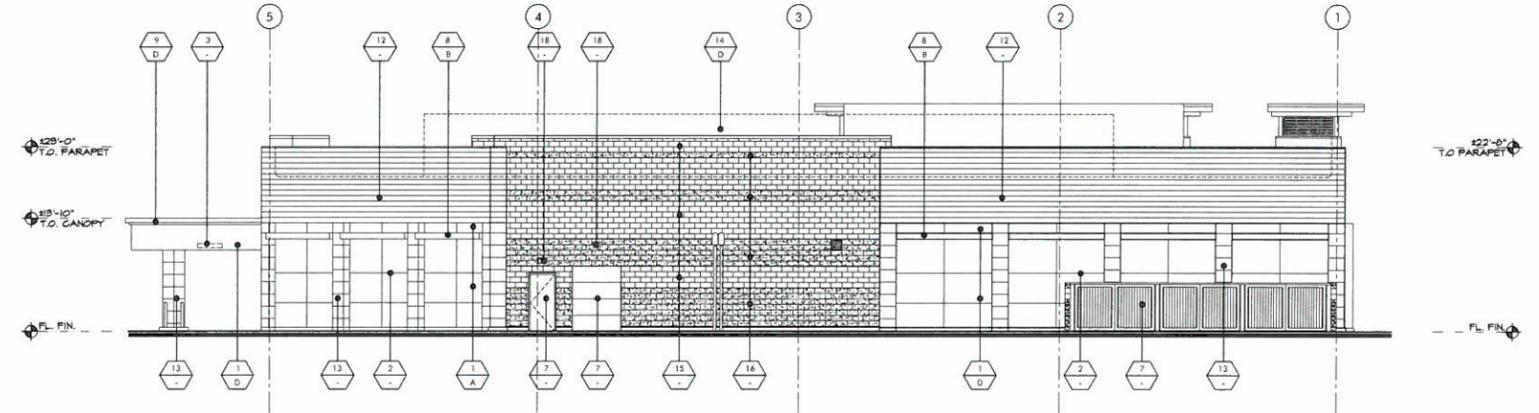
PROPOSED ELEVATIONS
03/29/2016 151797MA
A201



3 EAST ELEVATION (REAR)
FACING PARKING AREA - SCALE: 1/8" = 1'-0"



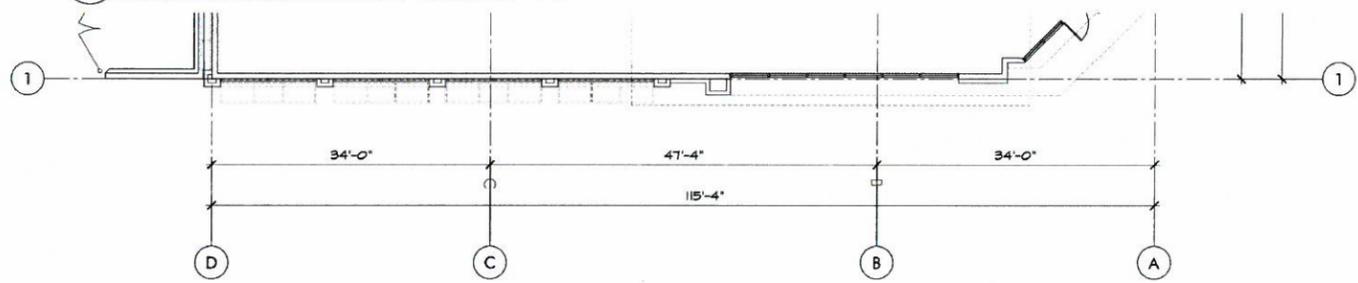
4 NORTH ELEVATION (SIDE)
FACING PARKING AREA - SCALE: 1/8" = 1'-0"



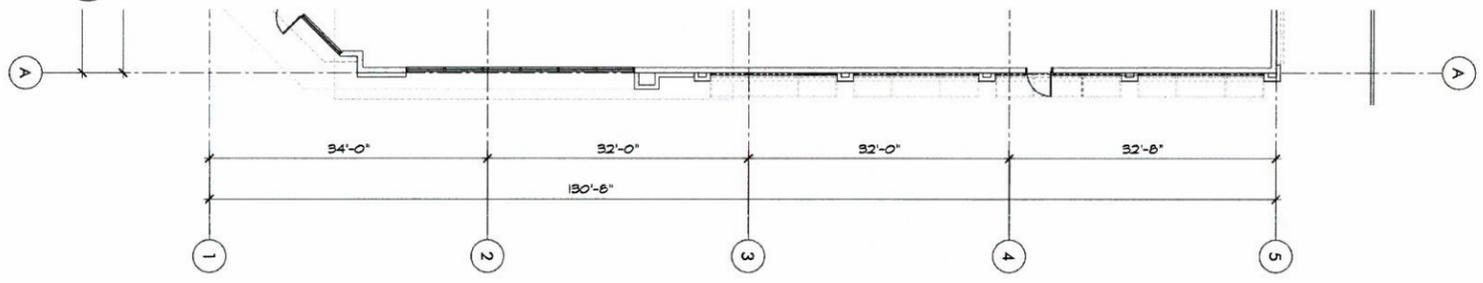
MATERIALS AND FINISH KEYNOTES	
1	EXTERIOR CEMENT PLASTER
2	PLASTER REVEAL JOINTS
3	SIGNAGE (NOT A PART OF THIS PERMIT)
4	ANODIZED ALUMINUM STOREFRONT MANUFACTURER: KANNEER NORTH AMERICA COLOR: CLEAR
5	VISIBLE / CLEAR GLAZING
6	SPANDREL GLAZING
7	EXTERIOR METAL/ROLL-UP DOOR # FRAMES PAINTED TO MATCH ADJACENT SURFACE
8	METAL CANOPY COLOR: DES165 - MYSTERIOUS BLUE MANUFACTURER: CUSTOM
9	CORNICE / ROOF FASCIA
10	METAL PANEL COLOR: SILVER MAN: ALPOLIC, ALUCOBOND, OR KYNAR FINISH
11	METAL PANEL COLOR: FASHION GRAY MAN: ALPOLIC, ALUCOBOND, OR KYNAR FINISH
12	FIBER-CEMENT PANELING COLOR: VINTAGE FLOOD - BARK MANUFACTURER: NICHHA
13	STONE TILE COLOR: DARK EVO6 (TEXTURED) MANUFACTURER: DAL TILE
14	LOUVERED METAL HVAC SCREENING MANUFACTURER: CUSTOM
15	CMU - PRECISION COLOR: SANDSTONE MANUFACTURER: ANSELUS BLOCK
16	CMU - SPLITFACE COLOR: SANDSTONE MANUFACTURER: ANSELUS BLOCK
17	METAL PANEL COLOR: SANDSTONE MAN: ALPOLIC, ALUCOBOND, OR KYNAR FINISH
18	WALL MOUNTED COLOR: WALL DIRECTOR BLACK MANUFACTURER: KM LIGHTING
19	WALL MOUNTED - GREEN SCREEN COLOR: POWDER COATED DARK BRONZE
A	COLOR TO MATCH DUNN EDWARDS DE6060- TRILIGHT TAUPE
B	COLOR TO MATCH DUNN EDWARDS DE165-MYSTERIOUS BLUE
C	COLOR TO MATCH DUNN EDWARDS DE156-NORTHERN TERRITORY
D	COLOR TO MATCH DUNN EDWARDS DE162-NOMADIC TAUPE
E	COLOR TO MATCH DUNN EDWARDS DE266-CRUSHED CASHEW



