A-000
COVER

SUBMITTAL DATE: October 5th, 2020

STUDIO
T SQUARE 2

201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:

STUDIO T-SQ 2., INC

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A-506	UNIT PLAN
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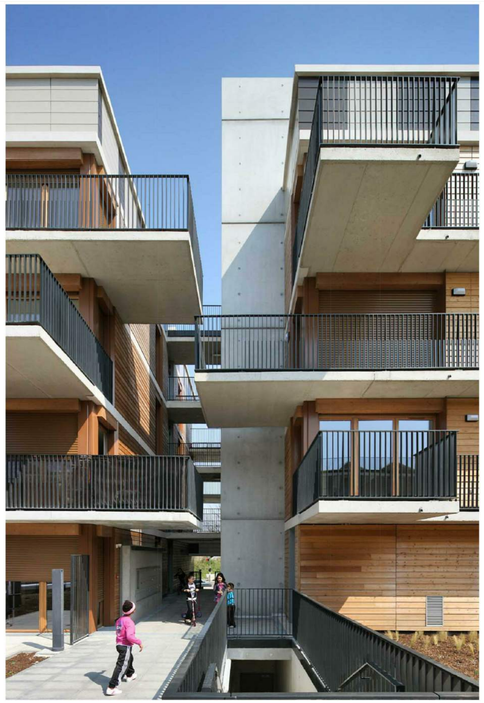
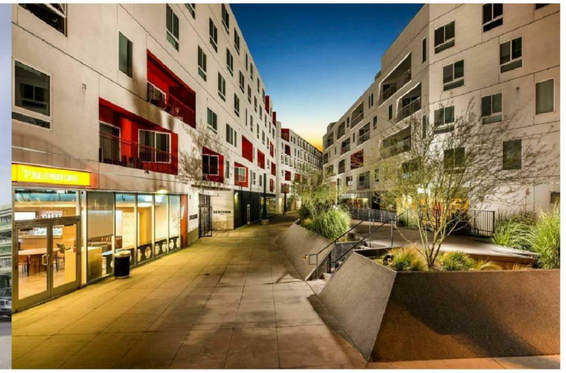
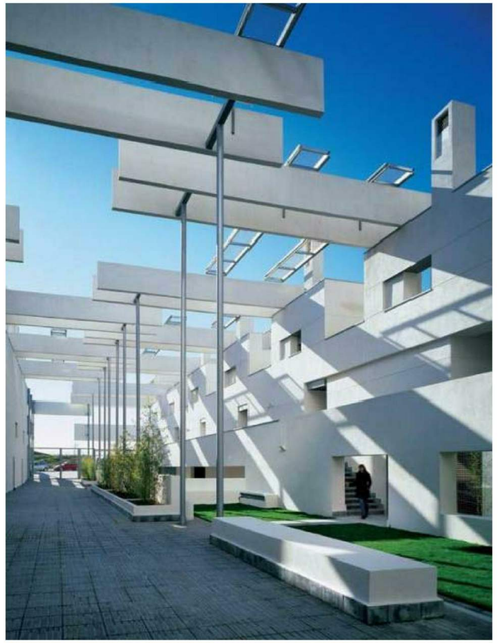
CONTENT	
SHEET NUMBER	SHEET NAME
L-001	LANDSCAPE - GROUND LEVEL
L-002	LANDSCAPE - SECOND LEVEL
L-003	LANDSCAPE - THIRD LEVEL
L-004	LANDSCAPE - FOURTH LEVEL
L-005	LANDSCAPE - FIFTH LEVEL
L-006	ENLARGEMENT PLAN

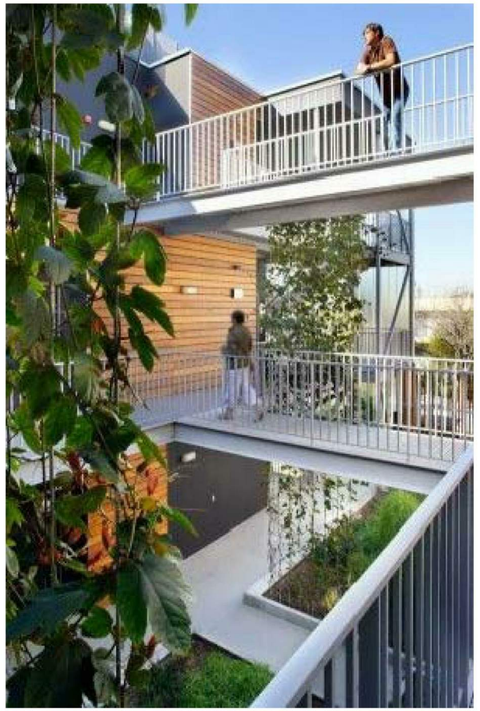
A-001
CONTENT

STUDIO
T SQUARE 2









A-002
PRECEDENT

STUDIO
T SQUARE 2

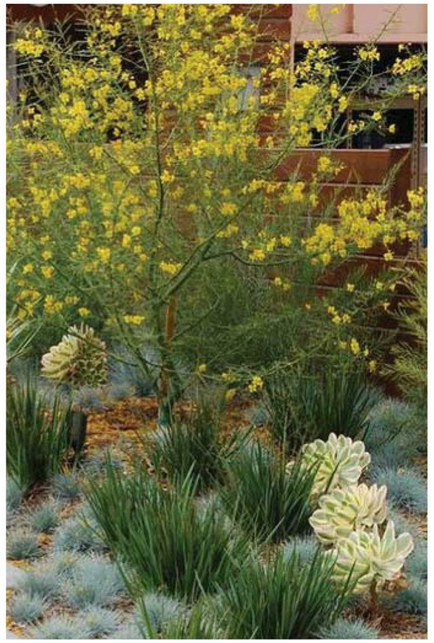
201 PCH

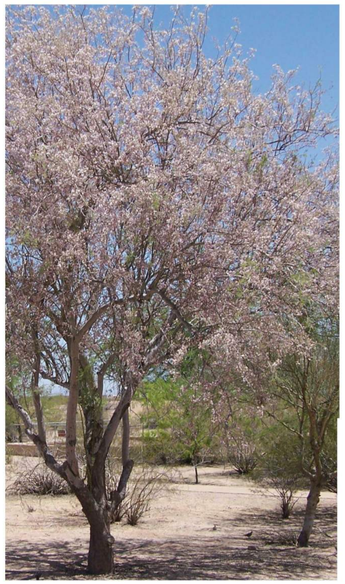
201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

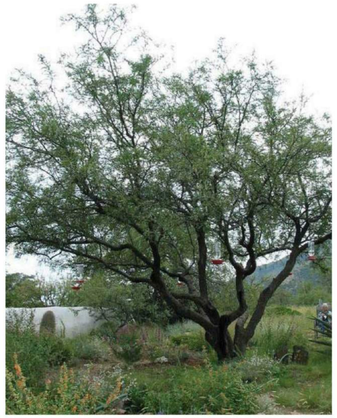
Scale:

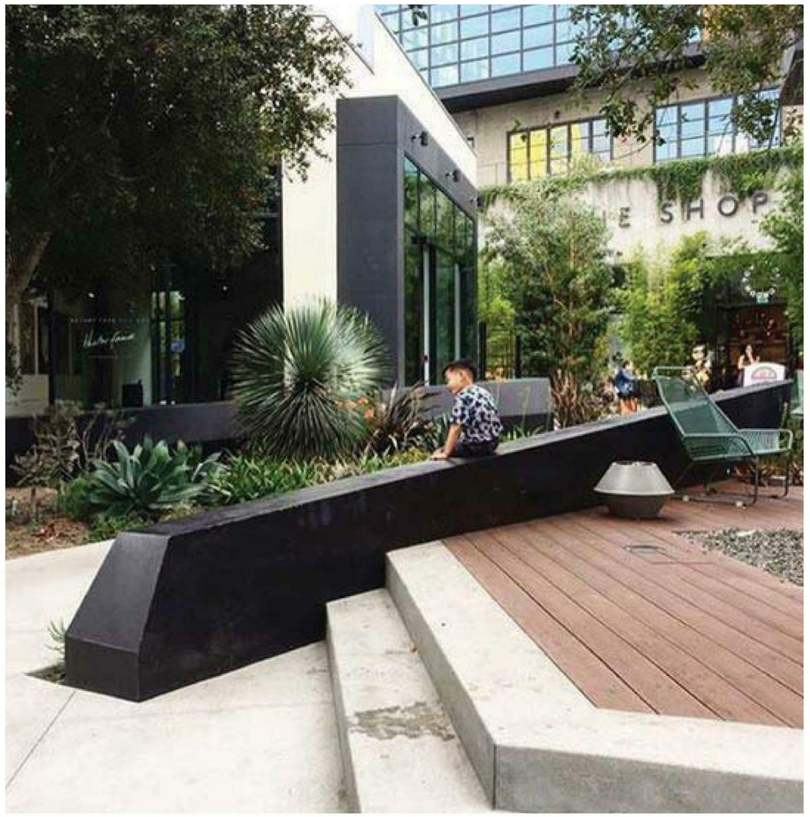
DLBC PROPERTIES

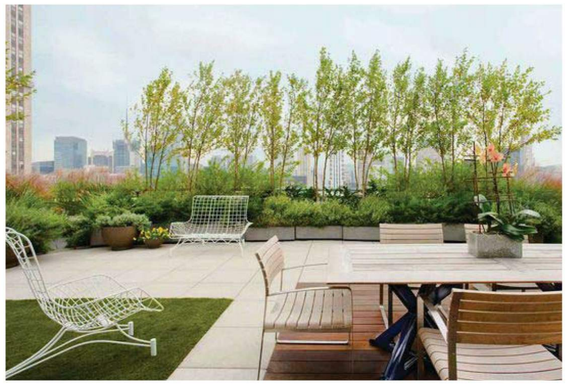
STUDIO T-SQ 2., INC











A-003
PRECEDENT

STUDIO
T SQUARE 2

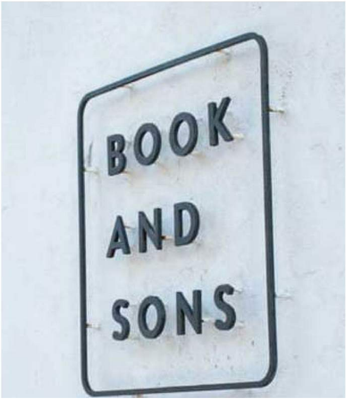
201 PCH

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:

DLBC PROPERTIES

STUDIO T-SQ 2., INC



A-004
PRECEDENT

STUDIO
T SQUARE 2

201 PCH

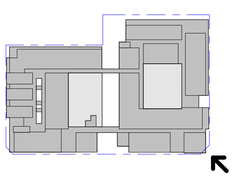
201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:

DLBC PROPERTIES

STUDIO T-SQ 2., INC

A-005
RENDERING



201 PCH

DLBC PROPERTIES

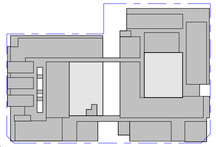
201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:

STUDIO
T SQUARE 2

STUDIO T-SQ 2., INC

A-006
RENDERING



201 PCH

DLBC PROPERTIES

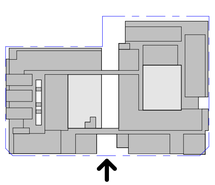
201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:

STUDIO
T SQUARE 2

STUDIO T-SQ 2., INC

A-007
RENDERING



201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:

STUDIO
T SQUARE 2

STUDIO T-SQ 2., INC

201 PCH, Long Beach

October/15/2020

4- Story Apartments on 1 Level Podium w/ 2 levels below grade

Site Area approx.: **1.59** **ac** **69,050 sf**

Proposed FAR **3.00**

UNITS	#	AVERAGE S.F.	Unit Mix	Rentable S.F.	Mid Town Plan	City Parking Required		
studio(0 Bed+ 1 Ba)	9	668		6,012	1	9		
TOTAL STUDIO	**9**		**7%**					
1A (1 Bed+ 1 Ba)	89	694		61,766	1	89		
TOTAL 1BR	**89**		**64%**					
2A (2 Bed/2 Bath)	15	1,105		16,575	1.25	19		
2C (2 Bed/2 Bath)	4	1,061		4,244	1.25	5		
TH(2Bed/2.5Bath)	13	1,353		17,589	1.25	16		
TOTAL 2BR	**32**		**23%**					
3A (3 Bed/2 Bath)	4	1,023		4,092	1.25	5		
3B (3 Bed/2 Bath)	2	1,296		2,592	1.25	3		
3C (3 Bed/2 Bath)	2	1,087		2,174	1.25	3		
TOTAL 3BR	**8**		**6%**					
Total units	**138**		100.0%	**115,044**		**148**		
Average unit size		834						
*Guest Parking Required					1/4 Unit	35		
Market w/Loading & Storage				22,975				
Café				1,936				
Total Commercial				**24,911**		**42**	24,911 SF - 4,000 SF = 20,911 SF	20,911 X 2/1000 = 41.822
Businesses Center				1,247				
Fitness/Club (podium)				1,450				
Mech./Utility/El				4,565				
Storage (P2, P1, R1 levels)				2,667				
Corridors (floor L1-L4)				29,700				
Lobby/Leasing/Mail				1,840				
Total				**66,380**	**1.63**	**225**		
Total Gross Building Area				**181,424**				
PARKING PROVIDED				**Area**		**Tandem**	**Compact**	**Standard**
PARKING LEVEL R-1 STREET				18,131			0	42
PARKING LEVEL MEZZ.				11,318			1	29
PARKING LEVEL P-1				30,102		10	11	68
PARKING LEVEL P-2				31,228		10	11	72
Total Garage Area				**90,779**		**20**	**23**	**211**
Total Provided Parking								**234**
Total Provided Parking (Including Tandem)								**254**
BIKE PARKING				**Required**	**Provided**			
Retail	1 per 7500 sq.ft.			4	4			
Residential	1 per 2 Units			69	78			
TOTAL BIKE PARKING				**73**	**82**			
OPEN SPACE			**Required**	**Provided**				
Commercial Open Space			2,491	2,537				
Common Open Space			6,905	12,166				
Amenities				2,696				
Semi-Private Open Space				1,579				
Private Open Space			6,900	6,420	6,420+1,579=7,999 SF > 6,900 SF			
- units with private open space	97							
- units with semi-private open space	8							
- units without semi-/private open space	33							
TOTAL OUTDOOR OPEN SPACE			13,805	**25,398**				
DENSITY	**Units**		**Site Area**					
	138		1.59	acres	**FAR**	2.6	**87**	**D.U./AC**

PROJECT INFORMATION

PROJECT DESCRIPTION
THE PROJECT IS A MIXED-USE PODIUM STYLE CONSRUCTION OF FIVE STORIES. 4 STORIES TYPE III RESIDENTIAL 138 UNITS OVER 1 STORY TYPE I RETAIL/GARAGE AND OVER 2 LEVELS OF SUBTERRANEAN PARKINGS.

TYPE OF CONSTRUCTION
TYPE IA - NON - COMBUSTIBLE FULLY SPRINKLERED NFPA 13 - P2,P1,L1 (PARKING GARAGE)
TYPE III - COMBUSTIBLE FULLY SPRINKLERED NFPA 13 - L2,L3,L4,L5 (RESIDENTIAL UNITS)

OCCUPANCY
S-2-PARKING GARAGE (P2,P1,L1)
M-RETAIL (L1)
B-LEASING,FITNESS (L1,L2)
R-2-RESIDENTIAL UNITS (L2,L3,L4,L5)

RESIDENTIAL STORAGE
REQUIRED STORAGE SPACE - MIN 25 S.F. IN AREA AND 175 CU.F
PROVIDED: 2,667 S.F. (~15,000 CU.F)

PARKING
RESIDENTIAL HANDICAP STALLS:
REQUIRED 2% OF 151 SPACES - 3.0 SPACES
PROVIDED: 4 SPACES (2-ACCESSIBLE VAN) - SEE LEVEL P1&P2

GUEST HANDICAP STALLS:
REQUIRED 5% OF 35 SPACES - 2.0 SPACES
PROVIDED: 2 SPACES (1-ACCESSIBLE VAN) - SEE LEVEL MEZZANINE

TANDEM STALLS:
PROVIDED (ASSIGNED TO A SINGLE UNIT): 20 SPACES

RETAIL STALLS:
PROVIDED:
42 SPACES (2 ACCESSIBLE EV) - SEE LEVEL 1
6 SPACES (2 ACCESSIBLE) - SEE LEVEL MEZZANINE

USE	RATIO	REQUIRED		PROVIDED	
COMMERCIAL (24,911SF)	2/1000	41.822		48	
GUEST PARKING	1/4	138/4=35		35	(24 AT LEVEL MEZZANINE, 11 AT LEVEL P1)
RESIDENTIAL (138 UNITS)		148		151	
TOTAL :		**224.822**	**<**	**234**	
				20 TANDEM	
GRAND TOTAL:				**254**	

COMMERCIAL PARKING : 24,911 SF - 4,000 SF = 20,911 SF 20,911 X 2/1000 = 41.822

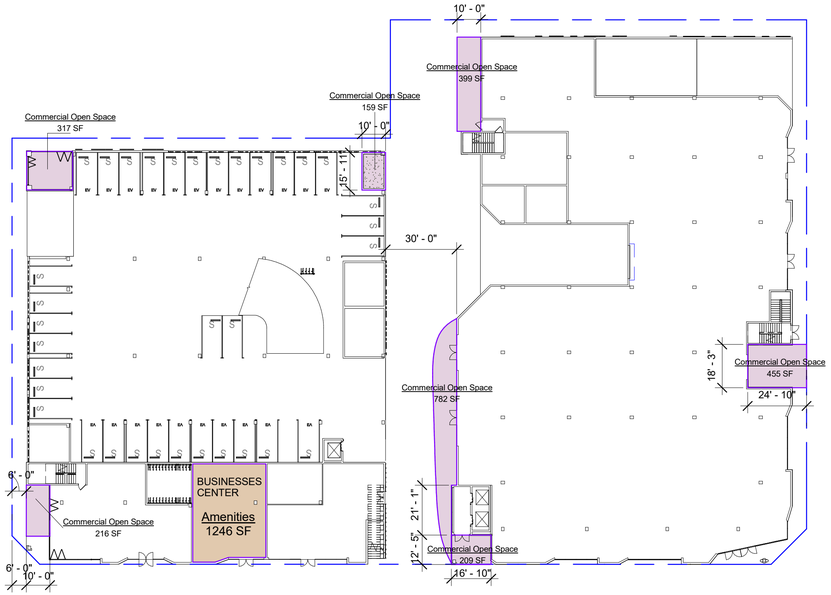
EV PARKING:
REQUIRED:
10% OF TOTAL REQUIRED PARKING SPACES SHALL BE ELECTRIC VEHICLE CHARGING SPACES. (10% OF 224.8 = 23 SPACES)
PROVIDED: 29 SPACES (6 ACCESSIBLE EV) - SEE LEVEL 1& LEVEL MEZZANINE.

