

**DRA  
ARCHITECTS**

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CONSULTANT:

PROFESSIONAL SEAL:



**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:

**LBX**

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	247,600	
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
BUILDING AREA QUADRANT 1	77,800 SF
Anchor 1	40,000
Anchor 2	22,000
Retail 1	15,800
QUADRANT 2	85,767 SF
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	40,800 SF
Retail 3	12,000
Retail 4	12,000
Hangar	16,800
QUADRANT 4	61,682 SF
Junior Anchor 1	7,500
Anchor 5	28,000
Anchor 6	18,100
Pad A	2,882
Pad B	5,200
TOTALS	266,049 SF

PARKING REQ @ 5/1000	
QUADRANT 1	389 STALLS
QUADRANT 2	429 STALLS
QUADRANT 3	204 STALLS
QUADRANT 4	308 STALLS
TOTAL REQUIRED PARKING	1,330 STALLS

PARKING PROVIDED	
QUADRANT 1	417 STALLS
QUADRANT 2	374 STALLS
QUADRANT 3	232 STALLS
QUADRANT 4	322 STALLS
TOTAL PROV. PARKING	1,345 STALLS

PARKING RATIOS	
QUADRANT 1	5.36 / 1000
QUADRANT 2	4.36 / 1000
QUADRANT 3	5.69 / 1000
QUADRANT 4	5.22 / 1000
TOTAL PARKING RATIO	5.06 / 1000

BICYCLE PARKING REQUIRED BASED ON CITY REQUIREMENTS	
4 BIKES FOR 1ST 50,000 SF	21 BIKES
TOTAL REQUIRED BICYCLE PARKING	21 BIKES
TOTAL PROV. BICYCLE PARKING	21 BIKES

5/31/2016	
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### VICINITY MAP:



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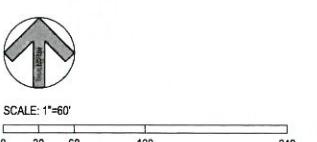
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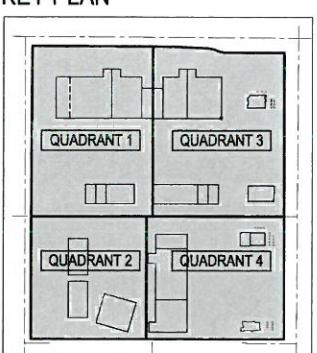
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SHEET NAME  
**PROPOSED SITE PLAN  
OVERALL**



SCALE: 1'-0"  
0 30 60 120 240

**KEY PLAN**

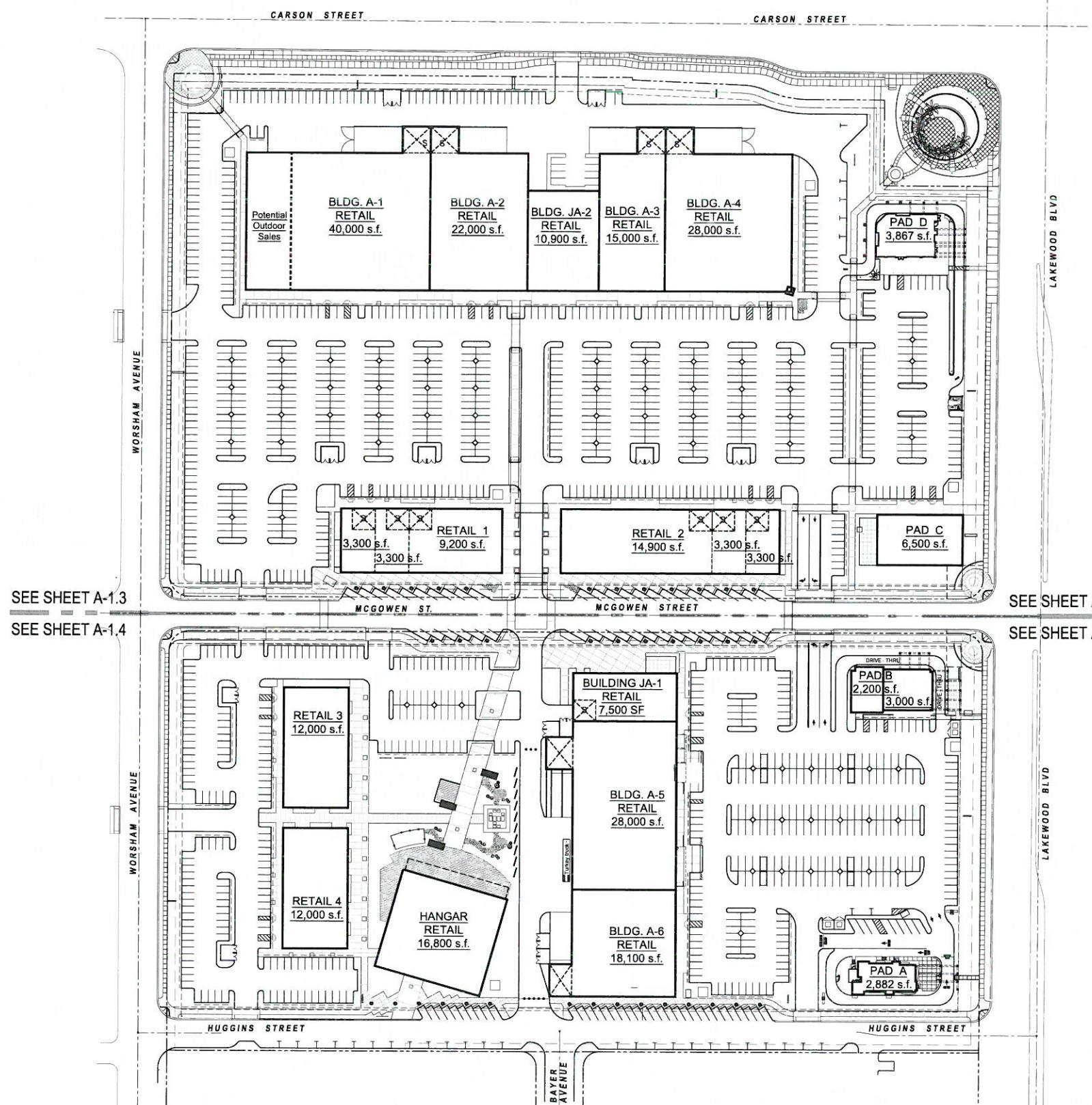


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**A1.1**



CARSON STREET

CARSON STREET

WORSHAM AVENUE

LAKWOOD BLVD

MCGOWEN ST.

MCGOWEN STREET

WORSHAM AVENUE

LAKWOOD BLVD

HUGGINS STREET

HUGGINS STREET

BAYER AVENUE

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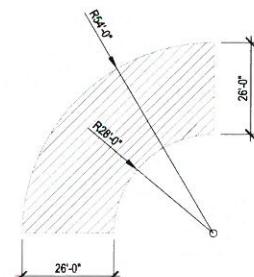
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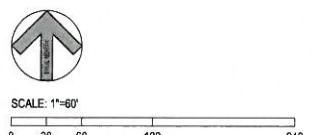
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SHEET NAME  
PROPOSED SITE PLAN  
FIRE ACCESS

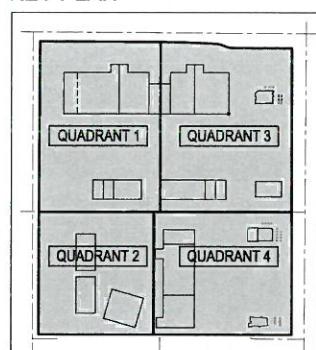
CITY OF LONG BEACH  
FIRE ACCESS TURNING  
RADIUS



