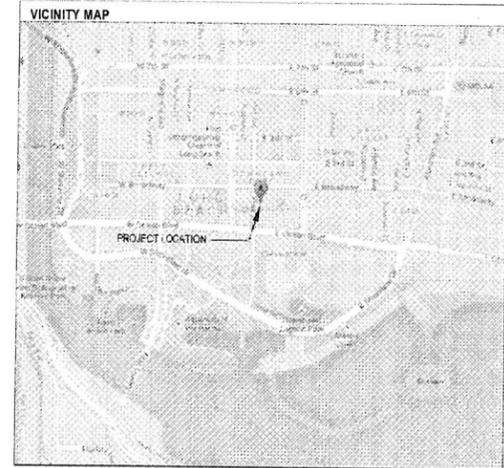


SITE DATA	
ZONE	PD-30 DOWNTOWN LONG BEACH
OCC.	R-2
APN	7280-027-011
LOT	17-22
BLOCK	104 OF TOWNSITE OF LONG BEACH
LOT AREA	11,255 SQ. FT.

PLANNING DATA	
AREAS	
FLOOR 2:	9,122 SQ. FT.
FLOOR 3:	8,847 SQ. FT.
FLOORS 4-13:	8,934 SQ. FT = 89,340 SQ. FT.
TOTAL FLOOR AREA:	107,309 SQ. FT.
OPEN SPACE/ COMMON AREA	
NEW PATIO:	388 SQ. FT.
FITNESS ROOM:	660 SQ. FT.
TOTAL:	1,048 SQ. FT.
UNIT COUNT	
FLOOR 2:	9
FLOOR 3-6:	11 X 4 = 44
FLOOR 7-11:	10 X 5 = 50
FLOOR 12:	4
FLOOR 13:	4
TOTAL:	118 UNITS
AVERAGE UNIT AREA:	678 SQ. FT.
MIN UNIT AREA:	524 SQ. FT.
TOTAL UNIT AREA:	83,394 SQ. FT.
UNIT TYPE	
1 BEDROOM:	94
2 BEDROOMS:	23
3 BEDROOMS:	1

- SCOPE OF WORK**
- ADAPTIVE REUSE OF HISTORICAL STRUCTURE WITH CHANGE OF OCCUPANCY FROM OFFICE (B) TO RESIDENTIAL (R-2).
 - REMOVAL OF INTERIOR PARTITIONS WITH INTERIOR REMODEL EXISTING FINISHES @ ELEVATOR LOBBIES AND STAIRS TO REMAIN.
 - NEW STRUCTURAL SHEAR WALLS @ 3 INTERIOR LOCATIONS.
 - REPLACEMENT OF EXISTING WINDOWS AT EXTERIOR ELEVATIONS.
 - INCREASE WIDTH OF EXISTING DOOR OPENING @ GROUND FLOOR ALLEY ELEVATION.
 - NEW WINDOWS AT EXISTING AND NEW OPENINGS ALONG ROOF BULKHEAD. BULKHEAD DOES NOT FACE THE STREET.
 - NO OTHER CHANGE TO EXTERIOR ELEVATIONS.
 - PARTIAL REMOVAL OF EXISTING ROOF @ 2ND FLOOR TO CREATE OUTDOOR SPACE. EXTERIOR PERIMETER WALL TO REMAIN UNCHANGED.
 - NO ADDITIONAL AREA.



SHEET INDEX	
A0-000	COVER SHEET - NOTES & SITE PLAN
A1-001	EXIST. BASEMENT FLOOR PLAN
A1-002	EXIST. GROUND/MEZZANINE FLOOR PLAN
A1-003	EXIST. TYP. FLOOR PLAN
A1-100	BASEMENT FLOOR PLAN
A1-101	GROUND FLOOR PLAN
A1-102	2ND FLOOR PLAN
A1-103	3RD FLOOR PLAN
A1-104	4TH - 6TH FLOOR PLAN
A1-105	7TH - 11TH FLOOR PLAN
A1-106	12TH FLOOR PLAN
A1-107	13TH FLOOR PLAN
A1-108	ROOF PLAN
A2-101	SOUTH ELEVATION
A2-102	EAST ELEVATION
A2-103	NORTH ELEVATION
A2-104	WEST ELEVATION
A3-101	LONG SECTION
A3-102	CROSS SECTION
A4-101	WINDOW ELEVATIONS

Floor	unit 1	unit 2	unit 3	unit 4	unit 5	unit 6	unit 7	unit 8	unit 9	unit 10	unit 11	area total @ floor			
2	691	850	824	828	818	822	687	604	634	-	-	6738			
3	584	906	523	546	755	541	575	560	730	622	515	6857			
4	685	906	523	546	755	541	575	560	730	622	515	6958			
5	685	906	523	546	755	541	575	560	730	622	518	6961			
6	685	906	523	546	755	541	575	560	730	622	518	6961			
7	685	906	660	-	755	812	575	697	730	622	518	6960			
8	685	906	680	-	755	812	575	697	730	622	518	6960			
9	685	906	680	-	755	812	575	697	730	622	518	6960			
10	685	906	680	-	755	812	575	697	730	622	518	6960			
11	685	906	680	-	755	812	575	697	730	622	518	6960			
12	1363	1405	1263	913	752	919	575	931	1402	622	518	10663			
PH					PH01	558		PH02	926		PH03	767	PH04	510	2751
Total	8,118	10,409	7,579	3,925	8,923	7,965	7,343	7,260	8,606	6,987	5,684	62,799			

- PARKING**
- PARKING AGREEMENT HAS BEEN MADE WITH THE OWNER OF GARAGE AT 123 W. 1ST STREET TO ALLOW RESIDENTS TO RENT A MINIMUM OF ONE PARKING SPACE PER UNIT.
 - PARKING GARAGE AT 123 W. 1ST STREET IS UNDER DIFFERENT OWNER.
 - PARKING GARAGE STRUCTURE PROVIDES 150 EXISTING PARKING SPACES INCLUDING:
 - 2 TANDEM ACCESSIBLE SPACES
 - 72 TANDEM SPACES
 - 76 SINGLE SPACES
 - NO PARKING IS PROVIDED ON THE 110 PINE AVE SITE

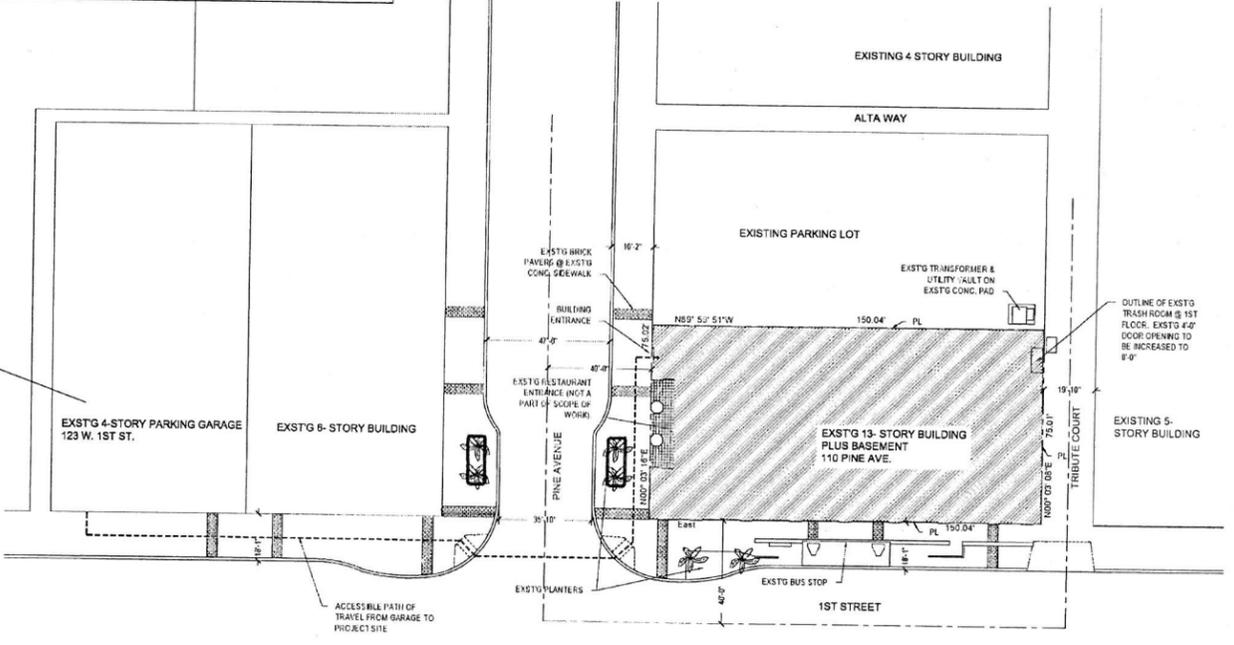


Exhibit B

ARCHITECT

dt-a
DAVID TAKACS ARCHITECTURE
824 S. Los Angeles St., #305
Los Angeles, CA 90014
213.984.4019

PROJECT

SECURITY PACIFIC LOFTS
110 PINE AVE.
LONG BEACH, CA 90802

OWNER

PACIFIC INVESTMENT I & M LLC
206 W. 6TH STREET
LOS ANGELES, CA 90014

STRUCTURAL ENGINEER

CHARLES TAN & ASSOCIATES
320 E. 2ND ST., SUITE 316
LOS ANGELES, CA 90012

MECHANICAL ENGINEER

EMA CONSULTING ENGINEERS
2277 TOWNSGATE RD., STE. 216
WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER

AMELECT INC.
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404-3726

SEAL

LICENSED ARCHITECT
DAVID TAKACS
C-33737
07-31-15
RENEW 2/16
STATE OF CALIFORNIA

ISSUE

NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION

NO.	DATE	DESCRIPTION
04.02.14		Site Plan Review Corrections

SCALE AS NOTED

DRAWN

DATE January 13, 2014

SHEET

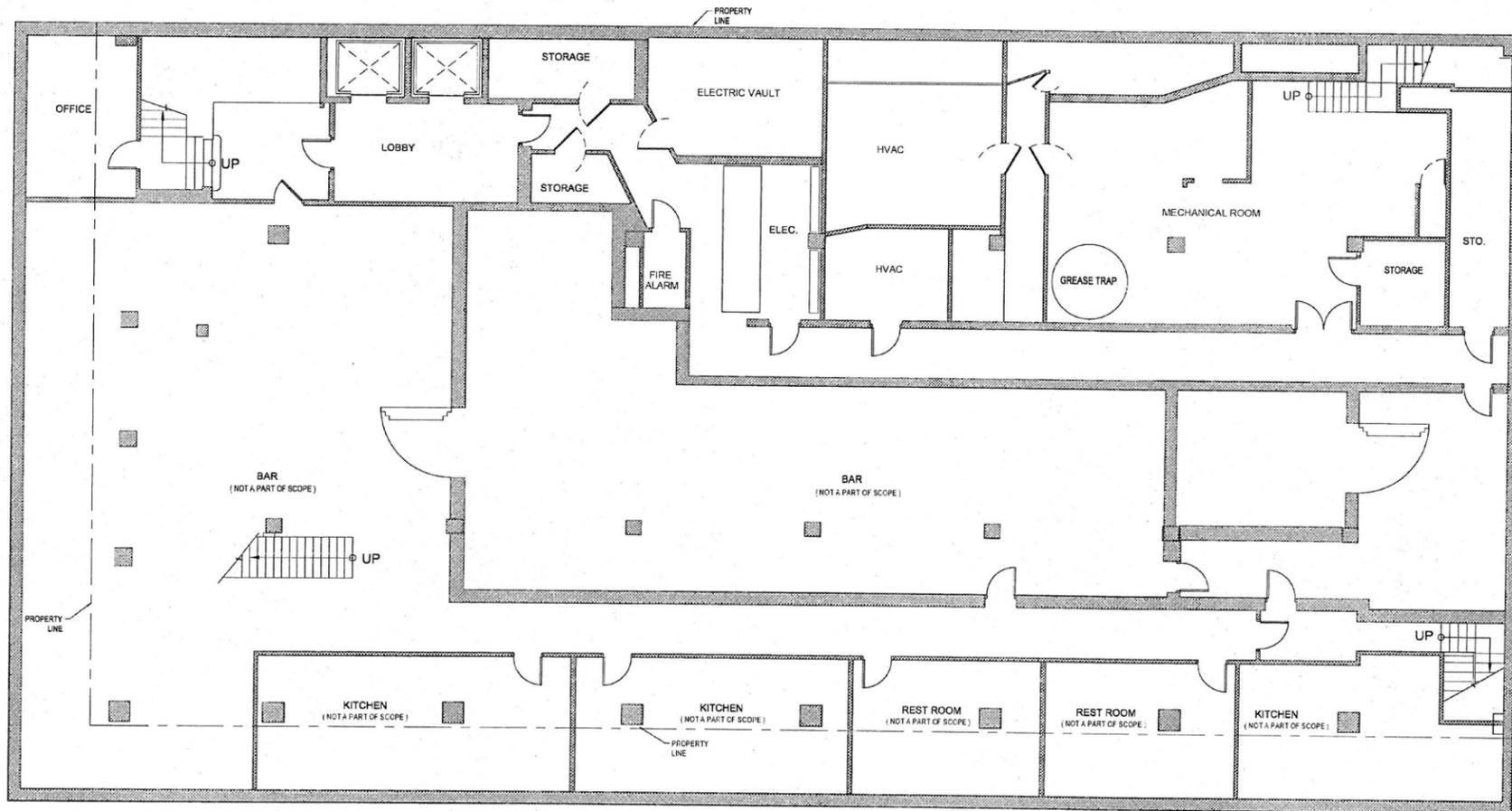
SITE PLAN

SHEET NUMBER

A0-000

LEGEND

-  EXISTING WALL
-  WALL TO BE DEMOLISHED



ARCHITECT
dt-a
 DAVID TAKACS ARCHITECTURE
 824 S. Los Angeles St., #305
 Los Angeles, CA 90014
 213.984.4019

