

7280 | 22

SCALE 1" = 60'

2000

View Enlarged Map

View Printing Instructions

County of Los Angeles Rick Auerbach, Assessor

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CODE 5542

FOR PREV. ASSMT. SEE: 7277-15

TOWNSITE OF LONG BEACH

M.R.19-91-96

BROADWAY FM.16309

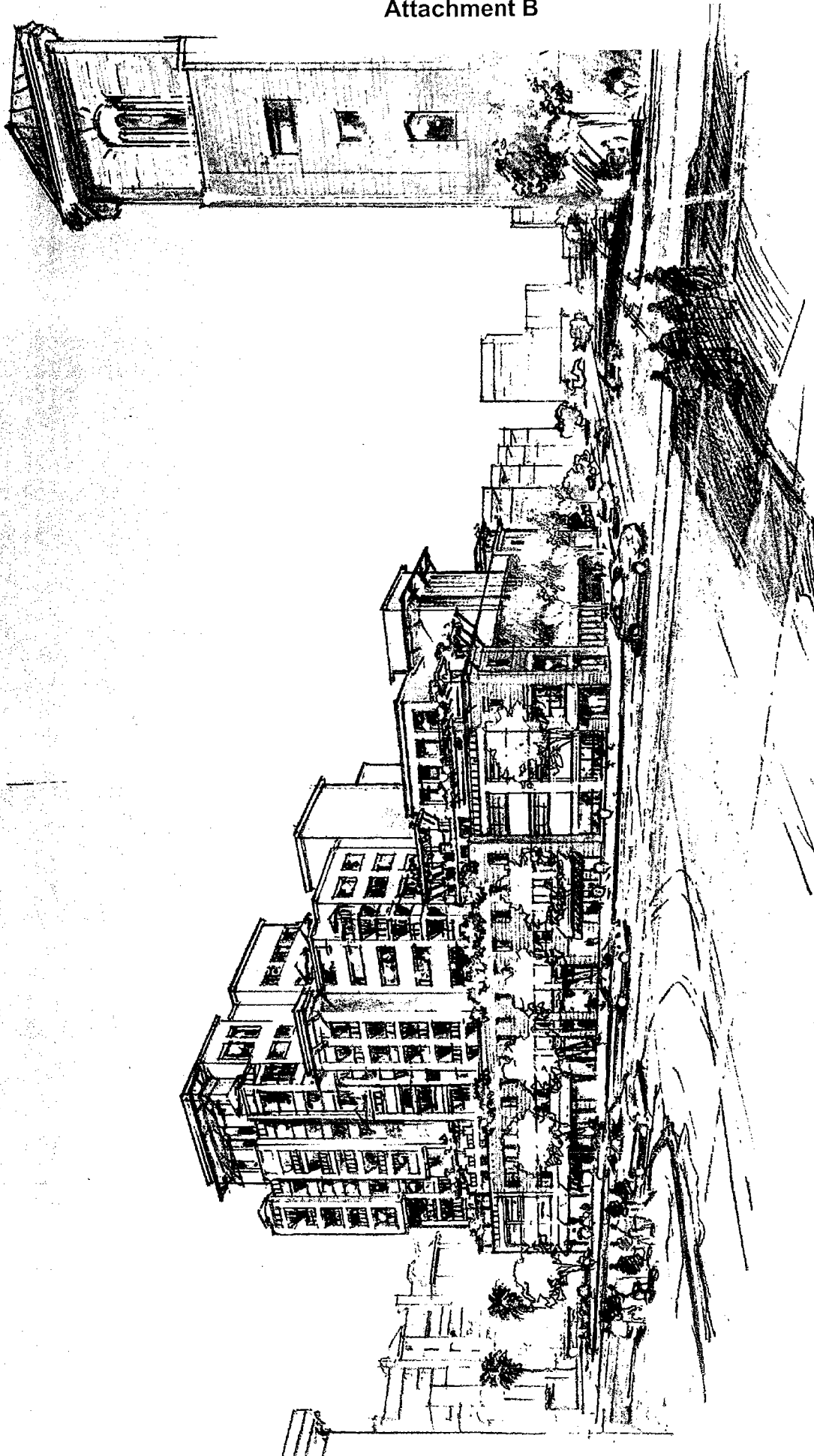
