

Attachment B



SHEET INDEX

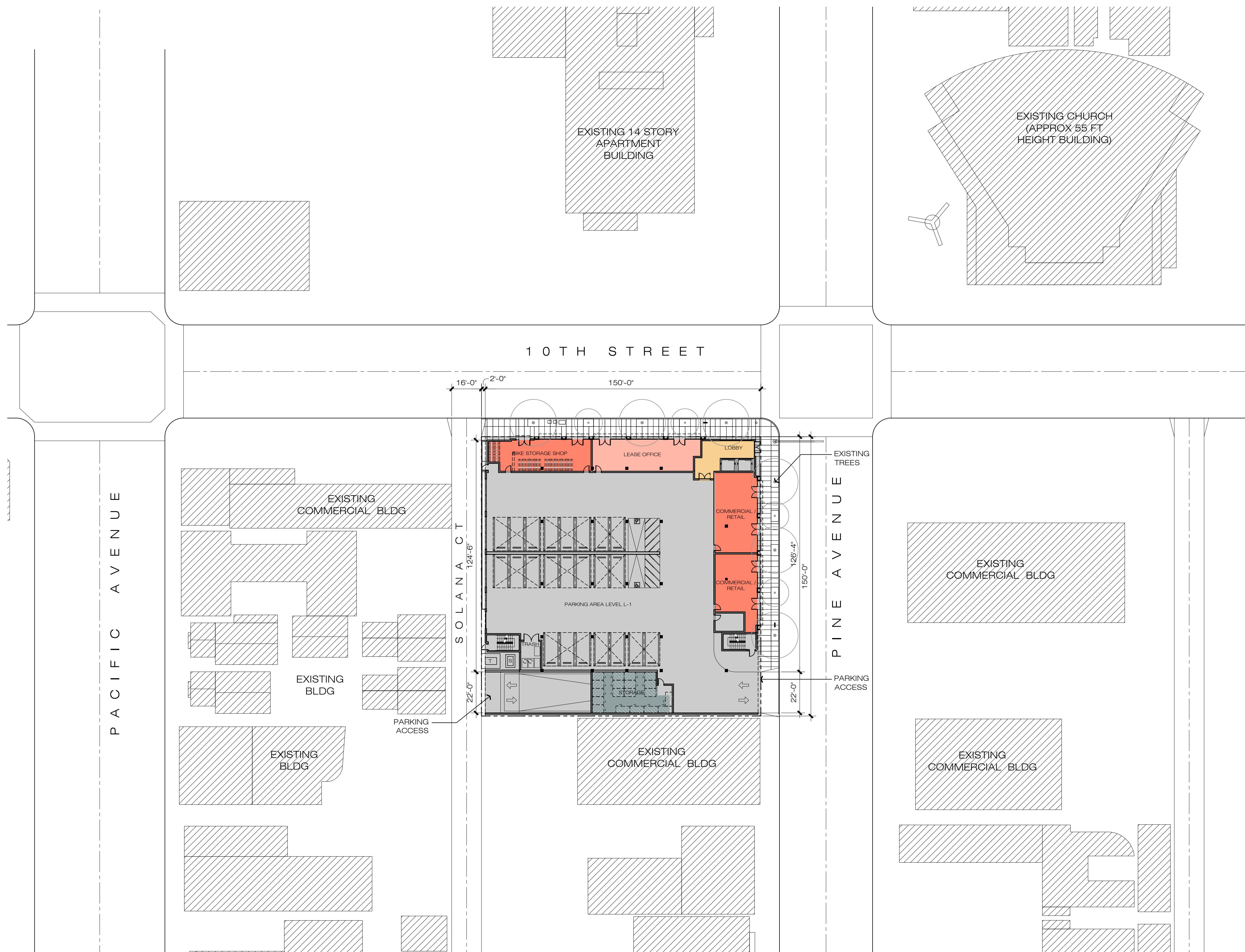
ARCHITECTURE	
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DATES

6/5/2020	PLAN SUBMITTAL
9/10/2020	PLAN REVIEW / COMMENTS
12/18/2020	REVISED / RESUBMIT
6/10/2021	REVISED / RESUBMIT

COVER SHEET



PROJECT INFORMATION

ADDRESS			
937 PINE AVENUE			
LONG BEACH, CA 90802			
ZONING			
LOT AREA	± 0.52	AC	22,500 SF
TOTAL GROSS BUILDING AREA	*Includes hallways, NOT include stairs, elevators, private decks, parking area		101,362 SF
F.A.R.			4.50
LOT COVERAGE AREA	96.6%		21,725 SF
GROUND FLOOR LOBBY			415 SF
LEASE OFFICE			956 SF
COMMERCIAL AREA			1,747 SF
BIKE STORAGE SHOP			895 SF
RESIDENTIAL UNIT STORAGE (LEVEL L1, L-2)			2,009 SF
FITNESS ROOM			900 SF
COMMUNITY ROOM (LEVEL-8)			1,231 SF
TOTAL GARAGE AREA			
LEVEL L-1			15,483 SF
LEVEL L-2			20,093 SF
			35,576 SF

TYPE-I BUILDING			
LEVEL L-1, L-2 (COMMERCIAL + PARKING LEVELS)			
GROSS AREA			7,008 SF
NET RENTABLE AREA			5,607 SF
**Net rentable area includes Lease office, Retail, Bike Storage Shop and Residential Unit Storage			
LEVEL L-3 (RESIDENTIAL + FITNESS ROOMS)			
GROSS AREA			15,809 SF
NET RENTABLE			13,655 SF

TYPE-III BUILDING			
LEVEL L-4 TO L-8 (RESIDENTIAL + COMMUNITY ROOM)			
GROSS AREA			78,545 SF
NET RENTABLE AREA			67,775 SF

DENSITY	69 UNITS
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RESIDENTIAL UNIT SUMMARY

PLAN	DESCRIPTION	QNTY.	UNIT MIX	UNIT GROSS
S-1	STUDIO	10	14.5%	450
C-1	3 BEDROOM + 3 BATH	6	34.8%	1,147
C-2	3 BEDROOM + 3 BATH	6		1,062
C-3	3 BEDROOM + 3 BATH	12		1,030
D-1	4 BEDROOM + 3 BATH	12	17.4%	1,211
E-1	5 BEDROOM + 3 BATH	12	33.3%	1,393
E-2	5 BEDROOM + 3 BATH	5		1,731
E-3	5 BEDROOM + 3 BATH	6		1,547
		69		

PARKING SUMMARY

PARKING PROVIDED					
	STANDARD	MECH LIFT	COMPACT	ACCESSIBLE	EV
LEVEL L-1	0	69	0	2	71
LEVEL L-2	35	0	2	2	52
					123

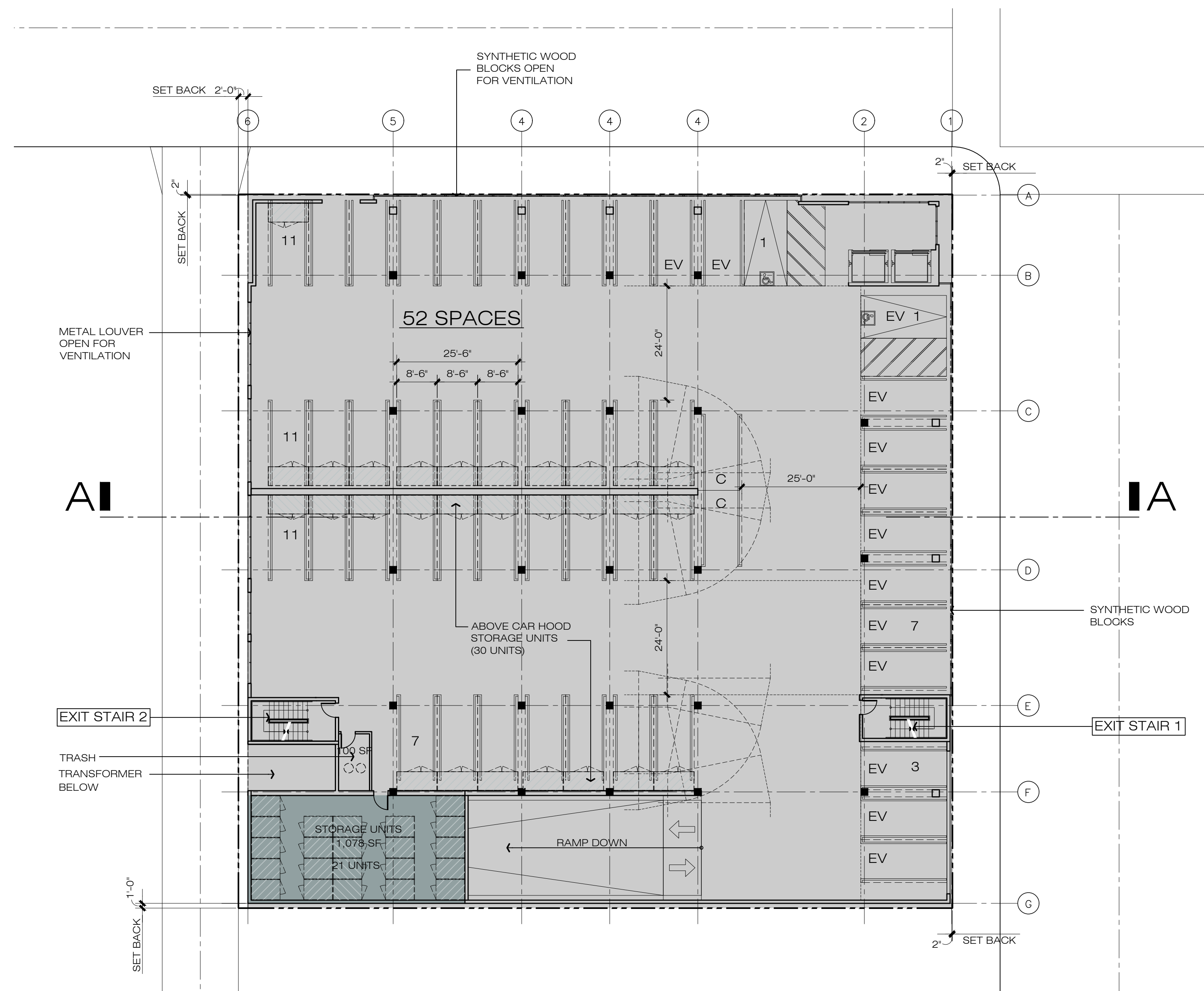
BICYCLE PARKING AND STORAGE UNITS

BICYCLE PARKING PROVIDED		
COMMERCIAL	(SIDE WALK BIKE PARKING STALLS)	3
RESIDENTIAL	(DOUBLE STACKED BIKE STORAGE RACKS)	14
STORAGE UNITS PROVIDED		
WALK-IN STORAGE UNITS	(25 SF, 175 CF)	41
ABOVE CAR STORAGE UNITS	(31 SF, 175 CF)	28
		69

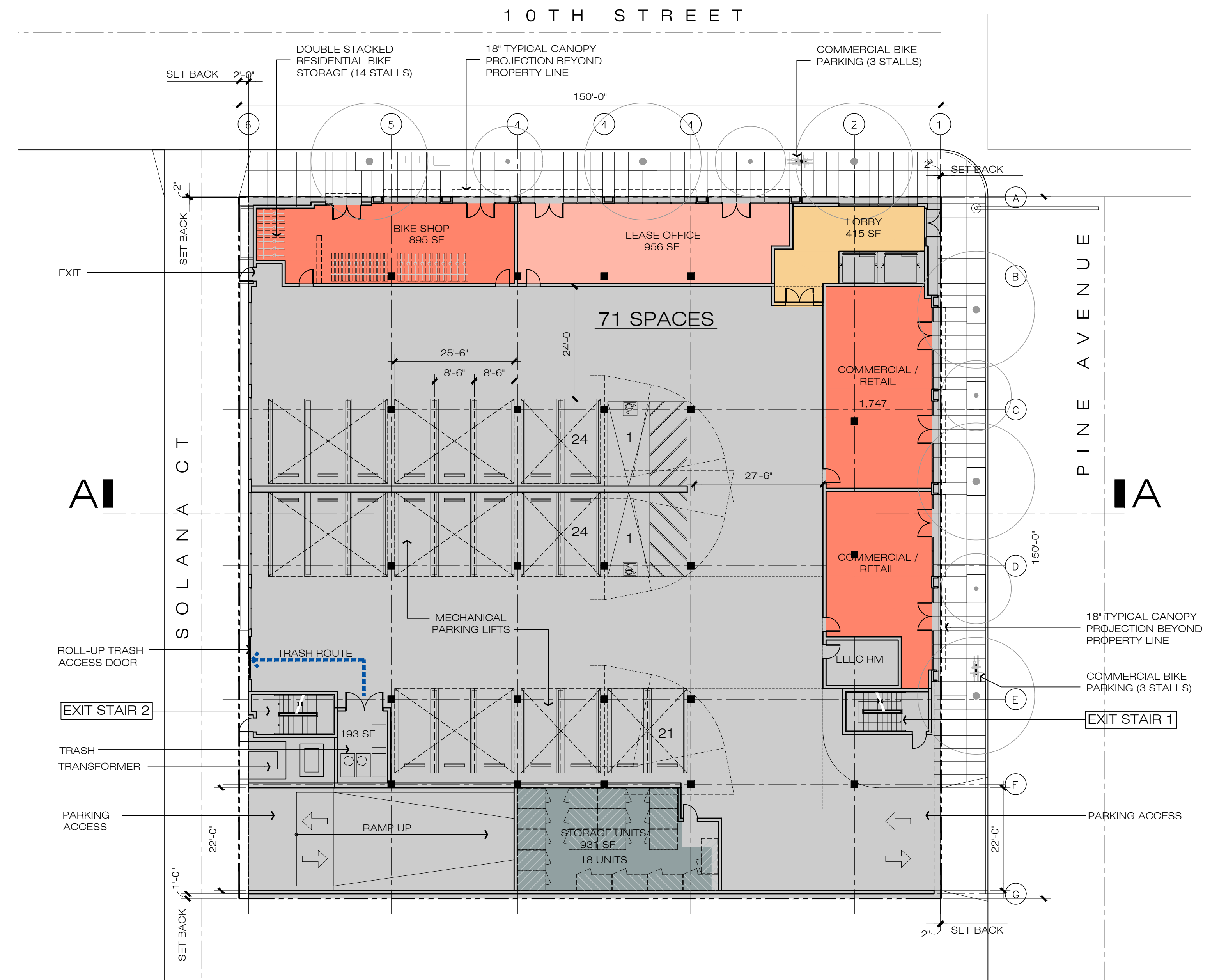
OPEN SPACE

COMMON OPEN SPACE PROVIDED			
COURTYARD			3,969
FITNESS ROOMS			900
COMMUNITY ROOMS			1,231
ROOF DECK AT LEVEL L-8			620
			6,620
PRIVATE OPEN SPACE PROVIDED			
M-1	MICRO STUDIO	10	0
C-1	3 BEDROOM + 2 BATH	6	336
C-2	3 BEDROOM + 2 BATH	6	336
C-3	3 BEDROOM + 2 BATH	12	384
D-1	4 BEDROOM + 2 BATH	12	672
E-1	5 BEDROOM + 2 BATH	12	672
E-2	5 BEDROOM + 3 BATH	5	280
E-3	5 BEDROOM + 3 BATH	6	336
		69	3,016
TOTAL OPEN SPACE PROVIDED			
			9,636

