



ARTISTIC RENDERING INTERPRETATION

SHORELINE GATEWAY - EAST TOWER

SHEET INDEX

A1.0	TITLE SHEET
A1.1	BUILDING DATA SHEET
A1.2	PARKING DATA SHEET
A1.3	SURVEY
A1.4	EXISTING SITE PLAN
A1.5	ILLUSTRATIVE SITE + LANDSCAPE PLAN
A1.6	ILLUSTRATIVE PENTHOUSE PLAN
A1.7	ILLUSTRATIVE PODIUM PLAN
A1.8	PERSPECTIVE VIEWS
A1.9	AERIAL PERSPECTIVE VIEWS
A1.10	PUBLIC SPACE PERSPECTIVES
A1.11	PUBLIC SPACE PERSPECTIVES
A2.0	SITE PLAN
A2.1	FLOOR PLAN: LEVELS B4 & B5
A2.2	FLOOR PLAN: LEVELS B2 (B3 SIM.) & B1
A2.3	FLOOR PLAN: LEVELS GROUND & SECOND
A2.4	FLOOR PLAN: LEVELS THIRD & TYPICAL (4-23)
A2.5	FLOOR PLAN: LEVELS 24-27 & 28-29
A2.6	FLOOR PLAN: LEVELS 30 & 31
A2.7	FLOOR PLAN: LEVEL 32 & 33
A2.8	FLOOR PLAN: LEVEL 34 PENTHOUSE & ROOF
A2.9	TYPICAL UNIT PLANS (LEVELS 4-23)
A2.10	TYPICAL UNIT PLANS (LEVELS 4-23)
A3.0	BUILDING ELEVATIONS: NORTH + EAST
A3.1	BUILDING ELEVATIONS: SOUTH + WEST
A3.2	BUILDING SECTIONS
A4.0	ARCHITECTURAL DESIGN NARRATIVE
A4.1	MATERIALS

PROJECT TEAM

OWNERS

Shoreline Development Partners, LP
6701 Center Drive West, Suite 710
Los Angeles, CA 90045
Tel. 310 683-2300
Fax. 310 689-2305

Ledcor Group
9790 Irvine Center Drive
Irvine, CA 92618
Tel. 949 756-8467

Anderson Pacific, LLC
6701 Center Drive West, Suite 710
Los Angeles, CA 90045
Tel. 310 683-2300

EXECUTIVE/ INTERIOR ARCHITECT

Rockefeller Partners Architects, Inc.
201 Arena Street
El Segundo, CA 90245
Tel. 310 335-6000
Fax. 310 335-6060

DESIGN ARCHITECT

studioneleven
111 West Ocean Boulevard, 20th Fl.
Long Beach, CA 90802
Tel. 562 901-1500
Fax. 562 901-1501

STRUCTURAL

Nabih Youssef and Associates
800 Wilshire Boulevard, Second Fl.
Los Angeles, CA 90017
Tel. 213 362-0707
Fax. 213 688-3099

LANDSCAPE ARCHITECT

WRT | WALLACE ROBERTS & TODD, LLC
478 TEHAMA STREET, SUITE 2B
SAN FRANCISCO, CA 94103
TEL. 415 229.2812

SHORELINE GATEWAY - E.

LONG BEACH, CALIFORNIA

December 16, 2015

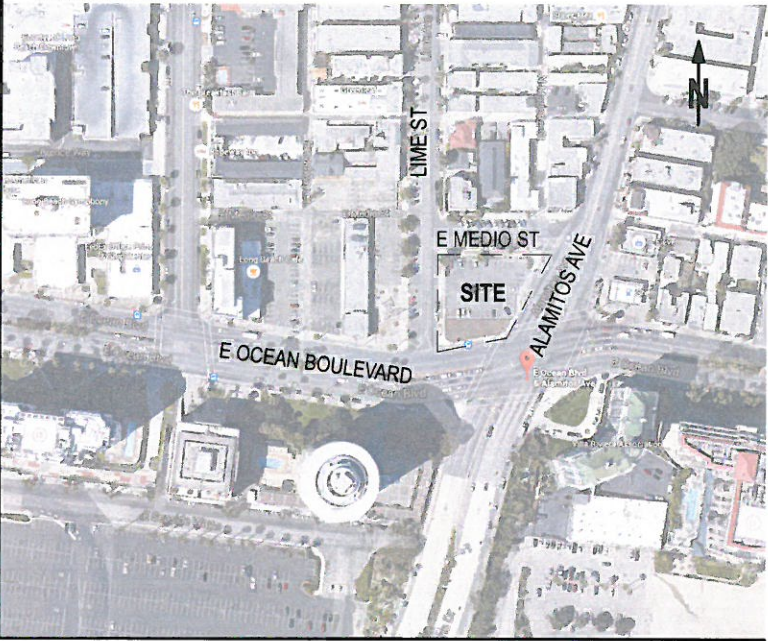
PLANNING COMMISSION SUBMITTAL

EXHIBIT B

PROJECT INFORMATION

BUILDING AUTHORITY:	City of Long Beach
SITE ADDRESS:	777 East Ocean Boulevard Long Beach, CA 90802
PROJECT DESCRIPTION:	Proposed use is for one thirty-five story mixed-use residential tower with neighborhood serving retail.
CONSTRUCTION TYPE:	Type 1A

VICINITY MAP



SHORELINE GATEWAY EAST TOWER

BUILDING METRICS						REV 11/24/2019
PARKING FLOORS		BIKE PARKING PROVIDED	CORE AREA	PARKABLE AREA	TOTAL PARKING SPACES	EFFICIENCY SF / SPACE
B5	RESIDENTIAL PARKING; FIRE TANK; FIRE PUMP ROOM; BIKE LOCKERS	14	1,792 SF	32,334 SF	89	363 SF
B4	RESIDENTIAL PARKING; BIKE PARKING LOCKERS	57	1,792 SF	32,334 SF	93	348 SF
B3	RESIDENTIAL PARKING; BIKE PARKING LOCKERS	57	1,792 SF	32,334 SF	93	348 SF
B2	RESIDENTIAL PARKING; BIKE PARKING LOCKERS	57	1,792 SF	32,334 SF	90	359 SF
B1	RETAIL PARKING; SUPPLY+EXHAUST FANS; MPOE; GREASE INTERCEPTOR	26	1,792 SF	32,334 SF	93	348 SF
TOTALS		211	8,960 SF	161,670 SF	458	353 SF
CITY OF LONG BEACH REQUIREMENTS		(315 UNITS + 7 RETAIL + 79 GUEST - 22 REDUCTION)			379	
FLOOR No	BDRM No	UNIT No	UNIT NET SF	BALCONY SF	TOTAL SALE LEASE / SF (UNIT NSF + 50%)	
GROUND FLOOR RETAIL						
G		SW RETAIL / RESTAURANT + OUTDOOR SEATING IN PLAZA +/- 800SF	3,587 SF	800 SF	4,387 SF	NOTE BALCONY = OUTDOOR SEATING
G		NW RETAIL (CAFE WITH OUTDOOR SEATING +/- 500 SF)	1,094 SF	500 SF	1,344 SF	NOTE BALCONY = OUTDOOR SEATING
G		NE RETAIL	1,380 SF	0 SF	1,380 SF	
TOTAL RETAIL SF (BOMA NET) GROUND FLOOR			6,061 SF	1300 SF	6,711 SF	
GROUND COMMON AREA AND AMENITIES						
G		LOBBY	1,354 SF	0 SF		
G		FIRE COMMAND CENTER	192 SF	0 SF		
G		SALES OFFICES (2)	254 SF	0 SF		
G		MANAGERS OFFICE / CONFERENCE ROOM	184 SF	0 SF		
G		BREAK ROOM	110 SF	0 SF		
G		MENS / WOMENS RESTROOMS	144 SF	0 SF		
G		EXIT CORRIDOR'S TO NORTH AND WEST	738 SF	0 SF		
G		MAIL ROOM	269 SF	0 SF		
G		PACKAGE ROOM	132 SF	0 SF		
G		TRASH / RECYCLE SERVICE ROOM	359 SF	0 SF		
G		MDF	93 SF	0 SF		
G		MAINTENANCE AND BUILDING SUPPLY	410 SF	0 SF		
G		GENERATOR / UTILITIES / FUEL	372 SF	0 SF		
G		SCE VAULT	574 SF	0 SF		
G		ELECTRICAL ROOM	378 SF	0 SF		
G		EMERGENCY ELECTRICAL ROOM	509 SF	0 SF		
G		H2O DOMESTIC; H2O COMMERCIAL; H2O FIRE (ALL IN EXTERIOR FAÇADE)	0 SF	153 SF		
G		CORE: ELEVATOR, STAIRS	1,792 SF	0 SF		
TOTAL COMMON AREA AND AMENITIES			7,863 SF	153 SF		
SECOND FLOOR AMENITIES						
2		COMMUNITY ROOM	2,204 SF	754 SF		
2		TRASH AND ELECTRICAL CLOSETS	103 SF	0 SF		
2		STORAGE FOR 127 CAGES / LOCKERS (5' x 5')	6,488 SF	668.46 SF		
2		STORAGE CLOSET (4 CAGED LOCKERS)	169 SF	0 SF		
2		CORE + CORRIDORS	2,520 SF	0 SF		
TOTAL COMMON AMENITY AREA SF (BOMA NET) SECOND FLOOR			11,484 SF	1,422 SF		
SECOND FLOOR RESIDENTIAL - 7 UNITS						
2	2 BDRM	UNIT 201	1,132 SF	106 SF	1,184 SF	
2	1 BDRM	UNIT 202	841 SF	52 SF	867 SF	
2	2 BDRM	UNIT 203	1,176 SF	58 SF	1,205 SF	
2	1 BDRM	UNIT 204	738 SF	72 SF	774 SF	
2	1 BDRM	UNIT 205	720 SF	232 SF	836 SF	
†TOTAL SF (BOMA NET) THIRD FLOOR			4,608 SF	520 SF	4,867 SF	
THIRD FLOOR AMENITIES						
2		GYM	2,204 SF	SF		
2		PODIUM DECK / COMMUNITY GARDEN	SF	4,113 SF		
2		TRASH AND ELECTRICAL CLOSETS	103 SF	SF		
2		COMMUNITY ROOM	2,075 SF	SF		
2		STORAGE CLOSET (4 CAGED LOCKERS)	169 SF	SF		
2		CORE + CORRIDORS	2,520 SF	SF		
TOTAL COMMON AMENITY AREA SF (BOMA NET) SECOND FLOOR			7,070 SF	4,113 SF		
THIRD FLOOR RESIDENTIAL - 6 UNITS						
3	1 BDRM	UNIT 301	744 SF	272 SF	880 SF	
3	2 BDRM	UNIT 302	1,132 SF	107 SF	1,185 SF	
3	2 BDRM	UNIT 303	841 SF	52 SF	867 SF	
3	1 BDRM	UNIT 304	1,176 SF	58 SF	1,205 SF	
3	1 BDRM	UNIT 305	738 SF	239 SF	857 SF	
3	1 BDRM	UNIT 306	720 SF	232 SF	836 SF	
†TOTAL SF (BOMA NET) THIRD FLOOR			5,352 SF	960 SF	5,831 SF	

* INDICATES SUBTRACTED AREA FACTOR FROM UNITS WITHIN C-SHAPE AT SW CORNER (LEVELS 8 - 10, 14 - 16, 20 - 30) (53.34 SQ FT)
† INDICATES AREA FACTOR ADDED FROM SAIL FLEX (1+1.2 SQ FT)

FOURTH TO TWENTY-THIRD FLOOR RESIDENTIAL - 220 UNITS						
4 - 23	1 BDRM	UNIT 401 - 2301	984 SF	89 SF	1,028 SF	
4 - 23	1 BDRM	UNIT 402 - 2302	735 SF	72 SF	772 SF	
4 - 23	1 BDRM	UNIT 403 - 2303	744 SF	73 SF	781 SF	
4 - 23	2 BDRM	UNIT 404 - 2304	1,132 SF	107 SF	1,185 SF	
4 - 23	1 BDRM	UNIT 405 - 2305	841 SF	52 SF	867 SF	
4 - 23	2 BDRM	UNIT 406 - 2306 (VARIES PER FLOOR)	1,176 SF	58 SF	1,205 SF	
4 - 23	1 BDRM	UNIT 407 - 2307	738 SF	72 SF	774 SF	
4 - 23	1 BDRM	UNIT 408 - 2308	720 SF	72 SF	756 SF	
4 - 23	2 BDRM	UNIT 409 - 2309	1,032 SF	82 SF	1,072 SF	
4 - 23	2 BDRM	UNIT 410 - 2310	500 SF	52 SF	526 SF	
4 - 23	STUDIO	UNIT 411 - 2311	520 SF	SF	520 SF	
TOTAL RESIDENTIAL SF (BOMA NET) PER FLOOR			9,121 SF	729 SF	9,486 SF	
* †SUBTOTAL RESIDENTIAL SF (BOMA NET) : LEVELS 4 - 32			181,915 SF	14,577 SF	189,714 SF	
TOTAL COMMON AREA SF (BOMA NET) PER FLOOR			2,791 SF			
SUBTOTAL COMMON AREA SF (BOMA NET) : LEVELS 4 - 32			55,830 SF			
TWENTY FOURTH TO TWENTY SEVENTH FLOOR RESIDENTIAL - 40 UNITS						
24 - 27	1 BDRM	UNIT 2401 - 2701	984 SF	89 SF	1,028 SF	
24 - 27	1 BDRM	UNIT 2402 - 2702	735 SF	72 SF	772 SF	
24 - 27	1 BDRM	UNIT 2403 - 2703	744 SF	73 SF	781 SF	
24 - 27	2 BDRM	UNIT 2404 - 2704	1,132 SF	107 SF	1,185 SF	
24 - 27	1 BDRM	UNIT 2405 - 2705	841 SF	52 SF	867 SF	
24 - 27	2 BDRM	UNIT 2406 - 2706 (VARIES PER FLOOR)	1,176 SF	58 SF	1,205 SF	
24 - 27	1 BDRM	UNIT 2407 - 2707	738 SF	72 SF	774 SF	
24 - 27	1 BDRM	UNIT 2408 - 2708	720 SF	72 SF	756 SF	
24 - 27	2 BDRM	UNIT 2409 - 2709	1,032 SF	82 SF	1,072 SF	
24 - 27	1 BDRM	UNIT 2410 - 2710	1,059 SF	52 SF	1,085 SF	
TOTAL RESIDENTIAL SF (BOMA NET) PER FLOOR			9,160 SF	729 SF	9,524 SF	
* †SUBTOTAL RESIDENTIAL SF (BOMA NET) : LEVELS 24 - 27			36,432 SF	2,915 SF	38,098 SF	
TOTAL COMMON AREA SF (BOMA NET) PER FLOOR			2,791 SF			
SUBTOTAL COMMON AREA SF (BOMA NET) : LEVELS 24 - 27			11,166 SF			
TWENTY-EIGHTTH TO TWENTY-NINTH FLOOR RESIDENTIAL - 16 UNITS						
28 - 29	1 BDRM	UNIT 2801 - 2901	984 SF	89 SF	1,028 SF	
28 - 29	2 BDRM	UNIT 2802 - 2902	1,506 SF	145 SF	1,579 SF	
28 - 29	2 BDRM	UNIT 2803 - 2903	1,132 SF	107 SF	1,185 SF	
28 - 29	1 BDRM	UNIT 2804 - 2904	840 SF	52 SF	866 SF	
28 - 29	2 BDRM	UNIT 2805 - 2905	1,123 SF	59 SF	1,152 SF	
28 - 29	2 BDRM	UNIT 2806 - 2906	1,483 SF	145 SF	1,556 SF	
28 - 29	2 BDRM	UNIT 2807 - 2907	1,032 SF	82 SF	1,072 SF	
28 - 29	1 BDRM	UNIT 2808 - 2908	1,059 SF	52 SF	1,085 SF	
TOTAL RESIDENTIAL SF (BOMA NET) PER FLOOR			9,158 SF	730 SF	9,523 SF	
SUBTOTAL RESIDENTIAL SF (BOMA NET) : LEVELS 28 - 29			18,314 SF	1,459 SF	19,045 SF	
TOTAL COMMON AREA SF (BOMA NET) PER FLOOR			2,791 SF			
SUBTOTAL COMMON AREA SF (BOMA NET) : LEVELS 28 - 29			5,583 SF			
THIRTIETH FLOOR RESIDENTIAL - 8 UNITS						
30	1 BDRM	UNIT 3001	984 SF	89 SF	1,028 SF	
30	2 BDRM	UNIT 3002	1,506 SF	73 SF	1,543 SF	
30	2 BDRM	UNIT 3003	1,132 SF	107 SF	1,185 SF	
30	1 BDRM	UNIT 3004	837 SF	52 SF	863 SF	
30	2 BDRM	UNIT 3005	1,123 SF	59 SF	1,152 SF	
30	2 BDRM	UNIT 3006	1,483 SF	145 SF	1,556 SF	
30	2 BDRM	UNIT 3007	1,032 SF	82 SF	1,072 SF	
30	1 BDRM	UNIT 3008	1,059 SF	52 SF	1,085 SF	
TOTAL RESIDENTIAL SF (BOMA NET)			9,155 SF	657 SF	9,484 SF	
TOTAL COMMON AREA SF (BOMA NET)			2,791 SF			
THIRTY-FIRST FLOOR RESIDENTIAL - 6 UNITS						
31	2 BDRM	UNIT 3101	2,097 SF	141 SF	2,167 SF	
31	2 BDRM	UNIT 3102	1,613 SF	73 SF	1,650 SF	
31	2 BDRM	UNIT 3103	1,132 SF	107 SF	1,185 SF	
31	2 BDRM	UNIT 3104	2,041 SF	111 SF	2,097 SF	
31	2 BDRM	UNIT 3105	1,483 SF	145 SF	1,556 SF	
31	2 BDRM	UNIT 3106	1,032 SF	82 SF	1,072 SF	
TOTAL RESIDENTIAL SF (BOMA NET)			9,398 SF	657 SF	9,727 SF	
TOTAL COMMON AREA SF (BOMA NET)			2,791 SF			
THIRTY-SECOND FLOOR RESIDENTIAL - 6 UNITS						
32	2 BDRM	UNIT 3201	1,408 SF	760 SF	1,788 SF	
32	2 BDRM	UNIT 3202	1,297 SF	380	1,487 SF	
32	2 BDRM	UNIT 3203	1,082 SF	158	1,161 SF	
32	2 BDRM	UNIT 3204	1,855 SF	313	2,012 SF	
32	2 BDRM	UNIT 3205	1,426 SF	224	1,538 SF	

* INDICATES SUBTRACTED AREA FACTOR FROM UNITS WITHIN C-SHAPE AT SW CORNER (LEVELS 8 - 10, 14 - 16, 20 - 30) (53.34 SQ FT)
† INDICATES AREA FACTOR ADDED FROM SAIL FLEX (1+1.2 SQ FT)

