

CROWN INTERNALLY
BACKLIT ILLUMINATED
GLAZED PANELS ATTACHED
METAL FRAME.

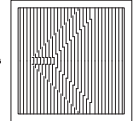


PROJECT:
**LONG BEACH BLVD.
MIXED USE DEVELOPMENT**
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

WEST ELEVATION
(VIEW FROM LONG BEACH BLVD.)
SCALE: 1/16"=1'-0"

ARCHITECT:
**SIMON LEE & ASSOCIATES
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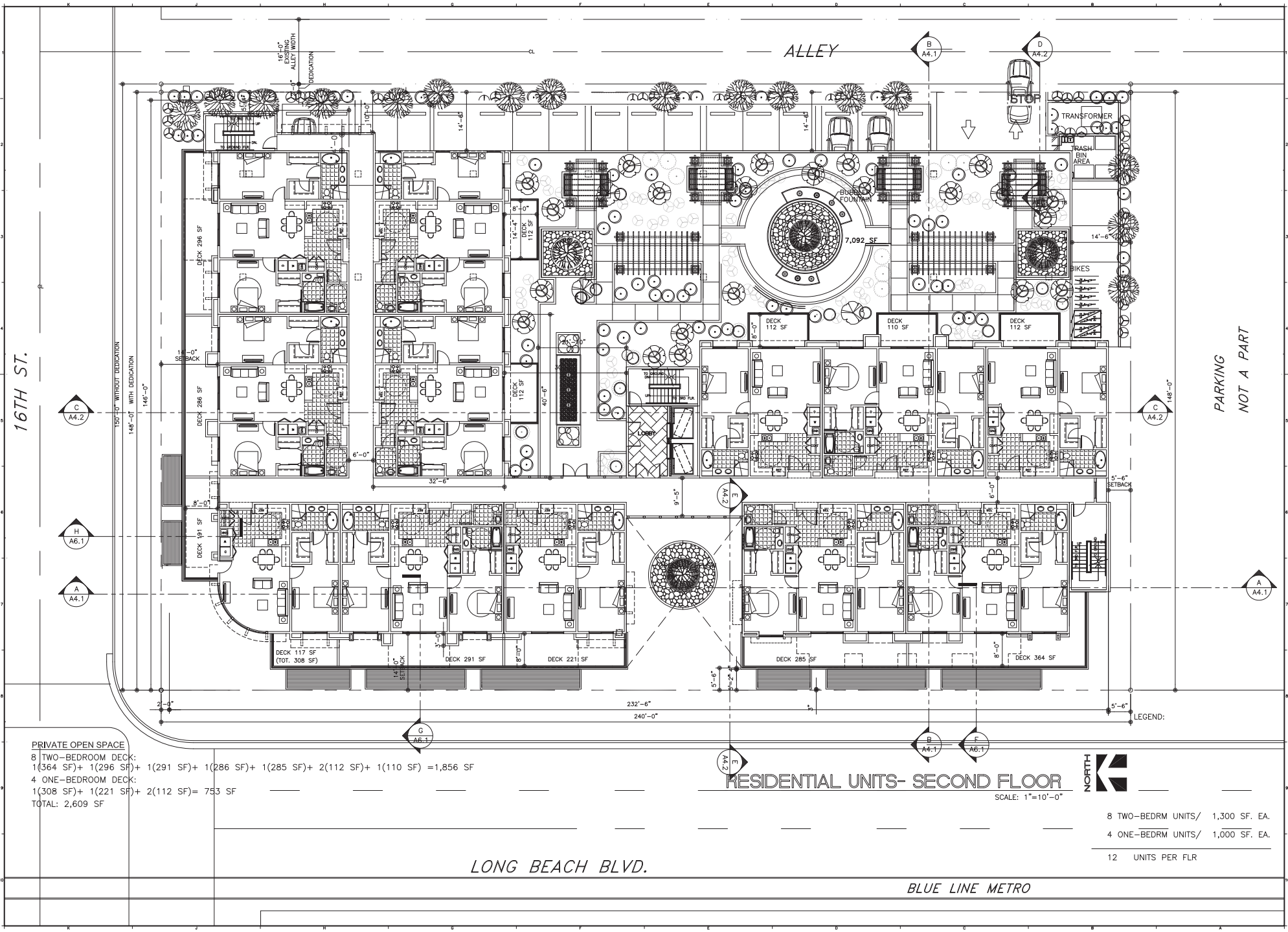
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PROJECT:
**LONG BEACH BLVD.
MIXED USE DEVELOPMENT**
1570-1595 LONG BEACH BLVD.
LONG BEACH, CA 908019



JOB NO: 140828



16TH ST.

