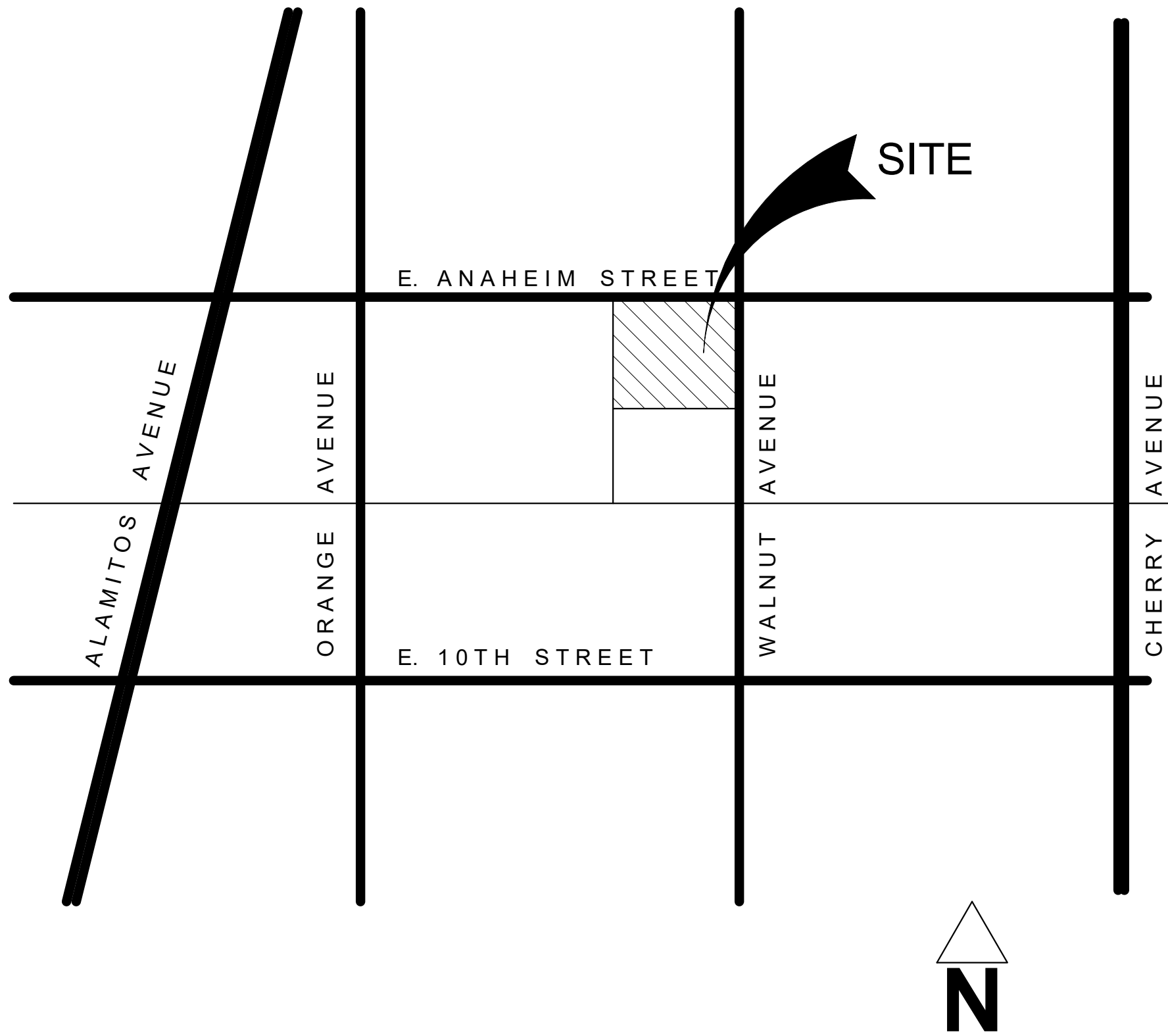




ANAHEIM and WALNUT



0	COVER SHEET
1	SITE PLAN
2	LEVEL ONE FLOOR PLAN
3	LEVEL TWO FLOOR PLAN
4	LEVEL THREE FLOOR PLAN
5	LEVEL FOUR FLOOR PLAN
6	LEVEL FIVE FLOOR PLAN
7	ROOF PLAN
8	UNIT PLANS
9	ELEVATIONS
10	ELEVATIONS
11	INTERIOR COURTYARD ELEVATIONS
12	BUILDING SECTIONS
13	PERSPECTIVES
14	PERSPECTIVES
15	PERSPECTIVES
16	PERSPECTIVES OF OUTDOOR TERRACE
17	AERIAL VIEWS
LP-1	PRELIMINARY LANDSCAPE PLAN
LP-2	PRELIMINARY LANDSCAPE PLAN
TCC-1	CLINIC FLOOR PLAN
TCC-2	ENLARGED COURTYARD PLAN

PROJECT NO:	2017-40125
DATE ISSUED:	04-01-19
SCALE:	12" = 1'-0"

SHEET NUMBER:	0
SHEET TITLE:	

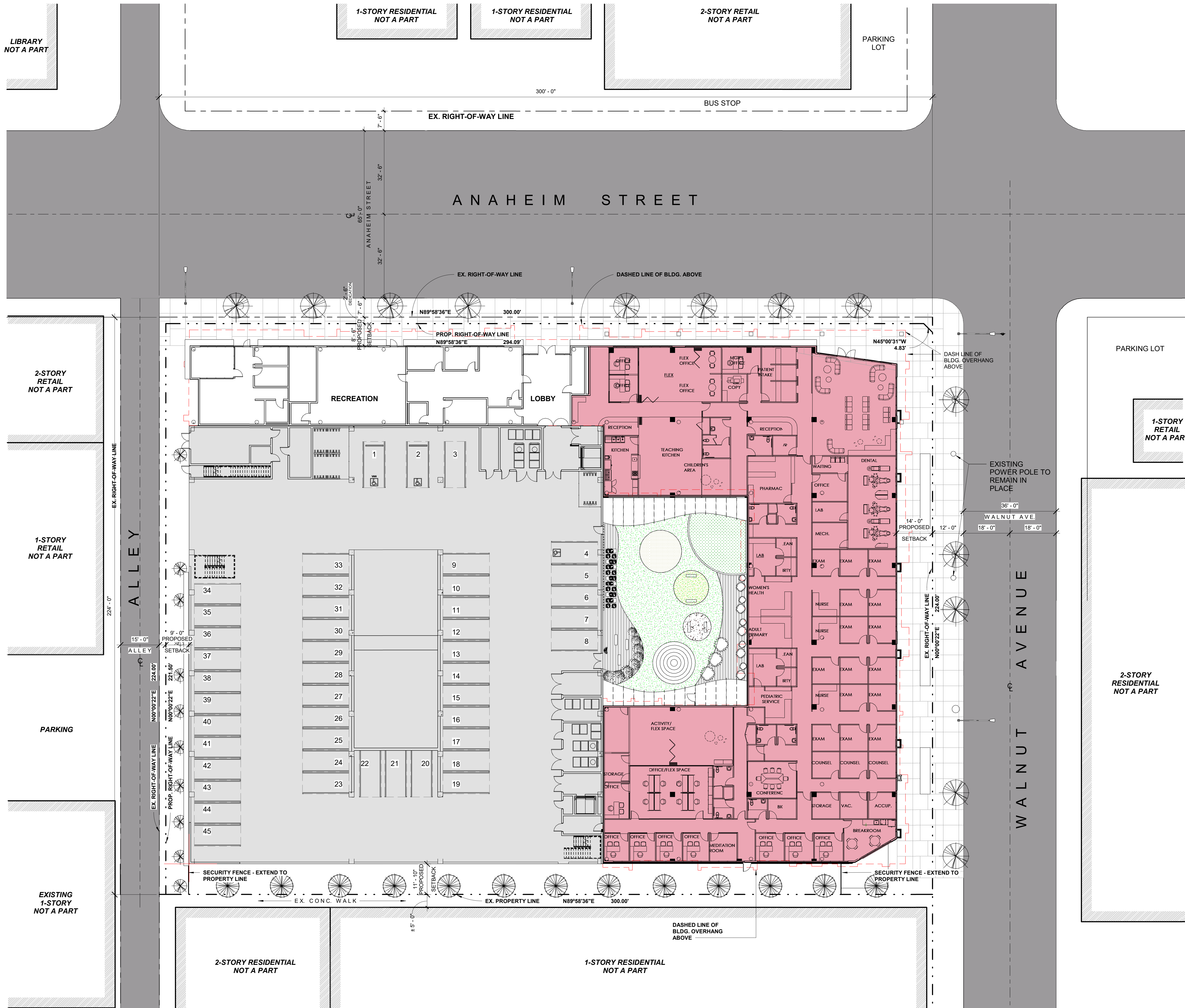
COVER SHEET



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PROJECT SUMMARY

ACREAGE 1.54 ACRES
DENSITY 57 du/ac
TOTAL UNITS 88

4-STORIES RESIDENTIAL OVER 1 LEVEL OFFICE
3-STORY PARKING GARAGE WITH PARTIAL 4TH FLOOR OUTDOOR TERRACE

GROUND FLOOR AND PARKING GARAGE

CONSTRUCTION TYPE IA

BASIC ALLOWABLE HEIGHT AND AREA: UNLIMITED

ABOVE PODIUM - R2

CONSTRUCTION TYPE VA

BASIC ALLOWABLE AREA: 48,000 S.F.