SITE PLAN / PLOT PLAN

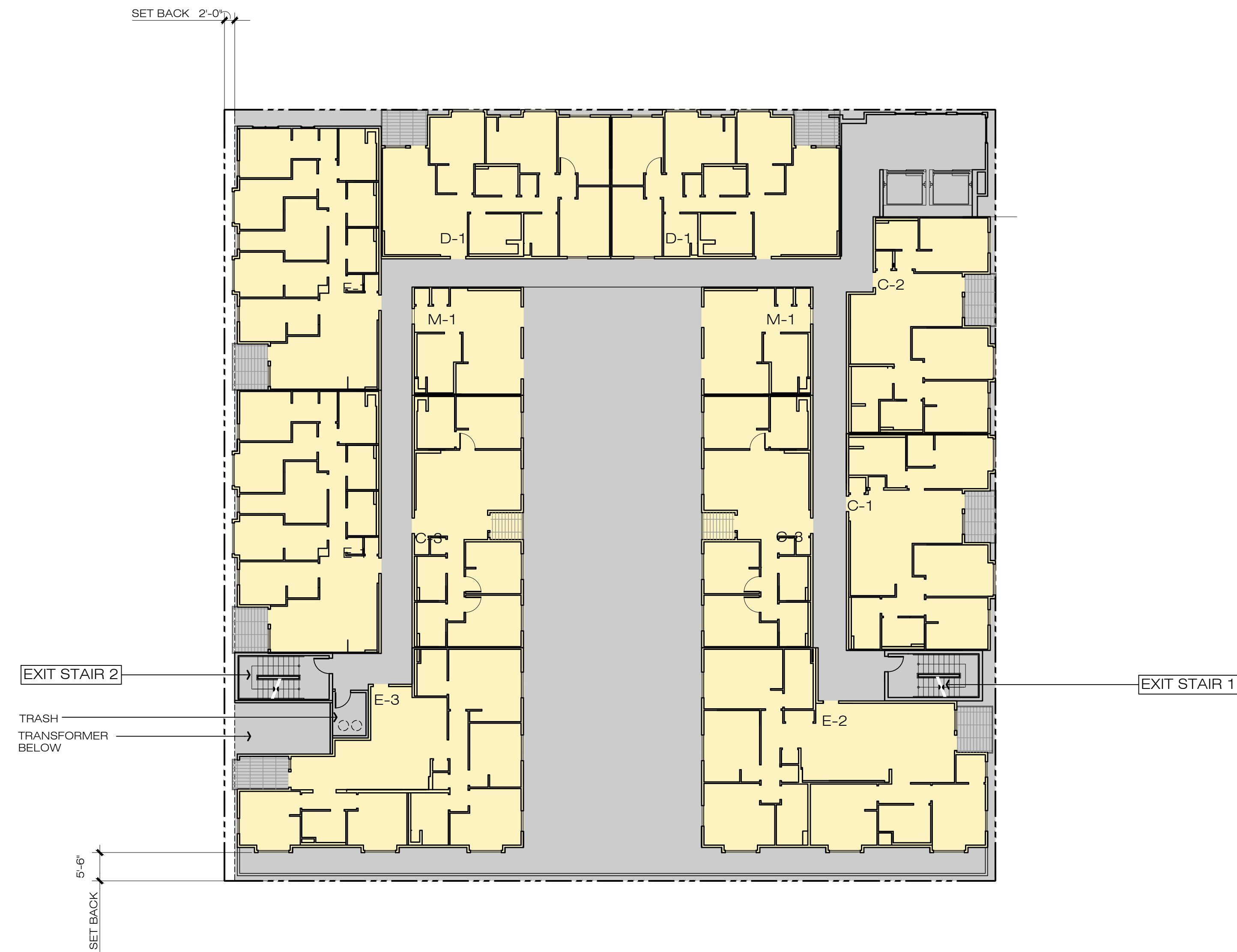


LEVEL - L2



LEVEL - L1

BUILDING PLANS

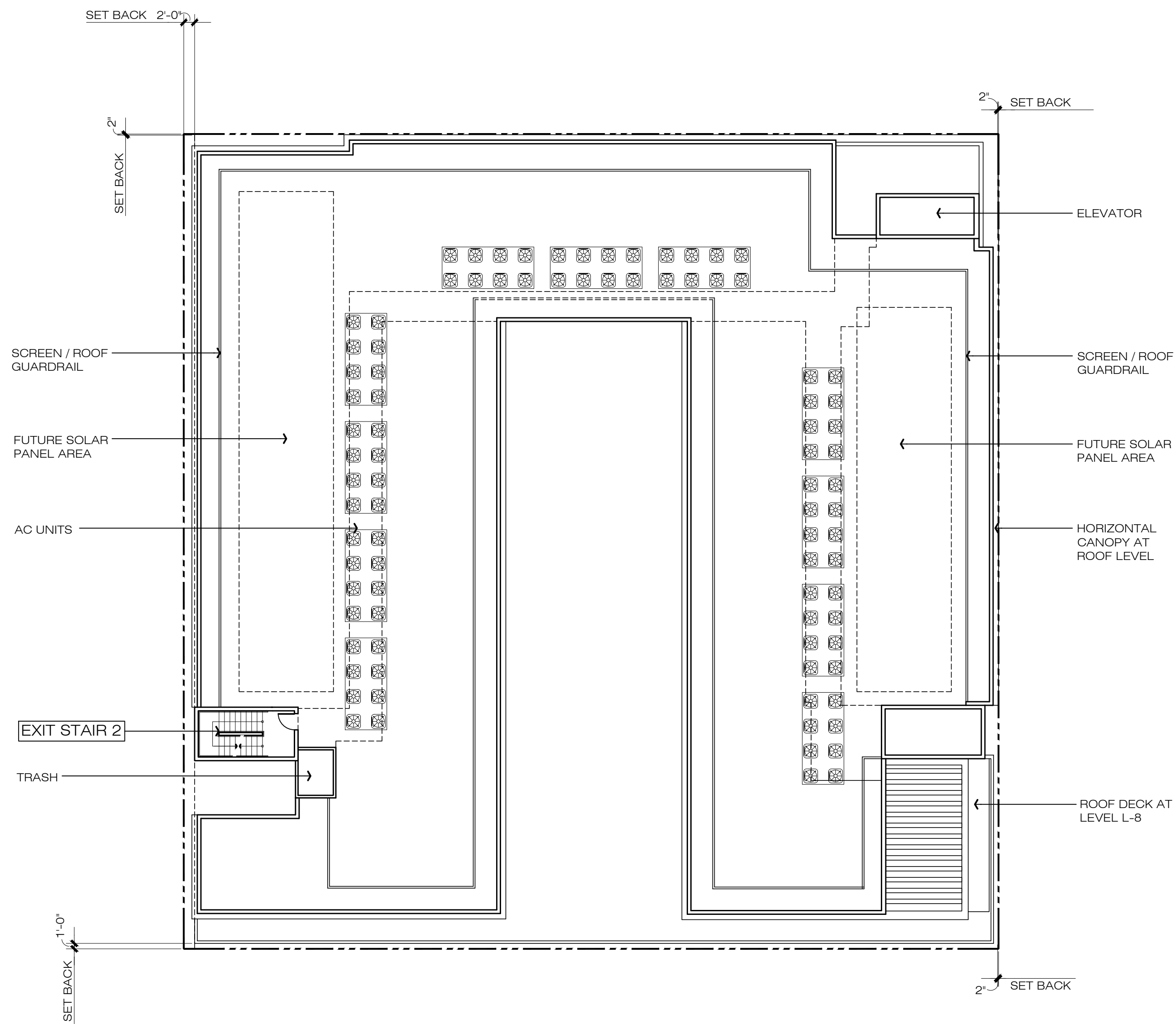


LEVEL - L4
(TYPICAL LEVEL L-4 to L-7)

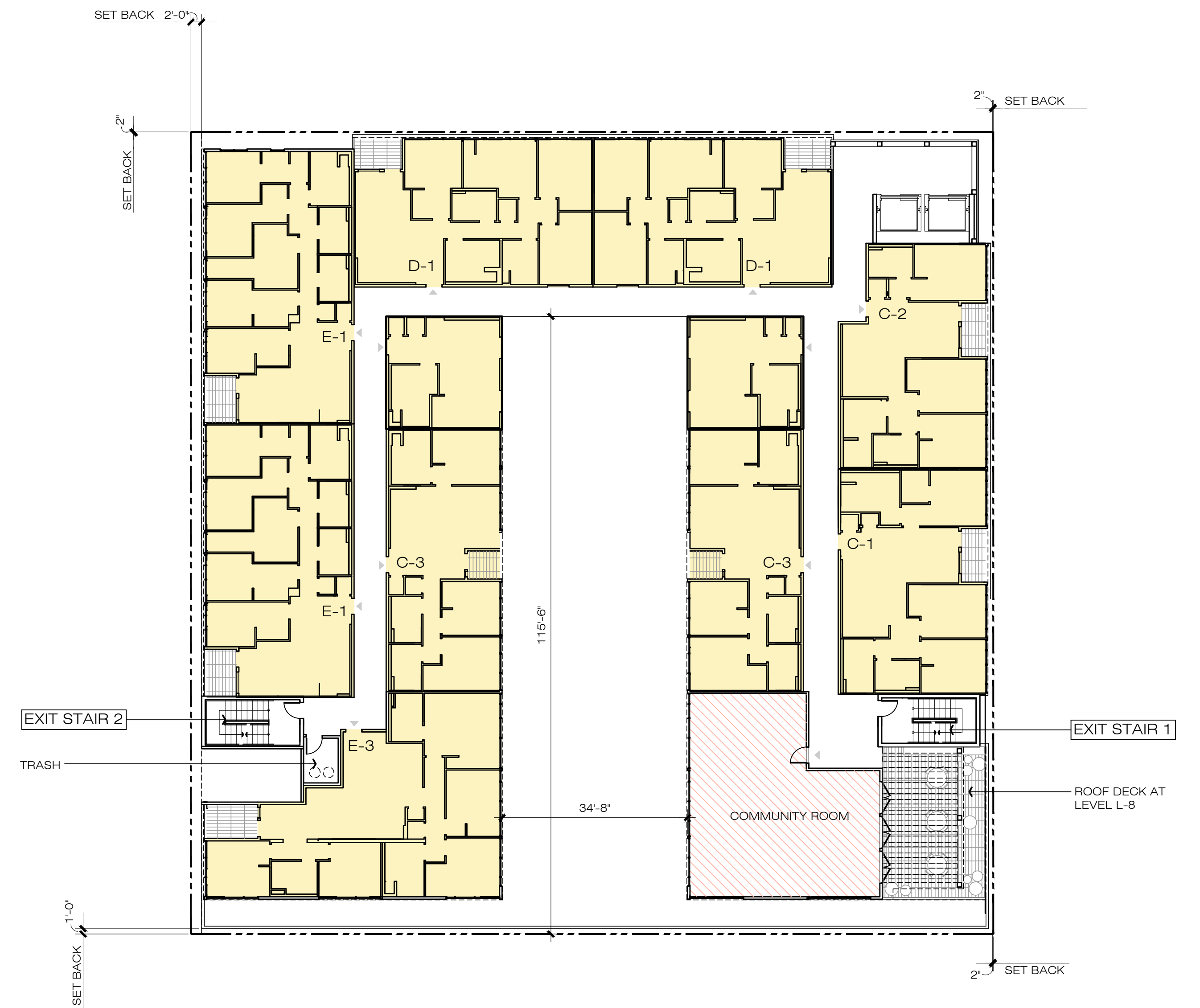


LEVEL - L3
(COURTYARD LEVEL)

