



# ASTER

125 N LONG BEACH BLVD, LONG BEACH, CA  
Submittal Date : Sep. 6th, 2018

**RAINTREE**  
PARTNERS

carrierjohnson + CULTURE

Richard Price  
RAINTREE PARTNERS  
28202 Cabot Road, Suite 300  
Laguna Niguel, CA 92677  
Tel: 949.365.5657

Vicki Piazza  
CARRIER JOHNSON + CULTURE  
725 S Figueroa Street, Suite 1650  
Los Angeles, CA 90017  
Tel: 213.878.0428





**UNIT MIX**

NAME	UNIT TYPE	Size	3RD	4TH	5TH	6TH	7TH	8TH	TOTAL	NRSF
S1	STUDIO	470	1	1	1	1	1	1	6	2,820
S2	STUDIO	515	1						1	515
S5	STUDIO	525	1	2	3	3	3	3	15	7,875
S5.1	STUDIO	475	1	1	2	2	2	2	10	4,750
<b>TOTAL</b>										<b>32</b>
A1	1 BED	720	4						4	2,880
A1.1	1 BED	735		4					4	2,940
A1.2	1 BED	805			4	4	4	4	16	12,880
A1.3	1 BED	790		3	3	3	3	3	15	11,850
A2	1 BED	670		4	4	4	4	4	20	13,400
A3	1 BED	690	2	2	2	2	2	2	12	8,280
A3.1	1 BED	665	1	1	1	1	1	1	6	3,990
A3.2	1 BED	770		1	1	1	1	1	4	3,080
A3.3	1 BED	675		1	1	1	1	1	5	3,375
A4	1 BED	705	1	1	1	1	1	1	6	4,230
A5	1 BED	620	1	1	1	1	1	1	6	3,720
A6	1 BED	635		1					1	635
A10	1 BED	610	1						1	610
A10.1	1 BED	640		1	1	1	1	1	5	3,200
A10.2	1 BED	640		1	1	1	1	1	4	2,560
A13	1 BED	770		1					1	770
A13.1	1 BED + DEN	865		1	1	1	1	1	4	3,460
A20	1 BED TH	975	5						5	4,875
A20.1	1 BED TH	975	1						1	975
A20.2	1 BED TH	1000	1						1	1,000
A21	1 BED TH	815	1						1	815
A22	1 BED TH	785	1						1	785
<b>TOTAL</b>										<b>123</b>
B1	2 BED	1020	2	2	3	3	3	3	16	16,320
B1.2	2 BED	1045	1	1	1	1	1	1	5	5,225
B2	2 BED	1130	1	1	1	1	1	1	6	6,780
B3	2 BED	975	2	2	2	2	2	2	12	11,700
B4	2 BED	1100		1	1	1	1	1	4	4,400
B5	2 BED	1240	1						1	1,240
B5.1	2 BED	1295	1						1	1,295
B6	2 BED	885		1	1	1	1	1	5	4,425
B7	2 BED	905							1	3,620
B10	2 BED TH	1335	1						1	1,335
B11	2 BED TH	1200	1						1	1,200
B12	2 BED TH	1265	1						1	1,265
C1	3 BED TH	1700		1					1	1,700
C2	2 BED TH	1245		1					1	1,245
C3	3 BED	1435		1	1	1	1	1	4	5,740
<b>TOTAL</b>										<b>63</b>
<b>TOTAL</b>										<b>218</b>
<b>TOTAL</b>										<b>173,760</b>

**PARKING**

**REQUIRED**

REQUIRED CITY	1 PER UNIT ( 1 x 218 )	218
REQUIRED GUEST	1 PER 4 UNITS ( .25 x 218 )	55
ADJACENT PROPERTY	PSYCHIC TEMPLE	10**
RETAIL - 7292 SF	(7292 - 6000) = 1292 x .001	2*

\* 6000 SF exempt per downtown plan  
1 per 1000 sf. Additionally, half of the required Guest Parking can be shared with commercial. (Table 3-5 of Section 3 of the Downtown Plan)

\*\* Spaces are accounted for in this plan, however the specific location for the Psychic Temple stalls will be determined prior to Building Permit

**TOTAL REQUIRED PARKING 283**

**PROVIDED**

LEVEL P2	98
LEVEL P1	96
LEVEL L1	59
LEVEL L2	59

**TOTAL INDEPENDENTLY ACCESSIBLE PARKING STALLS PROVIDED 312**

**TOTAL PARKING STALLS PROVIDED (w/ TANDEM) 326**

BUILDING GSF	
Name	Area
BUILDING	207,070 SF
CLUBHOUSE	1,212 SF
FITNESS	1,222 SF
GARAGE	129,935 SF
LOBBY/MAILROOMBIKE	4,294 SF
RETAIL	7,292 SF
<b>351,025 SF</b>	

**OPEN SPACE**

**COMMON INDOOR OPEN SPACE**

REQUIRED: 500 SF  
PROVIDED: 2,434 SF

**COMMON OUTDOOR (PODIUM) 20% of lot**

REQUIRED: 8,999 SF  
PROVIDED: 12,349 SF

**PRIVATE OPEN SPACE (BALCONIES)**

REQUIRED: 3,924 SF  
50% of units : 218 / 2 = 109 Balconies  
Balcony Min Area 36 SF (6' Wide)

PROVIDED: 7,285 SF  
50% 110 Balconies

**TOTAL OUTDOOR OPEN SPACE**

REQUIRED: 13,423 SF  
PROVIDED: 22,068 SF

**RESIDENTIAL STORAGE**

REQUIRED STORAGE SIZE: Min 25 SF in area  
175 Cubic Ft.  
PROVIDED STORAGE SIZE: 29 SF in area  
55 STORAGE UNITS 203 Cubic Ft.

\*See levels P2, P1, L2

**PARKING**

**RESIDENTIAL ACCESSIBLE STALLS:**

REQUIRED\_ 2% OF 218 STALLS = 4 STALLS

PROVIDED\_ 4 STALLS - SEE LEVEL 1 & P1

**GUEST ACCESSIBLE STALLS:**

REQUIRED\_ 5% OF 55 STALLS = 4 STALLS

PROVIDED\_ 4 STALLS (1 ACCESSIBLE VAN)

**EVCS PARKING:**

5% OF REQUIRED GUEST AND RETAIL SHALL HAVE AN EVCS  
( 5% x 57 STALLS ) = 4 STALLS - SEE L1 PLAN

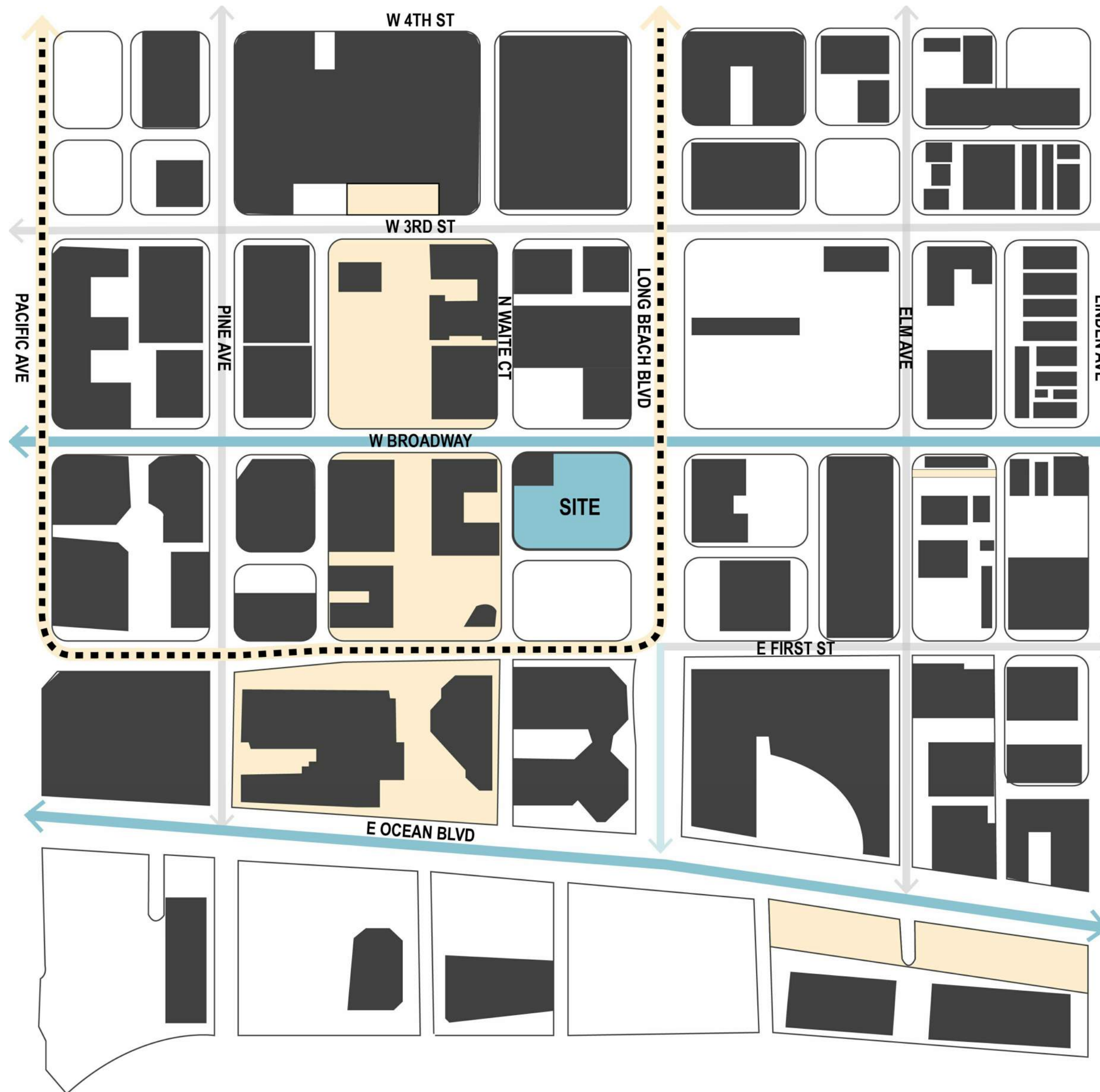
PER DISCUSSION WITH THE BD REGARDING BU-050 AN ALTERNATE PLAN PROVIDING FOR 1 EVCS STALL PER UNIT SHOULD ALSO BE PROVIDED. AT THE TIME OF BUILDING PERMIT SUBMITTAL

**BICYCLE PARKING**

REQUIRED:  
1 SPACE FOR EVERY 5 UNITS  
( 218 UNITS / 5 ) = 43.6 ( 44 SPACES )

PROVIDED:  
44 SPACES - SEE LEVEL 2 PLAN

**PROJECT LOCATION**



**PROJECT DESCRIPTION**

NEW CONSTRUCTION, HALF BLOCK MIXED - USE DEVELOPMENT, FIVE LEVELS TYPE III-A CONSTRUCTION OVER THREE LEVELS TYPE I PODIUM. TWO LEVELS OF BELOW GRADE PARKING, WITH GROUND FLOOR RETAIL. HISTORIC PSYCHIC TEMPLE ON ADJACENT SITE, A FIVE FOOT DEDICATION BACK TO THE CITY IN THE ALLEY, EAST ALTA WAY.

**LEGAL DESCRIPTION**

APNS: 7280-028-903, 917, 922 AND 923

LOTS 1, 3, 5, 7, 9, 11, 13, AND 15, IN BLOCK 103 OF THE TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 91 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

EXCEPT THEREFROM PORTIONS OF LOTS 1, 3 AND 5 OF SAID BLOCK 103 DESCRIBED AS PARCEL A OF L.L.A. 1207-04 AS PER CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 29, 2012 AS INSTRUMENT NO. 20121823377 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM PORTION OF LOTS 1 AND 3 (THE EAST 75' OF THE WEST 150') ALL MINERALS, GAS, OILS, PETROLEUM, NAPHTHA, HYDROCARBON SUBSTANCES AND OTHER MINERALS IN OR UNDER SAID LAND, AS GRANTED IN DEED RECORDED MARCH 23, 1967 AS INSTRUMENT NO. 2468 IN BOOK M-2506, PAGE 156 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM LOTS 9, 11, 13 AND 15, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 200 FEET OF SAID REAL PROPERTY, WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED IN DEED RECORDED JUNE 25, 1986 AS INSTRUMENT NO. 86-790838 OF OFFICIAL RECORDS.

**PROJECT TEAM**

**APPLICANT/DEVELOPER**

RAINTREE PARTNERS  
28202 Cabot Road, Suite 300  
Laguna Niguel, CA 92677  
Tel: 949.365.5657  
Contact: Richard Price

**ARCHITECT**

CARRIER JOHNSON + CULTURE  
725 S Figueroa Street, Suite 1650  
Los Angeles, CA 90017  
Tel: 213.878.0428  
Contact: Vicki Piazza

**LANDSCAPE ARCHITECT**

MJS LANDSCAPE ARCHITECTURE  
507 30th Street  
Newport Beach, CA 92663  
Tel: 949.675.9964  
Contact: Dan Delle

**PROJECT ADDRESS**

125 N LONG BEACH BLVD, LONG BEACH, CA  
APNS: 7280-028-903, 917, 922 AND 923

**OCCUPANCY**

- S-2 PARKING GARAGE ( P2, P1, L1, L2 )
- M RETAIL ( L1 )
- B LEASING, FITNESS ( L1, L3, L4 )
- R-2 RESIDENTIAL ( L2, L3, L4, L5, L6, L7, L8 )
- A-3 FITNESS, CLUB, DECK ( L3, L4, L8 )

**SITE AREA**

44,998.25 SF 1.03 ACRES

**DRAWING INDEX**

- 00 TITLE SHEET
- 01 PROJECT INFORMATION
- 03 VICINITY MAP & SITE CONTEXT
- 04 CIVIL SITE SURVEY
- 05 CIVIL SITE SURVEY
- 06 SITE PLAN / ROOF PLAN
- 07 LEVEL P2 PLAN
- 08 LEVEL P1 PLAN
- 09 LEVEL 1 PLAN
- 10 LEVEL 2 PLAN
- 11 LEVEL 3 PLAN
- 12 LEVEL 4 PLAN
- 13 LEVEL 5 PLAN (LEVELS 6 & 7 SIM.)
- 14 LEVEL 8 PLAN
- 15 NORTH ELEVATION
- 16 EAST ELEVATION
- 17 SOUTH ELEVATION
- 18 WEST ELEVATION
- 19 EAST/WEST BUILDING SECTION
- 20 NORTH/SOUTH BUILDING SECTION
- 21 TYPICAL ENLARGED UNIT PLANS
- 22 TYPICAL ENLARGED UNIT PLANS
- L1 COMPOSITE LANDSCAPE PLAN
- L2 LIFESTYLE IMAGERY
- L3 GROUND LEVEL LANDSCAPE PLAN
- L4 PODIUM LEVEL LANDSCAPE PLAN
- L5 LEVEL 8 ROOFTOP LANDSCAPE PLAN
- L6 PLANT IMAGES - TREES
- L7 PLANT IMAGES - SHRUBS
- L8 SUN AND SHADE STUDY





1 VIEW FACING THE HISTORIC PSYCHIC TEMPLE



2 VIEW FACING EDISON THEATRE



3 VIEW DOWN ALLEY TOWARDS SITE



4 VIEW FACING ADJACENT PROPERTY

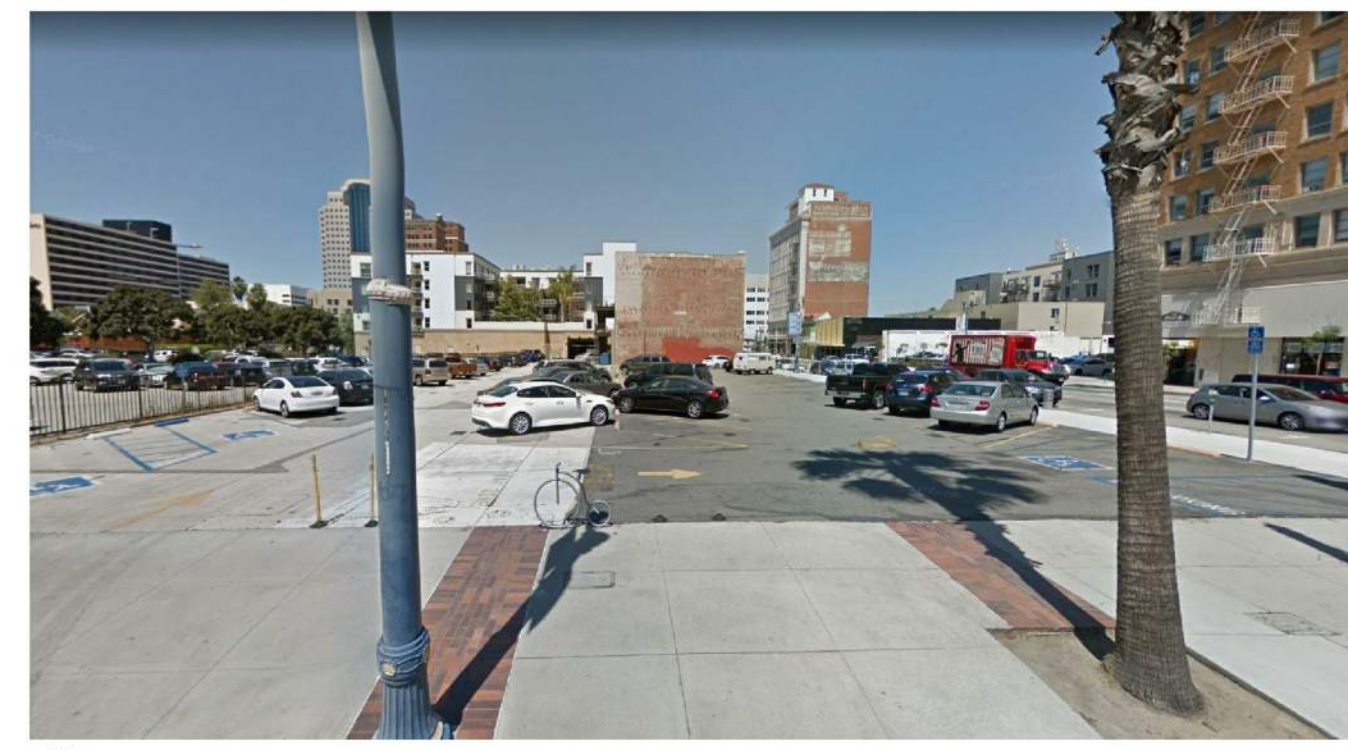


5 VIEW FACING PROMENADE SQUARE

**VICINITY MAP**

125 N LONG BEACH BLVD, LONG BEACH, CA  
 APNS: 7280-028-903, 917, 922 AND 923

CROSS STREETS: E BROADWAY & LONG BEACH BLVD.



11 VIEW FACING WEST ON TO SITE



6 VIEW FACING NORTH ON BROADWAY



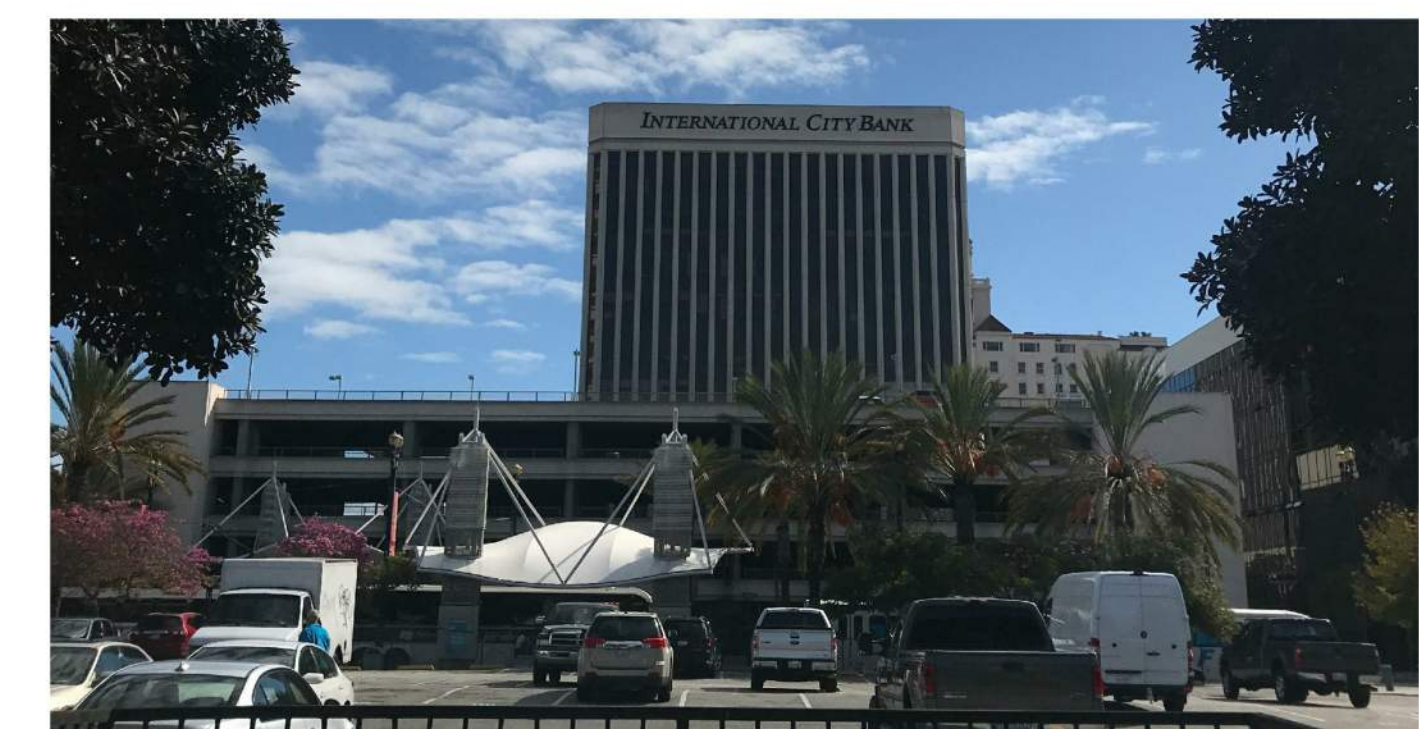
7 VIEW FACING NORTHEAST ON BROADWAY



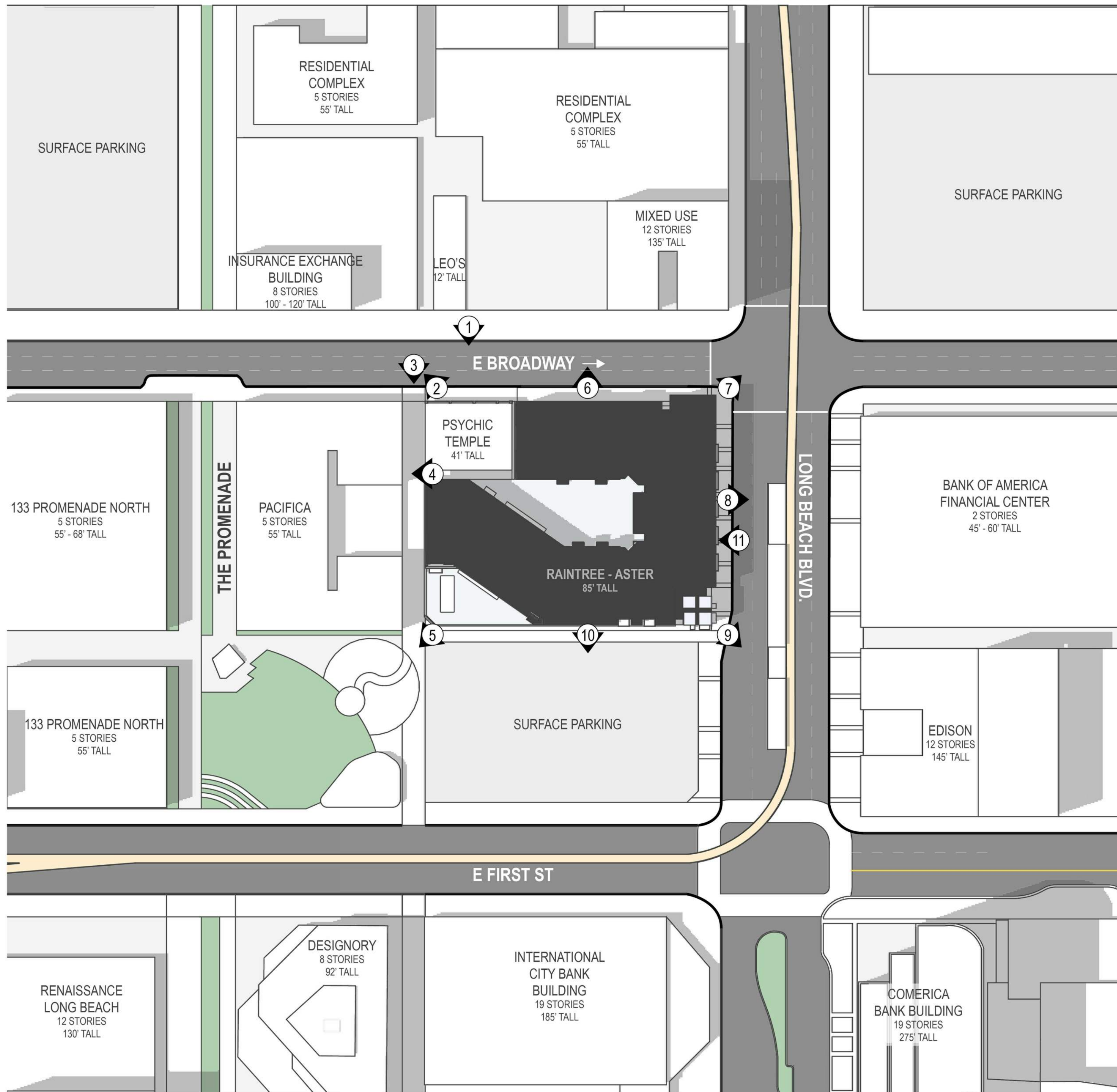
8 VIEW LOOKING EAST ON LONG BEACH BLVD. FACING BOA BUILDING