ALLOWABLE STORIES ABOVE GRADE: 4

ALLOWABLE BUILDING HEIGHT: 70'

SIDE YARD INCREASE AND FIRE WALL SEPARATIONS WILL BE UTILIZED FOR THIS PROJECT.

PARKING SUMMARY

*PROPOSED PARKING IS IN ACCORDANCE WITH THE PARKING DEMAND ANALYSIS FOR THE ANAHEIM & WALNUT PROJECT BY LLG ENGINEERS.

*RESIDENTIAL PARKING:

1-BEDROOM	0.75 SP/UNIT	24
2-BEDROOM	1.14 SP/UNIT	36
3-BEDROOM	1.50 SP/UNIT	36
		96 STALLS

*CLINIC/WELLNESS PARKING:

	3.3 SP/KSF	60 STALLS
--	------------	------------------

TOTAL

156 STALLS

156 PARKING STALLS PROVIDED - REQUIRES SIX (6) ACCESSIBLE STALLS - (1 VAN STALL AND 5 STANDARD SIZE STALLS REQ'D.), PER TABLE 11B-208.2

REQUIRES (7) ELECTRIC VEHICLE CHARGING SPACES (EVCS) - (4 STALLS REQ'D. FOR NON-RESIDENTIAL PORTION, PER CA GREEN BLDG. CODE TBL. 5.106.5.3.3, AND 3 STALLS REQ'D. FOR RESIDENTIAL PORTION - 3% OF TOTAL CBC 4.106.4.2)

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
CLINIC / WELLNESS	45	15	0	60
RESIDENTIAL	0	40	56	96
	45	55	56	156

PARKING LEGEND

STREET LEVEL

COMMERCIAL OFFICE	1,100 SF
RES. LEASING OFFICE	1,200 SF
RECREATION / LOBBY	2,264 SF
CLINIC	10,036 SF
WELLNESS	8,100 SF

TOTAL 22,700 SF

RESIDENTIAL

LEVEL 2	23,414 SF
LEVEL 3	23,414 SF
LEVEL 4	23,414 SF
LEVEL 5	23,414 SF

TOTAL 93,656 SF

UNIT TYPES 1 BEDRM. 2 BEDRM. 3 BEDRM.

LEVEL 2	8	8	6
LEVEL 3	8	8	6
LEVEL 4	8	8	6
LEVEL 5	8	8	6

SUBTOTAL 32 32 24

TOTAL UNITS = 88

UNIT TYPE	SQ.FT.	EXT. DECK - SQ.FT.
1-BEDROOM	608 SF	DECK - 00 SF
2-BEDROOM	875 SF	DECK - 19 SF
3-BEDROOM	1,093 SF	DECK - 18 SF
3-BEDROOM INSIDE CORNER	1,349 SF	DECK - 73 SF
3-BEDROOM OUTSIDE CORNER	1,282 SF	DECK - 65 SF

SITE PLAN

1/16" = 1'-0"



ANAHEIM STREET AND WALNUT AVENUE

LONG BEACH CALIFORNIA

PROJECT NO: 2017-40125
DATE ISSUED: 04-01-19
SCALE: As indicated

SHEET NUMBER: 1
SHEET TITLE:

SITE PLAN

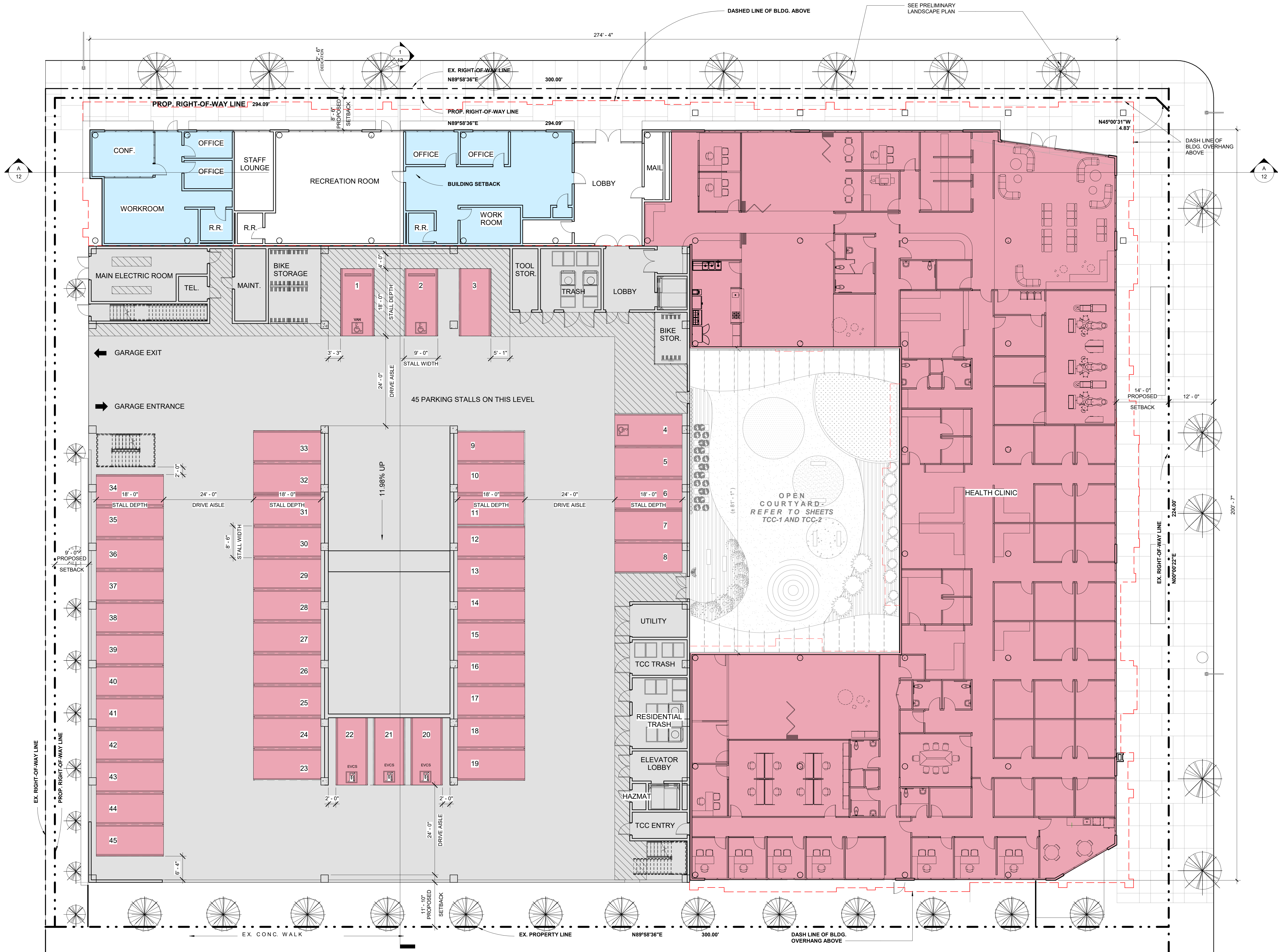


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PARKING LEGEND

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
CLINIC / WELLNESS	45	15	0	60
RESIDENTIAL	0	40	56	96
	45	55	56	156



LEVEL 1 - PLAN

3/32" = 1'-0"

1" = 8' 16' 24'



ANAHEIM STREET AND WALNUT AVENUE

LONG BEACH CALIFORNIA

PROJECT NO: 2017-40125
DATE ISSUED: 04-01-19
SCALE: As indicated

SHEET NUMBER: 2
SHEET TITLE:

LEVEL ONE FLOOR PLAN



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PROJECT NO: 2017-40125
DATE ISSUED: 04-01-19
SCALE: As indicated

SHEET NUMBER: 3
SHEET TITLE:

LEVEL TWO FLOOR PLAN

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
CLINIC / WELLNESS	45	15	0	60
RESIDENTIAL	0	40	56	96
	45	55	56	156



LEVEL 2 - PLAN

3/32" = 1'-0"

1" = 8' 16' 24'

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
CLINIC / WELLNESS	45	15	0	60
RESIDENTIAL	0	40	56	96
	45	55	56	156



