



REGENCY PALMS ASSISTED LIVING / MEMORY CARE RENOVATION GLOBAL PREMIER REGENCY PALMS LP

PROJECT DATA:

Parking spaces provided:	44 standard + 2 accessible
Total:	46 Parking Spaces
Basement floor area:	9,829.98 sq.ft.
First Floor Area:	7,173.26 sq.ft.
Floors 2-8 Floor Area:	6,726.58 sq.ft.
Total Building Area:	64,089.30 sq.ft.
Private Suite:	21 Units x 1 = 21 Beds
2 Bed Suite:	35 Units x 2 = 70 Beds
Total Beds:	91 Beds
Lot Area:	23,270 S.F.
Building Construction Type:	Type I
Building Occupancy:	
"R2.1" - Floors Two Thru Eight	
"A" Occupancy - First Floor and Basement	
Fully Sprinklered, 1 Hour Rated	
Zoning:	Special Group Residence
Common Space Amenities:	
Kitchen, Living room and dining room on each floor	
Activity Room, Arts & Crafts Space, & Beauty Salon @	
basement	

SHEET INDEX:

A0.1	SITE PLAN
A1.0	PROPOSED BASEMENT PLAN
A1.1	PROPOSED GROUND FLOOR PLAN
A1.2	PROPOSED RESIDENTIAL FLOOR PLAN
A1.3	PROPOSED ROOF PLAN
A3.1	SOUTH ELEVATION & DETAILS
A3.2	EAST & WEST ELEVATIONS
A3.3	NORTH ELEVATION
I-0.01	MAIN LOBBY FINISH/RCP, BASEMENT EQUIPMENT
I-0.02	HISTORICAL RESTROOM FINISHES
DEFERRED SUBMITTAL:	
A.	LOBBY GLASS DOOR DETAIL
B.	ROOF GLASS ENCLOSURE DETAIL
C.	ELEVATOR CAB ELEVATIONS

VICINITY MAP:



REGENCY PALMS AL-MC

Global Premier Regency Palms, LP
2010 Main Street Suite 1250
Irvine, CA 92603

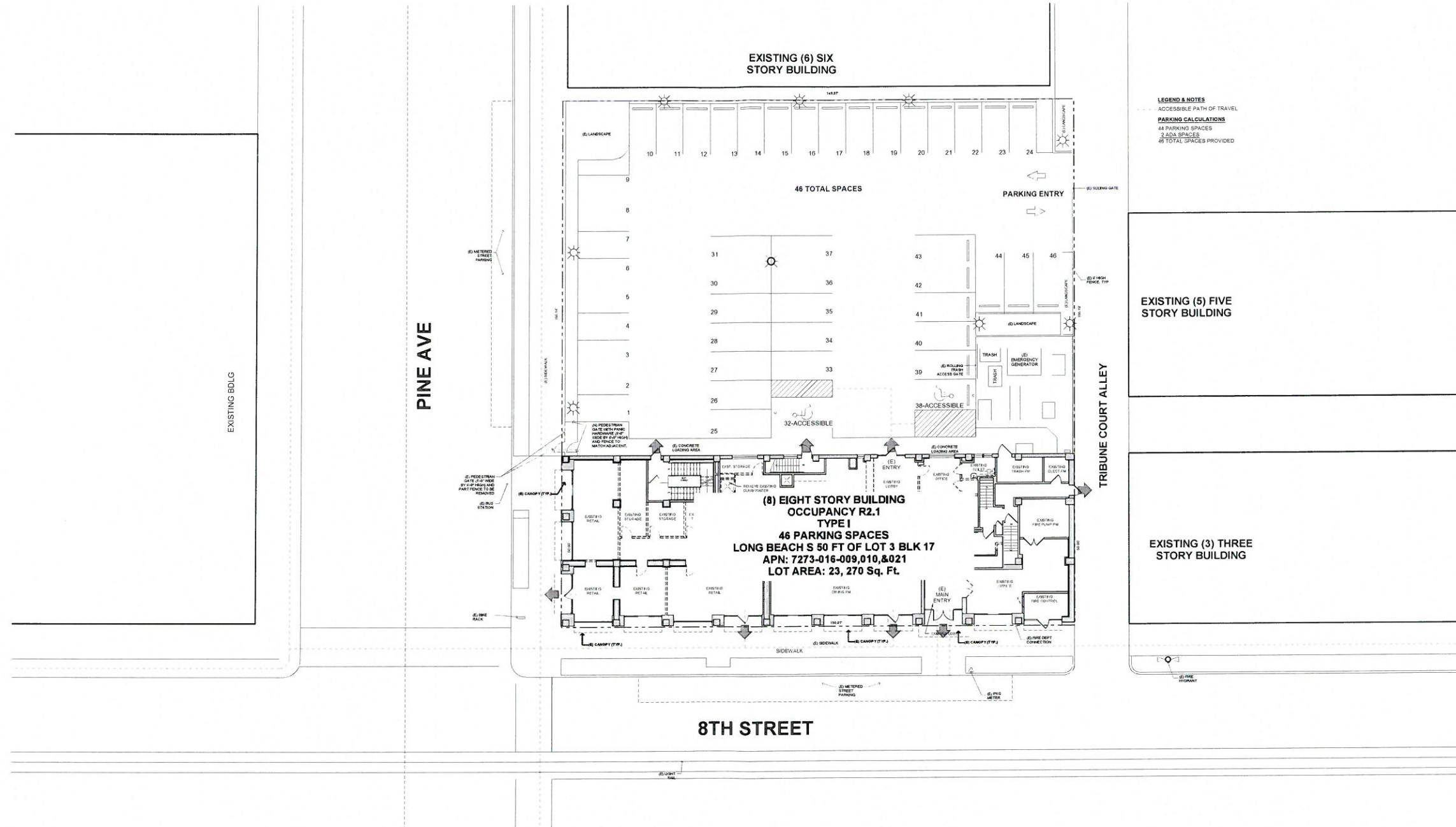
LONG BEACH, CA

KTGY # 20150495.00

06.28.2016

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.,
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com





