entitlement plan amendment package

PACIFIC CITY

JERDE

SMS ARCHITECTS

LIFESCAPES International Inc
LANDSCAPE ARCHITECTS

DJM

CAPITAL PARTNERS, INC.
922 Laguna St, Santa Barbara, CA 93101
Contact Phone: (805) 962-4300

JULY 17, 2013

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PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

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A-001
TITLE SHEET

JULY 17, 2013

VISITOR SERVING COMMERCIAL PROGRAM - RETAIL CENTER

Commercial Village Parcel

PROGRAM USE	PROGRAM AREAS SF				PARKING REQUIRED	
					PARKING RATIO	PARKING REQUIRED
	LEVEL1	LEVEL2	TOTAL	FLOORS		
RETAIL	63,865 SF	33,417 SF	97,282 SF	2	1 SPACE/200 SF	491 SPACES
HEALTH CLUB	4,537 SF	20,201 SF	24,738 SF	2	1 SPACE/200 SF	124 SPACES
HEALTH CLUB GROUP INSTRUCTION		3,550 SF	3,550 SF		1 SPACE/100 SF	36 SPACES
RESTAURANTS	6,398 SF	38,325 SF	44,723 SF	2	1 SPACE/100 SF	447 SPACES
MARKET HALL - RETAIL	16,285 SF		16,285 SF	1	1 SPACE/200 SF	77 SPACES
MARKET HALL - FOOD AND BEVERAGE SALES	4,522 SF		4,522 SF	1	1 SPACE/200 SF	23 SPACES
TOTAL	**95,607 SF**	**95,493 SF**	**191,100 SF**	**2**		
MARKET HALL OUTDOOR DINING	782 SF		782 SF	1	1 SPACE/100 SF	8 SPACES
OUTDOOR DINING	1,743 SF	10,622 SF	12,365 SF	2	1 SPACE/100 SF	124 SPACES
OFFICE		1,095 SF	1,095 SF	1	1 SPACE/250 SF	4 SPACES
TOTAL	**98,132 SF**	**107,210 SF**	**205,342 SF**	**2**		**1,334 SPACES**
TOTAL PARKING REQUIRED	1334 SPACES					
PARKING PROVIDED						
PARKING STRUCTURE	903 SPACES (Self-parking for Lower and Upper levels)					
SITE	75 SPACES					
VALET	95 SPACES (Lower Level)					
TOTAL	**1073 SPACES**					

VISITOR SERVING COMMERCIAL - RETAIL CENTER

ZONING MATRIX

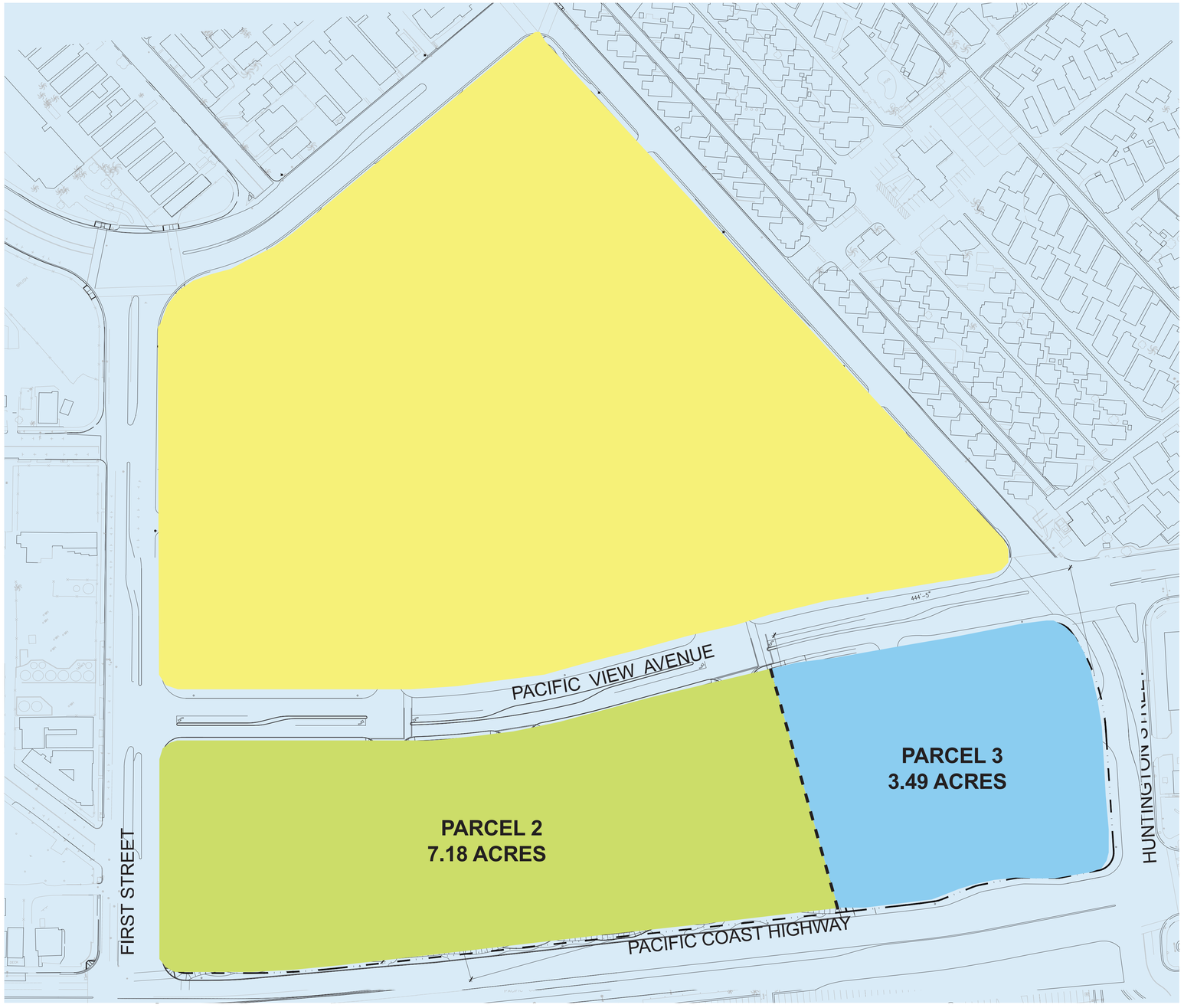
PROPERTY AREA : **312,761 sq. ft.**
GROSS LEASABLE AREA : **191,100 sq. ft.**

GENERAL PLAN DESIGNATION : **CV - F7 - SP**
SUB AREA 4C (PCH/LAKE ST)

	ZONING CODE	DOWNTOWN SPECIFIC PLAN (SP)	CONDITIONAL USE PERMIT (CUP)	PACIFIC-CITY (provided)
	Huntington Beach Zoning Subdivision Ordinance (**HBZSO**)	Downtown SP-5 District-2	No. 02-20/ Special Permit No. 02-04/ Coastal Developement Permit No. 02-12	Commercial Retail Center
MAX. SITE COVERAGE		50% of Net Site Area	191,100 sq. ft	153,068 sq.ft (49% of site area)
MAX F.A.R	1.5	3.0	3.0	0.63
MAX BUILDING HEIGHT	50 ft	8 Stories	8 Stories	2 Stories
BUILDING SEPARATION		Min. 10 ft between Buildings Min. 6ft from Patio to Bldg		Min 10 ft between Buildings Min. 6ft from Patio to Bldg
STOREFRONT GLAZING		Min. 60% Glass		Min. 60% Glass
Storefront Bulkheads		Min. 18" Max. 36"		Min 18" Max. 36"
SETBACKS				
UPPER STORY	Structures above 2nd Floor	None	None	N/A
FRONT YARD	50 ft on PCH or 25 ft w/setback entirely landscaped	50 ft from PCH	30 ft	30 ft at PCH
INTERIOR SIDE YARD	None	None		Min 17 ft
EXTERIOR SIDE YARD	None	20 ft		North = 20 ft from 1st st
REAR YARD	None	20 ft from Pacific View Ave	15 ft	15 ft from Pacific View Ave.
SETBACK LANDSCAPING		Min. 70% Softscape Max. 30% Hardscape		Min. 70% Softscape Max. 30% Hardscape
SIDEWALK			8 ft setback along PCH frontage min 20ft wide entry on sidewalk setback	8 ft setback along PCH frontage With Min. 20ft wide entries
Max. Wall Plane Dimensions Front or Street Side Wall	Max.100 ft without breaks/recesses	Max.50 ft without breaks/recesses		Max. 50 ft without breaks/recesses
FENCES		Max. 6ft ht Max 42" within Front Yard setback change in wallplane every 12ft min where visible from public right of way	Max. 42" retaining wall/fence along PCH	Max. 42" along PCH
MAX Slope % for Parking Transition Ramps	10% Transition Ramps			8% Transition Ramps
PARKING				SEE PAGE A-002 PROGRAM
Bike Racks			Identify 3 areas	6 Areas Provided
Bicycle space dimensions	8 x 17 ft			
Stall Dimensions	0° Parking - 9 x 19 ft (w/8ft striped area between every 2 spaces)	as per HBZSO		0° Parking - 9 x 19 ft (w/8ft striped area between every 2 spaces)
	90° Parking - 9 x 19 ft			90° Parking - 9 x 19 ft
Aisle Width	0° Parking - 1-way: 12ft/ 2-way: 20ft			0° Parking- 1-way: 12ft/ 2-way: 20ft
	90° Parking - 1-way & 2-way: 26 ft			90° Parking- 1-way & 2-way: 26 ft
Vertical Clearance	7 ft, except entry can be 6.67 ft			7 ft, except entry can be 6.67 ft
Handicapped Spaces		as per HBZSO		per 2010 CBC
Loading Spaces	3 spaces for buildings exceeding 60,000 sq ft			3 Loading spaces provided
MATERIALS		Min. 20% non-toxic, recycled		20% non-toxic, recycled materials

PACIFIC CITY

project
diagrams



0 20 40 80 160

LAND USE

- RESIDENTIAL
- RETAIL
- HOTEL

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HUNTINGTON BEACH, CALIFORNIA

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LANDSCAPE ARCHITECTS

DJM Capital Partners, Inc.

D-001
LAND USE DIAGRAM

JULY 17, 2013

PREPARED FOR:
PC GROUP RETAIL, LLC

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (714) 583-1010 ▪ FX: (714) 583-0759

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HUNTINGTON BEACH, CALIFORNIA

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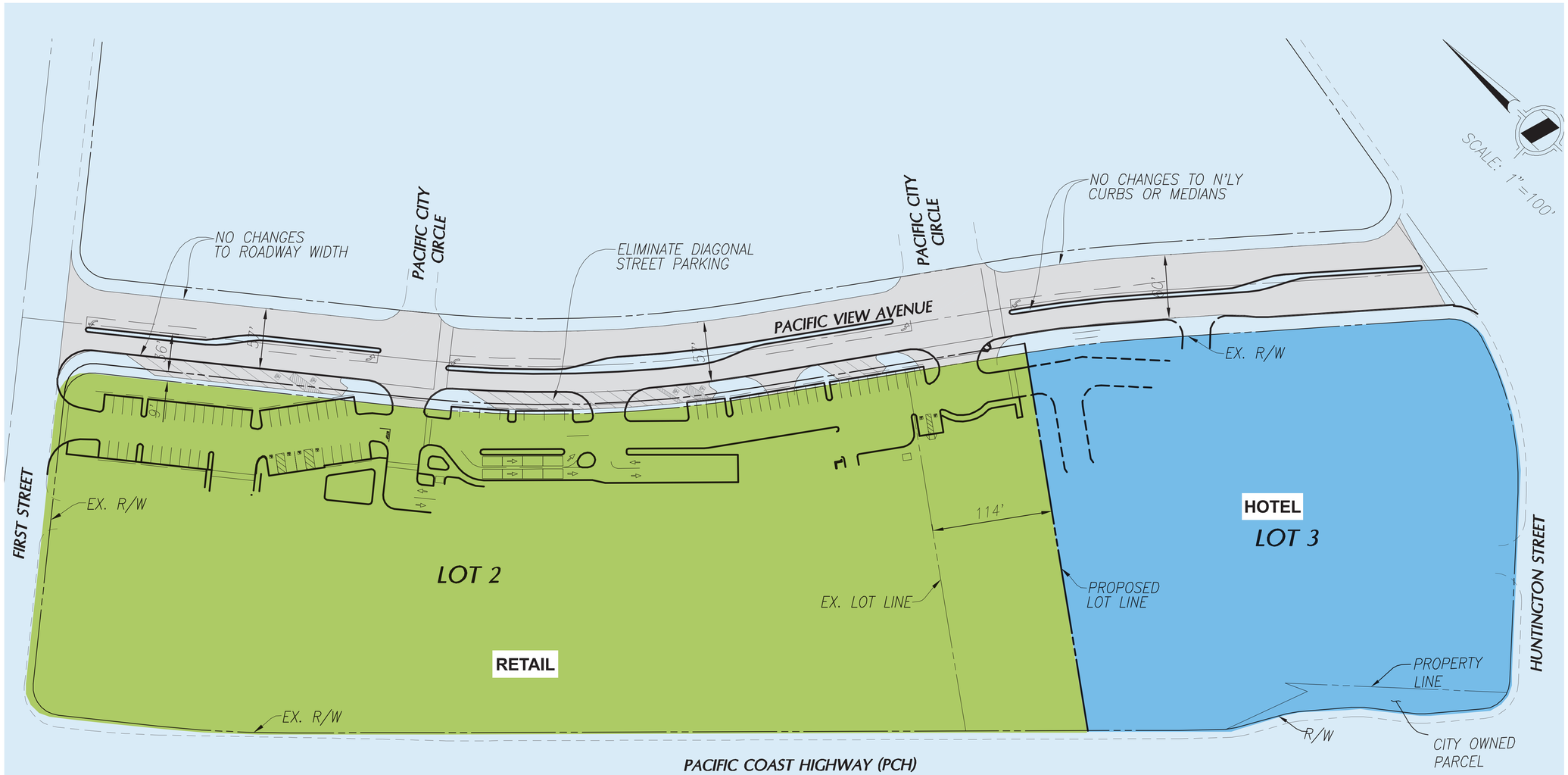
D-002
LOT LINE ADJUSTMENT DIAGRAM

JULY 17, 2013



100 50 0 100 200

GRAPHIC SCALE 1"=100'

LEGEND

- CURRENTLY APPROVED ROADWAY AND PARKIN
- CURRENTLY APPROVED CURB
- PROPOSED CURB
- EXISTING LOT LINE
- EXISTING R/W

LAND USE

- RETAIL
- HOTEL

PREPARED FOR:
PC GROUP RETAIL, LLC

PREPARED BY:
HUNSAKER & ASSOCIATES
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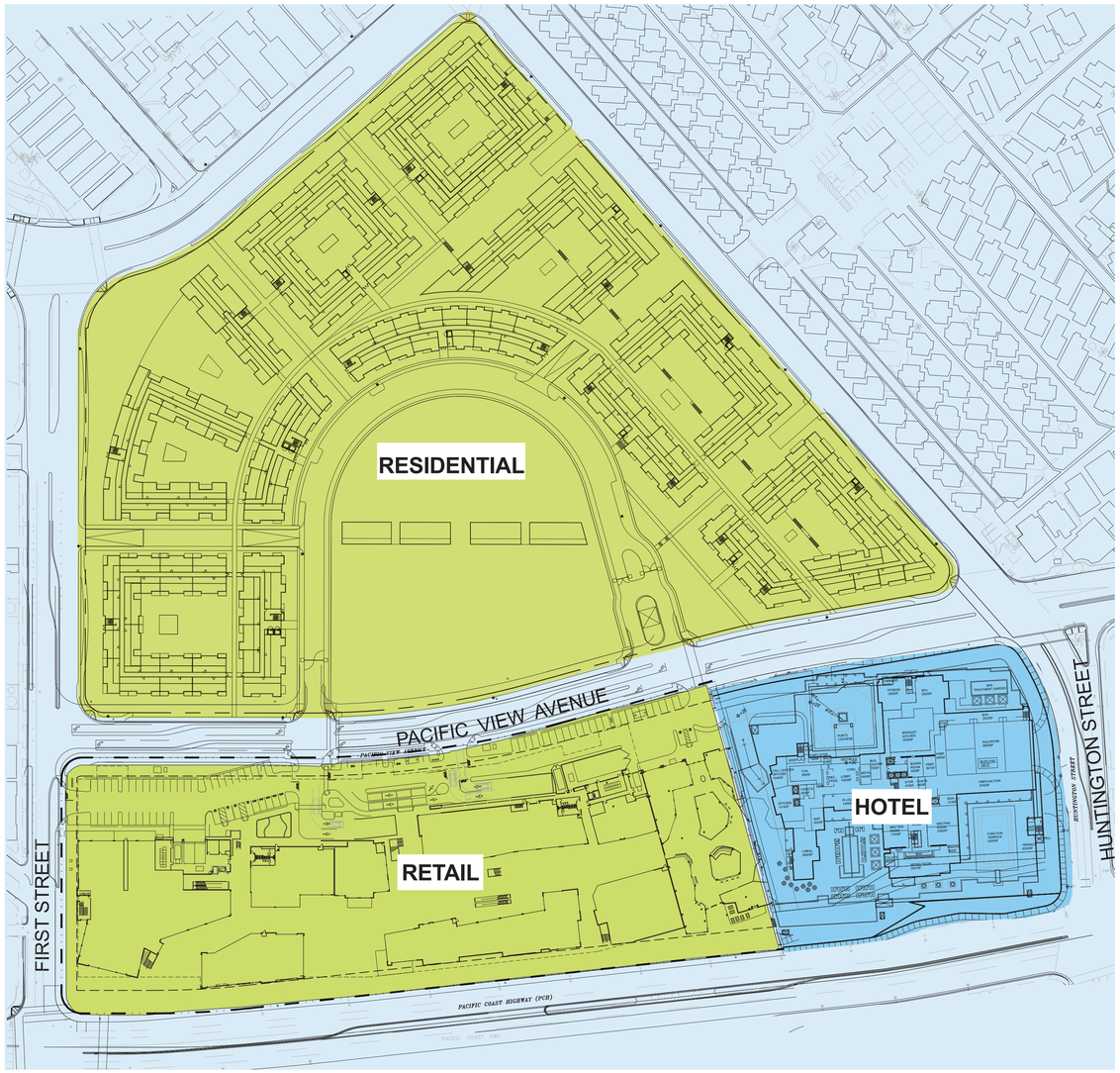
D-003
PROPOSED CHANGES TO PACIFIC VIEW AVENUE

JULY 17, 2013

PREVIOUS PLAN



PROPOSED PLAN

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D-004
PREVIOUS & PROPOSED PLANS

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HUNTINGTON BEACH, CALIFORNIA

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D-005

RETAIL AND HOTEL PLAN

JULY 17, 2013

PACIFIC VIEW AVENUE

PACIFIC COAST HIGHWAY

MARKET

PORTE COCHERE

FIRE COMMAND 194SF

FITNESS 1592SF

SPA 2500SF

SPA TREATMENT GARDEN

BOH 2025SF

STOR 108SF

BANQUET KITCHEN 3039SF

BALLROOM 8500SF

BLDG PAD +30'-0"

PREF. 895SF

PREF. 501SF

BOARD ROOM 590SF

STOR 470SF

COATS 180SF

PREFUNCTION 3700SF

VALET 101SF

CART STOR 124SF

BAG 70SF

200SF

VESTIBULE +30'

BUS CENTER 700SF

CALL CENTER/ OFFICES 1040SF

FOH 950SF

REC. PODS

LOBBY 1000SF

CONC.

RETAIL 400SF

SDB

TOILETS 300SF

KITCHEN 1515SF

R LOUNGE 1400SF

LIBRARY 500SF

TOILETS 550SF

TOILETS 410SF

BOH 315SF

BAR 600SF

3 MEAL 2600SF

MEETING ROOM 1754SF

PREF. 1379SF

MEETING ROOM 2382SF

AV 60SF

EXIT

BAR

PANTRY 160SF

TOILETS 260SF

MIXING ROOM 3041SF

FUNCTION TERRACE 5200SF

BAR 195SF

AIR WELL

TERRACE 6300SF

0 5 10 20 40 80

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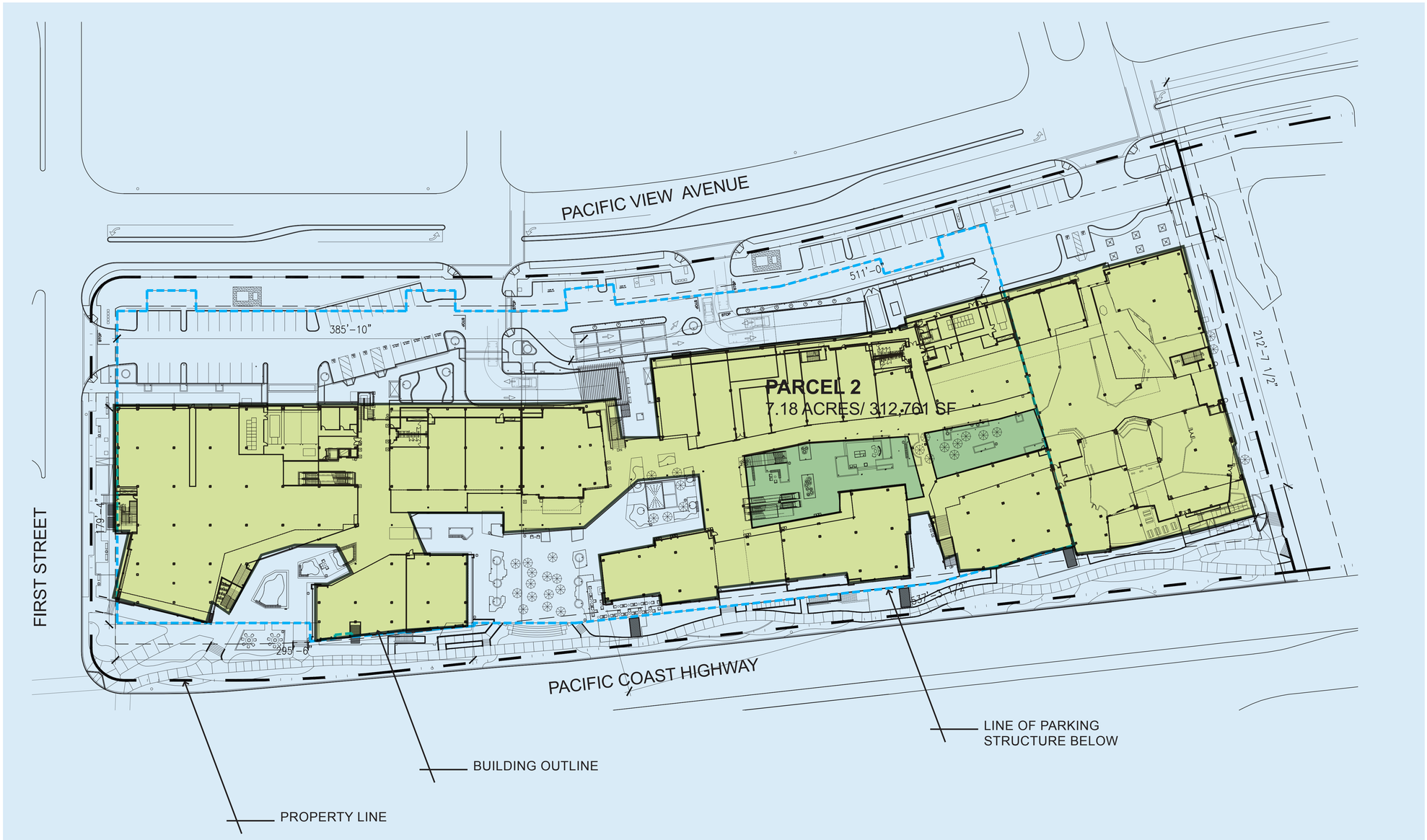
D-005a
HOTEL PLAN

JULY 17, 2013



PARCEL 2
7.18 ACRES/ 312,761 SF

BUILDING COVERAGE :
153,068 SF (49%)

LOT COVERAGE

BUILDING COVERAGE

LINE OF PARKING BELOW

0 20 40 80 160

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

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D-006
LOT COVERAGE DIAGRAM

JULY 17, 2013

BUILDING HEIGHT

LEVEL 1

LEVEL 2

LINE OF PARKING BELOW

0 20 40 80 160

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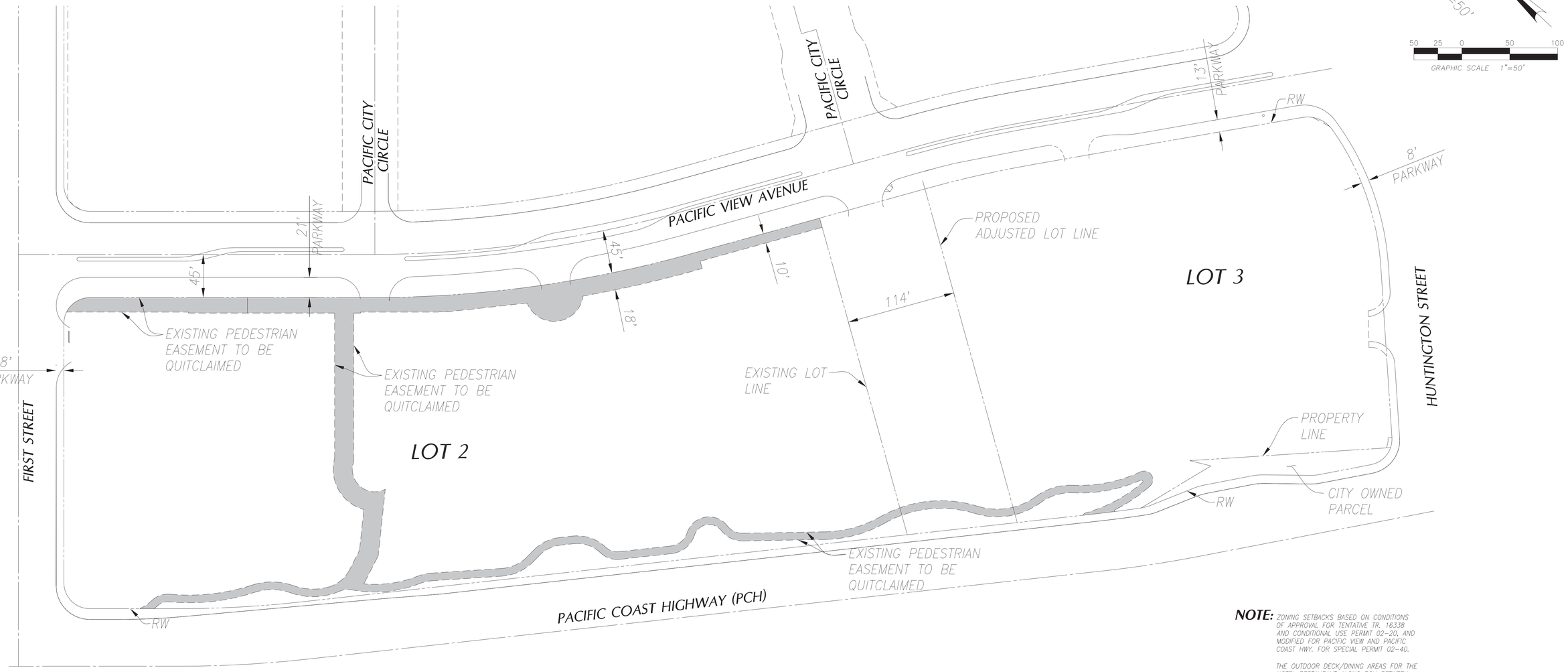
D-007

BULK BUILDING HEIGHT DIAGRAM

JULY 17, 2013



NOTE: ZONING SETBACKS BASED ON CONDITIONS OF APPROVAL FOR TENTATIVE TR. 16338 AND CONDITIONAL USE PERMIT 02-20, AND MODIFIED FOR PACIFIC VIEW AND PACIFIC COAST HWY. FOR SPECIAL PERMIT 02-40.