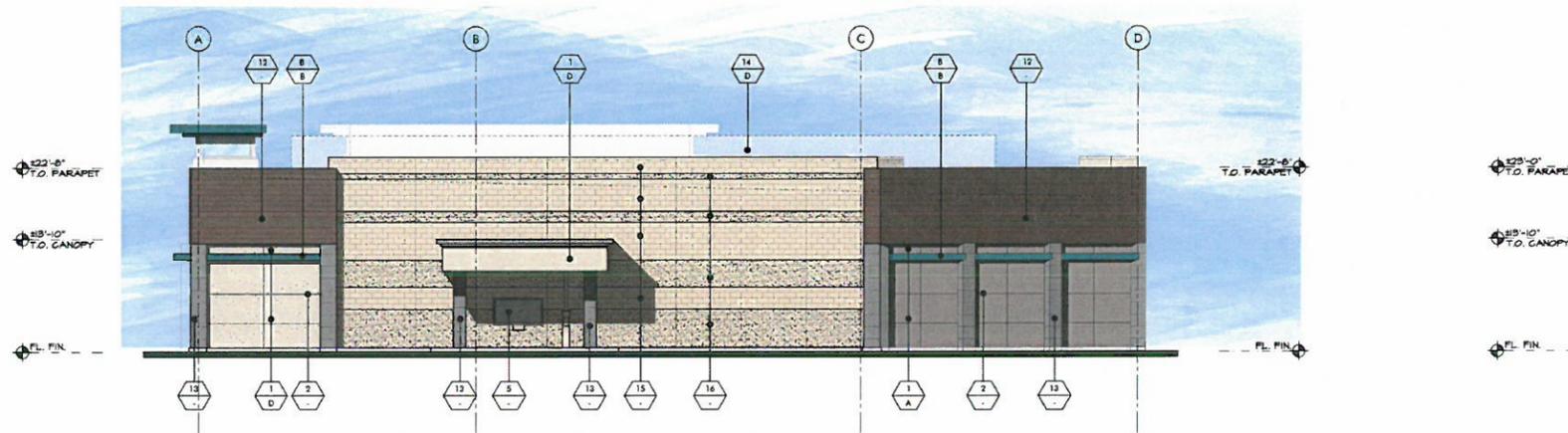
1 WEST ELEVATION (FRONT)
FACING PACIFIC COAST HIGHWAY - SCALE: 1/8" = 1'-0"



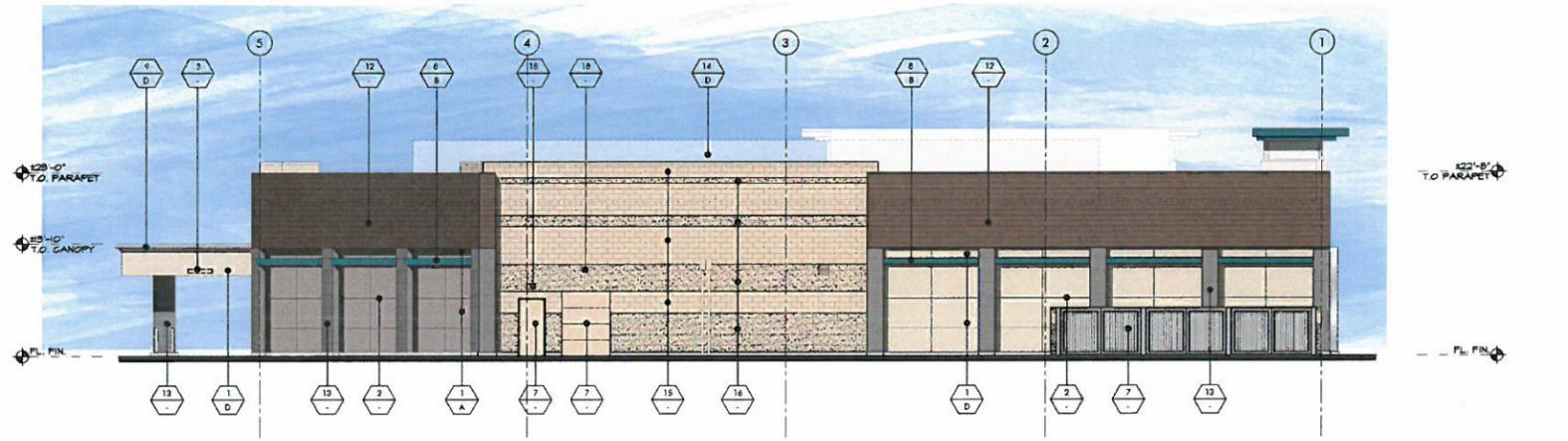
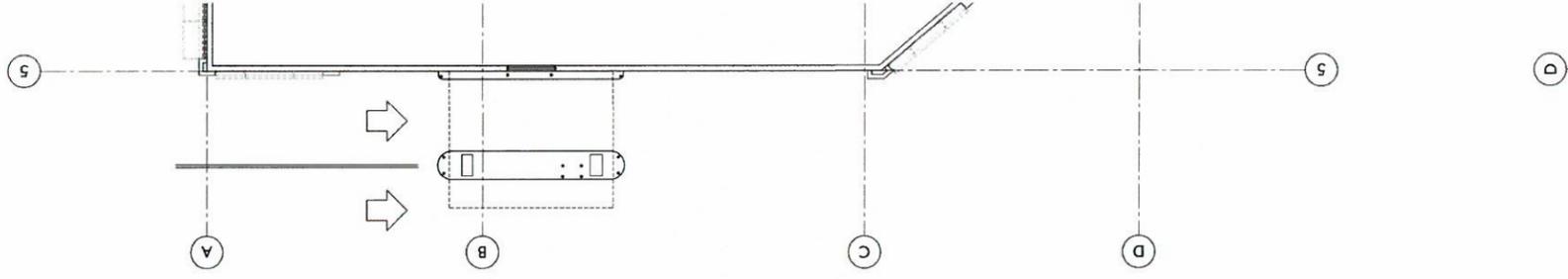
2 SOUTH ELEVATION (SIDE)
FACING XIMENO AVENUE - SCALE: 1/8" = 1'-0"



