

# Attachment B

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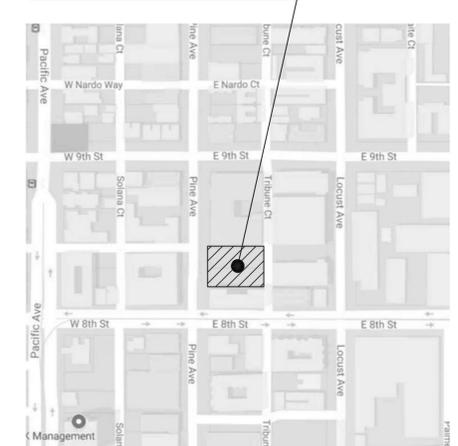
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## Landscape

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## PROJECT LOCATION



Vicinity Map N.T.S.



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**PINE AVENUE TOWER**  
LONG BEACH, CA #2014-0924

**CONCEPTUAL DESIGN**  
DECEMBER 20, 2021

**COVER SHEET**  
INDEX AND LOCATION

**A0.0**



**SITE SUMMARY**

Location 810 Pine Avenue, Long Beach, CA  
 Proposed Uses Type I (10) Story Above Grade Building  
 (Lobby & Parking at LV1 and LV2 + 5 Levels of Assisted Living)  
 Type I (1) Level Below Grade Parking Garage

Existing Zoning PD-30 Downtown Plan  
 Site Area (Gross) 15,595 SF 0.36 AC  
 Total AL Rooms 78 Rooms  
 FAR Permitted 5.0 Allowed 78,750 SF  
 5.0 Provided 78,673 SF  
 Building Height 150' FT Maximum

**UNIT DATA**

AL Units	L1	L2	L3	L4	L5	L6	L7	L8	L9	L10	TOTAL	%	Unit Area	Total Unit Area
Plan 0-1: Studio	0	6	6	6	6	6	6	6	6	6	24	30.8%	293 SF	7,032 SF
Plan 0-2: Studio	1	2	2	2	2	2	2	2	2	2	9	11.5%	404 SF	3,636 SF
Plan 1-1: Junior One-bedroom			3	6	6	6	6	6			27	34.6%	443 SF	11,961 SF
Plan 1-3: Shared unit			2	4	4	4	4	4			18	23.1%	556 SF	10,008 SF
<b>Total</b>			6	18	18	18	18	18			78	100.0%	100.0%	32,637 SF

Average sf/ unit 418 SF

**Parking**

Required	Provided
AL 26	B1 54
Regency 47	LV1 0
	LV2 32
<b>Total 73</b>	<b>86</b>

NOTE: PROVIDED PARKING IS ANTICIPATED TO BE 95% - 100% GUEST AND STAFF PARKING. NO MEMORY CARE RESIDENTS WILL DRIVE AND VERY FEW ASSISTED LIVING RESIDENTS WILL DRIVE.

**SITE SUMMARY**

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 Proposed Uses Type I (10) Story Above Grade Building  
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 Type I (1) Level Below Grade Parking Garage

**INDOOR COMMON AREAS**

LEVELS	L1	L2	L3	L4	L5	L6	L7	L8	L9	L10	TOTAL
LOBBY / LOUNGE / ENTRY / RECEPTION	2522	0	0	0	0	0	0	0	0	0	2522
DINING ROOM / PRE-FUNCTION	0	0	3386	0	0	0	0	0	0	0	3386
LIVING ROOM / STUDY	0	0	0	1461	0	0	0	0	0	0	1461
FITNESS	0	0	0	751	0	0	0	0	0	0	751
SALON	0	0	0	588	0	0	0	0	0	0	588
PHYSICAL THERAPY	0	0	0	272	0	0	0	0	0	0	272
RESIDENT ROOM 1	0	0	0	651	0	0	0	0	0	0	651
RESIDENT ROOM 2	0	0	0	538	0	0	0	0	0	0	538
COMMUNAL LIVING	0	0	0	0	564	564	564	564	0	0	2256
RESIDENT LOUNGE / AMENITY	0	0	0	0	0	0	0	0	1699	0	1699
<b>Total AREA</b>	<b>2522</b>	<b>0</b>	<b>3386</b>	<b>4261</b>	<b>564</b>	<b>564</b>	<b>564</b>	<b>564</b>	<b>1699</b>	<b>0</b>	<b>14124</b>

**OUTDOOR COMMON AREAS**

LEVELS	L1	L2	L3	L4	L5	L6	L7	L8	L9	L10	TOTAL
TERRACE (SOUTH)	0	0	979	0	0	0	0	0	0	0	979
ROOF DECK	0	0	0	0	0	0	0	0	7954	0	7954
ROOF DECK	0	0	0	0	0	0	0	0	0	1768	1768
<b>Total AREA</b>	<b>0</b>	<b>0</b>	<b>979</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7954</b>	<b>1768</b>	<b>10701</b>

**PARKING NOTES**

SUBTERRANEAN LEVEL B1		SECOND LEVEL LV2	
STANDARD SPACES (NON-STACKING)	4	STANDARD SPACES (NON-STACKING)	12
STANDARD SPACES (STACKING)	21	STANDARD SPACES (STACKING)	15
COMPACT SPACES (NON-STACKING)	8	COMPACT SPACES (NON-STACKING)	5
COMPACT SPACES (STACKING)	21	COMPACT SPACES (STACKING)	NA
<b>TOTAL SPACES</b>	<b>54</b>	<b>TOTAL SPACES</b>	<b>32</b>

**TOTAL SPACES ON SITE 86**  
**TOTAL COMPACT 34 (39.5%)**



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 LONG BEACH, CA # 2014-0924

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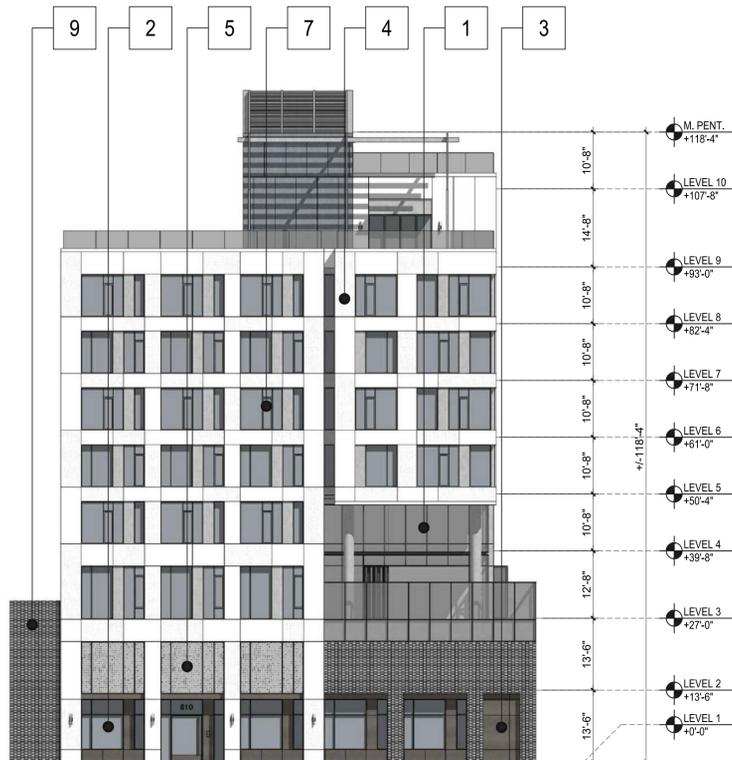
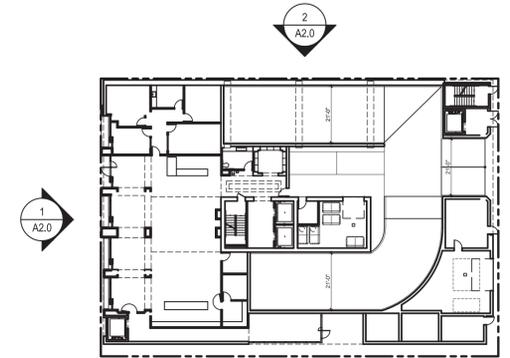


**SITE PLAN**  
 SITE SUMMARY AND PROJECT DATA

**A1.0**

### Material Legend

1. Curtain Wall
2. Storefront
3. Metal Panel
4. Riveted Metal Panel
5. Perforated Metal Panel
6. Glass Railing
7. Aluminum Window
8. Brick Veneer
9. Textured Brick Veneer
10. Metal Shade Structure
11. Metal Louver Screen



1. West Elevation (Pine Avenue)



2. North Elevation



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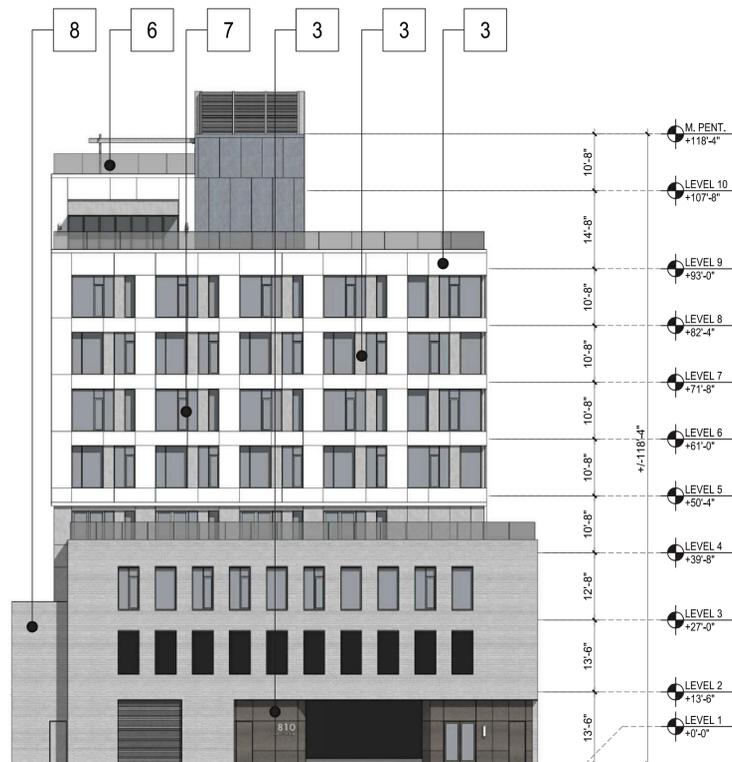
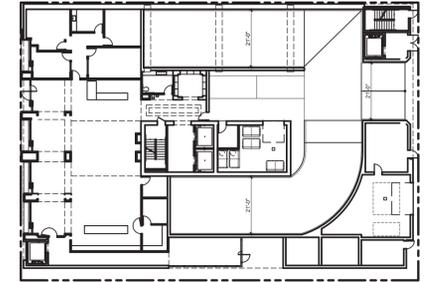


**BUILDING ELEVATIONS**  
WEST (PINE AVE) AND NORTH

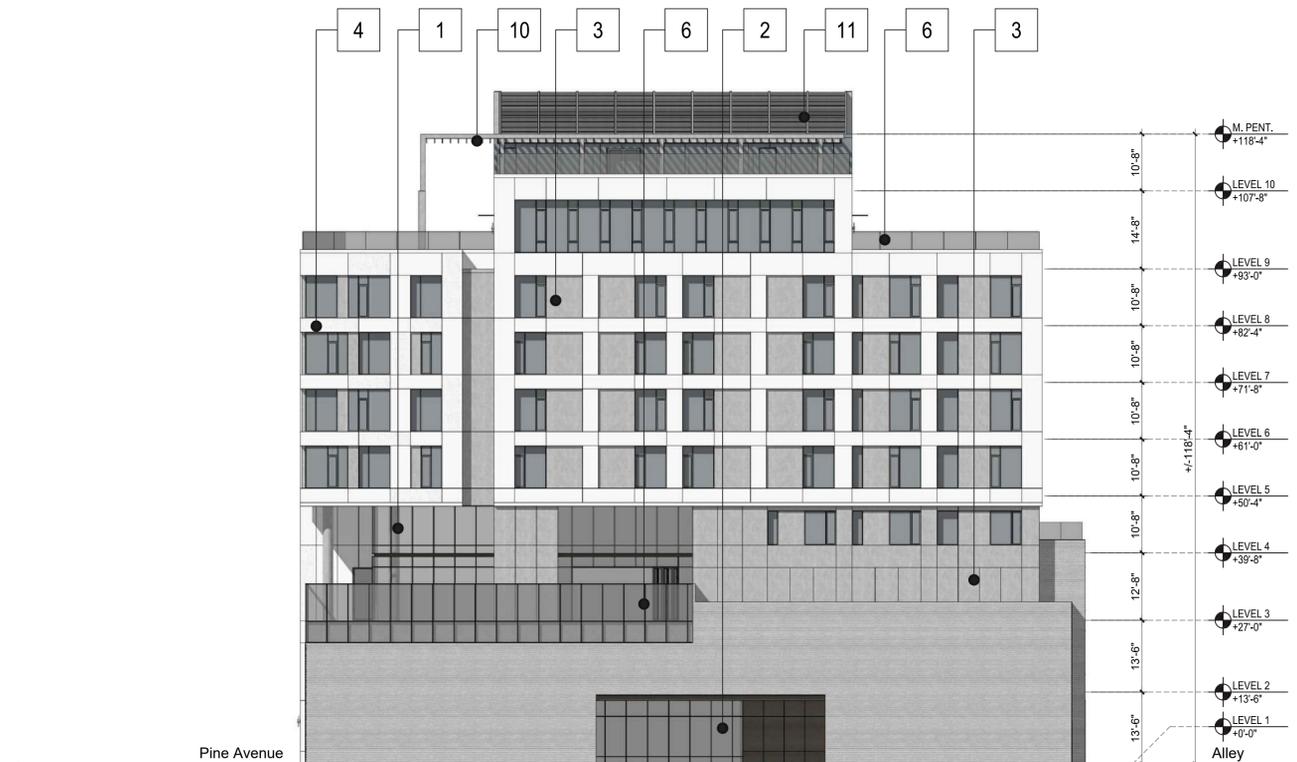
**A2.0**

### Material Legend

1. Curtain Wall
2. Storefront
3. Metal Panel
4. Riveted Metal Panel
5. Perforated Metal Panel
6. Glass Railing
7. Aluminum Window
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9. Textured Brick Veneer
10. Metal Shade Structure
11. Metal Louver Screen



1. East Elevation (Alley)



2. South Elevation



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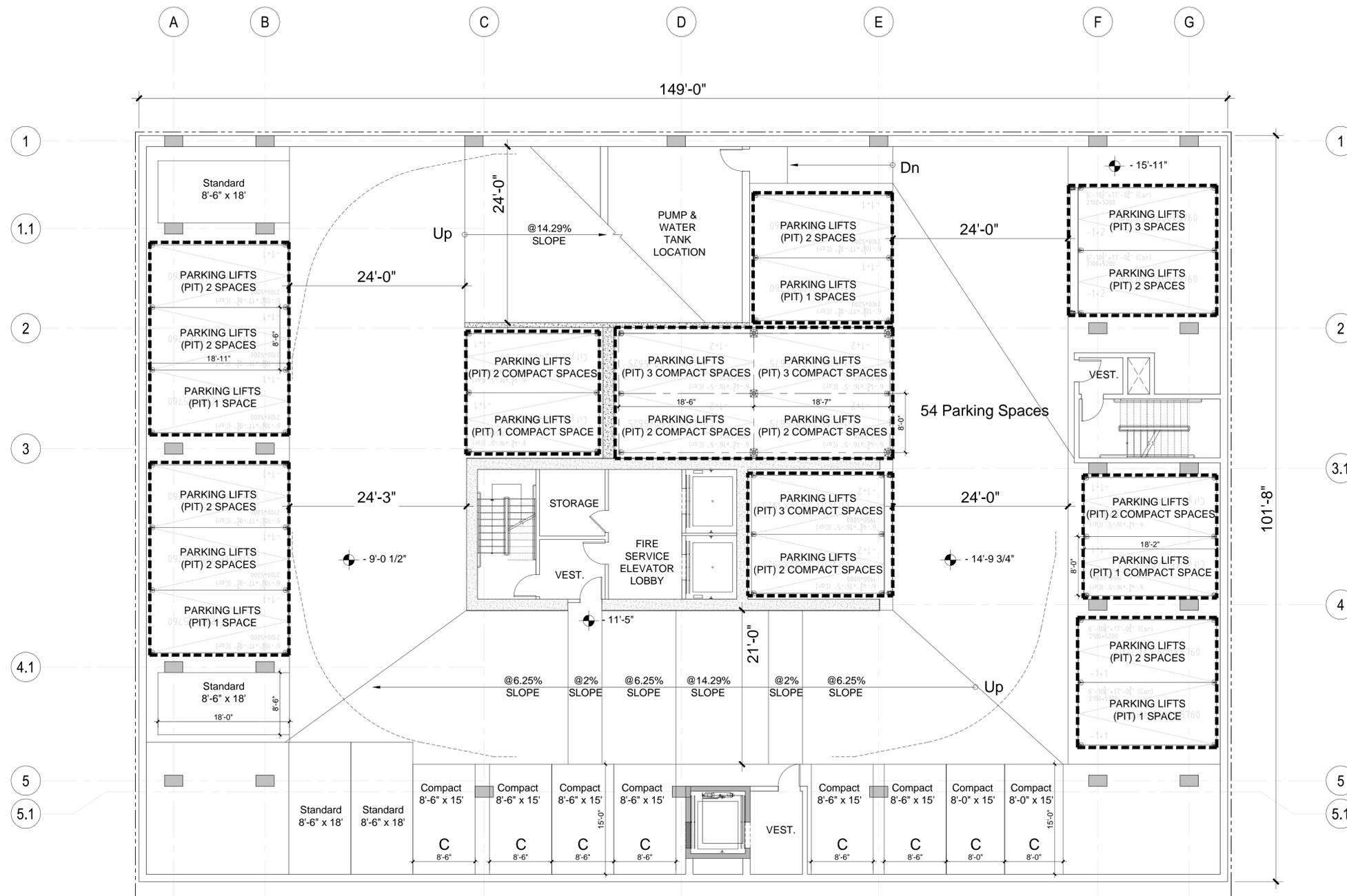
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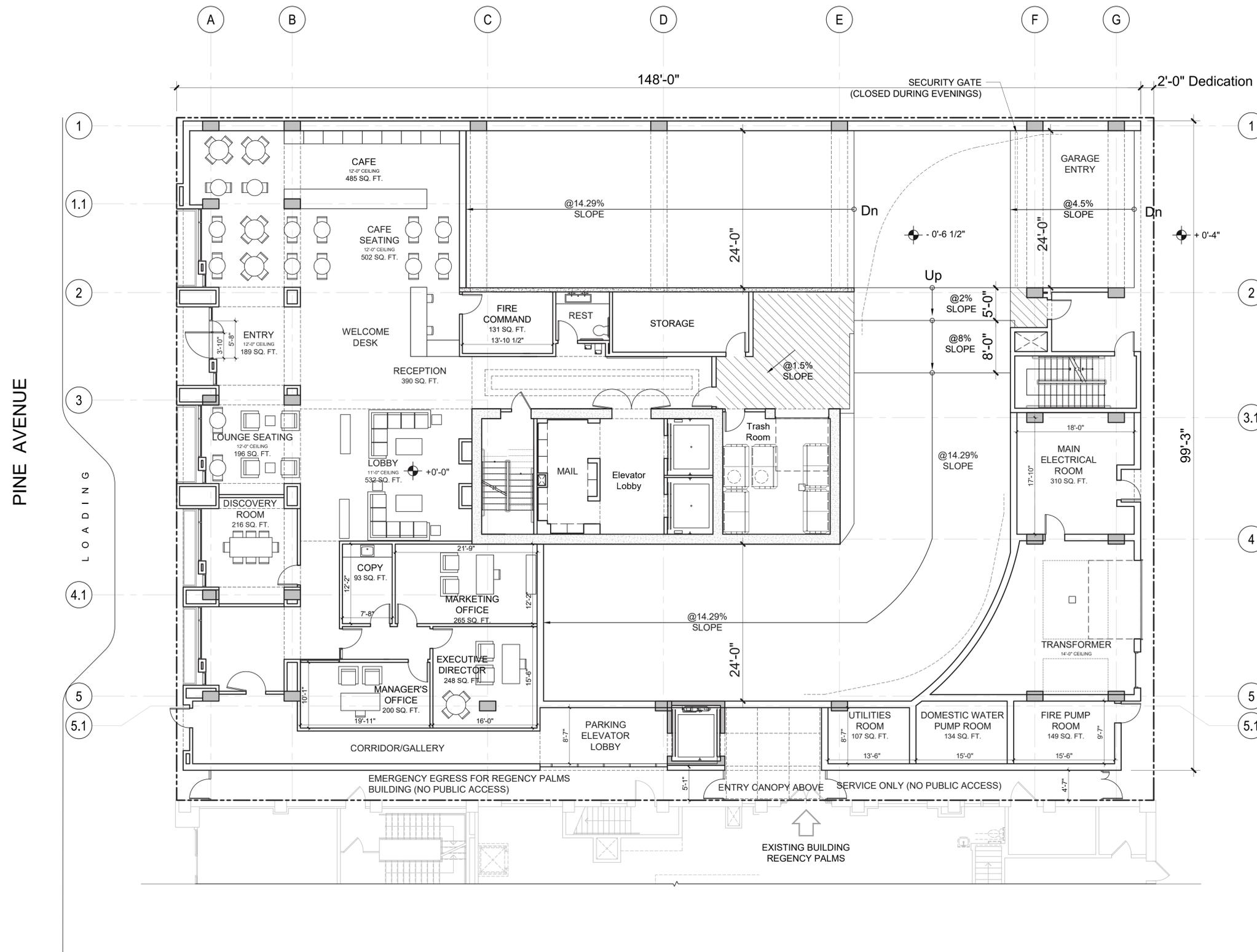


0 8 16 32

**BUILDING ELEVATIONS**  
EAST (ALLEY) AND SOUTH

**A2.1**





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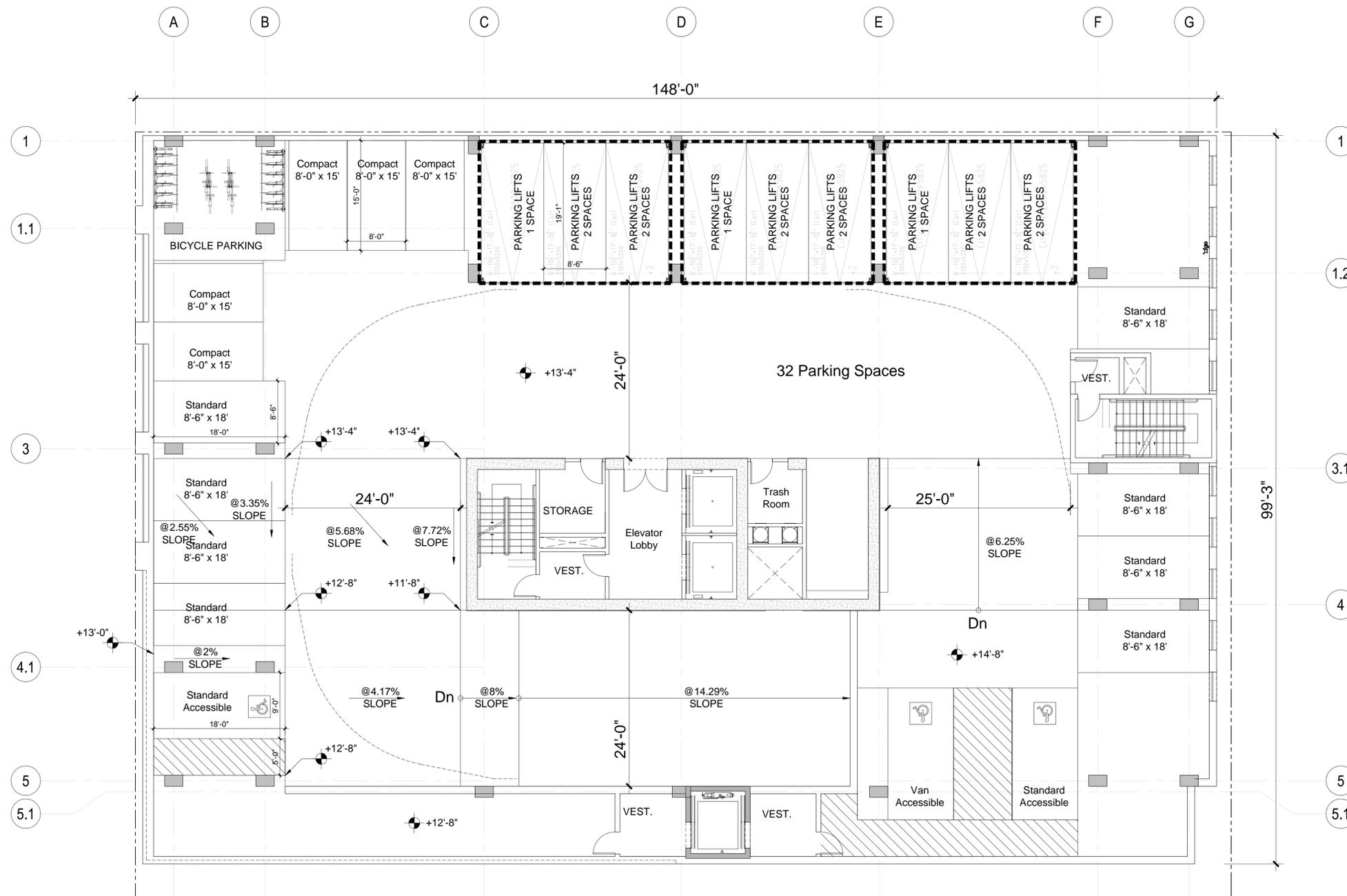
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BUILDING PLAN  
GROUND LEVEL