THE OUTDOOR DECK/DINING AREAS FOR THE HOTEL RESTAURANT ALONG PCH BETWEEN THE PORTE COCHERE AND HUNTINGTON STREET SHALL HAVE A MINIMUM SETBACK OF 25' FROM PCH.

PREPARED FOR:
PC GROUP RETAIL, LLC
922 LAGUNA STREET
SANTA BARBARA, CA 93101
VOICE: 805-962-4300 FAX: 805-962-4343
INFO@DJMCAPITAL.COM - WWW.DJMCAPITAL.COM

DATE PREPARED: MAY 17, 2013
PREPARED BY:
HUNSAKER & ASSOCIAT
I R V I N E , I N C
PLANNING ▪ ENGINEERING ▪ SURVE
Three Hughes • Irvine, CA 92618 • PH: (714) 583-1010 • FX: (714) 58

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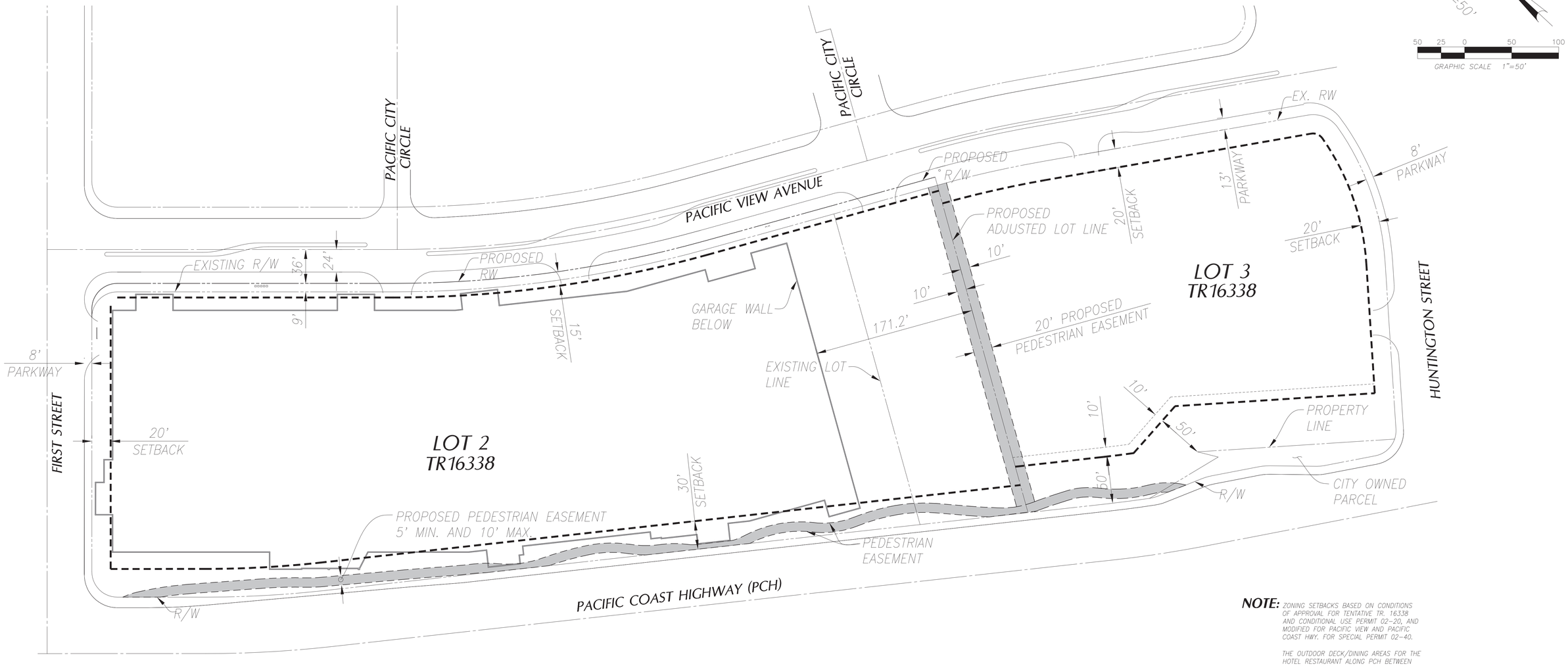
D-008
EXISTING EASEMENTS TO BE QUITCLAIMED
JULY 17, 2013



NOTE: *ZONING SETBACKS BASED ON CONDITIONS OF APPROVAL FOR TENTATIVE TR. 16338 AND CONDITIONAL USE PERMIT 02-20, AND MODIFIED FOR PACIFIC VIEW AND PACIFIC COAST HWY. FOR SPECIAL PERMIT 02-40.*

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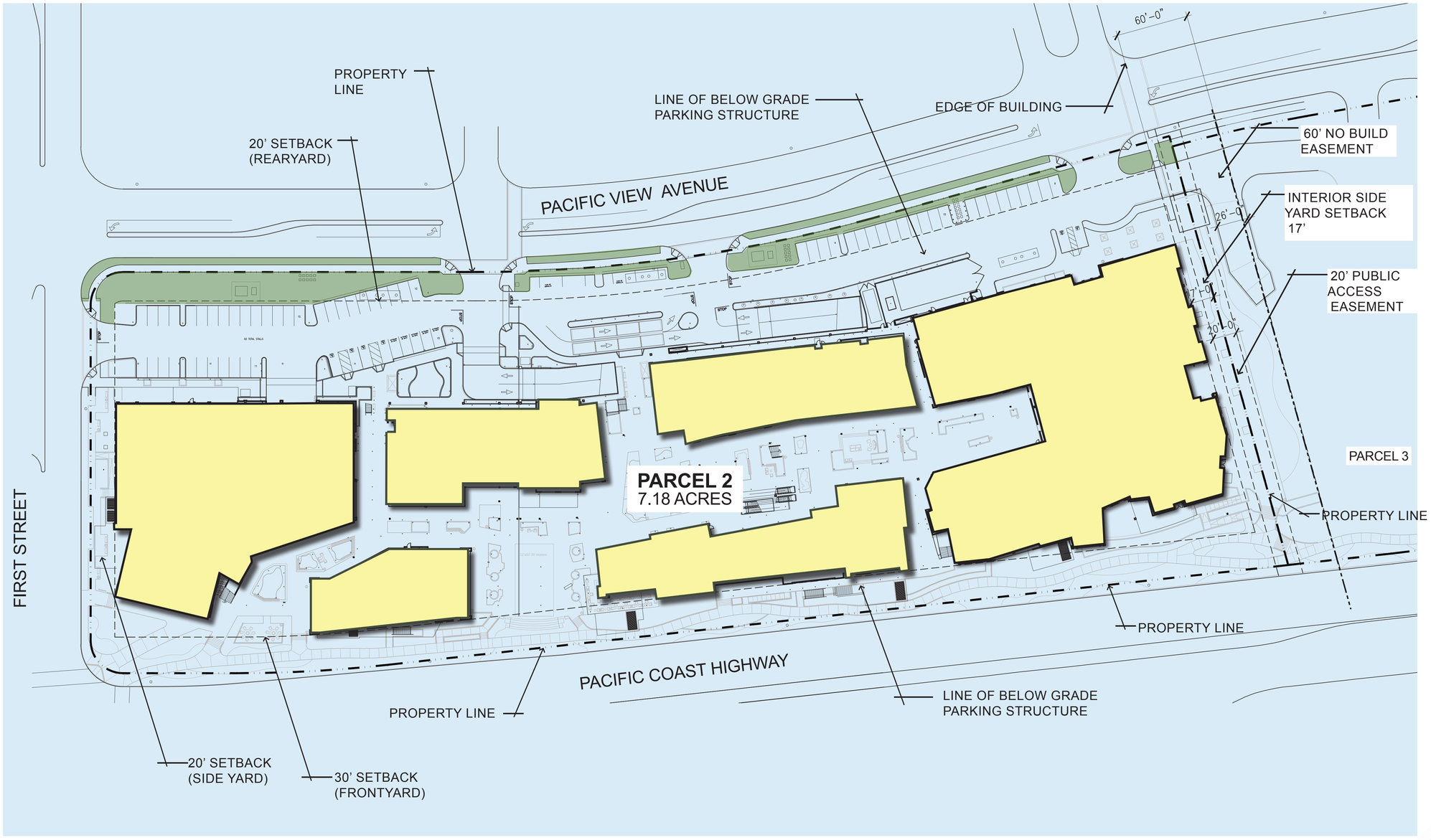
D-009
SETBACKS, RIGHT-OF-WAYS AND EASEMENTS
JULY 17, 2013



0 20 40 80 160

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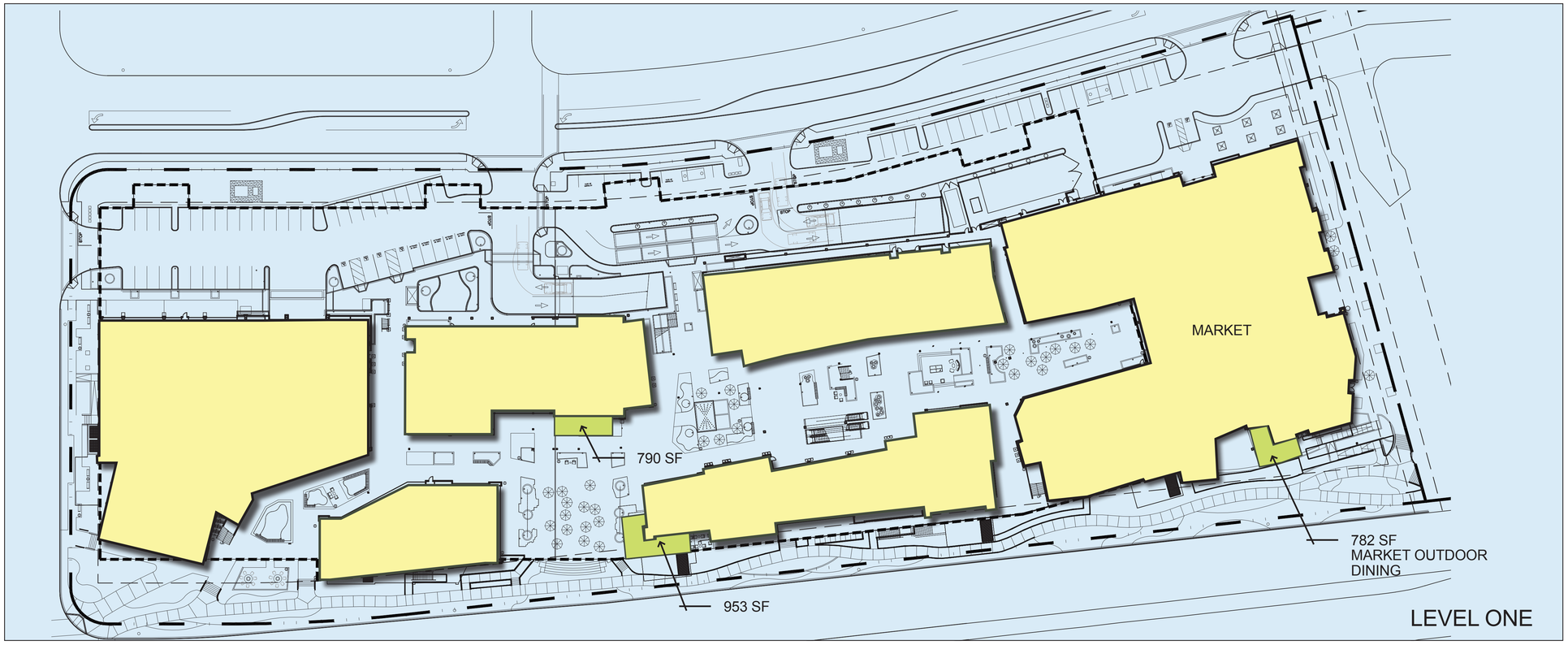
D-010
SETBACK AND EASEMENT DIAGRAM
JULY 17, 2013

LEVEL TWO



LEVEL ONE

OUTDOOR DINING

SEATING AREAS

LEVEL ONE	1,743 SF
LEVEL TWO	10,622 SF
MARKET DINING	782 SF
TOTAL	13,147 SF

0 20 40 80 160

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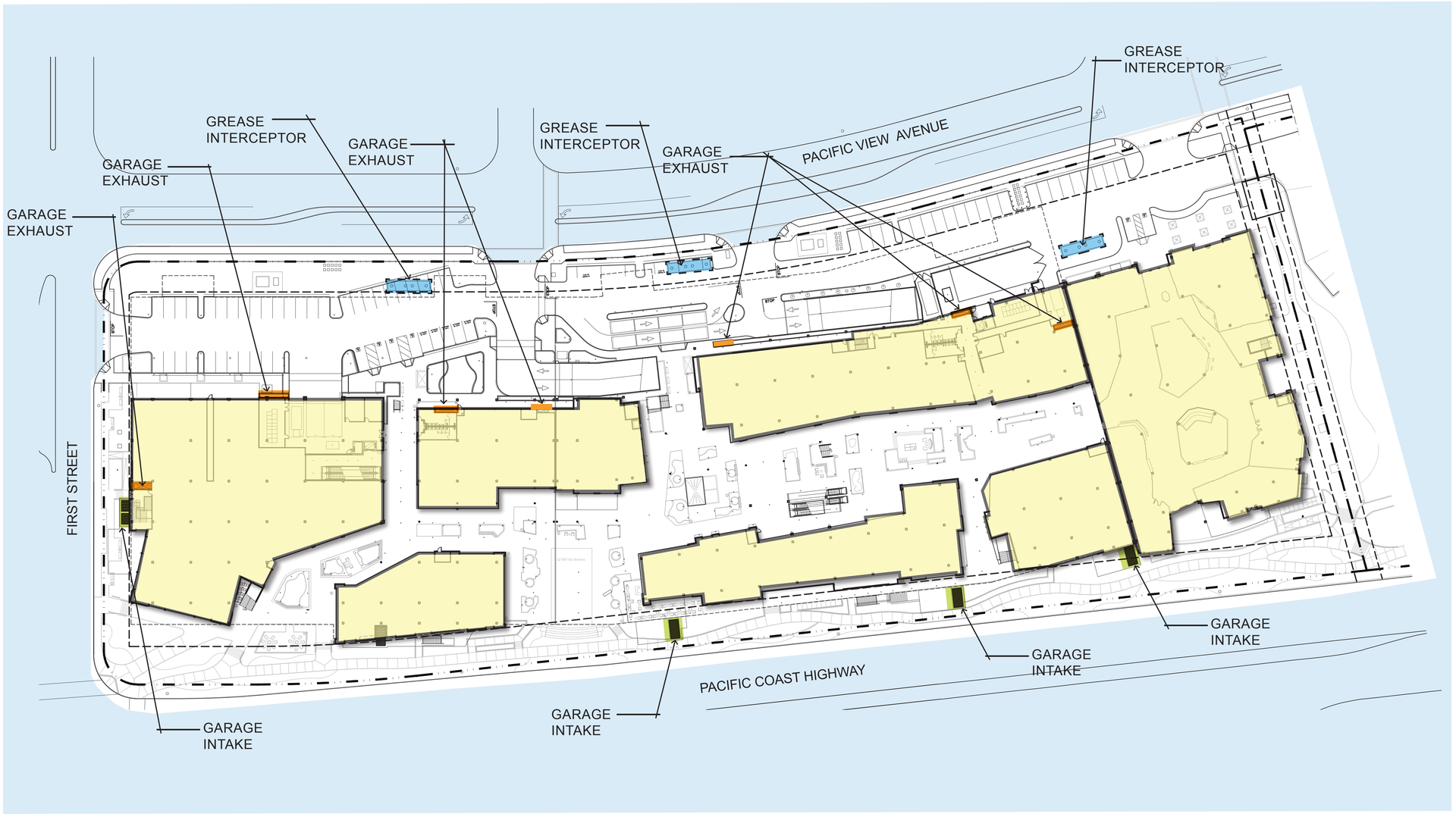
D-011
OUTDOOR DINING DIAGRAM

JULY 17, 2013



GREASE INTERCEPTOR & GARAGE EXHAUST VENT STACK

GREASE INTERCEPTOR

GARAGE EXHAUST VENT STACK
(VENT STACK HIDDEN IN WALL)

GARAGE INTAKE (FLUSH TO GRADE)

0 20 40 80 160

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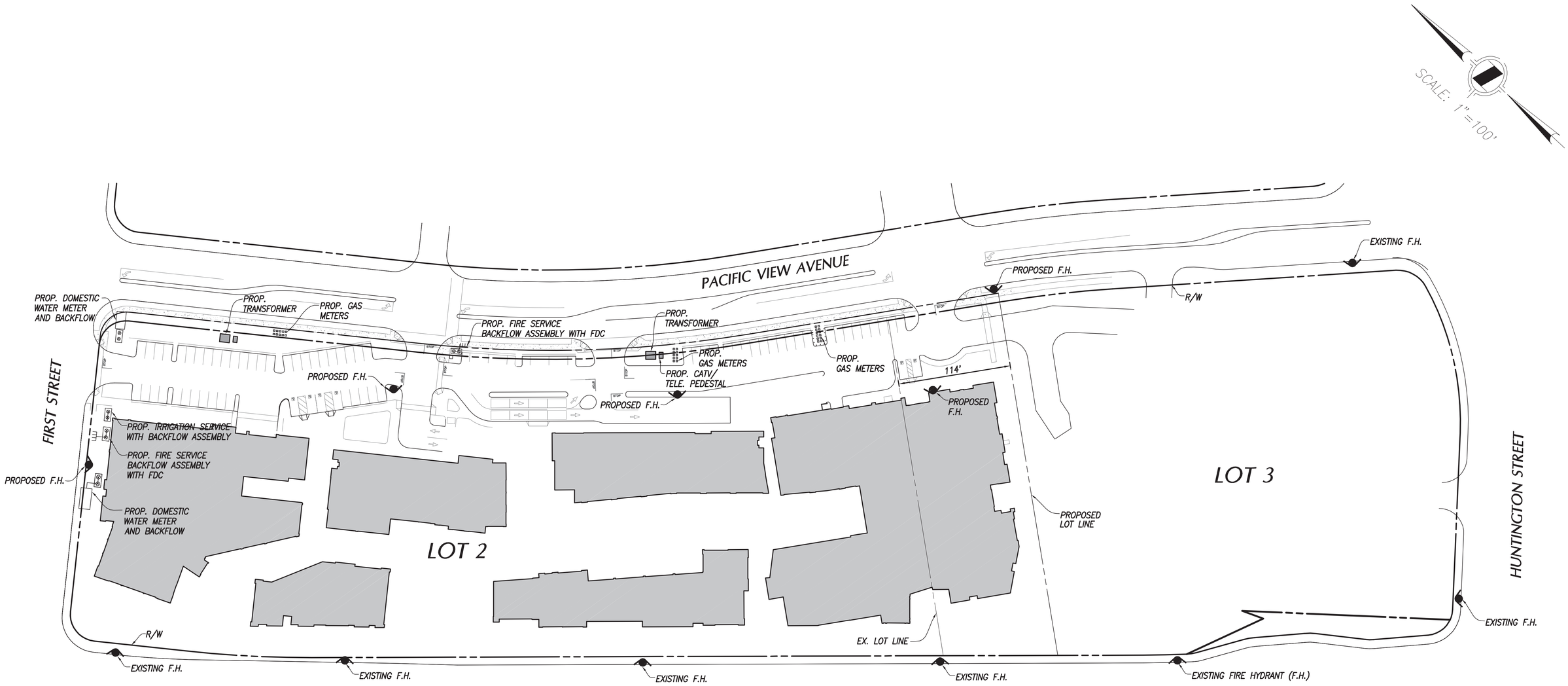
D-012
GREASE INTERCEPTOR & GARAGE EXHAUST VENT STACK PLAN
JULY 17, 2013



100 50 0 100 200

GRAPHIC SCALE 1"=100'

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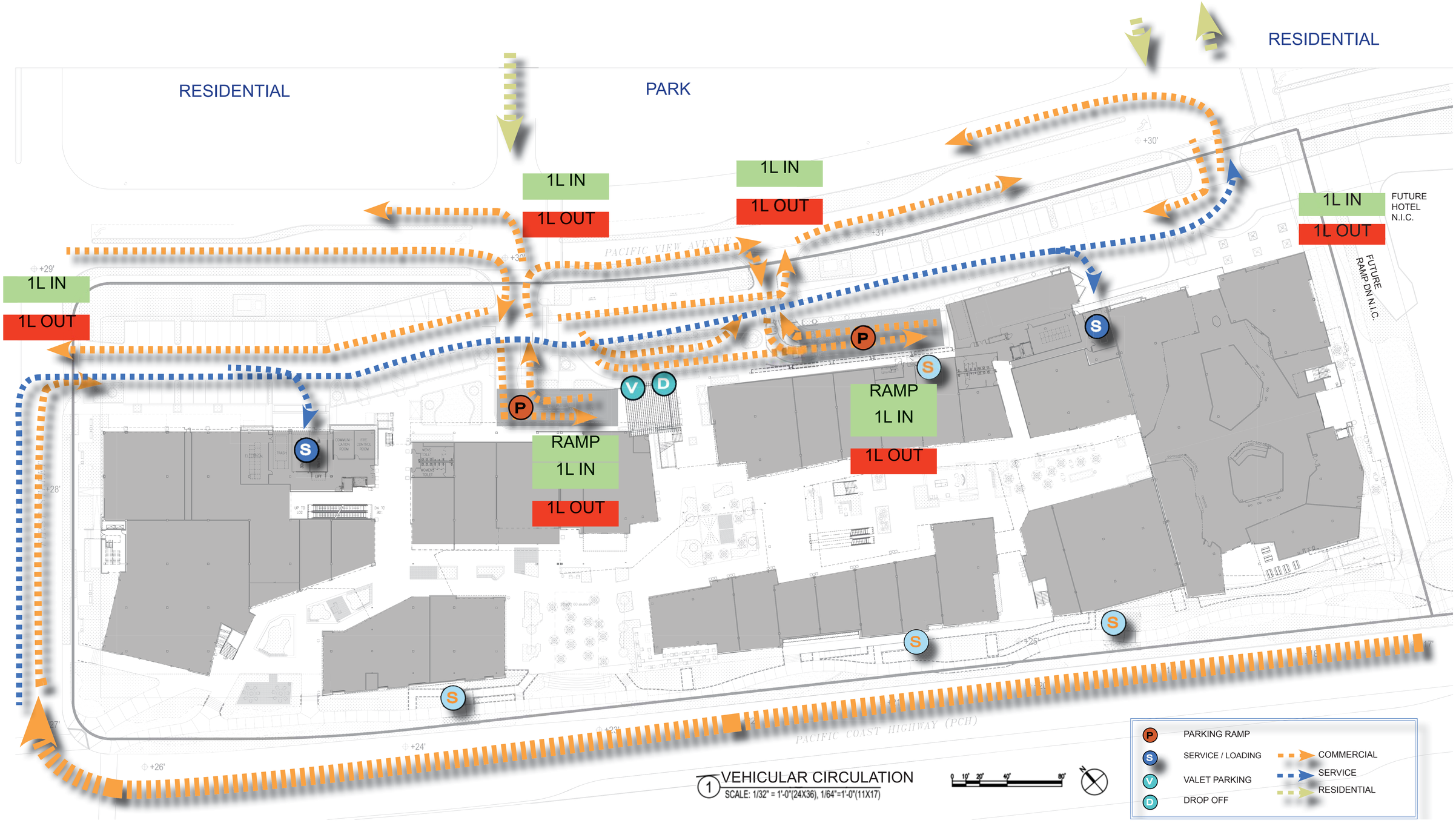
D-013
UTILITY EXHIBIT

JULY 17, 2013



1 VEHICULAR CIRCULATION
SCALE: 1/32" = 1'-0"(24X36), 1/64"=1'-0"(11X17)

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HUNTINGTON BEACH, CALIFORNIA

