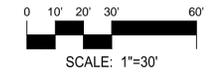
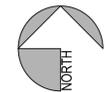




REFER TO SHEET 3 FOR TREE IMAGES & CALCULATIONS
 THE TREES CALLED OUT ON THE PARKWAYS FOR PACIFIC VIEW AND FIRST STREET ARE FOR REFERENCE ONLY AND NOT A PART OF THIS SUBMITTAL

PAGE 2

REFER TO REQUIRED TREE PLAN FOR TREE / PALM SIZES IN THE SET BACK AREAS



REVISIONS

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CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT SUBMITTAL

DRAWING TITLE

TREE PLAN

DRAWING NO.
 LEVEL ONE

1

| No. | Date | Issue |
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PAGE 1

REFER TO SHEET 3 FOR TREE IMAGES AND CALCULATIONS

THE TREES CALLED OUT ON THE PARKWAYS FOR PACIFIC VIEW AND FIRST STREET ARE FOR REFERENCE ONLY AND NOT A PART OF THIS SUBMITTAL

REFER TO REQUIRED TREE PLAN FOR TREE / PALM SIZES IN THE SET BACK AREAS



REFER TO REQUIRED TREE PLAN FOR TREE / PALM SIZES IN THE SET BACK AREAS

LANDSCAPE SUMMARY
Total Area 327,447 S.F.
Required Landscape Area 26,196 S.F.
Landscape Area Provided 38,000 S.F.

