



CONCEPT ELEVATION ON LINDEN AVENUE

PROJECT INFORMATION				
ADDRESS				
ATLANTIC, LONG BEACH				
ZONING				
LOT AREA	± 3.20	AC	139,287 SF	
ZONE			MU-3-A	
GROSS BUILDING AREA			139,736 SF	
LOT COVERAGE AREA	44.49%		61,966 SF	
F.A.R.			1.00	
*Gross living building area used to calculate F.A.R. does not include garage area				
BUILDING CODE ANALYSIS				
CONSTRUCTION TYPE			TYPE-5B	
OCCUPANCY			R-3	
FIRE SPRINKLER			13-D	
WATER SUPPLY SYSTEM			PRIVATE	
PROPOSED AREAS				
RESTAURANT AREA			2,294 SF	
COMMUNITY ROOM			567 SF	
RESIDENTIAL NET AREA			136,875 SF	
			139,736 SF	
TOTAL PROPOSED UNITS			84 UNITS	

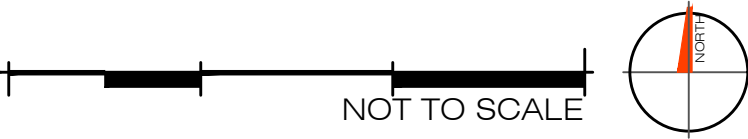
RESIDENTIAL UNIT SUMMARY						
PLAN	DESCRIPTION	QNTY.	UNIT MIX	PATIO AREA	UNIT NET AREA	TOTAL NET AREA
TH-A	2 BDRM + 2.5 BATH (3-STORY)	27	32%	125	1,355	36,585
TH-B	3 BDRM + 2.5 BATH (3-STORY)	28	33%	121	1,616	45,248
*TH-C	3 OR 4 BDRM + 3.5 BATH (3-STORY)	29	35%	108	1,898	55,042
		84				136,875
* TH-C - LIVEWORK - 3 BDRM + 3.5 BATH (LIVEWORK UNITS ALONG ATLANTIC AVENUE)						
**TH-C - TOWNHOME - 4 BDRM + 3.5 BATH (TOWN HOME UNITS AT INNER COURTYARDS)						

PARKING SUMMARY						
REQUIRED PARKING						
PLAN	DESCRIPTION	QNTY.		PARKING REQUIRED	GUEST REQUIRED	REQUIRED PARKING
TH-A	2 BDRM + 2.5 BATH (3-STORY TH)	27		1.00	0.125	30
TH-B	3 BDRM + 2.5 BATH (3-STORY TH)	28		1.25	0.125	39
TH-C	3 OR 4 BDRM + 3.5 BATH (3-STORY)	29		1.25	0.125	40
		84				109
	RESTAURANT AREA	2,294		2/ 1000 SF		5
						5
						TOTAL 114
	BICYCLE PARKING REQUIRED					18
PROVIDED PARKING						
	COMMERCIAL / RETAIL	(STREET PARKING STALLS)				41
	RESIDENTIAL	(ATTACHED GARAGE)				168
	RESIDENTIAL GUEST	(SURFACE PARKING STALLS)				19
						TOTAL 228
	BICYCLE PARKING PROVIDED					18

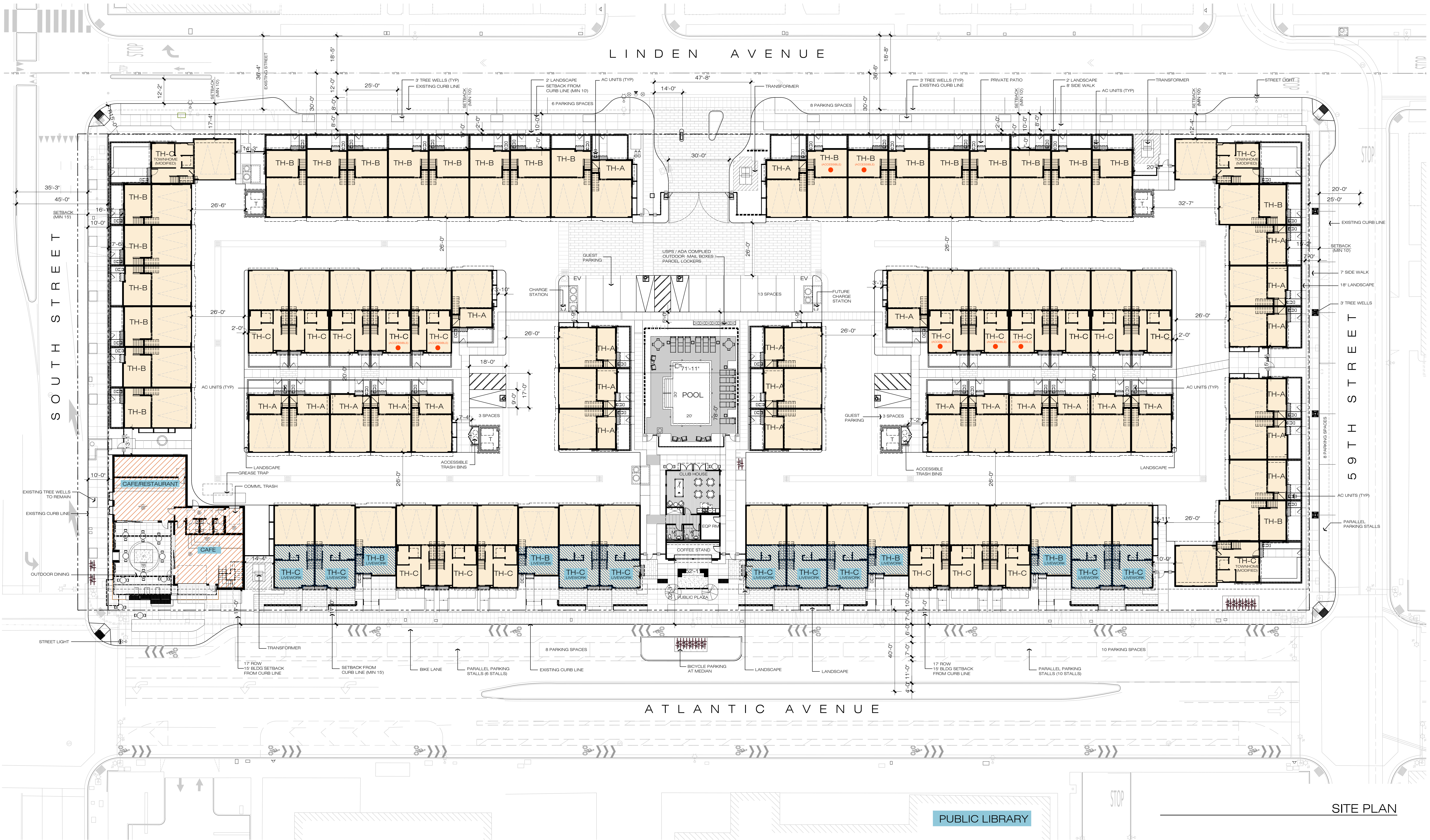
Notes:

- 1 All surface and garage stalls are full size 8'-6" x 18'-0"
- 2 Residential guest EV stalls are 9'-0" x 18'-0"
- 3 Install on day one 2 EV stalls for guest parking with one charging station
- 4 Install on day one 9 residential units to have EV charging station inside garages
- 5 All homes to have future EV conduit and panel for EV charging capacity
- 6 Project shall be required to be LEED certified

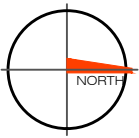
DEVELOPMENT STANDARD				
YARD SETBACK	REQUIRED		PROVIDED	
	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL
	PRIMARY FRONTAGE	10 FT	15 FT	12 FT
	SECONDARY FRONTAGE	10 FT	10 FT	N/A
* Building setback measured from existing curb face to proposed exterior building face				
BUILDING HEIGHT	MAXIMUM ALLOWED		PROVIDED	
	4-STORY	60 FT	3-STORY	38 FT
OPEN SPACE				
REQUIRED OPEN SPACE			5% OF LOT SIZE	6,964 SF
PROVIDED OPEN SPACE				
	COMMUNITY ROOM		567 SF	
	GROUND LEVEL COURTYARD		10,888 SF	
	PRIVATE PATIO DECKS		9,895 SF	
			21,350 SF	
VICINITY MAP				

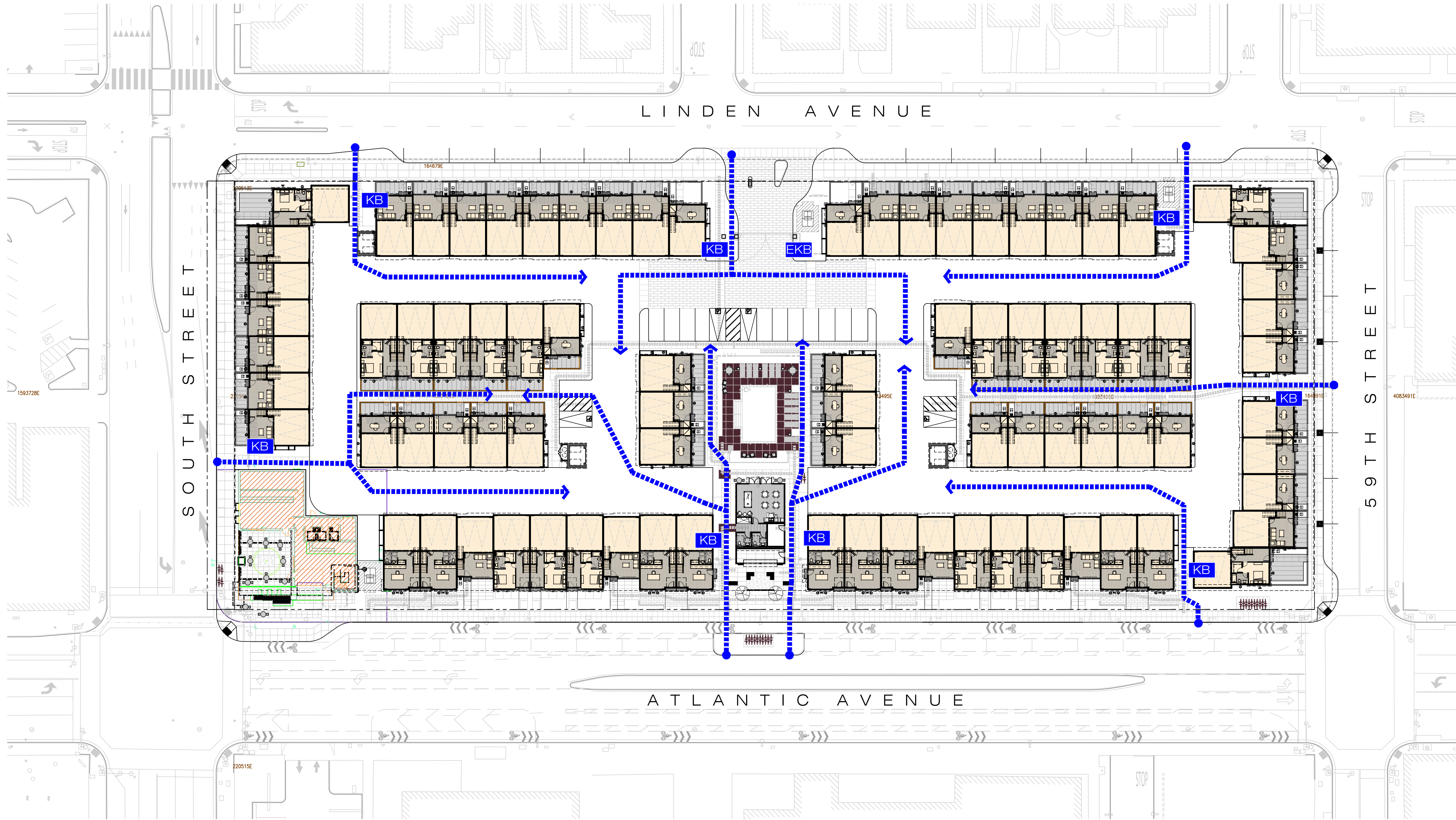


SUMMARY



SITE PLAN





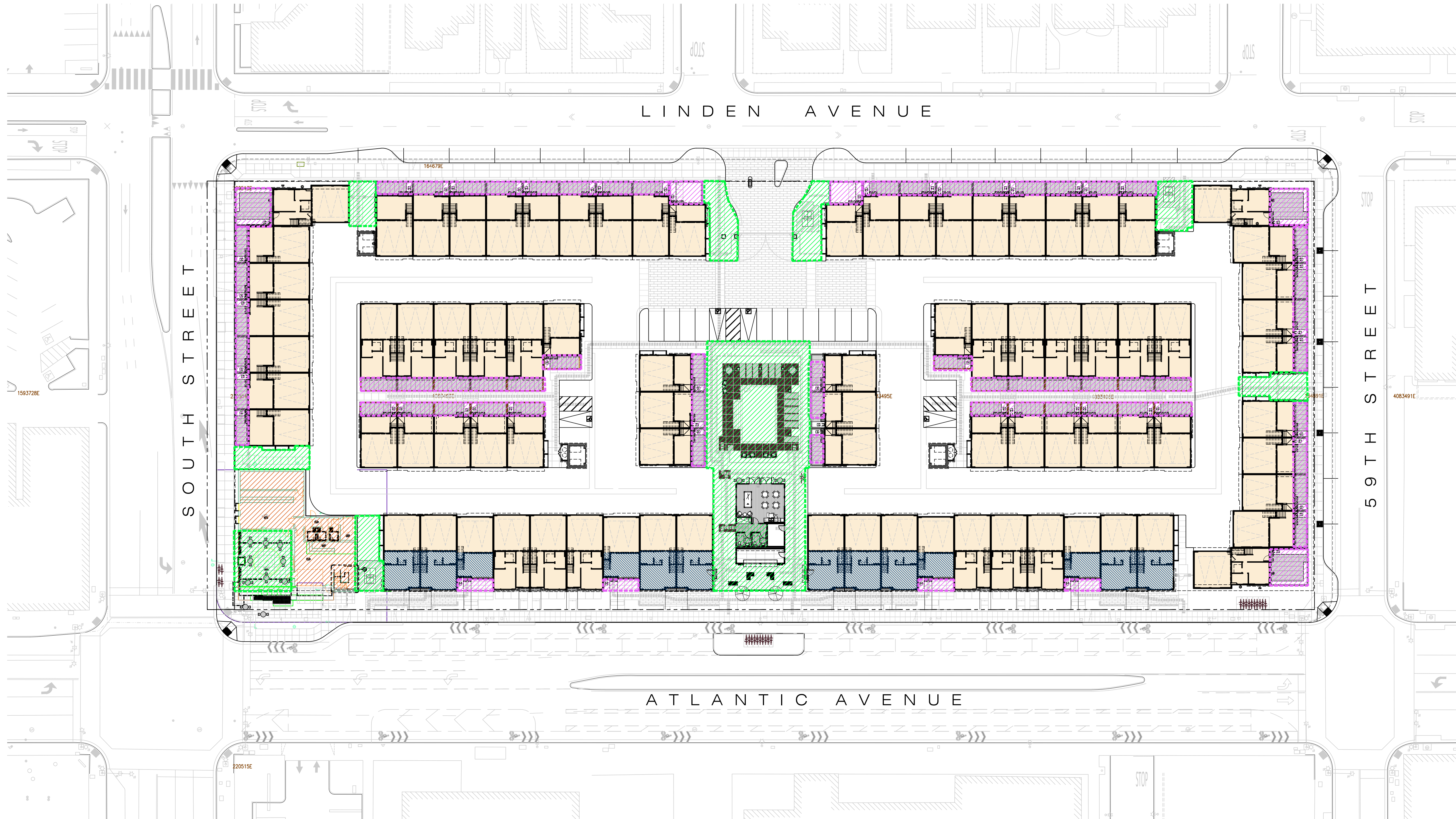
LEGEND

- KB KNOCK-BOX
- EKB ELECTRONIC OVERRIDE KNOCK-BOX

200' HOSE PULL

FIRE ACCESS PLAN





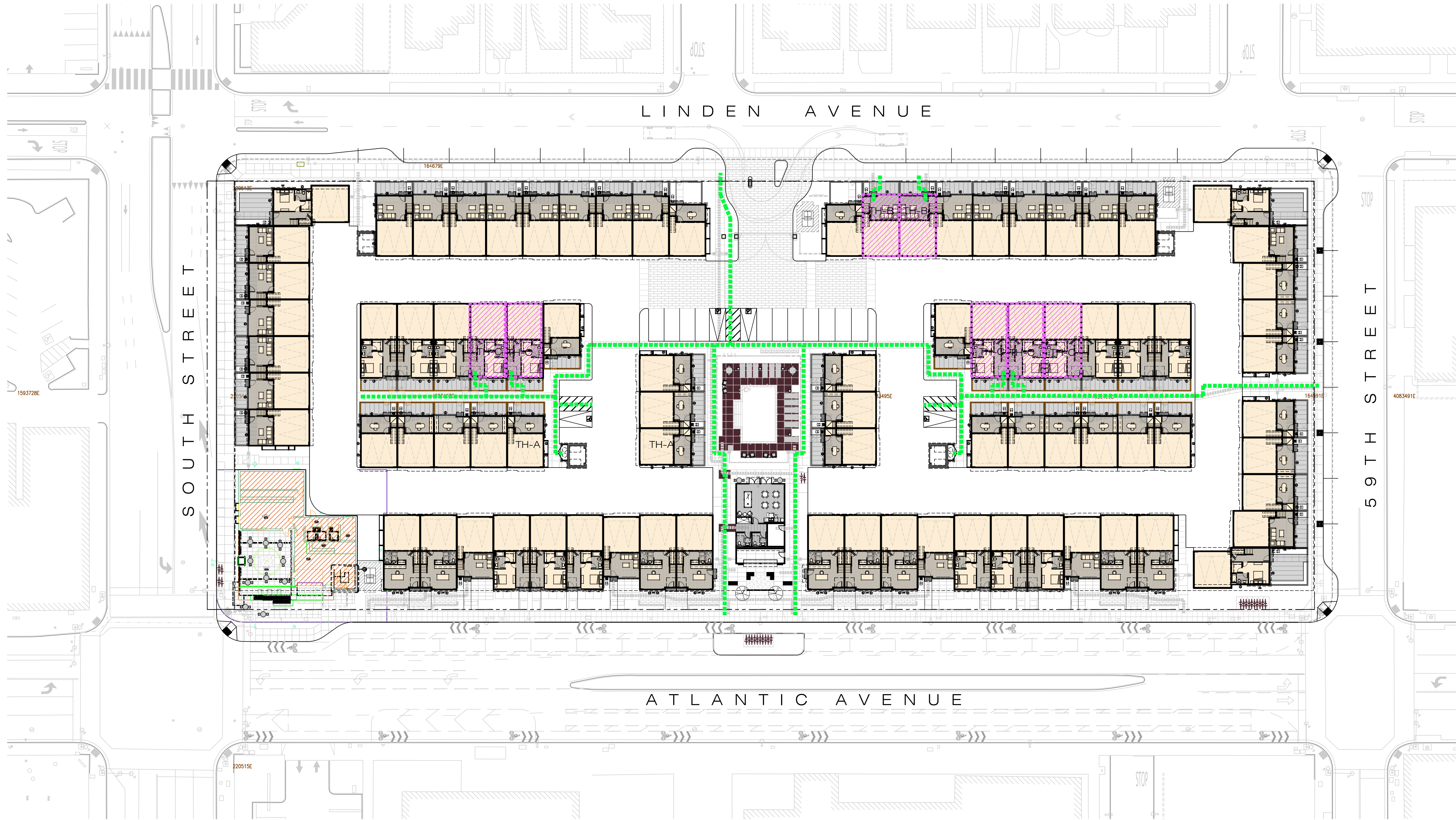
LEGEND

- COMMON OPEN SPACE
- PRIVATE OPEN SPACE

PROVIDED OPEN SPACE AREA

COMMUNITY ROOM	567 SF
GROUND LEVEL COURTYARD	10,888 SF
PRIVATE PATIO DECKS	9,895 SF
	<u>21,350 SF</u>

OPEN SPACE PLAN



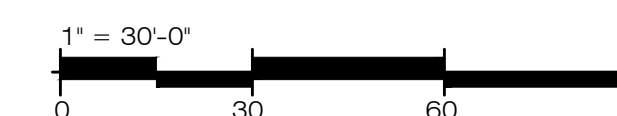
LEGEND

ACCESSIBLE ROUTE

ACCESSIBLE UNITS

TH-B	2 UNITS
TH-C (residential)	5 UNITS
TOTAL	7 UNITS

ACCESSIBLE ROUTE PLAN



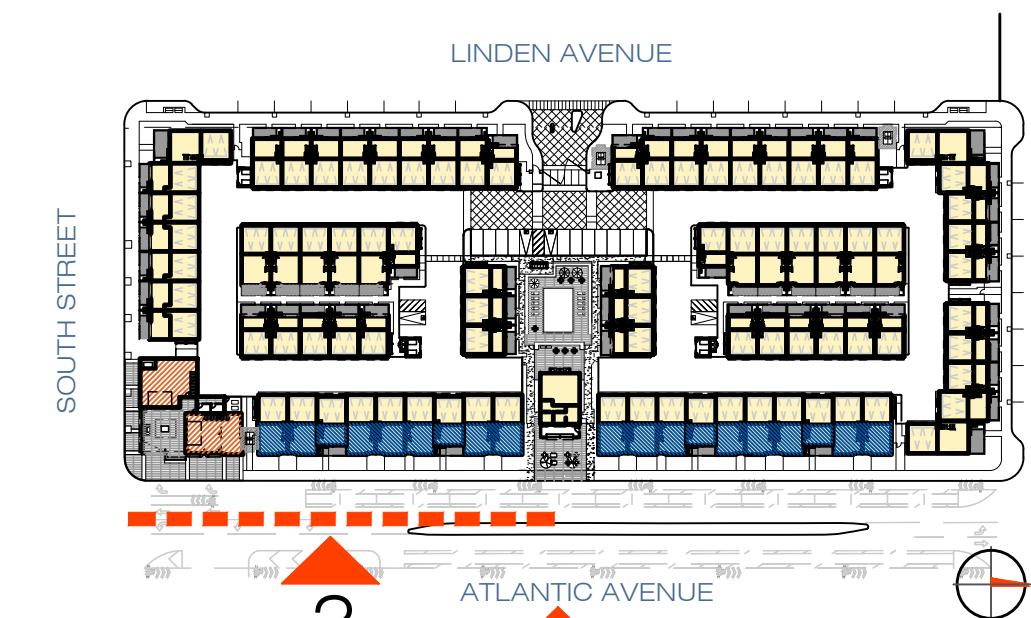


2. EAST ELEVATION - PARTIAL ELEVATION ON ATLANTIC AVENUE

FIRST FLOOR FACADE HEIGHT MIN 12' AT 50% OF ACTIVE FRONTAGE



1. EAST ELEVATION - FULL ELEVATION ON ATLANTIC AVENUE

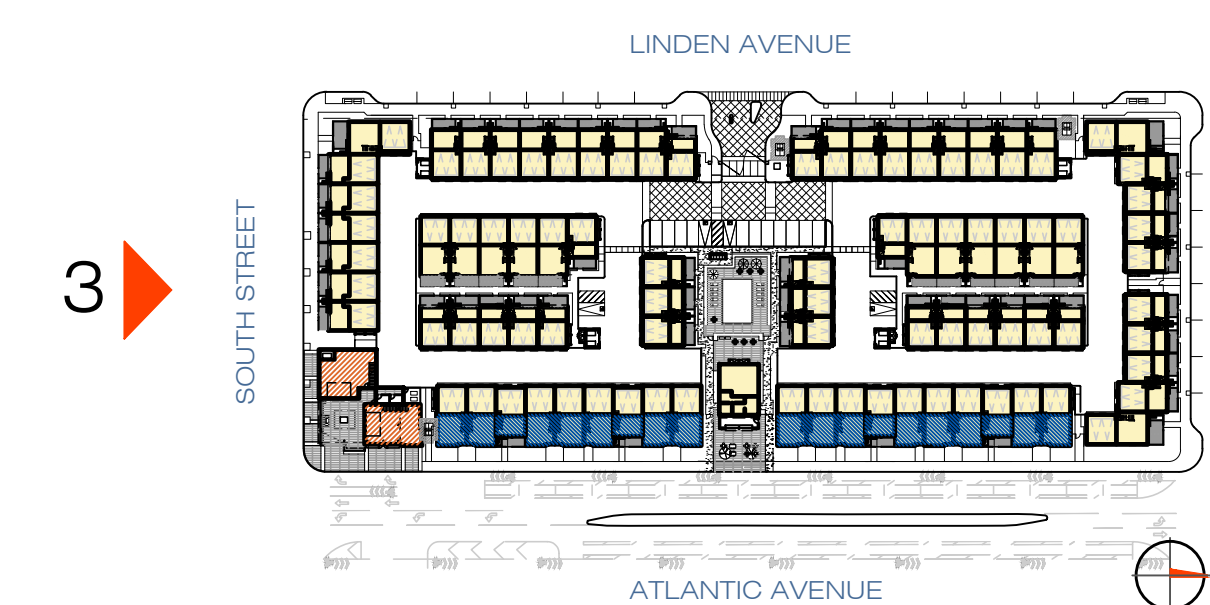


STREET FACING ELEVATIONS



3. SOUTH ELEVATION - ELEVATION ON SOUTH STREET

FIRST FLOOR FACADE HEIGHT MIN 12' AT 50% OF ACTIVE FRONTAGE



STREET FACING ELEVATIONS



5. WEST ELEVATION - PARTIAL ELEVATION ON LINDEN AVENUE



4. WEST ELEVATION - FULL ELEVATION ON LINDEN AVENUE

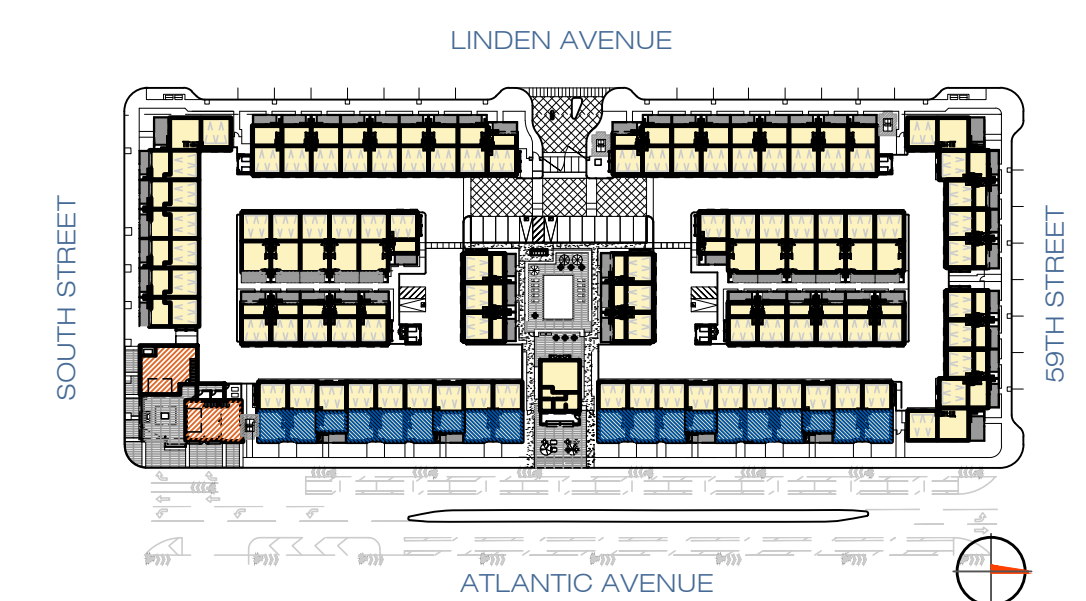


STREET FACING ELEVATIONS



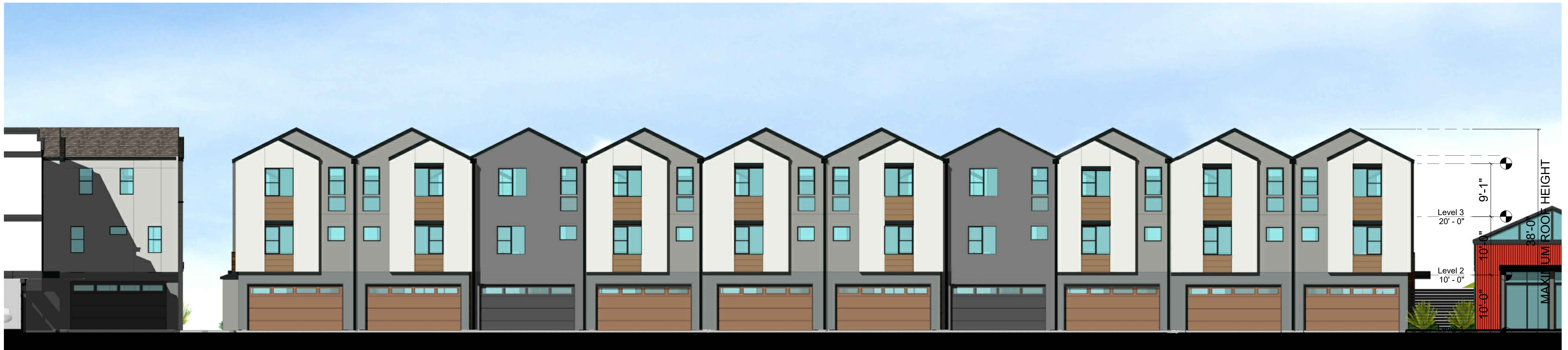
6. NORTH ELEVATION - ELEVATION ON 59TH STREET

FIRST FLOOR FACADE HEIGHT MIN 12' AT 50% OF ACTIVE FRONTAGE



6

STREET FACING ELEVATIONS



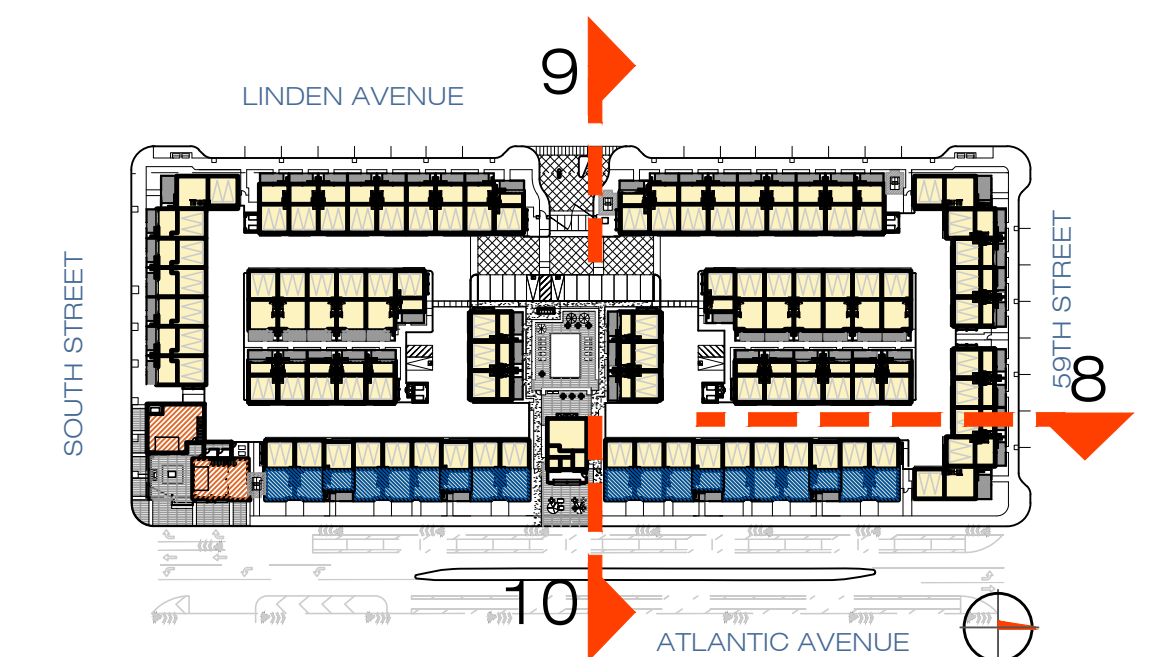
8 - TYPICAL GARAGE SIDE ELEVATION



9 - TYPICAL SIDE ELEVATION AT ENTRANCE



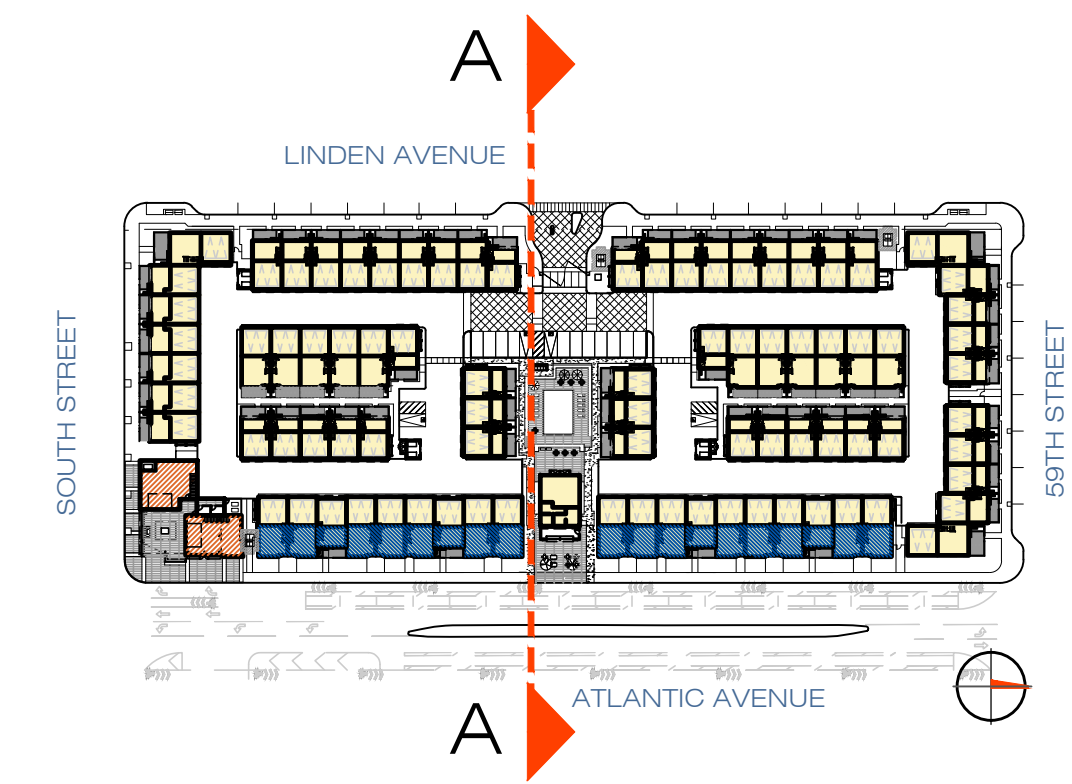
10 - TYPICAL SIDE ELEVATION AT PUBLIC PLAZA