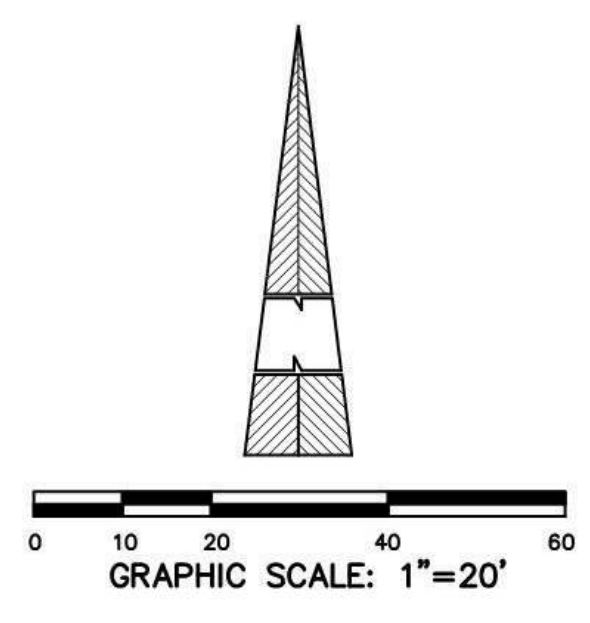
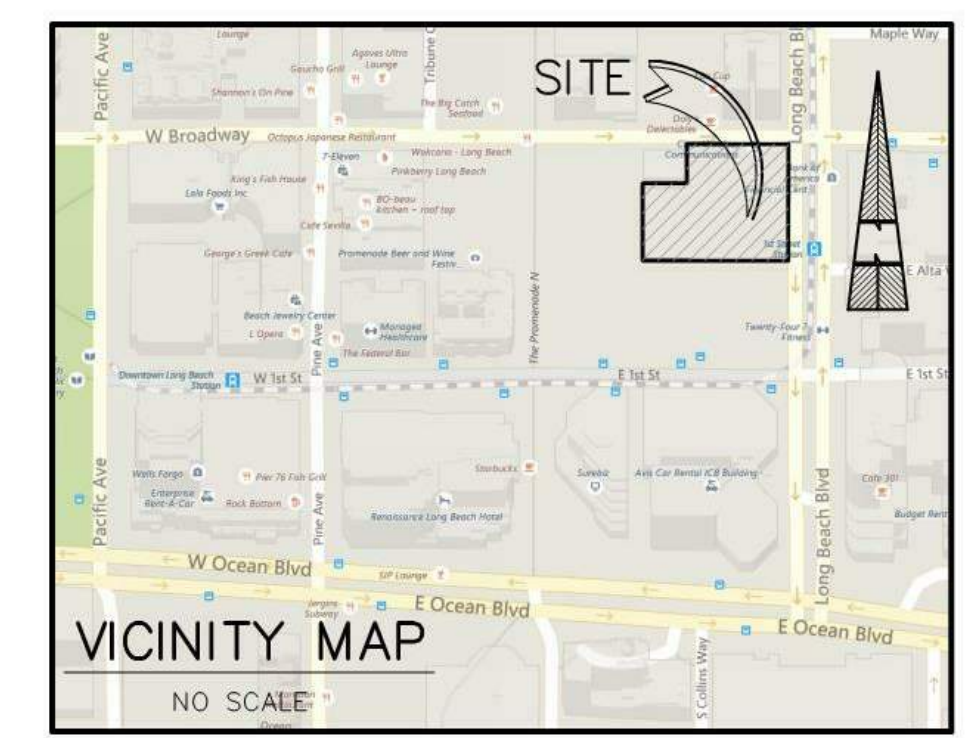
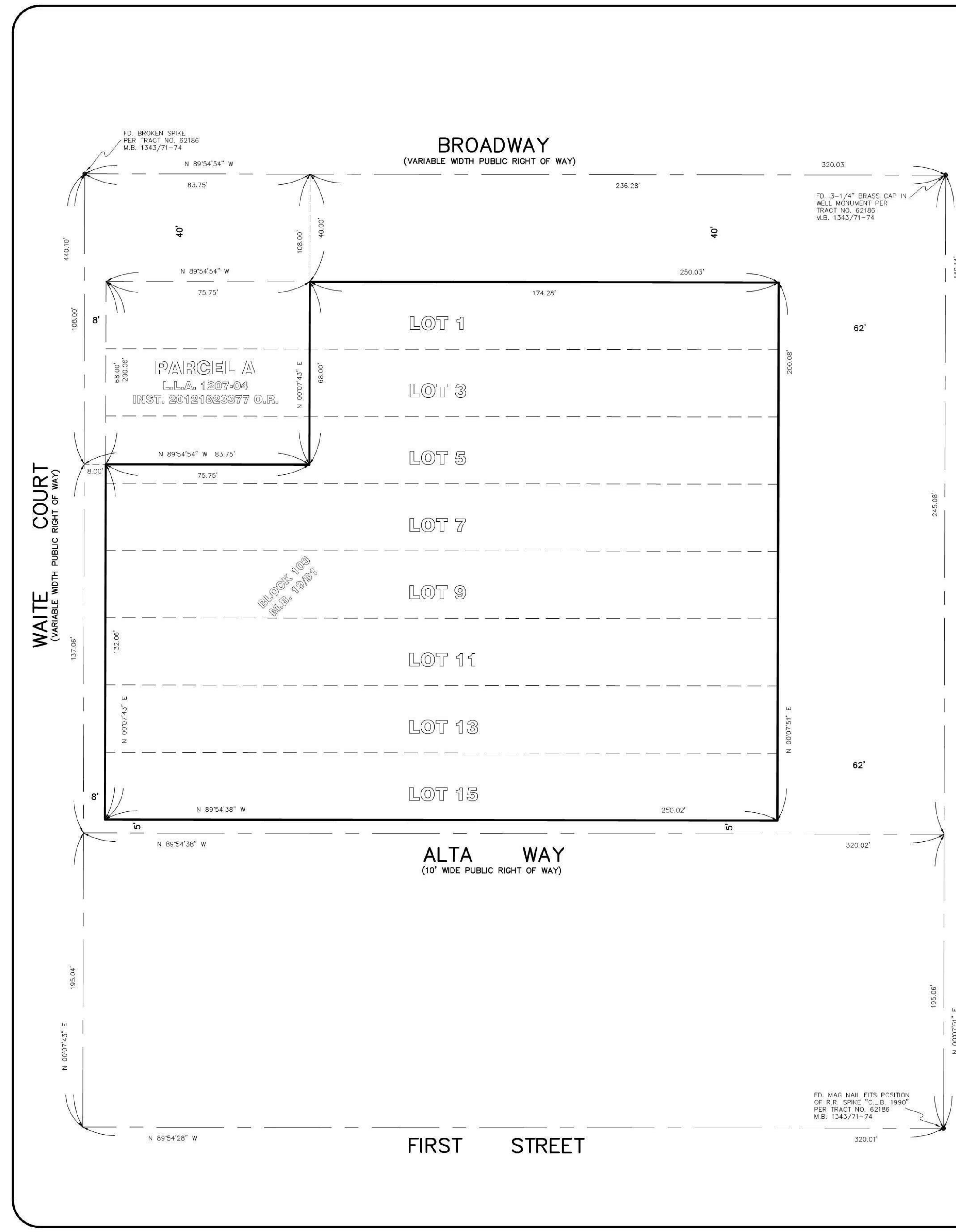
9 VIEW LOOKING SOUTHEAST ON FACING COMERICA BANK BUILDING



10 VIEW LOOKING SOUTH TOWARDS INTERNATIONAL CITY BANK BUILDING







**UTILITY NOTE:**  
BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.

**UNDERGROUND UTILITY NOTE:**  
THE UTILITY COMPANIES THAT SERVICE THIS PROPERTY (GAS, ELECTRIC, WATER, TELEPHONE, SEWER AND STORM DRAIN) WERE CONTACTED AT THE TIME OF THIS SURVEY. SUB SURFACE INFORMATION PROVIDED, IF ANY, HAS BEEN SHOWN ON THIS SURVEY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION. ABOVE GROUND UTILITIES HAVE BEEN LOCATED HEREON.

**BASIS OF BEARINGS:**  
THE BEARING NORTH 00°07'51" EAST BEING THE CENTERLINE OF LONG BEACH BOULEVARD AS SHOWN ON TRACT NO. 62186, FILED IN BOOK 1343, PAGES 71 TO 74 OF MAPS IN THE CITY OF LONG BEACH, COUNTY OF LONG BEACH, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**STATEMENT OF ENCROACHMENTS:**  
\* THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.  
NONE

**PARKING STALLS:**  
117 STANDARD STALLS  
4 HANDICAP STALLS

**LAND AREA:**  
44,870 SQUARE FEET  
1.030 ACRES

**SURVEYOR'S NOTES:**  
THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.  
THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.  
THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.  
ALL MEASURED AND RECORD DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.  
AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.  
NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.  
NO VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.  
THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.  
UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.  
NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.  
THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6.

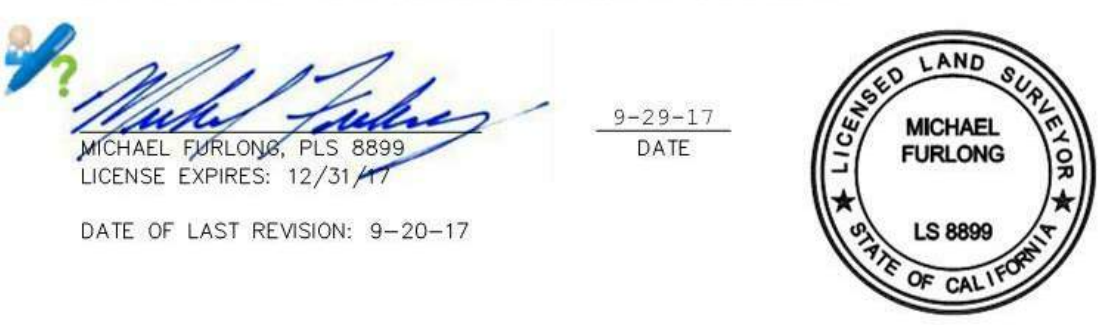
**LEGAL DESCRIPTION:**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
LOTS 1, 3, 5, 7, 9, 11, 13 AND 15, IN BLOCK 103 OF THE TOWNSHIP OF LONG BEACH, IN THE CITY OF LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 91 OF MISCELLANEOUS RECORDS OF SAID COUNTY.  
EXCEPT THEREFROM PORTIONS OF LOTS 1, 3 AND 5 OF SAID BLOCK 103 DESCRIBED AS PARCEL A OF L.L.A. 1207-04 AS PER CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 29, 2012 AS INSTRUMENT NO. 20121823377 OFFICIAL RECORDS.  
ALSO EXCEPTING THEREFROM PORTION OF LOTS 1 AND 3 (THE EAST 75' OF THE WEST 150') ALL MINERALS, GAS, OILS, PETROLEUM, NAPHTHA, HYDROCARBON SUBSTANCES AND OTHER MINERALS IN OR UNDER SAID LAND, AS GRANTED IN DEED RECORDED MARCH 23, 1967 AS INSTRUMENT NO. 2468 IN BOOK M-2506, PAGE 156 OF OFFICIAL RECORDS.  
EXCEPTING THEREFROM LOTS 9, 11, 13 AND 15, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 200 FEET OF SAID REAL PROPERTY, WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED IN DEED RECORDED JUNE 25, 1986 AS INSTRUMENT NO. 86-70038 OF OFFICIAL RECORDS, AND AS SHOWN IN THE MINERAL DEEDS RECORDED AS INSTRUMENT NO. 2012-1436843 OF OFFICIAL RECORDS; INSTRUMENT NO. 2012-1654622 OF OFFICIAL RECORDS AND INSTRUMENT NO. 20161013139 OF OFFICIAL RECORDS.  
APN: 7280-028-903, 917, 922 & 923  
THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS CHICAGO TITLE COMPANY, ORDER NO. 00057900-001-X49-DB, DATED APRIL 24, 2017.

- NOTES CORRESPONDING TO SCHEDULE "B":**
1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
  2. COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN THE DOCUMENT, RECORDED IN BOOK 125 PAGE 518, OF DEEDS. (THIS ITEM IS BLANKET IN NATURE OVER LOTS 13 AND 15 AND DOES AFFECT THE SUBJECT PROPERTY.)
  3. COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN THE DOCUMENT, RECORDED IN BOOK 127 PAGE 633, OF DEEDS. (THIS ITEM IS BLANKET IN NATURE OVER LOTS 9 AND 11 AND DOES AFFECT THE SUBJECT PROPERTY.)
  4. COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN THE DOCUMENT, RECORDED IN BOOK 135 PAGE 450 OF DEEDS. (THIS ITEM IS BLANKET IN NATURE OVER LOT 5 AND DOES AFFECT THE SUBJECT PROPERTY.)
  5. COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN THE DOCUMENT, RECORDED IN BOOK 137 PAGE 537, OF DEEDS. (THIS ITEM IS BLANKET IN NATURE OVER LOT 7 AND DOES AFFECT THE SUBJECT PROPERTY.)
  6. COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN THE DOCUMENT, RECORDED IN BOOK 140 PAGE 38, OF DEEDS. (THIS ITEM IS BLANKET IN NATURE OVER LOTS 1 AND 3 AND DOES AFFECT THE SUBJECT PROPERTY.)
  7. COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN THE DOCUMENT, RECORDED IN BOOK 209 PAGE 582, OF DEEDS. (THIS ITEM IS BLANKET IN NATURE OVER LOTS 9 AND 11 AND DOES AFFECT THE SUBJECT PROPERTY.)
  8. COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN THE DOCUMENT, RECORDED IN BOOK 1977 PAGE 232, OF DEEDS. (THIS ITEM IS BLANKET IN NATURE OVER LOTS 13 AND 15 AND DOES AFFECT THE SUBJECT PROPERTY.)
  9. AN OIL AND GAS LEASE DATED SEPTEMBER 3, 1946 AND RECORDED DECEMBER 11, 1946 IN BOOK 24008 PAGE 271, OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE OVER LOTS 1 AND 3 AND DOES AFFECT THE SUBJECT PROPERTY.)
  10. AN OIL AND GAS LEASE RECORDED OCTOBER 20, 1955, RECORDING NO. 3555 IN BOOK 49490 PAGE 56, OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE OVER LOTS 1 AND 3 AND DOES AFFECT THE SUBJECT PROPERTY.)
  11. AN OIL AND GAS LEASE RECORDED OCTOBER 26, 1955 IN BOOK 49348 PAGE 252, OF OFFICIAL RECORDS; SAID DOCUMENT MODIFIED AND RECORDED APRIL 2, 1958 IN BOOK M2 PAGE 443 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE OVER LOTS 5 AND 7 AND DOES AFFECT THE SUBJECT PROPERTY.)
  12. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT, RECORDED AUGUST 1, 1975, INSTRUMENT NO. 3801, OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)
  13. COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN THE DOCUMENT, RECORDED MARCH 9, 2011, INSTRUMENT NO. 2011-361443, OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)
  14. PLEASE BE ADVISED THAT TITLE COMPANY'S SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD.
  15. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
  16. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

**SITE RESTRICTIONS:**  
THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM NO. 6(B).

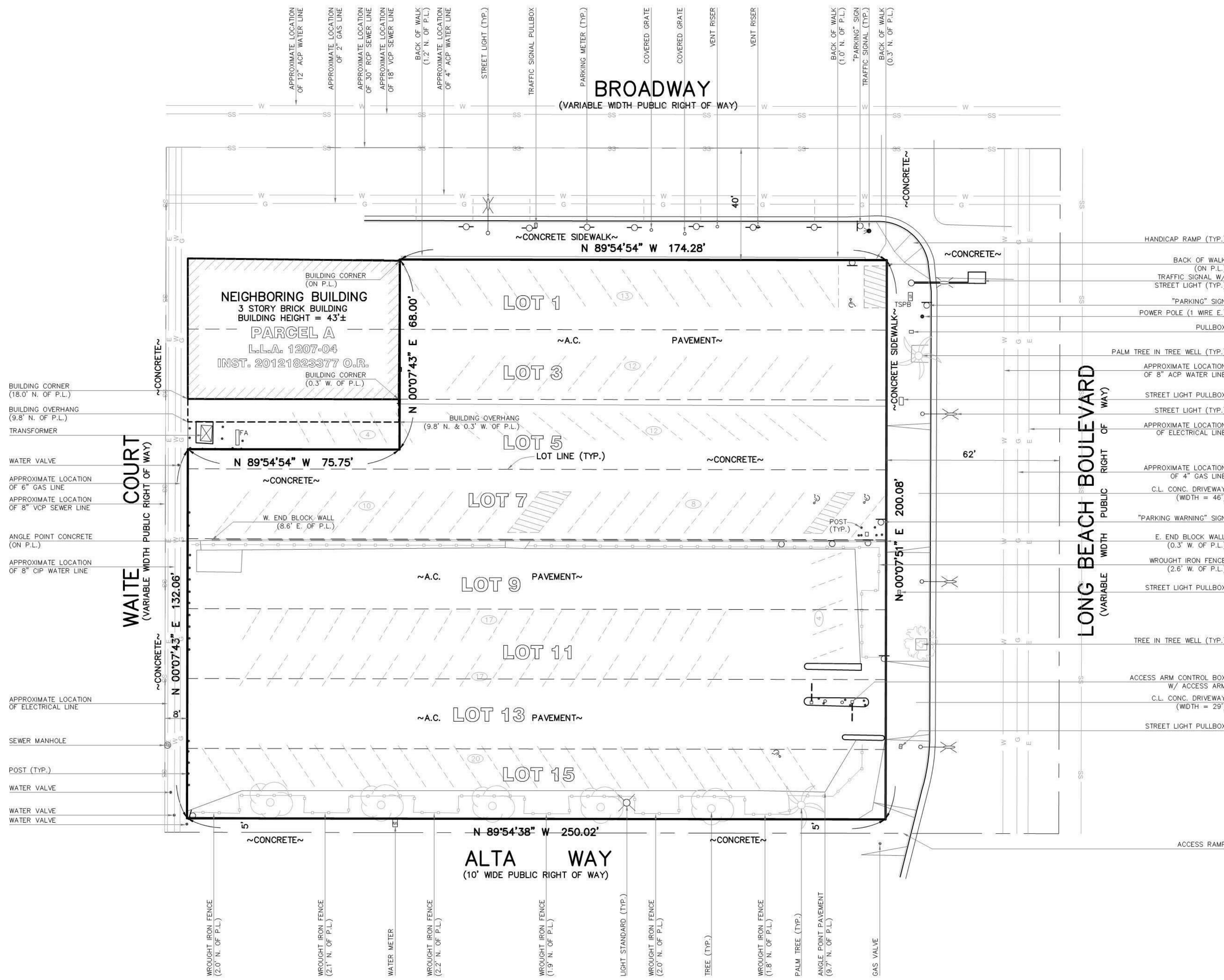
**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 060136-1964-F, WHICH BEARS AN EFFECTIVE DATE OF 9-26-08 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**SURVEYOR'S CERTIFICATION:**  
TO: CHICAGO TITLE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 6(a), 7(a)(b)(c), 8, 9, 11, 13, 14, 16, 18 & 20(\$1,000,000) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6-15-17.  
DATE OF LAST REVISION: 9-20-17



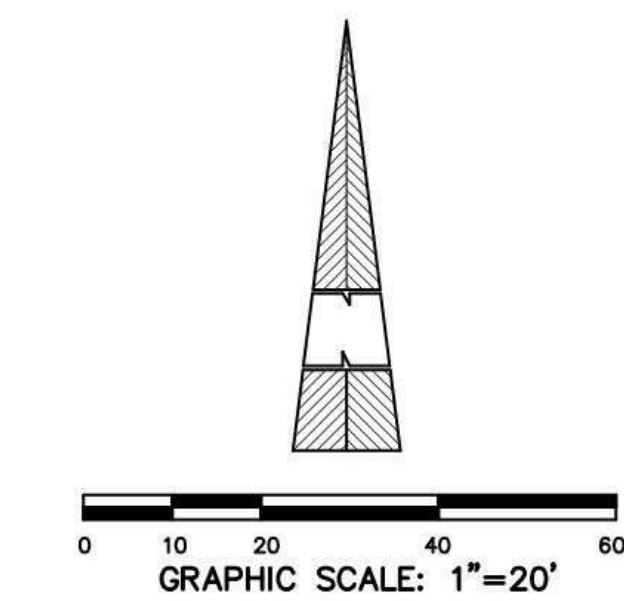
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE ABOVE APPROVALS NOR WITHOUT THE REQUIRED PERMITS BEING OBTAINED.			
NO.	REVISIONS		
DATE	DESCRIPTION		
AP/D			
<b>PROJECT ENGINEER:</b> <b>O.K.O. ENGINEERING INC.</b> CIVIL ENGINEERS/SURVEYORS/STRUCTURAL/ & CAD SPECIALISTS 23671 BIRCHER DRIVE LAKE FOREST, CALIFORNIA 92630 <b>949/597-3577</b> FAX 949/597-3579			
DATE	SCALE	DRAWN	CHECKED
6/15/17	1"=20'	C.A.	M.F.
SHEET TITLE	ALTA/NSPS LAND TITLE SURVEY	SITE:	
125-133 N. LONG BEACH BOULEVARD		234-248 E. BROADWAY	
LONG BEACH, CALIFORNIA			
SHEET NO.	2		





**LEGEND**

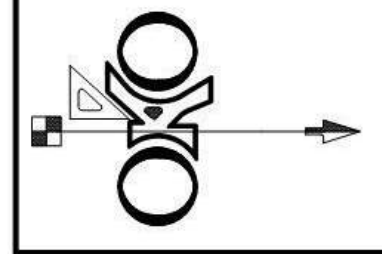
N	---	NORTH		TREE
S	---	SOUTH		TRAFFIC SIGNAL W/ STREET LIGHT
E	---	EAST		TELEPHONE MANHOLE
W	---	WEST		SEWER MANHOLE
TYP.	---	TYPICAL		STORM DRAIN MANHOLE
DIA.	---	DIAMETER		PARKING METER
P.L.	---	PROPERTY LINE		SIGN
NO.	---	NUMBER		CENTERLINE SYMBOL
A.C.	---	ASPHALT CONCRETE		TRAFFIC SIGNAL
R.	---	RECORD		
M.	---	MEASURED		
C.L.	---	CENTER LINE		
P.O.B.	---	POINT OF BEGINNING		
CONC.	---	CONCRETE		
FD.	---	FOUND		
W/	---	WITH		
E'LY	---	EASTERLY		
W'LY	---	WESTERLY		
L/A	---	LANDSCAPED AREA		
TSPB	---	TRAFFIC SIGNAL PULLBOX		
FA	---	FIRE ASSEMBLY		
	---	NUMBER OF PARKING STALLS		



THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE ABOVE APPROVALS NOR WITHOUT THE REQUIRED PERMITS BEING OBTAINED.

