

ABBREVIATIONS				SYMBOLS LEGEND		PROJECT DIRECTORY			SHEET INDEX				
A/C	AIR CONDITIONING	N	NORTH	SYMBOL	DESCRIPTION	OWNER: ARE DEVELOPMENT GROUP LLC. 2537 ORANGE AVE, UNIT C COSTA MESA, CA 92627 ATTN: ANDREW RANALLO	ARCHITECT: DFH ARCHITECTS 1544 TWENTIETH STREET SANTA MONICA, CA 90404 (310) 394-4045 TEL (310) 998-8656 FAX ATTN: DAVID HIBBERT & JAMES FISCHER	LANDSCAPE ARCHITECT: BENNETT DESIGN GROUP 4609 E. ANAHEIM ST. SUITE B LONG BEACH, CA 90804 (562) 597 2221 TEL (562) 597 2201 FAX	<u>ARCHITECTURAL</u> SK-1.0 ELEVATION OPTIONS SK-1.1 SW VIEW - OPT 2 SK-1.2 SW VIEW - OPT 3 SK-1.3 NW VIEW - OPT 2 SK-1.4 NW VIEW - OPT 3 T-1.01 TITLE SHEET T-1.07 UNIT AREA DIAGRAMS T-1.08 OPEN SPACE DIAGRAMS A-1.00 SITE PLAN A-1.10 SITE ELEVATIONS/WINDOWS A-1.20 ELEVATIONS A-1.21 ELEVATIONS A-2.00 B2 SUBTERRANEAN FLOOR PLAN A-2.01 B1 SUBTERRANEAN FLOOR PLAN A-2.02 P1 LEVEL / GROUND FLOOR PLAN A-2.03 P2 FLOOR PLAN A-2.04 2ND FLOOR PLAN A-2.05 3RD & 4TH FLOOR PLAN A-2.06 5TH FLOOR PLAN				
A.C.	ASPHALTIC CONCRETE	N.G.	NATURAL GRADE	()	EXISTING CONDITION								
A.D.	AREA DRAIN	N.I.C.	NOT IN CONTRACT	+461.0'	NEW OR REQUIRED POINT								
A.F.F.	ABOVE FINISH FLOOR	NO.	NUMBER	T.O.P.	ELEVATION LOCATION	PROJECT SUMMARY - ZONING			<u>LANDSCAPE</u> A-2.07 6TH FLOOR PLAN A-2.08 LOFT/ROOF LOW PLAN A-2.09 ROOF A-3.01 SECTION A-3.02 SECTION L-1 LANDSCAPE PLAN 1ST FLOOR L-2 LANDSCAPE PLAN 4TH FLOOR L-3 LANDSCAPE PLAN 5TH FLOOR				
ALUM.	ALUMINUM	N.T.S.	NOT TO SCALE	(+461.0')	EXISTING POINT ELEVATION								
B.B.	BREADBOARD	O.C.	ON CENTER	T.O.P.	LOCATION								
BD.	BOARD	OPNG.	OPENING	268	EXISTING CONTOUR LINE	PROJECT DESCRIPTION: FIVE-STORY 82 UNITS APARMENTS TYPE IIIA OVER TWO STORY PARKING/RETAIL, PODIUM ABOVE GRADE TYPE 1A/ OVER 2 SUBTERANEAN TYPE 1A GARAGE	OPEN SPACE COMMON OUTDOOR OPEN SPACE REQUIRED (TABLE 3-10)= 18,884 SF X 15% = 2,832.6 SF PROPOSED COMMON OUTDOOR OPEN SPACE = 4,668 SF	COURTYARD 2ND FLOOR PLAN 1372 SF COMMON OPEN SPACE 5TH FLOOR PLAN 996 SF COMMON OPEN SPACE 6TH FLOOR PLAN 2300 SF TOTAL 4668 SF					
BLDG.	BUILDING	OPP.	OPPOSITE	320	NEW CONTOUR LINE								
BLKG.	BLOCKING	P.A.	PLANTING AREA		MATCH LINE, SHADED PORTION SIDE SHOWN								
BOT.	BOTTOM	P.C.	PRE-CAST CONCRETE		LEVEL LINE, CONTROL POINT OR DATUM	LEGAL DESCRIPTION: PARCEL MAP No. 71382, BOOK 377, PAGES 96-98 127.52'x150.1' NORTH PART OF C TRACT No. 62142 LOT AREA = 127.52'x150.09'=19,139.48 SF LOT AREA AFTER DEDICATION = 127.52'x148.09'=18,884.44 SF APN: 7281-019-047, -048	OPEN SPACE COMMON OUTDOOR OPEN SPACE REQUIRED (TABLE 3-10)= 18,884 SF X 15% = 2,832.6 SF PROPOSED COMMON OUTDOOR OPEN SPACE = 4,668 SF	COURTYARD 2ND FLOOR PLAN 1372 SF COMMON OPEN SPACE 5TH FLOOR PLAN 996 SF COMMON OPEN SPACE 6TH FLOOR PLAN 2300 SF TOTAL 4668 SF					
C.L.	CENTER LINE	P.P.	POWER POLE		PROPERTY LINE, BOUNDARY LINES								
CLG.	CEILING	PL.	PLATE		CENTER LINE								
CLR.	CONCRETE MASONRY	P.L.	PROPERTY LINE		OUTLINE OF OBJECTS ABOVE, FIXTURES N.I.C.	ZONING: PD-30 DOWNTOWN PLAN AREA -EAST VILLAGE PEDESTRIAN ORIENTED USE SECONDARY STREET	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
C.M.U.	UNIT	PLYWD.	PLYWOOD		OUTLINE OF HIDDEN OBJECTS BELOW								
COL.	COLUMN	PLMB.	PLUMBING		EXISTING CONSTRUCTION TO BE REMOVED								
COMM	COMMERCIAL	PR.	PAIR		BUILDING SECTION	OCCUPANCY CLASSIFICATION: R-2 RESIDENTIAL (SEC 310.4) R-2 ACCESSORY (LEASING OFFICE, CLUB ROOM, GYM) M RETAIL (SEC. 309.1) S-2 PARKING GARAGE (SEC. 311.3)	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
CONC.	CONCRETE	PT.	PAINT		REFERENCE DRAWING NUMBER								
CONC. BLK.	CONCRETE BLOCK	R.	RISER		DETAIL NUMBER								
CONST.	CONSTRUCTION	R.A.	RETURN AIR		REFERENCE DRAWING NUMBER	LONG BEACH MUNICIPAL CODE MODIFICATION 1. ALLOW 20% RAMP SLOPE WITH 10% TRANSITION SLOPE AT START AND END OF RAMP.	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
CONT.	CONTINUOUS	RAD.	RADIUS		WALL SECTION OR ELEVATION NUMBER								
DIA.	DIAMETER	R.D.	ROOF DRAIN		REFERENCE DRAWING NUMBER								
DIM.	DIMENSION	RECP.	RECEPTACLE		WALL SECTION OR ELEVATION NUMBER	SECTION 21.41.251.E OF LBMC STATES THAT THE MAXIMUM SLOPE FOR A DRIVEWAY OR PARKING RAMP SHALL HAVE A MAXIMUM SLOPE OF 1' OF VERTICAL RISE TO 7' OF HORIZONTAL LENGTH (APPROX 14.29% SLOPE)	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
DN.	DOWN	REF.	REFRIGERATOR		REFERENCE DRAWING NUMBER								
D.S.	DOWN SPOUT	REIN.	REINFORCED		REFERENCE DRAWING NUMBER								
DTL.	DETAIL	REQD.	REQUIRED		WALL SECTION OR ELEVATION NUMBER	HEIGHT MAX PER DEVELOPMENT STANDARDS FIGURE 3-2 = 80' PROPOSED = 79'-7 5/8" F.A.R. = 4.0 FLOOR AREA (FAR) PERMITTED TABLE 3-3 = 4.0 x 18,884 SF = 75,536 SF PROPOSED FLOOR AREA = 74,206 SF NOT INCLUDED PARKING, STAIRS, ELEVATOR, DECKS, STORAGE, MECH, ELECT, TRASH ROOM COMMERCIAL RESTROOMS	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
DWG.	DRAWING	REV.	REVISION		REFERENCE DRAWING NUMBER								
EA.	EACH	RF.	ROOF		REFERENCE DRAWING NUMBER								
E.G.	EXISTING GRADE	RM.	ROOM		REFERENCE DRAWING NUMBER	HEIGHT MAX PER DEVELOPMENT STANDARDS FIGURE 3-2 = 80' PROPOSED = 79'-7 5/8" F.A.R. = 4.0 FLOOR AREA (FAR) PERMITTED TABLE 3-3 = 4.0 x 18,884 SF = 75,536 SF PROPOSED FLOOR AREA = 74,206 SF NOT INCLUDED PARKING, STAIRS, ELEVATOR, DECKS, STORAGE, MECH, ELECT, TRASH ROOM COMMERCIAL RESTROOMS	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
ELEC.	ELECTRIC	R.O.	ROUGH OPENING		REFERENCE DRAWING NUMBER								
ELEV.	ELEVATION	S.A.	SUPPLY AIR		REFERENCE DRAWING NUMBER								
EQ.	EQUAL	S.C.	SOLID CORE		REFERENCE DRAWING NUMBER	HEIGHT MAX PER DEVELOPMENT STANDARDS FIGURE 3-2 = 80' PROPOSED = 79'-7 5/8" F.A.R. = 4.0 FLOOR AREA (FAR) PERMITTED TABLE 3-3 = 4.0 x 18,884 SF = 75,536 SF PROPOSED FLOOR AREA = 74,206 SF NOT INCLUDED PARKING, STAIRS, ELEVATOR, DECKS, STORAGE, MECH, ELECT, TRASH ROOM COMMERCIAL RESTROOMS	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
EXIST.	EXISTING	S.D.	STORM DRAIN		REFERENCE DRAWING NUMBER								
EXT.	EXTERIOR	S.F.	SQUARE FEET		REFERENCE DRAWING NUMBER								
EXT.	EXTERIOR	SHT.	SHEET		REFERENCE DRAWING NUMBER	HEIGHT MAX PER DEVELOPMENT STANDARDS FIGURE 3-2 = 80' PROPOSED = 79'-7 5/8" F.A.R. = 4.0 FLOOR AREA (FAR) PERMITTED TABLE 3-3 = 4.0 x 18,884 SF = 75,536 SF PROPOSED FLOOR AREA = 74,206 SF NOT INCLUDED PARKING, STAIRS, ELEVATOR, DECKS, STORAGE, MECH, ELECT, TRASH ROOM COMMERCIAL RESTROOMS	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
F.F.	FINISH FLOOR	SHTG.	SHEATHING		REFERENCE DRAWING NUMBER								
F.G.	FINISH GRADE	SHT. MTL.	SHEET METAL		REFERENCE DRAWING NUMBER								
FIN.	FINISH	SIM.	SIMILAR		REFERENCE DRAWING NUMBER	HEIGHT MAX PER DEVELOPMENT STANDARDS FIGURE 3-2 = 80' PROPOSED = 79'-7 5/8" F.A.R. = 4.0 FLOOR AREA (FAR) PERMITTED TABLE 3-3 = 4.0 x 18,884 SF = 75,536 SF PROPOSED FLOOR AREA = 74,206 SF NOT INCLUDED PARKING, STAIRS, ELEVATOR, DECKS, STORAGE, MECH, ELECT, TRASH ROOM COMMERCIAL RESTROOMS	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
FLR.	FLOOR	S/S	STAINLESS STEEL		REFERENCE DRAWING NUMBER								
F.O.C.	FACE OF CONCRETE	STL.	STEEL		REFERENCE DRAWING NUMBER								
F.O.F.	FACE OF FINISH	STR.	STRUCTURAL		REFERENCE DRAWING NUMBER	HEIGHT MAX PER DEVELOPMENT STANDARDS FIGURE 3-2 = 80' PROPOSED = 79'-7 5/8" F.A.R. = 4.0 FLOOR AREA (FAR) PERMITTED TABLE 3-3 = 4.0 x 18,884 SF = 75,536 SF PROPOSED FLOOR AREA = 74,206 SF NOT INCLUDED PARKING, STAIRS, ELEVATOR, DECKS, STORAGE, MECH, ELECT, TRASH ROOM COMMERCIAL RESTROOMS	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
F.O.M.	FACE OF MASONRY	SUBFLR.	SUB-FLOOR		REFERENCE DRAWING NUMBER								
F.O.S.	FACE OF STUD	SUSP.	SUSPENDED		REFERENCE DRAWING NUMBER								
FT.	FEET	T.	TREAD		REFERENCE DRAWING NUMBER	HEIGHT MAX PER DEVELOPMENT STANDARDS FIGURE 3-2 = 80' PROPOSED = 79'-7 5/8" F.A.R. = 4.0 FLOOR AREA (FAR) PERMITTED TABLE 3-3 = 4.0 x 18,884 SF = 75,536 SF PROPOSED FLOOR AREA = 74,206 SF NOT INCLUDED PARKING, STAIRS, ELEVATOR, DECKS, STORAGE, MECH, ELECT, TRASH ROOM COMMERCIAL RESTROOMS	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
FTG.	FOOTING	T & G	TONGUE AND GROOVE		REFERENCE DRAWING NUMBER								
G.	GAS	THK.	THICK		REFERENCE DRAWING NUMBER								
GA.	GAUGE	T.O.	TOP OF		REFERENCE DRAWING NUMBER	HEIGHT MAX PER DEVELOPMENT STANDARDS FIGURE 3-2 = 80' PROPOSED = 79'-7 5/8" F.A.R. = 4.0 FLOOR AREA (FAR) PERMITTED TABLE 3-3 = 4.0 x 18,884 SF = 75,536 SF PROPOSED FLOOR AREA = 74,206 SF NOT INCLUDED PARKING, STAIRS, ELEVATOR, DECKS, STORAGE, MECH, ELECT, TRASH ROOM COMMERCIAL RESTROOMS	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
GALV.	GALVANIZED	TYP.	TYPICAL		REFERENCE DRAWING NUMBER								
GL.	GLASS	U.G.	UNDERGROUND		REFERENCE DRAWING NUMBER								
GYP.	GYPSUM	U.N.O.	UNLESS NOTED		REFERENCE DRAWING NUMBER	HEIGHT MAX PER DEVELOPMENT STANDARDS FIGURE 3-2 = 80' PROPOSED = 79'-7 5/8" F.A.R. = 4.0 FLOOR AREA (FAR) PERMITTED TABLE 3-3 = 4.0 x 18,884 SF = 75,536 SF PROPOSED FLOOR AREA = 74,206 SF NOT INCLUDED PARKING, STAIRS, ELEVATOR, DECKS, STORAGE, MECH, ELECT, TRASH ROOM COMMERCIAL RESTROOMS	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
H.B.	HOSE BIBB	OTHERWISE	OTHERWISE		REFERENCE DRAWING NUMBER								
H.C.	HOLLOW CORE	UNLESS OTHERWISE NOTED	UNLESS OTHERWISE NOTED		REFERENCE DRAWING NUMBER								
HD.	HEAD	UNF.	UNFINISHED		REFERENCE DRAWING NUMBER	HEIGHT MAX PER DEVELOPMENT STANDARDS FIGURE 3-2 = 80' PROPOSED = 79'-7 5/8" F.A.R. = 4.0 FLOOR AREA (FAR) PERMITTED TABLE 3-3 = 4.0 x 18,884 SF = 75,536 SF PROPOSED FLOOR AREA = 74,206 SF NOT INCLUDED PARKING, STAIRS, ELEVATOR, DECKS, STORAGE, MECH, ELECT, TRASH ROOM COMMERCIAL RESTROOMS	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
HR	HARD ROCK	W.	WATER		REFERENCE DRAWING NUMBER								
H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING	W/	WITH		REFERENCE DRAWING NUMBER								
H.W.	HOT WATER	W.C.	WATER CLOSET		REFERENCE DRAWING NUMBER	HEIGHT MAX PER DEVELOPMENT STANDARDS FIGURE 3-2 = 80' PROPOSED = 79'-7 5/8" F.A.R. = 4.0 FLOOR AREA (FAR) PERMITTED TABLE 3-3 = 4.0 x 18,884 SF = 75,536 SF PROPOSED FLOOR AREA = 74,206 SF NOT INCLUDED PARKING, STAIRS, ELEVATOR, DECKS, STORAGE, MECH, ELECT, TRASH ROOM COMMERCIAL RESTROOMS	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
INT.	INTERIOR	WD.	WOOD		REFERENCE DRAWING NUMBER								
LAV.	LAVATORY	W.H.	WATER HEATER		REFERENCE DRAWING NUMBER								
LT.	LIGHT	W.I.	WROUGHT IRON		REFERENCE DRAWING NUMBER	HEIGHT MAX PER DEVELOPMENT STANDARDS FIGURE 3-2 = 80' PROPOSED = 79'-7 5/8" F.A.R. = 4.0 FLOOR AREA (FAR) PERMITTED TABLE 3-3 = 4.0 x 18,884 SF = 75,536 SF PROPOSED FLOOR AREA = 74,206 SF NOT INCLUDED PARKING, STAIRS, ELEVATOR, DECKS, STORAGE, MECH, ELECT, TRASH ROOM COMMERCIAL RESTROOMS	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
MAX.	MAXIMUM	W/O	WITHOUT		REFERENCE DRAWING NUMBER								
M/C	MEDICINE CABINET	W.O.	WHERE OCCURS		REFERENCE DRAWING NUMBER								
MECH.	MECHANICAL	W.P.	WATER PROOF		REFERENCE DRAWING NUMBER	HEIGHT MAX PER DEVELOPMENT STANDARDS FIGURE 3-2 = 80' PROPOSED = 79'-7 5/8" F.A.R. = 4.0 FLOOR AREA (FAR) PERMITTED TABLE 3-3 = 4.0 x 18,884 SF = 75,536 SF PROPOSED FLOOR AREA = 74,206 SF NOT INCLUDED PARKING, STAIRS, ELEVATOR, DECKS, STORAGE, MECH, ELECT, TRASH ROOM COMMERCIAL RESTROOMS	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
MFGR.	MANUFACTURER	W.R.	WEATHER RESISTANT		REFERENCE DRAWING NUMBER								
MIN.	MINIMUM	W.W.M.	WELDED WIRE MESH		REFERENCE DRAWING NUMBER								
MTL.	METAL				REFERENCE DRAWING NUMBER	HEIGHT MAX PER DEVELOPMENT STANDARDS FIGURE 3-2 = 80' PROPOSED = 79'-7 5/8" F.A.R. = 4.0 FLOOR AREA (FAR) PERMITTED TABLE 3-3 = 4.0 x 18,884 SF = 75,536 SF PROPOSED FLOOR AREA = 74,206 SF NOT INCLUDED PARKING, STAIRS, ELEVATOR, DECKS, STORAGE, MECH, ELECT, TRASH ROOM COMMERCIAL RESTROOMS	REQUIRED MIN. DIM. COMMON SPACE 12'x40' PROVIDED COMMON SPACE DIM. 12'x40'	PRIVATE OPEN SPACE REQ. = 50% OF 82 UNITS = 41 PROVIDED = 44 OPEN SPACE MIN. AREA 36 SF, MIN. WIDTH 6'					
LOCATION MAP				VICINITY MAP						(F.A.R)			
										P1/GROUND FLOOR 4,528 SF 2ND FLOOR PLAN 14,633 SF 3RD FLOOR PLAN 14,633 SF 4TH FLOOR PLAN 14,637 SF 5TH FLOOR PLAN 13,554 SF 6TH FLOOR PLAN 11,045 SF LOFT/ROOF LOW 1,176 SF TOTAL 74,206 SF			
						DENSITY REGULATED BY HEIGHT AND FAR REQUIRED SETBACKS ZERO -FOOT BUILD TO-LINE MIN. LOT SIZE 10,000 SF < 18,884 SF							