TYPICAL COURTYARD ELEVATIONS



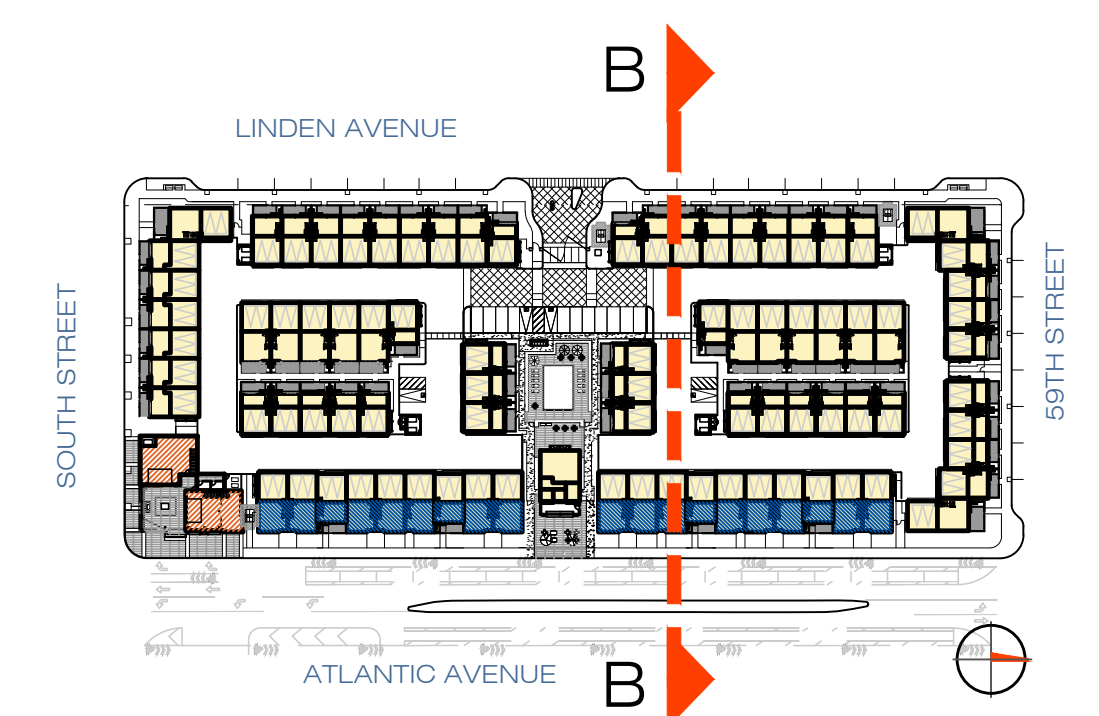
SITE SECTION - A



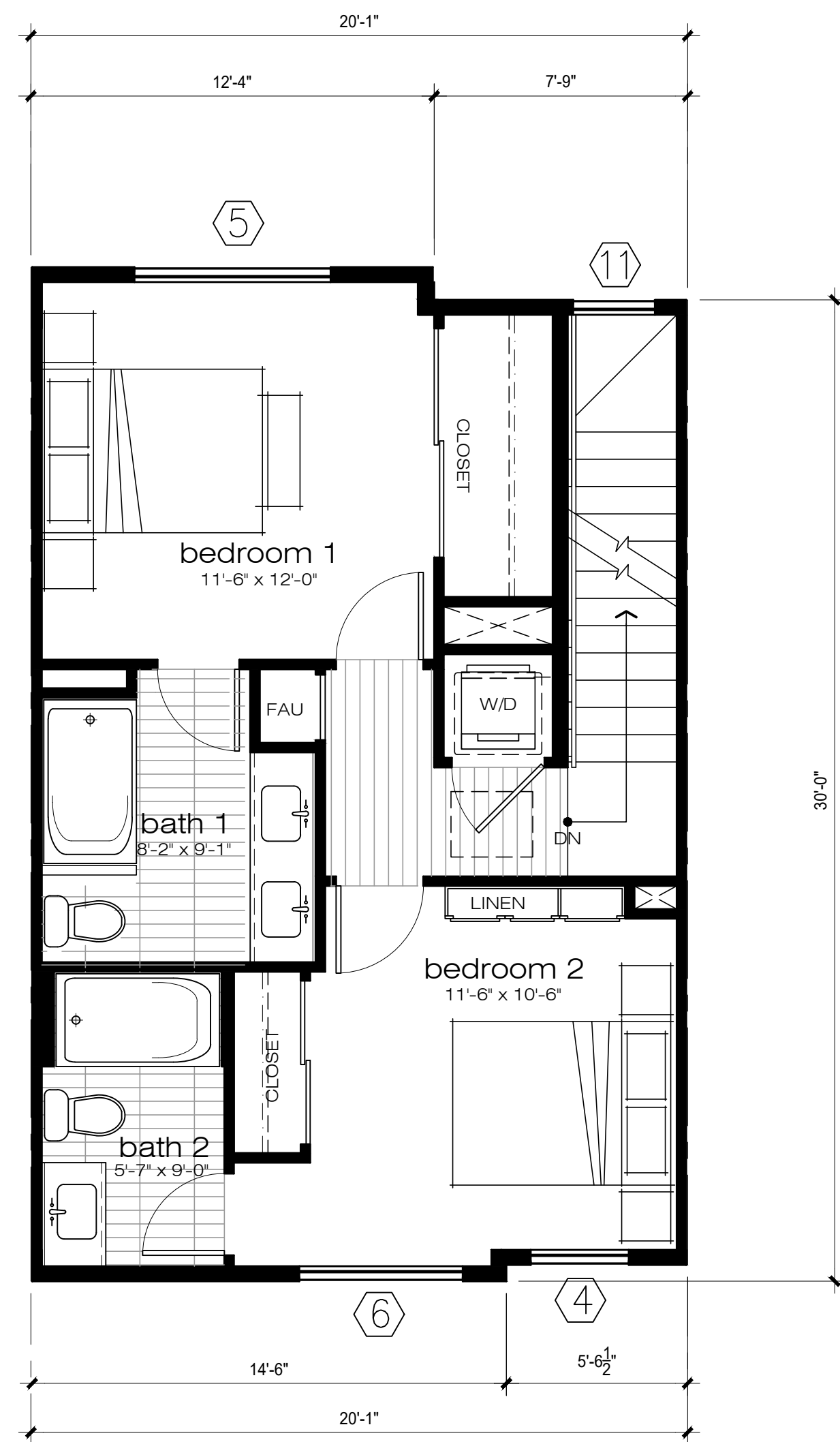
SITE SECTION - A



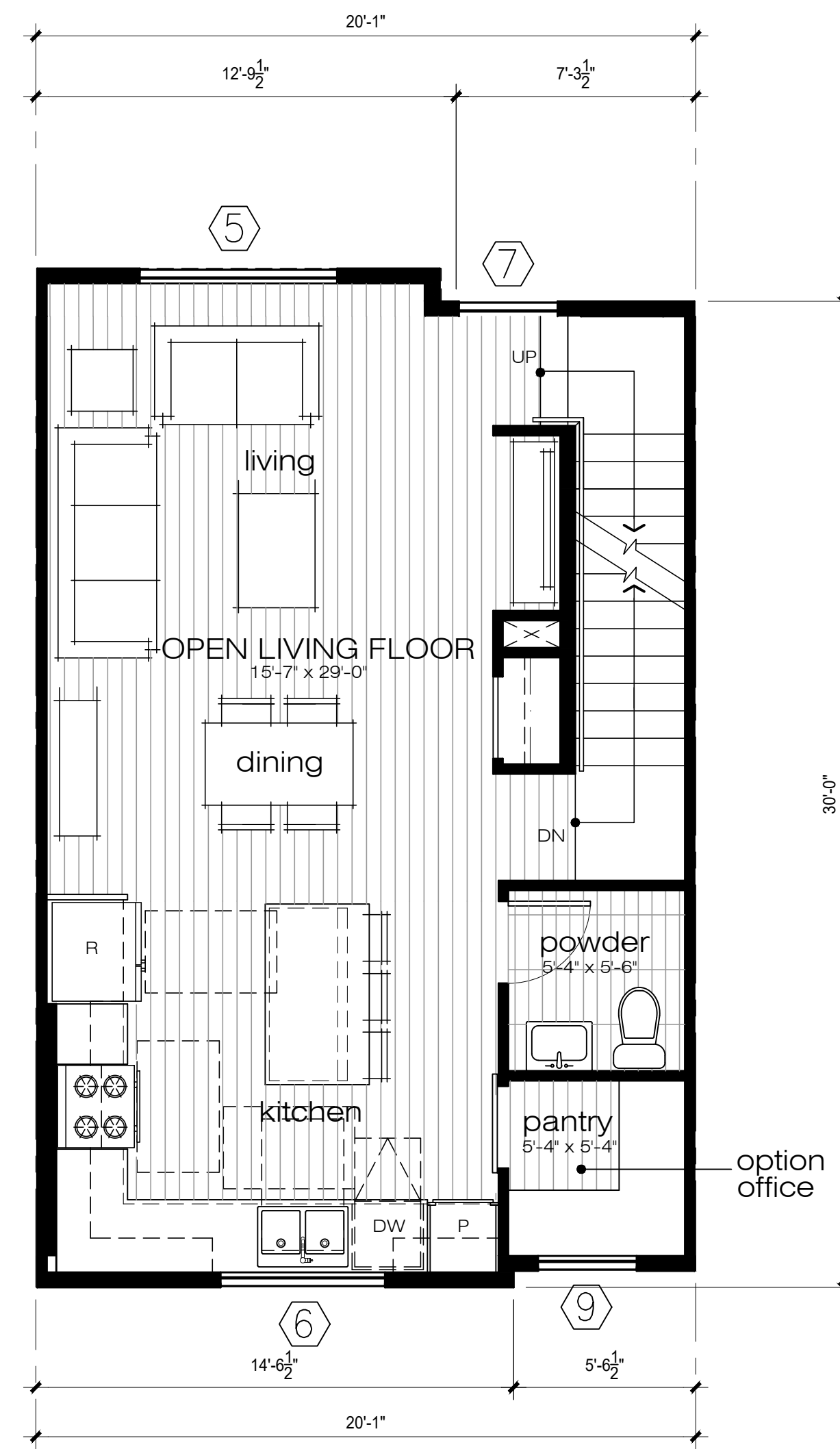
COMPOSITE SITE + BUILDING SECTION - B



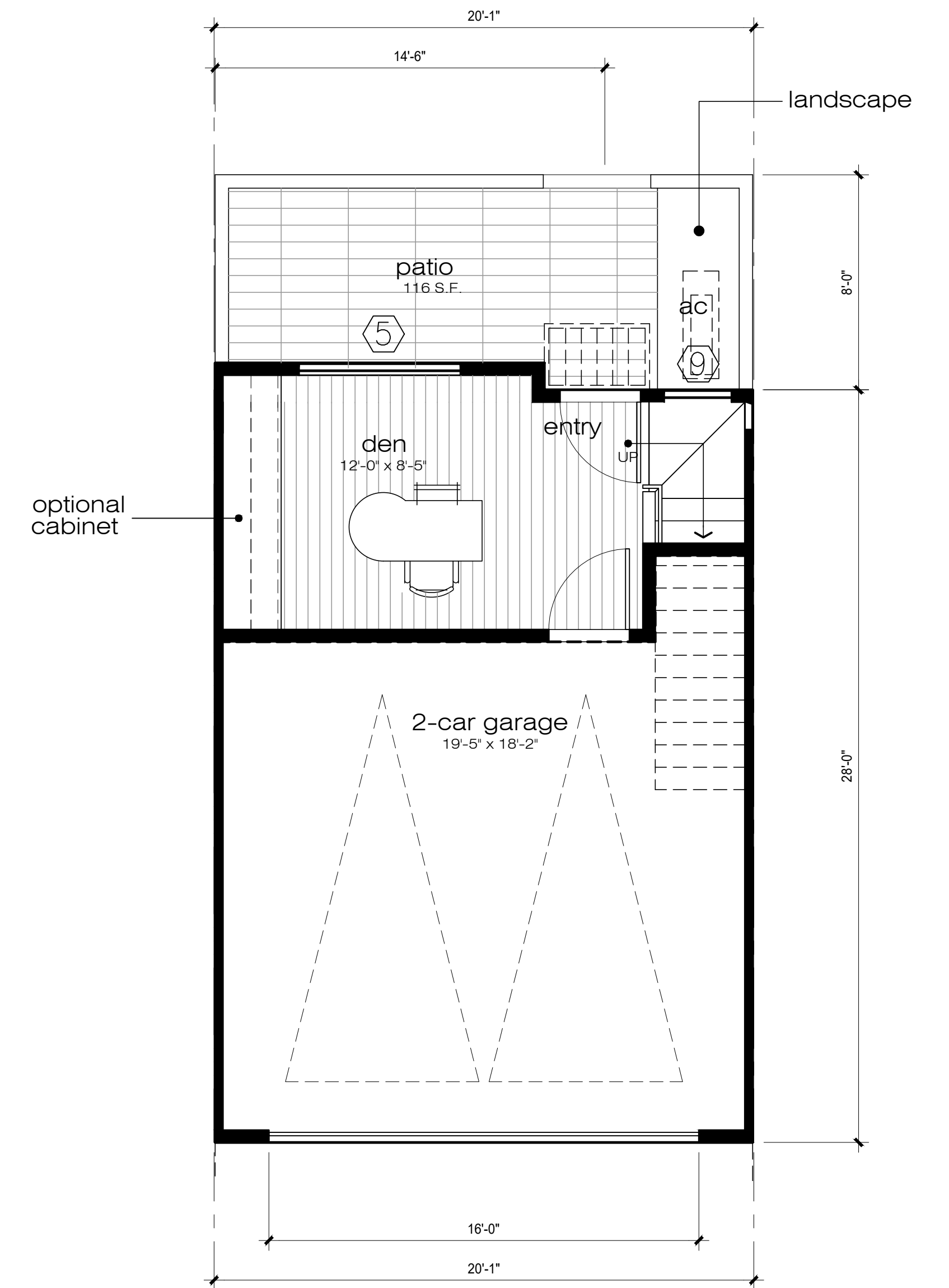
SITE SECTION - B



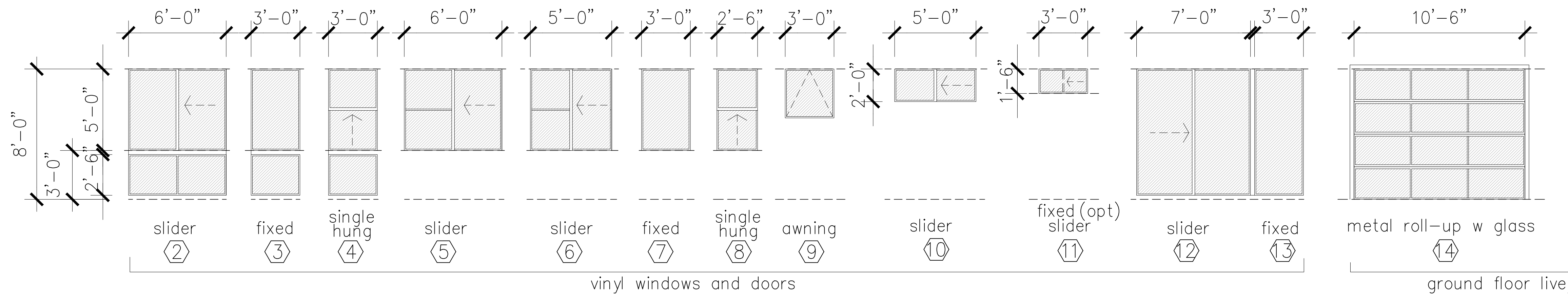
THIRD FLOOR



SECOND FLOOR

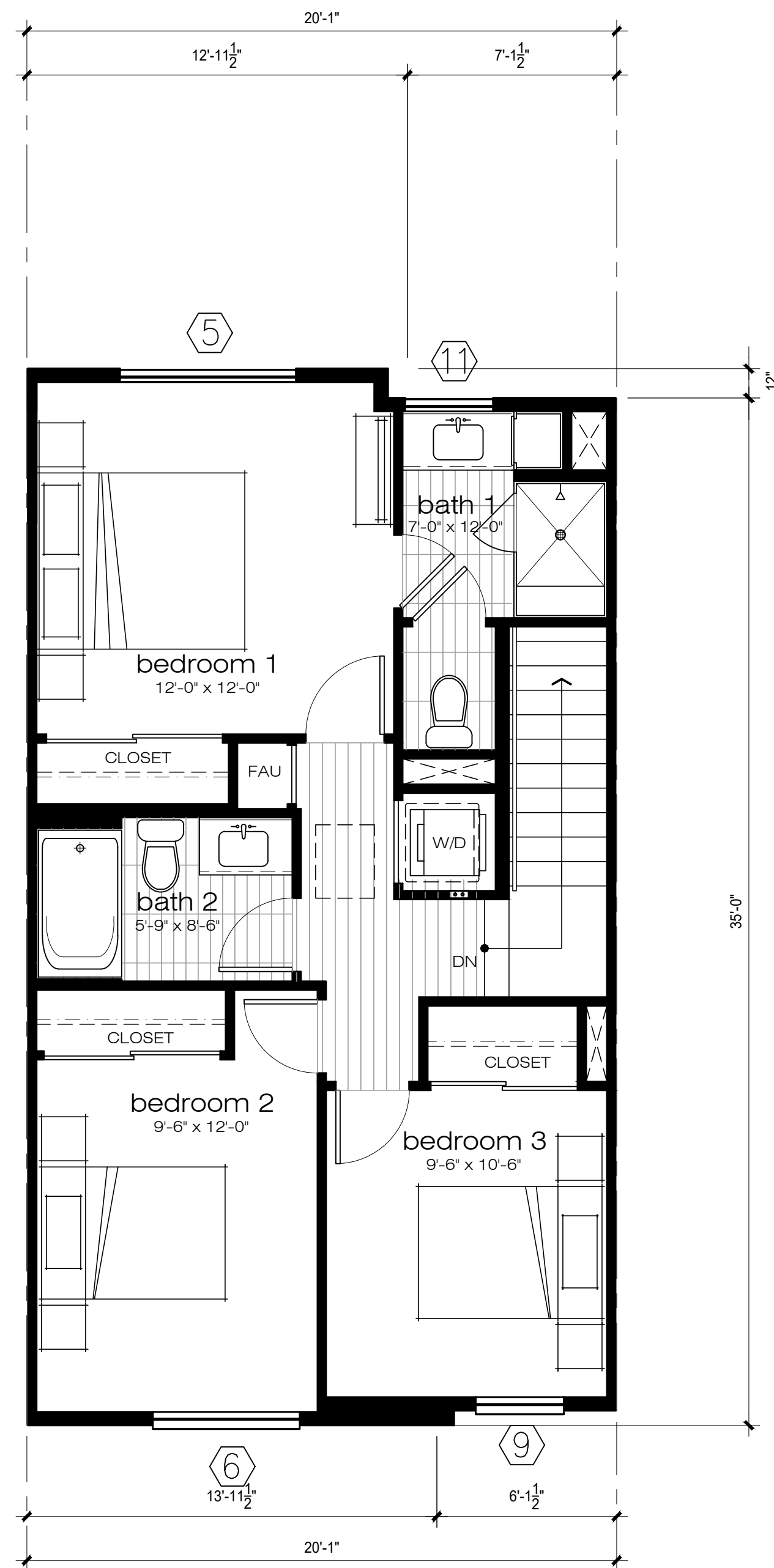


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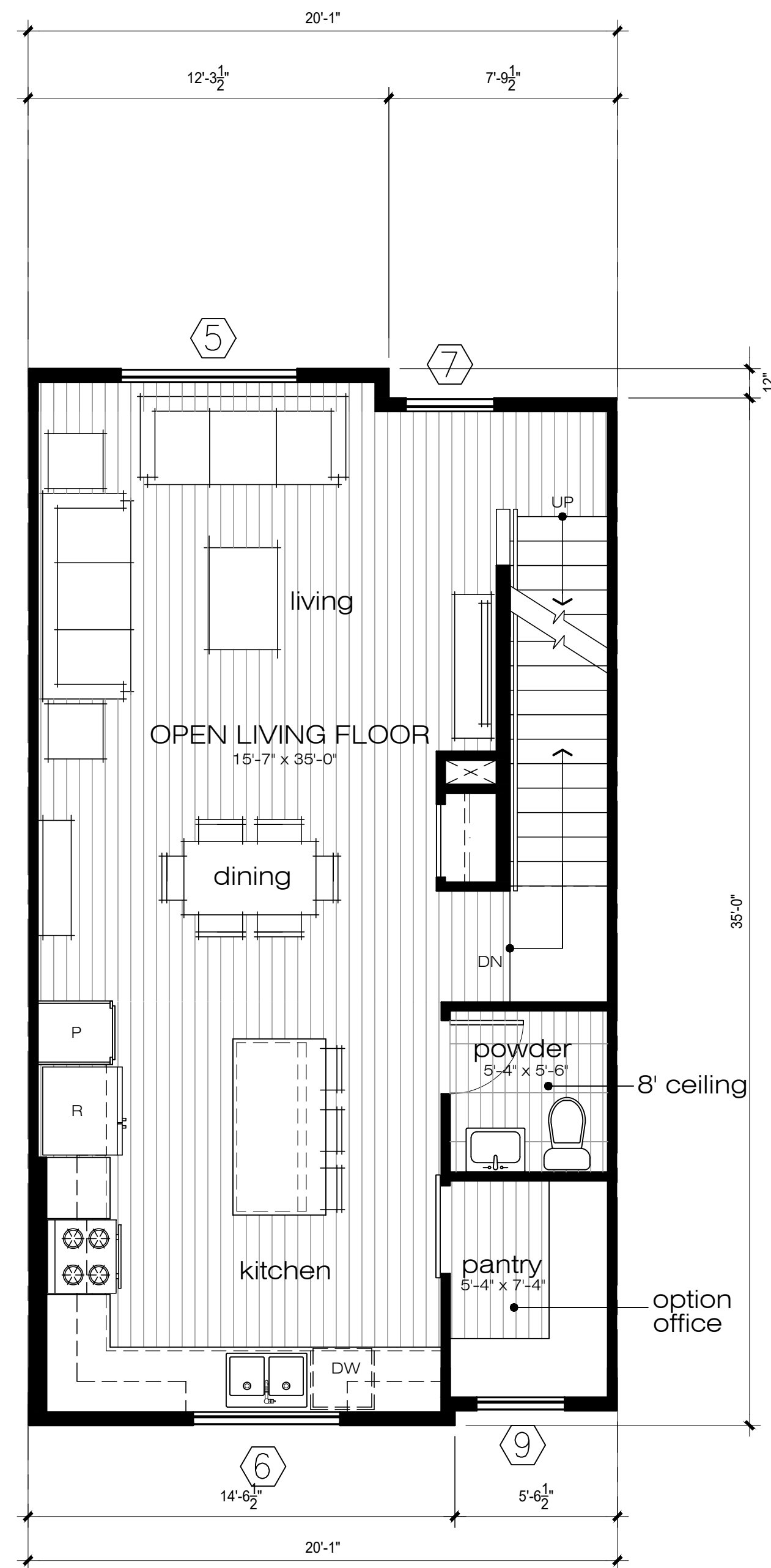


	TH-A
Bedroom:	2
Bathroom:	2F + 1H
Gross Area:	1,355 S.F.
Net Area:	1,264 S.F.
Patio:	116 S.F.

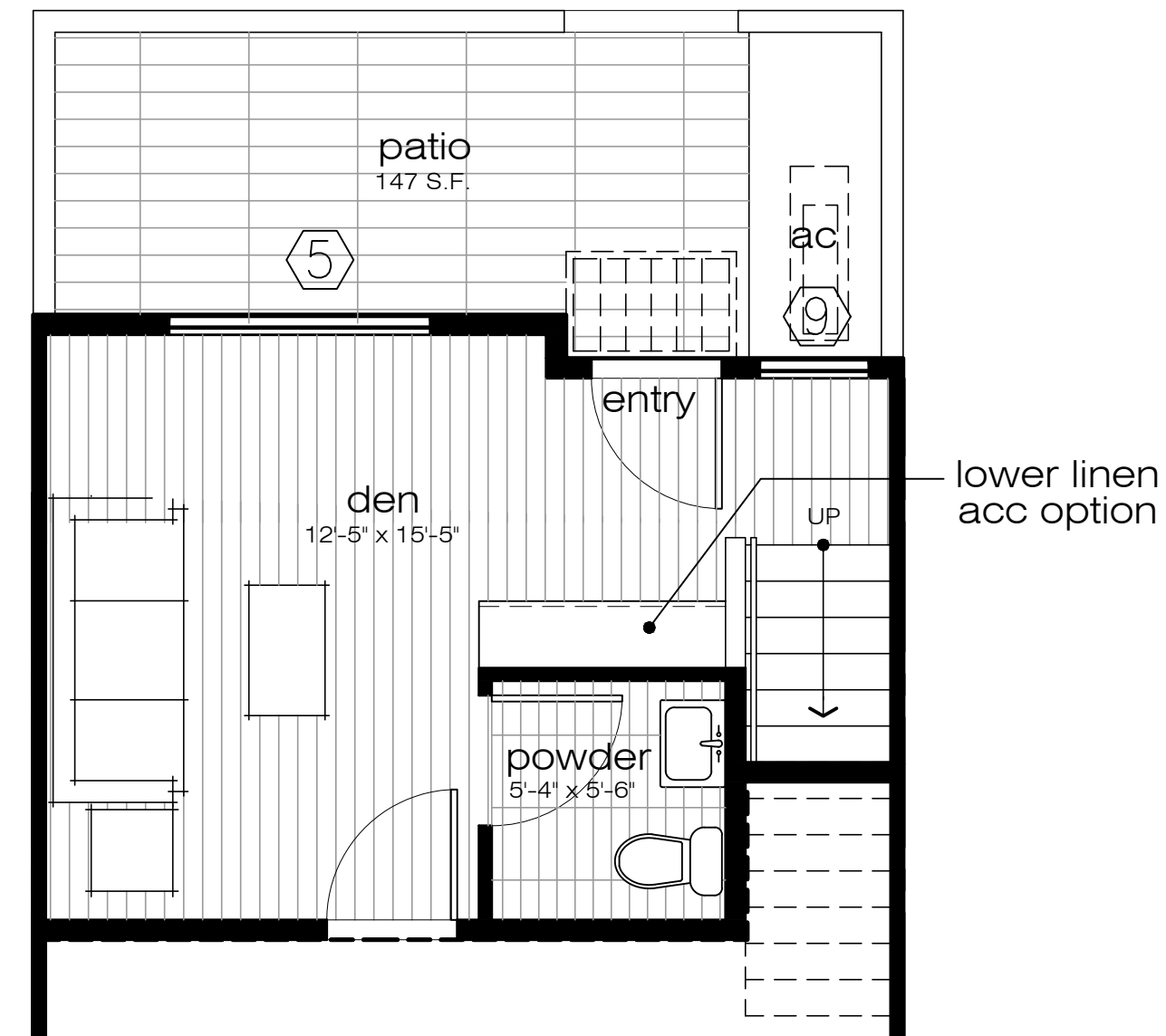
UNIT PLAN - PLAN A



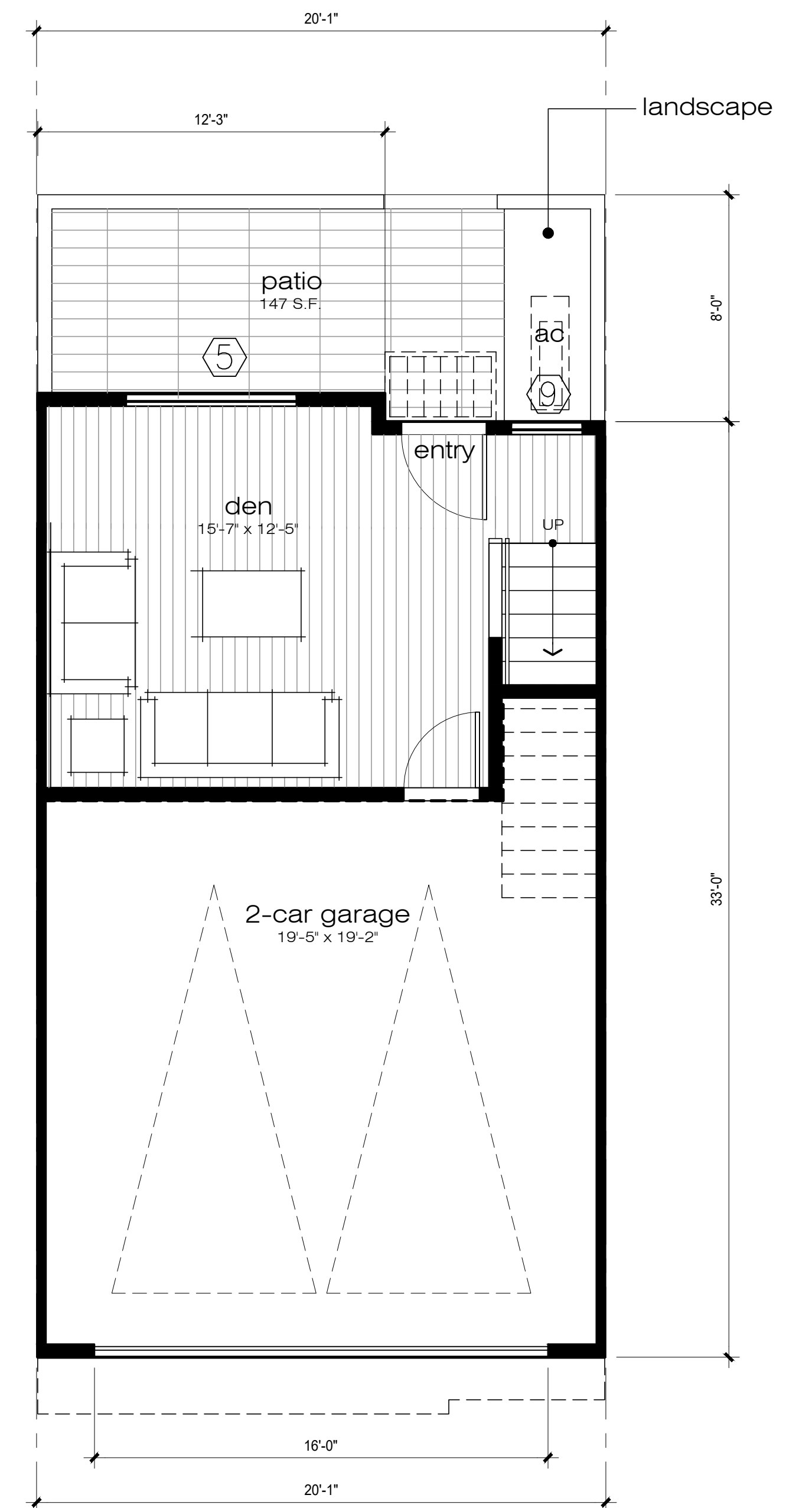
THIRD FLOOR



SECOND FLOOR



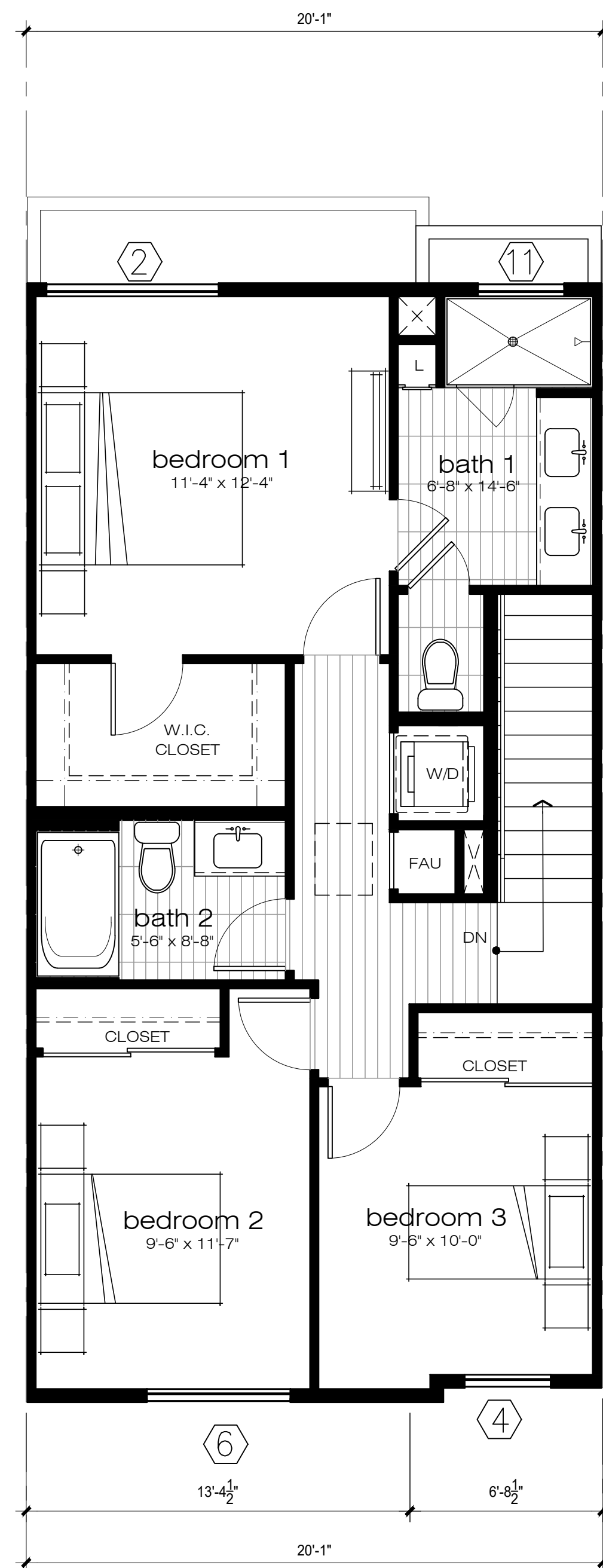
ACCESSIBILITY OPTION



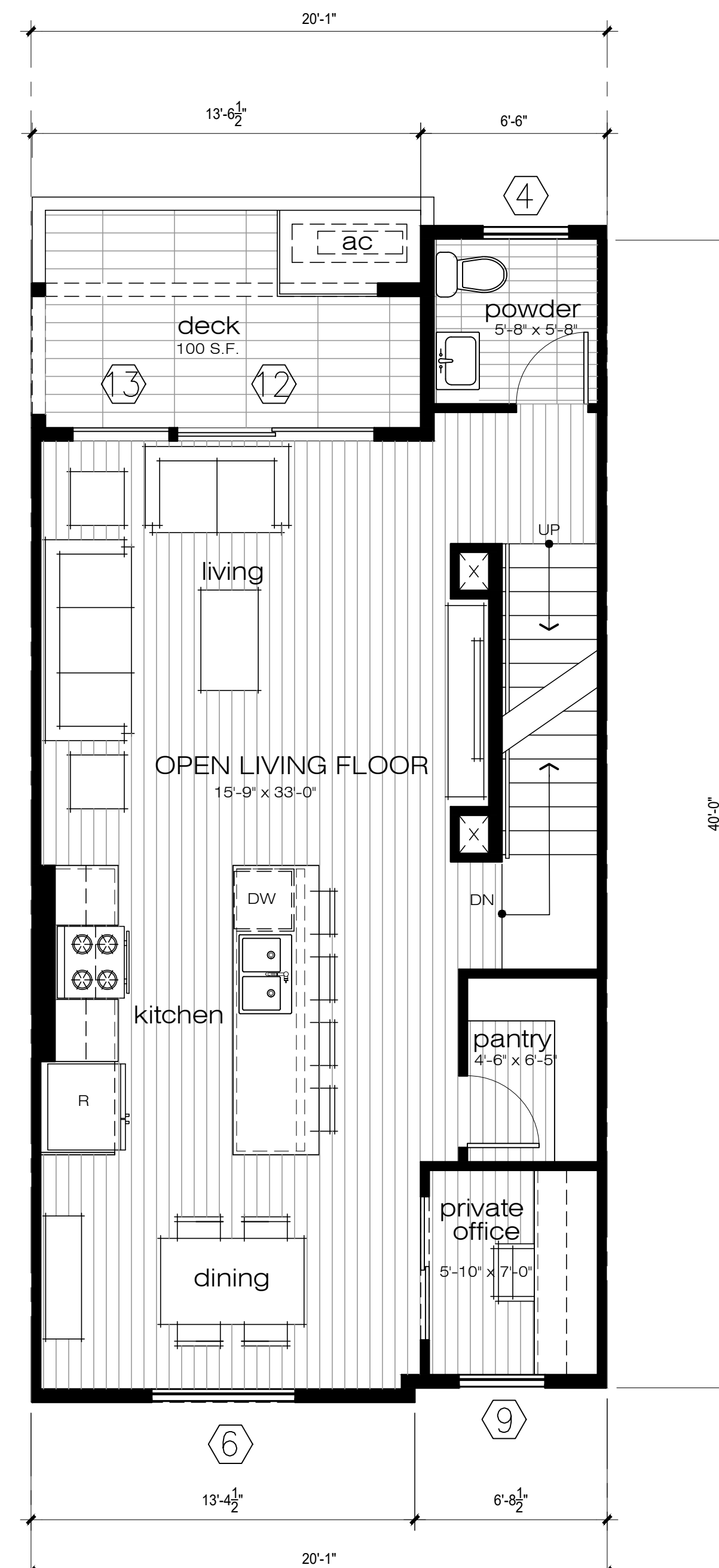
FIRST FLOOR

	TH-B
Bedroom:	3
Bathroom:	2F + 1H
Gross Area:	1,616 S.F.
Net Area:	1,501 S.F.
Patio:	116 S.F

