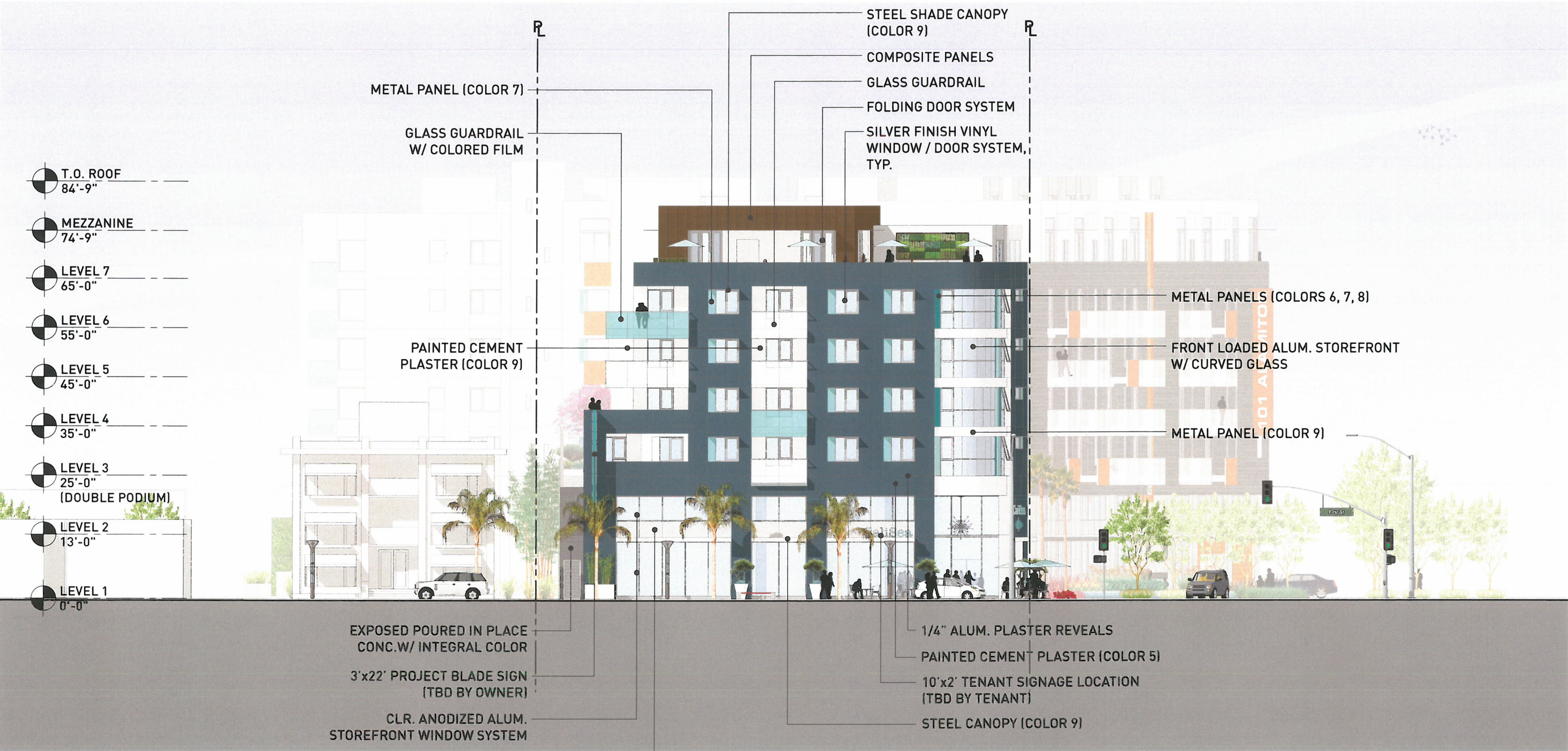




0 10 20 40

DESIGN: **NORTH ELEVATION**
 FIRST + ALAMITOS Long Beach, CA
 09.21.2015



0 10 20 40







DESIGN: SECOND STREET PERSPECTIVE
