



1105 LONG BEACH BLVD APARTMENTS

SITE PLAN REVIEW REVISIONS SUBMITTAL

08.28.18



| SIXTH LEVEL (Level 3 - Type III) | +50' - 6" |
|---|-----------|
| GROSS AREA | 21,993 SF |
| Residential Unit Area - 24 units | 18,113 SF |
| (16) studios - (5) 1 bedrooms - (3) 2 bedrooms | |
| OR (14) studios - (5) 1 bds - (1) 2 bds - (2) 3 bds | |
| Common Area (Circulation, Stairs, Elev) | 2,744 SF |
| Private Balconies | 752 SF |
| Vertical Shafts | 384 SF |

| SEVENTH LEVEL (Level 4 - Type III) | +61' - 0" |
|---|-----------|
| GROSS AREA | 22,191 SF |
| Residential Unit Area - 24 units | 18,131 SF |
| (16) studios - (5) 1 bedrooms - (3) 2 bedrooms | |
| OR (14) studios - (5) 1 bds - (1) 2 bds - (2) 3 bds | |
| Common Area (Circulation, Stairs, Elev) | 2,744 SF |
| Private Balconies | 932 SF |
| Vertical Shafts | 384 SF |

| EIGHTH LEVEL (Level 5 - Type III) | +71' - 6" | Building Height: 87'-0" |
|---|-----------|-------------------------|
| GROSS AREA | 22,149 SF | |
| Residential Unit Area - 23 units | 18,133 SF | |
| (14) studios - (5) 1 bedrooms - (4) 2 bedrooms | | |
| OR (14) studios - (5) 1 bds - (1) 2 bds - (2) 3 bds | | |
| Common Area (Circulation, Stairs, Elev) | 2,744 SF | |
| Private Balconies | 890 SF | |
| Vertical Shafts | 382 SF | |

| RECAP | UNIT TYPE | UNIT FLOOR AREA | AVERAGE UNIT | UNIT # | % OF TOTAL |
|-------|--|-----------------|--------------|----------|------------|
| | 2+1 bedroom | | 1,226 SF | 28 | 23% |
| | 1-bedroom | | 805 SF | 25 | 20.8% |
| | studio | | 653 SF | 67 | 55.8% |
| | NUMBER OF RESIDENTIAL UNITS | | | 120 | 100% |
| | AVERAGE UNIT | | 767 SF | | |
| | TOTAL REQUIRED CARS PARKED ON SITE | | | 150 | |
| | parking breakdown | | | | |
| | standard (accessible parking included) | | | 76 | 50.7% |
| | compact | | | 75 | 49.7% |
| | GUEST PARKING SPACES | | | 30 | |
| | FUTURE EV SPACES (EV CAPABLE) | | | 128 | |
| | EVCS SPACES PROVIDED (INSTALLED) | | | 2 | |
| | CIRCULATION % PER FLOOR | | | 11.69% | |
| | TOTAL CARS PARKED REQUIRED | | | 150 | |
| | TOTAL CARS PARKED PROVIDED | | | 151 | |
| | BIKE PARKING REQUIRED / PROVIDED | (1 PER 5 UNITS) | | 24 / 45 | |
| | COMMON OUTDOOR OPEN SPACE | | | 4,276 SF | |
| | AVERAGE AREA PER CAR | | | 352.9 SF | |
| | TOTAL STORAGE UNITS REQUIRED (5' X 5') | | | 120 | |
| | TOTAL STORAGE UNITS PROVIDED | | | 157 | |
| | storage breakdown | | | | |
| | in-unit storage | | | 94 | |
| | not in-unit storage | | | 63 | |

| | |
|-------------|-----------|
| PODIUM AREA | 76,531 SF |
|-------------|-----------|

| | |
|------------|------------|
| TYPE III-A | 115,444 SF |
|------------|------------|

| | |
|------------------|-----------|
| Residential Area | 92,294 SF |
|------------------|-----------|

| | | |
|---------------------|-------|------------|
| GROSS BUILDING AREA | TOTAL | 191,975 SF |
|---------------------|-------|------------|

AREA SUMMARY

| PODIUM | |
|---|-----------|
| GROUND LEVEL (Level G - Type I) | +0' - 0" |
| GROSS AREA | 26,520 SF |
| Parking Area - 36 required spaces (6 HC + 26 C + 4 S) | 13,272 SF |
| Common Area (Circulation, Stairs, Elev, Trash, Leasing, Equip, Storage) | 4,054 SF |
| Drive Ramp (Up/Down) | 1,150 SF |
| Vertical Shafts | 21 SF |
| Residential Unit Area | SF |
| (1) studio | 504 SF |
| (2) 2 bedrooms | 1,196 SF |
| Private Patios | 137 SF |
| Retail A Area | 3,153 SF |
| Retail B Area | 1,844 SF |
| Open Space / Courtyard | 1,190 SF |

| SECOND LEVEL (P-2; Above Grade - Type I) | +10' - 6" |
|--|-----------|
| GROSS AREA | 23,696 SF |
| Parking Area - 45 required spaces(30 S + 15 C) | 18,969 SF |
| Common Area (Circulation, Stairs, Elev) | 1,416 SF |
| Drive Ramp (Up/Down) | 1,875 SF |
| Retail A Area Mezzanine | 0 SF |
| Retail B Area Mezzanine | 0 SF |
| Residential Unit Area | SF |
| (2) 2 bedrooms | 1,301 SF |
| Private Patios/ Balcoies | 85 SF |
| Vertical Shafts | 50 SF |

| THIRD LEVEL (P-3; Above Grade - Type I) | +20' - 0" |
|---|-----------|
| GROSS AREA | 26,315 SF |
| Parking Area - 70 required spaces(36 S + 34 C) | 21,049 SF |
| Common Area (Circulation, Stairs, Elev, Mech, Elect, Bike, Pool Equipment) | 3,555 SF |
| Drive Ramp (Up/Down) | 1,681 SF |
| Vertical Shafts | 29 SF |

| | | |
|-------------|-------|-----------|
| PODIUM AREA | TOTAL | 76,531 SF |
|-------------|-------|-----------|

| RESIDENTIAL | |
|---|-----------|
| FOURTH LEVEL (Level 1 - Type III) | +29' - 6" |
| GROSS AREA | 27,118 SF |
| Residential Unit Area - 22 units | 16,803 SF |
| (14) studios - (5) 1 bedrooms - (3) 2 bedrooms | |
| OR (12) studios - (5) 1 bds - (1) 2 bds - (2) 3 bds | |
| Common Area (Circulation, Stairs, Elev) | 2,435 SF |
| Community Room | 1,346 SF |
| Common Outdoor Open Space (Pool Deck and Living Room) | 4,276 SF |
| Private Balconies & Patios | 1,906 SF |
| Vertical Shafts | 352 SF |

| FIFTH LEVEL (Level 2 - Type III) | +40' - 0" |
|---|-----------|
| GROSS AREA | 21,993 SF |
| Residential Unit Area - 24 units | 18,113 SF |
| (16) studios - (5) 1 bedrooms - (3) 2 bedrooms | |
| OR (14) studios - (5) 1 bds - (1) 2 bds - (2) 3 bds | |
| Common Area (Circulation, Stairs, Elev) | 2,744 SF |
| Private Balconies | 752 SF |
| Vertical Shafts | 384 SF |

LOCATION MAP



VICINITY MAP



PROJECT INFO

Demolition of existing single-story buildings (4) and two-story building (1) totaling roughly 20,522 sq ft total at property on southwest corner of Long Beach Blvd and 12th St.

Proposed construction of a new eight-story (three (3) level concrete podium [71,879 sq ft] with five(5) levels wood-framed [113,399 sq ft] mixed use building (119 unit multi-family apartment building and 6,000 sq ft retail space), totaling roughly 185,278 sq ft, with all construction above ground.

For complete breakdown of unit sizes, residential, retail and open space locations, car and bike parking and unit storage provided, please refer to “AREA SUMMARY”.

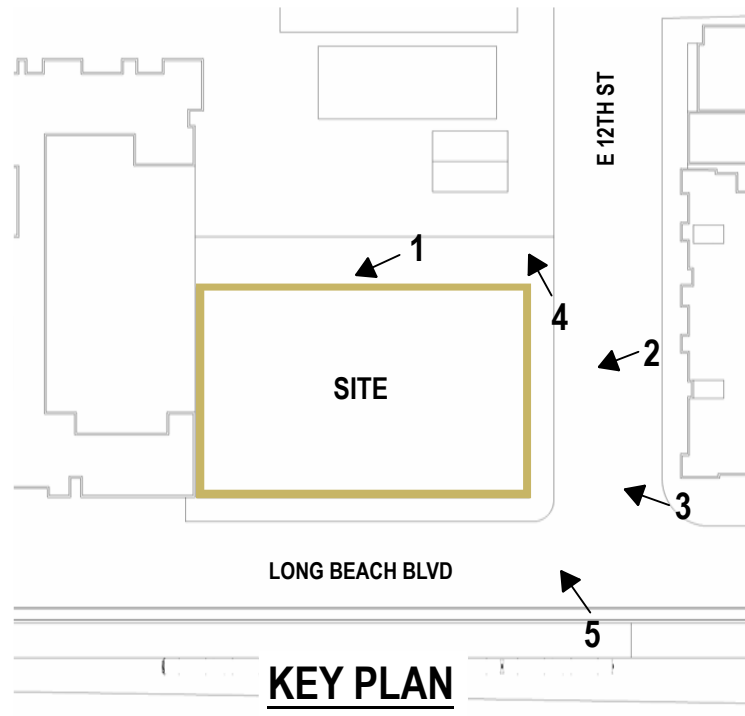


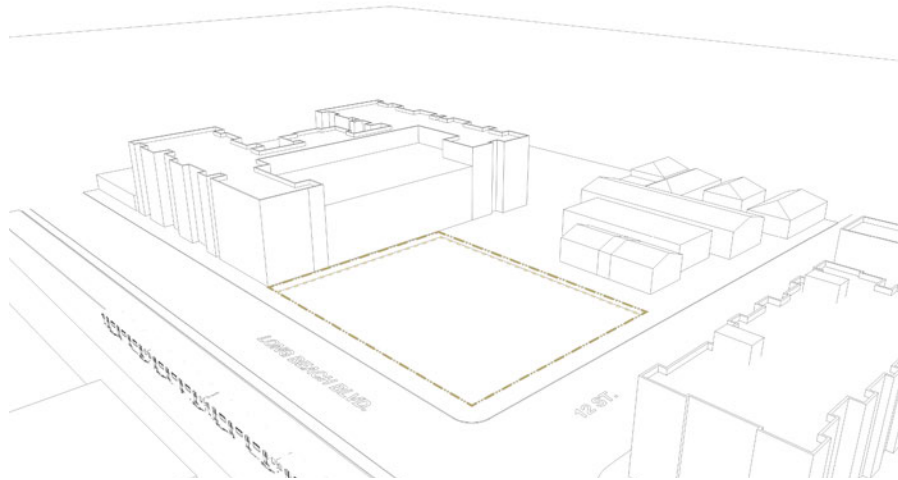
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ROCKEFELLER KEMPEL ARCHITECTS

