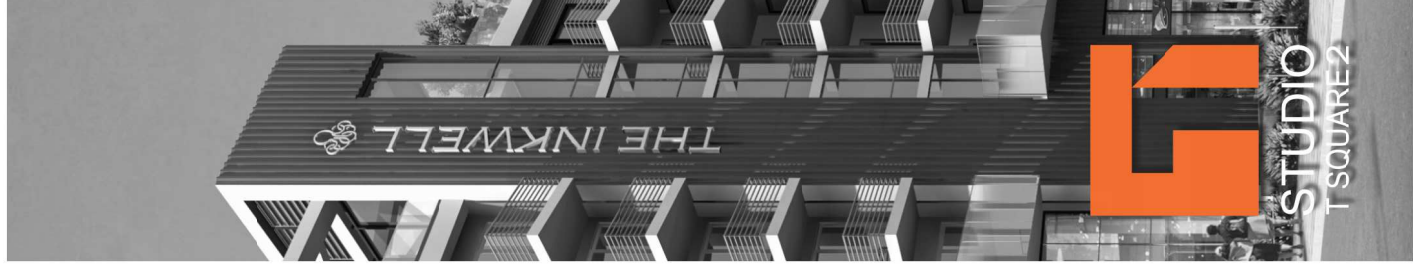


L O N G B E A C H

P R O M E N A D E | S I T E P L A N R E V I E W S U B M I T T A L | 1 3 F E B 2 0 1 8
R E V I S E D B Y 1 9 S E P T E M B E R 2 0 1 8

RAINTREE
P A R T N E R S



CONTENT

| | | | |
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| R001 | Rendering | L.1 | Composite Landscape Plan |
| R002 | Rendering | L.2 | Ground Level Lifestyle Imagery |
| R003 | Rendering | L.3 | Ground Level Landscape Plan |
| R004 | Rendering | L.4 | Pedestrian Corridor - View from Promenade |
| R005 | Rendering | L.5 | Pedestrian Corridor - View from N. Tribune Court |
| R006 | Rendering | L.6 | Promenade Entry View |
| G-01 | Site Summary and Project Information | L.7 | North Tribune Court View |
| G-02 | Floor Area Analysis Calculation | L.8 | Podium Lifestyle Imagery |
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| S001 | Neighborhood Context | L.10 | Rooftop Level Lifestyle Imagery |
| S002 | Existing Site Photos | L.11 | Rooftop Level Landscape Plan |
| S003 | Building Massing | L.12 | Planting Plan |
| ALTA Land Survey_1 | | L.13 | Plant Images - Trees |
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| ALTA Land Survey_4 | | L.16 | Irrigation Concept Plan |
| A100 | Site Plan | L.17 | Existing Tree Plan |
| A101 | P3 Level Plan | L.18 | Promenade Improvements Exhibit |
| A102 | P2 Level Plan | | |
| A103 | P1 Level Plan | | |
| A110 | Level 1 Plan | | |
| A120 | Level 2 Plan | | |
| A130 | Level 3 Plan | | |
| A140 | Level 4-6 Plan | | |
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| A170 | Roof Plan | | |
| A301 | East Elevation | | |
| A302 | North Elevation | | |
| A303 | West Elevation | | |
| A304 | South Elevation | | |
| A305 | Material Palette | | |
| A308 | Vicinity Elevation | | |
| A309 | Vicinity Elevation | | |
| A401 | Section | | |
| A402 | Section | | |
| A403 | Section | | |
| A411 | Wall Sections | | |
| A412 | Wall Sections | | |
| A1100 | Unit Plan | | |
| A1200 | Unit Plan | | |
| A1300 | Unit Studio | | |

000
CONTENT



STUDIO
T SQUARE 2



R001
RENDERING



STUDIO
T-SQUARE 2
STUDIO T-SQ 2, INC

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
PARTNERS

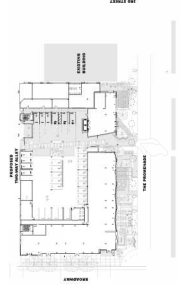


R002
RENDERING



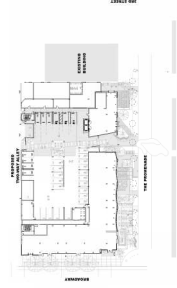
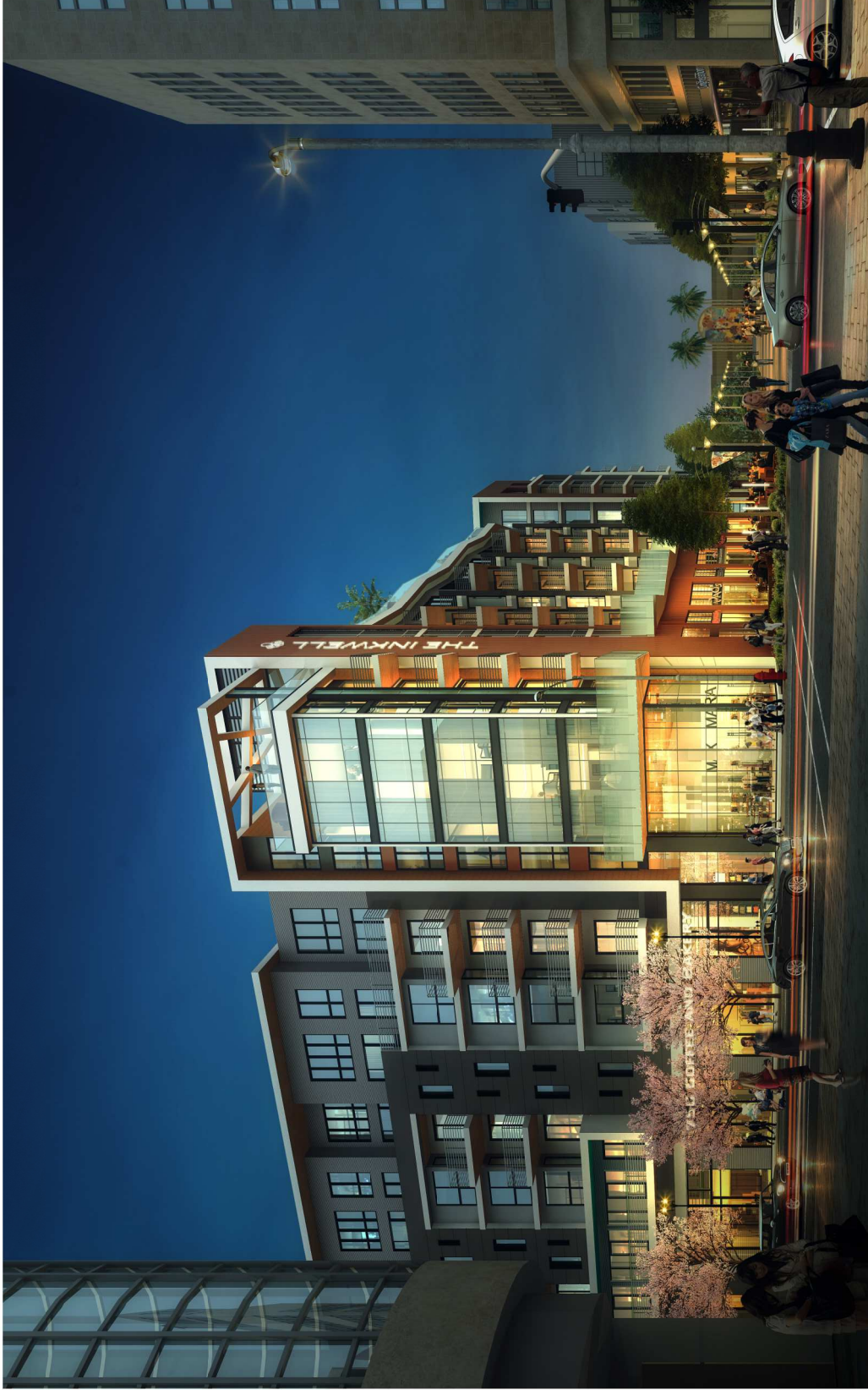
STUDIO
T-SQUARE 2

STUDIO T-SQ 2., INC



BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
PARTNERS



R003
RENDERING



STUDIO
T-SQUARE 2

STUDIO T-SQ 2., INC

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
PARTNERS

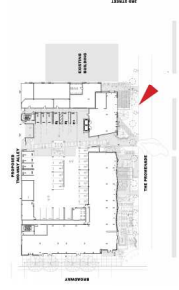


R004
RENDERING



STUDIO
T-SQUARE 2

STUDIO T-SQ 2., INC



BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

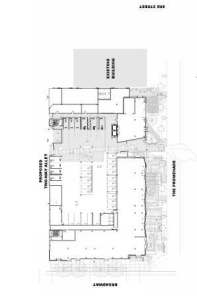
RAINTREE
PARTNERS



R005
RENDERING



STUDIO
T-SQUARE 2
STUDIO T-SQ 2., INC



BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
PARTNERS

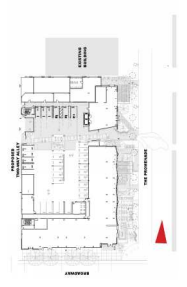


R006
RENDERING



STUDIO
T-SQUARE 2

STUDIO T-SQ 2., INC



BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
PARTNERS

Broadway & Promenade, Long Beach

9/06/2018

TYPE III
5- Story Apartments on 3 Levels Podium w/ 2.5 levels below grade

Site Area approval: 0.67 ac
Proposed FAR: 5.00

| UNIT TYPE | # | AVS/BAED S.F. | Unit Mix | Permitted S.F. | Down Town Plan | City Parking Required |
|--|------------|---------------|------------|----------------|----------------|-----------------------|
| 5.1.1 (Studio) | 31 | 472 | 15% | 14,732 | 1 | 1 |
| 5.1.2 (Studio) | 6 | 580 | 15% | 3,480 | 1 | 1 |
| 5.4 (Studio) | 1 | 501 | 15% | 501 | 1 | 1 |
| TOTAL STUDIOS | 38 | 600 | 15% | 18,713 | 3 | 3 |
| 1A.1 (Bed+1 Ba) | 18 | 650 | 58% | 11,700 | 1 | 18 |
| 1A.2 (1 Bed+1 Ba) | 8 | 629 | 58% | 5,032 | 1 | 8 |
| 1B.1 (1 Bed+1 Ba) | 7 | 725 | 58% | 5,075 | 1 | 7 |
| 1B.2 (1 Bed+1 Ba) | 5 | 798 | 58% | 3,990 | 1 | 5 |
| 1B.3 (1 Bed+1 Ba) | 5 | 836 | 58% | 4,180 | 1 | 5 |
| 1B.4 (1 Bed+1 Ba) | 5 | 836 | 58% | 4,180 | 1 | 5 |
| 1B.5 (1 Bed+1 Den) | 7 | 824 | 58% | 5,768 | 1 | 7 |
| 1C (1 Bed/1 Ba) | 14 | 675 | 58% | 9,450 | 1 | 14 |
| 1D (1 Bed/1 Ba) | 3 | 700 | 58% | 2,100 | 1 | 3 |
| 1D.1 (1 Bed/1 Bath) | 4 | 700 | 58% | 2,800 | 1 | 4 |
| 1D.2 (1 Bed/1 Bath) | 1 | 714 | 58% | 714 | 1 | 1 |
| 1E (1 Bed/1 Bath) | 6 | 807 | 58% | 5,442 | 1 | 6 |
| 1F (1 Bed-den) | 1 | 865 | 58% | 865 | 1 | 1 |
| 1G (1 Bed-den) | 1 | 721 | 58% | 721 | 1 | 1 |
| TOTAL 1BR | 106 | 1,077 | 58% | 6,296 | 11 | 106 |
| 2A.1 (2 Bed/2 Bath) | 1 | 1,077 | 58% | 1,077 | 1 | 1 |
| 2B (2 Bed/2 Bath) | 5 | 1,221 | 58% | 6,105 | 1 | 5 |
| 2C (2 Bed/2 Bath) | 4 | 1,206 | 58% | 4,824 | 1 | 4 |
| 2D (2 Bed/2 Bath) | 28 | 1,002 | 58% | 28,056 | 1 | 28 |
| 2E (2 Bed/2 Bath) | 4 | 916 | 58% | 3,664 | 1 | 4 |
| 2F (2 Bed/2 Bath) | 1 | 862 | 58% | 862 | 1 | 1 |
| TOTAL 2BR | 43 | 1,060 | 58% | 3,240 | 1 | 43 |
| TOTAL 3BR | 3 | 1,060 | 2% | 3,180 | 1 | 3 |
| TOTAL | 189 | 1,882 | 2% | 148,263 | 189 | 189 |
| Average unit size | | 784 | | | | |
| Guest parking required (includes four retail stalls) | | | | 10,000 | | 48 |
| Retail/Flex | | | | | 1/4 Unit | 4 |

*Per the Downtown Plan 6,000 SF of retail is required for the Downtown Plan. 10,000 SF of space (10,000 SF - 4,000 SF) is planned for retail, restaurants, bars, 1 stall per 4,000 SF is required (4,000 SF/4 stalls). The Downtown Plan allows up to 50% of guest parking to be shared with retail parking (48 stalls x 50% = 24 stalls available to share up to 4 stalls will be shared between guest parking and retail parking).

Replacement Parking (Insurance/Exchange Building)
Club (18 common indoor spaces)
Fitness (12, 13 common indoor space)
Co-Work
Mech./Utility/EI
Storage (P2, P1, L1 levels)
Corridor (floor 2)
Corridor (floor 3-8)
Lobby/Leasing/Mail
Total
42,000
125

| Area | Compact | Tandem | Standard |
|--|----------------|-----------|------------|
| PARKING PROVIDED | | | |
| PARKING LEVEL L-1 STREET | 10 | | 19 |
| PARKING LEVEL P-1 | 14 | | 31 |
| PARKING LEVEL P-2 | 15 | | 14 |
| PARKING LEVEL P-3 | | 29 | 74 |
| Total Garage Area | 103,290 | 29 | 138 |
| Total Provided Parking | 136 | 29 | 257 |
| Total Required Parking (Including Tandem) | 133 | 29 | 262 |

| Category | Value |
|---------------------------------|---------------|
| OPEN SPACE | Provided |
| Common Indoor Open Space | 500 |
| Common Outdoor (podium, plaza) | 20% of lot |
| Private Open Space (Balconies) | 7,592 |
| TOTAL OUTDOOR OPEN SPACE | 11,204 |
| Site Area | 24,086 |
| DENSITY | 217 |

PROJECT INFORMATION

PROJECT DESCRIPTION

THE PROJECT IS A MIXED-USE PODIUM TYPE CONSTRUCTION OF EIGHT STORIES, 5-STORY TYPE III RESIDENTIAL, 189 UNITS OVER 2 STORY TYPE I RESIDENTIAL UNITS, OVER 1-STORY TYPE I GROUND PARKING AND OVER 3 LEVELS OF SUBTERRANEAN PARKINGS.

TYPE OF CONSTRUCTION

TYPE IA - NON-COMBUSTIBLE FULLY SPRINKLERED NFPA 13 - P3, P2, P1, L1 (PARKING GARAGE)
TYPE IB - NON-COMBUSTIBLE FULLY SPRINKLERED NFPA 13 - L2, L3 (RESIDENTIAL UNITS)
TYPE III - COMBUSTIBLE FULLY SPRINKLERED NFPA 13 - L4, L5, L6, L7, L8 (RESIDENTIAL UNITS)

OCCUPANCY

S-2 - PARKING GARAGE (P3, P2, P1, L1)
M - RETAIL (L1)
B - LEASING, FITNESS, (L1, L2, L3)
R-2 - RESIDENTIAL UNITS (L2, L3, L4, L5, L6, L7, L8)
A-3 - FITNESS, CLUB, DECK (L2, L8)

RESIDENTIAL STORAGE

REQUIRED STORAGE SPACE - MIN 25 S.F. IN AREA AND 175 CU.F. PROVIDED: 1,800 S.F. (-13,000 CU.F.)

PARKING

RESIDENTS HANDICAP STALLS:
REQUIRED 2% OF 169 SPACES - 4.0 SPACES
PROVIDED:
5 SPACES (2-ACCESSIBLE VAN) - SEE LEVEL P1

GUEST HANDICAP STALLS:

REQUIRED 5% OF 40 SPACES - 3.0 SPACES
PROVIDED:
3 SPACES (1-ACCESSIBLE VAN) - SEE LEVEL 1

TANDEM STALLS:

PROVIDED (ASSIGNED TO A SINGLE UNIT):
29 SPACES

RETAIL STALLS:

PROVIDED:
4 SPACES (STALLS WILL BE SHARED BETWEEN GUEST PARKING AND RETAIL PARKING PER THE DOWNTOWN PLAN.
SEE LEVEL 1

EV PARKING

REQUIRED:
5% OF REQUIRED GUEST AND RETAIL SPACES SHALL HAVE AN EVCS (15% OF 48 - 3 SPACES)

PROVIDED:

3 GUEST SPACES WITH EVCS
1 GUEST RETAIL SPACE (1 ACCESSIBLE) WITH EVCS - SEE LEVELS 1 PER DISCUSSION WITH THE BD REGARDING BU-050 AN ALTERNATIVE PLAN PROVIDING FOR 1 EV STALL PER UNIT SHOULD ALSO BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL

BICYCLE PARKING

REQUIRED 1.0 SPACE FOR EVERY FIVE DWELLING UNITS (189/5=37.8 (38 SPACES))

PROVIDED:

40 SPACES - SEE LEVEL 1

RETAIL:

REQUIRED 1.0 SPACE FOR EACH 7,500 S.F. (10,000/7,500=1.3 (2 SPACES))

PROVIDED:

6 SPACES - SEE LEVEL 1/LANDSCAPING

BROADWAY ELEVATION SETBACK CALCULATIONS

| Level | Elevation | Setback Over 5'0" |
|--------------|-------------|-------------------|
| 1 | 145 | 25 |
| 2 | 145 | 0 |
| 3 | 145 | 0 |
| 4 | 145 | 0 |
| 5 | 145 | 0 |
| 6 | 145 | 0 |
| 7 | 145 | 24.5 |
| 8 | 145 | 24.5 |
| Total | 1168 | 54 |

G-01
SITE SUMMARY & PROJECT INFO



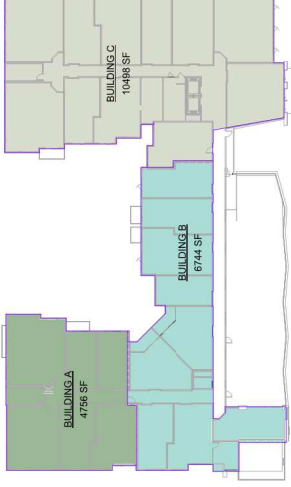
STUDIO T SQUARE 2
INC

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

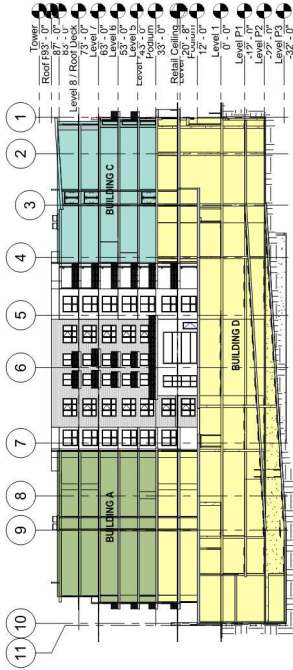
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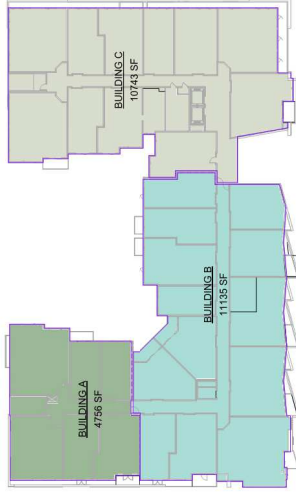
STUDIO T-SQ 2, INC



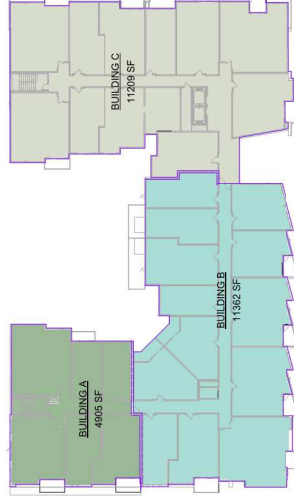
Level 8 / Roof Deck 1" = 30'-0"