NO.	REVISIONS	DESCRIPTION	DATE	APP'D

PROJECT ENGINEER:  
**O.K.O. ENGINEERING INC.**  
 CIVIL ENGINEERS/SURVEYORS/STRUCTURAL/  
 & CAD SPECIALISTS  
 23671 BIRCHER DRIVE  
 LAKE FOREST, CALIFORNIA 92630  
**949/597-3577**  
 FAX: 949/597-3579



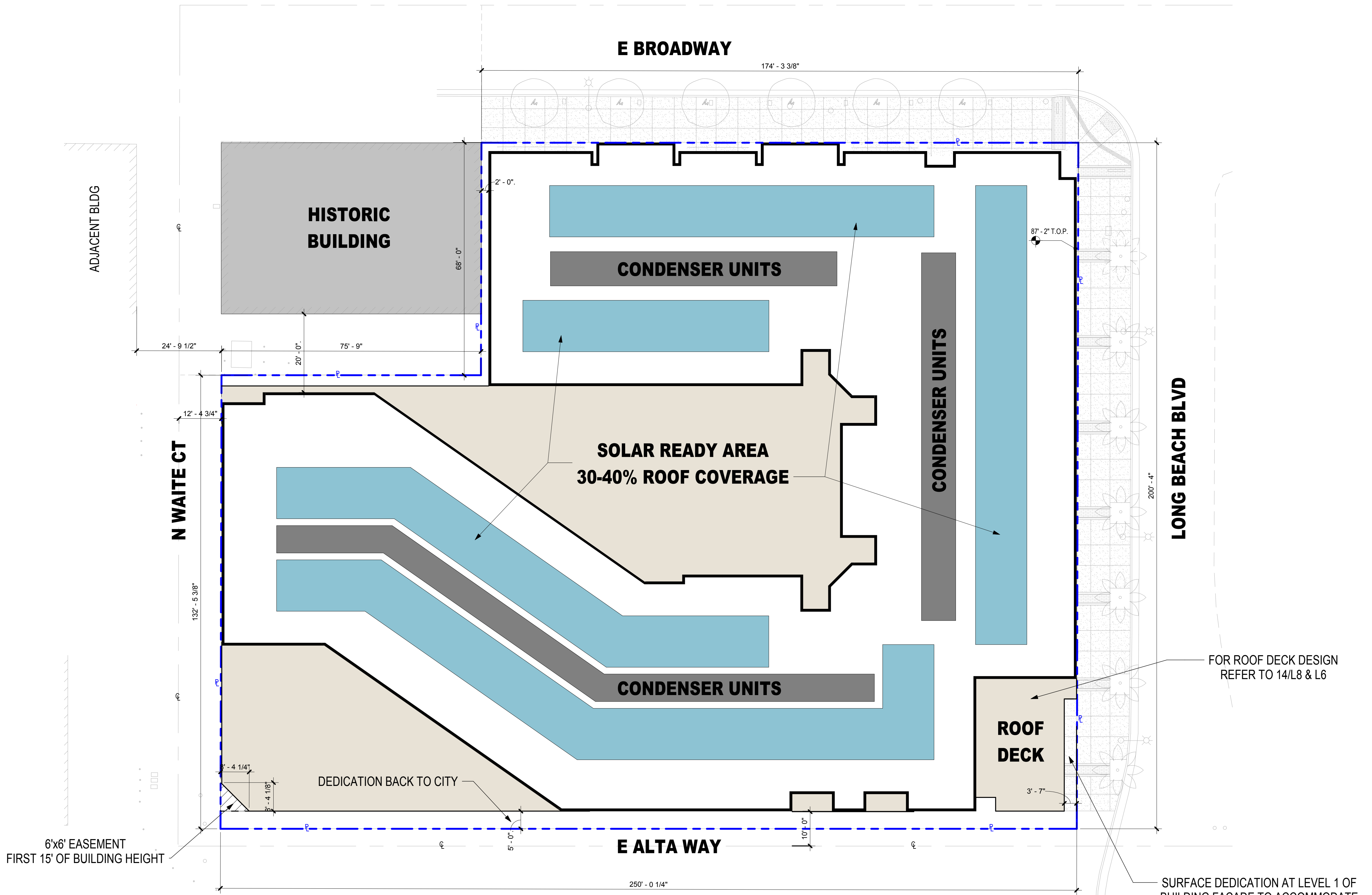
DATE: 6/15/17  
 SCALE: 1"=20'  
 DRAWN: C.A.  
 CHECKED: M.F.

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY  
 SITE: 125-133 N. LONG BEACH BOULEVARD  
 234-248 E. BROADWAY  
 LONG BEACH, CALIFORNIA

SHEET NO. 2 OF 2

J.N. 2017-101





TOTAL PARKING	
STALL TYPE	STALL COUNT
8'-0" x 15' COMPACT "C"	39
8'-0" x 18' COMPACT "C"	79
8'-6" x 18' STANDARD "S"	172
9'-0" x 18' ACCESSIBLE	8
8'-6" x 36' TANDEM (x2)	14 (28)
<b>TOTAL</b>	<b>312 (326)</b>

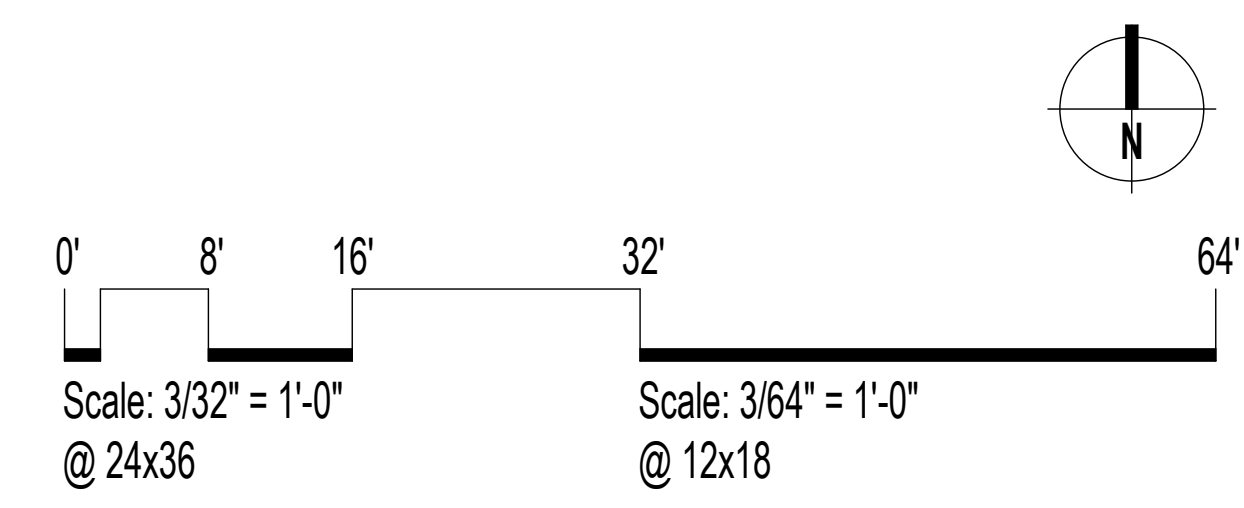
BUILDING AREA : BY FLOOR		
LEVEL	PROGRAM	AREA
LEVEL P2	PARKING	33,426 SF
LEVEL P1	PARKING	42,159 SF
LEVEL 1	PARKING / COMMERCIAL	41,526 SF
LEVEL 2	PARKING / RESIDENTIAL	35,999 SF
LEVEL 3	RESIDENTIAL / AMENITY	42,070 SF
LEVEL 4	RESIDENTIAL	30,925 SF
LEVEL 5	RESIDENTIAL	34,086 SF
LEVEL 6	RESIDENTIAL	34,086 SF
LEVEL 7	RESIDENTIAL	34,086 SF
LEVEL 8	RESIDENTIAL	34,086 SF
	<b>TOTAL SF</b>	<b>362,449 SF</b>

LOT SIZE : 44,945.74 SF

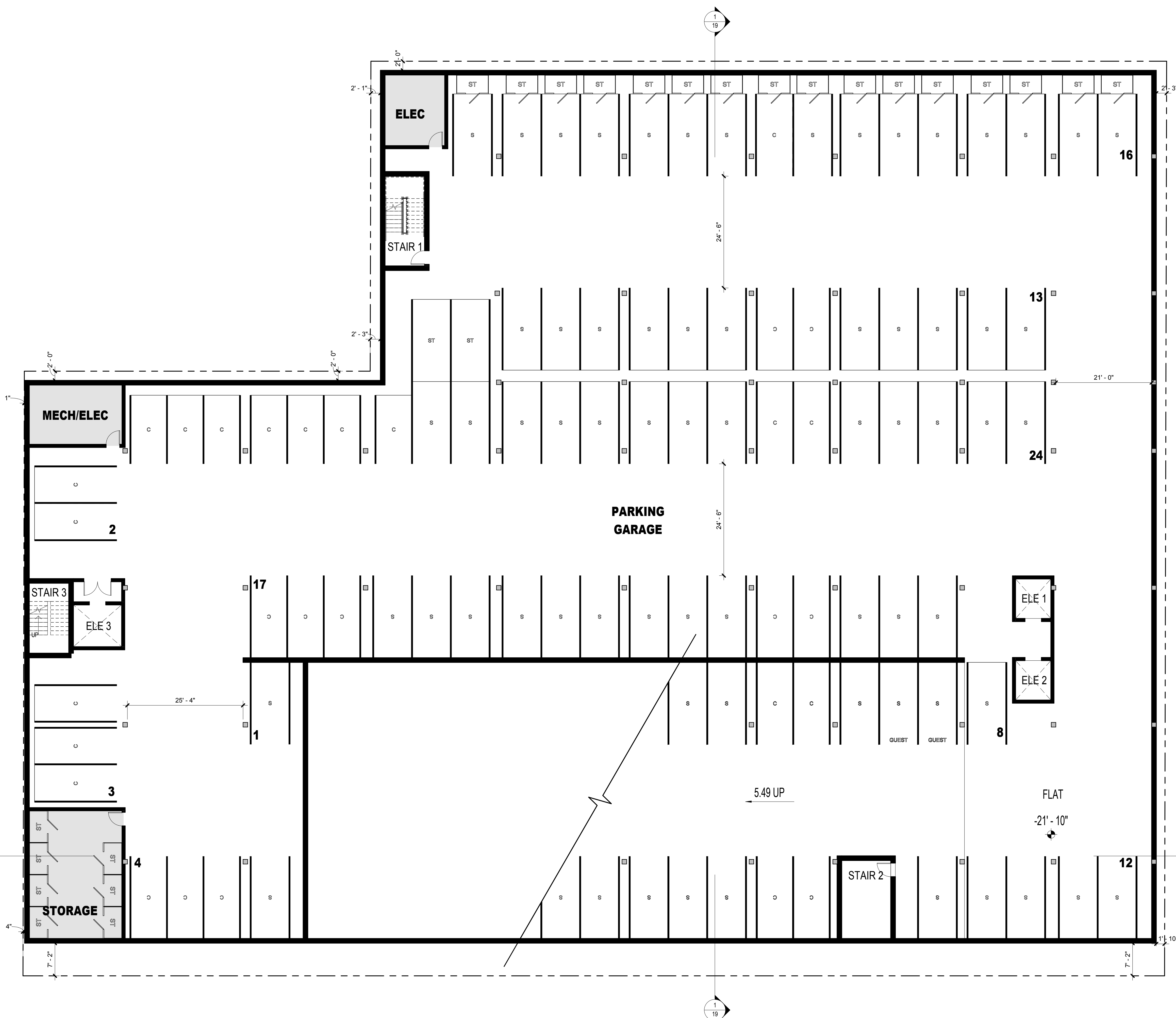
LOT COVERAGE : 92.39%

F.A.R. : (GSF excluding parking / LOT SIZE) =  
 $(221,062 \text{ SF} / 44,945.74 \text{ SF}) = 4.91$

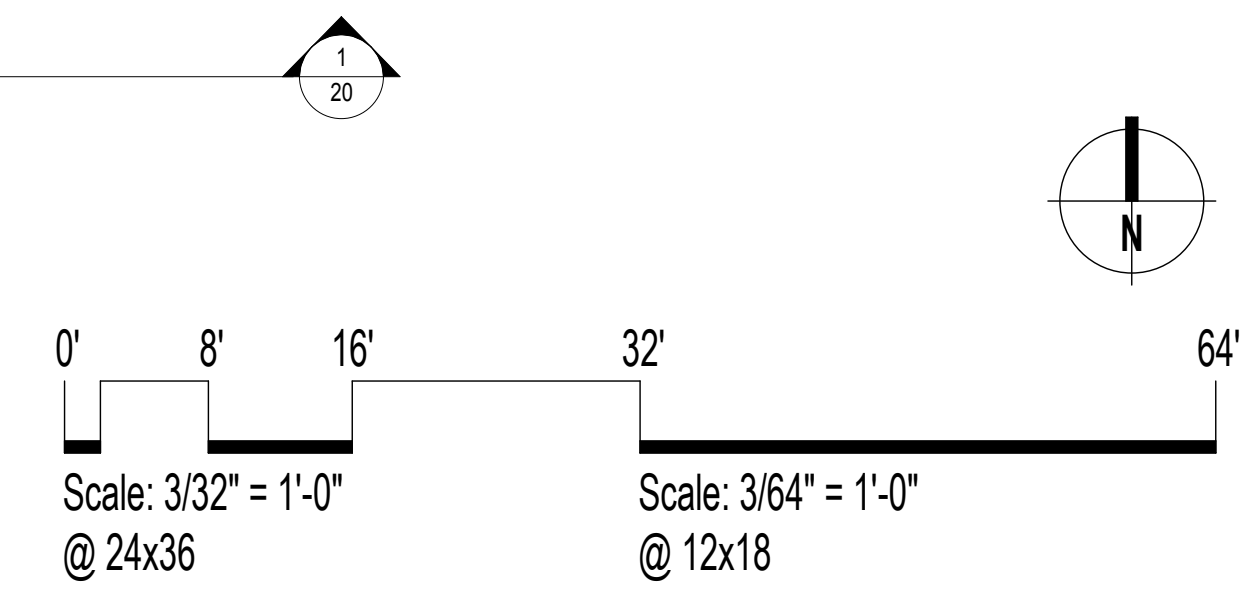
\* Refer to sheet 09/L1 for parking layout, loading, circulation, and trash access.



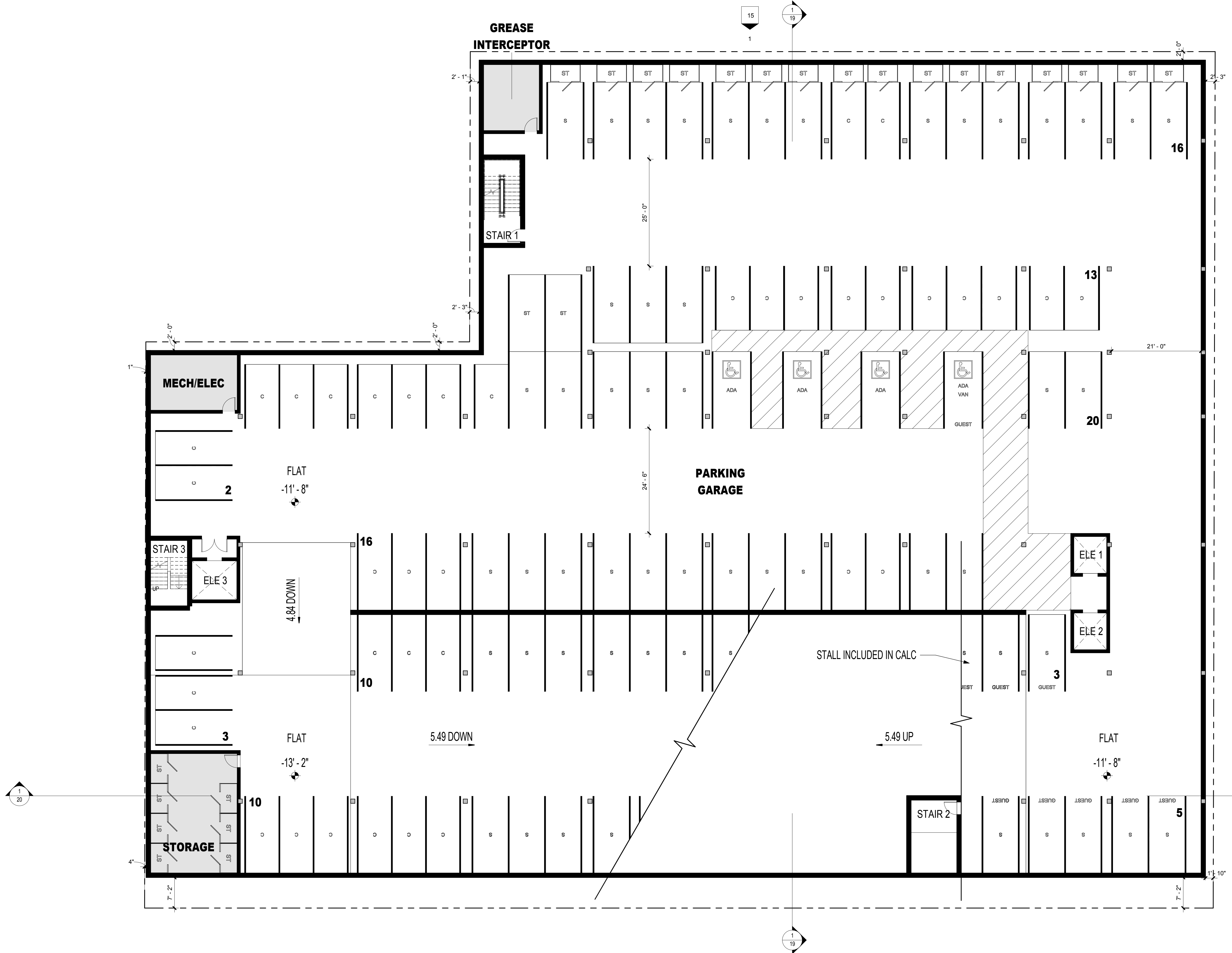




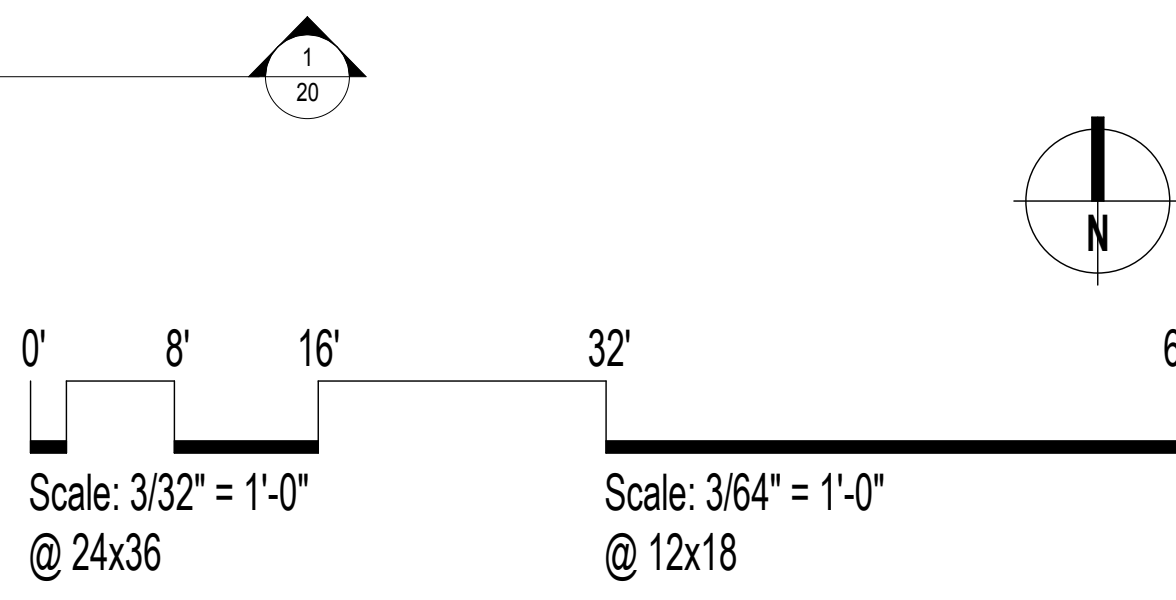
PARKING - LEVEL P2	
STALL TYPE	STALL COUNT
8'-0" x 15' COMPACT "C"	7
8'-0" x 18' COMPACT "C"	23
8'-6" x 18' STANDARD "S"	66
9'-0" x 18' ACCESSIBLE	0
8'-6" x 36' TANDEM (x2)	2 (4)
<b>TOTAL</b>	<b>98 (100)</b>



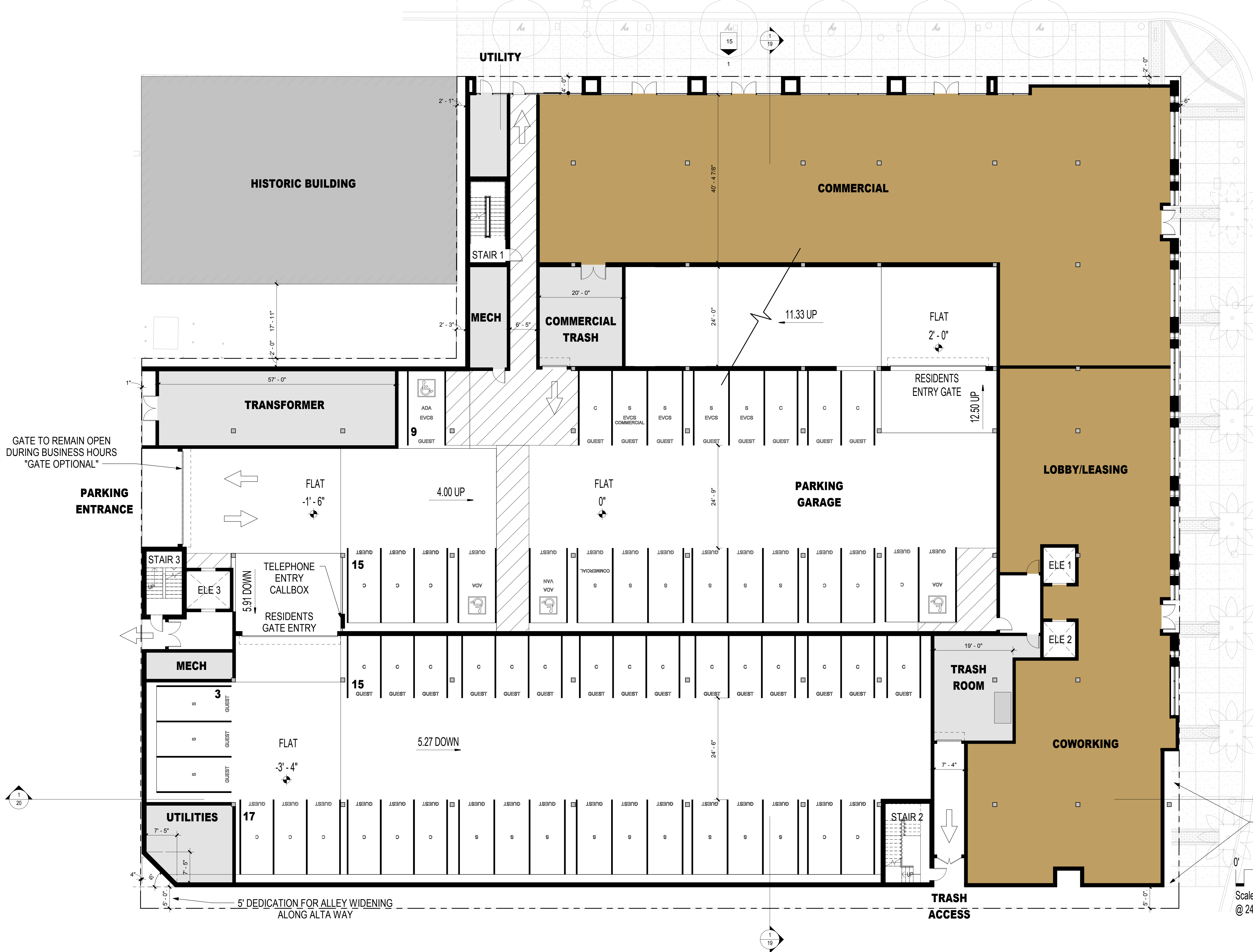




PARKING - LEVEL P1	
STALL TYPE	STALL COUNT
8'-0" x 15' COMPACT "C"	17
8'-0" x 18' COMPACT "C"	21
8'-6" x 18' STANDARD "S"	52
9'-0" x 18' ACCESSIBLE	4
8'-6" x 36' TANDEM (x2)	2 (4)
<b>TOTAL</b>	<b>96 (98)</b>