BICYCLE PARKING:
DWELLING UNITS:
REQUIRED 1.0 SPACE FOR EVERY TWO DWELLING UNITS (138/2=69 SPACES)
PROVIDED: 78 SPACES

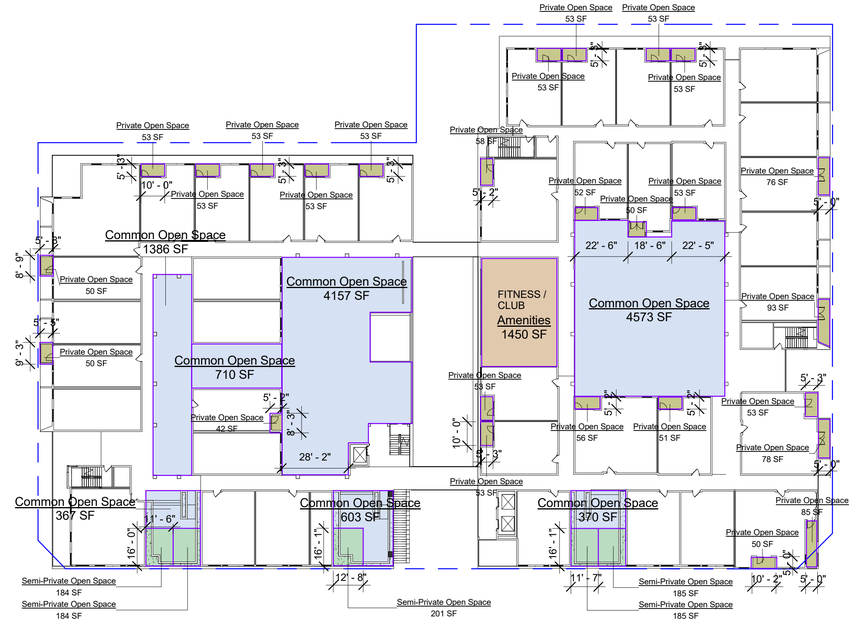
RETAIL:
REQUIRED 1.0 SPACE FOR EACH 7,500 S.F (25,904 / 7,500= 3.45 SPACES)
PROVIDED: 4 SPACES

A-008
PROJECT SUMMARY

STUDIO T SQUARE 2

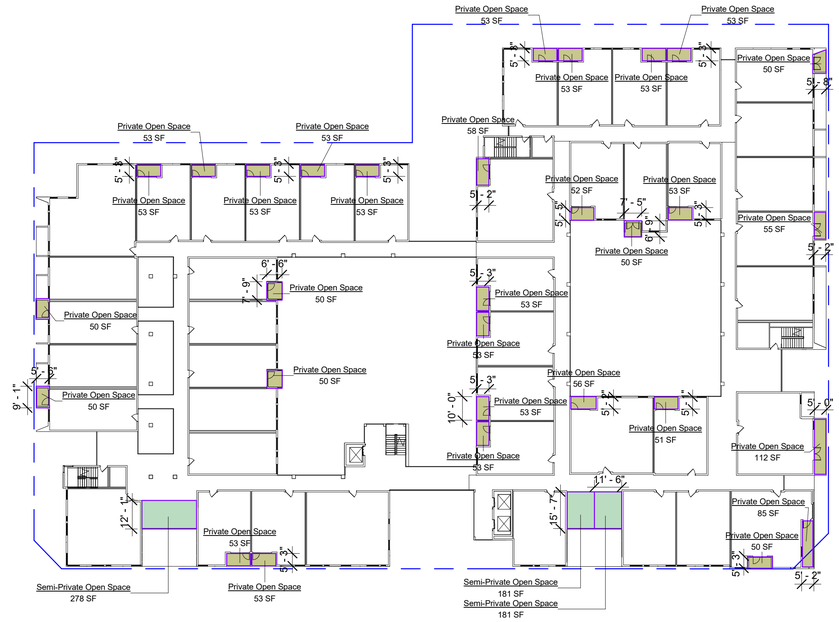


LEVEL 1



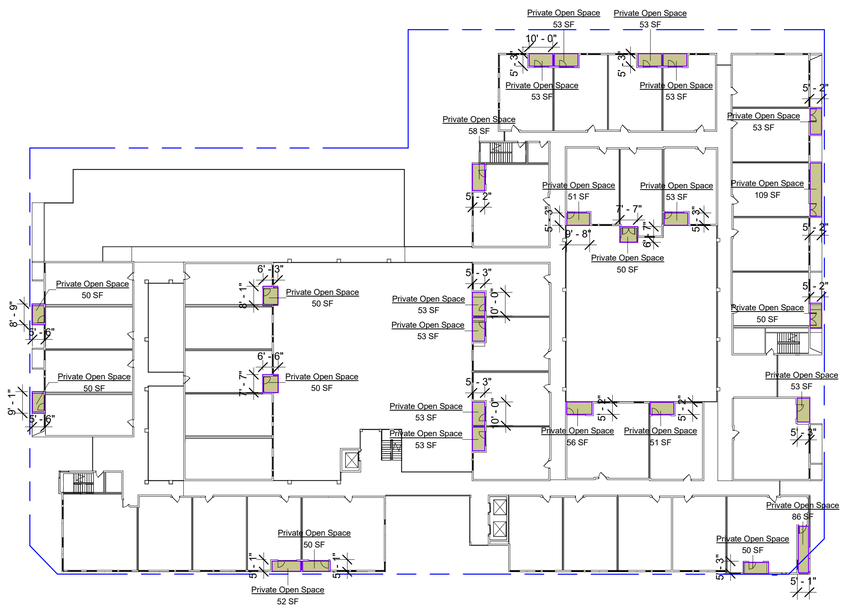
Level 2

UNITS WITH PRIVATE OPEN SPACE: 24
UNITS WITH SEMI-PRIVATE OPEN SPACE: 5
UNITS WITHOUT PRIVATE / SEMI-PRIVATE OPEN SPACE: 5
TOTAL UNITS AT LEVEL 2: 34



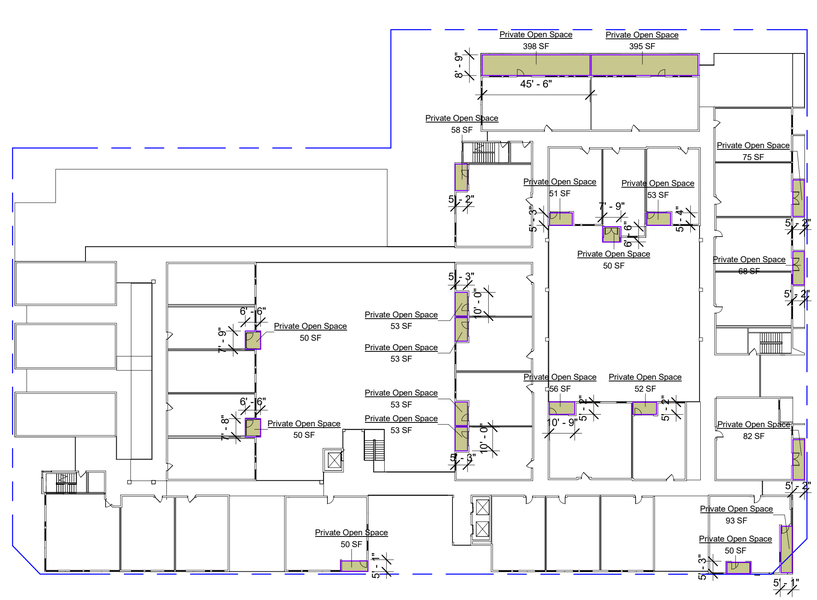
Level 3

UNITS WITH PRIVATE OPEN SPACE: 29
UNITS WITH SEMI-PRIVATE OPEN SPACE: 3
UNITS WITHOUT PRIVATE/SEMI-PRIVATE OPEN SPACE: 8
TOTAL UNITS AT LEVEL 3: 40



Level 4

UNITS WITH PRIVATE OPEN SPACE: 25
UNITS WITHOUT PRIVATE / SEMI-PRIVATE OPEN SPACE: 11
TOTAL UNITS AT LEVEL 4: 36



Level 5

UNITS WITH PRIVATE OPEN SPACE: 19
UNITS WITHOUT PRIVATE / SEMI-PRIVATE OPEN SPACE: 9
TOTAL UNITS AT LEVEL 5: 28

Commercial Open Space	2537 SF	>24,911/10= 2,491.1 SF (24,911 SF IS OVERALL COMMERCIAL AREA,SEE A-008)
Amenities	2696 SF	
Common Open Space	12166 SF	
Private Open Space	6420 SF	7999 SF > 50 x 138= 6900 SF (MINIMUM)
Semi-Private Open Space	1579 SF	
Total:	25398 SF	

UNITS WITH PRIVATE OPEN SPACE : 97
UNITS WITH SEMI-PRIVATE OPEN SPACE : 8
UNITS WITHOUT PRIVATE / SEMI-PRIVATE OPEN SPACE : 33
TOTAL UNITS : 138

A-009
OPEN SPACE DIAGRAM

STUDIO T SQUARE 2

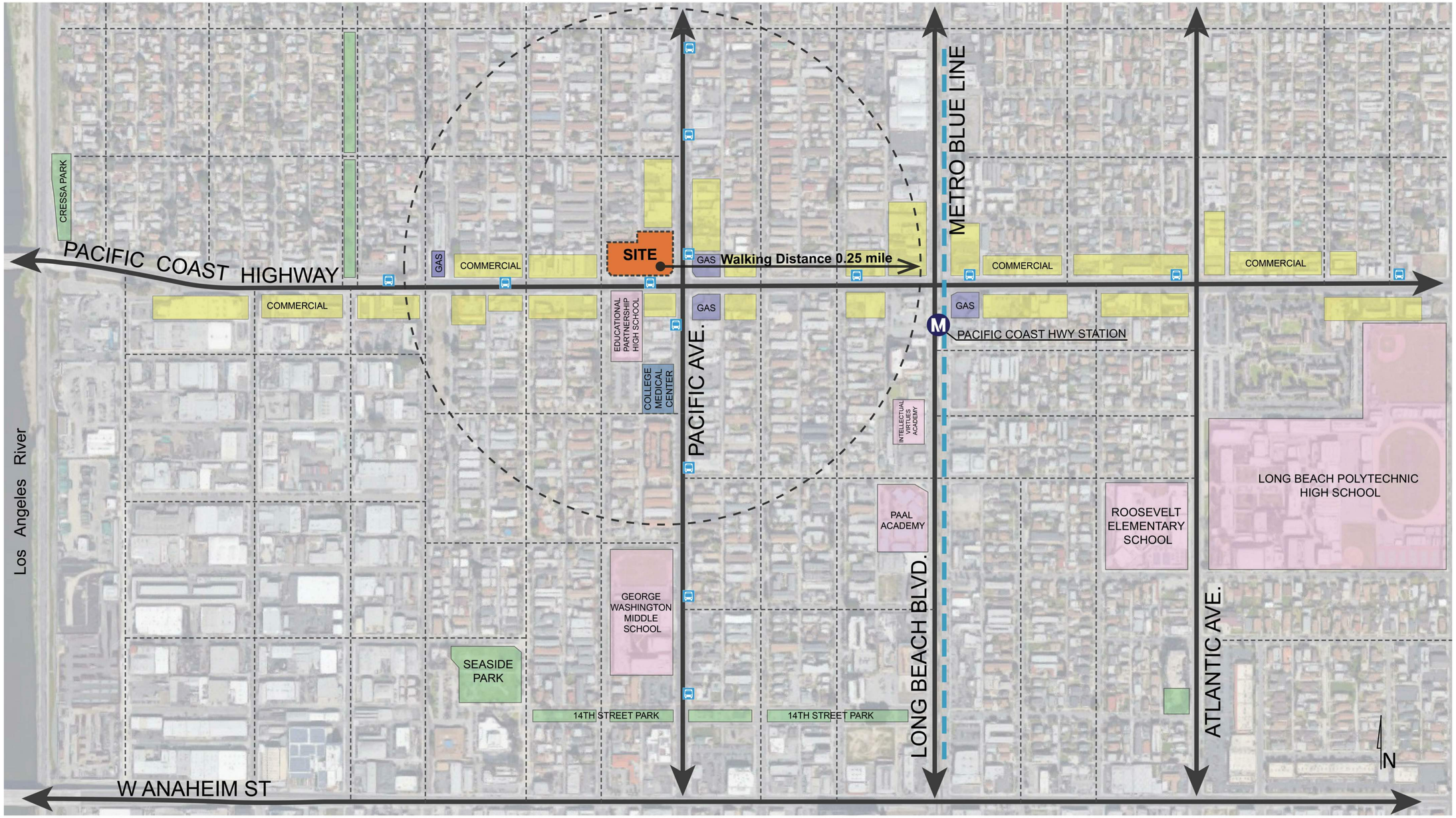
201 PCH

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:1/32" = 1'-0"
1/64" = 1'-0" (if print 11"x17")

DLBC PROPERTIES

STUDIO T-SQ 2., INC



LEGEND

- Bus Stop
- Metro Station
- Site
- Educational
- Commercial
- Green Space
- Medical Center
- Gas Station

A-010
NEIGHBORHOOD CONTEXT

STUDIO
T SQUARE 2

201 PCH

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

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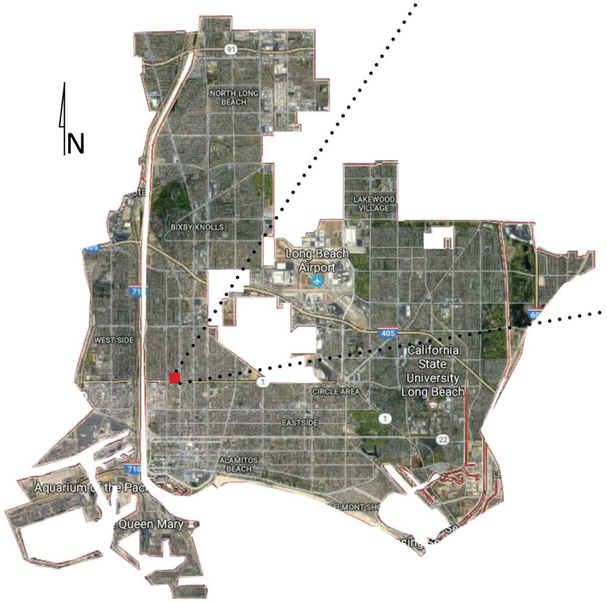


LONG BEACH

A-011
SITE LOCATION

STUDIO
T SQUARE 2

201 PCH

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:

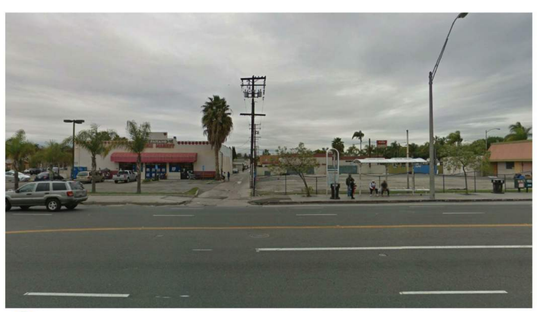
DLBC PROPERTIES

STUDIO T-SQ 2., INC

1.

2.

3.



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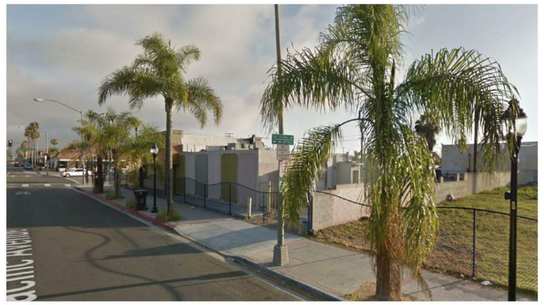

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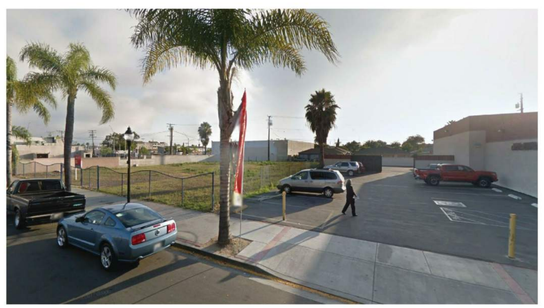

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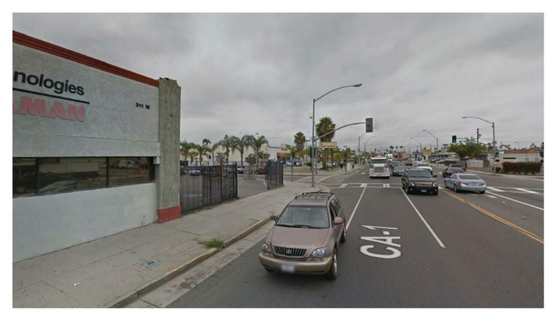

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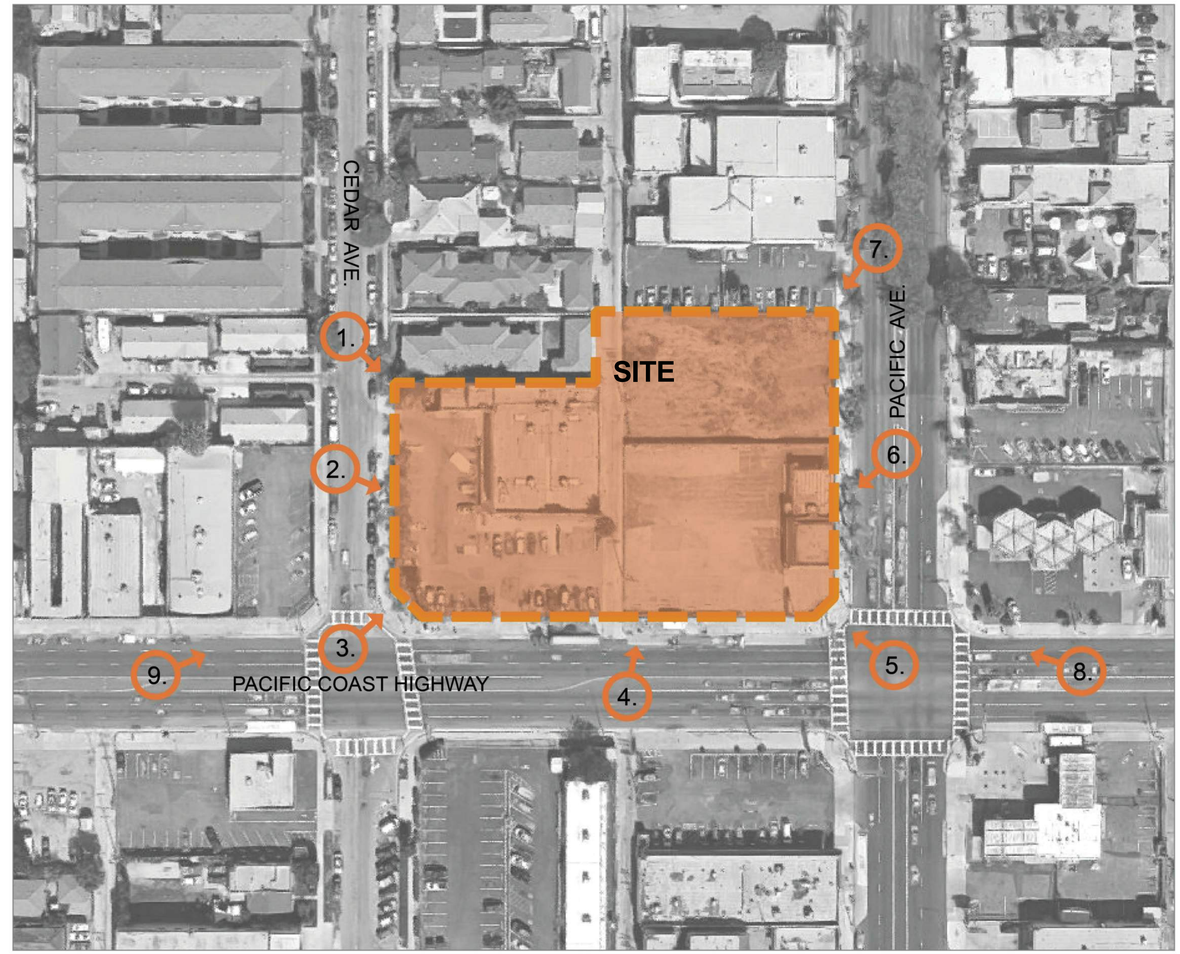

A-012
EXISTING SITE PHOTOS

STUDIO
T SQUARE 2

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201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

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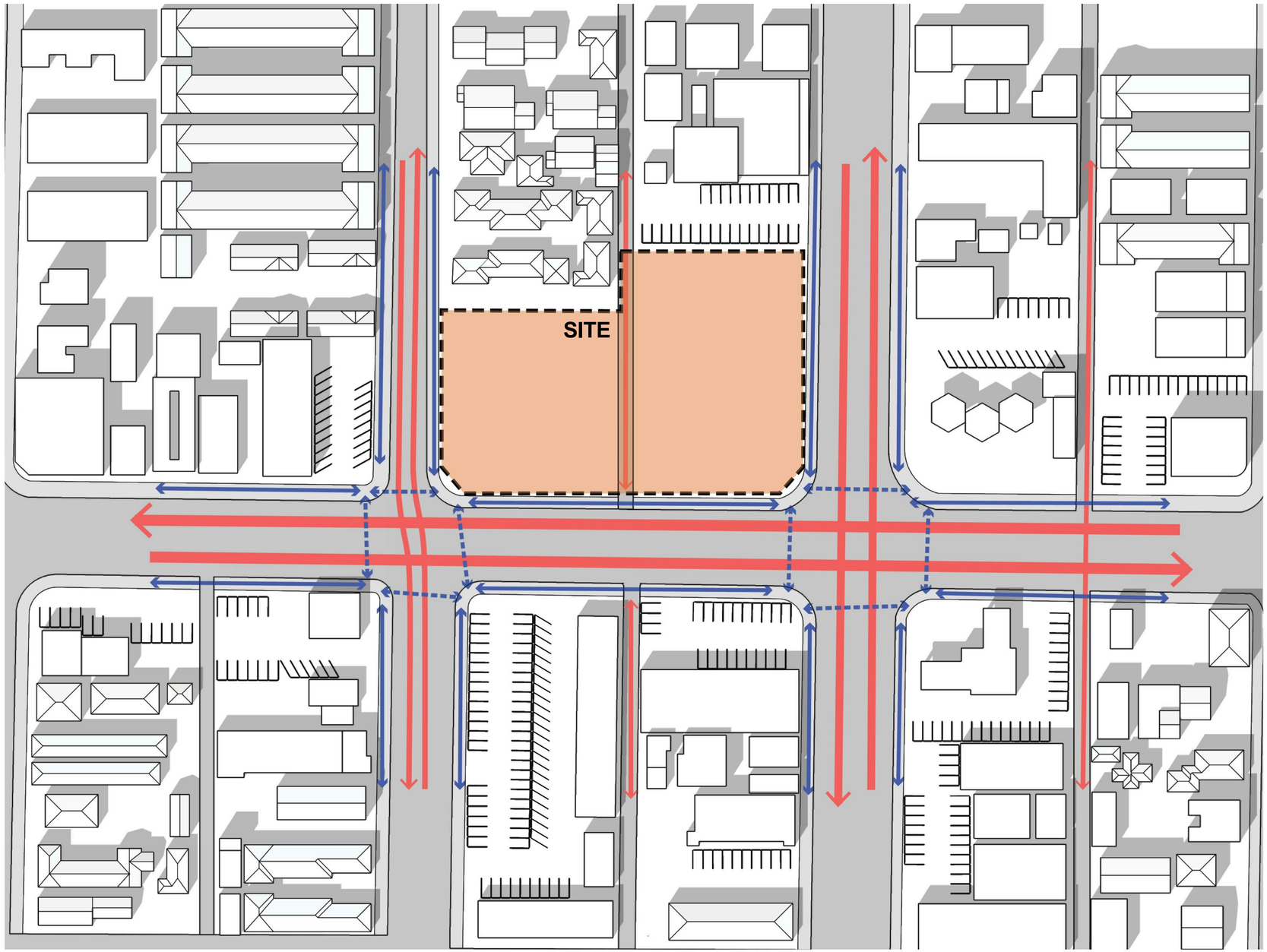
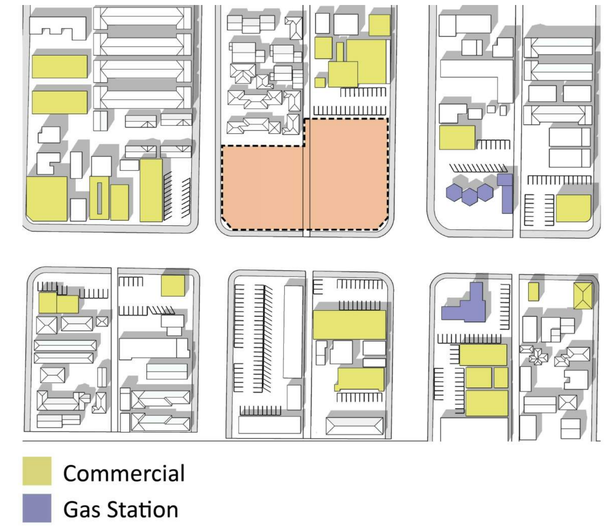
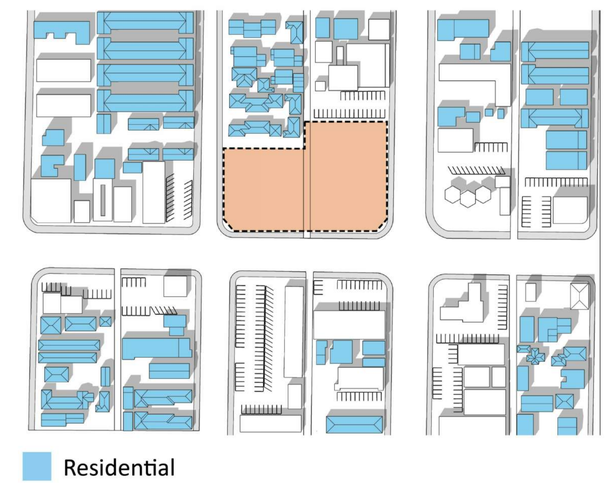