A3.1



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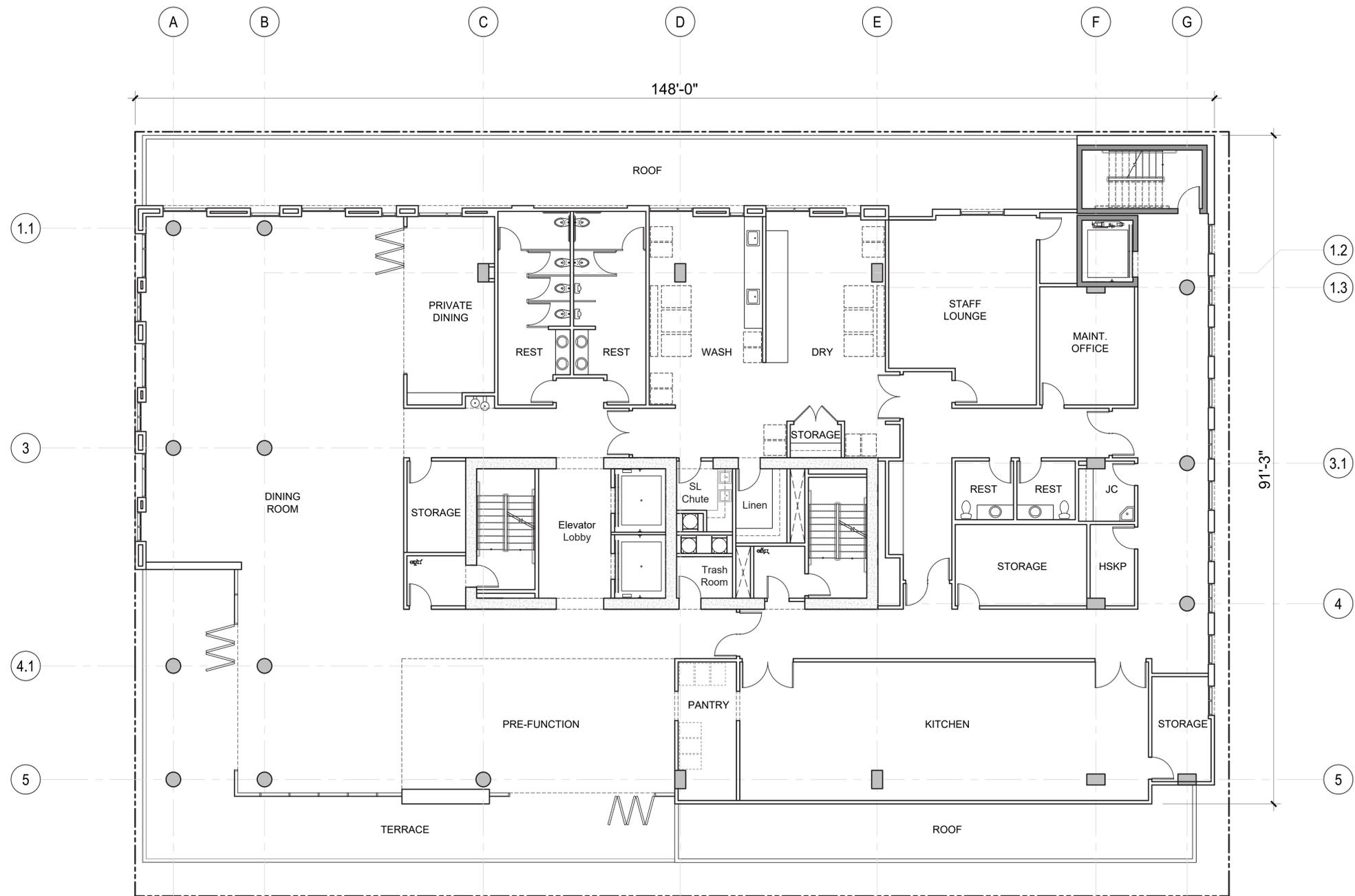
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**BUILDING PLAN**  
LEVEL 2

**A3.2**



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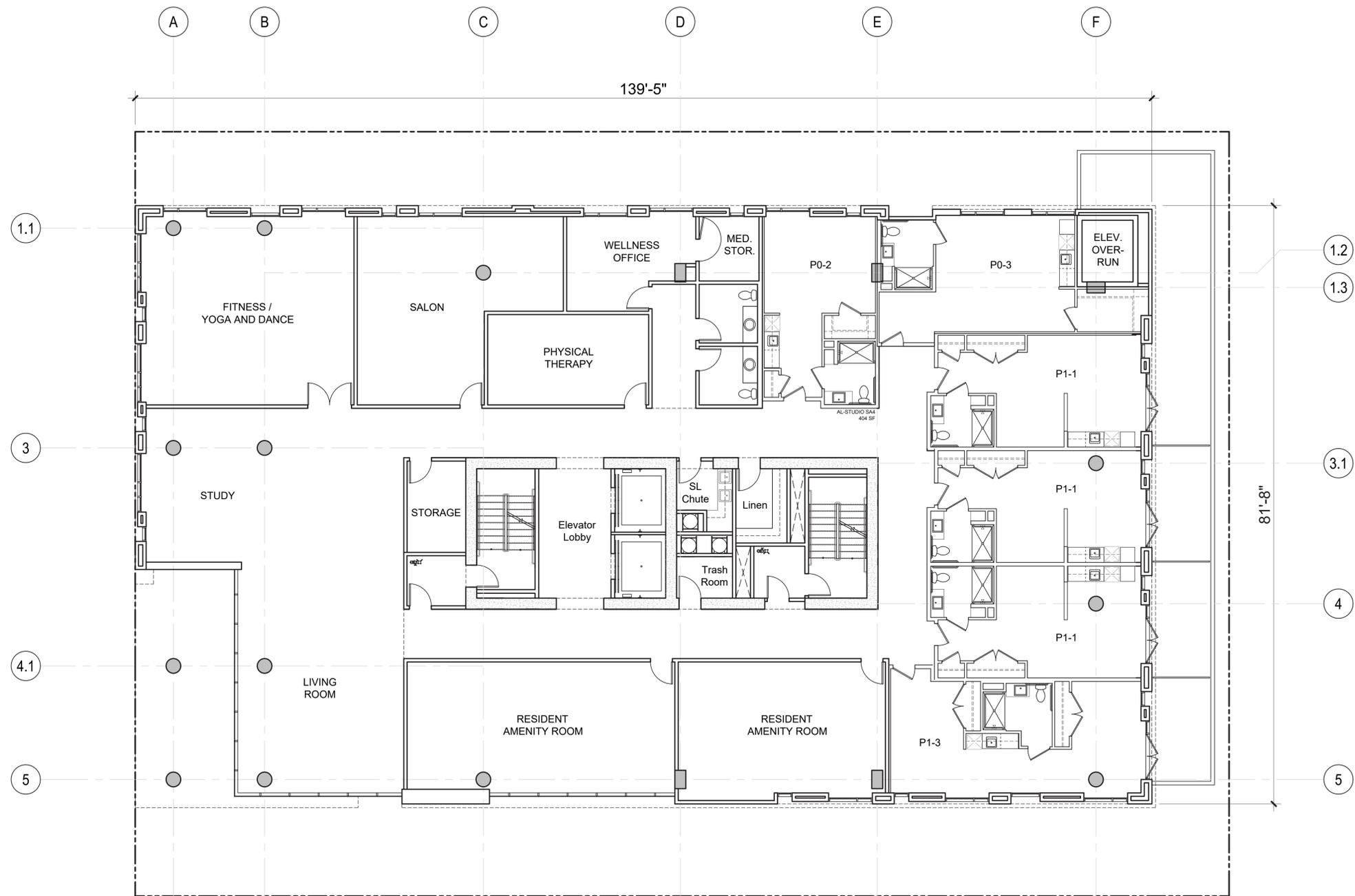
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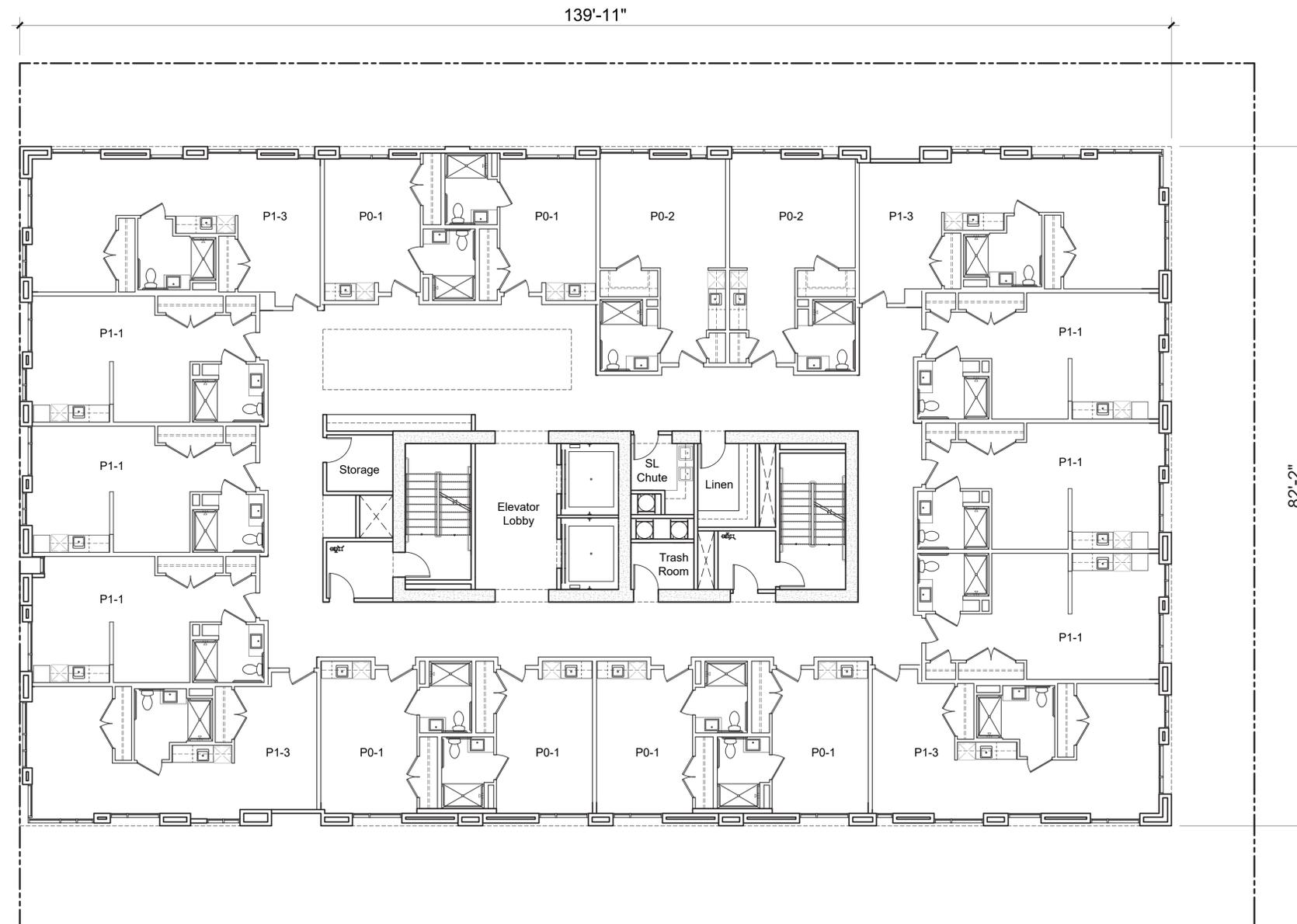
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BUILDING PLAN  
LEVEL 3

A3.3





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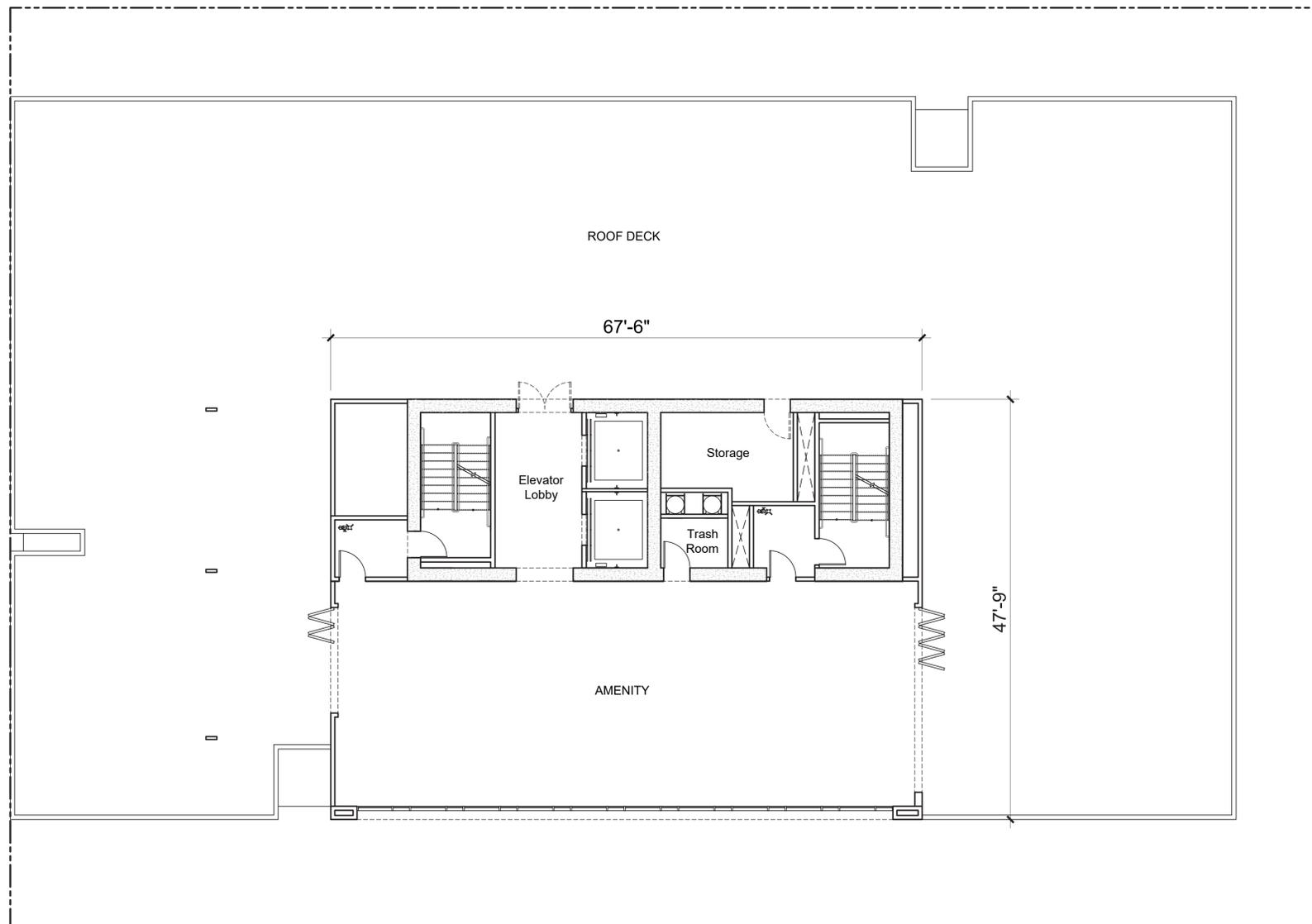
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BUILDING PLAN  
LEVELS 5-8

A3.5



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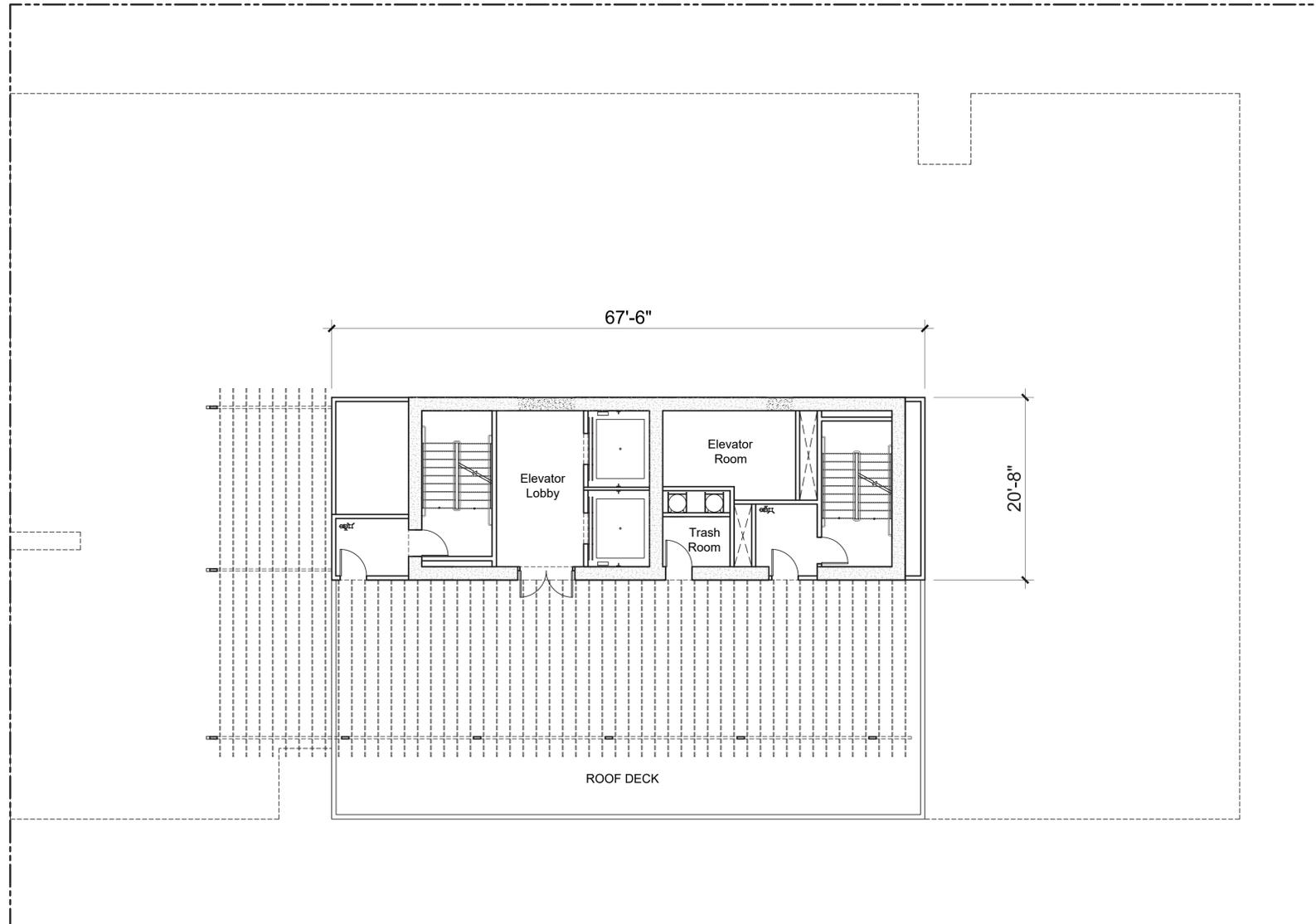
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BUILDING PLAN  
LEVEL 9

A3.6



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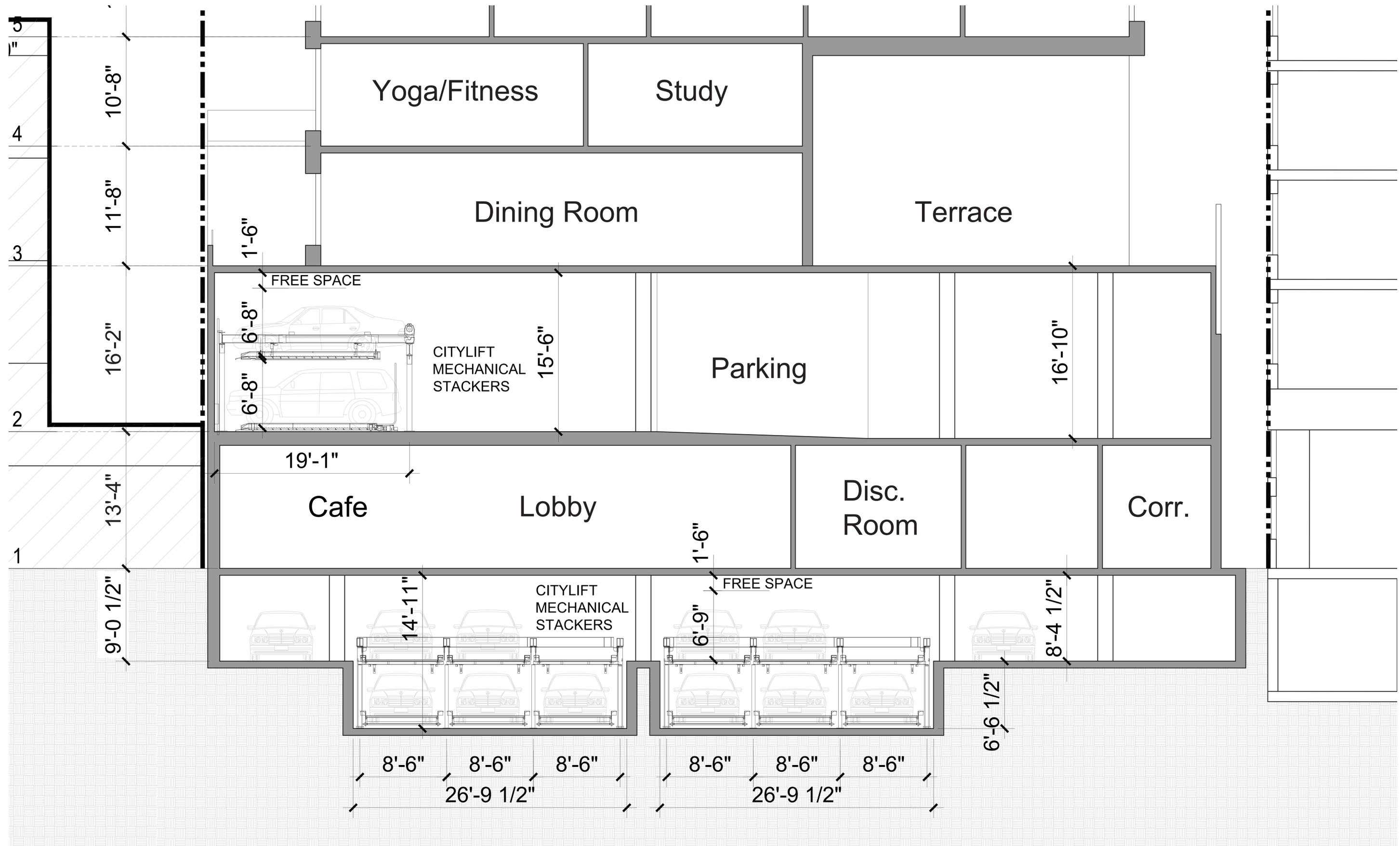
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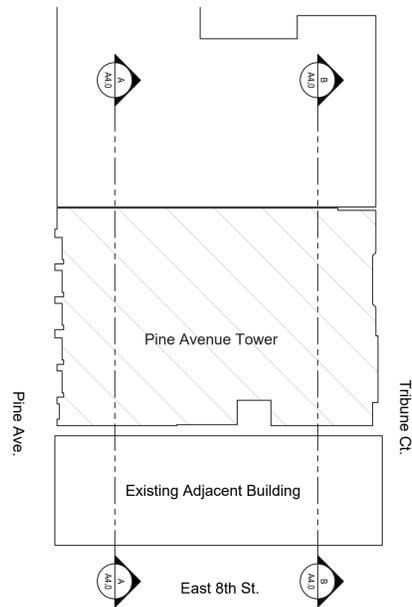