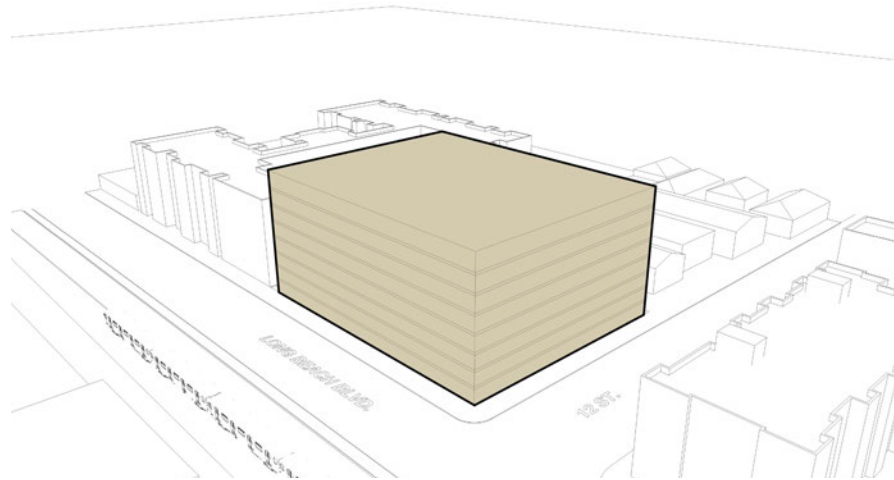
PROJECT INFO

1105 Long Beach Blvd Long Beach CA 90813

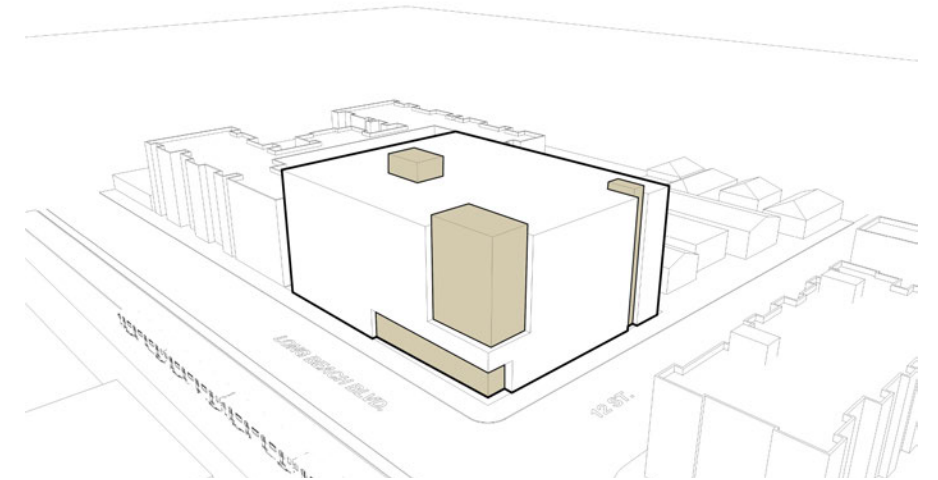




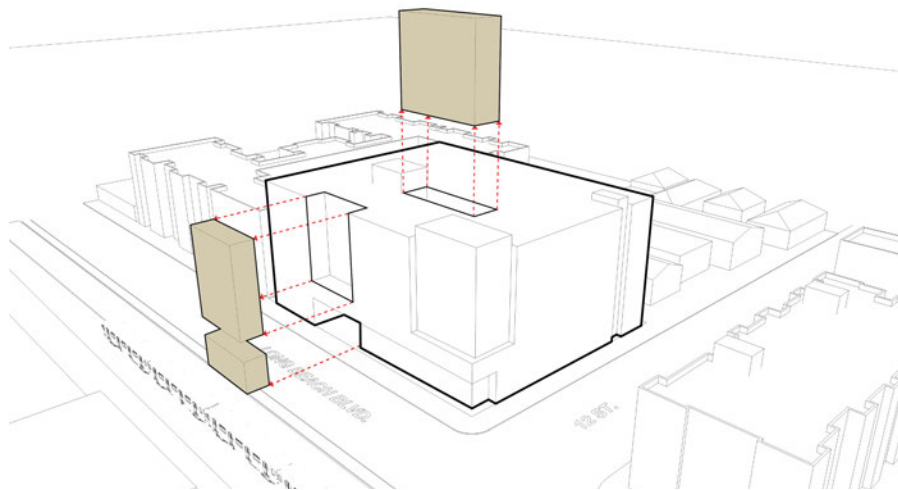
PROPERTY BOUNDARY
ESTABLISH PROPERTY LINE AND SETBACKS



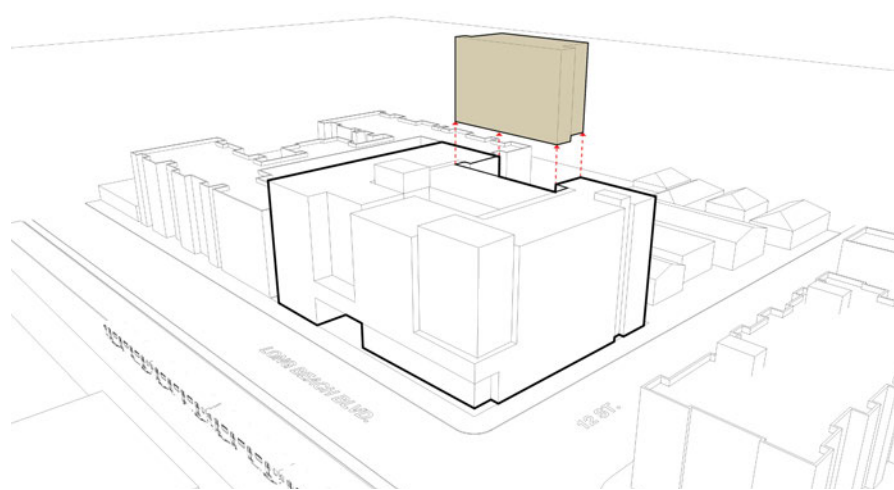
MAX BUILDING ENVELOPE
MAXIMIZE BUILD-TO LINES + HEIGHTS (NOT HIGH-RISE)



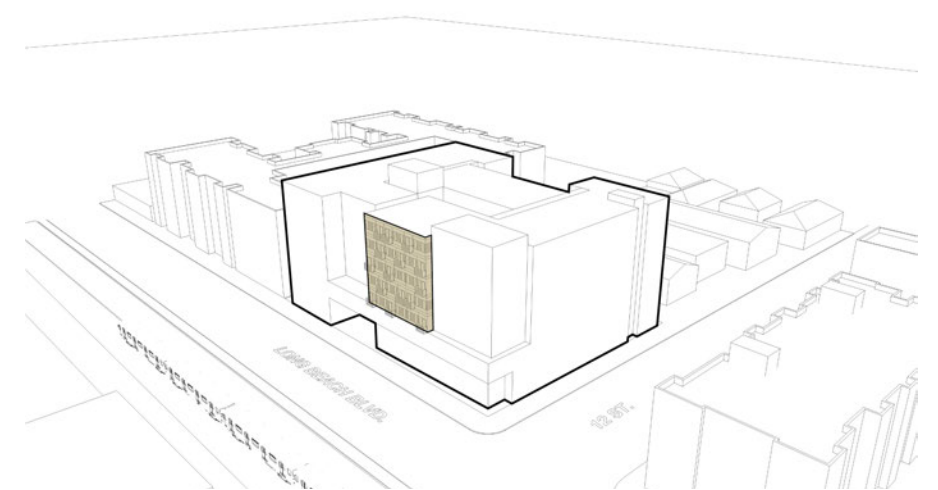
VERTICAL CIRCULATION + CORNER
EXPRESS STAIR MASSES + PROMINENT CORNER WITH ANGLE + ADDED HEIGHT



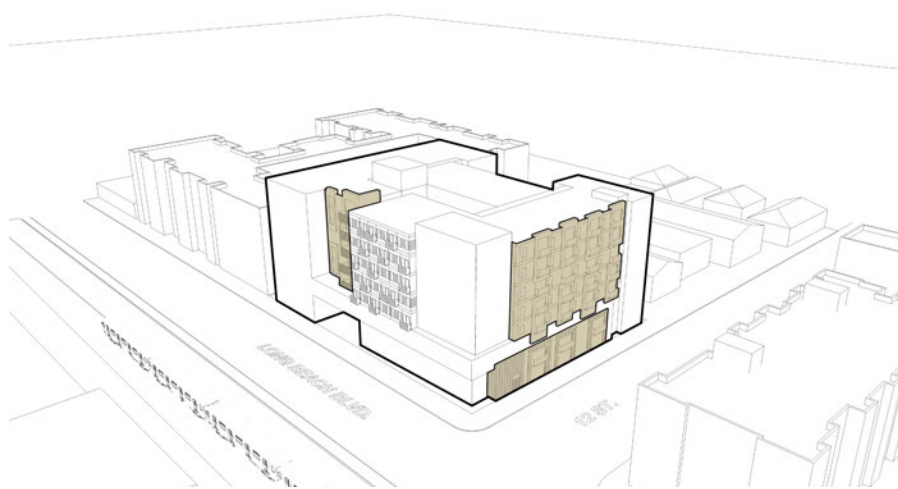
COMMUNAL AREAS
CREATE PUBLIC PLAZA + LIGHT WELL



NEIGHBORHOOD RESPONSE
REDUCE SCALE OF BUILDING ADJACENT TO NEIGHBORHOOD



FACADE DESIGN
FORM FOLLOWS FUNCTION - STUDIO UNITS (GRAPHIC DESIGN)



FACADE DESIGN
FORM FOLLOWS FUNCTION - 1 BEDROOM UNITS (SECTIONAL FRAMES)



FACADE DESIGN
FORM FOLLOWS FUNCTION - 2 BEDROOM UNITS (HORIZONTAL ELEVATIONS)



FACADE DESIGN
ARTICULATE GLASS + PUBLIC RETAIL WITH CANOPY





SUN STUDY: WINTER SOLSTICE @ 1:30 PM



SUN STUDY: SUMMER SOLSTICE @ 1:30 PM



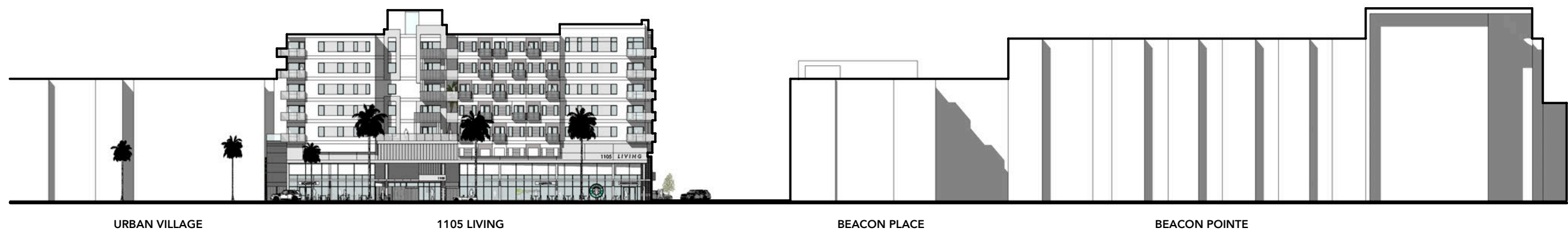
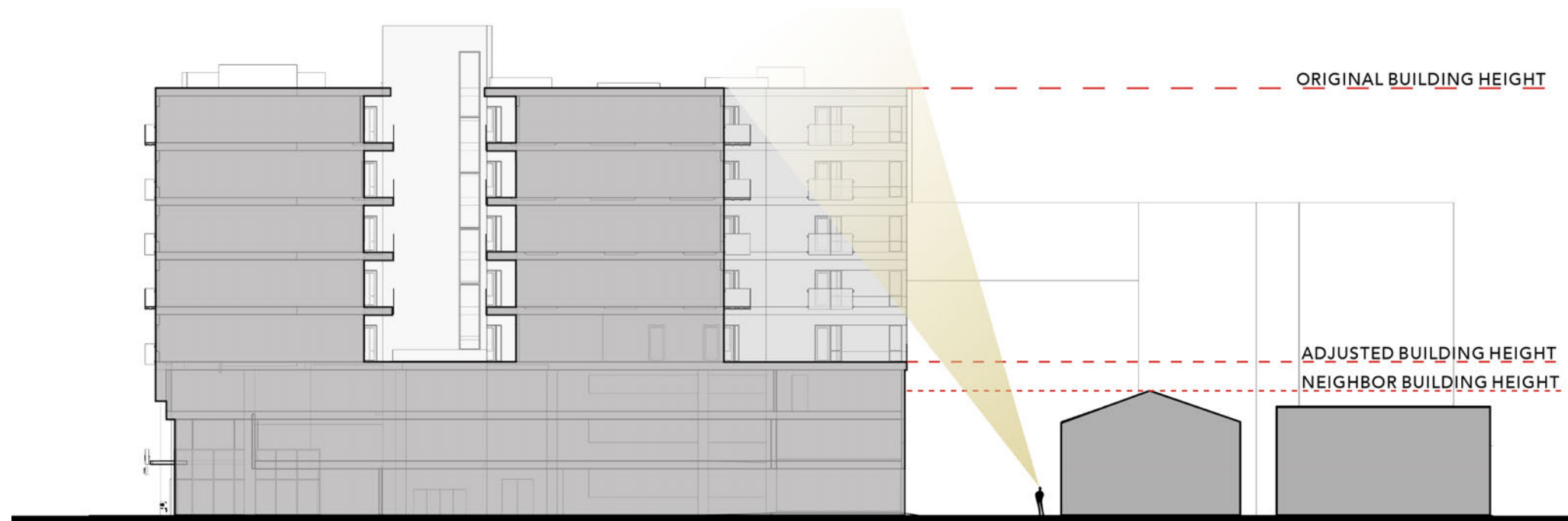
SUN STUDY: FALL EQUINOX @ 1:30 PM