Site

Pedestrains

Vehicles

A-013

SITE CIRCULATION

STUDIO T SQUARE 2

201 PCH

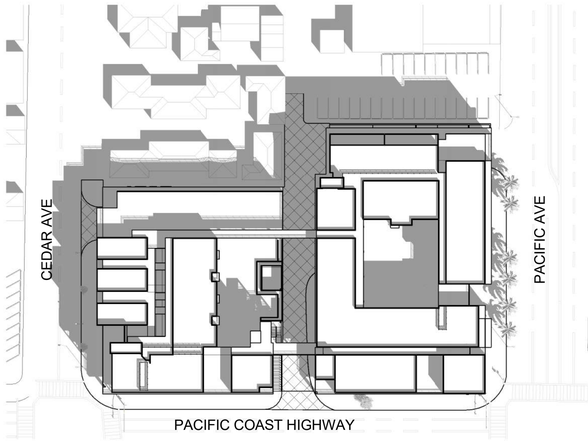
DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

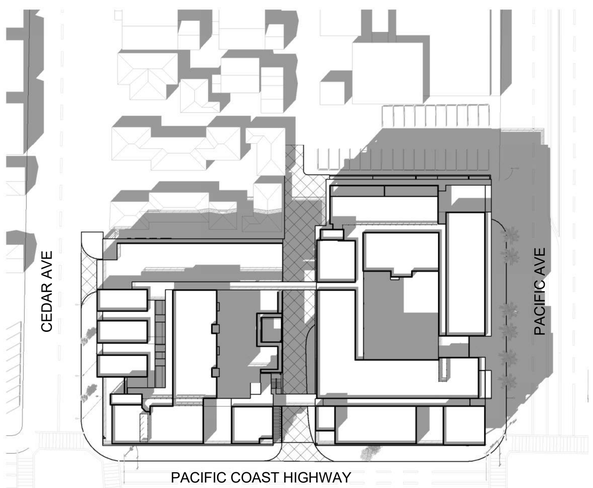
Scale:

STUDIO T-SQ 2., INC

SPRING EQUINOX

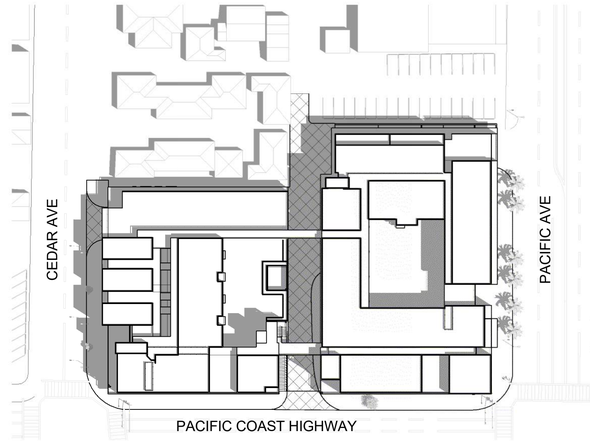


1 Shadow Study - Spring Equinox-10AM

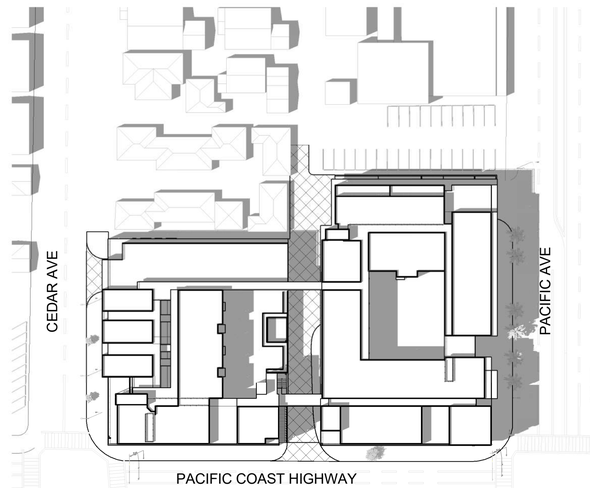


2 Shadow Study - Spring Equinox-2PM

SUMMER SOLSTICE

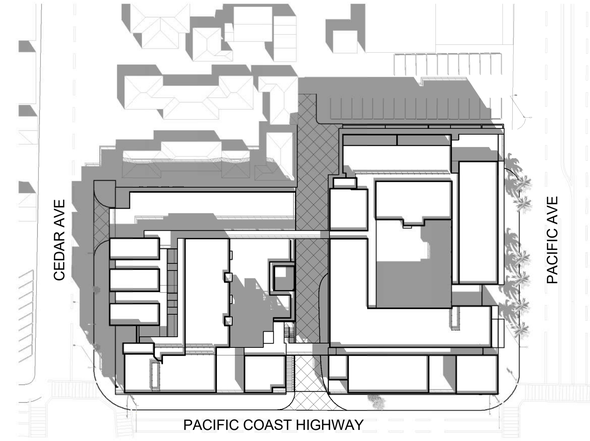


3 Shadow Study - Summer Solstice-10AM

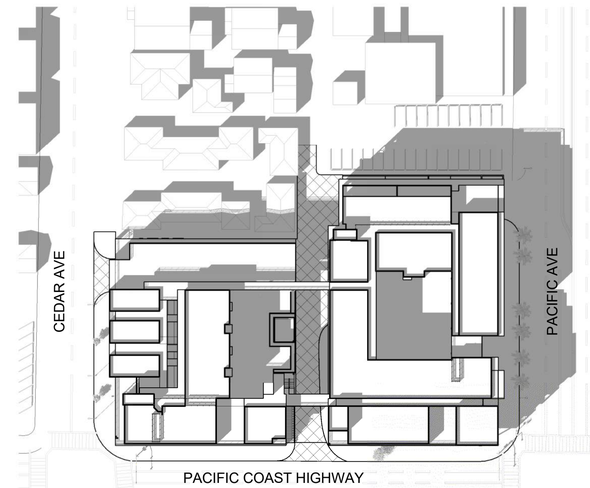


4 Shadow Study - Summer Solstice-2PM

AUTUMN EQUINOX

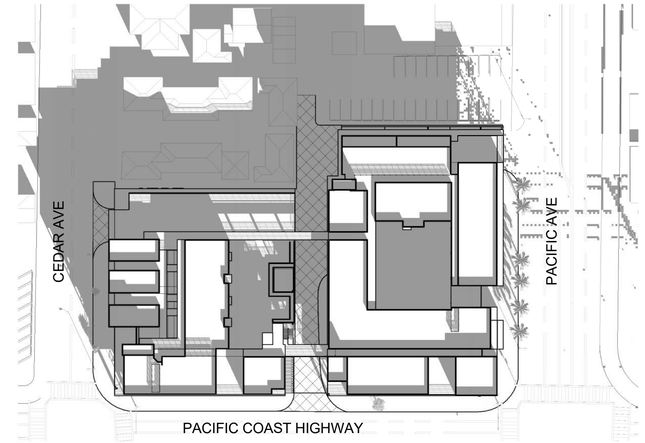


5 Shadow Study - Autumn Equinox-10AM

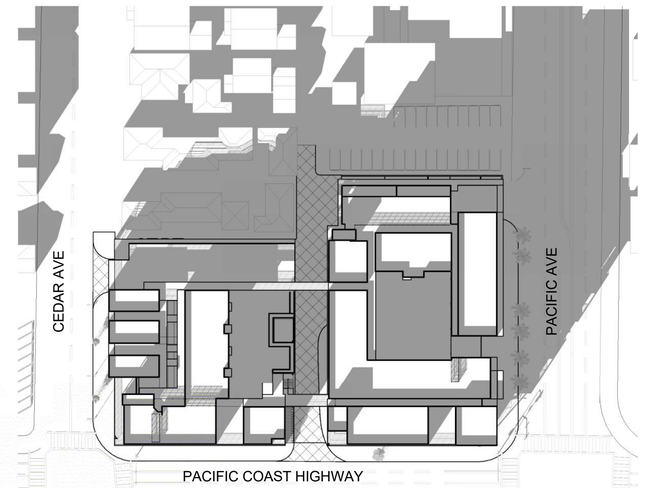


6 Shadow Study - Autumn Equinox-2PM

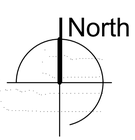
WINTER SOLSTICE



7 Shadow Study - Winter Solstice-10AM



8 Shadow Study - Winter Solstice-2PM



A-014
SHADOW STUDY

STUDIO
T SQUARE 2

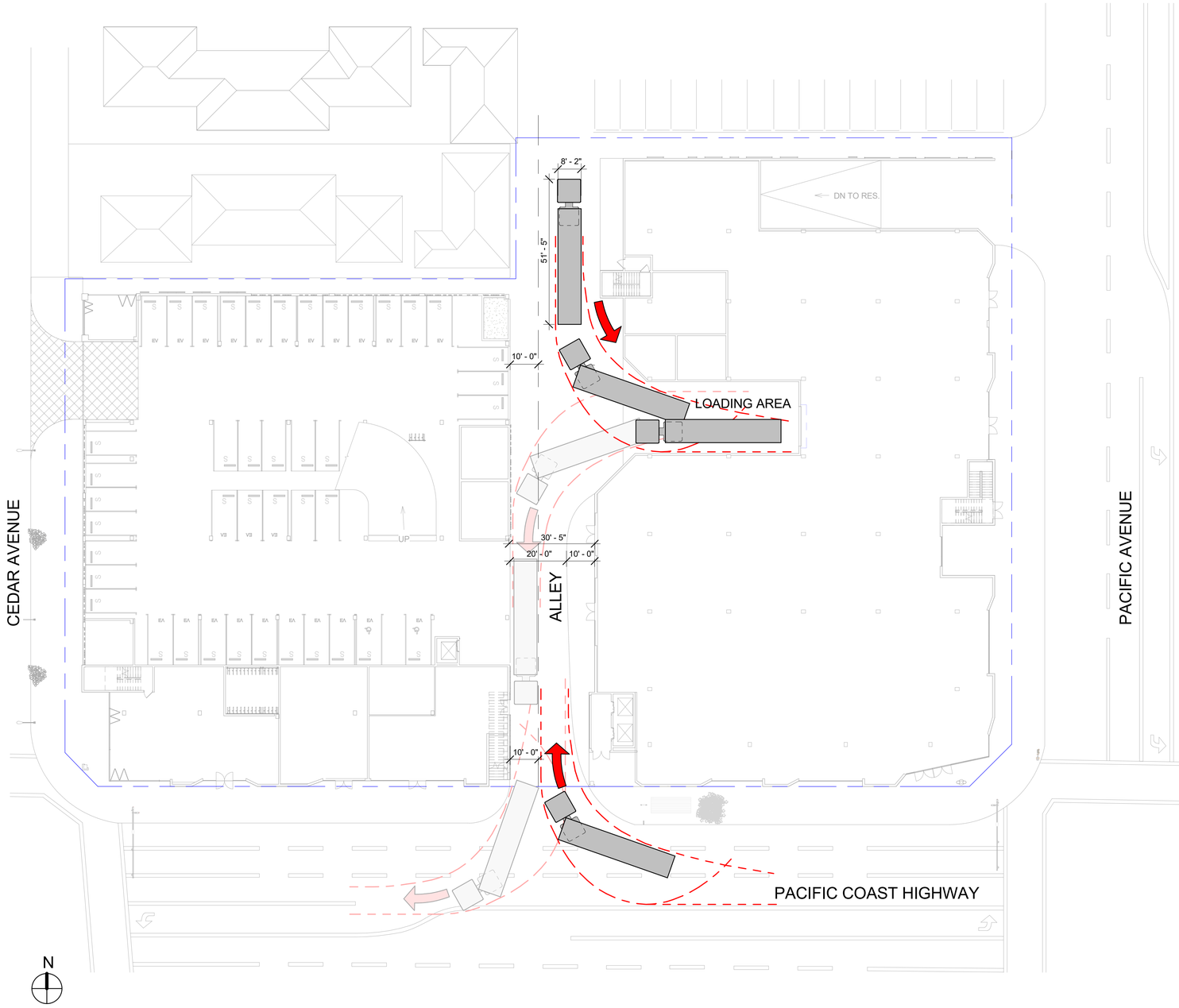
201 PCH

DLBC PROPERTIES

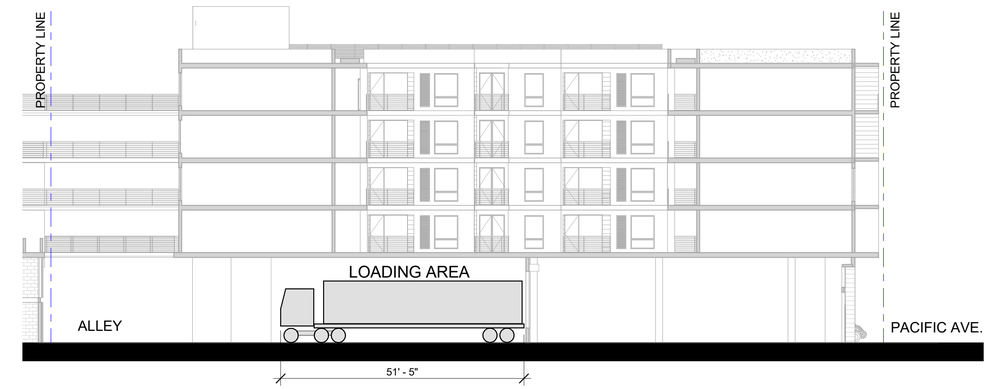
201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:

STUDIO T-SQ 2., INC



1 Truck Trun Diagram
3/64" = 1'-0" 3/128" = 1'-0" (if print 11"x17")



2 LOADING DIAGRAM
1/16" = 1'-0" 1/32" = 1'-0" (if print 11"x17")

A-015
TURN RADIUS DIAGRAM

STUDIO T SQUARE 2

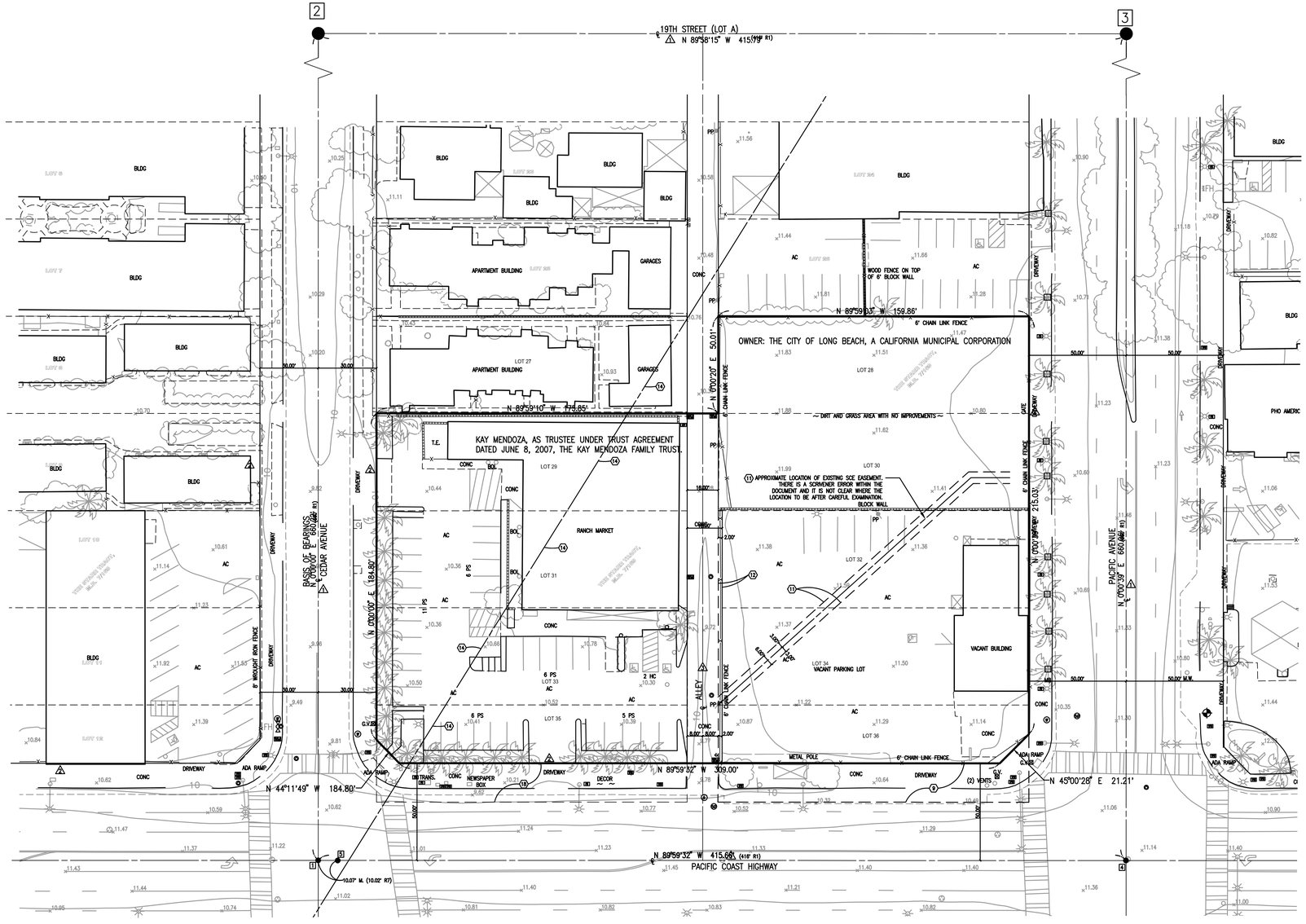
STUDIO T-SQ 2., INC

201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:As indicated



NOTES:

TICOR TITLE INSURANCE COMPANY REPORT NO. 00486286-989-BLA DATED JULY 03, 2017 WAS USED AS A BASIS FOR PREPARING THIS MAP. THE PREPARER OF THE SURVEY AND MAP ASSUMES NO LIABILITY FOR ERRORS OR DISCREPANCIES STATED IN THIS REPORT NOR FOR ANY INFORMATION OR FACTUAL DATA OMITTED BY THE REPORT, EXCEPT AS NOTED BY THIS SURVEY.

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.
2. PAID TAXES.
3. PAID TAXES.
4. PAID TAXES.
5. TAX THE LIEN OF SUPPLEMENTAL TAXES, IF ANY.
6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
7. COVENANTS, CONDITIONS AND RESTRICTIONS AS INDICATED IN BOOK 444, PAGE 213 OF OFFICIAL RECORDS.
8. COVENANTS, CONDITIONS AND RESTRICTIONS AS INDICATED IN BOOK 7314, PAGE 52 OF OFFICIAL RECORDS.
9. EASEMENT FOR STATE HIGHWAY PURPOSES AS INDICATED IN BOOK 12712, PAGE 241 OF OFFICIAL RECORDS AS SHOWN HEREON.
10. SHORT FORM LEASE AS INDICATED IN 2463 OF OFFICIAL RECORDS.
11. EASEMENT FOR UNDERGROUND CONDUITS, CABLES, VAULTS AND MANHOLES AND INCIDENTAL PURPOSES AS INDICATED IN 4871 OF OFFICIAL RECORDS AS SHOWN HEREON.
12. EASEMENT FOR STREET AND ALLEY INCIDENTAL PURPOSES AS INDICATED IN INSTRUMENT NO. 87-706269 OF OFFICIAL RECORDS AS SHOWN HEREON.
13. COVENANTS, CONDITIONS AND RESTRICTIONS AS INDICATED IN BOOK 814, PAGE 105 OF OFFICIAL RECORDS.
14. PIPELINE EASEMENT AS INDICATED IN DEED BOOK 1588, PAGE 255 OF OFFICIAL RECORDS.
15. COVENANTS, CONDITIONS AND RESTRICTIONS AS INDICATED IN DEED BOOK 2963, PAGE 275 OF OFFICIAL RECORDS.
16. COVENANTS, CONDITIONS AND RESTRICTIONS AS INDICATED IN DEED BOOK 3018, PAGE 147 OF OFFICIAL RECORDS.
17. COVENANTS, CONDITIONS AND RESTRICTIONS AS INDICATED IN DEED BOOK 2963, PAGE 277 OF OFFICIAL RECORDS.
18. EASEMENT FOR STATE HIGHWAY PURPOSES AS INDICATED IN BOOK 12581, PAGE 390 OF OFFICIAL RECORDS AS SHOWN HEREON.
19. MEMORANDUM OF LEASE AGREEMENT AS INDICATED IN INSTRUMENT NO. 94-721224 OF OFFICIAL RECORDS.
20. DEED OF TRUST AS INDICATED IN INSTRUMENT NO. 06-2410969 OF OFFICIAL RECORDS.