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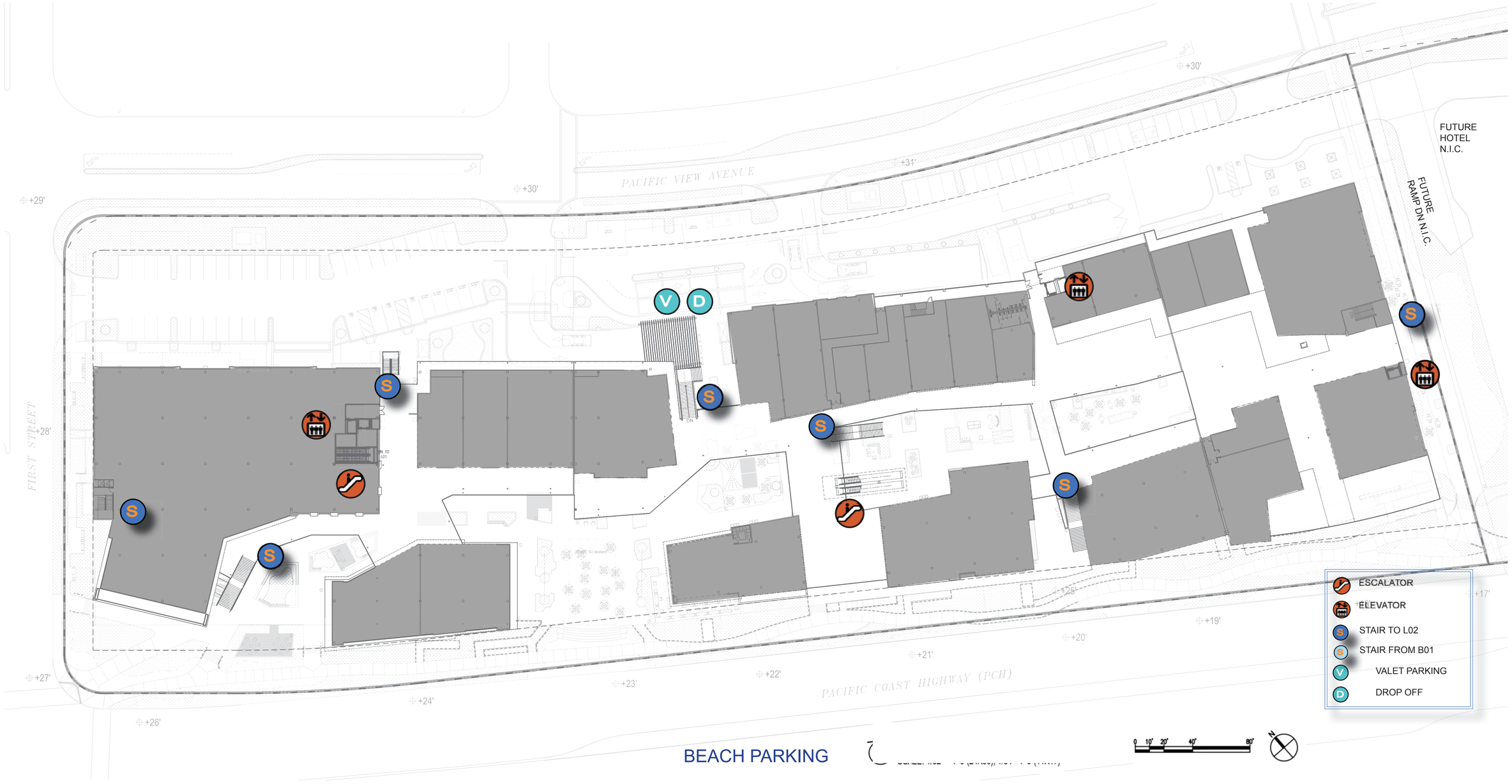
D-014
VEHICULAR CIRCULATION DIAGRAM

JULY 17, 2013



BEACH PARKING

PACIFIC CITY

HUNTINGTON BEACH, CALIFORNIA

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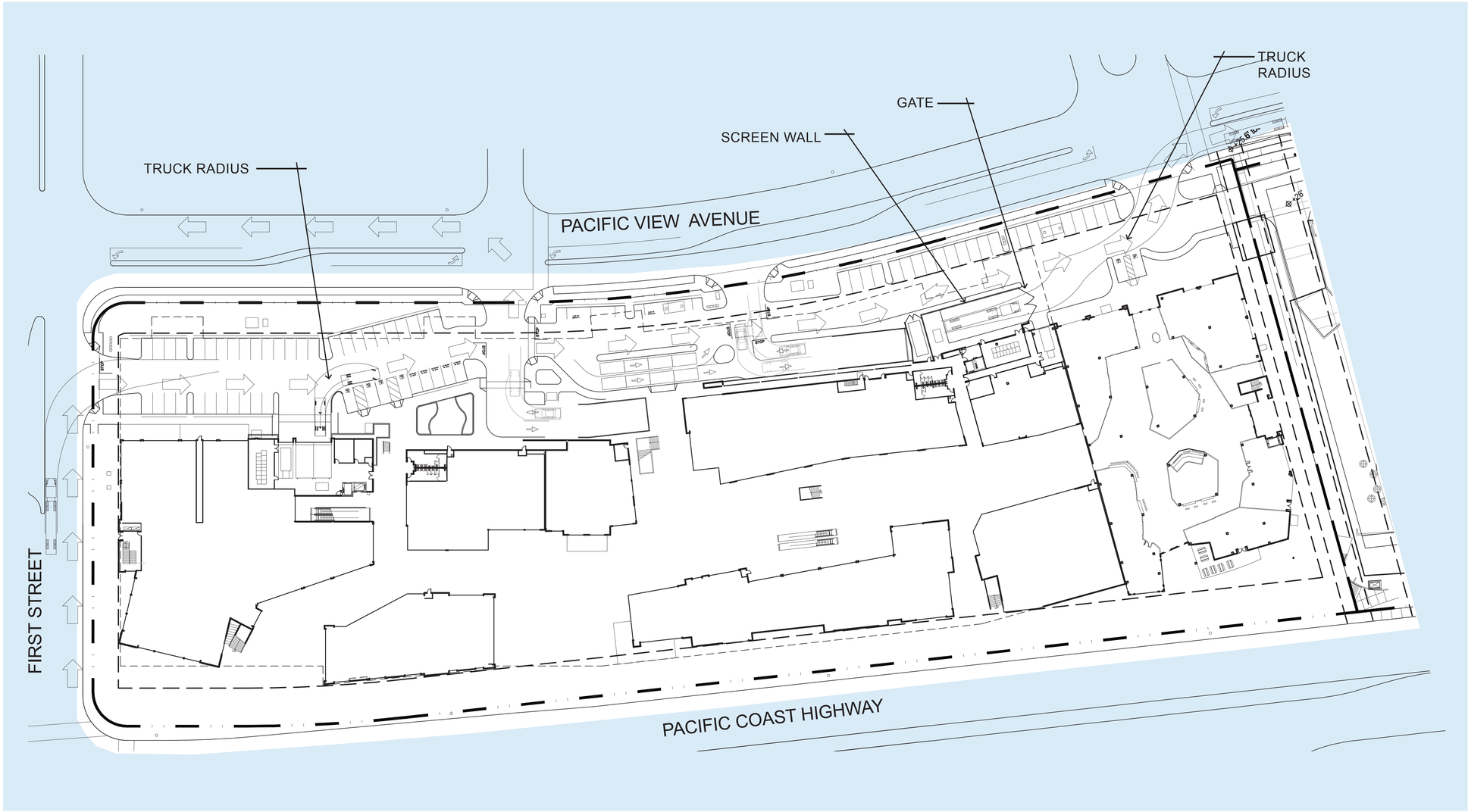
D-015
ACCESS CIRCULATION

JULY 17, 2013



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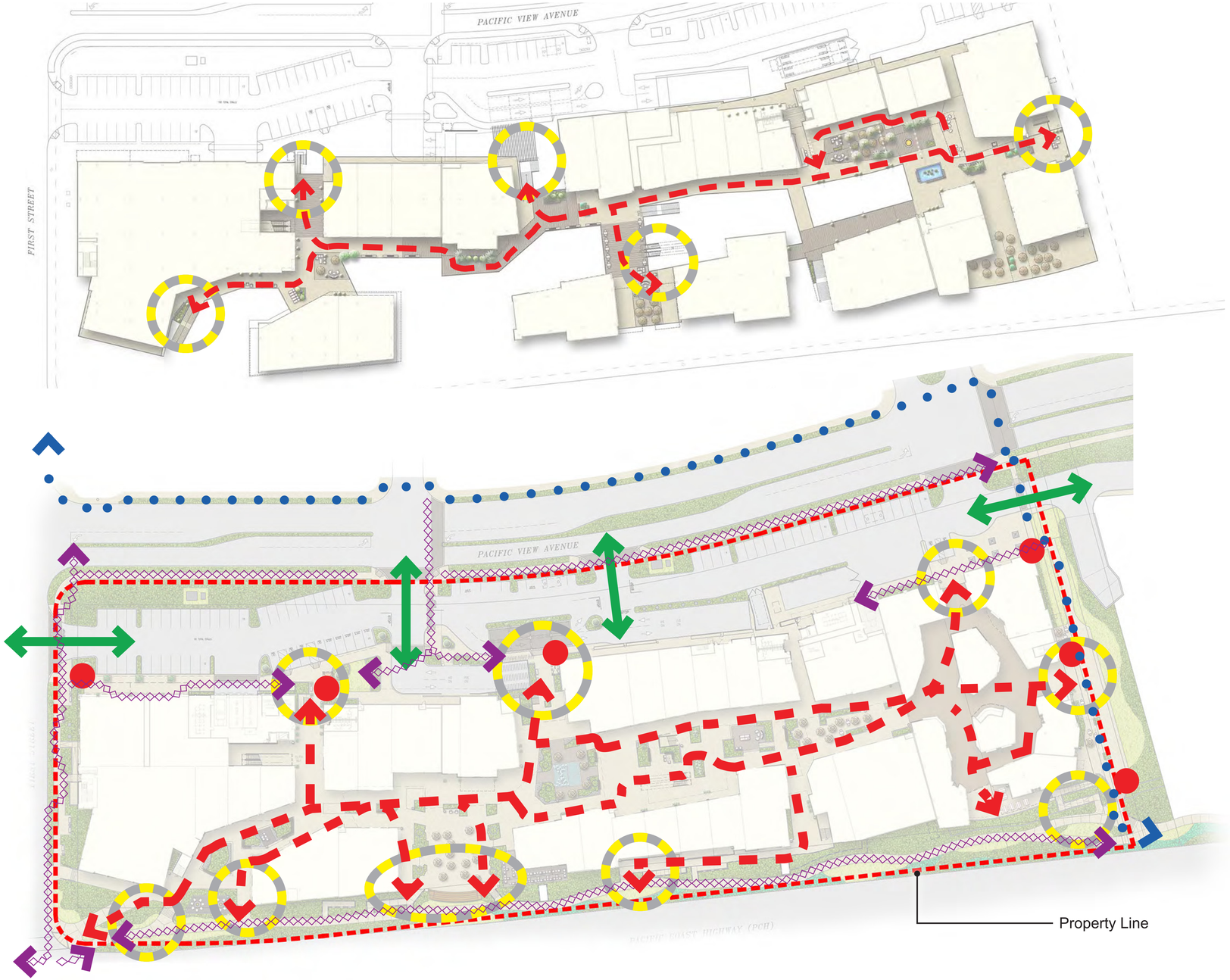
0 20 40 80 160

D-016
TRUCK TURNING DIAGRAM

JULY 17, 2013



LEGEND

- VEHICULAR CIRCULATIONS PATHS
- PROPOSED PUBLIC PEDESTRIAN CONNECTION PATHS
- RETAIL CENTER CIRCULATION PATHS (CONNECTS TO PUBLIC CIRCULATION PATHS)
- PUBLIC SIDEWALK CIRCULATION PATHS
- PROJECT ACCESS LOCATIONS
- BICYCLE PARKING FACILITIES APPROX. 6 EACH AREA (*) STORAGE SPACE FOR 20 BIKES IN GARAGE FOR EMPLOYEES

SCALE 1”=100’-0”

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D-017
CIRCULATION DIAGRAM

JULY 17, 2013

LEGEND

BICYCLE CIRCULATION PATH

LEVEL ONE BICYCLE STORAGE

NOTES: BICYCLES ARE NOT PERMITTED TO RIDE ON SIDEWALKS - RIDERS WILL BE REQUIRED TO WALK BIKES TO STORAGE LOCATIONS WITHIN THE PROJECTS

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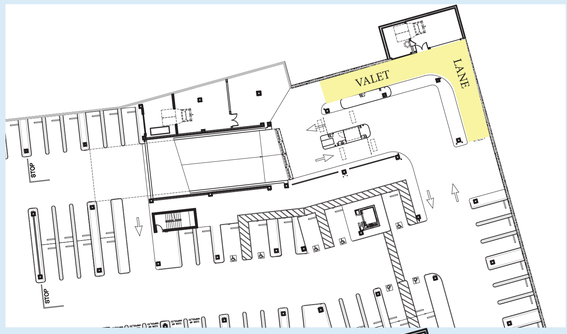
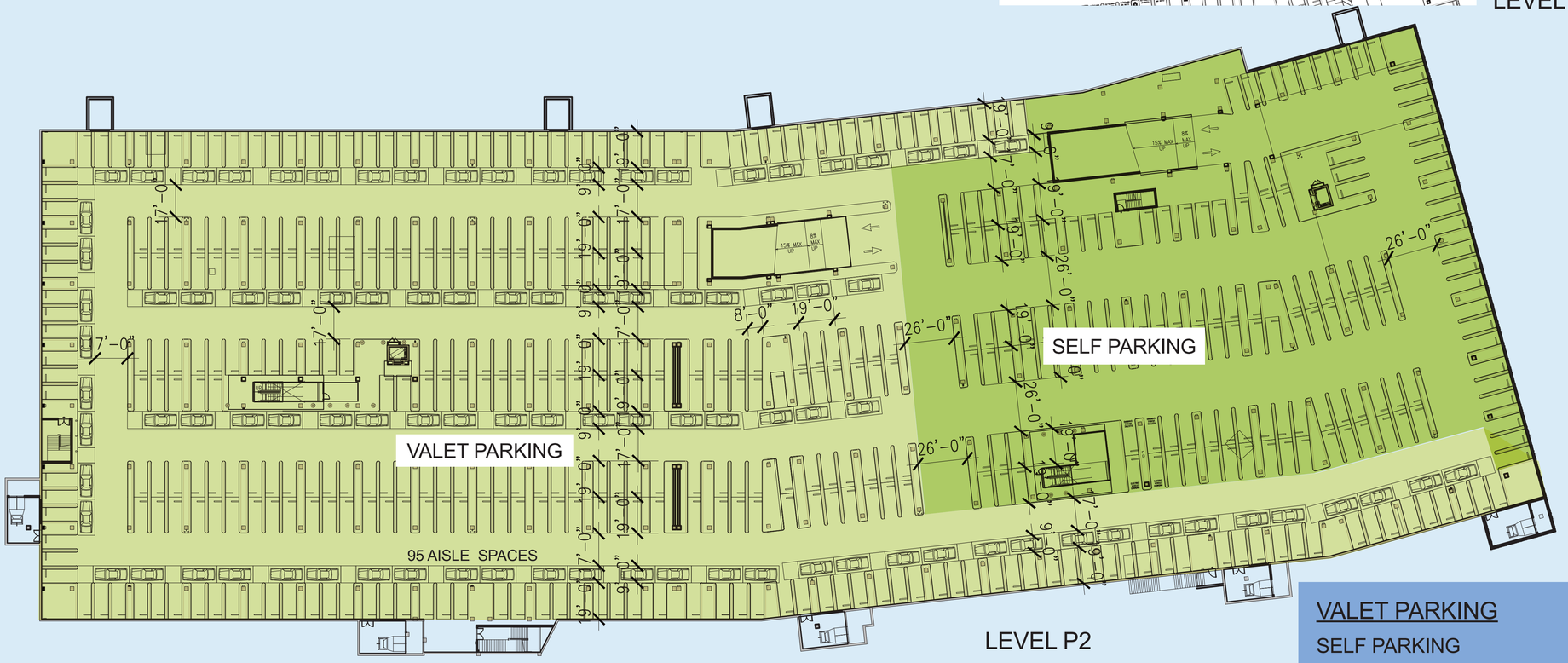
D-018

BICYCLE CIRCULATION DIAGRAM

JULY 17, 2013



LEVEL P1



LEVEL P2

PARKING DIMENSIONS

STALL SIZE

0°(parallel park) : 9' X 19'

(with 8ft striped maneuvering area between every 2 spaces)

STALL SIZE

90° : 9' X 19'

AISLE WIDTH

(ONE WAY AND TWO-WAY) = 26'

AISLE WIDTH

(VALET AISLE PARKING) = 17' ONE-WAY

0 20 40 80 160

VALET PARKING

SELF PARKING	139 SPACES
VALET HEAD-ON PARKING	337 SPACES
TOTAL P2 PARKING	476 SPACES
VALET AISLE PARKING	+95 SPACES
TOTAL	571 SPACES
TOTAL % VALET PARKING	76%

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

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DJM Capital Partners, Inc.

D-019
VALET PARKING PLAN

JULY 17, 2013

PUBLIC VIEW BEFORE

PUBLIC VIEW AFTER

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

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LANDSCAPE ARCHITECTS

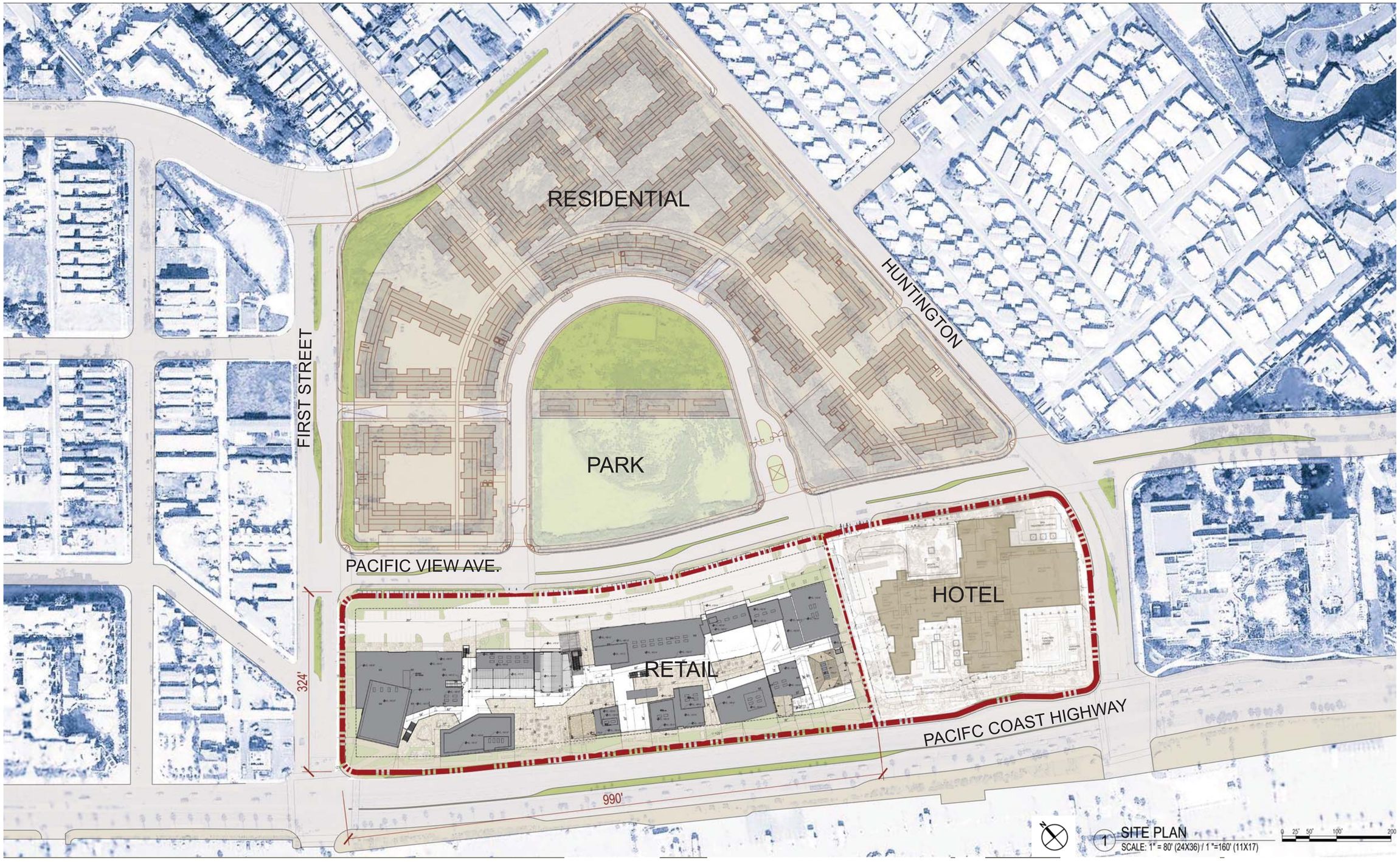
DJM
CAPITAL PARTNERS, INC.

D-020
PUBLIC VIEW ANALYSIS

JULY 17, 2013

PACIFIC CITY

building &
parking
structure



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HUNTINGTON BEACH, CALIFORNIA

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LANDSCAPE ARCHITECTS

DJM Capital Partners, Inc.

A-101
OVERALL SITE PLAN

JULY 17, 2013

SCALE : 1/32" = 1'-0"

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LANDSCAPE ARCHITECTS

DJM
CAPITAL PARTNERS, INC.

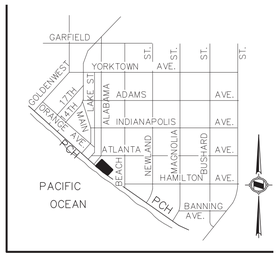
A-102
RETAIL SITE PLAN

JULY 17, 2013

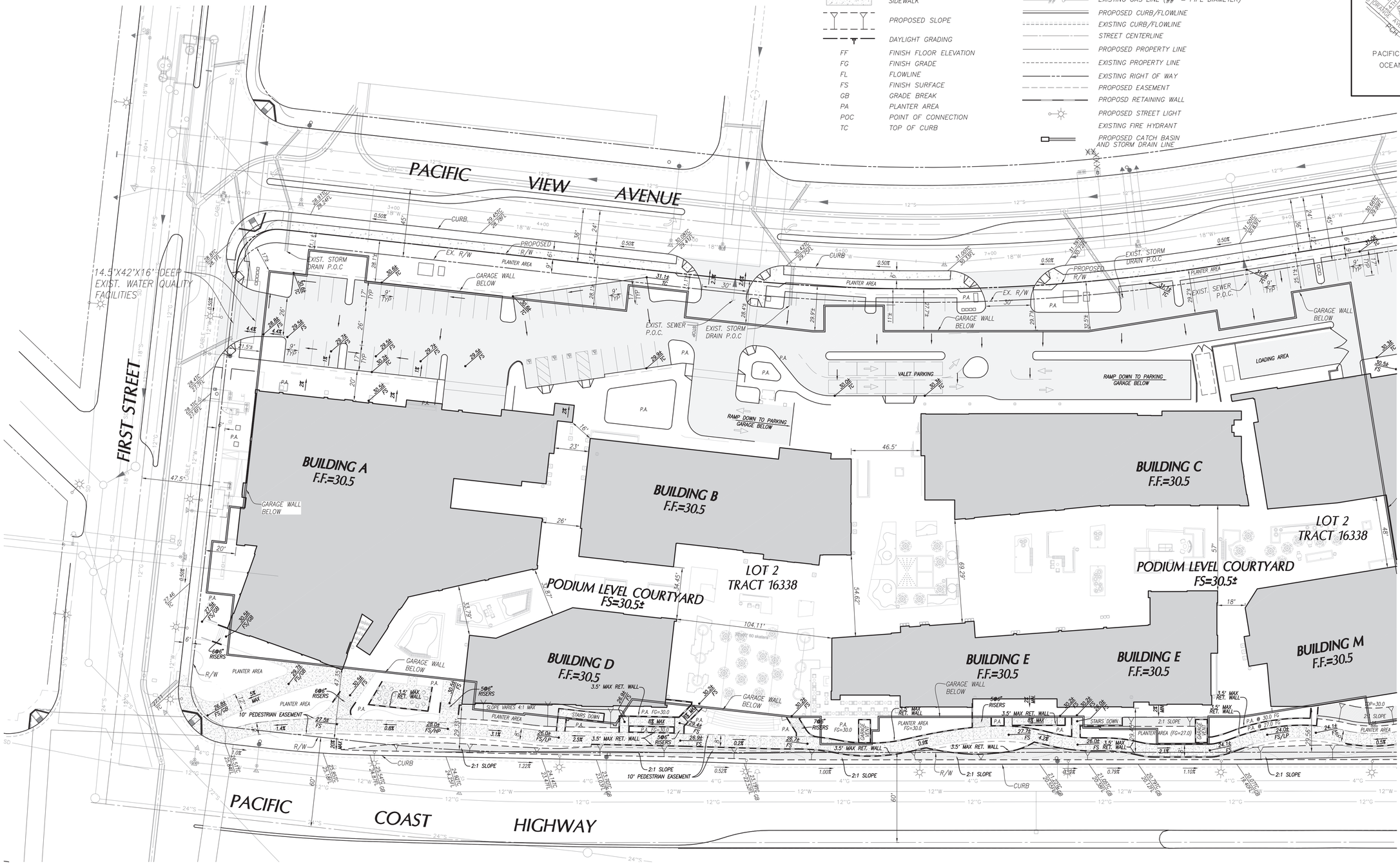
LEGEND & ABBREVIATIONS

	LIMITS OF EXTERIOR GARAGE WALL
	PEDESTRIAN CORRIDOR
	SIDEWALK
	PROPOSED SLOPE
	DAYLIGHT GRADING
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
GB	GRADE BREAK
PA	PLANTER AREA
POC	POINT OF CONNECTION
TC	TOP OF CURB

	EXISTING STORM DRAIN WITH CATCH BASIN
##" S	EXISTING SEWER LINE (##" = PIPE DIAMETER)
##" W	EXISTING DOMESTIC WATER LINE (##" = PIPE DIAMETER)
##" G	EXISTING GAS LINE (##" = PIPE DIAMETER)
	PROPOSED CURB/FLOWLINE
	EXISTING CURB/FLOWLINE
	STREET CENTERLINE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	PROPOSED EASEMENT
	PROPOSD RETAINING WALL
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	PROPOSED CATCH BASIN AND STORM DRAIN LINE



VICINITY MAP
N.T.S.



