

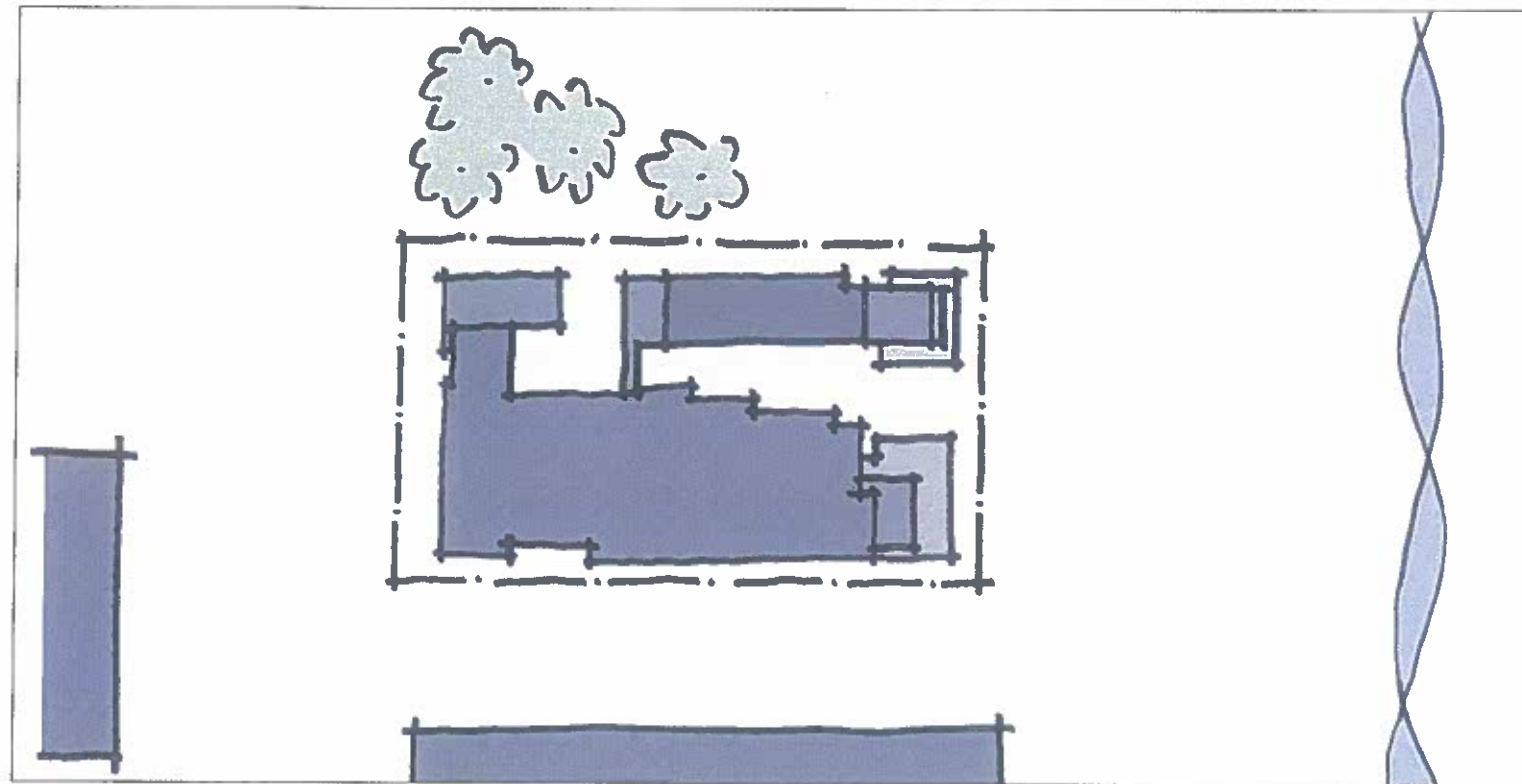
SILVERSANDS

SITE PLAN REVIEW SUBMITTAL

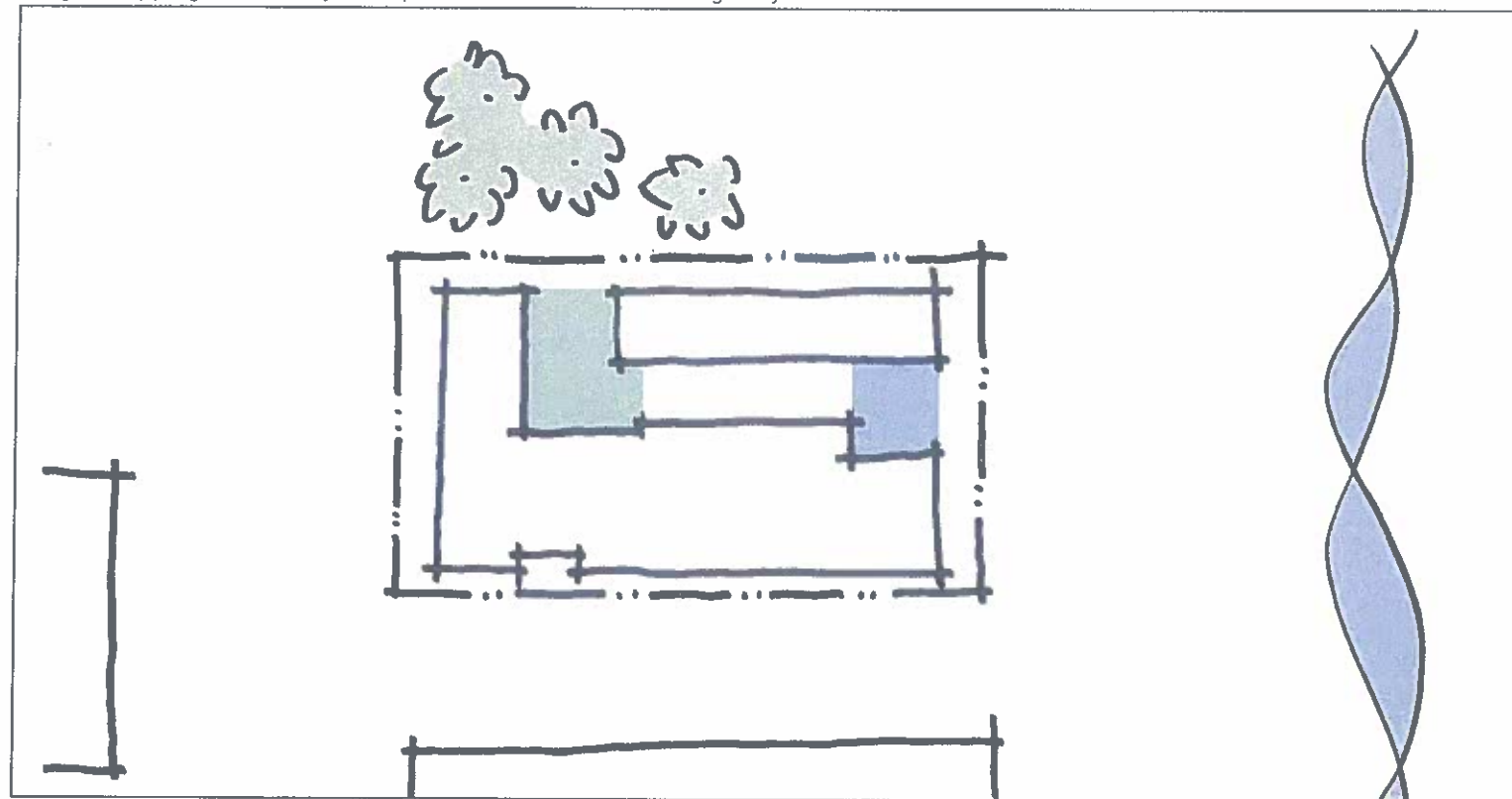
SILVERSANDS PROPERTIES USA
LONG BEACH, CA
December 14, 2012

studio **n** eleven
at Perkowitz-Ruth Architects





Height stepping down away from park and beach to encourage adjacent views



Courtyards responding to the park and ocean

DESIGN CRITERIA

Massing

Design the project to **maximize hotel and residential views** of the park and ocean.

Create a **strong urban building edge** along Ocean Boulevard and 15th Place.

Provide **varied massing** on the beach elevation that accentuates the horizontal in order to respect bluff slope and preserve ocean views within and around the site. This also occurs on the east elevation facing the park.

Acknowledge visual terminus of Cherry Avenue with a 2-story hotel.

Accentuate an **overall resort image** rather than a distinct differentiation in building style between the hotel and the residential component.

Articulate massing to **maximize solar gain**.

Use

Locate boutique hotel on Ocean Boulevard for **visibility**.

Design pool facility with **prominent views** for hotel and residential users.

Provide a **variety of housing** types such as flats, studios, and townhouses.

Locate two courts, one facing the ocean and the other facing the park.

Provide **private beach access** through stairs and terraces.

Locate residential lobby on 15th Place.

Transportation + Parking

Provide all parking underground, hidden from the public realm.

Access all parking from 15th Place.

Separate hotel and residential parking.

Open Space

Create a **central courtyard** open to Bixby Park.

Activate the edges of 15th Place, Bixby Park, Ocean Boulevard and beachfront with inviting entries, porches, terraces, and stoops.

Enhance Ocean Boulevard with palm trees to provide a continuous street tree network. Parkway to match street trees on west side of 15th Place.



Vicinity Aerial Map

OCEAN + CHERRY - Long Beach, CA
ZONING - Ocean Boulevard Planned Development District (PD-5)

SETBACKS		
PD-5 Zone	ALLOWABLE	PROPOSED
Ocean Boulevard	20'-0"	20'-0"
Side Streets (15th Place)	8'-0"	8'-0"
Interior Property Lines	Ten Percent of the lot width (150'-0" x .10 = 15'-0")	
Beach Property Lines	No building shall extend toward the beach further than the toe of the bluff. (average = 18'-0")	
		18'-0"

ALLOWABLE HEIGHT		
PD-5 Zone	ALLOWABLE	PROPOSED
Building Height	45'-0" or 4 Stories above Ocean Boulevard	45'-0"

LOT COVERAGE/BUILDABLE AREA		
PD-5 Zone	ALLOWABLE	PROPOSED
Lot Area - Gross		45,643 (1.04 AC)
Lot Area - Net (After beachfront dedication)		39,639 (0.91 AC)
Lot Area (Net)		39,639
Lot Coverage (65% of Net)	25,765.4 (65% of Net)	21,484 (54.2 %)

DENSITY/FLOOR AREA RATIO (FAR)/(SF)				
PD-5 Zone	ALLOWABLE (FAR)	PROPOSED (FAR)	ALLOWABLE (SF)	PROPOSED (SF)
Project Density	2.50	2.49	99,097.5	98,740
	2.50 > 2.49 thus OK		99,097 > 98,740 thus OK	

PROGRAM/AREA SUMMARY		
FLOOR LEVEL	USE	SF
Sublevel Floor (P3)	Residential	6,361
Sublevel Floor (P2)	Residential	6,339
Sublevel Floor (P1)	Residential	9,991
First Floor (O1)	Hotel, Residential	18,871
Second Floor (O2)	Hotel, Residential	20,058
Third Floor (O3)	Hotel, Residential	20,367
Fourth Floor (O4)	Hotel, Residential	16,753
Proposed Zoning Floor Area (SF)		98,740
Proposed FAR		2.49

OPEN SPACE REQUIRED
 PRIVATE USEABLE OPEN SPACE

PD-5 Zone requires 64 SF of Private Useable Open Space per unit.

UNIT TYPE	# UNITS	AREA	TOTAL SF
Studio	1	64	64
1 Bedroom	13	64	832
2 Bedroom	15	64	960
Townhouse	4	64	256
Total Residential			2,112
Hotel Keys	72	64	4,608

TOTAL REQUIRED	6,720
TOTAL RESIDENTIAL OPEN SPACE PROVIDED	5,526
AVERAGE RESIDENTIAL OPEN SPACE PROVIDED/UNIT	167
TOTAL HOTEL OPEN SPACE PROVIDED	5,061
AVERAGE HOTEL OPEN SPACE PROVIDED/UNIT	70
TOTAL PROVIDED	10,587
6,720 SF > 10,587 SF thus OK	

PARKING REQUIREMENTS (OCEAN BLVD PLANNED DEVELOPMENT DISTRICT PD-5)			
Residential	2.00 spaces shall be required for each dwelling unit for resident use. One-quarter space per dwelling unit shall be required for guest use.		
Hotel/Motel	One space per room (including banquet, meeting rooms, restaurants, etc.)		
ADA SPACES REQUIRED		REQ.	
Hotel ADA Required		3 (1 Van Accessible)	
Residential ADA Required		1 (1 Van Accessible)	
LOADING SPACE REQUIREMENTS L.B.M.C. CHAPTER 21.41***			
Use	Number of Spaces	Type of Spaces	
Hotel	2	Required off-street space posted for passenger loading	
*** 50% of total residential parking spaces provided allowed as compact spaces per Table 41-2			
FLOOR LEVEL	# UNITS	RATIO/1000 SF	TOTAL
FLOOR (P3)			
Residential	3	2	6
Total Required Stalls			6
FLOOR (P2)			
Residential	3	2	6
Total Required Stalls			6
FLOOR (P1)			
Residential	2	2	4
Total Required Stalls			4
FLOOR (01)			
Hotel	10	1	10
Residential	5	2	10
Total Required Stalls			20
FLOOR (02)			
Hotel	22	1	22
Residential	7	2	14
Total Required Stalls			36
FLOOR (03)			
Hotel	23	1	23
Residential	7	2	14
Total Required Stalls			37
FLOOR (04)			
Hotel	17	1	17
Residential	6	2	12
Total Required Stalls			29
TOTAL HOTEL SPACES REQUIRED			72
TOTAL RESIDENTIAL SPACES REQUIRED			66
Required Parking (Hotel/Residential)*			Subtotal 138
Required Parking (Visitor)			9
TOTAL PARKING REQUIRED FOR PROJECT			147
* Dining/Lounge spaces to be considered as accessory to hotel use; no additional parking required			