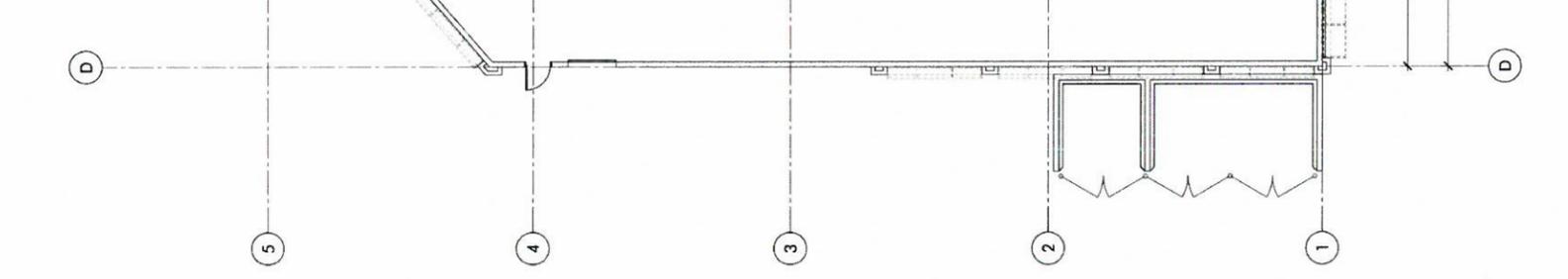
MATERIALS AND FINISH KEYNOTES	
1	EXTERIOR GEMENT PLASTER
2	PLASTER REVEAL JOINTS
3	SIGNAGE (NOT A PART OF THIS PERMIT)
4	ANODIZED ALUMINUM STOREFRONT MANUFACTURER: KAHNEER NORTH AMERICA COLOR: CLEAR
5	VISIBLE / CLEAR GLAZING
6	SPANDREL GLAZING
7	EXTERIOR METAL ROLL-UP DOOR # FRAMES PAINTED TO MATCH ADJACENT SURFACE
8	METAL CANOPY COLOR: DES166 - MYSTERIOUS BLUE MANUFACTURER: CUSTOM
9	CORNICE / ROOF FASCIA
10	METAL PANEL COLOR: SILVER MAN: ALPOLIC, ALUGOBOND, OR KYNAR FINISH
11	METAL PANEL COLOR: FASHION GRAY MAN: ALPOLIC, ALUGOBOND, OR KYNAR FINISH
12	FIBER-CEMENT PANELING COLOR: VINTAGE WOOD - BARK MANUFACTURER: NICHHA
13	STONE TILE COLOR: DARK EYOS (TEXTURED) MANUFACTURER: DAL TILE
14	LOWERED METAL HVAC SCREENING MANUFACTURER: CUSTOM
15	CMU - PRECISION COLOR: SANDSTONE MANUFACTURER: ANSELUS BLOCK
16	CMU - SPLITFACE COLOR: SANDSTONE MANUFACTURER: ANSELUS BLOCK
17	METAL PANEL COLOR: SANDSTONE MAN: ALPOLIC, ALUGOBOND, OR KYNAR FINISH
18	WALL MOUNTED COLOR: WALL DIRECTOR BLACK MANUFACTURER: KIM LIGHTING
19	WALL MOUNTED - GREEN SCREEN COLOR: POWDER COATED DARK BRONZE
A	COLOR TO MATCH DUNN EDWARDS DES060- TWILIGHT TAUPE
B	COLOR TO MATCH DUNN EDWARDS DES166-MYSTERIOUS BLUE
C	COLOR TO MATCH DUNN EDWARDS DEA156-NORTHERN TERRITORY
D	COLOR TO MATCH DUNN EDWARDS DES142-NOMADIC TAUPE
E	COLOR TO MATCH DUNN EDWARDS DES368-CRUSHED GASHEM



3 EAST ELEVATION (REAR)
FACING PARKING AREA - SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION (SIDE)
FACING PARKING AREA - SCALE: 1/8" = 1'-0"