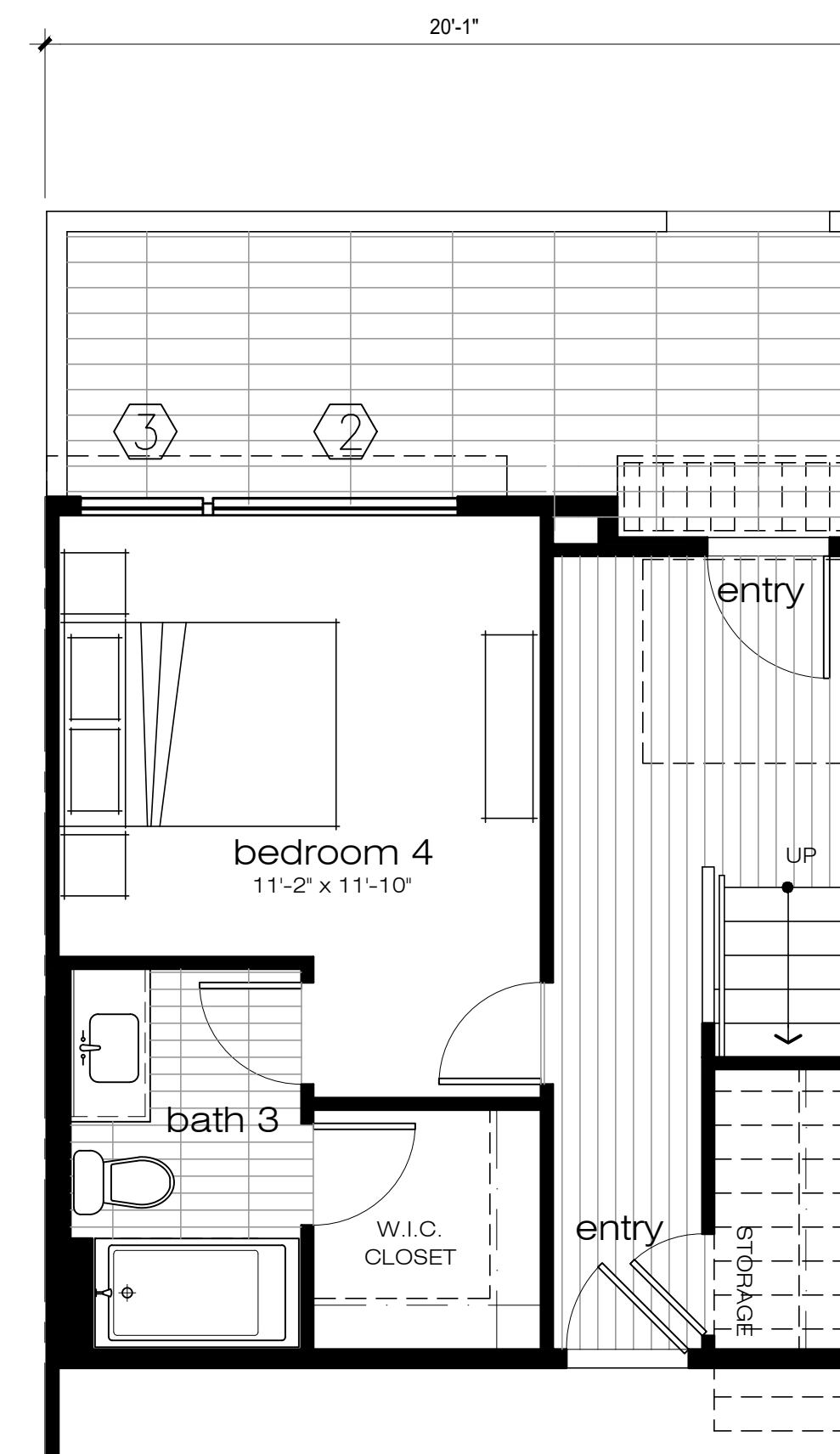
UNIT PLAN - PLAN B



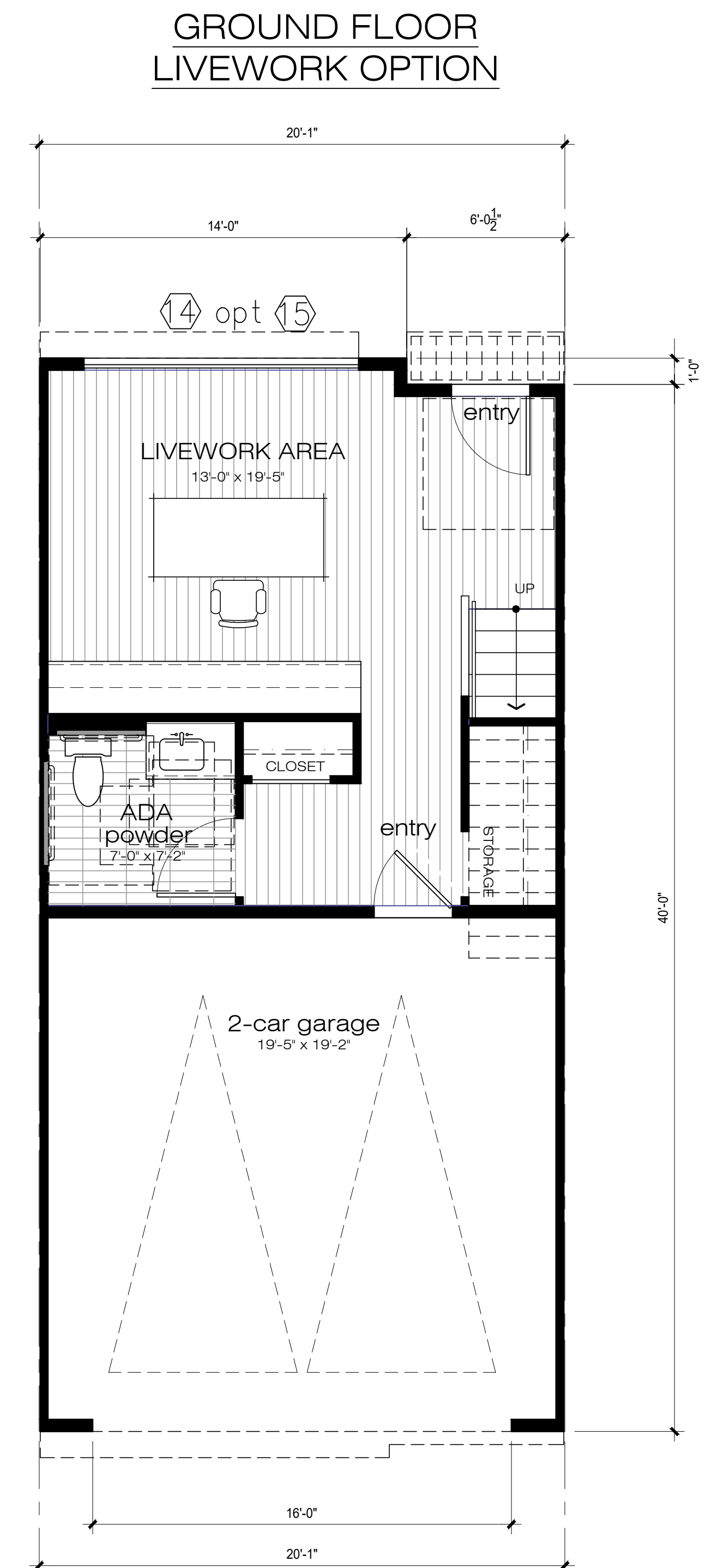
THIRD FLOOR



SECOND FLOOR



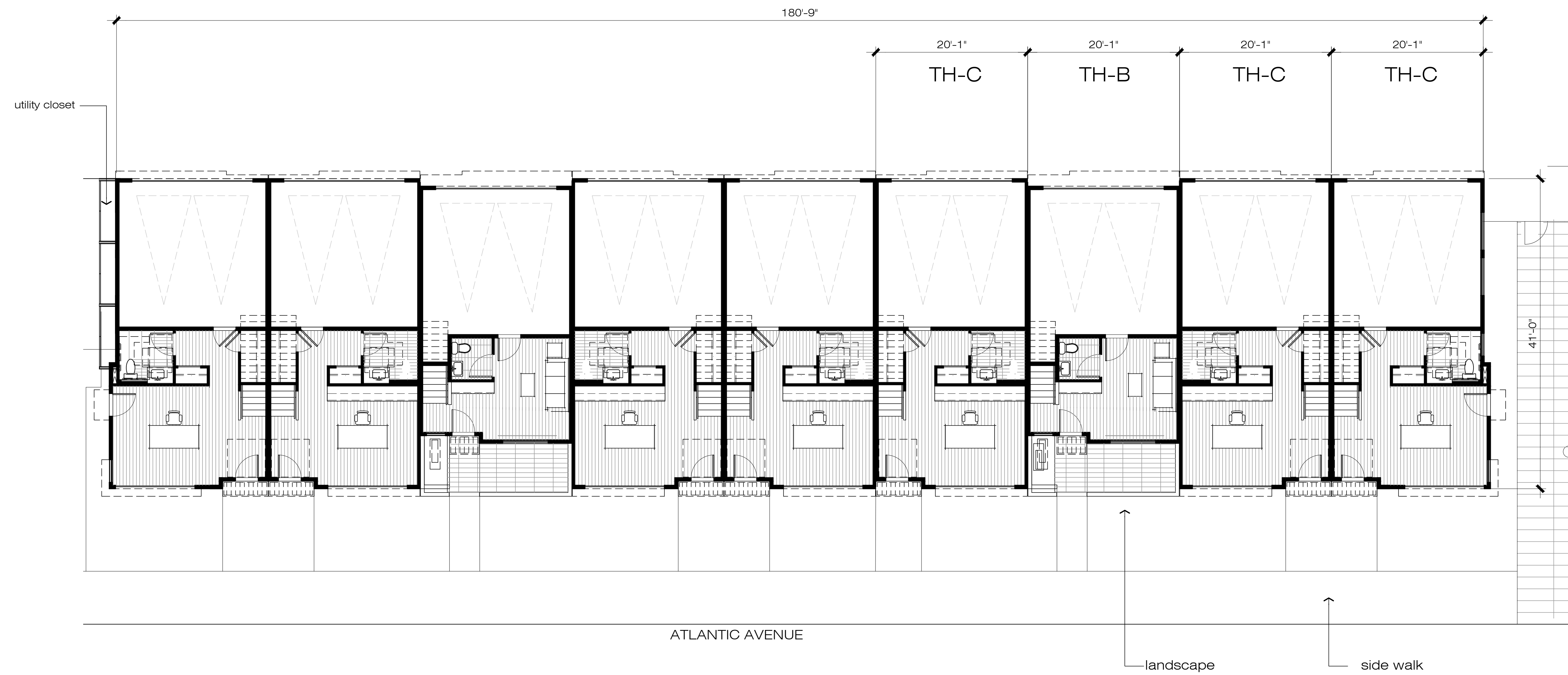
GROUND FLOOR
BEDROOM OPTION



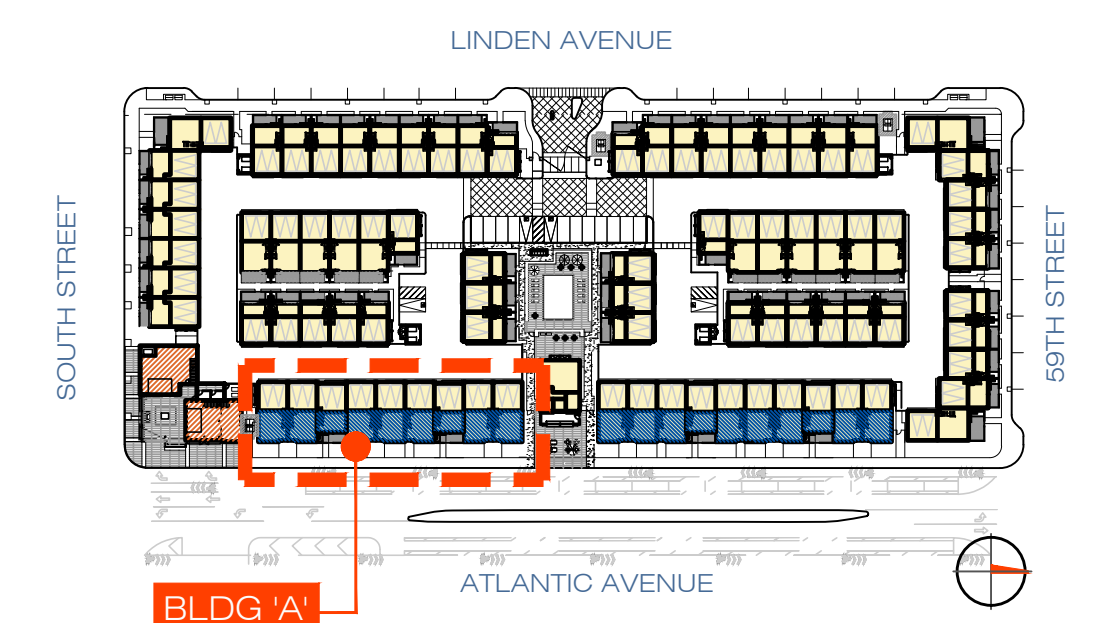
FIRST FLOOR

	TH-C
Bedroom:	3 OR 4
Bathroom:	2F + 2H
Gross Area:	1,886 S.F.
Net Area:	1,770 S.F.
Patio:	110 S.F

UNIT PLAN - PLAN C



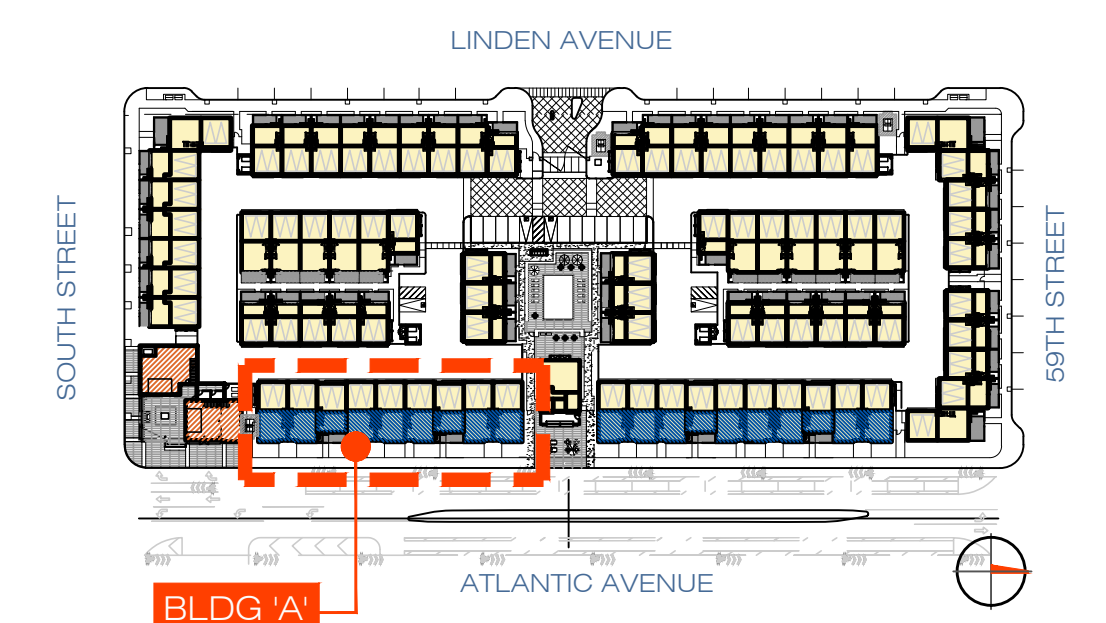
FIRST FLOOR



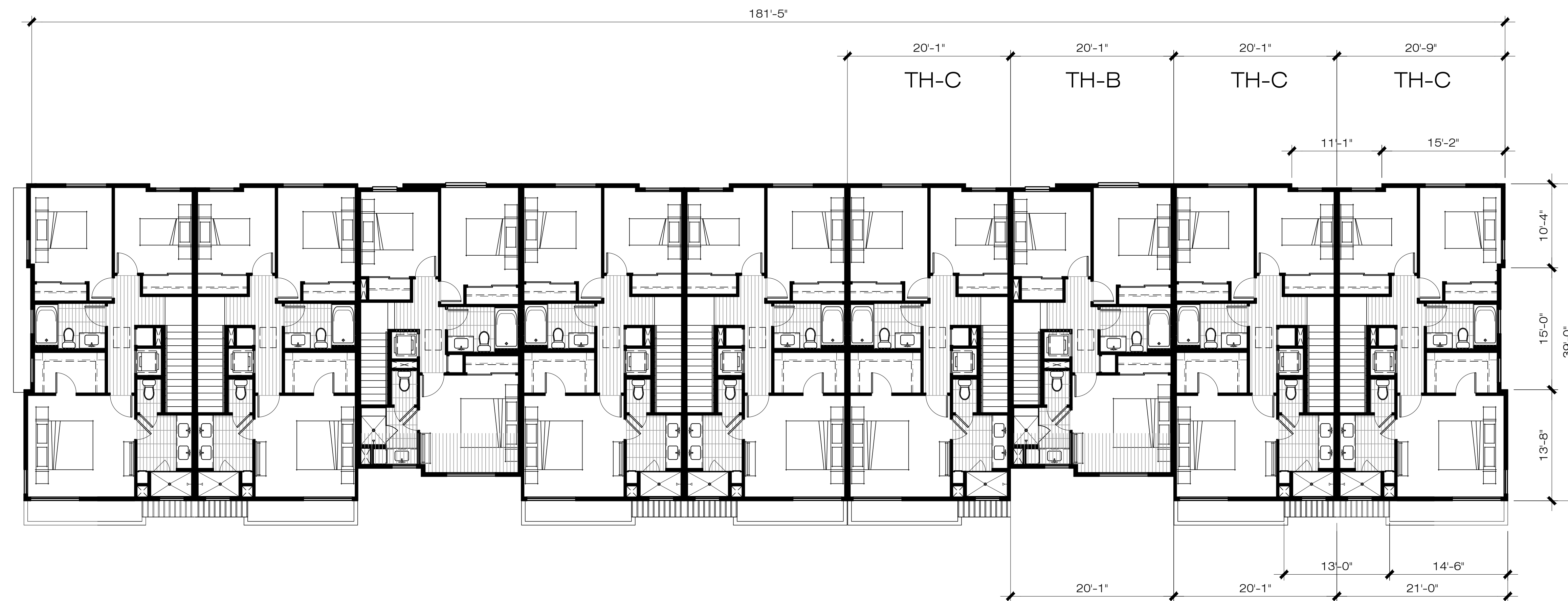
TYPICAL BUILDING PLAN - BLDG 'A'
ATLANTIC AVENUE LIVE WORK



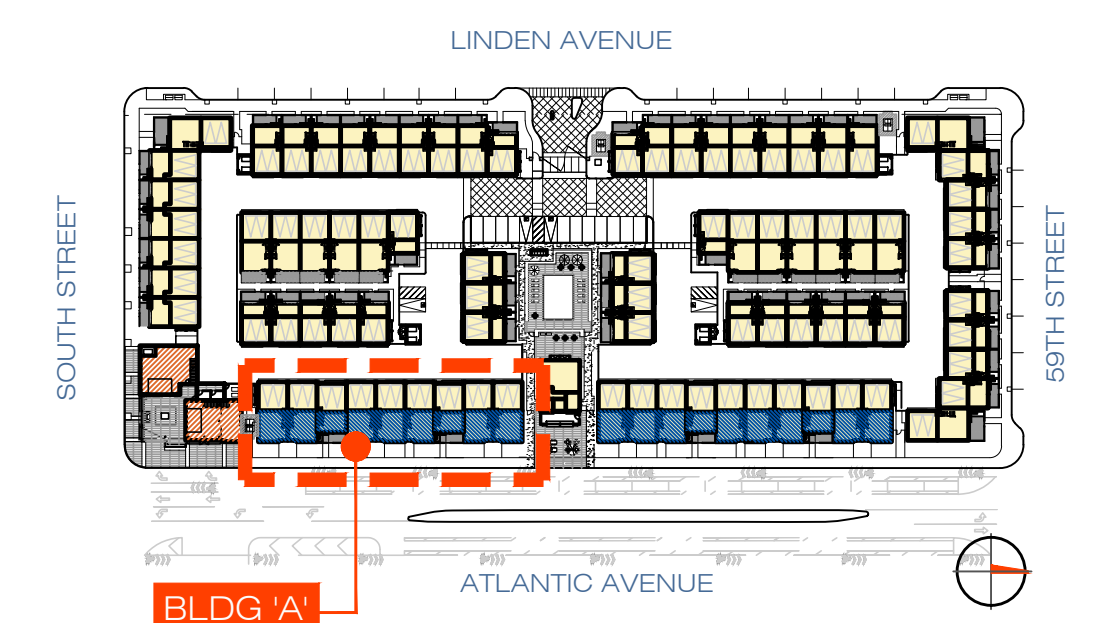
SECOND FLOOR



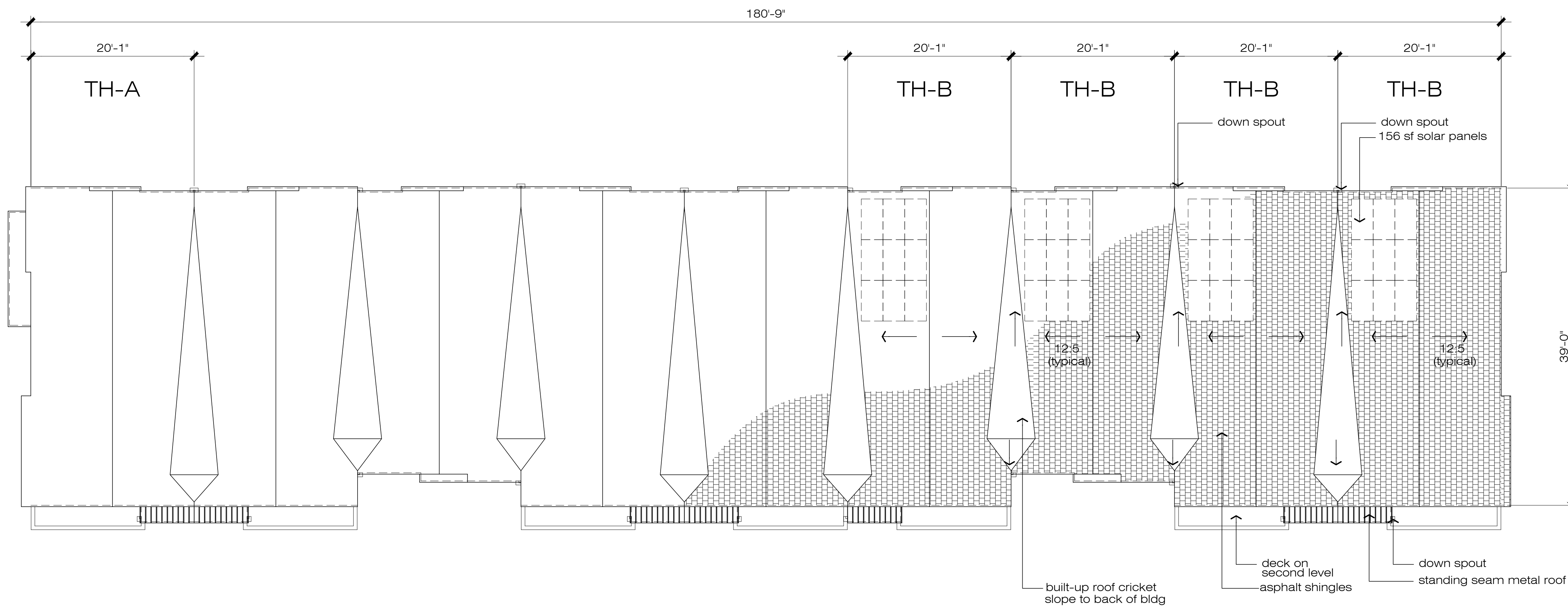
TYPICAL BUILDING PLAN - BLDG 'A'
ATLANTIC AVENUE LIVE WORK



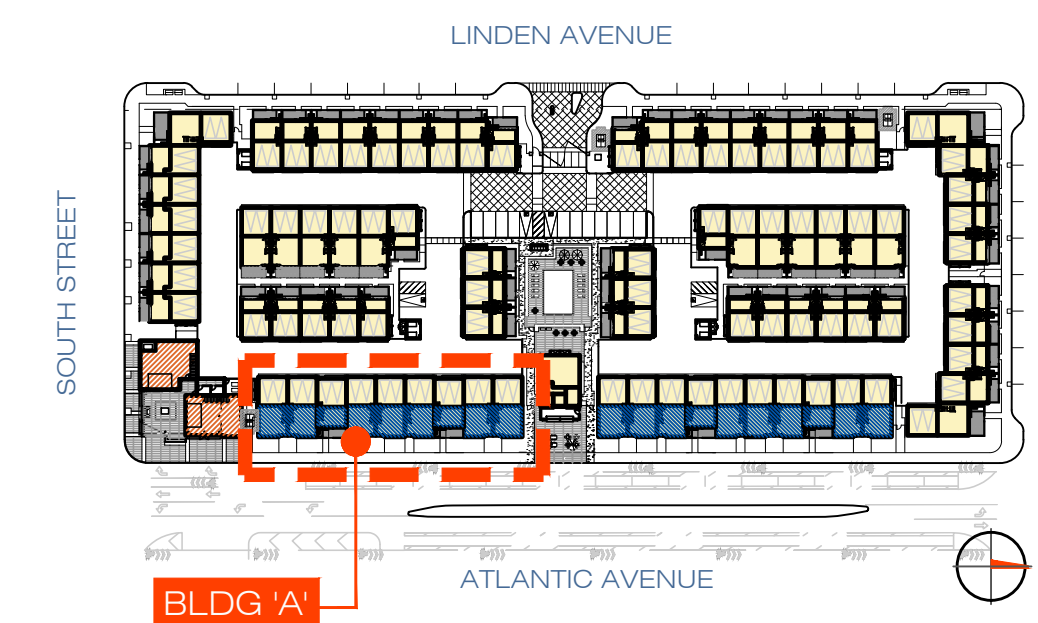
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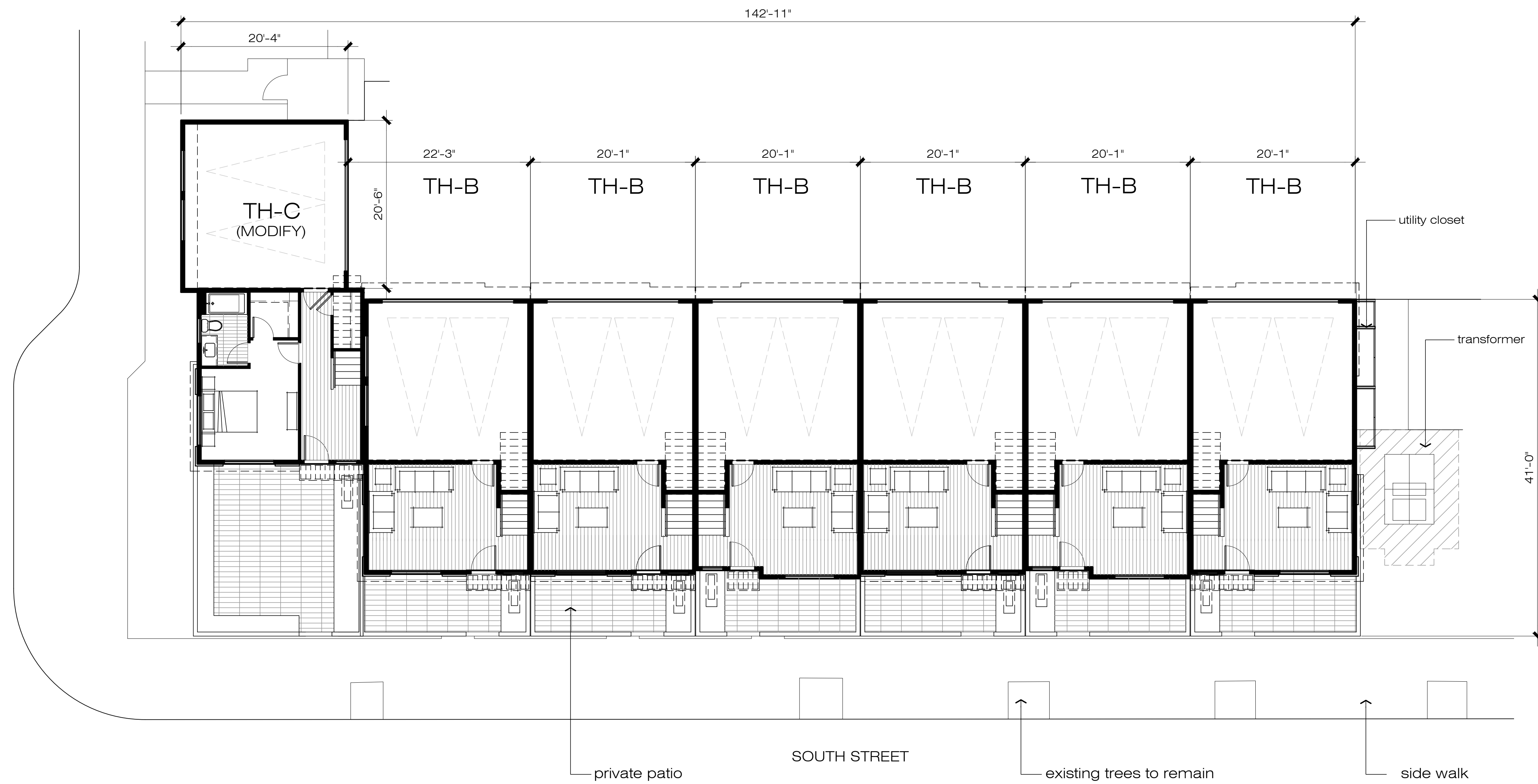
TYPICAL BUILDING PLAN - BLDG 'A'
ATLANTIC AVENUE LIVE WORK



