SUNRISE OF LONG BEACH | LONG BEACH, CA

2nd PLANNING SUBMITTAL

Attachment B

CONTACTS

PROPERTY OWNER:
SUNRISE SENIOR LIVING, INC.
7902 WESTPARK DRIVE
MCLEAN, VA 22102
CONTACT: PHILIP KROSKIN
PHONE: 703.774.1873

LANDSCAPE ARCHITECT:
RIDGE LANDSCAPE ARCHITECTS
8841 RESEARCH DRIVE, SUITE 200
IRVINE, CA 92618
CONTACT: TRAVIS EBBERT
PHONE: 949.387.1323

ARCHITECT:
HPI ARCHITECTURE
115 22ND STREET
NEWPORT BEACH, CA 92663
CONTACT: NICHOLAS WEIDNER
PHONE: 858.529.6226
JEFF BACURIN
PHONE: 949.675.6442

LAND USE CONSULTANT:
SAGECREST PLANNING + ENVIRONMENTAL
2400 E. KATELLA AVE., SUITE 900
ANAHEIM, CA 92806
CONTACT: LINDSAY ORTEGA
PHONE: 760.554.7615

CIVIL ENGINEER:
FUSCOE ENGINEERING, INC.
600 WILSHIRE BLVD. SUITE 1470
LOS ANGELES, CA 90017
CONTACT: BRITTANY KNOTT
PHONE: 213.988.8802

PROJECT DATA

SITE ADDRESS:	3340 NORTH LOS COYOTES DIAGONAL LONG BEACH, CA 90808
ZONING:	I - INSTITUTIONAL
APN:	7191-014-902
LEGAL DESCRIPTION:	SEE CIVIL PLANS
SITE AREA:	107,340 SF (2.46 AC)
BUILDING F.A.R:	39,474 SF/107,340 SF = 0.37
CONSTRUCTION TYPE:	TYPE V-A
OCCUPANCY TYPE:	R2.1 - RCFE
MAX BUILDING HEIGHT:	62'-3" (MEASURED FROM BUILDING TO CENTER OF LOS COYOTES DIAGONAL) *1' FOR EACH 2' OF DISTANCE FROM ABUTTING RESIDENTIAL DISTRICT*
BUILDING HEIGHT PROPOSED:	31' - 10"
NUMBER OF STORIES:	2
MAX. LOT COVERAGE:	50%
LOT COVERAGE:	39,474 SF/107,340 SF = 37%
UNITS PER ACRE:	35 (86 UNITS/ 2.46 AC)
PARKING REQUIRED:	109 BEDS / 2 SPACE PER BED = 55
PARKING PROVIDED:	65
BIKE PARKING REQUIRED: (PER LBMC 21.45.400.I.3)	18
BIKE PARKING PROVIDED:	18

FLOOR AREA:
(INCLUDE STAIRS, DECK, PORCH SHAFTS & ELEVATORS ON UPPER FLOORS)

FIRST FLOOR:	39,474 SF
SECOND FLOOR:	38,753 SF
TOTAL BLDG. AREA	**78,227 SF**

SHEET INDEX

GENERAL
G1.0 TITLE SHEET

CIVIL
C-1 TECHNICAL SITE PLAN
C-2 DEMO PLAN
C-3 CONCEPT GRADING PLAN
C-4 CONCEPT UTILITY PLAN
C-5 FIRE MASTER PLAN

LANDSCAPE
L1.1 PRELIMINARY LANDSCAPE PLAN
L2.1 LANDSCAPE PLAN ENLARGEMENTS
L3.1 PRELIMINARY PLANTING IMAGES
L4.1 PRELIMINARY SHADE PLAN & CALCS
L5.1 WATER CONSERVATION & PLAN

ARCHITECTURAL
A1.0 CONCEPTUAL SITE PLAN
A2.1 CONCEPTUAL FIRST FLOOR PLAN
A2.2 CONCEPTUAL SECOND FLOOR PLAN
A2.3 CONCEPTUAL ROOF PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR FINISHES
A4.1 SECTIONS
A5.1 RENDERINGS
A5.2 MONUMENT SIGNS

UNIT MIX

ASSISTED LIVING	
STUDIOS:	28
DENVER(1 BDRM):	11
2 BDROOM:	11
TOTAL:	50 UNITS

ALZHEIMER / MEMORY CARE	
STUDIOS:	12
DENVER(1 BDRM):	12
2 ROOM:	12
TOTAL:	36 UNITS

TOTAL: 86 UNITS

NUMBER OF BEDS: 109

VICINITY MAP

SUNRISE SENIOR LIVING

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949. 675. 6442

SUNRISE OF LONG BEACH
3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
06/01/2021	PLANNING SUBMITTAL
09/08/2021	2nd PLANNING SUBMITTAL
01/07/2022	REVISED 2nd PLANNING SUBMITTAL

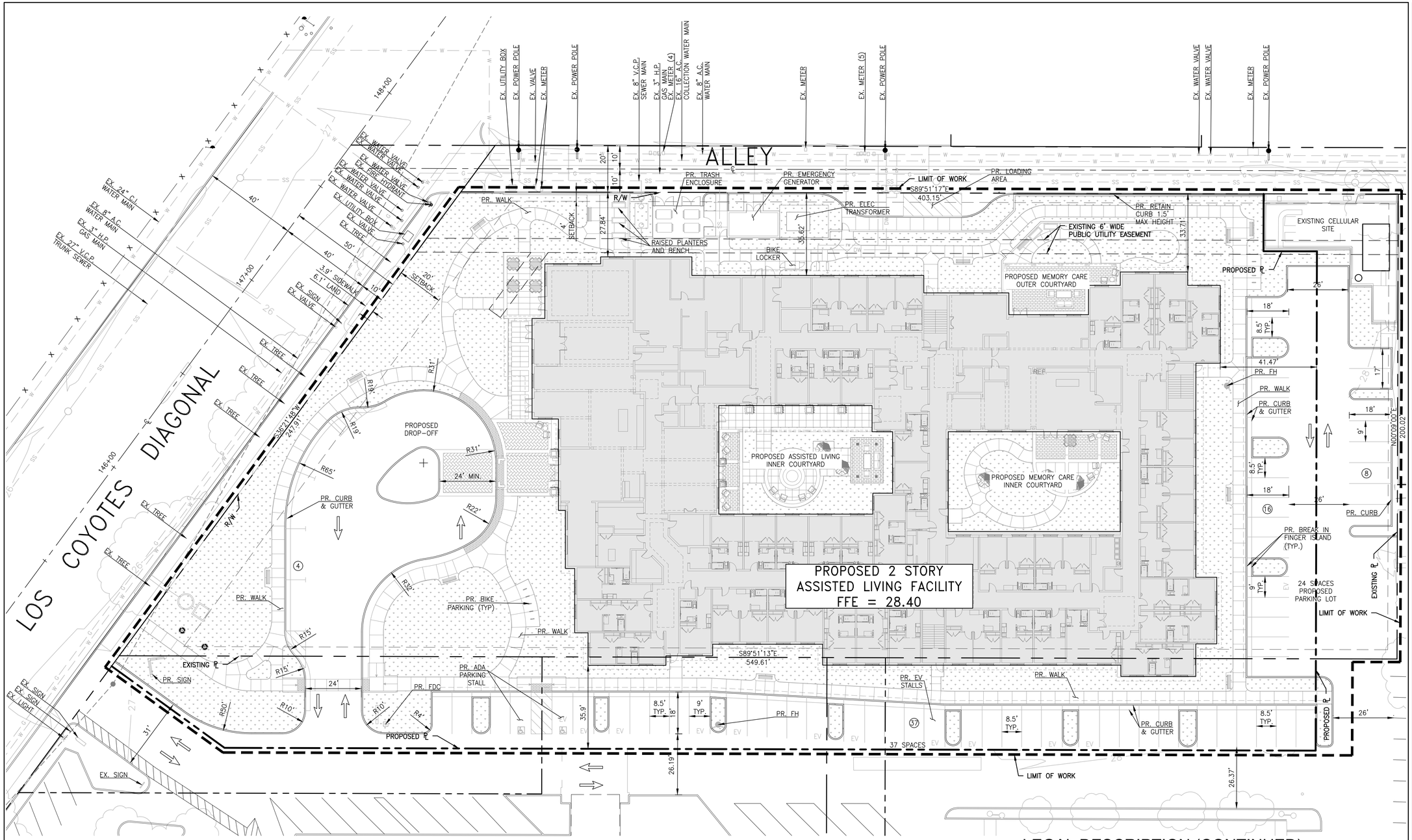
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HILL PARTNERSHIP INC. 2021

SHEET TITLE
TITLE SHEET

01-07-2022
Date issued
Issue Date
Scale

G1.0

REVISED 2nd PLANNING SUBMITTAL



LEGEND

	CENTER LINE
	PROPERTY LINE
	SETBACK
	EASEMENT
X	EXISTING WALL
27	EXISTING CONTOUR
	LIMIT OF WORK
W	EX. WATER LINE
G	EX. GAS LINE
SS	EX. SEWER LINE
DW	PR. DW LINE
FW	PR. FW LINE
IW	PR. IW LINE
SD	PR. SD LINE
SS	PR. SS LINE

ABBREVIATIONS

CB	CATCH BASIN
CL	CENTER LINE
EV	ELECTRONIC VEHICLE
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
H	HEIGHT RETAINED
HP	HIGH POINT
LP	LOW POINT
PL	PROPERTY LINE
PR	PROPOSED
R/W	RIGHT-OF-WAY
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
111.11	SPOT ELEVATION

SITE SUMMARY

ASSESSORS PARCEL NUMBER: 7191-014-902

TOTAL GROSS ACREAGE: 2.46 AC (107,340 SF)
TOTAL BUILDING SQ FT: 0.91 AC (39,474 SF)

EXISTING ADJACENT LAND USE/ZONING:
NORTH: COMMERCIAL
EAST: INSTITUTIONAL & RESIDENTIAL
SOUTH: INSTITUTIONAL & RESIDENTIAL
WEST: RESIDENTIAL

FEMA: ZONE X (AREA OF MINIMAL FLOOD HAZARD)

NOTES

TOTAL NUMBER OF PROPOSED PARKING STALLS: 65

WET UTILITIES ALSO CONFIRMED THROUGH AS-BUILTS PROVIDED

AERIAL TOPOGRAPHY VIA JRN CIVIL ENGINEERS

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: APN: 7191-014-902

LOT 1 OF TRACT NO. 20893, IN THE CITY OF LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 706 PAGE(S) 12 AND 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL, OIL, GAS AND OTHER HYDROCARBONS IN, UNDER OR THAT MAY BE PRODUCED AND SAVED THEREFROM TOGETHER WITH ALL RIGHTS OF EVERY KIND AND DESCRIPTION WHATSOEVER TO DRILL FOR, DEVELOP, TAKE, REMOVE OR SEVER THE SAME, OR ANY PART THEREOF, FROM SAID LAND, PROVIDED HOWEVER, THAT ALL RIGHTS SO RESERVED SHALL BE EXERCISED WITHOUT THE USE OF THE SURFACE OF SAID LAND OR ANY PORTION THEREOF LESS THAN 200 FEET BELOW THE SURFACE, AS RESERVED BY THE CITY OF LONG BEACH, IN DEED RECORDED MARCH 22, 1955 I9N BOOK 47253 PAGE 172, OFFICIAL RECORDS.

PARCEL B:
A NON-EXCLUSIVE RECIPROCAL EASEMENT FOR PARKING, INGRESS AND EGRESS AS SET FORTH IN THE INSTRUMENTS RECORDED DECEMBER 9, 1975 AS INSTRUMENT NO. 2571 AND JULY 26, 1985 AS INSTRUMENT NO. 85- 862192, OFFICIAL RECORDS.

PARCEL C:
INTENTIONALLY DELETED.

PARCEL D:
INTENTIONALLY DELETED.

LEGAL DESCRIPTION (CONTINUED)

PARCEL E:
INTENTIONALLY DELETED.

PARCEL F:
INTENTIONALLY DELETED.

PARCEL G:
INTENTIONALLY DELETED.

BASIS OF BEARING & BENCHMARK

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 00°11'42" E ALONG THE CENTERLINE OF PALO VERDE AVENUE PER TRACT NO. 20893, FILED IN BOOK 706, PAGES 12-13 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

BENCHMARK ID: CITY OF LONG BEACH BENCHMARK 1238:

DESCRIPTION: LOS COYOTES DIAGONAL @ WARDLOW RD.
BRASS DISC FLUSH W/ PVMT; STAMPED "CLB BM 1238 R.E. 3111 1971"
1.1' E / CURB; 39.5' N / CURB.

