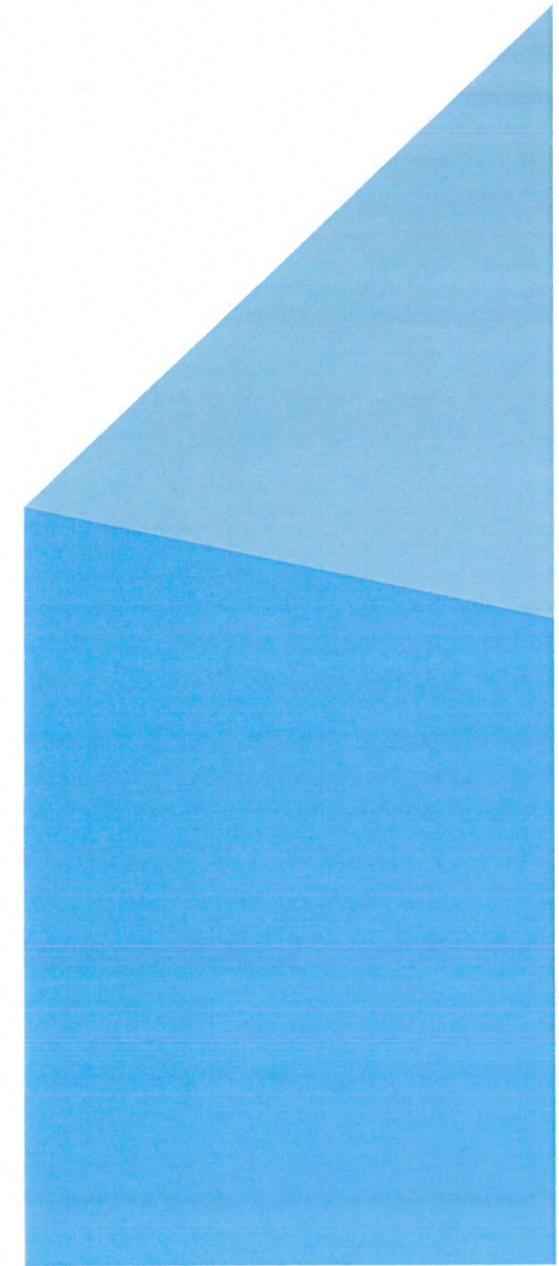


BROADWAY BLOCK





BROADWAY BLOCK

View from Southwest at Long Beach Blvd and Broadway



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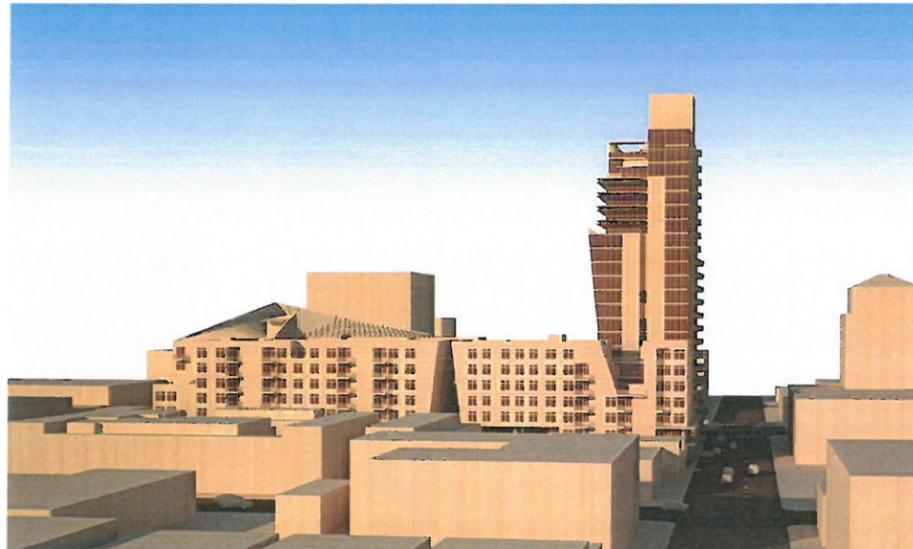
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Cover

SITE PLAN REVIEW SUBMITTAL

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Concept Model Aerial View from East on 3rd Street



Concept Model Aerial View from Northeast



Concept Model Aerial View from Southwest



Concept Model Aerial View from Southeast

INDEX

- 1.0 Title Sheet
- 1.1 Site Photos
- 1.2 Site Photos
- 1.3 Illustrations
- 1.4 Illustrations
- 1.5 Illustrations
- 1.6 Illustrations
- 1.7 Illustrations
- 1.8 Illustrations
- 1.9 Illustrations
- 1.10 Illustrations
- 1.11 Illustrations
- 1.12 Illustrations
- 1.13 Illustrations
- 1.14 Shadow Studies
- 2.0 Plot Plan
- 2.1 Site Plan
- 2.2 Parking Level Plans
- 2.3 Ground Level and 2nd Floor
- 2.4 3rd and 4th Floors
- 2.5 5th and 6th Floors
- 2.6 7th and 8th Floors
- 2.7 9th - 12th Floors
- 2.8 13th - 18th Floors
- 2.9 19th - 22nd Floors
- 2.10 Roof Plan and Unit Count
- 3.0 North and West Elevations
- 3.1 South and East Elevations
- 3.2 Tower Elevations
- 3.3 Site Sections
- 4.0 Unit Plans North
- 4.1 Unit Plans South
- 5.0 Acres of Books Ground Floor Plan
- 5.1 Acres of Books Mezzanine Level Plan
- 5.2 Acres of Books Reflected Ceiling Plan
- 5.3 Acres of Books Roof Plan
- 5.4 Acres of Books North and South Elevations
- 5.5 Acres of Books West and East Elevations
- 5.6 Acres of Books Courtyard Elevations
- 5.7 Acres of Books Sections
- 6.0 Ground Level Landscape Plan
- 6.1 Level 3 Landscape Plan
- 6.2 Landscape Inspiration Images

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Title Sheet

1.0

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1 - Acres of Books



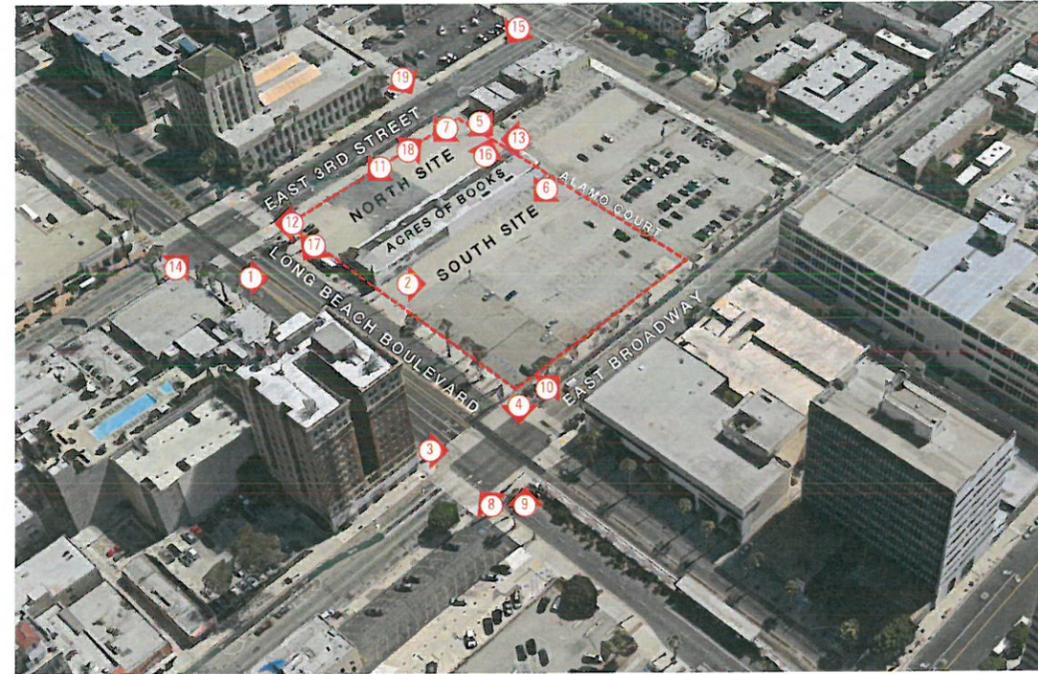
2 - View Southeast at South Site



3 - View East at Broadway & Long Beach Blvd



4 - Transit at Broadway & Long Beach Blvd



Aerial View of Site from Southwest + Photo Key



5 - Alamo Court facing South



6 - South Site view West from Alamo Court



7 - View to Acres of Books from 3rd & Alamo Court



8 - View North from Broadway & Long Beach Blvd



9 - View towards Site from Broadway & Long Beach Blvd



10 - View East on Broadway



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Site Photos

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11 - North Site view West from Alamo Court



12 - View Northwest from 3rd & Long Beach Blvd



13 - Post Office from Alamo Court



14 - View East from 3rd & Long Beach Blvd



15 - View from NE on 3rd



16 - Art-X from Alamo Court



17 - View West from 3rd & Long Beach Blvd



18 - View towards Art-X on 3rd



19 - View South down Alamo Court



20 - View to Art-X from Northeast



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Aerial View from Southwest



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Illustrations

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Fountain Court



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Aerial from Southwest



Aerial from Southeast



Aerial from Northeast



View from Northwest on E. 3rd



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View from Southwest at Long Beach Blvd and E. Broadway



South West Corner



South Entrance



Sidewalk at Broadway and Alamo Court



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Golden Room and passage to Academic Court



View from Terrace to Academic Court



Academic Court



Fountain Court facing Southeast



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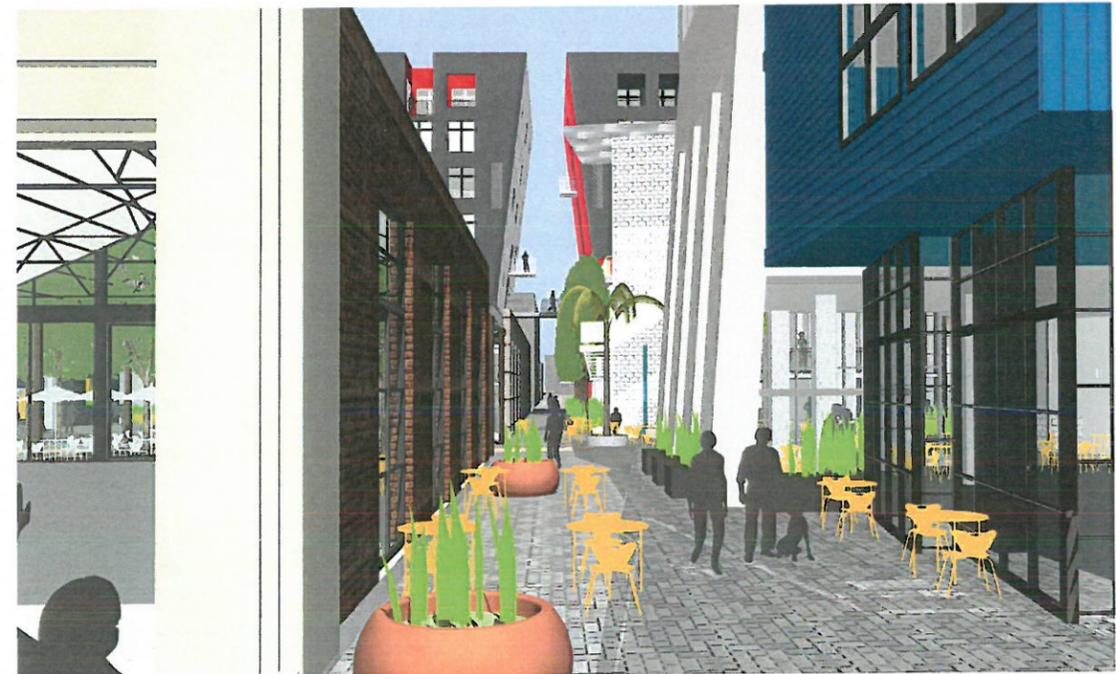
Northwest corner at Long Beach Blvd and E. 3rd



Acres of Books context



West paseo entrance at Maple Way



Maple Way at Long Beach Blvd



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Street View from Northeast



Street level behind Art-X



Residential Terraces



Maple Way at Alamo Court



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SITE PLAN REVIEW SUBMITTAL

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3rd Floor Terrace facing South



Pool at 3rd Floor Terrace



3rd Floor Terrace facing North



3rd Floor Terrace above Fountain Court connection to Academic Court



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North Court facing East



Dining Patio at North side of Acres of Books



View North to Acres of Books Courtyard



North Golden Court



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Community and Residential Terraces at top of Tower



Community Terrace at 22nd Floor



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December 21, 9:00



March 21, 9:00



June 21, 9:00



December 21, 12:00



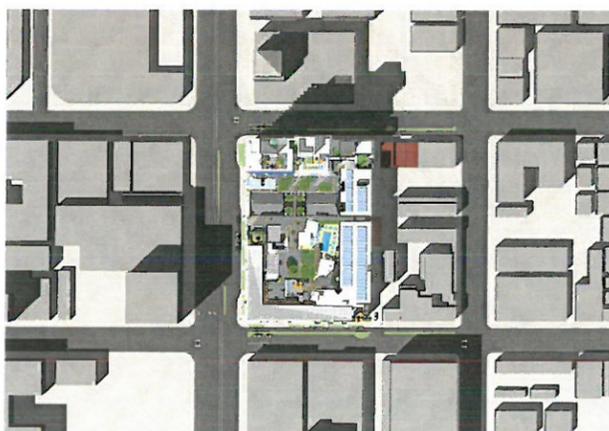
March 21, 12:00



June 21, 12:00



December 21, 3:00



March 21, 3:00



June 21, 3:00



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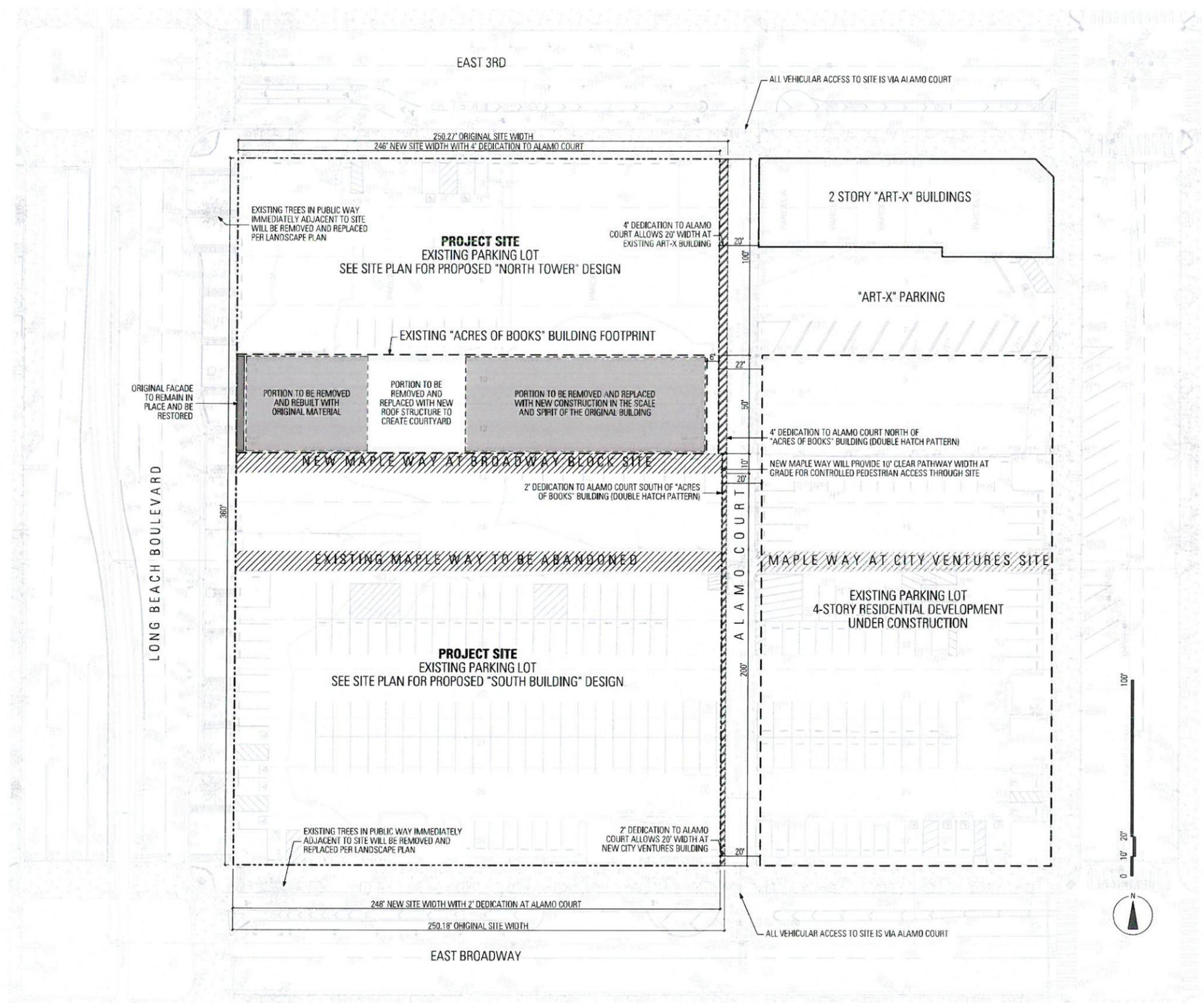
Shadow Studies

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1.14

8/31/2017

GROSS AREAS							
SITE	AREA	STORY	RESIDENTIAL AREA	COMMERCIAL AREA	EXTERIOR AREA	TYPE	
NORTH	TOWER	22	5,316 s.f.		2,590 s.f.	IA	
NORTH	TOWER	21	7,904 s.f.		164 s.f.	IA	
NORTH	TOWER	20	8,290 s.f.		336 s.f.	IA	
NORTH	TOWER	19	9,039 s.f.			IA	
NORTH	TOWER	18	9,039 s.f.			IA	
NORTH	TOWER	17	9,039 s.f.			IA	
NORTH	TOWER	16	9,039 s.f.			IA	
NORTH	TOWER	15	9,921 s.f.			IA	
NORTH	TOWER	14	10,124 s.f.			IA	
NORTH	TOWER	13	10,068 s.f.			IA	
NORTH	TOWER	12	10,012 s.f.			IA	
NORTH	TOWER	11	9,956 s.f.			IA	
NORTH	TOWER	10	9,901 s.f.			IA	
NORTH	TOWER	9	9,845 s.f.			IA	
NORTH	TOWER	8	10,026 s.f.			IA	
NORTH	TOWER	7	10,026 s.f.		128 s.f.	IA	
NORTH	TOWER	6	10,026 s.f.		128 s.f.	IA	
NORTH	TOWER	5	10,026 s.f.		128 s.f.	IA	
NORTH	TOWER	4	10,026 s.f.		128 s.f.	IA	
NORTH	TOWER	3	9,945 s.f.		128 s.f.	IA	
NORTH	TOWER	2	8,060 s.f.		1,140 s.f.	IA	
NORTH	TOWER & MID-RISE	GROUND	4,154 s.f.	10,579 s.f.	10,746 s.f.	IA	
NORTH BUILDING SUBTOTAL			199,782 s.f.	10,579 s.f.	15,616 s.f.		
CENTER	ACRES OF BOOKS - WEST	GROUND		3,400 s.f.		IA	
CENTER	ACRES OF BOOKS COURTYARD	GROUND			2,400 s.f.		
CENTER	ACRES OF BOOKS - EAST	GROUND		6,200 s.f.		IA	
ACRES OF BOOKS SUBTOTAL				9,600 s.f.	2,400 s.f.		
SOUTH	MID-RISE	7	34,832 s.f.			III	
SOUTH	MID-RISE	6	35,192 s.f.		1,400 s.f.	III	
SOUTH	MID-RISE	5	37,584 s.f.		1,135 s.f.	III	
SOUTH	MID-RISE	4	39,072 s.f.			III	
SOUTH	MID-RISE	3	39,194 s.f.		8,937 s.f.	IA	
SOUTH	MID-RISE	2	24,519 s.f.	779 s.f.	316 s.f.	IA	
SOUTH	MID-RISE	GROUND	6,706 s.f.	11,849 s.f.	17,569 s.f.	IA	
SOUTH BLDG SUBTOTAL			216,299 s.f.	12,628 s.f.	29,357 s.f.		
RESIDENTIAL	PRIVATE BALCONY AREA				7,536 s.f.		
TOTAL RESIDENTIAL & COMMERCIAL GROSS AREA			416,081 s.f.	32,807 s.f.	448,888 s.f.		
TOTAL EXTERIOR IMPROVEMENTS					54,909 s.f.		
TOTAL AREA EXCLUDING PARKING					503,797 s.f.		
PARKING	2ND FLOOR PARKING	2			16,682 s.f.		
PARKING	AT GRADE PARKING	GROUND			16,632 s.f.		
PARKING	BELOW GRADE PARKING	P1		96,192 s.f.			
PARKING	BELOW GRADE PARKING	P2		96,192 s.f.			
PARKING TOTAL			172,384 s.f.	33,514 s.f.	205,898 s.f.		
TOTAL AREA INCLUDING PARKING EXCLUDING EXTERIOR IMPROVEMENTS					654,786 s.f.		
TOTAL AREA INCLUDING PARKING AND EXTERIOR IMPROVEMENTS					709,695 s.f.		
LOT SIZE (ORIGINAL)			90,081 s.f.				
LOT SIZE (AFTER DEDICATIONS)			88,980 s.f.				
LOT COVERAGE			68,375 s.f.	76.8%			
FLOOR AREA RATIO			7.36				
PUBLIC OPEN SPACE AT-GROUND LEVEL			18,016 s.f.				
PRIVATE OPEN SPACE ABOVE GROUND LEVEL			12,273 s.f.				
COMBINED OPEN SPACE			30,289 s.f.				
OPEN SPACE % REQUIRED			20.0%				
OPEN SPACE % PROVIDED			34.0%				



Gross Areas

Plot Plan / Existing Conditions

1" = 20'



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BROADWAY BLOCK

Plot Plan 2.0

Residential Bike Parking	Parking Ratio	Total Units	Stalls Required
North Parcel Residential Units	0.2 per Unit	187	37
South Parcel Residential Units	0.2 per Unit	205	41
Residential Bike Stalls Required			79

Non-Residential Bike Parking	Parking Ratio	Area	Stalls Required
North Site			
Flex North	1 per 7,500 s.f.	6,427 s.f.	0.9
Retail	1 per 7,500 s.f.	1,564 s.f.	0.3
Air Exchange	1 per 7,500 s.f.	1,200 s.f.	0.2
Acres of Books			
Restaurant	1 per 7,500 s.f.	3,400 s.f.	0.5
Market	1 per 7,500 s.f.	6,200 s.f.	0.9
Storage / Office	1 per 7,500 s.f.	0 s.f.	0.0
South Site			
CSULB	1 per 5,000 s.f.	2,335 s.f.	0.5
Flex South	1 per 5,000 s.f.	7,023 s.f.	1.4
Retail	1 per 7,500 s.f.	4,517 s.f.	0.6

Non-Residential Bike Stalls Required	6
Total Bike Parking Required	85
Bike Parking Provided	Stalls Provided
Ground Level Short Term	20
Ground Level Long Term	24
P1 & P2 Level Long Term	60
Total Bike Parking Provided	104
Surplus Residential Bike Parking Provided	+19

REQUIRED PARKING	Parking Ratio	Total Units	Stalls Required
North Parcel Residential Units	1 per Unit	187	187
South Parcel Residential Units	1 per Unit	205	205
Guest Parking	0.25 per Unit	392	98
RESIDENTIAL STALLS REQUIRED			490

Non-Residential Parking	Parking Ratio	Area	Stalls Required
North Site			
Flex North	2 per 1,000 s.f.	6,427 s.f.	12.9
Retail	1 per 1,000 s.f.	1,564 s.f.	2.0
Air Exchange	1 per 1,000 s.f.	1,200 s.f.	1.2
Acres of Books			
Restaurant	1 per 1,000 s.f.	3,400 s.f.	3.4
Market	1 per 1,000 s.f.	6,200 s.f.	6.2
Storage / Office	1 per 1,000 s.f.	0 s.f.	0.0
South Site			
CSULB	2 per 1,000 s.f.	2,335 s.f.	5.1
Flex South	2 per 1,000 s.f.	7,023 s.f.	14.0
Retail	1 per 1,000 s.f.	4,517 s.f.	4.5

Total Non-Residential Stalls Required	49
Half of required guest parking may be shared with commercial per Downtown Plan Table 3.5	49
Total Non-Residential Parking Required (unshared)	98

PROVIDED PARKING	Countable Stalls	Additional Tandem Stalls	Total per Level
Parking Provided			
2nd Floor Commercial (standard)	13		
2nd Floor EV ready (standard)	15		
2nd Floor Guest (compact)	13		
Ground Level Commercial	8		
Ground Level EV charge (standard)	6		
Ground Level EV ready (standard)	7		
Ground Level Guest (compact)	12		
AT-ABOVE GRADE LEVEL PARKING TOTAL	87		74
P1 Resident North	87		
P1 Resident South	80		
P1 Guest	28		
P1 Extra	10		
P1 Tandem*		34	
Parking Level 1 Subtotal			237
P2 Resident North	100		
P2 Resident South	124		
P2 Tandem*		47	
Parking Level 2 Subtotal			271
PARKING LEVELS 1 & 2 TOTAL			508

