

# SARES-REGIS GROUP **FIRST + ALAMITOS**

**EXHIBIT B**

**Agenda Item #2**

SITE PLAN REVIEW SUBMITTAL  
09.21.2015

# SITE DESCRIPTION

## WALKABILITY

The project is located within a 5-minute walk (1/4 mile radius) of the southeastern edge of Downtown Long Beach. Within the 10-minute walk is the Long Beach Convention Center, Terrace Theater, Shoreline Marina Park, Shoreline Yacht Club, the Promenade and direct beach access.

## TRANSIT

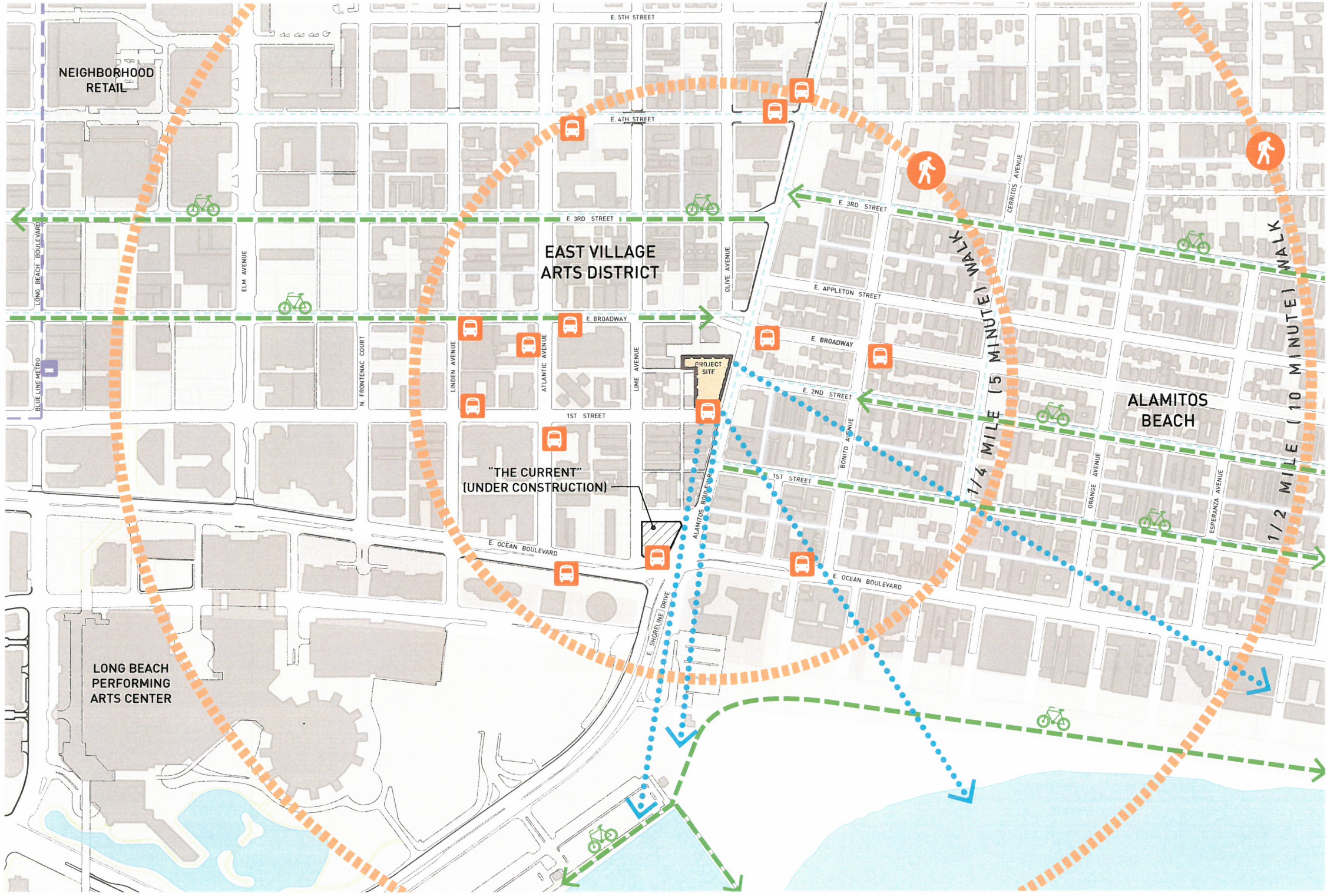
The project is a Transit Oriented Development with bus lines located immediately in front of the project connecting the site with regional locations throughout Los Angeles. Work centers are accessible by public transit from the site, lessening dependence on automobiles. The project is in close proximity to the 710 Long Beach Freeway and Metro Blue Line for connections throughout Southern California.

The development is surrounded by bike-ways that connect throughout the City of Long Beach and other local cities.

## LAND USE

The project is located on an urban infill site, surrounded by a wide variety of land uses. The commercial component of the development could provide a source for local jobs and a destination for those in the surrounding neighborhoods.

-  BUS STOP
-  METRO
-  OCEAN VIEW
-  BICYCLE PATH
-  WALKING RADIUS





View looking east on 1st Street



View of project site from the intersection of 1st Street and Alamitos Avenue



View of the project site and Current project (under construction) from Alamitos Avenue



