

**second+pch**

**PROJECT ADDRESS:**  
 6400 Pacific Coast Highway  
 Long Beach, California 90803

**PROJECT TEAM**

**OWNER/DEVELOPER**

SEAPORT MARINA, LLC.  
 6400 PACIFIC COAST HWY.  
 LONG BEACH, CA 90803  
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 TEL. (562) 598-7999  
 FAX (562) 596-3180

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 SAN DIEGO, CA 92130  
 ATTN: DAVID MALMUTH  
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 INFO@DAVIDMALMUTHDEVELOPMENT.COM

RATKOVICH PROPERTIES  
 60 SIXTY-THIRD PLACE  
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**ARCHITECT TEAM**

STUDIO ONE ELEVEN  
 A DIVISION OF PERKOWITZ AND RUTH ARCHITECTS  
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#	Date	Issue
1	4.22.09	Concept Site Plan Rev.
3	3.19.10	Site Plan Review
4	11.17.11	Site Plan Review

Job No.

Scale. no scale

TITLE SHEET

TS.01

# PROJECT INFORMATION

	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	TOTAL
<b>SITE AREA</b>					<b>475,924</b> sf <b>10.93</b> ac.
<b>LOT COVERAGE</b> (Level 1 footprint sq. footage)	38,313	81,380	105,183	56,495	<b>281,371</b> gsf <b>59%</b>
<b>TOTAL BUILDING AREA</b> (sq. footage counted toward FAR)					<b>752,242</b> gsf
Level 11	-	-	18,763	-	18,763 gsf
Level 10	-	-	18,763	-	18,763 gsf
Level 9	-	-	18,763	-	18,763 gsf
Level 8	-	-	18,763	-	18,763 gsf
Level 7	-	-	18,763	-	18,763 gsf
Level 6	18,500	10,808	25,798	-	55,106 gsf
Level 5	18,500	20,240	31,478	-	70,218 gsf
Level 4	18,500	39,476	31,478	-	89,454 gsf
Level 3	18,500	45,815	31,478	-	95,793 gsf
Level 2 podium	18,500	45,815	35,653	21,712	121,680 gsf
Level Mezzanine	-	-	10,558	-	10,558 gsf
Level 1 Ground	38,313	81,380	39,430	56,495	215,618 gsf
<b>FLOOR AREA RATIO</b>					<b>1.58</b>
<b>LEASABLE AREA (RETAIL)</b>	35,711	57,392	9,512	52,385	<b>155,000</b> sf
<b>RESIDENTIAL UNITS</b>	59	110	106	0	<b>275</b> du
<b>RESIDENTIAL DENSITY</b> (dwelling units per acre)					<b>25.17</b> du/ac.

Note: All areas shown are based on Gross Square Feet (gsf):  
Gross square footage is calculated to the outside face of the building envelope.  
(Excludes parking, overhangs, and area of balconies)

All common service areas, corridors, vertical circulation and shafts are excluded from leasable area.

The locations depicted on these plans of retail space and restaurant space are for illustration purposes only. Owner reserves the right to move these uses based upon market factors.

See sheet TS.03 for Open Space Summary.

Site area is defined as the gross square footage within the property lines of the project.

## PROJECT KEYMAP



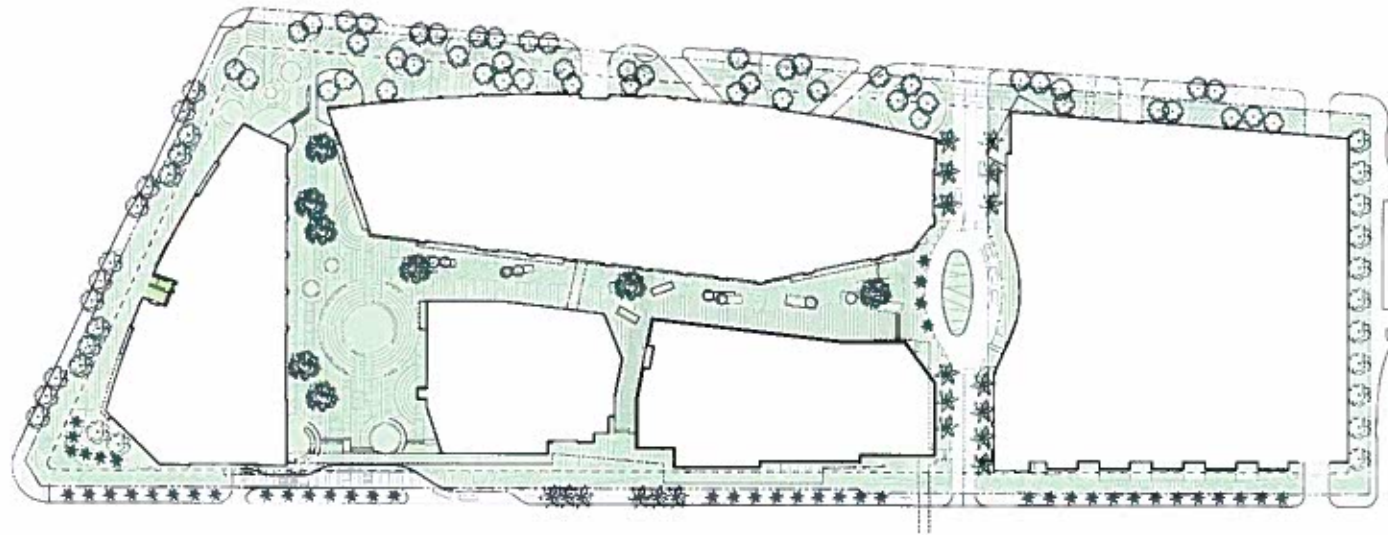
# PROJECT SUMMARY

Land Use	Rentable Area, Rooms/Units		Required Parking Ratio	Code-Required Spaces	Recommended Parking Ratio	Recommended Spaces
Retail	155,000	SF + 1000 x	4	620		434
Hotel	100	Rooms x	1	100		60
Hotel Employees Meeting Space	3,510	SF + 1000 x	20	70		16
Hotel Restaurant	4,368	SF + 1000 x	10	44		66
				214		12
						154
Restaurant Tavern	16,000	SF + 1000 x	10	160		192
Restaurant Employees	4,000	SF + 1000 x	20	80		87
				240		12
						291
Other Marine/Science Learning Center & Museum Employees	4,175	SF + 1000 x	4	17		17
				17		4
						21
Total Commercial/Hotel Less Shared Peak Adjustment				1091		900
						-10%
Residential						
Lofts						
Block 1						
1-bedroom	10	Units x	2	20	1.5	15
1-bedroom + den	10	Units x	2	20	1.5	15
2-bedroom	29	Units x	2	58	1.75	51
2-bedroom + den	5	Units x	2	10	1.75	9
3-bedroom	5	Units x	2	10	2	10
Block 2						
Flat Condominiums						
1-bedroom	27	Units x	2	54	1.5	41
1-bedroom + den	17	Units x	2	34	1.5	26
2-bedroom	50	Units x	2	100	1.75	88
2-bedroom + den	10	Units x	2	20	1.75	18
3-bedroom	9	Units x	2	18	2	18
Townhomes						
2-bedroom	5	Units x	2	10	1.75	9
3-bedroom	5	Units x	2	10	2	10
Block 3						
Hotel-Branded Condos						
1-bedroom	9	Units x	2	18	1.5	14
1-bedroom + den	17	Units x	2	34	1.5	26
2-bedroom	20	Units x	2	40	1.75	35
2-bedroom + den	18	Units x	2	36	1.75	32
3-bedroom	4	Units x	2	8	2	8
3-bedroom + den	4	Units x	2	8	2	8
Lofts						
1-bedroom	2	Units x	2	4	1.5	3
1-bedroom + den	3	Units x	2	6	1.5	5
2-bedroom	6	Units x	2	12	1.75	11
2-bedroom + den	2	Units x	2	4	1.75	4
Townhomes						
2-bedroom	4	Units x	2	8	1.75	7
3-bedroom	4	Units x	2	8	2	8
Reduction for ZipCar Program	275	Units				(65)
Required Guest Parking	275	Units +	4	69		0
				619		400
Total Required Parking				1629		1210*
Total Parking Provided				1462		1462**

\* See Required Parking Analysis report for proposed shared parking strategy.  
\*\* The final number of parking spaces provided will be determined as part of the City's Site Plan Review process, but in no event be greater than 1,440 spaces.