32	1 BDRM	UNIT 3206	1,032 SF	95 SF	1,079 SF
TOTAL RESIDENTIAL SF (BOMA NET)			8,100 SF	1,931 SF	9,066 SF
TOTAL COMMON AREA SF (BOMA NET)			2,791 SF	SF	
THIRTY-THIRD FLOOR AMMENITIES					
33	BUILDING LOUNGE		2,112 SF	52 SF	2,138 SF
33	FAN ROOM		397 SF		
33	POOL EQUIPMENT ROOM		303 SF		
33	TRASH & ELECTRICAL CLOSETS		103 SF		
33	CORE + CORRIDORS		2,520 SF		
TOTAL COMMON AMENITY AREA SF (BOMA NET)			5,435 SF	52 SF	2,138 SF
THIRTY-THIRD FLOOR RESIDENTIAL - 5 UNITS					
33	2 BDRM	UNIT 3301	1,408 SF	SF	1,408 SF
33	2 BDRM	UNIT 3302	1,297 SF	107 SF	1,351 SF
33	2 BDRM	UNIT 3303	1,082 SF	48 SF	1,106 SF
33	1 BDRM	UNIT 3304	720 SF	224 SF	831 SF
33	2 BDRM	UNIT 3305	1,032 SF	95 SF	1,079 SF
TOTAL RESIDENTIAL SF (BOMA NET)			5,538 SF	474 SF	5,776 SF
THIRTY-FOURTH FLOOR AMENITIES					
34	POOL DECK + SPAAREA		4,204 SF	356 SF	SF
34	BUILDING LOUNGE		940 SF		
34	TRASH & ELECTRICAL CLOSETS		103 SF		
34	CORE + CORRIDORS		2,520 SF		
TOTAL COMMON AMENITY AREA SF (BOMA NET)			7,766 SF	356 SF	
THIRTY-FOURTH FLOOR RESIDENTIAL - 3 UNITS					
34	2 BDRM	PENTHOUSE 3401	1,408 SF	SF	SF
34	2 BDRM	PENTHOUSE 3402	1,297 SF	107 SF	1,351 SF
34	2 BDRM	PENTHOUSE 3403	1,082 SF	48 SF	1,106 SF
TOTAL RESIDENTIAL SF (BOMA NET)			3,787 SF	155 SF	2,457 SF
THIRTY-FOURTH FLOOR RESIDENTIAL - LOFT					
34	LOFT	PENTHOUSE 3401	465 SF		
34	LOFT	PENTHOUSE 3402	428 SF		
34	LOFT	PENTHOUSE 3403	357 SF		
TOTAL RESIDENTIAL SF (BOMA NET)			1,250 SF		
MECHANICAL ROOF TOP					
35	MECHANICAL EQUIPMENT AREA		5,615 SF		
35	CORE		1,792 SF		
TOTAL COMMON MECHANICAL AREA SF (BOMA NET)			7,407 SF		
TOTALS					
TOTAL RESIDENTIAL - BOMA NET			283,850 SF		
TOTAL RESIDENTIAL BALCONIES				24,307 SF	
TOTAL RESIDENTIAL - BOMA GROSS			288,866		
TOTAL COMMON AREAS + CORE			125,187 SF		
TOTAL PARKING AREA					161,670 SF
TOTAL RETAIL AREA					6,711 SF
TOTAL GROSS BUILDING AREA					582,434 SF

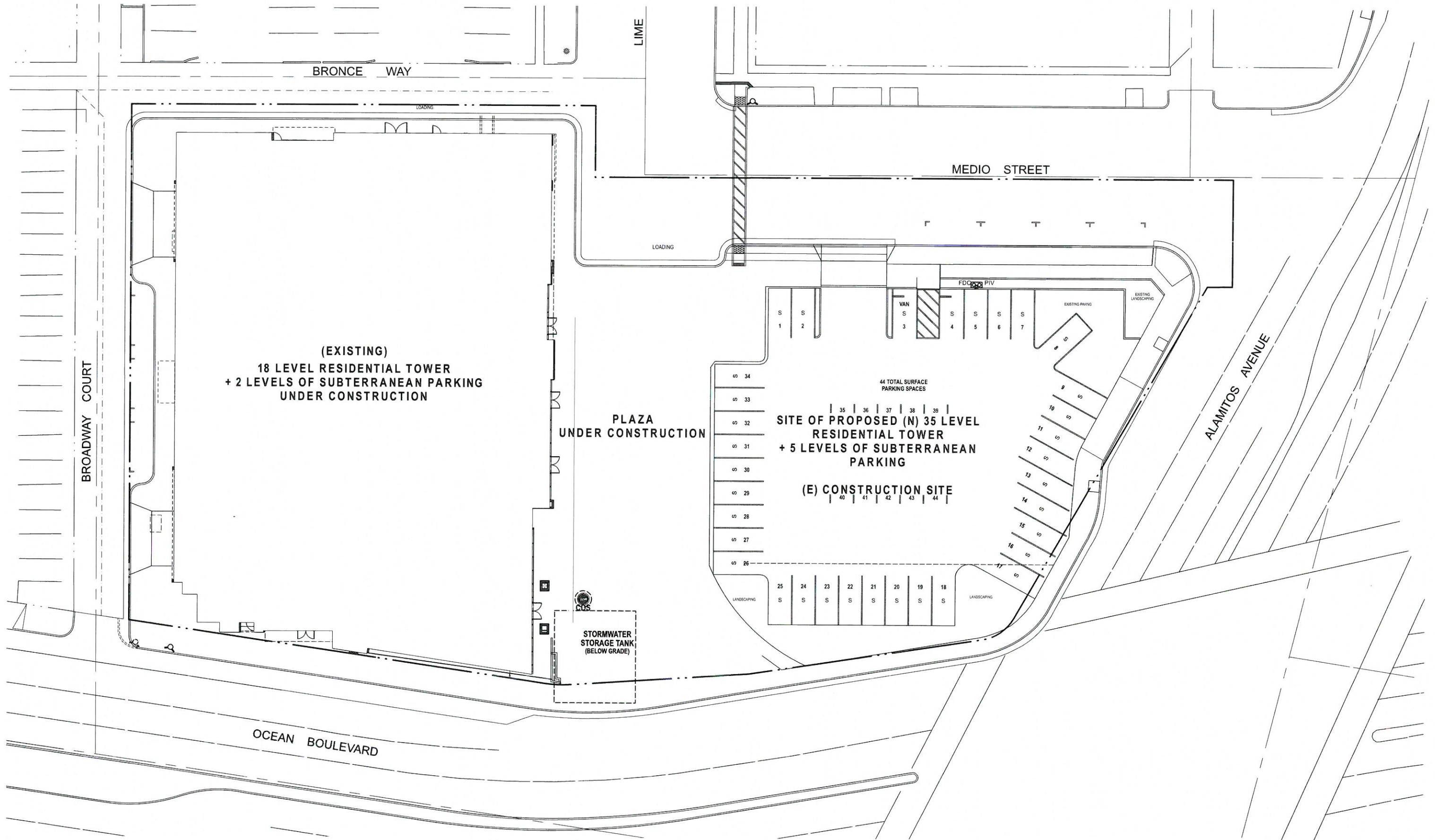
SHORELINE GATEWAY EAST TOWER

REV 12.12.2015

PARKING ANALYSIS: FOR RETAIL AND RESIDENTIAL
PARKING ON: 5 SUBTERRANEAN LEVELS - NO PODIUM PARKING

PROGRAM	CODE REQ'D		UNIT / AREA	REQUIRED STALLS	RECAP							
RESIDENTIAL:					PARKING LEVEL	STANDARD	COMPACT	STANDARD TANDUM	ACCESSIBLE	VAN ACCESSIBLE	BICYCLE PARKING	
1 BR	1	SPACE / UNIT	205 UNITS	205 SPACES	B 1 - RETAIL / GUEST	56	13	18	0	2	14	
2 BR	1	SPACE / UNIT	110 UNITS	110 SPACES	B 2 - RESIDENTIAL	60	13	18	2	0	57	
SUBTOTAL - NO. OF RESIDENTIAL UNITS :			315 UNITS		B 3 - RESIDENTIAL	60	13	18	2	0	57	
SUBTOTAL - "CODE" REQUIRED NO. OF PARKING STALLS:				315 SPACES	B 4 - RESIDENTIAL	60	13	15	2	0	57	
GUEST / RETAIL:					B 5 - RESIDENTIAL	63	13	15	2	0	26	
GUEST	0.25	SPACE / UNIT		79.0 SPACES	SUBTOTALS	299	65	84	8	2	211	
RETAIL	1.00	SPACE / 1,000 SF	6,711 SF	7.0 SPACES	TOTAL NUMBER OF SPACES PROVIDED							458
SUBTOTAL - GUEST / RETAIL REQUIRED:				86.0 SPACES	TOTAL NUMBER OF SPACES REQUIRED (CITY OF LONG BEACH)							379
TOTAL REQUIRED RESIDENTIAL / GUEST / RETAIL:				401 SPACES								
ALLOWABLE REDUCTIONS:												
SHARED (REQUIRED) 50%:			43 SPACES	(22) SPACES								
TOTAL REDUCED REQUIRED RESIDENTIAL / GUEST / RETAIL:				379 SPACES								
PARKING PROVIDED (SEE PARKING PLANS)				458 SPACES								
TOTAL CITY REQUIRED PARKING SURPLUS				79 SURPLUS								





SHORELINE GATEWAY - EAST TOWER

BRONCE WAY

LIME AVENUE

MEDIO STREET

BROADWAY COURT

ALAMITOS AVENUE

OCEAN BOULEVARD

EXISTING
18 LEVEL RESIDENTIAL TOWER + 2
LEVELS OF SUBTERRANEAN PARKING
UNDER CONSTRUCTION

PLAZA

PROPOSED (N) 35 LEVEL RESIDENTIAL
TOWER + 5 LEVELS OF SUBTERRANEAN
PARKING

DRIVEWAY

BUILDING OVERHANG

EXIT

GENERATOR
UTILITIES

MAINT-
ENANCE &
BUILDING
SUPPLY

TRASH
RECYCLE
SERVICE

RETAIL

SALES SALES

LOBBY

CONFERENCE
ROOM

W

M

BREAK
ROOM

RETAIL/RESTAURANT

FUTURE
KITCHEN

PROPERTY
RIGHT OF
WAY

RETAIL

ELECTRICAL
ROOM

EMERGENCY
ELECTRICAL
ROOM

RAMP DN

RAMP UP

LEGEND

01 Low Planting

02 Plaza Tree

03 Planter

04 Flush Wood Deck

05 Planter Pots

06 Outdoor Restaurant/Cafe Seating

07 Street Trees

08 City Sidewalk

09 Special Tower Paving

10 Special Plaza Paving

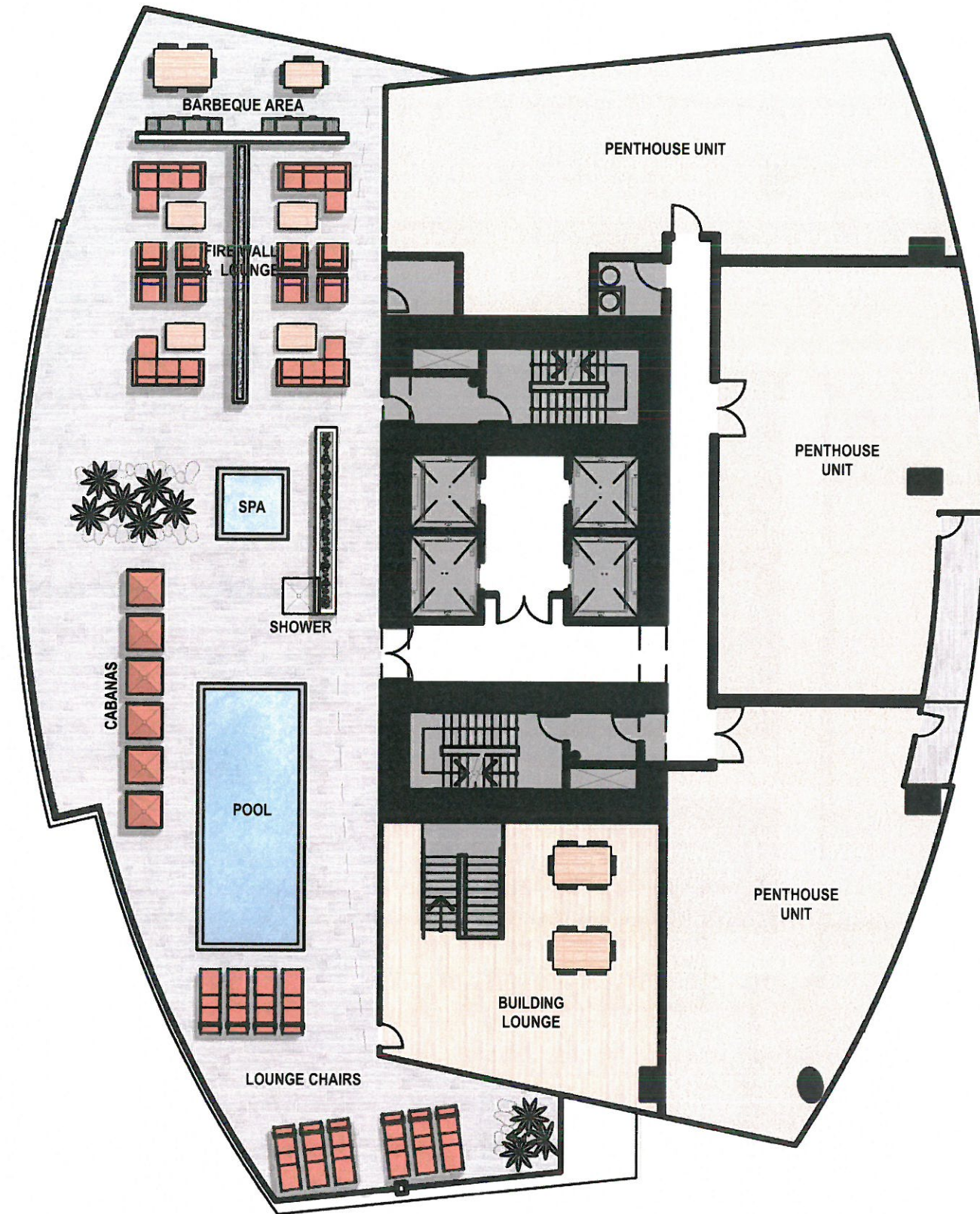


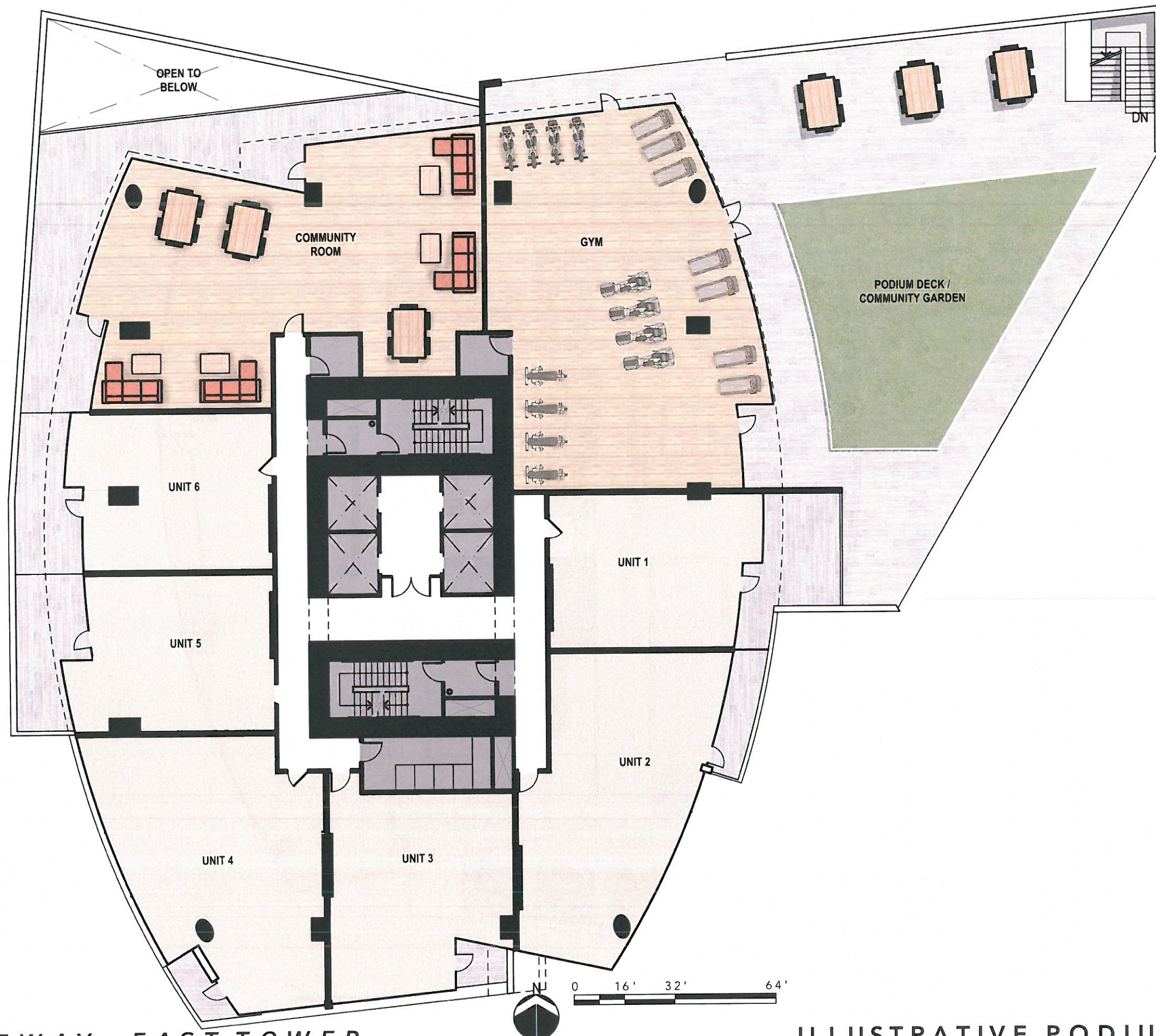
0 16' 32' 64'

