





SITE INFORMATION

LOT SITE EXISTING: ±93,045 SF (2.14 AC)
NET LOT SIZE
(AFTER DEDICATIONS TAKEN): ±90,540 SF (2.08 AC)
F.A.R. (BASED ON NET LOT SIZE): 0.12
LANDSCAPE AREA: ±18,700 SF

PARKING INFORMATION

TENANT/ SPACE	USE	PARKABLE AREA	PARKING REQ ¹	STALLS REQ ²
SHOPS	UNIT "A" DINING	±300 SF	1/100 SF	3
	UNIT "A" TAVERN	±108 SF	2/100 SF	3
	UNIT "B" DINING	±333 SF	1/100 SF	4
	UNIT "B" TAVERN	±187 SF	2/100 SF	4
	PATIO	±3,150 SF	1/250 SF	12 ³
PAD 1	RESTAURANT	±2,653 SF ³	1/100 SF	14 ⁴
	PATIO	±250 SF	1/250 SF	1
PAD 2	BANK	±2,780 SF	5/1000 SF	14
PAD 3	READY TO EAT RESTAURANT	±1,990 SF ³	1/250 SF	4 ⁴
	PATIO	±250 SF	1/250 SF	1
SHIPPING CONTAINER A	RESTAURANT	±650 SF ³	1/100 SF	4 ⁴
SHIPPING CONTAINER B	RESTAURANT	±650 SF ³	1/100 SF	4 ⁴
TOTAL PARKABLE BUILDING AREA				±6,680 SF
TOTAL SUPPORT SPACES AREA				±256 SF
TOTAL BUILT AREA				±11,289 SF
TOTAL STALLS REQUIRED				68
TOTAL STALLS PROVIDED				81
PARKING RATIO				7.19/1,000 SF

1 PARKING REQ¹ PER RESPECTIVE CITY'S MUNICIPAL CODE
2 CREDIT GIVEN FOR ONE STALL
3 PER INDUSTRY STANDARD, 50% OF RESTAURANT AREA ASSUMED TO BE BACK
4 BASED 50% OF TOTAL AREA BEING BACK OF HOUSE PER CONVERSATION
WITH STAFF