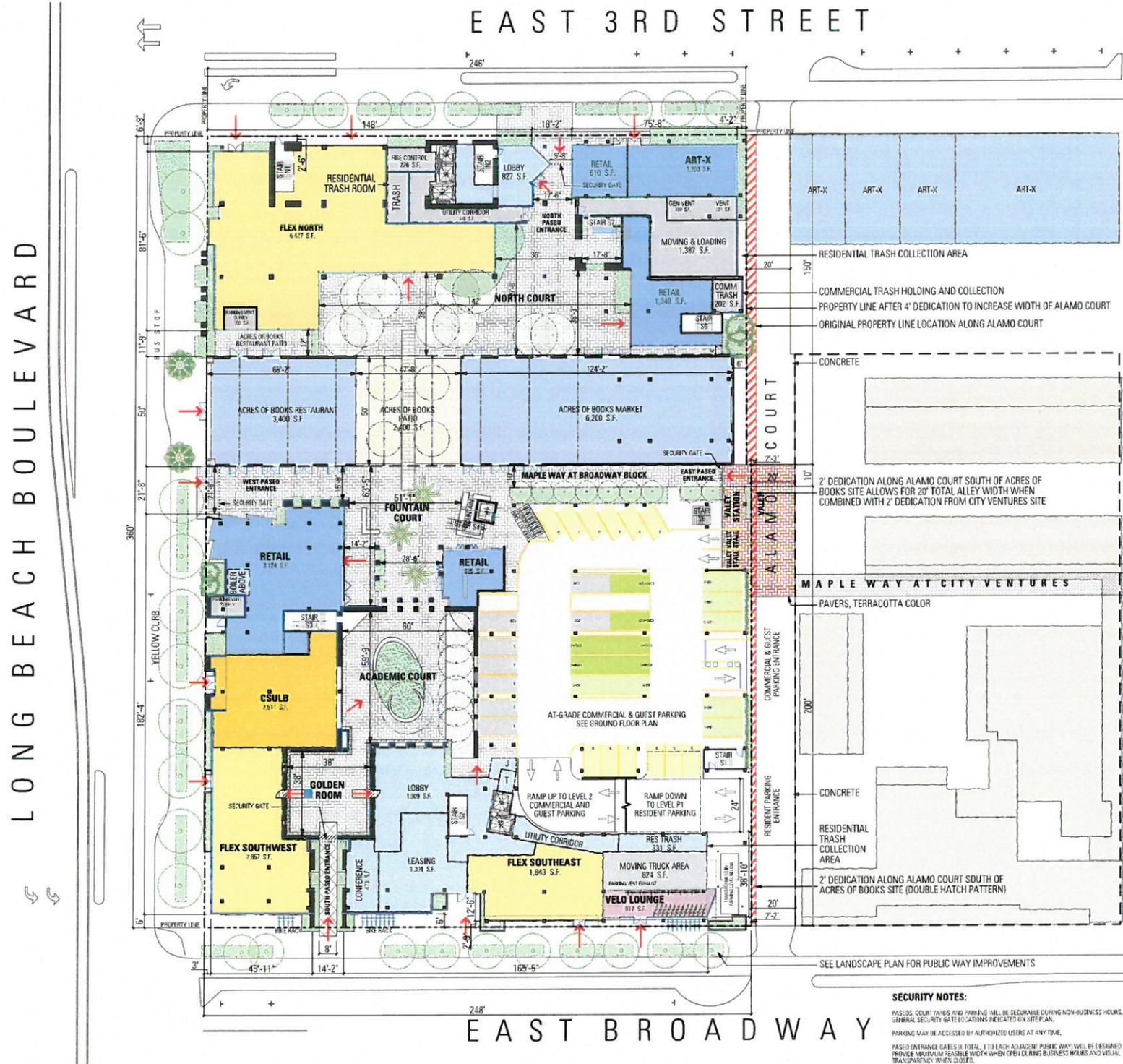
TOTAL PARKING PROVIDED	Countable Stalls	Additional Tandem Stalls	Total Stalls
TOTAL PARKING PROVIDED	501	81	582
Surplus without Tandem Stalls	+11		
Surplus including Tandem Stalls			+57

* Tandem stalls are a single parking space with no direct drive aisle access. These stalls are provided as additional parking for 2 bedroom units only and are not counted toward required City of Long Beach required parking.

PARKING TYPES	%	Provided
Accessible	1.4%	8
Accessible Van	0.6%	7
Compact Stalls	38.1%	222
Standard Stalls	45.4%	264
Countable Subtotal		501
Tandem Compact	10.0%	58
Tandem Standard	4.6%	23
Tandem Subtotal		81
Total Parking Provided		582

ELECTRIC VEHICLE PARKING	Provided
Electric Vehicle Spaces	22
Electric Vehicle Charging Stations	6
Total EV spaces and installed Charging Stations	28

ELECTRIC VEHICLE REQUIREMENTS	Total Parking Stalls	EV Spaces (required capacity)	EV Charging Stations (initial installation)	Stall Size
Non-Residential parking (residential guest parking is shared for this use)	CSBSC Table 5.108.1.3.3	43.2	2	8'x18'
Residential guest parking, State Requirements	CSBSC 4.108.4.2	98	3	9'x18'
Residential guest parking, City Requirements	LBMC	98	25	9'x18'
Residential guest parking City Requirements predominate		25	5	9'x18'
Number of Non-Residential units accessible	CSBSC 11B.22B.3	1	1	
Number of Residential units accessible	CSBSC 4.108.4.2.3	1	1	



Site Plan
1" = 20'

BROADWAY BLOCK

Site Plan

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REVISIONS AND CORRECTIONS

REVISIONS AND CORRECTIONS IDENTIFIED ON THIS SHEET SUPERSEDE INFORMATION PRESENTED IN THE SITE PLAN REVIEW SUBMITTAL DATED 8/31/2017

- ACRES OF BOOKS**
- 1 DOOR REMOVED FROM ACRES OF BOOKS RESTAURANT
- BUILDING SETBACKS**
- 2 BUILDING RECESSES HAVE BEEN REDUCED TO 5' OR LESS IN SELECTED AREAS. BUILDING FACADES ABOVE GROUND LEVEL ARE SET BACK 4' MAXIMUM AND 0' TYPICAL. SEE STREET WALL DIAGRAM ON SHEET 7.3
- CIRCULATION**
- 3A 2 PARKING STALLS AT NORTHEAST CORNER OF AT-GRADE PARKING HAVE BEEN RESERVED FOR VALET USE.
- 3B 3 STALLS (±66 L.F.) OF WHITE CURB FOR PASSENGER PICK-UP AND DROP-OFF IS PROVIDED ON LONG BEACH BOULEVARD ADJACENT TO THE WEST PASEO ENTRANCE. 40 L.F. OF YELLOW CURB FOR COMMERCIAL USE IS PROVIDED IMMEDIATELY SOUTH OF THE WHITE CURB. LANDSCAPE REVISED FOR ACCESS AND VISIBILITY. SEE NOTE 4A.
- STREET TREES**
- 4A STREET TREE SELECTION AND PLACEMENT IS SHOWN TO ILLUSTRATE THE GENERAL CONCEPT. SPECIFIC DESIGN WILL BE SUBMITTED TO CITY OF LONG BEACH PUBLIC WORKS DEPARTMENT FOR APPROVAL. TREE SELECTIONS INCLUDE:
EAST 3RD STREET: *Tabebuia crystrich* (Golden Trumpet Tree)
LONG BEACH BLVD: *Tabebuia crystrich* (Golden Trumpet Tree) TYPICAL, AND 2 *Phoenix dactylifera* (Date Palm)
EAST BROADWAY: *Tabebuia impetiginosa* (Pink Trumpet Tree)
NOTE - EAST BROADWAY TREE SELECTION VARIES FROM DOWNTOWN PLAN FIGURE 5.1
- 4B TREE REMOVED AND SIDEWALK LANDSCAPE REDUCED FOR BETTER ACCESS AND VISIBILITY AT WEST PASEO ENTRANCE.
- 4C TREE REMOVED FOR BETTER VISIBILITY AT SOUTH PASEO ENTRANCE.
- MATERIALS**
- 5A STUCCO SHALL BE LIGHT-DASH TEXTURE.
- 5B VINYL WINDOWS SHALL BE A QUALITY PRODUCT (AAMA CERTIFIED) AND RECESSED 3" MINIMUM.
- 5C GLASS COLORS AND COMBINATIONS IN ADDITION TO GREEN WILL BE EXPLORED DURING DESIGN DEVELOPMENT.
- TRASH**
- 6 CONCEPTUAL TRASH LOCATION AND CIRCULATION INDICATED ON PLAN. ALL TRASH PICKUP WILL BE AT ALAMO COURT. THE TRASH AND RECYCLING SYSTEMS WILL BE ENGINEERED DURING DESIGN DEVELOPMENT PHASE TO PROVIDE APPROPRIATE SERVICE FOR THE BUILDING.

- STUCCO**
- STUCCO, WHITE**
LIGHT DASH
DUNN EDWARDS "IGLOO" 5A
 - STUCCO, DARK**
LIGHT DASH
DUNN EDWARDS "SHEET METAL"
 - STUCCO, RED**
LIGHT DASH
DUNN EDWARDS "RED POWER"
 - STUCCO, MAGENTA**
LIGHT DASH
DUNN EDWARDS "MAGENTA"
 - STUCCO, TEAL**
LIGHT DASH
DUNN EDWARDS "TROPICAL TEAL"
 - STUCCO, GOLD**
LIGHT DASH
DUNN EDWARDS "FLASH OF ORANGE"

Elevation Notes

1" = 1'-0"



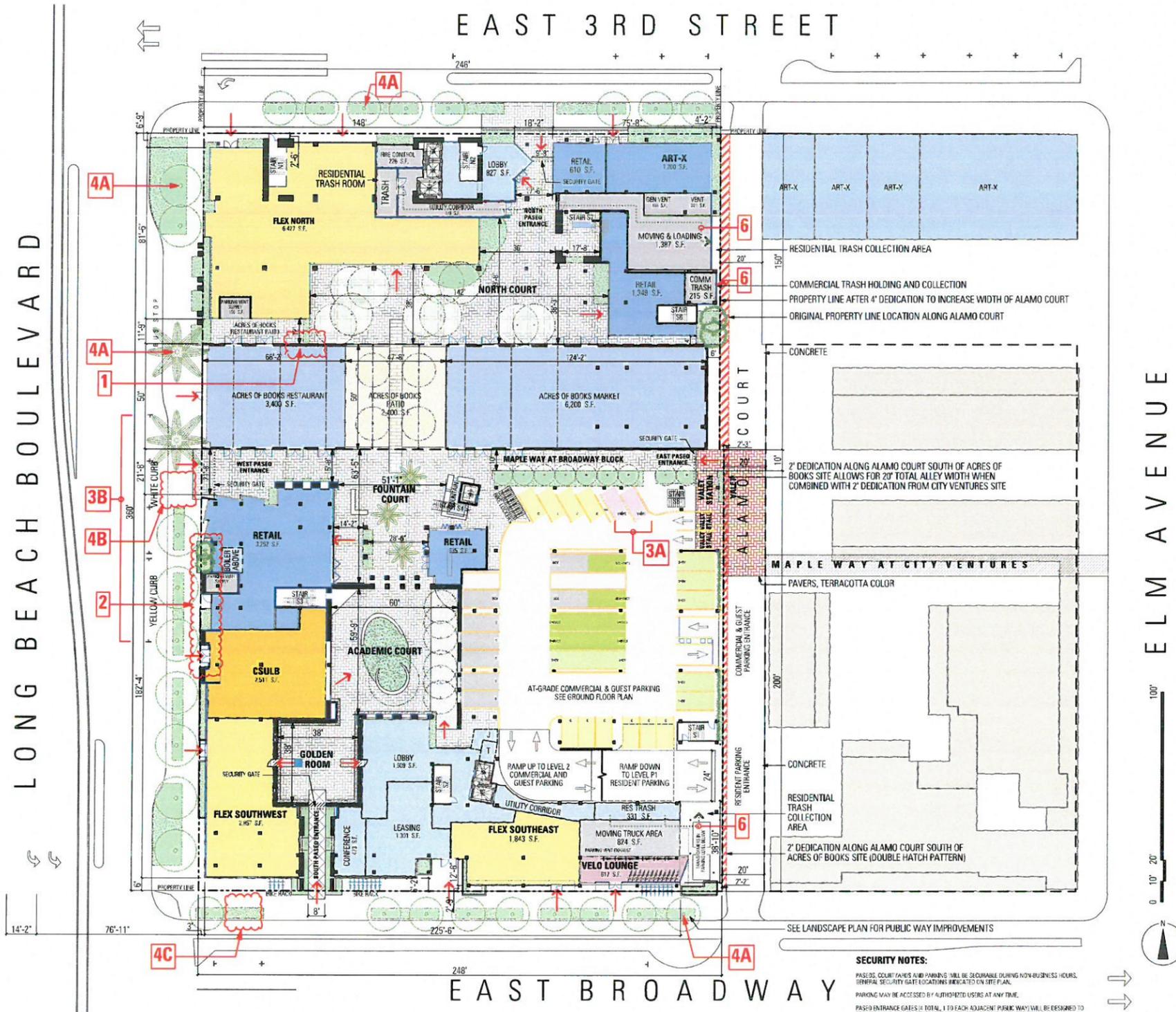
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Site Plan

1" = 20"



BROADWAY BLOCK

Revisions & Corrections

7.2

SITE PLAN REVIEW SUBMITTAL

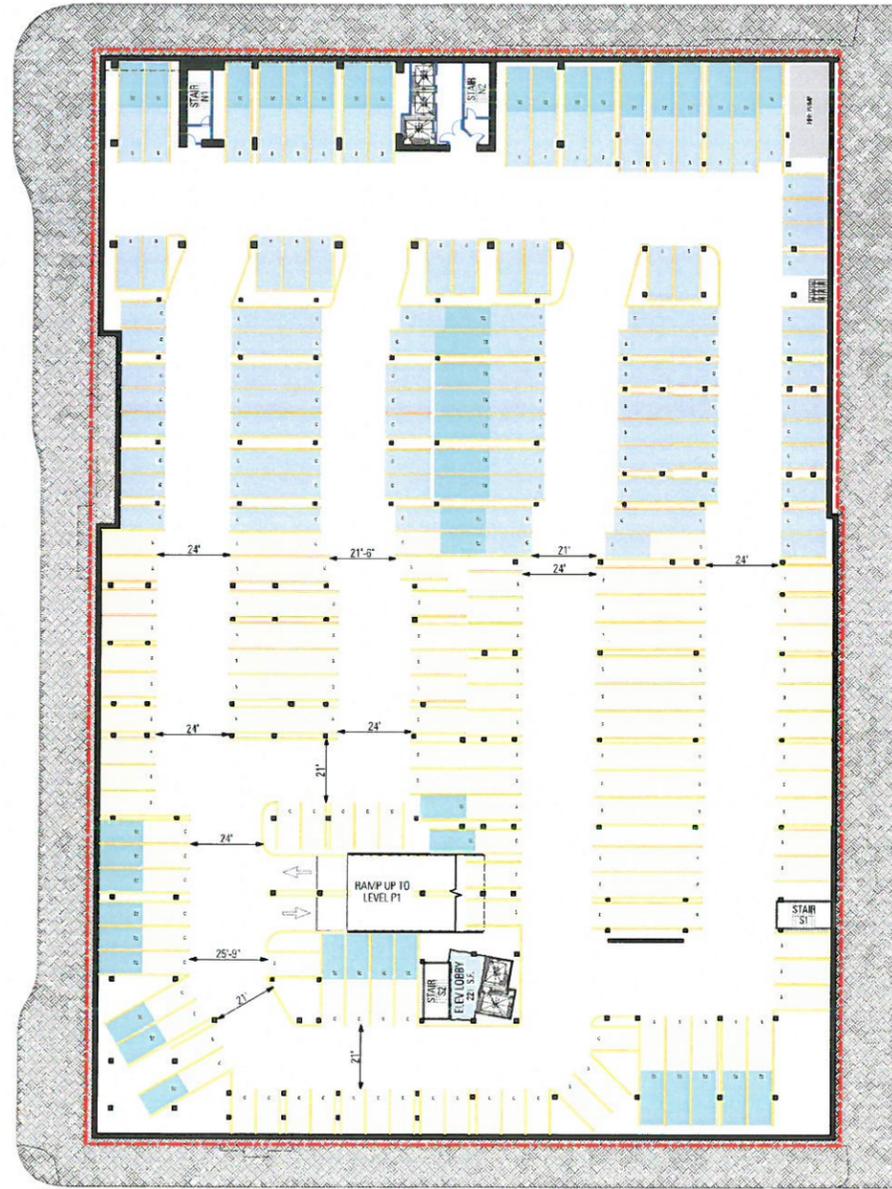
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PARKING AT OR ABOVE GRADE

-  ACCESSIBLE VAN STALL (9'x18')
-  ACCESSIBLE STALL (9'x18')
-  STANDARD STALL (8.5'x18')
-  COMPACT STALL (8'x15')
-  ACCESSIBLE VAN EV CHARGING STATION (9'x18')
-  ACCESSIBLE EV CHARGING STATION (9'x18')
-  STANDARD EV CHARGING STATION (9'x18')
-  STANDARD EV READY STALL (9'x18')

PARKING BELOW GRADE

-  STANDARD STALL (8.5'x18')
-  COMPACT STALL (8'x15')
-  STANDARD STALL (8.5'x18')
-  COMPACT STALL (8'x15')
-  STANDARD STALL (8.5'x18')
-  COMPACT STALL (8'x15')
-  STANDARD STALL (8.5'x18')
-  COMPACT STALL (8'x15')
-  TANDEM STANDARD STALL (8.5'x18')
-  TANDEM COMPACT STALL (8'x15')



Parking Level 2

1" = 20'



Parking Level 1

1" = 20'

Parking Key

1" = 20'



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BROADWAY BLOCK

Parking Level Plans

2.2

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PARKING AT OR ABOVE GRADE

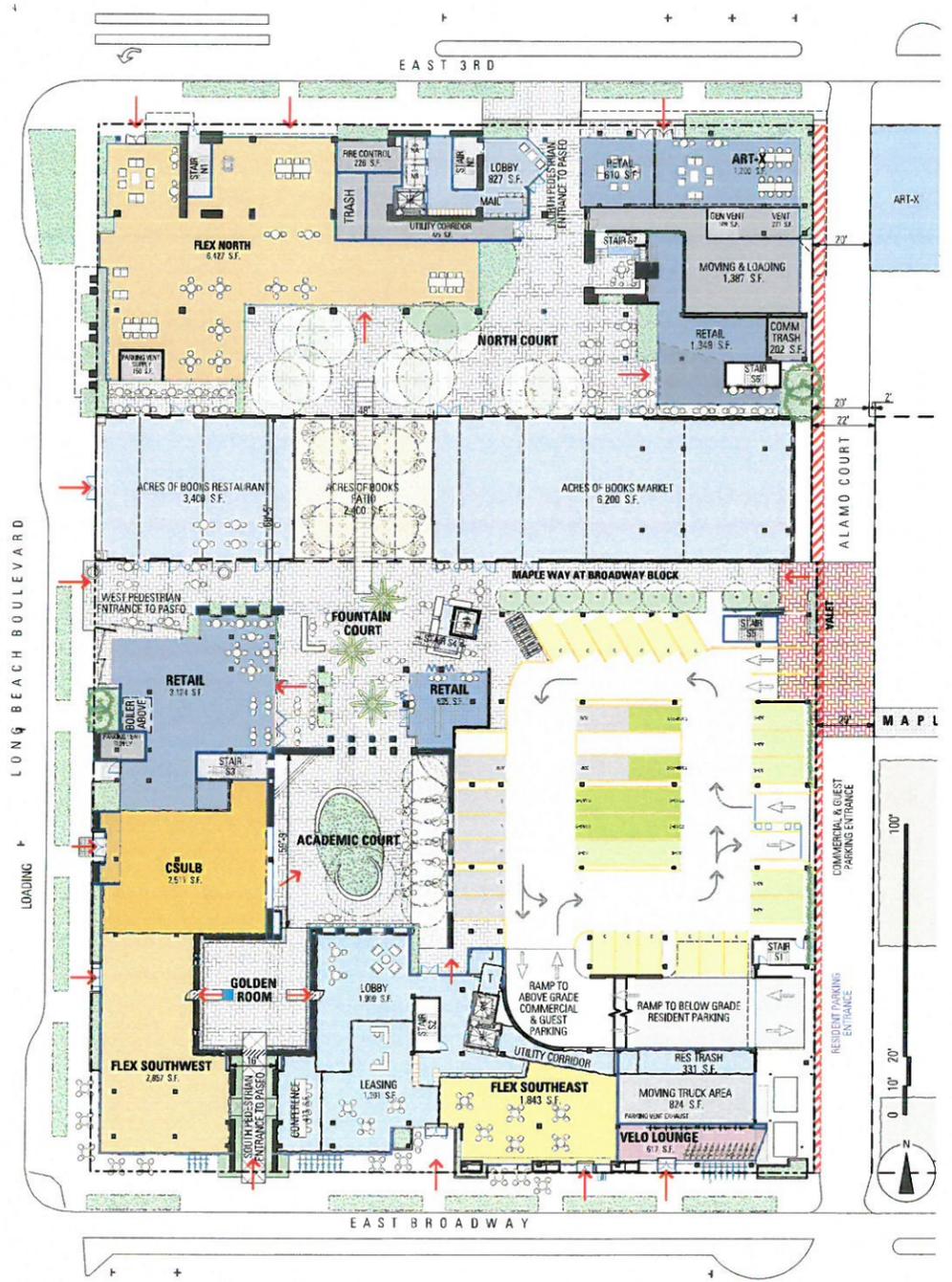
- ACCESSIBLE VAN STALL (9'x18')
- ABOVE GRADE NON-RESIDENTIAL PARKING
- STANDARD STALL (8'5"x18')
- ABOVE GRADE GUEST / NON-RES SHARED PARKING
- COMPACT STALL (8'x15')
- ACCESSIBLE VAN EV CHARGING STATION (9'x18')
- ABOVE GRADE GUEST / NON-RES SHARED EV CHARGING PARKING
- STANDARD EV CHARGING STATION (9'x18')
- ABOVE GRADE GUEST / NON-RES SHARED EV CHARGING PARKING
- STANDARD EV READY STALL (9'x18')
- ABOVE GRADE GUEST / NON-RES SHARED EV READY PARKING

PARKING BELOW GRADE

- STANDARD STALL (8'5"x18')
- COMPACT STALL (8'x15')
- TANDEM STANDARD STALL (8'5"x18')
- TANDEM COMPACT STALL (8'x15')

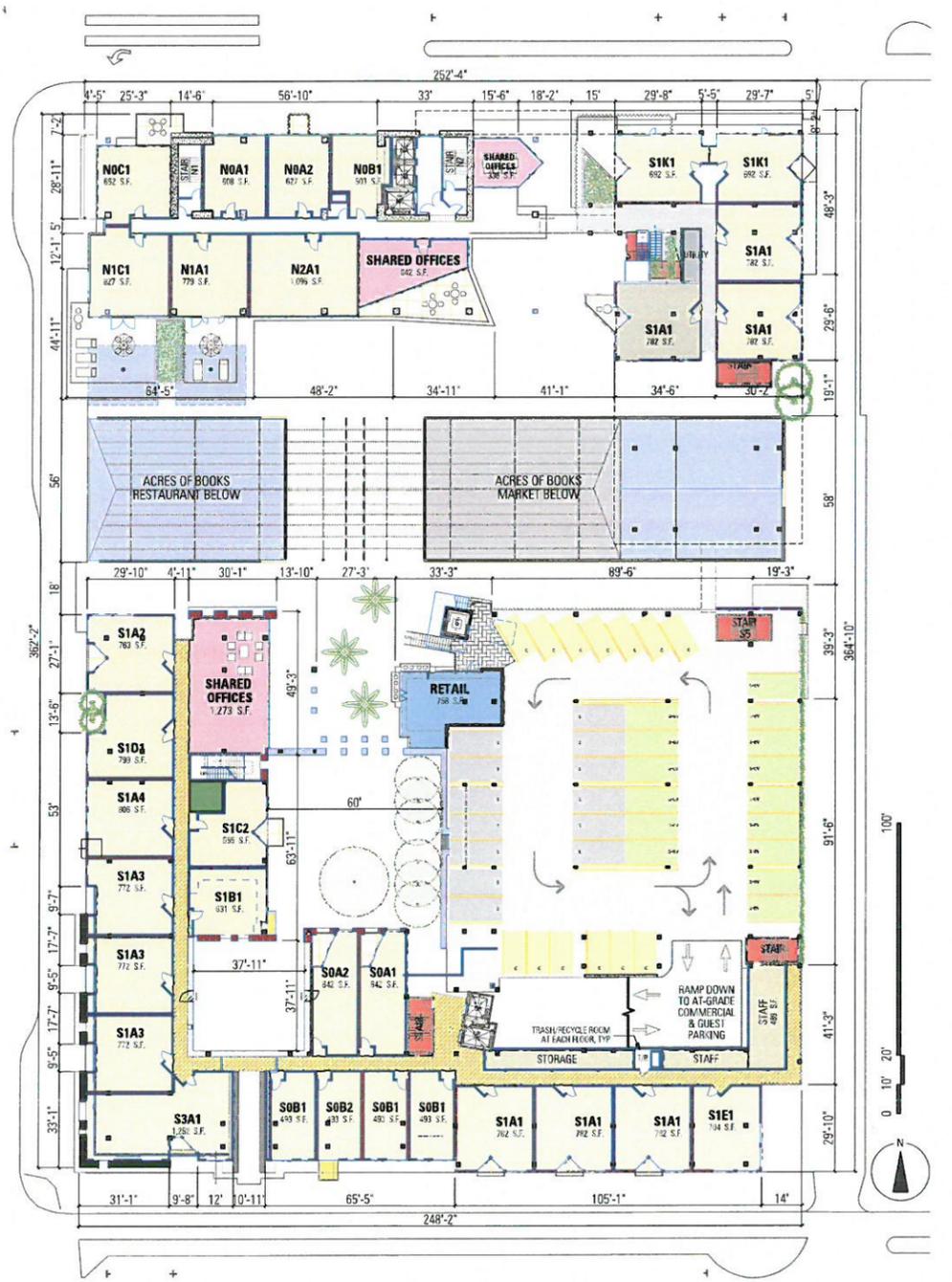
Parking Key

1" = 20'



