

EXHIBIT B



SHORELINE GATEWAY - EAST TOWER

ANDERSONPACIFIC, LLC

NABIH YOUSSEF
ASSOCIATES
STRUCTURAL ENGINEERS

WRT

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SHORELINE GATEWAY - E.

LONG BEACH, CALIFORNIA

December 16, 2015

PLANNING COMMISSION SUBMITTAL

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



PROJECT TEAM

OWNERS

Shoreline Development Partners, LP
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Los Angeles, CA 90045
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Fax. 310 689-2305

Ledcor Group

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6701 Center Drive West, Suite 710
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STRUCTURAL

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

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TITLE SHEET

ROCKEFELLER PARTNERS ARCHITECTS

SHORELINE GATEWAY EAST TOWER

BUILDING METRICS

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
B4	RESIDENTIAL PARKING; BIKE PARKING LOCKERS	57	1,792 SF	32,334 SF	93
B3	RESIDENTIAL PARKING; BIKE PARKING LOCKERS	57	1,792 SF	32,334 SF	93
B2	RESIDENTIAL PARKING; BIKE PARKING LOCKERS	57	1,792 SF	32,334 SF	90
B1	RETAIL PARKING; SUPPLY+EXHAUST FANS; MPOE; GREASE INTERCEPTOR	26	1,792 SF	32,334 SF	93
TOTALS		211	8,960 SF	161,670 SF	458
CITY OF LONG BEACH REQUIREMENTS			(315 UNITS + 7 RETAIL + 79 GUEST - 22 REDUCTION)		379
FLOOR No.	BDRM 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 (CAFÉ 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')	6,486 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	528 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	1 BDRM UNIT 303	841 SF	52 SF	867 SF	
3	2 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' (+1.2 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	STUDIO UNIT 410 - 2310	500 SF	52 SF	526	
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-EIGHTH TO TWENTYNINETH 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,	

SHORELINE GATEWAY EAST TOWER

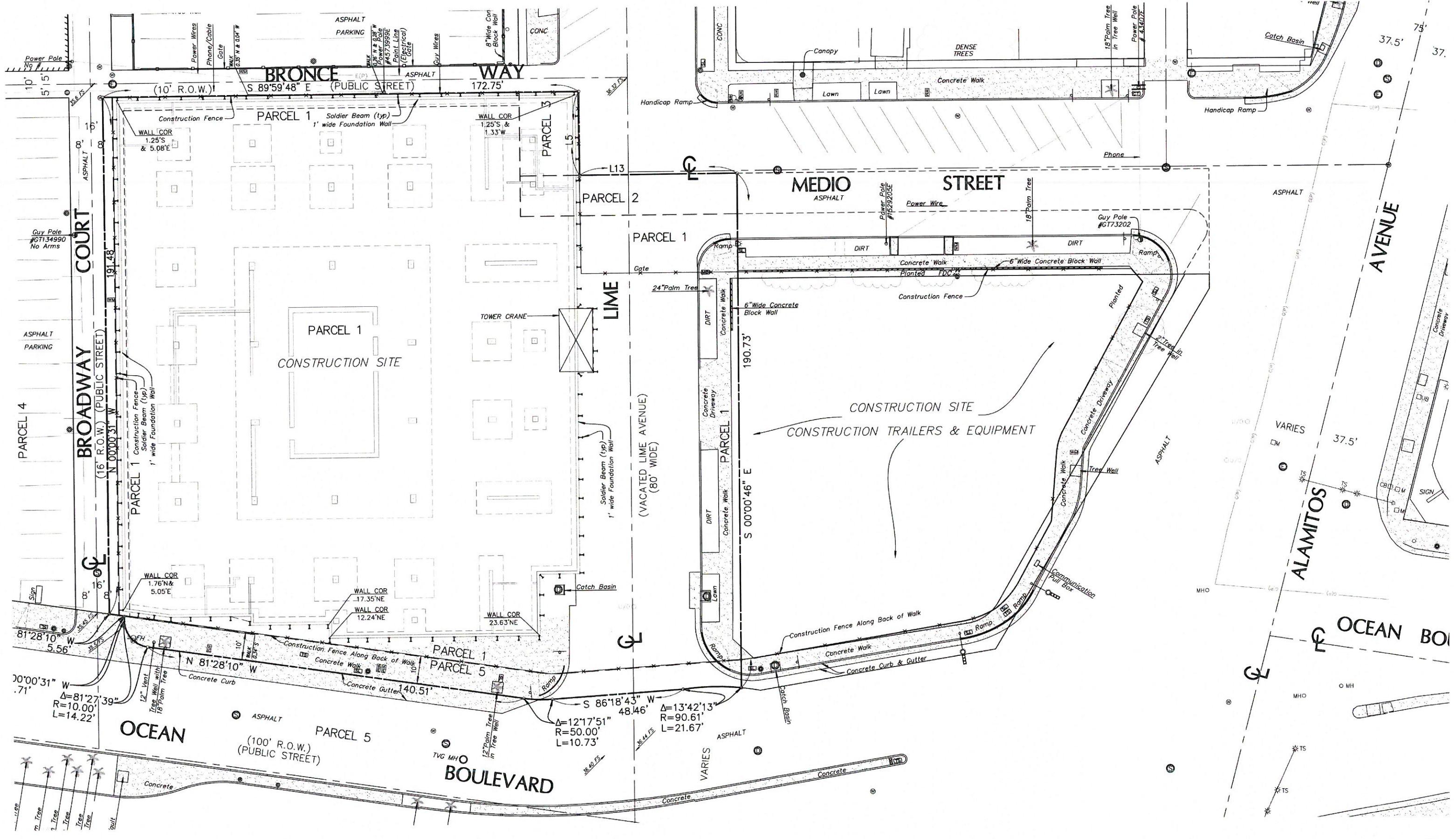
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PARKING ANALYSIS: FOR RETAIL AND RESIDENTIAL

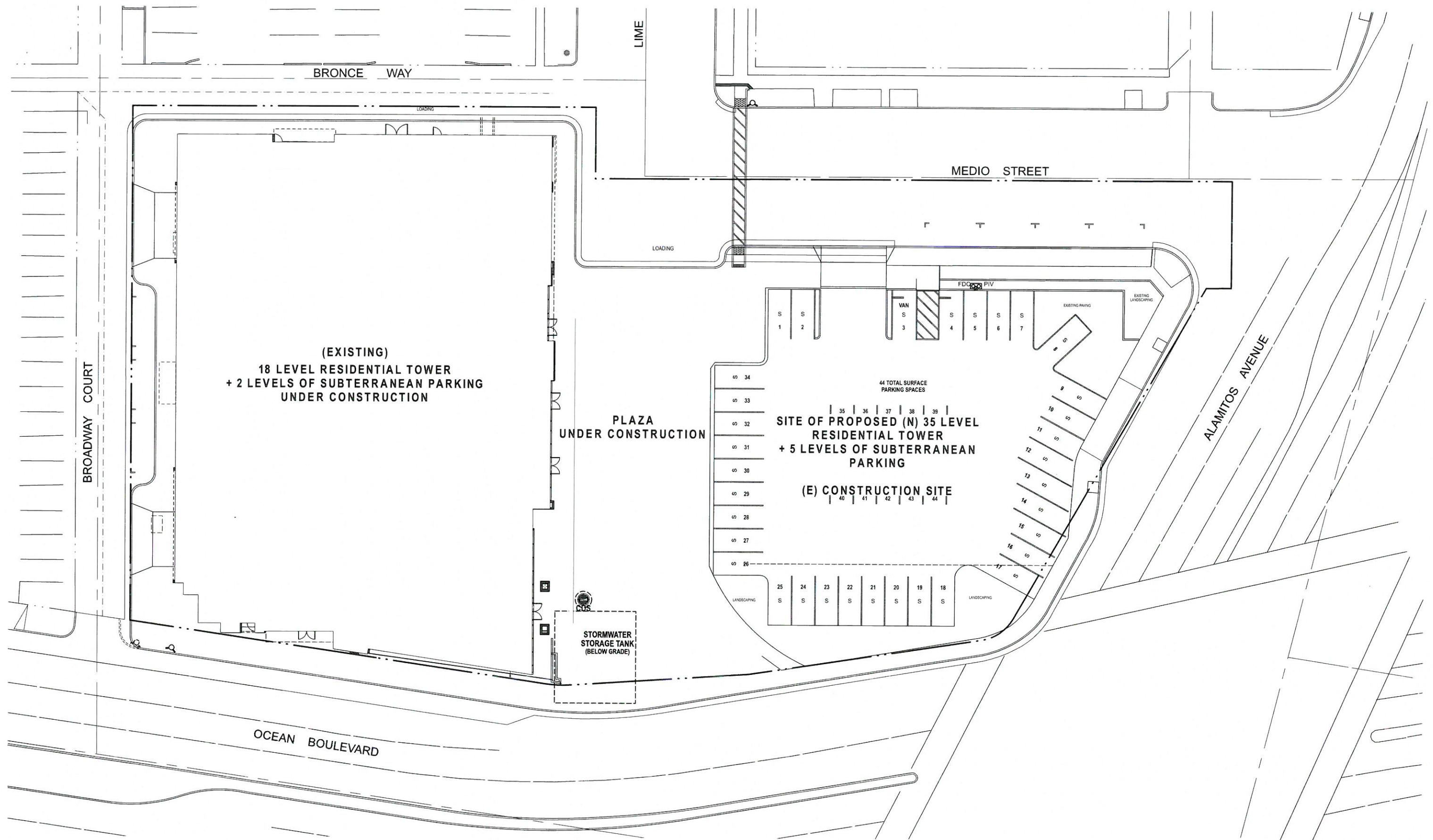
PARKING ON: 5 SUBTERRANEAN LEVELS - NO PODIUM PARKING

PROGRAM	CODE REQ'D	UNIT / AREA	REQUIRED STALLS
RESIDENTIAL:			
1 BR	1 SPACE / UNIT	205 UNITS	205 SPACES
2 BR	1 SPACE / UNIT	110 UNITS	110 SPACES
SUBTOTAL - NO. OF RESIDENTIAL UNITS :			
SUBTOTAL - "CODE" REQUIRED NO. OF PARKING STALLS:			315 SPACES
GUEST / RETAIL:			
GUEST	0.25 SPACE / UNIT		79.0 SPACES
RETAIL	1.00 SPACE / 1,000 SF	6,711 SF	7.0 SPACES
SUBTOTAL - GUEST / RETAIL REQUIRED:			
TOTAL REQUIRED RESIDENTIAL / GUEST / RETAIL:			401 SPACES
ALLOWABLE REDUCTIONS:			
SHARED (REQUIRED) 50%:			43 SPACES
TOTAL REDUCED REQUIRED RESIDENTIAL / GUEST / RETAIL:			379 SPACES
PARKING PROVIDED (SEE PARKING PLANS)			
TOTAL CITY REQUIRED PARKING SURPLUS			79 SURPLUS

RECAP						
PARKING LEVEL	STANDARD	COMPACT	STANDARD TANDUM	ACCESSIBLE	VAN ACCESSIBLE	BICYCLE PARKING
B 1 - RETAIL / GUEST	56	13	18	0	2	14
B 2 - RESIDENTIAL	60	13	18	2	0	57
B 3 - RESIDENTIAL	60	13	18	2	0	57
B 4 - RESIDENTIAL	60	13	15	2	0	57
B 5 - RESIDENTIAL	63	13	15	2	0	26
SUBTOTALS	299	65	84	8	2	211
TOTAL NUMBER OF SPACES PROVIDED						458
TOTAL NUMBER OF SPACES REQUIRED (CITY OF LONG BEACH)						379



0 16' 32' 64'



SHORELINE GATEWAY - EAST TOWER

ANDERSON PACIFIC



NABIN YOUSSEF
ASSOCIATES



A1.4



EXISTING SITE PLAN

BRONCE WAY

BROADWAY COURT

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

OCEAN BOULEVARD

LIME AVENUE

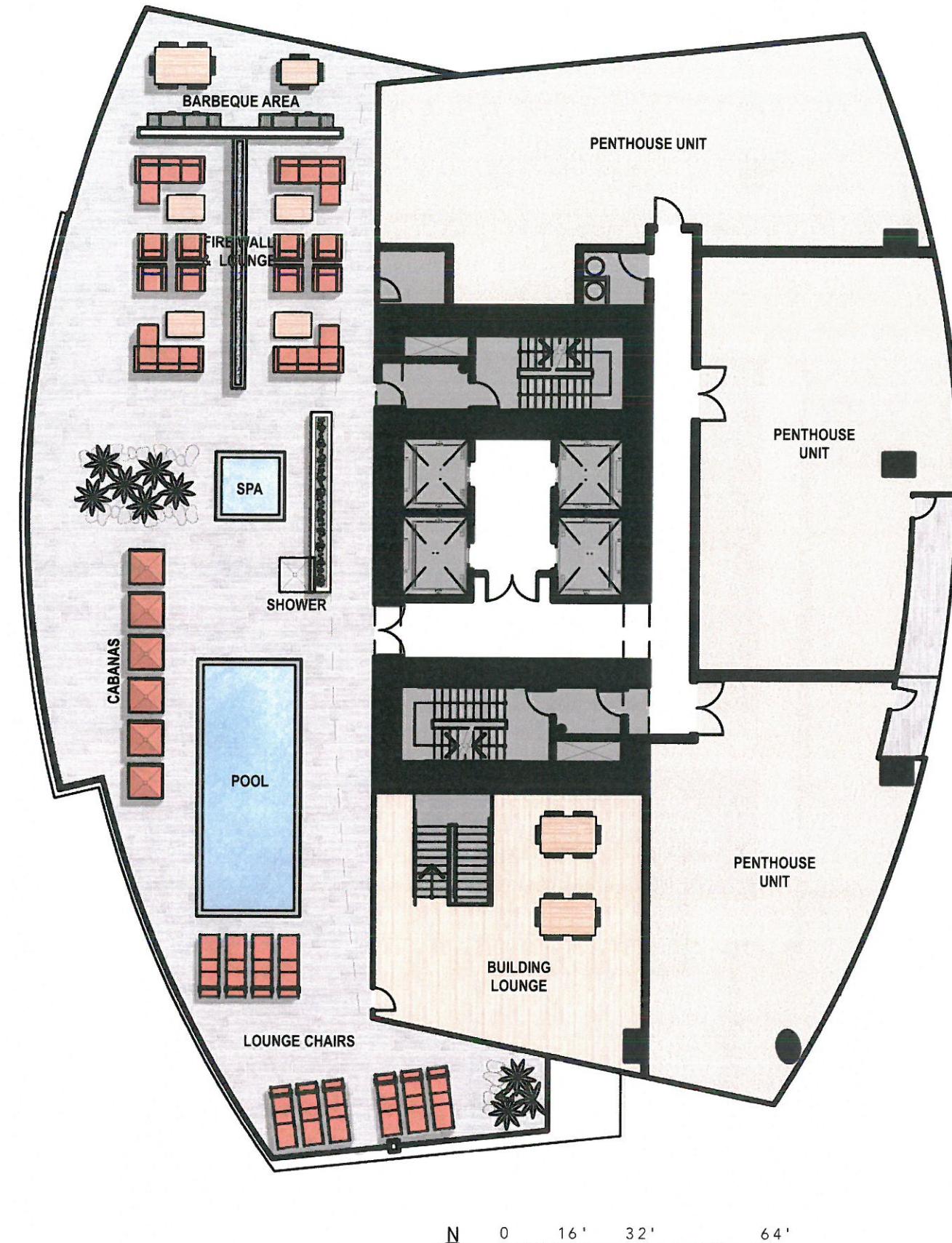
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0 16' 32' 64'