LEVEL 3 - PLAN

ANAHEIM STREET AND WALNUT AVENUE

LONG BEACH CALIFORNIA

PROJECT NO: 2017-40125
DATE ISSUED: 04-01-19
SCALE: As indicated

SHEET NUMBER: 4
SHEET TITLE:

LEVEL THREE FLOOR PLAN

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PROJECT NO: 2017-40125
DATE ISSUED: 04-01-19
SCALE: 3/32" = 1'-0"

SHEET NUMBER: 5
SHEET TITLE:

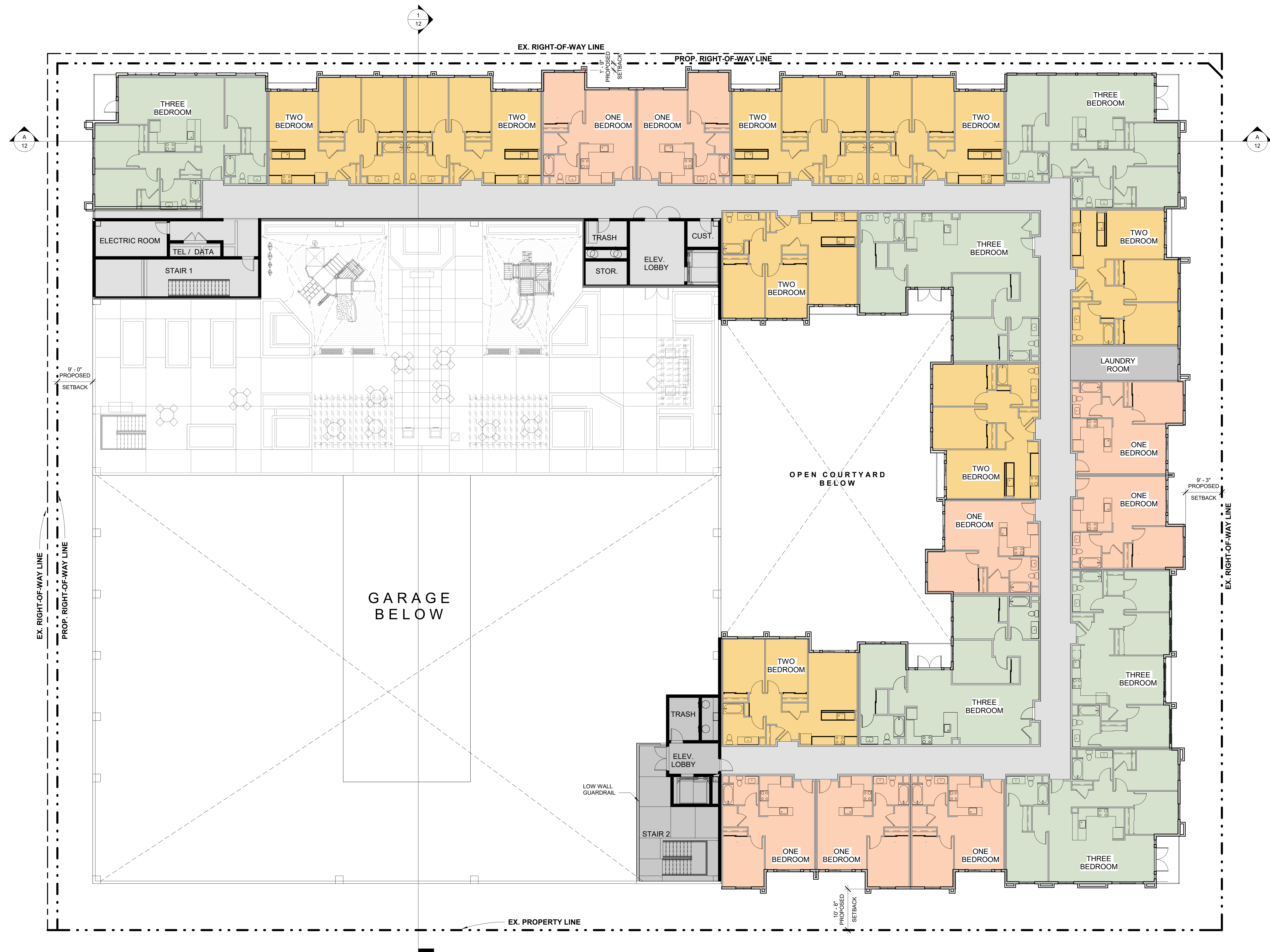
LEVEL FOUR FLOOR PLAN



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LEVEL 5 - PLAN

3/32" = 1'-0"

1' 8' 16' 24'



ANAHEIM STREET AND WALNUT AVENUE

LONG BEACH CALIFORNIA

PROJECT NO: 2017-40125
DATE ISSUED: 04-01-19
SCALE: 3/32" = 1'-0"

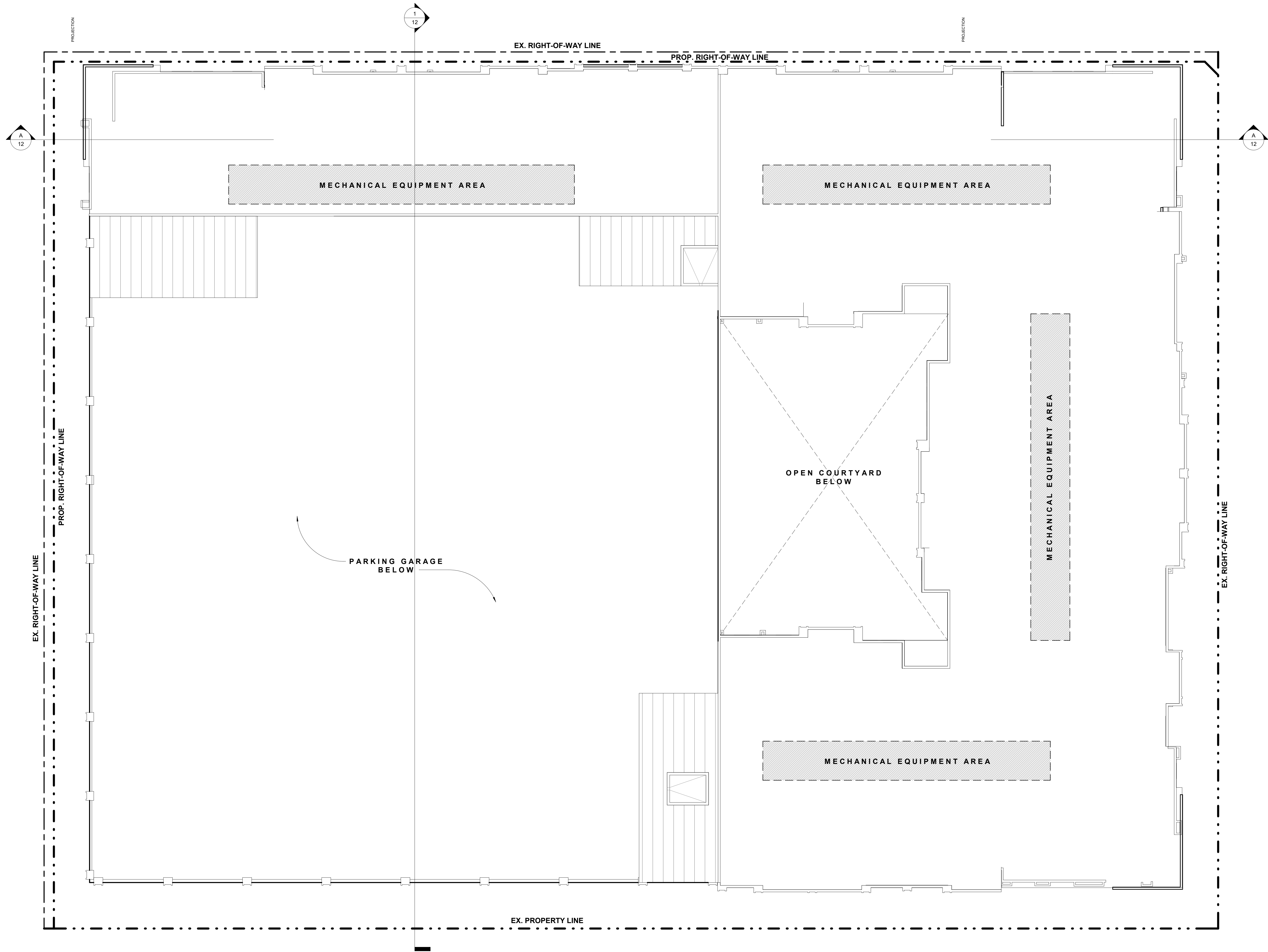
SHEET NUMBER: 6
SHEET TITLE:

LEVEL FIVE FLOOR
PLAN



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ROOF - PLAN

3/32" = 1'-0"

1' 8' 16' 24'



ANAHEIM STREET AND WALNUT AVENUE

LONG BEACH CALIFORNIA

PROJECT NO: 2017-40125
DATE ISSUED: 04-01-19
SCALE: 3/32" = 1'-0"