REGENCY PALMS AL-MC

Global Premier Regency Palms, LP
2010 Main Street Suite 1250
Irvine, CA 92603

SITE PLAN

LONG BEACH, CA

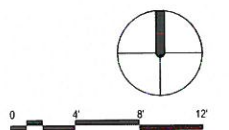
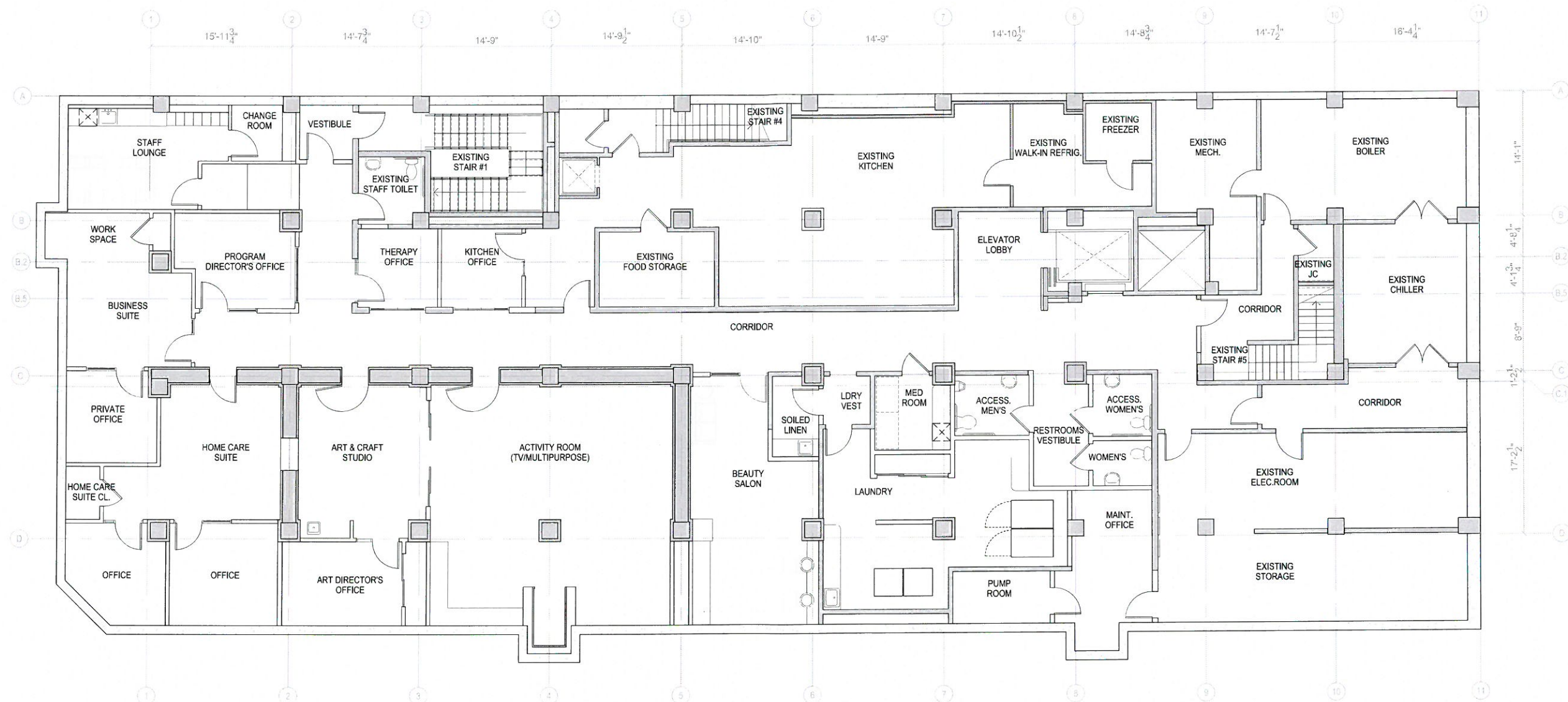
KTGY # 20150495.00

06.28.2016

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.,
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com



A0.1



REGENCY PALMS AL-MC

Global Premier Regency Palms, LP
2010 Main Street Suite 1250
Irvine, CA 92603

PROPOSED BASEMENT PLAN

LONG BEACH, CA

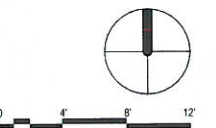
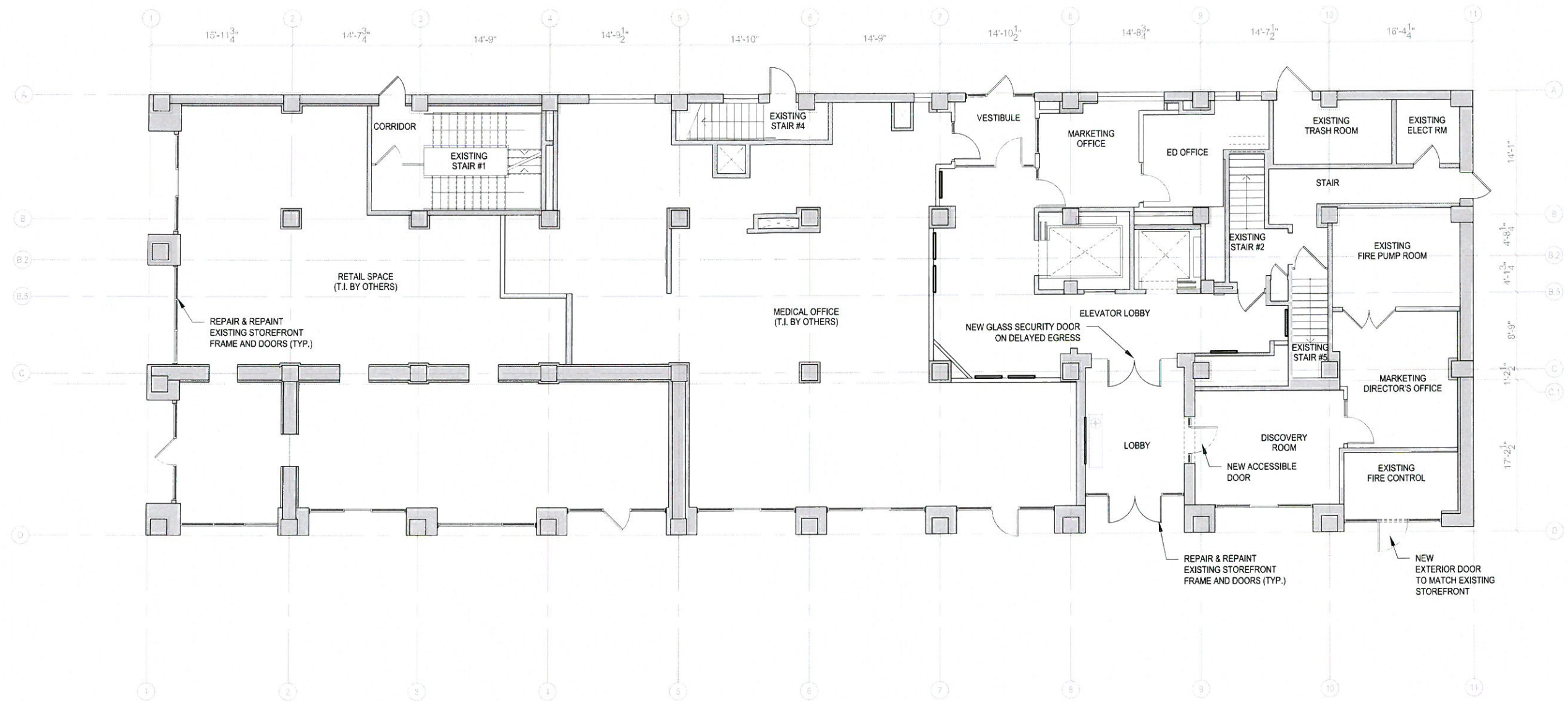
KTGY # 20150495.00

