

SITE PLAN REVIEW

# THE BEACON, LONG BEACH

1235 LONG BEACH BLVD. AT ANAHEIM STREET

FEBRUARY 4, 2016



the  
architects  
collective



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**PROJECT ADDRESS**  
1235 LONG BEACH BOULEVARD  
LONG BEACH, CA 90813

**DESIGN TEAM CONTACTS**

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PROJECT INFORMATION

ZONING:	DOWNTOWN PLAN - 150' HEIGHT AREA	
GROSS LOT AREA:	69,790 SF (Pre-Ded / Density Calculations)	
NET LOT AREA:	69,790 SF (Pre-Ded / FAR Calculations)	
HEIGHT LIMIT:	150'	
PROPOSED HEIGHT:	80'	
ALLOWABLE FAR:	5.0	
PROPOSED FAR:	2.42	
ALLOWABLE BUILDING AREA (FAR):	209,370 SF	
PROPOSED BUILDING AREA (FAR):	168,772 SF	
ALLOWABLE DENSITY:	N/A REGULATED THROUGH FAR AND HEIGHT	
PROPOSED DENSITY:	160 UNITS	
ALLOWED BUILDING STORIES:	UNLIMITED (ALL RESIDENTIAL)	
PROPOSED BUILDING STORIES:	7 (2 garage + 5 wood)	
ZONE SETBACKS:	MIN.	PROVIDED
FRONT YARD:	0'-0"	0'-0"
NORTH SIDE YARD:	0'-0"	0'-0"
SOUTH SIDE YARD:	0'-0"	0'-0"
REAR YARD:	0'-0"	0'-0"

UNIT MIX

TYPE	QUANTITY	AVERAGE SF	TOTAL SF	%
"BEACON POINTE" SENIOR				
A1 (1 BED + 1 BATH)	110	713	78,465	91%
B1 (2 BED + 1 BATH)	11	1,053	11,585	9%
NET UNIT FLOOR AREA	121	744	90,049	100%
"BEACON PLACE" SUPPORTIVE HOUSING				
A1 (1 BED + 1 BATH)	30	658	19,740	77%
B1 (2 BED + 1 BATH)	9	1,077	9,696	23%
NET UNIT FLOOR AREA	39	755	29,436	100%
TOTAL				
A1 (1 BED + 1 BATH)	140	701	98,204	88%
B1 (2 BED + 1 BATH)	20	1,064	21,281	13%
NET UNIT FLOOR AREA	160	747	119,485	100%








VICINITY MAP



AERIAL LOOKING NORTH

## KEYNOTES

- 1 St. Mary's Hospital
- 2 14th Street Park
- 3 Long Beach Polytechnic High School
- 4 Long Beach Polytechnic Satellite School
- 5 Washington Middle School
- 6 Roosevelt Elementary School
- 7 New City School
- 8 Superior Supermarket
- 9 Long Beach Senior Arts Colony
- 10 The Annex
- 11 Urban Village
-  Blue Line Light Rail Station





⑥ BLUE LINE STOP ON LONG BEACH BOULEVARD ADJACENT TO SITE



⑤ BUS STOP ON LONG BEACH BOULEVARD ADJACENT TO SITE



④ BUS STOP ON ANAHEIM STREET ACROSS FROM SITE



③ SUPERIOR SUPER MARKET ON LONG BEACH BOULEVARD



② CORNER OF 12TH STREET AND LONG BEACH BOULEVARD



① NORTHWEST CORNER OF ANAHEIM AND LONG BEACH





⑫ LONG BEACH SENIOR ARTS COLONY



⑪ URBAN LOFTS ON LONG BEACH BOULEVARD



⑩ AUTO BODY SHOP ON ANAHEIM



⑨ 12TH ST. VIEW OF THE ANNEX ADJACENT TO SITE



⑧ LOOKING EAST ON 12TH ST..



⑦ LOOKING NORTH ON LOCUST AVE



# DESIGN CRITERIA

## USE

- Create a dense mix of uses that maximize the site's proximity to transit
- Create an active pedestrian experience by focusing retail, residential lobbies and residential amenities along the ground floor perimeter of the building
- Emphasize neighborhood serving retail for residents and transit riders
- Locate driveways off 12th St.

## MOBILITY

- Encourage transit ridership by providing easy access and a pleasant environment to wait
- Provide shelter and seating adjacent to improved bus stop on Long Beach Blvd.
- Bike parking
- Provide a safe pedestrian experience with ample sidewalks, parkways and minimize vehicular entries to site

## OPEN SPACE

- Public Plaza that engages residential lobby, retail and transit riders
- Public Plaza at corner of Long Beach Blvd. and Anaheim St. signals arrival to Long Beach, engages the public and provides ample space for pedestrians
- Provide generous sidewalks
  - 15'-25' from curb-face on Long Beach Blvd.
  - 15' from curb-face on Anaheim St.
  - 15' from curb-face on 12th St.
- Provide a variety of open spaces: balconies, courtyard, public plaza and large sidewalks

## MASSING

- Create a monumental architectural moment at the corner of Long Beach Blvd. and Anaheim St. to mark the gateway to downtown Long Beach
- Reduce overall building height towards 12th street to match existing neighborhood
- Plaza breaks building in two along Long Beach Blvd., creating unique buildings (Beacon Pointe and Beacon Place)

## ARCHITECTURE

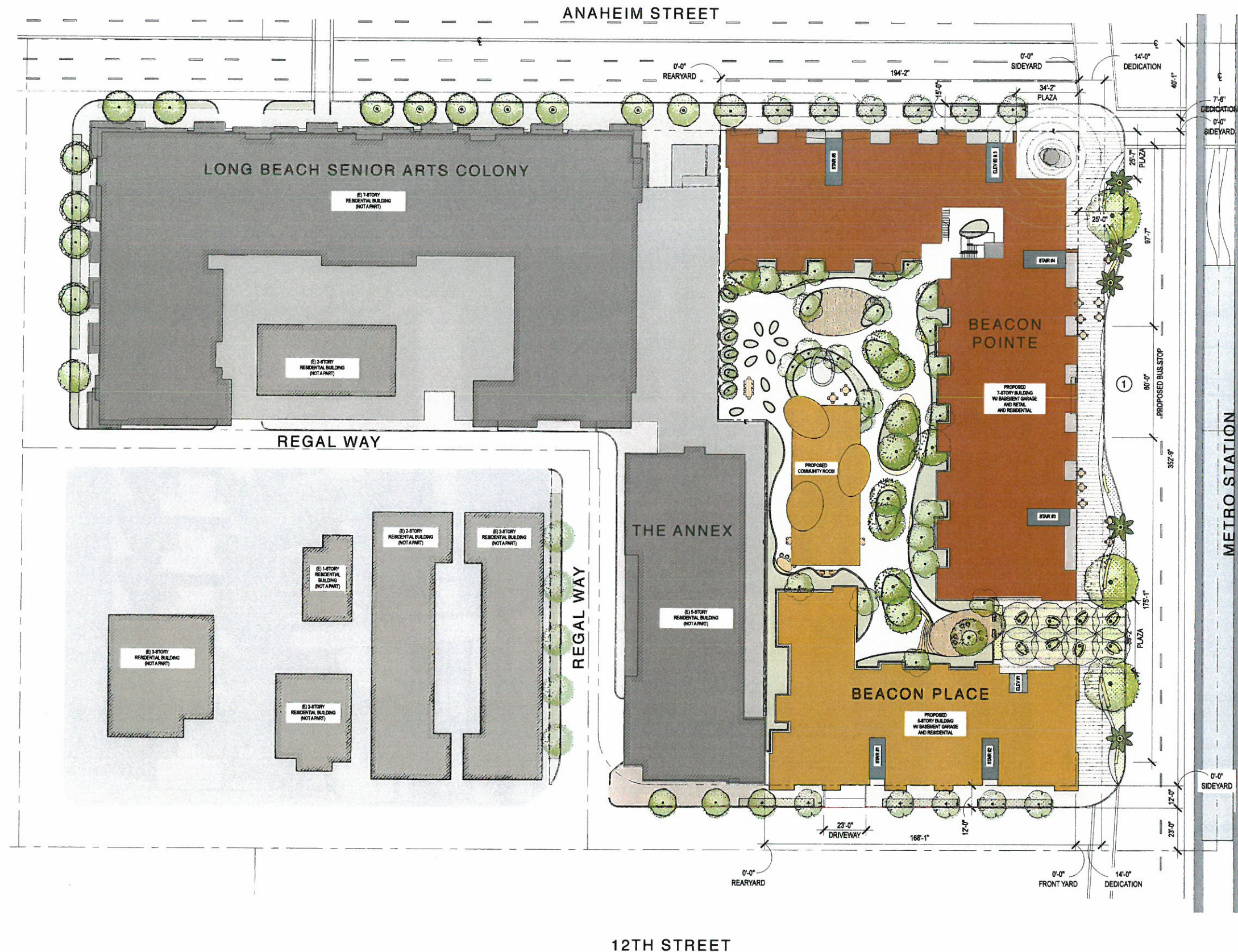
- Create a landmark to mark the entrance to downtown Long Beach
- Minimize impact to existing residential neighbors to the south west by minimizing mass and height on that side of site
- Provide a balance of private and social spaces for residents

## SUSTAINABILITY

- Create a community with mix uses and easy transit access
- Achieve LEED gold or better through incorporating strategies that include: water efficient landscape, photovoltaic or solar thermal panels







# LEGEND :

- BEACON POINTE (SENIOR)
- BEACON PLACE  
(SUPPORTIVE HOUSING)
- RESIDENTIAL COURTYARD
- VERTICAL CIRCULATION
- LONG BEACH SENIOR ARTS COLONY
- ① BUS STOP

SCALE : 1/60" = 1'-0"  
(ON 11"x17" SHEET SIZE)





PROGRAM SUMMARY

RESIDENTIAL FLOOR AREA:			
"BEACON POINTE" SENIOR			
CORRIDORS		19,869	
LAUNDRY ROOM		960	
TRASH VESTIBULES		540	
RESTROOMS		171	
STORAGE		225	
NET UNIT FLOOR AREA		90,049	
TOTAL RESIDENTIAL FLOOR AREA "BEACON POINTE"			111,815
"BEACON PLACE" SUPPORTIVE HOUSING			
CORRIDORS		6,209	
MEDIA ROOM		219	
LAUNDRY ROOM		201	
RESTROOMS		87	
STORAGE		231	
TRASH VESTIBULES		404	
COMMUNITY ROOM "BEACON PLACE"		1,886	
SUPPORTIVE SERVICES OFFICE		339	
NET UNIT FLOOR AREA		29,436	
TOTAL RESIDENTIAL FLOOR AREA "BEACON PLACE"			39,012
TOTAL RESIDENTIAL FLOOR AREA			150,827
TYPE I BLDG FLOOR AREA (GROUND FLOOR):			
RESIDENTIAL FAR:			
LOBBY "BEACON POINTE"		1,292	
MANAGERS' OFFICES "BEACON POINTE"		298	
LIBRARY/ READING AREA "BEACON POINTE"		1,071	
SUPPORTIVE SERVICES OFFICE "BEACON POINTE"		176	
CONFERENCE ROOM "BEACON POINTE"		721	
BREAK ROOM "BEACON POINTE"		263	
COMMUNITY ROOM "BEACON POINTE"		1,536	
MEDIA ROOM "BEACON POINTE"		336	
FITNESS ROOM "BEACON POINTE"		1,398	
MAINTENANCE ROOM/ COMMERCIAL TRASH "BEACON POINTE"		1,185	
TRASH ROOM "BEACON POINTE"		228	
RESTROOMS "BEACON POINTE"		171	
STORAGE "BEACON POINTE"		177	
LOBBY BLDG "BEACON PLACE"		1,745	
ELECTRICAL ROOM "BEACON PLACE"		563	
TRASH ROOM "BEACON PLACE"		347	
MANGER'S OFFICE "BEACON PLACE"		254	
TOTAL RESIDENTIAL(GROUND FLOOR) FLOOR AREA			11,761
COMMERCIAL FAR:			
COMMERCIAL SPACE		6,184	
TOTAL COMMERCIAL FLOOR AREA			6,184
TOTAL PROJECT FLOOR AREA	FAR	2.42	168,772
PARKING GARAGE AREA:			
PARKING GARAGE - FIRST FLOOR		38,817	
BIKE PARKING - FIRST FLOOR		1,699	
PARKING GARAGE - SECOND FLOOR		37,139	
TOTAL PARKING SF			77,655
TOTAL PROJECT SF			246,427