Ground Level

1" = 20'



2nd Floor

1" = 20'

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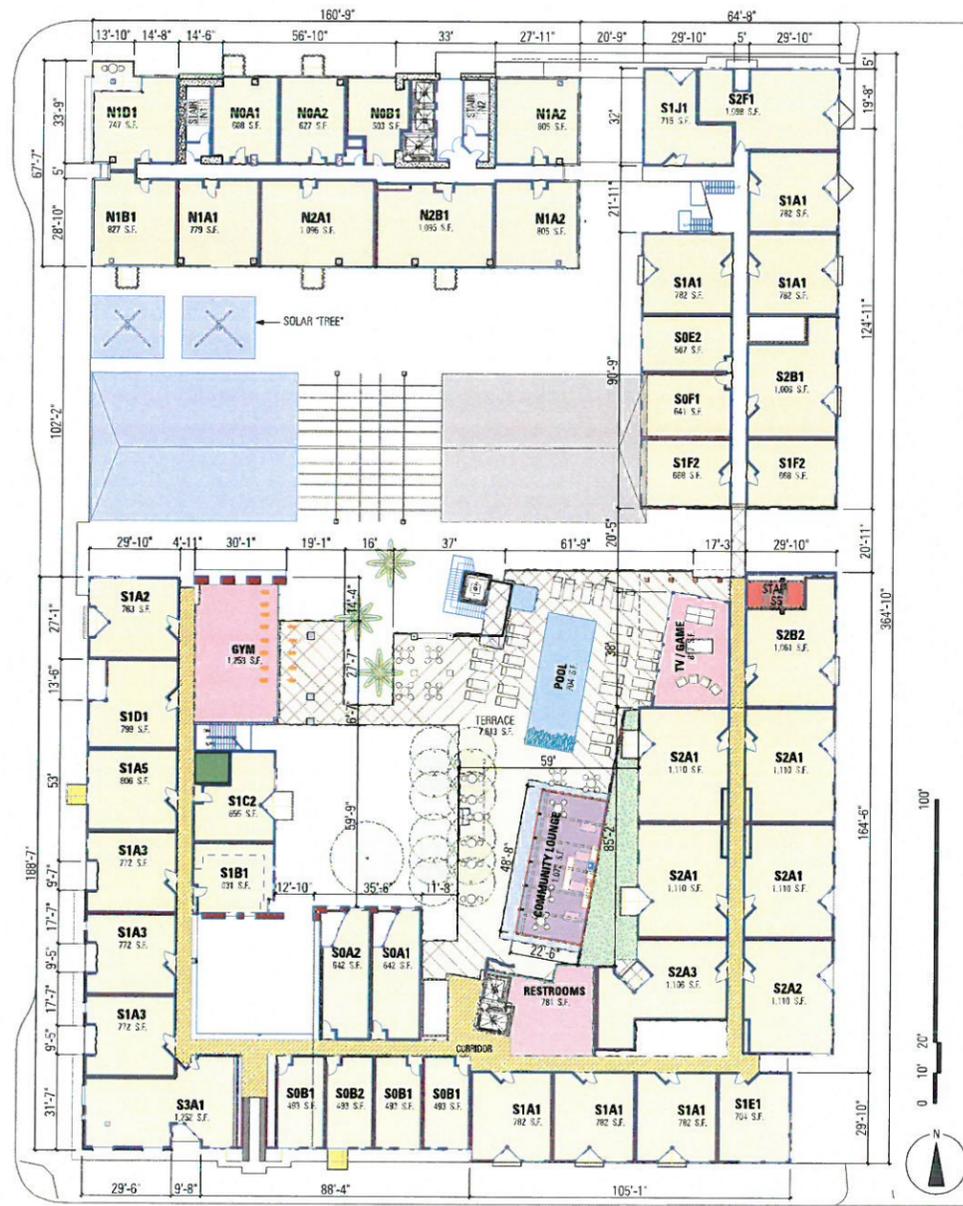
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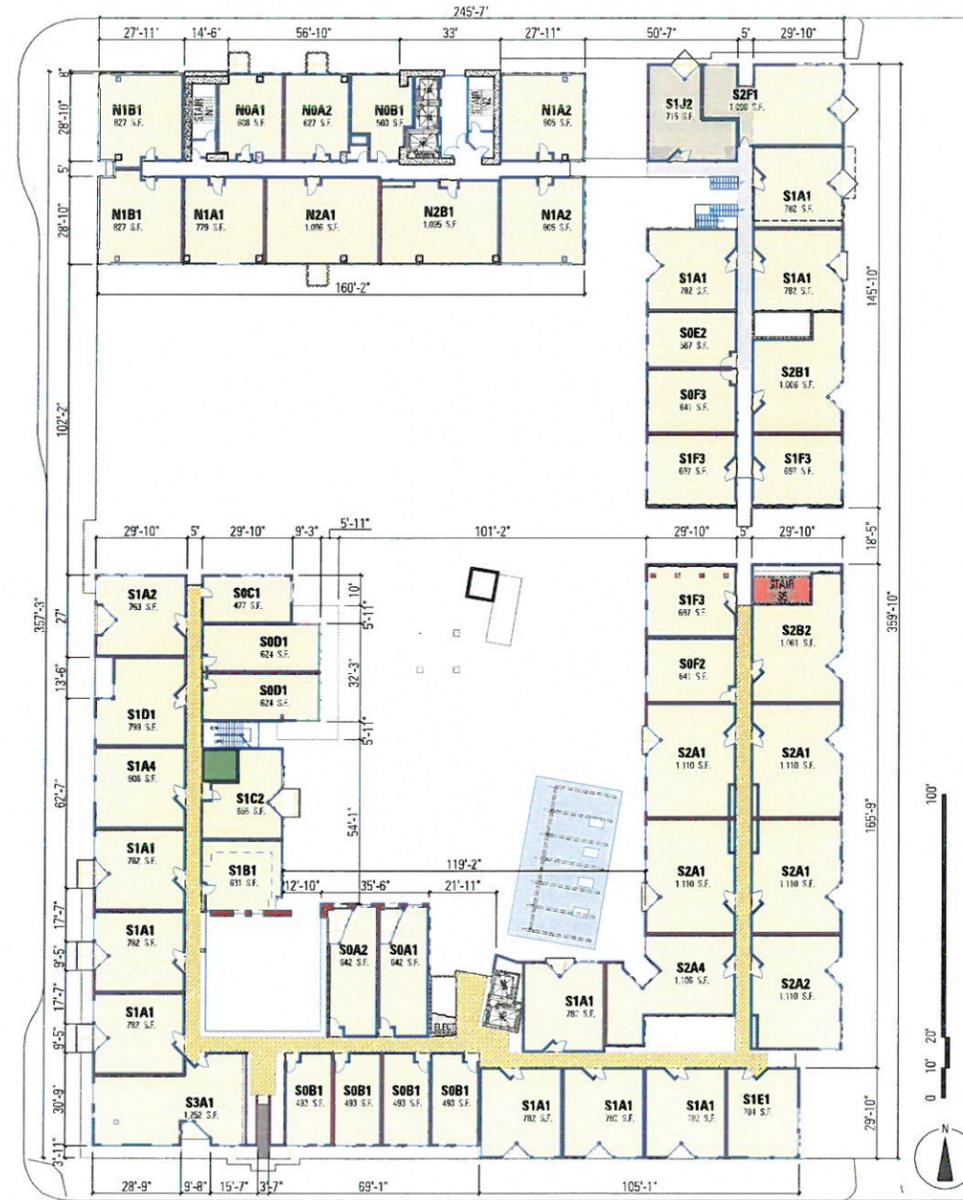
BROADWAY BLOCK

Ground Level and 2nd Floor

SITE PLAN REVIEW SUBMITTAL



3rd Floor
1" = 20'



4th Floor
1" = 20'



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BROADWAY BLOCK

3rd and 4th Floors

2.4

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5th Floor

1" = 20'



6th Floor

1" = 20'



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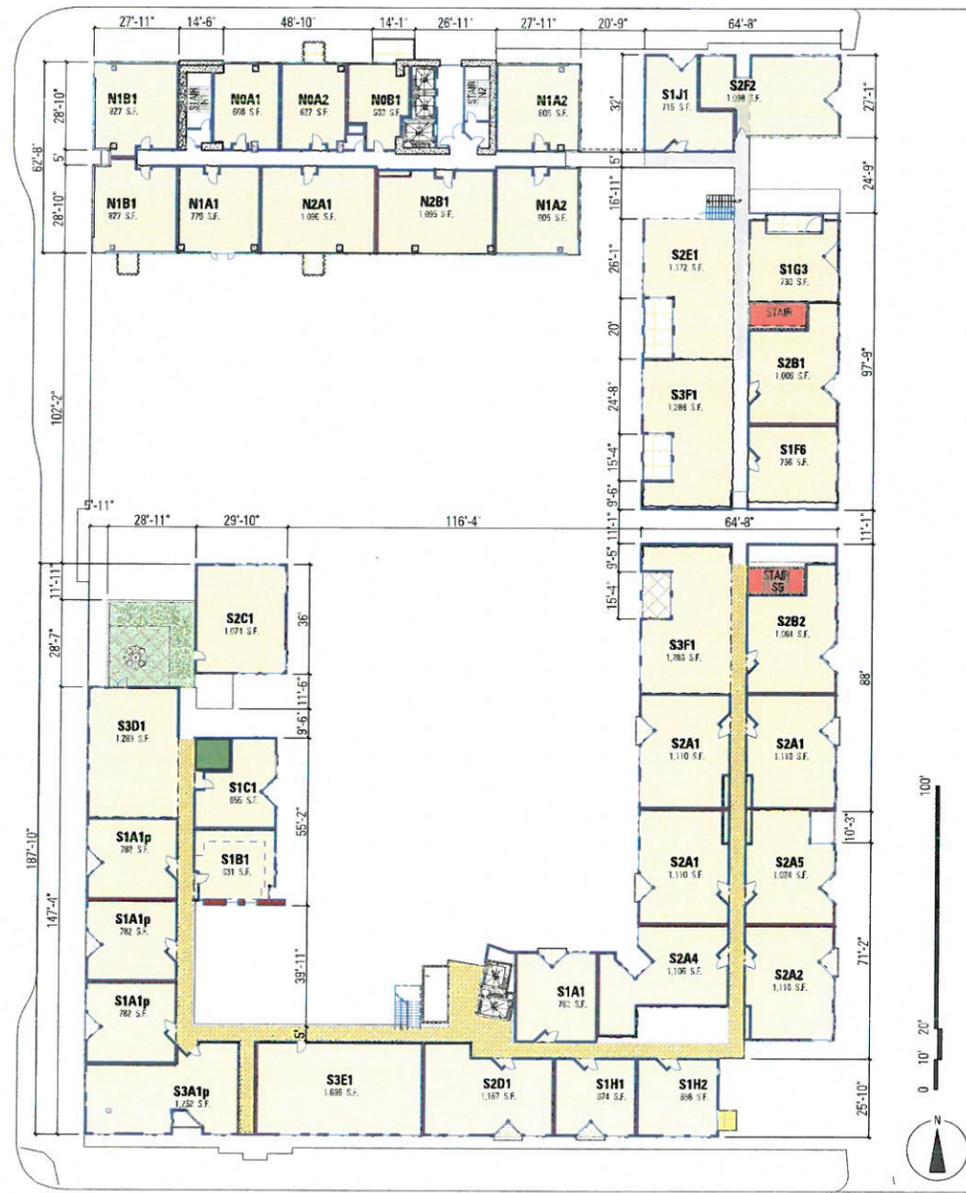
BROADWAY BLOCK

5th and 6th Floors

2.5

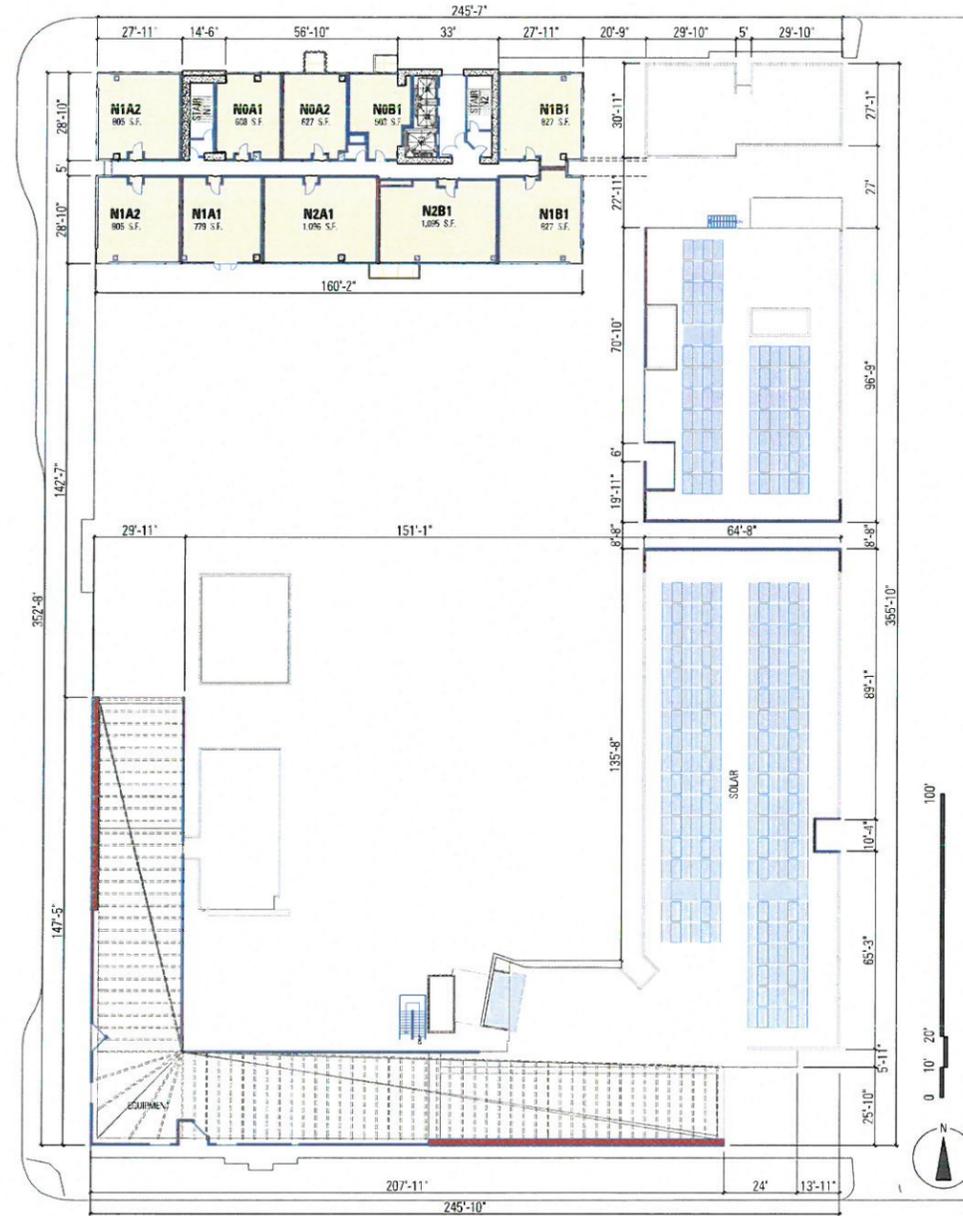
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7th Floor

1" = 20'



8th Floor

1" = 20'



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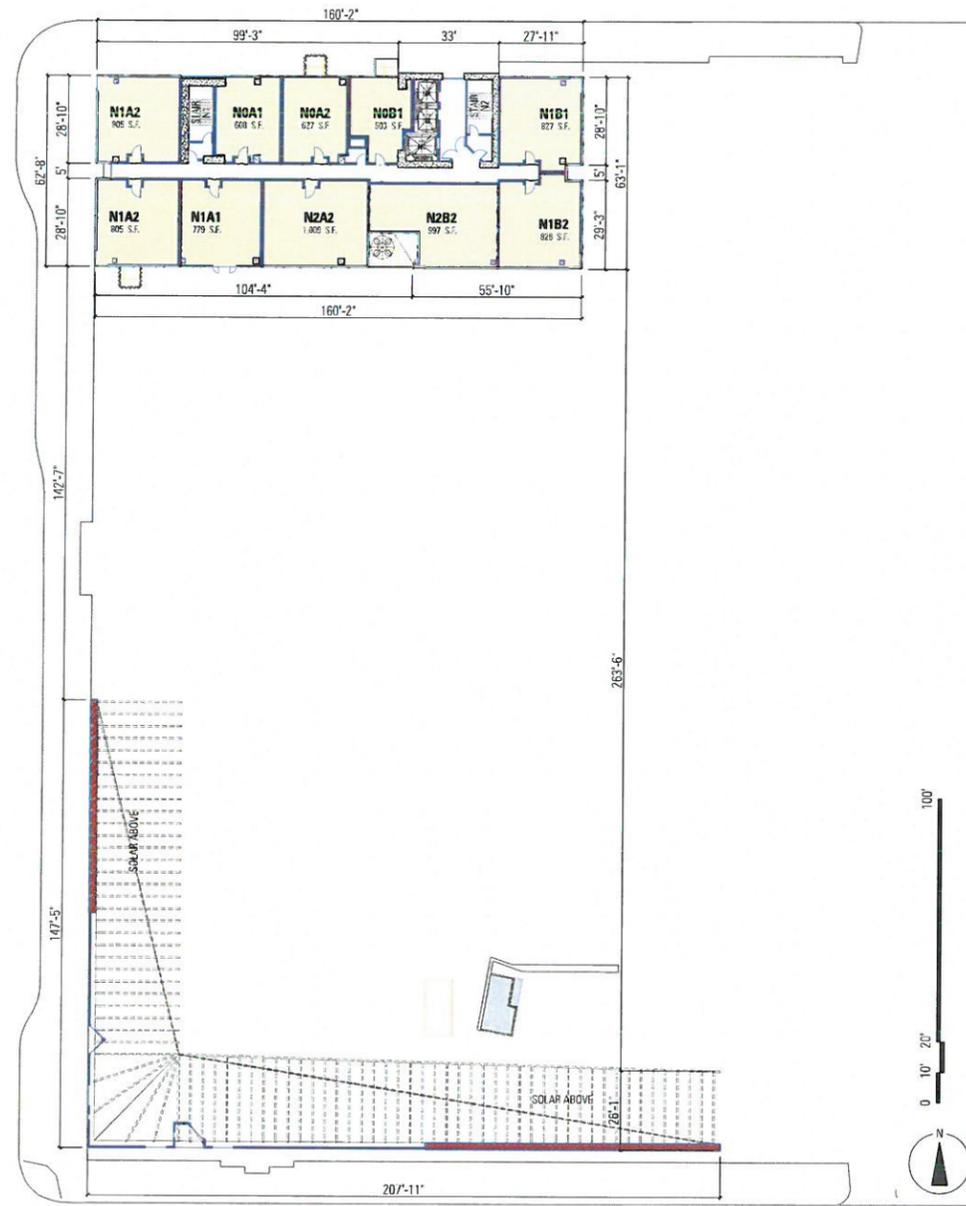
BROADWAY BLOCK

7th and 8th Floors

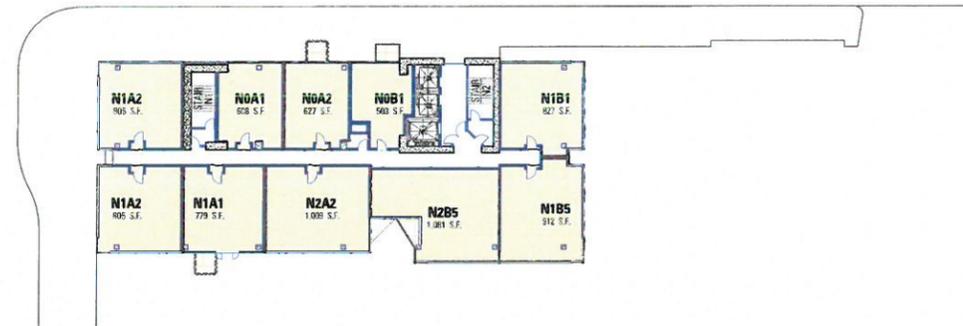
2.6

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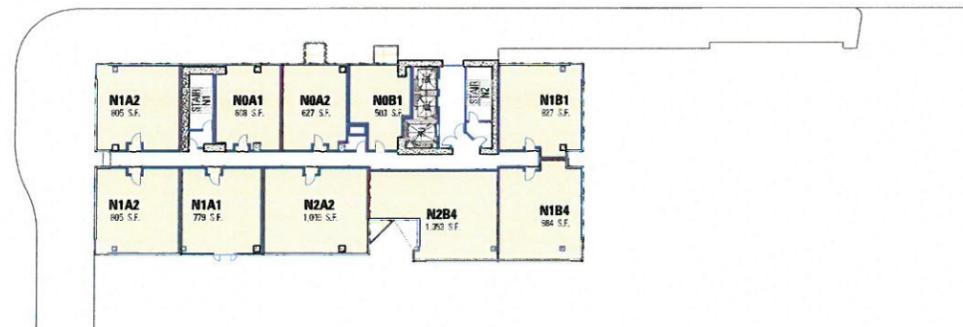
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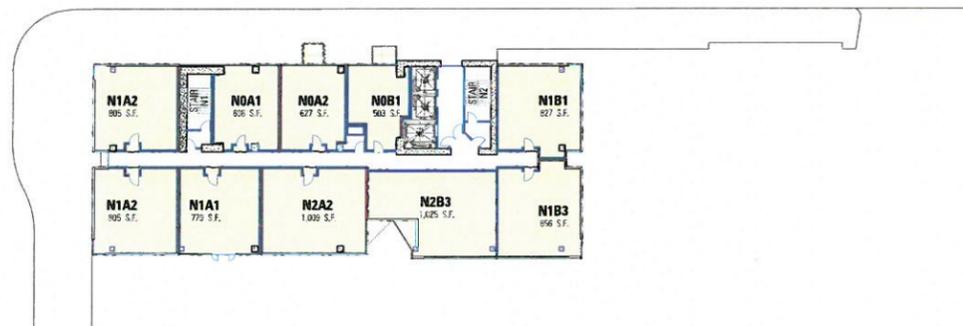
9th Floor
1" = 20'



12th Floor
1" = 20'



11th Floor
1" = 20'



10th Floor
1" = 20'



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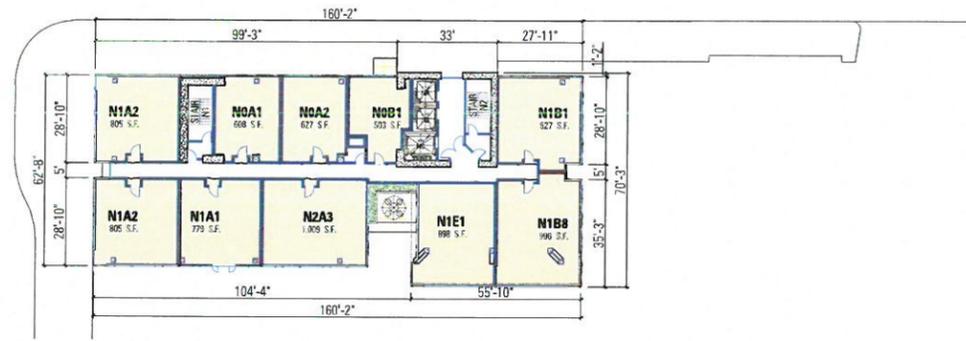
BROADWAY BLOCK