BUILDING PLANS



ROOF PLAN



LEVEL - L8

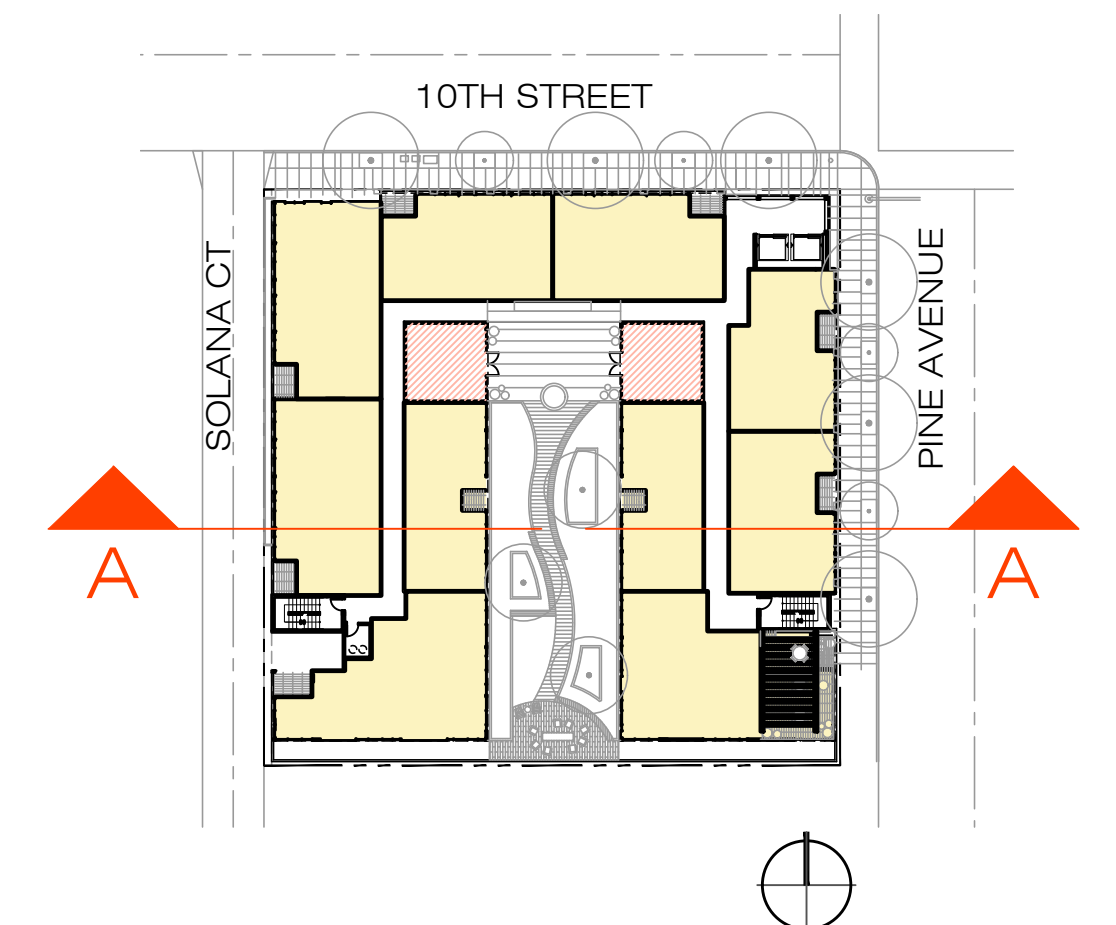
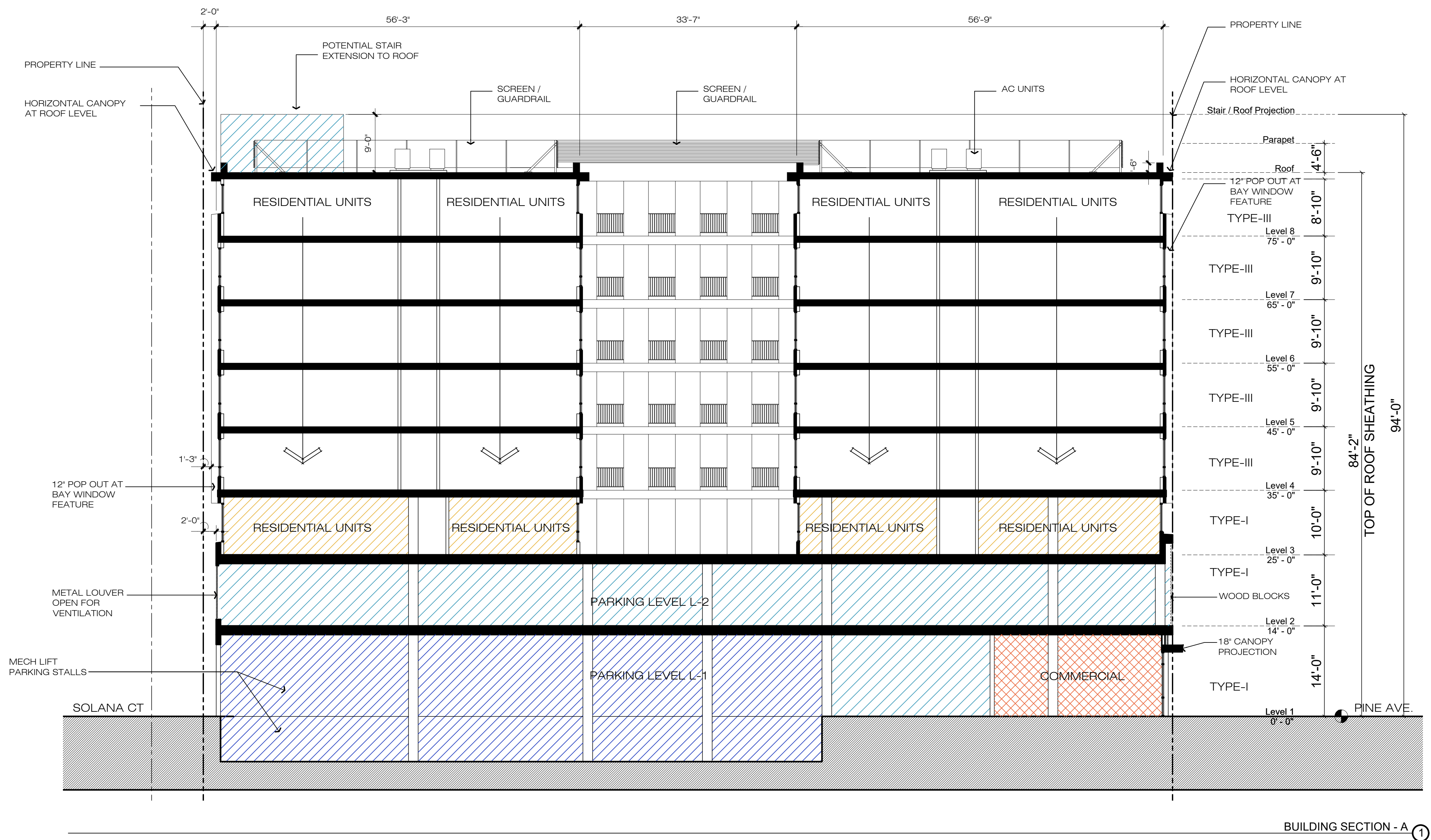
BUILDING PLANS