SEE A-104

PREPARED FOR:
PC GROUP RETAIL, LLC
922 LAGUNA STREET
SANTA BARBARA, CA 93101
VOICE: 805-962-4300 FAX: 805-962-4343
INFO@DJMCAPITAL.COM - WWW.DJMCAPITAL.COM

DATE PREPARED: MAY 17, 2013
PREPARED BY:
HUNSAKER & ASSOCIAT
I R V I N E , I N C
PLANNING ▪ ENGINEERING ▪ SURVE
Three Hughes • Irvine, CA 92618 • PH: (714) 583-1010 • FX: (714) 58

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

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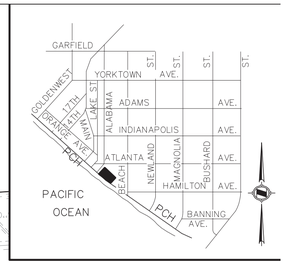
LIFESCAPES International Inc
LANDSCAPE ARCHITECTS
DJM CAPITAL PARTNERS, INC.

A-103
RETAIL CONCEPTUAL GRADING PLAN

JULY 17, 2013

LEGEND & ABBREVIATIONS

- LIMITS OF EXTERIOR GARAGE WALL
- PEDESTRIAN CORRIDOR
- SIDEWALK
- PROPOSED SLOPE
- DAYLIGHT GRADING
- FF FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FL FLOWLINE
- FS FINISH SURFACE
- GB GRADE BREAK
- PA PLANTER AREA
- POC POINT OF CONNECTION
- TC TOP OF CURB
- EXISTING STORM DRAIN WITH CATCH BASIN
- ##" S EXISTING SEWER LINE (##" = PIPE DIAMETER)
- ##" W EXISTING DOMESTIC WATER LINE (##" = PIPE DIAMETER)
- ##" G EXISTING GAS LINE (##" = PIPE DIAMETER)
- PROPOSED CURB/FLOWLINE
- EXISTING CURB/FLOWLINE
- STREET CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED EASEMENT
- PROPOSD RETAINING WALL
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED CATCH BASIN AND STORM DRAIN LINE



VICINITY MAP
N.T.S.

PACIFIC VIEW AVENUE

EXIST. STORM DRAIN P.O.C

EXIST. SEWER P.O.C.

PROPOSED R/W

PLANTER AREA

GARAGE WALL BELOW

LOADING AREA

RAMP DOWN TO PARKING GARAGE BELOW

PROPOSED LOT LINE ADJUSTMENT

EXISTING LOT LINE TO BE ADJUSTED

FUTURE CURB CUT ACCESS TO HOTEL PARKING GARAGE BY OTHERS

JOIN EXISTING SLOPE

FUTURE DRIVE AISLE TO HOTEL SITE

FUTURE DRIVE AISLE TO HOTEL PARKING GARAGE

TEMP. 2:1 SLOPE

EXIST. WATER QUALITY FACILITIES

(EX. PAD=15.6)

LOT 3
TRACT 16338
(NOT A PART OF ENTITLEMENT PLAN AMENDMENT)

FUTURE HOTEL SITE
(EX. PAD=6.4)

(EX. RG=11.6)

(EX. PAD=15.6)

PAD
(12.0)

EXISTING ENTRY CURB

BUILDING C
F.F.=30.5

LOT 2
TRACT 16338

PODIUM LEVEL COURTYARD
FS=30.5±

F.F.=30.5

BUILDING E
F.F.=30.5

BUILDING M
F.F.=30.5

PEDESTRIAN CORRIDOR

10' PEDESTRIAN EASEMENT

HUNTINGTON STREET

PACIFIC COAST HIGHWAY

PREPARED FOR:
PC GROUP RETAIL, LLC
922 LAGUNA STREET
SANTA BARBARA, CA 93101
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HUNTINGTON BEACH, CALIFORNIA

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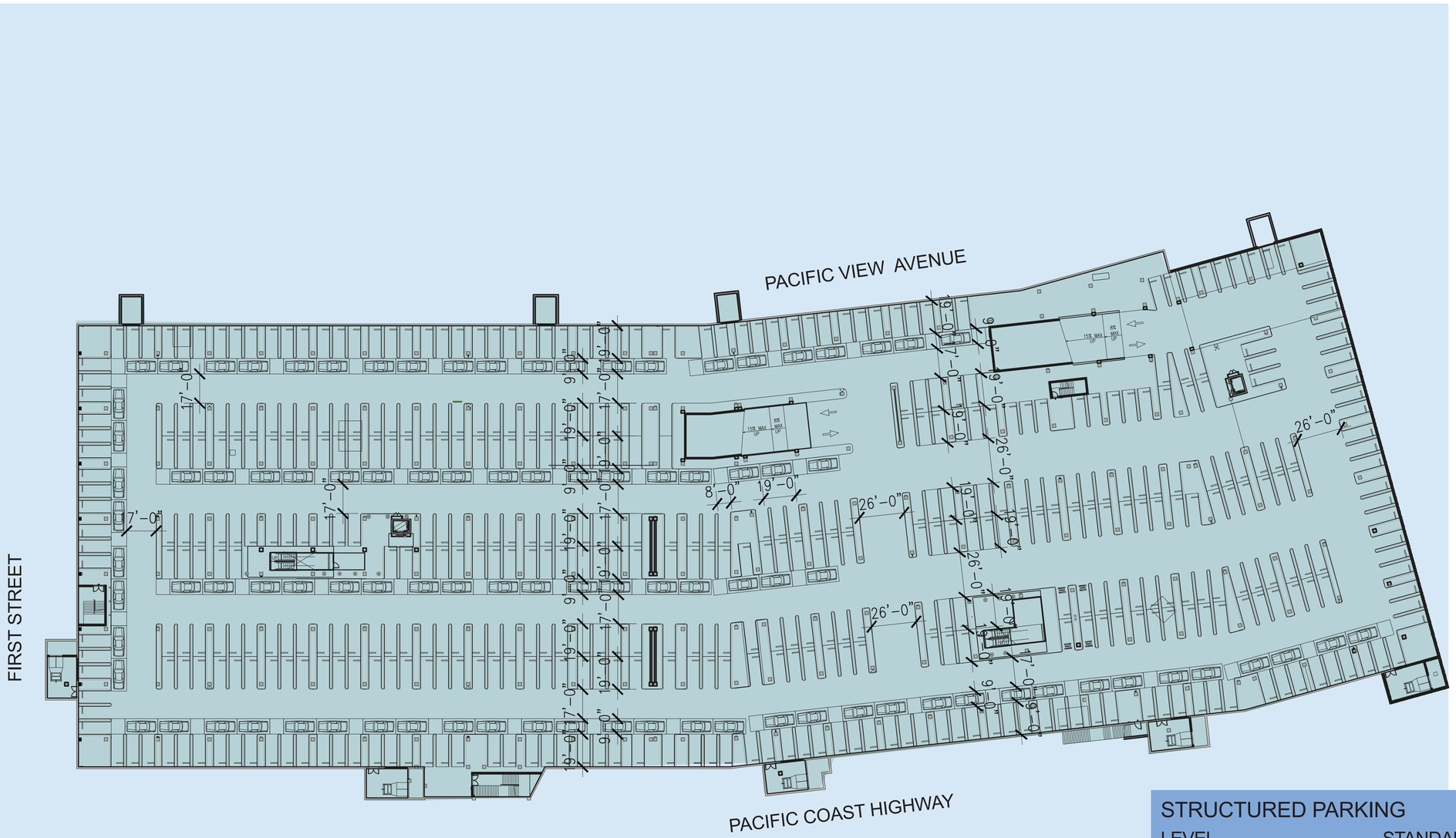
CAPITAL PARTNERS, INC.

A-104
RETAIL CONCEPTUAL GRADING PLAN

JULY 17, 2013



PARKING DIMENSIONS

STALL SIZE

0°(parallel park) : 9' X 19'
(with 8ft striped maneuvering area between every 2 spaces)

STALL SIZE

90° : 9' X 19'

AISLE WIDTH

(ONE WAY AND TWO-WAY) = 26'

AISLE WIDTH

(VALET AISLE PARKING) = 17' ONE-WAY

STRUCTURED PARKING

LEVEL	STANDARD	HANDICAP	TOTAL
STREET LEVEL	69	6	75
UPPER GARAGE	411	16	427
LOWER GARAGE	476	-	476
TOTAL		22	978

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

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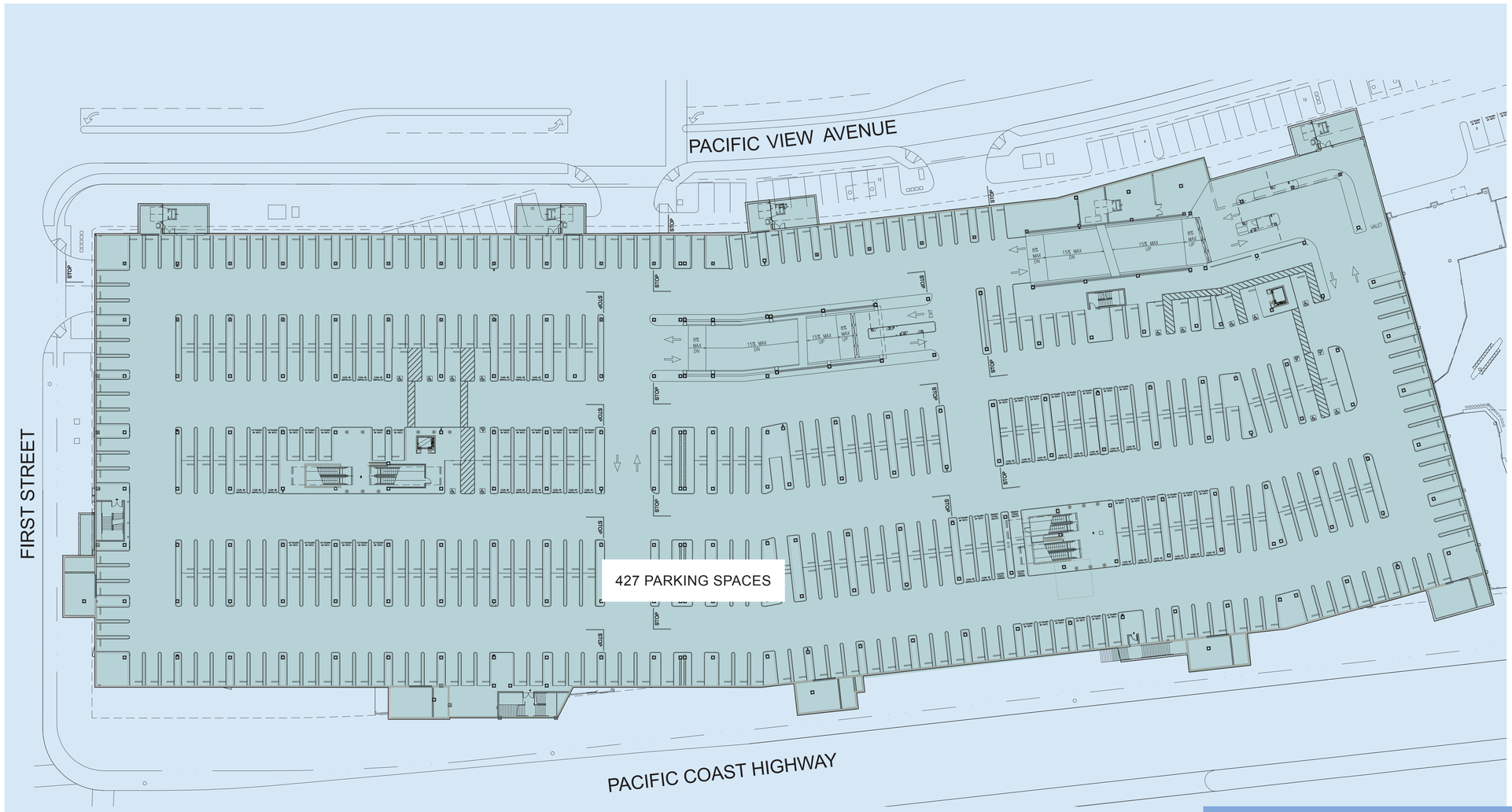
A-105
LOWER LEVEL PARKING STRUCTURE

JULY 17, 2013



PARKING DIMENSIONS

STALL SIZE

0°(parallel park) : 9’ X 19’
(with 8ft striped maneuvering area between every 2 spaces)

STALL SIZE

90° : 9’ X 19’

AISLE WIDTH

(ONE WAY AND TWO-WAY) = 26’

AISLE WIDTH

(VALET AISLE PARKING) = 17’ ONE-WAY

0 20 40 80 160

STRUCTURED PARKING

LEVEL	STANDARD	HANDICAP	TOTAL
STREET LEVEL	69	6	75
UPPER GARAGE	411	16	427
LOWER GARAGE	476	-	476
TOTAL		22	978

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A-106
UPPER LEVEL PARKING STRUCTURE

JULY 17, 2013

1 PLAN L01 (@ 30' EL)
SCALE: 1/32" = 1'-0"(24X36), 1/64"=1'-0"(11X17)

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A-107
RETAIL LEVEL ONE FLOOR/SITE PLAN

JULY 17, 2013

1 PLAN L02 (@ 47' EL)
SCALE: 1/32" = 1'-0"(24X36), 1/64"=1'-0"(11X17)

0 10' 20' 40' 80'

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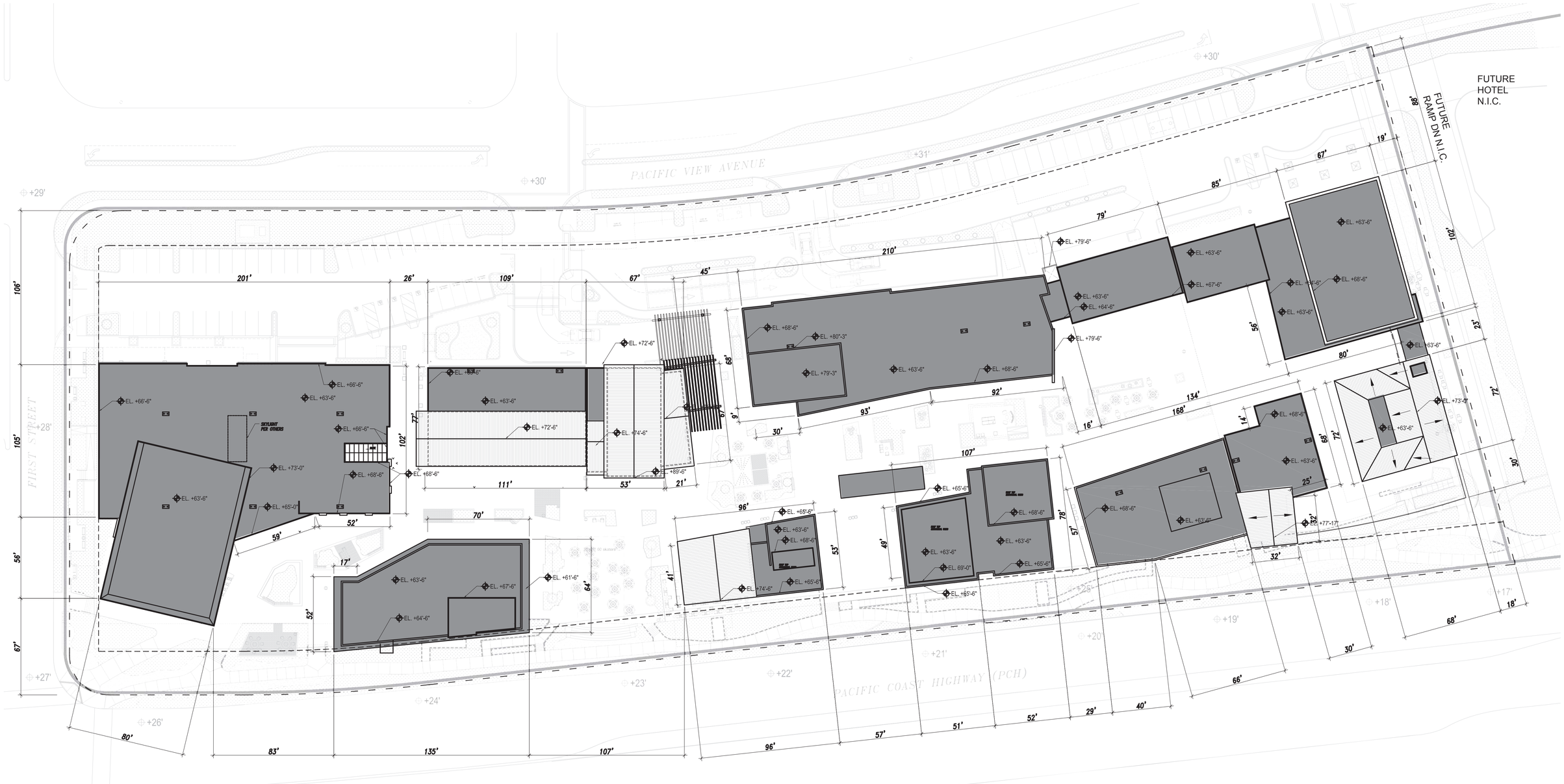
A-108
RETAIL LEVEL TWO FLOOR PLAN
JULY 17, 2013



1 SITE PLAN
SCALE: 1/32" = 1'-0"(24X36), 1/64"=1'-0"(11X17)

0 10' 20' 40' 80'

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LANDSCAPE ARCHITECTS

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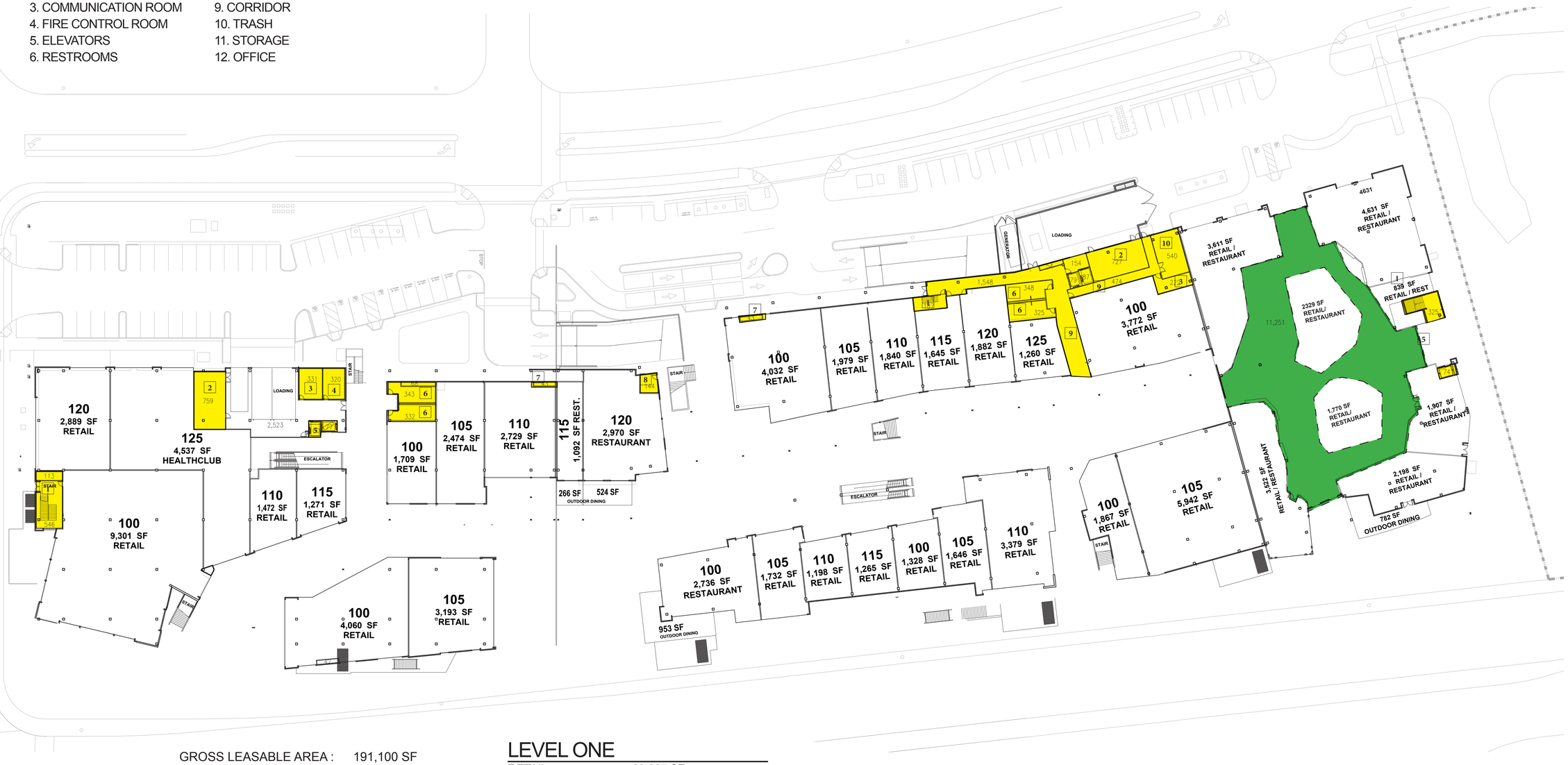
A-109
RETAIL ROOF PLAN

JULY 17, 2013

KEY NOTE LEGEND

1. STAIR
2. ELECTRICAL ROOM
3. COMMUNICATION ROOM
4. FIRE CONTROL ROOM
5. ELEVATORS
6. RESTROOMS
7. SHAFT
8. PUMP ROOM
9. CORRIDOR
10. TRASH
11. STORAGE
12. OFFICE



	GROSS LEASABLE AREA :	191,100 SF
	MARKET COMMONS :	10,987 SF
	AUXILLIARY LEVEL1 :	8,363 SF
	AUXILLIARY LEVEL 2 :	4,418 SF
	GROSS FLOOR AREA :	214, 868 SF

LEVEL ONE

RETAIL =	63,865 SF
HEALTH CLUB =	4,537 SF
RESTAURANT =	6,398 SF
MARKET(RETAIL/ RESTAURANT) =	20,807 SF

0 20 40 80 160

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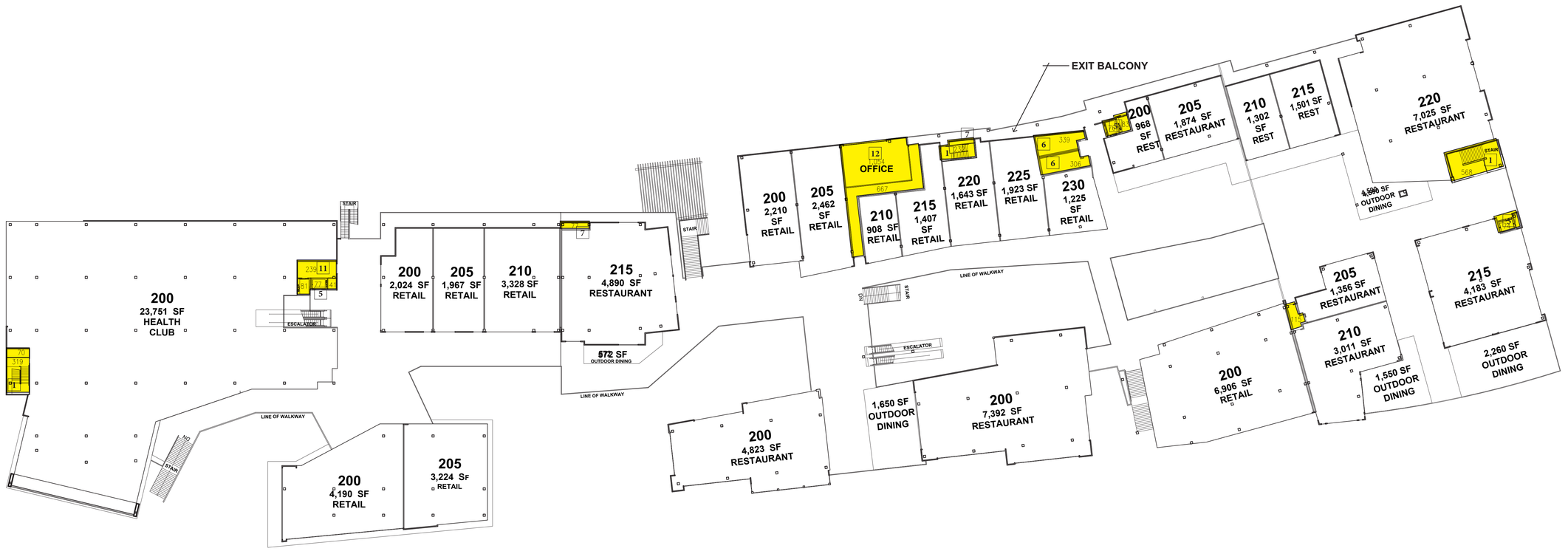
A-110
LEASE PLAN LEVEL1

JULY 17, 2013

KEY NOTE LEGEND

1. STAIR
2. ELECTRICAL ROOM
3. COMMUNICATION ROOM
4. FIRE CONTROL ROOM
5. ELEVATORS
6. RESTROOMS
7. SHAFT
8. PUMP ROOM
9. CORRIDOR
10. TRASH
11. STORAGE
12. OFFICE



	GROSS LEASABLE AREA :	191,100 SF
	MARKET COMMONS :	10,987 SF
	AUXILLIARY LEVEL1 :	8,363 SF
	AUXILLIARY LEVEL 2 :	4,418 SF
	GROSS FLOOR AREA :	214, 868 SF

LEVEL TWO

RETAIL =	33,417 SF
HEALTH CLUB =	23,751 SF(incl group instruction)
RESTAURANT =	38,325 SF