BUILDING PLAN  
LEVEL 10

A3.7







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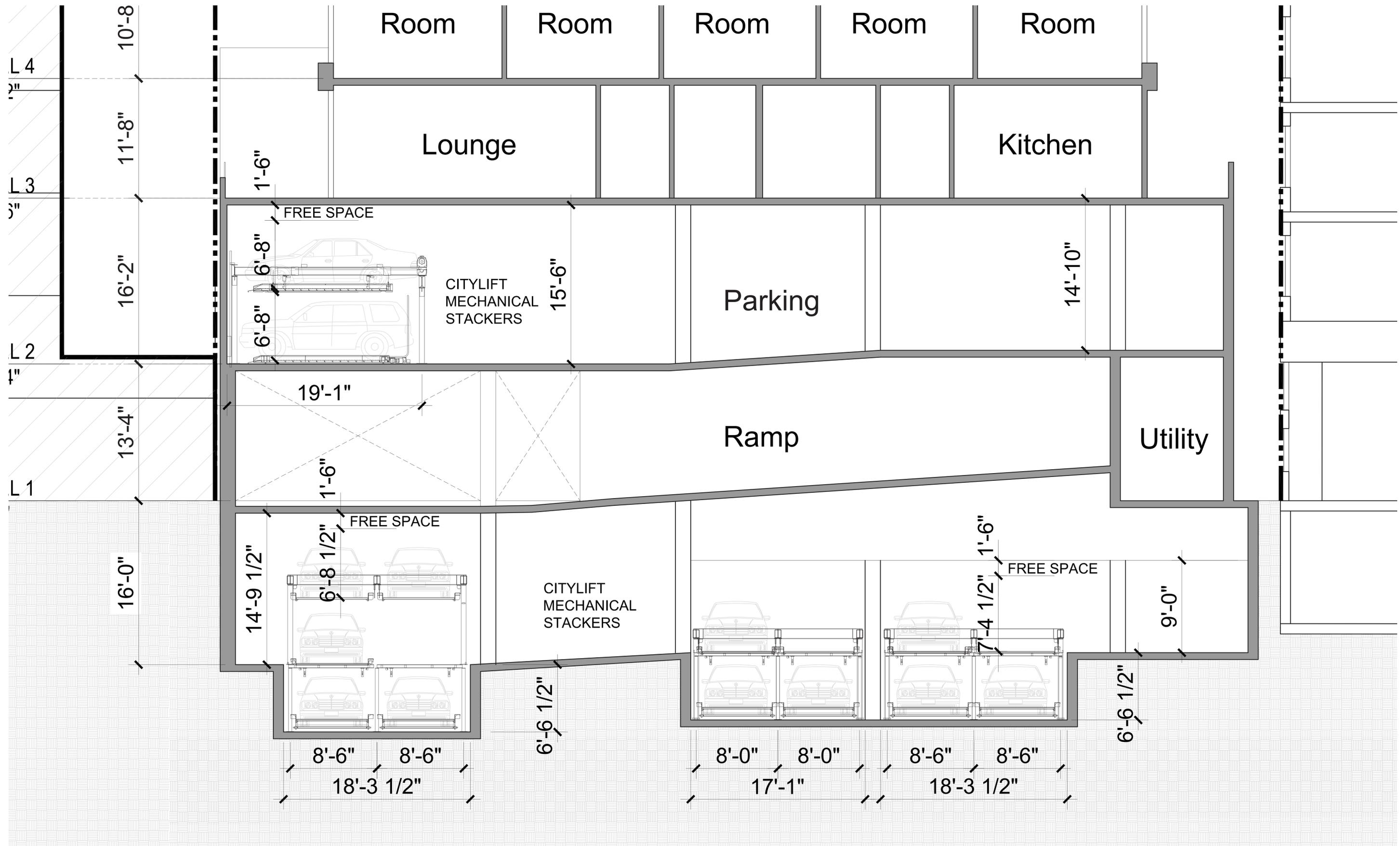
**PINE AVENUE TOWER**  
LONG BEACH, CA #2014-0924

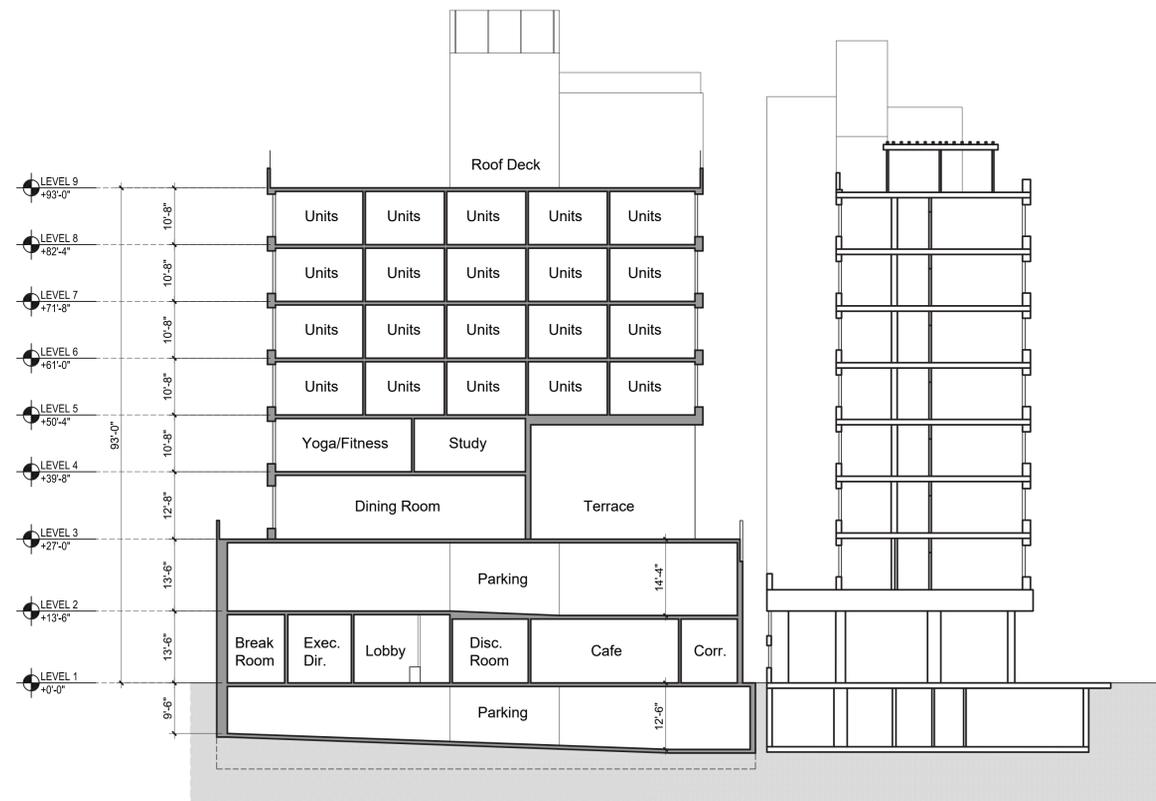
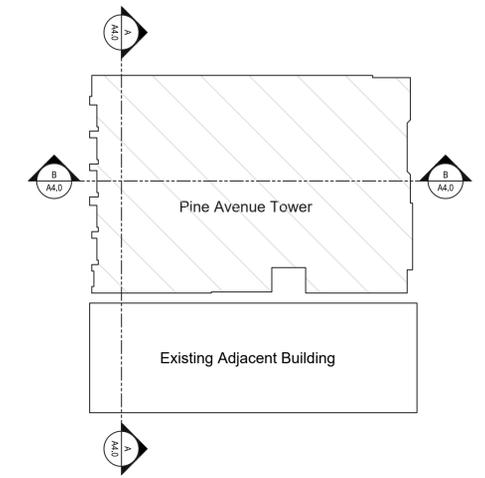
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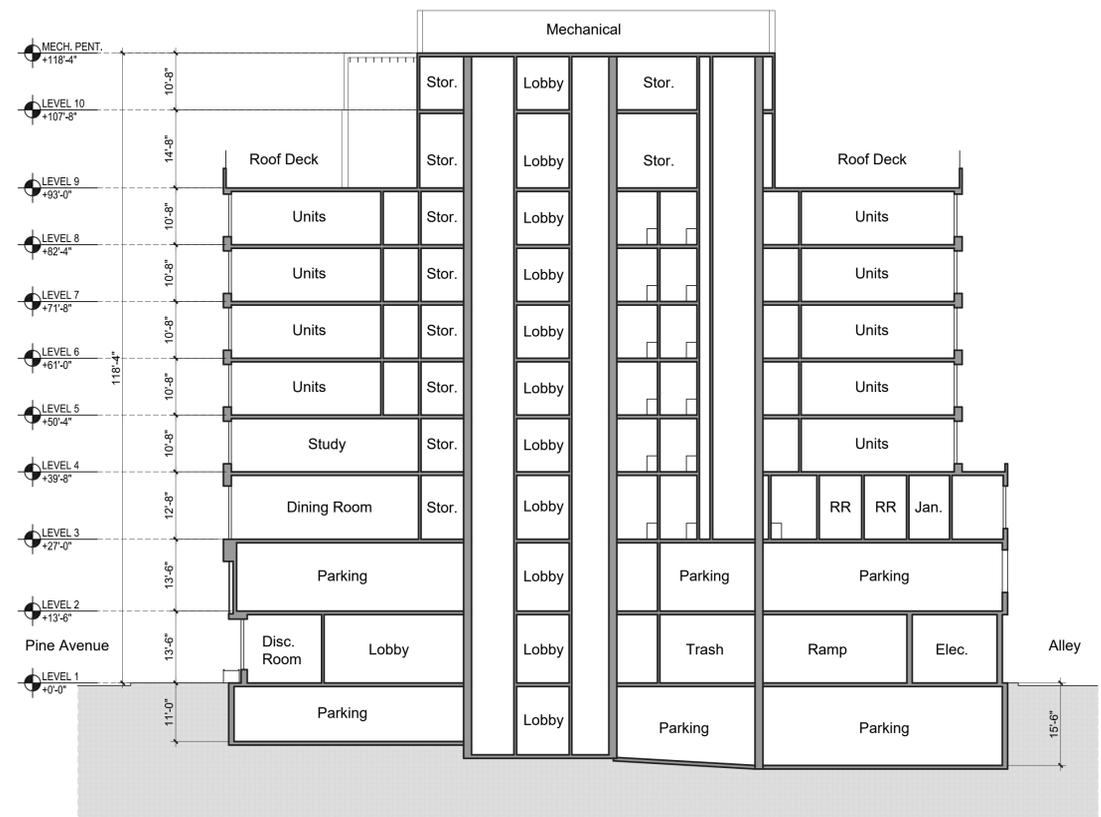
**BUILDING SECTIONS**  
SECTION B-B

**A4.2**





Section A-A



Section B-B



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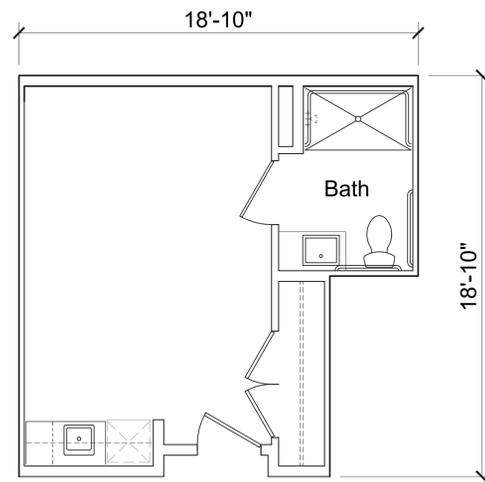
PINE AVENUE TOWER  
LONG BEACH, CA #2014-0924

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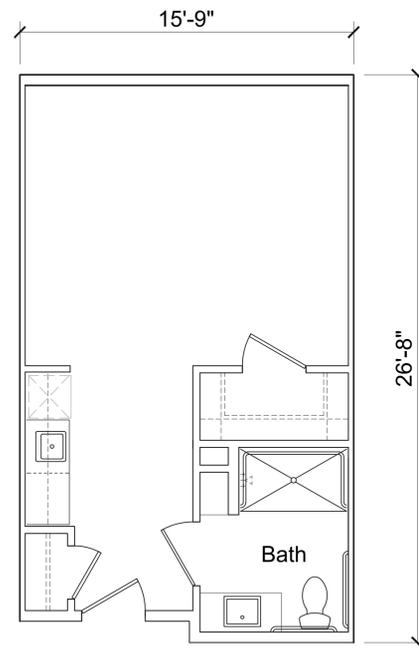


BUILDING SECTIONS  
SECTION A-A & SECTION B-B

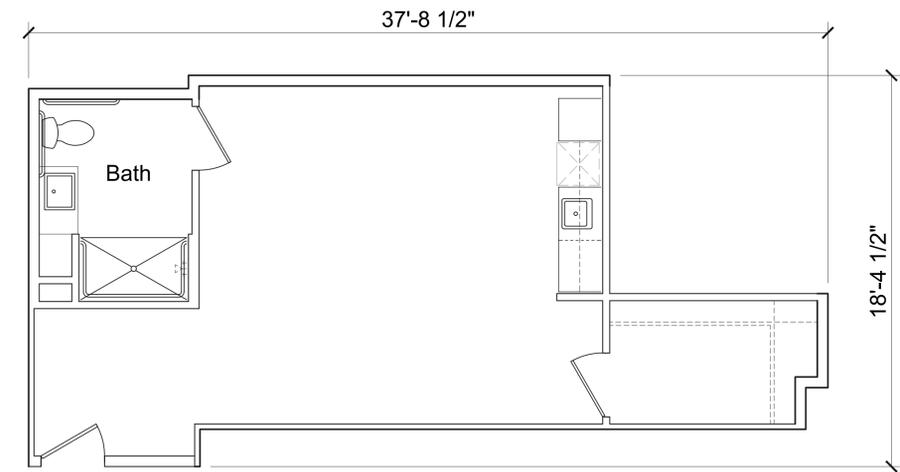
A4.0



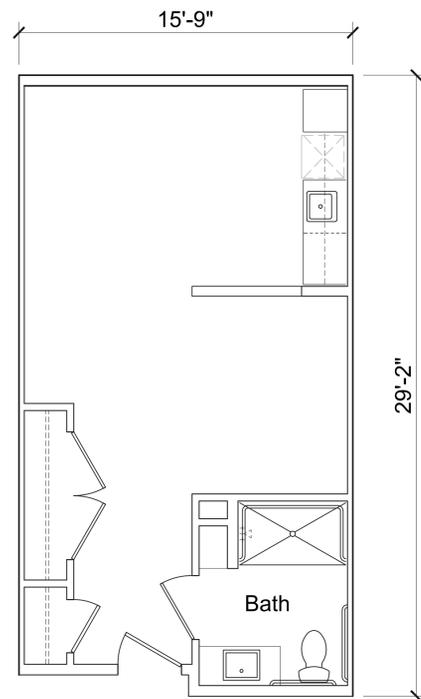
Studio P0-1  
293 SF



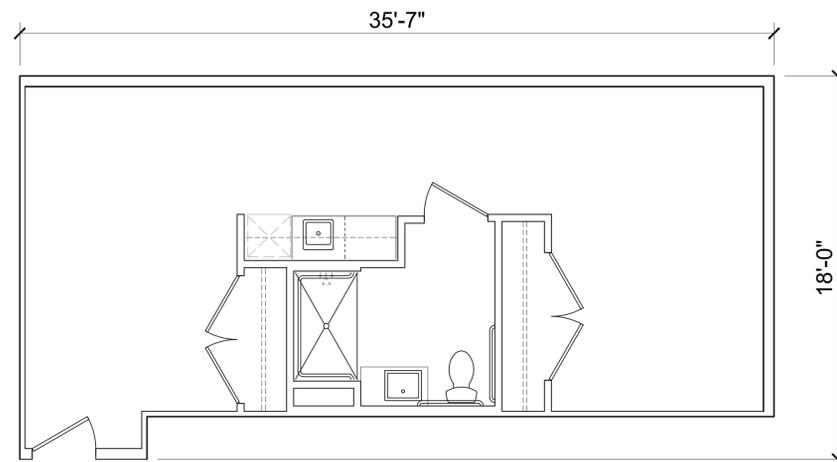
Studio P0-2  
404 SF



Studio P0-3  
510 SF

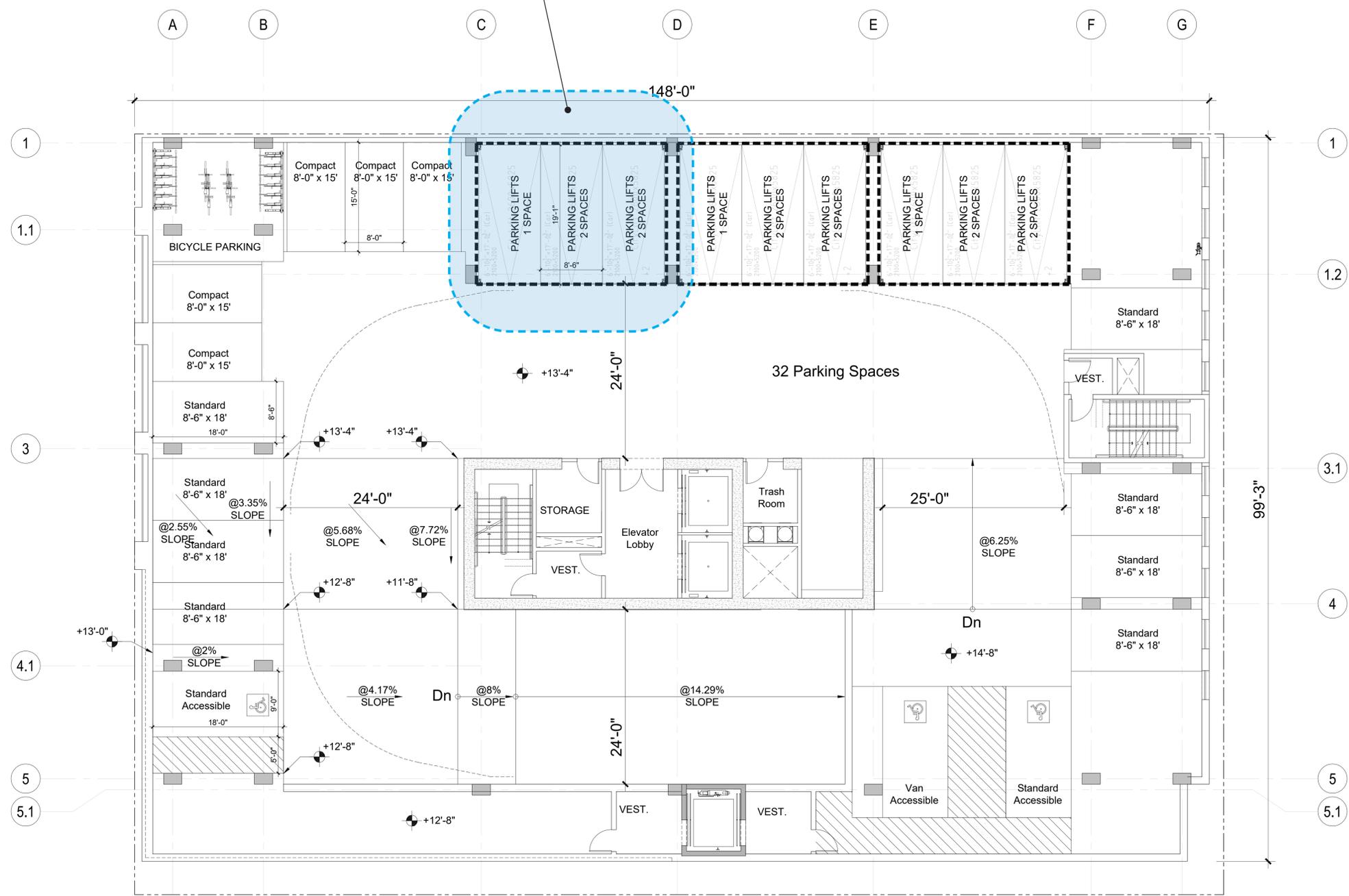


Junior 1-Bed P1-1  
443 SF



Shared Unit P1-3  
556 SF

TYPICAL STACKER LOCATION  
(PLAN VIEW)



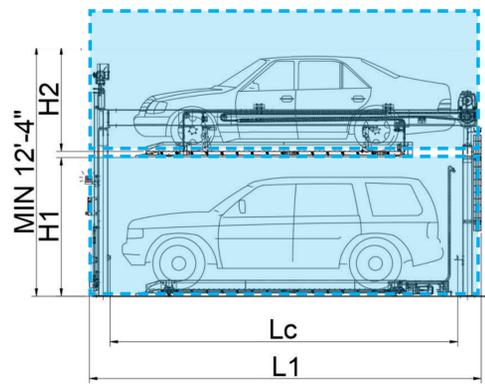
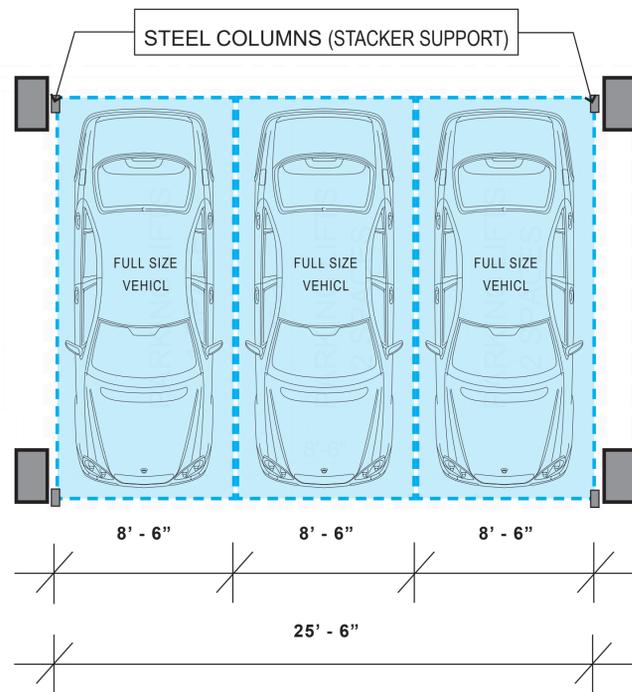


