

LOCUST LONG BEACH APARTMENTS

A PROPOSED 97 UNITS APARTMENT BUILDING PROJECT

1112-1130 LOCUST ANENUE LONG BEACH, CA 90813

DEVELOPER

LOCUST EQUITIES, LLC
8322 BEVERLY BLVD. #301
LOS ANGELES, CA 90048
TEL: 323-782-1270
Jackravan@southparkgroup.com

ARCHITECT

PLUS ARCHITECTS
1770 SAWTELLE BLVD.,
LOS ANGELES, CA 90025
TEL: 310-478-6149
plusarch@aol.com

SURVEYOR

P S O M A S
555 S. FLOWER STREET
LOS ANGELES, CA. 90071
TEL. (213) 223-1400
Email: www.psomas.com

STRUCTURAL ENGR

MASOUD DEJBAN & ASSOCIATES
17200 VENTURA BLVD. # 213A
ENCINO, CA 91316
TEL: 818-784-5571
FAX: 818-784-5662
Email:mdl.engrg@gmail.com

MECHANICAL, PLUMBING, DRAINAGE

MNS ENGINEERING
1600 SAWTELLE BLVD.#300
LOS ANGELES, CA. 90025 TEL:
tel:310-445-8474
Email: office@mnsengineeringlnc.com

ELECTRICAL ENGR

ABRARI & ASSOCIATES
1713 STANDARD AVE.
GLENDALE, CA 91201
TEL: 818-956-1900
FAX: 818-956-1911
Email: mail.@abrari.com

LANDSCAPE ARCHITECT

SQLA INC.
SAMUEL KIM
380 N. PALM ST., SUITE B
BREA, CA 92821
TEL: 562-905-0800
samuel@sqldinc.com

BUILDING DATA

EXISTING BUILDING: ON GRADE PARKING LOT

PROPOSED PROJECT: 97 APARTMENTS OVER ONE LEVEL OF SUBTERRANEAN PARKING GARAGE

ZONE : PD 30- DOWNTOWN LONG BEACH

LOT AREA GROSS : 22,219 SQ.FT. (148'X150.13')

LOT AREA NET : 21,832 SQ.FT.

LOT COVERAGE : 20,250 SQ. FT.

REQUIRED YARDS : 0'-0"

OCCUPANCY: R-2 / A3/ S-1/ S-2

CONSTRUCTION: TYPE IA/ TYPE III, FULLY SPRINKLERED (NFPA 13)

HEIGHT: PROPOSED: 85'-0' ALLOWED:150'

FAR: PROPOSED 4.0 :1 ALLOWED 5:1

FUNDING: 100% PRIVATELY FUNDED

UNIT COUNT

	STUDIO	STUDIO W/ MEZZ	1-BDRM	1-BDRM W/ MEZZ	2-BDRM	TOTAL
1ST FLOOR	6					6
2ND FLOOR	1		1		2	4
3RD FLOOR	8	-	5	-	2	15
4TH FLOOR	11	-	5	-	2	18
5TH FLOOR	11	-	5	-	2	18
6TH FLOOR	11	-	5	-	2	18
7TH FLOOR	-	11	-	7	-	18
TOTAL	48	11	21	7	10	97

FLOOR AREA CALCULATION:

FAR = 5:1 (22,219 x 5 =111,095 SQ FT)

PROPOSED:
LOBBY , MANAGER OFFICE AT 1ST FLOOR 950 SQ FT
3RD FLOOR 13,195 SQ FT.
GYM, REC ROOM @ PODIUM 1,988 SQ FT
1ST FLOOR 3,665 SQ. FT.
2ND FLOOR 4,444 SQ. FT.
4TH FLOOR 15,750 SQ FT
5TH FLOOR 15,750 SQ FT
6TH FLOOR 15,750 SQ FT
7TH FLOOR 14,600 SQ FT
MEZZ @7TH FLOOR 2,860 SQ FT
TOTAL 88,952 SQ FT

LOWER LEVEL PARKING INCLUDE STORAGES 18,835 SQ FT
PARKING GARAGE @ 1ST FLOOR 13,356 SQ FT
PARKING GARAGE @ 2ND FLOOR 13,980 SQ FT
TOTAL GARAGES 46,171 SQ FT

PARKING CALCULATION:

PARKING REQUIRED:
97 UNITS X1 = 97 SPACES
97 UNITS X.25 (GUEST)= 24.25 SPACES
TOTAL REQUIRED = 122 SPACES

PARKING PROVIDED:
ADA 3 SPACES
STANDARD 78SPACES
COMPACT 41 SPACES
TOTAL 122 SPACES

24 CHARGING STATION OR (+18%) EV PROVIDED
ALLOWED 5%

BICYCLE PARKING CALCULATION:

BICYCLE REQUIRED:
97 UNITS /5 =20 SPACES REQUIRED

BICYCLE PROVIDED
20 SPACES

OPEN SPACE CALCULATION

OPEN SPACE REQUIRED:
21,832 (NET LOT AREA) X15% = 3,274.8 SQ FT

OPEN SPACE PROVIDED:
COURTYARD 3,710 SQ.FT.
GYM, REC ROOM 1,850 SQ. FT.
PRIVATE OPEN SPACE 50 UNITSX50= 2,500 50 SQ. FT.
TOTAL PROVIDED 8,060 SQ FT

LEGAL DESCRIPTION:

LOT 2 OF THE LOCUST AVENUE TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT 4 OF THE LOCUST AVENUE TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT 6 OF THE LOCUST AVENUE TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GRADE PLANE CALCULATION:

NORTHEAST CORNER 38.95'
SOUTHEAST CORNER 38.90'
SOUTHWEST CORNER 38.31'
NORTHWEST CORNER 38.82'
TOTAL 154.98
GRADE PLANE: 154.98/ 4 = 38.74'

PROJECT TEAM

ARCHITECTURAL			
A0.1	COVER SHEET	A5.1	DOORS SCHEDULE
A0.1 SV	SURVEY (2 SHEETS)	A5.2	WINDOWS SCHEDULE
A1.1	SITE PLAN	LANDSCAPE	
A2.0	SUBTERRANEAN GARAGE PLAN		
A2.1	1ST FLOOR PLAN		
A2.2	2ND FLOOR PLAN		
A2.3	3RD FLOOR PLAN		
A2.4	4TH FLOOR PLAN	L-1	GROUND LEVEL LANDSCAPE PLAN
A2.5	5TH FLOOR PLAN	L-2	3RD LEVEL LANDSCAPE PLAN
A2.6	6TH FLOOR PLAN		
A2.7	7TH FLOOR PLAN		
A2.8	MEZZANINE FLOOR PLAN		
A2.9	ROOF PLAN		
A3.1	ELEVATIONS		
A3.2	ELEVATIONS		
A3.3	ELEVATIONS		
A3.4	ELEVATIONS		
A4.1	SECTION		

DRAWING INDEX

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PLUS ARCHITECTS. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PLUS ARCHITECTS.