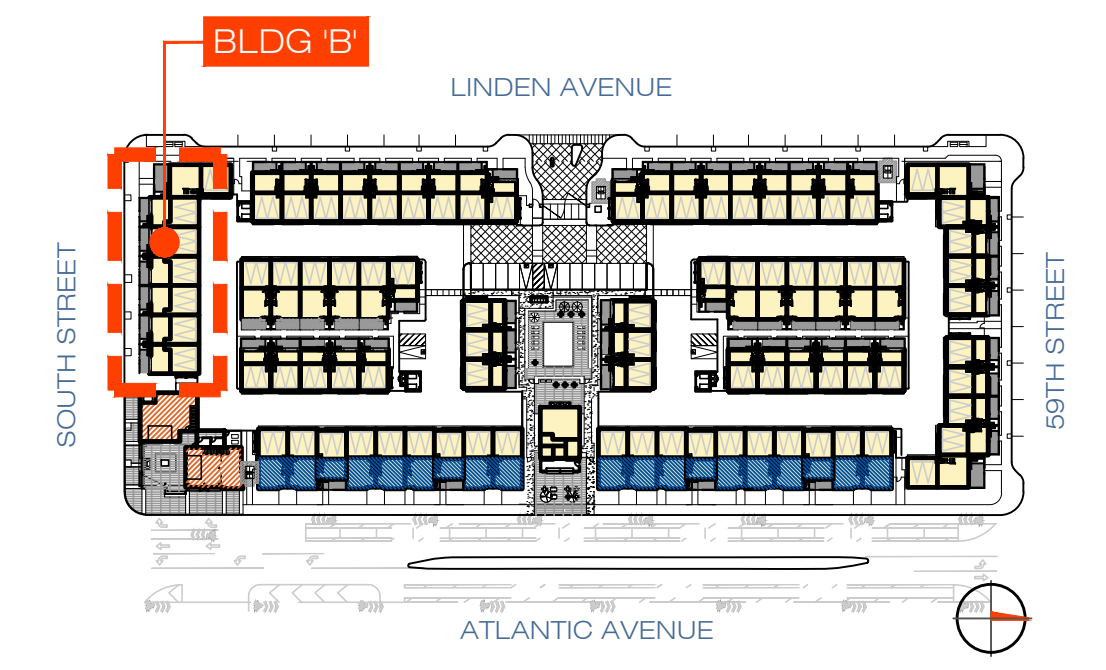
ROOF PLAN



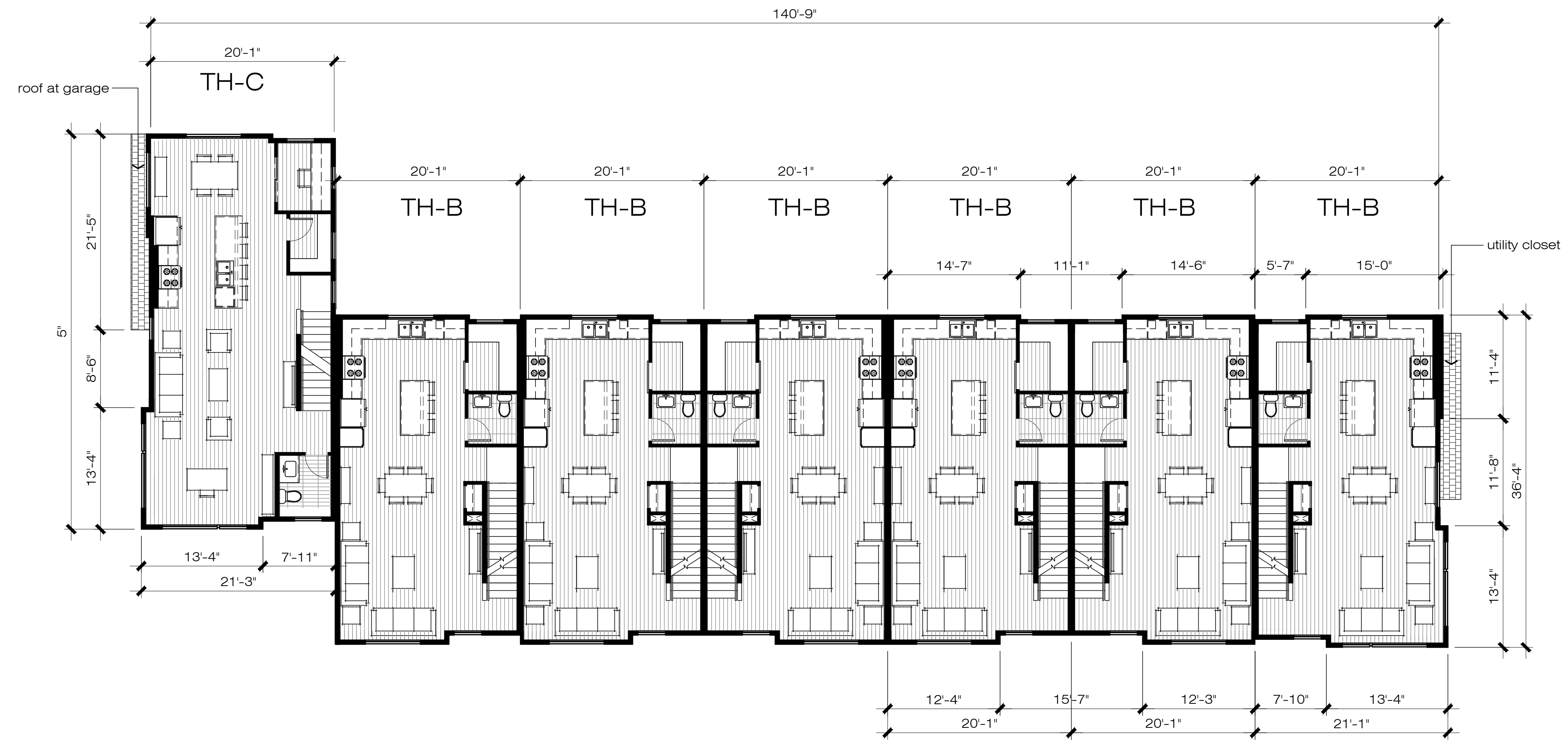
TYPICAL BUILDING PLAN - BLDG 'A'
ATLANTIC AVENUE LIVE WORK



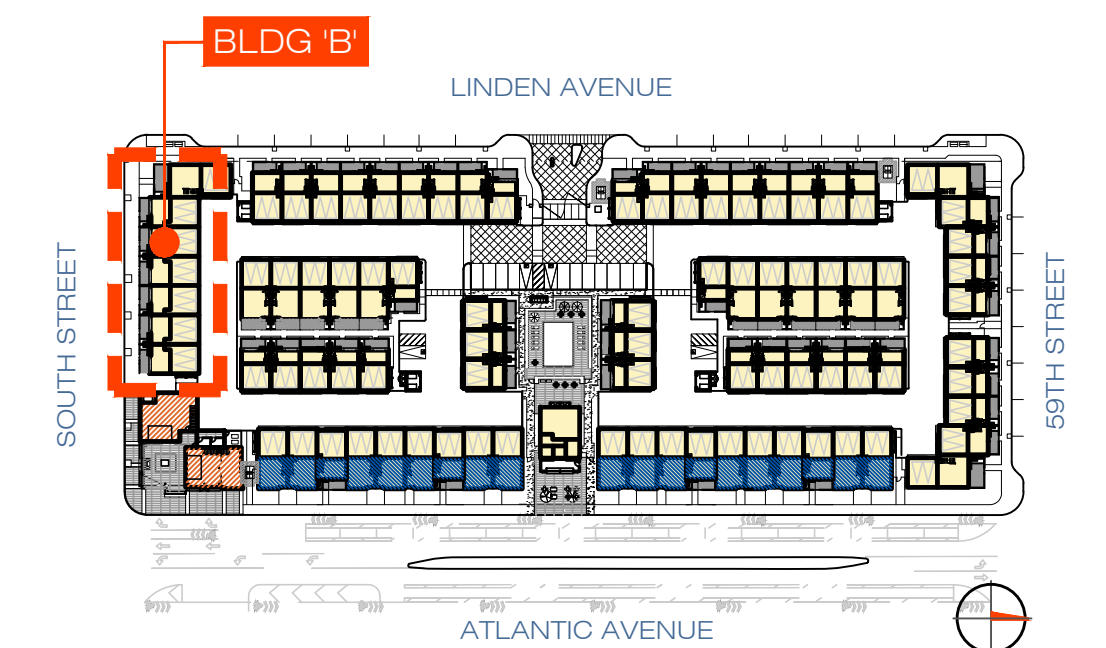
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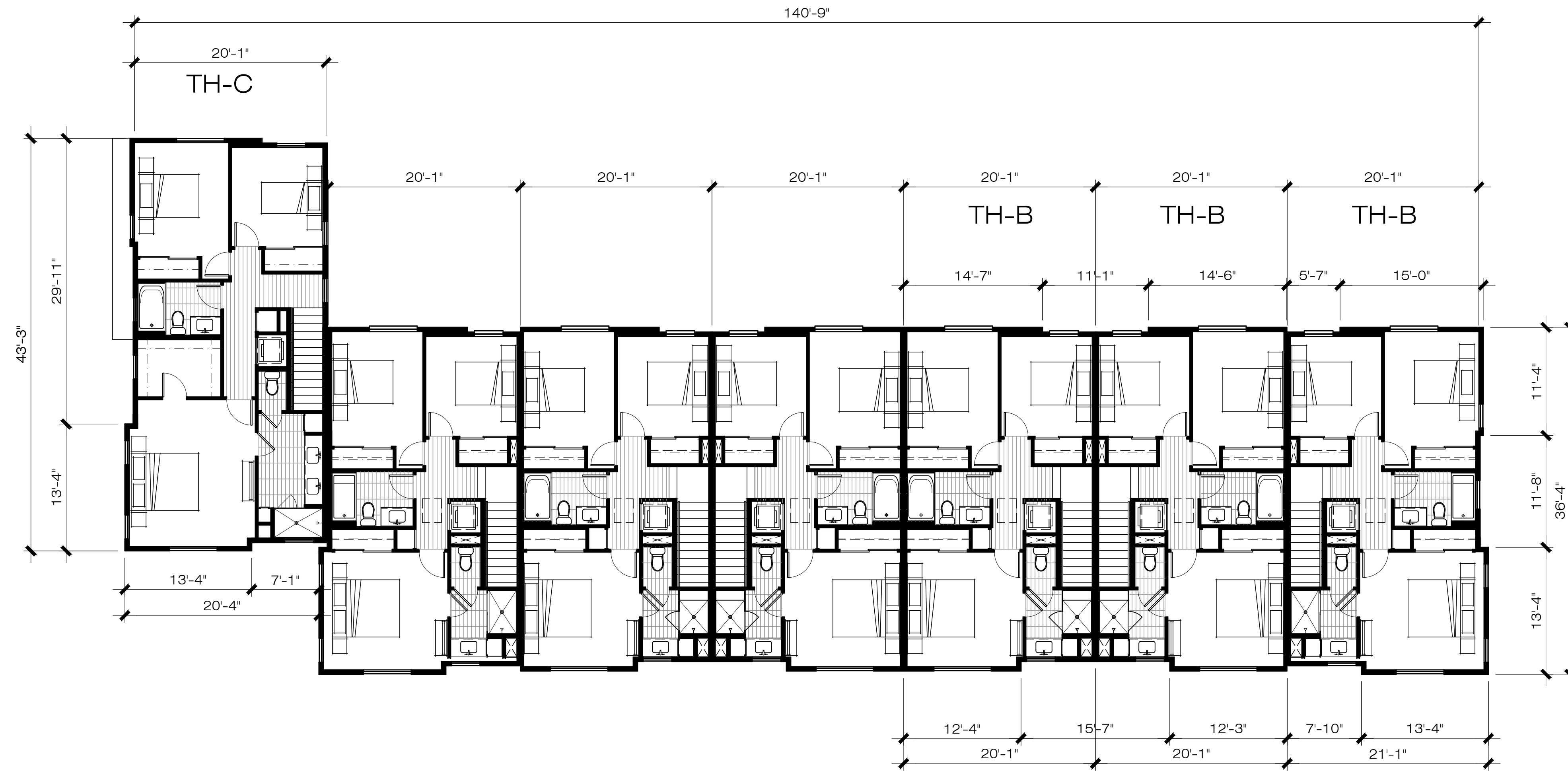
TYPICAL BUILDING PLAN - BLDG 'B'
SOUTH STREET LIVE WORK / RESIDENTIAL



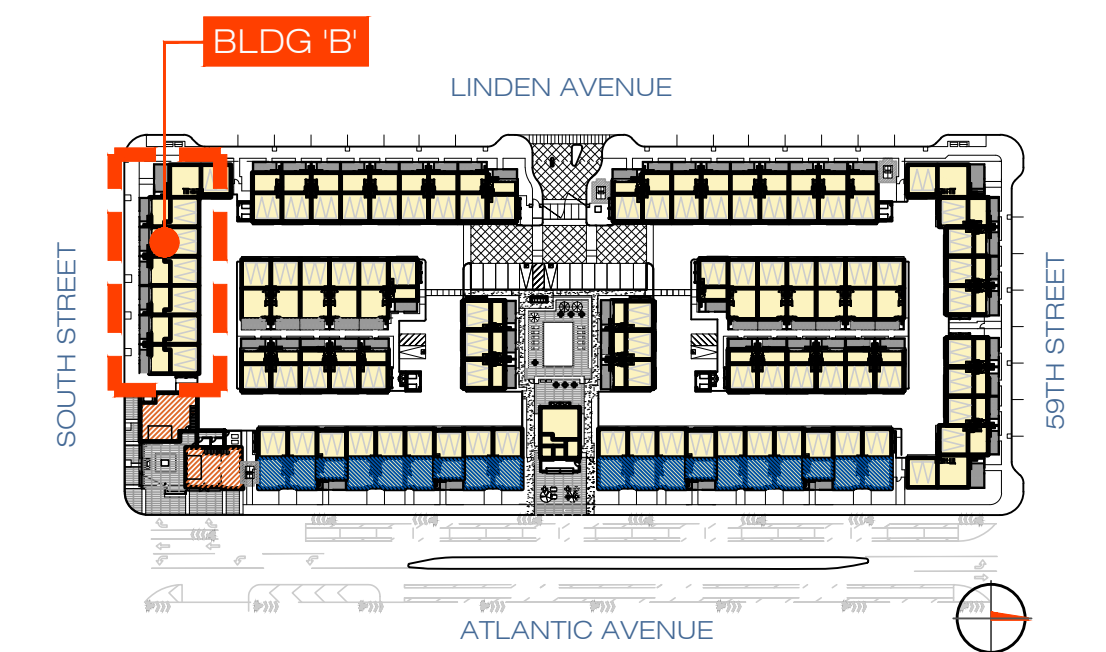
SECOND FLOOR



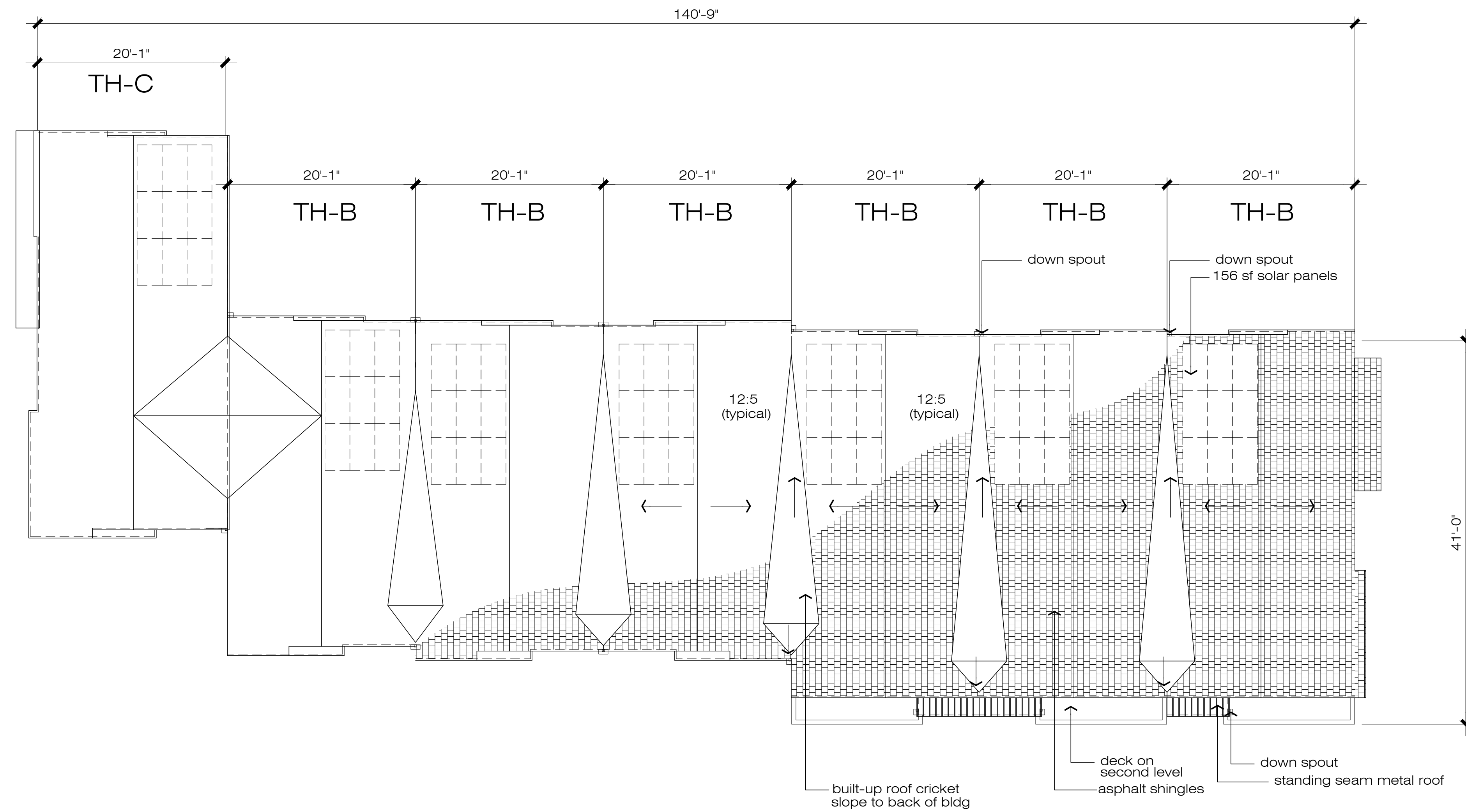
TYPICAL BUILDING PLAN - BLDG 'B'
SOUTH STREET LIVE WORK / RESIDENTIAL



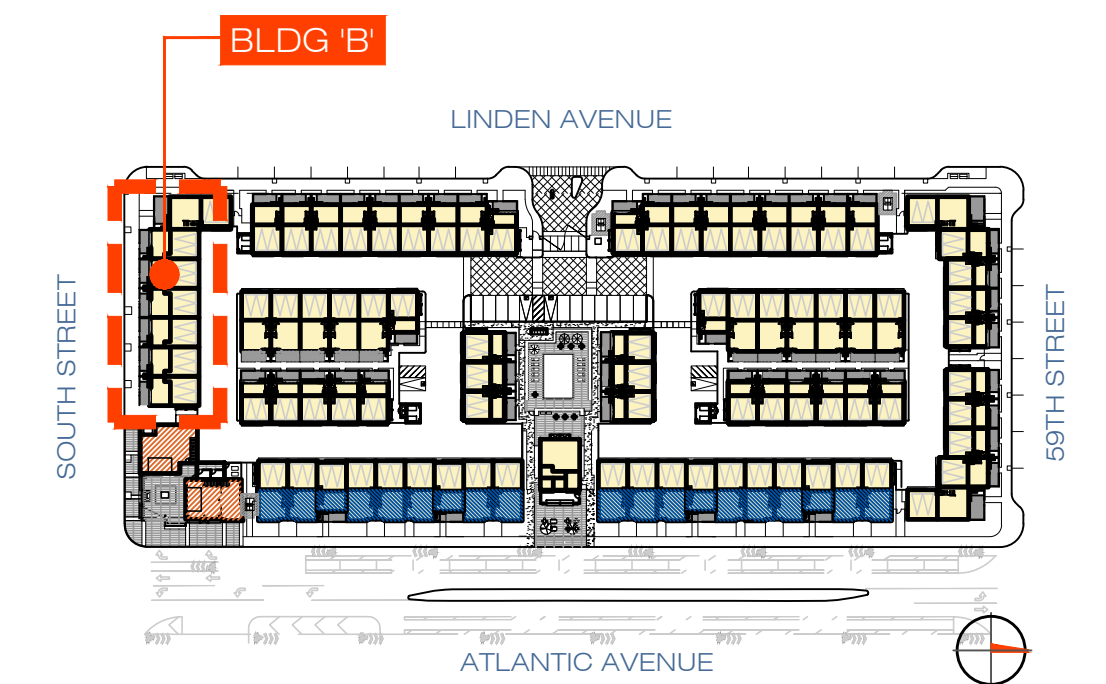
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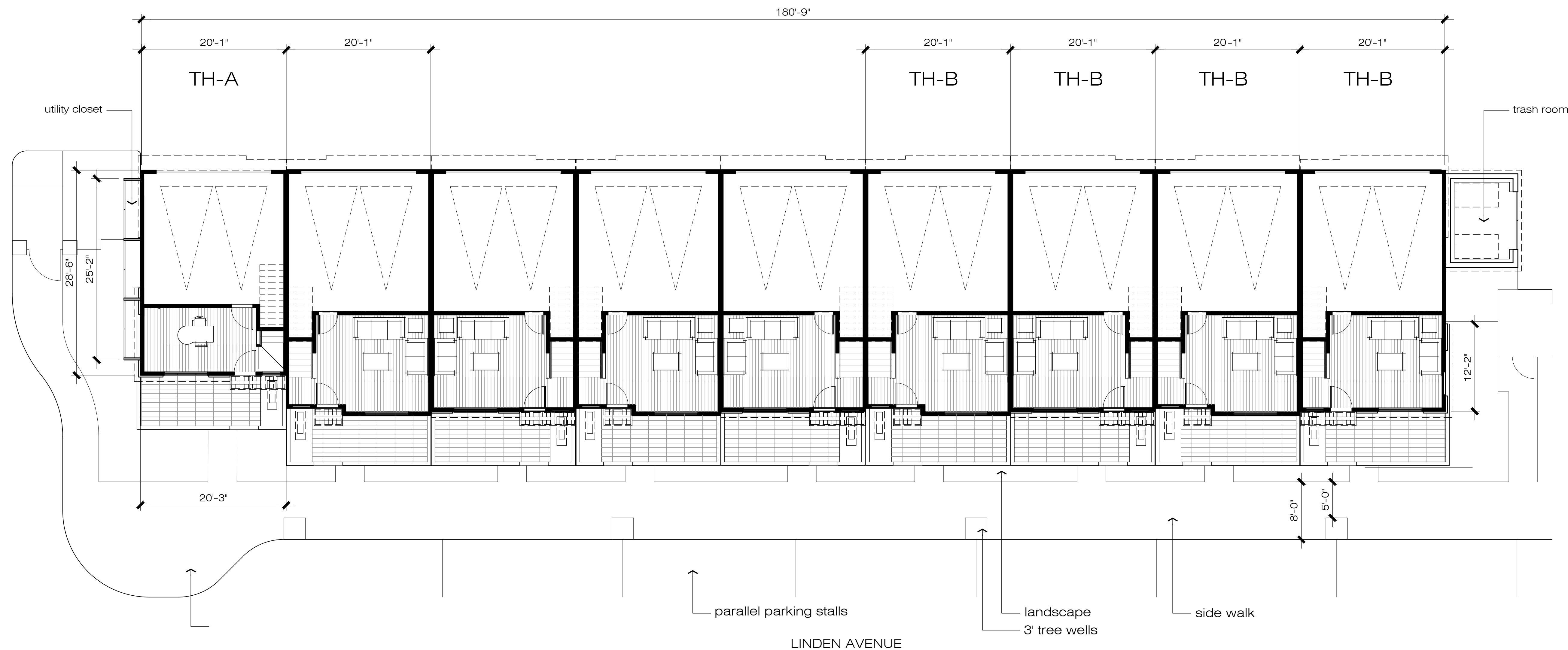
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SOUTH STREET LIVE WORK / RESIDENTIAL



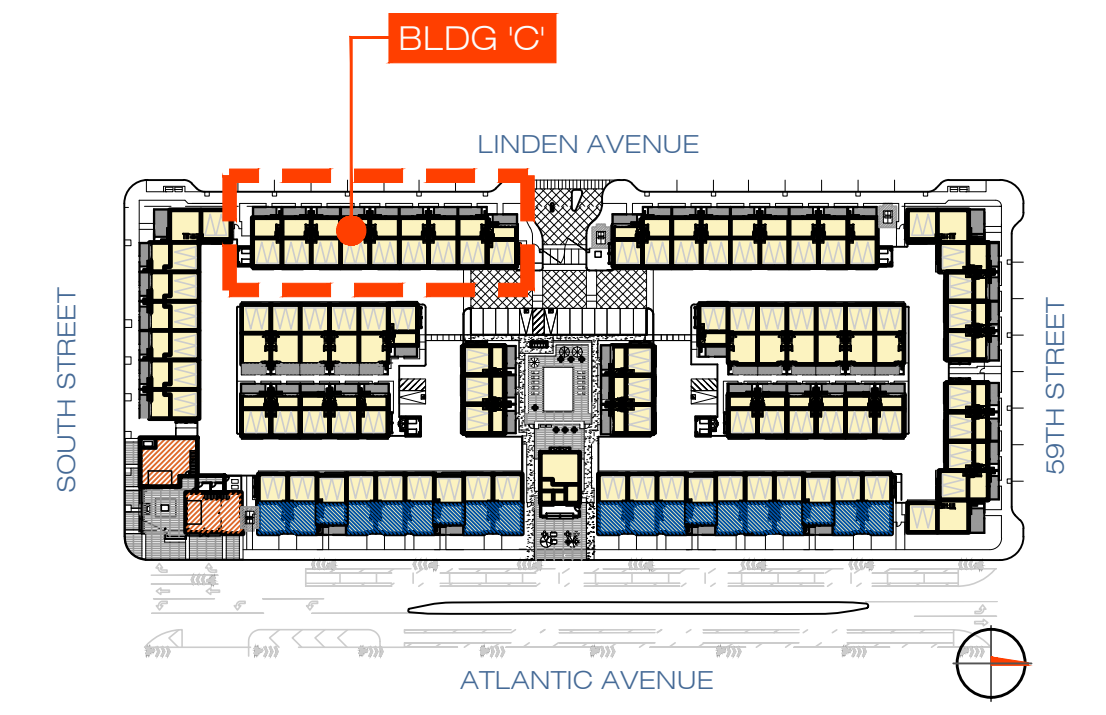
ROOF PLAN



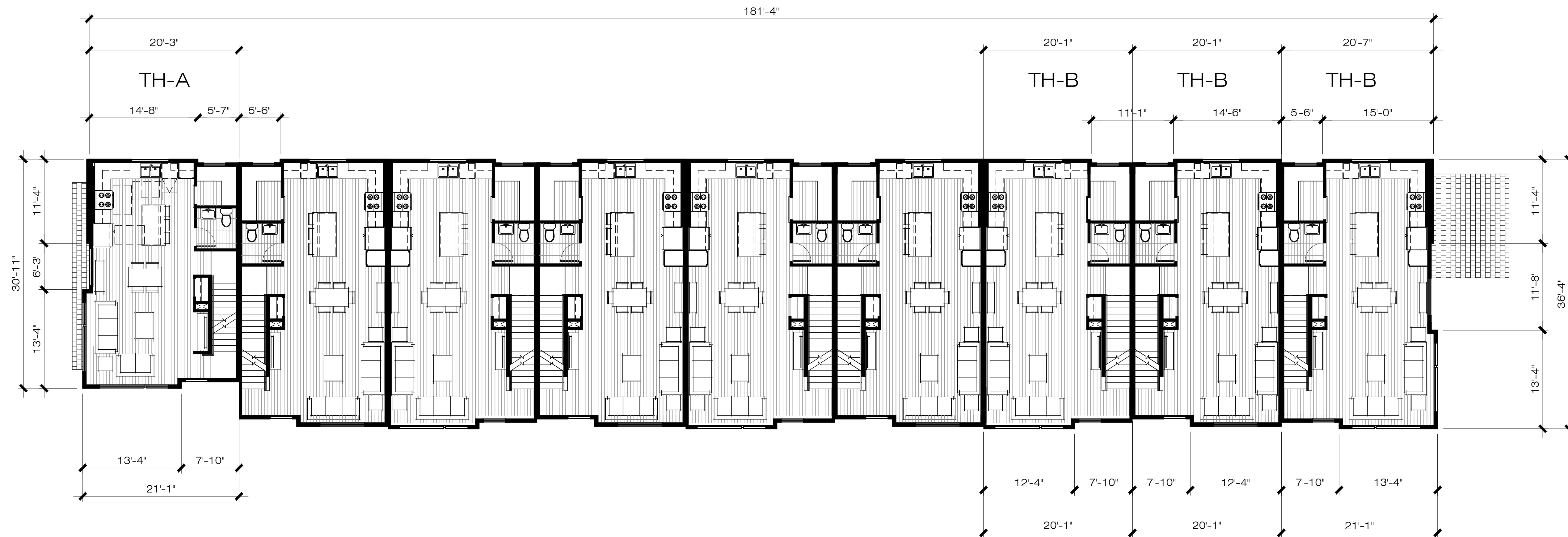
TYPICAL BUILDING PLAN - BLDG 'B'
SOUTH STREET LIVE WORK / RESIDENTIAL



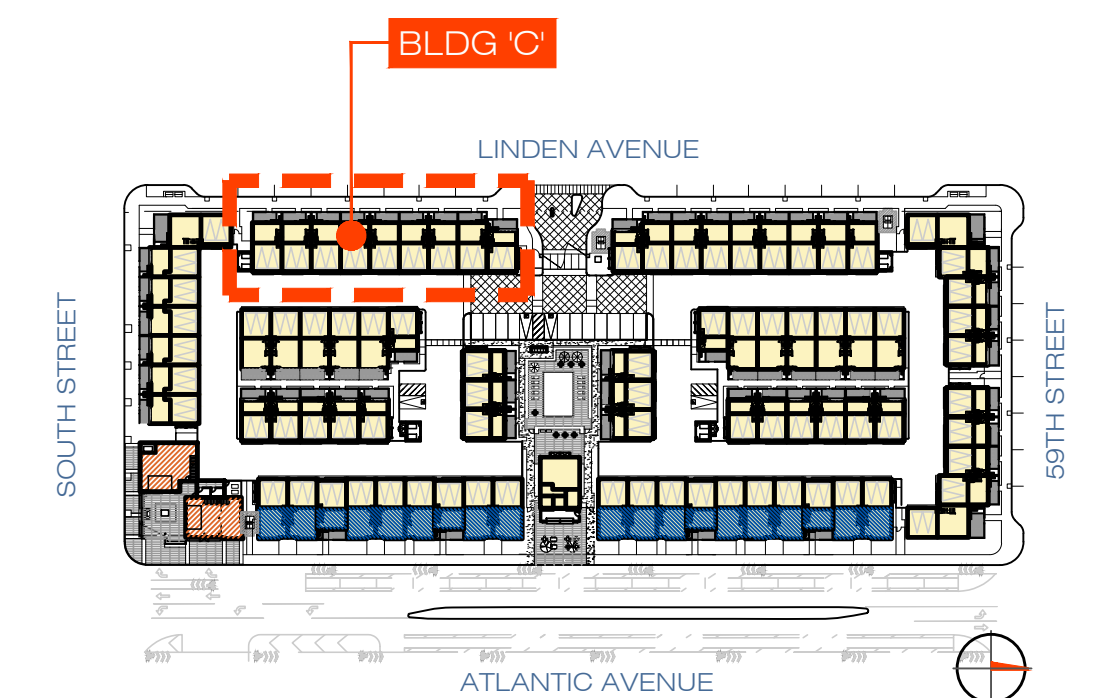
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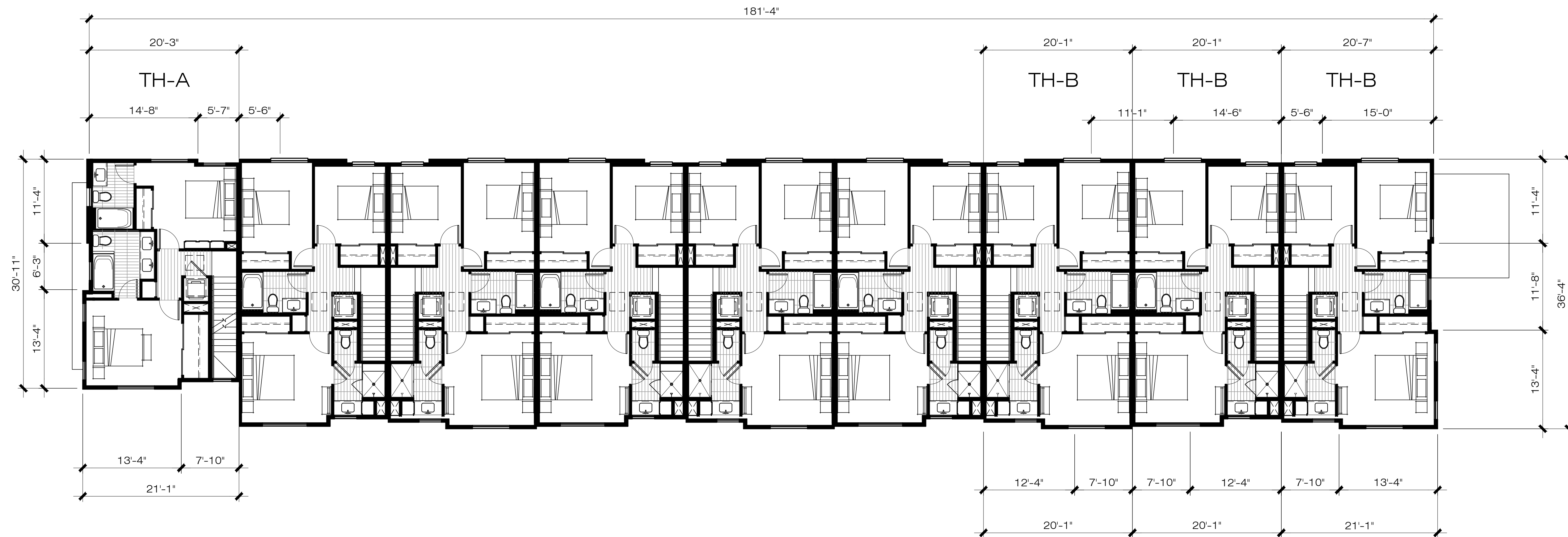
TYPICAL BUILDING PLAN - BLDG 'C'
LINDEN AVENUE RESIDENTIAL



