### Project Summary Tabulations

#### Project Site Summary
- **Address:** 2443 Long Beach Blvd
- **Lot Area:** 84,761 SF (for both office and parking)
- **APN #:** 7141-004-030 / 7141-004-031 / 7141-004-032 / 7141-004-025 / 7141-004-026 / 7141-004-027
- **Zoning:** R-3, S-1 / Proposed: CBC

#### Project Summary
- **Use:** Office (B), Parking (S-2)
- **Type:** CBC/R-3, S-1
- **Stories:** Proposed: 4 Stories (CBC/R-3, S-1, HR-4)
- **Proposed: 3 Stories (CCN) / 4 Stories (CBC/R-3, S-1)
- **Building Height:** Proposed: 74' 0" to Top of Parapet
- **Setback:** Proposed: 20' 0" - 18' 0" Min. Level; 1/2 23' 0" AVG Setback **

#### Building Use
- **Location:** Required (per CCN) / Proposed *
- **Setback AVE (Front):** 13' 0" - 10' 0" Min.
- **Setback R/T:** 20' 0" - 20' 0" Min.
- **Setback BLDG:** 13' 0" - 10' 0" Min.

#### Building Area
- **Proposed:**
  - LEVEL: 120,848
  - BLDG AREA (SF): 36,000 SF
  - OCCUPANCY RATIO: 0.35

- **Lot Coverage:**
  - Allowed: N/A
  - Proposed: 35.4% (30,018 SF / 84,761 SF)

#### Parking Summary
- **Vehicle:**
  - Required: N/A
  - Proposed: 246 (BD for First 20,000 GFA + 156 for Additional 82,868 GFA)

- **Bicycle:**
  - Proposed: N/A

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* See plans and elevations for additional information.
** Zoning Code Amendment to High Rise Overlay District allowing the averaging of setbacks.
*** Allowable office area calculated without area increase factor due to frontage.

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**October 12, 2019 | LaserFiche | 17019**

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**Studenteleven | 2**
Process Concept Diagrams

1. Existing Site

2. Add Parking Structure

3. Create Massing Module

4. Duplicate & Split
Process Concept Diagrams

1. Offset Top Module Away From Street
2. Offset Top and Bottom Modules
3. Shift Top Module To Create Outdoor Deck
4. Create Iconic Corner Conditions
Process Concept Diagrams
Site Shade Study @ 9:00AM

3/21 (Spring Equinox)  
6/21 (Summer Solstice)  
9/21 (Vernal Equinox)  
12/21 (Winter Solstice)
Site Shade Study @ 12:00PM

3/21 (Spring Equinox)

6/21 (Summer Solstice)

9/21 (Vernal Equinox)

12/21 (Winter Solstice)
Site Shade Study @ 3:00PM

3/21 (Spring Equinox)

6/21 (Summer Solstice)

9/21 (Vernal Equinox)