0 20 40 80 160

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A-111
LEASE PLAN LEVEL2

JULY 17, 2013

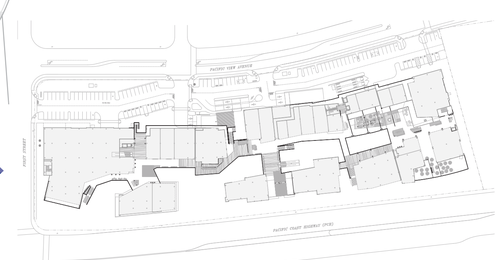
PACIFIC CITY

retail elevations

ELEVATION

+26'

L01 PLAN



OVERALL WEST ELEVATION
SCALE: 1/32"=1'-0" (11X17), 1/16"=1'-0" (24X36)

0 5' 10' 20'

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

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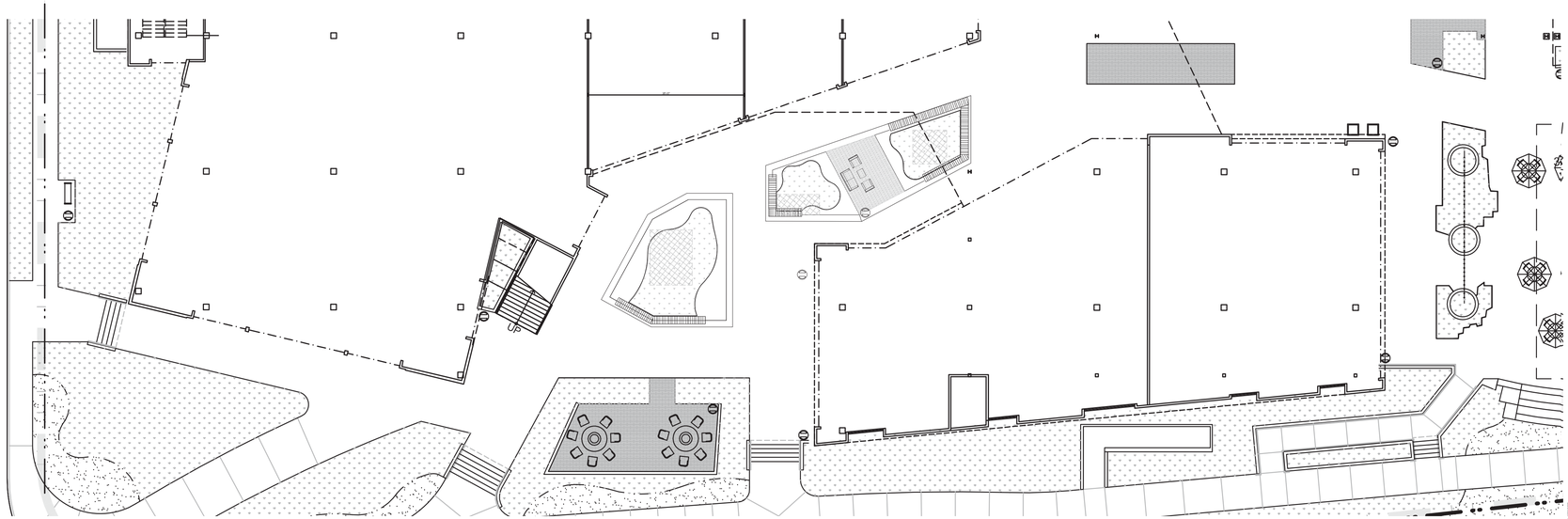
A-201
WEST ELEVATION

JULY 17, 2013

ELEVATION



L01 PLAN

0 5' 10' 20'

PACIFIC CITY

HUNTINGTON BEACH, CALIFORNIA

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LANDSCAPE ARCHITECTS

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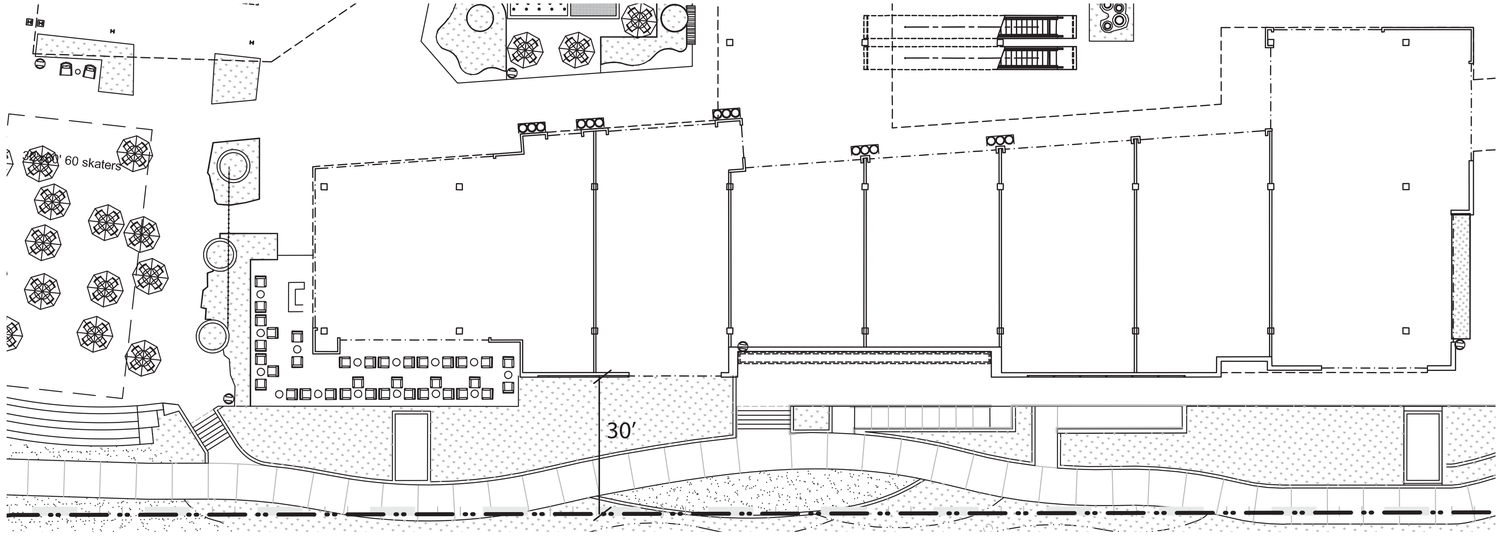
A-202.1
SOUTH ELEVATION

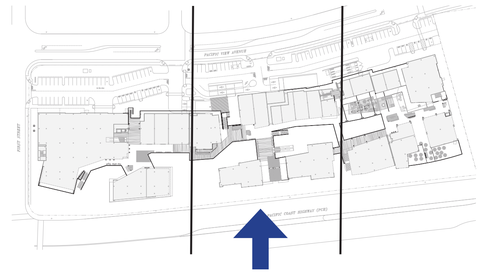
JULY 17, 2013



0 5' 10' 20'

ELEVATION

L01 PLAN



PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

JERDE

SMS ARCHITECTS

LIFESCAPES International Inc
LANDSCAPE ARCHITECTS

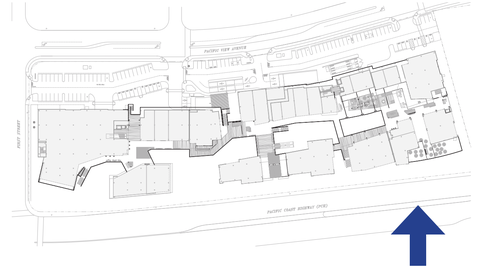
DJM
CAPITAL PARTNERS, INC.

A-202.2
SOUTH ELEVATION

JULY 17, 2013

ELEVATION

L01 PLAN



PACIFIC CITY

HUNTINGTON BEACH, CALIFORNIA

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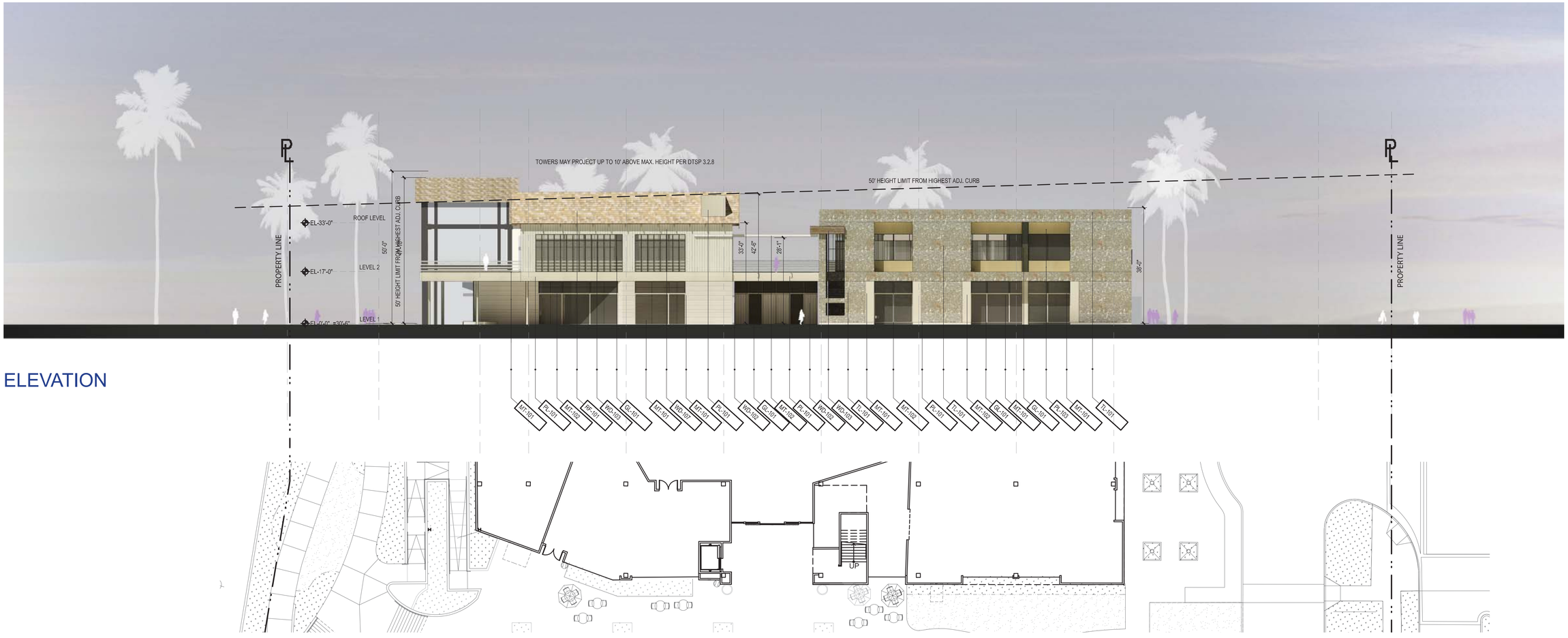
LIFESCAPES International Inc
LANDSCAPE ARCHITECTS

DJM
CAPITAL PARTNERS, INC.

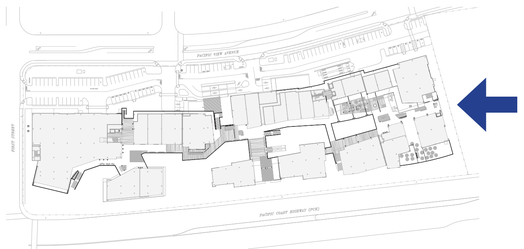
A-202.3
SOUTH ELEVATION

JULY 17, 2013

ELEVATION



L01 PLAN



OVERALL EAST ELEVATION
SCALE: 1/32"=1'-0" (11X17), 1/16"=1'-0" (24X36)

0 5' 10' 20'

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

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LIFESCAPES International Inc
LANDSCAPE ARCHITECTS

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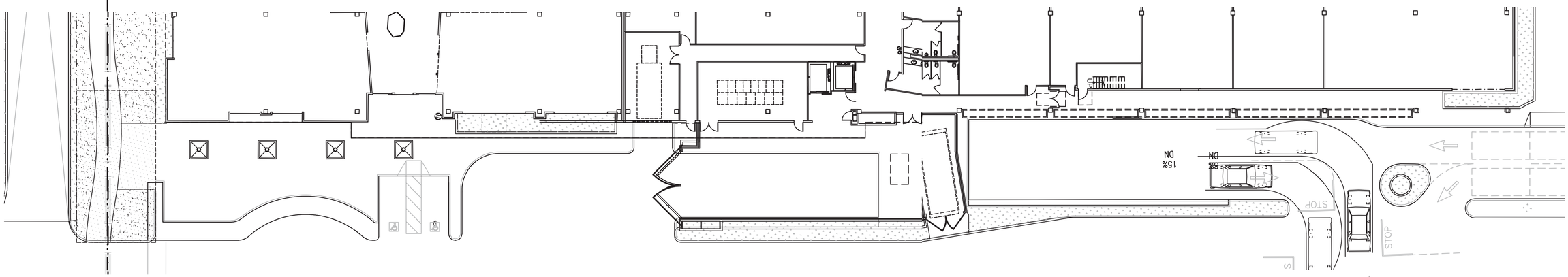
CAPITAL PARTNERS, INC.

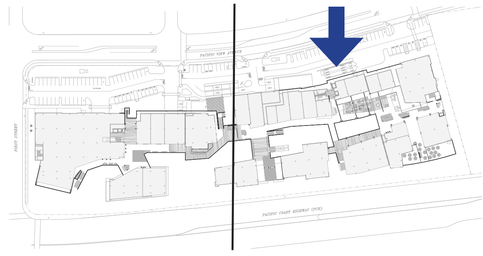
A-203
EAST ELEVATION

JULY 17, 2013

ELEVATION



L01 PLAN



OVERALL NORTH ELEVATION
SCALE: 1/32"=1'-0" (11X17), 1/16"=1'-0" (24X36)

0 5' 10' 20'

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

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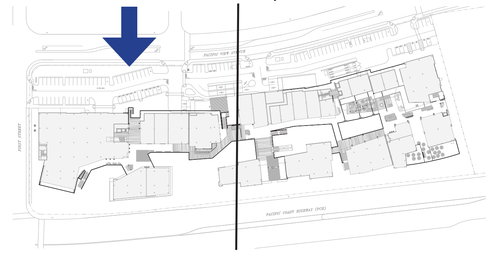
LIFESCAPES International Inc
LANDSCAPE ARCHITECTS
DJM Capital Partners, Inc.

A-204.1
NORTH ELEVATION

JULY 17, 2013

ELEVATION

L01 PLAN



OVERALL NORTH ELEVATION
SCALE: 1/32"=1'-0" (11X17), 1/16"=1'-0" (24X36)

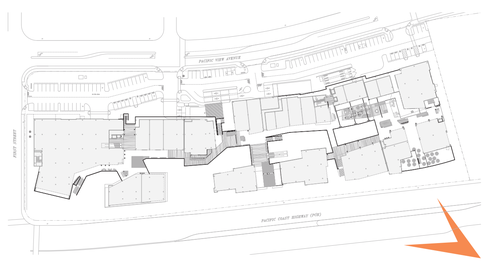
0 5' 10' 20'

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

JERDE
SMS ARCHITECTS
LIFESCAPES International Inc
LANDSCAPE ARCHITECTS
DJM CAPITAL PARTNERS, INC.

A-204.2
NORTH ELEVATION

JULY 17, 2013



PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

JERDE

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LIFESCAPES International Inc
LANDSCAPE ARCHITECTS

DJM
CAPITAL PARTNERS, INC.

A-205
MASSING VIEW FROM PACIFIC COAST HWY

JULY 17, 2013

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

JERDE

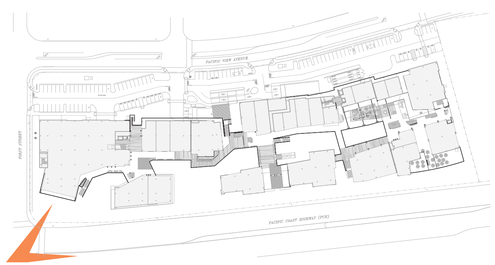
SMS ARCHITECTS

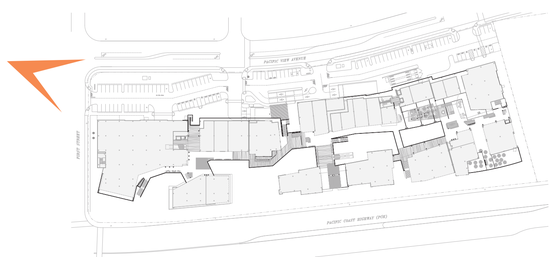
LIFESCAPES International Inc
LANDSCAPE ARCHITECTS

DJM
CAPITAL PARTNERS, INC.

A-206
MASSING VIEW FROM RESIDENTIAL

JULY 17, 2013





PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

JERDE

SMS ARCHITECTS

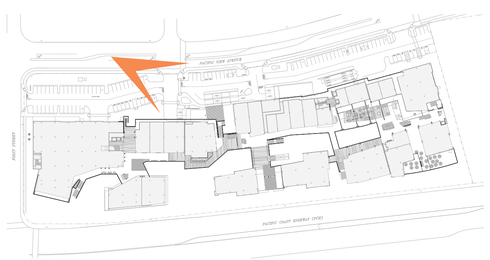
LIFESCAPES International Inc
LANDSCAPE ARCHITECTS

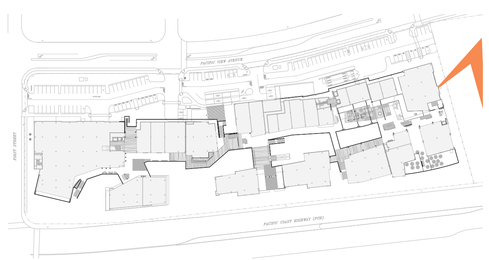
DJM
CAPITAL PARTNERS, INC.

A-207

MASSING VIEW FROM PACIFIC COAST HIGHWAY WITH LANDSCAPE

JULY 17, 2013





PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

JERDE

SMS ARCHITECTS

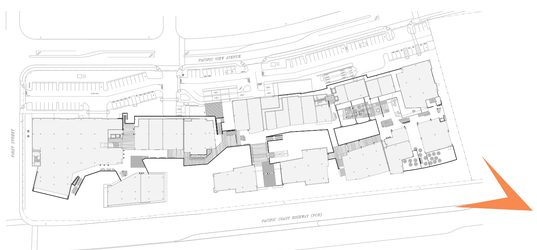
LIFESCAPES International Inc
LANDSCAPE ARCHITECTS

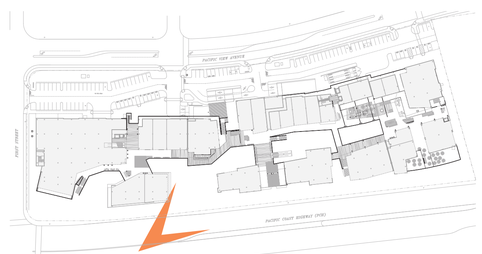
DJM
CAPITAL PARTNERS, INC.

A-208

MASSING VIEW FROM PACIFIC COAST HIGHWAY WITH LANDSCAPE

JULY 17, 2013





PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

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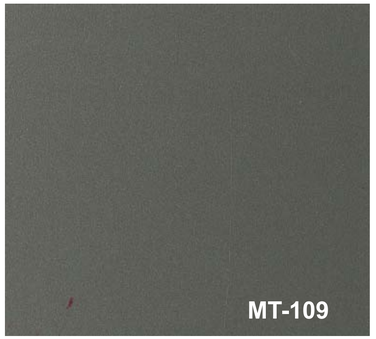
LIFESCAPES International Inc
LANDSCAPE ARCHITECTS

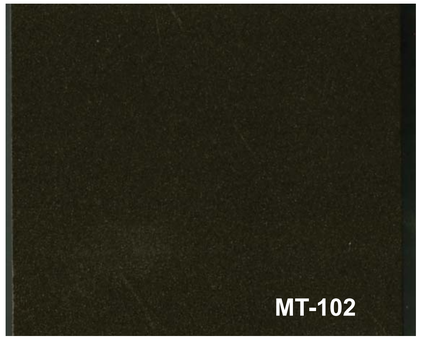
DJM
CAPITAL PARTNERS, INC.

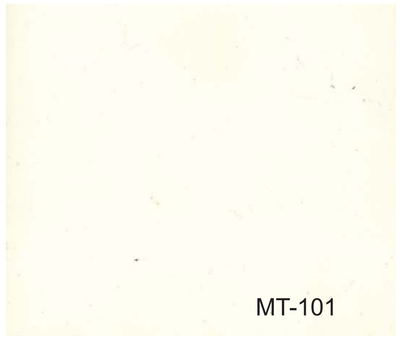
A-209

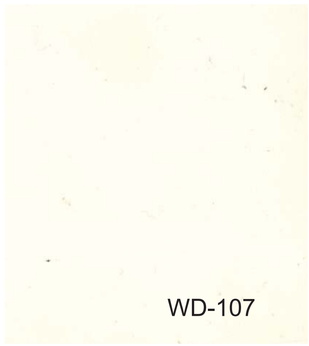
MASSING VIEW FROM PACIFIC COAST HIGHWAY WITH LANDSCAPE

JULY 17, 2013









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HUNTINGTON BEACH, CALIFORNIA

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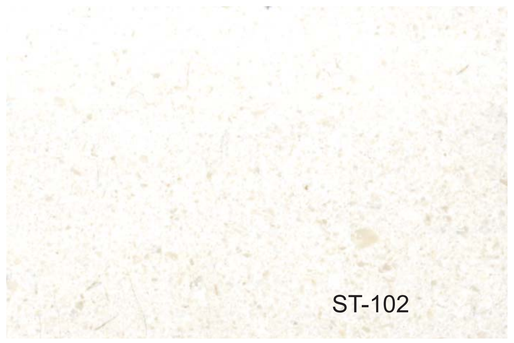
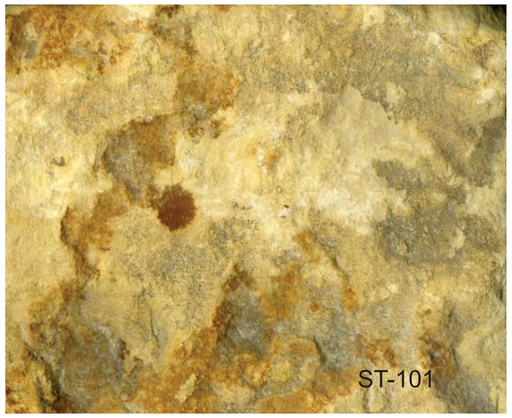
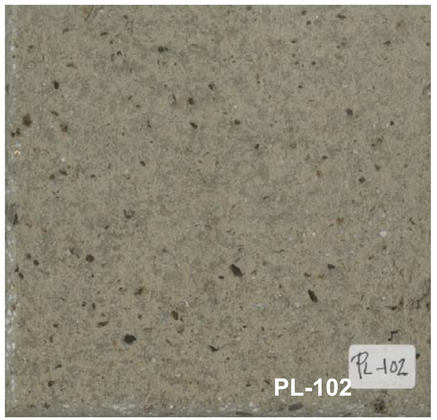
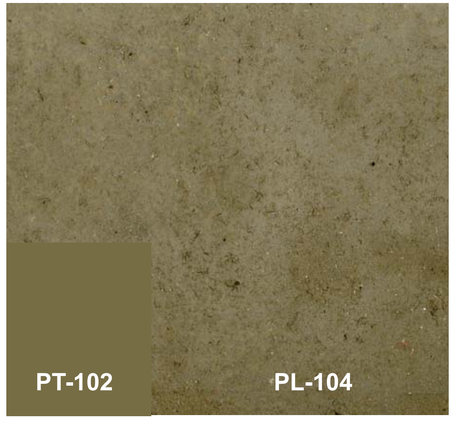
CAPITAL PARTNERS, INC.

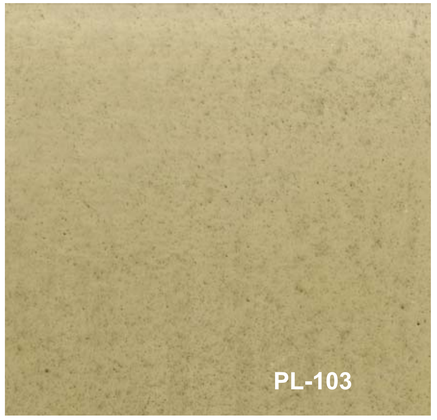
A-210
PRELIMINARY PROJECT MATERIAL
JULY 17, 2013











PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

JERDE

SMS ARCHITECTS

LIFESCAPES International Inc
LANDSCAPE ARCHITECTS

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A-211
PRELIMINARY PROJECT MATERIAL

JULY 17, 2013

GUIDING PRINCIPLES +STRUCTURE OF MEDITERRANEAN COASTAL MASSING

MEDITERRANEAN COASTAL VILLAGES HAVE A VARIED AND TERRACED MASSING WITH LANDSCAPE NESTLED BETWEEN THE BUILDINGS.

THE ROOF FORMS HELP TO UNIFY AND TIE TOGETHER THE BUILDINGS INTO A MORE MEMORABLE VILLAGE CLUSTER OR GATHERING OF BUILDINGS.

THE BUILDINGS ARE STAGGERED FROM FRONT TO BACK TO GIVE A SENSE THAT EVERYONE HAS A COASTAL VIEW ORIENTATION.

THE FENESTRATION OF THE DIFFERENT BUILDINGS OFTEN TIMES RELATE IN CHARACTER AND PROPORTION, AS IF BUILT UNDER A OVERALL CONTROLLING GUIDELINE.

CALIFORNIA BEACH MEDITERRANEAN

THIS SERIES OF INSPIRATIONAL IMAGES IS A BLENDING OF THE MEDITERRANEAN COASTAL MASSING WITH ELEMENTS OF CALIFORNIA LIFESTYLE AND BEACH.

RICH, WARM AND TEXTURED GROUND PLANE WITH INDIGENOUS CALIFORNIA LANDSCAPE.

TERRACED RESIDENTIAL SCALE MASSING

BUILDINGS LAYER BACK TO CREATE VIEW TERRACES THROUGHOUT.