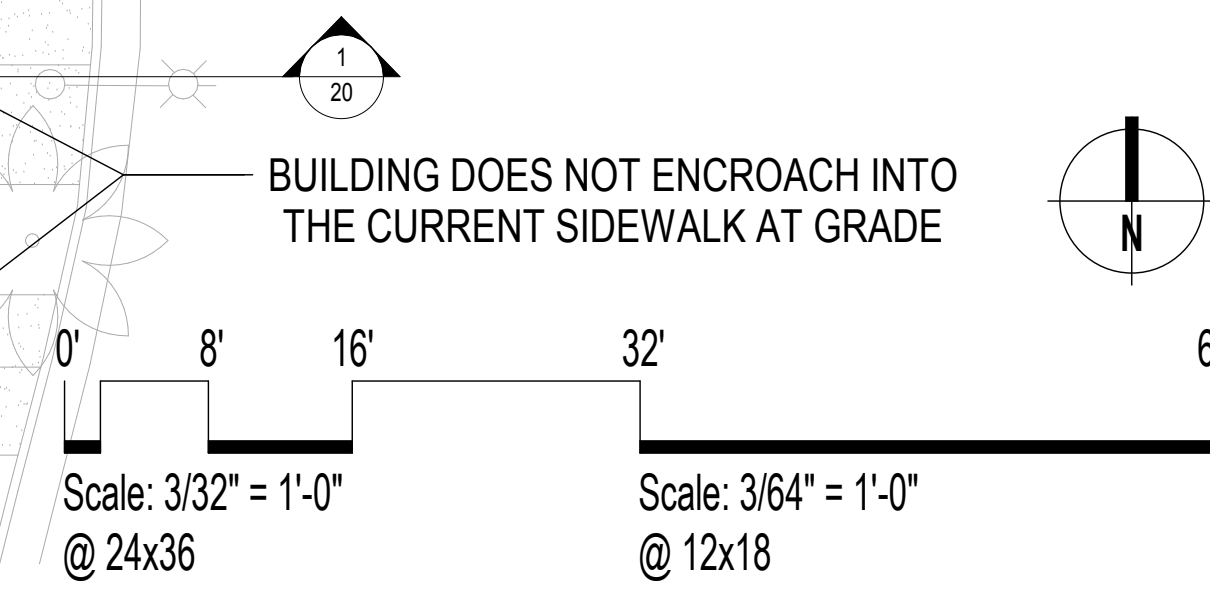




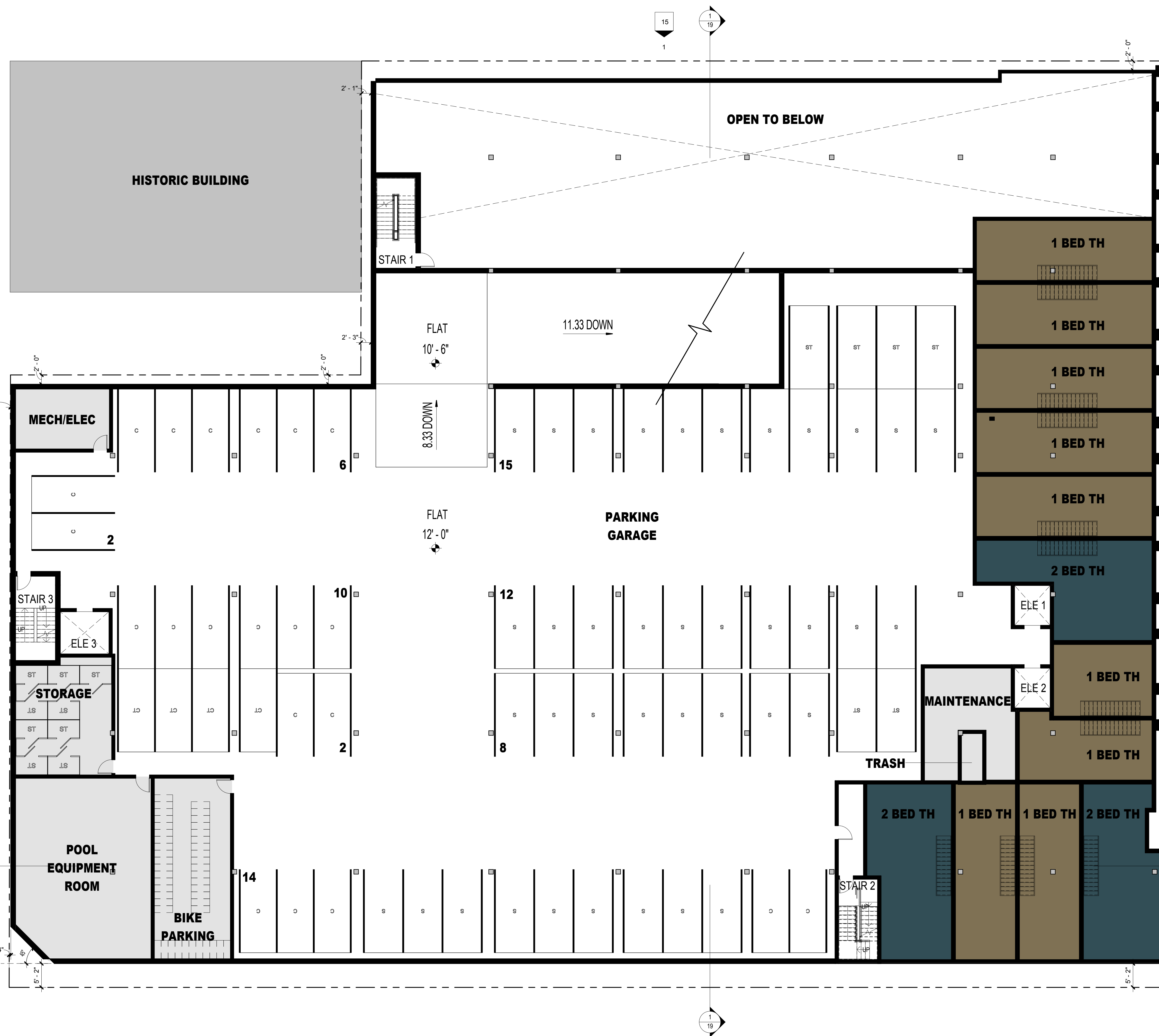
ROOMS - LEVEL 1	
ROOM	AREA
COMMERCIAL	7,292 SF
PARKING GARAGE	13,731 SF
LOBBY/LEASING	4,770 SF

PARKING - LEVEL 1	
STALL TYPE	STALL COUNT
8'-0" x 15' COMPACT "C"	15
8'-0" x 18' COMPACT "C"	18
8'-6" x 18' STANDARD "S"	22
9'-0" x 18' ACCESSIBLE	4
8'-6" x 36' TANDEM (x2)	0
<b>TOTAL</b>	<b>59</b>

\* SPECIFIC LOCATION FOR PSYCHIC TEMPLE STALLS WILL BE DETERMINED PRIOR TO BUILDING PERMIT.

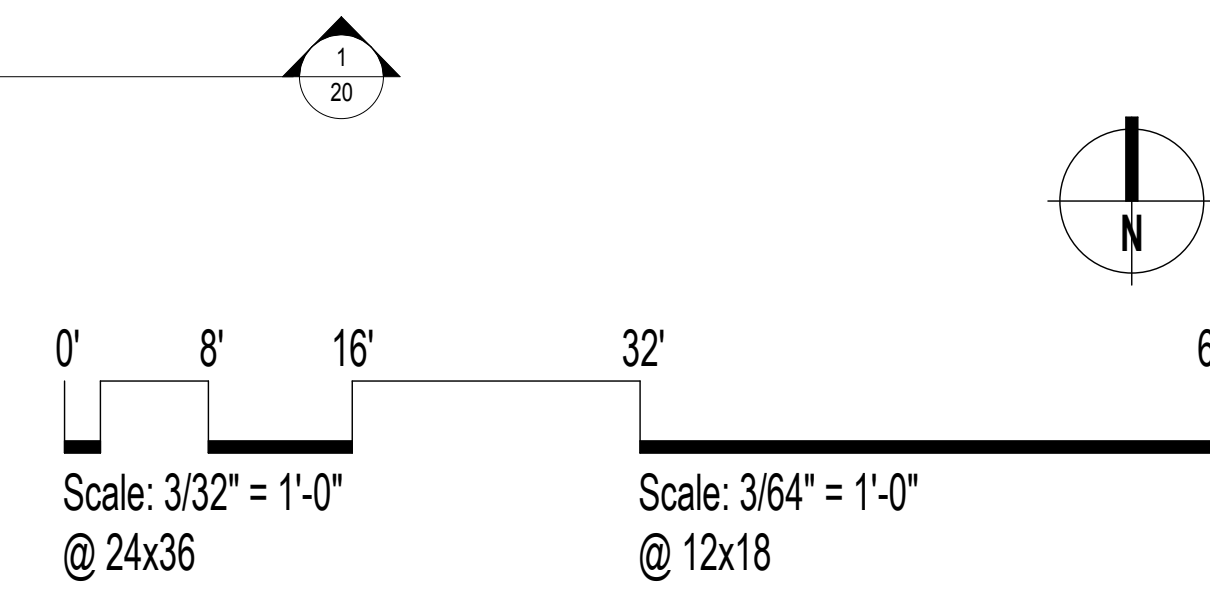






\* ALL UNITS ARE INCLUDED IN THE LEVEL 3 CALC

PARKING - LEVEL 2	
STALL TYPE	STALL COUNT
8'-0" x 15' COMPACT "C"	0
8'-0" x 18' COMPACT "C"	17
8'-6" x 18' STANDARD "S"	32
9'-0" x 18' ACCESSIBLE	0
8'-6" x 36' TANDEM (x2)	10 (20)
<b>TOTAL</b>	<b>59 (69)</b>



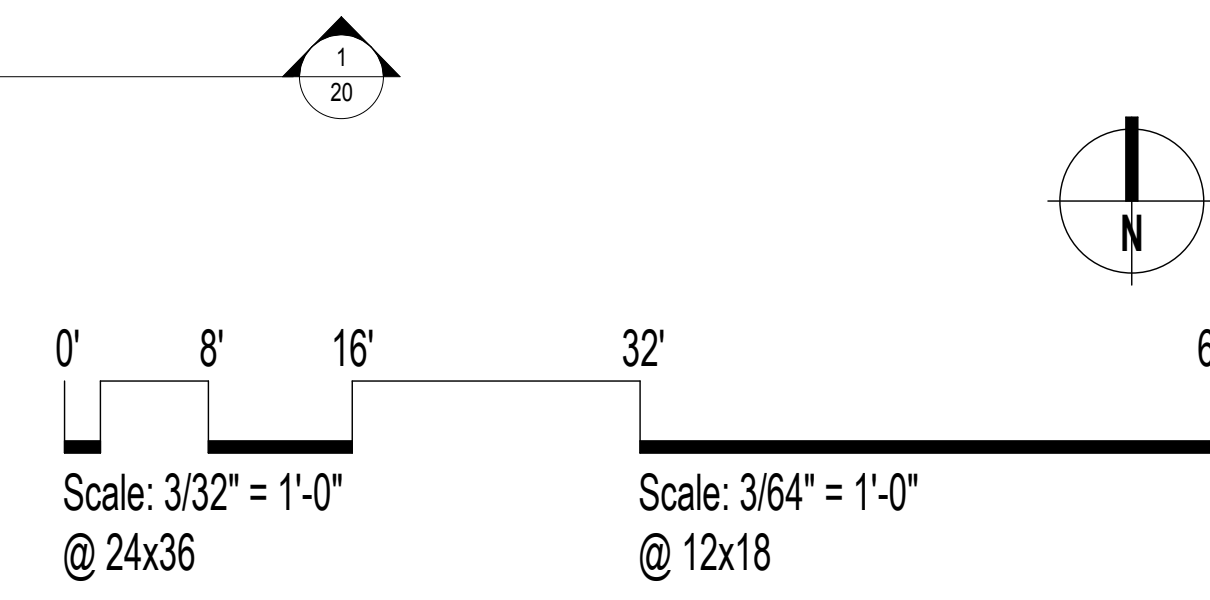




UNIT MIX - LEVEL 3		
UNIT TYPE	DISTRIBUTION	PERCENTAGE
1BR	10	30.30%
1BR TOWNHOUSE	9	27.27%
2BR	7	21.21%
2BR TOWNHOUSE	3	9.09%
STUDIO	4	12.12%
Grand total	33	100.00%

ROOMS - LEVEL 3	
ROOM	AREA
CLUB AMENITY	1,141 SF
ELEC	38 SF
FITNESS	1,054 SF
POOL SUPPORT	257 SF
TRASH	39 SF
UTILITY	149 SF

UNITS NOT COUNTED ON THIS LEVEL

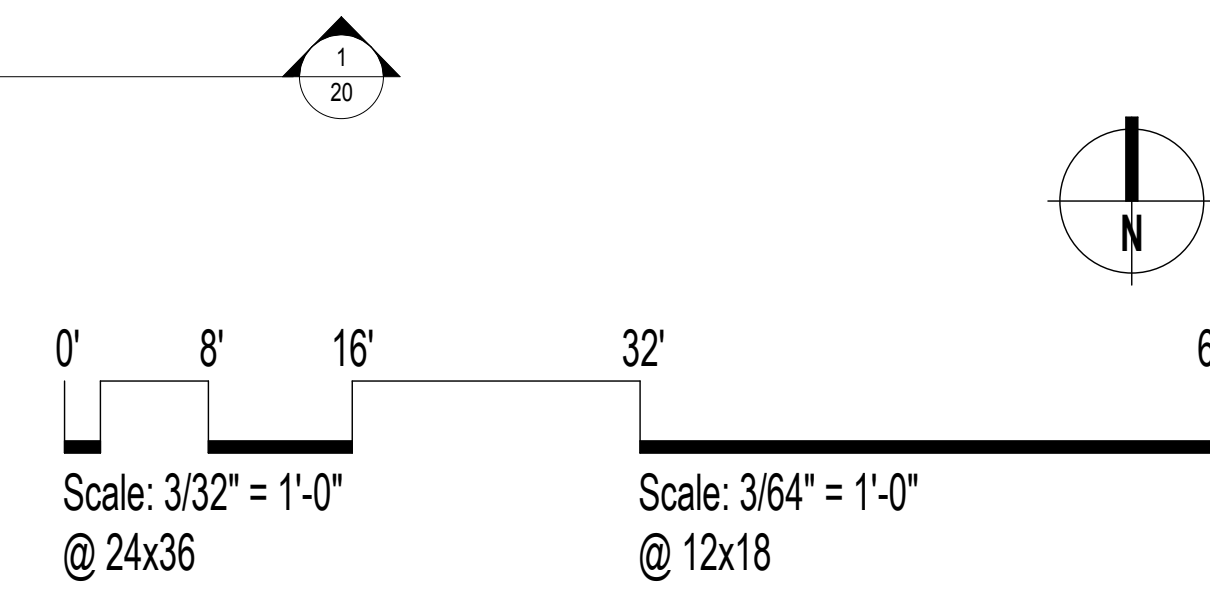






UNIT MIX - LEVEL 4		
ROOM TYPE	DISTRIBUTION	PERCENTAGE
1BR	19	55.88%
1BR + DEN	1	2.94%
2BR	8	23.53%
2BR TOWNHOUSE	1	2.94%
3BR	1	2.94%
STUDIO	4	11.76%
Grand total	34	100.00%

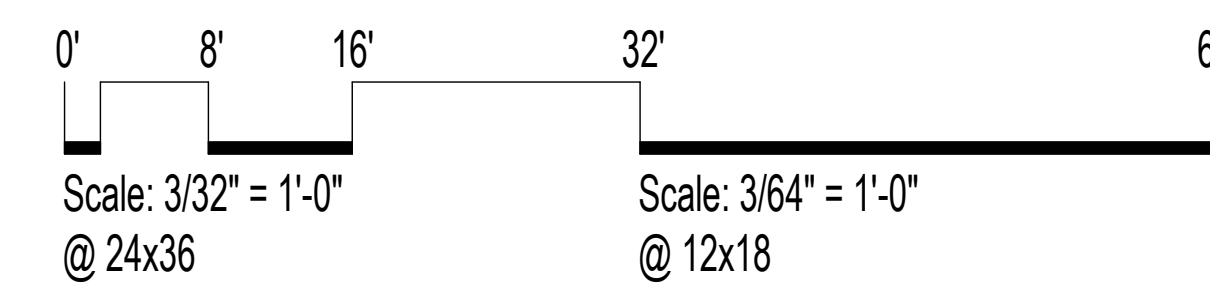
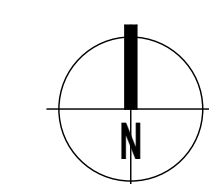
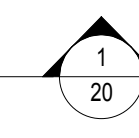
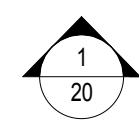
ARCHITECTURAL AWNING







UNIT MIX - LEVELS 5-7		
ROOM TYPE	DISTRIBUTION	PERCENTAGE
1BR	66	57.89%
1BR + DEN	3	2.63%
2BR	24	21.05%
3BR	3	2.63%
STUDIO	18	15.79%
Grand total	114	100.00%

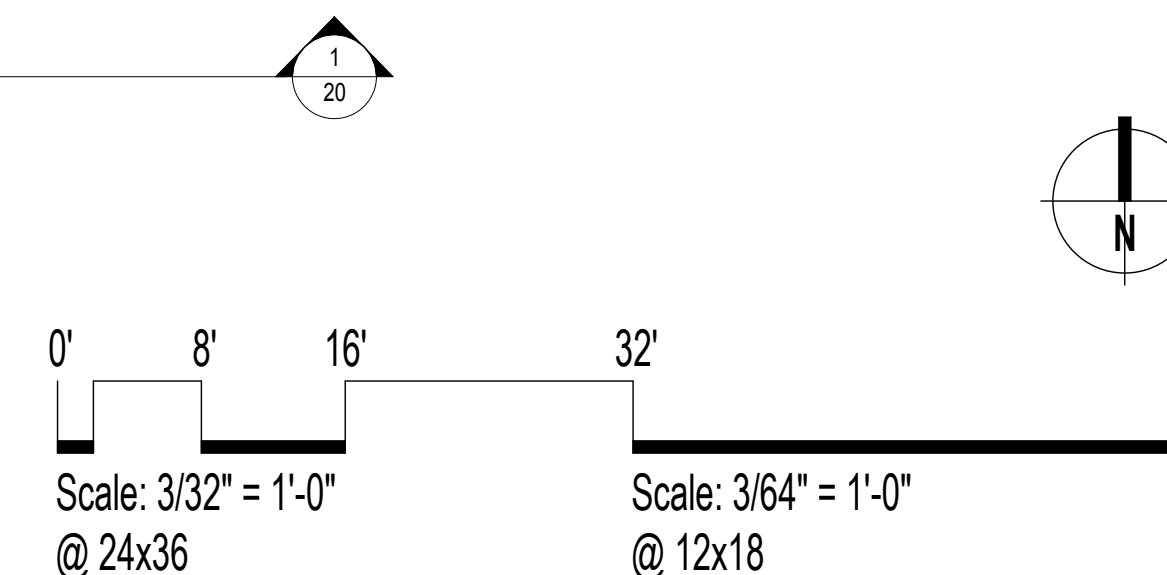






UNIT MIX - LEVEL 8		
ROOM TYPE	DISTRIBUTION	PERCENTAGE
1BR	20	54.05%
1BR + DEN	1	2.70%
2BR	9	24.32%
3BR	1	2.70%
STUDIO	6	16.22%
Grand total	37	100.00%

ROOFTOP AMENITY SPACE  
749 SF







EXTERIOR MATERIAL LEGEND			
#	DESCRIPTION	6	PRE FINISHED METAL PANEL
1	VINYL WINDOW FRAME	7	TEMPERED CLEAR GLASS GUARDRAIL
2	ALUMINUM STOREFRONT FRAME - CLEAR GLASS	8	METAL RAILING GUARDRAIL
3	EXTERIOR CEMENT PLASTER	9	NATURAL GREY - CAST IN PLACE CONCRETE
4	CORRUGATED METAL PANEL	10	BRICK VENEER
5	PERFORATED METAL PANEL SCREEN	11	PAINTED CONCRETE - POTENTIAL MURAL WALL





EXTERIOR MATERIAL LEGEND			
#	DESCRIPTION	#	DESCRIPTION
1	VINYL WINDOW FRAME	6	PRE FINISHED METAL PANEL
2	ALUMINUM STOREFRONT FRAME - CLEAR GLASS	7	TEMPERED CLEAR GLASS GUARDRAIL
3	EXTERIOR CEMENT PLASTER	8	METAL RAILING GUARDRAIL
4	CORRUGATED METAL PANEL	9	NATURAL GREY - CAST IN PLACE CONCRETE
5	PERFORATED METAL PANEL SCREEN	10	BRICK VENEER
		11	PAINTED CONCRETE - POTENTIAL MURAL WALL





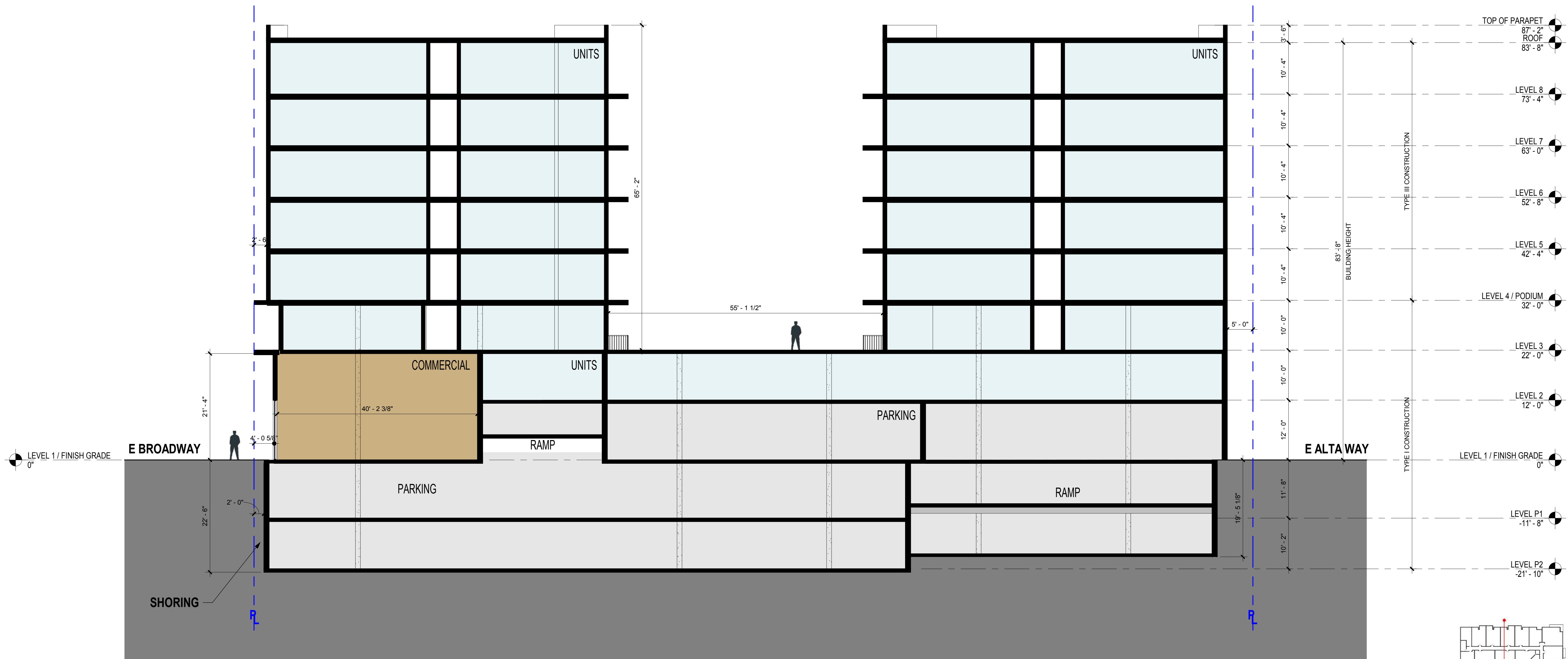
EXTERIOR MATERIAL LEGEND			
#	DESCRIPTION	#	DESCRIPTION
1	VINYL WINDOW FRAME	6	PRE FINISHED METAL PANEL
2	ALUMINUM STOREFRONT FRAME - CLEAR GLASS	7	TEMPERED CLEAR GLASS GUARDRAIL
3	EXTERIOR CEMENT PLASTER	8	METAL RAILING GUARDRAIL
4	CORRUGATED METAL PANEL	9	NATURAL GREY - CAST IN PLACE CONCRETE
5	PERFORATED METAL PANEL SCREEN	10	BRICK VENEER
		11	PAINTED CONCRETE - POTENTIAL MURAL WALL