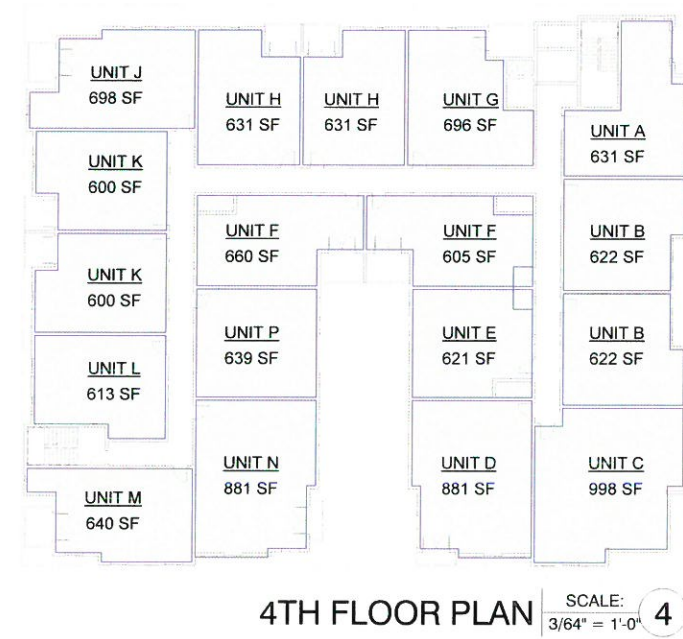
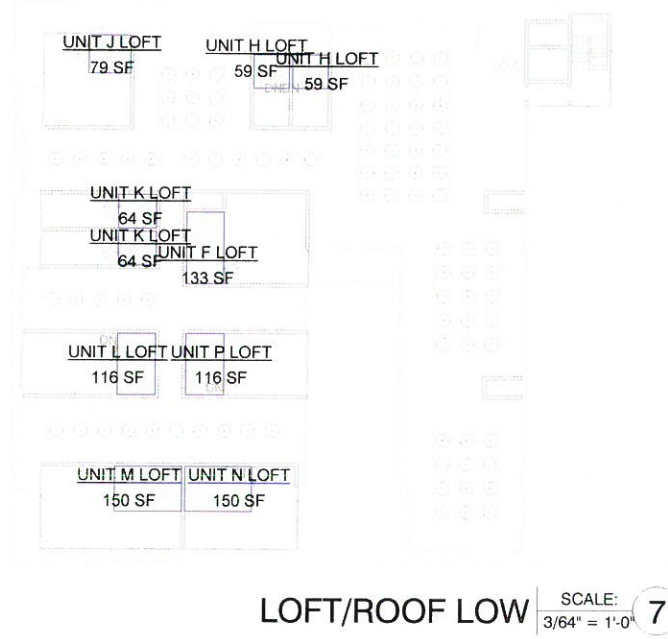
CODES , REGULATIONS, PERMITS AND STANDARDS	
1. THIS PROJECT SHALL COMPLY WITH THE FOLLOWING: PART 1: 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (CAC), TITLE 24 CALIFORNIA CODE OF REGULATIONS (C.C.R.) PART 2: 2016 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R. PART 2.5: 2016 CALIFORNIA RESIDENTIAL CODE (CRC), TITLE 24 C.C.R. PART 3: 2016 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R. PART 4: 2016 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R. PART 5: 2016 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R. PART 6: 2016 CALIFORNIA ENERGY CODE (CEEC), TITLE 24 C.C.R. PART 9: 2016 CALIFORNIA FIRE CODE (CFC), TITLE 24 C.C.R. PART 11: 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 C.C.R. (CALGREEN) PART 12: 2016 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 C.C.R. NFPA 13: 2010 STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEMS NFPA 24: 2010 STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTANCES NFPA 72: 2010 NATIONAL FIRE ALARM AND SIGNALING CODE FAIR HOUSING ACT DESIGN MANUAL 1998 (FHADM) WITH ANSI A117.1-2003, "FAIR HOUSING ACT SAFE HARBOR"	2. ALL WORK SHALL COMPLY WITH THE FOLLOWING CITY OF LONG BEACH REGULATIONS, CODES AND AUTHORITIES: A. BUILDING & SAFETY DEPT. B. PLANNING & ZONING DEPT. C. FIRE DEPT. D. PUBLIC WORKS DEPT. E. ENGINEERING DEPT. F. RECREATION & PARKS DEPT. 3. COMMERCIAL SIGNAGE UNDER SEPARATE PERMIT. SIGNAGE SHALL BE INTEGRATED WITH THE ARCHITECTURE OF THE BUILDING.



