

SITE PLAN REVIEW SUBMITTAL

100 LONG BEACH BLVD

PROJECT SUMMARY

LOT AREA:	37,252 S F±
EXISTING PARKING PER ALTA SURVEY:	153
PROPOSED PARKING:	163
OPEN SPACE REQUIREMENT:	7,450 S.F.
OPEN SPACE PROVIDED:	
GROUND FLOOR	4,171 S.F.
PENTHOUSE ROOF DECK	4,467 S.F.
	<u>8,636 S.F.</u>

COMMERCIAL	TOTAL
SOUTH PAVILION	1,921 S.F.
NEW S/W CORNER OF PARKING GARAGE	1,700 S.F.

UNIT SUMMARY BY FLOOR:

	STUDIO	1 BR	2 BR	LIVE/WORK MEZZ UNITS	TOTAL
LOWER COURTYARD	6	0	0	0	6
1ST	0	1	0	9	10
2ND	4	9	2	0	15
3RD	4	9	2	0	15
4TH	4	9	2	0	15
5TH	4	9	2	0	15
6TH	4	9	2	0	15
7TH	4	9	2	0	15
8TH	4	9	2	0	15
9TH	4	9	2	0	15
10TH	3	8	3	0	14
ROOF PENTHOUSE	0	0	6	0	6
TOTAL	41	81	25	9	156

UNIT COUNT OF UNITS SMALLER THAN 650 S.F. = 89

	STUDIO	1 BR	2 BR	LIVE/WORK MEZZ UNITS	TOTAL
TOTAL NET S.F.	22,224 S.F.	52,135 S.F.	29,199 S.F.	9,009 S.F.	112,567 S.F.

	STUDIO	1 BR	2 BR	LIVE/WORK MEZZ UNITS	TOTAL AVERAGE
AVERAGE UNIT S.F.	542 S.F.	644 S.F.	1,168 S.F.	1,001 S.F.	722 S.F.

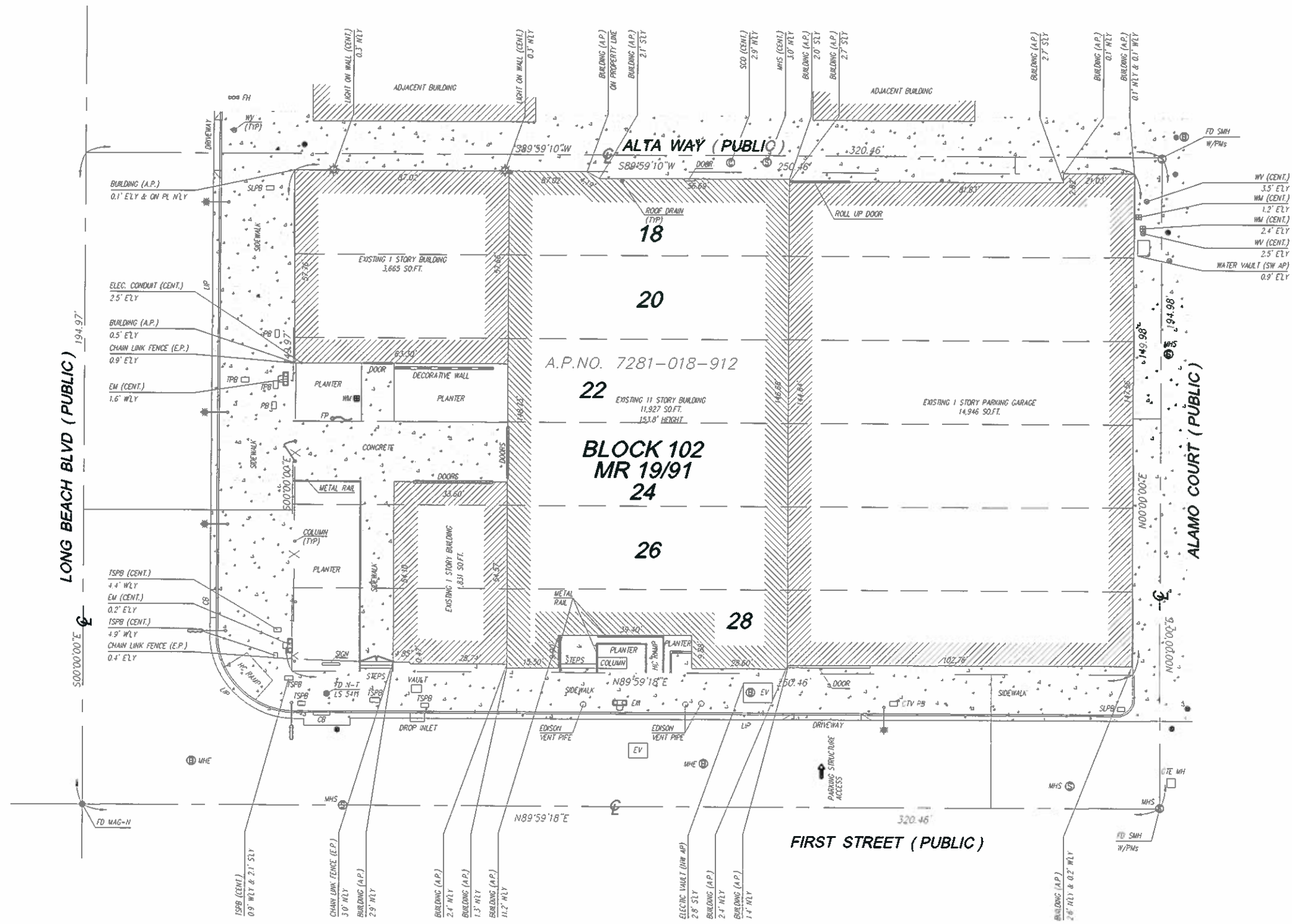
MINIMUM UNIT SIZE PROVIDED: 455 S.F.
MINIMUM UNIT SIZE PERMITTED: 450 S.F.

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1 0 0 L O N G B E A C H B O U L E V A R D