DATE	REVISIONS
DATE	ISSUED FOR

SIGNATURE

PLUS ARCHITECTS

ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN

1770 SAWTELLE BOULEVARD ■ LOS ANGELES CA 90025 ■ 310-478-6149

SHEET TITLE

COVER SHEET

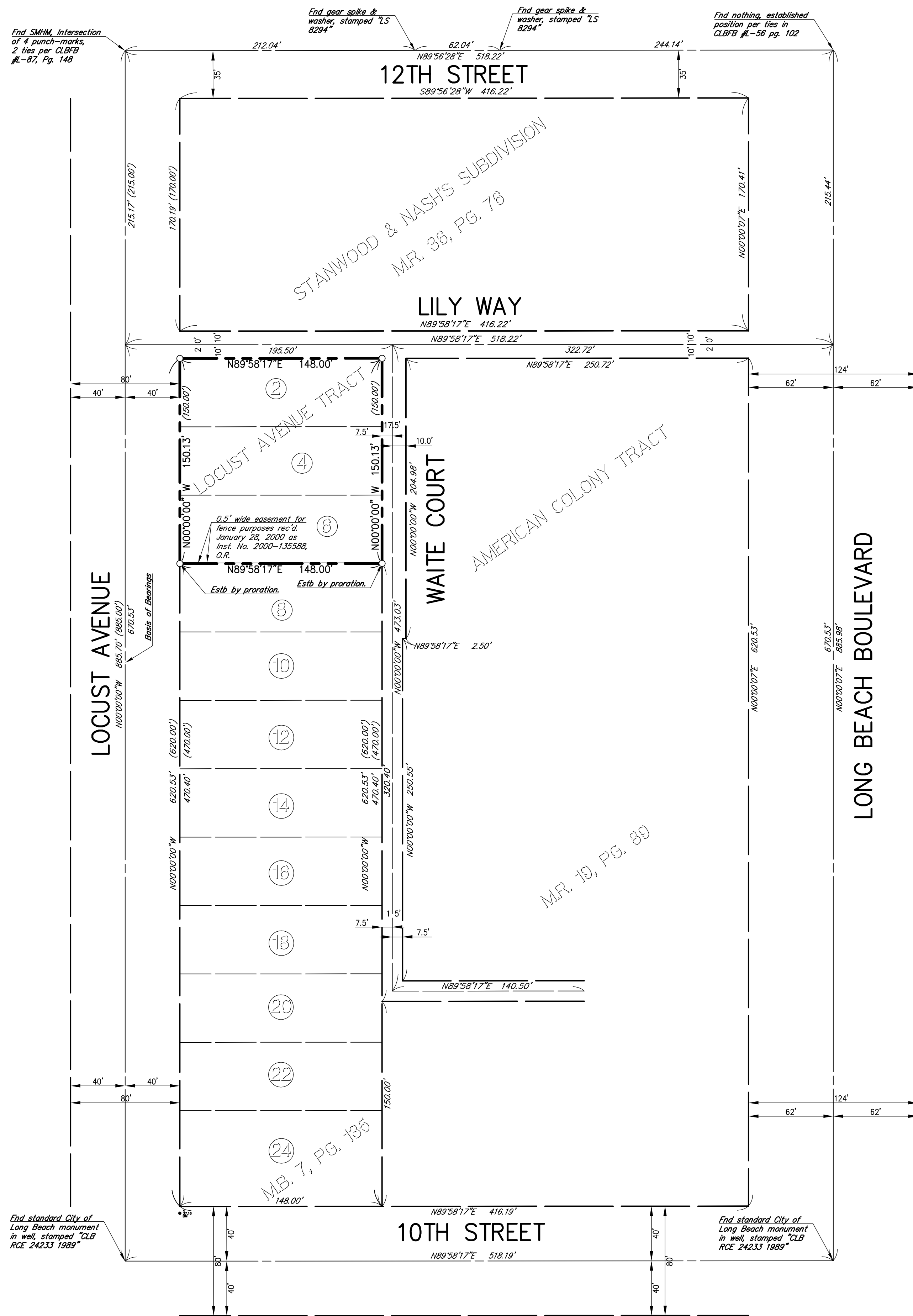
PROJECT TITLE

LOCUST LONG BEACH APARTMENTS

1112-1130 LOCUST AVENUE LONG BEACH, CA 90813

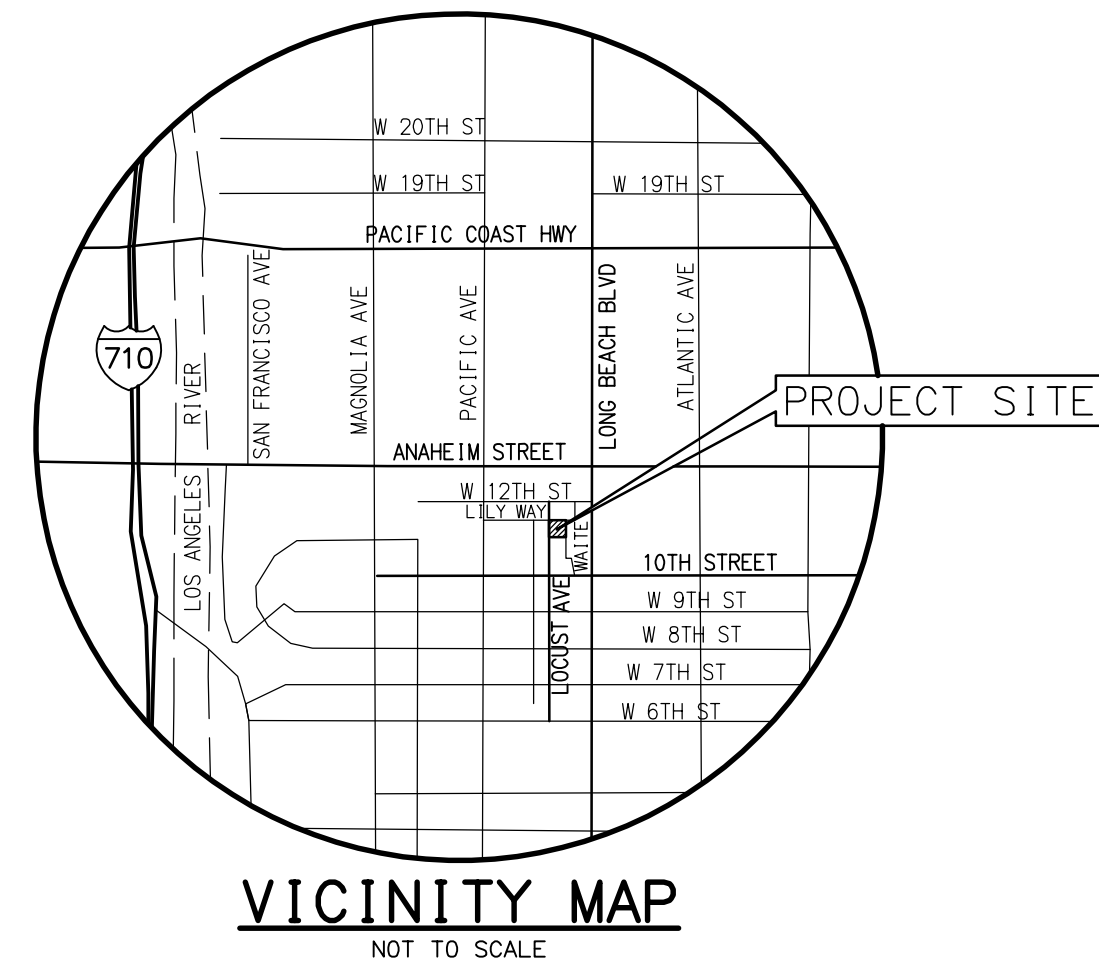
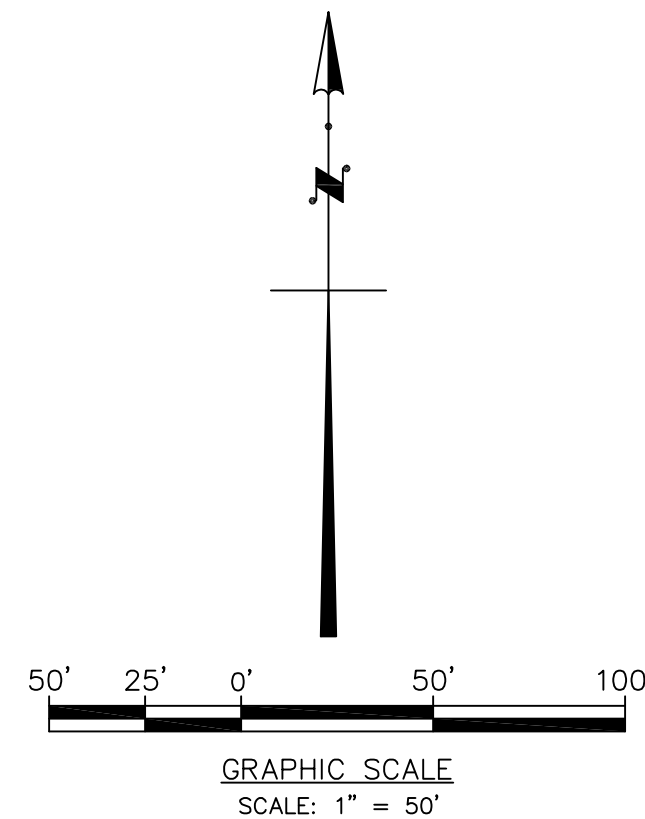
DATE	DRAWN	CHECKED	PROJECT	1701

SHEET	OF
A0.1	



BOUNDARY ESTABLISHMENT

SCALE: 1" = 50'



COMMENTS:

- BOUNDARY LINES WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
- EASEMENTS PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
- TITLE REPORT FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 00157607-994-VND-GH DATED JANUARY 9, 2017.
- BASIS OF BEARINGS THE BEARING NORTH OF THE SIDELINE OF LOCUST AVENUE SHOWN ON THE MAP OF LOCUST AVENUE TRACT, FILED IN BOOK 7, PAGE 135 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.
- AREA BASED UPON MEASURED BEARING AND DISTANCES AS SHOWN HEREON, THE AREA IS:
- AREA = 22,220 SQ. FT.
- TOPOGRAPHY BY GROUND SURVEY METHODS AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
- PARKING BASED UPON ON-SITE STRIPING, THE PARKING IS:
- STANDARD PARKING SPACES = 54
- STREET WIDENING REQUIRED STREET WIDENING TO BE DETERMINED BY THE LOCAL AGENCY ONCE DEVELOPMENTAL PLANS ARE SUBMITTED FOR REVIEW. SEE SURVEYOR'S NOTE 4.

LEGAL DESCRIPTION:

- LOT 2 OF THE LOCUST AVENUE TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- APN: 7273-007-900
- LOT 4 OF THE LOCUST AVENUE TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
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- APN: 7273-007-902

SURVEYOR'S NOTES:

- THIS SURVEY HAS BEEN PREPARED FOR DESIGN PURPOSES
- BEFORE USING THIS MAP FOR DESIGN OR CONSTRUCTION PURPOSES, ALL EASEMENTS OF RECORD AND SETBACK LINES DEFINED IN COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY SHOULD BE PLOTTED ON THIS MAP FROM A CURRENT TITLE REPORT. IF NO TITLE REPORT WAS FURNISHED, OUR CLIENT IS URGED TO FURNISH A CURRENT TITLE REPORT SO THAT THESE EASEMENT AND SETBACK LINES OF RECORD CAN BE PLOTTED ON THIS MAP.
 - THIS MAP SHOULD BE EXPANDED TO MEET ALTA REQUIREMENTS IF FINANCING IS TO BE OBTAINED FOR THE PROJECT, REQUIRING AN EXTENDED COVERAGE POLICY OF TITLE INSURANCE.
 - THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
 - IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