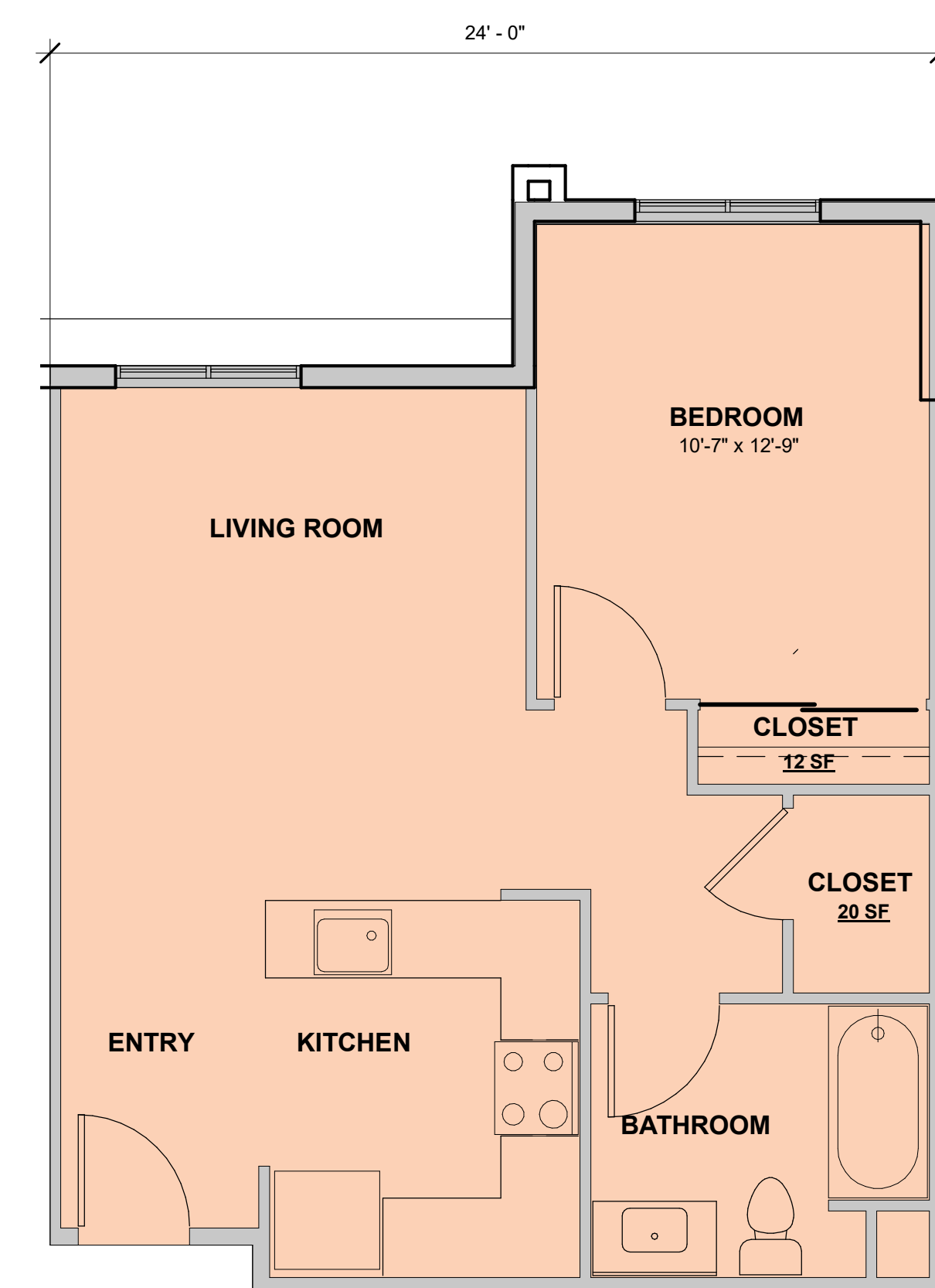
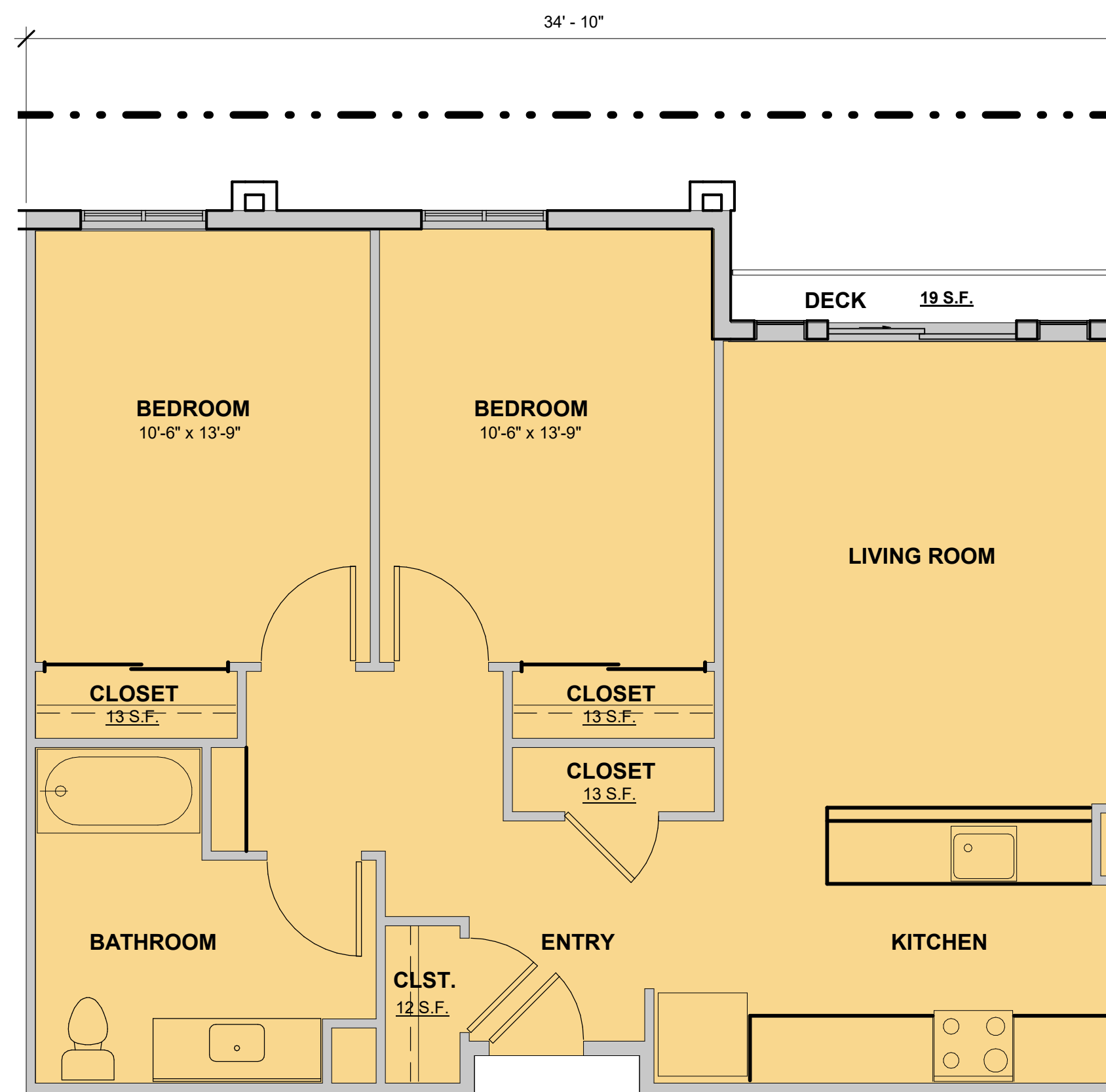
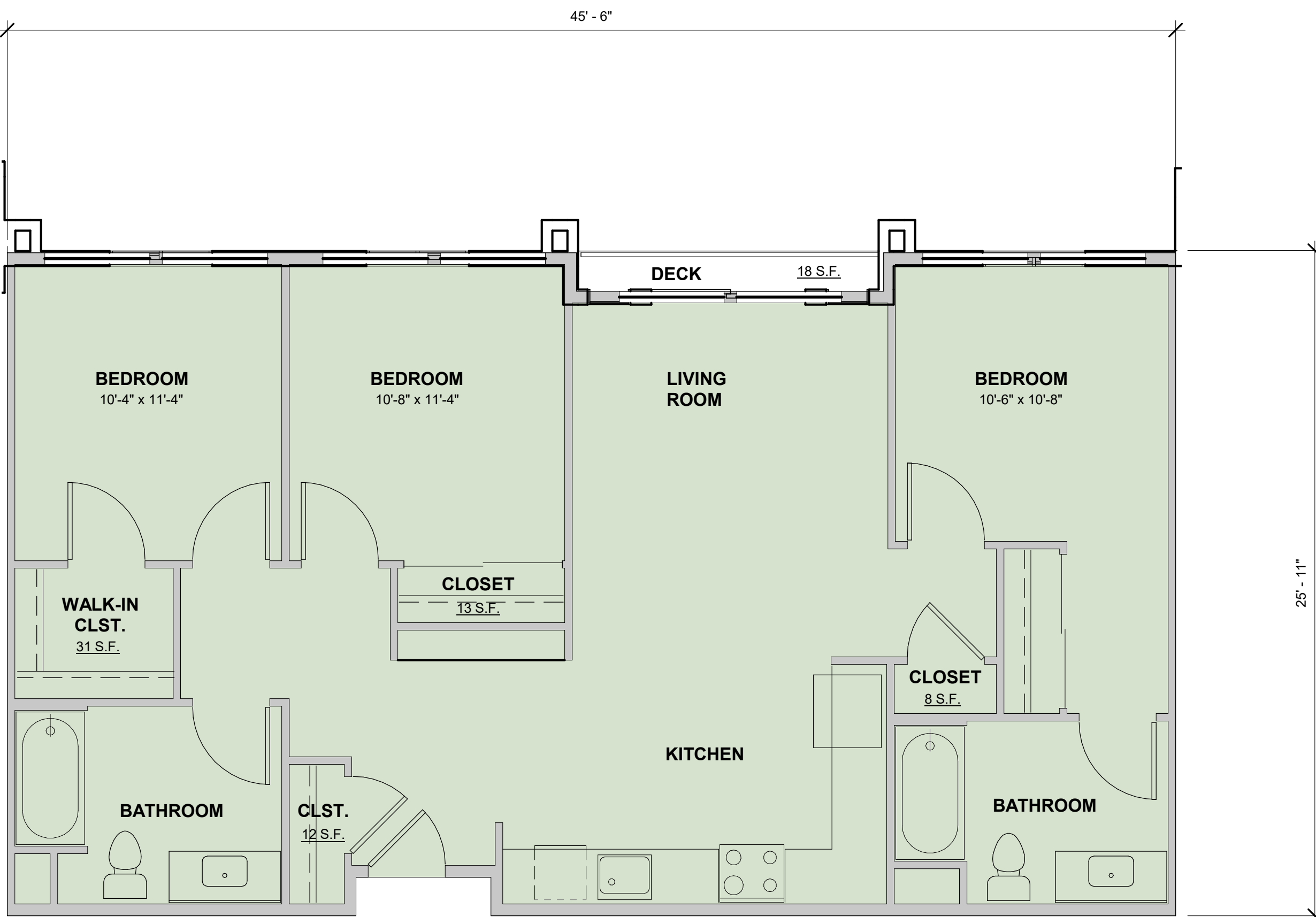