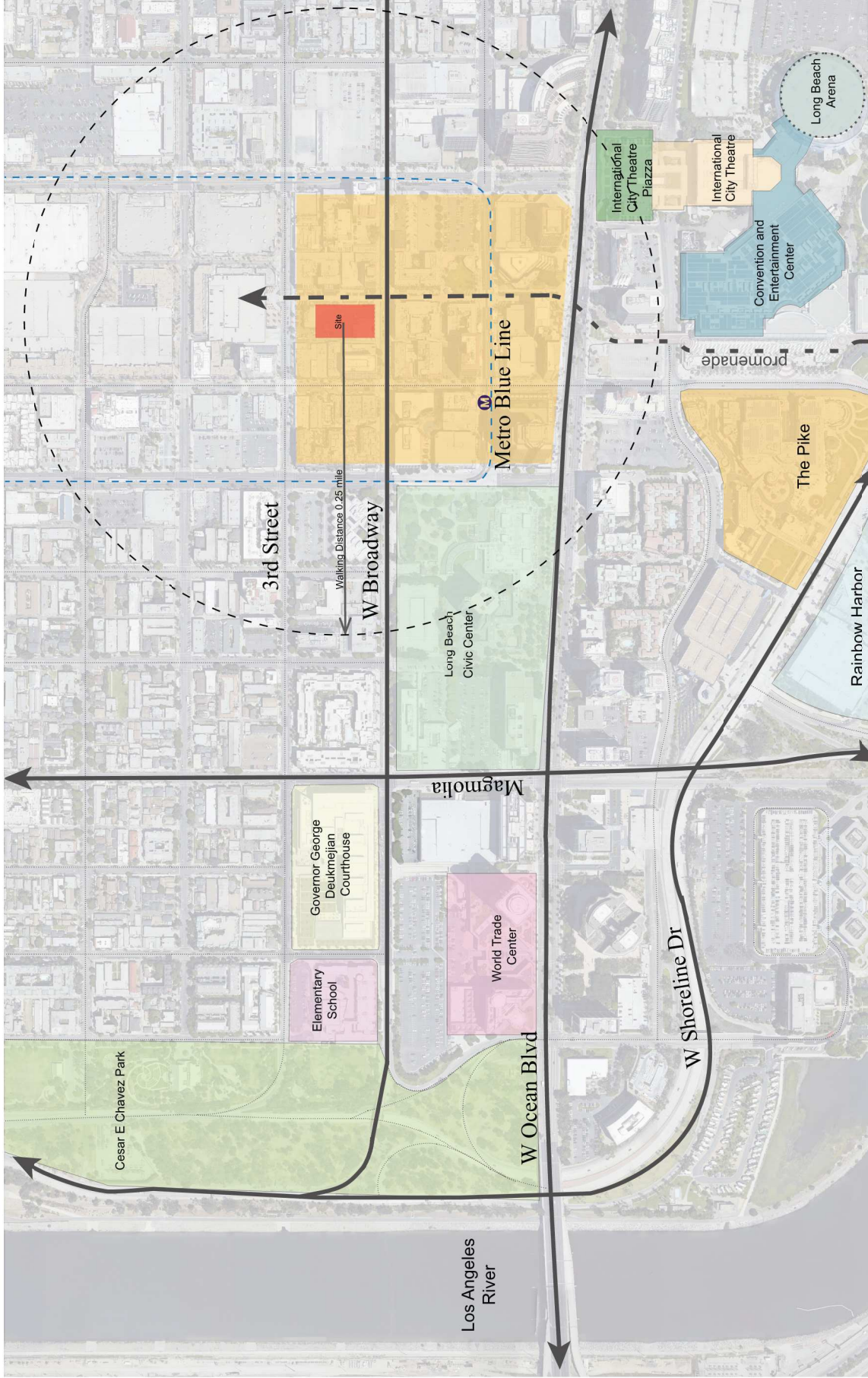


Level 7 1" = 30'-0"

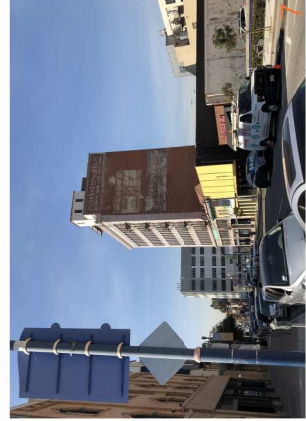
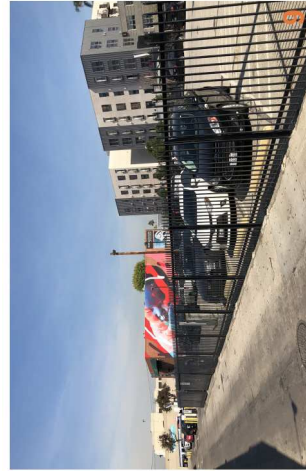
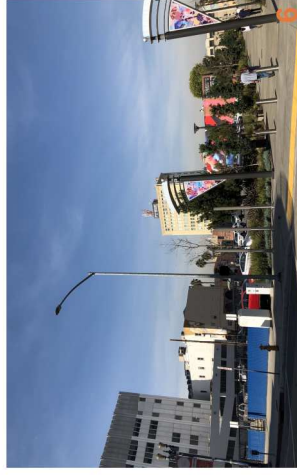
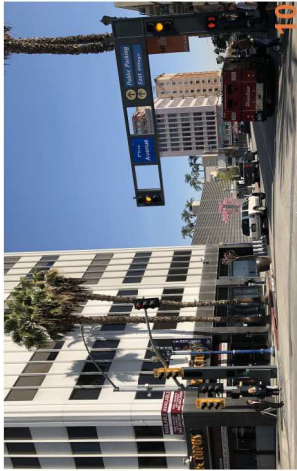
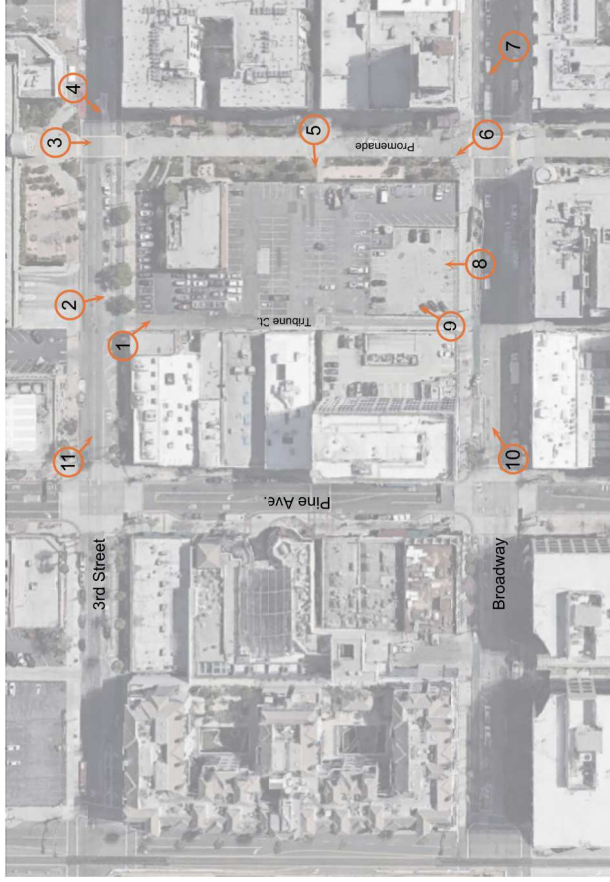


Level 4 / High Podium-Level 6 1" = 30'-0"





BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA



BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

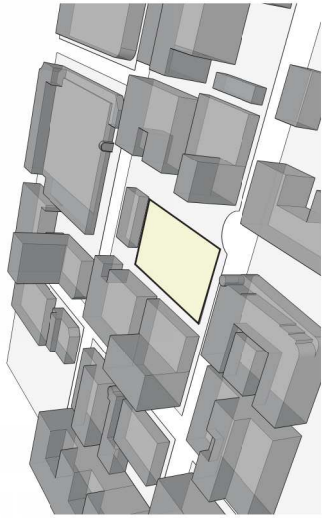
RAINTREE
PARTNERS

S002
EXISTING
SITE PHOTOS

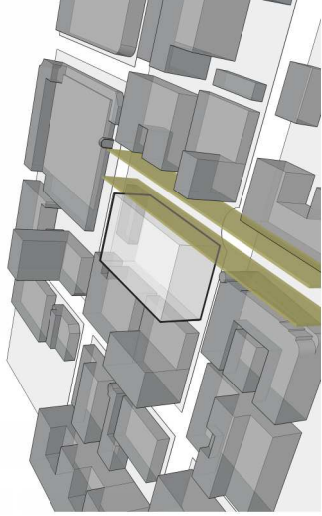


STUDIO
T-SQ2, INC

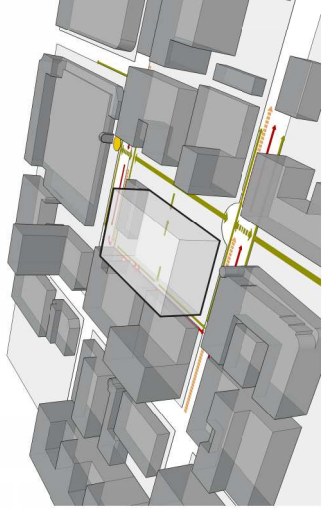
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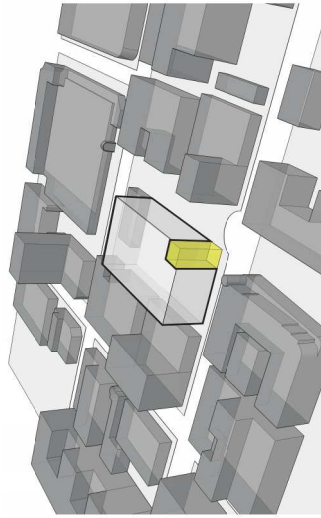
SITE



STREET WALL



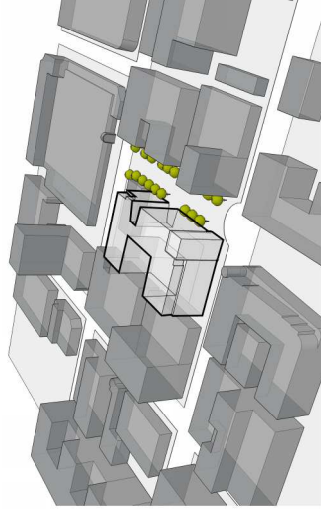
CIRCULATION



CORNER TOWER



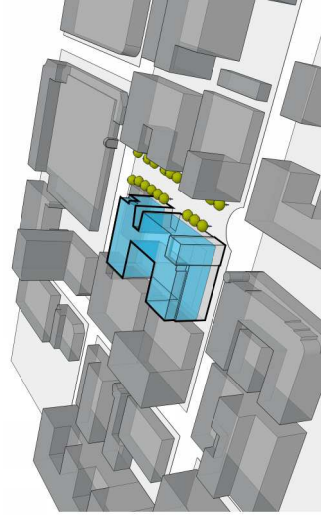
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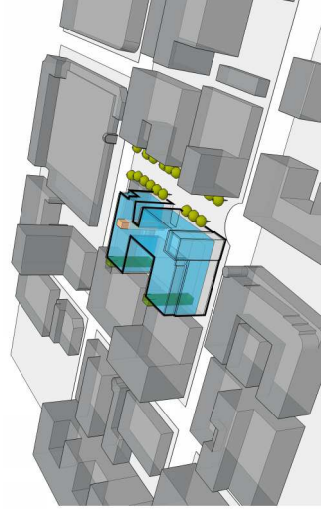
MASSING



RETAILING & PUBLIC SPACE



RESIDENTIAL



VERTICAL CIRCULATION

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

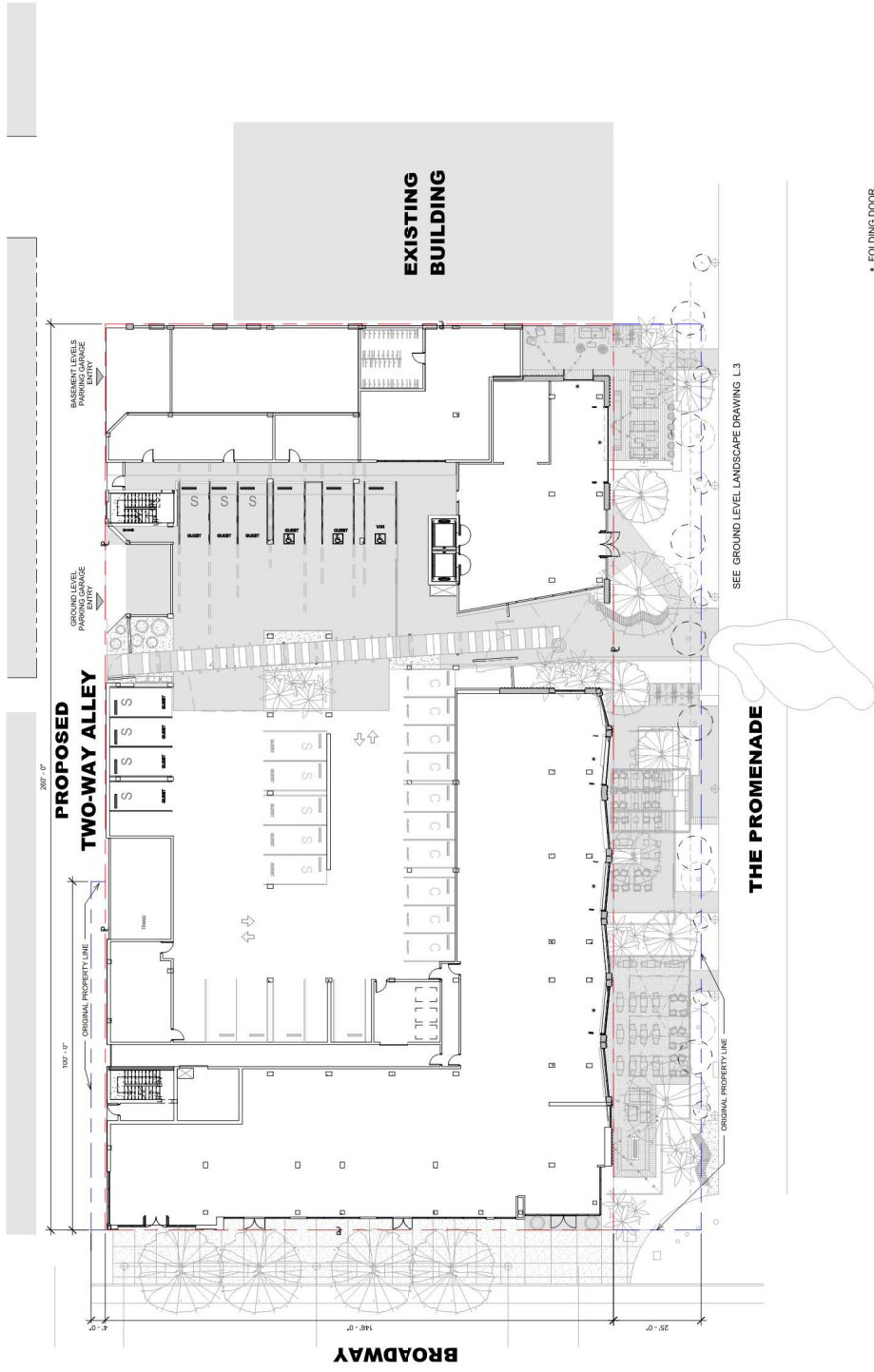
RAINTREE
PARTNERS

S003
BUILDING
MASSING



STUDIO
T-SQUARE 2

STUDIO T-SQ 2, INC



**A100
SITE PLAN**



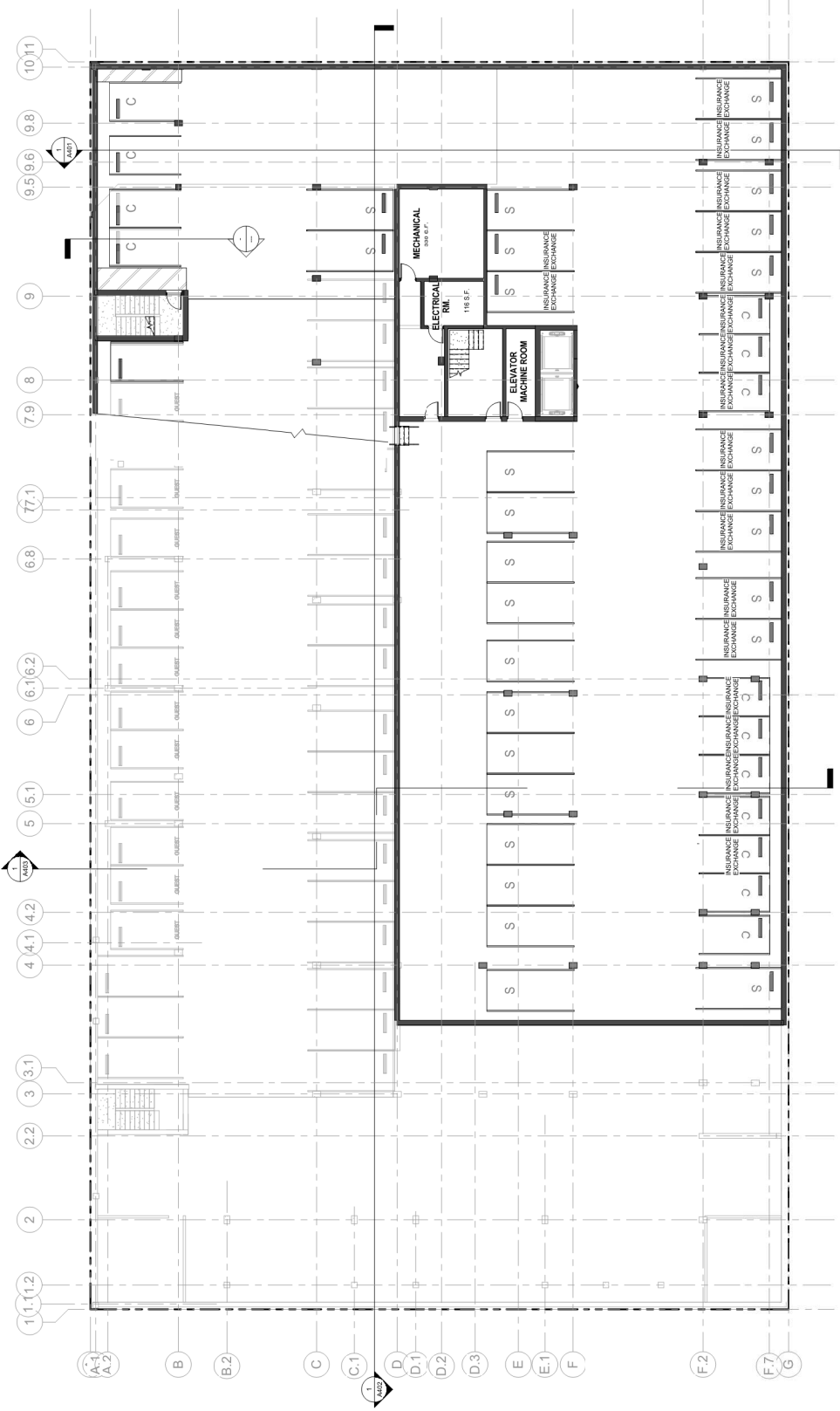
**STUDIO
T-SQUARE 2**

STUDIO T-SQ 2, INC

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

Scale: 1/16" = 1'-0"

**RAINTREE
PARTNERS**



28 STANDARD
 12 INSURANCE EXCHANGE
 20 INSURANCE EXCHANGE
 (12 STANDARD, 8 COMPACT)
 42 CARS (28+14)

A101
 BUILDING PLAN
 LEVEL P3



STUDIO
 T-SQUARE 2
 STUDIO T-SQ 2, INC

INSURANCE EXCHANGE PARKING NOTE
 THE LICENSE AGREEMENT REQUIRING OR REPLACEMENT STALLS
 FOR THE INSURANCE EXCHANGE BUILDING IS ASSIGNED TO THE
 PARTNER. THE PARTNER SHALL BE RESPONSIBLE FOR THE
 PROVISION AND MAINTENANCE OF THIS SPACE.