SUN STUDY: SPRING EQUINOX @ 1:30 PM

POOL NOT IN SHADOW ALL
YEAR ROUND AT 1:30 PM





LONG BEACH BLVD URBAN SILHOUETTE



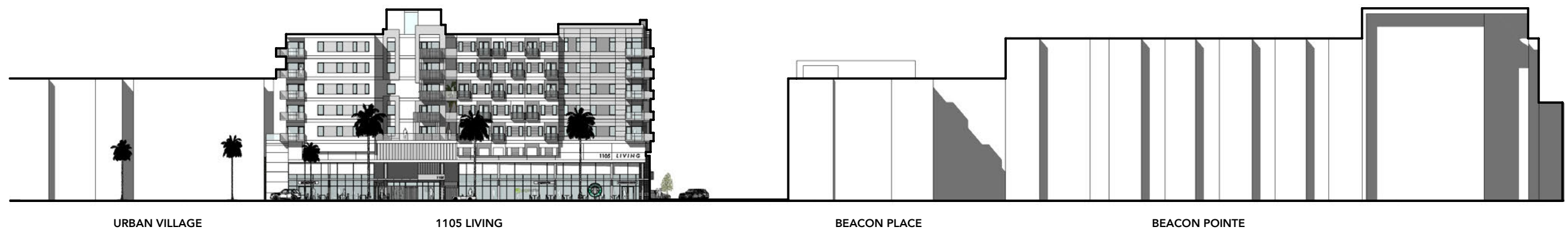
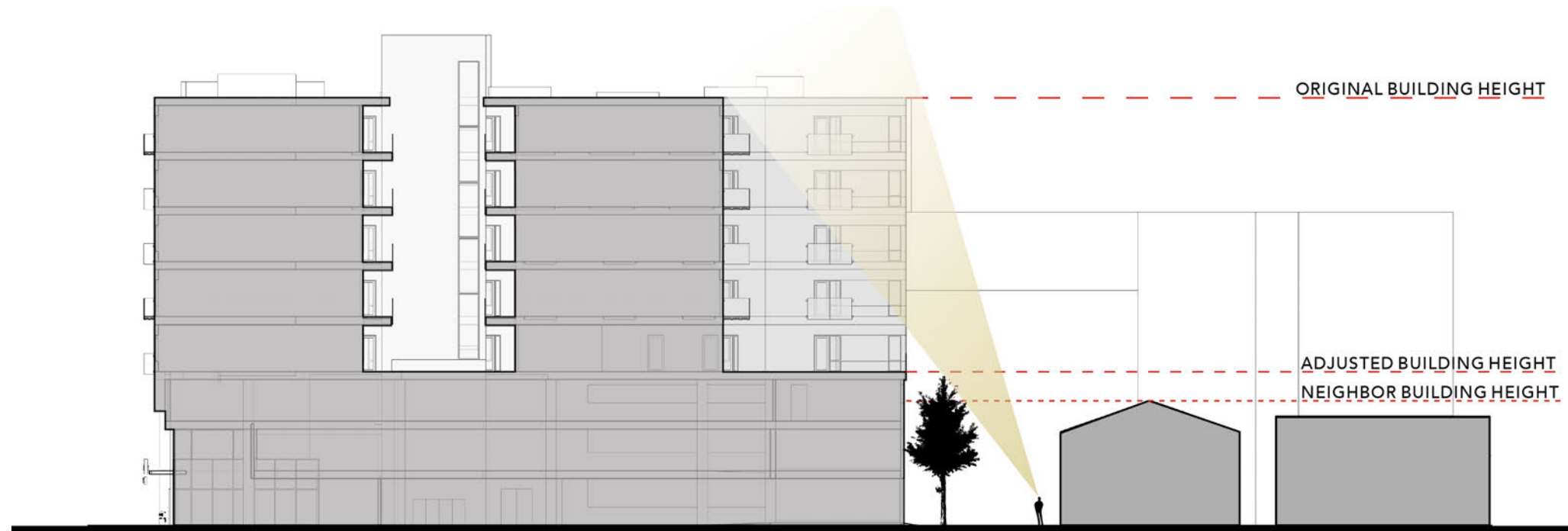
PREVIOUS (BEFORE)

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ROCKEFELLER KEMPEL ARCHITECTS

NEIGHBORHOOD CONTEXT

1105 Long Beach Blvd Long Beach CA 90813



LONG BEACH BLVD URBAN SILHOUETTE



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ROCKEFELLER KEMPEL ARCHITECTS

NEIGHBORHOOD CONTEXT

1105 Long Beach Blvd Long Beach CA 90813

DESIGN NARRATIVE

The **1105 Living** site is located at the Southwest corner of Long Beach Blvd and E 12th St. It serves as the **backdrop for commuters** waiting at the Anaheim St Light Rail Station platform, which sits cattycorner from it, as well as an edge to an adjacent **residential scale neighborhood**. The proposed building would incorporate ground level retail, a café and small restaurant to activate the edges along Long Beach Blvd and corner at E 12th St, as well as a small public plaza, both of which **serve the community**. The project results in 121 residential units including studios, one and two bedroom units and associated amenities.

Because the site is bookended by both a public transit system and residential neighborhood it creates a **unique design opportunity** to respond to each. Please refer to attached diagrams explaining the building massing and its response to its environment.

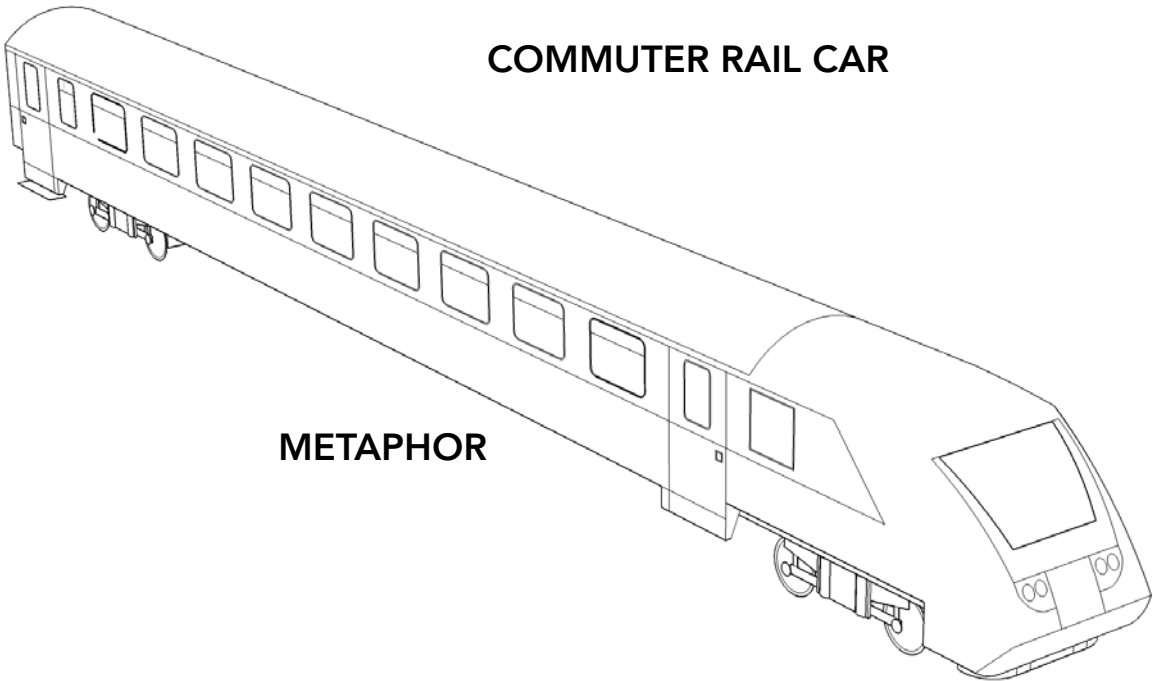
With regard to the building's **design concept**, we've chosen the **commuter rail car**, an object highly relevant to this site, as **the main design influence**. Dissecting the unique shape and character of the rail car and **abstracting** its side **elevation** and **cross section** have served at the conceptual rationale for the treatment of the façade. Along Long Beach Blvd, where there exists a blend of Studio, one and two bedroom units, the expression of both the rail car in terms of each unit type are expressed. In other words, the **function** of the unit type (Studio, 1 BDRM, or 2 BDRM) is **directly reflected** in the façade design, and created by abstracting the rail car. Please refer to attached diagrams explaining the correlation further.