View of project site from the adjacent parking lot to the north



View northward on Alamitos Avenue from 1st Street



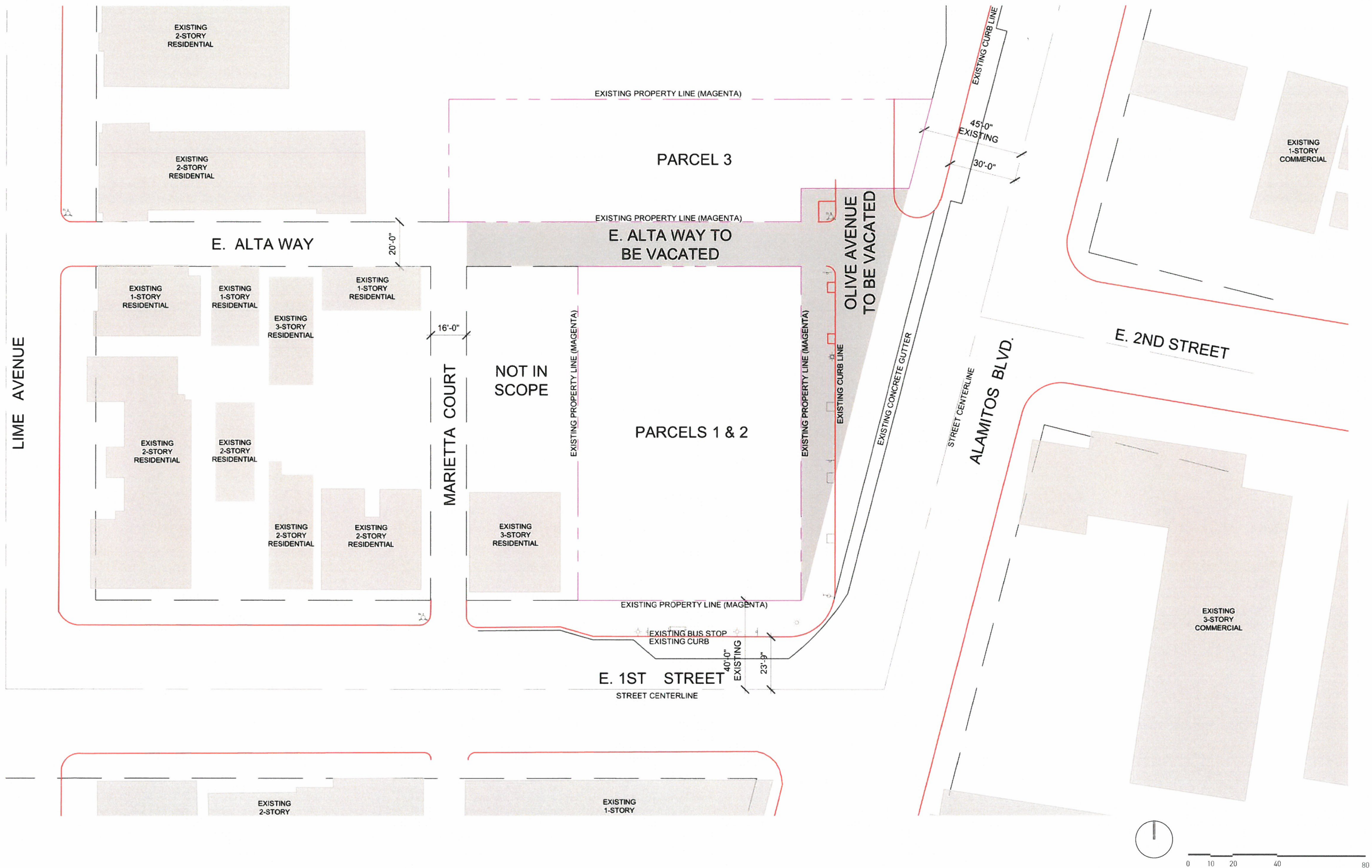
View of restaurant looking south from project site



View looking westward from adjacent parking lot



View looking southward along Alamitos Avenue



0 10 20 40 80





**BOULEVARD BUILDING**

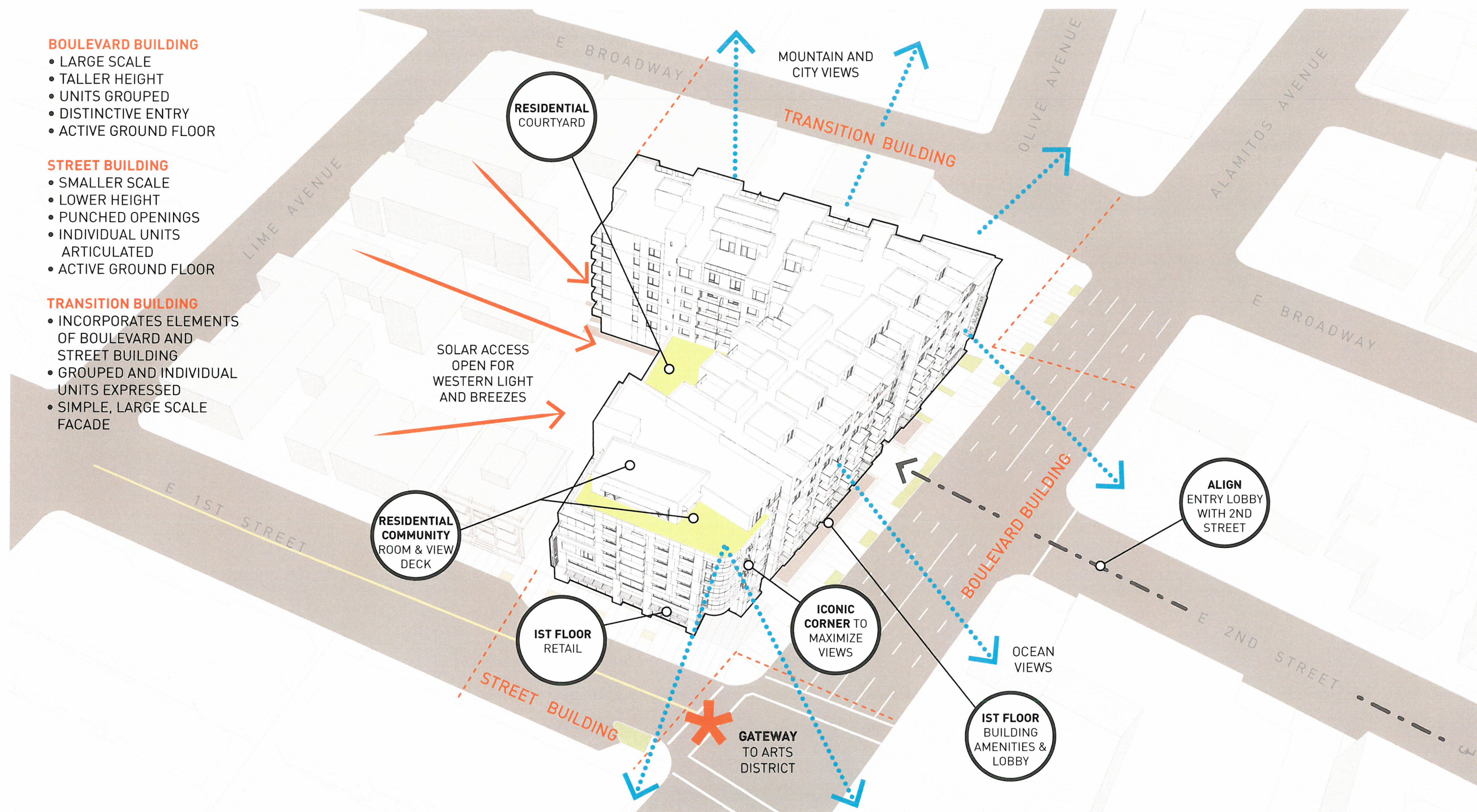
- LARGE SCALE
- TALLER HEIGHT
- UNITS GROUPED
- DISTINCTIVE ENTRY
- ACTIVE GROUND FLOOR

