

SCALE: 1" = 20'

VESTING TENTATIVE

SHEET 1 OF 4 SHEET

SUBDIVIDER
ANASTASI DEVELOPMENT CO.
511 TORRANCE BOULEVARD, 2ND FLOOR
REDONDO BEACH, CA 90277
PHONE 310-798-4426

LEGAL DESCRIPTION
LOTS 5,7,9,11,13,15, & VACATED ALLEY
& LOTS 23,24,25,26,27 & 28, BLOCK 58
TOWNSITE OF LONG BEACH
M.R. 19-91-96
APN 7280-003-012

JOB ADDRESS
507 PACIFIC AVENUE
LONG BEACH, CA 90802

TRACT NO.74290

IN THE CITY OF LONG BEACH
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

ENGINEER

DENN ENGINEERS

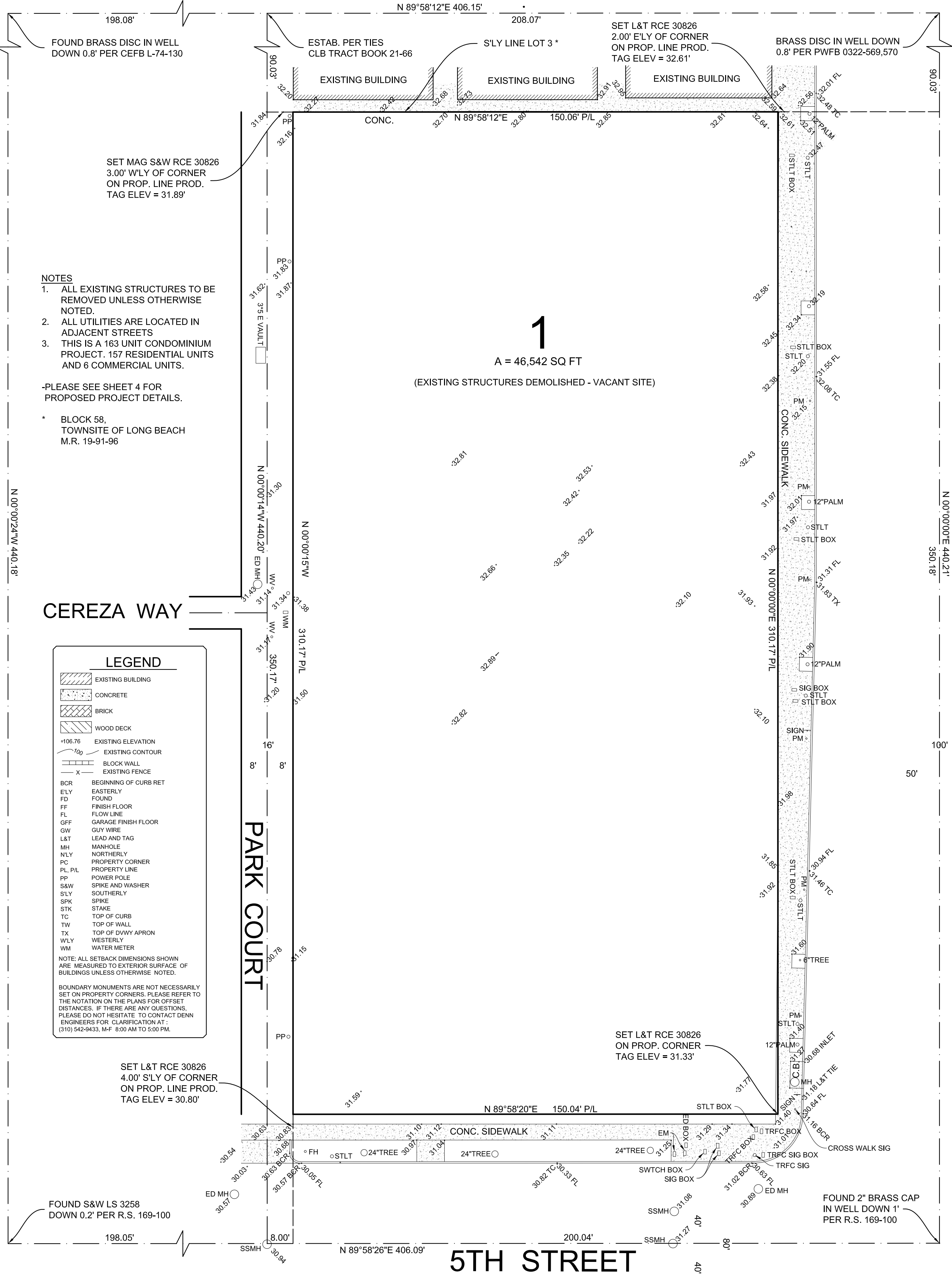
3914 DEL AMO BLVD., STE. 921
TORRANCE, CA 90503
310-542-9433