SOFT WARM TONES OF WHITE AND WARM GREY'S WITH DETAILS OF WOOD RAILINGS, TRELLISES

HUNTINGTON BEACHES FRONT PORCH WITH A SENSE THAT YOUR GATHERING IN YOUR "FRIENDS BACK YARD"

PACIFIC CITY MEDITERRANEAN MEETS CALIFORNIA COASTAL

PACIFIC CITY MASSING IS DERIVED FROM THE FRAMEWORK OF THE MEDITERRANEAN COASTAL MASSING.

THE PLACEMENT AND FAMILY OF ROOFS FORM A BALANCE AND INTEGRITY FOR THE OVERALL VILLAGE

WALL MATERIALS, CHARACTER AND SCALE OF OPENINGS VARY

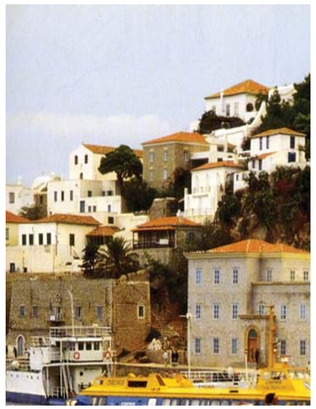
THE MIXTURE AND SERENDIPITY OF: CALIFORNIA COASTAL

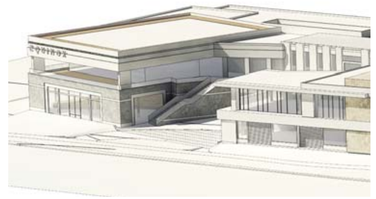
RUSTIC COTTAGE

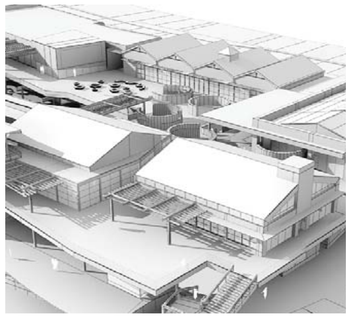
HUNTINGTON SO-CAL ECLECTIC

BUILDINGS WITH A NOD TO THE ENVIRONMENT

BUILDINGS THAT AREN'T ABOUT A LOOK AT ME ATTITUDE, RATHER ALLOW FOR A RELAXED BEACH LIFESTYLE TO OCCUR BETWEEN THE BUILDINGS.







MEDITERRANEAN COASTAL MASSING

CALIFORNIA BEACH MEDITERRANEAN

CALIFORNIA BEACH MEDITERRANEAN

PACIFIC CITY

HUNTINGTON BEACH, CALIFORNIA

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LANDSCAPE ARCHITECTS

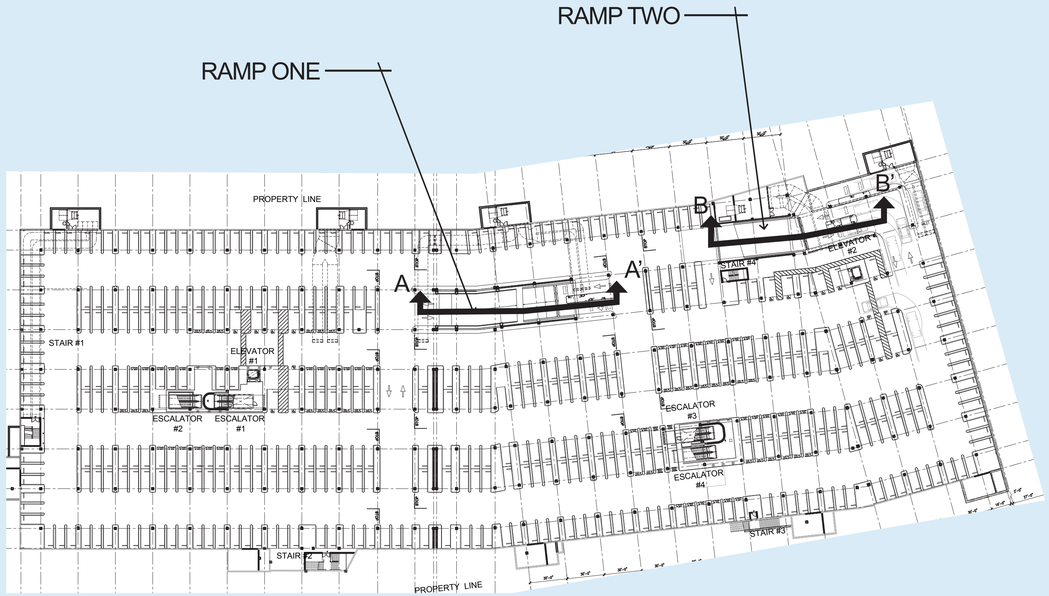
DJM Capital Partners, Inc.

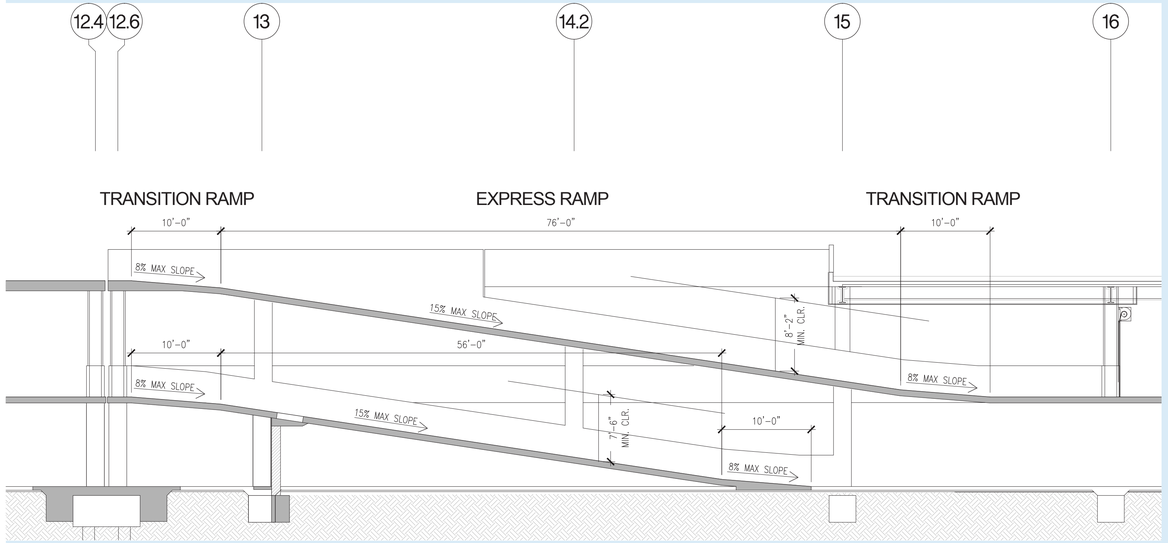
A-213
ARCHITECTURAL PRECEDENT AND IMAGES

JULY 17, 2013

PACIFIC CITY

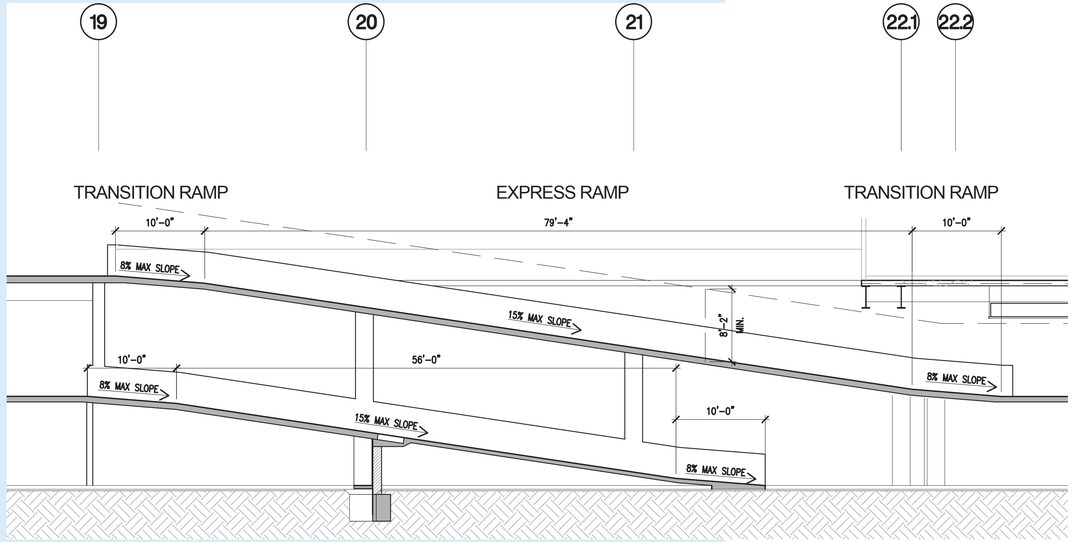
retail sections





RAMP ONE SECTION AA'

SCALE: 1/8" =1'-0"



RAMP TWO SECTION BB'

SCALE: 1/8" =1'-0"

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

JERDE

SMS ARCHITECTS

LIFESCAPES International Inc
LANDSCAPE ARCHITECTS

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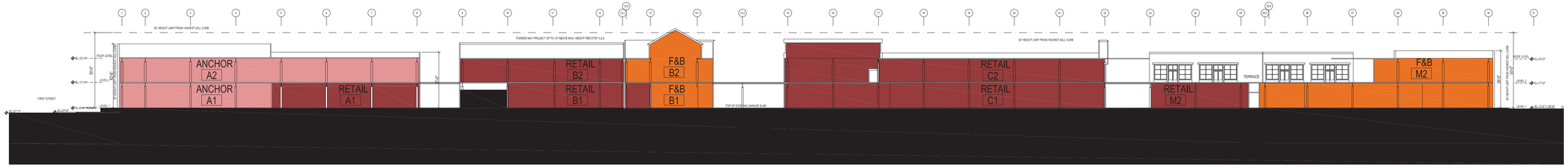
A-301
PARKING RAMP SECTIONS

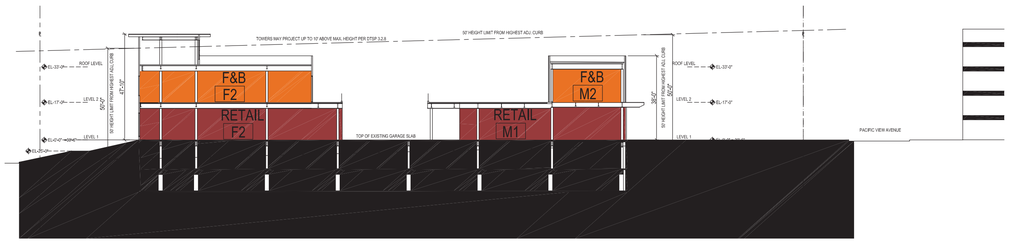
JULY 17, 2013



SECTION A

SCALE: 1/32" = 1'-0"(24X36), 1/64"=1'-0"(11X17)

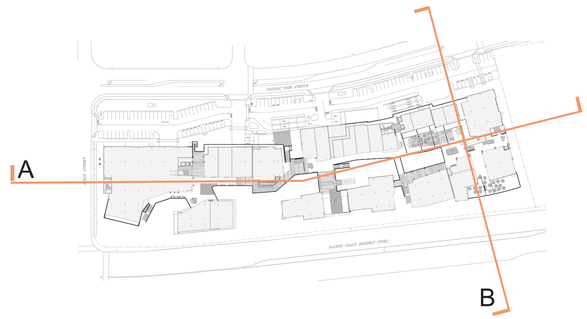
0 5' 10' 20'



SECTION B

SCALE: 1/32" = 1'-0"(24X36), 1/64"=1'-0"(11X17)

0 5' 10' 20'



PACIFIC CITY

HUNTINGTON BEACH, CALIFORNIA

JERDE

SMS ARCHITECTS

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LANDSCAPE ARCHITECTS

DJM Capital Partners, Inc.

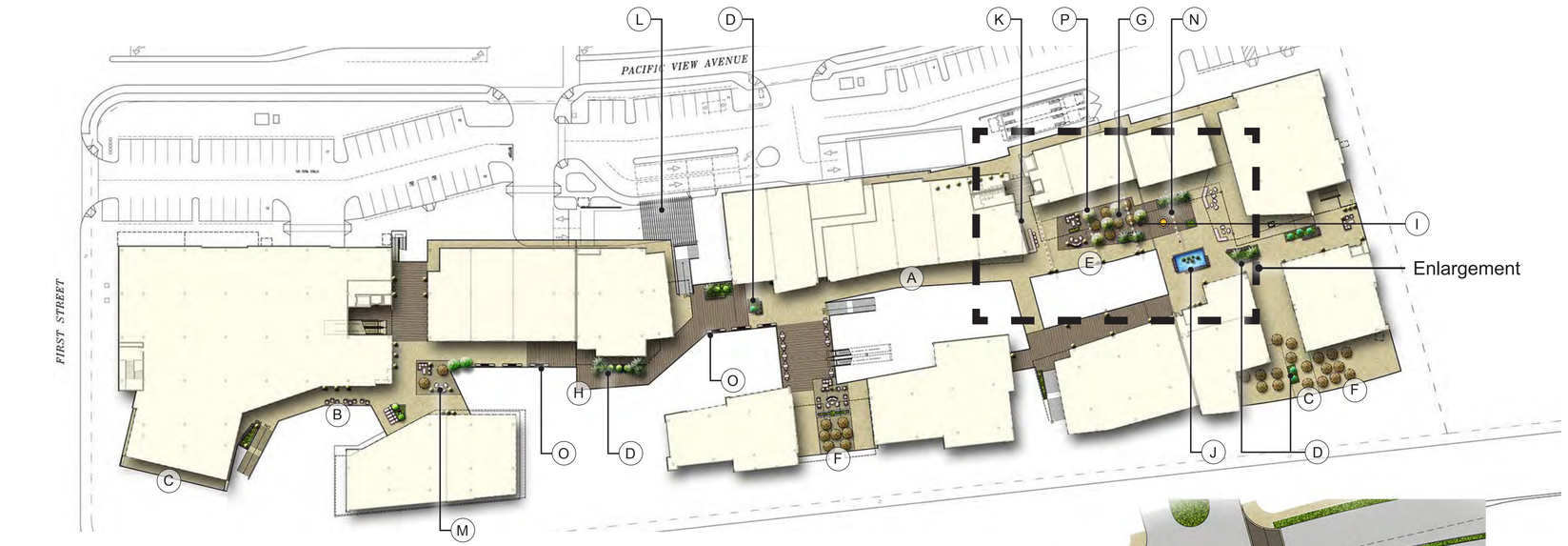
A-302

RETAIL BUILDING SECTIONS

JULY 17, 2013

PACIFIC CITY

landscape drawings



LEVEL TWO

A. PEDESTRIAN WALKWAY
B. SUNSET / BEACH VIEW DECK
C. TENANT VIEW DECK
D. RAISED PLANTER
E. EVENT AREA OVERLOOK
F. OUTDOOR DINING OPPORTUNITY
G. OUTDOOR LOUNGE AREA
H. PLAZA OVERLOOK
I. EVENT / OUTDOOR ACTIVITY AREA
J. RAISED PLANTER / FOCAL ELEMENT
K. OUTDOOR MOVIE VIEWING WALL
L. TRELLIS STRUCTURE
M. SEATING AREAS
N. STRING LIGHTS
O. BENCH SEATING
P. MOVABLE PLANTERS & FURNISHINGS

NOTES: SMART IRRIGATION CONTROLLERS USING STATE OF THE ART WATER SAVING COMPONENTS INCLUDING WEATHER BASED CONTROLLERS, RAIN SHUT-OFFS, FLOW SENSORS AND EFFICIENT SPRAY AND DRIP IRRIGATION DEVICES. PLANTS WILL BE GROUPED BASED ON SIMILAR WATER REQUIREMENTS FOR MAXIMUM WATER EFFICIENCY.

LANDSCAPE PLANTING, MAINTENANCE AND IRRIGATION SHALL COMPLY WITH THE CITY ARBORICULTURAL AND LANDSCAPE STANDARDS AND SPECIFICATIONS.

LEVEL ONE

1. PCH ENTRY RAMP
2. VIEW DECK
3. RAISED PLANTER (TYPICAL)
4. PEDESTRIAN PLAZA
5. TURF PANEL (TYPICAL)
6. EVENT PLAZA (SEE ENLARGEMENT)
7. 8' MEANDERING WALKWAY
8. RETAIL STORE FRONT ACCESS
9. GARAGE ACCESS
10. ENTRY POINT FROM P.C.H.
11. SLOPED PLANTING (P.C.H.)
12. MARKET DECK
13. MARKET AREA ACCESS RAMP + STEPS
14. RETAINING WALLS (NOT TO EXCEED 42")
15. 20' PUBLIC EASEMENT W/ WALKWAY, PLANTING & TURF
16. OUTDOOR PATIO SEATING
17. OUTDOOR LOUNGE W/ GAME TABLES
18. WATER PLAZA
19. OUTDOOR DINING OPPORTUNITIES (TYPICAL)
20. VALET DROP-OFF / PICK-UP
21. ON GRADE PARKING
22. STREET PLANTING / SIDEWALK (PACIFIC VIEW)
23. SCREENED LOADING AREAS
24. STREET PLANTING / SIDEWALK (FIRST STREET)
25. VIEW BENCHES

SCALE 1"=100'-0"

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

JERDE

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DJM
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LS-01
LANDSCAPE CONCEPT SITE PLAN

JULY 17, 2013

INTERIOR LANDSCAPE SUMMARY

LANDSCAPE AREA PROPOSED	14,450 S.F.
LANDSCAPE AREA REQUIRED (5% PERIMETER)	1,470 S.F.
DIFF.	12,980 S.F.

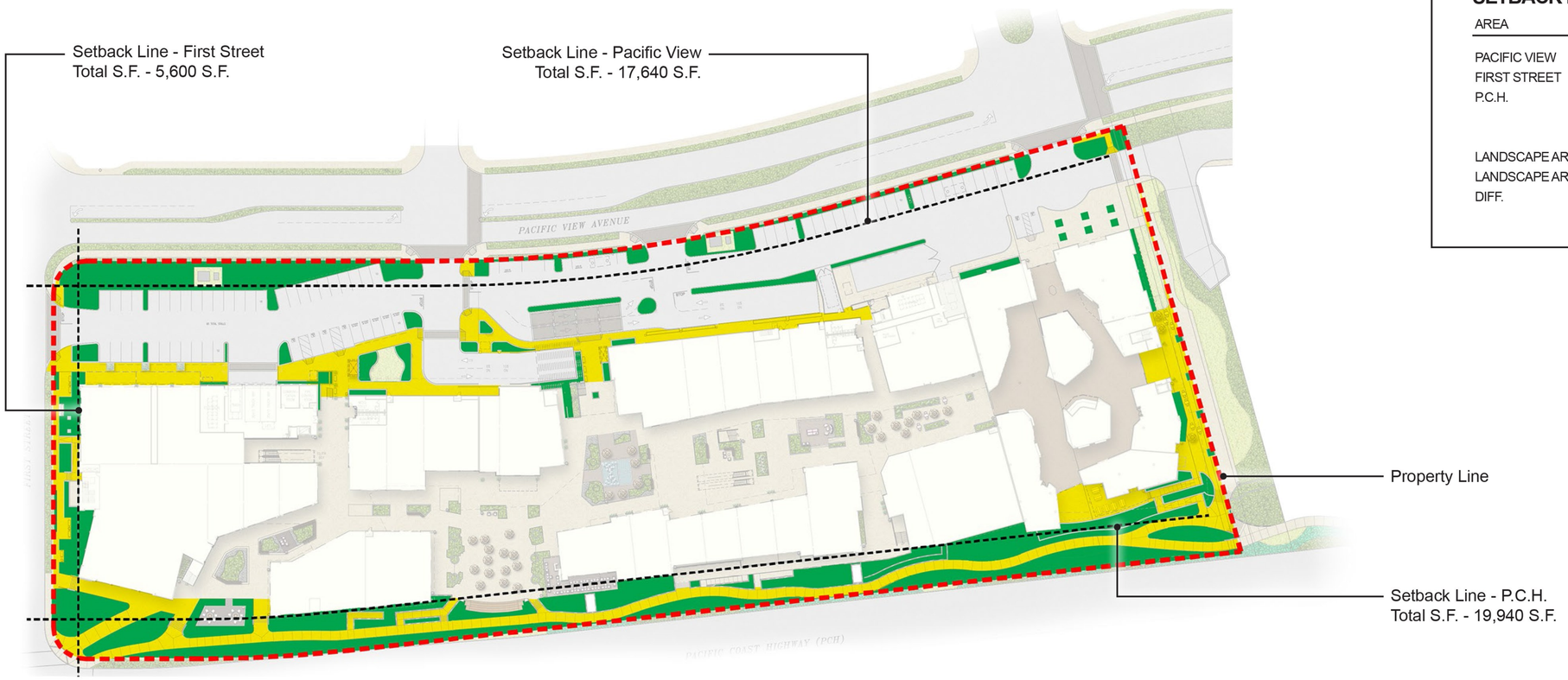
LEGEND

PLANTING AREAS

HARDSCAPE AREA

SETBACK LANDSCAPE SUMMARY

AREA	PROPOSED LANDSCAPE AREA
PACIFIC VIEW	10,800 S.F.
FIRST STREET	3,160 S.F.
P.C.H.	15,450 S.F.
LANDSCAPE AREA PROPOSED	29,410 S.F.
LANDSCAPE AREA REQUIRED (70%)	30,226 S.F.
DIFF.	816 S.F.



SCALE 1”=100’-0”

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

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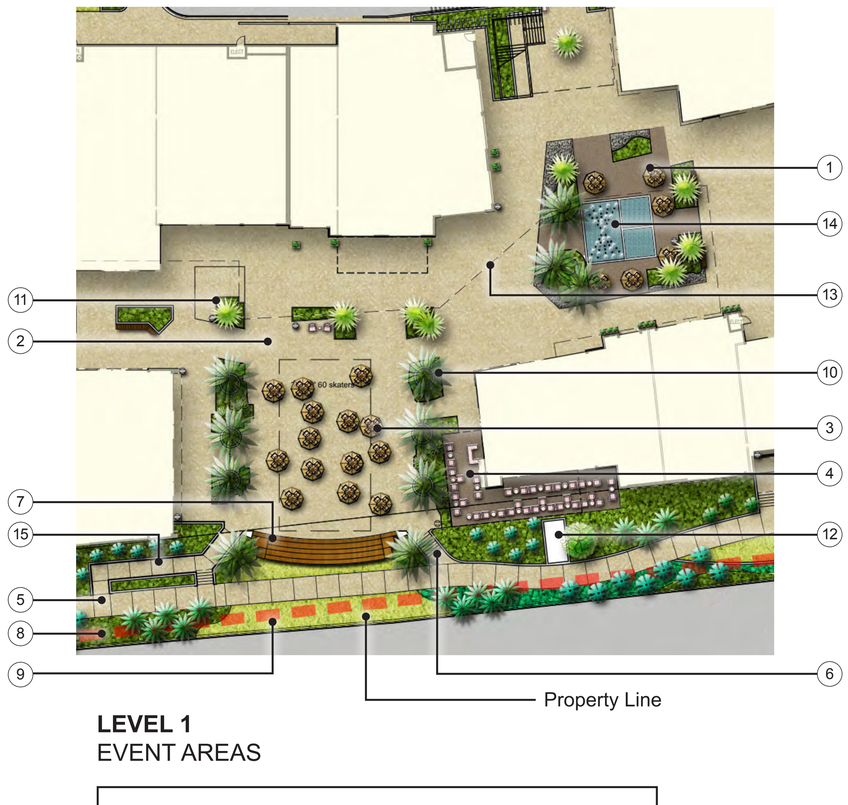
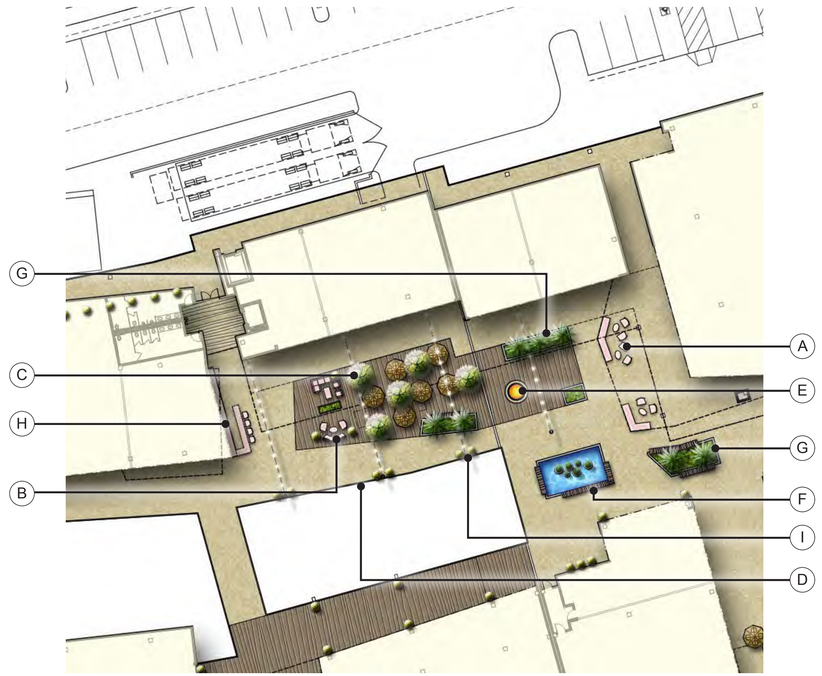
LANDSCAPE ARCHITECTS

DJM Capital Partners, Inc.

