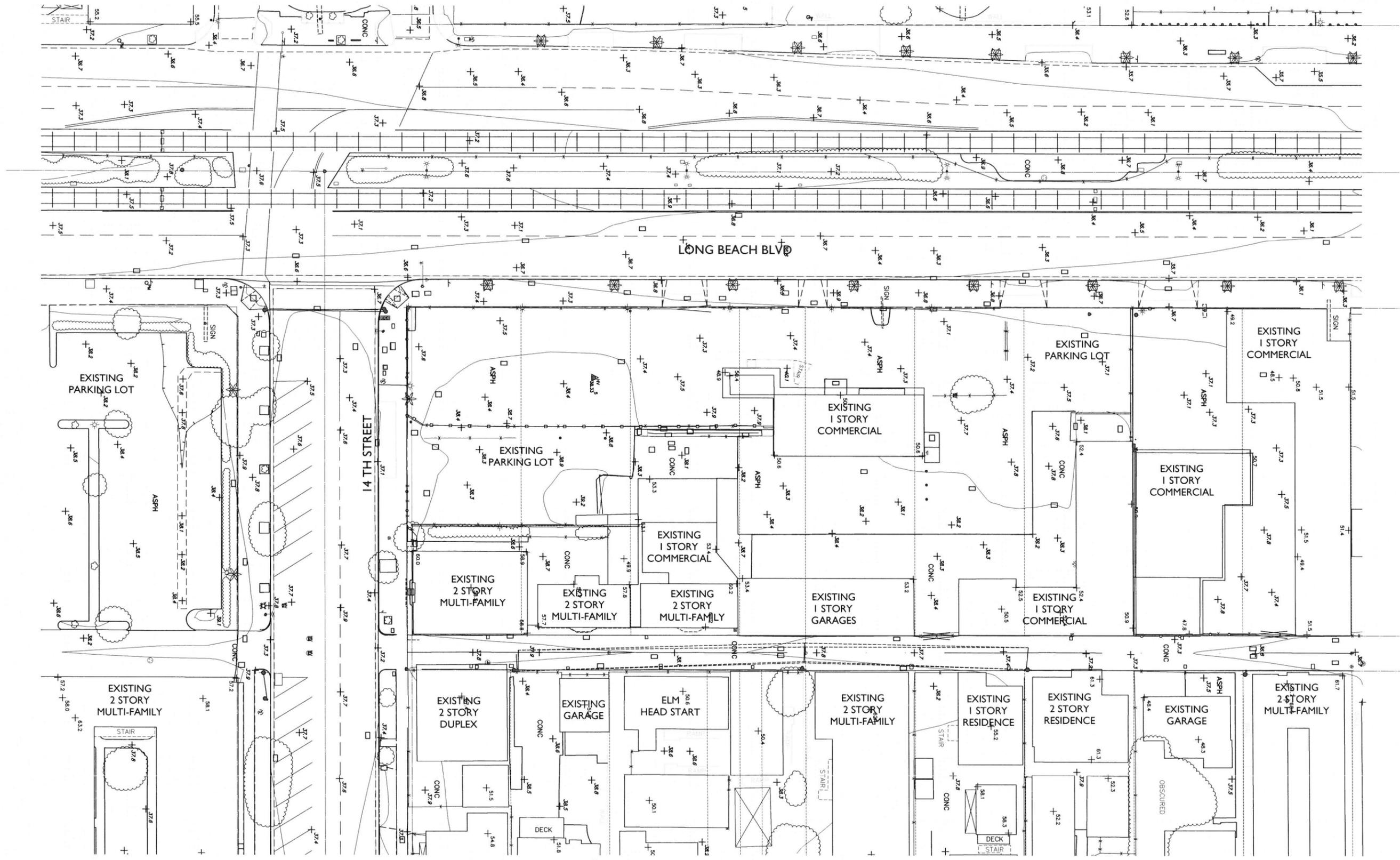




65 MARKET RATE CONDOMINIUMS WITH RECREATIONAL AMENITY SPACES AND 2,100 SQUARE FEET OF RETAIL

EXISTING CONDITIONS PLAN	ECP	4TH FLOOR PLAN	A-4
SITE PLAN	SP-1	MEZZANINE FLOOR PLAN	A-5
PERSPECTIVES	P-1	ROOF PLAN	A-6
PERSPECTIVES	P-2	UNIT PLANS	A-7
1ST FLOOR PLAN	A-1	UNIT PLANS	A-8
2ND FLOOR PLAN	A-2	UNIT PLANS	A-9
3RD FLOOR PLAN	A-3	SECTIONS	A-10
		ELEVATIONS	A-11





EXISTING CONDITIONS PLAN

LONG BEACH SQUARE PARTNERS, LLC
 32823 TEMECULA PKWY
 TEMECULA, CA 92592

LONG BEACH

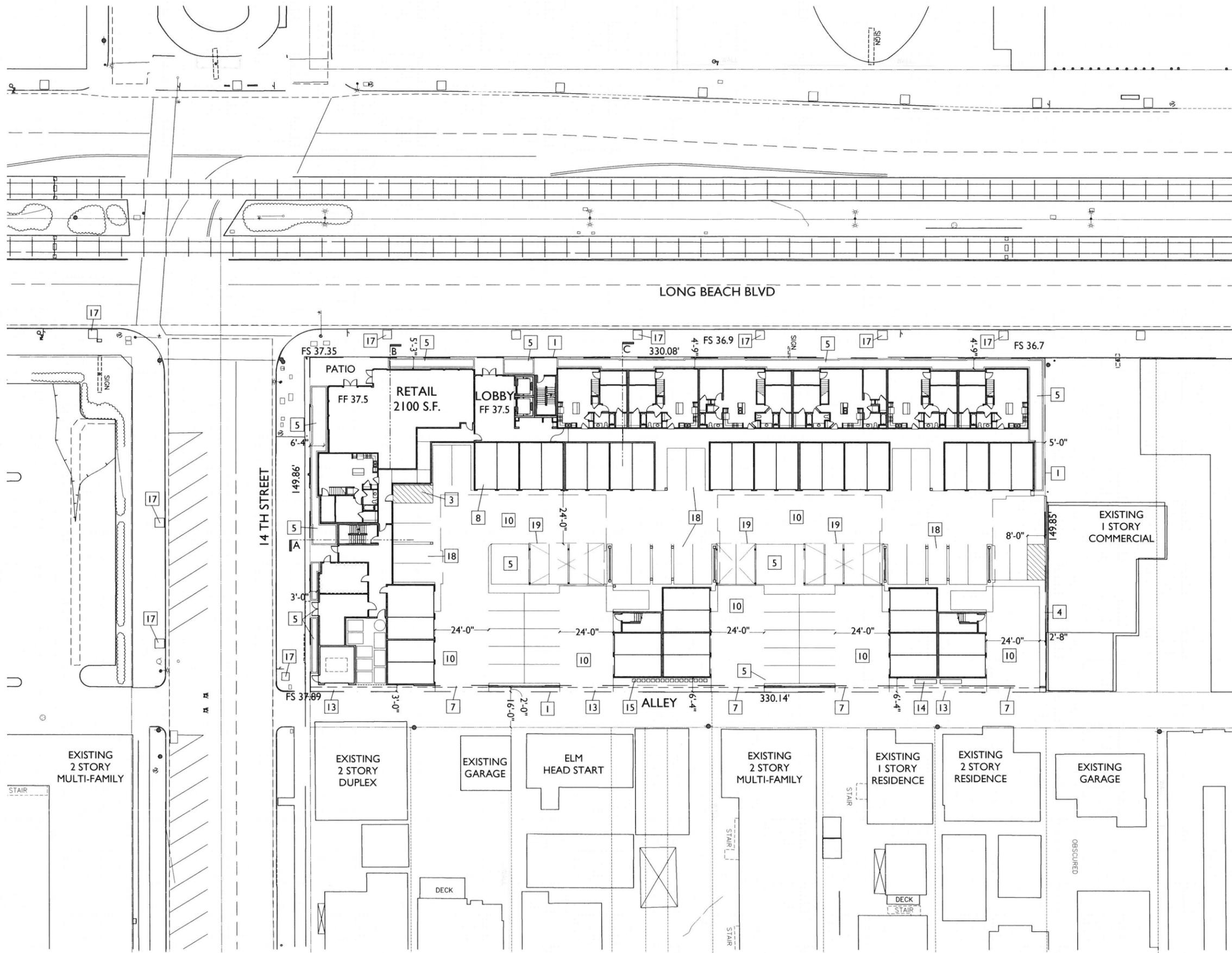
LB AT 14TH - MIXED USE

0 20 40 60 JAN 31, 2017
 Scale:



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ECP



65 UNITS - 4 STORY ON GRADE

ADDRESS: 1400 LONG BEACH BLVD.
 APN: 7269-026-001 TO -004 AND -024
 ZONING: PD-29
 PLANNED DEVELOPMENT DISTRICT
 SUBAREA 4 CENTRAL CORRIDOR
 DENSITY: 57.2 UNITS/ACRE
 SITE AREA: 1.136 AC
 HEIGHT: 4 STORIES ON GRADE PLUS
 MEZZANINE - 60'