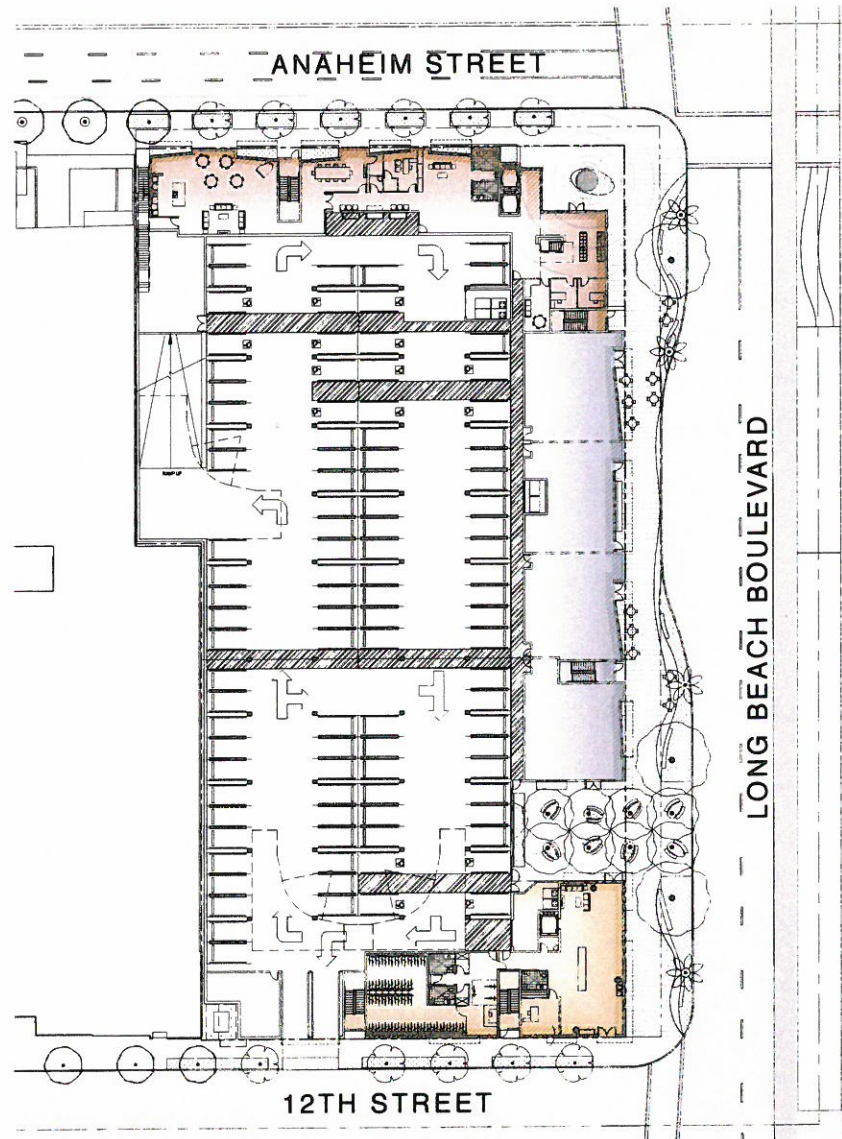






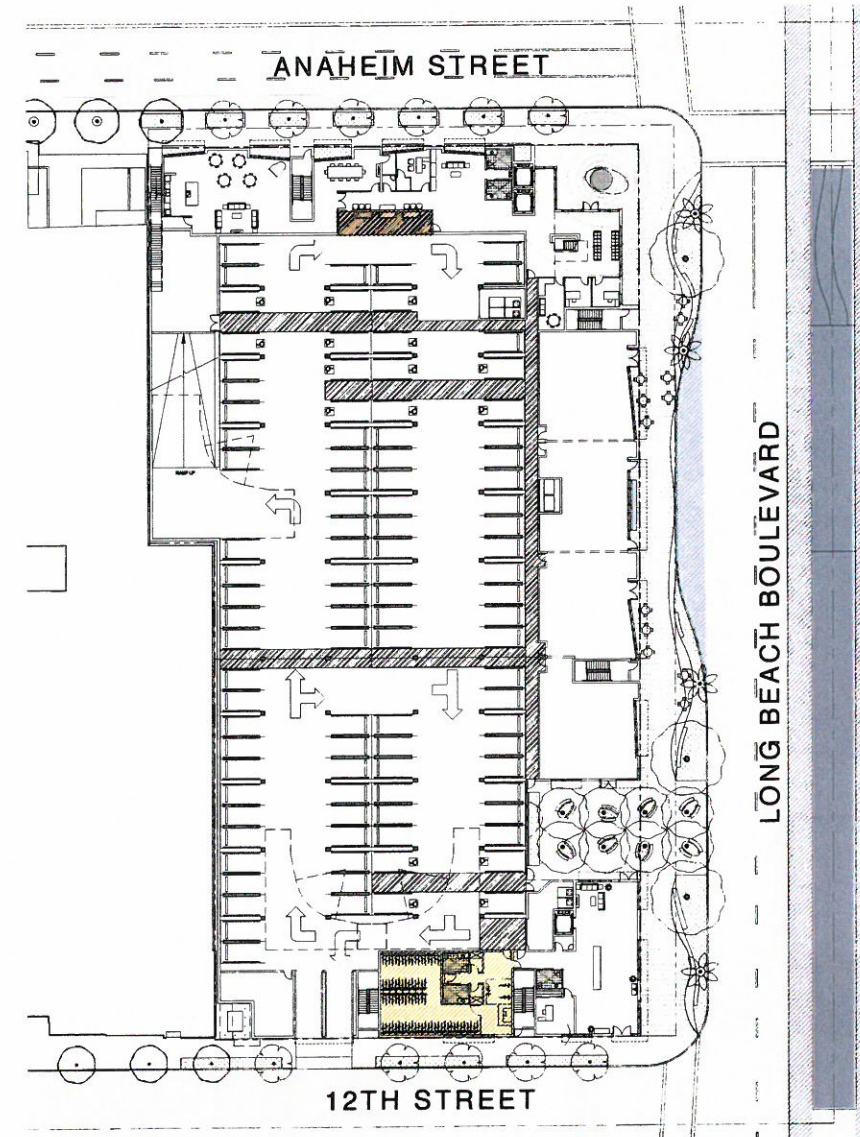
<b>OPEN SPACE:</b>			
<b>REQUIRED COMMON OUTDOOR OPEN SPACE:</b>			
LOT > 30,000 SF	20%		13,958
REQUIRED COMMON OUTDOOR OPEN SPACE:			13,958
<b>PROVIDED COMMON OUTDOOR OPEN SPACE:</b>			
PLAZA @ 1ST FLOOR			1,763
COURTYARD @ 3RD FLOOR			23,735
TOTAL COMMON OUTDOOR OPEN SPACE:			25,498
<b>REQUIRED COMMON INDOOR OPEN SPACE:</b>			
REQUIRED COMMON INDOOR OPEN SPACE:			500
<b>PROVIDED COMMON INDOOR OPEN SPACE:</b>			
COMMUNITY ROOM "BEACON POINTE"			1,536
COMMUNITY ROOM "BEACON PLACE"			1,886
TOTAL COMMON INDOOR OPEN SPACE:			3,422
<b>PRIVATE BALCONIES</b> (50% MIN OF UNITS)			
TOTAL PRIVATE OPEN SPACE:			2,880
TOTAL PROPOSED USABLE OPEN SPACE			31,800
<b>PARKING:</b>			
<b>RESIDENTIAL PARKING REQUIRED:</b>			
1 BEDROOM UNITS	x	1.00	140
2 BEDROOM UNITS	x	1.00	18
MANAGER'S UNIT (2-BED)	x	1.00	2
TOTAL MIN REQUIRED PARKING SPACES			160
<b>GUEST, COMMERCIAL, AND OFFICE PARKING REQUIRED:</b>			
GUEST (.25 PER 1 UNIT)	x	0.25	40
OFFICE (2 PER 1,000 SF)	x	2.00	2
COMMERCIAL (2 PER 1,000 SF)	x	2.00	12
TOTAL MIN REQUIRED PARKING SPACES			54
TOTAL MIN REQUIRED PARKING SPACES (1/2 OF GUEST CAN BE SHARED W/ COM AND OFFICE)			40
<b>PARKING PROVIDED:</b>			
<b>RESIDENTIAL PARKING PROVIDED: (ALL PARKING ASSIGNED)</b>			
	1ST FLR	2ND FLR	
PRIME SPACES	47	96	
ACCESSIBLE SPACES (VAN)	4	2	
ACCESSIBLE SPACES	8	3	
SUBTOTAL:	59	101	
TOTAL RESIDENTIAL PROVIDED PARKING:			160
<b>GUEST, COMMERCIAL, AND OFFICE PARKING PROVIDED:</b>			
	1ST FLR	2ND FLR	
PRIME SPACES	36	0	
ACCESSIBLE SPACES (VAN)	1	0	
ACCESSIBLE SPACES	3	0	
SUBTOTAL:	40	0	
TOTAL GUEST AND COMMERCIAL PROVIDED PARKING:			40
<b>BICYCLE PARKING:</b>			
<b>BICYCLES REQUIRED:</b>			
RESIDENTIAL: (1 PER 5 UNITS)	160 UNITS		32
COMMERCIAL AND OFFICE : (2 PER 1,000 SF)	6,184 SF		12
TOTAL BICYCLE SPACES REQUIRED			44
<b>BICYCLES PROVIDED:</b>			
LONG TERM (COVERED - BUILDING INTERIOR)			76
SHORT TERM (AT SIDEWALK)			0
TOTAL BICYCLE SPACES PROVIDED			76





② BUILDING FRONTAGE

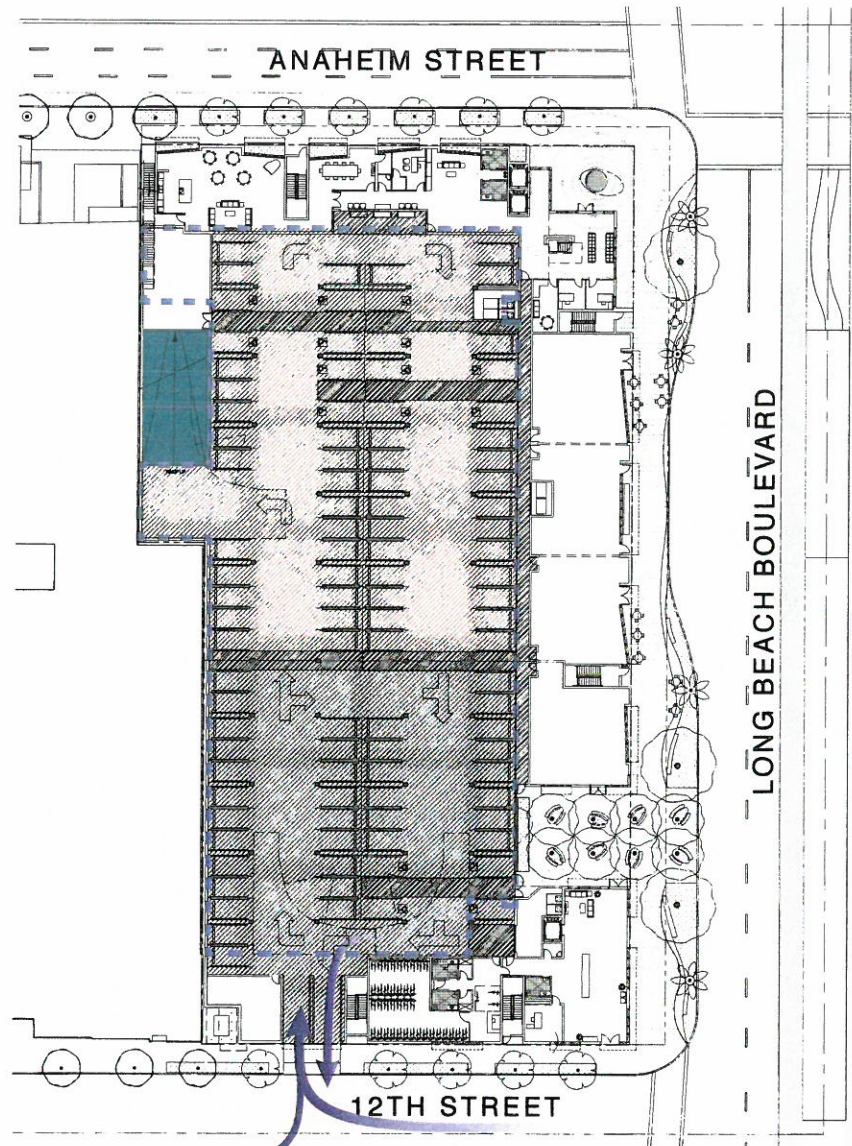
- PRIMARY- RETAIL
- SECONDARY- BEACON POINTE LOBBY/ AMENITIES
- SECONDARY- BEACON PLACE LOBBY/ AMENITIES



