

Appendix B

Cultural Resource Assessment



memorandum

date November 10, 2017

to Long Beach Development Services, Planning Bureau

cc

from Environmental Science Associates (ESA)

subject Historical Resources CEQA Impacts Analysis for the Broadway Block Project, Long Beach, California

Environmental Science Associates (ESA) has been retained by the City of Long Beach, California (client) to conduct a Historical Resources CEQA Impacts Analysis (addendum) for the proposed project (project) located at 240 Long Beach Boulevard in the City of Long Beach, California (project site), assessor parcel numbers (APNs) 7281-017-905, 7281-017-906, 7281-017-915, 7281-017-903, 7281-017-902, and 7281-017-918. The project site includes two large open parking areas flanking the Acres of Books building (building), which has been previously identified as eligible for the California Register of Historical Resources (California Register or CR) and listed as a City of Long Beach Landmark and is considered a historical resource pursuant to CEQA. In 2009, PCR Services Inc. (PCR) completed a Historic Resources Assessment report (report) confirming the significance of the building and identifying its character defining features.

This addendum was prepared to assess the potential impacts of the proposed Broadway Block project on historical resources in the project vicinity and provide the City with preservation recommendations to ensure compliance with the California Environmental Quality Act (CEQA). The addendum was prepared by ESA's architectural historians, including Margarita C. Jerabek, Ph.D., Director of Historic Resources and Christian Taylor, M.H.P., Senior Architectural Historian, whose qualifications meet and exceed the Secretary of the Interior's Professional Qualification Standards in history and architectural history. Professional qualifications are provided in Attachment A.

On September 29, 2017, an intensive pedestrian survey of the project site was conducted. Photographs documenting the views of the building and surrounding area are included in Attachment B. A plan review of the proposed Broadway Block project was conducted to determine whether or not the project would result in potentially significant impacts to the historical resources on the project site and in the immediate vicinity, in compliance with CEQA. The proposed project plans were prepared by Rob Wellington Quigley, FAIA, Architecture and Planning on August 31, 2017. A copy of the reviewed project plans is provided in Attachment C.

Project Description

The proposed project seeks to develop a mixed-use commercial project at southeast corner at the intersection of 3rd Street and Long Beach Boulevard in the City of Long Beach. The Subject Property is currently improved with a commercial building that is now vacant and most recently was the location of Bertrand Smith's Acres of

Books book store. The project seeks to retain the Streamline Moderne architectural design and historical appearance of the existing building by retaining many of its character-defining features and materials. The project would remove the rear portion of the building, replacing it with new construction mimicking the original scale and massing of the extant building, using new materials (CMU with brick accents). The new rear portion of the building will be used as a pedestal to support additional portions of the new construction. The project would deconstruct the front portion of the building, while retaining the primary (west) façade in place. Materials from the deconstructed portion of the building would be stored off site until the building is reconstructed following the construction of a subterranean parking lot. The primary (west) elevation would be restored to its 1936 appearance when the property was occupied by the Glenn E. Thomas Company used car dealership (**Figure 1**). This will result in the removal of the existing storefront windows and entrance installed in 1960, replacing them with a new storefront that would consist of clear butt glazed glass, a new glass door and a new concrete curb.



Broadway Block Project – 150712.09

Figure 1
Glenn E. Thomas Car Dealership, c. 1936

Additional new construction consists of a tower at the north end of the project site, standing 22-stories in height, including 199,782 square feet of residential space and 10,579 square feet of commercial space. At the south end of the project site, a mid-rise structure standing approximately eight-stories tall, will include 216,299 square feet of residential space and 12,628 square feet of retail space. The project will add 582 parking spaces through the construction of above grade and subterranean parking lots.

Resources in the Project Vicinity

The Downtown Plan Environmental Impact Report (EIR) provides a listing of historical and potentially historical resources in the downtown area. Review of these lists revealed six historical or potentially historical resources in the immediate vicinity with a view of the project site. The California Historic Resources Inventory (HRI) was consulted, identifying four additional historic resources in the vicinity with views of the project site. The United States Post Office building located adjacent to the project site at 300 Long Beach Boulevard is listed in the National Register of Historic Places (National Register or NR). The Campbell Apartments located east of the project site at 132 Linden Avenue has been identified as eligible for the National Register. The resources identified with views of the project site are listed below in Table 1.

**TABLE 1
PREVIOUSLY RECORDED RESOURCES**

P-Number	Address	Description	Eligibility	Distance from Project Site
P-19-178955	300 Long Beach Boulevard	United States Post Office	1S	0.03 miles (172 feet) North, Direct View of Project Site
	132 Linden Avenue	Campbell Apartments	3S	0.14 miles (754 feet) Southeast, Indirect View of Project Site
P-19-178942	130-140 Linden Avenue	Lafayette Complex	3S	0.14 miles (718 feet) Southeast, Indirect View of Project Site
P-19-178943	145 Linden Avenue	Broadlind Hotel	3S	0.12 miles (623 feet) Southeast, Indirect View of Project Site
	205 Long Beach Boulevard	Pacific Tower	5S1	0.02 miles (90 feet) West, Direct View of Project Site
	316 Elm Avenue	Art Deco Building	5S1	0.05 miles (275 feet) Northeast, Indirect View of Project Site
	318 Elm Avenue	Bay Hotel	5S1	0.06 miles (305 feet) Northeast, Indirect View of Project Site
	224-230 E. Broadway	American Hotel	5S1	0.06 miles (320 feet) West, Indirect View of Project Site
	234 Elm Avenue	Italianate Apartment Building	5S3	0.04 miles (230 feet) East, Indirect View of Project Site

Notes:
 1S: Individual property listed in NR by the keeper. Listed in the CR.
 3S: Appears eligible for NR as an individual property through survey evaluation.
 5S1: Individual property that is listed or designated locally.
 5S3: Appears to be individually eligible for local listing or designation through survey evaluation.

Acres of Books, 240 Long Beach Boulevard

The building currently located at 240 Long Beach Boulevard was originally constructed in 1924 as a neighborhood market. Known as the Grand Central Market, the building was owned and operated by the Central Market Company. In 1933, The City of Long Beach suffered a devastating earthquake, causing significant damage to buildings throughout the City, including the Grand Central Market. The damage caused by earthquake resulted in the redesign and reconstruction of the building's primary elevation in the Streamline Moderne style,

which was popular at the time. The remaining building was also largely reconstructed, the ceiling was raised, and the present concrete Streamline Moderne storefront was installed at a cost of \$5,000.¹ Additional changes to the building included relocation of the windows, removal of the entire front wall and second story of the building, and the installation of new concrete pylons at the front corners. Physical evidence indicates that the existing continuous concrete frame with brick in-fill that presently forms the side and rear elevations of the building was also constructed as part of the earthquake retrofit project to consolidate the structure.

The Streamline Moderne appearance and warehouse construction of the building were created after the earthquake for its new use for the Glenn E. Thomas Company used car dealership, and the existing building retains its primary architectural and structural features from its 1933-1935 period of significance when it was reconstructed for that use. Bertrand Lee Smith's book store, Acres of Books occupied the building beginning in 1960 until 2008. The book store was originally located at 140 Pacific Avenue when Smith established it in 1936. The front windows of the building were altered in 1960 to accommodate the building's new use as a book store for the bookstore (**Figure 2**).²



Broadway Block Project – 150712.09

Figure 2
Acres of Books, c. 1960

In 1990, the building was designated by the City of Long Beach as a Historical Landmark for its Streamline Moderne style storefront, which represents changes to the City of Long Beach's Downtown caused by the Long Beach Earthquake of 1933. The City also recognized the property as historically and culturally significant for its association with a notable individual, the antiquarian book dealer and benefactor, Bertrand Smith.

¹ *Southwest Builder and Contractor*, June 2, 1933, p. 48. City of Long Beach Building Permit, September 5, 1935, no. 3-10302.

² City of Long Beach Building Permits, November 7, 1960.

In 2009, PCR Services, Inc. (PCR) completed a Historic Resources Assessment report (report), which recommended the building as eligible for the California Register of Historical Resources under Criterion 1 for its historical associations with early 20th century commercial development of downtown Long Beach and the reconstruction efforts throughout the City following the 1933 Long Beach Earthquake (**Figure 3**). The report recommended the property be assigned a California Historical Resource Status (CHRS) Code of 3CS, “appears eligible for the California Register as an individual property through survey evaluation.” The report also stated that the building remained eligible for local listing, recommending the property be assigned a California Historical Resource Status (CHRS) Code of 5S1, as an “individual property that is designated or listed locally.” Based on the findings in the report, two periods of significance were developed. The first period begins with the date of construction in 1924 and ends with the building’s reconstruction in 1935 following the Long Beach earthquake (1933). The second period of significance begins with the occupation of the building by Bertrand Smith and his Acres of Books book store in 1960, and ends in 1965 with the passing of Smith.



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Figure 3
Acres of Books, 2009

Character-Defining Features of 240 Long Beach Boulevard, APN: 7281-017-910

The following list of character defining features is a summary of the visual character of the exterior of the building located at 240 Long Beach Boulevard. According to the National Park Service, “character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. The purpose [is to] identify those features or elements that give the building its visual character and that should be taken into account in order

to preserve them to the maximum extent possible.”³ A Character-Defining Features analysis should be an inventory of character-defining features, classified as significant, contributing, and non-contributing. These terms are generally interchangeable with primary, secondary and tertiary character-defining features, which are also commonly, used descriptors.

Significant character-defining features are by definition the most important and should be considered for retention in order to preserve and protect the eligibility of the Building as an eligible historic resource. In this case, significant features and spaces are those directly related to the building’s architectural significance as an example of Streamline Moderne style architecture as well as features directly related to the building’s association with the post-earthquake reconstruction of Downtown Long Beach. Alteration or removal of these features should be avoided. Contributing character-defining features add to the character of a historic property and should be retained to the greatest extent feasible and rehabilitated as appropriate; however, more flexibility is given to these features as alterations to some contributing features may not adversely impact the Building’s potential eligibility as a historic resource. Contributing features are those which date from the period of significance but are not directly tied to the building’s eligibility as a historic resource. Finally, the greatest flexibility is afforded to non-contributing features; their complete removal does not usually adversely impact the significance of the Building. A detailed analysis of the exterior elevations, interior spaces, and character-defining features was included in the previous report prepared by PCR in 2009. The report identified the features listed below, which have retained substantial integrity. However, the condition of the brick masonry (bricks and mortar) is poor, particularly on the south elevation where it is substantially deteriorated.

- Rectangular Massing and Footprint
- Building Plan and Relationship of Interior Spaces
- Streamline Moderne Façade (West Elevation)
- Concrete Framing
- Exterior Masonry Cladding on North, South, and East Elevations
- Low-Pitched Hipped Roof with Skylights and Parapet
- Steel Trusses
- Concrete Buttresses
- Wooden Catwalk
- Concrete Floor
- Rear Industrial Windows

(Later alterations include: rear roll down garage door and altered opening, infilled windows on the south elevation, side entrance on the north elevation is replaced, 1960s storefront is boarded and deteriorated)

CEQA Analysis

CEQA is the principal statute governing environmental review of projects occurring in the state and is codified at PRC Section 21000 et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical resources. Under CEQA Section

³ Lee H. Nelson, “Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character,” National Register Preservation Brief 17, U.S. Department of Interior, National Park Service, 1982. <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>.

21084.1, a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

The CEQA Guidelines recognize that historical resources include: (1) a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register; (2) a resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record.⁴ The fact that a resource does not meet the three criteria outlined above does not preclude the lead agency from determining that the resource may be an historical resource as defined in PRC Sections 5020.1(j) or 5024.1.

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(a). Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired."⁵ According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

- A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- B. Account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.
- D. In general, a project that complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards) is considered to have mitigated its impacts to historical resources to a less-than-significant level.⁶

Analysis of Project Impacts

Direct Impacts

A resource listed in, or determined to be eligible for listing in the California Register of Historical Resources is considered a historical resource under CEQA. As discussed above, the property is recommended eligible for the California Register for its historical associations with early 20th century commercial development of downtown

⁴ Title 14 California Code of Regulations Section 15064.5

⁵ CEQA Guidelines Section 15064.5(b)(1)

⁶ CEQA Guidelines Section 15064.5(b)(3)

Long Beach and the reconstruction efforts following the 1933 Long Beach Earthquake. Additionally, the property is a designated Historic Landmark in the City of Long Beach.

The proposed project would result in the removal or alteration of the building's character-defining features resulting in direct impacts affecting its eligibility as a historical resource. The project seeks to remove the rear portion of the building (approximately 170 x 50 feet), including portions of its hipped roof, parapet, and skylights. While the project will retain and reuse the front portion of the building, nearby construction of new structures to the north and south, as well as the construction of a subterranean parking lot, will require the building's disassembly, removal and reconstruction while the remaining Streamline Moderne façade would be retained in place.

Although the Streamline Moderne façade would be retained, there is a high probability that it may be substantially impaired through compromise of its structural integrity during construction, including disassembly and removal of the concrete and brick structural system and its reconstruction, as well as excavation during construction, that would potentially threaten the structural stability, materials and features of the Streamline Moderne façade. Disassembly, removal and reconstruction of the building will also result in loss of the original brick masonry materials and concrete structure, which is directly related to the building's significant association with the reconstruction of Long Beach following the earthquake in 1933. While the project seeks to reuse the existing brick on the north and south elevations, removal of the concrete structural system, including interior concrete buttresses, would result in a direct impact affecting the building's eligibility because the concrete structure cannot be salvaged and reused. Additionally, there is a high probability some of the brick would be damaged during disassembly and would not be suitable for reuse; and a large part of the brick on the south elevation is in poor condition and may not be suitable for reuse. Thus, the project would result in substantial loss of the original brick material, loss of the entire concrete structure, and would only reconstruct the front portion of the building; and while the Streamline Moderne façade would be retained, disassembly, excavation and construction impacts would potentially impair its structural stability, materials and features.

Furthermore, the building is identified as a local landmark for its association with Bertrand Smith, a locally significant person. The storefront and signage related to Acres of Books reflects the building's association with Smith. Although the project will restore the building's Streamline Moderne west façade which dates from the building's post-earthquake 1933-1935 reconstruction, it will remove the storefront and Acres of Books signage on the west, north, and south elevations. These features are identified as character defining features in the 2009 PCR report and directly relate to the building's significant association with Bertrand Smith. The removal of the Acres of Books storefront and signage would result in a direct impact adversely affect the building's eligibility for its association with Bertrand Smith.

While the proposed project would retain and preserve the building's Streamline Moderne primary west façade, the combined effect of the storefront removal, disassembly and reconstruction of the remaining building and the resulting loss of original building materials, and removal of the rear portion of the building would materially impair character-defining features that convey the property's historical significance, therefore resulting in a substantial adverse change to the property. The proposed project would result in a potentially significant unavoidable impact to a historic resource under CEQA. Mitigation measures are recommended below to reduce potential impacts, however, after project completion potential impacts would remain significant and unavoidable because the building would be largely disassembled and reconstructed leaving only the Streamline Moderne

façade in place, and the building would be essentially rebuilt with a new storefront, the rear of the building would be replaced with new construction, and the north side elevation would be altered for the new use.

Indirect Impacts

The new construction proposed by the project would alter the setting of adjacent historic resources. However, the setting has already been altered by infill commercial and residential development. Located south of the project site, there are two modern parking structures and commercial buildings. Furthermore, new commercial buildings have been constructed to the west and northwest of the project site. A view-shed analysis of the project site's visibility from the nearby historic resources was conducted to determine if the project would result in any significant indirect impacts to historic resources. The project seeks to add a 22 story tower at the northwest corner of the property, while additional new construction on the site will be limited to approximately eight-stories in height. Currently, the tallest building in the immediate vicinity is the Pacific Tower located directly adjacent to the project site to the southwest at 205 Long Beach Boulevard, standing approximately 12-stories tall. Therefore, the new tower proposed by the project would introduce a new scale of architecture to the area, resulting in an indirect impact to adjacent resources. However, the impact would be less than significant because the new construction does not obscure any of the primary views of the adjacent resources. The primary elevation of the adjacent Pacific Tower faces south, while the new construction on the project site would be located to the east. The primary elevation of the adjacent United States Post Office faces west, while the new construction in the project site would be to the south. Additional historic resources in the immediate area are smaller multi-family residential and commercial mixed use buildings. These buildings were constructed in a dense urban environment and were not intended to be seen from great distances. The new construction proposed by the project would not result in a significant impact effecting the eligibility of these resources.

Secretary of the Interior's Standards Reviews

As mentioned above, under CEQA, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing, Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the Historical Resource.⁷ It is important to note, new construction adjacent to a historical resource is considered "related new construction" and numbers nine (9) and ten (10) of the Standards apply to this project. Therefore, the project was also assessed for conformance to Standards nine and ten regarding "related new construction" constructed adjacent or in the vicinity of other historical resources.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Since its construction, the property has functioned as a grocery store, a used car dealership, a furniture store, a restaurant, and, most recently, a bookstore. Under the proposed project, the property will continue to be used for commercial purposes. The project includes changes to the property's distinctive materials, features, spaces, and spatial relationships, affecting its integrity and eligibility. The project will remove the eastern half of the existing building, while deconstructing the western portion and preserving the primary (west) façade in place. Once construction of the adjacent residential tower and associated subterranean parking are completed, the western portion of the building will be reconstructed using the salvaged masonry materials and existing roof structure,

⁷ California Environmental Quality Act, 15064.5 (3).

including the original truss components. These alterations would remove all remaining portions of the property's character-defining concrete framing added after the 1933 earthquake. Further, the changes would remove portions the building's low-pitched hipped roof, parapet, steel trusses, concrete buttresses, Acres of Books storefront and signage, and concrete floor. The removal of the eastern half of the existing building would result in the loss of the property's rear industrial windows, rear skylights, brick parapet, and alter the property's footprint, massing, and existing spatial relationships. Additional alterations include the removal of historic masonry along the north and south elevations to accommodate new window openings, new steel framing, and internal seismic reinforcement of the reconstructed masonry structure. The proposed project would require substantial change to the building and remove or alter character defining features that contribute to the building's significance. Therefore, the project does not comply with Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Under the proposed project, many of the historic character-defining features of the property will be retained and preserved. The property would be rehabilitated and adaptively reused. Specifically, the project would rehabilitate and reuse the first 70 feet of the primary west portion of the existing building and restore the property's existing Streamline Moderne style façade on Long Beach Boulevard. An open floor plan is proposed to preserve and maximize the building's existing clear span structural system. However, the proposed project also removes distinctive materials (e.g., glass, brick), alters numerous character-defining features (e.g., rectangular massing and footprint, rear industrial windows, concrete framing infilled with brick, low-pitched hipped roof with skylights and parapet, steel trusses, catwalk, Acres of Books storefront and signage, and concrete floor. The proposed project does not fully comply with Standard 2 because the project would remove or alter character defining features that contribute to the building's significance.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The Project recognizes the distinctive historic and architectural character of the building, including the single-story scale and massing along the street front, low-pitched hipped roof, and Streamline Moderne materials and details. No conjectural features would be added and changes that create a false sense of historical development would be avoided. The newly constructed eastern portion of the building is differentiated from the reconstructed western portion and historic facade by the use of modern materials (CMU block, with red brick accents) and design elements and would not create a false sense of historical development. Therefore, the Project conforms to Standard 3.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The property acquired its historic significance between 1924 and 1935 for its association with the commercial development of downtown Long Beach and reconstruction efforts after the 1933 Long Beach earthquake. During this period, the most substantial change was the construction of the concrete Streamline Moderne style façade and the concrete frame with brick in-fill structure, after the property sustained damage during the 1933 Long Beach Earthquake. The building's Streamline Moderne façade and its concrete and brick structure are associated with

the post-earthquake reconstruction of Long Beach and has therefore acquired historic significance in its own right. While the Streamline Moderne style façade and a majority of the building's masonry would be retained under the proposed project, the building's character defining concrete structure would be lost. As stated in the 2009 PCR report, The building acquired additional historic significance between 1960 and 1965 for its association with the locally significant antiquarian book dealer Bertrand Smith and his book store, Acres of Books. During this period, the current storefront and Acres of Books signage was added. Due to their association with Bertrand Smith, these features have acquired historic significance. The 2009 PCR report identified these elements of the building as character defining features. The project proposes to remove the current store front windows and entry along the building's west elevation. The project also proposes to remove the signage associated with Smith's book store, Acres of Books. Therefore, the project would result in the removal of character defining features that have acquired additional significance and would not fully conform with Standard 4.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

While the project will result in the restoration of the building's Streamline Moderne front façade, it will also result in the removal of additional materials and features that characterize its significance. The project will remove the rear portion of the extant building and deconstruct the remaining front portion of the building. This will result in the removal of the building's concrete structural framing, which is a character defining feature related to its significance as a representation of the reconstruction efforts after the Long Beach earthquake. Furthermore, the project would remove the storefront and signage associated with the Acres of Books book store. These features are characteristic of the buildings association with locally significant Bertrand Smith. Therefore, the project will not conform to Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Deteriorated and missing historic features will be repaired rather than replaced. The property's Streamline Moderne style façade and steel trusses will be repaired in accordance with the Secretary of the Interiors Standard's for Rehabilitation. Where materials cannot be repaired, they will be replaced by salvaged materials from the rear portion of the building that is being removed. If salvaged historic materials are unavailable for the replacement of a distinctive feature, it is recommended that the new feature will match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features will be substantiated by documentary, physical, or pictorial evidence. The proposed project will comply with Standard 6.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The project does not propose the use of any chemical treatments may cause damage to historic materials. Physical treatments during the restoration of the building's primary façade have not been specified in the project plans. The project does not comply with Standard 7.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Archaeological Resources were not considered as part of this study and the potential to encounter archaeological or Native American resources during the course of the Project is considered remote. The Project would conform to Standard 8.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project includes new construction on the north and south sides of the extant historic building, as well as a subterranean parking lot below the building. The project proposes to disassemble and store the historic building, in order to better protect its historic materials from damage during construction. This will result in the removal of historic materials that characterize the property, specifically the concrete structural system associated with the building's reconstruction after the Long Beach earthquake, and removal and replacement of the rear portion of the building with new construction, and would not comply with Standard 9.

Furthermore, the new construction is significantly larger than the historic building on the subject property and other historic buildings in the immediate area. The project attempts to reduce the effects of the new tower's height by providing separation between the building and the new construction and stepping down the scale of the tower to one-story on the side adjacent to the historic building's north elevation. At the building's south elevation, the new construction steps down from approximately eight-stories along Broadway to five-stories adjacent to the building. However, the stepping down of the new construction's massing and separation between the new buildings and historic building are not enough to offset the effects of the proposed 22-story tower to the north and the new eight-story building to the south. While the contemporary design of the new construction and the use of modern materials, such as metal, glass, and concrete differentiate the new construction from the old building, the project is not compatible in scale and massing with historic resources on the property or its surrounding environment and does not comply with Standard 9.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Under the proposed project, the related new construction is to be built on vacant lots to the north and south of the building and would be separated from the historic building by a corridor. If these new buildings were removed in the future, the historic building would remain in place. However, the project also proposes to remove rear portion of the historic building and replace it with new construction, while retaining the front portion of the building and restoring the west (primary) façade. Over the course of the project, the retained portion of the building would be disassembled and stored offsite, while the west façade would be preserved in place. The stored portions of the building will then be reconstructed at a later point in the project. This would result in the demolition of the building's concrete structure, which contributes to its significance. Furthermore, the project seeks to remove the original storefront and signage related to the Acres of Books, which also contribute to its significance. Therefore, the project would only retain the building's west façade, salvaged masonry, and roof trusses. The building would retain its scale and massing at the street front but will have lost key aspects that reflect its significance. If the new construction were removed, the building would not remain unimpaired. Therefore, the proposed project does not comply with Standard 10.

Conclusion and Recommendations

The proposed project would result in a potentially significant direct impact by material alteration of some of the property's character-defining features (e.g., changes to the rectangular massing and footprint, removal of the rear industrial windows, concrete framing, and Acres of Books signage and storefront). As discussed above, the Project would conform with Standards 3, 6, and 8 but it would not conform with Standards 1, 2, 4, 5, 7, 9, or 10. Upon Project completion, the building would no longer convey its significance associated with the reconstruction of Downtown Long Beach following the earthquake in 1933 or its associations with locally significant person, Bertrand Smith and would no longer be eligible for the California Register or local listing. The following mitigation measures are recommended to reduce the level of potential impacts caused by the project.

Recommended Mitigation Measures

Mitigation Measure 1- Retention and Reuse. The City will encourage the on-going maintenance and appropriate adaptive reuse of existing landmarks as historic resources. A project has been developed with intent to adaptively reuse the building in accordance with the Secretary of the Interior's Standards for Rehabilitation (Standards). To ensure the project meets the Standards, the applicant shall retain a preservation consultant who meets the Secretary of the Interior's professional qualification standards in history, architectural history, historic architecture or architecture and a licensed historic engineer with at least 10 years of experience in historic preservation to complete the following tasks:

- A historic engineer shall review the project plans, providing recommendations regarding changes including structural bracing and protection of the Streamline Moderne façade during construction and removal, storage and reassembly of salvaged building materials necessary to ensure the project complies with the Standards and provide a letter summarizing the review findings to the City of Long Beach's Planning Bureau.
- Prepare a rehabilitation plan for the proposed renovation and adaptive reuse of the historic building (240 Long Beach Boulevard, Acres of Books). The rehabilitation plan shall be prepared by a historic preservation consultant and historic engineer and shall address treatment of historic materials to be retained to reduce potential project impacts. The rehabilitation plan shall identify significant character-defining features and include appropriate recommendations for the treatment and reuse of these features. Any maintenance, repair, stabilization, rehabilitation, preservation, conservation, or reconstruction work on the building shall be undertaken in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Properties. Unsound, decayed, or toxic materials (e.g. asbestos, lead paint, etc.) need not be included in the salvage and rehabilitation process; however, deteriorated character-defining materials such as the brick masonry shall be replaced in kind in accordance with the Standards.
- The historic preservation consultant and the historic engineer shall visually inspect the disassembly and reconstruction of the subject building at regular intervals to prevent or minimize potential damage to historic fabric and monitor project compliance with the Standards. The preservation consultant and historic engineer shall document the construction monitoring process in digital photography as well as monitoring logs, and a final monitoring report to be submitted to the City's Planning Bureau.