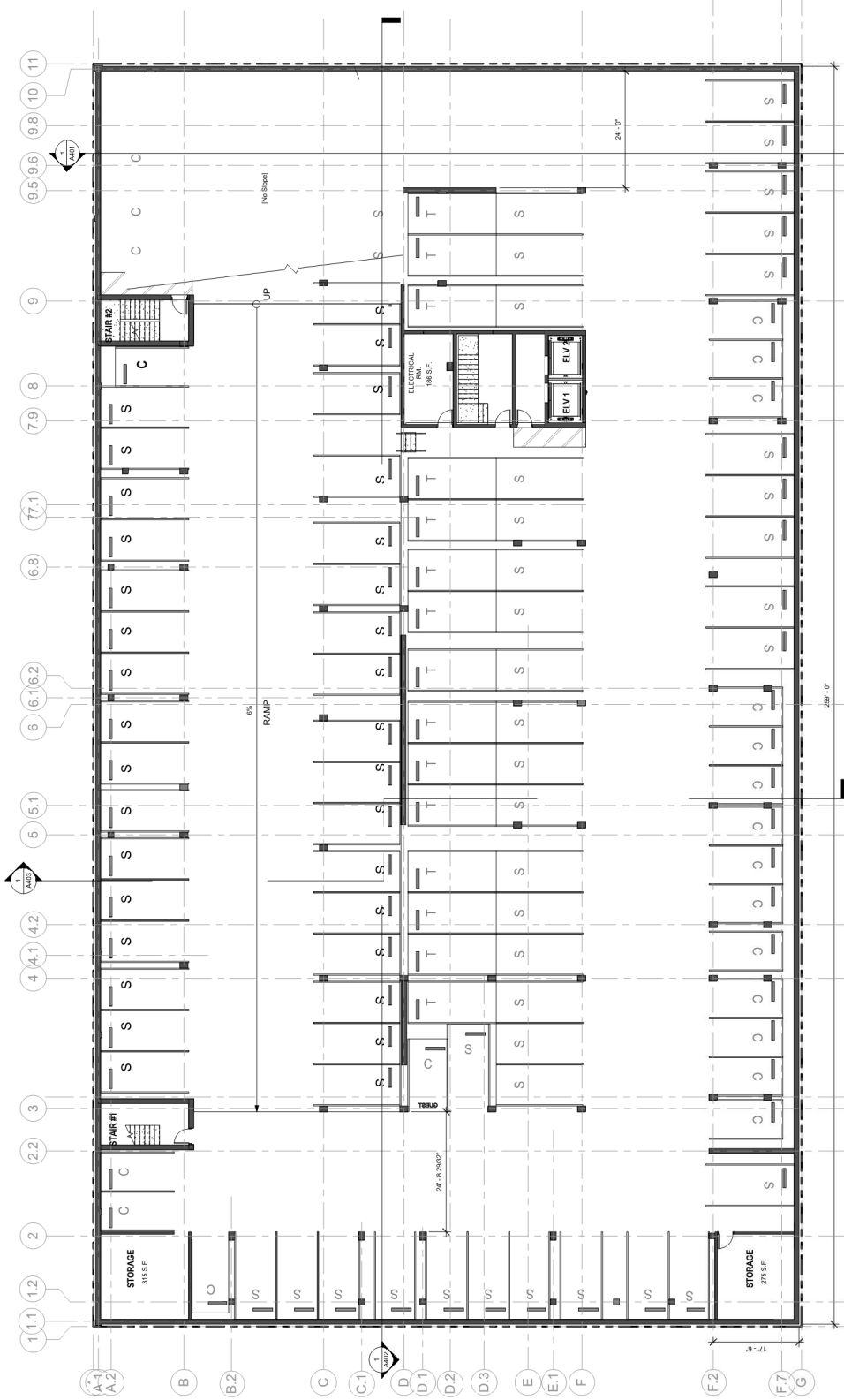


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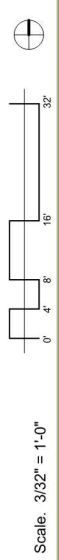
BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
 PARTNERS

75 STANDARD
15 COMPACT
(15 TANDEM STALLS)
91 CARS (73+18)



P2 LEVEL



Scale: 3/32" = 1'-0"

A102
BUILDING PLAN
LEVEL P2



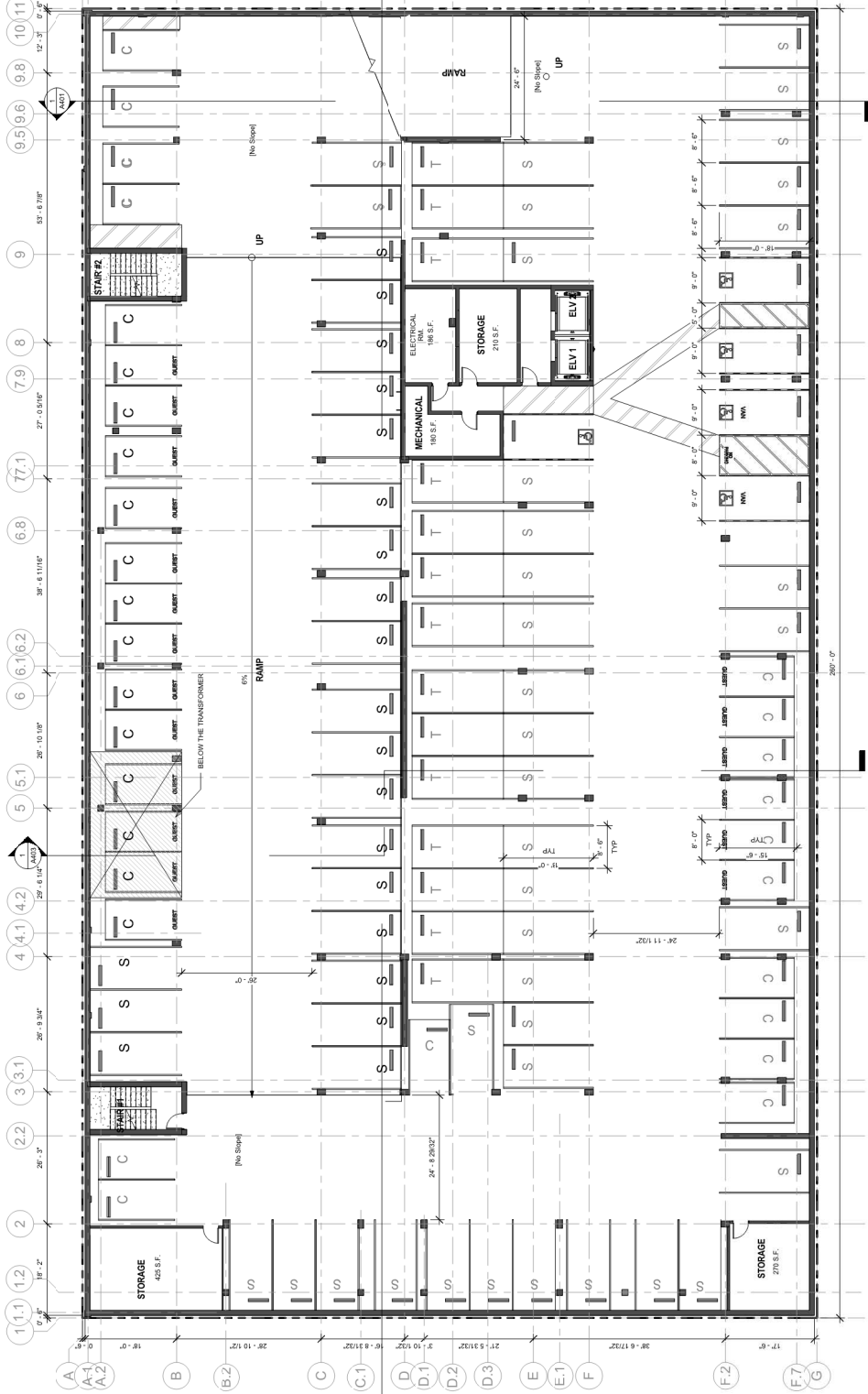
STUDIO
T-SQUARE 2
INC.

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

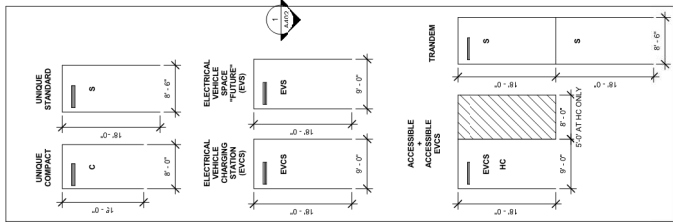
RAINTREE
PARTNERS

STUDIO T-SQ 2, INC

59 STANDARD
 5 HC
 31 COMPACT (19 guest)
 (14 tandem)
 95 CARS



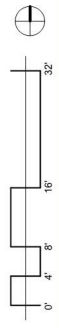
TYPICAL PARKING



A103
 BUILDING PLAN
 LEVEL P1



STUDIO
 T-SQUARE 2,
 INC



Scale: 3/32" = 1'-0"

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

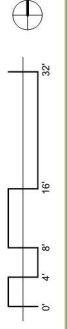
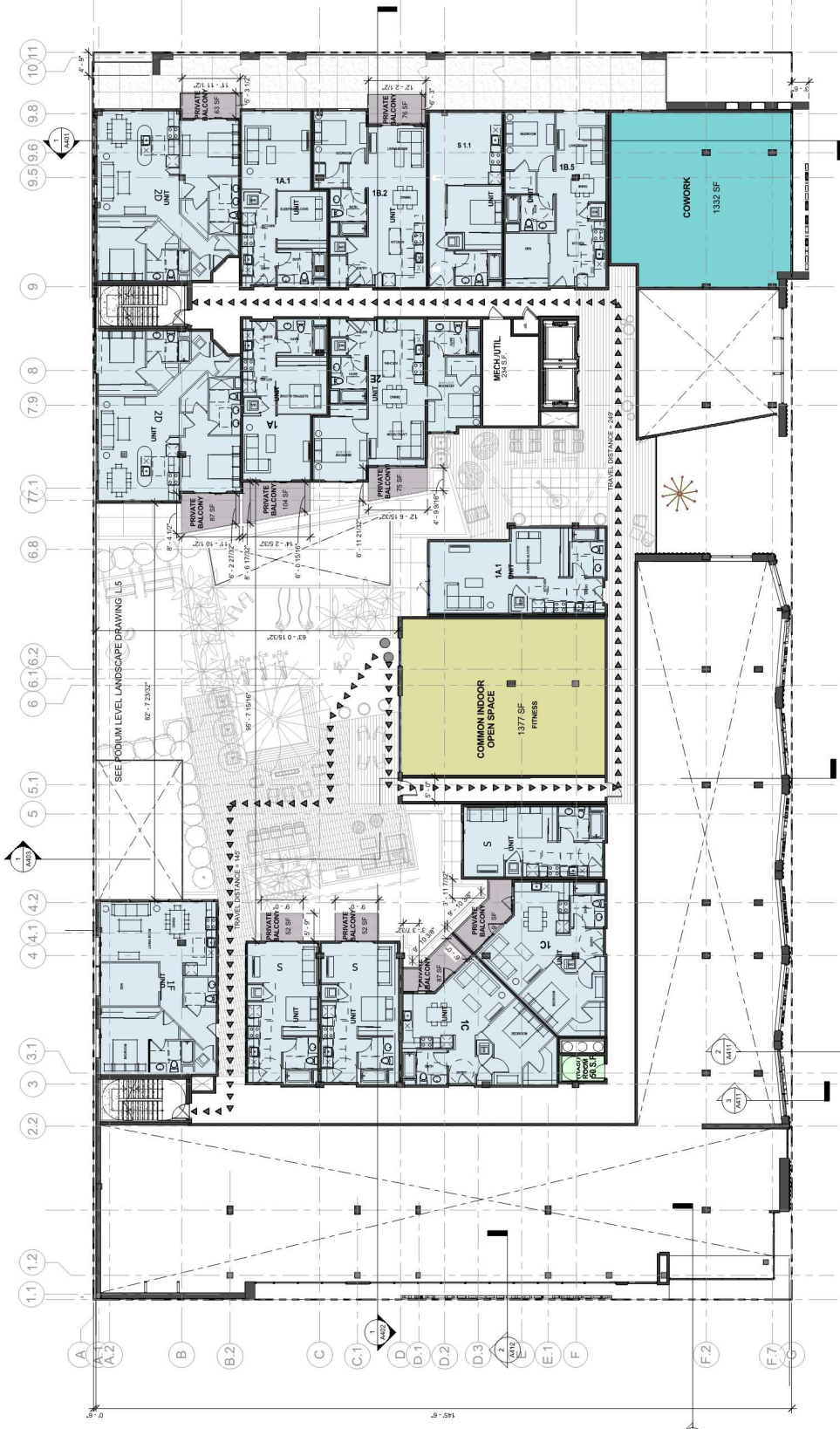
RAINTREE
 PARTNERS

STUDIO T-SQ 2, INC

A120
BUILDING PLAN
LEVEL 2



STUDIO
T-SQUARE 2
INC



Scale: 3/32" = 1'-0"

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

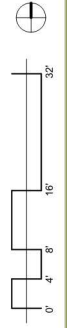
RAINTREE
PARTNERS

STUDIO T-SQ 2, INC

A130
BUILDING PLAN
LEVEL 3



STUDIO
T-SQUARE 2
STUDIO T-SQ 2, INC



Scale: 3/32" = 1'-0"

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
PARTNERS

A140
BUILDING PLAN
LEVEL 4-6



STUDIO
T-SQUARE 2

STUDIO T-SQ 2, INC



Scale: 3/32" = 1'-0"

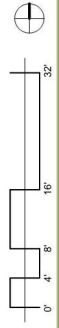
BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
PARTNERS

A150
BUILDING PLAN
LEVEL 7



STUDIO
T SQUARE 2
STUDIO T-SQ 2, INC



Scale - 3/32" = 1'-0"

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
PARTNERS

ELEVATION SETBACK GREATER THAN 5'-0"
Calculation: (12'-6" + 12'-0") / 145'-0" = 17%

A160
BUILDING PLAN
LEVEL 8



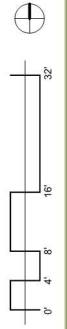
STUDIO
T-SQUARE 2
STUDIO T-SQ 2, INC



SEE ROOFTOP LEVEL LANDSCAPE DRAWING L7

Not Enclosed

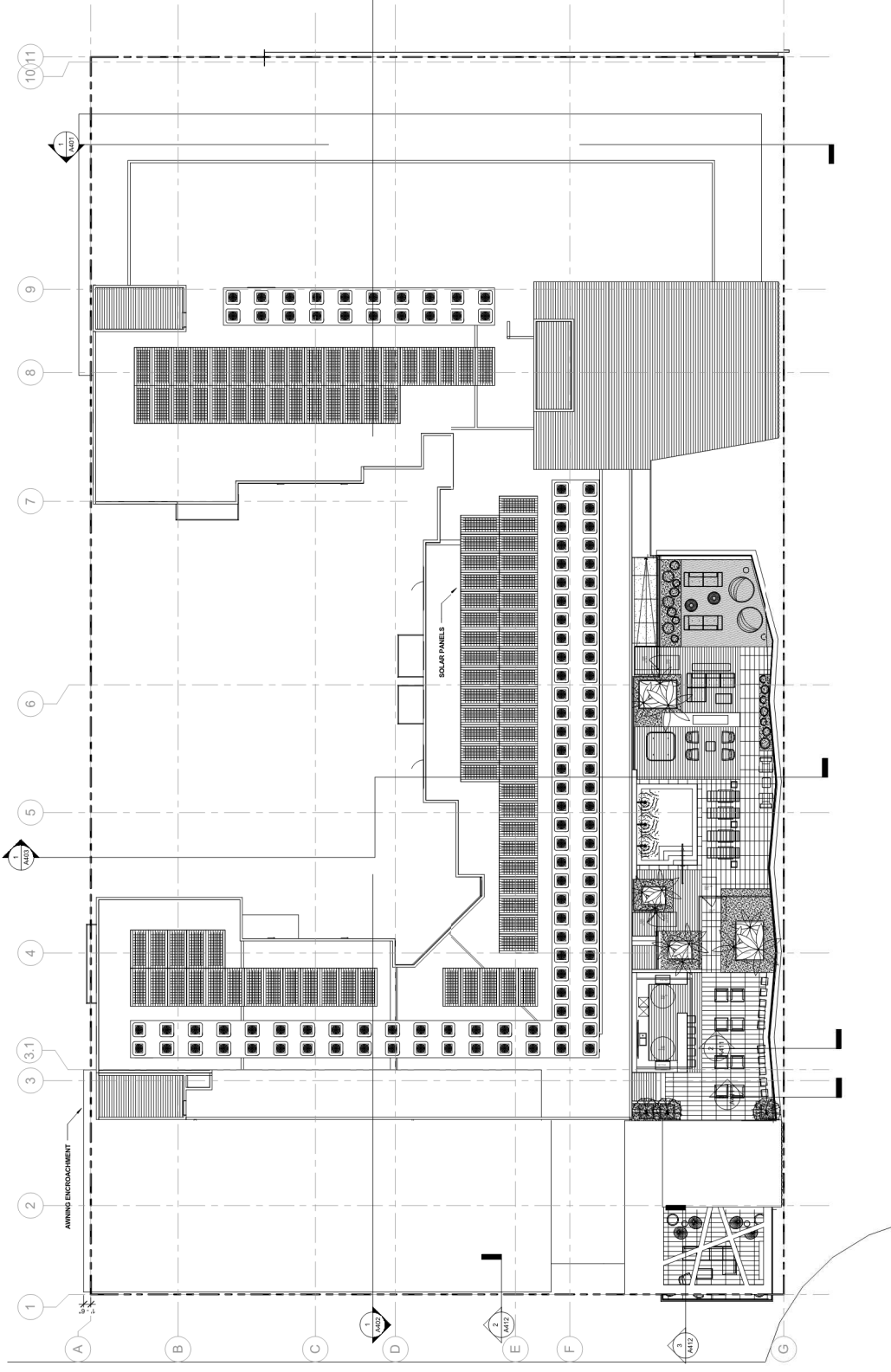
ELEVATION SETBACK GREATER THAN 5'-0"
Calculation: $(1/2 \cdot 6 + 1/2 \cdot 0) / (45 \cdot 0) = 17\%$



Scale: 3/32" = 1'-0"

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

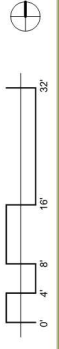
RAINTREE
PARTNERS



A170
 BUILDING PLAN
 ROOF PLAN



STUDIO
 T-SQUARE 2
 STUDIO T-SQ 2, INC



Scale: 3/32" = 1'-0"

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
 PARTNERS

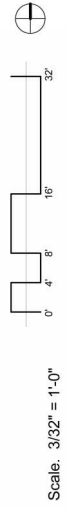


A301
BUILDING EAST
ELEVATION



STUDIO
T-SQUARE 2
INC

- 1 SW 7076 CYBERSPACE
- 2 SW 7646 FIRST STAR
- 3 SW 7663 MONORAIL SILVER
- 4 SW 7664 STEELY GRAY
- 5 KM 5699 TAMARIND TART
- 6 METAL OR RESIN PANELS
- 7 WOOD GRAIN TILE/VENEER
- 8 GRADIENT GLASS MARQUEE
- 9 CLEAR GLASS AND METAL RAILING
- 10 VINYL WINDOW
- 11 STOREFRONT SYSTEM UC516021XL Dark Bronze
- 12 GLASS/ACRYLIC TRANSLUCENT PANEL
- 13 SW 6940 BISCVY



BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA



STUDIO T-SQ 2, INC



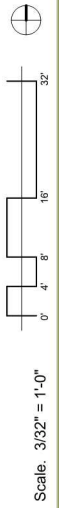
Tower 93'-0"
 Roof Parapet 87'-0"
 Roof 82'-0"
 Level 8 / Roof Deck 73'-0"
 Level 7 65'-0"
 Level 6 53'-0"
 Level 5 43'-0"
 Level 4 / High Podium 33'-0"
 Level 3 Retail Ceiling Level 2 / Podium 12'-0"
 Level 1 0'-0"