SHORELINE GATEWAY - EAST TOWER

ILLUSTRATIVE SITE + LANDSCAPE PLAN







SHORELINE GATEWAY - EAST TOWER

A1.7 ILLUSTRATIVE PODIUM PLAN



NORTHEAST FROM SHORELINE



NORTHWEST FROM SHORELINE



WEST FROM OCEAN BLVD



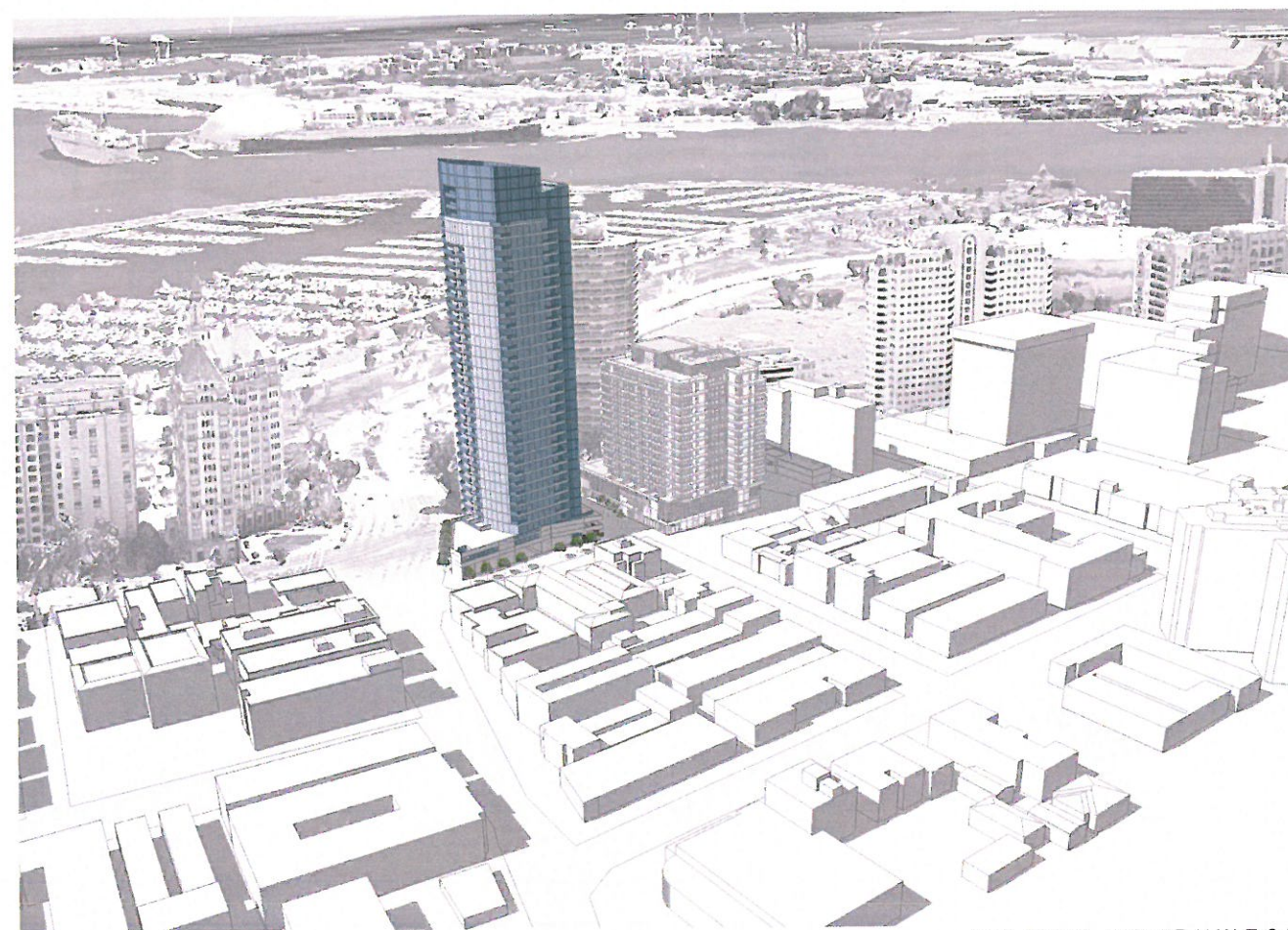
SOUTH FROM LIME AVE

SHORELINE GATEWAY - EAST TOWER





LOOKING NORTHEAST



LOOKING SOUTHWEST

SHORELINE GATEWAY - EAST TOWER

ANDERSON PACIFIC



NABIH YOUSSEF
ASSOCIATES
ARCHITECTS



12 / 16 / 15

AERIAL PERSPECTIVE VIEWS

A1.9



ROCKEFELLER PARTNERS ARCHITECTS

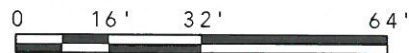
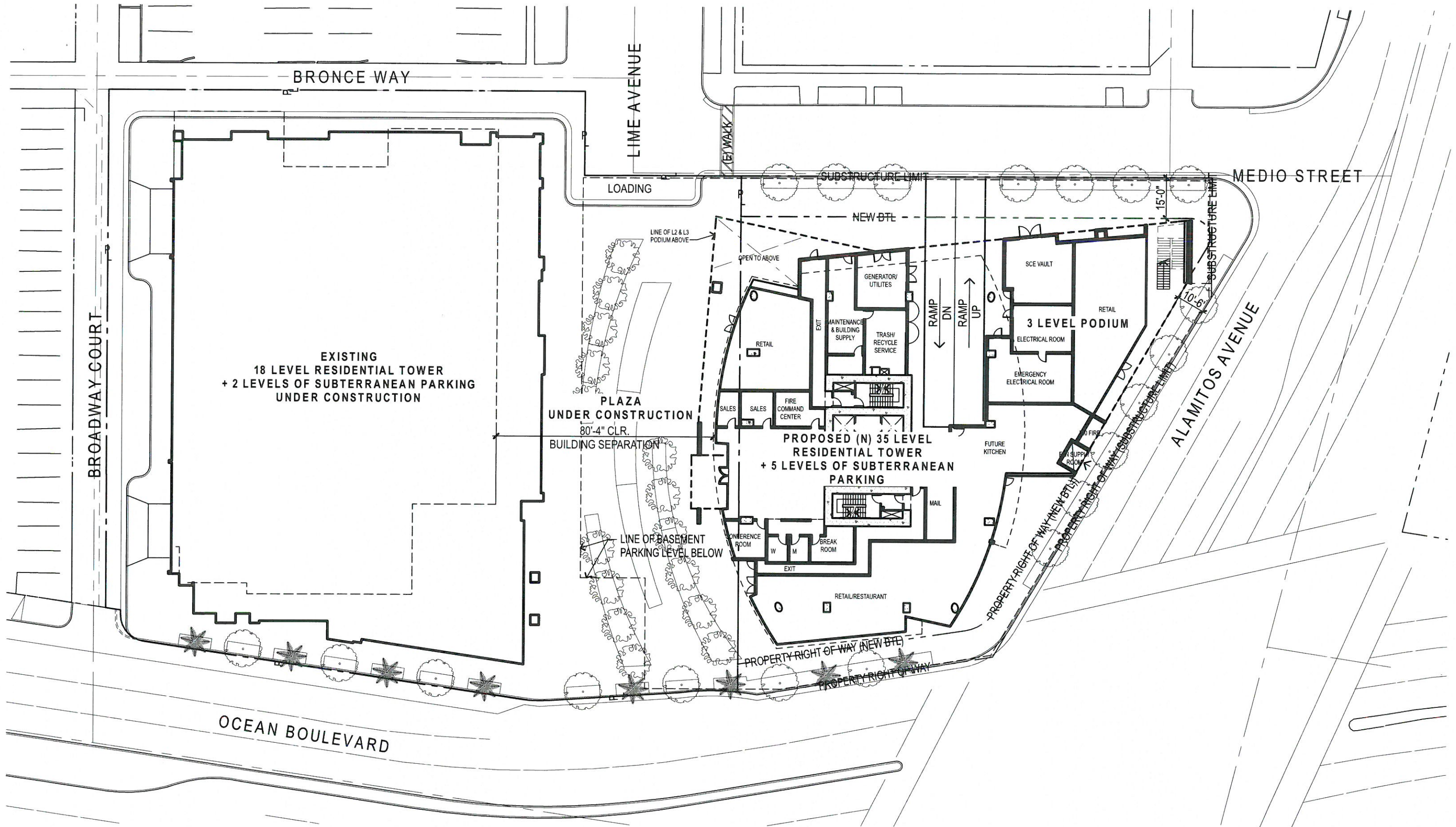