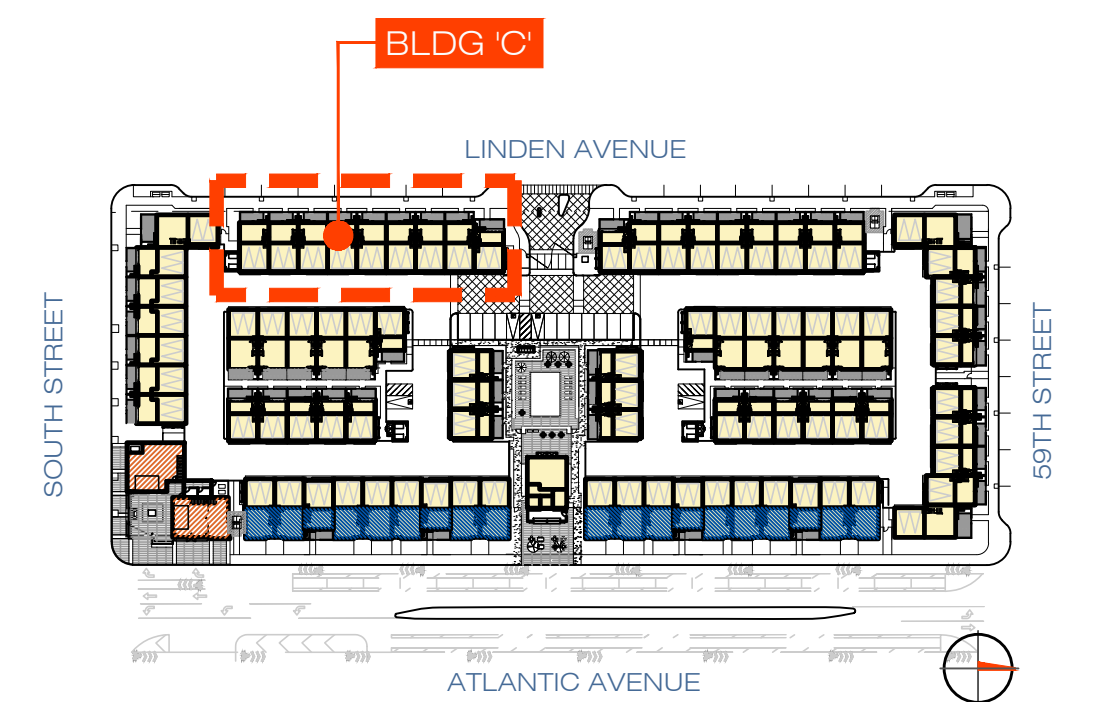
SECOND FLOOR



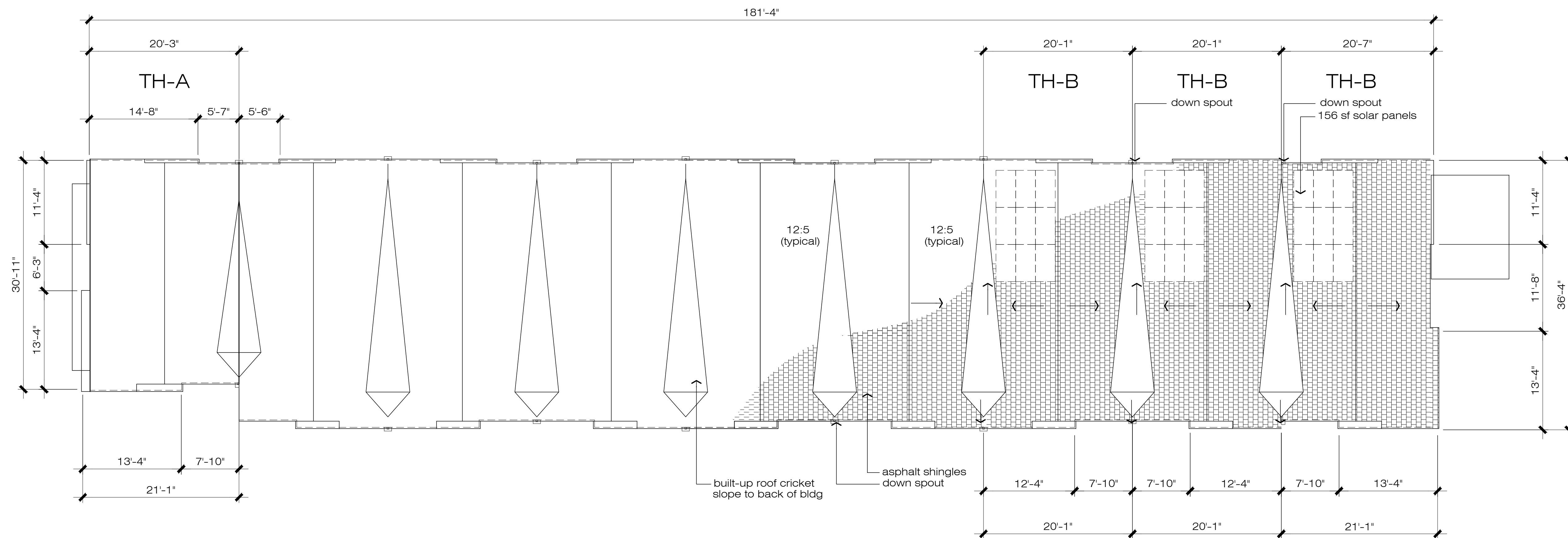
TYPICAL BUILDING PLAN - BLDG 'C'
LINDEN AVENUE RESIDENTIAL



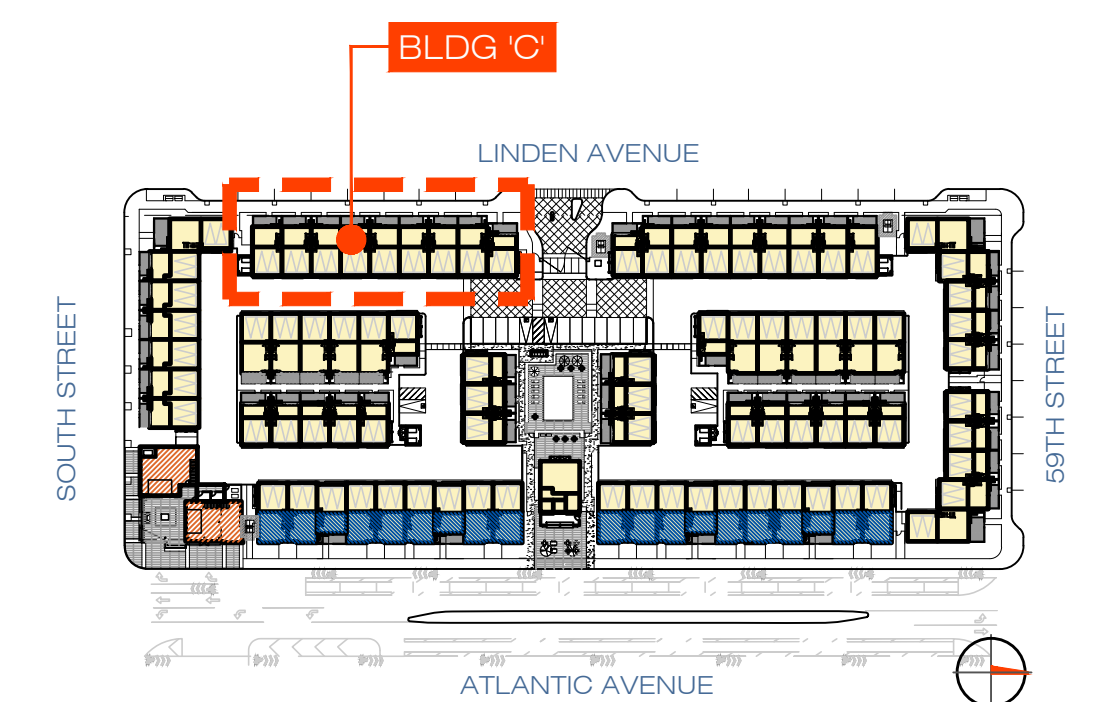
THIRD FLOOR



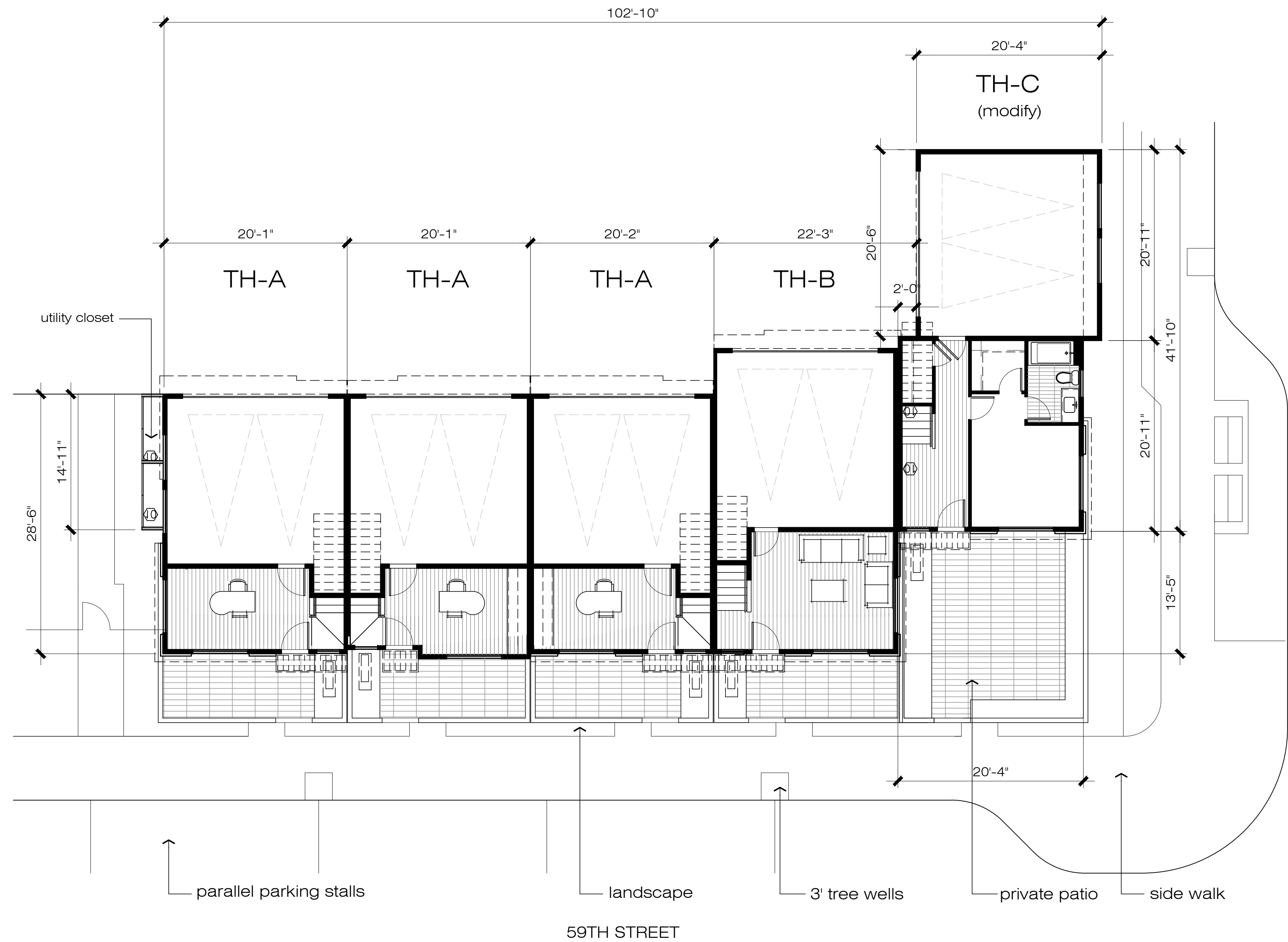
TYPICAL BUILDING PLAN - BLDG 'C'
LINDEN AVENUE RESIDENTIAL



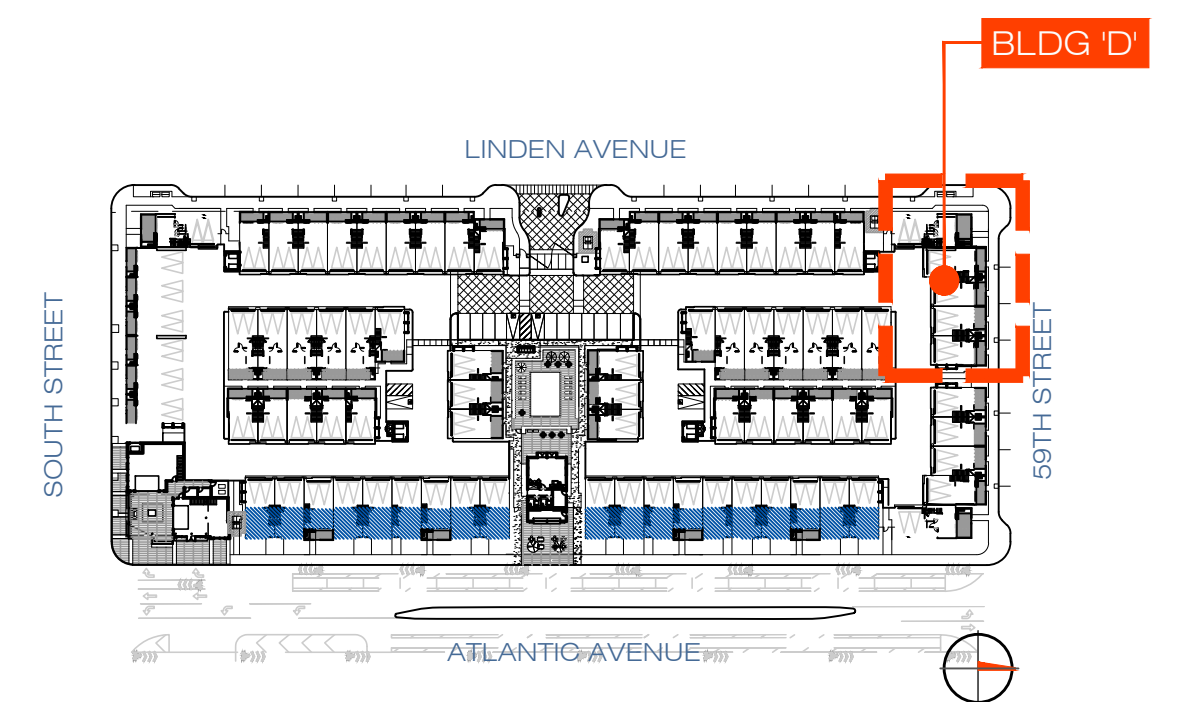
ROOF PLAN



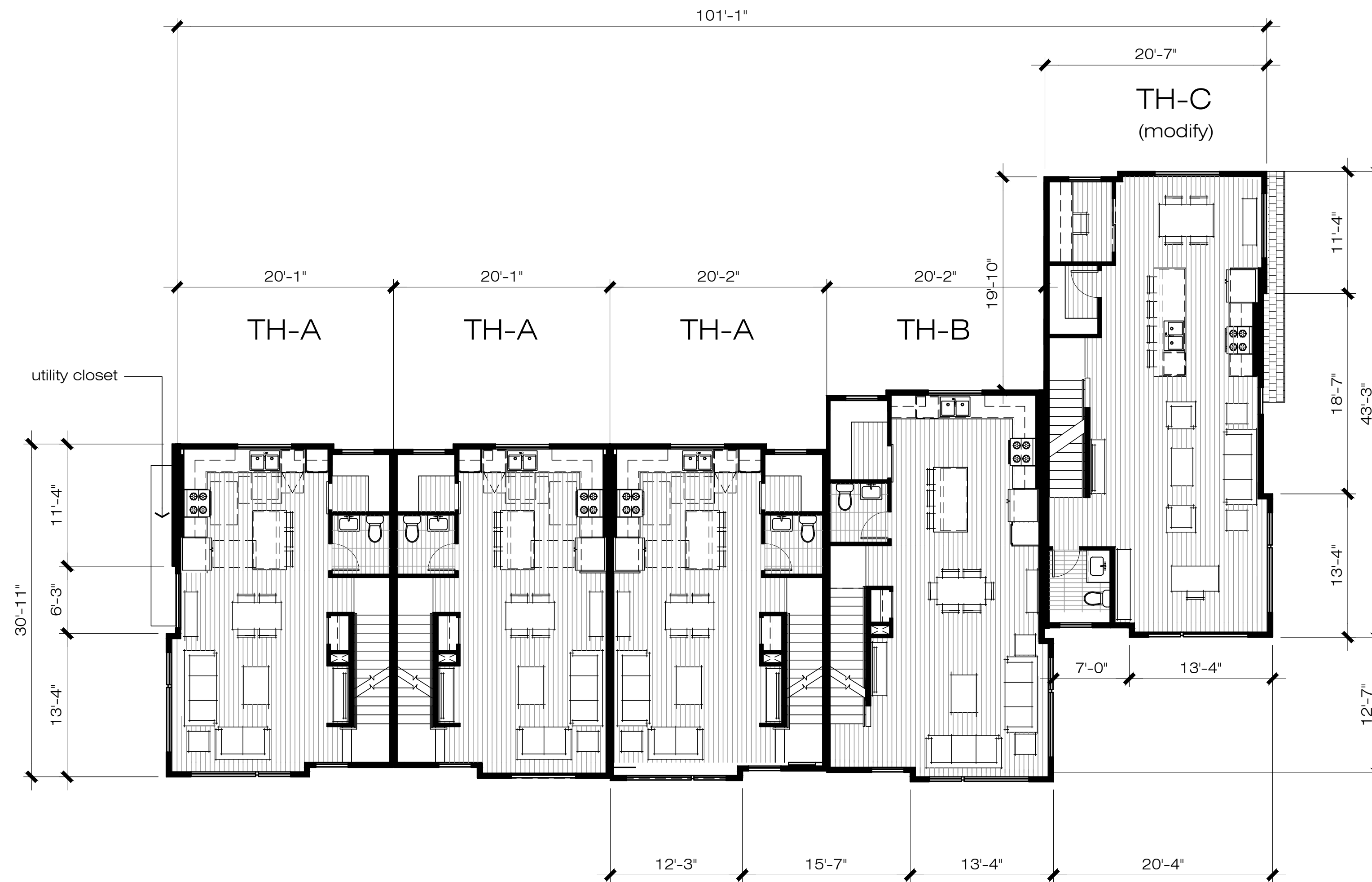
TYPICAL BUILDING PLAN - BLDG 'C'
LINDEN AVENUE RESIDENTIAL



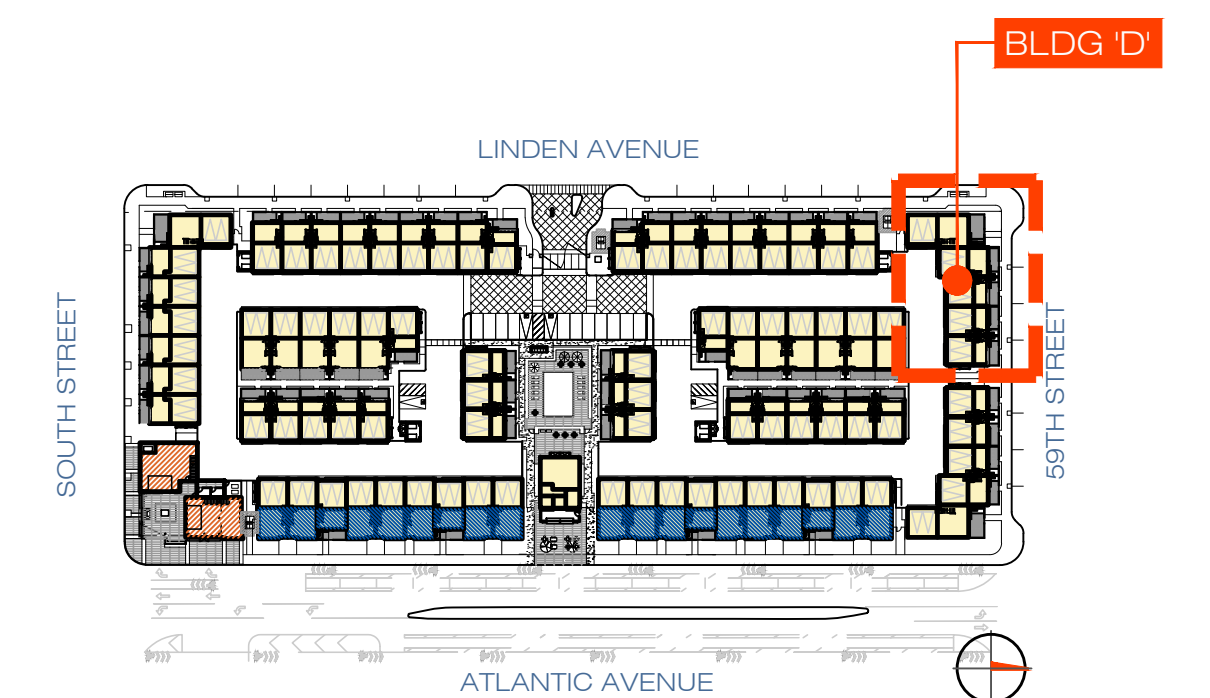
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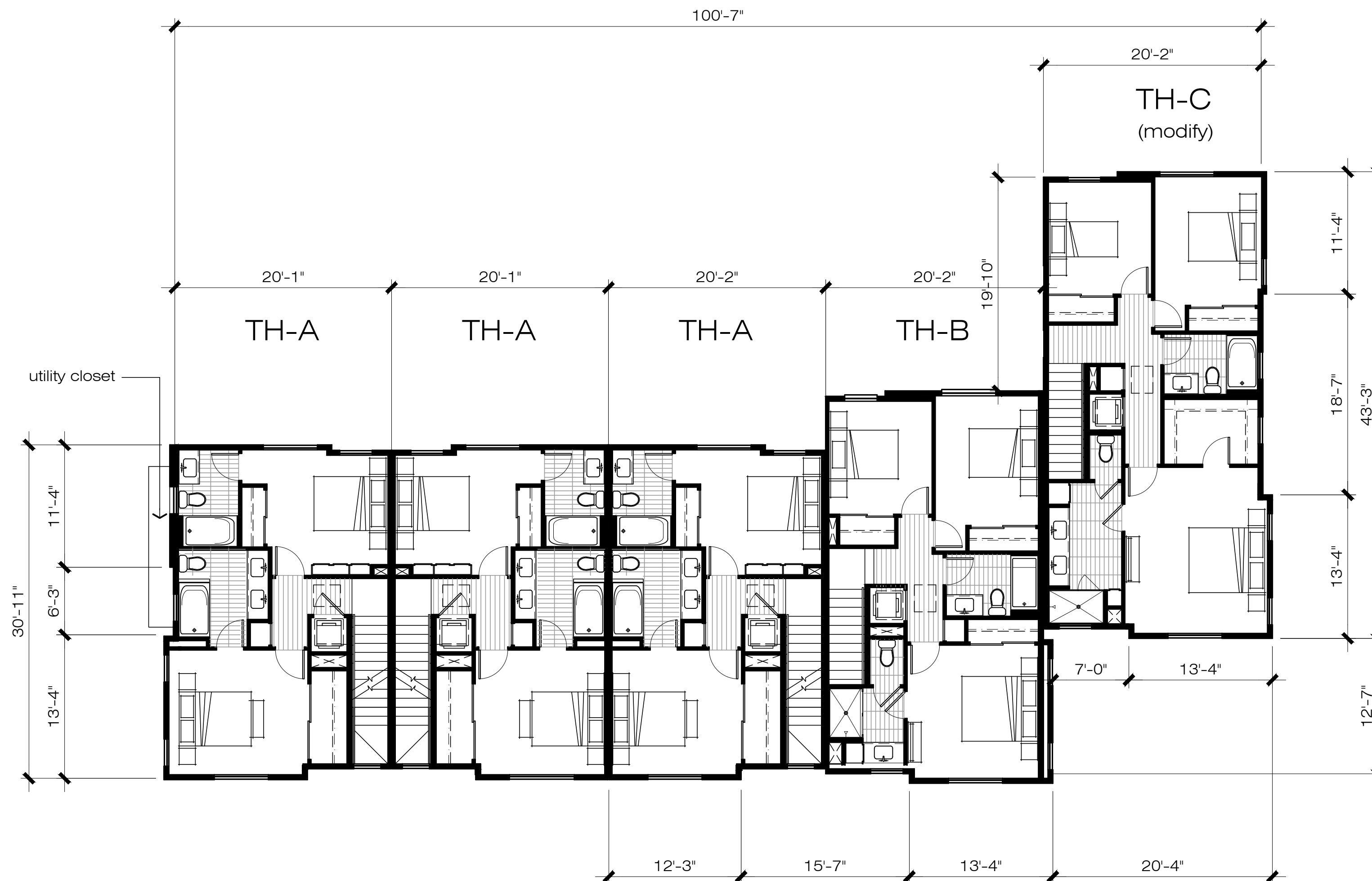
TYPICAL BUILDING PLAN - BLDG 'D'
59TH STREET RESIDENTIAL



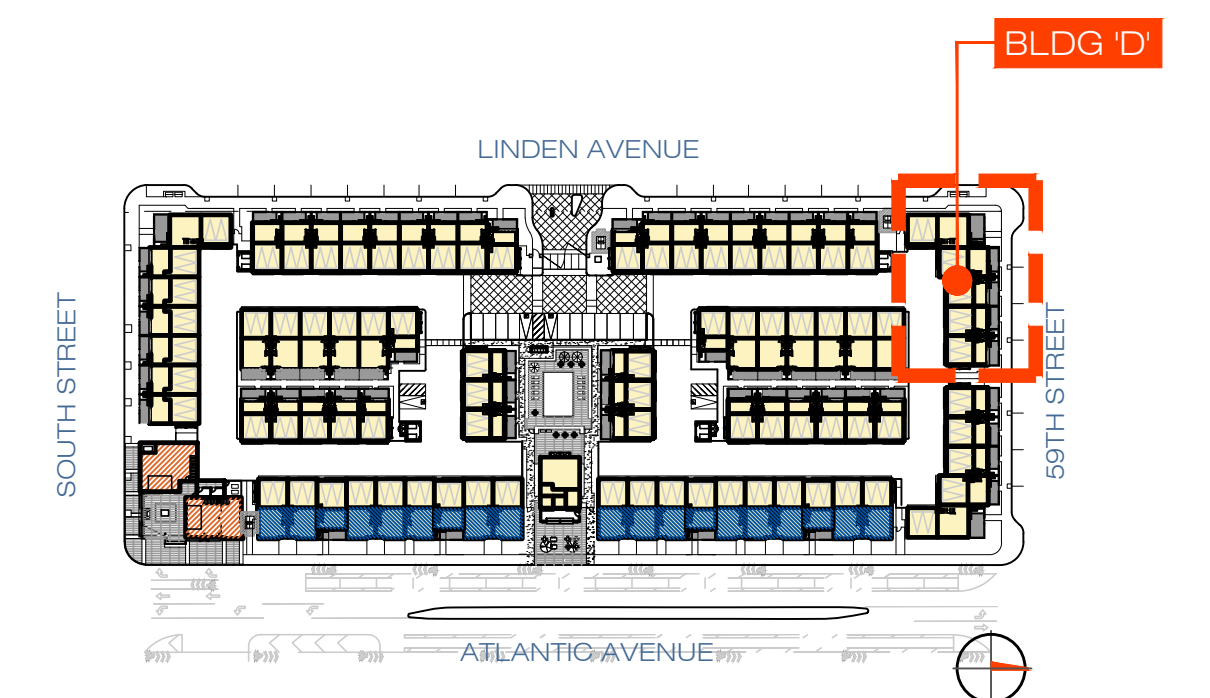
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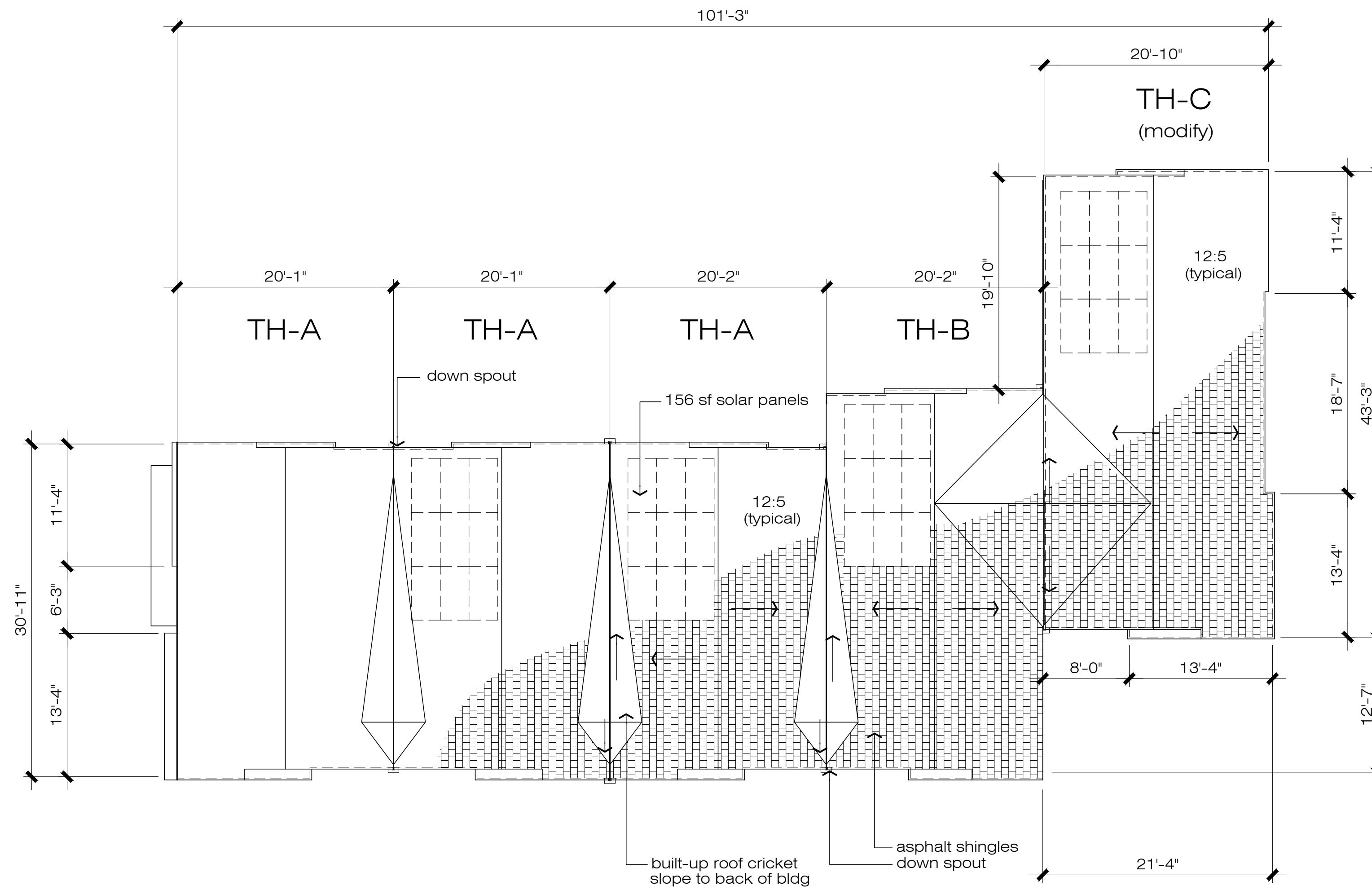
TYPICAL BUILDING PLAN - BLDG 'D'
59TH STREET RESIDENTIAL