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



SHORELINE GATEWAY - EAST TOWER

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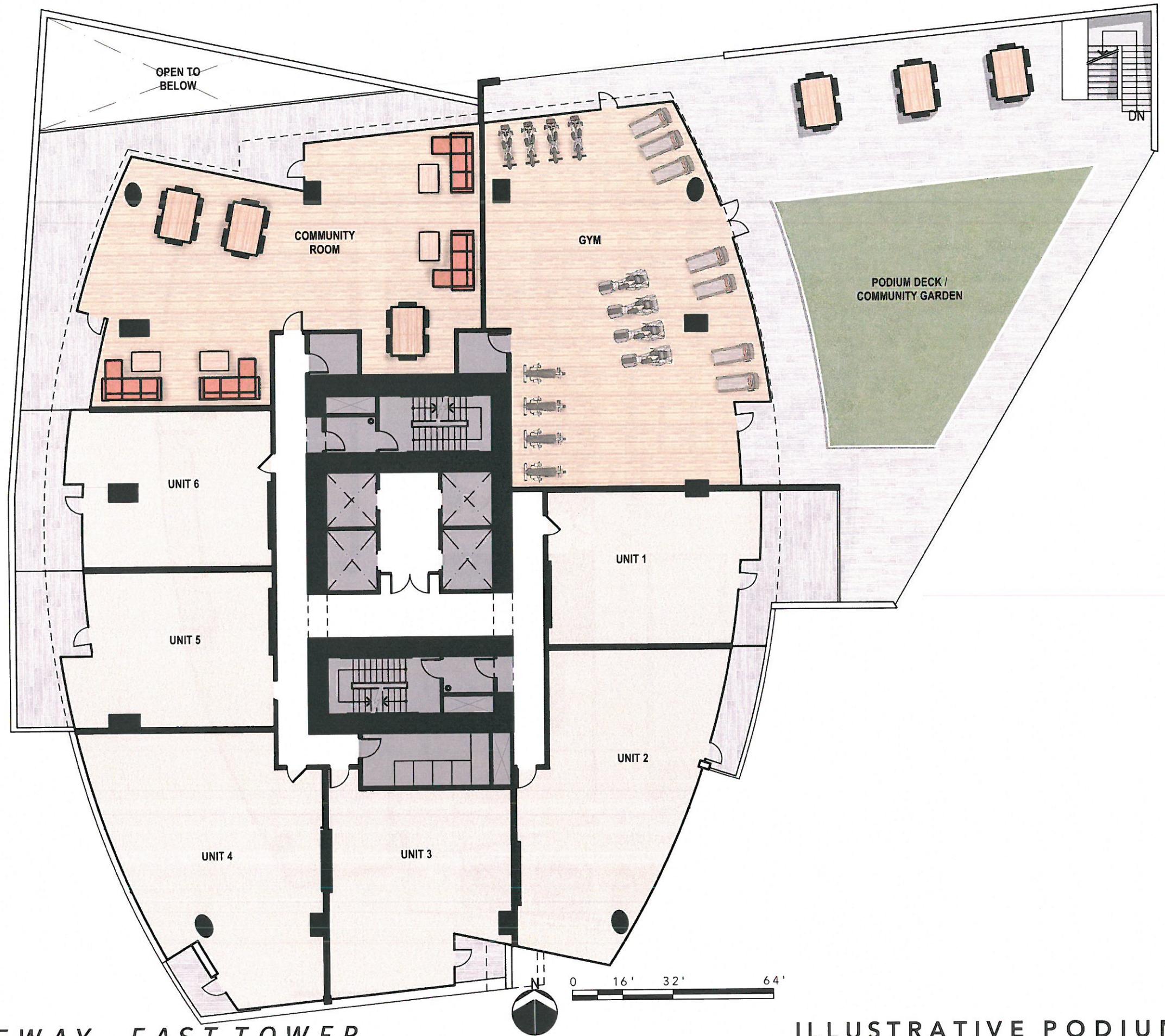
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ILLUSTRATIVE PENTHOUSE PLAN

A1.6

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ROCKEFELLER PARTNERS ARCHITECTS



SHORELINE GATEWAY - EAST TOWER

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ILLUSTRATIVE PODIUM PLAN

ROCKEFELLER PARTNERS ARCHITECTS

A1.7

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NORTHEAST FROM SHORELINE



NORTHWEST FROM SHORELINE



WEST FROM OCEAN BLVD



SOUTH FROM LIME AVE

A1.8



SHORELINE GATEWAY - EAST TOWER

ANDERSON PACIFIC LLC



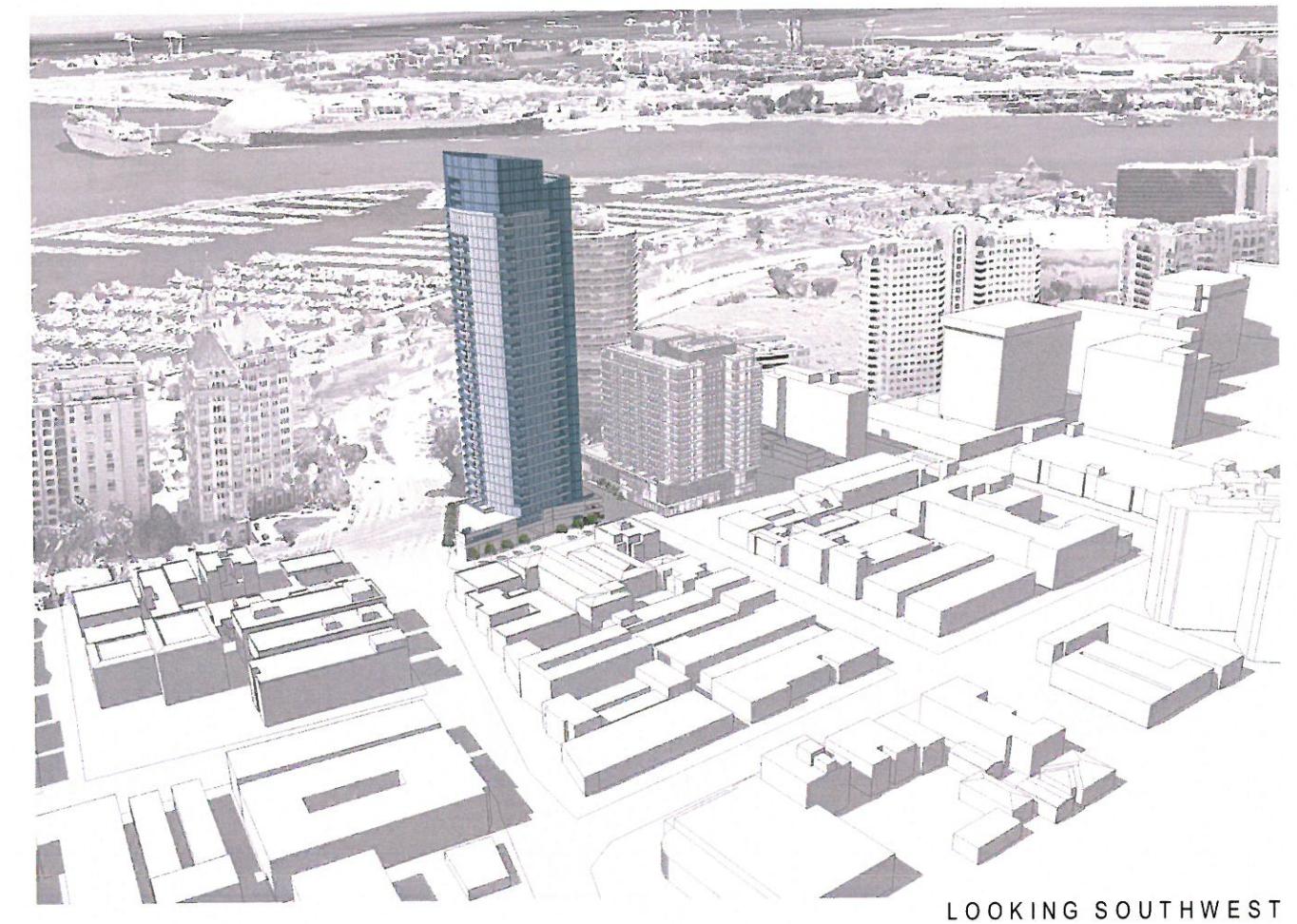
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PERSPECTIVE VIEWS



LOOKING NORTHEAST



LOOKING SOUTHWEST

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AERIAL PERSPECTIVE VIEWS

A1.9



ROCKEFELLER PARTNERS ARCHITECTS



PUBLIC SPACE AERIAL

SHORELINE GATEWAY - EAST TOWER

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PUBLIC SPACE PERSPECTIVES

ROCKEFELLER PARTNERS ARCHITECTS

A1.10





PUBLIC SPACE PERSPECTIVE

SHORELINE GATEWAY - EAST TOWER

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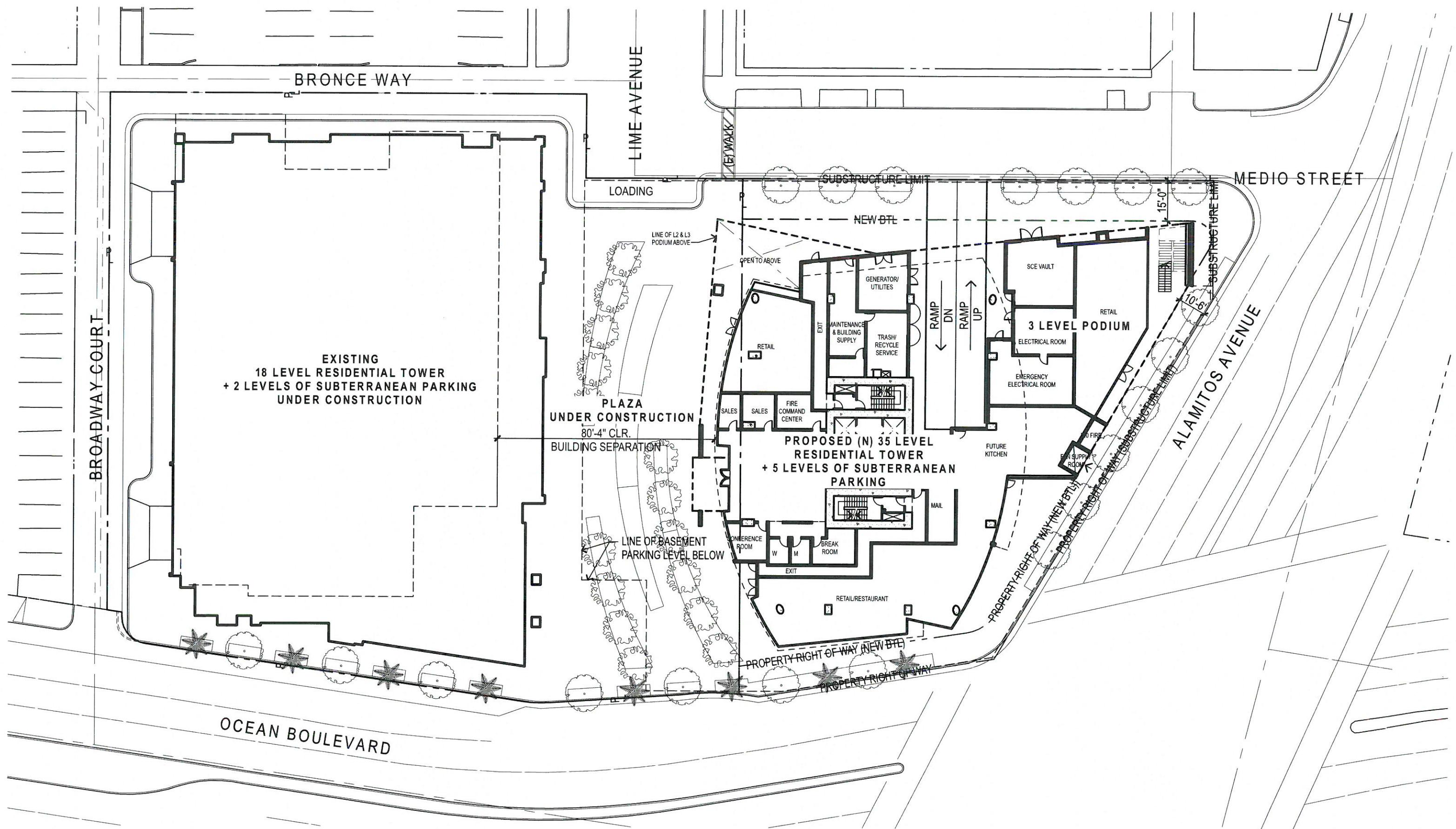
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PUBLIC SPACE PERSPECTIVES

ROCKEFELLER PARTNERS ARCHITECTS

A1.11





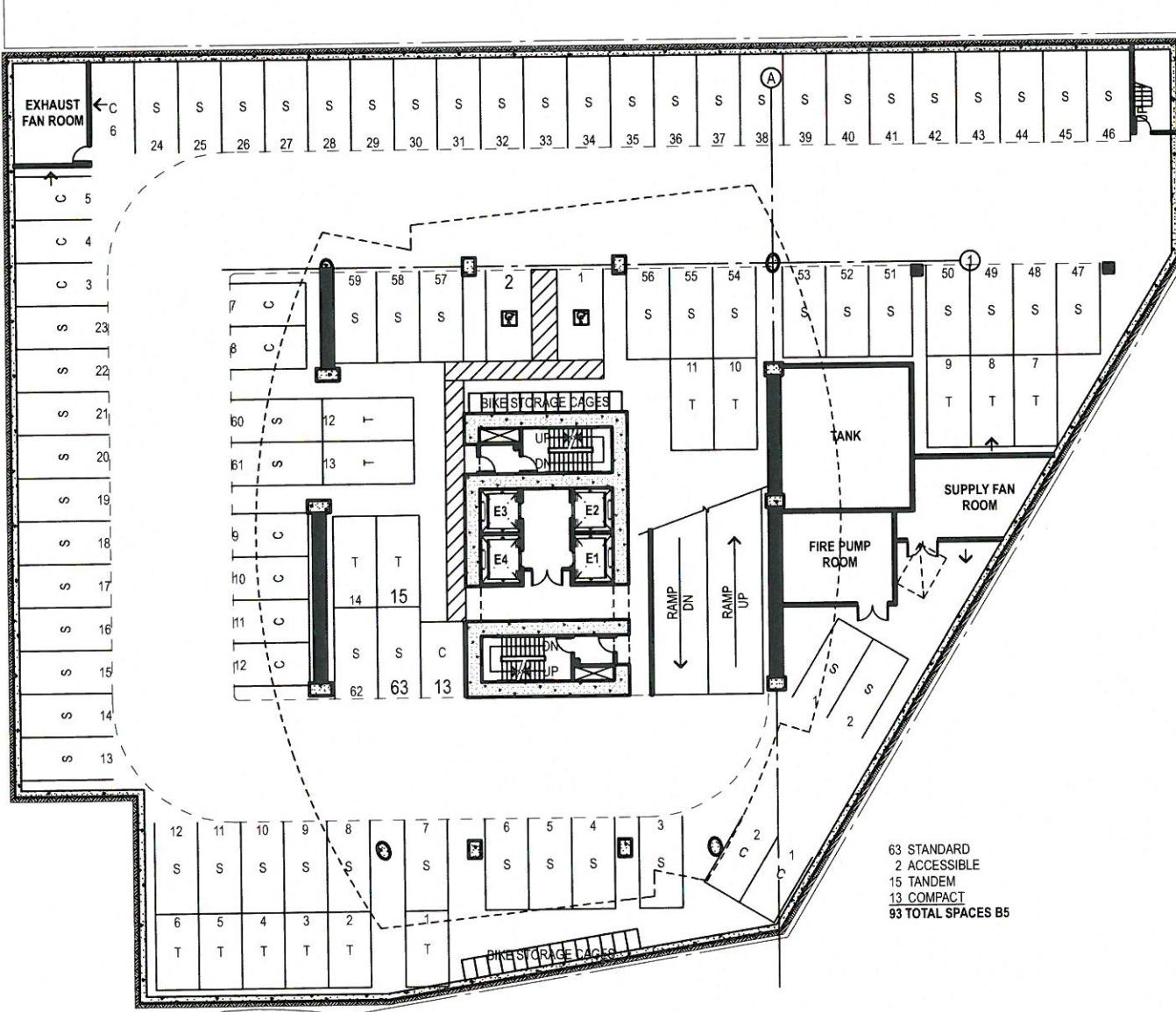
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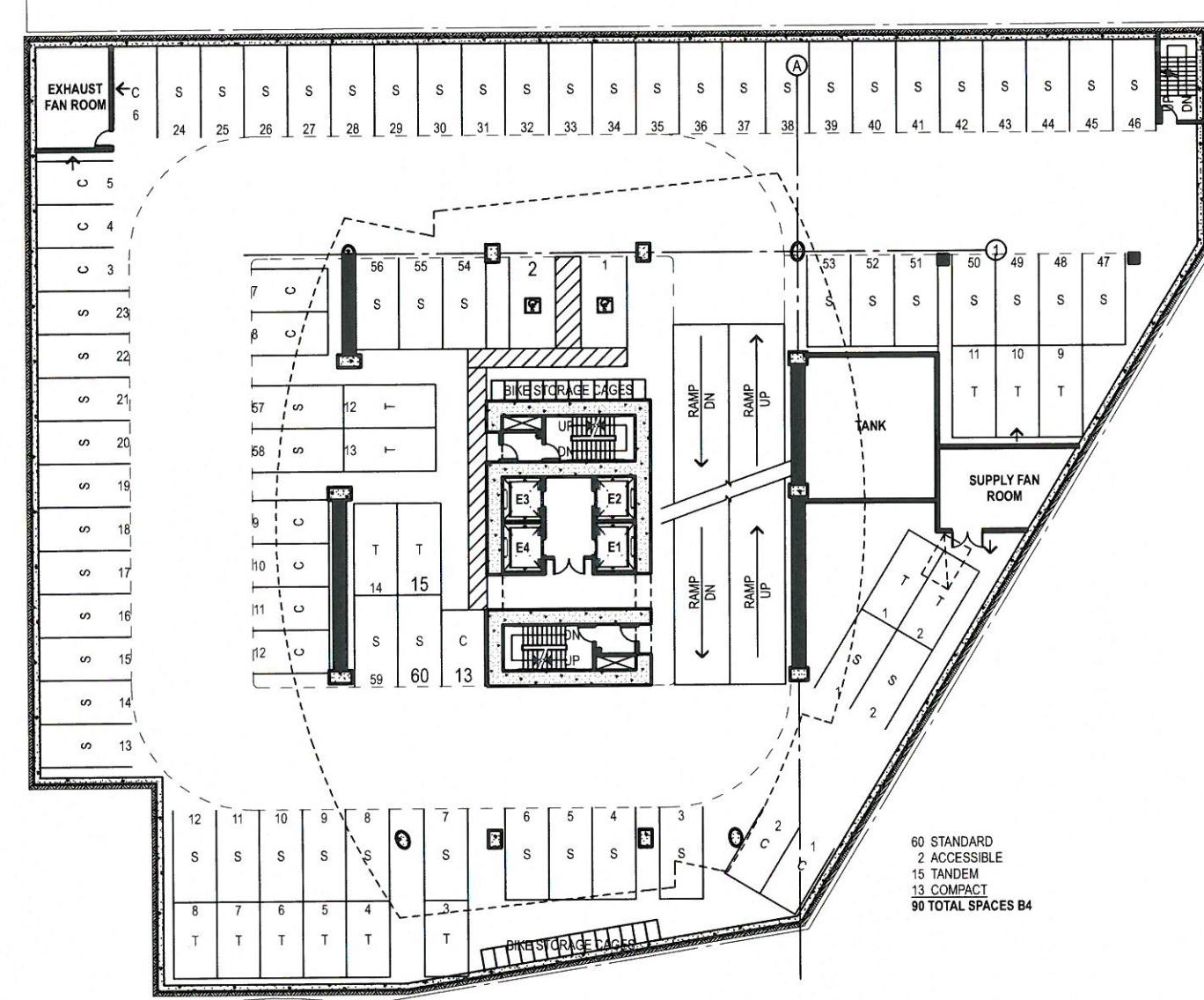