COVER SHEET &
PROJECT SUMMARY

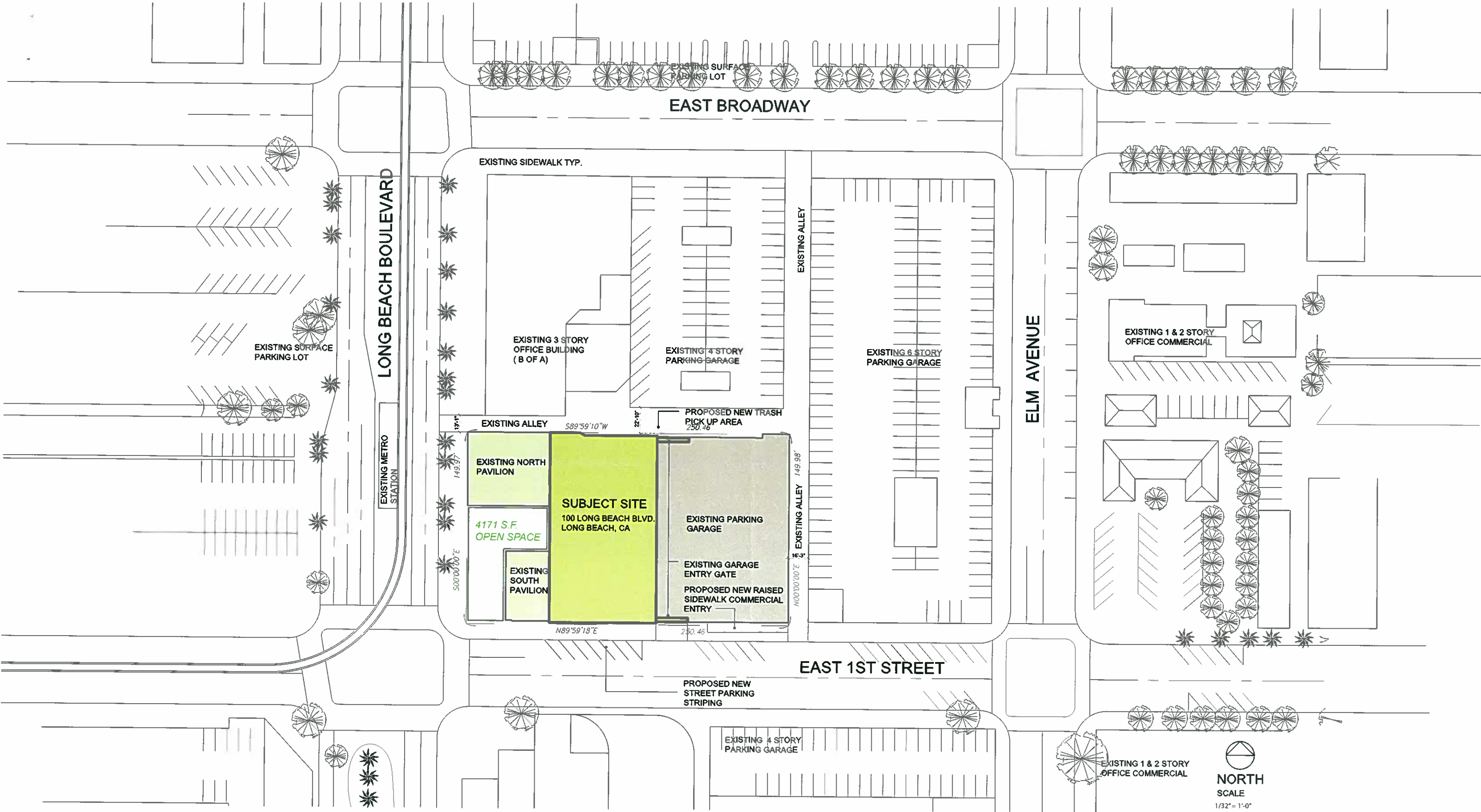


SCALE
 1/32" = 1'-0"
**ALTA
 SURVEY OF
 EXISTING
 SITE**

1 0 0 L O N G B E A C H B O U L E V A R D

NAKADA + ASSOCIATES ARCHITECTS
 OWNER - 100 LBB REAL ESTATE LLC

SHEET
C - 1

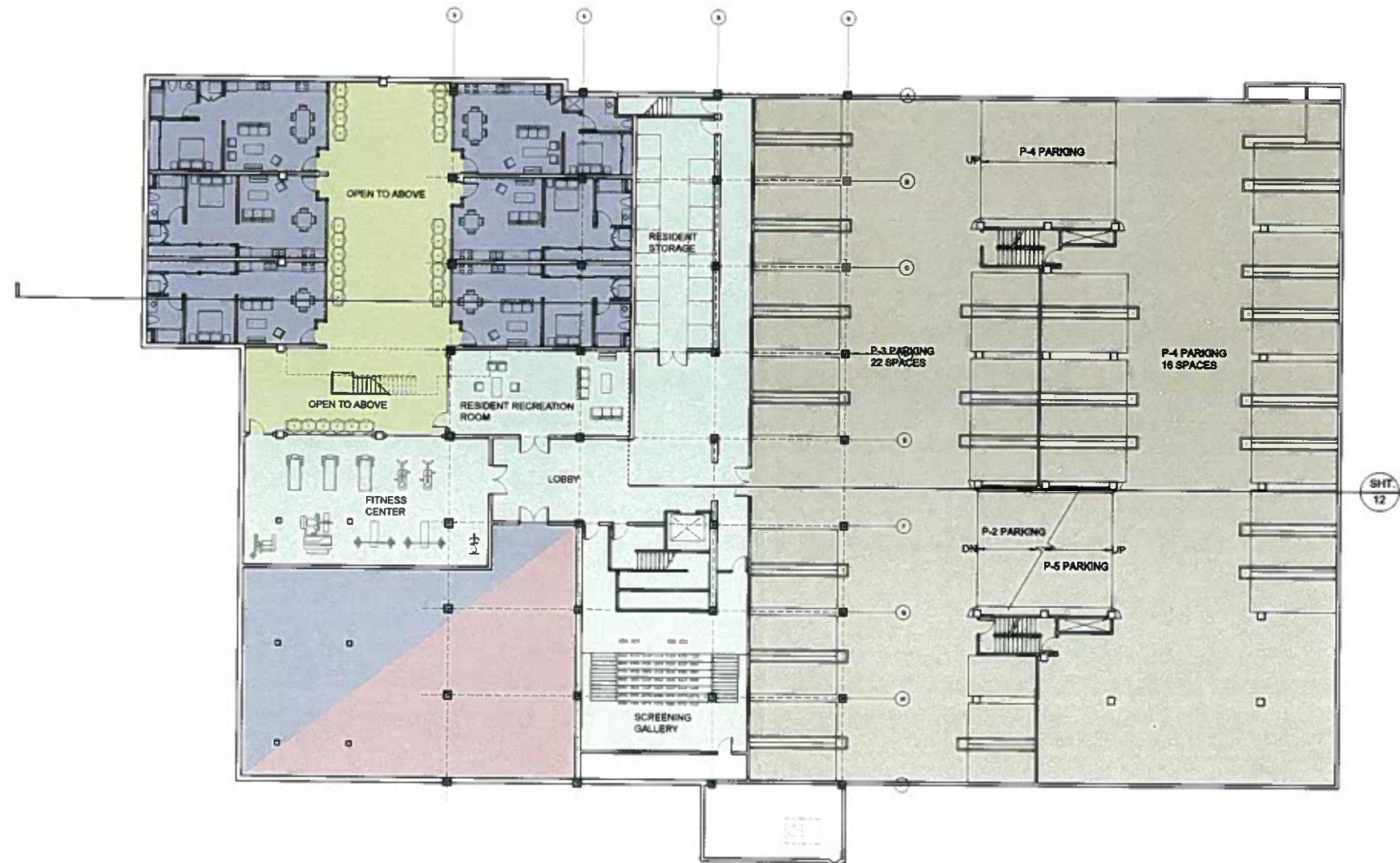


1 0 0 L O N G B E A C H B O U L E V A R D

NAKADA + ASSOCIATES ARCHITECTS
 OWNER - 100 LBB REAL ESTATE LLC

NORTH
 SCALE
 1/32" = 1'-0"

SITE PLAN
 SHEET
 1



- LEGEND**
- COMMERCIAL
 - RESIDENTIAL
 - COMMON AREA
 - OUTDOOR AREA
 - PARKING

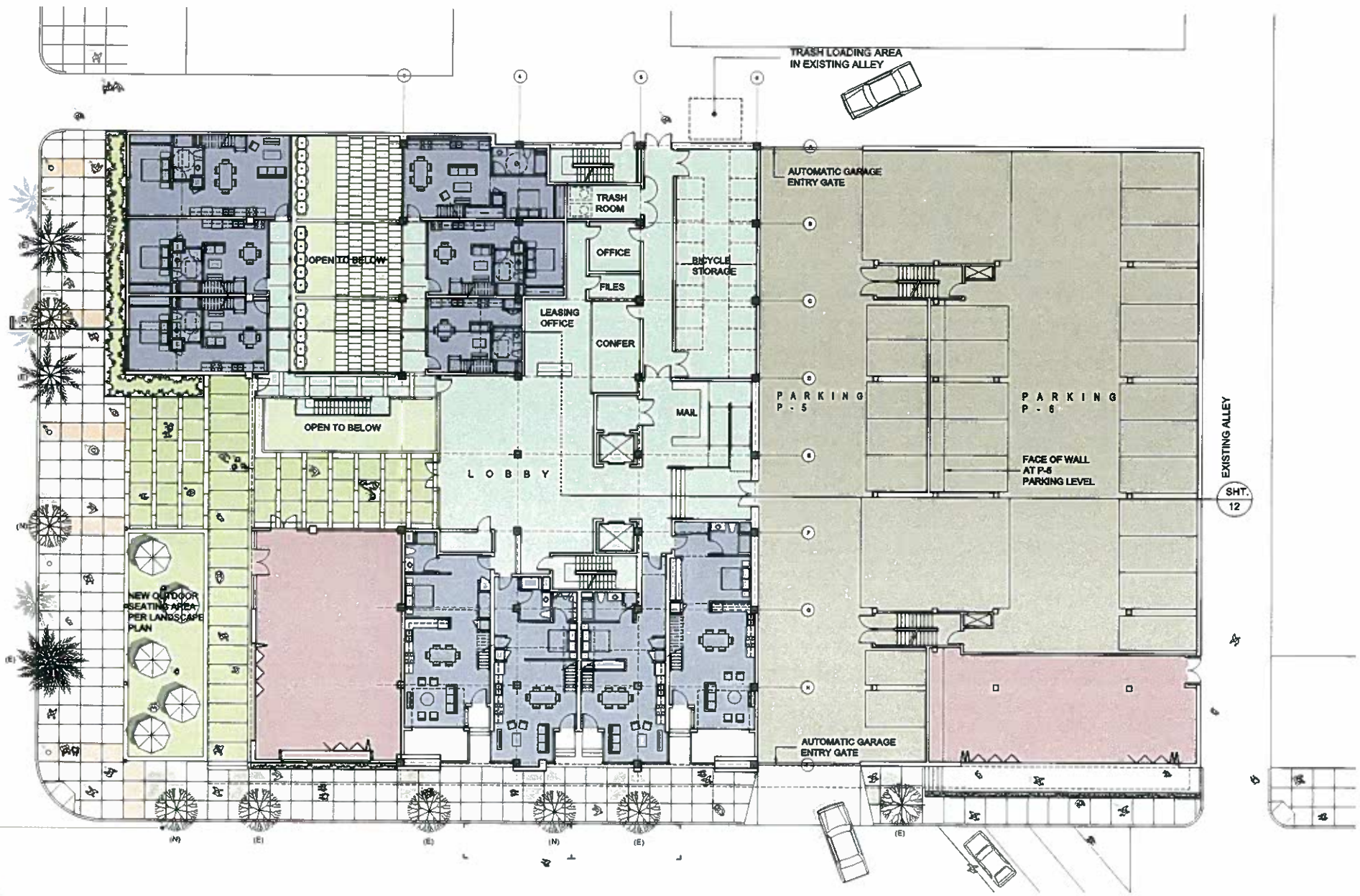
SCALE
1/32" = 1'-0"

1 0 0 L O N G B E A C H B O U L E V A R D

NAKADA + ASSOCIATES ARCHITECTS
OWNER - 100 LBB REAL ESTATE LLC

**BASEMENT
PLAN**

SHEET
2



EXISTING (E) AND PROPOSED NEW (N) STREET TREES

LEGEND

- COMMERCIAL
- RESIDENTIAL
- COMMON AREA
- OUTDOOR AREA
- PARKING



SCALE
1/32" = 1'-0"