Mitigation Measure 2-Recordation. A recordation document prepared in accordance with Historic American Building Survey (HABS) Level III requirements shall be completed for the historic building (240 Long Beach

Boulevard, Acres of Books). The recordation document shall be prepared by a qualified architectural historian or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for Architectural History pursuant to 36 CFR 61. This document shall include a historical narrative on the architectural and historical importance of the building and its contributions to the history of Long Beach, construction history, and record the existing appearance of the buildings in professional large format photographs. The buildings' exteriors, representative interior spaces, character-defining features, as well as the property setting and contextual views shall be documented. All documentation components shall be completed in accordance with the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation (HABS standards). Copies of the completed report shall be distributed to the South Central Coastal Information Center (SCCIC) at the California State University, Fullerton and the City of Long Beach Public Library. A HABS report for the building was prepared by PCR in 2010. The HABS was submitted to the National Park Service for transmittal to the Library of Congress and archival copies were submitted to the City of Long Beach Development Services Department and the Long Beach Public Library, satisfying the mitigation recommendations suggested here and in the previous evaluation prepared by PCR in 2009.⁸

Mitigation Measure 3- Interpretive Program. Interpretation about the significant history of the Acres of Books building shall be placed within a publically accessible location within or nearby the historic building. The interpretation shall use the recommendations from Mitigation Measures MM-1 (Retention) and MM-2 (Recordation) to interpret the history of the Acres of Books building and its historical associations with the reconstruction of Long Beach following the earthquake in 1933 and the historical contributions made locally by Bertrand Smith. Historical photographs, aerials, and newspapers shall compliment the interpretive exhibit to visually demonstrate the activities that took place at the building. A qualified architectural historian or historic preservation professional shall provide oversight to the design and installation of an interpretive program.

Level of Significance after Mitigation

The mitigation measures outlined above are important to assure information contributing to building's significant association with the history of Long Beach is retained for future generations. However, after implementation and completion of the recommended mitigation measures, the potential impacts to the historical resource located at 240 Long Beach Boulevard would remain significant and unavoidable. The proposed project, as currently designed, would remove important character defining features which contribute to the building's eligibility for state and local listing.

⁸ "Art Exchange Building," Written Historical and Descriptive Data, Historic American Buildings Survey, National Park Service, U.S. Department of the Interior, 2010.

LIST OF ATTACHMENTS

Attachment A: Professional Qualifications

Attachment B: Additional Photographs

Attachment C: Project Plans

Attachment A

Professional Qualifications



Margarita Jerabek, Ph.D.

Director, Historic Resources

EDUCATION

Ph.D., Art History,
University of California,
Los Angeles

M.A., Architectural
History, School of
Architecture, University
of Virginia,
Charlottesville

Certificate of Historic
Preservation, School of
Architecture, University
of Virginia,
Charlottesville

B.A., Art History,
Oberlin College,
Oberlin, Ohio

25 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

California Preservation
Foundation

Santa Monica
Conservancy

Los Angeles
Conservancy

Society of Architectural
Historians

National Trust for
Historic Preservation
Leadership Forum

American Institute of
Architects (AIA),
National Allied Member

American Architectural
Foundation

Association for
Preservation
Technology

AWARDS

2014 Preservation
Award, The Dunbar

Dr. Margarita Jerabek has 25 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. She has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

Dr. Jerabek has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California counties. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Dr. Jerabek regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

She is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, Dr. Jerabek is a highly experienced project manager with broad national experience throughout the United States.



Christian Taylor

Senior Architectural Historian

EDUCATION

Master's Degree,
Historic Preservation,
University of Southern
California, Los Angeles

B.A., History, University
of Oklahoma, Norman

3 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

California Preservation
Foundation

Society of Architectural
Historians

Association for
Preservation
Technology

Christian Taylor is a historic resources specialist with academic and professional experience in assessing historic structures and contributing to California Environmental Quality Act (CEQA)-level documents. Christian continues to hone his skills in management of rehabilitation and restoration projects, preparation of historic contexts, the use of non-invasive material investigation methods and advanced methods of documentation, and historic resource assessments.

Relevant Experience

Venice Historic Resource Assessments, Los Angeles, CA. Architectural Historian. These projects included over a dozen historic resource assessment reports for various properties located in the Venice Community Plan Area investigated by SurveyLA in 2015. The reports developed a historic context statement related to the settlement history of Venice and the specific sites. Often the reports included an Impacts Analysis, reviewing new projects for compatibility with potential districts identified by SurveyLA.

344 8th Street, Long Beach, CA. Architectural Historian. This project included a physical inspection of a small corner store constructed in the early twentieth century. The building was recorded and evaluated on Department of Parks and Recreation record forms based on relevant historic contexts surrounding its development. Recommendations for restoration treatments of the building were provided as a result of the investigation.

929 E. 2nd Street, Los Angeles, CA. Architectural Historian. The project required an evaluation of the existing two-story industrial building for individual eligibility at the local, state, and national level. The results of the evaluation were that the former Challenge Creamery Association Building did not appear individually eligible under the applicable local, state, or national criteria. The building is located within the boundaries of a potential historic district identified by SurveyLA. The assessment of the property included a review of the potential district and its contributors. A district description was developed and the building was found eligible as a contributor. The proposed project was then reviewed for potential impacts to the district, nearby contributors and individual resources, and the contributor within the project area. Mitigation measures and project alterations were recommended to the client as a result of the investigations.

Research Projects

Mission La Purisima: Civilian Conservation Corps Historic Garden and Cultural Landscape Report, California Department of Parks and Recreation, January 2011

Googie: Unsavory Design or Tasteless Inspiration? University of Southern California, May 2009

Attachment B

Additional Photographs

Views of the Project Site and Vicinity



Façade of the Acres of Books Building in 2009, view east



Close up view of the building's primary entry, view east



Overview of the front elevation, view southeast



Overview of the front elevation, view northeast



The building's south elevation, view northeast



The building's south elevation, view northwest



Close-up view of the building's deteriorating masonry on the south elevation, view north



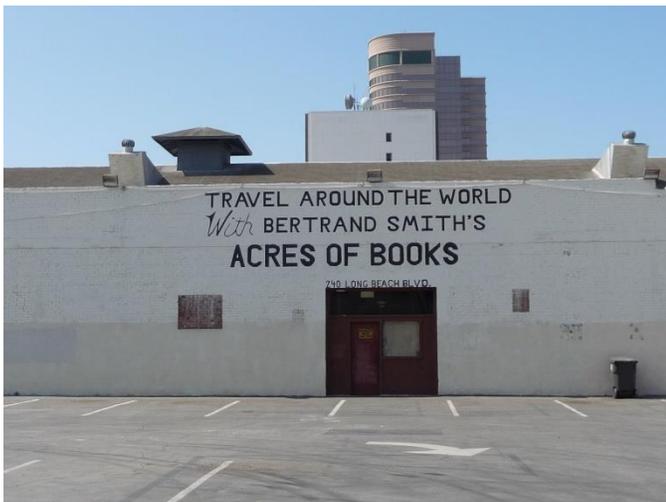
Detail view of the building's concrete framing, view north



Rear elevation, view west



Rear elevation, view northwest



Overview of north elevation with secondary entry, view south



Close-up view of secondary elevation, view south



Front portion of north (side) elevation, view southwest



Interior view of rear roll-up metal door, view east



Interior view of metal trusses



Close-up view of metal trusses



The Pacific Tower adjacent to the project site (right side of photograph), view north



Project site with the U. S. Post Office building (300 Long Beach Boulevard) in the background, view north



Project site with the U. S. Post Office building (300 Long Beach Boulevard) in the background, view northeast



U. S. Post Office building (300 Long Beach Boulevard) with the Project site in the background, view southeast



View of the project site from the south elevation of the adjacent U. S. Post Office building (300 Long Beach Boulevard), view south



View from project site toward nearby resources along Elm Street, view east



View of historic buildings on Elm Street from the corner of 3rd Street and Elm Avenue, view northeast



View toward project site from the corner of 3rd Street and Elm Avenue, view southwest

Attachment C

Project Plans



View from Southwest at Long Beach Blvd and Broadway

BROADWAY BLOCK



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BROADWAY BLOCK

Cover



Concept Model Aerial View from East on 3rd Street



Concept Model Aerial View from Northeast



Concept Model Aerial View from Southwest



Concept Model Aerial View from Southeast

INDEX

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Title Sheet

1.0



1 - Acres of Books



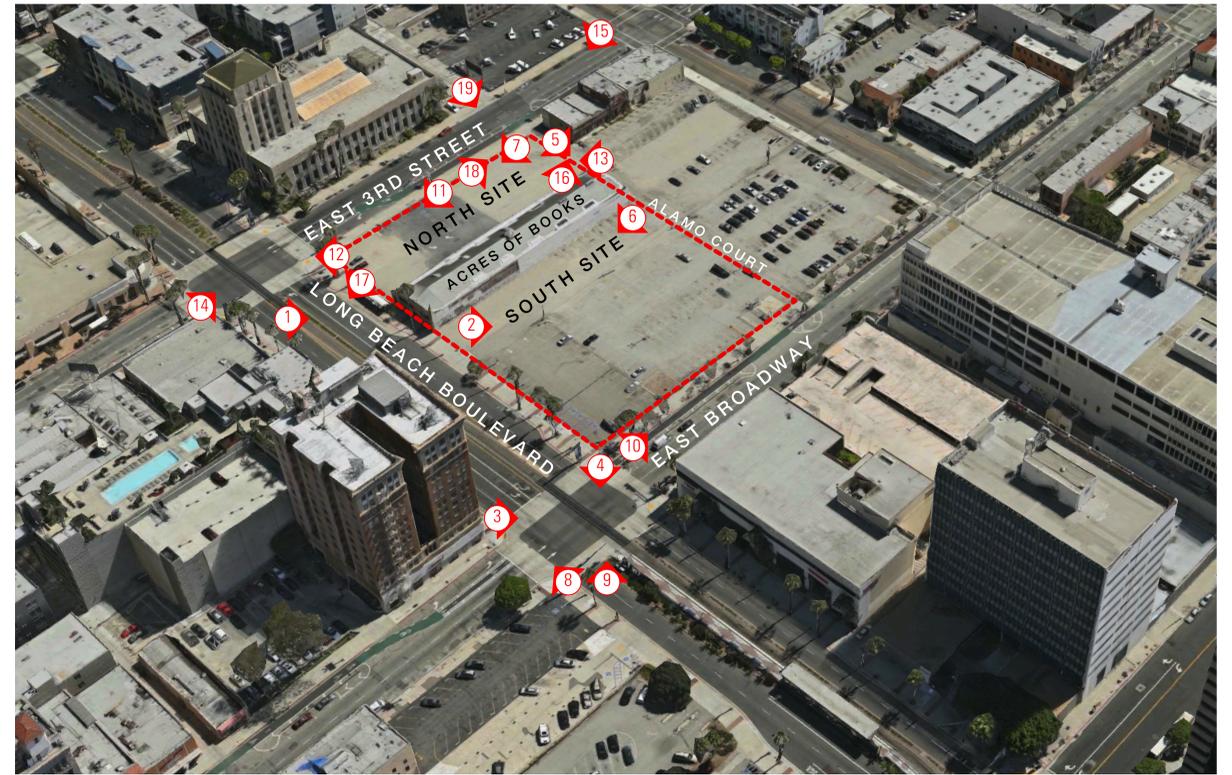
2 - View Southeast at South Site



3 - View East at Broadway & Long Beach Blvd



4 - Transit at Broadway & Long Beach Blvd



Aerial View of Site from Southwest + Photo Key



5 - Alamo Court facing South



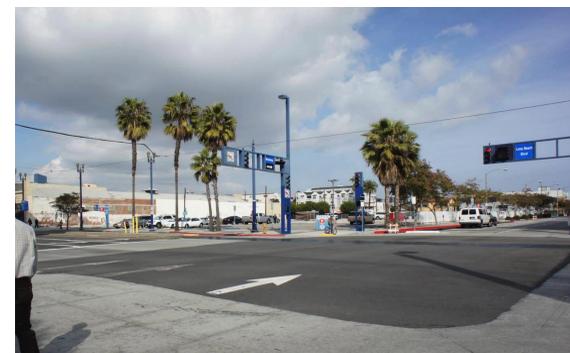
6 - South Site view West from Alamo Court



7 - View to Acres of Books from 3rd & Alamo Court



8 - View North from Broadway & Long Beach Blvd



9 - View towards Site from Broadway & Long Beach Blvd



10 - View East on Broadway



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Site Photos

1.1



11 - North Site view West from Alamo Court



12 - View Northwest from 3rd & Long Beach Blvd



13 - Post Office from Alamo Court



14 - View East from 3rd & Long Beach Blvd



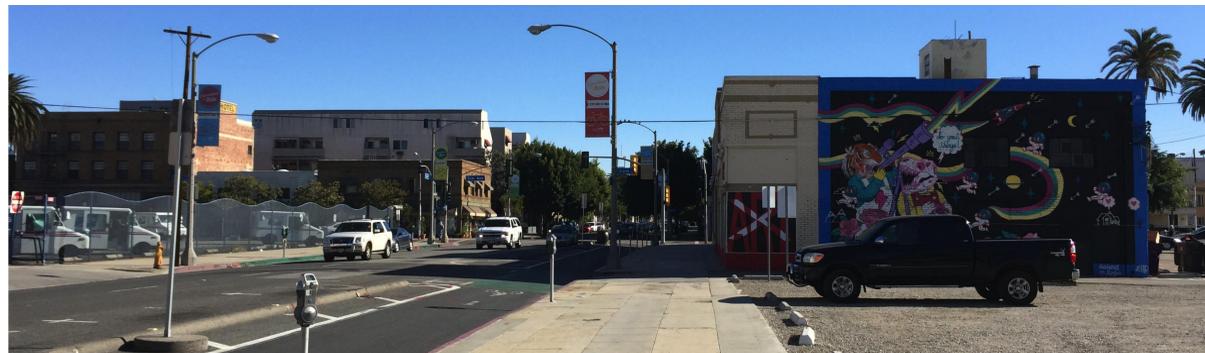
15 - View from NE on 3rd



16 - Art-X from Alamo Court



17 - View West from 3rd & Long Beach Blvd



18 - View towards Art-X on 3rd



19 - View South down Alamo Court



20 - View to Art-X from Northeast



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Site Photos

1.2



Aerial View from Southwest



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Illustrations

1.3



Fountain Court



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Aerial from Southwest



Aerial from Southeast



Aerial from Northeast



View from Northwest on E. 3rd



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View from Southwest at Long Beach Blvd and E. Broadway



South West Corner



South Entrance



Sidewalk at Broadway and Alamo Court



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SITE PLAN REVIEW SUBMITTAL

8/31/2017



Golden Room and passage to Academic Court



View from Terrace to Academic Court



Academic Court



Fountain Court facing Southeast



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Northwest corner at Long Beach Blvd and E. 3rd



Acres of Books context



West paseo entrance at Maple Way



Maple Way at Long Beach Blvd



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1.9



Street View from Northeast



Street level behind Art-X



Residential Terraces



Maple Way at Alamo Court



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3rd Floor Terrace facing South



Pool at 3rd Floor Terrace



3rd Floor Terrace facing North



3rd Floor Terrace above Fountain Court connection to Academic Court



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1.11



North Court facing East



Dining Patio at North side of Acres of Books



View North to Acres of Books Courtyard



North Golden Court



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Community and Residential Terraces at top of Tower



Community Terrace at 22nd Floor



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SITE PLAN REVIEW SUBMITTAL

8/31/2017



December 21, 9:00



March 21, 9:00



June 21, 9:00



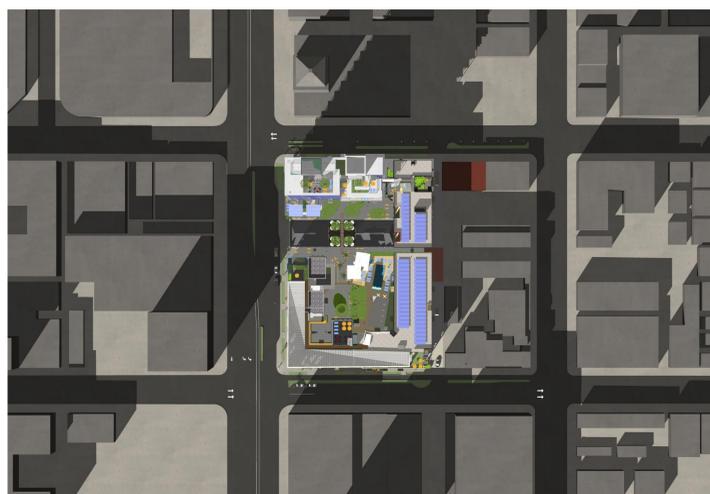
December 21, 12:00



March 21, 12:00



June 21, 12:00



December 21, 3:00



March 21, 3:00



June 21, 3:00



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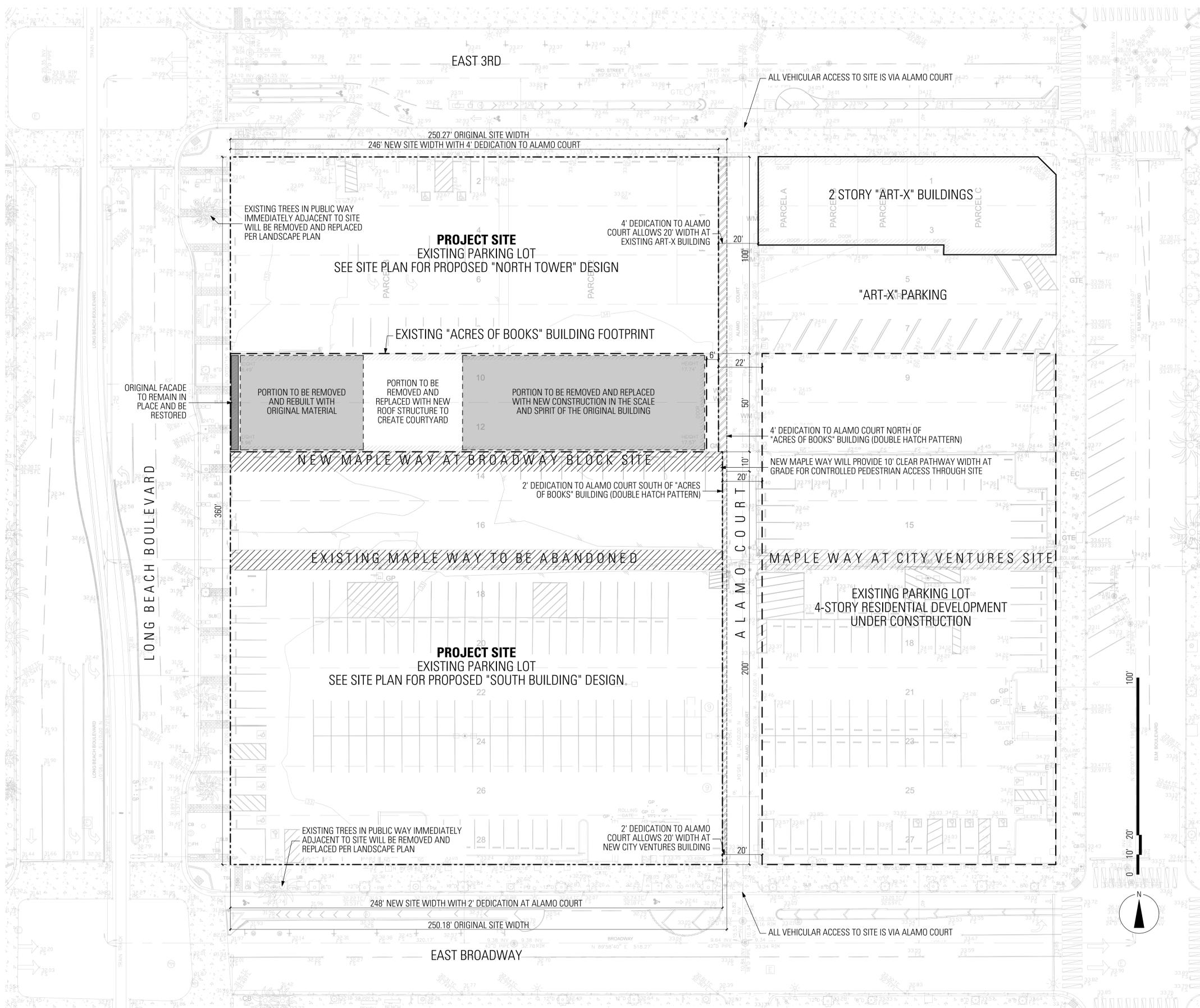
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Shadow Studies

GROSS AREAS

SITE	AREA	STORY	RESIDENTIAL AREA	COMMERCIAL AREA	EXTERIOR AREA	TYPE
NORTH	TOWER	22	5,316 s.f.		2,590 s.f.	IA
NORTH	TOWER	21	7,904 s.f.		164 s.f.	IA
NORTH	TOWER	20	8,290 s.f.		336 s.f.	IA
NORTH	TOWER	19	9,039 s.f.			IA
NORTH	TOWER	18	9,039 s.f.			IA
NORTH	TOWER	17	9,039 s.f.			IA
NORTH	TOWER	16	9,039 s.f.			IA
NORTH	TOWER	15	9,921 s.f.			IA
NORTH	TOWER	14	10,124 s.f.			IA
NORTH	TOWER	13	10,068 s.f.			IA
NORTH	TOWER	12	10,012 s.f.			IA
NORTH	TOWER	11	9,956 s.f.			IA
NORTH	TOWER	10	9,901 s.f.			IA
NORTH	TOWER	9	9,845 s.f.			IA
NORTH	TOWER	8	10,026 s.f.			IA
NORTH	TOWER	7	10,026 s.f.		128 s.f.	IA
NORTH	TOWER	6	10,026 s.f.		128 s.f.	IA
NORTH	TOWER	5	10,026 s.f.		128 s.f.	IA
NORTH	TOWER	4	10,026 s.f.		128 s.f.	IA
NORTH	TOWER	3	9,945 s.f.		128 s.f.	IA
NORTH	TOWER	2	8,060 s.f.		1,140 s.f.	IA
NORTH	TOWER & MID-RISE	GROUND	4,154 s.f.	10,579 s.f.	10,746 s.f.	IA
NORTH BUILDING SUBTOTAL			199,792 s.f.	10,579 s.f.	15,616 s.f.	
CENTER	ACRES OF BOOKS - WEST	GROUND		3,400 s.f.		IA
CENTER	ACRES OF BOOKS COURTYARD	GROUND			2,400 s.f.	-
CENTER	ACRES OF BOOKS - EAST	GROUND		6,200 s.f.		IA
ACRES OF BOOKS SUBTOTAL				9,600 s.f.	2,400 s.f.	
SOUTH	MID-RISE	7	34,032 s.f.			III
SOUTH	MID-RISE	6	35,192 s.f.		1,400 s.f.	III
SOUTH	MID-RISE	5	37,584 s.f.		1,135 s.f.	III
SOUTH	MID-RISE	4	39,072 s.f.			III
SOUTH	MID-RISE	3	39,194 s.f.		8,937 s.f.	IA
SOUTH	MID-RISE	2	24,519 s.f.	779 s.f.	316 s.f.	IA
SOUTH	MID-RISE	GROUND	6,706 s.f.	11,849 s.f.	17,569 s.f.	IA
SOUTH BLDG SUBTOTAL			216,299 s.f.	12,628 s.f.	29,357 s.f.	
RESIDENTIAL	PRIVATE BALCONY AREA				7,536 s.f.	
			RESIDENTIAL	COMMERCIAL	COMBINED	
TOTAL RESIDENTIAL & COMMERCIAL GROSS AREA			416,081 s.f.	32,807 s.f.	448,888 s.f.	
TOTAL EXTERIOR IMPROVEMENTS					54,909 s.f.	
TOTAL AREA EXCLUDING PARKING					503,797 s.f.	
PARKING	2ND FLOOR PARKING	2		16,682 s.f.		
PARKING	AT GRADE PARKING	GROUND		16,832 s.f.		
PARKING	BELOW GRADE PARKING	P1	86,192 s.f.			
PARKING	BELOW GRADE PARKING	P2	86,192 s.f.			
PARKING TOTAL			172,384 s.f.	33,514 s.f.	205,898 s.f.	
TOTAL AREA INCLUDING PARKING EXCLUDING EXTERIOR IMPROVEMENTS					654,786 s.f.	
TOTAL AREA INCLUDING PARKING AND EXTERIOR IMPROVEMENTS					709,695 s.f.	
LOT SIZE (ORIGINAL)			90,081 s.f.			
LOT SIZE (AFTER DEDICATIONS)			88,980 s.f.			
LOT COVERAGE			68,375 s.f.	76.8%		
FLOOR AREA RATIO			7.36			
PUBLIC OPEN SPACE AT-GROUND LEVEL			18,016 s.f.			
PRIVATE OPEN SPACE ABOVE GROUND LEVEL			12,273 s.f.			
COMBINED OPEN SPACE			30,289 s.f.			
OPEN SPACE % REQUIRED			20.0%			
OPEN SPACE % PROVIDED			34.0%			