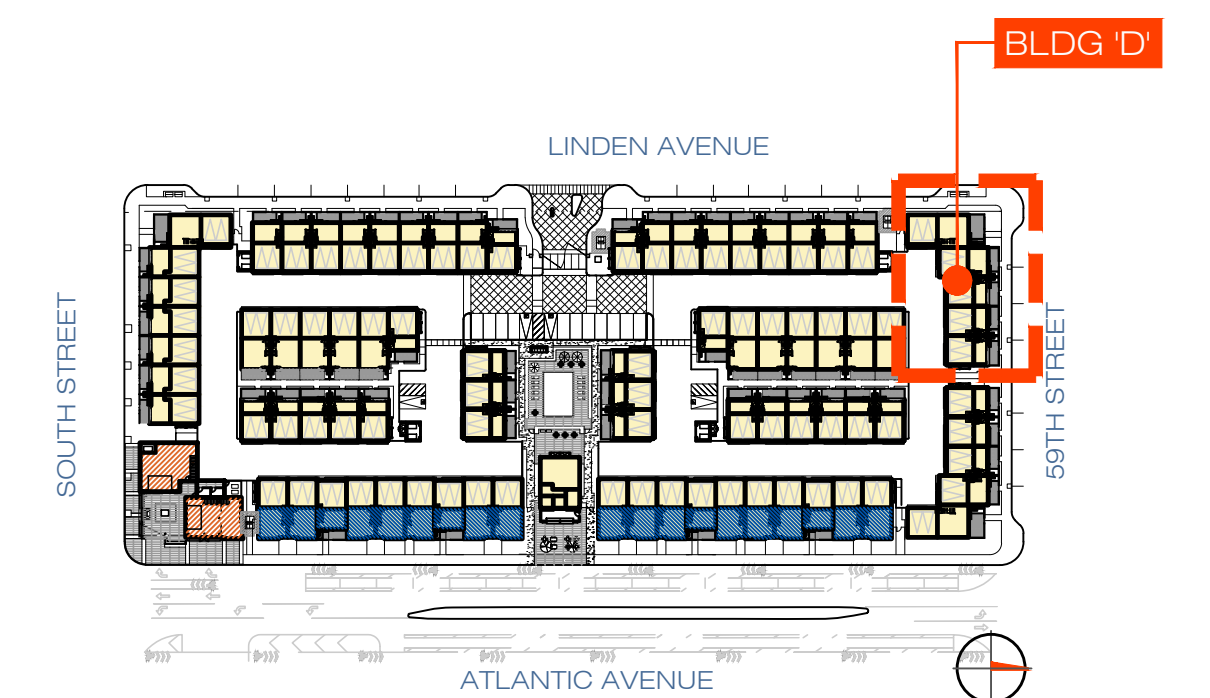
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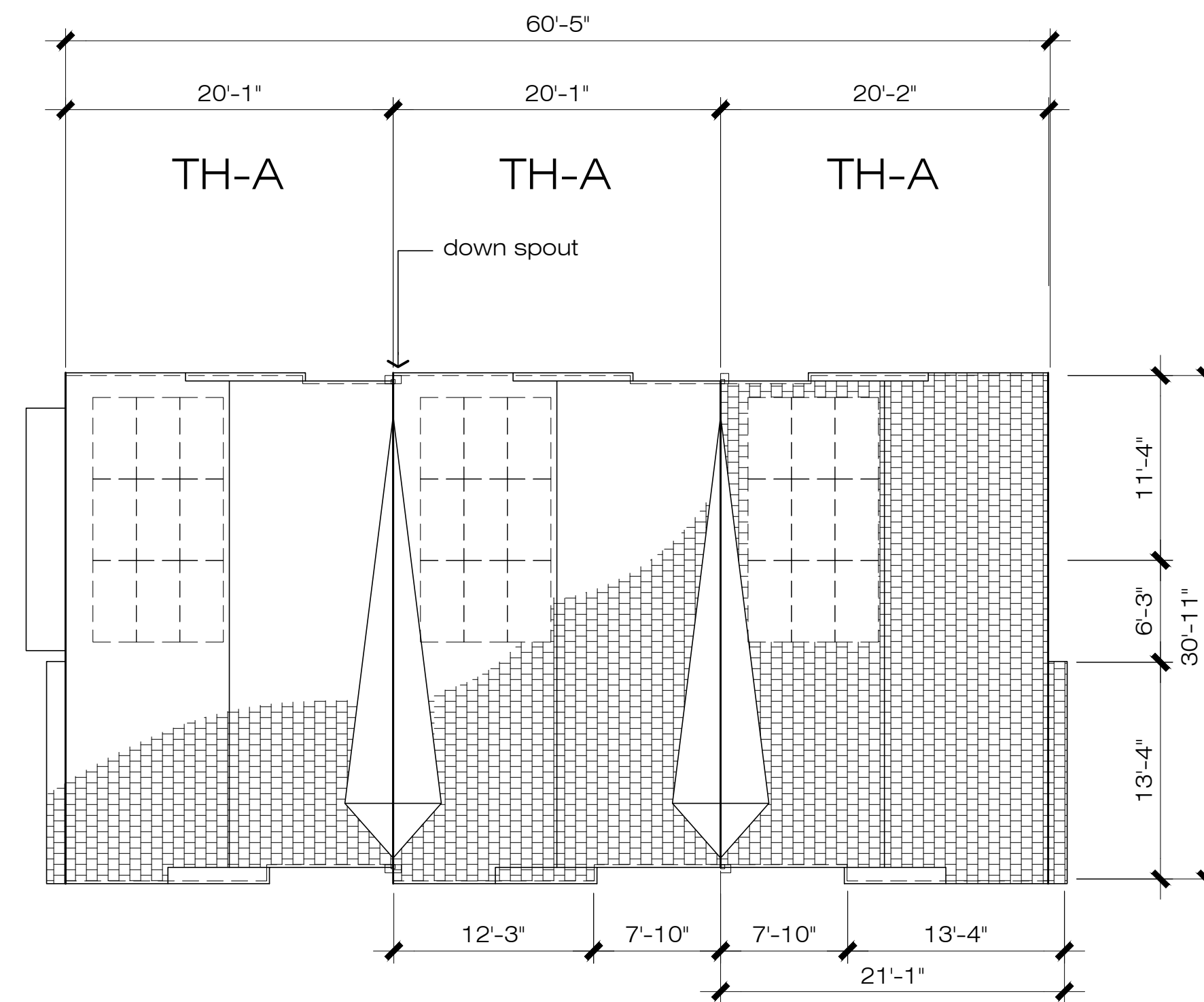
TYPICAL BUILDING PLAN - BLDG 'D'
59TH STREET RESIDENTIAL



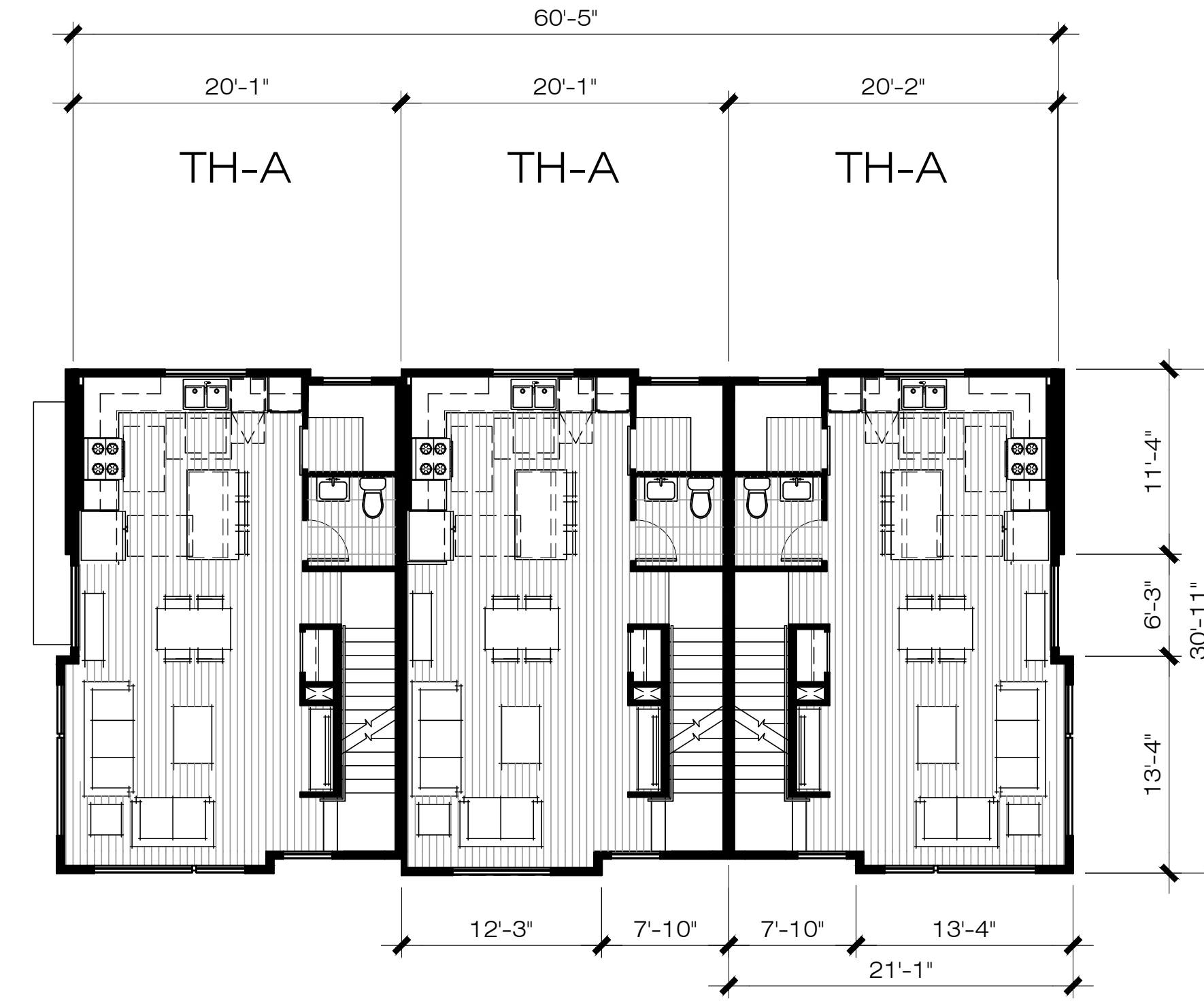
ROOF PLAN



TYPICAL BUILDING PLAN - BLDG 'D'
59TH STREET RESIDENTIAL



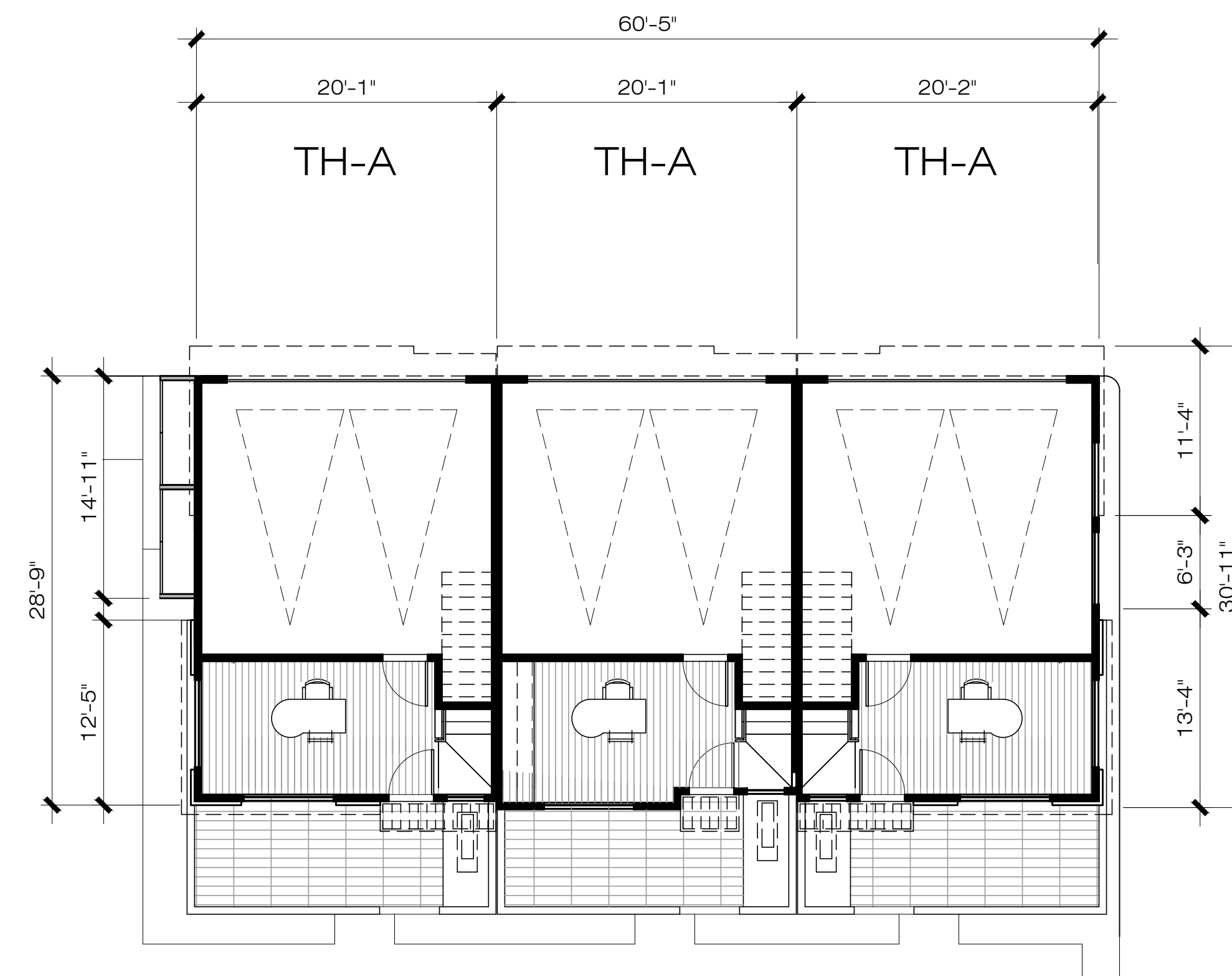
ROOF PLAN



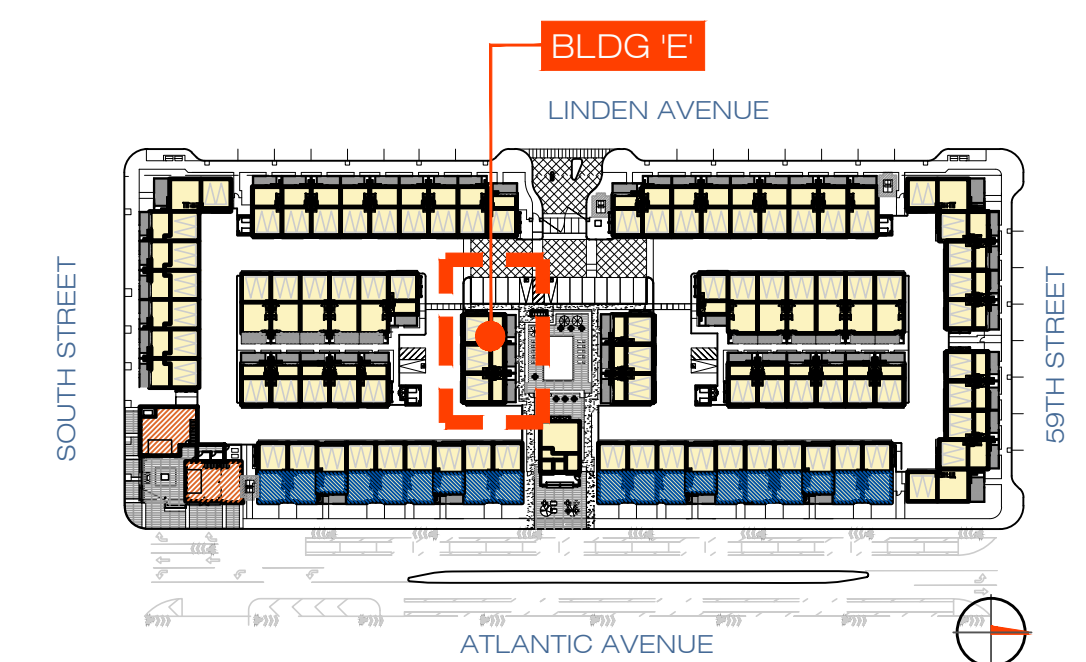
SECOND FLOOR



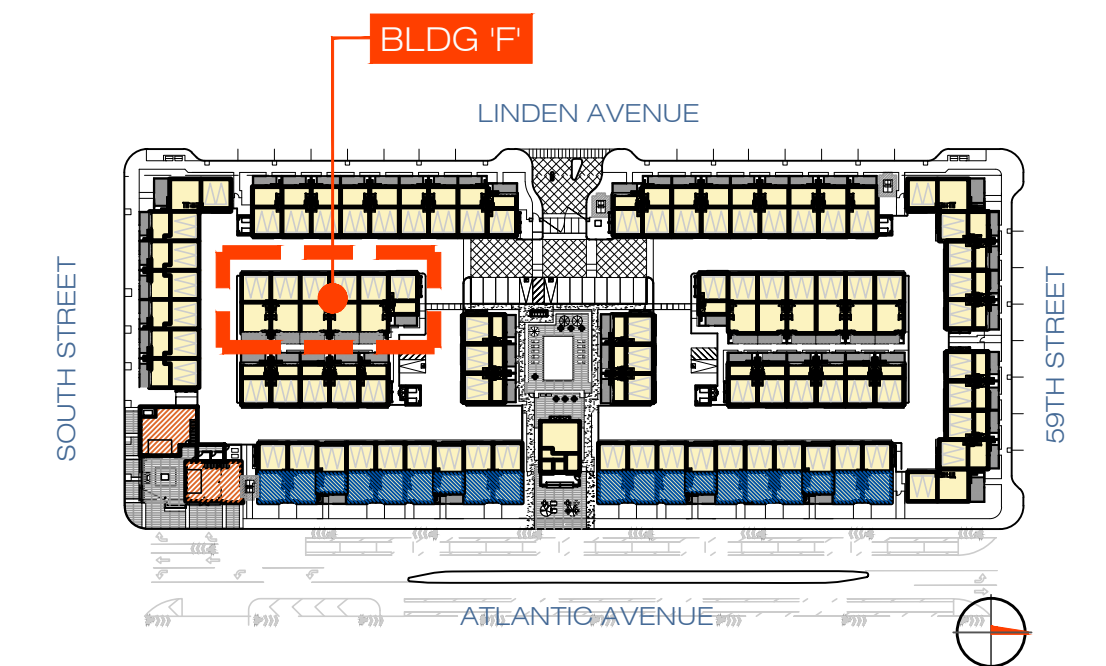
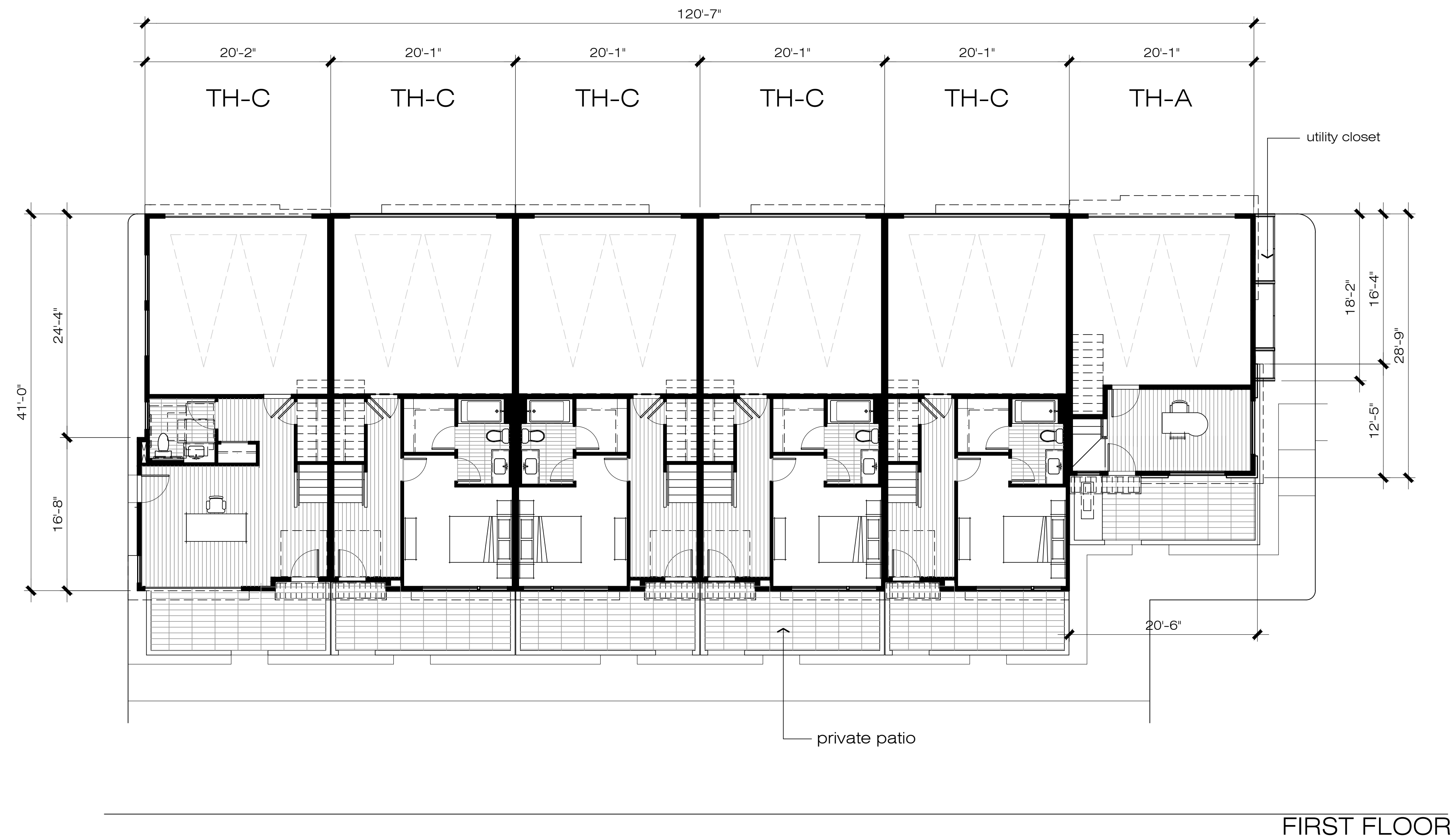
THIRD FLOOR



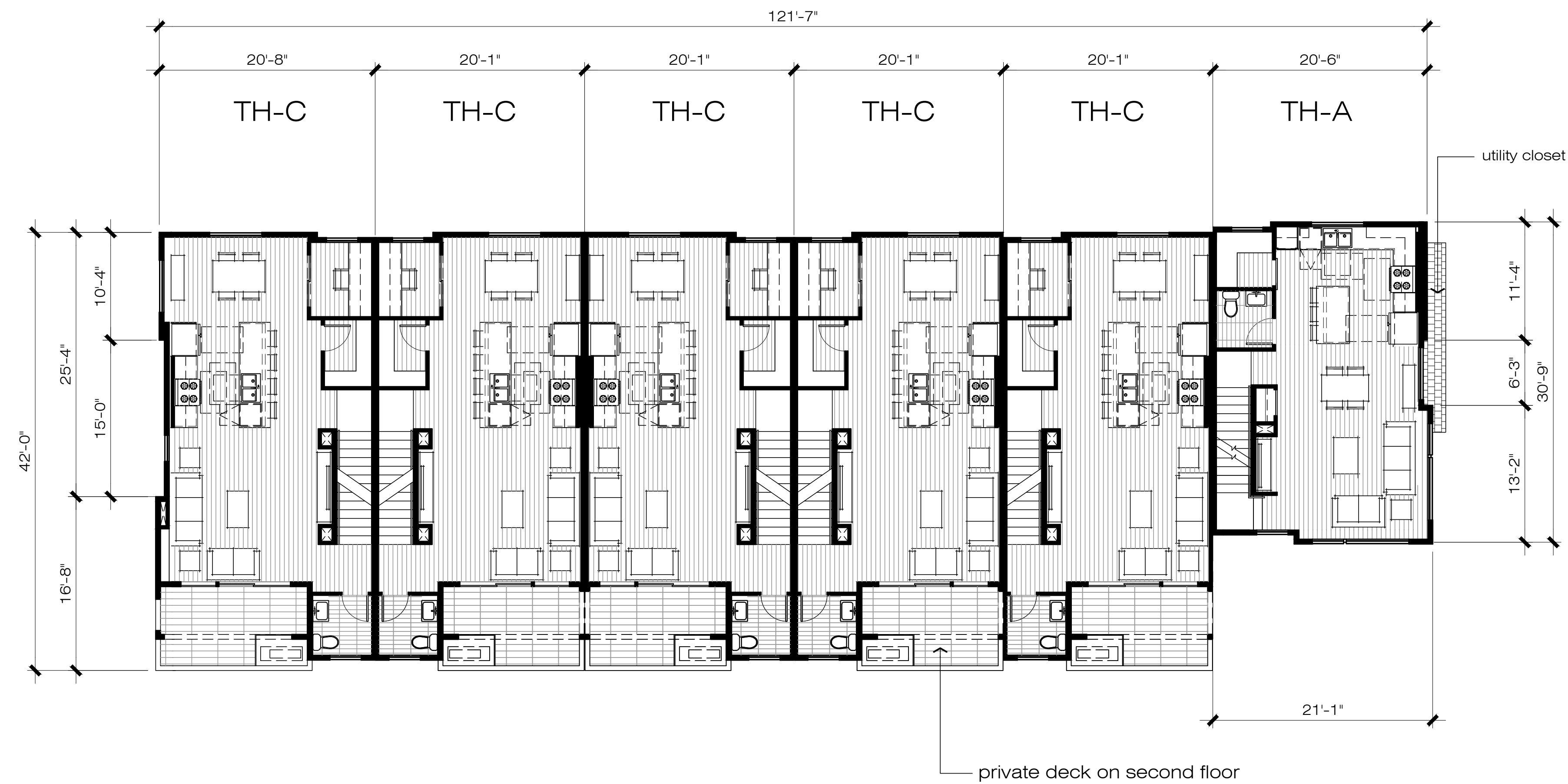
FIRST FLOOR



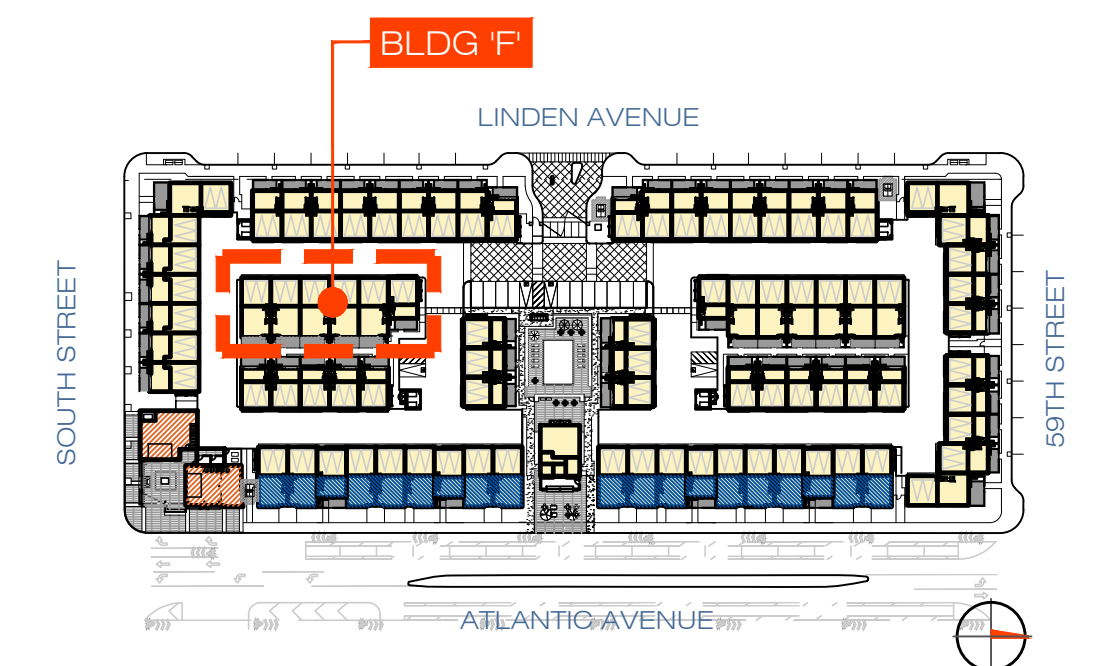
TYPICAL BUILDING PLAN - BLDG 'E'
POOL SIDE RESIDENTIAL