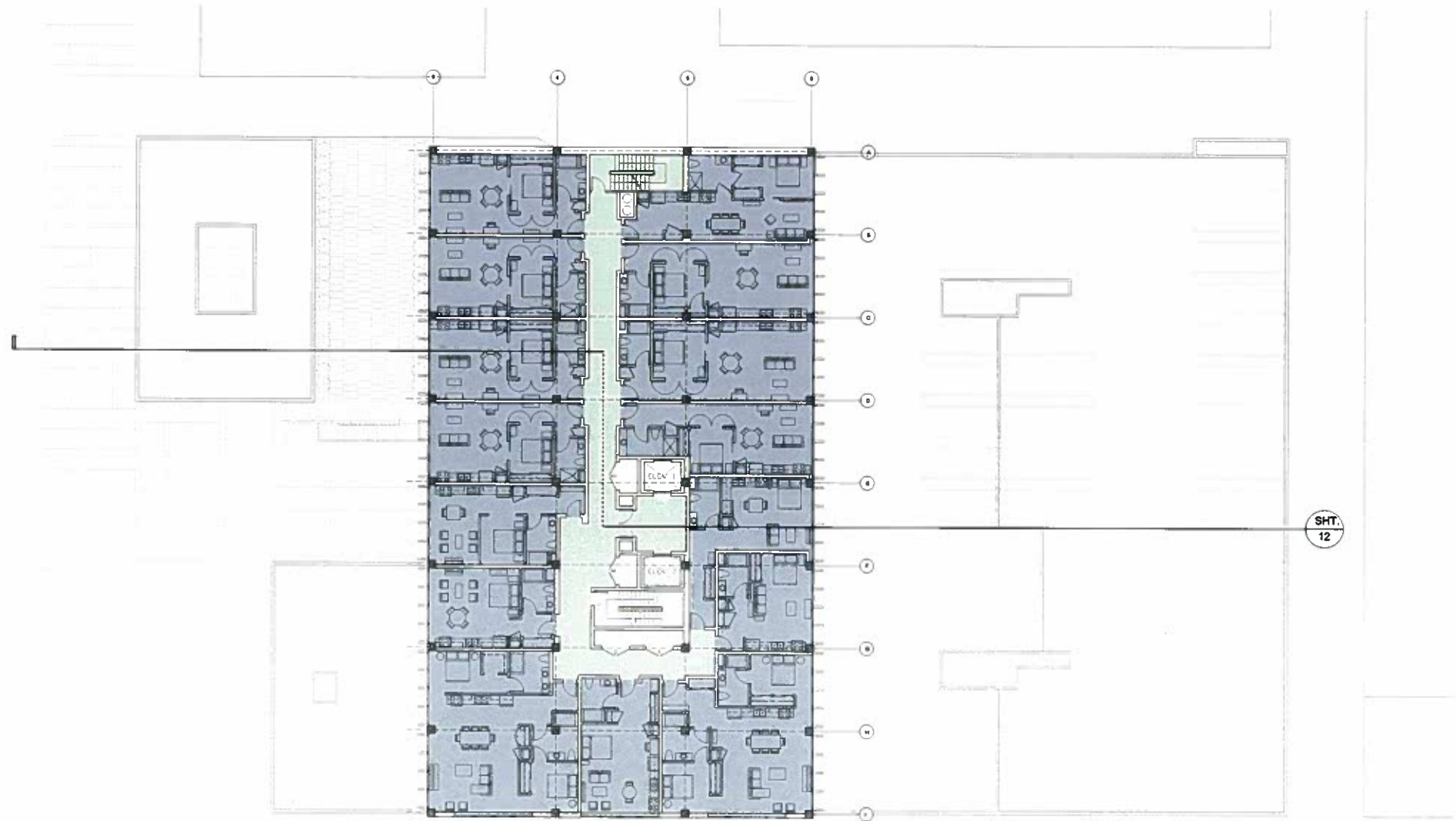
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NAKADA + ASSOCIATES ARCHITECTS
OWNER - 100 LBB REAL ESTATE LLC

GROUND FLOOR PLAN

SHEET

3



LEGEND

- COMMERCIAL
- RESIDENTIAL
- COMMON AREA
- OUTDOOR AREA
- PARKING



SCALE
1/32" = 1'-0"

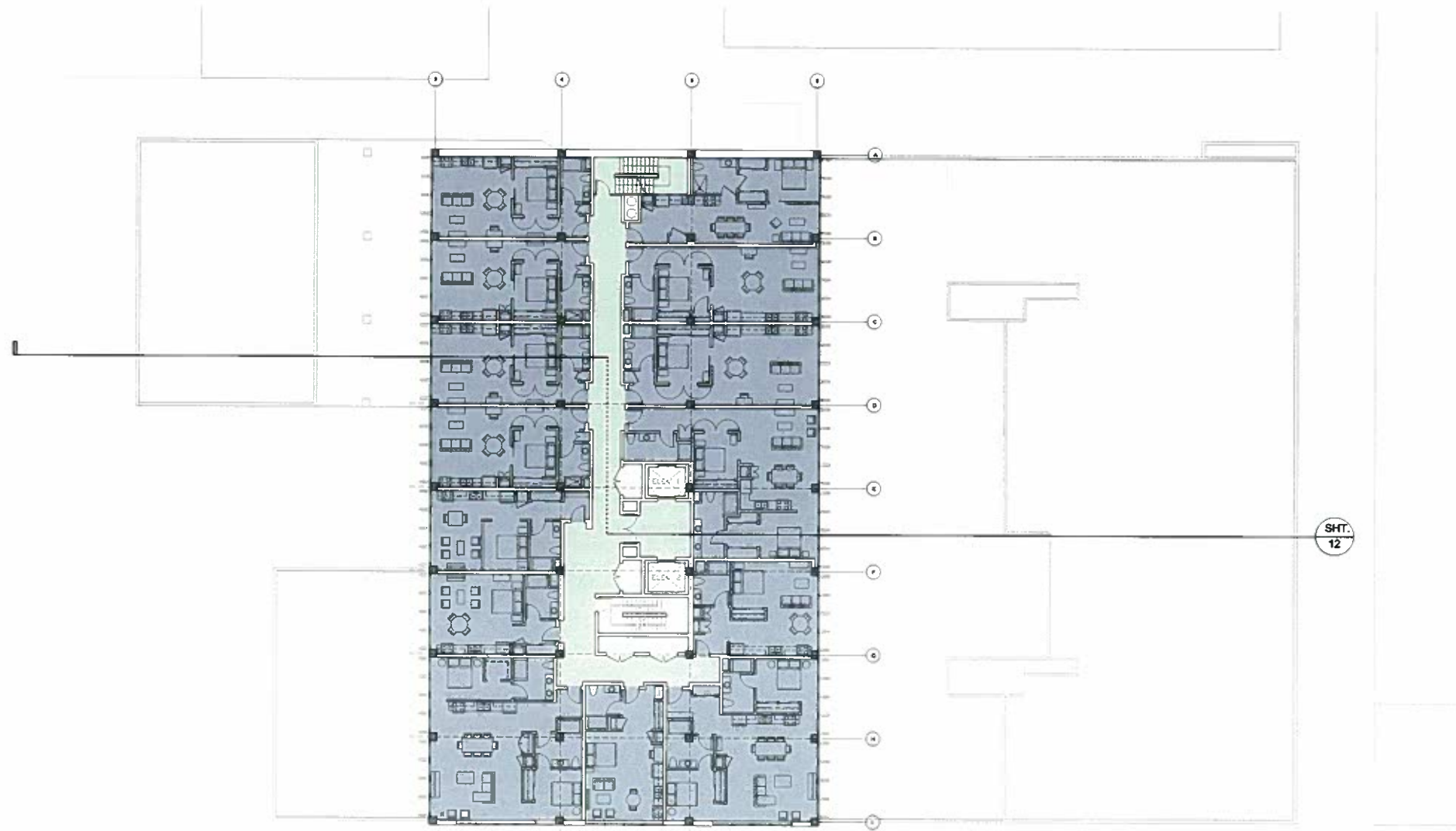
**SECOND
THRU NINTH
FLOOR PLAN**

SHEET

4

1 0 0 L O N G B E A C H B O U L E V A R D

NAKADA + ASSOCIATES ARCHITECTS
OWNER - 100 LBB REAL ESTATE LLC



- LEGEND**
- COMMERCIAL
 - RESIDENTIAL
 - COMMON AREA
 - OUTDOOR AREA
 - PARKING


SCALE
 1/32" = 1'-0"

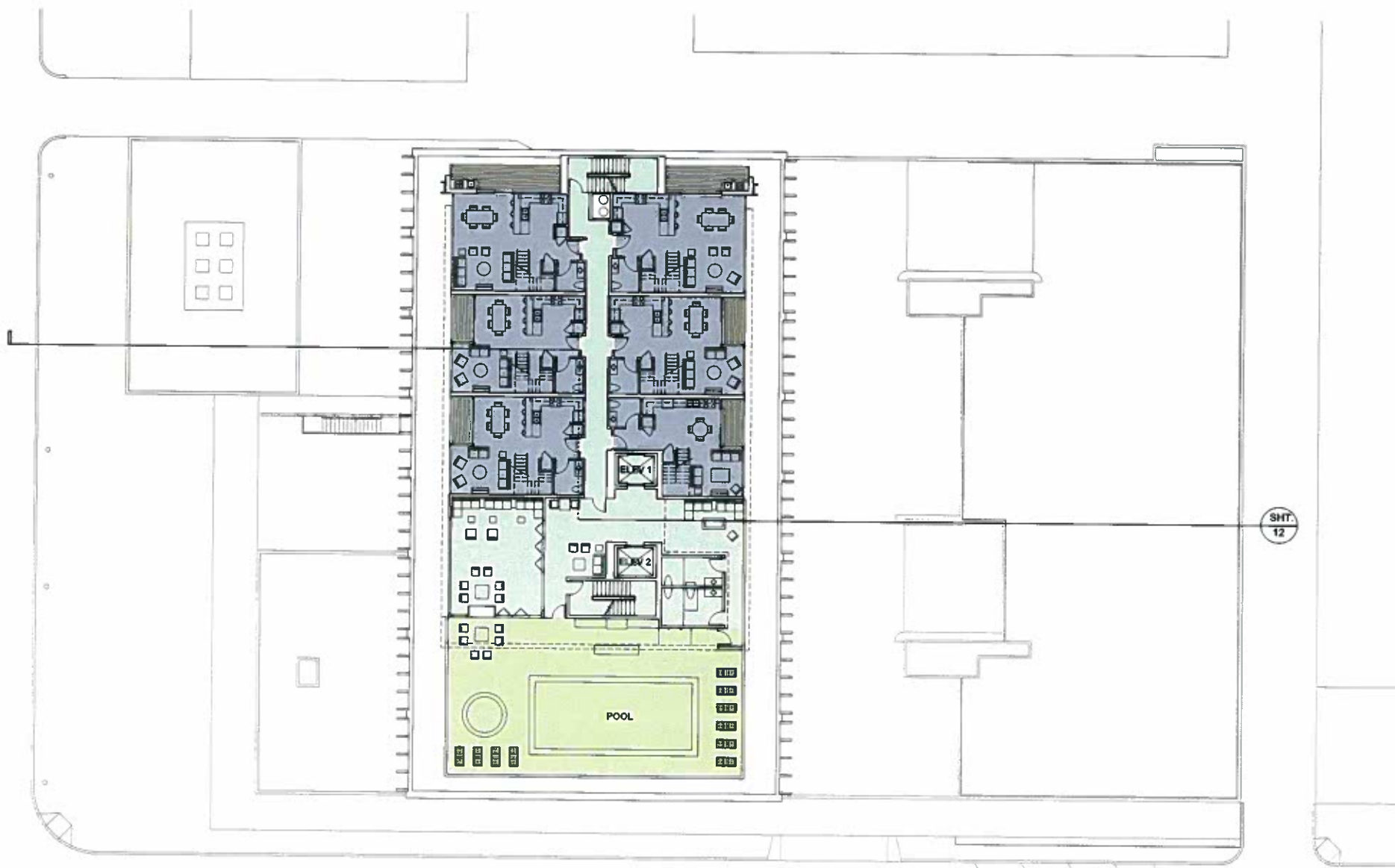
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NAKADA + ASSOCIATES ARCHITECTS
 OWNER - 100 LBB REAL ESTATE LLC