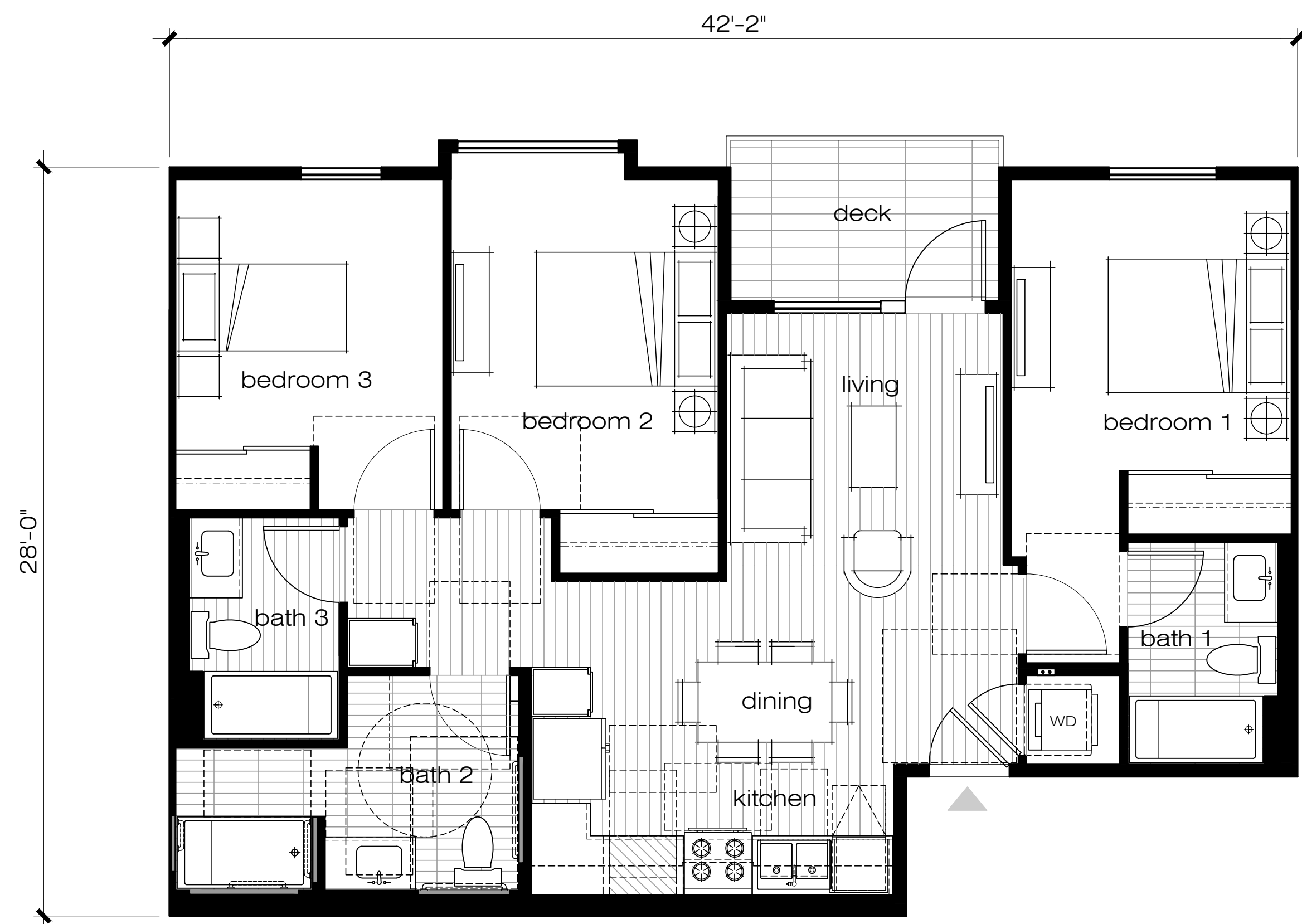
ELEVATIONS



ELEVATIONS

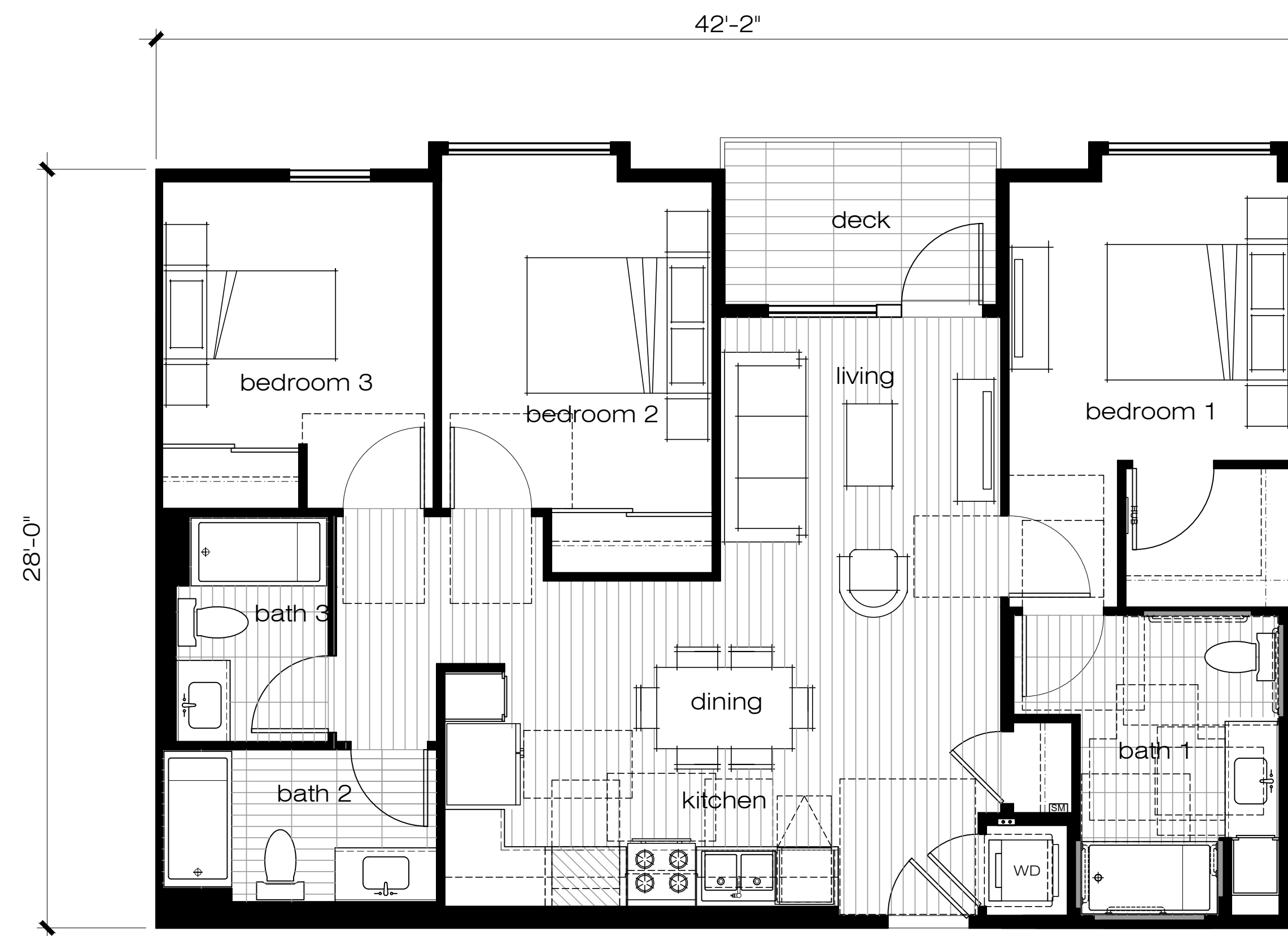


BUILDING SECTION



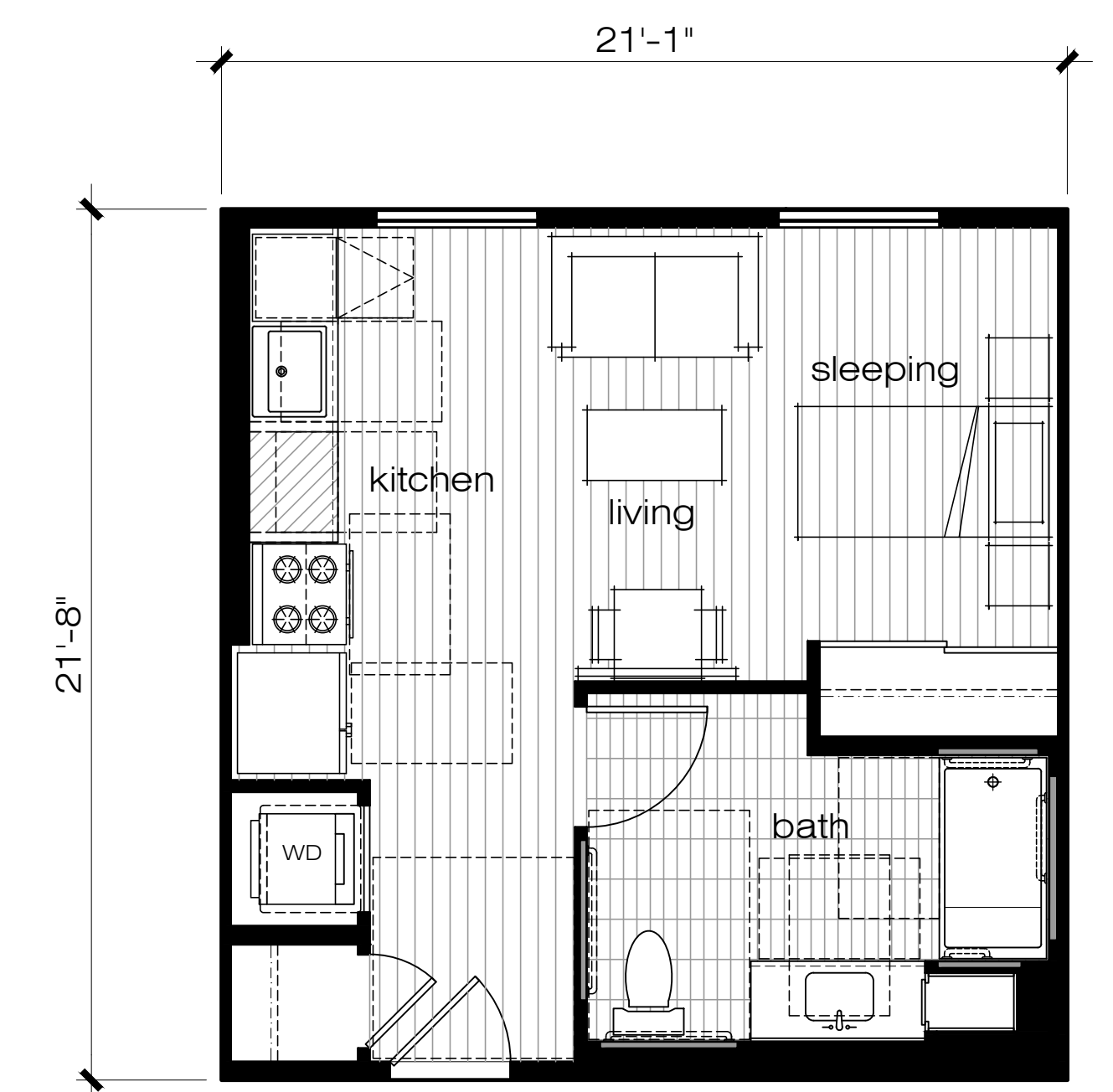
UNIT - C2
THREE Bdrm
THREE Bath

GROSS AREA 1,062 SF
DECK AREA 56 SF



UNIT - C1
THREE Bdrm
THREE Bath

GROSS AREA 1,147 SF
DECK AREA 56 SF



UNIT - S1
STUDIO unit

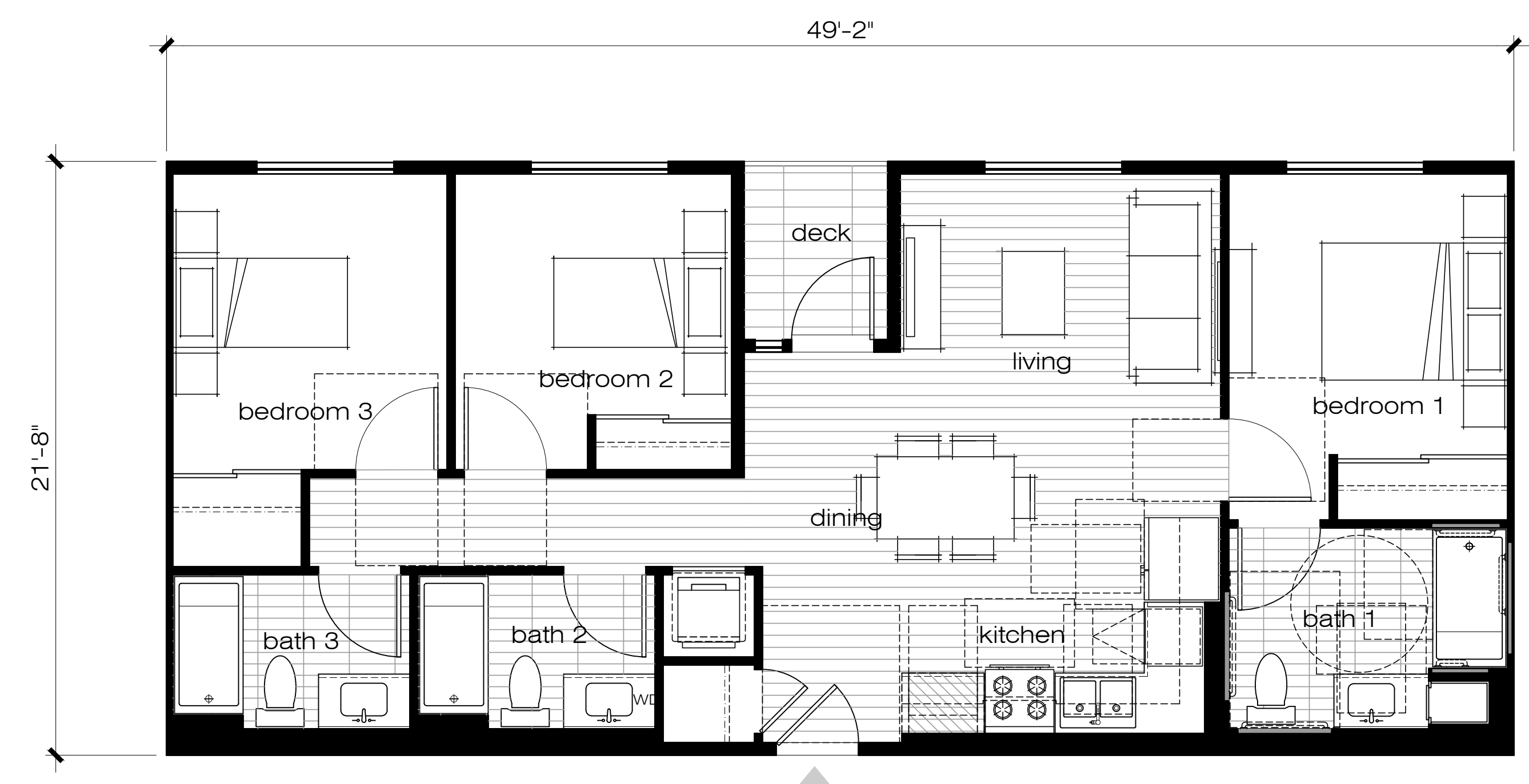
GROSS AREA 450 SF
DECK AREA 0 SF

UNIT PLANS



UNIT - D1
FOUR Bdrm
THREE Bath

GROSS AREA 1,211 SF
DECK AREA 56 SF



UNIT - C3
THREE Bdrm
THREE Bath

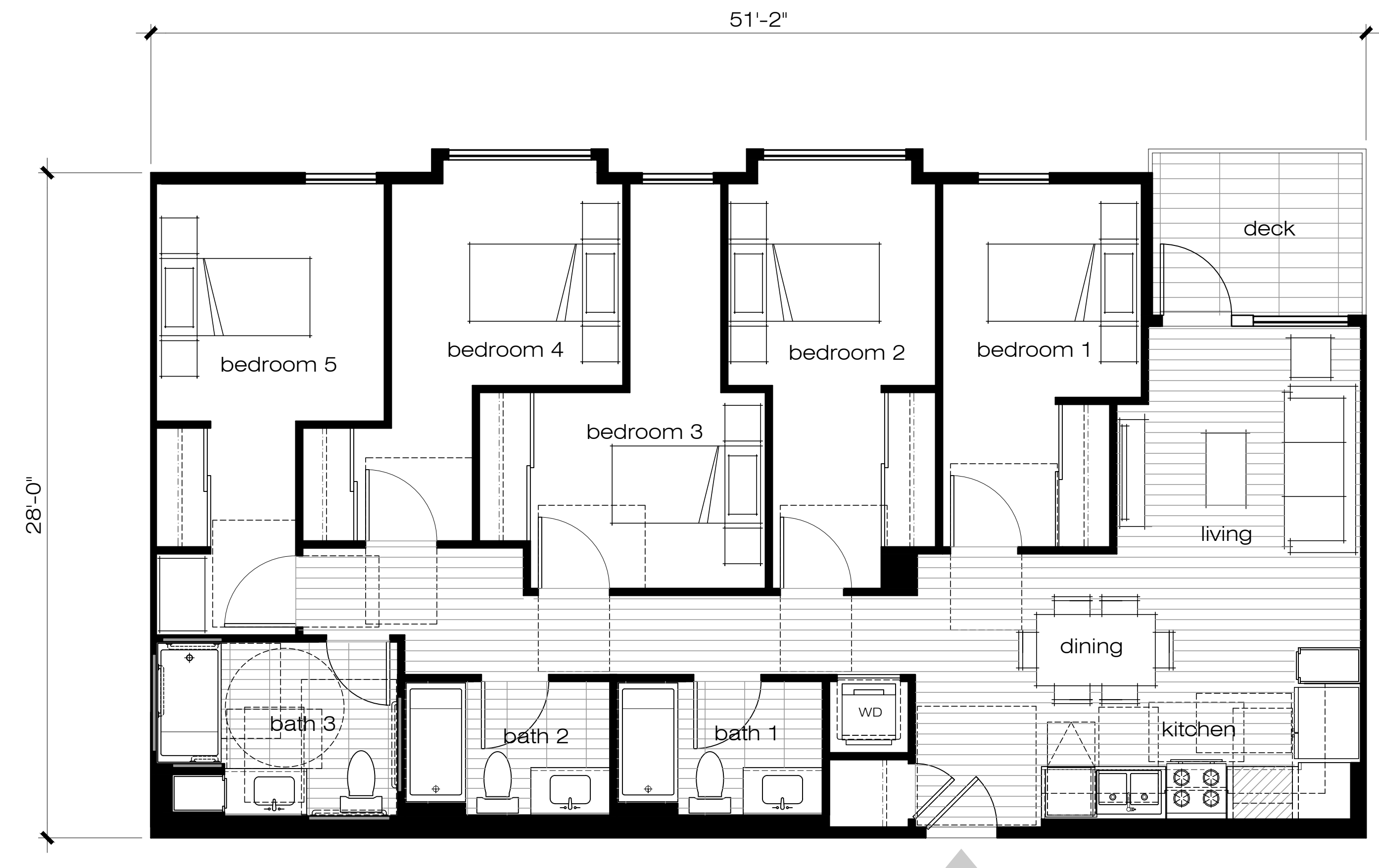
GROSS AREA 1,082 SF
DECK AREA 32 SF

UNIT PLANS



UNIT - E2
FIVE Bdrm
THREE Bath