LS-02
LANDSCAPE SCREENING & PLANTING

JULY 17, 2013





LEVEL 1
EVENT AREAS

LEVEL ONE

1. SMALL EVENT SPACE
2. EVENT SPACE
3. MOVABLE POTTERY & FURNISHINGS TO ALLOW FOR EVENTS
4. OUTDOOR DINING OPPORTUNITY
5. 8' WIDE (MINIMUM) MEANDERING WALK
6. ACCESS STEPS
7. OCEAN FRONT STEPS / BENCH SEATING
8. LOW PLANTING
9. TURF
10. PALMS IN RAISED PLANTERS
11. RAISED PLANTER
12. GARAGE VENT - FLUSH TO GRADE
13. OVERHEAD DECK LIMIT
14. WATER FEATURE FOCAL ELEMENT
15.. ACCESS RAMP

LEVEL 2
EVENT AREA

LEVEL TWO

A. OUTDOOR DINING OPPORTUNITY
B. LOUNGE SEATING
C. MOVABLE POTTERY & FURNISHINGS TO ALLOW FOR EVENTS
D. OVERLOOK RAILING TO LEVEL ONE
E. FIRE PIT
F. BENCH SEATING
G. RAISED PLANTERS
H. MOVIE WALL
I. STRING LIGHT SUPPORTS

SCALE 1"=50'-0"

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

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DJM
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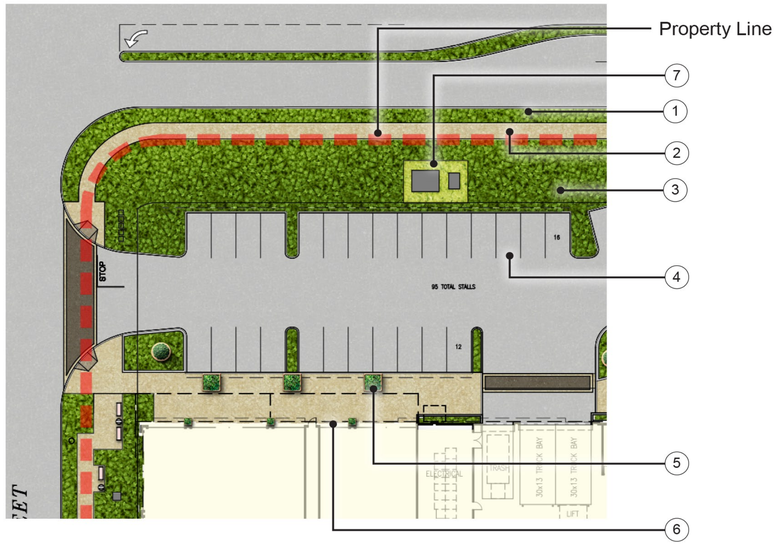
LS-03
LANDSCAPE CONCEPT
RETAIL PLAZAS

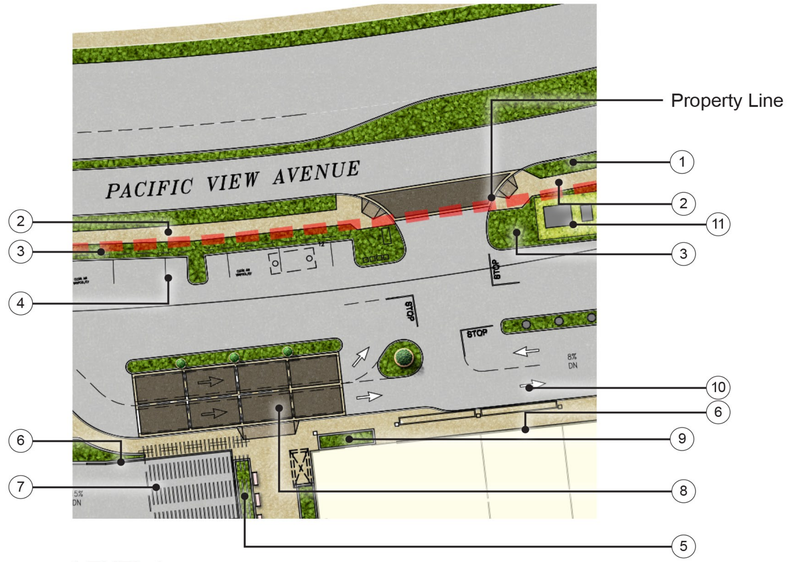
JULY 17, 2013



LEVEL 1
FIRST STREET / PACIFIC VIEW

LEVEL ONE

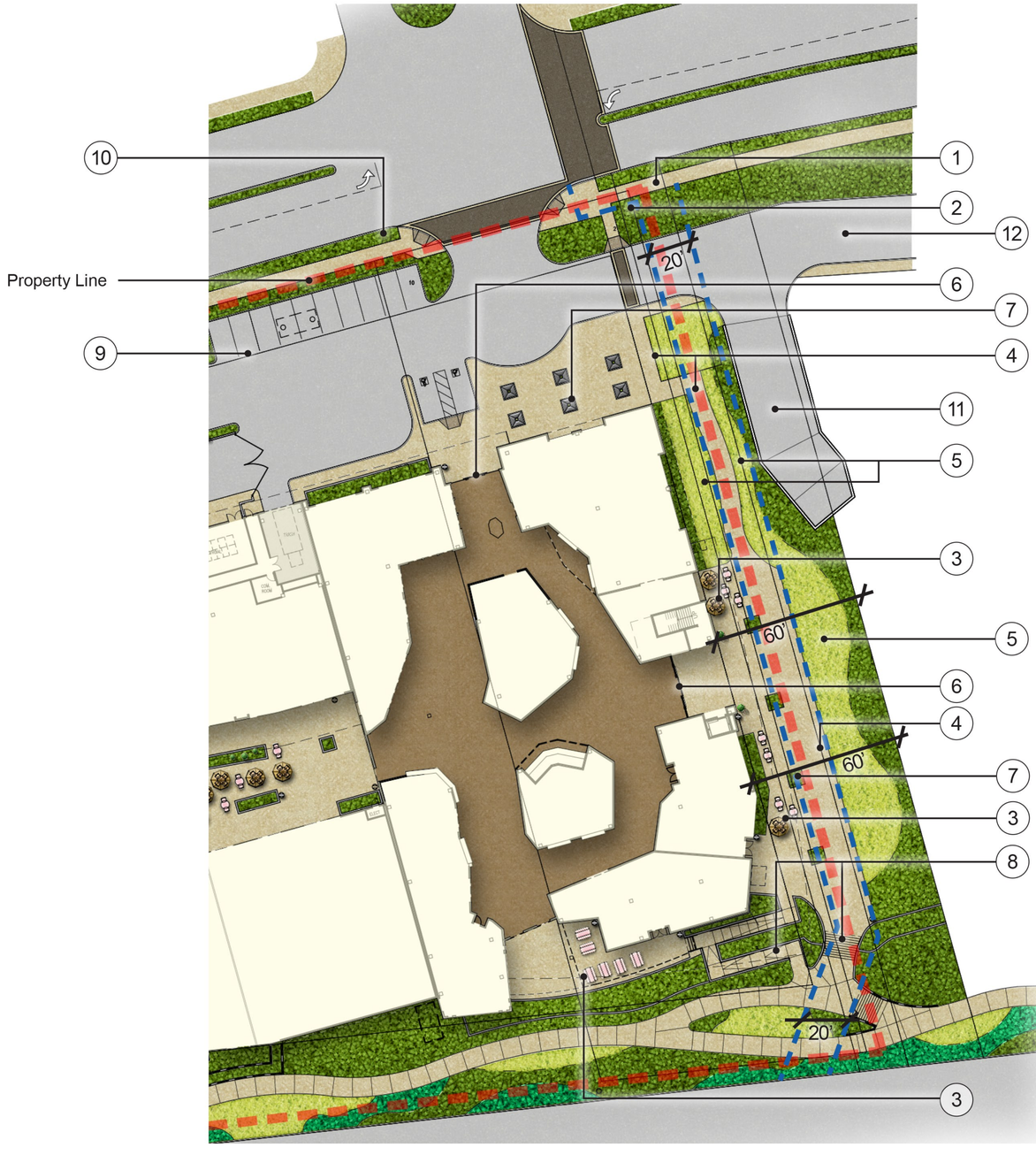
1. 6' WIDE PLANTED PARKWAY
2. 6' WIDE PEDESTRIAN WALKWAY
3. ENLARGED PLANTING BUFFER (AVG. 10' WIDE) INCLUDING TREES / PALMS & MINIMUM 32" HIGH SCREEN PLANTING
4. PARKING
5. RAISED PLANTERS (24" HIGH)
6. RETAIL FACADE
7. UTILITIES W/ SCREEN PLANTING



LEVEL 1
PACIFIC VIEW

LEVEL ONE

1. 6' WIDE PLANTED PARKWAY
2. 6' WIDE PEDESTRIAN WALKWAY
3. ENLARGED PLANTING BUFFER (AVG. 10' WIDE) INCLUDING TREES / PALMS & MINIMUM 32" HIGH SCREEN PLANTING
4. PARKING
5. RAISED PLANTERS (24" HIGH)
6. RETAIL FACADE
7. TRELLIS ELEMENT
8. VALET DROP-OFF AREA
9. PLANTER / VINE WALLS
10. RAMP TO PARKING
11. UTILITIES W/ SCREEN PLANTING



LEVEL ONE

1. 6' SIDEWALK
2. LANDSCAPE BUFFER (10' AVG. WIDTH)
3. OUTDOOR SEATING
4. MIN. 8' WIDE PEDESTRIAN PATH
5. TURF CORRIDOR
6. MARKET ENTRY
7. PLANTER AREAS
8. ACCESS FROM PCH SIDEWALK
9. PARKING
10. 6' LANDSCAPE PARKWAY
11. FUTURE HOTEL PARKING RAMP
12. FUTURE HOTEL ENTRY DRIVE

20' PEDESTRIAN CORRIDOR

SCALE 1"=50'-0"

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

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CAPITAL PARTNERS, INC.

LS-05
LANDSCAPE CONCEPT
PEDESTRIAN CORRIDOR

JULY 17, 2013

LEVEL ONE

1. ACCESS STEPS WITH HANDRAILS
2. ACCESS STEPS FROM GARAGE BELOW
3. ACCESS RAMP WITH HANDRAILS
4. RAMPED ENTRY
5. 8' MEANDERING WALKWAY
6. PEDESTRIAN CORRIDOR
7. OUTDOOR SEATING AREAS
8. RETAIL CORE AND EVENT DECK

SCALE 1"=100'-0"

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

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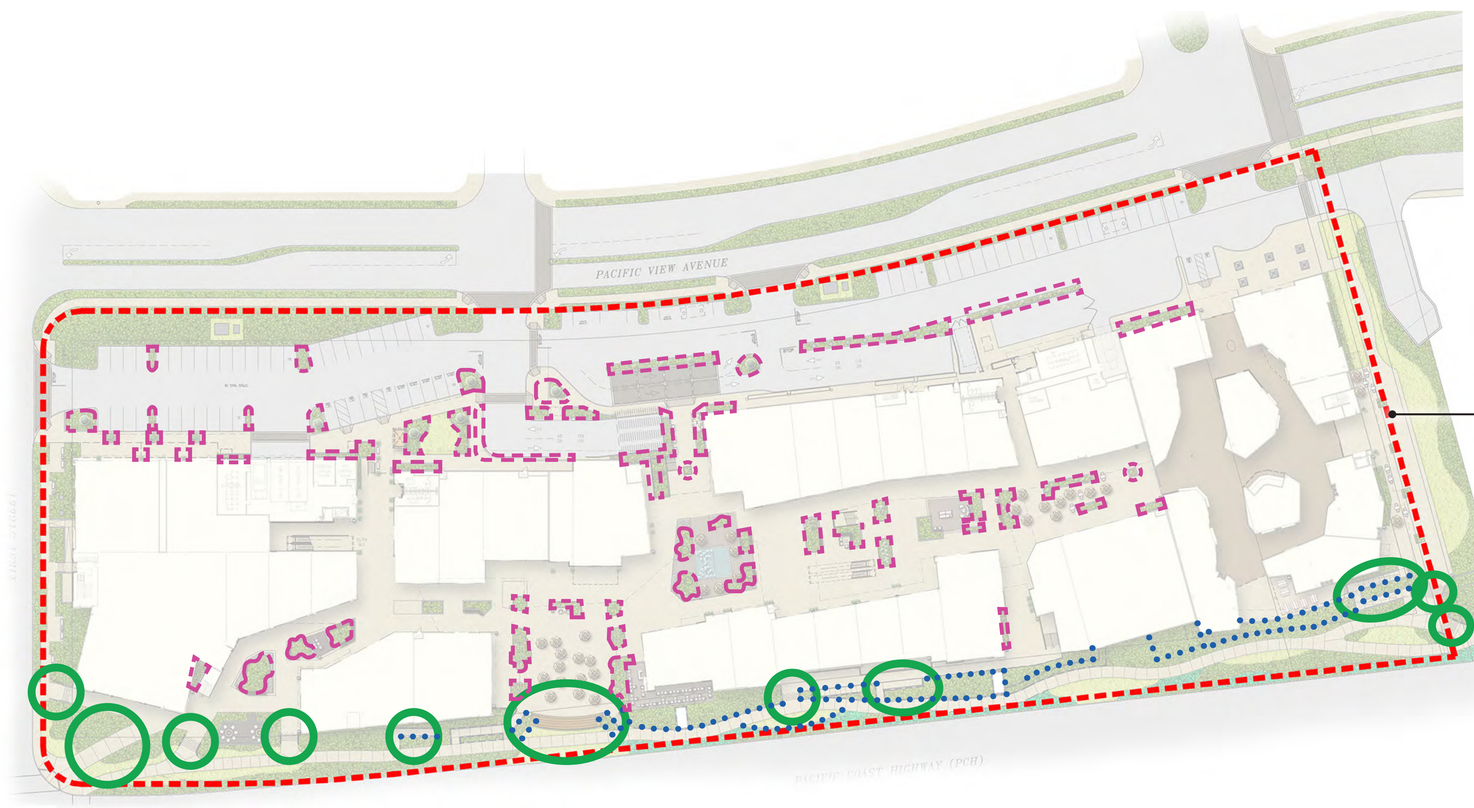
LIFESCAPES International Inc
LANDSCAPE ARCHITECTS

DJM Capital Partners, Inc.

LS-06
LANDSCAPE CONCEPT ACCESS PLAN

JULY 17, 2013



LEGEND

RETAINING WALL 42" HIGH

STEPS / RAMPS STEP SEATING

RAISED PLANTER 24" HIGH

REFER TO LANDSCAPE SECTIONS FOR ADDITIONAL INFORMATION

SCALE 1"=100'-0"

PACIFIC CITY

HUNTINGTON BEACH, CALIFORNIA

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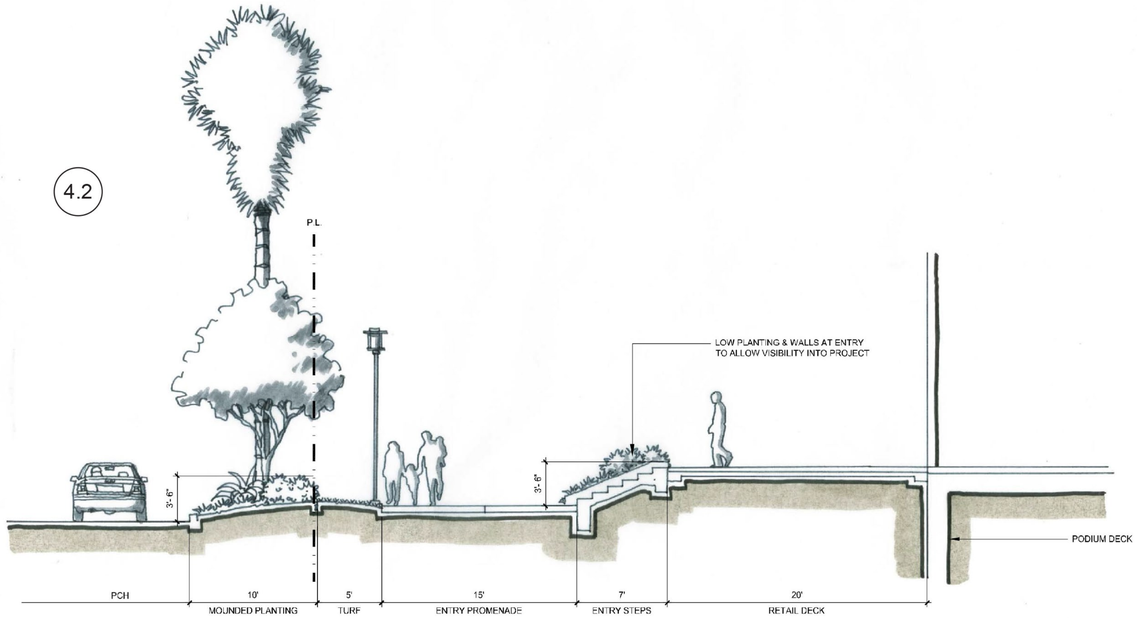
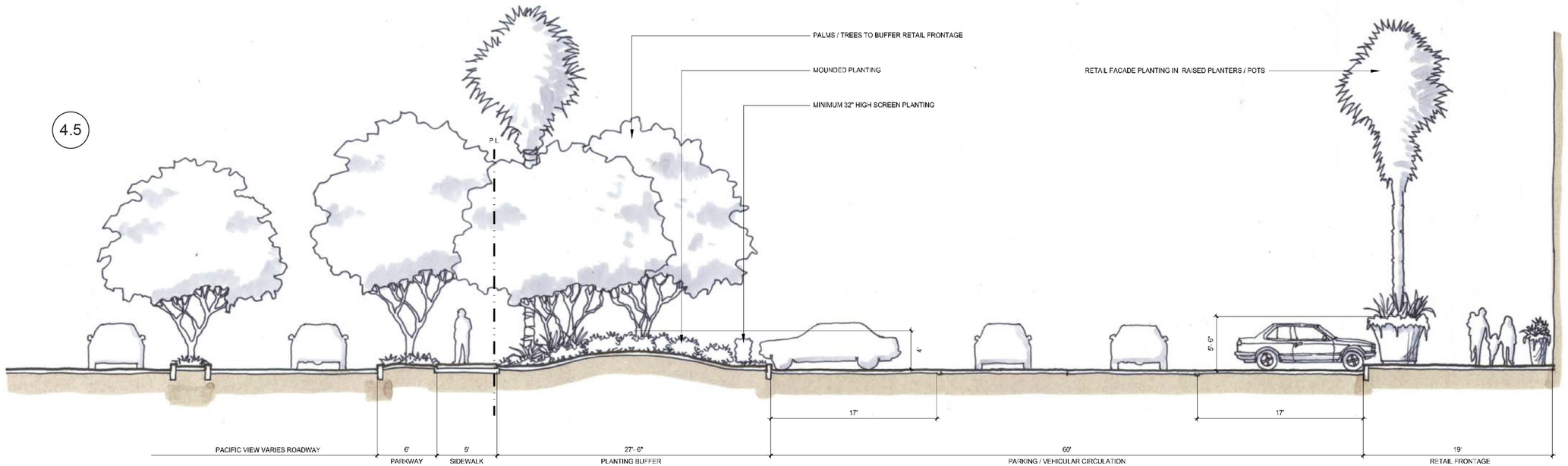
LANDSCAPE ARCHITECTS

DJM
CAPITAL PARTNERS, INC.

LS-07
LANDSCAPE CONCEPT WALL + FENCE

JULY 17, 2013





SCALE 3/32"=1'-0"

PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

JERDE

SMS ARCHITECTS

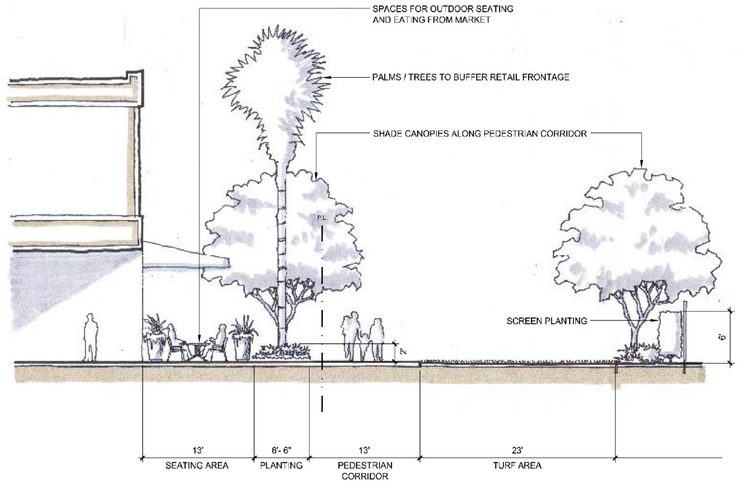
LIFESCAPES International Inc
LANDSCAPE ARCHITECTS

DJM Capital Partners, Inc.

LS-08
LANDSCAPE CONCEPT SECTIONS

JULY 17, 2013

E



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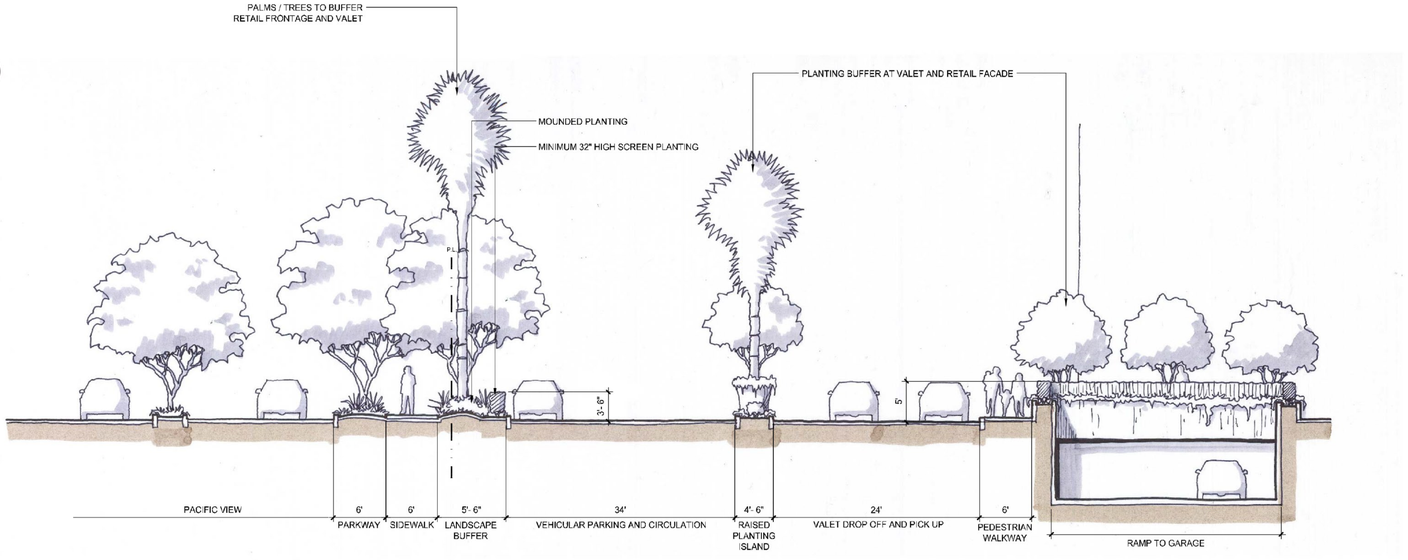

SCALE 3/32”=1’-0”

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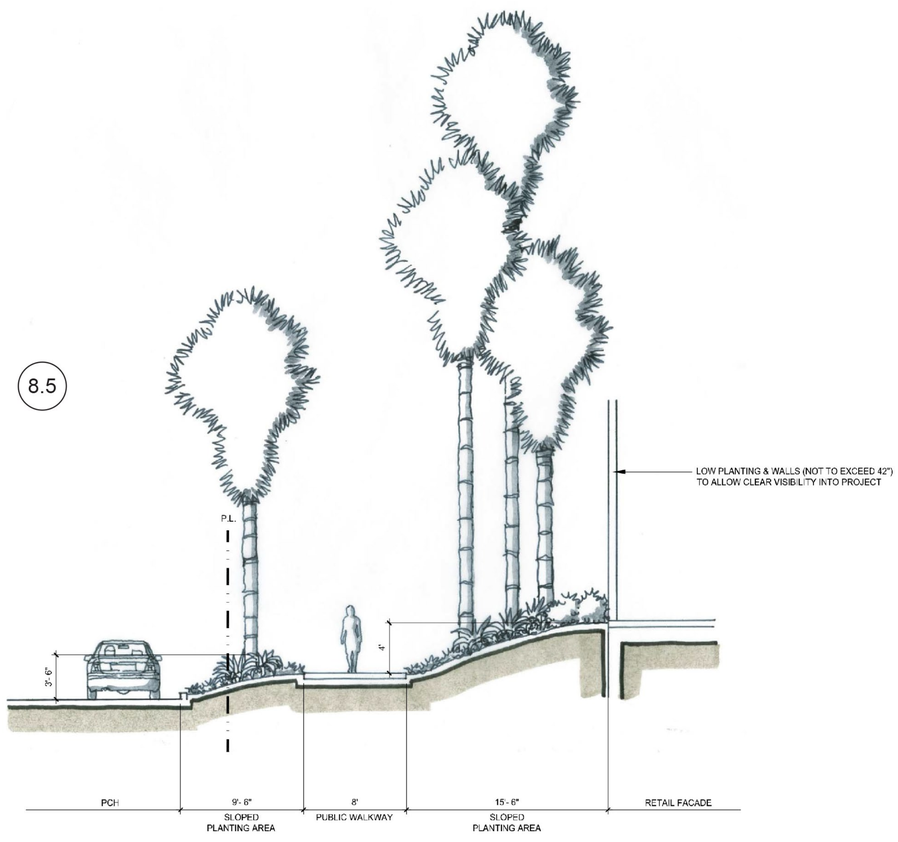