TENTH FLOOR PLAN

SHEET

5



- LEGEND**
- COMMERCIAL
 - RESIDENTIAL
 - COMMON AREA
 - OUTDOOR AREA
 - PARKING

SCALE
1/32" = 1'-0"

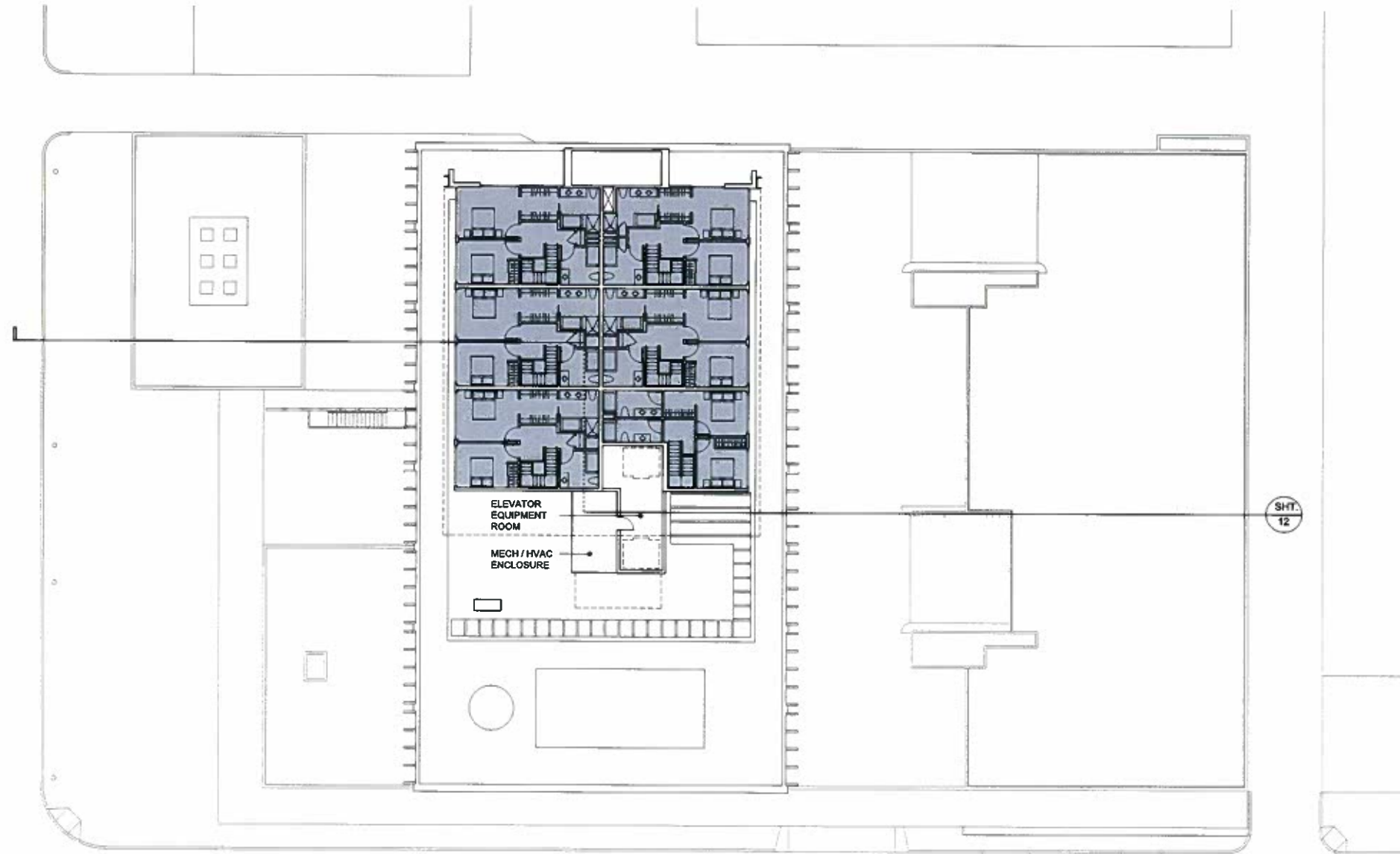
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**PENTHOUSE
LOWER PLAN**

NAKADA + ASSOCIATES ARCHITECTS
OWNER - 100 LBB REAL ESTATE LLC

SHEET

6



- LEGEND**
- COMMERCIAL
 - RESIDENTIAL
 - COMMON AREA
 - OUTDOOR AREA
 - PARKING



SCALE
1/32" = 1'-0"

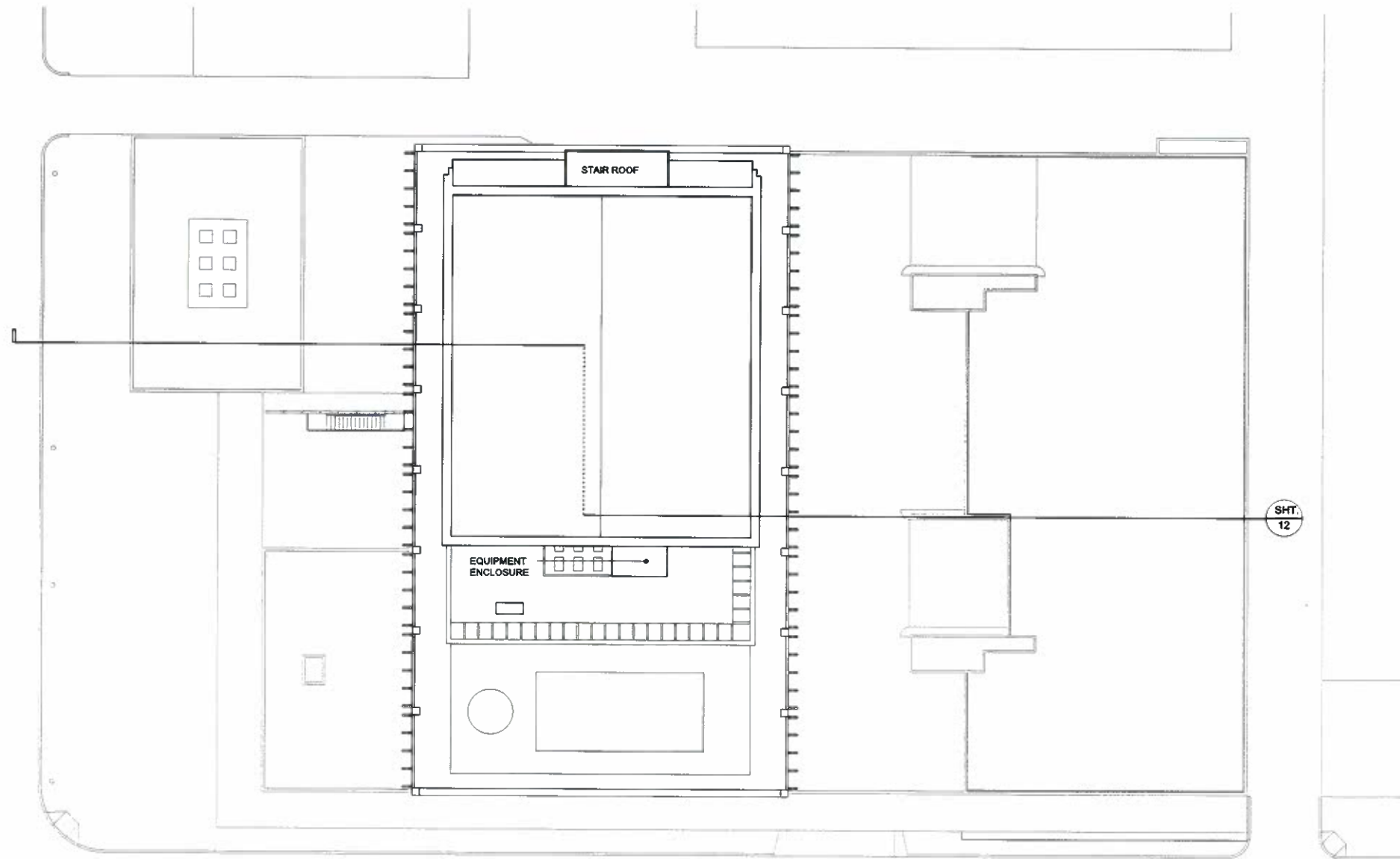
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NAKADA + ASSOCIATES ARCHITECTS
OWNER - 100 LBB REAL ESTATE LLC

PENTHOUSE
UPPER PLAN

SHEET

6A



SCALE
1/32" = 1'-0"