A302
 BUILDING NORTH
 ELEVATION



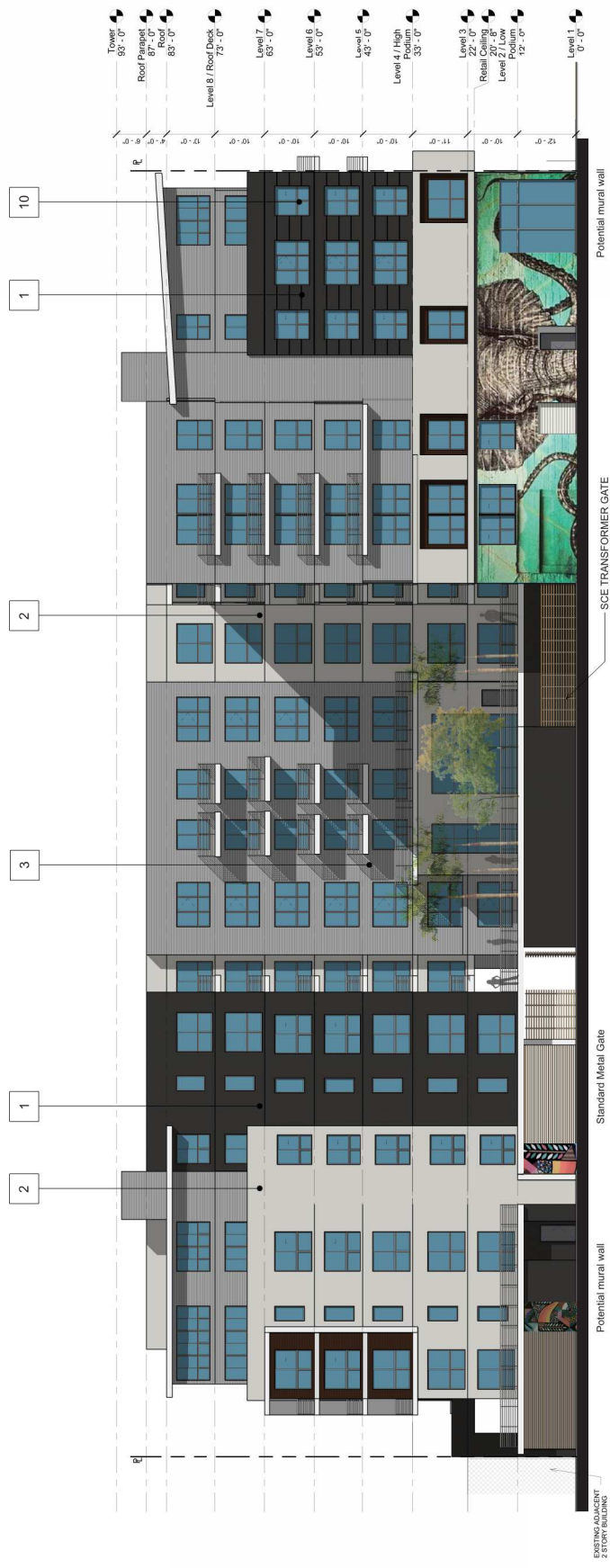
STUDIO
 T-SQUARE 2
 STUDIO T-SQ 2, INC

- 1 SW 7076 CYBERSPACE
- 2 SW 7646 FIRST STAR
- 3 SW 7663 MONORAIL SILVER
- 4 SW 7664 STEELY GRAY
- 5 KM-5689 TAMARIND TART
- 6 METAL OR RESIN PANELS
- 7 WOOD GRAIN TILE/VENEER
- 8 GRADIENT GLASS MARQUEE
- 9 CLEAR GLASS AND METAL RAILING
- 10 VINYL WINDOW
- 11 STOREFRONT SYSTEM Dark Bronze
- 12 GLASS/ACRYLIC TRANSLUCENT PANEL
- 13 SW 6940 BISCAKY



BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
 PARTNERS

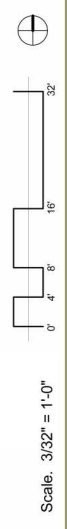


A303
BUILDING WEST
ELEVATION



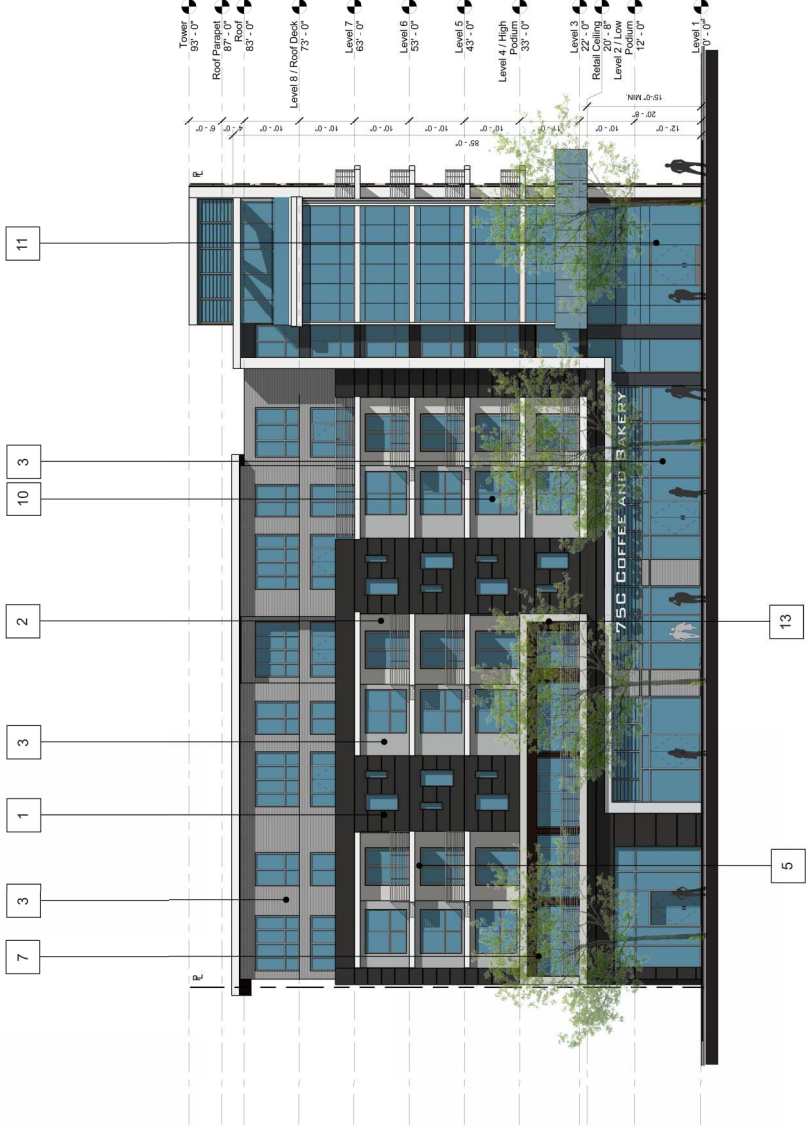
STUDIO
T-SQUARE 2
STUDIO T-SQ 2., INC

- 1 SW 7076 CYBERSPACE
- 2 SW 7646 FIRST STAR
- 3 SW 7663 MONORAIL SILVER
- 4 SW 7664 STEELY GRAY
- 5 KM 5689 TAMARIND TART
- 6 METAL OR RESIN PANELS
- 7 WOOD GRAIN TILE/ VENEER
- 8 GRADIENT GLASS MARQUEE
- 9 CLEAR GLASS AND METAL RAILING
- 10 VINYL WINDOW
- 11 STOREFRONT SYSTEM UC516021XL Dark Bronze
- 12 GLASS/ ACRYLIC TRANSLUCENT PANEL
- 13 SW 6940 BIGCAY



BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
P A R T N E R S

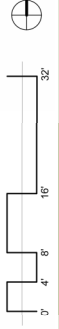


A304
BUILDING SOUTH
ELEVATION



STUDIO
T-SQUARE 2
STUDIO T-SQ 2., INC

- 1 SW 7076 CYBERSPACE
- 2 SW 7646 FIRST STAR
- 3 SW 7663 MONORAIL SILVER
- 4 SW 7664 STEELY GRAY
- 5 KW 5699 TAMARIND TART
- 6 METAL OR RESIN PANELS
- 7 WOOD GRAIN TILE/VENEER
- 8 GRADIENT GLASS MARQUEE
- 9 CLEAR GLASS AND METAL RAILING
Adobe/Bronze
- 10 VINYL WINDOW
Mi
- 11 STOREFRONT SYSTEM
UCS 16021XL Dark Bronze
- 12 GLASS/ACRYLIC TRANSLUCENT PANEL
- 13 SW 6940 BISCAV

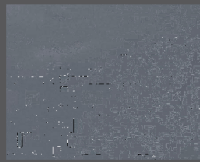


Scale: 3/32" = 1'-0"

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
PARTNERS

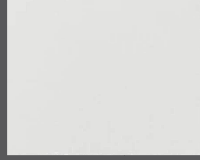
EXTERIOR COLOR AND MATERIALS PALETTE FOR USE AT LONG BEACH PROMENADE/BROADWAY
 FOR RAINTREE PARTNERS BY KERINS COLOR DESIGN INC.



1



2



3



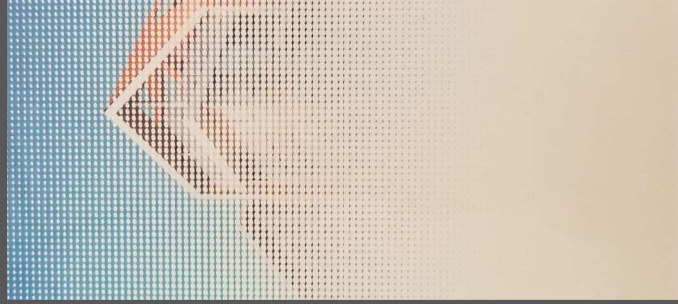
4



5



13



8



L1



L2



L3

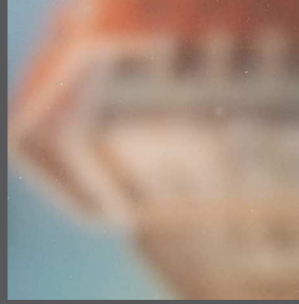


6



7

- LEGEND**
- 1. SW 7076 CYBERSPACE
 - 2. SW 7646 FIRST STAR
 - 3. SW 7663 MONORAIL SILVER
 - 4. SW 7664 STEELY GRAY
 - 5. KM5689 TAMARIND TART
 - 6. METAL PANELS ON TOWER
 - 7. TOWER SOFFIT
 - 8. GRADIENT GLASS MARQUEE
 - 10. BLACK WINDOWS
 - 12. GLASS/ACRYLIC TRANSLUCENT PANEL
 - 13. SW 6840 BISCAV
 - L1. IPE WOOD - GATE MATERIAL
 - L2. CHARCOAL-FMSB
 - L3. PEWTER-FMSB



12



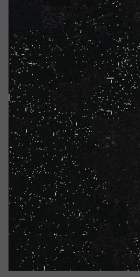
BALCONY IRON



20/30 STUCCO FINISH



SMOOTH STUCCO



10

A305
 MATERIAL
 PLALETTE



STUDIO
T SQUARE²



133 PROMENADE

BROADWAY

MARK SCHNEIDER FINE JEWELRY

THIRD STREET

A308
VICINITY
ELEVATION



STUDIO
T-SQUARE 2

RAINTREE
PARTNERS

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

Scale: 1/16" = 1'-0"

STUDIO T-SQ 2, INC



200 PINE AVE.

TRIBUNE CT.

THE PROMENADE

207 BROADWAY

EDISON THEATRE

A309
VICINITY
ELEVATION



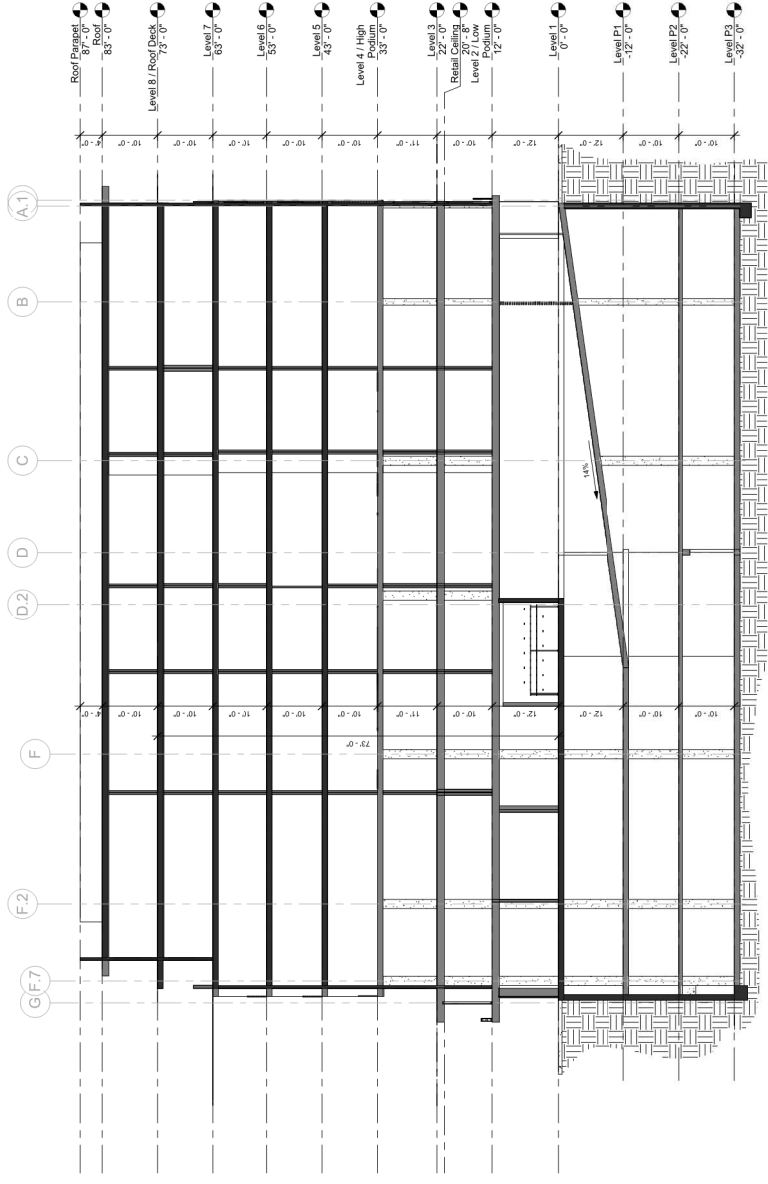
STUDIO
T-SQUARE 2

STUDIO T-SQ 2, INC

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

Scale: 1/16" = 1'-0"

RAINTREE
PARTNERS



A401
BUILDING
SECTIONS 1



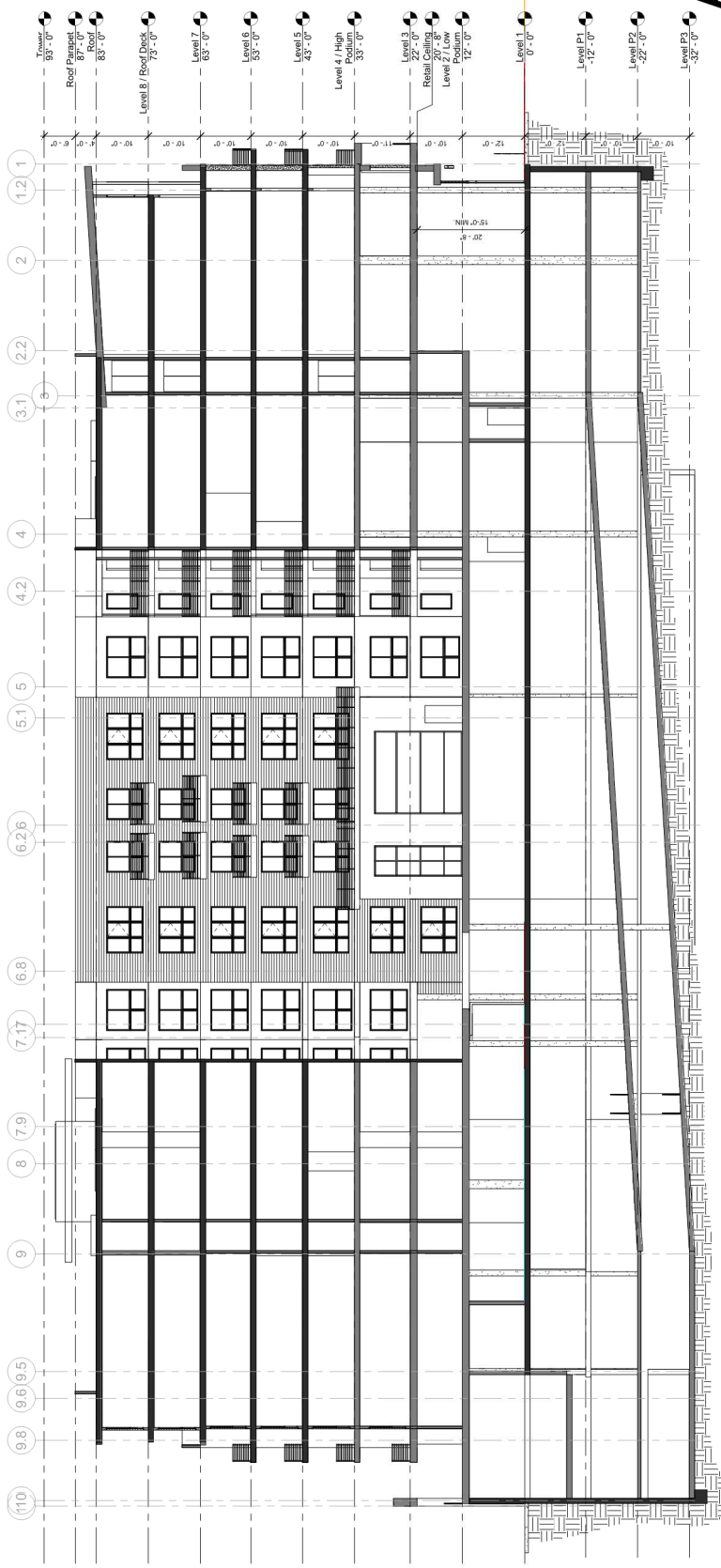
STUDIO T-SQUARE 2
INC.



Scale: 3/32" = 1'-0"

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

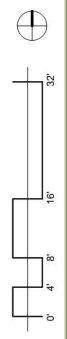
RAINTREE
 PARTNERS



A402
BUILDING
SECTION 1



STUDIO
T-SQ 2, INC

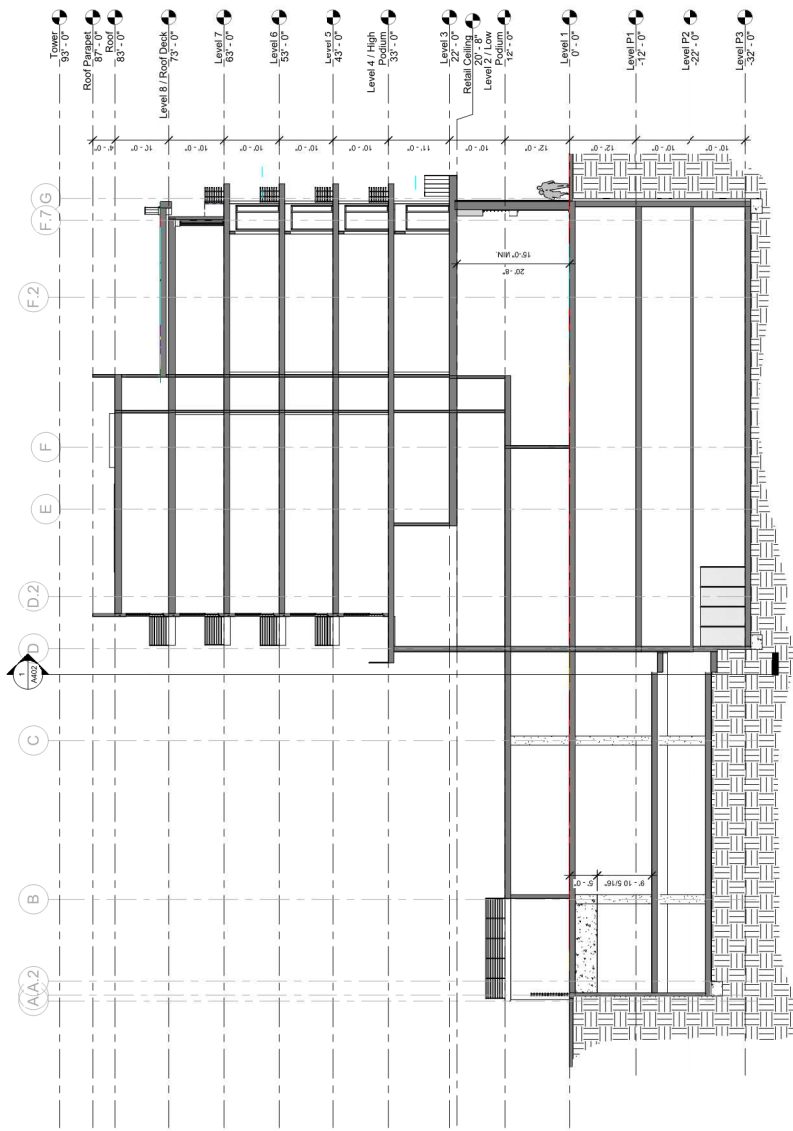


Scale: 3/32" = 1'-0"