Rendering from Linden Avenue facing North-West.



Render from Linden Avenue Facing South-West.



Unit Area Schedule			
Level	Name	Unit Type	Area
2ND FLOOR PLAN	UNIT A	1 BEDROOM	631 SF
2ND FLOOR PLAN	UNIT B	1 BEDROOM	622 SF
2ND FLOOR PLAN	UNIT B	1 BEDROOM	622 SF
2ND FLOOR PLAN	UNIT C	2 BEDROOMS	998 SF
2ND FLOOR PLAN	UNIT D	2 BEDROOMS	865 SF
2ND FLOOR PLAN	UNIT E	1 BEDROOM	602 SF
2ND FLOOR PLAN	UNIT F	1 BEDROOM	623 SF
2ND FLOOR PLAN	UNIT G	1 BEDROOM	696 SF
2ND FLOOR PLAN	UNIT H	1 BEDROOM	631 SF
2ND FLOOR PLAN	UNIT J	1 BEDROOM	698 SF
2ND FLOOR PLAN	UNIT K	1 BEDROOM	600 SF
2ND FLOOR PLAN	UNIT K	1 BEDROOM	600 SF
2ND FLOOR PLAN	UNIT L	1 BEDROOM	613 SF
2ND FLOOR PLAN	UNIT M	1 BEDROOM	640 SF
2ND FLOOR PLAN	UNIT N	2 BEDROOMS	881 SF
2ND FLOOR PLAN	UNIT P	1 BEDROOM	639 SF

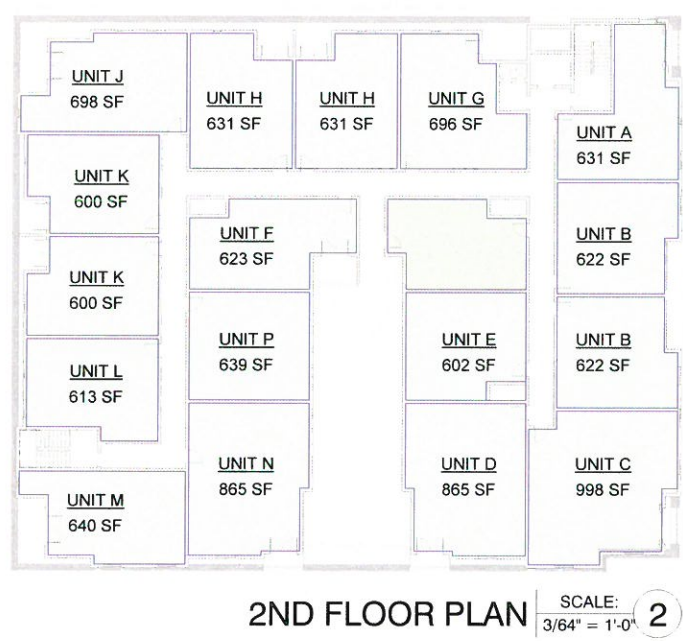
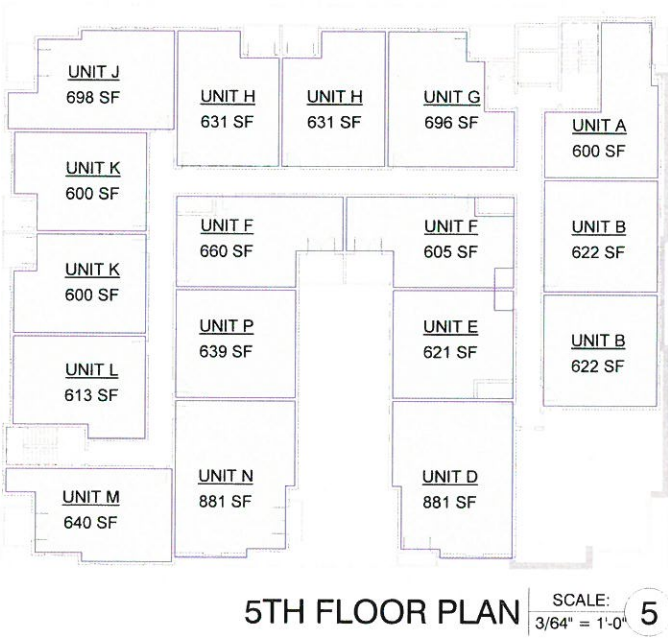
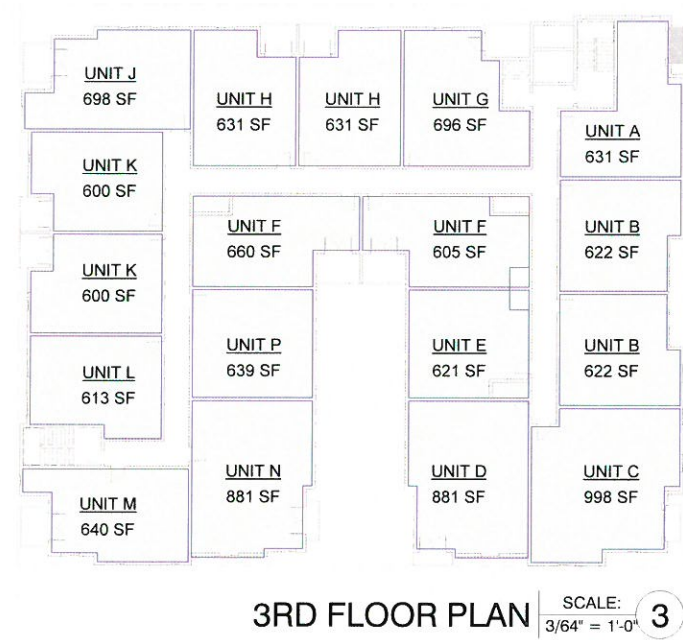
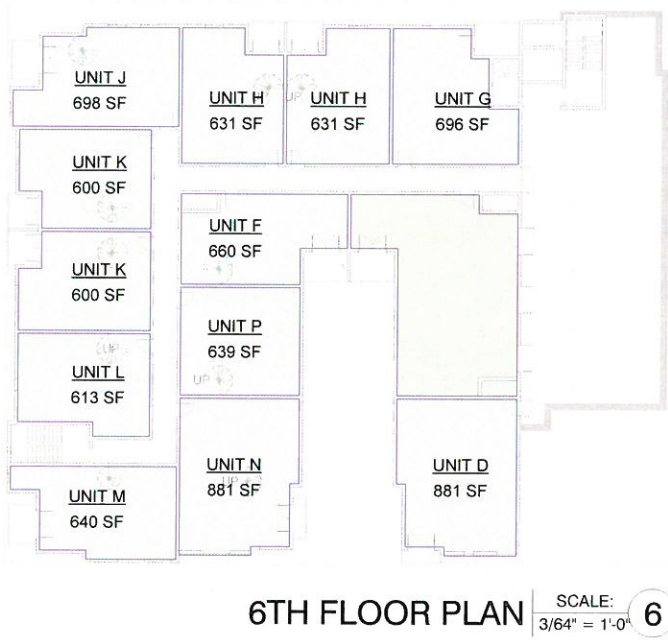
Unit Area Schedule			
Level	Name	Unit Type	Area
6TH FLOOR PLAN	UNIT D	2 BEDROOMS	881 SF
6TH FLOOR PLAN	UNIT F	1 BEDROOM + LOFT	660 SF
6TH FLOOR PLAN	UNIT G	1 BEDROOM	696 SF
6TH FLOOR PLAN	UNIT H	1 BEDROOM + LOFT	631 SF
6TH FLOOR PLAN	UNIT H	1 BEDROOM + LOFT	631 SF
6TH FLOOR PLAN	UNIT J	1 BEDROOM + LOFT	698 SF
6TH FLOOR PLAN	UNIT K	1 BEDROOM + LOFT	600 SF
6TH FLOOR PLAN	UNIT K	1 BEDROOM + LOFT	600 SF
6TH FLOOR PLAN	UNIT L	1 BEDROOM + LOFT	613 SF
6TH FLOOR PLAN	UNIT M	1 BEDROOM + LOFT	640 SF
6TH FLOOR PLAN	UNIT N	2 BEDROOMS + LOFT	881 SF
6TH FLOOR PLAN	UNIT P	1 BEDROOM + LOFT	639 SF