Gross Areas

Plot Plan / Existing Conditions

1" = 20'



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Plot Plan 2.0

BIKE PARKING CALCULATIONS

Residential Bike Parking	Parking Ratio	Total Units	Stalls Required
North Parcel Residential Units	0.2 per Unit	187	37
South Parcel Residential Units	0.2 per Unit	205	41
Residential Bike Stalls Required			79

Non-Residential Bike Parking	Parking Ratio	Area	Stalls Required
North Site			
Flex North	1 per 7,500 s.f.	6,427 s.f.	0.9
Retail	1 per 7,500 s.f.	1,964 s.f.	0.3
Art Exchange	1 per 7,500 s.f.	1,200 s.f.	0.2
Acres of Books			
Restaurant	1 per 7,500 s.f.	3,400 s.f.	0.5
Market	1 per 7,500 s.f.	6,200 s.f.	0.8
Storage / Office	1 per 7,500 s.f.	0 s.f.	0.0
South Site			
CSULB	1 per 5,000 s.f.	2,535 s.f.	0.5
Flex South	1 per 5,000 s.f.	7,001 s.f.	1.4
Retail	1 per 7,500 s.f.	4,517 s.f.	0.6

Non-Residential Bike Stalls Required	6
Total Bike Parking Required	85

Bike Parking Provided	Stalls Provided
Ground Level Short Term	20
Ground Level Long Term	24
P1 & P2 Level Long Term	60
Total Bike Parking Provided	104

Surplus Residential Bike Parking Provided	+19
--	------------

REQUIRED PARKING

Residential Parking	Parking Ratio	Total Units	Stalls Required
North Parcel Residential Units	1 per Unit	187	187
South Parcel Residential Units	1 per Unit	205	205
Guest Parking	0.25 per Unit	392	98
RESIDENTIAL STALLS REQUIRED			490

Non-Residential Parking	Parking Ratio	Area	Stalls Required
North Site			
Flex North	2 per 1,000 s.f.	6,427 s.f.	12.9
Retail	1 per 1,000 s.f.	1,964 s.f.	2.0
Art Exchange	1 per 1,000 s.f.	1,200 s.f.	1.2
Acres of Books			
Restaurant	1 per 1,000 s.f.	3,400 s.f.	3.4
Market	1 per 1,000 s.f.	6,200 s.f.	6.2
Storage / Office	1 per 1,000 s.f.	0.0	0.0
South Site			
CSULB	2 per 1,000 s.f.	2,535 s.f.	5.1
Flex South	2 per 1,000 s.f.	7,001 s.f.	14.0
Retail	1 per 1,000 s.f.	4,517 s.f.	4.5

Total Non-Residential Stalls Required	49
Half of required guest parking may be shared with commercial per Downtown Plan Table 3-5	49
Total Non-Residential Parking Required (unshared)	0

TOTAL PARKING REQUIRED	490
-------------------------------	------------

PROVIDED PARKING

Parking Provided	Countable Stalls	Additional Tandem Stalls	Total per Level
2nd Floor Commercial (standard)	13		
2nd Floor EV ready (standard+)	15		
2nd Floor Guest (compact)	13		
Ground Level Commercial	8		
Ground Level EV charger (standard+)	6		
Ground Level EV ready (standard+)	7		
Ground Level Guest (shared)	12		
AT/ABOVE GRADE LEVEL PARKING TOTAL			74
P1 Resident North	87		
P1 Resident South	80		
P1 Guest	26		
P1 Extra	10		
P1 Tandem*		34	
Parking Level 1 Subtotal			237
P2 Resident North	100		
P2 Resident South	124		
P2 Tandem*		47	
Parking Level 2 Subtotal			271
PARKING LEVELS 1 & 2 TOTAL			508

Parking Types	Countable Stalls	Additional Tandem Stalls	Total Stalls
TOTAL PARKING PROVIDED	501	81	582
Surplus without Tandem Stalls		+11	
Surplus including Tandem Stalls			+92

Parking Types	%	Provided
Accessible	1.4%	8
Accessible Van	8.6%	7
Compact Stalls	38.1%	222
Standard Stalls	45.4%	264
Countable Subtotal		501
Tandem Compact	10.0%	58
Tandem Standard	4.0%	23
Tandem Subtotal		81
Total Parking Provided		582

Electric Vehicle Parking	Provided
Electric Vehicle Spaces	22
Electric Vehicle Charging Stations	6
Total EV spaces and installed Charging Stations	28

ELECTRIC VEHICLE REQUIREMENTS

	Total Parking Stalls	EV Spaces (required capacity)	EV Charging Stations (initial installation)	Stall Size	
Non-Residential parking (residential guest parking is shared for this use)	CGSBC Table 5.106.5.3.3	49.2	12.3	2	8.5x18
Residential guest parking, State Requirements	CGSBC 4.106.4.2	98	3		9x18
Residential guest parking, City Requirements	LBMC	98	25	5	9x18
Residential guest parking City Requirements predominate		25	5		9x18
Number of Non-Residential van accessible	CBC 11B-228.3	1	1		
Number of Residential van accessible	CGSBC 4.106.4.2.3		1		

LONG BEACH BOULEVARD



Site Plan

1" = 20'

SECURITY NOTES:
 PASEOS, COURTYARDS AND PARKING WILL BE SECURABLE DURING NON-BUSINESS HOURS. GENERAL SECURITY GATE LOCATIONS INDICATED ON SITE PLAN.
 PARKING MAY BE ACCESSED BY AUTHORIZED USERS AT ANY TIME.
 PASEO ENTRANCE GATES (A TOTAL 1 TO EACH ADJACENT PUBLIC WAY) WILL BE DESIGNED TO PROVIDE MAXIMUM FEASIBLE WIDTH WHEN OPEN DURING BUSINESS HOURS AND VISUAL TRANSPARENCY WHEN CLOSED.

BROADWAY BLOCK

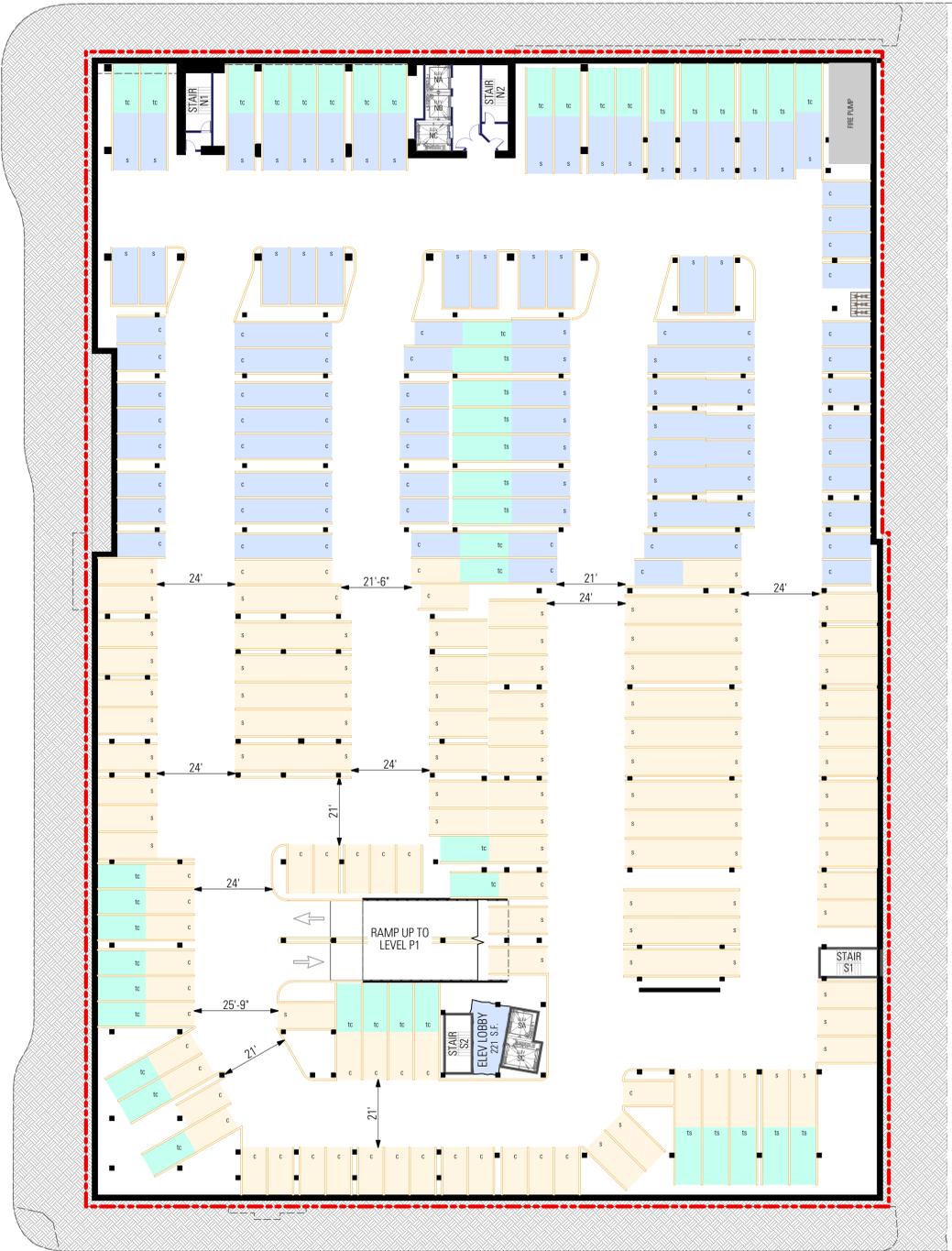
Site Plan

2.1



- PARKING AT OR ABOVE GRADE**
- avc ACCESSIBLE VAN STALL (9'x18') ABOVE GRADE NON-RESIDENTIAL PARKING
 - acc ACCESSIBLE STALL (9'x18') ABOVE GRADE NON-RESIDENTIAL PARKING
 - s STANDARD STALL (8.5'x18') ABOVE GRADE NON-RESIDENTIAL PARKING
 - c COMPACT STALL (8'x15') ABOVE GRADE GUEST / NON-RES SHARED PARKING
 - avc-evcs ACCESSIBLE VAN EV CHARGING STATION (9'x18') ABOVE GRADE GUEST / NON-RES SHARED PARKING
 - acc-evcs ACCESSIBLE EV CHARGING STATION (9'x18') ABOVE GRADE GUEST / NON-RES SHARED PARKING
 - s-evcs STANDARD EV CHARGING STATION (9'x18') ABOVE GRADE GUEST / NON-RES SHARED PARKING
 - s-evcs STANDARD EV READY STALL (9'x18') ABOVE GRADE GUEST / NON-RES SHARED PARKING

- PARKING BELOW GRADE**
- s STANDARD STALL (8.5'x18') BELOW GRADE PARKING FOR NORTH TOWER
 - c COMPACT STALL (8'x15') BELOW GRADE PARKING FOR NORTH TOWER
 - s STANDARD STALL (8.5'x18') BELOW GRADE PARKING FOR SOUTH BUILDING
 - c COMPACT STALL (8'x15') BELOW GRADE PARKING FOR SOUTH BUILDING
 - s STANDARD STALL (8.5'x18') BELOW GRADE PARKING FOR RESIDENT GUESTS
 - c COMPACT STALL (8'x15') BELOW GRADE PARKING FOR RESIDENT GUESTS
 - s STANDARD STALL (8.5'x18') BELOW GRADE PARKING IN EXCESS OF CITY REQUIREMENTS
 - c COMPACT STALL (8'x15') BELOW GRADE PARKING IN EXCESS OF CITY REQUIREMENTS
 - ts TANDEM STANDARD STALL (8.5'x18') FOR 2-BEDROOM UNIT TENANT NOT COUNTED TOWARD CITY REQUIREMENTS
 - tc TANDEM COMPACT STALL (8'x15') FOR 2-BEDROOM UNIT TENANT U: NOT COUNTED TOWARD CITY REQUIREMENTS

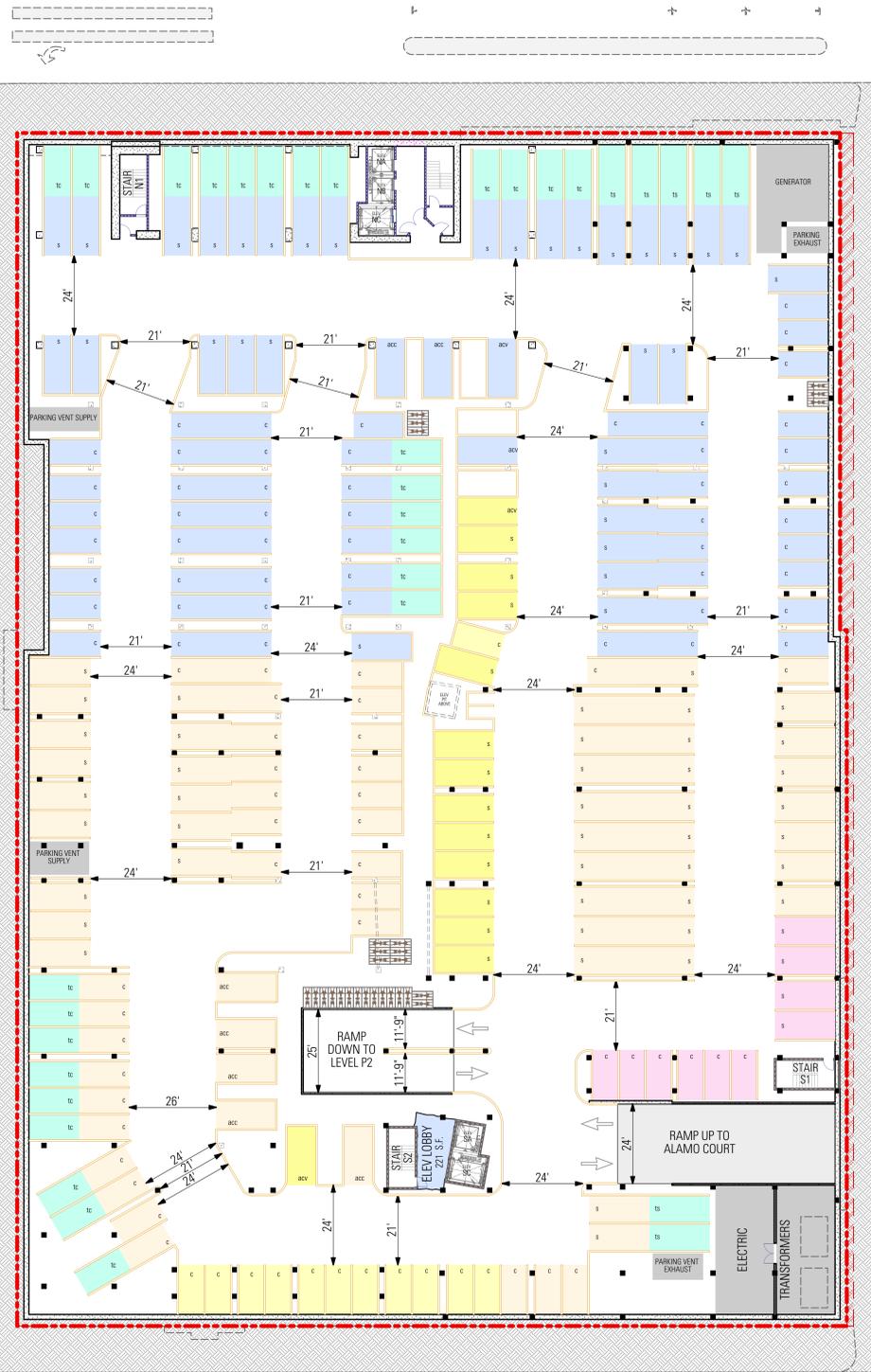


Parking Key

1" = 20'

Parking Level 2

1" = 20'



Parking Level 1

1" = 20'



BROADWAY BLOCK

Parking Level Plans

2.2

PARKING AT OR ABOVE GRADE

- ACCESSIBLE VAN STALL (9'x18') ABOVE GRADE NON-RESIDENTIAL PARKING
- ACCESSIBLE STALL (9'x18') ABOVE GRADE NON-RESIDENTIAL PARKING
- STANDARD STALL (8.5'x18') ABOVE GRADE NON-RESIDENTIAL PARKING
- COMPACT STALL (8'x15') ABOVE GRADE GUEST / NON-RES SHARED PARKING
- ACCESSIBLE VAN EV CHARGING STATION (9'x18') ABOVE GRADE GUEST / NON-RES SHARED PARKING
- ACCESSIBLE EV CHARGING STATION (9'x18') ABOVE GRADE GUEST / NON-RES SHARED PARKING
- STANDARD EV CHARGING STATION (9'x18') ABOVE GRADE GUEST / NON-RES SHARED PARKING
- STANDARD EV READY STALL (9'x18') ABOVE GRADE GUEST / NON-RES SHARED PARKING

PARKING BELOW GRADE

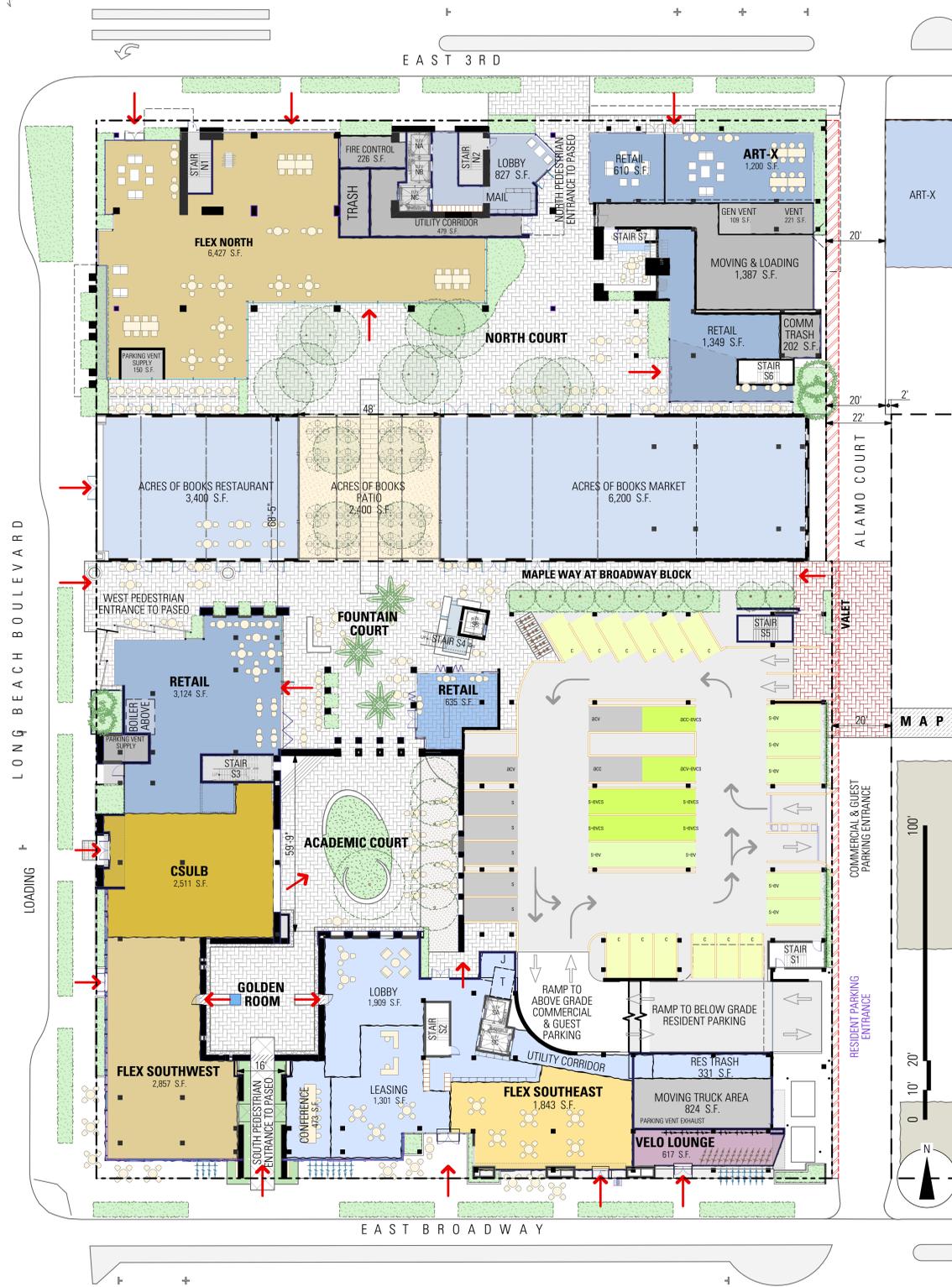
- STANDARD STALL (8.5'x18') BELOW GRADE PARKING FOR NORTH TOWER
- COMPACT STALL (8'x15') BELOW GRADE PARKING FOR NORTH TOWER
- STANDARD STALL (8.5'x18') BELOW GRADE PARKING FOR SOUTH BUILDING
- COMPACT STALL (8'x15') BELOW GRADE PARKING FOR SOUTH BUILDING
- STANDARD STALL (8.5'x18') BELOW GRADE PARKING FOR RESIDENT GUESTS
- COMPACT STALL (8'x15') BELOW GRADE PARKING FOR RESIDENT GUESTS
- STANDARD STALL (8.5'x18') BELOW GRADE PARKING IN EXCESS OF CITY REQUIREMENTS
- COMPACT STALL (8'x15') BELOW GRADE PARKING IN EXCESS OF CITY REQUIREMENTS
- TANDEM STANDARD STALL (8.5'x18') FOR 2-BEDROOM UNIT TENANT NOT COUNTED TOWARD CITY REQUIREMENTS
- TANDEM COMPACT STALL (8'x15') FOR 2-BEDROOM UNIT TENANT U: NOT COUNTED TOWARD CITY REQUIREMENTS

Parking Key

1" = 20'

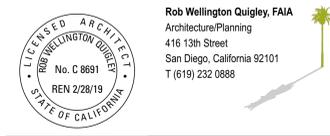
Ground Level

1" = 20'



2nd Floor

1" = 20'



BROADWAY BLOCK

Ground Level and 2nd Floor

2.3



3rd Floor

1" = 20'



4th Floor

1" = 20'



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BROADWAY BLOCK

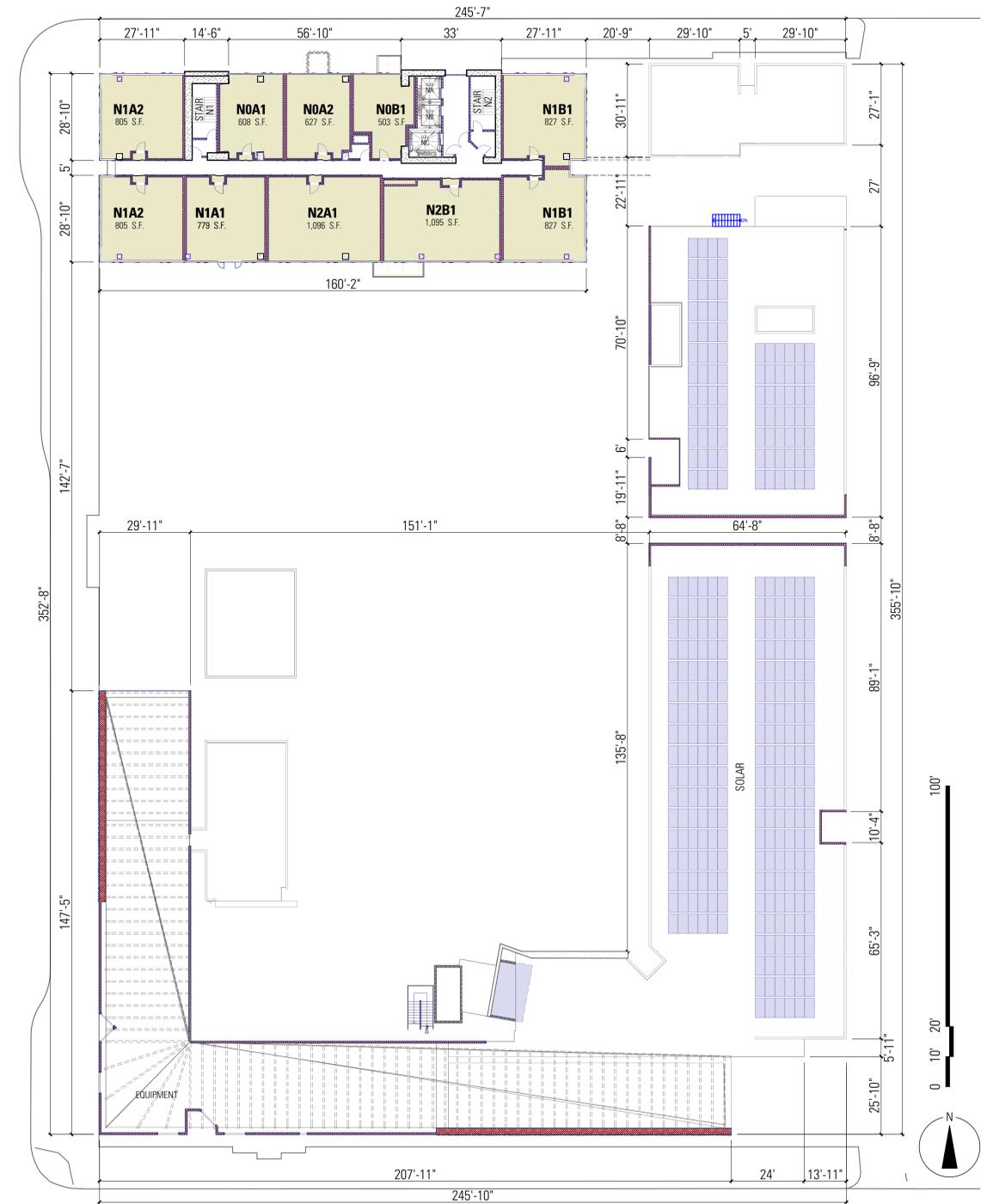
3rd and 4th Floors

SITE PLAN REVIEW SUBMITTAL



7th Floor

1" = 20'