PROPOSED PLANT PALETTE - SHRUBS, VINES AND GROUNDCOVER

| REFER TO ENLARGEMENTS FOR LOCATIONS | | | |
|---|--------------------------|--------------------------|----------------------------|
| BOTANICAL NAME | COMMON NAME | HT. | W. |
| ACCENT SHRUBS | | | |
| TYPICAL SPACING - VARIES | | CONTAINER SIZE BREAKDOWN | |
| | | 1 GAL. - 30% | 5 GAL. - 50% 15 GAL. - 20% |
| AGAVE SPECIES | AGAVE | 18" | 18" |
| BROMELIAD SPECIES | BROMELIAD | 36" | 30" |
| BUTIA CAPITATA | PINDO PALM | 25" | - PALM UP-RIGHT CANOPY |
| CLYSTOMA CALLISTEGODES | VIOLET TRUMPET VINE | N/A | -VINE |
| CYCAS REVOLUTA | SAGO PALM | 36" | 48" |
| DISTICTIS BUCCINATORIA | BLOOD RED TRUMPET VINE | N/A | -VINE |
| ECHVEVERIA SPECIES | ECHVEVERIA | 18" | 18" |
| FURCRAEA SPECIES | AGAVE | 48" | 48" |
| FICUS FUMIDA | CREEPING FIG | N/A | -VINE |
| MANDIVILLEA SPECIES | MANDIVILLEA | N/A | -VINE |
| PASSIFLORA SPECIES | PASSION VINE | N/A | -VINE |
| PHORMIUM SPECIES | NEW ZEALAND FLAX | 36" | 30" |
| STRELITZIA SPECIES | BIRD OF PARADISE | 36" | 30" |
| YUCCA SPECIES | YUCCA | 36" | 30" |
| FOREGROUND SHRUBS AND GROUNDCOVERS | | | |
| TYPICAL SPACING - 12" - 18" O.C. | | CONTAINER SIZE BREAKDOWN | |
| | | 1 GAL. - 60% | 5 GAL. - 30% 15 GAL. - 10% |
| AEONIUM SPECIES | AEONIUM | 12" | 12" |
| AGAPANTHUS SPECIES | LILY OF THE NILE | 12" | 18" |
| BOUGAINVILLEA SPECIES | BOUGAINVILLEA | 18" | 24" |
| CARISSA SPECIES | NATAL PALM | 30" | 30" |
| CISTUS HYBRIDUS | ROCKROSE | 12" | 12" |
| COPROSMA SPECIES | MIRROR PLANT | 24" | 24" |
| CRASSULA SPECIES | CAMPFIRE CRASSULA | 12" | 30" |
| CUPHEA HYSSOPIFOLIA | MEXICAN FALSE HEATHER | 18" | 12" |
| GERANIUM SPECIES | GERANIUM | 18" | 18" |
| HELIOSYRUM SPECIES | LIMELIGHT LICORICE PLANT | 12" | 48" |
| HEMEROCALLIS SPECIES | DAYLILY | 12" | 12" |
| JUNCUS PATENS | SPREADING RUSH | 12" | 24" |
| LIRIOPE SPECIES | LILY TURF | 18" | 24" |
| MYOPORUM SPECIES | MYOPORUM | 12" | 24" |
| OPHIPOGON SPECIES | DWARF MONDO GRASS | 6" | 6" |
| PORTULACARIA SPECIES | DWARF ELEPHANT FOOT | 6" | 30" |
| ROSMARINUS SPECIES | ROSEMARY | 36" | 36" |
| SCENECIO SPECIES | BLUE CHALKSTICKS | 12" | 36" |
| SEDUM SPECIES | BLUE SPRUCE STONECROP | 6" | 18" |
| TRACHELOSPERMUM JASMINOIDES | STAR JASMINE | 24" | 24" |
| MIDGROUND SHRUBS | | | |
| TYPICAL SPACING - 24" - 30" O.C. | | CONTAINER SIZE BREAKDOWN | |
| | | 1 GAL. - 50% | 5 GAL. - 40% 15 GAL. - 10% |
| ACORUS GRAMINEUS 'OGON' | GOLDEN DWARF SWEET FLAG | 12" | 48" |
| ANGIOZANTHOS SPECIES | KANGAROO PAW | 24" | 24" |
| BUXUS SPECIES | BOXWOOD | 24" | 24" |
| CAREX SPECIES | NEW ZEALAND HAIR SEDGE | 24" | 24" |
| DURANTA ERECTA | GOLD MOUND | 24" | 24" |
| EDIPHORBA TRICALLI | FIRESTICK PLANT | 48" | 36" |
| HEBE SPECIES | HEBE | 18" | 18" |
| LANTANA SPECIES | LANTANA | 18" | 18" |
| LAVANDULA SPECIES | LAVENDER | 18" | 18" |
| PHILODENDRON SPECIES | PHILODENDRON XANADU | 24" | 36" |
| SALVIA SPECIES | SAGE | 24" | 30" |
| SCHIEFLERA ARBORICOLA | DWARF UMBRELLA TREE | 24" | 24" |
| BACKGROUND SHRUBS | | | |
| TYPICAL SPACING - 30" - 36" O.C. | | CONTAINER SIZE BREAKDOWN | |
| | | 1 GAL. - 40% | 5 GAL. - 50% 15 GAL. - 10% |
| EUONYMUS SPECIES | EUONYMUS | 24" | 36" |
| CEANOTHUS SPECIES | WILD LILAC | 24" | 24" |
| LIGUSTRUM SPECIES | JAPANESE PRIVET | 36" | 30" |
| MONSTERA DELICIOSA | SPLIT LEAF PHLODENDRON | 48" | 36" |
| NANDINA SPECIES | HEAVENLY BAMBOO | 36" | 24" |
| PHOTINIA SPECIES | PHOTINIA | 48" | 36" |
| RHAPHIOLEPIS SPECIES | INDIAN HAWTHORN | 36" | 30" |
| ROSA SPECIES | ROSE | 30" | 30" |
| VIBURNUM SPECIES | VIBURNUM | 36" | 30" |
| XYLOSMA SPECIES | XYLOSMA | 48" | 36" |
| ZAMIA FURFURA | CARDBOARD PALM | 36" | 48" |



ARBUTUS MARINA
Strawberry Tree - 24" Box



AGAVE BLUE FLAME
Agave - 24" Box



ARCHONTOPHOENIX CUNNINGHAMIA
King Palm - 15' BTH



ARCHONTOPHOENIX ALEXANDREA
King Palm - 15' BTH



ALOE BAINESII
Aloe - 24" Box



BAMBUSA MULTIPLEX
Bamboo - 24" Box



BRAHEA EDULIS
Guadalupe Palm - 10' BTH



CASSIA LEPTOPHYLLA
Gold Medallion Tree - 36" Box



METROSIDEROS EXCELSA
New Zealand Christmas Tree - 36" Box



ERYTHRINA CORALLOIDES
Flame Coral Tree - 24" Box



DRACAENA DRACO
Dragon Tree - 24" Box



FICUS RUBIGINOSA
Rusty Leaf Fig - 48" Box



FICUS ALII
Ali Fig Tree - 24" Box



FICUS LYRATA
Fiddle Leaf Fig - 24" Box



FICUS NEKBUDU
Zulu Fig Tree - 24" Box



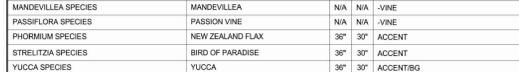
HOWEA FORSTERIANA
Double Kentia Palm - 15' BTH