LONG BEACH DEPOT TRACT

M.R.83-91-92

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF

Attachment B

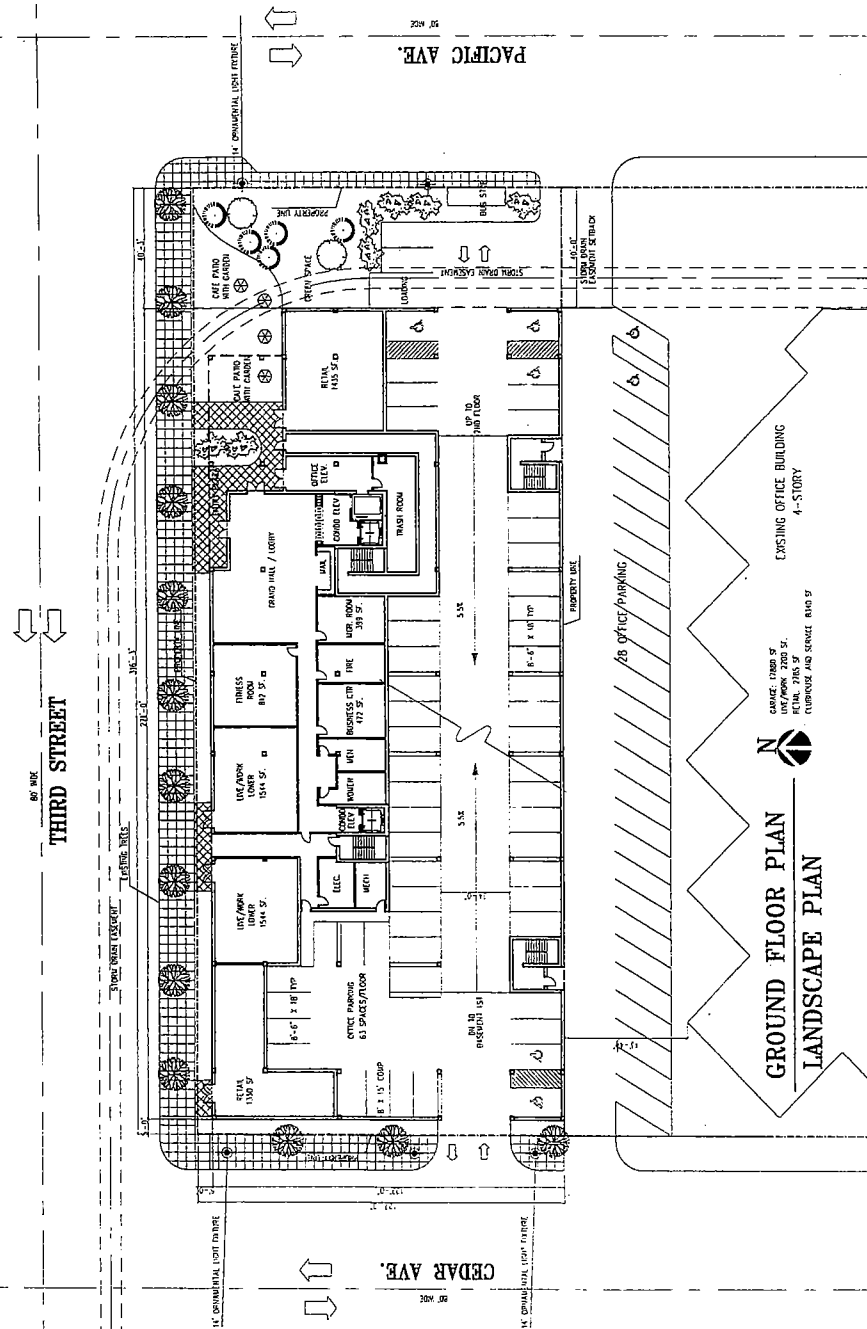
Item 3B



CEDAR COURT AT THIRD STREET

**SCHEDULE OF TREES AND SHRUBS**

SYMBOL	QUANTITY	TYPE	LOCATION
(Symbol)	16	QTY	WALKWAY RIGHT
(Symbol)	5	QTY	50'-50'