8th Floor

1" = 20'



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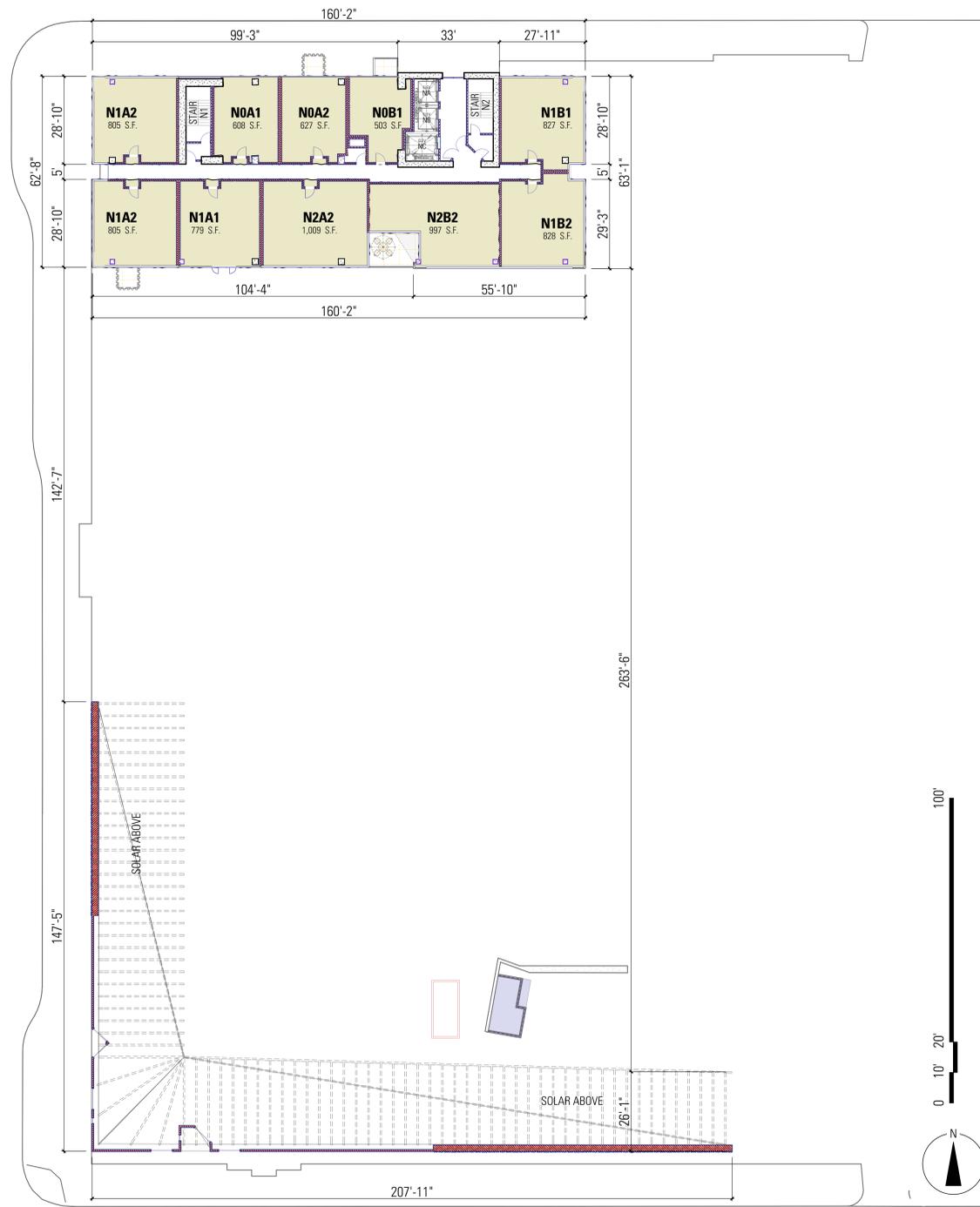
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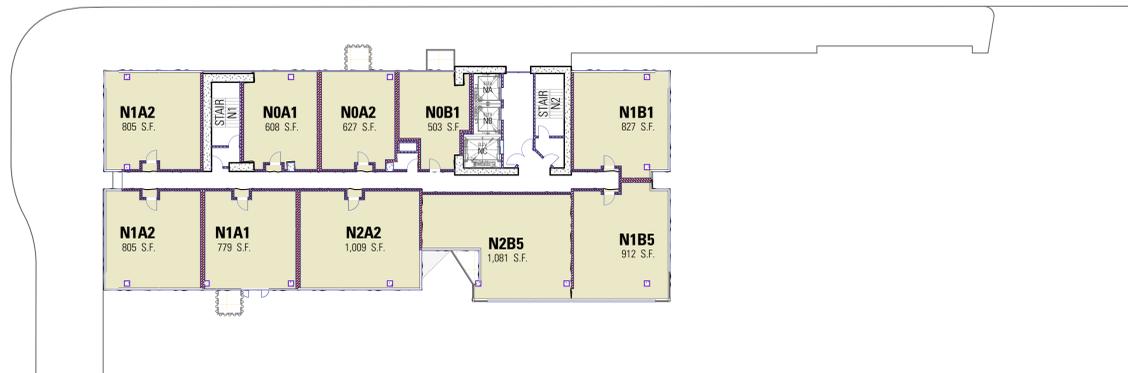
7th and 8th Floors

2.6



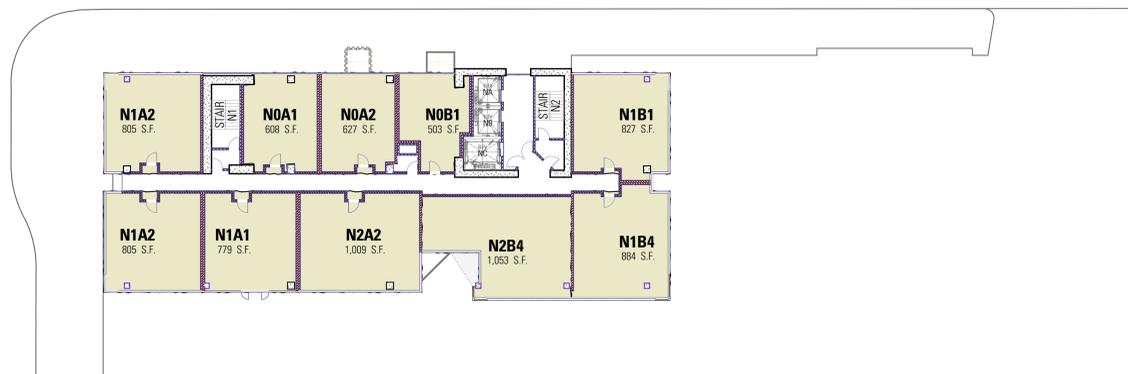
9th Floor

1" = 20'



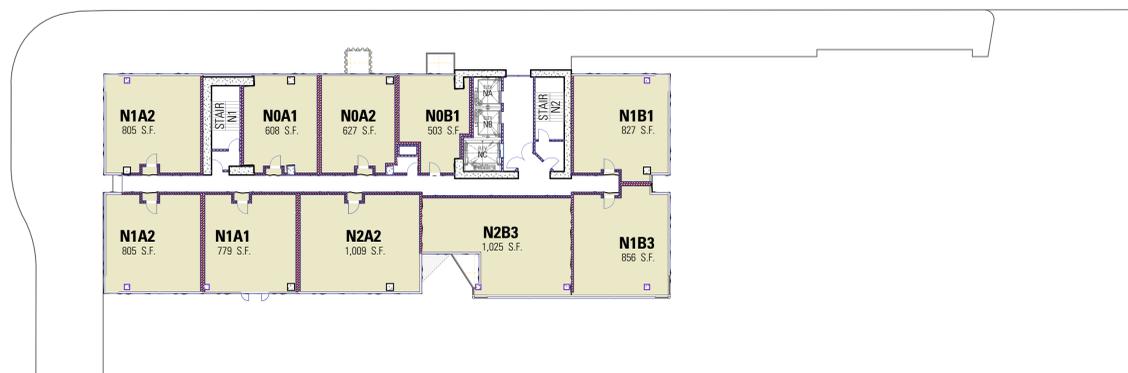
12th Floor

1" = 20'



11th Floor

1" = 20'



10th Floor

1" = 20'



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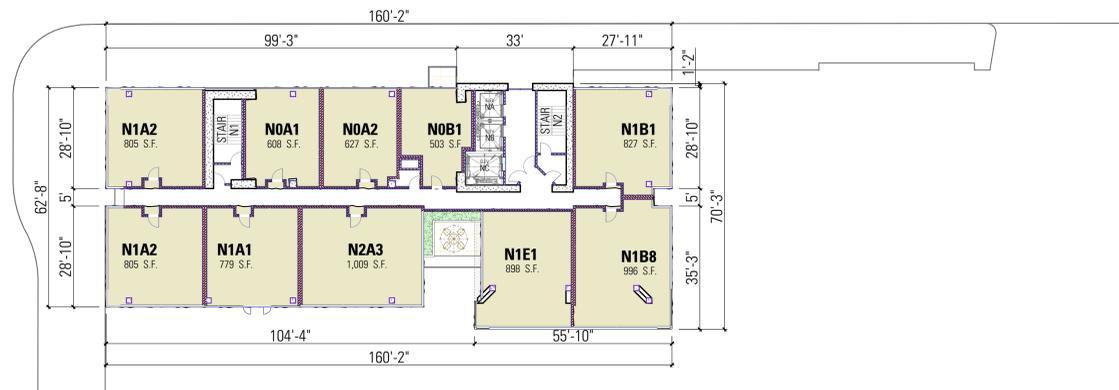
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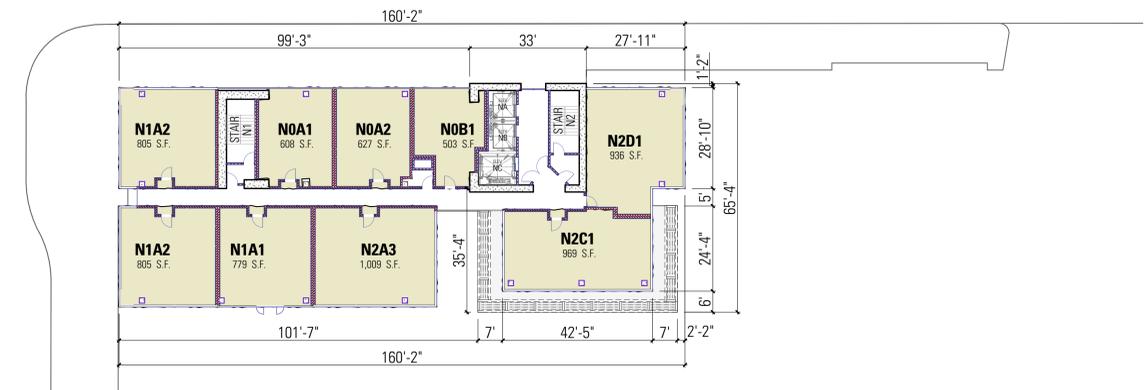
9th - 12th Floors

2.7



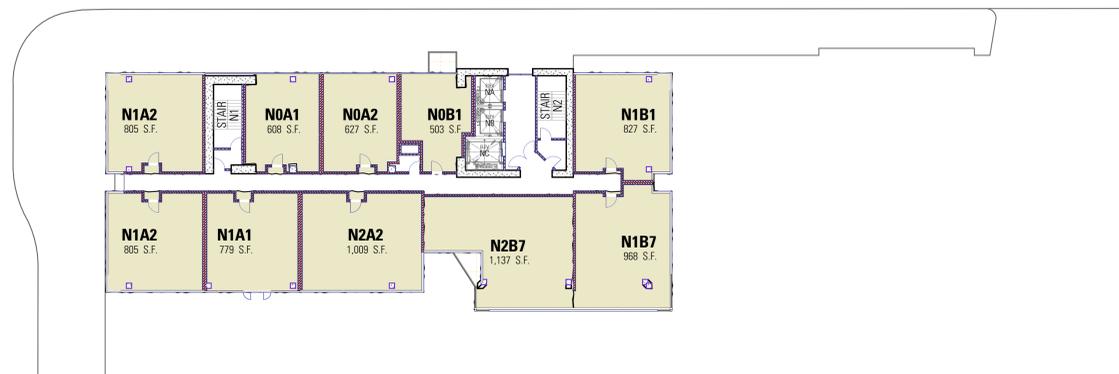
15th Floor

1" = 20'



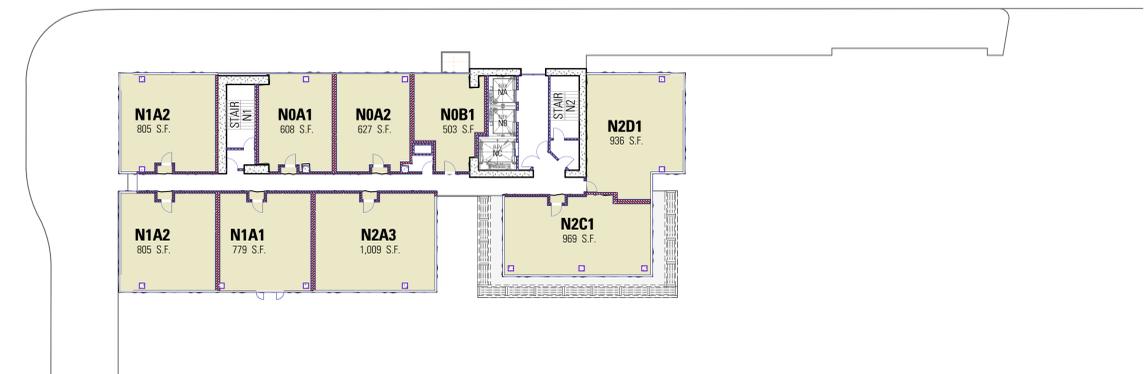
18th Floor

1" = 20'



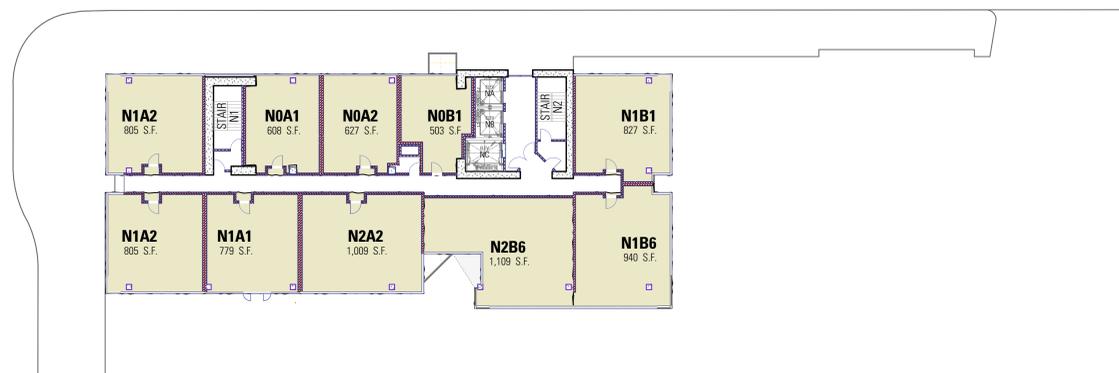
14th Floor

1" = 20'



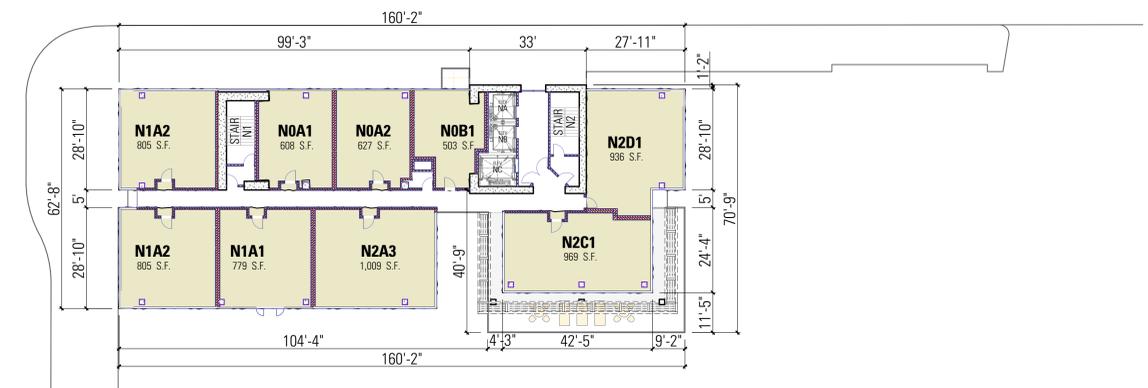
17th Floor

1" = 20'



13th Floor

1" = 20'



16th Floor

1" = 20'



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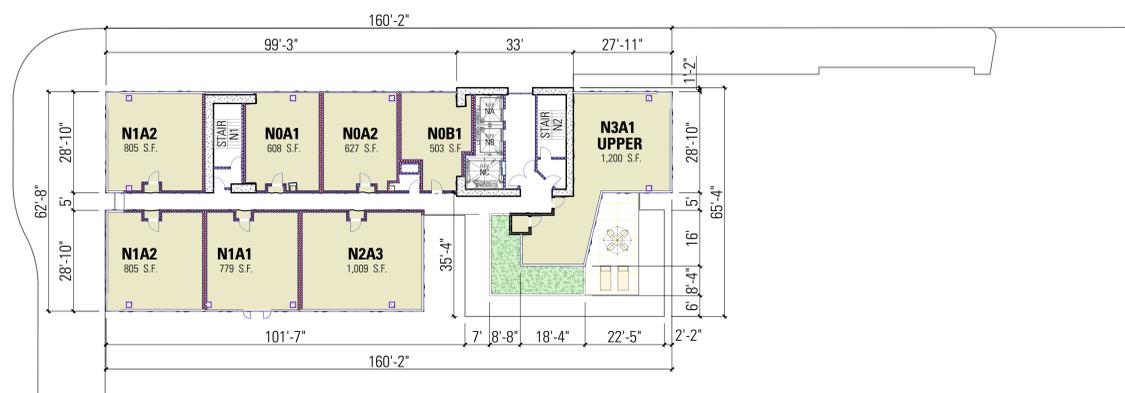
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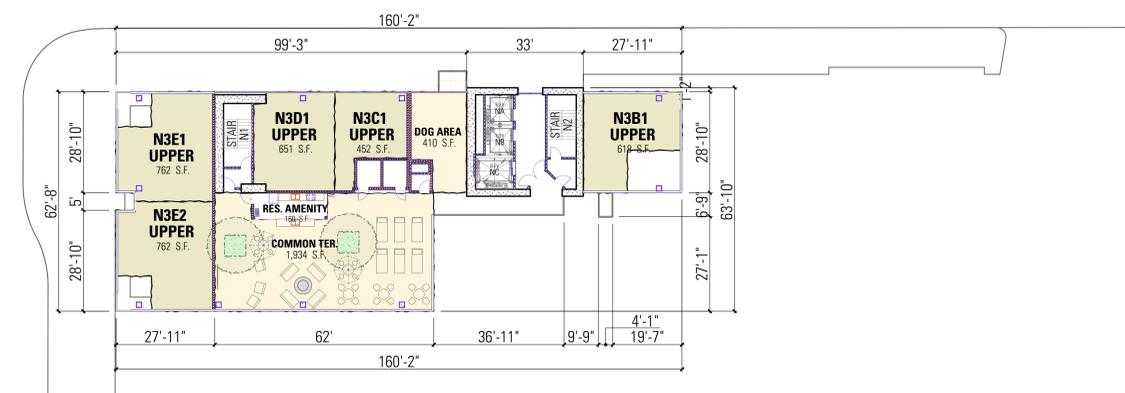
13th - 18th Floors

2.8



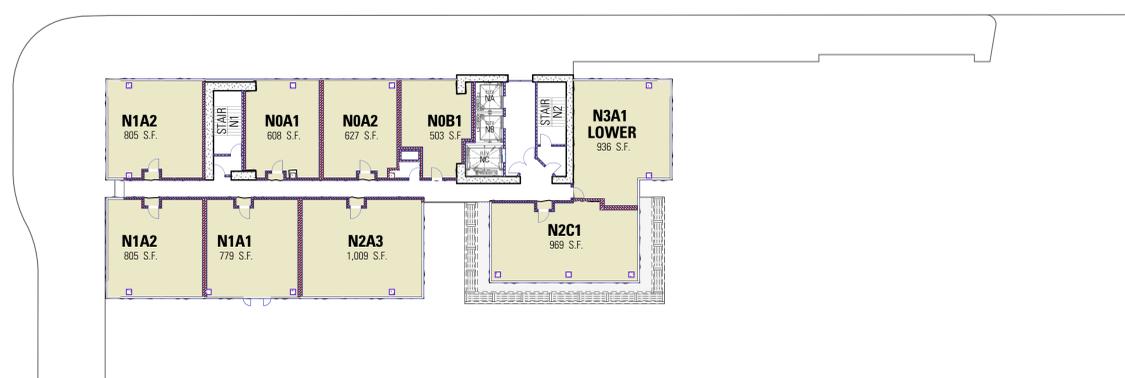
20th Floor

1" = 20'



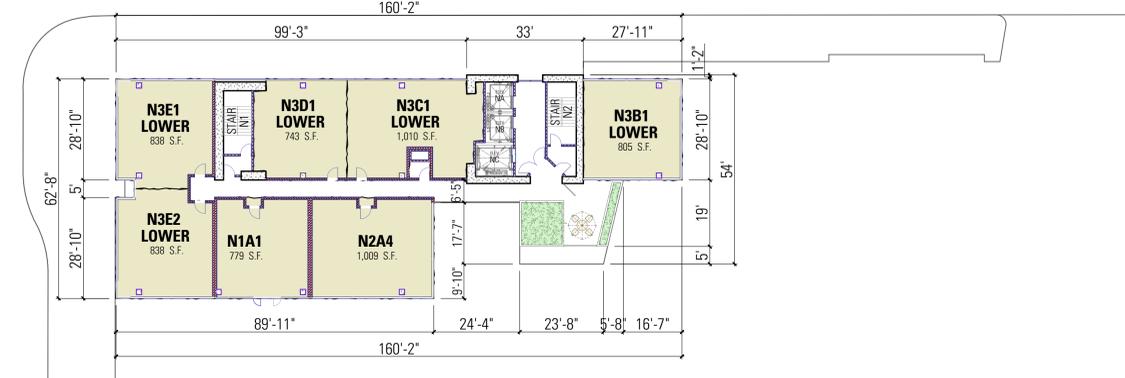
22nd Floor

1" = 20'



19th Floor

1" = 20'



21st Floor

1" = 20'