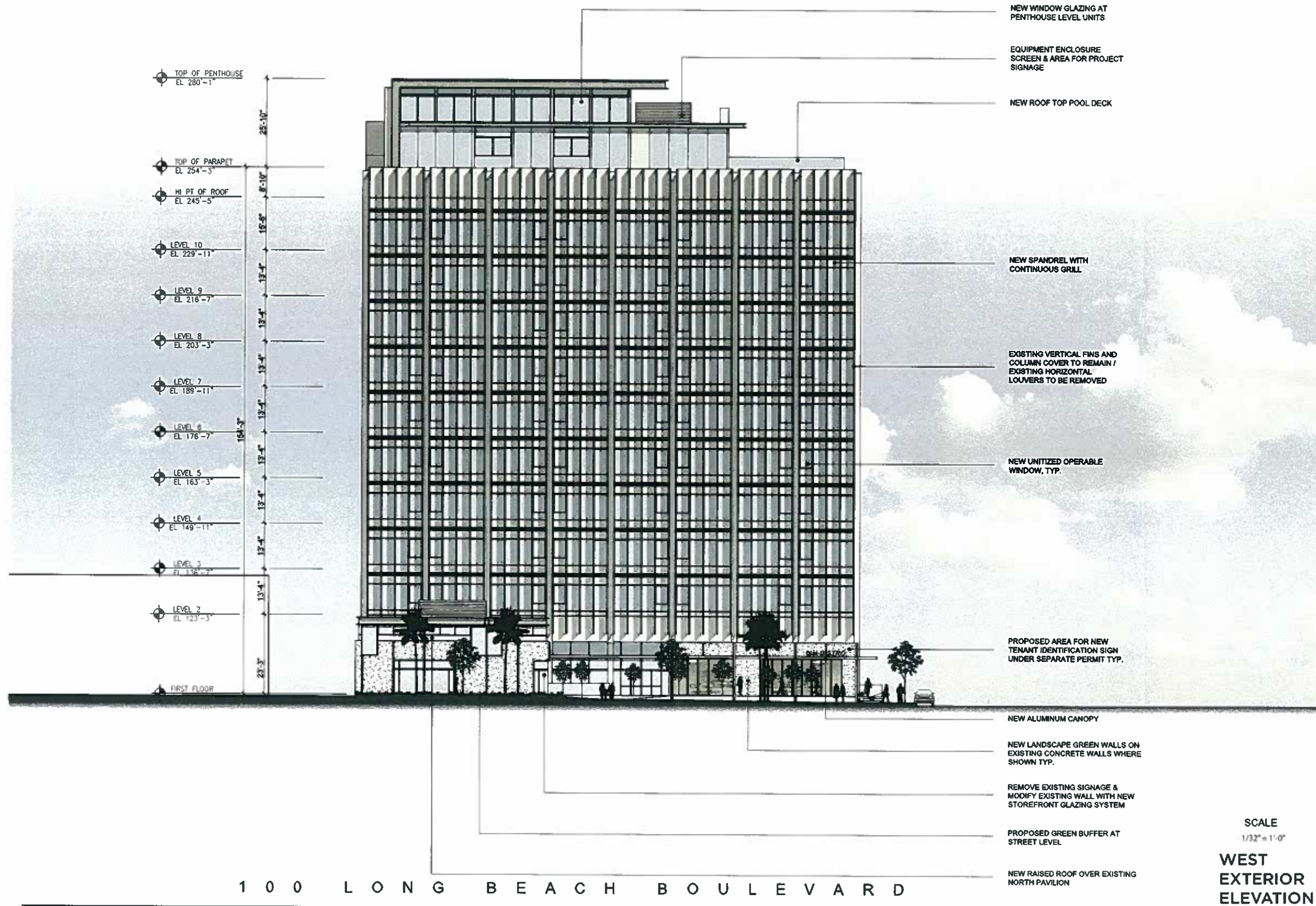
1 0 0 L O N G B E A C H B O U L E V A R D

NAKADA + ASSOCIATES ARCHITECTS
OWNER - 100 LBB REAL ESTATE LLC

ROOF PLAN

SHEET

7



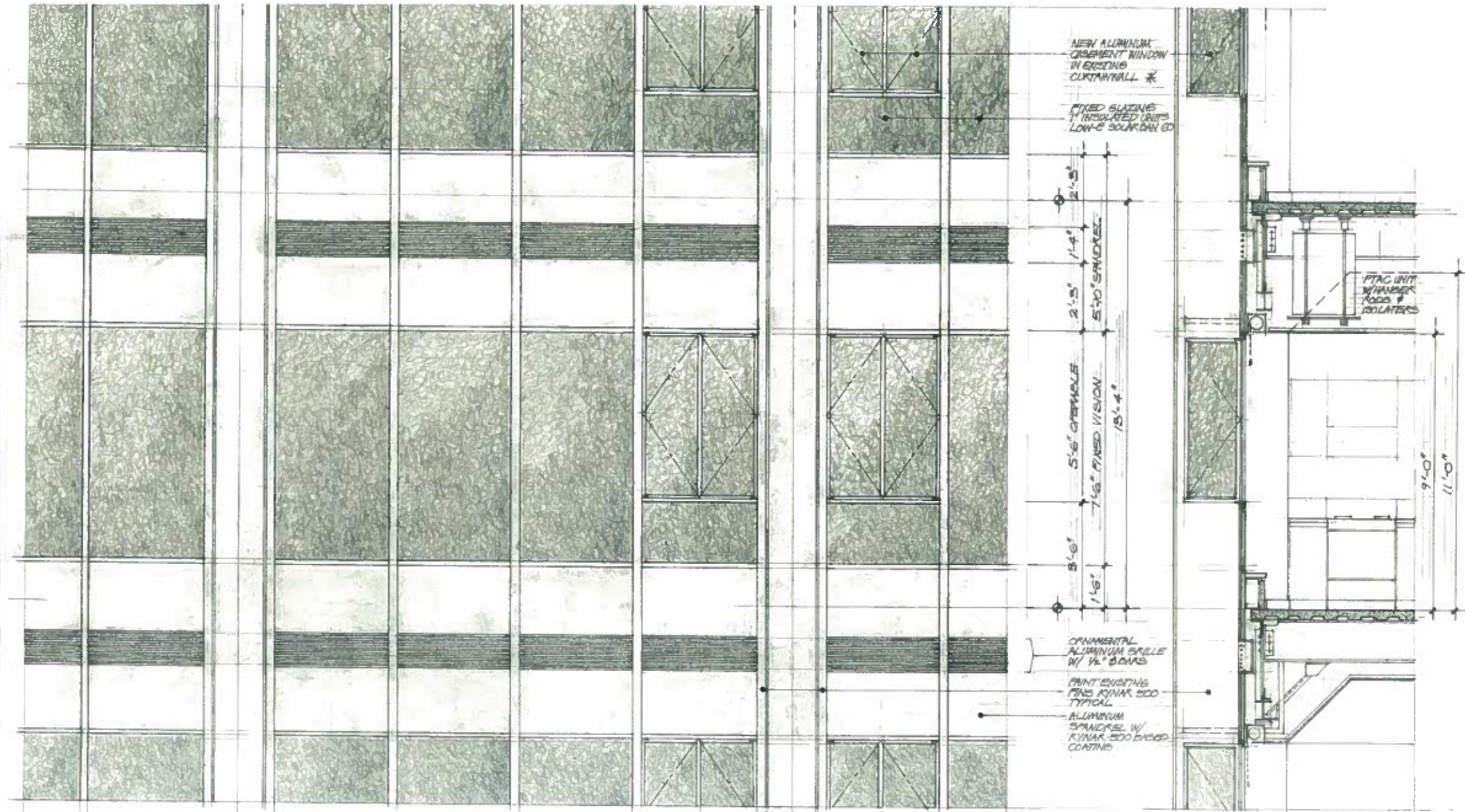
100 LONG BEACH BOULEVARD

NAKADA + ASSOCIATES ARCHITECTS
 OWNER - 100 LBB REAL ESTATE LLC

- NEW WINDOW GLAZING AT PENTHOUSE LEVEL UNITS
- EQUIPMENT ENCLOSURE SCREEN & AREA FOR PROJECT SIGNAGE
- NEW ROOF TOP POOL DECK
- NEW SPANDREL WITH CONTINUOUS GRILL
- EXISTING VERTICAL FINNS AND COLUMN COVER TO REMAIN / EXISTING HORIZONTAL LOUVERS TO BE REMOVED
- NEW UTILIZED OPERABLE WINDOW, TYP.
- PROPOSED AREA FOR NEW TENANT IDENTIFICATION SIGN UNDER SEPARATE PERMIT TYP.
- NEW ALUMINUM CANOPY
- NEW LANDSCAPE GREEN WALLS ON EXISTING CONCRETE WALLS WHERE SHOWN TYP.
- REMOVE EXISTING SIGNAGE & MODIFY EXISTING WALL WITH NEW STOREFRONT GLAZING SYSTEM
- PROPOSED GREEN BUFFER AT STREET LEVEL
- NEW RAISED ROOF OVER EXISTING NORTH PAVILION

SCALE
 1/32" = 1'-0"
WEST EXTERIOR ELEVATION

SHEET
8



NEW ALUMINUM ORNAMENT WINDOW IN EXISTING CURTAIN WALL *

FIXED GLAZING 1" INSULATED UNIT LOW-E SOLAR CONTROL

2'-5" 5'-0" SPANDREL

1'-4" 2'-5" 5'-6" OVERHOLE 7'-6" FIXED VISION 15'-4"