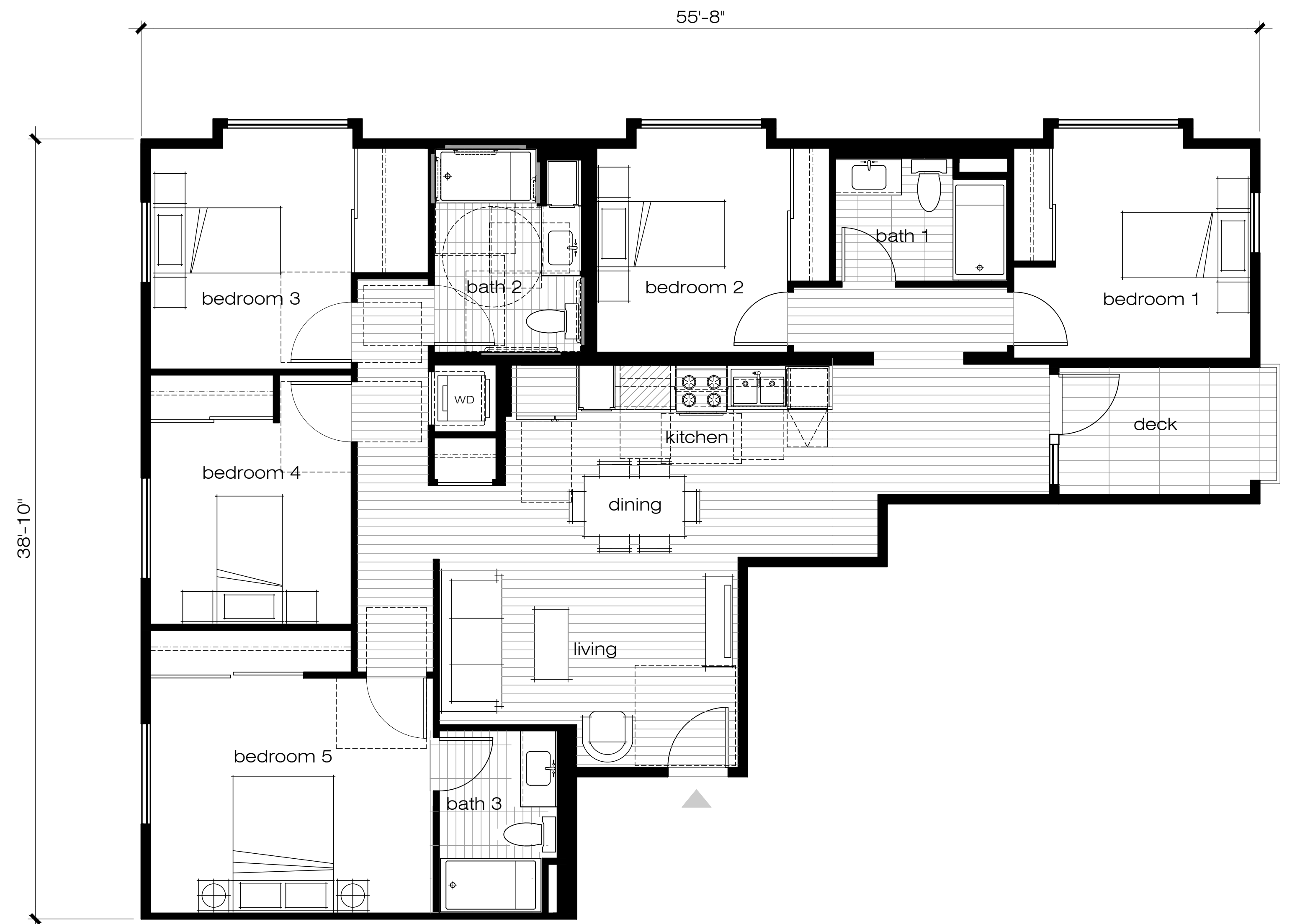
GROSS AREA 1,731 SF
DECK AREA 56 SF



UNIT - E1
FIVE Bdrm
THREE Bath

GROSS AREA 1,393 SF
DECK AREA 56 SF

UNIT PLANS



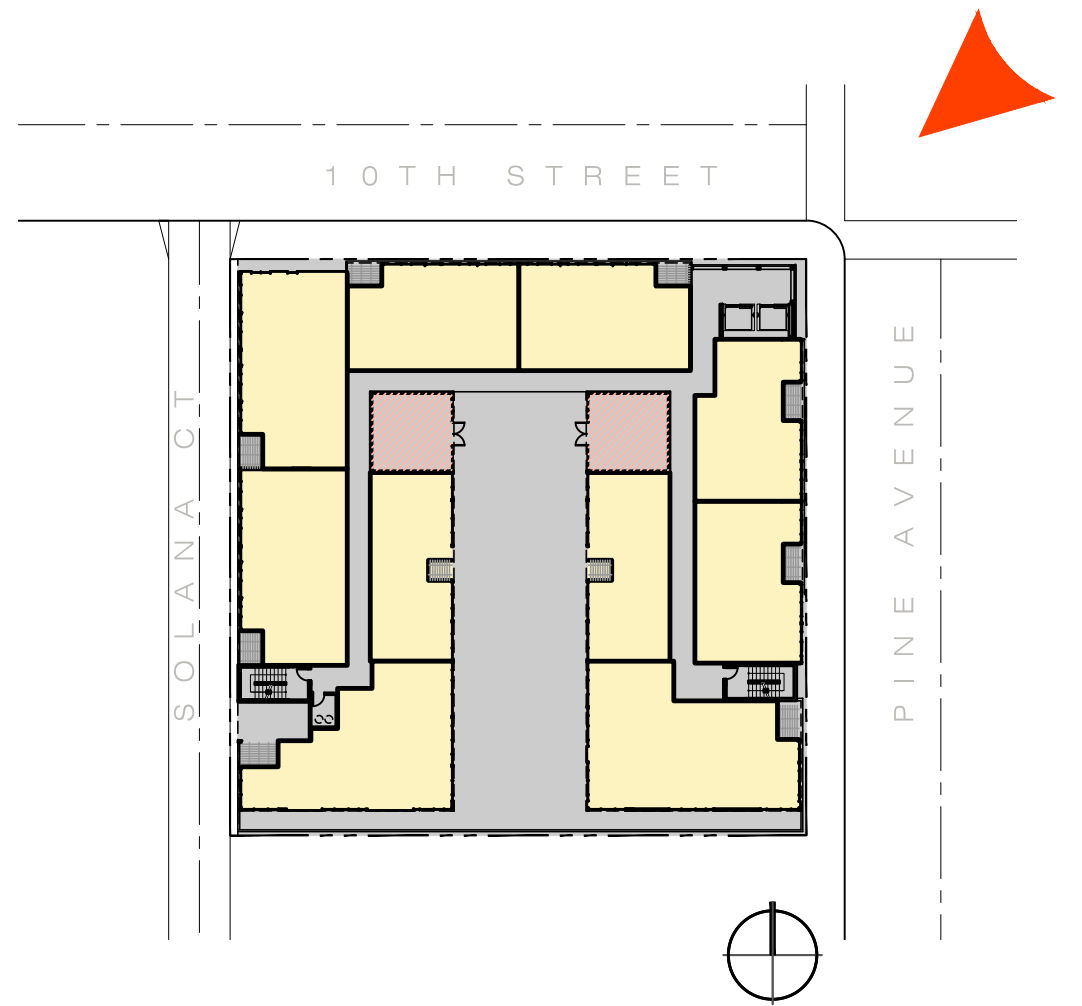
UNIT - E3
FIVE Bdrm
THREE Bath

GROSS AREA 1,547 SF
DECK AREA 56 SF

UNIT PLANS



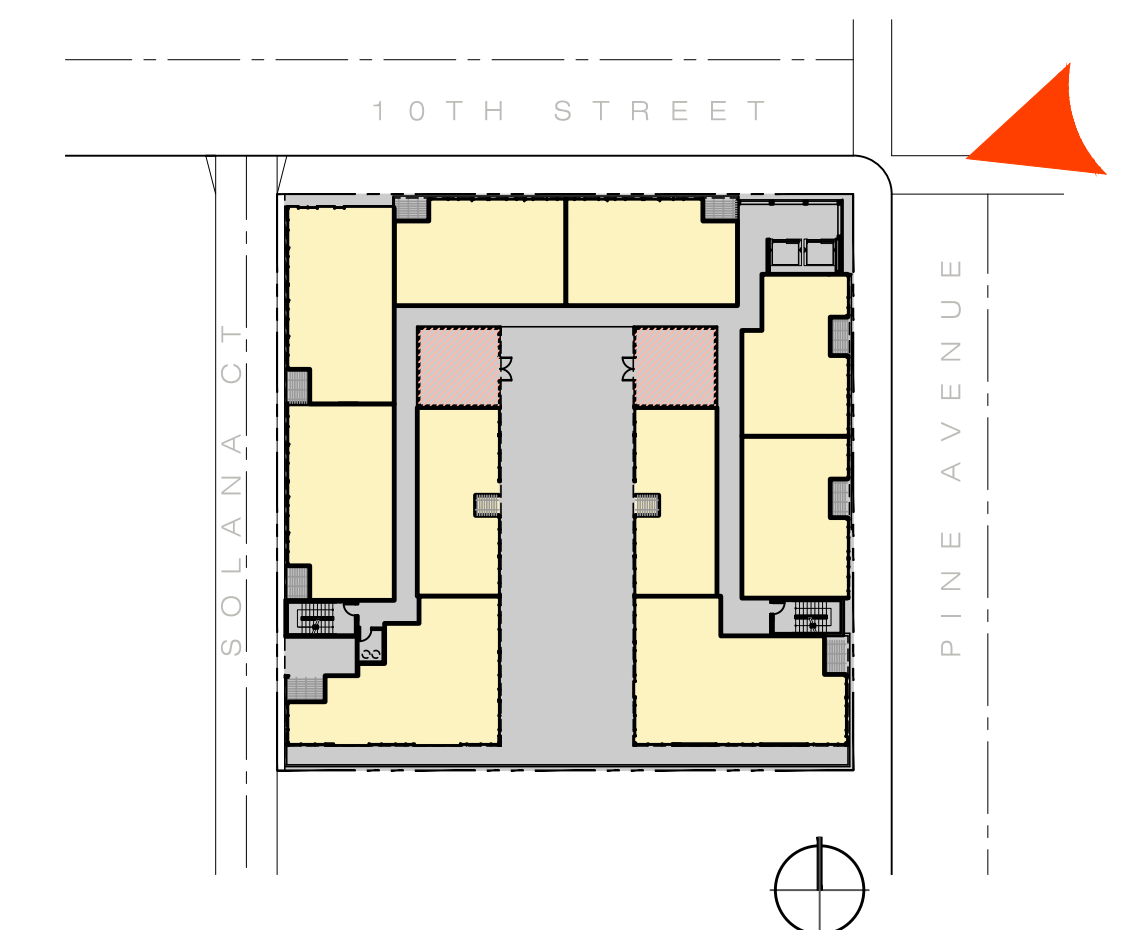
AERIAL VIEW AT NORTH EAST CORNER



CONCEPT VIEW



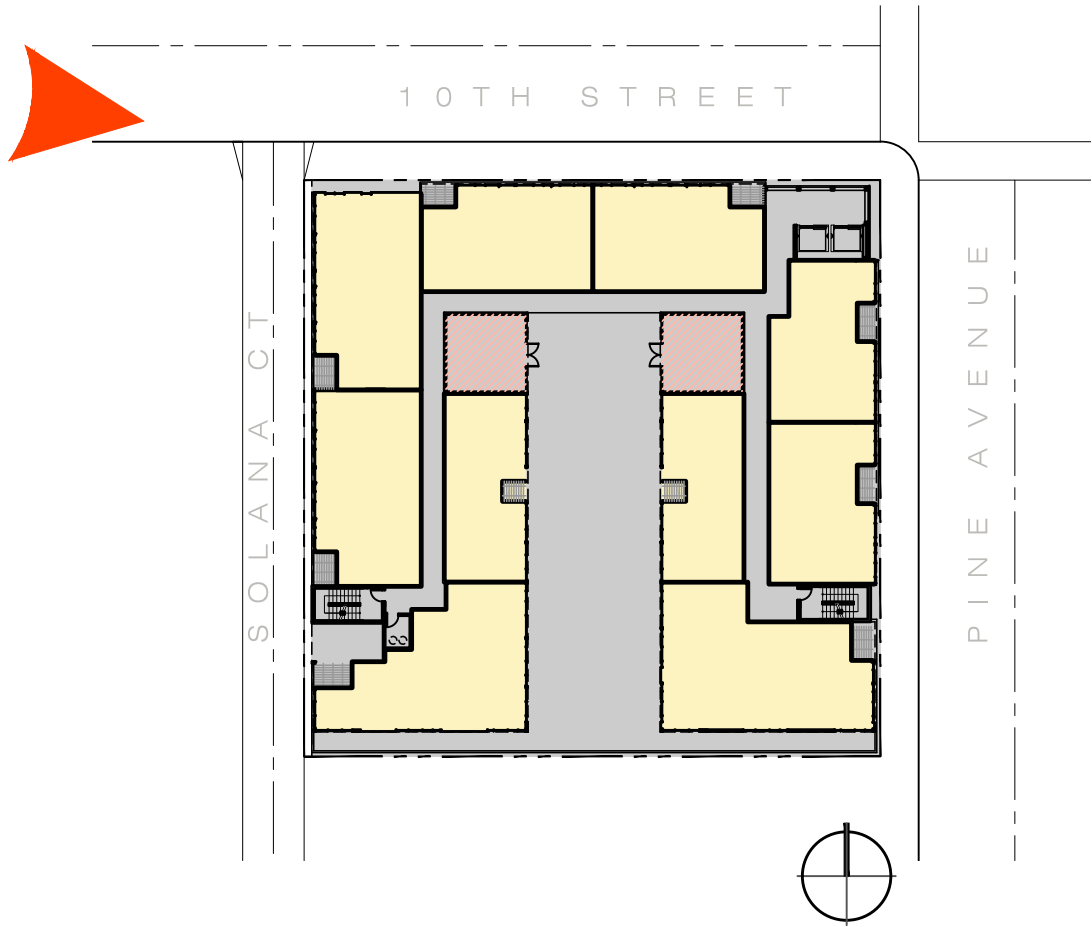
VIEW ON 10TH LOOKING WEST
(NORTH EAST CORNER)



CONCEPT VIEW



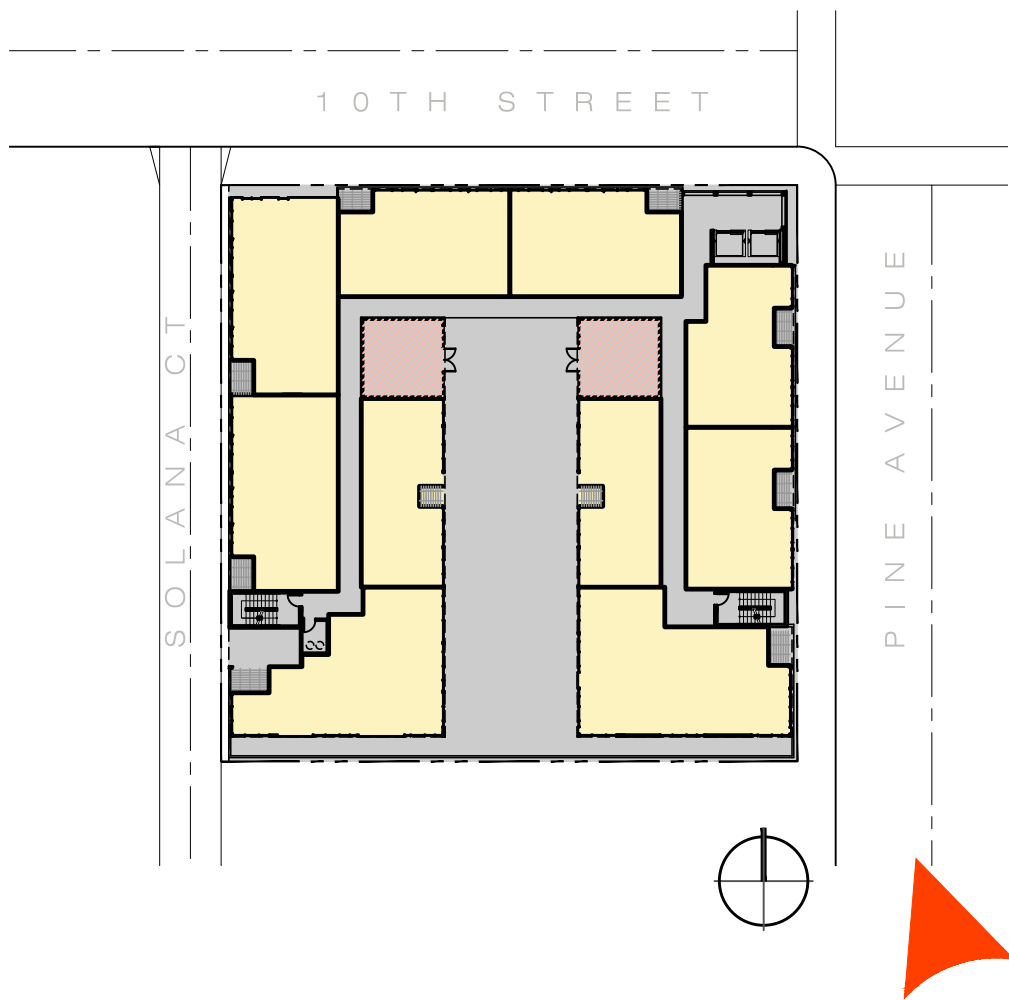
VIEW ON 10TH LOOKING EAST
(NORTH WEST CORNER)



CONCEPT VIEW



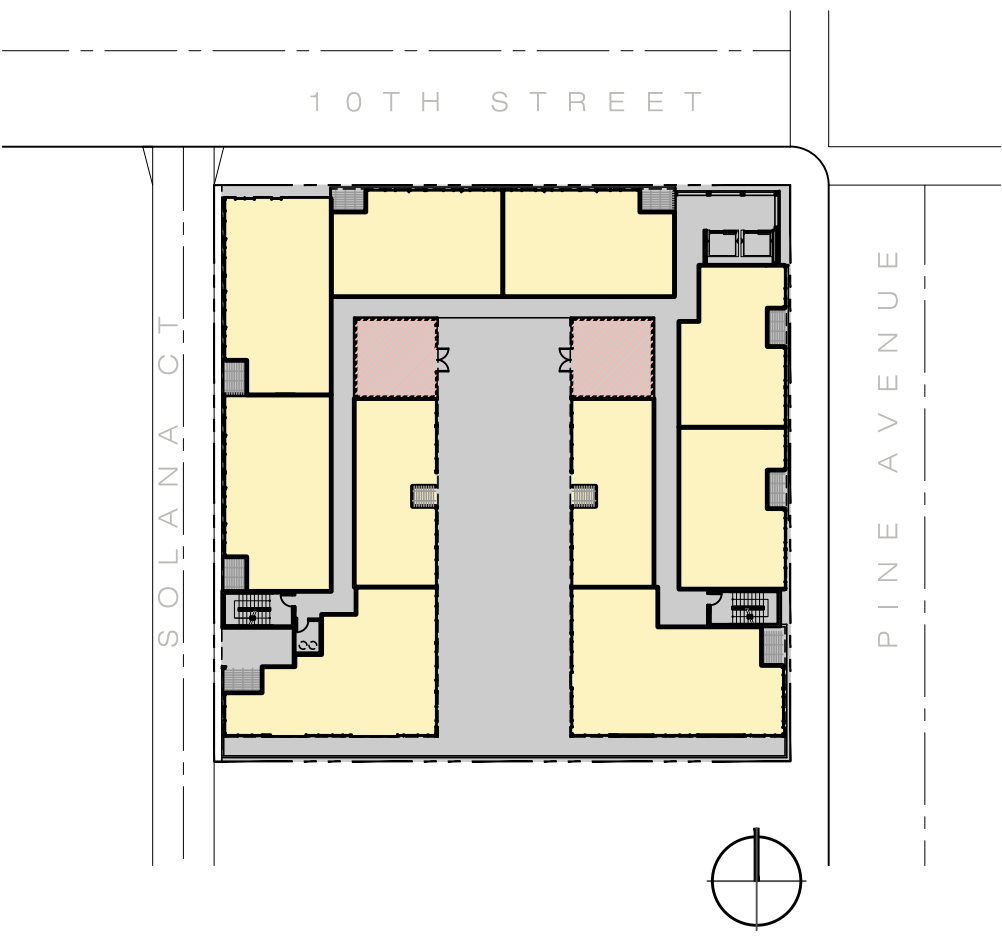
VIEW ON PINE AVENUE LOOKING NORTH
(SOUTH EAST CORNER)



