

Item 4
Exhibit B

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.

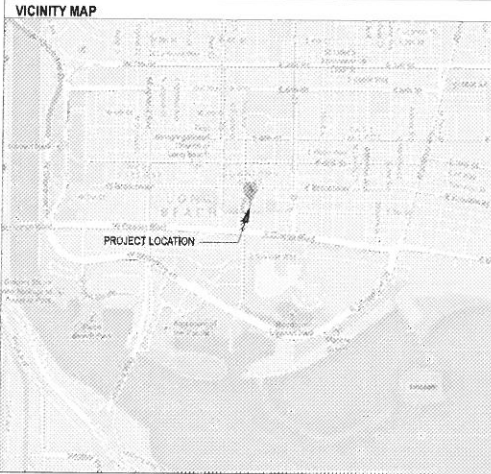
PLANNING DATA
AREAS
FLOOR 2: 9,122 SQ. FT.
FLOOR 3: 8,847 SQ. FT.
FLOORS 4-13: 8,934 SQ. FT. = 89,340 SQ. FT.
TOTAL FLOOR AREA: 107,309 SQ. FT.

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

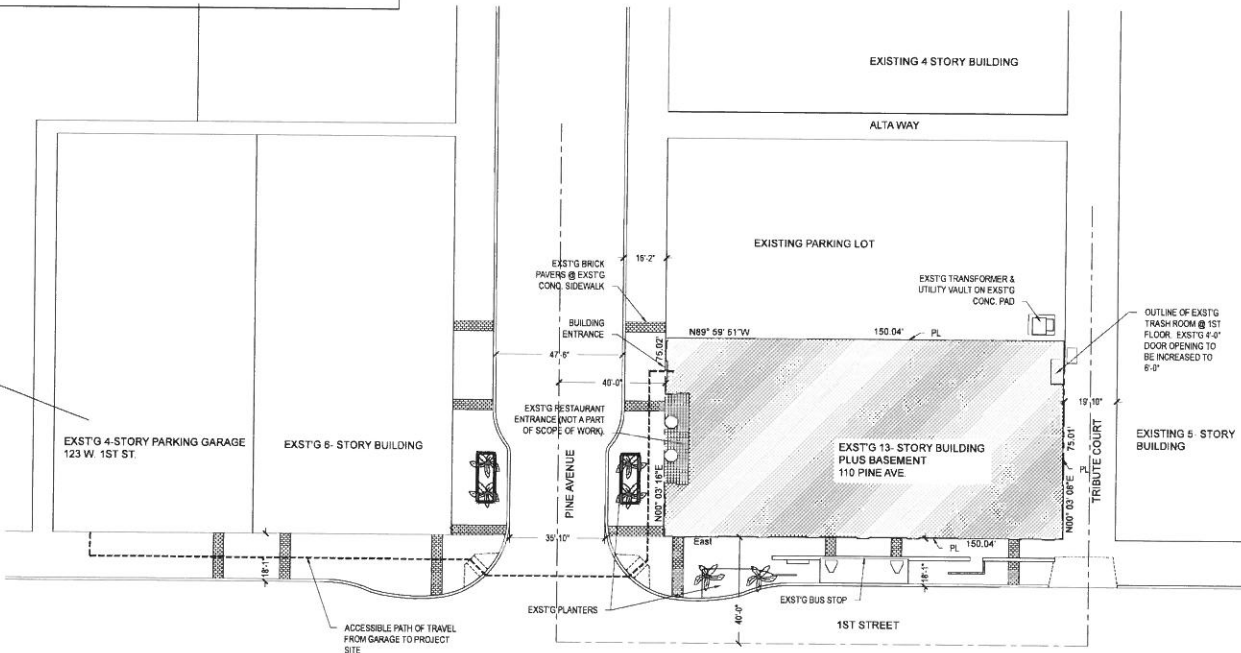
- SCOPE OF WORK**
- ADAPTIVE REUSE OF HISTORICAL STRUCTURE WITH CHANGE OF OCCUPANCY FROM OFFICE (B) TO RESIDENTIAL (R-2).
 - REMOVAL OF INTERIOR PARTITIONS WITH INTERIOR REMODEL EXISTING FINISHES @ ELEVATOR LOBBIES AND STAIRS TO REMAIN.
 - NEW STRUCTURAL SHEAR WALLS @ 3 INTERIOR LOCATIONS.
 - REPLACEMENT 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.
 - NEW EXTERIOR EXIT STAIR AT SIDE YARD.
 - NO OTHER CHANGE TO EXTERIOR ELEVATIONS.
 - NO ADDITIONAL AREA.



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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
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A4-101	WINDOW ELEVATIONS
A4-102	EXTERIOR EXIT STAIR
A4-103	EXTERIOR EXIT STAIR 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	867	834	833	-	-	6738
3	584	906	523	546	755	541	575	560	730	622	518	6857
4	685	906	523	546	755	541	575	560	730	622	518	6858
5	685	906	523	546	755	541	575	560	730	622	518	6861
6	685	906	523	546	755	541	575	560	730	622	518	6861
7	685	906	680	-	755	812	575	697	730	622	518	6980
8	685	906	680	-	755	812	575	697	730	622	518	6980
9	685	906	680	-	755	812	575	697	730	622	518	6980
10	685	906	680	-	755	812	575	697	730	622	518	6980
11	685	906	680	-	755	812	575	697	730	622	518	6980
12	1363	1405	1263	913	752	919	575	931	1402	622	518	10663
PH					PH01		PH02		PH03		PH04	
					558		926		767		510	2781
Total	8,118	10,409	7,579	3,925	8,923	7,965	7,343	7,260	8,606	6,987	5,684	82,793

- 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:
3.1. 2 TANDEM ACCESSIBLE SPACES
3.2. 72 TANDEM SPACES
3.3. 76 SINGLE SPACES
 - NO PARKING IS PROVIDED ON THE 110 PINE AVE SITE



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

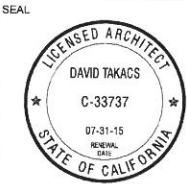
PROJECT
**SECURITY
PACIFIC LOFTS**
110 PINE AVE.
LONG BEACH, CA 90802

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



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01	01.13.14	Site Plan Review
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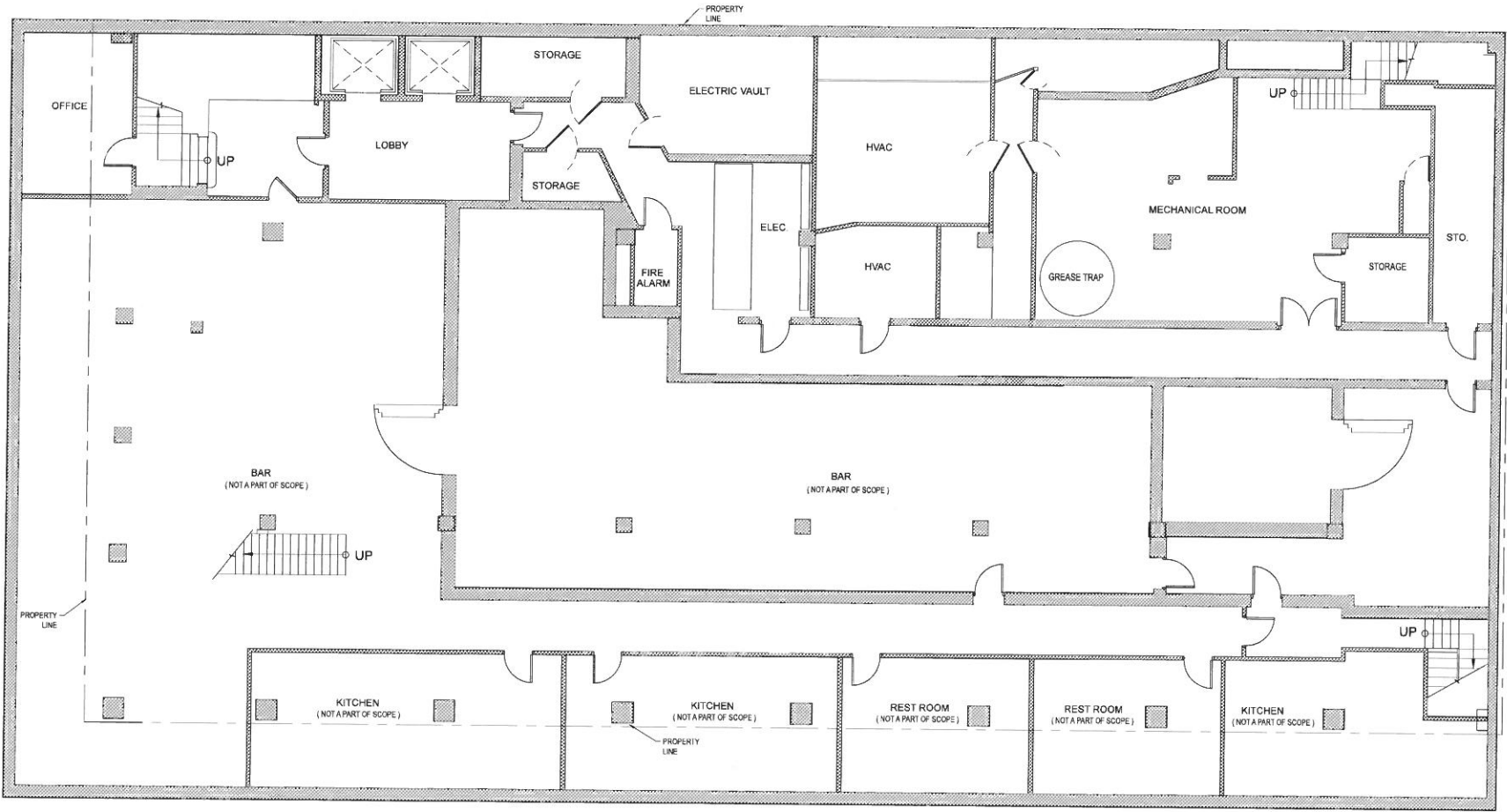
NO.	DATE	DESCRIPTION
01	04.02.14	Site Plan Review Corrections