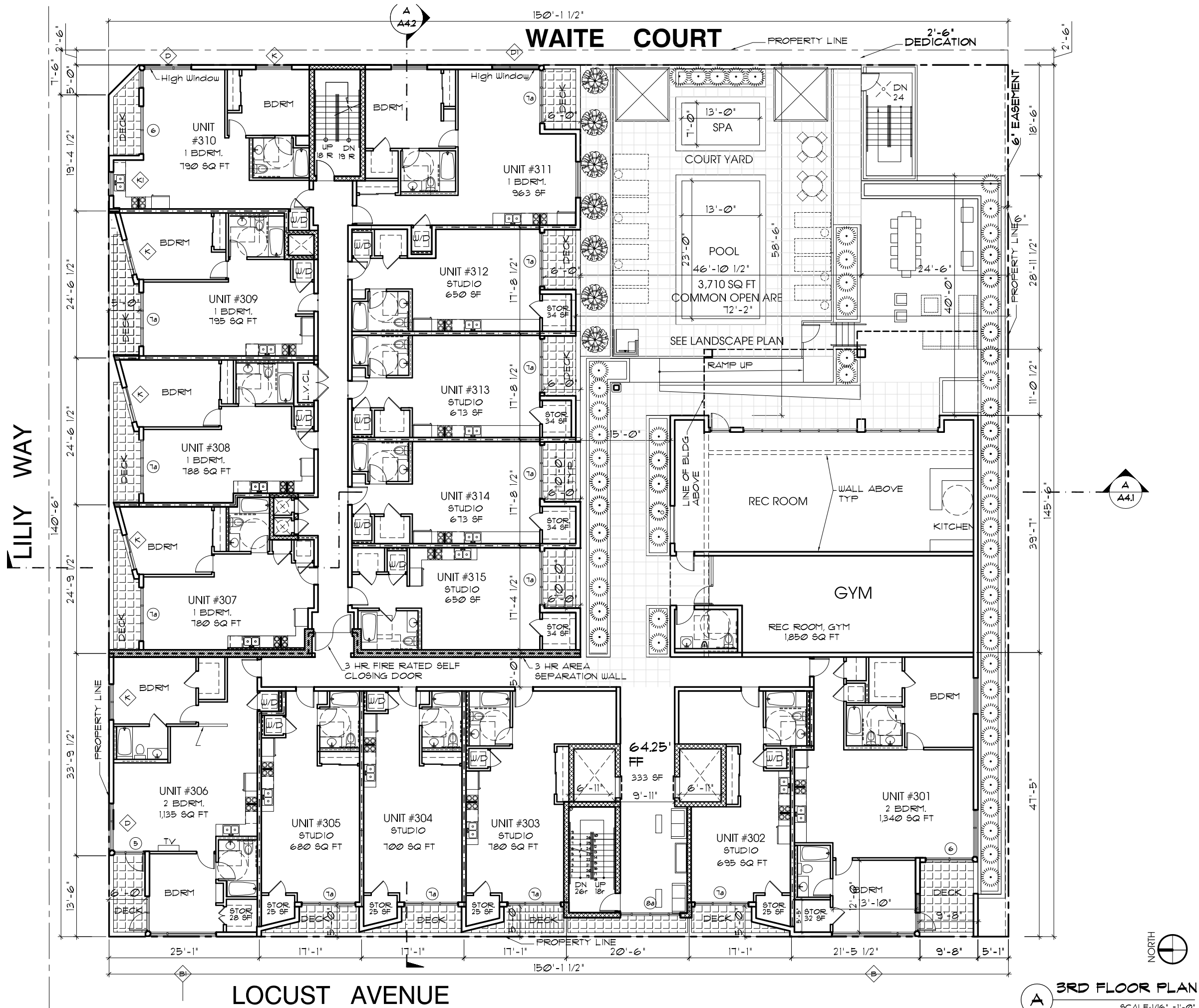
LEGEND

- PROPERTY / BOUNDARY LINE
- STREET R/W LINE
- CURB LINE (FROM 1"=20' ON TO 1"=200')
- CURB LINE (1"=10', 1"=8", 1"=16')
- CENTER LINE
- FLOW LINE
- LOT LINE / PARCEL LINE
- EASEMENT LINE (WH/WH/WH)
- CONTOUR LINE (APPROXIMATE)
- BUILDING FOOT PRINT LINE
- OVERHANG LINE
- CHAIN LINK (CHLK) FENCE LINE
- BARBED WIRE FENCE LINE
- WOODEN (WON) FENCE LINE
- WROUGHT IRON (WI) FENCE LINE
- RETAINING (RET) / SCREEN WALL (AS NOTED)
- GUARD RAIL
- EDGE OF ASPHALT PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- AREA DRAIN
- CATCH BASIN W/ACCESS HOLE
- COMMUNICATION/ELECTRICAL/FIBER OPTIC/GAS MANHOLE
- SEWER/STORM DRAIN/UNKNOWN/WATER MANHOLE
- COMMUNICATION/POWER/UTILITY POLE
- COMMUNICATION/POWER/UTILITY POLE AND CONDUIT
- SIGN (ALL KINDS)
- GUY ANCHOR
- GUY POLE
- STREET LIGHT
- STREET LIGHT W/ARM
- STREET LIGHT W/ARM ON POWER POLE
- TRAFFIC SIGNAL W/ARM
- TRAFFIC SIGNAL W/STREET LIGHT
- TRAFFIC SIGNAL
- PEDESTRIAN TRAFFIC SIGNAL
- PEDESTRIAN CROSSING PUSH BUTTON
- YARD LIGHT
- GARDEN LIGHT
- PARKING LIGHT
- FIRE HYDRANT
- DOWNSPUT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- DIRECTION OF WATER DRAINAGE FLOW
- PARKING METER
- ELECTRICAL/GAS/UNKNOWN/WATER METER
- AIR/GAS/IRRIGATION/PETROLEUM/UNKNOWN/WATER VALVE
- COMMUNICATION/ELECTRICAL/FIBER OPTIC VAULT
- GAS/IRRIGATION/UNKNOWN/WATER VAULT
- COMMUNICATION/ELECTRICAL/GAS RISER
- PETROLEUM/UNKNOWN/WATER RISER
- COMMUNICATION/ELECTRICAL/IRRIGATION/TRAFFIC SIGNAL PANEL
- COMMUNICATION/ELECTRICAL/UNKNOWN/TRAFFIC SIGNAL CABINET
- COMMUNICATION/ELECTRICAL/FIBER OPTIC PULL BOX
- STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
- GAS/IRRIGATION/UNKNOWN BOX
- AIR/COMMUNICATION/ELECTRICAL/FIRE STRUCTURE
- GAS/IRRIGATION/PETROLEUM/SANITARY SEWER STRUCTURE
- STORM DRAIN/STREET LIGHT/UNKNOWN/WATER STRUCTURE
- AIR/COMMUNICATION/ELECTRICAL PAINT MARK
- GAS/IRRIGATION/SANITARY SEWER PAINT MARK
- STORM DRAIN/UNKNOWN/WATER PAINT MARK
- COMPACT/HANDYCAP/STANDARD PARKING STALL
- DRAIN INLET
- EVERGREEN TREE W/TRUNK DIAMETER
- PALM TREE W/TRUNK DIAMETER
- DECIDUOUS TREE IN WELL W/TRUNK DIAMETER
- PLANTER
- GUARD POST
- APPROACH
- DRIVEWAY
- R/R
- RAILROAD
- BACKFLOW PREVENTER
- CLEAN OUT
- BENCHMARK
- OVERHANG
- UNDERGROUND
- TRANSFORMER
- IRRIGATION SPRINKLER HEAD
- SECURITY/TRAFFIC CAMERA
- FIRE DEPARTMENT CONNECTION
- STREET CENTERLINE/CONTROL LINE
- PROPERTY LINE
- TOPOGRAPHIC SPOT ELEVATION, NO LEADER
- BACK OF WALK ELEVATION
- EDGE OF CONCRETE ELEVATION
- EDGE OF GUTTER ELEVATION
- EDGE OF PAVEMENT ELEVATION
- FLOW LINE ELEVATION
- PIPE INVERT ELEVATION
- MANHOLE RIM ELEVATION
- TOP OF BERM ELEVATION
- TOP OF CURB ELEVATION
- TOP OF FOOTING ELEVATION
- TOP OF GRATE ELEVATION
- TOP OF WALL ELEVATION
- FIBER OPTIC

SEAL	DESIGNED DLR	BENCHMARK CITY OF LONG BEACH BENCHMARK No. 630	DATE JANUARY 26, 2017	SHEET 1			
DOUGLAS R. HOWARD STATE OF CALIFORNIA No. 5169	DRAFTED BBH	LOCUST AVENUE @ 10TH STREET BRASS KNOB IN PCC CYL. IN WELL 15.0' E/ CURB 10.0N / CURB	SCALE 1" = 50'	1			
	CHECKED DRH	ELEVATION 37.162 FEET ADJUSTMENT 1985 (NGVD 29 MSL)	PROJECT NUMBER 150U030100 T100				
2 / 23 / 2017	REV	DATE	DESCRIPTION	BY	APP'D	DESIGN SURVEY FOR: SOUTH PARK GROUP INC. 1112 LOCUST AVENUE IN THE CITY OF LONG BEACH COUNTY OF LOS ANGELES STATE OF CALIFORNIA	2







DATE	SHEET TITLE	PROJECT TITLE	DATE	REVISIONS	
	3RD FLOOR PLAN	LOCUST LONG BEACH APARTMENTS 1112-1150 LOCUST AVENUE LONG BEACH, CA 90803			
DRAWN					
CHECKED					
			PROJECT		
			1701		

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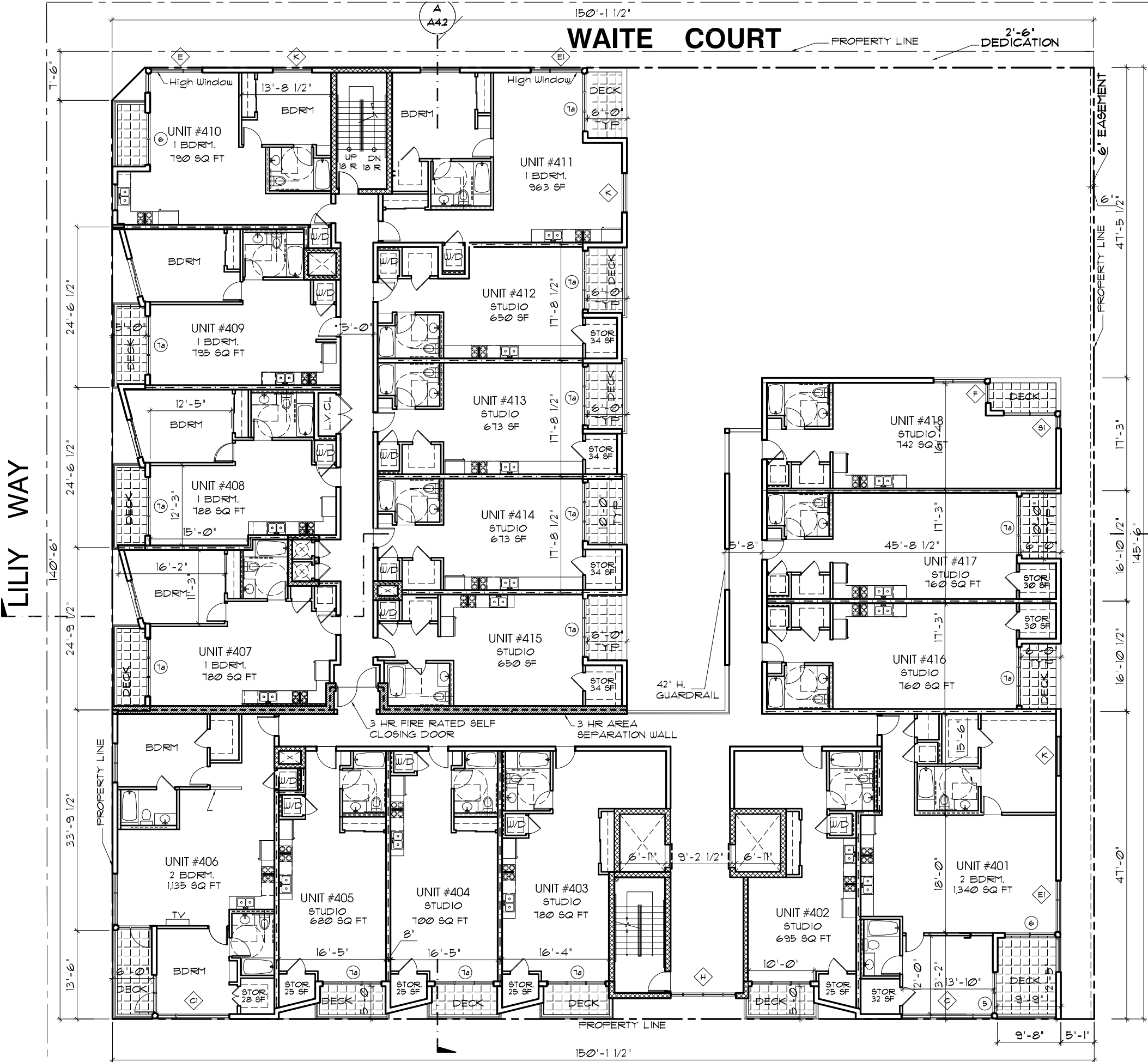
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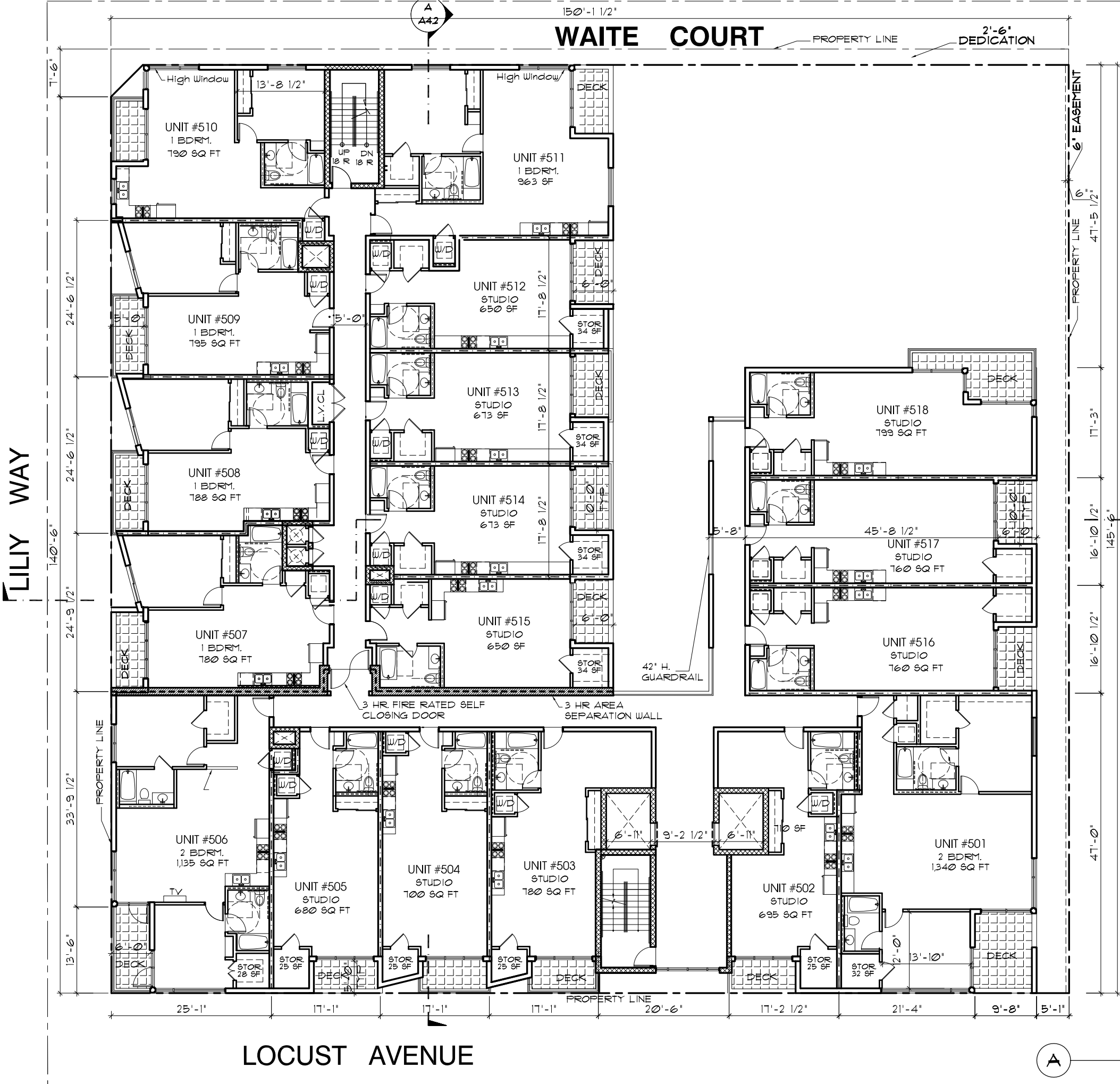
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DATE	SHEET TITLE	PROJECT TITLE	DATE
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DATE	REVISIONS