URBAN DESIGN NARRATIVE

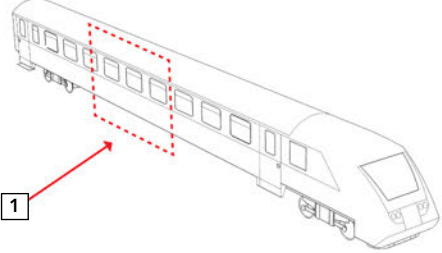
- 1. Respect Community Views
- 2. Integrate Massing into the Community
- 3. Respect the Street, Alley and Transit Network
- 4. Introduce Ground Level Uses Appropriate to Context
- 5. Provide Public Open Space
- 6. Avoid Front/Back Relationships

PROJECT DESIGN CRITERIA

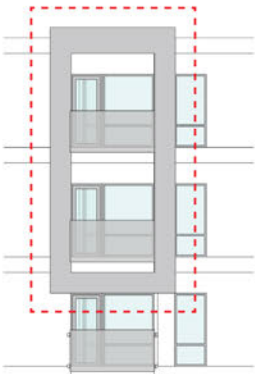
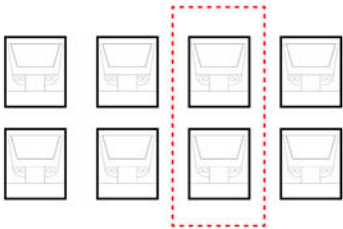
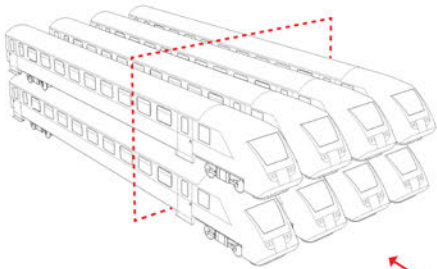
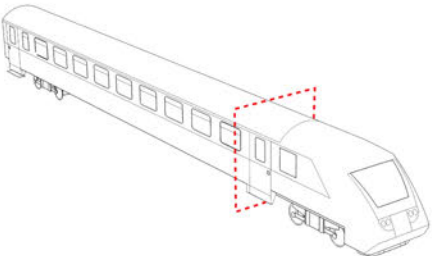
- 1. Acknowledge Transit Proximity
- 2. Create Efficient Core
- 3. Provide a Variety of Unit Types
- 4. Integrate Amenities
- 5. Respect Construction Efficiencies
- 6. Introduce Rail Car Iconography



1. ELEVATION



2. CROSS SECTION





PREVIOUS (BEFORE)

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ROCKEFELLER KEMPEL ARCHITECTS

EXTERIOR RENDER

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ROCKEFELLER KEMPEL ARCHITECTS

EXTERIOR RENDERINGS

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ROCKEFELLER KEMPEL ARCHITECTS

RENDERINGS: PEDESTRIAN COURT

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ROCKEFELLER KEMPEL ARCHITECTS

EXTERIOR RENDERINGS

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ROCKEFELLER KEMPEL ARCHITECTS

EXTERIOR RENDER

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ROCKEFELLER KEMPEL ARCHITECTS

EXTERIOR RENDERINGS

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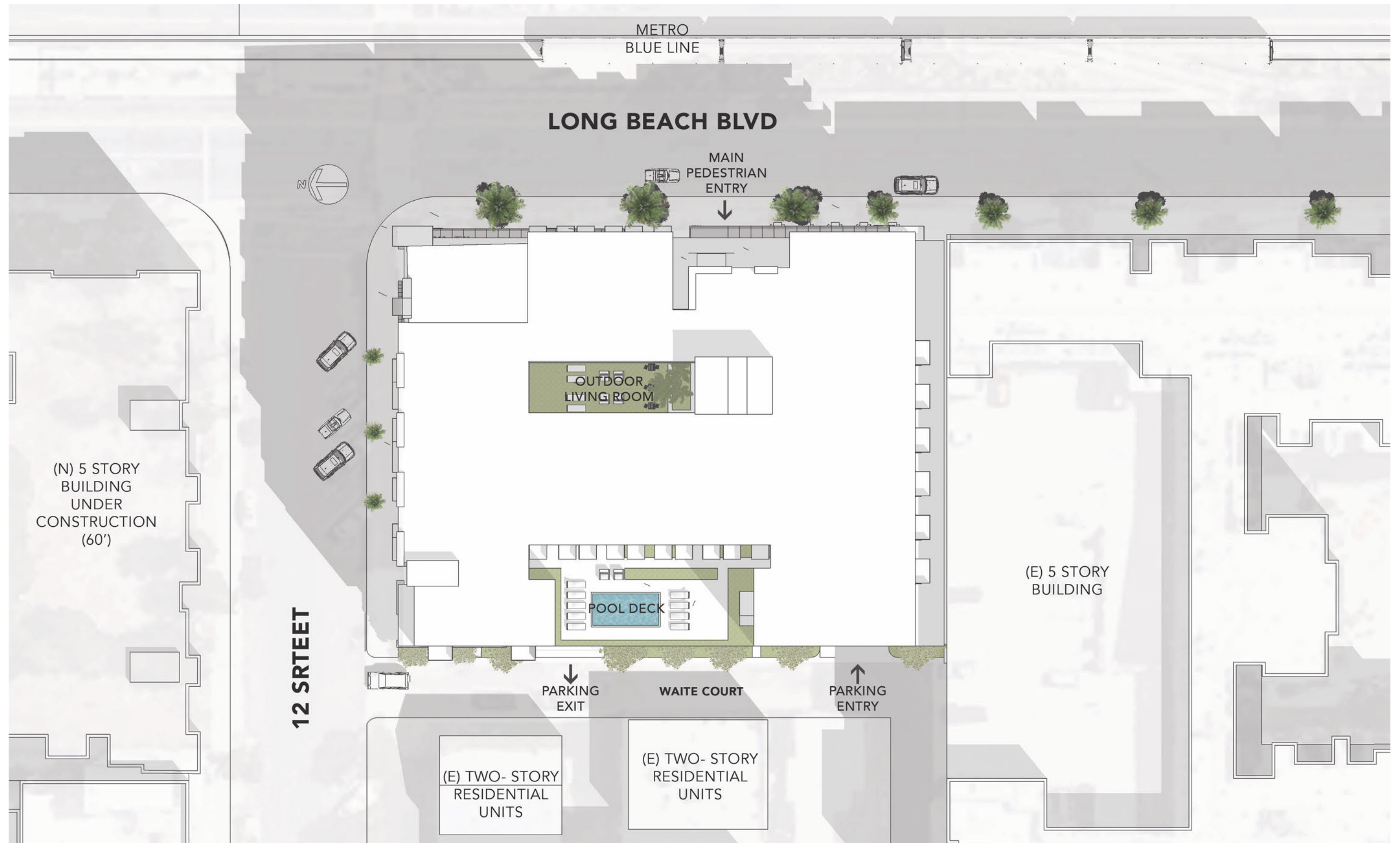
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ROCKEFELLER KEMPEL ARCHITECTS

EXTERIOR RENDERINGS

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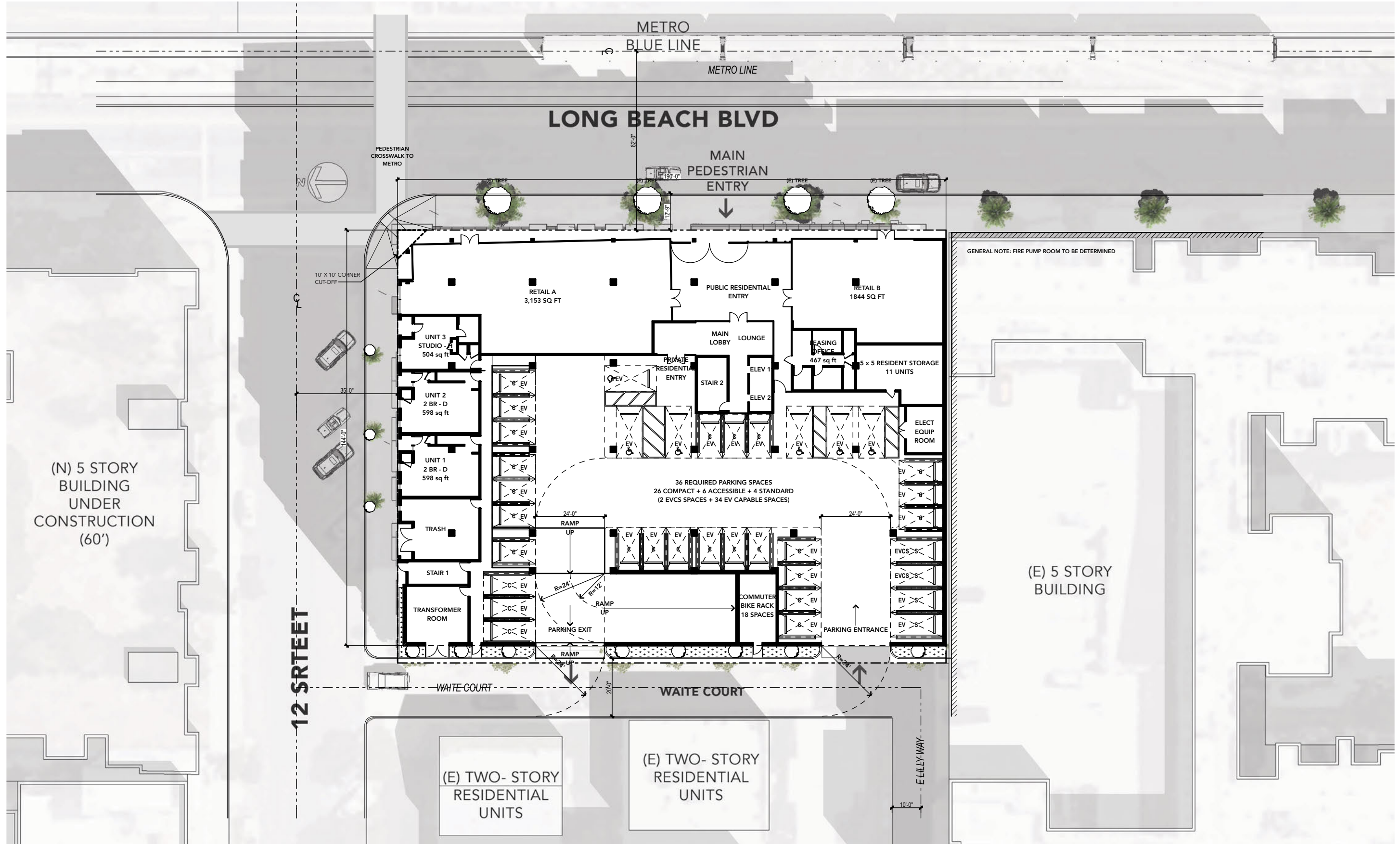
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SITE + LANDSCAPE PLAN

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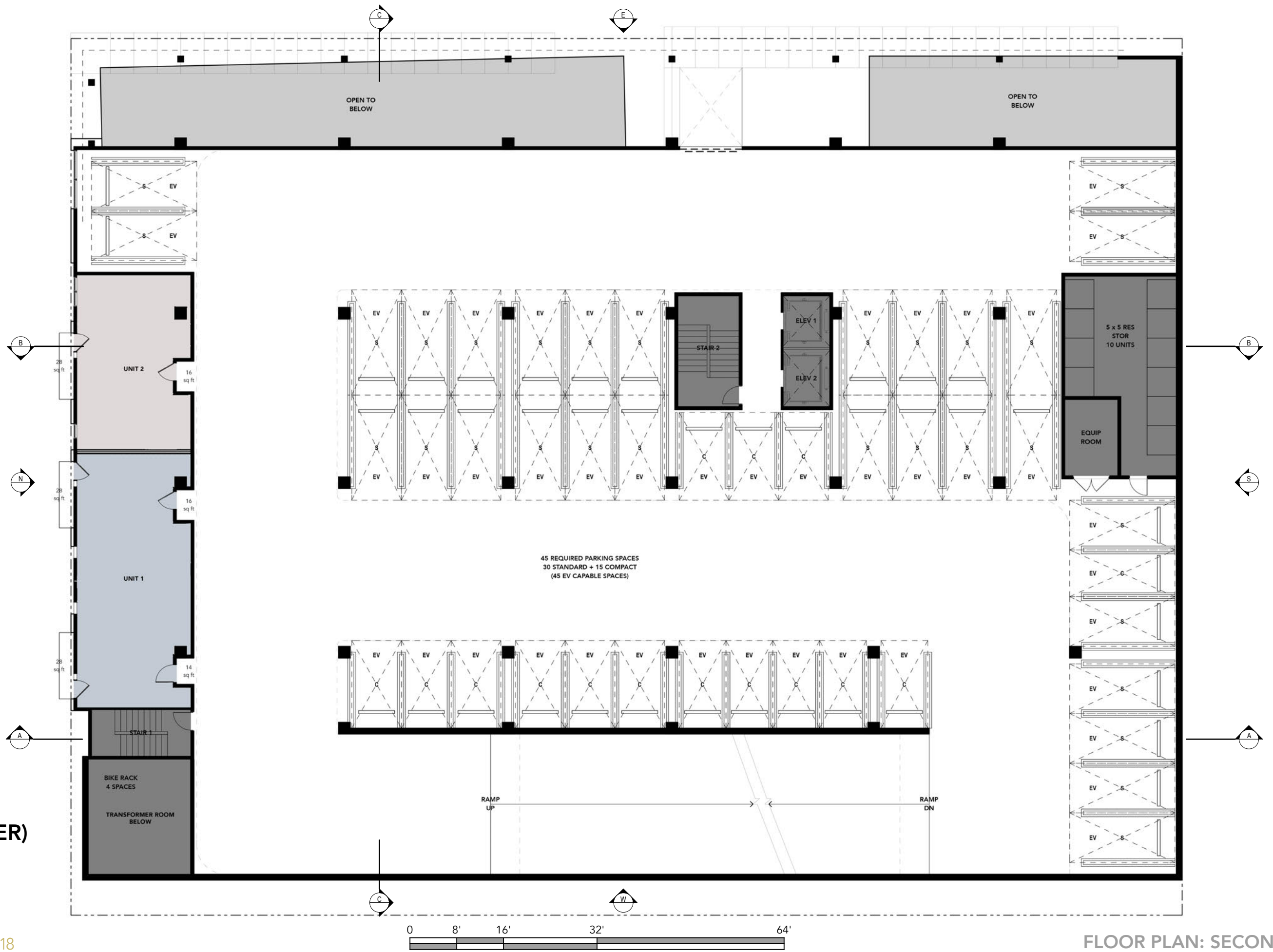
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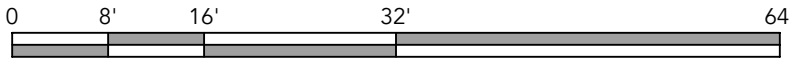
SITE PLAN

