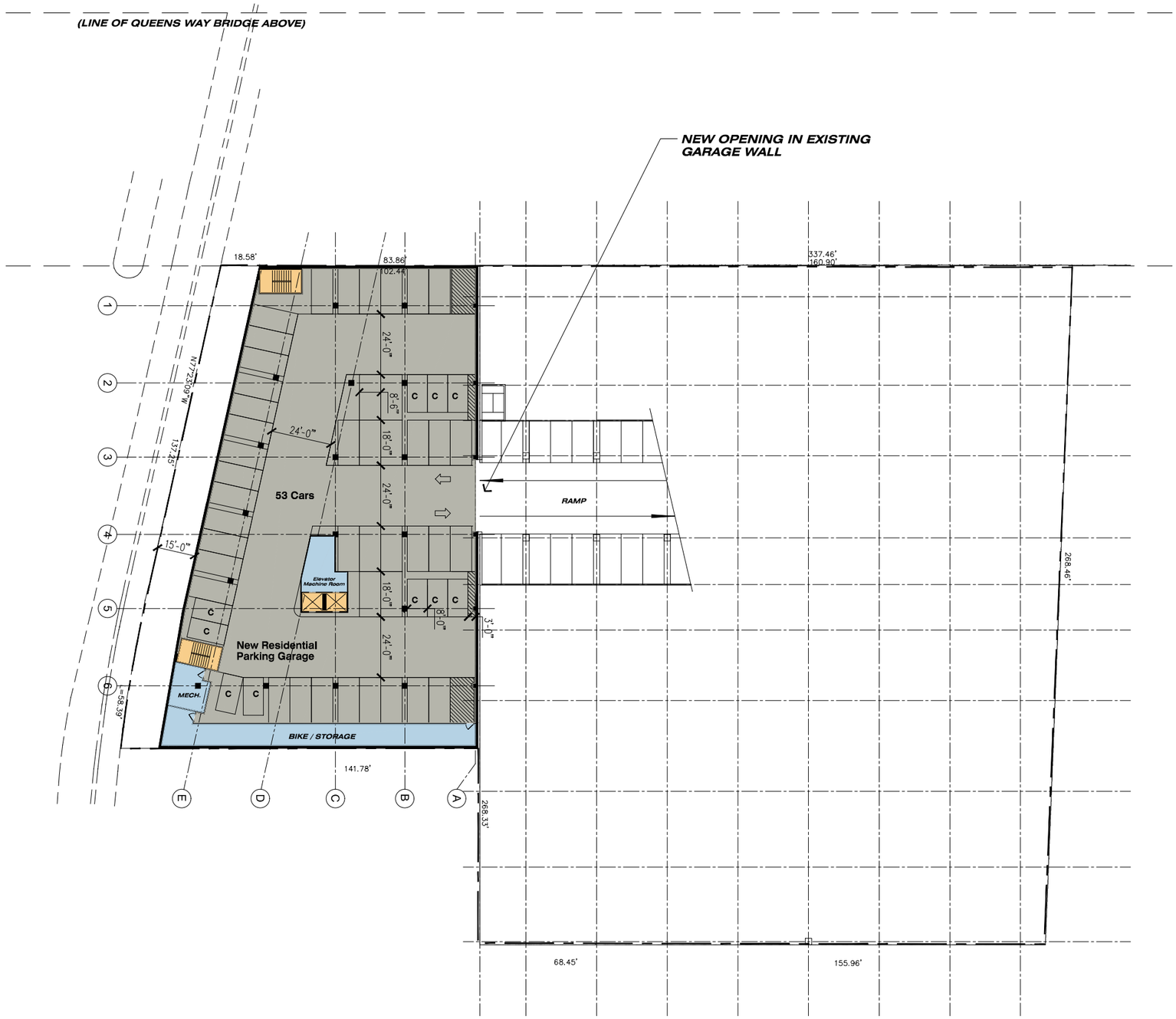


0 10 20 40
SCALE = 1:20

Studio 21 SQ.