06.28.2016

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.,
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com



AI.0



REGENCY PALMS AL-MC

Global Premier Regency Palms, LP
2010 Main Street Suite 1250
Irvine, CA 92603

PROPOSED GROUND FLOOR PLAN

LONG BEACH, CA

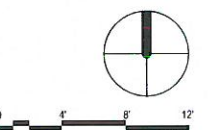
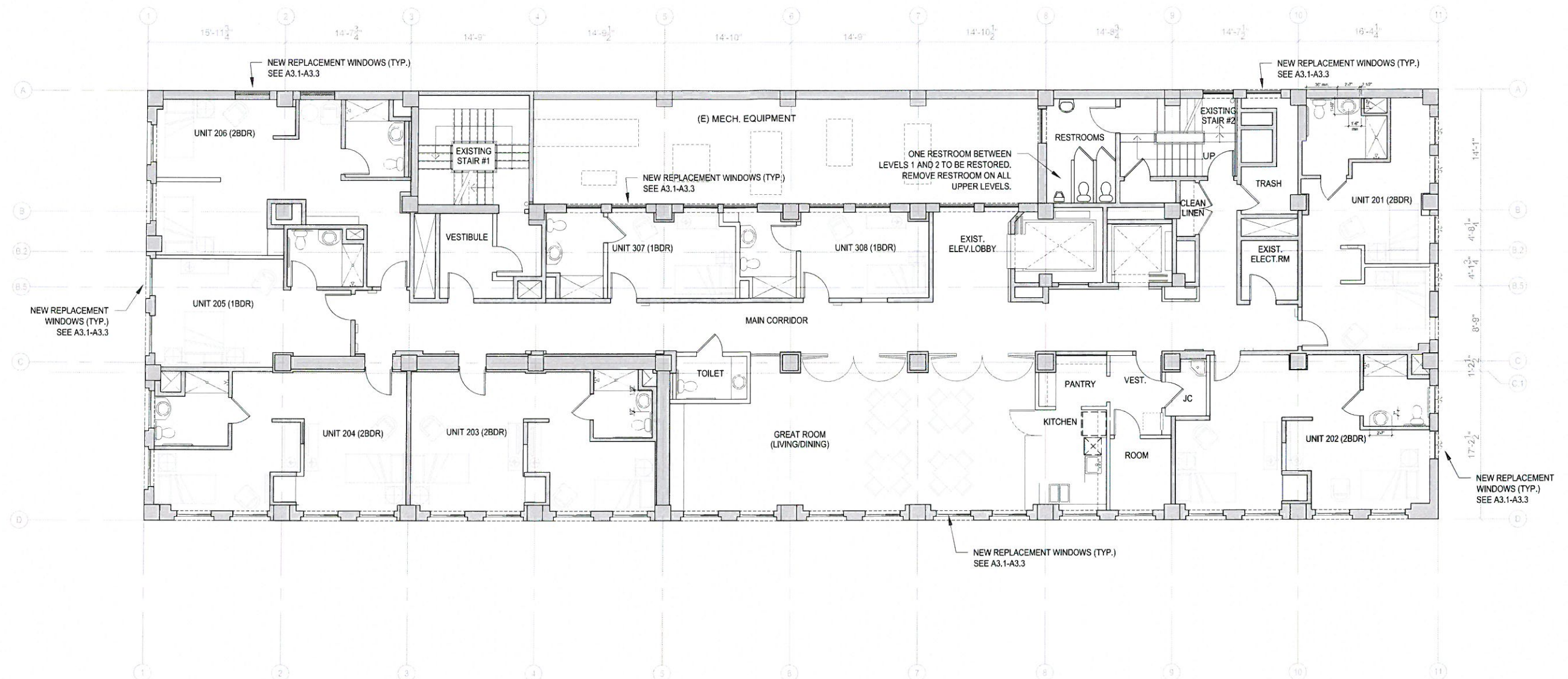
KTGY # 20150495.00

06.28.2016

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.,
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com