DATE	ISSUED FOR

PLUS ARCHITECTS ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN 1770 SAWTELLE BOULEVARD ■ LOS ANGELES CA 90025 ■ 310-478-6149	
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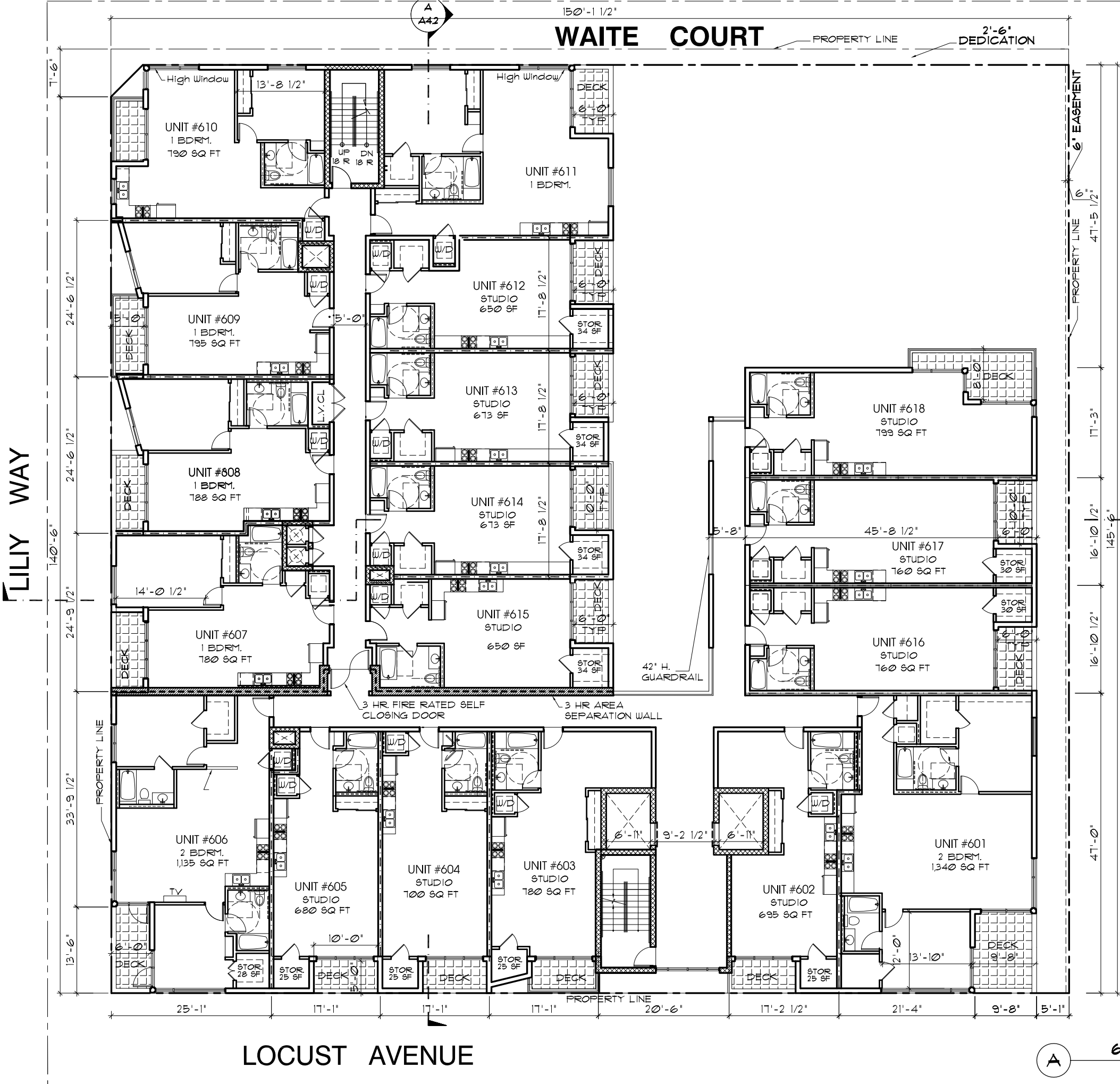
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PROJECT TITLE LOCUST LONG BEACH APARTMENTS 111-130 LOCUST AVENUE LONG BEACH, CA 90803	
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PROJECT	1701

SHEET	OF
A2.5	



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SHEET TITLE 6TH FLOOR PLAN	
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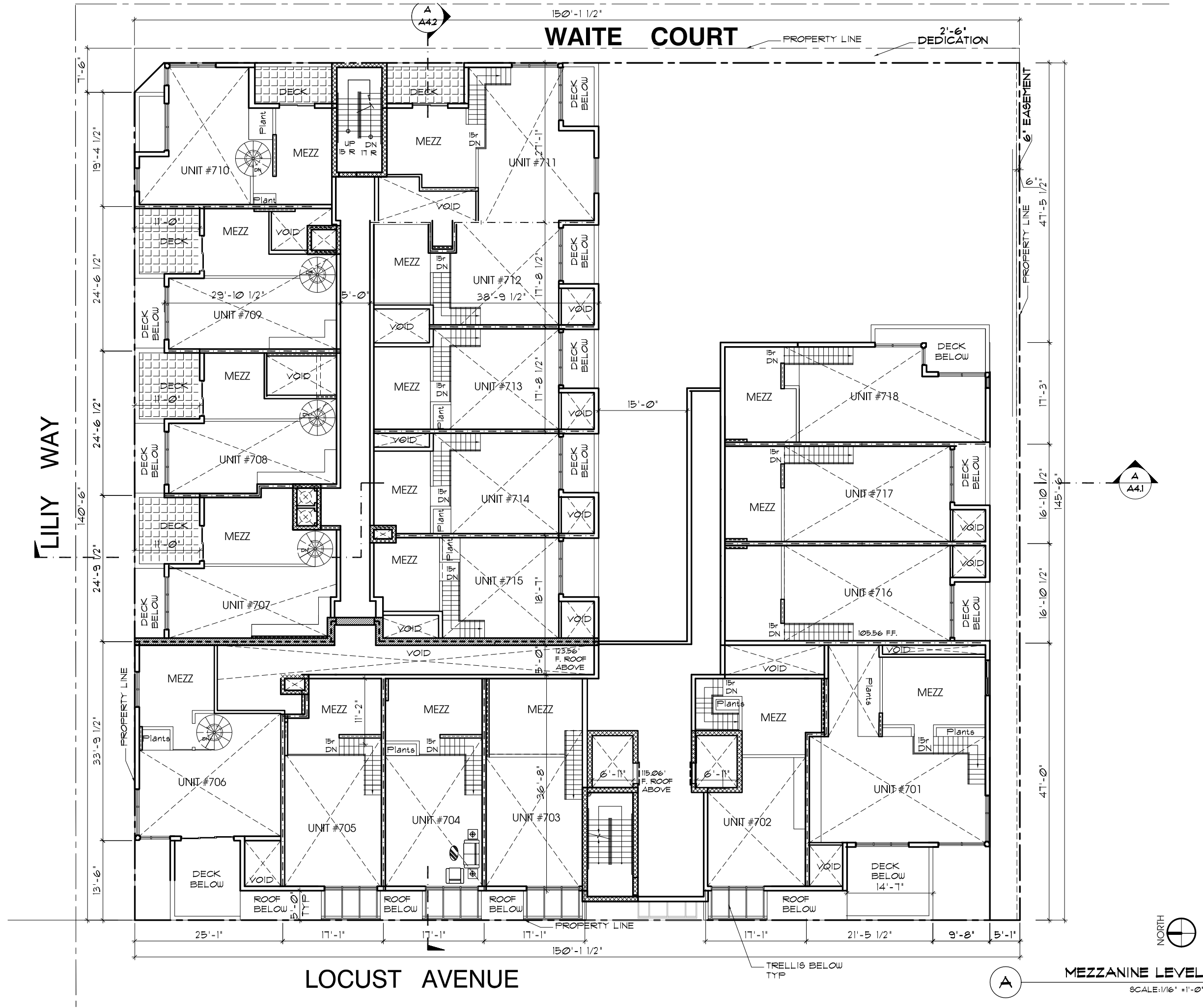
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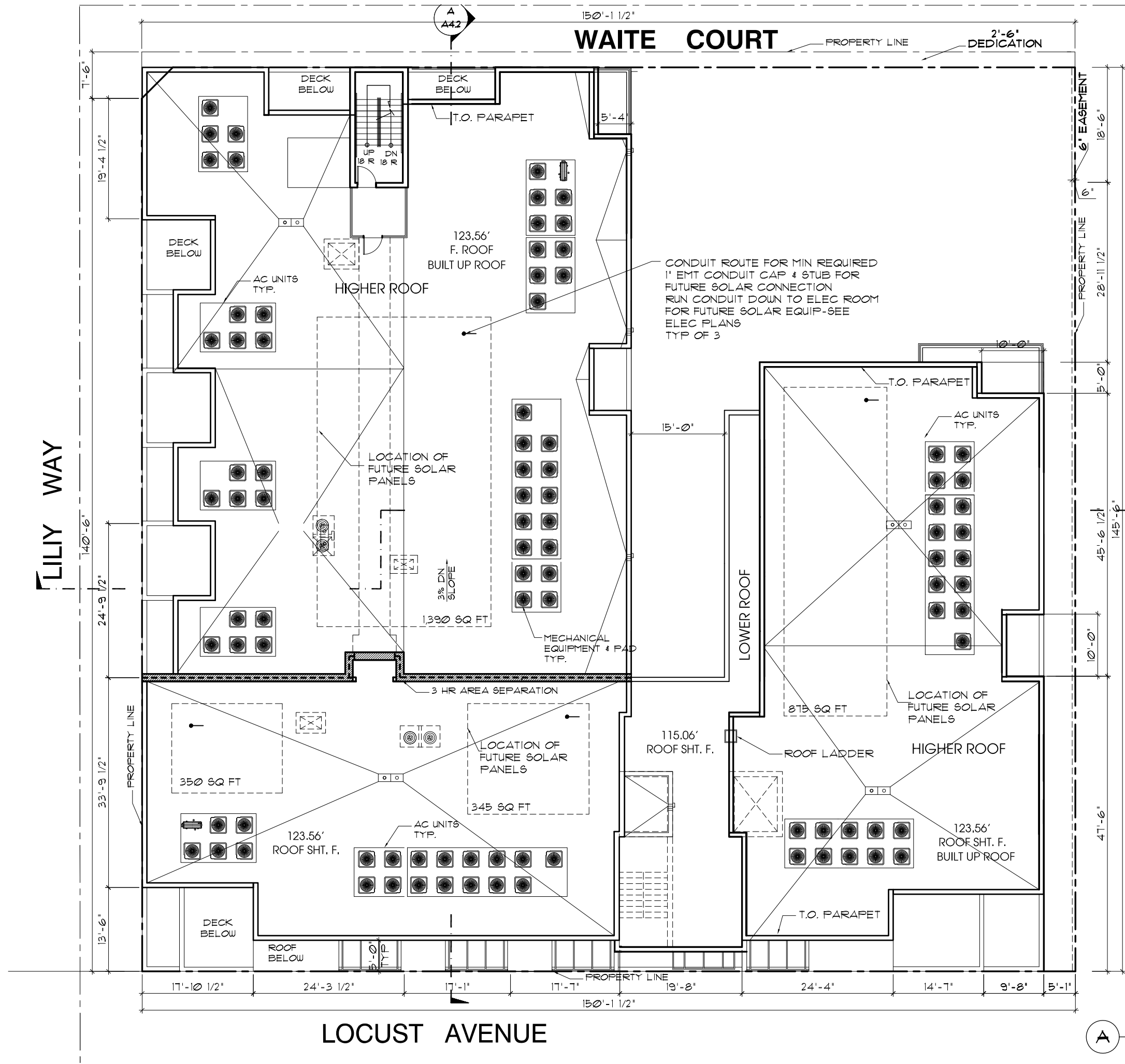
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PROJECT	1701