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
 PARTNERS

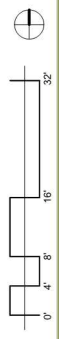
STUDIO T-SQ 2, INC



A403
BUILDING
SECTION 1



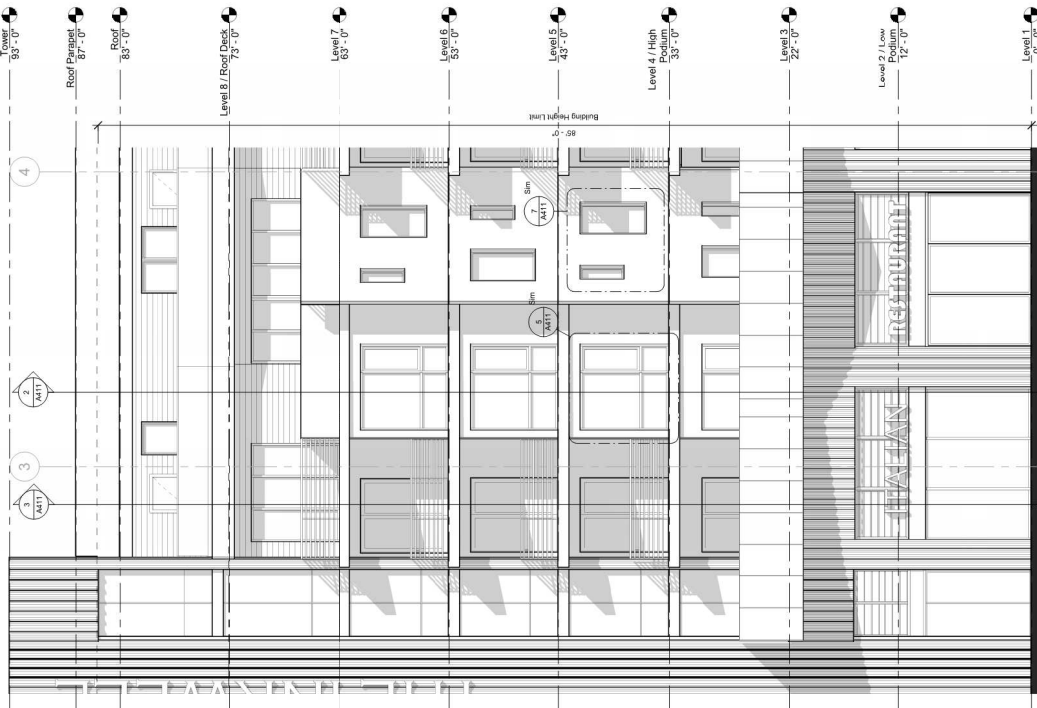
STUDIO
T SQUARE 2
STUDIO T-SQ 2, INC



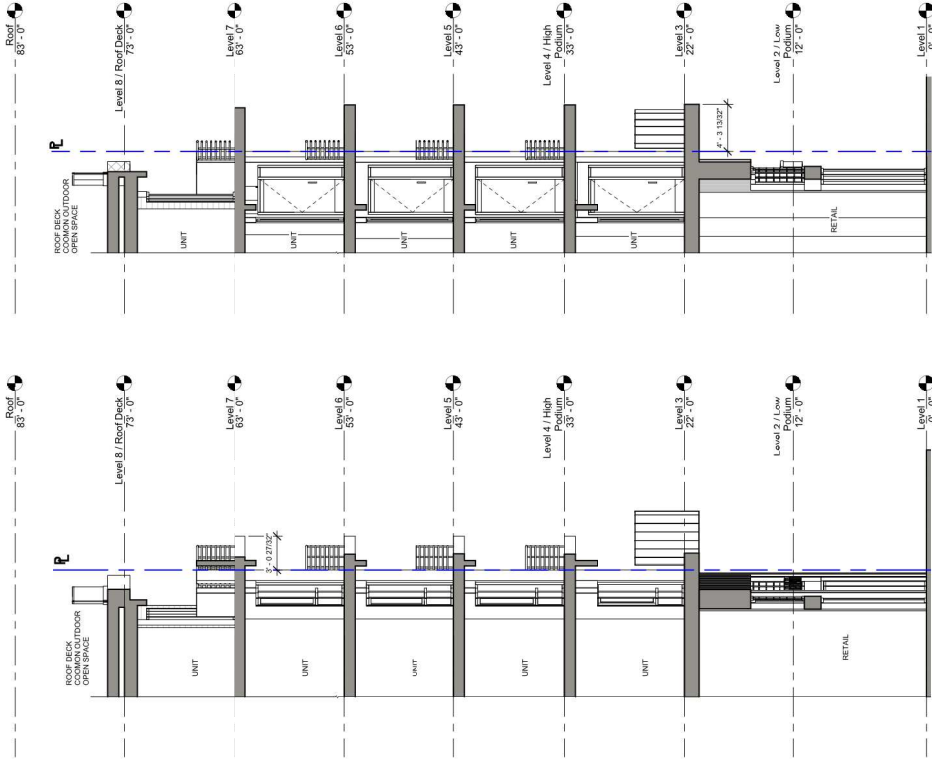
Scale: 3/32" = 1'-0"

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

RAINTREE
 PARTNERS



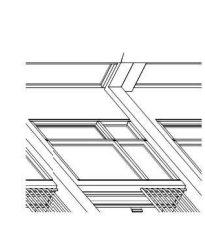
ENLARGED EAST ELEVATION 3/16" = 1'-0" 1



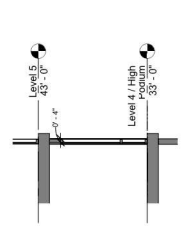
WALL SECTION 3 3/16" = 1'-0" 2

WALL SECTION 1 3/16" = 1'-0" 3

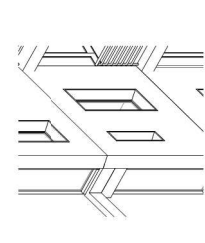
WALL SECTION 2 3/16" = 1'-0" 1



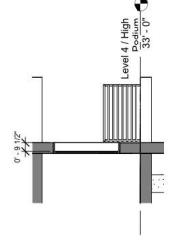
3D - WINDOW DETAIL 4



WINDOW SECTION 1 3/16" = 1'-0" 5



3D - BALCONY DETAIL 6



WINDOW SECTION 2 3/16" = 1'-0" 7

A411
WALL SECTIONS



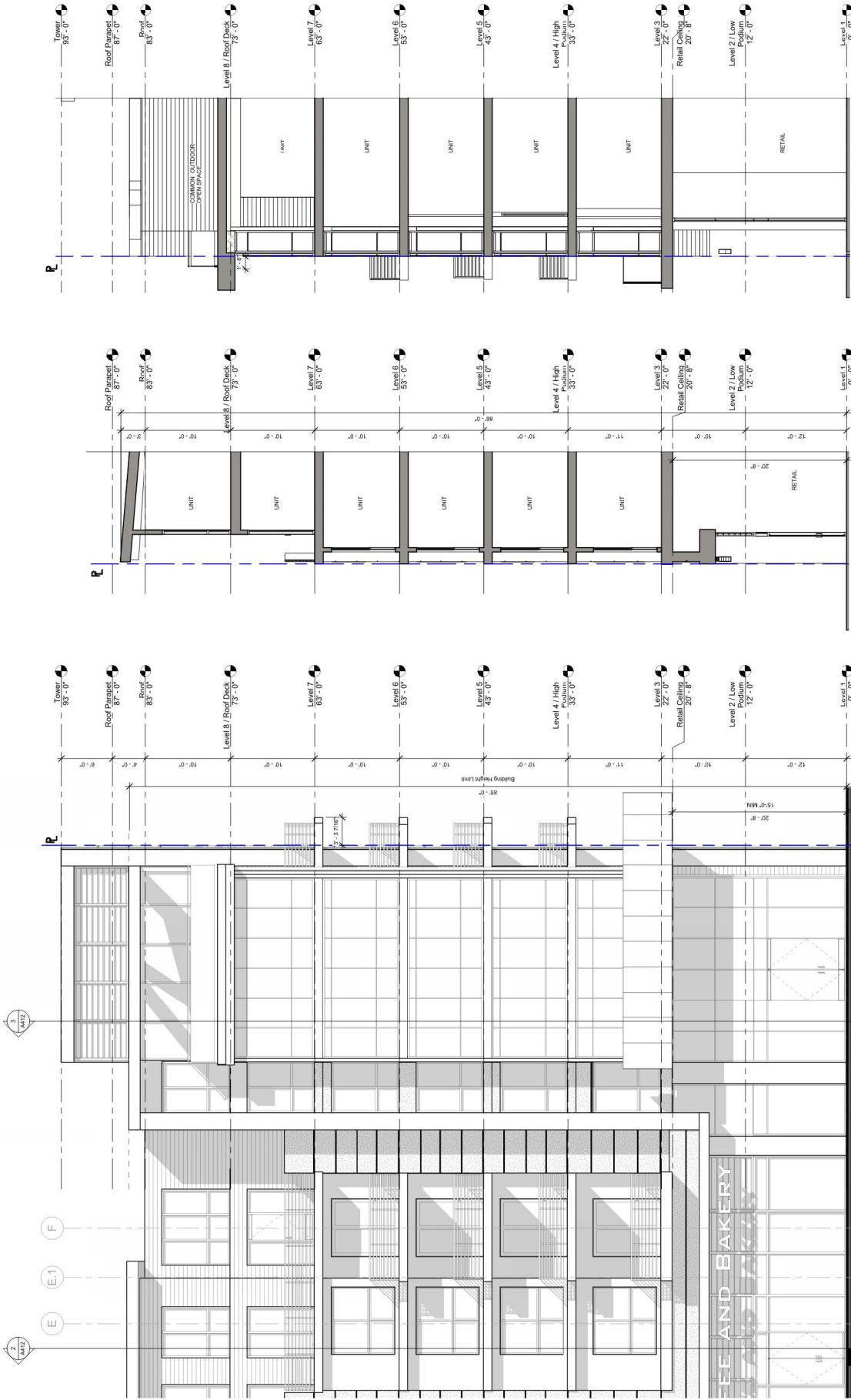
STUDIO
T-SQUARE 2
INC.

STUDIO T-SQ 2, INC

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

Scale: 3/16" = 1'-0"

RAINTREE
PARTNERS



A412
WALL SECTIONS



STUDIO
T-SQUARE 2
INC

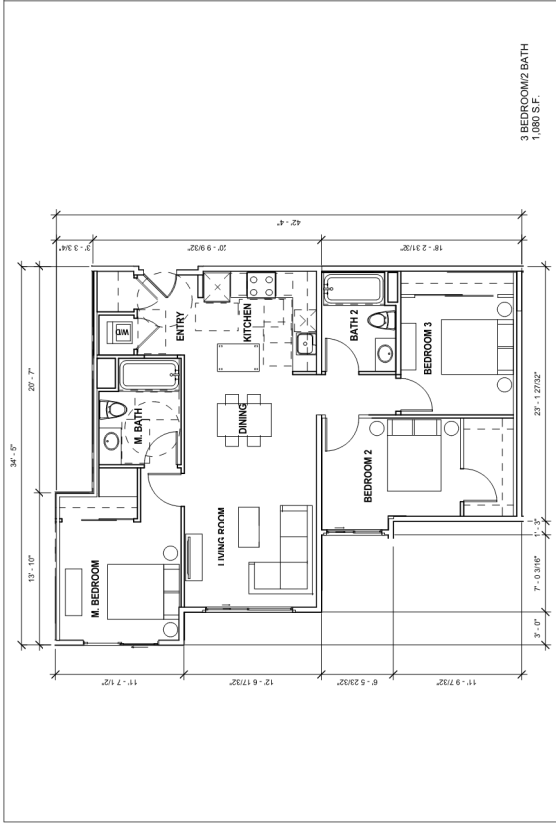
ENLARGED SOUTH ELEVATION 3/16" = 1'-0" 1 WALL SECTION 3 3/16" = 1'-0" 2 WALL SECTION 1 3/16" = 1'-0" 3

Scale: 3/16" = 1'-0"

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

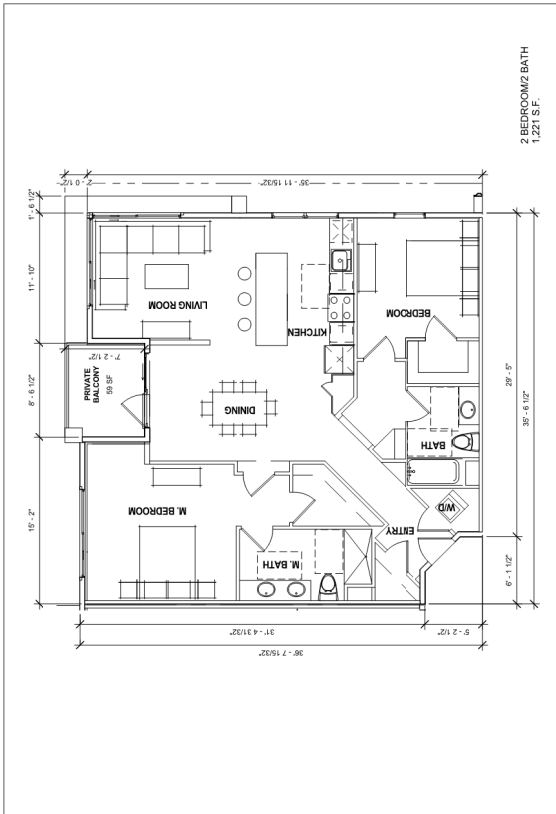
RAINTREE
PARTNERS

STUDIO T-SQ 2, INC



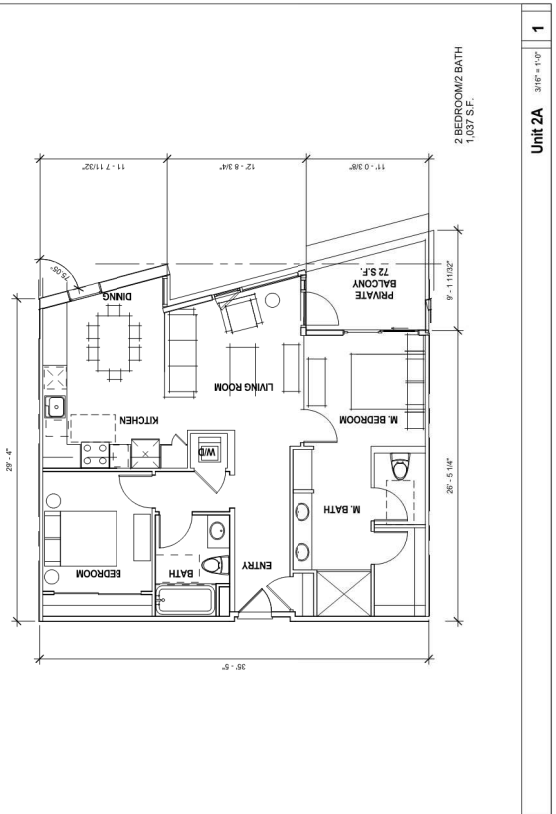
3 BEDROOM/2 BATH
1,080 S.F.

Unit 3B 3/16" = 1'-0"



2 BEDROOM/2 BATH
1,227 S.F.

Unit 2B 3/16" = 1'-0"



2 BEDROOM/2 BATH
1,037 S.F.

Unit 2A 3/16" = 1'-0"

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

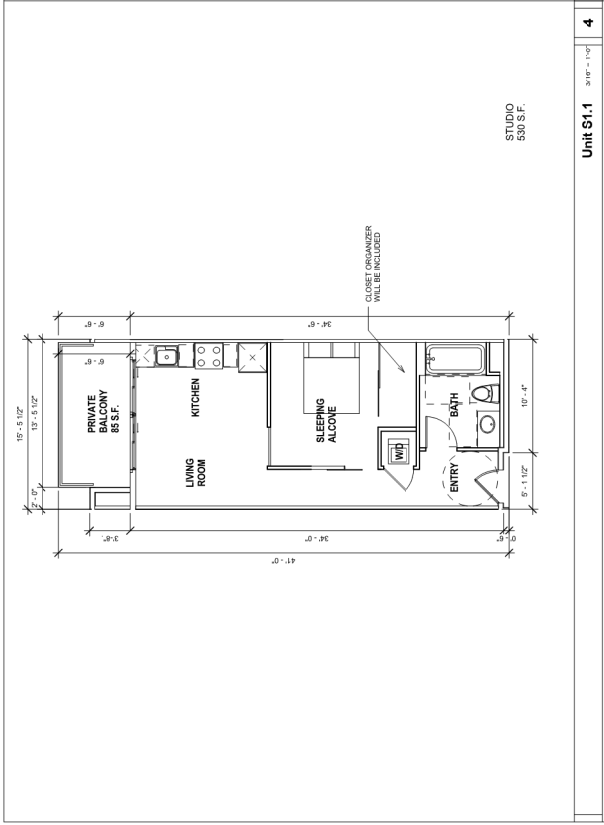


Scale: 3/16" = 1'-0"