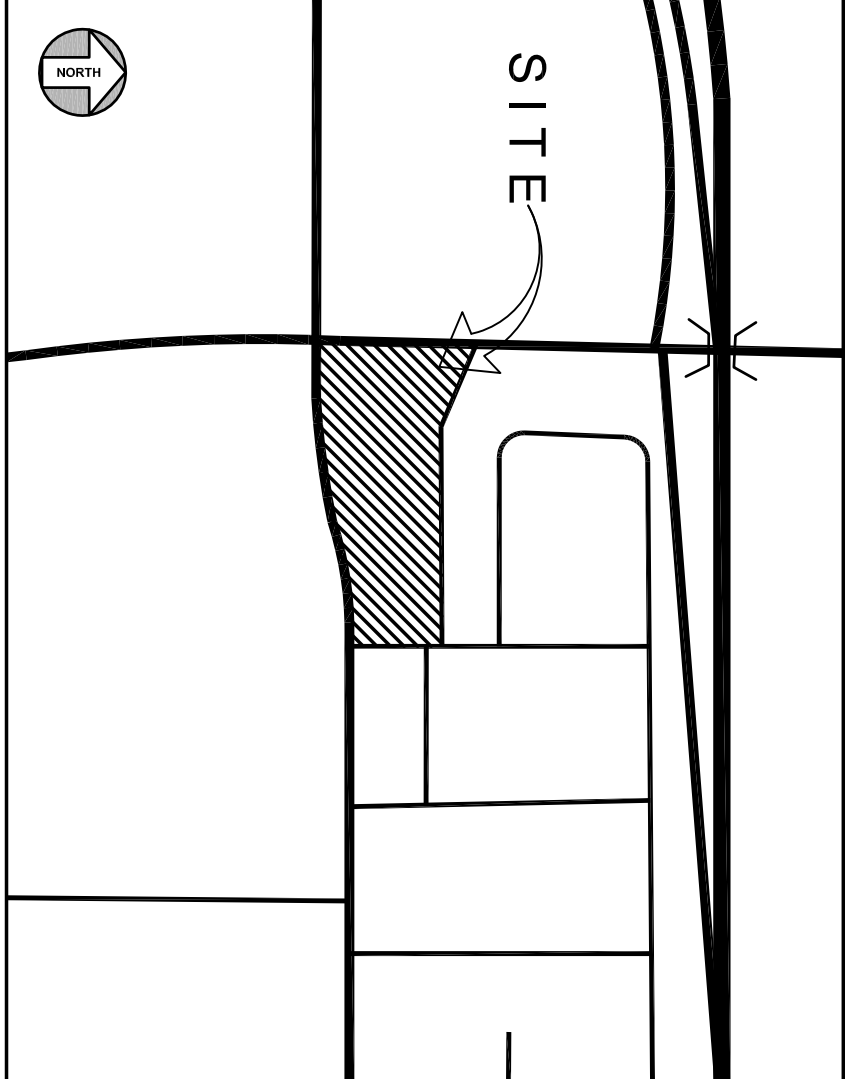
SITE LAYOUT DATA

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

NOTE

ALL UTILITIES TO BE UNDERGROUND.

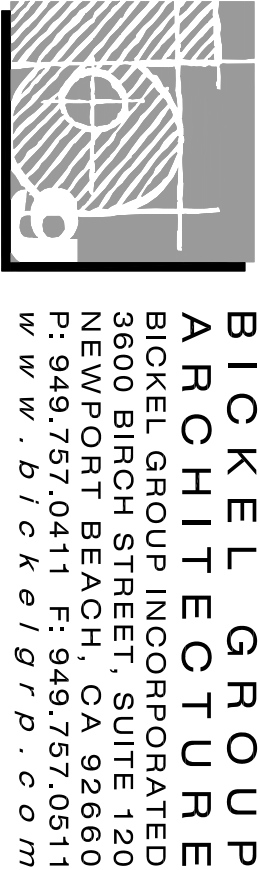
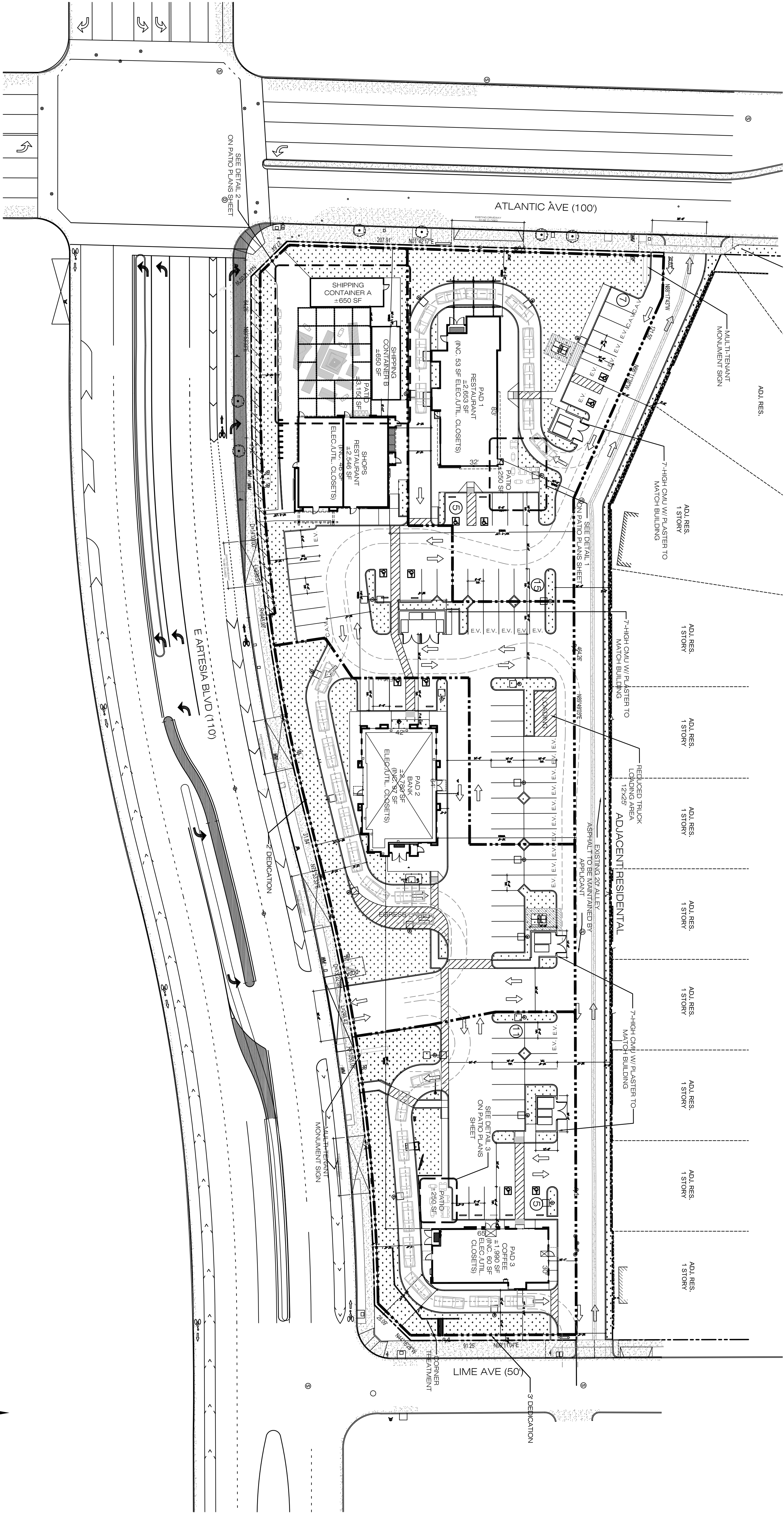
- TE TRASH ENCLOSURE
- E.V. ELECTRIC VEHICLE CHARGING SPACE
- 6 VISIBILITY TRIANGLE
- COMPOSITE PRIVATE VEHICLE TURNING PATH