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GROUND LEVEL OPEN SPACE



LEVEL 2 PODIUM OPEN SPACE

SITE AREA		475,924 sq. ft. 10.92 acres			
		provided	percentage	required*	percentage
<b>PUBLIC OPEN SPACE</b>					
Street Level (Level 1)		173,027 sq. ft.	36.36%	142,777 sq. ft.	30.00%
Raised Podium (Level 2)		69,663 sq. ft.	14.64%	0 sq. ft.	
<b>TOTAL</b>		<b>242,690 sq. ft.</b>	<b>50.99%</b>	<b>142,777 sq. ft.</b>	<b>30.00%</b>
<b>RESIDENTIAL OPEN SPACE</b>					
	number of units	O.S. provided	avg. per unit	required per unit**	
<b>BLOCK 1 RESIDENTIAL OPEN SPACE</b>					
Shared amenities and Pool Deck		20,041 sq. ft.	340 sq. ft.	150 sq. ft.	
Private open space					
Balconies		15,585 sq. ft.	264 sq. ft.	80 sq. ft.	
<b>BLOCK 2 RESIDENTIAL OPEN SPACE</b>					
Shared amenities and Pool Deck		41,991 sq. ft.	382 sq. ft.	150 sq. ft.	
Private open space					
Condominium flat balconies		17,672 sq. ft.	170 sq. ft.	80 sq. ft.	
Townhome entries and balconies		6 units 936 sq. ft.	156 sq. ft.	80 sq. ft.	
<b>BLOCK 3 RESIDENTIAL OPEN SPACE</b>					
Shared amenities and Pool Deck		15,336 sq. ft.	145 sq. ft.	150 sq. ft.	
Private open space					
Hotel-branded condominium balconies		90 units 35,865 sq. ft.	399 sq. ft.	80 sq. ft.	
Hotel-branded condominium roof gardens		5 units 3,598 sq. ft.	720 sq. ft.	80 sq. ft.	
Townhome entries and balconies		11 units 2,190 sq. ft.	199 sq. ft.	80 sq. ft.	
<b>HOTEL OPEN SPACE</b>					
Gardens and Pool Deck		16,668 sq. ft.	167 sq. ft.	0 sq. ft.	
Private open space					
Balconies		5000 sq. ft.	50 sq. ft.	0 sq. ft.	

PUBLIC OPEN SPACE
  HOTEL OPEN SPACE

SHARED RESIDENTIAL OPEN SPACE

\* PRIVATE OPEN SPACE NOT GRAPHICALLY SHOWN

\* requirement per SEADIP PD-1 Provisions applying to all subareas

\*\* requirement per LB Municipal Code Residential Development Standards 21 31 230 Usable Open Space

\*\*\* percentage of open space to total site area

Marina View Lane pedestrian bridge not included in Level 2 open space total

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PUBLIC AND SHARED OPEN SPACE

TS.03



AERIAL VIEW ALONG PACIFIC COAST HIGHWAY



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PROJECT VIEW



AERIAL VIEW FROM THE CORNER OF SECOND STREET AND MARINA DRIVE



view

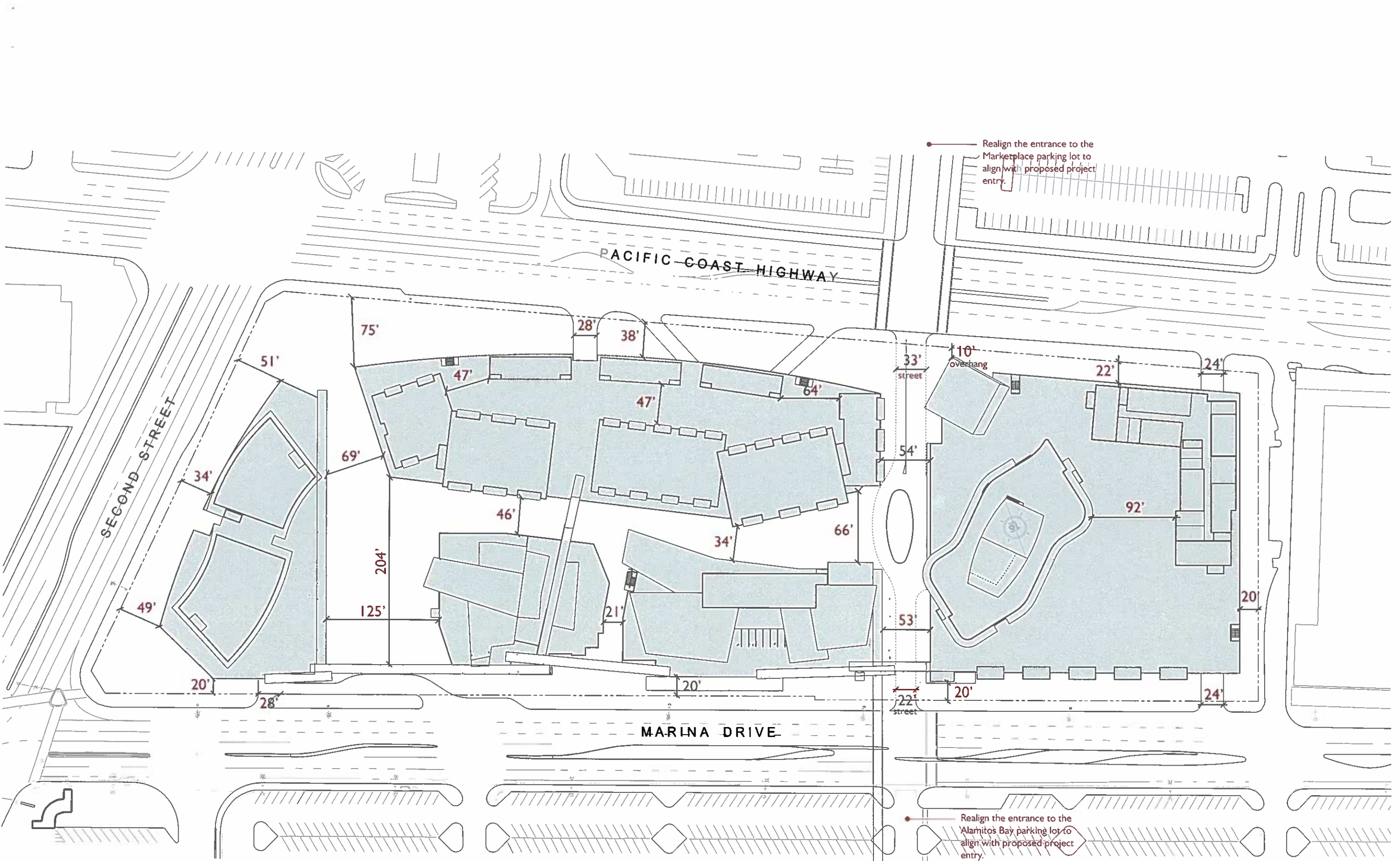
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PROJECT VIEW