**GROUND FLOOR PLAN**  
**LANDSCAPE PLAN**



EXISTING OFFICE BUILDING  
4-STORY  
GARAGE: 1700 SF  
LIFT/STAIR: 700 SF  
COURTYARD AND SERVICE BUS SF

**CEDAR COURT AT THIRD STREET**  
PACIFIC ADVISORS - DAVID KUBIT  
LONG BEACH, CALIFORNIA  
5-28-2004 HPA 2003191



Humphreys & Partners Architects

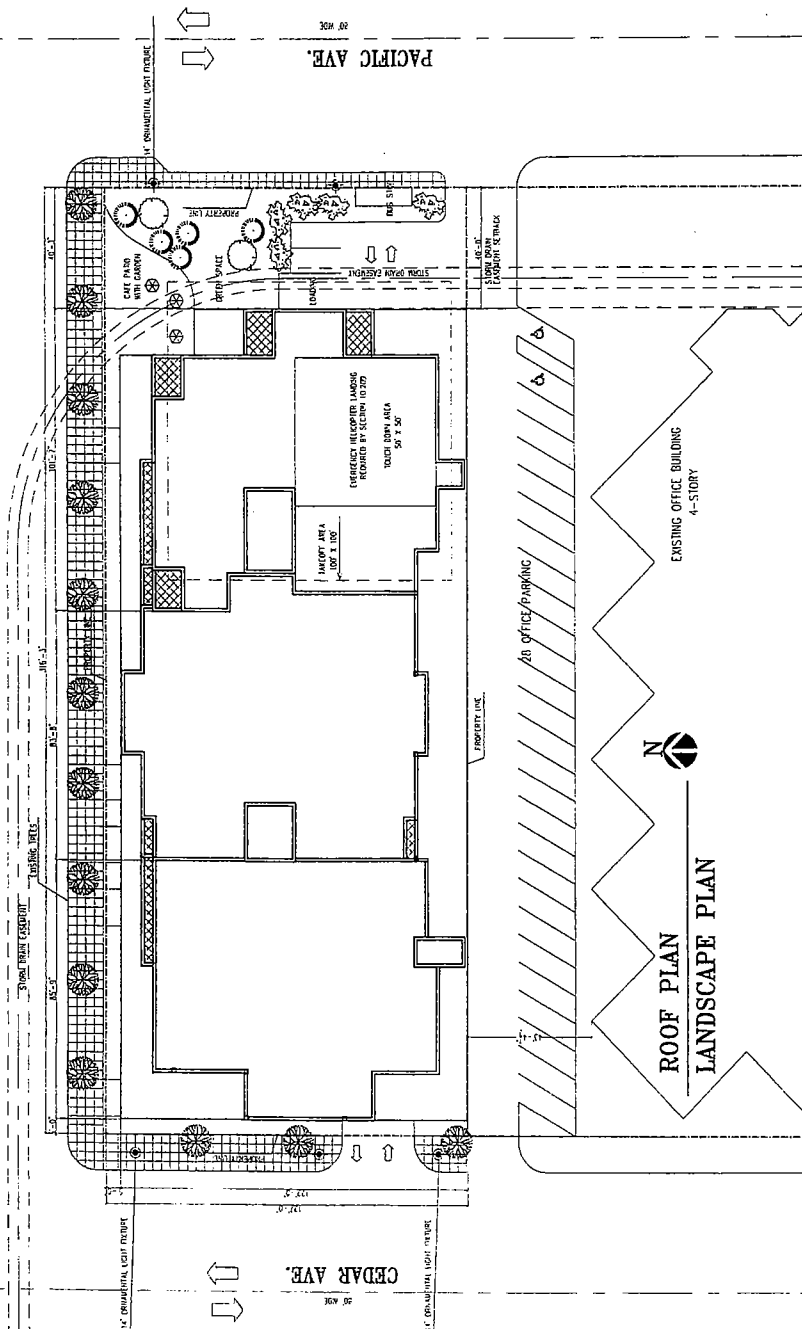
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**SCHEDULE OF TREES AND SHRUBS**

ITEM	QUANTITY	DATE	REMARKS
1. 12" DB	15	30"	
2. 18" DB	5	50"-60"	

THIRD STREET

80' WIDE



**PROJECT DATA:**

SITE AREA: 0.82 AC.  
 TOTAL NO. OF UNITS: 65  
 DENSITY: 93 UNITS PER AC.  
 LOT COVERAGE: 32670 SF. (81.5%)  
 FLOOR AREA RATIO: 5.9  
 TOTAL HEIGHT: 12-STORY  
 (6-STORY ABOVE GROUND PARKING;  
 3-STORY ABOVE GROUND PARKING;  
 6-STORY TRUSSED CONCRETE ON TOP OF PARKING)  
 WEIGHTED HEIGHT: 83'

**PARKING PROVIDED:**

BUSINESS-2: 80 SPACES  
 BUSINESS-1: 100 SPACES  
 FIRST FLOOR: 80 SPACES  
 SECOND FLOOR: 80 SPACES  
 THIRD FLOOR: 115 SPACES  
 TOTAL GARAGE PARKING: 485 SPACES  
 SERVICE PARKING: 3 SPACES  
 GRAND TOTAL: 488 SPACES  
 ADDITIONAL OFFICE PARKING: 28 SPACES  
 REGULAR SPACES: 510 SPACES (84 %)  
 LIMITED SPACES: 100 SPACES (20 %)  
 TOTAL SPACES: 610 SPACES (2 %)  
 TOTAL PARKING: 488 SPACES

**AREA TABULATIONS:**

RESIDENTIAL TOTAL AREA: 14270 SF  
 LOBBY AND CLIMBERS: 2040 SF  
 COMMON AREAS: 1100 SF  
 CHANGE (UNDERGROUND): 8510 SF  
 TOTAL: 30720 SF

SCALE: 1" = 20'-0"



**CEEDAR COURT AT THIRD STREET**

PACIFIC ADVISORS - DAVID KUBIT  
 LONG BEACH, CALIFORNIA

5-28-2004 TIP# 2003191

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