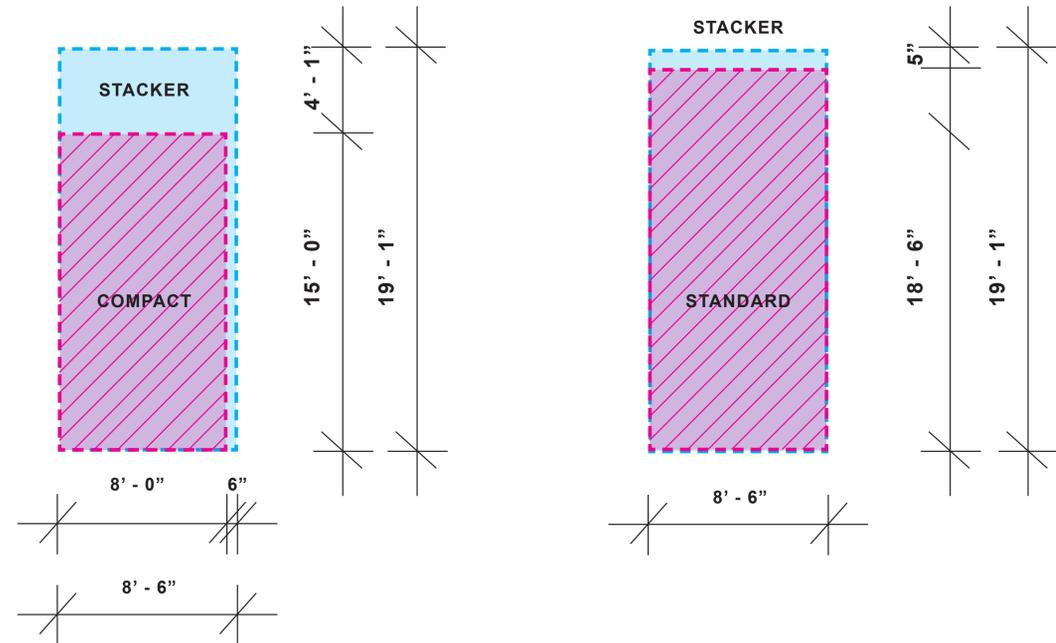
Table 1. Typical 2-level Puzzle Dimensions  
Equipment Dimension and Car Size

Equipment Dimension and Car Size	
Equipment Length (L1)	Equipment Width (W1)
20'-0"	8'-6"
Car Length (Lc)	Car Width (Wc)
17'-0"	6'-10"
Recommended Height Options	
Upper (H2)	Ground (H1)
5'-5"	6'-8"

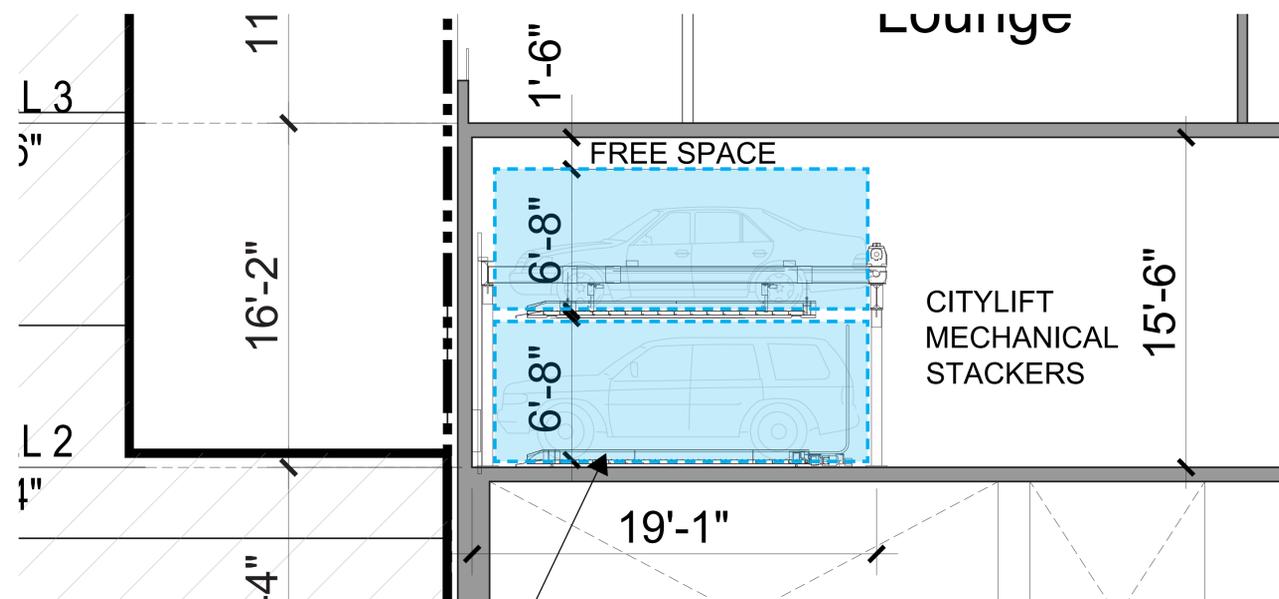
**CITYLIFT SPECIFICATION**  
PUZZLE SYSTEM



**TYPICAL STACKER CONDITION**  
STANDARD STACKER WITH FULL SIZE VEHICLE | 1/4" = 1'-0"

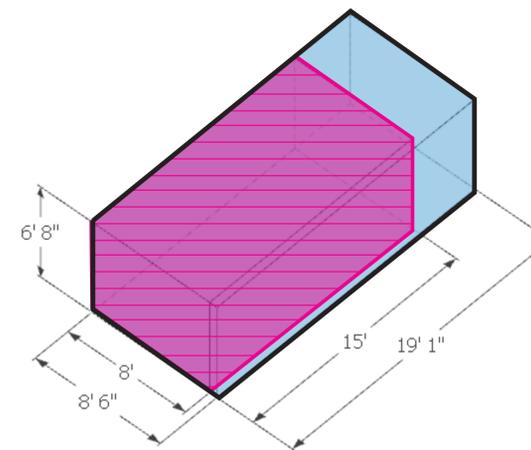


**REQUIRED VS PROVIDED AREA COMPARISON DIAGRAM**  
COMPACT AND STACKER | 1/4" = 1'-0"

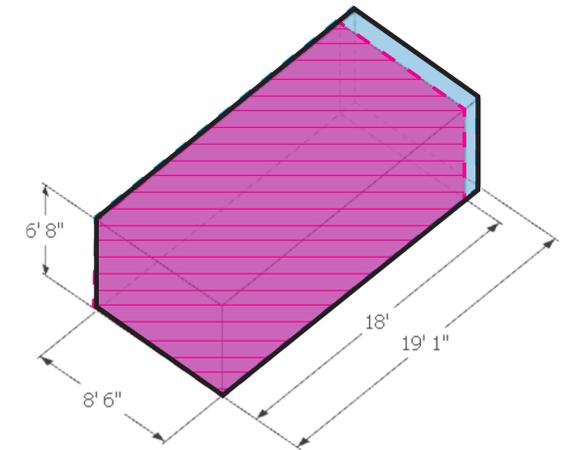


**KTGY PROPOSED STACKER SECTION**  
1/4" = 1'-0"

STACKER MECHANISM INCLUDES 5.5" HIGH STEEL RAIL, WHICH FORMS A FLAT SURFACE 1'-8 1/2" WIDE BETWEEN CARS



LONG BEACH COMPACT STALL AND KTGy PROVIDED STACKER COMPARISON



LONG BEACH STANDARD STALL AND KTGy PROVIDED STACKER COMPARISON

**REQUIRED VS PROVIDED STALL COMPARISON DIAGRAM**  
COMPACT AND STACKER | 1/4" = 1'-0"



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LONG BEACH, CA #2014-0924

CONCEPTUAL DESIGN  
DECEMBER 20, 2021



CONCEPTUAL PERSPECTIVE  
STREET SCENE FROM PINE AVENUE

A6.2



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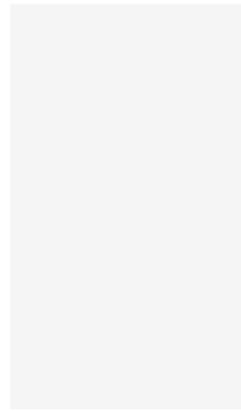
**PINE AVENUE TOWER**  
LONG BEACH, CA #2014-0924

**CONCEPTUAL DESIGN**  
DECEMBER 20, 2021

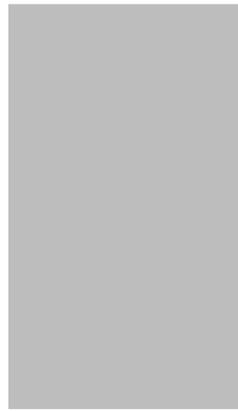


**CONCEPTUAL PERSPECTIVE**  
AERIAL FROM PINE AVENUE

**A6.3**



1) Metal Panel



4) Metal Panel



7) Metal Panel



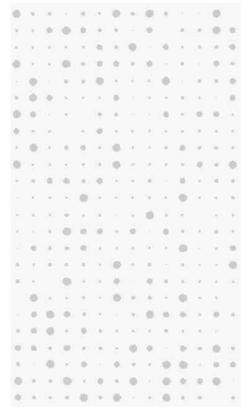
9) Metal Panel



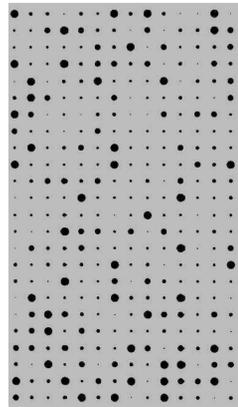
15) Glass Railing at Roof Decks



16) Steel Planters



2) Embossed Panel



5) Perforated Panel



8) Paint to Match



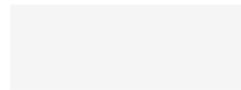
10) Paint to Match



11) Window Frame



12) Window Frame



3) Paint to Match



6) Paint to Match

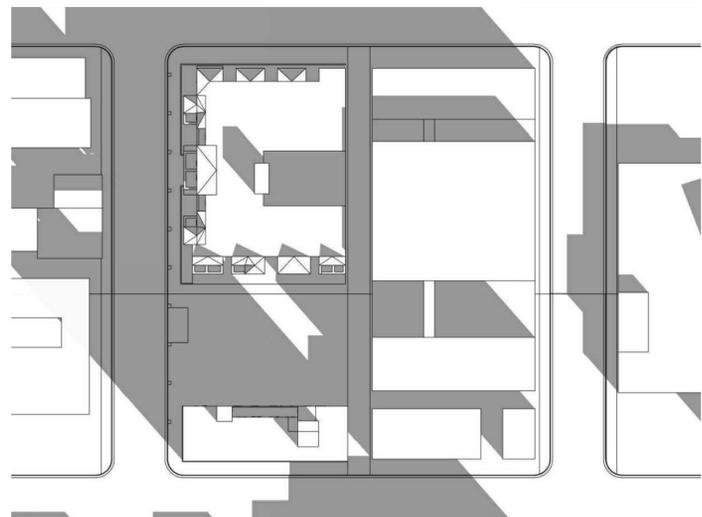


13) Limestone

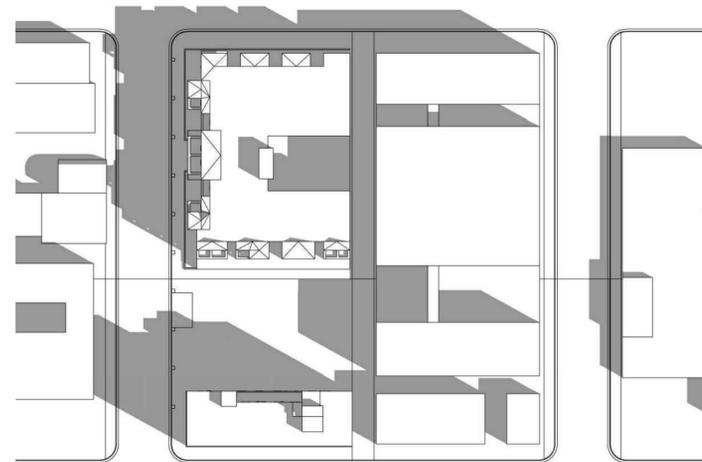


14) Brick

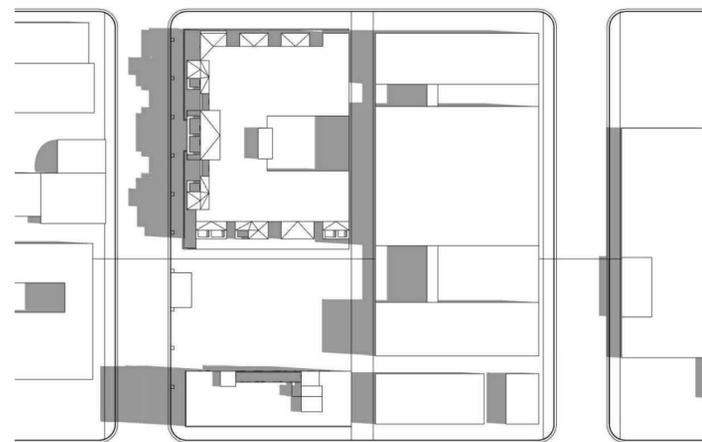




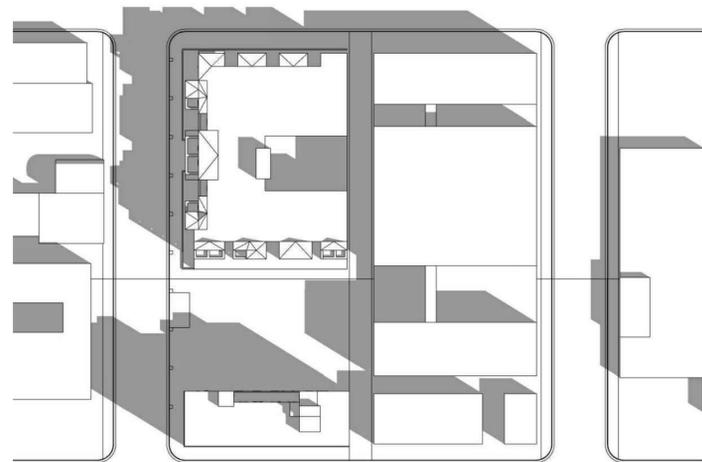
December 21 at 9 am



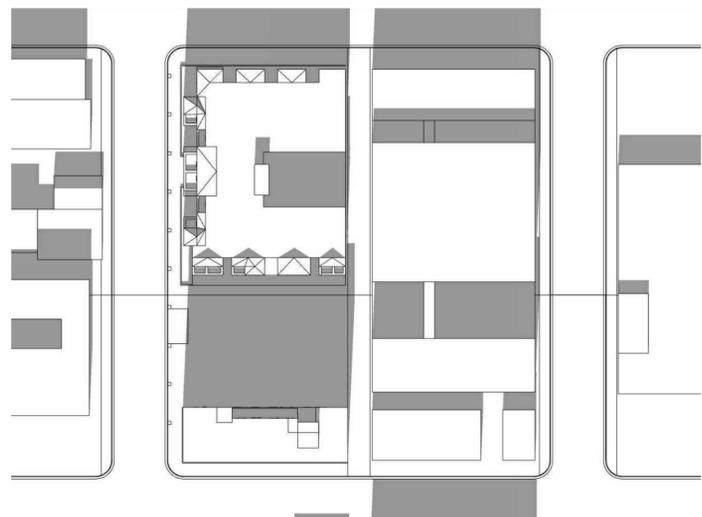
March 21 at 9 am



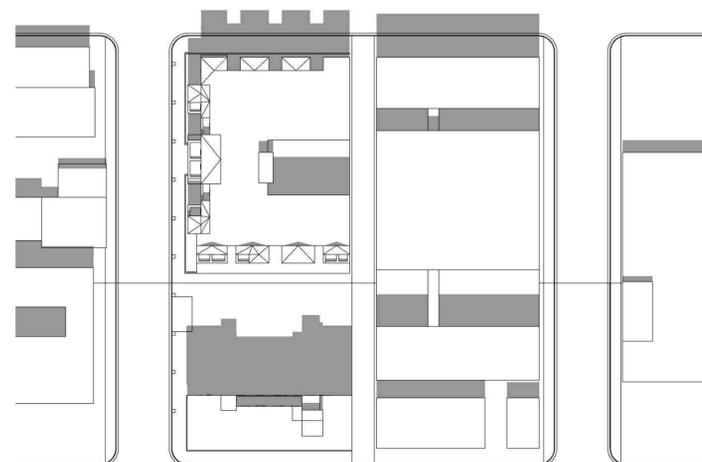
June 21 at 9 am



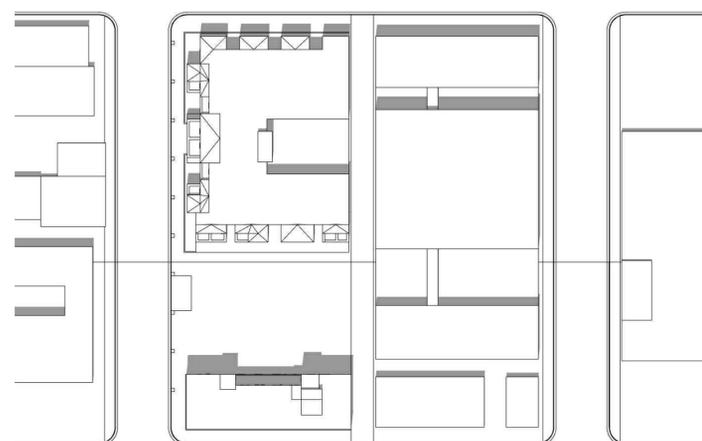
September 21 at 9 am



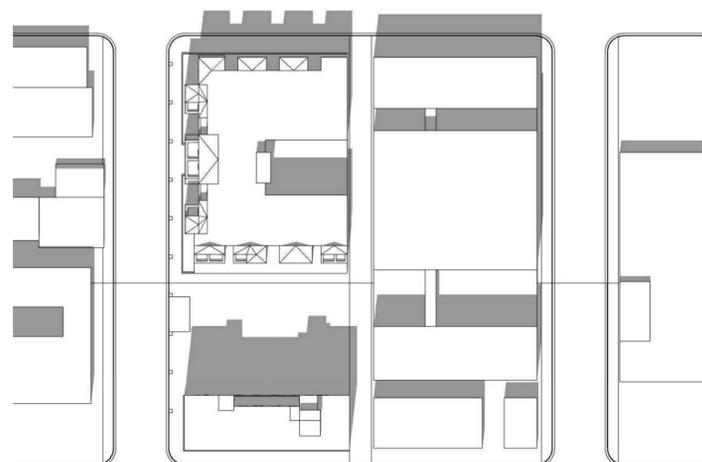
December 21 at 12 pm



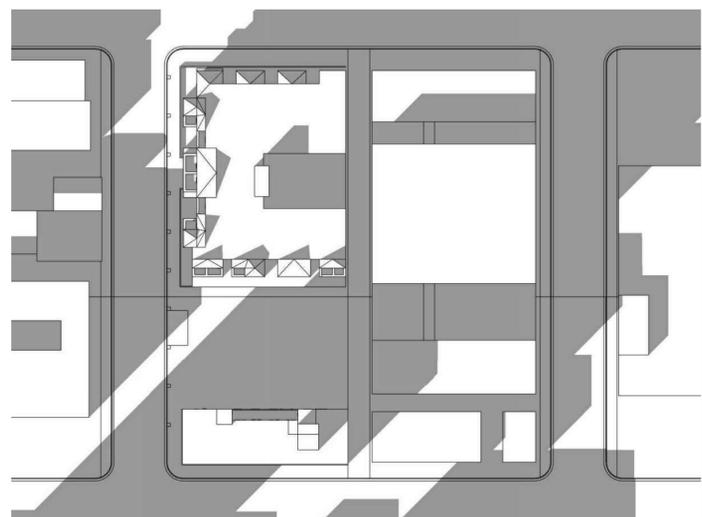
March 21 at 12 pm



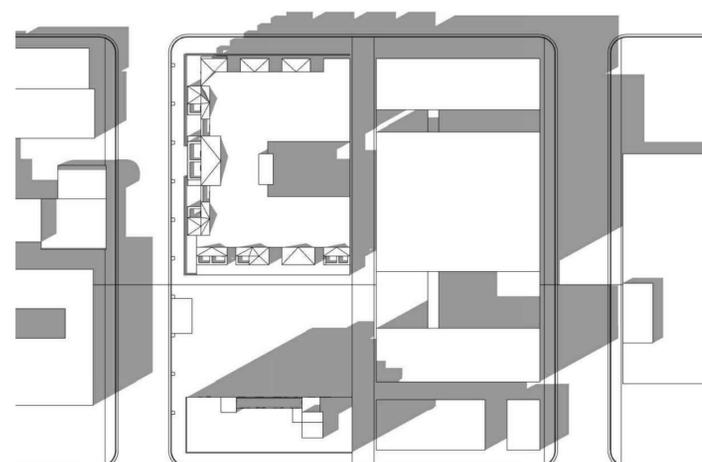
June 21 at 12 pm



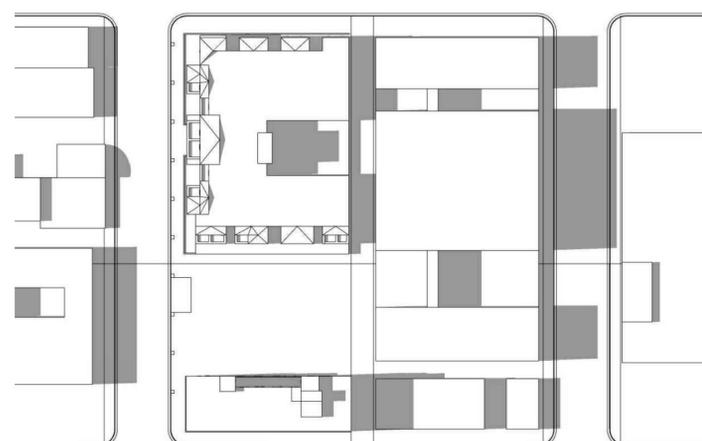
September 21 at 12 pm



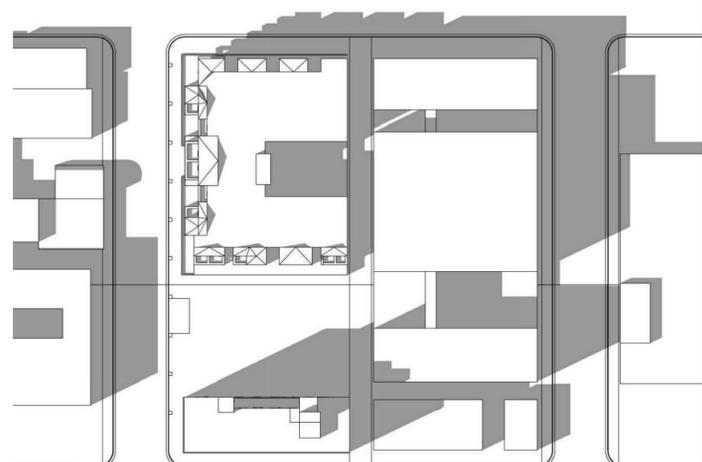
December 21 at 3 pm



March 21 at 3 pm



June 21 at 3 pm



September 21 at 3 pm



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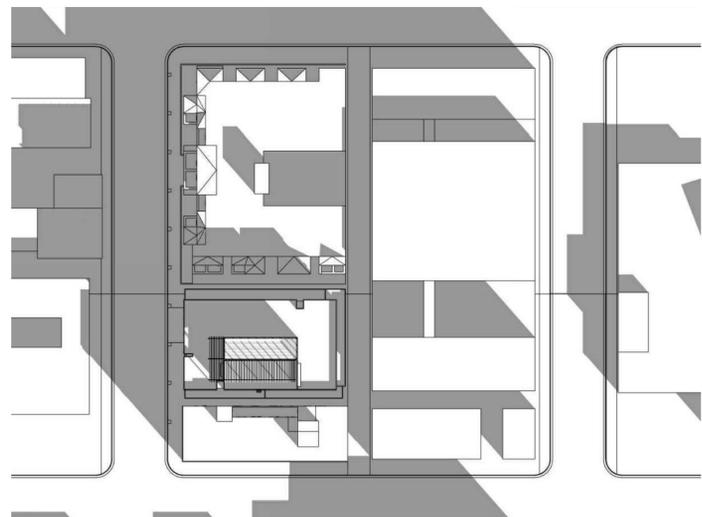
PINE AVENUE TOWER  
LONG BEACH, CA #2014-0924