CYCAS REVOLUTA
Sago Palm - 15 Gallon



MAGNOLIA SPECIES
Little Gem Magnolia - 36" Box



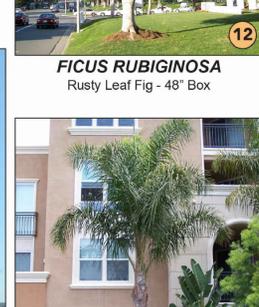
PHOENIX DACTYLIFERA 'MEDJOOL'
Date Palm - 20' BTH



RHAPIS EXCELSA
Rhaps Palm - 15" Gallon



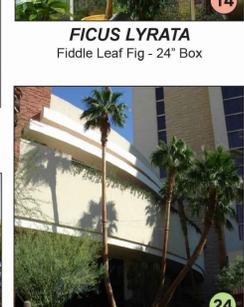
SPANTHODEA CAMPANULATA
Fountain Tree - 24" Box



SYAGRUS ROMANZOFFIANUM
Queen Palm - 15' BTH



TIPUANA TIPU
Tipu Tree - 48" Box



WASHINGTONIA ROBUSTA
Tornado Mexican Fan Palm - 15' 25' BTH



DASYLIRION WHEELERI
Desert Spoon - 24" Box



CHAMAEROPS HUMILIS
European Fan Palm - 24" Box



ZAMIA FURFURACEA
Carboard Palm - 24" Box

THE LANDSCAPE SUMMARY
DEPICTS BOTH 1ST LEVEL AND 2ND LEVEL

PACIFIC VIEW

Trees / Palms (36" Box/18' BTH)
 L.F.: 923
 Trees Required: 21
 Trees Provided 31*
 (*) Includes some tree included in parking area -
 excludes 21 trees in parkway

PACIFIC VIEW

Parking Area Planting (68 spaces)
 Trees Required 7 (1 every 10 spaces)
 Trees Provided 24

THE DATA SHOWN IS FOR SHEETS
 4 AND 5.



➔ PAGE 5

FIRST STREET

Trees / Palms (36" Box/18' BTH)
 L.F.: 316
 Trees Required: 7
 Trees Provided 14*
 (*) Excludes 7 trees in parkway

THE DATA SHOWN IS FOR SHEETS
 4 AND 5.

PALMS - MIN 18' BTH
 IN SET BACK AREA

PACIFIC COAST HIGHWAY

Trees / Palms (36" Box/18' BTH)
 L.F.: 1022
 Trees Required: 22
 Trees Provided 30*
 (*) Only includes trees on the street side of the
 pedestrian walk

THE DATA SHOWN IS FOR SHEETS
 4 AND 5.



THE DATA SHOWN IS FOR PAGE



OWNER
 CONSULTANT
 PROJECT

PACIFIC CITY
 21010-21060 Pacific Coast Highway
 Huntington Beach, CA 92648

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CITY OF HUNTINGTON
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DRAWING TITLE
**REQUIRED TREE
 PLAN - LEVEL 1**

DRAWING NO.
 LEVEL ONE

4

PACIFIC VIEW

Trees / Palms (36" Box/18' BTH)
L.F.: 923
Trees Required: 21
Trees Provided 31*
(* Includes some tree included in parking area - excludes 21 trees in parkway

PACIFIC VIEW

Parking Area Planting (68 spaces)
Trees Required 7 (1 every 10 spaces)
Trees Provided 24

THE DATA SHOWN IS FOR SHEETS 4 AND 5.

24' BOX TREES IN PARKING AREA

PROPERTY LINE

PAGE 4



FIRST STREET

Trees / Palms (36" Box/18' BTH)
L.F.: 316
Trees Required: 7
Trees Provided 14*
(* Excludes 7 trees in parkway

THE DATA SHOWN IS FOR SHEETS 4 AND 5.