AI.1



REGENCY PALMS AL-MC

Global Premier Regency Palms, LP
2010 Main Street Suite 1250
Irvine, CA 92603

PROPOSED RESIDENTIAL FLOOR PLAN

LONG BEACH, CA

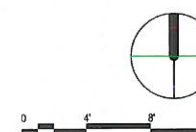
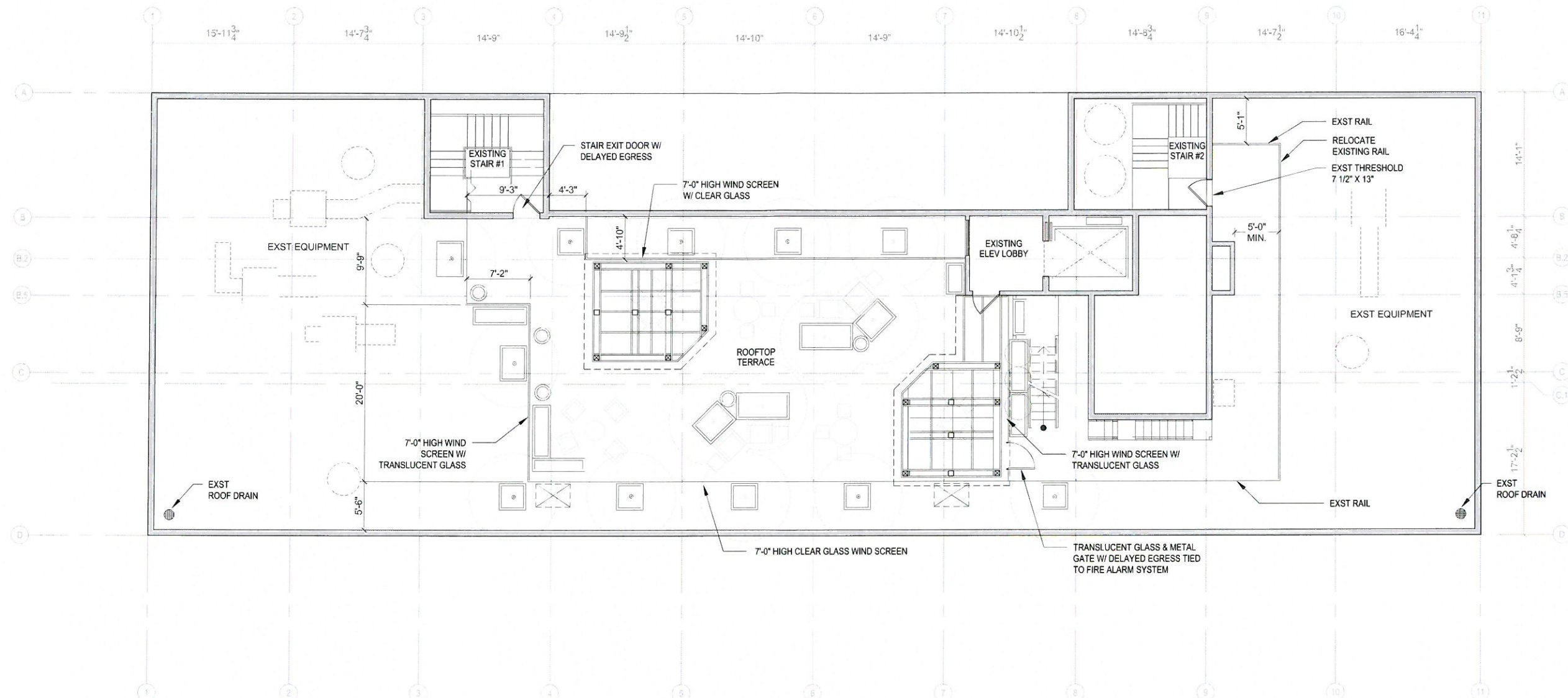
KTGY # 20150495.00

06.28.2016

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.,
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com



A1.2



REGENCY PALMS AL-MC

Global Premier Regency Palms, LP
2010 Main Street Suite 1250
Irvine, CA 92603

PROPOSED ROOF PLAN

LONG BEACH, CA

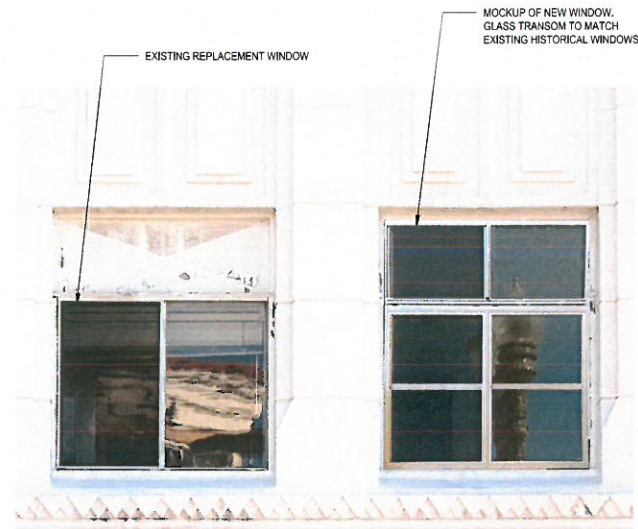
KTGY # 20150495.00

06.28.2016

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.,
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com