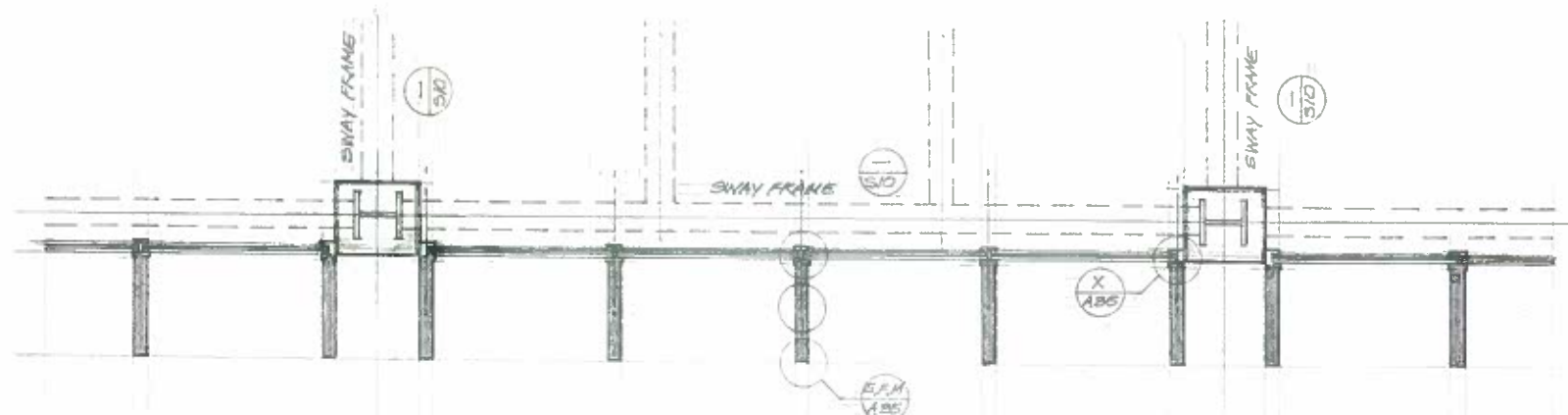
5'-6" 1'-6"

ORNAMENTAL ALUMINUM BRILLE W/ 1/2" Ø DRYS

PAINT EXISTING FINS KYNAR 500 TYPICAL

ALUMINUM SPANDREL W/ KYNAR 500 DRYCOAT COATING

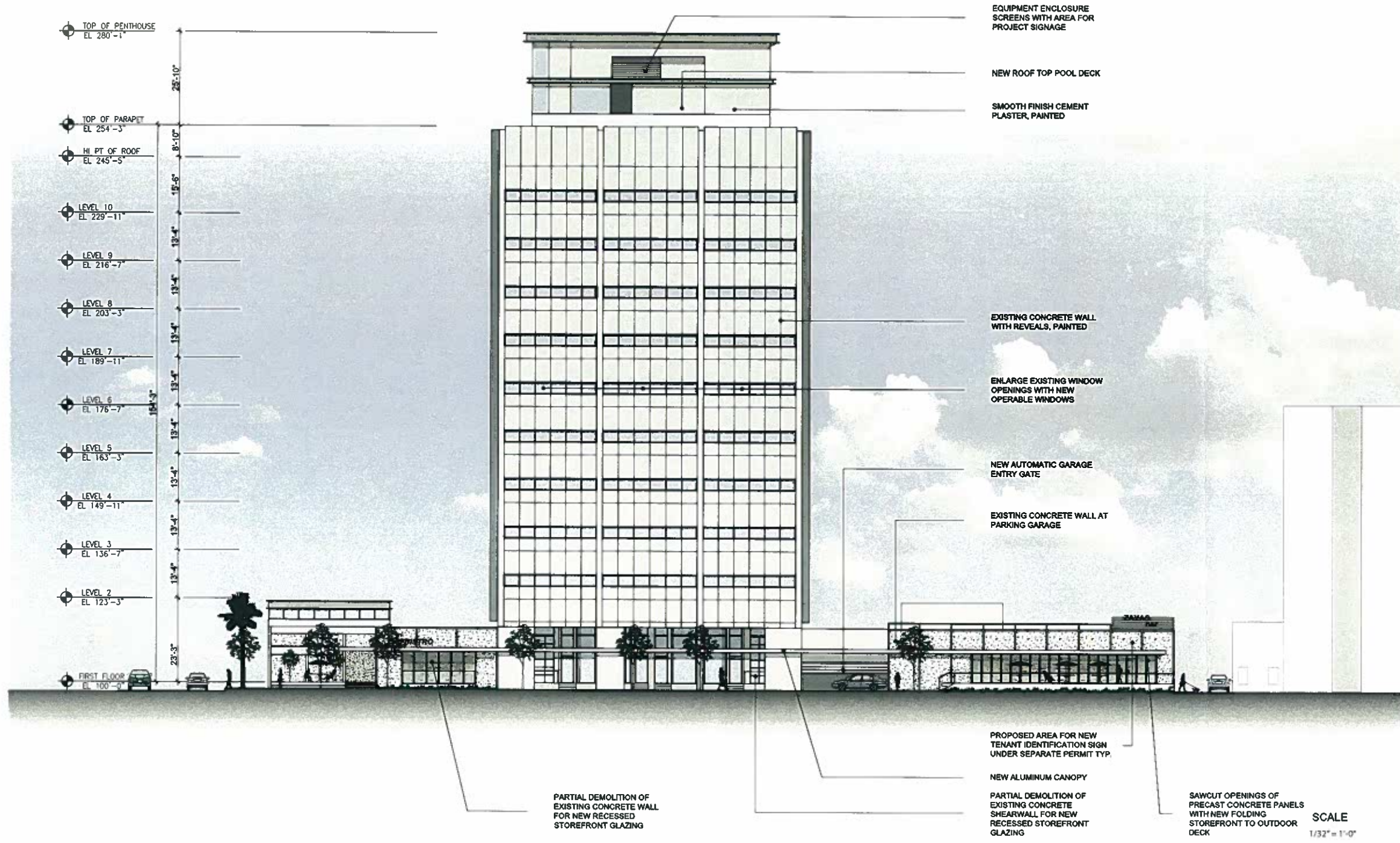
* ALTERNATE OPERABLE WINDOW:
 a) VERTICAL PIVOT b) HORIZONTAL PIVOT



1 0 0 L O N G B E A C H B O U L E V A R D

NAKADA + ASSOCIATES ARCHITECTS
 OWNER - 100 LBB REAL ESTATE LLC

SCALE
 1/4" = 1'-0"
CURTAIN WALL DETAIL
 SHEET
8A



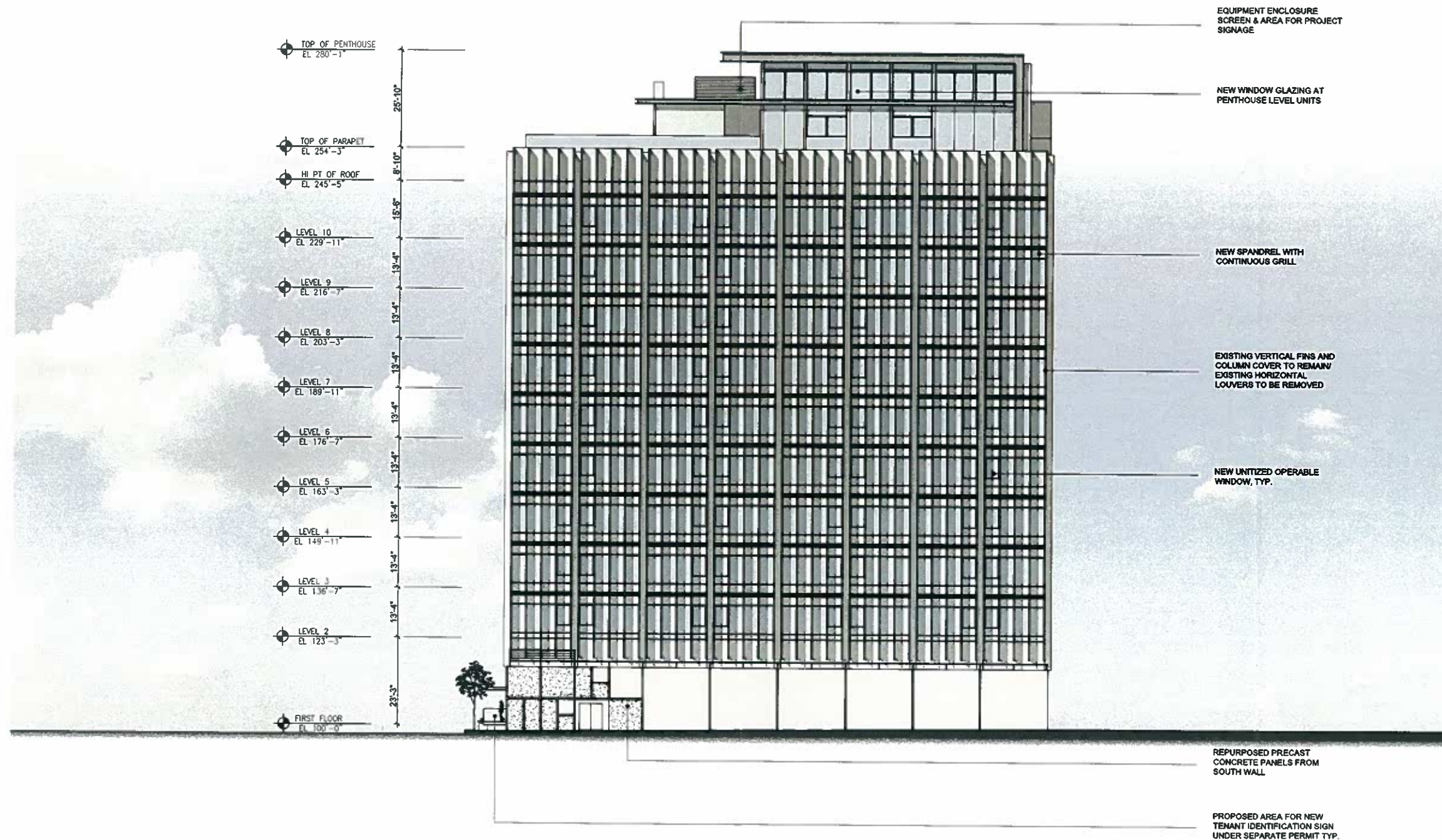
1 0 0 L O N G B E A C H B O U L E V A R D