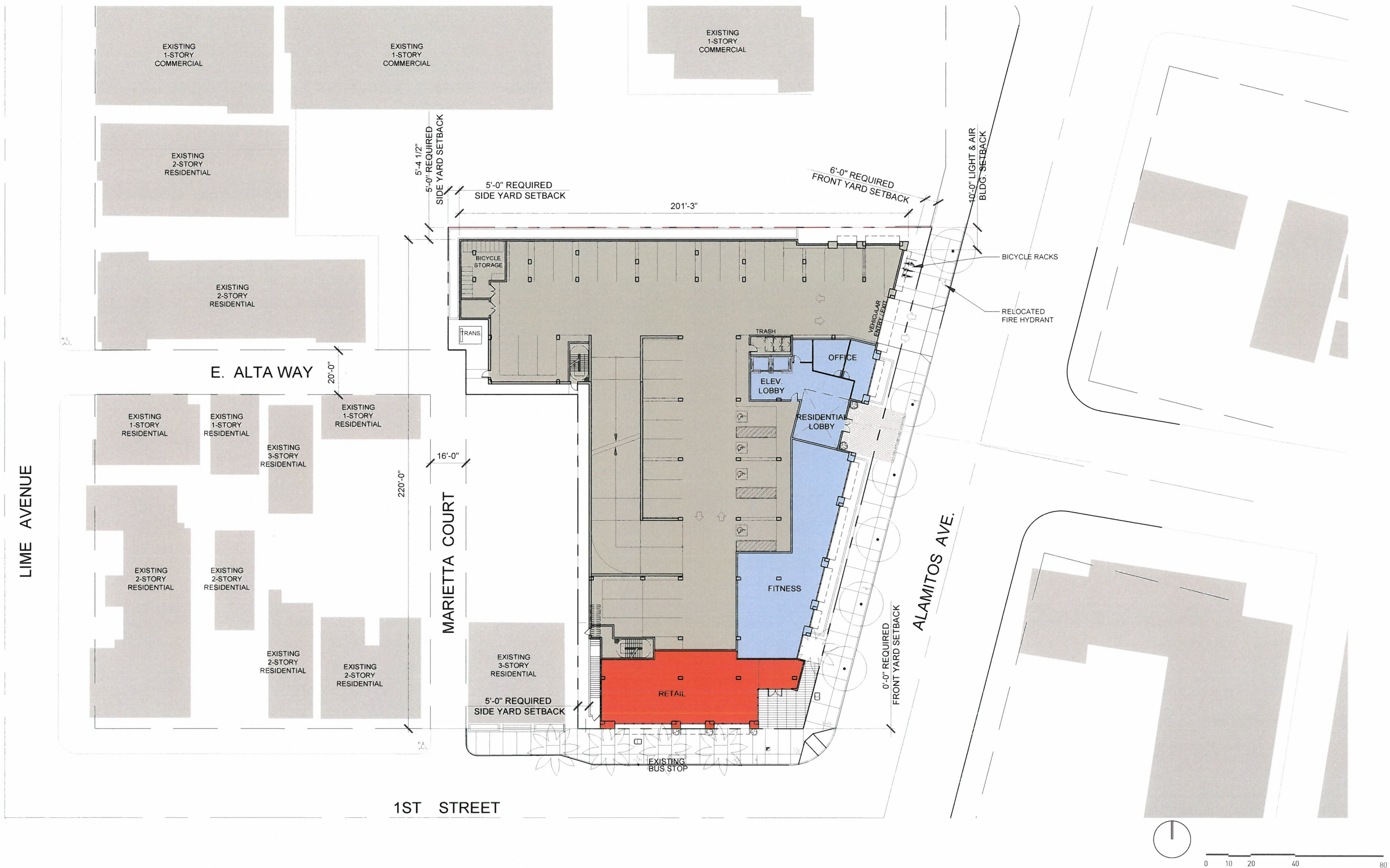
**STREET BUILDING**

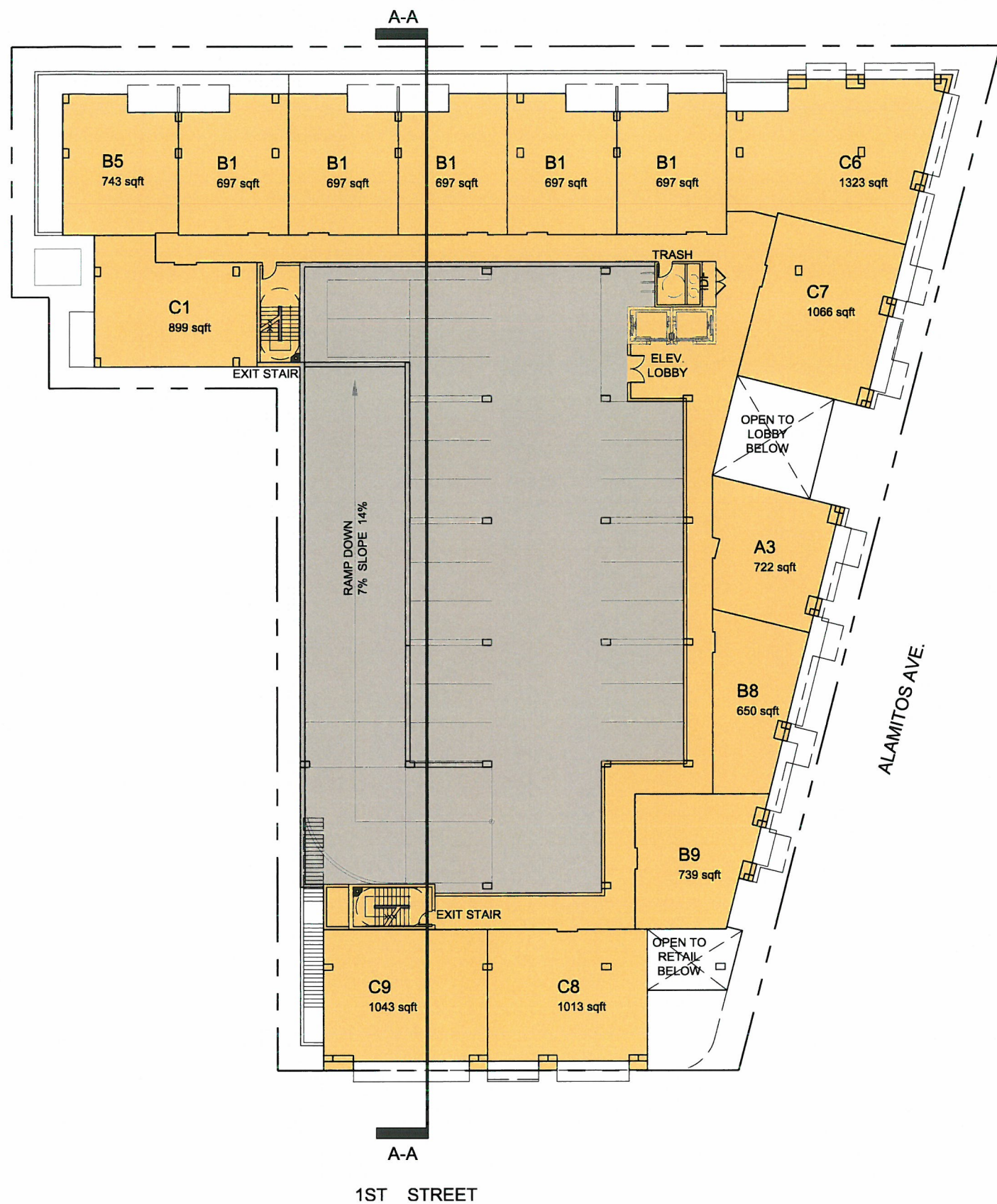
- SMALLER SCALE
- LOWER HEIGHT
- PUNCHED OPENINGS
- INDIVIDUAL UNITS ARTICULATED
- ACTIVE GROUND FLOOR

**TRANSITION BUILDING**

- INCORPORATES ELEMENTS OF BOULEVARD AND STREET BUILDING
- GROUPED AND INDIVIDUAL UNITS EXPRESSED
- SIMPLE, LARGE SCALE FACADE