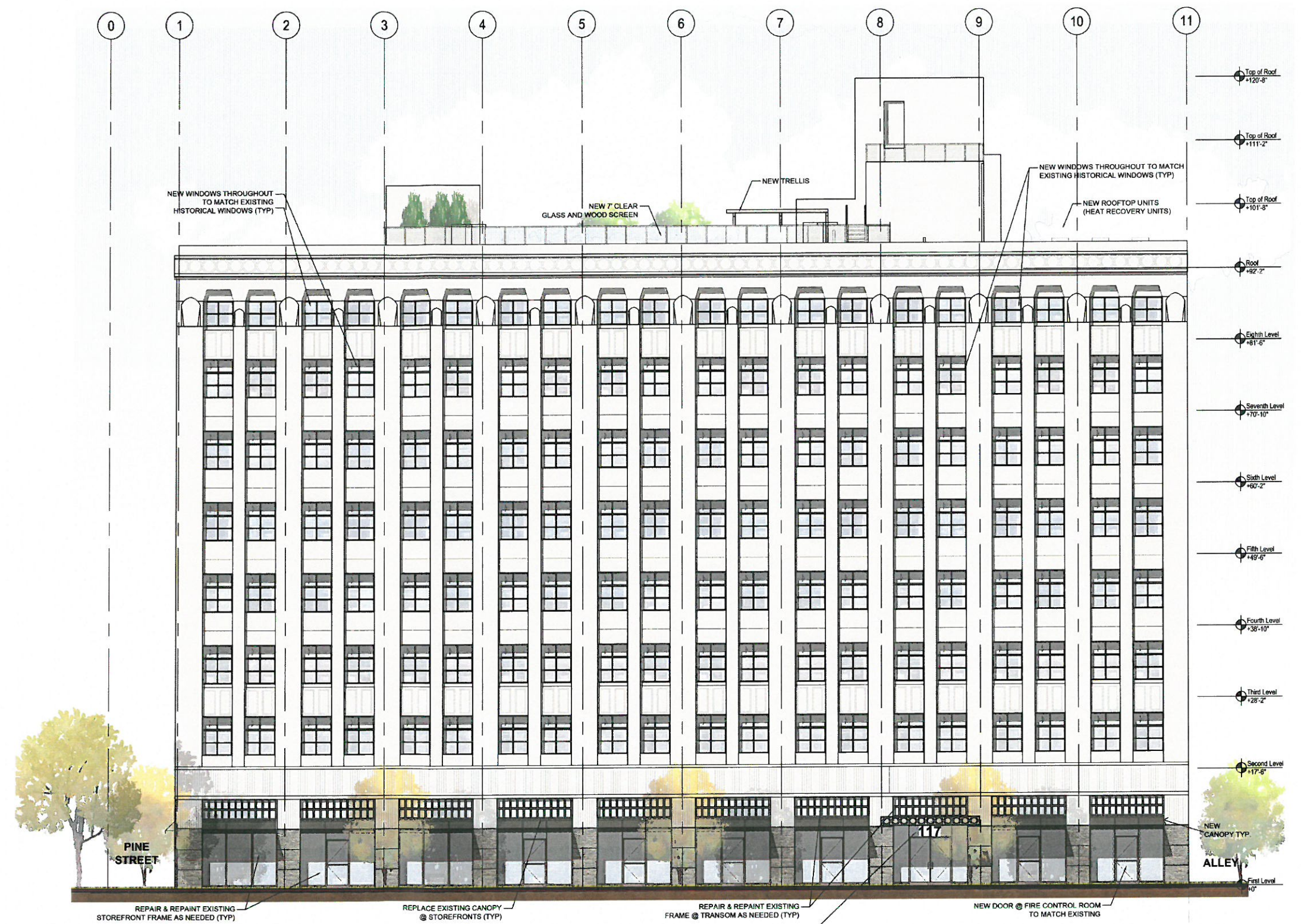
AI.3



3 WINDOW MOCKUP
SCALE: NTS



2 STOREFRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

REGENCY PALMS AL-MC

Global Premier Regency Palms, LP
2010 Main Street Suite 1250
Irvine, CA 92603

SOUTH ELEVATION

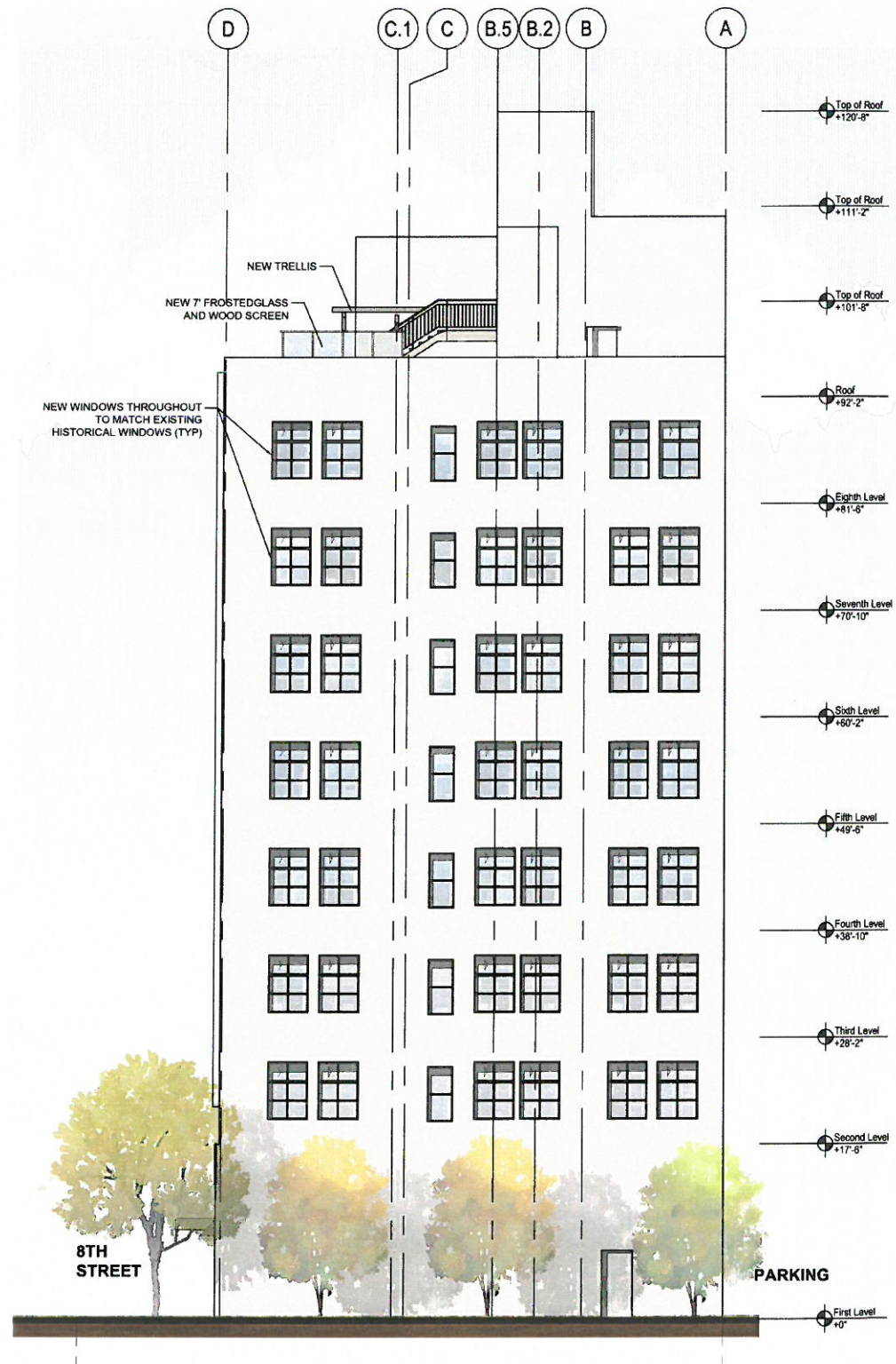
LONG BEACH, CA

KTGY # 20150495.00

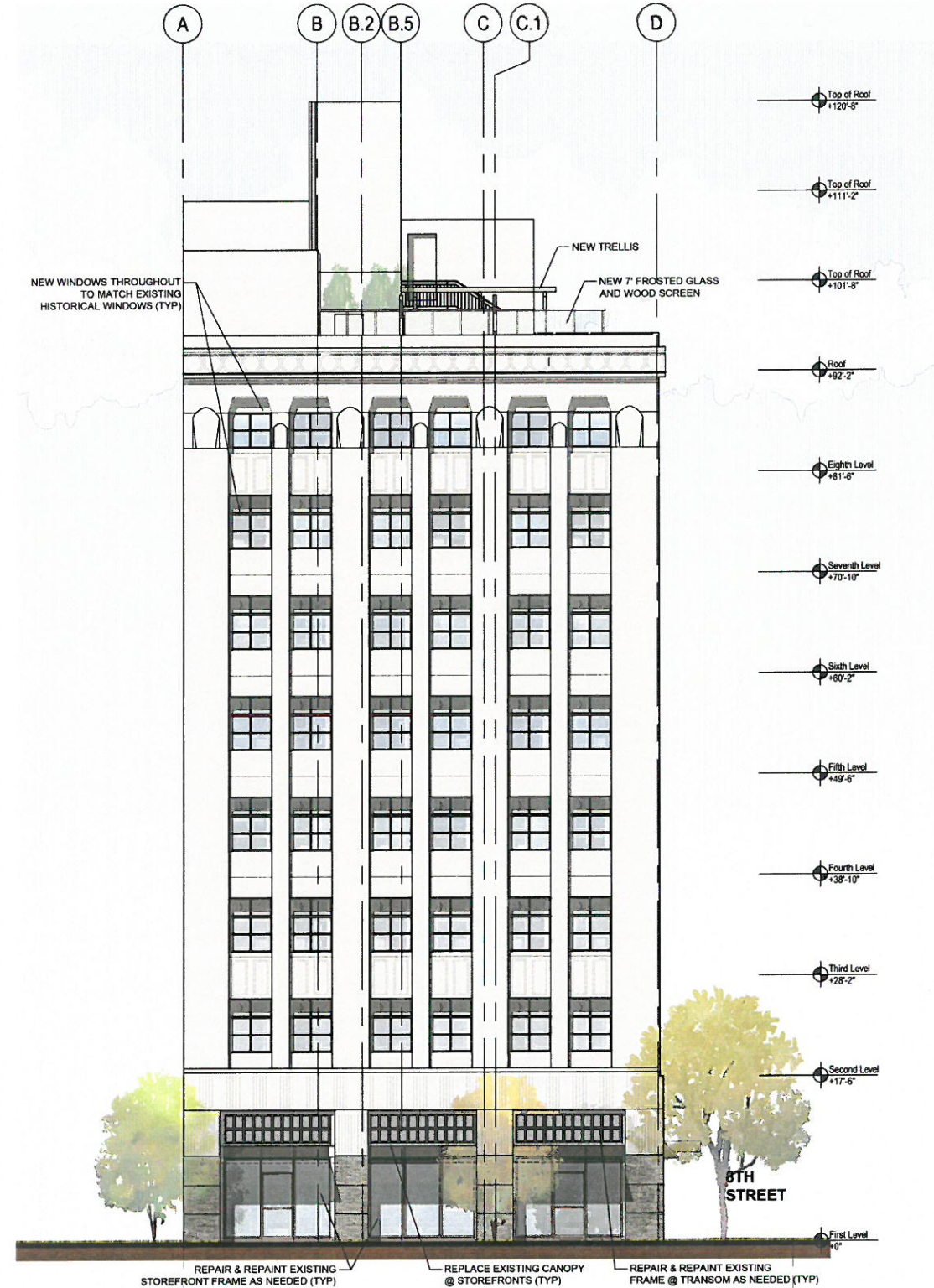
06.28.2016

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.,