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 1:

LOTS 32, 34 AND 36 OF THE STARR TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 169 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 29, 31, 33 AND 35 OF STARR TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 169 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7209-022-023, 7209-022-027, 7209-022-028

MONUMENT NOTES:

● INDICATES FOUND MONUMENT AS NOTED.

1. FOUND SPIKE AND TAG STAMPED "CALTRANS" PER R7, ACCEPTED AS THE CENTERLINE INTERSECTION OF CEDAR AVENUE AND PACIFIC COAST HIGHWA
2. FOUND BOLT WITH PUNCH, NO REFERENCE, ACCEPTED AS THE CENTERLINE INTERSECTION OF CEDAR AVENUE AND 19TH STREET.
3. FOUND IRON PIPE IN LIEU OF L,T&T IN WELL MONUMENT PER R4 AT THE INTERSECTION OF PACIFIC AVENUE AND 19TH STREET.
4. FOUND (4) 2.00' STRADDLERS PER R5. ACCEPTED AS THE CENTERLINE INTERSECTION OF PACIFIC AVENUE AND PACIFIC COAST HIGHWAY
5. FOUND SPIKE AND TAG STAMPED "CALTRANS" PER R7.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF CEDAR AVENUE HAVING A BEARING OF N 00°00'00" E PER R1 (MAP OF THE STARR TRACT, M.B. 0007/169B).

SURVEY REFERENCES:

R1 MAP OF THE STARR TRACT, M.B. 0007/169B
R2 MAP OF THE AMERICAN COLONY TRACT M.R. 019/089-090.
R3 MAP OF WILLOWDALE, A SUBDIVISION OF FARM LOT 144, AMERICAN COLONY TRACT, M.B. 0007/177A
R4 LOS ANGELES COUNTY PWFB 0322/853-854.
R5 LOS ANGELES COUNTY PWFB 0322/599-600.
R6 LOS ANGELES COUNTY PWFB 0322/829-830.
R7 LOS ANGELES COUNTY PWFB 0322/597-598.

RE-ESTABLISHMENT NOTES:

1. RE-ESTABLISHED THE CENTERLINE OF STREETS HOLDING FOUND MONUMENTS AS SHOWN HEREON PER R1.
2. RE-ESTABLISHED THE STREET RIGHT-OF-WAYS AT RECORD DISTANCES PARALLEL WITH THE STREET CENTERLINES PER R1.
3. RE-ESTABLISHED THE CENTERLINE OF THE ALLEY BASED ON PRORATING RECORD DATA PER R1.
4. RE-ESTABLISHED THE LOT LINES BASED ON PRORATING RECORD DATA PER R1.

LEGEND:

AC – ASPHALT CONCRETE
BLDG – BUILDING
BOL – BOLLARD
CLF – CHAIN LINK FENCE
CONC – CONCRETE
COR – CORNER
EP – EDGE OF PAVEMENT
ELECT – ELECTRICAL
FD – FOUND
FDC – FIRE DEPT. CONNECTION
G.V. – GAS VALVE
HCR – HANDICAP RAMP
ICV – IRRIGATION CONTROL VALVE
I.P. – IRON PIPE
IRRIG – IRRIGATION
E.V.C. – ELECTRIC VEHICLE CAR

MB – MAIL BOX
M.W. – MONITORING WELL
MH – MANHOLE
PB – PULL BOX
PP – POWER POLE
PS – PARKING SPACES
REC. – RECLAIMED
– SEWER
SCO – SEWER CLEANOUT
SD – STORM DRAIN
SMH – SEWER MANHOLE
TRANS. – TRANSFORMER
T.E. – TRASH ENCLOSURE
TELE – TELEPHONE
W – WATER
℄ – CENTERLINE

– WATER VALVE
– WATER METER
– FIRE HYDRANT
– WATER MANHOLE
– BACK FLOW DEVICE
– PIV
– FIRE DEPT. CONNECTION
– IRRIGATION CONTROL VALVE
– MANHOLE
– SEWER MANHOLE
– STORM DRAIN MANHOLE
– CATCH BASIN
– GRATE DRAIN
– DRAIN INLET
– PARKING METER
– VALVE OR POST
– VAULT VENT

– STREET LIGHT
– PARKING LOT LIGHT
– POWER POLE
– GUY WIRE
– TRAFFIC PULL BOX
– CABLE TV PULL BOX
– PULL BOX
– GAS VALVE
– GAS METER
– TELEPHONE PEDESTAL
– PALM TREE
– SIGN
– TELEPHONE MANHOLE
– WALL
– FENCE AS NOTED

℄ – STREET CENTERLINE
BOUNDARY LINE
LOT LINE
TIE LINE
RIGHT-OF-WAY LINE
EASEMENT
(1) PLOTTED TITLE REPORT ITEM NUMBER

N

30 15 0 30
SCALE IN FEET
1 INCH = 30 FEET

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENT OF THE PROFESSIONAL LAND SURVEYORS' ACT, AT THE REQUEST OF JR VAN DIJS, INC IN MAY 2017.

JEFFREY A. WALDEN, P.L.S. 7914 — 8/30/2017 DATE

PROFESSIONAL LAND SURVEYOR JEFFREY ALLEN WALDEN No. 7914 STATE OF CALIFORNIA

BENCHMARK:

CITY OF LONG BEACH BM 205-NE
BEING A FOUND BRASS DISK IN WELL AT THE NE CORNER OF PACIFIC AVENUE AND AND PACIFIC COAST HIGHWAY 5.4' E / CURB 35.7' N / CURB.
HAVING A PUBLISHED ELEVATION OF 10.073' (NGVD 1929 MSL).

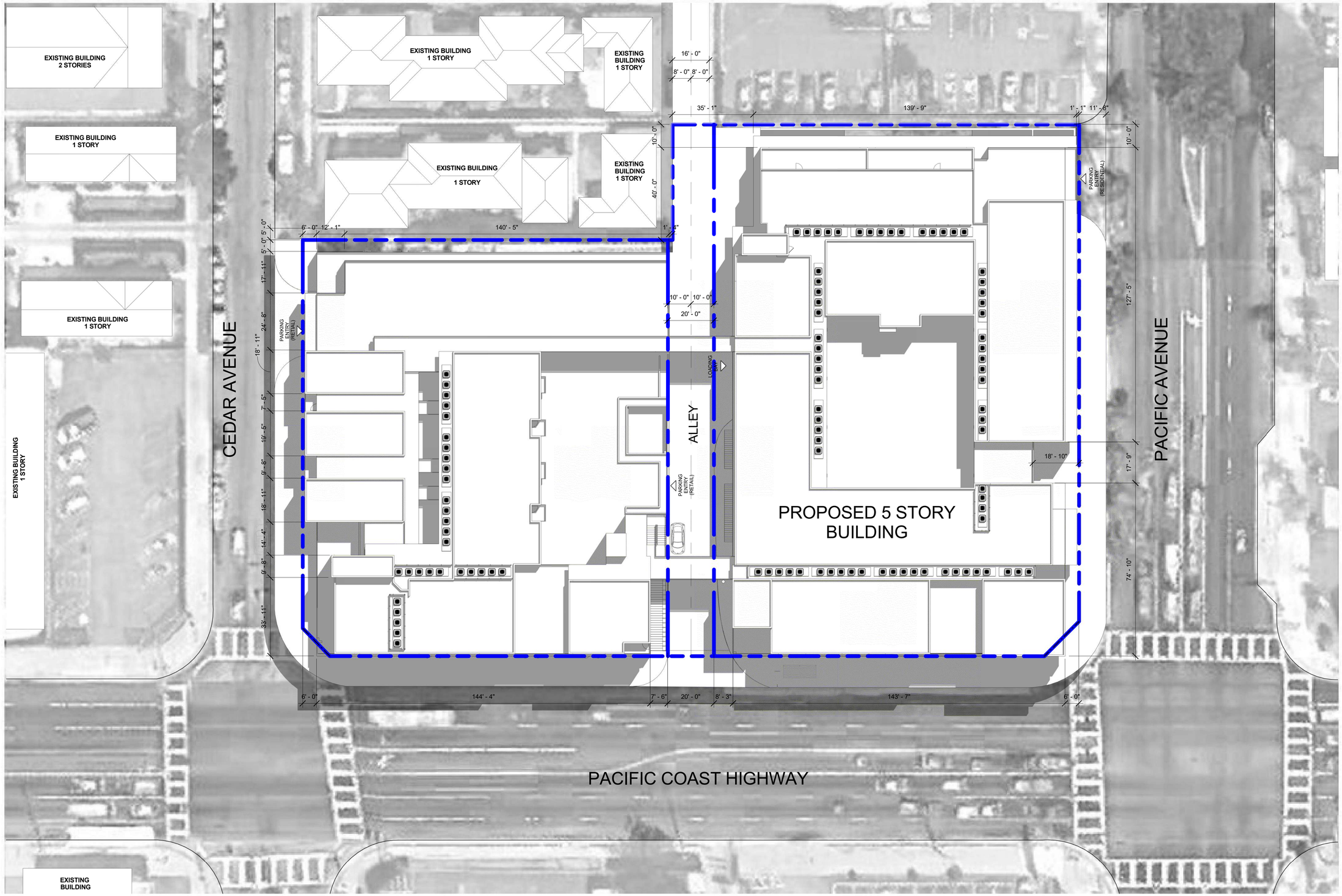
REVISED 10/07/2020

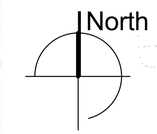
TOPOGRAPHIC SURVEY

1832 CEDAR AVE. LONG BEACH, CA.
1827 PACIFIC AVE. LONG BEACH, CA.
201, 231, 245 W. PACIFIC COAST HWY, LONG BEACH, CA

WALDEN & ASSOCIATES
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
2552 WHITE ROAD, SUITE B, IRVINE, CA. 92614-6274
(949) 660-0110 FAX: 660-0418

JOB NO.:	1916-884-001
DATE:	08/30/2017
DRAWN BY:	J. MADDOX
CHECKED BY:	J. WALDEN
SHEET	1 OF 1





LOT SIZE: 69,050 SF

LEFT LOT SIZE: 28,341 SF
RIGHT LOT SIZE: 36,203 SF

A-100
SITE PLAN

STUDIO T SQUARE 2

201 PCH

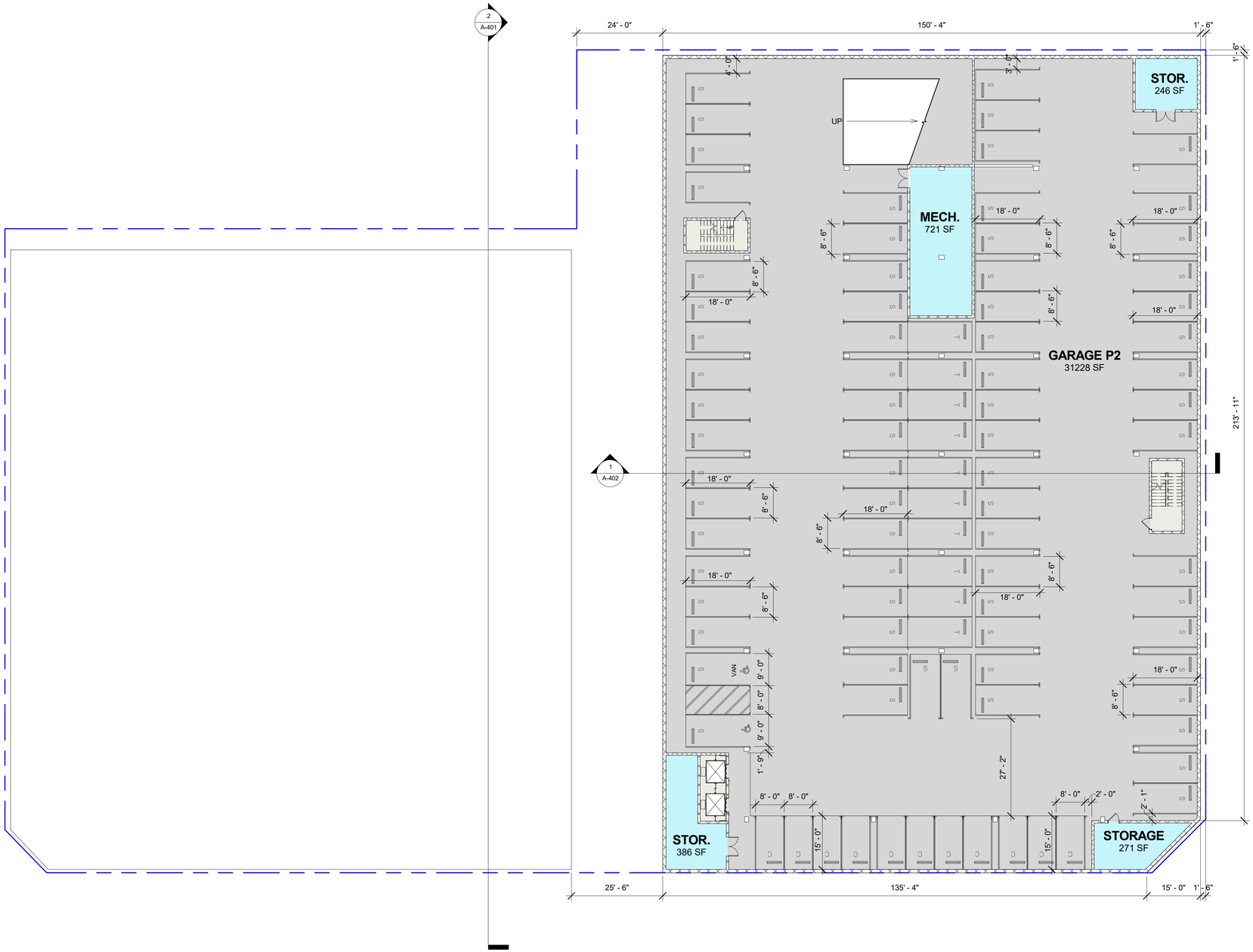
201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

DLBC PROPERTIES

Scale: 1" = 20'-0"
1" = 40'-0" (if print 11"x17")

0' 20' 40'

STUDIO T-SQ 2., INC



2 LEVELS RESIDENTIAL PARKING

LEVEL P-2:

72 STANDARD
11 COMPACT
10 TANDEMS
93

A-101
LEVEL P-2

STUDIO
T SQUARE 2

201 PCH

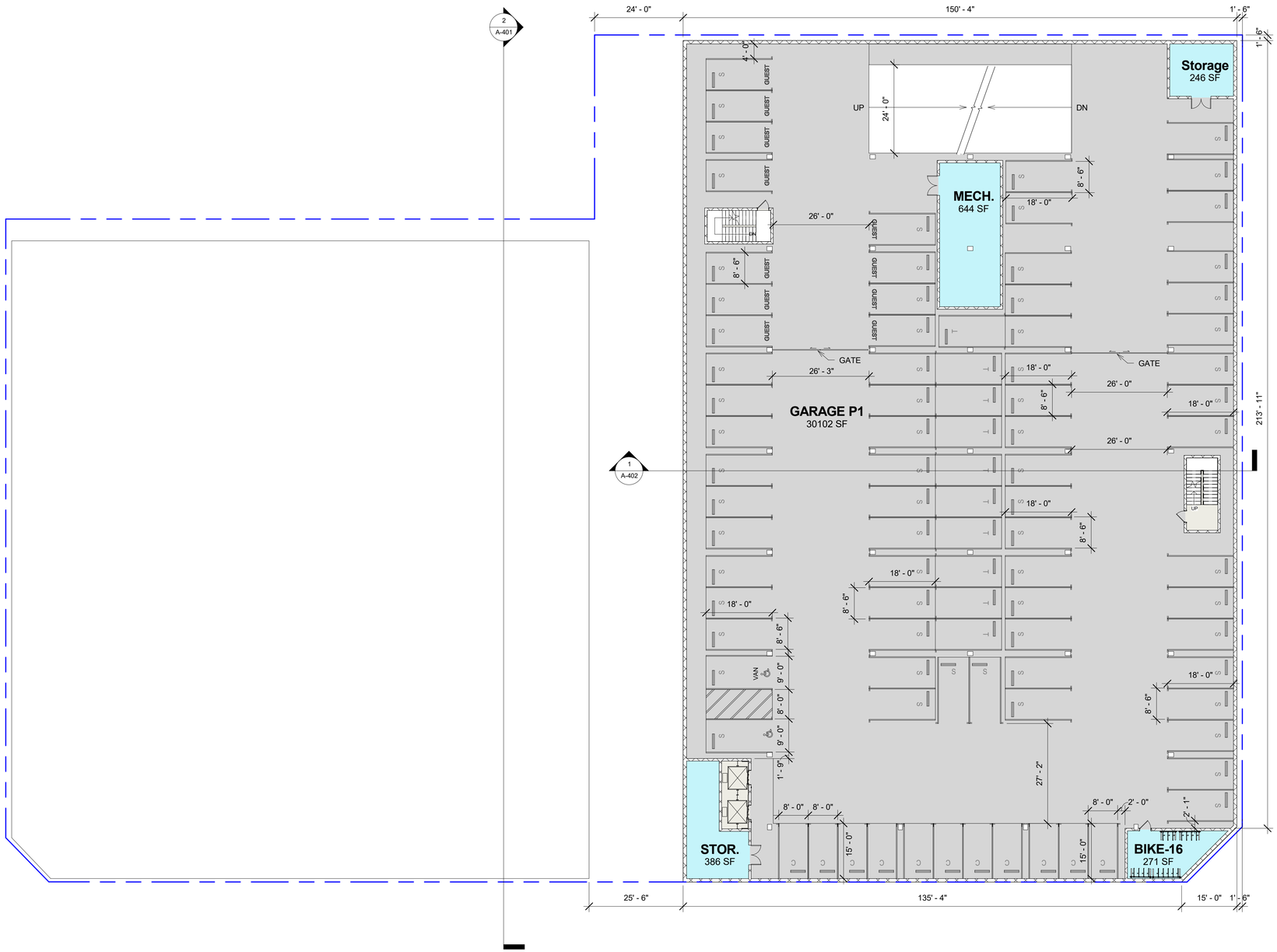
201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

DLBC PROPERTIES

Scale:1/16" = 1'-0"
1/32" = 1'-0" (if print 11"x17")

0' 4' 8' 16' 32'

STUDIO T-SQ 2., INC



2 LEVELS RESIDENTIAL PARKING

LEVEL P-1:

68 STANDARD (11 GUEST STANDARD)
11 COMPACT
10 TANDEMS
89

BIKE PARKING:

16 RESIDENTIAL

A-102
LEVEL P-1

STUDIO
T SQUARE 2

201 PCH

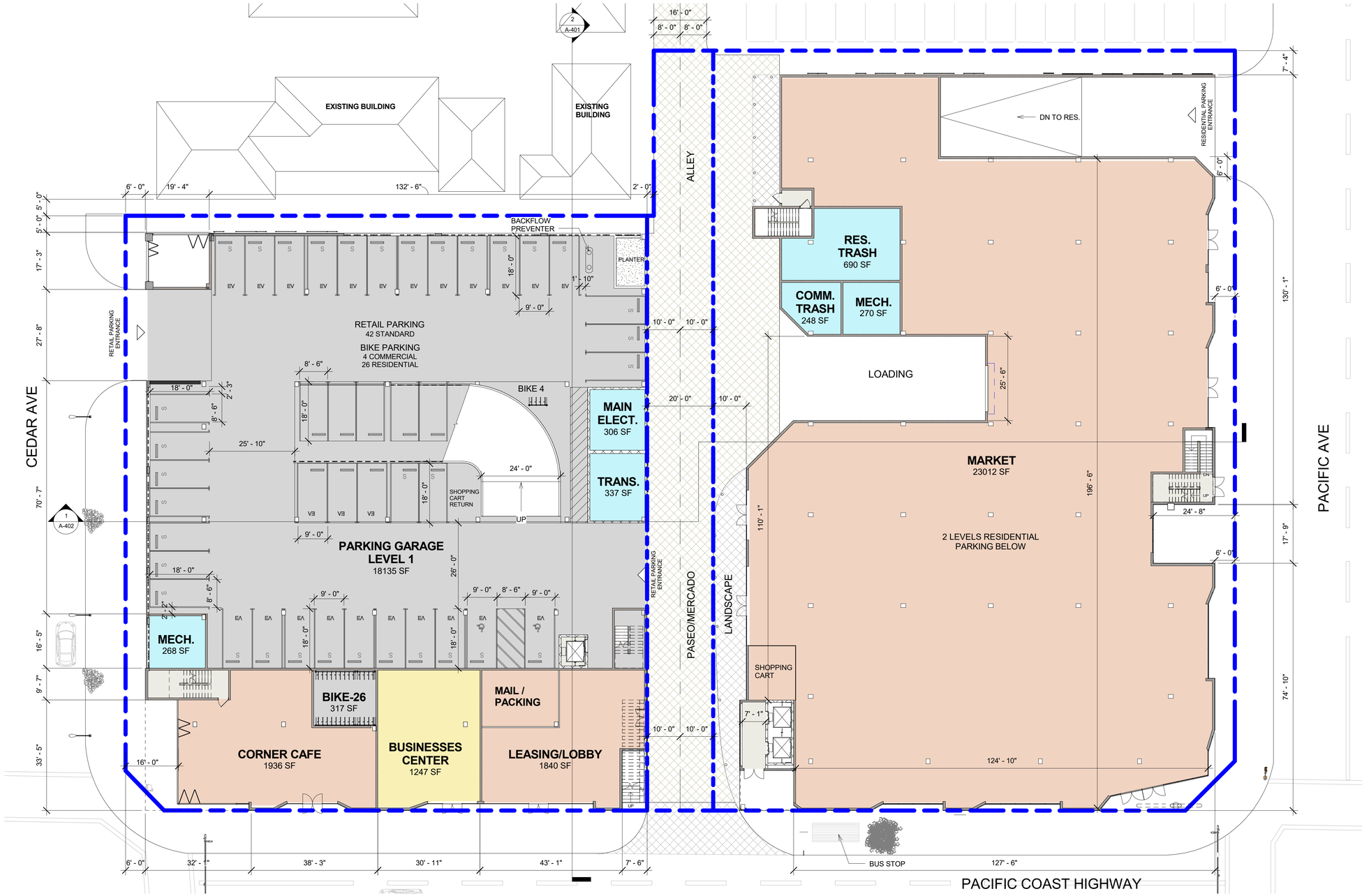
201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