SITE PLAN

Scale: 1" = 30'
October 2, 2019

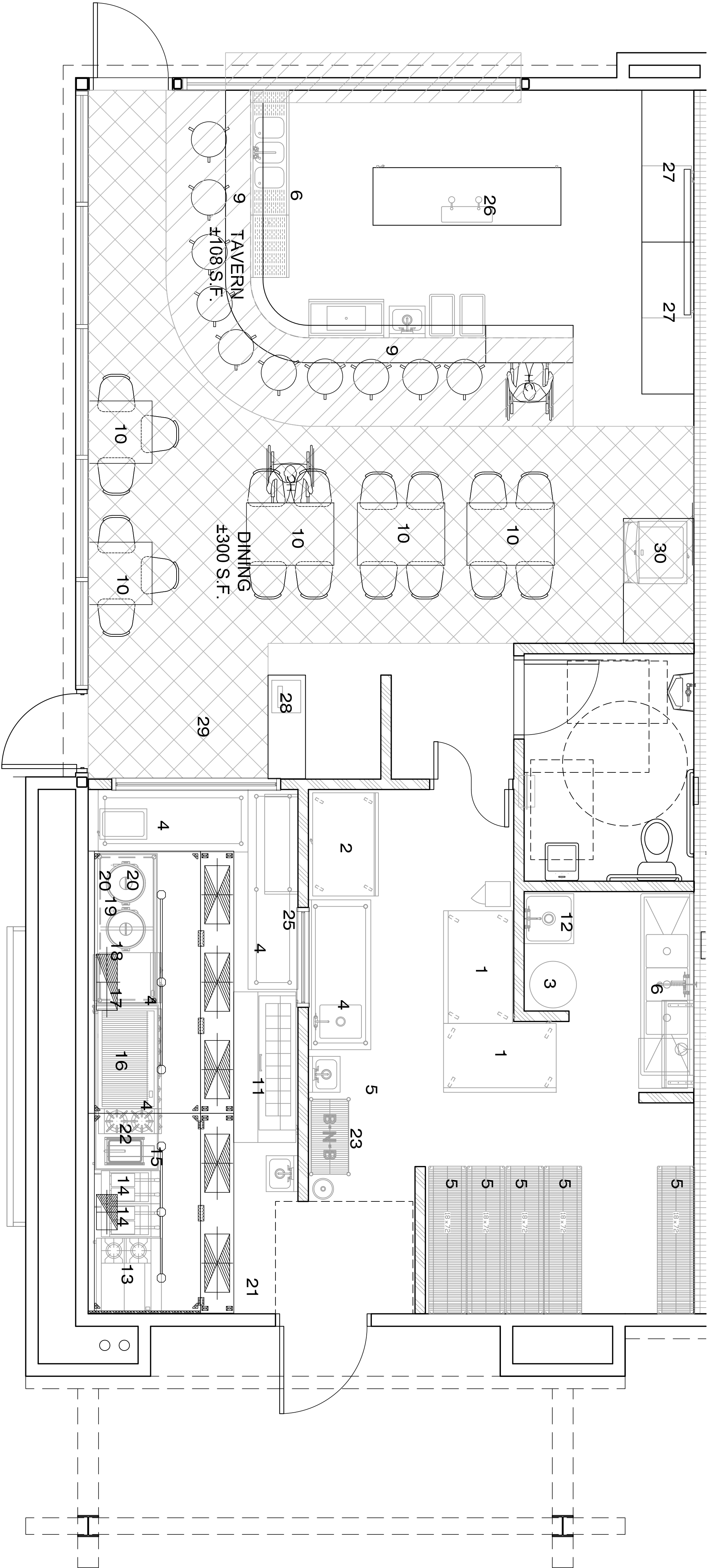
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FRONTIER
REAL ESTATE INVESTMENTS