: Architecture
: Planning
: Urban Design

: 115 Pine Ave. Ste. #425,
: Long Beach, California 90802
: (562) 436 - 3624

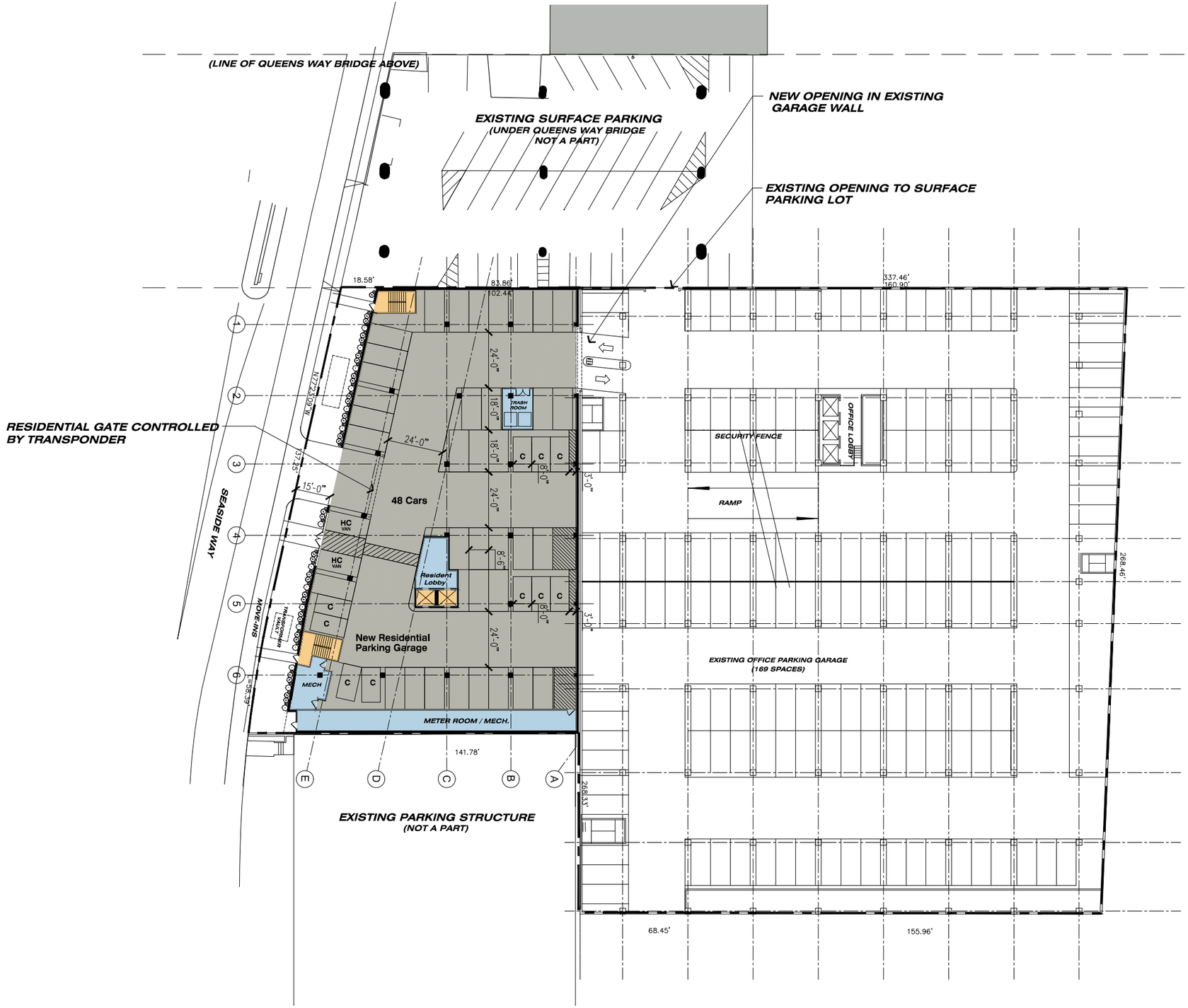
442 W. Ocean Blvd.
Long Beach, California

Ensemble Investments, LLC

Sheet Title:
SITE PARKING LEVEL-P3

Job No.
Date: 08/20/2014
Scale: 1"=20'-0"
Drawn By:

Sheet No: S-02



0 10 20 40
SCALE = 1:20

Studio 21 SQ.