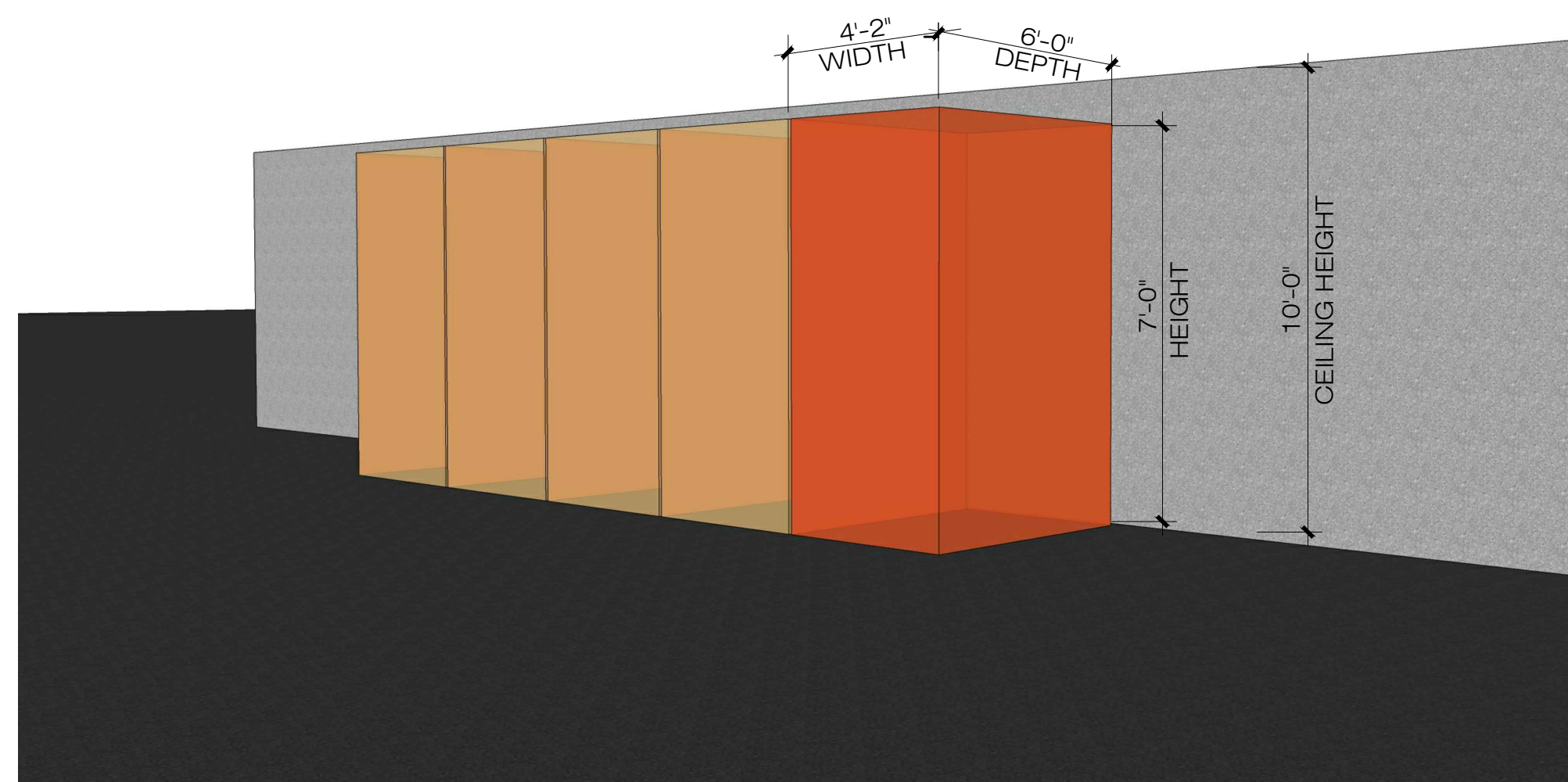
CONCEPT VIEW



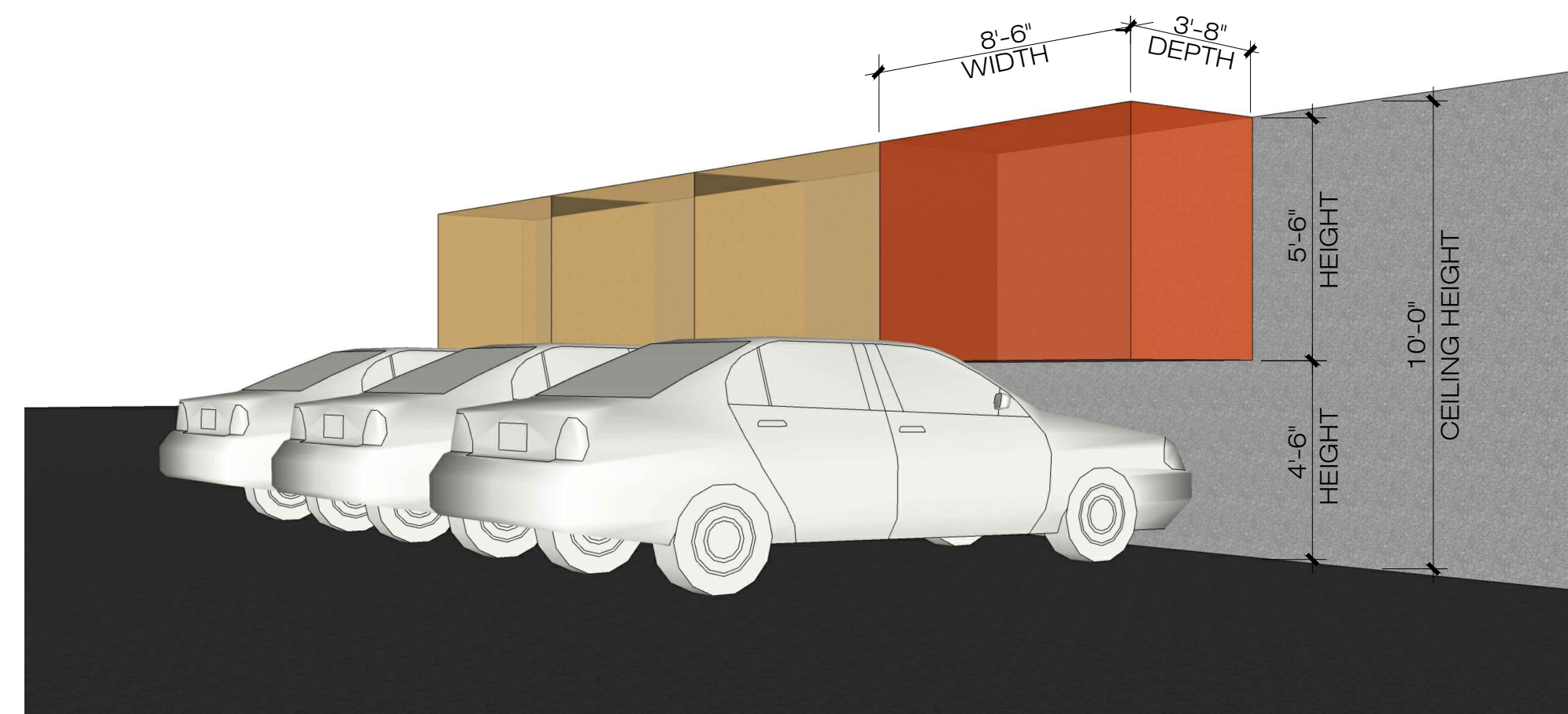
VIEW FROM SOLANA CT LOOKING NORTH
(SOUTH WEST CORNER)