SCALE AS NOTED
DRAWN
DATE November 16, 2015

SHEET
SITE PLAN
SHEET NUMBER
A0-000

LEGEND

- EXISTING WALL
- WALL TO BE DEMOLISHED



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

ARCHITECT

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PROJECT

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 **NORTH**

SEAL



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DRAWN

DATE

November 16, 2015

SHEET

**EXIST.
BASEMENT PLAN**

SHEET NUMBER

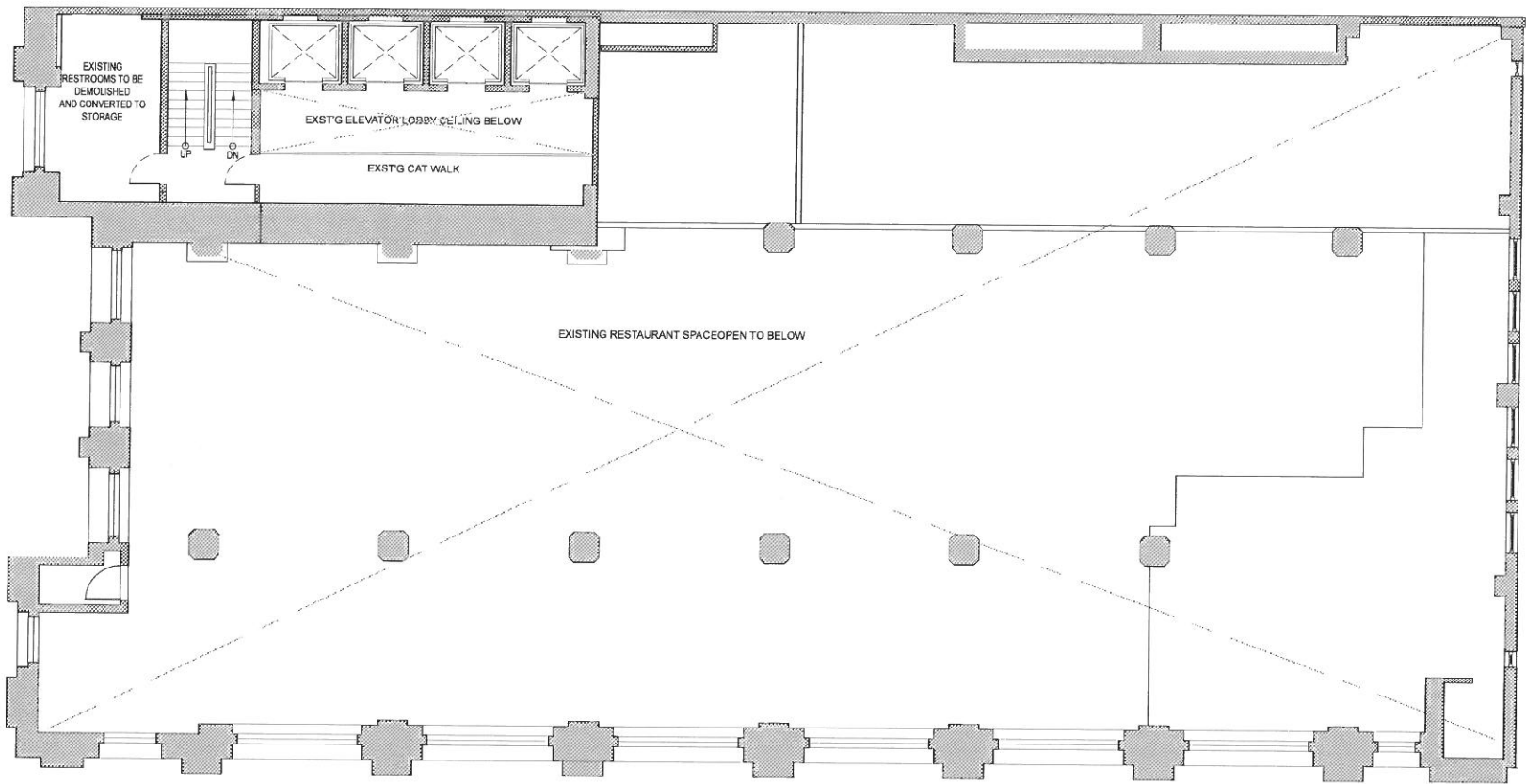
A1-001

LEGEND

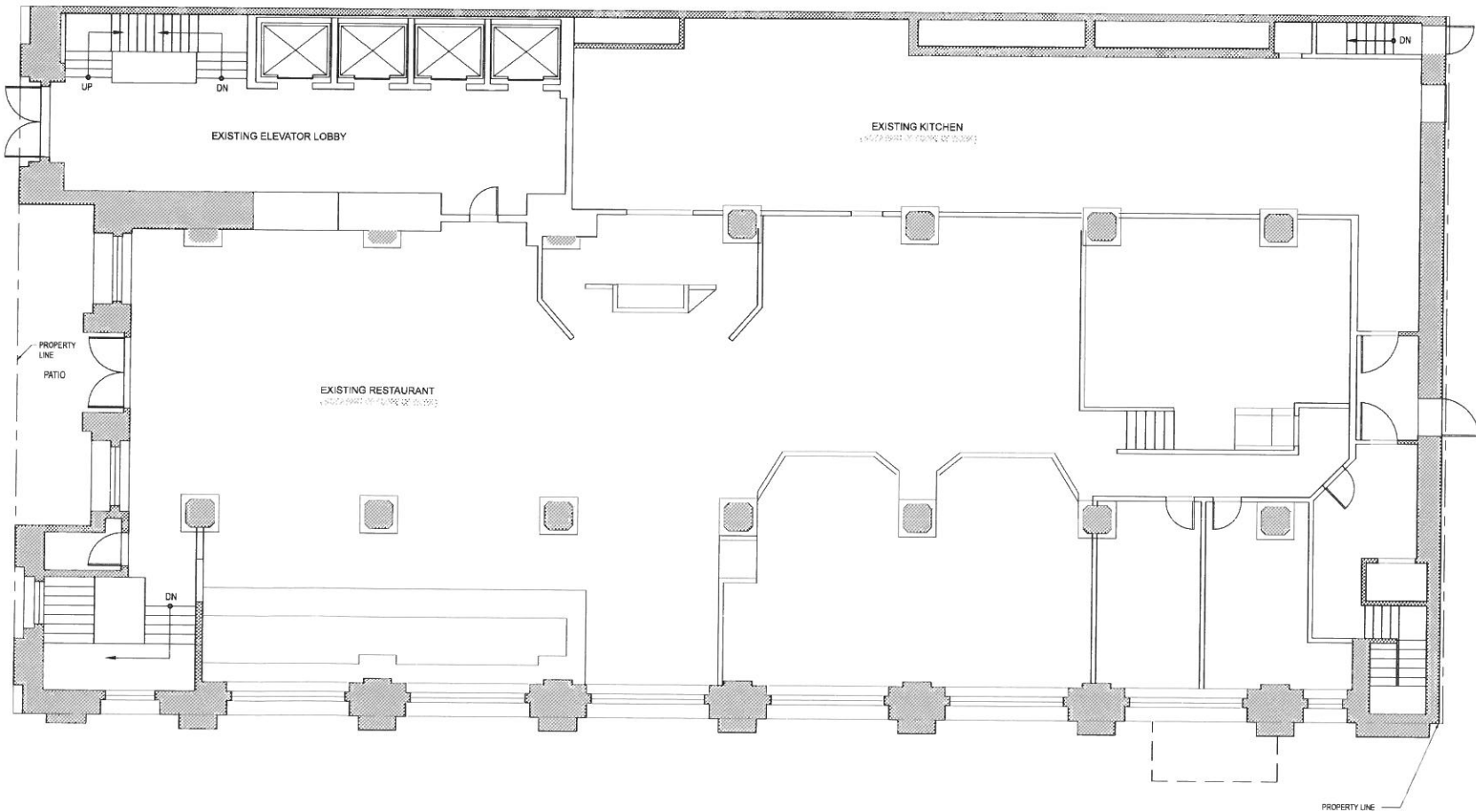
- EXISTING WALL
- WALL TO BE DEMOLISHED

NOTES

- 1. EXST'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.



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



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

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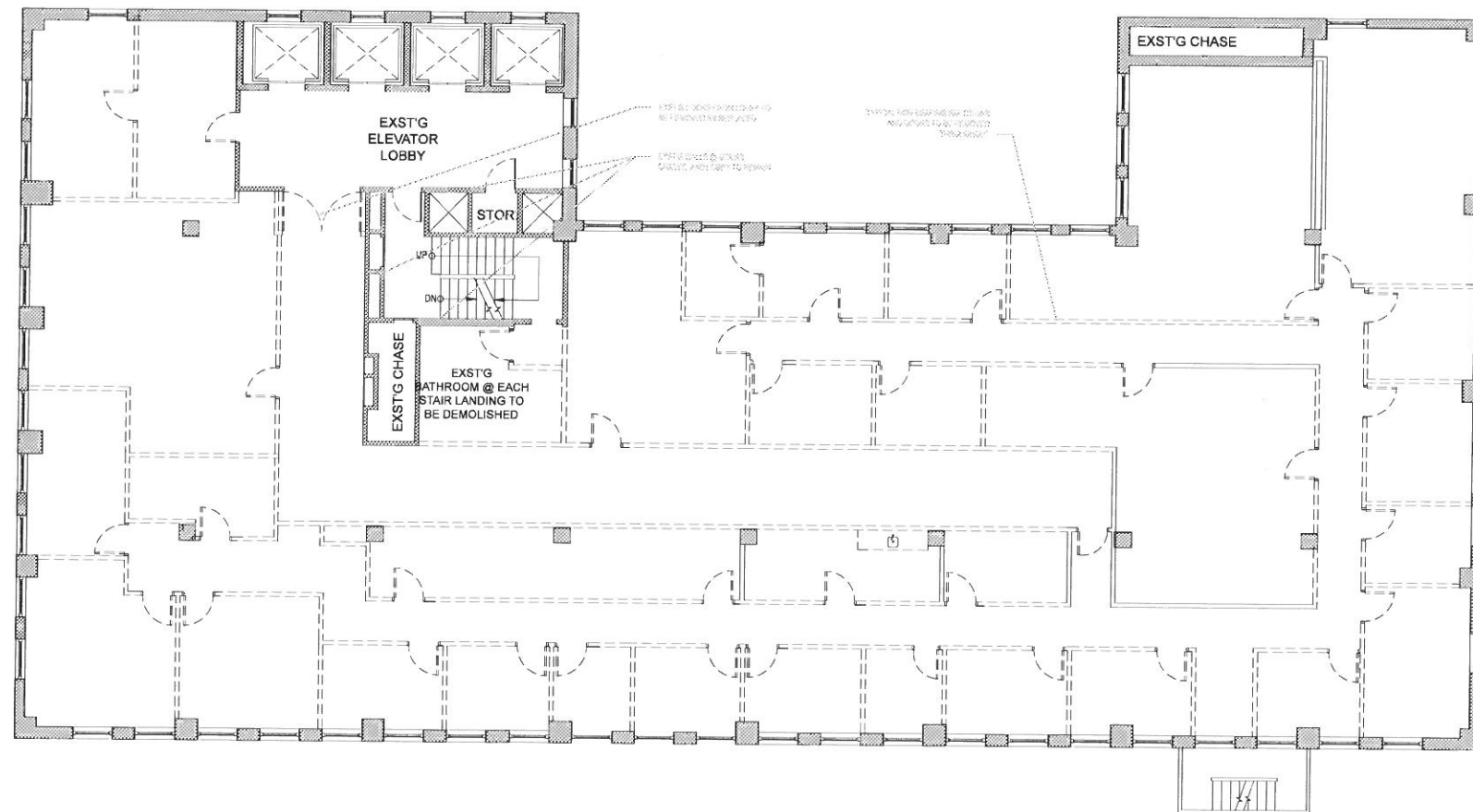
November 16, 2015

**EXIST. GROUND
FLOOR PLAN**

SHEET NUMBER

A1-002

 EXISTING WALL
 WALL TO BE DEMOLISHED



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

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Seal of the State of California Licensed Architect David Takacs, C-33737, expires 07-31-15.

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SHEET	EXIST. TYP.
	FLOOR PLAN
SHEET NUMBER	

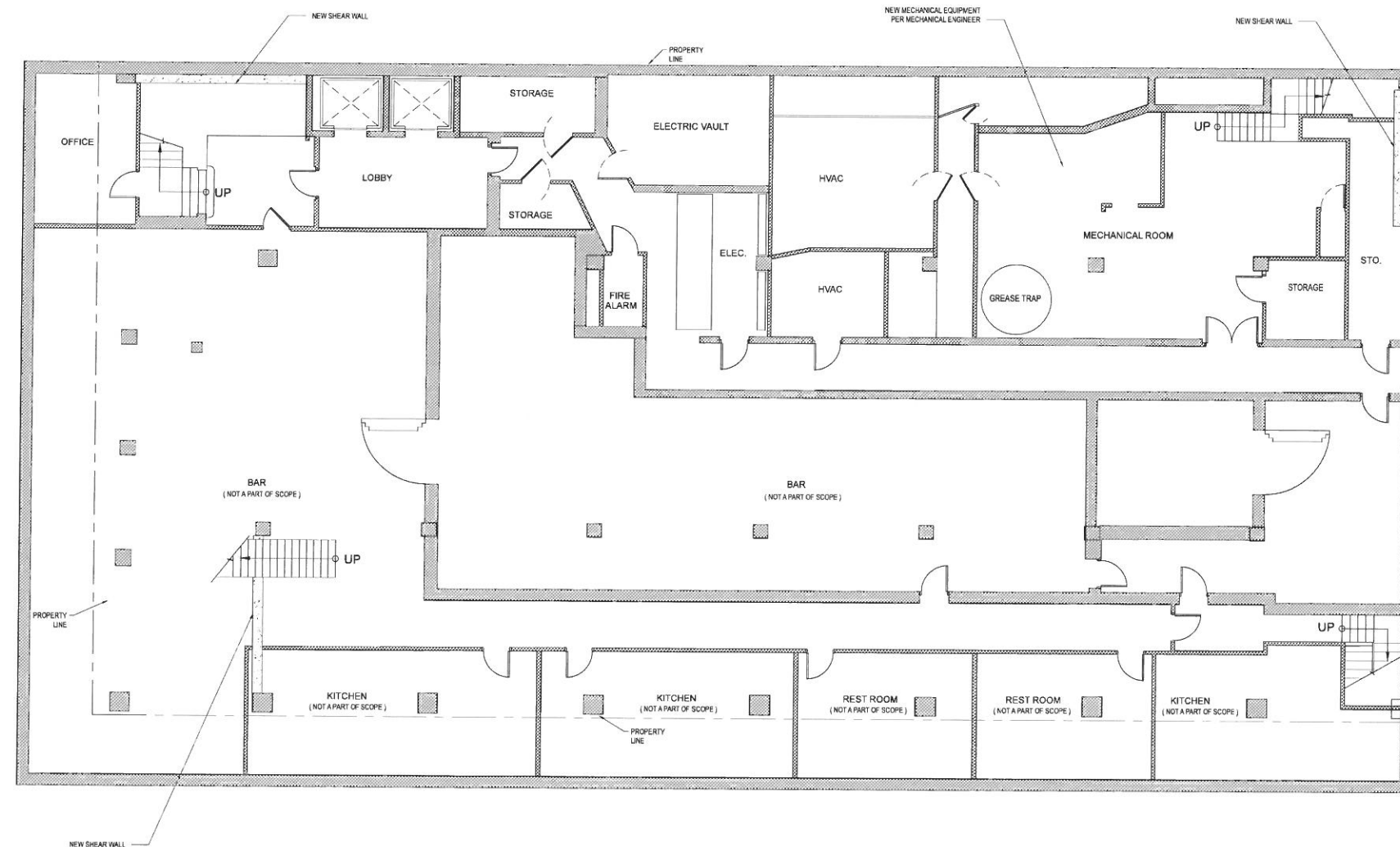
A1-003

LEGEND

- EXISTING WALL
NEW WALL

NOTES

- EXIST'G BAR, KITCHEN, & REST ROOMS NOT A PART OF SCOPE OF WORK
- NEW MECHANICAL EQUIPMENT TO INCLUDE GENERATOR, FIRE PUMP, PER MECHANICAL ENGINEER ON BUILDING PERMIT
- NO NEW WALLS @ BASEMENT



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

ARCHITECT

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PROJECT

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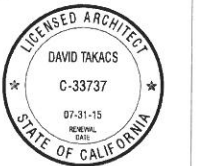
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SHEET
BASEMENT PLAN