PARKING PROVIDED				
PROVIDED PARKING TYPES		LEVEL P2	LEVEL P1	TOTAL
Hotel		7	60	67
ADA	ADA	0	3	3
Loading	Loading	0	2	2
TOTAL HOTEL		7	65	72
Residential		65	0	65
ADA		1	0	1
TOTAL RESIDENTIAL		66	0	66
Guest (Residential)		9	0	9
TOTAL PARKING PROVIDED		82	65	147
147 stalls req'd. = 147 stalls provided thus OK				
PARKING STALL TYPES **		LEVEL P2	LEVEL P1	TOTAL
Compact Stalls	Hotel	3	31	34
	Residential	35	0	35
TOTAL Compact		38	31	69
Standard Stalls	Hotel	4	34	38
	Residential	40	0	40
TOTAL Standard		44	34	78
Total Stalls		82	65	147
69 Compact < 78 Standard thus OK				
** 50% of total residential parking spaces provided allowed as compact spaces per Table 41-2				

PROPOSED FLOOR AREA BREAKDOWN (SF)		
FLOOR LEVEL	PROGRAM	SF
SUBLEVEL FLOOR (P3)		
Floor Area Included in FAR	Residential	2,591
	Hotel Amenity (café)	1,919
	Circulation (includes stairs, elev., corr., trash)	1,851
	TOTAL INCLUDED IN FAR CALC.	6,361
SUBLEVEL FLOOR (P2)		
Area Not Included in FAR	Residential Parking	26,361
Floor Area Included in FAR	Residential	3,731
	Residential Amenity (includes garage elev. Lobby)	484
	Circulation (includes stairs, elev., corr., trash, utility)	2,124
	TOTAL INCLUDED IN FAR CALC.	6,339
SUBLEVEL (P1)		
Area Not Included in FAR	Hotel Parking	22,693
Floor Area Included in FAR	Residential	2,820
	Circulation (includes stairs, elev., corr., trash, utility)	3,884
	Hotel Amenity (includes garage lobby, service)	3,287
	TOTAL INCLUDED IN FAR CALC.	9,991
FLOOR (01)		
Floor Area Included in FAR	Hotel	4,600
	Hotel Amenity (includes lobby, lounge, dining, service)	7,541
	Residential	4,046
	Residential Amenity (Lobby)	378
	Circulation (includes stairs, elev., corr., trash, storage)	2,306
	TOTAL INCLUDED IN FAR CALC.	18,871
FLOOR (02)		
Floor Area Included in FAR	Hotel	8,117
	Hotel Amenity (Housekeeping)	234
	Residential	7,067
	Circulation (includes stairs, elev., corr., trash, idf)	4,640
	TOTAL INCLUDED IN FAR CALC.	20,058
FLOOR (03)		
Floor Area Included in FAR	Hotel	8,425
	Hotel Amenity (Housekeeping)	234
	Residential	7,067
	Circulation (includes stairs, elev., corr., trash, idf)	4,641
	TOTAL INCLUDED IN FAR CALC.	20,367
FLOOR (04)		
Floor Area Included in FAR	Hotel	6,172
	Hotel Amenity (Housekeeping)	234
	Residential	6,491
	Circulation (includes stairs, elev., corr., trash, idf)	3,856
	TOTAL INCLUDED IN FAR CALC.	16,753
	TOTAL FLOOR AREA PROPOSED	98,740
	TOTAL ALLOWABLE FLOOR AREA	99,097.50

PROPOSED OPEN SPACE BREAKDOWN (SF)				
FLOOR (P3)	# OF UNITS	UNIT AREA	TOTAL LEASABLE AREA	PRIVATE OPEN SPACE
Residential				
B5	1	911	911	243
C5	1	1,140	1,140	414
D3-1	1	540	540	155
	TOTAL RESIDENTIAL	3	2,591	812
FLOOR (P2)				
Residential				
B5	1	911	911	152
C5	2	1,140	2,280	571
D3-2	0	540	540	97
	TOTAL RESIDENTIAL	3	3,731	820
FLOOR (P1)				
Residential				
C5	2	1,140	2,280	365
D3-3	0	540	540	74
	TOTAL RESIDENTIAL	2	2,820	439
FLOOR (01)				
Residential				
A	1	560	560	123
B1-B	1	799	799	97
B3-B	1	782	782	0
C1	1	1,365	1,365	467
D1-1	1	540	540	0
Hotel				
B2-B	1	823	823	0
B4	1	803	803	0
K-1	4	336	1,344	425
K-7	1	370	370	0
K-9	2	420	840	263
QQ-2	1	420	420	155
	TOTAL RESIDENTIAL	5	4,046	687
	TOTAL HOTEL	10	4,600	843
	TOTAL UNITS	15	17,292	1,530

FLOOR (02)	# OF UNITS	UNIT AREA	TOTAL LEASABLE AREA	PRIVATE OPEN SPACE
Residential				
B1	1	886	886	142
B2	1	756	756	88
B3	1	922	922	142
C2	1	1,066	1,066	142
C3	1	1,230	1,230	88
C4	1	1,091	1,091	78
D1-2	0	540	540	165
D2-1	1	576	576	0
Hotel				
K-1	10	336	3,360	662
K-3	1	328	328	89
K-4	1	493	493	0
K-5	1	332	332	0
K-6	1	336	336	0
K-7	1	370	370	79
K-8	1	378	378	0
QQ-1	5	420	2,100	461
QQ-2	1	420	420	0
TOTAL RESIDENTIAL	7		7,067	845
TOTAL HOTEL	22		8,117	1,291
TOTAL UNITS	29		15,184	2,136
FLOOR (03)	# OF UNITS	UNIT AREA	TOTAL LEASABLE AREA	PRIVATE OPEN SPACE
Residential				
B1	1	886	886	74
B2	1	756	756	88
B3	1	922	922	74
C2	1	1,066	1,066	74
C3	1	1,230	1,230	88
C4	1	1,091	1,091	78
D1-1	1	540	540	146
D2-2	0	576	576	124
Hotel				
K-1	10	336	3,360	809
K-2	1	308	308	0
K-3	1	328	328	89
K-4	1	493	493	55
K-5	1	332	332	55
K-6	1	336	336	55
K-7	1	370	370	180
K-8	1	378	378	49
QQ-1	5	420	2,100	238
QQ-2	1	420	420	0
TOTAL RESIDENTIAL	7		7,067	746
TOTAL HOTEL	23		8,425	1,530
TOTAL UNITS	30		15,492	2,276

FLOOR (04)	# OF UNITS	UNIT AREA	TOTAL LEASABLE AREA	PRIVATE OPEN SPACE
Residential				
B1	1	886	886	74
B2	1	756	756	88
B3	1	922	922	74
C2	1	1,066	1,066	74
C3	1	1,230	1,230	88
C4	1	1,091	1,091	78
D1-2	0	540	540	701
Hotel				
K-1	8	336	2,688	924
K-2	1	308	308	0
K-3	1	328	328	89
K-7	1	370	370	97
K-8	1	378	378	49
QQ-1	5	420	2,100	238
TOTAL RESIDENTIAL	6		6,491	1,177
TOTAL HOTEL	17		6,172	1,397
TOTAL UNITS	23		12,663	2,574
TOTAL HOTEL PROVIDED	72		27,314	5,061
TOTAL RESIDENTIAL PROVIDED	33		33,813	5,526
TOTAL PROVIDED			61,127	10,587



15th Place looking Northwest



Bixby Park across from Ocean Boulevard



Aerial view looking West



Bixby Park East of site



Ocean Boulevard looking Northwest



Aerial view looking North



View of ocean from site



Existing hotel on site



Proposed Design



Entitled Design

OVERVIEW OF DESIGN REVISIONS

The intention of the Ocean + Cherry 11.21.11 design is to retain the overall aesthetic and massing from the entitled project while altering the program to improve hotel operation and enhance visitor/resident experience within the development. The Ocean Boulevard and 15th Place elevations will remain intact while the Ocean and Park elevations will be altered proportionally to respond to program and open space reallocation. The overview of design revisions are as follows:

- Additional hotel keys and operation area (including lobby/lounge, service and storage)
- Reduce residential program while retaining flexibility for market conditions
- Redistribute community open space area and program
- Creation of north-south circulation and view corridor directly connecting two courtyards
- Use of tandem stalls reduces the parking garage from three to two levels below grade
- Extension of subterranean garage under parkside and Ocean Boulevard (new) setbacks



Ocean Boulevard + Cherry Avenue



Ocean Boulevard + 15th Place



View towards 15th Place



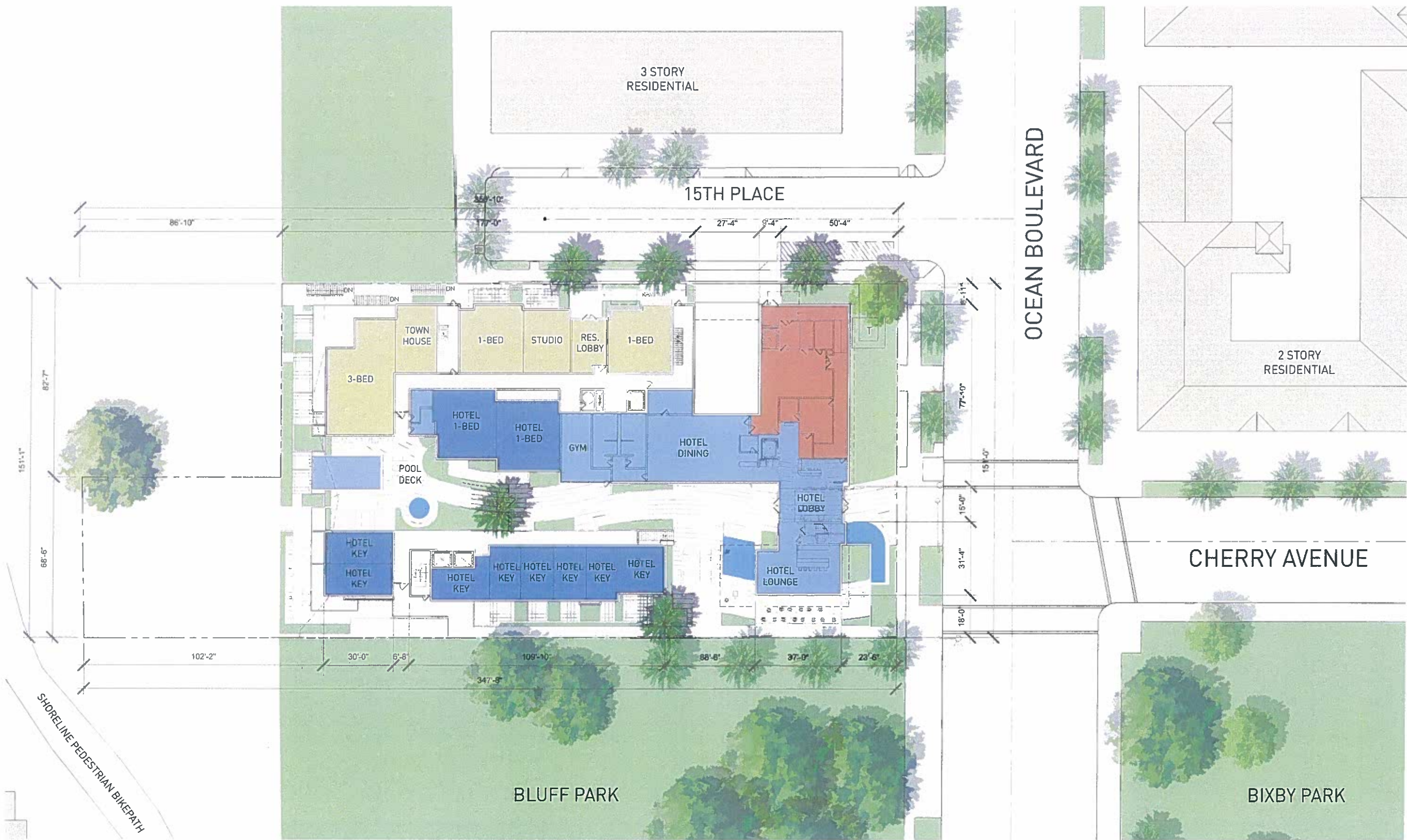
View towards Bluff Park



Courtyard View from Lobby



View from Pool Deck



SHORELINE PEDESTRIAN BIKERATH

151'-1"

82'-7"

68'-6"

86'-10"

102'-2"

30'-0"

6'-8"

347'-5"

109'-10"

88'-8"

37'-0"

23'-6"

55'-10"

17'-0"

15TH PLACE

27'-4"

9'-4"

50'-4"

5'-11"

77'-5"

15'-0"

31'-4"

18'-0"