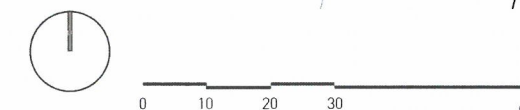




LEVEL 02 FLOOR PLAN

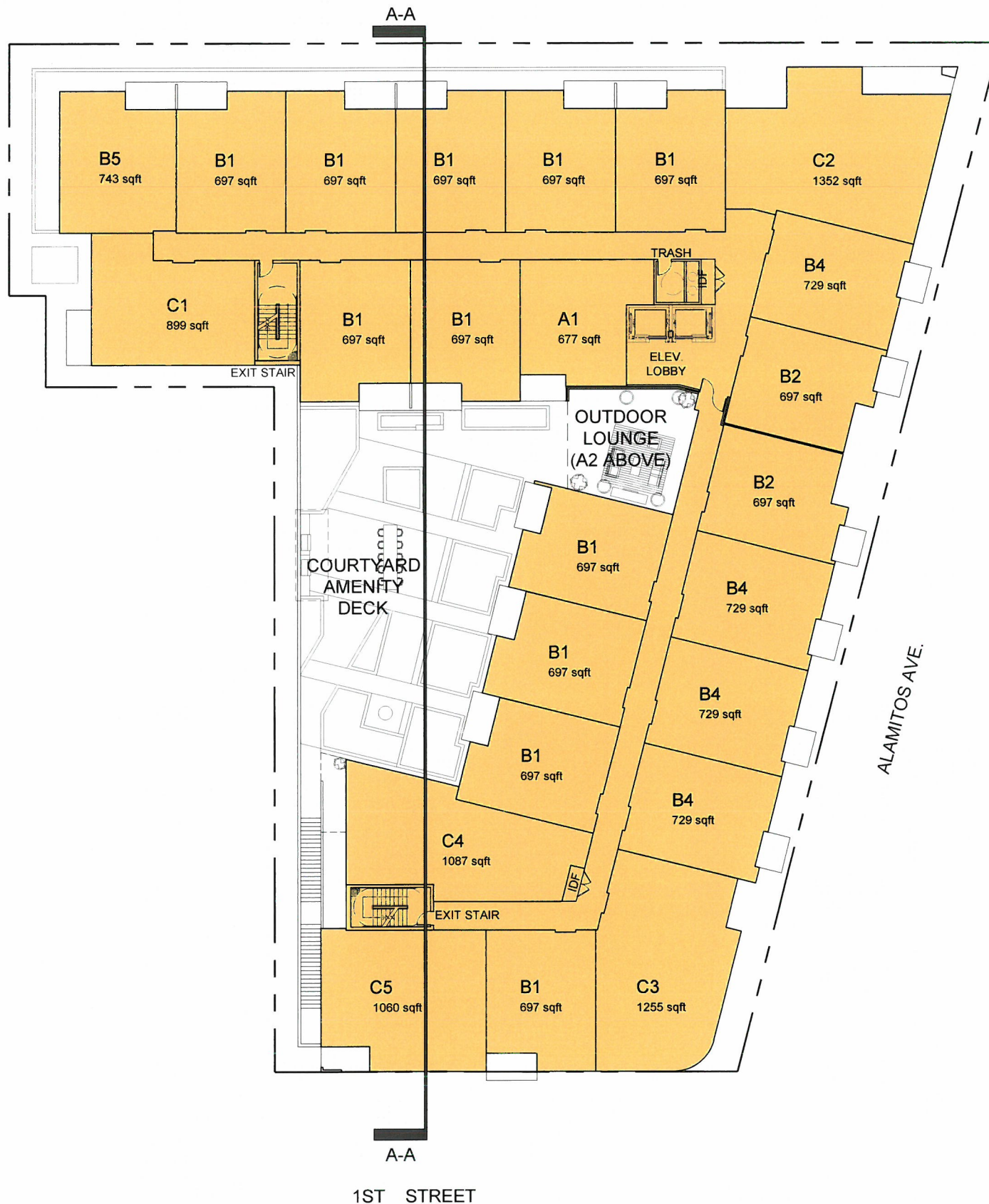


LEVEL 01 FLOOR PLAN





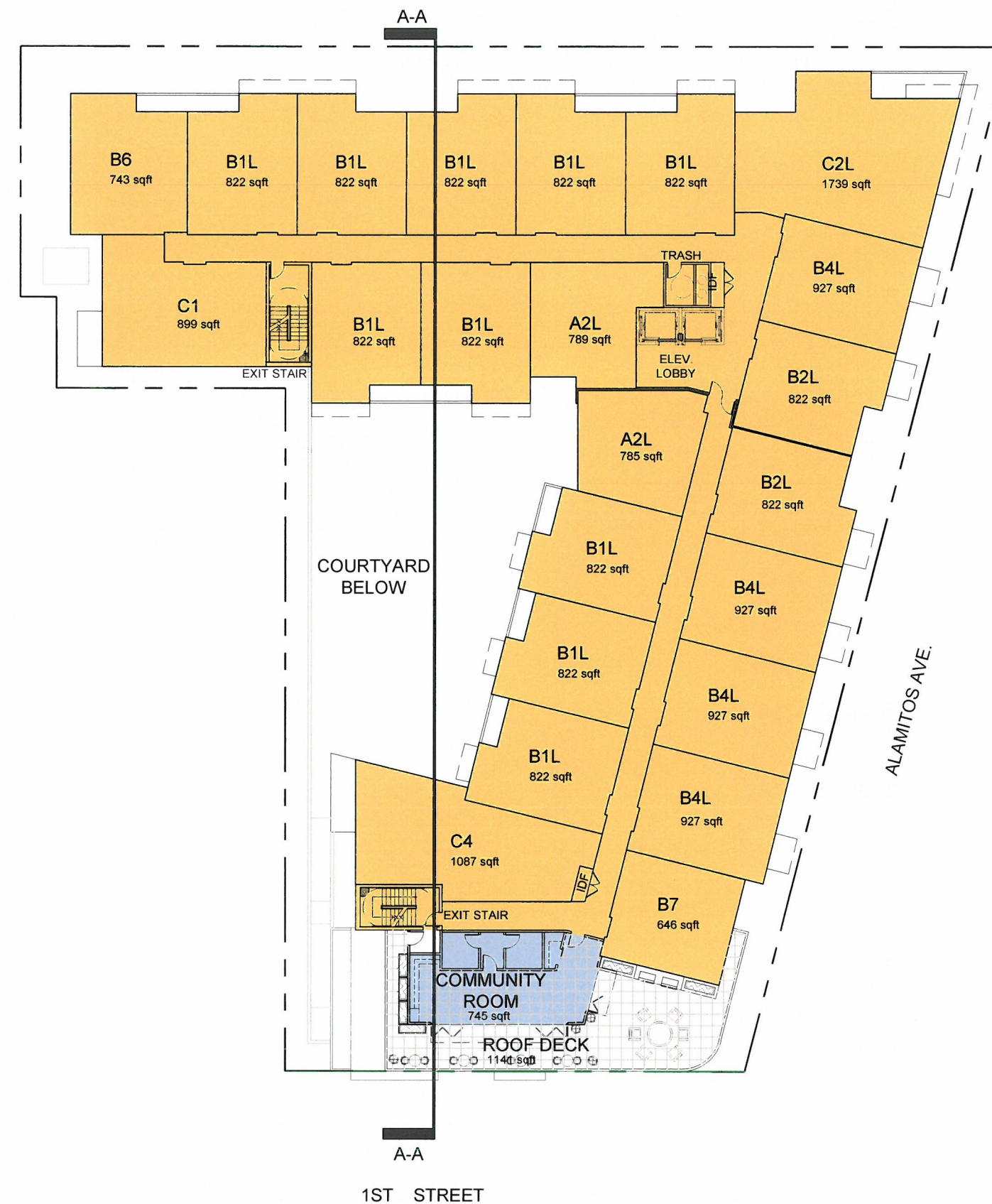