LOFT/ROOF LOW	UNIT F LOFT		133 SF
LOFT/ROOF LOW	UNIT H LOFT		59 SF
LOFT/ROOF LOW	UNIT J LOFT		79 SF
LOFT/ROOF LOW	UNIT K LOFT		64 SF
LOFT/ROOF LOW	UNIT K LOFT		64 SF
LOFT/ROOF LOW	UNIT L LOFT		116 SF
LOFT/ROOF LOW	UNIT M LOFT		150 SF
LOFT/ROOF LOW	UNIT N LOFT		150 SF
LOFT/ROOF LOW	UNIT P LOFT		116 SF

3RD FLOOR PLAN	UNIT A	1 BEDROOM	631 SF
3RD FLOOR PLAN	UNIT B	1 BEDROOM	622 SF
3RD FLOOR PLAN	UNIT B	1 BEDROOM	622 SF
3RD FLOOR PLAN	UNIT C	2 BEDROOMS	998 SF
3RD FLOOR PLAN	UNIT D	2 BEDROOMS	881 SF
3RD FLOOR PLAN	UNIT E	1 BEDROOM	621 SF
3RD FLOOR PLAN	UNIT F	1 BEDROOM	605 SF
3RD FLOOR PLAN	UNIT F	1 BEDROOM	660 SF
3RD FLOOR PLAN	UNIT G	1 BEDROOM	696 SF
3RD FLOOR PLAN	UNIT H	1 BEDROOM	631 SF
3RD FLOOR PLAN	UNIT H	1 BEDROOM	631 SF
3RD FLOOR PLAN	UNIT J	1 BEDROOM	698 SF
3RD FLOOR PLAN	UNIT K	1 BEDROOM	600 SF
3RD FLOOR PLAN	UNIT K	1 BEDROOM	600 SF
3RD FLOOR PLAN	UNIT L	1 BEDROOM	613 SF
3RD FLOOR PLAN	UNIT M	1 BEDROOM	640 SF
3RD FLOOR PLAN	UNIT N	2 BEDROOMS	881 SF
3RD FLOOR PLAN	UNIT P	1 BEDROOM	639 SF

4TH FLOOR PLAN	UNIT A	1 BEDROOM	631 SF
4TH FLOOR PLAN	UNIT B	1 BEDROOM	622 SF
4TH FLOOR PLAN	UNIT B	1 BEDROOM	622 SF
4TH FLOOR PLAN	UNIT C	2 BEDROOMS	998 SF
4TH FLOOR PLAN	UNIT D	2 BEDROOMS	881 SF
4TH FLOOR PLAN	UNIT E	1 BEDROOM	621 SF
4TH FLOOR PLAN	UNIT F	1 BEDROOM	660 SF
4TH FLOOR PLAN	UNIT F	1 BEDROOM	605 SF
4TH FLOOR PLAN	UNIT G	1 BEDROOM	696 SF
4TH FLOOR PLAN	UNIT H	1 BEDROOM	631 SF
4TH FLOOR PLAN	UNIT H	1 BEDROOM	631 SF
4TH FLOOR PLAN	UNIT J	1 BEDROOM	698 SF
4TH FLOOR PLAN	UNIT K	1 BEDROOM	600 SF
4TH FLOOR PLAN	UNIT K	1 BEDROOM	600 SF
4TH FLOOR PLAN	UNIT L	1 BEDROOM	613 SF
4TH FLOOR PLAN	UNIT M	1 BEDROOM	640 SF
4TH FLOOR PLAN	UNIT N	2 BEDROOMS	881 SF
4TH FLOOR PLAN	UNIT P	1 BEDROOM	639 SF

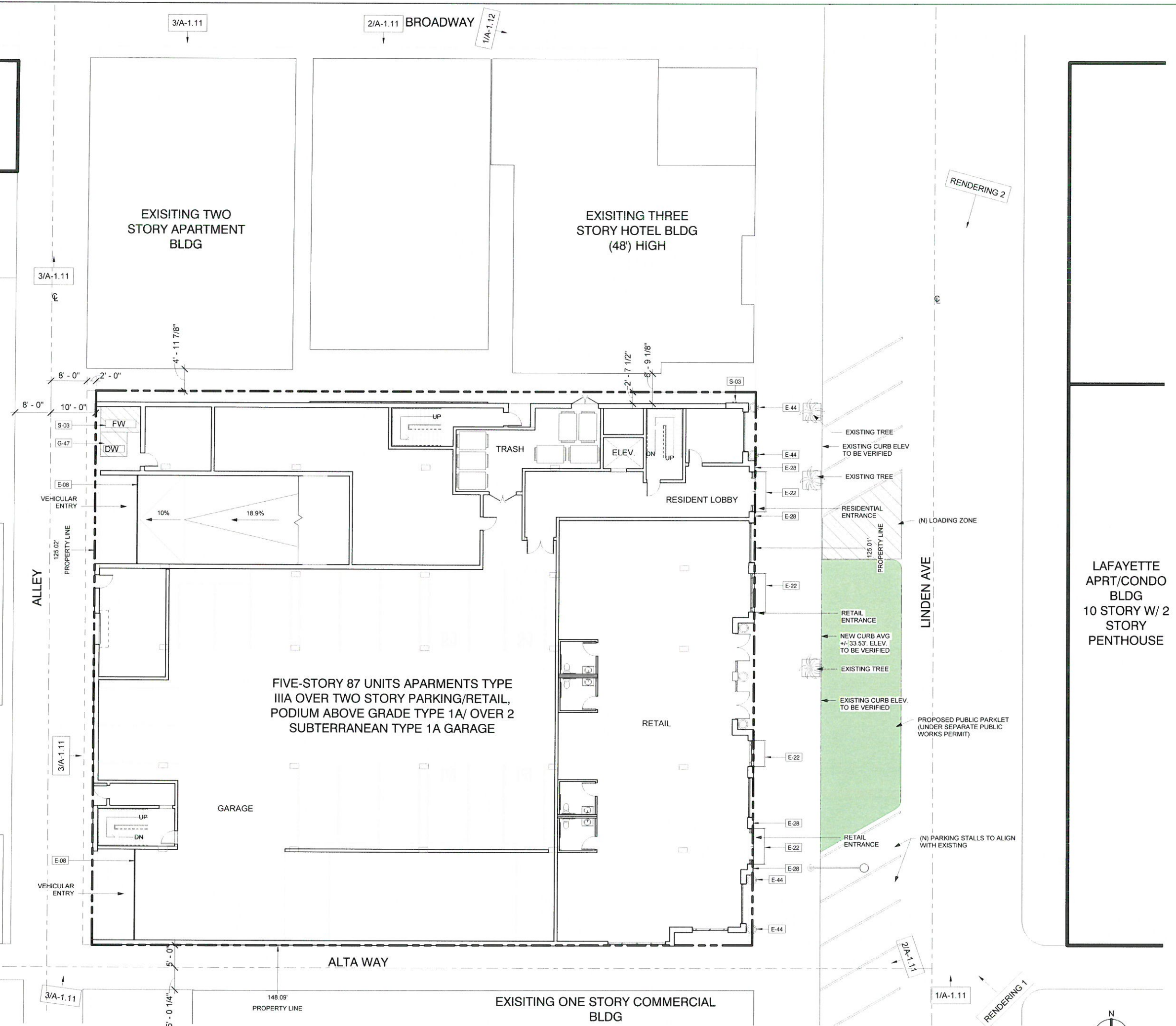
5TH FLOOR PLAN	UNIT A	1 BEDROOM	600 SF
5TH FLOOR PLAN	UNIT B	1 BEDROOM	622 SF
5TH FLOOR PLAN	UNIT B	1 BEDROOM	622 SF
5TH FLOOR PLAN	UNIT D	2 BEDROOMS	881 SF
5TH FLOOR PLAN	UNIT E	1 BEDROOM	621 SF
5TH FLOOR PLAN	UNIT F	1 BEDROOM	605 SF
5TH FLOOR PLAN	UNIT F	1 BEDROOM	660 SF
5TH FLOOR PLAN	UNIT G	1 BEDROOM	696 SF
5TH FLOOR PLAN	UNIT H	1 BEDROOM	631 SF
5TH FLOOR PLAN	UNIT H	1 BEDROOM	631 SF
5TH FLOOR PLAN	UNIT J	1 BEDROOM	698 SF
5TH FLOOR PLAN	UNIT K	1 BEDROOM	600 SF
5TH FLOOR PLAN	UNIT K	1 BEDROOM	600 SF
5TH FLOOR PLAN	UNIT L	1 BEDROOM	613 SF
5TH FLOOR PLAN	UNIT M	1 BEDROOM	640 SF
5TH FLOOR PLAN	UNIT N	2 BEDROOMS	881 SF
5TH FLOOR PLAN	UNIT P	1 BEDROOM	639 SF



KEYNOTE	
E-08	GARAGE ENTRY WITH ACCESS CONTROLLED OVERHEAD GATE
E-22	SPEAR AWNING, BLACK SUNBRELLA AWNING FABRIC WITH METAL FRAME AND DECORATIV SPEAR BRACE
E-28	DECORATIVE WALL SCONCE
E-44	PLANTER
G-47	BACKFLOW PREVENTER
S-03	FIRE DEPARTMENT CONNECTION (FDC), SEE DWGS.