Gary J. Roehl
GARY J. ROEHL

REV: 11/14/2018
DATE 6/2/2016



6TH STREET



VESTING TENTATIVE

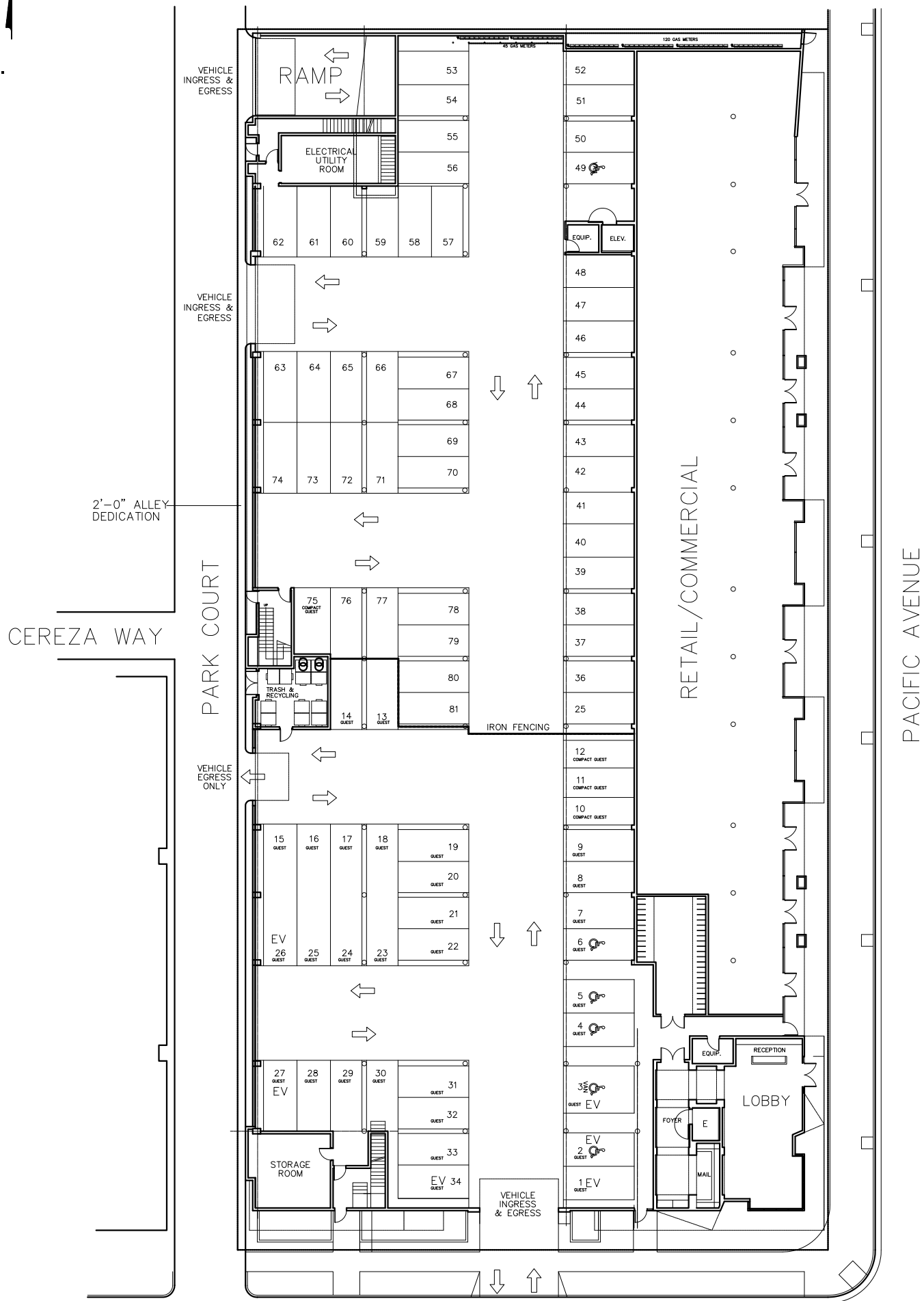
TRACT NO.74290

IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

PROPOSED CONSTRUCTION

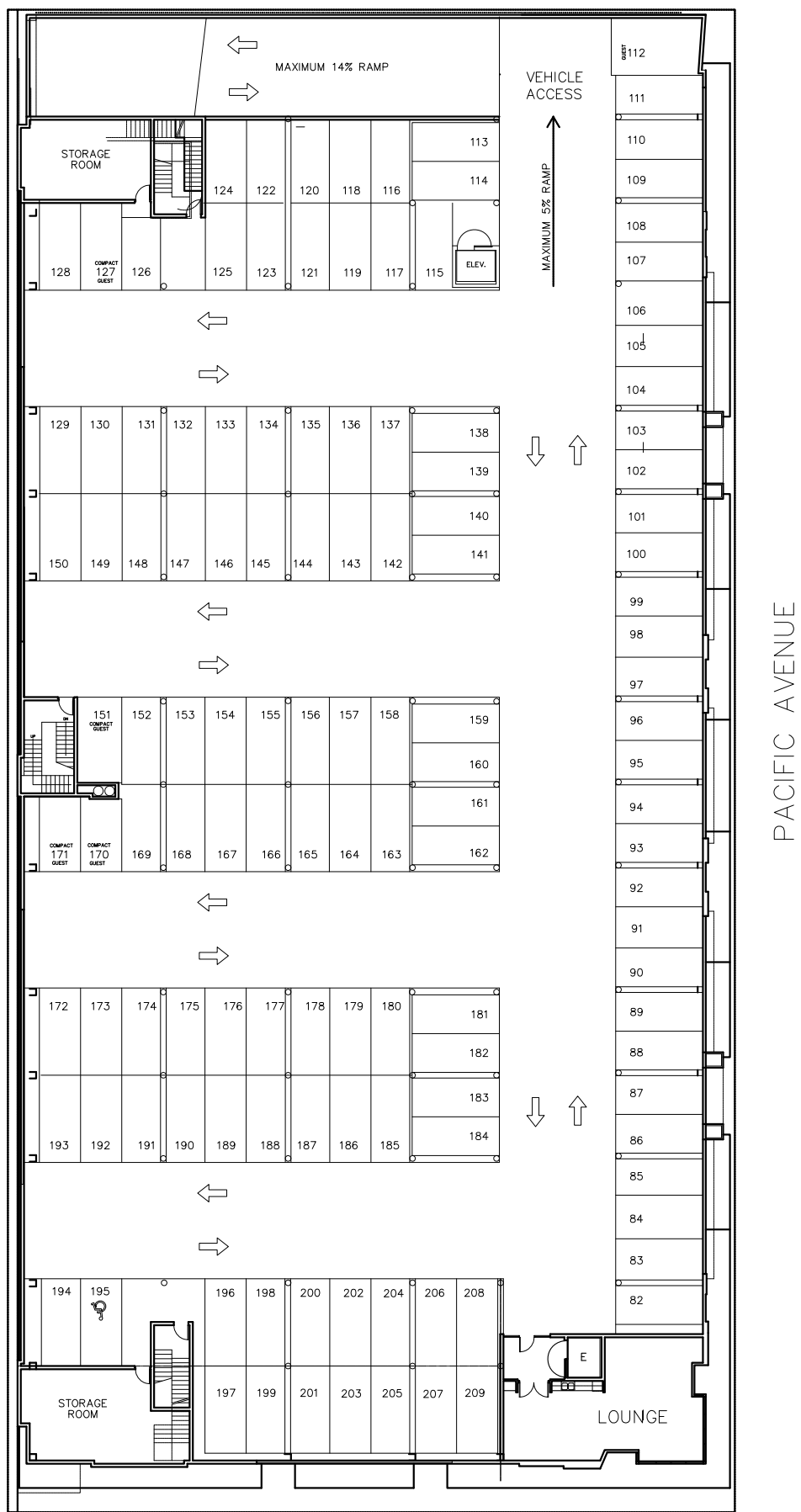
SHEET 2 OF 4 SHEET

N.T.S.