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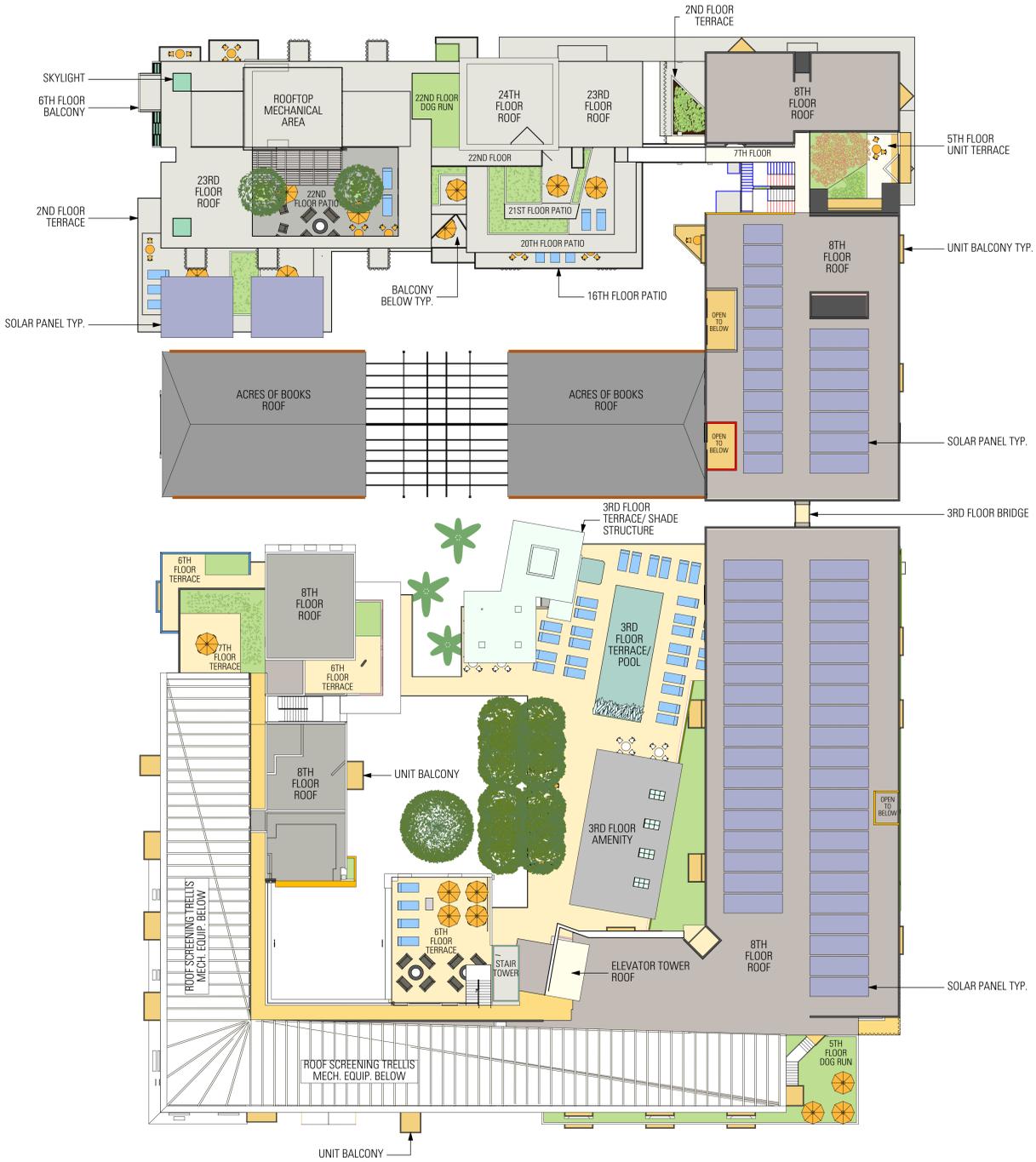
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BROADWAY BLOCK

19th - 22nd Floors

2.9



Roof Plan

1" = 20'

NORTH BUILDING UNIT COUNT AND AREAS

UNIT	UNIT AREA	# OF UNITS	TOTAL AREA	
NOA1	Studio	608 s.f.	19	11,552 s.f.
NOA2	Studio	627 s.f.	19	11,913 s.f.
NOB1	Studio	503 s.f.	19	9,557 s.f.
NOC1	Studio	652 s.f.	1	652 s.f.
N1A1	1-Bedroom	779 s.f.	20	15,580 s.f.
N1A2	1-Bedroom	805 s.f.	36	28,980 s.f.
N1B1	1-Bedroom	827 s.f.	18	14,886 s.f.
N1B2	1-Bedroom	828 s.f.	1	828 s.f.
N1B3	1-Bedroom	856 s.f.	1	856 s.f.
N1B4	1-Bedroom	884 s.f.	1	884 s.f.
N1B5	1-Bedroom	912 s.f.	1	912 s.f.
N1B6	1-Bedroom	940 s.f.	1	940 s.f.
N1B7	1-Bedroom	968 s.f.	1	968 s.f.
N1B8	1-Bedroom	996 s.f.	1	996 s.f.
N1C1	1-Bedroom	827 s.f.	1	827 s.f.
N1D1	1-Bedroom	747 s.f.	1	747 s.f.
N1E1	1-Bedroom	898 s.f.	1	898 s.f.
N2A1	2-Bedroom	1,096 s.f.	7	7,672 s.f.
N2A2	2-Bedroom	1,009 s.f.	6	6,054 s.f.
N2A3	2-Bedroom	1,009 s.f.	6	6,054 s.f.
N2A4	2-Bedroom	1,009 s.f.	1	1,009 s.f.
N2B1	2-Bedroom	1,095 s.f.	6	6,570 s.f.
N2B2	2-Bedroom	997 s.f.	1	997 s.f.
N2B3	2-Bedroom	1,025 s.f.	1	1,025 s.f.
N2B4	2-Bedroom	1,053 s.f.	1	1,053 s.f.
N2B5	2-Bedroom	1,081 s.f.	1	1,081 s.f.
N2B6	2-Bedroom	1,109 s.f.	1	1,109 s.f.
N2B7	2-Bedroom	1,137 s.f.	1	1,137 s.f.
N2C1	2-Bedroom	969 s.f.	4	3,876 s.f.
N2D1	2-Bedroom	936 s.f.	3	2,808 s.f.
N3A1	3-Bedroom	936 s.f.	1	936 s.f.
	upper level	1,200 s.f.		2,136 s.f.
N3B1	3-Bedroom	805 s.f.	1	805 s.f.
	upper level	618 s.f.		1,423 s.f.
N3C1	3-Bedroom	1,010 s.f.	1	1,010 s.f.
	upper level	452 s.f.		1,462 s.f.
N3D1	3-Bedroom	743 s.f.	1	743 s.f.
	upper level	651 s.f.		1,394 s.f.
N3E1	3-Bedroom	838 s.f.	1	838 s.f.
	upper level	762 s.f.		1,600 s.f.
N3E2	3-Bedroom	838 s.f.	1	838 s.f.
	upper level	762 s.f.		1,600 s.f.
Total		187		152,036 s.f.

UNIT TYPES

Studios	58	31.0%
1-bedroom units	84	44.9%
2-bedroom units	39	20.9%
3-bedroom units	6	3.2%
Total	187	

SITE TOTAL

Studios	103	26.3%
1-bedroom units	184	46.9%
2-bedroom units	87	22.2%
3-bedroom units	18	4.6%
Total	392	

MINIMUM STUDIO SIZE CHECK

units < 600 s.f. (15% max)	43	11.0%
----------------------------	----	-------

SOUTH BUILDING UNIT COUNT AND AREAS

UNIT	UNIT AREA	# OF UNITS	TOTAL AREA	
SOA1	Studio	642 s.f.	4	2,568 s.f.
SOA2	Studio	642 s.f.	4	2,568 s.f.
SOB1	Studio	493 s.f.	18	8,874 s.f.
SOR2	Studio	493 s.f.	2	986 s.f.
SOC1	Studio	477 s.f.	2	954 s.f.
SOD1	Studio	624 s.f.	4	2,496 s.f.
SOE2	Studio	567 s.f.	4	2,268 s.f.
SOF1	Studio	641 s.f.	5	3,205 s.f.
SOF2	Studio	641 s.f.	1	641 s.f.
SOF3	Studio	641 s.f.	1	641 s.f.
S1A1	1-Bedroom	782 s.f.	33	25,806 s.f.
S1A1p	1-Bedroom	782 s.f.	3	2,346 s.f.
S1A2	1-Bedroom	763 s.f.	4	3,052 s.f.
S1A3	1-Bedroom	772 s.f.	6	4,632 s.f.
S1A4	1-Bedroom	806 s.f.	4	3,224 s.f.
S1A5	1-Bedroom	806 s.f.	1	806 s.f.
S1B1	1-Bedroom	631 s.f.	6	3,786 s.f.
S1C1	1-Bedroom	655 s.f.	3	1,965 s.f.
S1C2	1-Bedroom	655 s.f.	3	1,965 s.f.
S1D1	1-Bedroom	799 s.f.	4	3,196 s.f.
S1E1	1-Bedroom	704 s.f.	3	2,112 s.f.
S1F2	1-Bedroom	668 s.f.	2	1,336 s.f.
S1F3	1-Bedroom	697 s.f.	3	2,091 s.f.
S1F4	1-Bedroom	712 s.f.	3	2,136 s.f.
S1F5	1-Bedroom	741 s.f.	3	2,223 s.f.
S1F6	1-Bedroom	756 s.f.	1	756 s.f.
S1G1	1-Bedroom	831 s.f.	1	831 s.f.
S1G2	1-Bedroom	766 s.f.	1	766 s.f.
S1G3	1-Bedroom	730 s.f.	1	730 s.f.
S1H1	1-Bedroom	674 s.f.	7	4,718 s.f.
S1H2	1-Bedroom	698 s.f.	1	698 s.f.
S1J1	1-Bedroom	715 s.f.	2	1,430 s.f.
S1J2	1-Bedroom	715 s.f.	3	2,145 s.f.
S1K1	1-Bedroom	692 s.f.	2	1,384 s.f.
S2A1	2-Bedroom	1,110 s.f.	19	21,090 s.f.
S2A2	2-Bedroom	1,110 s.f.	5	5,550 s.f.
S2A3	2-Bedroom	1,106 s.f.	1	1,106 s.f.
S2A4	2-Bedroom	1,106 s.f.	4	4,424 s.f.
S2A5	2-Bedroom	1,024 s.f.	1	1,024 s.f.
S2B1	2-Bedroom	1,006 s.f.	5	5,030 s.f.
S2B2	2-Bedroom	1,061 s.f.	5	5,305 s.f.
S2C1	2-Bedroom	1,074 s.f.	1	1,074 s.f.
S2D1	2-Bedroom	1,167 s.f.	1	1,167 s.f.
S2E1	2-Bedroom	1,172 s.f.	1	1,172 s.f.
S2F1	2-Bedroom	1,098 s.f.	2	2,196 s.f.
S2F2	2-Bedroom	1,098 s.f.	3	3,294 s.f.
S3A1	3-Bedroom	1,252 s.f.	5	6,260 s.f.
S3A1p	3-Bedroom	1,252 s.f.	1	1,252 s.f.
S3B1	3-Bedroom	1,230 s.f.	1	1,230 s.f.
S3C1	3-Bedroom	1,252 s.f.	1	1,252 s.f.
S3D1	3-Bedroom	1,283 s.f.	1	1,283 s.f.
S3E1	3-Bedroom	1,696 s.f.	1	1,696 s.f.
S3F1	3-Bedroom	1,286 s.f.	2	2,572 s.f.
Total		205		167,312 s.f.

UNIT TYPES

Studios	45	22.0%
1-bedroom units	100	48.8%
% 2-bedroom units	48	23.4%
% 3-bedroom units	12	5.9%
Total	205	

PRIVATE EXTERIOR SPACE

	NUMBER OF UNITS	%	MIN AREA PER UNIT	TOTAL AREA
REQUIRED	196	50%	36 s.f.	7,056 s.f.
PROVIDED	157	40%	48 s.f.	7,536 s.f.

NOTE: THE SITE HAS MORE THAN 18,000 S.F. OF PUBLIC ACCESSIBLE COMMON AREA IN THE PATIOS AND COURTYARDS AT GROUND LEVEL AND MORE THAN 12,000 S.F. OF RESIDENT ACCESSIBLE COMMON EXTERIOR SPACES ABOVE GROUND LEVEL. THESE COMMON SPACES PROVIDE APPROXIMATELY 76 S.F. PER RESIDENTIAL UNIT OF ADDITIONAL EXTERIOR SPACE.

Unit Count and Areas

BROADWAY BLOCK

Roof Plan and Unit Count

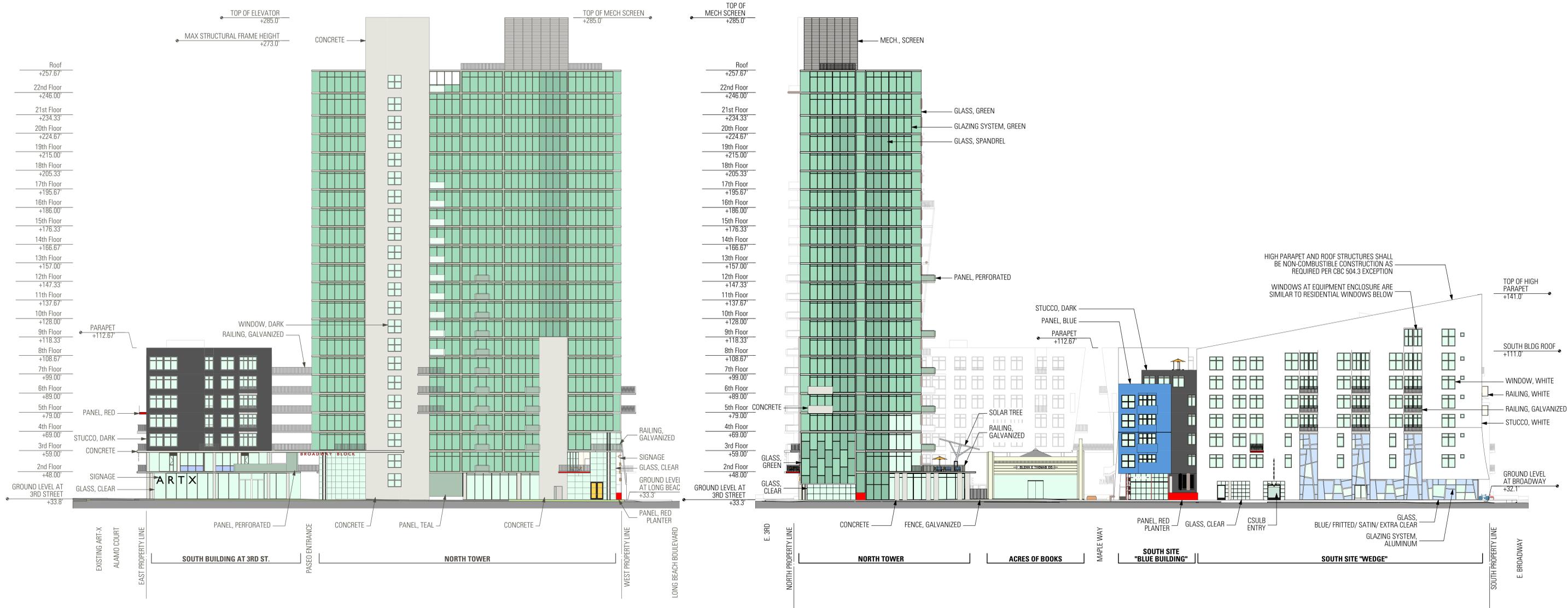
2.10

SITE PLAN REVIEW SUBMITTAL

8/31/2017

Rob Wellington Outgley, FAIA
 Architecture/Planning
 416 13th Street
 San Diego, California 92101
 T (619) 232 0888

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North Elevation at E. 3rd

West Elevation at Long Beach Blvd

1" = 20'

1" = 20'

GLAZING AND WINDOWS

- GLASS, CLEAR**
NORMAL GLASS
PILKINGTON LOW-E
- GLASS, GREEN**
TOWER GLAZING
PILKINGTON EVERGREEN
- GLASS, BLUE**
ACCENT GLASS AT STREET LEVEL
PILKINGTON ARCTIC BLUE
- GLASS, FRITTED**
ACCENT GLASS AT STREET LEVEL
WHITE-HOLED FRIT GLASS
- GLASS, SATIN**
ACCENT GLASS AT STREET LEVEL
PILKINGTON SATIN
- GLASS, EXTRA CLEAR**
ACCENT GLASS AT STREET LEVEL
PILKINGTON OPTIWHITE LOW-IRON

- GLAZING SYSTEM, ALUMINUM**
ALUMINUM WINDOW WALL
NATURAL ALUMINUM FINISH
- GLAZING SYSTEM, DARK**
ALUMINUM WINDOW WALL FRAME
DARK "BRONZE 740"
- GLAZING SYSTEM, GREEN**
GREEN WINDOW WALL FRAME
DUNN EDWARDS: "PISTACHIO ICE CREAM"
- WINDOW, DARK**
MILGARD VINYL "BRONZE"
- WINDOW, WHITE**
MILGARD VINYL "WHITE"

STUCCO

- STUCCO, WHITE**
MEDIUM DASH
DUNN EDWARDS "IGLOO"
- STUCCO, DARK**
MEDIUM DASH
DUNN EDWARDS "SHEET METAL"
- STUCCO, RED**
MEDIUM DASH
DUNN EDWARDS: "RED POWER"
- STUCCO, MAGENTA**
MEDIUM DASH
DUNN EDWARDS: "MAGENTA"
- STUCCO, TEAL**
MEDIUM DASH
DUNN EDWARDS: "TROPICAL TEAL"
- STUCCO, GOLD**
MEDIUM DASH
DUNN EDWARDS "FLASH OF ORANGE"

PANELS

- PANEL, PERFORATED**
PARKING GARAGE & BALCONY SCREEN
CORRUGATED AND FLAT SHEETS
PAINTED WHITE
- PANEL, RED**
BALCONY ACCENT
DUNN EDWARDS: "RED POWER"
- PANEL, BLUE**
THE BLUE BUILDING
CORRUGATED METAL, PAINTED
DUNN EDWARDS "THE BLUES"
- PANEL, GREEN**
ACCENT
DUNN EDWARDS "MOTHER EARTH"
- PANEL, REFLECTIVE**
FOUNTAIN COURT & MAPLE WAY
POLISHED STAINLESS STEEL

MASONRY & PAVING

- CONCRETE**
NATURAL GREY CAST CONCRETE
- PAVERS, GREY**
COURTYARDS & PASEOS
CONCRETE PAVERS, STANDARD AND PERMEABLE
ANGELUS "HOLLAND GREY"
- PAVERS, TERRACOTTA**
ALAMO COURT ACCENT AT MAPLE WAY
CONCRETE PAVERS, STANDARD AND PERMEABLE
ANGELUS "HOLLAND TERRACOTTA"
- BRICK, RECLAIMED**
RECLAIMED FROM ACRES OF BOOKS BUILDING
- BRICK, GOLD**
ACCENTS INSPIRED BY NEIGHBORHOOD BRICK
ENDICOTT GOLDEN BUFF VELVETEX
- CMU, WHITE**
PAINTED, EXTRUDED JUICY JOINTS

RAILINGS, FENCES & GATES

- GATE, PEDESTRIAN**
PASEO SECURITY GATE
PAINTED STEEL
- GATE, VEHICULAR**
PARKING AREA SECURITY GATE
PAINTED STEEL
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GALVANIZED STEEL
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STEEL PAINTED TO MATCH WHITE WINDOWS
- VINE SCREEN**
PAINTED STEEL MESH WITH VINES PER LANDSCAPE

SPECIALTIES

- SIGNAGE**
SIGNAGE IS NOT YET DETERMINED AND WILL BE
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BEACH REVIEW
- SOLAR TREE**
TO BE DETERMINED
GALVANIZED STRUCTURE

Elevation Notes



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BROADWAY BLOCK

North and West Elevations

3.0



South Elevation at E. Broadway

1" = 20'

East Elevation at Alamo Court

1" = 20'

GLAZING AND WINDOWS

- GLASS, CLEAR**
NORMAL GLASS
PILKINGTON LOW-E
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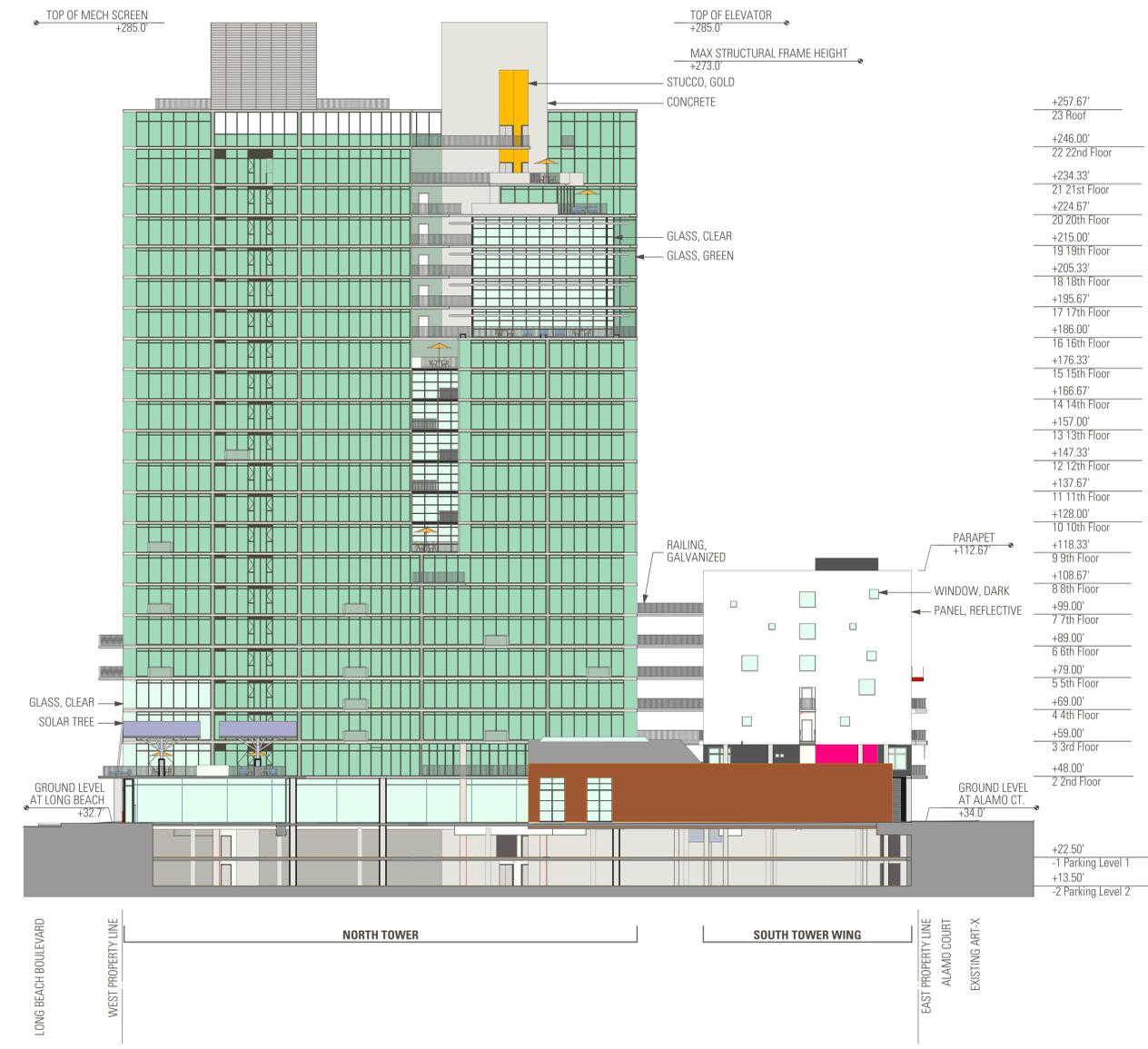
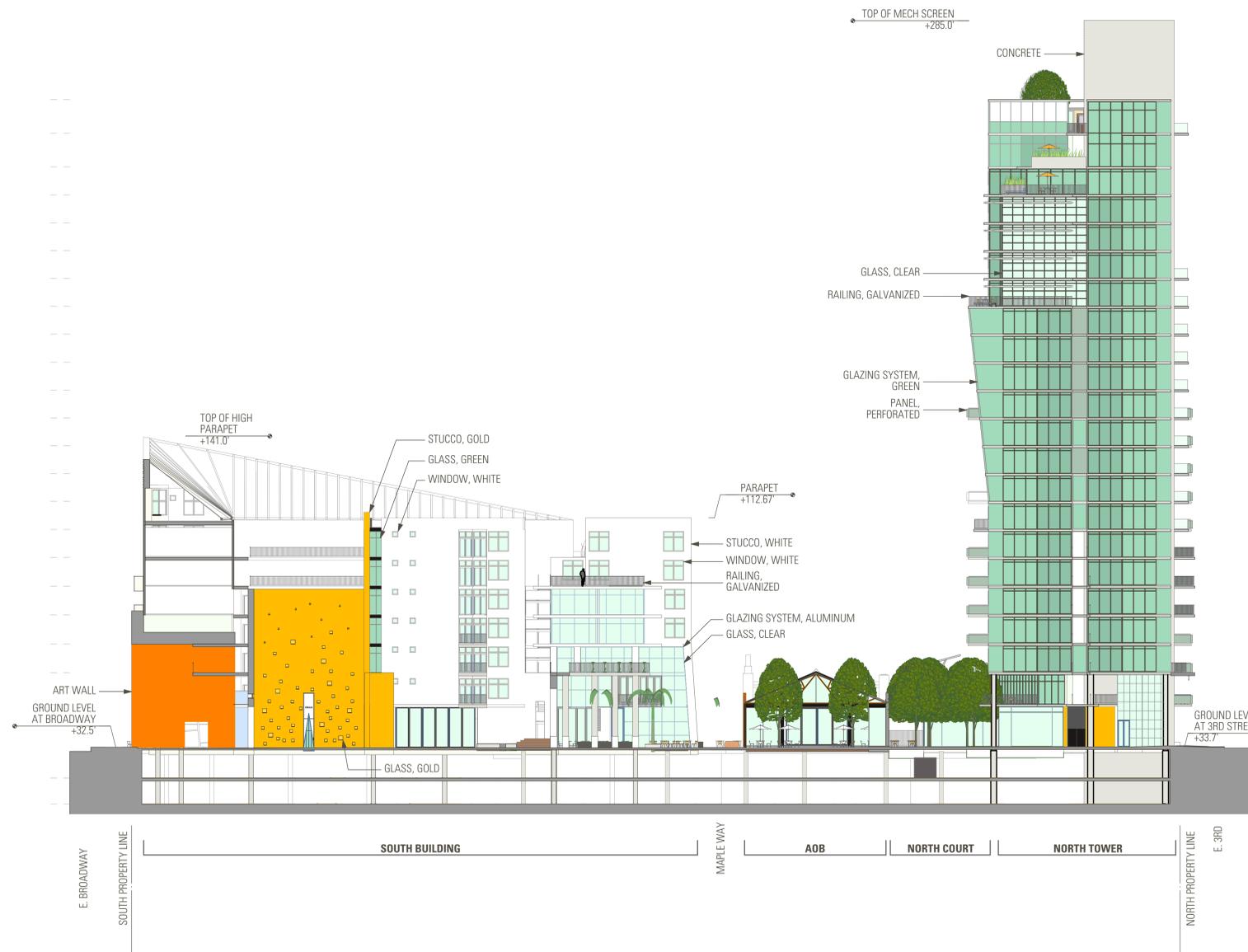