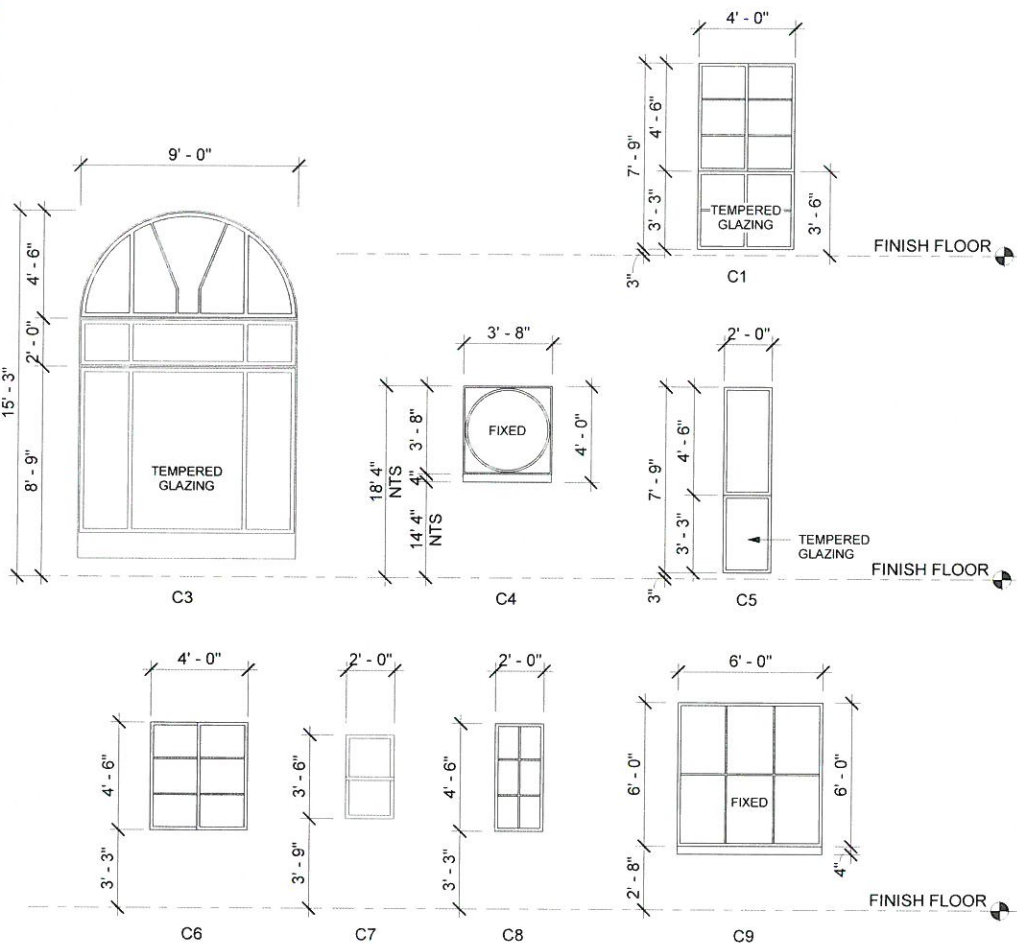
SHEET NOTES:

1. ALL ELEMENTS PROJECTING OVER THE PROPERTY MUST OBTAIN SEPARATE APPROVAL FROM PUBLIC WORKS.



SITE PLAN SCALE: 3/32" = 1'-0" 1'

Type	Width	Height	Material	Description
C1	4' - 0"	7' - 9"		
C3	9' - 0"	6' - 0"		
C5	2' - 0"	7' - 9"		
C6	4' - 0"	4' - 6"		
C7	2' - 0"	3' - 6"		
C8	2' - 0"	4' - 6"		
C9	6' - 0"	6' - 0"		
C10	3' - 8"	3' - 8"		



Window Legend

SCALE: 1/4" = 1'-0"



WINDOW FRAME. (MILGARD OR EQUAL)
COLOR PER ELEVATION KEYNOTES.



EXISTING THREE STORY
HOTEL BLDG (48') HIGH

SITE ELEVATION EAST

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



EXISTING TWO STORY
APARTMENT BLDG

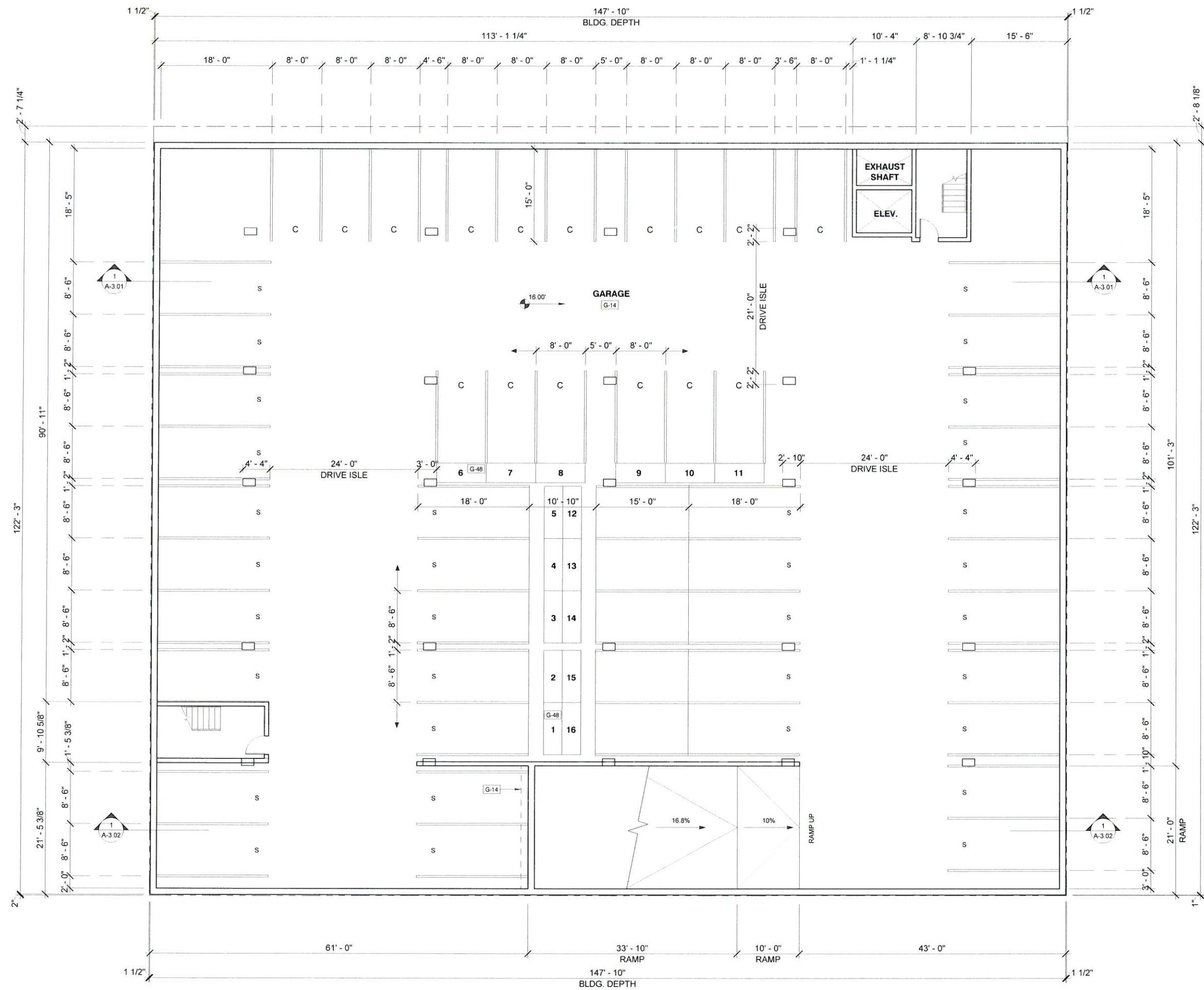
EXISTING
LAFAYETTE
BUILDING 10
STORY + 2
STORY
PENTHOUSE
APPROX. HEIGHT
= 120'