TYP. LEVEL 04-06 FLOOR PLAN



LEVEL 03 FLOOR PLAN



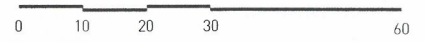
LEVEL 7 MEZZANINE FLOOR PLAN



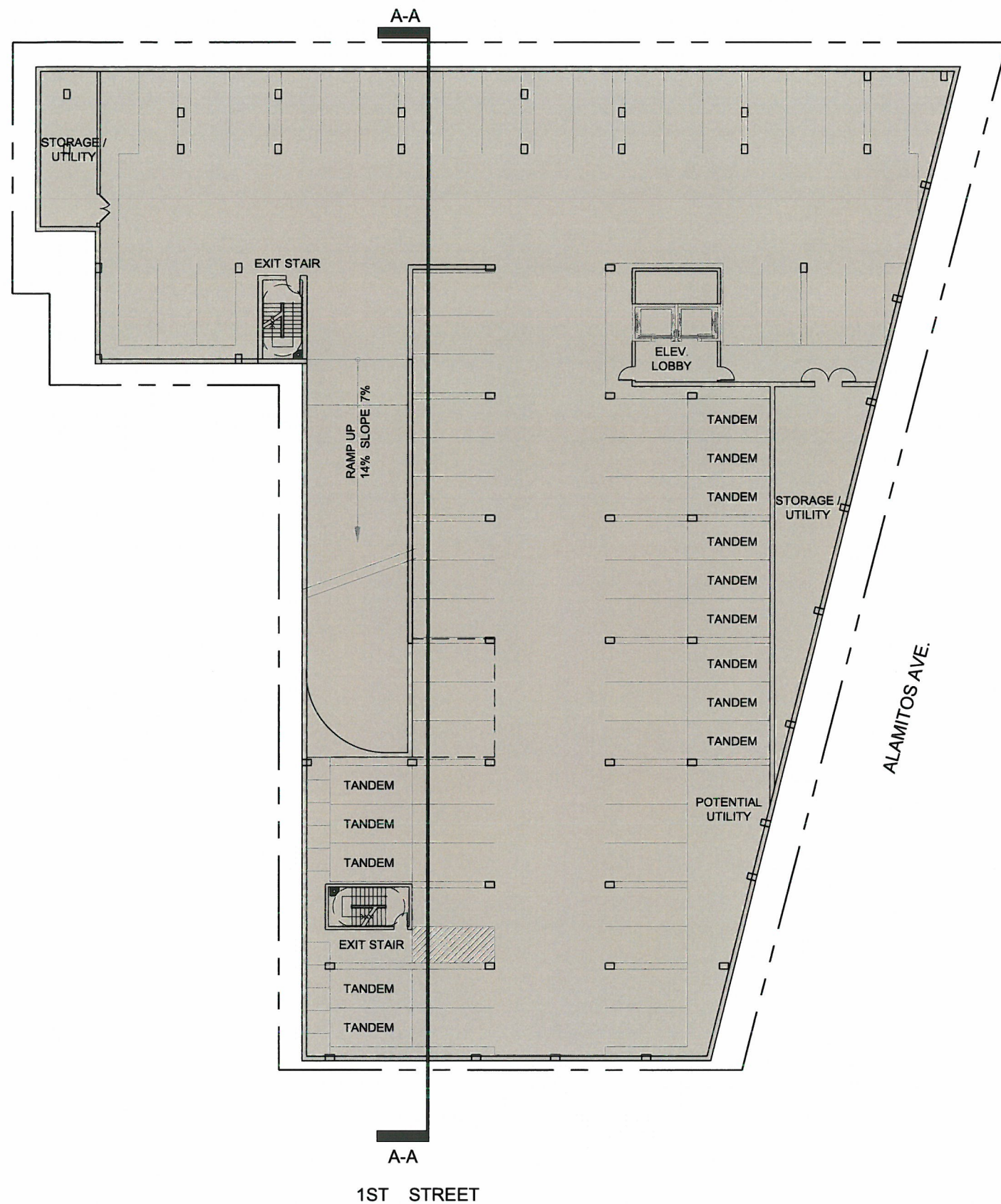