PL 1	720 S.F.	6 UNITS	1BD
PL 2M	900 S.F.	6 UNITS	1BD+M
PL 3	936 S.F.	3 UNITS	1BD
PL 4	955 S.F.	10 UNITS	1BD
PL 5	1,005 S.F.	2 UNITS	2BD
PL 6	1,060 S.F.	6 UNITS	2BD
PL 7M	1,165 S.F.	5 UNITS	2BD+M
PL 8L	1,176 S.F.	5 UNITS	2BD+L
PL 9	1,315 S.F.	4 UNITS	2BD+DEN
PL 9X	861 S.F.	4 UNITS	1BD
PL 10M	1,340 S.F.	3 UNITS	2BD+M
PL 11L	1,568 S.F.	2 UNITS	3BD+L
PL 12	825 S.F.	2 UNITS	1BD
PL 13M	1,180 S.F.	2 UNITS	2BD+L
PL 14M	1,045 S.F.	1 UNIT	1BD+L
PL 15M	1,205 S.F.	2 UNITS	2BD
PL 16M	1,705 S.F.	2 UNITS	2BD+L

TOTAL UNITS = 65 UNITS

PARKING SUMMARY
 32 1BD X 1.25 = 40 STALLS
 33 2BD X 1.50 = 49.50 STALLS
 90 STALLS REQUIRED
 90 STALLS PROVIDED
 36 GARAGES
 32 COVERED CARPORTS
 22 OPEN STALLS
 24.4% COMPACT (C)

OPEN SPACE SUMMARY
 COMMON - 3,450 S.F.
 PRIVATE - 5,842 S.F.
 TOTAL - 9,293 S.F.
 AVG. OPEN SPACE - 143 S.F./UNIT

- 1 PROPERTY LINE - REFER TO CIVIL PLANS
- 2 TRASH ROOM
- 3 VAN ACCESSIBLE PARKING STALL - SIGNAGE AND GRADE PER 2016 CBC CHAPTER 11B.
- 4 CMU PERIMETER WALL
- 5 WATER QUALITY/LANDSCAPE PLANTER
- 6 8'-6" X 18' TYP. PARKING STALL
- 7 VEHICULAR ACCESS GATE
- 8 9'-6" X 20' CAR PRIVATE GARAGE TYP.
- 9 UTILITY ROOM
- 10 DRIVE AISLE
- 11 BIKE ROOM
- 12 TRANSFORMER ROOM
- 13 2 FOOT ALLEY DEDICATION
- 14 WATER METER
- 15 GAS METERS
- 16 CONTROLLED ACCESS GATE
- 17 EXISTING PARKWAY TREES
- 18 COVERED CARPORT PARKING STALL
- 19 COVERED SHADE SAIL PARKING STALL

SITE PLAN

LONG BEACH SQUARE PARTNERS, LLC
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 TEMECULA, CA 92592

LONG BEACH

LB AT 14TH - MIXED USE

0 20 40 60 JAN 31, 2017
 Scale: 1" = 20'

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A-SP



VIEW FROM 14TH STREET



VIEW FROM LONG BEACH BLVD



VIEW FROM ALLEY



VIEW FROM LONG BEACH BLVD

PERSPECTIVES





PERSPECTIVES

LONG BEACH SQUARE PARTNERS, LLC
 32823 TEMECULA PKWY
 TEMECULA, CA 92592

LONG BEACH

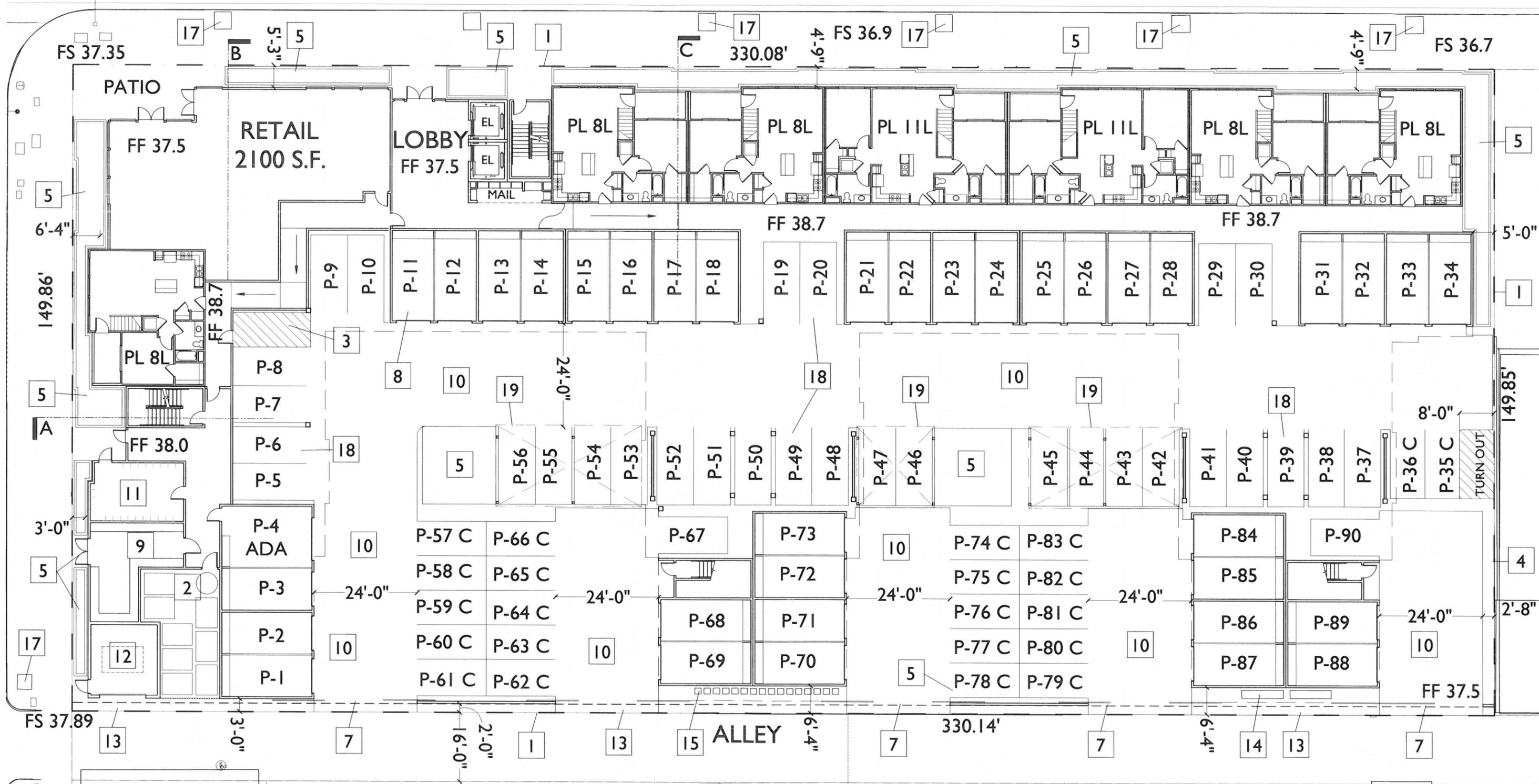
LB AT 14TH - MIXED USE

JAN 31, 2017

Scale:



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- | | | | |
|--|---------------------------------------|----------------------------|-------------------------------------|
| 1 PROPERTY LINE - REFER TO CIVIL PLANS | 4 CMU PERIMETER WALL | 9 UTILITY ROOM | 15 GAS METERS |
| 2 TRASH ROOM | 5 WATER QUALITY/LANDSCAPE PLANTER | 10 DRIVE AISLE | 16 CONTROLLED ACCESS GATE |
| 3 VAN ACCESSIBLE PARKING STALL - SIGNAGE AND GRADE PER 2016 CBC CHAPTER 11B. | 6 8'-6" X 18' TYP. PARKING STALL | 11 BIKE ROOM | 17 EXISTING PARKWAY TREES |
| 4 CMU PERIMETER WALL | 7 VEHICULAR ACCESS GATE | 12 TRANSFORMER ROOM | 18 COVERED CARPORT PARKING STALL |
| | 8 9'-6" X 20' CAR PRIVATE GARAGE TYP. | 13 2 FOOT ALLEY DEDICATION | 19 COVERED SHADE SAIL PARKING STALL |