PROPOSED SITE PLAN  
FIRE ACCESS



KEY PLAN

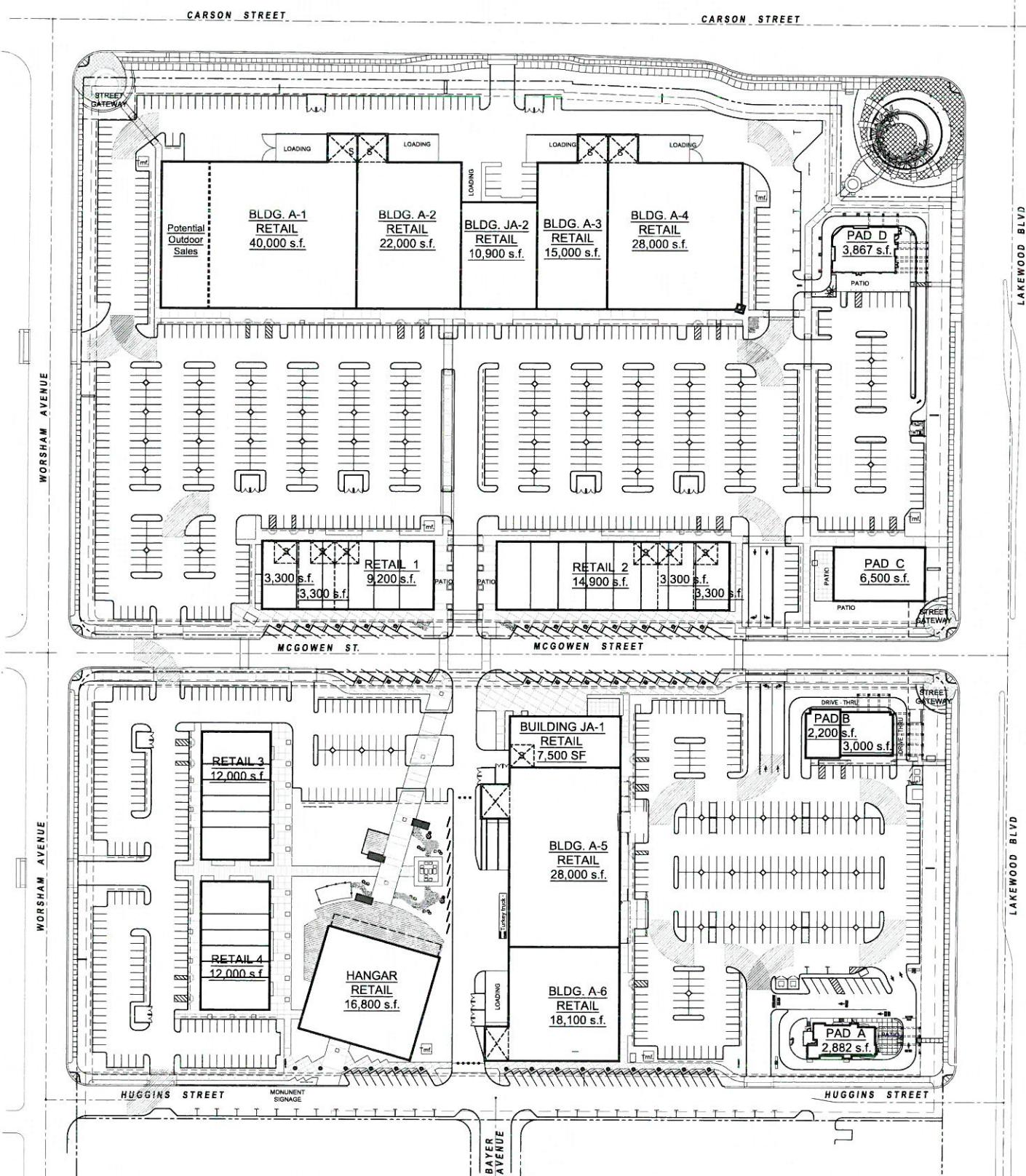


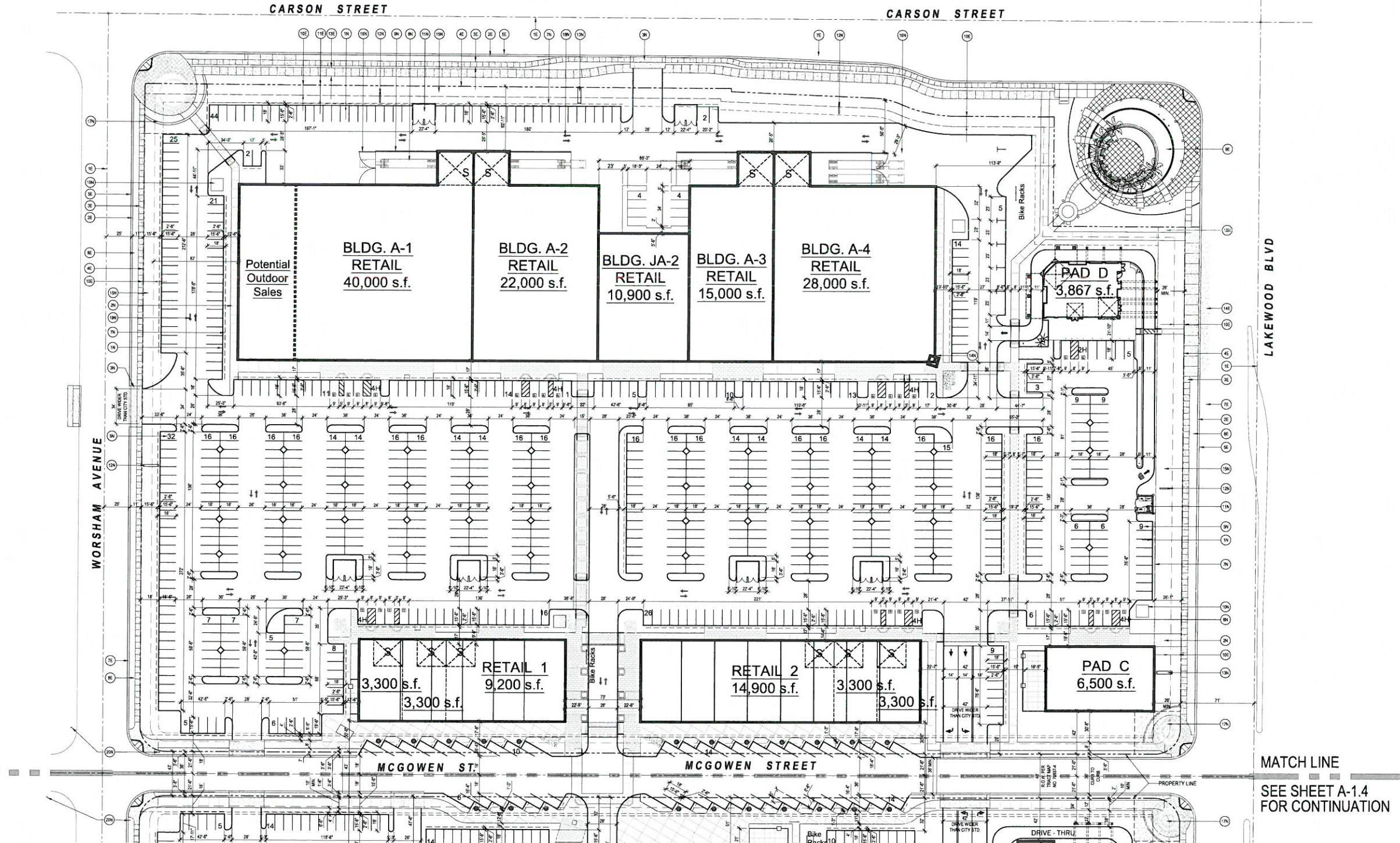
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SHEET NO:

A1.2





## KEYNOTES NEW SITE CONDITIONS

- NEW CURB
  - NEW CONCRETE WALKWAY
  - NEW DRIVE ENTRY APPROACH W/ CITY STANDARD DUST PAN RETURNS
  - NEW FIRE HYDRANT
  - NEW PARKING STALL COUNT NUMBER
  - NEW ACCESSIBLE STALL COUNT NUMBER
  - NEW PARKING STALL OVERHANG LINE

- 8N NEW TRUCK LOADING AREA
  - 9N NEW SCREEN WALL
  - 10N NEW TRANSFORMER WITH LANDSCAPE SCREENING
  - 11N NEW 6'-0" HIGH C.M.U. (COVERED) TRASH ENCLOSURE W/ DECORATIVE SWINGING GATES
  - 12N NEW PROPOSED MONUMENT SIGNAGE LOCATION
  - 13N NEW PROPOSED SIGNAGE PYLON
  - 14N NEW CELL TOWER, LOCATED WITHIN 'CONTROL TO

- |     |   |     |   |
|-----|---|-----|---|
| 8N  | NEW TRUCK LOADING AREA  | 15N | NEW LANDSCAPE AREA WITHIN PROPERTY      |
| 9N  | NEW SCREEN WALL   | 16N | NEW DECORATIVE SCREEN GATES             |
| 10N | NEW TRANSFORMER WITH LANDSCAPE SCREENING  | 17N | NEW STREET GATEWAY                      |
| 11N | NEW 6'-0" HIGH C.M.U. (COVERED) TRASH ENCLOSURE<br>W/ DECORATIVE SWINGING GATES | 18N | NEW OPEN AREA                           |
| 12N | NEW PROPOSED MONUMENT SIGNAGE LOCATION  | 19N | NEW VEHICULAR CIRCULATION TRAFFIC ARROW |
| 13N | NEW PROPOSED SIGNAGE PYLON  | 20N | NEW STOP SIGNS                          |
| 14N | NEW CELL TOWER, LOCATED WITHIN 'CONTROL TOWER'                                  |     |   |

## KEYNOTES EXIST. SITE CONDITIONS

- 1E EXIST. CENTER LINE OF EXISTING
  - 2E EXIST. PUBLIC CURB
  - 3E EXIST. PUBLIC SIDEWALK
  - 4E EXIST. PROPERTY LINE
  - 5E EXIST. PUBLIC CURB GUTTER
  - 6E EXIST. PUBLIC FIRE HYDRANT
  - 7E EXIST. STREET LIGHTING
  - 8E EXIST. STREET TREES

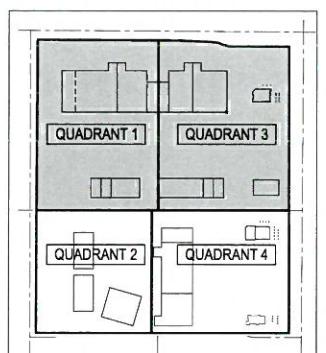
**PROPOSED SITE PLAN  
ENLARGED NORTH**



SCALE: 1"=40'



## KEY PLAN



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A1.3

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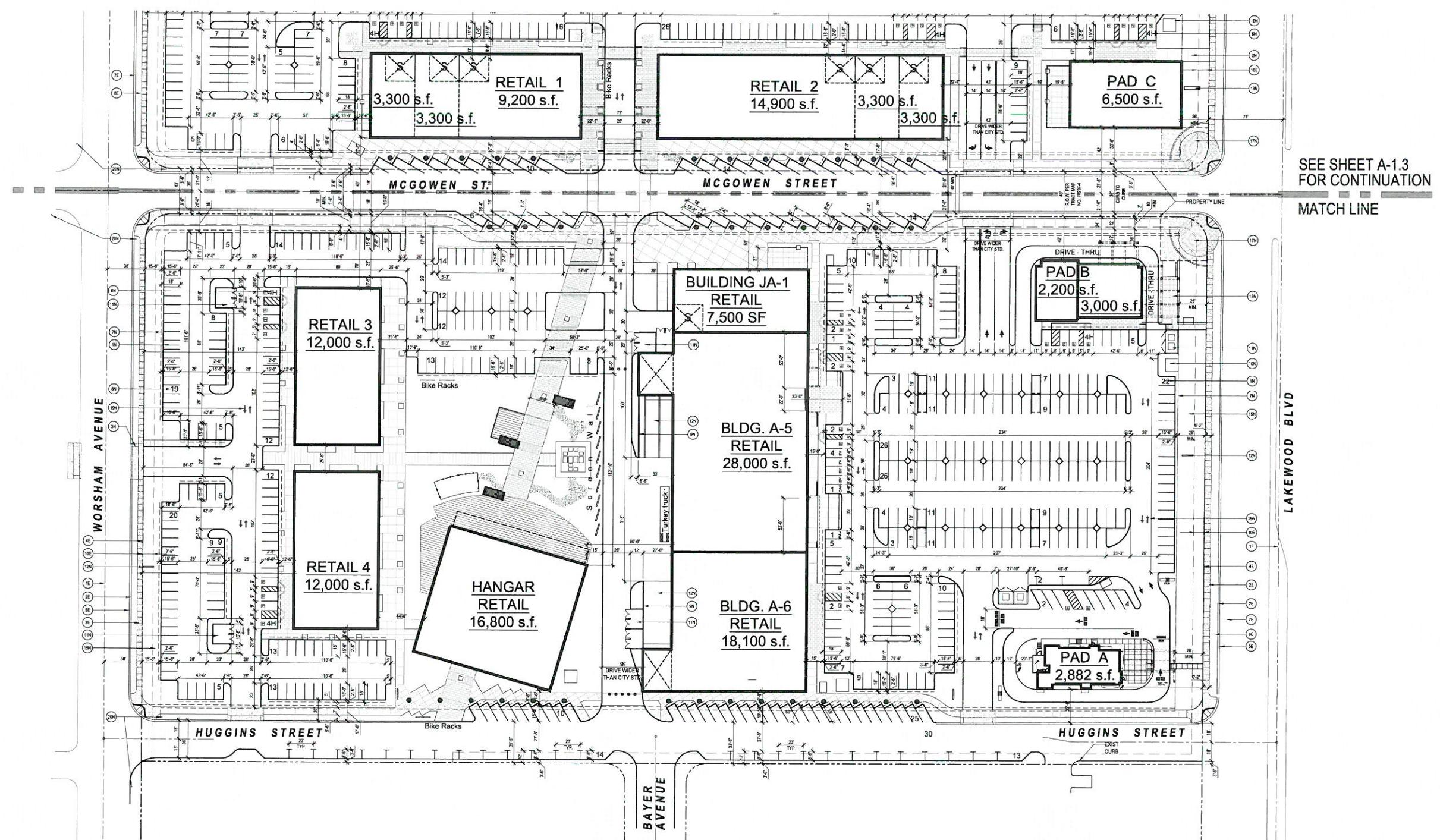
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SHEET NAME  
PROPOSED  
SITE PLAN  
ENLARGED SOUTH