PUBLIC SPACE AERIAL

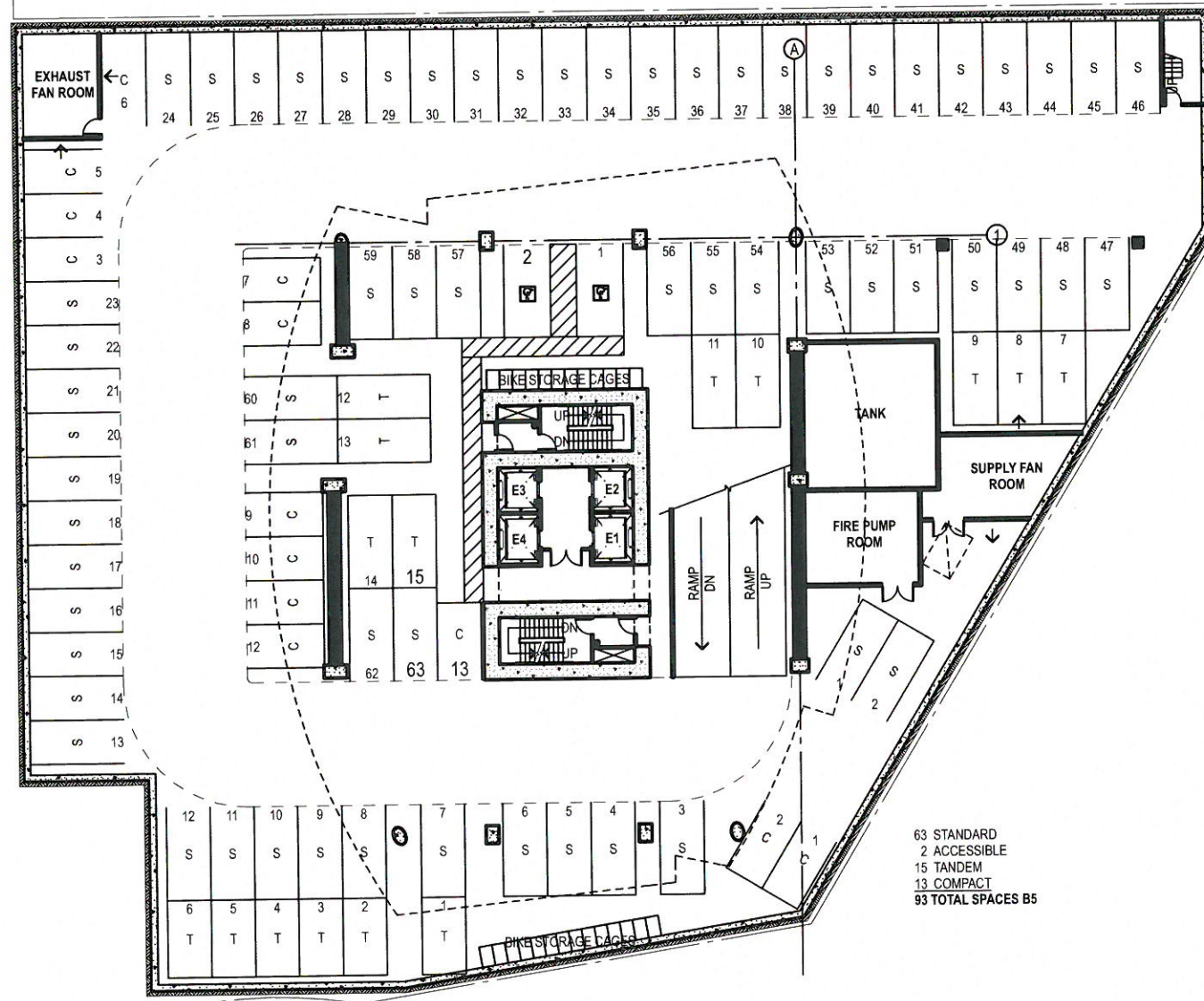


PUBLIC SPACE PERSPECTIVE

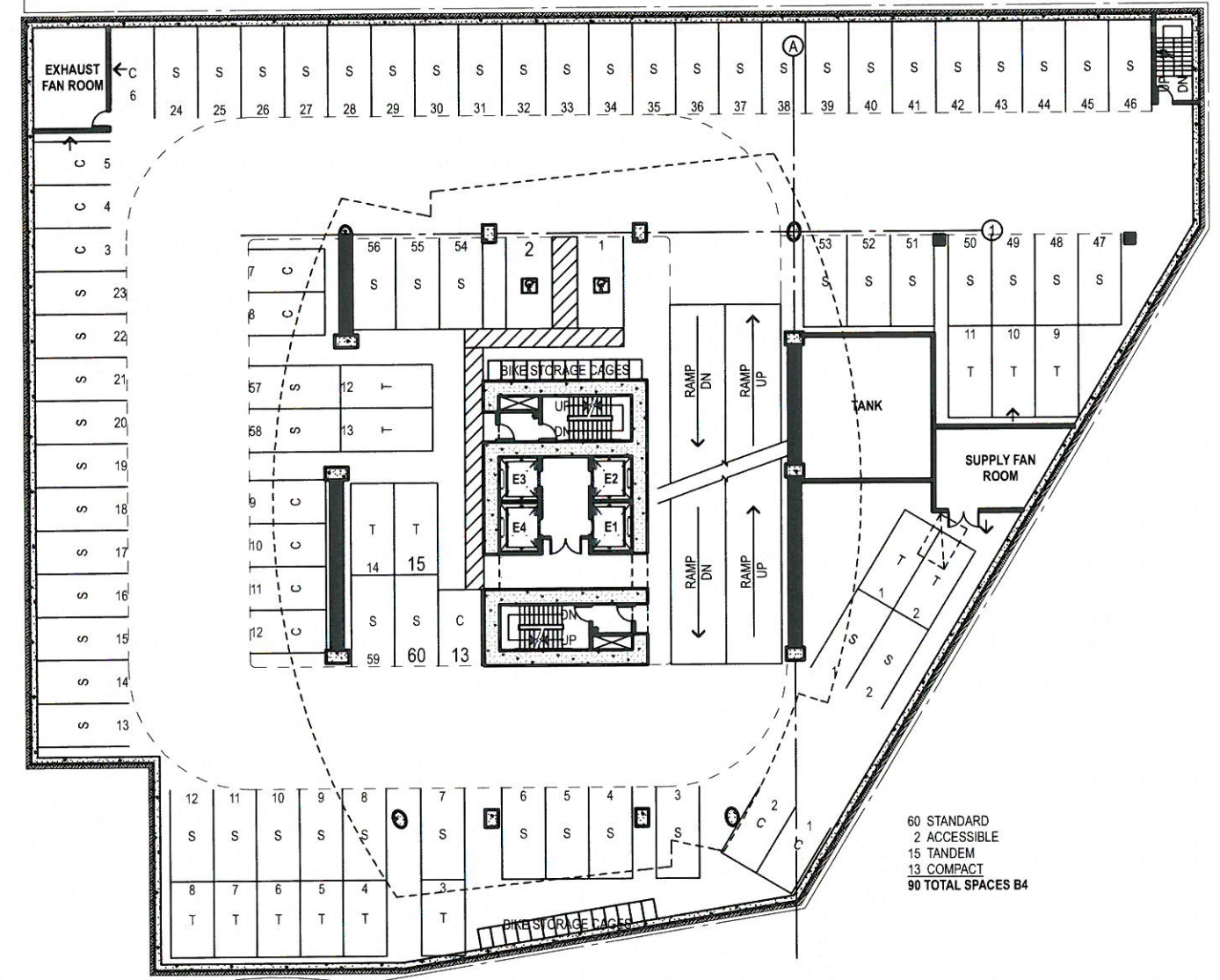
SHORELINE GATEWAY - EAST TOWER



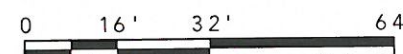
SHORELINE GATEWAY - EAST TOWER

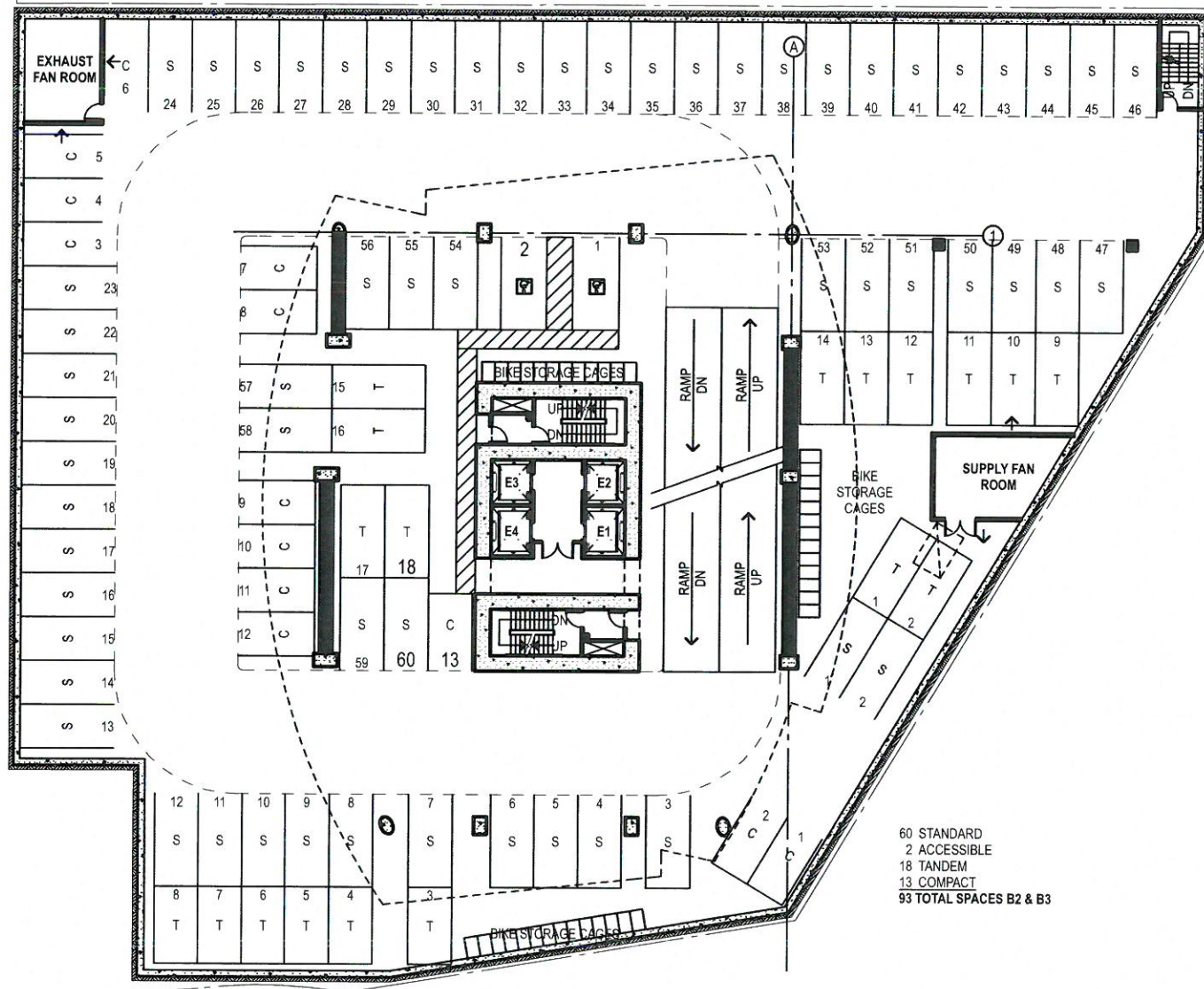


BASEMENT PARKING LEVEL: FLOOR B5

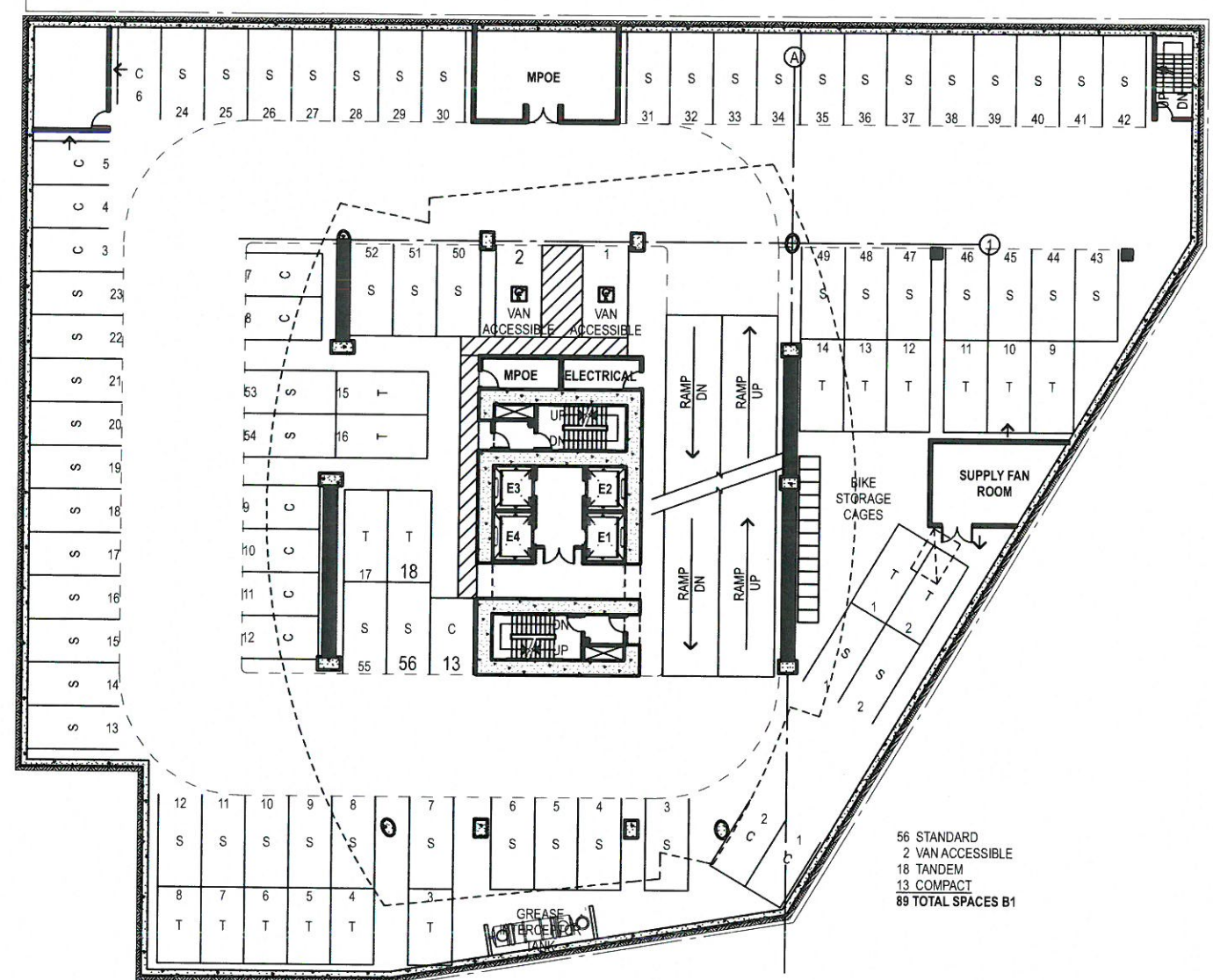


BASEMENT PARKING LEVEL: FLOOR B4



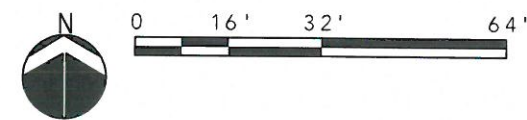


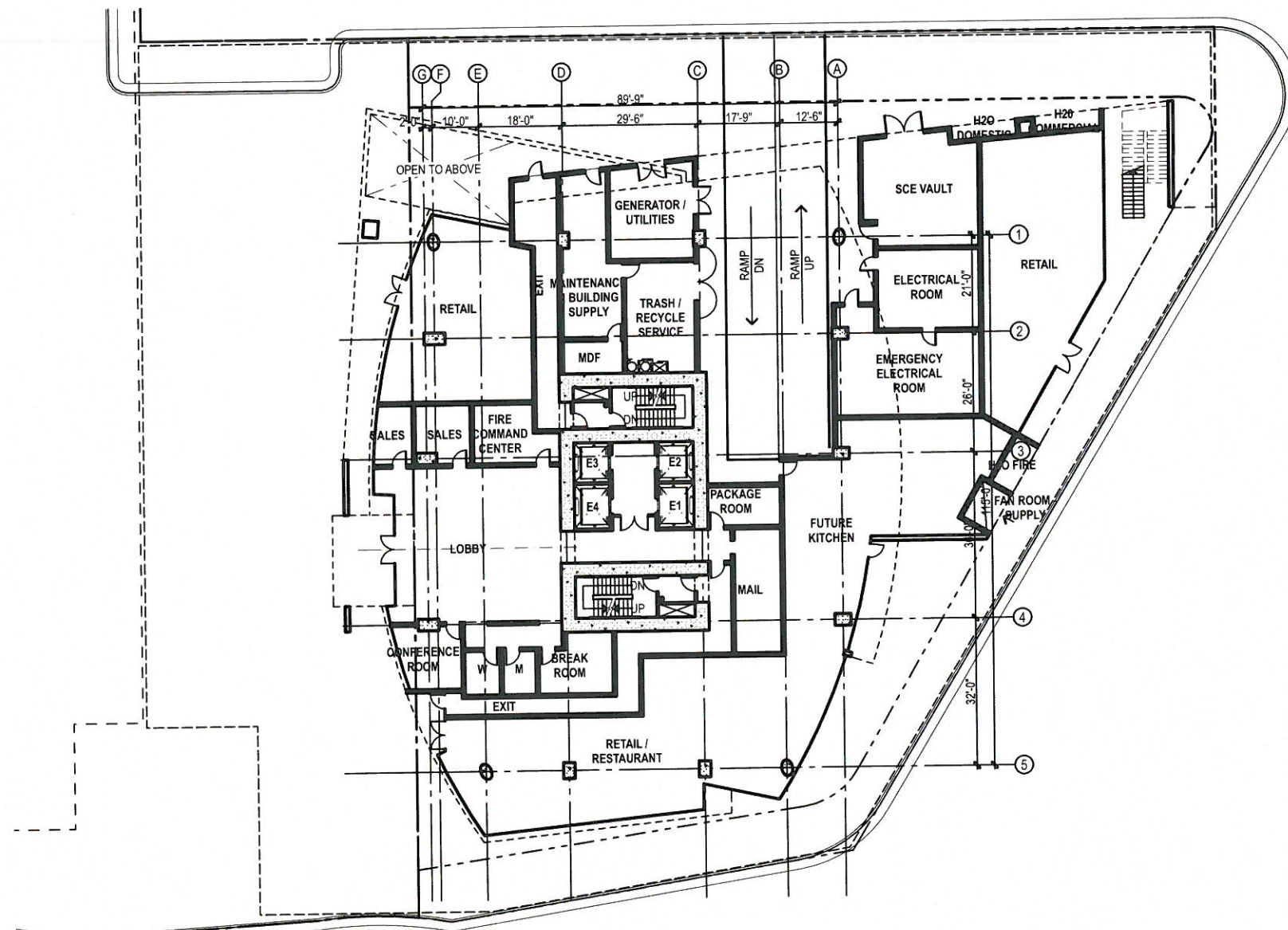
BASEMENT PARKING LEVEL: FLOOR B2
FLOOR B3 SIMILAR



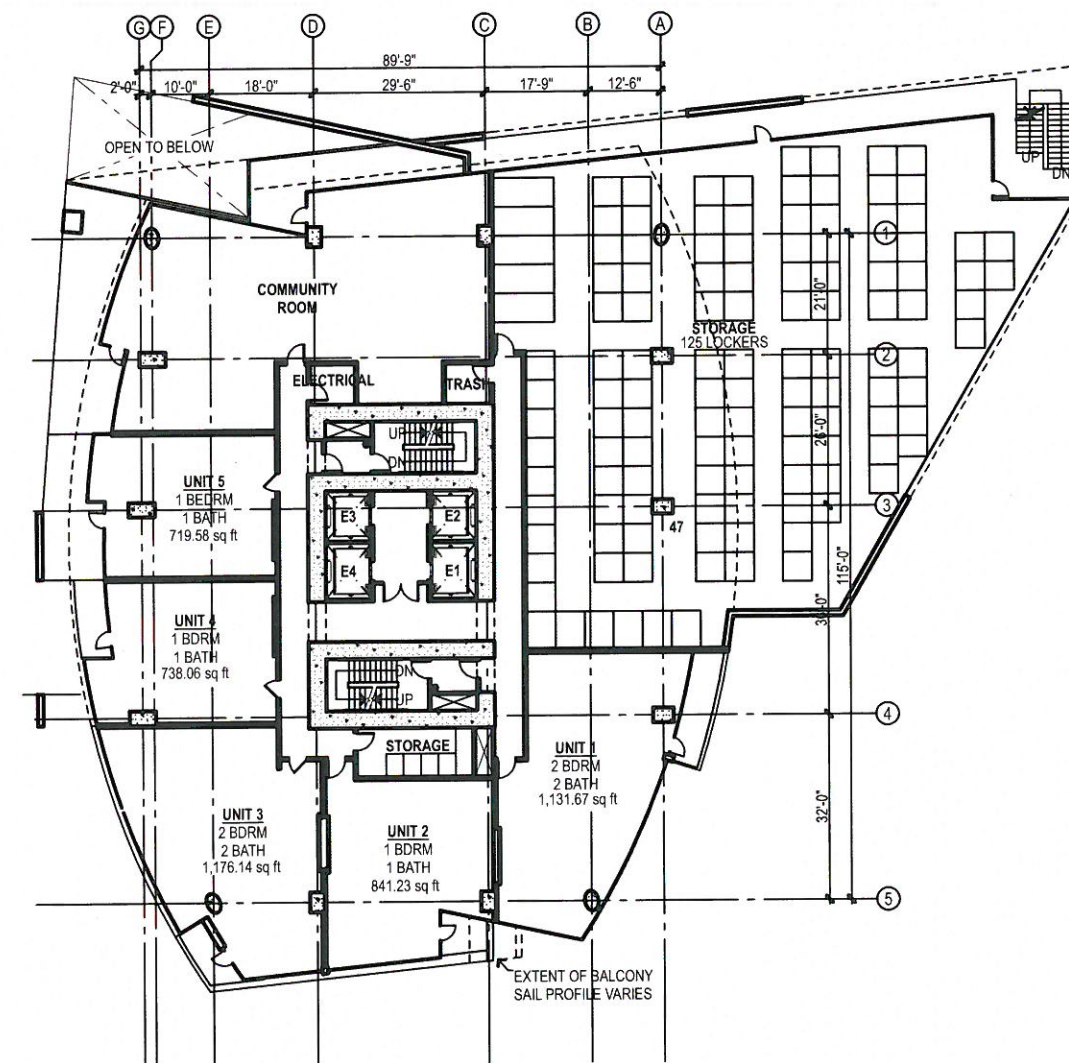
BASEMENT PARKING LEVEL: FLOOR B1

SHORELINE GATEWAY - EAST TOWER



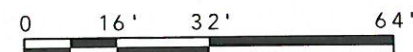


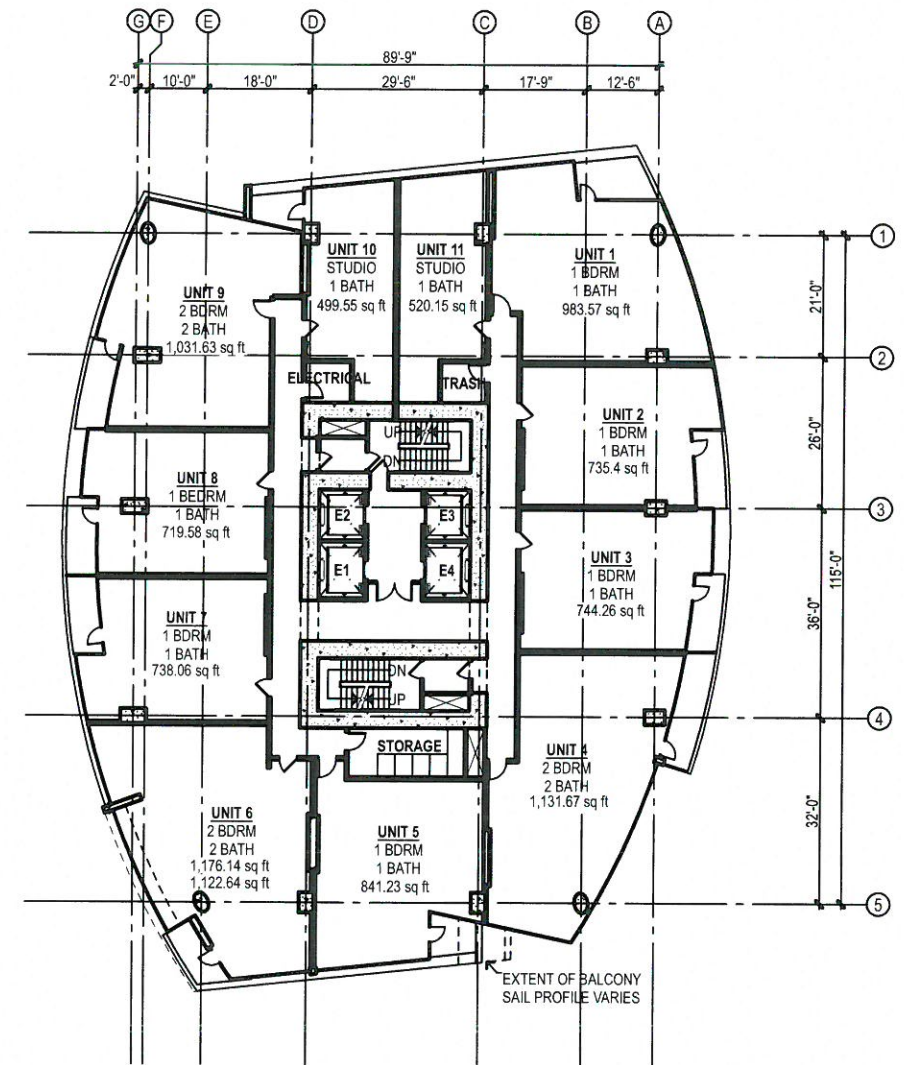
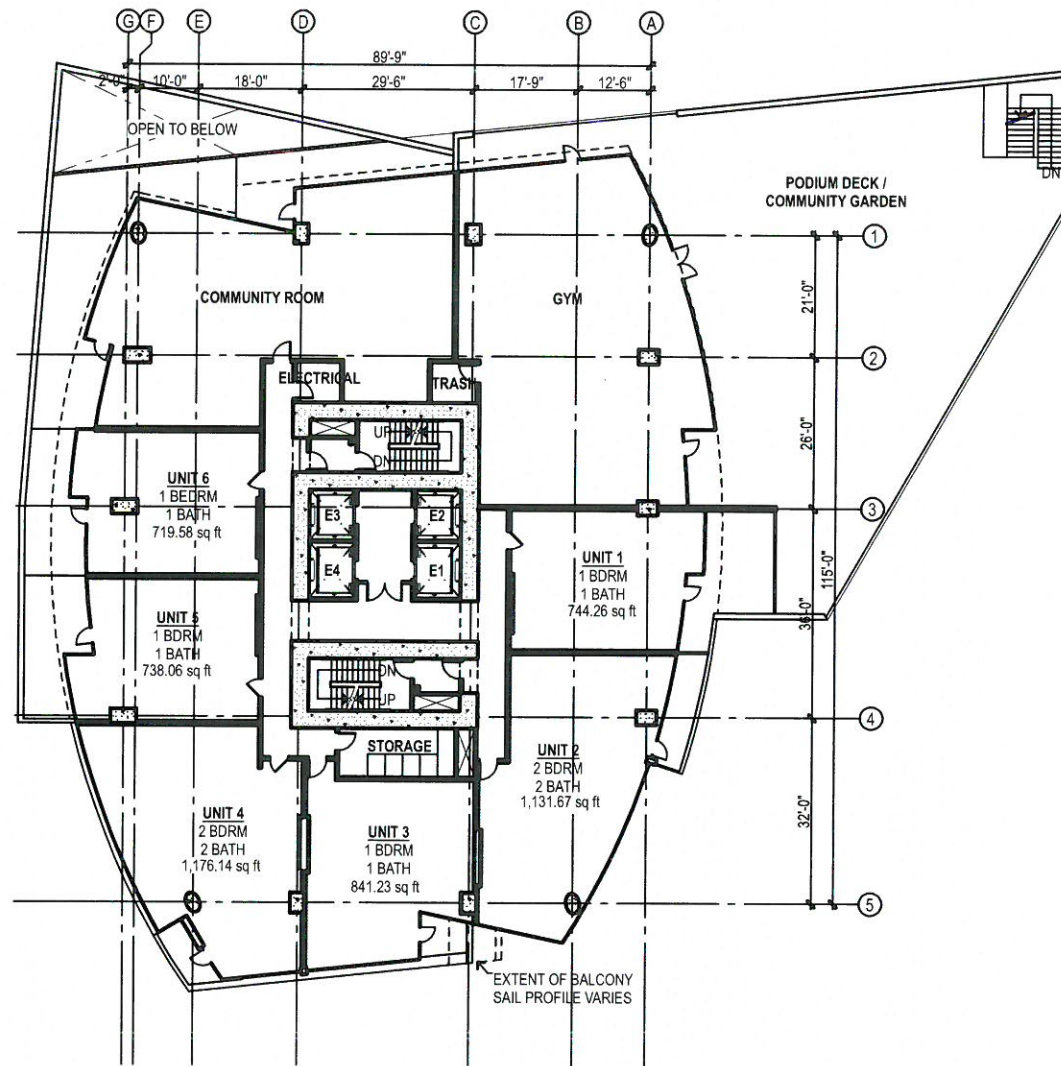
GROUND LEVEL: FLOOR 1