① MULTI-MODAL TRANSPORTATION ACCESS

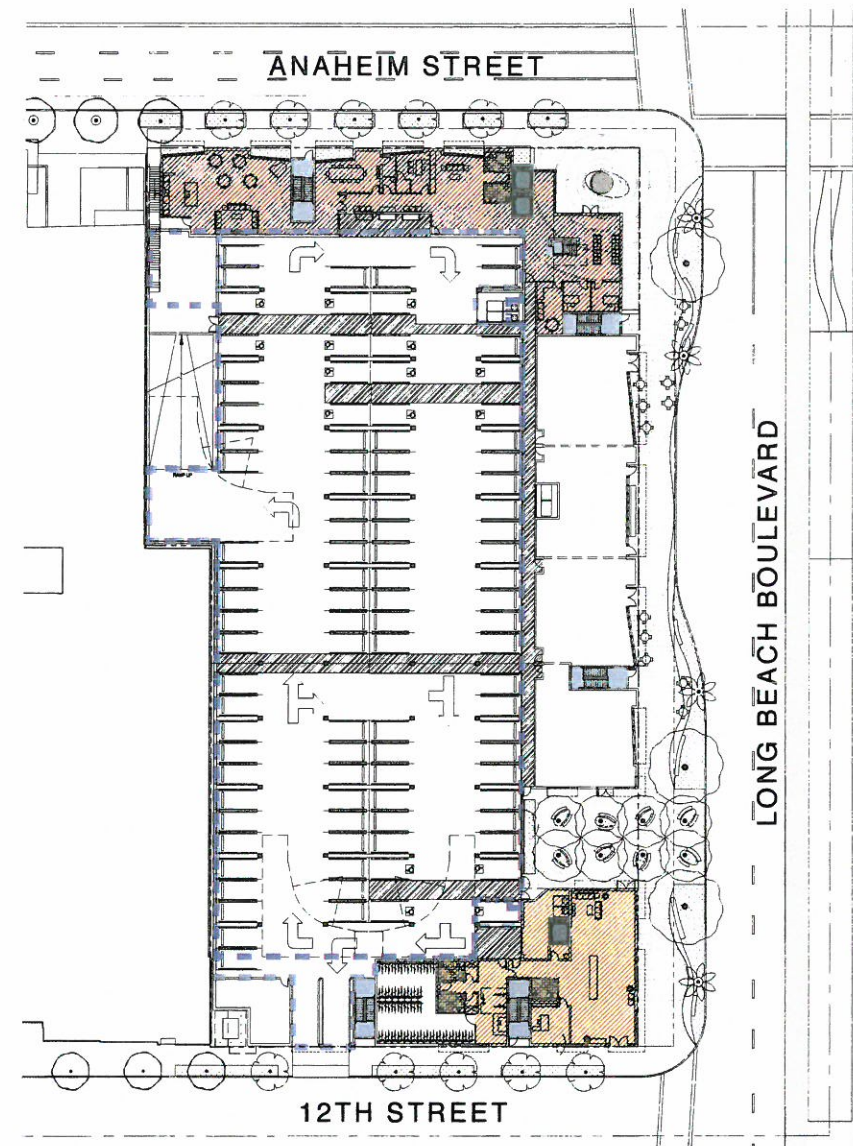
- BLUE LINE STATION
- BUS STOP ON LONG BEACH BOULEVARD ADJACENT TO SITE
- BIKE CENTER
- SENIOR VAN DROP-OFF





② SHARED USE VEHICULAR ACCESS

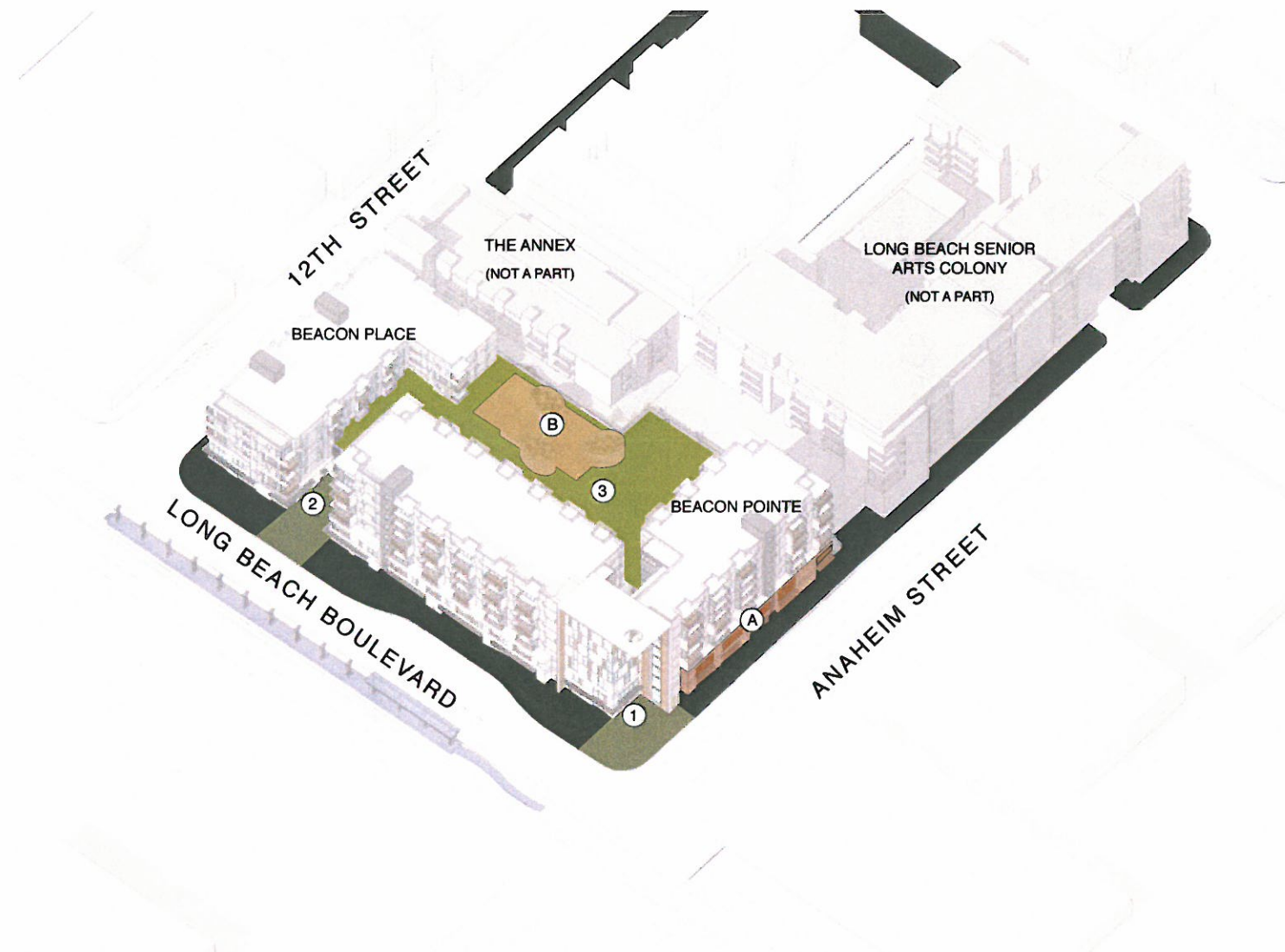
- AT-GRADE PARKING- RESIDENTIAL
- AT-GRADE PARKING- COMMERCIAL/ GUEST/ OFFICE
- P2 PARKING
- RAMPS
- VEHICULAR CIRCULATION



① GROUND FLOOR RESIDENTIAL USE

- BEACON POINTE LOBBY/ COMMON AREA
- BEACON PLACE LOBBY/ COMMON AREA
- P1 PARKING
- P2 PARKING
- ELEVATORS
- STAIRS





#### OPEN SPACES

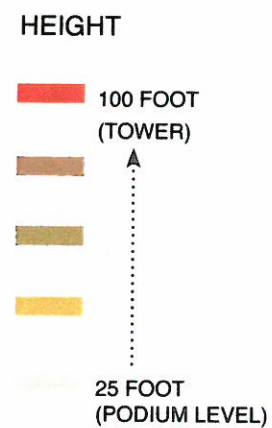
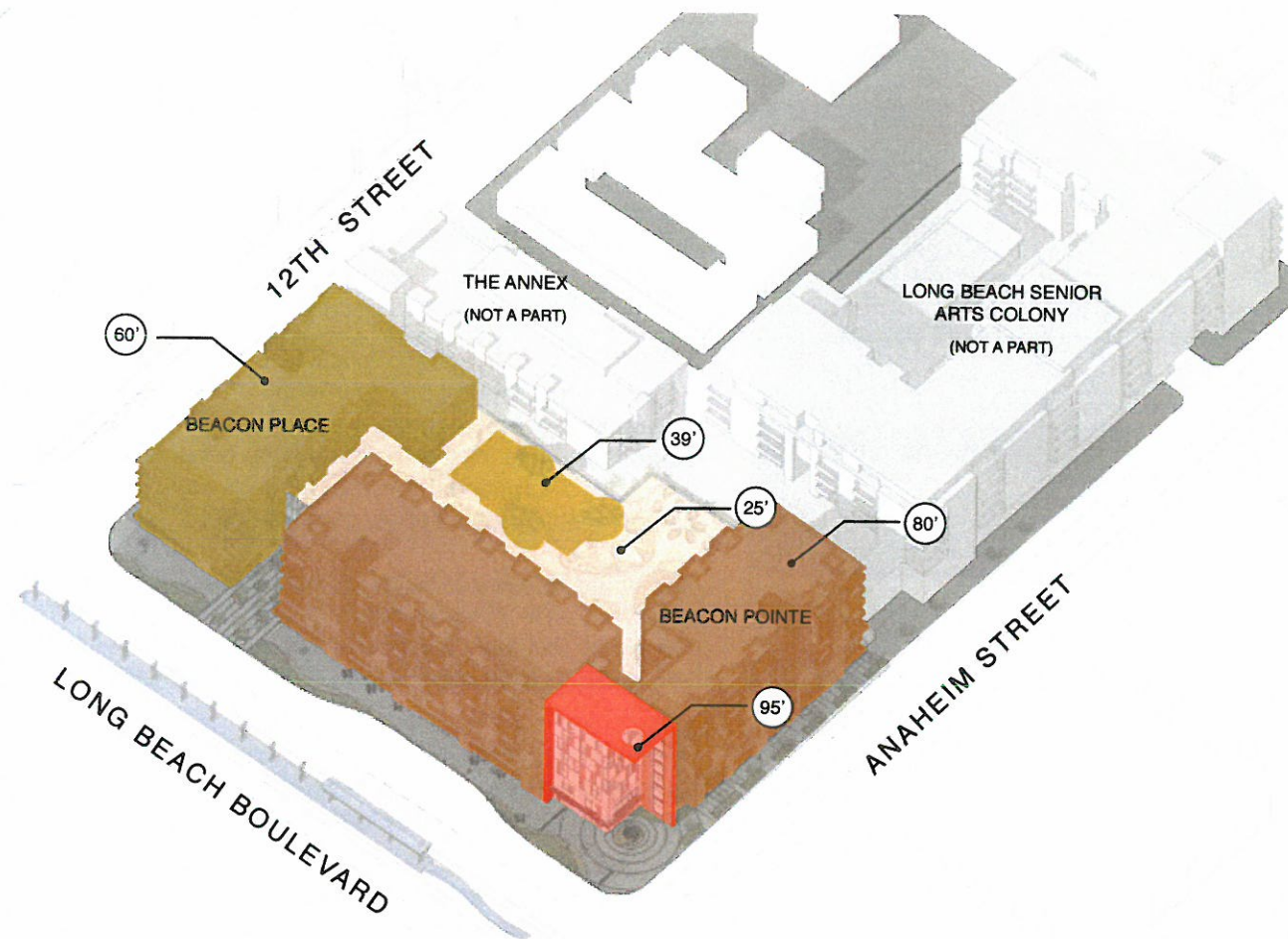
- PUBLIC PLAZA
- RESIDENTIAL COURTYARD
- PUBLIC SIDEWALK

#### RESIDENT AMENITIES

- PROJECT COMMUNITY ROOM
- COMMUNITY ROOM

- ① TOWER PLAZA
- ② SOUTH PLAZA
- ③ RESIDENTIAL COURTYARD
- Ⓐ BEACON POINTE COMMUNITY SPACE
- Ⓑ BEACON PLACE COMMUNITY ROOM









Century Housing's **The Beacon, Long Beach**, features 160 dignified, affordable apartment homes. As a mixed population development, these 160 affordable homes include 121 Senior Housing units which comprise the Beacon Pointe Building, along with 39 units of supportive housing which comprise the Beacon Place building. Together Beacon Pointe and Beacon Place make for an innovative community providing housing and supportive services for some of Long Beach's most vulnerable residents. Each building will have one unit set aside for management staff.

Building upon our success housing veterans and low income families at our Villages at Cabrillo campus in West Long Beach, Century envisions a community at the **gateway to downtown Long Beach** that will become a **safe harbor** for future residents where personal anchors may be set in an effort to restore wellness and hope. The concept of 'The Beacon' is Symbolic in that much like a Beacon is a guiding light illuminating a path to a safe harbor, Beacon Pointe and Beacon Place will be that light that gives our residents a way back to their own, personal paths to betterment, self-reliance, and individual success. Well designed, well managed, decent affordable homes, within a supportive environment are the platform that The Beacon will provide for the betterment of residents that will comprise the community.

Occupying approximately 1.5 acres of land, The Beacon will integrate a currently undeveloped corner at Long Beach Boulevard and Anaheim, the gateway to downtown Long Beach, into the broader community. The Beacon is a **transit-oriented development** located immediately across from a Metro Blue line light rail station that will connect residents to vital services and job centers in Long Beach and beyond. The blue line connects residents to job centers as far as downtown Los Angeles. In addition, Long Beach Transit runs multiple bus lines along Long Beach Boulevard and Anaheim streets. These bus lines provide vital connections to Cal State Long Beach, Downtown Long Beach, the VA, Kaiser, and various other destinations that will be key to our residents.

The Beacon is being designed within the context of a growing, active, downtown community. Working in concert with The Architects Collective, and the same principal architect as our 4th and 5th phases of development at CVC, our team has carefully studied our context in terms of massing, uses, population, vehicular circulation, pedestrian circulation, transit, existing streetscape assets, and spatial conditions. All of these elements will inform the design development of the project. The result will be a development that both complements the existing built environment and the architectural direction of a growing central city core, while firmly standing on its own identity and design merit. Most importantly, The Beacon will incorporate the needed **architectural impact** at the corner of Long Beach Blvd. and Anaheim Street that signifies the arrival into, or departure from, downtown Long Beach.