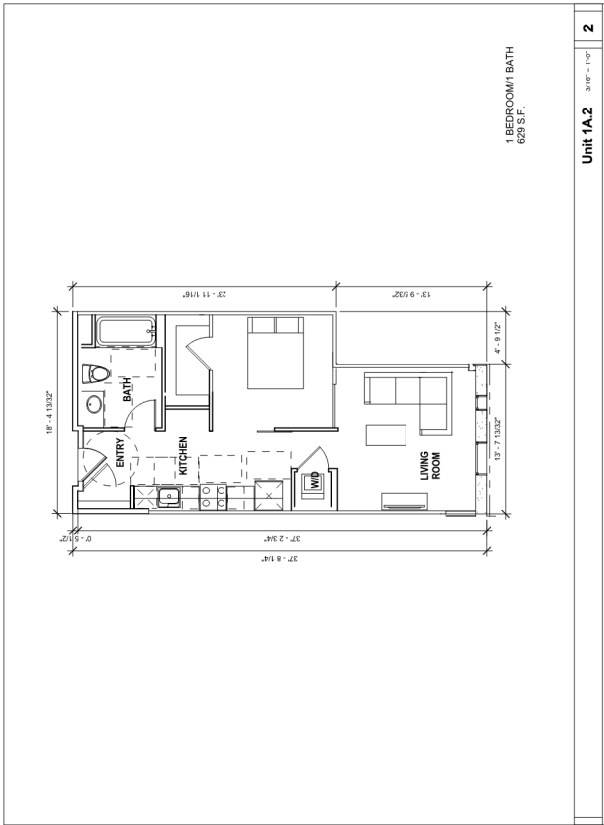
A1100
UNIT PLANS



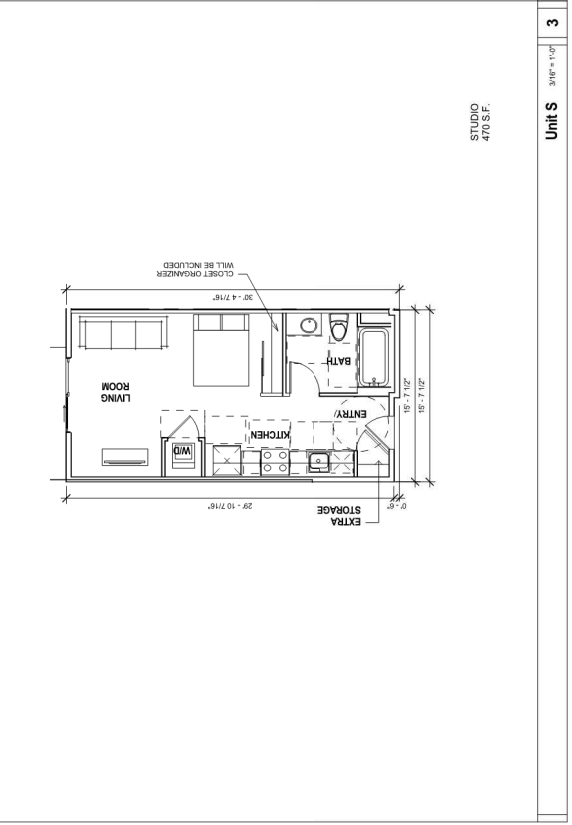
STUDIO T-SQUARE 2
STUDIO T-SQ 2, INC



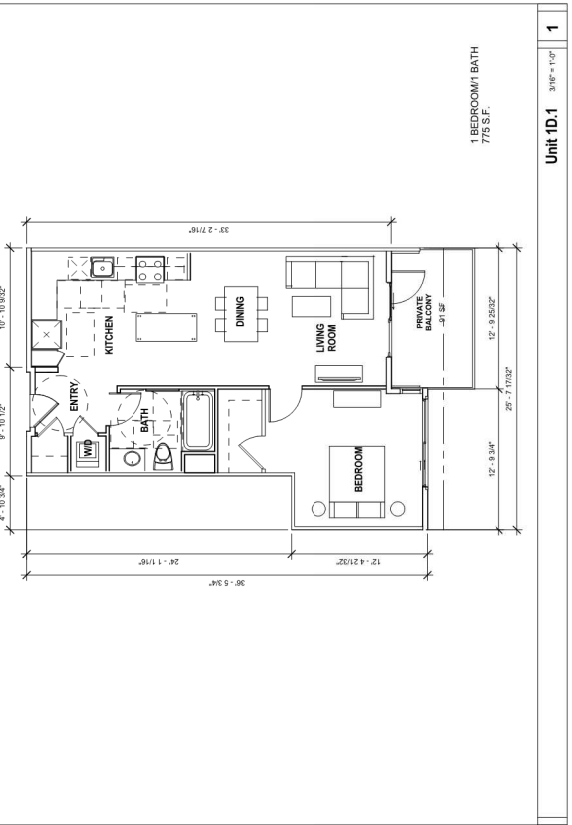
Unit S1.1 3/16" = 1'-0" 4



Unit 1A.2 3/16" = 1'-0" 2



Unit S 3/16" = 1'-0" 3

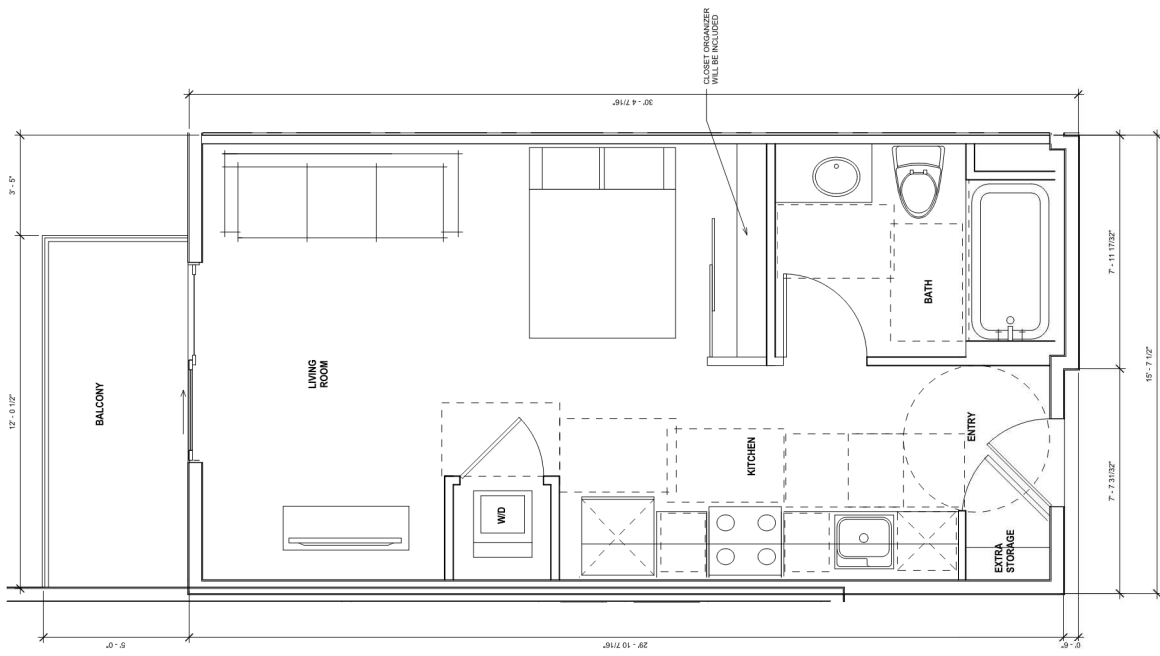


Unit 1D.1 3/16" = 1'-0" 1

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

Scale: 3/16" = 1'-0"





A1300
STUDIO UNIT



STUDIO
T-SQUARE 2

STUDIO T-SQ 2, INC

BROADWAY PROMENADE DEVELOPMENT LONG BEACH, CALIFORNIA

Scale: 1/2" = 1'-0"

RAINTREE
PARTNERS



ALLEY

PODIUM LEVEL LANDSCAPE PLAN
• see sheet L9

RETAIL

ROOF TERRACE

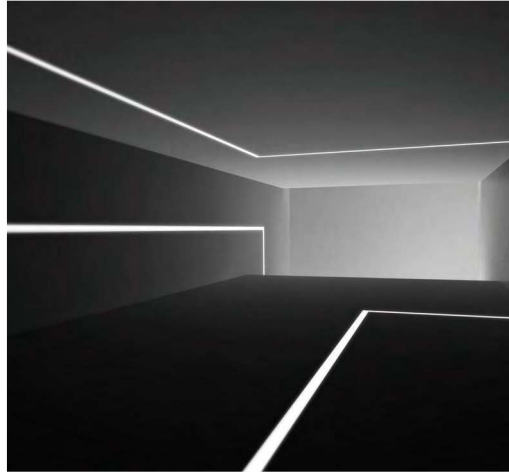
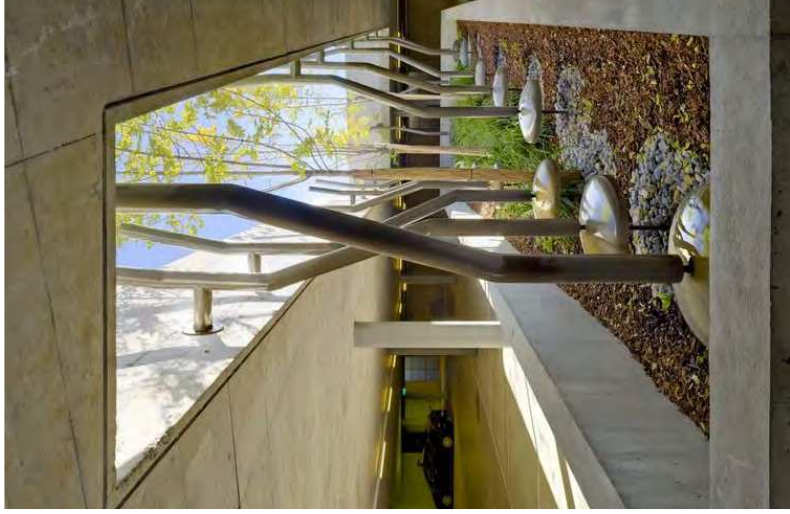
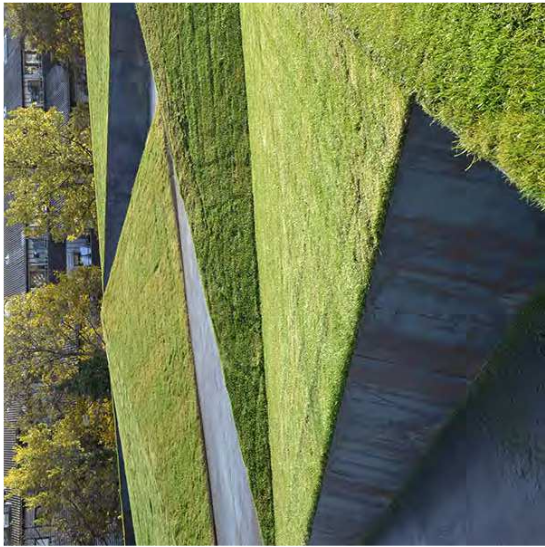
LEVEL 8 CLUB ROOM

GROUND LEVEL LANDSCAPE PLAN
• see sheet L3

ROOFTOP LEVEL LANDSCAPE PLAN
• see sheet L11

THE PROMENADE NORTH

EAST BROADWAY



BROADWAY PROMENADE APARTMENTS + RETAIL - LONG BEACH, CA

RAINTREE PARTNERS

SEPTEMBER 6, 2018

GROUND LEVEL LIFESTYLE IMAGERY - L.2





KEY MAP

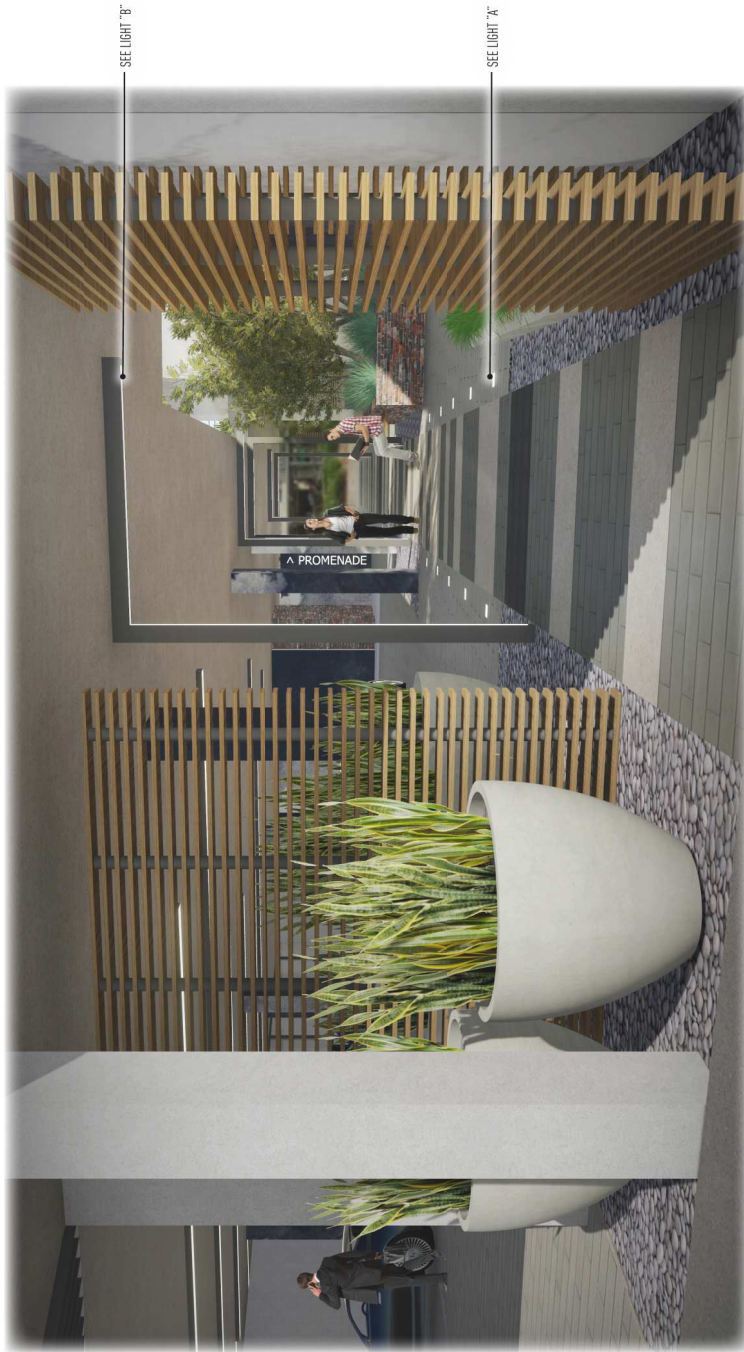
BROADWAY PROMENADE APARTMENTS + RETAIL - LONG BEACH, CA

RAINTREE PARTNERS

SEPTEMBER 6, 2018

PEDESTRIAN CORRIDOR - VIEW FROM PROMENADE - L.4





PROMENADE

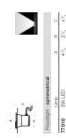
SEE LIGHT "B"

SEE LIGHT "A"

LED In-ground luminaires with wide light distribution

The BIGGA Product Color: Matte Black

Model: 1000
 Features: In-ground luminaire with wide light distribution. The luminaire is designed for use in pedestrian areas and provides a soft, uniform glow. It is available in a variety of finishes and colors. The luminaire is designed for use in pedestrian areas and provides a soft, uniform glow. It is available in a variety of finishes and colors.



Model: 1000
 Features: In-ground luminaire with wide light distribution. The luminaire is designed for use in pedestrian areas and provides a soft, uniform glow. It is available in a variety of finishes and colors.

LIGHT TYPE 'A' - VEHICULAR RATED WELL LIGHT
 QTY: 18



KEY MAP

BROADWAY PROMENADE APARTMENTS + RETAIL - LONG BEACH, CA
 RAIN TREE PARTNERS

SEPTEMBER 6, 2018

Auto LUMINAIRE - LINEAR LIGHTING

FEATURES
 • Available in 3' or 6' lengths
 • Available in a variety of finishes and colors
 • Customizable with various mounting options

SPECIFICATIONS
 • Luminaire length: 3' or 6'
 • Luminaire width: 1.5"
 • Luminaire height: 2.5"
 • Luminaire weight: 1.5 lbs

ELECTRICAL
 • Voltage: 120V
 • Power: 10W
 • Current: 0.1A

INSTALLATION
 • Mounting: Surface mount
 • Fixing: Screws

**OPTIONAL ACCESSORIES
 • Customizable with various mounting options
 • Customizable with various finishes and colors**

Auto LUMINAIRE - LINEAR LIGHTING

ORDERING GUIDE - CUSTOMER'S USE ONLY - PLEASE DO NOT CHANGE THIS

| AREA | UNIT | D | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|------|----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 1 | Series | Auto | Auto | Auto | Auto | Auto | Auto | Auto | Auto |
| 2 | Length | 3' | 3' | 3' | 3' | 3' | 3' | 3' | 3' |
| 3 | Finish | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black |
| 4 | Color | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black |
| 5 | Mounting | Surface | Surface | Surface | Surface | Surface | Surface | Surface | Surface |
| 6 | Fixing | Screws | Screws | Screws | Screws | Screws | Screws | Screws | Screws |
| 7 | Quantity | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 |
| 8 | Notes | | | | | | | | |
| 9 | Material | Aluminum | Aluminum | Aluminum | Aluminum | Aluminum | Aluminum | Aluminum | Aluminum |
| 10 | Weight | 1.5 lbs | 1.5 lbs | 1.5 lbs | 1.5 lbs | 1.5 lbs | 1.5 lbs | 1.5 lbs | 1.5 lbs |

Auto LUMINAIRE - WELL LIGHT

ORDERING GUIDE - CUSTOMER'S USE ONLY - PLEASE DO NOT CHANGE THIS

| AREA | UNIT | D | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|------|----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 1 | Series | Auto | Auto | Auto | Auto | Auto | Auto | Auto | Auto |
| 2 | Length | 3' | 3' | 3' | 3' | 3' | 3' | 3' | 3' |
| 3 | Finish | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black |
| 4 | Color | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black | Matte Black |
| 5 | Mounting | Surface | Surface | Surface | Surface | Surface | Surface | Surface | Surface |
| 6 | Fixing | Screws | Screws | Screws | Screws | Screws | Screws | Screws | Screws |
| 7 | Quantity | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 |
| 8 | Notes | | | | | | | | |
| 9 | Material | Aluminum | Aluminum | Aluminum | Aluminum | Aluminum | Aluminum | Aluminum | Aluminum |
| 10 | Weight | 1.5 lbs | 1.5 lbs | 1.5 lbs | 1.5 lbs | 1.5 lbs | 1.5 lbs | 1.5 lbs | 1.5 lbs |

PEDESTRIAN CORRIDOR - VIEW FROM N. TRIBUNE COURT - L.5



NJS
 LANDSCAPE
 ARCHITECTURE

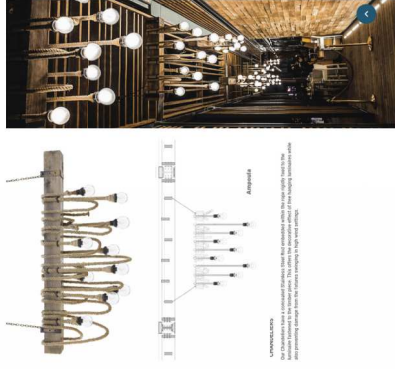


SEE LIGHT "C"

© GLOWLAB



LIGHT TYPE "C" - CHANDELIER
QTY: 1 CHANDELIER



COMPONENTS
 The Chandelier is composed of three main components: the main body, the stem, and the globe. The main body is made of brass and features a series of ornate, curved arms that hold the globe. The stem is made of brass and features a series of small, round, brass knobs. The globe is made of clear glass and is held in place by a brass cap. The chandelier is finished with a polished brass and is designed to be a statement piece in any interior space.



KEY MAP

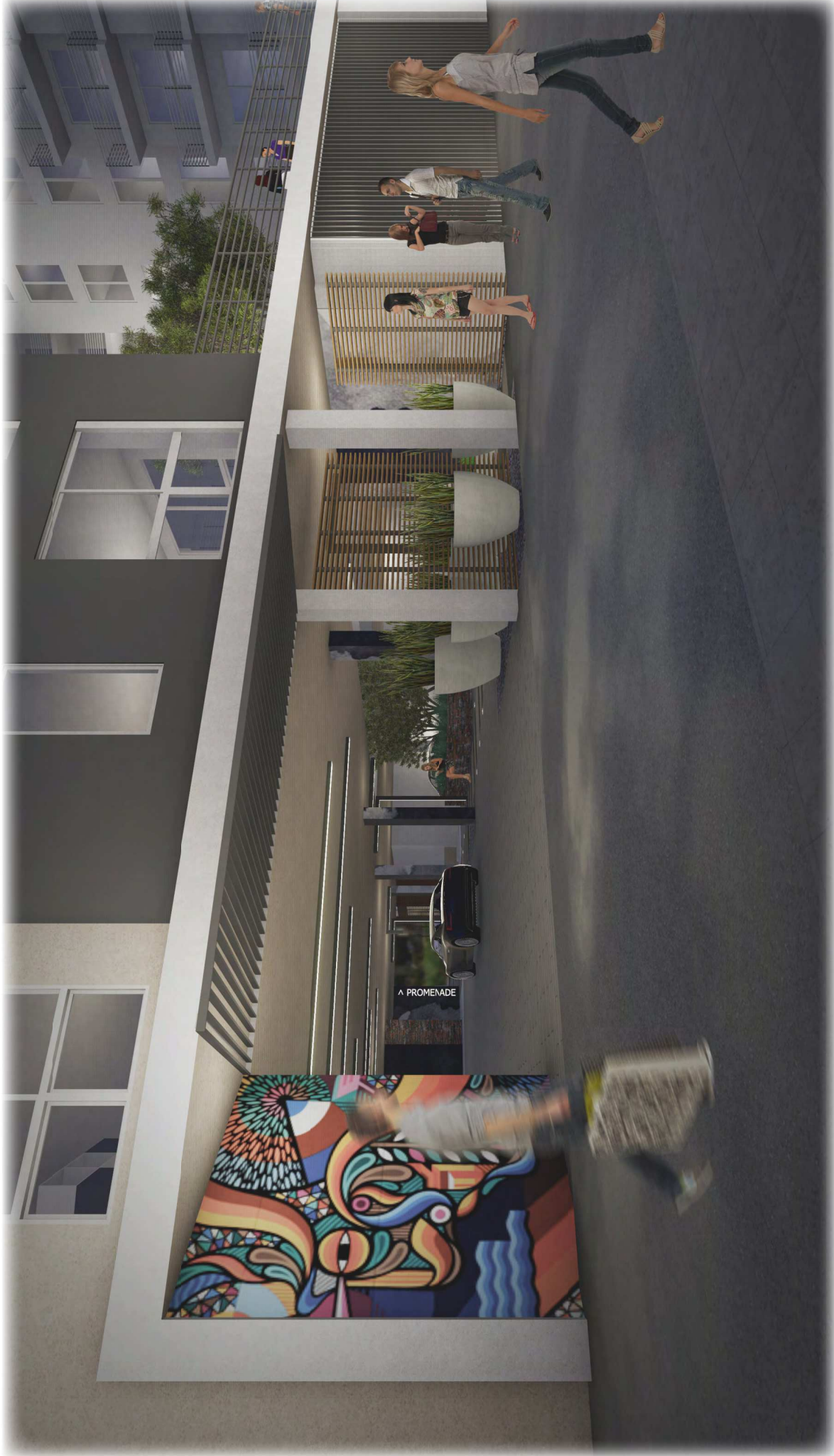
BROADWAY PROMENADE APARTMENTS + RETAIL - LONG BEACH, CA

RAINTREE PARTNERS

SEPTEMBER 6, 2018

PROMENADE ENTRY VIEW - L.6



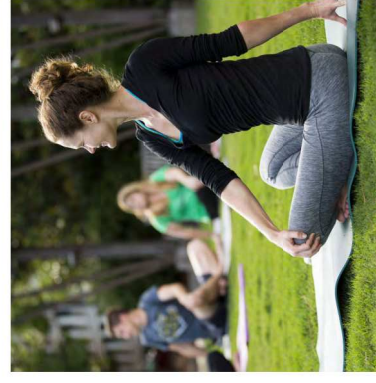
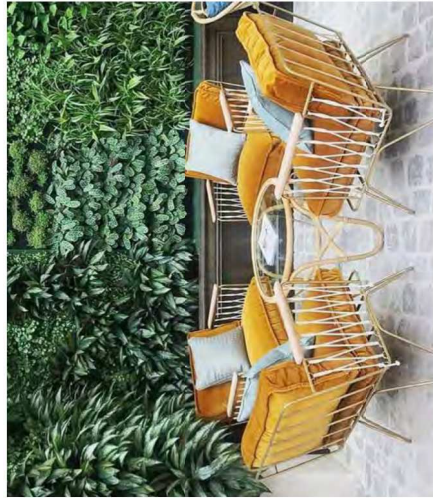
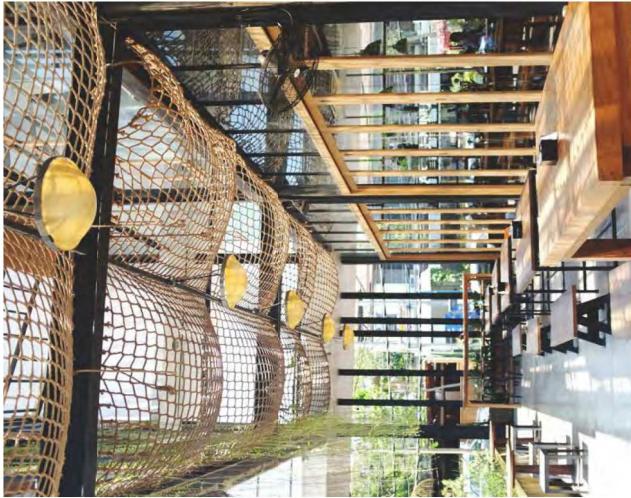