SHEET NUMBER
A1-100

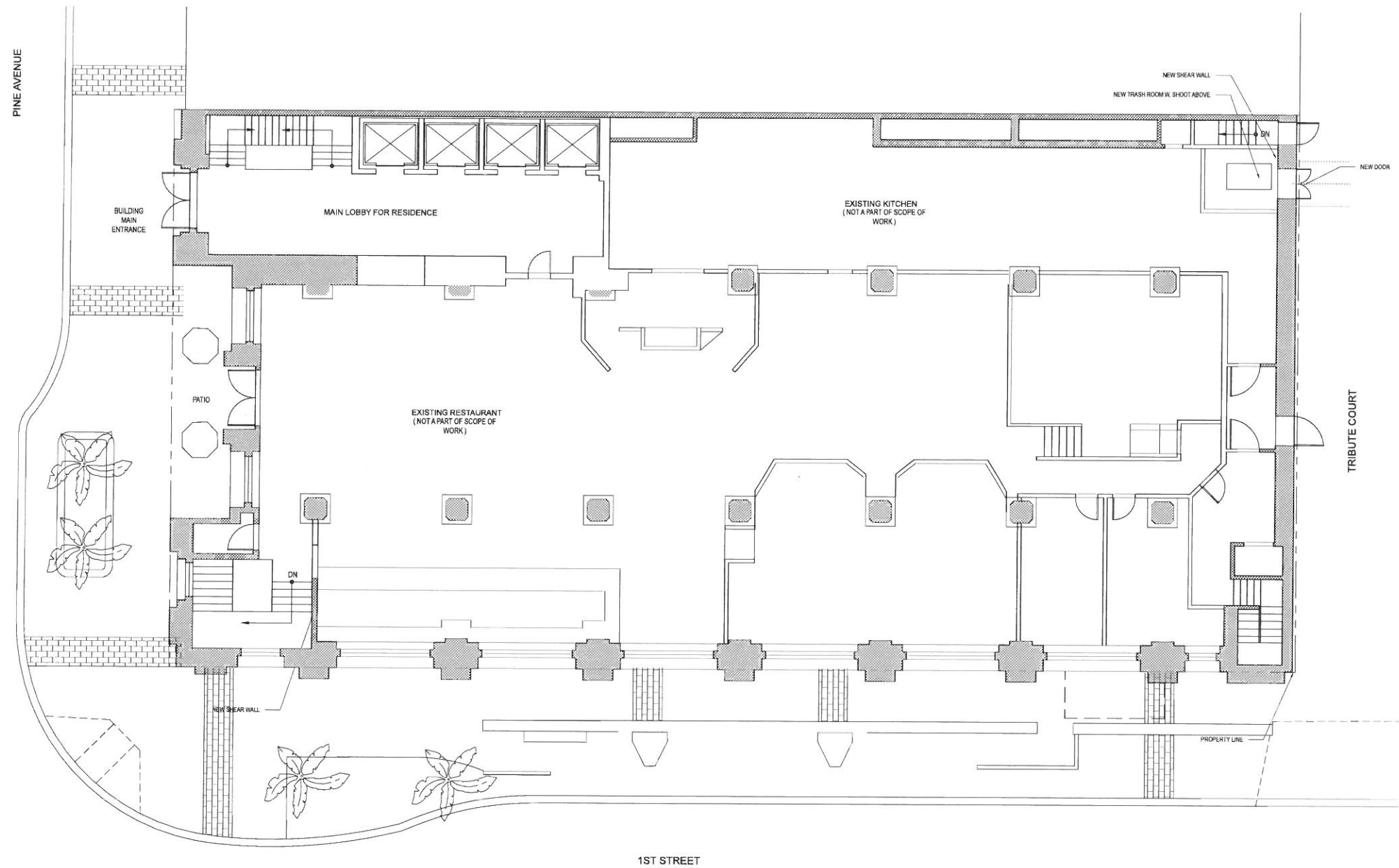
 EXISTING WALL
 NEW WALL

1. EXST'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.

dt-a

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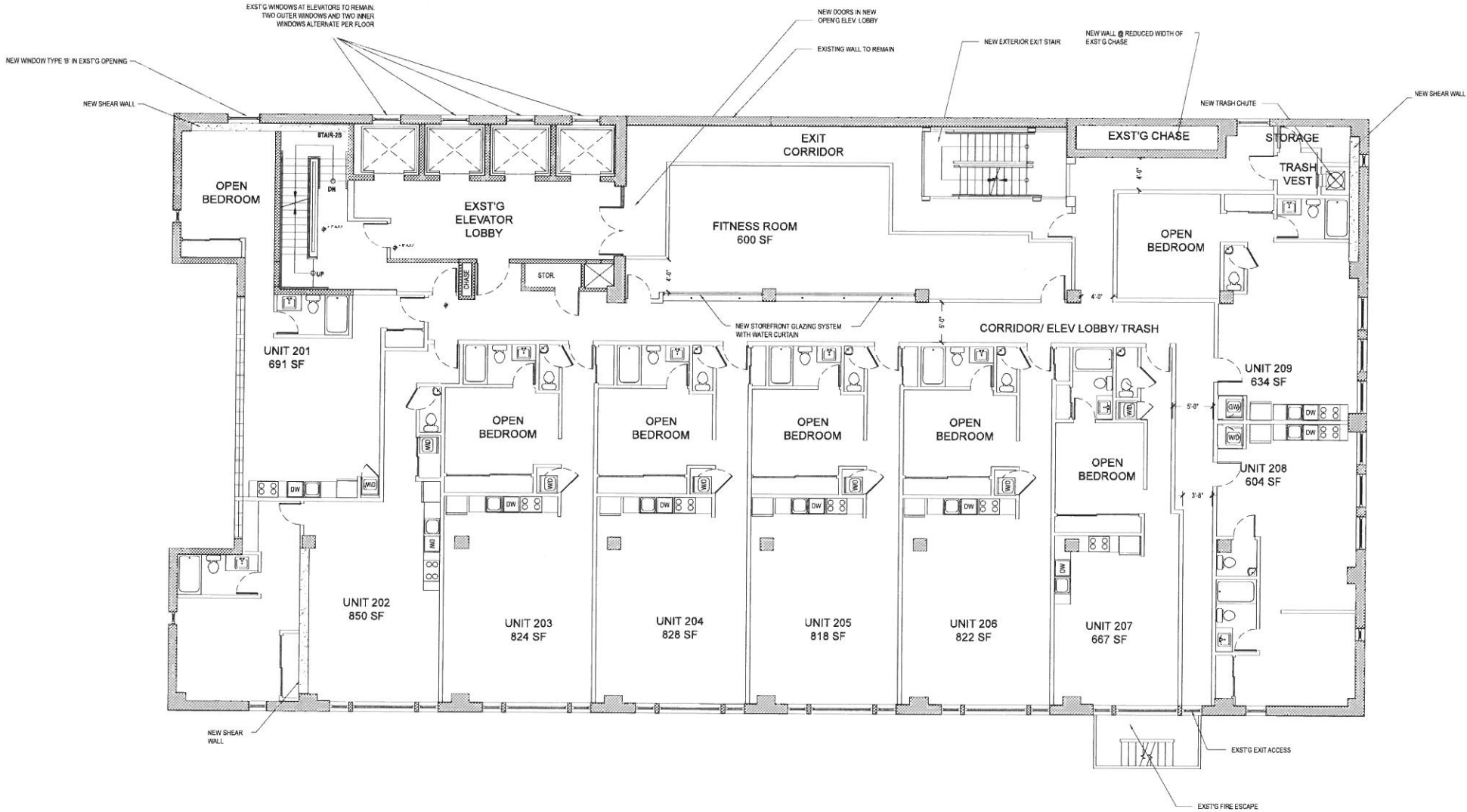
1 GROUND FLOOR PLAN
1/8" = 1'-0"

LEGEND

- EXISTING WALL
- NEW WALL

NOTES

1. NEW OUTDOOR PATIO SPACE CREATED BY REMOVING PORTION OF EXST'G ROOF AREA NOTED. EXTERIOR WALL ALONG PROPERTY LINE TO REMAIN UNCHANGED.
2. ALL EXST'G WINDOWS @ 2ND FLOOR TO REMAIN.
3. NEW EXTERIOR EXIT STAIR AT SIDE YARD.



1 2ND FLOOR PLAN
1/8" = 1'-0"

ARCHITECT

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PROJECT

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MECHANICAL ENGINEER

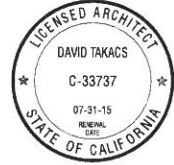
EMA CONSULTING ENGINEERS
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SHEET
2ND FLOOR PLAN

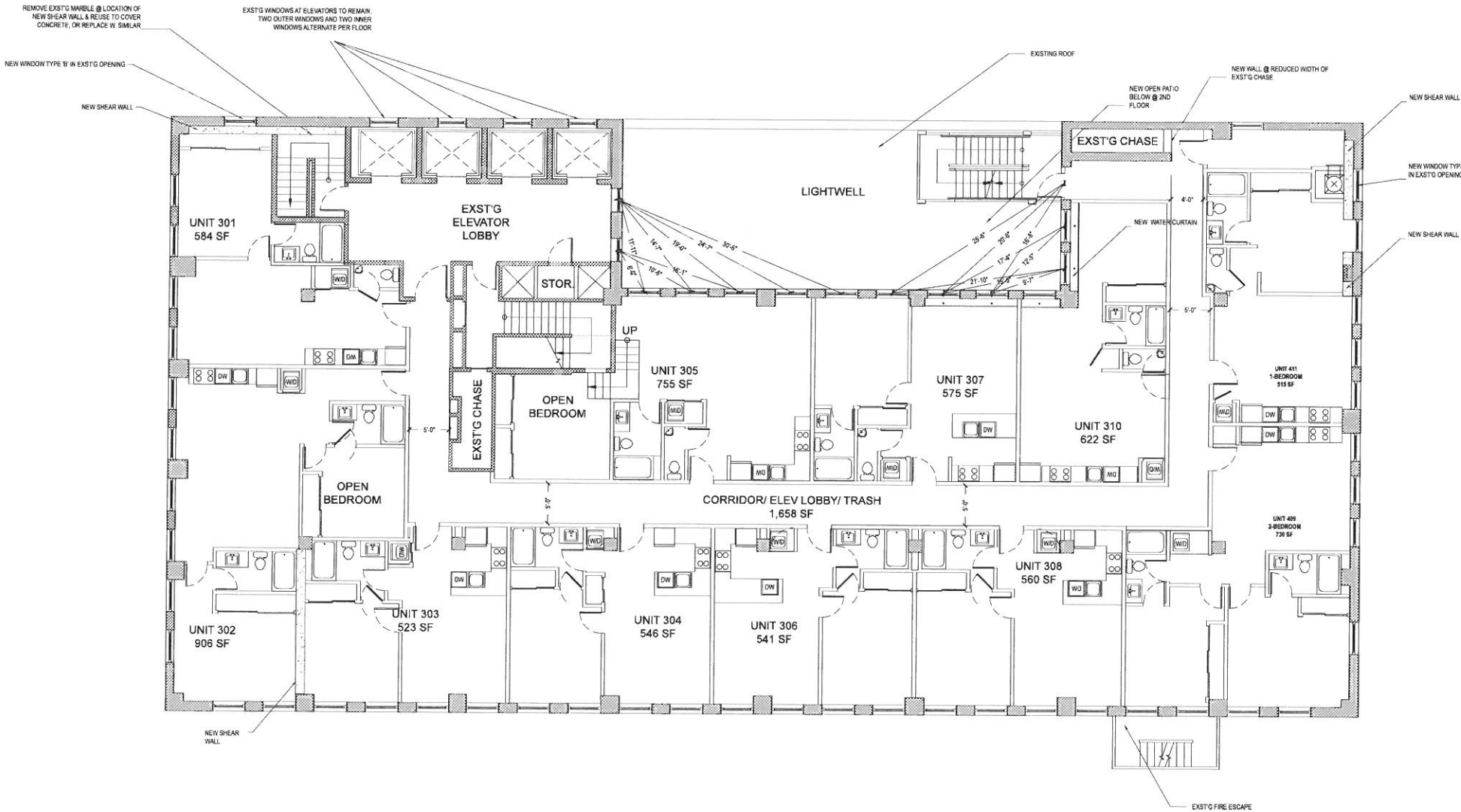
SHEET NUMBER
A1-102

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 EXTERIOR EXIT STAIR AT SIDE YARD.



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

ARCHITECT

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PROJECT

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MECHANICAL ENGINEER

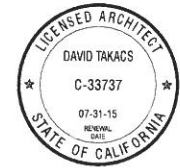
EMA CONSULTING ENGINEERS
2277 TOWNSGATE RD., STE. 216
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SHEET
3RD FLOOR PLAN

SHEET NUMBER

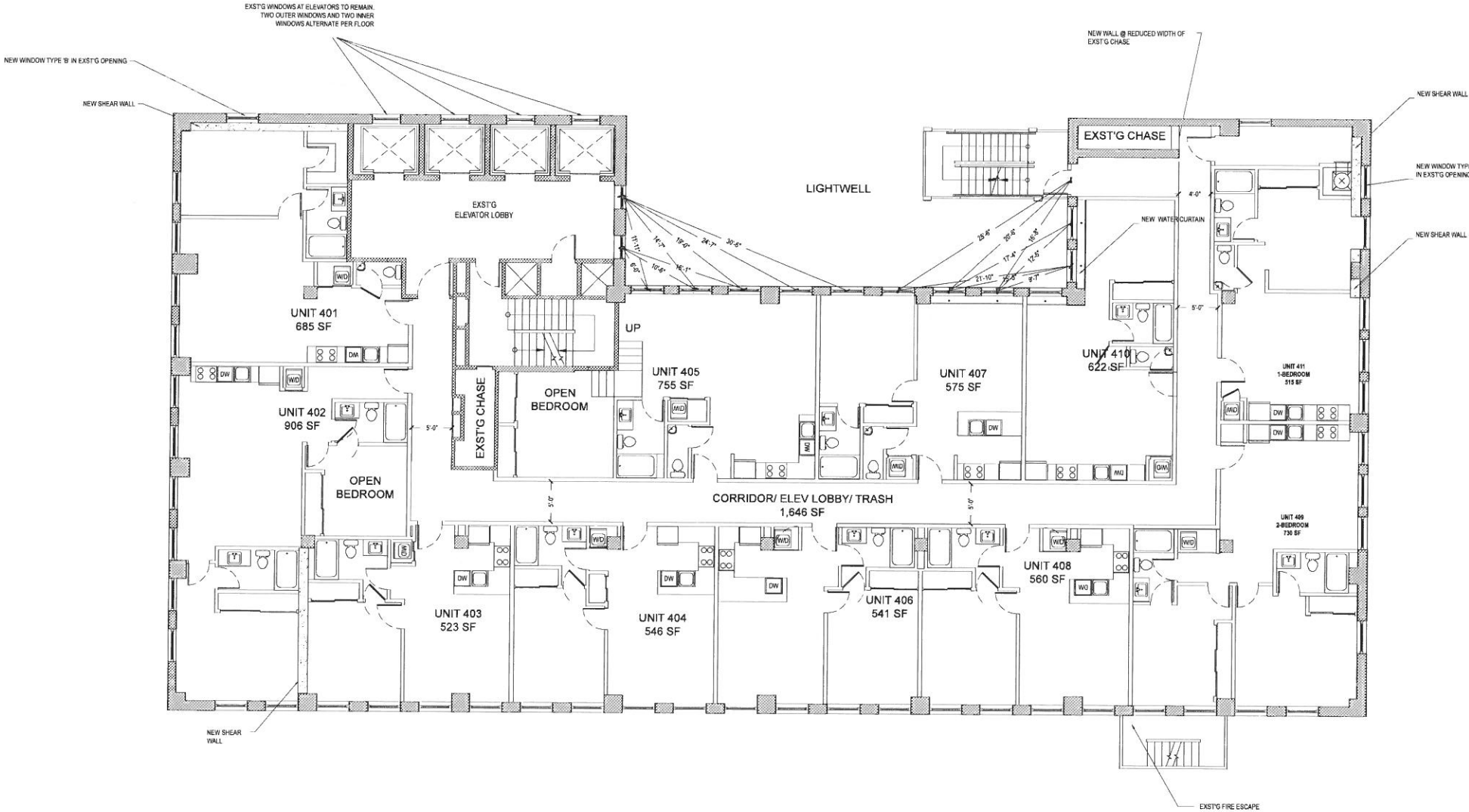
A1-103

LEGEND

- EXIST'G WALL
NEW WALL

NOTES

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3. NEW WINDOW TYPE "B" AS NOTED BEHIND NEW SHEAR WALL.
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ARCHITECT

dt-a
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PROJECT

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SCALE: AS NOTED
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SHEET
**4TH - 6TH FLOOR
PLAN**
SHEET NUMBER