OCEAN BOULEVARD

CHERRY AVENUE

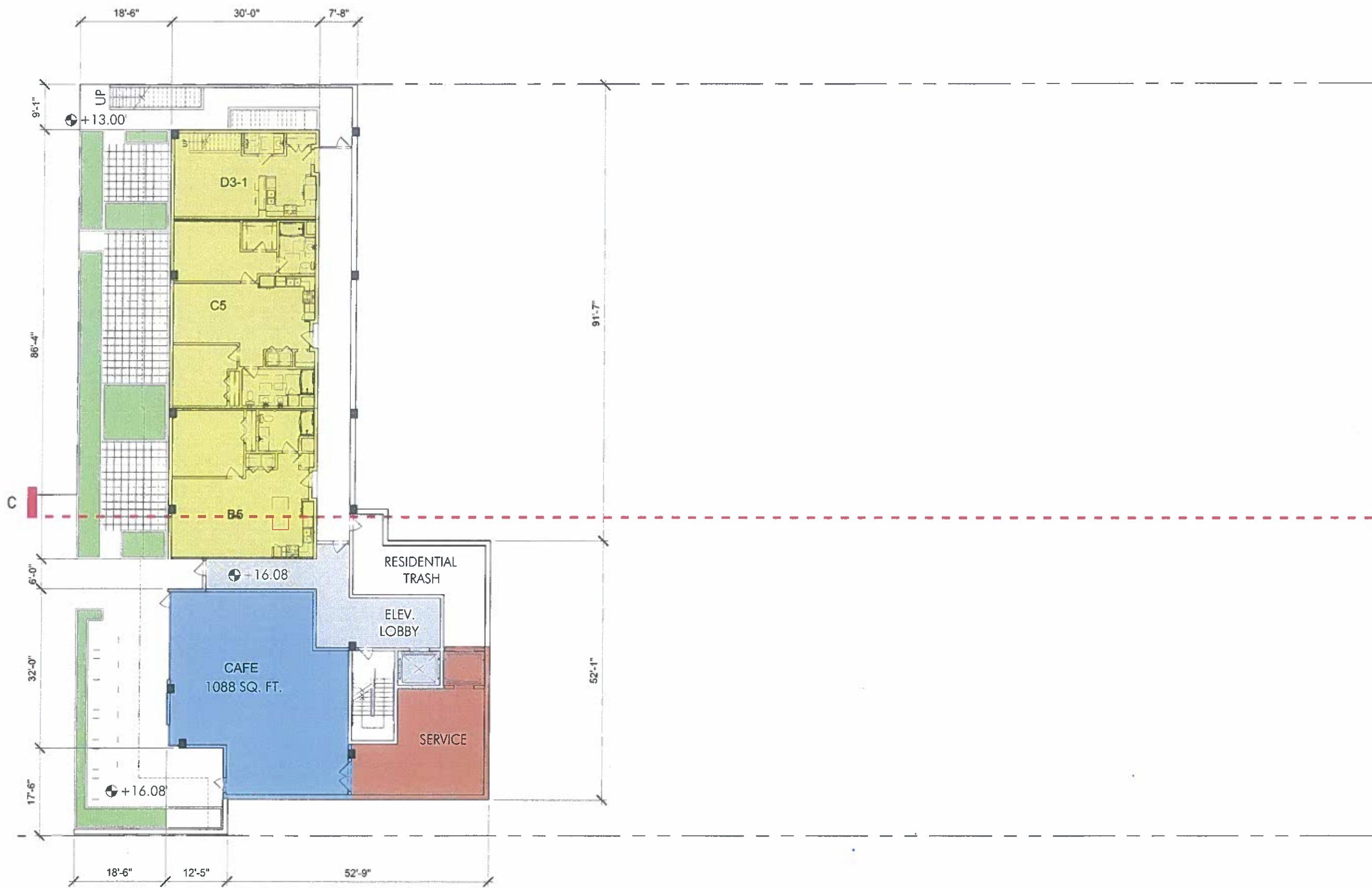
3 STORY
RESIDENTIAL

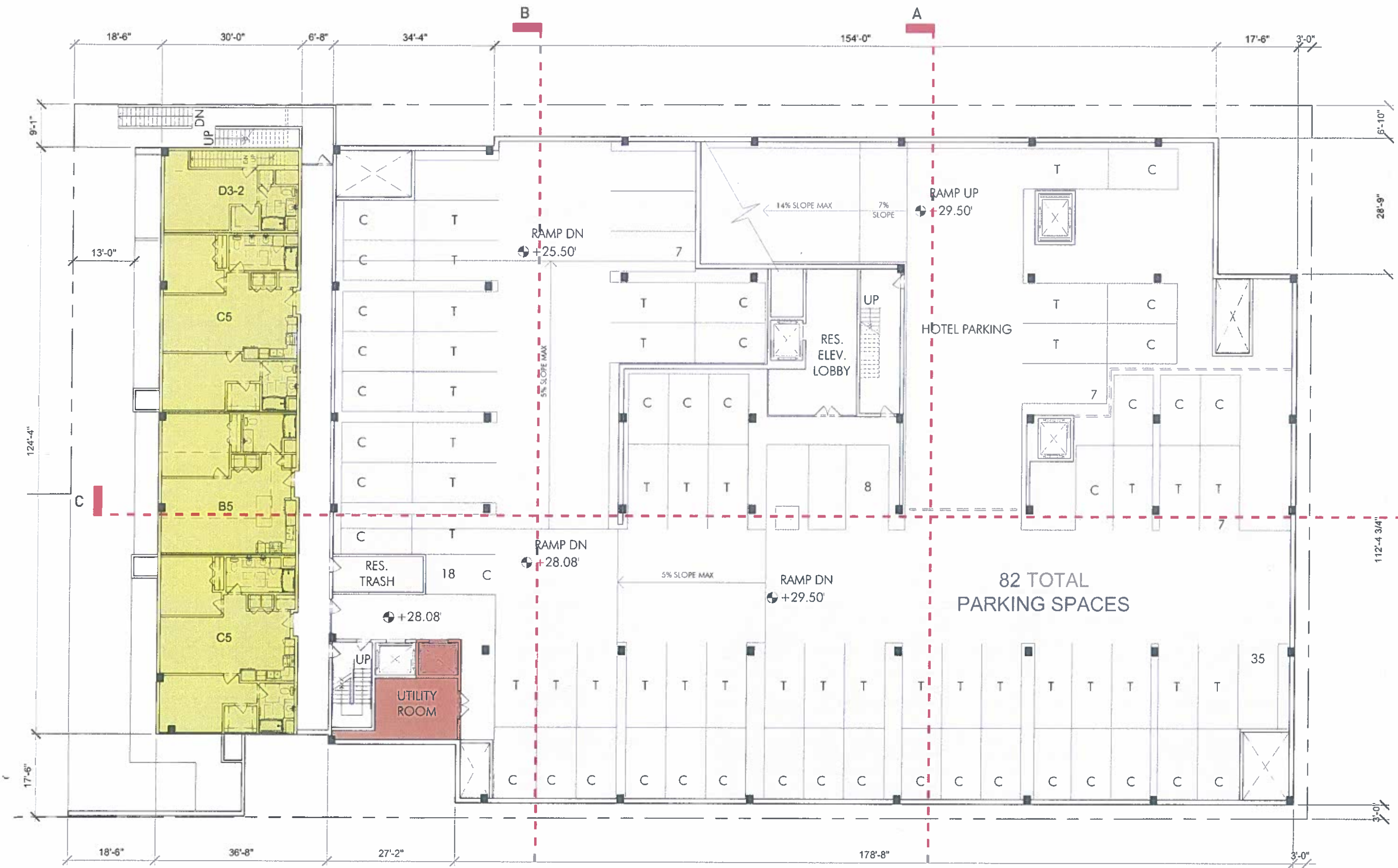
2 STORY
RESIDENTIAL

BLUFF PARK

BIXBY PARK







Legend ■ Hotel ■ Hotel Circulation ■ Hotel Amenity ■ Residential ■ Residential Circulation ■ Service





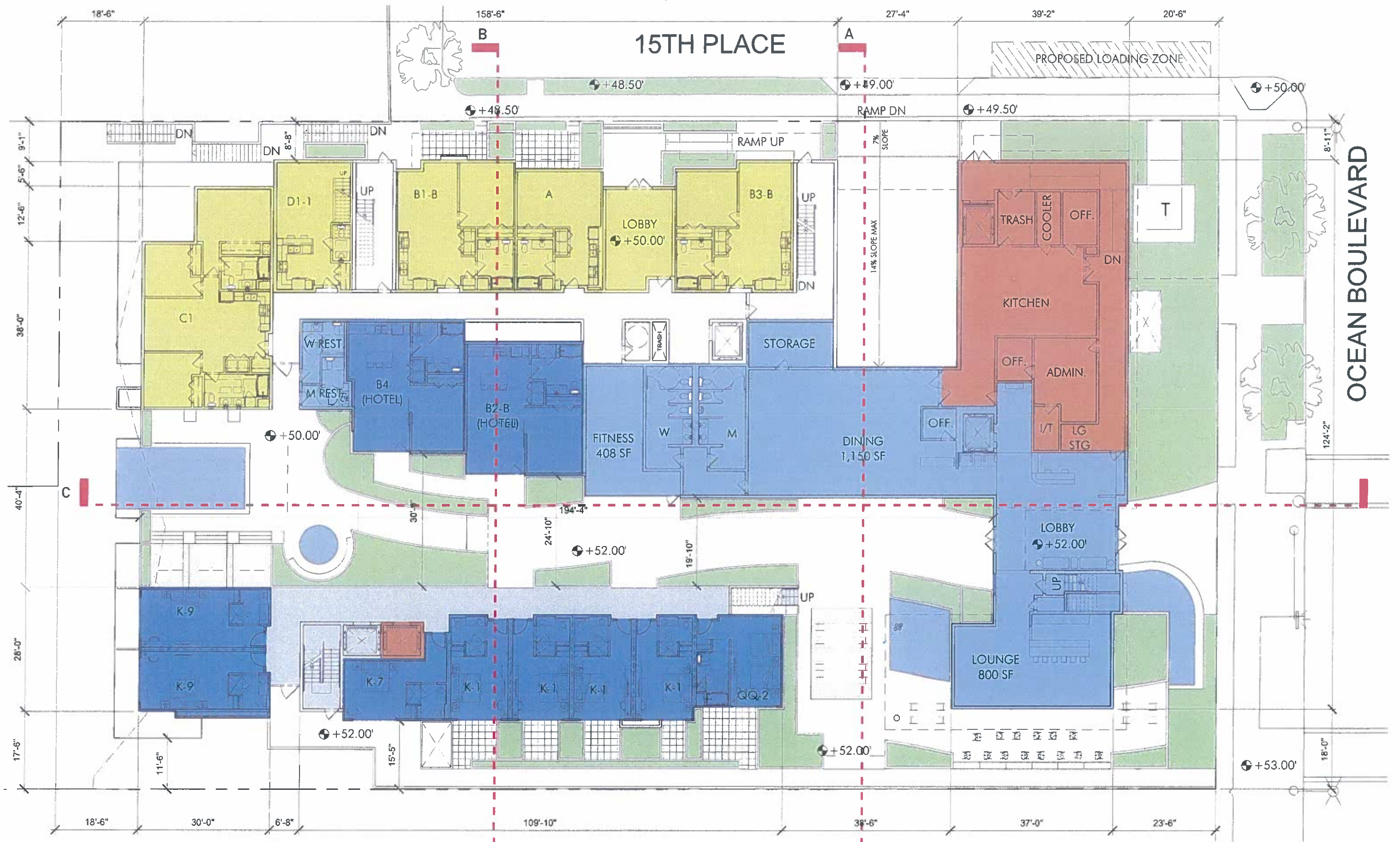
Legend: Hotel (Blue), Hotel Circulation (Light Blue), Hotel Amenity (Dark Blue), Residential (Yellow), Residential Circulation (Light Yellow), Service (Red/Pink)



15TH PLACE

PROPOSED LOADING ZONE

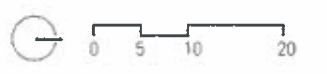
OCEAN BOULEVARD



studioavalon



Legend: Hotel (Blue), Hotel Circulation (Light Blue), Hotel Amenity (Light Blue), Residential (Yellow), Residential Circulation (Light Yellow), Service (Red)

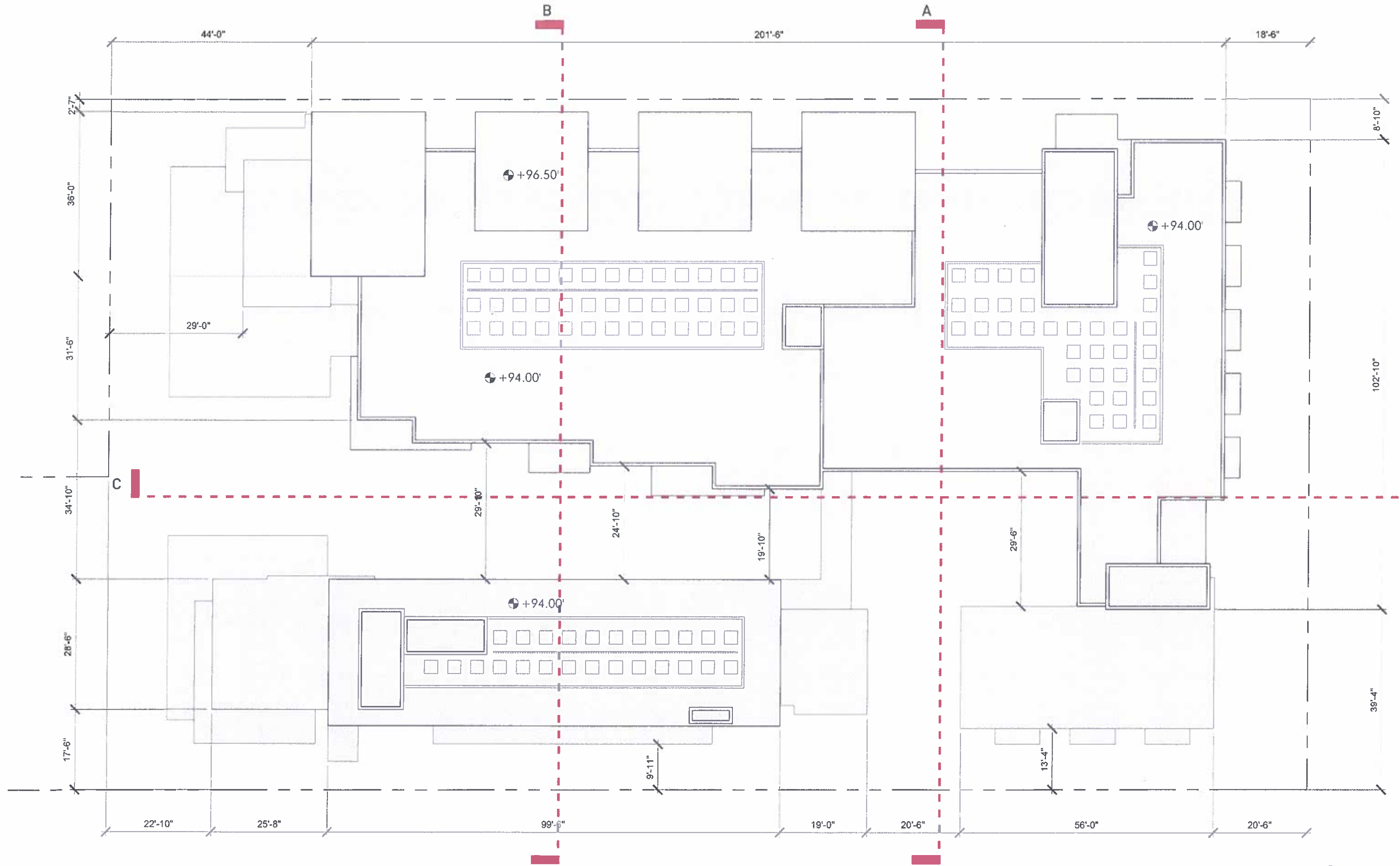




Legend ■ Hotel ■ Hotel Circulation ■ Hotel Amenity ■ Residential ■ Residential Circulation ■ Service