FIRST + ALAMITOS Long Beach, CA
09.21.2015



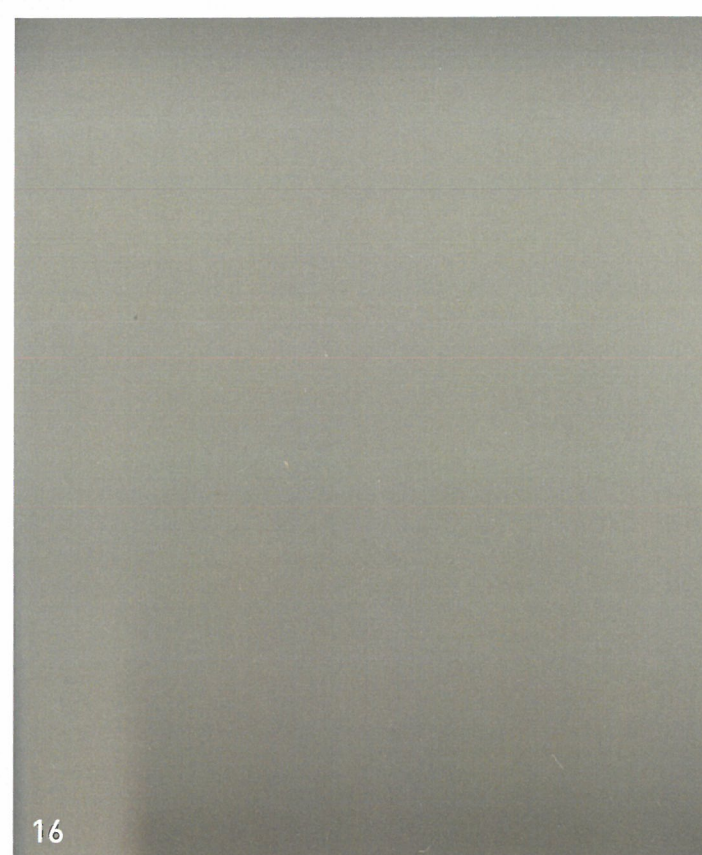
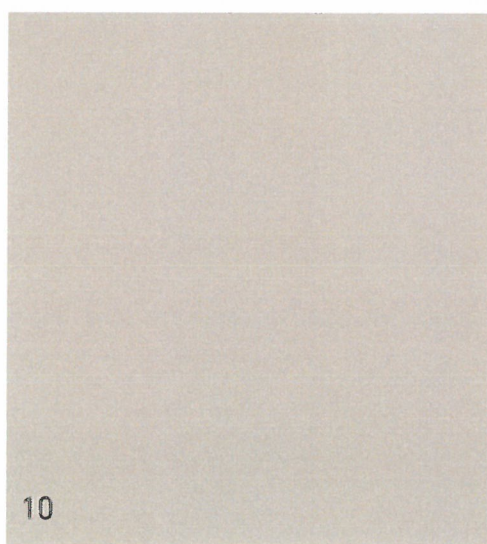
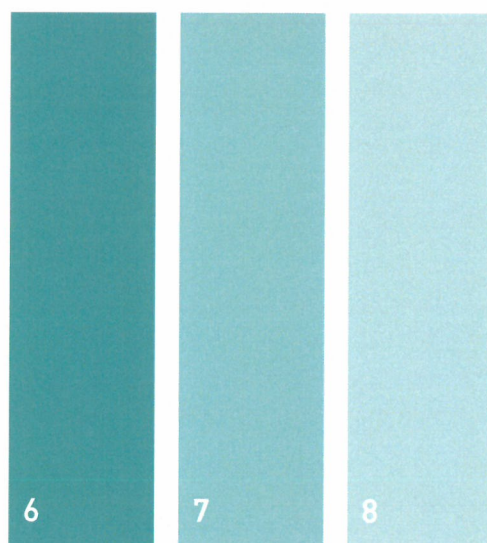