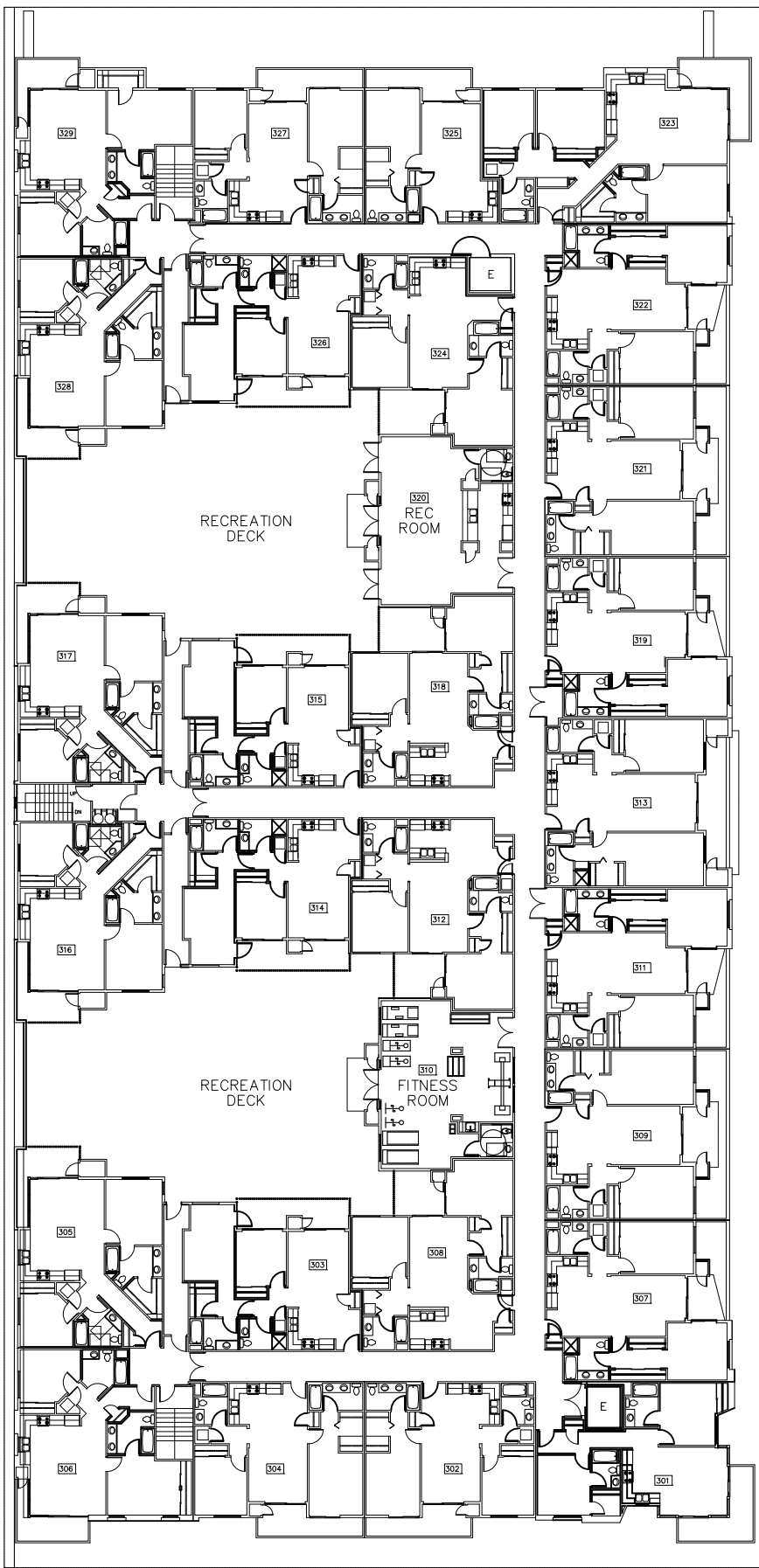
FIRST FLOOR PLAN

NOT TO SCALE



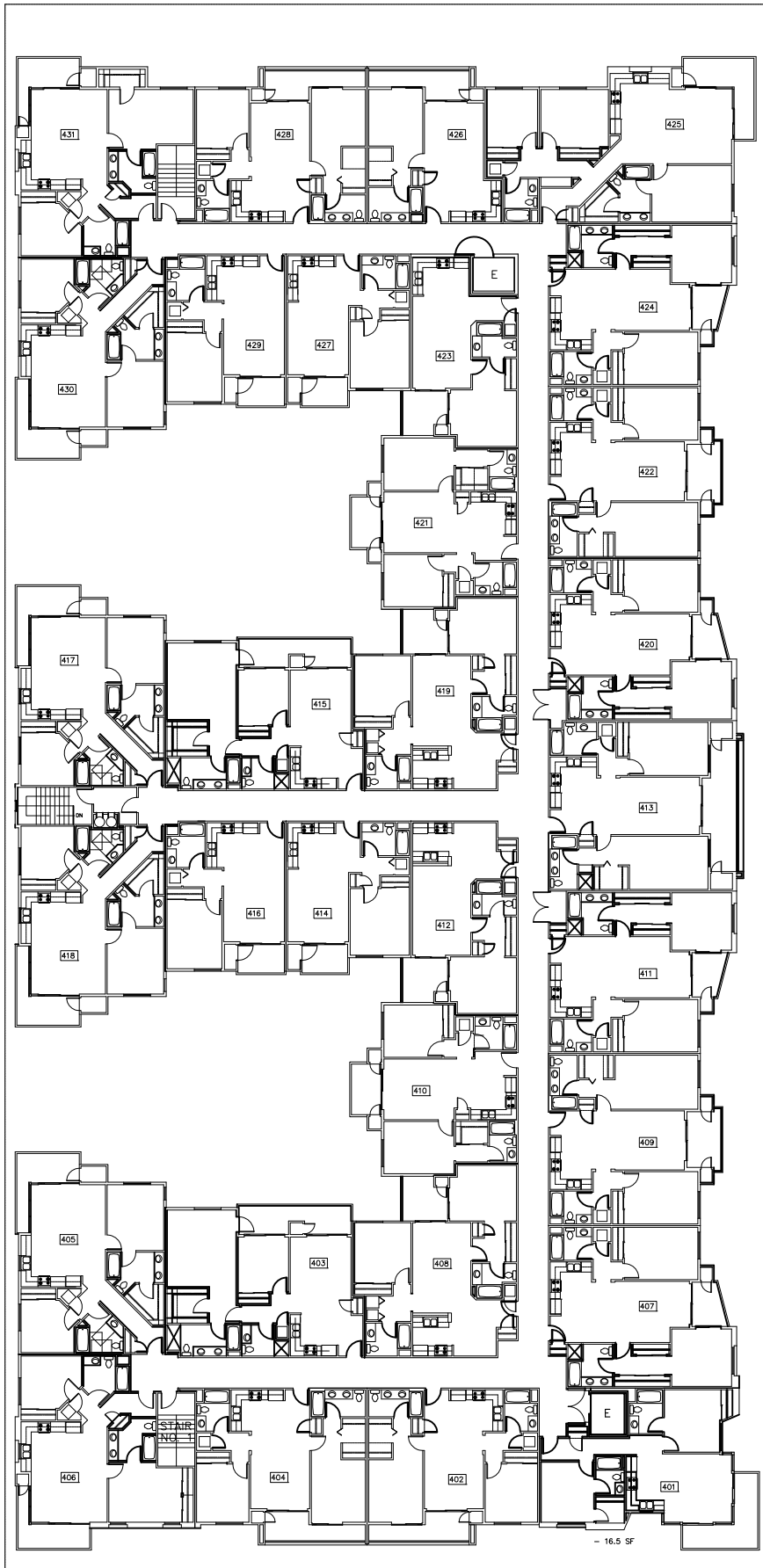
2ND FLOOR PLAN

NOT TO SCALE



3RD FLOOR PLAN

NOT TO SCALE



4TH FLOOR PLAN

NOT TO SCALE

N.T.S.