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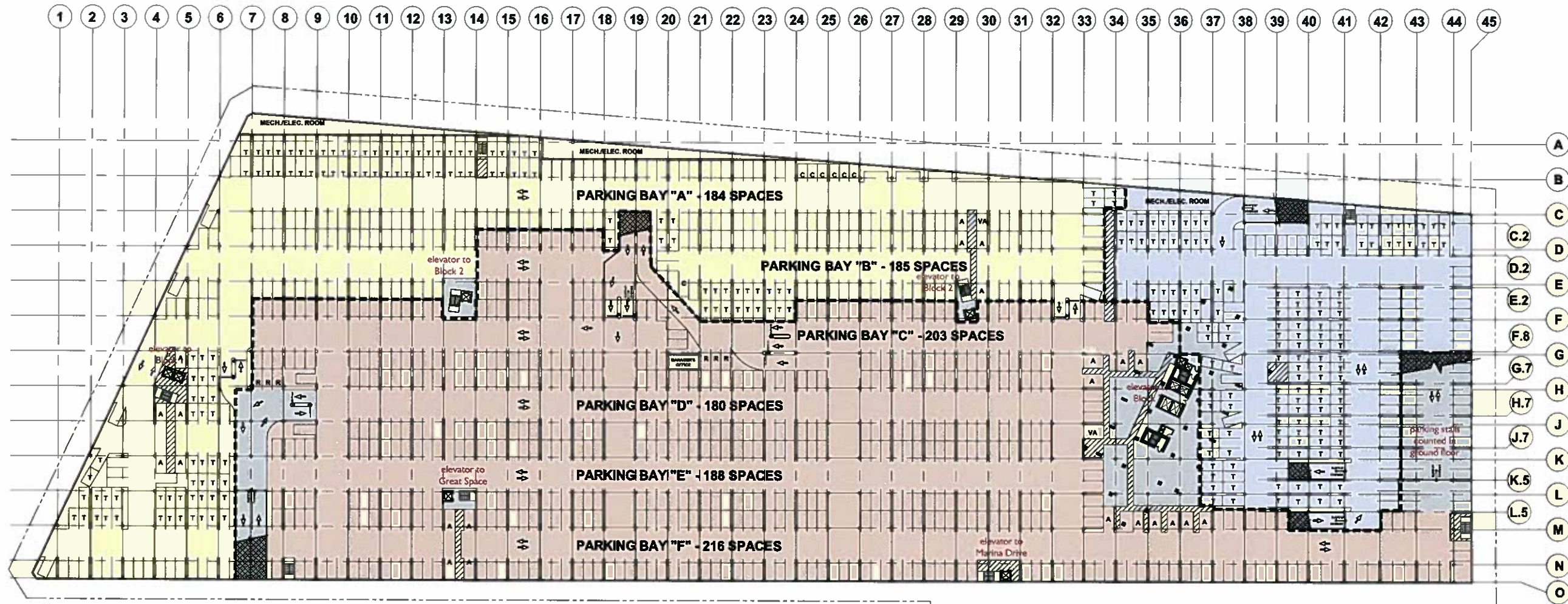
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Scale: as shown

PLOT PLAN

A2.00



**LEGEND**

- residential parking
- retail parking
- hotel/valet parking

**LEVEL P1 PARKING**

1,142 total stalls

Retail	580 stalls (15 accessible)
Residential	363 stalls (114 tandem, 8 accessible)
Hotel/Valet	199 stalls (144 tandem)

**Stall Designations**

- A : Accessible stall
- VA: Van accessible stall
- C: Compact stall
- T: Tandem stall
- R: Reserved stall

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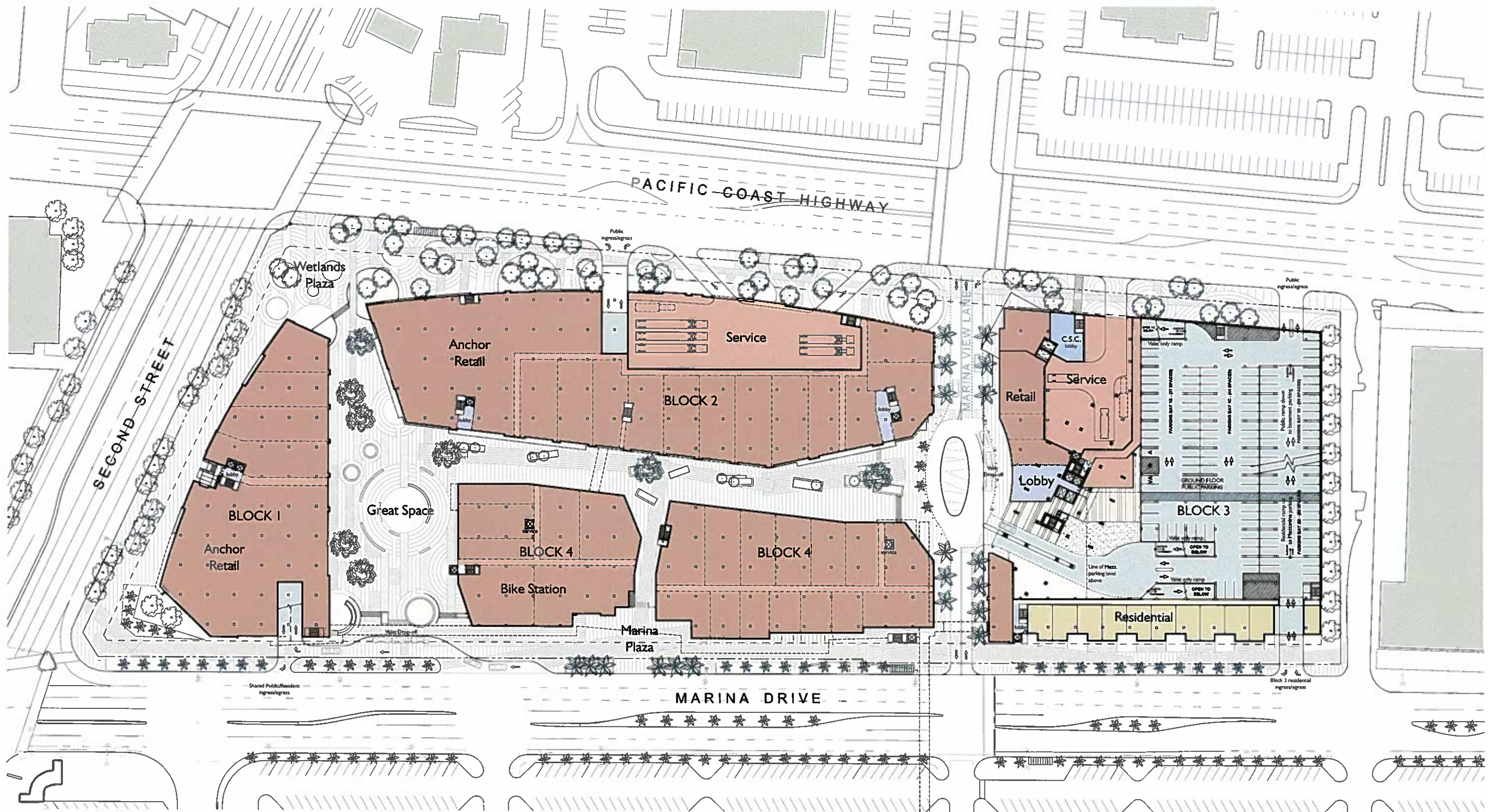
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**FLOOR PLAN  
P1 PARKING**



**A2.01**





**LEGEND**

- residential
- service/mechanical
- parking garage
- residential amenity/lobby
- hotel
- cultural/civic use
- retail

**LEVEL LI PARKING**

- 141 total stalls
- Retail 141 stalls (2 accessible)