FIRST FLOOR PLAN

LONG BEACH SQUARE PARTNERS, LLC
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TEMECULA, CA 92592

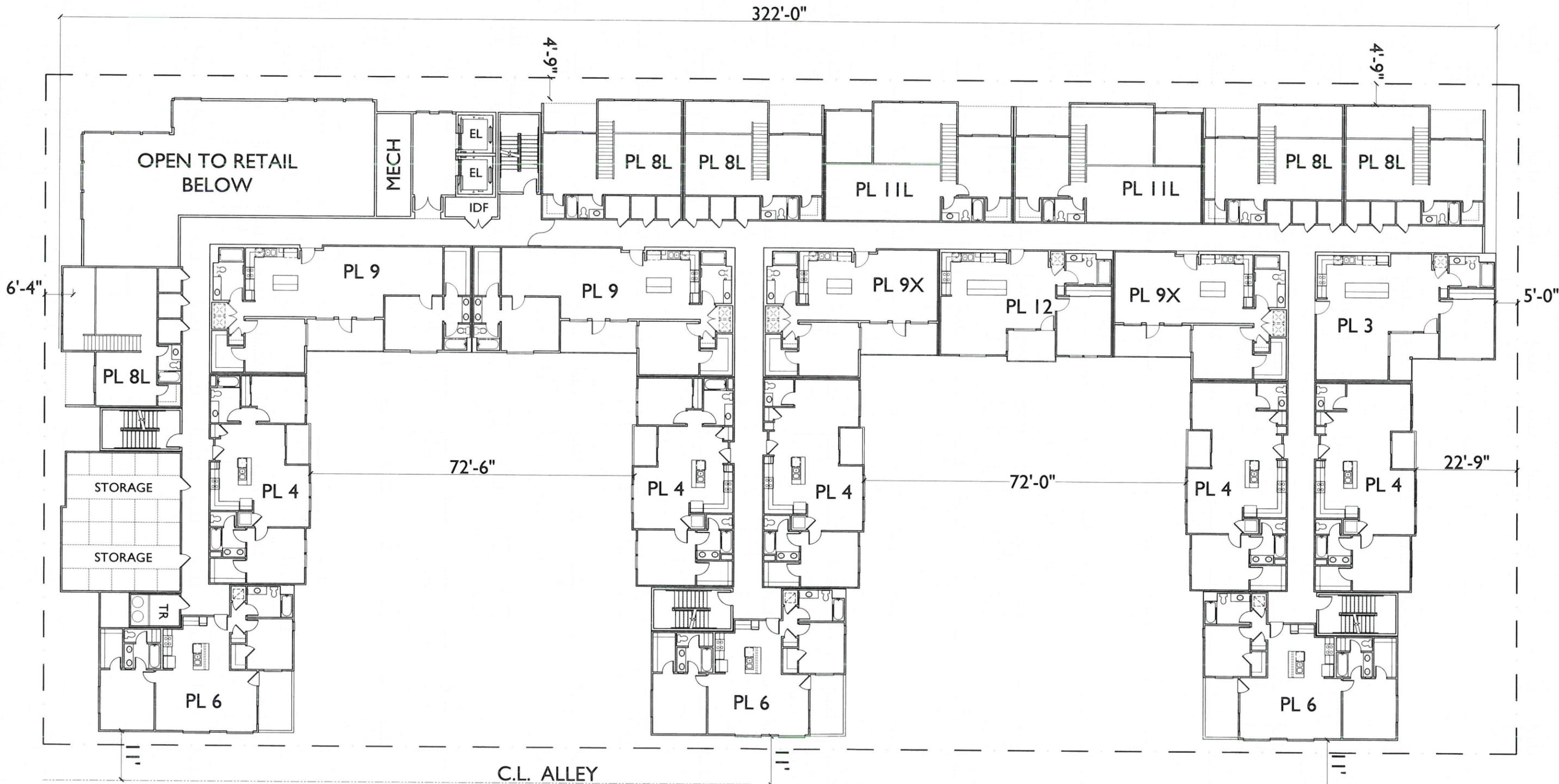
LONG BEACH

LB AT 14TH - MIXED USE

0 10 20 30 JAN 31, 2017
Scale: 1" = 10'-0"

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A-1



SECOND FLOOR PLAN

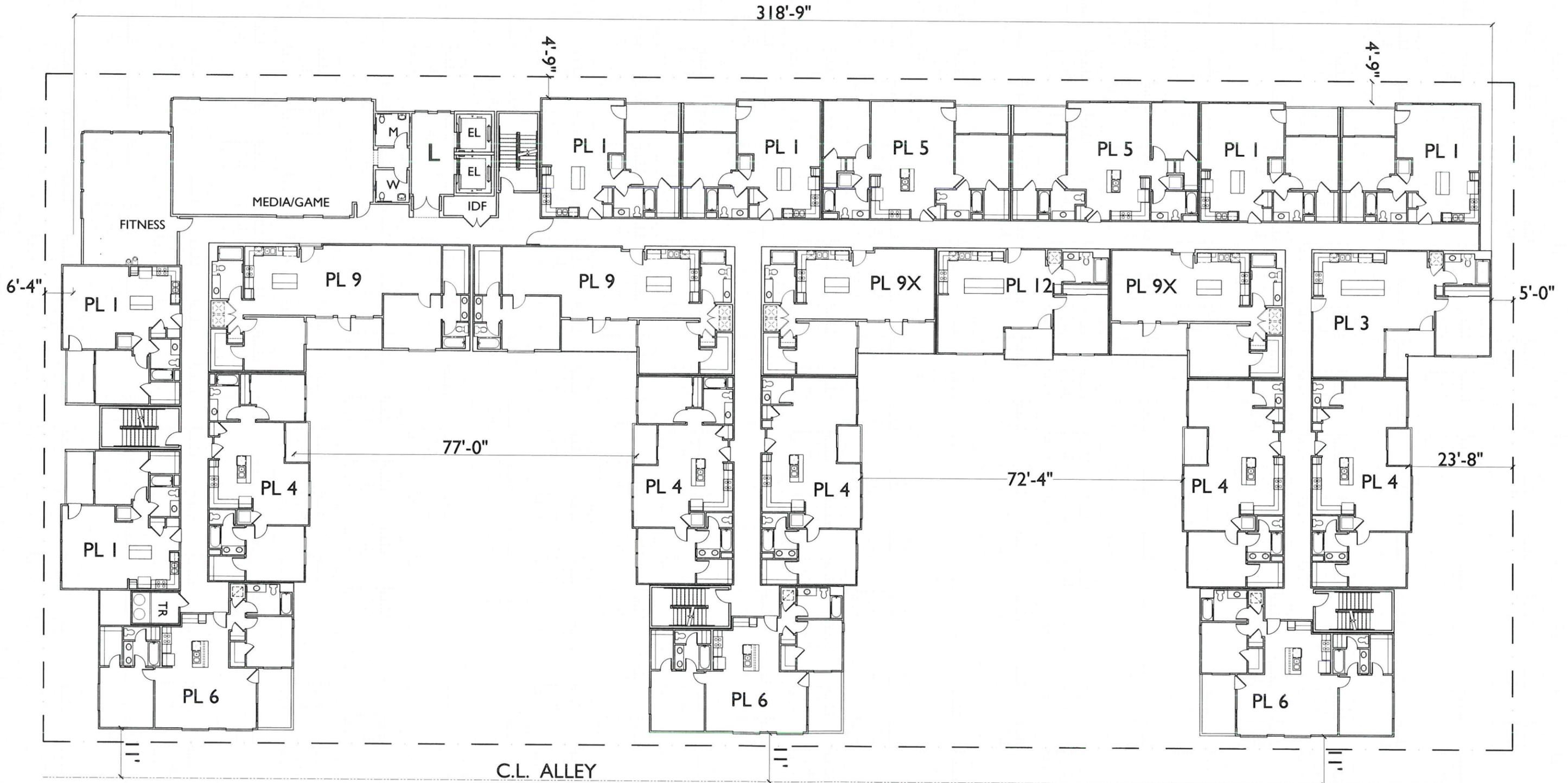
LONG BEACH SQUARE PARTNERS, LLC
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 TEMECULA, CA 92592

LONG BEACH

LB AT 14TH - MIXED USE

0 10 20 30 JAN 31, 2017
 Scale: 1" = 10'-0"