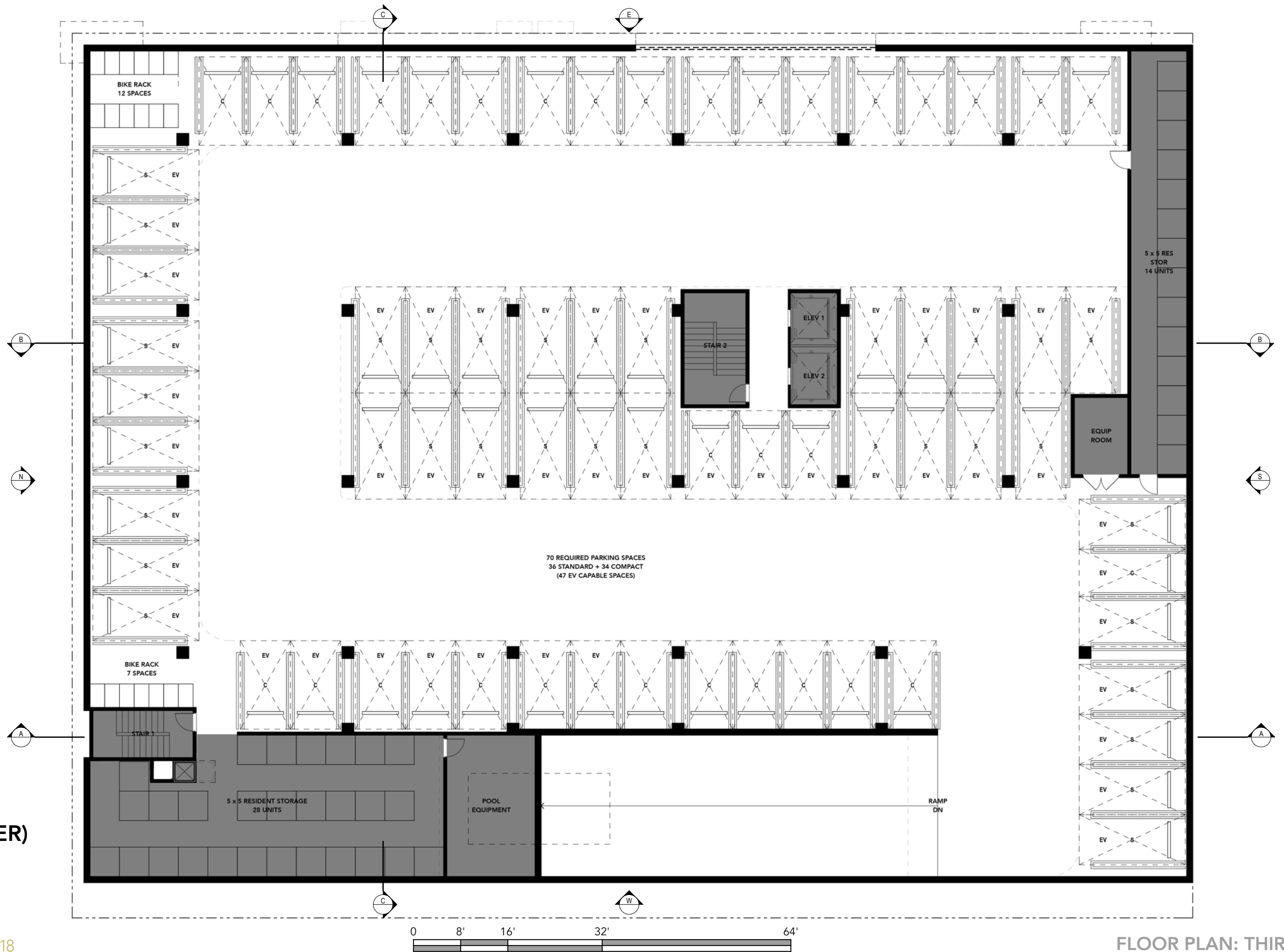
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FLOOR PLAN: FOURTH LEVEL

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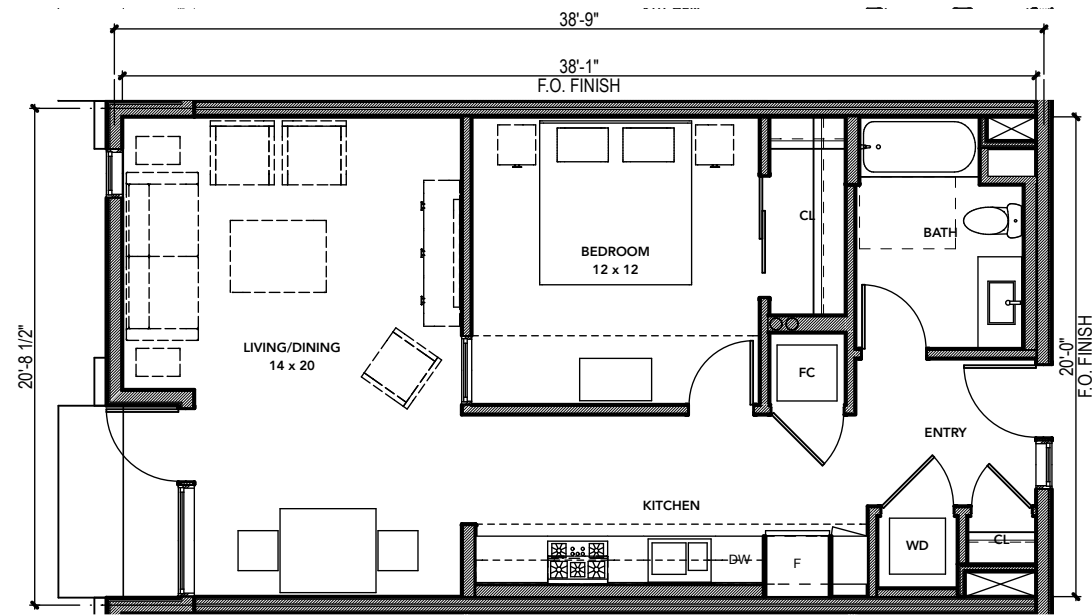
FLOOR PLAN: FIFTH-SEVENTH LEVEL

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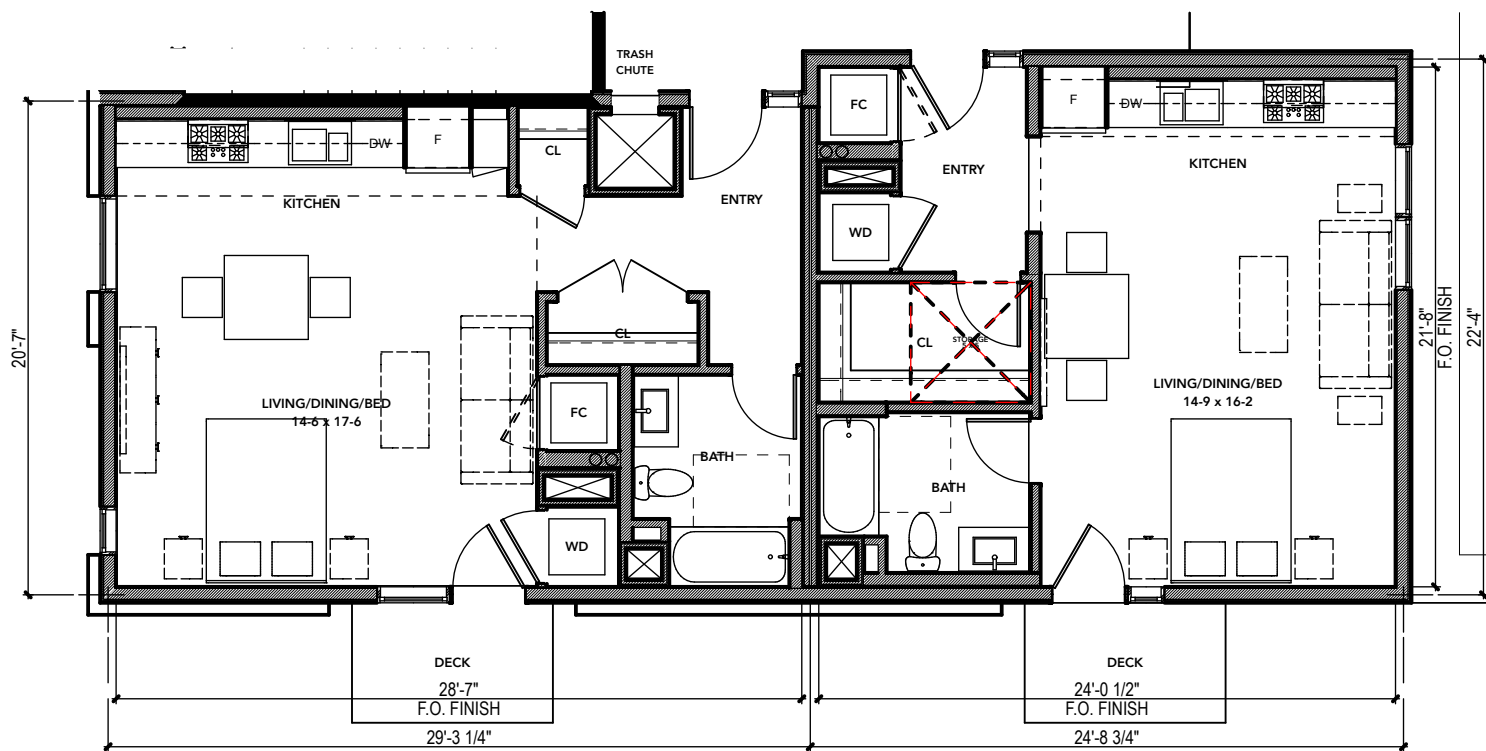
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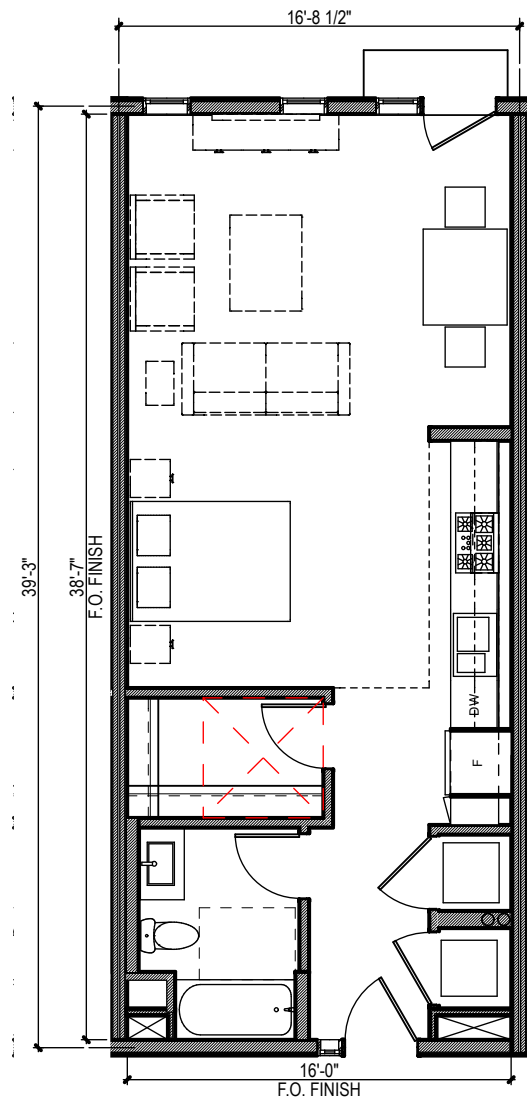
FLOOR PLAN: EIGHTH LEVEL