LEVEL 07 FLOOR PLAN



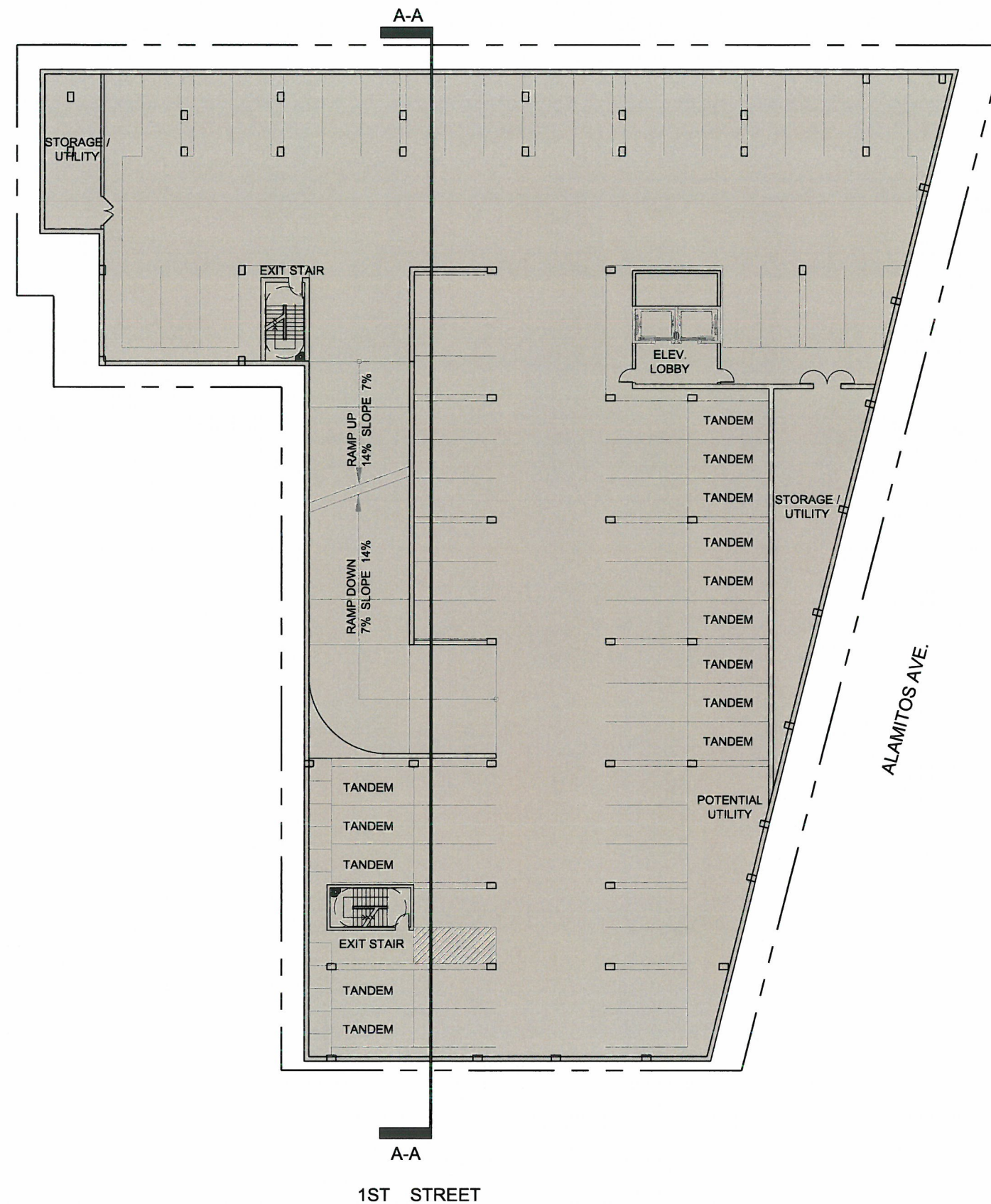
ROOF PLAN



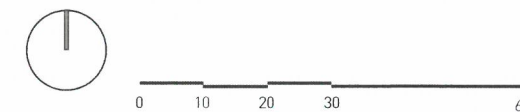
DESIGN: **ROOF PLAN**  
FIRST + ALAMITOS Long Beach, CA  
09.21.2015