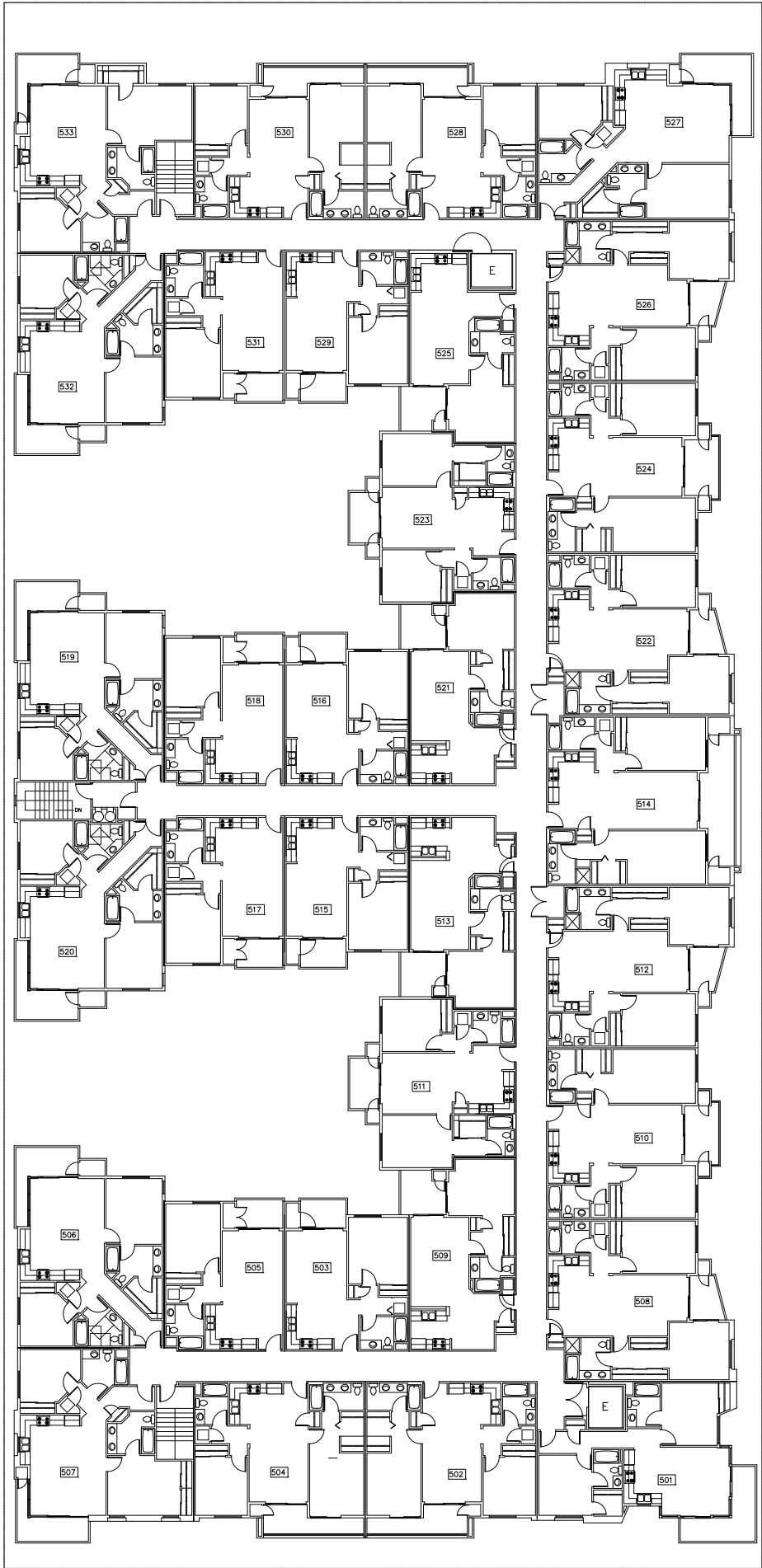
VESTING TENTATIVE

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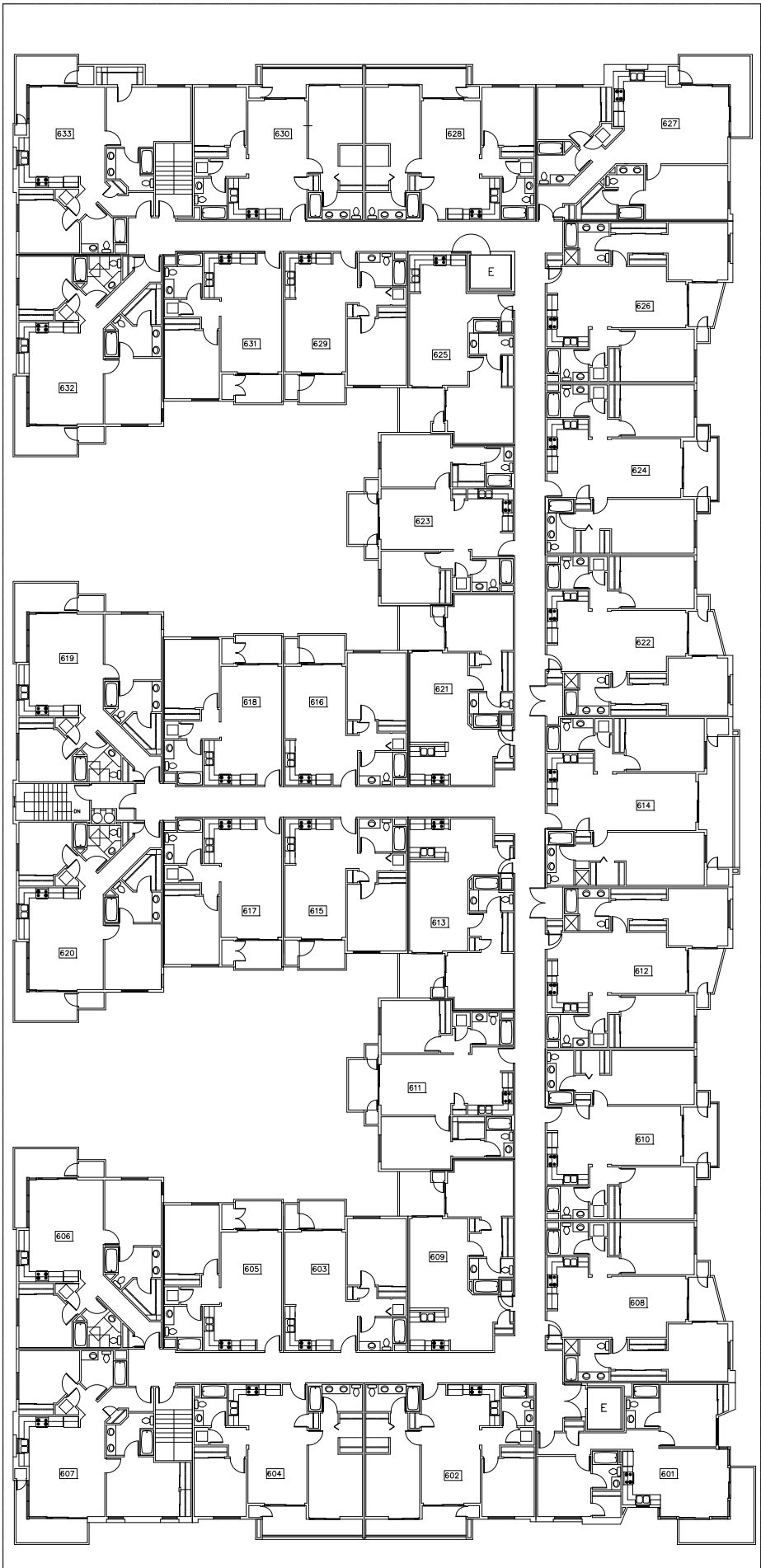
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SHEET 3 OF 4 SHEET