PROJECT
**SECURITY
 PACIFIC LOFTS**
 110 PINE AVE.
 LONG BEACH, CA 90802

OWNER
PACIFIC INVESTMENT I & M LLC
 206 W. 6TH STREET
 LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
CHARLES TAN & ASSOCIATES
 320 E. 2ND ST., SUITE 316
 LOS ANGELES, CA 90012

MECHANICAL ENGINEER
EMA CONSULTING ENGINEERS
 2277 TOWNSGATE RD., STE. 216
 WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER
AMELECT INC.
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404-3726



SEAL



ISSUE		
NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION		
NO.	DATE	DESCRIPTION
△	04.02.14	Site Plan Review Corrections
△		
△		
△		

SCALE AS NOTED
 DRAWN
 DATE January 13, 2014

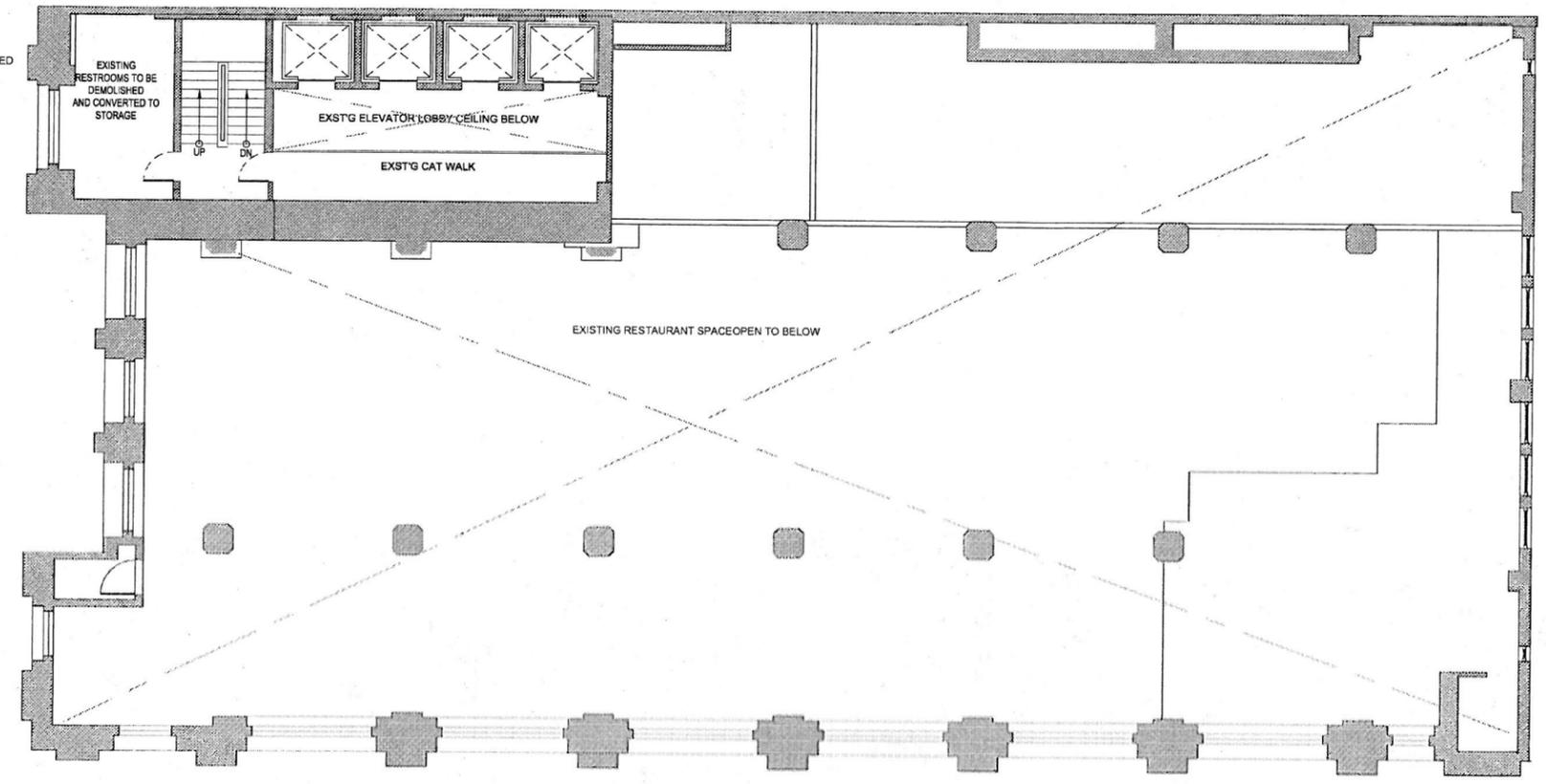
SHEET **EXIST.
 BASEMENT PLAN**

SHEET NUMBER

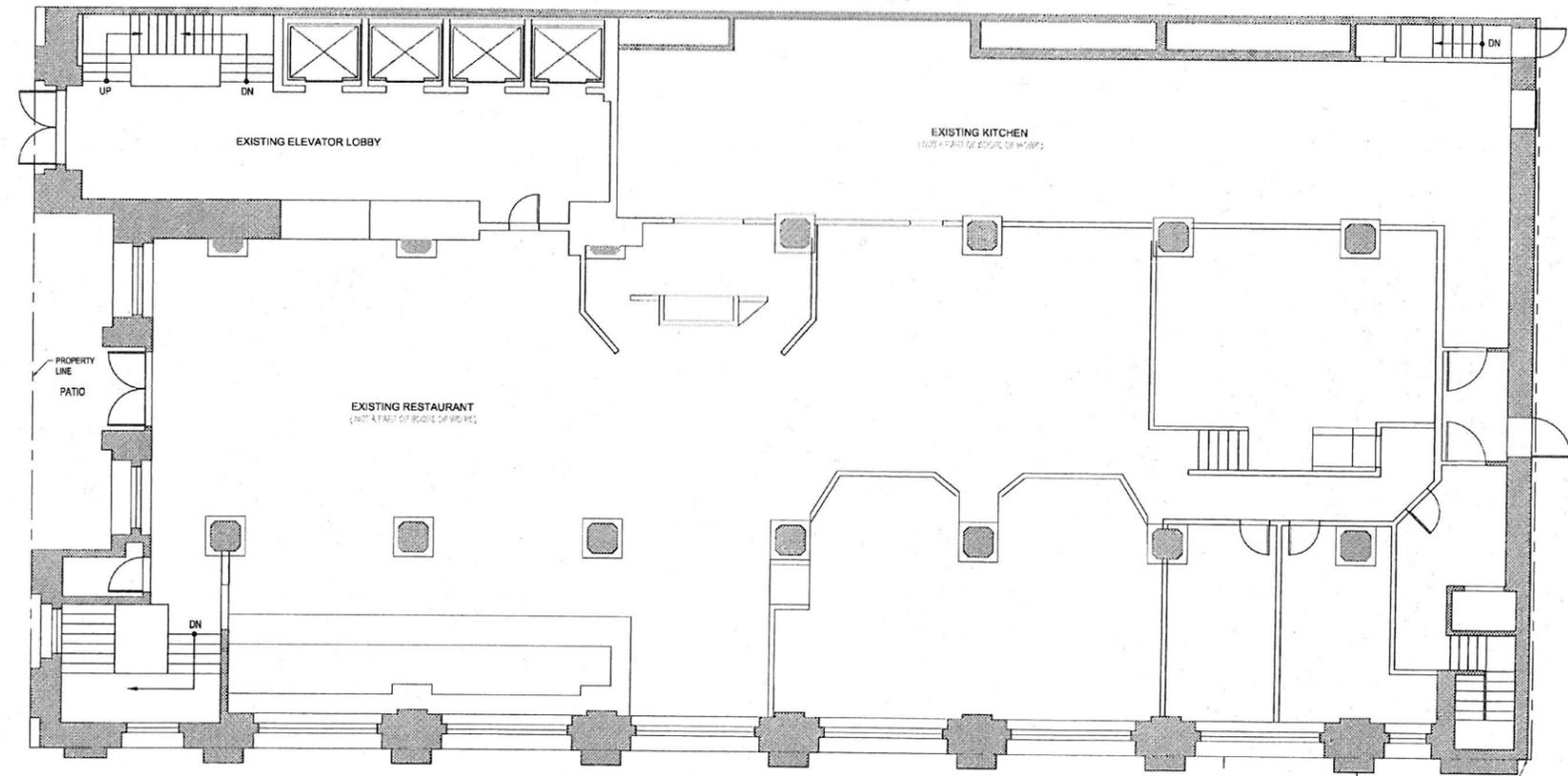
A1-001

LEGEND

-  EXISTING WALL
-  WALL TO BE DEMOLISHED



2 EXIST. MEZZANINE FLOOR PLAN
1/8" = 1'-0"



1 EXIST. GROUND FLOOR PLAN
1/8" = 1'-0"

ARCHITECT
dt-a
DAVID TAKACS ARCHITECTURE
824 S. Los Angeles St., #305
Los Angeles, CA 90014
213.984.4019

PROJECT
SECURITY PACIFIC LOFTS
110 PINE AVE.
LONG BEACH, CA 90802

OWNER
PACIFIC INVESTMENT I & M LLC
206 W. 6TH STREET
LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
CHARLES TAN & ASSOCIATES
320 E. 2ND ST., SUITE 316
LOS ANGELES, CA 90012

MECHANICAL ENGINEER
EMA CONSULTING ENGINEERS
2277 TOWNSGATE RD., STE. 216
WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER
AMELECT INC.
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404-3726



ISSUE

NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION

NO.	DATE	DESCRIPTION
1	04.02.14	Site Plan Review Corrections

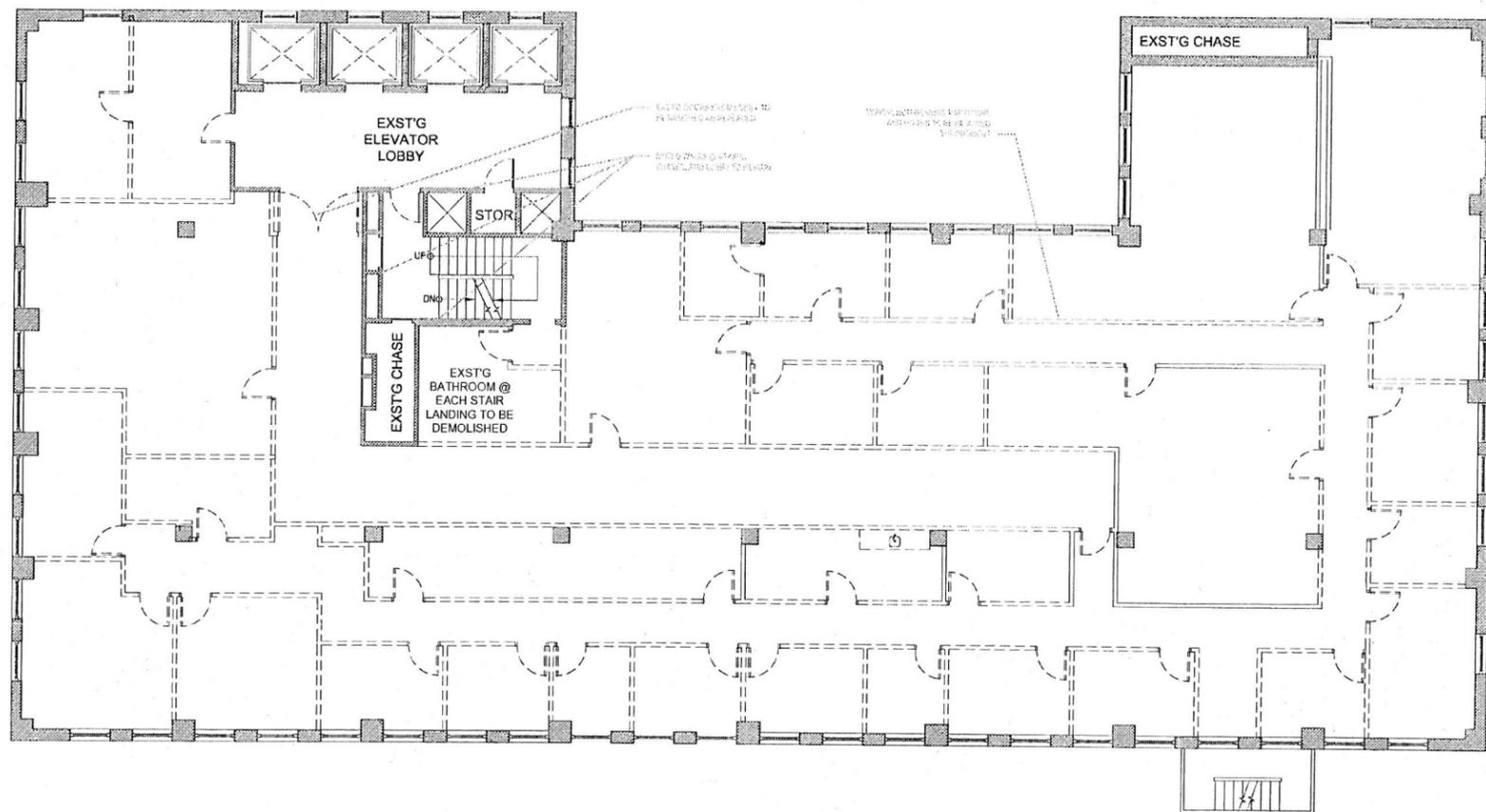
SCALE AS NOTED
DRAWN
DATE January 13, 2014