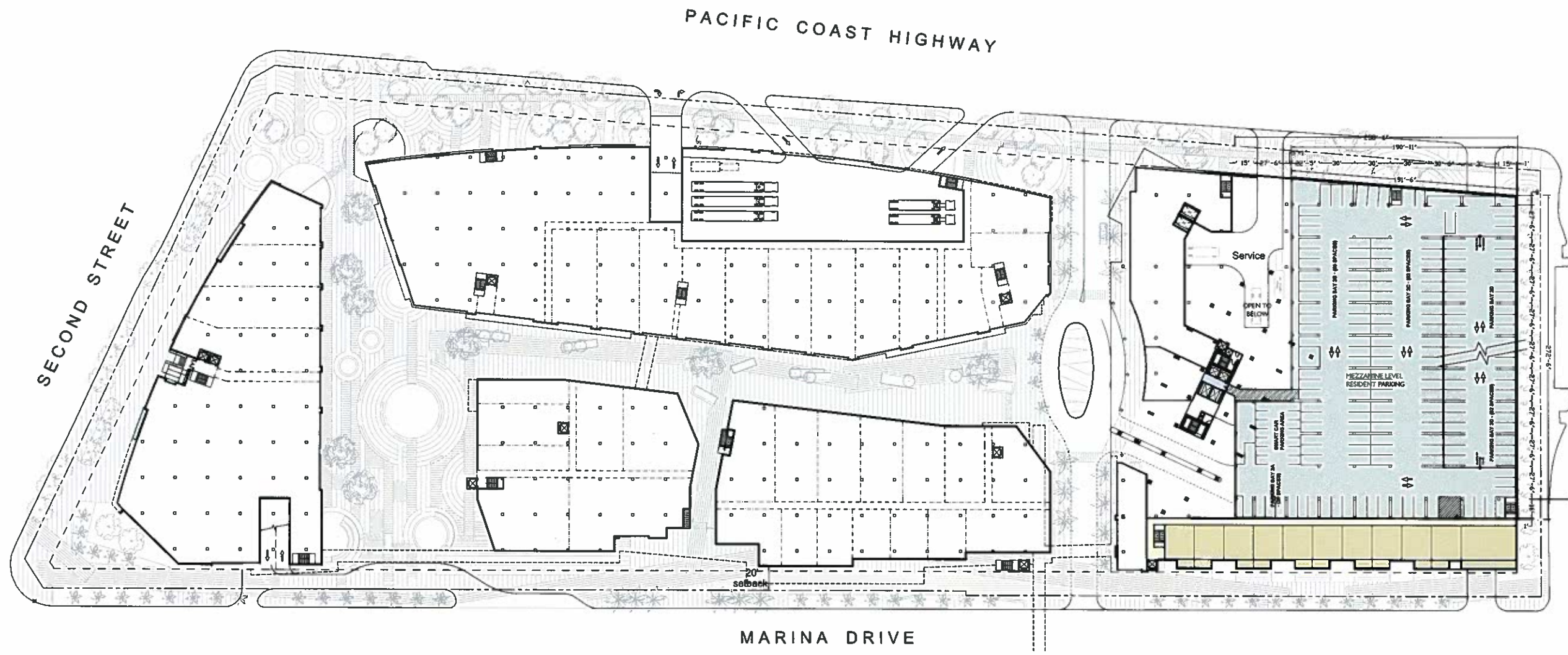
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 Scale: as shown

**FLOOR PLAN**  
 LI





**LEGEND**

- |   |                           |   |                    |  |                |
|---|---------------------------|---|--------------------|--|----------------|
|  | residential               |  | service/mechanical |  | parking garage |
|  | residential amenity/lobby |  | hotel              |  |                |
|  | retail                    |  | cultural/civic use |  |                |

**MEZZANINE LEVEL PARKING**

179 total stalls  
 Residential 165 stalls  
 Smart Car 14 stalls

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 Scale: as shown

**MEZZANINE FLOOR PLAN**





**LEGEND**

- residential
- residential amenity/lobby
- retail
- service/mechanical
- hotel
- cultural/civic use
- parking garage

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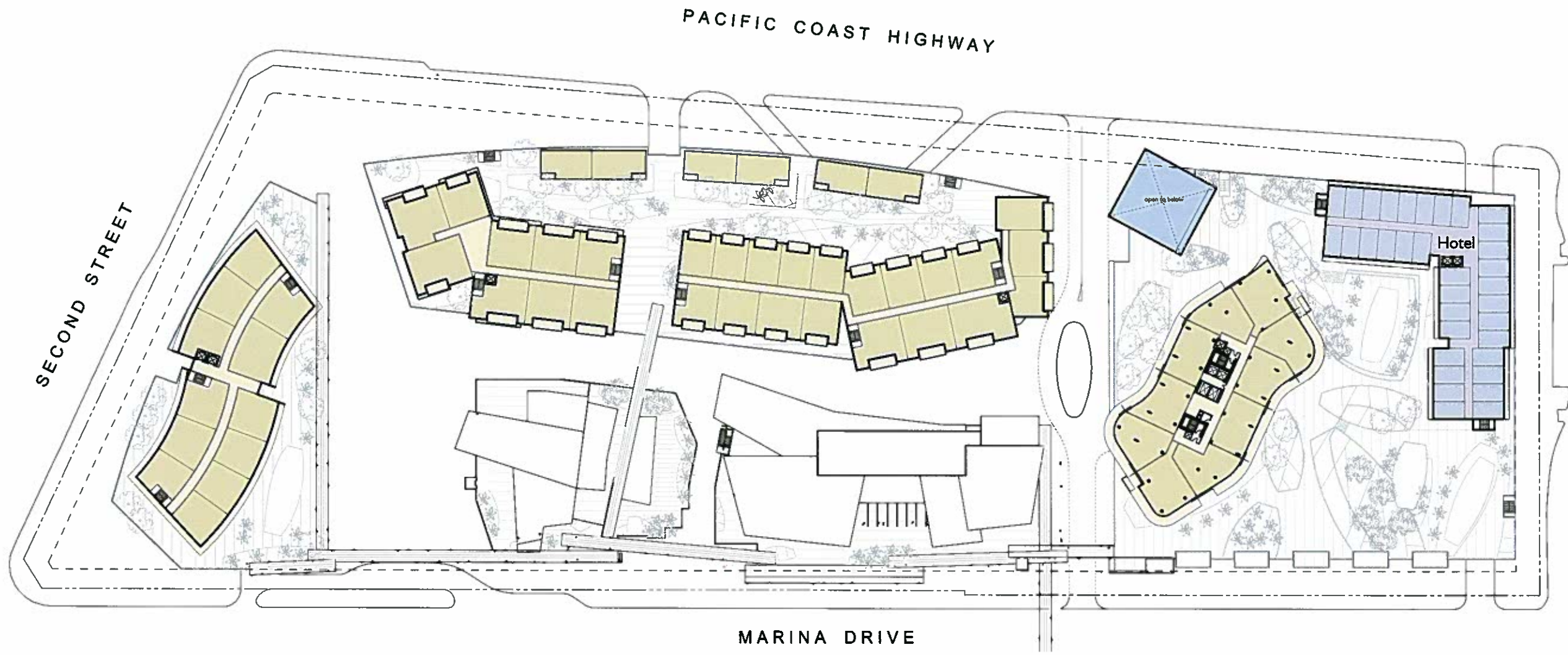
Job No.

Scale: as shown

**PODIUM FLOOR PLAN**  
**L2**

**A2.04**





**LEGEND**

- residential
- parking garage
- service/mechanical
- hotel
- residential amenity/lobby
- cultural/civic use
- retail