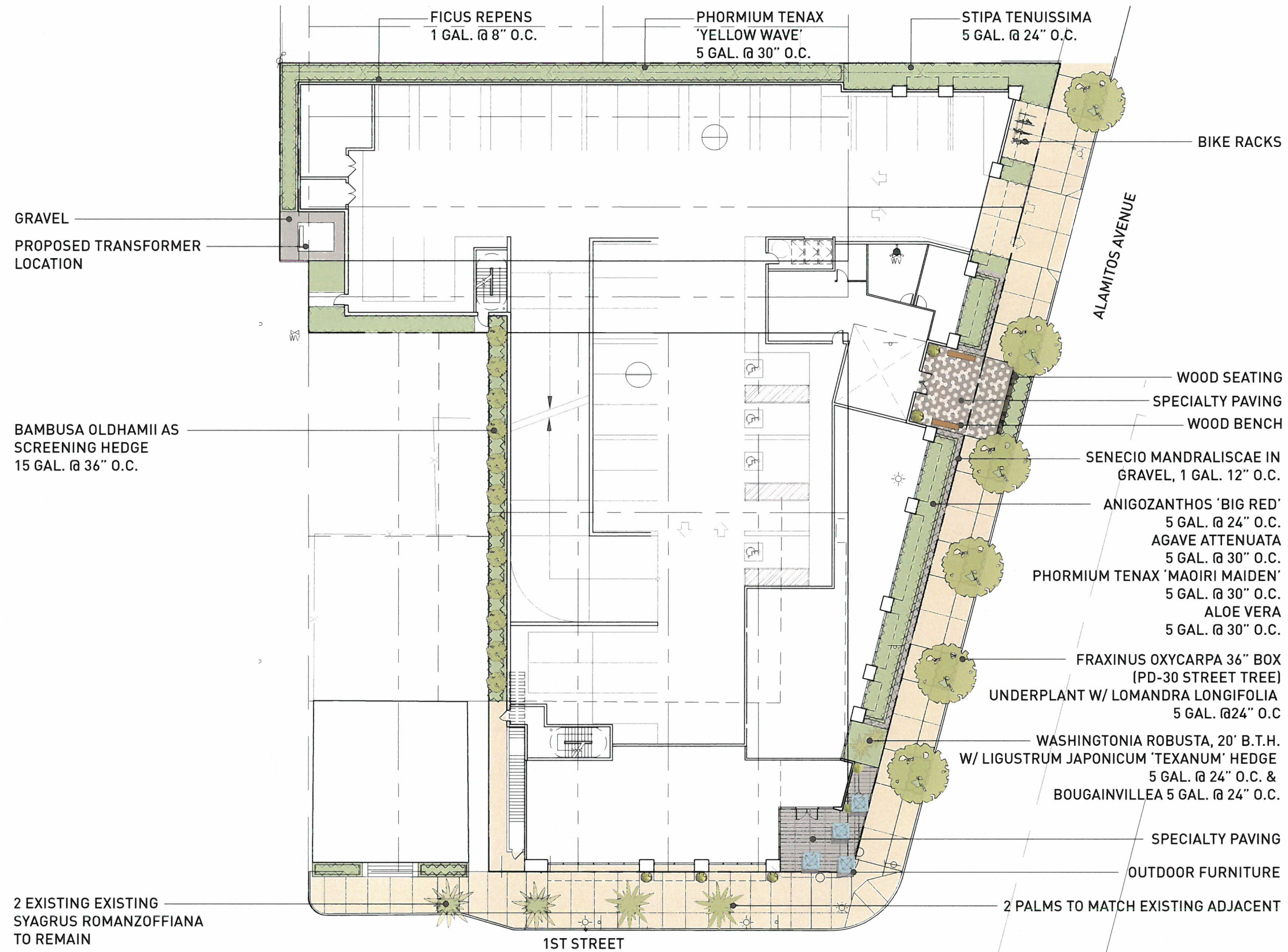


LEVEL P2 FLOOR PLAN



LEVEL P1 FLOOR PLAN

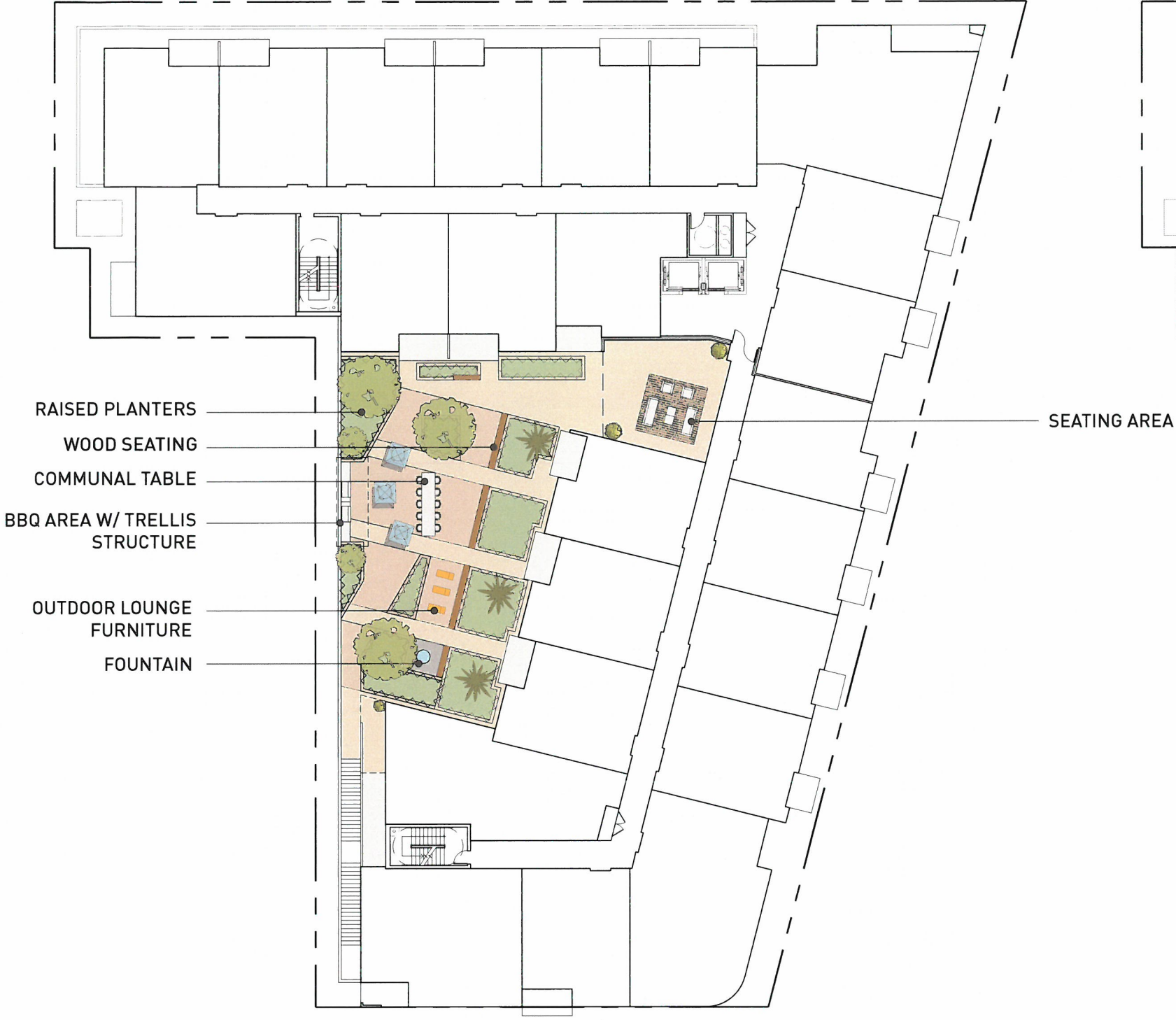