**Beacon Place** will enhance Long Beach's housing continuum by expanding the permanent stock of **homes for disabled veterans and or persons and families with special needs**. The 39 unit development will be enriched with supportive services through CVC's Resident Services Team. CVC will contract with outside service providers on an as needed basis, to meet resident service needs. Given our collaborative network of 20 on-site service providers at the Century Villages at Cabrillo Campus, the CVC team is well poised to assure delivery of high quality, comprehensive services for residents. We envision securing project-based VASH or PBV subsidy vouchers for the supportive units. Beacon Place will contain a mix of 1 and 2 bedroom apartments within a five story structure, the first 2 stories of which will be a concrete parking podium shared with Beacon Pointe. The development will contain a community room with full kitchen, supportive services space including resident service coordination offices. There will also be an on- site laundry room, computer room, bike storage at the street level and a club house at the podium level. At the street level the project will incorporate a shared open plaza with attractive seating and landscape features that will be a perfect place to wait for the light rail or bus, both of which are immediately adjacent to the public plaza. Century will pursue **LEED gold**, at minimum, as per our development standards.

**Beacon Pointe** will provide 120 permanent affordable homes for **low income seniors**. The development will contain a mix of 1 and 2 bedroom apartments within a seven story structure. Ground floor space will contain a podium parking structure, community rooms, property management offices, and approximately 7,000 square feet of leasable retail space. Century will seek compatible uses for the retail including eateries, cafés and public services offices- all with the goal of activating Long Beach Boulevard. Once complete, the street frontage along Long Beach Boulevard will be a pedestrian friendly, active space with an attractive combination of public space, complete street improvements, and retail.

Additional features of Beacon Pointe include a media room, a large exercise room, and a club house and spa at the podium courtyard level. The courtyard will also have community gardening space. We envision that many of the community spaces will be shared by residents of both Beacon Pointe and Beacon Place. Through integrative design, hands on, active property management and social service coordination, we seek to create both structured and organic interaction between residents of both.

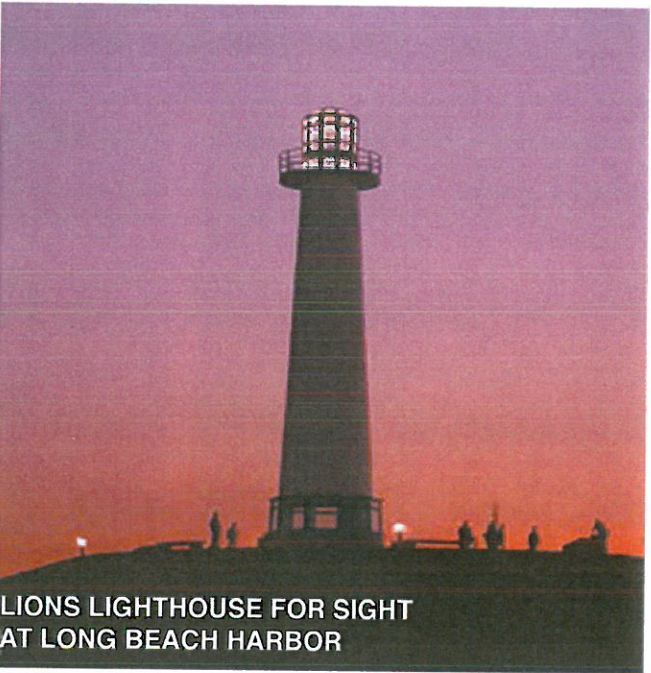
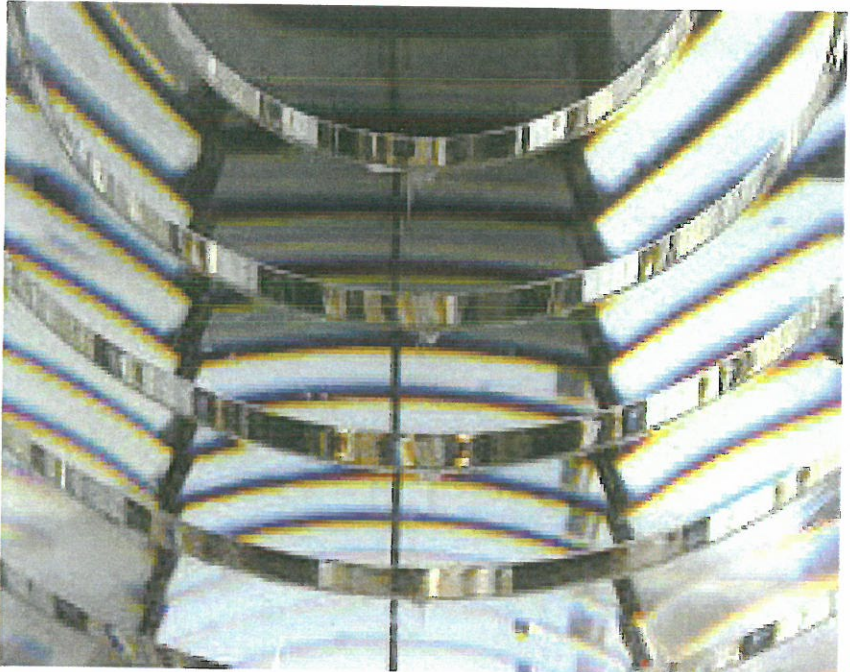
The need for additional permanent supportive housing within the Long Beach community is well documented. According to the federally-mandated 2015 Homeless Count ("Homeless Count") in Long Beach, there are **1,513 unsheltered persons** and an additional 832 living either in emergency shelter, safe havens, or transitional Housing. Long Beach has done a noteworthy job of making strides to end homelessness reducing the number of unsheltered persons by 19% between 2013 and 2015. Through our Century Villages at Cabrillo campus, Century has been a partner to this success. The Beacon will be a continuation of our work to end homelessness in Long Beach and beyond.

The Beacon will be a **focal point of entry into, and exit from, downtown Long Beach**. It meets with the design intent in the City's Downtown Plan and fits the City's vision for its burgeoning downtown. Enhanced Mobility is a goal of the Downtown plan- The Beacon facilitates walkability by improving sidewalks, planting and street frontage along Long Beach Boulevard, and also adds retail bays and a public plaza for pedestrian use. The Beacon will have private bike storage off 12th street for residents. In addition, as part of the project, the existing LB Transit bus stop in front of the property will be re- built to include a new shelter and bus turn-out. Sustainability is another tenet of the Downtown Plan that The Beacon is notably aligned with our commitment to achieve LEED Gold Status, at minimum, use of water efficient landscape, incorporation of photovoltaic and solar thermal panels, and transit oriented design which promotes the use of multiple modes of transportation.





# BEACON - MARKING PLACE/ SIGNIFYING PASSAGE / SAFE HARBOR



LIONS LIGHTHOUSE FOR SIGHT  
AT LONG BEACH HARBOR

**Beacon:** The corner tower of the Beacon building will mark the gateway into the city both literally as an architectural landmark and also figuratively, like a shining light at the entry of a safe harbor. The tallest element in the landscape by day, and a glowing lantern at night, The Beacon's landmark tower will signal arrival to Long Beach in architectural form. But more than that, it will serve as a symbolic beacon of wellbeing and hope for the residents.

# TIDES - ARRIVING/LEAVING— COMING/GOING



**Tides:** As the daily tide of commuters and transit flows in and out of Long Beach, the building's appearance responds to the direction of travel. The balconies are open on one side and closed on the other, so upon arrival visitors see a solid facade with a prominent tower, but when they depart, they'll see a porous, more open building that reveals the residents within.



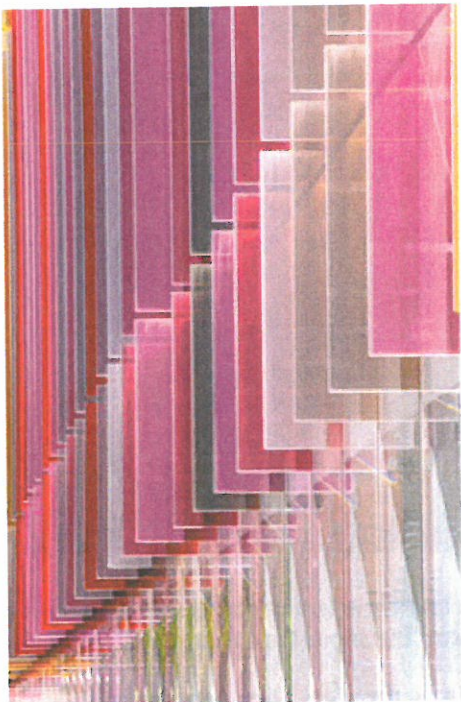
# BEACON - MARKING PLACE / SIGNIFYING PASSAGE / SAFE HARBOR



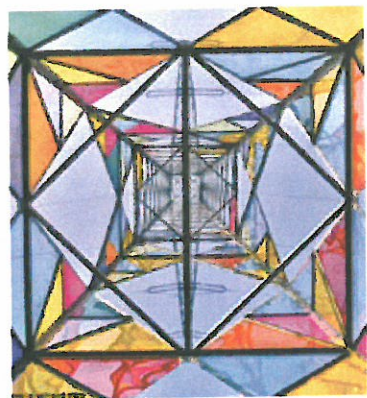
8. ANGLED GLASS LENS OF A LIGHTHOUSE BEACON



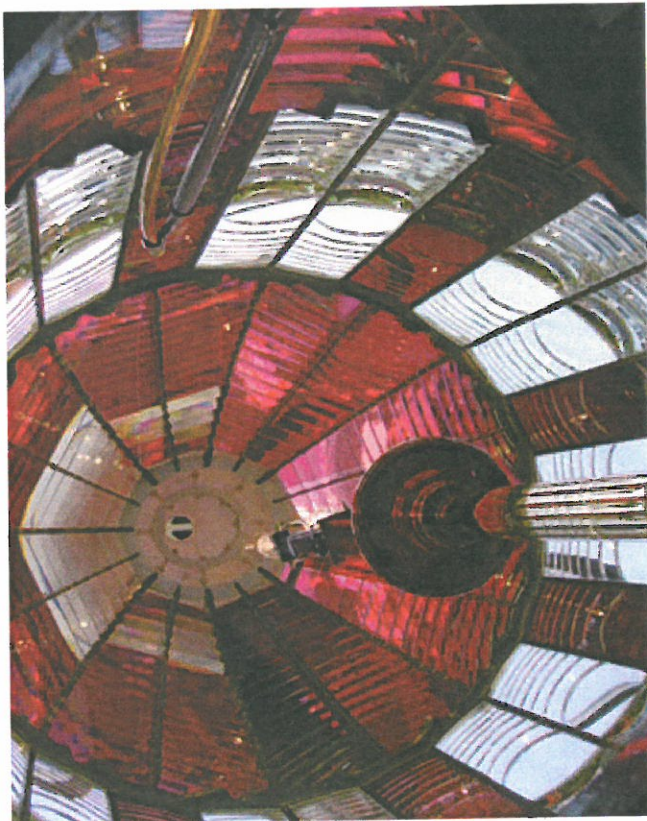
7. LIONS LIGHTHOUSE FOR SIGHT AT LONG BEACH HARBOR



6. COLORED GLASS PANELS REFLECT AND TRANSMIT COLORED LIGHT



5. EXPERIENCE OF HEIGHT FROM UNDERNEATH BEACON



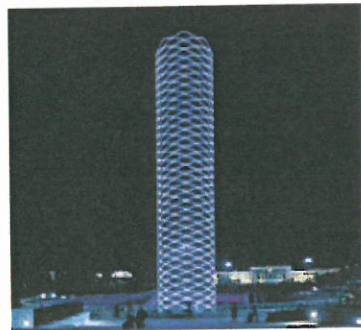
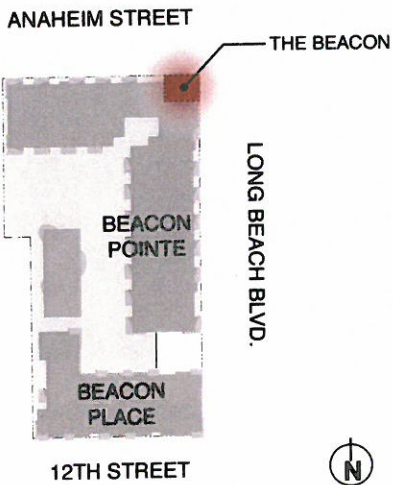
3. COLORED GLASS USED IN BEACON