9th - 12th Floors

2.7

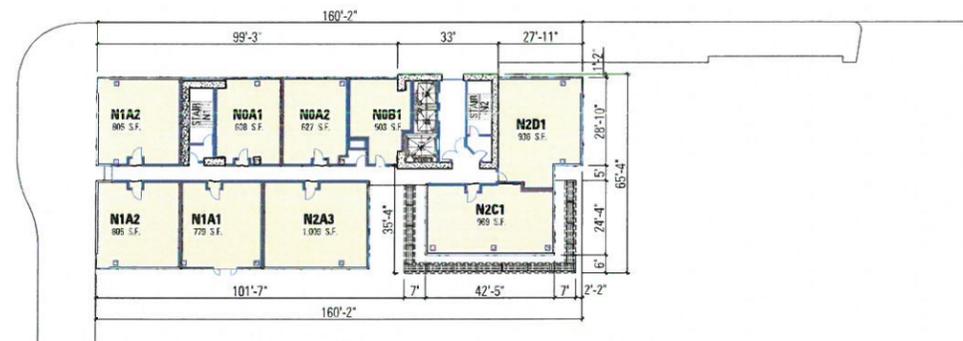
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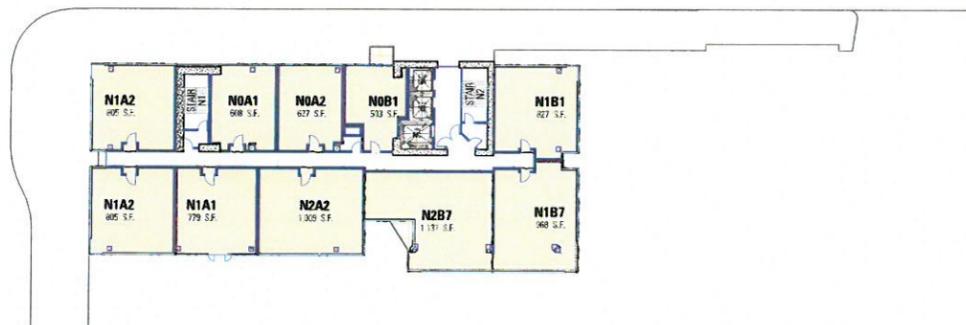
15th Floor

1" = 20'



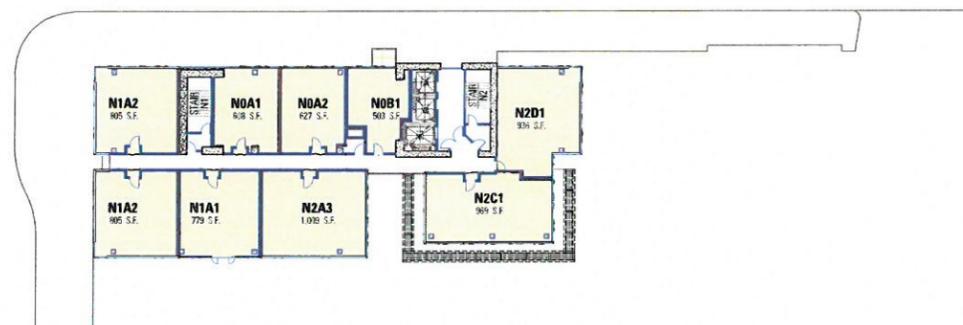
18th Floor

1" = 20'



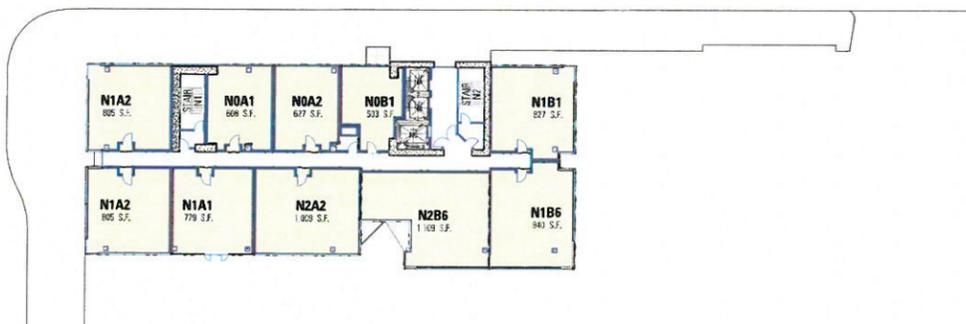
14th Floor

1" = 20'



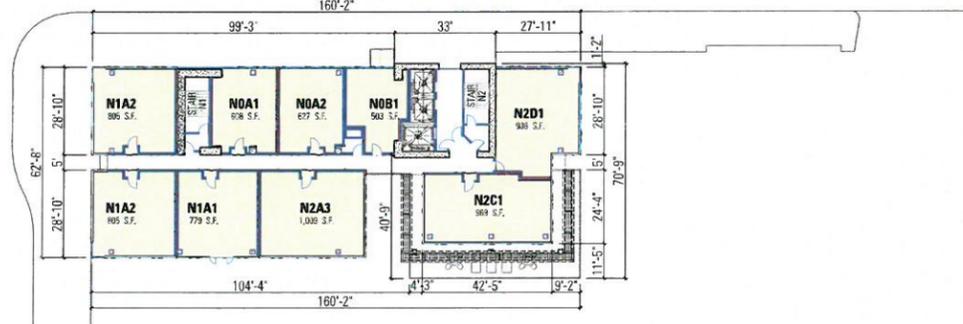
17th Floor

1" = 20'



13th Floor

1" = 20'



16th Floor

1" = 20'



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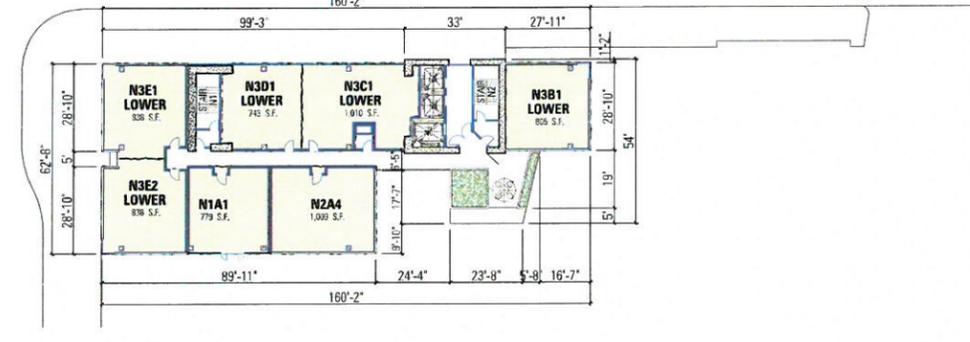
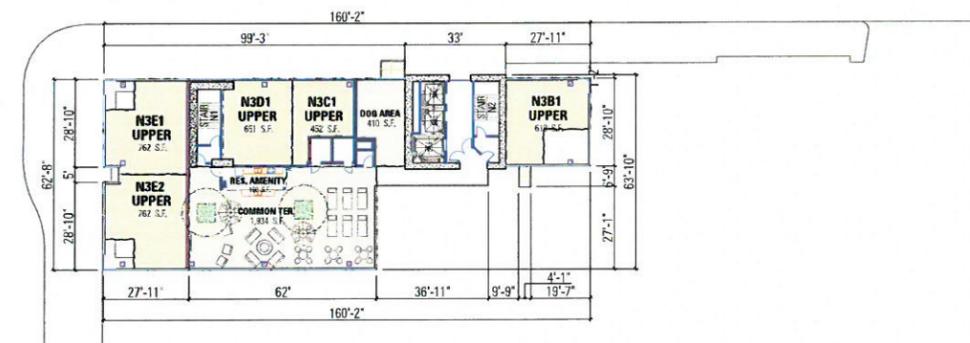
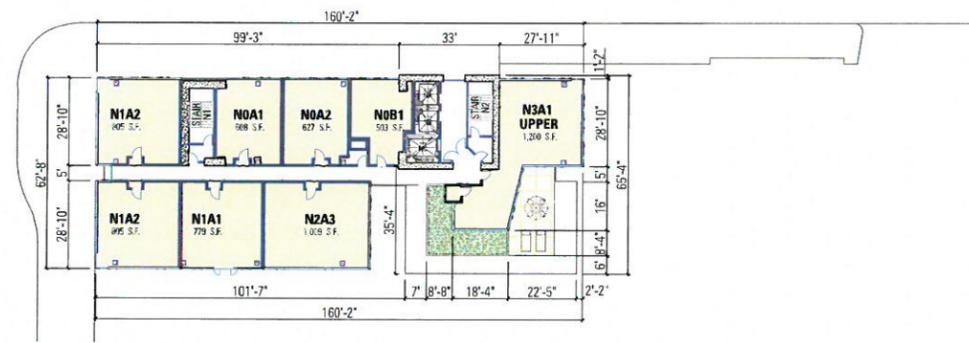


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BROADWAY BLOCK

13th - 18th Floors

2.8



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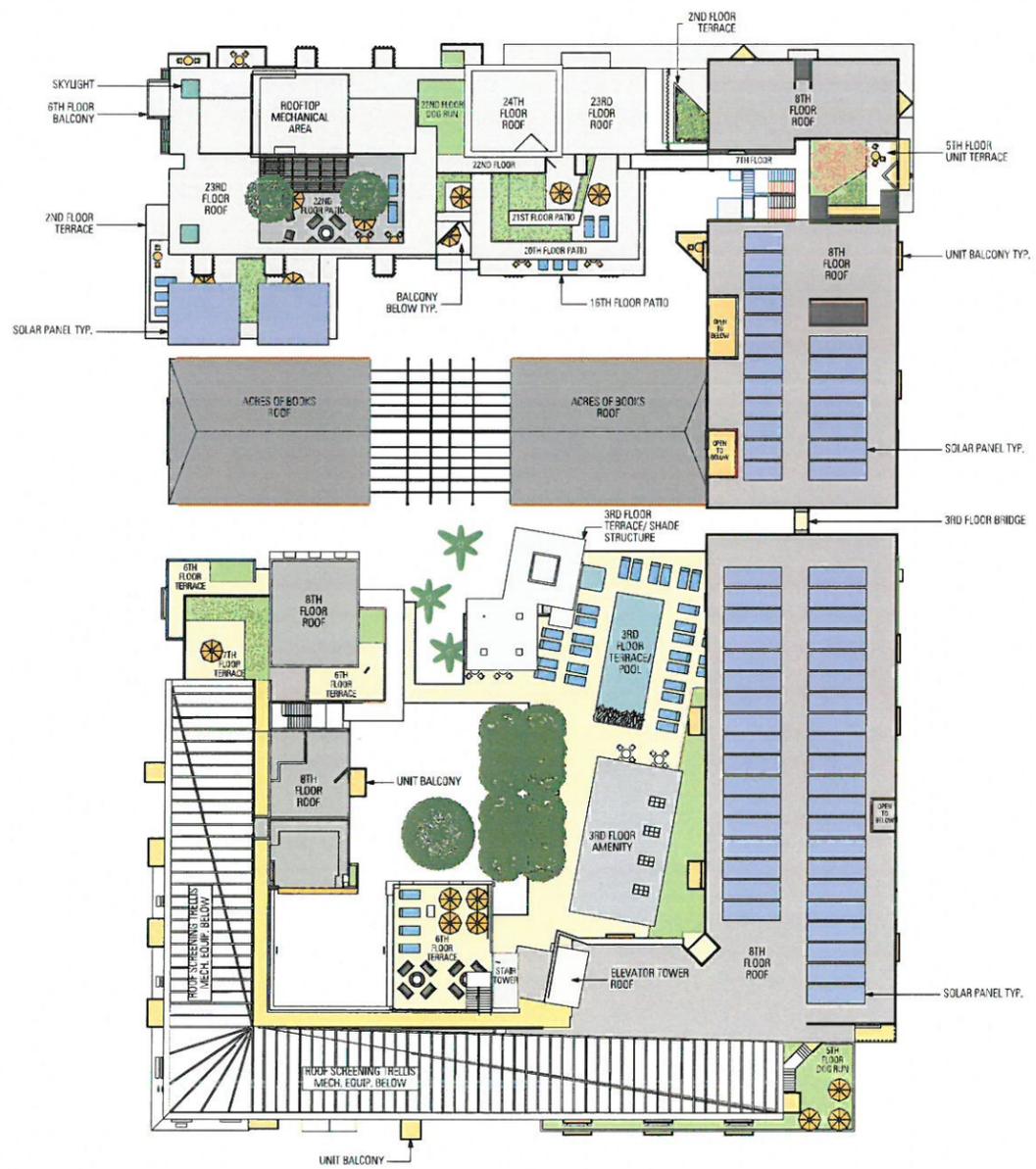
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BROADWAY BLOCK

19th - 22nd Floors

SITE PLAN REVIEW SUBMITTAL



Roof Plan
1" = 20'

NORTH BUILDING UNIT COUNT AND AREAS

UNIT	UNIT AREA	# OF UNITS	TOTAL AREA	
N0A1	Studio	608 s.f.	19	11,552 s.f.
N0A2	Studio	827 s.f.	19	11,913 s.f.
N0B1	Studio	503 s.f.	19	9,557 s.f.
N0C1	Studio	652 s.f.	1	652 s.f.
N1A1	1-Bedroom	779 s.f.	20	15,580 s.f.
N1A2	1-Bedroom	805 s.f.	36	28,980 s.f.
N1B1	1-Bedroom	827 s.f.	18	14,886 s.f.
N1B2	1-Bedroom	828 s.f.	1	828 s.f.
N1B3	1-Bedroom	856 s.f.	1	856 s.f.
N1B4	1-Bedroom	884 s.f.	1	884 s.f.
N1B5	1-Bedroom	912 s.f.	1	912 s.f.
N1B6	1-Bedroom	940 s.f.	1	940 s.f.
N1B7	1-Bedroom	968 s.f.	1	968 s.f.
N1B8	1-Bedroom	996 s.f.	1	996 s.f.
N1C1	1-Bedroom	827 s.f.	1	827 s.f.
N1D1	1-Bedroom	747 s.f.	1	747 s.f.
N1E1	1-Bedroom	898 s.f.	1	898 s.f.
N2A1	2-Bedroom	1,096 s.f.	7	7,672 s.f.
N2A2	2-Bedroom	1,009 s.f.	6	6,054 s.f.
N2A3	2-Bedroom	1,009 s.f.	6	6,054 s.f.
N2A4	2-Bedroom	1,009 s.f.	1	1,009 s.f.
N2B1	2-Bedroom	1,095 s.f.	6	6,570 s.f.
N2B2	2-Bedroom	997 s.f.	1	997 s.f.
N2B3	2-Bedroom	1,025 s.f.	1	1,025 s.f.
N2B4	2-Bedroom	1,053 s.f.	1	1,053 s.f.
N2B5	2-Bedroom	1,081 s.f.	1	1,081 s.f.
N2B6	2-Bedroom	1,109 s.f.	1	1,109 s.f.
N2B7	2-Bedroom	1,137 s.f.	1	1,137 s.f.
N2C1	2-Bedroom	969 s.f.	4	3,876 s.f.
N2D1	2-Bedroom	936 s.f.	3	2,808 s.f.
N3A1	3-Bedroom	936 s.f.	1	936 s.f.
N3B1	3-Bedroom	905 s.f.	1	905 s.f.
N3C1	3-Bedroom	1,010 s.f.	1	1,010 s.f.
N3D1	3-Bedroom	743 s.f.	1	743 s.f.
N3E1	3-Bedroom	838 s.f.	1	838 s.f.
N3E2	3-Bedroom	838 s.f.	1	838 s.f.
N3E3	3-Bedroom	838 s.f.	1	838 s.f.
N3E4	3-Bedroom	838 s.f.	1	838 s.f.
N3E5	3-Bedroom	838 s.f.	1	838 s.f.
N3E6	3-Bedroom	838 s.f.	1	838 s.f.
N3E7	3-Bedroom	838 s.f.	1	838 s.f.
N3E8	3-Bedroom	838 s.f.	1	838 s.f.
N3E9	3-Bedroom	838 s.f.	1	838 s.f.
N3E10	3-Bedroom	838 s.f.	1	838 s.f.
N3E11	3-Bedroom	838 s.f.	1	838 s.f.
N3E12	3-Bedroom	838 s.f.	1	838 s.f.
N3E13	3-Bedroom	838 s.f.	1	838 s.f.
N3E14	3-Bedroom	838 s.f.	1	838 s.f.
N3E15	3-Bedroom	838 s.f.	1	838 s.f.
N3E16	3-Bedroom	838 s.f.	1	838 s.f.
N3E17	3-Bedroom	838 s.f.	1	838 s.f.
N3E18	3-Bedroom	838 s.f.	1	838 s.f.
N3E19	3-Bedroom	838 s.f.	1	838 s.f.
N3E20	3-Bedroom	838 s.f.	1	838 s.f.
N3E21	3-Bedroom	838 s.f.	1	838 s.f.
N3E22	3-Bedroom	838 s.f.	1	838 s.f.
N3E23	3-Bedroom	838 s.f.	1	838 s.f.
N3E24	3-Bedroom	838 s.f.	1	838 s.f.
N3E25	3-Bedroom	838 s.f.	1	838 s.f.
N3E26	3-Bedroom	838 s.f.	1	838 s.f.
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N3E28	3-Bedroom	838 s.f.	1	838 s.f.
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N3E30	3-Bedroom	838 s.f.	1	838 s.f.
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N3E35	3-Bedroom	838 s.f.	1	838 s.f.
N3E36	3-Bedroom	838 s.f.	1	838 s.f.
N3E37	3-Bedroom	838 s.f.	1	838 s.f.
N3E38	3-Bedroom	838 s.f.	1	838 s.f.
N3E39	3-Bedroom	838 s.f.	1	838 s.f.
N3E40	3-Bedroom	838 s.f.	1	838 s.f.
N3E41	3-Bedroom	838 s.f.	1	838 s.f.
N3E42	3-Bedroom	838 s.f.	1	838 s.f.
N3E43	3-Bedroom	838 s.f.	1	838 s.f.
N3E44	3-Bedroom	838 s.f.	1	838 s.f.
N3E45	3-Bedroom	838 s.f.	1	838 s.f.
N3E46	3-Bedroom	838 s.f.	1	838 s.f.
N3E47	3-Bedroom	838 s.f.	1	838 s.f.
N3E48	3-Bedroom	838 s.f.	1	838 s.f.
N3E49	3-Bedroom	838 s.f.	1	838 s.f.
N3E50	3-Bedroom	838 s.f.	1	838 s.f.
N3E51	3-Bedroom	838 s.f.	1	838 s.f.
N3E52	3-Bedroom	838 s.f.	1	838 s.f.
N3E53	3-Bedroom	838 s.f.	1	838 s.f.
N3E54	3-Bedroom	838 s.f.	1	838 s.f.
N3E55	3-Bedroom	838 s.f.	1	838 s.f.
N3E56	3-Bedroom	838 s.f.	1	838 s.f.
N3E57	3-Bedroom	838 s.f.	1	838 s.f.
N3E58	3-Bedroom	838 s.f.	1	838 s.f.
N3E59	3-Bedroom	838 s.f.	1	838 s.f.
N3E60	3-Bedroom	838 s.f.	1	838 s.f.
N3E61	3-Bedroom	838 s.f.	1	838 s.f.
N3E62	3-Bedroom	838 s.f.	1	838 s.f.
N3E63	3-Bedroom	838 s.f.	1	838 s.f.
N3E64	3-Bedroom	838 s.f.	1	838 s.f.
N3E65	3-Bedroom	838 s.f.	1	838 s.f.
N3E66	3-Bedroom	838 s.f.	1	838 s.f.
N3E67	3-Bedroom	838 s.f.	1	838 s.f.
N3E68	3-Bedroom	838 s.f.	1	838 s.f.
N3E69	3-Bedroom	838 s.f.	1	838 s.f.
N3E70	3-Bedroom	838 s.f.	1	838 s.f.
N3E71	3-Bedroom	838 s.f.	1	838 s.f.
N3E72	3-Bedroom	838 s.f.	1	838 s.f.
N3E73	3-Bedroom	838 s.f.	1	838 s.f.
N3E74	3-Bedroom	838 s.f.	1	838 s.f.
N3E75	3-Bedroom	838 s.f.	1	838 s.f.
N3E76	3-Bedroom	838 s.f.	1	838 s.f.
N3E77	3-Bedroom	838 s.f.	1	838 s.f.
N3E78	3-Bedroom	838 s.f.	1	838 s.f.
N3E79	3-Bedroom	838 s.f.	1	838 s.f.
N3E80	3-Bedroom	838 s.f.	1	838 s.f.
N3E81	3-Bedroom	838 s.f.	1	838 s.f.
N3E82	3-Bedroom	838 s.f.	1	838 s.f.
N3E83	3-Bedroom	838 s.f.	1	838 s.f.
N3E84	3-Bedroom	838 s.f.	1	838 s.f.
N3E85	3-Bedroom	838 s.f.	1	838 s.f.
N3E86	3-Bedroom	838 s.f.	1	838 s.f.
N3E87	3-Bedroom	838 s.f.	1	838 s.f.
N3E88	3-Bedroom	838 s.f.	1	838 s.f.
N3E89	3-Bedroom	838 s.f.	1	838 s.f.
N3E90	3-Bedroom	838 s.f.	1	838 s.f.
N3E91	3-Bedroom	838 s.f.	1	838 s.f.
N3E92	3-Bedroom	838 s.f.	1	838 s.f.
N3E93	3-Bedroom	838 s.f.	1	838 s.f.
N3E94	3-Bedroom	838 s.f.	1	838 s.f.
N3E95	3-Bedroom	838 s.f.	1	838 s.f.
N3E96	3-Bedroom	838 s.f.	1	838 s.f.
N3E97	3-Bedroom	838 s.f.	1	838 s.f.
N3E98	3-Bedroom	838 s.f.	1	838 s.f.
N3E99	3-Bedroom	838 s.f.	1	838 s.f.
N3E100	3-Bedroom	838 s.f.	1	838 s.f.
Total		187	152,036 s.f.	

UNIT TYPES

Unit Type	Count	Percentage
Studios	58	31.0%
1-bedroom units	84	44.9%
2-bedroom units	39	20.9%
3-bedroom units	6	3.2%
Total	187	

SITE TOTAL

Unit Type	Count	Percentage
Studios	103	26.3%
1-bedroom units	184	46.9%
2-bedroom units	87	22.2%
3-bedroom units	18	4.6%
Total	392	

MINIMUM STUDIO SIZE CHECK

Units < 600 s.f. (15% max)	Count	Percentage
Units < 600 s.f. (15% max)	43	11.0%

SOUTH BUILDING UNIT COUNT AND AREAS

UNIT	UNIT AREA	# OF UNITS	TOTAL AREA	
S0A1	Studio	642 s.f.	4	2,568 s.f.
S0A2	Studio	642 s.f.	4	2,568 s.f.
S0B1	Studio	493 s.f.	18	8,874 s.f.
S0B2	Studio	493 s.f.	2	986 s.f.
S0C1	Studio	477 s.f.	2	954 s.f.
S0D1	Studio	624 s.f.	4	2,496 s.f.
S0E2	Studio	767 s.f.	4	2,268 s.f.
S0F1	Studio	641 s.f.	5	3,205 s.f.
S0F2	Studio	641 s.f.	1	641 s.f.
S0F3	Studio	641 s.f.	1	641 s.f.
S1A1	1-Bedroom	782 s.f.	33	25,806 s.f.
S1A1p	1-Bedroom	782 s.f.	3	2,346 s.f.
S1A2	1-Bedroom	763 s.f.	4	3,052 s.f.
S1A3	1-Bedroom	772 s.f.	6	4,632 s.f.
S1A4	1-Bedroom	806 s.f.	4	3,224 s.f.
S1A5	1-Bedroom	806 s.f.	1	806 s.f.
S1B1	1-Bedroom	631 s.f.	6	3,786 s.f.
S1C1	1-Bedroom	655 s.f.	3	1,965 s.f.
S1C2	1-Bedroom	655 s.f.	3	1,965 s.f.
S1D1	1-Bedroom	799 s.f.	4	3,196 s.f.
S1E1	1-Bedroom	704 s.f.	3	2,112 s.f.
S1F2	1-Bedroom	668 s.f.	2	1,336 s.f.
S1F3	1-Bedroom	687 s.f.	3	2,061 s.f.
S1F4	1-Bedroom	712 s.f.	3	2,136 s.f.
S1F5	1-Bedroom	741 s.f.	3	2,223 s.f.
S1F6	1-Bedroom	756 s.f.	1	756 s.f.
S1G1	1-Bedroom	831 s.f.	1	831 s.f.
S1G2	1-Bedroom	766 s.f.	1	766 s.f.
S1G3	1-Bedroom	736 s.f.	1	736 s.f.
S1H1	1-Bedroom	674 s.f.	7	4,718 s.f.
S1H2	1-Bedroom	698 s.f.	1	698 s.f.
S1J1	1-Bedroom	715 s.f.	2	1,430 s.f.
S1J2	1-Bedroom	715 s.f.	3	2,145 s.f.
S1K1	1-Bedroom	682 s.f.	2	1,364 s.f.
S2A1	2-Bedroom	1,110 s.f.	19	21,090 s.f.
S2A2	2-Bedroom	1,110 s.f.	5	5,550 s.f.
S2A3	2-Bedroom	1,106 s.f.	1	1,106 s.f.
S2A4	2-Bedroom	1,106 s.f.	4	4,424 s.f.
S2A5	2-Bedroom	1,024 s.f.	1	1,024 s.f.
S2B1	2-Bedroom	1,006 s.f.	5	5,030 s.f.
S2B2	2-Bedroom	1,061 s.f.	5	5,305 s.f.
S2C1	2-Bedroom	1,074 s.f.	1	1,074 s.f.
S2D1	2-Bedroom	1,167 s.f.	1	1,167 s.f.
S2E1	2-Bedroom	1,172 s.f.	1	1,172 s.f.
S2F1	2-Bedroom	1,098 s.f.	2	2,196 s.f.
S2F2	2-Bedroom	1,098 s.f.	3	3,294 s.f.
S3A1	3-Bedroom	1,252 s.f.	5	6,260 s.f.
S3A1p	3-Bedroom	1,252 s.f.	1	1,252 s.f.
S3B1	3-Bedroom	1,230 s.f.	1	1,230 s.f.
S3C1	3-Bedroom	1,252 s.f.	1	1,252 s.f.
S3D1	3-Bedroom	1,283 s.f.	1	1,283 s.f.
S3E1	3-Bedroom	1,696 s.f.	1	1,696 s.f.
S3F1	3-Bedroom	1,286 s.f.	2	2,572 s.f.
Total		205	167,312 s.f.	