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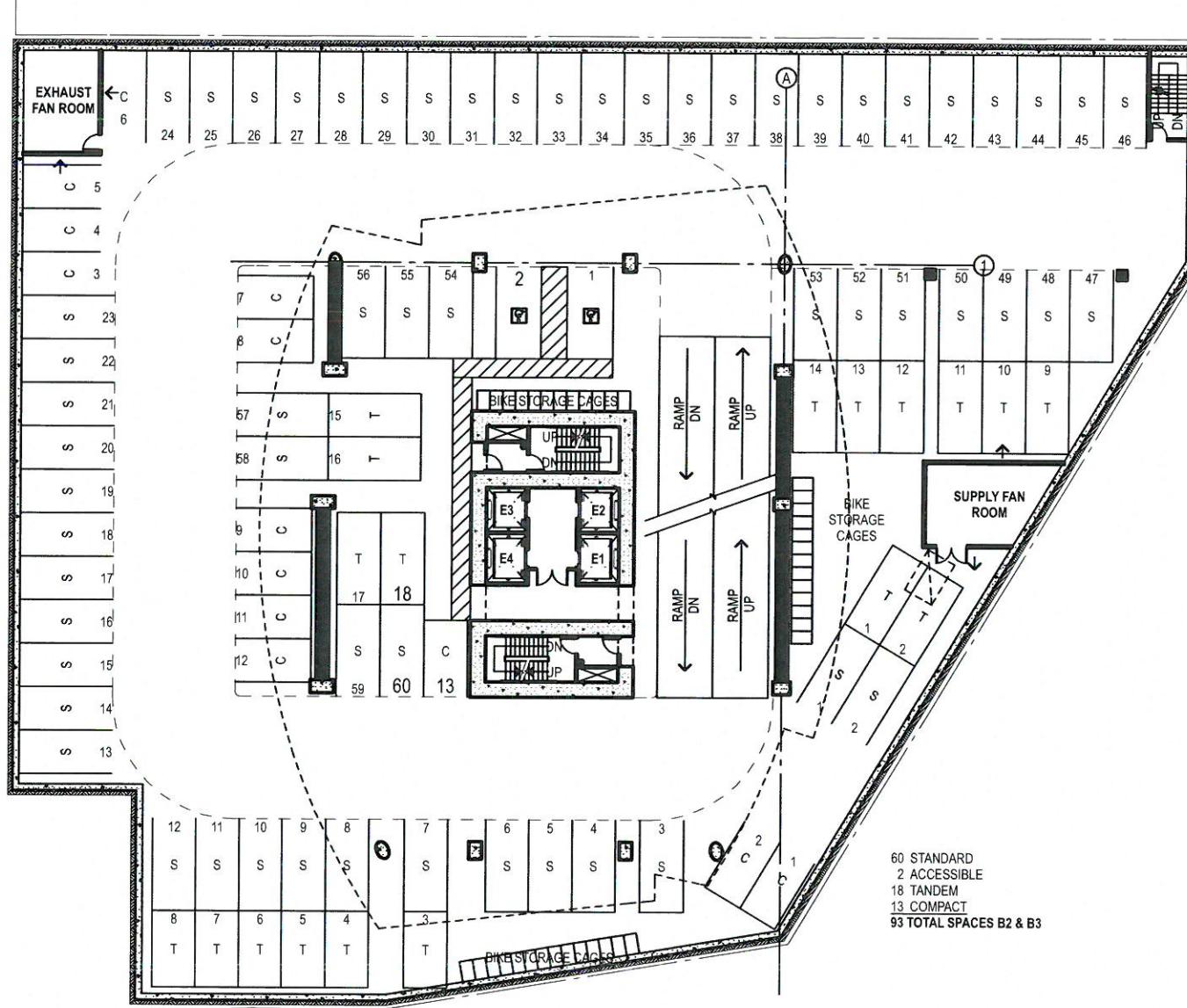




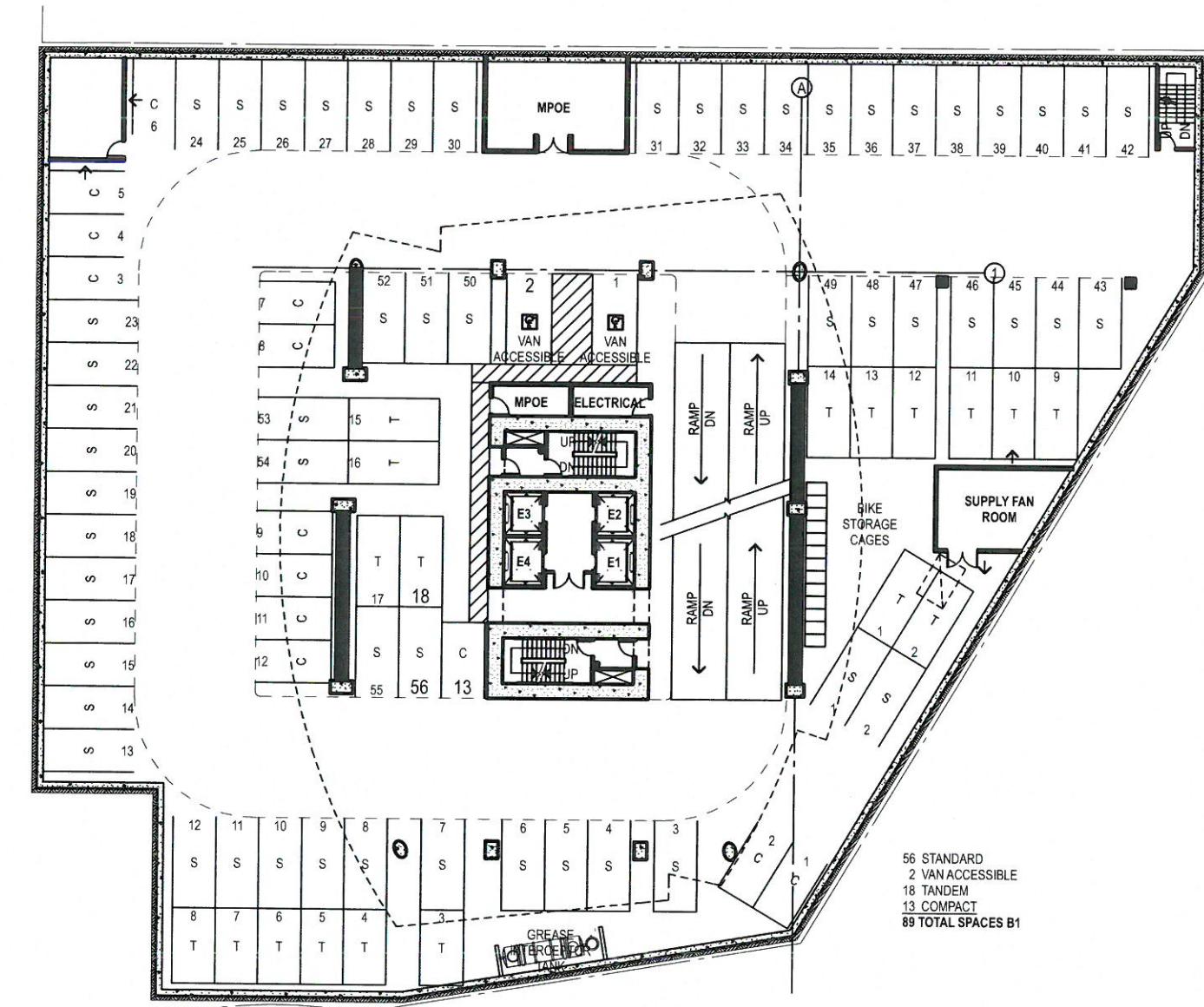
BASEMENT PARKING LEVEL: FLOOR B5



BASEMENT PARKING LEVEL: FLOOR B4



BASEMENT PARKING LEVEL: FLOOR B2
FLOOR B3 SIMILAR



BASEMENT PARKING LEVEL: FLOOR B1

SHORELINE GATEWAY - EAST TOWER

ANDERSONPACIFIC CORP.