PALMS - MIN 18' BTH
IN SET BACK AREA

PACIFIC COAST HIGHWAY

Trees / Palms (36" Box/18' BTH)
L.F.: 1022
Trees Required: 22
Trees Provided 30*
(* Only includes trees on the street side of the pedestrian walk

THE DATA SHOWN IS FOR SHEETS 4 AND 5.



OWNER

CONSULTANT

PROJECT

PACIFIC CITY
21010-21060 Pacific Coast Highway
Huntington Beach, CA 92648

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DRAWING TITLE

REQUIRED TREE PLAN - LEVEL 1

DRAWING NO. LEVEL ONE

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REFER TO SHEET 8 FOR PLANT PALETTE

→ PAGE 7

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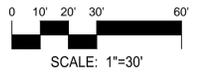
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DRAWING TITLE

TREE PLAN - LEVEL 2

DRAWING NO. LEVEL ONE

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PAGE 6

REFER TO SHEET 8 FOR PLANT PALETTE

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DRAWING TITLE

TREE PLAN - LEVEL 2

DRAWING NO.
LEVEL ONE



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DRAWING TITLE

OVERALL - SITE PLAN

DRAWING NO.
LEVEL ONE

10

REFER TO SHEETS 18,19 & 20 FOR SECTIONS

FLEXIBLE SMALL EVENT AREA

PAGE 9



ENHANCED PAVING

SCREENING AROUND ABOVE GROUND UTILITIES (TYP.)

OUTDOOR PLAYROOM WITH PING PONG & GAME TABLES

OUTDOOR GATHERING SPACE WITH SEATING & UMBRELLAS

MEANDERING WALK

SLOPED PLANTING

WALLS NOT TO EXCEED 42" HIGH WITHIN 30' SETBACK FROM PCH PROPERTY LINE

OWNER ADDRESS:
922 LAGUNA
SANTA BARBARA, CA 93101

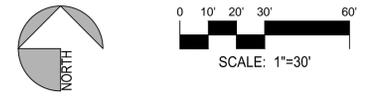


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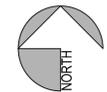
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REFER TO SHEET 17 FOR REFERENCE IMAGES AND INFORMATION OF MATERIALS



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DRAWING TITLE

SUGGESTED MATERIAL PLAN

DRAWING NO.
LEVEL ONE

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| No. | Date | Issue |
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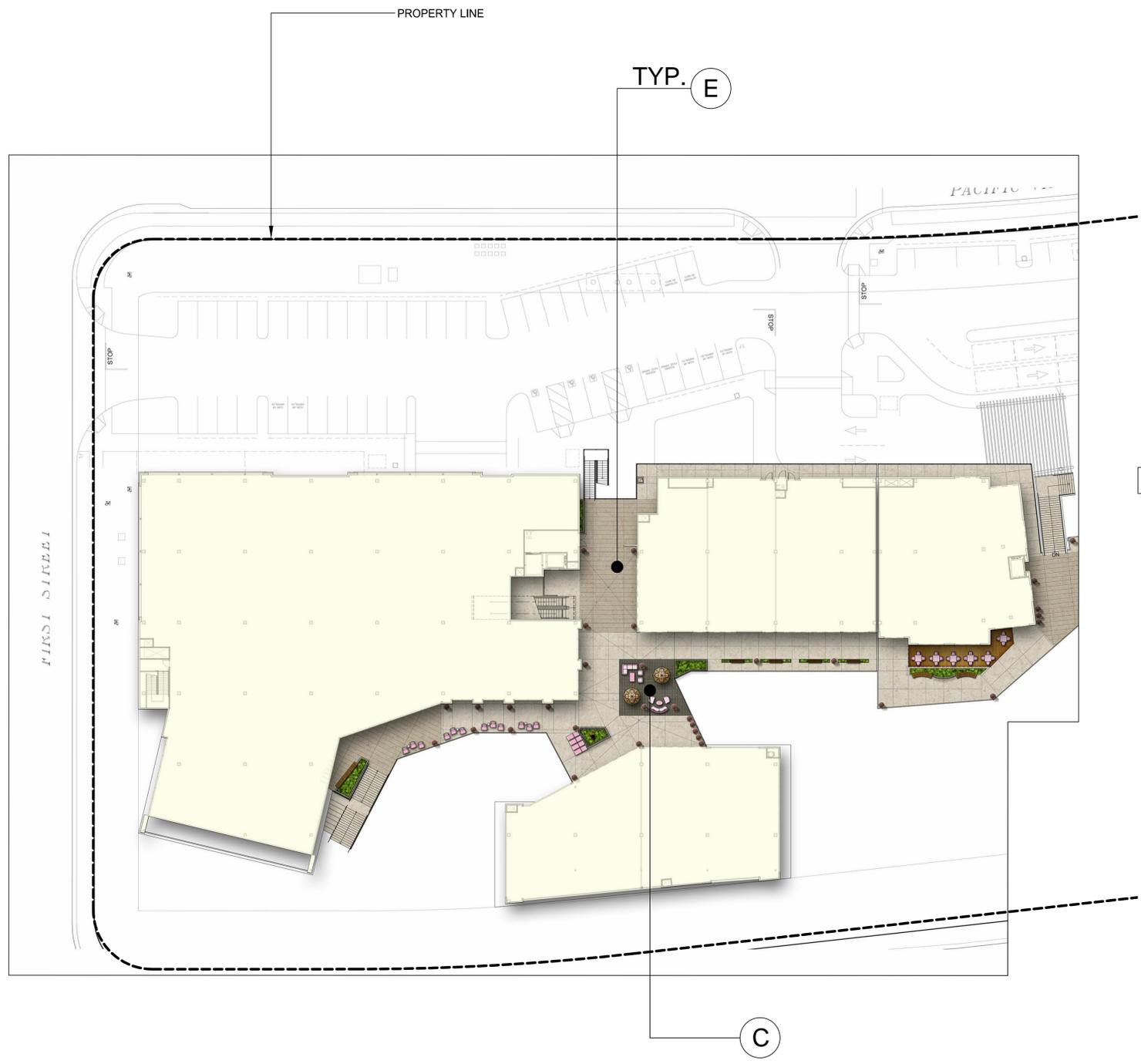
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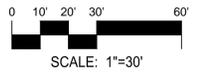
SUGGESTED MATERIAL PLAN