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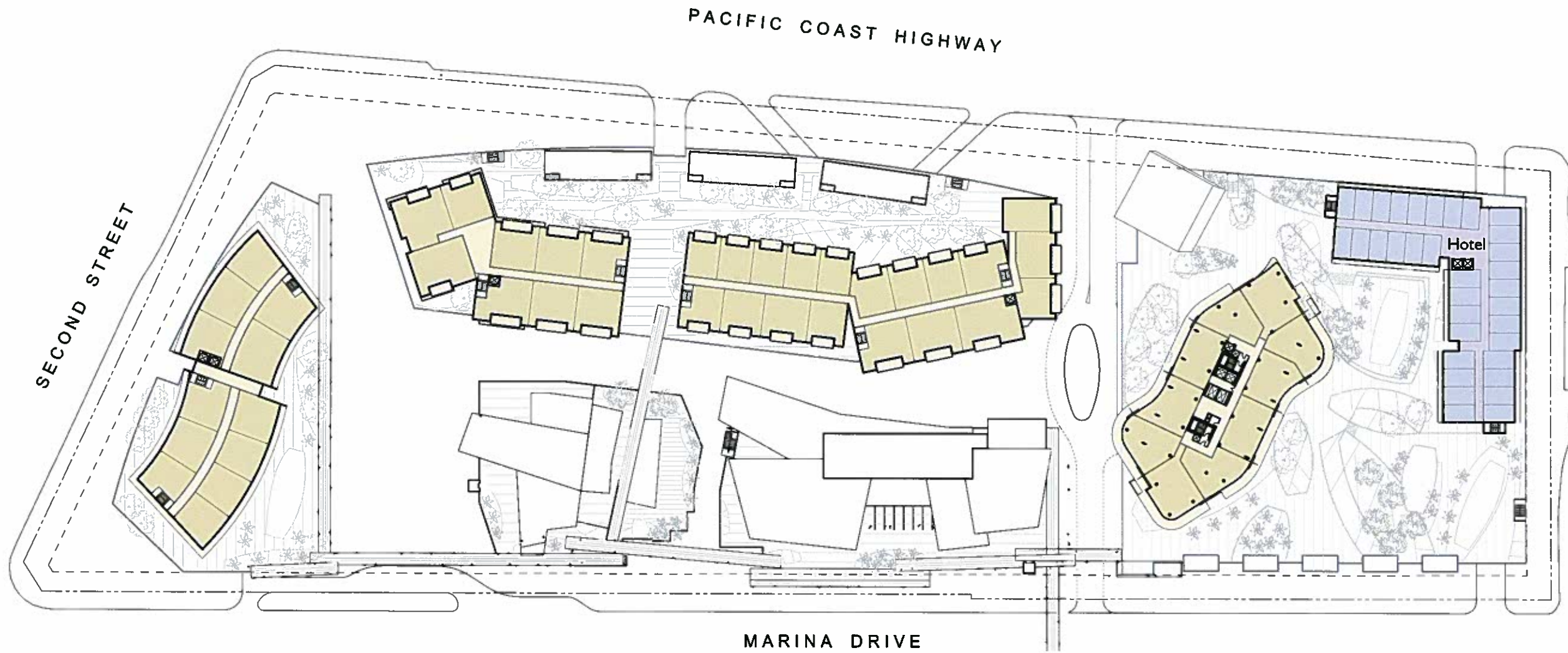
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Job No.

Scale. as shown

**FLOOR PLAN**  
**L3**

**A2.05**



**LEGEND**

- residential
- residential amenity/lobby
- retail
- service/mechanical
- hotel
- cultural/civic use
- parking garage

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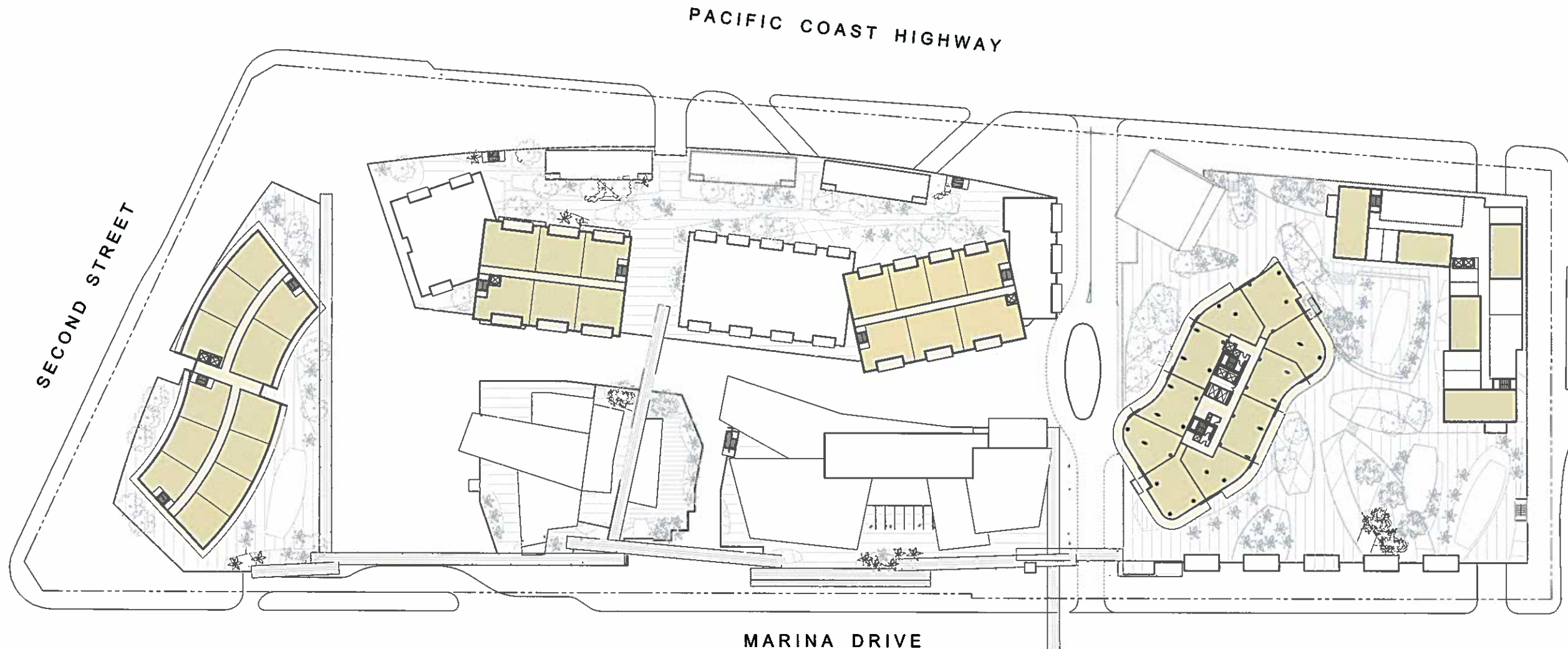
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**FLOOR PLAN**  
 L4



**A2.06**



**LEGEND**

- residential
- residential amenity/lobby
- retail
- service/mechanical
- hotel
- cultural/civic use
- parking garage

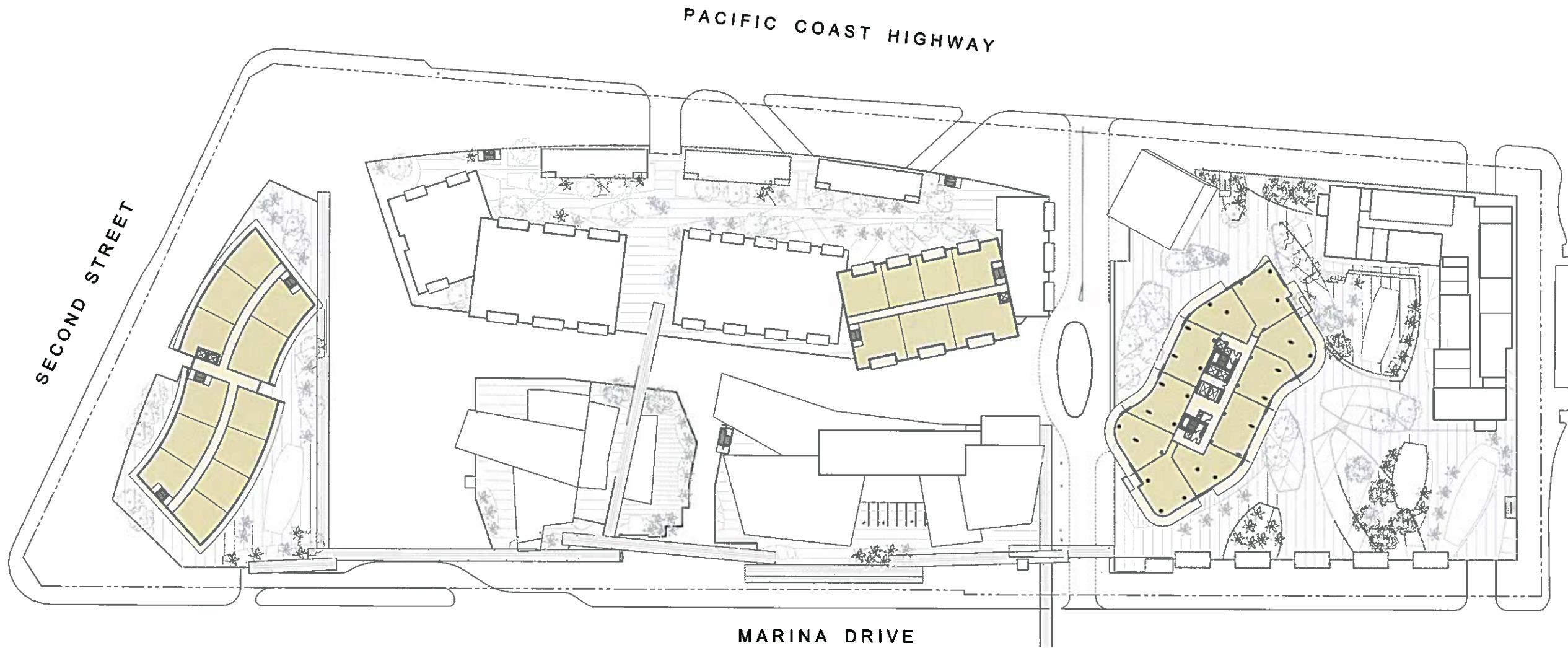
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 Scale. as shown