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STRUCTURAL ENGINEERS

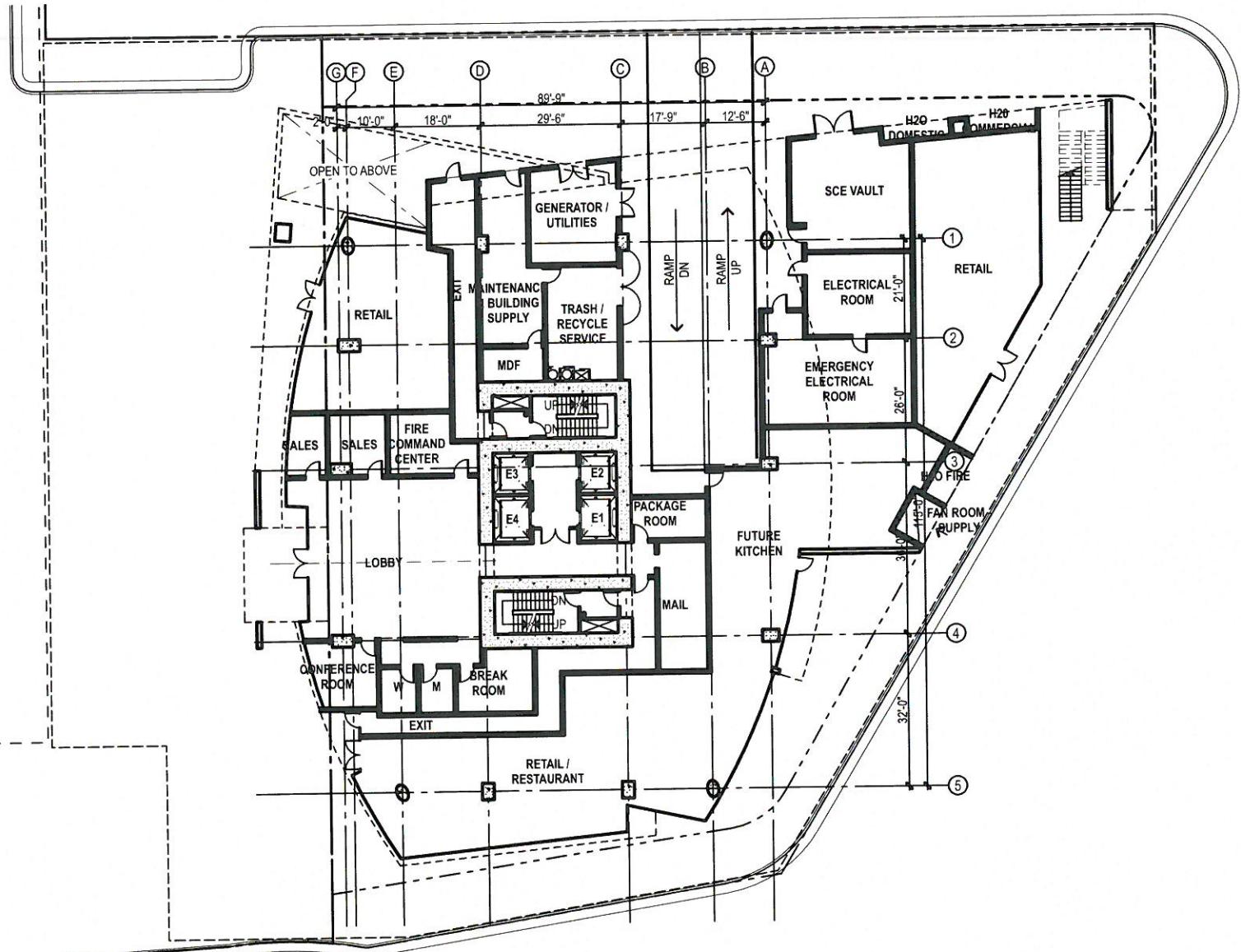


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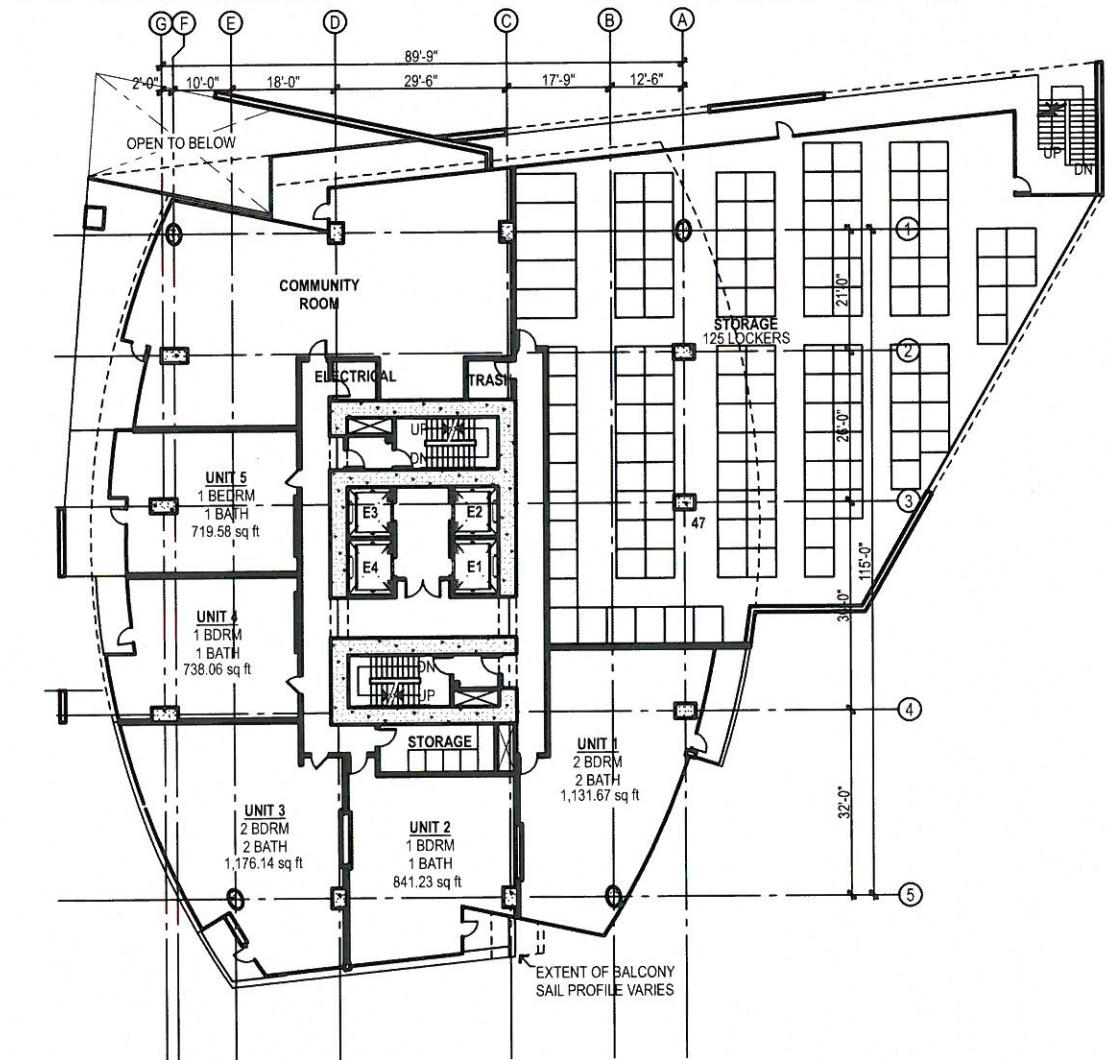
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FLOOR PLANS





GROUND LEVEL: FLOOR 1



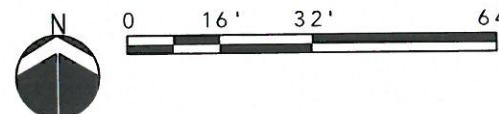
RESIDENTIAL & AMENITY LEVEL: FLOOR 2

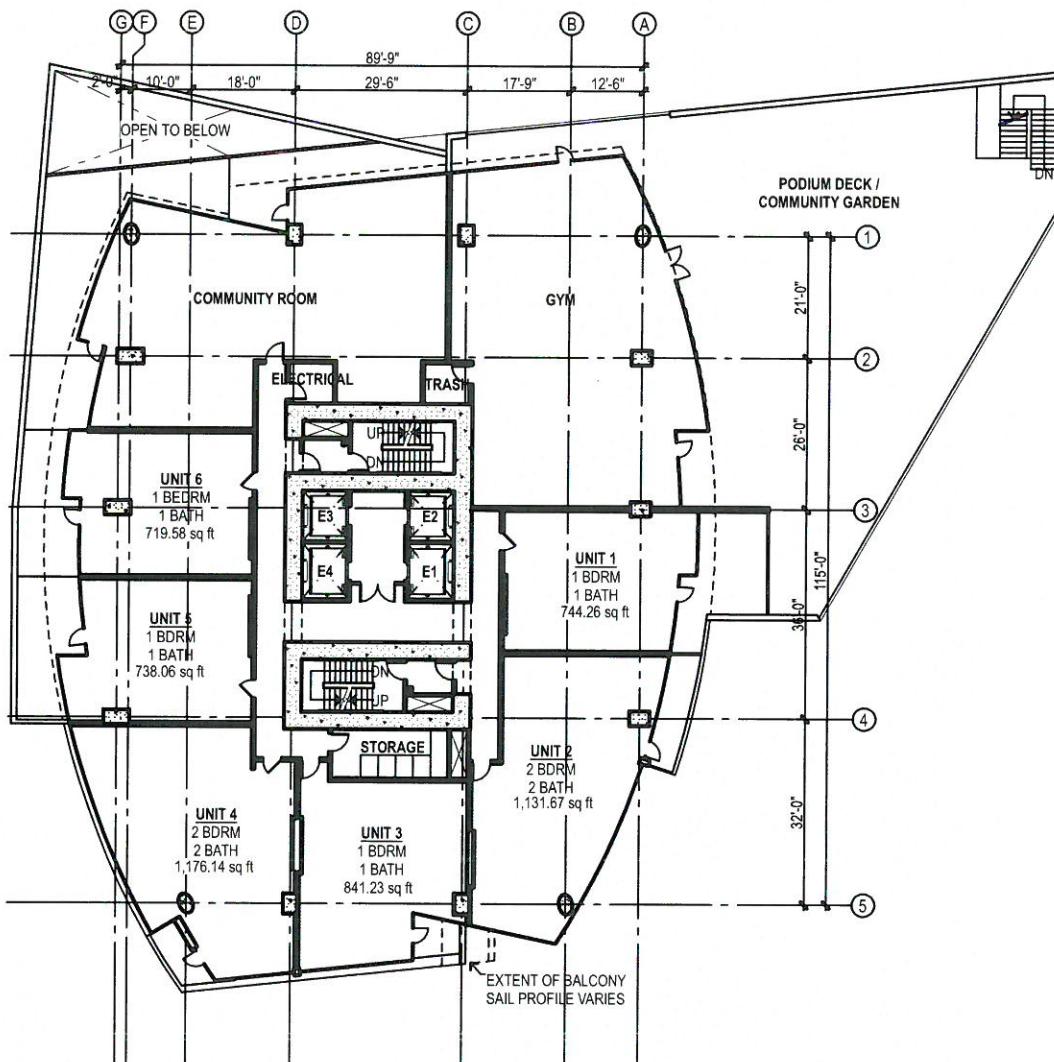
SHORELINE GATEWAY - EAST TOWER

ANDERSONPACIFIC INC.

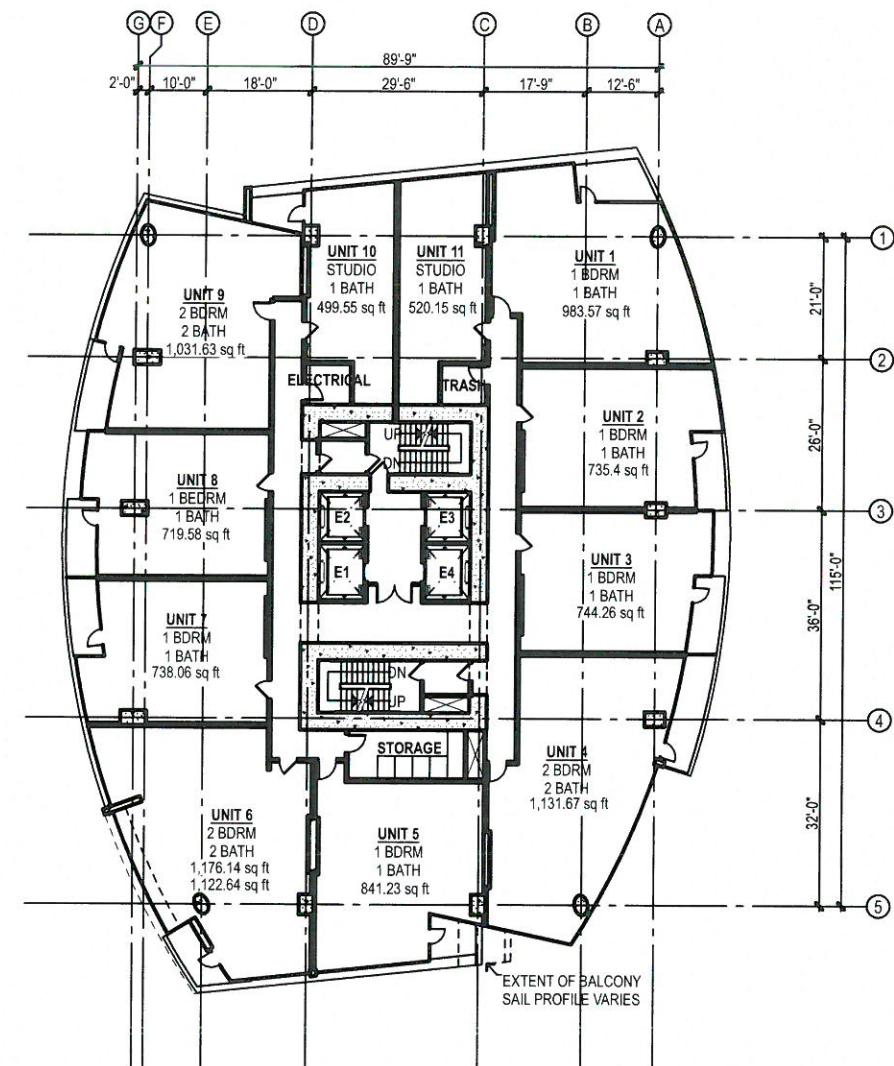
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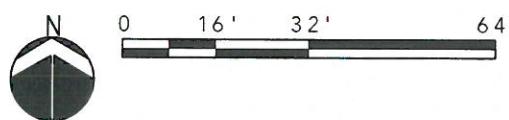




PODIUM TERRACE LEVEL: FLOOR 3



TYPICAL RESIDENTIAL LEVEL: FLOOR 4
FLOORS 5-23 SIMILAR



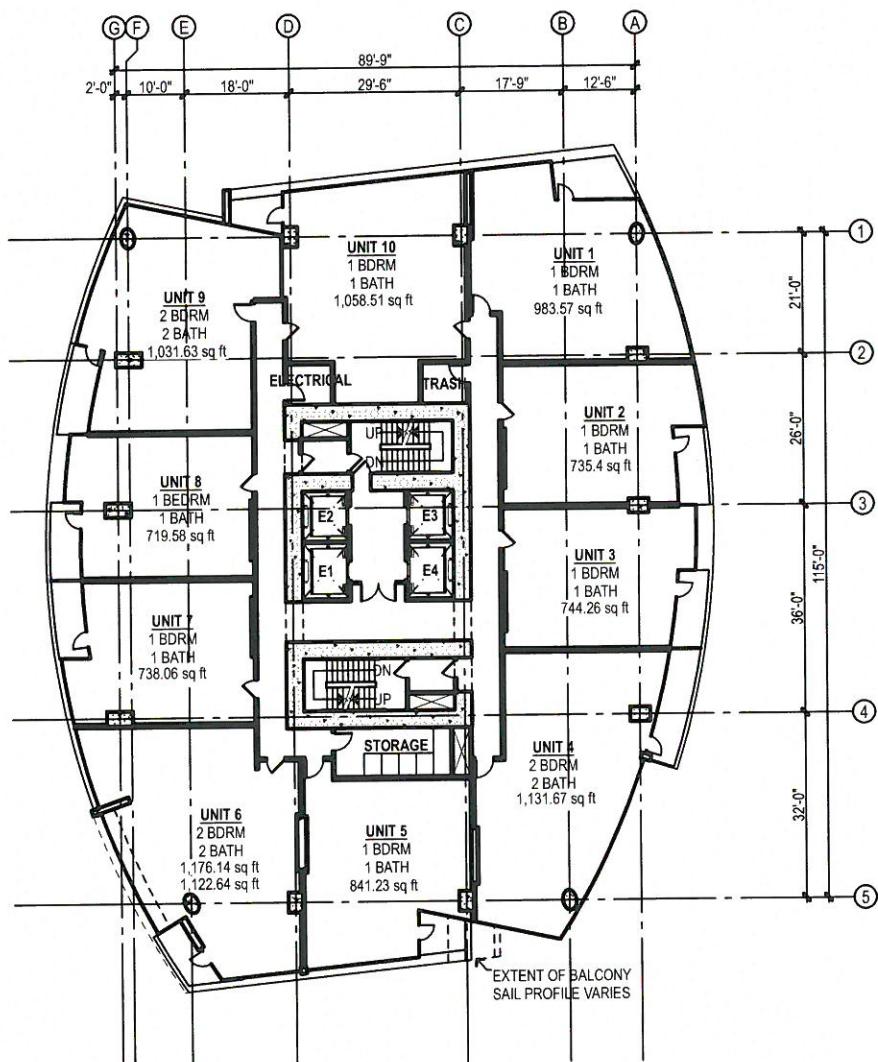
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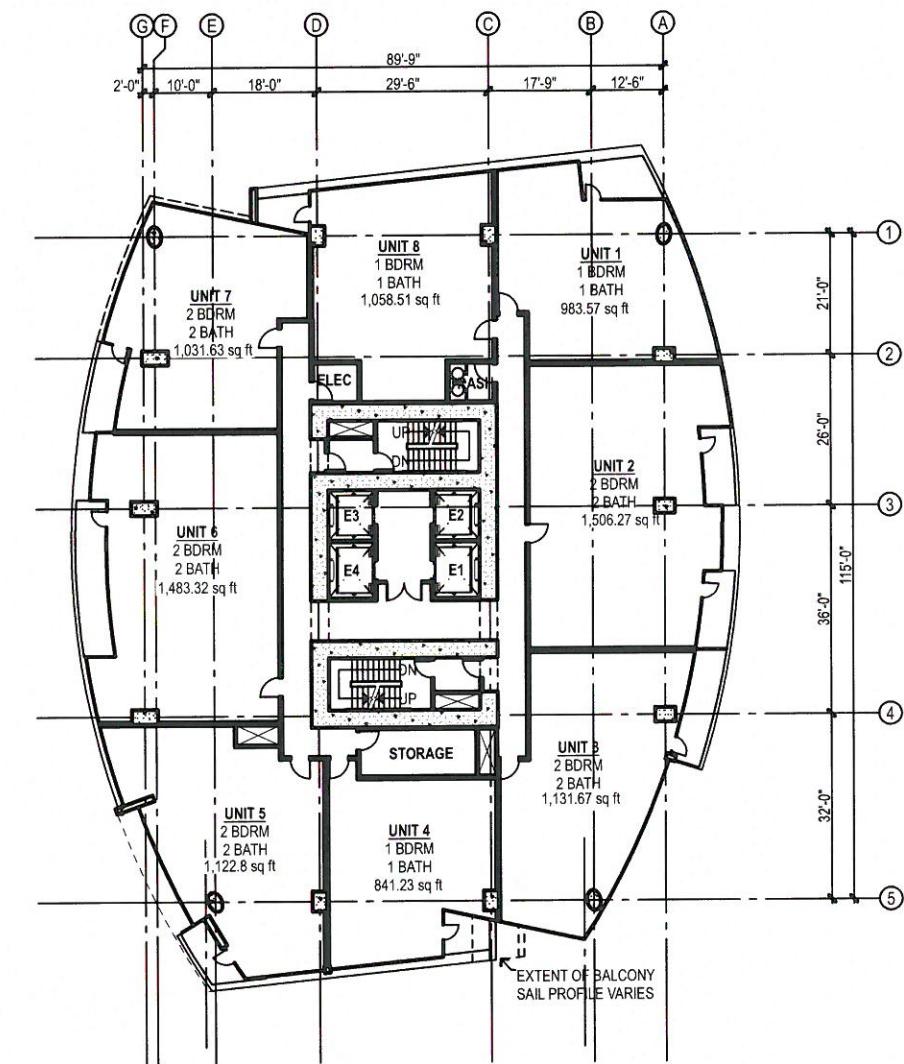


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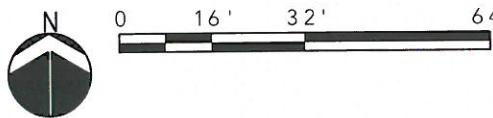