DRAWING NO.
LEVEL ONE

REFER TO SHEET 17 FOR REFERENCE IMAGES AND INFORMATION OF MATERIALS



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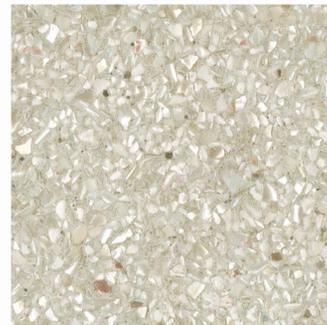
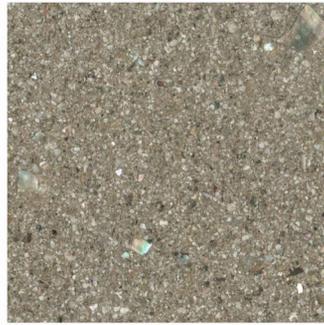




A PEDESTRIAN WALKWAYS
Light Acid Finish



A PEDESTRIAN WALKWAYS
Concrete Color



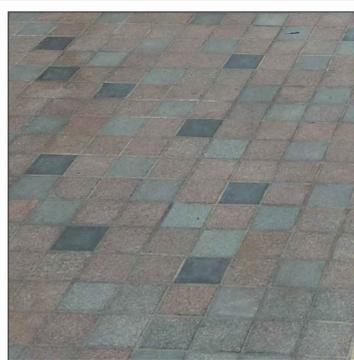
B ACCENT PAVING
Seeded Concrete



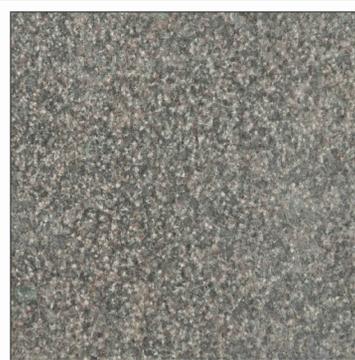
REFER TO SHEETS 13-16 FOR
MATERIAL LOCATIONS



C ACCENT PAVING
Wood



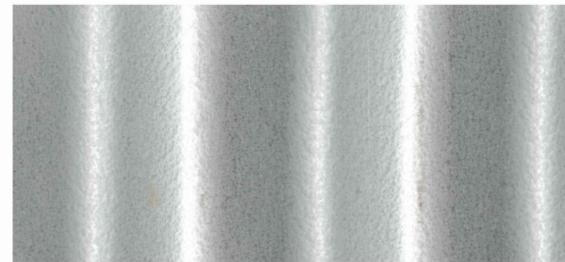
F PAVERS



G GREY CONCRETE



D RAISED PLANTER
Antique Steel



D RAISED PLANTER
Galvanized Metal



E ACCENT POTTERY

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LII PROJECT: 12052 - PACIFIC CITY RETAIL