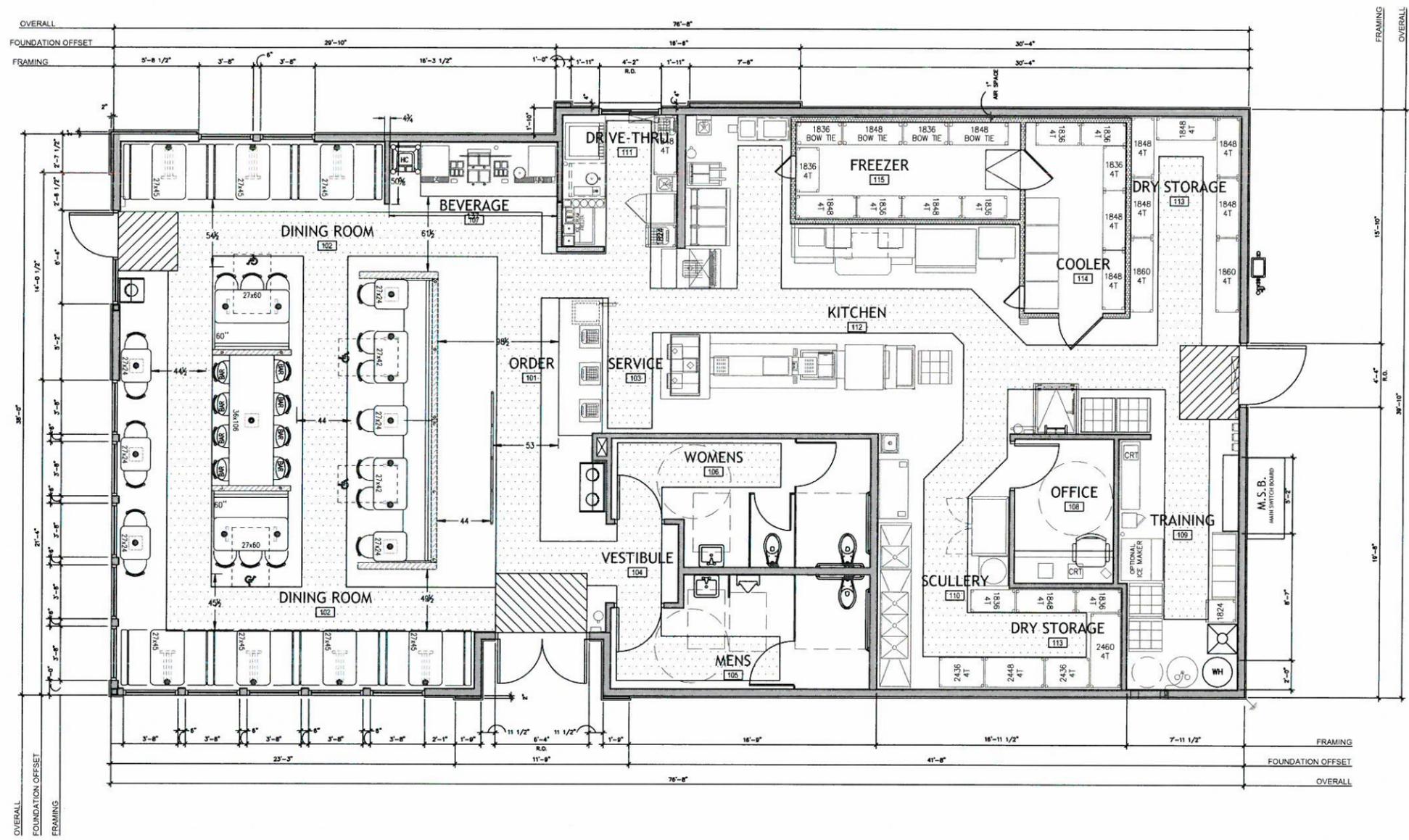


MATERIALS AND FINISH KEYNOTES	
1	EXTERIOR CEMENT PLASTER
2	PLASTER REVEAL JOINTS
3	SIGNAGE (NOT A PART OF THIS PERMIT)
4	ANODIZED ALUMINUM STOREFRONT MANUFACTURER: KAPNEER NORTH AMERICA COLOR: CLEAR
5	VISIBLE / CLEAR GLAZING
6	SPANDREL GLAZING
7	EXTERIOR METAL ROLL-UP DOOR & FRAMES PAINTED TO MATCH ADJACENT SURFACE
8	METAL CANOPY COLOR: DEST160 - MYSTERIOUS BLUE MANUFACTURER: CUSTOM
9	CORNICE / ROOF FASCIA
10	METAL PANEL COLOR: SILVER MAN: ALPOLIG, ALUGOBOND, OR KYNAR FINISH
11	METAL PANEL COLOR: FASHION GRAY MAN: ALPOLIG, ALUGOBOND, OR KYNAR FINISH
12	FIBER-CEMENT PANELING COLOR: VINTAGE MOOD - BARK MANUFACTURER: NICHHA
13	STONE TILE COLOR: DARK BV06 (TEXTURED) MANUFACTURER: DAL TILE
14	Louvered METAL HVAC SCREENING MANUFACTURER: CUSTOM
15	CMU - PRECISION COLOR: SANDSTONE MANUFACTURER: ANGELUS BLOCK
16	CMU - SPLITFACE COLOR: SANDSTONE MANUFACTURER: ANGELUS BLOCK
17	METAL PANEL COLOR: SANDSTONE MAN: ALPOLIG, ALUGOBOND, OR KYNAR FINISH
18	WALL MOUNTED COLOR: WALL DIRECTOR BLACK MANUFACTURER: ERM LIGHTING
19	WALL MOUNTED - GREEN SCREEN COLOR: POWDER COATED DARK BRONZE
A	COLOR TO MATCH DUNN EDWARDS DE060 - TWILIGHT TAUPE
B	COLOR TO MATCH DUNN EDWARDS DEST160 - MYSTERIOUS BLUE
C	COLOR TO MATCH DUNN EDWARDS DEA180 - NORTHERN TERRITORY
D	COLOR TO MATCH DUNN EDWARDS DE042 - NOMADIC TAUPE
E	COLOR TO MATCH DUNN EDWARDS DE326 - CRUSHED CASHEW

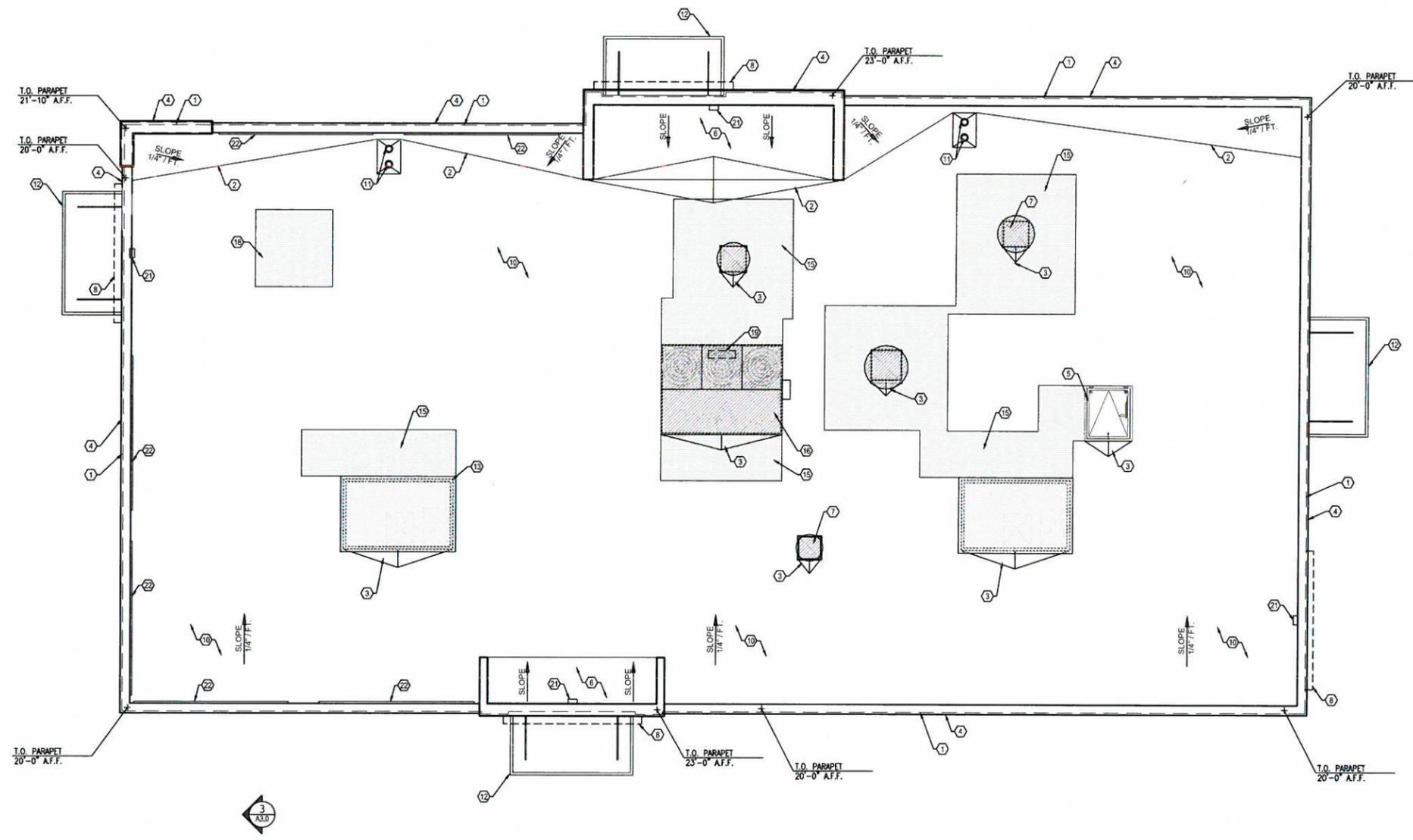
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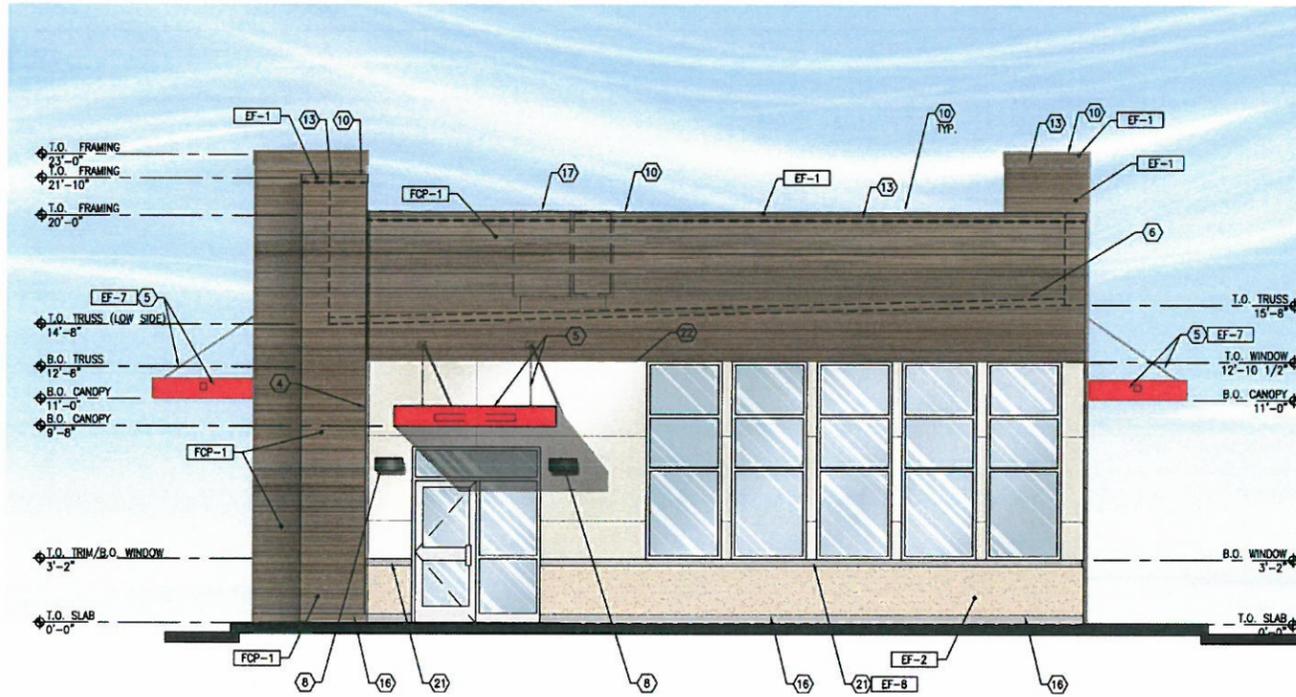
PROPOSED ELEVATIONS
03/24/2016 15179TMA
A202