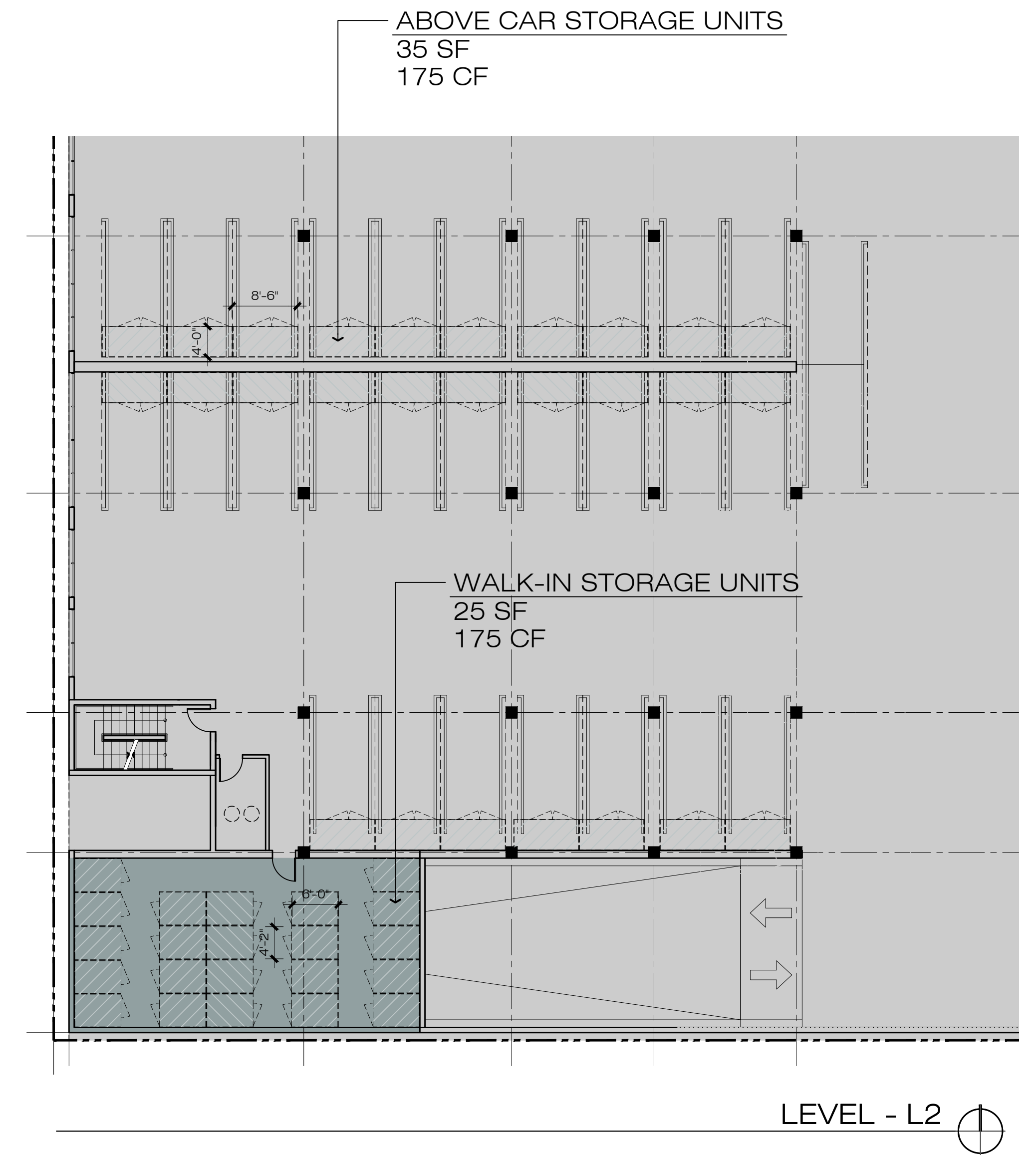
CONCEPT VIEW



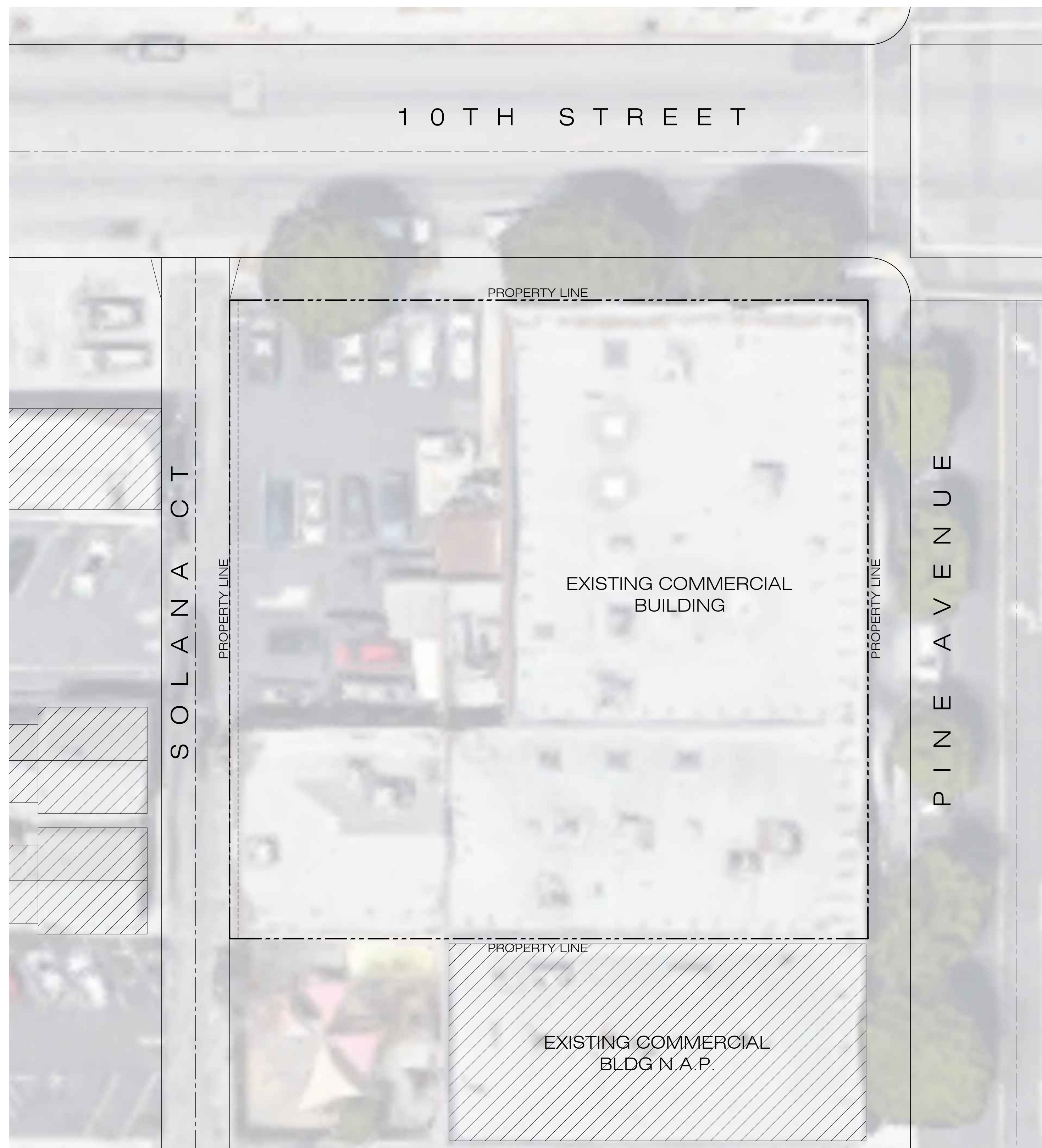
WALK-IN STORAGE UNITS
25 SF
175 CF



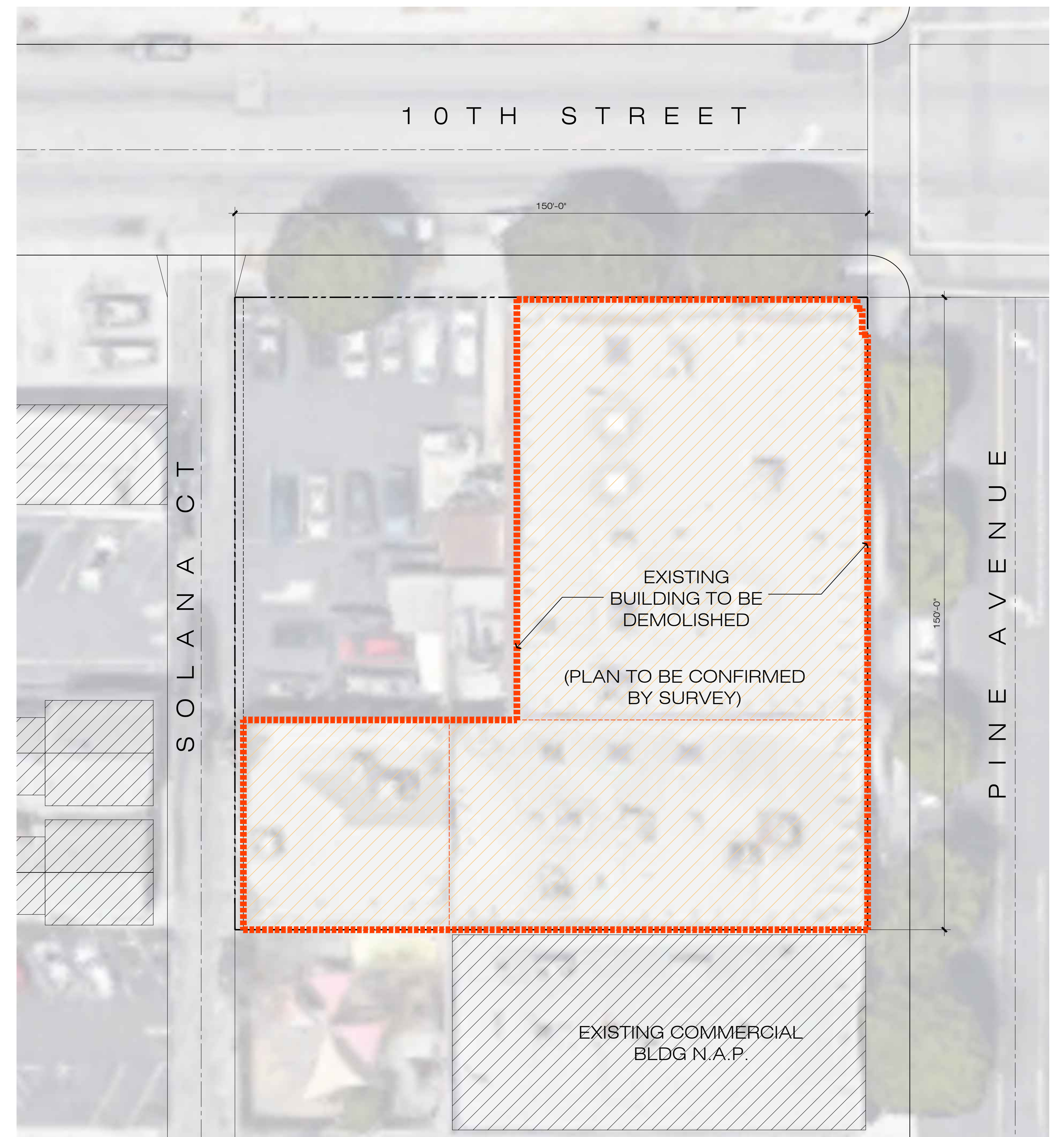
ABOVE CAR STORAGE UNITS
31 SF
175 CF



STORAGE UNITS



EXISTING GOOGLE MAP PLAN



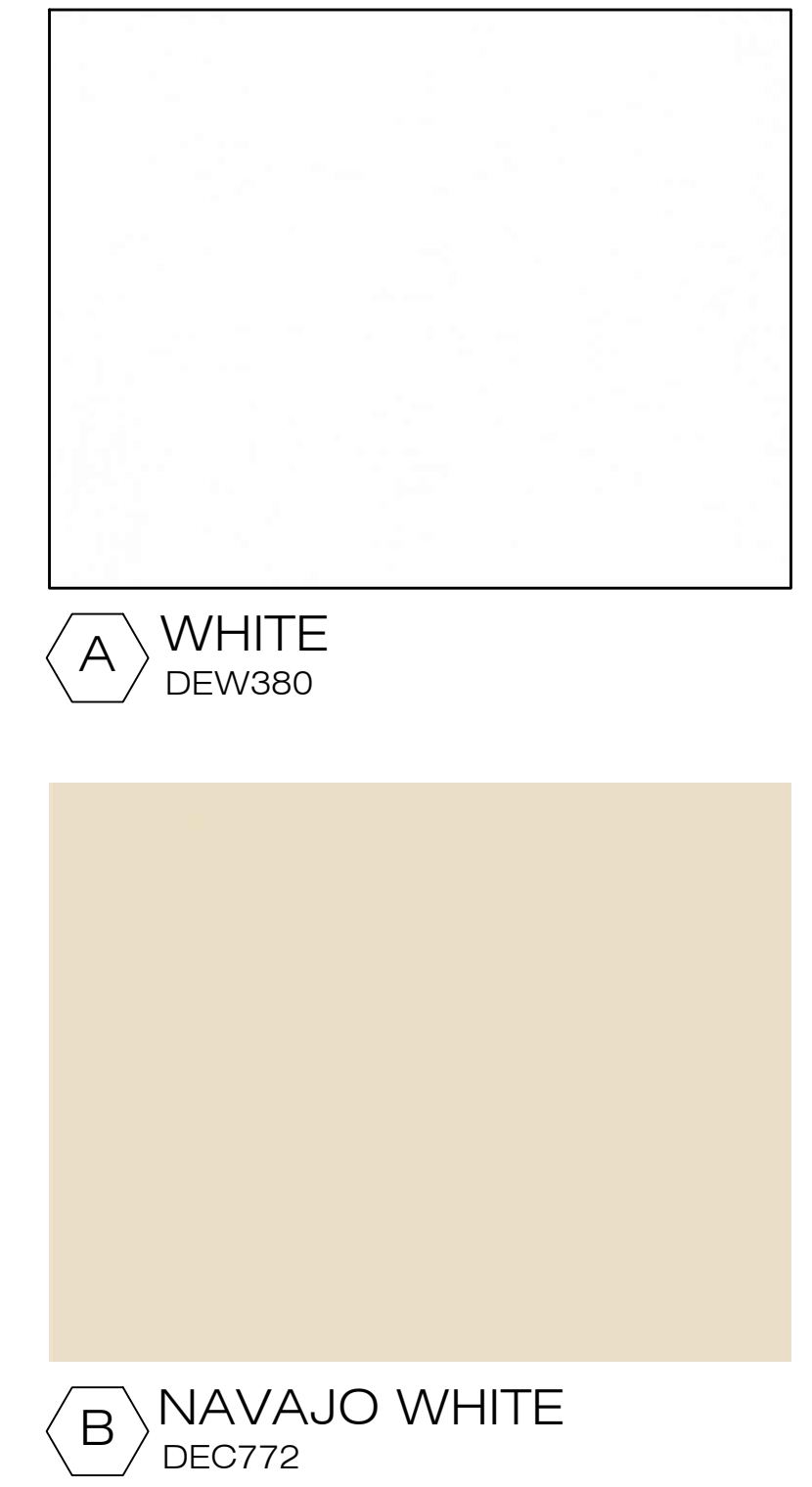
DEMOLITION PLAN

DEMOLITION PLAN

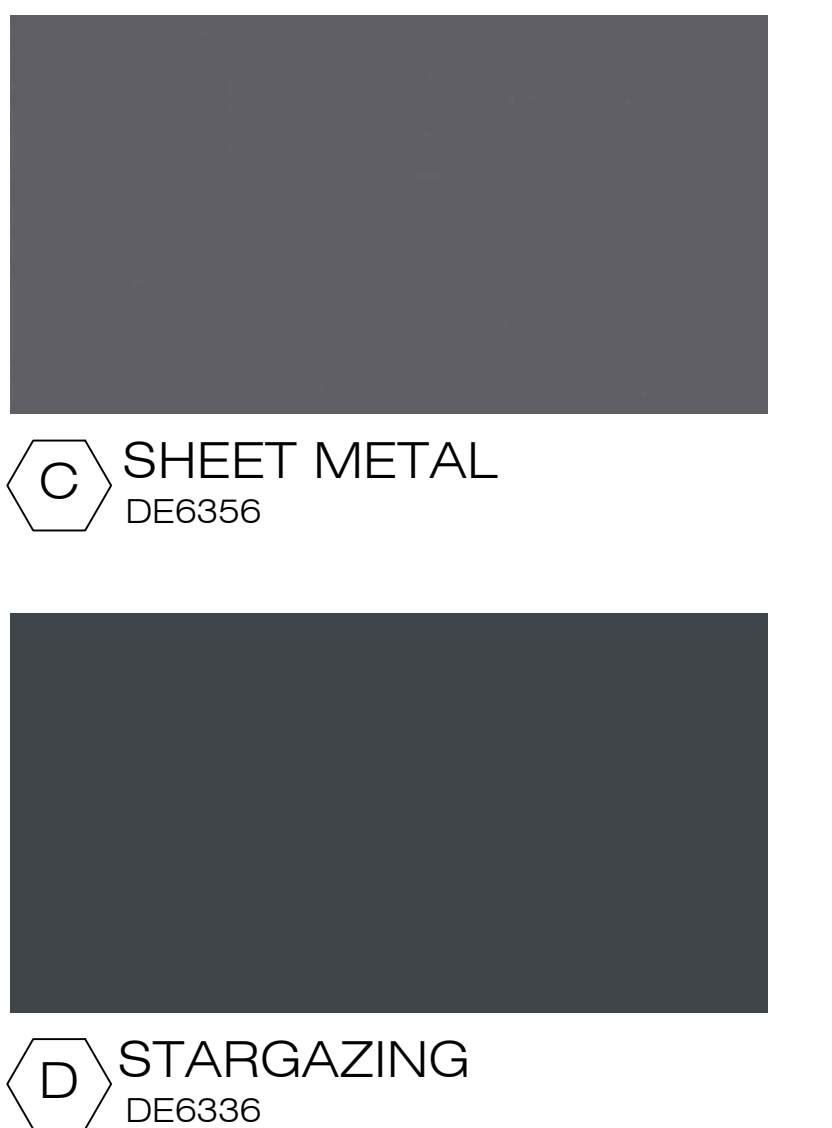


MAIN ELEVATION

MAIN COLORS TO MATCH DUNN EDWARDS



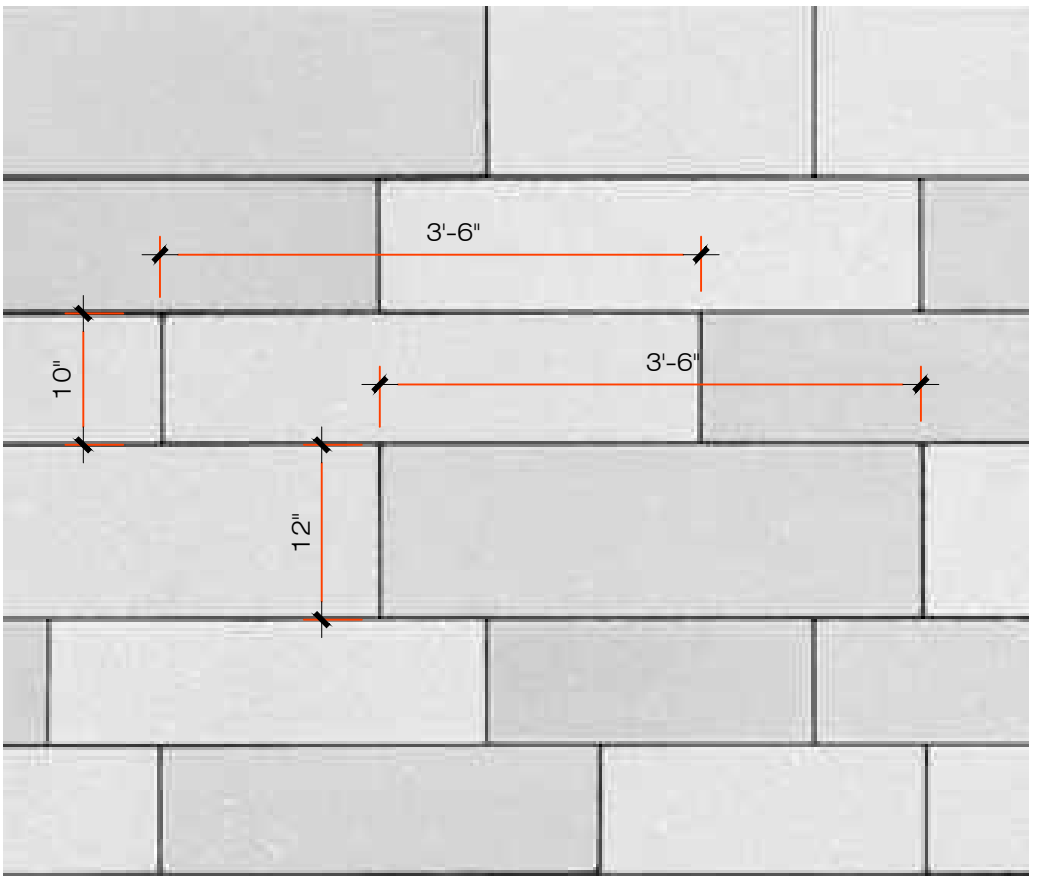
ACCENT COLORS



1 STUCCO
Smooth Finish



1a STUCCO
20 / 30 Sand Finish
(Applied to side and alley elevations)