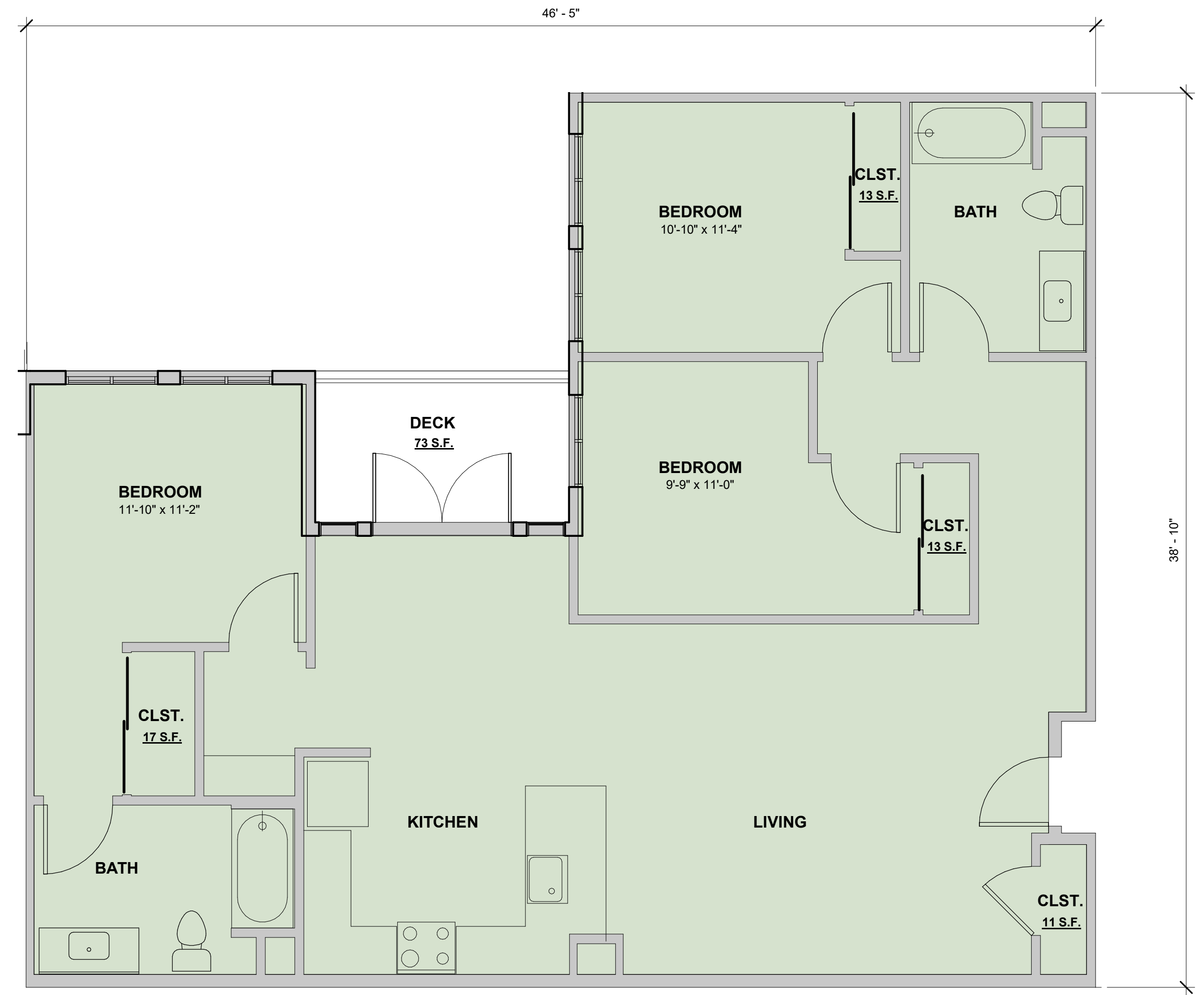
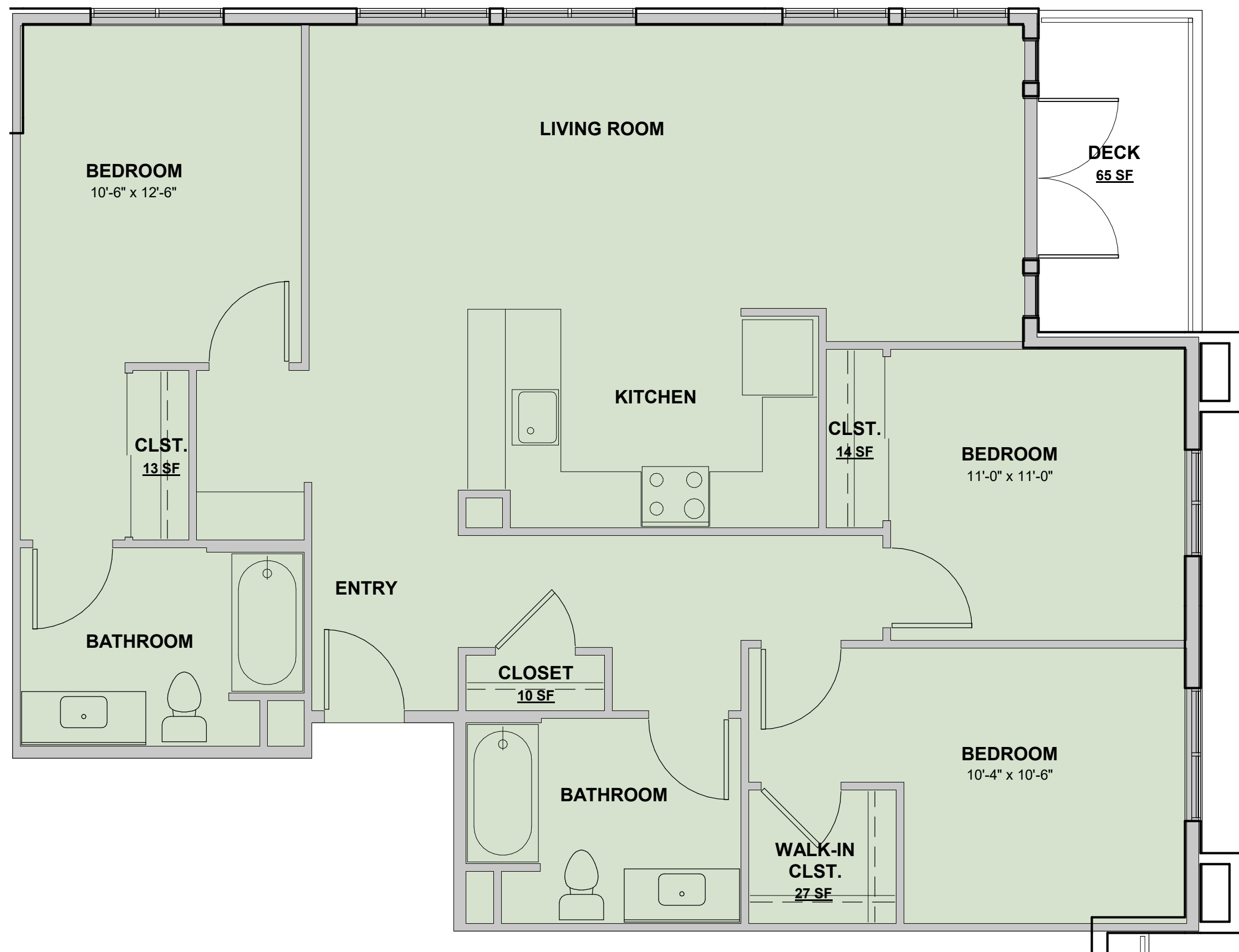
SHEET NUMBER: 7
SHEET TITLE:

ROOF PLAN



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ANAHEIM STREET AND WALNUT AVENUE

LONG BEACH CALIFORNIA

PROJECT NO: 2017-40125
DATE ISSUED: 04-01-19
SCALE: 1/4" = 1'-0"

SHEET NUMBER: 8
SHEET TITLE:

UNIT PLANS





WEST ELEVATION

3/32" = 1'-0"

8' 16' 24'



EAST ELEVATION

3/32" = 1'-0"

8' 16' 24'

ANAHEIM STREET AND WALNUT AVENUE

LONG BEACH CALIFORNIA

PROJECT NO: 2017-40125
DATE ISSUED: 04-01-19
SCALE: As indicated

SHEET NUMBER: 10
SHEET TITLE:

ELEVATIONS



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WEST COURTYARD ELEV.

3/32" = 1'-0"

8' 16' 24'



SOUTH COURTYARD ELEV.

3/32" = 1'-0"

8' 16' 24'



NORTH COURTYARD ELEV.

3/32" = 1'-0"

8' 16' 24'



EAST COURTYARD ELEV.

3/32" = 1'-0"

8' 16' 24'



NORTH PERSPECTIVE VIEW



PERSPECTIVE VIEW FROM THE WELLNESS CENTER



SOUTHWEST PERSPECTIVE VIEW



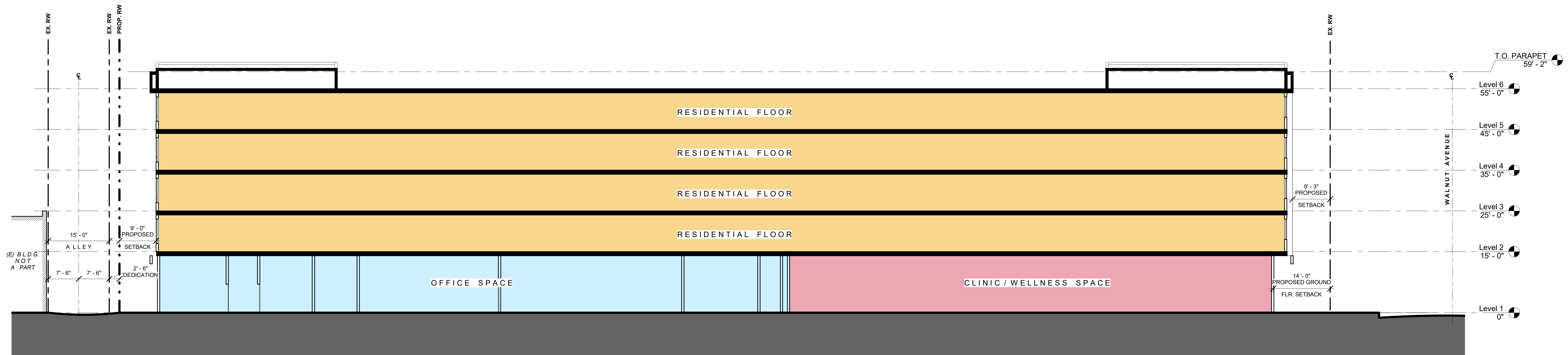
BIRD'S-EYE VIEW



BUILDING SECTION B

3/32" = 1'-0"

8' 16' 24'



BUILDING SECTION A

3/32" = 1'-0"

8' 16' 24'

ANAHEIM STREET AND WALNUT AVENUE

LONG BEACH CALIFORNIA

PROJECT NO: 2017-40125
DATE ISSUED: 04-01-19
SCALE: 3/32" = 1'-0"

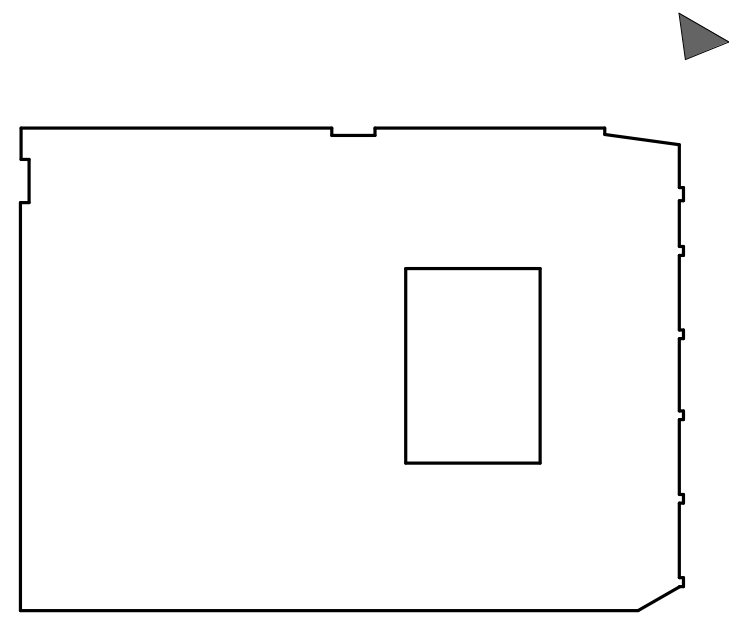
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SHEET TITLE:

BUILDING SECTIONS



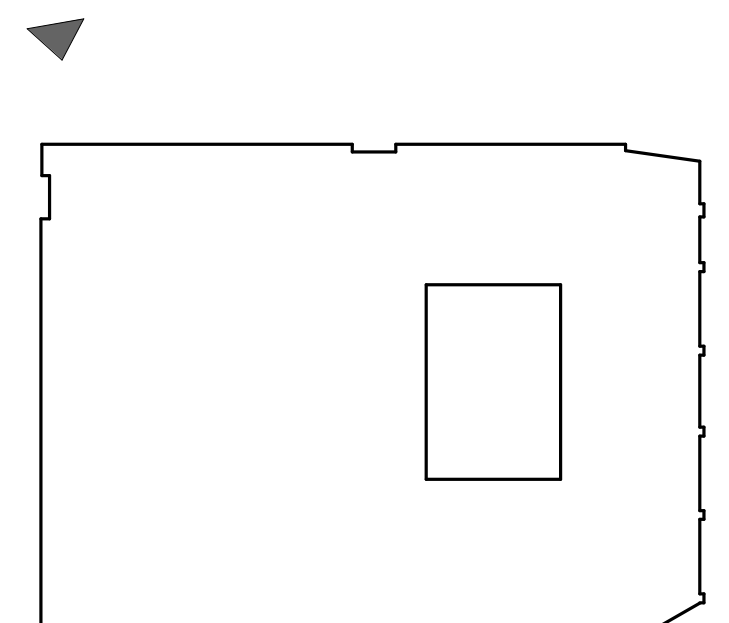
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NORTHEAST PERSPECTIVE

N.T.S.



SOUTHEAST PERSPECTIVE

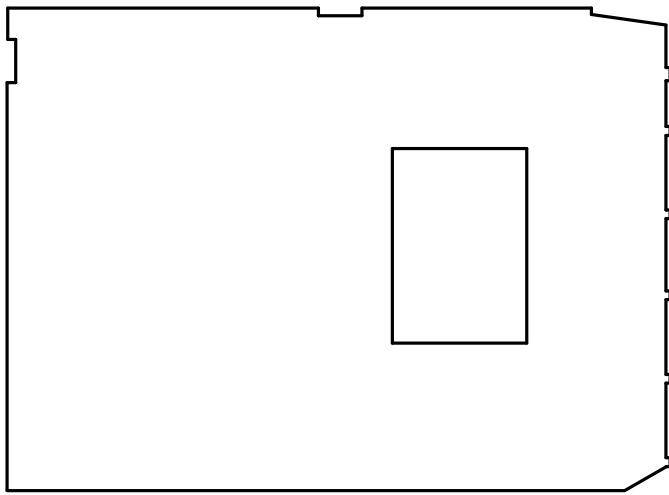
N.T.S.