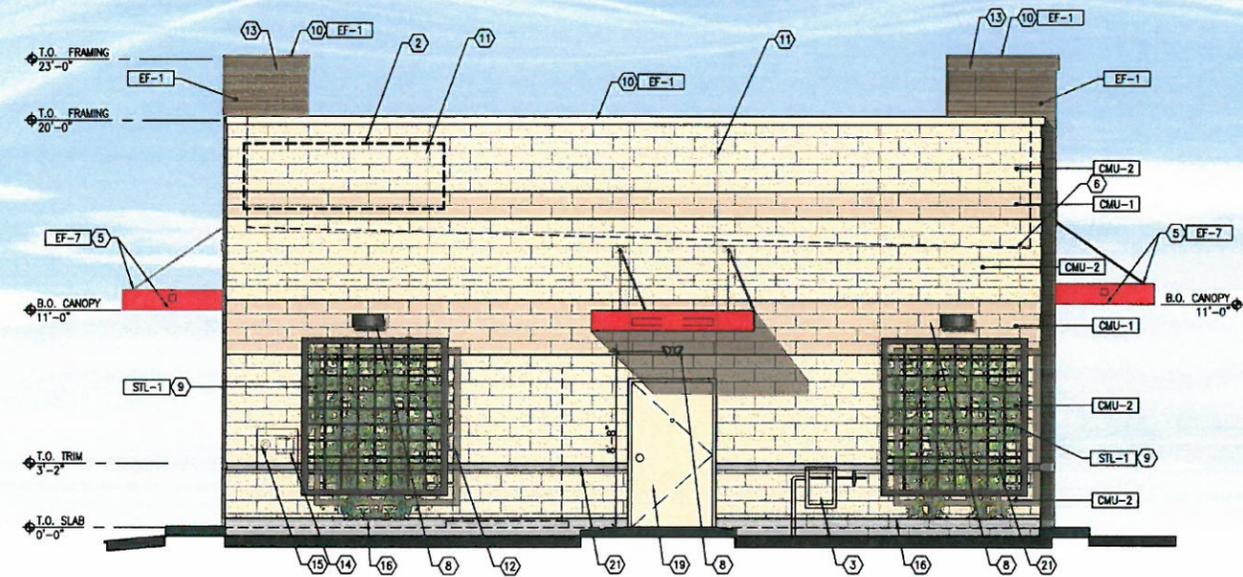
KEY NOTES:	
1	LINE OF WALL BELOW
2	SLOPE TO DRAIN WITH TAPERED INSULATION
3	CRICKET, MIN 1/2" PER FOOT SLOPE, TYPICAL
4	METAL CAP FLASHING; PAINT PER EXTERIOR ELEVATION NOTES.
5	ROOF HATCH AND LADDER
6	KICKER
7	EXHAUST FAN
8	SIGNAGE BELOW, REFER TO EXTERIOR ELEVATIONS
9	NOT USED
10	SINGLE PLY DUROLAST ROOFING OVER RIGID INSULATION ON 3/4" PLYWOOD
11	ROOF DRAIN AND OVERFLOW DRAIN
12	LINE OF ALUMINUM AWNING BELOW PROVIDED BY OWNER AND INSTALLED BY GC.
13	ROOF TOP UNIT
14	ROOF TOP VENTING
15	HATCH INDICATES WORK PADS
16	REFRIGERATION RACK
17	NOT USED
18	SATELLITE DISH AND LOCATION AS SHOWN; RE: MEP1.0 FOR ADDITIONAL INFORMATION
19	PITCH POCKET
20	NOT USED
21	J-BOX FOR SIGNAGE
22	BANNER EYE-LAG