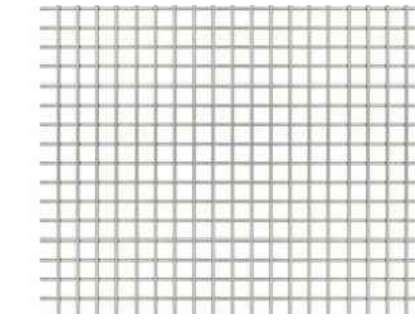
2 TILE VENEER
Large Format Porcelain Tiles
Color Match
Eldorado Stone
Longitude 24 - Silent Grey
<https://www.eldoradostone.com/>
<https://www.daltile.com/>



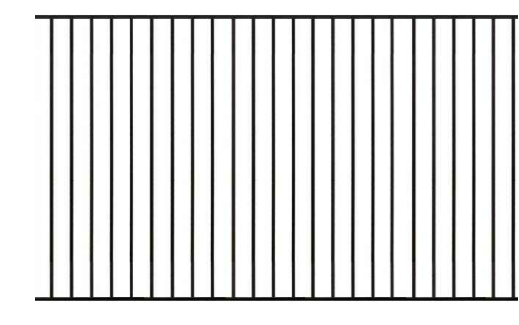
3 ALUMINUM STOREFRONT
Arcadia
Dark Bronze Anodized
<https://arcadiainc.com/products/storefront/>



4 RECYCLE PLASTIC LUMBER
Bedford Technology Plastic lumber
4" x 4" blocks
Brown + Cedar
<https://www.plasticboards.com/>
Or equivalent
<https://bearboardlumber.com/>



5 GREEN SCREEN
2" SQUARE MESH



7 METAL GUARDRAIL
Vertical at 3" O.C.



6 METAL CANOPY
Standard Metal Canopy

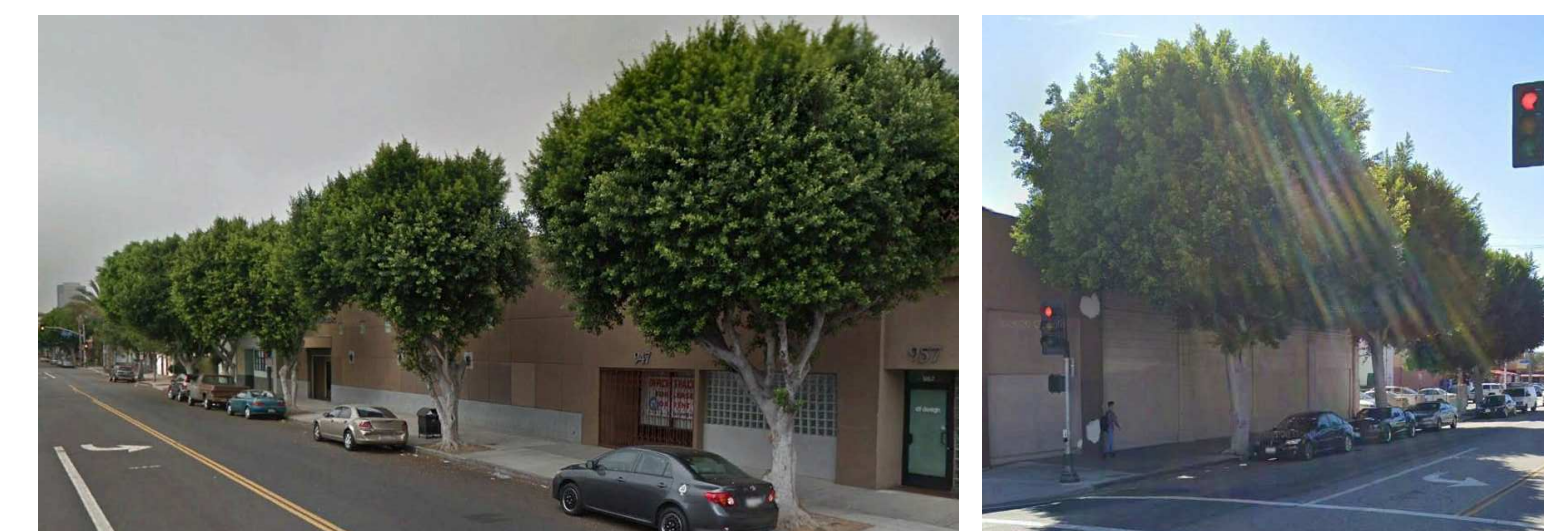
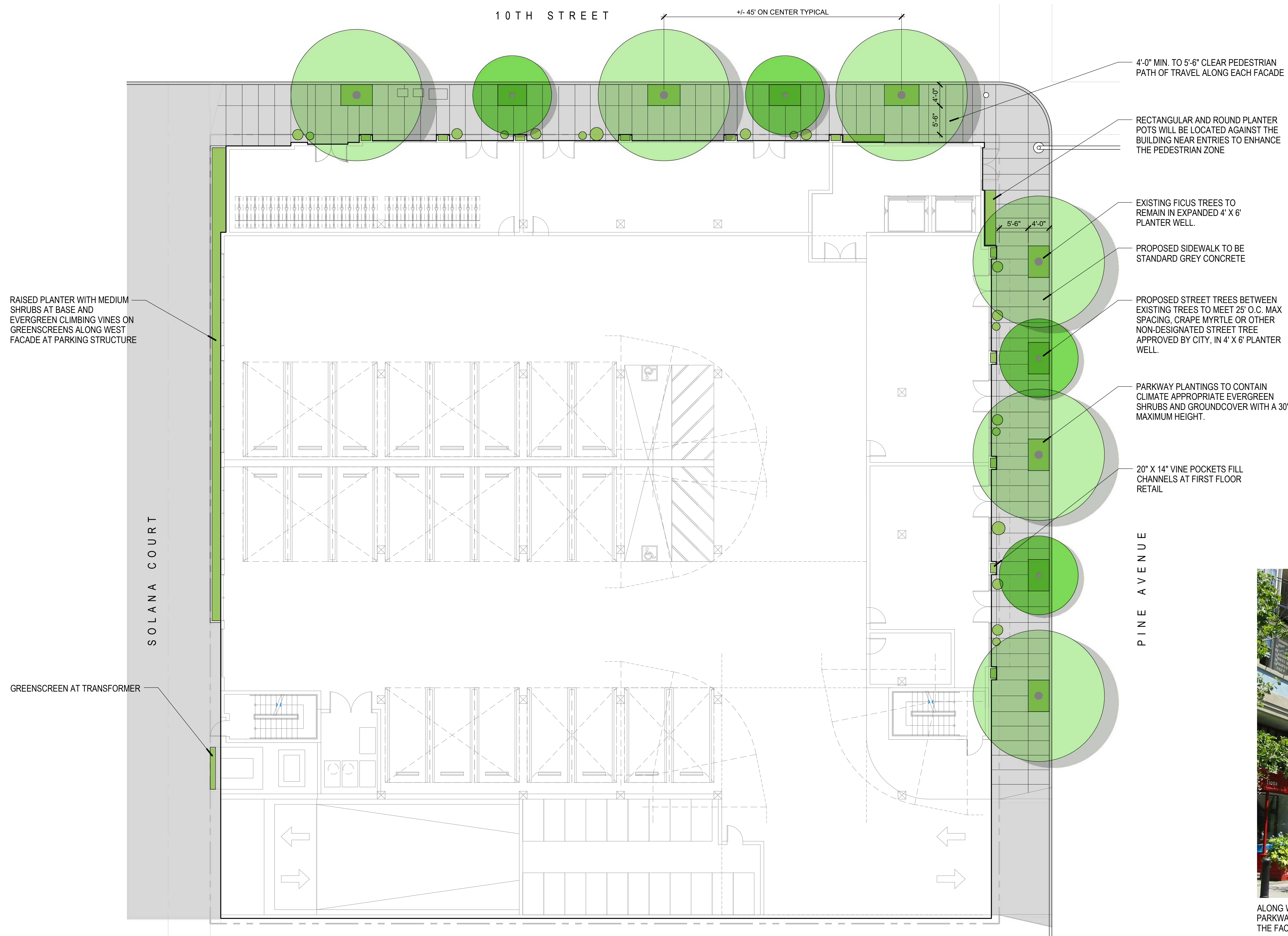


8 VINYL WINDOW
Milgard Vinyl Windows



9 GENERAL SIGNAGE

MATERIAL BOARD



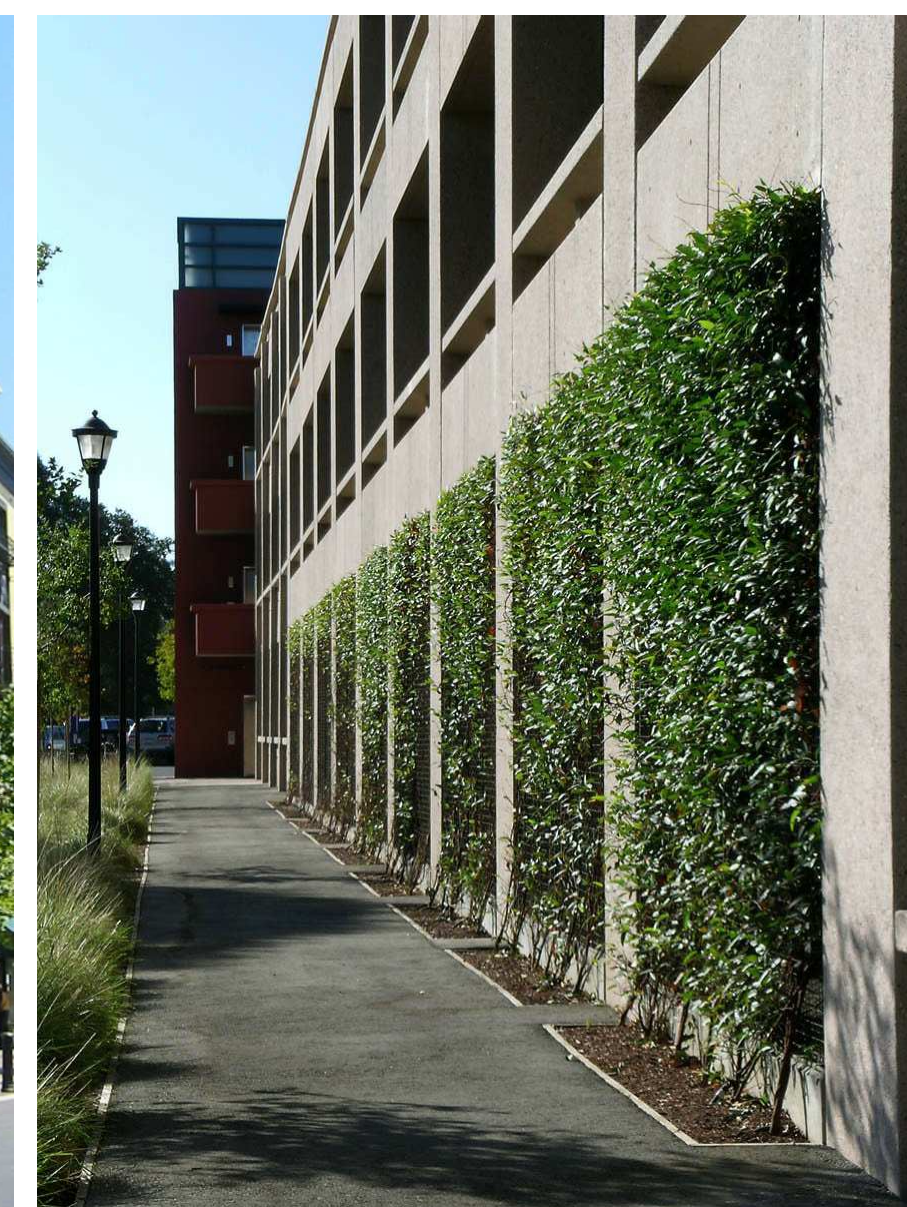
THE EXISTING FICUS TREES ALONG 10TH AND PINE AVENUE APPEAR TO BE IN GOOD HEALTH AND SHOW LITTLE OR NO LIFTING OF THE ADJACENT SIDEWALKS



SELECTED FROM THE DOWNTOWN PLAN NONDESIGNATED STREET TREE LIST, THE CRAPE MYRTLE WILL PROVIDE A CONTRASTING RHYTHM ALONG EACH STREET AS A MEDIUM SIZED DECIDUOUS FLOWERING TREE.



ALONG WITH STREET TREES, FURNISHINGS, AND A GREEN PARKWAY, POTTED PLANTINGS AT GROUND LEVEL SOFTEN THE FACADE AND CREATE A MORE INTIMATE SCALE.



THE USE OF GREENSCREENS ALONG THE WEST FACADE PROVIDES FOLIAGE AT STREET LEVEL WHILE ALLOWING FOR AIRFLOW THROUGH THE 1ST FLOOR PARKING AREA.

LANDSCAPE PLAN - STREET



PLANTING AREA CALCULATIONS

3RD FLOOR COURTYARD = 3,969 SF
 ROOF DECK = 520 SF
 TOTAL = 4,489 SF

REQUIRED PLANTING AREA = 4,489 X 50% = 2,245 SF

3RD FLOOR COURTYARD = 2,210 SF PLANTING
 25 SF WATER FEATURE
 ROOF DECK = 54 SF PLANTING
 TOTAL PLANTING AREA = 2,289 SF (51%)



CURVILINEAR FORMS IN THE 3RD FLOOR COURTYARD CONTRAST WITH THE RIGID STRAIGHT LINES OF THE ARCHITECTURE, AND ARE EXPRESSED IN THE HARDSCAPE AS WELL AS PLANTING PATTERNS.



PASSIVE TURF AREAS ALLOW FOR INFORMAL GATHERING WHILE ADDING TO THE REQUIRED PLANTING AREA. ALTHOUGH THE SUBSURFACE DRIP IRRIGATION WILL IMPROVE EFFICIENCY, THE WATER NEEDS OF THE TURF AREA WILL ALSO BE CONSIDERED WHEN MEETING THE MAXIMUM APPLIED WATER ALLOWANCE PER THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.



THE PLACEMENT OF WATER AND FIRE ELEMENTS AT THE 3RD FLOOR COURTYARD WILL DRAW USERS TO EACH END OF THE SITE WHILE REFLECTING THE CONTRASTING USES- ACTIVE FITNESS SPILLOUT SPACE TO THE NORTH AND PASSIVE LOUNGE SPACE TO THE SOUTH.

LANDSCAPE PLAN - COURTYARD AND ROOF DECK