ELEVATION: 27.346

DATUM: NGVD29

20' 0' 10' 20'
SCALE: 1" = 20'

SUNRISE SENIOR LIVING

FUSCOE ENGINEERING
600 Wilshire Blvd., Suite 1470
Los Angeles, California 90017
tel 213.988.8802 ◦ fax 213.988.8803
www.fuscoe.com

REGISTERED PROFESSIONAL ENGINEER BRITTANY ELIZABETH HUGHES NO. C76502 CIVIL STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

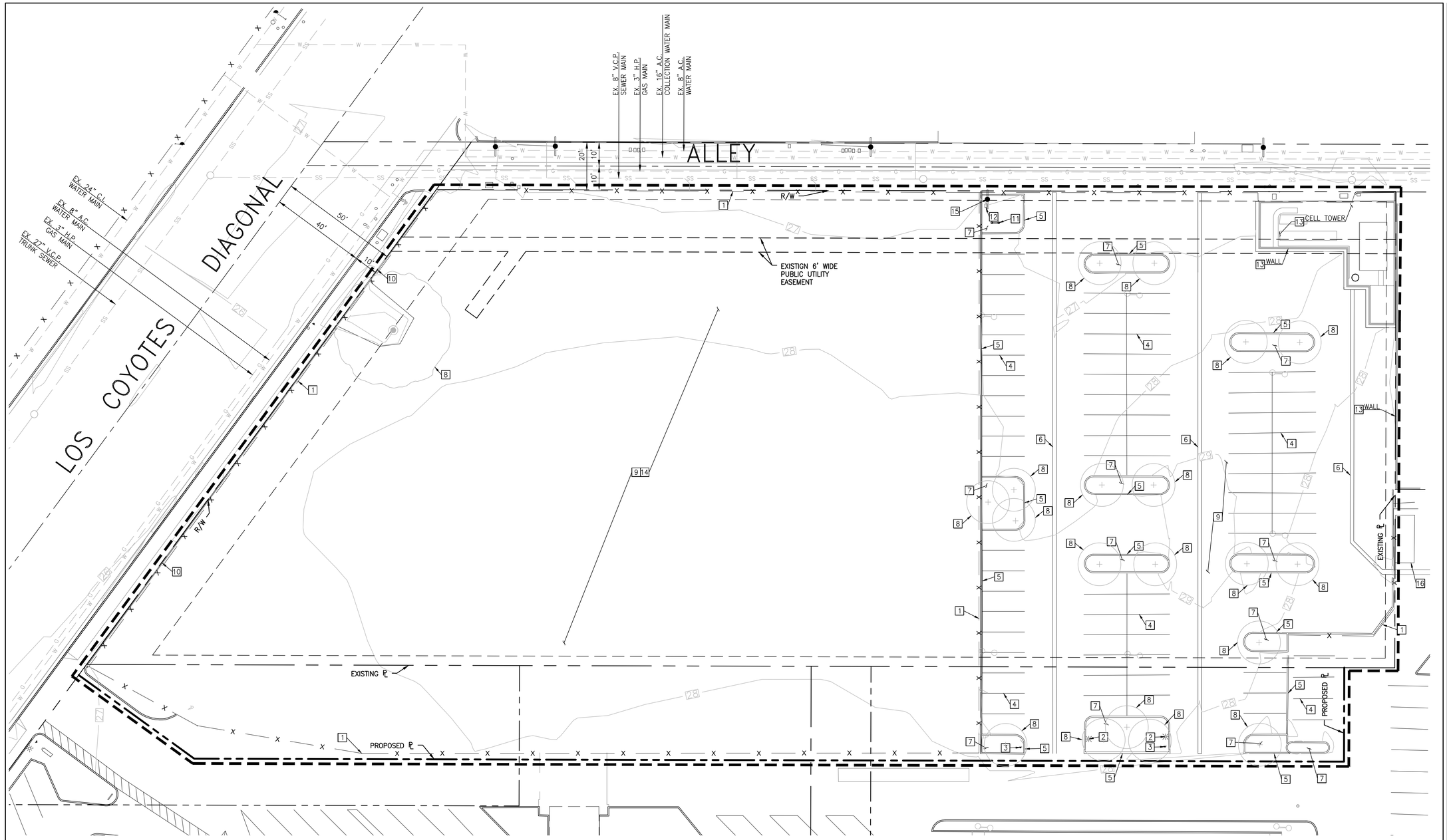
NO.	DESCRIPTION
5/21/2021	PLANNING SUBMITTAL
9/8/2021	2ND PLANNING SUBMITTAL
01/07/2022	REVISED 2ND PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HILL PARTNERSHIP INC. 2021

SHEET TITLE
TECHNICAL SITE PLAN

09.08.2021
Date Issued
Issue Date
Scale

C-1



LEGEND

- CENTER LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EASEMENT
- EXISTING WALL
- EXISTING CONTOUR
- LIMIT OF WORK
- WATER LINE
- GAS LINE
- SEWER LINE
- SPR — SPREAD OF TREE'S CANOPY (DRIPLINE)
- CAL — CALIPER MEASUREMENT OF TREE TRUNK

DEMOLITION NOTES

1. REMOVE EXISTING CHAINLINK FENCE
2. REMOVE EXISTING SITE LIGHT
3. REMOVE EXISTING SIGN
4. REMOVE EXISTING STRIPING
5. REMOVE EXISTING CURB
6. REMOVE EXISTING CONCRETE GUTTER
7. REMOVE EXISTING LANDSCAPE
8. REMOVE EXISTING TREE
9. REMOVE EXISTING ASPHALT
10. REMOVE EXISTING BLOCK CURB ON PROPERTY LINE
11. RELOCATE EXISTING BFD
12. RELOCATE EXISTING POWER POLE UTILITY BOX
13. PROTECT IN PLACE ITEM NOTED PER PLAN
14. CLEAR EXISTING VEGETATION
15. RELOCATE EXISTING POWER POLE
16. RELOCATE EXISTING STORAGE CONTAINER FOR FIRE ACCESS

GENERAL NOTE

85 PARKING SPACES ARE TO BE REMOVED AS PART OF THE DEMOLITION OF THE SITE.

EXISTING TREES TO BE REMOVED

SYMBOL	BOTANICAL NAME	COMMON NAME	HT. x SPR. x CAL.
+	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	±24' x 20' x 6" - 8"
◉	EUCALYPTUS SP.	EUCALYPTUS TREE	±45' x 35' x 18"

20' 0' 10' 20'
SCALE: 1" = 20'

SUNRISE SENIOR LIVING

FUSCOE ENGINEERING
600 Wilshire Blvd., Suite 1470
Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803
www.fuscoe.com

REGISTERED PROFESSIONAL ENGINEER BRITTANY ELIZABETH KNOTT NO. C76502 CIVIL STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
5/21/2021	PLANNING SUBMITTAL
9/8/2021	2ND PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HILL PARTNERSHIP INC. 2021

SHEET TITLE

DEMO PLAN

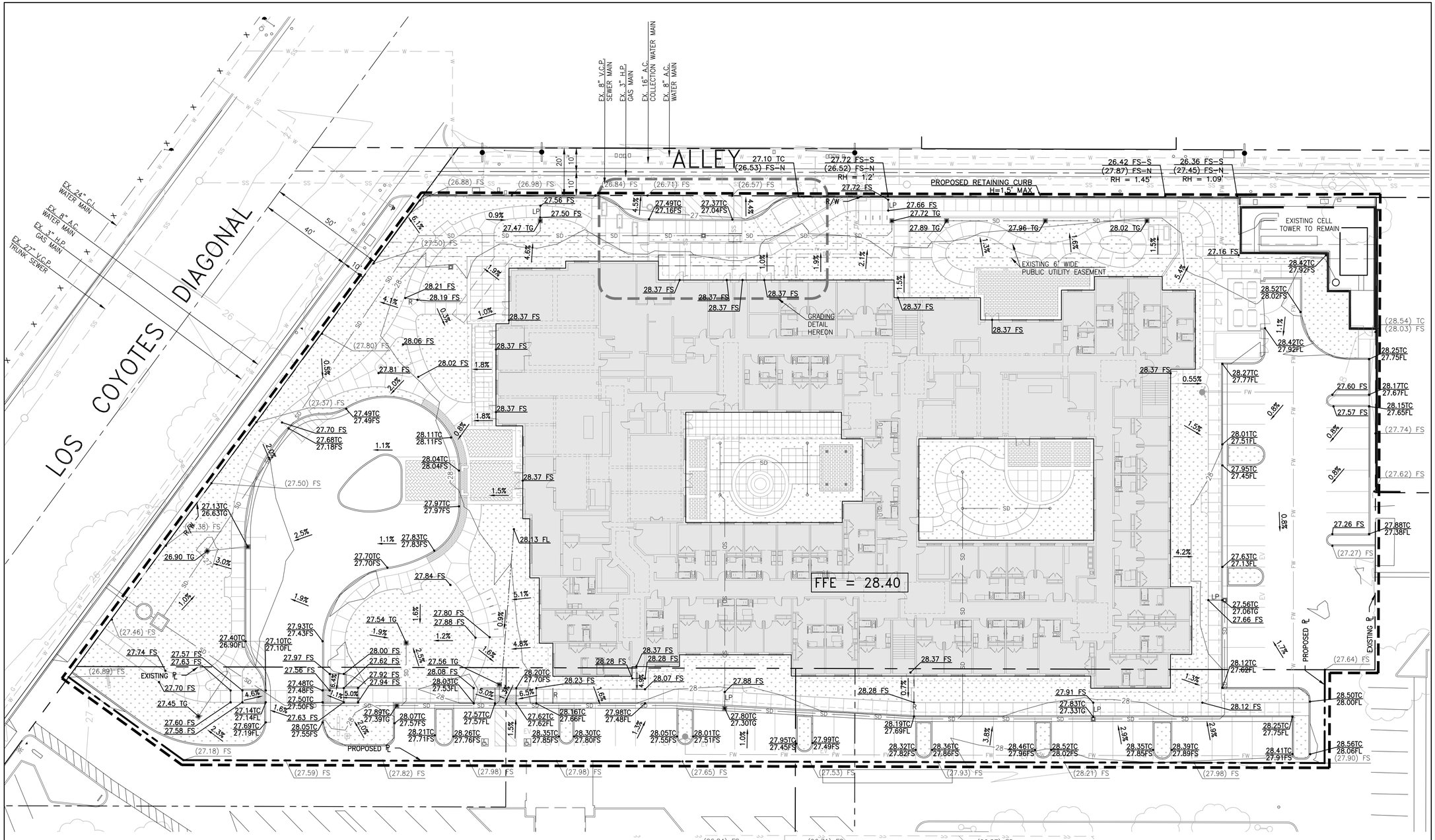
09.08.2021

Date Issued

Issue Date

Scale

C-2

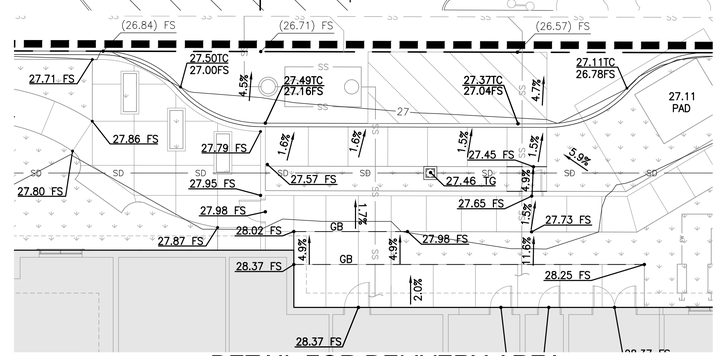


LEGEND

- CENTER LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EASEMENT
- X — EXISTING WALL
- 27 — EXISTING CONTOUR
- LIMIT OF WORK
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- SS — EXISTING SEWER LINE
- DW — PROPOSED DOMESTIC WATER LINE
- FW — PROPOSED FIRE WATER LINE
- IW — PROPOSED IRRIGATION WATER LINE
- SD — PROPOSED STORM DRAIN
- SS — PROPOSED SEWER

ABBREVIATIONS

CB	CATCH BASIN	PL	PROPERTY LINE
CL	CENTER LINE	R/W	RIGHT-OF-WAY
EX	EXISTING	TC	TOP OF CURB
FF	FINISHED FLOOR	TG	TOP OF GRATE
FG	FINISH GRADE	TYP	TYPICAL
FL	FLOW LINE	111.11	SPOT ELEVATION
FS	FINISH SURFACE	RH	RETAIN HEIGHT
GB	GRADE BREAK		
H	HEIGHT RETAINED		
HP	HIGH POINT		
LP	LOW POINT		



DETAIL FOR DELIVERY AREA

SCALE: 1" = 10'

20' 0' 10' 20'

SCALE: 1" = 20'

SUNRISE SENIOR LIVING

FUSCOE ENGINEERING
600 Wilshire Blvd., Suite 1470
Los Angeles, California 90017
tel 213.988.8802 ∘ fax 213.988.8803
www.fuscoe.com

REGISTERED PROFESSIONAL ENGINEER BRITTANY ELIZABETH HUGHES NO. C76502 CIVIL STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
5/21/2021	PLANNING SUBMITTAL
9/8/2021	2ND PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HILL PARTNERSHIP INC. 2021