ISSUE

CITY OF HUNTINGTON
BEACH PLANNING
DEPARTMENT
SUBMITTAL

DRAWING TITLE

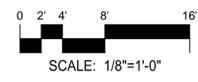
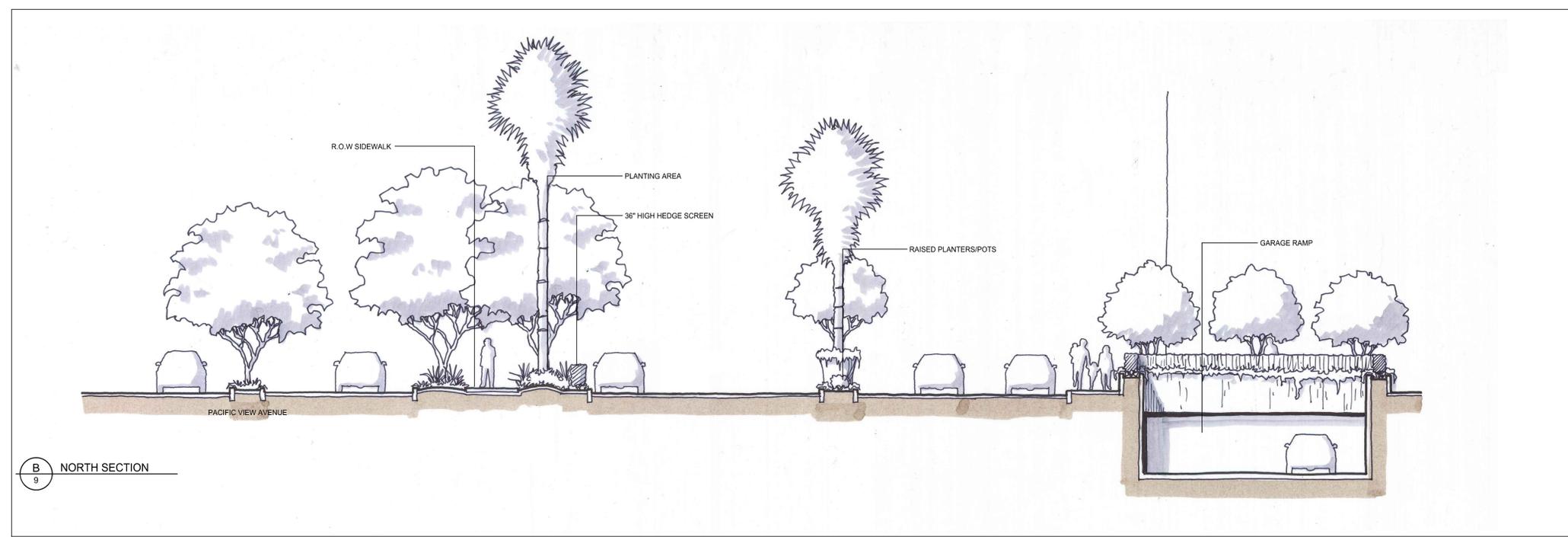
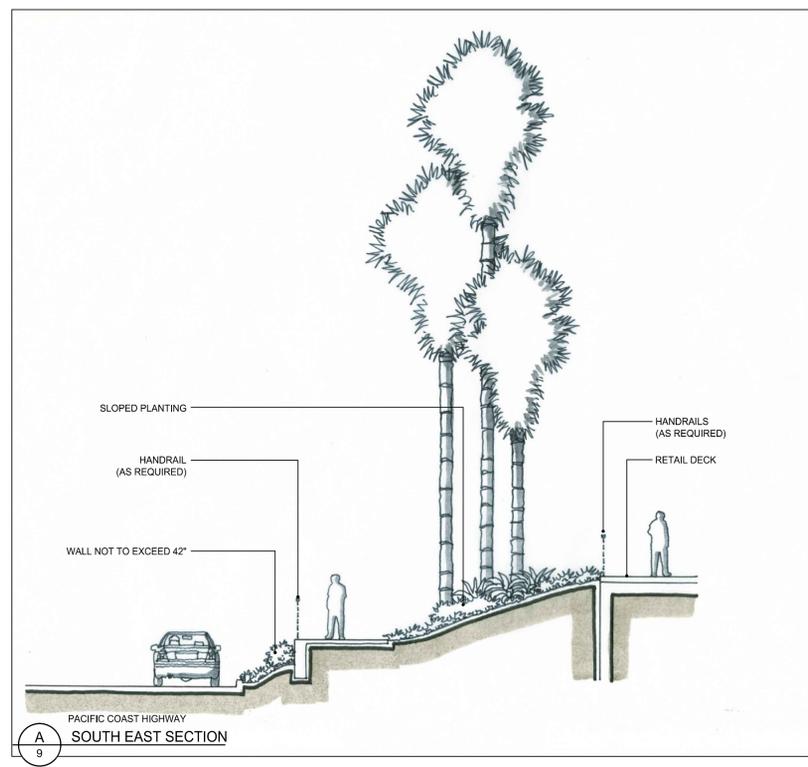
SECTIONS