RESIDENTIAL LEVEL: FLOOR 24
FLOORS 25-27 SIMILAR



RESIDENTIAL LEVEL: FLOOR 28
FLOOR 29 SIMILAR

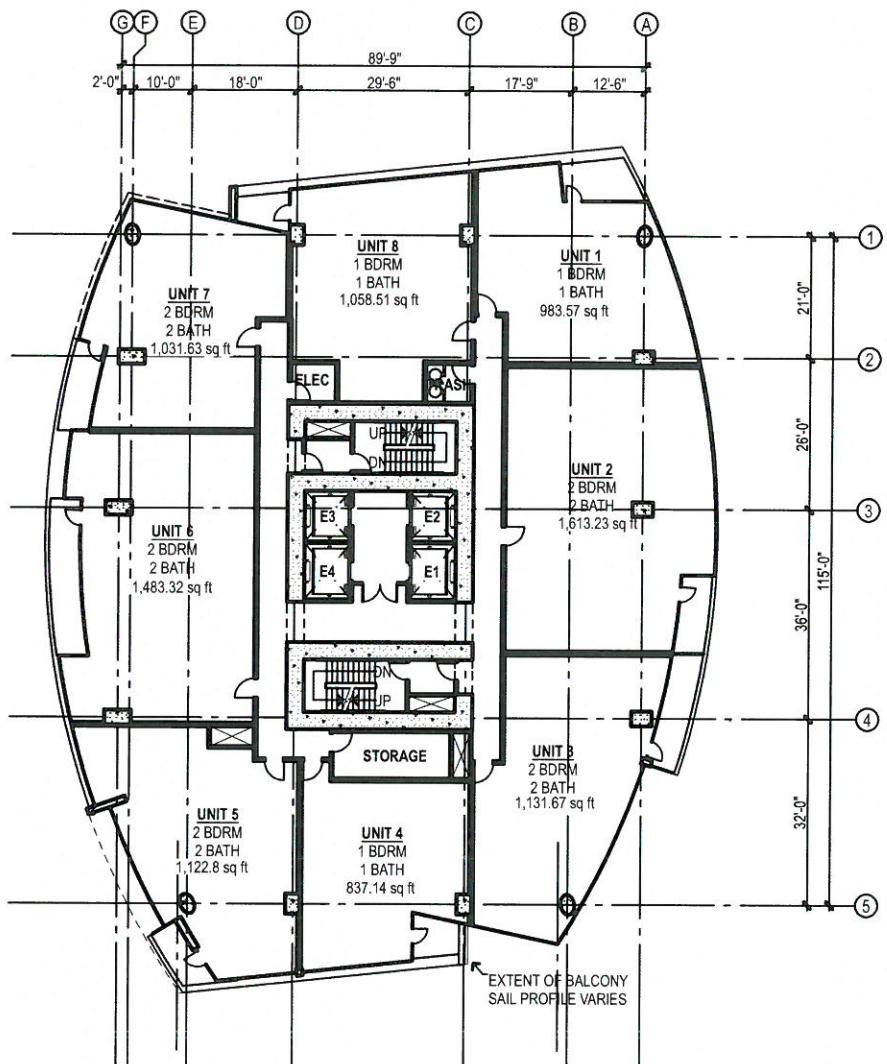


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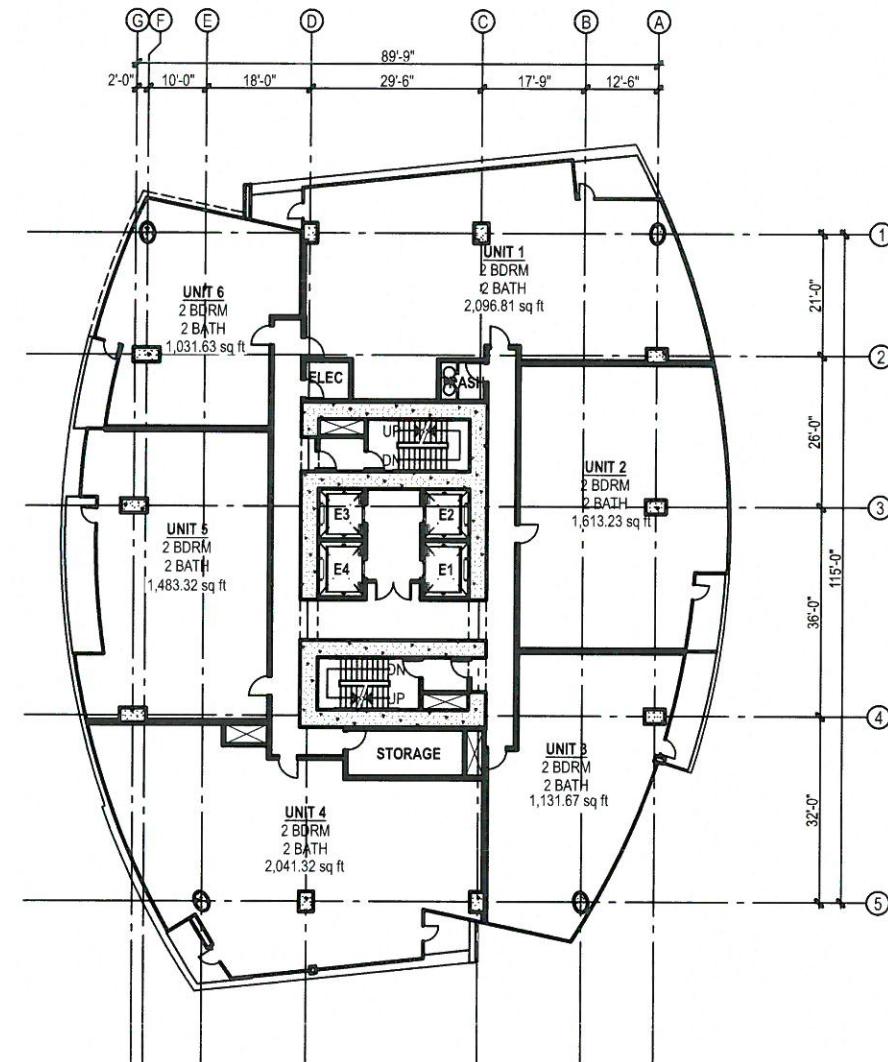
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RESIDENTIAL LEVEL: FLOOR 30



RESIDENTIAL LEVEL: FLOOR 31

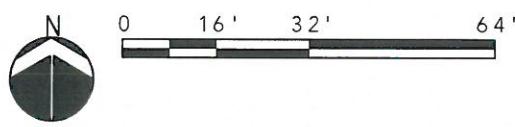
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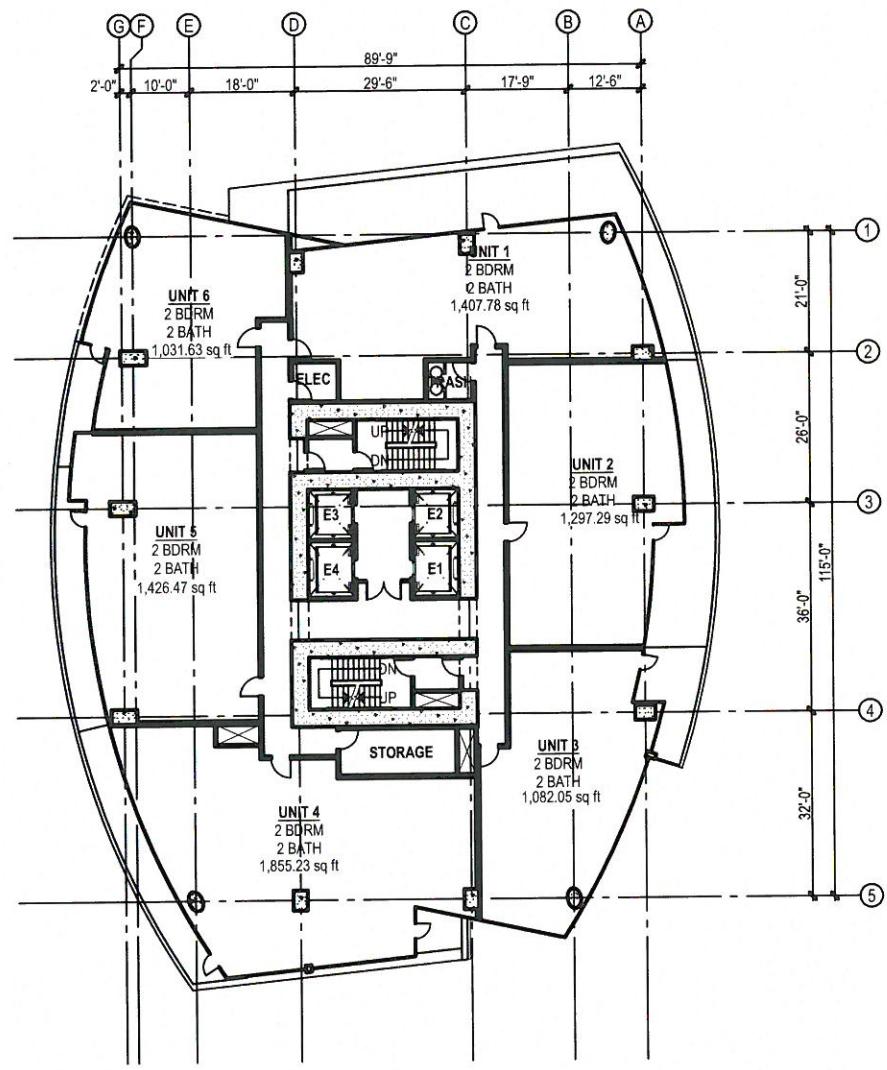


A2.6

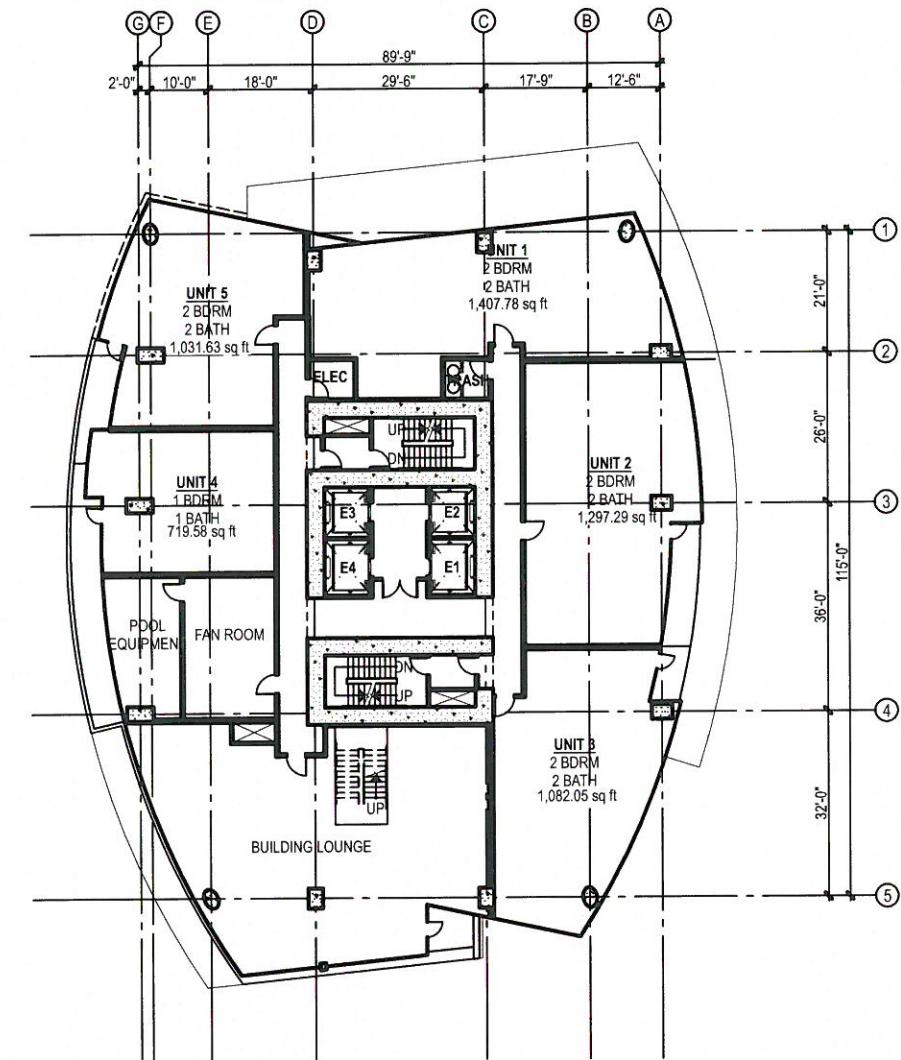
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FLOOR PLANS