RESIDENTIAL & AMENITY LEVEL: FLOOR 2

SHORELINE GATEWAY - EAST TOWER

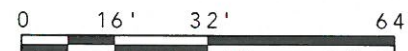


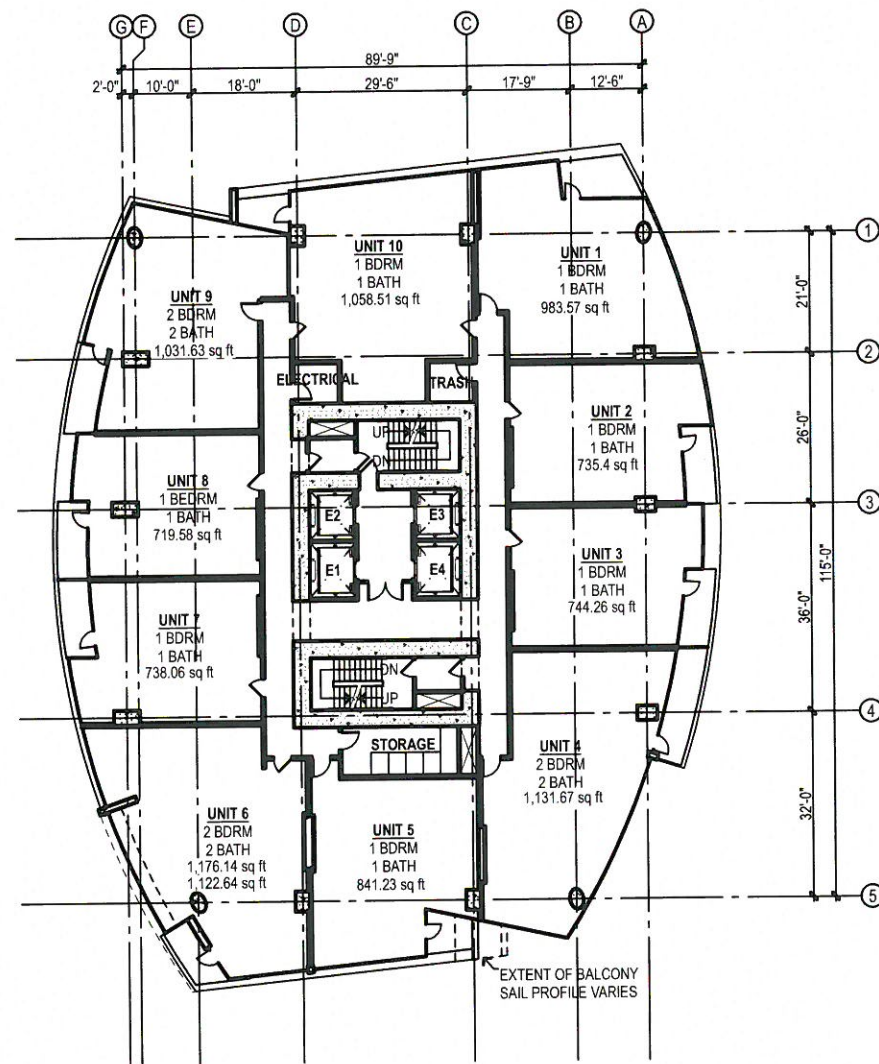


PODIUM TERRACE LEVEL: FLOOR 3

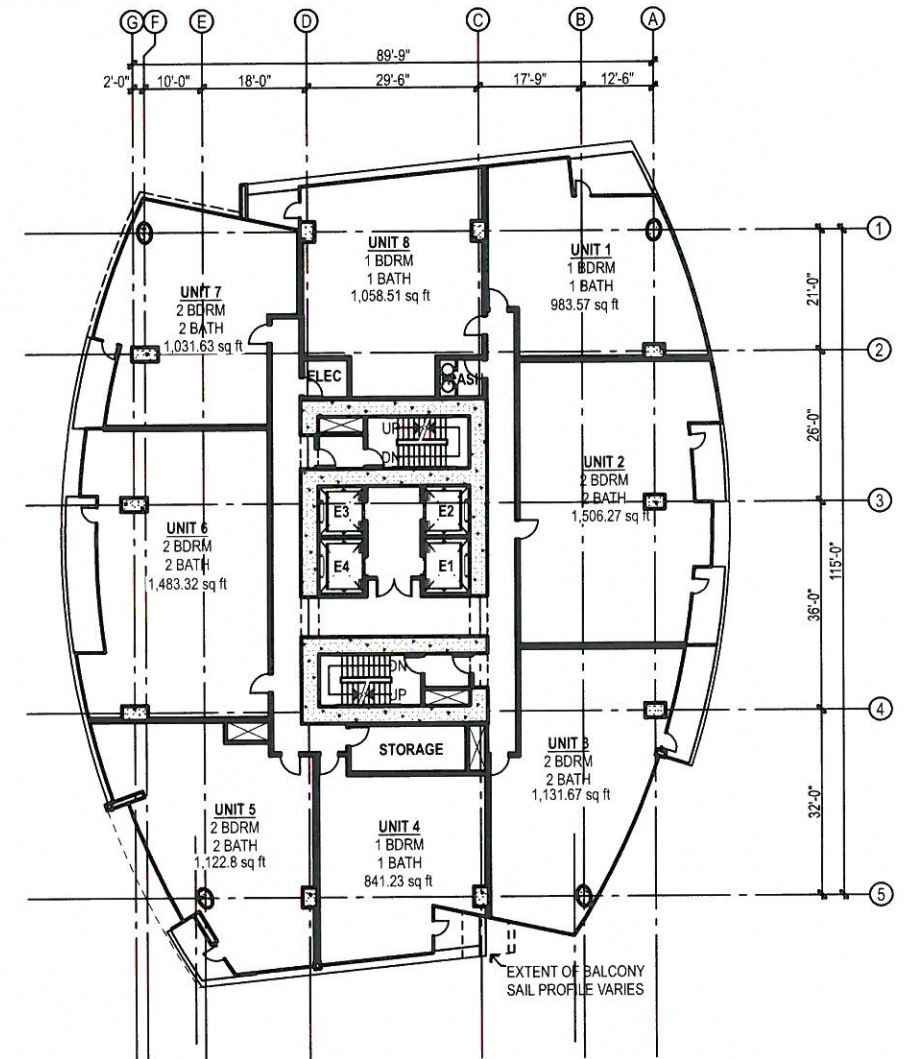
TYPICAL RESIDENTIAL LEVEL: FLOOR 4

FLOORS 5-23 SIMILAR



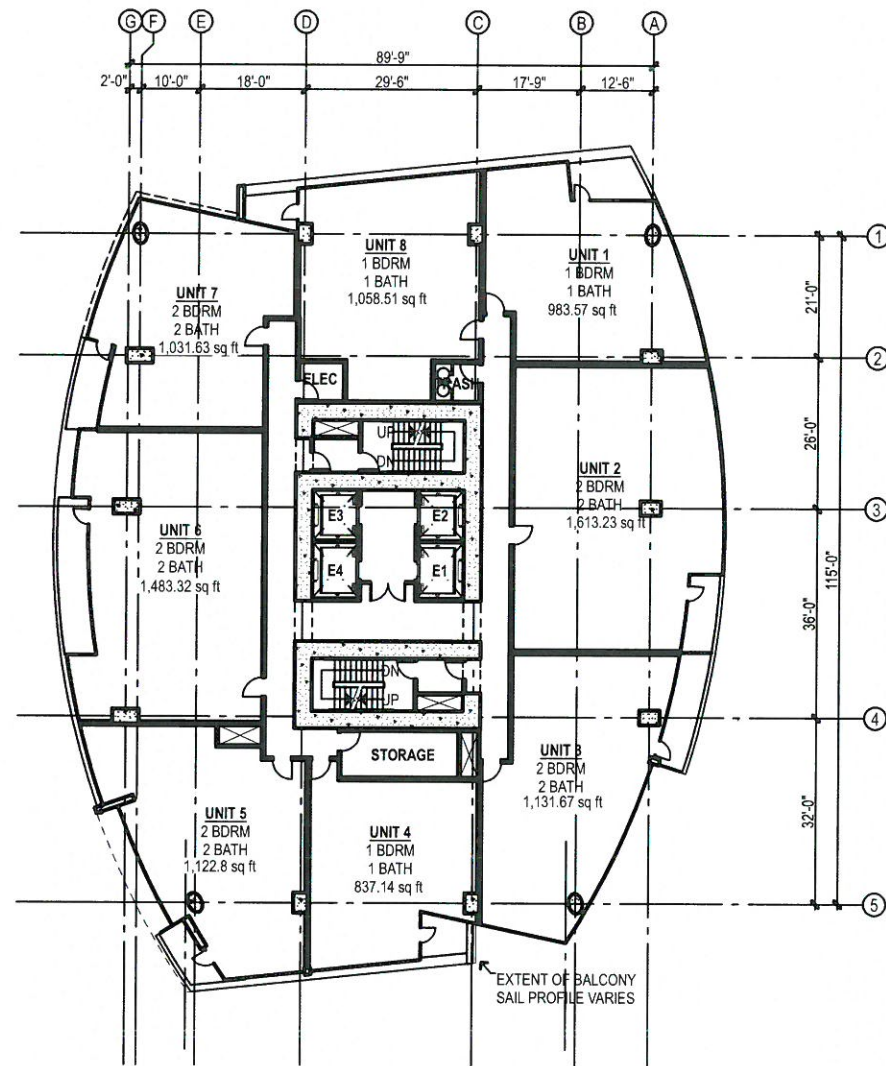


RESIDENTIAL LEVEL: FLOOR 24
FLOORS 25-27 SIMILAR

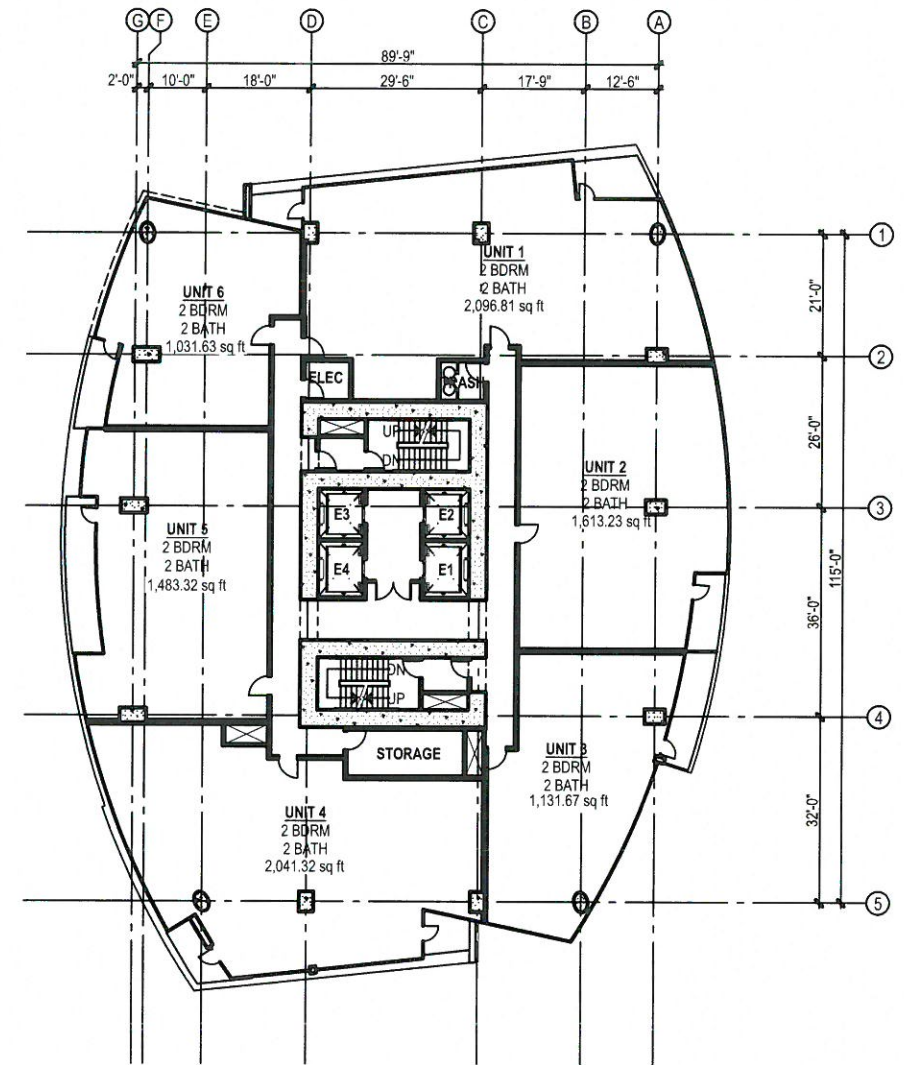


RESIDENTIAL LEVEL: FLOOR 28
FLOOR 29 SIMILAR

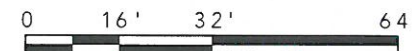


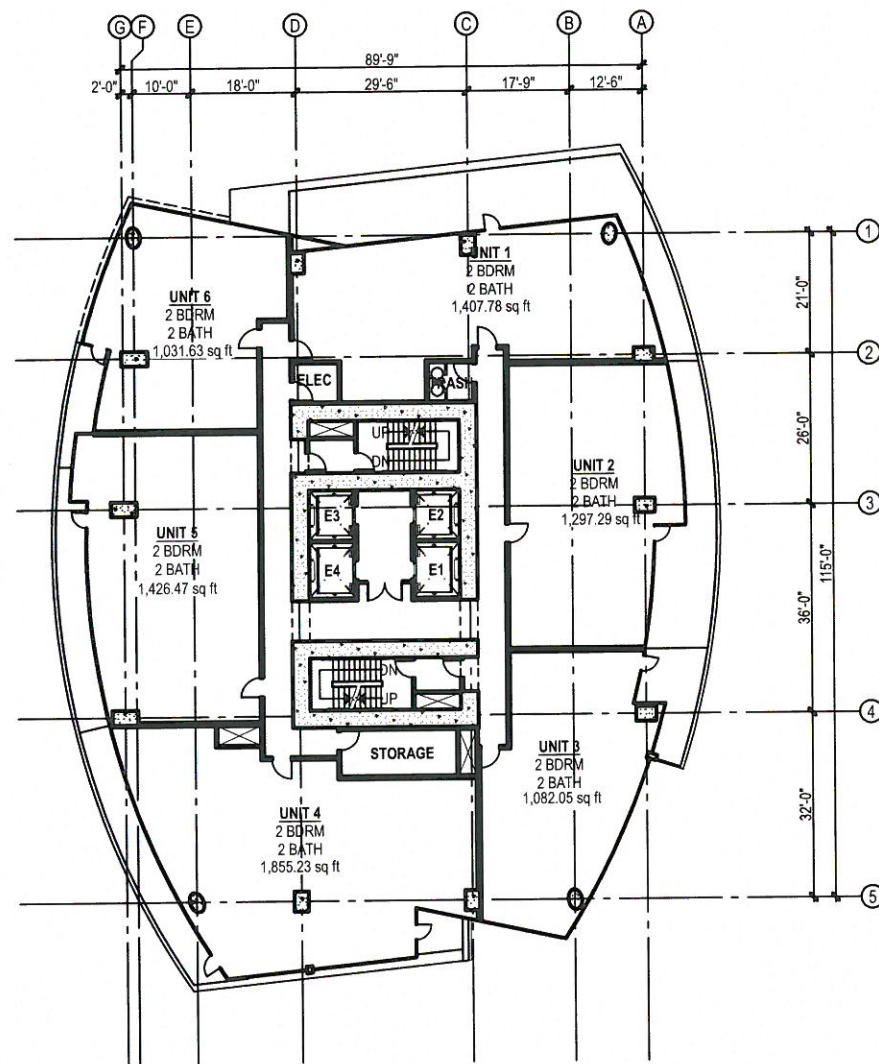


RESIDENTIAL LEVEL: FLOOR 30

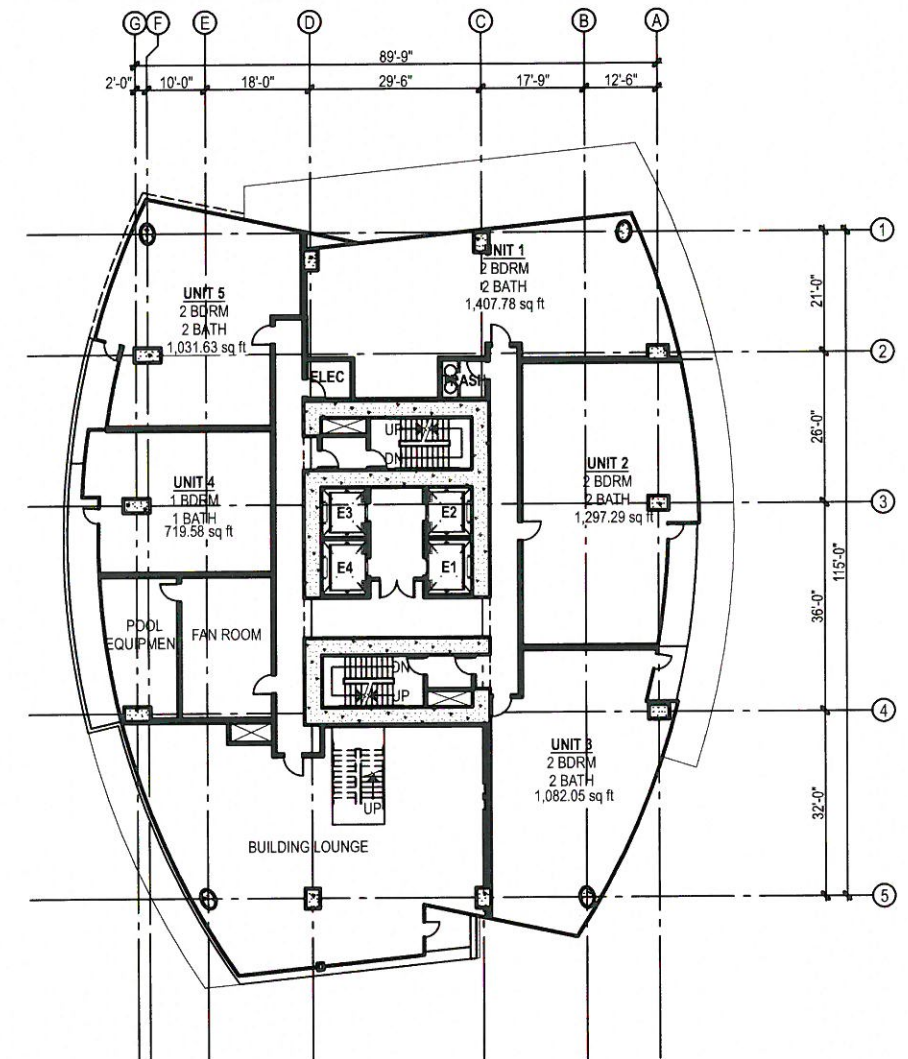


RESIDENTIAL LEVEL: FLOOR 31

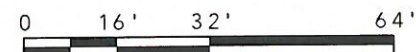


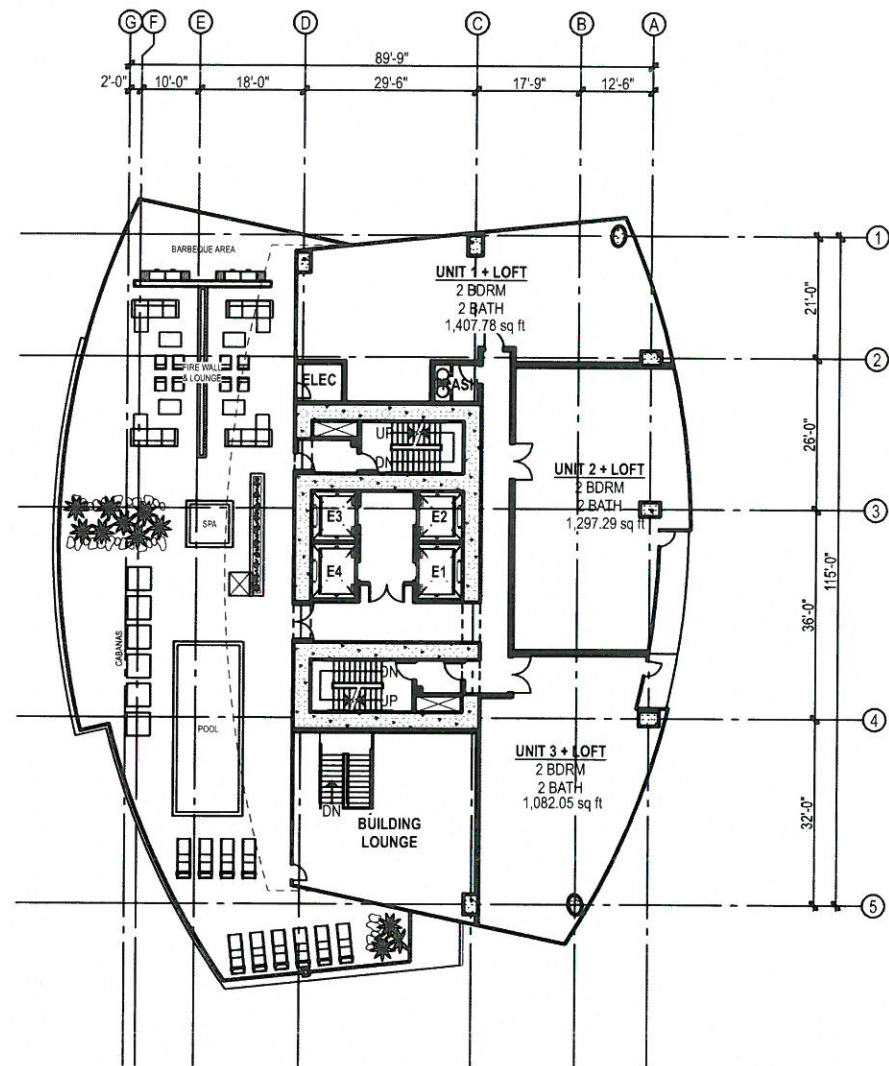


RESIDENTIAL LEVEL: FLOOR 32

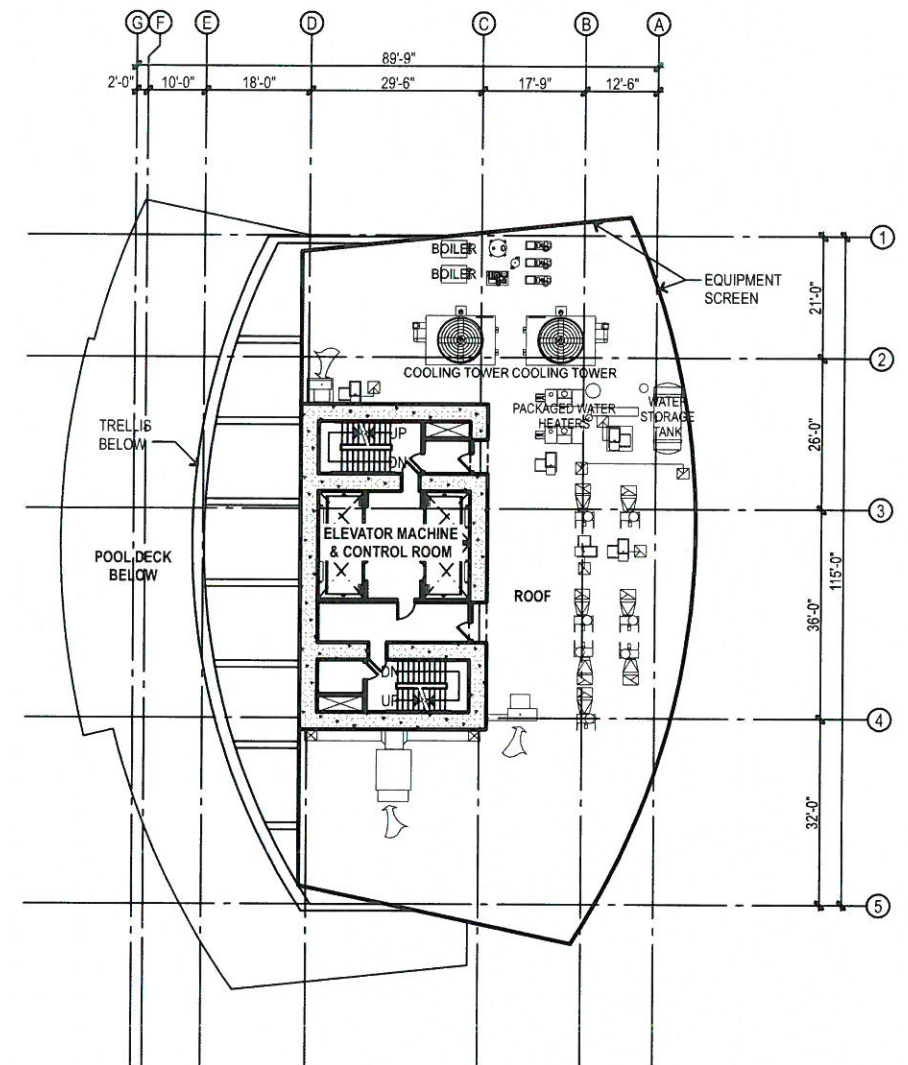


RESIDENTIAL LEVEL: FLOOR 33

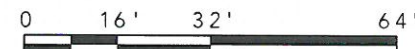


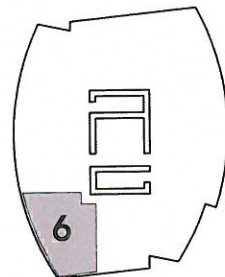
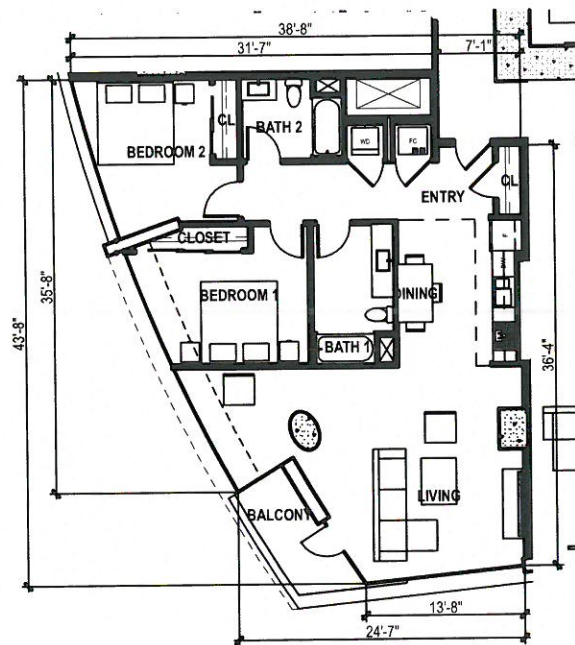


PENTHOUSE LEVEL: FLOOR 34



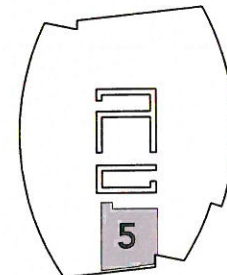
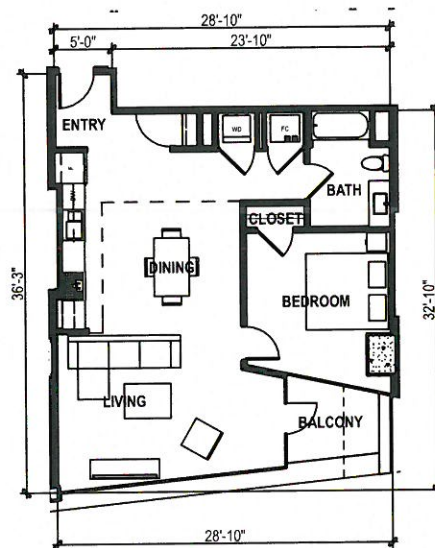
ROOF LEVEL: FLOOR 35





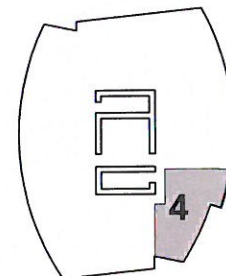