SITE ELEVATION SOUTH

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



KEYNOTE	
G-14	MAINTAIN MINIMUM 7'-0" A.F.F. CLEAR IN GARAGE U.N.O.
G-48	STORAGE



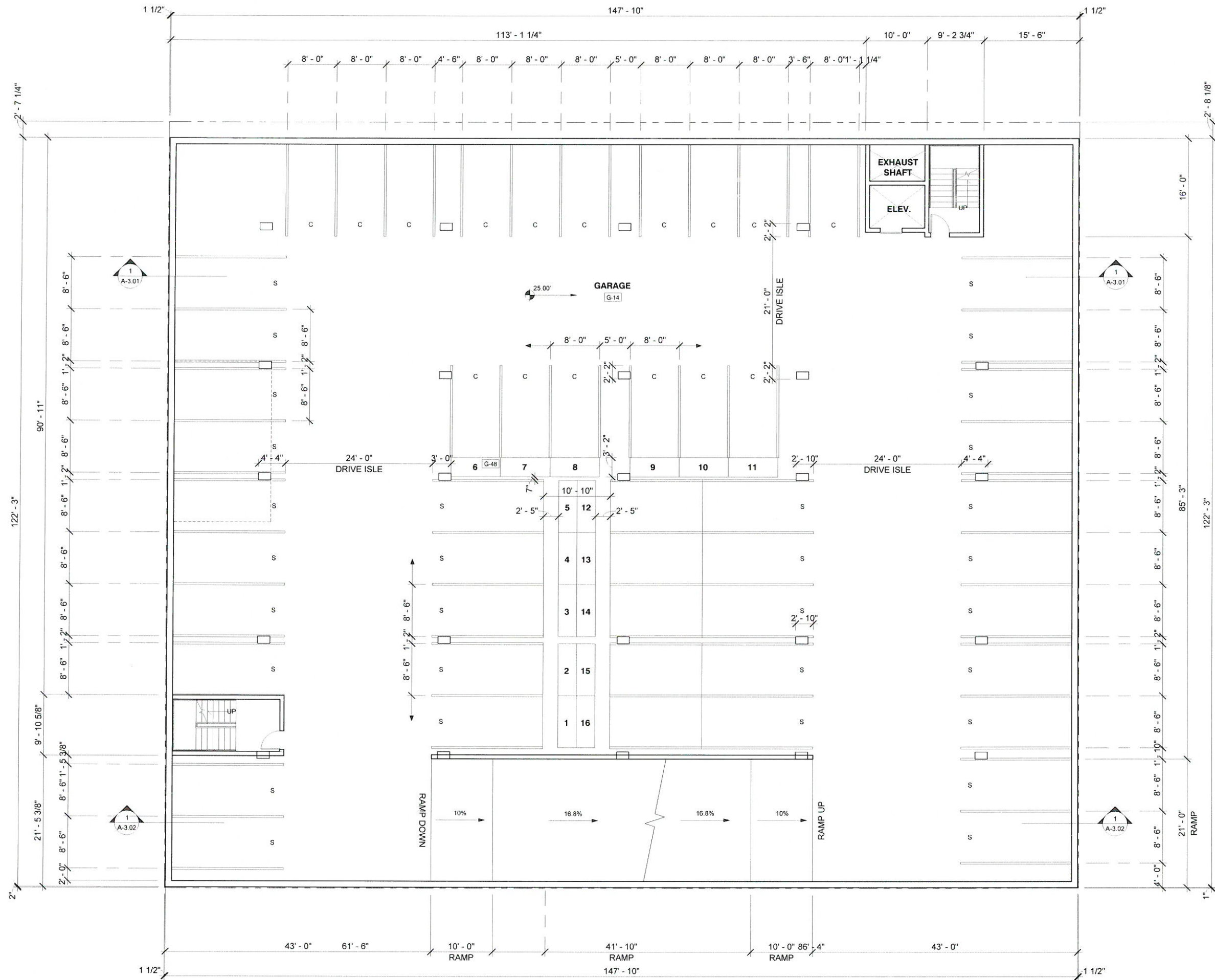
B2 SUB-T LEVEL

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

1



KEYNOTE	
G-14	MAINTAIN MINIMUM 7'-0" A.F.F. CLEAR II GARAGE U.N.O.
G-48	STORAGE



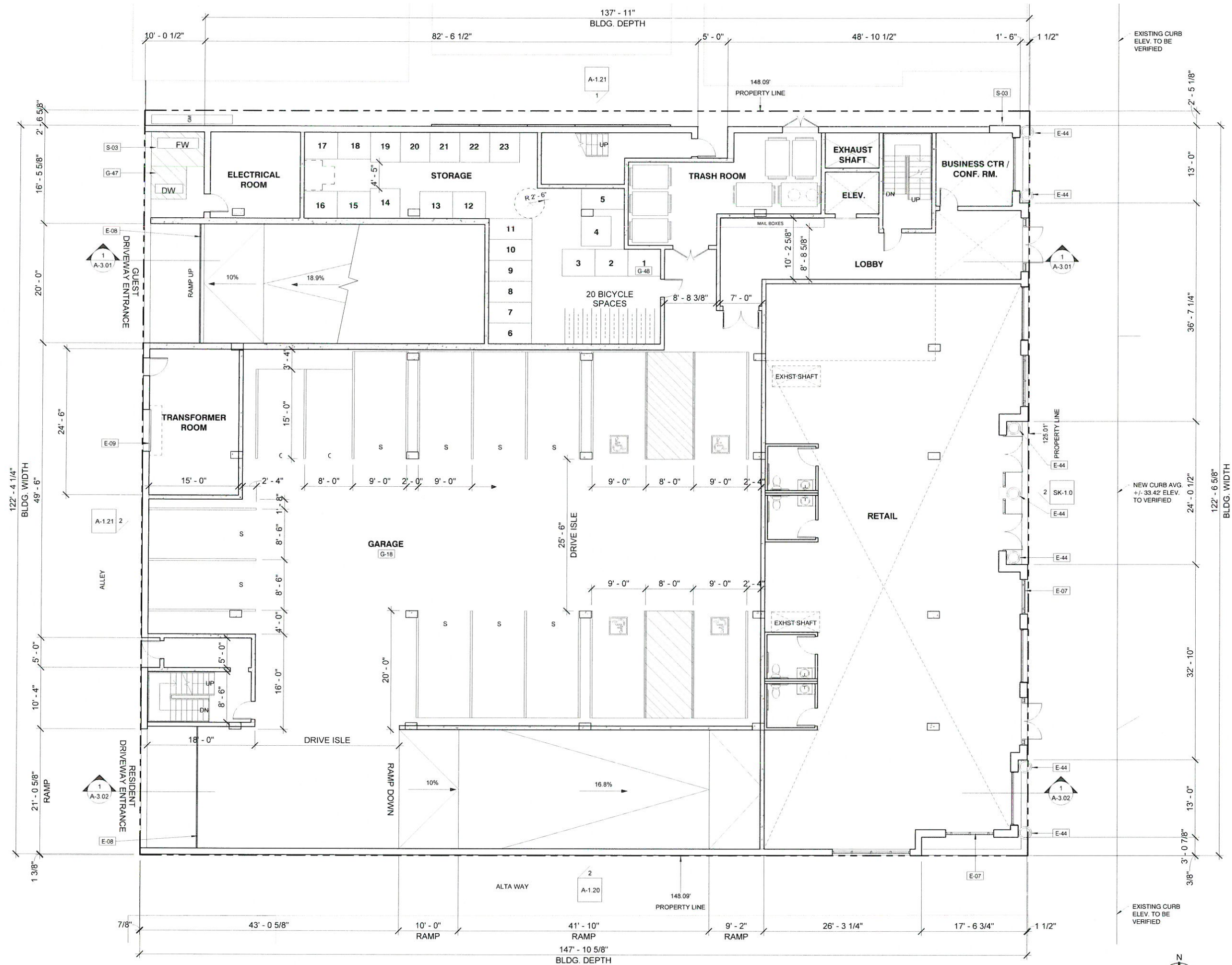
B1 SUB-T LEVEL

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

1



KEYNOTE	
E-07	2" X 4 1/2" ALUMINUM STOREFRONT SY: ANODIZED ALUMINUM COLORNODIC D BRONZE (AB-6) FINISH OR APPROVED EQUAL, TYPICAL
E-08	GARAGE ENTRY WITH ACCESS CONTR OVERHEAD GATE
E-09	METAL ROLL-UP DOOR. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMA
E-44	PLANTER
G-18	8'-2" A.F.F. MINIMUM CLEAR HEAD HEIG REQUIRED AT HATCHED AREA FOR AD ACCESS
G-47	BACKFLOW PREVENTER
G-48	STORAGE
S-03	FIRE DEPARTMENT CONNECTION (FDC) CIVIL DWGS.



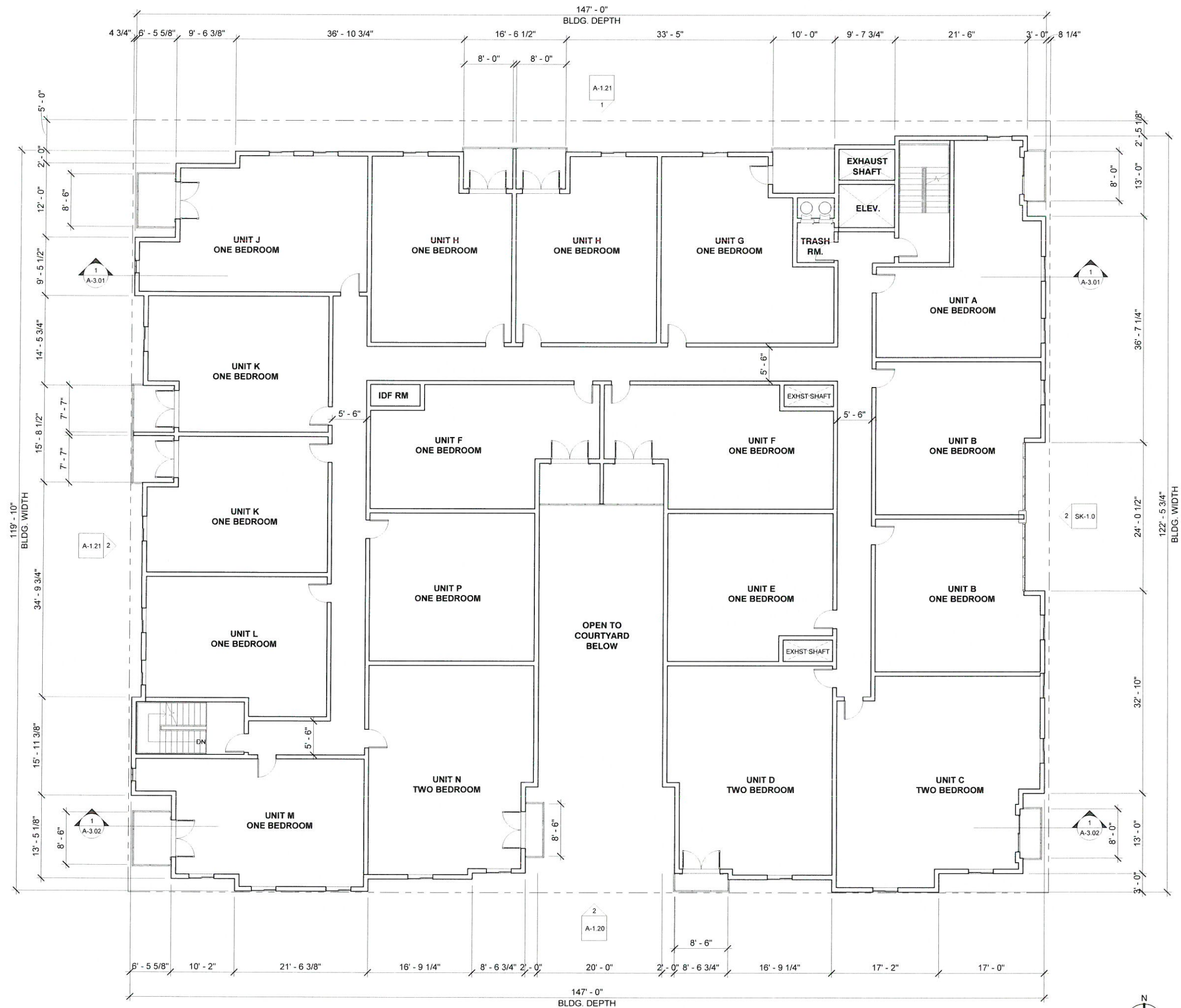
LINDEN AVE.