PROJECT NO:	2017-40125
DATE ISSUED:	04-01-19
SCALE:	1" = 80'-0"
SHEET NUMBER:	13
SHEET TITLE:	PERSPECTIVES



PARKING PERSPECTIVE

N.T.S.



ANAHEIM STREET AND WALNUT AVENUE

LONG BEACH CALIFORNIA

PROJECT NO:	2017-40125
DATE ISSUED:	04-01-19
SCALE:	1" = 80'-0"

SHEET NUMBER:	14
SHEET TITLE:	

PERSPECTIVE



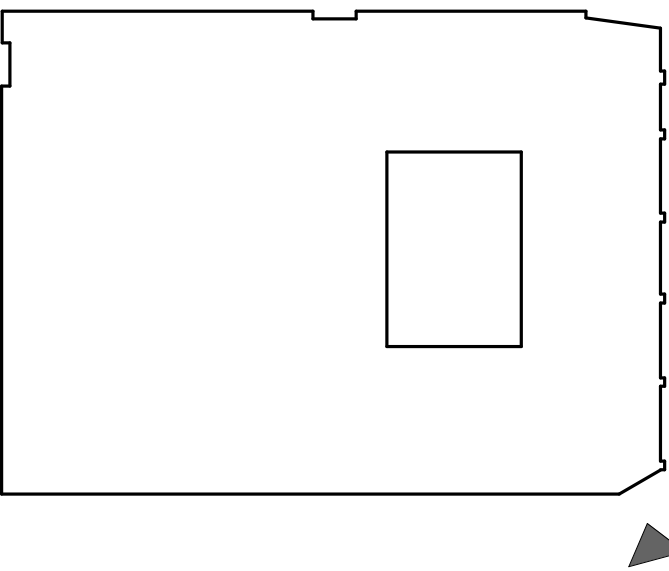
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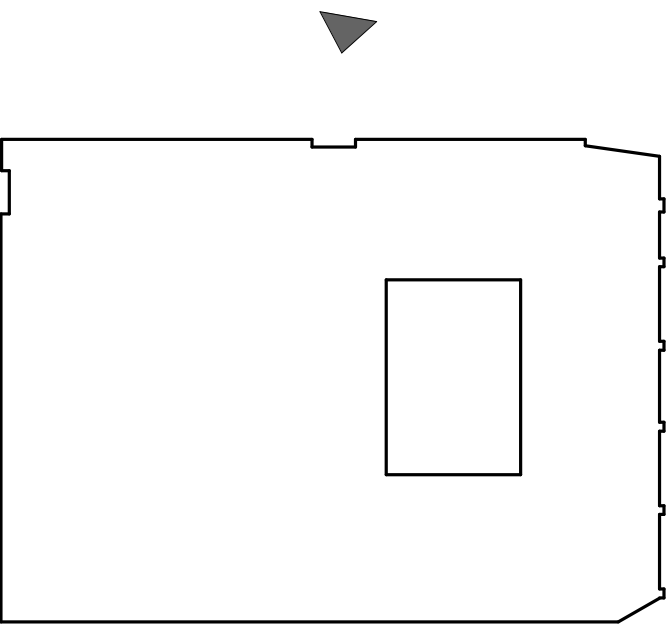
NORTHWEST PERSPECTIVE

N.T.S.



LOBBY ENTRANCE PERSPECTIVE

N.T.S.



ANAHEIM STREET AND WALNUT AVENUE

LONG BEACH CALIFORNIA

PROJECT NO:	2017-40125
DATE ISSUED:	04-01-19
SCALE:	1" = 80'-0"
SHEET NUMBER:	15
SHEET TITLE:	

PERSPECTIVES



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PERSPECTIVE OF OUTDOOR TERRACE -VIEW 1



PERSPECTIVE OF OUTDOOR TERRACE -VIEW 2



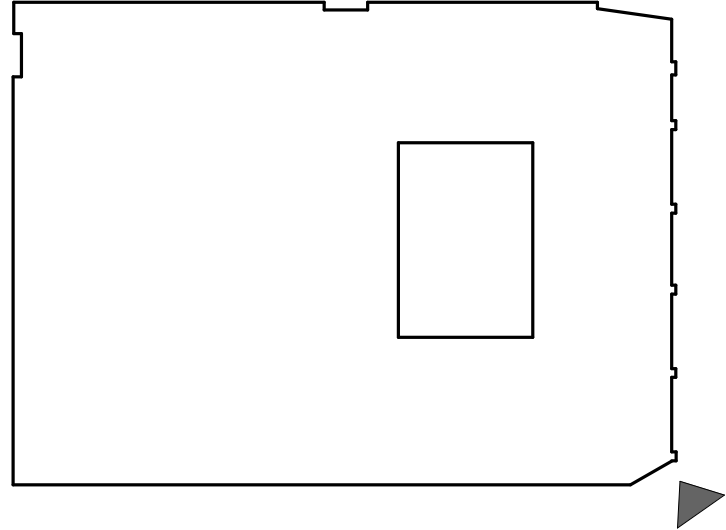
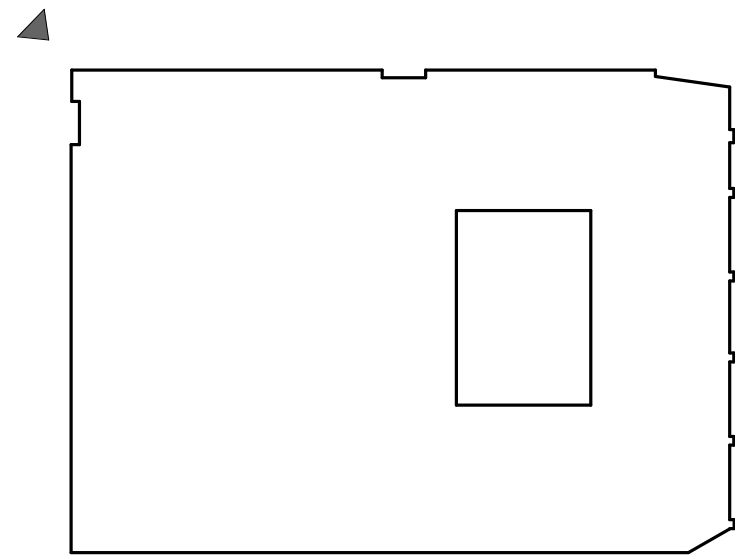
PERSPECTIVE OF OUTDOOR TERRACE-VIEW 3



NORTHWEST AERIAL



SOUTHWEST AERIAL



ANAHEIM STREET AND WALNUT AVENUE

LONG BEACH CALIFORNIA

PROJECT NO:	2017-40125
DATE ISSUED:	04-01-19
SCALE:	1" = 80'-0"
SHEET NUMBER:	17
SHEET TITLE:	