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com





② EAST ELEVATION
SCALE: 1/8" = 1'-0"



① WEST ELEVATION
SCALE: 1/8" = 1'-0"

REGENCY PALMS AL-MC

Global Premier Regency Palms, LP
2010 Main Street Suite 1250
Irvine, CA 92603

EAST & WEST ELEVATION

LONG BEACH, CA

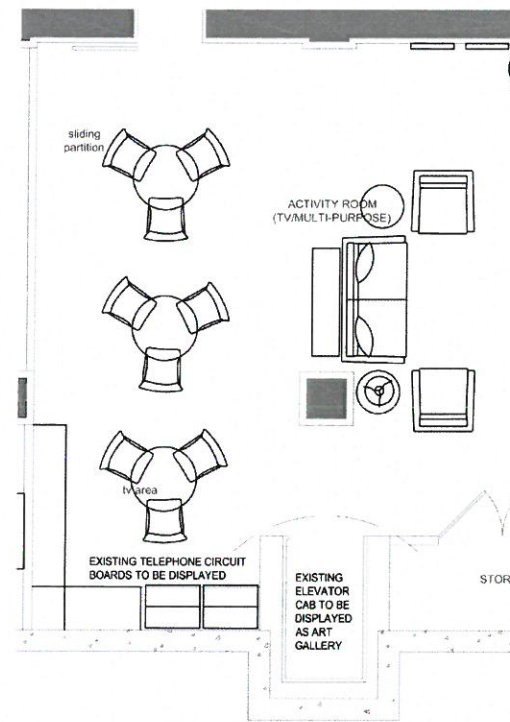
KTGY # 20150495.00

06.28.2016

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.,
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com