EXIST. GROUND FLOOR PLAN

SHEET NUMBER
A1-002

LEGEND

-  EXISTING WALL
-  WALL TO BE DEMOLISHED



1 EXIST. TYP. FLOOR PLAN
1/8" = 1'-0"

ARCHITECT
dt-a
DAVID TAKACS ARCHITECTURE
824 S. Los Angeles St., #305
Los Angeles, CA 90014
213.984.4019

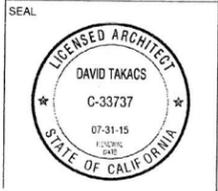
PROJECT
**SECURITY
PACIFIC LOFTS**
110 PINE AVE.
LONG BEACH, CA 90802

OWNER
PACIFIC INVESTMENT I & M LLC
206 W. 6TH STREET
LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
CHARLES TAN & ASSOCIATES
320 E. 2ND ST., SUITE 316
LOS ANGELES, CA 90012

MECHANICAL ENGINEER
EMA CONSULTING ENGINEERS
2277 TOWNSGATE RD., STE. 216
WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER
AMELECT INC.
1330 OLYMPIC BLVD
SANTA MONICA, CA 90404-3726



ISSUE		
NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION		
NO.	DATE	DESCRIPTION
▲	04.02.14	Site Plan Review Corrections
▲		
▲		
▲		

SCALE AS NOTED
DRAWN
DATE January 13, 2014

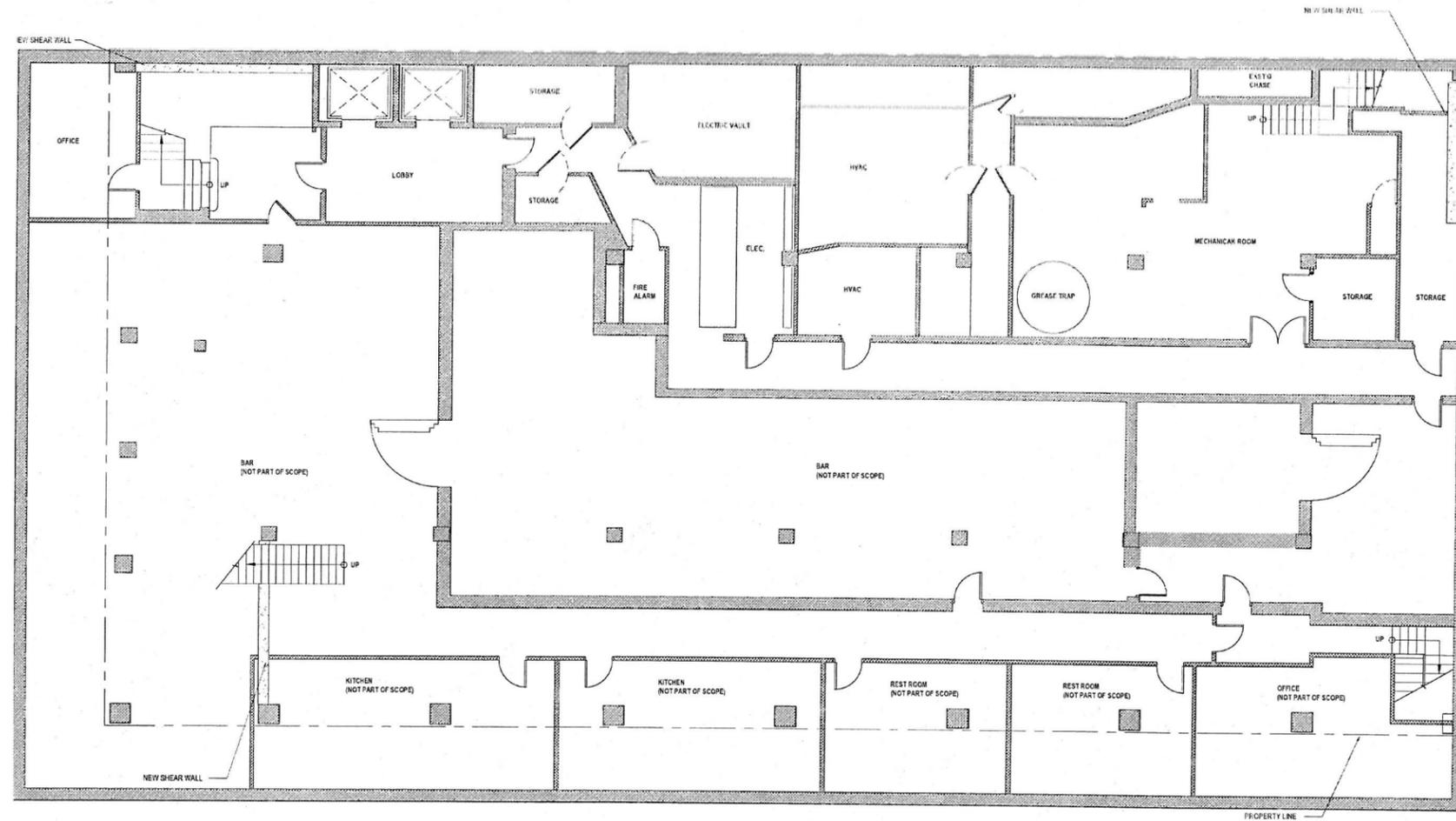
SHEET
**EXIST. TYP.
FLOOR PLAN**
SHEET NUMBER
A1-003

LEGEND

-  EXISTING WALL
-  NEW WALL

NOTES

1. EXSTG BAR, KITCHEN, & REST ROOMS NOT A PART OF SCOPE OF WORK
2. NEW MECHANICAL EQUIPMENT TO INCLUDE GENERATOR, FIRE PUMP, PER MECHANICAL ENGINEER ON BUILDING PERMIT
3. NO NEW WALLS @ BASEMENT



1 BASEMENT PLAN
1/8" = 1'-0"

ARCHITECT
dt-a
DAVID TAKACS ARCHITECTURE
824 S. Los Angeles St., #305
Los Angeles, CA 90014
213.984.4019

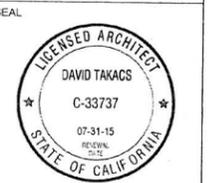
PROJECT
**SECURITY
PACIFIC LOFTS**
110 PINE AVE
LONG BEACH, CA 90802

OWNER
PACIFIC INVESTMENT I & M LLC
206 W. 6TH STREET
LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
CHARLES TAN & ASSOCIATES
320 E. 2ND ST., SUITE 316
LOS ANGELES, CA 90012

MECHANICAL ENGINEER
EMA CONSULTING ENGINEERS
2277 TOWNSGATE RD., STE. 216
WESTLAKE VILLAGE, CA 91381

ELECTRICAL ENGINEER
AMELECT INC.
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404-3726



ISSUE

NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION

NO.	DATE	DESCRIPTION
1	04.02.14	Site Plan Review Corrections

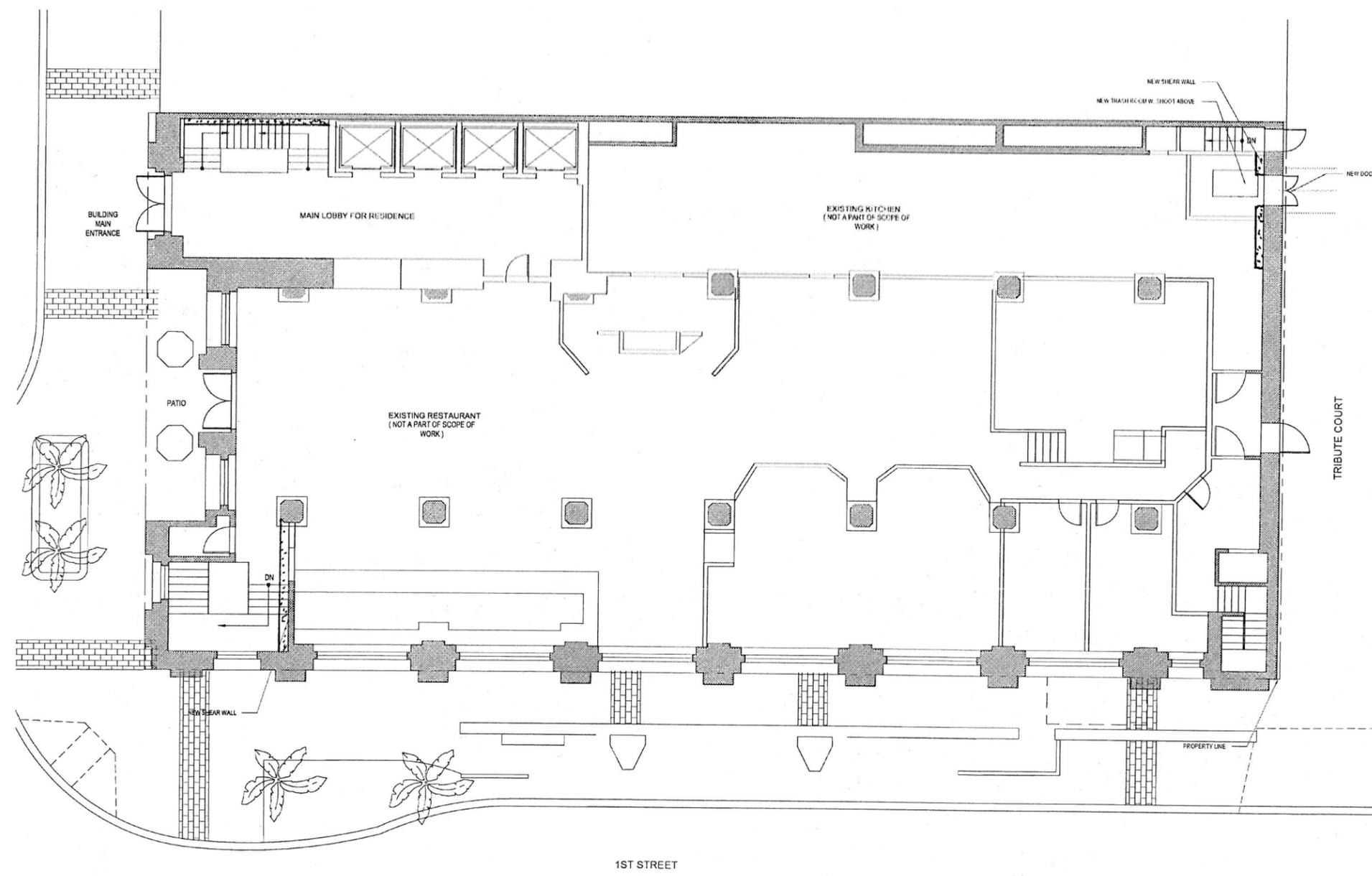
SCALE AS NOTED
DRAWN
DATE January 13, 2014

SHEET
BASEMENT PLAN

SHEET NUMBER
A1-100

LEGEND
 [Hatched Box] EXISTING WALL
 [White Box] NEW WALL

- NOTES**
1. EXIST'G BAR, KITCHEN, & REST ROOMS NOT A PART OF SCOPE OF WORK.
 2. NEW MECHANICAL EQUIPMENT TO INCLUDE GENERATOR, FIRE PUMP.
 3. NO NEW WALLS @ GROUND FLOOR.