KEY NOTES:	
1	LINE OF TOWER ELEMENT (BY VENDOR)
2	BUILDING SIGNAGE PROVIDED BY OWNER UNDER SEPERATE PERMIT.
3	GAS METER
4	SEALANT AT STUCCO AND FIBER CEMENT PANELLING TRANSITIONS. COLOR TO MATCH STUCCO COLOR.
5	PRE FINISHED HANGER ROD SUSPENDED METAL CANOPY (BY VENDOR)
6	LINE OF ROOF DECK BEYOND.
7	STANDARD EXTERIOR "POSTER" PANELS (PER VENDOR)
8	EXTERIOR LIGHTING
9	METAL TUBE STEEL TRELLIS
10	METAL CAP FLASHING, PAINT AS SCHEDULED
11	METAL EXPANSION JOINT
12	MAIN SWITCHGEAR WITH DOOR AND LOUVERS
13	LED BORDER LIGHTING, PROVIDED AND INSTALLED BY OTHERS
14	CO2 FILL STATION WITH PROTECTION PLATE.
15	GREASE EVACUATION PIPE THROUGH WALL WITH WEATHER TIGHT SEAL AND ESCUTCHEON PLATE.
16	SACK EXPOSED FOUNDATION WITH COLOR MATCH STUCCO. TYP.
17	ROOF TOP UNIT BEYOND
18	DECORATIVE BRASS OVERFLOW "TONGUE"
19	METAL DOOR
20	RAISED STAR LOCATION POINT ON BUILDING
21	4" METAL CHANNEL SCREED
22	METAL PANEL JOINT



1A FRONT ELEVATION
1/4"=1'-0"



2 REAR ELEVATION
1/4"=1'-0"

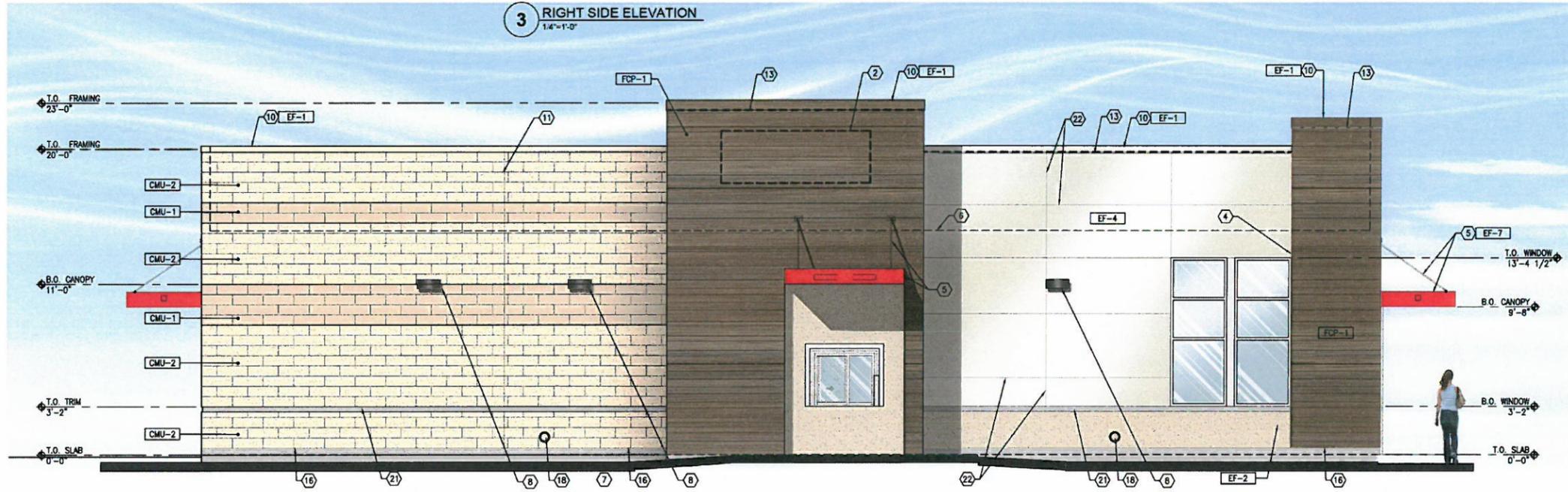
EXTERIOR FINISH		
EF-1	DUNN EDWARDS	COLOR: TWILIGHT TAUPE, DE8060, COLOR INTEGRAL AT STUCCO - SAND FINISH
EF-2	DUNN EDWARDS	COLOR: NOMADIC TAUPE, DE6192, COLOR INTEGRAL AT STUCCO - SAND FINISH
EF-3	DUNN EDWARDS	COLOR: CRUSHED CASHEW, DES266, COLOR INTEGRAL AT STUCCO - SAND FINISH
EF-4	METAL PANEL BY: KYNAR	COLOR: KYNAR SANDSTONE
EF-5	DUNN EDWARDS	COLOR: NORTHERN TERRITORY, DEA158, COLOR INTEGRAL AT STUCCO - SAND FINISH
EF-6	DUNN EDWARDS	COLOR: GRAY; TO MATCH KYNAR SILVER COLOR
EF-7	SHERWIN WILLIAMS	COLOR: HEARTHROB, SW 6666
FCP-1	FIBER CEMENT PANELLING	VINTAGE WOOD - BARK; MFR NICHHA USA INC.
CMU-1	CMU PRECISION VENEER	ANGELUS BLOCK - PRECISION - HARVEST
CMU-2	CMU SPLITFACE VENEER	ANGELUS BLOCK - SPLITFACE - HARVEST
STL-1	POWDER COAT TO MATCH BRONZE	PRISMATIC POWDERS - FLAT DARK BROWN - SOLID TONE



KEY NOTES:

- 1 LINE OF TOWER ELEMENT (BY VENDOR)
- 2 BUILDING SIGNAGE PROVIDED BY OWNER UNDER SEPERATE PERMIT.
- 3 GAS METER
- 4 SEALANT AT STUCCO AND FIBER CEMENT PANNELLING TRANSITIONS. COLOR TO MATCH STUCCO COLOR
- 5 PRE FINISHED HANGER ROD SUSPENDED METAL CANOPY (BY VENDOR)
- 6 LINE OF ROOF DECK BEYOND.
- 7 STANDARD EXTERIOR "POSTER" PANELS (PER VENDOR)
- 8 EXTERIOR LIGHTING
- 9 METAL TUBE STEEL TRELLIS
- 10 METAL CAP FLASHING, PAINT AS SCHEDULED
- 11 METAL EXPANSION JOINT
- 12 MAIN SWITCHGEAR WITH DOOR AND LOUVERS
- 13 LED BORDER LIGHTING, PROVIDED AND INSTALLED BY OTHERS
- 14 CO2 FILL STATION WITH PROTECTION PLATE.
- 15 GREASE EVACUATION PIPE THROUGH WALL WITH WEATHER TIGHT SEAL AND ESCUTCHEON PLATE.
- 16 SACK EXPOSED FOUNDATION WITH COLOR MATCH STUCCO. TYP.
- 17 ROOF TOP UNIT BEYOND
- 18 DECORATIVE BRASS OVERFLOW "TONGUE"
- 19 METAL DOOR
- 20 RAISED STAR LOCATION POINT ON BUILDING
- 21 4" METAL CHANNEL SCREED
- 22 METAL PANEL JOINT