NAKADA + ASSOCIATES ARCHITECTS
 OWNER + 100 LBB REAL ESTATE LLC

SOUTH
 EXTERIOR
 ELEVATION

SHEET

9



SCALE
1/32" = 1'-0"

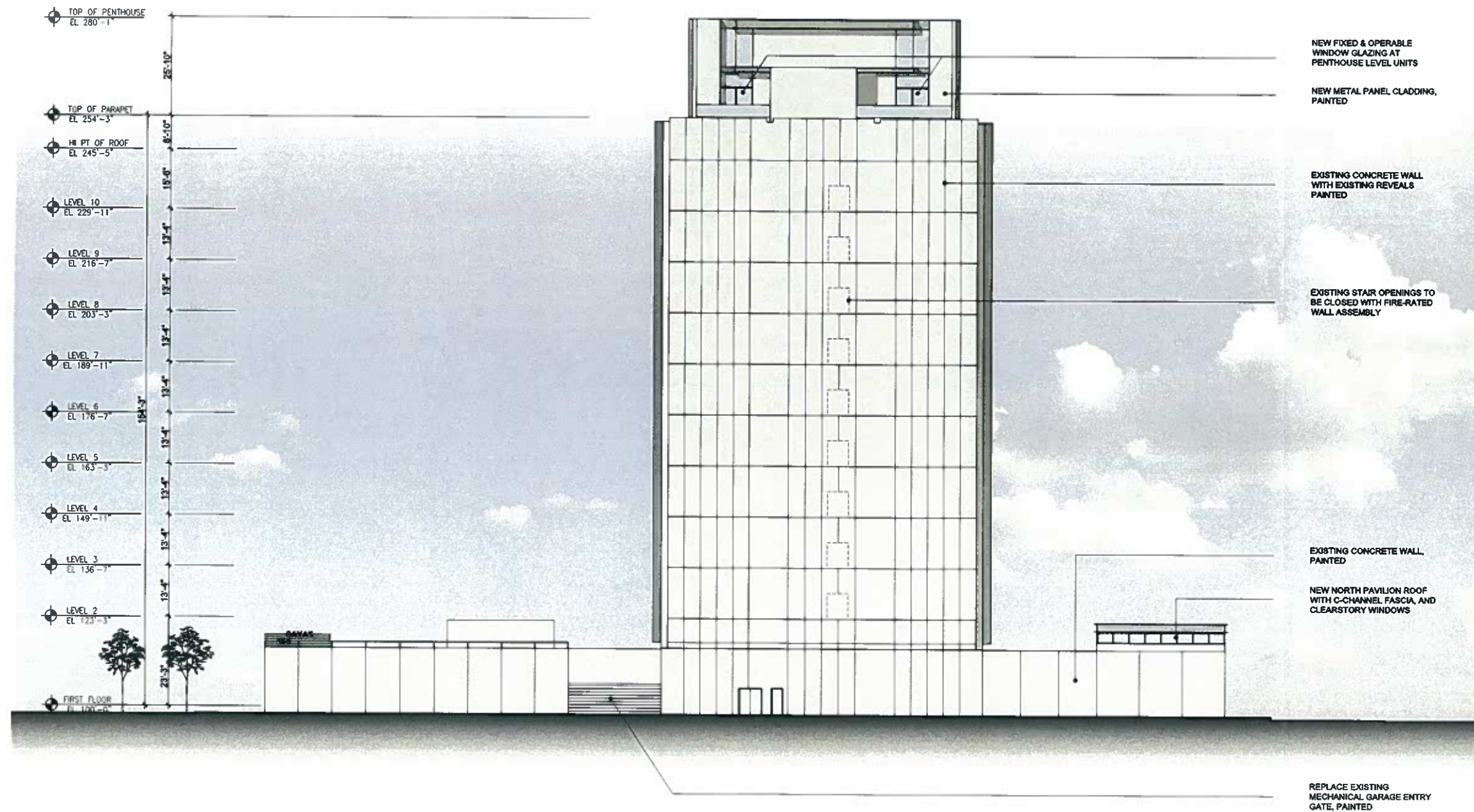
EAST
EXTERIOR
ELEVATION

SHEET

10

1 0 0 L O N G B E A C H B O U L E V A R D

NAKADA + ASSOCIATES ARCHITECTS
OWNER + 100 LBB REAL ESTATE LLC



1 0 0 L O N G B E A C H B O U L E V A R D

NAKADA + ASSOCIATES ARCHITECTS
 OWNER - 100 LBB REAL ESTATE LLC

SCALE
 1/32" = 1'-0"
**NORTH
 EXTERIOR
 ELEVATION**

SHEET
11



- LEGEND**
- COMMERCIAL
 - RESIDENTIAL
 - COMMON AREA
 - OUTDOOR AREA
 - PARKING

SCALE
1/32" = 1'-0"

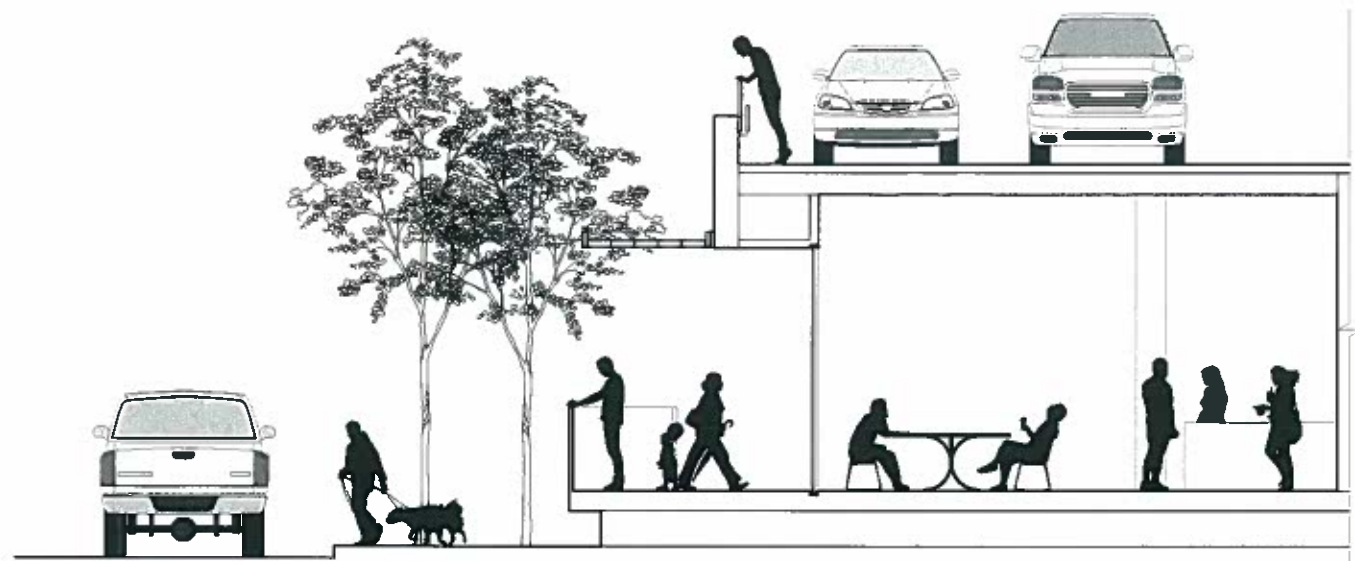
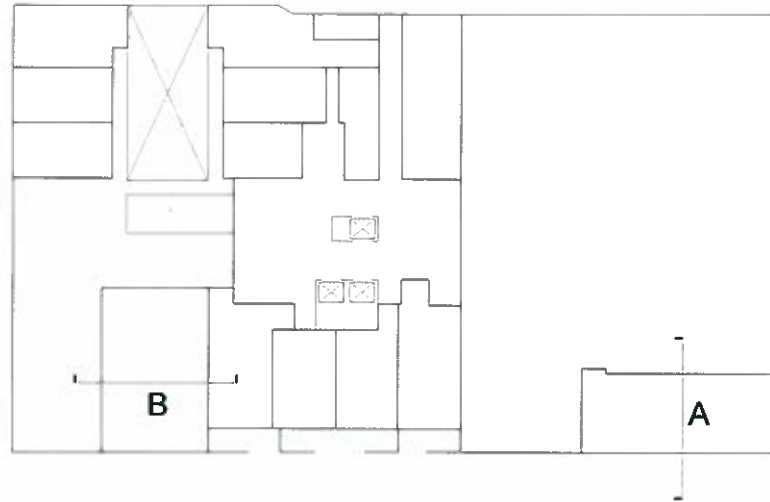
1 0 0 L O N G B E A C H B O U L E V A R D