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BROADWAY BLOCK

South and East Elevations

3.1



Long Section/ Tower Elevation Facing West

1" = 20'

Tower South Elevation

1" = 20'

GLAZING AND WINDOWS

- GLASS, CLEAR**
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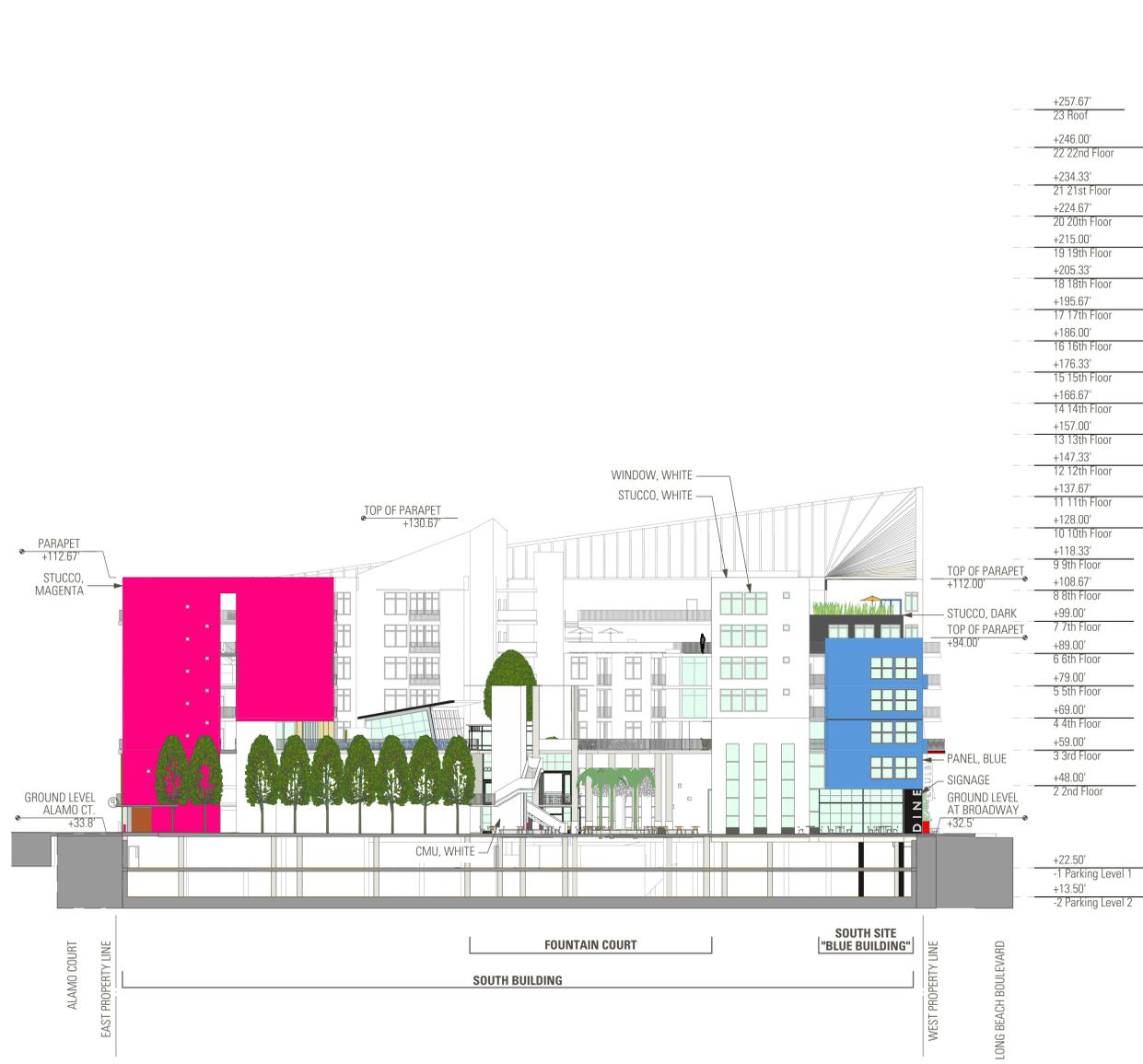


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BROADWAY BLOCK

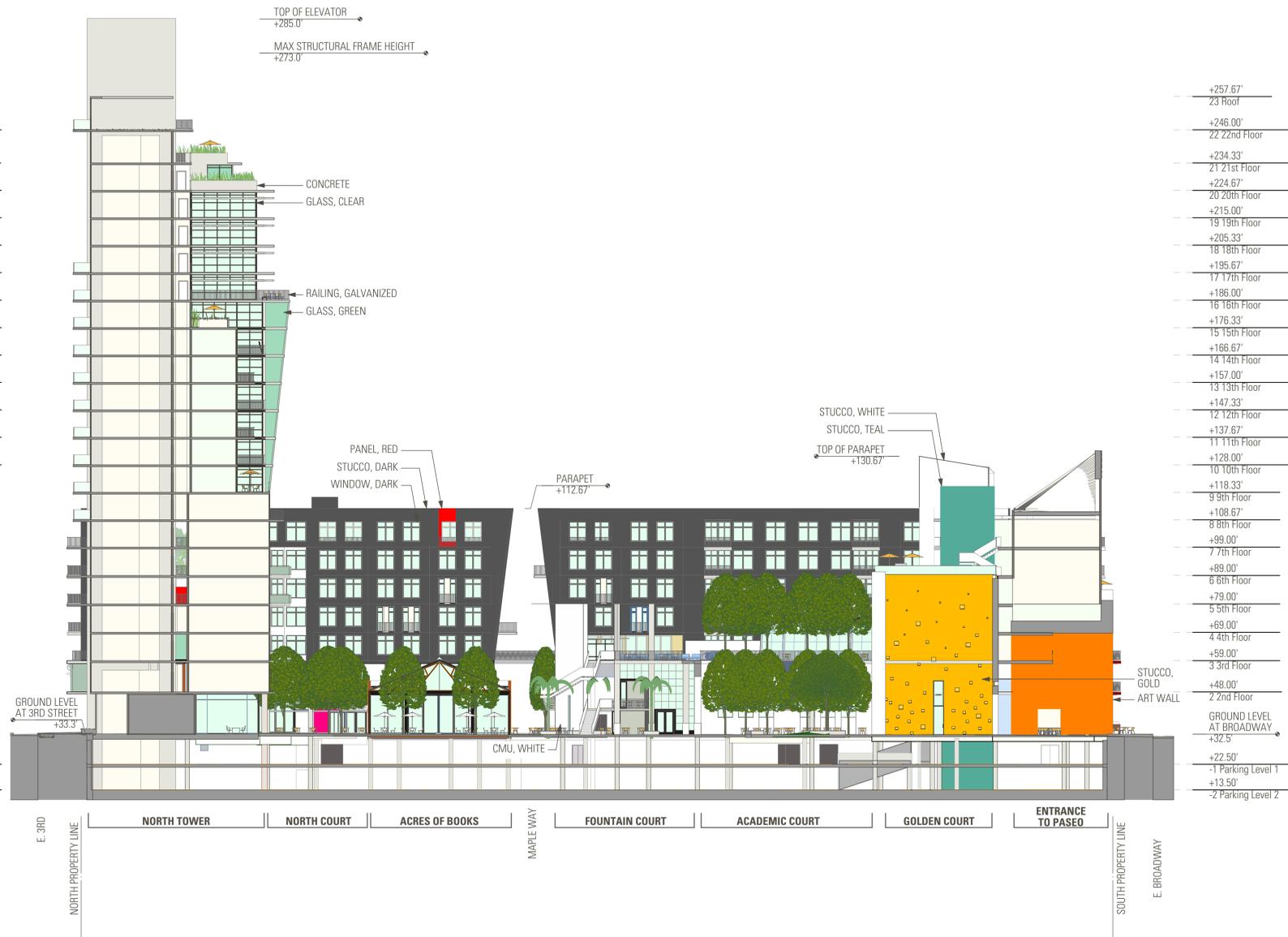
Tower Elevations

3.2



Short Section at Maple Way Facing South

1" = 20'



Long Section Facing East

1" = 20'



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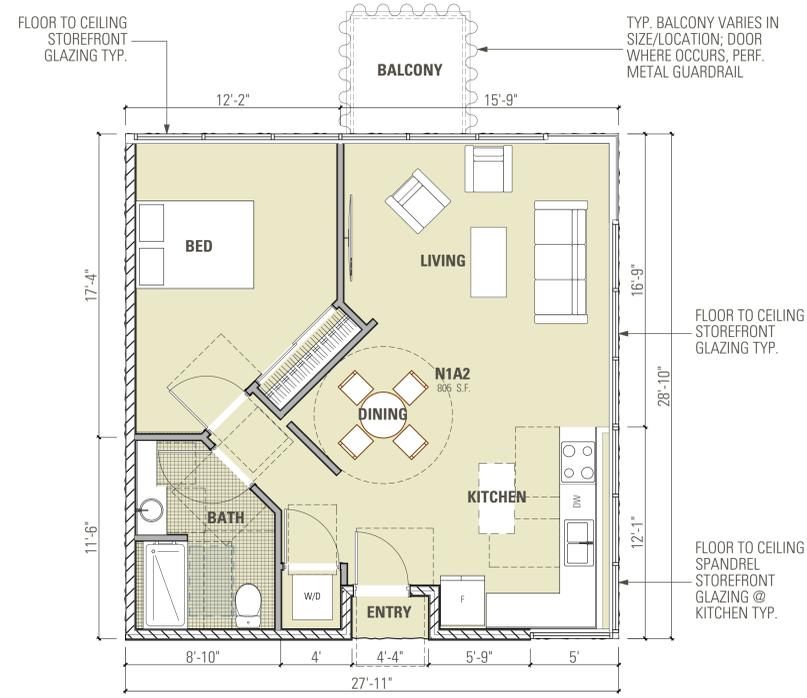
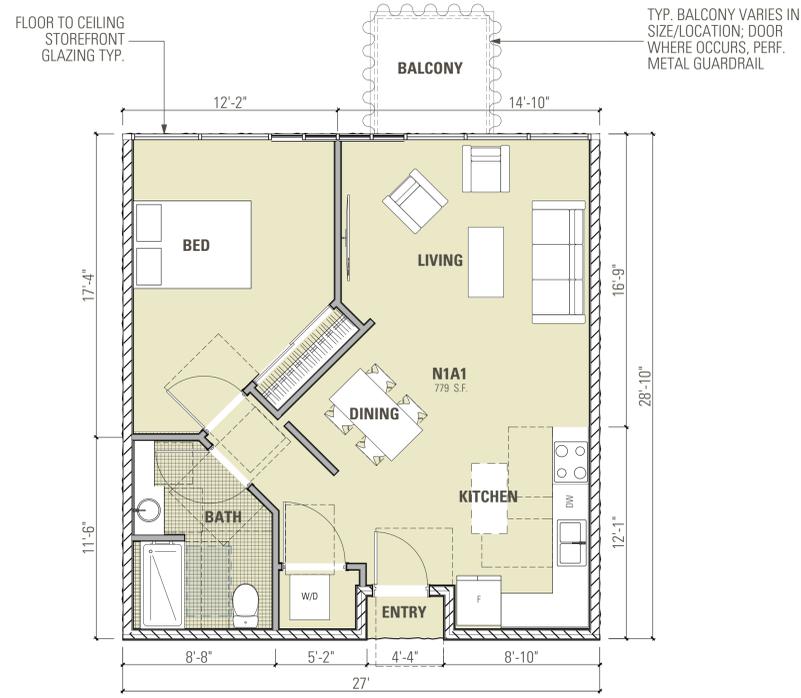


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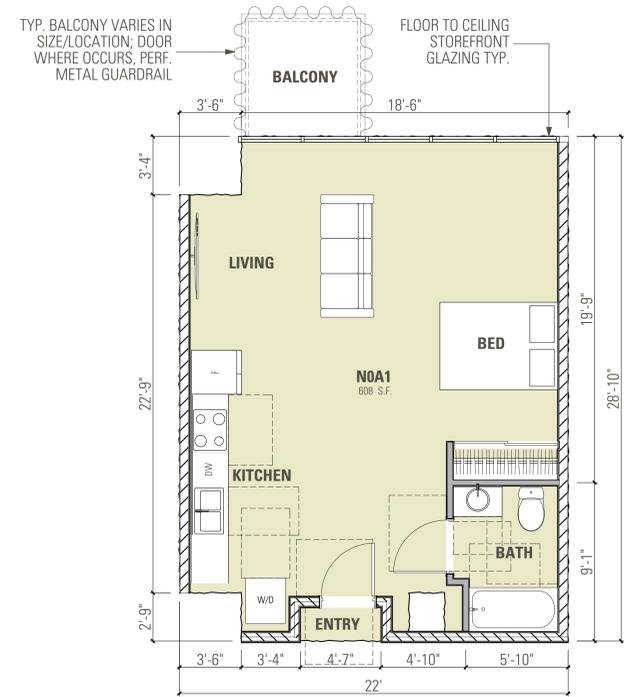
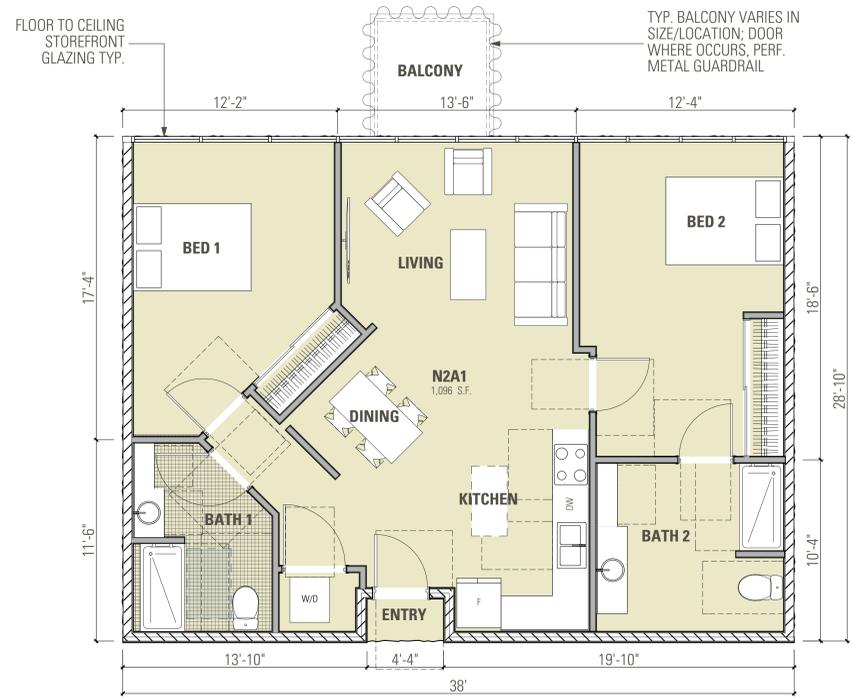
Site Sections

3.3



UNIT N1A1

UNIT N1A2



UNIT N2A1

UNIT N0A1

0 1' 2' 4'



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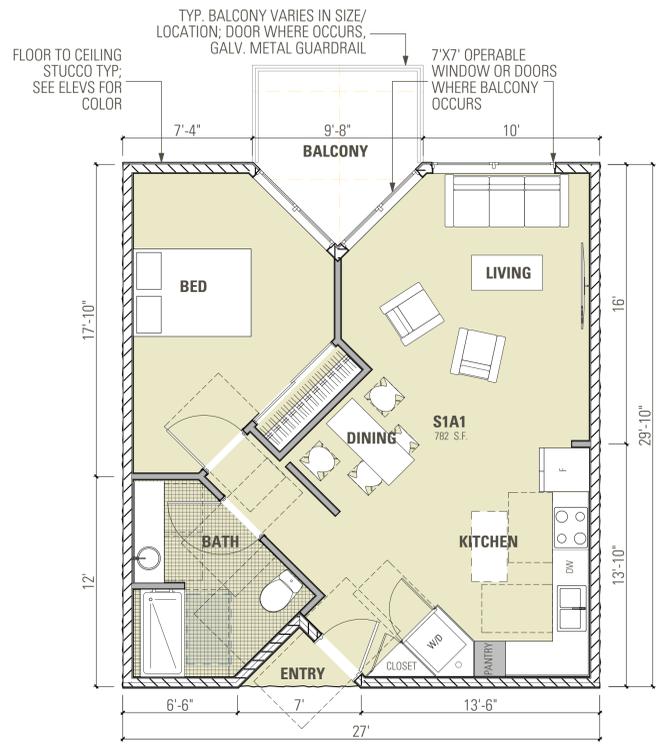


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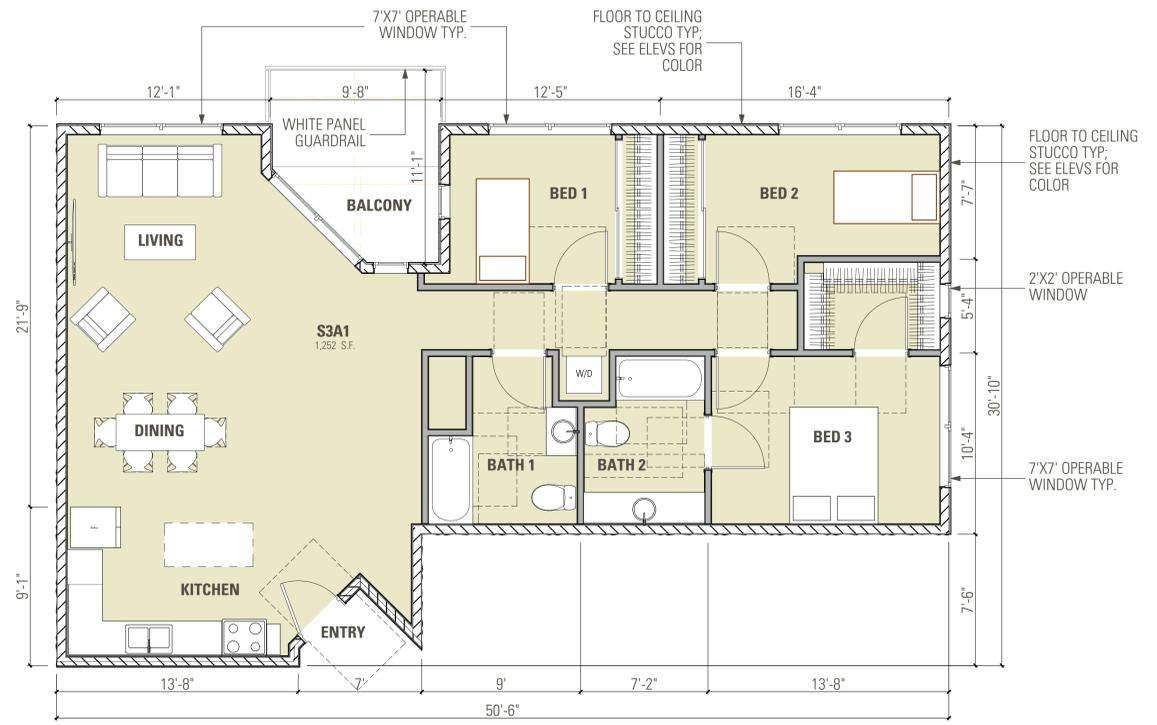
BROADWAY BLOCK

Unit Plans North

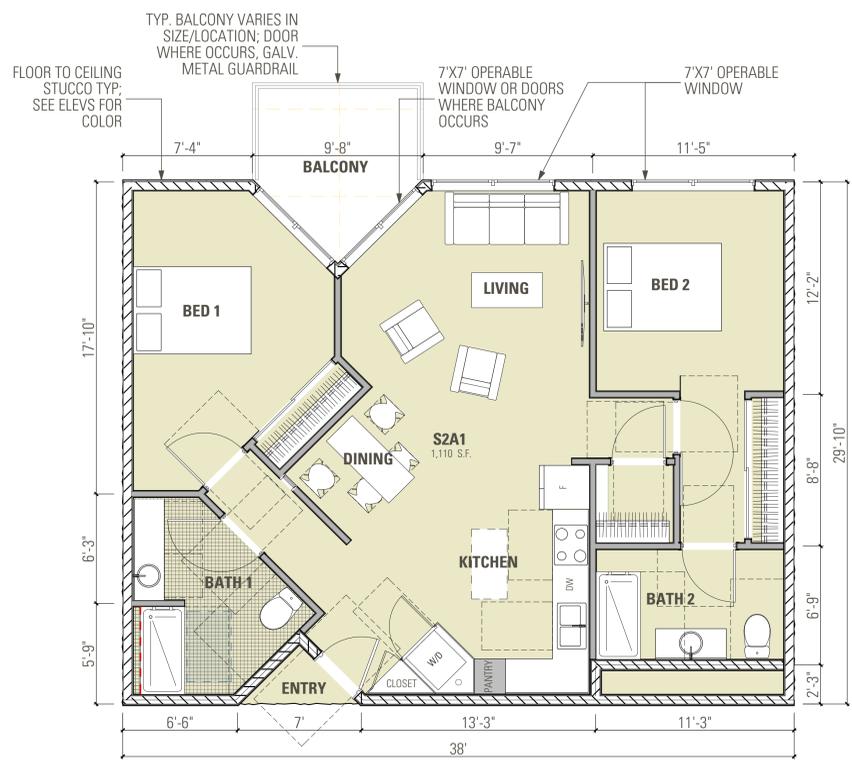
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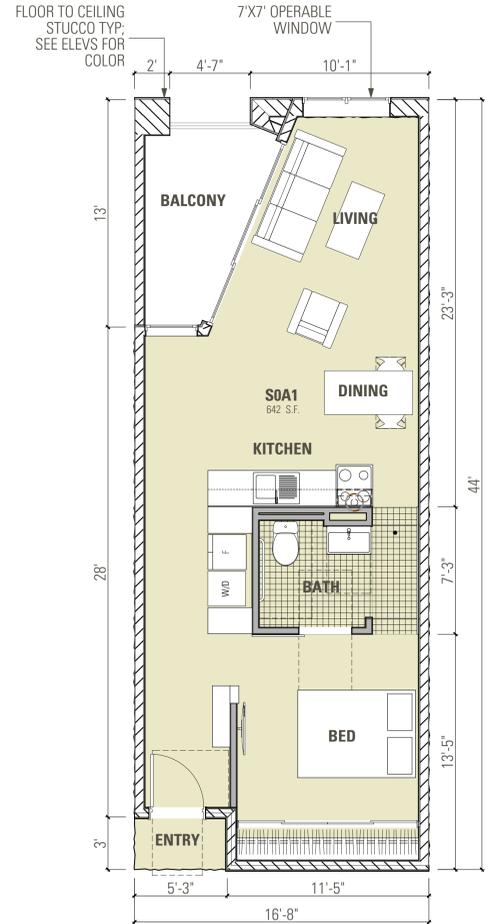
UNIT S1A1