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THIRD FLOOR PLAN

LONG BEACH SQUARE PARTNERS, LLC
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 TEMECULA, CA 92592

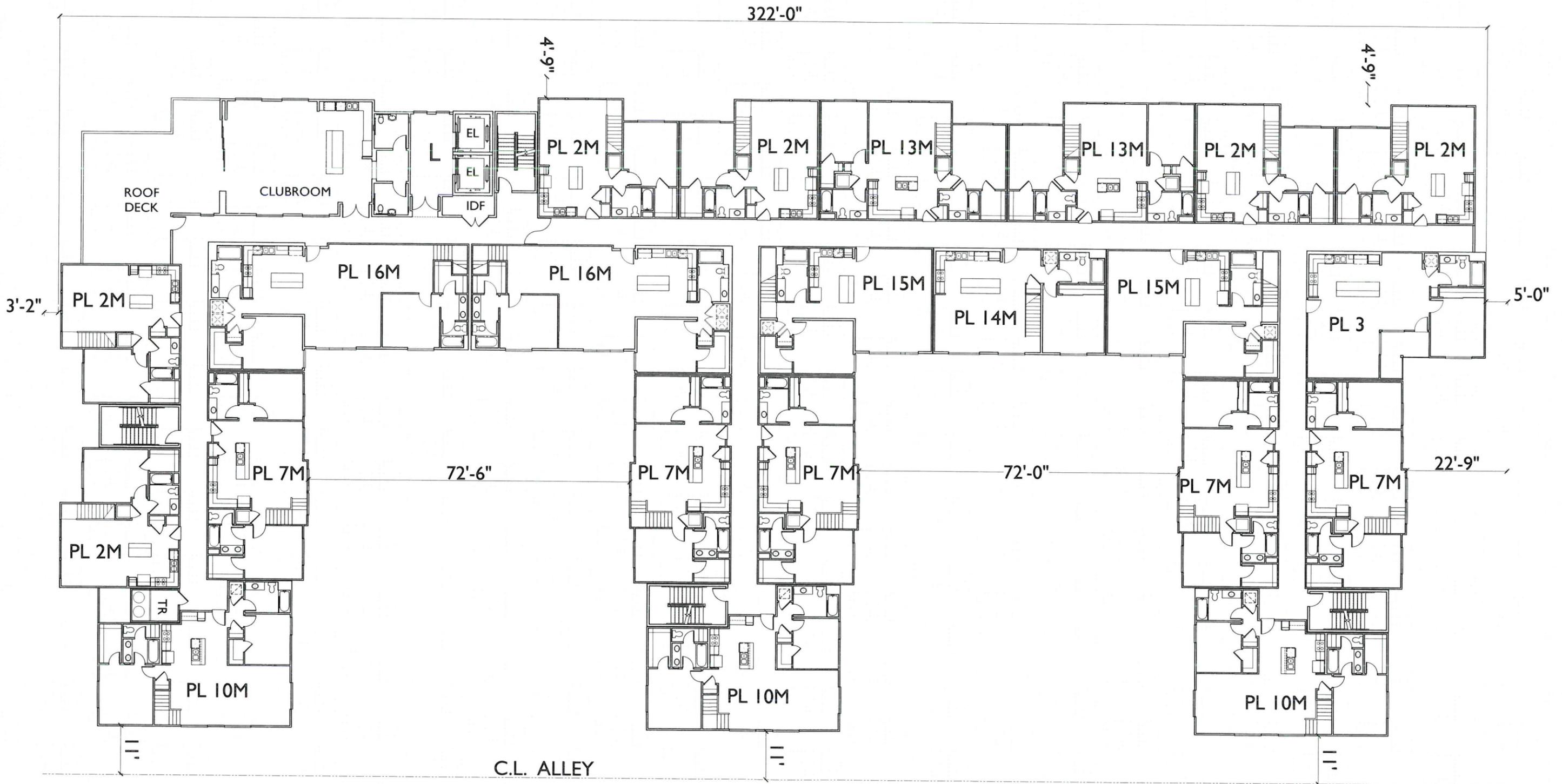
LONG BEACH

LB AT 14TH - MIXED USE

0 10 20 30 JAN 31, 2017
 Scale: 1" = 10'-0"

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A-3



FOURTH FLOOR PLAN

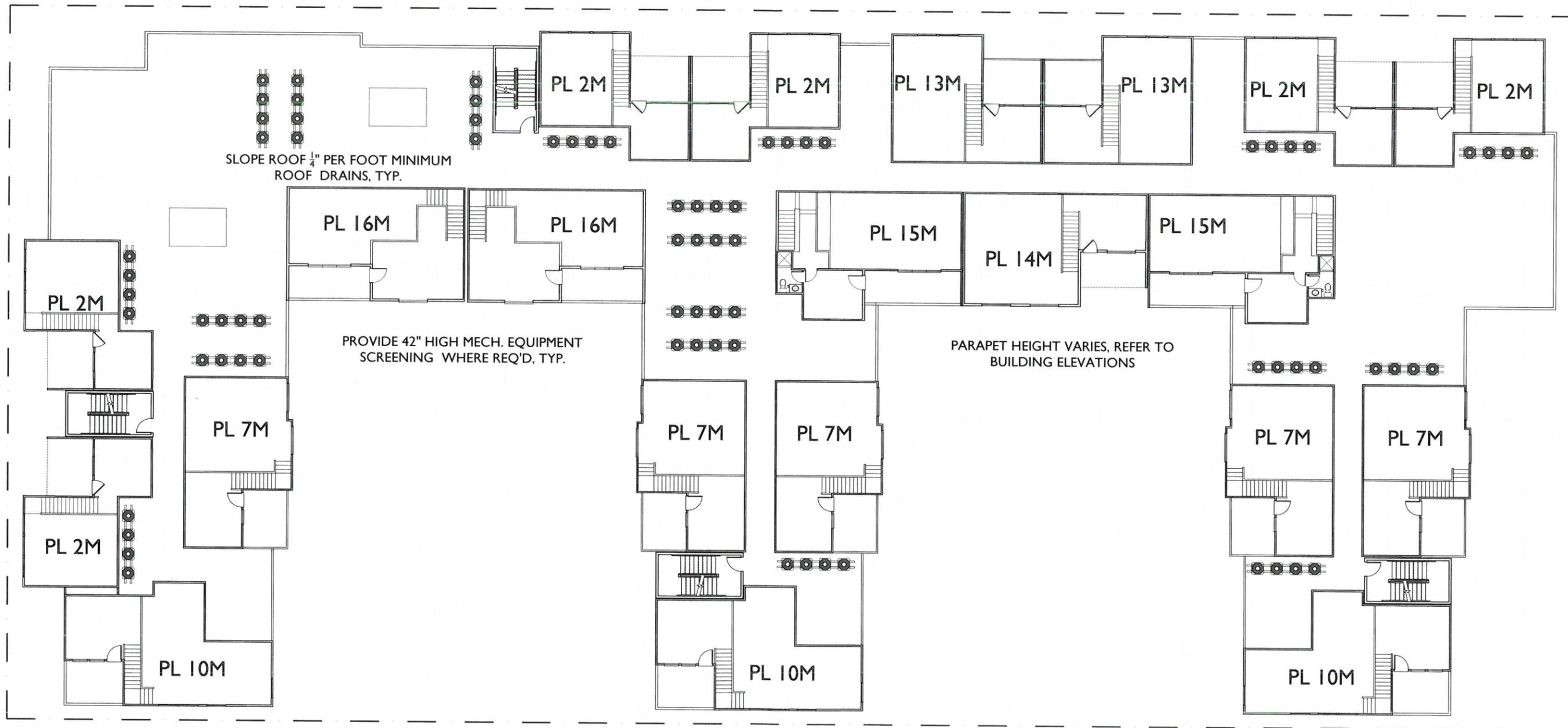
LONG BEACH SQUARE PARTNERS, LLC
 32823 TEMECULA PKWY
 TEMECULA, CA 92592

LONG BEACH

LB AT 14TH - MIXED USE

0 10 20 30 JAN 31, 2017
 Scale: 1" = 10'-0"

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MEZZANINE PLAN

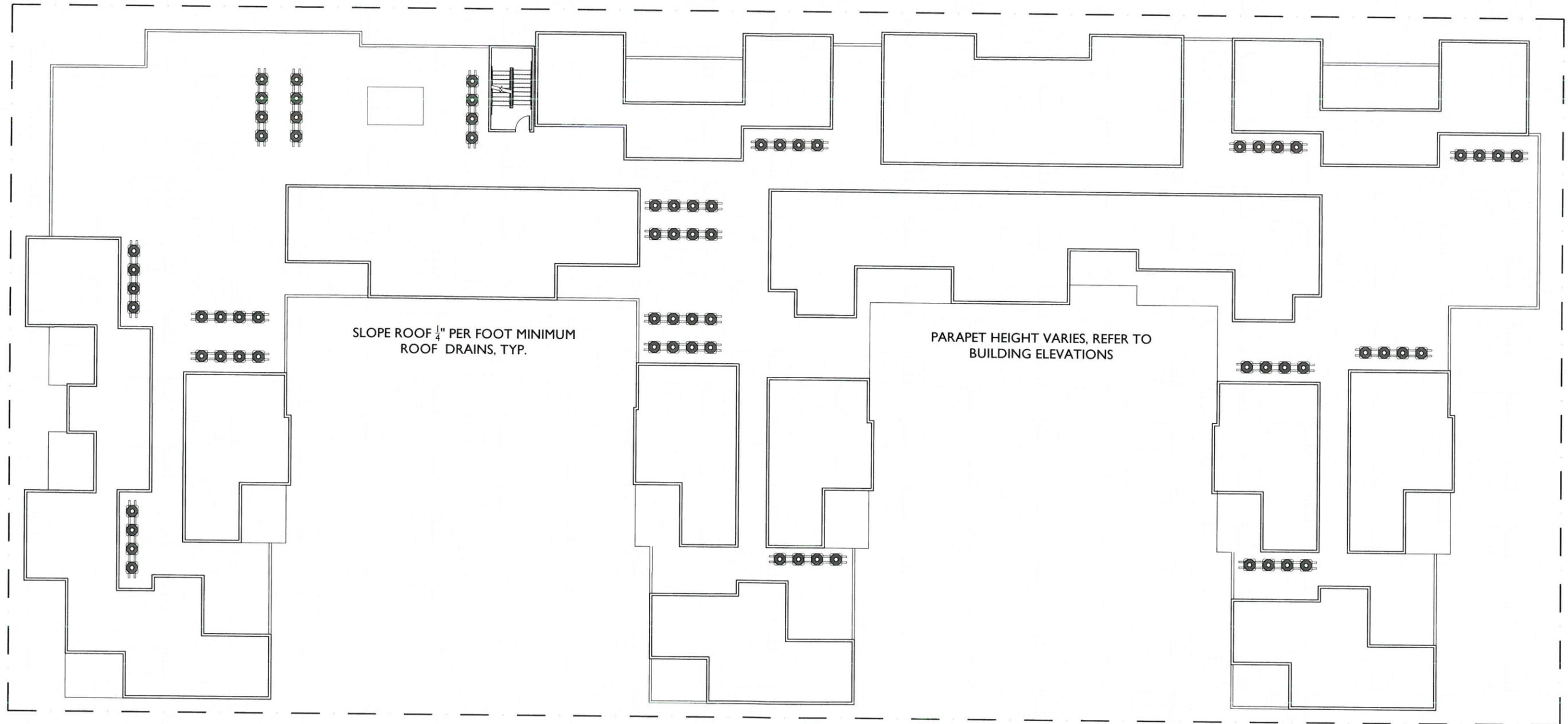
LONG BEACH SQUARE PARTNERS, LLC
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LONG BEACH