BROADWAY PROMENADE APARTMENTS + RETAIL - LONG BEACH, CA
RAINTREE PARTNERS

NORTH TRIBUNE COURT VIEW - L.7



SEPTEMBER 6, 2018



BROADWAY PROMENADE APARTMENTS + RETAIL - LONG BEACH, CA

RAINTREE PARTNERS

SEPTEMBER 6, 2018

PODIUM LIFESTYLE IMAGERY - L.8



ENLARGED PRIVATE PATIOS, TYP.
 • 5' ht. screen fence with access gate

BARK PARK (644 s.t.)
 • lowered fence (separation from active lawn)
 • synthetic turf
 • boulders
 • benches

RESIDENT LOUNGE
 • specimen tree with built-in bench
 • firepit
 • dining table with overhead trellis
 • bbq
 • lounge seating with screen wall

ALLEY

OPEN TO BELOW

FIRE DEPARTMENT ACCESS

ACTIVE LAWN
 • fitness equipment
 • screen wall
 • specimen tree
 • synthetic turf

open to below

FITNESS

CO-WORK LOUNGE
 • curtains/screen walls
 • supergraphic on wall
 • outdoor furniture
 • TV
 • hanging chairs
 • overhead lighting design

RETAIL/FLEX SPACE
 OPEN TO BELOW

THE OVERLOOK
 • soft seating

LEASING/LOBBY
 OPEN TO BELOW

CO-WORK

RETAIL

PODIUM LEVEL LANDSCAPE PLAN - L.9

BROADWAY PROMENADE APARTMENTS + RETAIL - LONG BEACH, CA

RAINTREE PARTNERS

SEPTEMBER 6, 2018





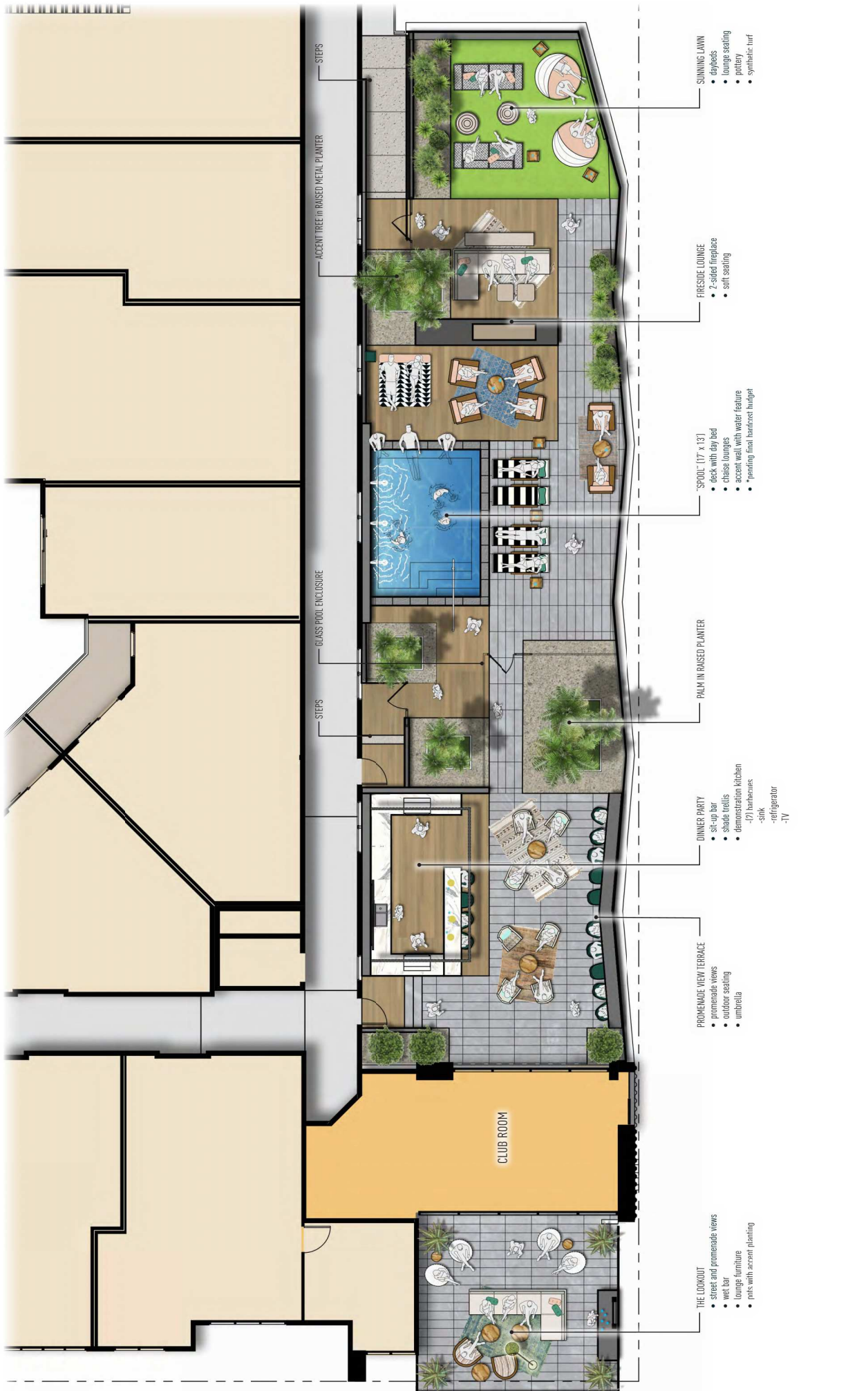
BROADWAY PROMENADE APARTMENTS + RETAIL - LONG BEACH, CA

RAINTREE PARTNERS

SEPTEMBER 6, 2018

ROOFTOP LIFESTYLE IMAGERY - L_10





- THE LOOKOUT**
- street and promenade views
 - wet bar
 - lounge furniture
 - pits with accent planting

- PROMENADE VIEW TERRACE**
- promenade views
 - outdoor seating
 - umbrellas

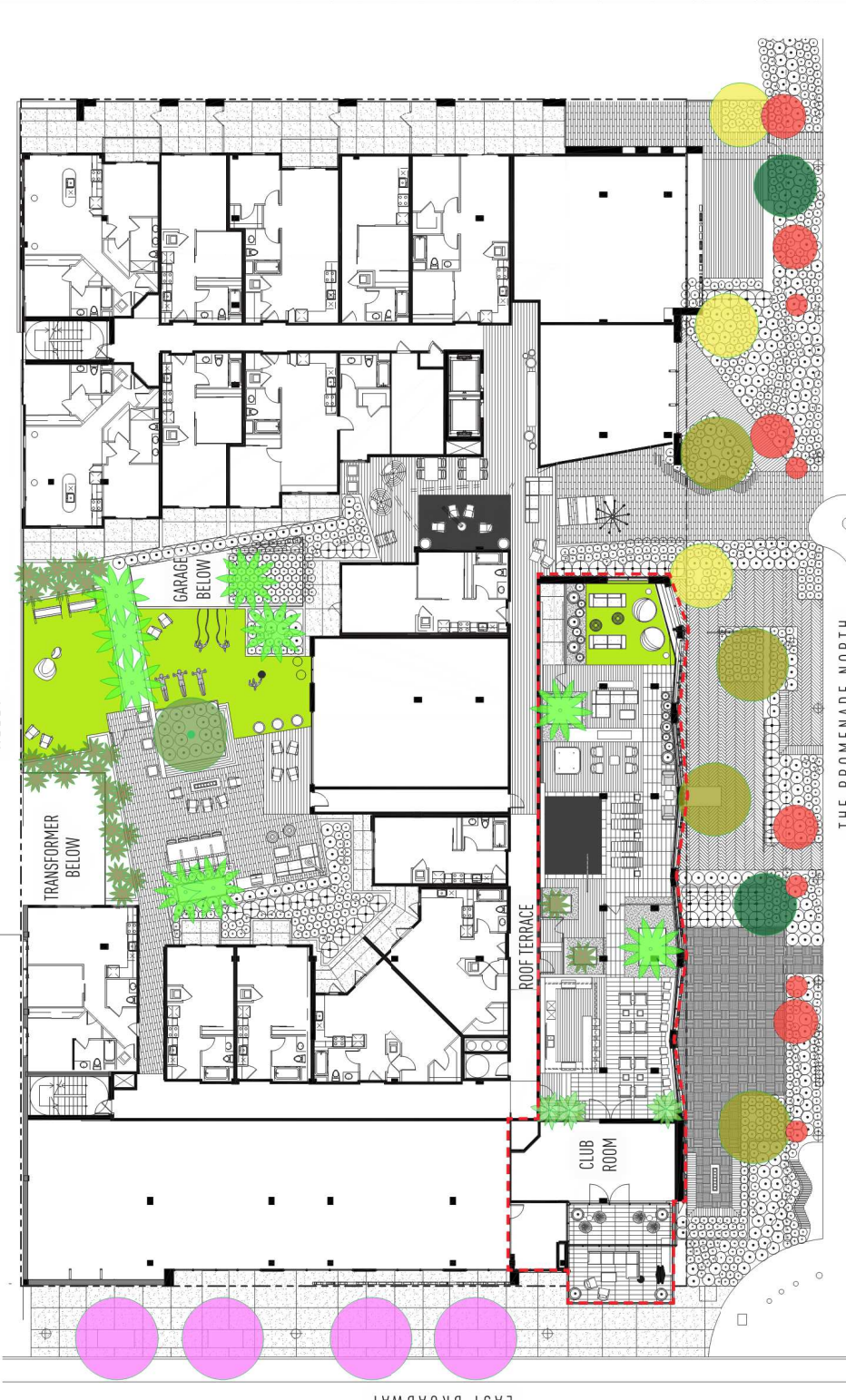
- DINNER PARTY**
- sit-up bar
 - shade trellis
 - demonstration kitchen
 - sink
 - refrigerator
 - TV

- "SPLOOSH" (17' x 13')**
- deck with day bed
 - chaise lounges
 - accent wall with water feature
 - planting trial hardiest budget

- FIRESIDE LOUNGE**
- 2-sided fireplace
 - soft seating

- SUNNING LAWN**
- daybeds
 - lounge seating
 - pitney
 - synthetic turf

ALLEY



LANDSCAPE REQUIREMENT:
(per PD-30, Section 4)

| | |
|--|--|
| REQUIREMENT OF COURTYARD SPACE TO BE LANDSCAPED) | 5,271 S.F. (4,143 S.F. TOTAL COURTYARD SPACE X 30%) |
| PROVIDED: | 1,665 S.F. 1,388 S.F. 2,653 S.F. |
| TOTAL PROVIDED: | 2,653 S.F. |

WUCOLS NOTE:
WUCOLS WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, BY UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

PLANTING NOTE:
PLANT QUANTITIES LISTED ARE APPROXIMATE. PLANTS HAVE BEEN SELECTED AS BEING REPRESENTATIVE OF THE OVERALL PLANTING DESIGN INTENT. THIS PLANT PALETTE IS SUGGESTED FOR PLANTS AND OTHER CLIMATE APPROPRIATE VARIETIES OF TREES, SHRUBS AND GROUND COVERS HAVE BEEN SELECTED TO COMPLEMENT THE CHARACTER OF THE PROJECT.
ALL PLANTED AREAS ARE TO BE WATERED WITH AN APPROVED AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO MAKE EFFICIENT USE OF WATER THROUGH CONSERVATION ORDNANCE, AND BE IN COMPLIANCE WITH THE STATE AND WATER DISTRICTS WATER CONSERVATION ORDINANCE.
THE FINAL CONSTRUCTION DOCUMENTS WILL PROVIDE THE CONTRACTOR WITH AN UNDERSTANDING OF THE DESIGN INTENT FOR THE MAINTENANCE OF THE PLANTING AREAS REGARDING CARE AND PRUNING OF THE SITE. THE MAINTENANCE CONTRACTOR SHALL FURNISH ALL LAZARUS EQUIPMENT MATERIALS AND CONSTRUCTION MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTING AREAS AS DESCRIBED IN THE PROJECT MAINTENANCE SPECIFICATIONS.
ALL PLANTING AREAS TO RECEIVE MINIMUM 3" THICK BARK MULCH.

SMALL SHRUBS & SPECIES COVERS

| | | |
|----------------------------|-------|--------|
| AGAVE SPP. | 1 GAL | Low |
| DIANELLA TASHMANGA TREE | 1 GAL | Medium |
| FESTUCA CALIFORNICA | 1 GAL | Low |
| HELIOTROPICUM SEMPERVIRENS | 1 GAL | Low |
| RAPIHOLIS CLARA | 1 GAL | Low |
| ROSA X AMBER FLOWER CARPET | 5 GAL | Medium |
| ROSEMOYNIUS PROSTRATUS | 5 GAL | Low |
| STYRACIS MONOPHYLLA | 5 GAL | Low |
| STYRACIS | 5 GAL | Low |
| SYNTHETIC TURF | 5 GAL | Low |

SYNTHETIC TURF GRASS AT DOG PARK, OUTDOOR FITNESS AND ROOFTOP

SHRUB QUANTITIES:

| | |
|----------------|-----|
| LARGE SHRUBS: | 56 |
| MEDIUM SHRUBS: | 308 |
| SMALL SHRUBS: | 916 |

1:250

PROPOSED PLANT LIST
SYMBOL BOTANICAL NAME COMMON NAME SIZE WUCOLS CITY

NORTH BROADWAY

| | | | | |
|---|-------------------|---------|--------|---|
| STREET TREE (4" x 8" if fine color; to be approved by City) | PINK TRUMPET TREE | 38" BOX | MEDIUM | 4 |
|---|-------------------|---------|--------|---|

THE PROMENADE PER APPROVED CITY PLANT LIST

| | | | |
|-------------------|---------|--------|---|
| MADEIRA TREE | 38" BOX | MEDIUM | 0 |
| LONDON PLANE TREE | 48" BOX | MEDIUM | 4 |
| AFGHAN PINE | 24" BOX | MEDIUM | 2 |

PODIUM & ROOFTOP COURTYARDS:

| | | | |
|------------------------------|---------|--------|---|
| ALICE BANISHI | 38" BOX | LOW | 9 |
| HYBRID STRAWBERRY | 38" BOX | MEDIUM | 0 |
| ARCHONTOCENIX CANNINGHAMIANA | 38" BPH | MEDIUM | 7 |
| BAMBUSA CLOHAMII | 24" BOX | MEDIUM | 9 |
| DRACENIA DRACO | 34" BOX | LOW | 2 |
| OLEA SIMAN HILL | 48" BOX | V LOW | 1 |

EXISTING TREES:

EXISTING TREES TO BE PROTECTED IN PLACE

PROMENADE SHRUBS - PER APPROVED PLANT LIST

LARGE SHRUBS

| | | |
|------------------------------|--------|--------|
| DANIELLA DACTYLICA DACTYLICA | 12 GAL | Medium |
| FORTNIGHT LILY | 5 GAL | Medium |
| JAPANESE PAVET | 5 GAL | Medium |

MEDIUM SHRUBS

| | | |
|------------------|-------|--------|
| GIANT LILY TURF | 1 GAL | Medium |
| NEW ZEALAND FLAX | 1 GAL | Medium |
| NEW ZEALAND FLAX | 5 GAL | Medium |

SMALL SHRUBS

| | | |
|--------------------|-------|--------|
| BLUE CHERRY STICKS | 1 GAL | Medium |
| RUBUS | 1 GAL | Medium |

SHRUBS - HYDRO-ZONE 1 AND 4 NORTHEAST EXPOSURE

LARGE SHRUBS

| | | |
|-------------------------------|--------|--------|
| CLYDEA BARBOD | 12 GAL | Medium |
| LEUCISITALI TEXANUM | 5 GAL | Medium |
| PITTOSPORUM ENGENOIDES N.C.N. | 5 GAL | Medium |
| PITTOSPORUM TOBIRA | 5 GAL | Medium |

MEDIUM SHRUBS

| | | |
|----------------------|-------|--------|
| CRASSULA ARGENTEA | 5 GAL | Medium |
| PALMISTICHUM MONTUUM | 5 GAL | Medium |
| WESTERN SWORD FERN | 5 GAL | Medium |
| SHRUB FERN | 3 GAL | Medium |

SMALL SHRUBS & GROUNDCOVER

| | | |
|----------------------|-------|--------|
| ASPIDISTRA ELATOR | 5 GAL | Low |
| CAST IRON PLANT | 1 GAL | Low |
| CALIFORNIA GRAY RUSH | 1 GAL | Low |
| BIG BLUE LILY TURF | 5 GAL | Medium |
| PHILODENDRON XANADU | 5 GAL | Medium |

SHRUBS - HYDRO-ZONE 2 AND 5 SOUTHWEST EXPOSURE

LARGE SHRUBS

| | | |
|-------------------------------|-------|--------|
| AGAVE SPP. | 5 GAL | Low |
| PITTOSPORUM TOBIRA | 5 GAL | Medium |
| PHANAIUS CALIFORNICA EYE CASE | 5 GAL | Medium |
| COFFEEBERRY | 5 GAL | Medium |

MEDIUM SHRUBS

| | | |
|----------------------------|-------|--------|
| CALLISTEMON LITTLE JOHN | 5 GAL | Low |
| DWARF FLOTT BUSH | 5 GAL | Low |
| BUSH ANEMONE | 5 GAL | Low |
| CARPENTERIA CALIFORNICA | 5 GAL | Low |
| FORTNIGHT LILY | 5 GAL | Low |
| DIETES GRANDIFLORA | 5 GAL | Low |
| GREVILLEA | 5 GAL | Low |
| LOMANERA LONGIFOLIA BREEZE | 5 GAL | Medium |
| DWARF HAT RUSH | 5 GAL | Medium |
| STICKY MONKEY FLOWER | 5 GAL | Medium |
| DEER GRASS | 5 GAL | Low |
| WESTERN SWORD FERN | 5 GAL | Low |
| PHANAIUS CALIFORNICA | 5 GAL | Low |
| PHANAIUS CALIFORNICA | 5 GAL | Low |
| NEW ZEALAND FLAX | 5 GAL | Medium |
| RAPIHOLIS L. MINOR | 5 GAL | Medium |



ALOE BAINESII
TREE ALOE



ARBUTUS 'MARINA'
HYBRID STRAWBERRY TREE



PLATANUS X ACERIFOLIA 'BLOODGOOD'
LONDON PLANETREE



ARCHOPHOENIX CUNNINGHAMIANA
KING PALM (triple trunk)