2. LAX LIGHT PILLARS MARK ARRIVAL AND DEPARTURE



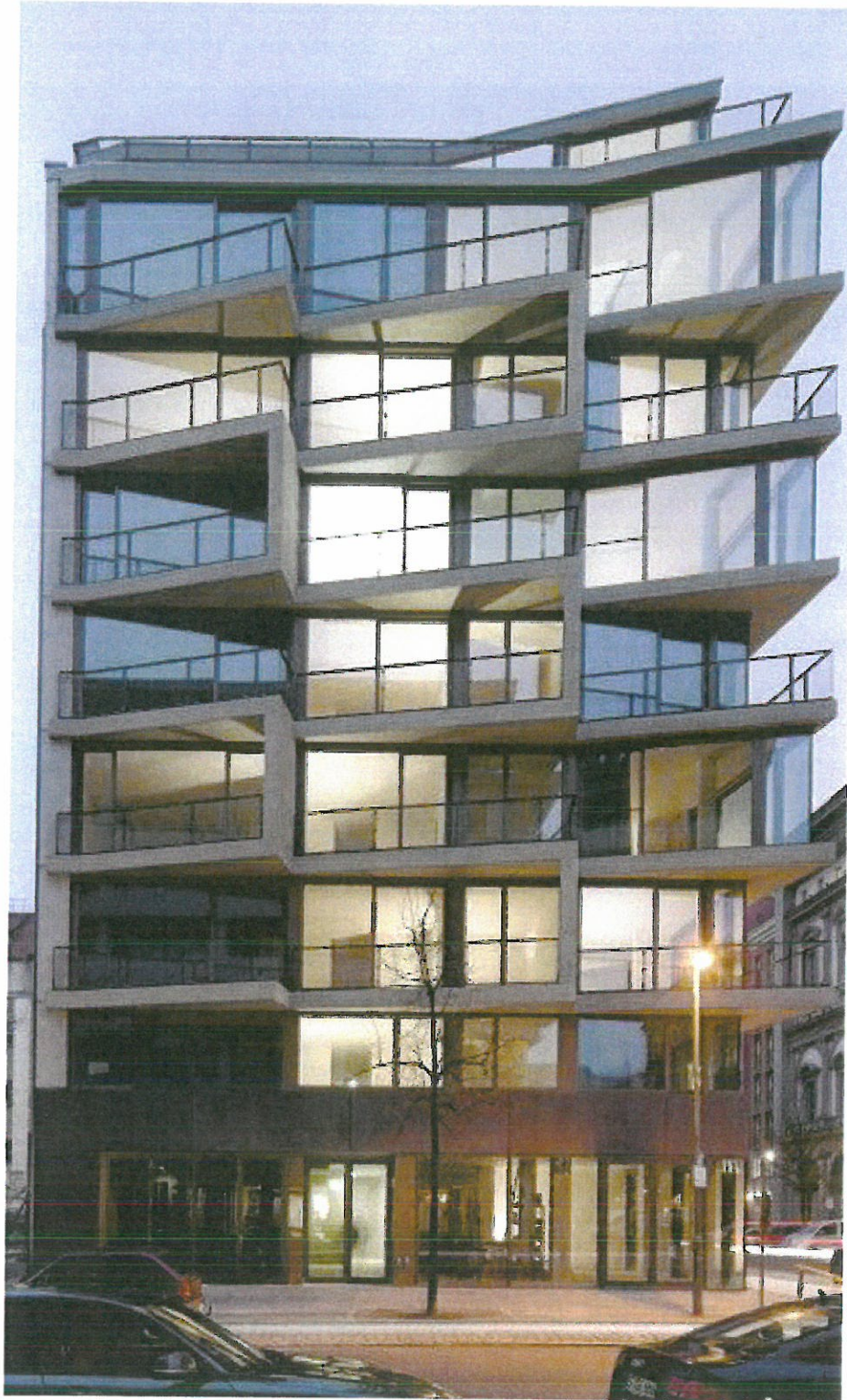
1. CULVER CITY MEDIA-BASED TOWER TRANSFORMS AN URBAN CORNER INTO A LANDMARK



4. BEACON AS MARKER OF PLAZA



# TIDES - ARRIVING/LEAVING — COMING/GOING



4. ELEVATION VIEW



7. BALCONIES CREATE RHYTHM ON THE FACADE. EACH UNIT HAS PRIVACY.



6. BUILDING APPEARS DIFFERENT BASED ON THE DIRECTION OF APPROACH AND TIME OF DAY.



5. BUILDING APPEARS DIFFERENT BASED ON THE DIRECTION OF APPROACH AND TIME OF DAY.



3. ANGLED GLASS IS FRAMED BY CELLULAR CONCRETE FRAMES OPEN TO ONLY ONE DIRECTION



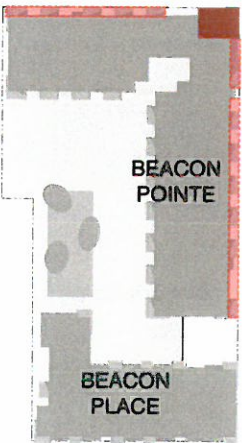
2. CORNER VIEW: BALCONIES HAVE MORE PRIVACY; CORNER EXPOSED AND ACCENTED



1. BALCONIES COLORED ON ONE SIDE. REGULAR PATTERN ENLIVENED BY COLOR VARIATION.

■ AREA OF TIDAL FACADE

ANAHEIM STREET



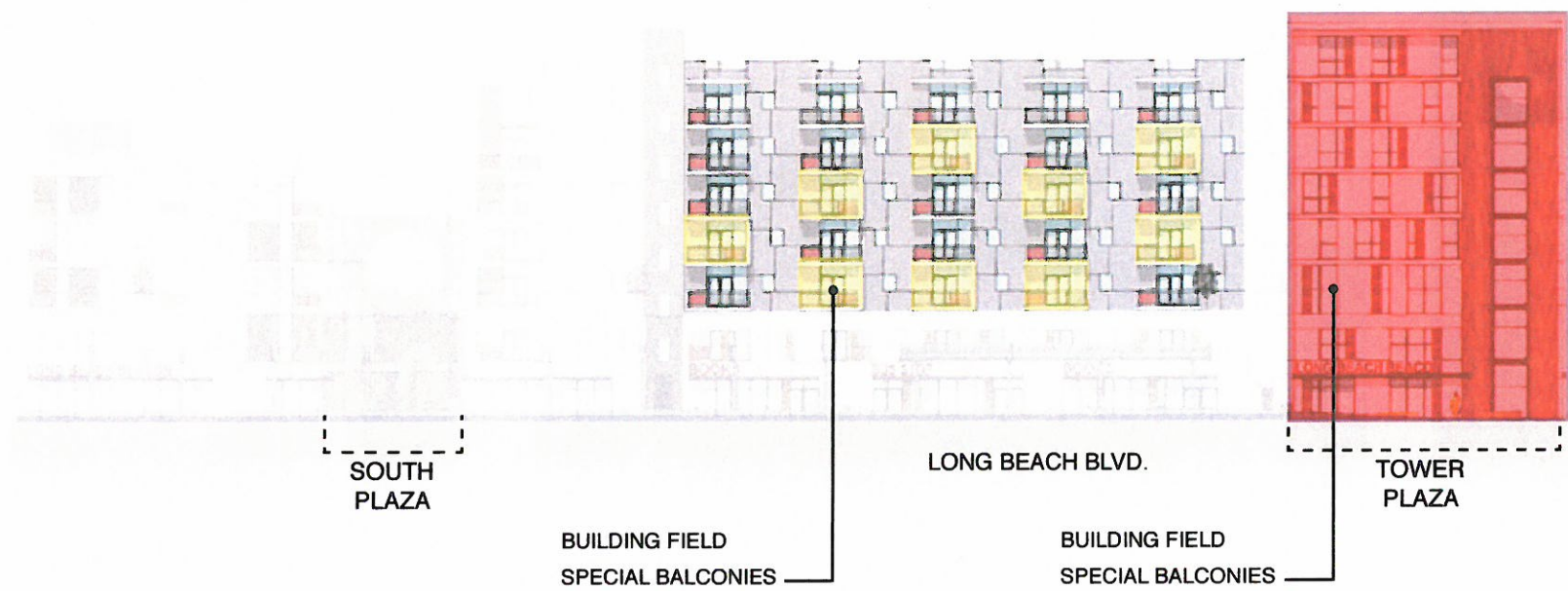
LONG BEACH BLVD.



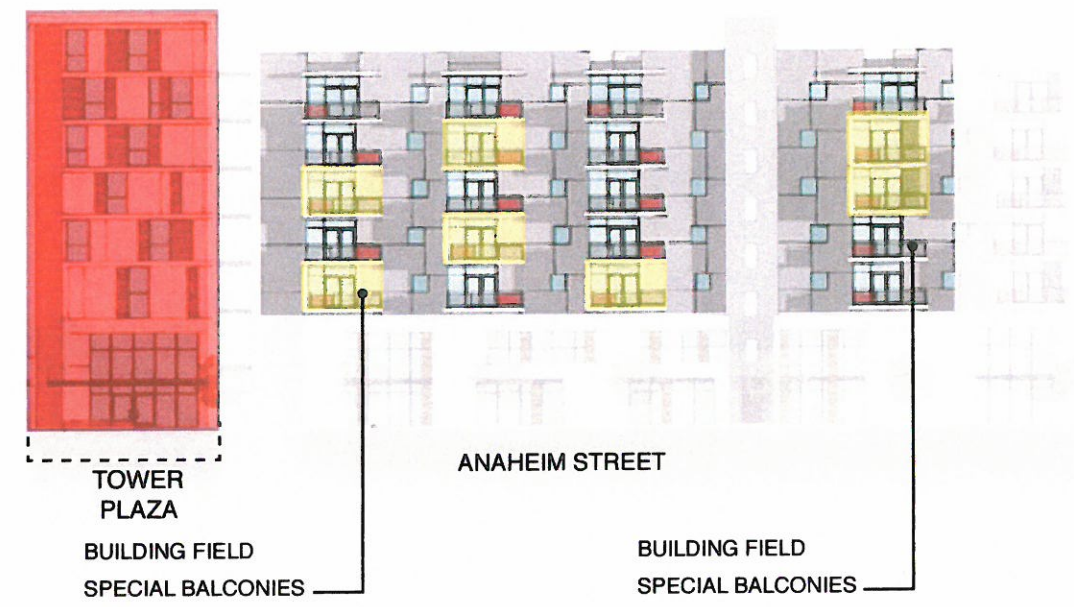
12TH STREET



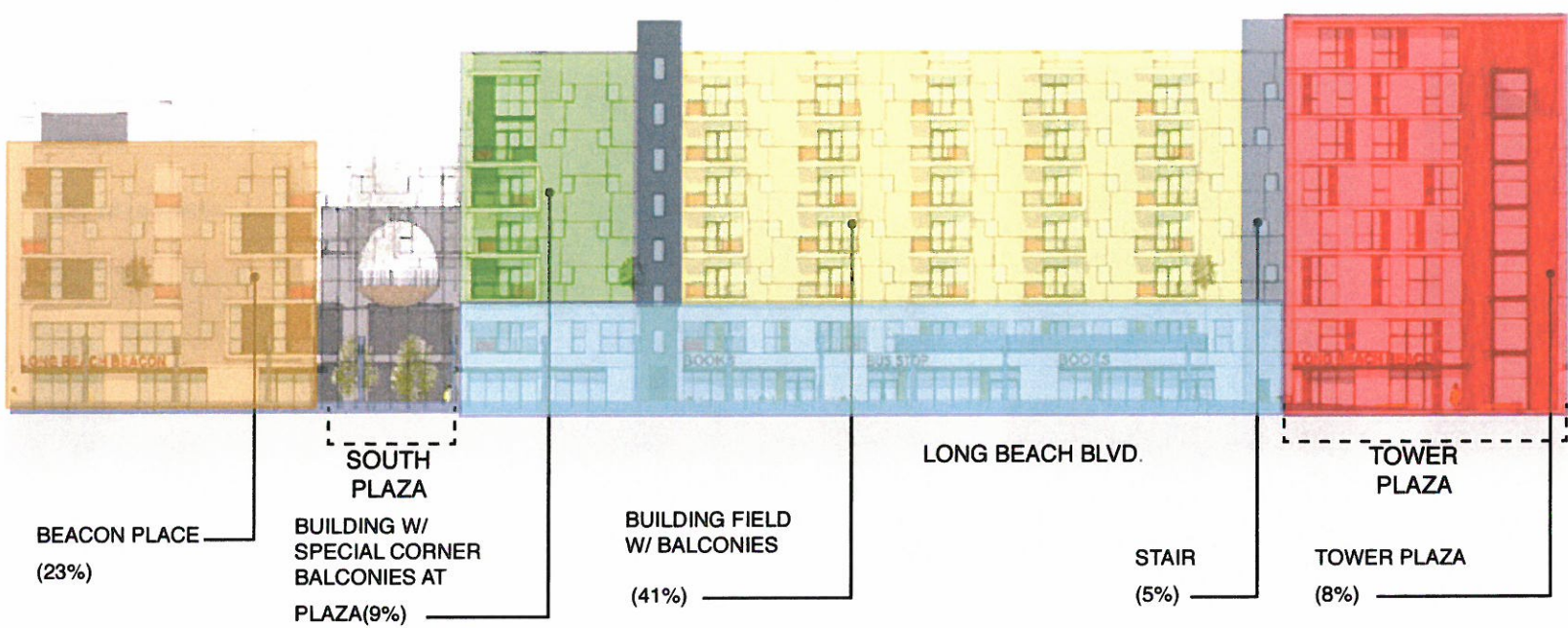
# TIDES - ARRIVING/LEAVING—COMING/GOING



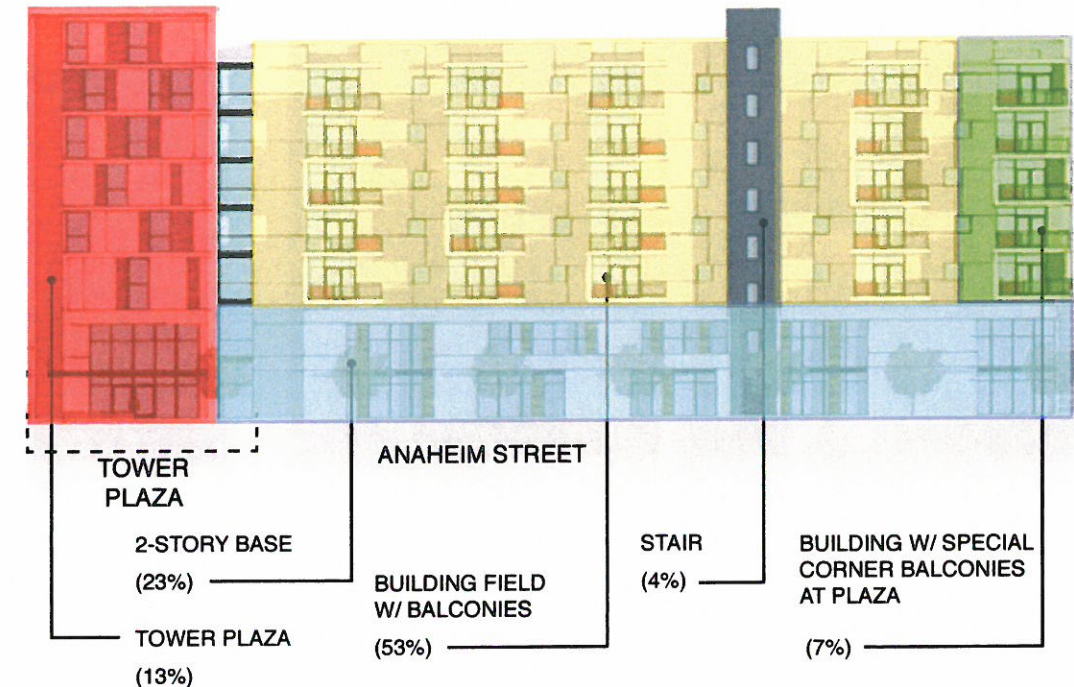
④ LONG BEACH BLVD. ELEVATION BUILDING FIELD ELEMENTS DIAGRAM



③ ANAHEIM STREET ELEVATION BUILDING FIELD ELEMENTS DIAGRAM



② LONG BEACH BLVD. ELEVATION DESIGN ELEMENTS DIAGRAM



① ANAHEIM STREET ELEVATION DESIGN ELEMENTS DIAGRAM



# TIDES - ARRIVING/LEAVING — COMING/GOING



⑥ ARRIVING TO DOWNTOWN LONG BEACH BY FOOT ALONG LONG BEACH BLVD. “C-FRAMED” BALCONIES APPEAR CLOSED SHELTERING APARTMENTS WITHIN.