LB AT 14TH - MIXED USE

0 10 20 30 JAN 31, 2017
 Scale: 1" = 10'-0"

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ROOF PLAN

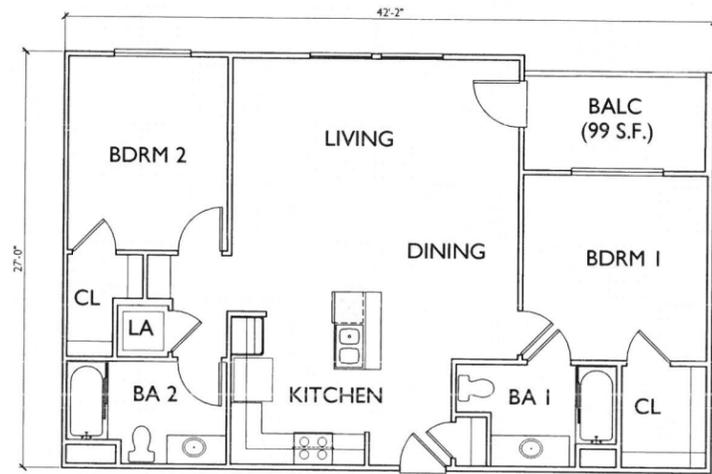
LONG BEACH SQUARE PARTNERS, LLC
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LONG BEACH

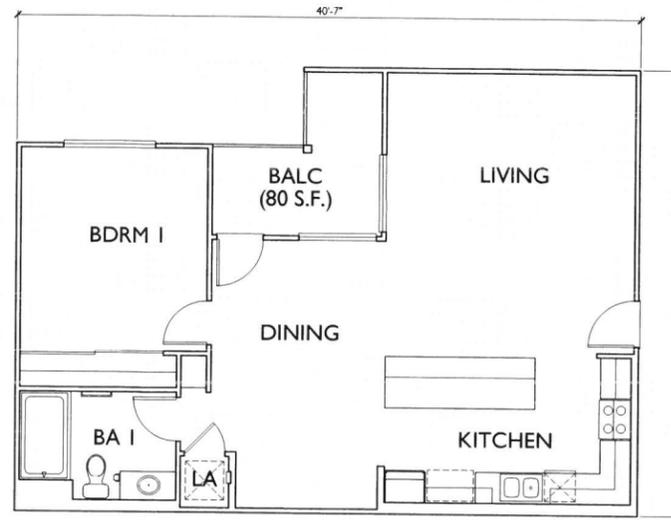
LB AT 14TH - MIXED USE

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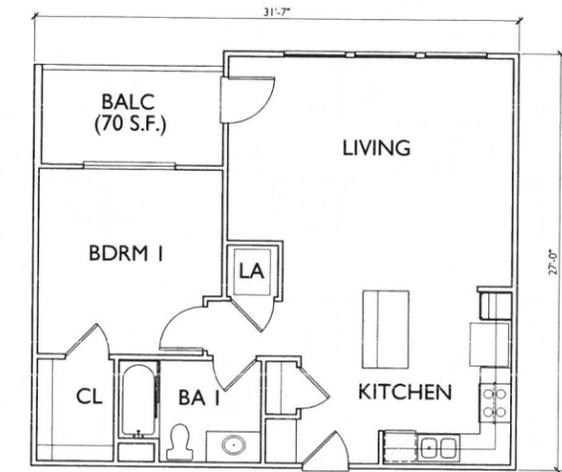
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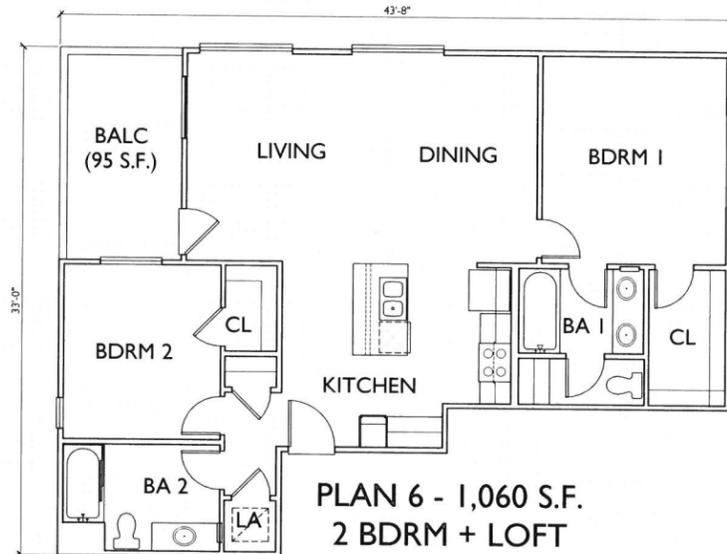
PLAN 5 - 1,005 S.F.
2 BDRM