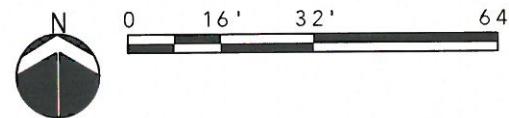
ROCKEFELLER PARTNERS ARCHITECTS



RESIDENTIAL LEVEL: FLOOR 32



RESIDENTIAL LEVEL: FLOOR 33

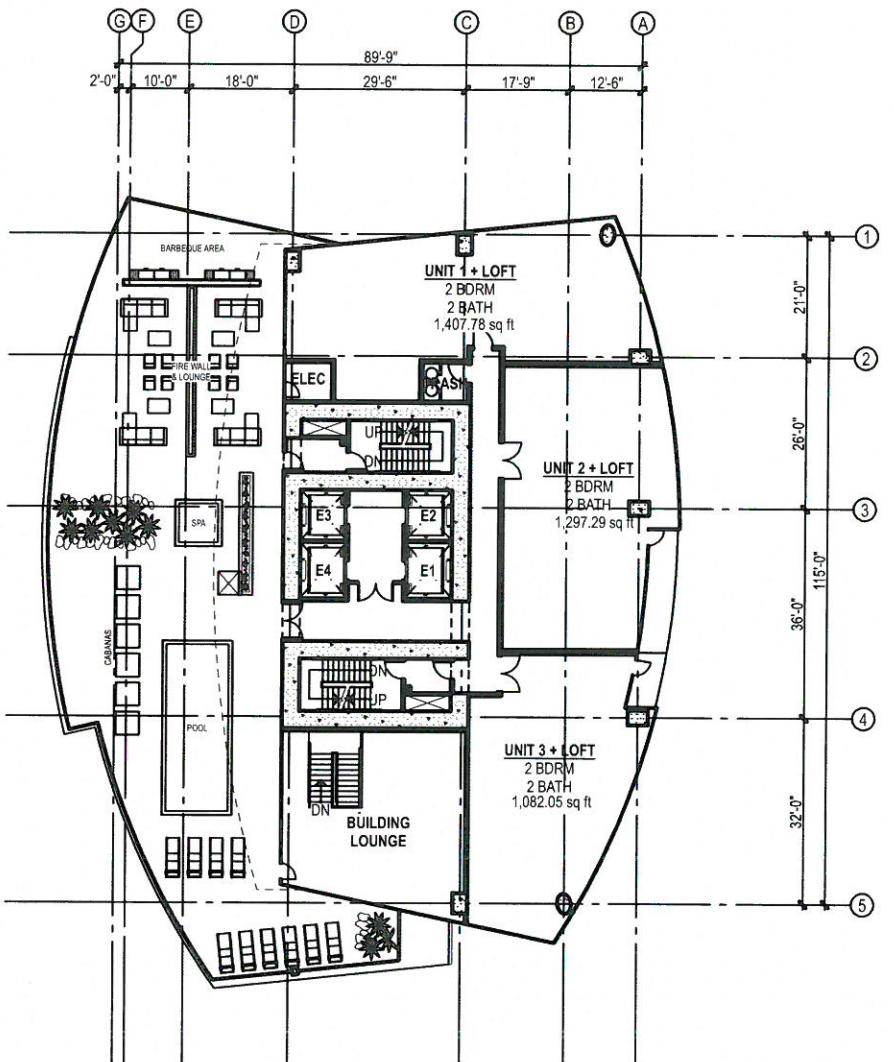


SHORELINE GATEWAY - EAST TOWER

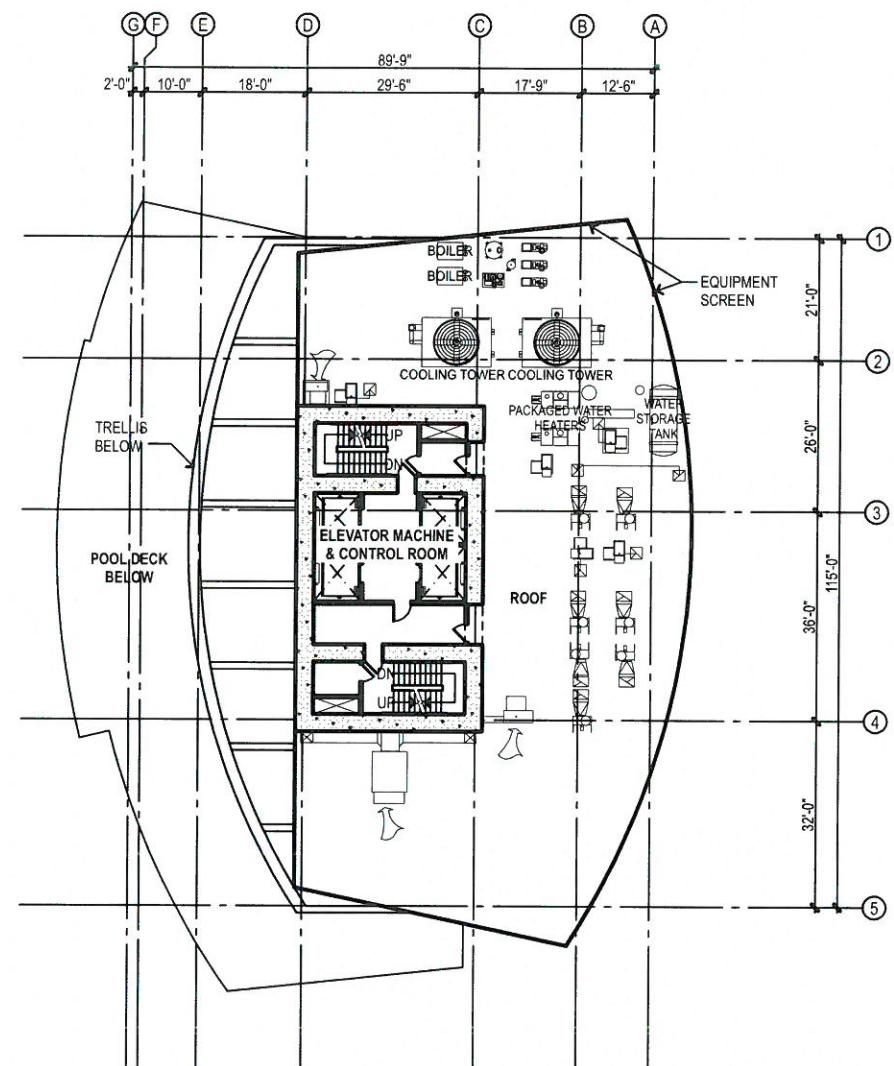
ANDERSONPACIFIC, INC.

NABIH YOUSSEF
ASSOCIATES
STRUCTURAL ENGINEERS

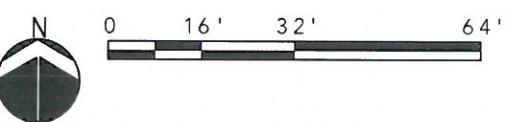
WRT



PENTHOUSE LEVEL: FLOOR 34



ROOF LEVEL: FLOOR 35



SHORELINE GATEWAY - EAST TOWER

ANDERSONPACIFIC LLC

LEDCOR
NABIH YOUSSEF
ASSOCIATES

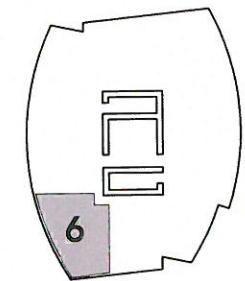
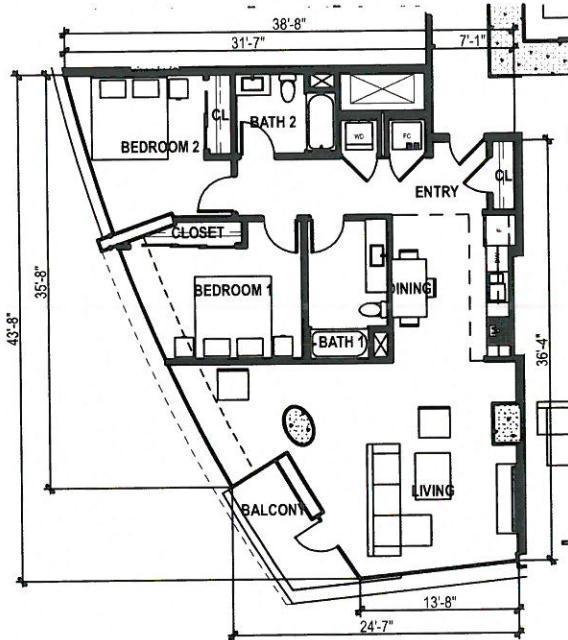
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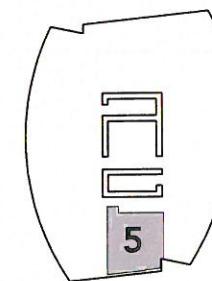
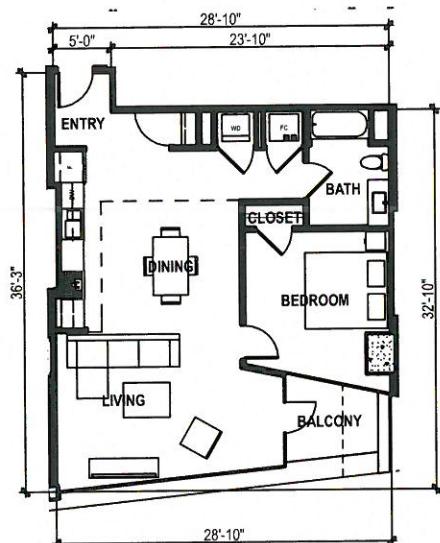
FLOOR PLANS

ROCKEFELLER PARTNERS ARCHITECTS



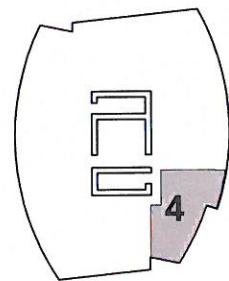
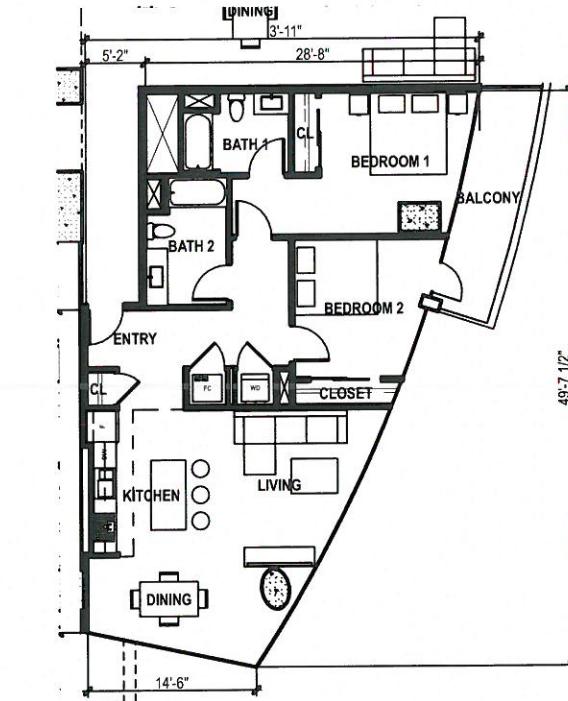
2 BEDROOM 2 BATH | UNIT 6

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)



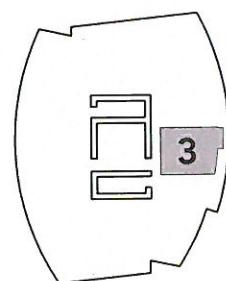
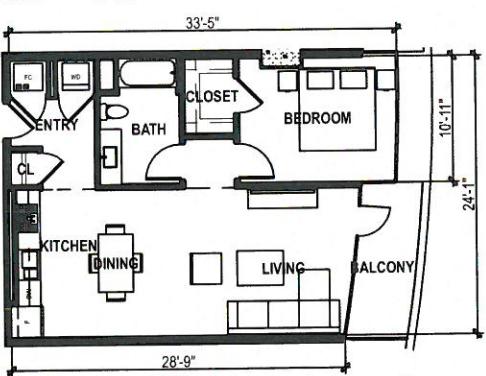
1 BEDROOM 1 BATH | UNIT 5

841 sf unit w/ 52 sf balcony



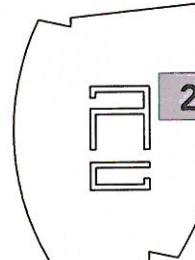
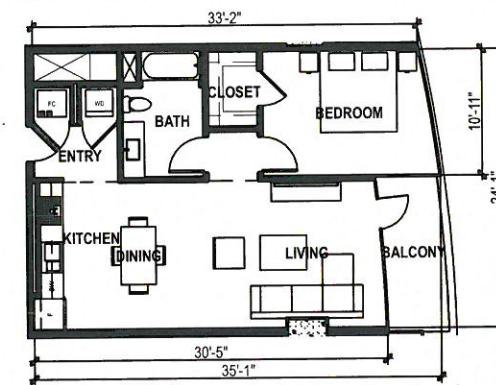
2 BEDROOM 2 BATH | UNIT 4

1,132 sf unit w/ 107 sf balcony



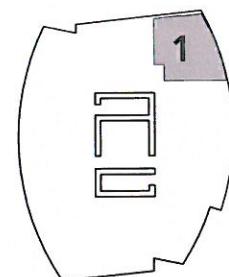
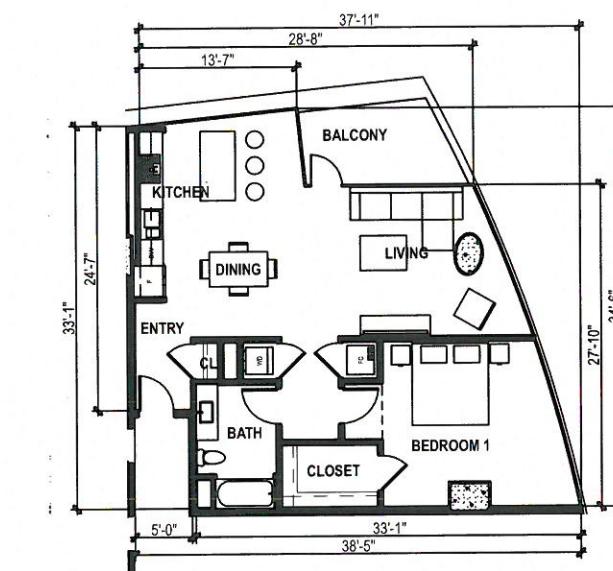
1 BEDROOM 1 BATH | UNIT 3

745 sf unit w/ 73 sf balcony



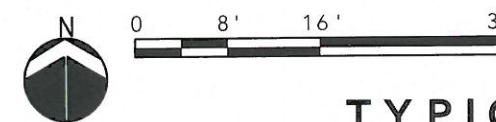
1 BEDROOM 1 BATH | UNIT 2

735 sf unit w/ 72 sf balcony

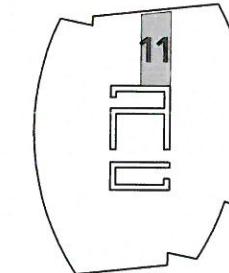
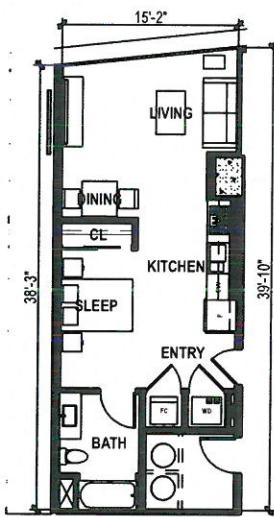


1 BEDROOM 1 BATH | UNIT 1

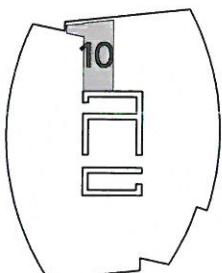
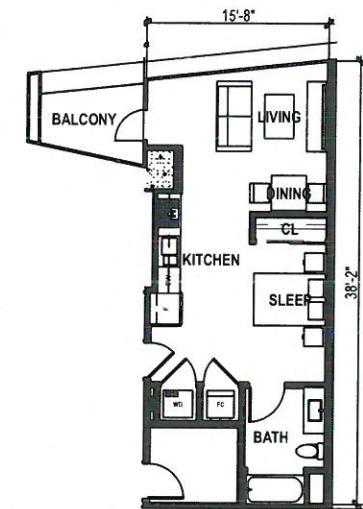
984 sf unit w/ 89 sf balcony



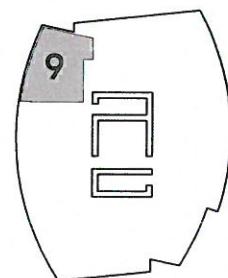
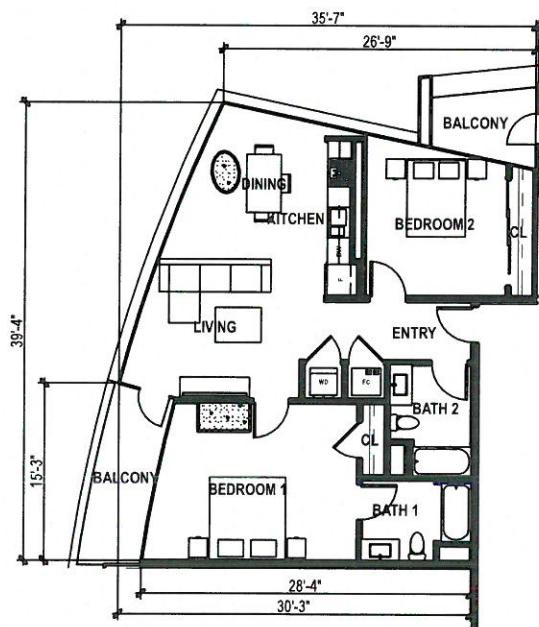
TYPICAL UNIT PLANS (LEVELS 4-23)



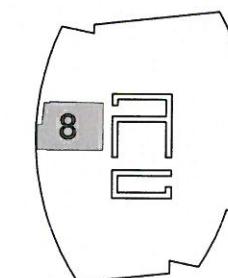
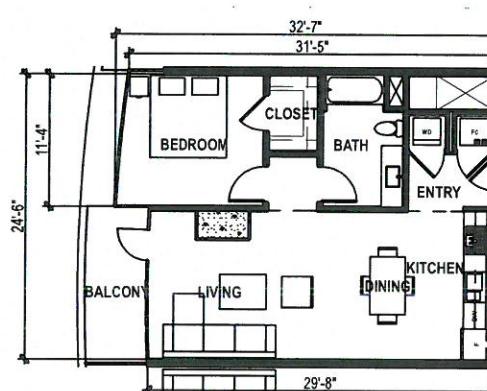
STUDIO 1 BATH | UNIT 11
520 sf unit



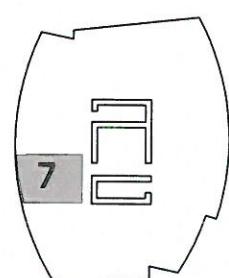
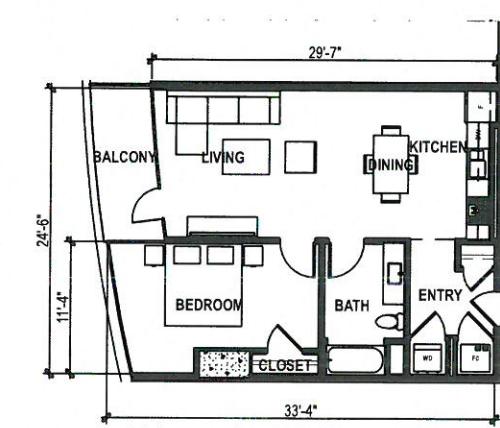
STUDIO 1 BATH | UNIT 10
500 sf unit w/ 52 sf balcony