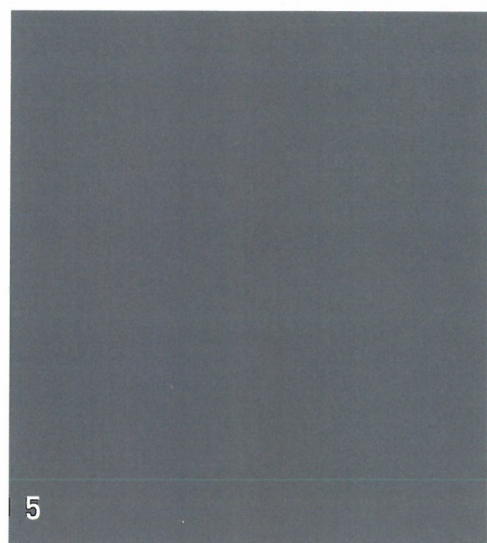
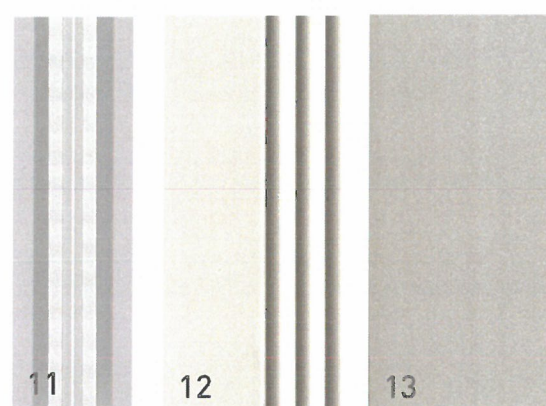
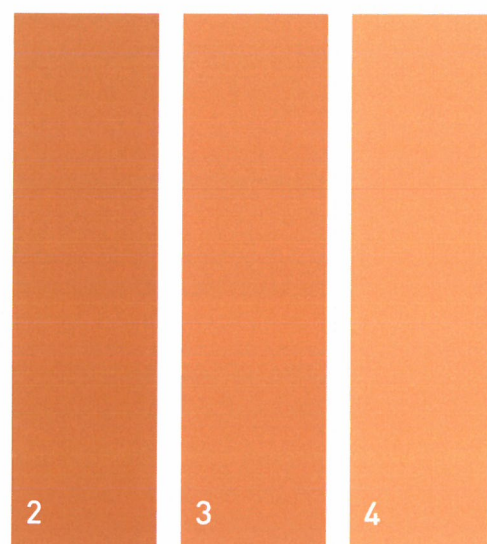
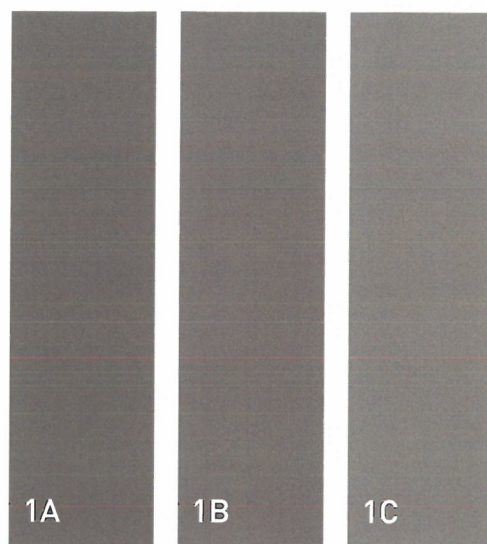