ARCHITECT
dt-a
 DAVID TAKACS ARCHITECTURE
 824 S. Los Angeles St., #305
 Los Angeles, CA 90014
 213.984.4019

PROJECT
SECURITY PACIFIC LOFTS
 110 PINE AVE.
 LONG BEACH, CA 90802

OWNER
PACIFIC INVESTMENT I & M LLC
 206 W. 6TH STREET
 LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
CHARLES TAN & ASSOCIATES
 320 E. 2ND ST., SUITE 316
 LOS ANGELES, CA 90012

MECHANICAL ENGINEER
EMA CONSULTING ENGINEERS
 2277 TOWNSGATE RD., STE. 216
 WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER
AMELECT INC.
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404-3726



ISSUE

NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION

NO.	DATE	DESCRIPTION
△	04.02.14	Site Plan Review Corrections
△		
△		
△		

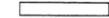
SCALE AS NOTED
 DRAWN
 DATE January 13, 2014

SHEET **GROUND FLOOR PLAN**

SHEET NUMBER
A1-101

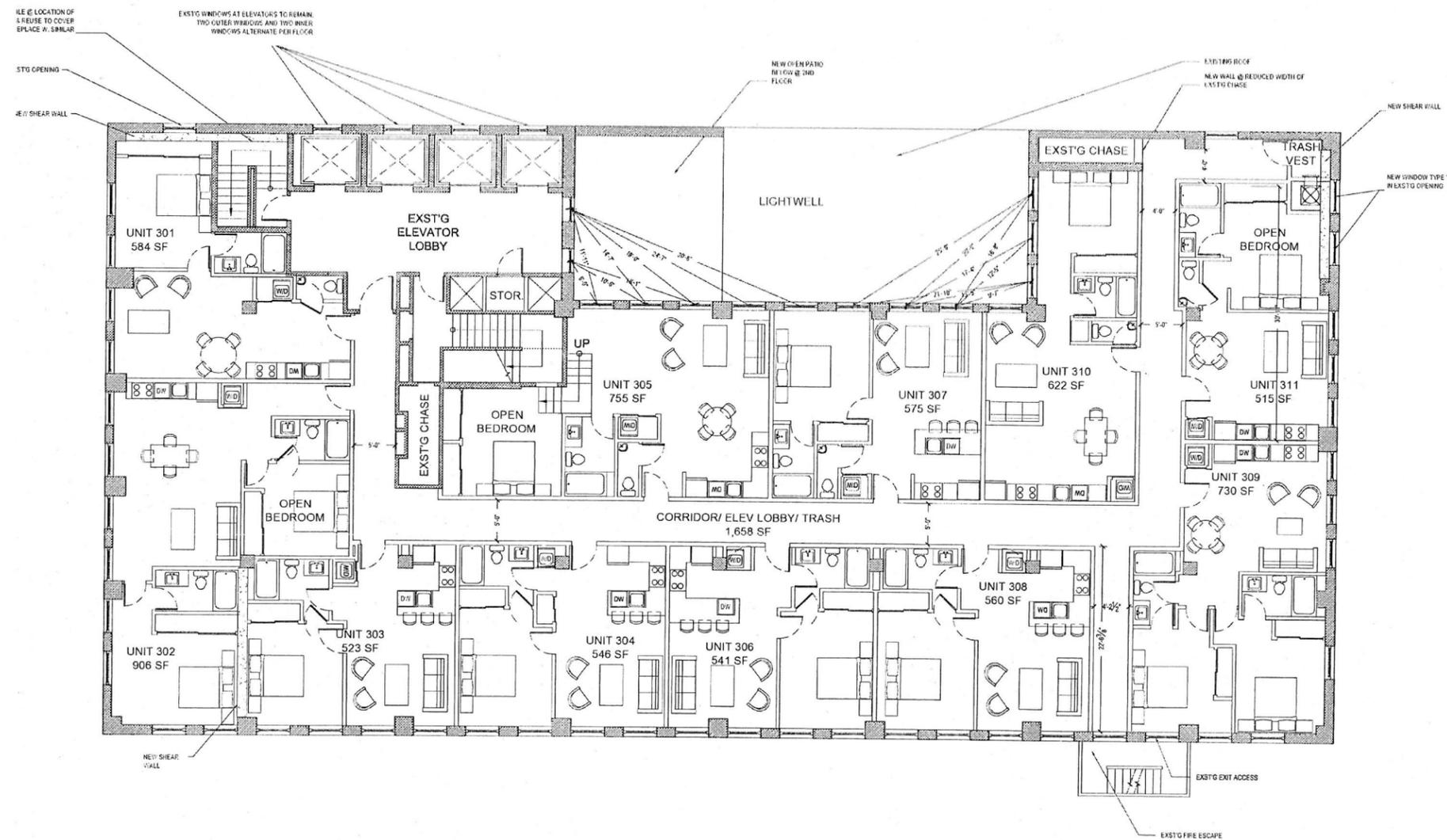
1 GROUND FLOOR PLAN
 1/8" = 1'-0"

LEGEND

-  EXISTING WALL
-  NEW WALL

NOTES

1. EXST'G MARBLE @ ELEVATOR LOBBY & STAIRS TO REMAIN. EXCEPT AS NOTED
2. ALL WINDOWS EXCEPT THOSE BEHIND ELEVATORS TO BE REPLACED WITH NEW TYPE "A" PER SHEET A4-101.
3. NEW WINDOW TYPE "B" AS NOTED BEHIND NEW SHEAR WALL.



ARCHITECT
dt-a
 DAVID TAKACS ARCHITECTURE
 824 S. Los Angeles St., #305
 Los Angeles, CA 90014
 213.984.4019

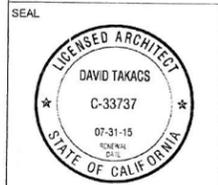
PROJECT
**SECURITY
 PACIFIC LOFTS**
 110 PINE AVE.
 LONG BEACH, CA 90802

OWNER
PACIFIC INVESTMENT I & M LLC
 206 W. 6TH STREET
 LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
CHARLES TAN & ASSOCIATES
 320 E. 2ND ST., SUITE 316
 LOS ANGELES, CA 90012

MECHANICAL ENGINEER
EMA CONSULTING ENGINEERS
 2277 TOWNSGATE RD., STE. 216
 WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER
AMELECT INC.
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404-3726



ISSUE

NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION

NO.	DATE	DESCRIPTION
01	04.02.14	Site Plan Review Corrections

SCALE AS NOTED
 DRAWN
 DATE January 13, 2014

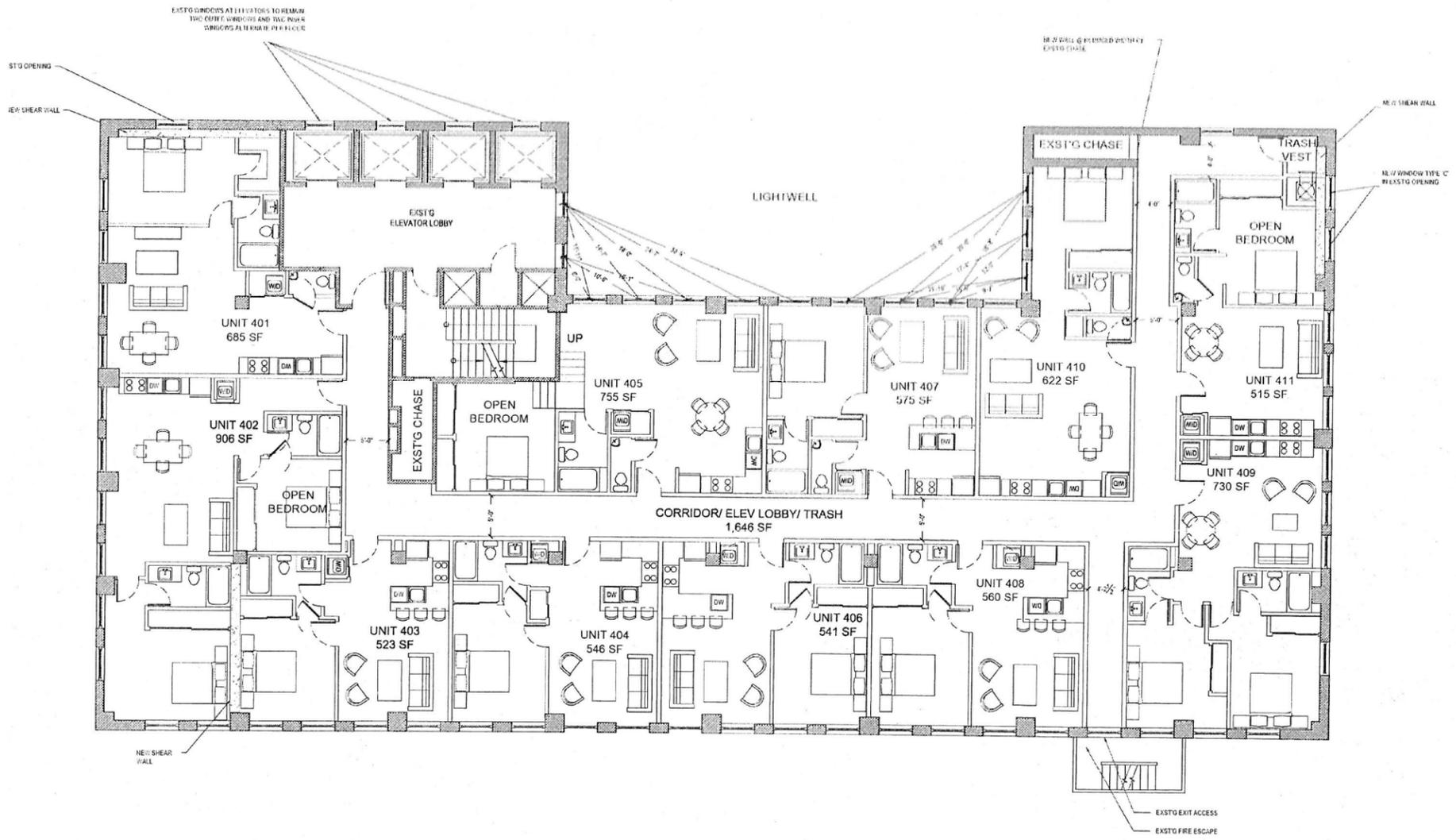
SHEET
3RD FLOOR PLAN

SHEET NUMBER
A1-103

1 3RD FLOOR PLAN
 1/8" = 1'-0"

LEGEND
 [Hatched Box] EXISTING WALL
 [White Box] NEW WALL

- NOTES**
1. EXST'G MARBLE @ ELEVATOR LOBBY & STAIRS TO REMAIN, EXCEPT AS NOTED
 2. ALL WINDOWS EXCEPT THOSE BEHIND ELEVATORS TO BE REPLACED WITH NEW TYPE "A" PER SHEET A4-101.
 3. NEW WINDOW TYPE "B" AS NOTED BEHIND NEW SHEAR WALL.



ARCHITECT
dt-a
 DAVID TAKACS ARCHITECTURE
 824 S. Los Angeles St., #305
 Los Angeles, CA 90014
 213.984.4019

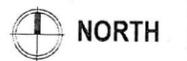
PROJECT
SECURITY PACIFIC LOFTS
 110 PINE AVE.
 LONG BEACH, CA 90802

OWNER
PACIFIC INVESTMENT I & M LLC
 206 W. 6TH STREET
 LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
CHARLES TAN & ASSOCIATES
 320 E. 2ND ST., SUITE 316
 LOS ANGELES, CA 90012

MECHANICAL ENGINEER
EMA CONSULTING ENGINEERS
 2277 TOWNSGATE RD., STE 216
 WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER
AMELECT INC.
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404-3726



ISSUE

NO.	DATE	DESCRIPTION
01	07.13.14	Site Plan Review

REVISION

NO.	DATE	DESCRIPTION
△	04.02.14	Site Plan Review Corrections
△		
△		
△		

SCALE AS NOTED
 DRAWN
 DATE January 13, 2014

SHEET
4TH - 6TH FLOOR PLAN
 SHEET NUMBER

① 4TH - 6TH FLOOR PLAN
 1/8" = 1'-0"