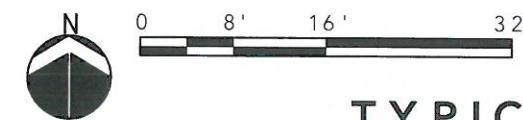
2 BEDROOM 2 BATH | UNIT 9
1,032 sf unit w/ 82 sf balcony



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



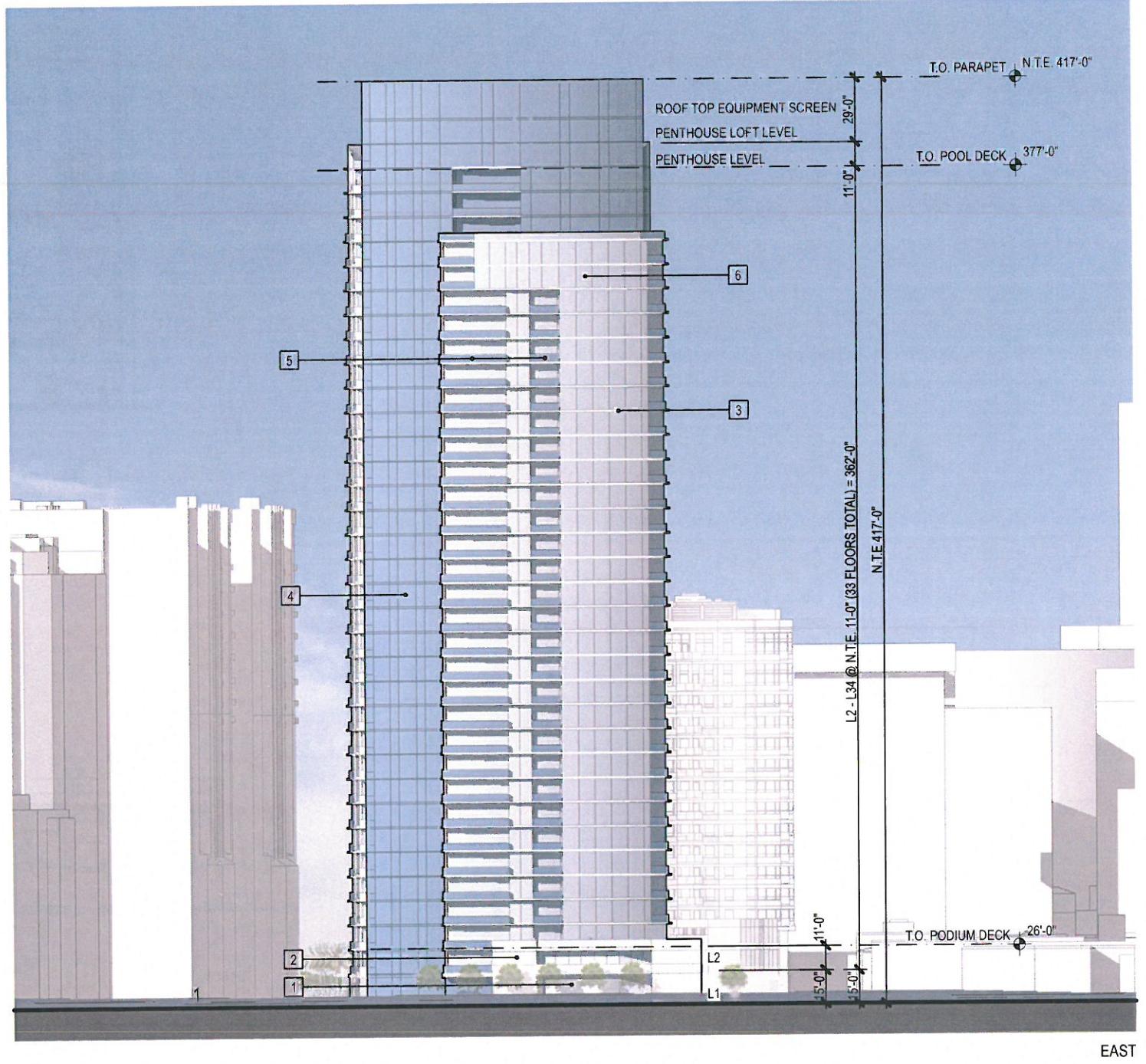
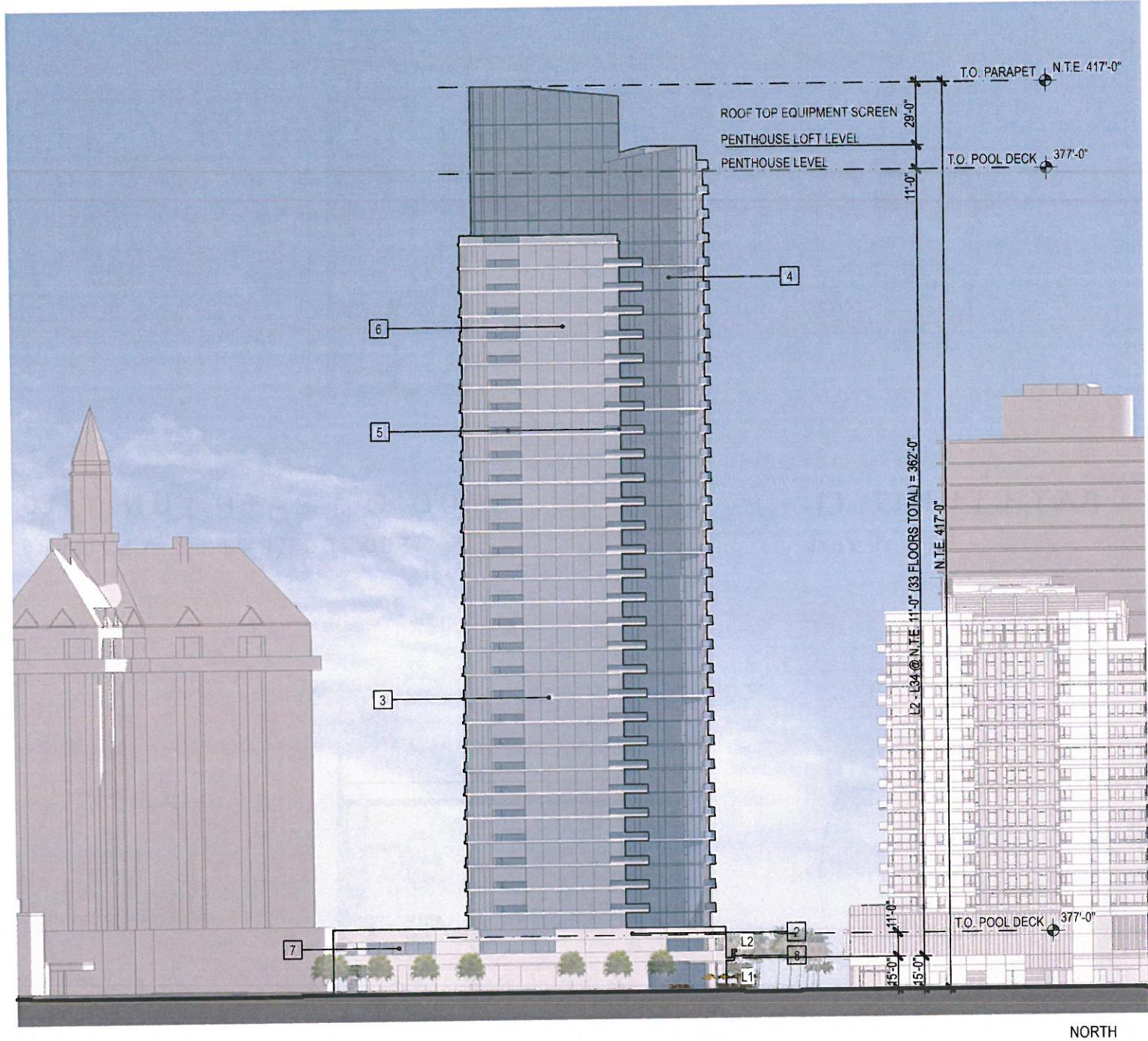
1 BEDROOM 1 BATH | UNIT 7
738 sf unit w/ 73 sf balcony



TYPICAL UNIT PLANS (LEVELS 4-23)

A2.10





LEGEND

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

*N.T.E. = NOT TO EXCEED

SHORELINE GATEWAY - EAST TOWER

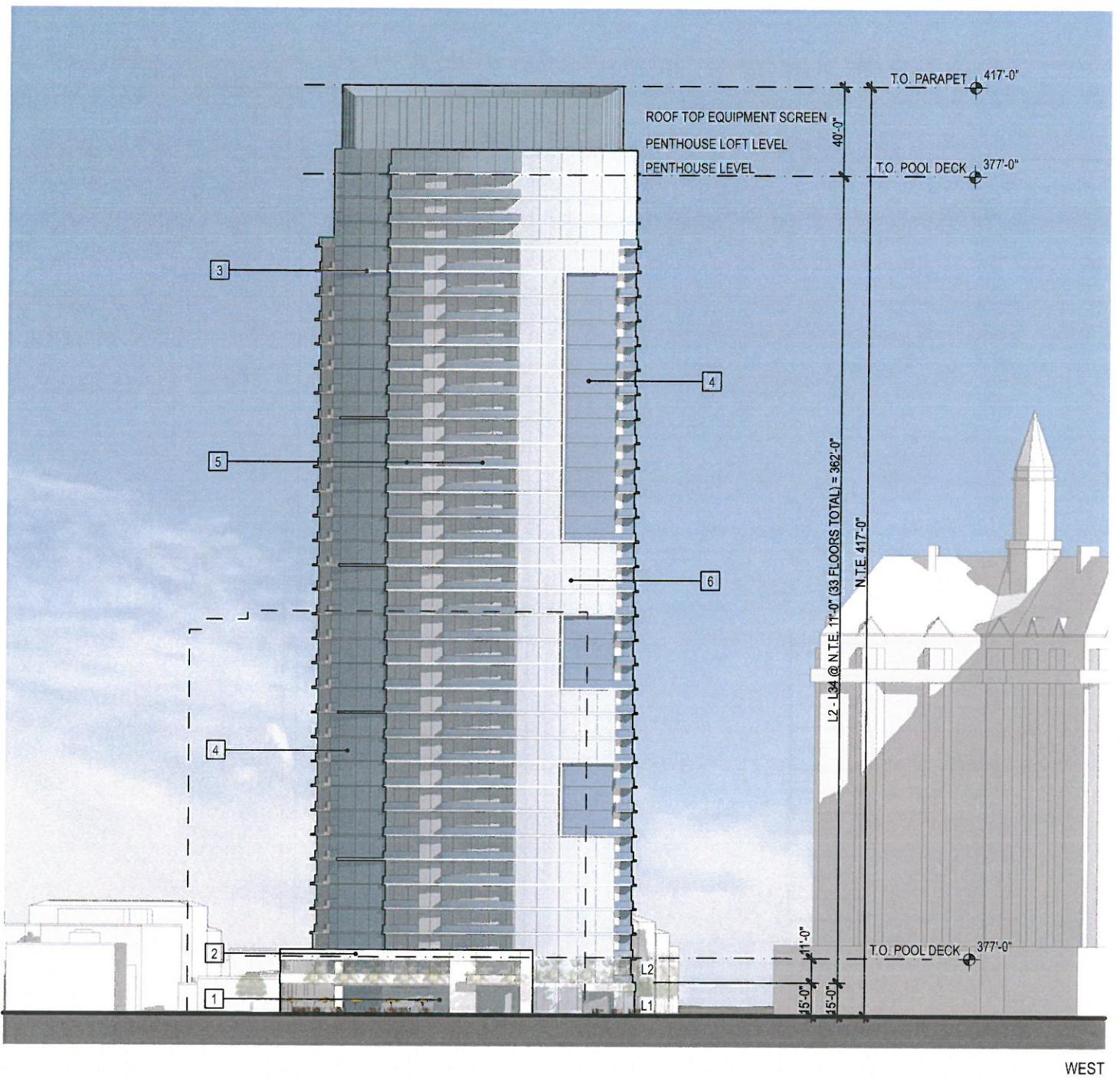
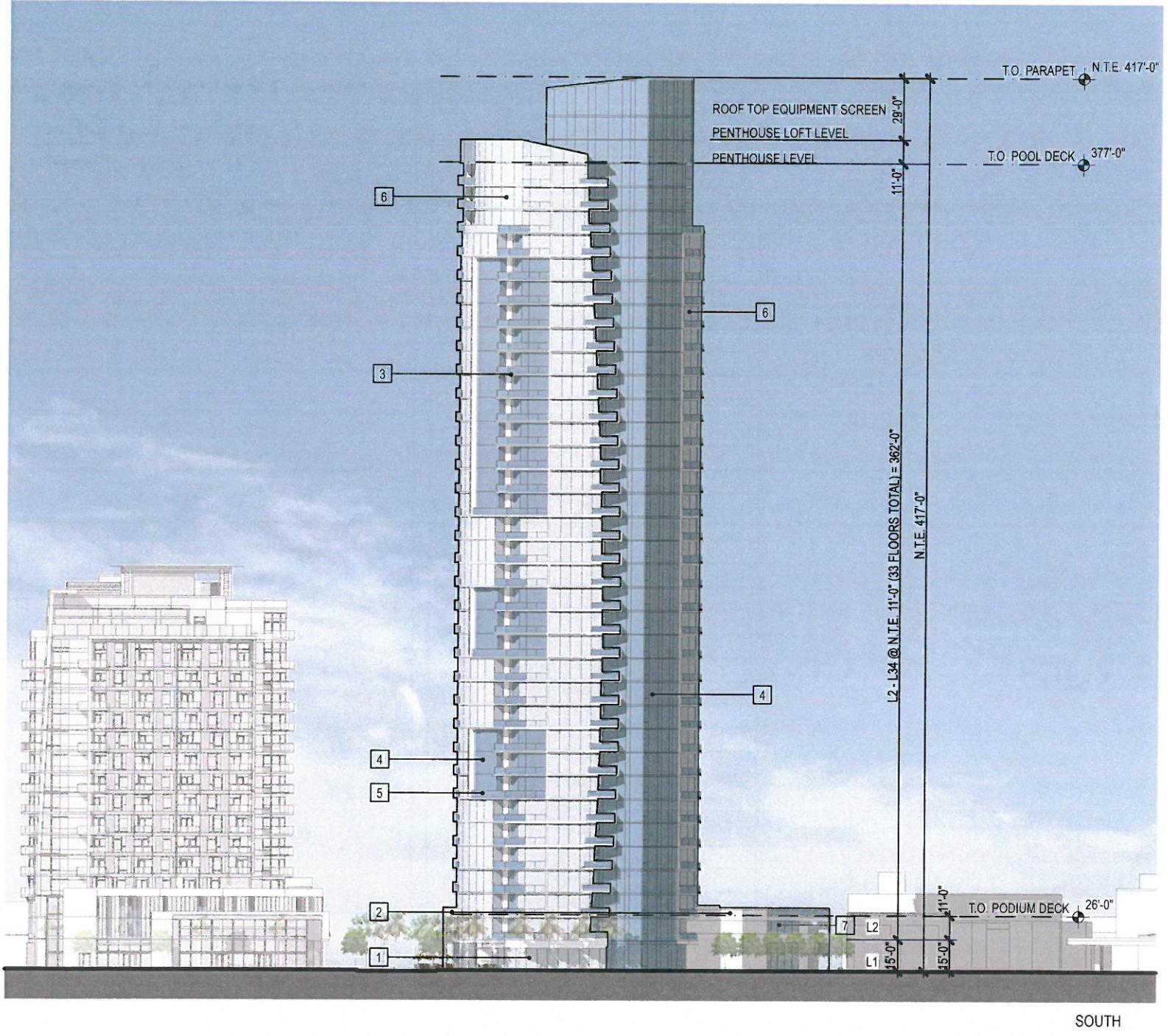


12 / 16 / 15

BUILDING ELEVATIONS: NORTH + EAST

ROCKEFELLER PARTNERS ARCHITECTS

R



LEGEND

- | | | |
|--|---|--|
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| <input type="checkbox"/> 3 PAINTED CONCRETE BALCONY AND SLAB | <input type="checkbox"/> 6 WINDOW WALL SYSTEM W/ CLEAR, LOW-E GLASS | |