DLBC PROPERTIES

Scale:1/16" = 1'-0"
1/32" = 1'-0" (if print 11"x17")

0' 4' 8' 16' 32'

STUDIO T-SQ 2., INC



LOT SIZE: 69,050 SF

LEFT LOT SIZE: 28,341 SF
RIGHT LOT SIZE: 36,203 SF

RETAIL PARKING

LEVEL 1 :
42 STANDARD
42

BIKE PARKING:
26 RESIDENTIAL
4 COMMERCIAL
30

North

- Utility
- Retail
- Garage
- Residential
- Circulation

A-103
LEVEL 1

PARKING TABLE

USE	RATIO	REQUIRED		PROVIDED
COMMERCIAL (24,911 SF)	2/1000	41.822		48
GUEST PARKING	1/4	138/4=35		35
RESIDENTIAL (138 UNITS)		148		151
TOTAL :		**224.822**	**<**	**234**
				20 TANDEM
GRAND TOTAL:				**254**

COMMERCIAL PARKING : 24,911 SF - 4,000 SF = 20,911 SF 20,911 X 2/1000 = 41.822

LEFT LOT SIZE: 28,341 SF	RIGHT LOT SIZE: 36,203 SF

201 PCH

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

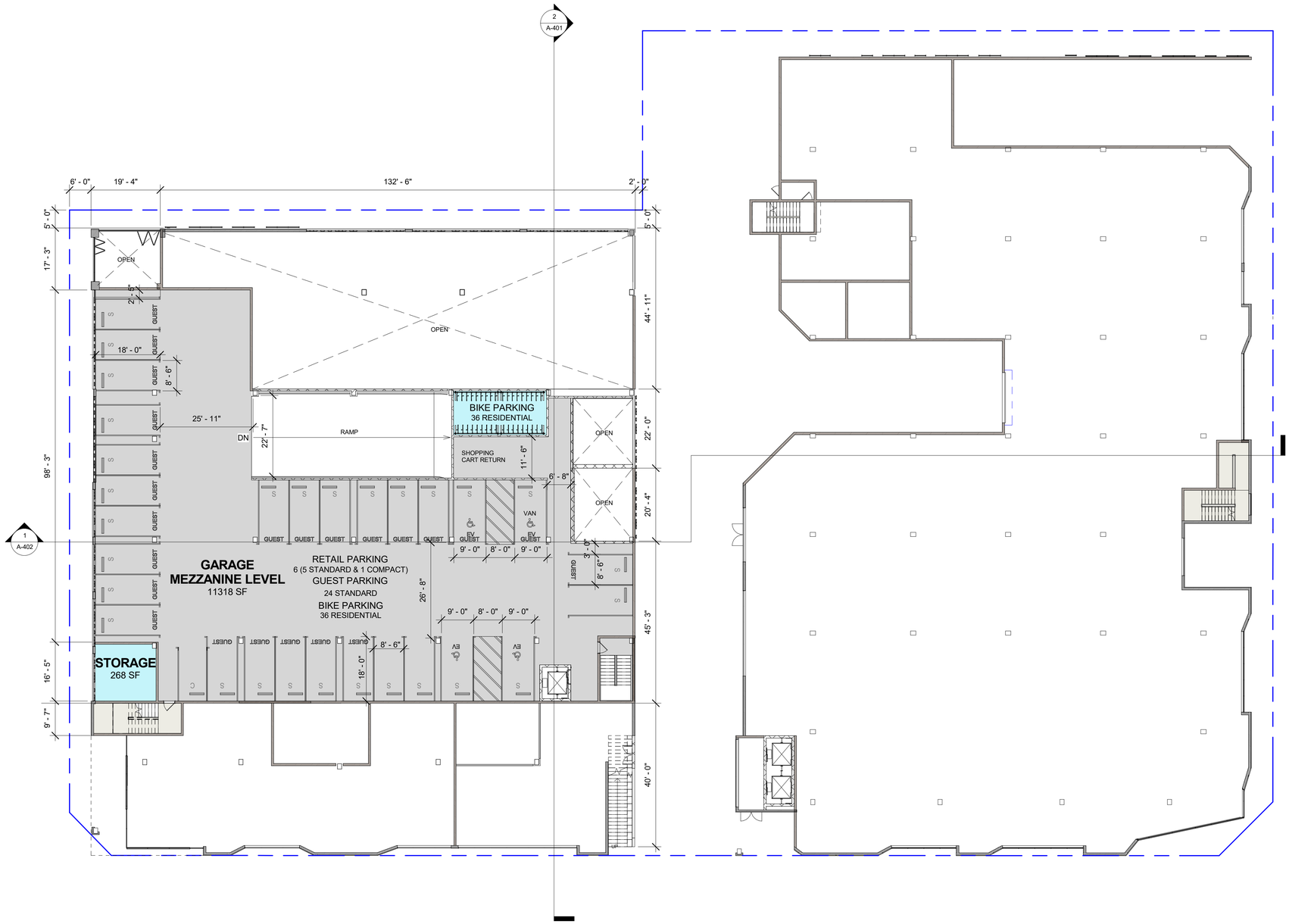
DLBC PROPERTIES

Scale:1/16" = 1'-0"
1/32" = 1'-0" (if print 11"x17")

0' 4' 8' 16' 32'

STUDIO T SQUARE 2

STUDIO T-SQ 2., INC



Garage
Circulation
Storage

RETAIL /GUEST PARKING

MEZZANINE LEVEL:
29 STANDARD (24 GUEST PARKING)
1 COMPACT
30

BIKE PARKING:
36 RESIDENTIAL

A-104
LEVEL
MEZZANINE

STUDIO
T SQUARE 2

201 PCH
DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:1/16" = 1'-0"
1/32" = 1'-0" (if print 11"x17")

0' 4' 8' 16' 32'

STUDIO T-SQ 2., INC

Utility
Retail
Residential
Circulation
Balconies

UNIT COUNT - LEVEL 2	
LEFT BUILDING	RIGHT BUILDING
17	22

TOTAL : 39

A-105
LEVEL 2

STUDIO
T SQUARE 2

201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:1/16" = 1'-0"
1/32" = 1'-0" (if print 11"x17")

0' 4' 8' 16' 32'

STUDIO T-SQ 2., INC

UNIT COUNT - LEVEL 3	
LEFT BUILDING	RIGHT BUILDING
11	24

TOTAL : **35**

A-106
LEVEL 3

STUDIO
T SQUARE 2

201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:1/16" = 1'-0"
1/32" = 1'-0" (if print 11"x17")

0' 4' 8' 16' 32'

STUDIO T-SQ 2., INC

Utility
Residential
Circulation
Balconies

A-107
LEVEL 4

UNIT COUNT - LEVEL 4	
LEFT BUILDING	RIGHT BUILDING
14	25

TOTAL : 39

201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:1/16" = 1'-0"
1/32" = 1'-0" (if print 11"x17")

0' 4' 8' 16' 32'

STUDIO
T SQUARE 2

STUDIO T-SQ 2., INC

Utility
Residential
Circulation
Balconies

A-108
LEVEL 5

UNIT COUNT - LEVEL 5	
LEFT BUILDING	RIGHT BUILDING
4	21

TOTAL : 25

UNIT COUNT - ALL LEVELS		
	LEFT BUILDING	RIGHT BUILDING
LEVEL 2	17	22
LEVEL 3	11	24
LEVEL 4	14	25
LEVEL 5	4	21
TOTAL :	46	92
GRAND TOTAL :		**138**

STUDIO
T SQUARE 2

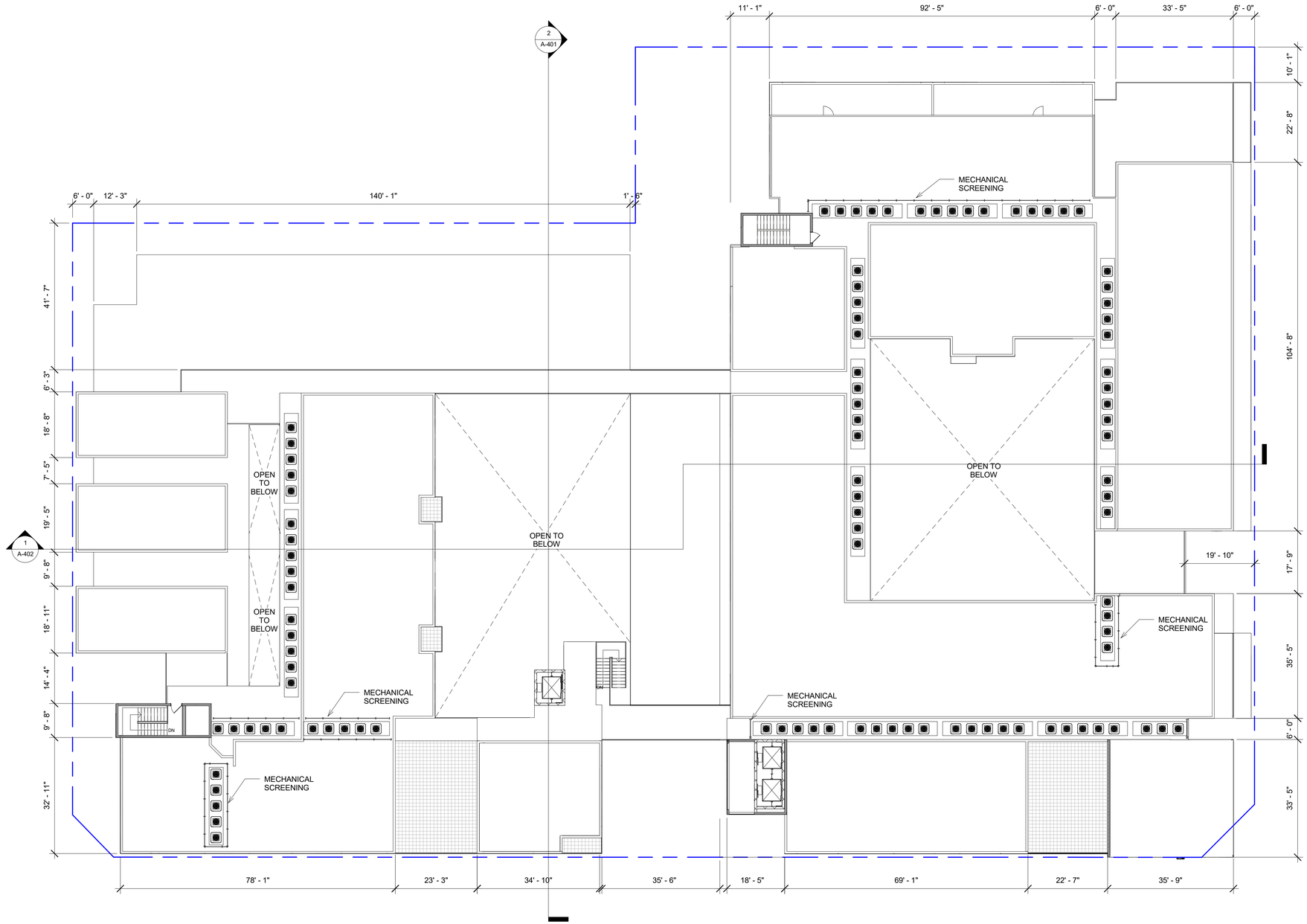
201 PCH
DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:1/16" = 1'-0"
1/32" = 1'-0" (if print 11"x17")

0' 4' 8' 16' 32'

STUDIO T-SQ 2., INC



A-109
ROOF LEVEL

201 PCH
DLBC PROPERTIES

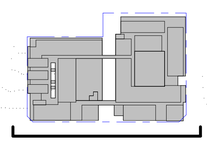
201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:1/16" = 1'-0"
1/32" = 1'-0" (if print 11"x17")

0' 4' 8' 16' 32'

STUDIO T SQUARE 2
STUDIO T-SQ 2., INC

South Elevation



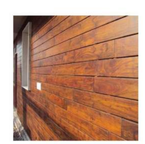
1
ELASTOMERIC STUCCO

2
STOREFRONT SYSTEM

4
ELEVATOR CORE

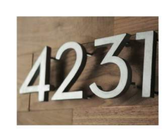
5
STEEL GUARDRAIL

7
CLEAR GLASS VINLY WINDOW



8
WOOD CLADDING

9
VINLY SILDING DOOR



10
BUILDING SIGNAGE

11
STEEL COLOUNM

14
CEMENT BOARD

A-301
SOUTH ELEVATION

STUDIO T SQUARE 2

201 PCH

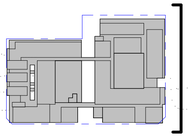
201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale: 3/32" = 1'-0"
3/64" = 1'-0" (if print 11"x17")

DLBC PROPERTIES

STUDIO T-SQ 2., INC

East Elevation

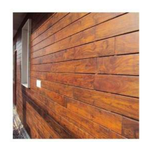


1
ELASTOMERIC STUCCO

2
STOREFRONT SYSTEM

5
STEEL GUARDRAIL

7
CLEAR GLASS VINLY WINDOW



8
WOOD CLADDING

9
VINLY SILDING DOOR

13
CEMENT BOARD SIDING

14
CEMENT BOARD

A-302
EAST ELEVATION

STUDIO T SQUARE 2

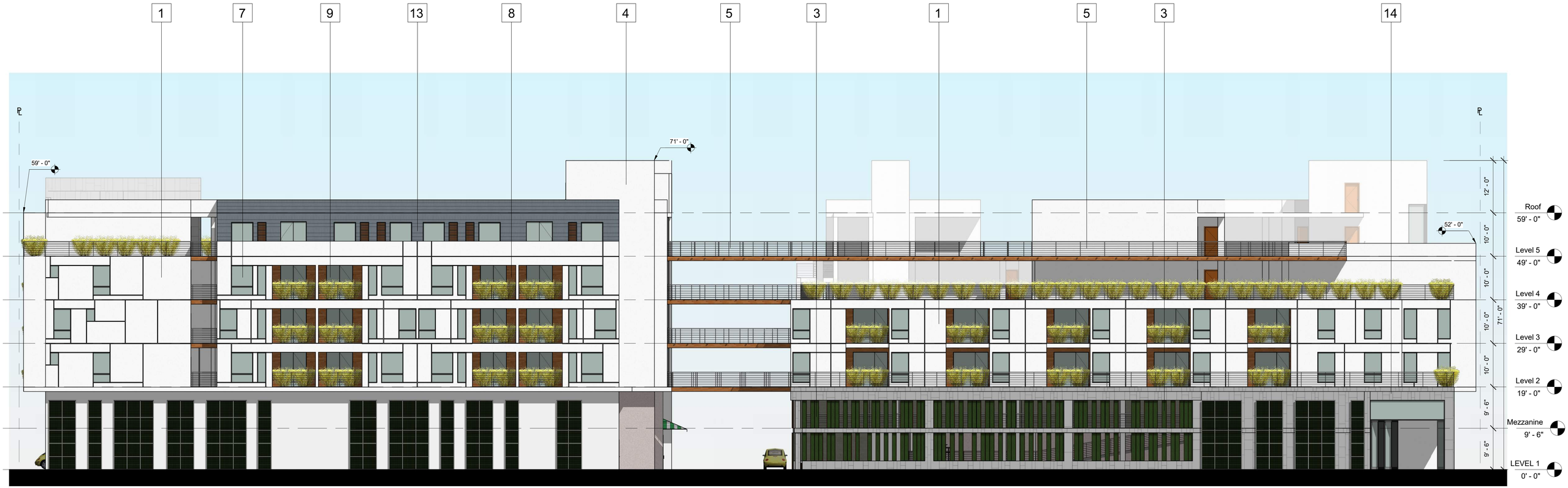
201 PCH

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

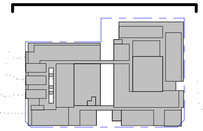
Scale: 3/32" = 1'-0"
3/64" = 1'-0" (if print 11"x17")

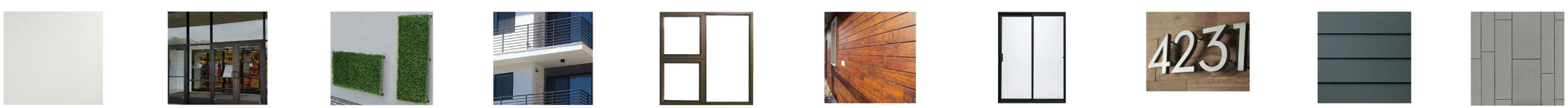
DLBC PROPERTIES

STUDIO T-SQ 2., INC



North Elevation





1 ELASTOMERIC STUCCO

2 STOREFRONT SYSTEM

3 GREEN WALL PANEL

5 STEEL GUARDRAIL

7 CLEAR GLASS VINLY WINDOW

8 WOOD CLADDING

9 VINLY SILDING DOOR

10 BUILDING SIGNAGE

13 CEMENT BOARD SIDING

14 CEMENT BOARD

A-303
NORTH ELEVATION

STUDIO T SQUARE 2

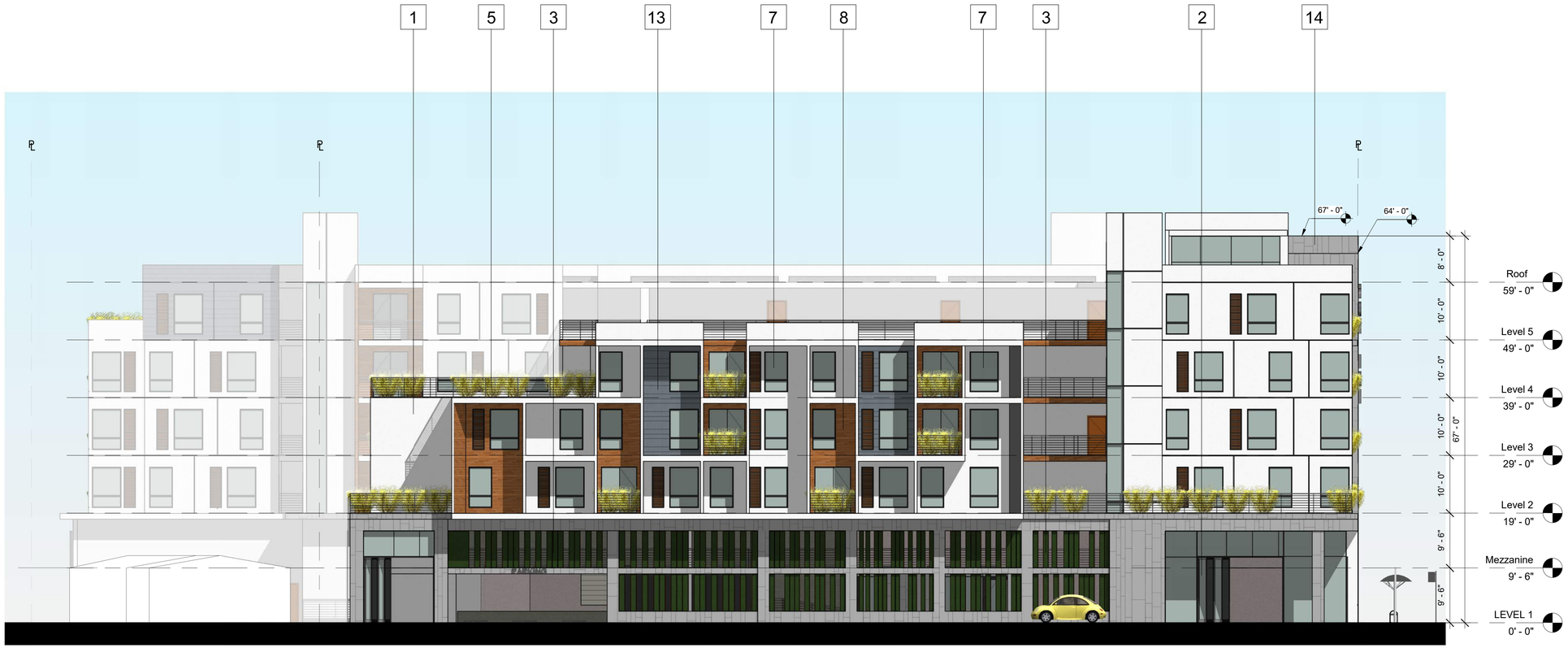
201 PCH

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

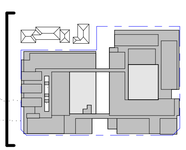
Scale: 3/32" = 1'-0"
3/64" = 1'-0" (if print 11"x17")

DLBC PROPERTIES

STUDIO T-SQ 2., INC



West Elevation



A-304
WEST ELEVATION

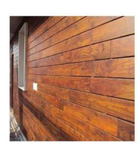
1
ELASTOMERIC STUCCO

2
STOREFRONT SYSTEM

3
GREEN WALL PANEL

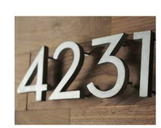
5
STEEL GUARDRAIL

7
CLEAR GLASS VINLY WINDOW



8
WOOD CLADDING

9
VINLY SILDING DOOR



10
BUILDING SIGNAGE

13
CEMENT BOARD SIDING

14
CEMENT BOARD

201 PCH

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

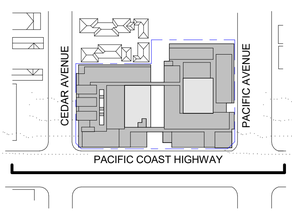
Scale: 3/32" = 1'-0"
3/64" = 1'-0" (if print 11"x17")