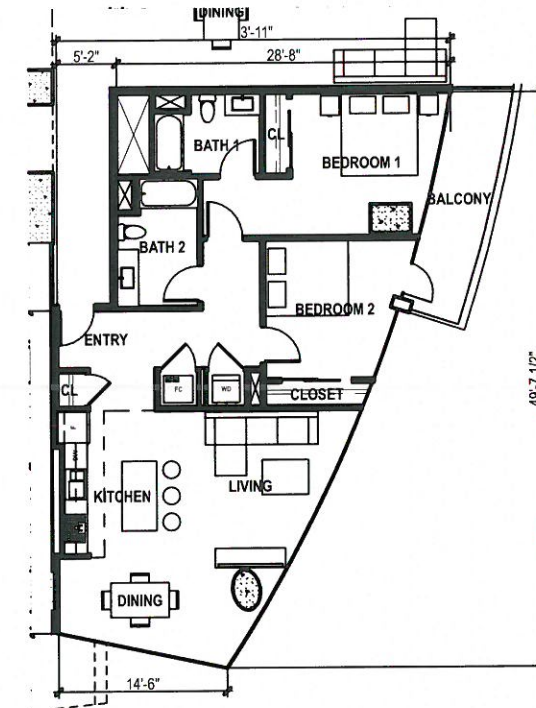
2 BEDROOM 2 BATH | **UNIT 6**

1,176 sf unit w/ 58 sf balcony (levels 4-7, 11-13, 17-19)
1,123 sf unit w/ 58 sf balcony (levels 8-10, 14-16, 20-27)



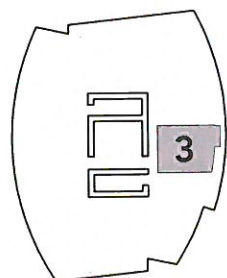
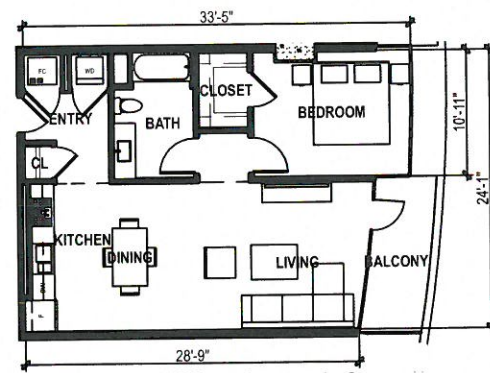
1 BEDROOM 1 BATH | **UNIT 5**

841 sf unit w/ 52 sf balcony



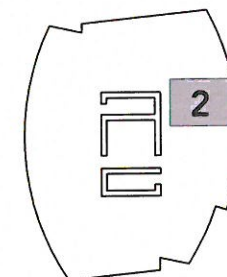
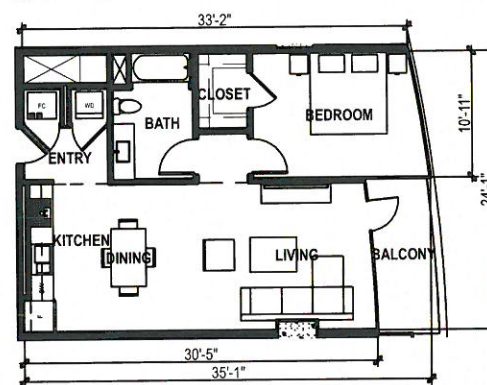
2 BEDROOM 2 BATH | **UNIT 4**

1,132 sf unit w/ 107 sf balcony



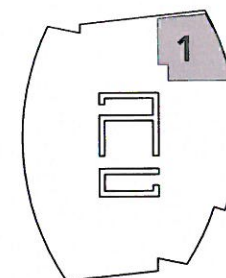
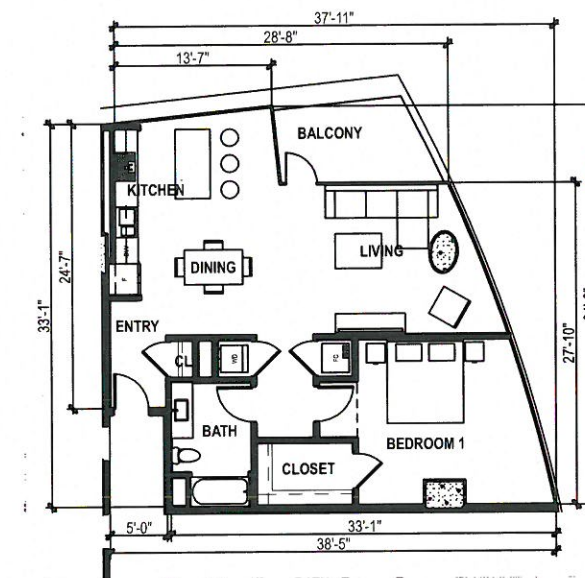
1 BEDROOM 1 BATH | **UNIT 3**

745 sf unit w/ 73 sf balcony



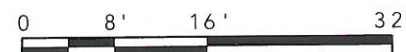
1 BEDROOM 1 BATH | **UNIT 2**

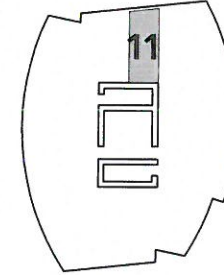
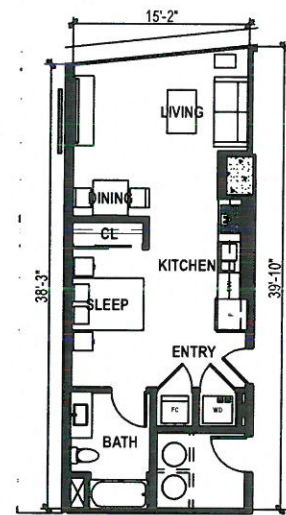
735 sf unit w/ 72 sf balcony



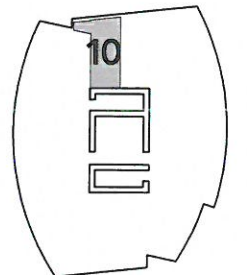
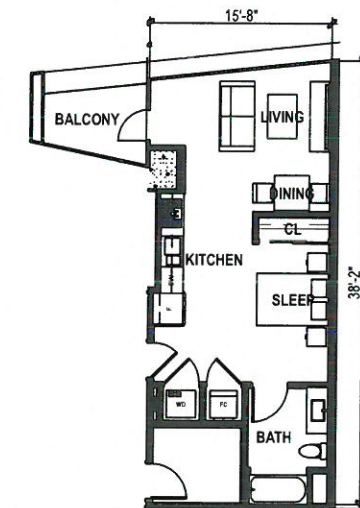
1 BEDROOM 1 BATH | **UNIT 1**

984 sf unit w/ 89 sf balcony

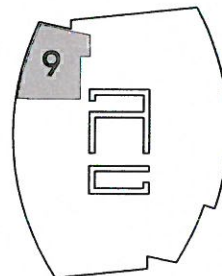
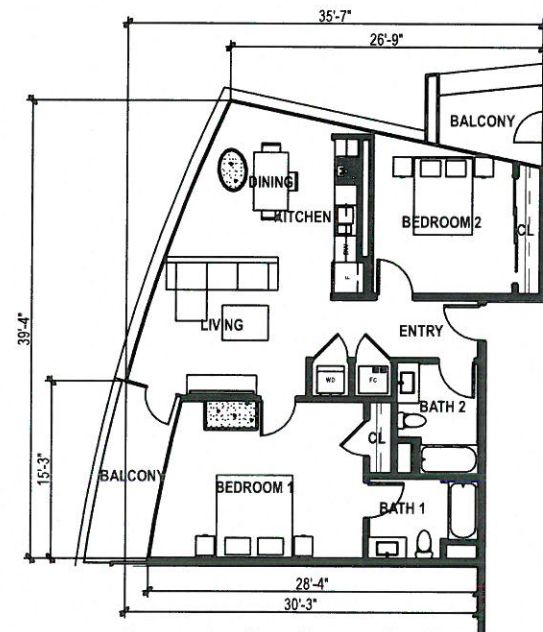




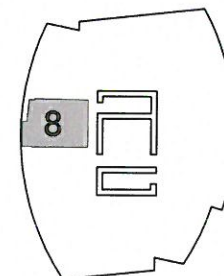
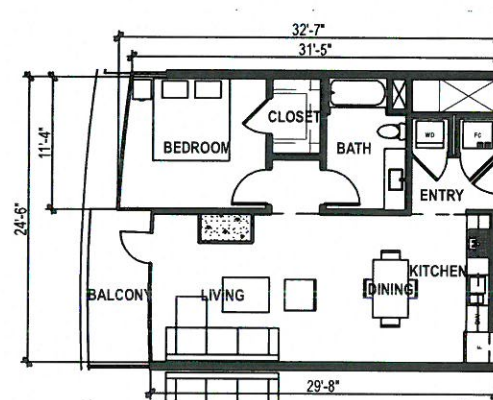
STUDIO 1 BATH | **UNIT 11**
520 sf unit