12/21 (Winter Solstice)
### Existing Conditions Surrounding Properties

<table>
<thead>
<tr>
<th>NUMBER OF STORIES</th>
<th>APPROXIMATE BLDG. HEIGHT</th>
<th>ALONG LONG BEACH BLVD. BLDG. SETBACK FROM SIDEWALK (CURB TO PL.)</th>
<th>SIDEWALK WIDTH (CURB TO PL.)</th>
<th>LANDEDCAPE PARKWAY WIDTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>15'-0&quot;</td>
<td>28'-0&quot;</td>
<td>7'-0&quot;</td>
<td>0'-0&quot;</td>
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<tr>
<td>2</td>
<td>15'-0&quot;</td>
<td>18'-0&quot; (20'-0&quot; AVG)</td>
<td>16'-0&quot;</td>
<td>6'-0&quot;</td>
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<tr>
<td>3</td>
<td>25'-0&quot;</td>
<td>8'-0&quot; - 22'-0&quot;</td>
<td>7'-0&quot;</td>
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<tr>
<td>4</td>
<td>35'-0&quot;</td>
<td>20'-0&quot;</td>
<td>7'-0&quot;</td>
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<tr>
<td>5</td>
<td>62'-0&quot;</td>
<td>20'-0&quot;</td>
<td>7'-0&quot;</td>
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</tr>
<tr>
<td>6</td>
<td>14'-0&quot;</td>
<td>51'-0&quot;</td>
<td>7'-0&quot;</td>
<td>0'-0&quot;</td>
</tr>
<tr>
<td>7</td>
<td>17'-0&quot;</td>
<td>10'-0&quot;</td>
<td>7'-0&quot;</td>
<td>0'-0&quot;</td>
</tr>
<tr>
<td>8</td>
<td>52'-0&quot;</td>
<td>8'-0&quot;</td>
<td>6'-8&quot;</td>
<td>0'-0&quot;</td>
</tr>
<tr>
<td>9</td>
<td>25'-0&quot;</td>
<td>8'-0&quot;</td>
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<tr>
<td>10</td>
<td>120'-0&quot;</td>
<td>8'-0&quot;</td>
<td>7'-0&quot;</td>
<td>0'-0&quot;</td>
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<tr>
<td>11</td>
<td>25'-0&quot;</td>
<td>8'-0&quot;</td>
<td>7'-0&quot;</td>
<td>0'-0&quot;</td>
</tr>
<tr>
<td>12</td>
<td>15'-0&quot;</td>
<td>8'-0&quot;</td>
<td>7'-0&quot;</td>
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</tr>
<tr>
<td>13</td>
<td>15'-0&quot;</td>
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<td>14</td>
<td>70'-0&quot;</td>
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</table>
Existing Conditions Site Photos
Existing Conditions Site Survey
Elevations East (Long Beach Blvd) / West (Office)
Sections Parking Structure

BUILDING SECTION - NORTH/SOUTH (THROUGH SPEED RAMP)

BUILDING SECTION - NORTH/SOUTH (THROUGH EAST RAY)
Materials and Finishes Proposed

MATERIALS & FINISHES

1. CURTAIN WALL/ WINDOW WALL /STOREFRONT
2. OVERHEAD SECTIONAL DOOR
3. TO MATCH DURANAR “BRONZE” OR SIMILAR
4. METAL SUN SHADING FINS
5. ALUMINUM CEILING PANELS
6. TO MATCH FAUX “ANGRE WOOD” FINISH
7. ALUMINUM COMPOSITE PANEL
8. TO MATCH DURANAR “BONE WHITE” OR SIMILAR
9. TO MATCH DURANAR “BRONZE” OR SIMILAR
10. VEHICULAR CABLE BARRIER SYSTEM
11. CAST-IN-PLACE CONCRETE, SMOOTH FINISH
12. DUNN EDWARDS “ANGEL FEATHER” DEW397
13. CEMENT PLASTER OR EIFS - 20/30 SAND FINISH
14. DUNN EDWARDS “ANGEL FEATHER” DEW397
View 405 Freeway
View Long Beach Blvd (North Bound)
View Long Beach Blvd (South Bound)
View Long Beach Blvd (Sidewalk)
View Long Beach Blvd / E 35th St (Sidewalk)
Landscape Design Site Plan

- Terraced Seating and Planting
- Raised Powder Coated Steel Planter
- Quiet Zone Lounge Seats
- Food Truck Zone
- Vines & Screen Planting
- Lid Planting Areas
- Entry Low Wall with Seating
- Entry Landscape
- Street Planting
- Bike Racks
- Bike Share Station
- Street Trees [25' O.C.]
Landscape Design Commissary Area

TERRACED SEATING WITH PLANTING

QUIET ZONE SPACE QUALITY

INDOOR & OUTDOOR SPACE QUALITY

INDOOR & OUTDOOR SPACE QUALITY

QUIET ZONE SPACE QUALITY
Landscape Design Alley

PAVING CONCEPT

PAVING STRATEGY

SCREENING - VERTICAL STRUCTURE WITH PLANTING
Landscape Design East 35th Street

SEATING + PLANTING

SEAT WALL

SPACE QUALITY
Landscape Design Long Beach Boulevard

BIKE SHARE STATION

SPACE QUALITY
Landscape Design 4th Level Terrace Plan and Concepts

- <750 SF of Occupied Space Arrangement
- Planting Area
- Movable Furniture
- Concrete Paving