DLBC PROPERTIES

STUDIO T SQUARE 2

STUDIO T-SQ 2., INC

CEDAR AVE **201 PCH** **PACIFIC AVENUE**



A-305
VICINITY SOUTH ELEVATION

STUDIO T SQUARE 2

201 PCH

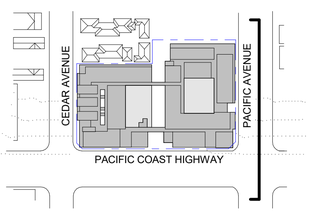
DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale: 1/16" = 1'-0"
1/32" = 1'-0" (if print 11"x17")

STUDIO T-SQ 2., INC

PACIFIC COAST HWY **201 PCH**



A-306
VICINITY EAST ELEVATION

STUDIO
T SQUARE 2

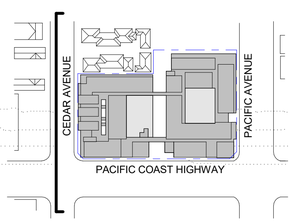
201 PCH
DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale: 1/16" = 1'-0"
1/32" = 1'-0" (if print 11"x17")

STUDIO T-SQ 2., INC

201 PCH **PACIFIC COAST HWY**



A-307
VICINITY WEST ELEVATION

STUDIO T SQUARE 2

201 PCH
DLBC PROPERTIES

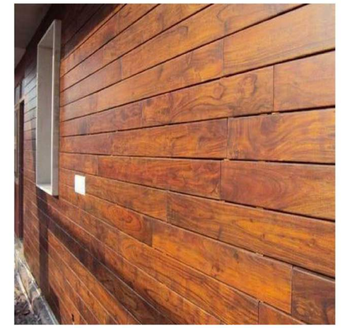
201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale: 1/16" = 1'-0"
1/32" = 1'-0" (if print 11"x17")

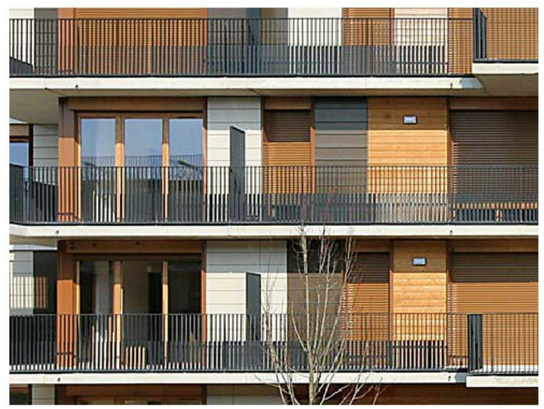
STUDIO T-SQ 2., INC

9

6



8



5

2

1. ELASTOMERIC STUCCO,
SMOOTH FINISH, COLOR: WHITE

2. COMMERCIAL STOREFRONT GLAZING,
ANODIZED ALUMINUM DOOR FRAMS, BUTT
JOINT GLAZED WINDOWS

3. WALL PANEL: TRANSLUCENT
PERFORATED METAL PANEL

4. ELEVATOR CORES: CAST IN PLACE CONCRETE
WITH STAINLESS STEEL ELEVATOR DOORS

5. 42” STEEL GUARDRAILS,
PAINTED - COLOR: BLACK

6. PODIUM FLOOR FINISH:
LIGHT WEIGHT CONCRETE, NATURAL FINISH SEALED

7. RESIDENTIAL WINDOWS: JELDWEN ATLANTIC SERIES
VINYL CASEMENT WINDOWS - COLOR: WHITE

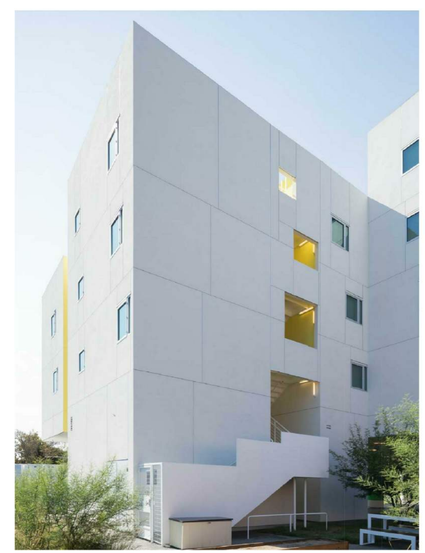
8. WOOD CLADDING
COLOR: DARK BROWN

9. EQUITONE FIBRE CEMENT
COLOR: GREY

7

4

3



1

A-310
MATERIAL PALETTE

STUDIO
T SQUARE 2

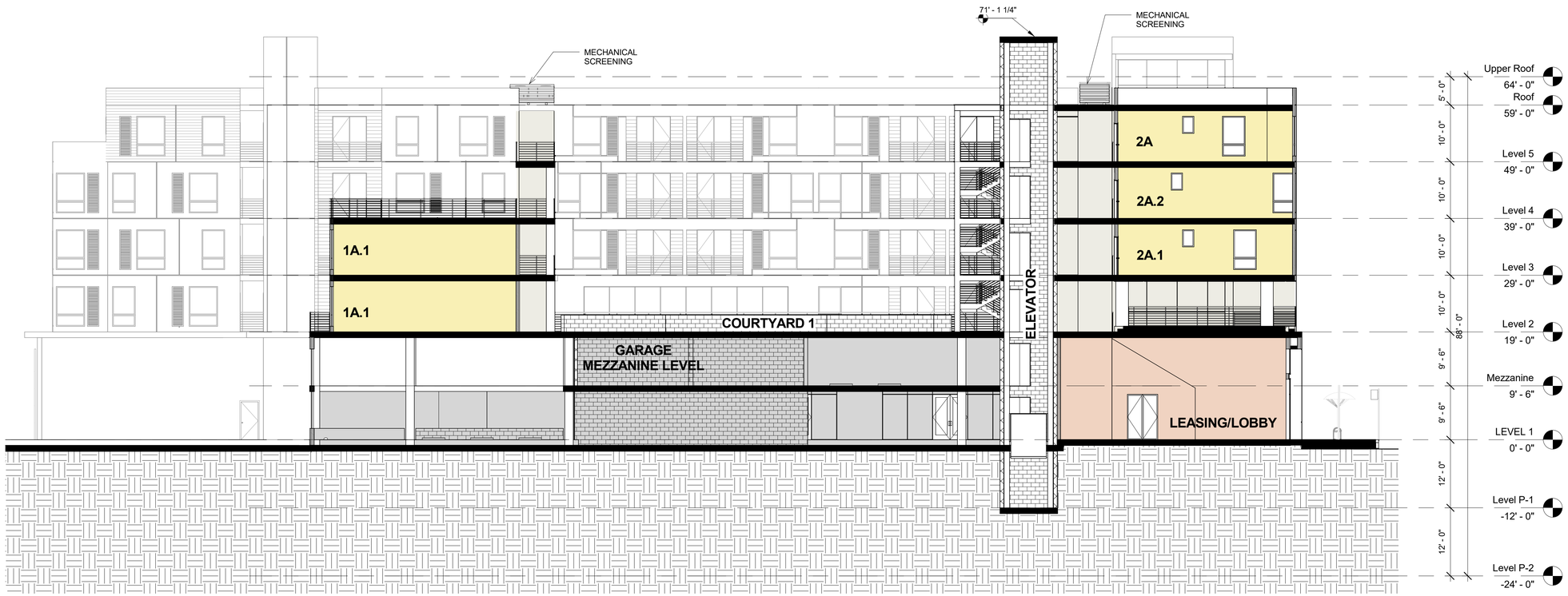
201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:

STUDIO T-SQ 2., INC



Retail
Garage
Residential
Circulation

Section 1

A-401
BUILDING SECTION 1

STUDIO T SQUARE 2

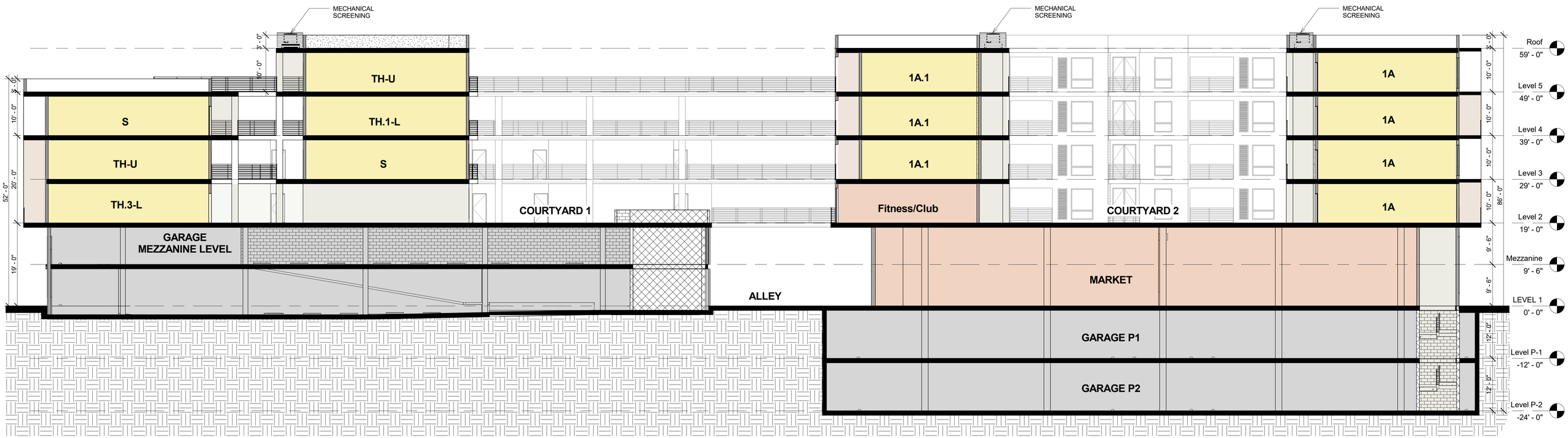
201 PCH

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale:3/32" = 1'-0"
3/64" = 1'-0" (if print 11"x17")

DLBC PROPERTIES

STUDIO T-SQ 2., INC



Section 2

A-402
BUILDING SECTION 2

- Retail
- Garage
- Residential
- Circulation
- Balconies

STUDIO T SQUARE 2

201 PCH

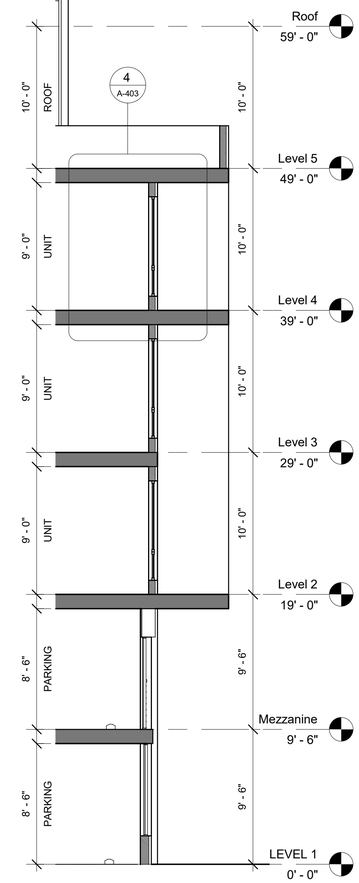
DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

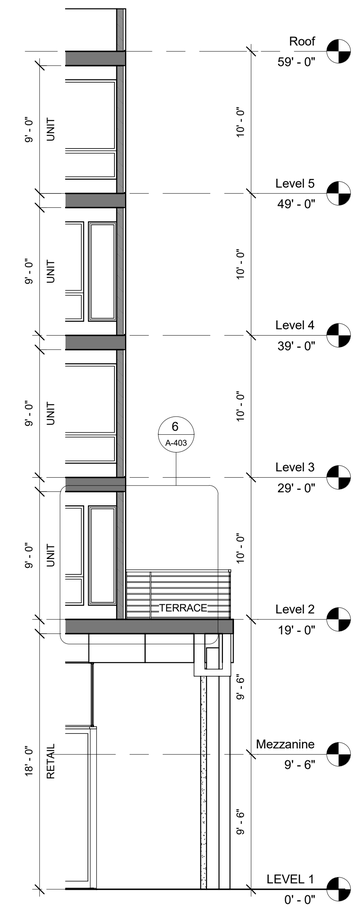
Scale:3/32" = 1'-0"
3/64" = 1'-0" (if print 11"x17")

STUDIO T-SQ 2., INC

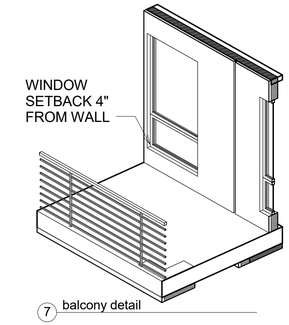
1 Enlarged West Elevation
3/16" = 1'-0"



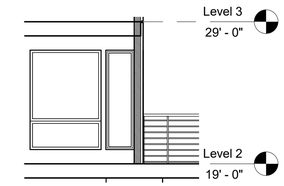
2 Wall Section 1
3/16" = 1'-0"



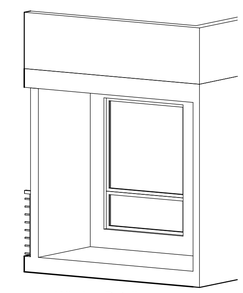
3 Wall Section 2
3/16" = 1'-0"



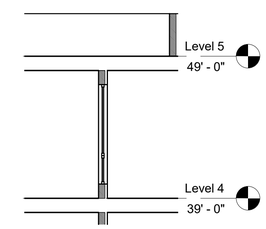
7 balcony detail



6 Window Section 2
3/16" = 1'-0"



5 Window Detail



4 window section
3/16" = 1'-0"

A-403
WALL SECTION 1

STUDIO
T SQUARE 2

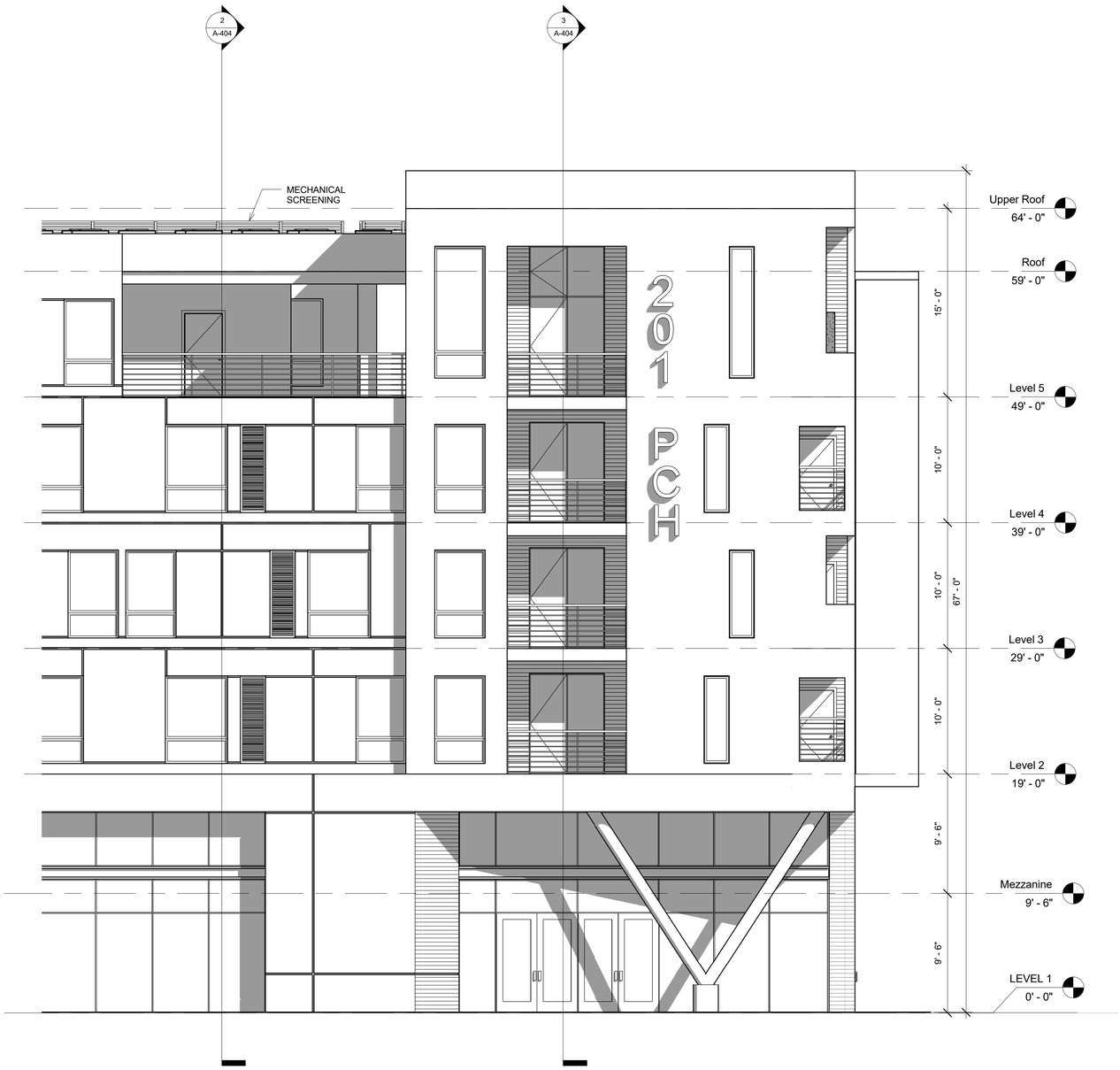
201 PCH

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

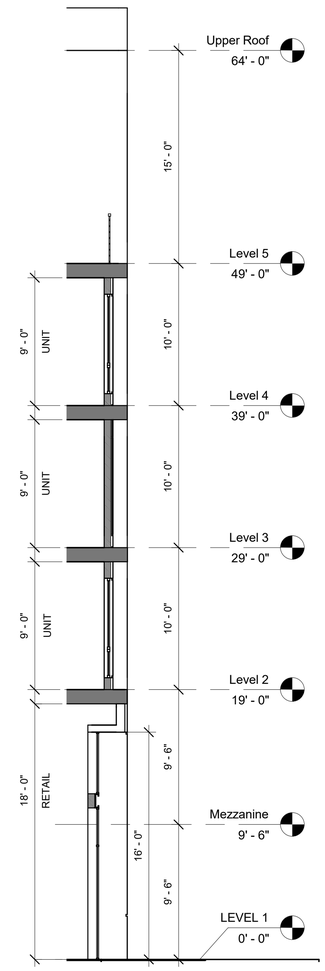
Scale:3/16" = 1'-0"
3/32" = 1'-0" (if print 11"x17")

DLBC PROPERTIES

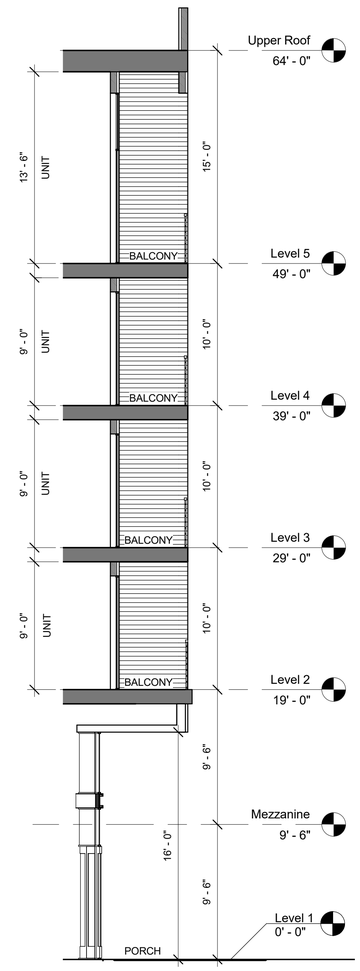
STUDIO T-SQ 2., INC



1 Enlarged East Elevation
3/16" = 1'-0"



2 Wall Section 1
3/16" = 1'-0"



3 Wall Section 2
3/16" = 1'-0"

A-404
WALL SECTION 2

STUDIO
T SQUARE 2

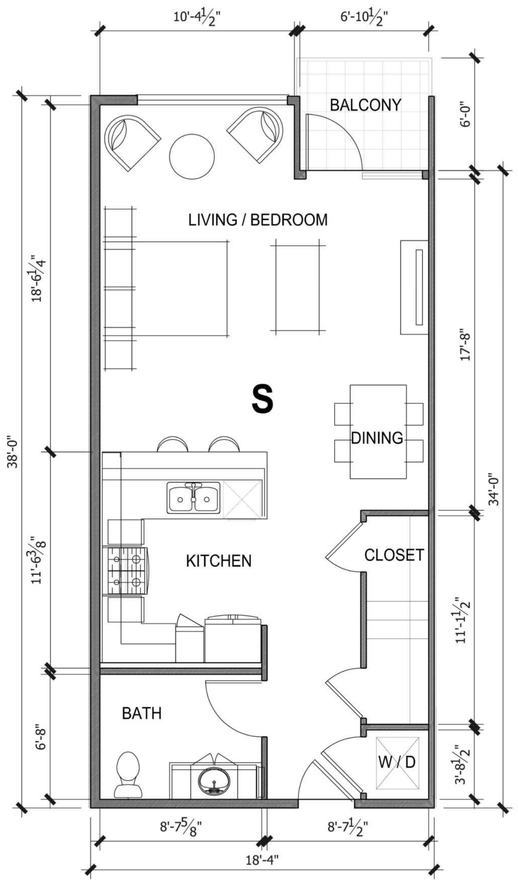
201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