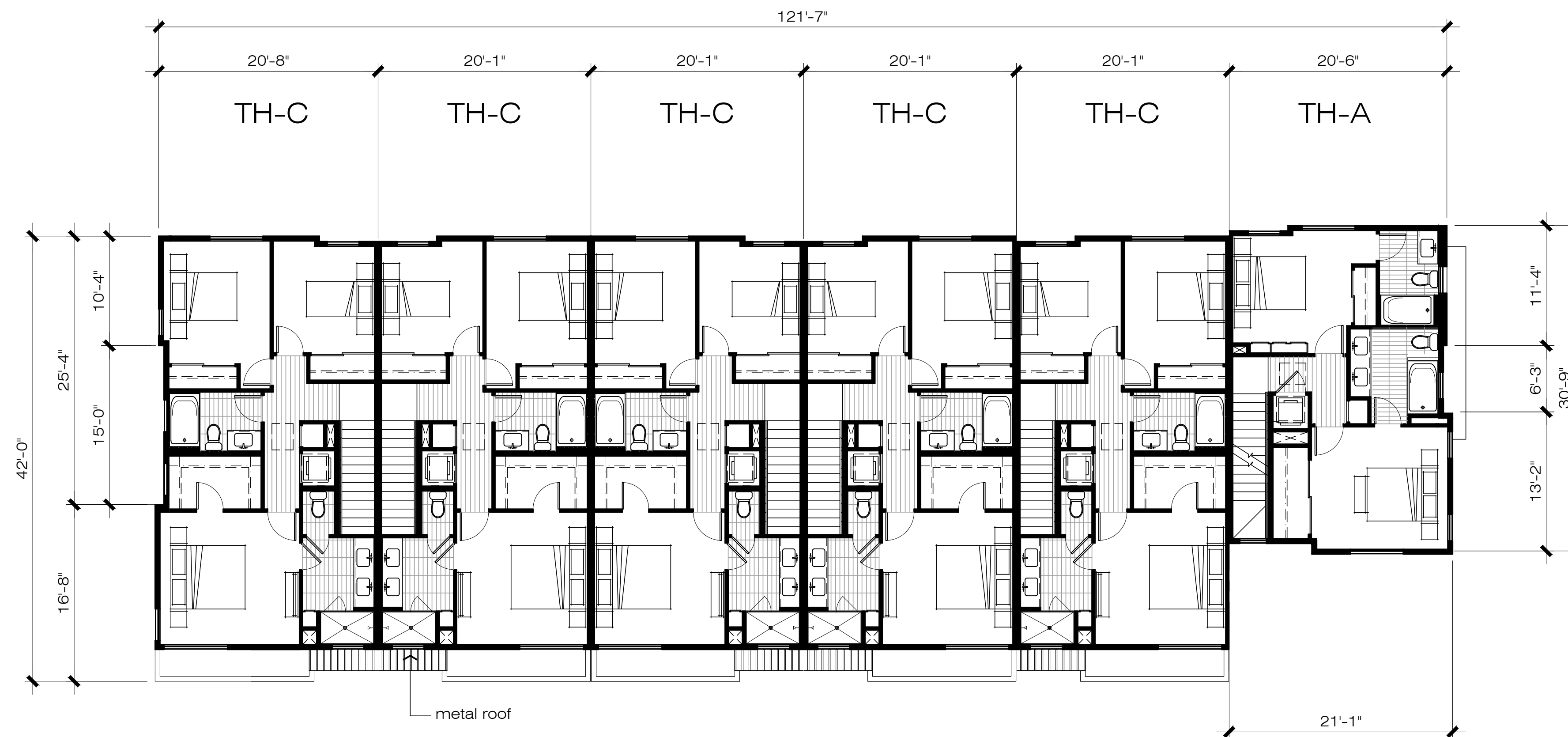
TYPICAL BUILDING PLAN - BLDG 'F'
COURTYARD RESIDENTIAL



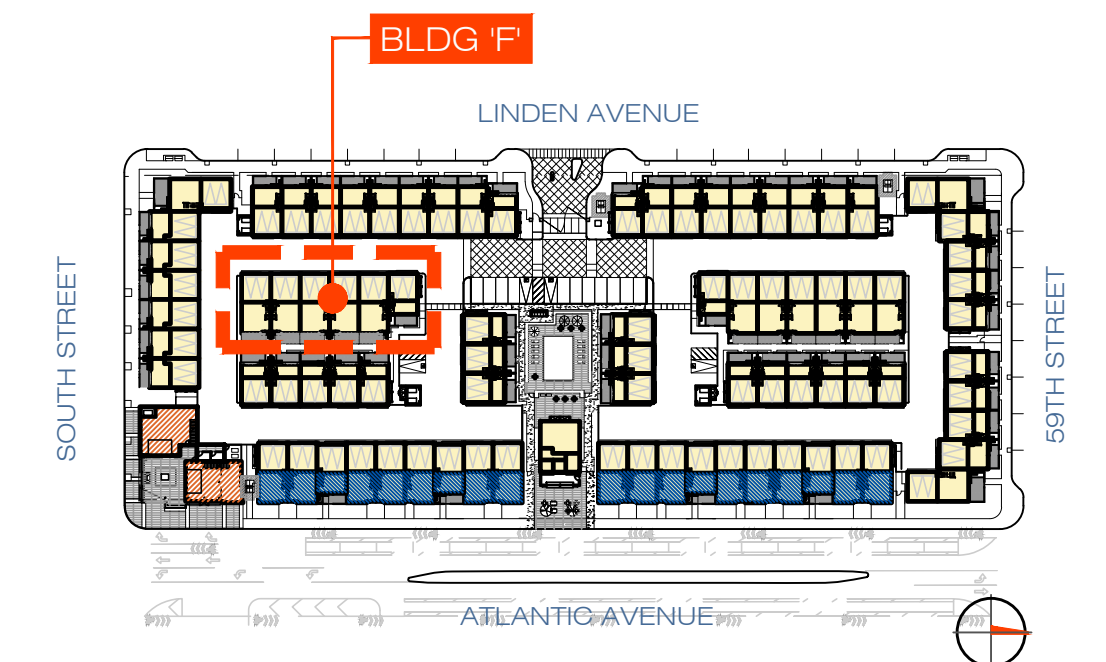
SECOND FLOOR



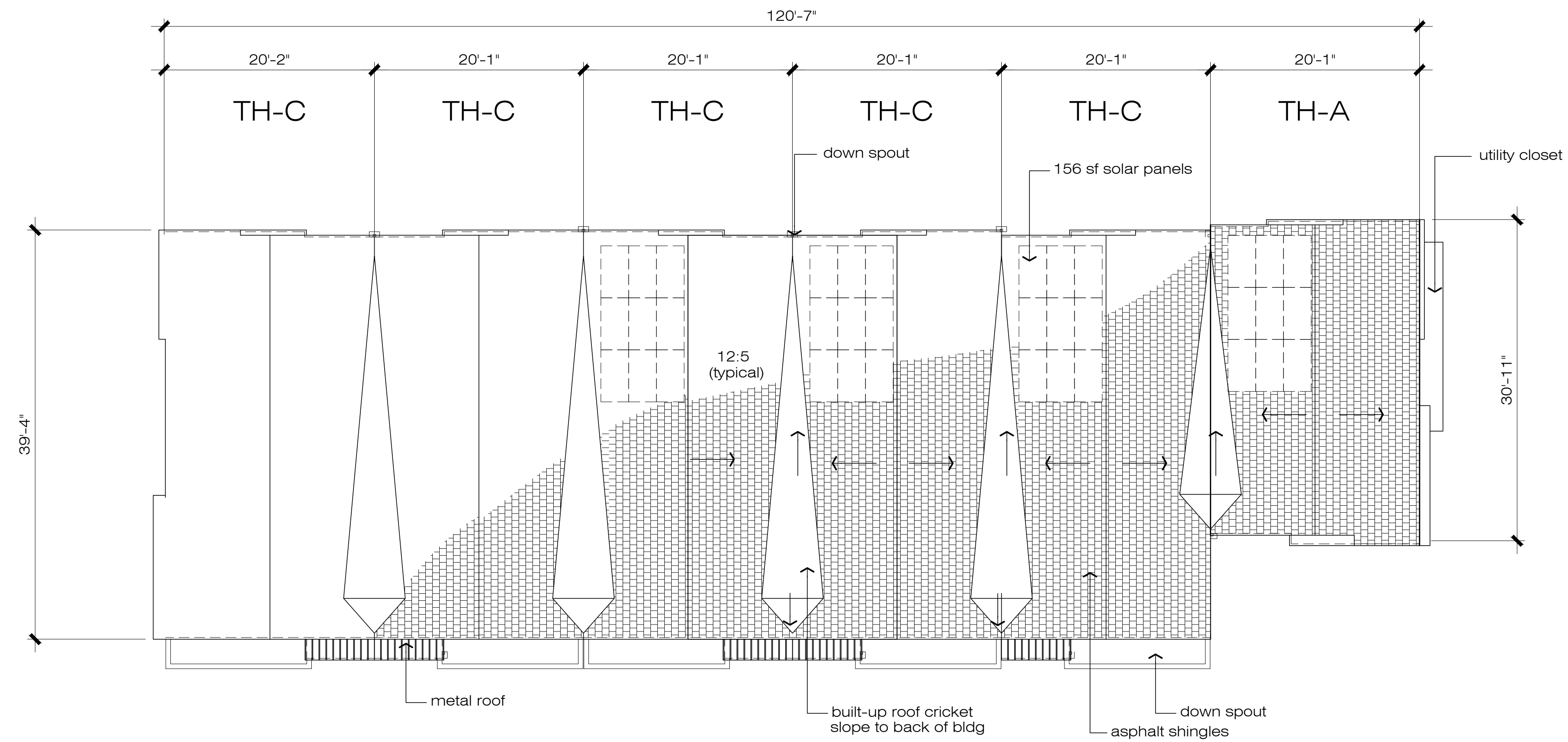
TYPICAL BUILDING PLAN - BLDG 'F'
COURTYARD RESIDENTIAL



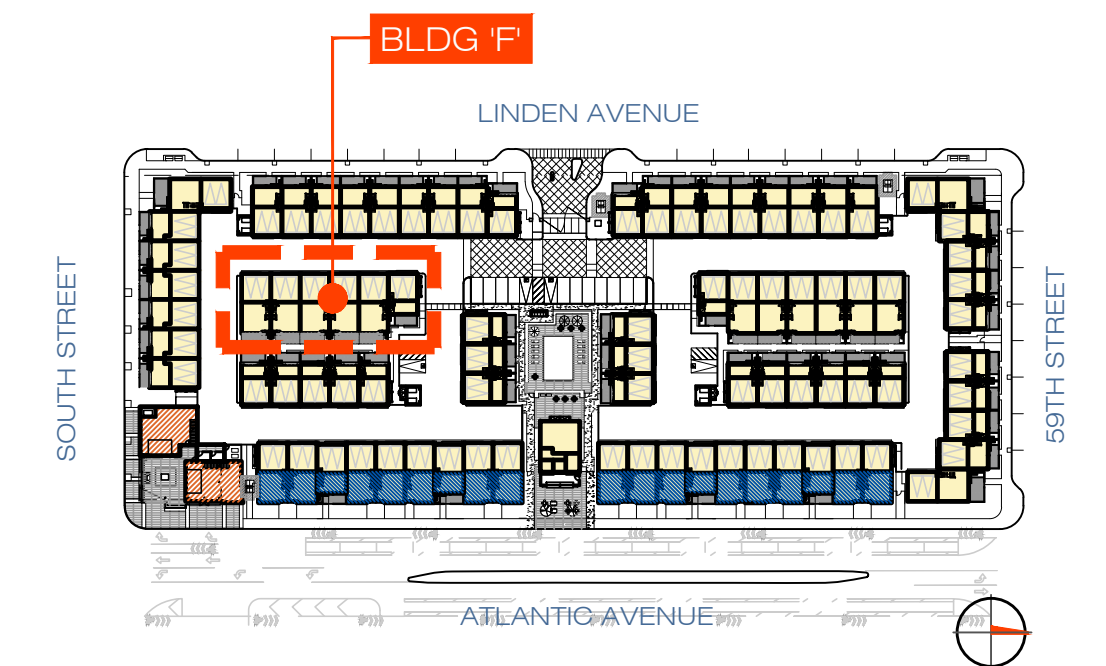
THIRD FLOOR



TYPICAL BUILDING PLAN - BLDG 'F'
COURTYARD RESIDENTIAL



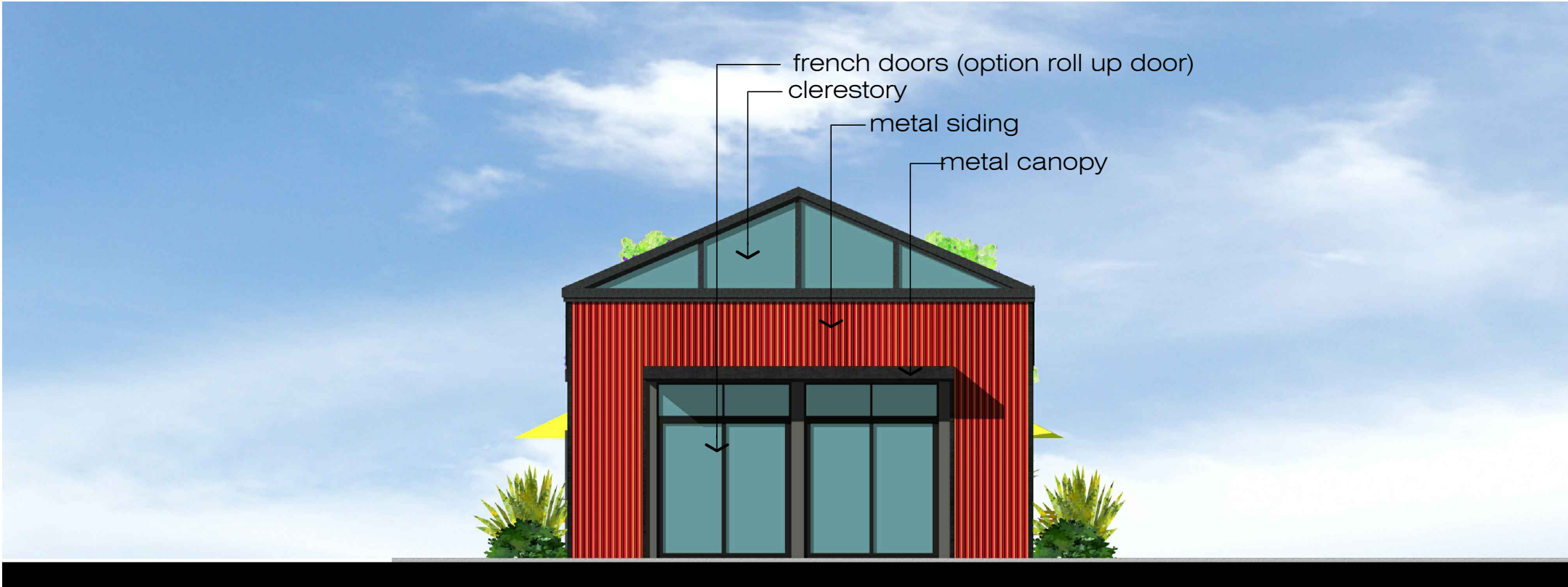
ROOF PLAN



TYPICAL BUILDING PLAN - BLDG 'F'
COURTYARD RESIDENTIAL



EAST ELEVATION - ATLANTIC AVENUE ELEVATION



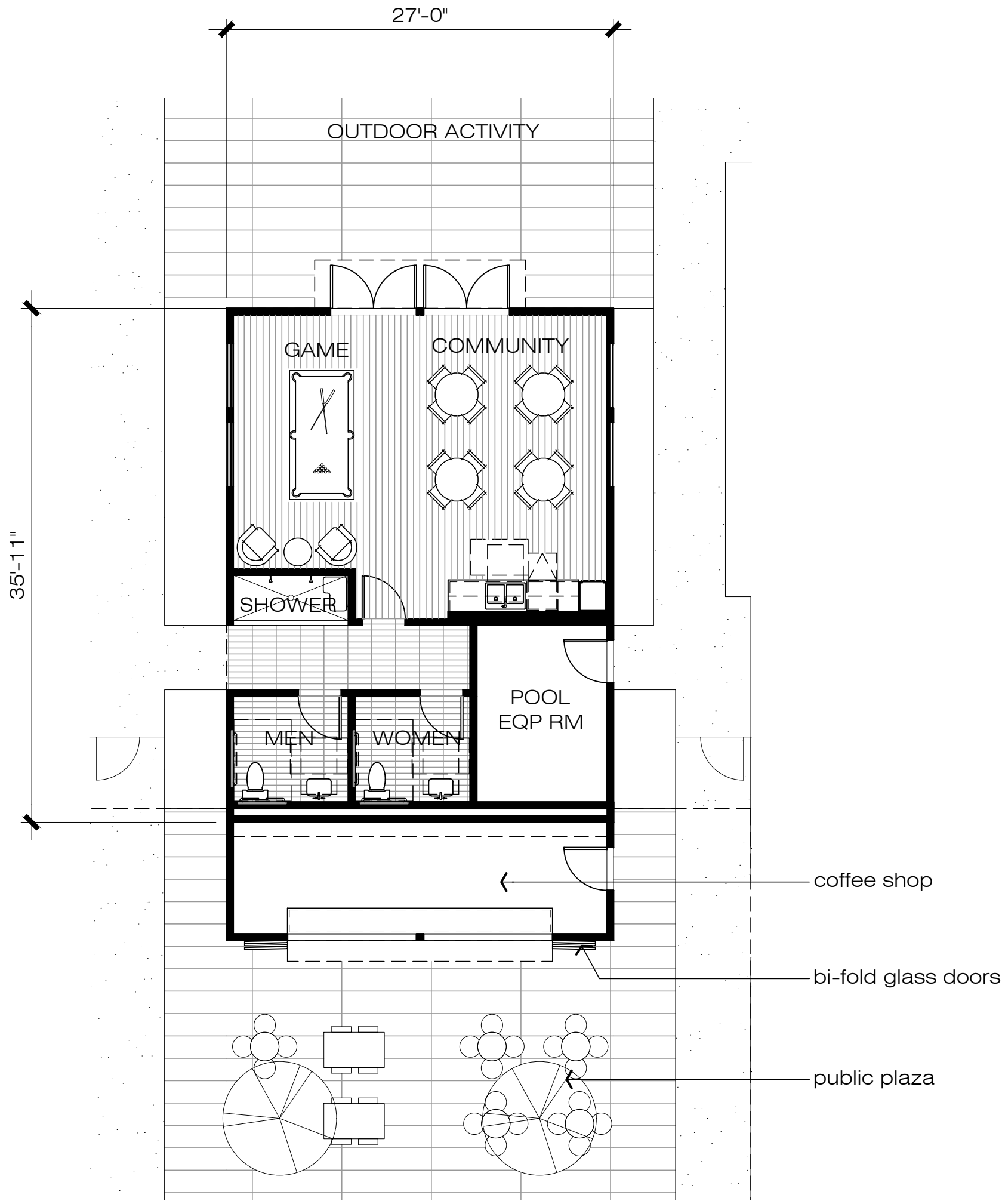
WEST ELEVATION - POOL SIDE ELEVATION



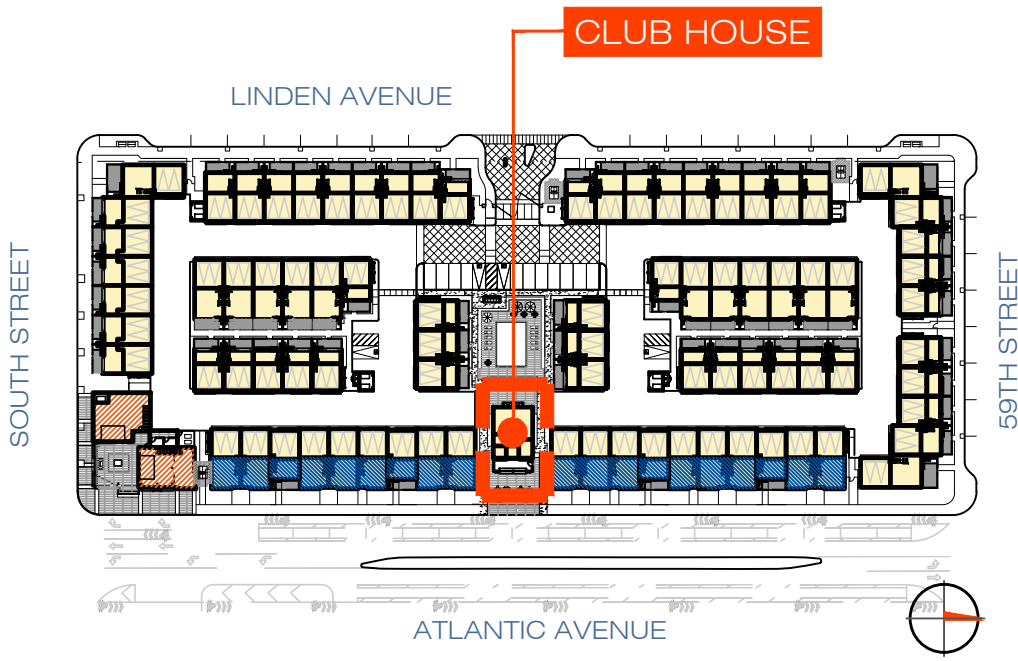
SOUTH ELEVATION



NORTH ELEVATION



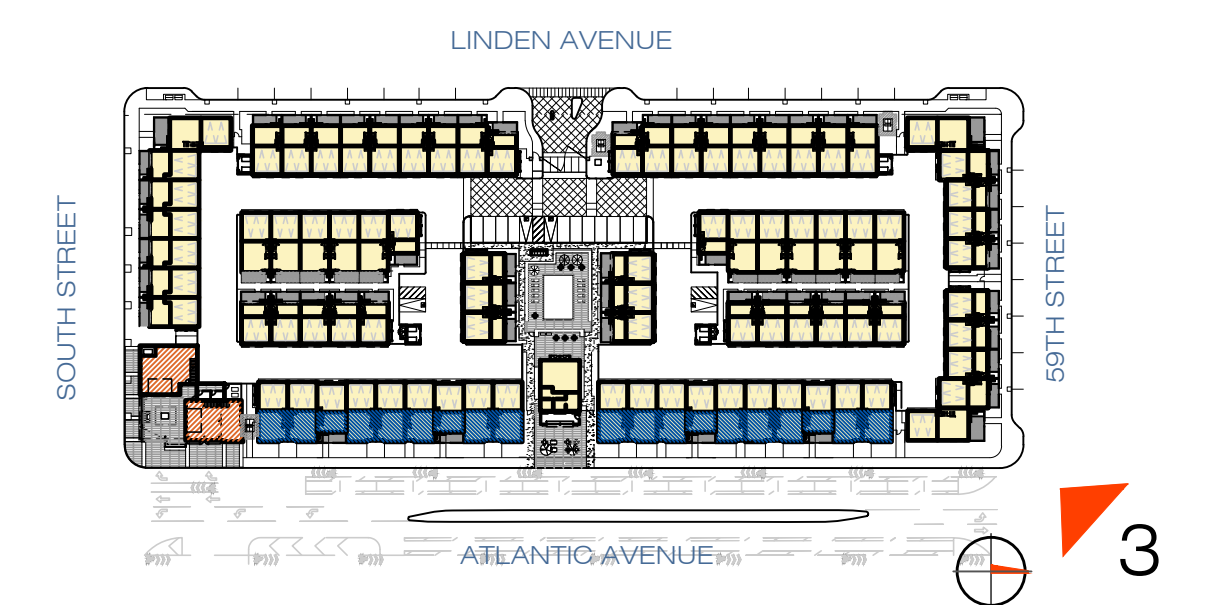
FLOOR PLAN



BUILDING PLAN - CLUB HOUSE



3. VIEW AT CORNER OF ATLANTIC AVENUE AND 59TH ST



CONCEPT VIEW



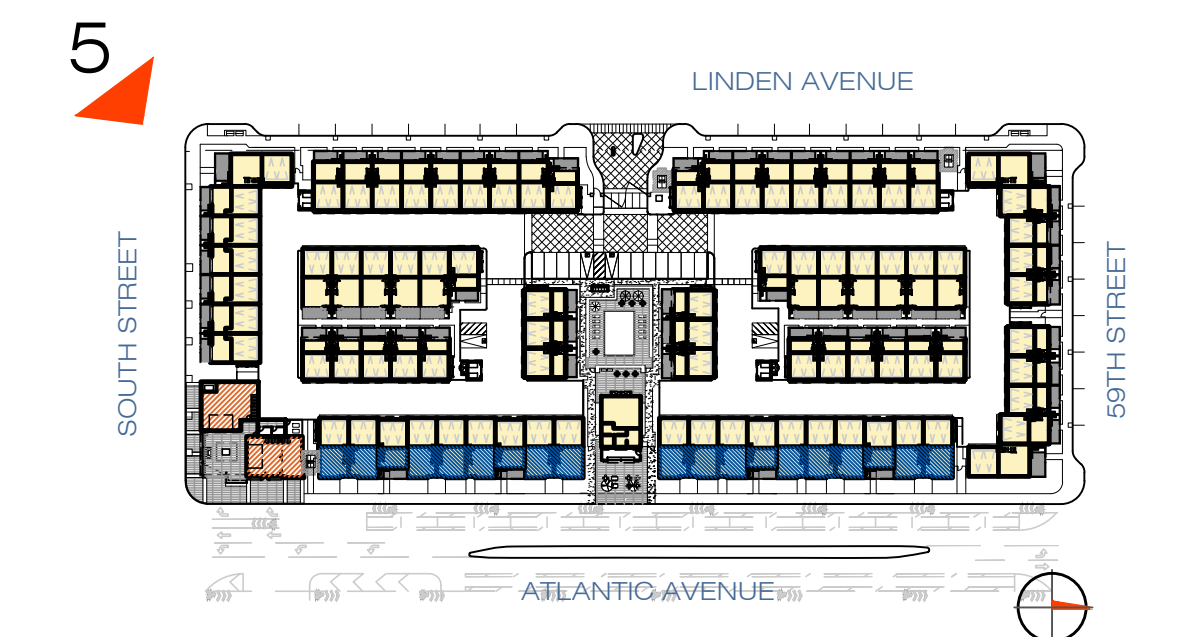
4. VIEW ON LINDEN STREET TOWARD ENTRANCE



CONCEPT VIEW



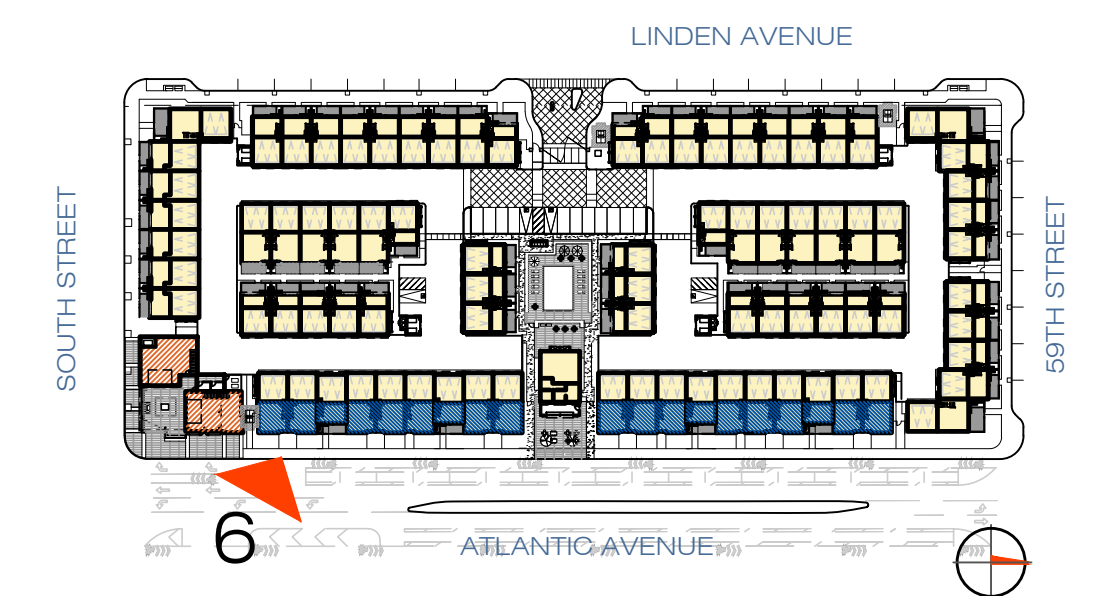
5. AERIAL VIEW LOOKING NORTH EAST



CONCEPT VIEW



6. ROOF CONCEPT



ROOF CONCEPT



EAST ELEVATION - ATLANTIC AVENUE ELEVATION



1 STUCCO
Medium Dash
Machine Applied



2 CORRUGATED
METAL SIDING



3 STANDING SEAM
METAL ROOF



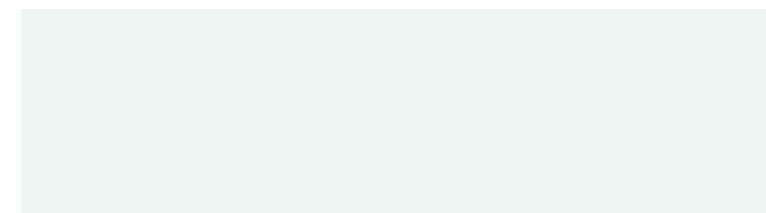
4 ELDORADO STONE
Longitude 24
Silent Grey



5 BRICK VENEER
Dark Iron Spot &
Charcoal Velour Norman



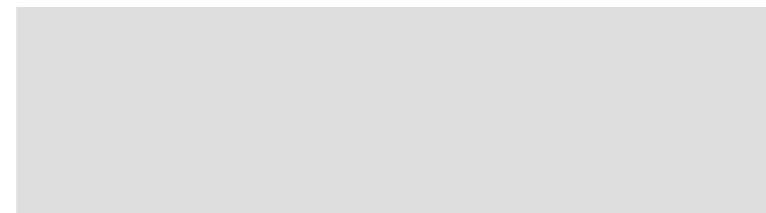
6 COMPOSITE
WOOD SIDING
New Tech Wood
Honduran Mahogany /
California Redwood /
Hawaiian Charcoal



A LIGHTHOUSE
DEW385



B MUSLIN
DE6227



C SILVER LAKE
DE6379



D DUSTY DREAM
DE6312



E ENHANCED EVE
DE6313



F BANK VAULT
DE6383



G SALEM BLACK
DE6343



H LE CORBUSIER
DET421



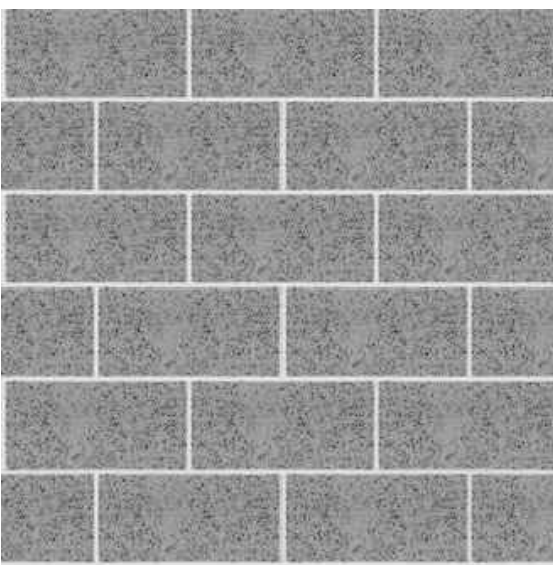
J VIBRANT HONEY
DE5314



K ENERGY ORANGE
DE5223



L PRAIRIE CLAY
DET450



7 PRECISION BLOCKS
Burnished
Greystone



8 COMPOSITE
SHINGLE ROOF
Sagewood



9 VINYL WINDOW
Milgard Windows
Bronze



10 TREX FENCE
Vintage Lantern



12 GENERAL SIGNAGE

MAIN COLORS / PAINTED STUCCO COLOR

ACCENT COLORS

MATERIAL BOARD



EAST ELEVATION - LINDEN STREET ELEVATION



1 STUCCO
Medium Dash
Machine Applied



2 CORRUGATED
METAL SIDING



3 STANDING SEAM
METAL ROOF



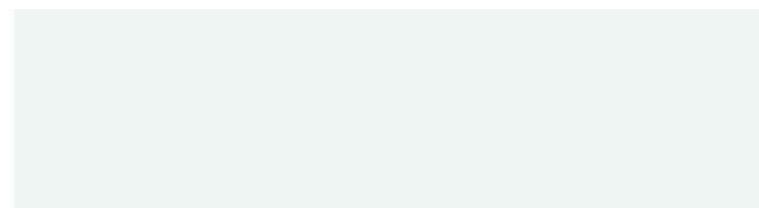
4 ELDORADO STONE
Longitude 24
Silent Grey



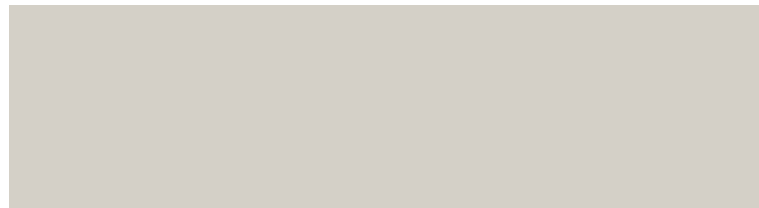
5 BRICK VENEER
Dark Iron Spot &
Charcoal Velour Norman



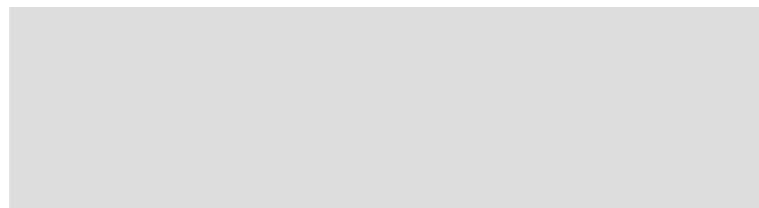
6 COMPOSITE
WOOD SIDING
New Tech Wood
Honduran Mahogany /
California Redwood /
Hawaiian Charcoal



A LIGHTHOUSE
DEW385



B MUSLIN
DE6227



C SILVER LAKE
DE6379



D DUSTY DREAM
DE6312



E ENHANCED EVE
DE6313



F BANK VAULT
DE6383

MAIN COLORS / PAINTED STUCCO COLOR



G SALEM BLACK
DE6343



H LE CORBUSIER
DET421



J VIBRANT HONEY
DE5314

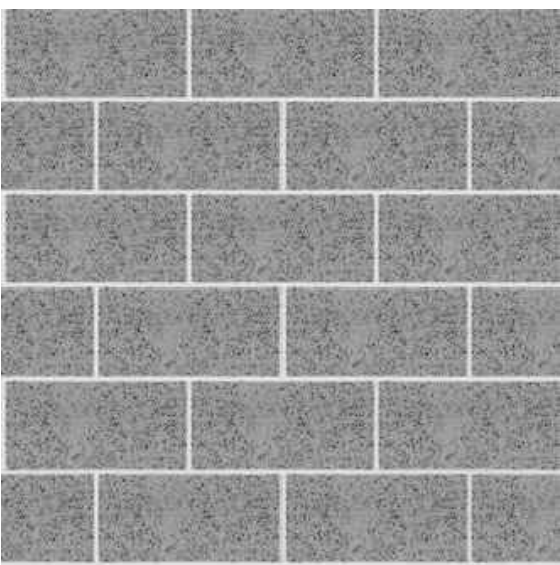


K ENERGY ORANGE
DE5223



L PRAIRIE CLAY
DET450

ACCENT COLORS



7 PRECISION BLOCKS
Burnished
Greystone



8 COMPOSITE
SHINGLE ROOF
Sagewood



9 VINYL WINDOW
Milgard Windows
Bronze



10 TREX FENCE
Vintage Lantern



12 GENERAL SIGNAGE

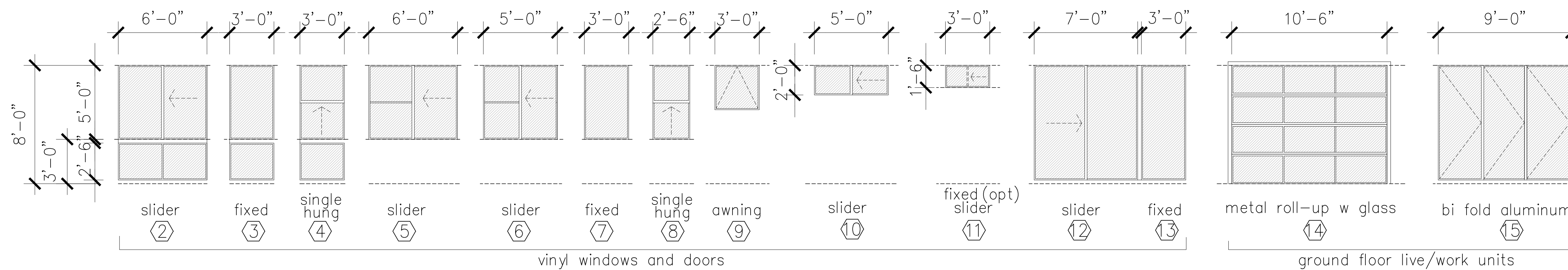
MATERIAL BOARD



EAST ELEVATION - LINDEN STREET ELEVATION



EAST ELEVATION - ATLANTIC AVENUE ELEVATION



WINDOWS AND DOORS



LONG BEACH CAFE

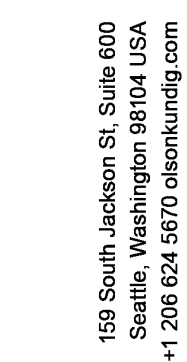
5801 Atlantic Ave, Long Beach CA

SCHEMATIC DESIGN

05/21/2021

Olson Kundig

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Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com



project:
LONG BEACH CAFE
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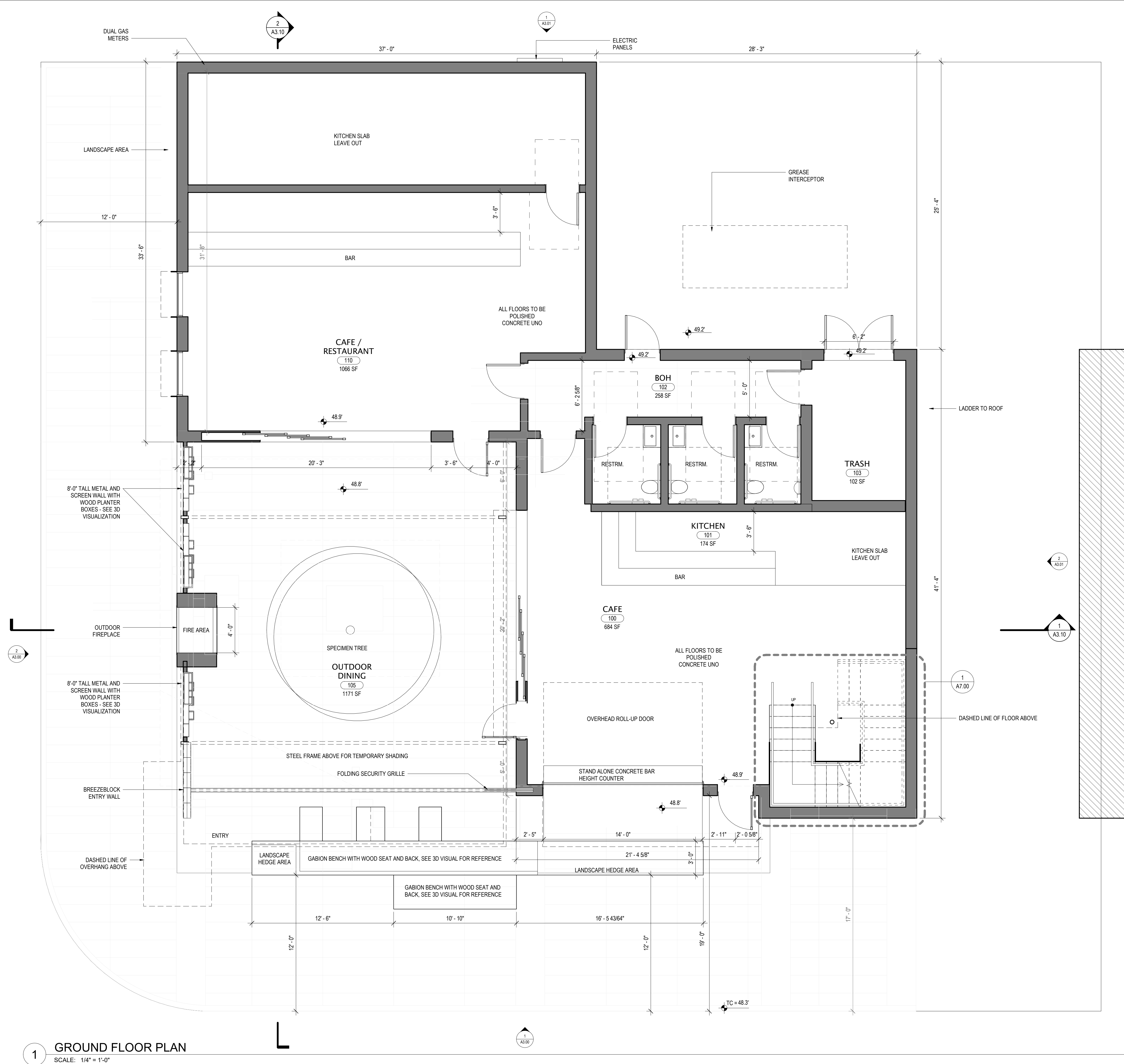
principal architect KM
project manager JH
drawn by TH
checked by
job no. 21051
date 05/21/2021
revisions:

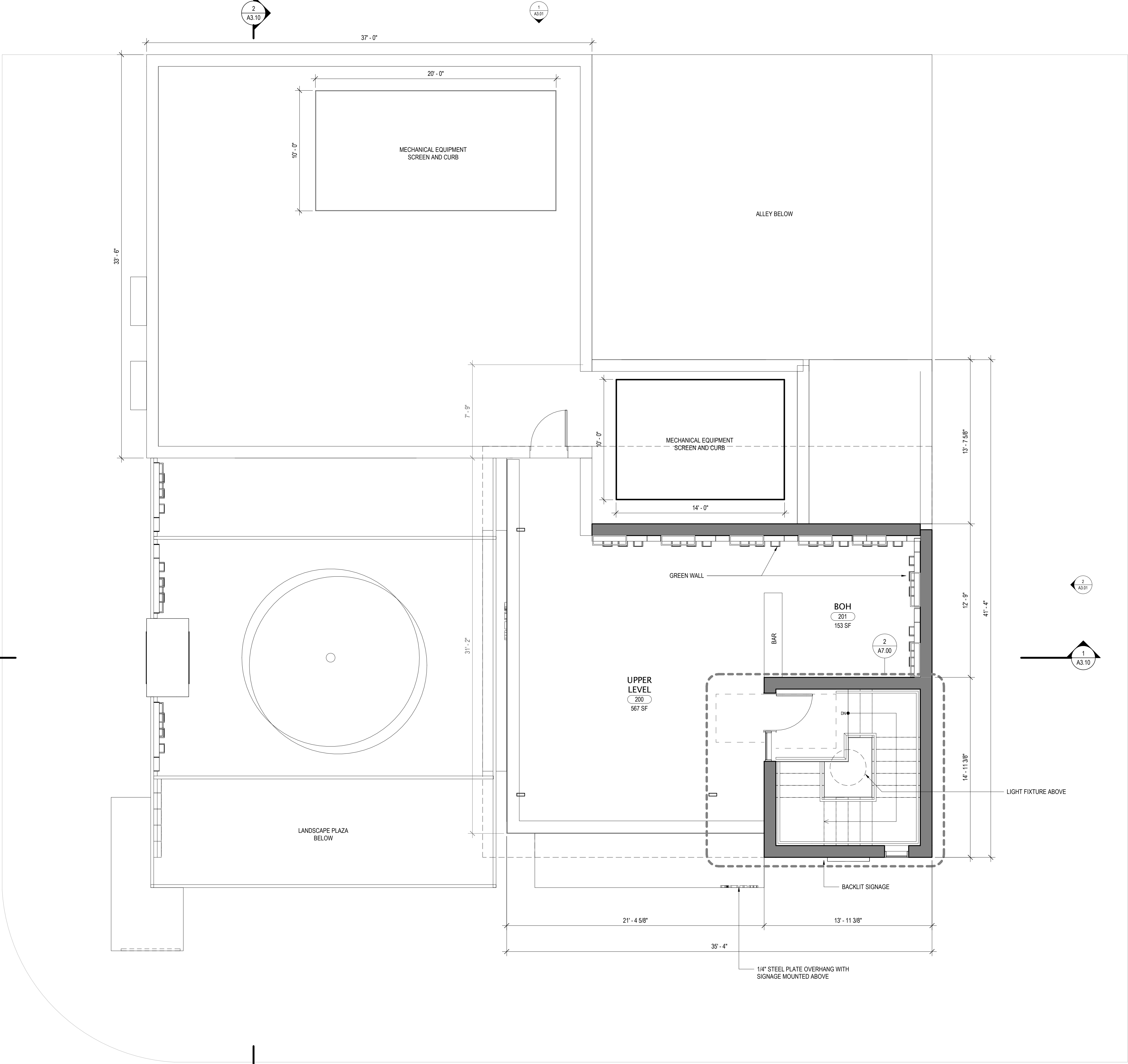
no.	date	by
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SCHEMATIC DESIGN

GROUND LEVEL
PLAN

A2.00





1 02 UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



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revisions:
no. date by

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UPPER LEVEL PLAN
A2.01



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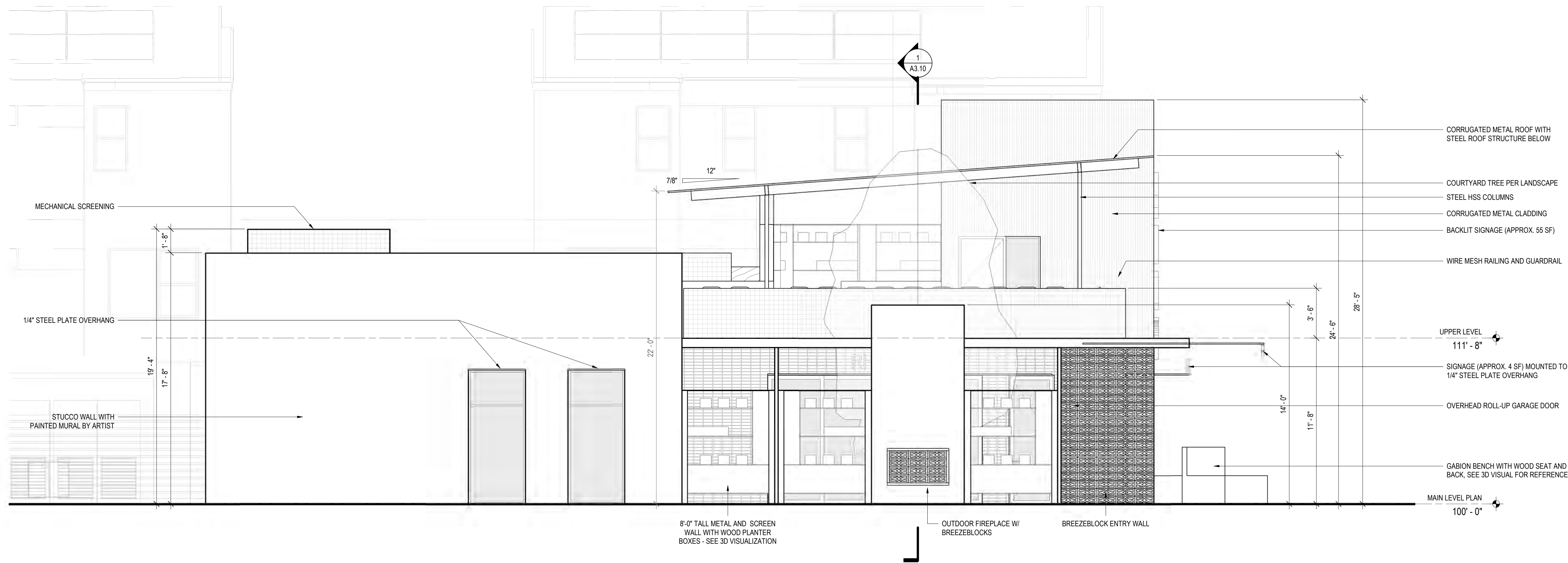
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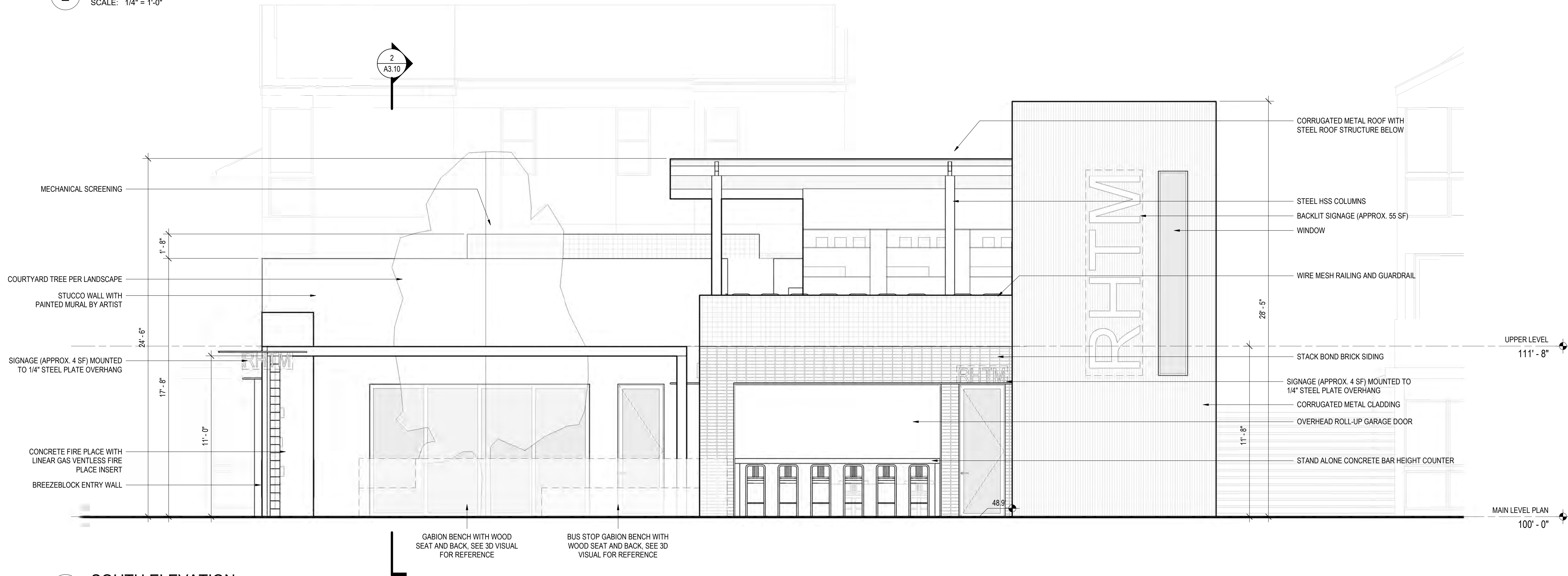
A2.02



SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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EXTERIOR
ELEVATIONS

A3.00

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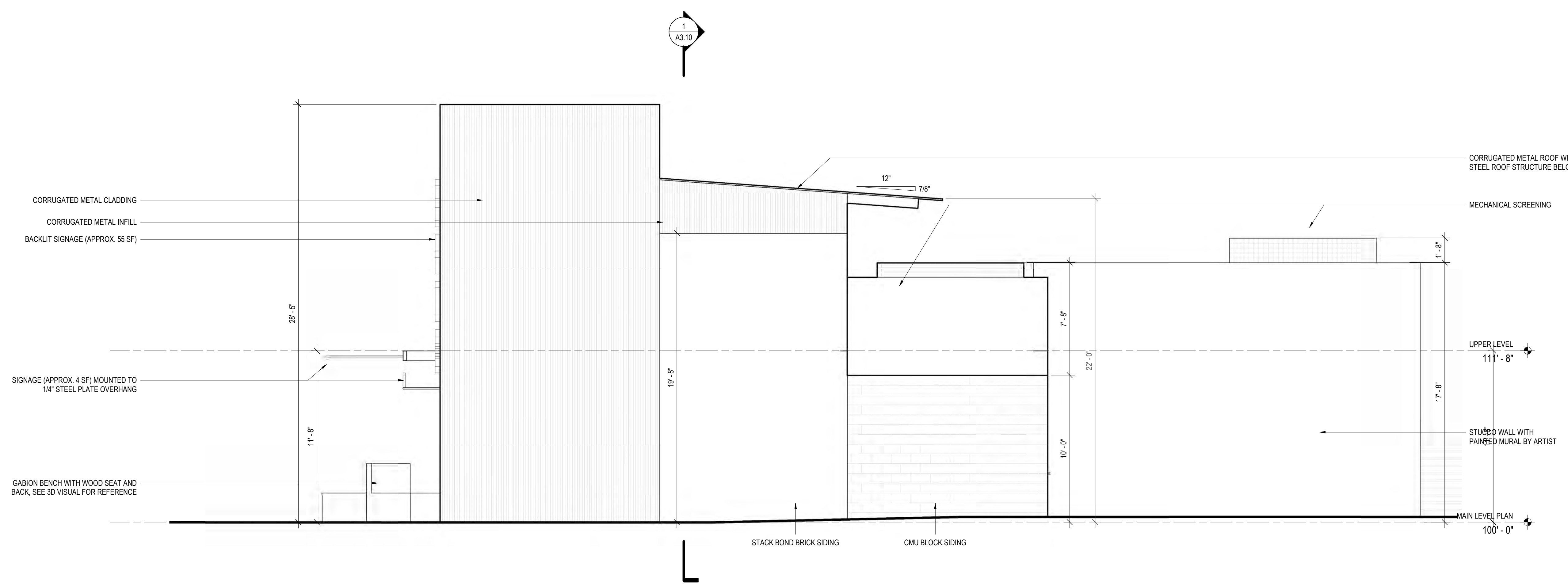
project:
LONG BEACH CAFE
5801 Atlantic Ave, Long Beach CA

principal architect	KM
project manager	JH
drawn by	TH
checked by	
job no.	21051
date	05/21/2021
revisions:	

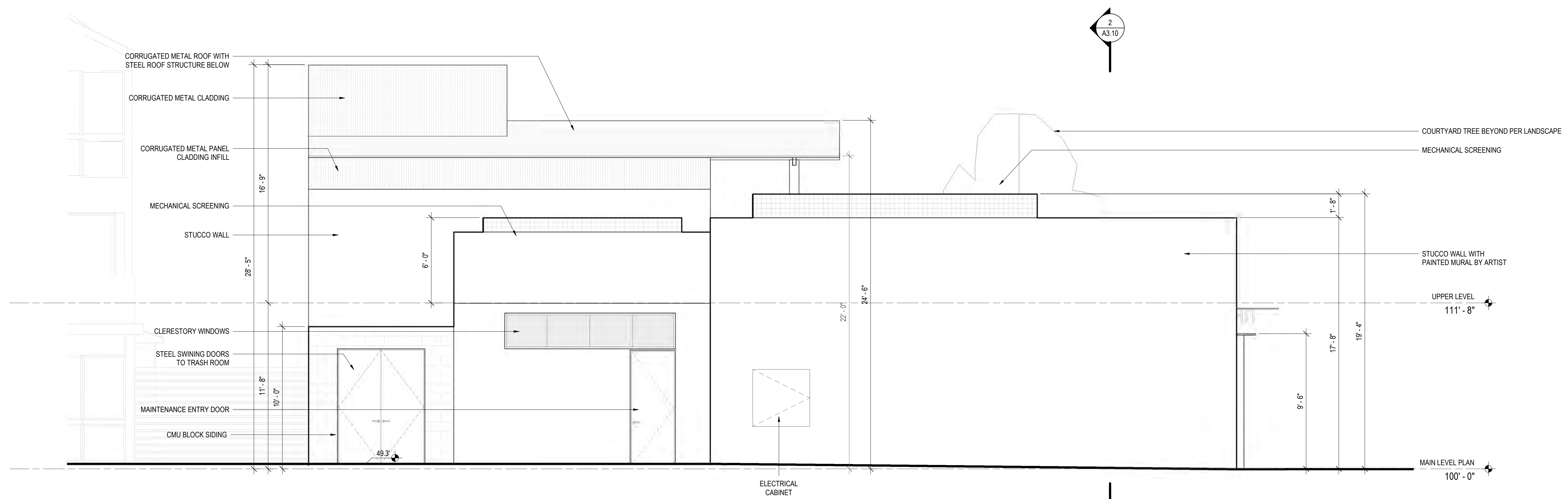
SCHEMATIC DESIGN
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EXTERIOR
ELEVATIONS

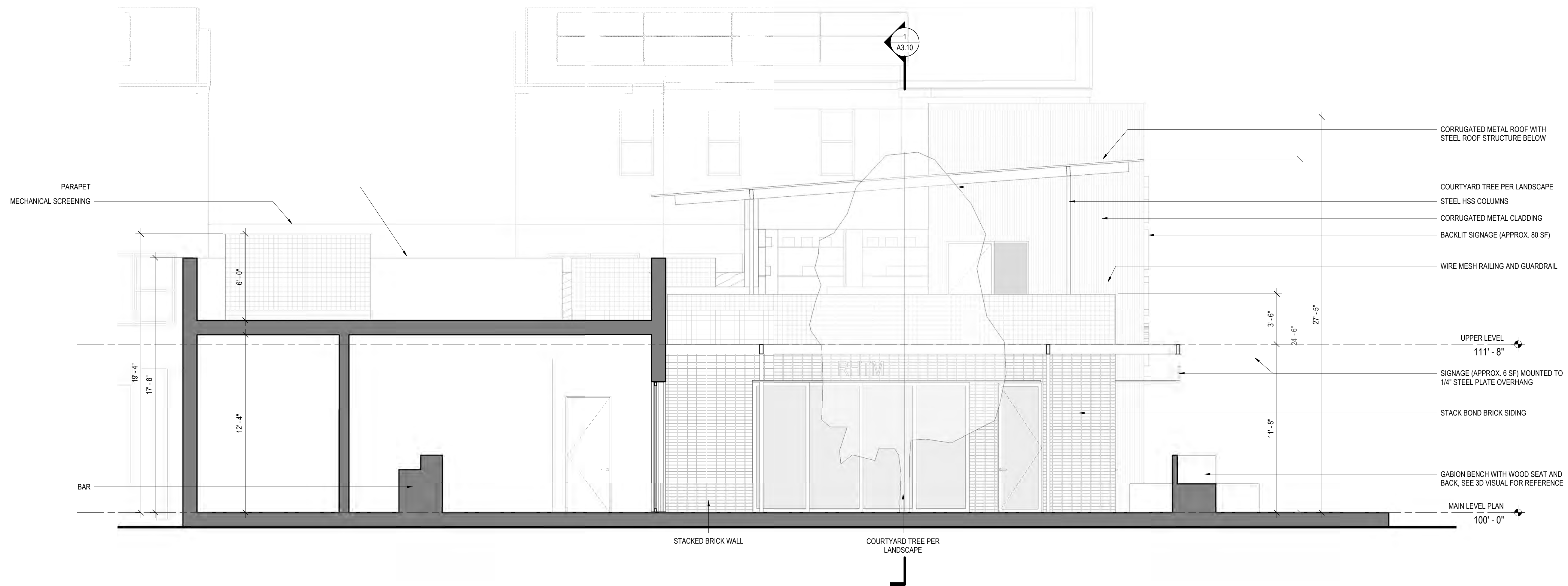
A3.01



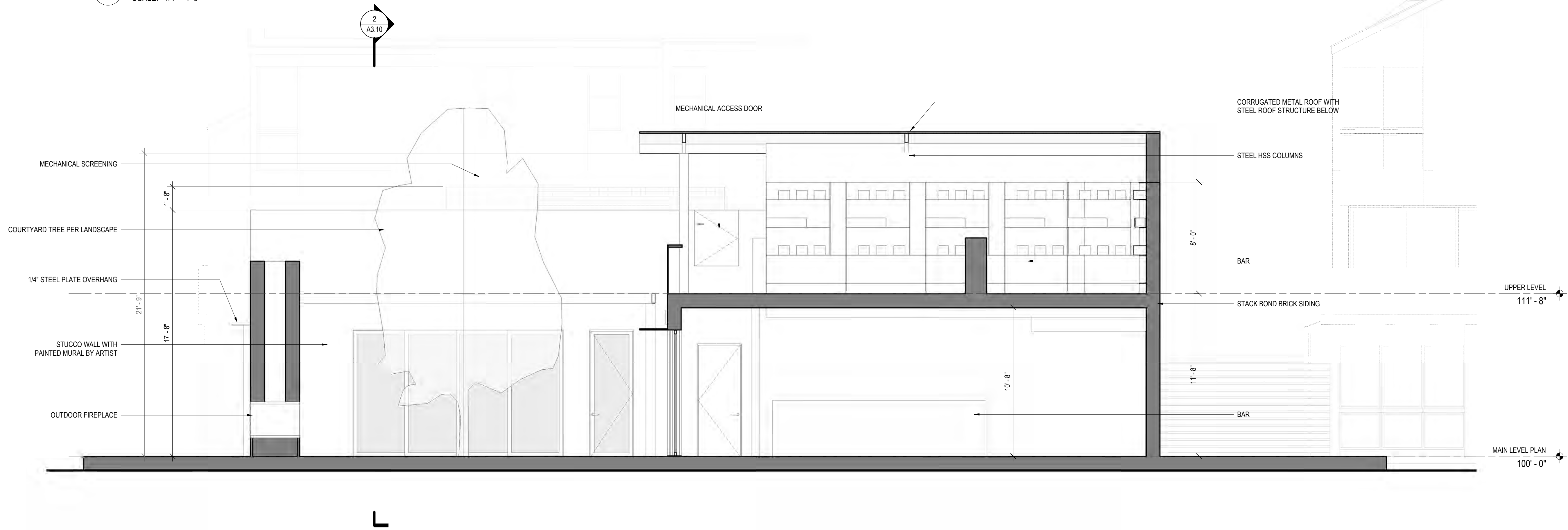
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 N/S SECTION
SCALE: 1/4" = 1'-0"



1 E/W SECTION
SCALE: 1/4" = 1'-0"



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project manager JH
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BUILDING
SECTIONS

A3.10



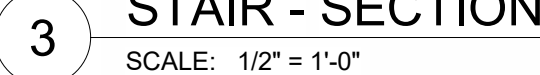
principal architect KM
project manager JH
drawn by TH
checked by _____
job no. 21051
date 05/21/2021

revisions:

SCHEMATIC DESIGN

VERTICAL CIRCULATION

A7.00





CAFE



SIGNAGE



BACKLIT-SIGNAGE



CORRUGATED ROOF WITH STEEL STRUCTURE BELOW



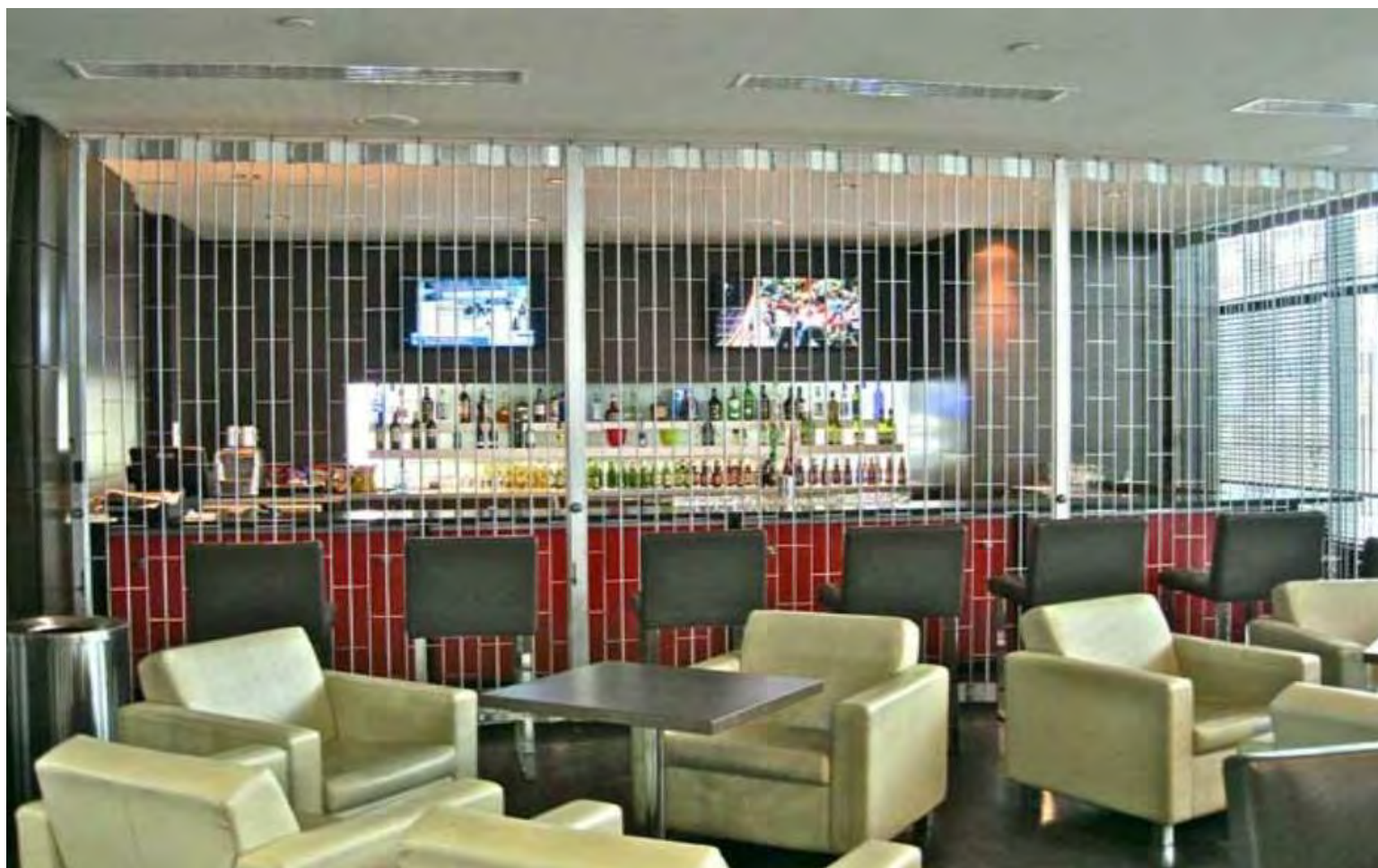
GREEN WALL



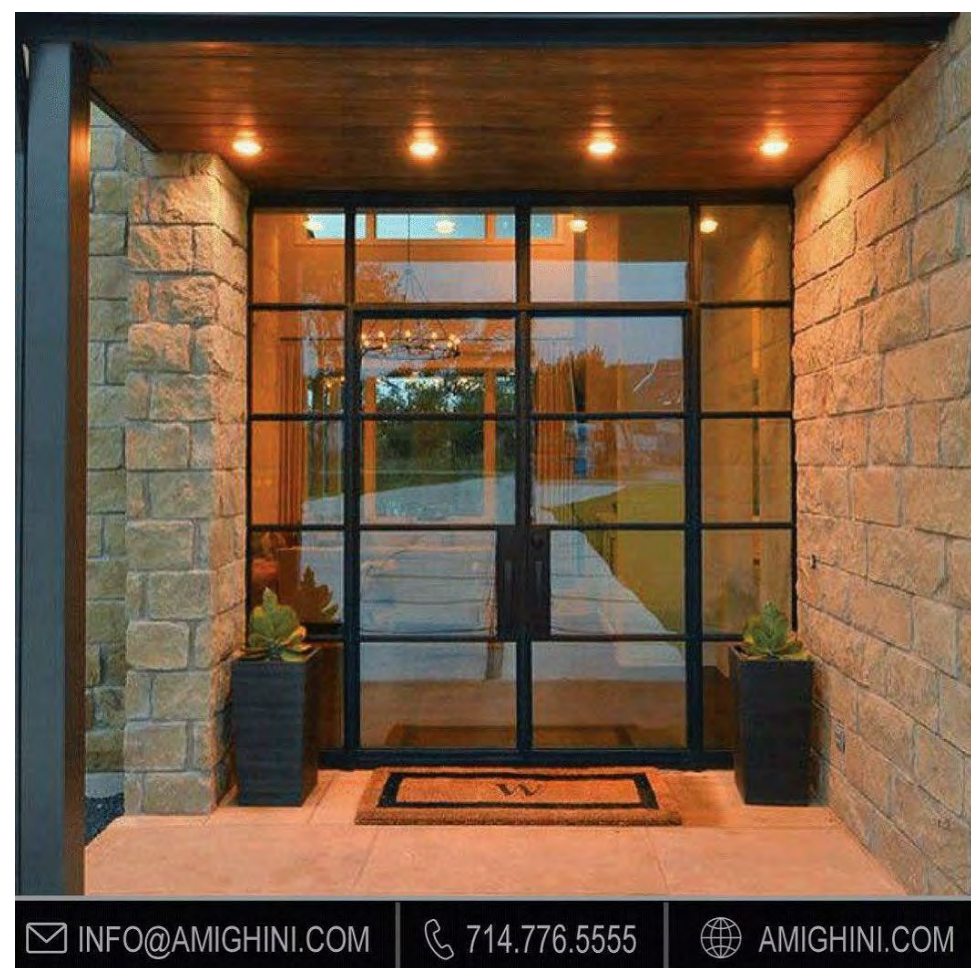
PAINTED MURAL WALL



PAINTED MURAL WALL



FOLDING SECURITY GRILLE



DOORS



SLIDING DOORS



CORRUGATED METAL SIDING



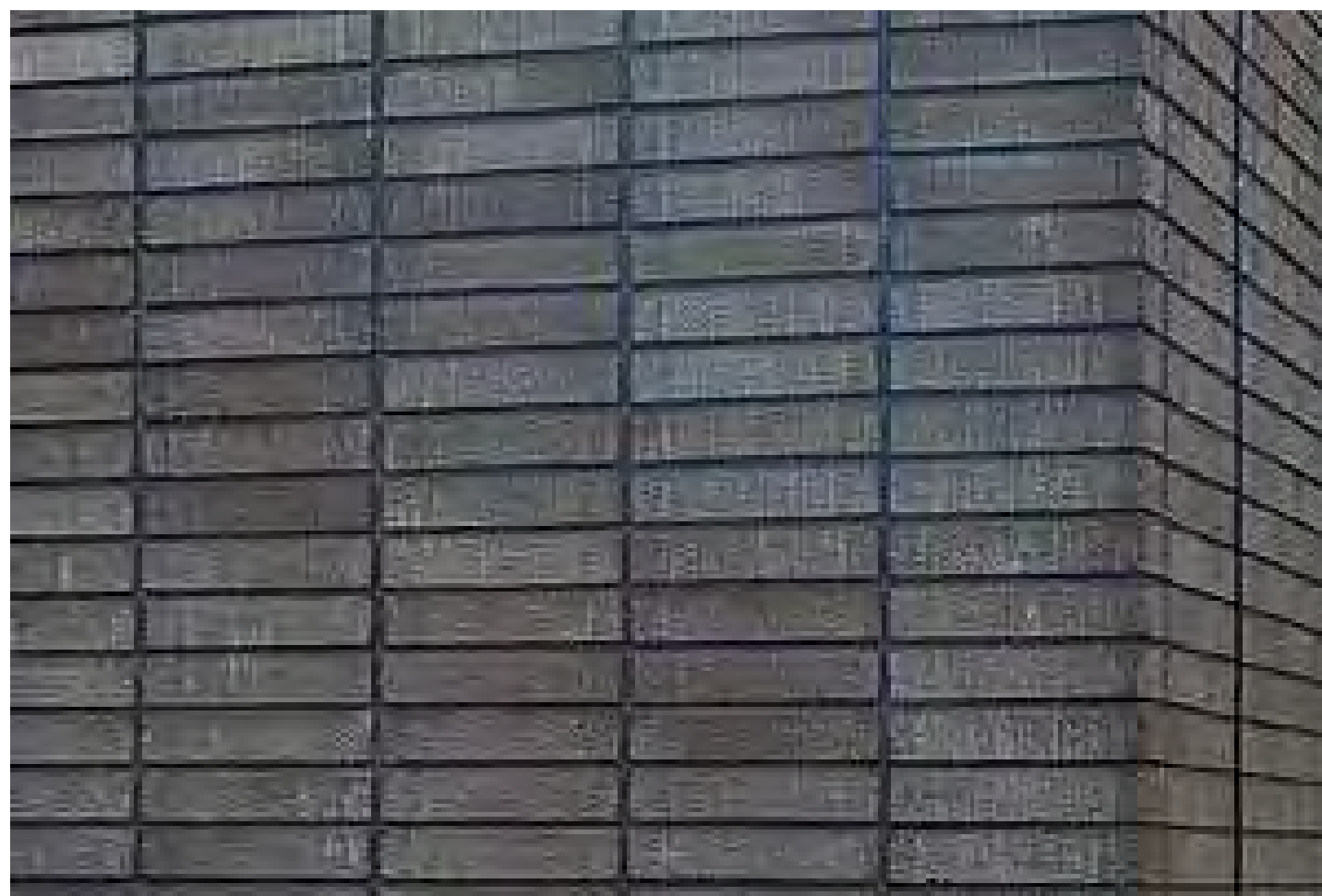
CORRUGATED METAL SIDING



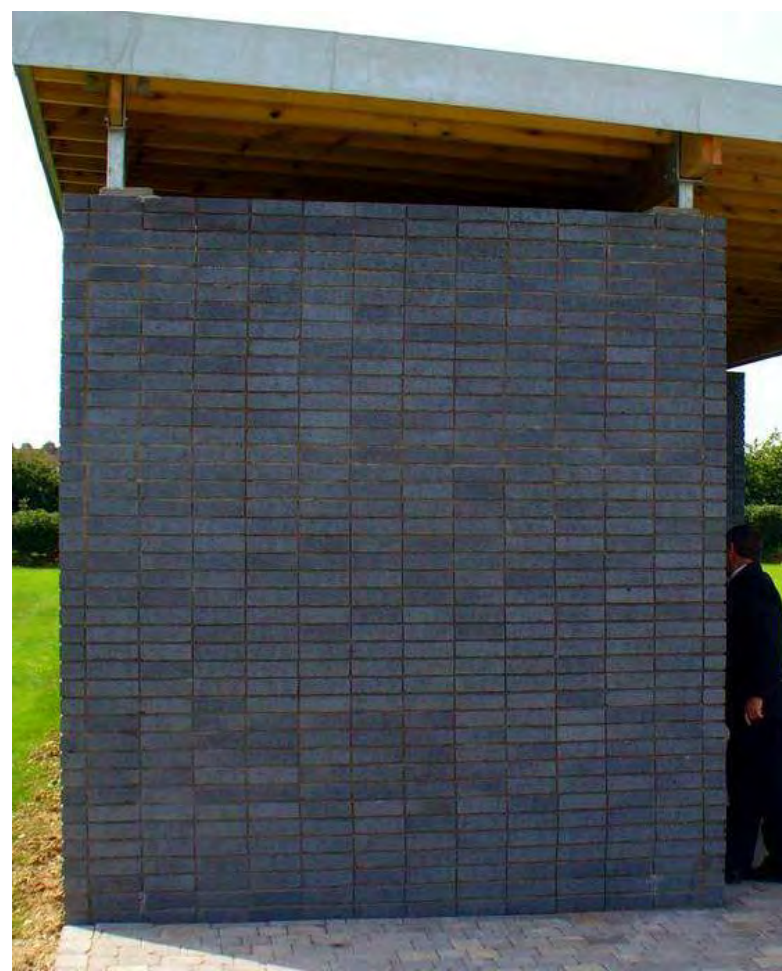
TERRACOTTA BREEZE BLOCK



BRICK SIDING



STACK BOND BRICK SIDING



STACK BOND BRICK SIDING



CONCRETE FIREPLACE WITH SEE-THROUGH INSERT



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MATERIAL BOARD
A9.00