Planter Concept

Space Quality

Paving and Lighting
Landscape Design **Planting**

**PLANTING**
Landscape Design  Commissary space & Alley Planting Palette

SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS

JUNCUS PATENS
CALIFORNIA GRAY RUSH

AEONIUM
SUCCULENTS

AGAVE ATTENUATA 'BOUTIN BLUE'
BLUE FOX TAIL AGAVE

CHONDROPETELUM
CAPE RUSH

POLYSTICHUM MUNITUM
CALIFORNIA SWORD FERN

RHOCISSUS CAPENSIS
EVERGREEN GRAPE

DRAKE'S CHINESE ELM
ULMUS PARVIFOLIA 'DRAKE'

EASTERN REDBUD
CECIS CANADENSIS

LOPHOSTEMON CONFERTUS
BRISBANE BOX
### SHRUB LEGEND [LONG BEACH BLVD & EAST 35TH STREET]

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>ABBR</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>WUCOLS [ZONE 3]</th>
<th>QUANTITY</th>
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</thead>
<tbody>
<tr>
<td>CHO</td>
<td>TEC</td>
<td>CHONDROPETALUM TECTORUM</td>
<td>SMALL CAPE RUSH</td>
<td>5 GAL.</td>
<td>LW</td>
<td>19</td>
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<tr>
<td>EPI</td>
<td>CAN</td>
<td>EPILOBIUM CANUM ‘CATALINA’</td>
<td>CATALINA FUCHSIA</td>
<td>1 GAL.</td>
<td>LW</td>
<td>1</td>
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<tr>
<td>HET</td>
<td>ARB</td>
<td>HETEROMELES ARBUTIFOLIA</td>
<td>TOYON</td>
<td>15 GAL.</td>
<td>LW</td>
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<tr>
<td>IRI</td>
<td>DOU</td>
<td>IRIS DOUGLASIANA</td>
<td>DOUGLAS IRIS</td>
<td>1 GAL.</td>
<td>LW</td>
<td>2</td>
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<tr>
<td>JUN</td>
<td>PAT</td>
<td>JUNCUS PATENS</td>
<td>CALIFORNIA GRAYRUSH</td>
<td>1 GAL.</td>
<td>LW</td>
<td>2</td>
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<tr>
<td>MUH</td>
<td>RIG</td>
<td>MUHLENBERGIA RIGENS</td>
<td>DEERGRASS</td>
<td>5 GAL.</td>
<td>LW</td>
<td>1</td>
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<tr>
<td>SAM</td>
<td>MEX</td>
<td>Sambucus mexicana</td>
<td>WESTERN ELDERBERRY</td>
<td>15 GAL.</td>
<td>LW</td>
<td>1</td>
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<tr>
<td>AGA</td>
<td>ATT</td>
<td>AGAVE ATTENUATA ‘BOUTIN BLUE’</td>
<td>BLUE FOX TAIL AGAVE</td>
<td>5 GAL.</td>
<td>LW</td>
<td>1</td>
</tr>
<tr>
<td>CEA</td>
<td>GRI</td>
<td>CEANOTHUS GRISEUS HORIZONTALIS</td>
<td>CARMEL CREEPER</td>
<td>5 GAL.</td>
<td>LW</td>
<td>1</td>
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<tr>
<td>FUR</td>
<td>MACD</td>
<td>FURCRAEA MACDOUGALII</td>
<td>MACDOUGALL'S CENTURY PLANT</td>
<td>5 GAL.</td>
<td>LW</td>
<td>1</td>
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<tr>
<td>KNI</td>
<td>UVA</td>
<td>KNIPHOFIA UVARIA</td>
<td>RED HOT POKER</td>
<td>1 GAL.</td>
<td>MW</td>
<td>1</td>
</tr>
<tr>
<td>PEN</td>
<td>FAI</td>
<td>PENNISETUM ‘FAIRY TAILS’</td>
<td>FAIRY TAILS FOUNTAIN GRASS</td>
<td>1 GAL.</td>
<td>LW</td>
<td>1</td>
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<tr>
<td>SAL</td>
<td>ELE</td>
<td>SALVIA CLEVELANDII</td>
<td>‘WINIFRED GILMAN’ BLUE SAGE</td>
<td>1 GAL.</td>
<td>LW</td>
<td>1</td>
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<tr>
<td>ASP</td>
<td>ELA</td>
<td>ASPIDISTRA ELATIOR</td>
<td>CAST-IRON PLANT</td>
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<td>LW</td>
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<tr>
<td>POL</td>
<td>MUN</td>
<td>POLYSTICHIUM MUNITUM</td>
<td>CALIFORNIA SWORD FERN</td>
<td>5 GAL.</td>
<td>LW</td>
<td>1</td>
</tr>
</tbody>
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### TREE LEGEND [LONG BEACH BLVD & EAST 35TH STREET]