UPTOWN COMMONS
6600 ATLANTIC AVENUE
LONG BEACH, CALIFORNIA



- LEGEND:**
- 1. REACH-IN FRIDGE
 - 2. REACH-IN FREEZER
 - 3. DISHWASHER
 - 4. 72x30 WORK TABLE
 - 5. SHELVING
 - 6. 3 COMPARTMENT SINK
 - 7. COOKING
 - 8. EXPO
 - 9. BAR SEATING
 - 10. SEATING
 - 11. SANDWICH/SALAD PREP
 - 12. FLOOR SINK
 - 13. 2 BURNER RANGE
 - 14. GAS FRYER
 - 15. EQUIPMENT REFRIGERATED BASE
 - 16. CHARBROILER
 - 17. FRENCH FRY WARMER
 - 18. COUNTERTOP GRIDDLE
 - 19. FOOD WARMER
 - 20. RICE COOKER
 - 21. WATER HEATER
 - 22. COUNTERTOP HOTPLATE
 - 23. HAND SINK
 - 24. RANGE HOOD
 - 25. PASS THROUGH WINDOW
 - 26. UNDER COUNTER KEG COOLER
 - 27. CABINETS FOR STORAGE
 - 28. P.O.S.
 - 29. QUEUE LINE
 - 30. SODA MACHINE

AREA TAKEOFF FOR PARKING REQUIREMENTS:

-  TAVERN: ±108 S.F.
= 3 PARKING STALLS
-  DINING: ±300 S.F.
10 PARKING STALLS/1000 S.F.
= 3 PARKING STALLS



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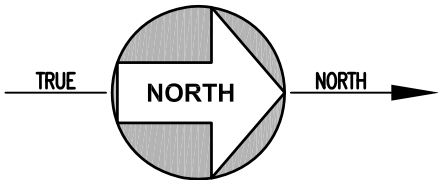
PORTSIDE