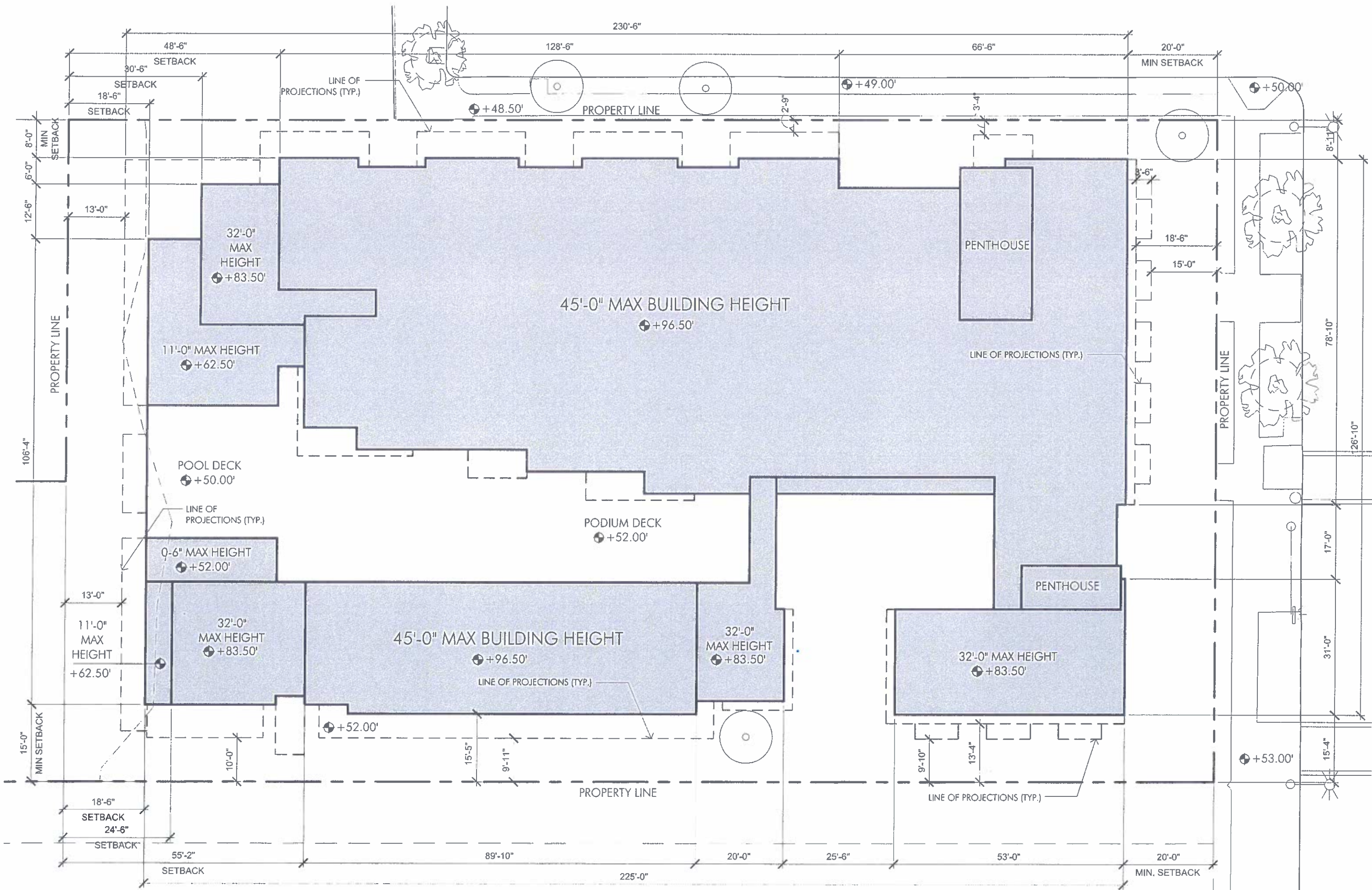


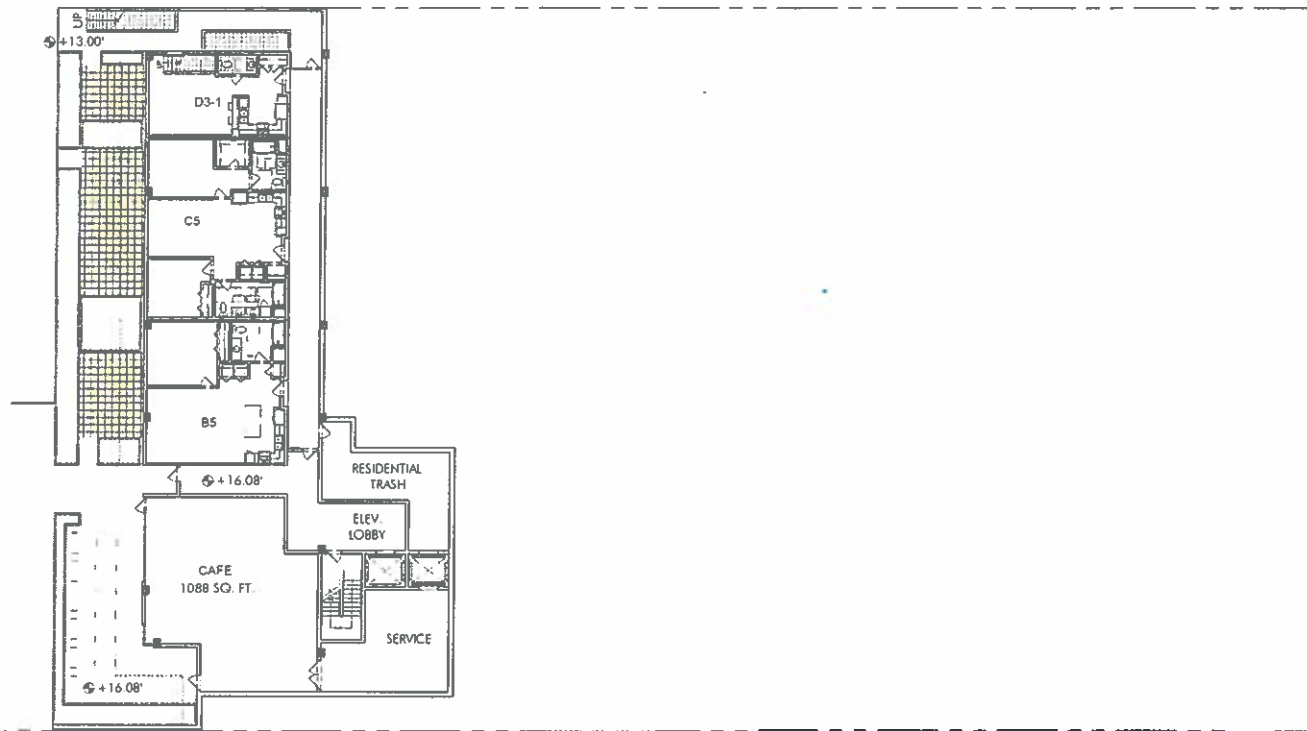
Fourth Floor Plan



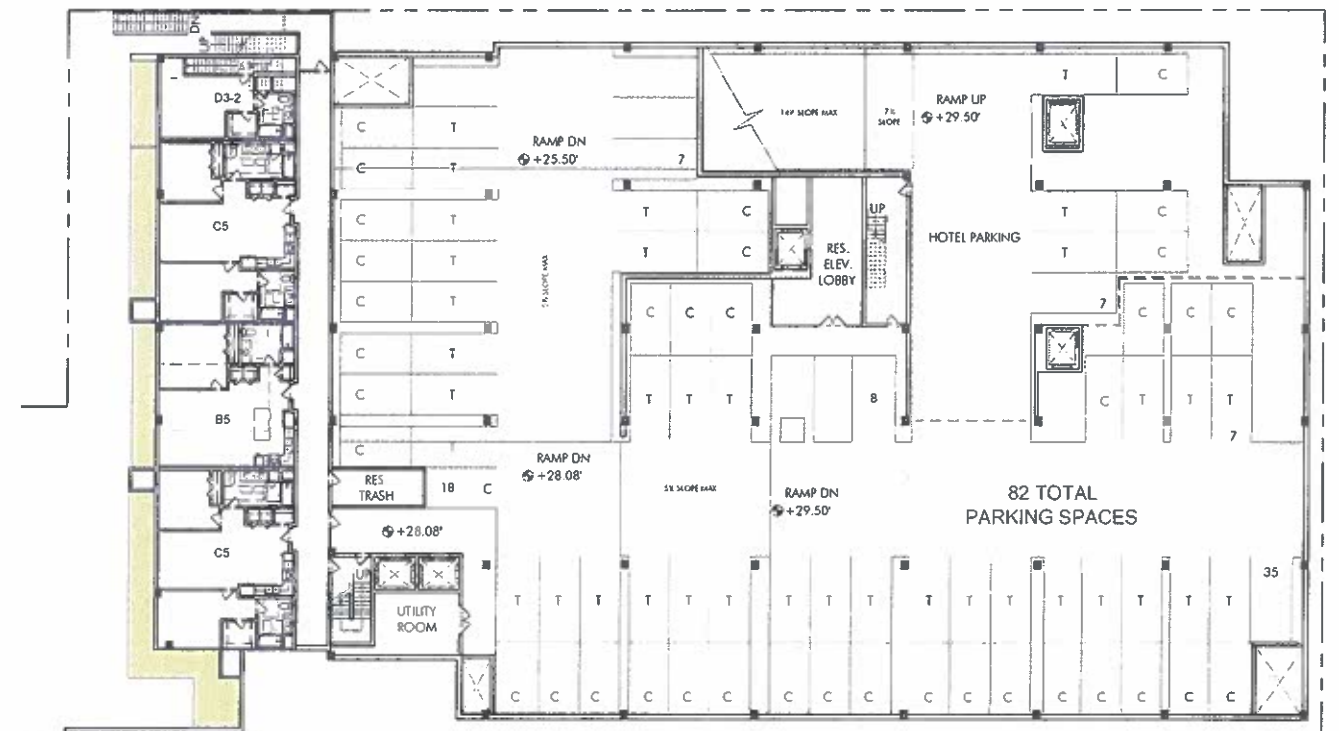
Legend: ■ Hotel ■ Hotel Circulation ■ Hotel Amenity ■ Residential ■ Residential Circulation ■ Service







P3 FLOOR PLAN
Residential Open Space - 812 SF



P2 FLOOR PLAN
Residential Open Space - 820 SF

Useable Open Space Summary

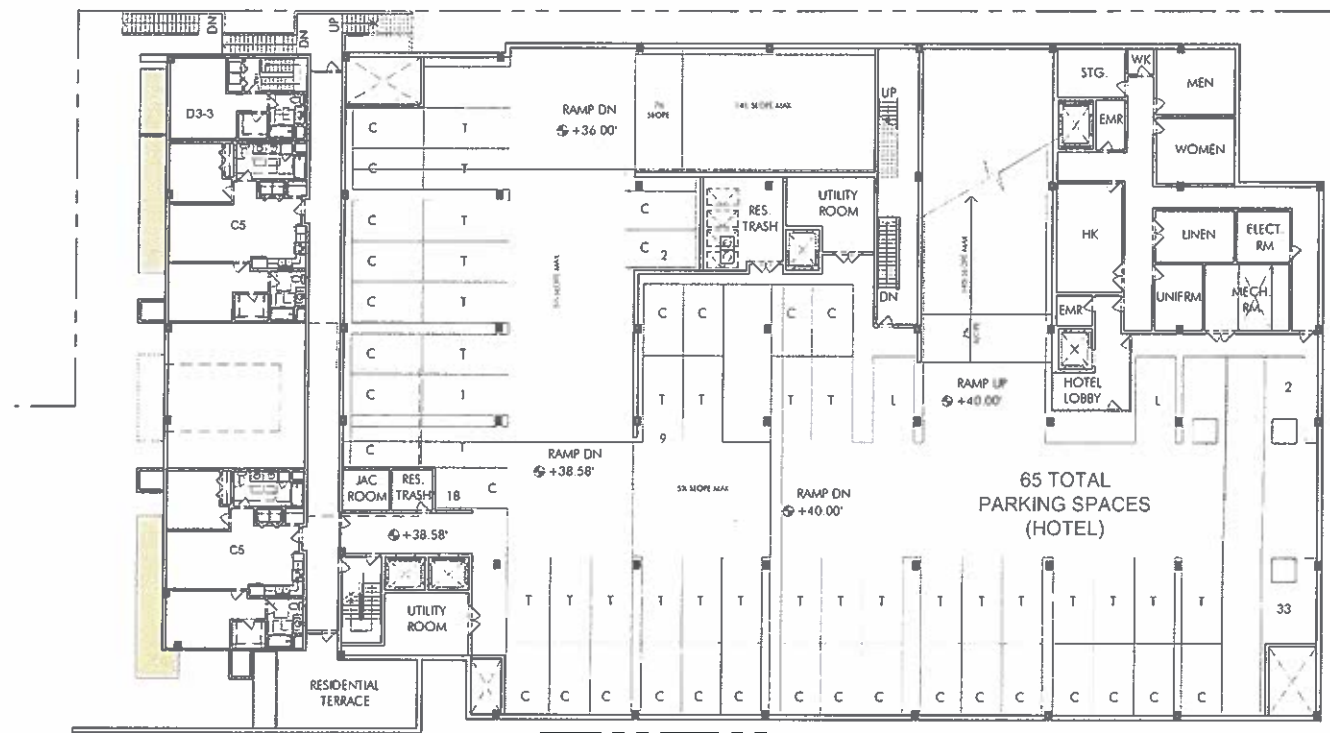
Hotel

TOTAL OPEN SPACE	5,061 SF
P3 FLOOR	0
P2 FLOOR	0
P1 FLOOR	0
GROUND FLOOR	843 SF
SECOND FLOOR	1,291 SF
THIRD FLOOR	1,530 SF
FOURTH FLOOR	1,397 SF