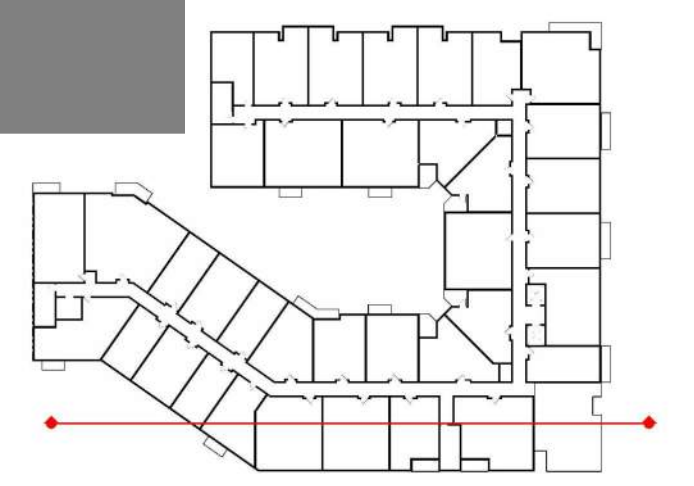
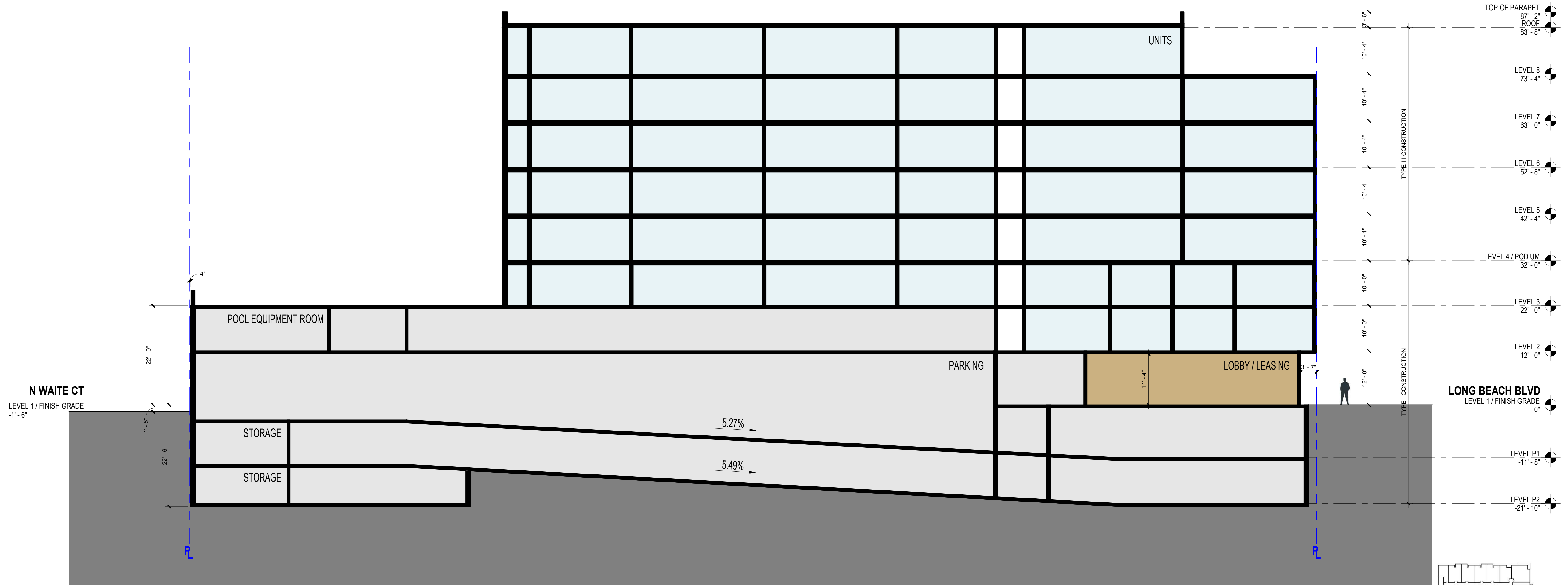


EXTERIOR MATERIAL LEGEND			
#	DESCRIPTION		
		<b>6</b>	PRE FINISHED METAL PANEL
<b>1</b>	VINYL WINDOW FRAME	<b>7</b>	TEMPERED CLEAR GLASS GUARDRAIL
<b>2</b>	ALUMINUM STOREFRONT FRAME - CLEAR GLASS	<b>8</b>	METAL RAILING GUARDRAIL
<b>3</b>	EXTERIOR CEMENT PLASTER	<b>9</b>	NATURAL GREY - CAST IN PLACE CONCRETE
<b>4</b>	CORRUGATED METAL PANEL	<b>10</b>	BRICK VENEER
<b>5</b>	PERFORATED METAL PANEL SCREEN	<b>11</b>	PAINTED CONCRETE - POTENTIAL MURAL WALL





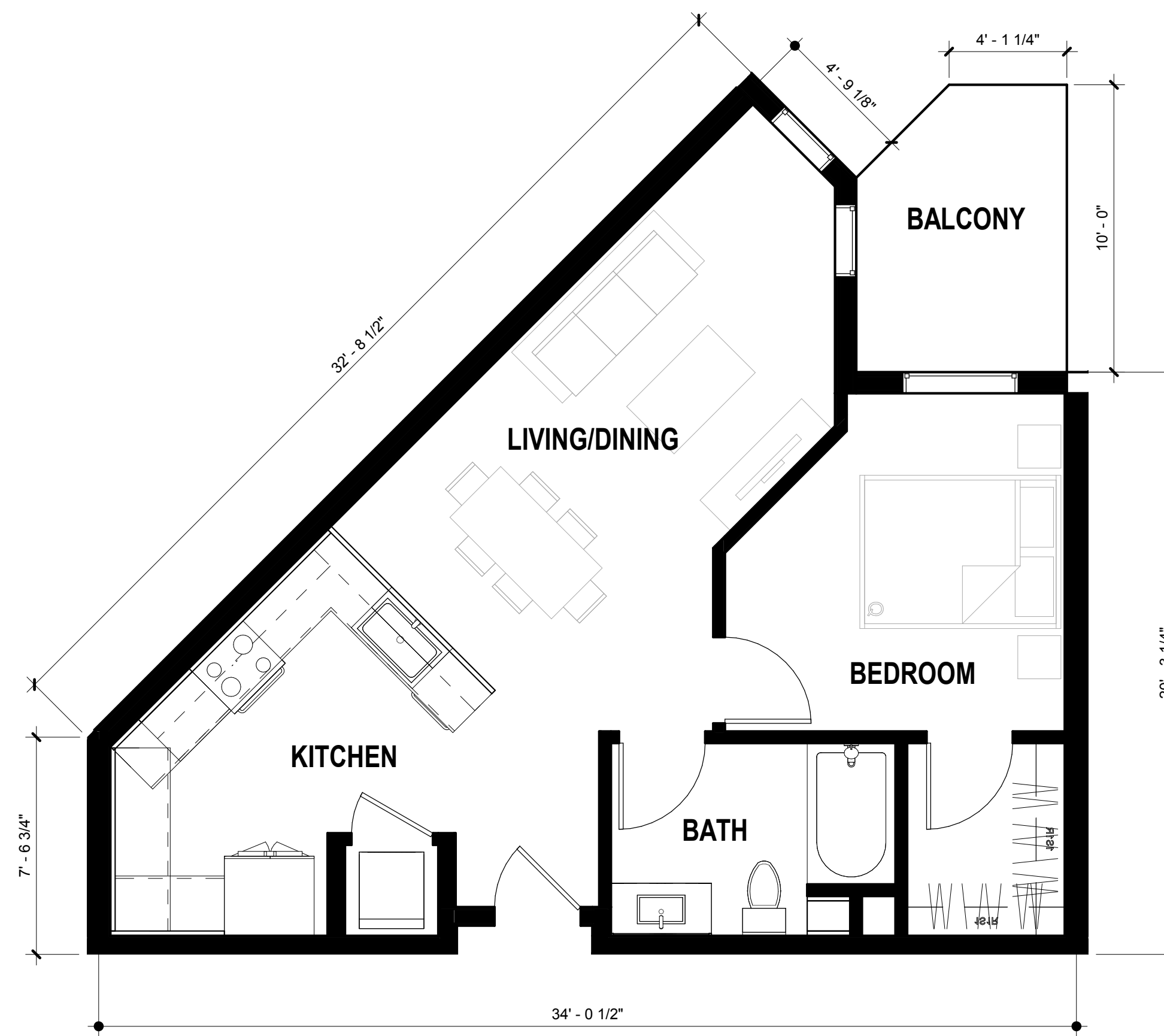




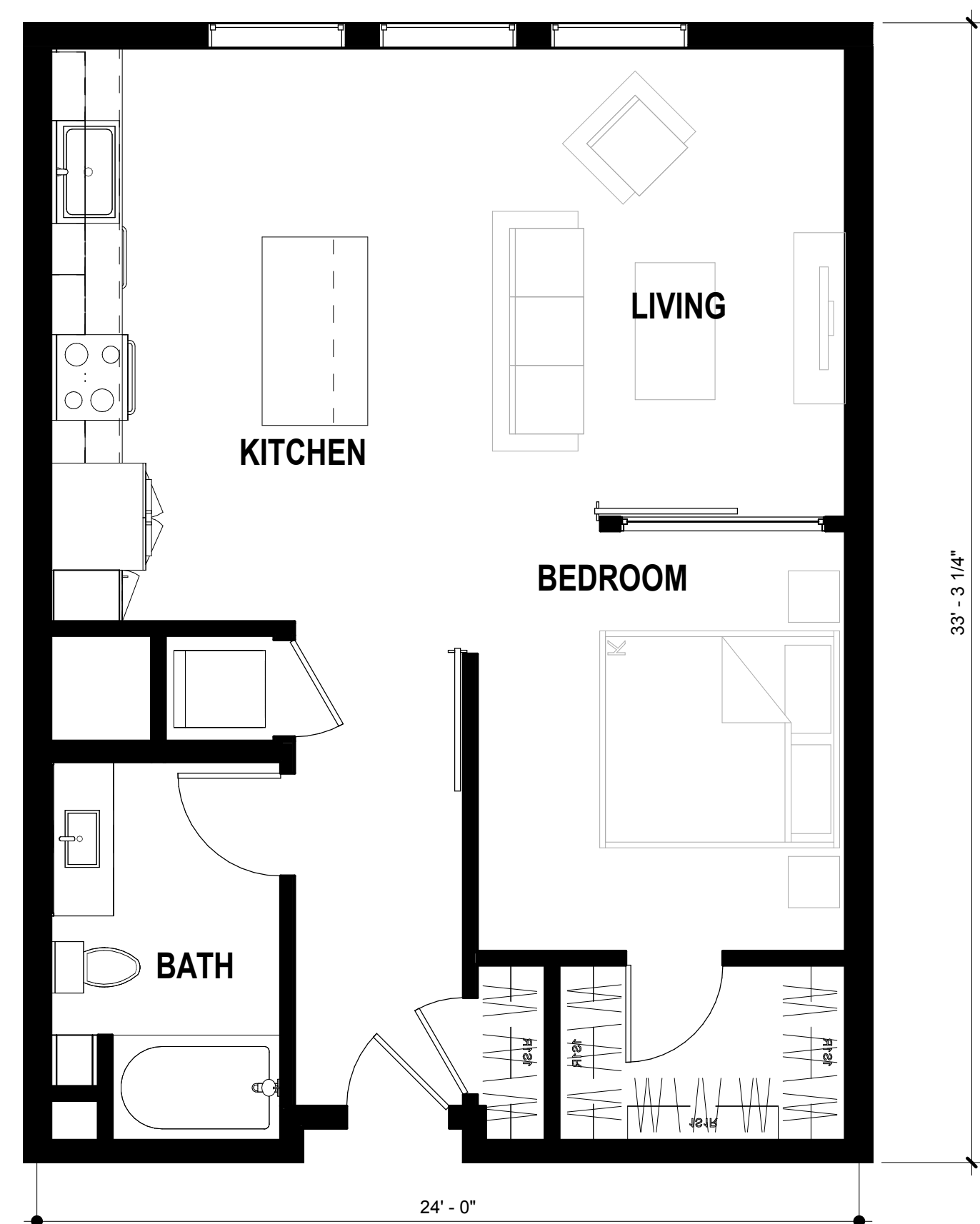




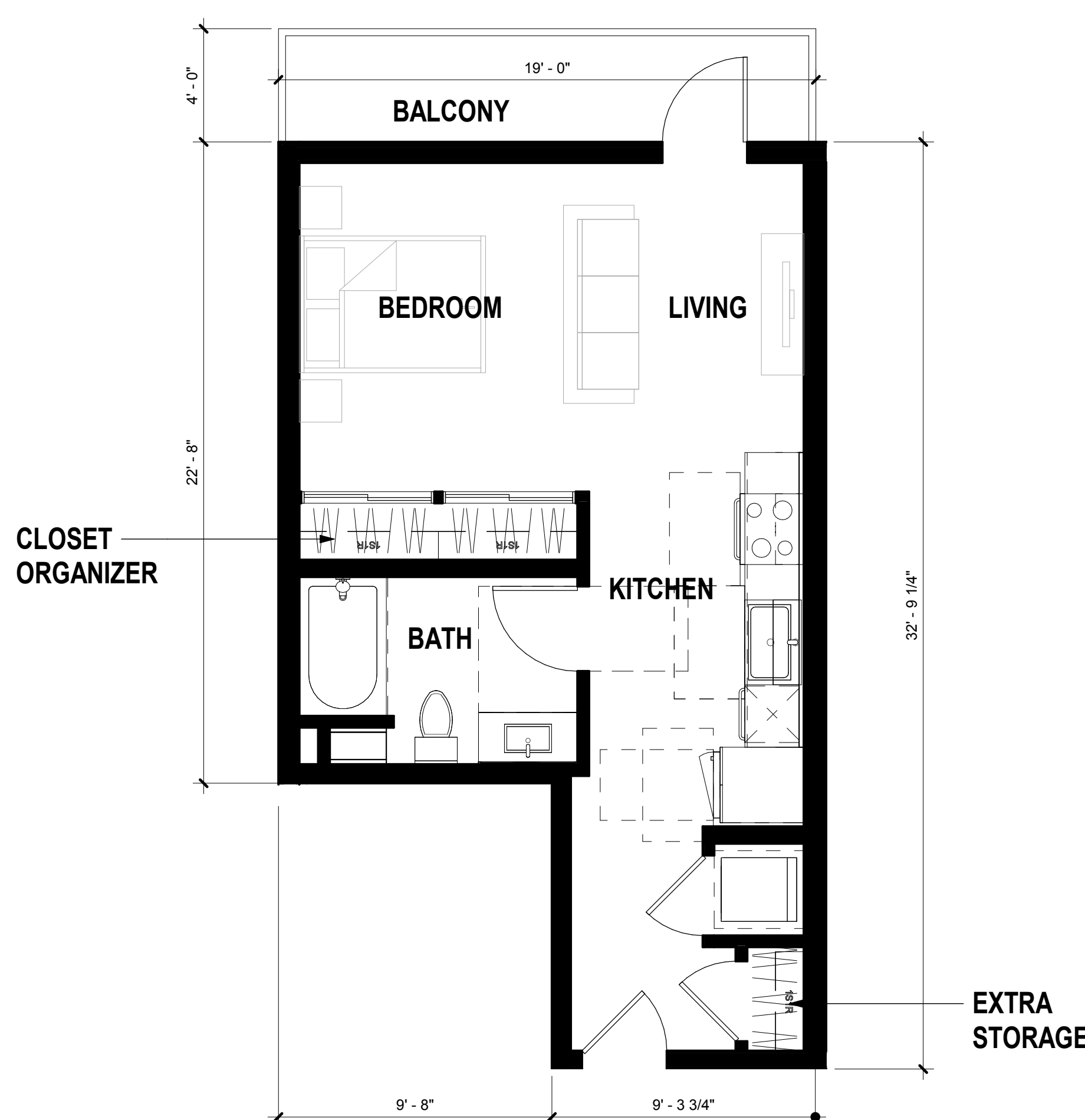
5 UNIT 2 BEDROOM - 1,020 SF - B1  
SCALE: 1/4" = 1'-0"



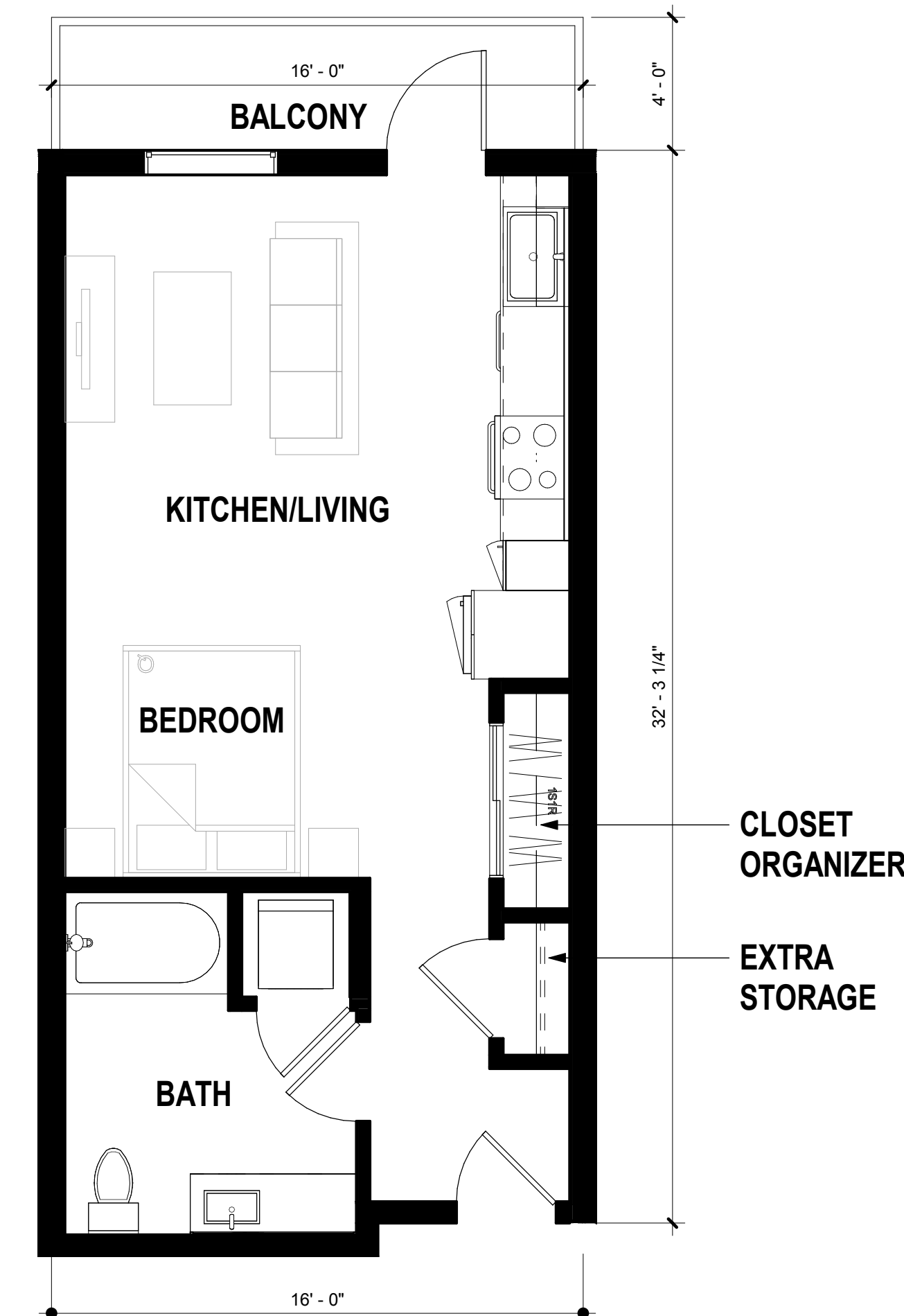
4 UNIT 1BR INSIDE CORNER - 670 SF - A2  
SCALE: 1/4" = 1'-0"



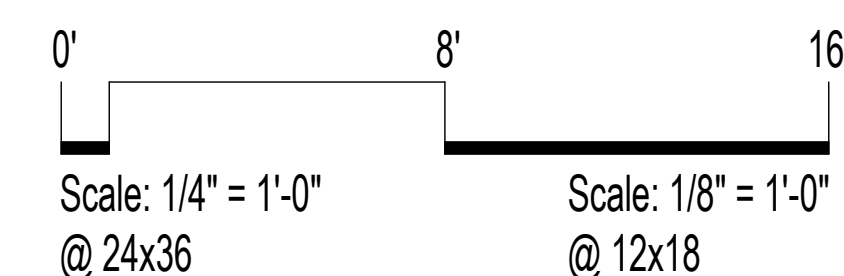
3 UNIT 1 BEDROOM - 790 SF - A1.3  
SCALE: 1/4" = 1'-0"



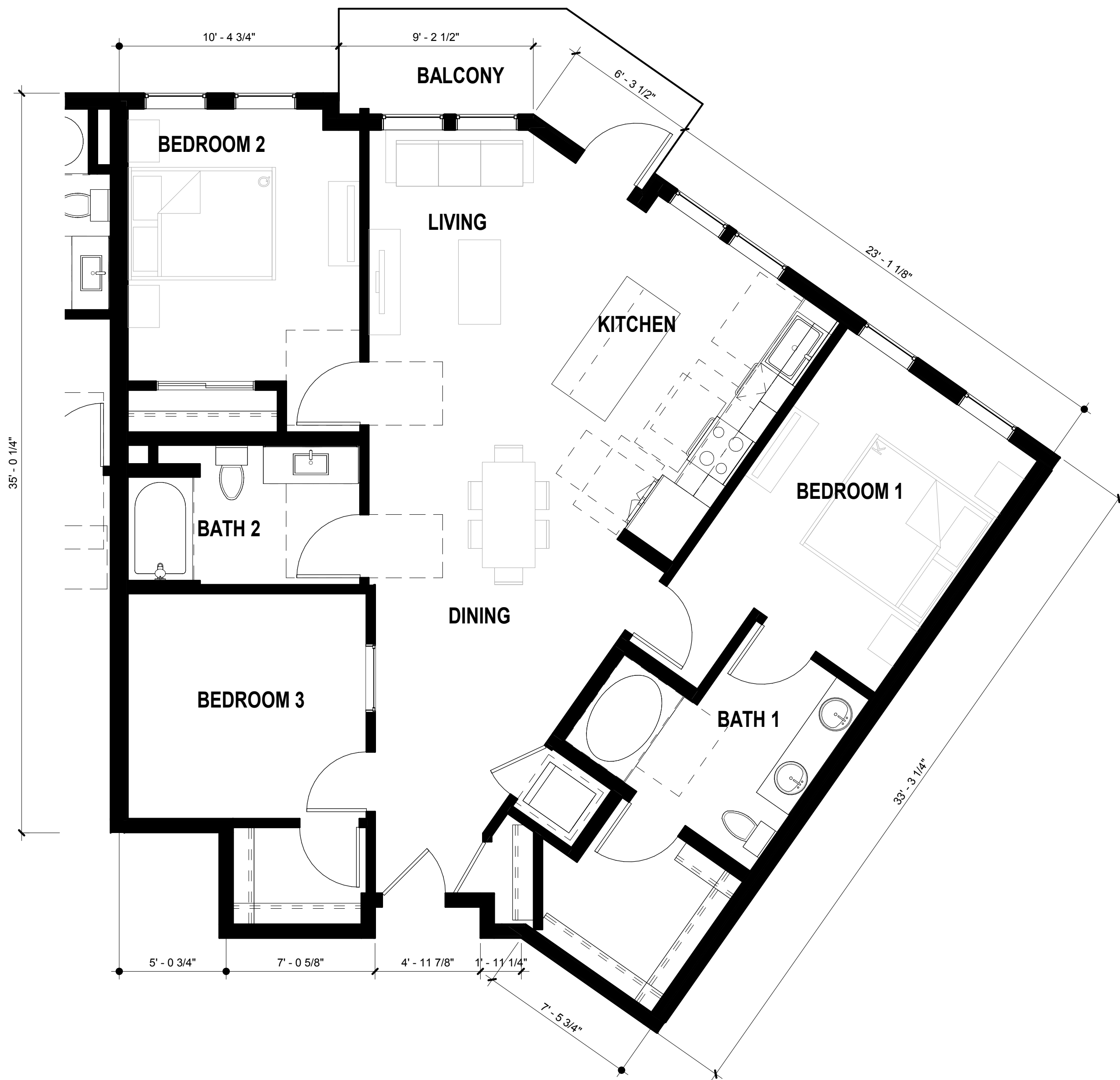
2 UNIT STUDIO - 470 SF - S1  
SCALE: 1/4" = 1'-0"