625 E ARTESIA BOULEVARD UNIT A
LONG BEACH, CALIFORNIA

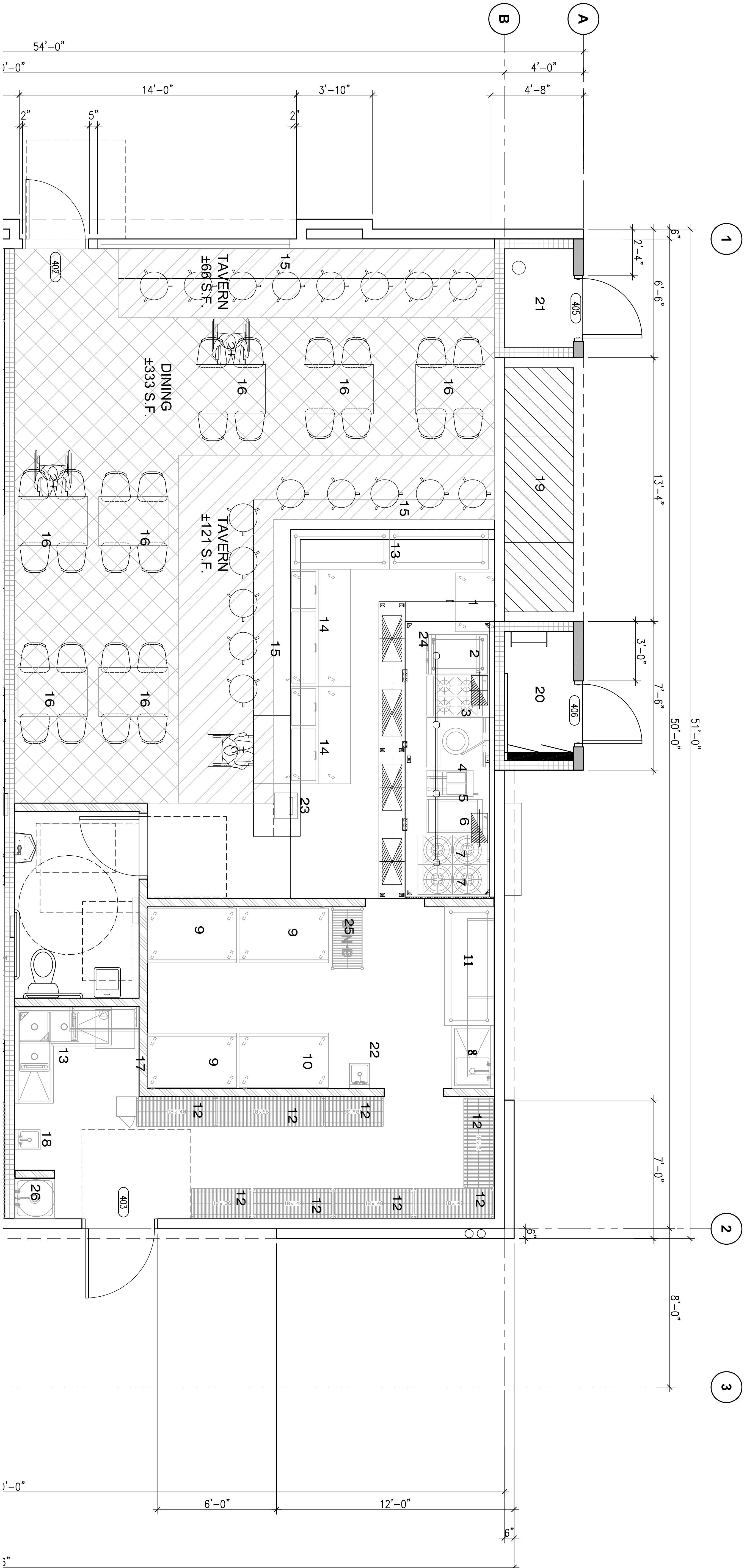
SHOPS FLOOR PLAN

Scale: 3/8" = 1'-0"
October 2, 2019

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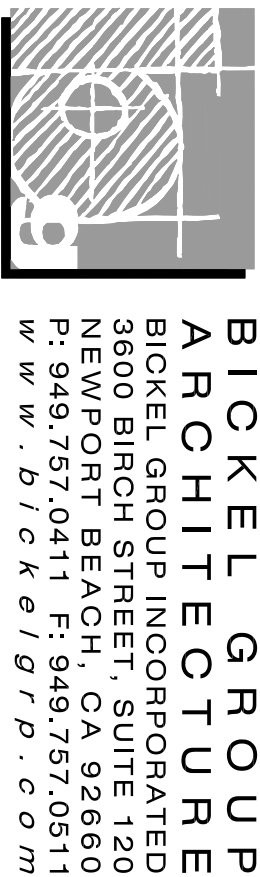
- LEGEND:
- 1. UC FRIDGE
 - 2. 24" GRIDDLE
 - 3. 4 BURNER
 - 4. WOK
 - 5. FRYER
 - 6. PASTA COOKER
 - 7. DOUBLE STOCK POT BURNER
 - 8. PREP SINK WITH WORK TOP
 - 9. 2 DOOR REACH IN FRIDGE
 - 10. 2 DOOR REACH IN FREEZER
 - 11. WORK TABLE
 - 12. SHELVING
 - 13. 3 COMPARTMENT SINK
 - 14. PIZZA PREP TABLES
 - 15. OPEN KITCHEN SEATING WITH NO BAR SERVICE
 - 16. SEATING
 - 17. DISHWASHER
 - 18. FLOOR SINK
 - 19. EL. GEAR
 - 20. ROOF LADDER ROOM
 - 21. FIRE RISER ROOM
 - 22. HAND SINK
 - 23. P.O.S.
 - 24. RANGE HOOD
 - 25. BAG IN BOX
 - 26. WATER HEATER

AREA TAKEOFF FOR PARKING REQUIREMENTS:

TAVERN: ±187 S.F.
20 PARKING STALLS/1000 S.F.
= 4 PARKING STALLS

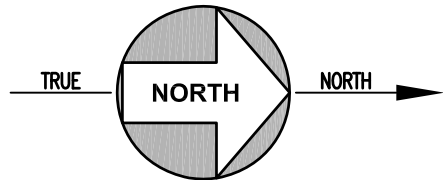
DINING: ±333 S.F.
10 PARKING STALLS/1000 S.F.
= 4 PARKING STALLS

DINING: ±333 S.F.
10 PARKING STALLS/1000 S.F.
= 4 PARKING STALLS



FRONTIER
REAL ESTATE INVESTMENTS

SHOMI NOODS
625 E ARTESIA BOULEVARD UNIT B
LONG BEACH, CALIFORNIA



SHOPS
FLOOR PLAN

Scale: 3/8" = 1'-0"
October 2, 2019

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