3 RIGHT SIDE ELEVATION
1/4"=1'-0"



4 LEFT SIDE ELEVATION (PICK-UP WINDOW)
1/4"=1'-0"

EXTERIOR FINISH

EF-1	DUNN EDWARDS	COLOR: TWILIGHT TAUPE, DE6060, COLOR INTEGRAL AT STUCCO - SAND FINISH
EF-2	DUNN EDWARDS	COLOR: NOMADIC TAUPE, DE6192, COLOR INTEGRAL AT STUCCO - SAND FINISH
EF-3	DUNN EDWARDS	COLOR: CRUSHED CASHEW, DES266, COLOR INTEGRAL AT STUCCO - SAND FINISH
EF-4	METAL PANEL BY: KYNAR	COLOR: KYNAR SANDSTONE
EF-5	DUNN EDWARDS	COLOR: NORTHERN TERRITORY, DEA158, COLOR INTEGRAL AT STUCCO - SAND FINISH
EF-6	DUNN EDWARDS	COLOR: GRAY; TO MATCH KYNAR SILVER COLOR
EF-7	SHERWIN WILLIAMS	COLOR: HEARTHROB, SW 6866
FCP-1	FIBER CEMENT PANNELLING	VINTAGE WOOD - BARK; MFR: NICHHA USA INC.
CMU-1	CMU PRECISION VENEER	ANGELUS BLOCK - PRECISION - HARVEST
CMU-2	CMU SPLITFACE VENEER	ANGELUS BLOCK - SPLITFACE - HARVEST
STL-1	POWDER COAT TO MATCH BRONZE	PRISMATIC POWDERS - FLAT DARK BROWN - SOLID TONE

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT & SPREAD	QTY
	Pistacia chinensis / Chinese Pistache Frontage Tree	48"box	4.5"Cal	12-15' H	13
	Platanus mexicana / Mexican Sycamore Parking Lot Tree	48"box	4.5"Cal	12-15' H	3
	Pyrus calleryana 'Capital' / Capital Callery Pear Other Yard Tree	24" Box	1.5"Cal	7-8' x 3-4'	8
	Rhapidolepis x delacourii 'Majestic Beauty' TM / Majestic Beauty Hawthorne Standard Parking Lot Tree	15 gal	1"Cal	6' Ht.	5
PALM TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT & SPREAD	QTY
	Trachycarpus fortunei / Windmill Palm Accent Palm	8" Brown Trunk	8"Cal	8' Ht.	4
STREET TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT & SPREAD	QTY
	Washingtonia robusta / Mexican Fan Palm In Tree Well, Ximeno Street Tree	15" Brown Trunk Skinned	12"	15'	5
	Washingtonia robusta / Mexican Fan Palm To Remain, Ximeno Street Tree	Existing City Street Tree			1
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY		
	Leucophyllum frutescens 'Compacta' / Compact Texas Ranger Parking screening hedge maintained at 36"	5 gal	186		
	Ligustrum texanum / Texas Privet Parking screening hedge maintained at 36"	5 gal	183		
	Phormium tenax 'Bronze' / Bronze New Zealand Flax	5 gal	52		
VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	CONT	QTY		
	Ficus pumila / Creeping Fig	5 gal staked	1		
	Trachelospermum jasminoides / Star Jasmine Staked Train on Architectural Trellis	5 gal staked	13		
SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	18" on center	916	
	Rosa Meidland series 'Fire' / Fire Meidland Rose	5 gal	30" on center	207	
	Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	flat	9" o.c.	58	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	
	Myoporum parvifolium 'Prostratum' / Myoporum	Flats	12" o.c.	4,316	

LANDSCAPE CALCULATIONS:
OVERALL LANDSCAPE: 12,265.55 SF

XIMENO
327.14 LINEAL FEET
22 FRONTAGE TREES REQUIRED (3 AT A MINIMUM 36" BOX); 6 @ 48" BOX PROVIDED)
66 SHRUBS, ALL PROVIDED
13 STREET TREES REQUIRED, (6 PROVIDED)

PACIFIC COAST HIGHWAY
343.84 LINEAL FEET
26 FRONTAGE TREES REQUIRED (2 AT A MINIMUM 36" BOX); 7 @ 48" BOX PROVIDED)
78 SHRUBS REQUIRED, ALL PROVIDED
14 STREET TREES REQUIRED, (0 PROVIDED)

NORTH PROPERTY LINE ABUTTING COMMERCIAL
377.08 LINEAL FEET
4 TREES REQUIRED, (4 PROVIDED @ 24" BOX)
12 SHRUBS REQUIRED, ALL PROVIDED

WEST PROPERTY LINE ABUTTING COMMERCIAL
186.15 LINEAL FEET
2 TREES REQUIRED, (2 PROVIDED @ 24" BOX)
6 SHRUBS REQUIRED, ALL PROVIDED

PARKING: 88 PARKING SPACES
22 TREES REQUIRED @ 24" BOX, (69 15 GALLON, 12 36" BOX OR 6 48" BOX); (5 @ 15 GALLON + 4 @ 48" BOX PROVIDED)

THE LANDSCAPE AREA HAS BEEN DESIGNED TO USE MODERATE TO LOW WATER USE PLANTS, SCREEN CARS WITHIN THE PARKING AREA FROM THE ADJACENT STREETS, PROVIDE A LOW MAINTENANCE DESIGN THAT IS AESTHETICALLY PLEASING. ALL OF THE LANDSCAPE AREAS SHALL BE IRRIGATED WITH BELOW GRADE BUBBLERS, IN LINE DRIP TUBING AND OR SINGLE POINT DRIP EMITTERS.

TO CALCULATE MAWA - Maximum Applied Water Allowance

ETo	Water Allowance	44.4
LA	Landscaped area	12265.55
SLA	Special landscaped area within the landscaped area	0
MAWA (Gallons)		186,702
MAWA (inches per sq. ft.)		24.3
MAWA (inches per DAY)		0.87

Maximum Applied Water Allowance Equation:
MAWA = (ETo) (0.62) [(0.55 x LA) + (0.3 x SLA)]

TO CALCULATE ETWU - Estimated Total Water Use

ETo	Use	44.4
PFxHA (see chart)		4926.22
HA (same as LA)		12265.55
IE (see chart)		0.9
SLA		0
ETWU (Gallons)		100,000
ETWU (inches per sq. ft.)		18.6
ETWU (inches per DAY)		0.66

Estimate Total Water Use Equation:
ETWU = (ETo x 0.62) [(PF x HA)IE] + SLA

To Determine Average System "IE" exceeds 71

HZ	Type	Sprinkler	HA	IE	Weighted Area
1	SHRUBS	BLISS OSP	1132.97	0.8	906.38
2	TREES	BLISS OSP	301.56	0.8	241.25
3					0
4					0
5					0
6					0
				Total	1147.63