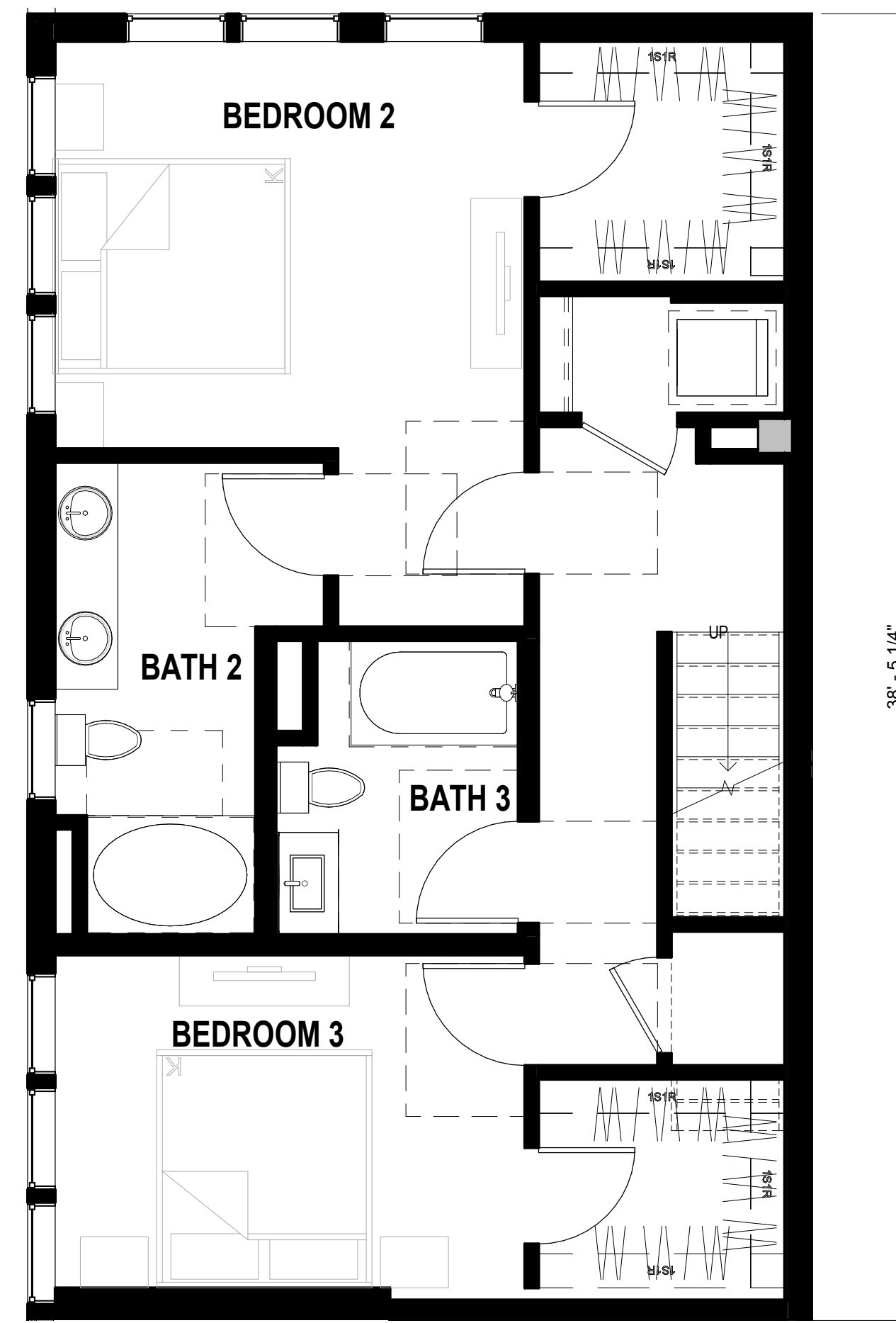
1 UNIT STUDIO - 525 SF - S5  
SCALE: 1/4" = 1'-0"



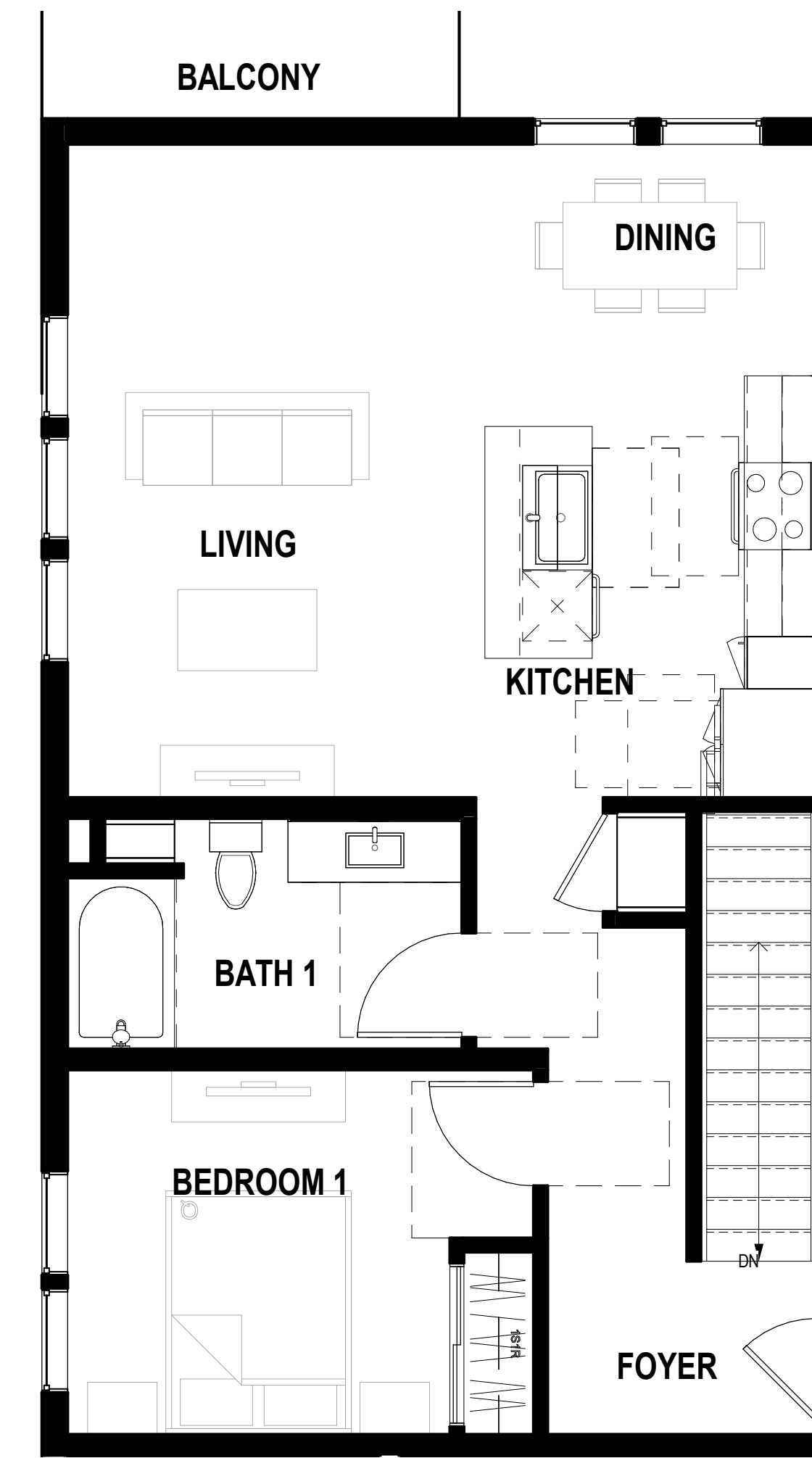




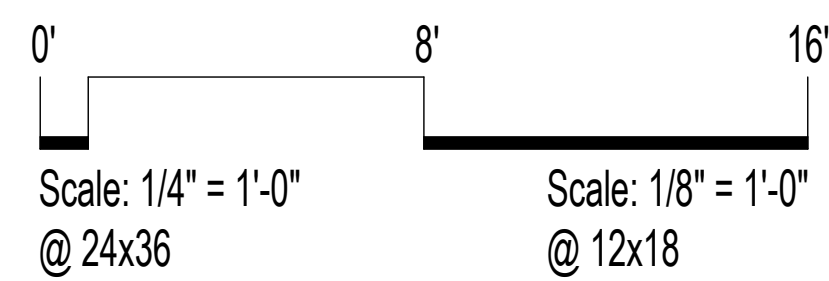
1 UNIT 3BR - 1,435 SF - C3  
SCALE: 1/4" = 1'-0"



2 UNIT 3 BR TOWNHOME - LOWER FLOOR - 720 SF - C1  
SCALE: 1/4" = 1'-0"



3 UNIT 3 BR TOWNHOME - UPPER FLOOR - 680 SF - C1  
SCALE: 1/4" = 1'-0"







PSYCHIC TEMPLE  
HISTORIC BUILDING

BROADWAY

GROUND LEVEL LANDSCAPE PLAN  
• see sheet L.3

LONG BEACH BOULEVARD

WAITE COURT

ROOFTOP LEVEL LANDSCAPE PLAN  
• see sheet L.5

PODIUM LEVEL LANDSCAPE PLAN  
• see sheet L.4

ALTA WAY













WAITE COURT

ALTA WAY

- LOUNGE**
- bench with planter and lighting
  - bar counter
  - tv
  - shuffle board
  - lounge furniture
  - chandeliers

- ENTERTAINMENT TERRACE**
- outdoor kitchen
  - sit-up bar
  - lush background planting
  - dining table
  - lounge furniture
  - chevron wood tile

ENLARGED PRIVATE PATIOS, TYP.

- COURTYARD**
- lush planting
  - paver banding
  - firepit
  - tables
  - accent tile

CLUBROOM

FITNESS

- COOL DOWN DECK**
- chevron wood tile
  - lounge chairs
  - arch light

- CABANA**
- lounge furniture
  - linear firepit
  - "screening room"
  - curtains
  - decorative metal screen
  - chandelier

- SPLASH**
- 12' x 32' pool
  - pattern paver floor
  - lounge chairs
  - daybeds
  - accent palm
  - pottery

- SPA RETREAT**
- 7' x 13' spa
  - daybeds
  - shade tree











ARBUTUS 'MARINA'  
HYBRID STRAWBERRY TREE



ARCASTRUM ROMANSOFFIANUM  
QUEEN PALM



ARCHOTOPHOENIX CUNNINGHAMIANA  
KING PALM (triple trunk)



CARYOTA MITIS  
FISHTAIL PALM



DRACAENA DRACO  
DRAGON TREE



FICUS LYRATA  
FIDDLE-LEAF FIG



FICUS NITIDA  
FICUS HEDGE



HOWEA FORSTERIANA  
KENTIA PALM

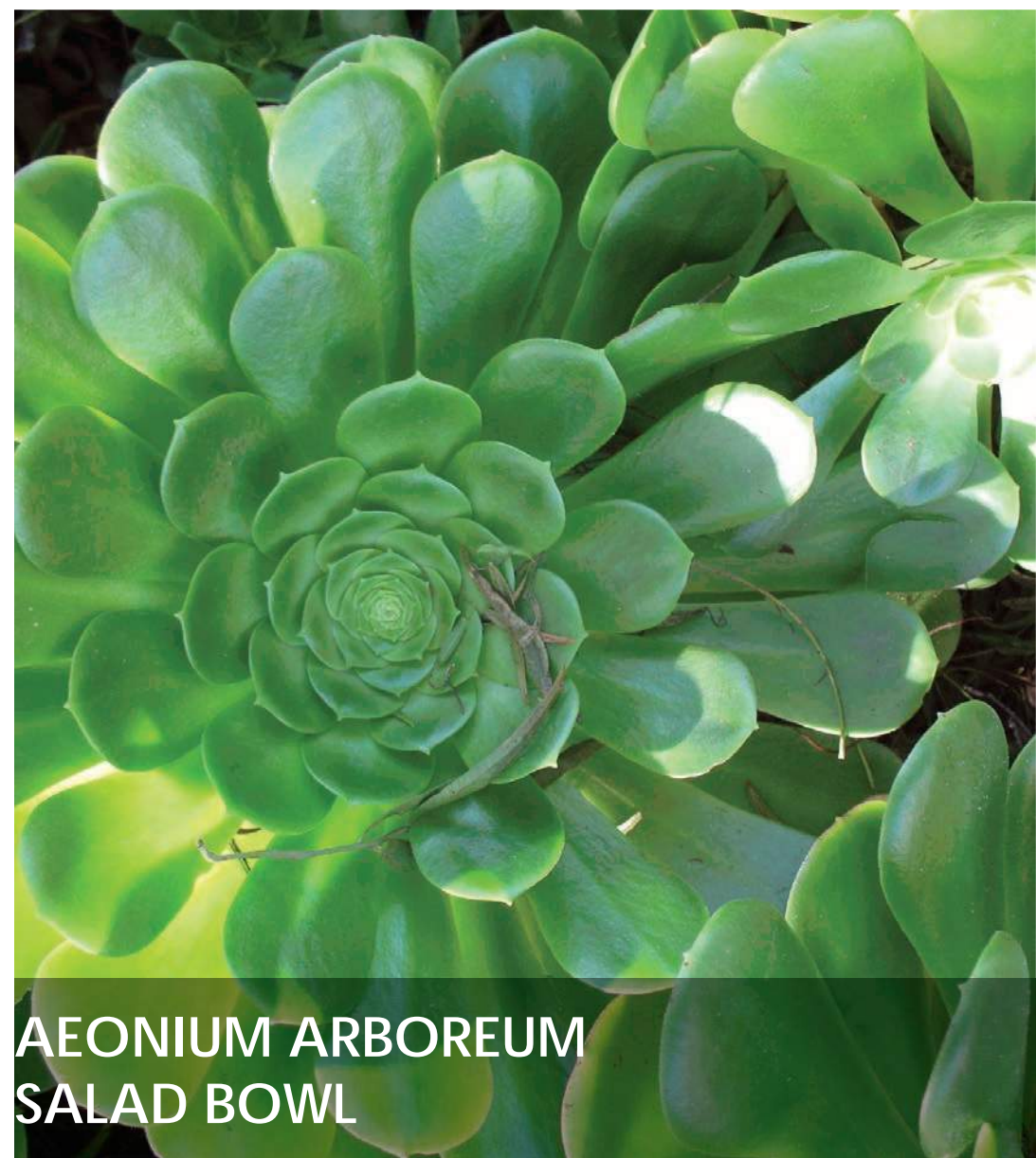


OLEA EUROPAEA  
OLIVE TREE



ULMUS PARVIFOLIA  
CHINESE EVERGREEN ELM

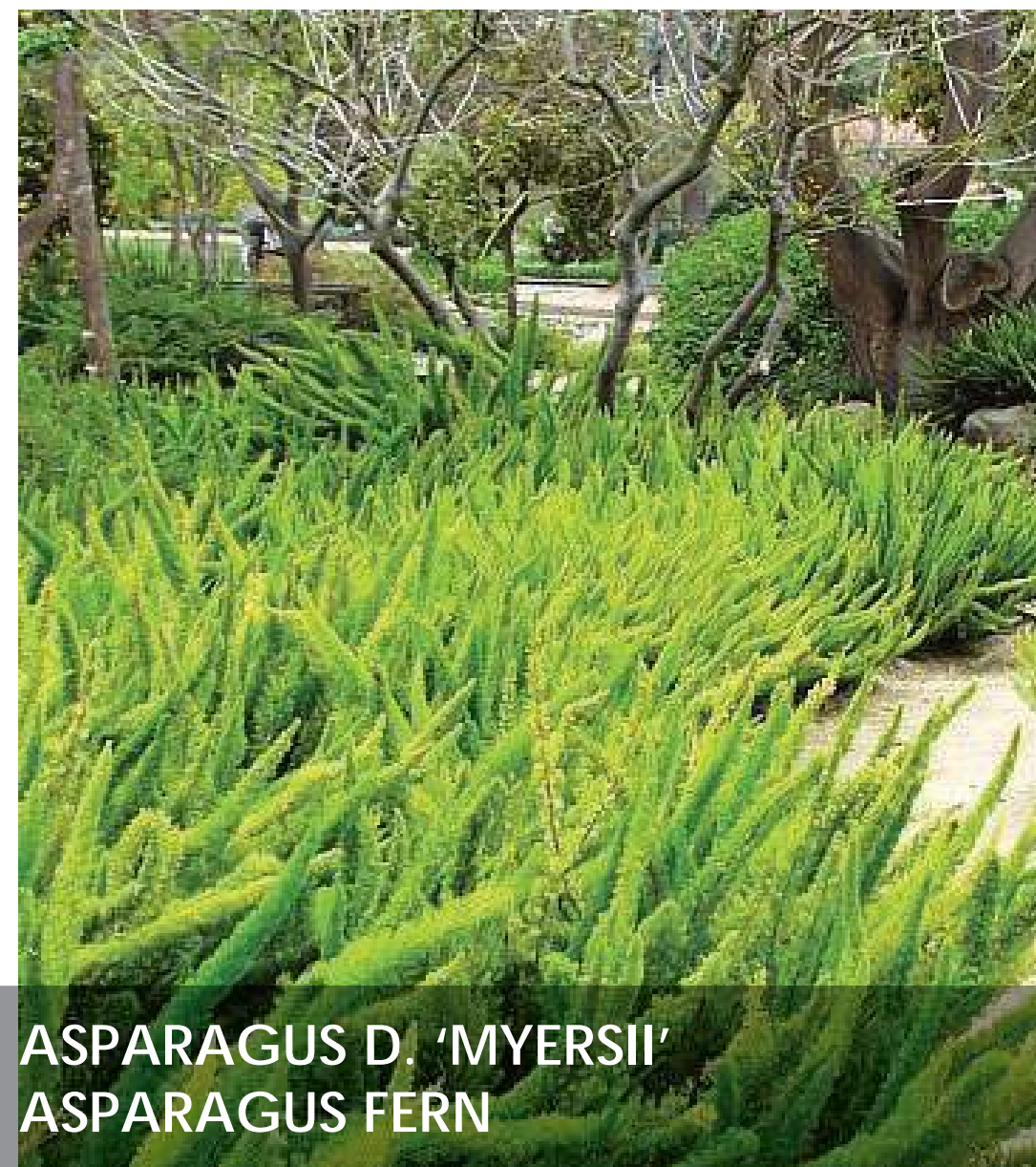




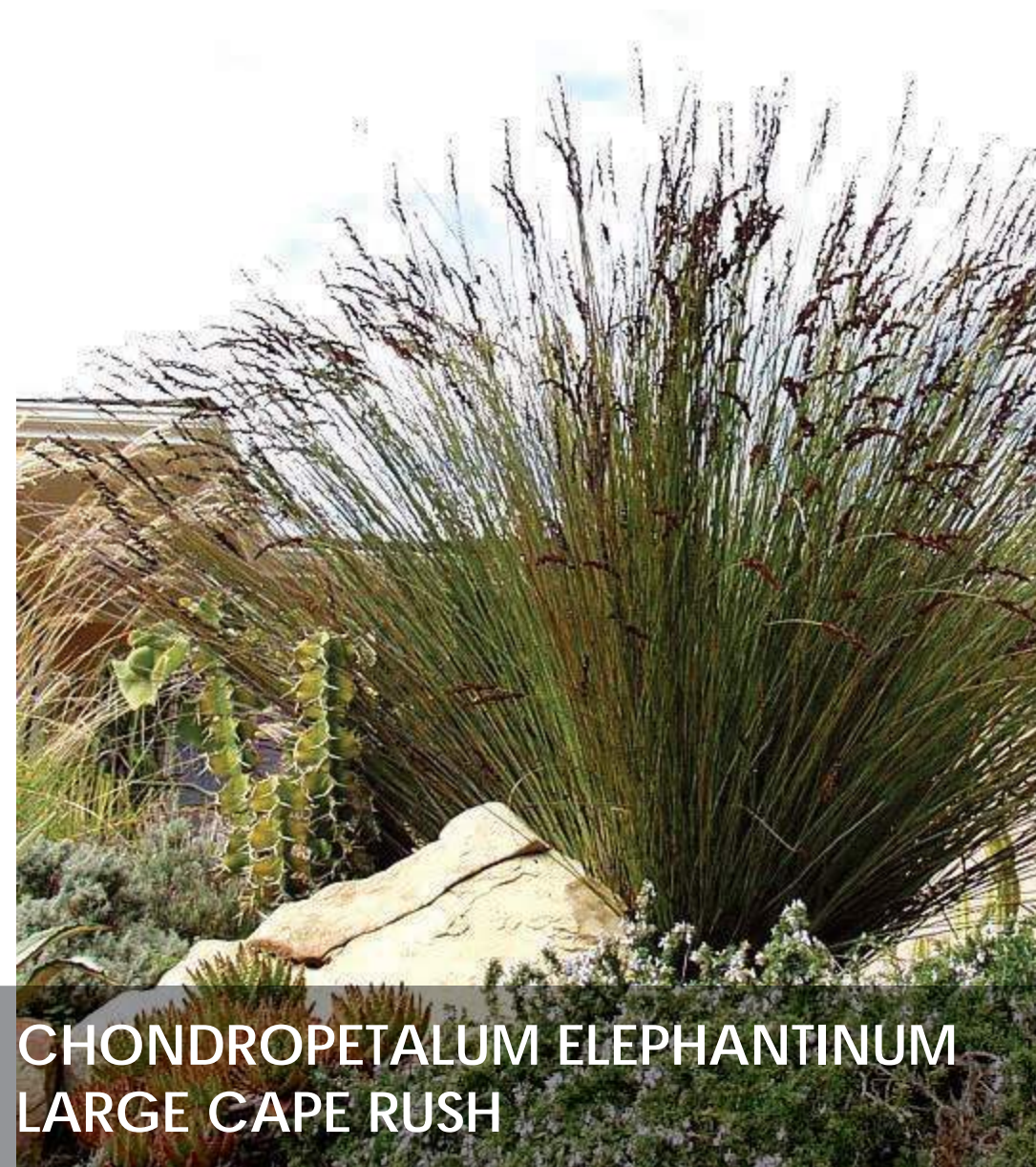
AEONIUM ARBOREUM  
SALAD BOWL



AGAVE ATTENUATA  
FOXTAIL AGAVE



ASPARGUS D. 'MYERSII'  
ASPARGUS FERN



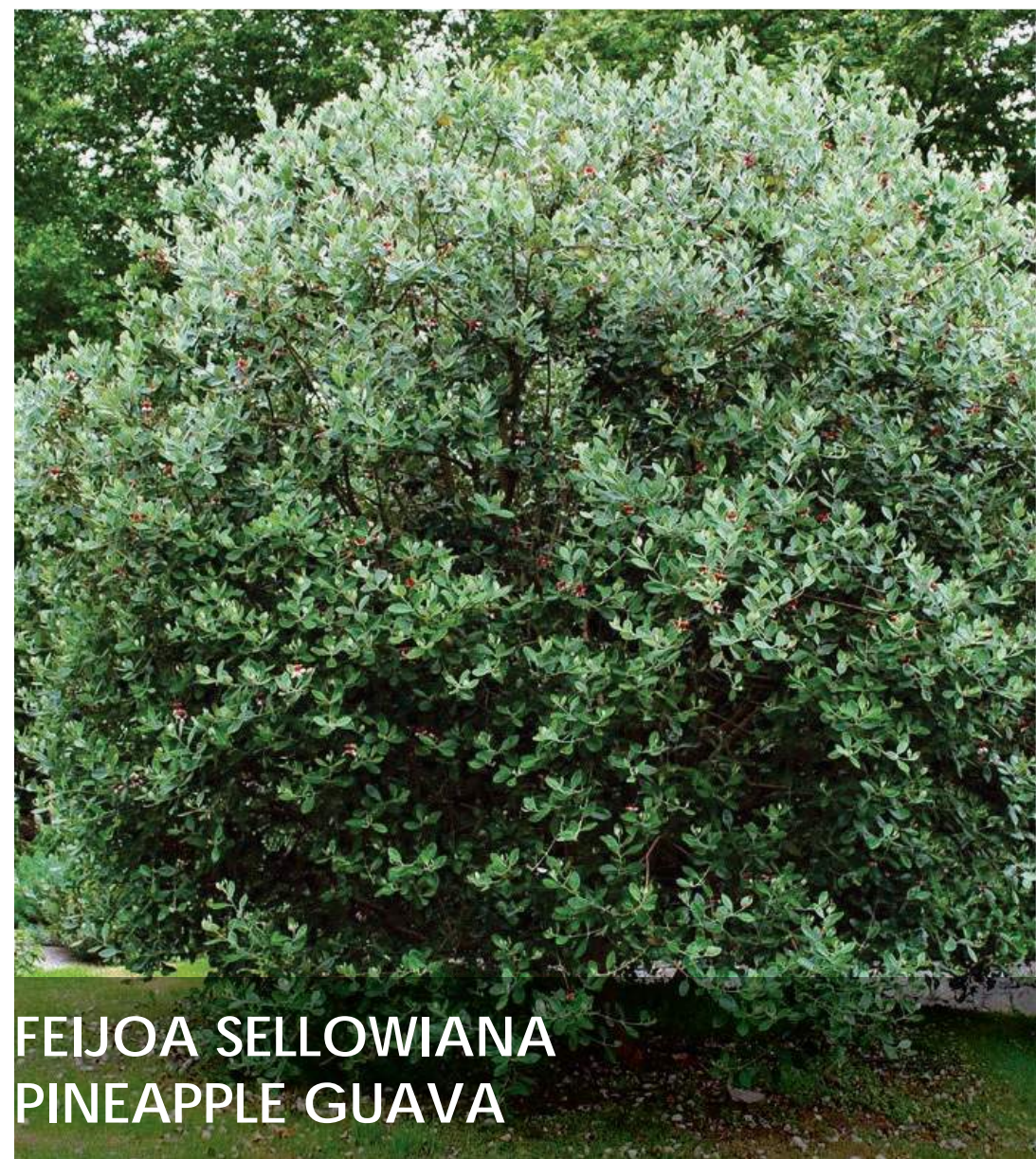
CHONDROPETALUM ELEPHANTINUM  
LARGE CAPE RUSH