SHEET TITLE

CONCEPT GRADING PLAN

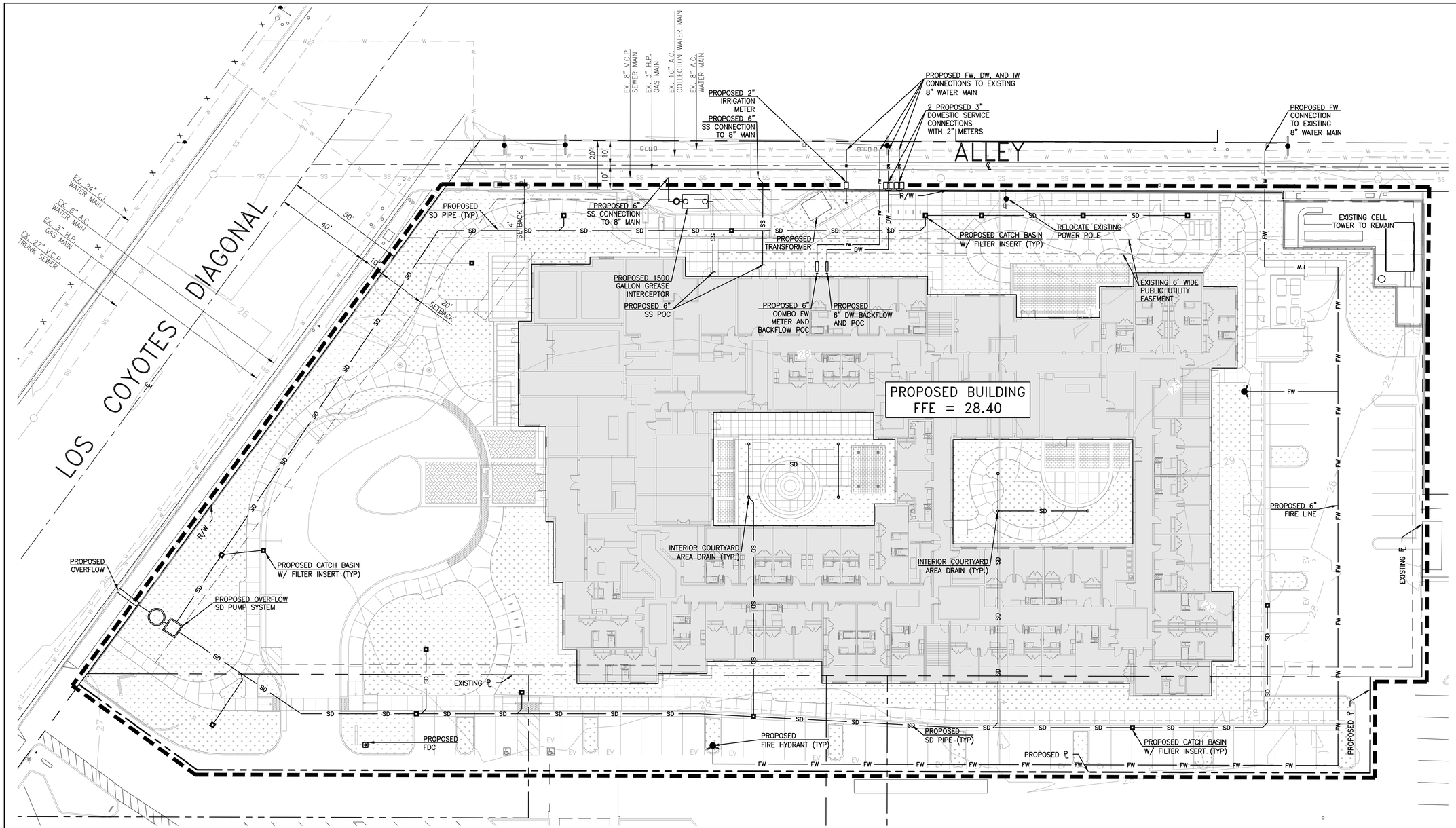
09.08.2021

Date Issued

Issue Date

Scale

C-3



LEGEND

- CENTER LINE
- PROPERTY LINE
- PROPOSED LOT LINE
- 27 EXISTING CONTOUR
- LIMIT OF WORK
- SD PROPOSED STORM DRAIN LINE
- PROPOSED CATCH BASIN
- DW PROPOSED DOMESTIC WATER
- FW PROPOSED FIRE WATER
- IW PROPOSED IRRIGATION WATER
- SS PROPOSED SEWER
- G EXISTING GAS
- SS EXISTING SEWER
- W EXISTING WATER
- LID PLANTER

20' 0' 10' 20'
SCALE: 1" = 20'

SUNRISE SENIOR LIVING

FUSCOE ENGINEERING
600 Wilshire Blvd., Suite 1470
Los Angeles, California 90017
tel 213.988.8802 ◦ fax 213.988.8803
www.fuscoe.com

REGISTERED PROFESSIONAL ENGINEER BRITTANY ELIZABETH HUGHES NO. C76502 CIVIL STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
5/21/2021	PLANNING SUBMITTAL
9/8/2021	2ND PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HILL PARTNERSHIP INC. 2021

SHEET TITLE

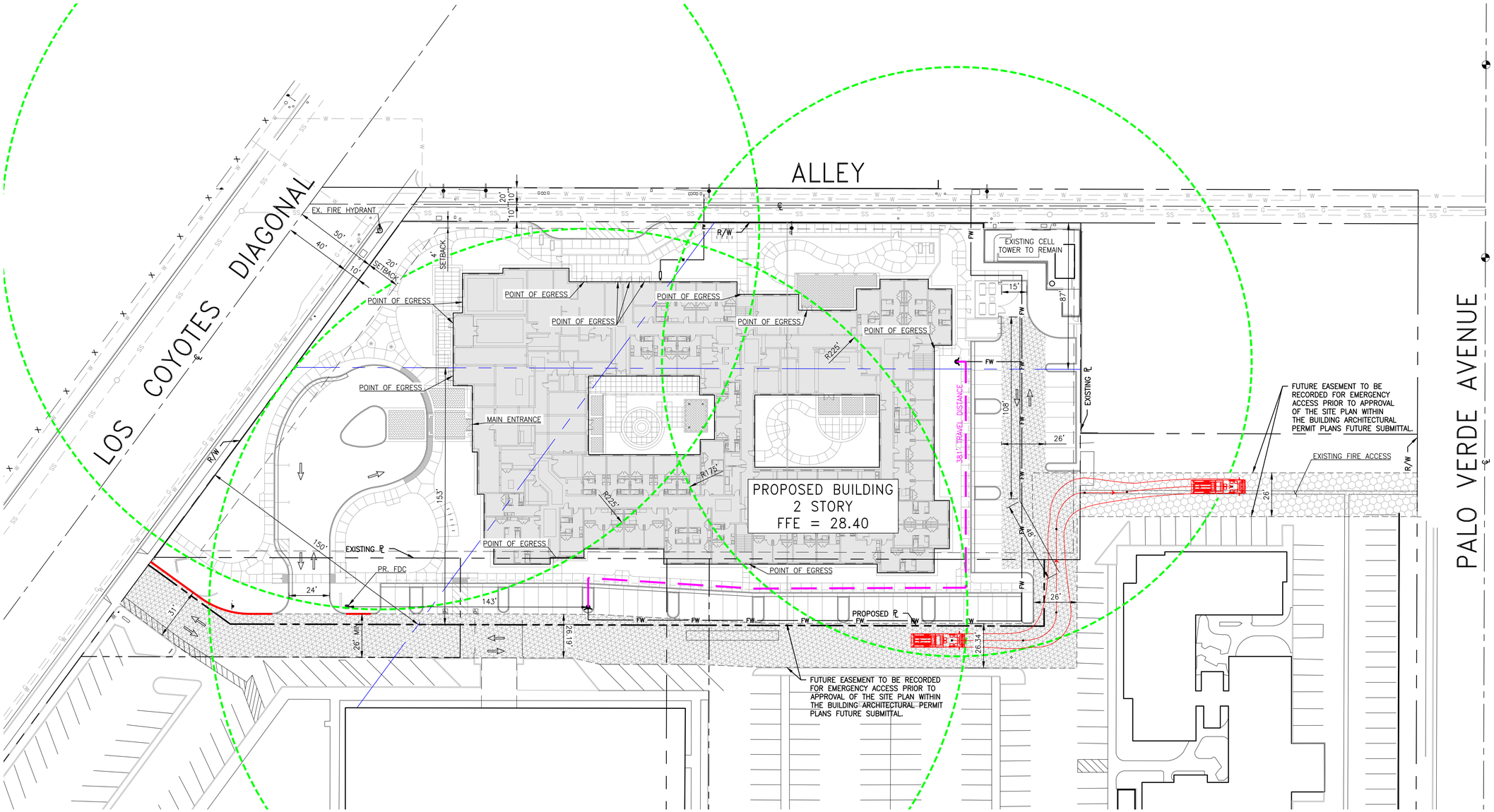
CONCEPT UTILITY PLAN

09.08.2021

Date Issued | Issue Date

Scale

C-4



LEGEND

- "RED" CURB
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE LANE SIGN
- PROPOSED FIRE ACCESS
- EXISTING FIRE ACCESS
- FIRE HYDRANT RADIUS
- PROPERTY LINE OFFSET
- TRAVEL DISTANCE BETWEEN HYDRANTS

FIRE ACCESS SURFACE NOTE

ANY NEW, MODIFIED OR REPLACE DRIVABLE FIRE ACCESS SURFACE SHOWN HEREON IS CAPABLE OF MEETING THE 78,000 LB WEIGHT REQUIREMENT AND TRUCK OUTRIGGER LOADS.

BUILDING DATA

TOTAL BUILDING AREA: 78,240 SF
CONSTRUCTION TYPE: VA
OCCUPANCY: R2.1
ZONING:
SPRINKLERS: YES, FULLY SPRINKLERED PER THE 2019 CALIFORNIA FIRE AND BUILDING CODES A FULLY SPRINKLERED BUILDING ALLOWS FOR A 50% REDUCTION IN DESIGN GPM.

PROJECT SCOPE

PROPOSED 2 STORY ASSISTED LIVING AND MEMORY CARE FACILITY.
ELEVATIONS INDICATED ARE RELATIVE.

ASSESSORS PARCEL NUMBER: A PORTION OF 7191-014-902

BB105.1

FIRE AREA (square feet)					FIRE-FLOW (gallons per minute)b	FLOW DURATION (hours)
Type IA and IB a	Type IIA and IIIA a	Type IV and V-A a	Type IIB and IIIB a	Type V-B a		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	

TABLE C102.1
REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS[a, b, c, f, g] (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT[d, f, g]
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more[e]	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

a. Reduce by 100 feet for dead-end streets or roads.

b. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.

c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

d. Reduce by 50 feet for dead-end streets or roads.

e. One hydrant for each 1,000 gallons per minute or fraction thereof.

f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the *California Fire Code*.

30' 0' 15' 30'
SCALE: 1" = 30'

SUNRISE SENIOR LIVING

FUSCOE ENGINEERING
600 Wilshire Blvd., Suite 1470
Los Angeles, California 90017
tel 213.988.8802 ◦ fax 213.988.8803
www.fuscoe.com

REGISTERED PROFESSIONAL ENGINEER BRITTANY ELIZABETH HURST NO. C76502 CIVIL STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
5/21/2021	PLANNING SUBMITTAL
9/8/2021	2ND PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HILL PARTNERSHIP INC. 2021