⑤ DEPARTING DOWNTOWN LONG BEACH BY FOOT ALONG LONG BEACH BLVD. “C-FRAMED” BALCONIES APPEAR OPEN TOWARDS DOWNTOWN REVEALING APARTMENTS WITHIN.



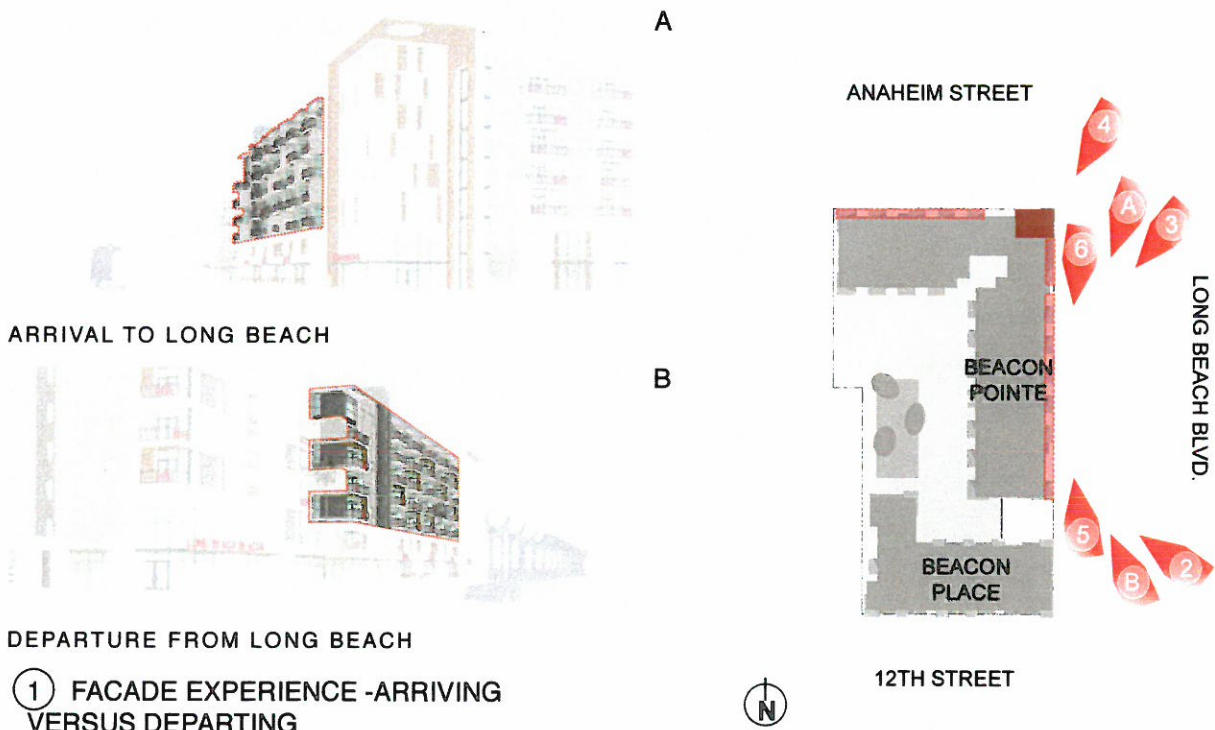
④ VIEW OF FACADES ENTERING DOWNTOWN LONG BEACH AS EXPERIENCED BY PEDESTRIAN. BUILDING MASS APPEARS TO BE MADE OF A MIX OF GLASS AND SOLID CREATED BY THE RHYTHM OF “C-FRAMED” BALCONIES.



③ ARRIVING TO DOWNTOWN LONG BEACH BY TRAIN ALONG LONG BEACH BLVD. FACADE APPEARS MORE SOLID.



② DEPARTING DOWNTOWN LONG BEACH BY TRAIN ALONG LONG BEACH BLVD. FACADE APPEARS OPEN TOWARDS DOWNTOWN.



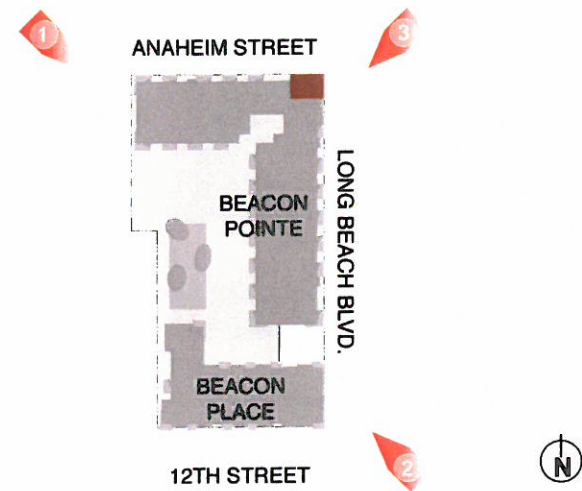




③ CORNER OF LONG BEACH AND ANAHEIM



② CORNER OF LONG BEACH AND 12TH STREET



① ANAHEIM STREET PERSPECTIVE LOOKING TOWARDS LONG BEACH BLVD.





⑦ 12TH STREET PERSPECTIVE LOOKING TOWARDS LONG BEACH BLVD.



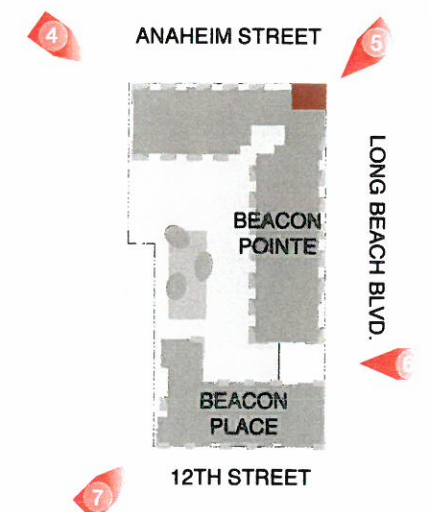
⑥ LONG BEACH BLVD. PERSPECTIVE LOOKING TOWARDS SOUTH PLAZA ADJACENT BLUE LINE STATION



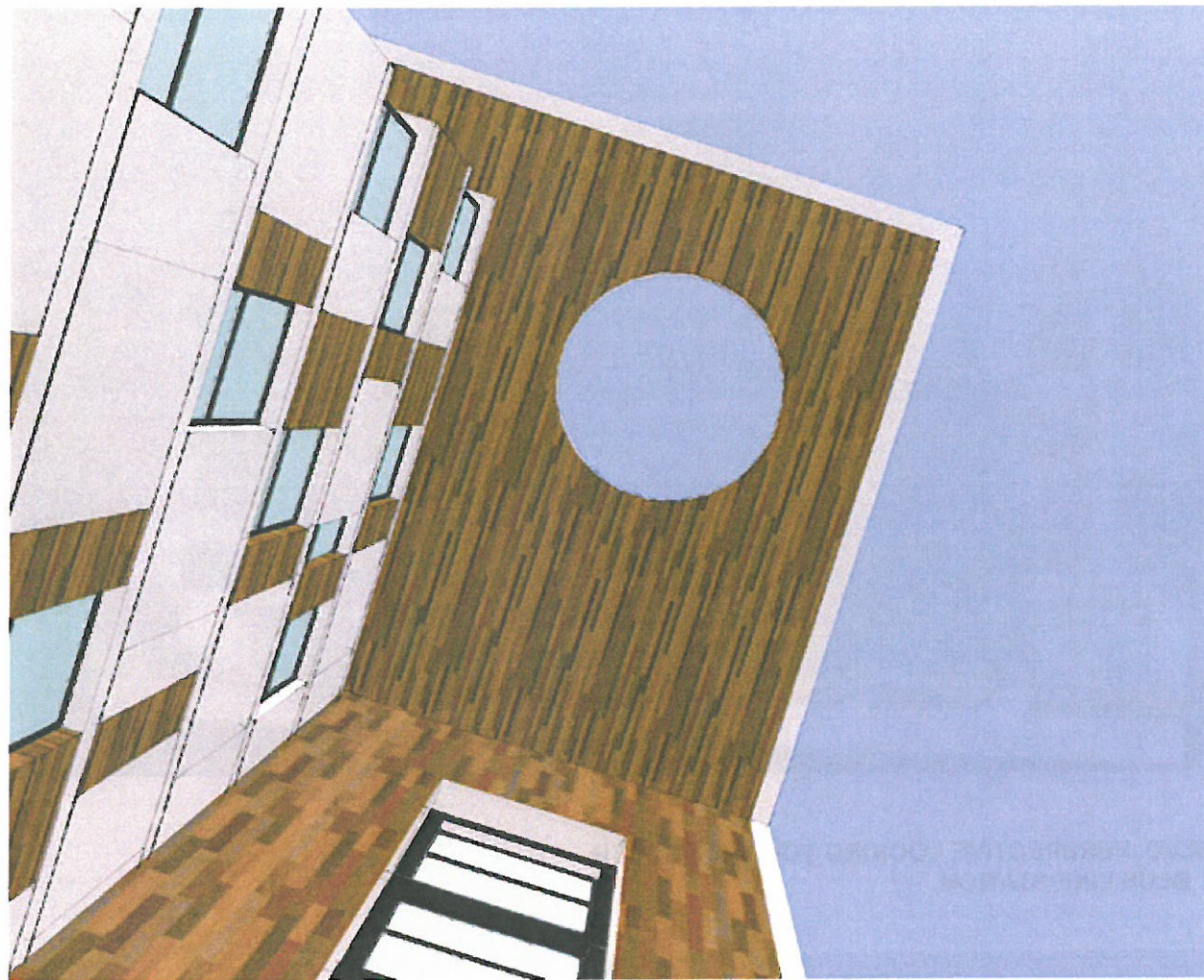
⑤ ANAHEIM STREET PERSPECTIVE LOOKING TOWARDS LONG BEACH BLVD. AND ANAHEIM INTERSECTION