**KEYNOTES**  
NEW SITE CONDITIONS

- 1N NEW CURB
- 2N NEW CONCRETE WALKWAY
- 3N NEW DRIVE ENTRY APPROACH W/ CITY STANDARD DUST PAN RETURNS
- 4N NEW FIRE HYDRANT
- 5N NEW PARKING STALL COUNT NUMBER
- 6N NEW ACCESSIBLE STALL COUNT NUMBER
- 7N NEW PARKING STALL OVERHANG LINE

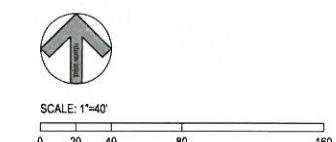
- 8N NEW TRUCK LOADING AREA
- 9N NEW SCREEN WALL
- 10N NEW TRANSFORMER WITH LANDSCAPE SCREENING
- 11N NEW 6'-0" HIGH C.M.U. (COVERED) TRASH ENCLOSURE W/ DECORATIVE SWINGING GATES
- 12N NEW PROPOSED MONUMENT SIGNAGE LOCATION
- 13N NEW PROPOSED SIGNAGE PYLON
- 14N NEW CELL TOWER, LOCATED WITHIN 'CONTROL TOWER'

- 15N NEW LANDSCAPE AREA WITHIN PROPERTY
- 16N NEW DECORATIVE SCREEN GATES
- 17N NEW STREET GATEWAY
- 18N NEW OPEN AREA
- 19N NEW VEHICULAR CIRCULATION TRAFFIC ARROWS
- 20N NEW STOP SIGNS

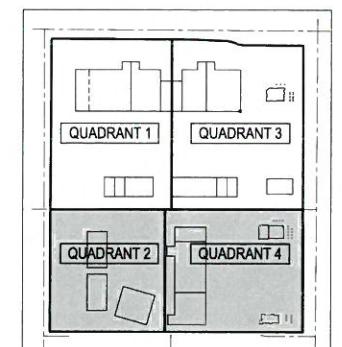
**KEYNOTES**  
EXIST. SITE CONDITIONS

- 1E EXIST. CENTER LINE OF EXISTING STREET
- 2E EXIST. PUBLIC CURB
- 3E EXIST. PUBLIC SIDEWALK
- 4E EXIST. PROPERTY LINE
- 5E EXIST. PUBLIC CURB GUTTER
- 6E EXIST. PUBLIC FIRE HYDRANT
- 7E EXIST. STREET LIGHTING
- 8E EXIST. STREET TREES

**PROPOSED SITE PLAN  
ENLARGED SOUTH**



**KEY PLAN**



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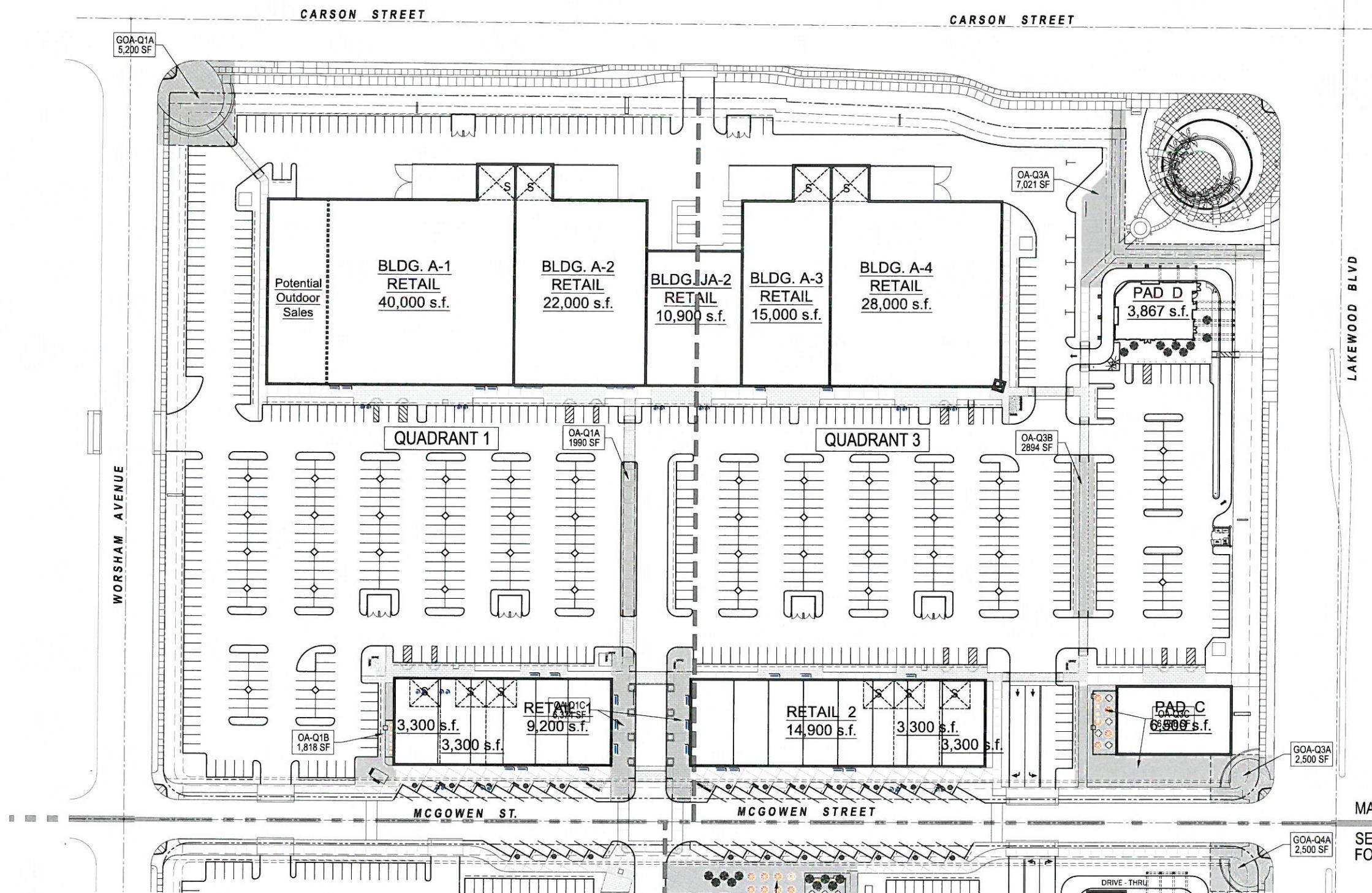
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SHEET NAME  
PROPOSED  
SITE PLAN  
NORTH OPEN AREA



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

**QUADRANT 1**

OA-Q1A -	1,990 SF
OA-Q1B -	1,818 SF
OA-1C -	6,374 SF
TOTAL	10,182 SF

**QUADRANT 2**

OA-Q2A -	54,647 SF
TOTAL	54,647 SF

**QUADRANT 3**

OA-Q3A -	7,021 SF
OA-Q3B -	2,894 SF
OA-Q3C -	6,286 SF
TOTAL	16,201 SF

**QUADRANT 4**

OA-Q4A -	7,678 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

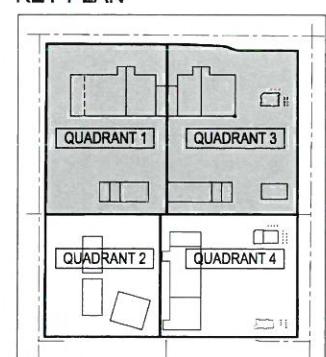
**PROPOSED SITE PLAN  
NORTH OPEN AREA**



SCALE: 1"=40'