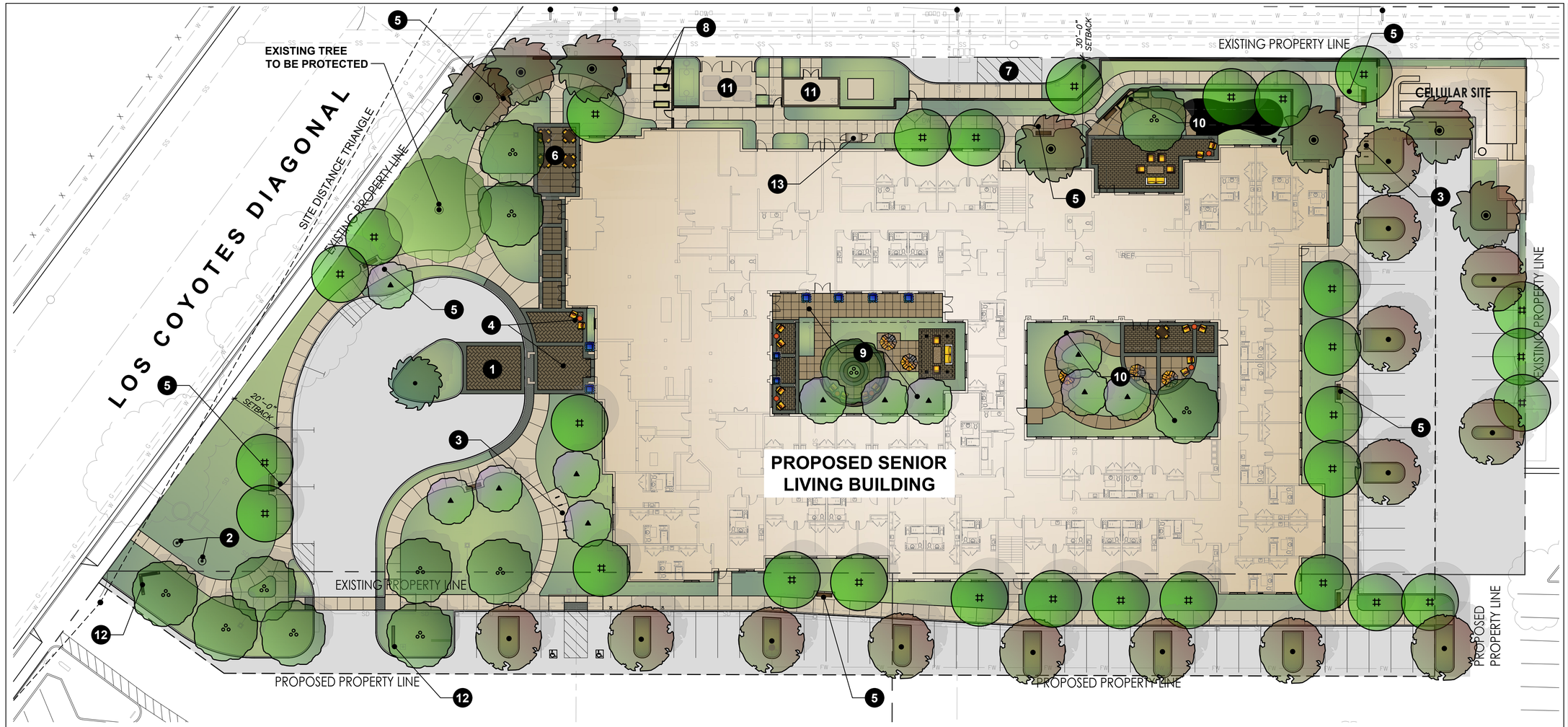
SHEET TITLE

FIRE MASTER PLAN

09.08.2021

Date Issued
Issue Date
Scale

C-5



LEGEND

1. **VEHICULAR DROP-OFF WITH CONCRETE UNIT PAVERS IN A HERRINGBONE PATTERN**
2. **FLAGPOLE LOCATIONS**
3. **BIKE RACKS** (Per Chapter 21.45.400 of the Zoning Code)
4. **ENTRY SEATING AREA WITH WITH CONCRETE UNIT PAVERS IN A HERRINGBONE PATTERN**
5. **PERIMETER WALKING TRAIL WITH BENCH SEATING**
6. **OUTDOOR DINING AREA WITH SPECIMEN SHADE TREE**
7. **LOADING / UNLOADING AREA**
8. **RAISED GARDEN BEDS NEAR KITCHEN**
9. **ASSISTED LIVING COURTYARD** (REFER TO SHEET L2.1)
10. **MEMORY CARE COURTYARD** (REFER TO SHEET L2.1)
11. **TRASH ENCLOSURE & GENERATOR**
12. **PROJECT MONUMENT SIGNS**
13. **BIKE LOCKER** (PER CALGREEN 2019)

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN)	WATER USE	DESCRIPTION
TREES						
	JUNIPERUS SCOPULORAM 'MOONGLOW'	MOONGLOW JUNIPER	48" BOX / STD.	12'H X 4'W X 4" CAL.	M	SPECIMEN TREE
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24" BOX / STD.	9'H X 3'W X 1-1/2" CAL.	L	FLOWERING ACCENT TREE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX / STD.	10'H X 4'W X 1-1/2" CAL.	M	SCREENING TREE
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	48" BOX / MULTI.	9'H X 6'W	L	SPECIMEN ACCENT TREE
	PINUS HALEPENSIS	ALEPPO PINE	24" BOX / STD.	9'H X 4'W X 1-1/2" CAL.	L	BACKGROUND SCREENING TREE
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX / STD.	13'H X 6'W X 4" CAL.	L	PARKING LOT SHADE TREE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
SHRUBS							
		ASPARAGUS DENSIFLORUS	ASPARAGUS FERN	1 GAL.	24" O.C.	M	EVERGREEN SHRUB
		BOUGAINVILLEA 'LA JOLLA'	RED BOUGAINVILLEA	5 GAL.	36" O.C.	L	FLOWERING SHRUB
		CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	ORNAMENTAL GRASS
		CRASSULA 'CAMPFIRE'	CRASSULA CAMPFIRE	1 GAL.	24" O.C.	L	SUCCULENT ACCENT
		DIANELLA 'CASSA BLUE'	CASSA BLUE FLAX LILY	1 GAL.	24" O.C.	L	STRAPPY ACCENT
		DIANELLA T. 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	30" O.C.	M	STRAPPY ACCENT
		JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	18" O.C.	L	BIOSWALE GRASS
		LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	36" O.C.	L	FLOWERING LOW SHRUB
		MUHLENBERGIA E. 'EL TORO'	BULL GRASS	1 GAL.	30" O.C.	L	ORNAMENTAL GRASS
		MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL.	36" O.C.	L	GROUND COVER
		MYRTUS COMMUNIS	MYRTLE	5 GAL.	36" O.C.	L	EVERGREEN SHRUB
		OLEA E. 'MONTRA'	LITTLE OLLIE DWARF OLIVE	5 GAL.	48" O.C.	L	EVERGREEN SHRUB
		PITTOSPORUM CRASSIFOLIUM 'NANA'	DWARF KARO	5 GAL.	36" O.C.	M	LOW SHRUB
		RHAPHIOLEPIS UMBELLATA	YEDDO HAWTHORN	5 GAL..	36" O.C.	L	LOW SHRUB
		ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	24" O.C.	L	GROUND COVER
		SESLERIA 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL.	24" O.C.	M	ORNAMENTAL GRASS
		VEGETABLES - TO BE SELECTED BY OWNER					--

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF LONG BEACH.

OPEN SPACE CALCULATION

PROJECT SITE = 115,427 SQ. FT.
PROPOSED BUILDING = 39,662 SQ. FT.
TOTAL PROPOSED OPEN SPACE = 40,712 SQ. FT.
PROPOSED COMMON OPEN SPACE = 20,793 SQ. FT. (51.07%)
PROPOSED PRIVATE OPEN SPACE = 19,919 SQ. FT. (48.93%)

LANDSCAPE CONCEPT STATEMENT

THE LANDSCAPE CONCEPT FOR SUNRISE LONG BEACH IS INTENDED TO BE ECLECTIC AND VIBRANT TO PROVIDE THE RESIDENTS WITH INTEREST IN CHARACTER WHILE ALSO UTILIZING LOW AND MODERATE WATER-USE PLANT MATERIAL TO PROMOTE RESPONSIBLE DESIGN. HUMMINGBIRD AND BUTTERFLY GARDENS, SEASONAL FLOWER GARDENS, AND OTHER LANDSCAPE ELEMENTS WILL BE INCORPORATED TO PROVIDE FOR RELAXATION AND OBSERVATION. OUTDOOR AREAS WILL BE GEARED TOWARDS DINING, SMALL GROUP GATHERING SPACES, AND WALKING. THE LANDSCAPE DESIGN WILL BE SUSTAINABLE WITH AN EMPHASIS ON DROUGHT TOLERANT AND NATIVE OR ADAPTIVE SPECIES THAT ARE LONG LIVED. 90% OF THE PLANTS USED WILL HAVE EITHER LOW OR VERY LOW WATER REQUIREMENT BASED UPON WUCOLS 2014 PLANT LIST AND WILL CONFORM TO THE CURRENT STATE MWELO REQUIREMENTS.

PARKING AREAS
THE PARKING AREAS WILL BE SHADED WITH CANOPY TREES PROVIDING SHADE ON AT LEAST 40% OF THE TOTAL AREA DEDICATED TO PARKING STALLS AND ASSOCIATED VEHICULAR CIRCULATION. A HIERARCHY OF CIRCULATION WILL BE SUPPORTED BY THE LANDSCAPE DESIGN INCLUDING ACCENT TREES AT PROJECT ENTRIES AND PEDESTRIAN CONNECTIONS. PARKING WILL BE SCREENED FROM VIEW WITH A LAYERED PLANTING OF SHRUBS, ORNAMENTAL GRASSES AND SUCCULENTS.

LANDSCAPE CALCULATION

PROJECT SITE = 115,427 SQ. FT.
LANDSCAPE PROVIDED = 29,466 SQ. FT. (25.5% OF SITE)

HARDSCAPE CALCULATION

PROJECT SITE = 115,427 SQ. FT.
PROPOSED BUILDING = 39,662 SQ. FT.
PROPOSED HARDSCAPE = 41,823 SQ. FT.
PROPOSED WALKWAYS = 2,608 LINEAR FEET

0 10 20 40 60

SUNRISE SENIOR LIVING

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM

REGISTERED LANDSCAPE ARCHITECT
JAMES J. RIDGE
LIC. NO. 4209
01/07/22
(Date)
05/31/21
(Exp. Date)
STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

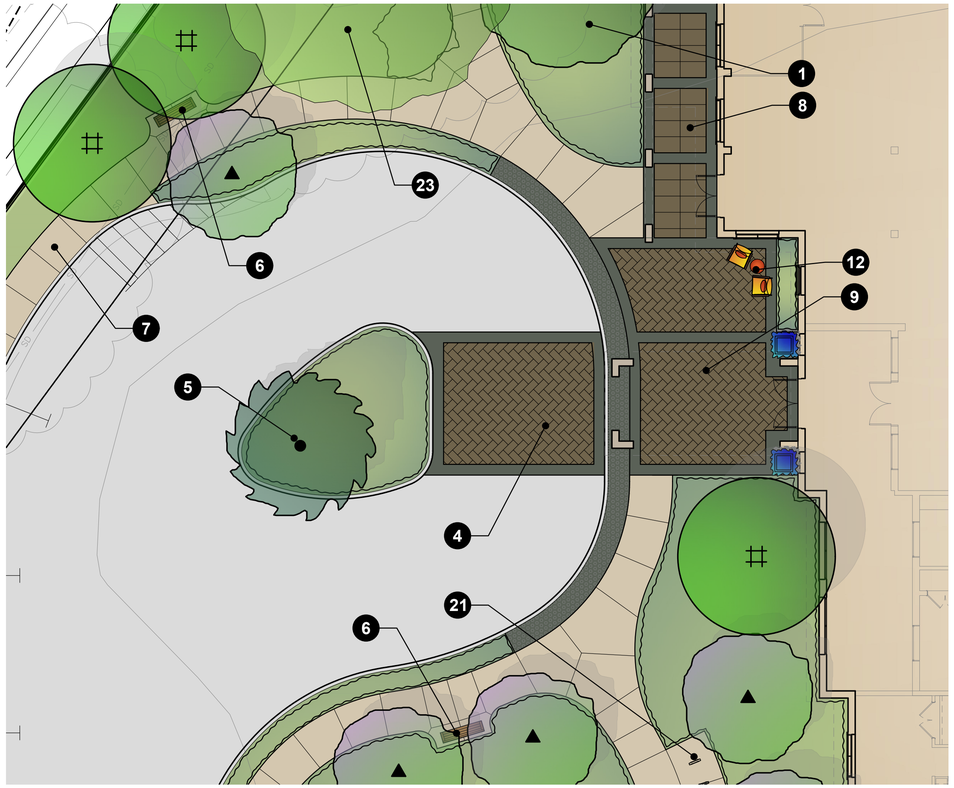
NO.	DESCRIPTION
06/01/21	PLANNING SUBMITTAL
09/08/21	2nd PLANNING SUBMITTAL
01/07/22	REVISED 2nd PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HILL PARTNERSHIP INC. 2021

SHEET TITLE
Preliminary Landscape Plan

Date Issued
Issue Date
Scale 1" = 20'

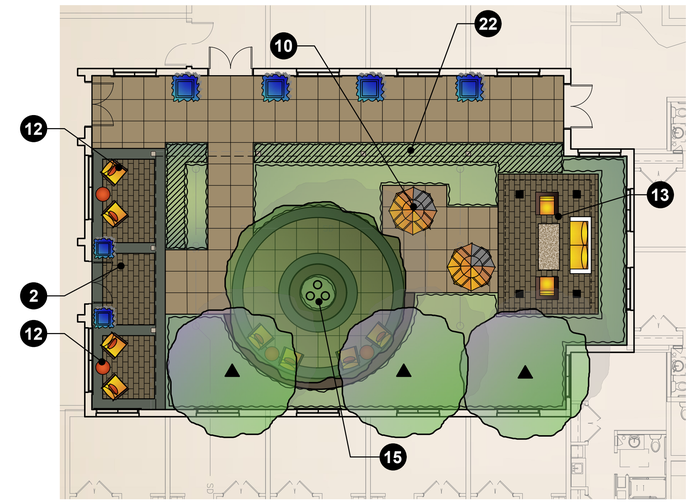
L1.1



ARRIVAL AREA

LEGEND

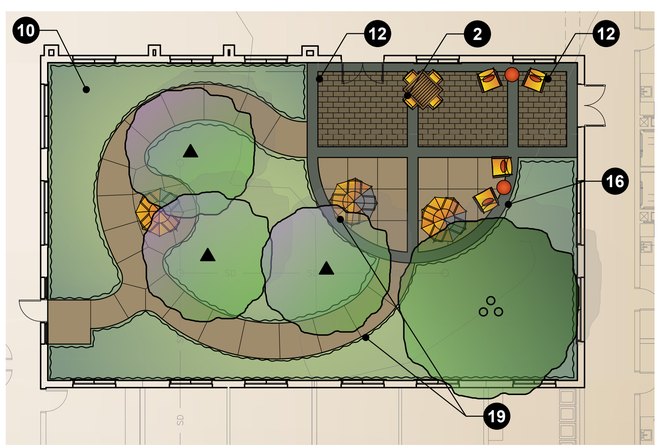
1. SHADE TREE
2. COURTYARDS/PATIOS WITH CONCRETE UNIT PAVERS IN A RUNNING BOND PATTERN
3. 6' WIDE ACCESS WALK
4. VEHICULAR DROP OFF WITH CONCRETE UNIT PAVERS IN A HERRINGBONE PATTERN
5. SPECIMEN TREE
6. BENCH SEATING WITH BACK AND MID RAIL
7. PERIMETER WALKING PATH
8. DINING PATIO WITH ENHANCED CONCRETE PAVING
9. ENTRY SEATING AREA WITH CONCRETE UNIT PAVERS IN A HERRINGBONE PATTERN
10. DINING TABLES WITH UMBRELLAS
11. RAISED PLANTER VEGETABLE GARDEN
12. ARMCHAIRS WITH SIDE TABLE
13. PERGOLA WITH SOFT SEATING AND COFFEE TABLE
14. CLUB CHAIRS AND COFFEE TABLE
15. SPECIMEN TREE ON AXIS WITH DOORS TO COURTYARD
16. PERIMETER WALK
17. SCREEN WALL / FENCE
18. MEMORY CARE WALKING LOOP
19. DROUGHT TOLERANT GARDEN SPACE
20. SOFT SEATING WITH COFFEE TABLE
21. BIKE RACK LOCATIONS
22. HEDGE / VERTICAL SCREENING
23. EXISTING TREE TO BE PROTECTED