DIANELLA REVOLUTA 'LITTLE REV'  
LITTLE REV DIANELLA



DUDLEYA BRITTONI  
DUDLEYA



FEIJOA SELLOWIANA  
PINEAPPLE GUAVA



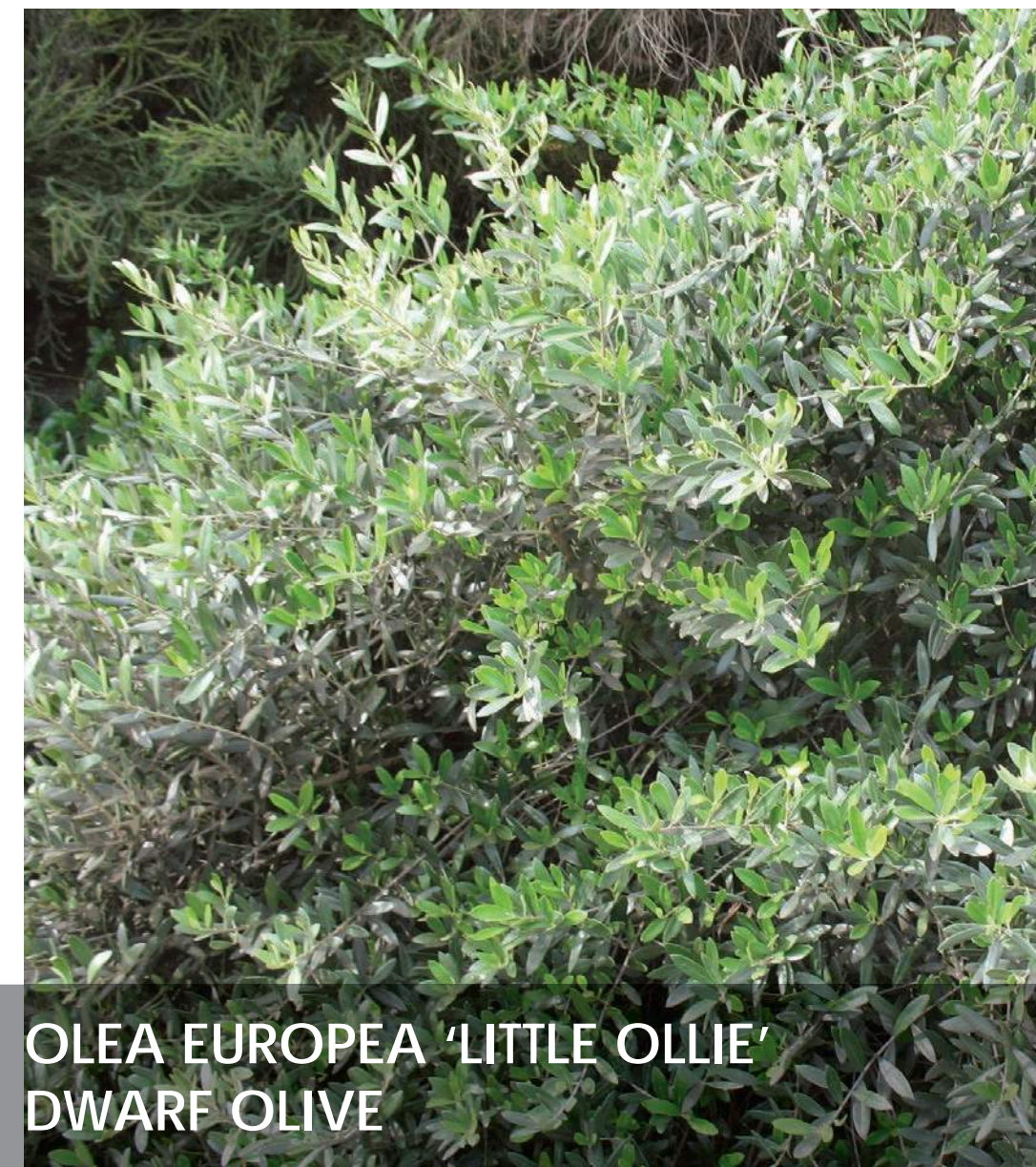
FESTUCA OVINA GLAUCA  
BLUE FESCUE



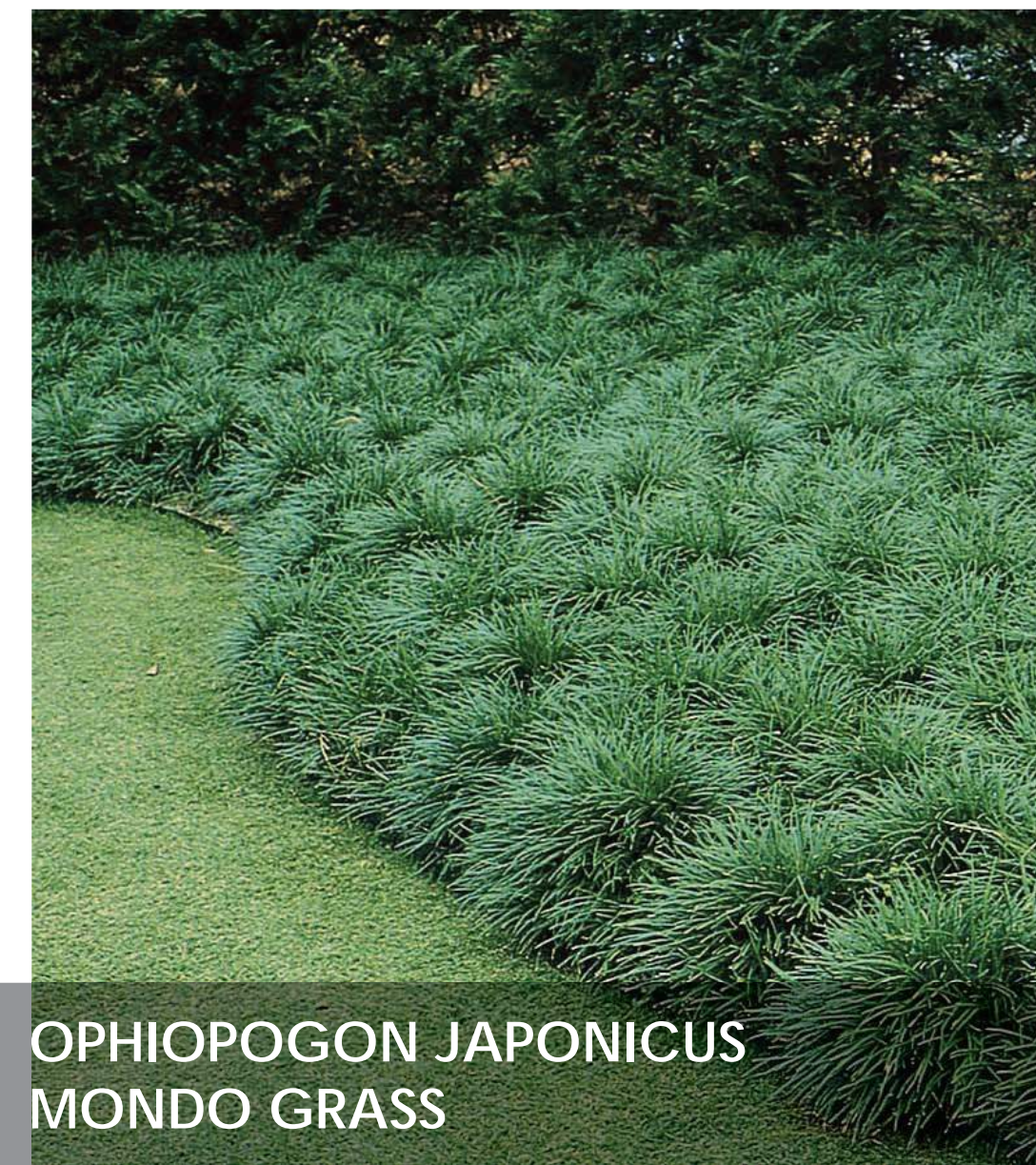
FURCRAEA FOETIDA 'MEDIOPICTA'  
VARIEGATED MAURITIUS HEMP



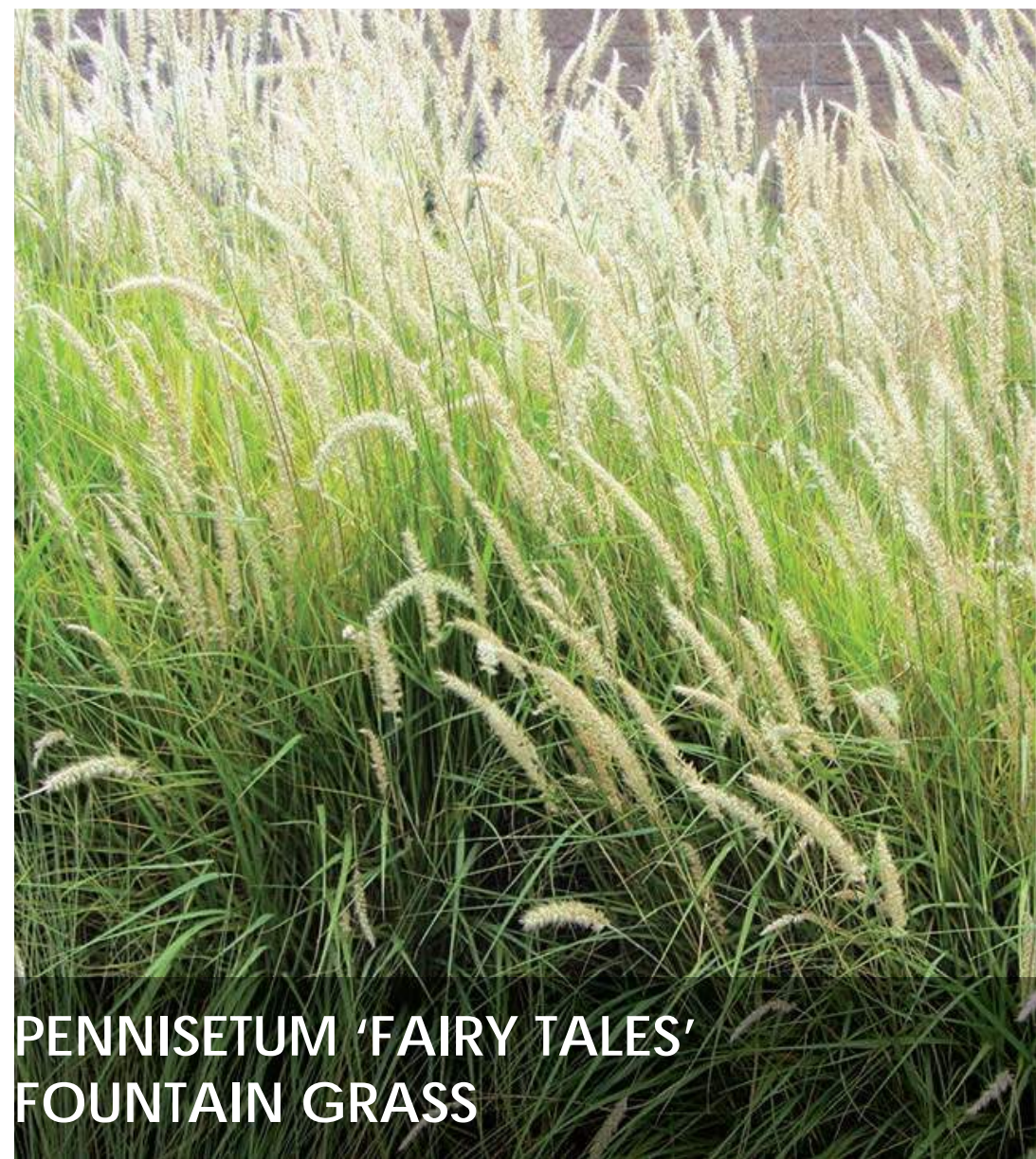
LOMANDRA LONGIFOLIA 'BREEZE'  
DWARF MAT RUSH



OLEA EUROPEA 'LITTLE OLLIE'  
DWARF OLIVE



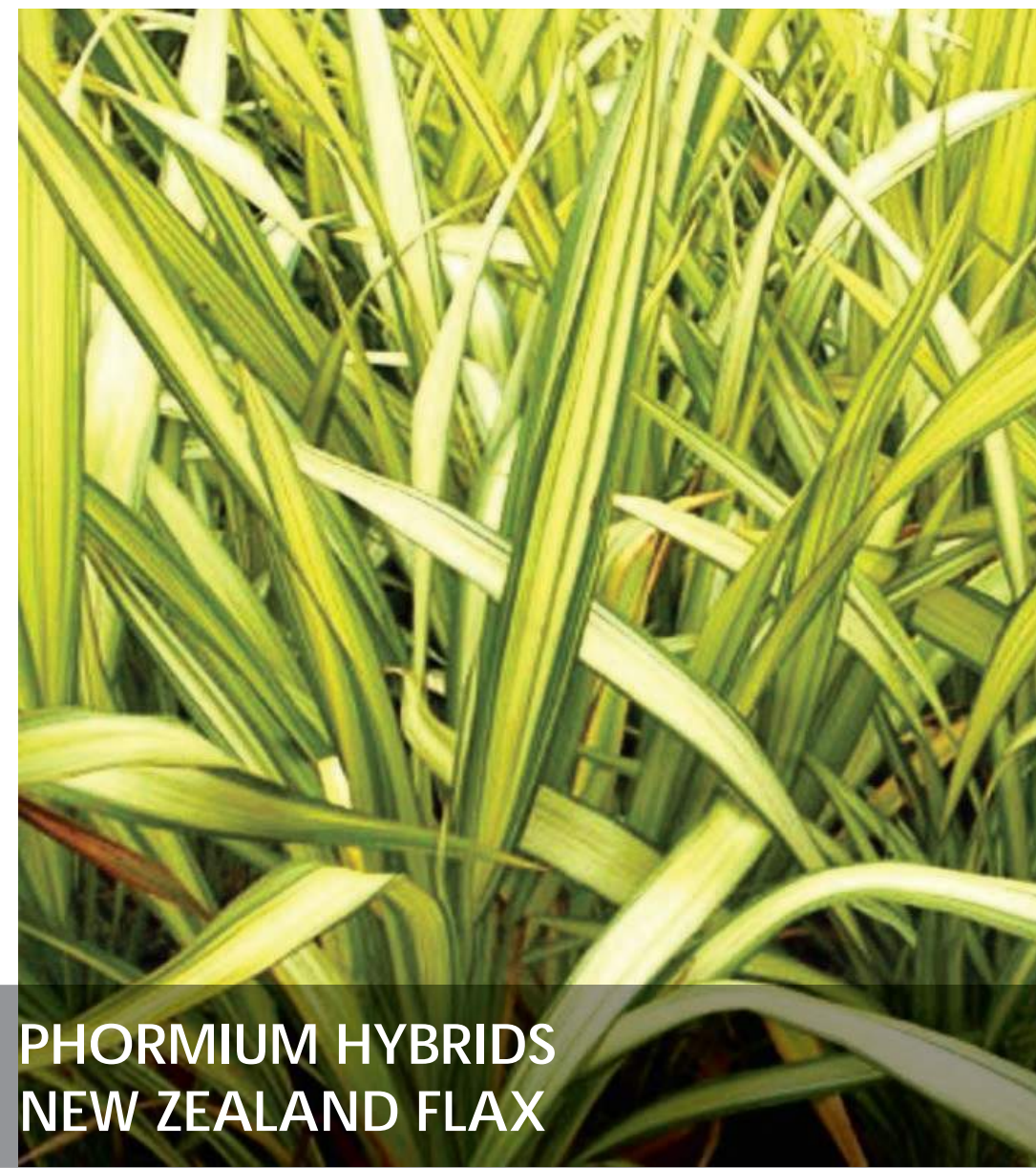
OPHIOPOGON JAPONICUS  
MONDO GRASS



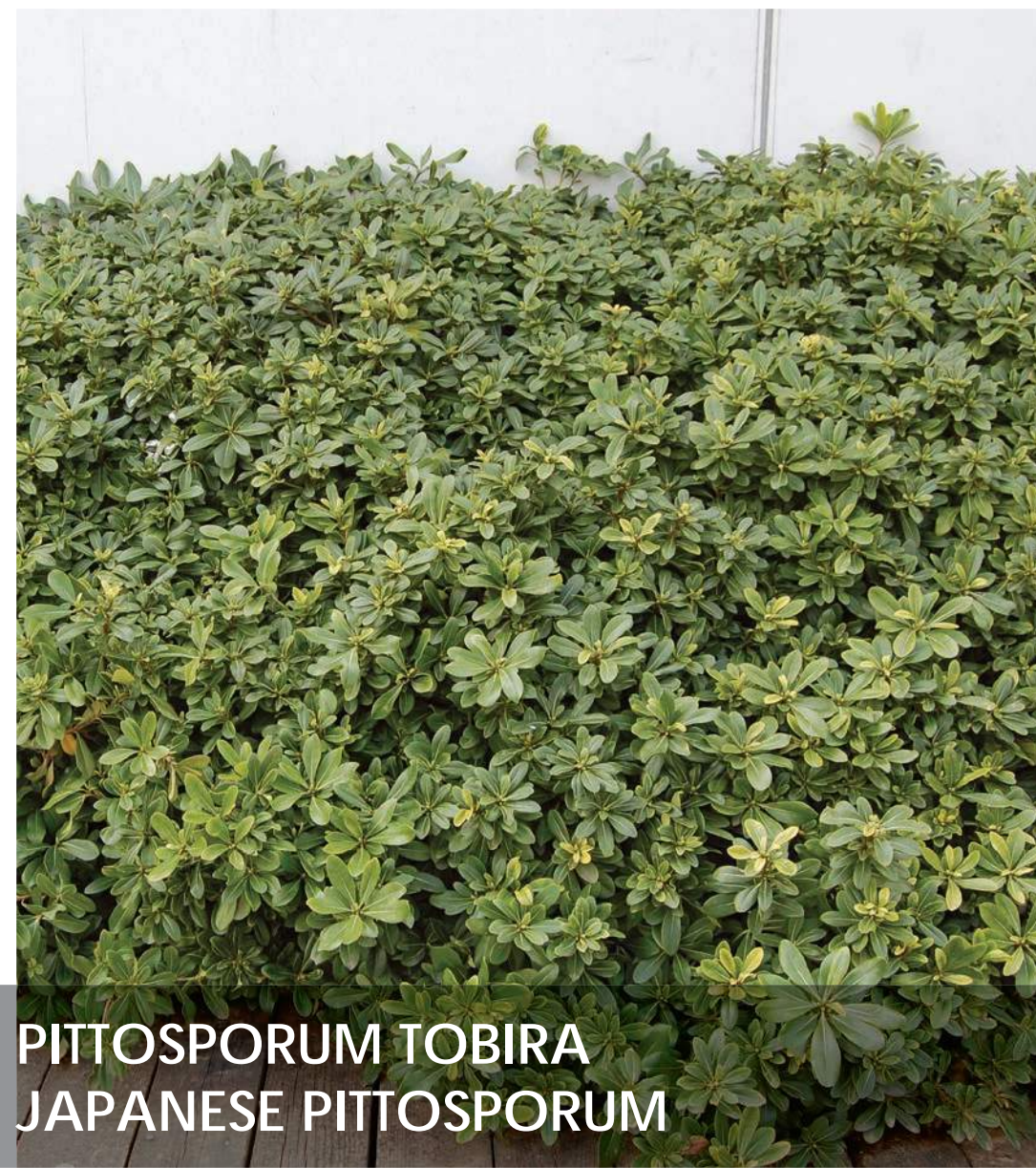
PENNISETUM 'FAIRY TALES'  
FOUNTAIN GRASS



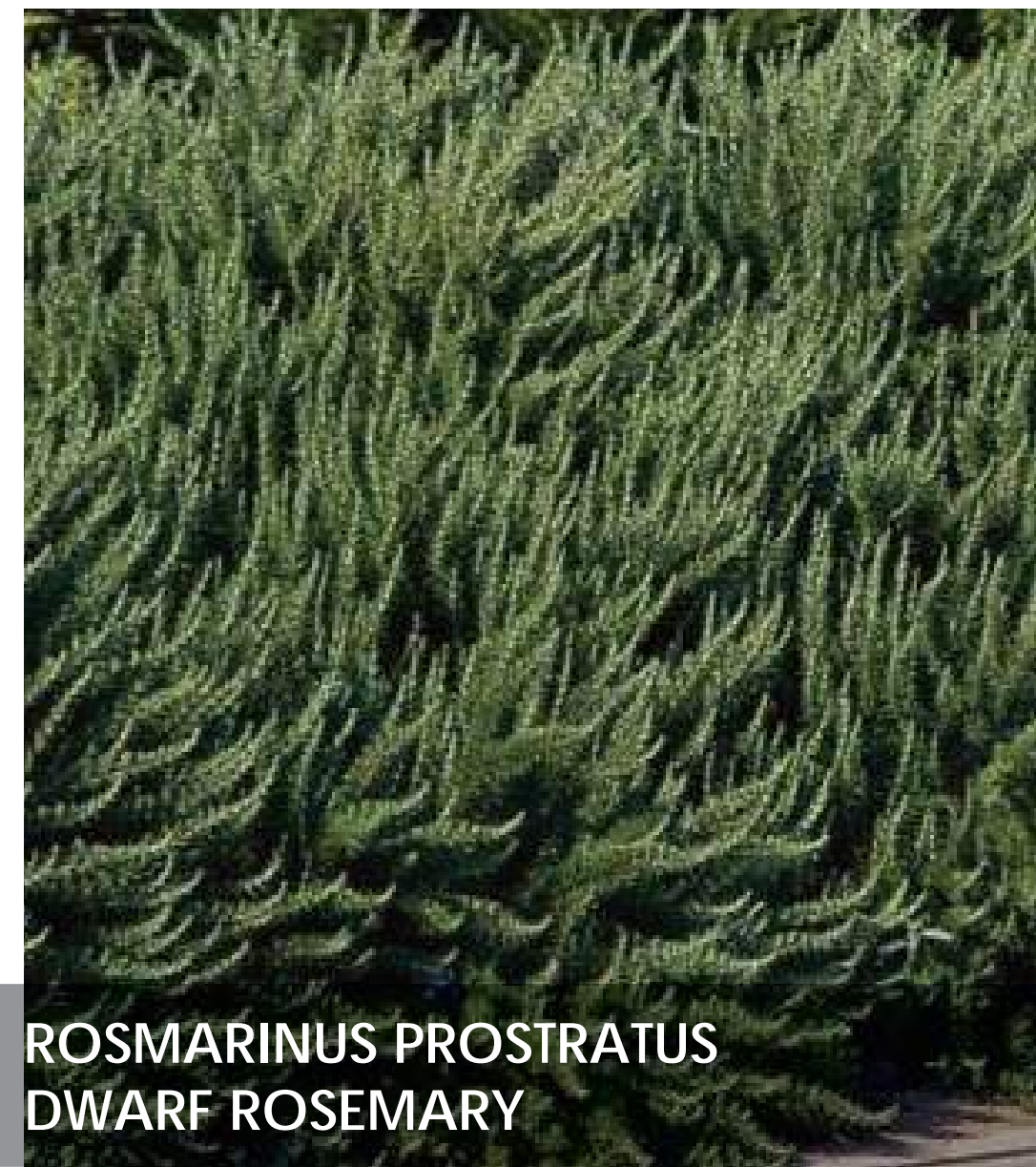
PHILODENDRON X 'XANADU'  
DWARF PHILODENDRON