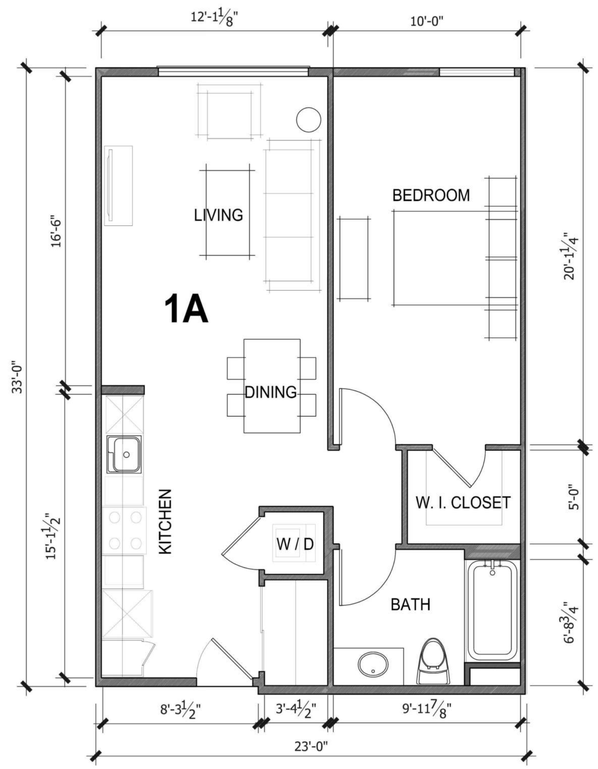
Scale:3/16" = 1'-0"
3/32" = 1'-0" (if print 11"x17")

STUDIO T-SQ 2., INC



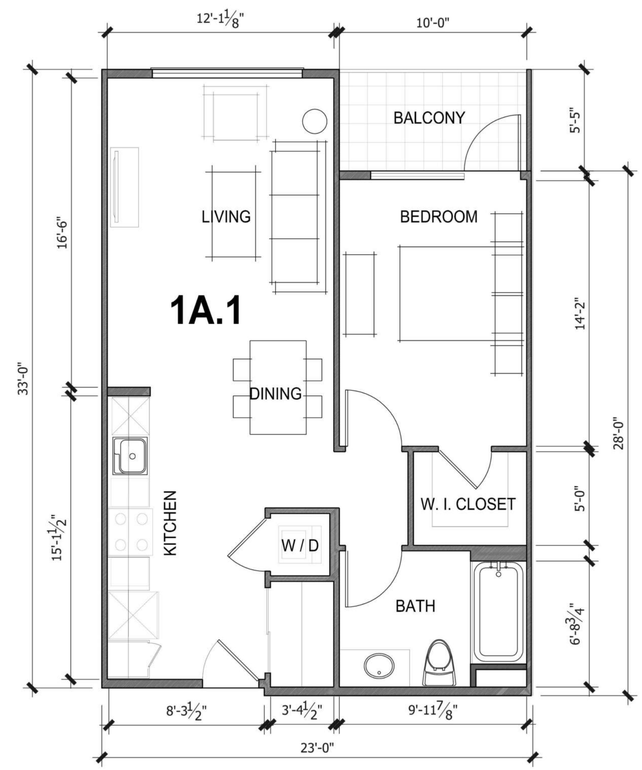
0bd. + 1ba.
668 sf. Gross

Studio



1bd. + 1ba.
762 sf. Gross

Unit 1A



1bd. + 1ba.
706 sf. Gross

Unit 1A.1 (1A.2 SIM.)

A-500
UNIT PLAN

STUDIO
T SQUARE 2

201 PCH

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale: 1/4" = 1'-0"
1/8" = 1'-0" (if print 11"x17")

DLBC PROPERTIES

STUDIO T-SQ 2., INC

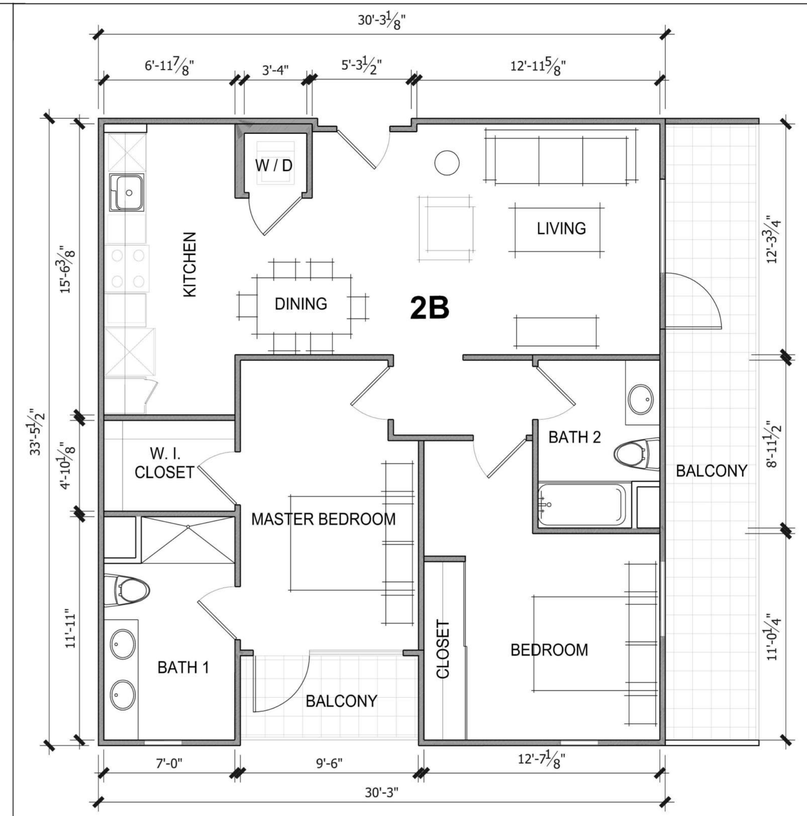
2bd. + 2ba.
1105 sf. Gross

Unit 2A (2A.2 SIM.)

UNIT 2A.1
2 bd.+2 ba.
1166 sf. Gross

2bd. + 2ba.
1166 sf. Gross

Unit 2A.1



2bd. + 2ba.
964 sf. Gross

Unit 2B

A-501
UNIT PLAN

STUDIO
T SQUARE 2

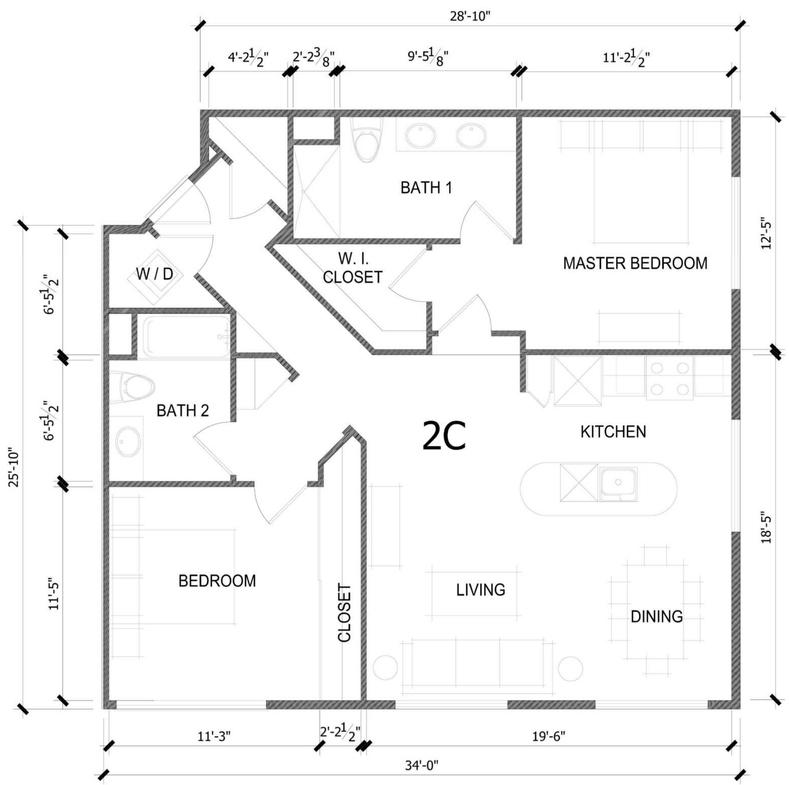
201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

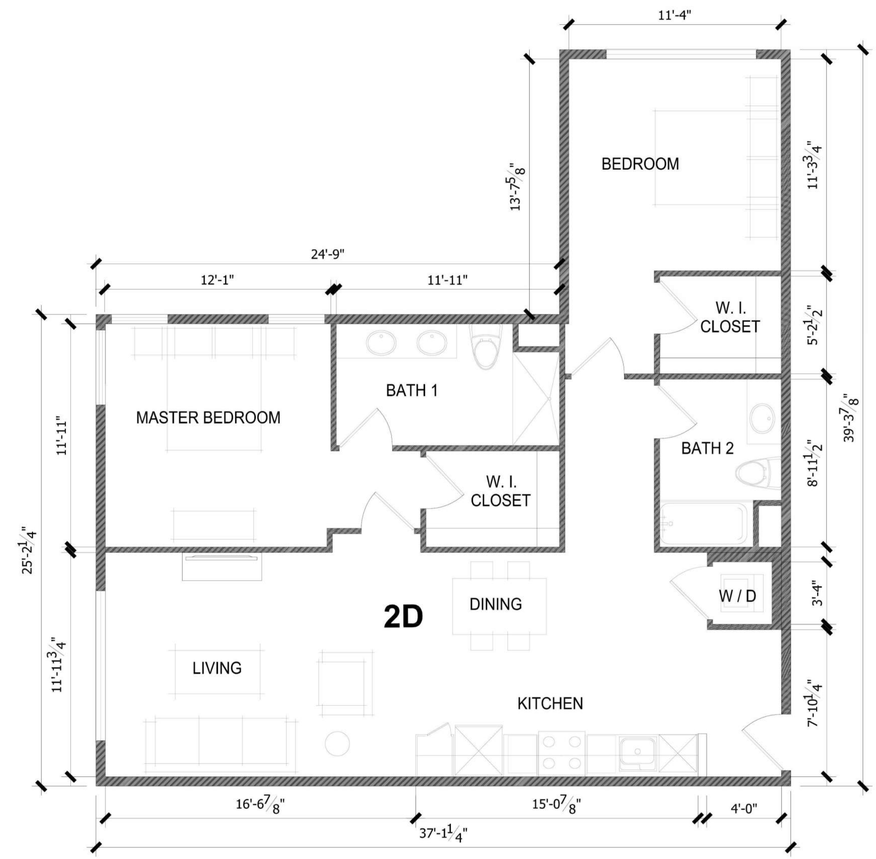
Scale: 1/4" = 1'-0"
1/8" = 1'-0" (if print 11"x17")

STUDIO T-SQ 2., INC



2bd. + 2ba.
1061 sf. Gross

Unit 2C



2bd. + 2ba.
1108 sf. Gross

Unit 2D

A-502
UNIT PLAN

STUDIO
T SQUARE 2

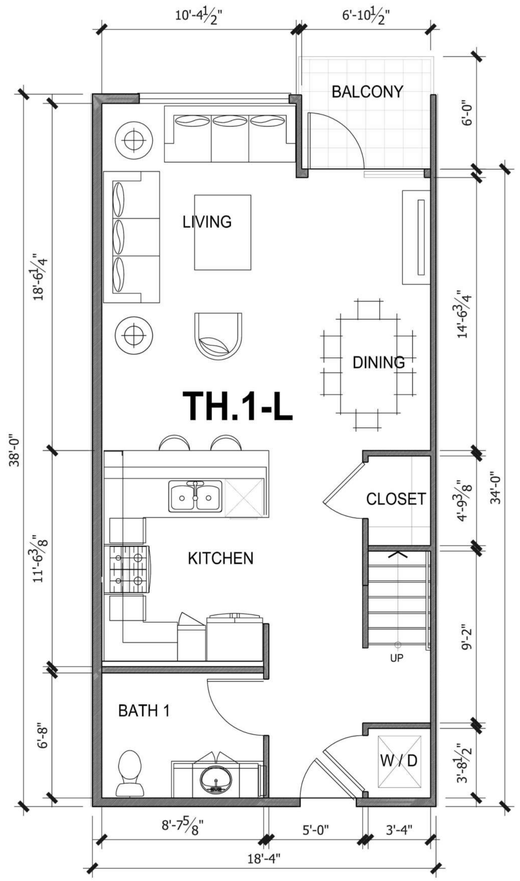
201 PCH

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

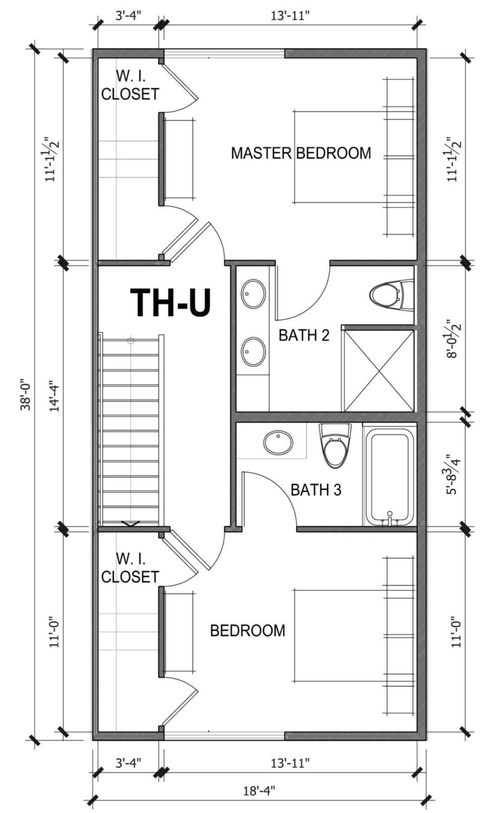
Scale: 1/4" = 1'-0"
1/8" = 1'-0" (if print 11"x17")

DLBC PROPERTIES

STUDIO T-SQ 2., INC



Townhouse-Lower Level
0bd. + 0.5ba.
668 sf. Gross



Townhouse-Upper Level
2bd. + 2ba.
655 sf. Gross

2bd. + 2.5ba.
1323 sf. Gross

Townhouse Unit-1

A-503
UNIT PLAN

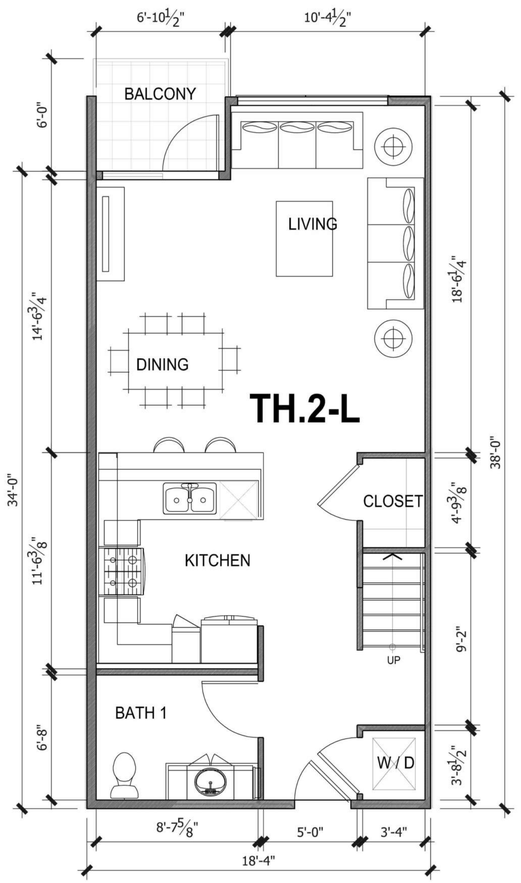
STUDIO
T SQUARE 2

201 PCH
DLBC PROPERTIES

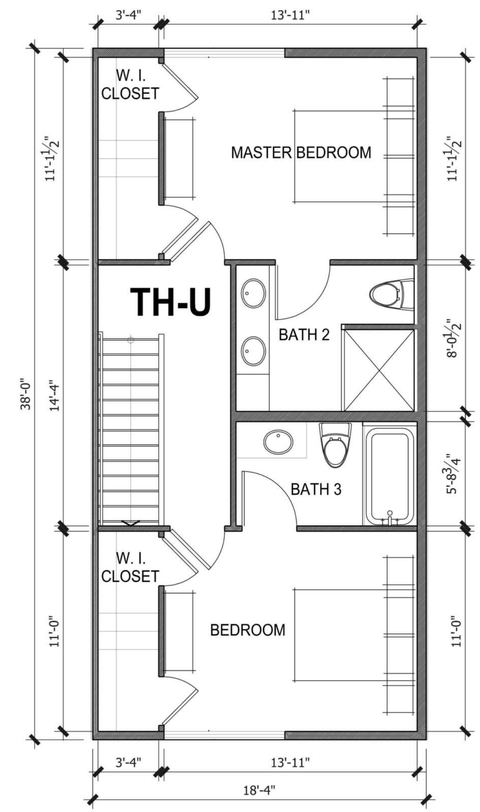
201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale: 1/4" = 1'-0"
1/8" = 1'-0" (if print 11"x17")

STUDIO T-SQ 2., INC



Townhouse-Lower Level
0bd. + 0.5ba.
668 sf. Gross



Townhouse-Upper Level
2bd. + 2ba.
655 sf. Gross

2bd. + 2.5ba.
1323 sf. Gross

Townhouse Unit-2

A-504
UNIT PLAN

STUDIO
T SQUARE 2

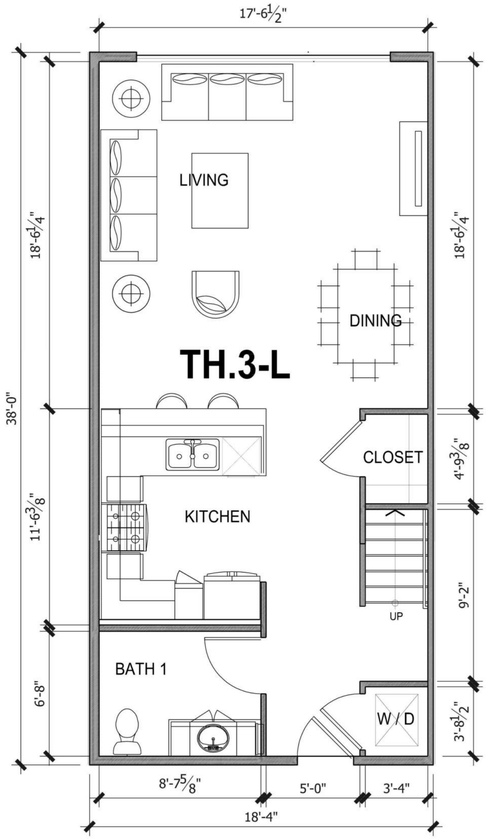
201 PCH

DLBC PROPERTIES

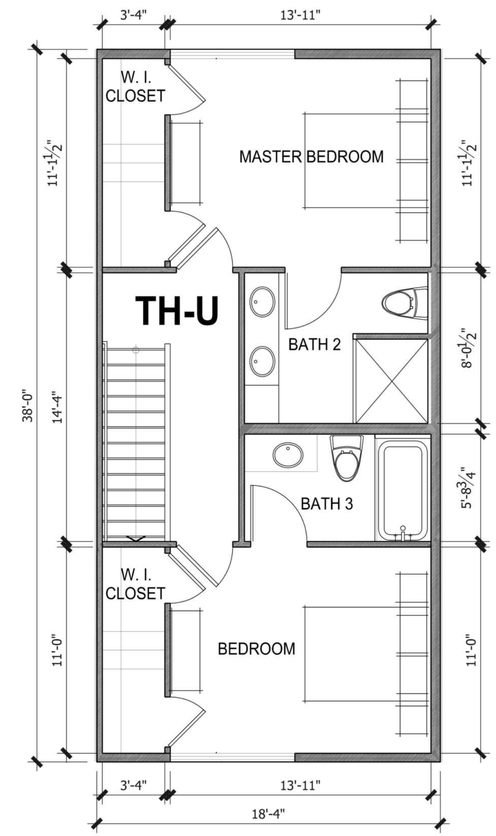
201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale: 1/4" = 1'-0"
1/8" = 1'-0" (if print 11"x17")

STUDIO T-SQ 2., INC



Townhouse-Lower Level
0bd. + 0.5ba.
698 sf. Gross



Townhouse-Upper Level
2bd. + 2ba.
655 sf. Gross

A-505
UNIT PLAN

2bd. + 2.5ba.
1353 sf. Gross

Townhouse Unit-3

201 PCH

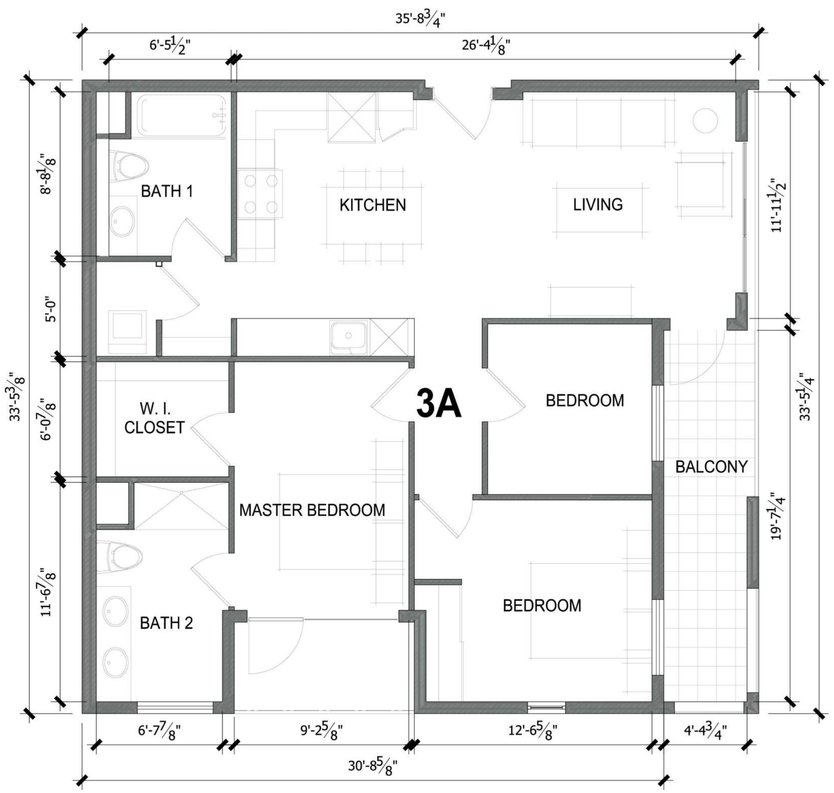
DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale: 1/4" = 1'-0"
1/8" = 1'-0" (if print 11"x17")