A3.2



09 BASEMENT FLOOR - ACTIVITY ROOM
SCALE: 1/4" = 1'-0"

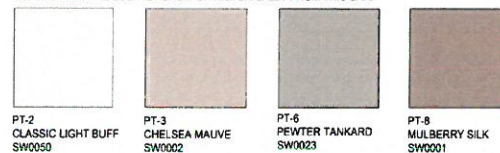
IMAGE	KEY	DESCRIPTION	FIXTURE LOCATION	MANUFACTURER
	DF-1	Chandelier NAME: French Marseille ITEM: 650-12L-2N1 FINISH: White Metal SHADE: Frosted White Glass and White Mica DIM: 42" diameter, 33 1/2" height	Main Lobby	Vintage Hardware 360-379-9030
	DF-2	Chandelier NAME: Oscar Series Figural Chandelier ITEM: 390-ZN-G1 FINISH: White Metal SHADE: Frosted White Glass DIM: 23" diameter, 40" height	Elevator Lobby	Vintage Hardware 360-379-9030

04 DECORATIVE LIGHTING
SCALE: N/A

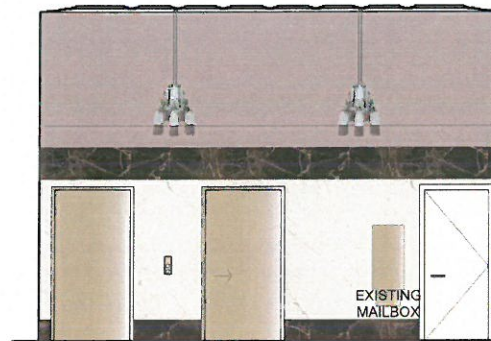
COLORS FOUND IN THE COLOR ANALYSIS STUDY PERFORMED BY KC RESTORATION INC ARE MATCHED TO THE FOLLOWING COLORS:



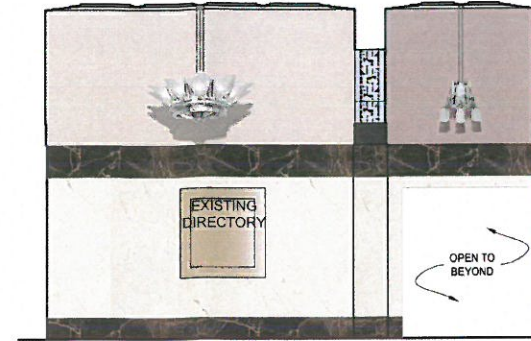
COLORS THAT FREQUENTLY SHOW UP HISTORICALLY FROM THIS ERA:



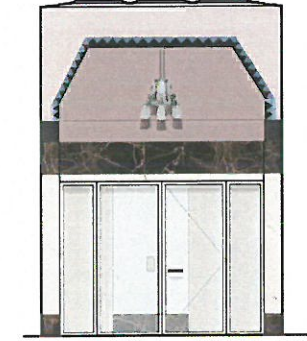
03 HISTORIC PAINT FINISHES
SCALE: N/A



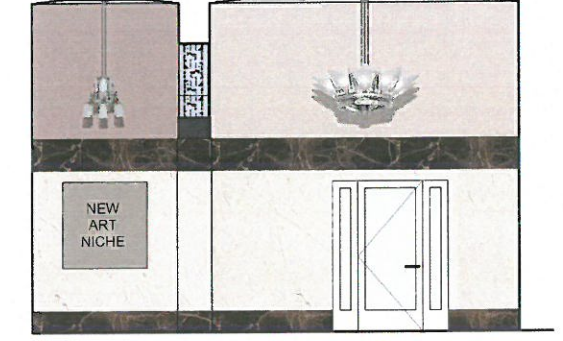
08 FLOOR 1 - ELEVATOR LOBBY
SCALE: 1/4" = 1'-0"



07 FLOOR 1 - LOBBY, DIRECTORY
SCALE: 1/4" = 1'-0"



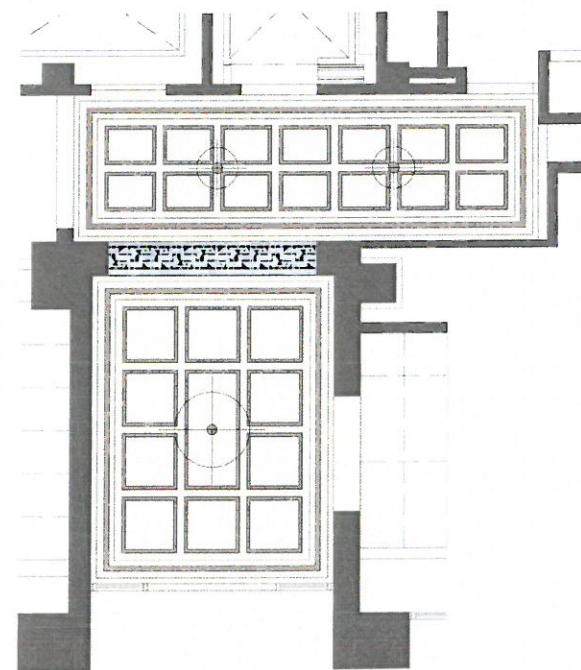
06 FLOOR 1 - LOBBY, NEW GLASS DOORS
SCALE: 1/4" = 1'-0"



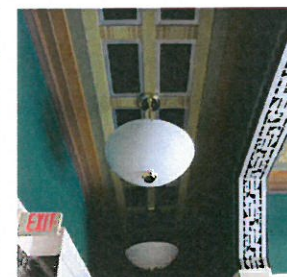
05 FLOOR 1 - LOBBY, OFFICE ENTRANCE
SCALE: 1/4" = 1'-0"