ASSISTED LIVING COURTYARD

LANDSCAPE CALCULATION

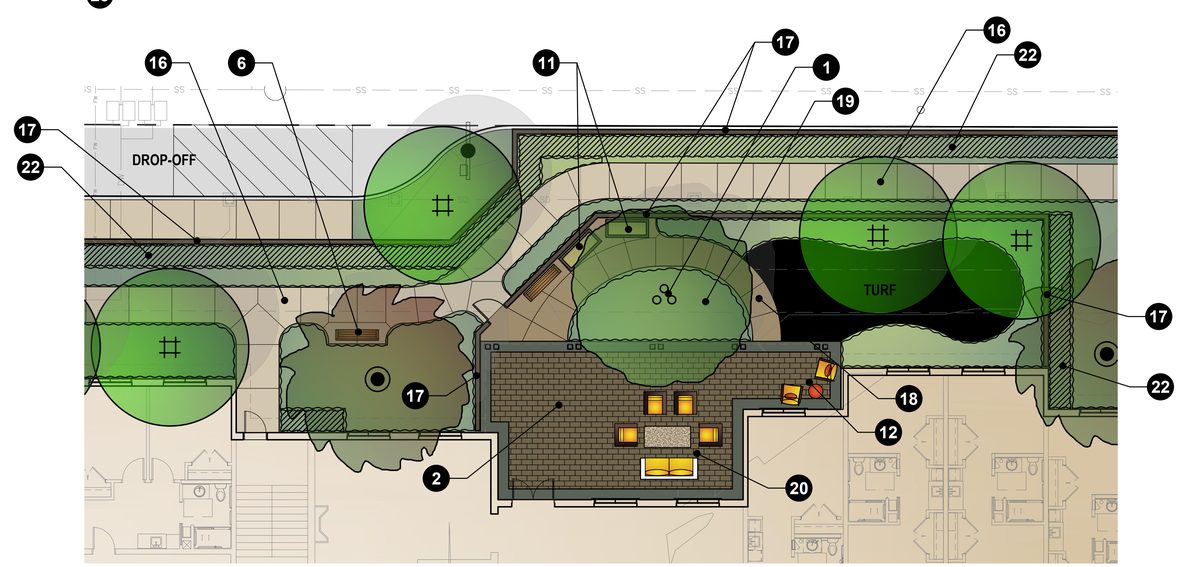
COURTYARD AREA = 3,312 SQ. FT.
LANDSCAPE PROVIDED = 1,166 SQ. FT. (35.2% OF COURTYARD)
HARDSCAPE PROVIDED = 2,146 SQ. FT.



MEMORY CARE COURTYARD 1

LANDSCAPE CALCULATION

COURTYARD AREA = 3,287 SQ. FT.
LANDSCAPE PROVIDED = 1,840 SQ. FT. (56.0% OF COURTYARD)
HARDSCAPE PROVIDED = 1,447 SQ. FT.



MEMORY CARE COURTYARD 2

LANDSCAPE CALCULATION

COURTYARD AREA = 2,248 SQ. FT.
LANDSCAPE PROVIDED = 1,045 SQ. FT. (46.5% OF COURTYARD)
HARDSCAPE PROVIDED = 1,203 SQ. FT.

SUNRISE SENIOR LIVING

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM

REGISTERED LANDSCAPE ARCHITECT
JAMES J. RIDGE
Lic. #3209
01/07/22
(Date)
05/31/21
(Exp. Date)
STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
06/01/21	PLANNING SUBMITTAL
09/08/21	2nd PLANNING SUBMITTAL
01/07/22	REVISED 2nd PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HILL PARTNERSHIP INC. 2021

SHEET TITLE

Preliminary Landscape Plan Enlargements

Date Issued

Issue Date

Scale 1" = 10'

L2.1

LAGERSTROEMIA INDICA 'NATCHEZ' /
CRAPE MYRTLE

LOPHOSTEMON CONFERTUS /
BRISBANE BOX

OLEA EUROPAEA 'SWAN HILL' /
SWAN HILL FRUITLESS OLIVE

PINUS HALEPENSIS /
ALEPPO PINE

QUERCUS AGRIFOLIA /
COAST LIVE OAK

CEDRUS DEODARA /
DEODAR CEDAR

ALOE 'BLUE ELF' /
BLUE ELF ALOE

ALOE STRIATA /
CORAL ALOE

MYOPORUM PARVIFOLIUM 'PINK' /
PINK GROUNDCOVER MYOPORUM

ASPARAGUS D. 'MEYERI' /
MYER'S ASPARAGUS

CAREX DIVULSA /
BERKELEY SEDGE

DIANELLA REVOLUTA 'LITTLE REV' /
LITTLE REV FLAX LILY

DIANELLA T. 'VARIEGATA' /
VARIEGATED DIANELLA

JUNCUS PATENS /
GREY RUSH

LANTANA 'NEW GOLD' /
NEW GOLD LANTANA

MUHLENBERGIA EMERSLEYI 'EL TORO' /
BULL GRASS

PITTOSPORUM CRASSIFOLIUM 'NANA'/
DWARF KARO

PODOCARPUS GRACILIOR 'ICEE BLUE' /
ICEE BLUE YELLOW-WOOD

RHAPHIOLEPIS INDICA 'CLARA' /
CLARA INDIAN HAWTHORN

SESLERIA GREENLEE /
GREENLEE MOOR GRASS

FICUS PUMILA /
CREEPING FIG

SUNRISE
SENIOR LIVING

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM

REGISTERED LANDSCAPE ARCHITECT
JAMES J. RIDGE
LIC. #2809
Signature
01/07/22
(Date)
05/31/21
(Exp. Date)
STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
06/01/21	PLANNING SUBMITTAL
09/08/21	2nd PLANNING SUBMITTAL
01/07/22	REVISED 2nd PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HILL PARTNERSHIP INC. 2021

SHEET
TITLE

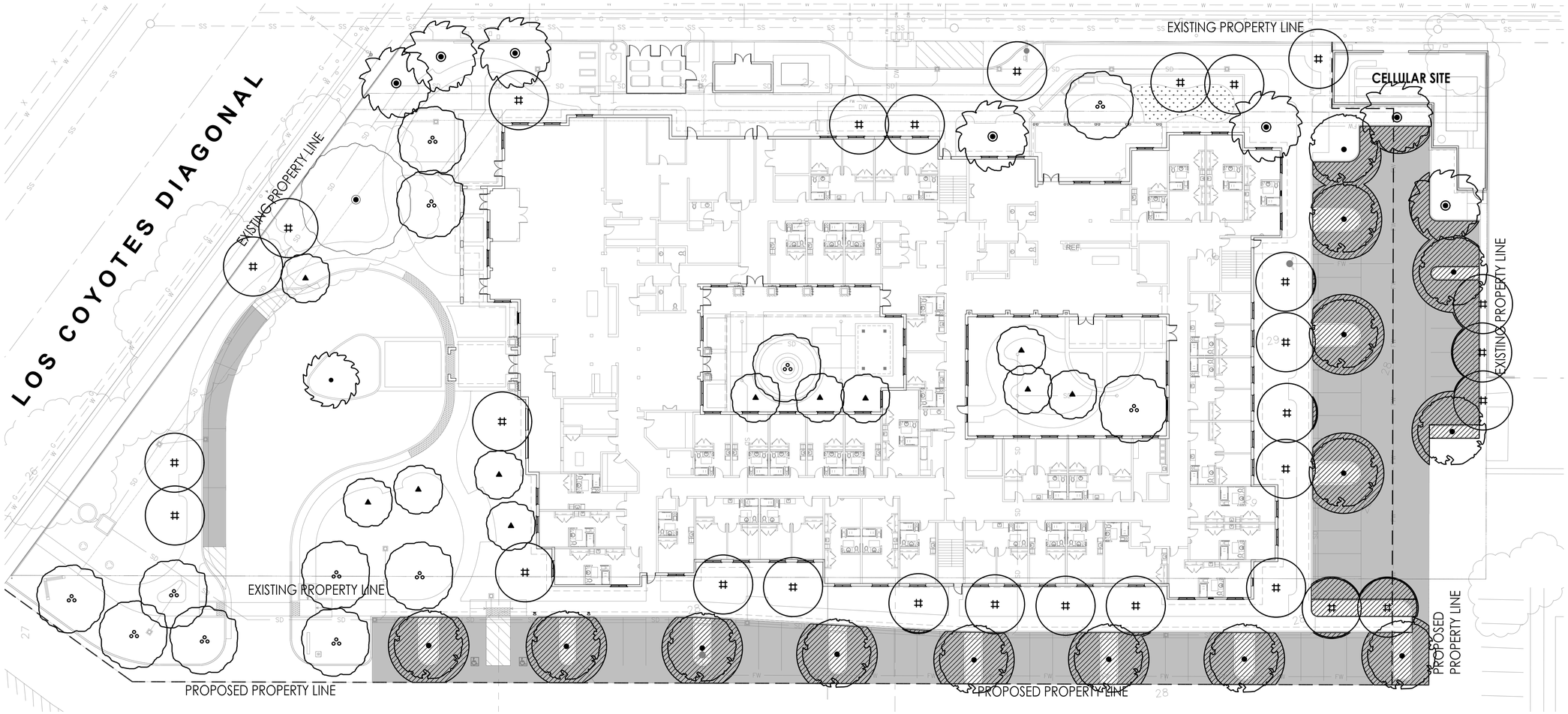
Preliminary
Planting
Images

Date
Issued

Issue
Date

Scale

L3.1



SHADE CALCULATION

TOTAL AREA OF PARKING STALLS & ASSOCIATED VEHICULAR CIRCULATION	= 16,435 S.F.
TOTAL REQUIRED SHADE AREA AT PARKING AREA & ASSOCIATED CIRCULATION (50%)	= 8,218 S.F. (50%)
TOTAL AREA OF SHADE FROM TREES (TREES AT 10 YEARS MATURITY)	= 9,076 S.F.
TOTAL SHADED AREA	**= 9,076 S.F. (55.2%)**

SHADE AND PAVING LEGEND

- AREA OF PARKING STALLS & ASSOCIATED VEHICULAR CIRCULATION
- SHADE PROVIDED BY TREES AT 10 YEARS GROWTH

0 10 20 40 60

SUNRISE SENIOR LIVING

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM

REGISTERED LANDSCAPE ARCHITECT
JAMES J. RIDGE
Lic. #2509
Signature
01/07/22
(Date)
05/31/21
(Exp. Date)
STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
06/01/21	PLANNING SUBMITTAL
09/08/21	2nd PLANNING SUBMITTAL
01/07/22	REVISED 2nd PLANNING SUBMITTAL