0 20 40 80 160

**KEY PLAN**

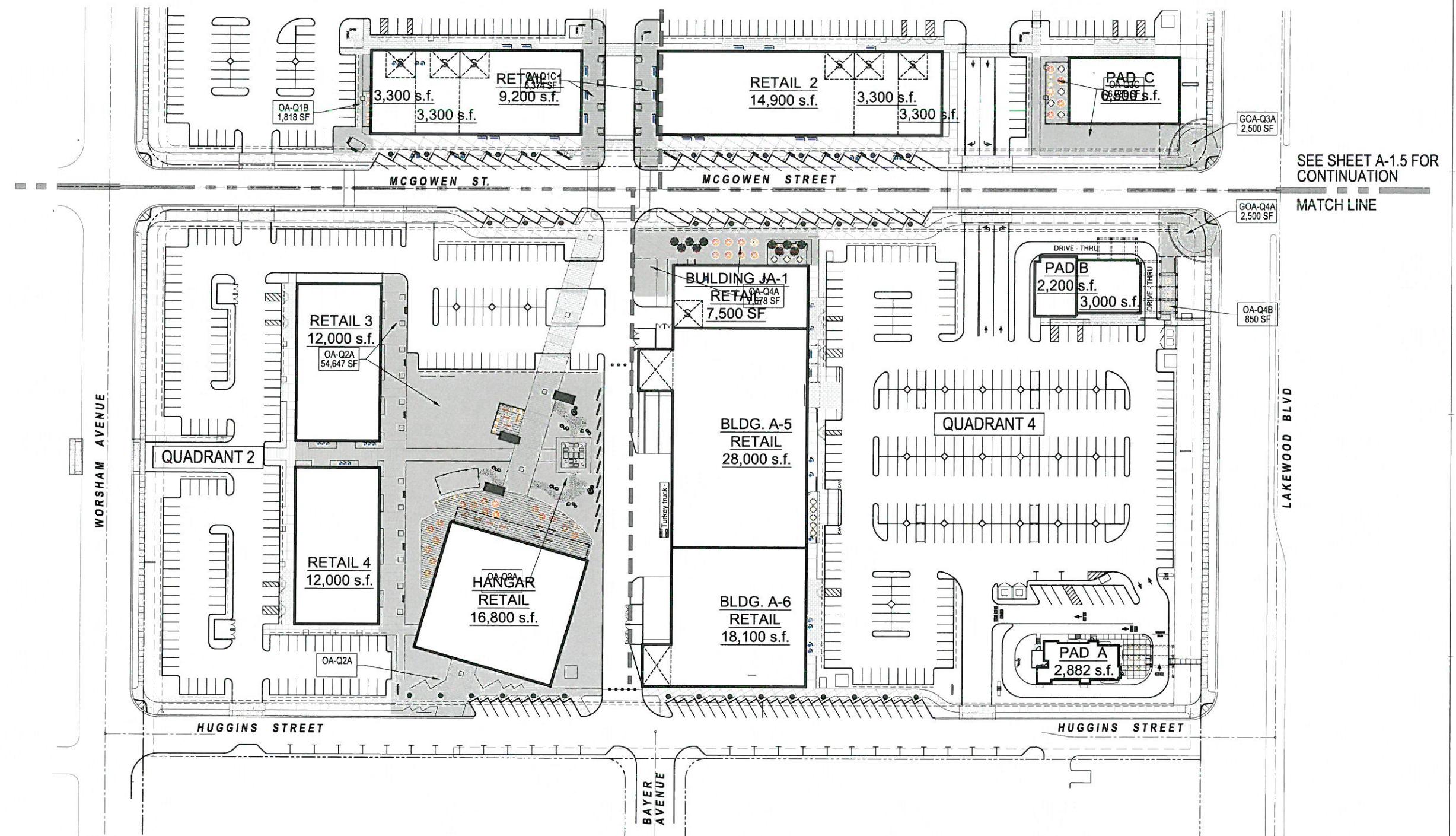


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A1.5



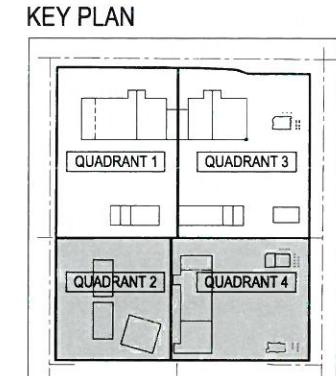
**OPEN AREA TABULATIONS**

GATEWAY OPEN AREA TABULATIONS See Sheet A1.5

## PROPOSED SITE PLAN SOUTH OPEN AREA



SCALE: 1"=40'



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SHEET NO:

A1.6

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PLANNERS  
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(714) 560-0110 FAX 560-9418

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PLANNERS

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SHEET NAME  
CONCEPTUAL  
GRADING PLAN

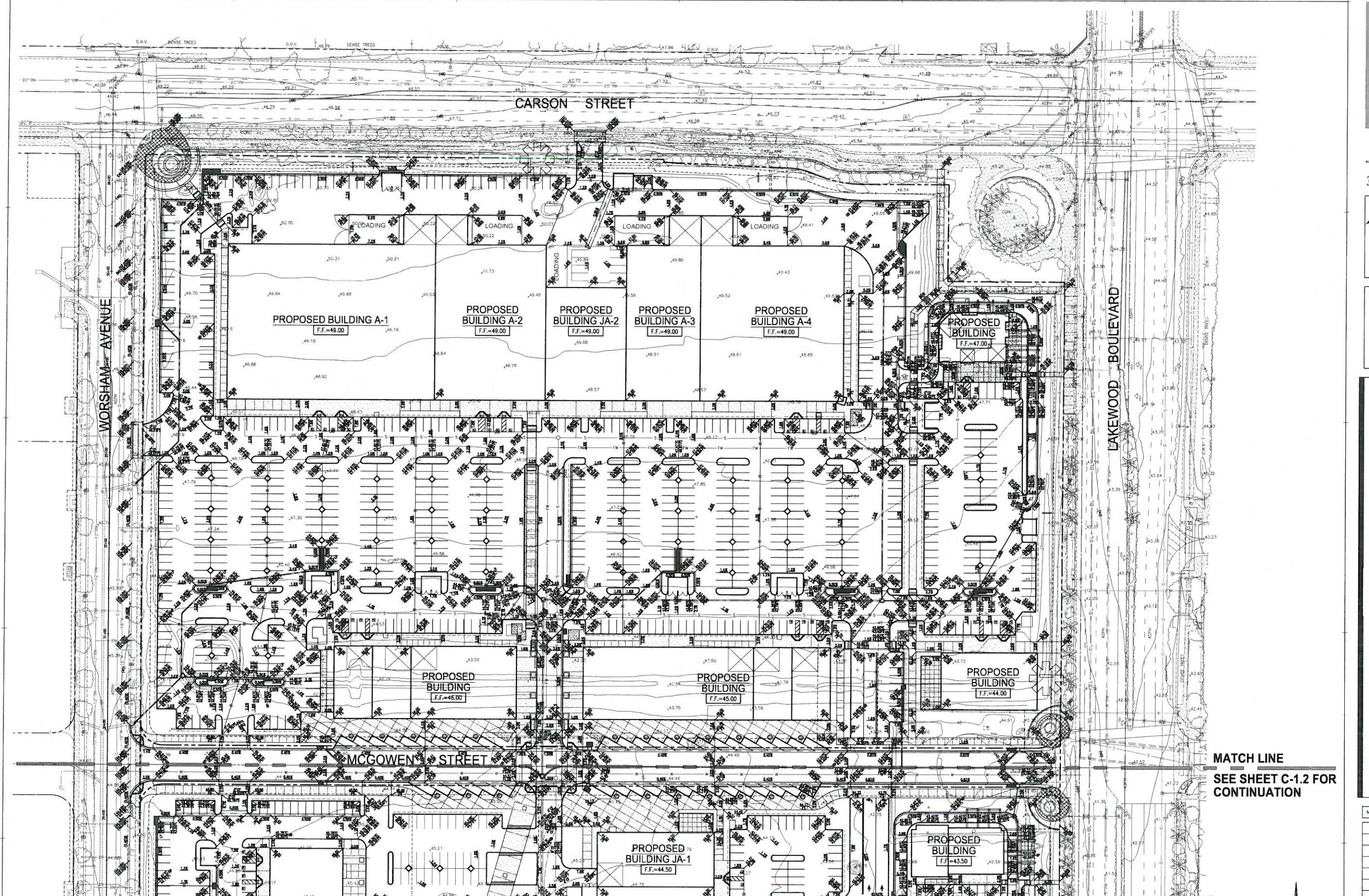
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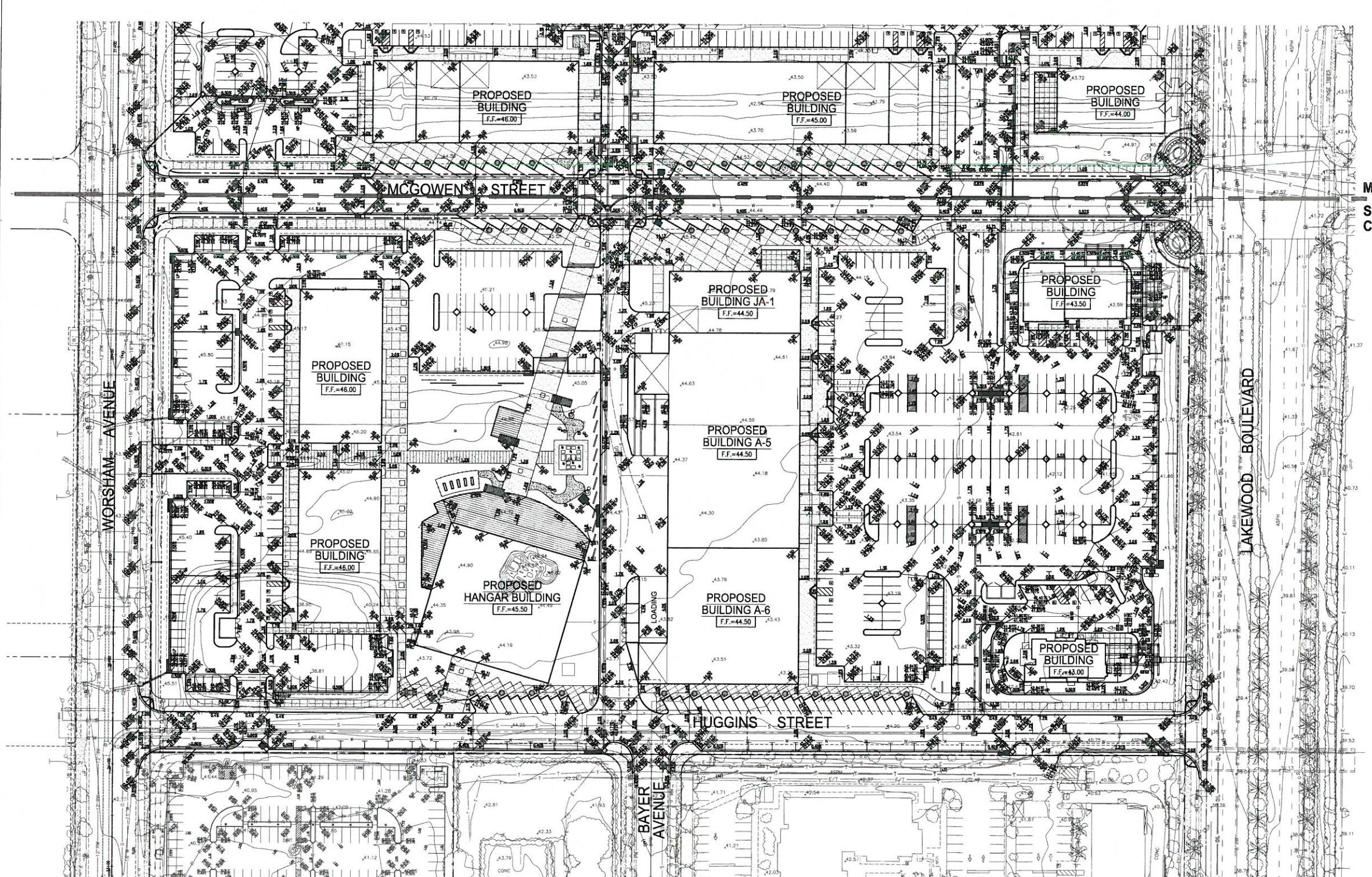
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**C-1.1**

40  
20  
0  
40  
SCALE IN FEET  
1 inch = 40 ft.