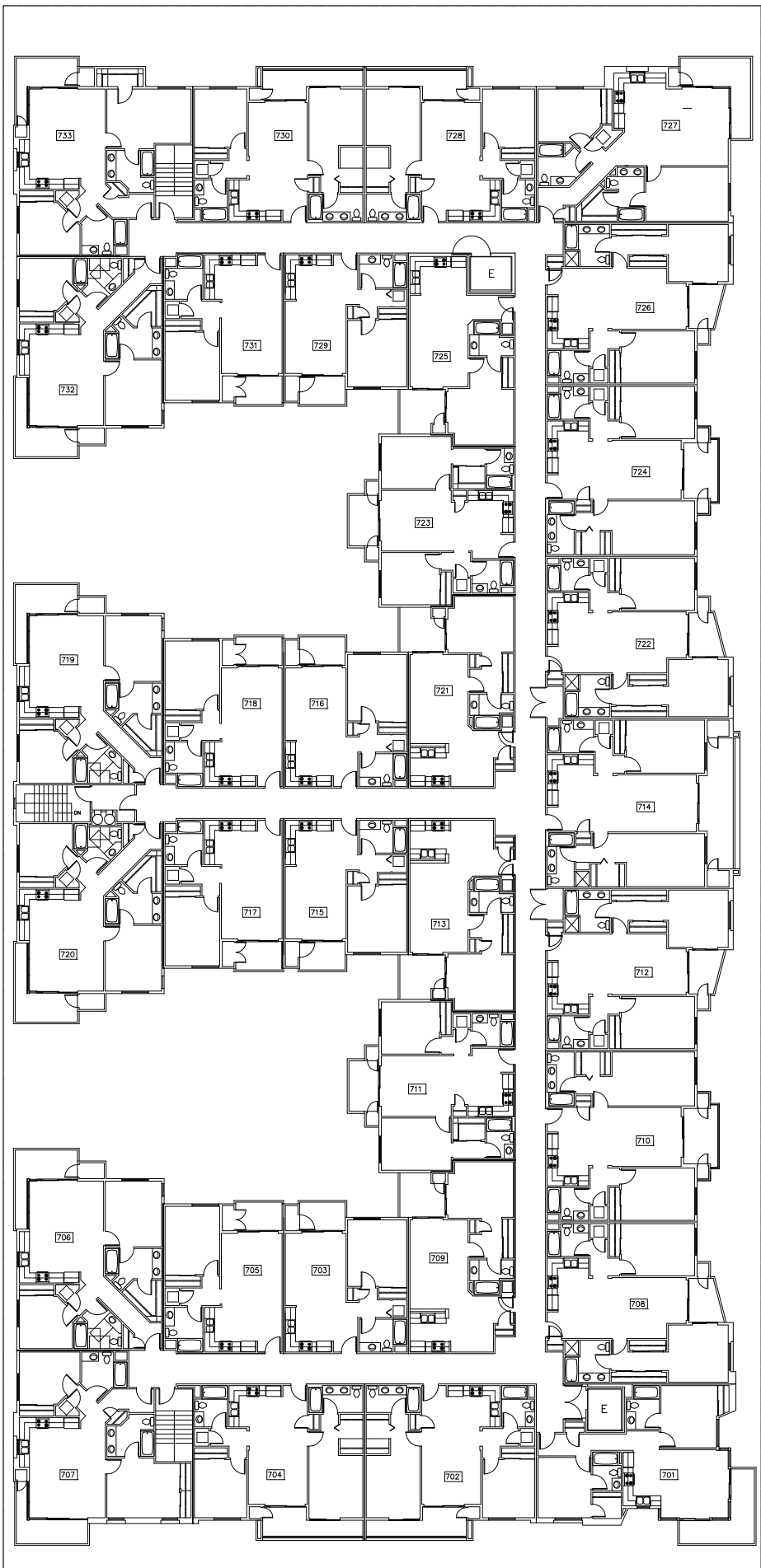
PROPOSED CONSTRUCTION



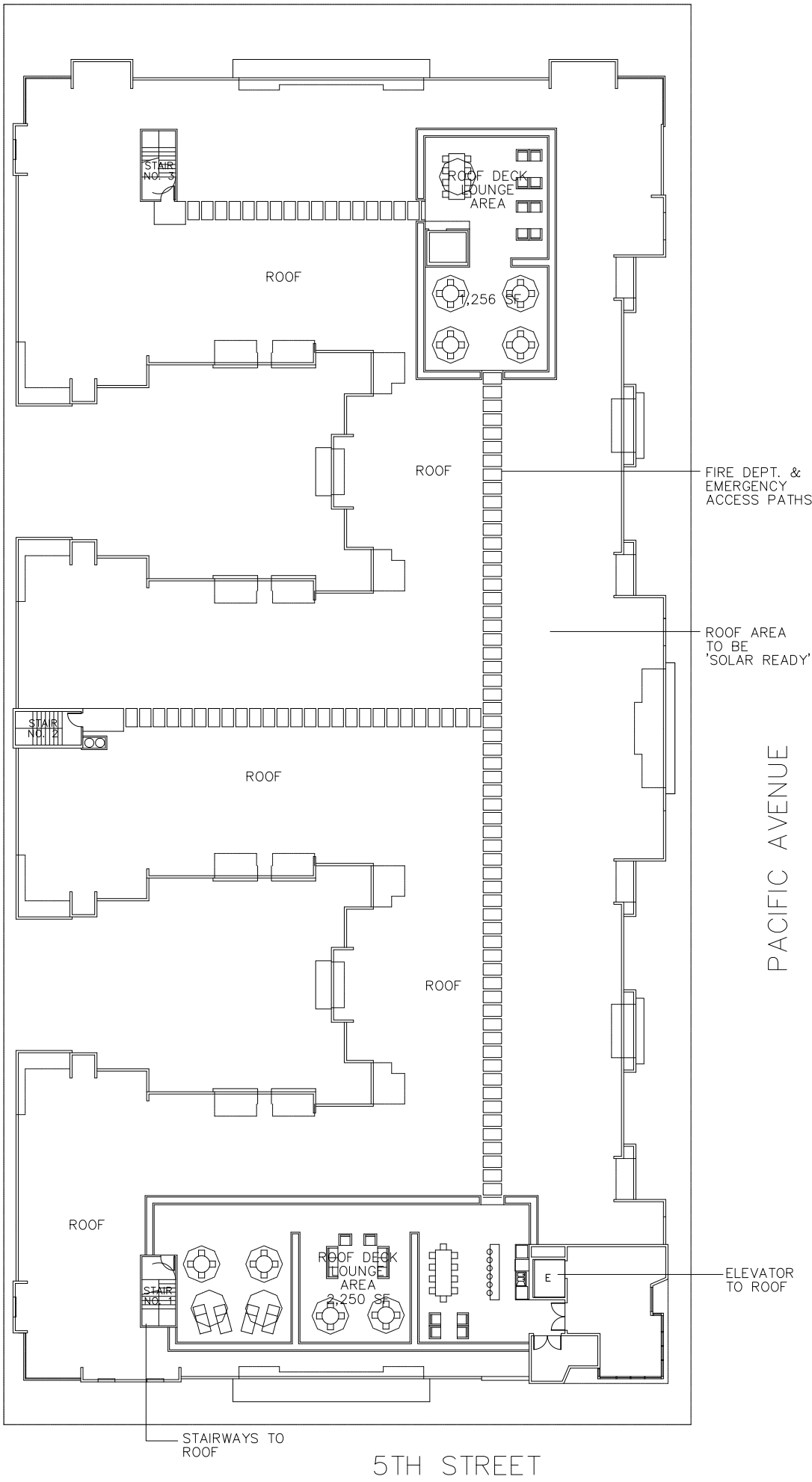
5TH FLOOR PLAN
NOT TO SCALE



6TH FLOOR PLAN
NOT TO SCALE



7TH FLOOR PLAN
NOT TO SCALE



ROOF PLAN
NOT TO SCALE

VESTING TENTATIVE

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FOR CONDOMINIUM PURPOSES

PROJECT SUMMARY

ZONE: PD-30 - DOWNTOWN PLAN
LAND USE: LUD-7 MIXED USE
NET LOT AREA: 45,880 SF (AFTER 2'-0" ALLEY DEDICATION)
LOT WIDTH: 310'-0"
LOT DEPTH: 148'-0"
DENSITY: 157 UNITS
SETBACKS:
FRONT: 6'-0" (REQUIRED MIN. 6'-0")
STREET SIDE YARD: 10'-0" (REQUIRED MIN. 10'-0")
INTERIOR SIDEYARD: 1'-0" (REQUIRED 0'-0")
REAR YARD: 10'-0" (REQUIRED 10'-0" FROM CENTERLINE)
BUILDING HEIGHT FROM STREET LEVEL AT PARAPET: 78'-2"+/- (MAX 80'-0")
BUILDING HEIGHT TO PENTHOUSE STRUCTURE ROOF: 85'-0" (MAX 85'-0")
BUILDING HEIGHT TO TOP OF ELEVATOR SHAFT ROOF: 87'-8"
GROSS FLOOR AREA (NON-PARKING):
1ST FLOOR: 12,333 SF
2ND FLOOR: 1,944 SF
3RD FLOOR: 31,779 SF
4TH FLOOR: 31,774 SF
5TH FLOOR: 31,774 SF
6TH FLOOR: 31,774 SF
7TH FLOOR: 31,774 SF
ROOF: 838 SF
TOTAL: 173,990 SF
FLOOR AREA RATIO:
4.0 F.A.R. ALLOWED - 3.792 F.A.R. PROPOSED