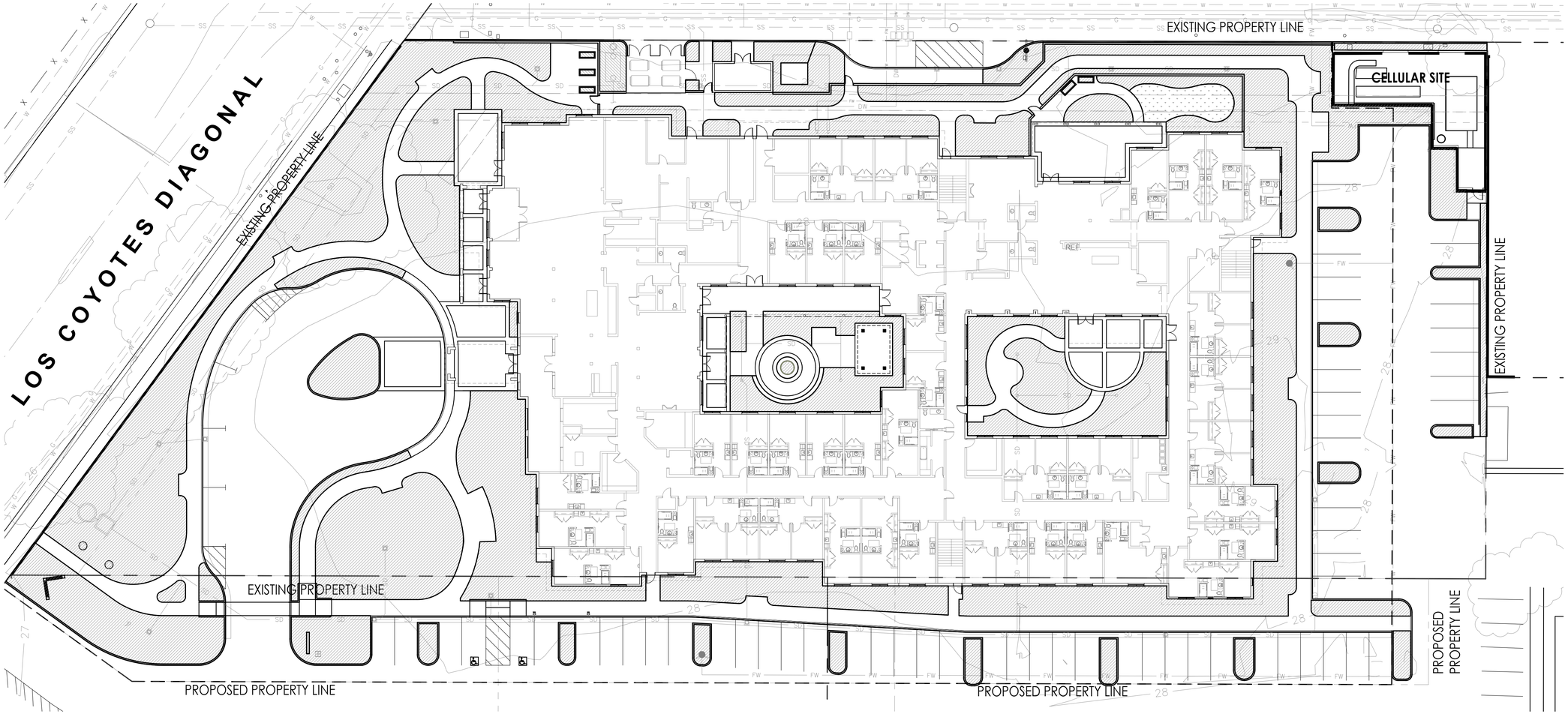
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HILL PARTNERSHIP INC. 2021

SHEET TITLE Preliminary Shade Coverage Plan & Calculations

Date Issued
Issue Date
Scale 1" = 20'

L4.1



LEGEND

- IRRIGATED LANDSCAPE AREA
- IRRIGATED TURF AREA

AB1881 WATER BUDGET CALCULATIONS

(CALCULATIONS SHOW THIS PROJECT TO BE IN COMPLIANCE WITH STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE "MWELO")

Appendix A Water Efficient Landscape Worksheet

Reference Evapotranspiration		(ET_o)	48.3	Project Type	Non-Residential		0.45
Hydrozone # / Planting Description [a]	Plant Factor (PF)	Irrigation Method [b]	Irrigation Efficiency (IE) [c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) [d]
Regular Landscape Areas							
1- Shrub Drip (LOW)	0.2	Drip	0.81	0.25	16613	4102	122838
2 - Shrub Drip (MOD)	0.5	Drip	0.81	0.62	12345	7620	228200
3- Turf Spray (HIGH)	0.8	Overhead	0.71	1.13	440	497	14889
				Totals	29398	12220	365927
Special Landscape Areas							
SLA-1 N/A				1	0	0	0
				Totals	0	0	0
						ETWU Total Gallons [d]	365,927
						Maximum Allowed Water Allowance (MAWA) Gallons [e]	396,159

[a] Hydrozone# / Planting Description e.g.
1.) Drip Low water use planting
2.) Spray Moderate water use planting
3.) Tree Bubbler Moderate water use

[b] Irrigation Method
1.) Overhead Spray
2.) Drip
3.) Rotary
4.) Rotor
5.) Bubbler

[c] Irrigation Efficiency
1.) 0.73 for Spray Head
2.) 0.81 for Drip
3.) 0.73 Rotary
4.) 0.73 Rotor
5.) 0.77 Bubbler

[d] ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

[e] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	12220
Total Area	29398
Average ETAF	0.42

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	12220	(B+D)
Total Area	29398	(A+C)
Average ETAF	0.42	(B+D) ÷ (A+C)

SUNRISE SENIOR LIVING

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM

REGISTERED LANDSCAPE ARCHITECT
JAMES J. RIDGE
Lic. #2509
Registered
01/07/22
(Date)
05/31/21
(Exp. Date)
STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
06/01/21	PLANNING SUBMITTAL
09/08/21	2nd PLANNING SUBMITTAL
01/07/22	REVISED 2nd PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HILL PARTNERSHIP INC. 2021

SHEET TITLE

Water Conservation Plan & Calculations

Date Issued

Issue Date

Scale 1" = 20'

L5.1

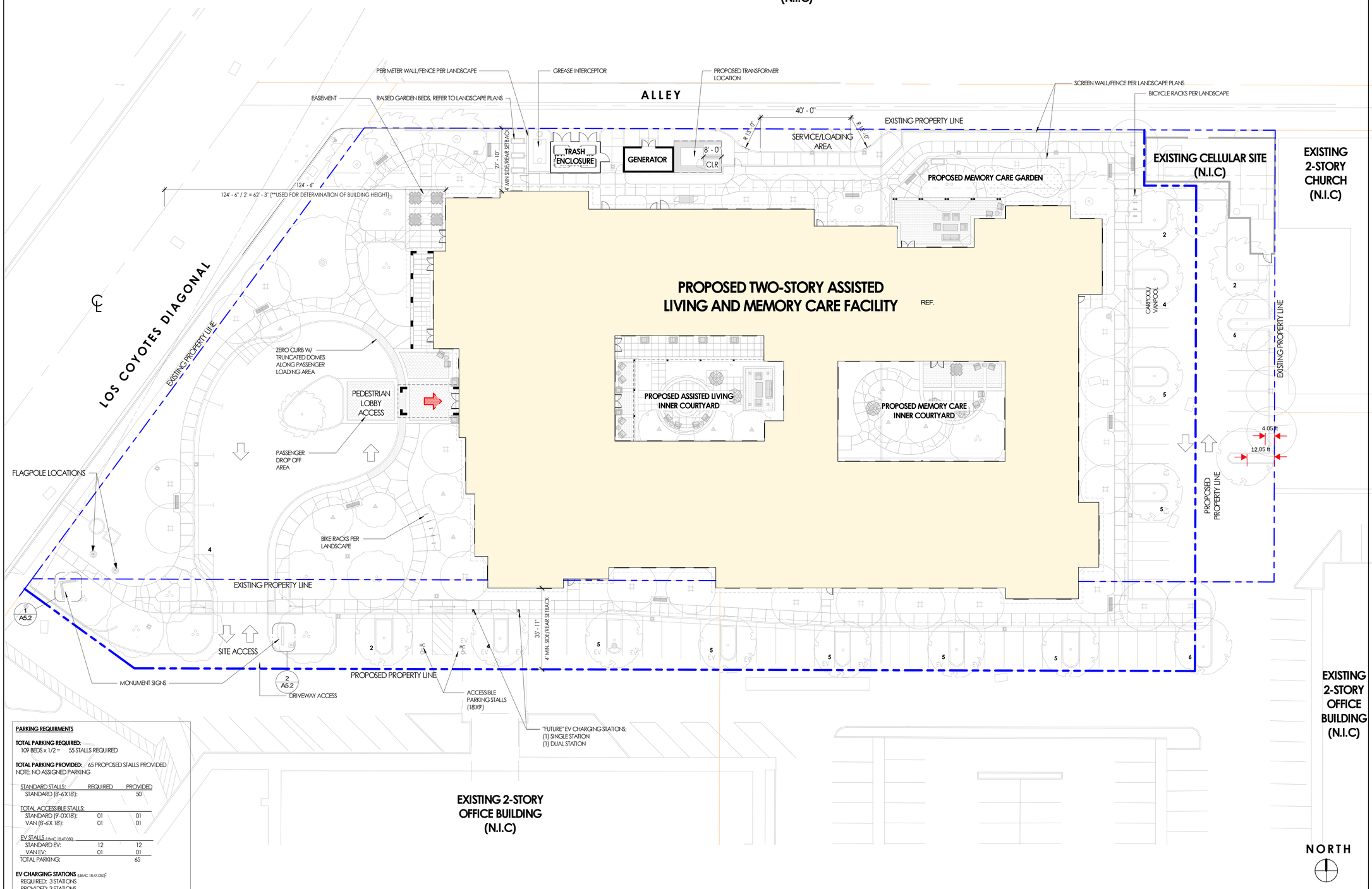
SITE PLAN LEGEND

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

NOTE:

1. REFER TO CIVIL PLANS FOR ALL EXISTING AND PROPOSED FIRE HYDRANT LOCATIONS
2. REFER TO CIVIL PLANS FOR FIRE DEPT. ACCESS



PARKING REQUIRMENTS

TOTAL PARKING REQUIRED:
109 BEDS x 1/2 = 55 STALLS REQUIRED

TOTAL PARKING PROVIDED: 65 PROPOSED STALLS PROVIDED
NOTE: NO ASSIGNED PARKING

STANDARD STALLS:	REQUIRED	PROVIDED
STANDARD (8'-6'X18'):		50
TOTAL ACCESSIBLE STALLS:		
STANDARD (9'-0'X18'):	01	01
VAN (8'-6'X 18'):	01	01
EV STALLS (LB MC 18.47.050)		
STANDARD EV:	12	12
VAN EV:	01	01
TOTAL PARKING:		65

EV CHARGING STATIONS (LB MC 18.47.050):
REQUIRED: 3 STATIONS
PROVIDED: 3 STATIONS

CONCEPTUAL SITE PLAN | SCALE 1" = 20'-0" | 1

SUNRISE SENIOR LIVING

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949. 675. 6442

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
06/01/2021	PLANNING SUBMITTAL
09/08/2021	2nd PLANNING SUBMITTAL
01/07/2022	REVISED 2nd PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HILL PARTNERSHIP INC. 2021

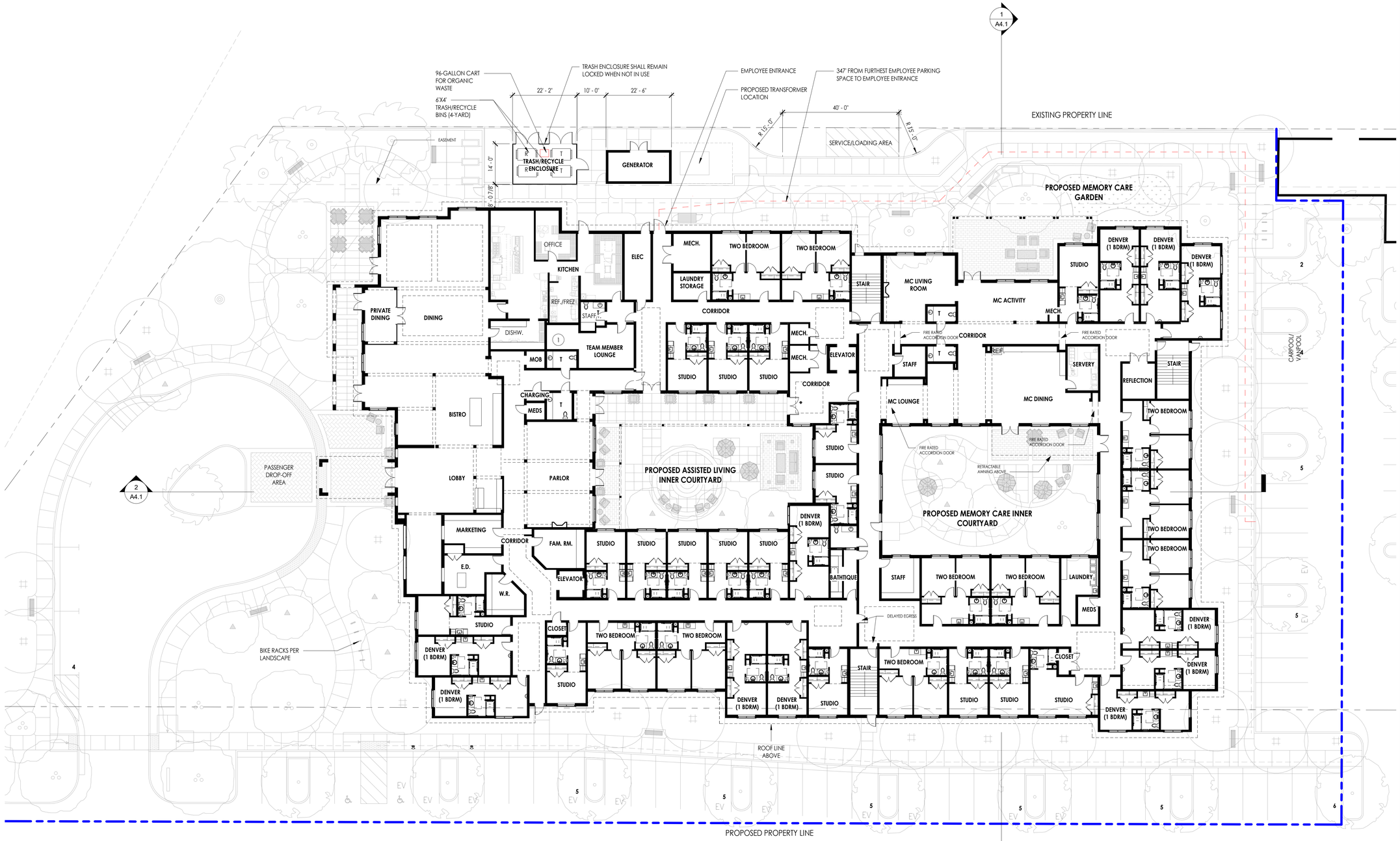
SHEET TITLE
CONCEPTUAL SITE PLAN

01-07-2022

Date Issued
Issue Date
Scale

A1.0

REVISED 2nd PLANNING SUBMITTAL



FIRST FLOOR UNIT MIX

STUDIOS:	17
DENVER (1 BDRM):	11
TWO-BEDROOMS:	10
TOTAL:	38
GSF:	39,474 SF

NOTES:

(1) A BULLETIN BOARD, DISPLAY CASE, OR KIOSK DISPLAYING TRANSPORTATION INFORMATION LOCATED WHERE THE GREATEST NUMBER OF EMPLOYEES ARE LIKELY TO SEE IT. INFORMATION IN THE AREA SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

5. a.i. Current maps, routes and schedules for public transit routes serving the site;
5. a.ii. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
5.a.iii. Ridesharing promotional material supplied by commuter-oriented organizations;
5.a.iv. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
5.a.v.A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.