STUDIO
T SQUARE 2

STUDIO T-SQ 2., INC



3bd. + 2ba.
1040 sf. Gross

Unit 3A

3bd. + 2ba.
1280 sf. Gross

Unit 3B

A-506
UNIT PLAN

STUDIO
T SQUARE 2

201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

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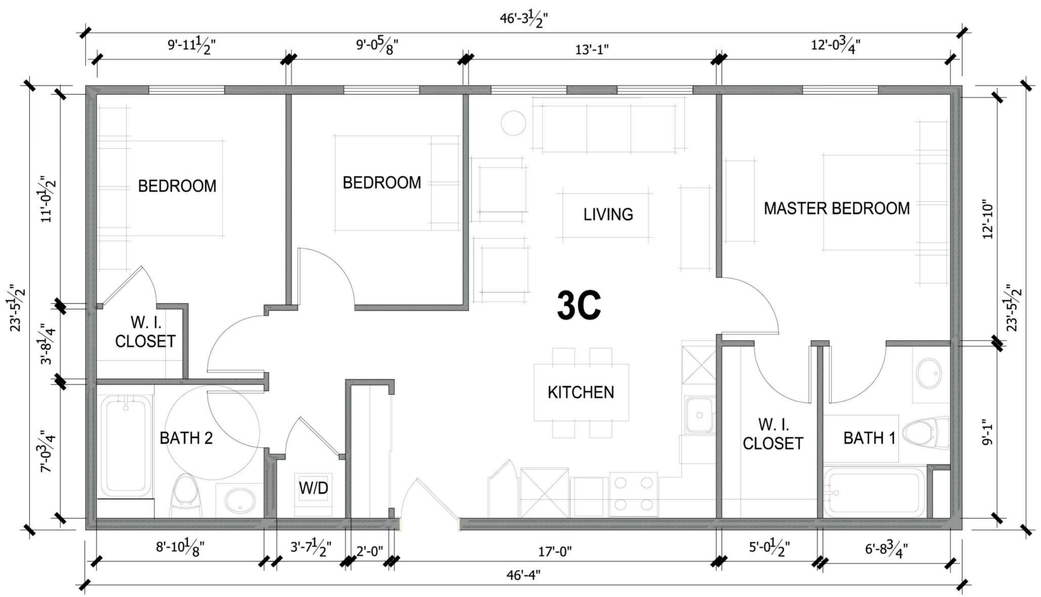
STUDIO T-SQ 2., INC



3bd. + 2ba.
1048 sf. Gross

Unit 3C

A-507
UNIT PLAN

STUDIO
T SQUARE 2

201 PCH

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

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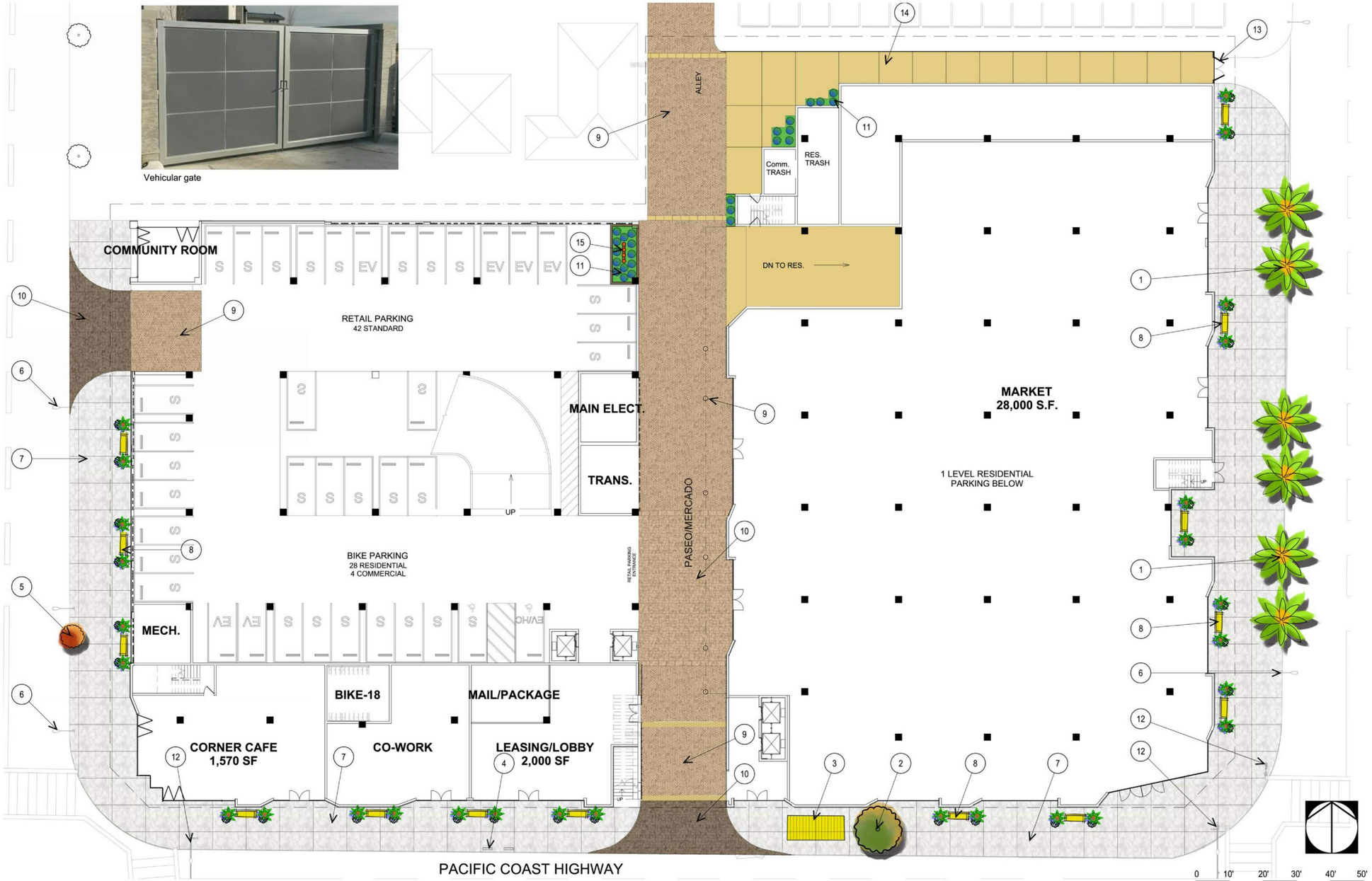
DLBC PROPERTIES

STUDIO T-SQ 2., INC

Vehicular gate

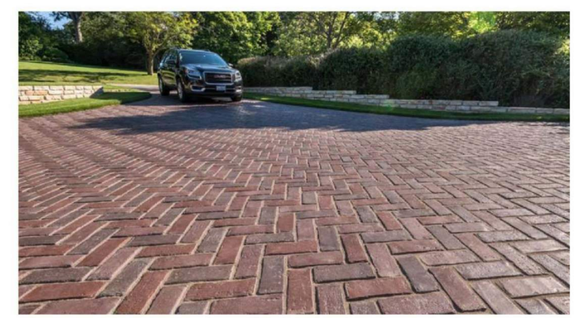


LEGEND

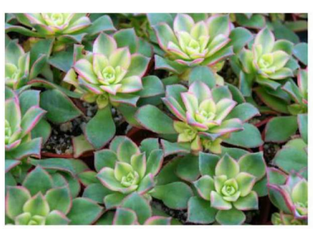
1. Existing street trees, Syagrus romanzoffiana / Queen Palm (6) total, protect in place.
2. Existing street tree, Chilopsis linearis / Desert Willow (1) total, protect in place.
3. Existing bus stop shelter, protect in place.
4. Existing decorative bicycle rack, protect in place.
5. Existing street, Lagerstroemia indica / Crepe myrtle (1) total, protect in place.
6. Existing street lights, protect in place.
7. Natural gray concrete sidewalk, per City's standards. Protect in place existing sidewalk, prepar damages cause by construction.
8. Decorative planter pots with bench per City's streetscape design standards.
9. Smooth paver paseo for reducing speed and warning.
10. Cobblestone paver driveway apron for reducing speed and warning.
11. Planting area with shade tolerant succulent plants.
12. Traffic signal, protect in place.
13. Vehicular gate.
14. Concrete driveway / alley.
15. Back-flow preventer unit.

Metal bench with deterrent devices

Precast concrete planter pots with anti graffiti coating treatment. Planted with drought tolerance plants.



Interlocking concrete paver driveway apron and paseo for reducing speed and warning of pedestrians and drivers.



Shade Tolerance Succulents: Aeonium Kiwi

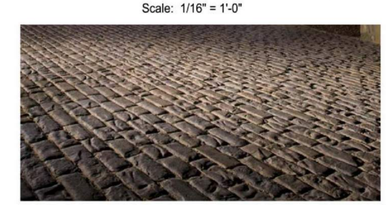
Shade Tolerance Succulents: Sansevieria Trifasciata

Drought Tolerance Plant : Lagerstroemia indica

Drought Tolerance Plant : Rosmarinus offcinalis 'Tuscan Blue

Drought Tolerance Plant : Phormium 'Maori Queen'

Drought Tolerance Plant : Senecio mandraliscae



Cobblestone paver driveway apron for reducing speed and warnir

201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

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L-001

LANDSCAPE - GROUND LEVEL

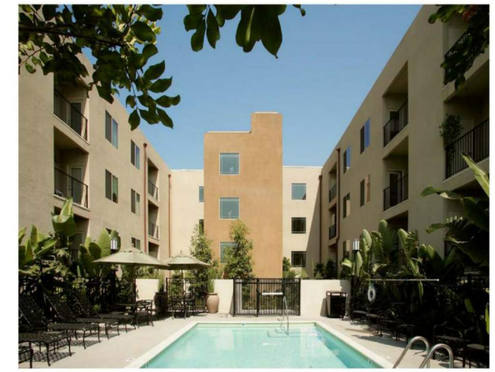
LCWGROUP LANDSCAPE ARCHITECTURE

STUDIO T SQUARE 2

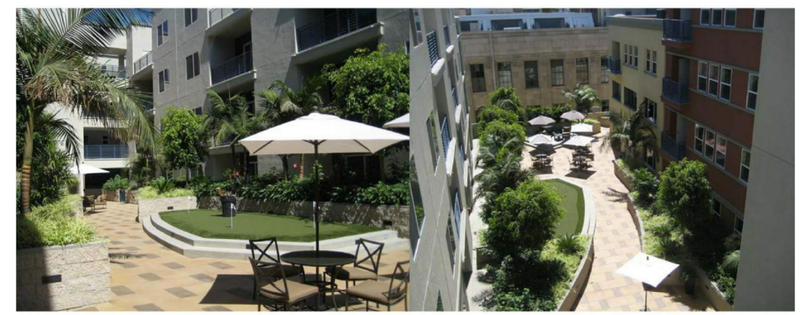
STUDIO T-SQ 2., INC

LEGEND

1. Podium pool. Proposed depth 4'-6".
2. SPA, 10'x10'.
3. Fireplace, double sided.
4. Proposed location of public shower, restroom and pool equipments.
5. Pool safety fence and gate per building code.
6. 4' Max. height planter with tropical evergreen planting theme.
7. Residence retreat, raised deck with relax atmosphere, refer to enlargements
8. Residence temporary meeting spot, refer to enlargement.
9. Precast pottery fountain.
10. Hanging planting basket on railing with trailing planting.
11. Raised yoga turf for outdoor excise opportunity and community event.
12. Planter pot with self-irrigated liner.
13. Private open space.



Over-Podium pool and construction detail.



Overall courtyard design concept

Precast concrete fountain to create sound effects canceling background noise, focal point outside fitness

Raised yoga turf for outdoor excise opportunity and community event.

Tropical evergreen planting theme.

Residence retreat / meeting spot

Residence retreat / meeting spot

201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

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L-002

LANDSCAPE - SECOND LEVEL

LCWGROUP LANDSCAPE ARCHITECTURE

STUDIO T SQUARE 2

STUDIO T-SQ 2., INC

LEGEND

1. 4' Max. height planter with tropical evergreen planting theme.
2. Residence retreat, raised deck with relax atmosphere, refer to enlargements
3. Residence temporary meeting spot, refer to enlargement.
4. Hanging planting basket on railing with trailing planting.
5. Planter pot with self-irrigated liner.
6. Private open space.

2C
1A.1
1A
1A
1A

LEGEND

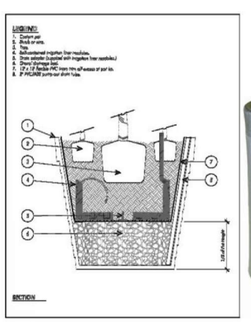
1. 4' Max. height planter with tropical evergreen planting theme.
2. Stone pattern porcelain tiles paving
3. Country style teak bench.
4. Hanging planting basket on railing with trailing planting.
5. Planter pot with self-irrigated liner.

Teak bar table set at residence retreat

Teak bench at residence meeting spot

Teak sofa set at residence retreat

Stone patterns porcelain tiles at residence retreat and meeting spot



Planter pot with self-irrigated liner

Planting pot with succulent or tropical plantings

201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale: 1/16" = 1'-0"
1/32" = 1'-0" (if print 11"x17")

L-004

LANDSCAPE - FOURTH LEVEL

LCWGROUP LANDSCAPE ARCHITECTURE

STUDIO T SQUARE 2

STUDIO T-SQ 2., INC

LEGEND

1. 4' Max. height planter with tropical evergreen planting theme.
2. Stone pattern porcelain tiles paving
3. Country style teak bench.
4. Hanging planting basket on railing with trailing planting.
5. Planter pot with self-irrigated liner.
6. Country style teak bar stools set.
7. Country style sofa set.
8. Composite wood deck.
9. ADA Ramp.

Composed wood deck for residence retreat

Tree - Strelitzia Nicolai

Tree - Rhaphiolepis indica 'Majestic Beauty'

Tree - Phyllostachys nigra

Tree - Arbutus unedo

Shrub - Schefflera arboricola

Shrub - Euonymus japonicus golden

Shrub - Cuphea hyssopifolia

Shrub - Anigozantho

201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale: 1/16" = 1'-0"
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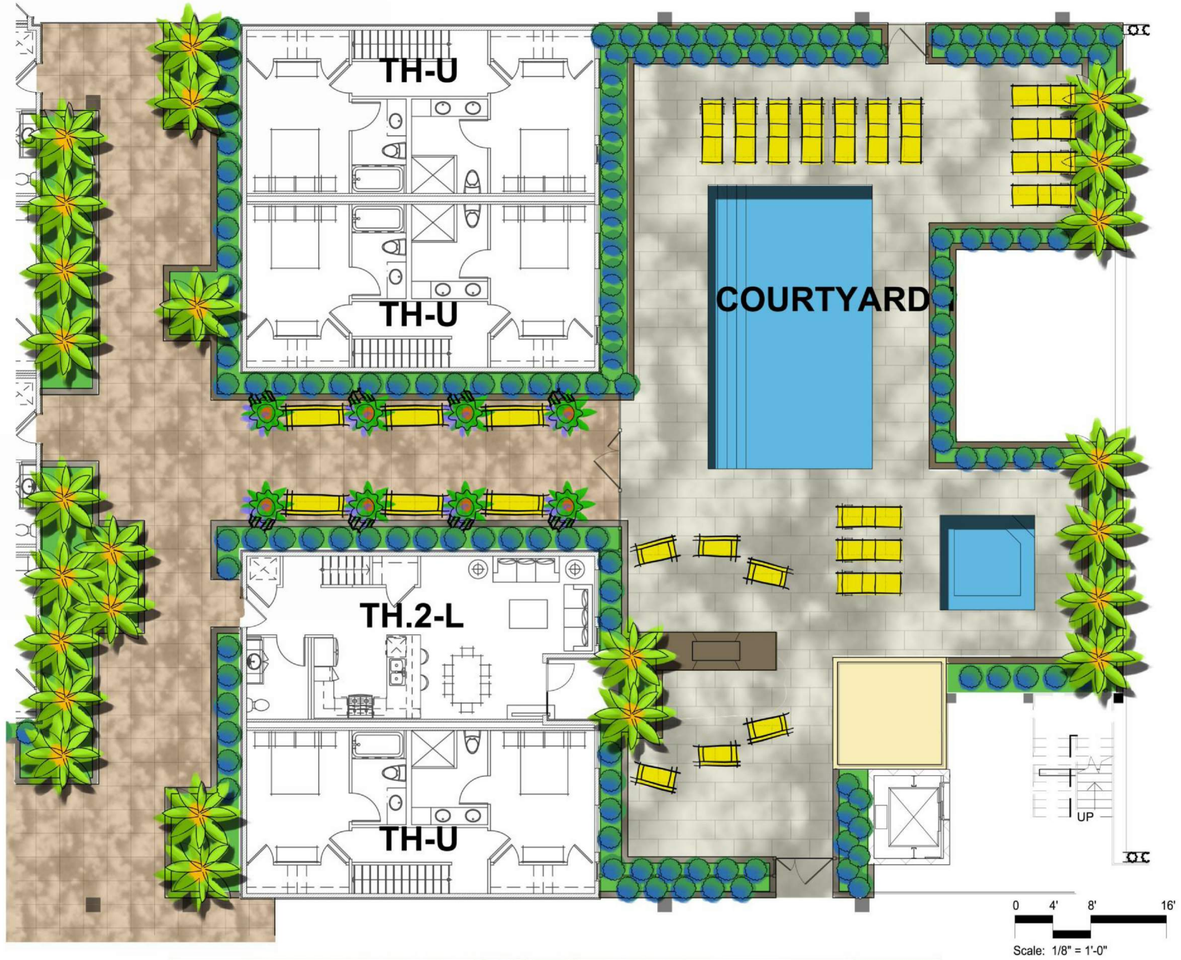
L-005

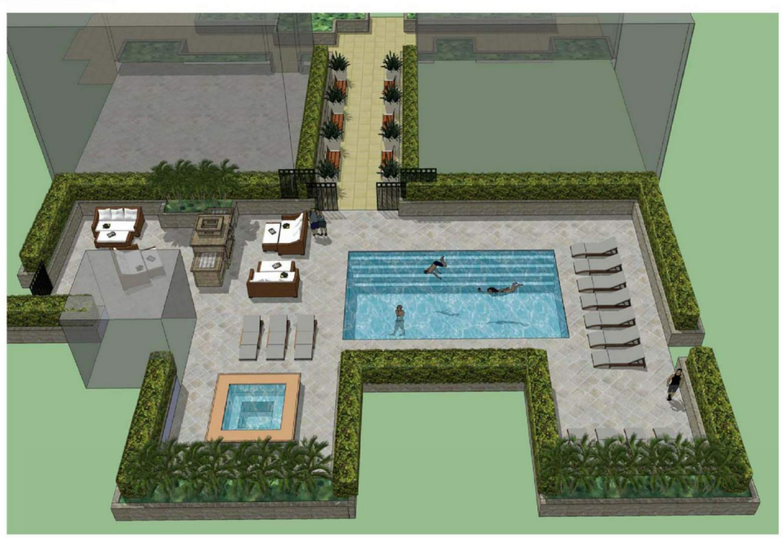
LANDSCAPE - FIFTH LEVEL

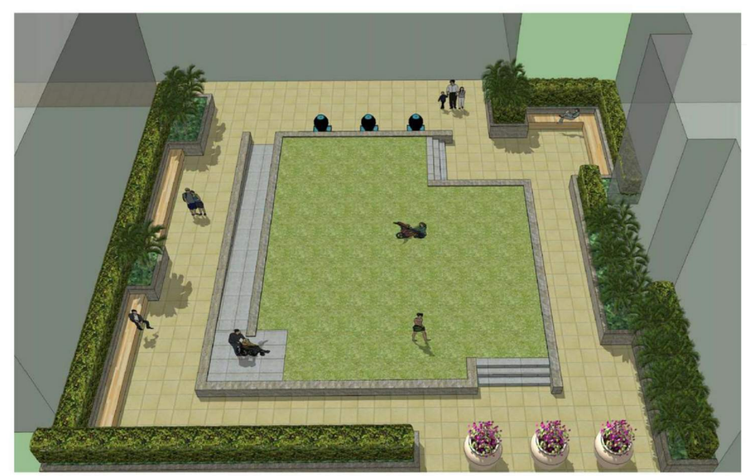
LCWGROUP LANDSCAPE ARCHITECTURE

STUDIO T SQUARE 2

STUDIO T-SQ 2., INC







201 PCH

DLBC PROPERTIES

201- 231 PACIFIC COAST HIGHWAY *LONG BEACH, CALIFORNIA*

Scale: 1/8" = 1'-0"
1/16" = 1'-0" (if print 11"x17")

L-006

ENLARGEMENT PLAN

LCWGROUP
LANDSCAPE ARCHITECTURE

STUDIO
T SQUARE 2

STUDIO T-SQ 2., INC