1st & Alamos - Long Beach, CA						
ZONING - Downtown Planned Development District (PD-30)						
SETBACKS - LBD PD-30 Table 3-8						
PD-30 Zone			MINIMUM SETBACK	PROPOSED	NOTES	
Build-To Line/Setback						
1st Street			0 feet Awning + balconies can overhang	0 feet	(See LBD PD-30 Figure 3-4 + Table 3-8) Provides Required Building Setbacks and requirements	
Alamos Boulevard			6 feet Awning + balconies can overhang	6'-4"		
Interior Setback			0 feet	0 feet		
ALLOWABLE HEIGHT						
PD-30 Zone			ALLOWABLE	PROPOSED SF		
Building Height			240 feet height category	85 feet (Varies)		
DENSITY, UNIT AND LOT SIZE						
PD-30 Zone - 33,455 sqft			LOT AREA	PROPOSED		
Lot Area - Density				177 D.U. PER ACRE		
Lot Area Coverage			33,455	27,906	83%	
DENSITY/FLOOR AREA RATIO (FAR)/(SF)*						
PD-5 Zone	ALLOWABLE (FAR)	PROPOSED (FAR)	ALLOWABLE (SF)		PROPOSED (SF)	
Project Density FAR	8.0	5.0	267,640		166,900	
Summary	8.0 > 5.2 thus OK		262,224 > 170,013 thus OK			
PROGRAM/AREA SUMMARY SF						
FLOOR LEVEL	USE					
	Units	Residential	Retail	Parking Garage	Off/Fit/Bike/Com	Totals
Sublevel Floor (P2)*	0			28,744		28,744
Sublevel Floor (P1)*	0			28,744		28,744
Ground Floor (01)	0		2,560	20,683	4,663	27,906
Second Floor (02)	14	15,092		10,782		25,874
Third Floor (03)	24	22,050				22,050
Fourth Floor (04)	25	22,340				22,340
Fifth Floor (05)	25	22,340				22,340
Sixth Floor (06)	25	22,340				22,340
7th Floor (07)	23	20,387			845	21,232
Mezzanine (07)		2,818				2,818
Totals	136	127,367	2,560	88,953	5,508	224,388
Total Proposed Zoning Floor Area (SF) "Gross Floor Area"						166,900
Proposed FAR *(excludes subterranean floor levels)						5.0

OPEN SPACE REQUIRED					
PRIVATE USEABLE OPEN SPACE					
PD-30 Zone					
UNIT TYPE				# UNITS	
Total Residential				136	
TYPE			REQUIRED SF	PROVIDED SF	
TOTAL COMMON OPEN SPACE			(20% of LOT AREA) 6,691	5,692	
COMMON INDOOR OPEN SPACE			(1 COMMUNITY ROOM) 500	3,550	
PRIVATE OPEN SPACE			(MIN. 50% OF ALL RES DWELLING UNITS; MIN 36 SF PER UNIT) 2,448	9,165	
PARKING ANALYSIS					
Residential Off-Street Parking Requirements (LBD PD-30 Table 3-5)					
Use			Minimum	Provided	
Dwelling Unit			1.0 space per unit plus 1 guest parking space per 4 units	0	
Retail, restaurants, bars			1.0 Space per 1,000 sf projects containing less than 6,000 sf are exempt	0	
Office			2.0 spaces per 1,000 sf projects containing less than 6,000 sf are exempt	0	
ADA SPACES REQUIRED			REQ.		
Retail			0	0	
Residential			4	3+1 (Van Accessible)	
Parking Summary					
UNIT TYPE			Pkg Rqmnt	Required	Provided
Studio Flat			1 per unit	8	
Studio Loft			1 per unit	2	
1 Bdrm Flat			1 per unit	85	
1 Bdrm Loft			1 per unit	16	
2 Bdrm Flat			1 per unit	24	
2 Bdrm Loft			1 per unit	1	
Guest			1 per 4 units	34	
Office			2 per 1,000 sf; if < 6,000 sf (exempt)	0	
Retail			1 per 1,000 sf; if < 6,000 sf (exempt)	0	
TOTAL PROVIDED				170	170
* 50% of total residential parking spaces provided allowed as compact spaces per Table 41-2					
Bike Parking					
USE			Minimum Requirement	Required	Provided
Dwelling unit			1 per 5 dwelling units	27	27
Commercial			1 per 5000sf	1	1
TOTAL PROVIDED				28	28
28 provided stalls = 28 required stalls, thus OK					