BAMBUZA TEXTUS
WEAVERS BAMBOO



TABEBUIA IMPETIGINOSA
PINK TRUMPET TREE



DRACAENA DRACO
DRAGON TREE



OLEA EUROPAEA
OLIVE TREE



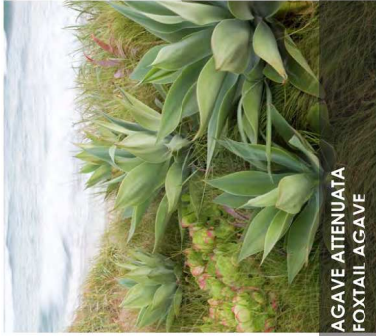
DECORATIVE PEBBLE - SALT & PEPPER



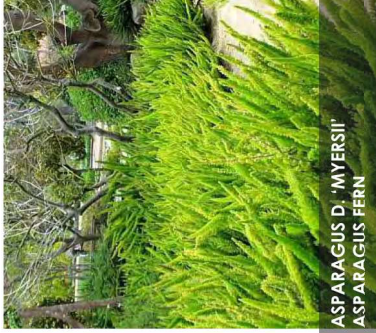
SYNTHETIC TURF



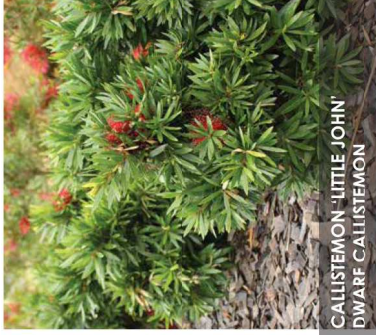
AEONIUM ARBOREUM
SALAD BOWL



AGAVE ATTENUATA
FOXTAIL AGAVE



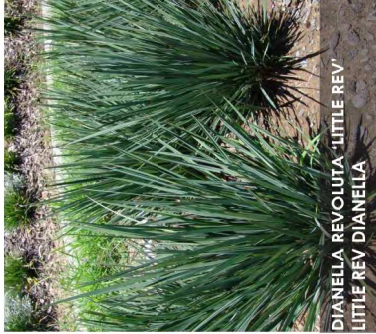
ASPARGUS D. 'MYERSII'
ASPARAGUS FERN



CALLISTEMON 'LITTLE JOHN'
DWARF CALLISTEMON



CHONDROPETALUM ELEPHANTINUM
LARGE CAPE RUSH



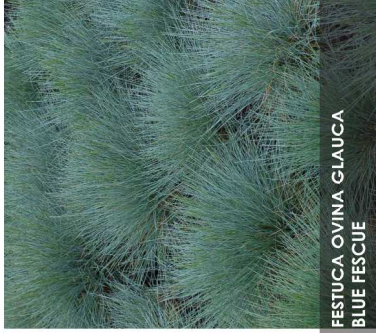
DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV DIANELLA



DUDLEYA BRITTONI
DUDLEYA



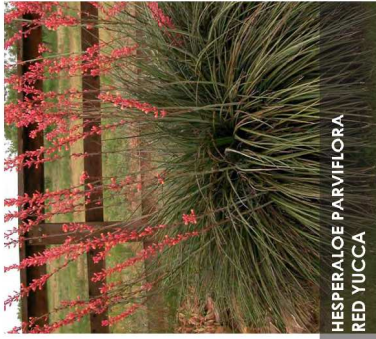
FEIJOA SELLOWIANA
PINEAPPLE GUAVA



FESTUCA OVINA GLAUCA
BLUE FESCUE



FURCRAEA MACDOUGALLI
MAURITIUS HEMP



HESPERALOE PARVIFLORA
RED YUCCA



KALANCHOE BEHARENSIS
FELT PLANT



LEUCADENDRON 'JESTER'
SUNSHINE CONEBUSH



MUHLENBERGIA CAPILLARIS
PINK MUHLY



PHORMIUM HYBRIDS
NEW ZEALAND FLAX



ROSMARINUS PROSTRATUS
DWARF ROSEMARY



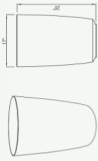
SENECIO MANDRALISCAE
SENECIO

greenform
modern planters & site furnishings

geisha planter



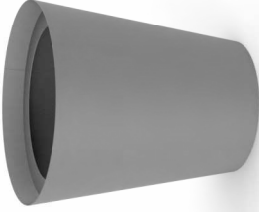
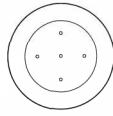
Material: fiber-cement/concrete
Size: 31" x 26"
Weight: 29 lbs.
Material: 22 gal.
Color: anthracite / gray / custom



CYLINDER PLANTER

17" DIAMETER - QUANTITY: 8

PLANTERWORKX
CONTRACT



TAPERED ROUND PLANTER
DIMENSIONS VARY. MADE TO ORDER
MANUFACTURED FROM 115# CORTEN STEEL WITH ASB
115# ALUMINUM ANODIZING COARSE POWDER COAT FINISH
ARCHITECTURAL ALUMINUM ANODIZING COARSE POWDER COAT FINISH
115# STAINLESS STEEL WITH 100% TONIL
AVAILABLE STANDARD FINISHES OR IN ANY RAL COLOR

PLANTERWORKX 987 ESSEX ST BROOKLYN NY 11208
T 718.943.0564 F 718.943.0565
PLANTERWORKX.COM

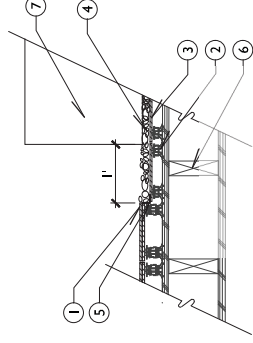
CYLINDER PLANTER

DIMENSIONS VARY - QUANTITY: 14 TOTAL

5 (24" DIAMETER) and 9 (30" DIAMETER)

LEGEND:

- ① TILE PAVING / FINISHED SURFACE
- ② PEDESTAL SYSTEM
- ③ SINGLE TILE / COBBLE BED SURFACE
- ④ COBBLE - SEE FINISH SCHEDULE
- ⑤ ANGLE IRON TO BE GLUED TO TILE TO CLOSE GAP BETWEEN TILE HEIGHT DIFFERENCE COBBLE BED. NOT TO EXCEED HEIGHT OF FINISH SURFACE.
- ⑥ WOOD FRAMING PER ARCHITECTURE
- ⑦ POWDER COATED ALUMINUM PLANTER POT BY PLANTERWORKX

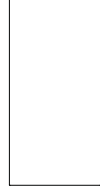
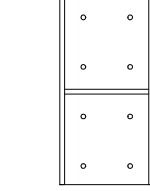


SECTION

PLANTER ON ROOFTOP DETAIL - N.T.S



PLANTERWORKX
CONTRACT



STANDARD PLANTER
DIMENSIONS VARY. MADE TO ORDER
MANUFACTURED FROM 115# CORTEN STEEL WITH ASB
115# ALUMINUM ANODIZING COARSE POWDER COAT FINISH
ARCHITECTURAL ALUMINUM ANODIZING COARSE POWDER COAT FINISH
115# STAINLESS STEEL WITH 100% TONIL
AVAILABLE STANDARD FINISHES OR IN ANY RAL COLOR

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T 718.943.0564 F 718.943.0565
PLANTERWORKX.COM

OVERSIZED and SQUARE PLANTERS

CUSTOM SIZE - QUANTITY: 7 TOTAL

3 (36" SQUARE), 2 (47" x 62"), and 2 (72" x 100")

BROADWAY PROMENADE APARTMENTS + RETAIL - LONG BEACH, CA

RAINTREE PARTNERS

SEPTEMBER 6, 2018

ROOFTOP PLANTER CUTSHEETS - L.15



ALLEY



WATER CONSERVATION FEATURES

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. THE USE OF LOW PRECIPITATION LOW ANGLE IRRIGATION SPRAY HEADS.
2. THE USE OF LOW VOLUME DRIP TUBING INSTALLED BELOW MULCH.
3. THE USE OF TURF GRASS AND PLANTS THAT REQUIRE LOW WATER AND MULCHING TO REDUCE EVAPORATION FROM THE ROOT ZONE.
4. SOIL MULCHING TO REDUCE EVAPORATION FROM THE ROOT ZONE.
5. MULCHING TO REDUCE EVAPORATION FROM THE ROOT ZONE.

WATER CONSERVATION STATEMENT

PURPOSE: TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE COMMUNITY.

THE IRRIGATION SYSTEM FOR EACH HYDROZONE WILL BE AUTOMATIC AND INCORPORATE LOW VOLUME DRIP EMITTERS, BUBBLERS AND HIGH EFFICIENCY LOW ANGLE SPRAY HEADS AT TURF ONLY. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE FOR THE PLANT MATERIAL AND SOIL TYPE. THE SYSTEMS SHALL BE DESIGNED TO ALLOW FOR THE SYSTEMS OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.




PLANT MATERIAL SELECTION SHALL BE BASED ON THE PLANT MATERIAL THAT IS BEST SUITED TO THE ARCHITECTURAL ELEMENTS. PLANTS SHALL BE GROUPED WITH SIMILAR WATER, CLIMATE, AND SOIL REQUIREMENTS TO CONSERVE WATER AND CREATE A DROUGHT RESPONSIVE LANDSCAPE. EACH HYDROZONE CONSISTS OF MODERATE TO LOW WATER CONSUMING PLANTS. IN AREAS OF MODERATE WATER CONSUMING PLANTS THE SHALL BE PROPERLY AMENDED TO RETAIN MOISTURE FOR HEALTHY GROWTH AND TO CONSERVE WATER.

PLANT MATERIAL WITHIN EACH HYDROZONE SHALL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES.

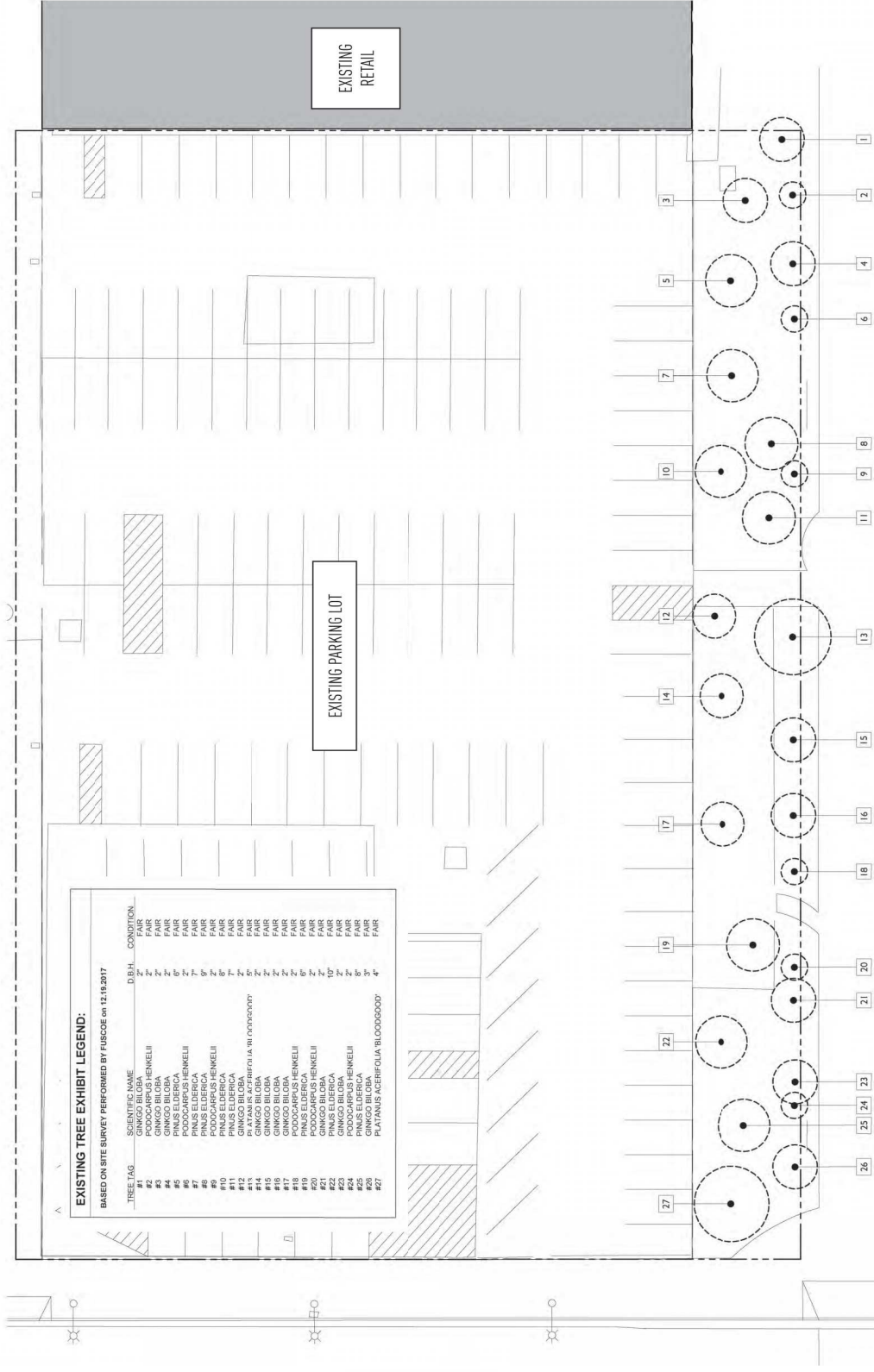
SOIL SHALL BE PREPARED AND COVERED TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTED BEES SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPORATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OBSERVED BY A LOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION. ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL SHUT OFF THE ENTIRE SYSTEM. THE SYSTEM SHALL BE DESIGNED TO ALLOW FOR THE SYSTEMS OPERATION IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

IRRIGATION HYDROZONES:

| | |
|---|--|
|  | HYDROZONE 1 - NORTHEAST FACING - 3,868 S.F. IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION |
|  | HYDROZONE 2 - SOUTHWEST FACING - 128 S.F. IRRIGATION TECHNIQUE TREES - BUBBLERS SHRUBS - SUB SURFACE DRIP IRRIGATION |
|  | HYDROZONE 3 - SW FACING RAISED PLANTERS ON PODIUM - 1,568 S.F. IRRIGATION TECHNIQUE TREES - BUBBLERS SHRUBS - SUB SURFACE DRIP IRRIGATION |

ALLEY



EXISTING TREE EXHIBIT LEGEND:
 BASED ON SITE SURVEY PERFORMED BY FUSCOE ON 12.18.2017

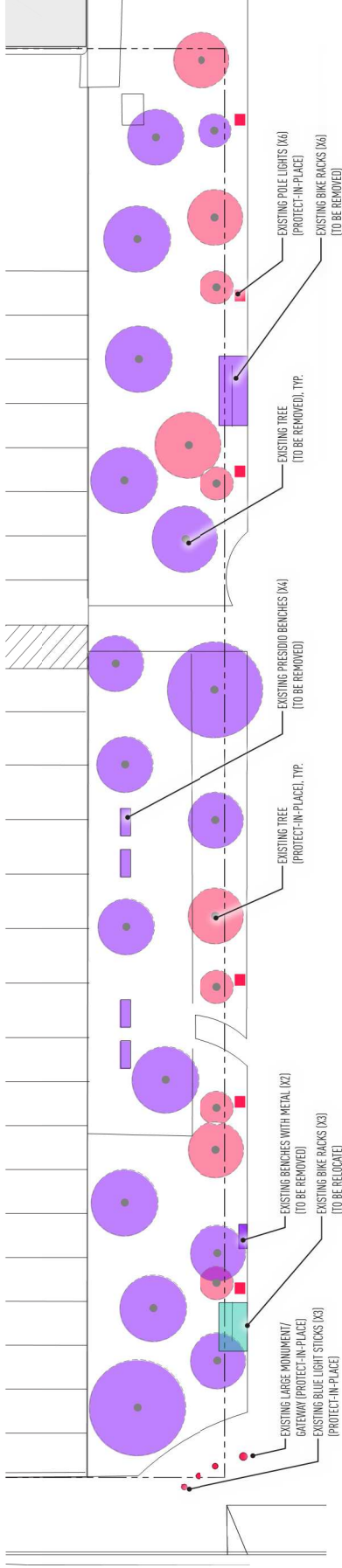
| TREE TAG | SPECIES NAME | D.B.H. | CONDITION |
|----------|---------------------|--------|-----------|
| #2 | GINKGO BILOBA | 2" | FAIR |
| #3 | PODOCARPUS HENKELII | 2" | FAIR |
| #4 | GINKGO BILOBA | 2" | FAIR |
| #5 | GINKGO BILOBA | 2" | FAIR |
| #6 | GINSENG | 6" | FAIR |
| #7 | GINSENG | 7" | FAIR |
| #8 | GINSENG | 7" | FAIR |
| #9 | GINSENG | 9" | FAIR |
| #10 | GINSENG | 6" | FAIR |
| #11 | GINSENG | 7" | FAIR |
| #12 | GINSENG | 7" | FAIR |
| #13 | GINSENG | 7" | FAIR |
| #14 | GINSENG | 2" | FAIR |
| #15 | GINSENG | 2" | FAIR |
| #16 | GINSENG | 2" | FAIR |
| #17 | GINSENG | 2" | FAIR |
| #18 | GINSENG | 2" | FAIR |
| #19 | GINSENG | 2" | FAIR |
| #20 | PODOCARPUS HENKELII | 6" | FAIR |
| #21 | GINSENG | 2" | FAIR |
| #22 | GINSENG | 10" | FAIR |
| #23 | GINSENG | 2" | FAIR |
| #24 | GINSENG | 2" | FAIR |
| #25 | GINSENG | 8" | FAIR |
| #26 | GINSENG | 3" | FAIR |
| #27 | PLATANUS ACERIFOLIA | 10" | FAIR |

EXISTING PARKING LOT

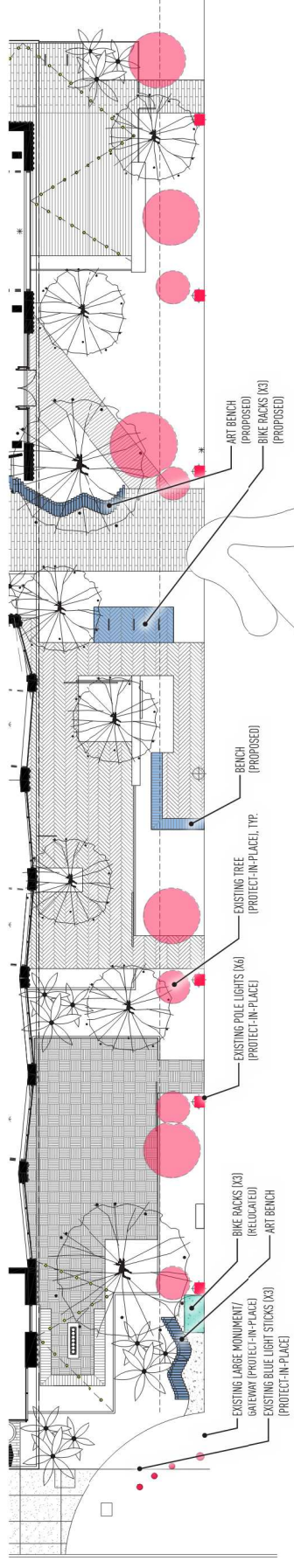
EXISTING RETAIL

EAST BROADWAY

THE PROMENADE NORTH



EXISTING CONDITION



PROPOSED, PROTECT-IN-PLACE, and RELOCATED IMPROVEMENTS

| PROMENADE IMPROVEMENTS MATRIX | | | |
|-------------------------------|---|-------------|--|
| SYMBOL | EXISTING IMPROVEMENTS: PROTECT-IN-PLACE | QUANTITY | EXISTING IMPROVEMENTS: TO BE REMOVED |
| [Red Square] | POLE LIGHTS | 6 | BECHES WITH METAL |
| [Blue Square] | MONUMENT/GATEWAY SIGN | 2 | BIKE RACKS |
| [Green Square] | BLUE LIGHT STICKS | 3 | PRESIDIO BENCHES |
| [Purple Circle] | EXISTING TREES | 10 | EXISTING TREES |
| | | | RELOCATED IMPROVEMENTS TOTAL: |
| | | 28 | QUANTITY |
| | | | EXISTING IMPROVEMENTS: TO BE RELOCATED: |
| | | 3 | BIKE RACKS |
| | | | PROPOSED IMPROVEMENTS: TO RELOCATE |
| | | | RELOCATED IMPROVEMENTS |
| | | 2 (38 L.F.) | ART BENCHES |
| | | 1 (21 L.F.) | BENCH |
| | | 3 | BIKE RACKS |
| | | 9 | RELOCATED AND PROPOSED IMPROVEMENTS TOTAL: |
| | PROTECT IN PLACE IMPROVEMENTS TOTAL: | 21 | |