CONCEPTUAL DESIGN  
DECEMBER 20, 2021

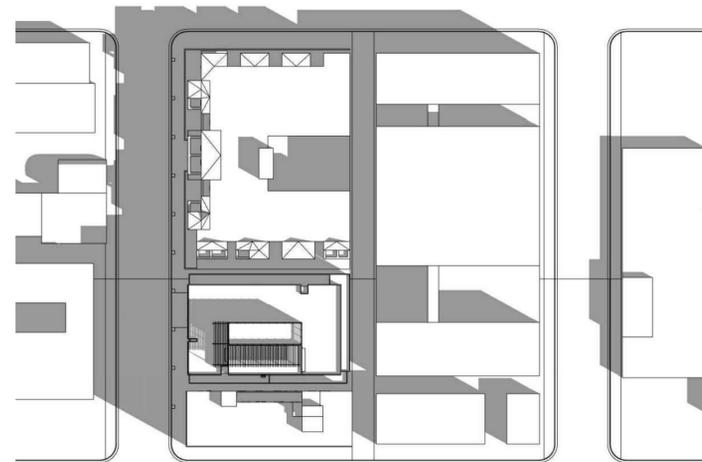


SHADOW STUDY  
CURRENT CONDITIONS

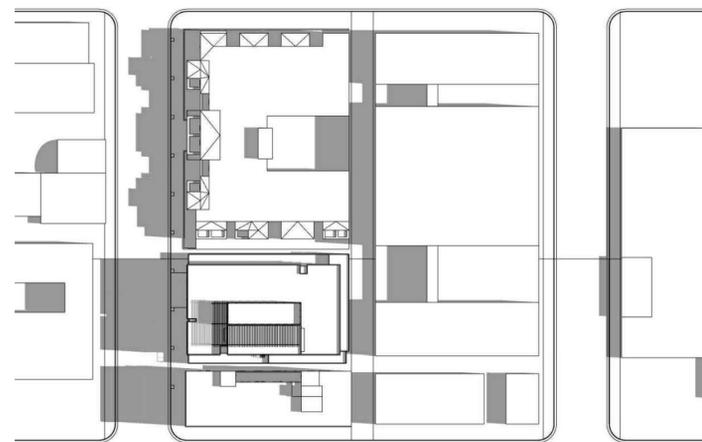
A8.0



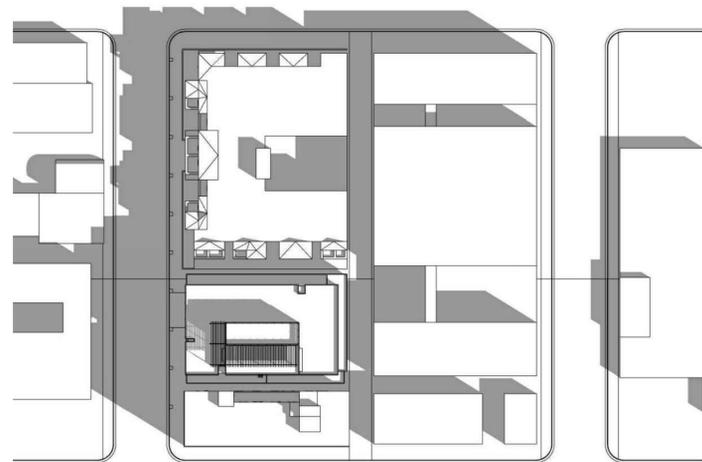
December 21 at 9 am



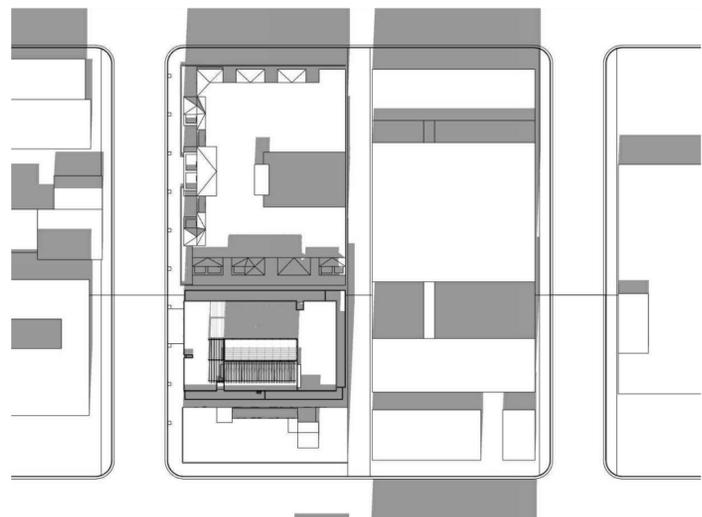
March 21 at 9 am



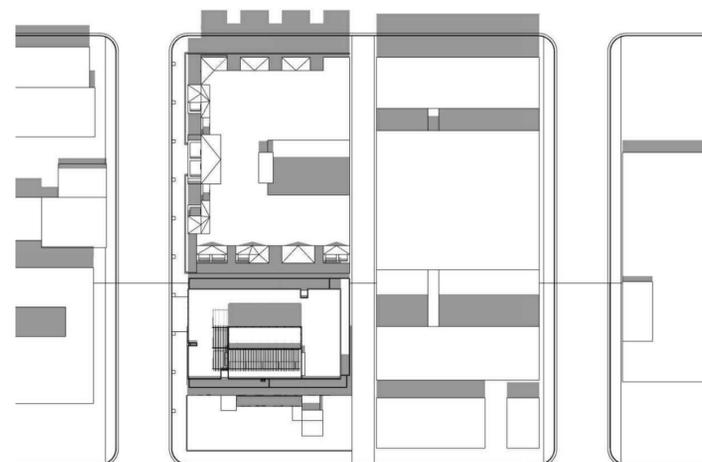
June 21 at 9 am



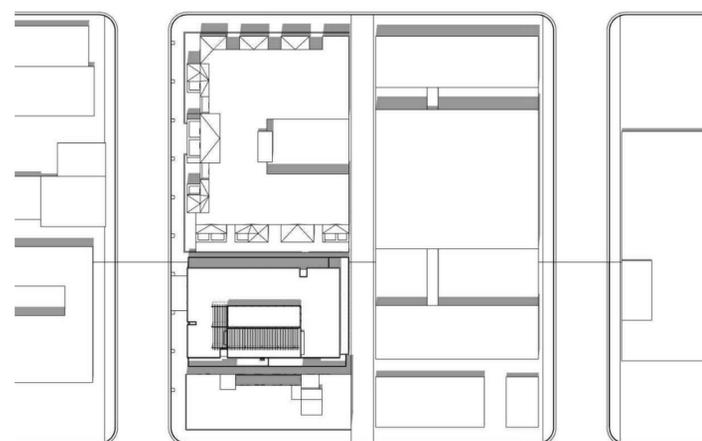
September 21 at 9 am



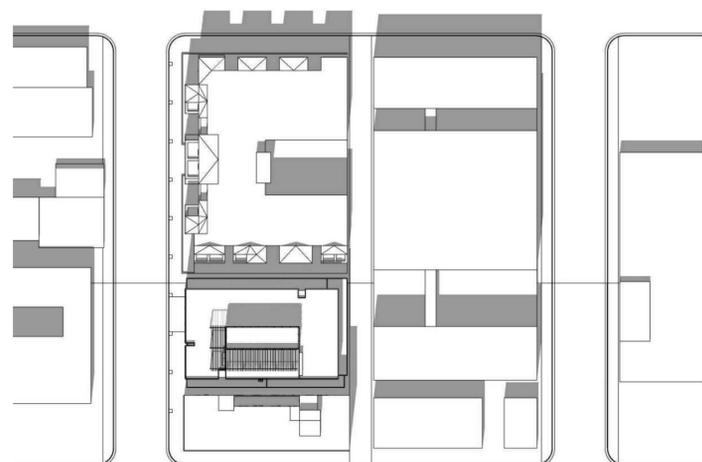
December 21 at 12 pm



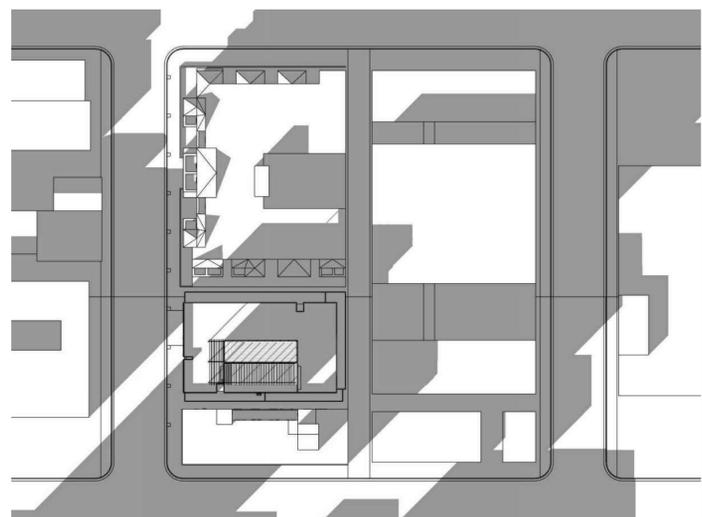
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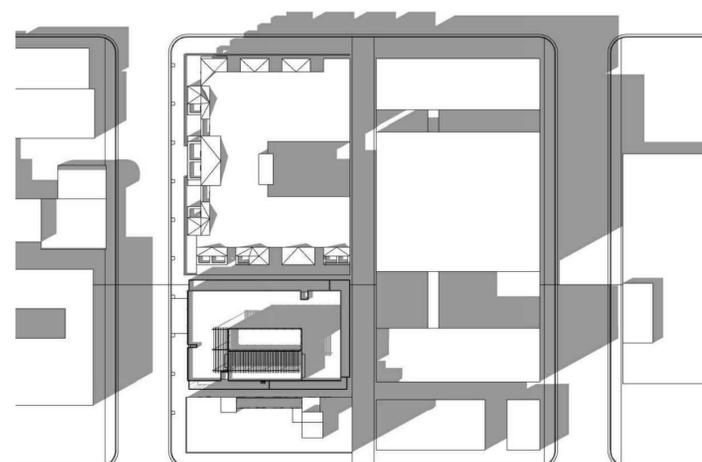
June 21 at 12 pm



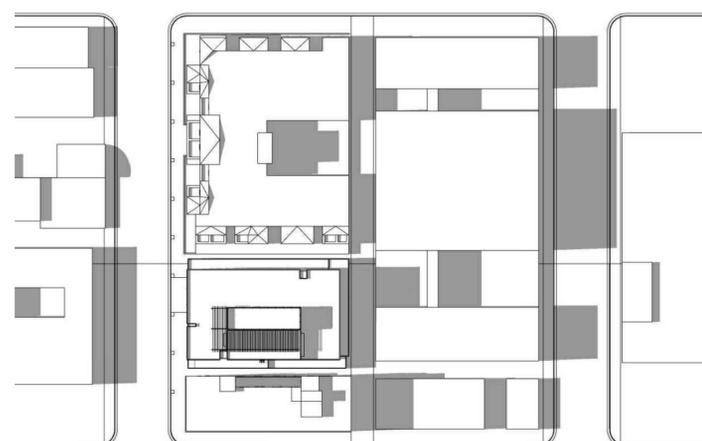
September 21 at 12 pm



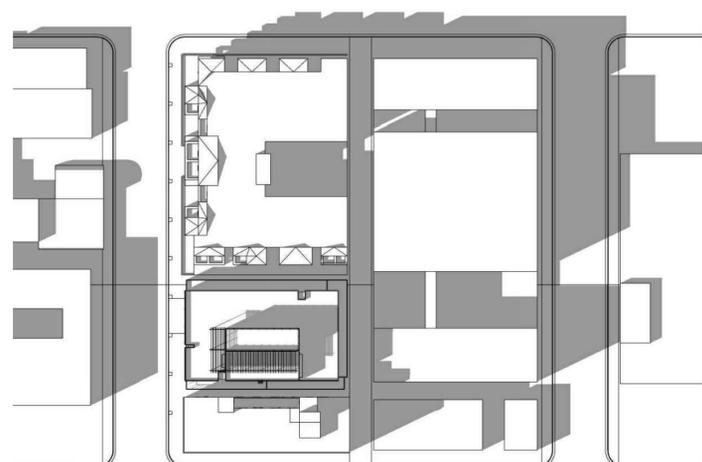
December 21 at 3 pm



March 21 at 3 pm



June 21 at 3 pm



September 21 at 3 pm

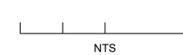


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SHADOW STUDY  
PROPOSED CONDITIONS