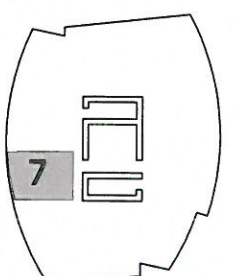
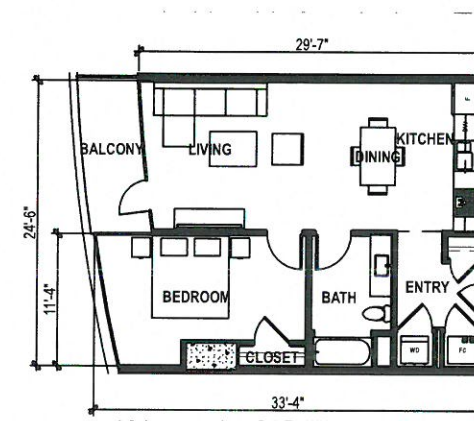
STUDIO 1 BATH | **UNIT 10**
500 sf unit w/ 52 sf balcony



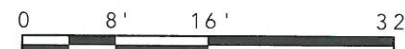
2 BEDROOM 2 BATH | **UNIT 9**
1,032 sf unit w/ 82 sf balcony

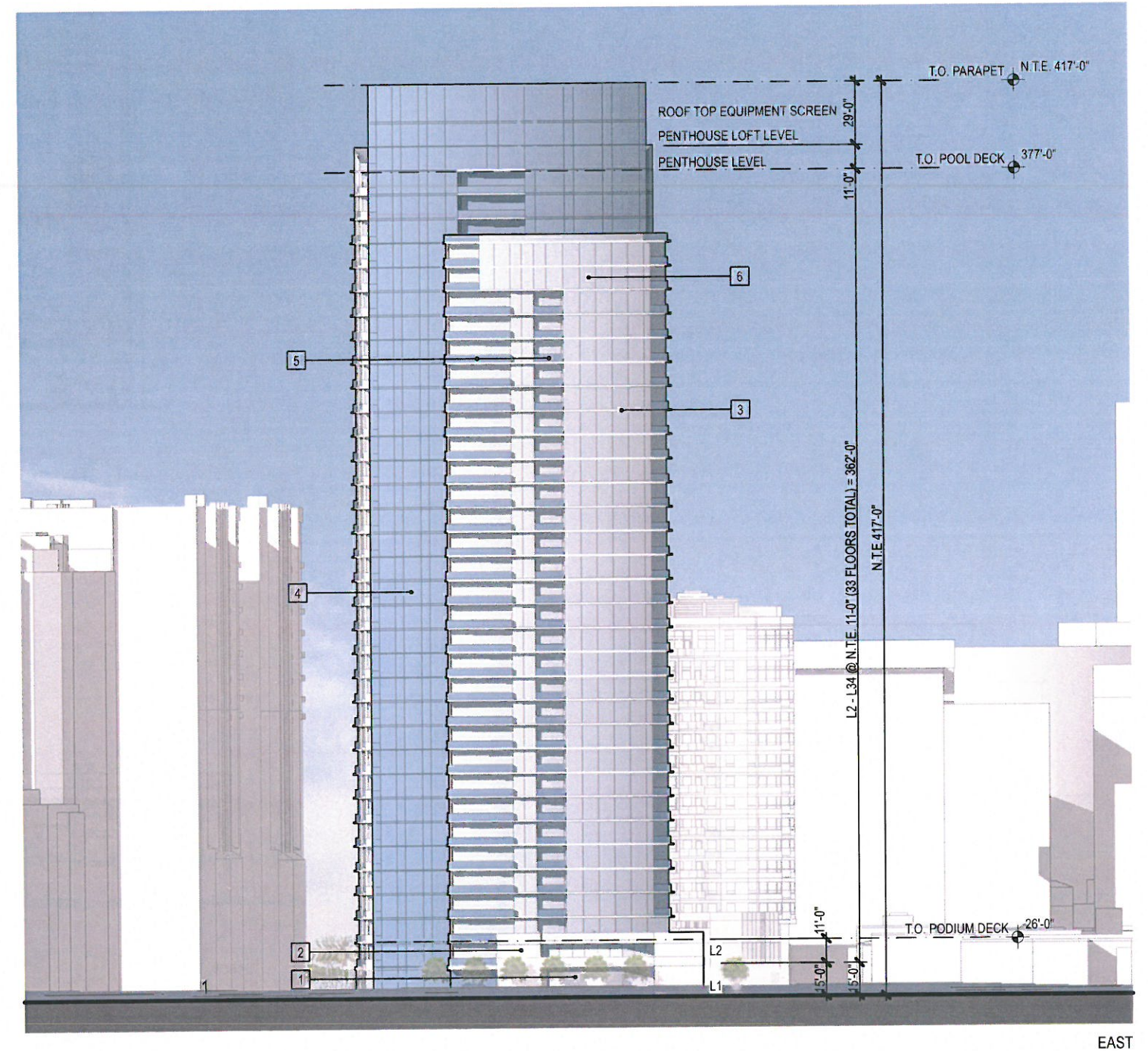
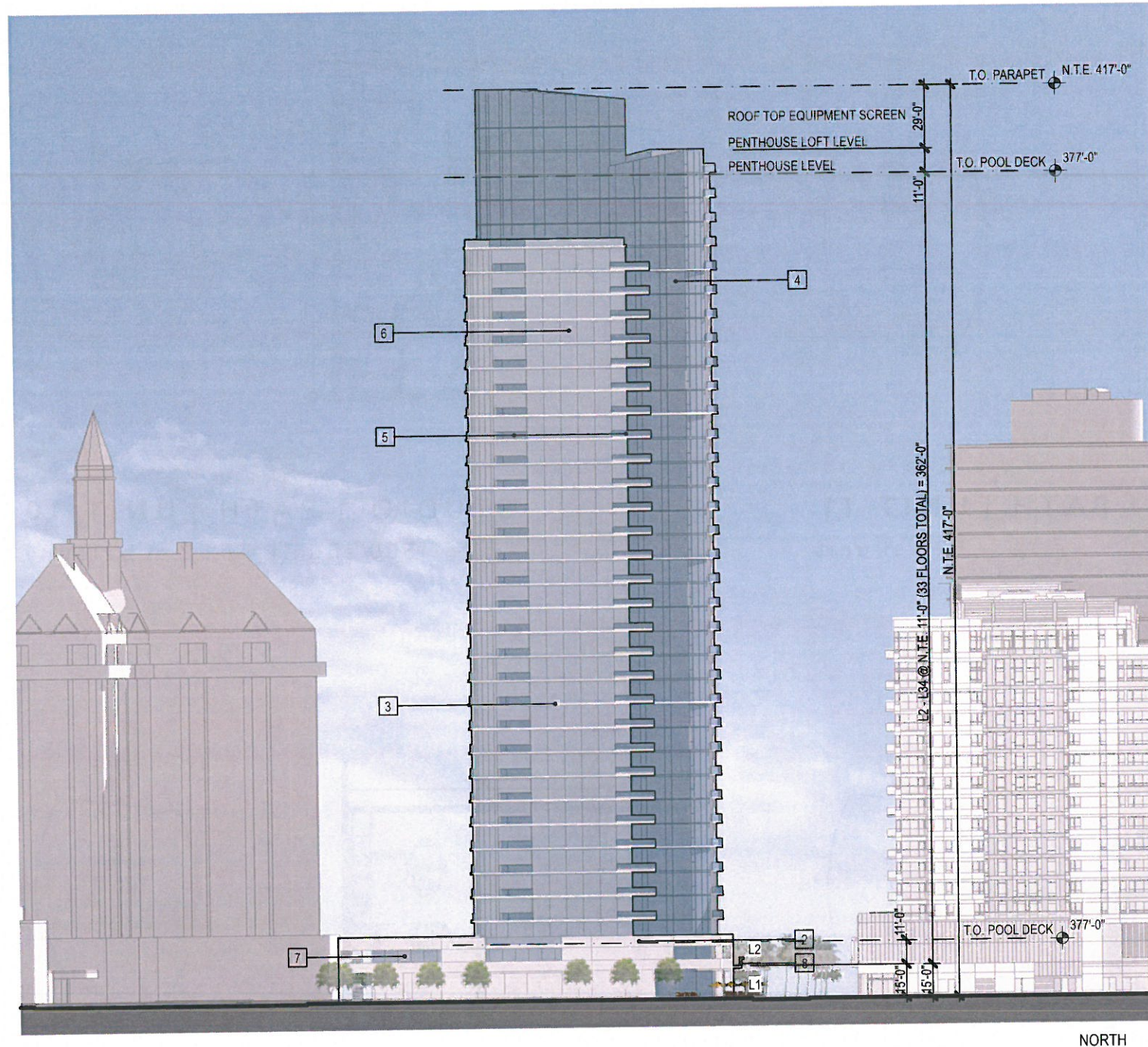


1 BEDROOM 1 BATH | **UNIT 8**
720 sf unit w/ 72 sf balcony



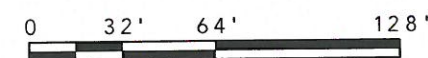
1 BEDROOM 1 BATH | **UNIT 7**
738 sf unit w/ 73 sf balcony





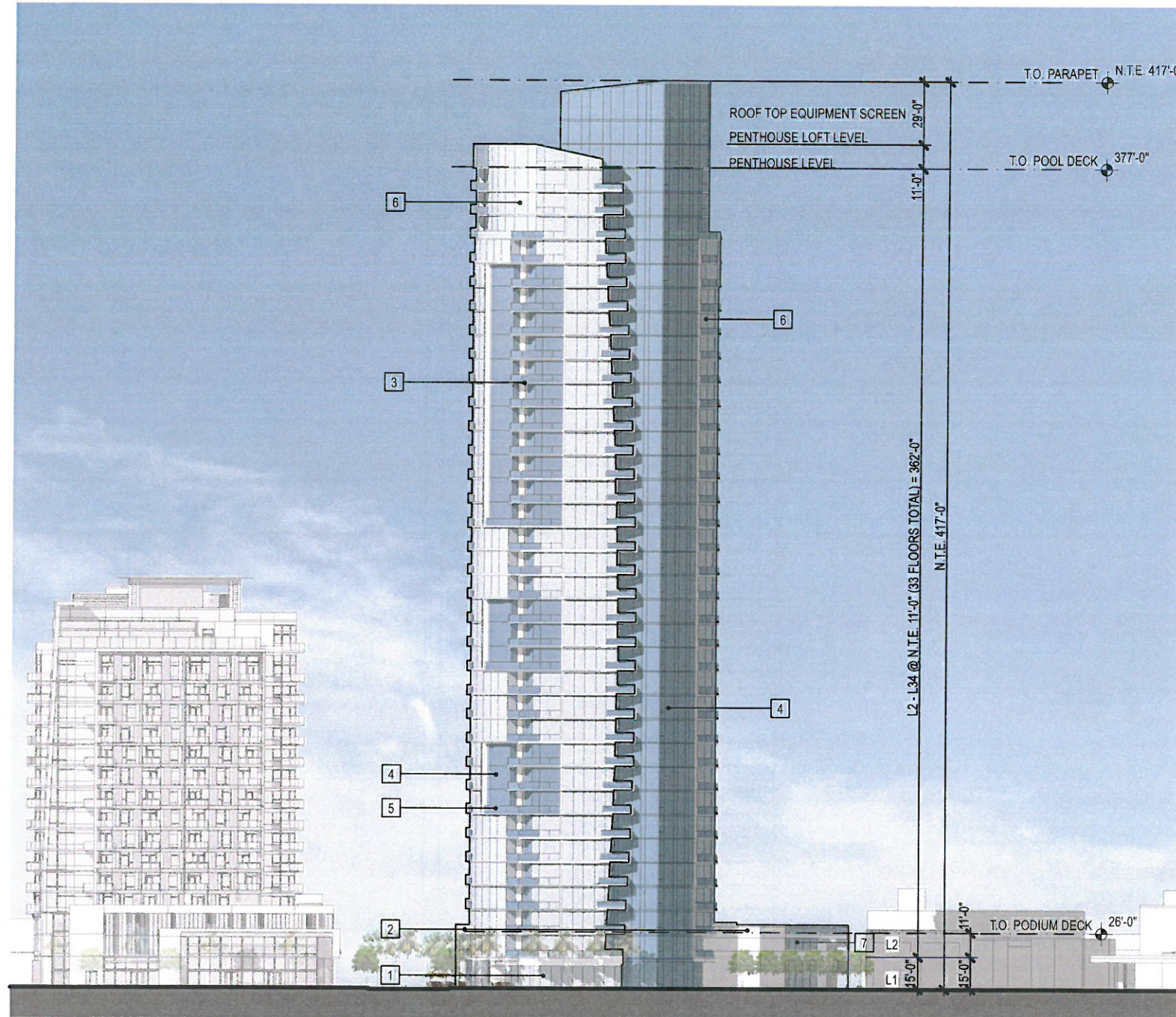
LEGEND

- | | | |
|-------------------------------------|--|---------------------------|
| 1 ALUMINUM/GLASS STOREFRONT SYSTEM | 4 WINDOW WALL SYSTEM W/ BLUE/GREEN LOW-E GLASS | 7 SPANDREL GLASS |
| 2 PRECAST CONCRETE PANELS | 5 GLASS BALCONY RAILING (SAME GLASS COLOR AS #4) | 8 METAL PANEL CLAD CANOPY |
| 3 PAINTED CONCRETE BALCONY AND SLAB | 6 WINDOW WALL SYSTEM W/ CLEAR, LOW-E GLASS | |
- *N.T.E. = NOT TO EXCEED

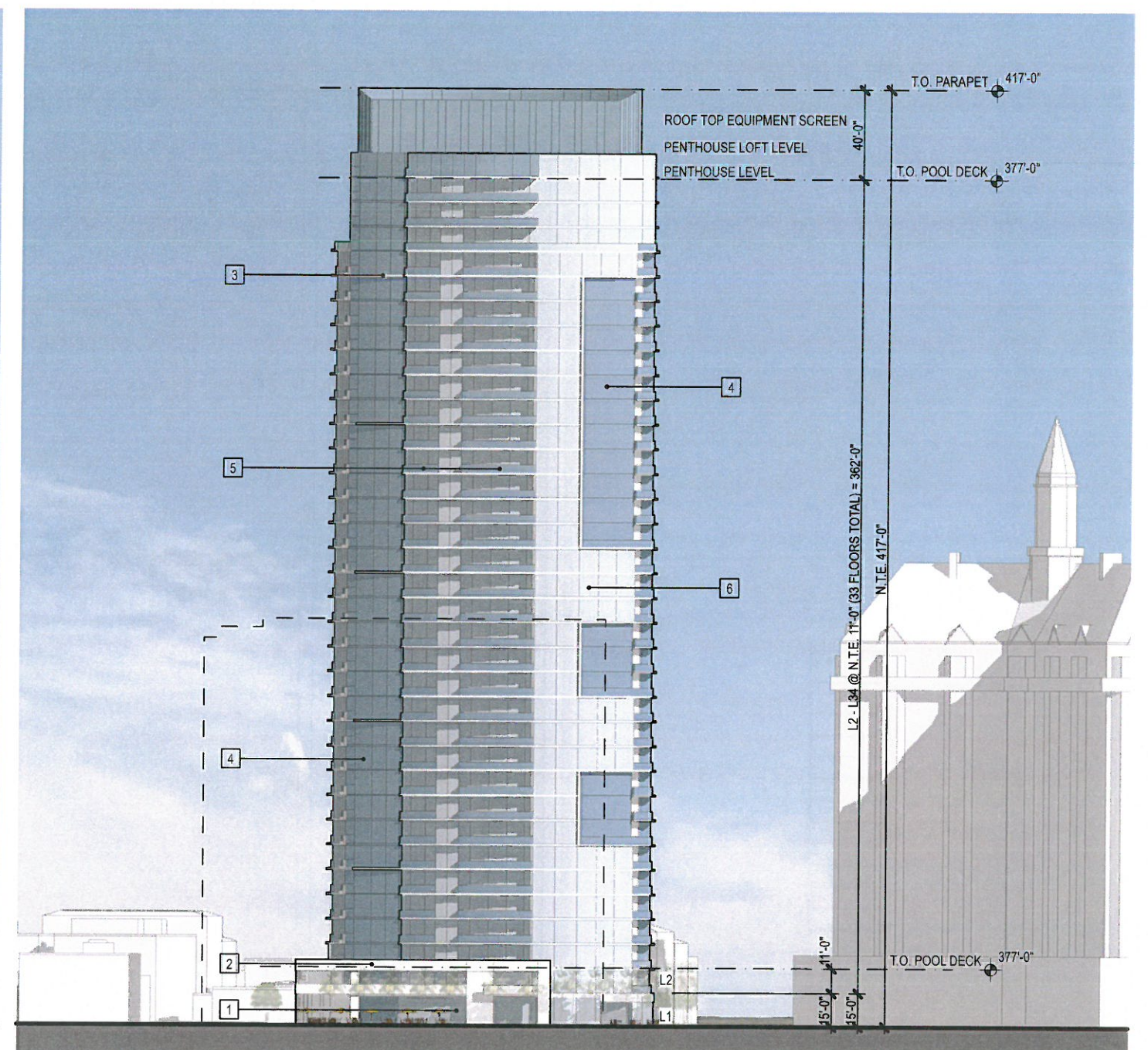


SHORELINE GATEWAY - EAST TOWER

BUILDING ELEVATIONS: NORTH + EAST



SOUTH

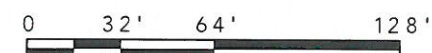


WEST

LEGEND

- | | | |
|-------------------------------------|--|---------------------------|
| 1 ALUMINUM/GLASS STOREFRONT SYSTEM | 4 WINDOW WALL SYSTEM W/ BLUE/GREEN LOW-E GLASS | 7 SPANDREL GLASS |
| 2 PRECAST CONCRETE PANELS | 5 GLASS BALCONY RAILING (SAME GLASS COLOR AS #4) | 8 METAL PANEL CLAD CANOPY |
| 3 PAINTED CONCRETE BALCONY AND SLAB | 6 WINDOW WALL SYSTEM W/ CLEAR, LOW-E GLASS | |