A1-104

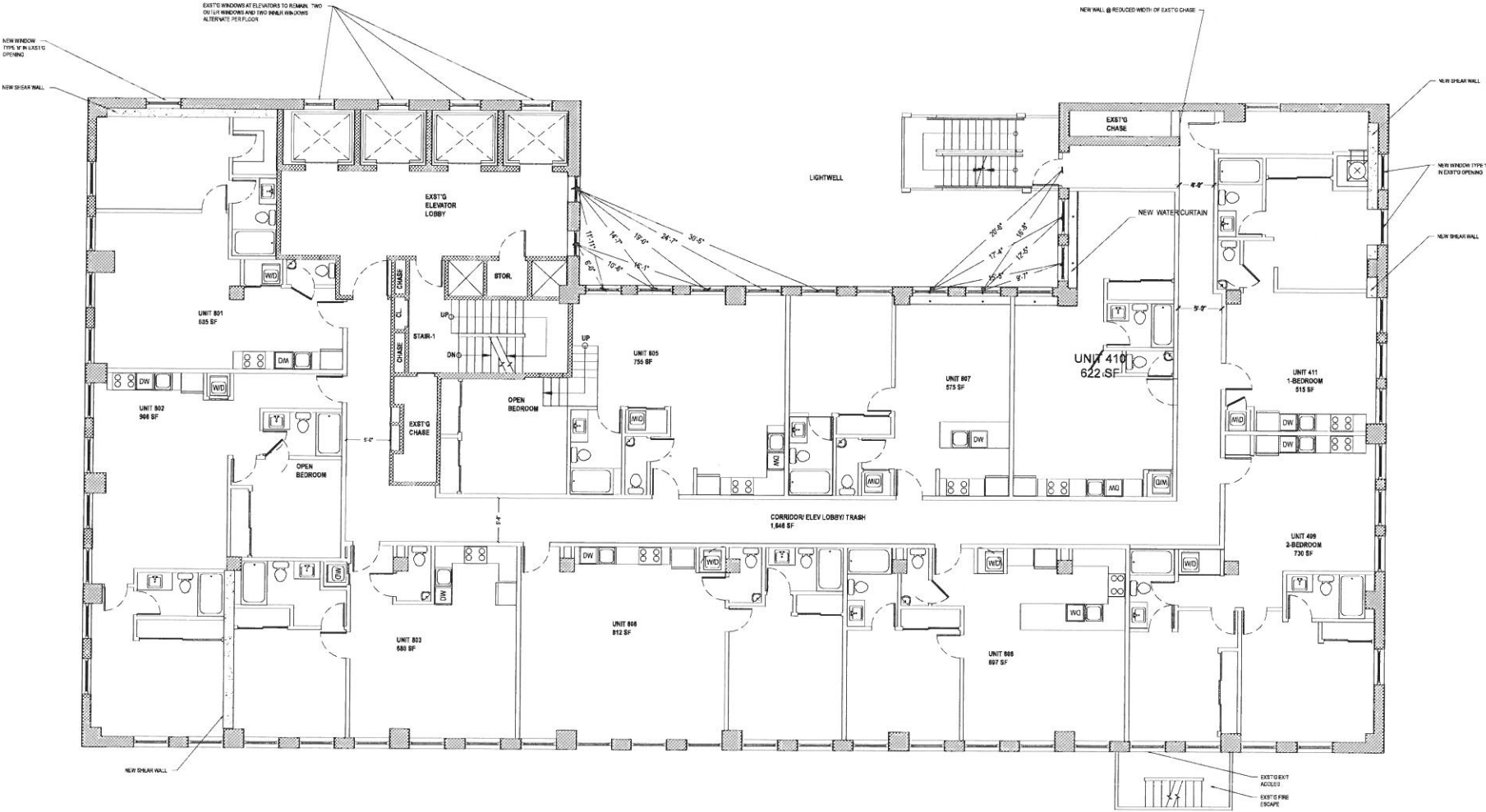
1 4TH - 6TH FLOOR PLAN
1/8" = 1'-0"

LEGEND

- EXISTING WALL
NEW WALL

NOTES

- EXST'G MARBLE @ ELEVATOR LOBBY & STAIRS TO REMAIN, EXCEPT AS NOTED
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7TH - 11TH FLOOR PLAN
1/8" = 1'-0"

ARCHITECT
dt-a
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SANTA MONICA, CA 90404-3726

SEAL
LICENSED ARCHITECT
DAVID TAKACS
C-33737
07-31-15
RENEWAL DATE
STATE OF CALIFORNIA

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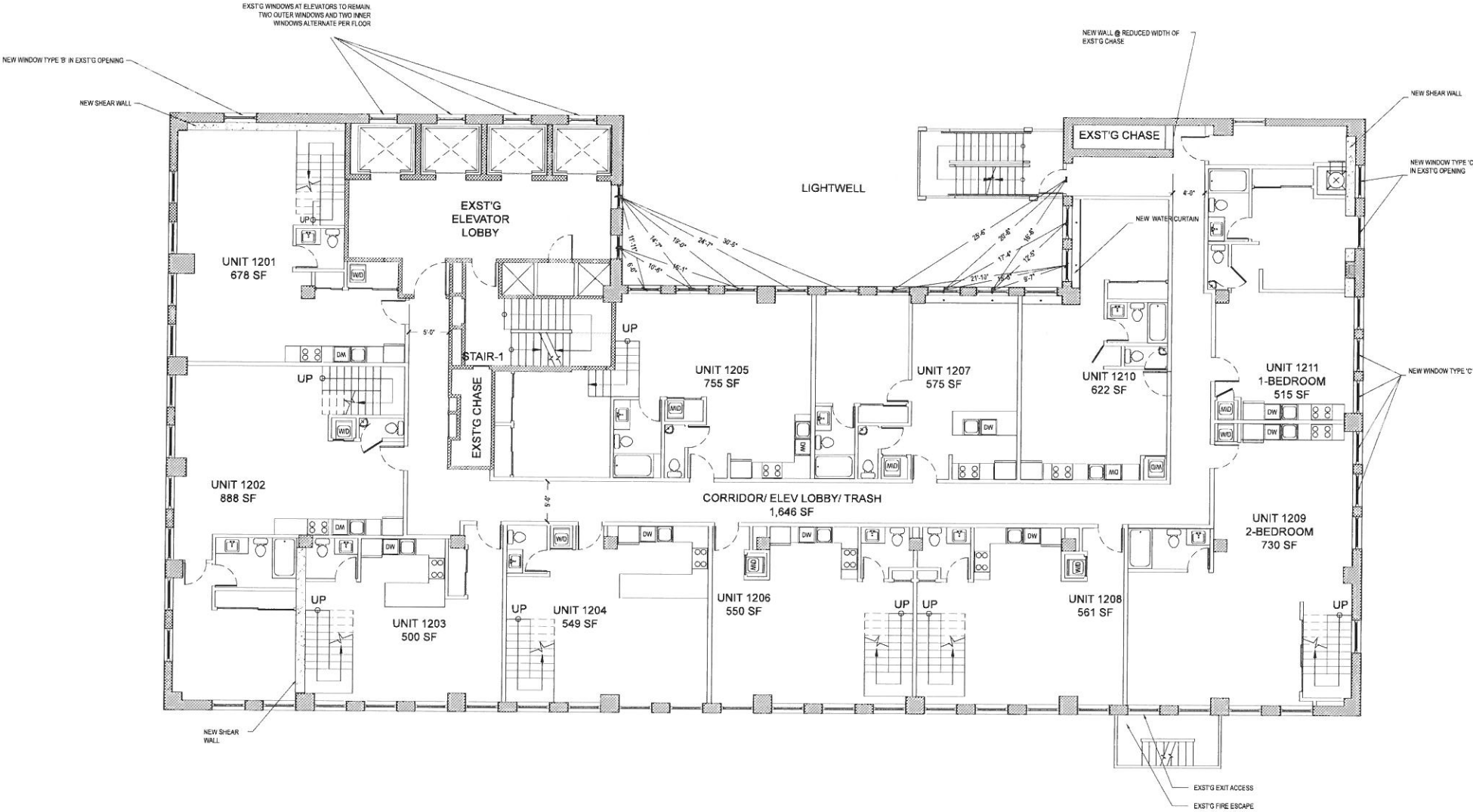
SHEET
**7TH - 11TH
FLOOR PLAN**
SHEET NUMBER
A1-105

LEGEND

- EXISTING WALL
NEW WALL

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

ARCHITECT

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**12TH FLOOR
PLAN**
SHEET NUMBER

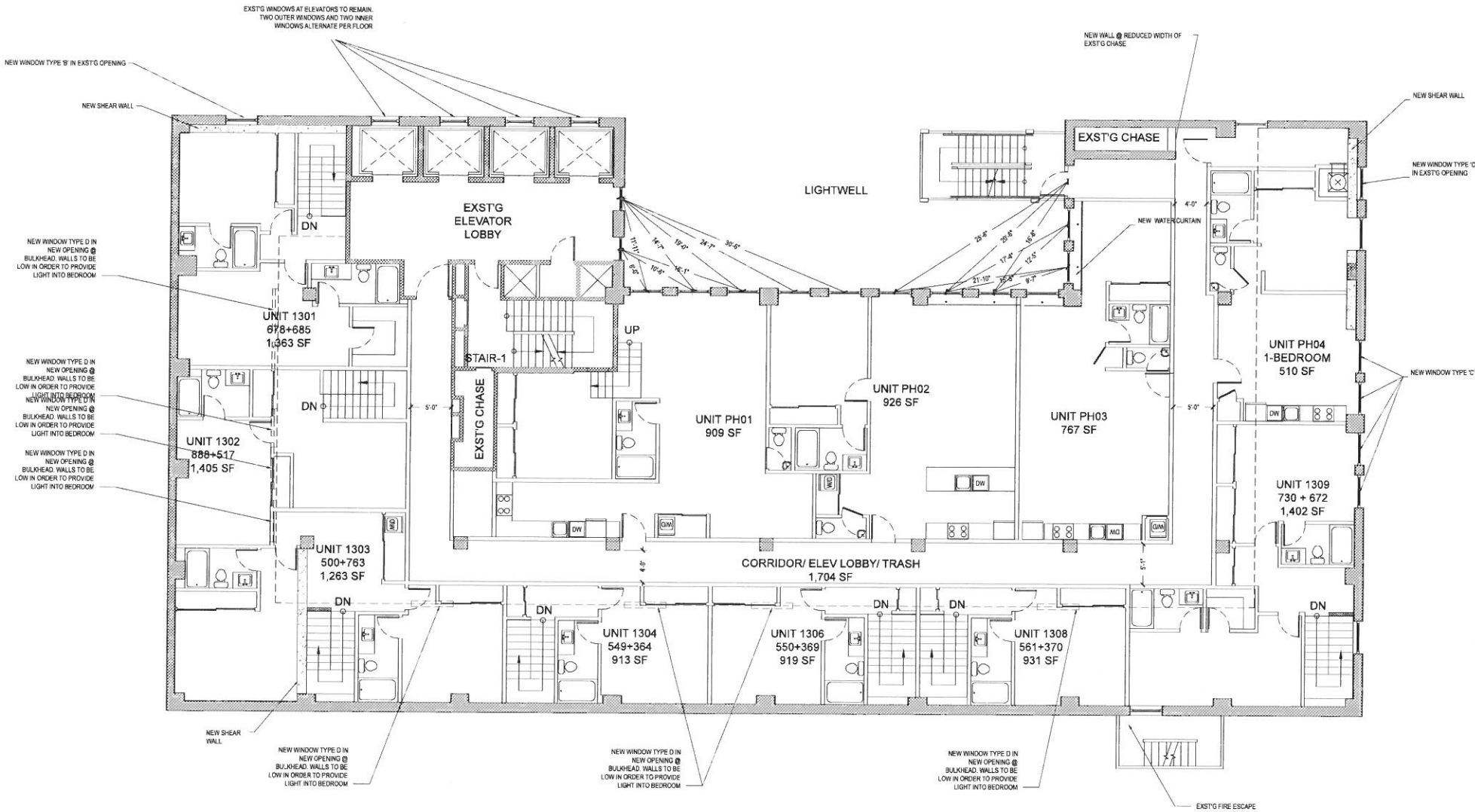
A1-106

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 EXTERIOR EXIT STAIR AT SIDE ELEVATION.
5. NEW WINDOW TYPE "C" AS NOTED



13TH 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



SEAL



ISSUE

NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review
02	11.16.15	Site Plan Review Resubmittal