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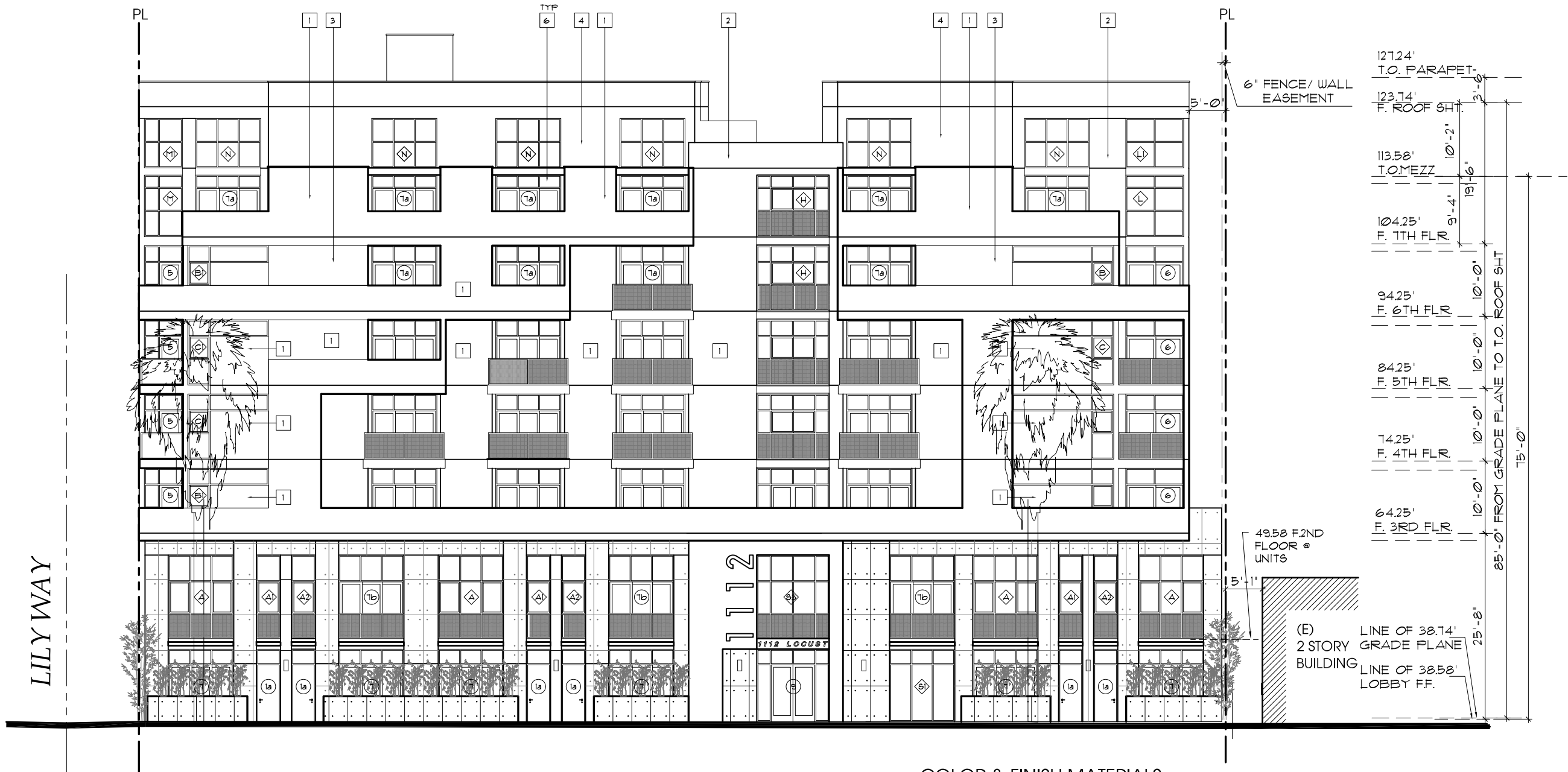
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ROOF PLAN
SCALE: 1/16" = 1'-0"

[illegible]

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MISCELLANEOUS

- 1 FROSTED GLASS
- 2 CONTROL JOINT
- 3 1/2" ALUMINUM REVEAL BY FRY REGLET OR EQUAL COLOR TO MATCH STUCCO
- 4 BRUSHED ALUMINUM AWNING BY 'ARCADIA' OR EQUAL
- 5 ALUM. FRAMED WITH FROSTED GLASS RAILING
- 6 FROSTED GLASS
- 7 ADDRESS OF THE PROJECT. UNDER SEPARATE PERMIT
- 8 SIGN UNDER SEPARATE PERMIT
- 9 AUTO METAL GARAGE DOOR
- 10 EXTERIOR LIGHT FIXTURE PER ARCHITECT

COLOR & FINISH MATERIALS

EXTERIOR PLASTER FINISHES

CONTRACTOR TO PROVIDE FOUR FINISH/COLOR SAMPLES ON SITE FOR ARCHITECT'S APPROVAL PRIOR TO APPLICATION OF FINISH COAT.

STUCCO COLORS :

- 1 DEW 6365 'COLD MORNING' (PAINT BY DUNN EDWARDS)
- 2 DEW 6371 'BOAT ANCHOR' (PAINT BY DUNN EDWARDS)
- 3 DEW 5342 'BUMBLEBEE' (PAINT BY DUNN EDWARDS)
- 4 DEW 6374 'SILVER POLISH' (PAINT BY DUNN EDWARDS)
- 5 POURED-IN CONCRETE COLOR : NATURAL

EXTERIOR DOORS & WINDOWS

- 6 BRUSHED ALUMINUM DOORS & WINDOWS BY 'ARCADIA' OR APPROVED EQUAL

A

WEST ELEVATION @ LOCUST AVE.

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

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SHEET TITLE
FRONT ELEVATION

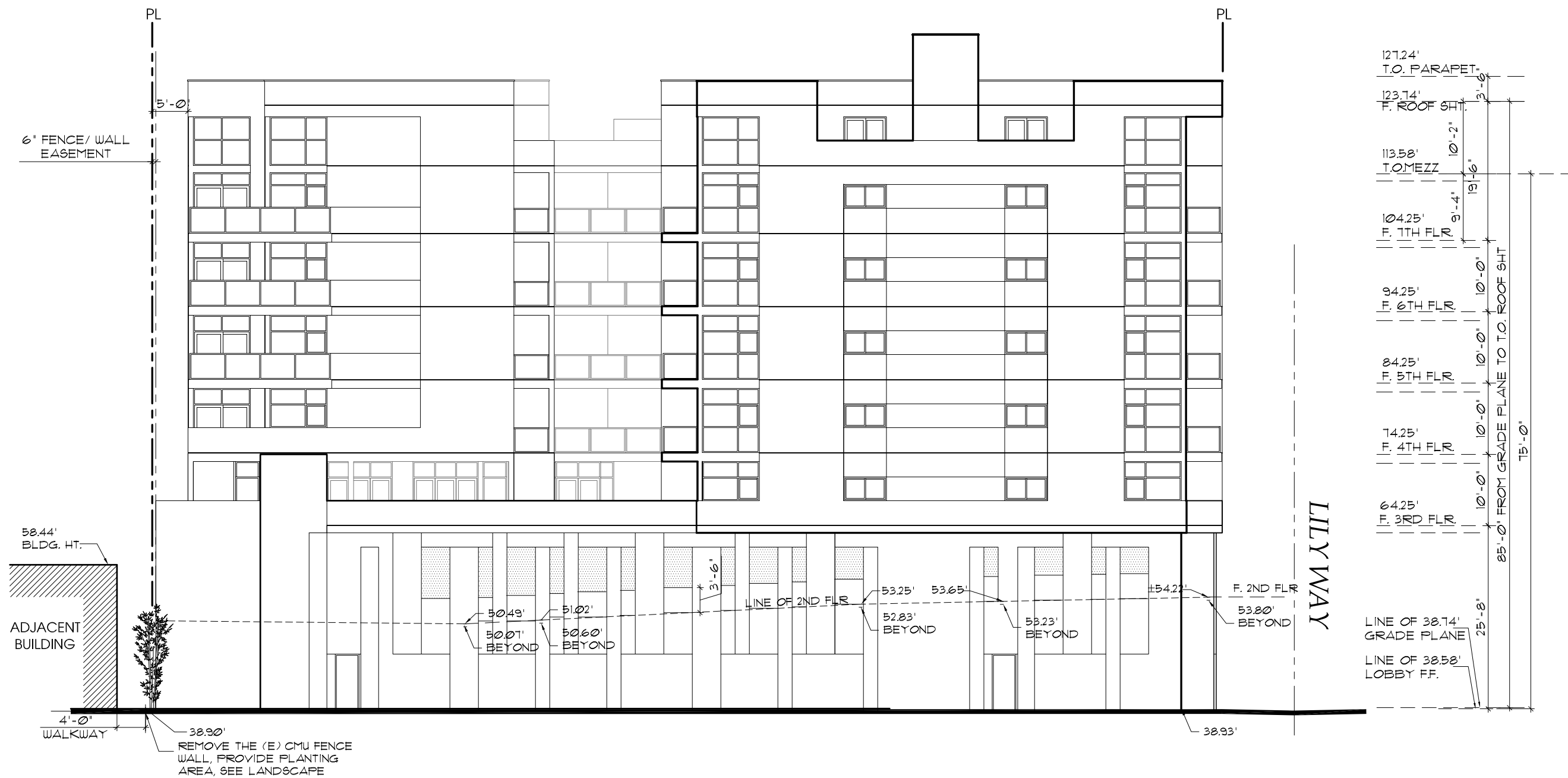
PROJECT TITLE
LOCUST LONG BEACH APARTMENTS
1112-1159 LOCUST AVENUE
LONG BEACH, CA 90803

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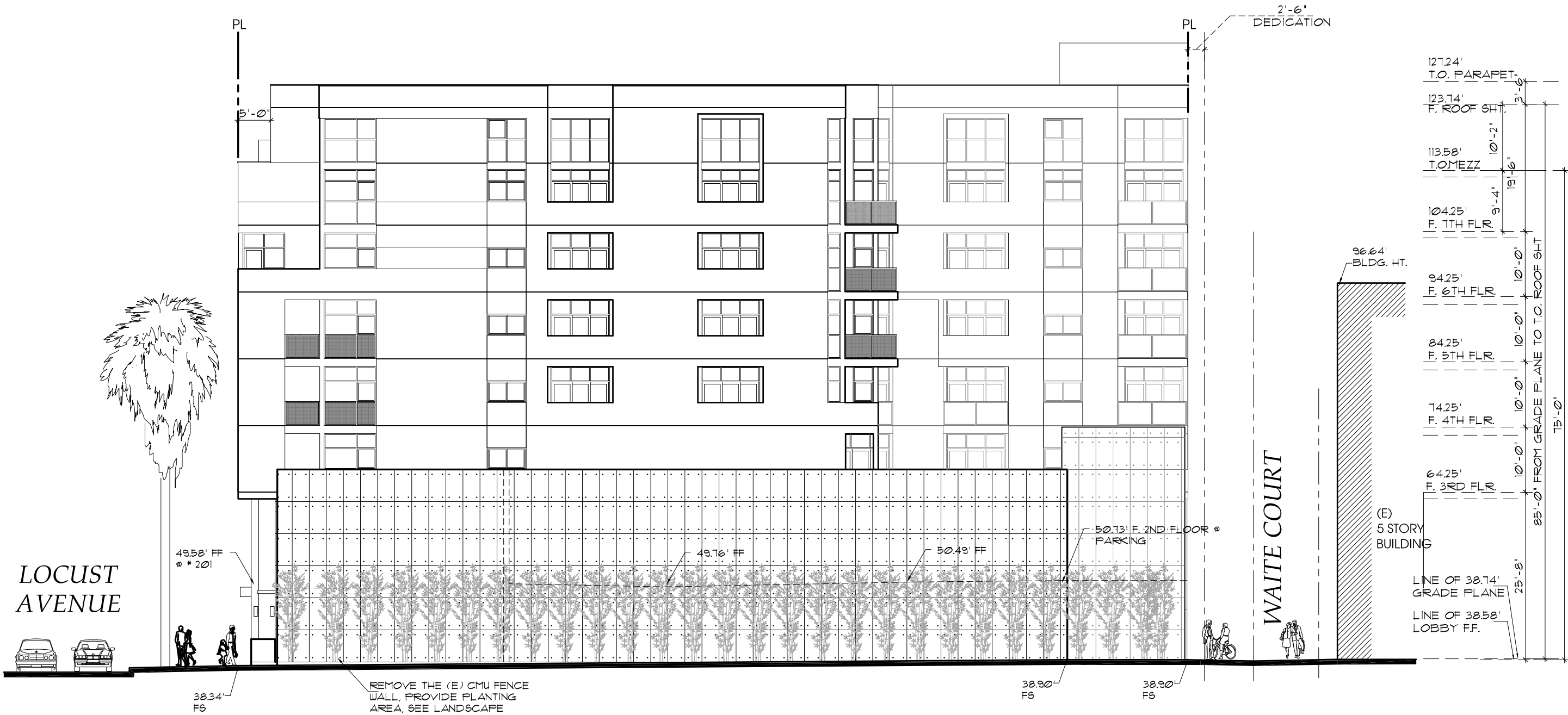
SHEET
A3.1

OF



B EAST ELEVATION @ WAITE CT
SCALE: 1/16" = 1'-0"

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C SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

DATE		REVISION	
DATE		ISSUED FOR	
SIGNATURE			
PLUS ARCHITECTS ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN 1770 SAWTELLE BOULEVARD ■ LOS ANGELES CA 90025 ■ 310-478-6149			
SHEET TITLE EAST ELEVATIONS		PROJECT TITLE LOCUST LONG BEACH APARTMENTS 110-159 LOCUST AVENUE LONG BEACH, CA 90803	
PROJECT 1701		SHEET A3.3	

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PLUS ARCHITECTS. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PLUS ARCHITECTS.

ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN

APARTMENTS
1112-1130 LOCUST AVENUE
LONG BEACH, CA 90803

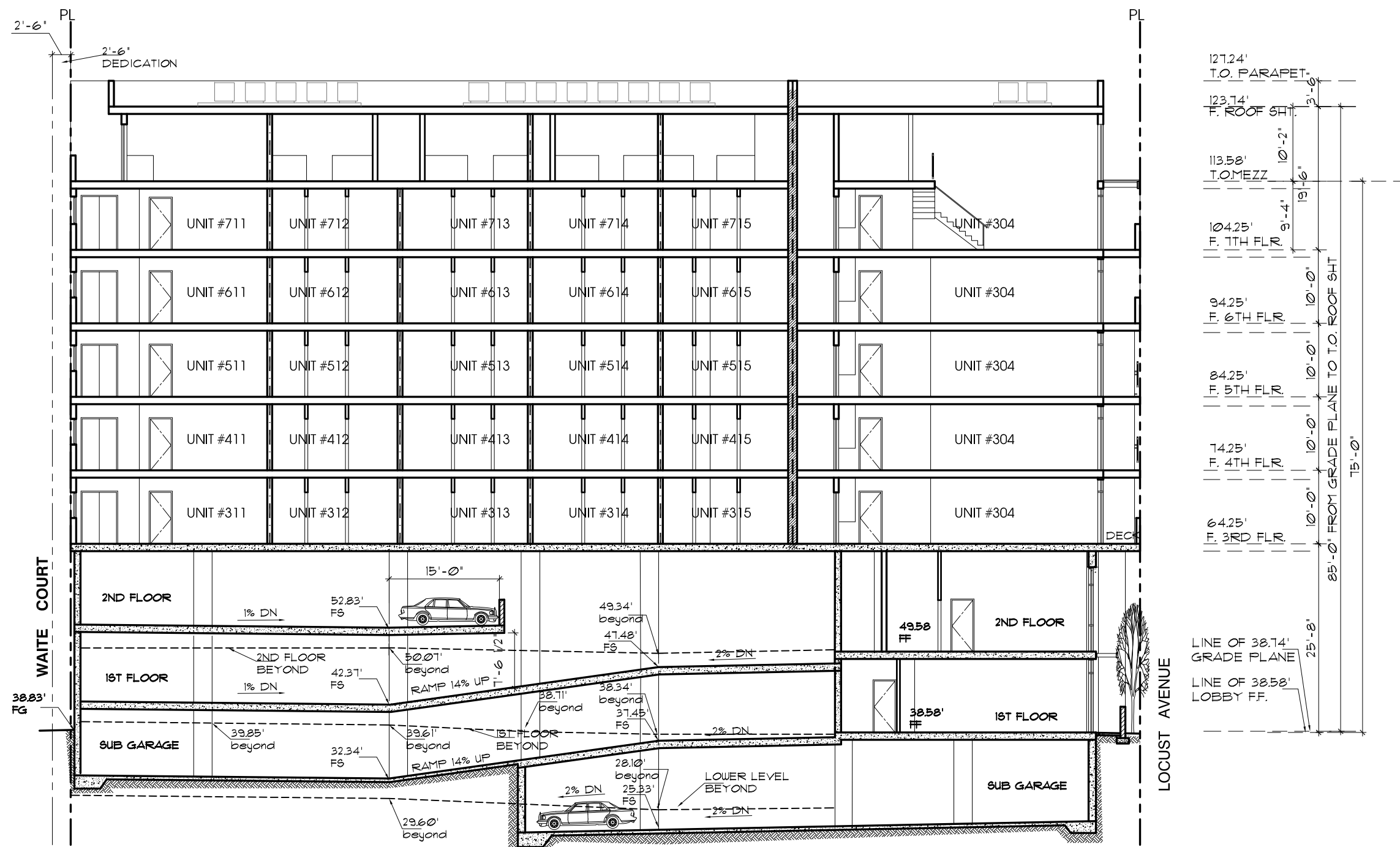
PROJECT TITLE
LOCUST LONG BEACH
APARTMENTS

SUBJECT TITLE

1701

OF

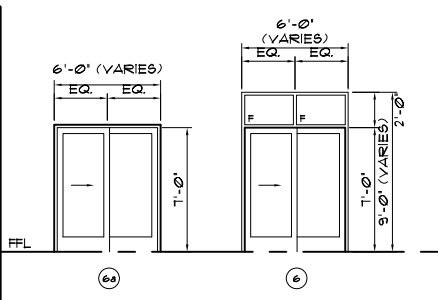
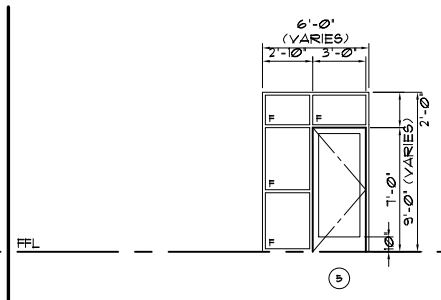
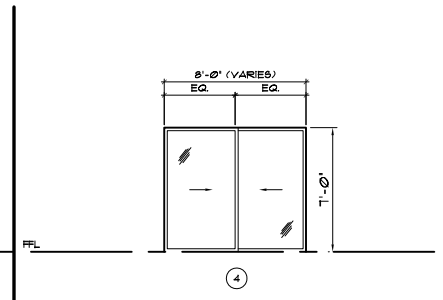
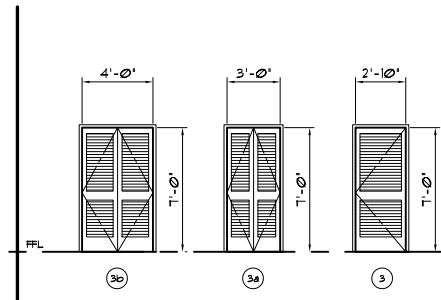
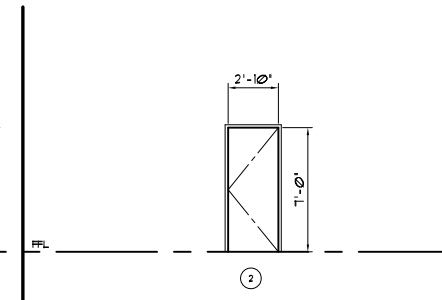
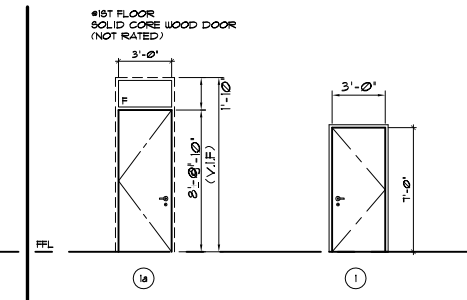
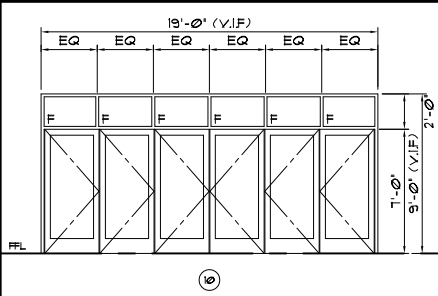
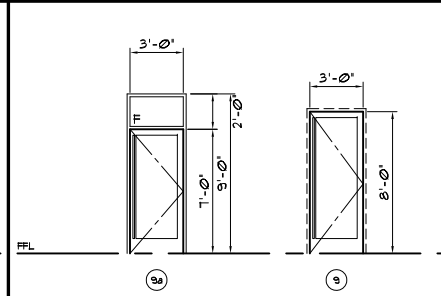
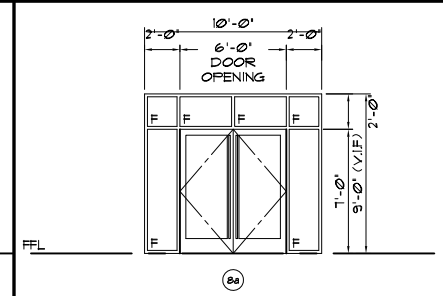
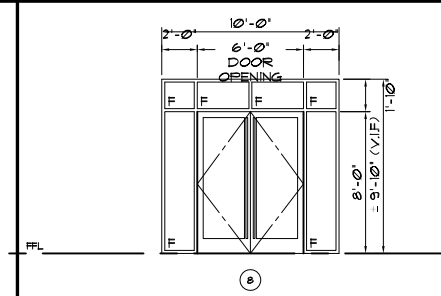
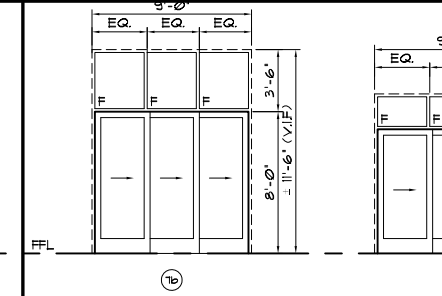
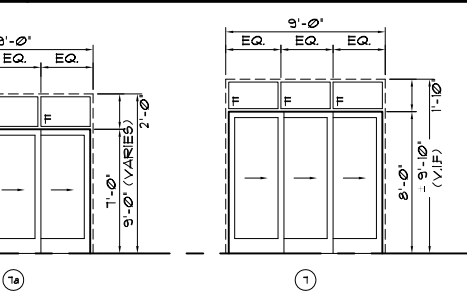
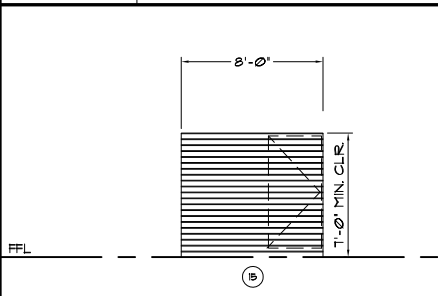
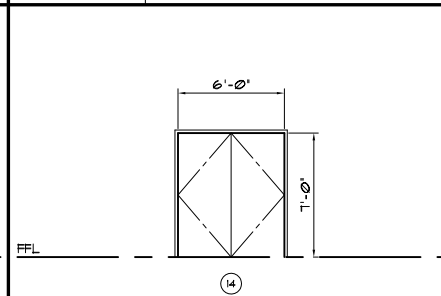
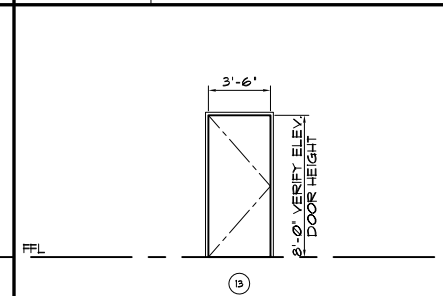
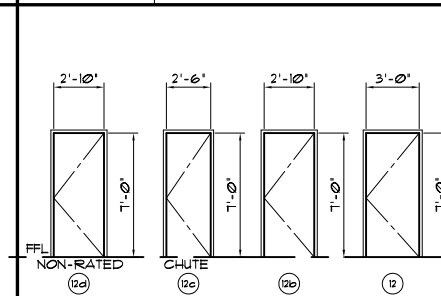
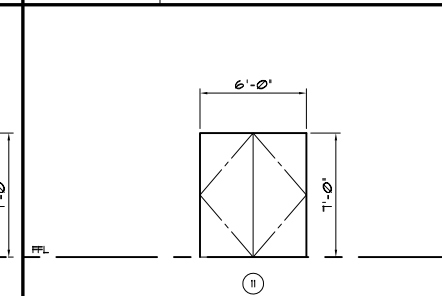
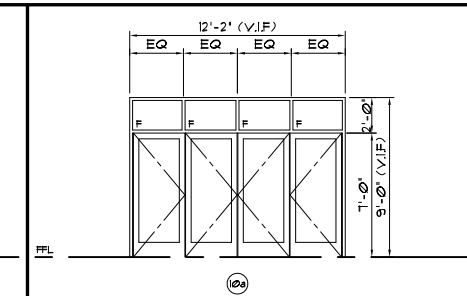
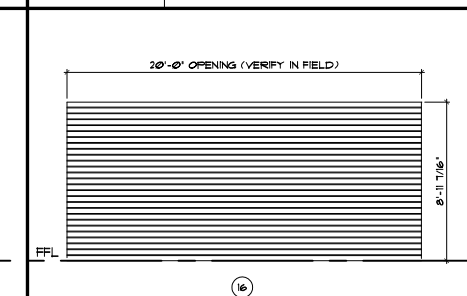