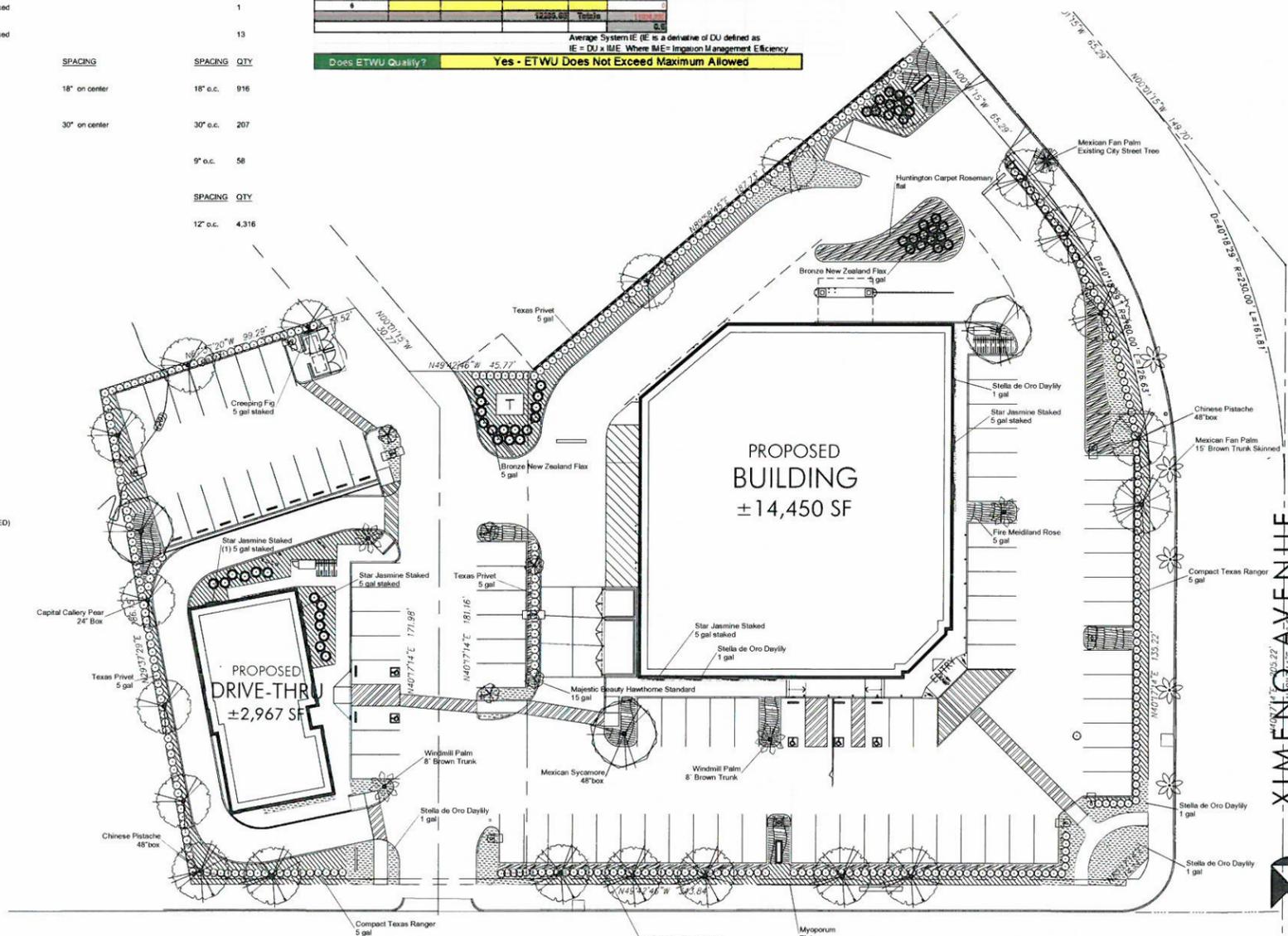
Average System IE (IE is a derivative of DU defined as IE = DU x IME, Where IME = Irrigation Management Efficiency)
Does ETWU Qualify? **Yes - ETWU Does Not Exceed Maximum Allowed**

DEFINITIONS

EtO	Reference provided in Appendix A - CMB
LA	Landscaped area
SLA	Special landscaped area within the landscaped area
P.F.	Plant water use factor - WUQDS
H.A.	14.8 x area in irrigated area
I.E.	Irrigation efficiency. Must exceed 0.8

To Determine Plant Factor with Multiple Hydro Zones

HZ	Type	P.F.	HA	Weighted P.F.	
1	LOW-MODERATE	0.4	1132.97	453.19	
2	LOW-MODERATE	0.4	301.56	120.62	
3				0	
4				0	
5				0	
6				0	
				Total	573.81



SITE DATA

ZONING
PROPOSED USE: RETAIL
EXISTING ZONING: CHW
REGIONAL COMMERCIAL HIGHWAY

APN(S): 7220-006-005, 7220-006-015, 7220-006-016

SCOPE OF WORK
- LOT LINE ADJUSTMENT AND LOT MERGER OF COMMON BOUNDARY LINE FOR LOTS IDENTIFIED.
- REMOVAL OF (4) EXISTING BUILDINGS AND PROPOSING A NEW DEVELOPMENT CONSISTING OF ±14,450 SF RETAIL AND ±2,967 SF RESTAURANT.

SITE AREA
SITE AREA (GROSS): ±1.97 AC ±85,845 SF
SITE AREA (NET): ±1.96 AC ±85,162 SF
PARCEL A (RESTAURANT): ±0.64 AC ±27,687 SF
PARCEL B (RETAIL/PHARMACY): ±1.32 AC ±57,475 SF

BUILDING DATA
RETAIL/PHARMACY: ±14,450 SF
RESTAURANT: ±2,967 SF
TOTAL BUILDING: ±17,417 SF

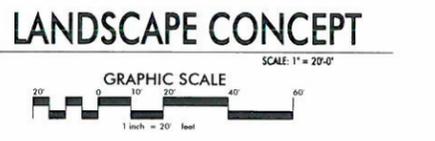
F.A.R.: 0.20
MAXIMUM BUILDING HEIGHT: ±28'H

PARKING DATA
RETAIL/PHARMACY (±14,450 SF/250): 58 STALLS
RESTAURANT (±2,967 SF/100): 30 STALLS
TOTAL PARKING REQUIRED: 88 STALLS

PARKING PROVIDED: 89 STALLS
RETAIL/PHARMACY PROVIDED: 58 STALLS
RESTAURANT PROVIDED: 31 STALLS
OVERALL PARKING RATIO: 5.1 / 1,000 SF

SETBACKS
BUILDING:
FRONT YARD SETBACK: 10'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 5'
PARKING:
FRONT/SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 5'

SITE LAYOUT DATA
MIN. DRIVE AISLE WIDTH: 24'-0"
STANDARD PARKING STALL: 8'-6" x 18'-0"



PRELIMINARY SITE PLAN SUBJECT TO CHANGE.

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LONG BEACH, CA
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PROPOSED LANDSCAPE PLAN
03/29/2016 15179TMA
L010