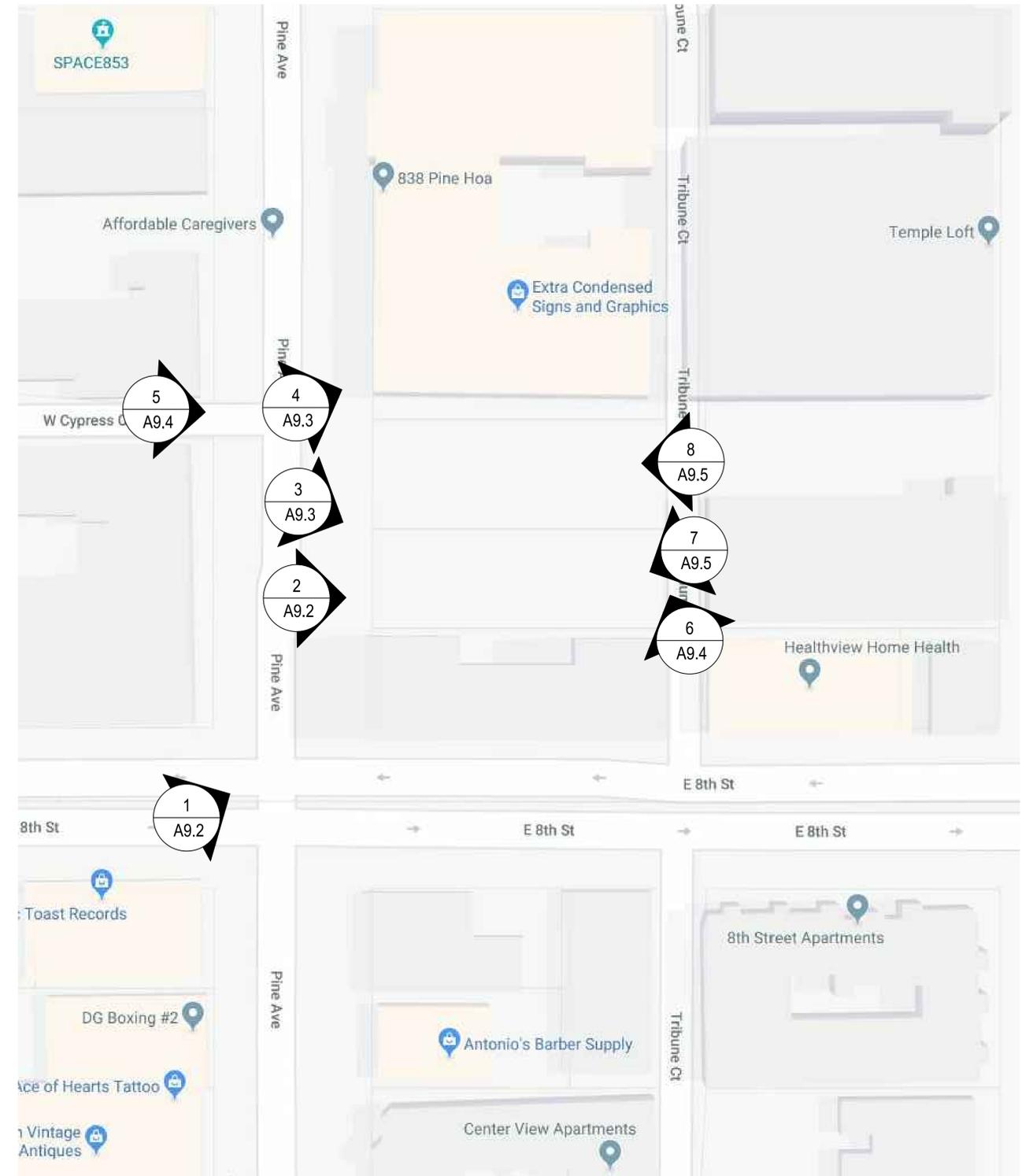
A8.1



Aerial Image



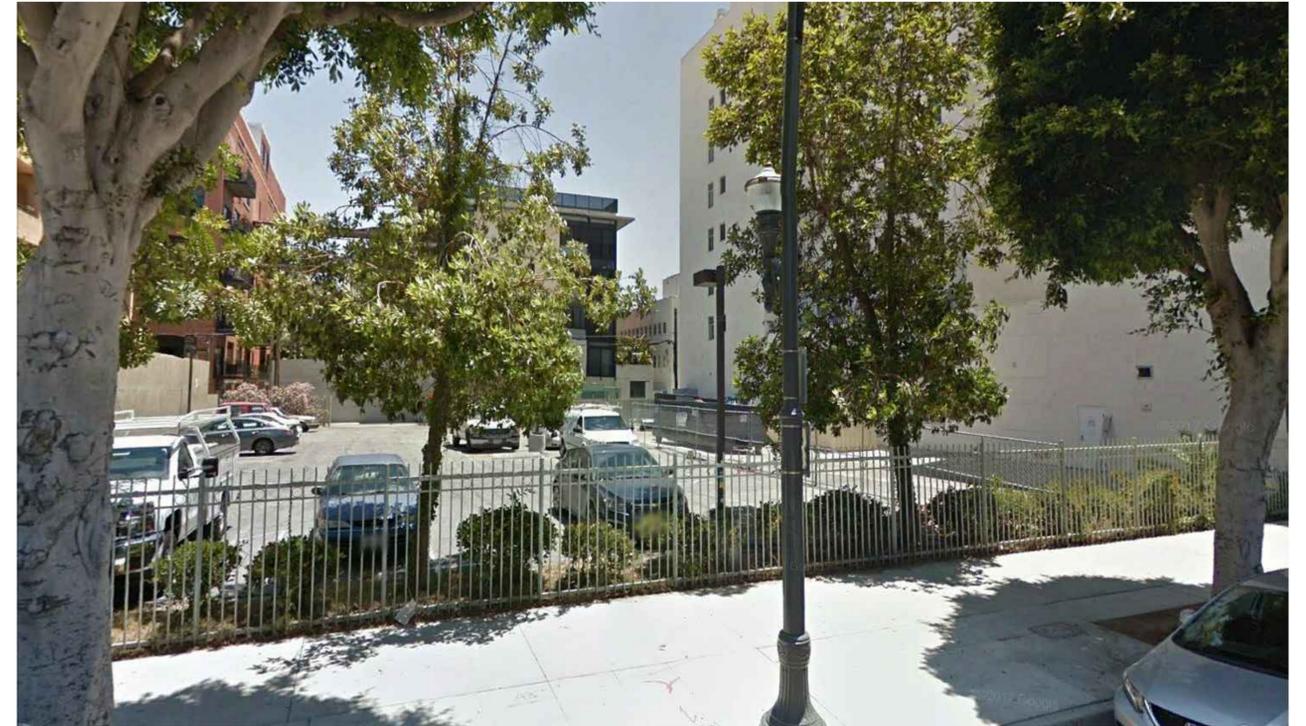
Aerial Perspective



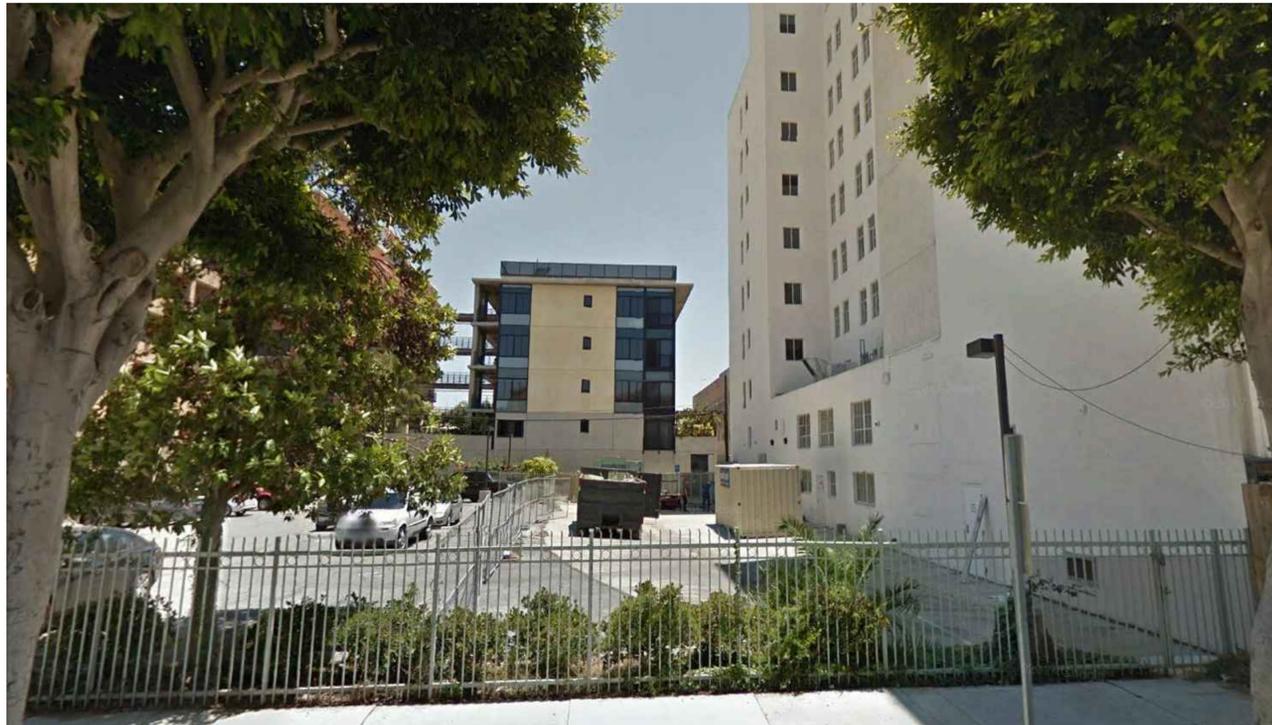
Index Map



1. 8th and Pine Looking Northeast



3. Pine Avenue Looking Southeast



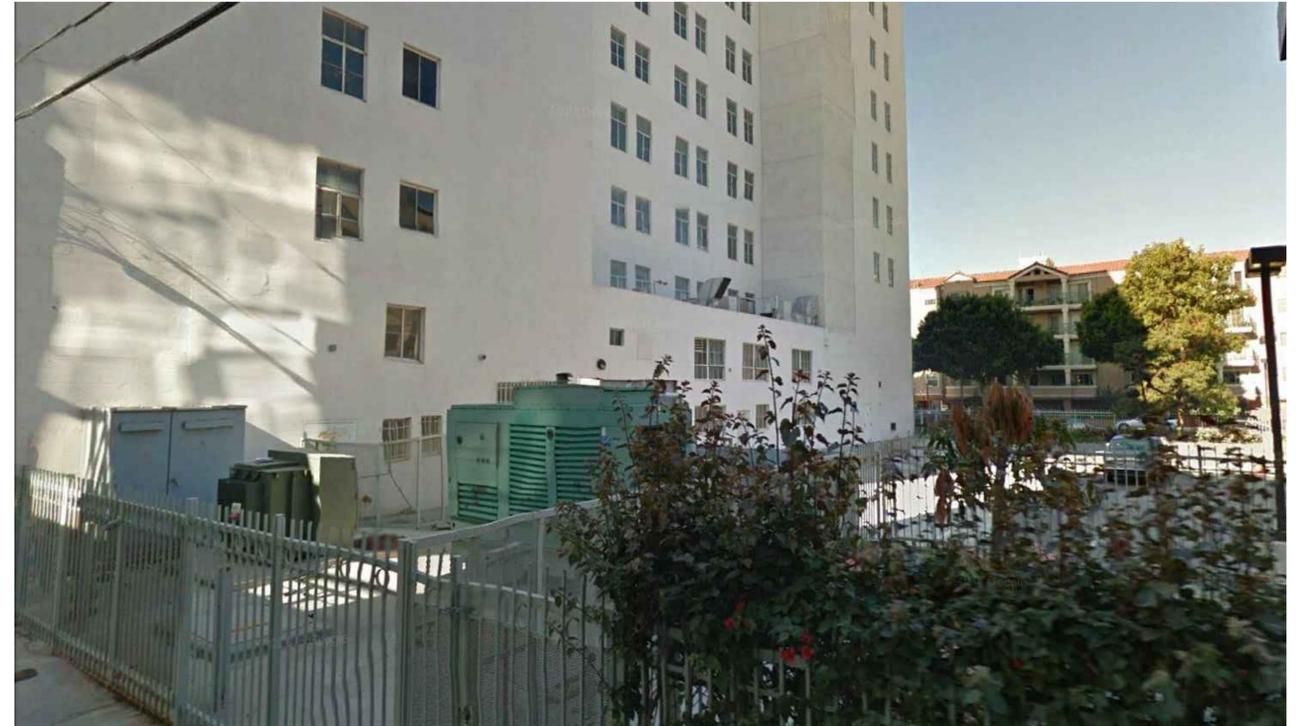
2. Pine Avenue Looking East



4. Pine Avenue Looking Northeast



5. Cypress Court Looking East



7. Tribune Court Looking Southwest



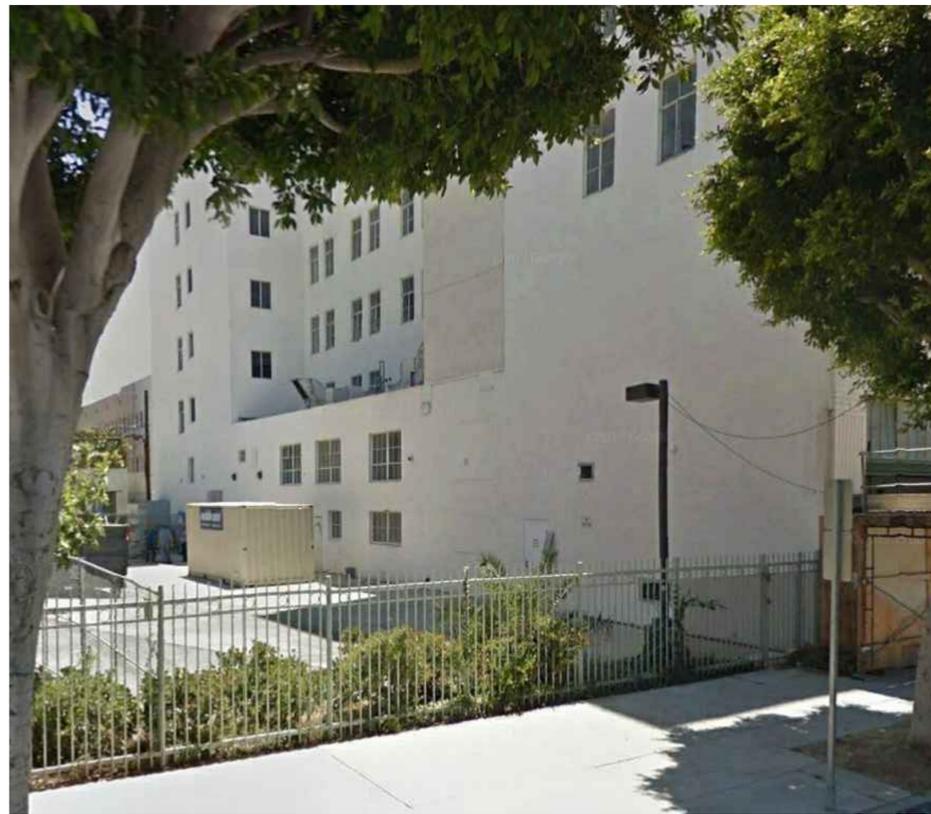
6. Tribune Court Looking Northwest



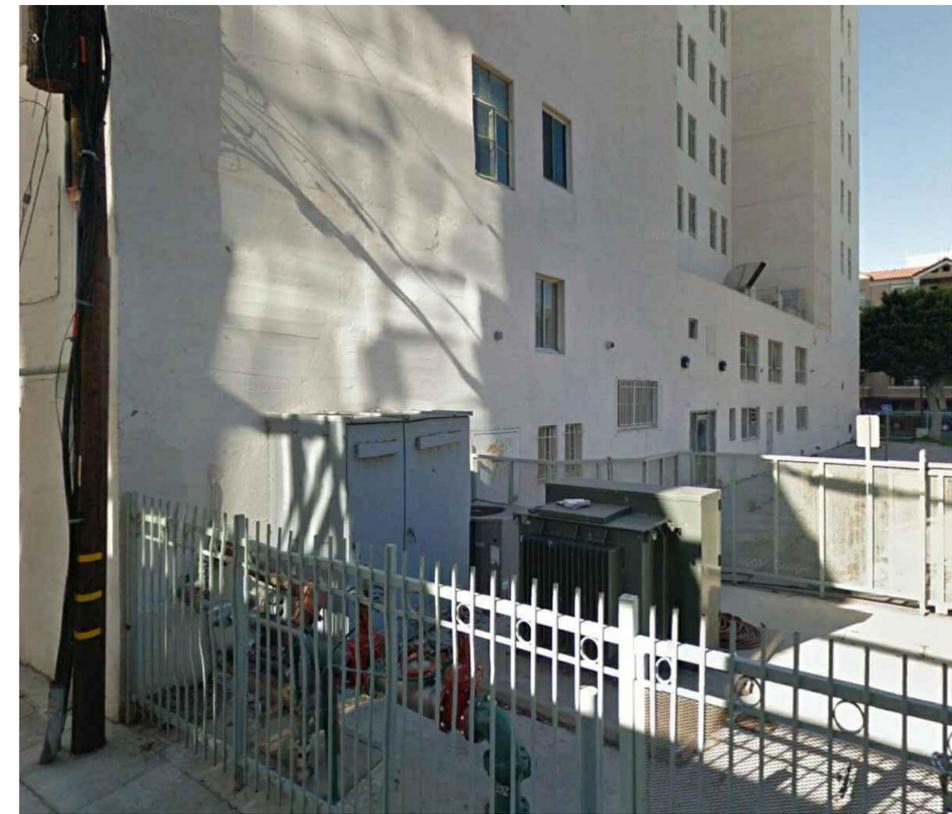
8. Tribune Court Looking West



Regency Palms Front Facade (East)



Regency Palms North Facade from Pine Avenue

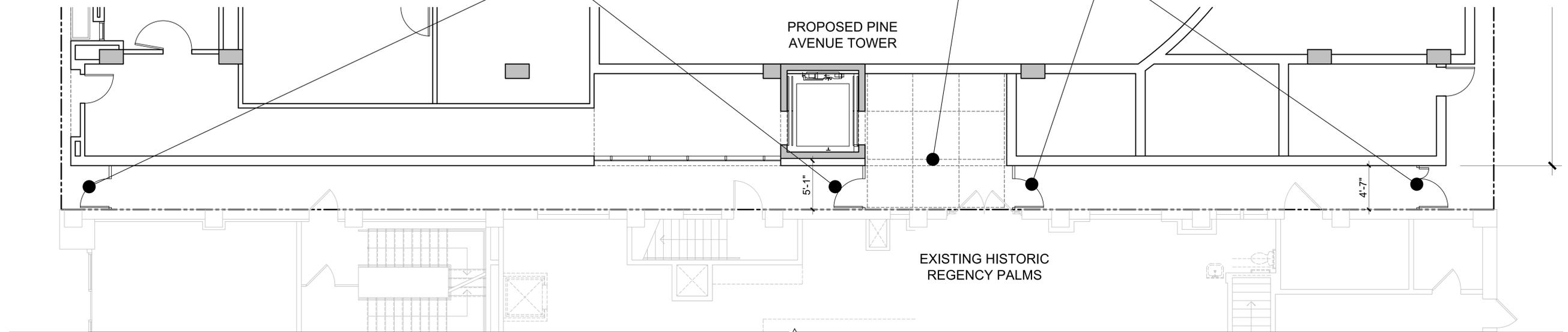


Regency Palms North Facade from Alley

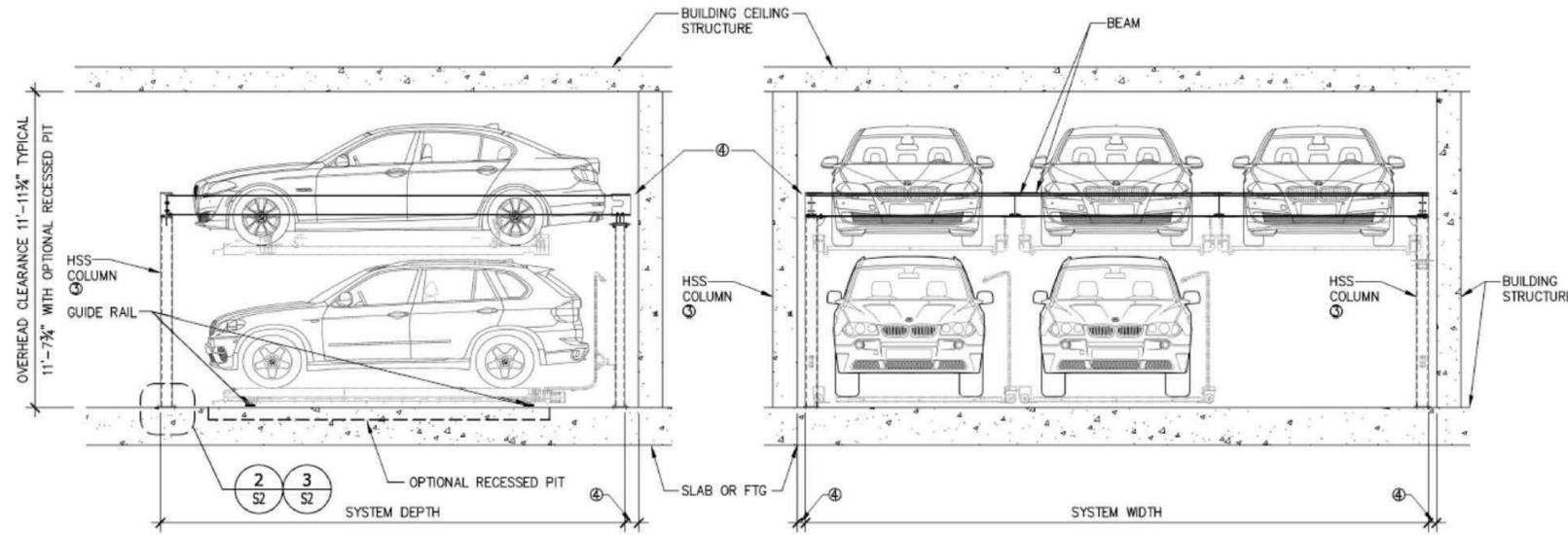
Fence and gate located between existing historic Regency Palms and the new proposed Pine Avenue Tower. These fences and gates are used for emergency egress for Regency Palms only; there is no public access in this area.

Canopy providing covered protection from existing historic Regency Palms to the new proposed Pine Avenue Tower.

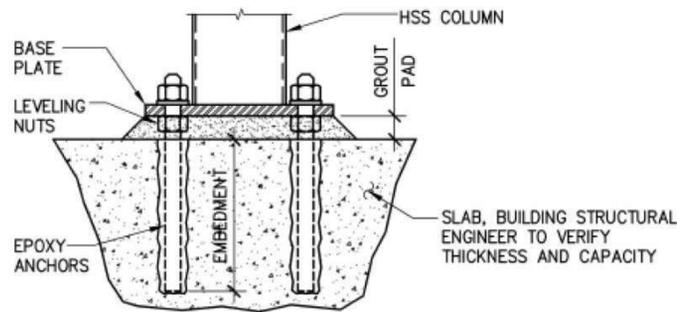
Fence and gate located between existing historic Regency Palms and the new proposed Pine Avenue Tower. These fences and gates are used for service functions only; there is no public access in this area.



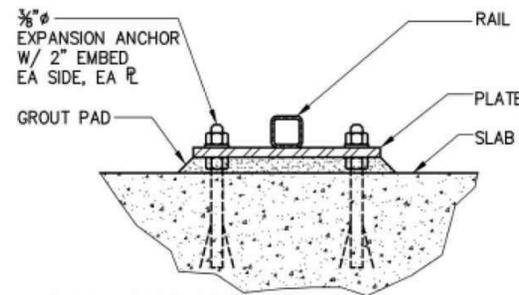
# MODEL NO 2LP



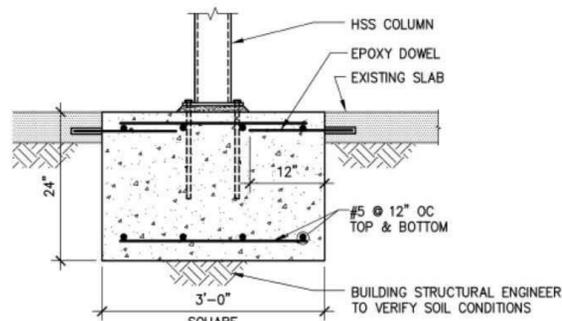
<b>Average Retrieval Time</b>	33 Seconds
<b>Maximum Vehicle Weight</b>	40lbs per SF, per level. 5,200 pounds
<b>Electrical Requirement</b>	480 3-Phase or 208 3-Phase
<b>Lifting Motor</b>	Two options: 4.0kW-4P or 2.2 kW-4P
<b>Traverse Motor</b>	0.37 kW-4P
<b>Control Method</b>	PLC control
<b>Circuit Breaker</b>	ABB S204-C40
<b>Operation Method</b>	Button type or touch panel control
<b>Emergency Stop Switch</b>	XB2-BS542C
<b>Optoelectronic Switch</b>	LA31/K31/25/31/115
<b>Remote Monitoring</b>	Primitive Logic / AMI
<b>Drive System/Motor</b>	SEW-Germany
<b>PLC/Sensor</b>	Rockwell
<b>Applicable Code</b>	CA Building Code, 2016 edition
<b>Seismic Loads</b>	Ch.15 ASCE 7-10: Steel ordinary moment frame
<b>Machine Bolts</b>	Min tensile strength = 900 MP
<b>Anchor Bolts/Rods</b>	ASTM F1554, GR.55
<b>Welding Electrodes</b>	480 MP (E-70 KSI) MIN



**BASE PLATE SECTION AT SLAB**



**RAIL ANCHORAGE**



**FOOTING OPTION**

**NOTES:**

- Depth depends on the concrete strength specified
- Typical base plate dimensions are 12"x12" design may vary based on design
- 5/8" thick plate with 1/4" HSS design may vary based on actual design
- Use existing building footing to support Puzzle steel column
- If no existing building footing is available, then 3'x3' footing with 2' thick slab is typically required



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**CONCEPTUAL DESIGN**  
January 13, 2020



**VEHICLE LIFT SYSTEM - CITY LIFT**  
TECHNICAL SPECIFICATIONS AND DRAWINGS

**A10.1**



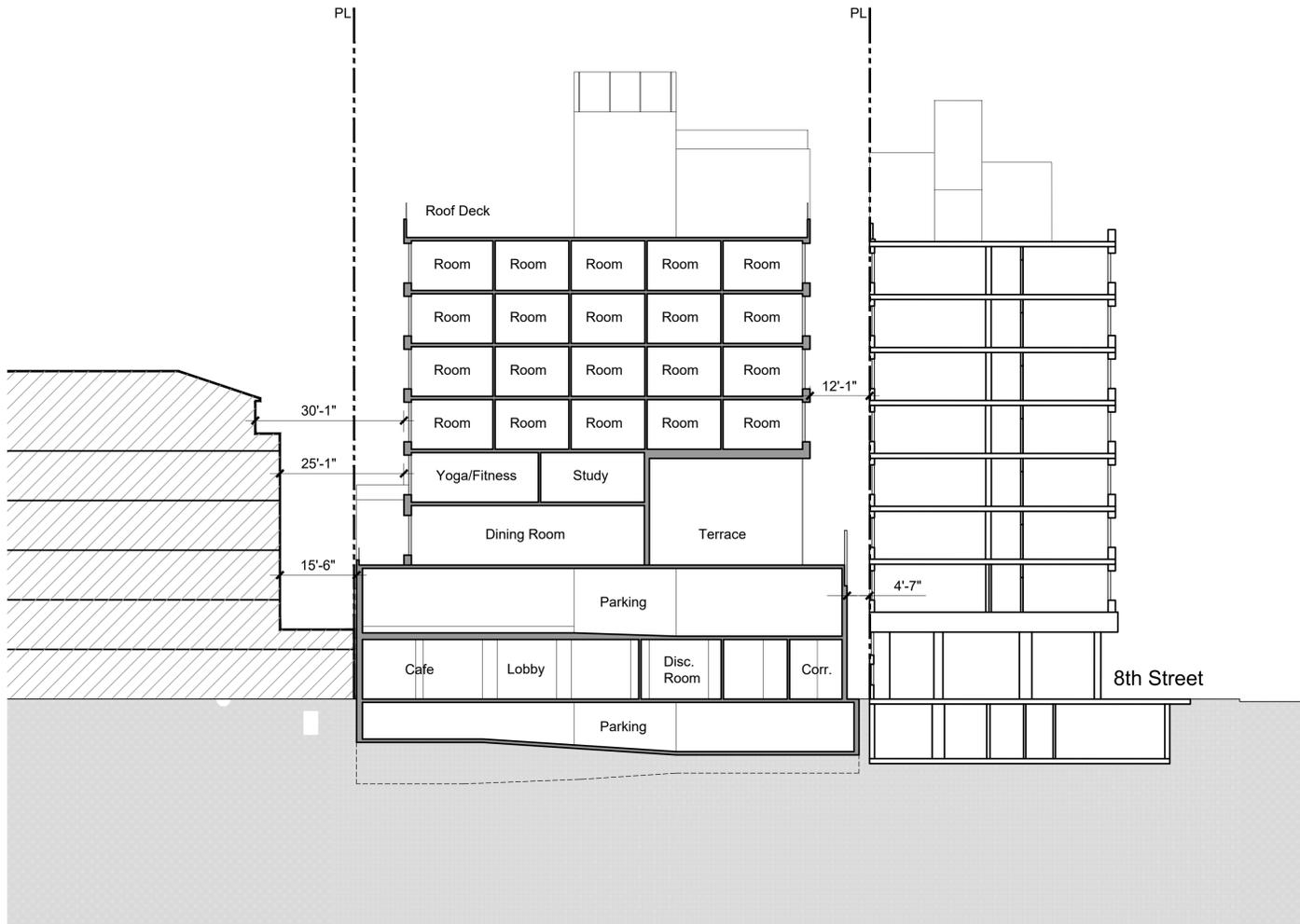
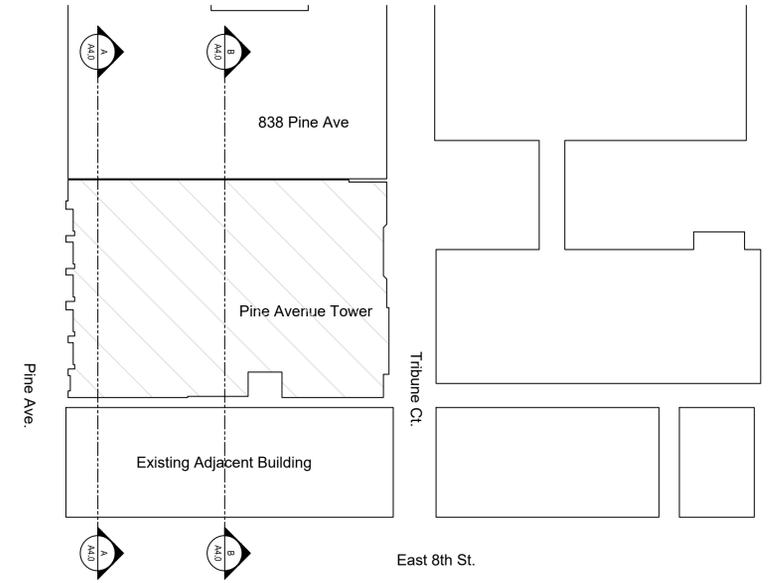
4'-7" to Regency Palms at building base



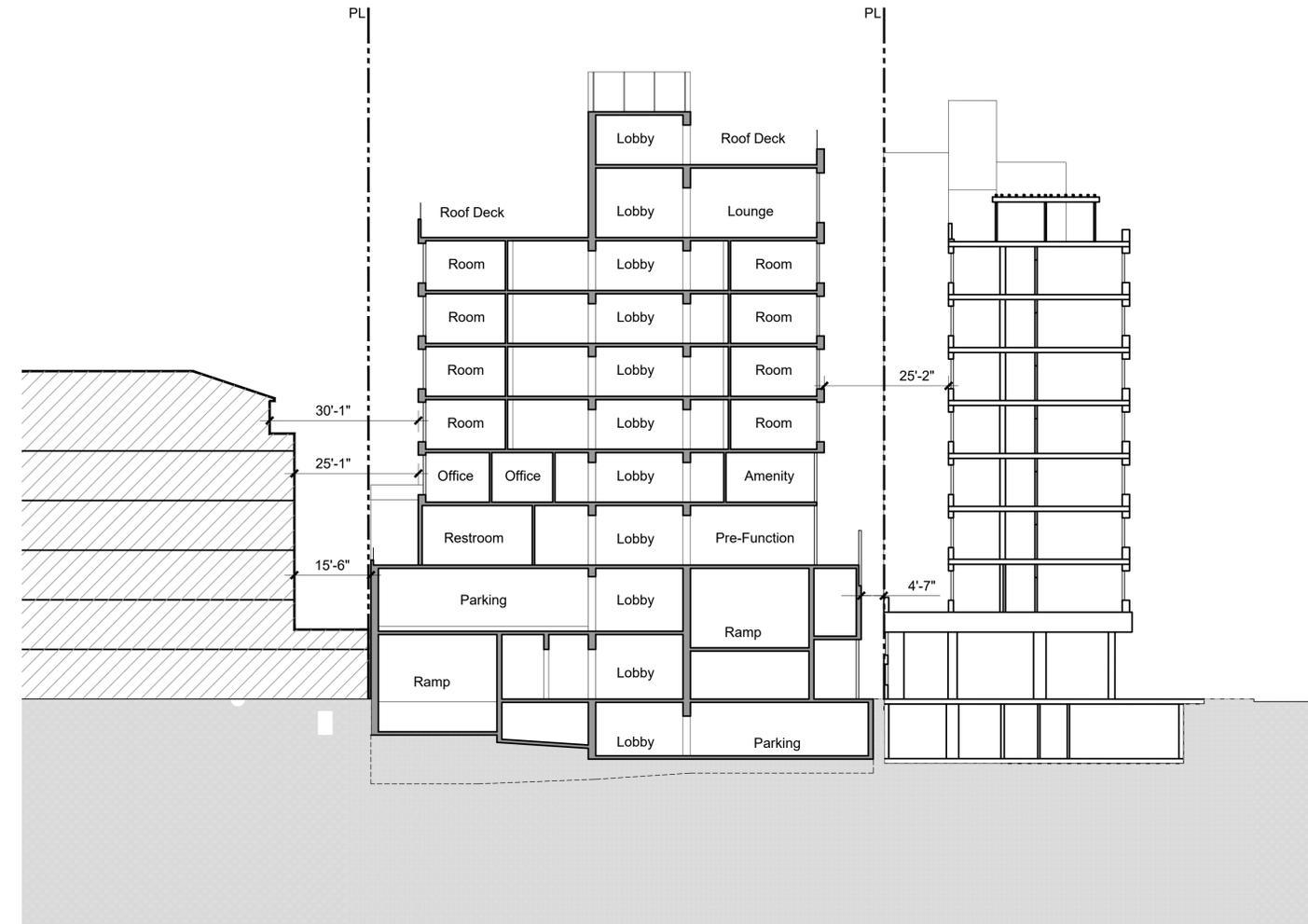
12'-1" to Regency Palms at upper levels for 90 linear feet (45' at front and back of site)