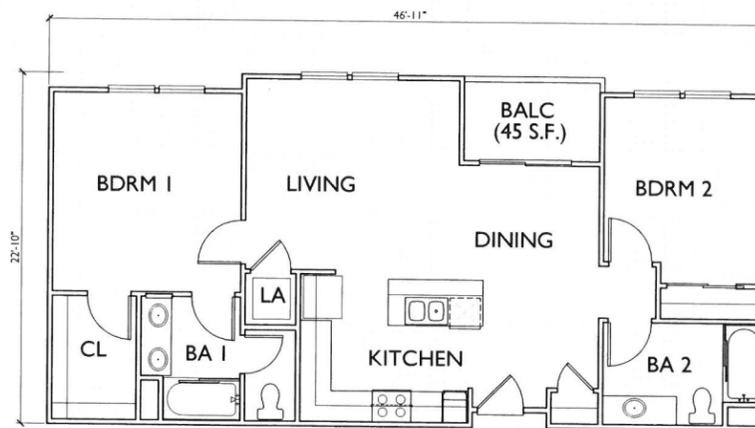
PLAN 3 - 936 S.F.
2 BDRM



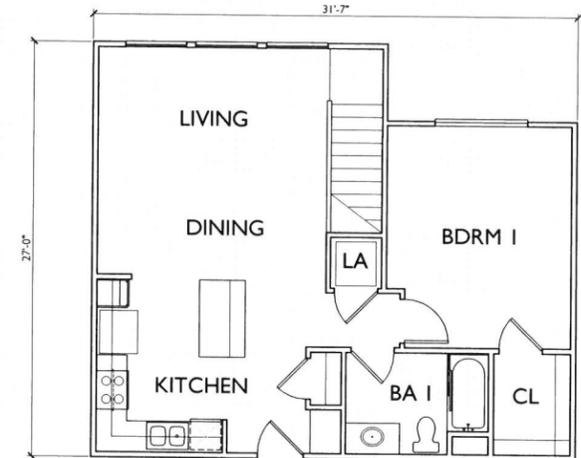
PLAN 1 - 720 S.F.
1 BDRM



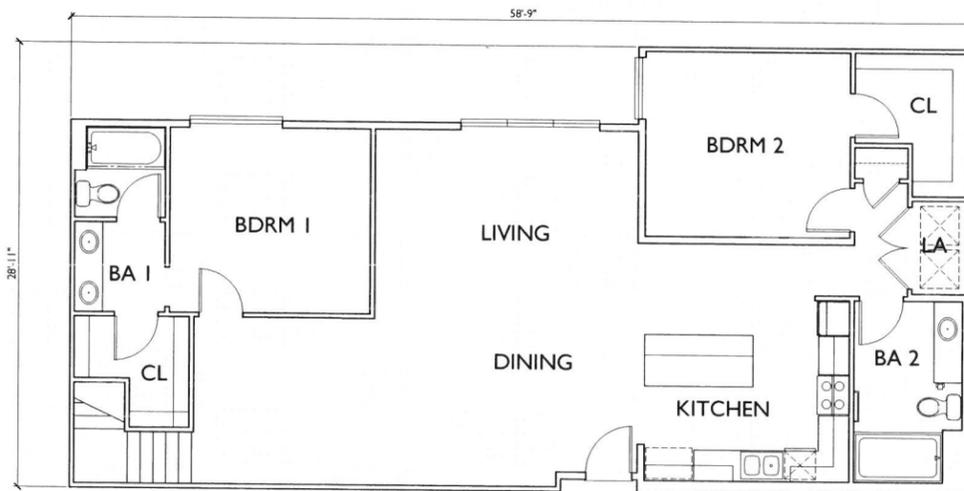
PLAN 6 - 1,060 S.F.
2 BDRM + LOFT



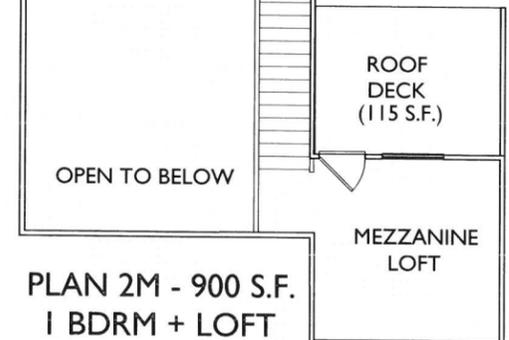
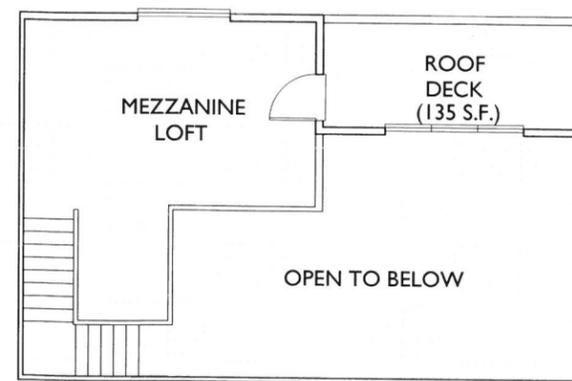
PLAN 4 - 955 S.F.
2 BDRM

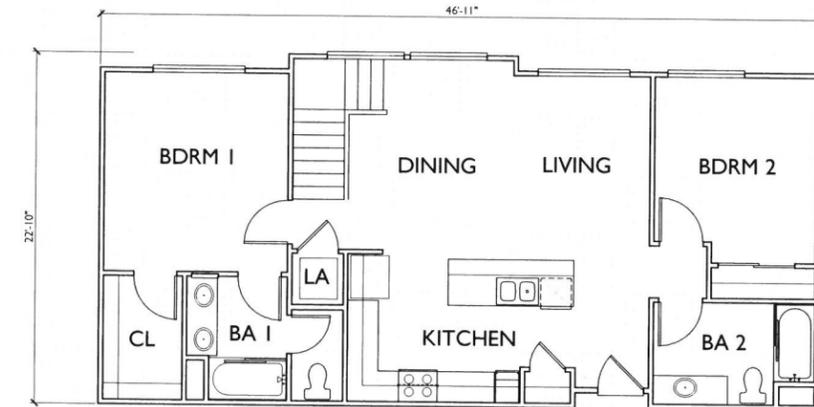
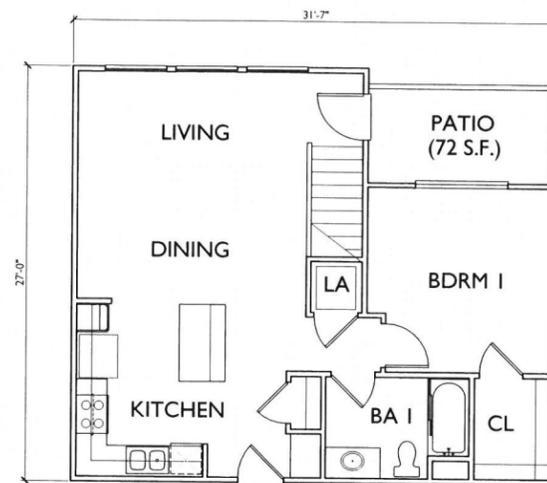
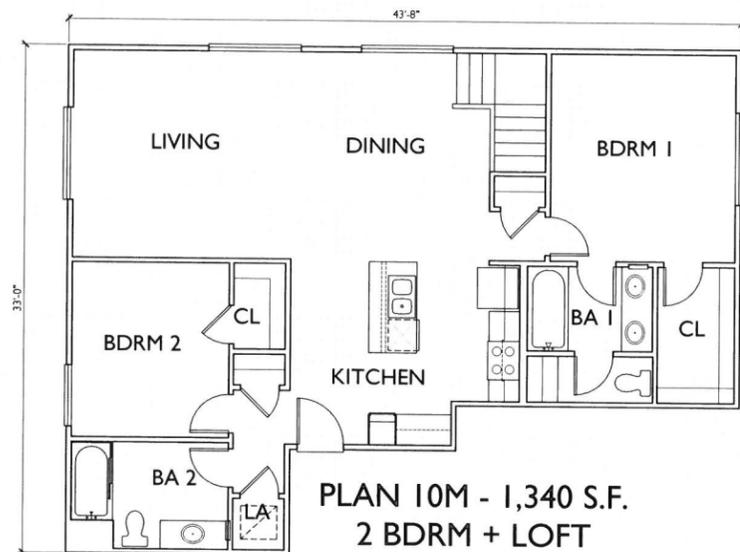
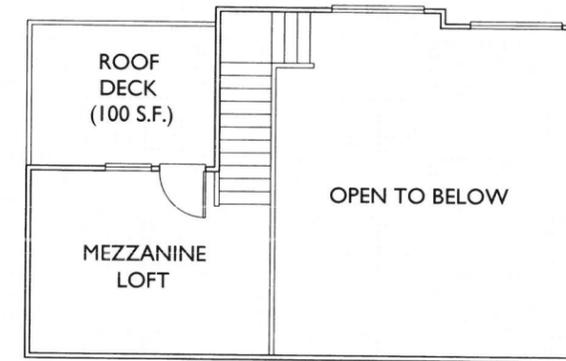
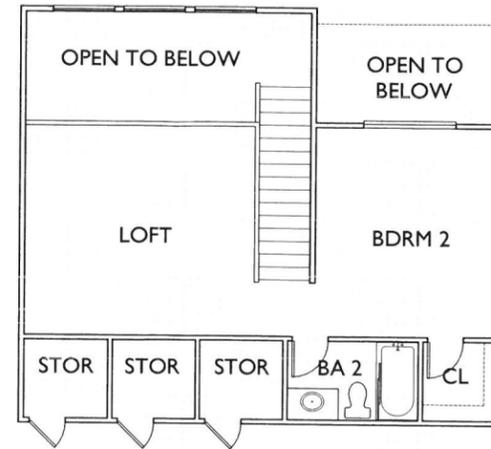
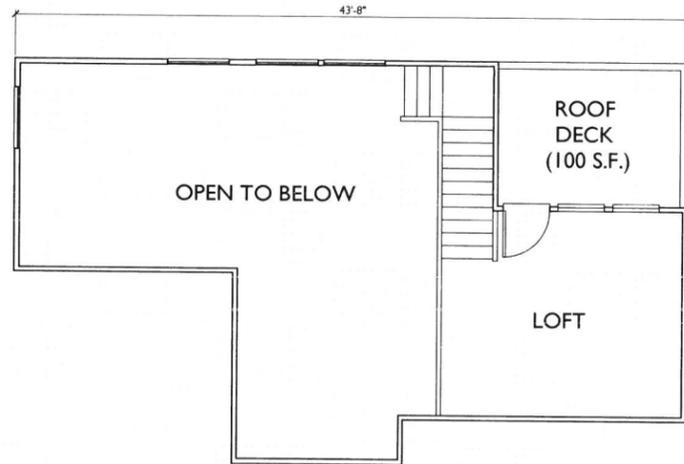