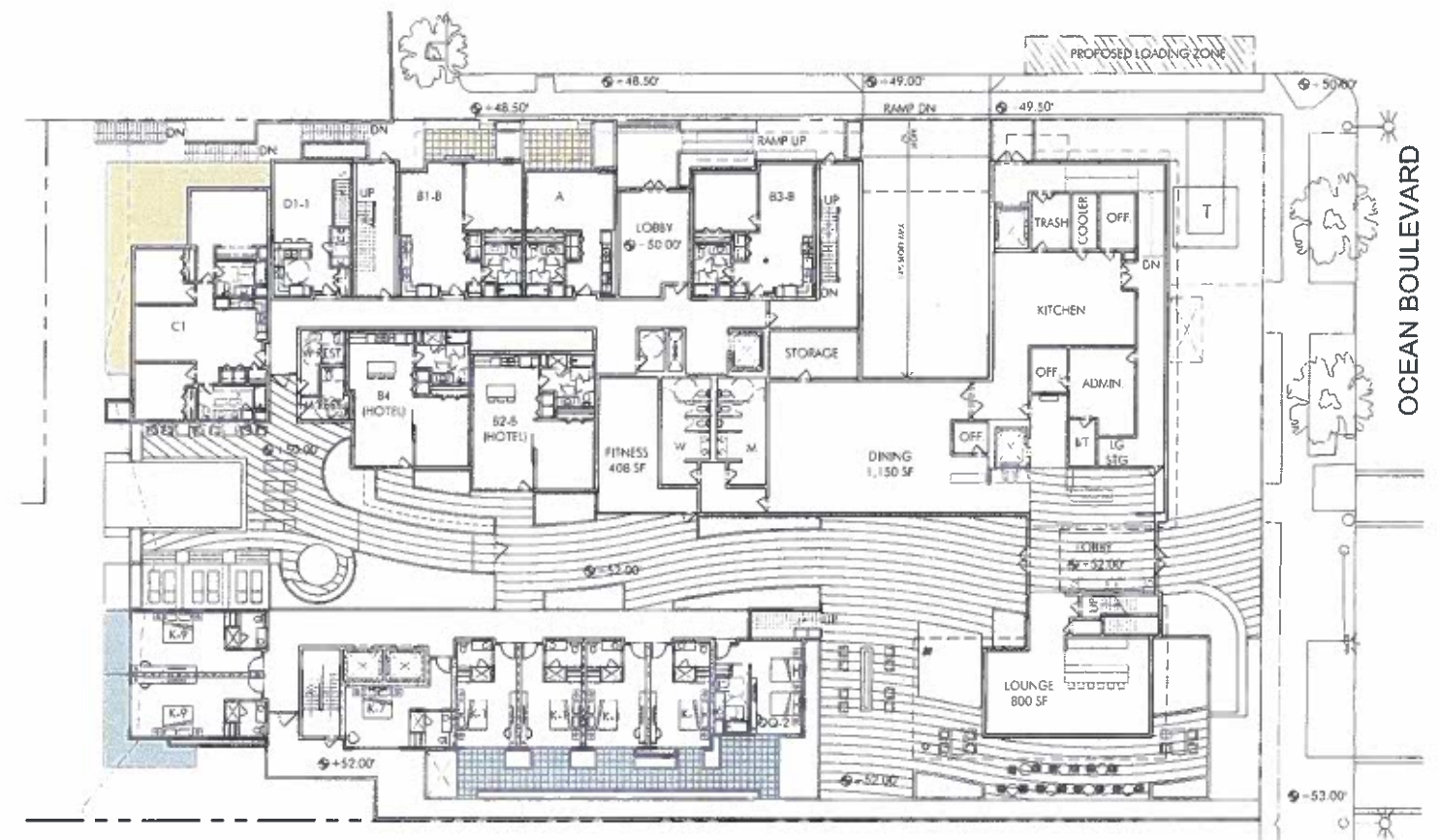
Residential

TOTAL OPEN SPACE	5,526 SF
P3 FLOOR	812 SF
P2 FLOOR	820 SF
P1 FLOOR	439 SF
GROUND FLOOR	687 SF
SECOND FLOOR	845 SF
THIRD FLOOR	746 SF
FOURTH FLOOR	1,177 SF

- RESIDENTIAL USEABLE OPEN SPACE
64 SF per unit required (Ocean Boulevard Planned Development District (PD-5))
- HOTEL USEABLE OPEN SPACE
64 SF per unit required (Ocean Boulevard Planned Development District (PD-5))



P1 FLOOR PLAN
Residential Open Space - 439 SF



GROUND FLOOR PLAN
Residential Open Space - 687 SF
Hotel Open Space - 843 SF

- RESIDENTIAL USEABLE OPEN SPACE**
 64 SF per unit required (Ocean Boulevard Planned Development District (PD-5))



- HOTEL USEABLE OPEN SPACE**
 64 SF per unit required (Ocean Boulevard Planned Development District (PD-5))



SECOND FLOOR PLAN
Residential Open Space - 812 SF
Hotel Open Space - 1,291 SF



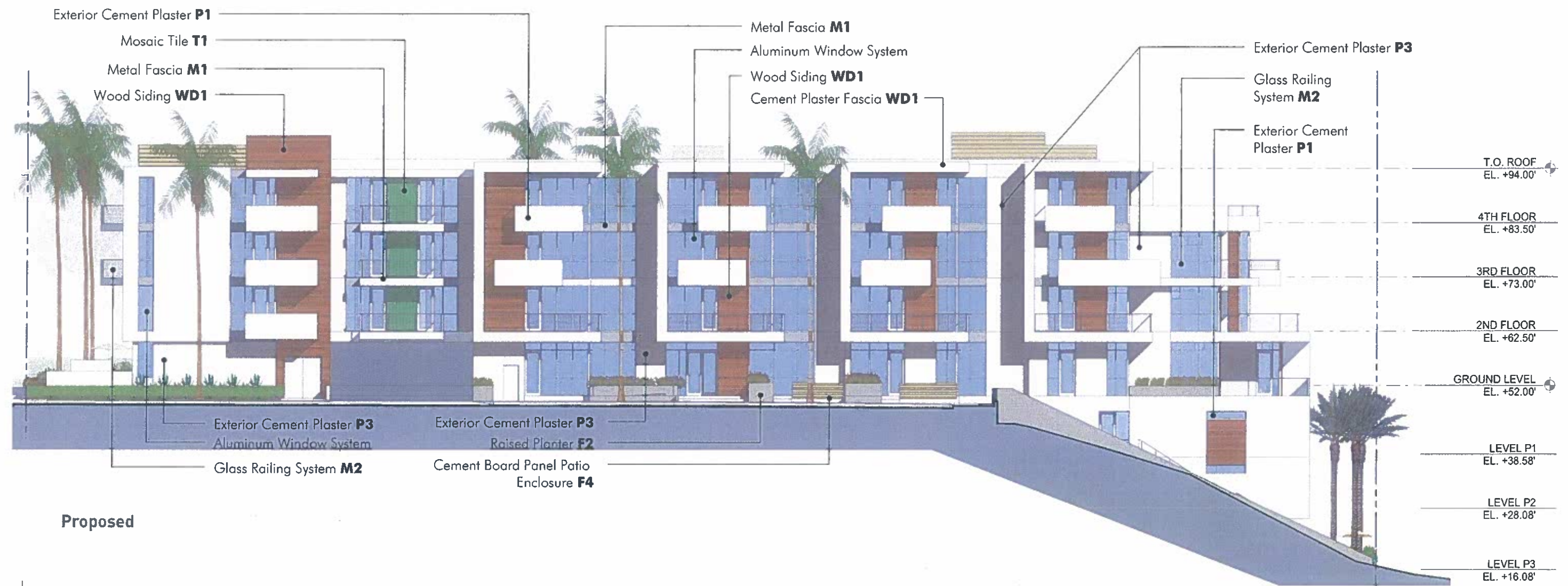
THIRD FLOOR PLAN
Residential Open Space - 820 SF
Hotel Open Space - 1,530 SF

-  RESIDENTIAL USEABLE OPEN SPACE
64 SF per unit required (Ocean Boulevard Planned Development District (PD-5))
-  HOTEL USEABLE OPEN SPACE
64 SF per unit required (Ocean Boulevard Planned Development District (PD-5))



FOURTH FLOOR PLAN
Residential Open Space - 820 SF
Hotel Open Space - 1,530 SF

-  RESIDENTIAL USEABLE OPEN SPACE
64 SF per unit required (Ocean Boulevard Planned Development District (PD-5))
-  HOTEL USEABLE OPEN SPACE
64 SF per unit required (Ocean Boulevard Planned Development District (PD-5))



Proposed



Previously Entitled





Proposed



Previously Entitled





Exterior Cement Plaster **P1**

Exterior Cement Plaster **P3**

Glass Railing System

T.O. ROOF
EL. +94.00'

4TH FLOOR
EL. +83.50'

3RD FLOOR
EL. +73.00'

2ND FLOOR
EL. +62.50'

GROUND LEVEL
EL. +52.00'

LEVEL P1
EL. +38.58'

LEVEL P2
EL. +28.08'

LEVEL P3
EL. +16.08'

Cement Board Panels **F4**
Aluminum Window System

Cement Plaster Fascia **P1**
Wood Siding **WD1**

Metal Fascia **M1**
Cement Plaster Fascia **P1**
Mosaic Tile **T1**

Exterior Cement Plaster **P3**

Exterior Cement Plaster **P1**

Metal Fascia **M1**

Metal Fascia **M1**

Exterior Cement Plaster **P1**

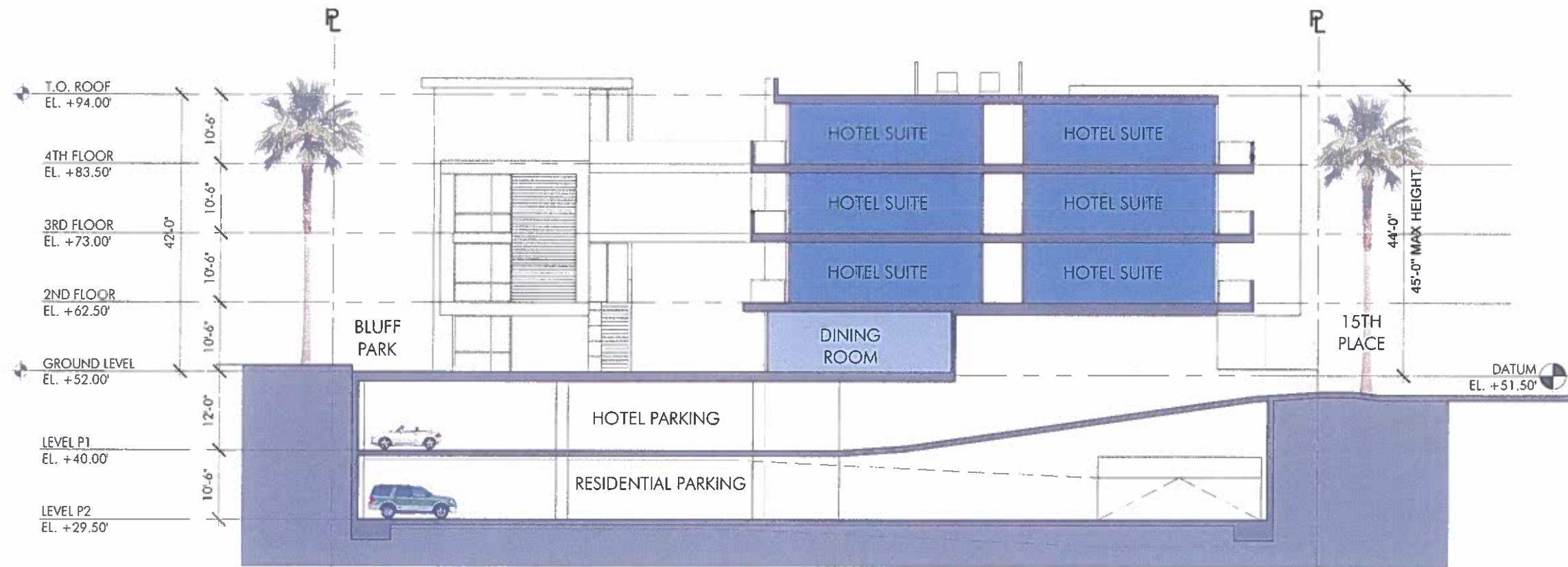
Proposed

T.O. ROOF
EL. +95.00'