: Architecture
: Planning
: Urban Design

: 115 Pine Ave. Ste. #425,
: Long Beach, California 90802
: (562) 436 - 3624

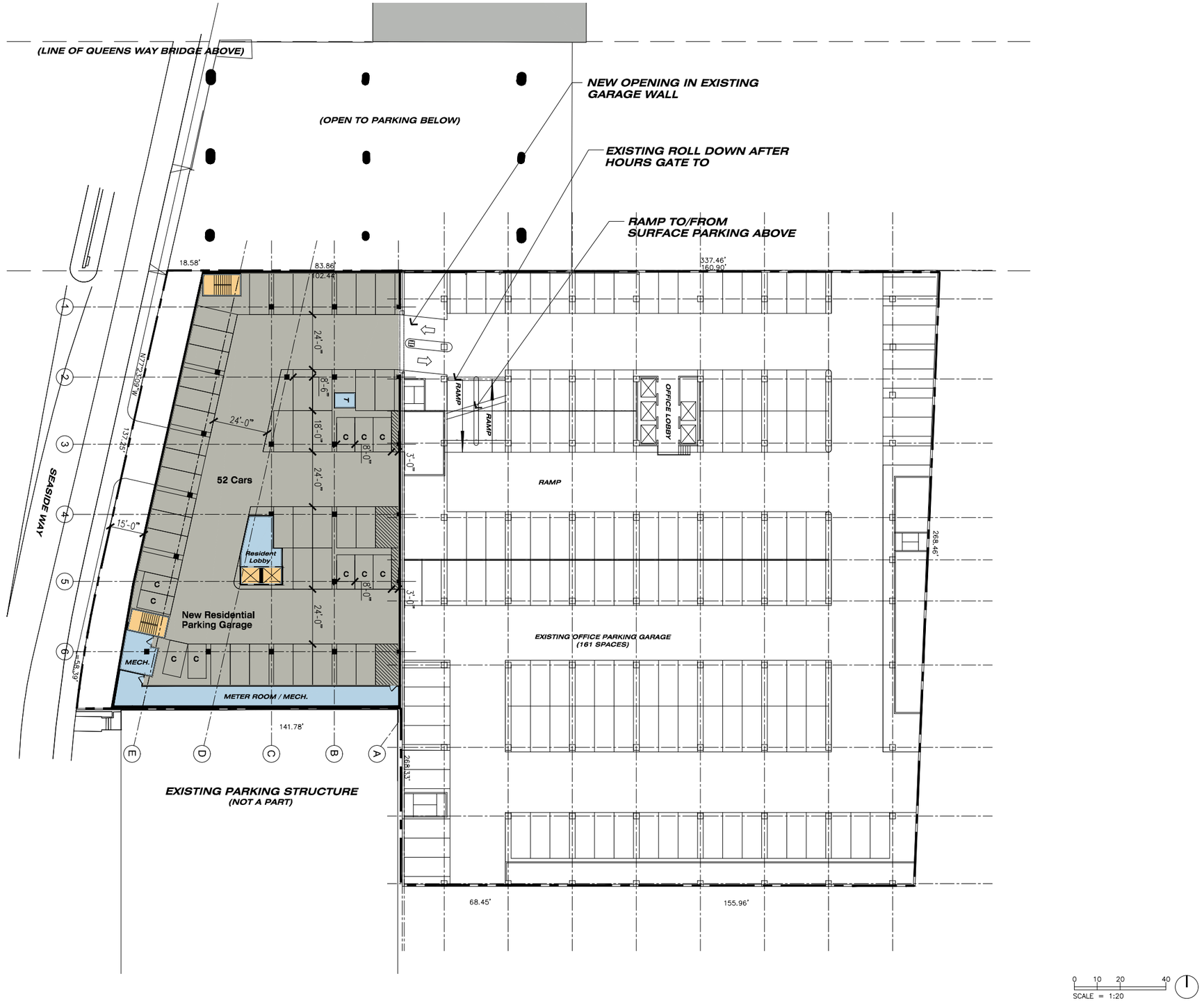
442 W. Ocean Blvd.
Long Beach, California

Ensemble Investments, LLC

Sheet Title:
SITE PARKING LEVEL-P2

Job No.
Date: 08/20/2014
Scale: 1"=20'-0"
Drawn By:

Sheet No: S-03



Studio 21 SQ.