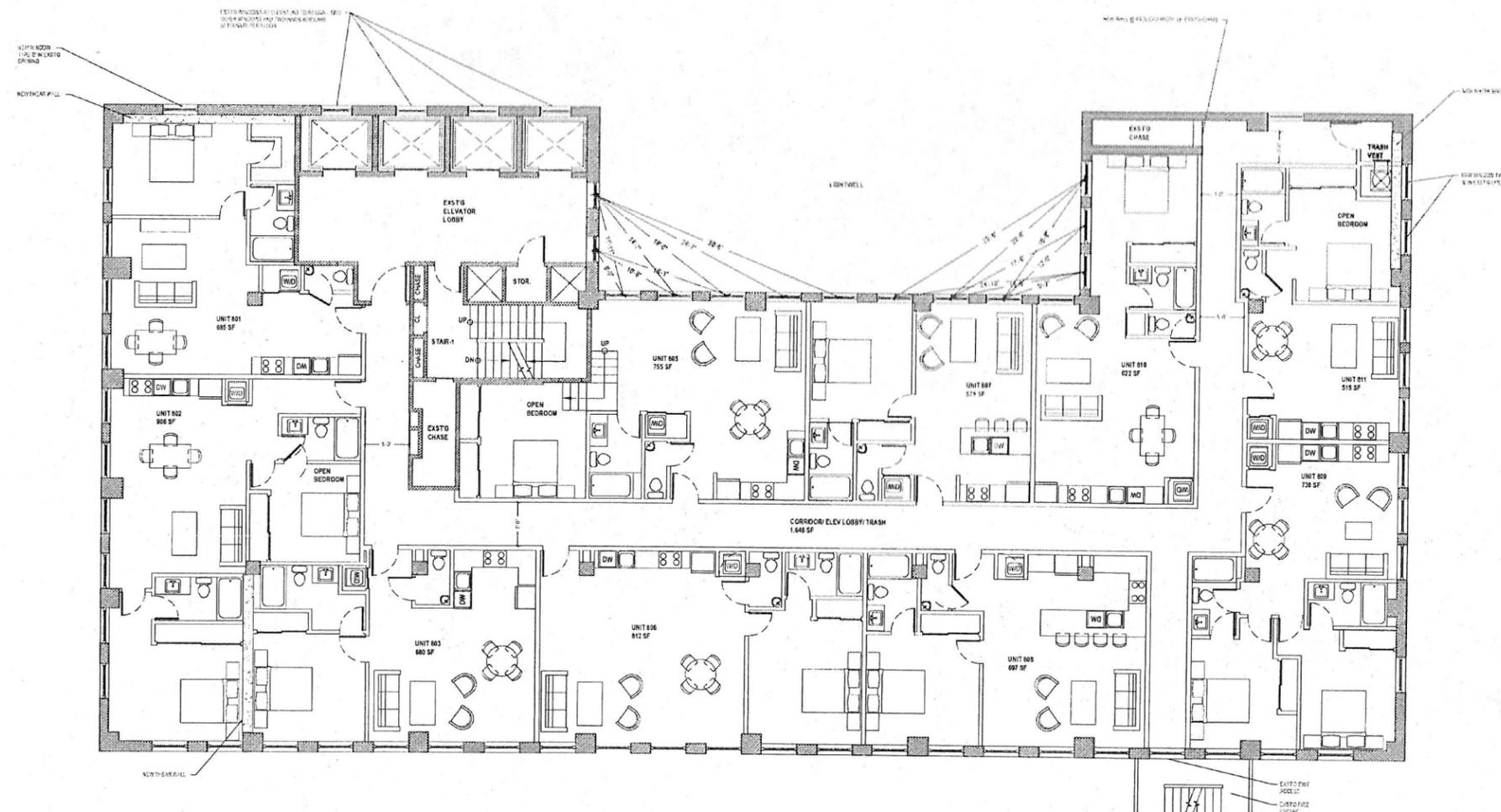
A1-104

LEGEND

-  EXISTING WALL
-  NEW WALL

NOTES

1. EXIST'G MARBLE @ ELEVATOR LOBBY & STAIRS TO REMAIN, EXCEPT AS NOTED
2. ALL WINDOWS EXCEPT THOSE BEHIND ELEVATORS TO BE REPLACED WITH NEW TYPE "A" PER SHEET A4-101.
3. NEW WINDOW TYPE "B" AS NOTED BEHIND NEW SHEAR WALL.



ARCHITECT

dt-a
DAVID TAKACS ARCHITECTURE
824 S. Los Angeles St., #305
Los Angeles, CA 90014
213.984.4019

PROJECT

SECURITY PACIFIC LOFTS
110 PINE AVE.
LONG BEACH, CA 90802

OWNER

PACIFIC INVESTMENT I & M LLC
206 W. 6TH STREET
LOS ANGELES, CA 90014

STRUCTURAL ENGINEER

CHARLES TAN & ASSOCIATES
320 E. 2ND ST., SUITE 316
LOS ANGELES, CA 90012

MECHANICAL ENGINEER

EMA CONSULTING ENGINEERS
2277 TOWNSGATE RD., STE. 216
WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER

AMELECT INC.
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404-3726

 NORTH

SEAL



ISSUE

NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION

NO.	DATE	DESCRIPTION
▲	04.02.14	Site Plan Review Corrections
▲		
▲		
▲		

SCALE AS NOTED

DRAWN _____

DATE January 13, 2014

SHEET

7TH - 11TH FLOOR PLAN

SHEET NUMBER

A1-105

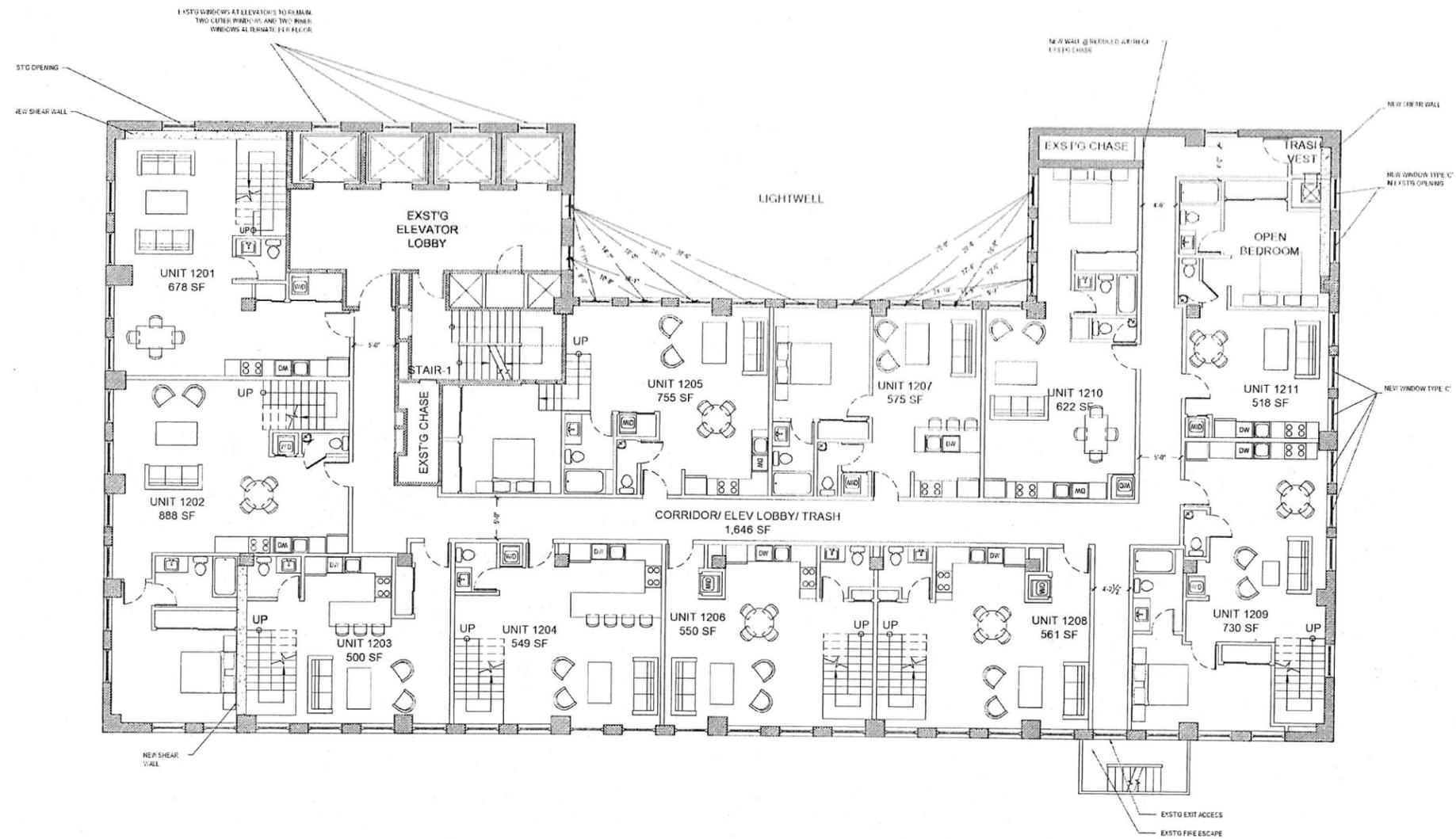
1 7TH - 11TH FLOOR PLAN
1/8" = 1'-0"

LEGEND

-  EXISTING WALL
-  NEW WALL

NOTES

1. EXST'G MARBLE @ ELEVATOR LOBBY & STAIRS TO REMAIN, EXCEPT AS NOTED
2. ALL WINDOWS EXCEPT THOSE BEHIND ELEVATORS TO BE REPLACED WITH NEW TYPE "A" PER SHEET A4-101.
3. NEW WINDOW TYPE "B" AS NOTED BEHIND NEW SHEAR WALL.



ARCHITECT
dt-a
 DAVID TAKACS ARCHITECTURE
 824 S. Los Angeles St., #305
 Los Angeles, CA 90014
 213.984.4019

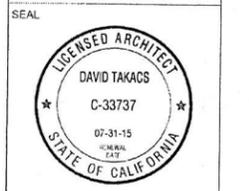
PROJECT
**SECURITY
 PACIFIC LOFTS**
 110 PINE AVE.
 LONG BEACH, CA 90802

OWNER
 PACIFIC INVESTMENT I & M LLC
 206 W. 6TH STREET
 LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
 CHARLES TAN & ASSOCIATES
 320 E. 2ND ST., SUITE 316
 LOS ANGELES, CA 90012

MECHANICAL ENGINEER
 EMA CONSULTING ENGINEERS
 2277 TOWNSGATE RD., STE. 216
 WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER
 AMELECT INC.
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404-3726



ISSUE		
NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review
REVISION		
NO.	DATE	DESCRIPTION
1	04.02.14	Site Plan Review Corrections
2		
3		
4		

SCALE AS NOTED
 DRAWN
 DATE January 13, 2014

12TH FLOOR PLAN
 1/8" = 1'-0"

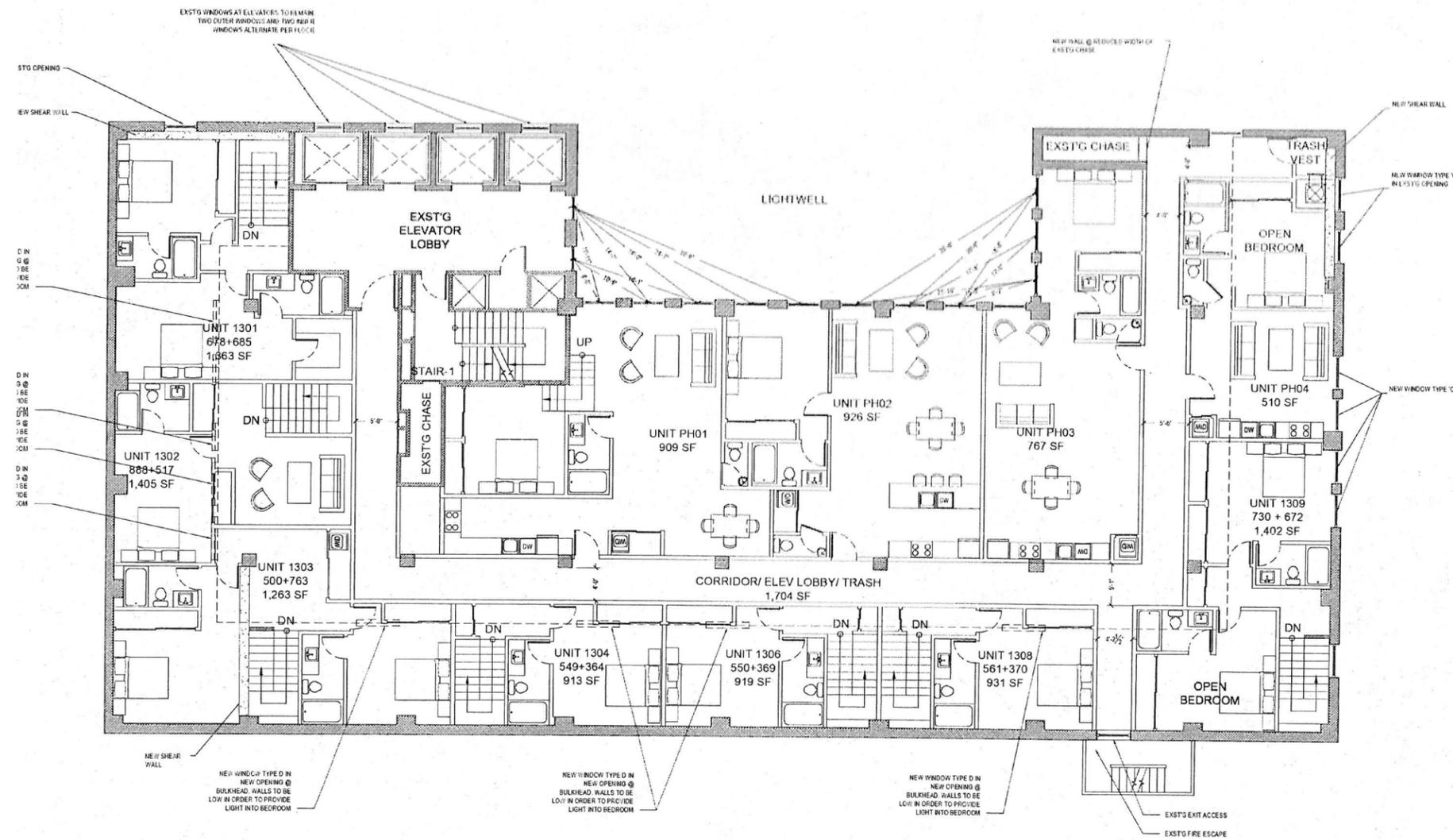
SHEET
**12TH FLOOR
 PLAN**
 SHEET NUMBER
A1-106

LEGEND

-  EXISTING WALL
-  NEW WALL

NOTES

1. EXST'G MARBLE @ ELEVATOR LOBBY & STAIRS TO REMAIN, EXCEPT AS NOTED
2. ALL WINDOWS EXCEPT THOSE BEHIND ELEVATORS TO BE REPLACED WITH NEW TYPE "A" PER SHEET A4-101.
3. NEW WINDOW TYPE "B" AS NOTED BEHIND NEW SHEAR WALL.
4. NEW WINDOW TYPE "C" AS NOTED



ARCHITECT
dt-a
 DAVID TAKACS ARCHITECTURE
 824 S. Los Angeles St. #305
 Los Angeles, CA 90014
 213.984.4019