AERIAL VIEWS

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PRELIMINARY PLANT LIST
WESTERN - ZONE 22 WUCOLS REGION - 3

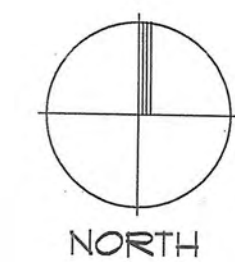
SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	SPACING	WUCOLS
TREES				
Anaheim Street				
	Geijera parviflora	Australian Willow	24" Box	Per Plan
	OR	Quercus virginiana	Southern Live Oak	24" Box
Walnut Ave.				
	Chitalpa tashkentensis	Chitalpa	24" Box	Per Plan
	OR	Lagerstroemia hybrid 'Muskogee'	Muskogee Crape Myrtle	24" Box
Alley				
	Acacia aneura	Mulga	24" Box	Per Plan
	OR	Lophostemon confertus	Brisbane Box	24" Box
	Cupressus sempervirens 'Tiny Towers'	Tiny Tower Cypress	24" Box	Per Plan
South Property Boundary				
	Pinus eldarica	Afghan Pine	24" Box	Per Plan
Building Facing North				
	Prunus caroliniana	Carolina Laurel Cherry	24" Box	Per Plan
Building Facing East				
	Laurus nobilis	Sweet Bay	24" Box	Per Plan
Podium Trees				
	Olea europaea 'Swan Hill'	Fruitless Swan Hill Olive	36" Box	Per Plan
	Arbutus 'Marina'	Marina Arbutus	36" Box	Per Plan
	Magnolia grandiflora 'Samuel Sommer'	Samuel Sommer Southern Mag.	36" Box	Per Plan
Shrubs / Groundcover				
	Agave attenuata	Foxtail Agave	5 Gal	30" O.C.
	Aloe ferox	Cape aloe	5 Gal	36" O.C.
	Anigozanthus flavivirens red	Giant Red Kangaroo Paw	5 Gal	18" O.C.
	Callistemon 'Little John'	Little John Bottle Brush	5 Gal	24" O.C.
	Carex divulsa	Berkeley Sedge	1 Gal	18" O.C.
	Bulbine 'Hellmark'	Orange Stalked Bulbine	1 Gal	12" O.C.
	Bougainvillea 'La Jolla'	Bougainvillea	5 Gal	36" O.C.
	Dietes bicolor	Fortnight Lily	1 Gal	24" O.C.
	Ligustrum J. texanum	Japanese Privet	5 Gal	30" O.C.
	Lantana 'Spreading Gold'	Gold Lantana	1 Gal	36" O.C.
	Laurus nobilis	Sweet Bay	5 Gal	30" O.C.
	Muhlenbergia dubia	Pine Muhly	1 Gal	18" O.C.
	Myrtus Communis 'Compacta'	True Myrtle	5 Gal	24" O.C.
	Nepeta x. faassenii	Catmint	1 Gal	24" O.C.
	Phormium 'Maori Queen'	Maori Queen Flax	15 Gal	36" O.C.
	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal	24" O.C.
	Rosa Floribunda 'Lvin Easy'	Lvin Easy Floribunda Rose	5 Gal	30" O.C.
	Rosa Floribunda 'Iceburg'	Iceburg Floribunda Rose	5 Gal	30" O.C.
	Rosa 'Graham Thomas'	English Shrub Rose	5 Gal	30" O.C.
	Rosa 'Ginger Snap'	Ginger Snap Floribunda Rose	5 Gal	30" O.C.
	Senecio mandraliscae	Kalmia	1 Gal	12" O.C.
	Sesleria autumnalis	Autumn moor Grass	1 Gal	18" O.C.
Vines				
	Macfadyena unguis-cati	Cat's Claw	1 Gal	Per Plan
	Distictus buccinatoria 'Rivers'	Purple Trumpet Vine	5 Gal	Per Plan
	4" deep mulch over weed barrier.			

Landscape Planting Notes:

- All landscape areas shall conform to The City of Long Beach Landscape Standards.
- Landscape areas shall be maintained by the owner.
- Trees located within five (5) feet of any paved surface shall be provided with root barriers.
- Shrub and groundcover areas shall have 3" deep, 1-2" Shredded bark.
- Final Street Tree selections will be reviewed by Jerry Rowland City of Long Beach Public Works.

Irrigation Notes:

- Irrigation to be provided in accordance with City of Long Beach Irrigation standards.
- Permanent automatic irrigation systems shall be provided for all landscape areas. An irrigation system shall be provided as required for proper irrigation using weather based 'Smart' controller. The system defines hierarchy of landscape spaces or zones, and relates to type of plant material used. The system will use drip in-line tubing for shrub and groundcover areas, bubblers will be used to irrigate small planter areas and hedges at base of building. Trees will have separate valves from shrub/groundcover areas. Irrigation design will conform to the State of California Water Efficient Landscape Ordinance AB 1881.



ANAHEIM STREET AND WALNUT AVENUE

LONG BEACH CALIFORNIA

PROJECT NO: 2017-40125
DATE ISSUED: 04.01.2019
SCALE: 1" = 20'-0"

SHEET NUMBER: LP-1
SHEET TITLE:

PRELIMINARY
LANDSCAPE PLAN

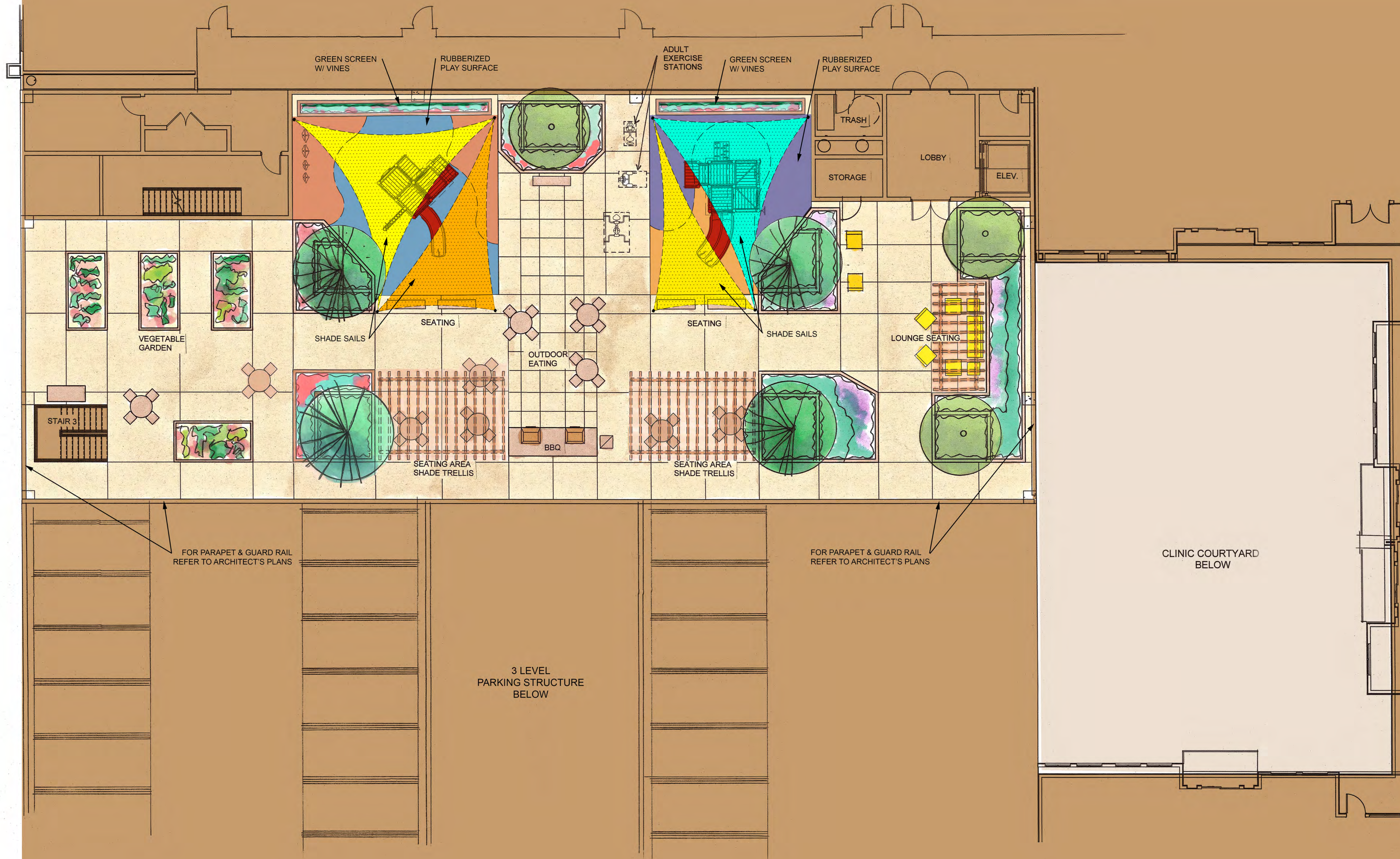
SITE
design studio inc.

180 EAST MAIN ST., STE. 208
TUSTIN, CA 92780
Ph: 714.426.0248 Fax: 714.426.0255

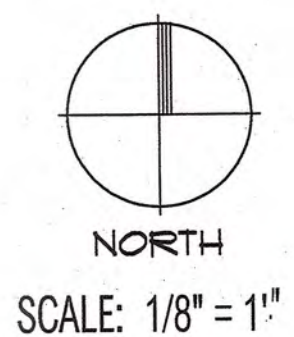
3 MACARTHUR PLACE, SUITE 850 SANTA ANA, CA 92701
TEL: 949.338.3380 WWW.SVA-ARCHITECTS.COM

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ALLEY BELOW



TERRACE AT 4TH LEVEL



ANAHEIM STREET AND WALNUT AVENUE

LONG BEACH CALIFORNIA

PROJECT NO: 2017-40125
DATE ISSUED: 04.01.2019
SCALE: 1/8" = 1'-0"

SHEET NUMBER: LP-2
SHEET TITLE:

PRELIMINARY
LANDSCAPE PLAN

SITE
design studio inc.

180 E. MAIN STREET, SUITE 208
TUSTIN, CA 92780

Ph: 714.426.0248 Fax: 714.426.0255

3 MACARTHUR PLACE, SUITE 850 SANTA ANA, CA 92707
T 949.809.3380 WWW.SVA-ARCHITECTS.COM

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