: Architecture
: Planning
: Urban Design

: 115 Pine Ave. Ste. #425,
: Long Beach, California 90802
: (562) 436 - 3624

442 W. Ocean Blvd.
Long Beach, California

Ensemble Investments, LLC

Sheet Title:
SITE PARKING LEVEL-P1

Job No.
Date: 08/20/2014
Scale: 1"=20'-0"
Drawn By:

Sheet No: S-04

EXISTING OFFICE BUILDING

Ramp to Office Parking

1
A-20

Motor Court

5'-0"

20'-10"

EDGE OF EXISTING PARKING PODIUM

Location of Firewall

External Court

268.33'

77.13'

11'-2"

Amenities/ Club
630 sf

T

S1

S1

1A

Lobby
772 sf

Leasing
1,455 sf

6'-0"

2
A-21

83.86'

102.44'

S1.1

5'-0"

5'-2"

S

5'-2"

5'-0"

S

141.83'

141.78'

S1.1

10'-0"

2C

1A-L.1

S3

1A-L

S3.1

NORTH

EXISTING PARKING STRUCTURE
(NOT A PART)

1A.1

5'-0"

5'-5"

1B

2B

P/L

18.58'

9'-0"

N77°23'09"W

137.25'

15'-0"

L=58.39'

SEASIDE WAY

QUEENS WAY

0 10 20 40

SCALE = 1:10

StudioT2 SQ.

: Architecture
: Planning
: Urban Design

: 115 Pine Ave. Ste. #425,
: Long Beach, California 90802
: (562) 436 - 3624

442 W. Ocean Blvd.
Long Beach, California

Ensemble Investments, LLC

Sheet Title:
LEVEL 1

Job No.
Date: 07/03/2014
Scale: 1"=10'-0"
Drawn By:

Sheet No: A-01

EXISTING OFFICE BUILDING

1 A-20

Motor Court

5'-0"

20'-10"

28'-0"

EDGE OF EXISTING PARKING PODIUM

Location of Firewall

268.33'

77.13'

11'-2"

1A.1

2A

5'-0"

T

S1

S1

1A

S

S

5'-2"

7'-10"

6'-0"

2 A-21

83.86'

102.44'

S1.1

S

S

5'-0"

5'-2"

5'-2"

141.83'

141.78'

S

S1.1

10'-0"

2C

1A-L.1

S3

1A-L

S3.1

5'-0"

NORTH

EXISTING PARKING STRUCTURE (NOT A PART)

1A.1

18.58'

5'-5"

1B

2B

9'-0"

N77°23'09"W

137.25'

15'-0"

P/L

QUEENS WAY

SEASIDE WAY

L=58.39'

0 10 20 40

SCALE = 1:10

StudioT2 SQ.

: Architecture
: Planning
: Urban Design

: 115 Pine Ave. Ste. #425,
: Long Beach, California 90802
: (562) 436 - 3624

442 W. Ocean Blvd.
Long Beach, California

Ensemble Investments, LLC

Sheet Title:
LEVEL 2

Job No.
Date: 07/03/2014
Scale: 1"=10'-0"
Drawn By:

Sheet No: A-02

EXISTING OFFICE BUILDING

1 A-20

Motor Court

5'-0"

20'-10"

28'-0"

EDGE OF EXISTING PARKING PODIUM

Location of Firewall

268.33'

77.13'

11'-2"

6'-0"

1A.1

T

S1

S1

1A

S

S

2A

S1.1

S

S

83.86'

102.44'

2 A-21

QUEENS WAY

141.83'

141.78'

10'-0"

2C

1A-L.1

S3

1A-L

S3.1

S1.1

1A.1

NORTH

EXISTING PARKING STRUCTURE (NOT A PART)

18.58'

9'-0"

N77°23'09"W

137.25'

1B

2B

P/L

15'-0"

SEASIDE WAY

L=58.39'

0 10 20 40

SCALE = 1:10

StudioT 2 SQ.