UNIT S3A1



UNIT S2A1



UNIT S0A1



UNIT S0B1



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 REN 2/28/19

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BROADWAY BLOCK

Unit Plans South

COLOR LEGEND

EXISTING BUILDING
TO BE RE-CONSTRUCTED



PORTION OF EXISTING
BUILDING TO BE
REMOVED AND
CONVERTED INTO PATIO

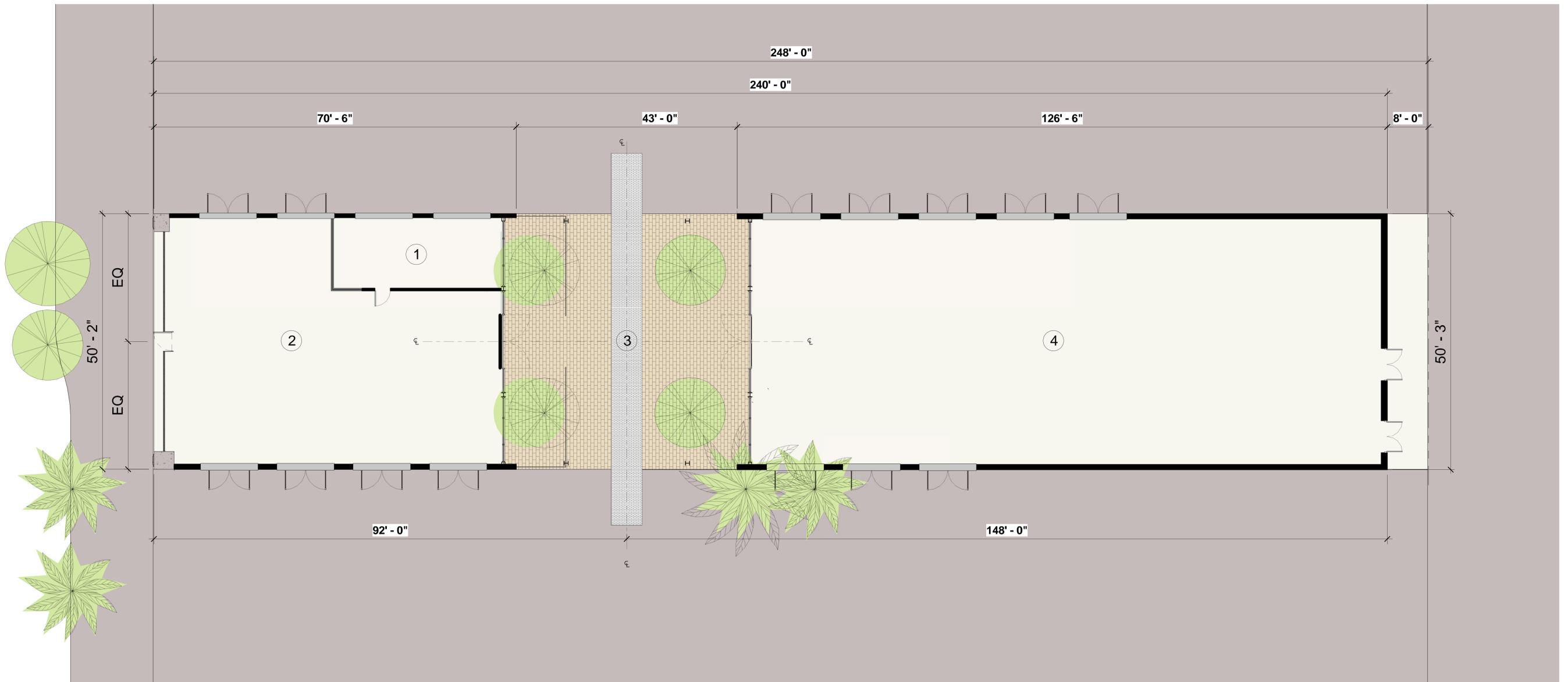


MEZZANINE LEVEL



KEYNOTES:

- ① KITCHEN
- ② DINING AREA
- ③ PATIO
- ④ ENTERTAINMENT/BREWERY



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BROADWAY BLOCK

Acres of Books Ground Floor Plan

5.0

COLOR LEGEND

EXISTING BUILDING
TO BE RE-CONSTRUCTED



PORTION OF EXISTING
BUILDING TO BE
REMOVED AND
CONVERTED INTO PATIO

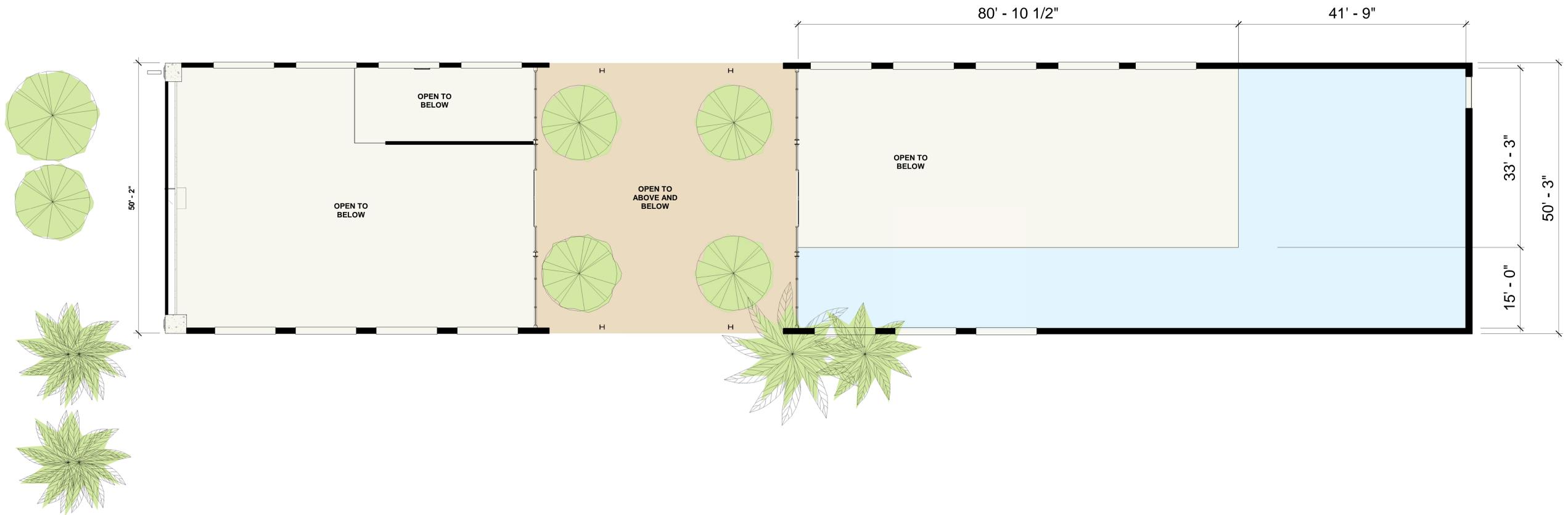


MEZZANINE LEVEL



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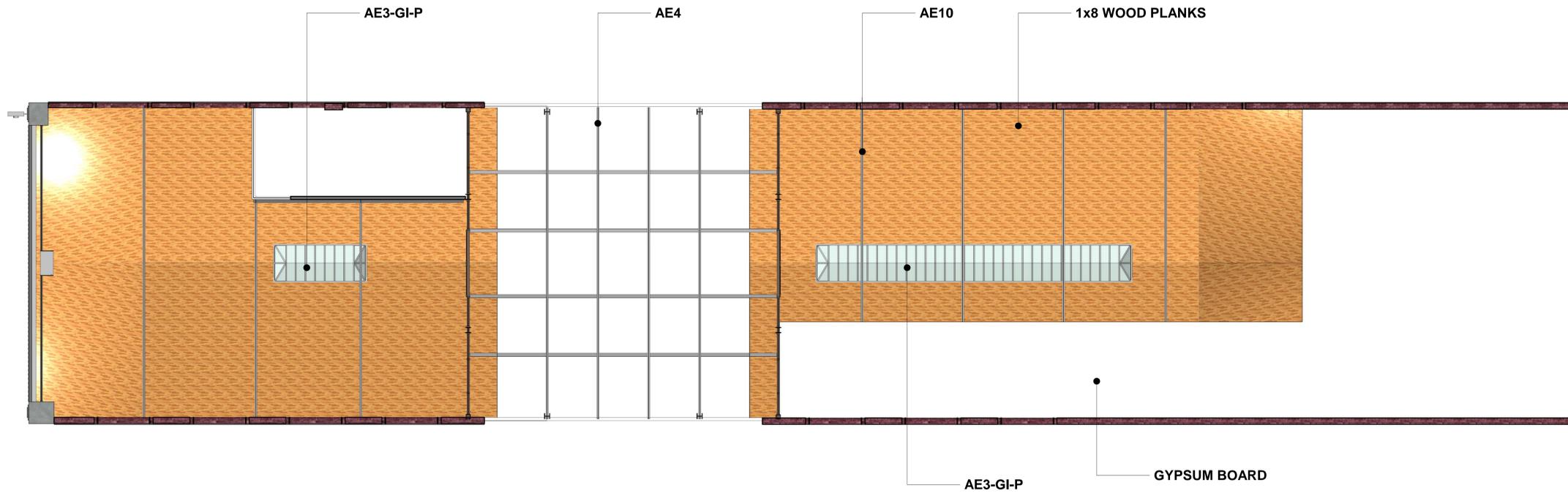


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BROADWAY BLOCK

Acres of Books Mezzanine Level Plan

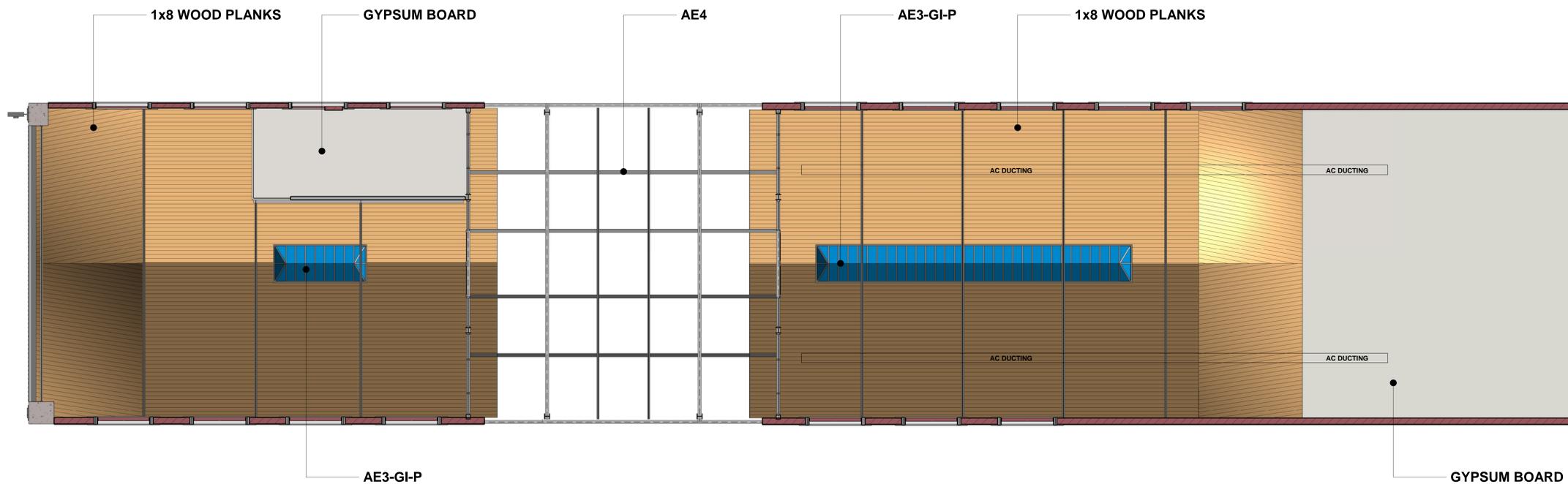
5.1



REFLECTING CEILING - FIRST FLOOR

KEYNOTES:

- AE1 - EXISTING FRONT FACADE - RESTORE AS ORIGINAL
- AE2 - ROOF - NEW TO MATCH ORIGINAL DESIGN
- AE3 - SKYLIGHT - NEW TO MATCH ORIGINAL DESIGN
- AE4 - STEEL TRUSS TO BE RESTORED
- AE5 - STEEL I-BEAM
- AE6 - DOOR 1
- AE7 - DOOR 2
- AE8 - EXISTING WINDOW TO BE RESTORED
- AE9 - BRICK
- AE10 - EXISTING TRUSS - REMOVED AND RELOCATED
- AE11 - GUARDRAIL
- AE12 - STEEL COLUMN
- AE13 - POLISHED CONCRETE W/ RED BRICK ACCENT
- AE14 - STOREFRONT
- AE15 - CONCRETE CURB (18")
- AE16 - BACK DOOR
- AE17 - DOOR TO TRASH ENCLOSURE
- AE18 - FRONT DOOR W/ STEEL FRAME ENCLOSURE



REFLECTING CEILING - MEZZANINE LEVEL

EXTERIOR FINISH

- G1 - CLEAR TEMPERED GLASS
- P1 - PAINT SHERWIN WILLIAMS - SW XXXX
- P2 - PAINT SHERWIN WILLIAMS - SW XXXX
- CL1 - BRICK SEALANT

CEILING KEYNOTES:

- CLG1 - WOOD PLANKS 1X8
- CLG2 - GYPSUM BAORD



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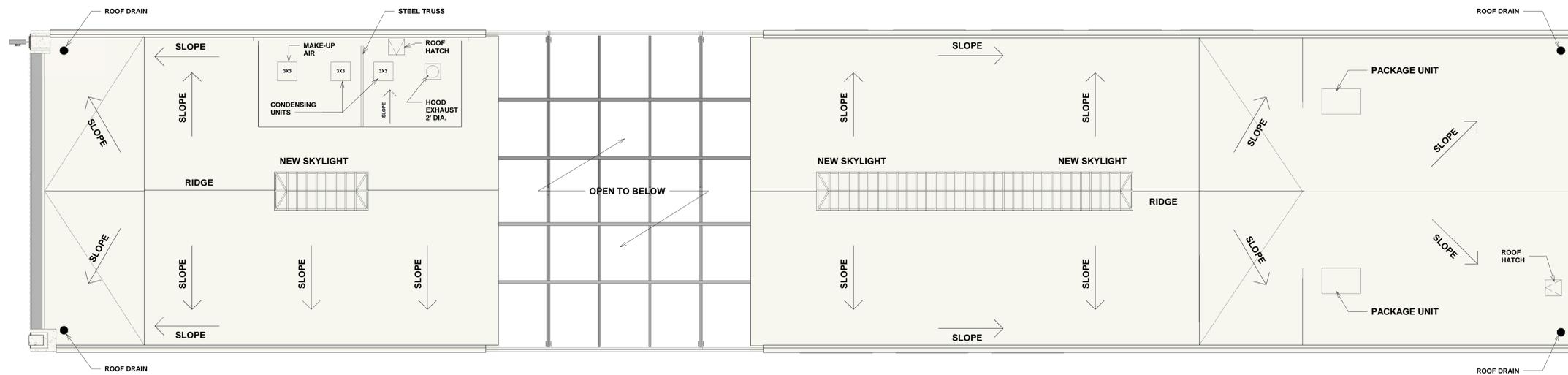
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BROADWAY BLOCK

Acres of Books Reflected Ceiling Plan

COLOR LEGEND

EXISTING BUILDING TO BE RE-CONSTRUCTED	
PORTION OF EXISTING BUILDING TO BE REMOVED AND CONVERTED INTO PATIO	
MEZZANINE LEVEL	



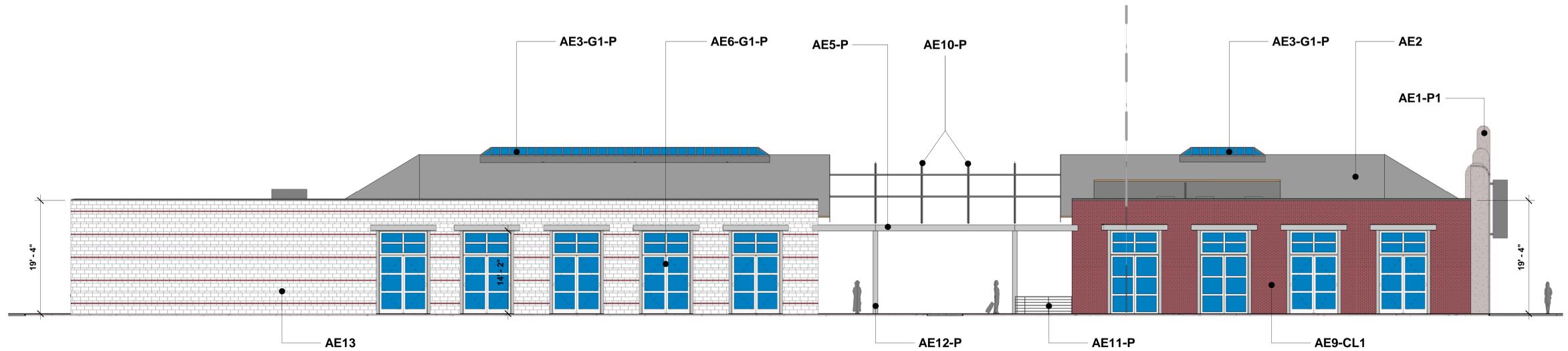
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BROADWAY BLOCK

Acres of Books Roof Plan



NORTH ELEVATION

KEYNOTES:

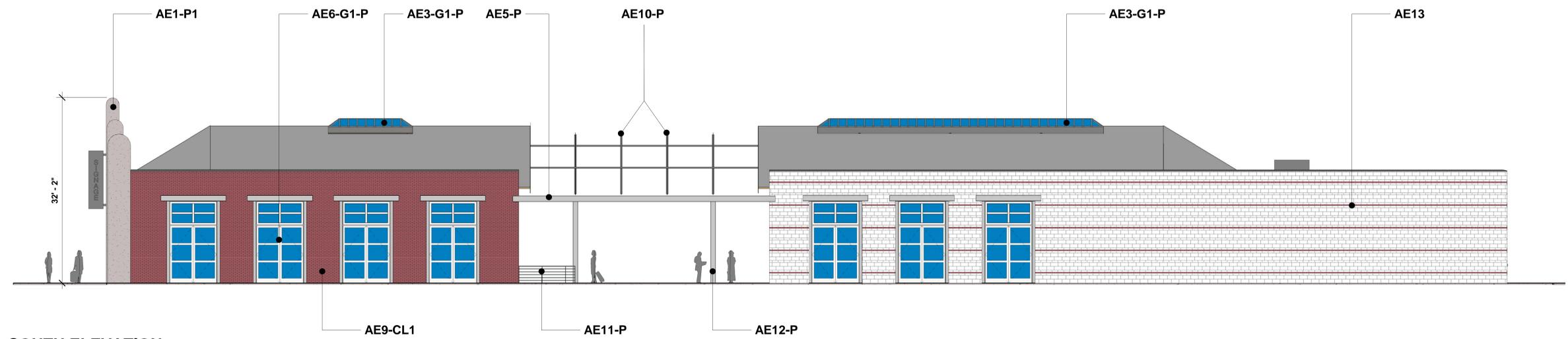
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- AE5 - STEEL I-BEAM
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- G1 - CLEAR TEMPERED GLASS

- P1 - PAINT SHERWIN WILLIAMS - SW XXXX
- P2 - PAINT SHERWIN WILLIAMS - SW XXXX

- CL1 - BRICK SEALANT



SOUTH ELEVATION

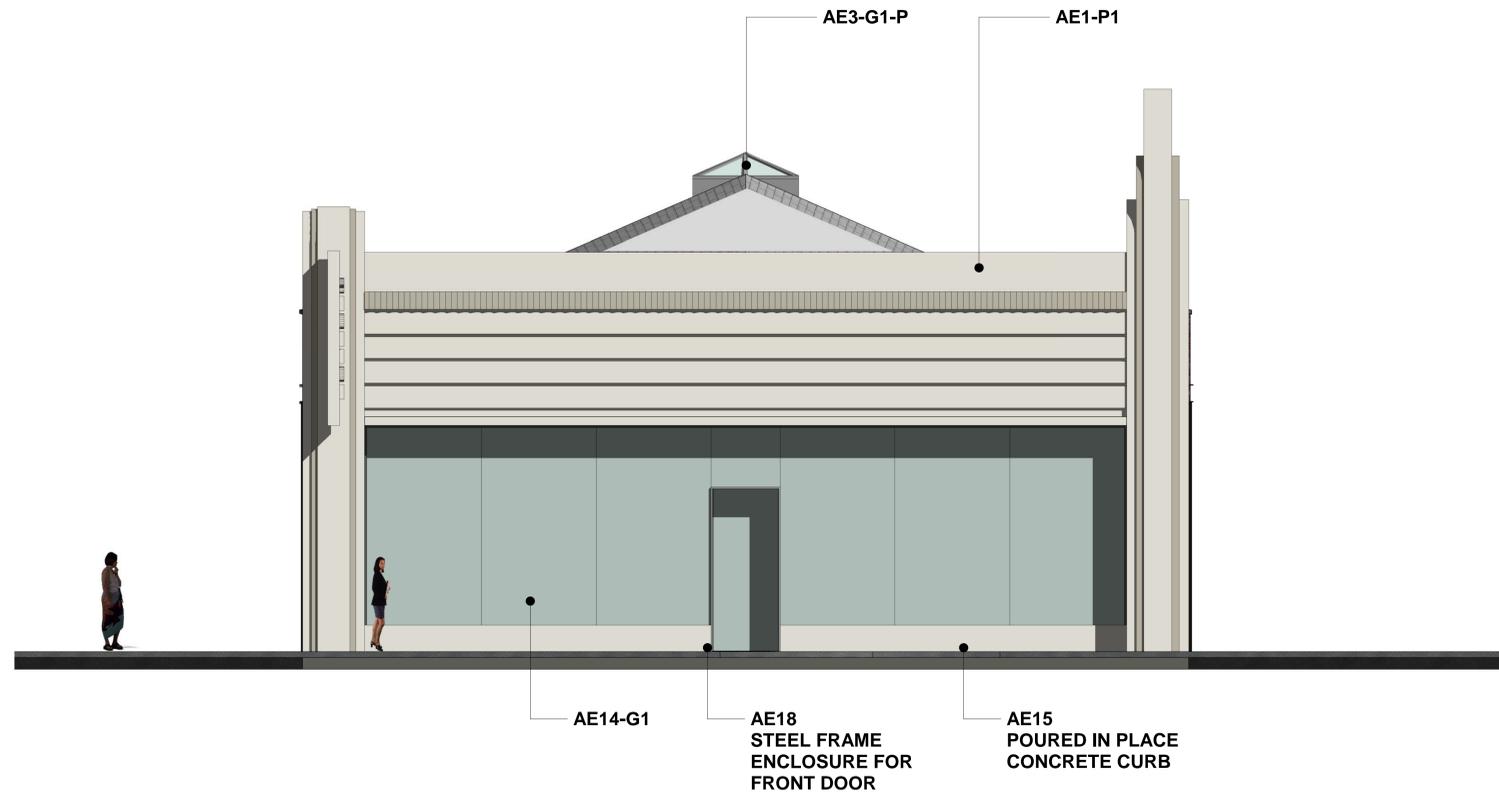
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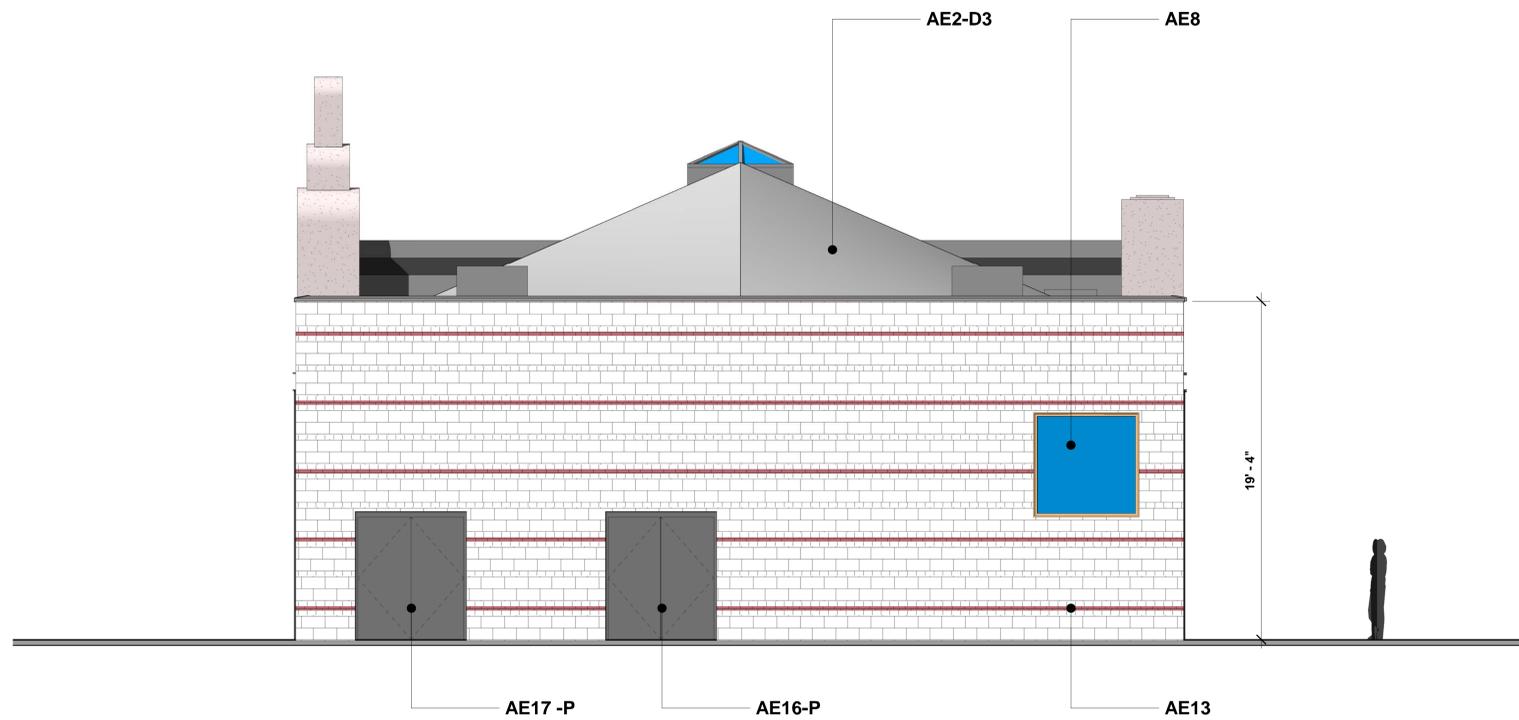
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BROADWAY BLOCK

Acres of Books North and South Elevations



FRONT ELEVATION



BACK ELEVATION

KEYNOTES:

- AE1 - EXISTING FRONT FACADE - RESTORE AS ORIGINAL
- AE2 - ROOF - NEW TO MATCH ORIGINAL DESIGN
- AE3 - SKYLIGHT - NEW TO MATCH ORIGINAL DESIGN
- AE4 - STEEL TRUSS TO BE RESTORED
- AE5 - STEEL I-BEAM
- AE6 - DOOR 1
- AE7 - DOOR 2
- AE8 - EXISTING WINDOW TO BE RESTORED
- AE9 - BRICK
- AE10 - EXISTING TRUSS - REMOVED AND RELOCATED
- AE11 - GUARDRAIL
- AE12 - STEEL COLUMN
- AE13 - POLISHED CONCRETE W/ RED BRICK ACCENT
- AE14 - STOREFRONT
- AE15 - CONCRETE CURB (18")
- AE16 - BACK DOOR
- AE17 - DOOR TO TRASH ENCLOSURE
- AE18 - FRONT DOOR W/ STEEL FRAME ENCLOSURE

EXTERIOR FINISH

- G1 - CLEAR TEMPERED GLASS
- P1 - PAINT SHERWIN WILLIAMS - SW XXXX
- P2 - PAINT SHERWIN WILLIAMS - SW XXXX
- CL1 - BRICK SEALANT



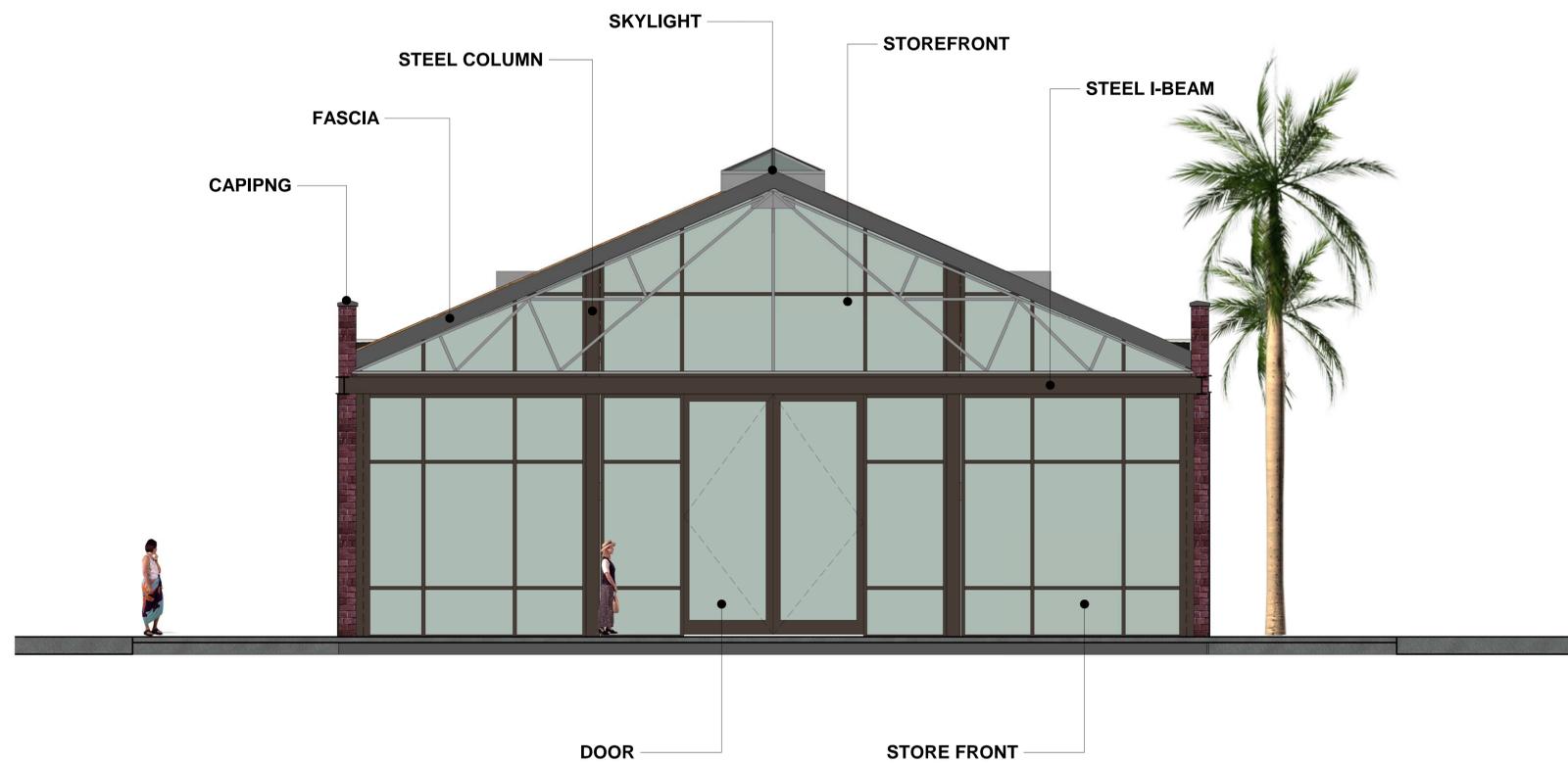
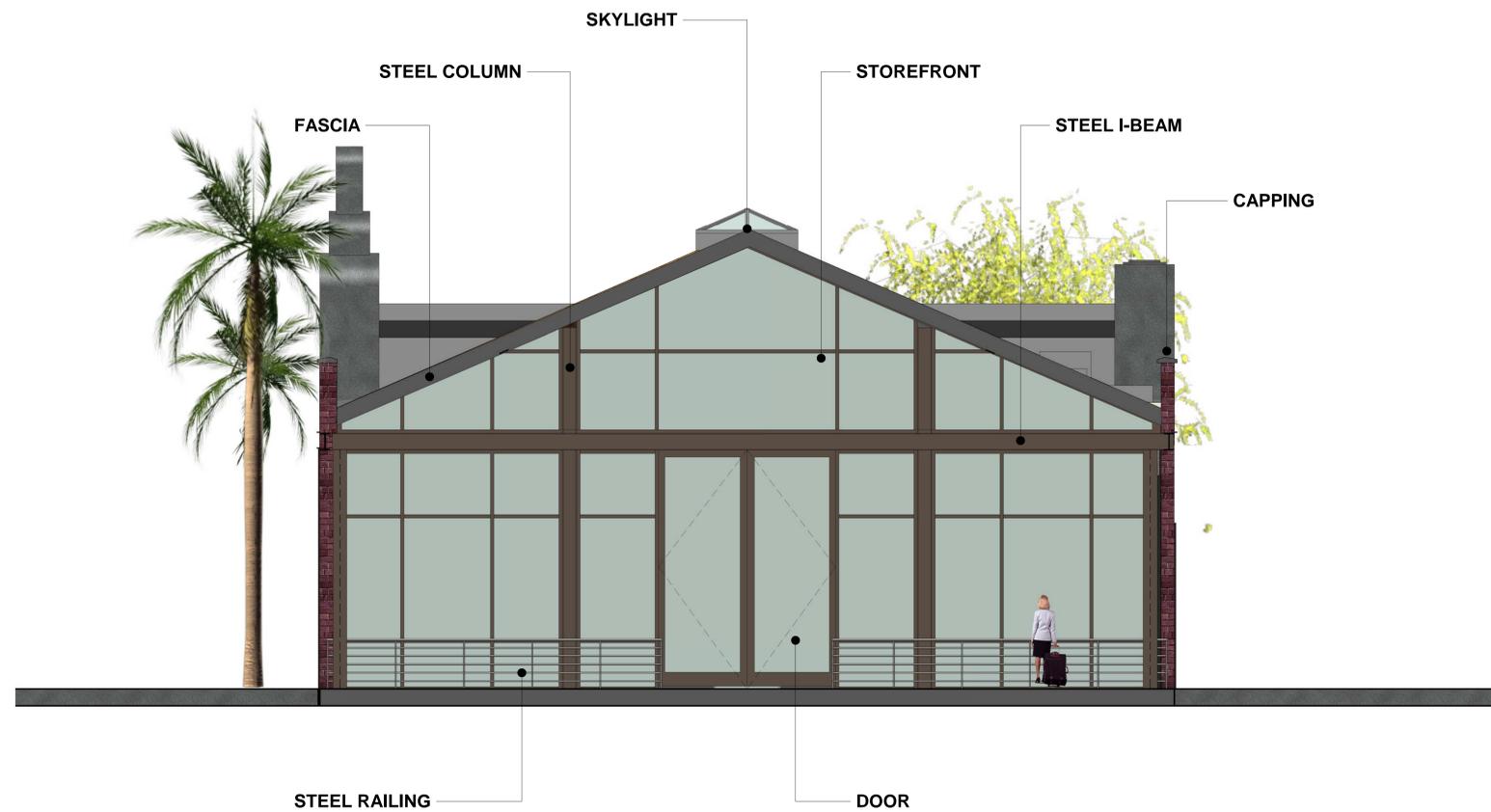
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BROADWAY BLOCK

Acres of Books West and East Elevations



KEYNOTES:

- AE1 - EXISTING FRONT FACADE - RESTORE AS ORIGINAL
- AE2 - ROOF - NEW TO MATCH ORIGINAL DESIGN
- AE3 - SKYLIGHT - NEW TO MATCH ORIGINAL DESIGN
- AE4 - STEEL TRUSS TO BE RESTORED
- AE5 - STEEL I-BEAM
- AE6 - DOOR 1
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BROADWAY BLOCK

Acres of Books Courtyard Elevations

KEYNOTES:

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- AE2 - ROOF - NEW TO MATCH ORIGINAL DESIGN
- AE3 - SKYLIGHT - NEW TO MATCH ORIGINAL DESIGN
- AE4 - STEEL TRUSS TO BE RESTORED
- AE5 - STEEL I-BEAM
- AE6 - DOOR 1
- AE7 - DOOR 2
- AE8 - EXISTING WINDOW TO BE RESTORED
- AE9 - BRICK
- AE10 - EXISTING TRUSS - REMOVED AND RELOCATED
- AE11 - GUARDRAIL
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- AE13 - POLISHED CONCRETE W/ RED BRICK ACCENT
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EXTERIOR FINISH

- G1 - CLEAR TEMPERED GLASS
- P1 - PAINT SHERWIN WILLIAMS - SW XXXX
- P2 - PAINT SHERWIN WILLIAMS - SW XXXX
- CL1 - BRICK SEALANT



LONGITUDINAL SECTION - SOUTH



LONGITUDINAL SECTION - NORTH



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BROADWAY BLOCK

Acres of Books Sections

HARDSCAPE SCHEDULE

- (P1) PEDESTRIAN PAVING TYPE 1
PEDESTRIAN RATED PAVING, ENHANCED
- (P2) PEDESTRIAN PAVING TYPE 2
PEDESTRIAN RATED PAVING, ENHANCED
- (P3) PEDESTRIAN PAVING TYPE 3
PEDESTRIAN RATED PAVING, ENHANCED
- (P4) PEDESTRIAN PAVING TYPE 4
PEDESTRIAN RATED PAVING, ENHANCED
- (P5) PEDESTRIAN PAVING TYPE 5
PEDESTRIAN RATED PAVING, ENHANCED
- (DG) DECOMPOSED GRANITE
- (WF) WATER FEATURE
- (SP) SPA
- (PL) POOL
- (SW) SEATING WALL
- (BN) BENCH, TYPE 1
- (SF) SITE FURNISHINGS
- (FF) FIRE FEATURE
- (SS) SHADE SCREEN
- (RP) RAISED PLANTER
24" HT, CAST-IN-PLACE CONCRETE
- (PP) PLANTER POT
- (TG) TREE GRATE
- (FL) FESTOON LIGHTING
- PLANTING SCHEDULE**
- (ST) STREET TREE
- (OT) ORNAMENTAL TREE
- (PA) PLANTING AREA:
50% 1 GALLON @ 24" O.C.
25% 5 GALLON 36" O.C.
25% 15 GALLON 48" O.C.
25,000 SF
- (LN) LAWN
750 SF
- MISCELLANEOUS SCHEDULE**
- (EP) EXISTING PARKING
- (EL) ELEVATOR, RE: ARCH
- (SR) STAIRS, RE: ARCH
- (BP) BICYCLE PARKING, RE: ARCH
- (TS) TRANSIT SHELTER
- (RA) RESIDENTIAL AMENITY, RE: ARCH

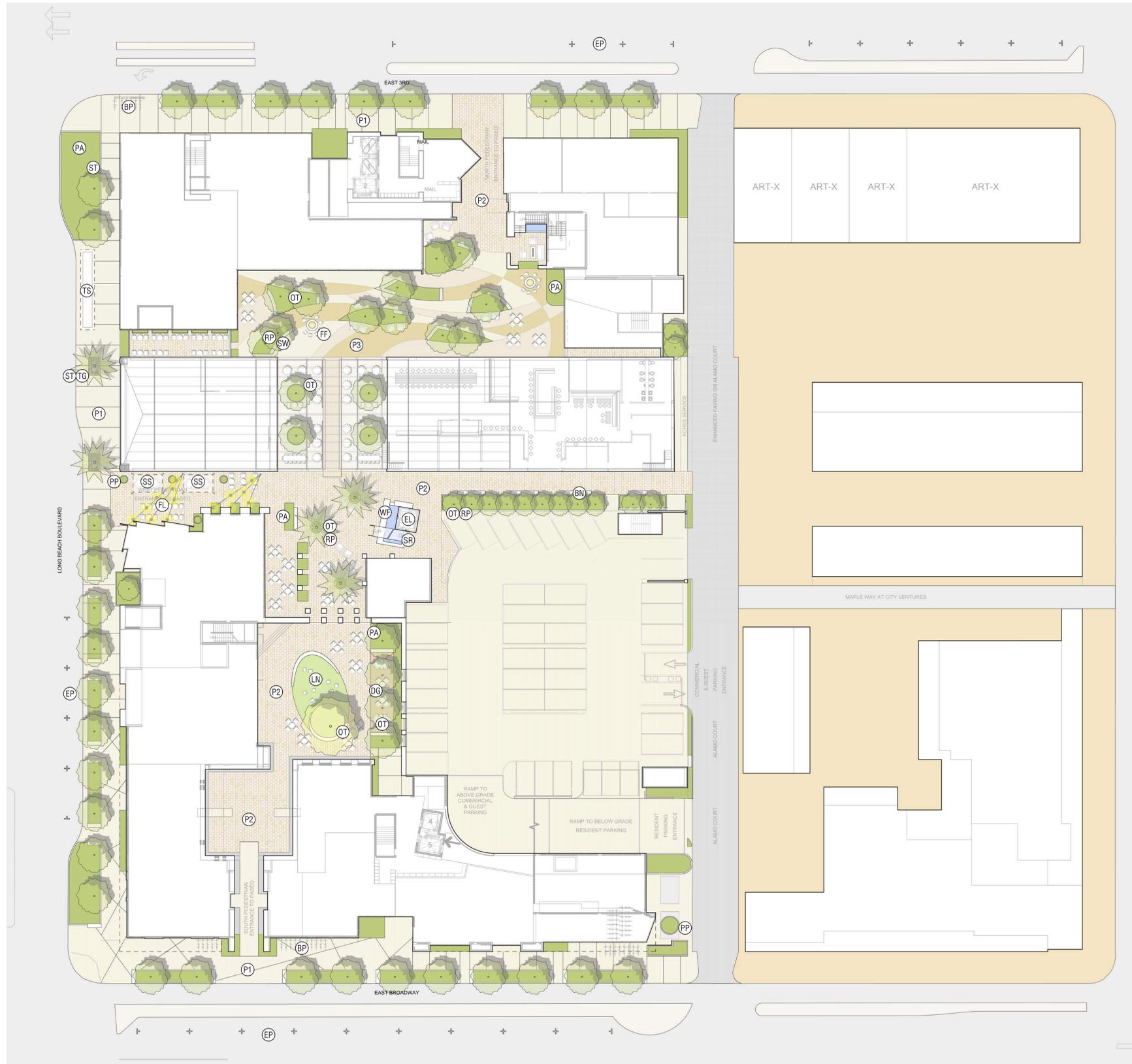
CONCEPT PLANT PALETTE

- TREES (BOTANICAL NAME / COMMON NAME)**
- LONG BEACH BOULEVARD**
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
HANDROANTHUS CHRYSOTRICHUS / GOLDEN TRUMPET TREE
- EAST 3RD, EAST BROADWAY**
HANDROANTHUS IMPETIGINOSUS / PINK TRUMPET TREE
- ORNAMENTAL TREES**
- ACRES OF BOOKS INTERIOR COURT**
PISTACIA CHINENSIS / CHINESE PISTACHE
PROSOPIS CHILENSIS / MESQUITE
ULMUS PARVIFOLIA / CHINESE ELM
- ORNAMENTAL TREES**
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW
LOPHOSTEMON CONFERTUS / BRISBANE BOX
GINKGO BILOBA / GINKGO TREE
ARBUTUS MENZIESII / MADRONE
PHOENIX DACTYLIFERA / DATE PALM
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
- SHRUBS (BOTANICAL NAME / COMMON NAME)**
- CACTUS / SUCCULENTS**
SENECIO BARBERTONICUS / SUCCULENT BUSH SENECIO
SENECIO MANDRALISCAE / BLUE FINGERS
EUPHORBIA MAURITANICA / PENCIL MILK BUSH
AGAVE TEQUILA / AGAVE SPP
DUJOLEYA PULVERULENTA / CHALK LIVEFOREVER
AGAVE DESMETTIANA / SMOOTH AGAVE
AGAVE PARRYI / PARRY'S AGAVE
ALOE HYBRID 'BLUE ELF' / BLUE ELF ALOE
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EUPHORBIA RIGIDA / GOPHER PLANT
AGAVE ATTENUATA / FOXTAIL AGAVE
- PERENNIALS / GROUNDCOVER**
LAVANDULA STOECCHAS / SPANISH LAVENDER
LEUCOPHYLLUM FRUTESCENS / GREEN CLOUD SAGE
PHORMIUM TENAX GREEN / NEW ZEALAND FLAX
ACHILLEA 'MOONBEAM' / YARROW
ARCTOSTAPHYLOS / EMERALD CARPET MANZANITA
IRIS DOUGLASIANA / DOUGLAS IRIS
SALVIA SONOMENSIS / CREEPING SAGE
SALVIA SPATHACEA / HUMMINGBIRD SAGE
SOLIDAGO CALIFORNICA / CALIFORNIA GOLDENROD
- SHRUBS**
ROSMARINUS OFFICINALIS / TUSCAN BLUE ROSEMARY
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CEANOETHUS SPP. / CALIFORNIA LILAC
ARCTOSTAPHYLOS 'SUNSET' / SUNSET MANZANITA
ARTEMISIA CALIFORNICA / COASTAL SAGEBRUSH
BACCARIS PILLULARIS / COYOTE BRUSH
CEANOETHUS LEUCODERMIS / CHAPARRAL WHITEHORN
ERIOGONUM FASCICULATUM / EASTERN MOJAVE BUCKWHEAT
DIPLACUS LONGIFLORA / SOUTHERN BUSH MONKEYFLOWER
- GRASSES**
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CAREX PANSA / CALIFORNIA MEADO SEDGE
CAREX SPISSA / SAN DIEGO SEDGE
CHONDROPETALUM TOTORUM / SMALL CAPE RUSH

NOTE: THE PLANT LIST PROVIDED REPRESENTS A CONCEPTUAL PLANT PALETTE AND IS NOT INTENDED TO BE A FINAL SELECTION. IT IS THE INTENT OF THE DESIGNER TO SELECT NATIVE OR ADAPTIVE SPECIES. NO INVASIVE SPECIES ARE CONTAINED WITHIN THIS LIST. FINAL PLANTING WILL COMPLY WITH THE CITY OF LONG BEACH DOWNTOWN PLAN AND WITH WATER EFFICIENT LANDSCAPE REQUIREMENTS.

HARDSCAPE SCHEDULE

- (P1) PAVING TYPE 1
- (P2) PAVING TYPE 2
- (P3) PAVING TYPE 3
- (DG) DECOMPOSED GRANITE
- (WF) WATER FEATURE
- (SW) SEATING WALL
- (BN) BENCH, TYPE 1
- (SF) SITE FURNISHINGS
- (FF) FIRE FEATURE
- (SS) SHADE SCREEN
- (RP) RAISED PLANTER
- (PP) PLANTER POT
- (TG) TREE GRATE
- (FL) FESTOON LIGHTING
- PLANTING SCHEDULE**
- (ST) STREET TREE
- (OT) ORNAMENTAL TREE
- (PA) PLANTING AREA
- (LN) LAWN
- MISCELLANEOUS SCHEDULE**
- (EP) EXISTING PARKING
- (EL) ELEVATOR, RE: ARCH
- (SR) STAIRS, RE: ARCH
- (BP) BICYCLE PARKING, RE: ARCH
- (TS) TRANSIT SHELTER



SCALE: 1' = 20'



BROADWAY BLOCK

Ground Level Landscape Plan

6.0

SITE PLAN REVIEW SUBMITTAL

8/31/2017

IF SHEET IS SMALLER THAN 42" X 30" IT IS A REDUCED SIZE PRINT

HARDSCAPE SCHEDULE

- (P1) PEDESTRIAN PAVING TYPE 1
PEDESTRIAN RATED PAVING, ENHANCED
- (P2) PEDESTRIAN PAVING TYPE 2
PEDESTRIAN RATED PAVING, ENHANCED
- (P3) PEDESTRIAN PAVING TYPE 3
PEDESTRIAN RATED PAVING, ENHANCED
- (P4) PEDESTRIAN PAVING TYPE 4
PEDESTRIAN RATED PAVING, ENHANCED
- (P5) PEDESTRIAN PAVING TYPE 5
PEDESTRIAN RATED PAVING, ENHANCED
- (DG) DECOMPOSED GRANITE
- (WF) WATER FEATURE
- (SP) SPA
- (PL) POOL
- (SW) SEATING WALL
- (BN) BENCH, TYPE 1
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24" HT, CAST-IN-PLACE CONCRETE
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PLANTING SCHEDULE

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25% 15 GALLON 48" O.C.

25,000 SF
 - (LN) LAWN
750 SF
- MISCELLANEOUS SCHEDULE**
- (EP) EXISTING PARKING
 - (EL) ELEVATOR, RE: ARCH
 - (SR) STAIRS, RE: ARCH
 - (BP) BICYCLE PARKING, RE: ARCH
 - (TS) TRANSIT SHELTER
 - (RA) RESIDENTIAL AMENITY, RE: ARCH

CONCEPT PLANT PALETTE

TREES (BOTANICAL NAME / COMMON NAME)

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EUPHORBIA MAURITANICA / PENCIL MILK BUSH
EUPHORBIA MYRSINITES / CREEPING SPURGE
AGAVE TEQUILA / AGAVE SPP
DUJOLEYA PULVERULENTA / CHALK LIVEFOREVER
AGAVE DESMETTIANA / SMOOTH AGAVE
AGAVE PARRYI / PARRY'S AGAVE
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HARDSCAPE SCHEDULE

- (P4) PAVING TYPE 4
 - (P5) PAVING TYPE 5
 - (DG) DECOMPOSED GRANITE
 - (SP) SPA
 - (PL) POOL
 - (SF) SITE FURNISHINGS
 - (FF) FIRE FEATURE
- PLANTING SCHEDULE**
- (OT) ORNAMENTAL TREE
 - (PA) PLANTING AREA
- MISCELLANEOUS SCHEDULE**
- (EL) ELEVATOR, RE: ARCH
 - (SR) STAIRS, RE: ARCH
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SCALE: 1' = 20'



BROADWAY BLOCK

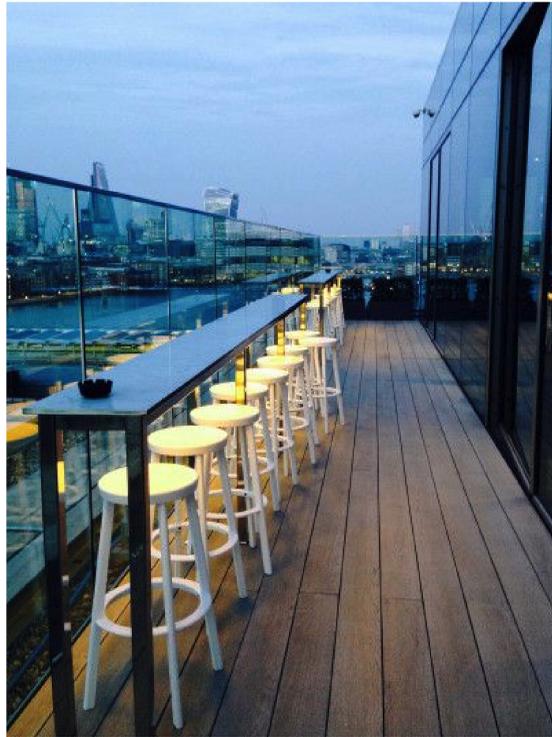
Level 3 Landscape Plan

6.1

SITE PLAN REVIEW SUBMITTAL

8/31/2017

IF SHEET IS SMALLER THAN 42" X 30" IT IS A REDUCED SIZE PRINT



NOTE:

THESE IMAGES ARE FROM OTHER BUILT PROJECTS AND ARE USED FOR INSPIRATION FOR THE COURTYARD & PASEO LANDSCAPE DESIGN. THE LANDSCAPE WILL NOT EXACTLY REPLICATE THESE SPACES, BUT MAY SHARE SOME OF THE ELEMENTS AND CONCEPTS SHOWN IN THESE PHOTOS.



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BROADWAY BLOCK

Landscape Inspiration Images

6.2

SITE PLAN REVIEW SUBMITTAL

8/31/2017

IF SHEET IS SMALLER THAN 42" X 30" IT IS A REDUCED SIZE PRINT