REVISION

NO.	DATE	DESCRIPTION
04	02.14	Site Plan Review Corrections

SCALE AS NOTED
DRAWN
DATE November 16, 2015

SHEET
**13TH FLOOR
PLAN**
SHEET NUMBER

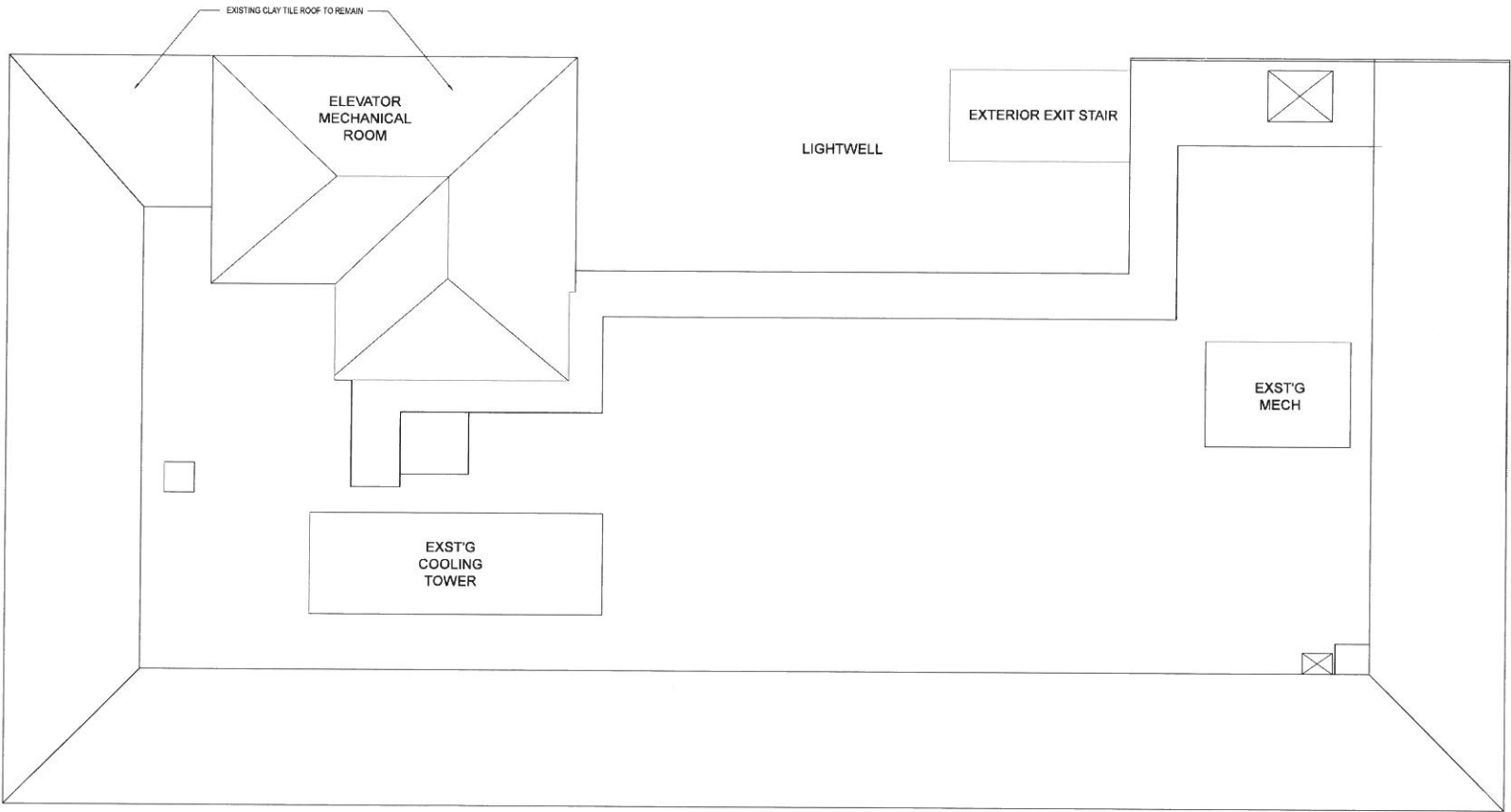
A1-107

LEGEND

- EXISTING WALL
- NEW WALL

NOTES

1. EXST'G CLAY TILE ROOF TO REMAIN.
2. EXST'G 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 @ EXST'G OPENINGS AS NOTED.



1 ROOF 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, C A 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

LICENSED ARCHITECT

DAVID TAKACS

C-33737

07-31-15

RENEWAL DATE

STATE OF CALIFORNIA

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△		
△		
△		

SCALE

AS NOTED

DRAWN

DATE

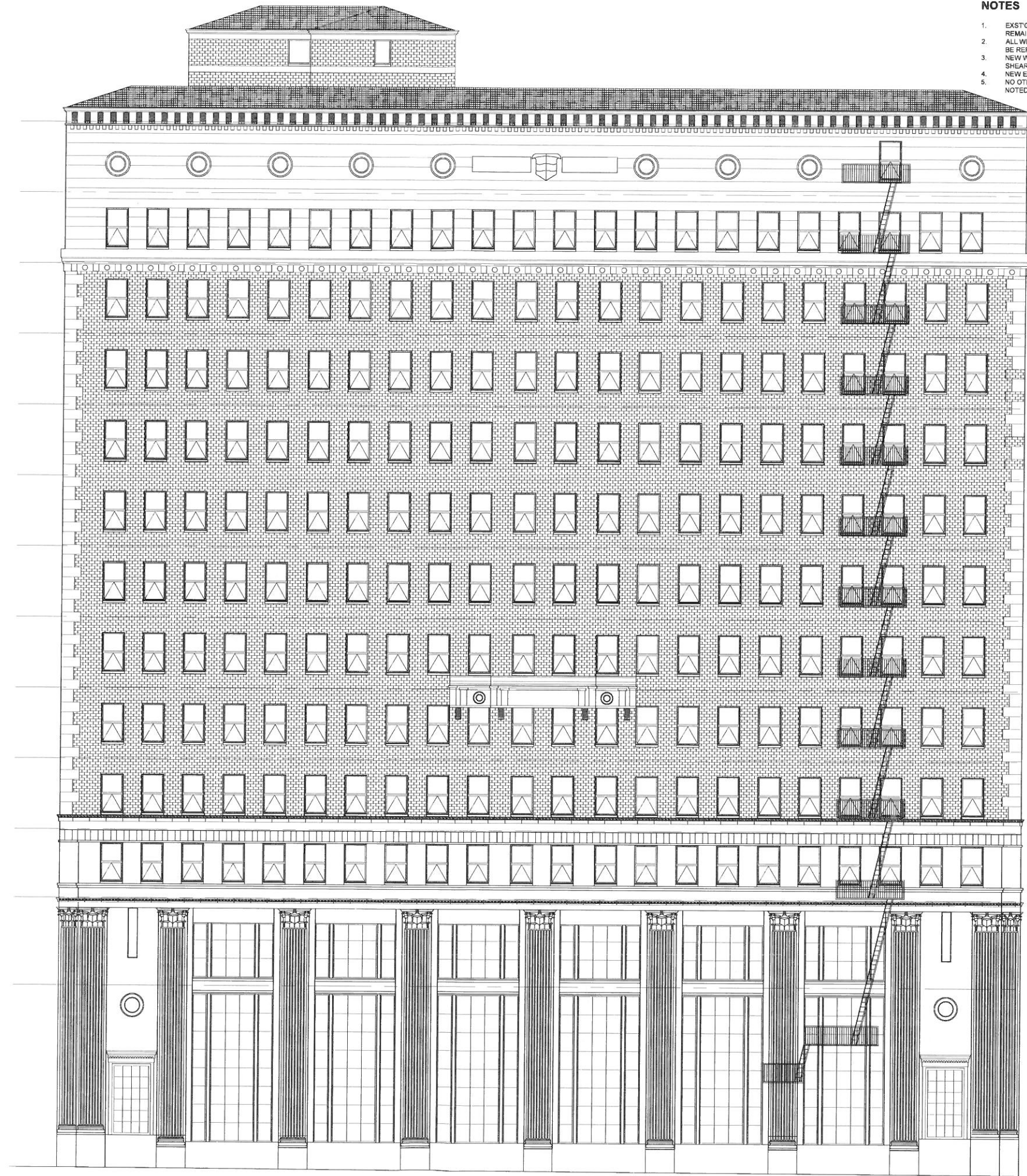
November 16, 2015

SHEET

ROOF PLAN

SHEET NUMBER

A1-108



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 A2 AS NOTED BEHIND NEW SHEAR WALL.
4. NEW EXTERIOR EXIT STAIR AT SIDE YARD.
5. 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

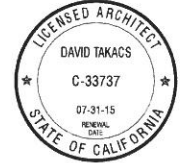
MECHANICAL ENGINEER

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

ELECTRICAL ENGINEER

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

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SCALE

AS NOTED

DRAWN

DATE

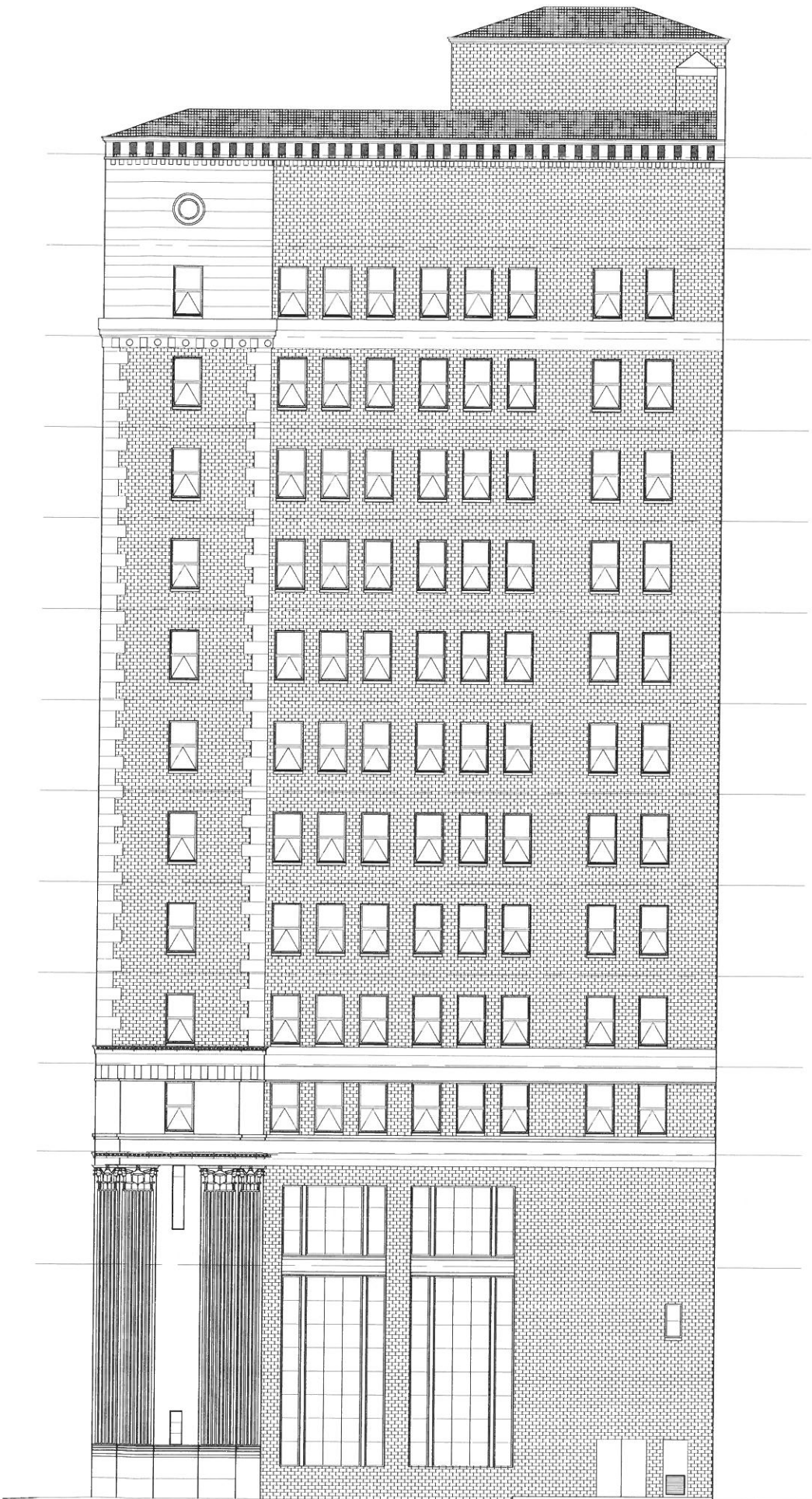
November 16, 2015

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 A2 AS NOTED BEHIND NEW SHEAR WALL.
4. NEW EXTERIOR EXIT STAIR AT SIDE YARD.
5. NO OTHER FACADE CHANGES UNLESS OTHERWISE NOTED.

1 EAST 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

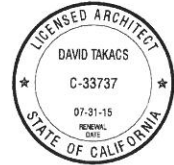
MECHANICAL ENGINEER

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

ELECTRICAL ENGINEER

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

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07		

SCALE AS NOTED

DRAWN

DATE November 16, 2015

SHEET

EAST ELEVATION

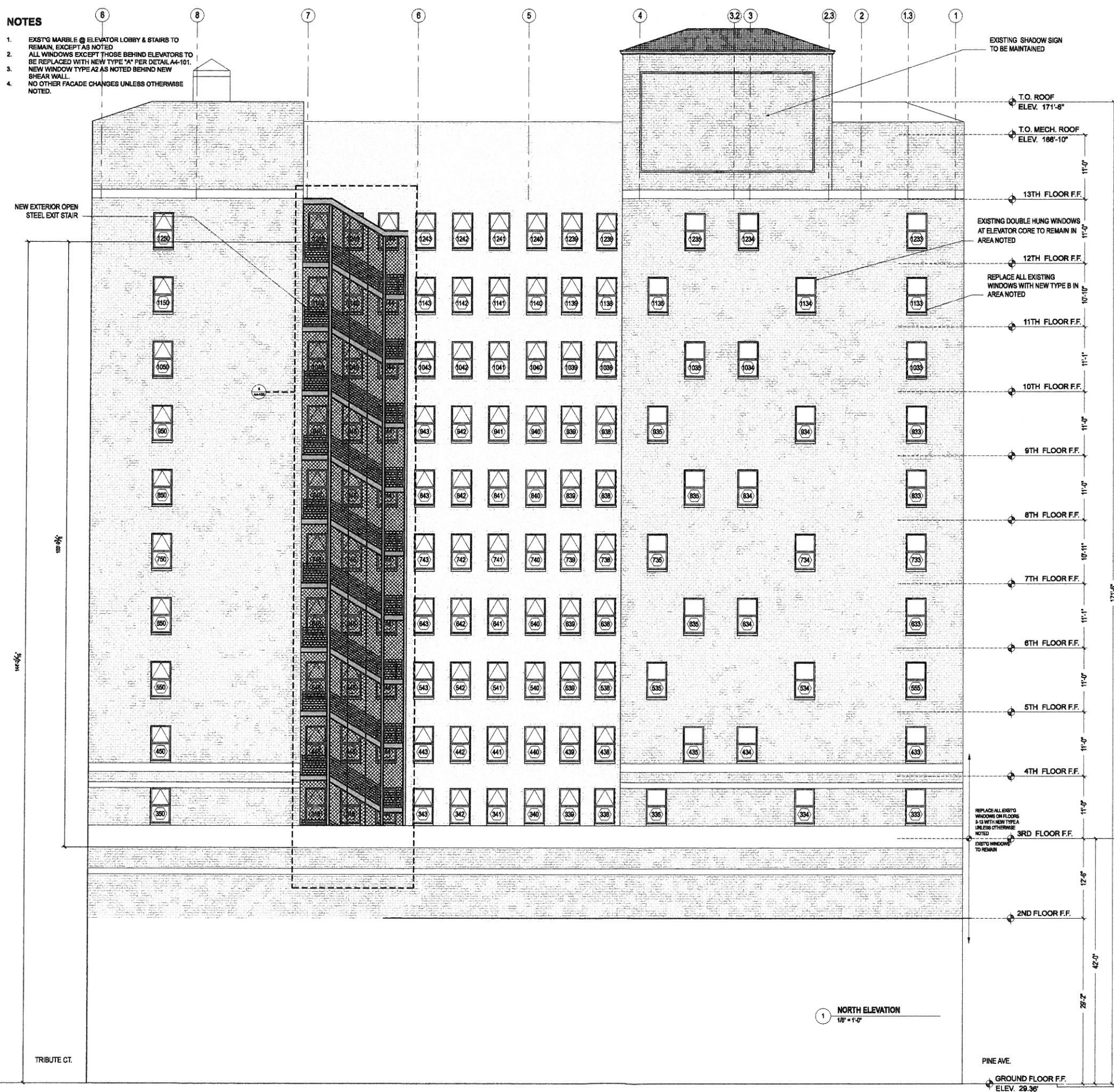
SHEET NUMBER

A2-102

NOTES

1. EXISTING 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 A2 AS NOTED BEHIND NEW SHEAR WALL.
4. NO OTHER FACADE CHANGES UNLESS OTHERWISE NOTED.