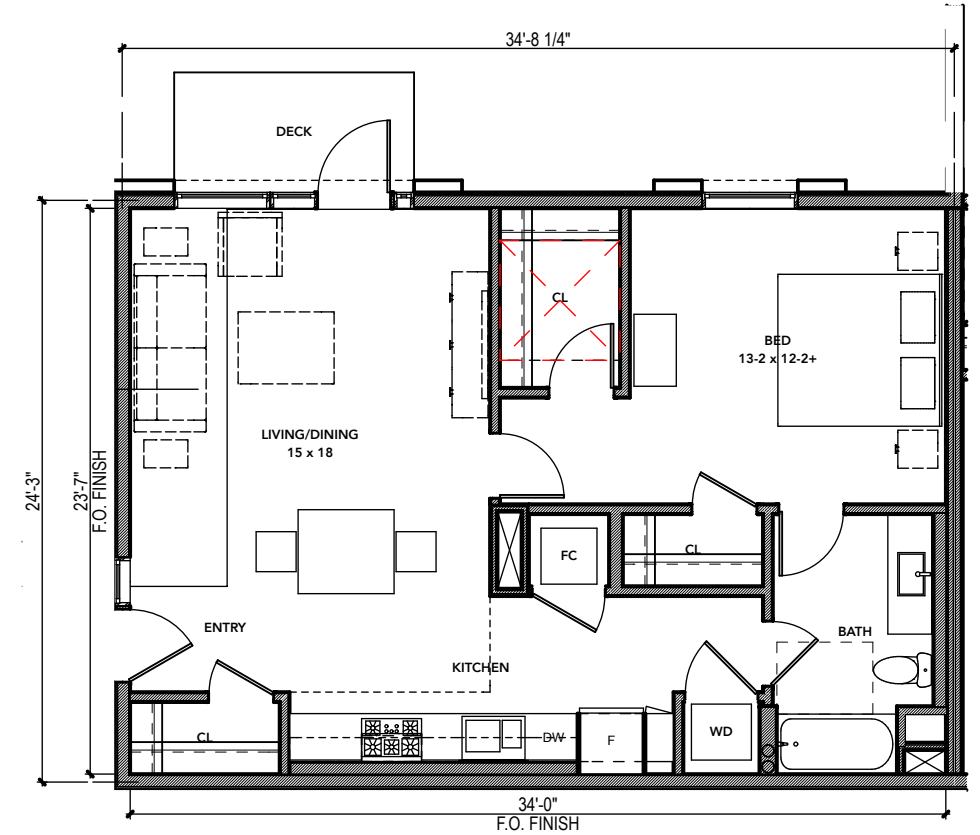
UNIT 3 - 1 BEDROOM - A (2)
SCALE: 1/8" = 1'-0"



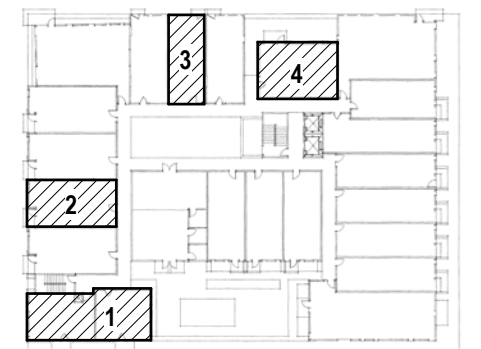
UNIT 1&22 - STUDIO (1)
SCALE: 1/8" = 1'-0"



UNIT 8 - STUDIO - A (3)
SCALE: 1/8" = 1'-0"



UNIT 10 - 1 BEDROOM - B (4)
SCALE: 1/8" = 1'-0"



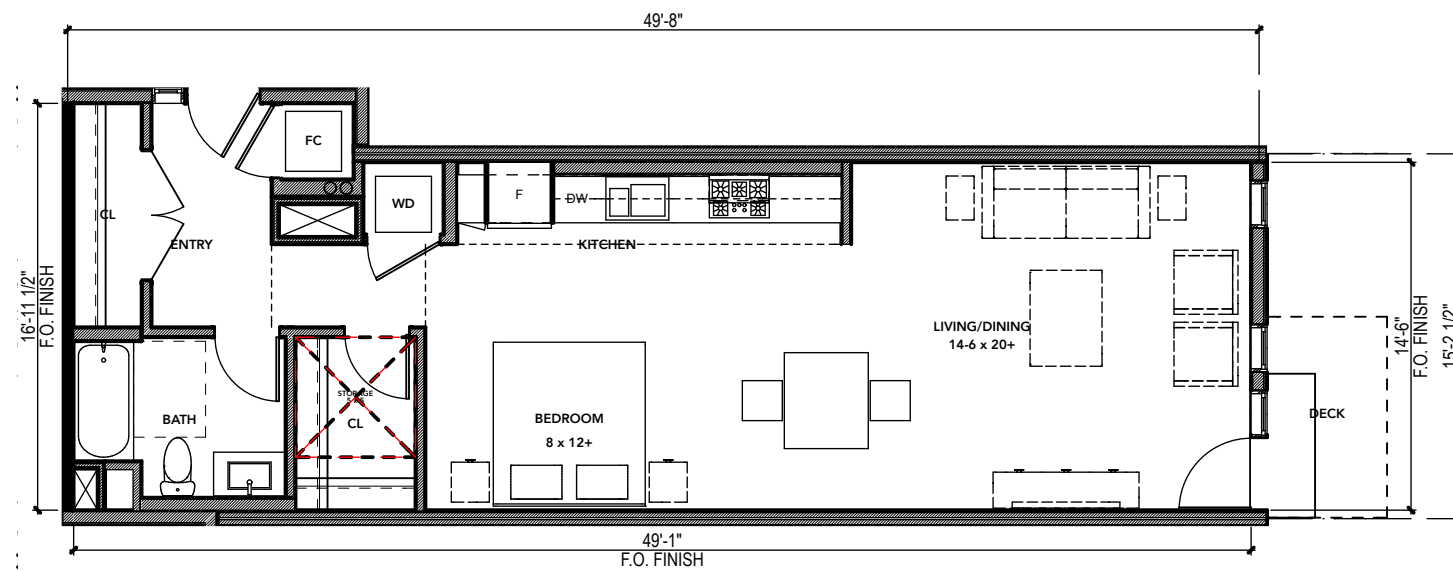
TYPICAL UNIT PLANS



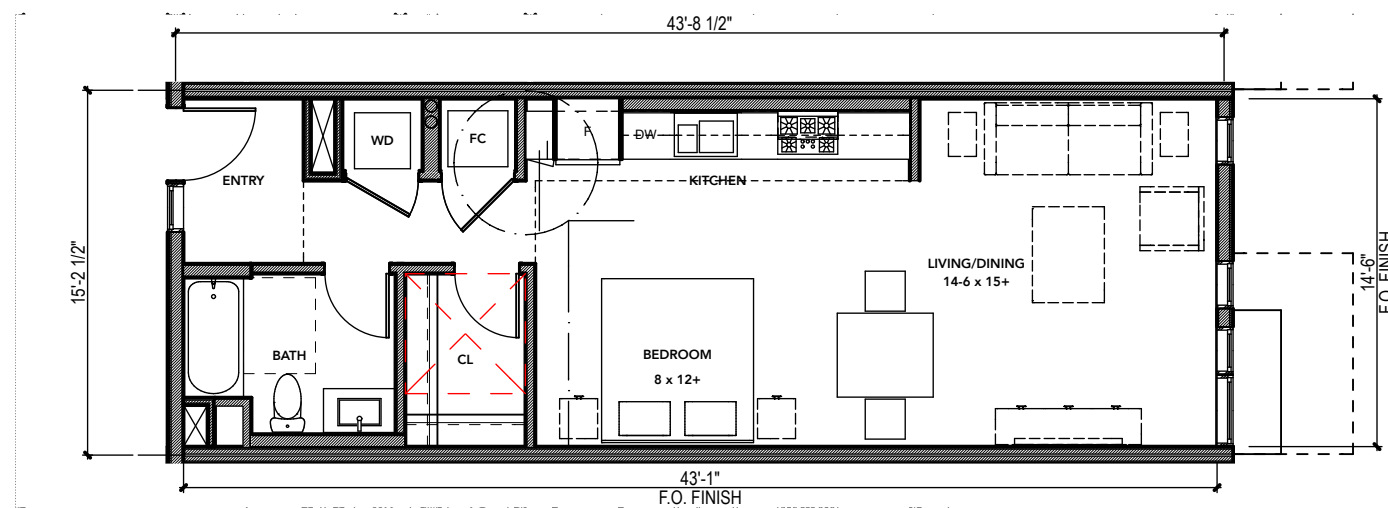
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ROCKEFELLER KEMPEL ARCHITECTS