: Architecture
: Planning
: Urban Design

: 115 Pine Ave. Ste. #425,
: Long Beach, California 90802
: (562) 436 - 3624

442 W. Ocean Blvd.
Long Beach, California

Ensemble Investments, LLC

Sheet Title:
LEVEL 3

Job No.
Date: 07/03/2014
Scale: 1"=10'-0"
Drawn By:

Sheet No: A-03

EXISTING OFFICE BUILDING

1
A-20

Motor Court

5'-0"

20'-10"

28'-0"

EDGE OF EXISTING PARKING PODIUM

Location of Firewall

268.33'

77.13'

11'-2"

1A.1

S1.1

T

S1

S1

1A

S

S

2A

6'-0"

S

S

83.86'

102.44'

2
A-21

QUEENS WAY

141.83'

141.78'

2C

1A-L.1

S3

1A-L

S3.1

S1.1

10'-0"

EXISTING PARKING STRUCTURE
(NOT A PART)

NORTH

1A.1

18.58'

9'-0"

N77°23'09"W

137.25'

1B

2B

P/L

15'-0"

SEASIDE WAY

L=58.39'

0 10 20 40

SCALE = 1:10

StudioT2 SQ.

: Architecture
: Planning
: Urban Design

: 115 Pine Ave. Ste. #425,
: Long Beach, California 90802
: (562) 436 - 3624

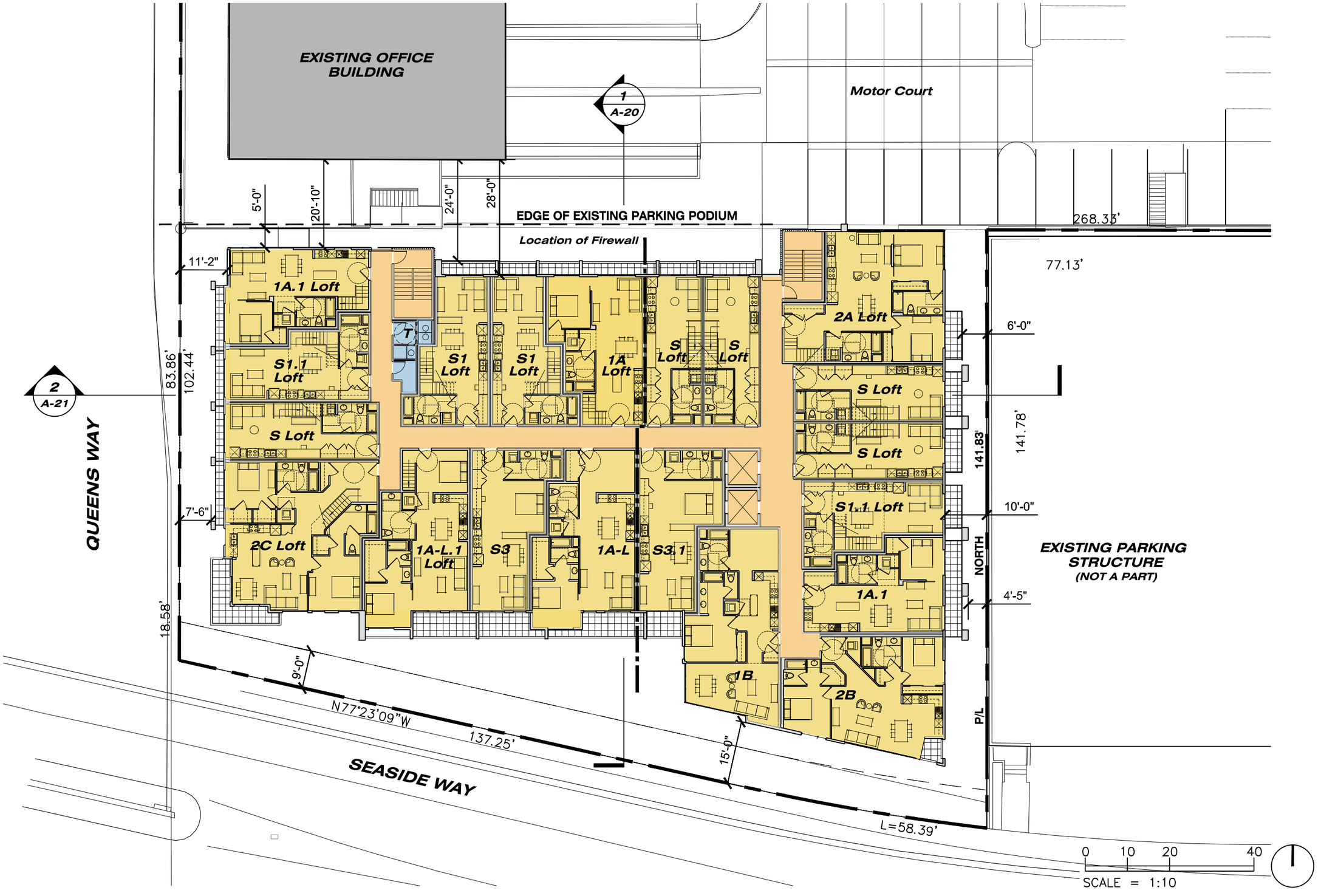
442 W. Ocean Blvd.
Long Beach, California