MATERIALS

- 1A.DUNN EDWARDS - CHARCOAL SMUDGE
- 1B.DUNN EDWARDS - BOAT ANCHOR
- 1C.DUNN EDWARDS - LENGENDARY GRAY
- 2. DUNN EDWARDS - CARROT CAKE
- 3. DUNN EDWARDS - CLAY TERRACE
- 4. DUNN EDWARDS - PUMPKIN PIE
- 5. DUNN EDWARDS - RAGTIME BLUES
- 6. DUNN EDWARDS - CARIBBEAN CRUISE
- 7. DUNN EDWARDS - WINTER CHILL
- 8. DUNN EDWARDS - ACROSS THE BAY
- 9. DUNN EDWARDS - LIGHTHOUSE
- 10.DUNN EDWARDS - GRAY PEARL
- 11. ALUMINUM REVEAL - 1/4" PROFILE
- 12. CLEAR ANODIZED ALUMINUM STOREFRONT
- 13. VINYL WINDOWS/DOOR - SILVER FINISH
- 14. COMPOSITE PANEL
- 15. SACKED & SEALED CONCRETE
- 16. CLEAR INSULATED PERFORMANCE GLAZING
- 17. STEEL CANOPY
- 18. FIBER CEMENT LAP SIDING- PAINTED





22



24



25



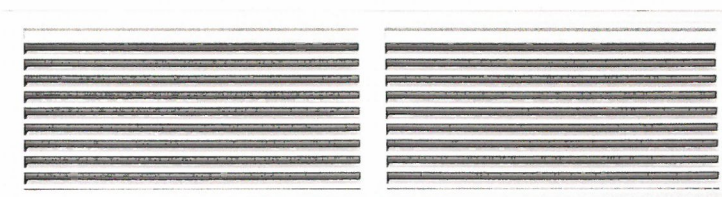
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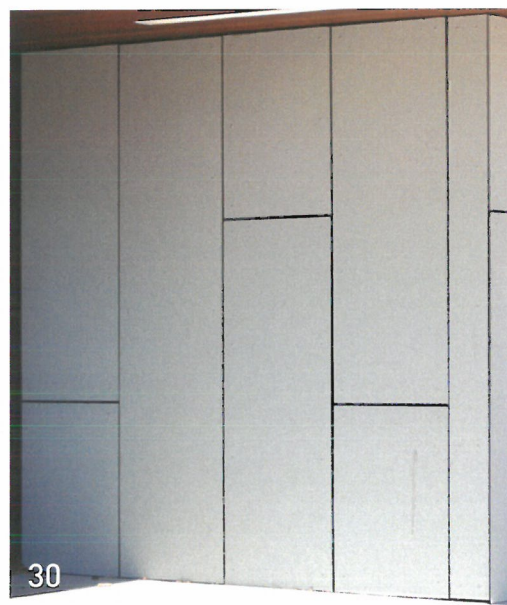
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27



28



30

MATERIALS

- 22. WIRE MESH SCREEN
- 23. MULLIONLESS STOREFRONT SYSTEM
- 24. METAL PRIVACY PANEL
- 25. FOLDING DOOR SYSTEM
- 26. 20/30 PAINTED CEMENT PLASTER
- 27. METAL LOUVER
- 28. GLASS GUARDRAIL
- 29. METAL PANEL
- 30. FIBER CEMENT PANEL
- 31. STEEL SHADE CANOPY



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