DRAWING NO.
LEVEL ONE

18

NOTE: THESE SECTIONS ARE INTENDED TO DEMONSTRATE GENERAL DESIGN INTENT AND CONFORMANCE. ACTUAL PLANT MATERIAL AND PLANTER ORIENTATION MAY VARY

REFER TO SHEETS 9 & 10 FOR SECTION CUT LOCATIONS



REVISIONS

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CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT SUBMITTAL

DRAWING TITLE

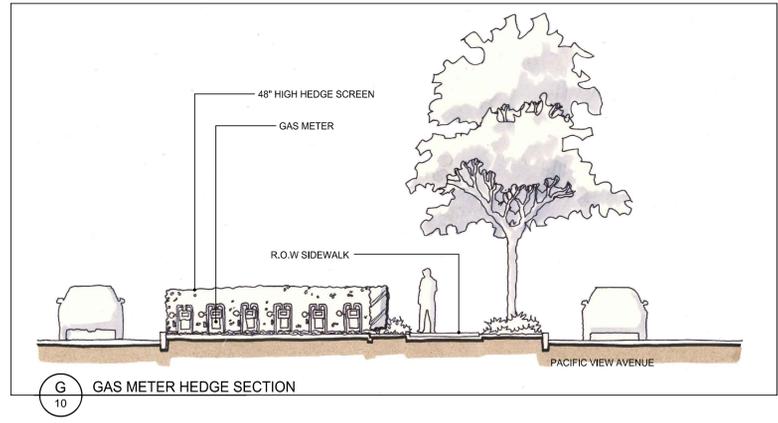
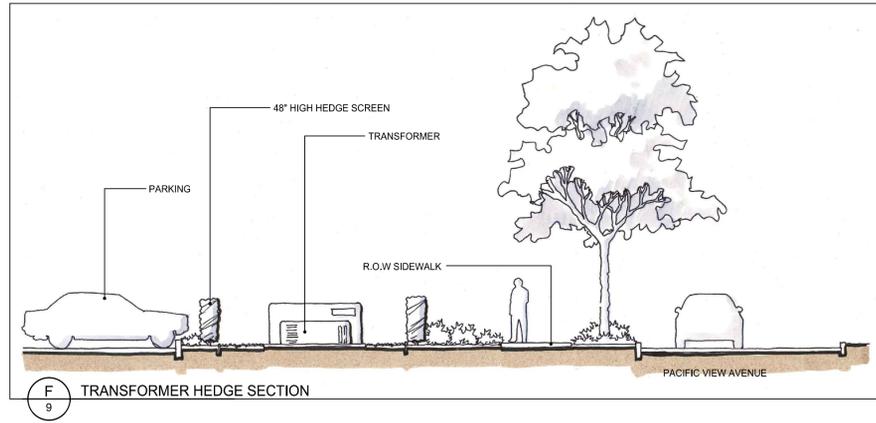
SECTIONS

DRAWING NO.
LEVEL ONE

20

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REFER TO SHEETS 9 AND 10 FOR SECTION CUT LOCATIONS





PACIFIC CITY
21010-21060 Pacific Coast Highway
Huntington Beach, CA 92648

REVISIONS

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CHARACTER IMAGES

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