PROJECT
SECURITY PACIFIC LOFTS
 110 PINE AVE
 LONG BEACH, CA 90802

OWNER
 PACIFIC INVESTMENT I & M LLC
 206 W. 6TH STREET
 LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
 CHARLES TAN & ASSOCIATES
 320 E. 2ND ST., SUITE 316
 LOS ANGELES, CA 90012

MECHANICAL ENGINEER
 EMA CONSULTING ENGINEERS
 2277 TOWNSGATE RD. STE. 216
 WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER
 AMELECT INC.
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404-3726



ISSUE

NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION

NO.	DATE	DESCRIPTION
01	04.02.14	Site Plan Review Corrections

SCALE AS NOTED
 DRAWN
 DATE January 13, 2014

13TH FLOOR PLAN
 1/8" = 1'-0"

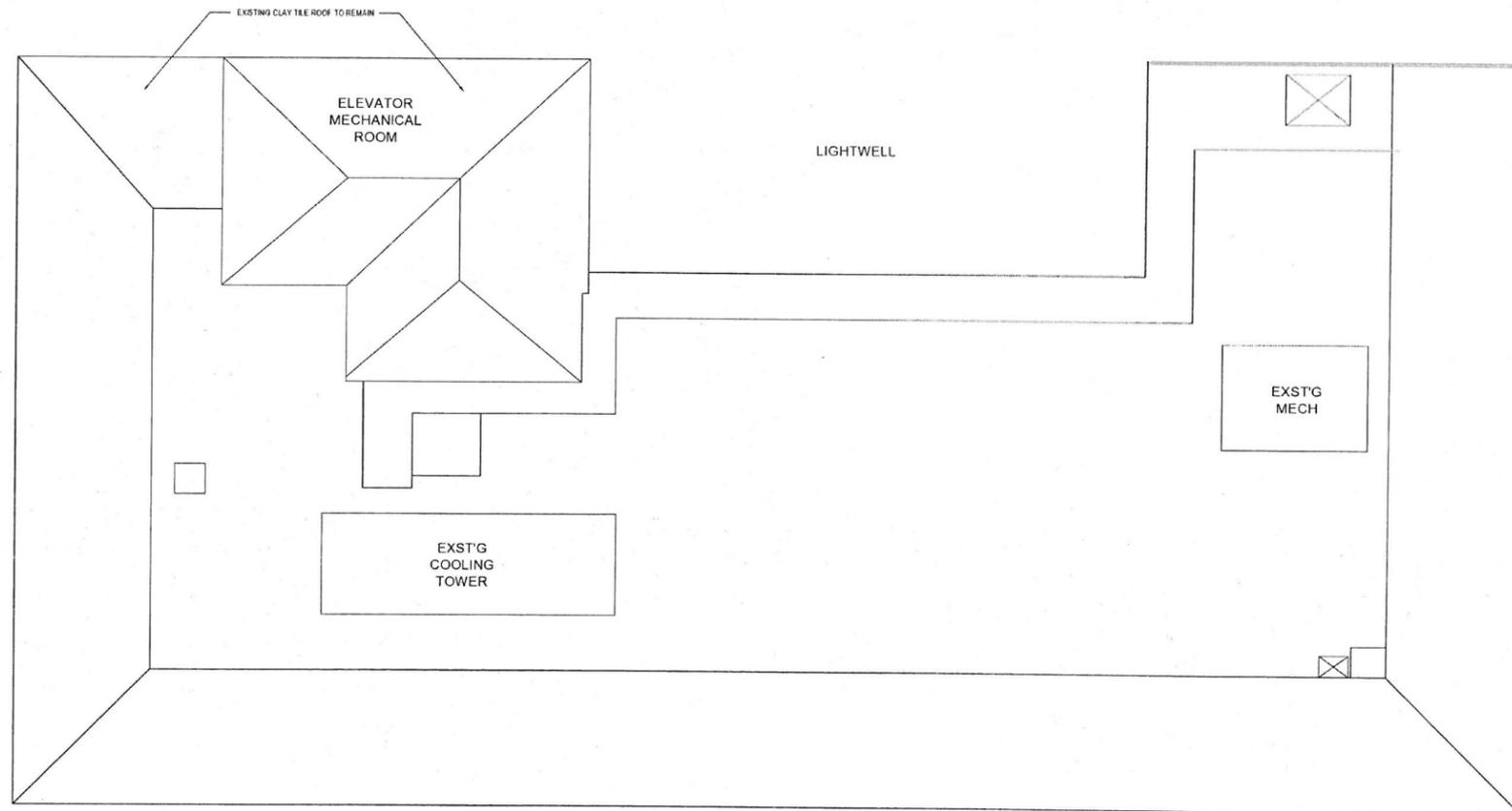
SHEET
13TH FLOOR PLAN
 SHEET NUMBER
A1-107

LEGEND

-  EXISTING WALL
-  NEW WALL

NOTES

1. EXSTG CLAY TILE ROOF TO REMAIN.
2. EXSTG MECHANICAL EQUIPMENT TO REMAIN.
3. NEW MECHANICAL EQUIPMENT PER MECHANICAL ENGINEER.
4. NO WORK @ ROOF LEVEL EXCEPT NEW WINDOWS IN NEW OPENINGS AND NEW WINDOWS @ EXSTG OPENINGS AS NOTED.



ARCHITECT
dt-a
 DAVID TAKACS ARCHITECTURE
 824 S. Los Angeles St., #305
 Los Angeles, CA 90014
 213.964.4019

PROJECT
**SECURITY
 PACIFIC LOFTS**
 110 PINE AVE.
 LONG BEACH, CA 90802

OWNER
PACIFIC INVESTMENT I & M LLC
 206 W. 6TH STREET
 LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
CHARLES TAN & ASSOCIATES
 320 E. 2ND ST., SUITE 316
 LOS ANGELES, CA 90012

MECHANICAL ENGINEER
EMA CONSULTING ENGINEERS
 2277 TOWNSGATE RD., STE. 216
 WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER
AMELECT INC.
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404-3726



ISSUE

NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION

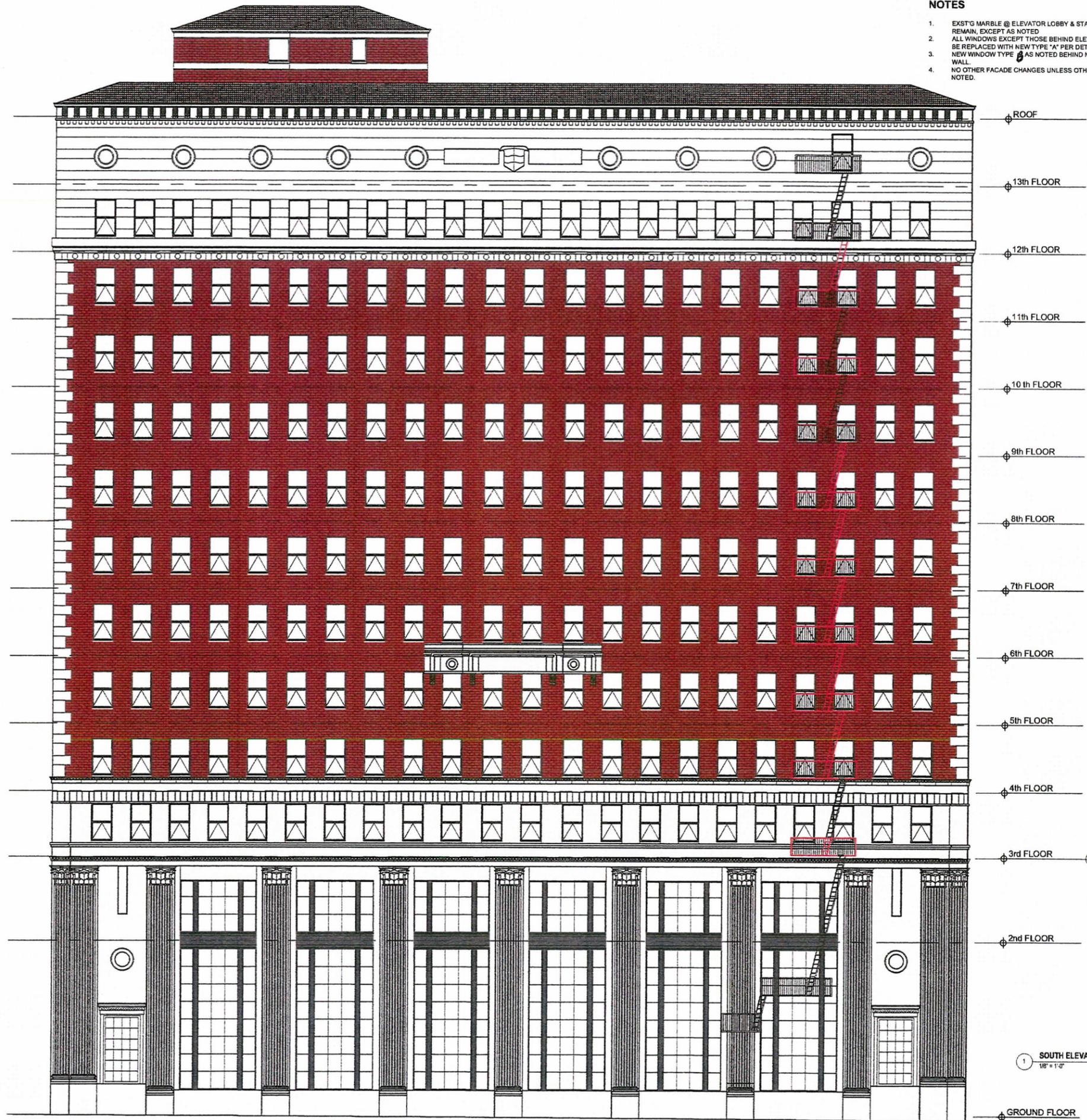
NO.	DATE	DESCRIPTION
1	04.02.14	Site Plan Review Corrections
2		
3		
4		

SCALE AS NOTED
 DRAWN
 DATE January 13, 2014

SHEET
ROOF PLAN

SHEET NUMBER
A1-108

1 ROOF PLAN
 1/8" = 1'-0"



NOTES

1. EXST'G MARBLE @ ELEVATOR LOBBY & STAIRS TO REMAIN, EXCEPT AS NOTED
2. ALL WINDOWS EXCEPT THOSE BEHIND ELEVATORS TO BE REPLACED WITH NEW TYPE "A" PER DETAIL M-101.
3. NEW WINDOW TYPE "A" AS NOTED BEHIND NEW SHEAR WALL.
4. NO OTHER FACADE CHANGES UNLESS OTHERWISE NOTED.

REPLACE ALL EXISTING WINDOWS ON FLOORS 3-13 WITH NEW TYPE-A
EXISTING WINDOWS TO REMAIN

1 SOUTH ELEVATION
1/8" = 1'-0"

ARCHITECT
dt-a
DAVID TAKACS ARCHITECTURE
824 S. Los Angeles St., #305
Los Angeles, CA 90014
213.984.4019

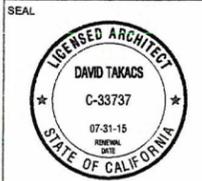
PROJECT
SECURITY PACIFIC LOFTS
110 PINE AVE.
LONG BEACH, CA 90802

OWNER
PACIFIC INVESTMENT I & M LLC
206 W. 6TH STREET
LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
CHARLES TAN & ASSOCIATES
320 E. 2ND ST., SUITE 316
LOS ANGELES, CA 90012

MECHANICAL ENGINEER
EMA CONSULTING ENGINEERS
2277 TOWNSGATE RD., STE. 216
WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER
AMELECT INC.
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404-3726