NEW EXTERIOR OPEN STEEL EXIT STAIR



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

PINE AVE.

GROUND FLOOR F.F.
ELEV. 29.36'

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
208 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



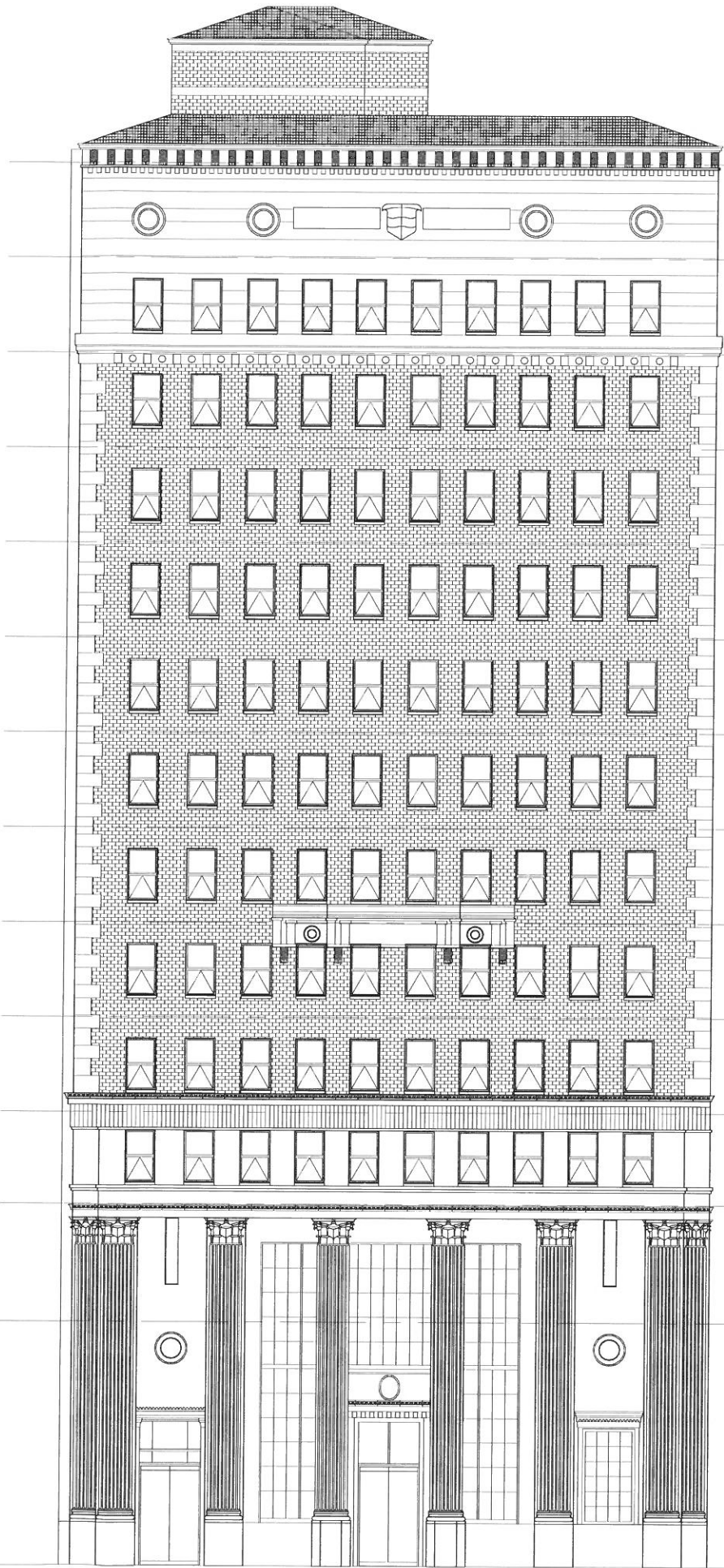
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SCALE AS NOTED
DRAWN
DATE November 16, 2015

SHEET
**NORTH
ELEVATION**
SHEET NUMBER

A2-103



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 A2 AS NOTED BEHIND NEW SHEAR WALL.
4. NEW EXTERIOR EXIT STAIR AT SIDE YARD.
5. 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
205 W. 6TH STREET
LOS ANGELES, CA 90014

STRUCTURAL ENGINEER

CHARLES TAN & ASSOCIATES
320 E. 2ND ST., SUITE 318
LOS ANGELES, CA 90012

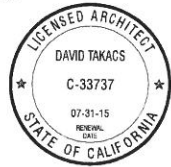
MECHANICAL ENGINEER

EMA CONSULTING ENGINEERS
2277 TOWNSGATE RD., STE. 216
WESTLAKE VILLAGE, CA 91351

ELECTRICAL ENGINEER

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

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DATE

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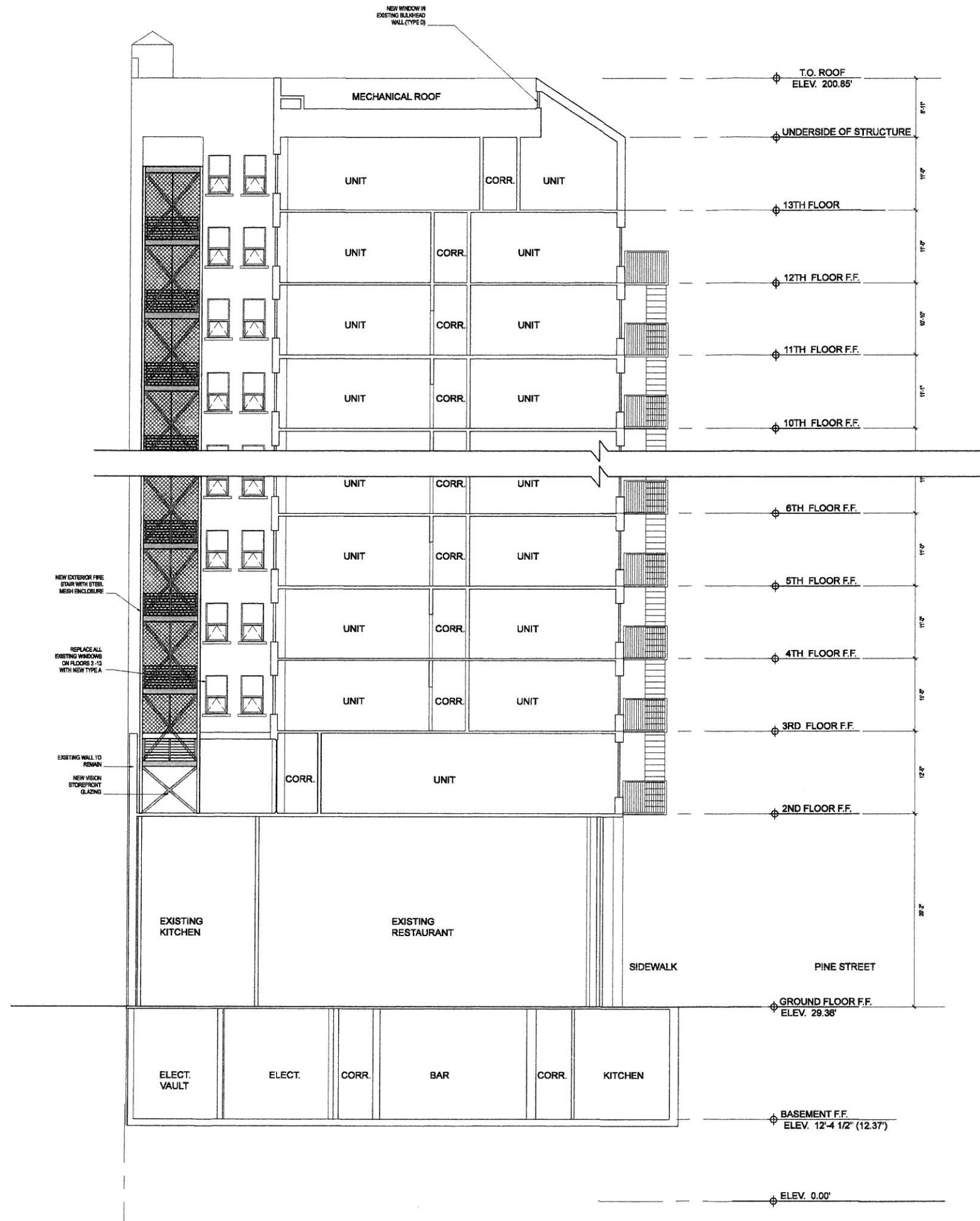
SHEET

WEST ELEVATION

SHEET NUMBER

A2-104

1 WEST 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 A2 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

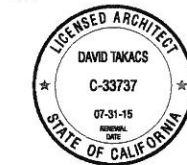
MECHANICAL ENGINEER

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

ELECTRICAL ENGINEER

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

SEAL



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SCALE AS NOTED

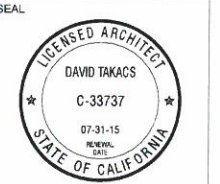
DRAWN
DATE November 16, 2015

SHEET

CROSS SECTION

SHEET NUMBER

A3-101



ISSUE		
NO.	DATE	DESCRIPTION
01	01.13.14	Site Plan Review
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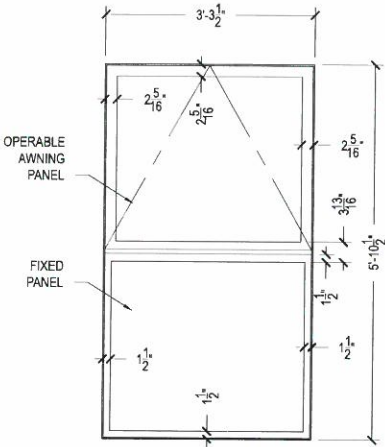
REVISION		
NO.	DATE	DESCRIPTION
△ 01	04.02.14	Site Plan Review Corrections
△ 02	09.10.14	Site Plan Review Corrections
△ 03		
△ 04		

SCALE AS NOTED

DRAWN

DATE November 16, 2015

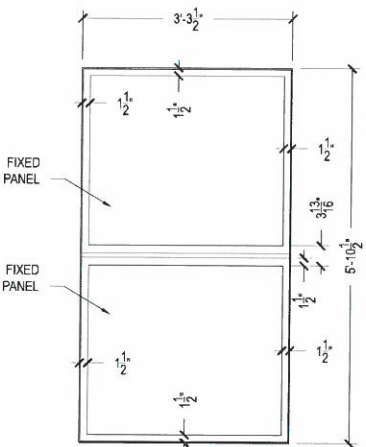
- NOTES:
1. ELEVATIONS FROM EXTERIOR
 2. ALL WINDOW FRAMES ARE BROWN ANODIZED ALUMINUM