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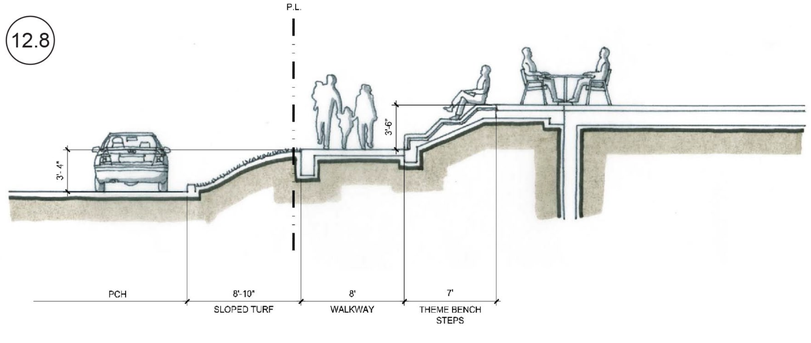

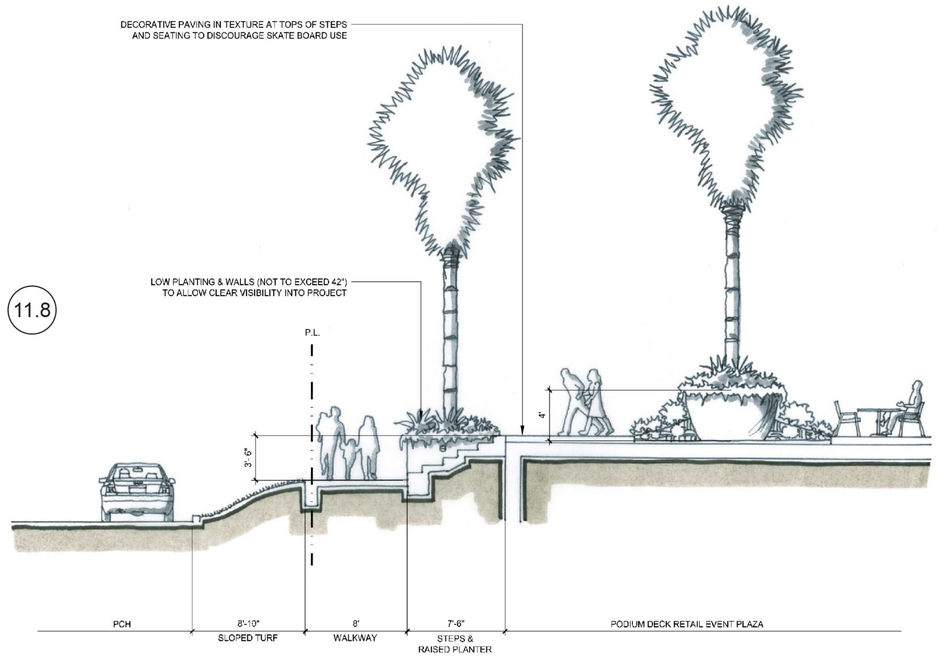

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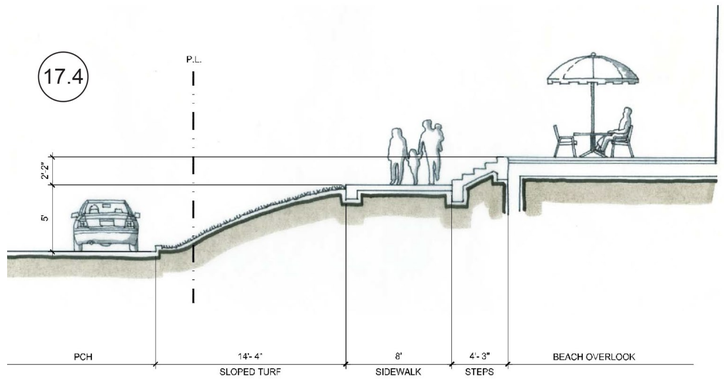
17.4



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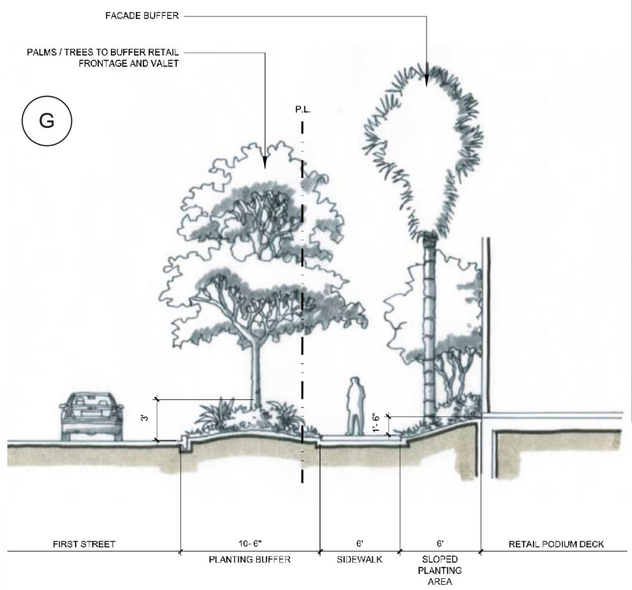

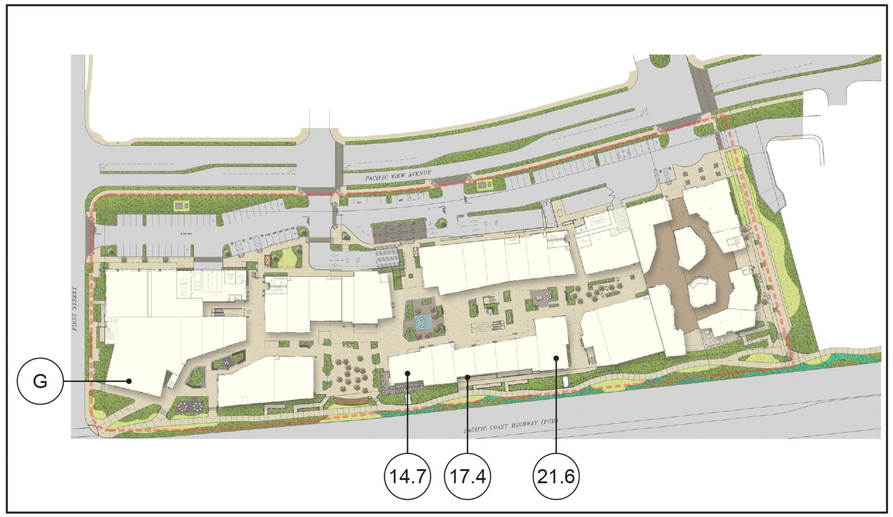

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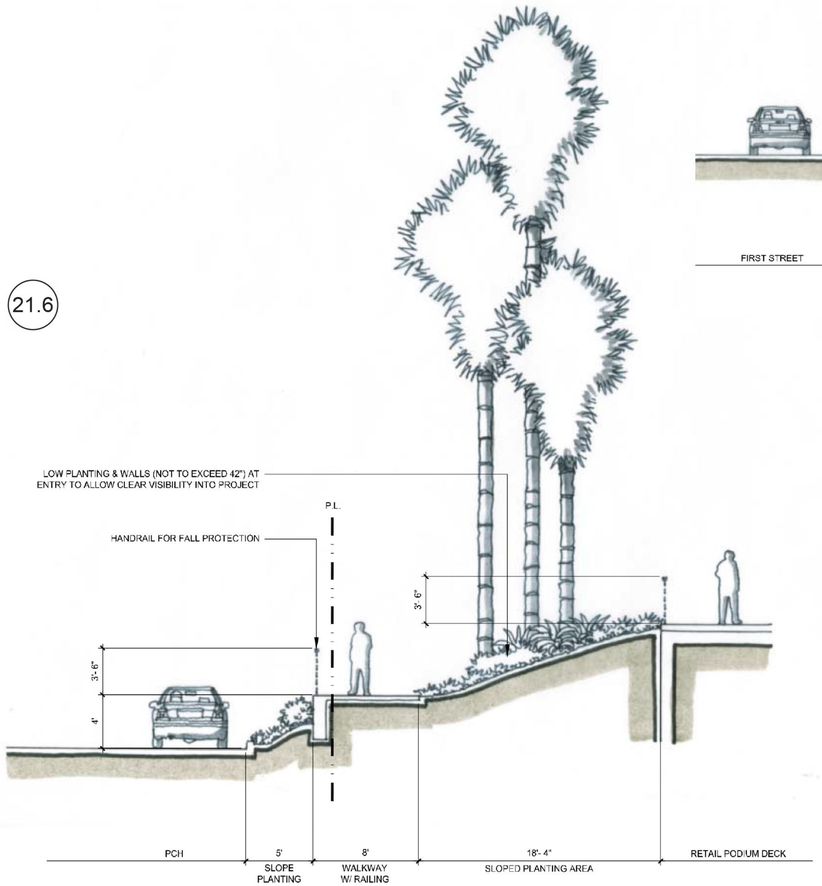

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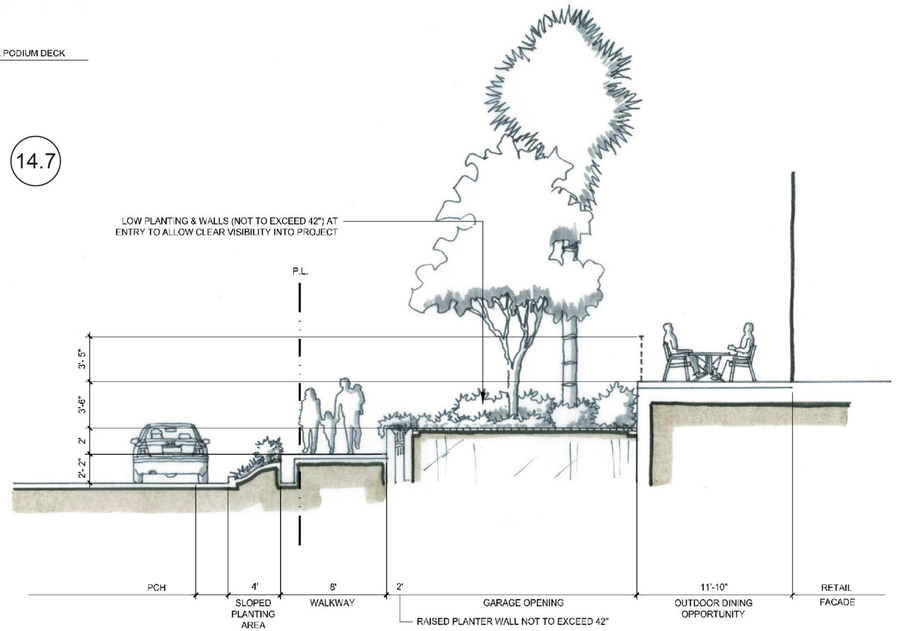

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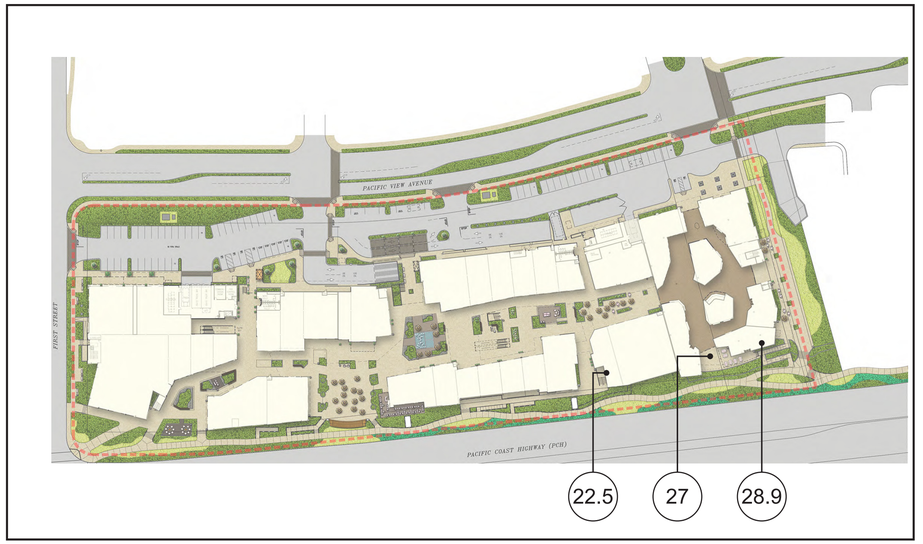

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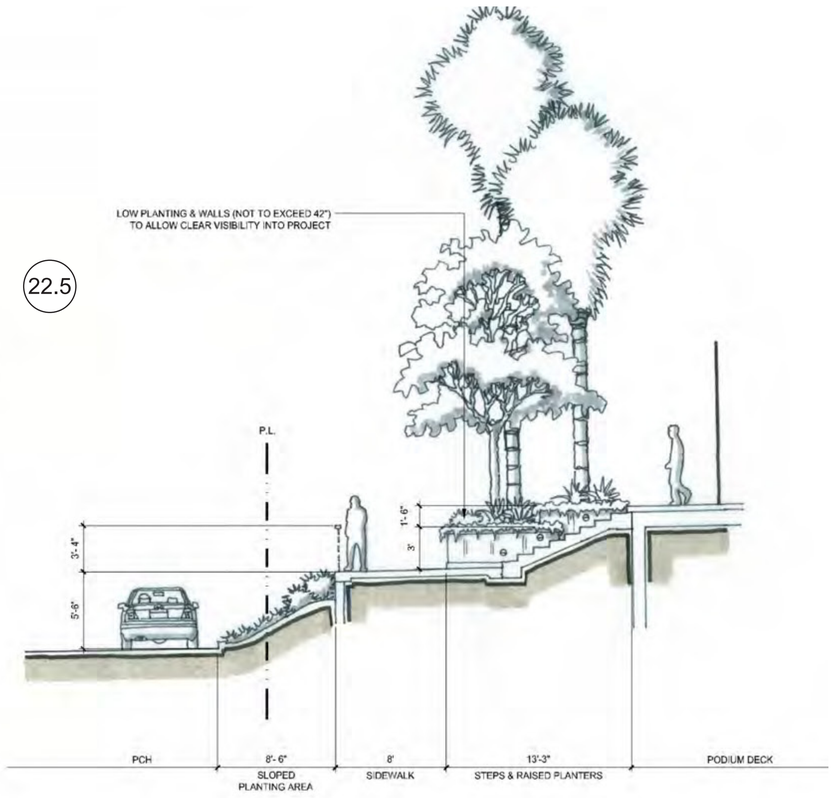

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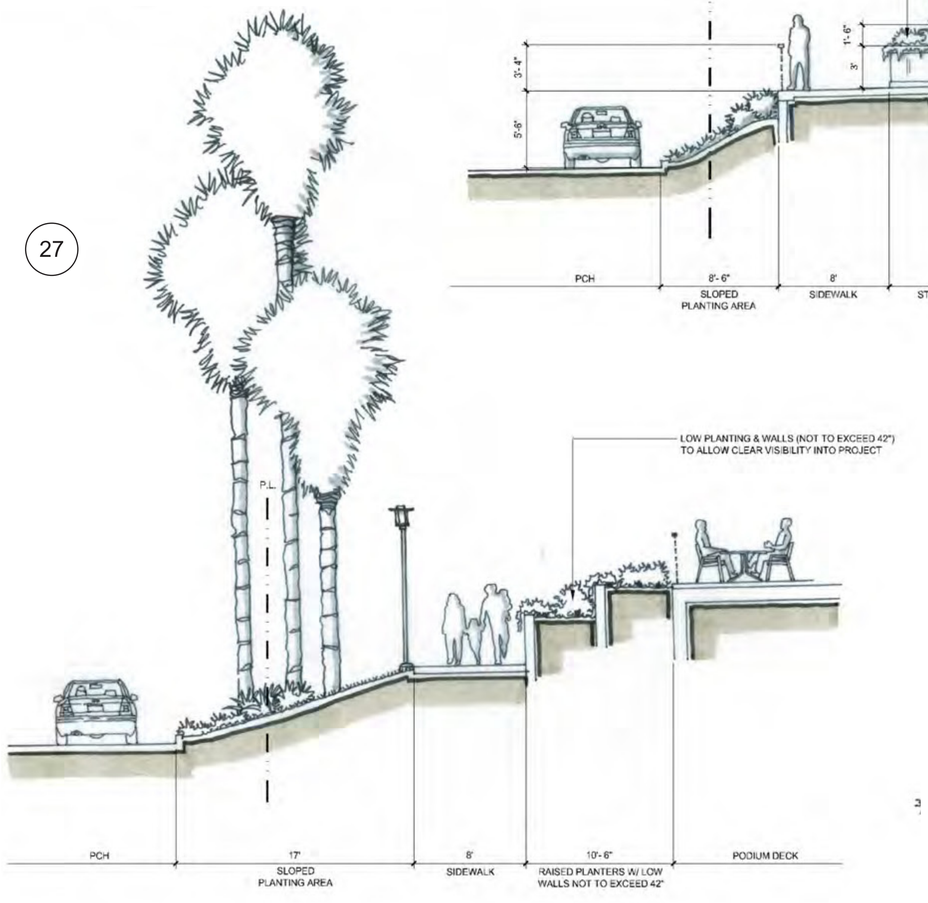

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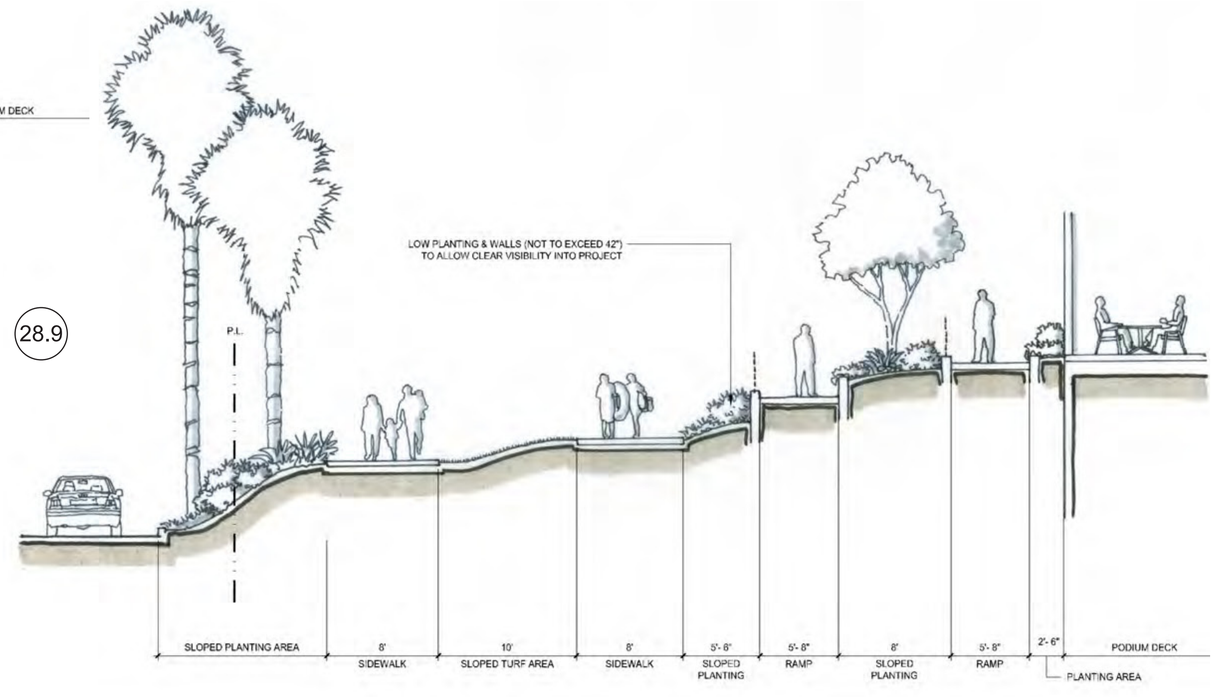

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LANDSCAPE CONCEPT SECTIONS

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SHRUB LEGEND

12052SPAL

SYM.	BOTANICAL NAME	COMMON NAME
	BACKGROUND AND SCREENING SHRUBS	
	HETEROMELES ARBUTIFOLIA	CHRISTMAS BERRY
	MELALEUCA NESOPHILA	PINK MELALEUCA
	PITTOSPORUM SPECIES	PITTOSPORUM
	STRELITZIA NICHOLAI	GIANT BIRD OF PARADISE
	VIBURNUM SPECIES	VIBURNUM
	MEDIUM ACCENT SHRUB PLANTINGS	
	AGAVE ATTENUATA	AGAVE
	ALOE VERA	ALOE
	ALOE BAINESII	ALOE
	CHONDROPETALUM	CAPE RUSH
	ECHIUM FASTUOSUM	PRIDE OF MAEIRA
	STRELITZIA REGINAE	BIRD OF PARADISE
	EUPHORBIA SPECIES	SPURGE
	DRACAENA DRAGO	DRAGON TREE
	FURCRAEA MEDIO PICTA	ZAMIA FURFURACEA
	MONSTERA DELICIOSA	SWISS CHEESE PLANT
	MEDIUM LAYERING SHRUBS	
	BUXUS JAPONICA	JAPANESE BOXWOOD
	ESCALLONIA SPECIES	ESCALLONIA
	HEBE SPECIES	HEBE
	LEPTOSPERMUM SPECIES	TEA TREE
	LIGUSTRUM TEXANUM	PRIVET
	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE
	PLUMBAGO CAPENSIS	PLUMBAGO
	PRUNUS C. COMPACTA	CAROLINA CHERRY
	RAPHIOLEPIS SPECIES	INDIAN HAWTHORNE
	WESTRINGIA SPECIES	WESTRINGIA
	LOW SHRUB ACCENTS MASSES/SHRUB GROUND COVERS/GRASS LIKE	
	AGAPANTHUS SPECIES	LILY OF THE NILE
	BOUGAINVILLEA SPECIES	BOUGAINVILLEA (BUSH FORM)
	CAMELLIA S. SPECIES	CAMELLIA - WHITE (SPR.)
	CAREX SPECIES	SEDGE
	CISTUS SPECIES	(ROCKROSE)
	CORREA SPECIES	DUSKY BELLS
	DIANELLA SPECIES	FLAX LILY
	DIETES BICOLOR	POOR MAN'S ORCHID
	HEMEROCALLIS FLAVUM HYBRID	DAY LILY - YELLOWS
	LANTANA SPECIES	TRAILING LANTANA
	LIMONIUM PEREZII	STATUS
	LIRIOPE SPEICES	LILYTURF
	PELARGONIUM SP.	GERANIUMS
	PHORMIUM SPECIES	FLAX
	SALVIA SPECIES	SALVIA
	TRACHELOSPERMUM SPECIES	STAR JASMINE
	LOW GROUND COVERS	
	ALTERNANTHERA FICOIDEA	RED THREADS
	CARISSA SPECIES	CARISSA
	COPROSMA SPECIES	COPROSMA
	JUNIPERUS SPECIES	JUNIPER
	MYOPORUM SPECIES	MYOPORUM
	ROSMARINUS SPECIES	ROSEMARY
	VERBENA SP.	VERBENA
	VINCA SPECIES	TRAILING VINCA
	FLOWERING VINES FOR WALLS,TRELLISES, AND ESPALIERS	
	BOUGAINVILLEA SP., VARIOUS	BOUGAINVILLEA (VINE FORM)
	CALLIANDRA INAEQUALITERA	PINK POWDER PUFF
	CLYTOSTOMA CALISTIGIOIDES	LAVENDER TRUMPET VINE
	GREWIA CAFFRA	LAVENDER STAR FLOWER
	FICUS PUMILA	CREEPING FIG
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
	SUCCULENTS	
	AEONIUM HAWORTHII 'PINWHEEL'	
	AEONIUM HYBRID 'SUNBURST'	
	AGAVE SPECIES	
	ALOE SPECIES	
	CRASSULA COCCINEA 'CAMPFIRE'	
	CRASSULA HYBRID 'SPRINGTIME'	
	CRASSULA MUSCOSA PSEUDOLYCOPODIODES 'PRINCESS PINE'	
	CRASSULA OVATA ARBORESCENS 'BABY JADE'	
	CRASSULA PORTULACARIA AFRA 'RED STEM'	
	CRASSULA RADICANS 'LARGE RED CARPET STONECROP'	
	DASYLIRION SPECIES	
	ECHEVERIA HYBRID 'AFTERGLOW'	
	KALANCHOE SPECIES	
	KALANCHOE PUMILA 'SILVER GRAY'	
	LAMPRANTHUS SPECIES	
	SEMPERVIVUM SPECIES	
	SEDUM LINEARE SPECIES	
	SENECIO SERPENS	
	YUCCA SPECIES	

TREE LEGEND

12052TPAL

SYM.	BOTANICAL NAME	COMMON NAME
	TREES	
	FICUS SPECIES	FIG TREE
	ERYTHRINA CORALLOIDES	CORAL TREE
	FICUS RUBIGINOSA	RUSTY LEAF FIG
	MAGNOLIA GRANDIFLORA SPECIES	MAGNOLIA
	MELELUCA QUINQUENERVIA	PAPER BARK TREE
	METROSIDEROS EXCELSUS	NEW ZEALAND XMAS TREE
	SPATHODEA CAMPANULATA	AFRICAN TULIP TREE
	QUERCUS ILEX	HOLLY OAK
	TRISTANIA CONFERTA	BRISBANE BOX
	TUPIDANTHUS CALYPTRATUS	UMBRELLA TREE
	PALM SPECIMENS/ACCENTS	
	ARBUTUS UNEDO MARINA	STRAWBERRY TREE
	BISMARCKIA NOBILIS	BISMARK PALM
	CYCAS SPECIES	SAGO PALM
	WODYETIA BIFURCATA	FOXTAIL PALM
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
	HOWEA SPP.	KENTIA PALM
	RHAPIS EXCELSA	BAMBOO PALM
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
	HOWEA FOSTERIANA	PARADISE PALM
	PHOENIX DACTYLIFERA	DATE PALM
	BAMBOO	
	BAMBUSA TEXTILIS GRACILIS	WEAVER BAMBOO (CLUMPER 20')
	BAMBUSA VENTRICOSA	BUDDHA BELLY (CLUMPER 30')
	DENDROCALAMUS MINOR 'AMOENUS'	GHOST BAMBOO (CLUMPER 25')
	SEMIARUNDINARIA FASTUOSA	TEMPLE BAMBOO (RUNNER 25')

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LANDSCAPE PERSPECTIVE VIEW

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