PLAN 2M - 900 S.F.
1 BDRM + LOFT



PLAN 16M - 1,705 S.F.
2 BDRM+ LOFT

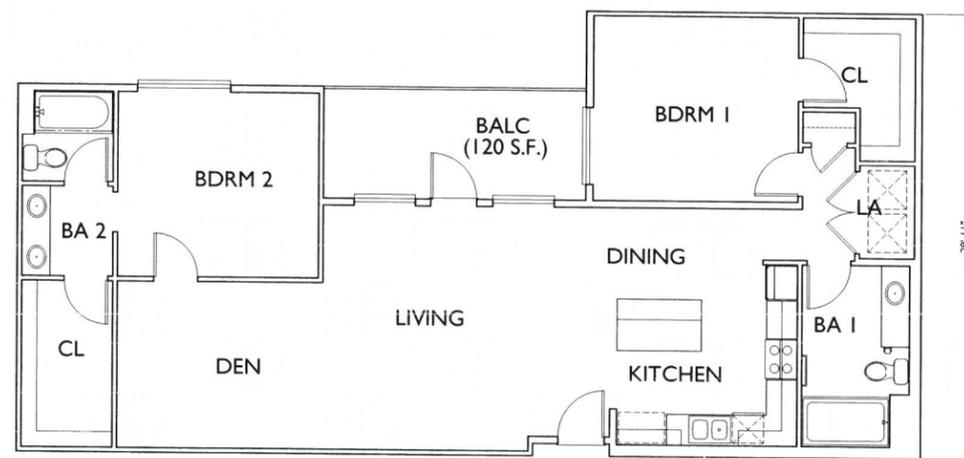




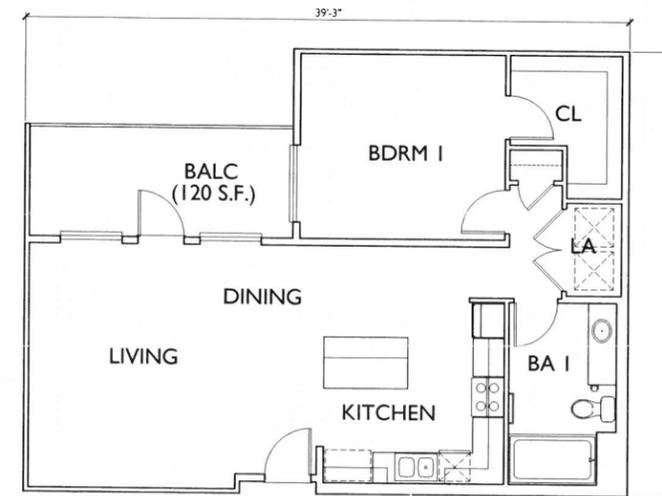
PLAN 10M - 1,340 S.F.
2 BDRM + LOFT

PLAN 8L - 1,176 S.F.
2 BDRM + LOFT

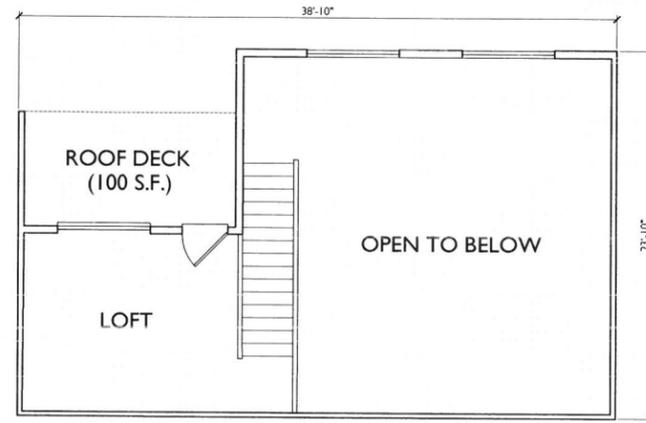
PLAN 7M - 1,165 S.F.
2 BDRM + LOFT



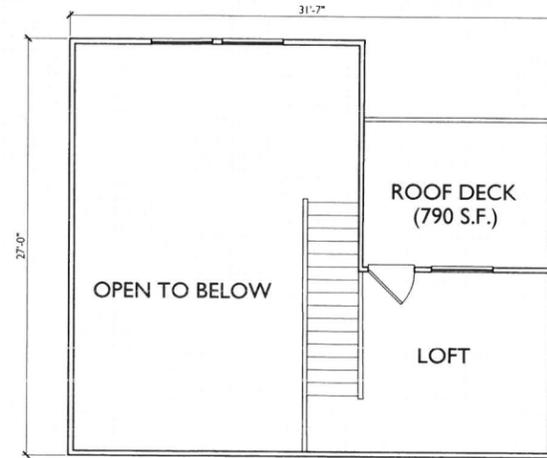
PLAN 9 - 1,315 S.F.
2 BDRM + DEN



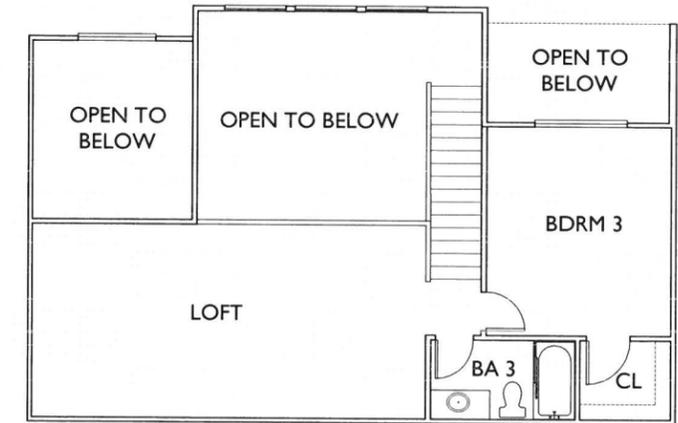
PLAN 9X - 861 S.F.
1 BDRM



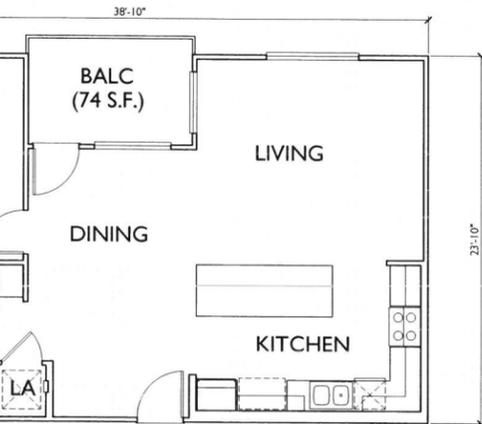
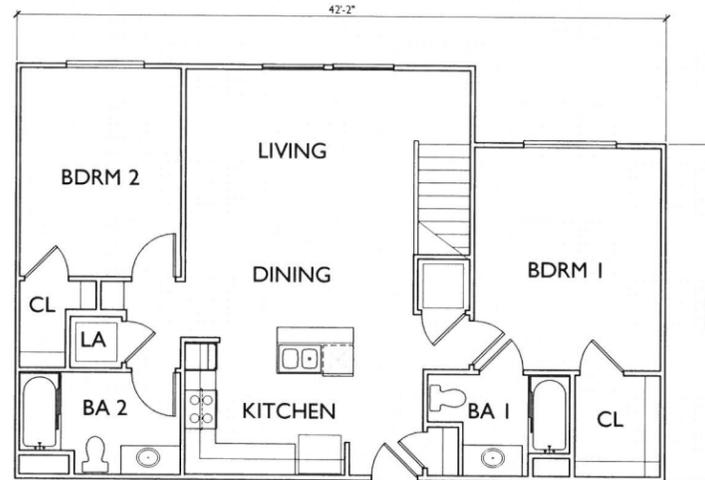
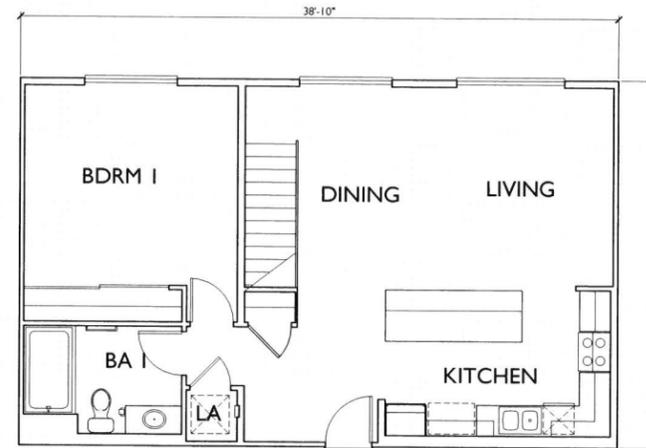
PLAN 14M - 1,045 S.F.
1 BDRM + LOFT