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ARCHITECTS

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LAND SURVEYORS  
PLANNERS

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(949) 660-0110 FAX: 660-0418

**PROFESSIONAL SEAL:**

**MATCH LINE**  
**SEE SHEET C-1.1 FOR  
CONTINUATION**

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**South/West Corner of Carson Street  
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**CLIENT NAME**

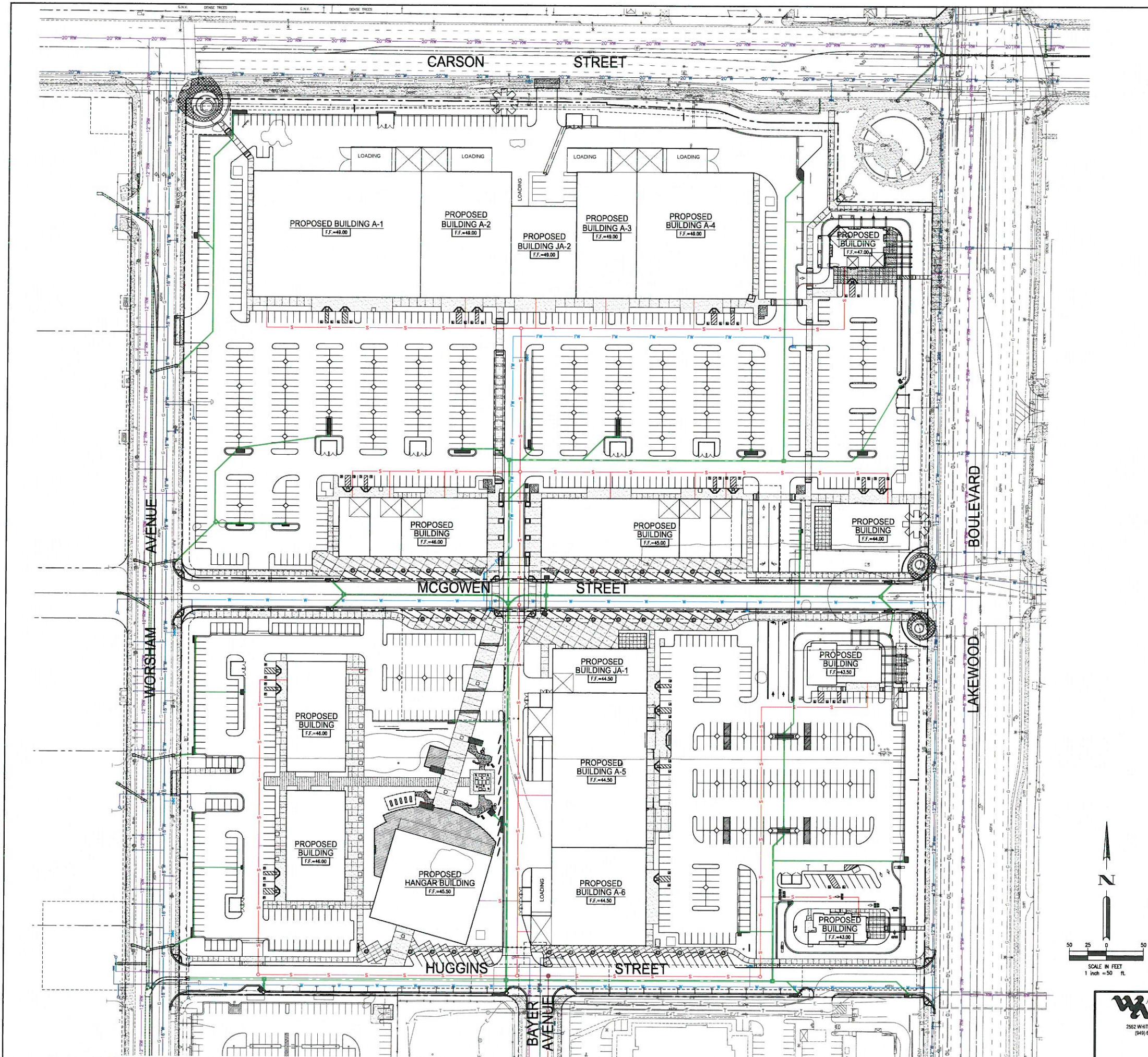
**BURNHAM | WARD**

SHEET NAME  
CONCEPTUAL  
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## **PRELIMINARY UTILITY PLAN**

**FOR**

LONG BEACH EXCHANGE

LONG BEACH EXCHANGE

NUMBER  
Z-803-002

7/22/2016

E: M.V.

ED: D.B.

SHEET  
1

OF

32 Executive Park, Suite 100  
Irvine, CA 92614

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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:  
**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  
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PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WUCOLS REGION 3
<b>TREES</b>						
1	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CREPE MYRTLE	24" BOX	30' O.C.	HUGGINS STREET TREE	M
2	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	MAX. 25' O.C.	WORSHAM / LAKWOOD SETBACK TREE	M
3	MAGNOLIA G. 'D.D. BLANCHARD'	D.D. BLANCHARD SOUTHERN MAGNOLIA	36" BOX	PER PLAN	MCGOWEN STREET TREE	M
4	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24" BOX	PER PLAN	CARSON STREET TREE; FILL IN GAPS	M
5	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	36" BOX	PER PLAN	SMALL EVERGREEN CANOPY AT RETAIL FRONTAGE	L
6	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	36" BOX	PER PLAN	EVERGREEN SPECIMEN TREE	L
7	PHOENIX DACTYLIFERA	DATE PALM	18' BTW	PER PLAN	ACCENT PALM	M
8	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL SOUTHERN LIVE OAK	36" BOX	PER PLAN	MCGOWEN STREET TREE AND PARKING LOT TREE	M
9	RHUS LANCEA	AFRICAN SUMAC	36" BOX	PER PLAN	EVERGREEN PARKING LOT TREE	L
10	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX	PER PLAN	PARK LARGE ACCENT	M
<b>SHRUBS</b>						
11	ACORUS GRAMINEUS	GOLDEN SWEET FLAG	1 GAL	12" O.C.	ORNAMENTAL GRASS	L
12	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	36" O.C.	SUCCULENT	L
13	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	30" O.C.	SUCCULENT	L
14	AGAVE 'MOONSHINE'	MOONSHINE AGAVE	5 GAL	24" O.C.	SUCCULENT	L
15	AGAVE WEBERI	WEBER AGAVE	5 GAL	PER PLAN	ACCENT	L
16	ALOE 'ANDORA'	SAFARI ORANGE ALOE	5 GAL	36" O.C.	FLOWERING SUCCULENT	L
17	ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GAL	24" O.C.	ACCENT	L
18	ALOE 'HERCULES'	HERCULES ALOE	15 GAL	PER PLAN	ACCENT	L
19	ALOE STRIATA	CORAL ALOE	5 GAL	30" O.C.	FLOWERING SUCCULENT	L
20	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	36" O.C.	GROUNDCOVER	L
21	BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	5 GAL	30" O.C.	FLOWERING SHRUB	L
22	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	24" O.C.	ORNAMENTAL GRASS	L
23	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	PLUGS	12" O.C.	ORNAMENTAL GRASS	M
24	CARPISIA MACROCOPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL	24" O.C.	GROUNDCOVER	L
25	CRASSULA A. 'BLUE BIRD'	BLUE BIRD JADE	5 GAL	36" O.C.	SUCCULENT	L
26	ECHEVERIA SPP.	HENS AND CHICKS	1 GAL	24" O.C.	SUCCULENT	L
27	FESTUCA GLAUCA	BLUE FESCUE	1 GAL	16" O.C.	ORNAMENTAL GRASS	L
28	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	24" O.C.	ORNAMENTAL GRASS	L
29	LANTANA MONTEVIDENSIS 'LAVENDER SWIRL'	LAVENDER SWIRL LANTANA	5 GAL	36" O.C.	FLOWERING GROUNDCOVER	L
30	LANTANA NEW GOLD	NEW GOLD LANTANA	5 GAL	36" O.C.	FLOWERING SHRUB	L
31	LIGUSTRUM J. TEXANUM	TEXAS PRIVET	15 GAL	30" O.C.	HEDGE	M
32	MISCANTHUS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	5 GAL	48" O.C.	ORNAMENTAL GRASS	M
33	MUhlenbergia c. 'REGAL MIST'	PINK MUHLY	5 GAL	36" O.C.	ORNAMENTAL GRASS	M
34	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	30" O.C.	ORNAMENTAL GRASS	L
35	PENNISETUM EATON CANYON	DAWARF RED FOUNTAIN GRASS	5 GAL	24" O.C.	ORNAMENTAL GRASS	L
36	PHORMIUM TENAX 'DAZZLER'	NEW ZEALAND FLAX	5 GAL	36" O.C.	STRAPPY ACCENT	L
37	ROSMARINUS O. 'PROSTRATUS'	CREEPING ROSEMARY	FLATS	12" O.C.	GROUNDCOVER	VL
38	SENECIO SERPENS	BLUE CHALK STICKS	4" POTS	12" O.C.	SUCCULENT GROUNDCOVER	L
39	WESTRINGIA F. MUNDI	LOW COAST ROSEMARY	5 GAL	36" O.C.	GROUNDCOVER	L
40	WESTRINGIA WYNABIE GEM	WYNABIE GEM COAST ROSEMARY	15 GAL	36" O.C.	BACKGROUND	L
41	KURAPIA - LIPPIA NODIFLORA	KURAPIA	SOD	--	PARK LAWN SUBSTITUTE	M

EXISTING TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME
1	EUCALYPTUS SPP. / EUCALYPTUS
2	FICUS MICROCARPA / INDIAN LAUREL FIG
3	JACARANDA MIMOSIFOLIA / JACARANDA
4	MELALEUCA QUINQUENERVIA / PAPERBARK TREE
5	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE
6	PHOENIX DACTYLIFERA / DATE PALM
7	PINUS CANARIENSIS / CANARY ISLAND PINE
8	PYRUS C. BRADFORD / BRADFORD PEAR





DINING



**DRA**  
ARCHITECTS

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1100 Newport Center Drive  
Suite 200  
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SHEET NAME:  
SITE FURNISHINGS AND  
Hardscape Imagery

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  
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SCALE: N.T.S.  
A