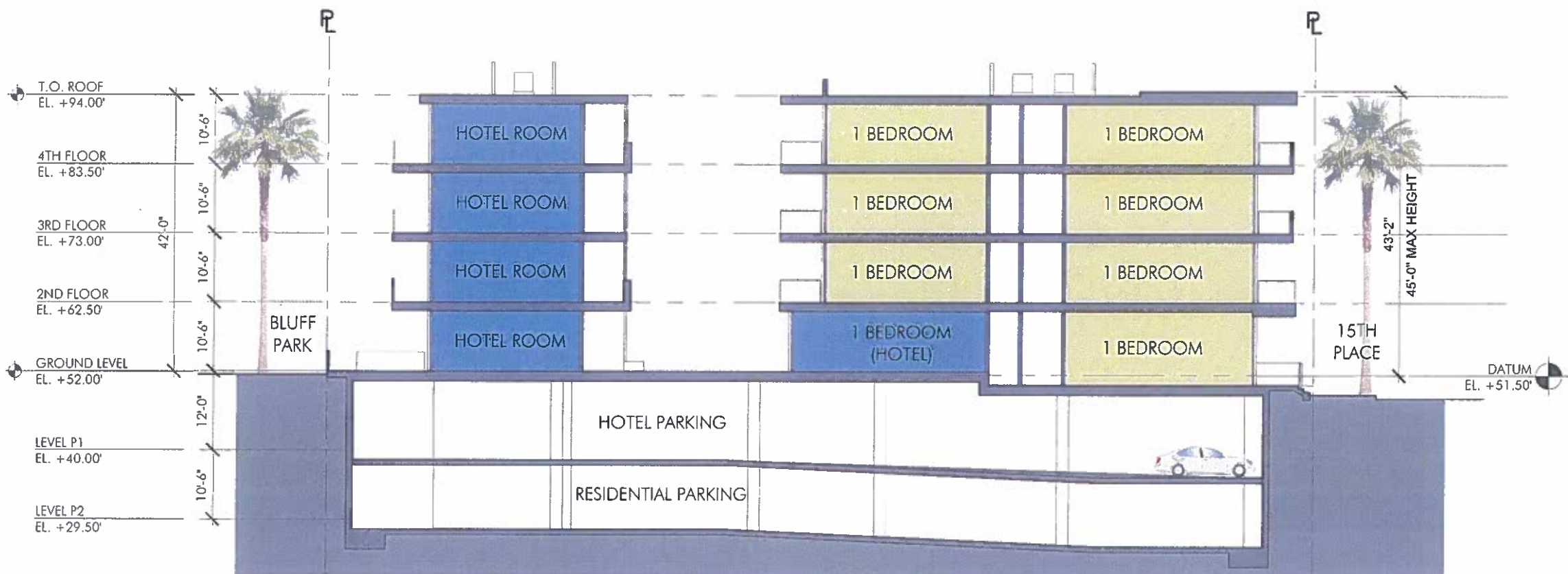
Previously Entitled

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Section A

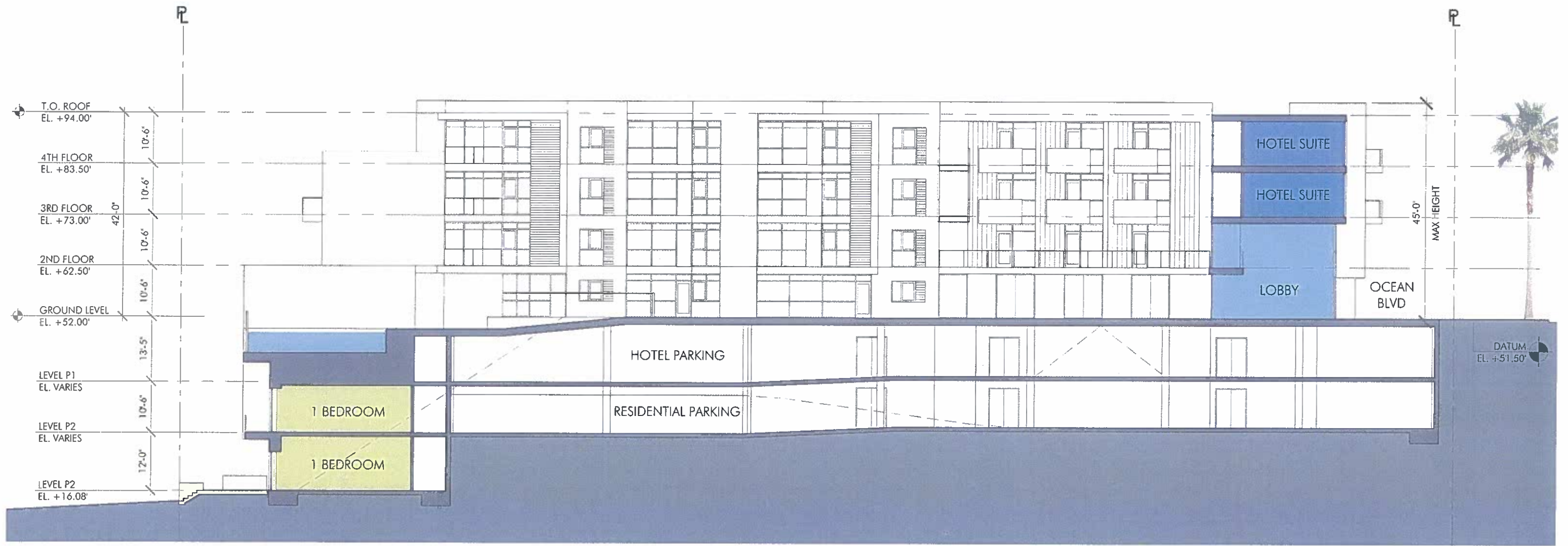


Section B

Legend

- Hotel
- Residential
- Hotel Amenity





Section C

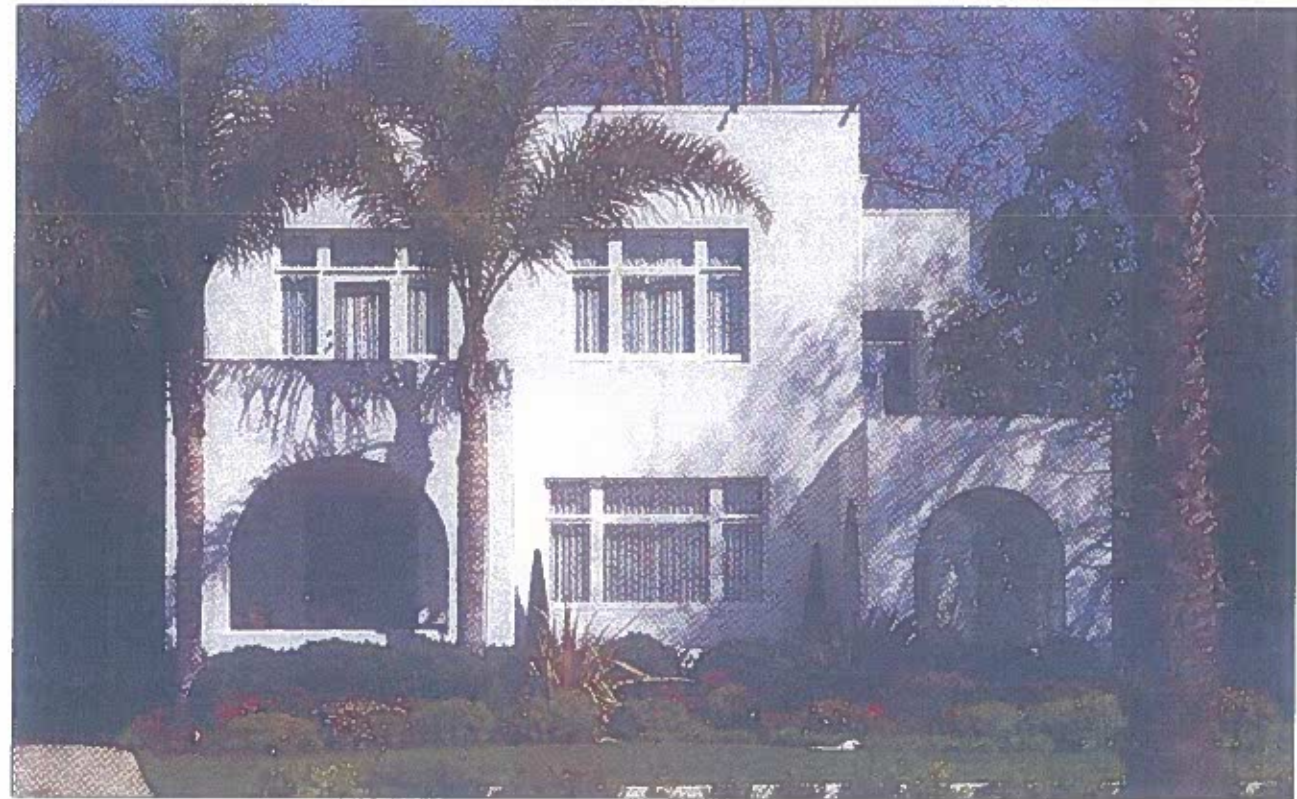
Legend

- Hotel
- Residential
- Hotel Amenity





Galaxy Tower



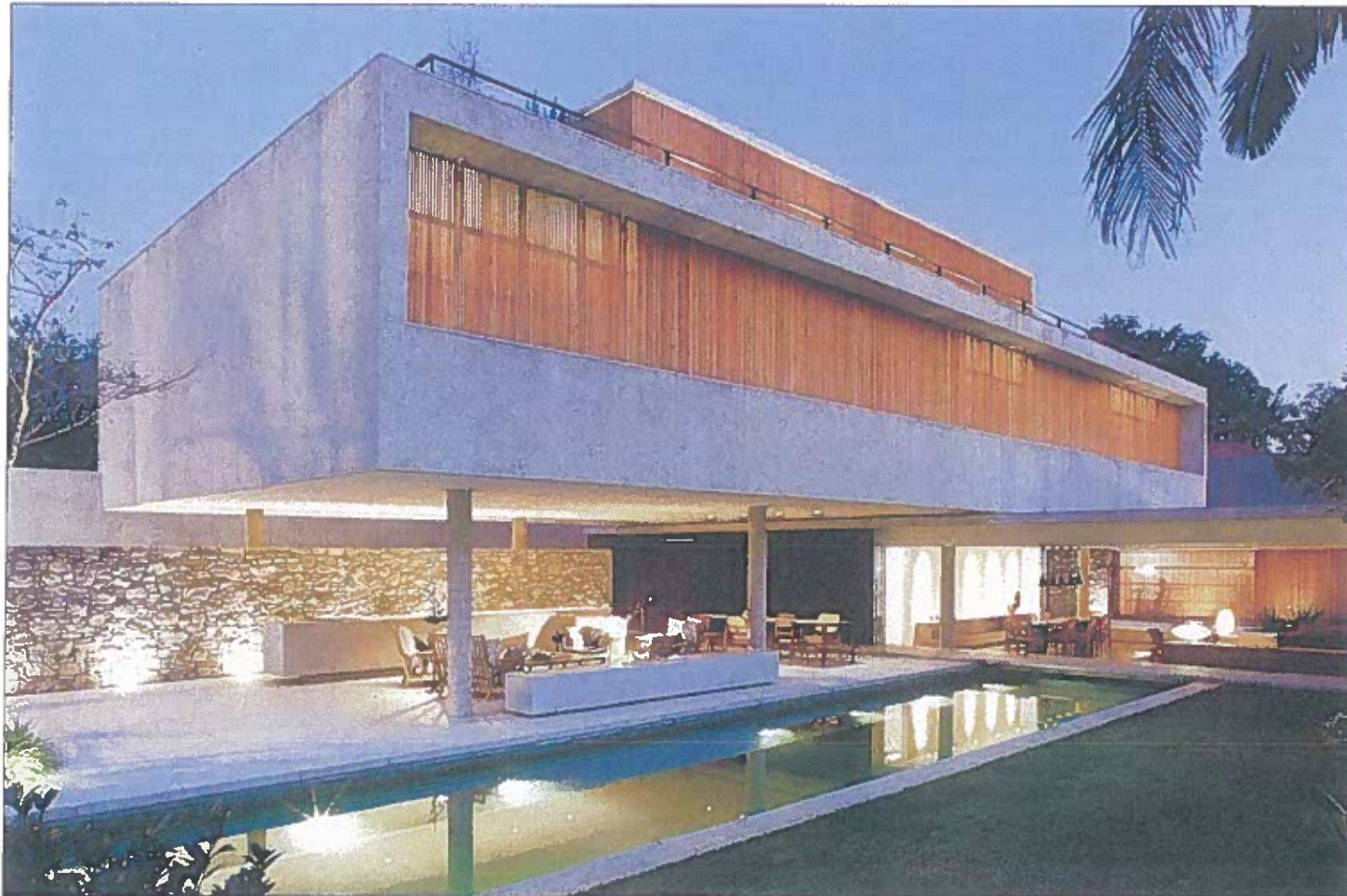
Residence by Irving Gill



Marina Tower model home



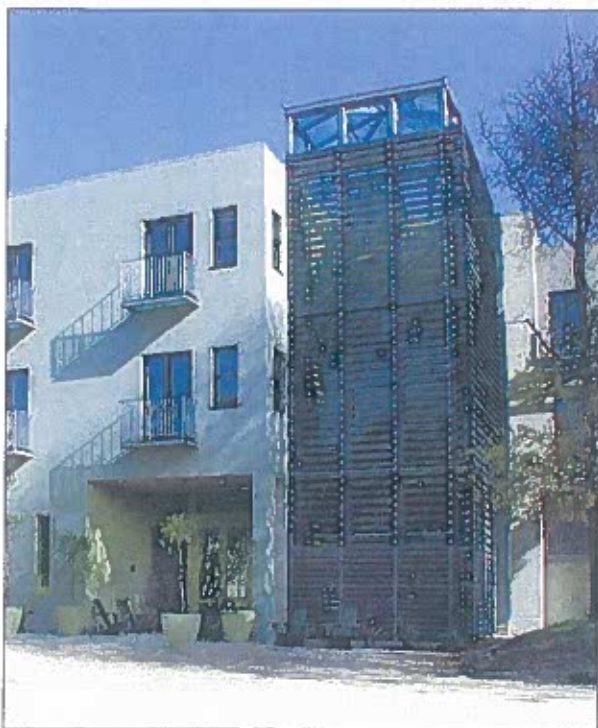