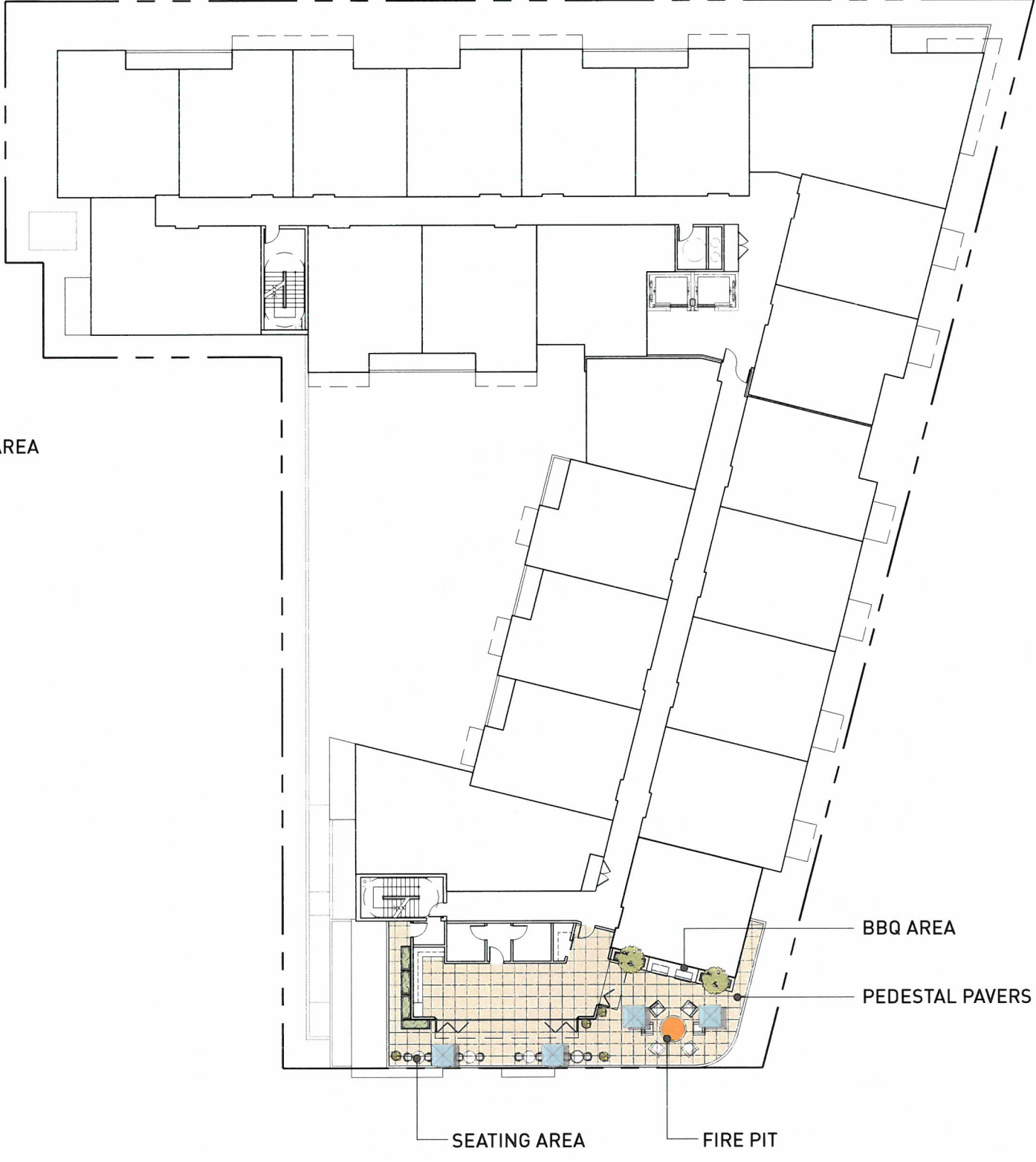
LEVEL 01 FLOOR PLAN

LEVEL 01 LANDSCAPE PLAN





LEVEL 03 LANDSCAPE PLAN



LEVEL 07 LANDSCAPE PLAN