SITE FURNISHINGS

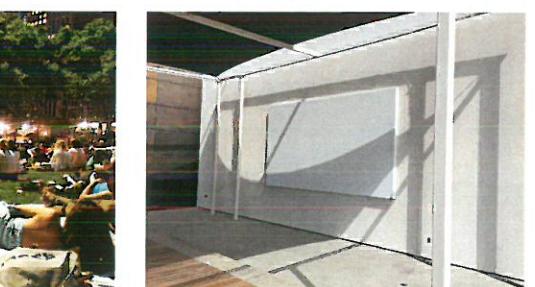
LANDSCAPE



SHADE



WATER ELEMENTS



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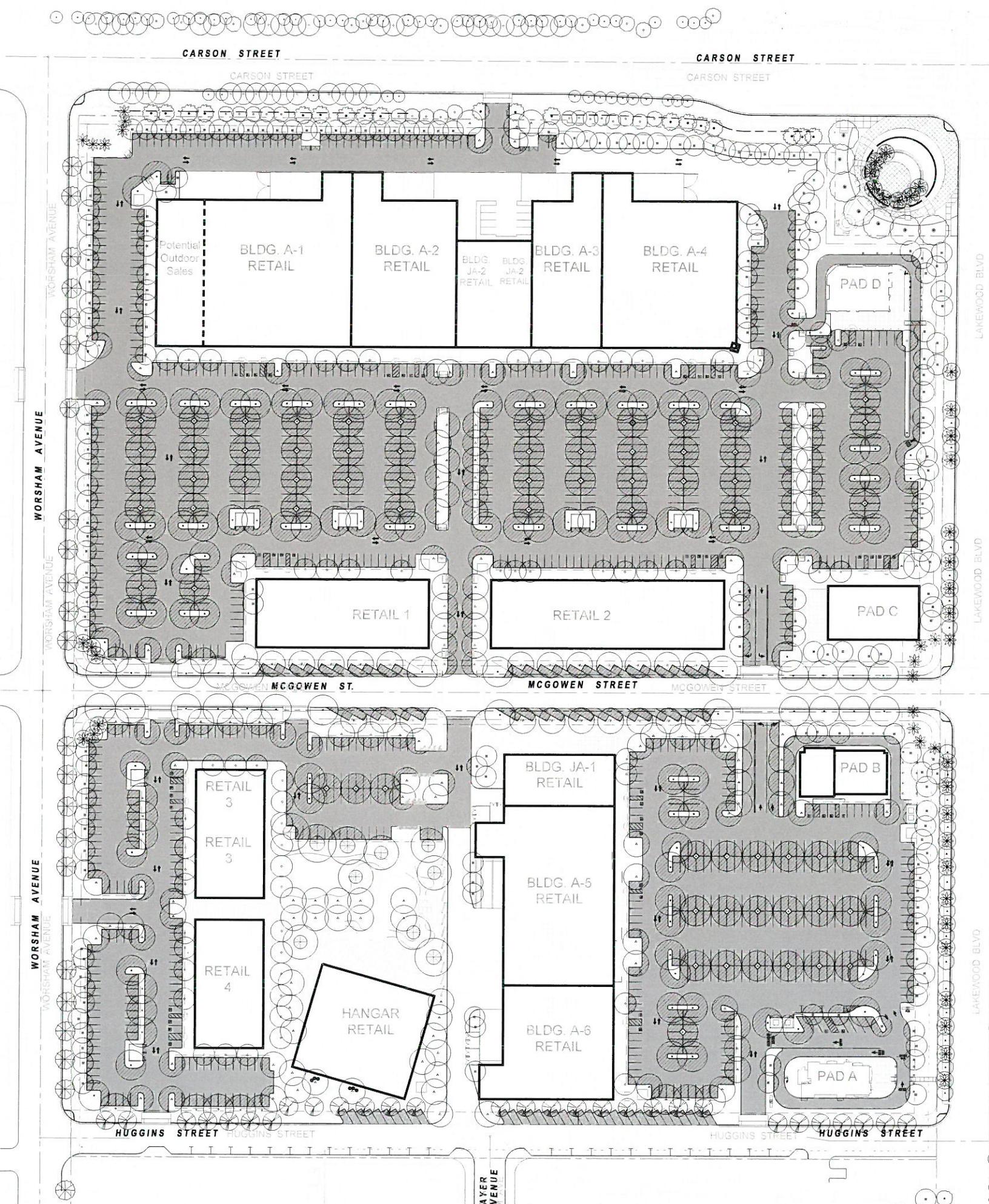
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**L3.1**



#### 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.
TOTAL SHADED AREA	= 201,095 S.F. (41%)

#### SHADE AND PAVING LEGEND

[Shaded Box]	AREA OF PARKING STALLS & ASSOCIATED VEHICULAR CIRCULATION
[Unshaded Box]	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
LAKWOOD 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	63%
24" BOX	25%	162	246	38%
TOTAL	100%	648	648	100%

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%	--	--	--%
TOTAL	100%	--	--	--%

0 50 100 150

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Long Beach, California

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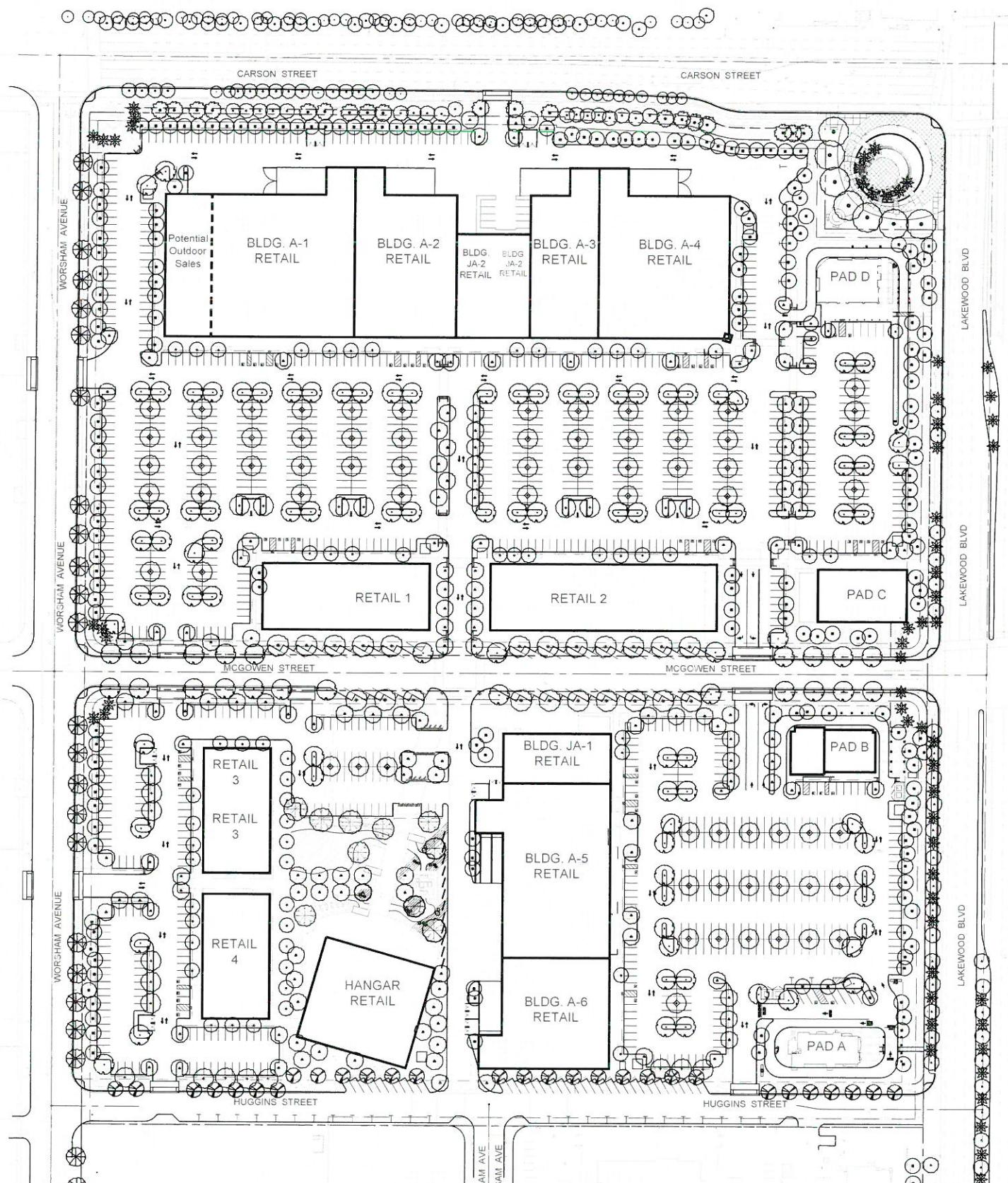
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1100 Newport Center Drive  
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949-760-9150

SHEET NAME:  
WATER CONSERVATION  
PLAN & CALCULATIONS

NO:	DATE:	DESCRIPTION:
3-2-16		Prelim. Site Plan Review Submittal
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**L4.1**



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

AB 1881 "MWELO" 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 ft<sup>2</sup>

SLA (Special Landscaped Area) = 0 ft<sup>2</sup>

0.62 (Conversion Factor)

$$MAWA = ETo \times ETAF \times LA \text{ or } SLA (ft^2) \times Conversion \times MAWA (\text{Gallons Per Year})$$

MAWA for LA = 48.30 x 0.45 x 196,105 x 0.62 x 2,642,652

MAWA for SLA = 48.30 x 0.55 x 0 x 0.62 x 0

Total = 196,105 x 2,642,652 = 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:

$$ETWU = (Eto) \times (0.62) \times [PF \times HA] \times IE + SLA$$

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 Landscape Area (square feet)

0.62 = Conversion Factor

IE = Irrigation Efficiency

$$ETWU = Eto \times Conversion \times PF \times HA (ft^2) \times IE \times Gallons$$

Hydrozone Area # 1 (Shrub Drip MOD) 48.30 x 0.62 x 0.40 x 57,800 = 0.81 851,797

Hydrozone Area # 2 (Shrub Drip LOW) 48.30 x 0.62 x 0.30 x 124,397 = 0.81 1,400,512