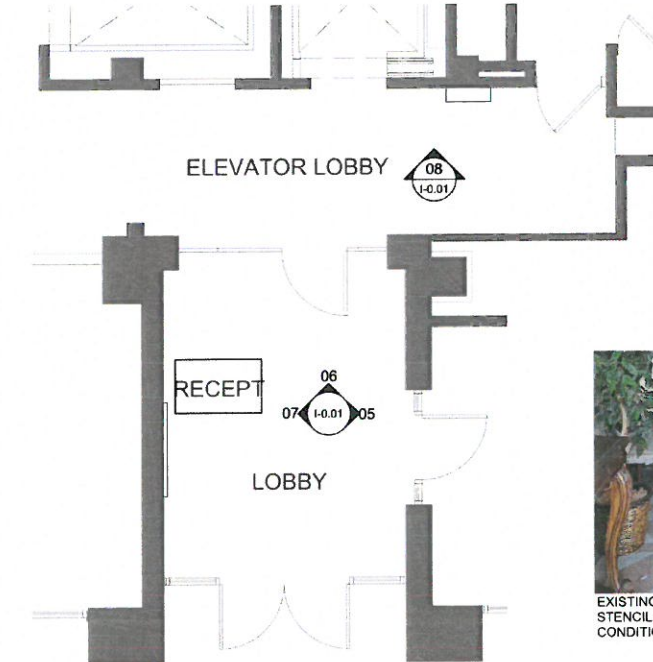
EXISTING SWITCH BOARDS, MAILBOX, BUILDING DIRECTORY, AND GALLERY CAB AT ACTIVITY ROOM TO BE CLEANED TO "LIKE-NEW" CONDITION. BOTH OPERABLE ELEVATOR CABS TO BE REPLACED AND DESIGNED IN SIMILAR DESIGN LANGUAGE.



02 FLOOR 1, MAIN LOBBY - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



CEILING FINISHES AND LIGHT FIXTURES TO BE REPLACED WITH ART DECO STYLE LIGHTING. BLACK AND SILVER LEAF STENCILING TO BE RESTORED TO "LIKE-NEW" CONDITION.



01 FLOOR 1, MAIN LOBBY - FINISH PLAN
SCALE: 1/4" = 1'-0"



EXISTING FLOOR, STONE WALLS, AND WALL STENCIL DETAIL TO BE RESTORED TO "LIKE-NEW" CONDITION.



REGENCY PALMS AL/MC

Global Premier Regency Palms, LP
2010 Main Street Suite 1250
Irvine, CA 92603

LONG BEACH, CA
KTGY # 20150495

06.28.2016

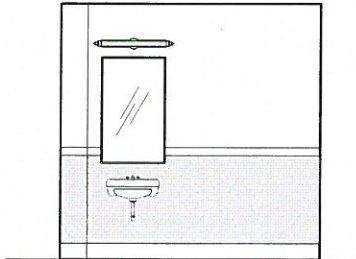
studio
SIX5
811 Barton Springs #800
Austin, TX 78704
v: 512-476-6501
f: 512-579-5283
www.studioSIX5.com

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.,
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

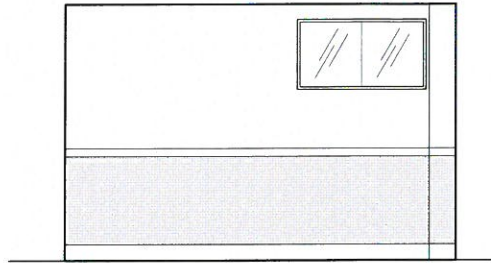




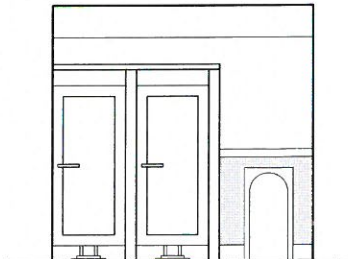
EXISTING PLUMBING, WALL TILE, PARTITIONS, FLOORING, AND PARTITION DOORS TO BE CLEANED AND RESTORED TO "LIKE-NEW" CONDITION. PARTITION DOORS AND WALLS ABOVE WAINSCOT TO RECEIVE FRESH PAINT.



03 FLOOR 2 - RESTROOM, SINK
SCALE: 3/8" = 1'-0"



04 FLOOR 2 - RESTROOM, WEST WALL
SCALE: 3/8" = 1'-0"



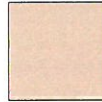
02 FLOOR 2 - RESTROOM, PARTITIONS
SCALE: 3/8" = 1'-0"

	1	12	LED	Vanity Source NAME: Art Deco Streamline LED Source FINISH: Polished White Metal SHADE: Clear Corner Tube DIM: 2'5" Diameter x 30"H	Restroom	Vintage Hardware	360-375-9030	30-PS-LED
---	---	----	-----	--	----------	------------------	--------------	-----------

06 DECORATIVE LIGHTING
SCALE: N/A

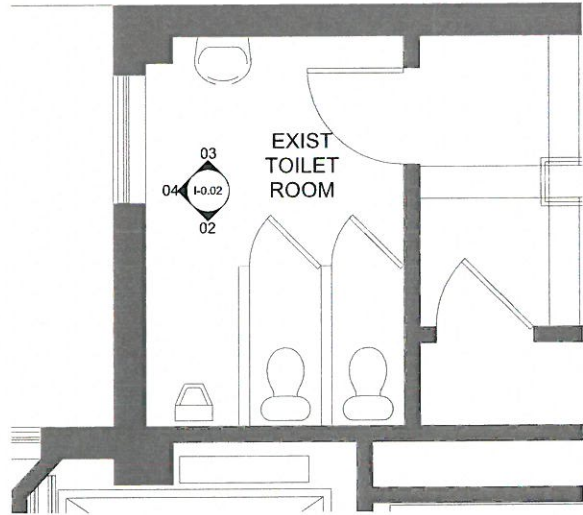


PT-2
CLASSIC LIGHT BUFF
SW0050
LOCATION: PARTITION DOORS



PT-7
ROW HOUSE TAN
SW7689
LOCATION: WALLS ABOVE WAINSCOT

05 PAINT FINISHES
SCALE: N/A



01 FLOOR 2 - RESTROOM, FINISH PLAN
SCALE: 3/8" = 1'-0"

REGENCY PALMS AL/MC

Global Premier Regency Palms, LP
2010 Main Street Suite 1250
Irvine, CA 92603

LONG BEACH, CA
KTGY # 20150495

06.28.2016

studio
SIX5
811 Barton Springs #800
Austin, TX 78704
v: 512-476-6501
f: 512-579-5283
www.studioSIX5.com

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.,
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