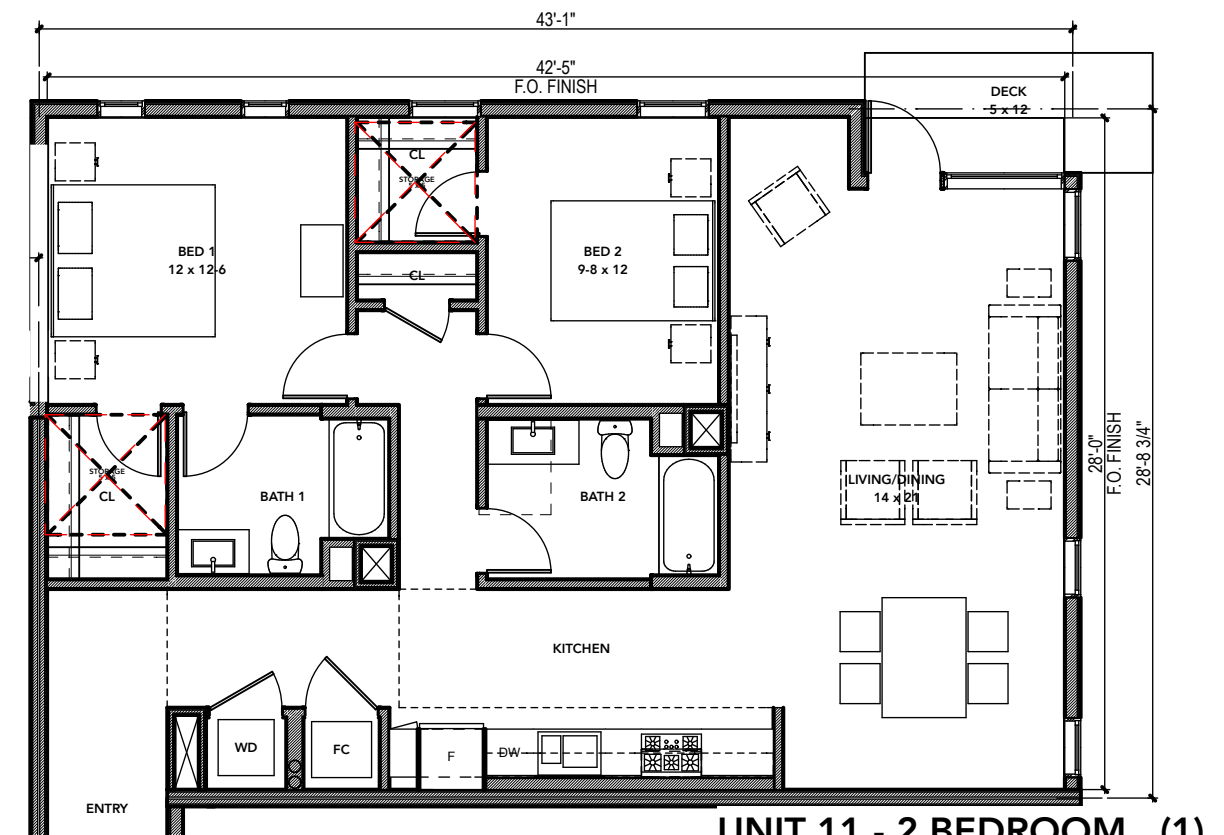
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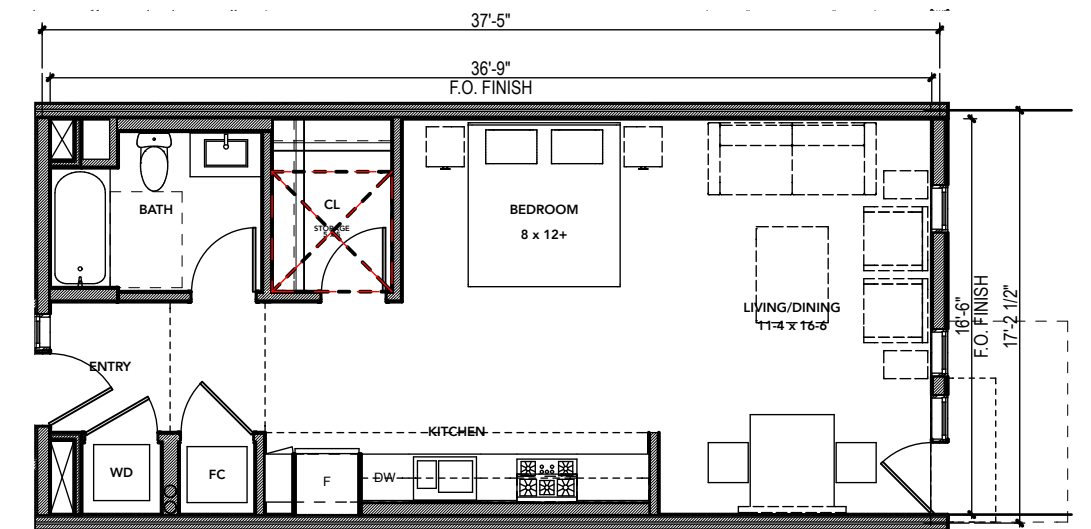
UNIT 13 - STUDIO C (3)
SCALE: 1/8" = 1'-0"



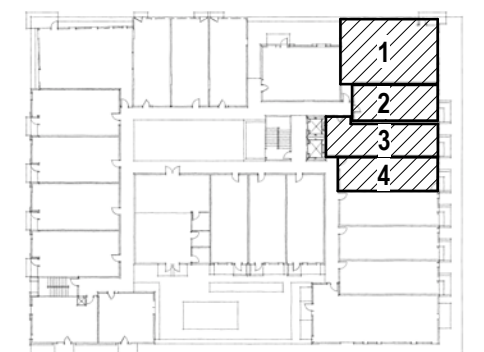
UNIT 15 - STUDIO C (4)
SCALE: 1/8" = 1'-0"



UNIT 11 - 2 BEDROOM (1)
SCALE: 1/8" = 1'-0"

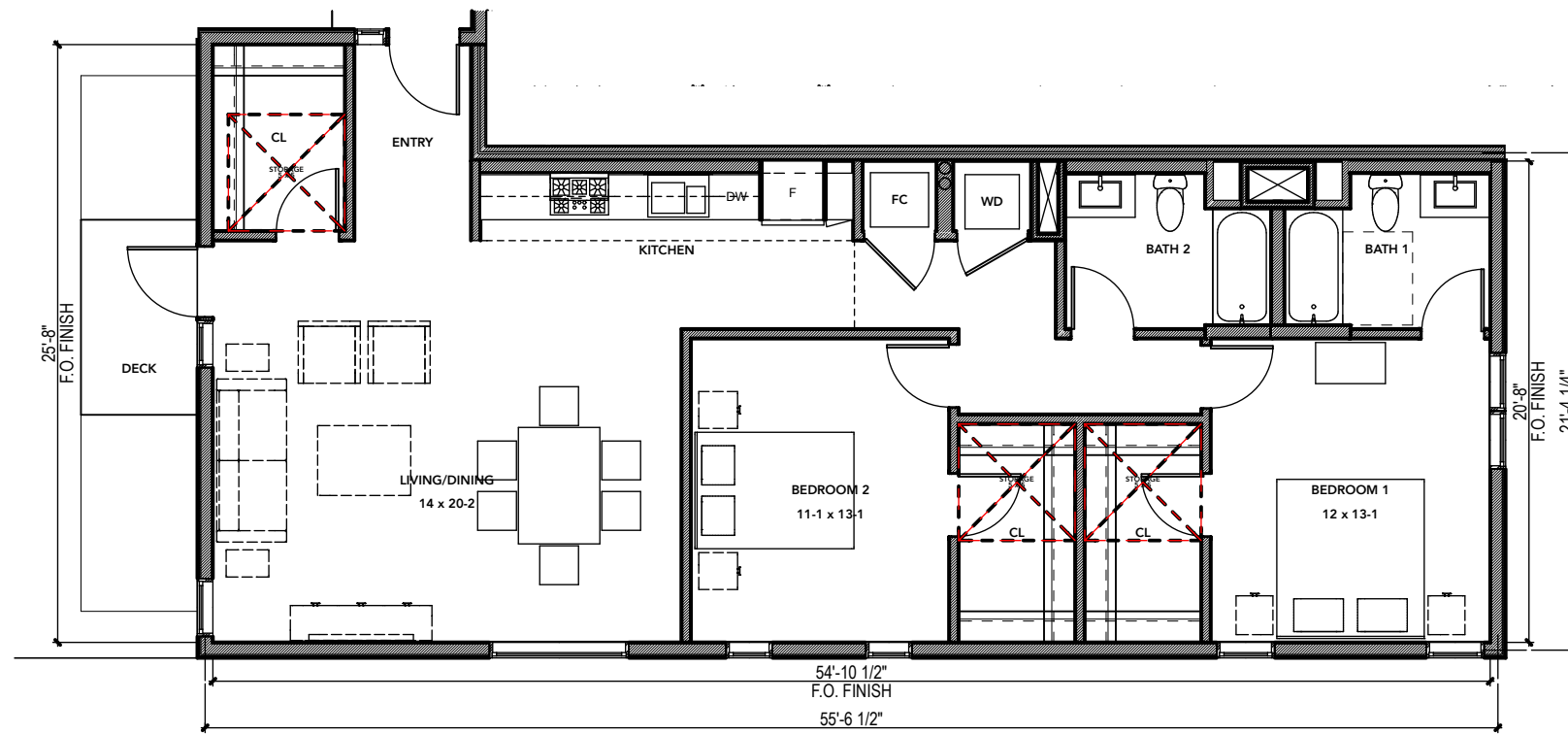


UNIT 12 - STUDIO-B (2)
SCALE: 1/8" = 1'-0"