ISSUE

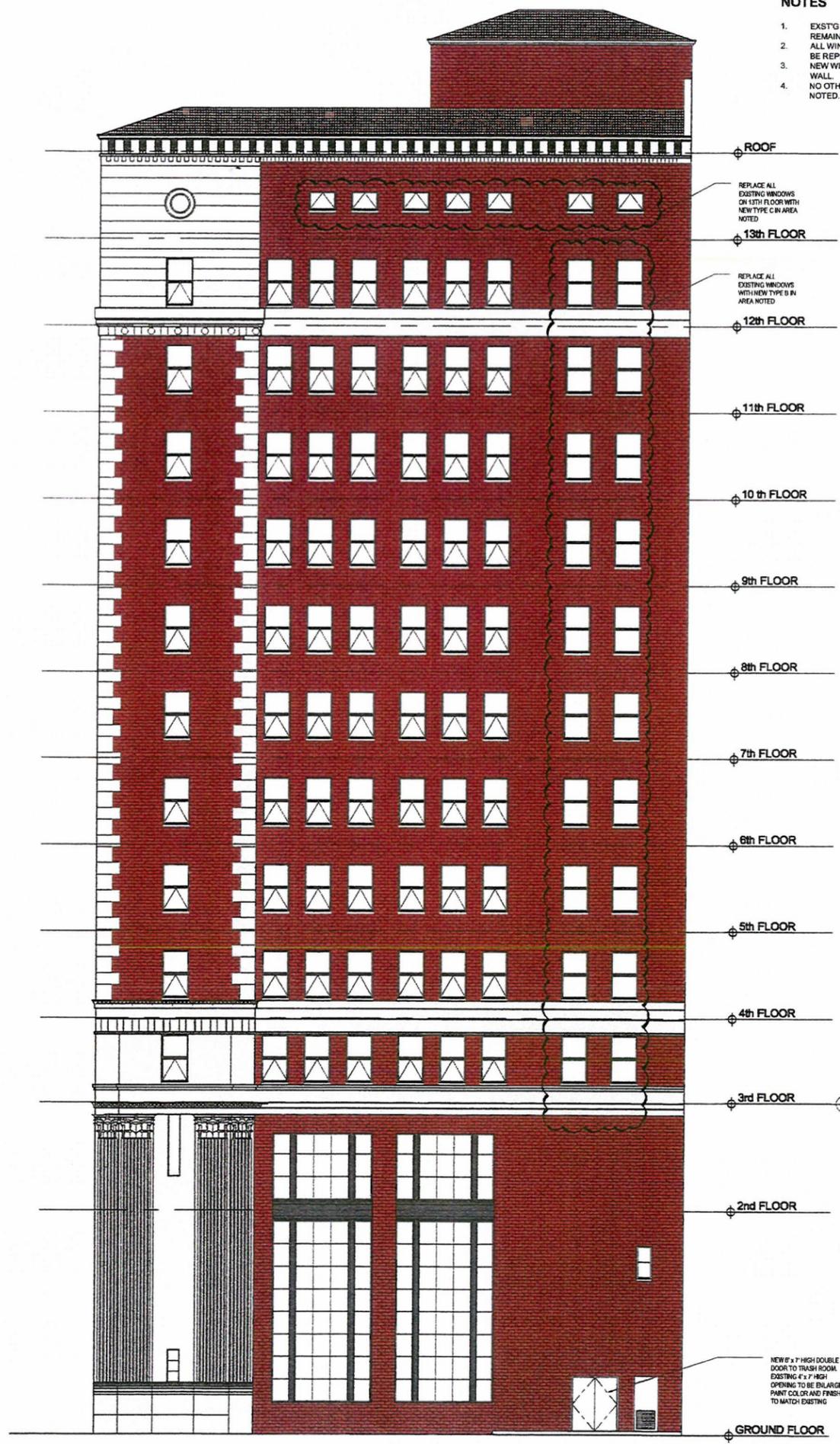
NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION

NO.	DATE	DESCRIPTION
1	04.02.14	Site Plan Review Corrections

SCALE AS NOTED
DRAWN
DATE January 13, 2014

SHEET
SOUTH ELEVATION
SHEET NUMBER
A2-101



NOTES

1. EXST'G MARBLE @ ELEVATOR LOBBY & STAIRS TO REMAIN, EXCEPT AS NOTED
2. ALL WINDOWS EXCEPT THOSE BEHIND ELEVATORS TO BE REPLACED WITH NEW TYPE 'A' PER DETAIL A4-101.
3. NEW WINDOW TYPE 'B' AS NOTED BEHIND NEW SHEAR WALL.
4. NO OTHER FACADE CHANGES UNLESS OTHERWISE NOTED.

ARCHITECT
dt-a
 DAVID TAKACS ARCHITECTURE
 824 S. Los Angeles St., #305
 Los Angeles, CA 90014
 213.984.4019

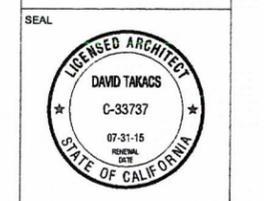
PROJECT
SECURITY PACIFIC LOFTS
 110 PINE AVE.
 LONG BEACH, CA 90802

OWNER
PACIFIC INVESTMENT I & M LLC
 206 W. 6TH STREET
 LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
CHARLES TAN & ASSOCIATES
 320 E. 2ND ST., SUITE 316
 LOS ANGELES, CA 90012

MECHANICAL ENGINEER
EMA CONSULTING ENGINEERS
 2277 TOWNSGATE RD., STE. 216
 WESTLAKE VILLAGE, CA 91381

ELECTRICAL ENGINEER
AMELECT INC.
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404-3726



ISSUE

NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION

NO.	DATE	DESCRIPTION
1	04.02.14	Site Plan Review Corrections

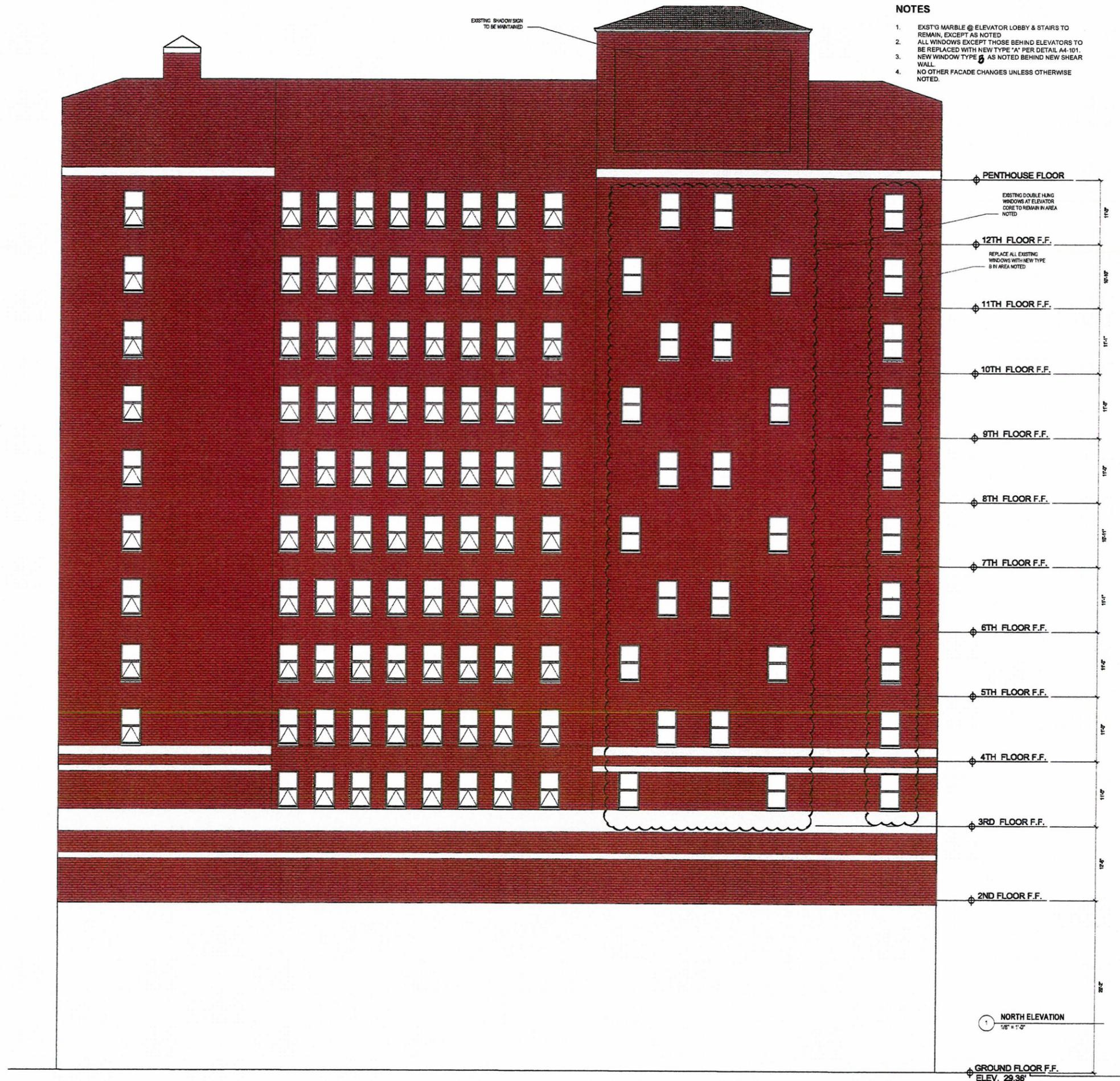
SCALE AS NOTED
 DRAWN
 DATE January 13, 2014

SHEET
EAST ELEVATION
 SHEET NUMBER
A2-102

REPLACE ALL EXISTING WINDOWS ON FLOORS 3-13 WITH NEW TYPE-A

EXISTING WINDOWS TO REMAIN

1 EAST ELEVATION
 1/8" = 1'-0"



NOTES

1. EXIST'G MARBLE @ ELEVATOR LOBBY & STAIRS TO REMAIN, EXCEPT AS NOTED
2. ALL WINDOWS EXCEPT THOSE BEHIND ELEVATORS TO BE REPLACED WITH NEW TYPE "A" PER DETAIL A4-101.
3. NEW WINDOW TYPE "B" AS NOTED BEHIND NEW SHEAR WALL.
4. NO OTHER FACADE CHANGES UNLESS OTHERWISE NOTED.

ARCHITECT
dt-a
 DAVID TAKACS ARCHITECTURE
 824 S. Los Angeles St., #305
 Los Angeles, CA 90014
 213.984.4019

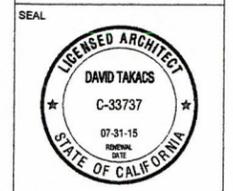
PROJECT
SECURITY PACIFIC LOFTS
 110 PINE AVE.
 LONG BEACH, CA 90802

OWNER
 PACIFIC INVESTMENT I & M LLC
 206 W. 6TH STREET
 LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
 CHARLES TAN & ASSOCIATES
 320 E. 2ND ST., SUITE 316
 LOS ANGELES, CA 90012

MECHANICAL ENGINEER
 EMA CONSULTING ENGINEERS
 2277 TOWNSGATE RD., STE. 216
 WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER
 AMELECT INC.
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404-3726



ISSUE

NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION

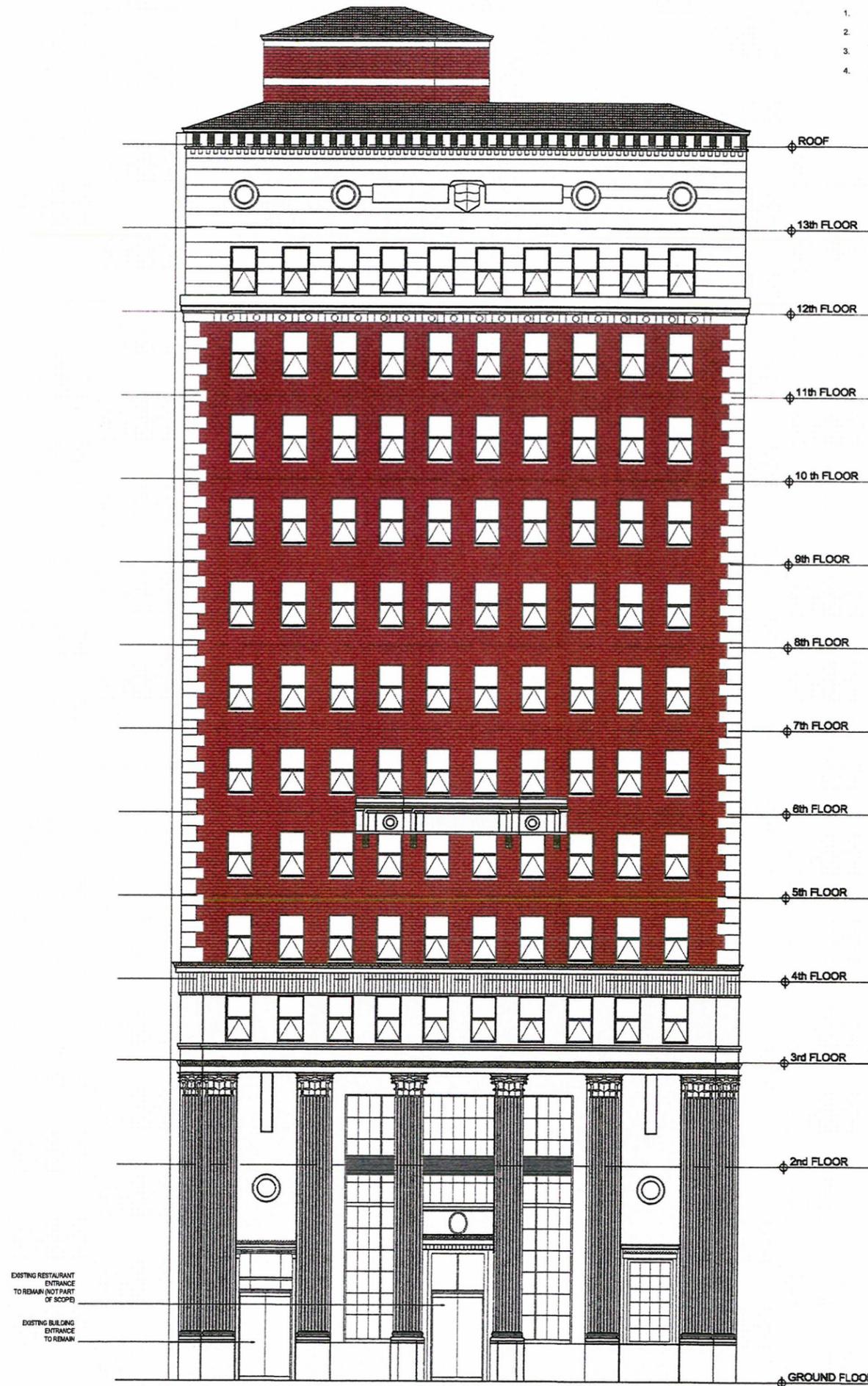
NO.	DATE	DESCRIPTION
01	04.02.14	Site Plan Review Corrections

SCALE AS NOTED
 DRAWN
 DATE January 13, 2014

SHEET
NORTH ELEVATION
 SHEET NUMBER
A2-103

NOTES

1. EXIST'G MARBLE @ ELEVATOR LOBBY & STAIRS TO REMAIN, EXCEPT AS NOTED
2. ALL WINDOWS EXCEPT THOSE BEHIND ELEVATORS TO BE REPLACED WITH NEW TYPE "A" PER DETAIL A4-101.
3. NEW WINDOW TYPE "A" AS NOTED BEHIND NEW SHEAR WALL.
4. NO OTHER FACADE CHANGES UNLESS OTHERWISE NOTED.