P1/GROUND FLOOR SCALE: 1/8" = 1'-0" 1



2ND FLOOR PLAN

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

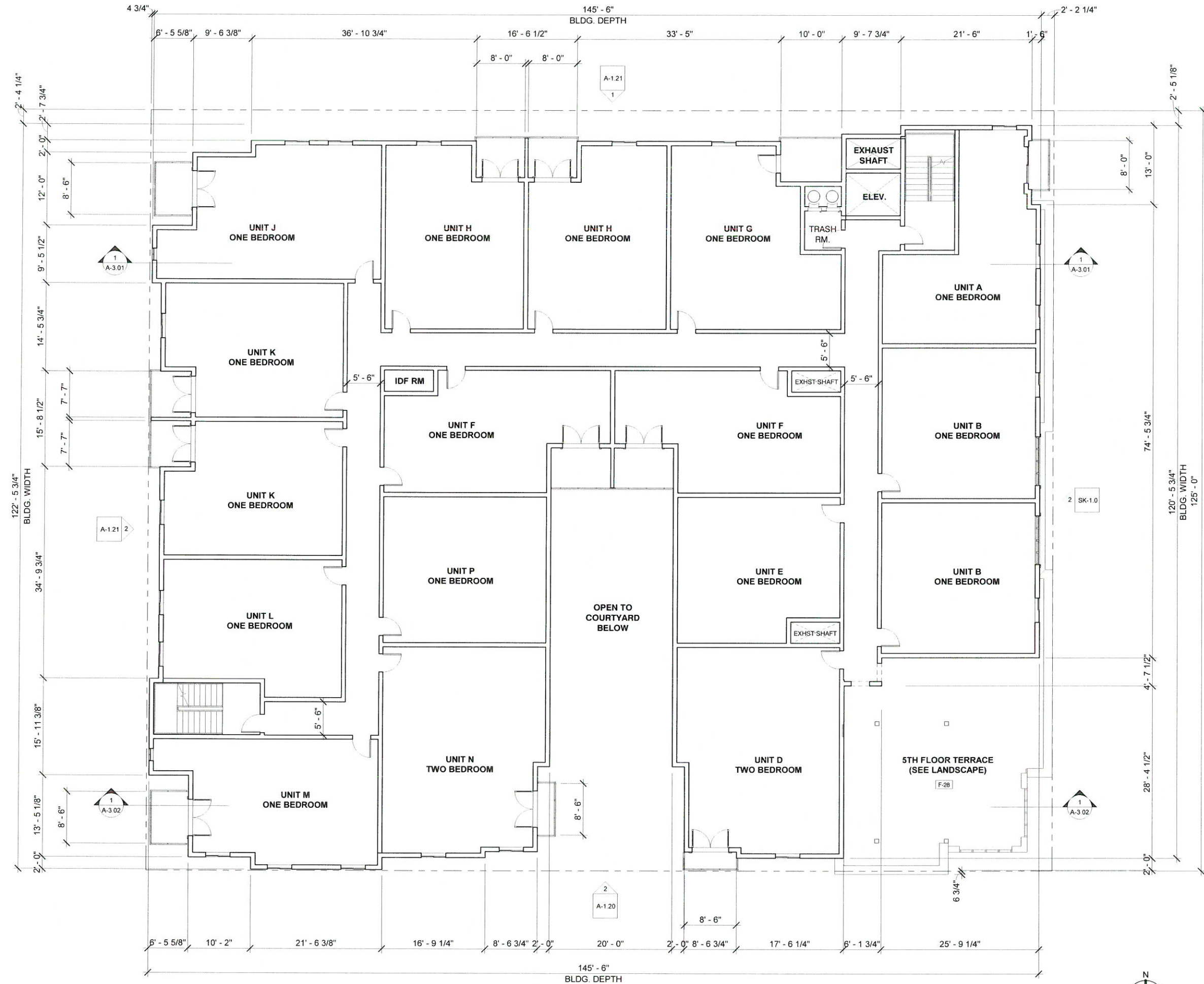


3RD TO 4TH FLOOR PLAN

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

1



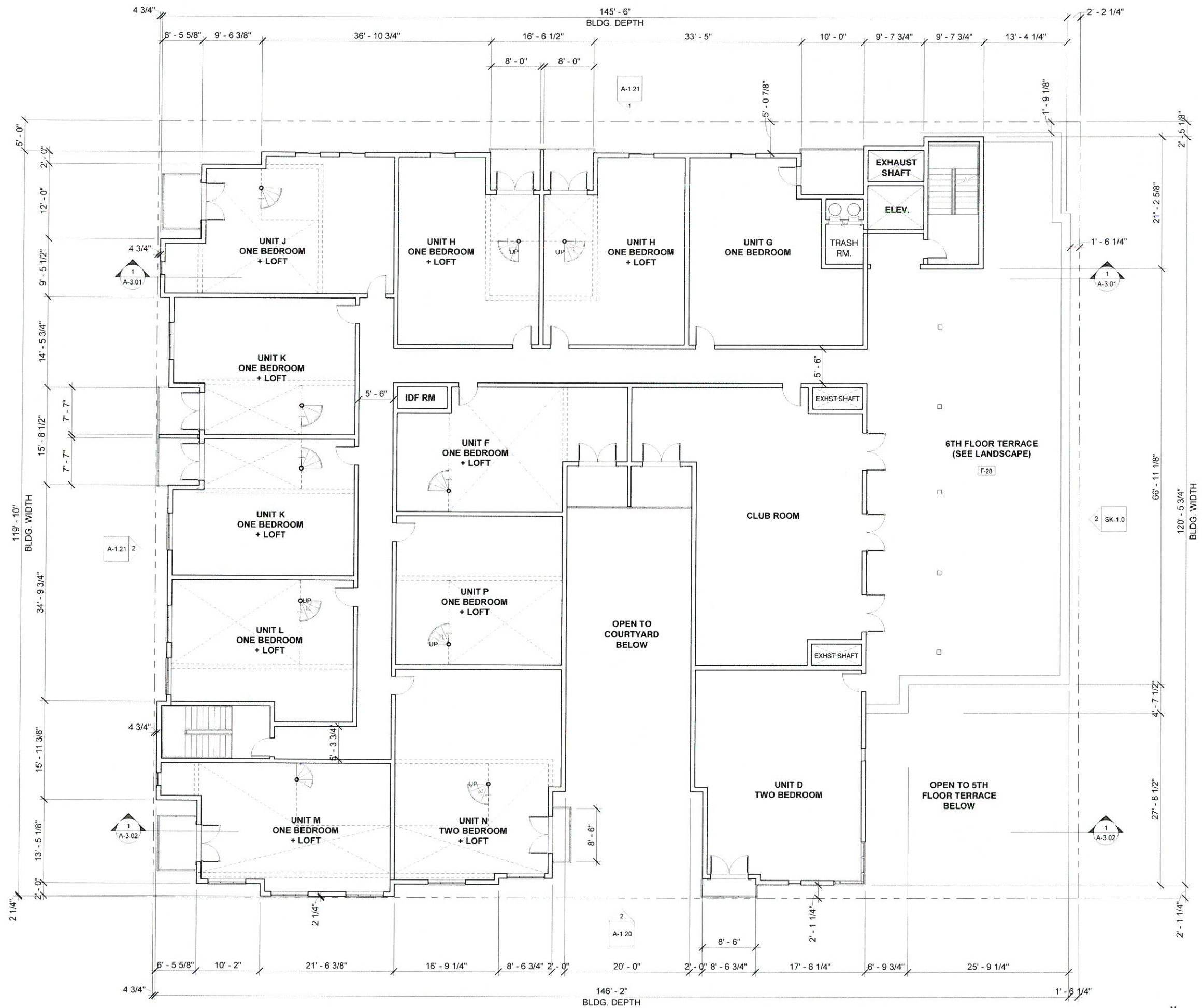


5TH FLOOR PLAN

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

1

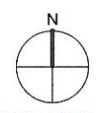




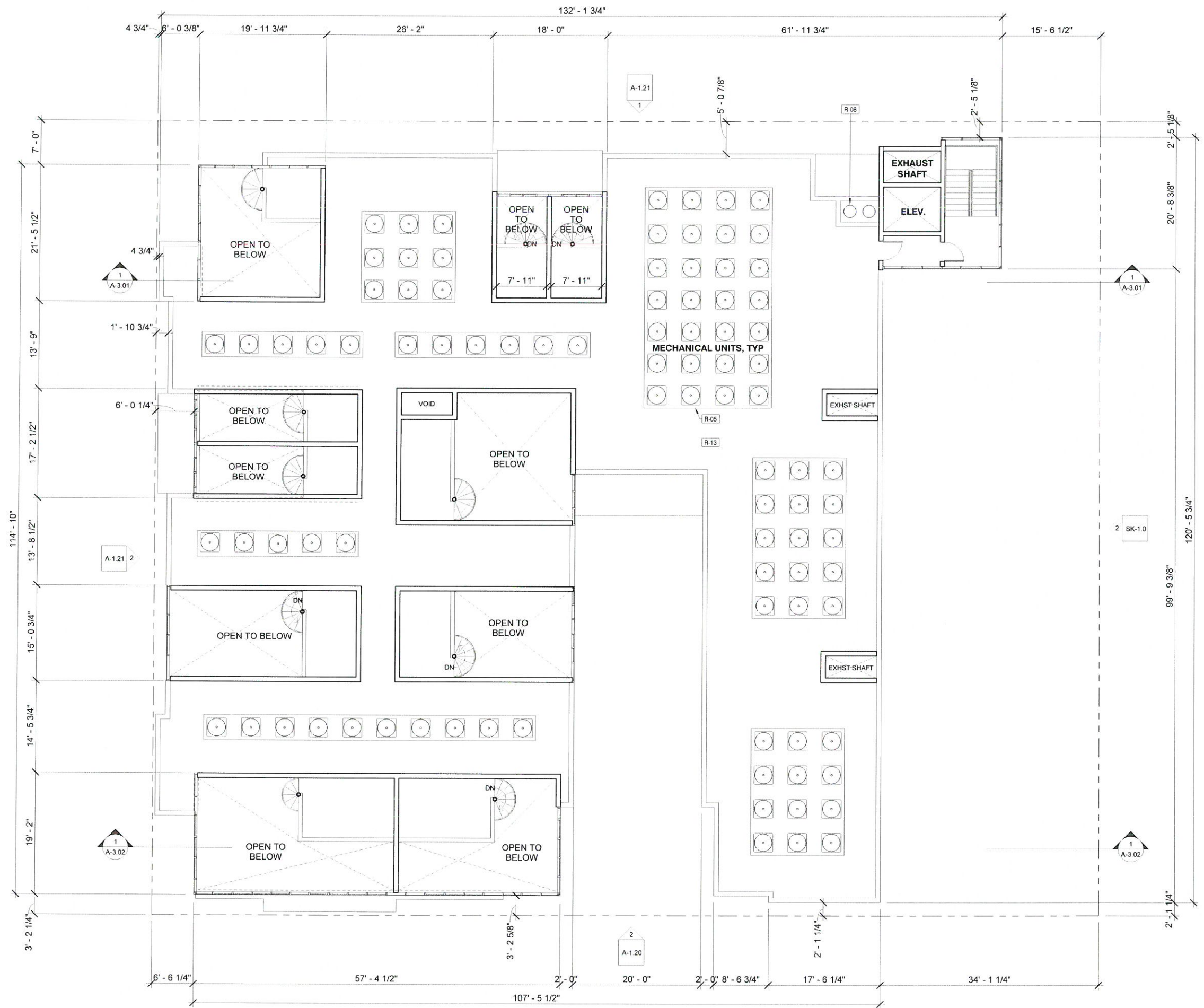
6TH FLOOR PLAN

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

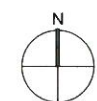
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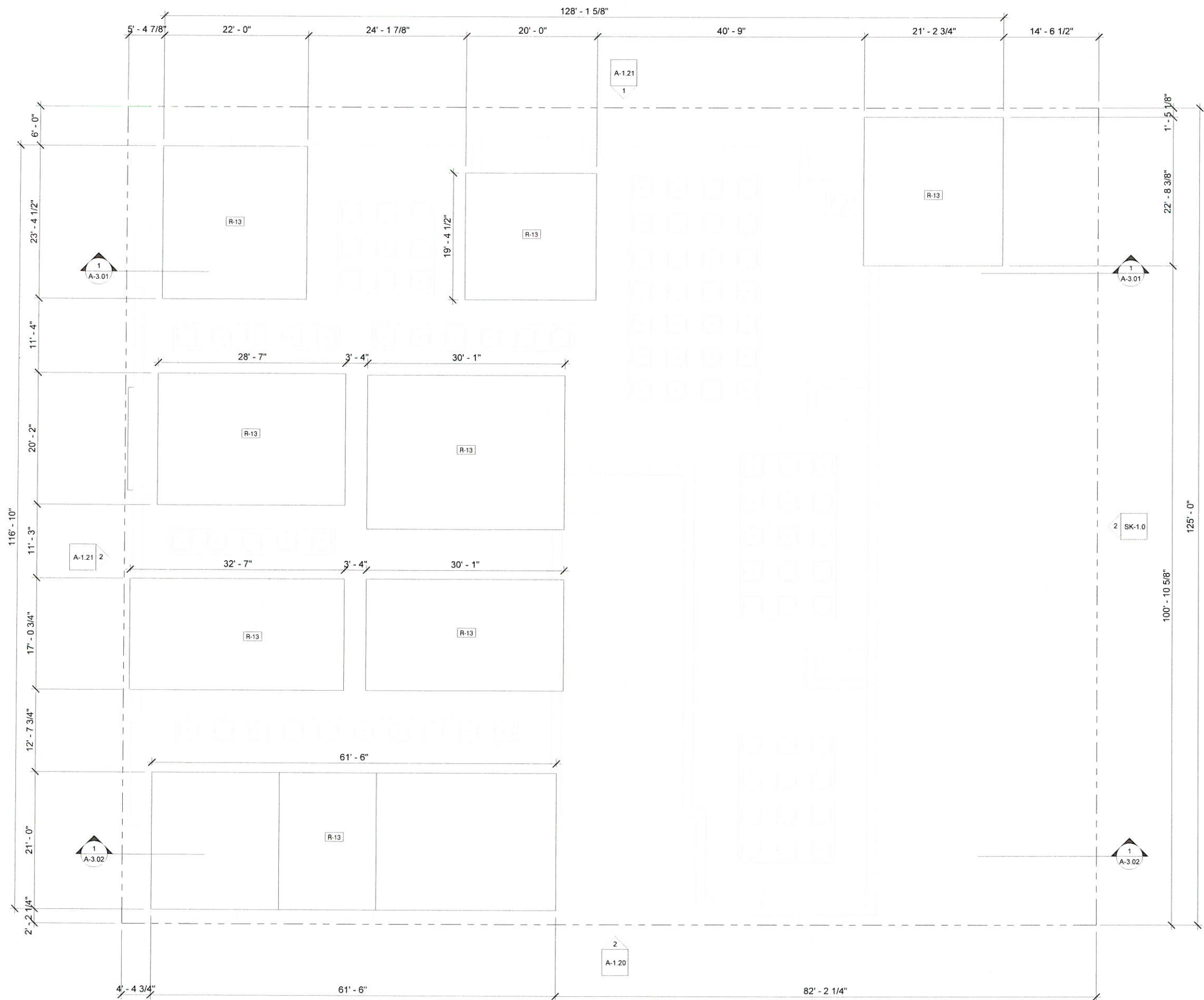
KEYNOTE	
R-05	MECHANICAL UNITS MOUNTED ON VIBRATION ISOLATORS OVER SHEET METAL LINED CONCRETE PAD. SEE MECHANICAL DRAWINGS FOR UNIT LOCATIONS AND SPECIFICATION
R-08	TRASH CHUTE VENT. TERMINATE 3'-0" ABOVE FINISHED ROOF
R-09	PARAPET WALL 42" ABOVE ROOF LINE TYPICAL
R-13	WHITE 60 MIL PVC THERMOPLASTIC MEMBRANE ROOF MECHANICALLY FASTENED TO 1/4" COVER BOARD O/ SLOPED FRAMING, CARLISLE OR EQUAL 75 SRI VALUE MINIMUM.



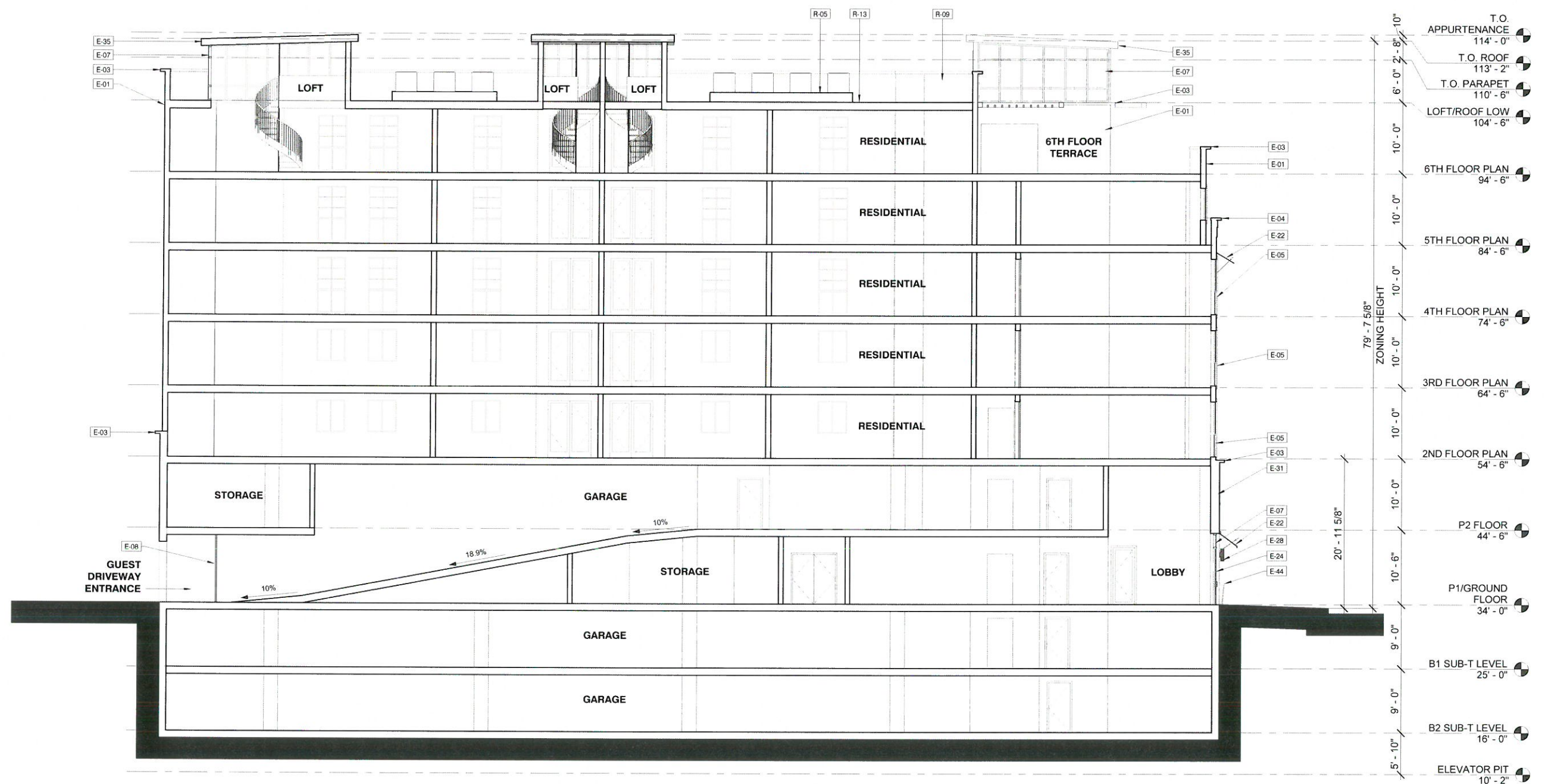
LOFT/ROOF LOW SCALE: 1/8" = 1'-0" 1



KEYNOTE	
R-13	WHITE 60 MIL PVC THERMOPLASTIC MEMBRANE ROOFING MECHANICALLY FASTENED TO 1/4" COVER BOARD ON SLOPED FRAMING, CARLISLE OR EQUAL. 75 SRI VALUE MINIMUM.



KEYNOTE	
E-01	EXTERIOR CEMENT PLASTER O/ METAL LATI W/ SMOOTH FINISH W/ INTEGRAL COLOR. SEE SHEET NOTES FOR FINISH INFO.
E-03	CORNICE MOLDING, 4" HIGH PRECAST, TYPICAL
E-04	CORNICE MOLDING, 4" HIGH PRECAST WITH CROWN MOLDING BELOW, TYPICAL
E-05	VINYL NAIL-ON WINDOW SYSTEM, COLOR TO MATCH STOREFRONT AND APPROVED BY ARCHITECT, TYPICAL
E-07	2" X 4 1/2" ALUMINUM STOREFRONT SYSTEM ANODIZED ALUMINUM COLOR/NOBODIC DARK BRONZE (AB-6) FINISH OR APPROVED EQUAL TYPICAL