PACIFIC AVENUE: PEDESTRIAN ORIENTED USE - SECONDARY STREET
100% ACTIVE USES REQUIRED - 100% PROPOSED.
75% PUBLIC STREET FRONTAGE REQUIRED - 100% PROPOSED.
COMMON/OPEN SPACE:
20% OF SITE AREA = 9,176 SF REQUIRED
RECREATION DECKS - 2 X 2,835 SF = 5,670 SF
2ND FLOOR LOUNGE = 1,045 SF
PENTHOUSE = 690 SF
ROOF DECK = 3,506 SF
REC RM & FITNESS RM = 1,762 SF
LOBBY = 1,621 SF
TOTAL COMMON/OPEN SPACE PROVIDED = 12,792 SF (27.9%)
PARKING:
PARKING REQUIRED:
157 UNITS @ 1/UNIT = 157 SPACES
9,000 SF COMMERCIAL = 6 SPACES (N/R UNDER 6,000 SF) SHARED W/ GUEST
GUESTS @ 1/4 UNITS = 40 SPACES
TOTAL REQUIRED = 197 SPACES
PARKING PROVIDED:
FIRST FLOOR:
6 HANDICAP SPACES
71 STD. SGL. SPACES
4 COMPACT SPACES
SECOND FLOOR:
112 STD. SGL. SPACES
4 COMPACT SPACES
12 TANDEM SPACES
TOTAL PROVIDED = 209 SPACES
PARKING DISTRIBUTION:
197 SINGLE SPACES (INC. HANDICAP & COMPACT SPACES)
157 UNITS @ 1 SPACE/UNIT
40 GUEST/COMMERCIAL SPACES
(INCLUDING 5 HANDICAP, 8 COMPACT & 1 SINGLE SPACE)
NOTE - 6 'EV' PARKING SPACES ARE INCLUDED (3%)
157 UNITS
44 - 1 BDRM UNITS W/ 1 SINGLE SPACE
101 - 2 BDRM UNITS W/ SINGLE SPACE
10 - 2 BDRM UNITS W/ TANDEM SPACES (2 SPACES)
2 - 3 BDRM UNITS W/ TANDEM SPACES (2 SPACES)