International Towers



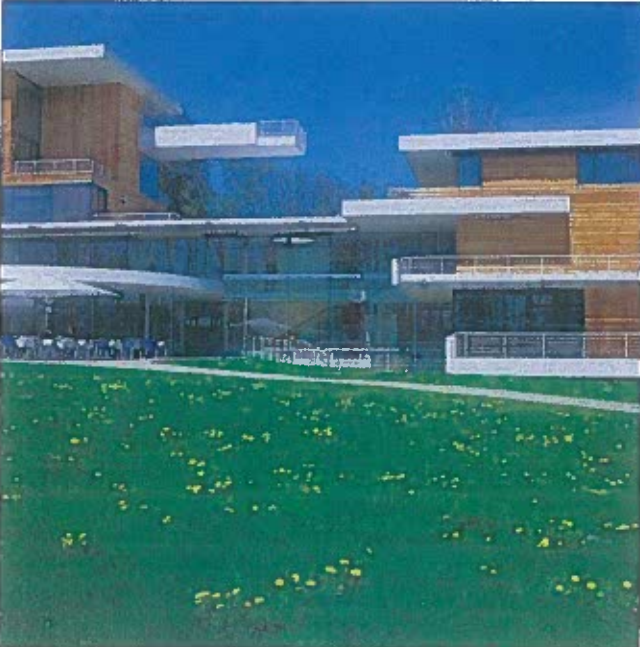
Reflecting Pool



Wood sun control screen



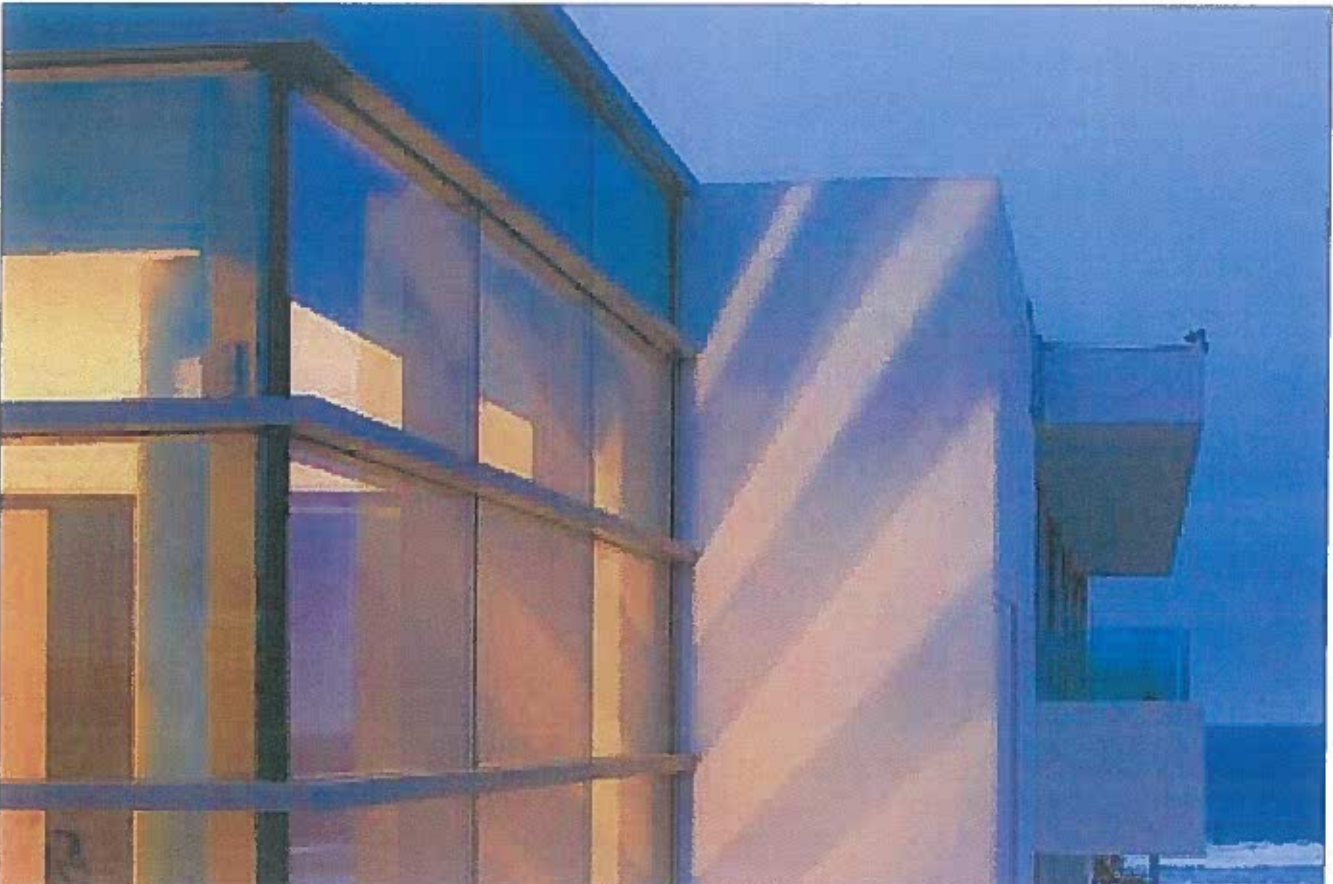
Glass stair tower with shade screens



Wood complimented with white plaster



Building supported by piers



Solid and void



Playful poolside seating area



Cabanas fronting pool



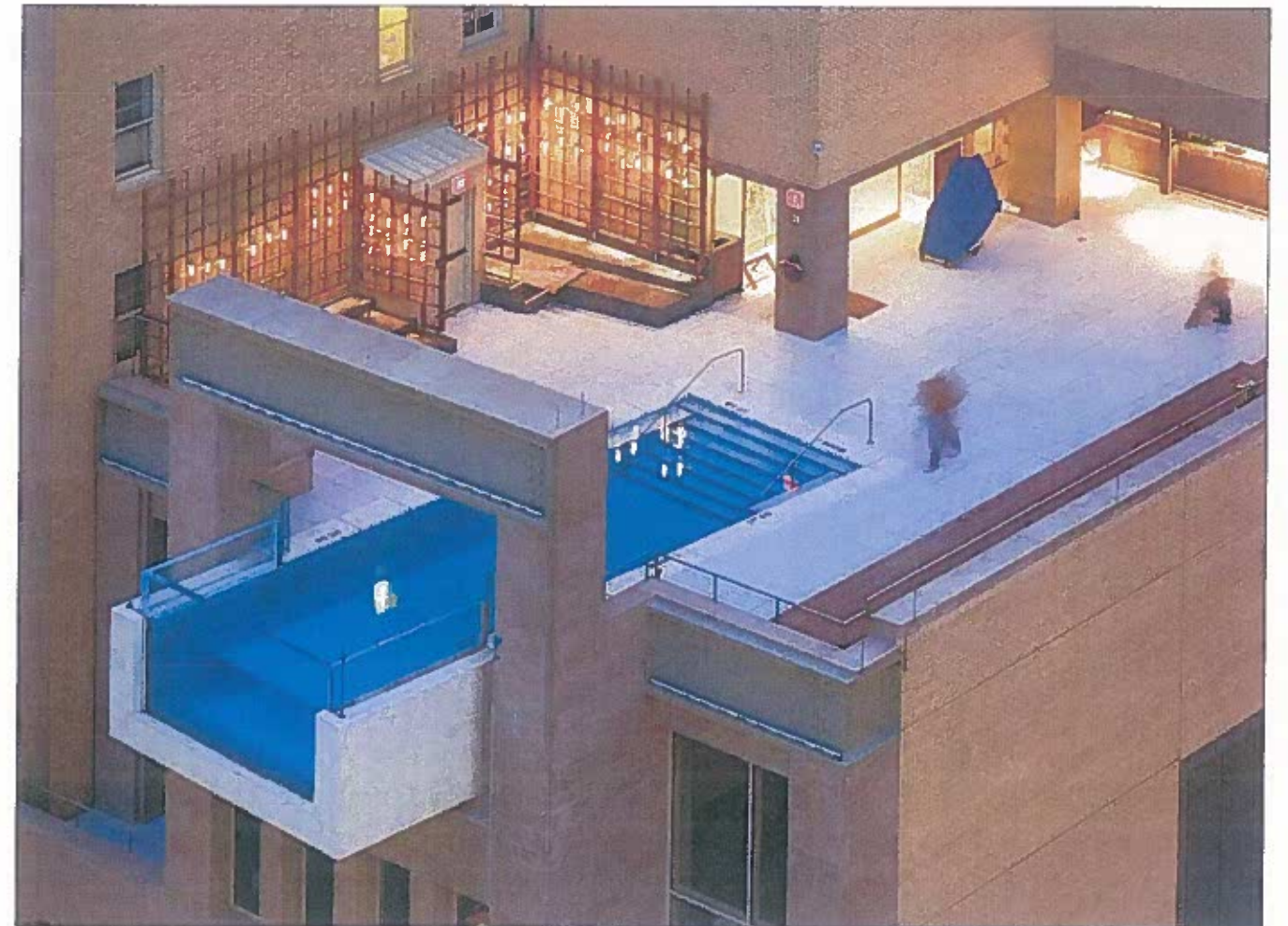
Infinity pool



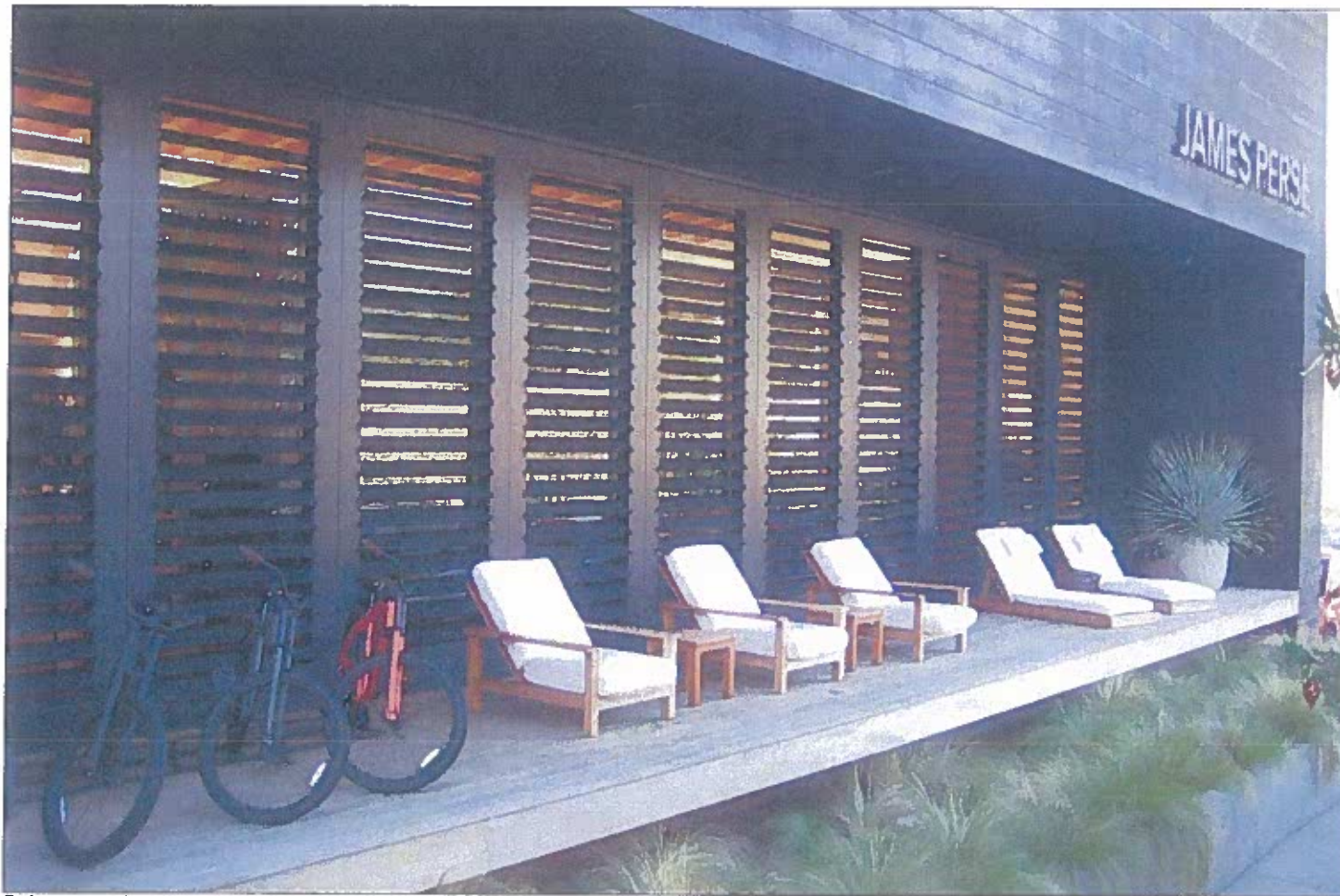
Pool restrooms integrated into architecture