**FLOOR PLAN**  
 L5





**LEGEND**

- residential
- residential amenity/lobby
- retail
- service/mechanical
- hotel
- cultural/civic use
- parking garage

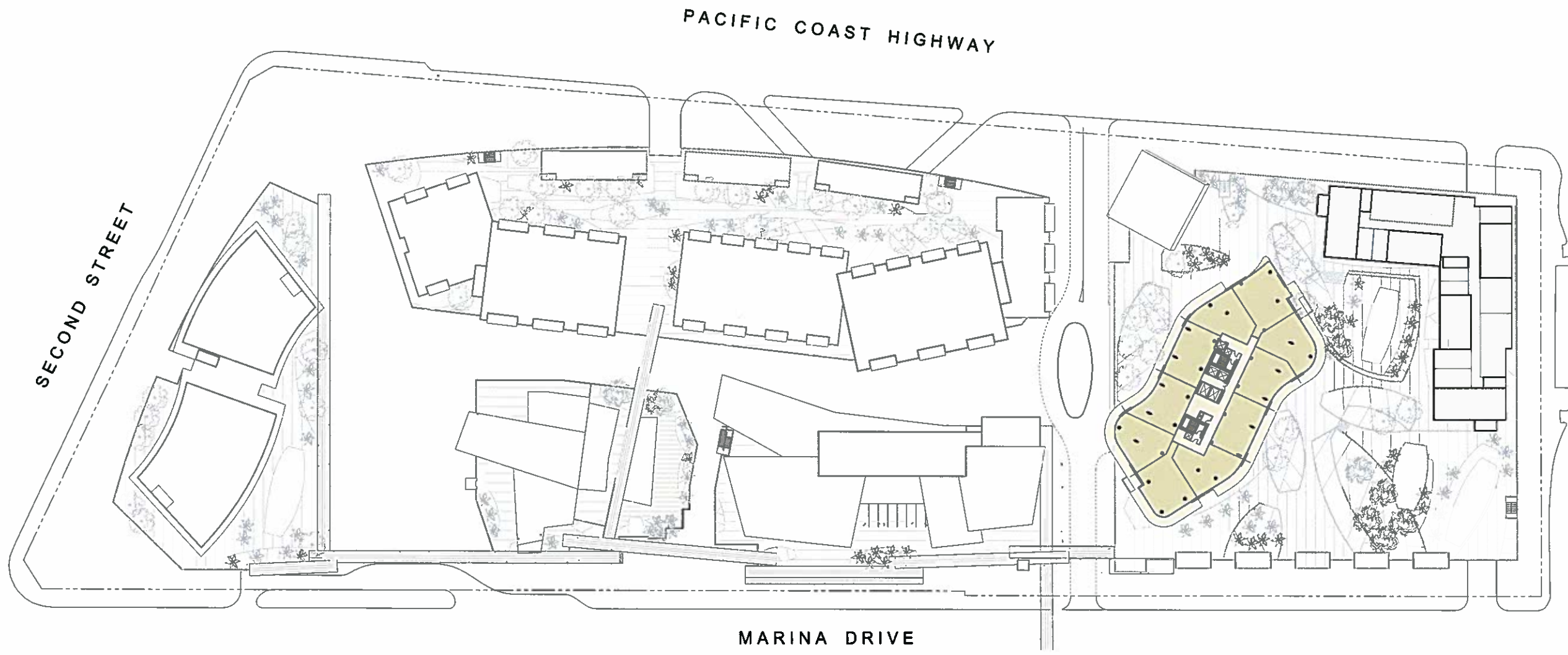
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 Scale: as shown

**FLOOR PLAN**  
**L6**





**LEGEND**

- residential
- residential amenity/lobby
- retail
- service/mechanical
- hotel
- cultural/civic use
- parking garage

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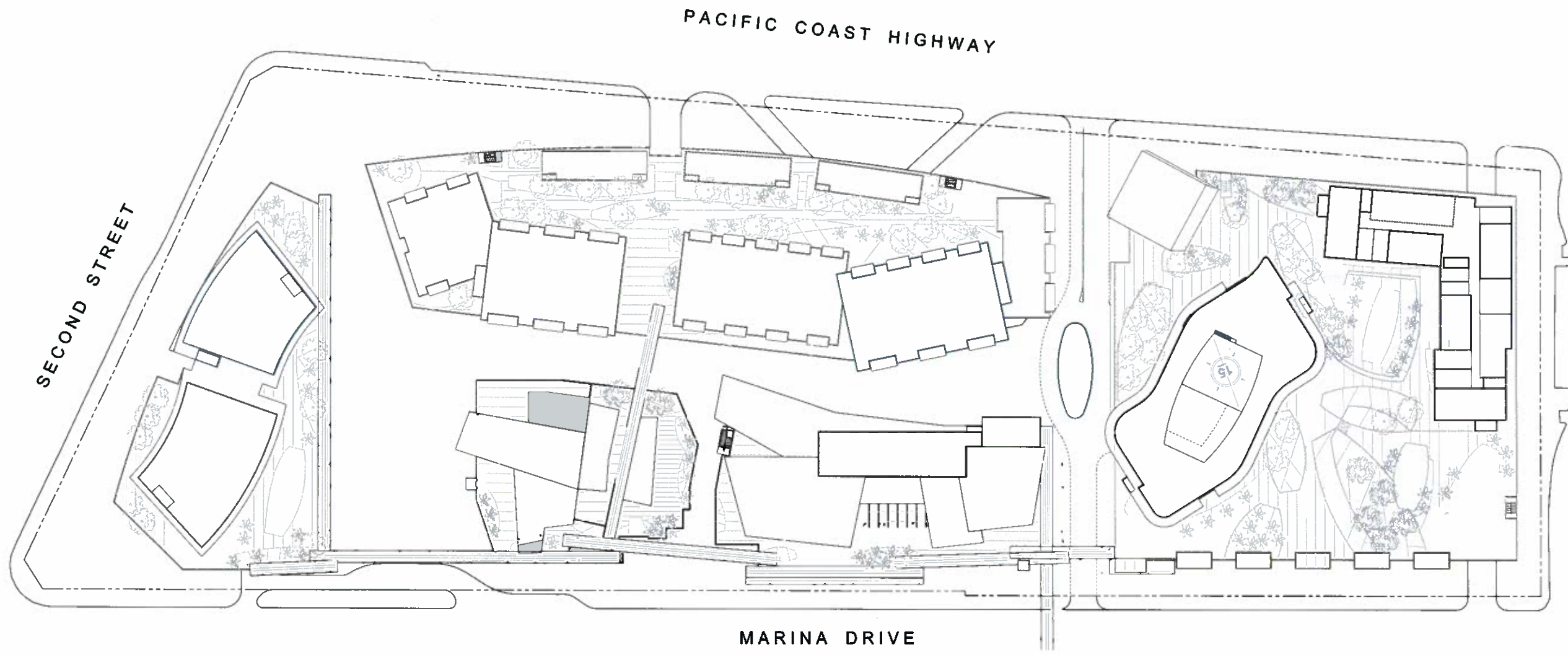
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 Scale. as shown