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

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

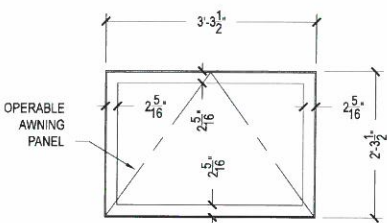
GLAZING: CLEAR, LOW "E" TEMPERED



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

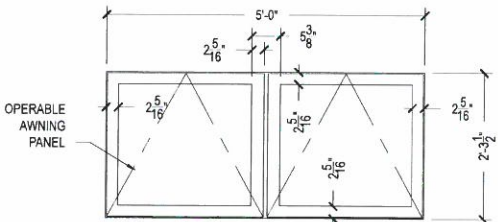
GLAZING: CLEAR, LOW "E" TEMPERED



WINDOW TYPE "C"
TYPE: SINGLE OPERABLE AWNING

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

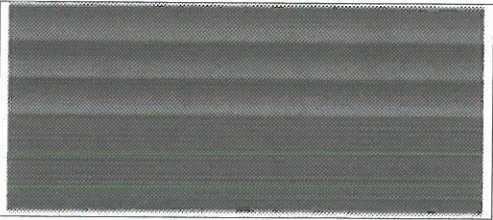
GLAZING: CLEAR, LOW "E" TEMPERED



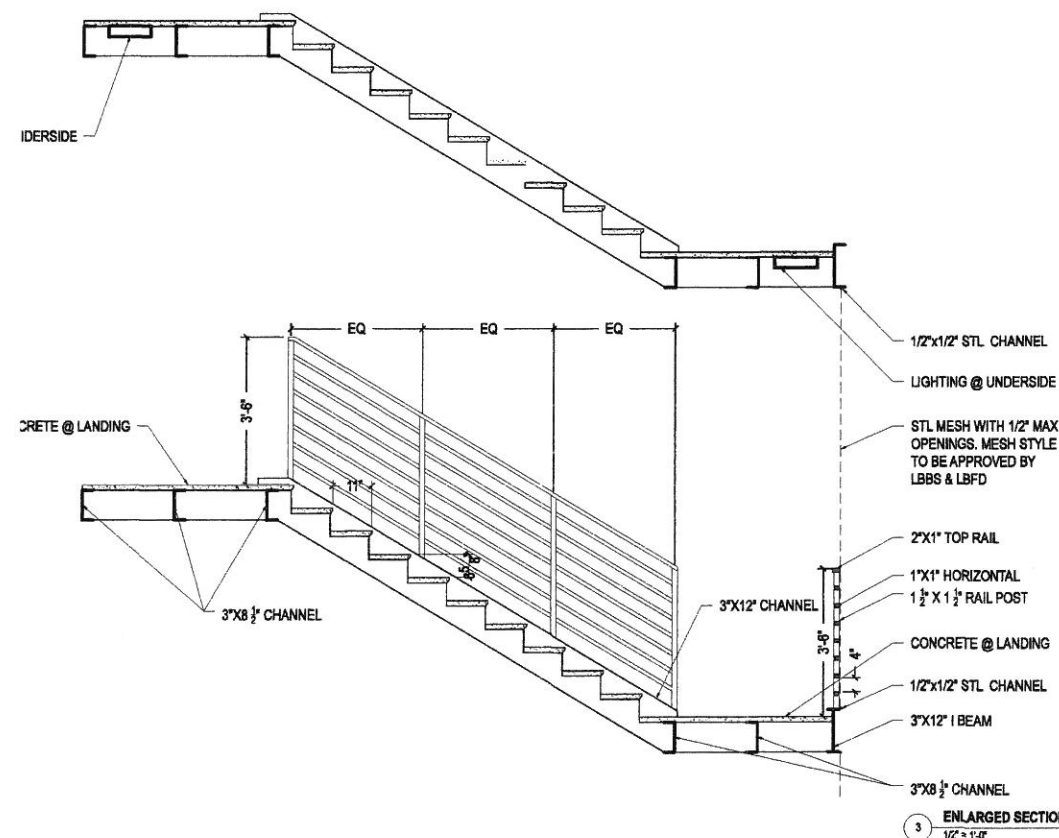
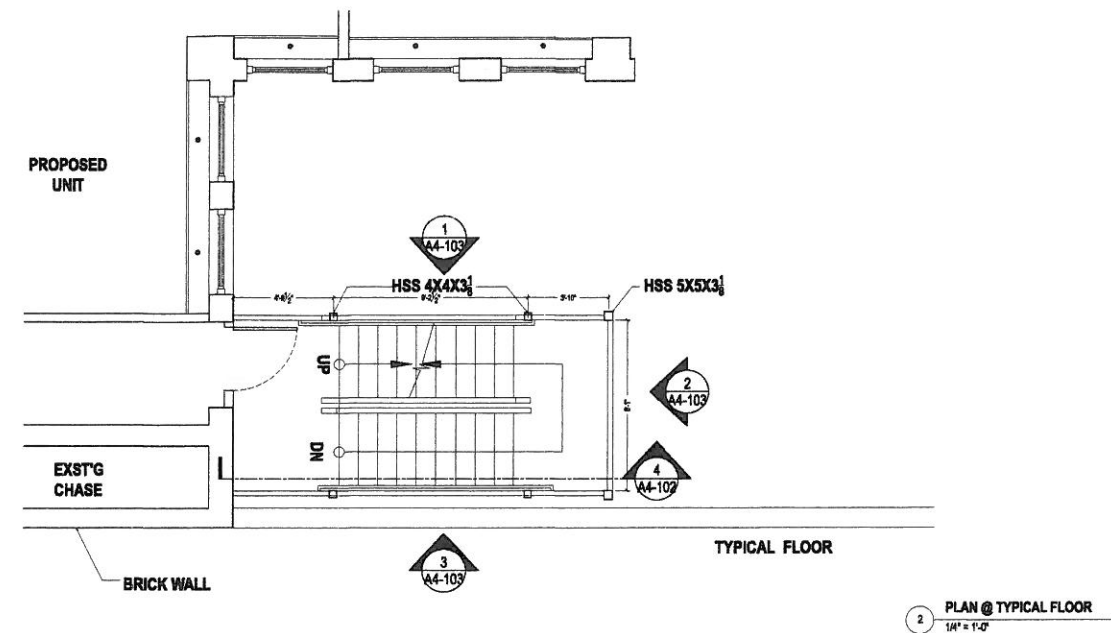
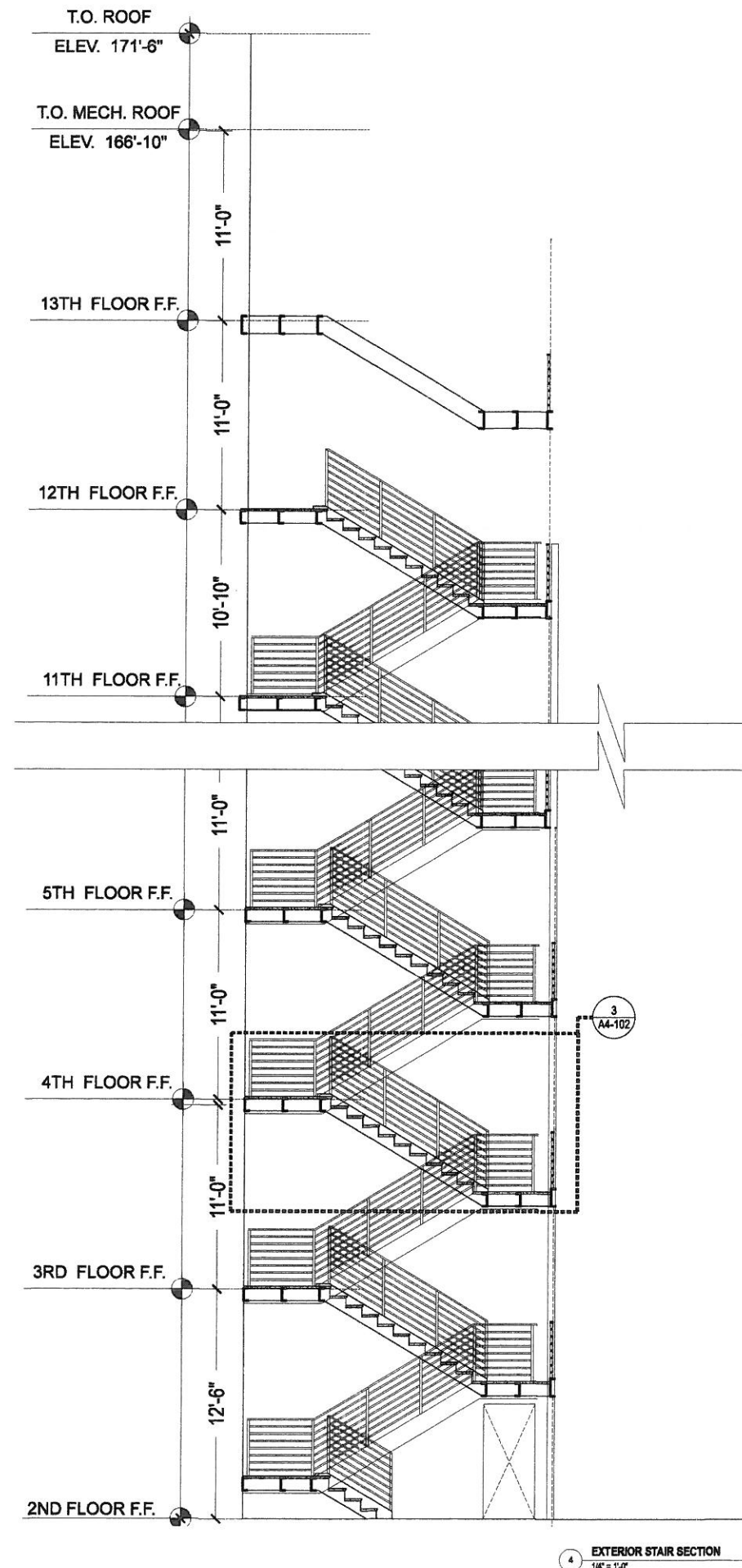
WINDOW TYPE "D"
TYPE: SIDE BY SIDE OPERABLE AWNING

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 & EAST

GLAZING: CLEAR, LOW "E" TEMPERED



WINDOW FRAME FINISH:
MEDIUM BROWN BRONZE ANODIZED METAL



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

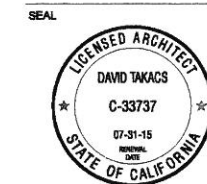
PROJECT
**SECURITY
 PACIFIC LOFTS**
 110 PINE AVE.
 LONG BEACH, CA 90802

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

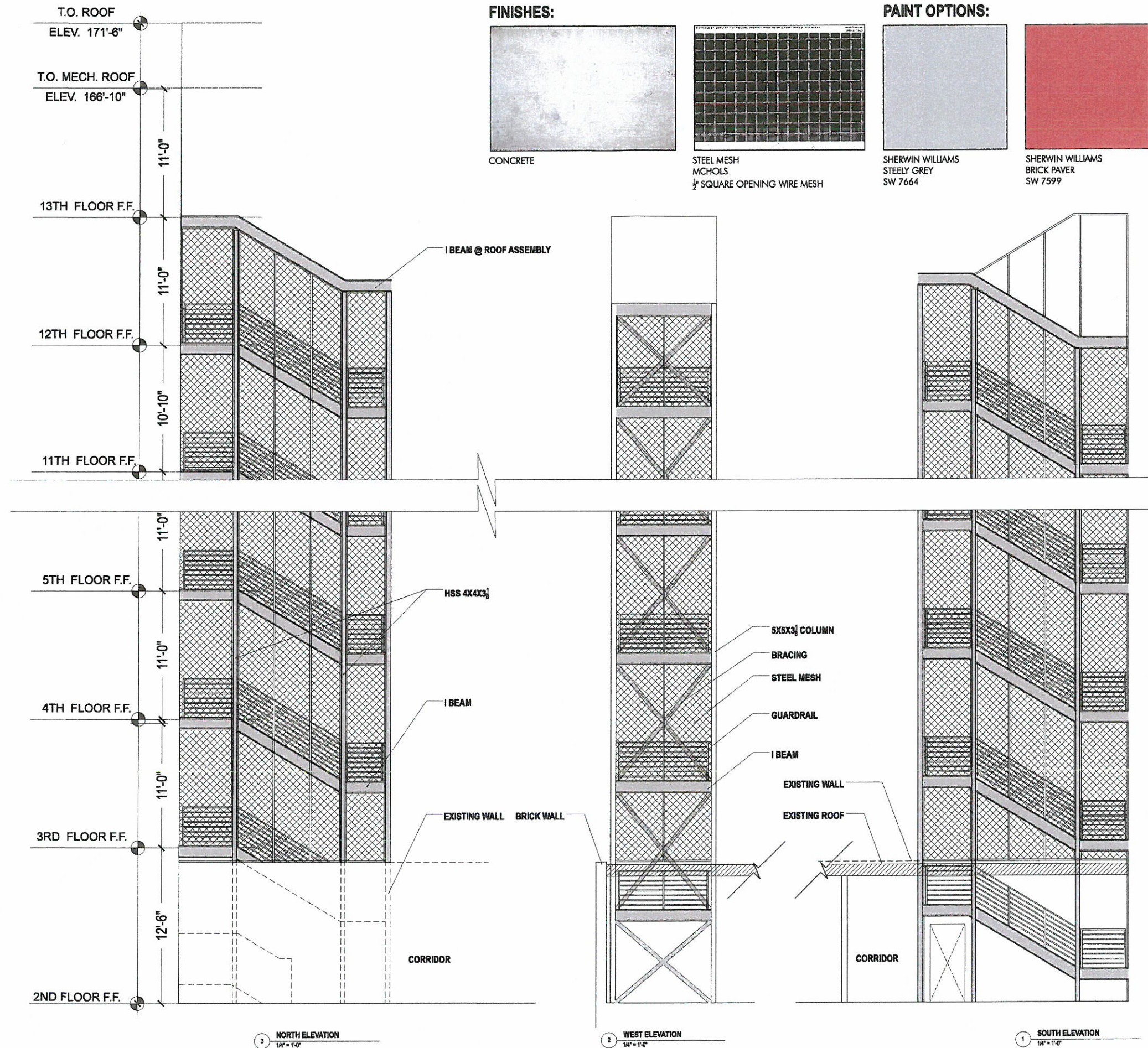


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SCALE AS NOTED
 DRAWN
 DATE November 15, 2015

SHEET
**EXTERIOR STAIR
 DETAILS**
 SHEET NUMBER
A4-102



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
RENEWAL DATE
STATE OF CALIFORNIA