E-08	GARAGE ENTRY WITH ACCESS CONTROLLED OVERHEAD GATE
E-22	SPEAR AWNING, BLACK SUNBRELLA AWNING FABRIC WITH METAL FRAME AND DECORATIVE SPEAR BRACE
E-24	DOOR PER SCHEDULE
E-28	DECORATIVE WALL SCONCE
E-31	24"x24" LIMESTONE TILE
E-35	FACIA, PAINTED METAL, TYP.
E-44	PLANTER
R-05	MECHANICAL UNITS MOUNTED ON VIBRATION ISOLATORS OVER SHEET METAL LINED CONCRETE PAD. SEE MECHANICAL DRAWING FOR UNIT LOCATIONS AND SPECIFICATION
R-09	PARAPET WALL 42" ABOVE ROOF LINE, TYPICAL
R-13	WHITE 60 MIL PVC THERMOPLASTIC MEMBRANE ROOF MECHANICALLY FASTENED TO 1/4" COVER BOARD O/ SLOPED FRAMING, CARLISLE OR EQUAL 75 SRI VALUE MINIMUM



Section 1 SCALE: 1/8" = 1'-0" 1

KEYNOTE	
E-01	EXTERIOR CEMENT PLASTER O/ METAL LA W/ SMOOTH FINISH W/ INTEGRAL COLOR. S SHEET NOTES FOR FINISH INFO.
E-03	CORNICE MOLDING, 4" HIGH PRECAST, TYF
E-06	METAL BALCONY GUARDRAIL, 42" A.F.F., PAINTED, TYPICAL
E-07	2" X 4 1/2" ALUMINUM STOREFRONT SYSTE ANODIZED ALUMINUM COLORNODIC DARK BRONZE (AB-6) FINISH OR APPROVED EQU, TYPICAL
E-08	GARAGE ENTRY WITH ACCESS CONTROLLI OVERHEAD GATE
E-22	SPEAR AWNING, BLACK SUNBRELLA AWNIN FABRIC WITH METAL FRAME AND DECORA SPEAR BRACE
E-24	DOOR PER SCHEDULE
E-27	DECORATIVE METAL INSERT
E-28	DECORATIVE WALL SCONCE
E-35	FACIA, PAINTED METAL, TYP.
E-44	PLANTER
R-05	MECHANICAL UNITS MOUNTED ON VIBRATI ISOLATORS OVER SHEET METAL LINED CONCRETE PAD. SEE MECHANICAL DRAWIN FOR UNIT LOCATIONS AND SPECIFICATION
R-09	PARAPET WALL 42" ABOVE ROOF LINE, TYF
R-13	WHITE 60 MIL PVC THERMOPLASTIC MEMBRANE ROOF MECHANICALLY FASTEN TO 1/4" COVER BOARD O/ SLOPED FRAMING CARLISLE OR EQUAL 75 SRI VALUE MINIMU



Section 2

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

1