ARCHITECT
dt-a
 DAVID TAKACS ARCHITECTURE
 824 S. Los Angeles St., #305
 Los Angeles, CA 90014
 213.984.4019

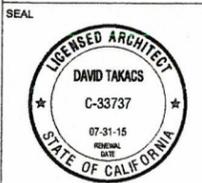
PROJECT
SECURITY PACIFIC LOFTS
 110 PINE AVE.
 LONG BEACH, CA 90802

OWNER
 PACIFIC INVESTMENT I & M LLC
 206 W. 6TH STREET
 LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
 CHARLES TAN & ASSOCIATES
 320 E. 2ND ST., SUITE 316
 LOS ANGELES, CA 90012

MECHANICAL ENGINEER
 EMA CONSULTING ENGINEERS
 2277 TOWNSGATE RD., STE. 216
 WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER
 AMELECT INC.
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404-3726



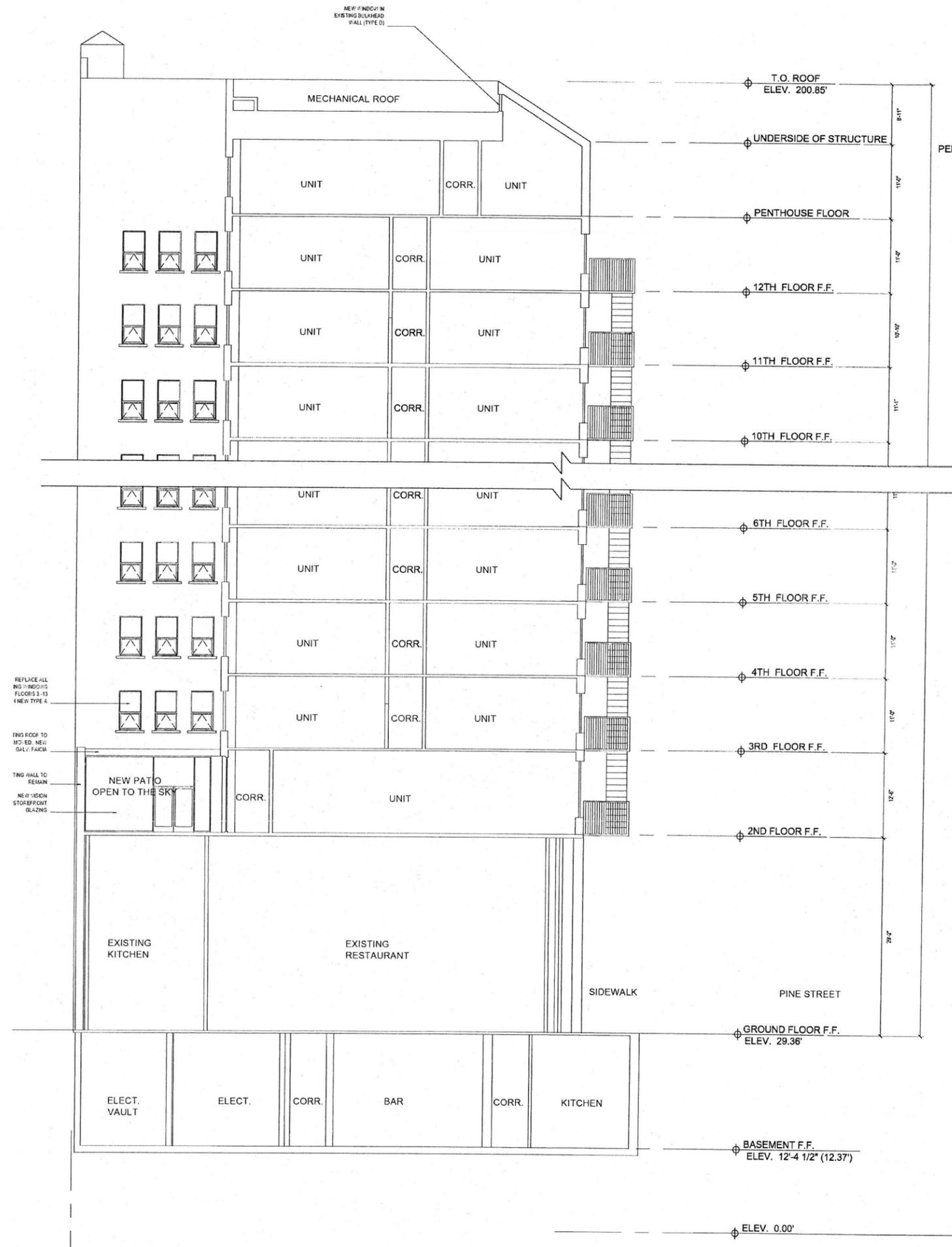
ISSUE NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION NO.	DATE	DESCRIPTION
1	04.02.14	Site Plan Review Corrections
2		
3		

SCALE AS NOTED
 DRAWN
 DATE January 13, 2014

SHEET
WEST ELEVATION
 SHEET NUMBER
A2-104

1 WEST ELEVATION
 1/8" = 1'-0"



NOTES

1. EXST'G MARBLE @ ELEVATOR LOBBY & STAIRS TO REMAIN, EXCEPT AS NOTED
 2. ALL WINDOWS EXCEPT THOSE BEHIND ELEVATORS TO BE REPLACED WITH NEW TYPE "A" PER DETAIL A4-101.
 3. NEW WINDOW TYPE 6 AS NOTED BEHIND NEW SHEAR WALL
- PENTHOUSE CEILING 190.58

REPLACE ALL
ING WINDOWS
FLOORS 3-13
W/ NEW TYPE 6

ING ROOF TO
15' ED. NEW
GALV. FAIRS

ING HALL TO
REMAIN

NEW 1/2" H
STOREFRONT
GLAZING

ARCHITECT

dt-a
DAVID TAKACS ARCHITECTURE
824 S. Los Angeles St., #305
Los Angeles, CA 90014
213.984.4019

PROJECT

**SECURITY
PACIFIC LOFTS**
110 PINE AVE.
LONG BEACH, CA 90802

OWNER

PACIFIC INVESTMENT I & M LLC
206 W. 6TH STREET
LOS ANGELES, CA 90014

STRUCTURAL ENGINEER

CHARLES TAN & ASSOCIATES
320 E. 2ND ST., SUITE 316
LOS ANGELES, CA 90012

MECHANICAL ENGINEER

EMA CONSULTING ENGINEERS
2277 TOWNSGATE RD., STE. 216
WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER

AMELECT INC.
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404-3726

SEAL

ISSUE

NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION

NO.	DATE	DESCRIPTION
04	02.14	Site Plan Review Corrections

SCALE AS NOTED

DRAWN

DATE January 13, 2014

SHEET

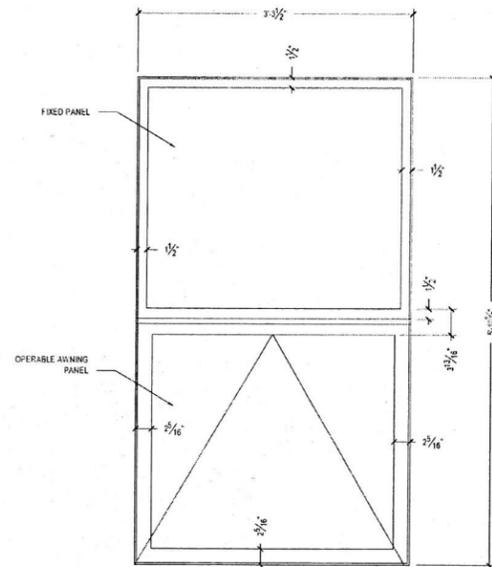
CROSS SECTION

SHEET NUMBER

A3-101

CROSS SECTION
1/8" = 1'-0"

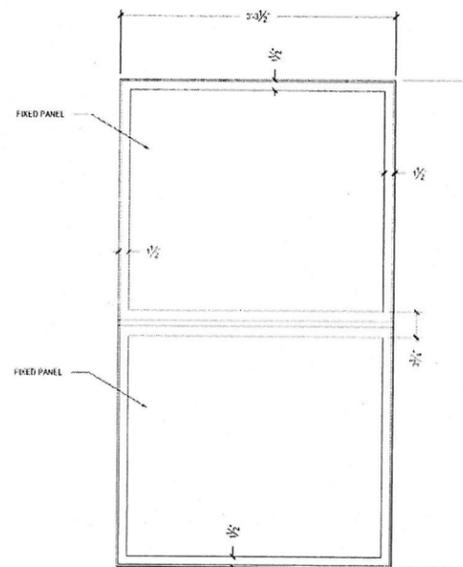
NOTES:
 1. ELEVATIONS FROM EXTERIOR
 2. ALL WINDOW FRAMES ARE BROWN ANODIZED ALUMINUM.



WINDOW TYPE "A"
 TYPE: FIXED PANEL OVER OPERABLE AWNING

LOCATION: REPLACEMENT FOR TYPICAL UNITS & ELEVATOR LOBBY @ FLOORS 3-13 IN EXST'G OPENINGS

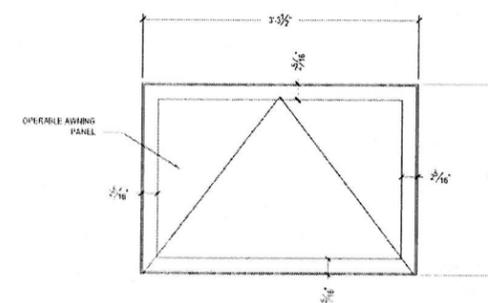
GLAZING: CLEAR, LOW "E", TEMPERED



WINDOW TYPE "B"
 TYPE: FIXED PANEL OVER FIXED PANEL

LOCATION: IN FRONT OF NEW SHEAR WALLS @ FLOORS 3-13 @ LOCATIONS INDICATED ON PLAN AND ELEVATIONS AS REPLACEMENTS IN EXST'G OPENINGS

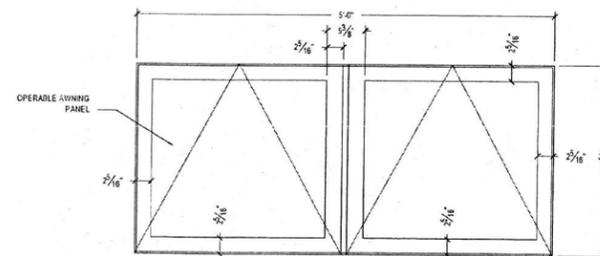
GLAZING: CLEAR, LOW "E", TEMPERED



WINDOW TYPE "C"
 TYPE: SINGLE OPERABLE AWNING

LOCATION: FLOORS 13 @ EAST ELEVATION AS REPLACEMENTS IN EXST'G OPENINGS

GLAZING: CLEAR, LOW "E", TEMPERED



WINDOW TYPE "D"
 TYPE: SIDE BY SIDE OPERABLE AWNING

LOCATION: PENTHOUSE LEVEL 13 BULKHEAD FACING ROOF MECHANICAL DECK (NOT VISIBLE FROM STREET) AS REPLACEMENT IN EXST'G OPENINGS ALONG WEST AND IN NEW OPENINGS ALONG SOUTH AND EAST

GLAZING: CLEAR, LOW "E", TEMPERED

ARCHITECT
dt-a
 DAVID TAKACS ARCHITECTURE
 824 S. LOS ANGELES ST., #305
 LOS ANGELES, CA 90014
 213.984.4019

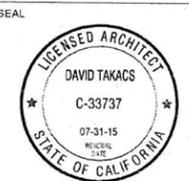
PROJECT
**SECURITY
 PACIFIC LOFTS**
 110 PINE AVE.
 LONG BEACH, CA 90802

OWNER
PACIFIC INVESTMENT I & M LLC
 206 W. 6TH STREET
 LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
CHARLES TAN & ASSOCIATES
 320 E. 2ND ST., SUITE 316
 LOS ANGELES, CA 90012

MECHANICAL ENGINEER
EMA CONSULTING ENGINEERS
 2277 TOWNSGATE RD., STE. 216
 WESTLAKE VILLAGE, CA 91361

ELECTRICAL ENGINEER
AMELECT INC.
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404-3726



ISSUE		
NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review

REVISION		
NO.	DATE	DESCRIPTION
1	04.02.14	Site Plan Review Corrections

SCALE: AS NOTED
 DRAWN: _____
 DATE: January 13, 2014

SHEET
**WINDOW
 DETAILS**
 SHEET NUMBER
A4-101