*N.T.E. = NOT TO EXCEED

*N.T.E. = NOT TO EXCEED

SHORELINE GATEWAY - EAST TOWER

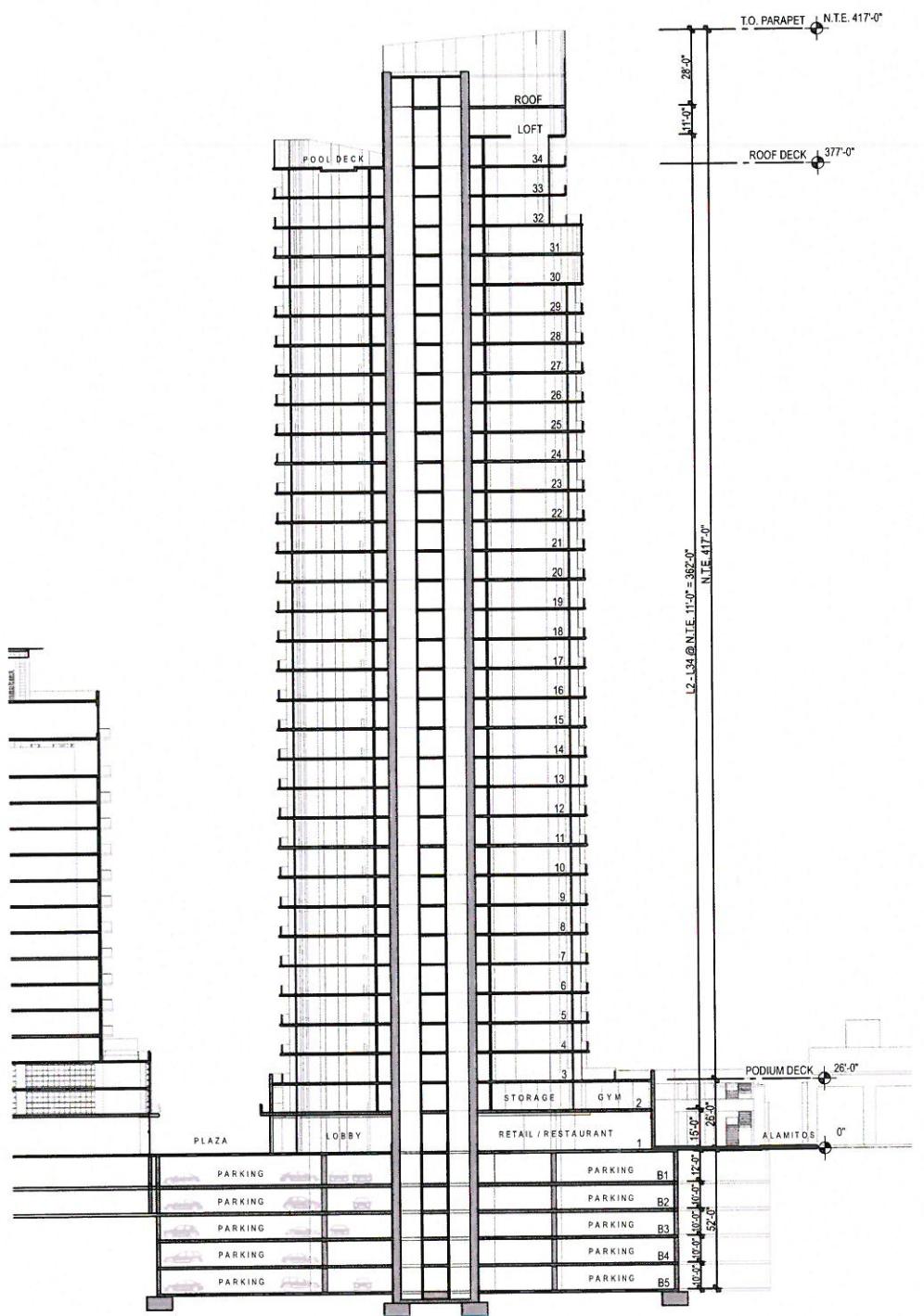


12 / 16 / 15

BUILDING ELEVATIONS: SOUTH + WEST

R

ROCKEFELLER PARTNERS ARCHITECTS

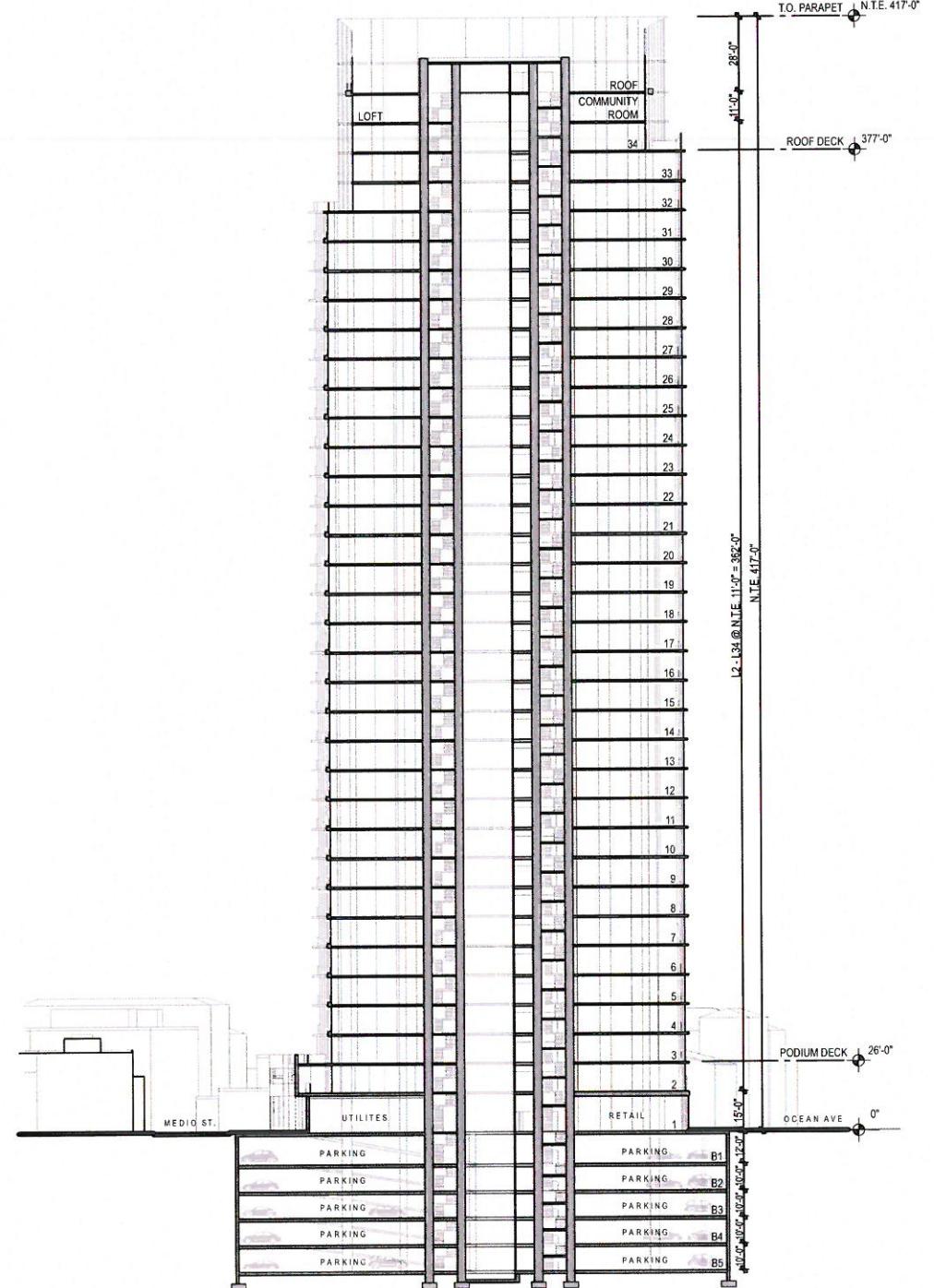


*N.T.E. = NOT TO EXCEED

SHORELINE GATEWAY - EAST TOWER

ANDERSONPACIFIC, INC.

NABIB YOUSSEF
ASSOCIATES
STRUCTURAL ENGINEERS



0 16' 32' 64'

12 / 16 / 15

BUILDING SECTIONS

A3.2



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

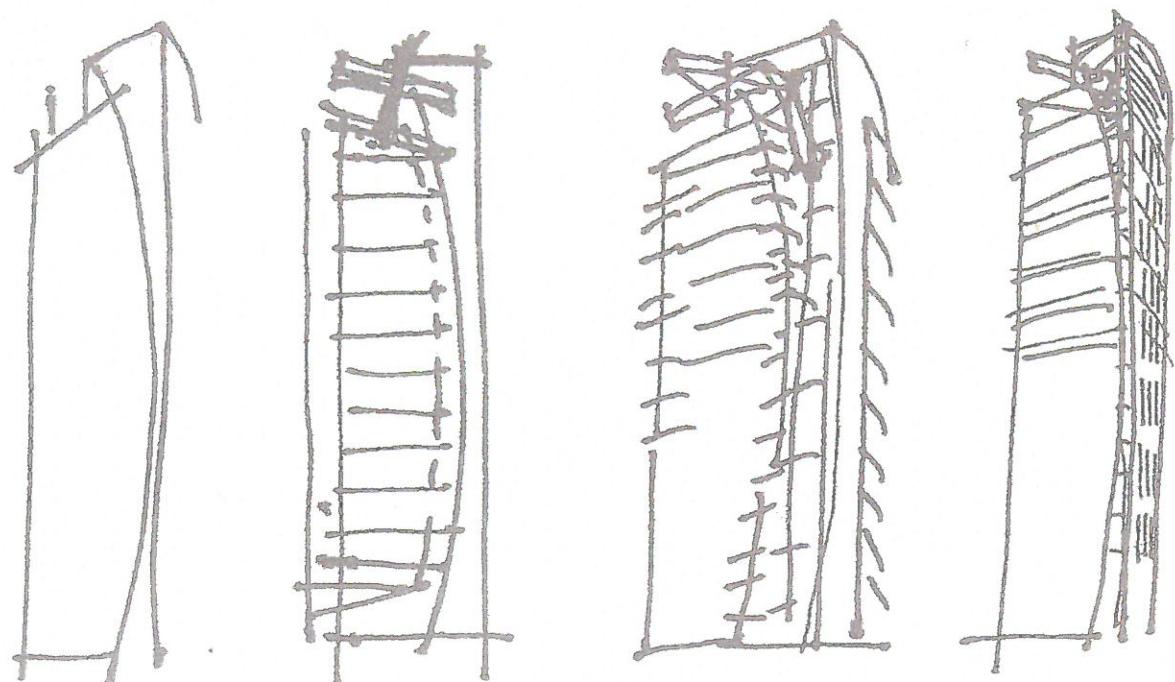
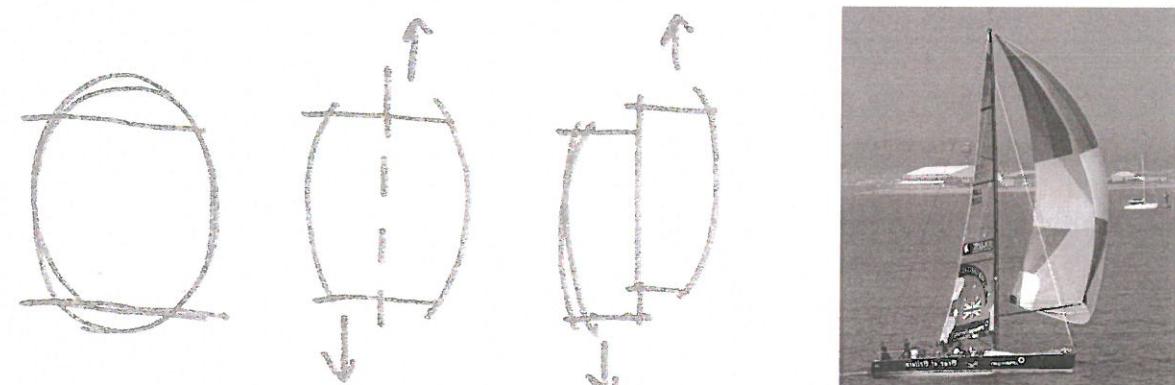
The increase in cost for certification may be absorbed by increased market value.

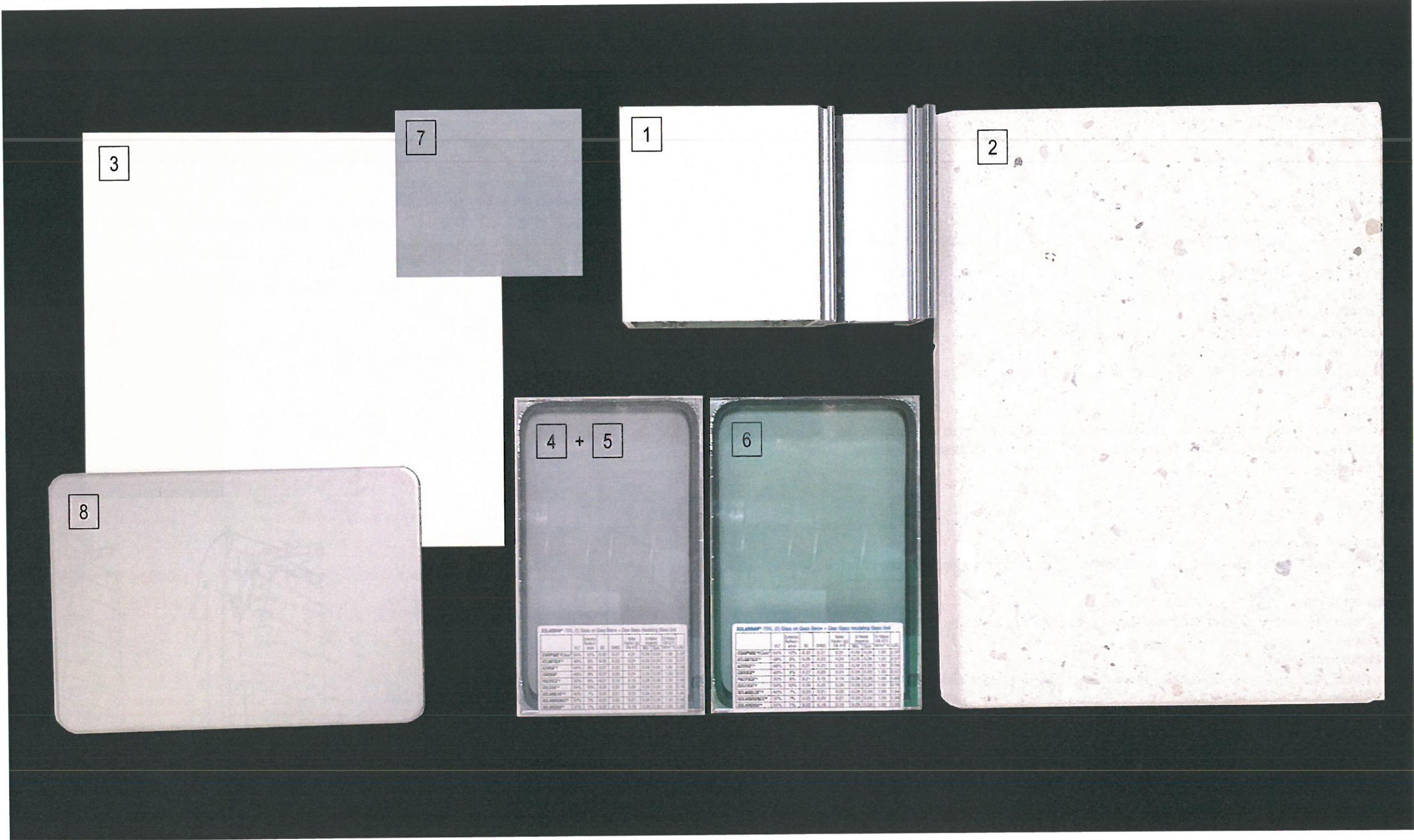
Shoreline Gateway - Design Narrative

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 | [4] WINDOW WALL SYSTEM W/ BLUE/GREEN LOW-E GLASS | [7] SPANDREL GLASS |
| [2] PRECAST CONCRETE PANEL | [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 | |

SHORELINE GATEWAY - EAST TOWER