④ LONG BEACH ARTS COLONY PLAZA ON ANAHEIM STREET







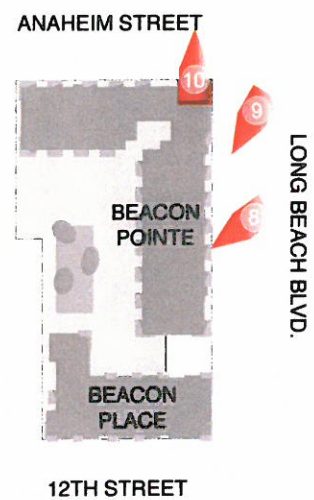
10 CORNER PLAZA LOOKING UP



9 LONG BEACH BLVD. SIDEWALK PERSPECTIVE



8 FACADE DETAILS

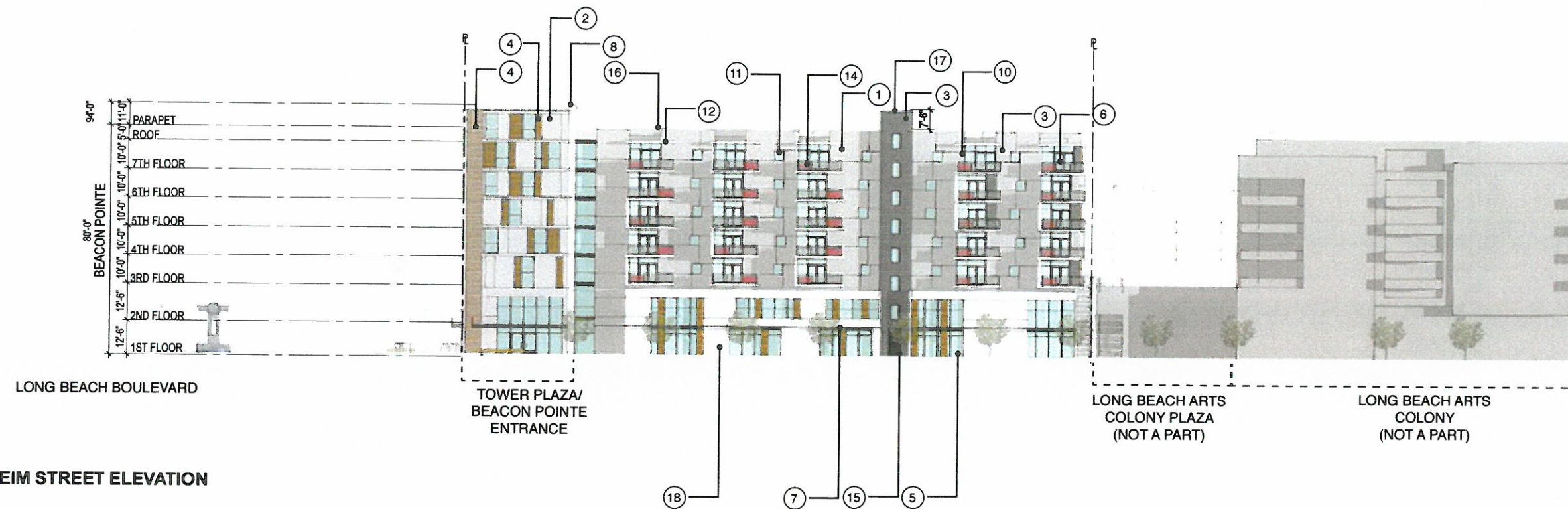




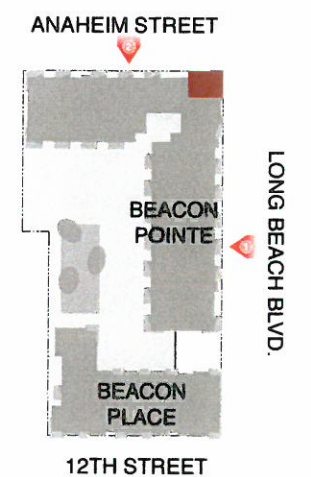
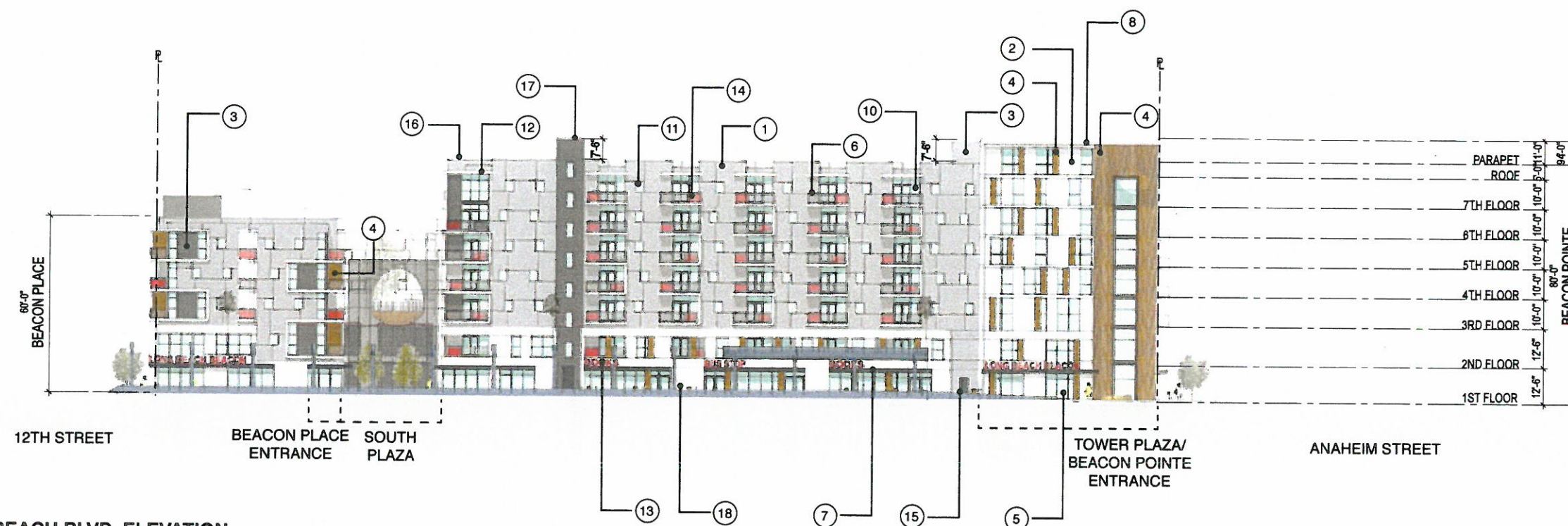
# LEGEND :

- ① 20/30 SAND STUCCO FINISH, PT-1, TYP.
- ② 20/30 SAND STUCCO FINISH, PT-2, TYP.
- ③ CEMENT BOARD LAP SIDING, PT-3, TYP.
- ④ "WOOD" CEMENT BOARD FINISH
- ⑤ ALUMINUM STOREFRONT GLAZING, CLEAR ANODIZED, CLEAR GLASS, TYP.
- ⑥ WROUGHT IRON GUARDRAIL W/ PERFORATED METAL INFILL, PT-1, TYP.
- ⑦ STEEL CANOPY, PT-4, TYP.
- ⑧ TOWER FRAME (SEE ②)
- ⑨ N/A
- ⑩ ALUMINUM STOREFRONT GLAZING, BRONZE ANODIZED, CLEAR GLASS, TYP.
- ⑪ RECESSED VINYL WINDOW, MILGARD BRONZE WITH CLEAR GLASS TYP.
- ⑫ C-FRAME OR AWNING (SEE ②)
- ⑬ RETAIL SIGN
- ⑭ COLORED GUARDRAIL INFILL PANEL
- ⑮ STEEL DOOR, PT-4
- ⑯ METAL COPING, PT-1
- ⑰ METAL COPING , PT-3
- ⑱ ARCHITECTURAL PORCELAIN PANELS, UP TO 3.33'X10', BY PORCELANOSA, EXTREME WHITE

② ANAHEIM STREET ELEVATION



① LONG BEACH BLVD. ELEVATION



SCALE : 1/48" = 1'-0"  
(ON 11"x17" SHEET SIZE)

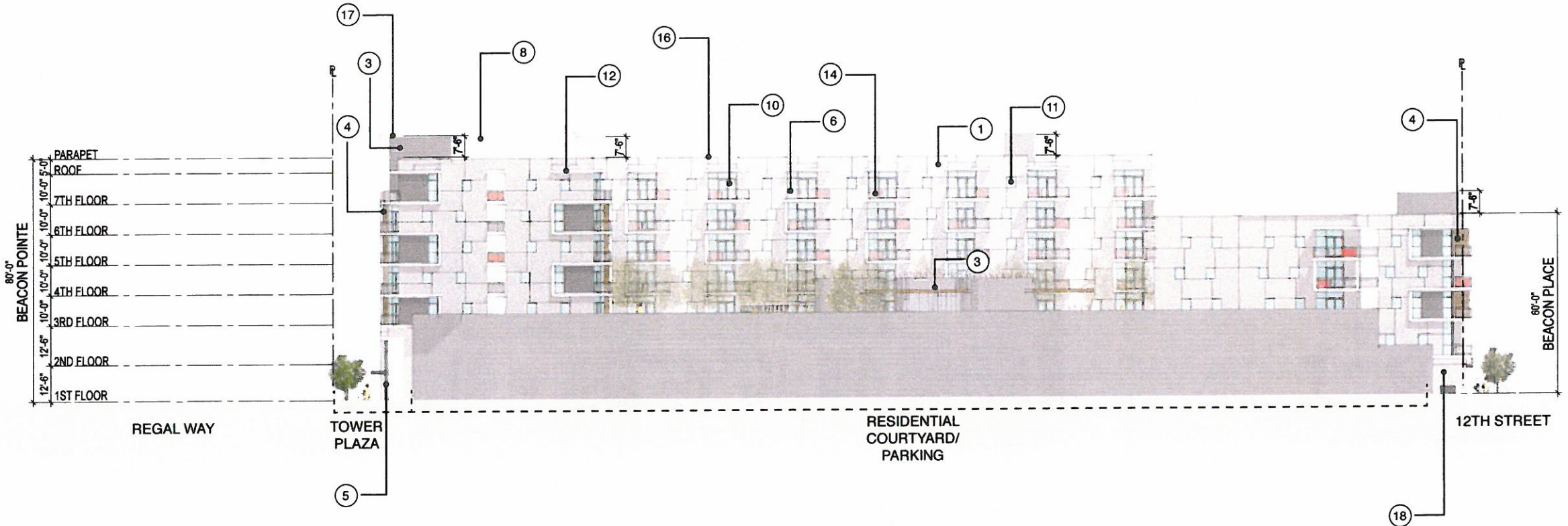
0' 4' 8' 16' 32' 64'



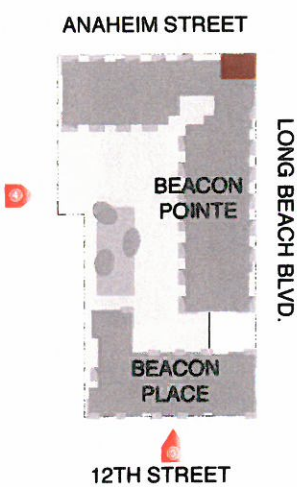
LEGEND :

- 1 20/30 SAND STUCCO FINISH, PT-1, TYP.
- 2 20/30 SAND STUCCO FINISH, PT-2. TYP.
- 3 CEMENT BOARD LAP SIDING, PT-3, TYP.
- 4 "WOOD" CEMENT BOARD FINISH
- 5 ALUMINUM STOREFRONT GLAZING, CLEAR ANODIZED, CLEAR GLASS, TYP.
- 6 WROUGHT IRON GUARDRAIL W/ PERFORATED METAL INFILL, PT-4, TYP.
- 7 STEEL CANOPY, PT-4, TYP.
- 8 TOWER FRAME (SEE 2)
- 9 N/A
- 10 ALUMINUM STOREFRONT GLAZING, BRONZE ANODIZED, CLEAR GLASS, TYP.
- 11 RECESSED VINYL WINDOW, MILGARD BRONZE WITH CLEAR GLASS TYP.
- 12 C-FRAME OR AWNING (SEE 2)
- 13 RETAIL SIGN
- 14 COLORED GUARDRAIL INFILL PANEL
- 15 STEEL DOOR, PT-4
- 16 METAL COPING, PT-1
- 17 METAL COPING , PT-3
- 18 ARCHITECTURAL PORCELAIN PANELS, UP TO 3.33'X10', BY PORCELANOSA, EXTREME WHITE

4 REGAL WAY ELEVATION



3 12TH STREET ELEVATION

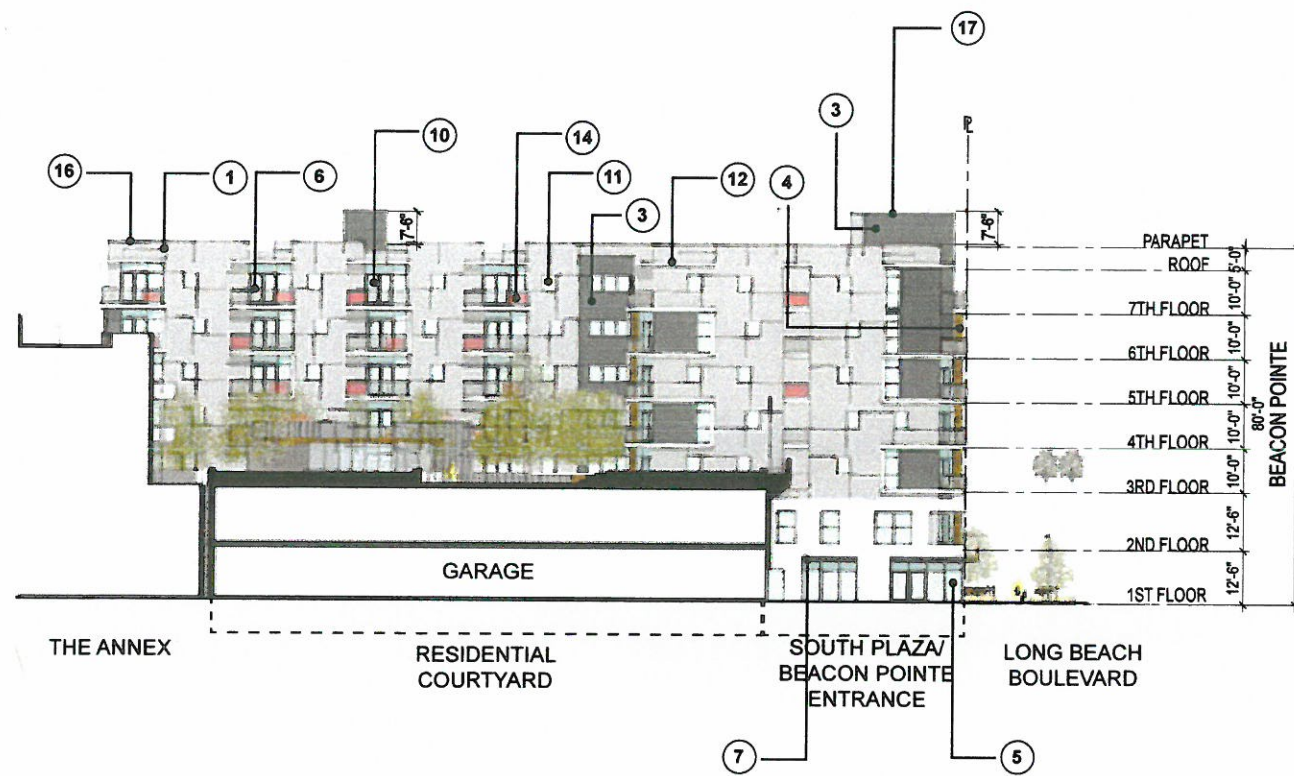


SCALE : 1/48" = 1'-0"  
(ON 11"x17" SHEET SIZE)