Ensemble Investments, LLC

Sheet Title:
LEVEL 4

Job No.
Date: 07/03/2014
Scale: 1"=10'-0"
Drawn By:

Sheet No: A-04



StudioT SQ.

: Architecture
: Planning
: Urban Design

: 115 Pine Ave. Ste. #425,
: Long Beach, California 90802
: (562) 436 - 3624

442 W. Ocean Blvd.
Long Beach, California

Ensemble Investments, LLC

Sheet Title:
LEVEL 5

Job No.
Date: 07/03/2014
Scale: 1"=10'-0"
Drawn By:

Sheet No: A-05

EXISTING OFFICE BUILDING

1 A-20

Motor Court

EDGE OF EXISTING PARKING PODIUM

268.33'

Location of Firewall

77.13'

1A.1 Loft

S1 Loft

S1 Loft

1A Loft

S Loft

S Loft

2A Loft

T

S1.1 Loft

S Loft

S Loft

2 A-21

83.86'

102.44'

QUEENS WAY

M

W

Fitness 742 sf

S1.1 Loft

141.83'

141.78'

7'-6"

2C Loft

1A-L.1 Loft

Roof Deck 4,317 SF (see Landscape Plans)

NORTH

EXISTING PARKING STRUCTURE (NOT A PART)

18.58'

N77°23'09"W

137.25'

P/L

SEASIDE WAY

L=58.39'

0 10 20 40

SCALE = 1:10

StudioT 2 SQ.

: Architecture
: Planning
: Urban Design

: 115 Pine Ave. Ste. #425,
: Long Beach, California 90802
: (562) 436 - 3624

442 W. Ocean Blvd.
Long Beach, California

Ensemble Investments, LLC

Sheet Title:
LEVEL 5
LOFTS

Job No.
Date: 07/03/2014
Scale: 1"=10'-0"
Drawn By:

Sheet No: A-06

EXISTING OFFICE BUILDING

1
A-20

EDGE OF EXISTING PARKING PODIUM

5'-0"

20'-10"

28'-0"

11'-2"

268.33'

77.13'

Mechanical Units

6'-0"

2
A-21

83.86'

102.44'

QUEENS WAY

Roof

141.83'

141.78'

10'-0"

(open to Roof Deck below)

NORTH

EXISTING PARKING STRUCTURE
(NOT A PART)

18.58'

9'-0"

Roof Deck Below

P/L

N77°23'09"W

137.25'

15'-0"

SEASIDE WAY

L=58.39'

StudioT2 SQ.

: Architecture
: Planning
: Urban Design

: 115 Pine Ave. Ste. #425,
: Long Beach, California 90802
: (562) 436 - 3624

442 W. Ocean Blvd.
Long Beach, California

Ensemble Investments, LLC

Sheet Title:
ROOF PLAN

Job No.
Date: 07/03/2014
Scale: 1"=10'-0"
Drawn By:

Sheet No: A-07