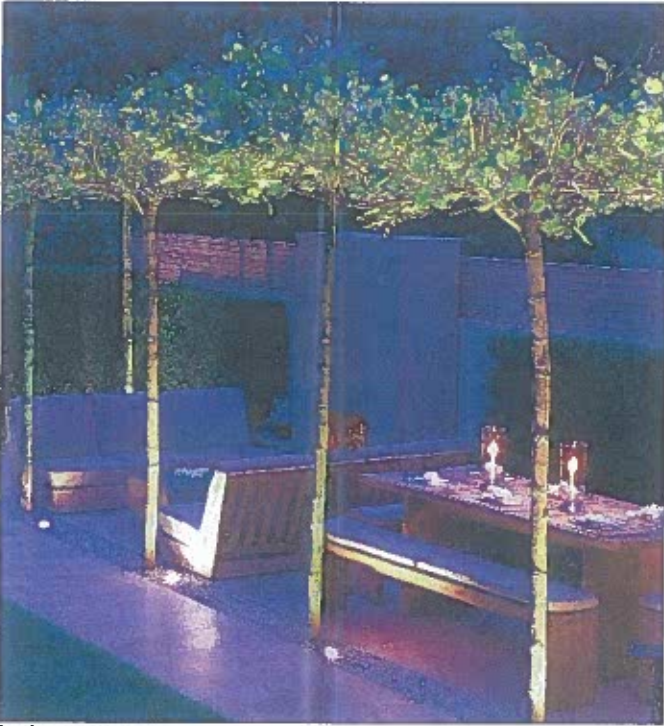
Floating private cabanas



Projecting pool



Private and public seating with coastal grass



Intimate seating area



Mid-century seating with iconic citrus landscape



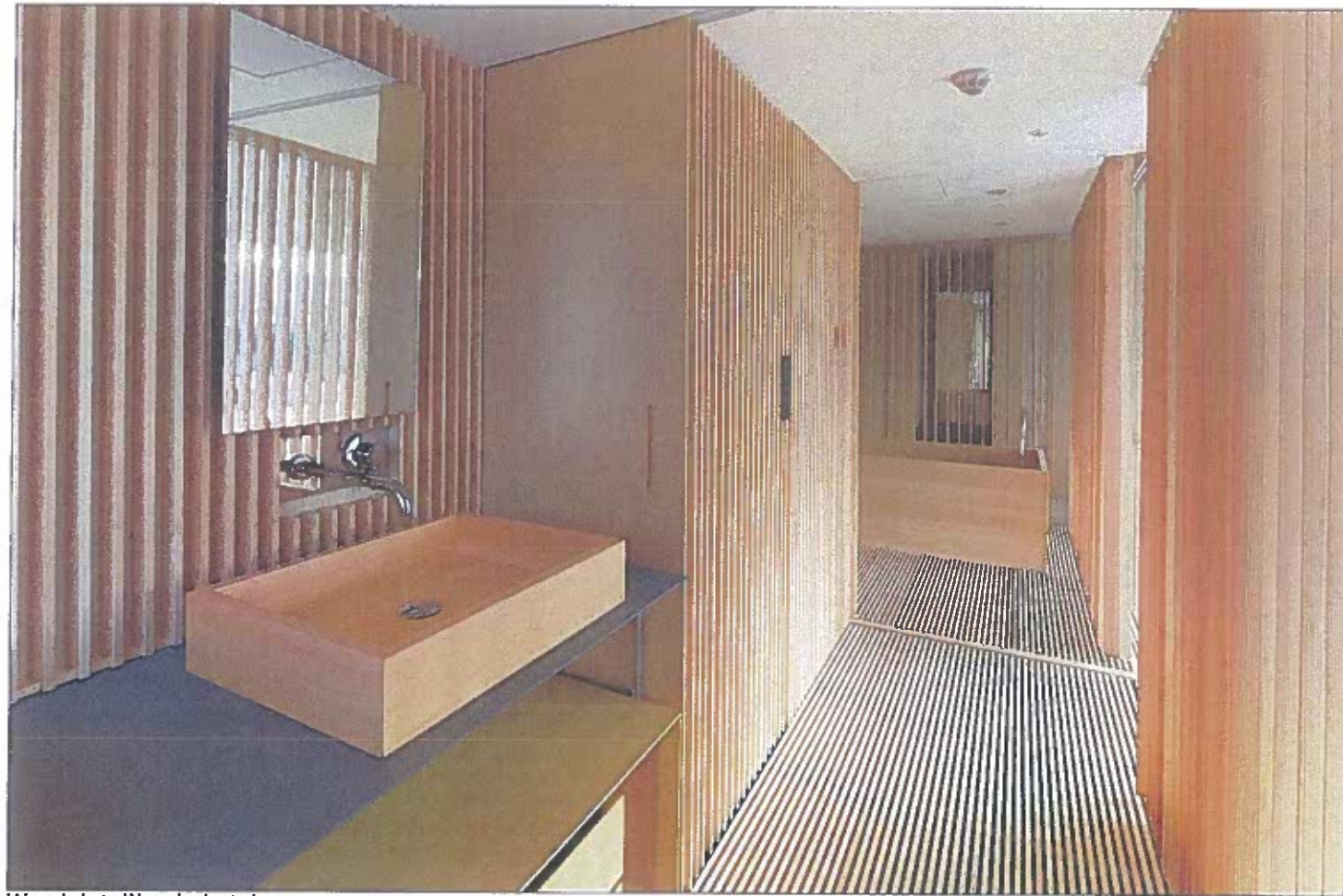
Outdoor drinking and dining areas



Fire pit



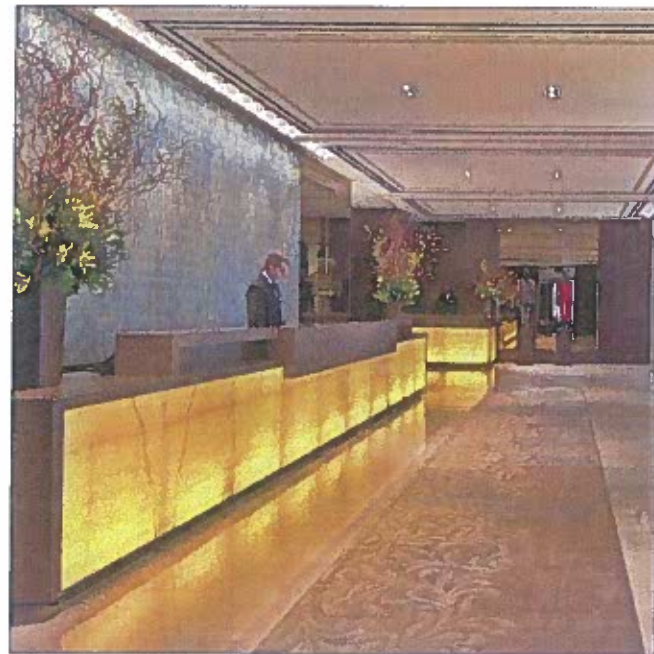
Wood decking with concrete seat wall define outdoor lounge



Wood detailing in hotel rooms



Openable walls to capture water view



Reception Desk



Open space between lobby, lounge and restaurant



Dramatic stair in double volume space

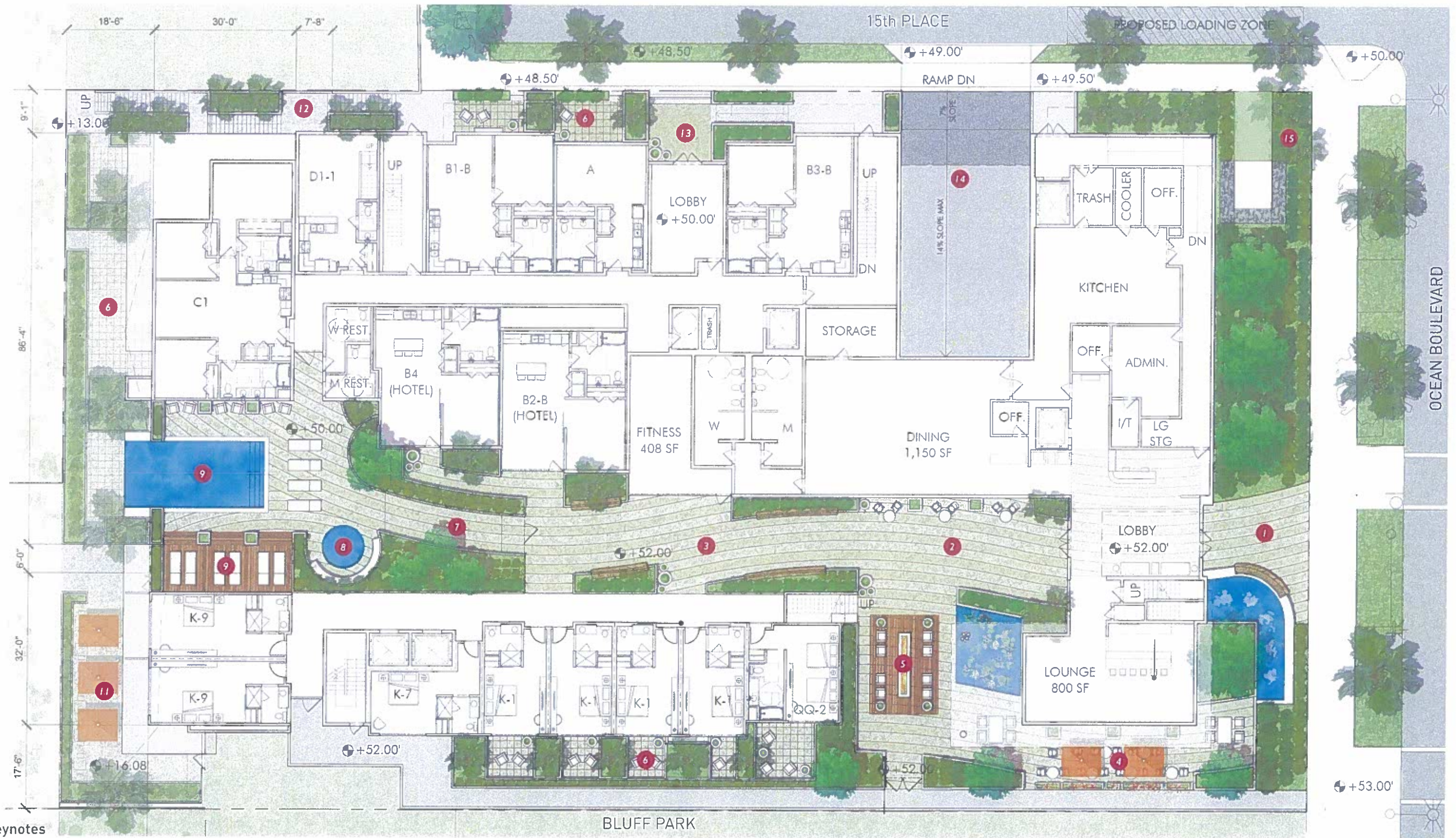


MATERIALS LEGEND

- C1** Dunn Edwards Paints DE4169 "Ink Mustache"
- C2** Dunn Edwards Paints DE5521 "Green Room"
- C3** Dunn Edwards Paints DE4214 "Pigeon Curry"
- C4** Dunn Edwards Paints GEAL47 "Sweet Berry"
- C5** Dunn Edwards Paints DE4131 "Candied Apples"
- C6** 1" Insulated Low-E Glazing
- C7** Simulated Sandstone Glazing
- C8** PPE - Solid Iron Wood
- C9** ASP Spin "Coal Old Zinc Gray"
- C10** CRJ 1485 "Viv Grey" All Glass Railing
- C11** Clear Anodized Aluminum
- C12** Brushed Stainless Steel
- T1** Hokaia glass mosaic #UA321 "Jade Blend"
- T2** Porcelanosa Plank Tile Series "Floresta"
- T3** Vantageby Glass Tile Lutong mosaic #M7.28 "Underwater"
- T4** Venetian Plasters 12x12 Mesh Mount "Troy"
- T5** Venetian Plasters 12x12 Mesh Mount "Graphic"
- T6** Intrepid Color and Concrete Davis Color #81078 "Sims"
- T7** Intrepid Color and Concrete Davis Color #81078 "Sims"
- T8** Smooth Formed Cement Plaster
- T9** Smooth Formed Cement "Gem"

Ocean AND Cherry
Long Beach, CA

studi@leven
Leven & Leven Architects at Perinetti + Ruth Architects



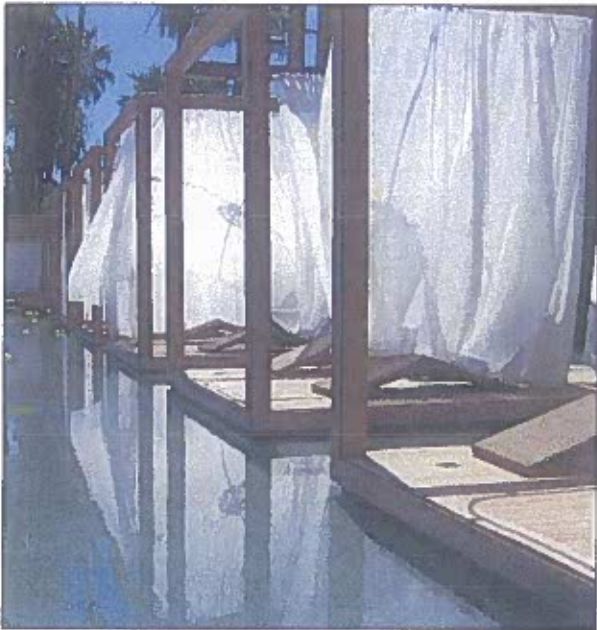
Keynotes

- | | | | | | | |
|--|--|---|--|--|--|---|
| <p>1 Entry Forecourt
Indoor/outdoor paving
Entry fountain
Built-in seating
Project signage</p> <p>2 Dining Patio
Movable seating
Potted plants</p> | <p>3 Paseo
Accent paving
Raised planters with built-in seating
Seaside plantings</p> <p>4 Lounge Patio
Movable seating
Indoor outdoor paving
Potted plants</p> | <p>5 Outdoor Lounge
Linear fire pit
Soft seating + tables
Wood decking
Koi pond + waterplants
Lush planting</p> <p>6 Private patios
Outdoor rugs
Privacy planting</p> | <p>7 Pool Ramp
Accent paving
Lushly planted
Accent palms + lights
Pool fence and gate</p> <p>8 Spa
Built-in seating
Privacy planting</p> | <p>9 Poolside Cabanas
Wood decking
Fabric privacy screens
Soft seating</p> <p>10 Pool deck
Infinity edge pool
Soft seating
Lush planting
Poolside bar area</p> | <p>11 Beachside Cafe
Movable seating
Colorful umbrellas
Raised planters with Seaside planting</p> <p>12 Coastal Access Walk
Raised planters with accent palms
Seaside planting</p> | <p>13 Residential Entry
Indoor/outdoor paving
Accent planting + lighting
Potted plants</p> <p>14 Vehicular Entry</p> <p>15 Transformer Screen/
Project signage</p> |
|--|--|---|--|--|--|---|





Objects appear to float with lighting



Cabana decks with fabric privacy screens



Pedestrian bridge



Succulent planting



Playful landscape



Stone or shell paving



Coastal grasses with succulents