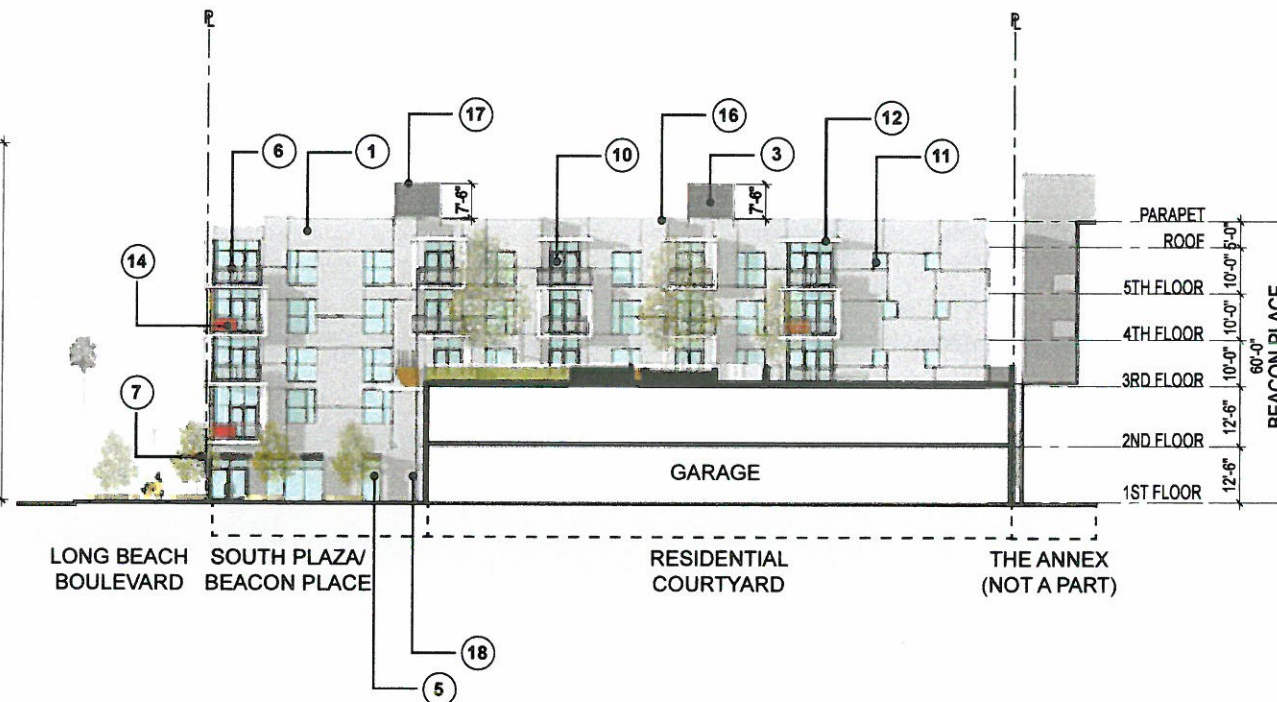
0' 4' 8' 16' 32' 64'



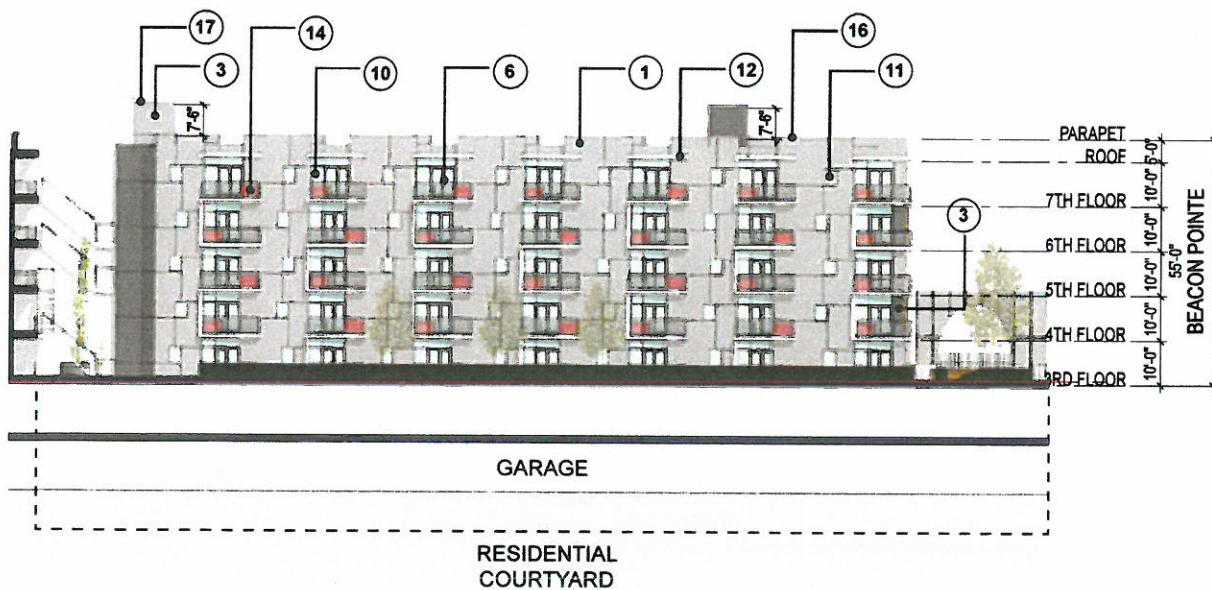




7 VIEW FROM COURTYARD LOOKING TOWARD ANAHEIM STREET



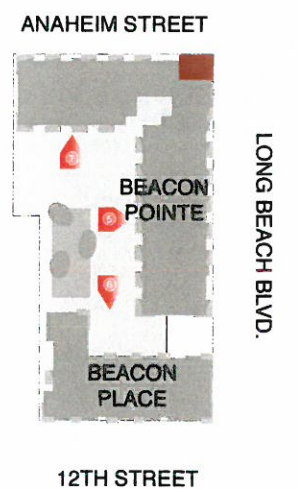
6 VIEW FROM COURTYARD LOOKING TOWARD 12TH STREET



5 VIEW FROM COURTYARD LOOKING TOWARD LONG BEACH BLVD.

# LEGEND :

- 1 20/30 SAND STUCCO FINISH, PT-1, TYP.
- 2 20/30 SAND STUCCO FINISH, PT-2, TYP.
- 3 CEMENT BOARD LAP SIDING, PT-3, TYP.
- 4 "WOOD" CEMENT BOARD FINISH
- 5 ALUMINUM STOREFRONT GLAZING, CLEAR ANODIZED, CLEAR GLASS, TYP.
- 6 WROUGHT IRON GUARDRAIL W/ PERFORATED METAL INFILL, PT-4, TYP.
- 7 STEEL CANOPY, PT-4, TYP.
- 8 TOWER FRAME (SEE 2)
- 9 N/A
- 10 ALUMINUM STOREFRONT GLAZING, BRONZE ANODIZED, CLEAR GLASS, TYP.
- 11 RECESSED VINYL WINDOW, MILGARD BRONZE WITH CLEAR GLASS TYP.
- 12 C-FRAME OR AWNING (SEE 2)
- 13 RETAIL SIGN
- 14 COLORED GUARDRAIL INFILL PANEL
- 15 STEEL DOOR, PT-4
- 16 METAL COPING, PT-1
- 17 METAL COPING , PT-3
- 18 ARCHITECTURAL PORCELAIN PANELS, UP TO 3.33'X10', BY PORCELANOSA, EXTREME WHITE



SCALE : 1/48" = 1'-0"  
(ON 11"x17" SHEET SIZE)

0' 4' 8' 16' 32' 64'



LEGEND :

BEACON POINTE (SENIOR)

① FITNESS ROOM

② MEETING ROOM

BEACON PLACE (SUPPORTIVE HOUSING)

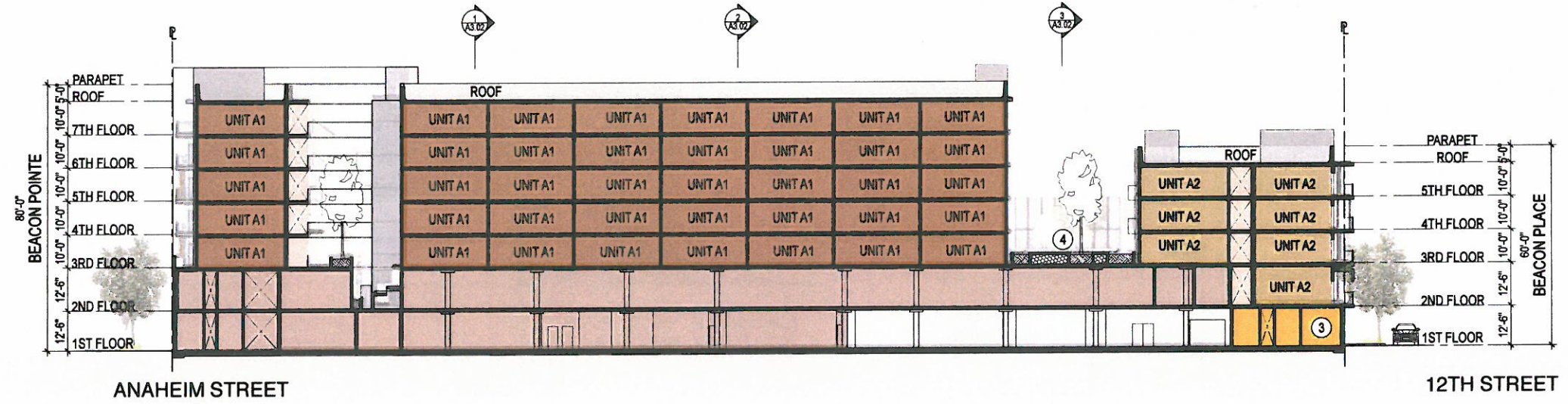
③ BIKE CENTER

RESIDENTIAL PARKING

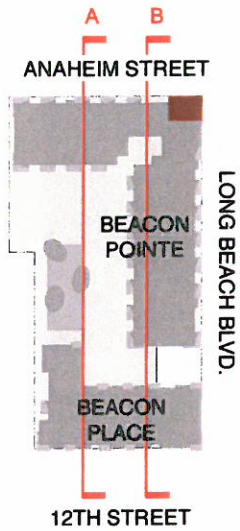
COMMERCIAL PARKING

④ COURTYARD

⑤ SPA

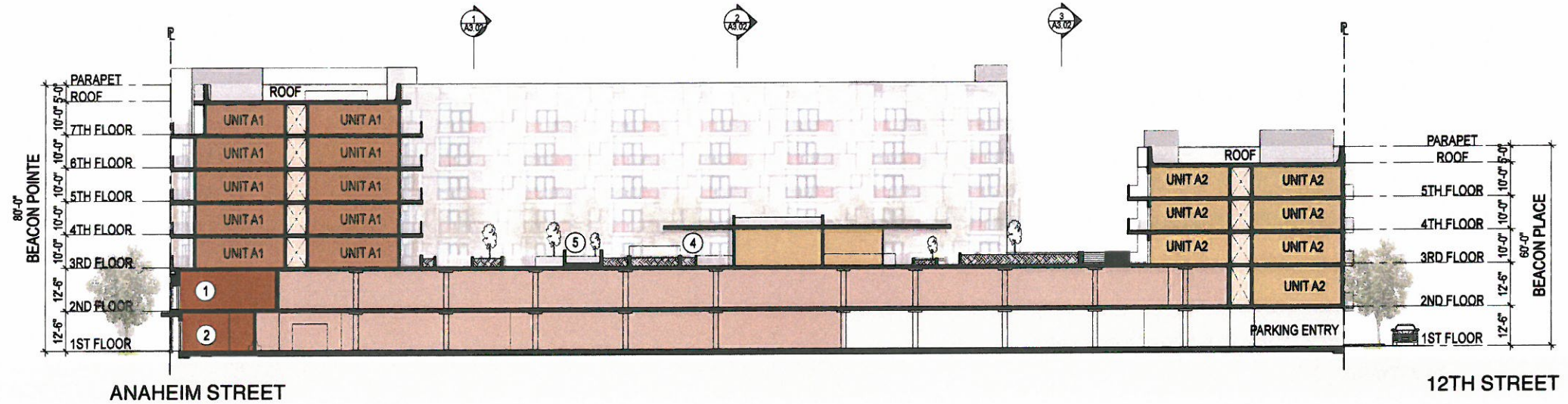


(B) EAST FACING SECTION



SCALE : 1/48" = 1'-0"  
(ON 11"x17" SHEET SIZE)

0' 4' 8' 16' 32' 64'



(A) EAST FACING SECTION