**FLOOR PLANS**  
 L7 - L11







**LEGEND**

- |   |  |  |
|---|--|--|
|  residential               |  service/mechanical |  parking garage |
|  residential amenity/lobby |  hotel              |  |
|  retail                    |  cultural/civic use |  |

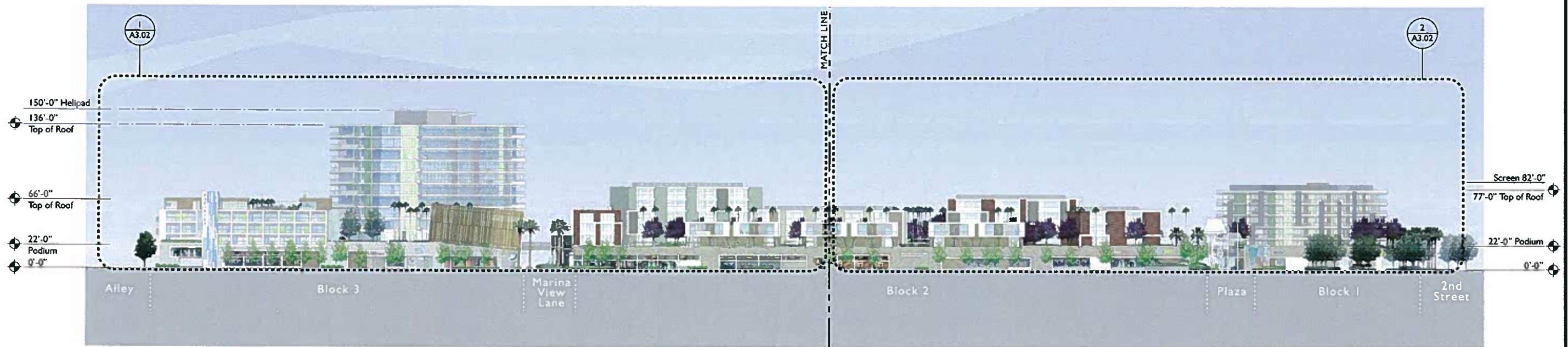
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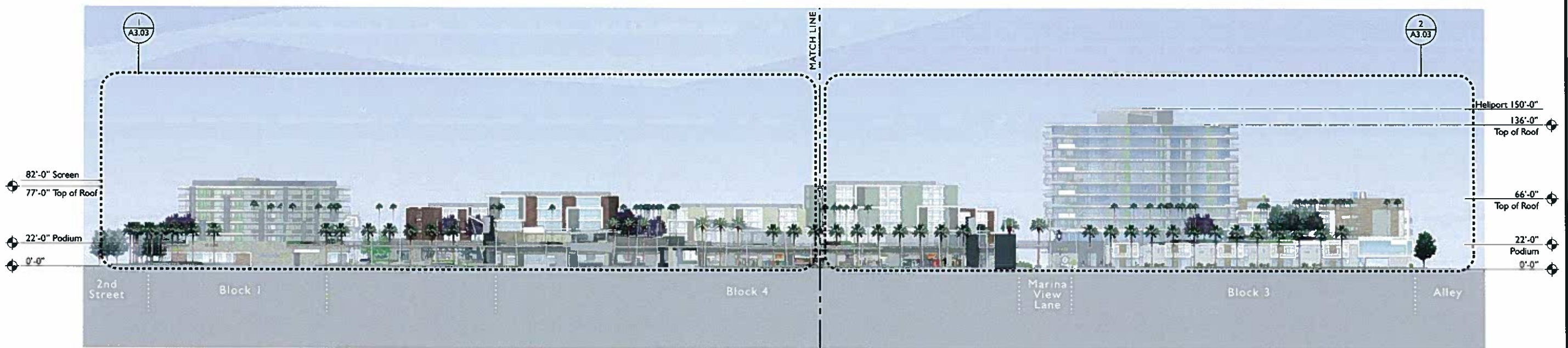
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**ROOF PLAN**

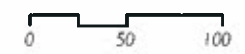




① PACIFIC COAST HIGHWAY ELEVATION



② MARINA DRIVE ELEVATION



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OVERALL  
 ELEVATION



① PACIFIC COAST HIGHWAY ELEVATION



② PACIFIC COAST HIGHWAY ELEVATION



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PCH  
ELEVATION

A3.02



① MARINA DRIVE ELEVATION



② MARINA DRIVE ELEVATION



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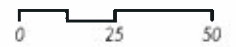
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MARINA AVE.  
 ELEVATION

A3.03



① SECOND STREET ELEVATION



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SECOND ST.  
 ELEVATION



① SOUTH ELEVATION



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**SOUTH ELEVATION**

**A3.05**



(A)



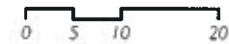
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(D)



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ENLARGED  
ELEVATIONS



(E)



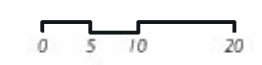
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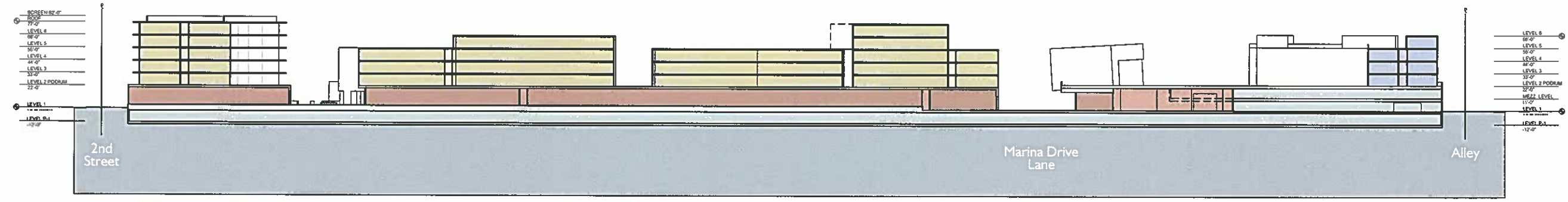
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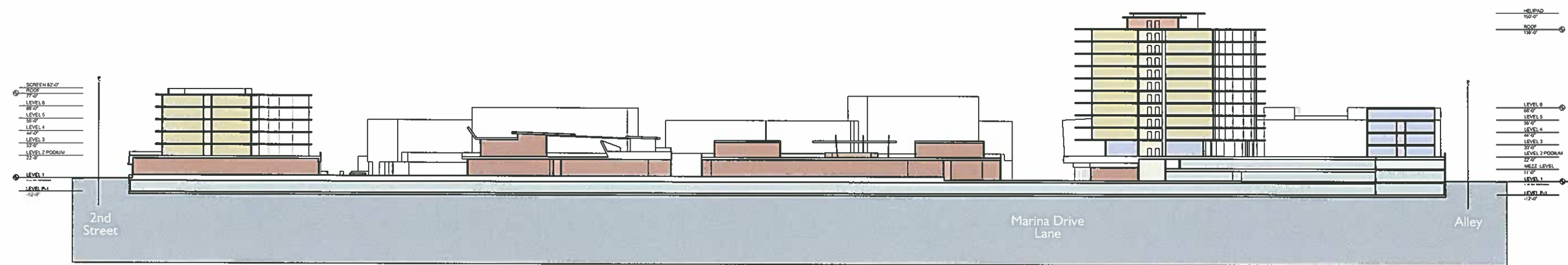
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ENLARGED ELEVATIONS





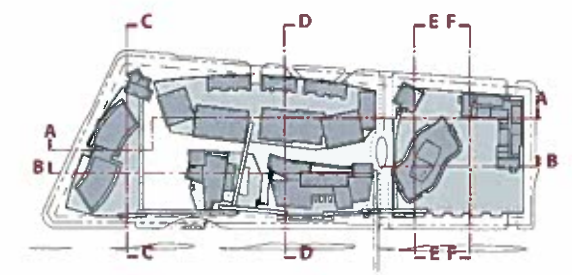
SECTION A-A



SECTION B-B

**LEGEND**

- residential
- service/mechanical
- parking garage
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- hotel
- retail
- cultural/civic use