Hydrozone Area # 3 (Turf Spray) 48.30 x 0.62 x 0.80 x 4,108 = 0.71 138,512

Total = 196,105 x 2,481,021 = 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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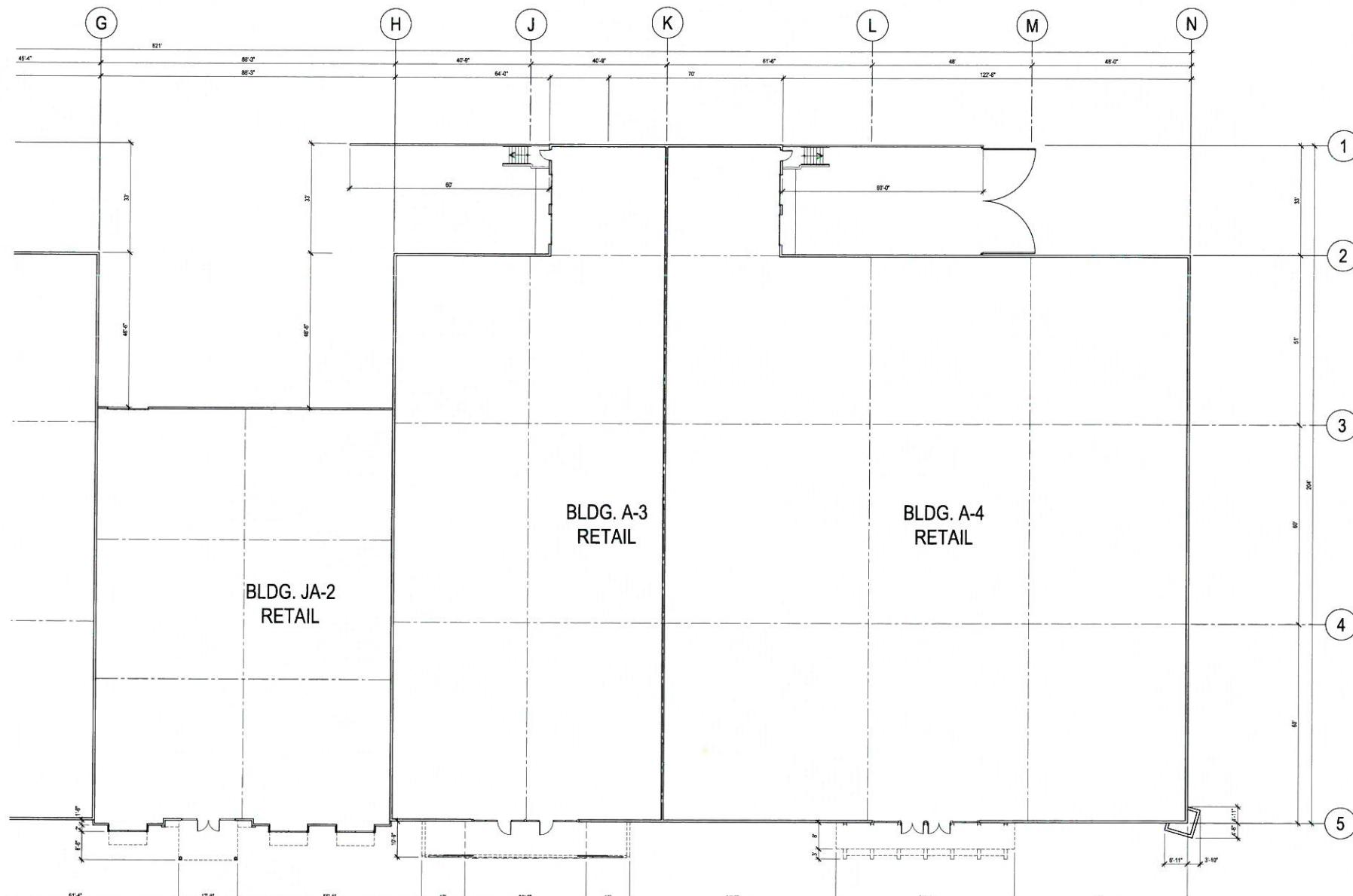
**PROJECT TITLE**  
**LBX**  
Long Beach  
Exchange

South/West Corner of Carson Street  
and Lakewood Blvd  
Long Beach, California

CLIENT NAME

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SHEET NAME  
FLOOR PLAN  
CARSON STREET BLDG.  
ENLARGED EAST



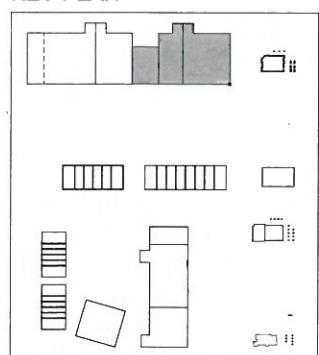
FLOOR PLAN  
CARSON STREET BLDG.  
ENLARGED EAST

SCALE: 1/16=1'-0"

0 8 16 32 64



KEY PLAN



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

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DATE ISSUED:	6-20-16
DRAWN BY:	SPZ, CMH, MAP
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SHEET NAME  
FLOOR & ROOF PLANS  
LAKEWOOD BLVD.  
BUILDING

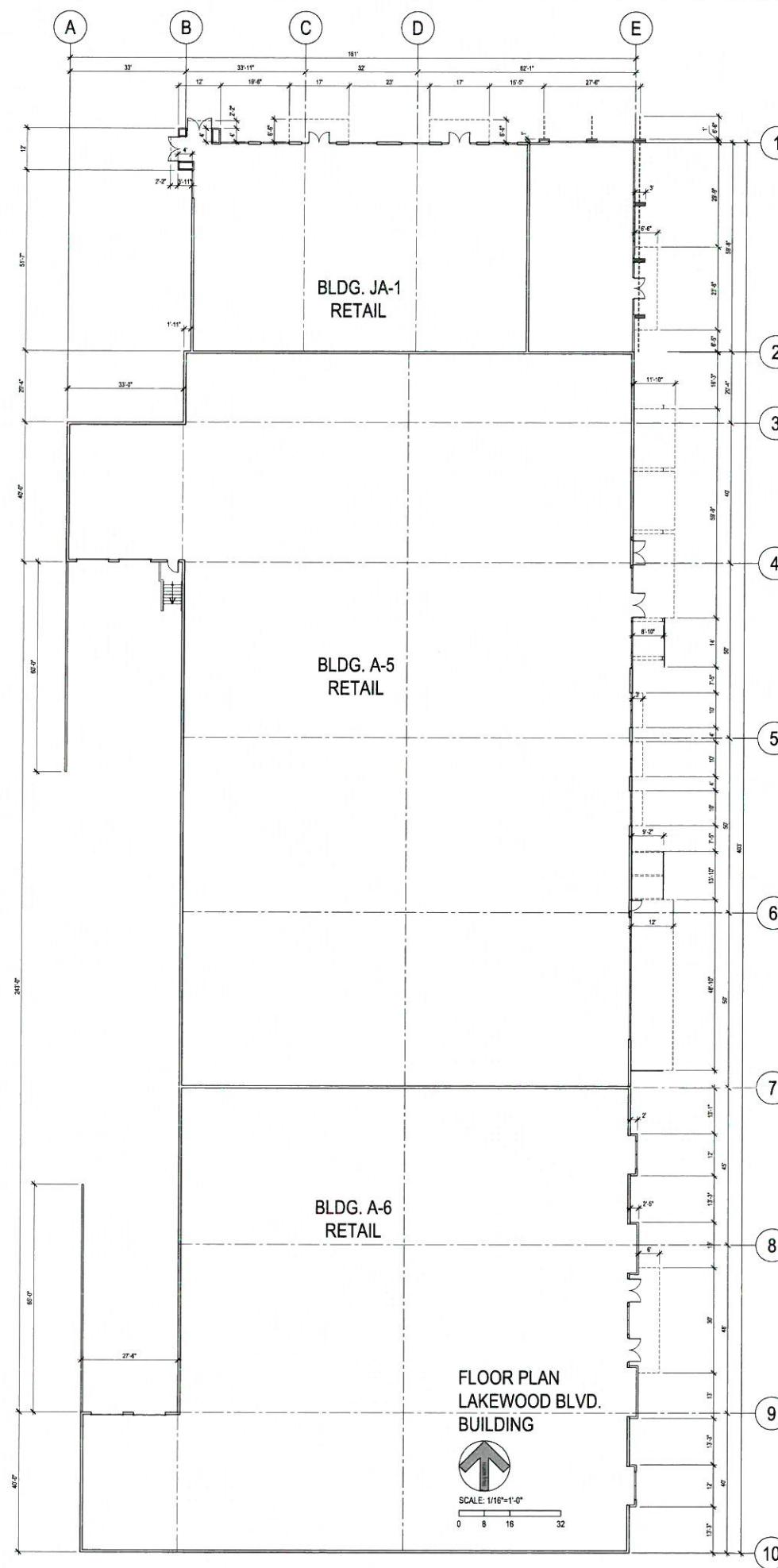
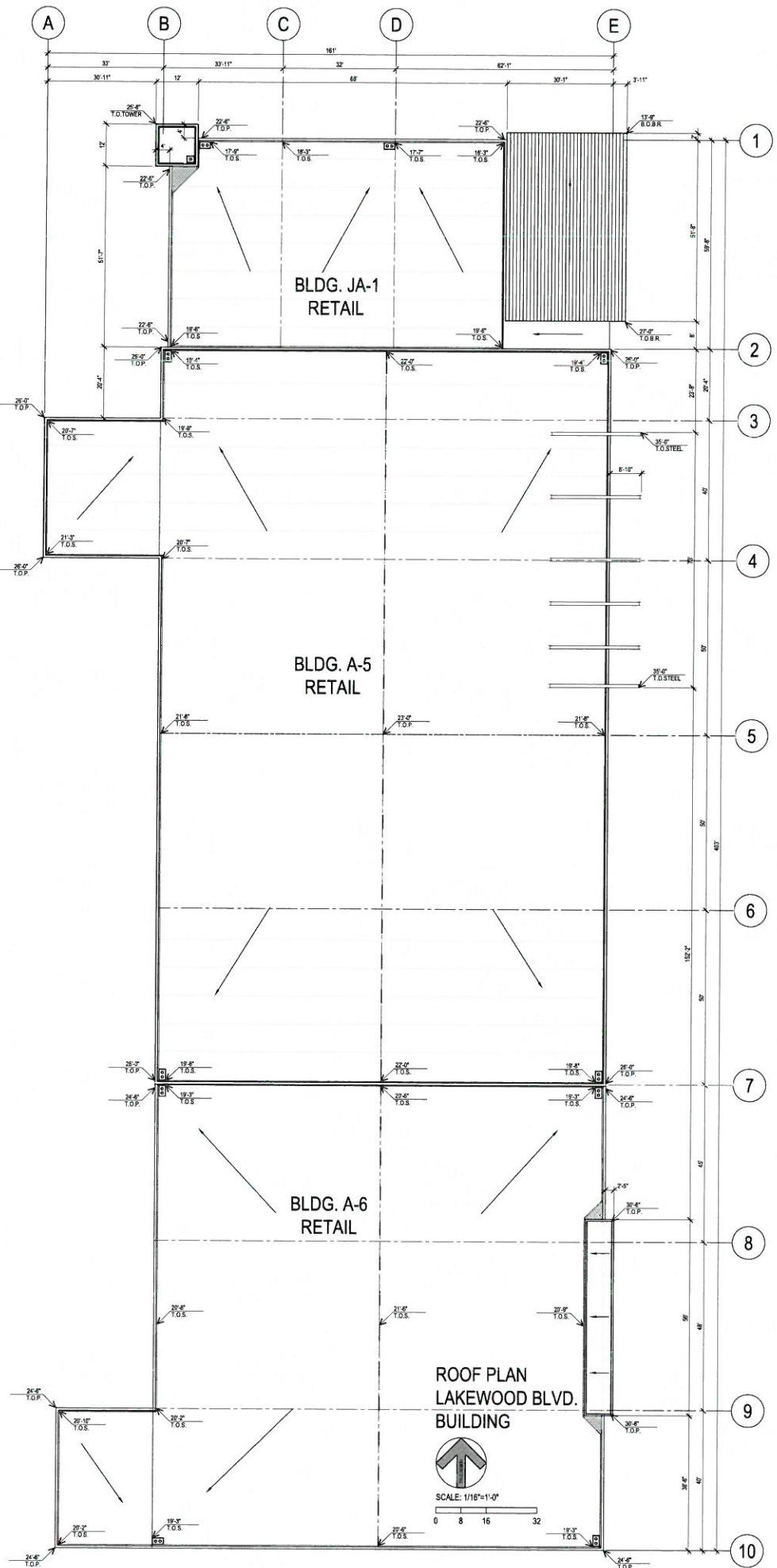
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- 3-2-16 Prelim. Site Plan Review Submittal
- 6-2-16 1st Site Plan Review Submittal
- 7-29-16 2nd Site Plan Review Submittal