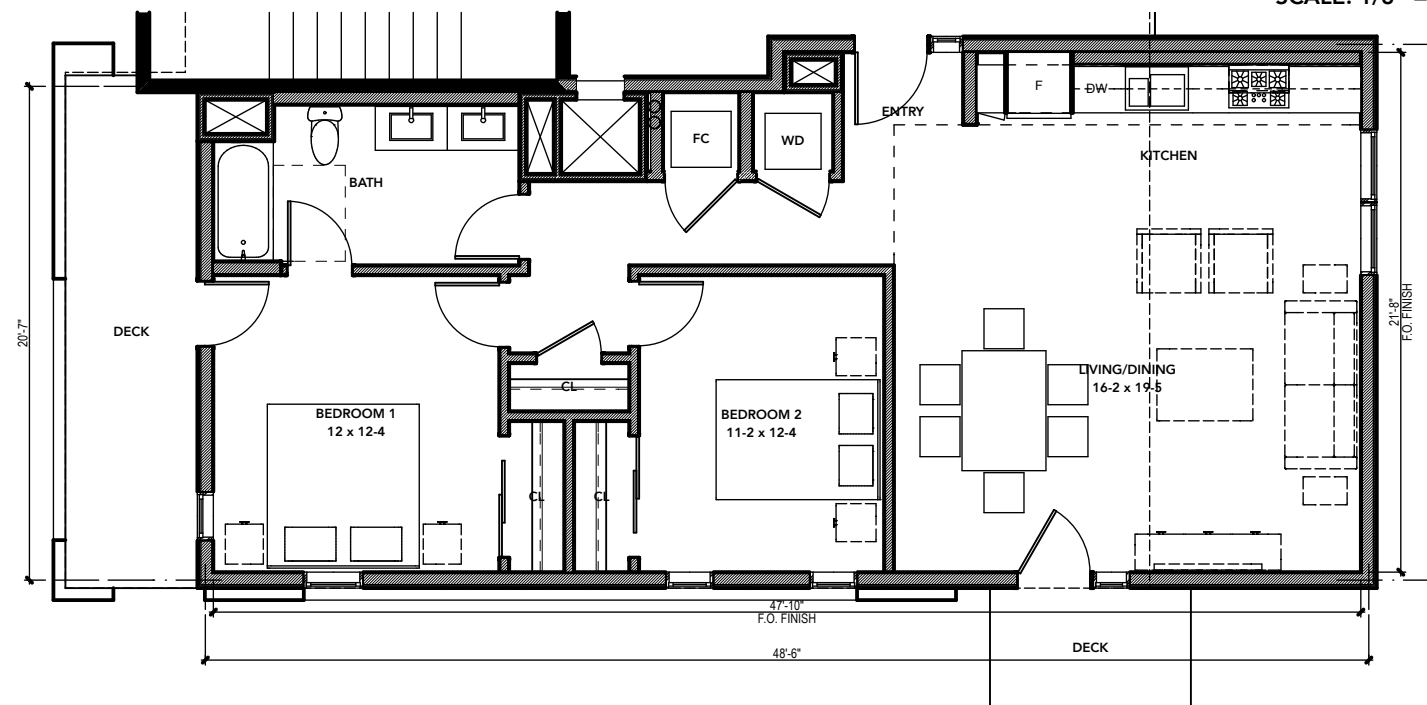


TYPICAL UNIT PLANS

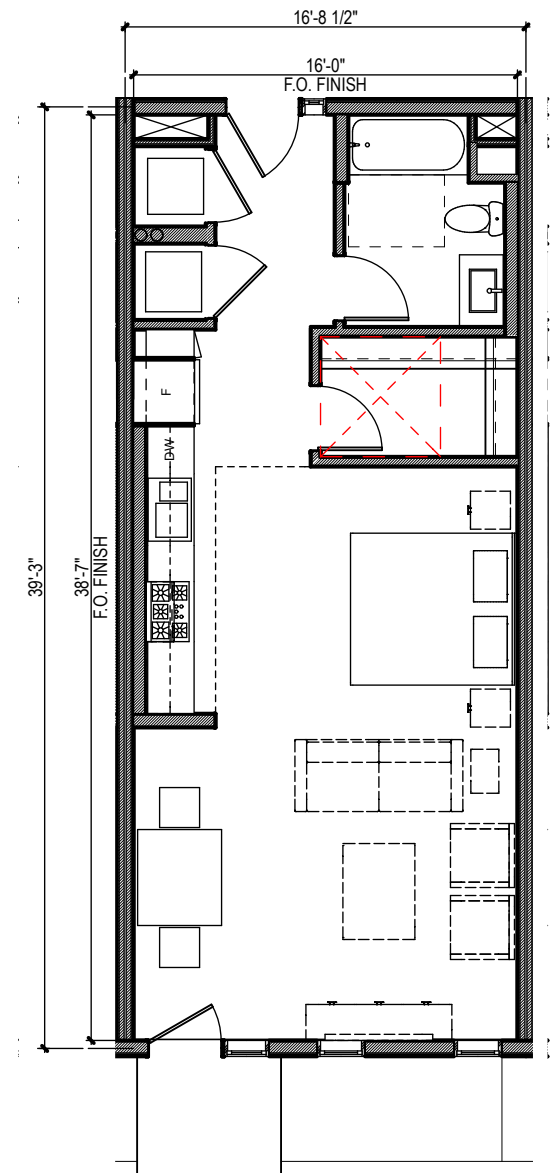




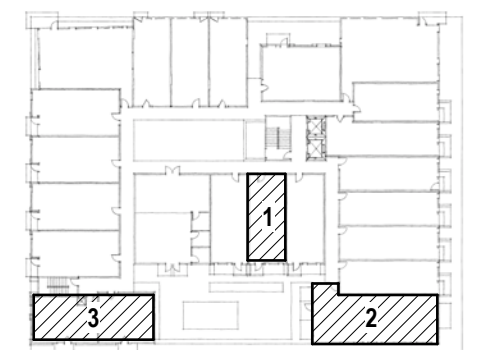
UNIT 18 - 2 BEDROOM (2)
SCALE: 1/8" = 1'-0"



UNIT 1 - 2 BEDROOM (3)
SCALE: 1/8" = 1'-0"
NOTE: ONLY AT 8TH LEVEL



UNIT 20 - STUDIO (1)
SCALE: 1/8" = 1'-0"



TYPICAL UNIT PLANS



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ROCKEFELLER KEMPEL ARCHITECTS



MATERIAL LEGEND

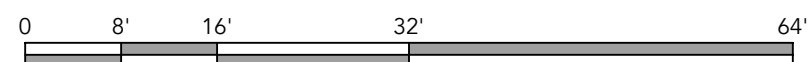
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|--|--|
| [1] ALUMINUM STORE FRONT | [9] EXTRUDED ALUMINUM PIPING |
| [2] CLEAR ANODIZED METAL PANEL | [10] GROUND FACE CMU: WHITE 01 W/ MATCHING GROUT |
| [3] CAST IN PLACE ARCH CONCRETE | [11] STUCCO: GREY 01 |
| [4] GROUND FACE CMU: GREY 01 W/ MATCHING GROUT | [12] WINDOW FRAME: TYP. |
| [5] ANODIZED METAL PANEL - WHITE | [13] STUCCO: GREY 02 |
| [6] FRITTED GLAZING | [14] STUCCO: WHITE 01 |
| [7] GROUND FACE CMU: GREY 02 W/ MATCHING GROUT | [15] LIGHTING FIXTURES |
| [8] GLAZING | [16] GREEN SCREEN / VINE |



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ROCKEFELLER KEMPEL ARCHITECTS



EAST ELEVATION

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ROCKEFELLER KEMPEL ARCHITECTS

BUILDING SECTION PERSPECTIVES

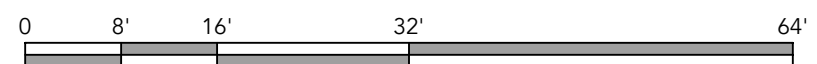
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BUILDING SECTIONS

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MATERIAL LEGEND

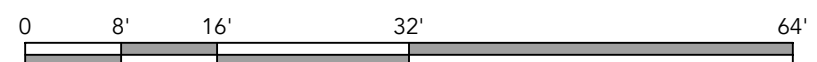
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|--|--|
| 1 ALUMINUM STORE FRONT | 9 EXTRUDED ALUMINUM PIPING |
| 2 CLEAR ANODIZED METAL PANEL | 10 GROUND FACE CMU: WHITE 01 W/ MATCHING GROUT |
| 3 CAST IN PLACE ARCH CONCRETE | 11 STUCCO: GREY 01 |
| 4 GROUND FACE CMU: GREY 01 W/ MATCHING GROUT | 12 WINDOW FRAME: TYP. |
| 5 ANODIZED METAL PANEL - WHITE | 13 STUCCO: GREY 02 |
| 6 FRITTED GLAZING | 14 STUCCO: WHITE 01 |
| 7 GROUND FACE CMU: GREY 02 W/ MATCHING GROUT | 15 LIGHTING FIXTURES |
| 8 GLAZING | 16 GREEN SCREEN / VINE |



REVISED (AFTER)

8/30/18

ROCKEFELLER KEMPEL ARCHITECTS



WEST ELEVATION

1105 Long Beach Blvd Long Beach CA 90813



REVISED (AFTER)

8/30/18

ROCKEFELLER KEMPEL ARCHITECTS

BUILDING SECTION PERSPECTIVE

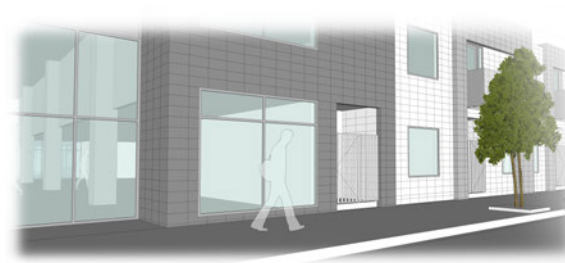
1105 Long Beach Blvd Long Beach CA 90813



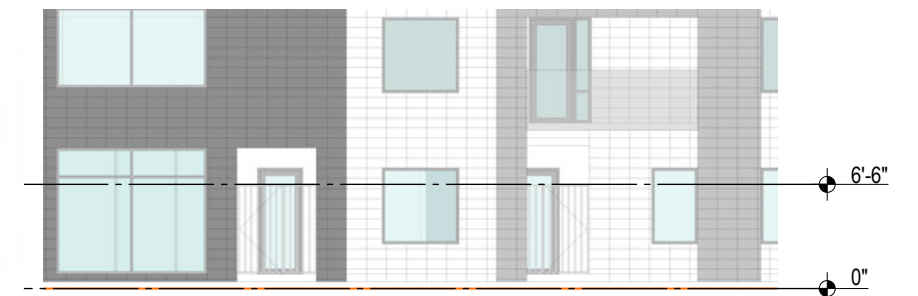


MATERIAL LEGEND

- | | |
|--|--|
| [1] ALUMINUM STORE FRONT | [9] EXTRUDED ALUMINUM PIPING |
| [2] CLEAR ANODIZED METAL PANEL | [10] GROUND FACE CMU: WHITE 01 W/ MATCHING GROUT |
| [3] CAST IN PLACE ARCH CONCRETE | [11] STUCCO: GREY 01 |
| [4] GROUND FACE CMU: GREY 01 W/ MATCHING GROUT | [12] WINDOW FRAME: TYP. |
| [5] ANODIZED METAL PANEL - WHITE | [13] STUCCO: GREY 02 |
| [6] FRITTED GLAZING | [14] STUCCO: WHITE 01 |
| [7] GROUND FACE CMU: GREY 02 W/ MATCHING GROUT | [15] LIGHTING FIXTURES |
| [8] GLAZING | [16] GREEN SCREEN / VINE |



3D VIEW: ENTRY GATES



ENLARGED GATE ELEVATION

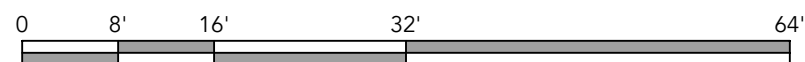
SCALE: 1/16" = 1'-0"



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ROCKEFELLER KEMPEL ARCHITECTS



NORTH ELEVATION

1105 Long Beach Blvd Long Beach CA 90813



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ROCKEFELLER KEMPEL ARCHITECTS

BUILDING SECTION PERSPECTIVE

1105 Long Beach Blvd Long Beach CA 90813





MATERIAL LEGEND

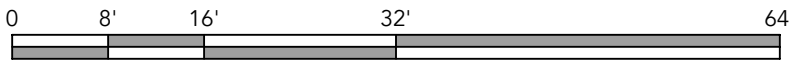
- | | |
|--|--|
| [1] ALUMINUM STORE FRONT | [9] EXTRUDED ALUMINUM PIPING |
| [2] CLEAR ANODIZED METAL PANEL | [10] GROUND FACE CMU: WHITE 01 W/ MATCHING GROUT |
| [3] CAST IN PLACE ARCH CONCRETE | [11] STUCCO: GREY 01 |
| [4] GROUND FACE CMU: GREY 01 W/ MATCHING GROUT | [12] WINDOW FRAME: TYP. |
| [5] ANODIZED METAL PANEL - WHITE | [13] STUCCO: GREY 02 |
| [6] FRITTED GLAZING | [14] STUCCO: WHITE 01 |
| [7] GROUND FACE CMU: GREY 02 W/ MATCHING GROUT | [15] LIGHTING FIXTURES |
| [8] GLAZING | [16] GREEN SCREEN / VINE |



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ROCKEFELLER KEMPEL ARCHITECTS



SOUTH ELEVATION

1105 Long Beach Blvd Long Beach CA 90813



MATERIAL LEGEND

- | | |
|--|--|
| 1 ALUMINUM STORE FRONT | 9 EXTRUDED ALUMINUM PIPING |
| 2 CLEAR ANODIZED METAL PANEL | 10 GROUND FACE CMU: WHITE 01 W/ MATCHING GROUT |
| 3 CAST IN PLACE ARCH CONCRETE | 11 STUCCO: GREY 01 |
| 4 GROUND FACE CMU: GREY 01 W/ MATCHING GROUT | 12 WINDOW FRAME: TYP. |
| 5 ANODIZED METAL PANEL - WHITE | 13 STUCCO: GREY 02 |
| 6 FRITTED GLAZING | 14 STUCCO: WHITE 01 |
| 7 GROUND FACE CMU: GREY 02 W/ MATCHING GROUT | 15 LIGHTING FIXTURES |
| 8 GLAZING | 16 GREEN SCREEN / VINE |



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ROCKEFELLER KEMPEL ARCHITECTS