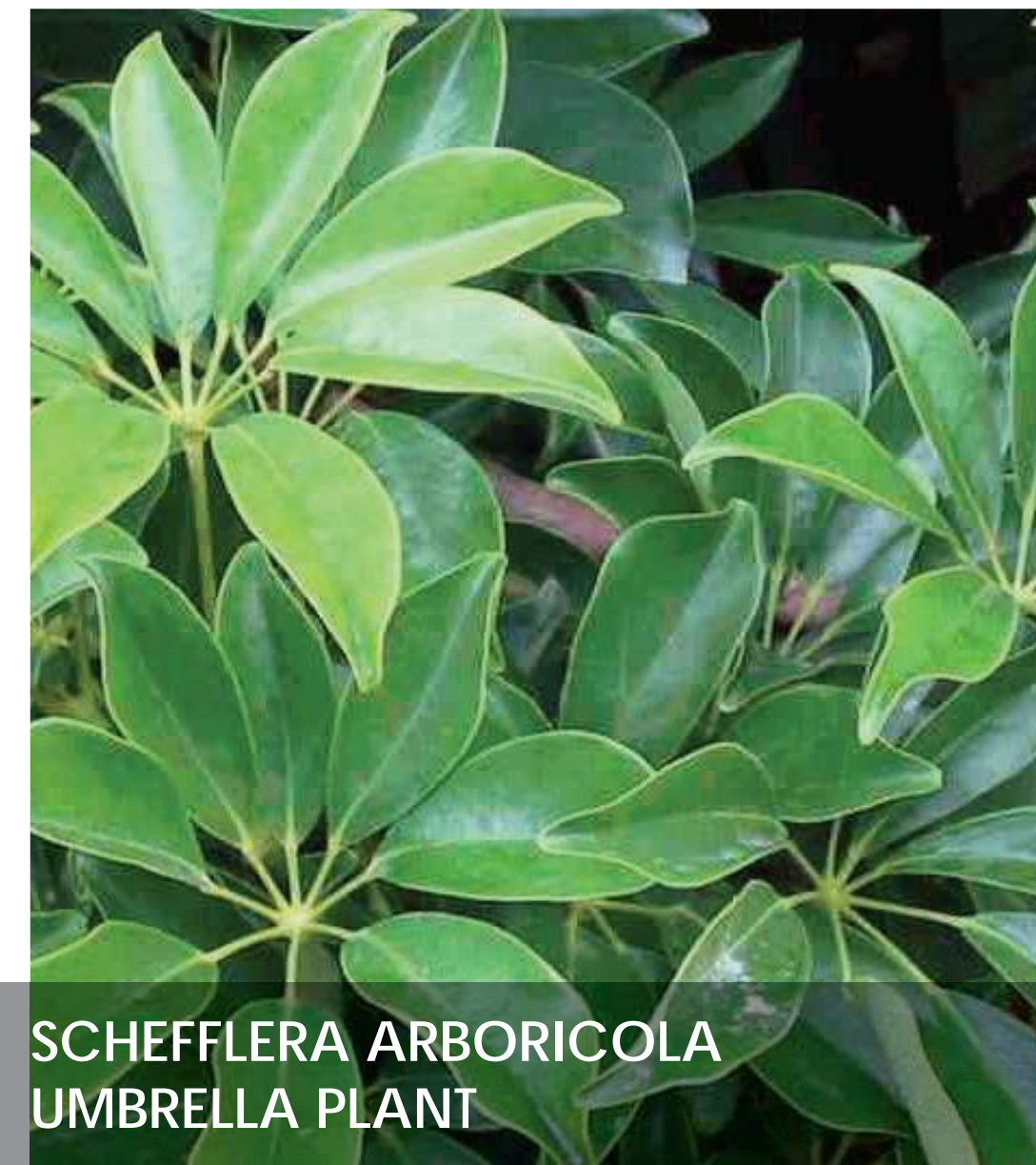
PHORMIUM HYBRIDS  
NEW ZEALAND FLAX



PITOSPORUM TOBIRA  
JAPANESE PITOSPORUM

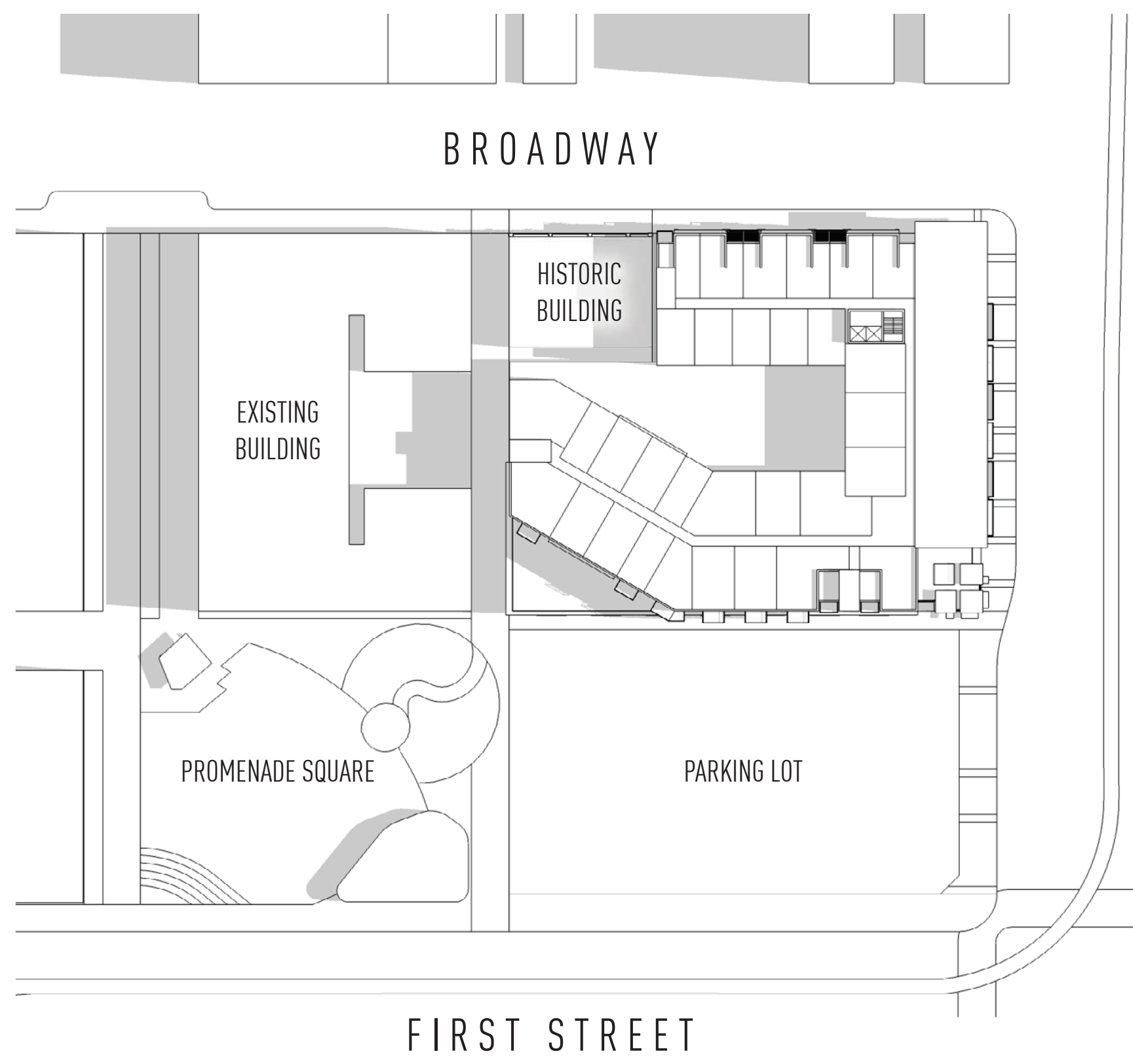


ROSMARINUS PROSTRATUS  
DWARF ROSEMARY

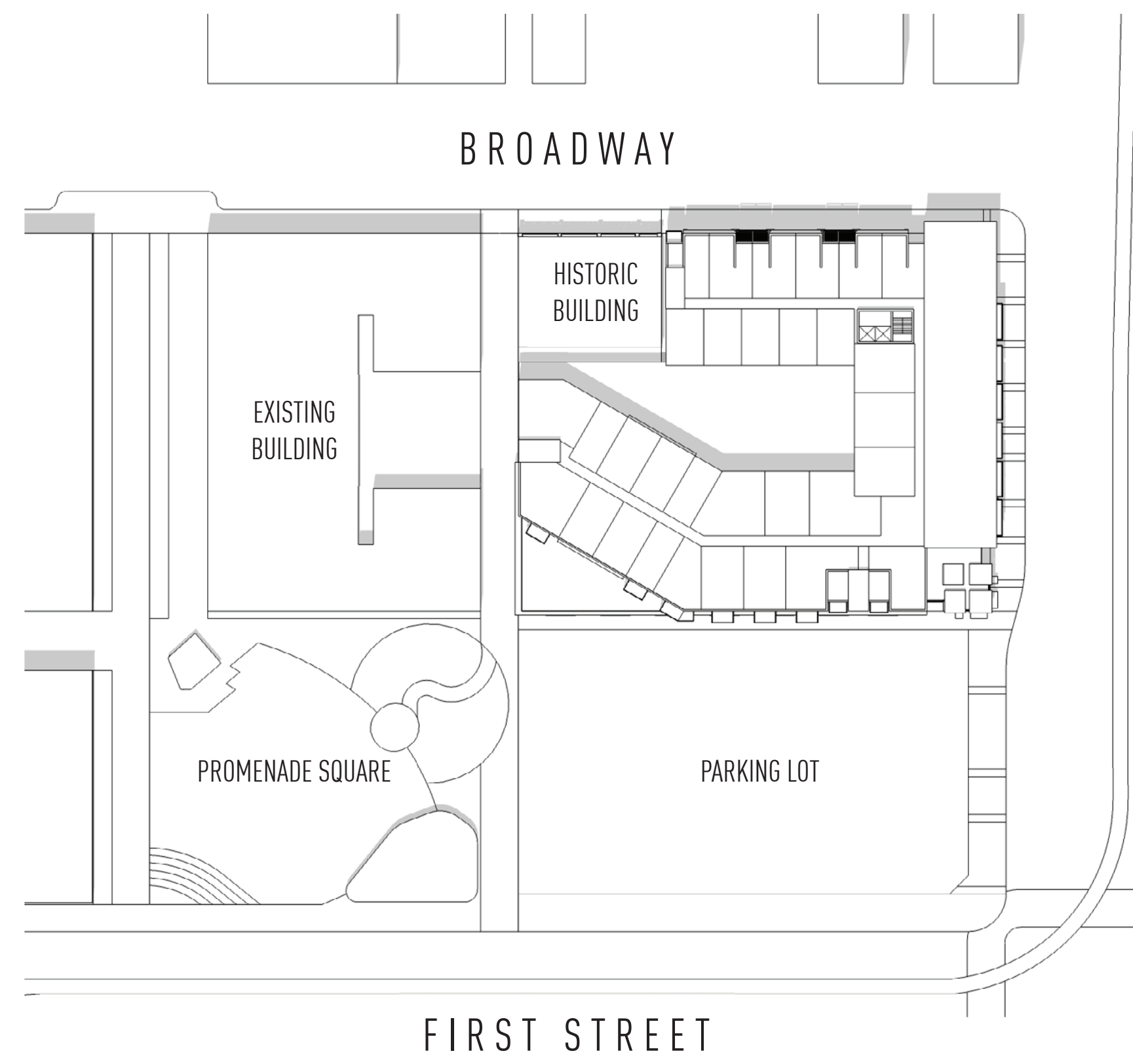


SCHEFFLERA ARBORICOLA  
UMBRELLA PLANT

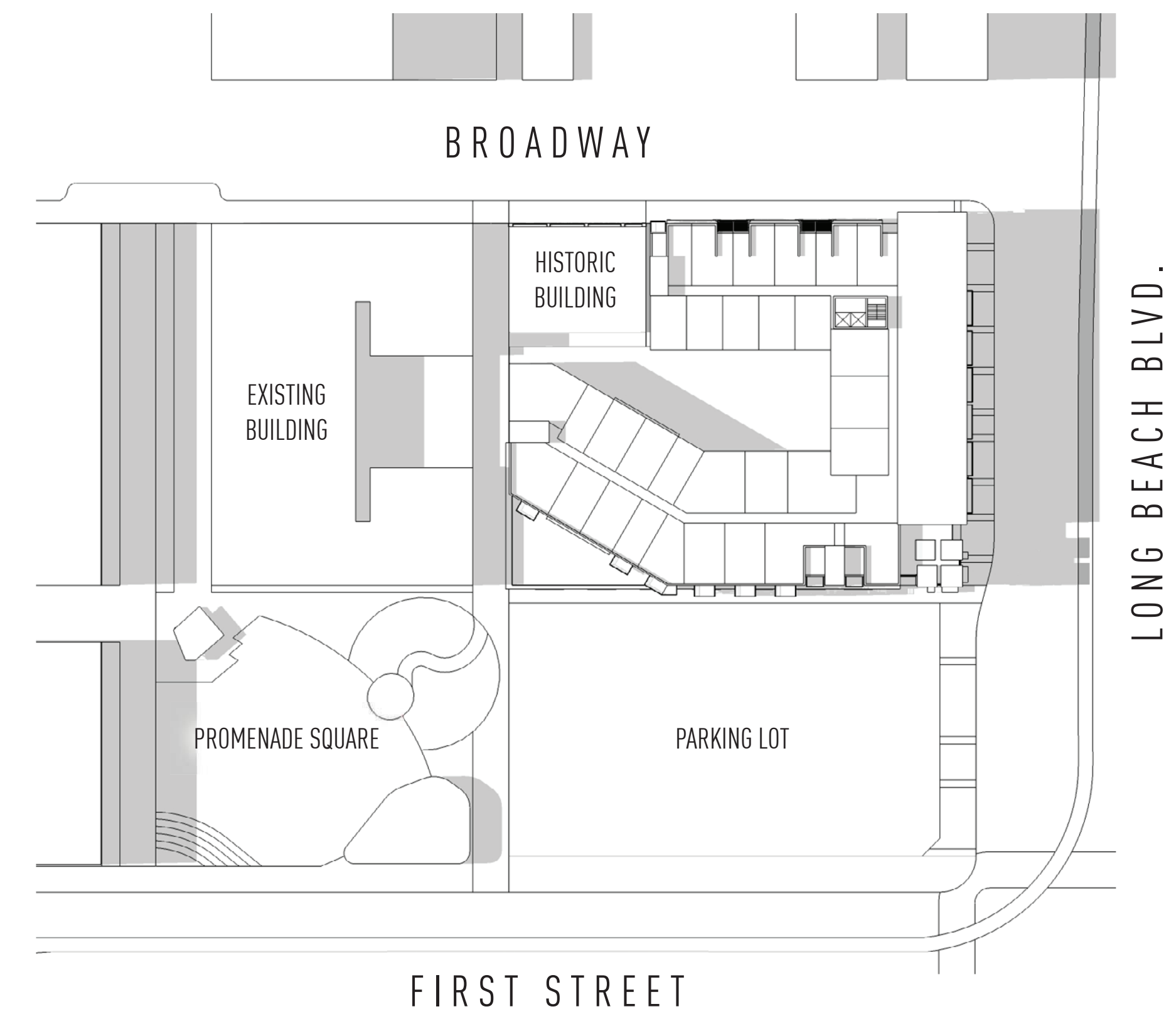




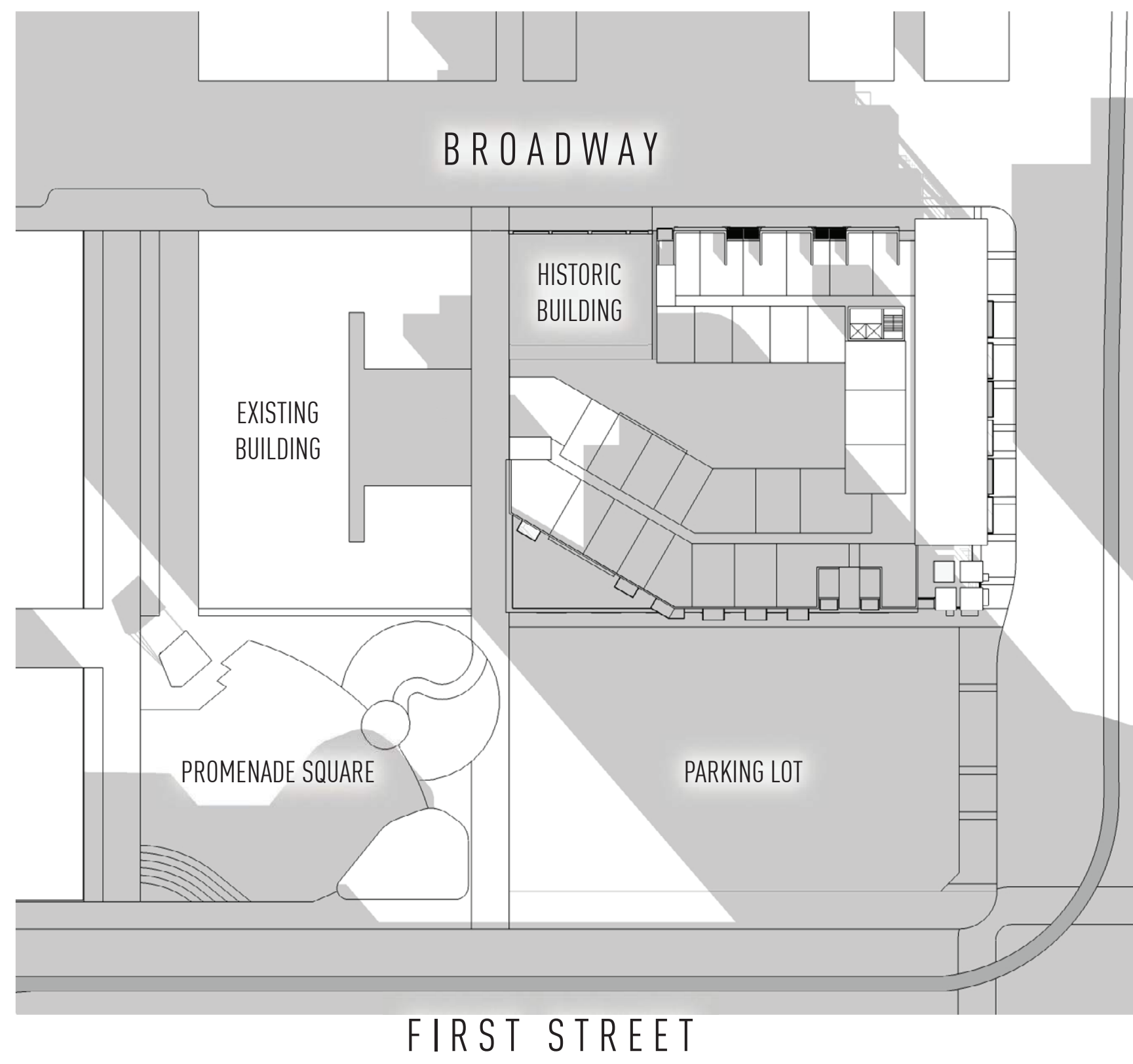
SUMMER SOLSTICE 9 AM



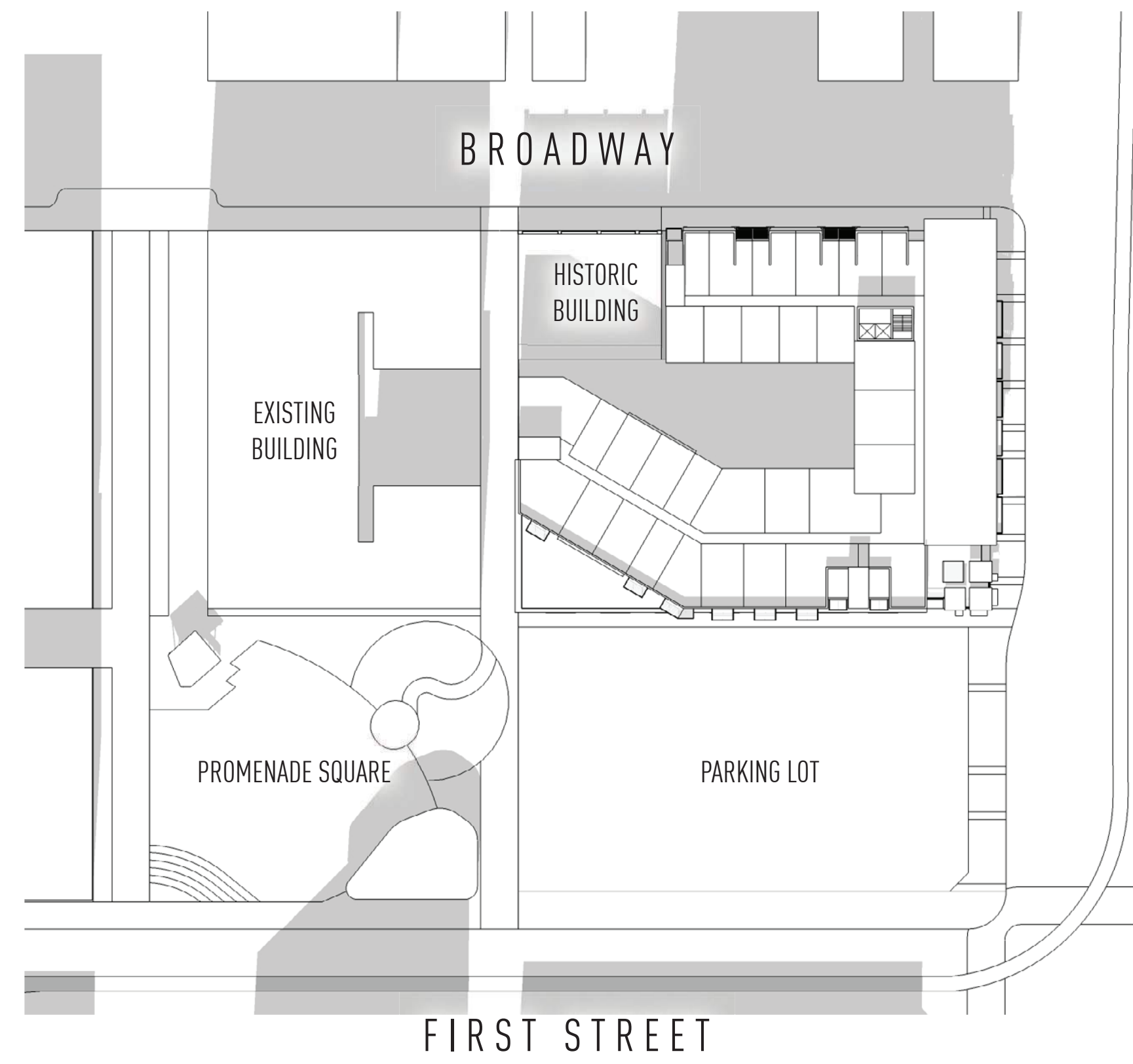
SUMMER SOLSTICE 12 PM



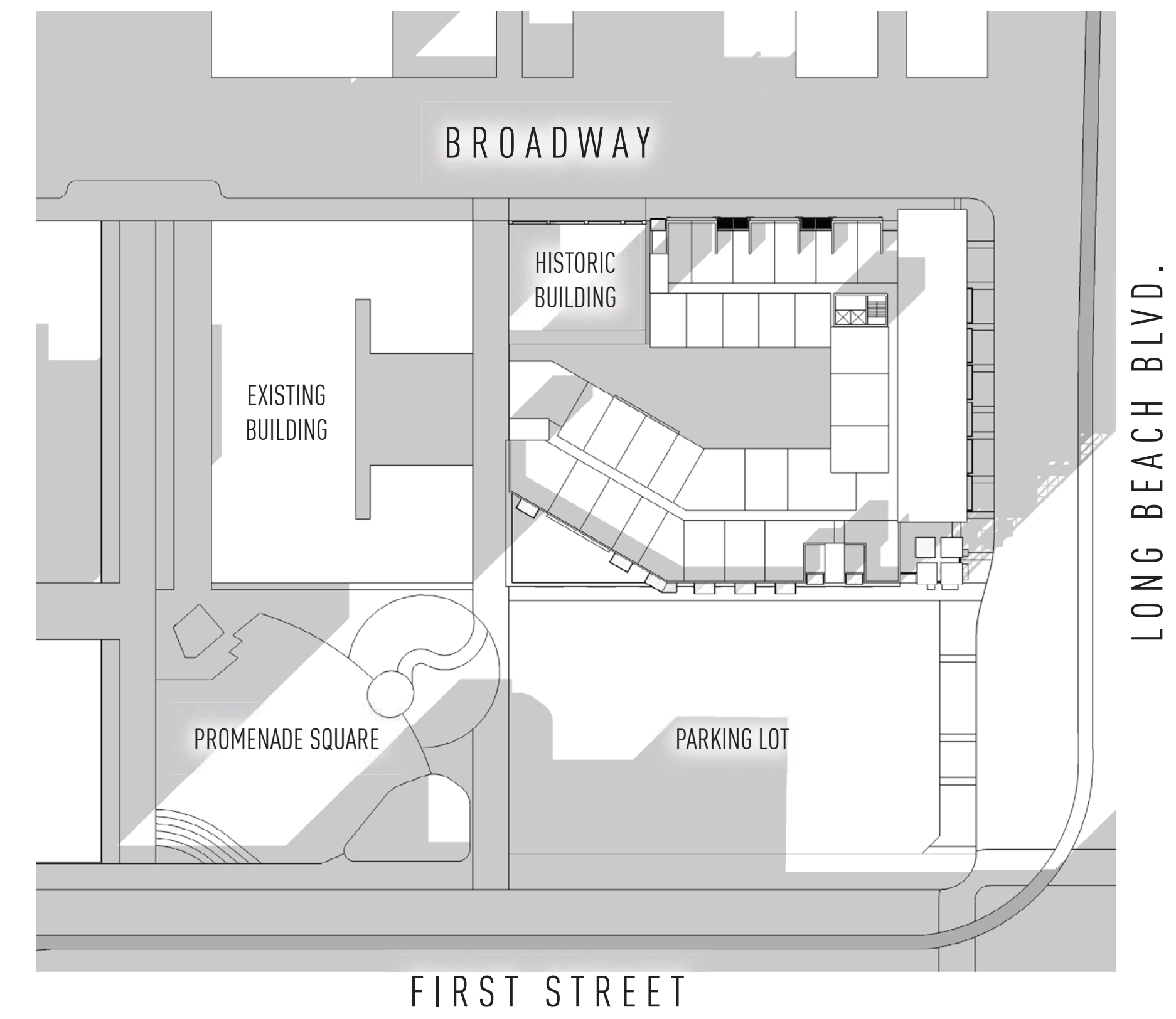
SUMMER SOLSTICE 3 PM



WINTER SOLSTICE 9 AM



WINTER SOLSTICE 12 PM



WINTER SOLSTICE 3 PM