*N.T.E. = NOT TO EXCEED

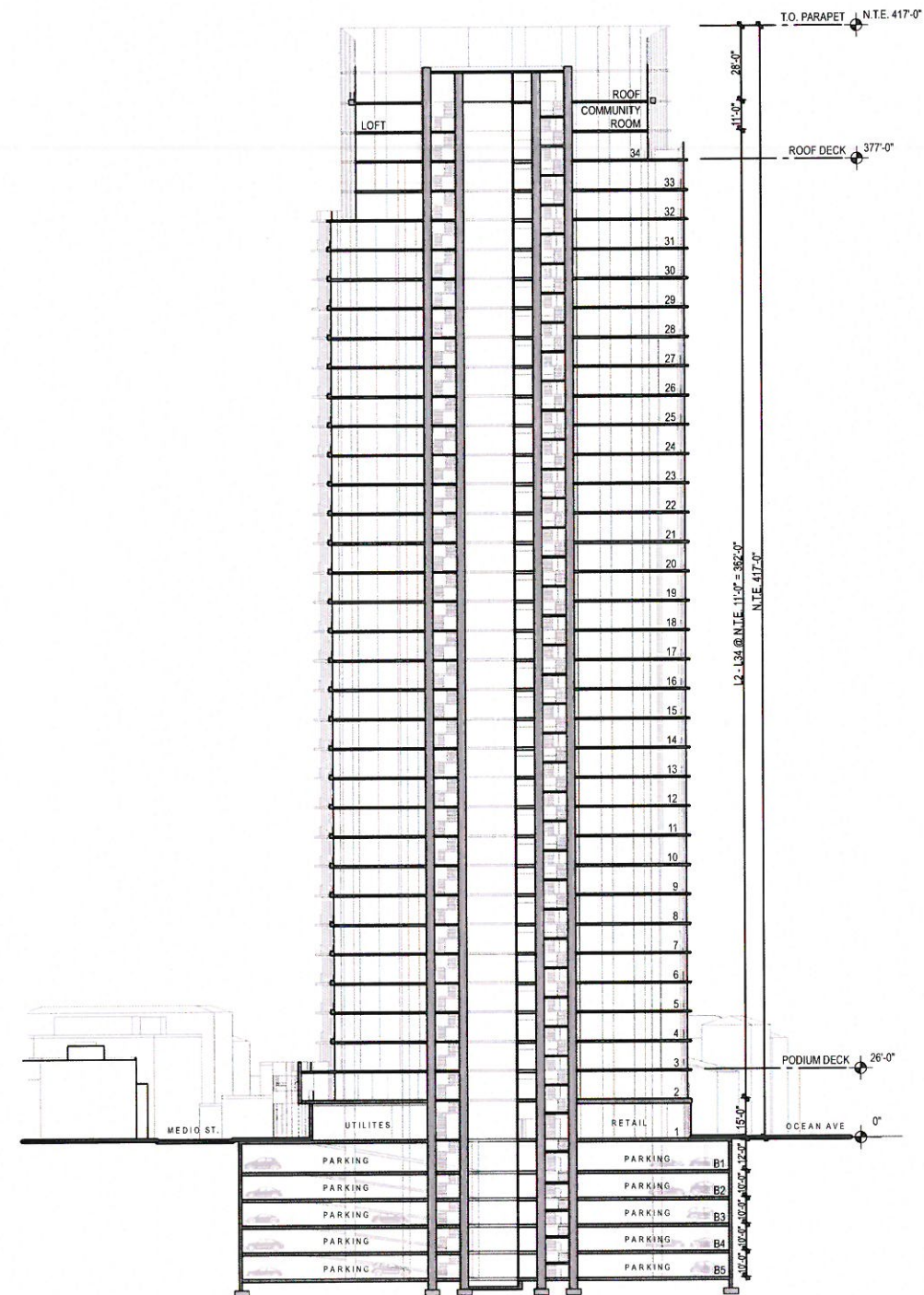
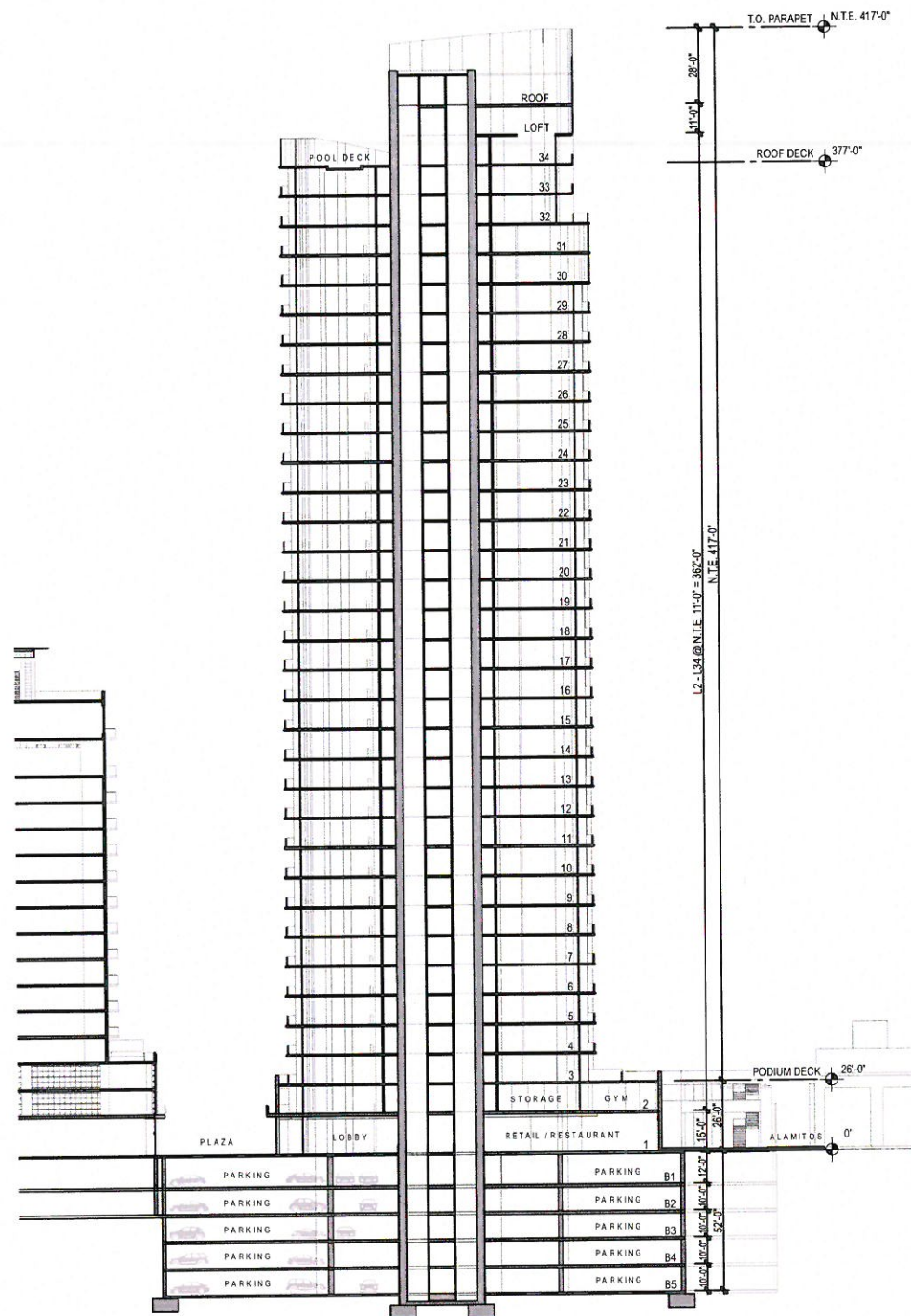


SHORELINE GATEWAY - EAST TOWER

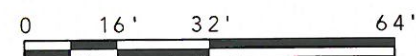
BUILDING ELEVATIONS: SOUTH + WEST

A3.1





*N.T.E. = NOT TO EXCEED



SHORELINE GATEWAY - EAST TOWER

ANDERSON PACIFIC

LEOCOR

NABH YOUSSEF ASSOCIATES

WRT

12 / 16 / 15

A3.2 BUILDING SECTIONS **R**

ROCKEFELLER PARTNERS ARCHITECTS

Urban Design Criteria

1.) Provide a Slender Iconic Tower

To serve as the visual terminus northbound on Shoreline Drive and westbound on Ocean Boulevard. The top will be defined through a covered roof deck lighting and signage and will integrate with the shaft and base. It will compliment the iconic nature of the Villa Riviera, International Tower and downtown skyline.

2.) Avoid Front/Back Relationships

The towers should be consistent "in the round". Blank walls will be minimized at the ground floor level and be active with either retail, live/work or housing.

3.) Respect Community Views

Making the towers slender in the east west direction and maximizing the space between them minimizes view blockage and shadows.

4.) Integrate Massing into the Community

Set towers back with lower scaled massing fronting the street to promote a pedestrian scaled edge that also transitions to adjacent context.

5.) Provide Public Open Space at the Terminus of Lime

The Ocean Boulevard edge will be a lively urban plaza while the Medio side will be park-like and intimate in character.

6.) Respect the Street and Alley Network

Utilize the existing network to disperse traffic and allow ease of pedestrian circulation.

7.) Introduce Ground Level Uses Appropriate to Context

Encourage retail along ocean and Alamitos with a café fronting the plaza and a restaurant at the corner of Ocean and Alamitos.

8.) Activate the Plaza

Front both residential lobbies to the plaza to guarantee pedestrian activity. Encourage the location of a restaurant, café and/or coffee house with outside seating. The plaza will become a shared space reinforcing interaction between the community and residents.

Project Design Guide

1.) Introduce Sailing Iconography

The taller tower incorporates a sail curved billowing "spinnaker" form facing the waterfront and located on axis to Shoreline Drive.

2.) Maximize ocean views

Pulling the towers apart maximizes ocean views and Queen Mary visibility within the development, and will increase the project's overall value.

3.) Acknowledge transit proximity

Explore reduced parking requirements and/or shared parking opportunities while respecting market-driven conditions.

4.) Create Efficient Cores and Slender Towers

This maximizes views and reduces construction costs.

5.) Integrate amenities

Provide a pool with other community amenities such as a kitchen, fitness center, and community garden on the roof and podium levels of the iconic tower. Pool to have south and west solar orientation.

6.) Respect Construction Efficiencies

Reduce costs thru efficiencies and standard construction practices.

7.) Provide a Residential Ocean Boulevard Entrance and Address

Ocean Boulevard is considered the premier downtown location.

8.) Consider a LEED Certified Development

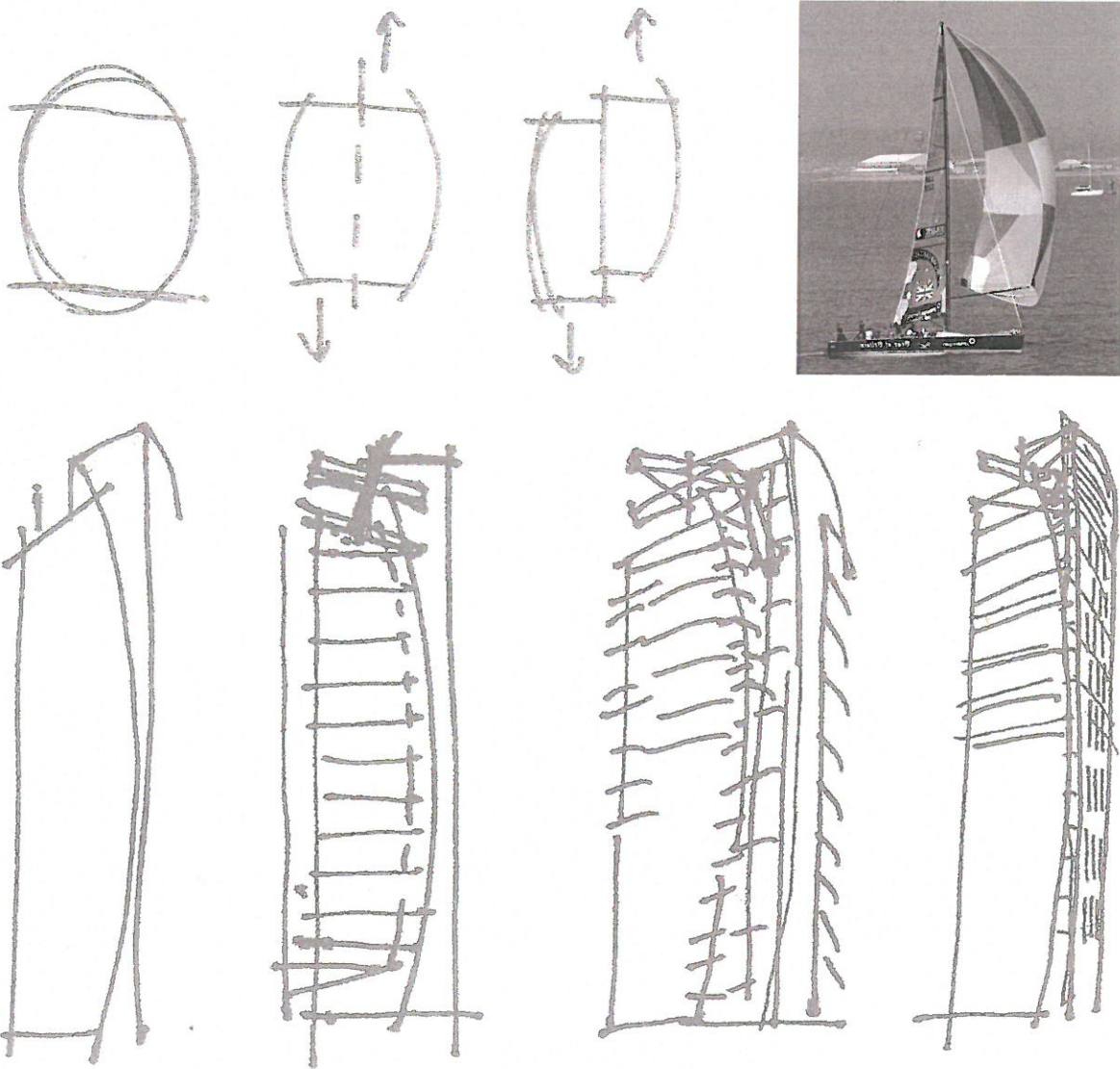
The increase in cost for certification may be absorbed by increased market value.

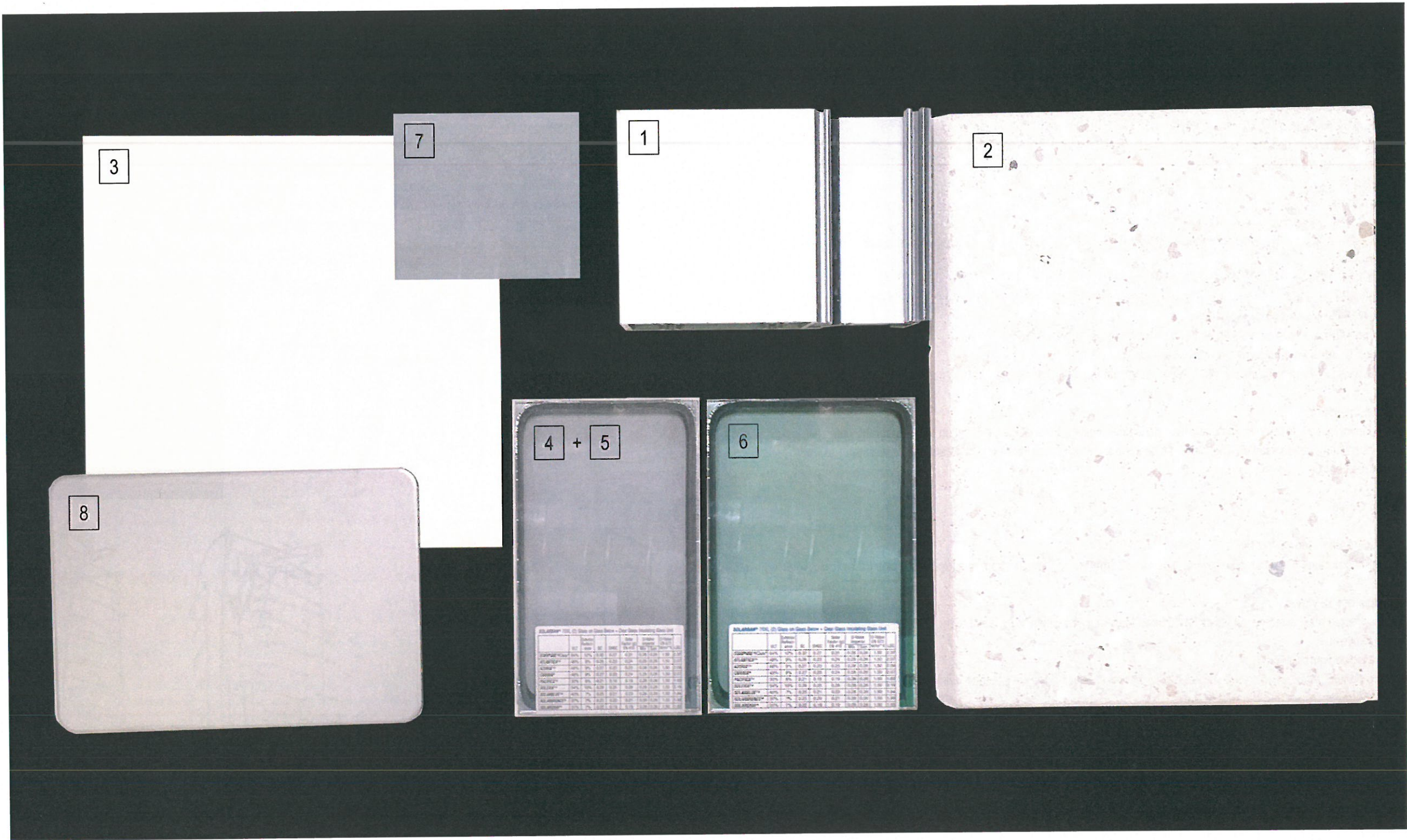
Shoreline Gateway - Design Narrative

The shoreline Gateway site is located at the Northwest corner of ocean Blvd and Alamitos Avenue. This site serves as the eastern entrance to the downtown Long Beach core. The design concepts for this project include providing a tall slender iconic tower with an active ground floor and introducing public open space at the terminus of Lime Avenue.

The proposed building would incorporate ground level retail, a cafe and restaurant to activate the edges along ocean Blvd, Alamitos Ave, and Medio street. The project results in 315 residential units including, studios, one to two bedroom units, penthouse units and associated amenities.

The site is instilled with physical design opportunities that can optimize its integration with the surrounding context. In order to be a part of the community, the urban design criteria are an essential part of the development of the project. The project design criteria are focused not only on increased value of the development but also contribute to the community.





MATERIALS

- 1 ALUMINUM STOREFRONT MULLION
- 2 PRECAST CONCRETE PANEL
- 3 PAINTED CONCRETE BALCONY AND SLAB
- 4 WINDOW WALL SYSTEM W/ BLUE/GREEN LOW-E GLASS
- 5 GLASS BALCONY RAILING (SAME GLASS COLOR AS #4)
- 6 WINDOW WALL SYSTEM W/ CLEAR, LOW-E GLASS
- 7 SPANDREL GLASS
- 8 METAL PANEL CLAD CANOPY

SHORELINE GATEWAY - EAST TOWER