BUILDING SECTION

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

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SPECIFICATION	ALUMINUM SLIDING DOOR & FRAME ASSEMBLY W/ 1/4" CLEAR TEMPERED GLASS PER CODE CLEAR ANODIZED ALUMINUM FINISH	SPECIFICATION	ALUMINUM SWING DOOR & FRAME ASSEMBLY W/ 1/4" CLEAR TEMPERED GLASS PER CODE CLEAR ANODIZED ALUMINUM FINISH	SPECIFICATION	MIRROR GLASS DOOR	SPECIFICATION	WOOD LOUVERED DOOR	SPECIFICATION	SOLID CORE WOOD DOOR & FRAME	SPECIFICATION	APPROVED LABEL SOLID CORE WOOD DOOR W/ METAL FRAME, SELF-CLOSING & TIGHT-FITTING W/ SMOKE GASKET & DRAFT CONTROL PROVIDE DOOR VIEWER
LOCATION	DECKS	LOCATION	DECKS	LOCATION	BEDROOM CLOSET	LOCATION	W/D CLOSET, CLOSET, F.C	LOCATION	BEDROOMS, BATHROOMS, CLOSET, STORAGE	LOCATION	UNIT ENTRY
REMARKS	BY 'ARCADIA' OR APPROVED EQUAL	REMARKS	BY 'ARCADIA' OR APPROVED EQUAL	REMARKS		REMARKS		REMARKS		REMARKS	20-MIN. FIRE-RATED DOOR & FRAME ASSEMBLY W/ AN APPROVED LABEL SHOWING THE RATING FOLLOWED BY THE LETTER 'S'
											
SPECIFICATION	ALUMINUM FOLDING DOOR & FRAME ASSEMBLY W/ 1/4" CLEAR TEMPERED GLASS PER CODE CLEAR ANODIZED ALUMINUM FINISH	SPECIFICATION	ALUMINUM SWING DOOR & FRAME ASSEMBLY W/ 1/4" CLEAR TEMPERED GLASS PER CODE CLEAR ANODIZED ALUMINUM FINISH	SPECIFICATION	ALUMINUM SWING DOOR & FRAME ASSEMBLY W/ 1/4" CLEAR TEMPERED GLASS PER CODE CLEAR ANODIZED ALUMINUM FINISH	SPECIFICATION	ALUMINUM SWING DOOR & FRAME ASSEMBLY W/ 1/4" CLEAR TEMPERED GLASS PER CODE CLEAR ANODIZED ALUMINUM FINISH	SPECIFICATION	ALUMINUM SLIDING DOOR & FRAME ASSEMBLY W/ 1/4" CLEAR TEMPERED GLASS PER CODE CLEAR ANODIZED ALUMINUM FINISH	SPECIFICATION	ALUMINUM SLIDING DOOR & FRAME ASSEMBLY W/ 1/4" CLEAR TEMPERED GLASS PER CODE CLEAR ANODIZED ALUMINUM FINISH
LOCATION	RECREATIONAL ROOM	LOCATION	MNGR. OFFICE, MAIL/UPS, GYM, REC.	LOCATION	2ND FL. AT DECK	LOCATION	MAIN ENTRY	LOCATION	DECKS	LOCATION	DECKS
REMARKS	BY 'ARCADIA' OR APPROVED EQUAL	REMARKS	BY 'ARCADIA' OR APPROVED EQUAL	REMARKS	BY 'ARCADIA' OR APPROVED EQUAL	REMARKS	BY 'ARCADIA' OR APPROVED EQUAL	REMARKS	BY 'ARCADIA' OR APPROVED EQUAL	REMARKS	BY 'ARCADIA' OR APPROVED EQUAL
											
SPECIFICATION	ROLL UP MTL DOOR W/ MAN-DOOR	SPECIFICATION	HOLLOW METAL DOOR & FRAME	SPECIFICATION	HOLLOW METAL DOOR & FRAME ASSEMBLY SELF-CLOSING & TIGHT FITTING, CONNECTED TO SMOKE DETECTORS ON BOTH SIDES, SMOKE SEALED, MAGNETIC HOLD-OPEN DOOR	SPECIFICATION	HOLLOW METAL DOOR & FRAME ASSEMBLY TIGHT FITTING/ SELF CLOSING W/ SMOKE GASKET & DRAFT CONTROL REQUIREMENTS OF SECTION 116.5.3.1 & TESTED PER UL 1124, 450 TEMP. RATING STAIRS, TRASH CHUTE, STORAGE	SPECIFICATION	3 HR. FIRE RATED DOOR W/ SELF CLOSING MAGNETIC HOLD OPEN, CONNECTED TO SMOKE DETECTORS ON BOTH SIDES SMOKE SEALED. PROVIDE PANIC HARDWARE AS REQUIRED THE UNLATCHING OF ANY LEAF	SPECIFICATION	ALUMINUM FOLDING DOOR & FRAME ASSEMBLY W/ 1/4" CLEAR TEMPERED GLASS PER CODE CLEAR ANODIZED ALUMINUM FINISH
LOCATION	TRASH/RECYCLE ENCLOSURE	LOCATION	MECH. CLOSET, L.V. CLO.	LOCATION	ELEVATOR AT LOWER LEVEL	LOCATION	STAIRS, TRASH CHUTE, STORAGE	LOCATION	STAIRS, TRASH CHUTE, STORAGE	LOCATION	RECREATIONAL ROOM
REMARKS		REMARKS	60-MIN. FIRE-RATED DOOR & FRAME ASSEMBLY W/ AN APPROVED LABEL SHOWING THE RATING FOLLOWED BY THE LETTER 'S'	REMARKS	90-MIN. FIRE-RATED DOOR & FRAME ASSEMBLY, W/ AN APPROVED LABEL SHOWING THE RATING FOLLOWED BY THE LETTER 'S'	REMARKS	90-MIN FIRE RATED DOOR & FRAME ASSEMBLY W/ AN APPROVED LABEL SHOWING THE RATING FOLLOWED BY A LETTER 'S'	REMARKS	3 HR. FIRE RATED DR. & FRAME ASSEMBLY @ AREA SEPARATION WALL	REMARKS	BY 'ARCADIA' OR APPROVED EQUAL
1. ALL EXTERIOR DOORS AND WINDOWS TO BE DOUBLE-GLAZED, TEMPERED GLASS AS PER CODE, ANODIZED ALUMINUM FINISH BY 'ARCADIA' OR EQUAL APPROVED TYPE. 2. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS. 3. ALL SWING DOOR HARDWARE TO BE LEVER TYPE. 4. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. 5. ALL OF THE ABOVE DIMENSIONS ARE TO THE DOOR LEAF. ADD THICKNESS OF THE FRAME & SHIM FOR THE ROUGH OPENING. 6. PROVIDE SHOP DRAWINGS FOR ARCHITECTURAL APPROVAL. 7. OPERABLE WINDOWS WITH SILLS AT 42" & UNDER FROM FF. SHALL BE PROVIDED WITH EXTERIOR METAL RAILING. 8. PROVIDE FROSTED GLASS AT PORTIONS OF WINDOWS BELOW 42" (H). 9. COMMERCIAL STOREFRONT WINDOWS AND DOORS SHALL HAVE A MINIMUM STC RATING OF 34 WITH 1/4" LAMINATED GLASS IN AN ALUMINUM STOREFRONT FRAME. EXTERIOR WALLS SHALL BE 12" THK. MIN. CONCRETE. 10. EMERGENCY ESCAPE & RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OF 5'7" SF, 24" (H) MIN. & 20" (W) NET CLEAR DIMENSIONS.											
										SPECIFICATION	AUTO MTL. ROLL-UP DOOR
										LOCATION	VEHICULAR ENTRY AT LILY WAY
										REMARKS	
NOTES						DOOR SCHEDULE					
2						SCALE					
						1/4" = 1'-0"					
						1					
						A5.1					