BUILDING SECTION

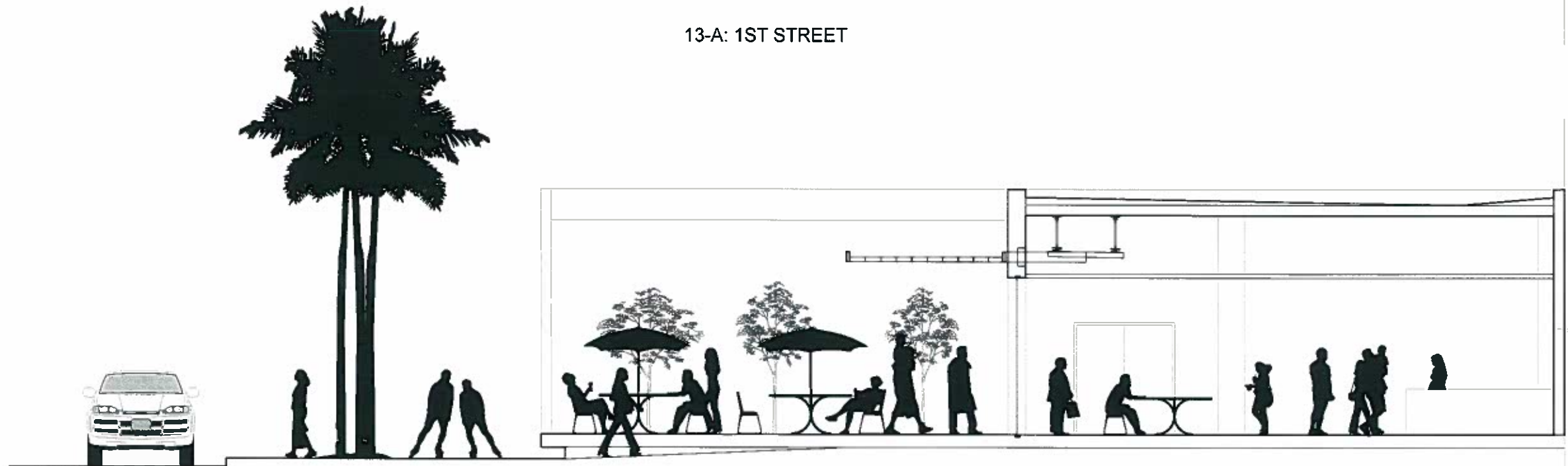
NAKADA + ASSOCIATES ARCHITECTS
OWNER - 100 LBB REAL ESTATE LLC

SHEET

12



13-A: 1ST STREET



13-B: LONG BEACH BLVD

SCALE
1/8" = 1'-0"

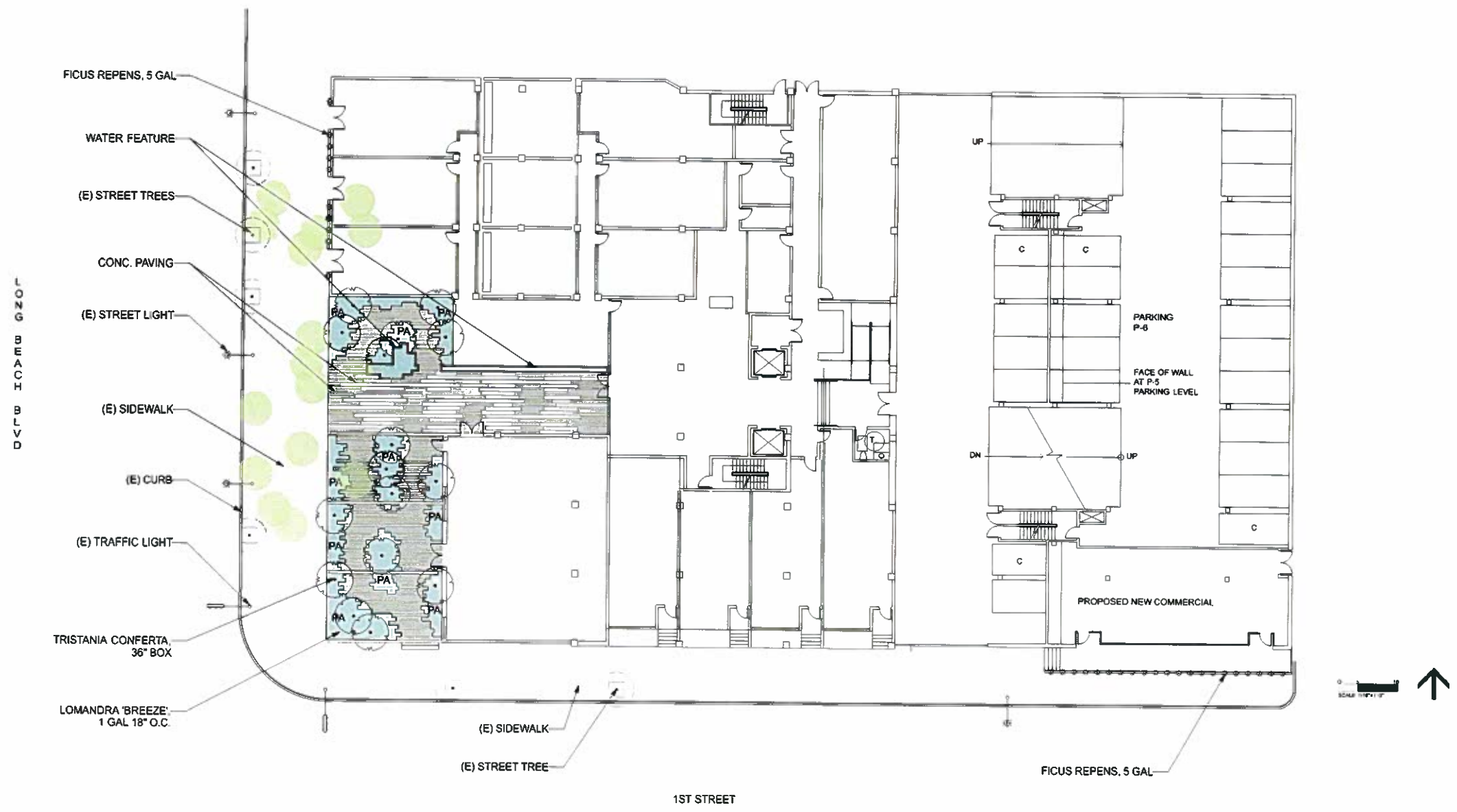
1 0 0 L O N G B E A C H B O U L E V A R D

NAKADA + ASSOCIATES ARCHITECTS
OWNER - 100 LBB REAL ESTATE LLC

PARTIAL
SECTIONS

SHEET

13

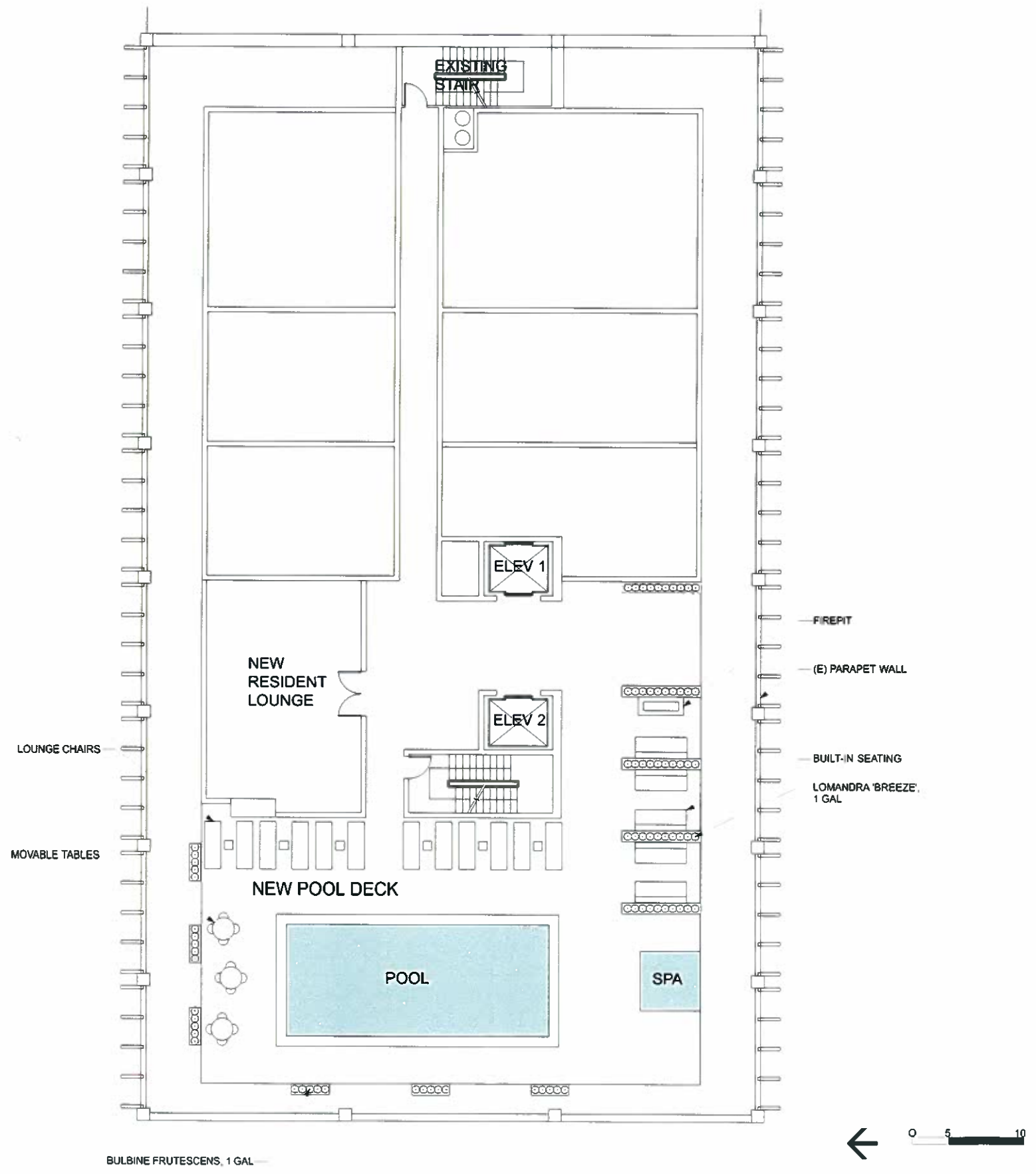


100 LONG BEACH BOULEVARD

GROUND FLOOR
LANDSCAPE PLAN

NAKADA + ASSOCIATES ARCHITECTS
MARK TESSIER LANDSCAPE ARCHITECTURE, INC.
OWNER - 100 LBB REAL ESTATE LLC

SHEET
L3.0



100 LONG BEACH BOULEVARD

PENTHOUSE FLOOR
LANDSCAPE PLAN

NAKADA + ASSOCIATES ARCHITECTS
MARK TESSIER LANDSCAPE ARCHITECTURE, INC.
OWNER - 100 LBB REAL ESTATE LLC

SHEET
L6.0