UNIT TYPES

Unit Type	Count	Percentage
Studios	45	22.0%
1-bedroom units	100	48.8%
2-bedroom units	48	23.4%
3-bedroom units	12	5.9%
Total	205	

PRIVATE EXTERIOR SPACE

Requirement	Number of Units	%	Min Area Per Unit	Total Area
REQUIRED	196	50%	36 s.f.	7,056 s.f.
PROVIDED	157	40%	48 s.f.	7,536 s.f.

NOTE: THE SITE HAS MORE THAN 1,000 S.F. OF PUBLIC ACCESSIBLE COMMON AREA IN THE PARKS AND COURTYARDS AT GROUND LEVEL AND MORE THAN 2,000 S.F. OF RESIDENT ACCESSIBLE COMMON EXTERIOR SPACES ABOVE GROUND LEVEL. THESE COMMON SPACES PROVIDE APPROXIMATELY 18 S.F. PER RESIDENTIAL UNIT OF ADDITIONAL EXTERIOR SPACE.

Unit Count and Areas

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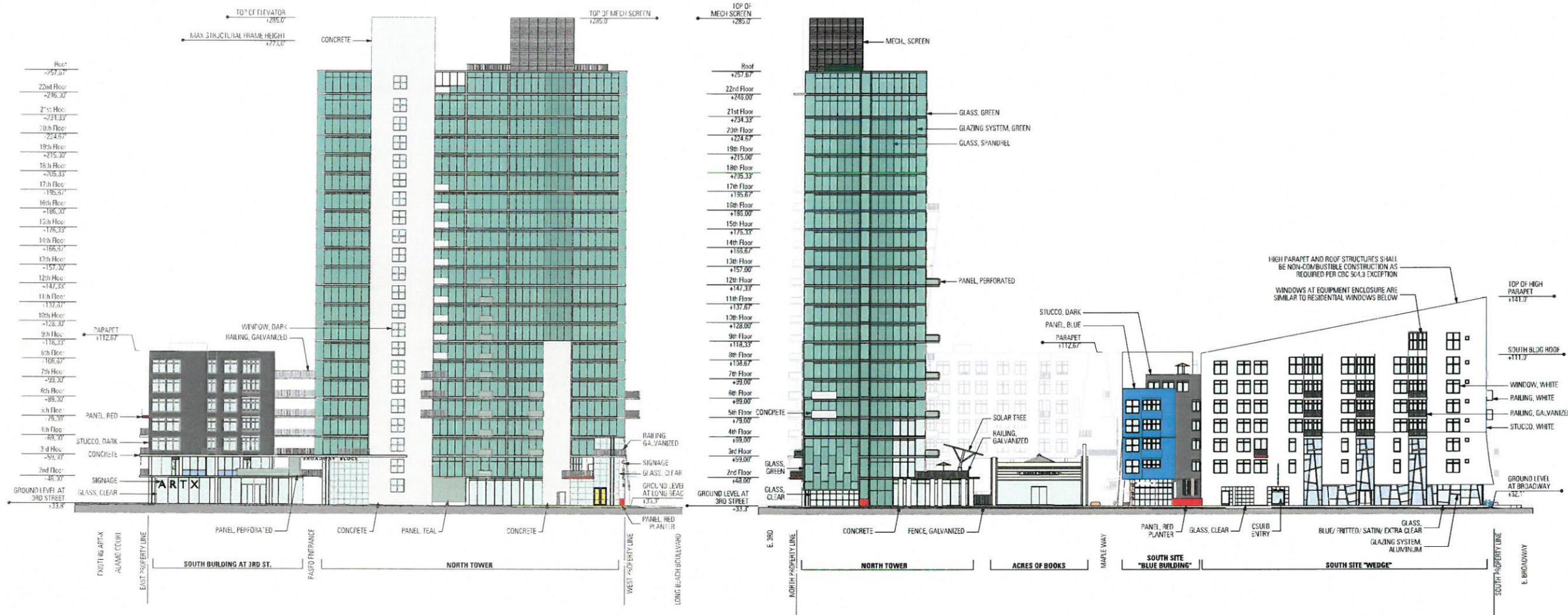
BROADWAY BLOCK

Roof Plan and Unit Count

SITE PLAN REVIEW SUBMITTAL

2.10

8/31/2017



North Elevation at E. 3rd

West Elevation at Long Beach Blvd

1" = 20'

1" = 20'

GLAZING AND WINDOWS

- GLASS, CLEAR**
NORMAL GLASS
PILKINGTON LOW-E
- GLASS, GREEN**
TOWER GLAZING
PILKINGTON EVERGREEN
- GLASS, BLUE**
ACCENT GLASS AT STREET LEVEL
PILKINGTON ARCTIC BLUE
- GLASS, FRITTED**
ACCENT GLASS AT STREET LEVEL
WHITE-HOLED FRIT GLASS
- GLASS, SATIN**
ACCENT GLASS AT STREET LEVEL
PILKINGTON SATIN
- GLASS, EXTRA CLEAR**
ACCENT GLASS AT STREET LEVEL
PILKINGTON OPTIWHITE LOW-IRON

- GLAZING SYSTEM, ALUMINUM**
ALUMINUM WINDOW WALL
NATURAL ALUMINUM FINISH
- GLAZING SYSTEM, DARK**
ALUMINUM WINDOW WALL FRAME
DARK "BRONZE 740"
- GLAZING SYSTEM, GREEN**
GREEN WINDOW WALL FRAME
DUNN EDWARDS: "PISTACHIO ICE CREAM"
- WINDOW, DARK**
MILGARD VINYL "BRONZE"
- WINDOW, WHITE**
MILGARD VINYL "WHITE"

STUCCO

- STUCCO, WHITE**
MEDIUM DASH
DUNN EDWARDS "IGLOO"
- STUCCO, DARK**
MEDIUM DASH
DUNN EDWARDS "SHEET METAL"
- STUCCO, RED**
MEDIUM DASH
DUNN EDWARDS: "RED POWER"
- STUCCO, MAGENTA**
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- STUCCO, TEAL**
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- STUCCO, GOLD**
MEDIUM DASH
DUNN EDWARDS "FLASH OF ORANGE"

PANELS

- PANEL, PERFORATED**
PARKING GARAGE & BALCONY SCREEN
CORRUGATED AND FLAT SHEETS
PAINTED WHITE
- PANEL, RED**
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DUNN EDWARDS: "RED POWER"
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DUNN EDWARDS: "MOTHER EARTH"
- PANEL, REFLECTIVE**
FOUNTAIN COURT & MAPLE WAY
POLISHED STAINLESS STEEL

MASONRY & PAVING

- CONCRETE**
NATURAL GREY CAST CONCRETE
- PAVERS, GREY**
COURTYARDS & PASEOS
CONCRETE PAVERS, STANDARD AND PERMEABLE
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ALAMO COURT ACCENT AT MAPLE WAY
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RECLAIMED FROM ACRES OF BOOKS BUILDING
- BRICK, GOLD**
ACCENTS INSPIRED BY NEIGHBORHOOD BRICK
ENDICOTT GOLDEN BUFF VELVETEX
- CMU, WHITE**
PAINTED, EXTRUDED JUICY JOINTS

RAILINGS, FENCES & GATES

- GATE, PEDESTRIAN**
PASEO SECURITY GATE
PAINTED STEEL
- GATE, VEHICULAR**
PARKING AREA SECURITY GATE
PAINTED STEEL
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GALVANIZED STEEL
- RAILING, DARK**
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- VINE SCREEN**
PAINTED STEEL MESH WITH VINES PER LANDSCAPE

SPECIALTIES

- SIGNAGE**
SIGNAGE IS NOT YET DETERMINED AND WILL BE SUBMITTED AS SEPARATE PACKAGE FOR CITY OF LONG BEACH REVIEW
- SOLAR TREE**
TO BE DETERMINED
GALVANIZED STRUCTURE

Elevation Notes



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BROADWAY BLOCK

North and West Elevations

3.0

SITE PLAN REVIEW SUBMITTAL

8/31/2017



South Elevation at E. Broadway

1" = 20'

East Elevation at Alamo Court

1" = 20'

GLAZING AND WINDOWS

- GLASS, CLEAR**
NORMAL GLASS
PILKINGTON LOW-E
- GLASS, GREEN**
TOWER GLAZING
PILKINGTON EVERGREEN
- GLASS, BLUE**
ACCENT GLASS AT STREET LEVEL
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POLISHED STAINLESS STEEL

MASONRY & PAVING

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- PAVERS, GREY**
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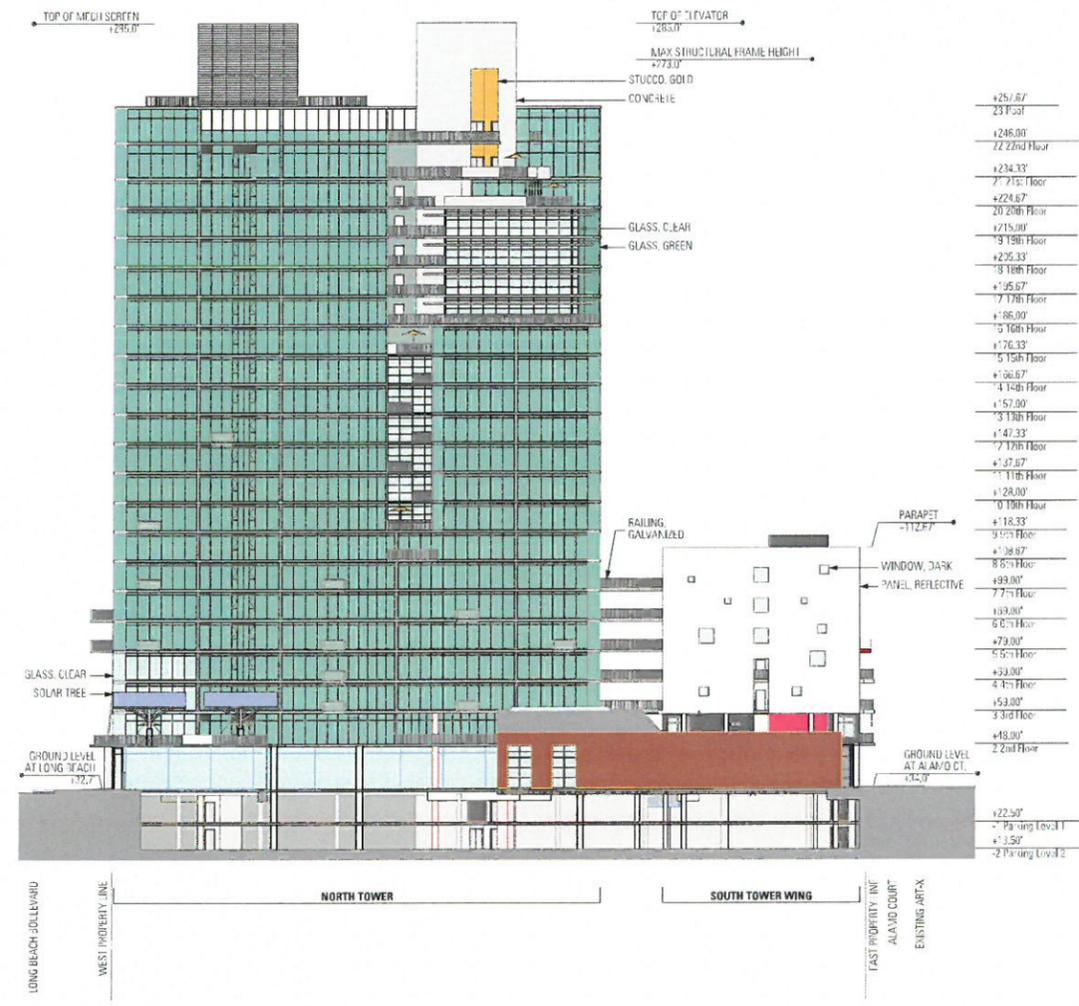
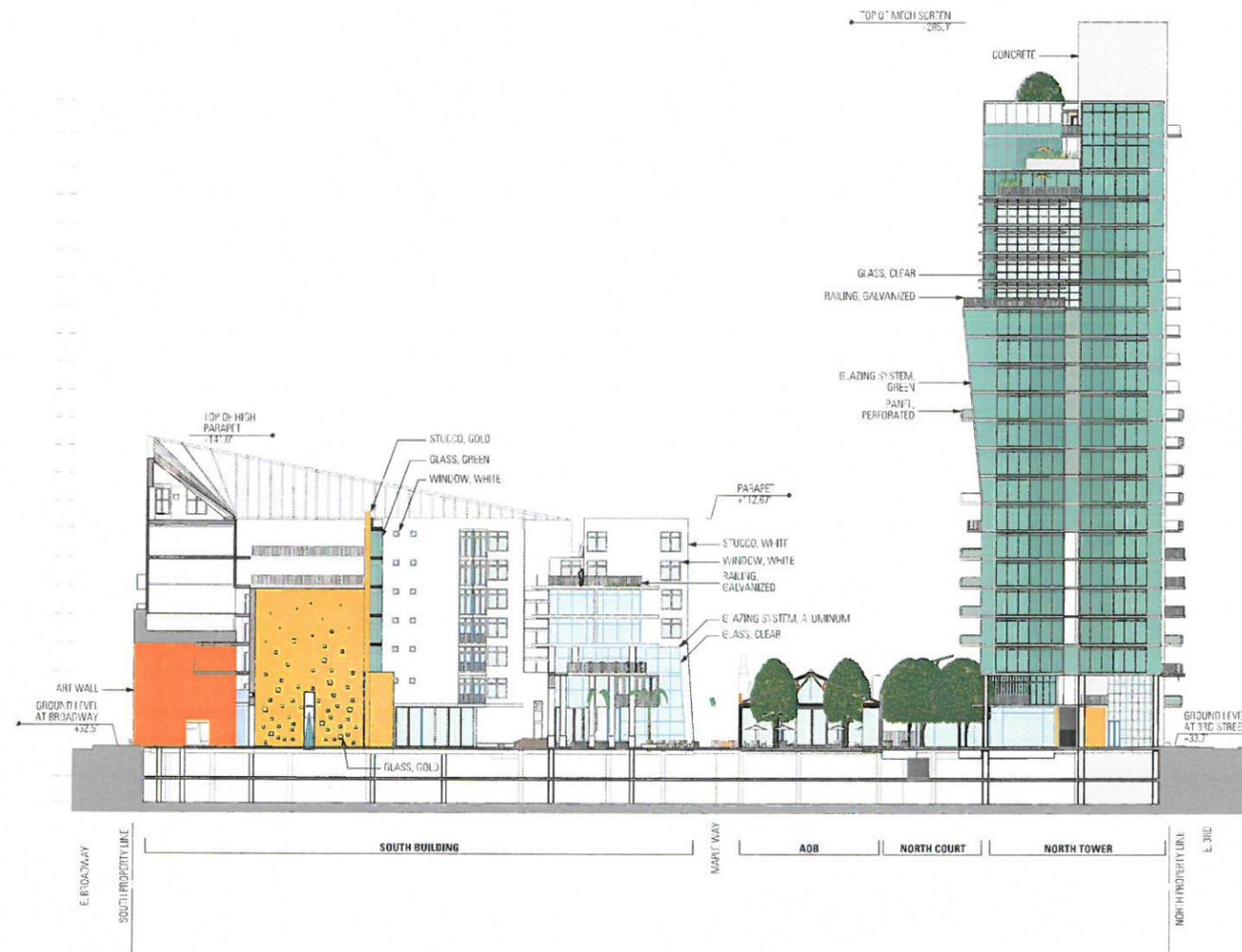
BROADWAY BLOCK

South and East Elevations

SITE PLAN REVIEW SUBMITTAL

3.1

8/31/2017



Long Section/ Tower Elevation Facing West

Tower South Elevation

1" = 20'

1" = 20'

GLAZING AND WINDOWS

- GLASS, CLEAR**
NORMAL GLASS
PILKINGTON LOW-E
- GLASS, GREEN**
TOWER GLAZING EVERGREEN
PILKINGTON EVERGREEN
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ACCENT GLASS AT STREET LEVEL
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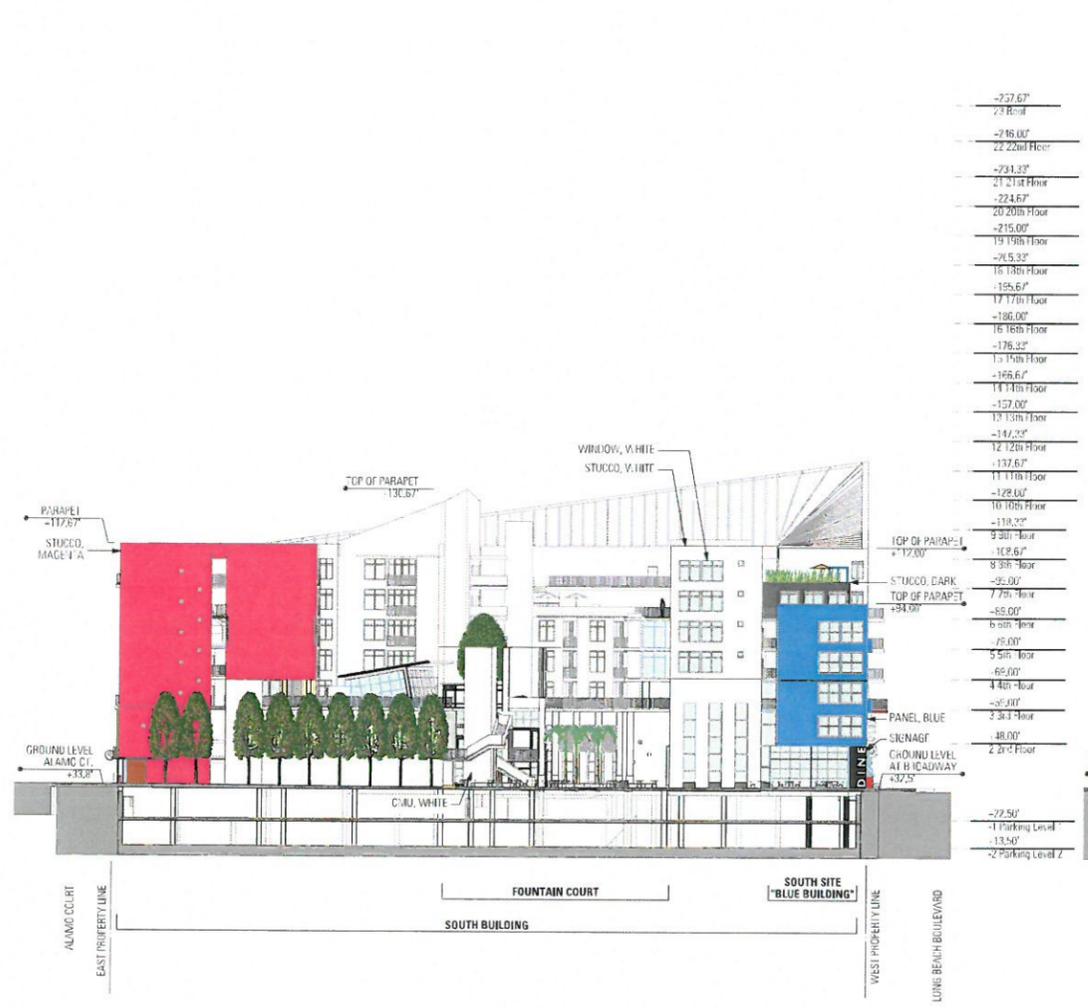
BROADWAY BLOCK

Tower Elevations

3.2

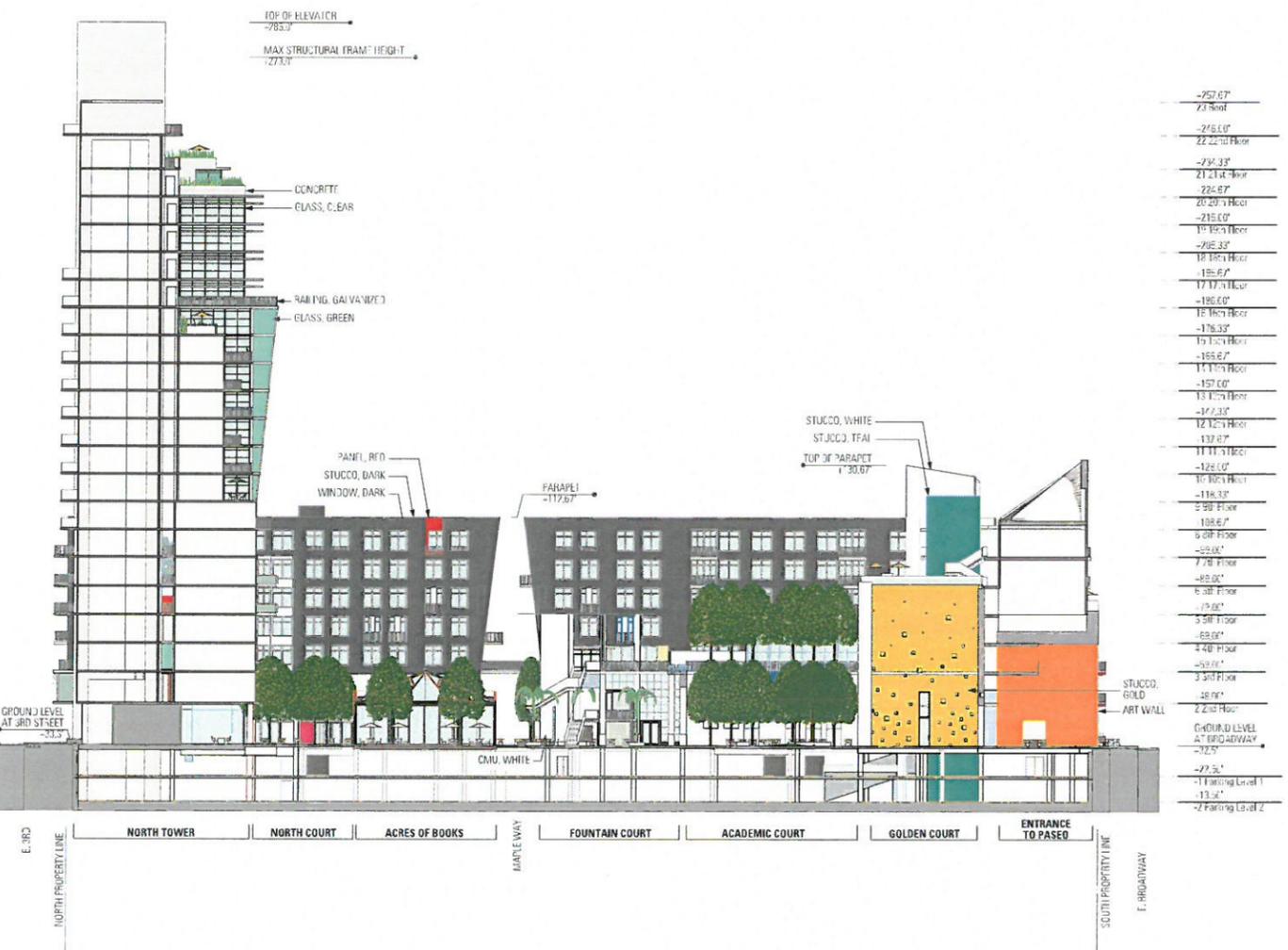
SITE PLAN REVIEW SUBMITTAL

8/31/2017



Short Section at Maple Way Facing South

1" = 20'



Long Section Facing East

1" = 20'