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SCALE AS NOTED

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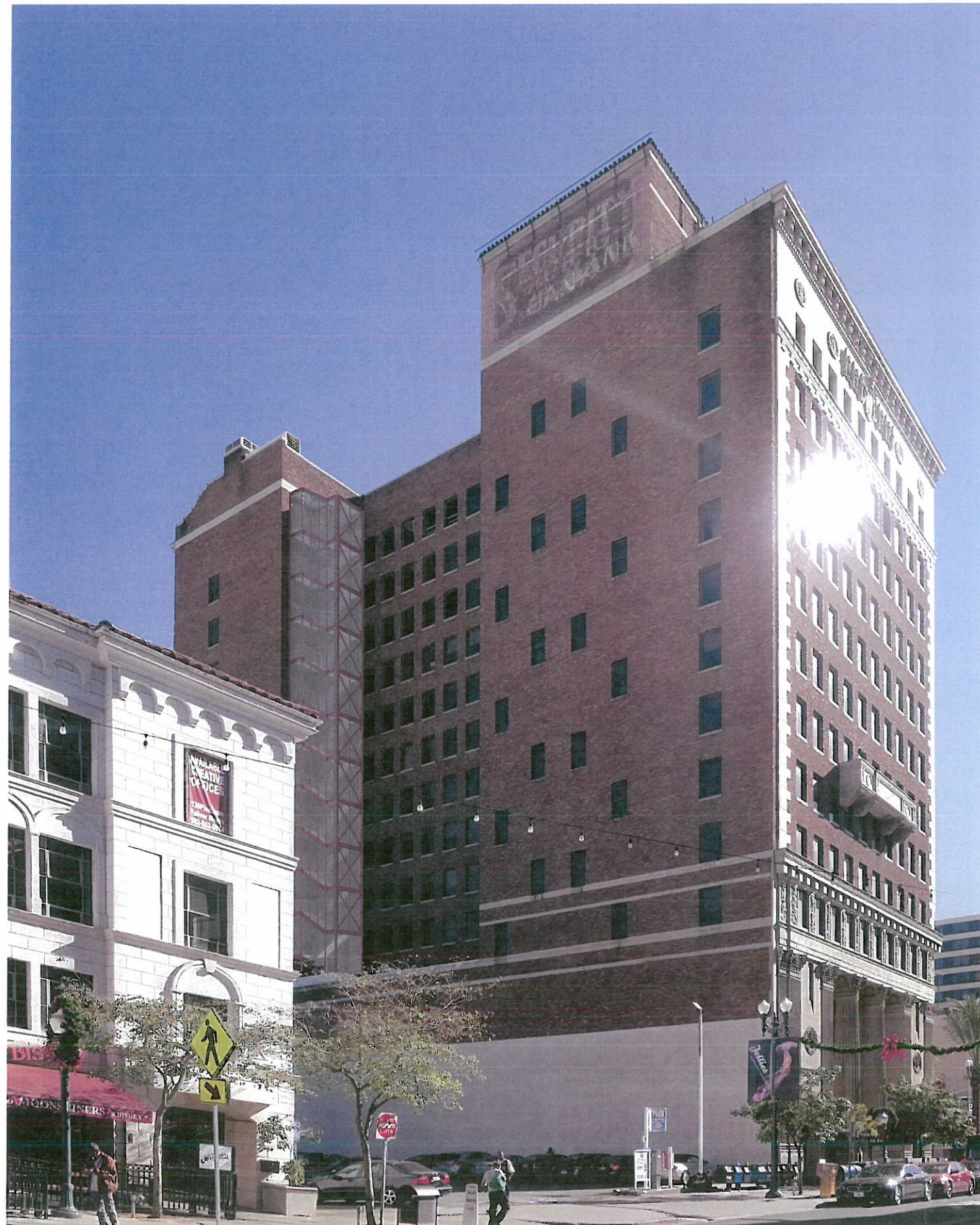
DATE November 15, 2015

SHEET

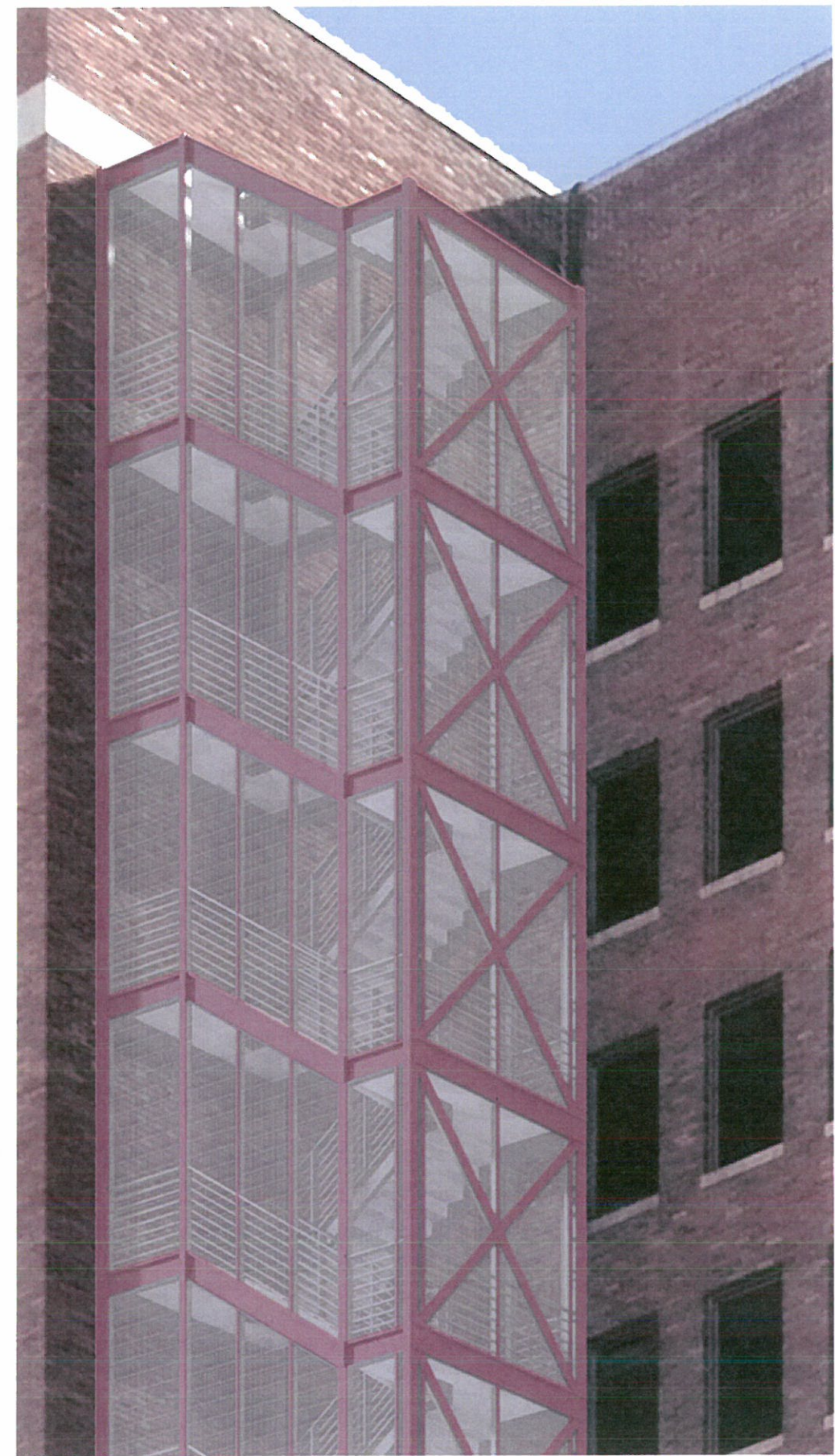
EXTERIOR STAIR ELEVATIONS

SHEET NUMBER

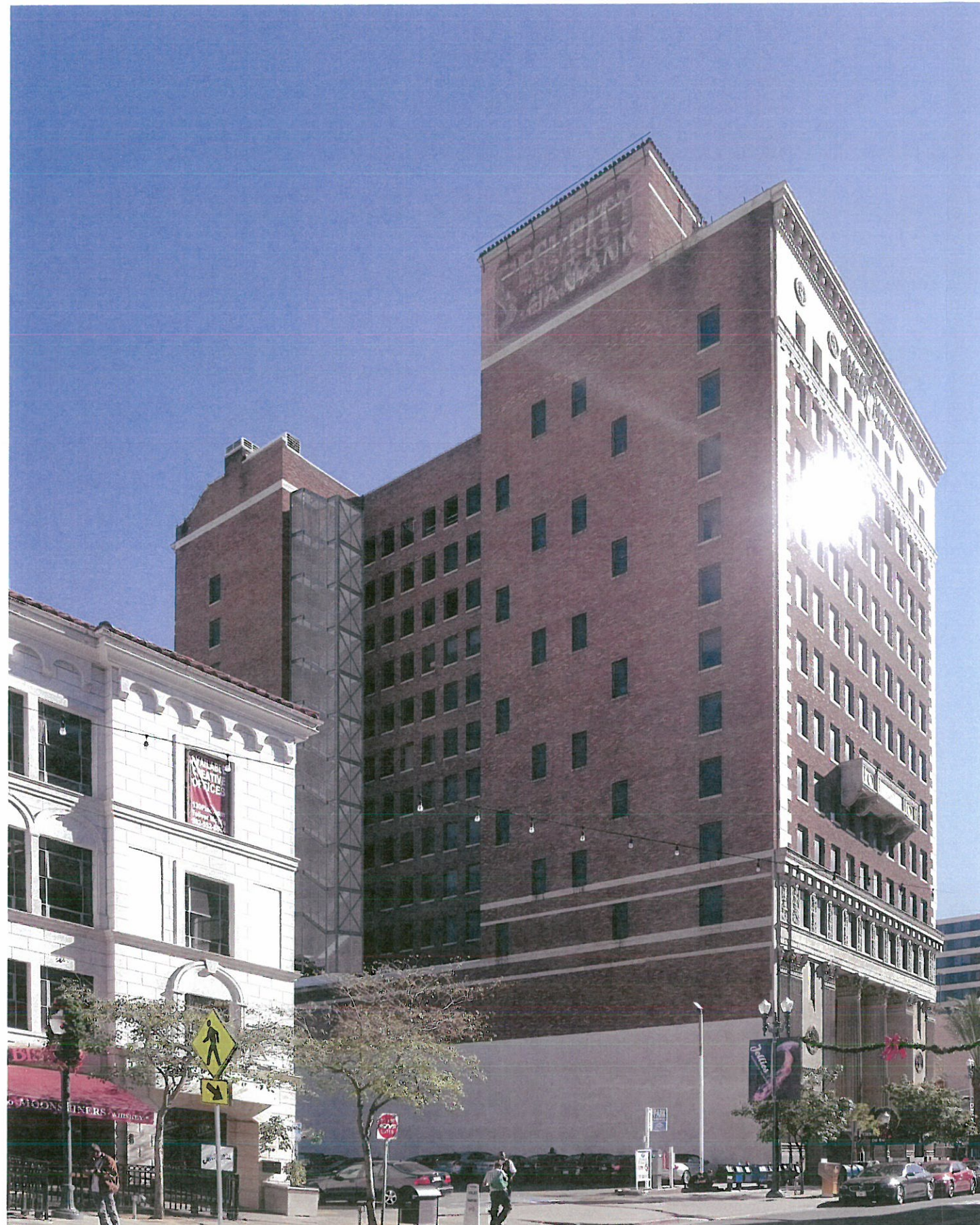
A4-103



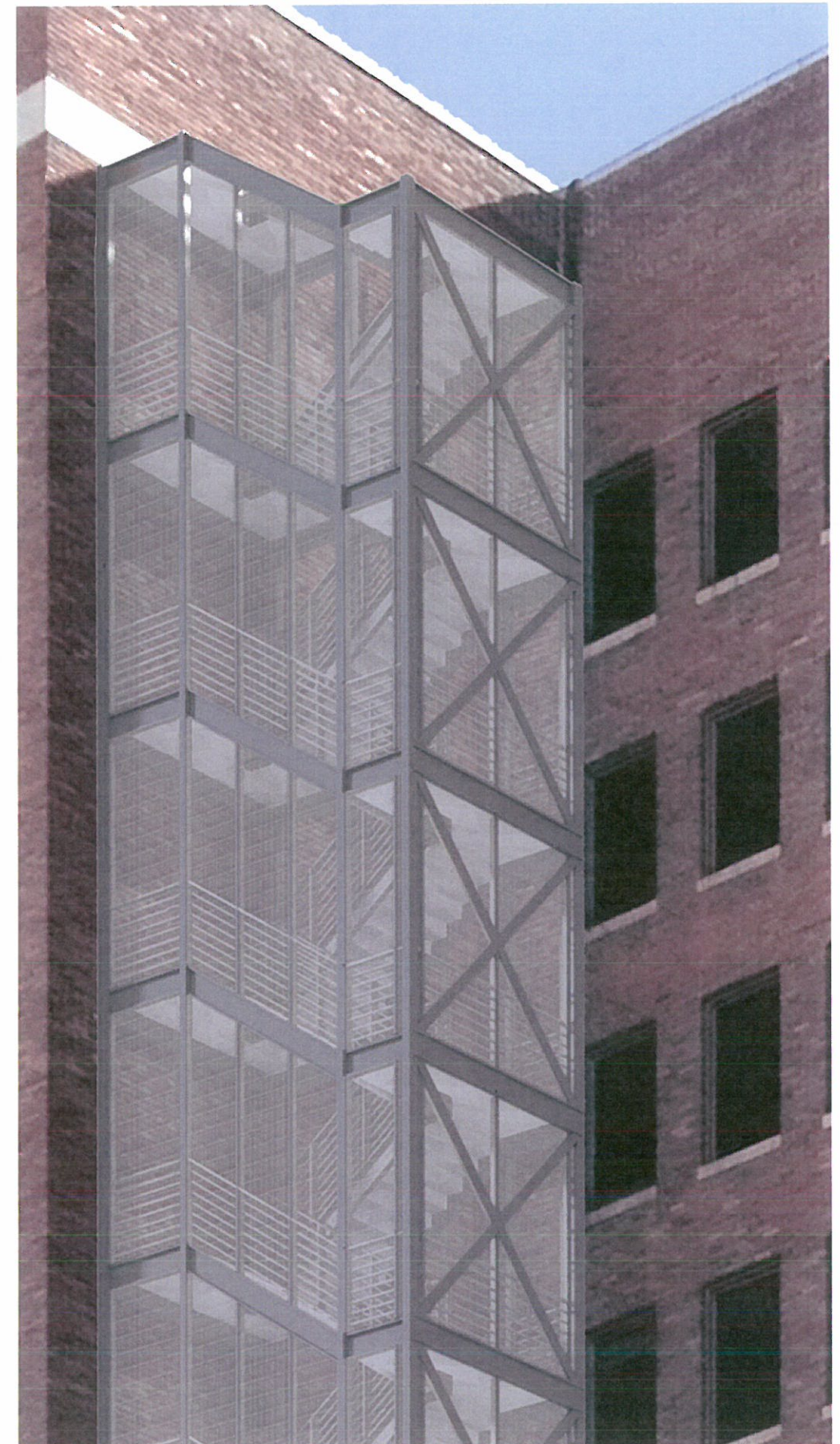
VIEW FROM PINE



ENLARGED VIEW: RED COLOR



VIEW FROM PINE



ENLARGED VIEW: GRAY COLOR