25'-2" to Regency Palms at upper levels for 60 linear feet at middle of site



Section A-A (conditions for first and last 45 linear feet of site, 90 linear feet in total)



Section B-B (conditions for middle 60 linear feet of site)



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PROXIMITY EXHIBIT  
REGENCY PALMS ADJACENCIES - SECTION A-A & SECTION B-B

A10.2



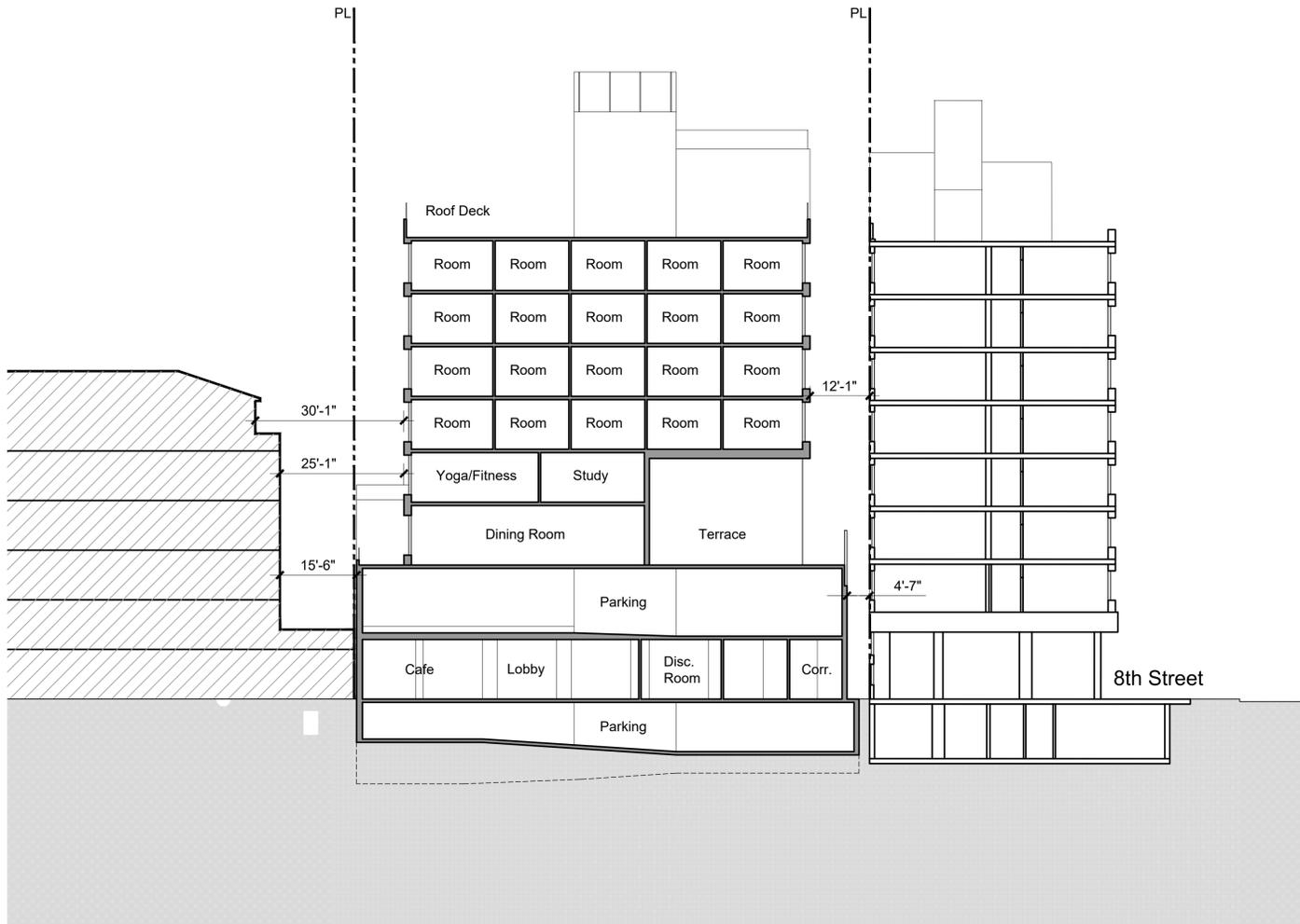
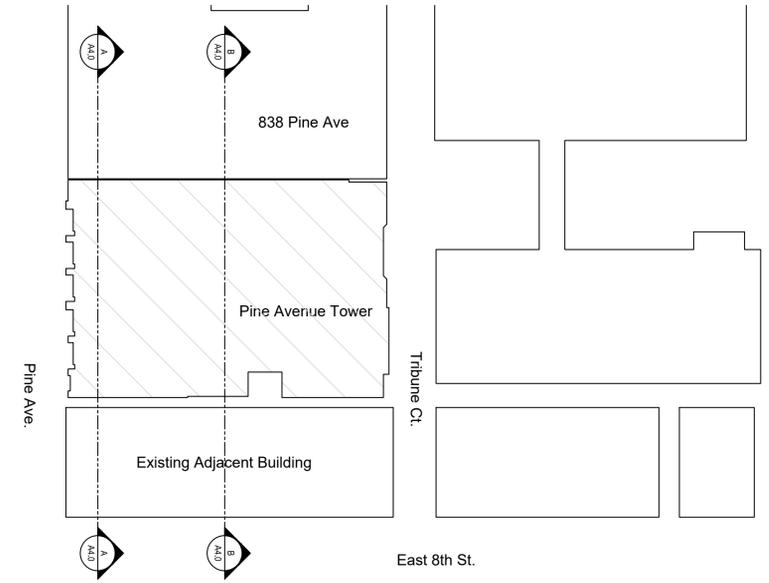
15'-6" to 838 Pine Ave at building base



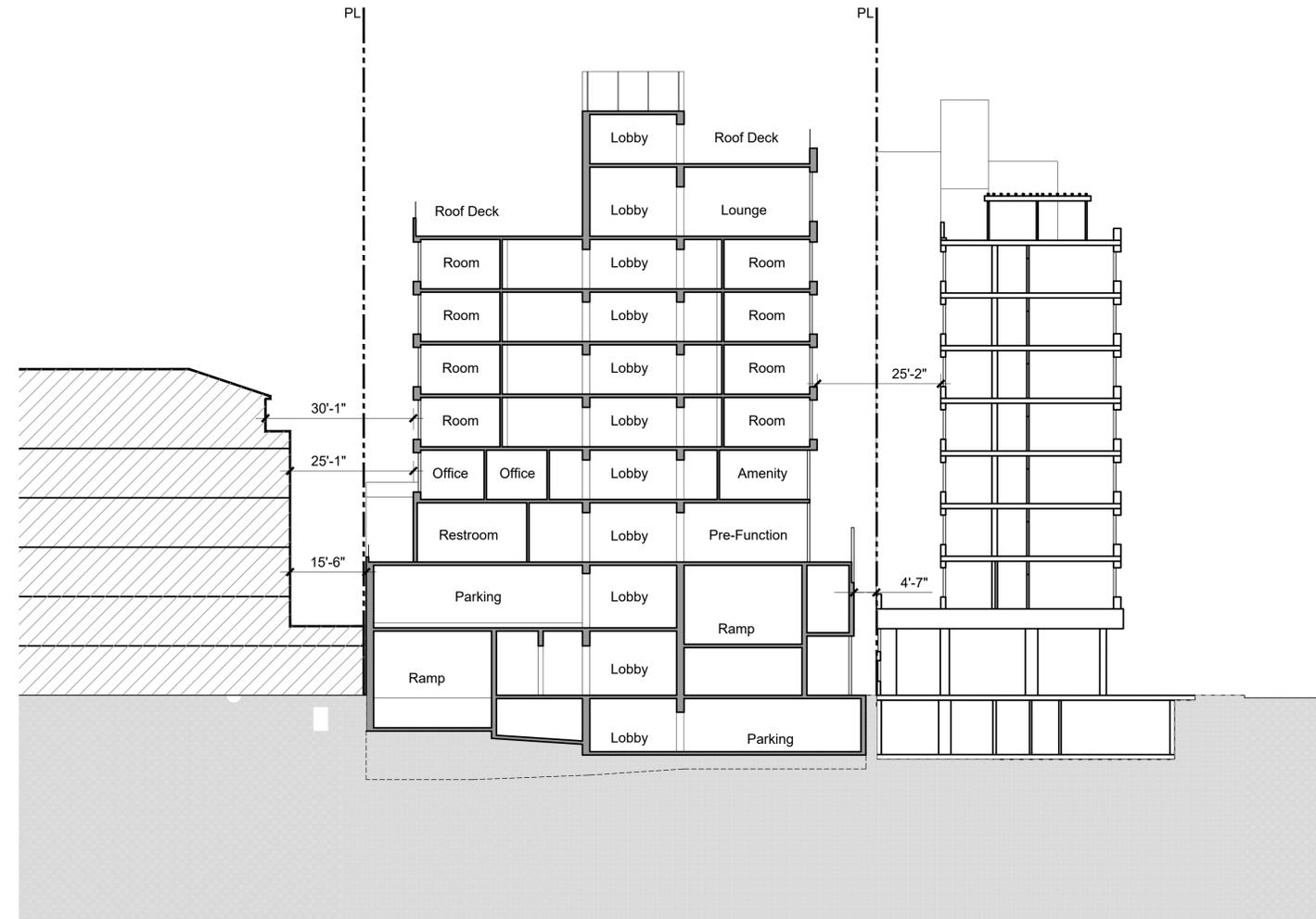
15'-6" to 838 Pine Ave at mid-level for 19 linear feet at back of site



25'-1" to 838 Pine Ave at upper level balconies (30'-1" to upper level window wall)



Section A-A (conditions for first and last 45 linear feet of site, 90 linear feet in total)



Section B-B (conditions for middle 60 linear feet of site)

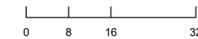


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PROXIMITY EXHIBIT  
838 PINE AVE ADJACENCIES - SECTION A-A & SECTION B-B

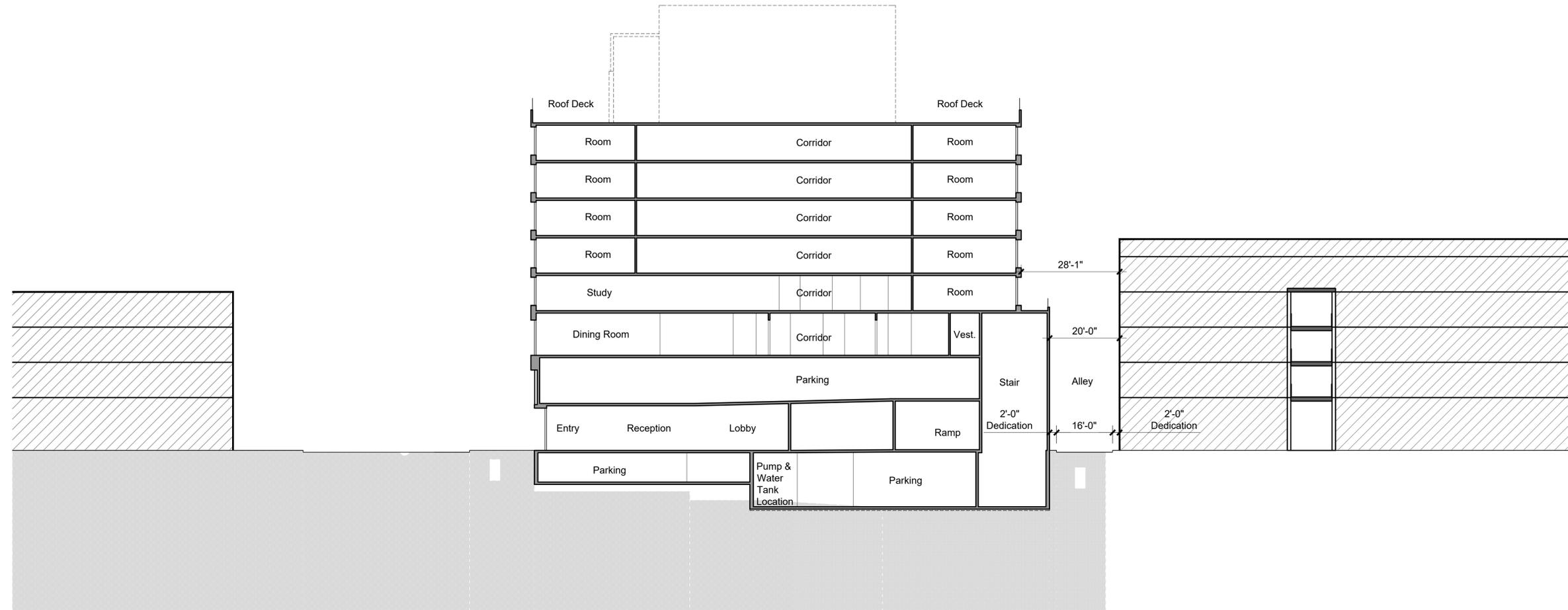
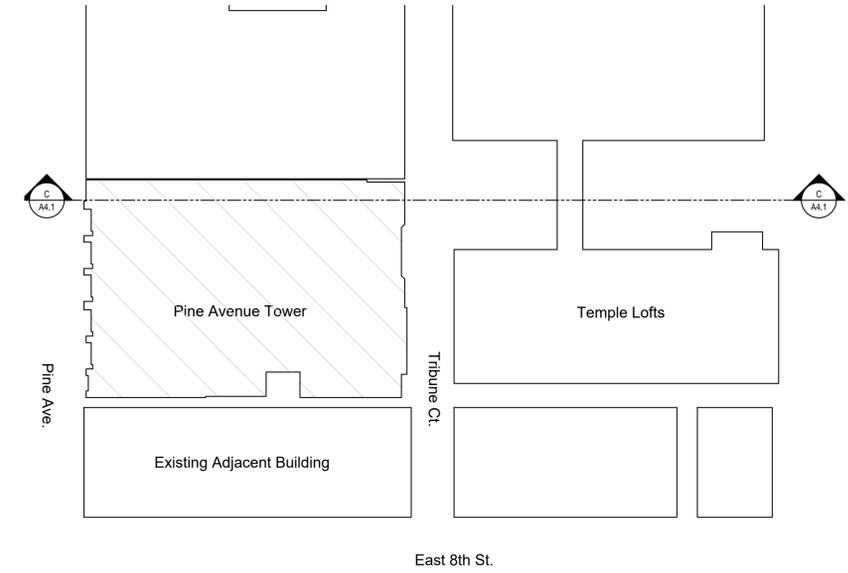
A10.3



20'-0" to Temple Lofts at building base



28'-1" to Temple Lofts at upper levels



Section C-C

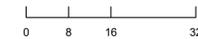


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**PROXIMITY EXHIBIT**  
TEMPLE LOFTS ADJACENCIES - SECTION C-C

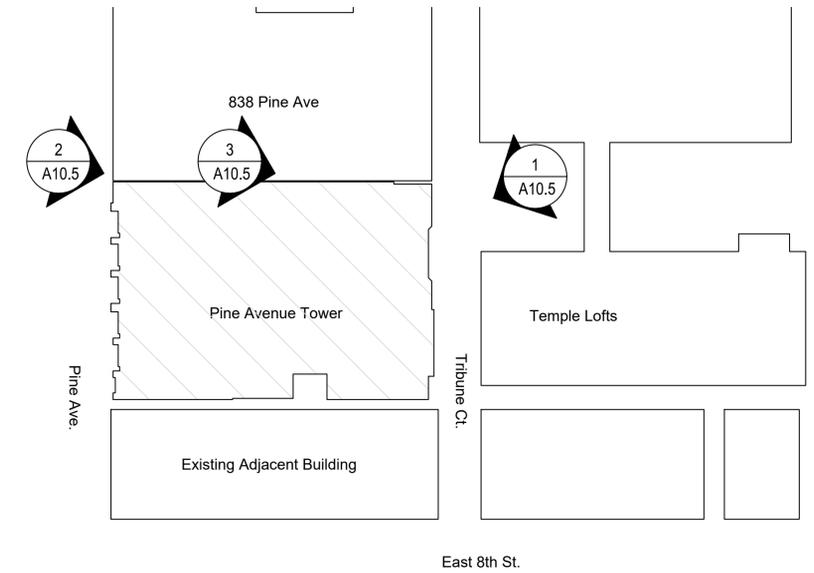
**A10.4**



1. Temple Lofts view from courtyard - proposed parapet



1. Temple Lofts view from courtyard - revised landscape buffer



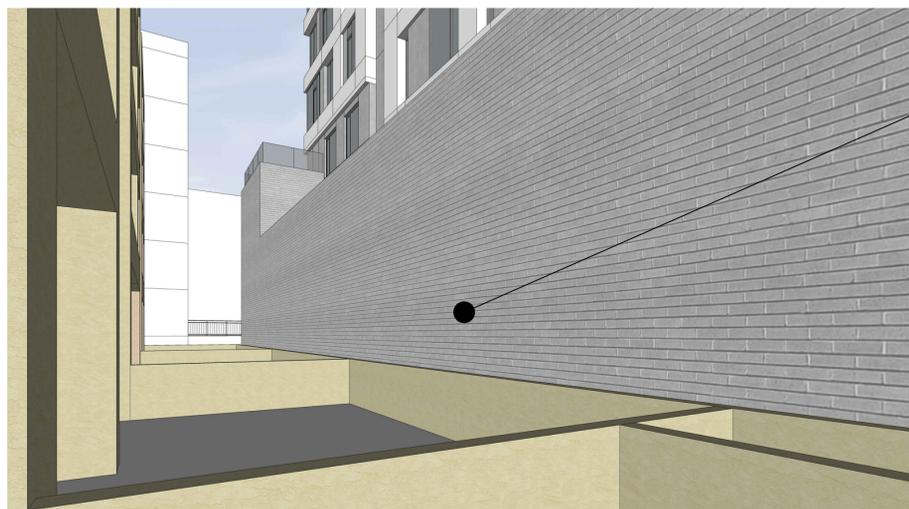
2. View between 810 Pine and 838 Pine - proposed parapet



2. View between 810 Pine and 838 Pine - revised landscape buffer

Perforated metal panels added.

Parapet lowered, 42" Handrails and planters added



3. View from 838 Pine patio spaces - proposed parapet



3. View from 838 Pine patio spaces - revised landscape buffer and pergola

Shading devices, planters, and furniture added.



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**PINE AVENUE TOWER**  
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LANDSCAPE BUFFERS  
PARAPET REDUCTIONS AND ADDITIONAL PLANTING

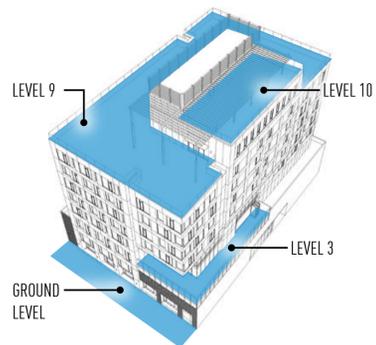
A10.5

**SITE LANDSCAPE REQUIREMENT CALCULATION:**

FLOOR	OPEN SPACE	LANDSCAPE (SOFT) AREA
GROUND	1,349 S.F.	271 S.F.
LEVEL 3	1,000 S.F.	27 S.S.F.
LEVEL 9	7,956 S.F.	2,690 S.F.
LEVEL 10	1,762 S.F.	205 S.F.

**10% MINIMUM of SITE to be LANDSCAPED**

TOTAL SITE	=	12,067 S.F.
TOTAL LANDSCAPE AREA	=	3,193 S.F.
	=	26% PROVIDED



PINE AVENUE TOWER - BA - LONG BEACH, CA

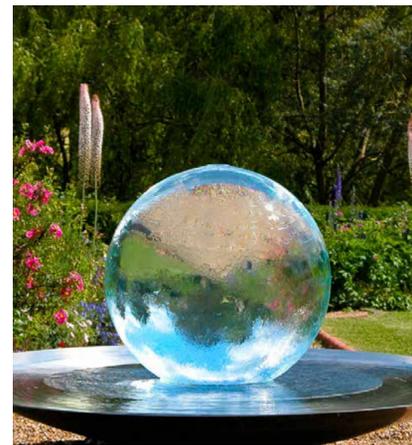
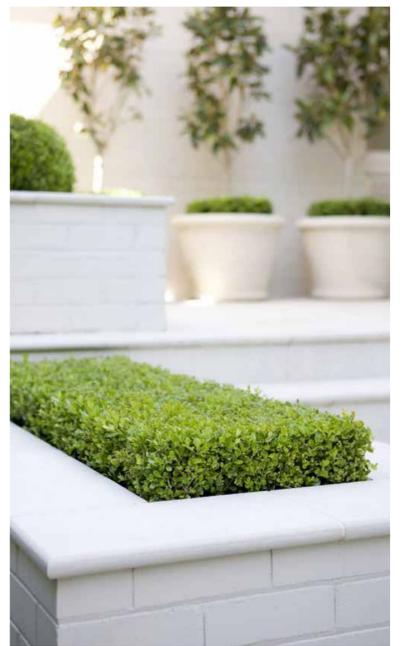
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COMPOSITE LANDSCAPE PLAN - L.1





PINE AVENUE TOWER - BA - LONG BEACH, CA

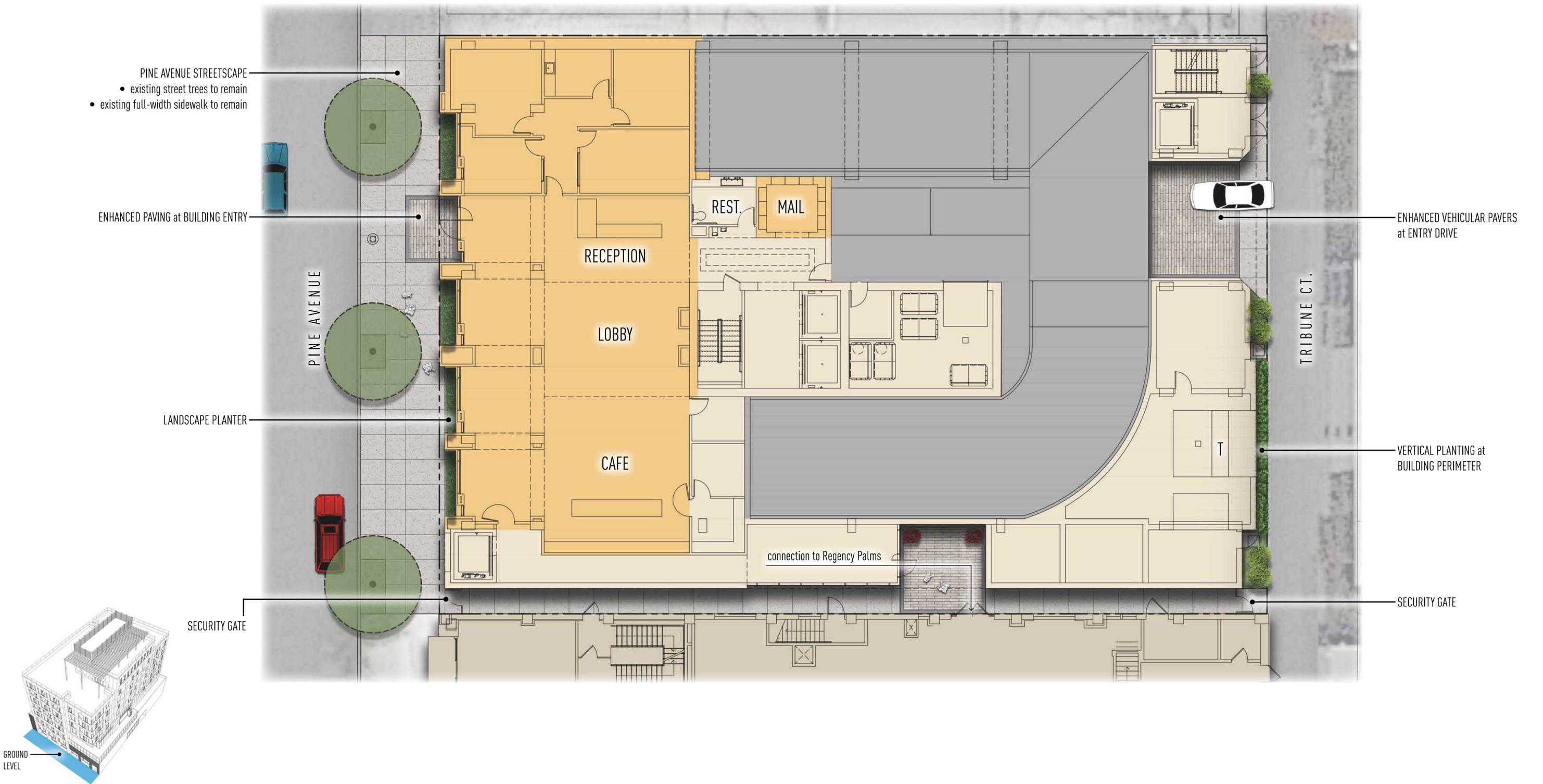
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LIFESTYLE IMAGERY - L.2