NORTH

CONCEPTUAL FIRST FLOOR PLAN SCALE 1/16" = 1'-0" | 1

SUNRISE SENIOR LIVING

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949. 675. 6442

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
06/01/2021	PLANNING SUBMITTAL
09/08/2021	2nd PLANNING SUBMITTAL
01/07/2022	REVISED 2nd PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HILL PARTNERSHIP INC. 2021

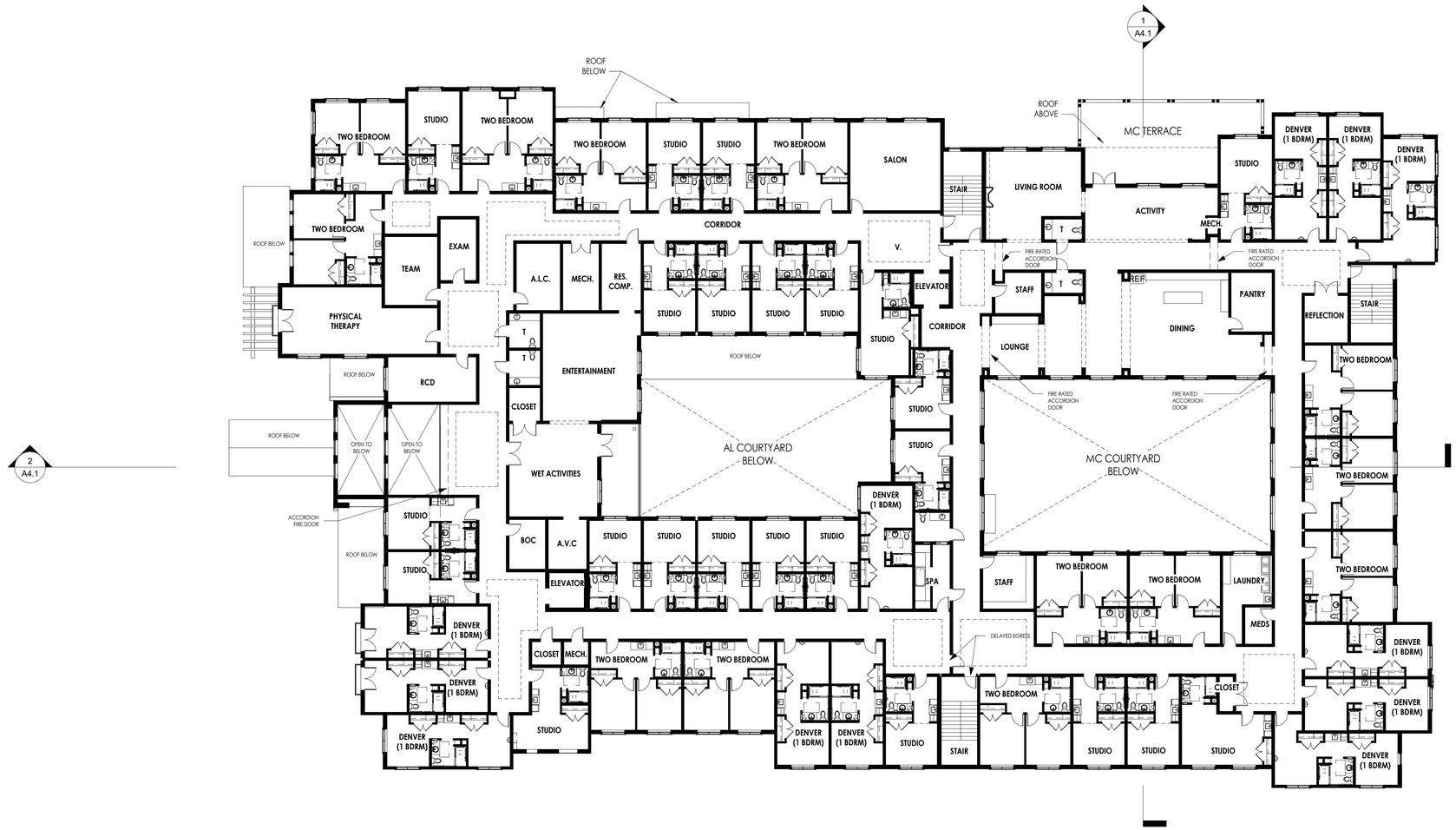
SHEET TITLE
CONCEPTUAL FIRST FLOOR PLAN

01-07-2022

Date Issued
Issue Date
Scale

A2.1

REVISED 2nd PLANNING SUBMITTAL



SECOND FLOOR UNIT MIX

STUDIOS:	23
DENVER(1 BDRM):	12
TWO-BEDROOMS:	13
TOTAL:	48
GSF:	38,753 SF

NORTH

CONCEPTUAL SECOND FLOOR PLAN | SCALE 1/16" = 1'-0" | 1

SUNRISE SENIOR LIVING

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949. 675. 6442

LICENSED ARCHITECT
MEGAN GAUNCE
NO. C 34807
Exp. 10-31-21
STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
06/01/2021	PLANNING SUBMITTAL
09/08/2021	2nd PLANNING SUBMITTAL

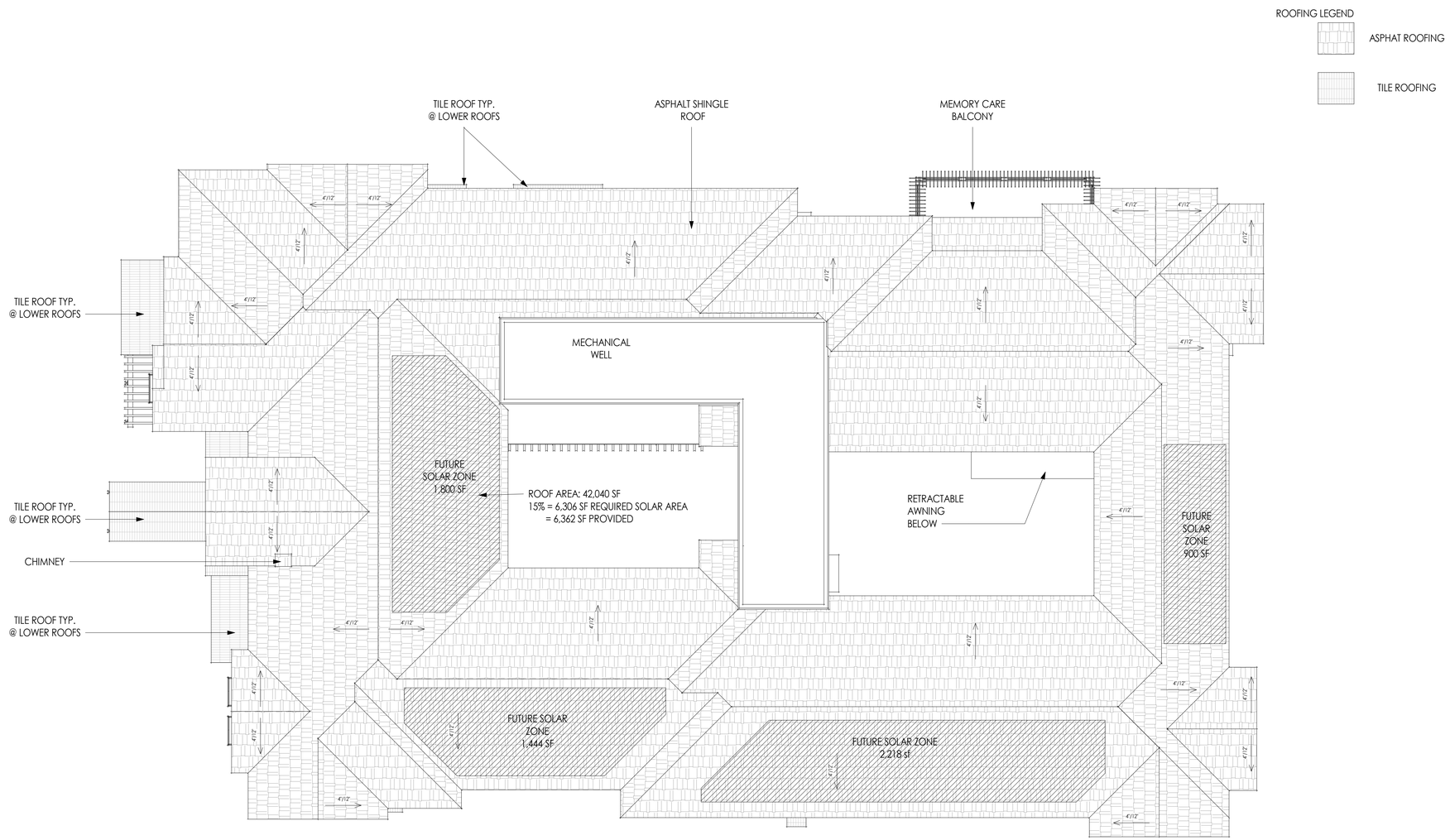
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HILL PARTNERSHIP INC. 2021

SHEET TITLE
CONCEPTUAL SECOND FLOOR PLAN

09.08.2021
Date Issued
Issue Date
Scale

A2.2

2nd PLANNING SUBMITTAL



NORTH

CONCEPTUAL ROOF PLAN | SCALE 1/16" = 1'-0" | 1

SUNRISE SENIOR LIVING

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949. 675. 6442

LICENSED ARCHITECT
MEGAN GAUNCE
NO. C 34807
Exp. 10-31-21
STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
06/01/2021	PLANNING SUBMITTAL
09/08/2021	2nd PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HILL PARTNERSHIP INC. 2021