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>ABBR</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>MATURE SIZE</th>
<th>QUANTITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>CER</td>
<td>OCC</td>
<td>CERCIS OCCIDENTALIS</td>
<td>WESTERN REDBUD</td>
<td>24&quot; BOX</td>
<td>10'-20' H</td>
<td>10'-20' W</td>
</tr>
<tr>
<td>ERY</td>
<td>CR</td>
<td>ERYTHRINA CRISTA-GALLI</td>
<td>COCKSPUR CORAL TREE</td>
<td>48&quot; BOX</td>
<td>15'-20' H</td>
<td>15'-20' W</td>
</tr>
<tr>
<td>LOP</td>
<td>CON</td>
<td>LOPHOSTEMON CONFERTUS</td>
<td>BRISBANE BOX</td>
<td>24&quot; BOX</td>
<td>30'-50' H</td>
<td>10'-30' W</td>
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<tr>
<td>QEDOU</td>
<td>DOUG</td>
<td>QUERCUS DOUGLASII</td>
<td>BLUE OAK</td>
<td>48&quot; BOX</td>
<td>50'-65' H</td>
<td>40'-50' W</td>
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</tbody>
</table>

Landscape Design Entry Plaza & Long Beach Blvd Planting Palette
Landscape Design

Entry Plaza and Long Beach Blvd Planting Palette

**QUERCUS DOUGLASII**
Blue Oak

**LOPHOSTEMON CONFERTUS**
Brisbane Box

**CERECIS OCCIDENTALIS**
Western Redbud

**ERYTHRINA CRISTA-GALLI**
Cockscomb Coral Tree

**ASPIDISTRA ELATION**
Cast-Iron Plant

**SALVIA CLEVELANDII ‘WINIFRED GILMAN’**
Blue Sage

**POLYSTICHUM MUNITUM**
California Sword Fern

**CEANOTHUS GRISEUS HORIZONTALIS**
Carmel Creeper

**FURCRAEA MACDOUGALLI**
MacDougal’s Century Plant

**PENNISETUM ‘FAIRY TAILS’**
Fairy Tails Fountain Grass

**HETEROMELES ARBUTIFOLIA**
Toyon Christmas Berry

**SAMBUCUS MEXICANA**
Western Elderberry

**SALVIA CLEVELANDII**
Blue Sage

**LOPHOSTEMON CONFERTUS**
Brisbane Box

**WESTERN REDBUD**
Cercis Occidentalis

**ERYTHRINA CRISTA-GALLI**
Cockscomb Coral Tree

**ASPIDISTRA ELATION**
Cast-Iron Plant

**SALVIA CLEVELANDII ‘WINIFRED GILMAN’**
Blue Sage

**LOPHOSTEMON CONFERTUS**
Brisbane Box

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Cockscomb Coral Tree

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Cast-Iron Plant