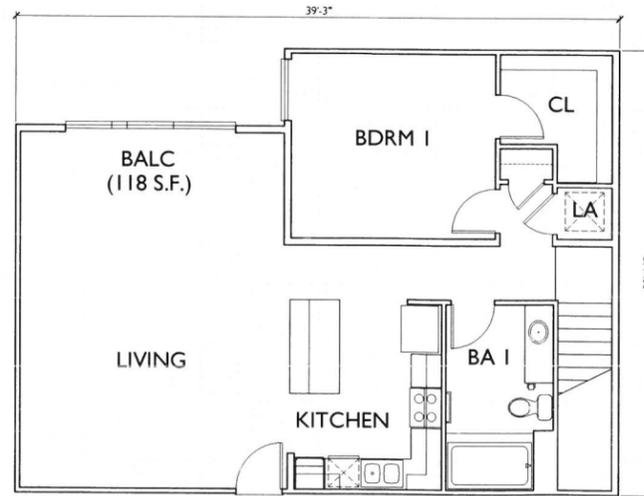
PLAN 13M - 1,180 S.F.
2 BDRM + LOFT



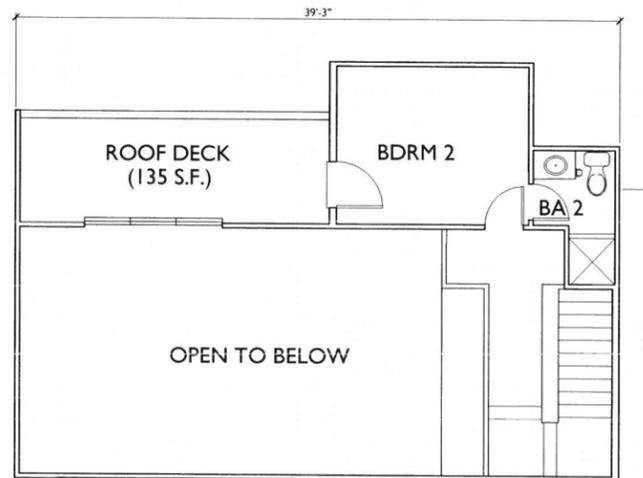
PLAN 11L - 1,568 S.F.
3 BDRM + LOFT

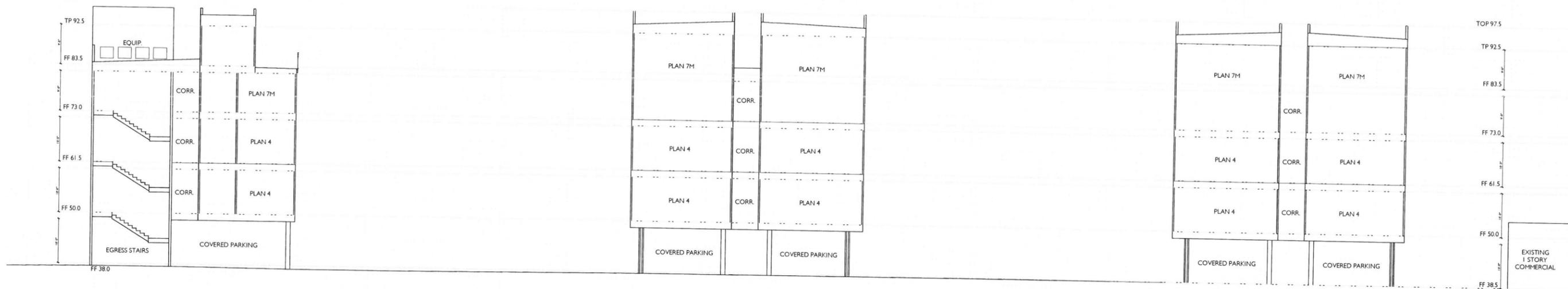


PLAN 15M - 1,205 S.F.
2 BDRM

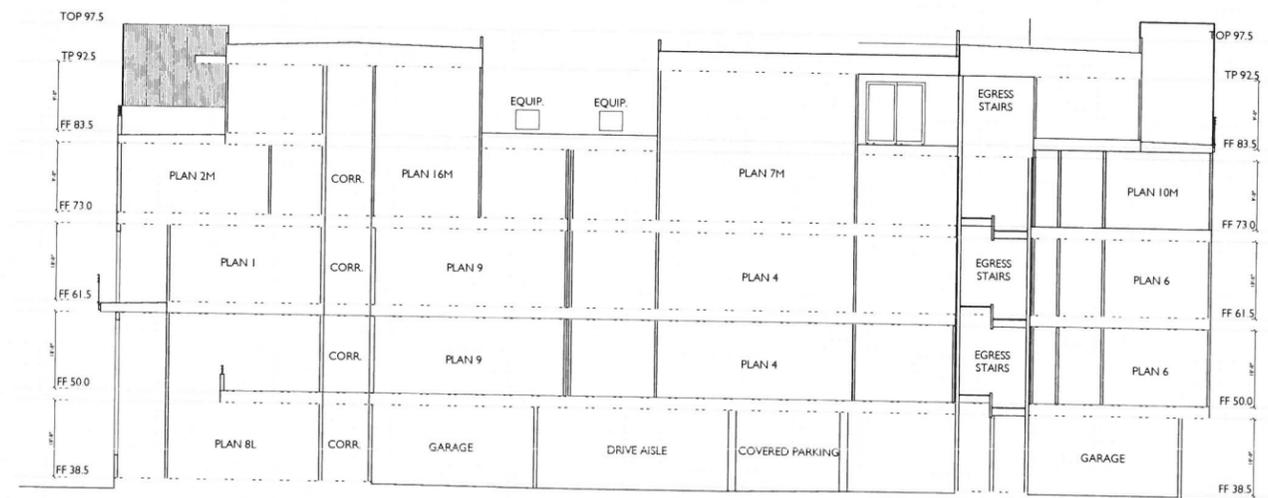


PLAN 12 - 825 S.F.
1 BDRM

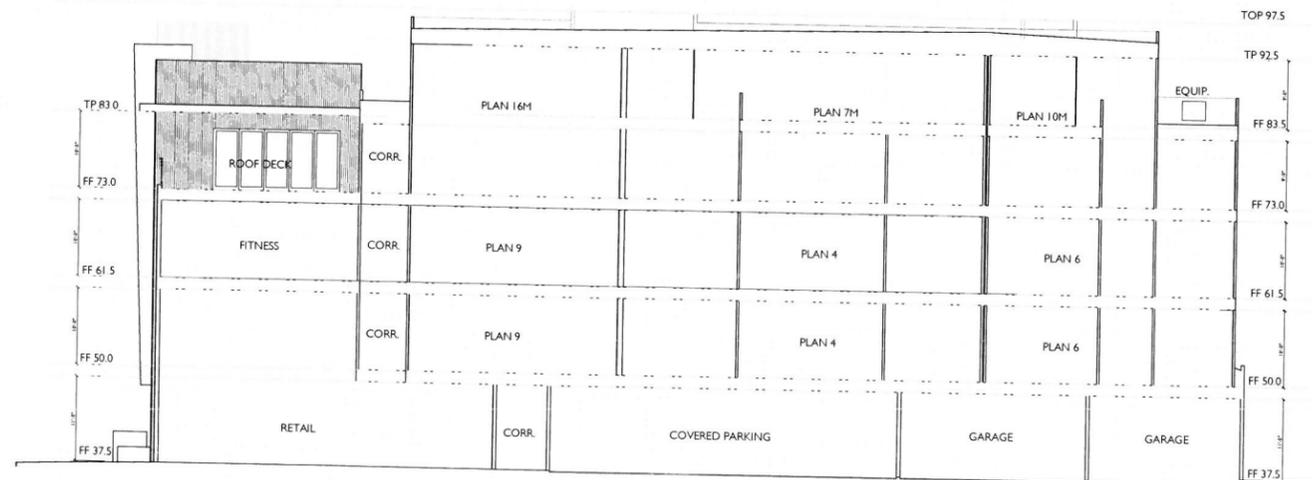




SECTION A



SECTION C



SECTION B



WEST (LONG BEACH BLVD) ELEVATION



EAST (ALLEY) ELEVATION

- EXTERIOR COLORS
REFER TO COLOR BOARD
- A SW 6070 HERON PLUME
 - B SW 7015 REPOSE GRAY
 - C SW 7081 SENSUOUS GRAY
 - D SW 7082 STUNNING SHADE
 - E SW6320 BRAVADO RED
 - F K-7 METALLIC SILVER
 - G SW 6534 ICY/
SW 6535 SOLITUDE



NORTH ELEVATION



SOUTH (14TH STREET) ELEVATION

- MATERIAL SCHEDULE
- 1 1620 SAND FINISH STUCCO, TYPICAL
 - 2 METAL GUARDRAIL
 - 3 METAL REGLETS
 - 4 VERTICAL RIBBED METAL SIDING
 - 5 STUCCO OVER FRAMED AWNING
 - 6 DECORATIVE METAL CLAD AWNING FIN
 - 7 TWEED TONE PREMIUM VINYL WINDOWS
 - 8 ALUMINUM STOREFRONT WINDOWS
 - 9 SMOOTH CEMENTITIOUS PANELS
 - 10 STUCCO O/ CMU PLANTER WALL
 - 11 SLIDING METAL ACCESS GATE
 - 12 CANVAS SHADE SAIL AT CARPORT
 - 13 DECORATIVE METAL SHADE AWNING

ELEVATIONS

LONG BEACH SQUARE PARTNERS, LLC
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TEMECULA, CA 92592

LONG BEACH

LB AT 14TH - MIXED USE

0 12 24 36 JAN 31, 2017
Scale: 3/32" = 1'-0"

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A-11

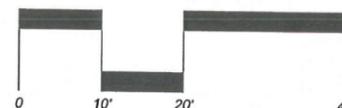
PLANTING LEGEND:

BOTANIC NAME	COMMON NAME	WUCOLS
BAMBUSA MULTIPLEX 'GOLDEN GODDESS'	GOLDEN GODDESS BAMBOO	MODERATE
JUNCUS PATENS	CALIFORNIA GRAY RUSH	LOW
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	MODERATE
CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	MODERATE

NOTES:
 ALL PLANTER AREAS TO RECEIVE A 3" MINIMUM DEPTH LAYER OF SHREDDED WOOD BARK MULCH
 PLANT WATER USE VALUES ARE PER WUCOLS IV PLANT LIST FOR LONG BEACH, CA



PRELIMINARY LANDSCAPE PLAN
LB AT 14TH STREET - MIXED USE
 CITY OF LONG BEACH



DATE: 1/31/18
 PROJECT #: 170108



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 Riverside, CA 92506
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<http://www.comworksdg.com>