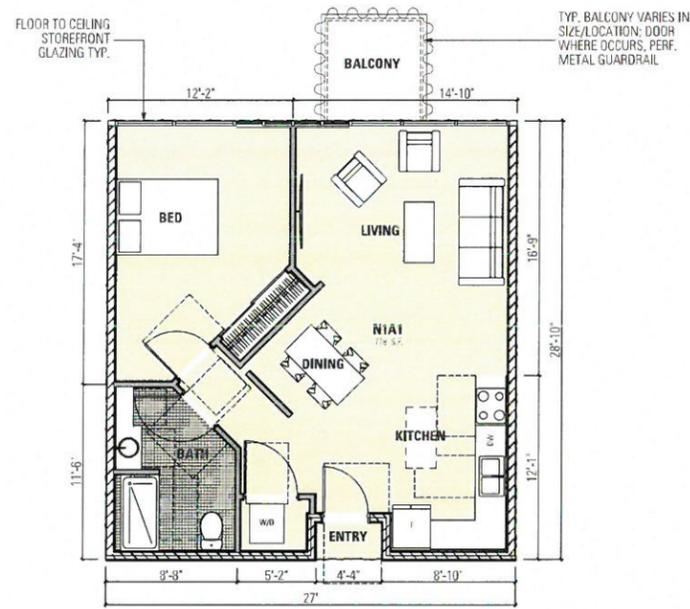

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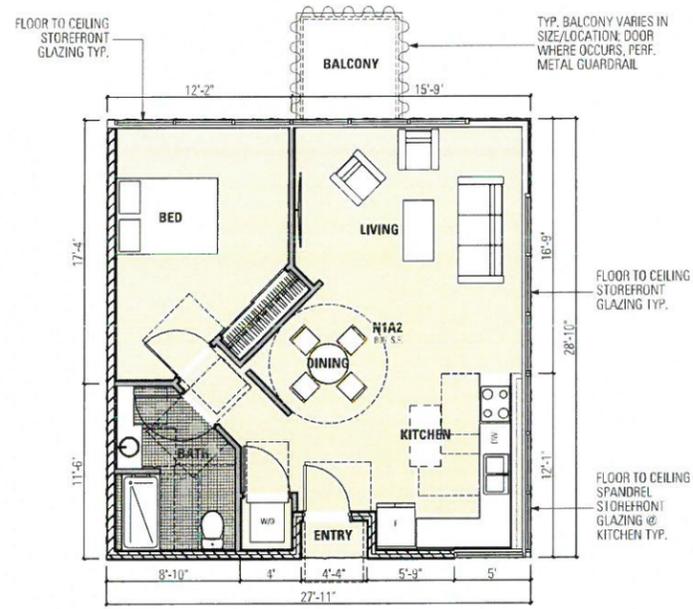
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BROADWAY BLOCK

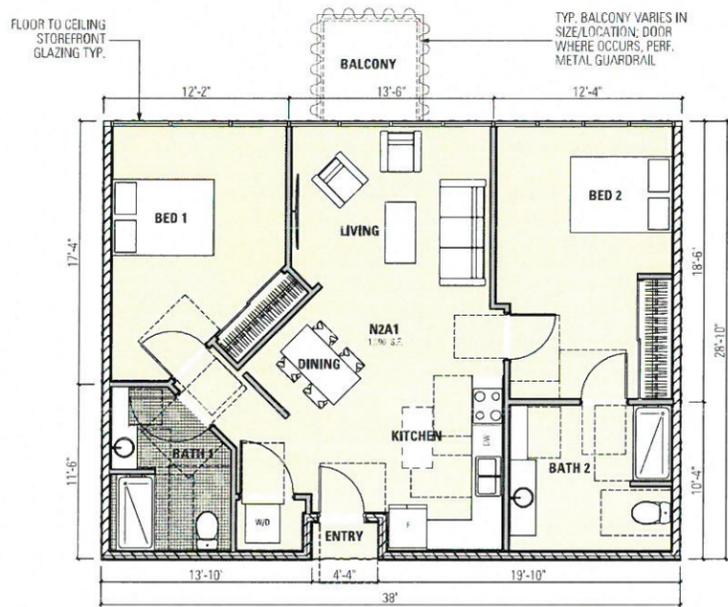
Site Sections



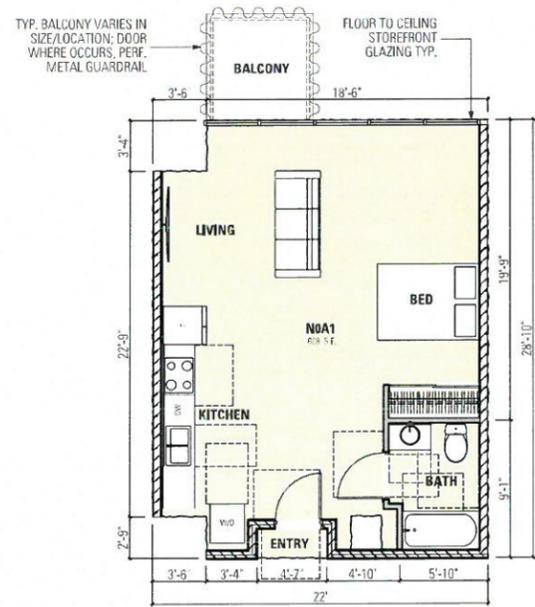
UNIT N1A1



UNIT N1A2



UNIT N2A1



UNIT N0A1

0 1' 2' 4'



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 Architect/Planner
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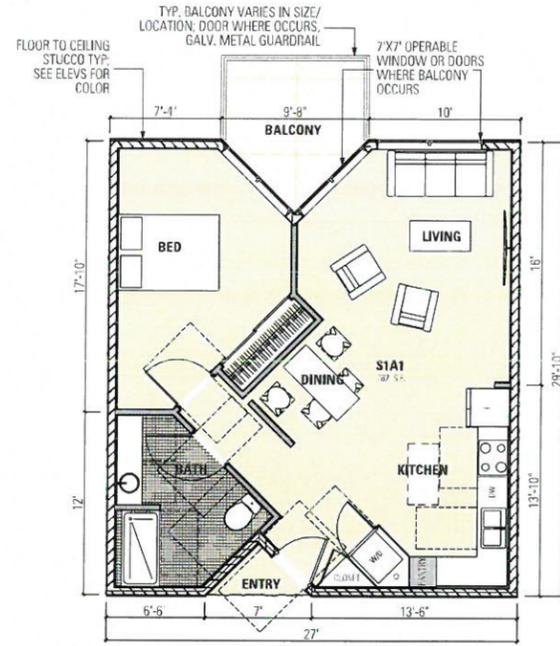
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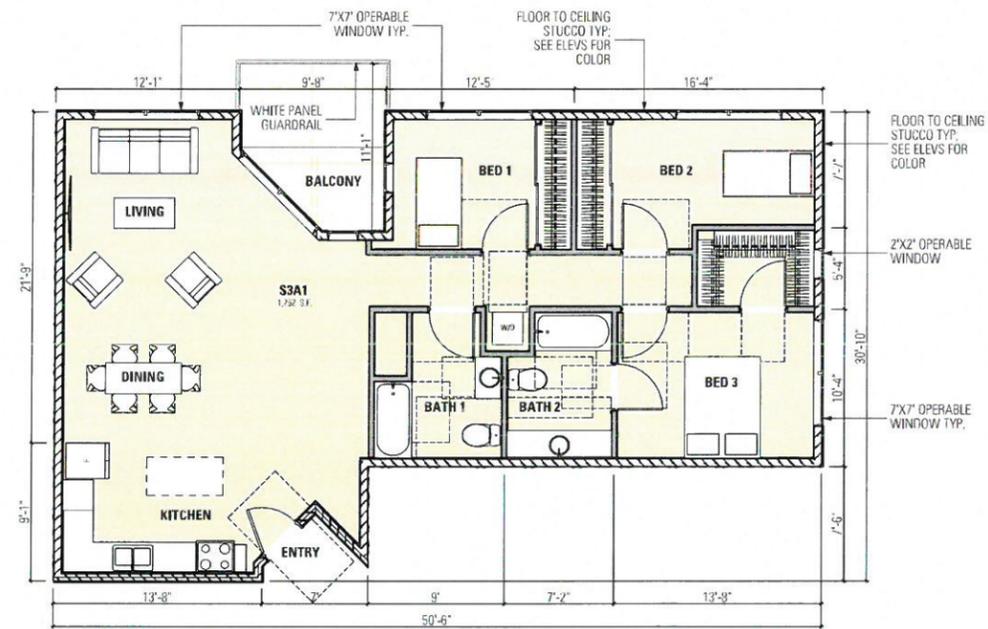
BROADWAY BLOCK

Unit Plans North

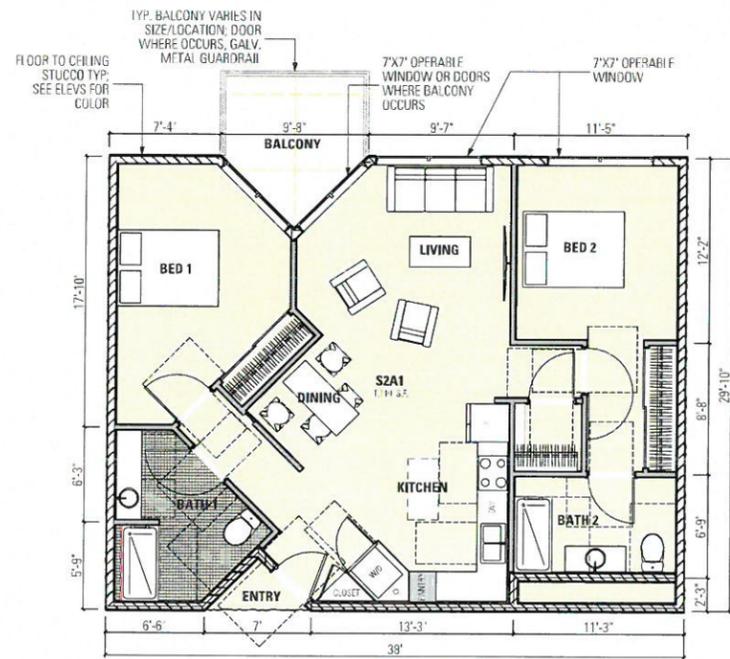
SITE PLAN REVIEW SUBMITTAL



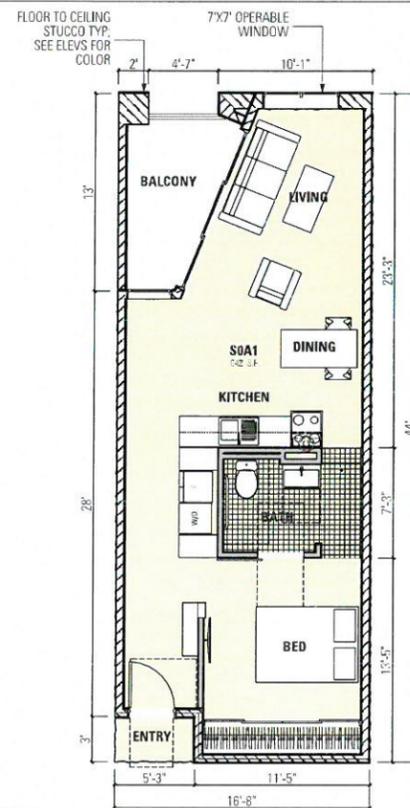
UNIT S1A1



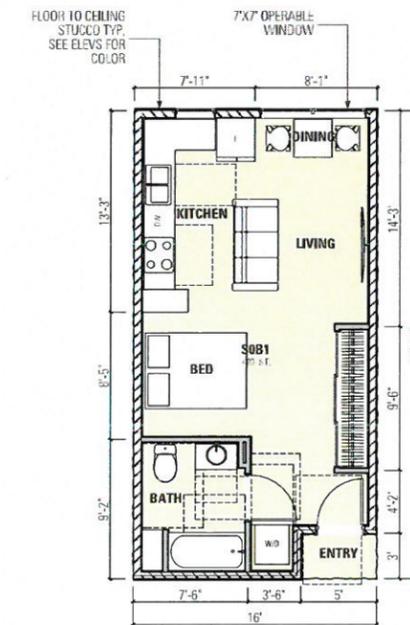
UNIT S3A1



UNIT S2A1



UNIT S0A1



UNIT S0B1



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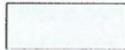
Unit Plans South

4.1

SITE PLAN REVIEW SUBMITTAL

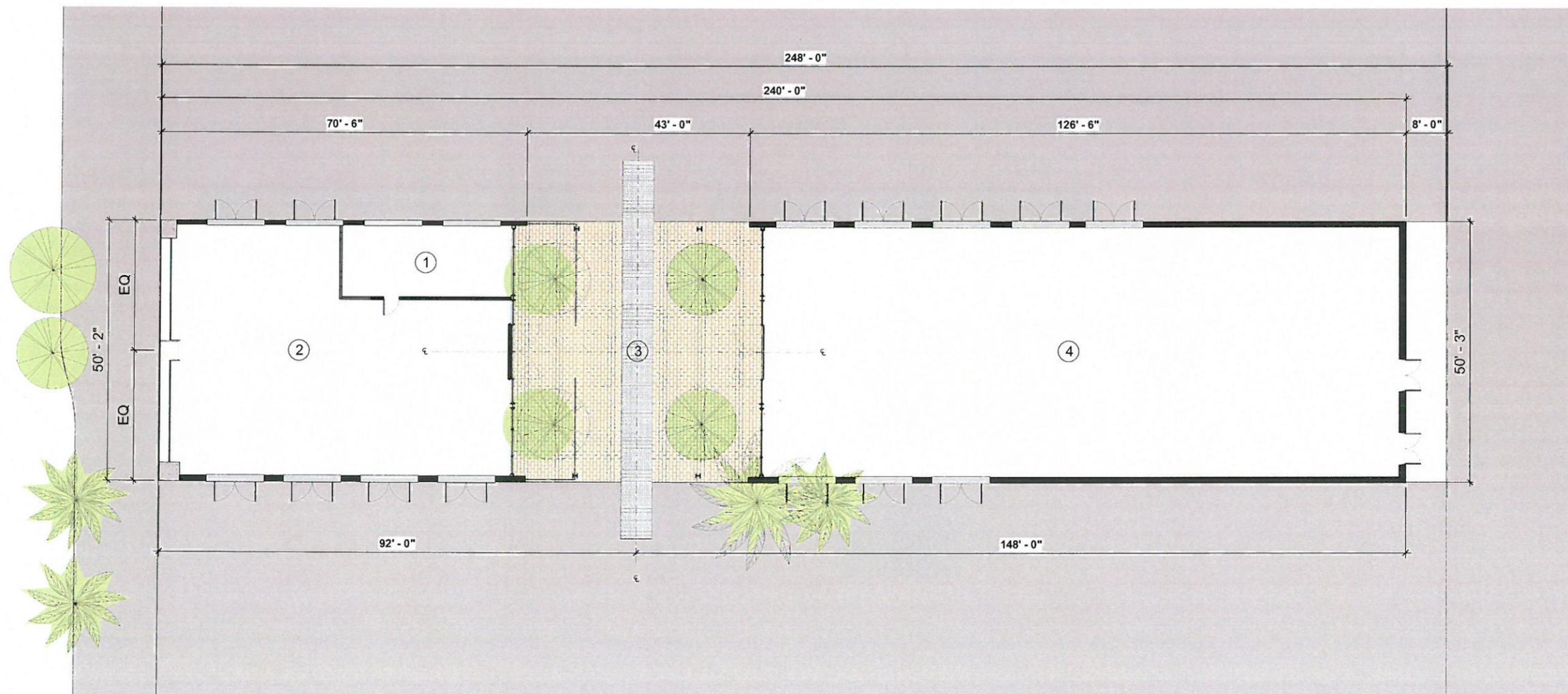
8/31/2017

COLOR LEGEND

EXISTING BUILDING TO BE RE-CONSTRUCTED	
PORTION OF EXISTING BUILDING TO BE REMOVED AND CONVERTED INTO PATIO	
MEZZANINE LEVEL	

KEYNOTES:

- ① KITCHEN
- ② DINING AREA
- ③ PATIO
- ④ ENTERTAINMENT/BREWERY



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BROADWAY BLOCK

Acres of Books Ground Floor Plan

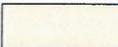
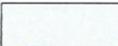
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SITE PLAN REVIEW SUBMITTAL

8/31/2017

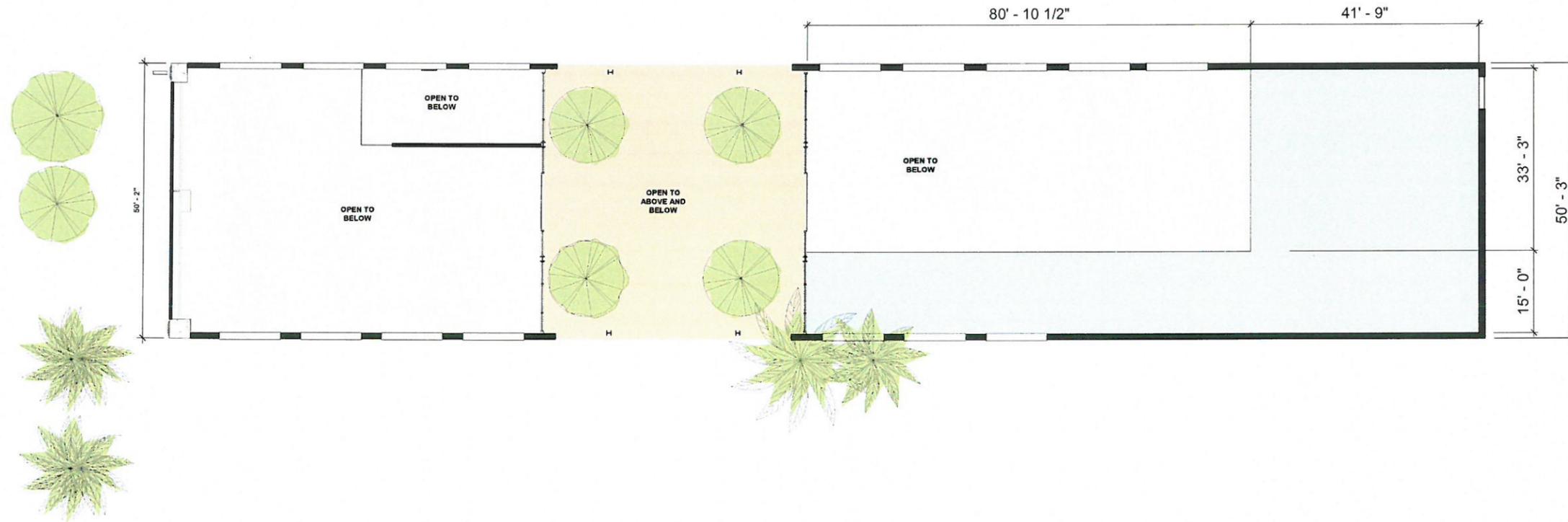
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COLOR LEGEND

EXISTING BUILDING TO BE RE-CONSTRUCTED	
PORTION OF EXISTING BUILDING TO BE REMOVED AND CONVERTED INTO PATIO	
MEZZANINE LEVEL	

KEYNOTES:

- ① KITCHEN
- ② DINING AREA
- ③ PATIO
- ④ ENTERTAINMENT/BREWERY



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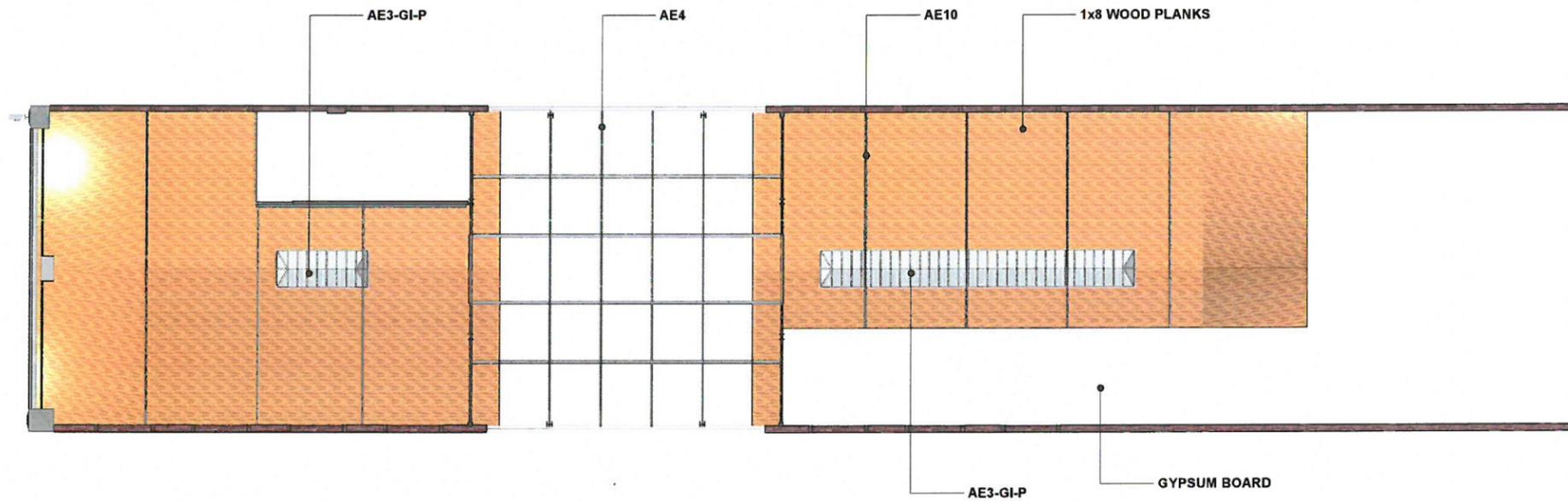


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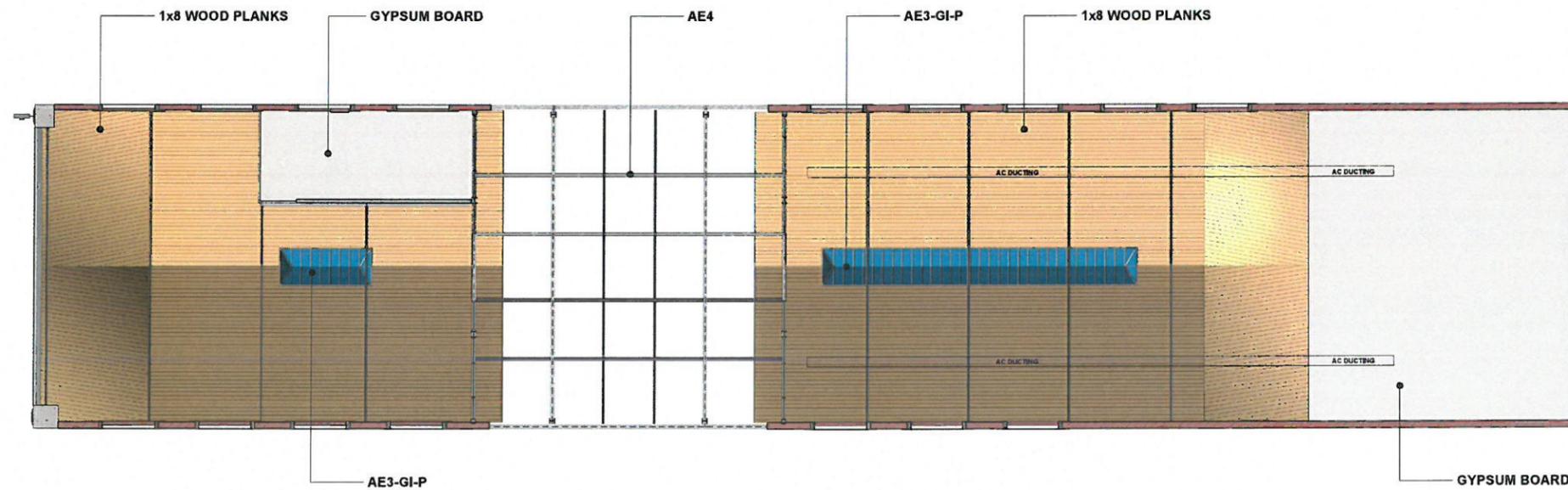
BROADWAY BLOCK

Acres of Books Mezzanine Level Plan

5.1



REFLECTING CEILING - FIRST FLOOR



REFLECTING CEILING - MEZZANINE LEVEL

KEYNOTES:

- AE1 - EXISTING FRONT FACADE - RESTORE AS ORIGINAL
- AE2 - ROOF - NEW TO MATCH ORIGINAL DESIGN
- AE3 - SKYLIGHT - NEW TO MATCH ORIGINAL DESIGN
- AE4 - STEEL TRUSS TO BE RESTORED
- AE5 - STEEL I-BEAM
- AE6 - DOOR 1
- AE7 - DOOR 2
- AE8 - EXISTING WINDOW TO BE RESTORED
- AE9 - BRICK
- AE10 - EXISTING TRUSS - REMOVED AND RELOCATED
- AE11 - GUARDRAIL
- AE12 - STEEL COLUMN
- AE13 - POLISHED CONCRETE W/ RED BRICK ACCENT
- AE14 - STOREFRONT
- AE15 - CONCRETE CURB (18")
- AE16 - BACK DOOR
- AE17 - DOOR TO TRASH ENCLOSURE
- AE18 - FRONT DOOR W/ STEEL FRAME ENCLOSURE

EXTERIOR FINISH

- G1 - CLEAR TEMPERED GLASS
- P1 - PAINT SHERWIN WILLIAMS - SW XXXX
- P2 - PAINT SHERWIN WILLIAMS - SW XXXX
- CL1 - BRICK SEALANT

CEILING KEYNOTES:

- CLG1 - WOOD PLANKS 1X8
- CLG2 - GYPSUM BAORD



BROADWAY BLOCK

Acres of Books Reflected Ceiling Plan

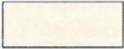
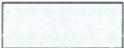
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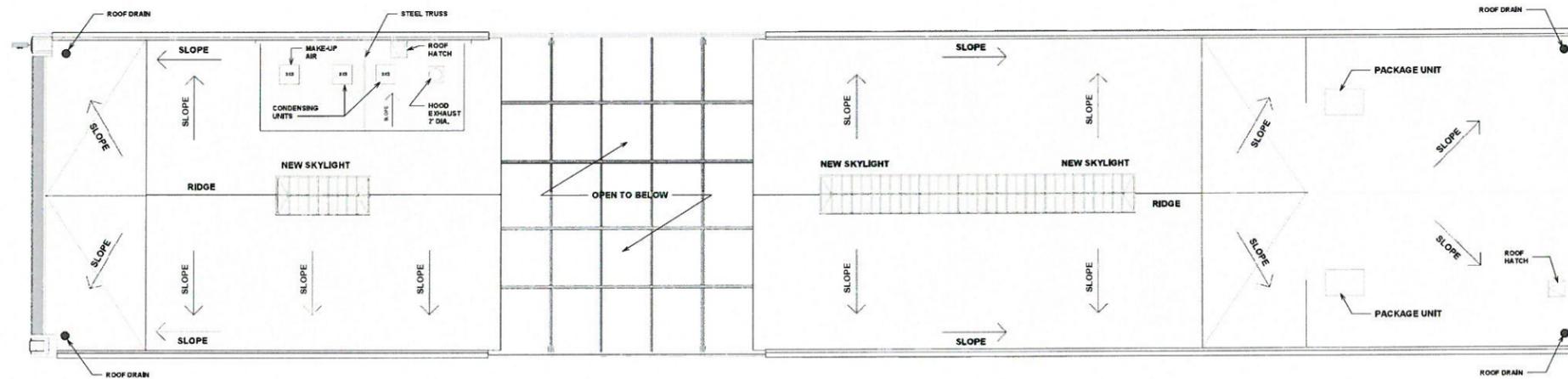
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COLOR LEGEND

EXISTING BUILDING TO BE RE-CONSTRUCTED	
PORTION OF EXISTING BUILDING TO BE REMOVED AND CONVERTED INTO PATIO	
MEZZANINE LEVEL	



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Acres of Books Roof Plan

5.3

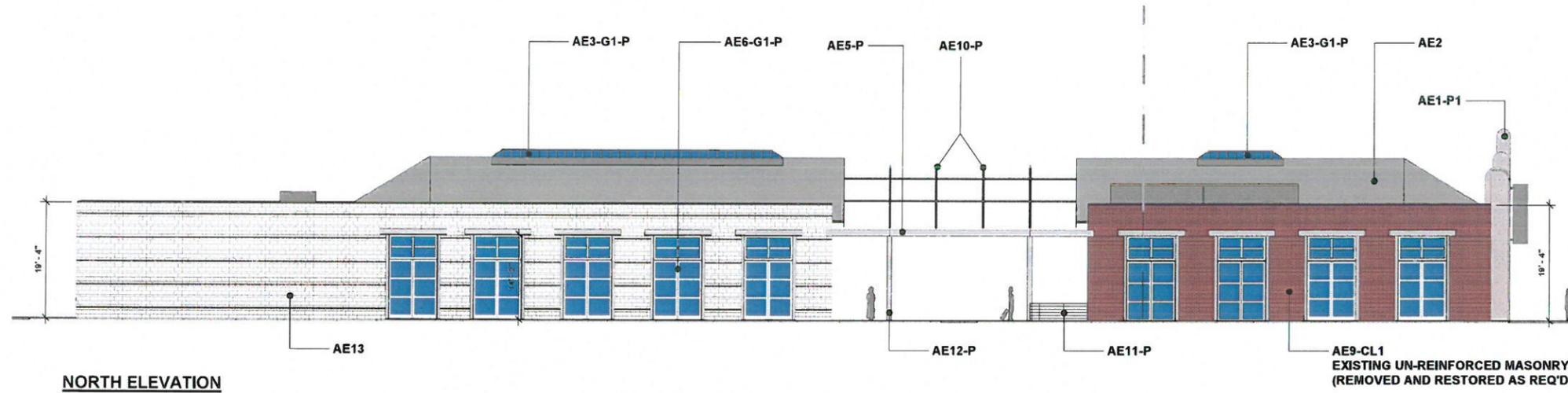
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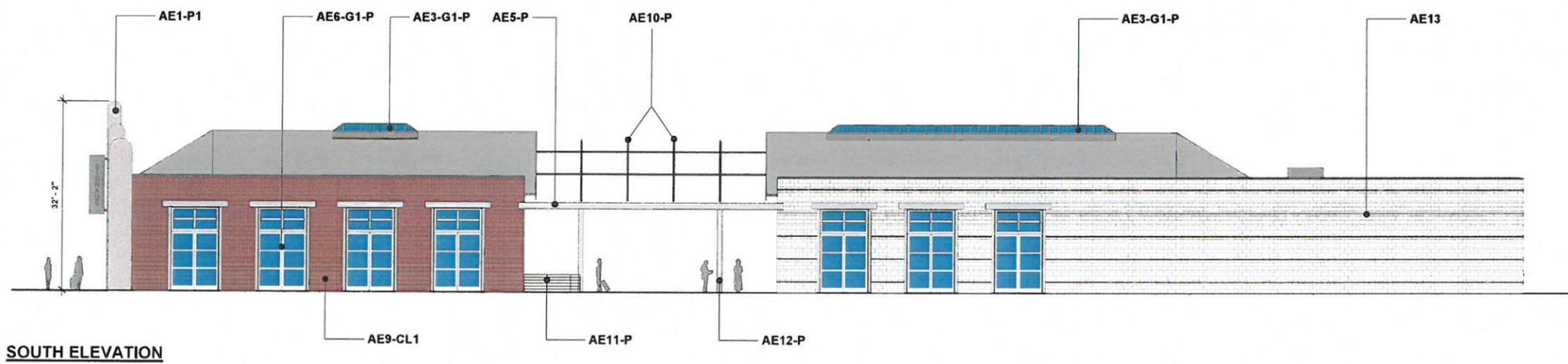
NORTH ELEVATION

KEYNOTES:

- AE1 - EXISTING FRONT FACADE - RESTORE AS ORIGINAL
- AE2 - ROOF - NEW TO MATCH ORIGINAL DESIGN
- AE3 - SKYLIGHT - NEW TO MATCH ORIGINAL DESIGN
- AE4 - STEEL TRUSS TO BE RESTORED
- AE5 - STEEL I-BEAM
- AE6 - DOOR 1
- AE7 - DOOR 2
- AE8 - EXISTING WINDOW TO BE RESTORED
- AE9 - BRICK
- AE10 - EXISTING TRUSS - REMOVED AND RELOCATED
- AE11 - GUARDRAIL
- AE12 - STEEL COLUMN
- AE13 - POLISHED CONCRETE W/ RED BRICK ACCENT
- AE14 - STOREFRONT
- AE15 - CONCRETE CURB (18")
- AE16 - BACK DOOR
- AE17 - DOOR TO TRASH ENCLOSURE
- AE18 - FRONT DOOR W/ STEEL FRAME ENCLOSURE

EXTERIOR FINISH

- G1 - CLEAR TEMPERED GLASS
- P1 - PAINT SHERWIN WILLIAMS - SW XXXX
- P2 - PAINT SHERWIN WILLIAMS - SW XXXX
- CL1 - BRICK SEALANT



SOUTH ELEVATION



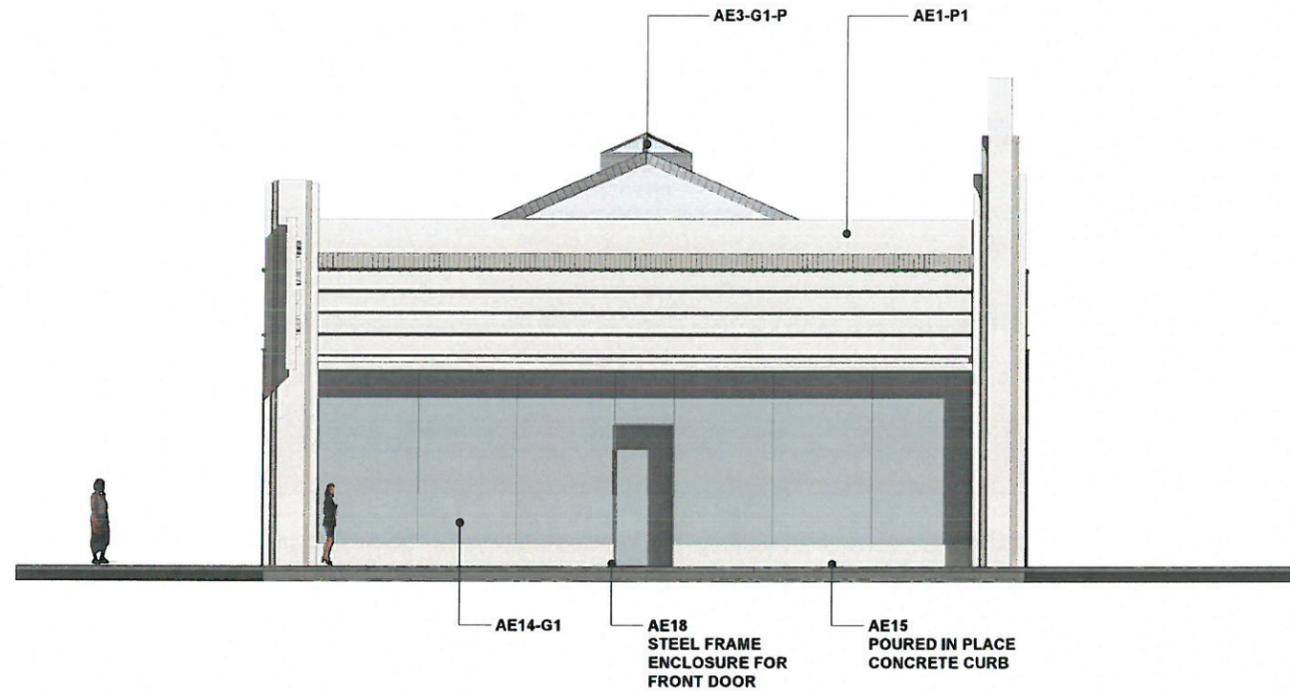
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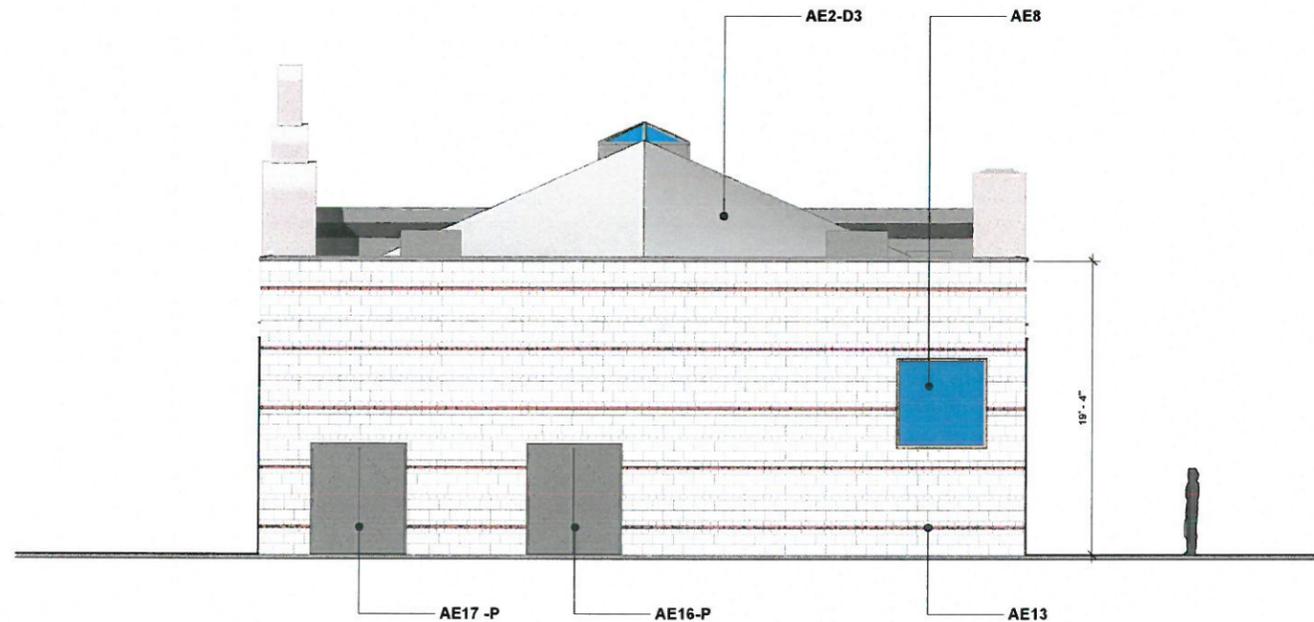
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BROADWAY BLOCK

Acres of Books North and South Elevations



FRONT ELEVATION



BACK ELEVATION

KEYNOTES:

- AE1 - EXISTING FRONT FACADE - RESTORE AS ORIGINAL
- AE2 - ROOF - NEW TO MATCH ORIGINAL DESIGN
- AE3 - SKYLIGHT - NEW TO MATCH ORIGINAL DESIGN
- AE4 - STEEL TRUSS TO BE RESTORED
- AE5 - STEEL I-BEAM
- AE6 - DOOR 1
- AE7 - DOOR 2
- AE8 - EXISTING WINDOW TO BE RESTORED
- AE9 - BRICK
- AE10 - EXISTING TRUSS - REMOVED AND RELOCATED
- AE11 - GUARDRAIL
- AE12 - STEEL COLUMN
- AE13 - POLISHED CONCRETE W/ RED BRICK ACCENT
- AE14 - STOREFRONT
- AE15 - CONCRETE CURB (18")
- AE16 - BACK DOOR
- AE17 - DOOR TO TRASH ENCLOSURE
- AE18 - FRONT DOOR W/ STEEL FRAME ENCLOSURE

EXTERIOR FINISH

- G1 - CLEAR TEMPERED GLASS
- P1 - PAINT SHERWIN WILLIAMS - SW XXXX
- P2 - PAINT SHERWIN WILLIAMS - SW XXXX
- CL1 - BRICK SEALANT



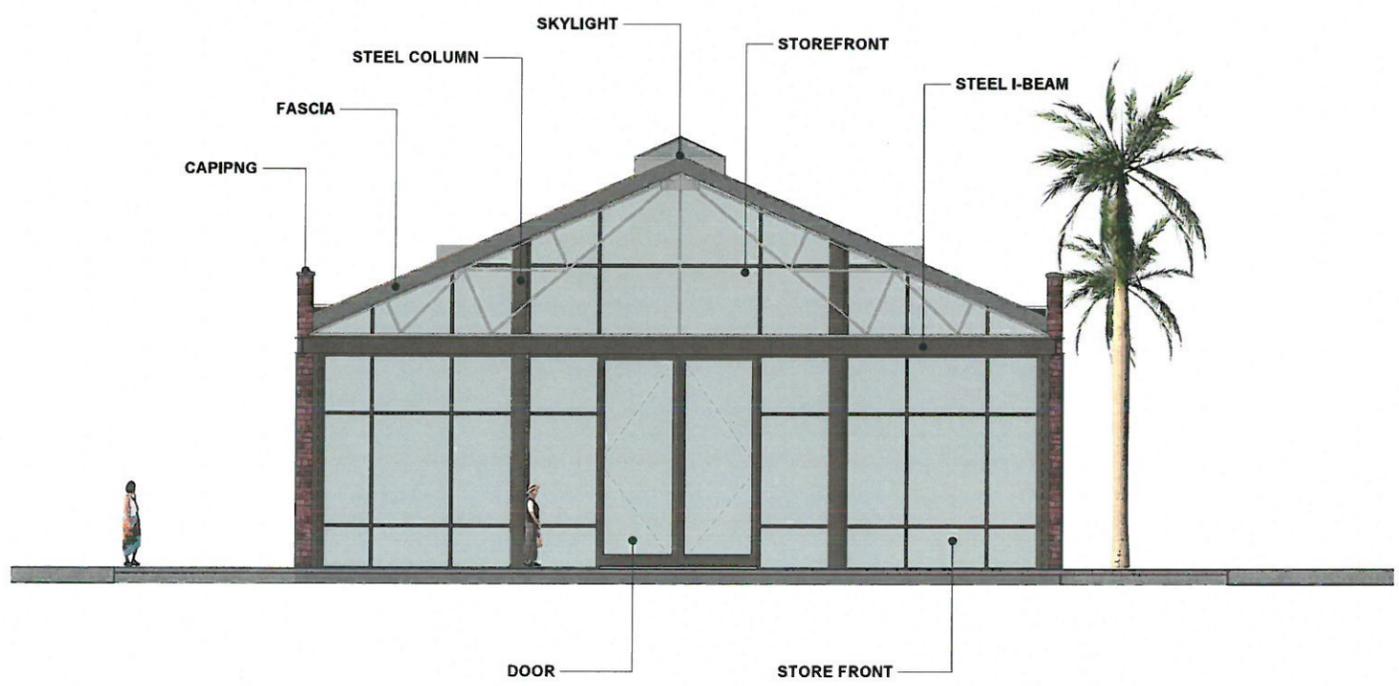
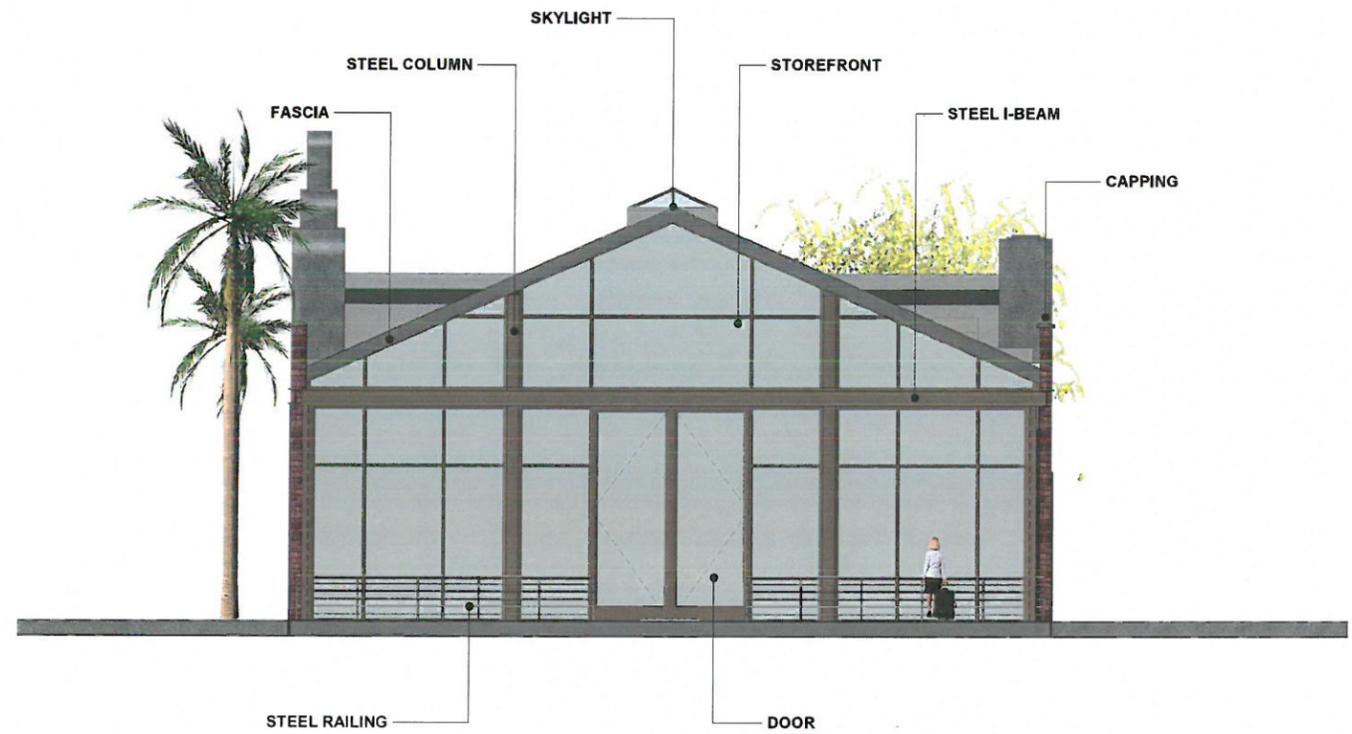
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BROADWAY BLOCK

Acres of Books West and East Elevations



KEYNOTES:

- AE1 - EXISTING FRONT FACADE - RESTORE AS ORIGINAL
- AE2 - ROOF - NEW TO MATCH ORIGINAL DESIGN
- AE3 - SKYLIGHT - NEW TO MATCH ORIGINAL DESIGN
- AE4 - STEEL TRUSS TO BE RESTORED
- AE5 - STEEL I-BEAM
- AE6 - DOOR 1
- AE7 - DOOR 2
- AE8 - EXISTING WINDOW TO BE RESTORED
- AE9 - BRICK
- AE10 - EXISTING TRUSS - REMOVED AND RELOCATED
- AE11 - GUARDRAIL
- AE12 - STEEL COLUMN
- AE13 - POLISHED CONCRETE W/ RED BRICK ACCENT
- AE14 - STOREFRONT
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- AE16 - BACK DOOR
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- AE18 - FRONT DOOR W/ STEEL FRAME ENCLOSURE

EXTERIOR FINISH

- G1 - CLEAR TEMPERED GLASS
- P1 - PAINT SHERWIN WILLIAMS - SW XXXX
- P2 - PAINT SHERWIN WILLIAMS - SW XXXX
- CL1 - BRICK SEALANT



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Acres of Books Courtyard Elevations



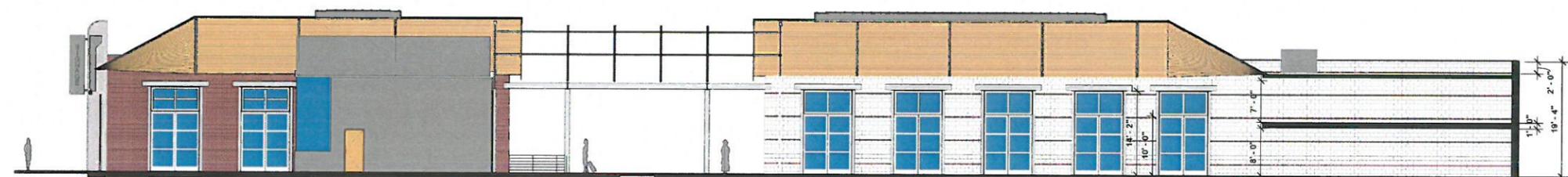
LONGITUDINAL SECTION - SOUTH

KEYNOTES:

- AE1 - EXISTING FRONT FACADE - RESTORE AS ORIGINAL
- AE2 - ROOF - NEW TO MATCH ORIGINAL DESIGN
- AE3 - SKYLIGHT - NEW TO MATCH ORIGINAL DESIGN
- AE4 - STEEL TRUSS TO BE RESTORED
- AE5 - STEEL I-BEAM
- AE6 - DOOR 1
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- AE8 - EXISTING WINDOW TO BE RESTORED
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EXTERIOR FINISH

- G1 - CLEAR TEMPERED GLASS
- P1 - PAINT SHERWIN WILLIAMS - SW XXXX
- P2 - PAINT SHERWIN WILLIAMS - SW XXXX
- CL1 - BRICK SEALANT