DATE

REVISIONS

DATE

ISSUED FOR

SIGNATURE

DATE

PLUS ARCHITECTS

ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN

1770 SAWTELLE BOULEVARD ■ LOS ANGELES CA 90025 ■ 310-478-6149

DOOR SCHEDULE

PROJECT TITLE

LOCUST LONG BEACH APARTMENTS

110-109 LOCUST AVENUE LONG BEACH, CA 90803

DATE

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PROJECT

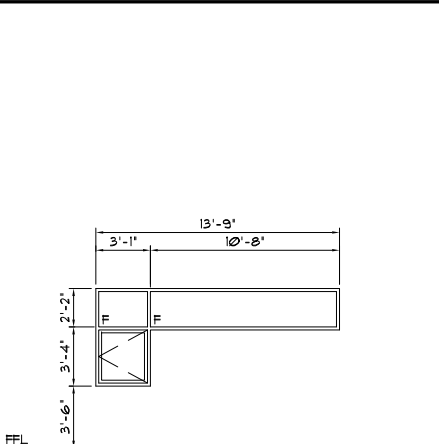
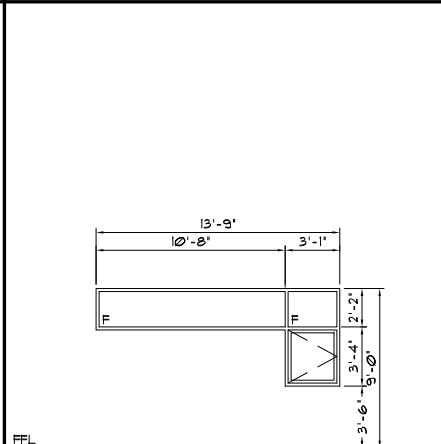
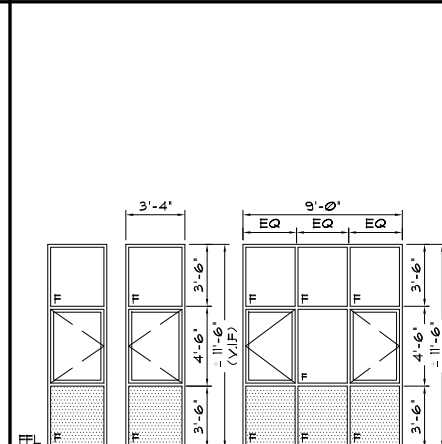
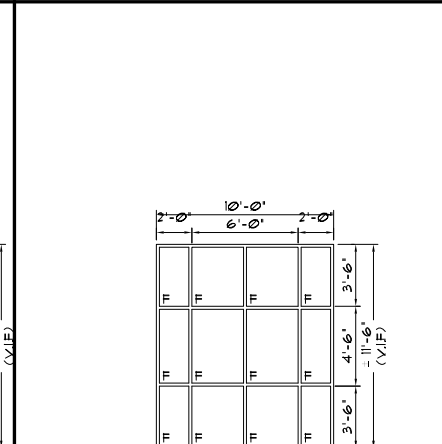
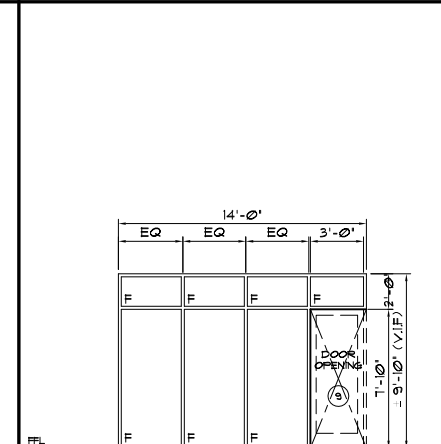
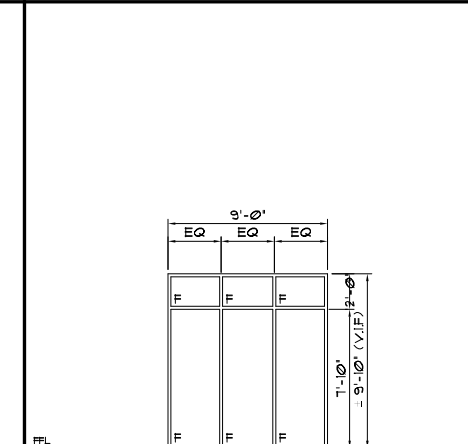
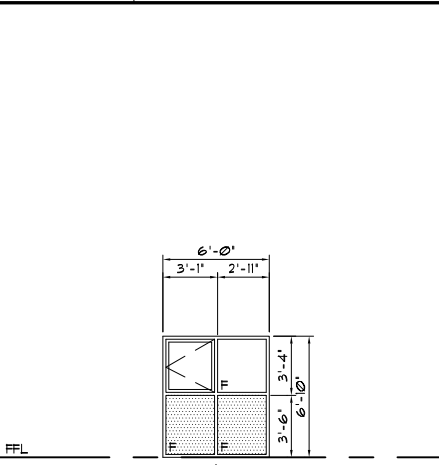
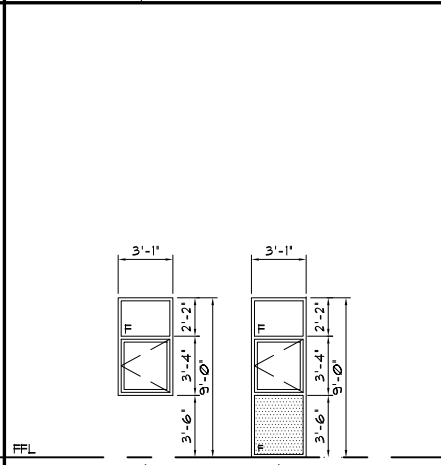
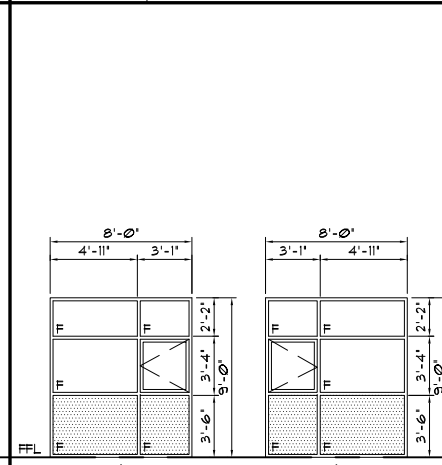
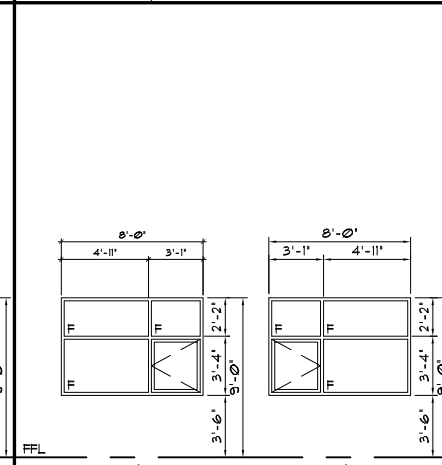
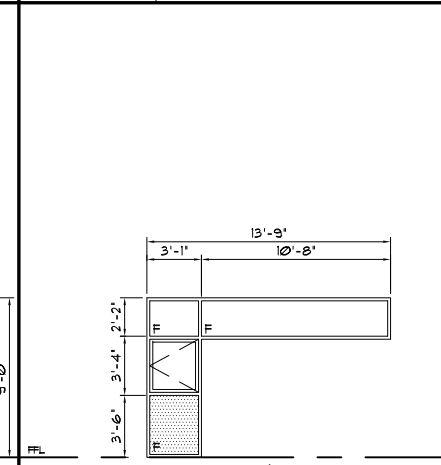
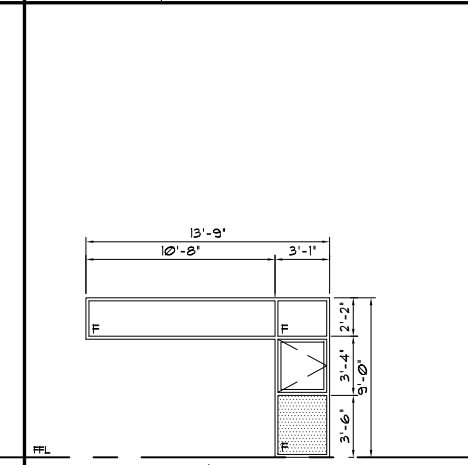
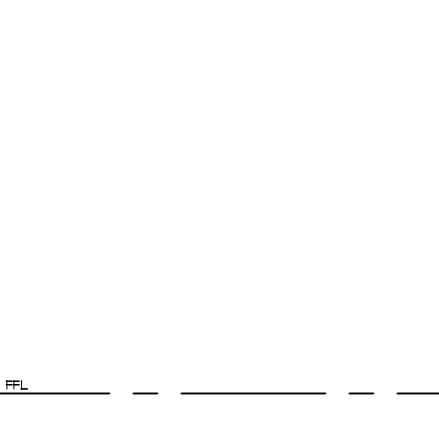
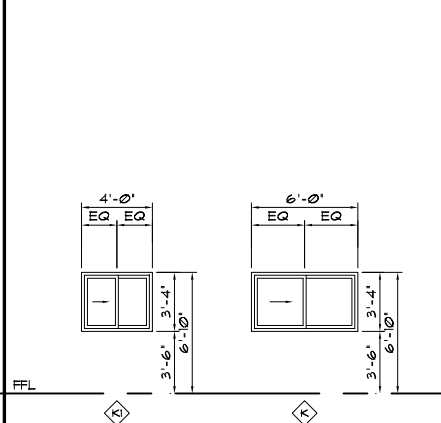
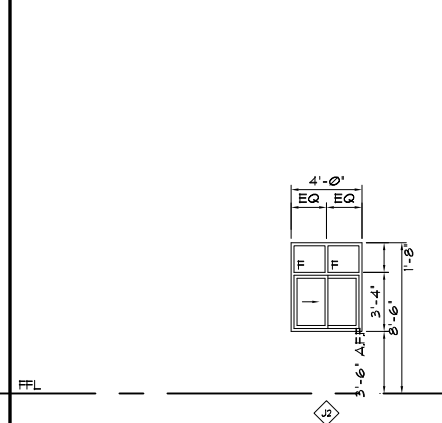
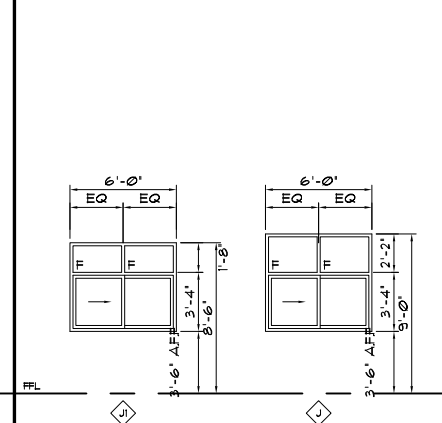
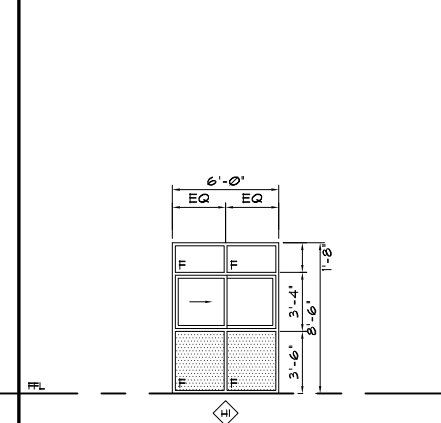
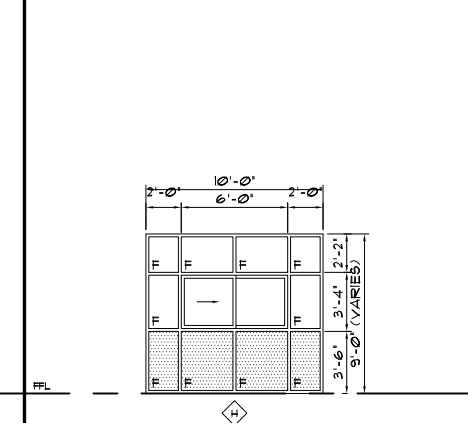
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OF

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SPECIFICATION ALUMINUM FIXED & OPERABLE WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION UNIT #301, 306, 601, 606 REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM FIXED & OPERABLE WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION UNIT #301, 306, 601, 606 REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM FIXED & OPERABLE WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION UNIT #201, 202, 203, 204, 204 REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM STOREFRONT FIXED WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION 2ND FL. LOBBY/ABOVE MAIN ENTRY DOOR REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM STOREFRONT FIXED WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION MNGR. OFFICE (INSIDE) REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM STOREFRONT FIXED WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION MNGR. OFFICE REMARKS BY 'ARCADIA' OR APPROVED EQUAL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
					
SPECIFICATION ALUMINUM FIXED & OPERABLE WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION UNIT #101, 111 REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM FIXED & OPERABLE WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION UNIT #311, 410, 418, 510, 518, 610, 618, 718 REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM FIXED & OPERABLE WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION UNIT #401, 406, 410, 411, 418, 501, 506, 511, 518, 601 REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM FIXED & OPERABLE WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION UNIT #301, 306, 310, 311, 601, 606, 701, 706 REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM FIXED & OPERABLE WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION UNIT #401, 406, 501, 506 REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM FIXED & OPERABLE WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION UNIT #401, 406, 501, 506 REMARKS BY 'ARCADIA' OR APPROVED EQUAL
					
SPECIFICATION ALUMINUM FIXED & SLIDING WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION UNIT #301, 306, 307, 308, 309, 310, 311, 401, 406, 407, 408, 409, 410, 411, 501, 506, 507, 508, 509, 510, 511, 601, 607, 608, 609, 610, 701, 708, 709, 710 REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM FIXED & SLIDING WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION UNIT #301, 306, 307, 308, 309, 310, 311, 401, 406, 407, 408, 409, 410, 411, 501, 506, 507, 508, 509, 510, 511, 601, 607, 608, 609, 610, 701, 708, 709, 710 REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM FIXED & SLIDING WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION UNIT #10 REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM FIXED & SLIDING WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION UNIT #101, 111 REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM FIXED & SLIDING WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION UNIT #106 REMARKS BY 'ARCADIA' OR APPROVED EQUAL	SPECIFICATION ALUMINUM FIXED & SLIDING WINDOW SYSTEM DOUBLE GLAZED, ANODIZED ALUMINUM FINISH TEMPERED PER CODE LOCATION 4TH TO 11TH FL. LOBBY REMARKS BY 'ARCADIA' OR APPROVED EQUAL
WINDOW SCHEDULE					
SCALE 1/4" = 1'-0"					
1					

DATE: 3/8/2018
REVISIONS:
DATE: 3/8/2018
ISSUED FOR:

SIGNATURE:

PLUS ARCHITECTS

ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN

1770 SAWTELLE BOULEVARD ■ LOS ANGELES, CA 90025 ■ 310-478-6149

WINDOW SCHEDULE

PROJECT TITLE

LOCUST LONG BEACH APARTMENTS

110-159 LOCUST AVENUE
LONG BEACH, CA 90803

DATE: 3/8/2018
DRAWN:
CHECKED:

PROJECT: 1701

SHEET: A5.2 OF: 1