JOB NO: 15049  
DATE ISSUED: 6-20-16  
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SHEET NAME  
FLOOR & ROOF PLANS  
McGOWEN ST. BLDGS

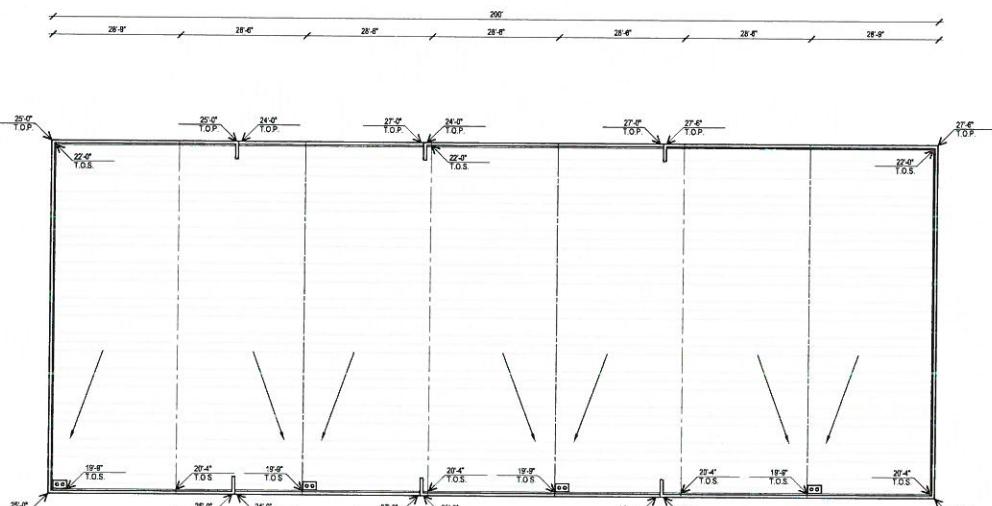
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- 7-29-16 2nd Site Plan Review Submittal

JOB NO: 15049  
DATE ISSUED: 6-20-16  
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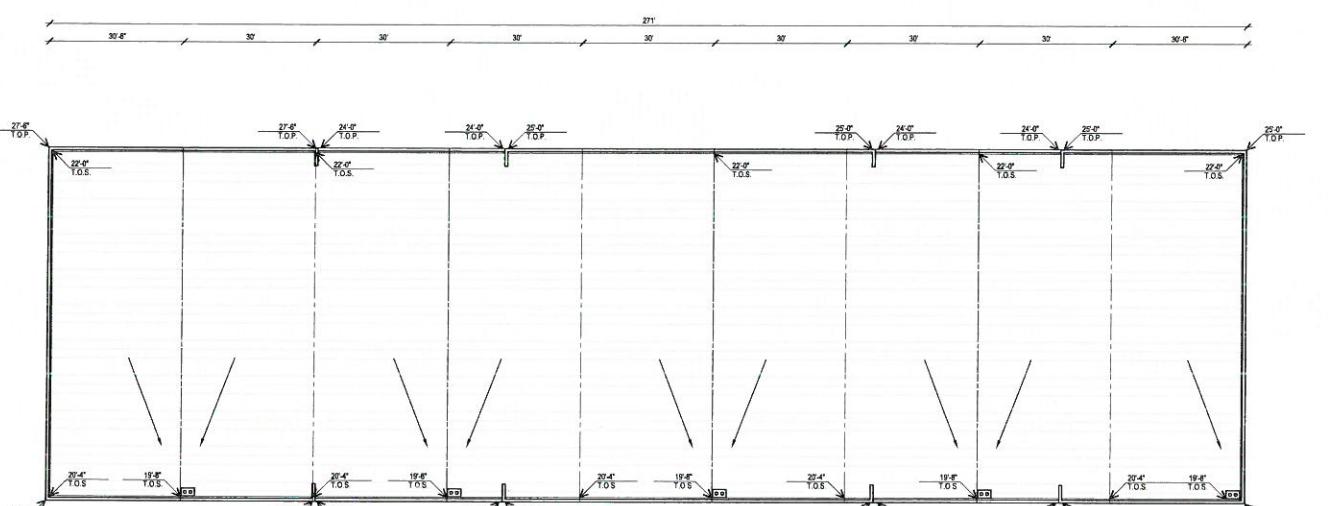
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A2.6



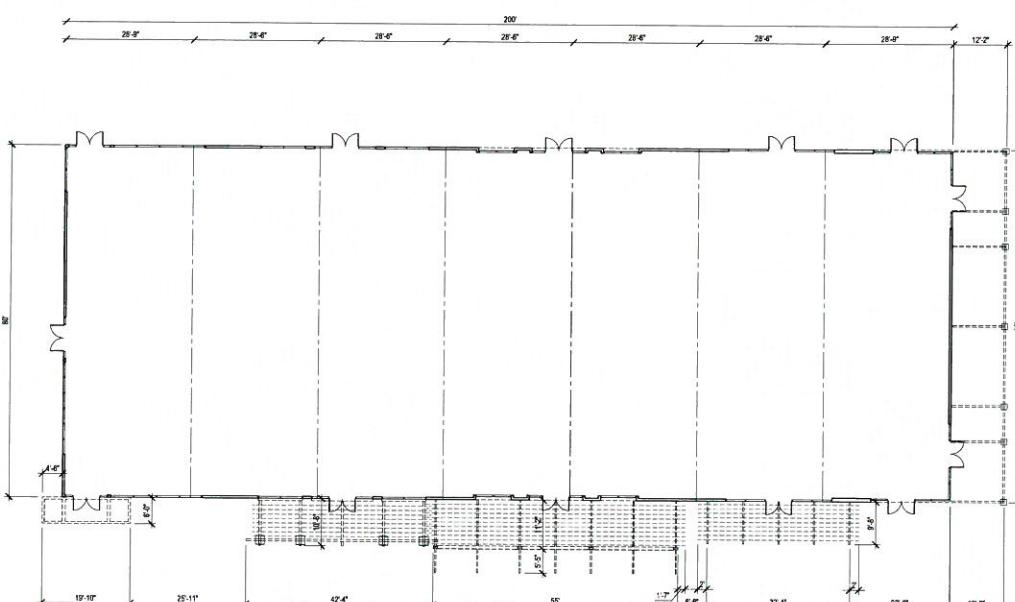
ROOF PLAN  
McGOWEN ST. BLDG.  
RETAIL 1

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



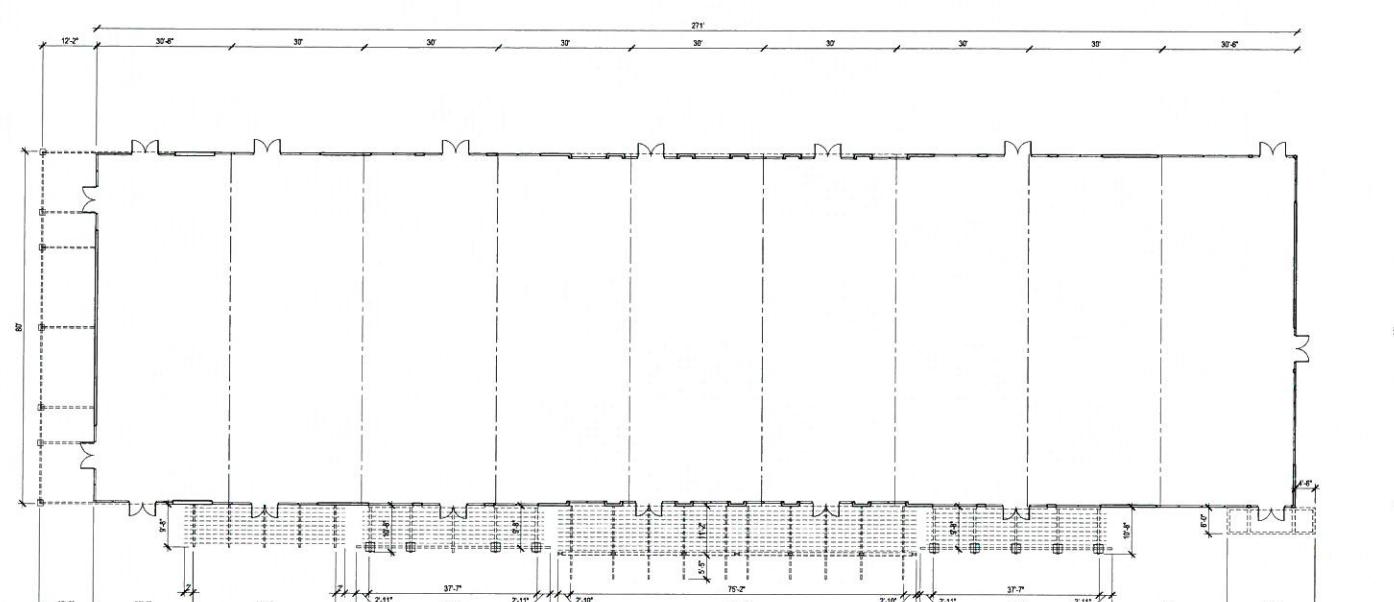
ROOF PLAN  
McGOWEN ST. BLDG.  
RETAIL 2

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



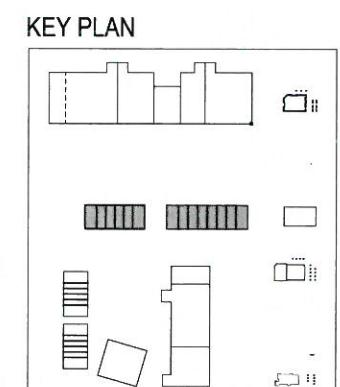
FLOOR PLAN  
McGOWEN ST. BLDG.  
RETAIL 1

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

A2.6