LONGITUDINAL SECTION - NORTH



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BROADWAY BLOCK

Acres of Books Sections

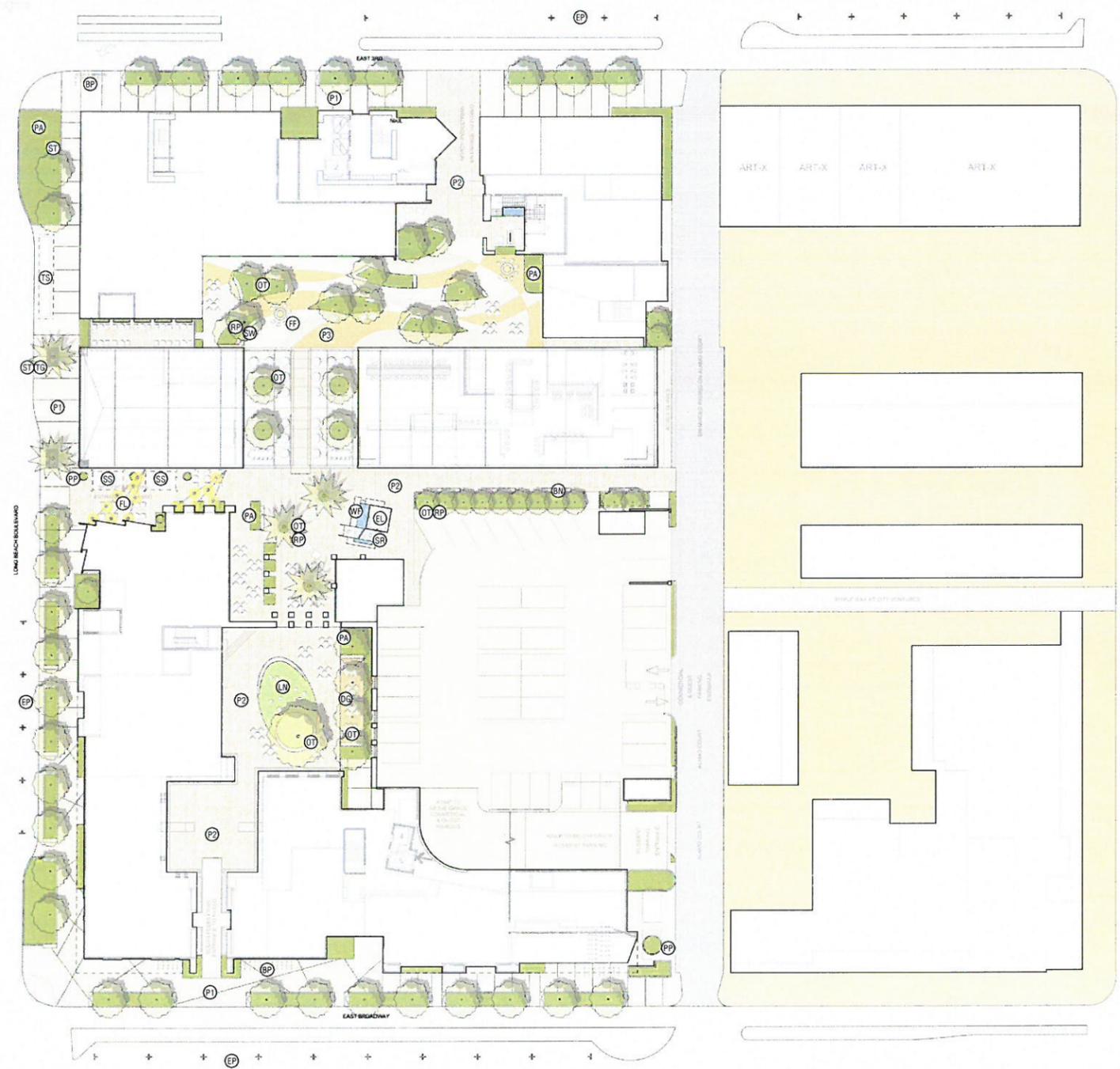
SITE PLAN REVIEW SUBMITTAL

- HARDSCAPE SCHEDULE**
- P1 PEDESTRIAN PAVING TYPE 1
PEDESTRIAN RATED PAVING, ENHANCED
 - P2 PEDESTRIAN PAVING TYPE 2
PEDESTRIAN RATED PAVING, ENHANCED
 - P3 PEDESTRIAN PAVING TYPE 3
PEDESTRIAN RATED PAVING, ENHANCED
 - P4 PEDESTRIAN PAVING TYPE 4
PEDESTRIAN RATED PAVING, ENHANCED
 - P5 PEDESTRIAN PAVING TYPE 5
PEDESTRIAN RATED PAVING, ENHANCED
 - DG DECOMPOSED GRANITE
 - WF WATER FEATURE
 - SP SPA
 - PL POOL
 - SW SEATING WALL
 - BN BENCH, TYPE 1
 - SF SITE FURNISHINGS
 - FF FIRE FEATURE
 - SS SHADE SCREEN
 - RP RAISED PLANTER
24" HT. CAST-IN-PLACE CONCRETE
 - PP PLANTER POT
 - TG TREE GRATE
 - FL FESTOON LIGHTING
- PLANTING SCHEDULE**
- ST STREET TREE
 - OT ORNAMENTAL TREE
 - PA PLANTING AREA:
50% 1 GALLON @ 24" O.C.
25% 3 GALLON 36" O.C.
25% 15 GALLON 48" O.C.
25,000 SF
 - LN LAWN
750 SF
- MISCELLANEOUS SCHEDULE**
- EP EXISTING PARKING
 - EL ELEVATOR, RE: ARCH
 - SR STAIRS, RE: ARCH
 - BP BICYCLE PARKING, RE: ARCH
 - TS TRANSIT SHELTER
 - RA RESIDENTIAL AMENITY, RE: ARCH

- CONCEPT PLANT PALETTE**
- TREES (BOTANICAL NAME / COMMON NAME)**
- STREET TREES**
- LONG BEACH BOULEVARD**
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
HANDROANTHUS CHRYSOTRICHUS / GOLDEN TRUMPET TREE
- EAST 3RD, EAST BROADWAY**
HANDROANTHUS IMPETIGINOSUS / PINK TRUMPET TREE
- ORNAMENTAL TREES**
- ACRES OF BOOKS INTERIOR COURT**
PISTACIA CHINENSIS / CHINESE PISTACHE
PROSOPIS CHILENSIS / MESQUITE
ULMUS PARVIFOLIA / CHINESE ELM
- ORNAMENTAL TREES**
GUEJERA PARVIFLORA / AUSTRALIAN WILLOW
LOPHOSTEMON CONFERTUS / BRISBANE BOX
GINKGO BILOBA / GINKGO TREE
ARBUTUS MENZIESII / MADRONE
PHOENIX DACTYLIFERA / DATE PALM
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
- SHRUBS (BOTANICAL NAME / COMMON NAME)**
- CACTUS / SUCCULENTS**
SENECIO BARBERTONICUS / SUCCULENT BUSH SENECIO
SENECIO MANDRILLICAE / BLUE FINGERS
EUPHORBIA MAURITANICA / PENCIL MILK BUSH
EUPHORBIA MYRSINITES / CREEPING SPURGE
AGAVE TEQUILA / AGAVE SPP
DUDLEYA PULVERULENTA / CHALK LIVEFOREVER
AGAVE DESMETTIANA / SMOOTH AGAVE
AGAVE PARRYI / PARRY'S AGAVE
ALOË HYBRID 'BLUE ELF' / BLUE ELF ALOË
BULBINE FRUTESCENS / ORANGE BULBINE
EUPHORBIA RIGIDA / GOPHER PLANT
AGAVE ATTENUATA / FOXTAIL AGAVE
- PERENNIALS / GROUNDCOVER**
LAVANDULA STOECHAS / SPANISH LAVENDER
LEUCOPHYLLUM FRUTESCENS / GREEN CLOUD SAGE
PHORMIUM TENAX GREEN / NEW ZEALAND FLAX
ACHILLEA 'MADONNEAN' / YARROW
ARCTOSTAPHYLOS / EMERALD CARPET MANZANITA
IRIS DOUGLASIANA / DOUGLAS IRIS
SALVIA SONOMENSIS / CREEPING SAGE
SALVIA SPIRITALEA / HUMMINGBIRD SAGE
SOLIDAGO CALIFORNICA / CALIFORNIA GOLDENROD
- SHRUBS**
ROSMARINUS OFFICINALIS / TUSCAN BLUE ROSEMARY
ACACIA REDOLENS 'DESERT CARPET' / PROSTRATE ACACIA
CEANOTHUS SPP / CALIFORNIA LILAC
ARCTOSTAPHYLOS 'SUNSET' / SUNSET MANZANITA
ARTEMISIA CALIFORNICA / COASTAL SAGEBRUSH
BACCARIS PULGARIS / COYOTE BRUSH
CEANOTHUS LEUCODERMIS / CHAPARRAL WHITEHORN
ERIOGONUM FASCICULATUM / EASTERN MOJAVE BUCKWHEAT
DIPLACUS LONGIFLORA / SOUTHERN BUSH MONKEYFLOWER
- GRASSES**
MUHLENBERGIA RIGENS / DEER GRASS
LEYMUS CONDENSATUS / CANYON PRINCE WILD RYE
MISCANTHUS SP ADAGIO DWARF / SILVERGRASS
FESTUCA GLAUCA / ELIJAH BLUE FESTUCA GLAUCA
CAREX PANSA / CALIFORNIA MEADOW SEDGE
CAREX SPISSA / SAN DIEGO SEDGE
CHONDROPETALUM TETORUM / SMALL CAPE RUSH

NOTE: THE PLANT LIST PROVIDED REPRESENTS A CONCEPTUAL PLANT PALETTE AND IS NOT INTENDED TO BE A FINAL SELECTION. IT IS THE INTENT OF THE DESIGNER TO SELECT NATIVE OR ADAPTIVE SPECIES. NO INVASIVE SPECIES ARE CONTAINED WITHIN THIS LIST. FINAL PLANTING WILL COMPLY WITH THE CITY OF LONG BEACH DOWNTOWN PLAN AND WITH WATER EFFICIENT LANDSCAPE REQUIREMENTS.

- HARDSCAPE SCHEDULE**
- P1 PAVING TYPE 1
 - P2 PAVING TYPE 2
 - P3 PAVING TYPE 3
 - DG DECOMPOSED GRANITE
 - WF WATER FEATURE
 - SW SEATING WALL
 - BN BENCH, TYPE 1
 - SF SITE FURNISHINGS
 - FF FIRE FEATURE
 - SS SHADE SCREEN
 - RP RAISED PLANTER
 - PP PLANTER POT
 - TG TREE GRATE
 - FL FESTOON LIGHTING
- PLANTING SCHEDULE**
- ST STREET TREE
 - OT ORNAMENTAL TREE
 - PA PLANTING AREA
 - LN LAWN
- MISCELLANEOUS SCHEDULE**
- EP EXISTING PARKING
 - EL ELEVATOR, RE: ARCH
 - SR STAIRS, RE: ARCH
 - BP BICYCLE PARKING, RE: ARCH
 - TS TRANSIT SHELTER



SCALE: 1' = 20'

BROADWAY BLOCK

Ground Level Landscape Plan

6.0

SITE PLAN REVIEW SUBMITTAL

8/31/2017



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HARDSCAPE SCHEDULE

- (P1)** PEDESTRIAN PAVING TYPE 1
PEDESTRIAN RATED PAVING, ENHANCED
- (P2)** PEDESTRIAN PAVING TYPE 2
PEDESTRIAN RATED PAVING, ENHANCED
- (P3)** PEDESTRIAN PAVING TYPE 3
PEDESTRIAN RATED PAVING, ENHANCED
- (P4)** PEDESTRIAN PAVING TYPE 4
PEDESTRIAN RATED PAVING, ENHANCED
- (P5)** PEDESTRIAN PAVING TYPE 5
PEDESTRIAN RATED PAVING, ENHANCED
- (DG)** DECOMPOSED GRANITE
- (WF)** WATER FEATURE
- (SP)** SPA
- (PL)** POOL
- (SW)** SEATING WALL
- (BN)** BENCH, TYPE 1
- (SF)** SITE FURNISHINGS
- (FF)** FIRE FEATURE
- (SS)** SHADE SCREEN
- (RP)** RAISED PLANTER
24" HT, CAST-IN-PLACE CONCRETE
- (PP)** PLANTER POT
- (TG)** TREE GRATE
- (FL)** FESTOON LIGHTING
- PLANTING SCHEDULE**
- (ST)** STREET TREE
- (OT)** ORNAMENTAL TREE
- (PA)** PLANTING AREA:
50% 1 GALLON @ 24" O.C.
25% 5 GALLON 36" O.C.
25% 15 GALLON 48" O.C.
25,000 SF
- (LN)** LAWN
750 SF
- MISCELLANEOUS SCHEDULE**
- (EL)** EXISTING PARKING
- (SR)** ELEVATOR, RE: ARCH
- (ST)** STAIRS, RE: ARCH
- (BP)** BICYCLE PARKING, RE: ARCH
- (TS)** TRANSIT SHELTER
- (RA)** RESIDENTIAL AMENITY, RE: ARCH

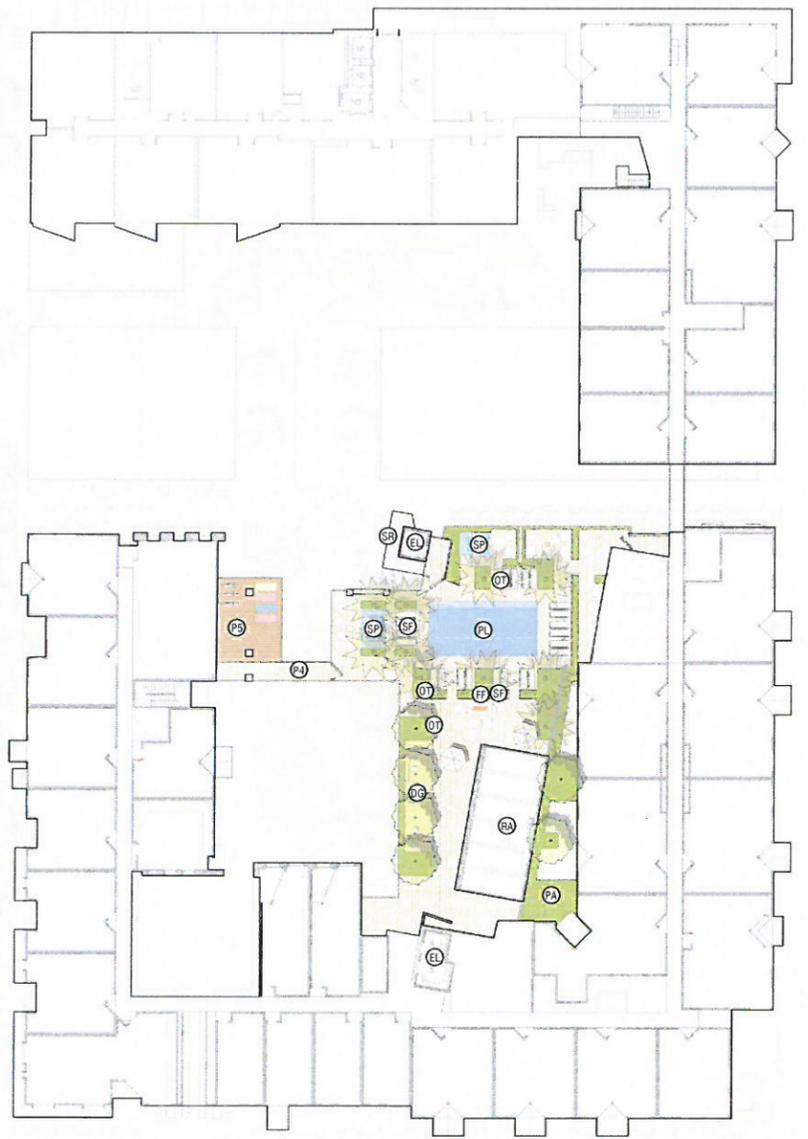
CONCEPT PLANT PALETTE

- TREES (BOTANICAL NAME / COMMON NAME)**
- STREET TREES**
- LONG BEACH BOULEVARD**
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
HANDROANTHUS CHRYSOTRICHILUS / GOLDEN TRUMPET TREE
 - EAST 3RD, EAST BROADWAY**
HANDROANTHUS IMPETIGINOSUS / PINK TRUMPET TREE
- ORNAMENTAL TREES**
- ACRES OF BOOKS INTERIOR COURT**
FISTACIA CHINENSIS / CHINESE PISTACHE
PROSOPIS CHILENSIS / MESQUITE
ULMUS PARVIFOLIA / CHINESE ELM
 - ORNAMENTAL TREES**
GELERA PARVIFLORA / AUSTRALIAN WILLOW
LOPHOSTEMON CONFERTUS / BRISBANE BOX
GINKGO BILOBA / GINKGO TREE
ARBUTUS MENZIESII / MADRONE
PHOENIX DACTYLIFERA / DATE PALM
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
- SHRUBS (BOTANICAL NAME / COMMON NAME)**
- CACTUS / SUCCULENTS**
- SENECIO BARBERTONICUS / SUCCULENT BUSH SENECIO
 - SENECIO MANDRAUSCAS / BLUE FINGERS
 - EUPHORBIA MAURITANICA / PENCIL MILK BUSH
 - EUPHORBIA MYRSINITES / CREEPING SPURGE
 - AGAVE TEQUILA / AGAVE SPP
 - DUDLEYA PLURICERATA / CHALK LIVEFOREVER
 - AGAVE DESMETTIANA / SMOOTH AGAVE
 - AGAVE PARRYI / PARRY'S AGAVE
 - ALOE HYBRID 'BLUE ELF' / BLUE ELF ALOE
 - EULBINE FRUTESCENS / ORANGE BULBINE
 - EUPHORBIA RIGIDA / GOPHER PLANT
 - AGAVE ATTENUATA / FOXTAIL AGAVE
- PERENNIALS / GROUNDCOVER**
- LAVANDULA STOECCHAS / SPANISH LAVENDER
 - LEUCOPHYLLUM FRUTESCENS / GREEN CLOUD SAGE
 - PHORMIUM TENAX GREEN / NEW ZEALAND FLAX
 - ACHILLEA 'MOONBEAM' / YARRROW
 - ARCTOSTAPHYLOS / EMERALD CARPET MANZANITA
 - IRIS DOUGLASSIANA / DOUGLAS IRIS
 - SALVIA SONOMENSIS / CREEPING SAGE
 - SALVIA SPHACEA / HUMMINGBIRD SAGE
 - SOLIDAGO CALIFORNICA / CALIFORNIA GOLDENROD
- SHRUBS**
- ROSMARINUS OFFICINALIS / TUSCAN BLUE ROSEMARY
 - ACACIA REDOLENS 'DESERT CARPET' / PROSTRATE ACACIA
 - CEANOTHUS SPP / CALIFORNIA LILAC
 - ARCTOSTAPHYLOS 'SUNSET' / SUNSET MANZANITA
 - ARTEMISIA CALIFORNICA / COASTAL SAGEBRUSH
 - BACCARIS PILLARIS / COYOTE BUSH
 - CEANOTHUS LEUCODERMIS / CHARRARRAL WHITEHORN
 - ERIOGONUM FASCICULATUM / EASTERN MOJAVE BUCKWHEAT
 - DIPLOCLADUS LONGIFLORA / SOUTHERN BUSH MONKEYFLOWER
- GRASSES**
- MUHLENBERGIA RIGENS / DEER GRASS
 - LEYMUS CONDENSATUS / CANYON PRINCE WILD RYE
 - MISCANTHUS SP ADAGIO DWARF / SILVERGRASS
 - FESTUCA GLAUCA / ELIJAH BLUE FESTUCA GLAUCA
 - CAREX PANSA / CALIFORNIA MEADOW SEDGE
 - CAREX SPISSA / SAN DIEGO SEDGE
 - CHONDROPETALUM TETTORUM / SMALL CAPE RUSH

NOTE: THE PLANT LIST PROVIDED REPRESENTS A CONCEPTUAL PLANT PALETTE AND IS NOT INTENDED TO BE A FINAL SELECTION. IT IS THE INTENT OF THE DESIGNER TO SELECT NATIVE OR ADAPTIVE SPECIES. NO INVASIVE SPECIES ARE CONTAINED WITHIN THIS LIST. FINAL PLANTING WILL COMPLY WITH THE CITY OF LONG BEACH DOWNTOWN PLAN AND WITH WATER EFFICIENT LANDSCAPE REQUIREMENTS.

HARDSCAPE SCHEDULE

- (P4)** PAVING TYPE 4
- (P5)** PAVING TYPE 5
- (DG)** DECOMPOSED GRANITE
- (SP)** SPA
- (PL)** POOL
- (SF)** SITE FURNISHINGS
- (FF)** FIRE FEATURE
- PLANTING SCHEDULE**
- (OT)** ORNAMENTAL TREE
- (PA)** PLANTING AREA
- MISCELLANEOUS SCHEDULE**
- (EL)** ELEVATOR, RE: ARCH
- (ST)** STAIRS, RE: ARCH
- (RA)** RESIDENTIAL AMENITY, RE: ARCH



SCALE: 1' = 20'

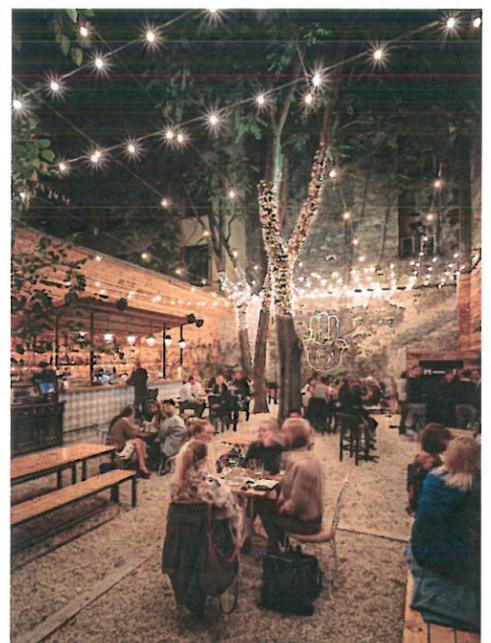
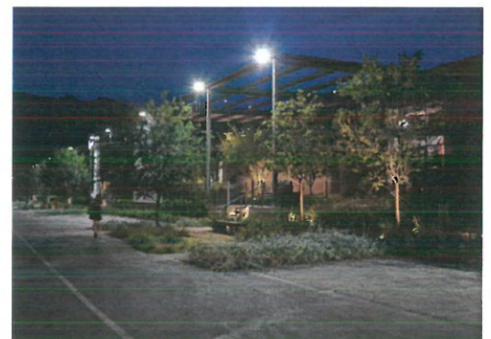
BROADWAY BLOCK

Level 3 Landscape Plan

6.1



IF SHEET IS SMALLER THAN 42" X 30" IT IS A REDUCED SIZE PRINT



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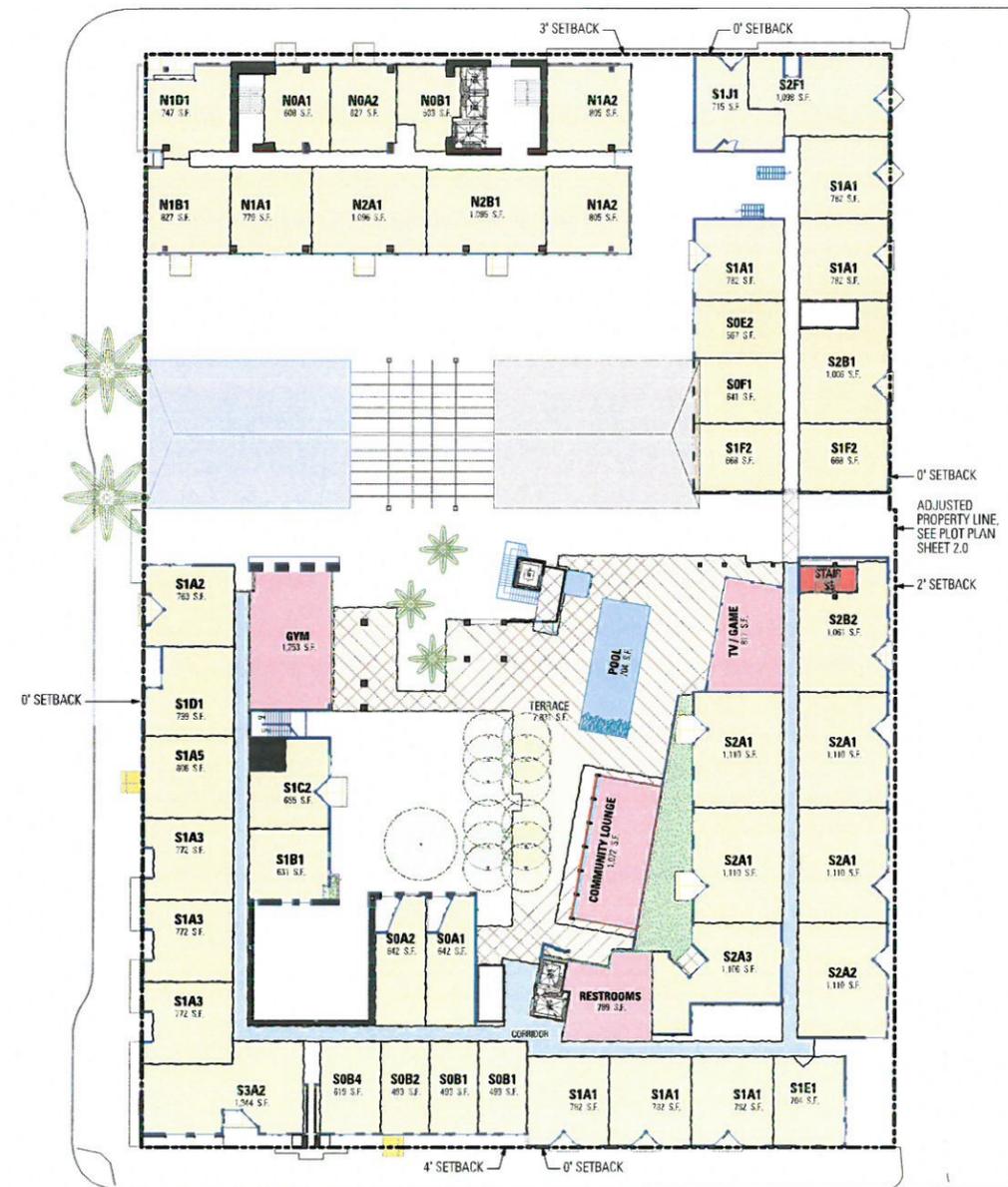
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 THESE IMAGES ARE FROM OTHER BUILT PROJECTS AND ARE USED FOR INSPIRATION FOR THE COURTYARD & PAVED LANDSCAPE DESIGN. THE LANDSCAPE DESIGN WILL NOT EXACTLY REPLICATE THESE SPACES, BUT MAY SHARE SOME OF THE ELEMENTS AND CONCEPTS SHOWN IN THESE PHOTOS.

BROADWAY BLOCK

Landscape Inspiration Images

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Street Wall Diagram

1" = 20'

BROADWAY BLOCK

Street Wall

7.3



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