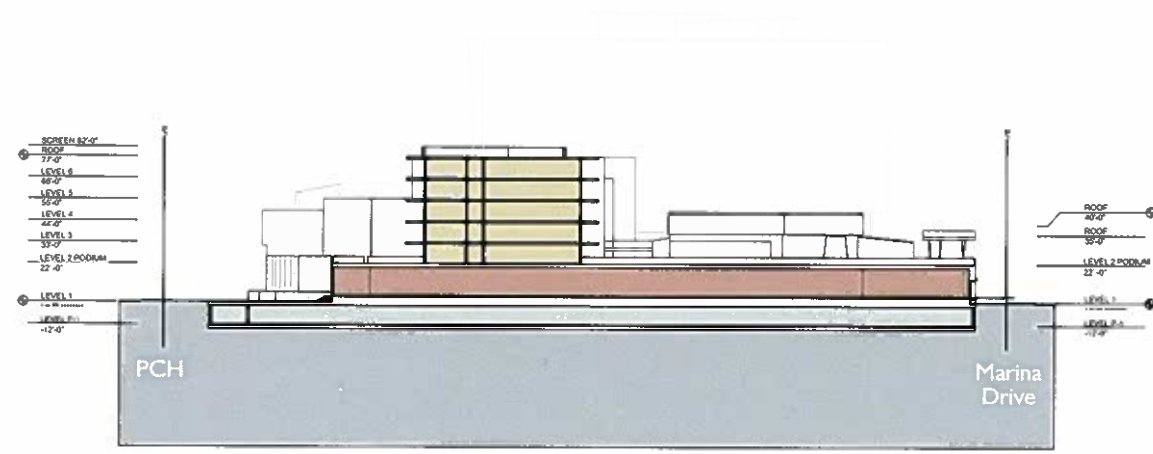
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1	4.22.09	Concept Site Plan Rev.
2	9.22.09	Design Revision
3	3.19.10	Site Plan Review
4	11.17.11	Site Plan Review

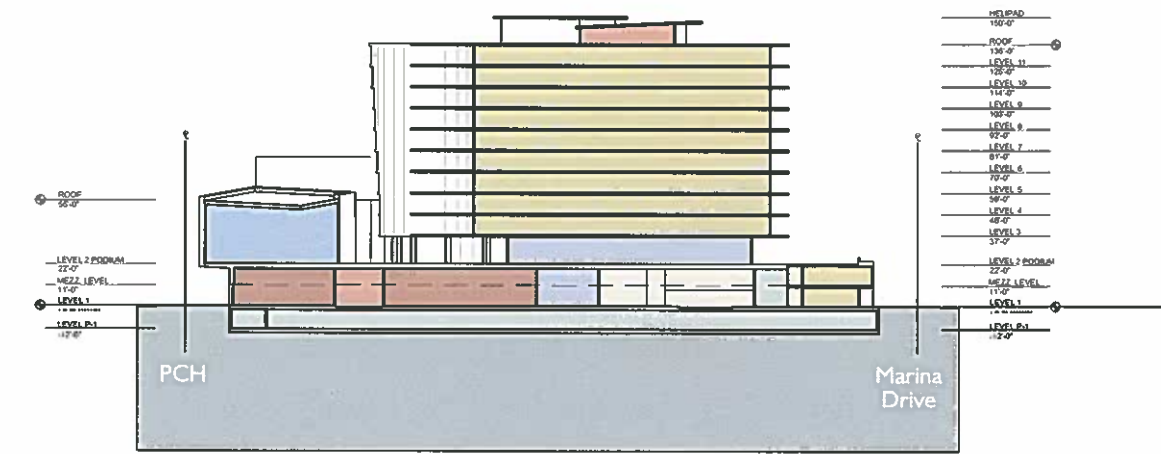
Job No.

Scale: as shown

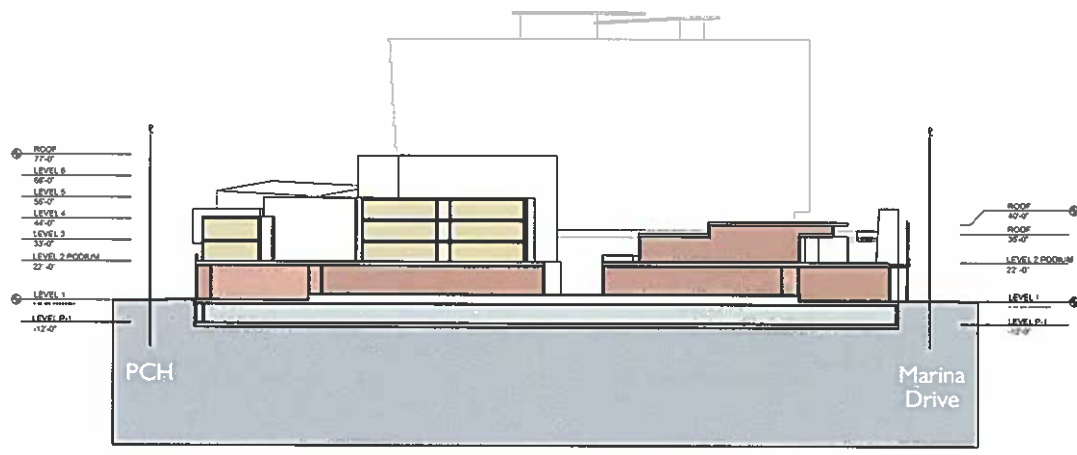
**SITE SECTIONS**



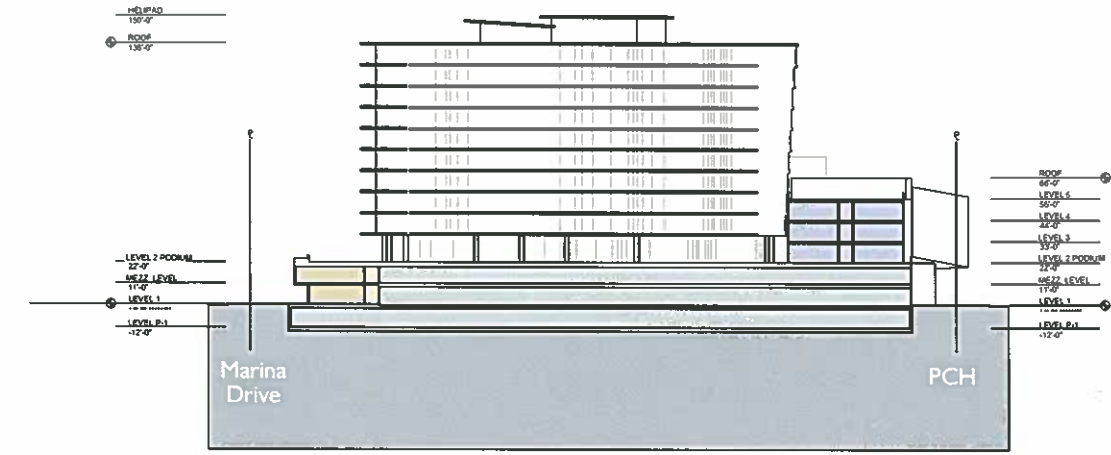
SECTION C-C



SECTION E-E



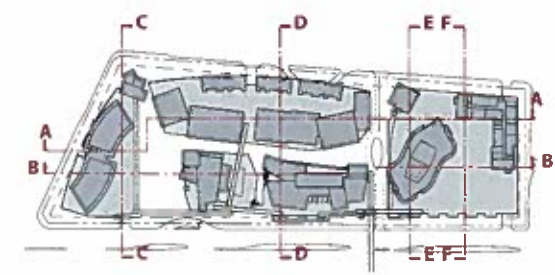
SECTION D-D



SECTION F-F

**LEGEND**

residential	service/mechanical	parking garage
residential amenity/lobby	hotel	
retail	cultural/civic use	



Second + PCH  
 6400 Pacific Coast Hwy.  
 Long Beach, California

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**SITE SECTIONS**