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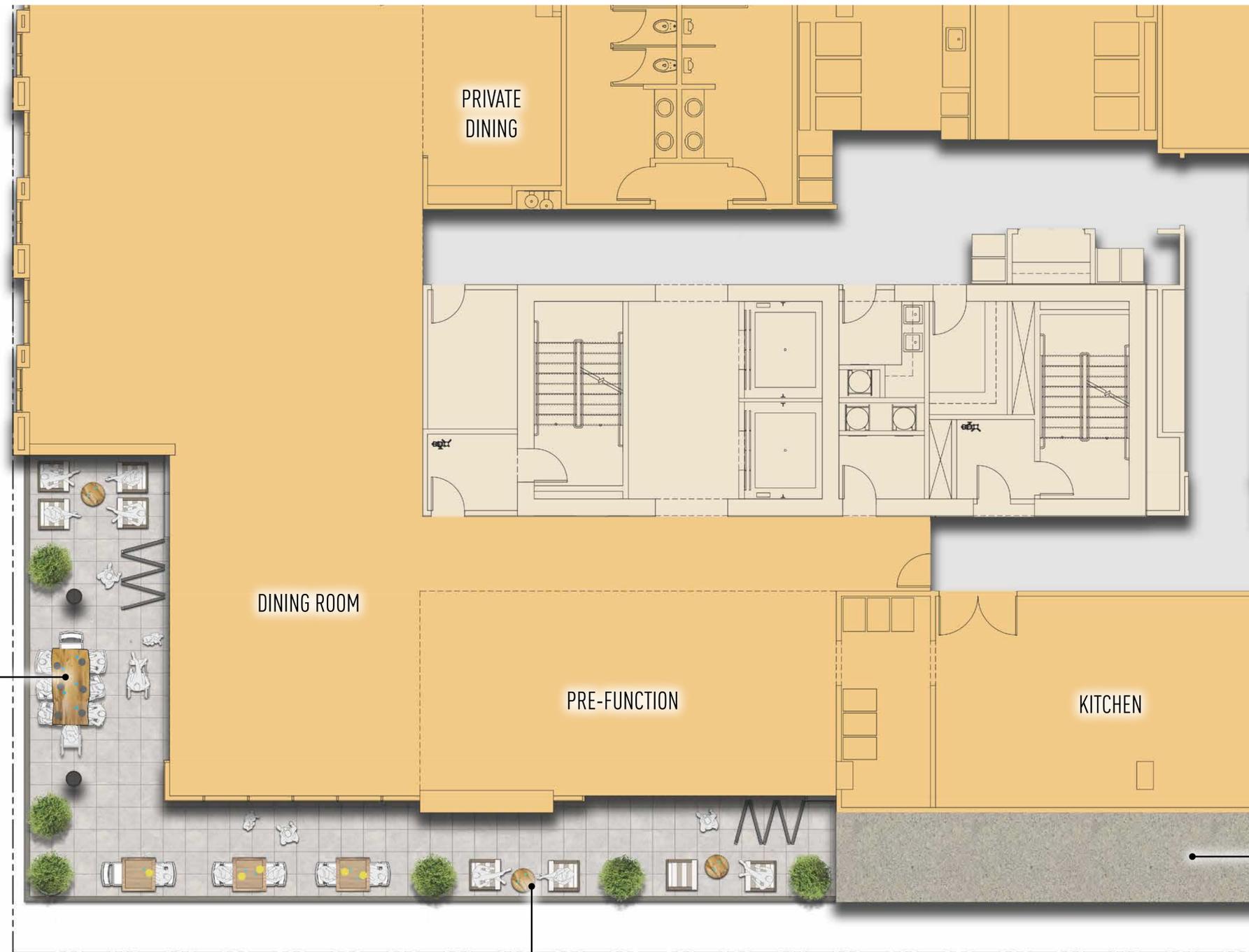
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GROUND LEVEL LANDSCAPE PLAN - L.3

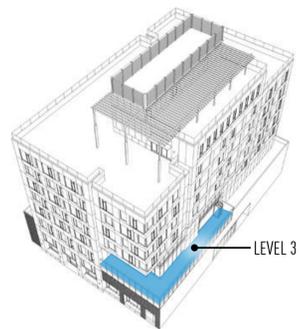




- PINE AVE. OVERLOOK
- short views to Pine Ave.
  - dining tables and chairs
  - pottery

- OUTDOOR PRE-FUNCTION
- soft seating
  - pottery

DECORATIVE GRAVEL OVER ROOF



LEVEL 3

PINE AVENUE TOWER - BA - LONG BEACH, CA

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LEVEL 3 DINING TERRACE - L.4



- MULTI-PURPOSE REC LAWN**  
(18'x44')
- festival lights
  - olive trees in pots
  - lawn games
  - exercise - yoga, tai chi
  - outdoor movies

- BARK PARK (16'x44')**
- synthetic turf
  - dog waste facilities
  - seating with umbrellas

- CHILDREN'S PLAY SPACE**
- colored resilient surfacing
  - games
  - art wall

- THERAPY GARDEN**
- raised metal planters with edible herbs & ornamentals
  - love seat with vine trellis
  - potting table
  - water feature

**GAME TABLES with UMBRELLA**

**SUNSET VIEWS**

**STORAGE**

**ELEVATOR LOBBY**

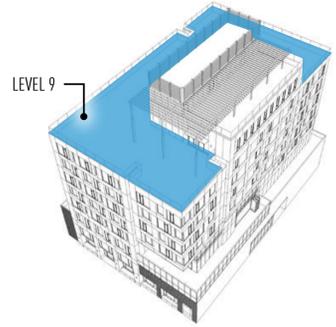
- COMMUNAL DINING**
- farm table
  - pizza oven
  - (2) barbecues
  - overhead with roman shades
  - pendant light

- SUNSET TERRACE**
- fire pit
  - soft seating groups
  - sit-up wet bar with TVs
  - specimen tree
  - heaters
  - misters

**AMENITY ROOM**

**CITY VIEWS**

- DINING TERRACE**
- dining tables with umbrellas
  - pottery
  - wood "carpet"



**DTLB & OCEAN VIEWS**

**DTLB & OCEAN VIEWS**

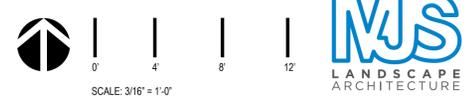
**PINE AVENUE TOWER - BA - LONG BEACH, CA**

**LEVEL 9 ROOFTOP TERRACE - L.5**

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CARDROOM  
 • card games  
 • soft seating  
 • pottery

OUTDOOR LIVING ROOM  
 • soft seating  
 • arm light  
 • pottery

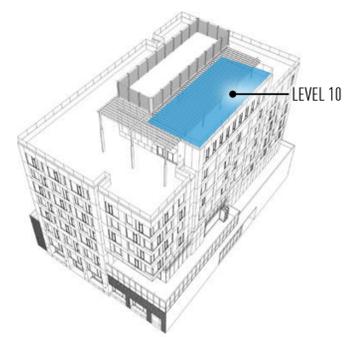
← SUNSET VIEWS

CITY VIEWS →

LOOKOUT to CITY VIEWS

FIRESIDE CHAT  
 • soft seating  
 • fire pit

DTLB & OCEAN VIEWS



LEVEL 10

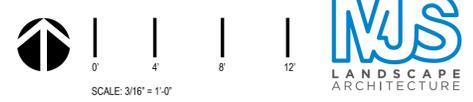
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LEVEL 10 SKY TERRACE - L.6





CERCIS CANADENSIS 'FOREST PANSY'  
EASTERN REDBUD



ARBUTUS 'MARINA'  
HYBRID STRAWBERRY TREE



SESLERIA AUTUMNALIS  
AUTUMN MOOR GRASS



AGAVE ATTENUATA  
FOXTAIL AGAVE



PITOSPORUM 'GOLF BALL'  
GOLF BALL KOHUHU



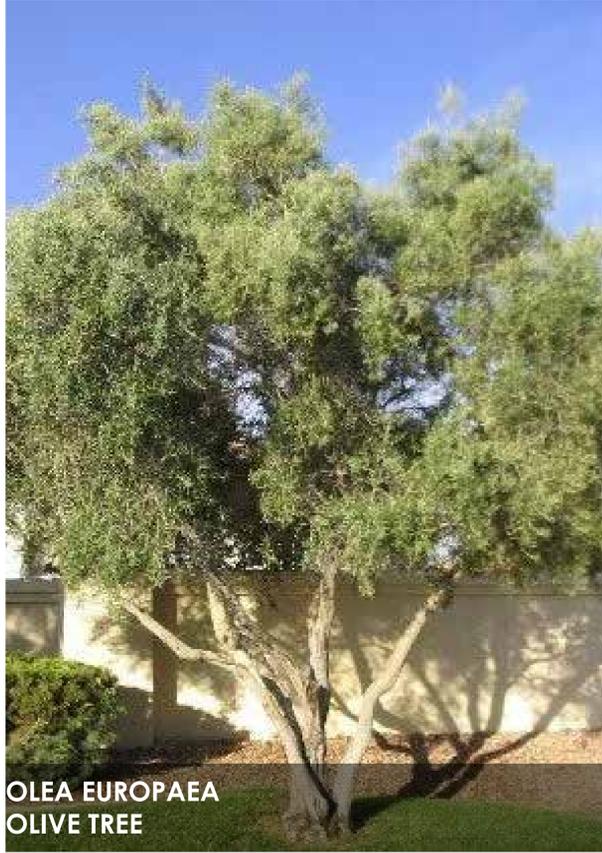
ACHILLEA MILLEFOLIUM 'PAPRIKA'  
YARROW



LAVANDULA ANGUSTIFOLIA  
ENGLISH LAVENDER



ROSMARINUS OFFICINALIS  
'HUNTINGTON CARPET'



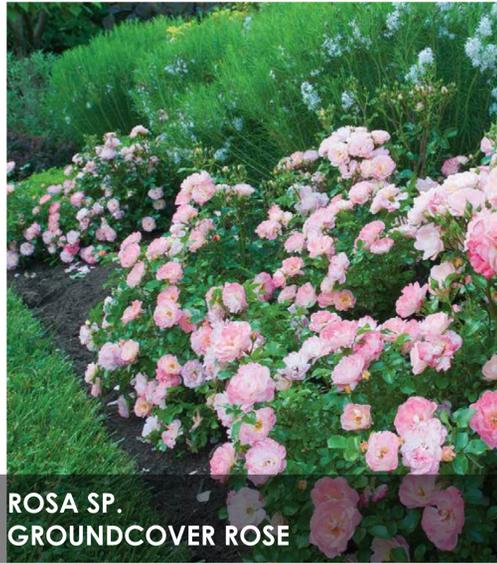
OLEA EUROPAEA  
OLIVE TREE



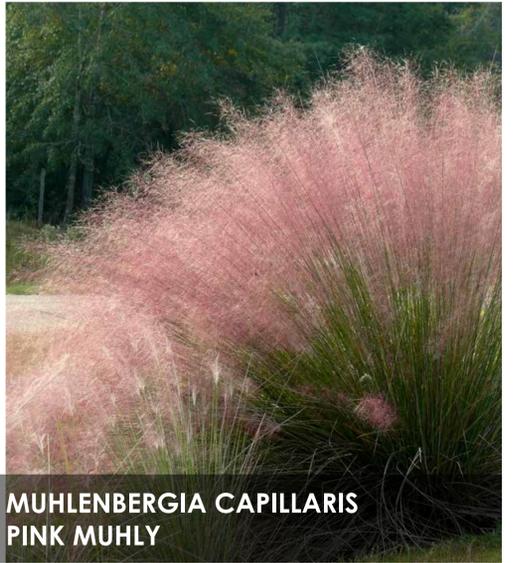
LAURUS NOBILIS 'SARATOGA'  
SWEET BAY



WESTRINGIA FRUTICOSA 'MUNDI'  
MUNDI WESTRINGIA



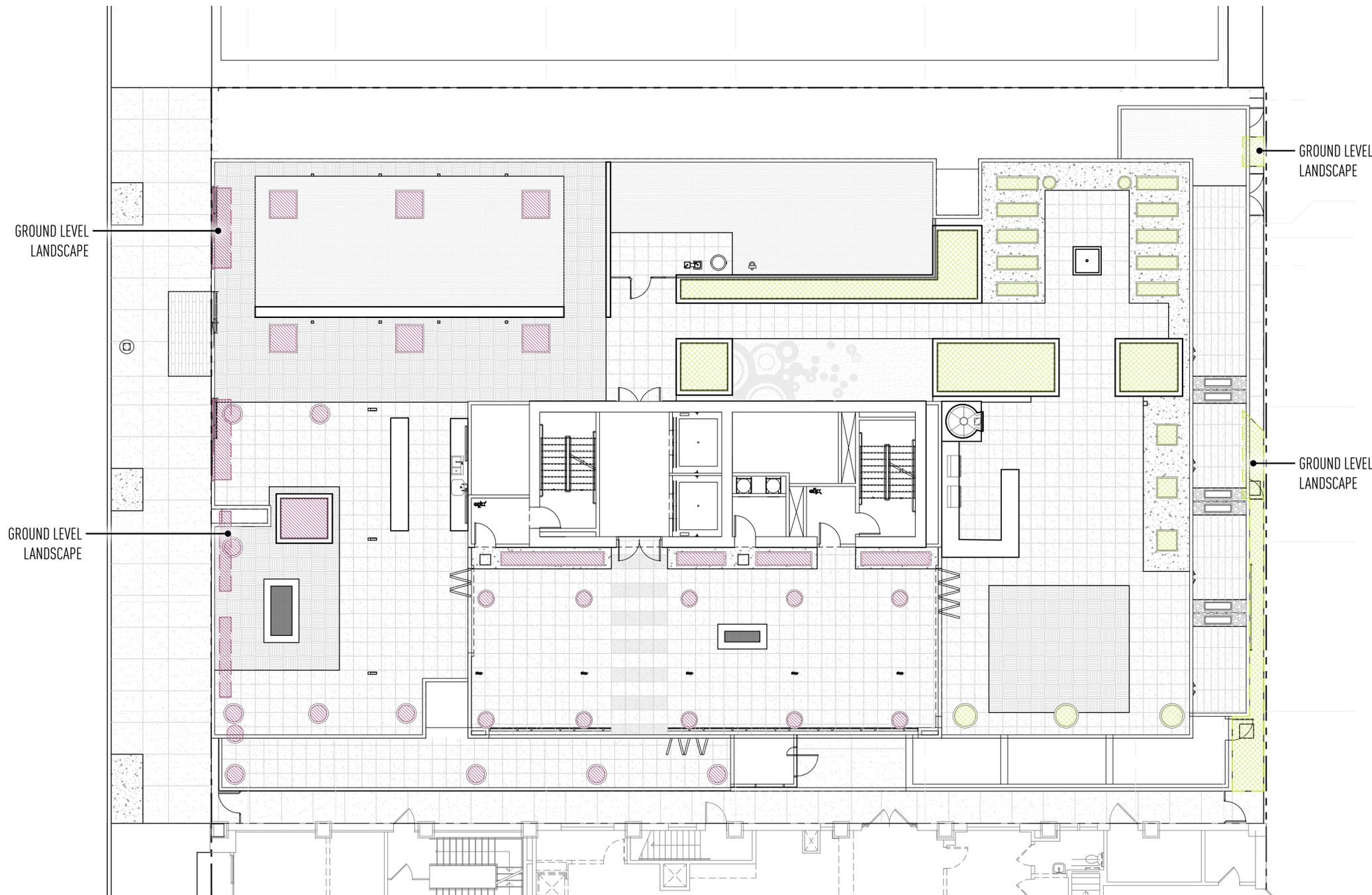
ROSA SP.  
GROUNDCOVER ROSE



MUHLENBERGIA CAPILLARIS  
PINK MUHLY

TREES

SHRUBS



- ### WATER CONSERVATION FEATURES
- THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:
1. INSTALLATION OF AUTOMATIC 'SMART' IRRIGATION CONTROLLER WITH RAIN-SENSOR.
  2. THE USE OF LOW PRECIPITATION/LOW ANGLE IRRIGATION SPRAY HEADS.
  3. THE USE OF LOW VOLUME DRIP TUBING INSTALLED BELOW MULCH.
  4. THE USE OF LOW WATER CONSUMING PLANTS.
  5. SOIL AMENDMENT TO ACHIEVE GOOD SOIL MOISTURE RETENTION.
  6. MULCHING TO REDUCE EVAPOTRANSPIRATION 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 AND FEASIBLE. IRRIGATION VALVES SHALL BE SEPARATED TO ALLOW FOR THE SYSTEMS OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.

PLANTING WILL BE DESIGNED TO ENHANCE THE VISUAL CHARACTER OF THE SITE AND THE ARCHITECTURAL ELEMENTS. PLANTS SHALL BE GROUPED WITH SIMILAR WATER, CLIMATIC 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.

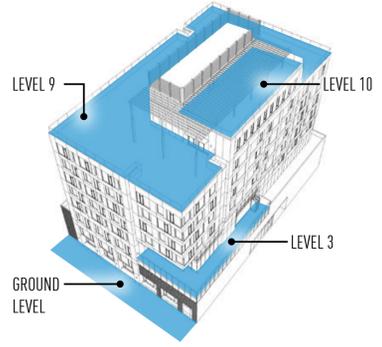
PLANT MATERIAL WITHIN EACH HYDROZONE SHALL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES.

SOIL SHALL BE PREPARED AND EMENDED TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTED BEDS SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW 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 COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

### IRRIGATION HYDROZONES:

	HYDRO-ZONE 1 - NORTH/EAST FACING - 663 S.F. IRRIGATION TECHNIQUE TREES - BUBBLERS SHRUBS - SUB SURFACE DRIP IRRIGATION
	HYDRO-ZONE 2 - SOUTH/WEST FACING - 358 S.F. IRRIGATION TECHNIQUE TREES - BUBBLERS SHRUBS - SUB SURFACE DRIP IRRIGATION



# PINE AVENUE TOWER - BA - LONG BEACH, CA

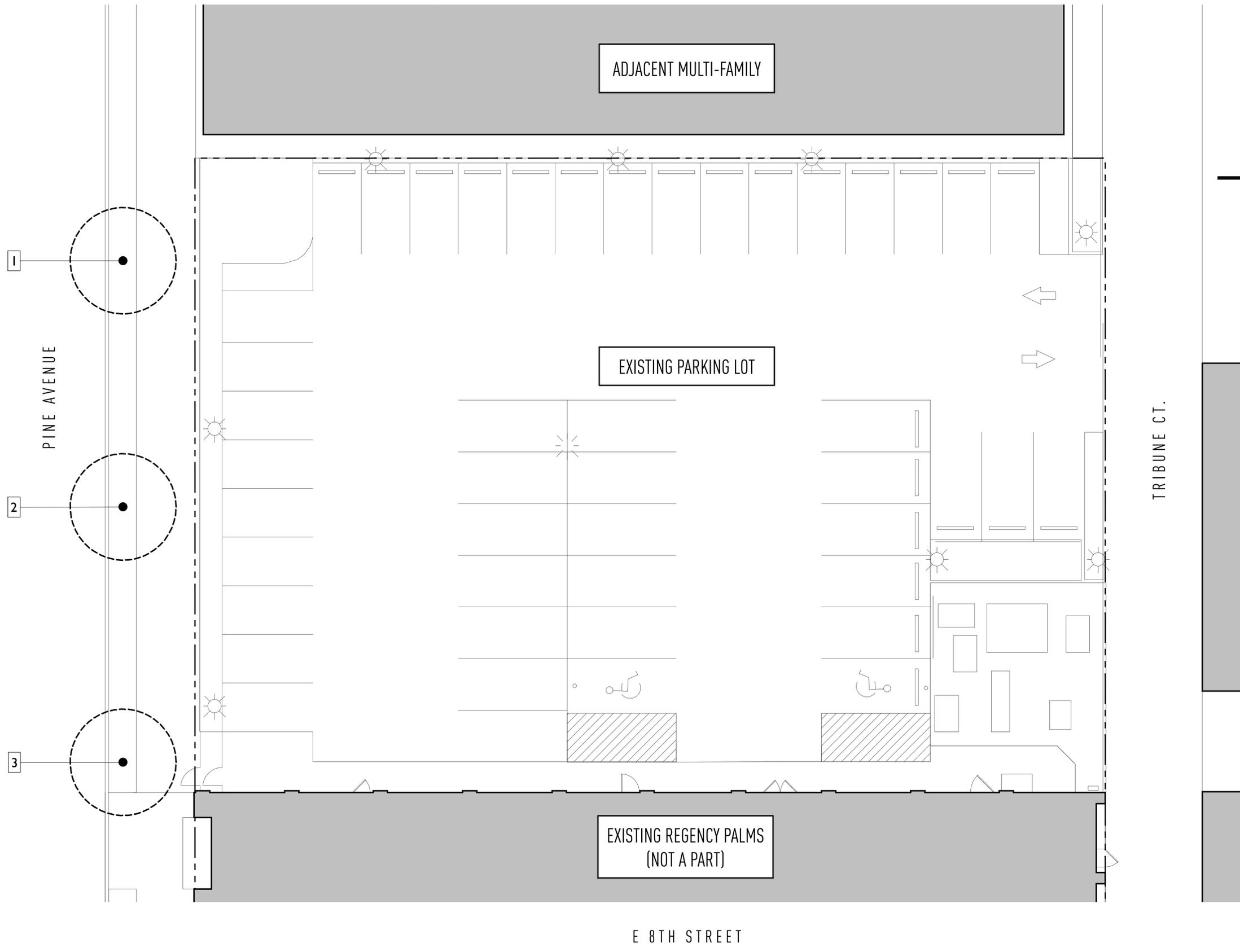
GLOBAL PREMIER AMERICA

DECEMBER 20, 2021

# IRRIGATION CONCEPT PLAN - L.8

APRIL 26, 2018





**EXISTING TREE EXHIBIT LEGEND:**

BASED ON SITE SURVEY PERFORMED BY MJS on 04/11/2018

TREE TAG	SCIENTIFIC NAME	D.B.H.	CONDITION
#1	FICUS SPECIES	12"	FAIR
#2	FICUS SPECIES	12"	FAIR
#3	FICUS SPECIES	12"	FAIR