SHEET TITLE

CONCEPTUAL ROOF PLAN

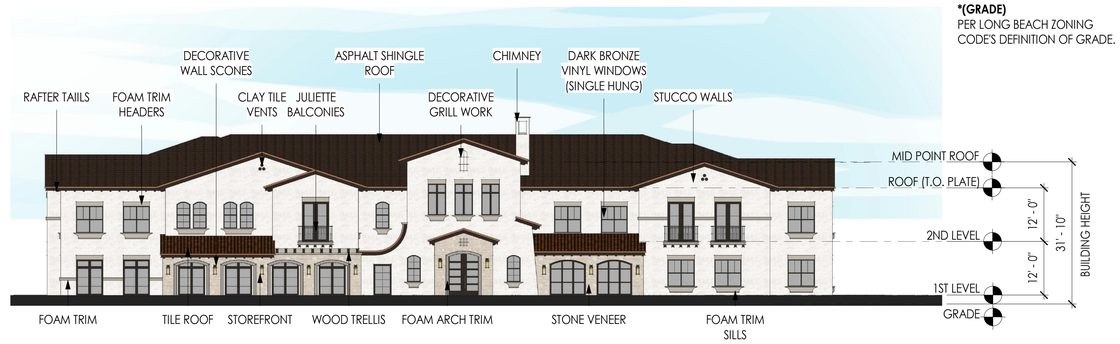
09.08.2021

Date Issued | **Issue Date**

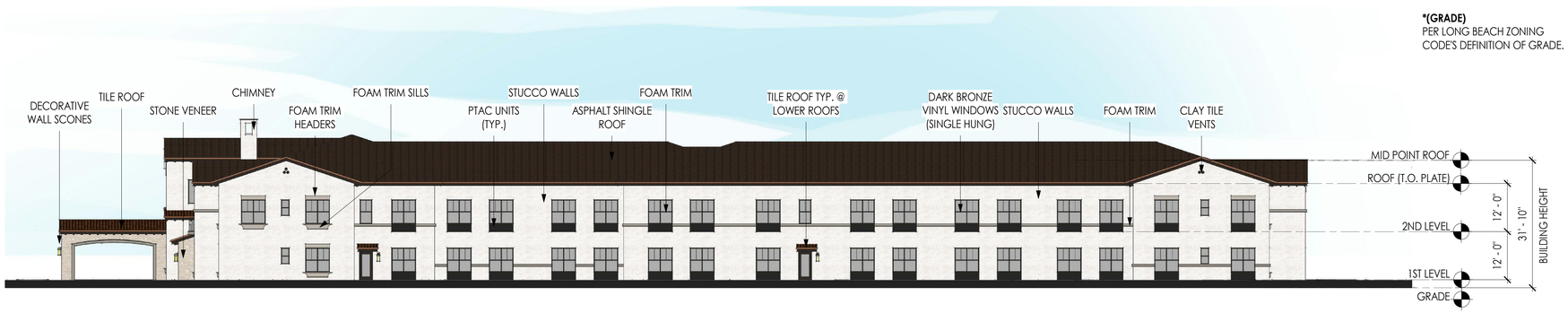
Scale

A2.3

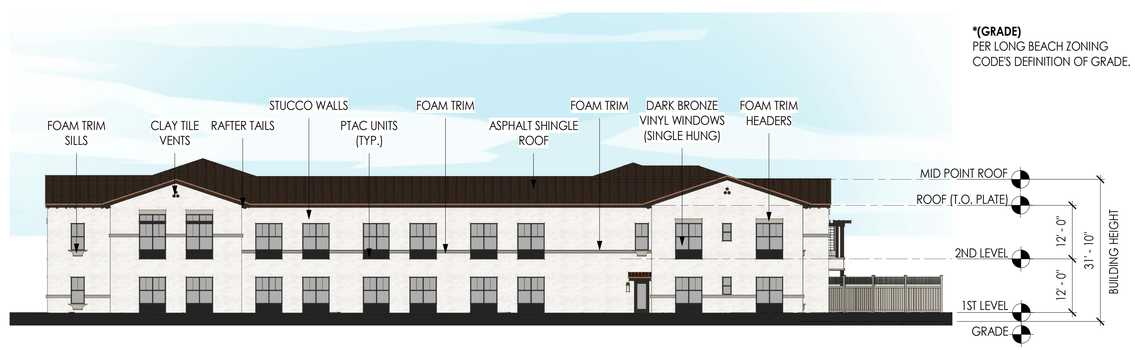
2nd PLANNING SUBMITTAL



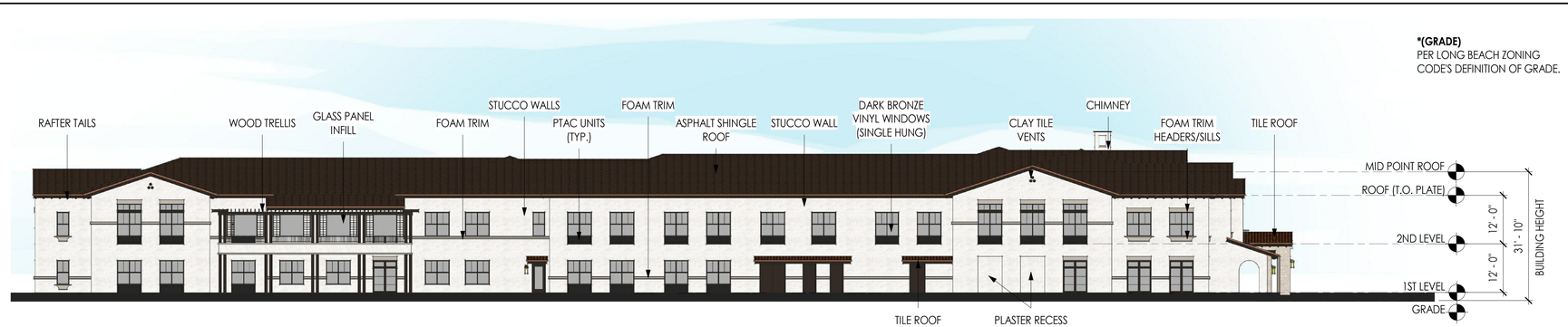
WEST ELEVATION SCALE 1/16" = 1'-0" | 1



SOUTH ELEVATION SCALE 1/16" = 1'-0" | 2



EAST ELEVATION SCALE 1/16" = 1'-0" | 3



NORTH ELEVATION SCALE 1/16" = 1'-0" | 4

SUNRISE SENIOR LIVING

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949. 675. 6442

LICENSED ARCHITECT
MEGAN GAUNCE
NO. C 34807
REN. 10-31-21
STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
06/01/2021	PLANNING SUBMITTAL
09/08/2021	2nd PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HILL PARTNERSHIP INC. 2021

SHEET TITLE
EXTERIOR ELEVATIONS

09.08.2021
Date Issued
Issue Date
Scale

A3.1

2nd PLANNING SUBMITTAL

1. PLASTER COLOR 1
SHERWIN WILLIAMS
SW 7008 ALABASTER
MONTEREY FINISH

2. PLASTER COLOR 2
SHERWIN WILLIAMS
SW 7634 PEDIMENT
MONTEREY FINISH

3. ACCENT COLOR 3
SHERWIN WILLIAMS
SW 9175 DEEP FOREST BROWN

4. WROUGHT IRON BALUSTRADES
SHERWIN WILLIAMS
SW 6991 BLACK MAGIC

5. STONE VENEER
CORONADO STONE
FRENCH LIMESTONE - FRENCH WHITE

6. TILE ROOF
EAGLE ROOF
CAPISTRANO EL MORADO
BLEND

7. MAIN ROOF
CERTAINTEED
LANDMARK PRO, MAX DEF
HEATHER BLEND

8. PAINTED TRELLIS
SW 9175 DEEP FOREST BROWN

9. DECORATIVE RAFTER TAILS
SW 9175 DEEP FOREST BROWN

10. VINYL WINDOWS AND ALUMINUM STOREFRONT
DARK BRONZE

SUNRISE SENIOR LIVING

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949. 675. 6442

LICENSED ARCHITECT
MEGAN GAUNCE
NO. C 34807
Rev. 10-31-21
STATE OF CALIFORNIA

SUNRISE OF LONG BEACH
3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
06/01/2021	PLANNING SUBMITTAL
09/08/2021	2nd PLANNING SUBMITTAL

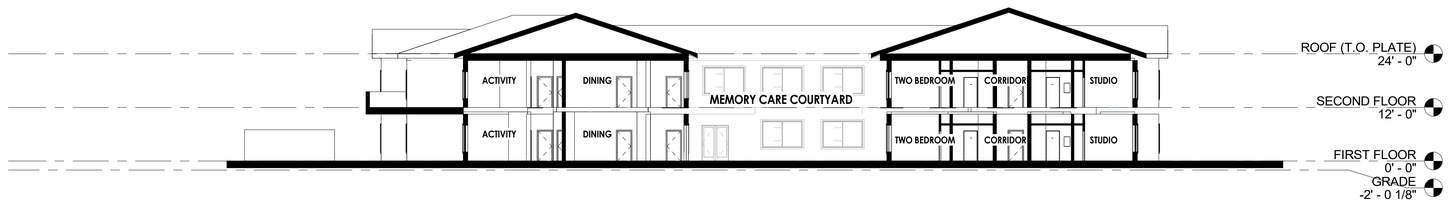
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HILL PARTNERSHIP INC. 2021

SHEET TITLE
EXTERIOR FINISHES

09.08.2021
Date Issued
Issue Date
Scale

A3.2

2nd PLANNING SUBMITTAL



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

Section 2 SCALE 1/16" = 1'-0" 2

SUNRISE SENIOR LIVING

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949. 675. 6442

LICENSED ARCHITECT
MEGAN GAUNCE
NO. C 34807
Exp. 10-31-21
STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
06/01/2021	PLANNING SUBMITTAL
09/08/2021	2nd PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HILL PARTNERSHIP INC. 2021

SHEET TITLE

SECTIONS

09.08.2021

Date Issued

Issue Date

Scale

A4.1

2nd PLANNING SUBMITTAL

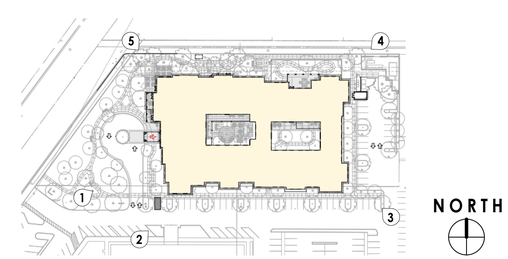
VIEW 1

VIEW 2

VIEW 3

VIEW 4

VIEW 5



KEY PLAN

SUNRISE SENIOR LIVING

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949. 675. 6442

LICENSED ARCHITECT
MEGAN GAUNCE
NO. C 34807
Exp. 10-31-21
STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
06/01/2021	PLANNING SUBMITTAL
09/08/2021	2nd PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.
© HILL PARTNERSHIP INC. 2021

SHEET TITLE

RENDERINGS

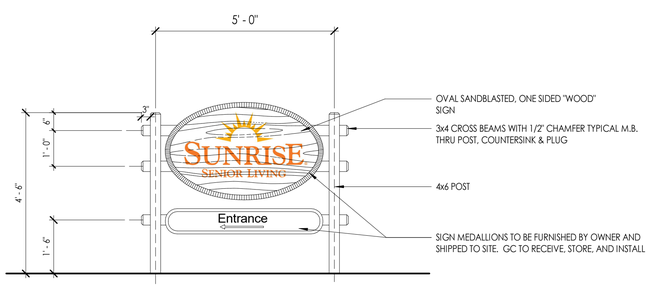
09.08.2021

Date Issued | **Issue Date**

Scale

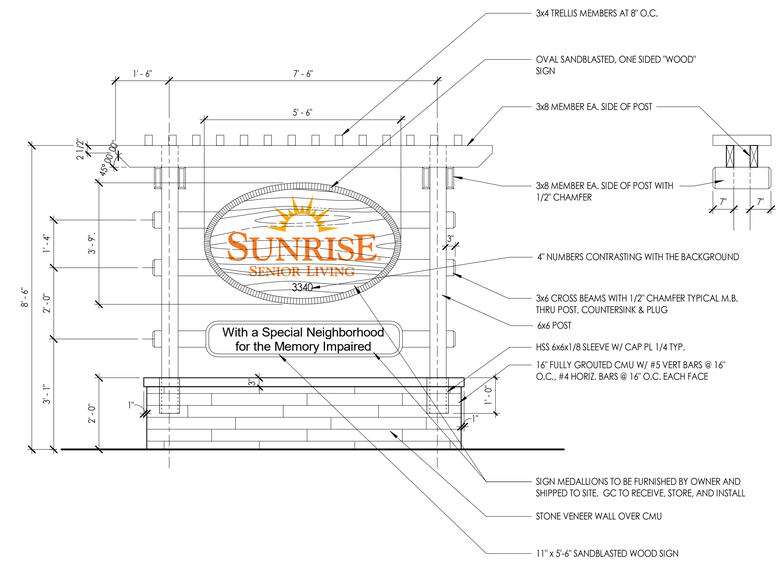
A5.1

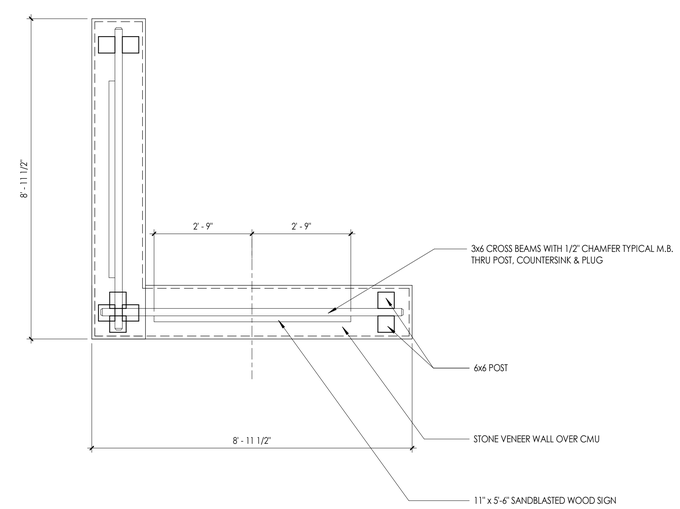
2nd PLANNING SUBMITTAL



NOTE: SIGNAGE TO BE APPROVED THROUGH A SEPARATE SIGNAGE PERMIT

MONUMENT SIGN SCALE 1/2" = 1'-0" | 2





NOTE: SIGNAGE TO BE APPROVED THROUGH A SEPARATE SIGNAGE PERMIT

MONUMENT SIGN SCALE 1/2" = 1'-0" | 1

SUNRISE SENIOR LIVING

HPI architecture
www.hpiarchitecture.com
115 22nd street
Newport Beach, CA 92663
o: 949. 675. 6442

LICENSED ARCHITECT
MEGAN GAUNCE
NO. C 34807
Exp. 10-31-21
STATE OF CALIFORNIA

SUNRISE OF LONG BEACH

3340 NORTH LOS COYOTES DIAGONAL
LONG BEACH, CA 90808

NO.	DESCRIPTION
06/01/2021	PLANNING SUBMITTAL
09/08/2021	2nd PLANNING SUBMITTAL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

© HILL PARTNERSHIP INC. 2021

SHEET TITLE

MONUMENT SIGNS

09.08.2021

Date Issued | **Issue Date**

Scale

A5.2

2nd PLANNING SUBMITTAL