ALLEY

PARKING
NOT A PART

PRIVATE OPEN SPACE
8 TWO-BEDROOM DECK:
1(364 SF)+ 1(296 SF)+ 1(291 SF)+ 1(286 SF)+ 1(285 SF)+ 2(112 SF)+ 1(110 SF) = 1,856 SF
4 ONE-BEDROOM DECK:
1(308 SF)+ 1(221 SF)+ 2(112 SF) = 753 SF
TOTAL: 2,609 SF

RESIDENTIAL UNITS- SECOND FLOOR

SCALE: 1"=10'-0"

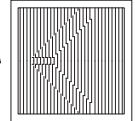


8 TWO-BEDRM UNITS/ 1,300 SF. EA.
4 ONE-BEDRM UNITS/ 1,000 SF. EA.
12 UNITS PER FLR

LONG BEACH BLVD.

BLUE LINE METRO

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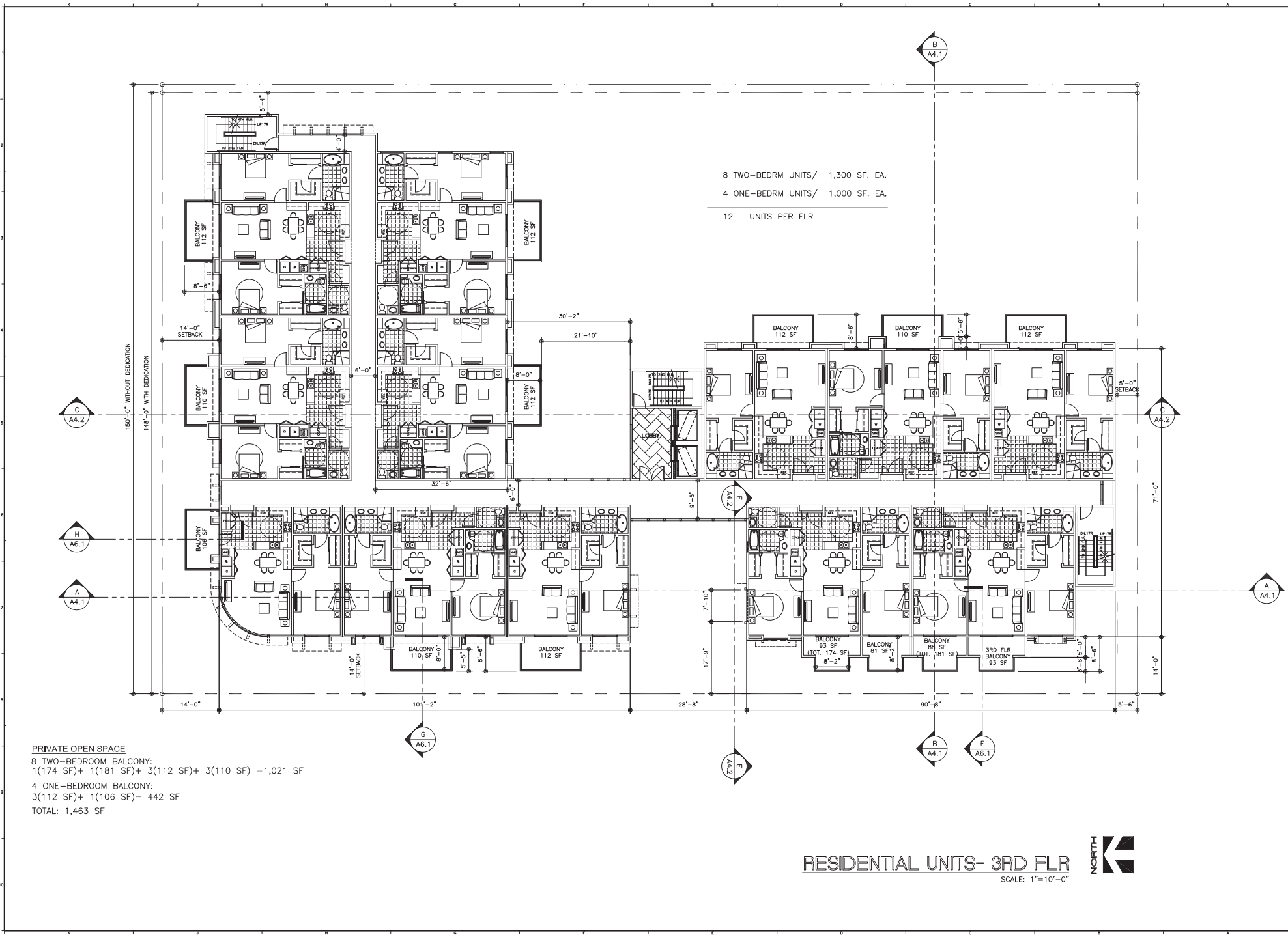


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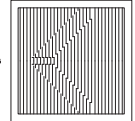
8 TWO-BEDRM UNITS/ 1,300 SF. EA.
4 ONE-BEDRM UNITS/ 1,000 SF. EA.
12 UNITS PER FLR

PRIVATE OPEN SPACE
8 TWO-BEDROOM BALCONY:
1(174 SF)+ 1(181 SF)+ 3(112 SF)+ 3(110 SF) =1,021 SF
4 ONE-BEDROOM BALCONY:
3(112 SF)+ 1(106 SF)= 442 SF
TOTAL: 1,463 SF

RESIDENTIAL UNITS- 3RD FLR
SCALE: 1"=10'-0"



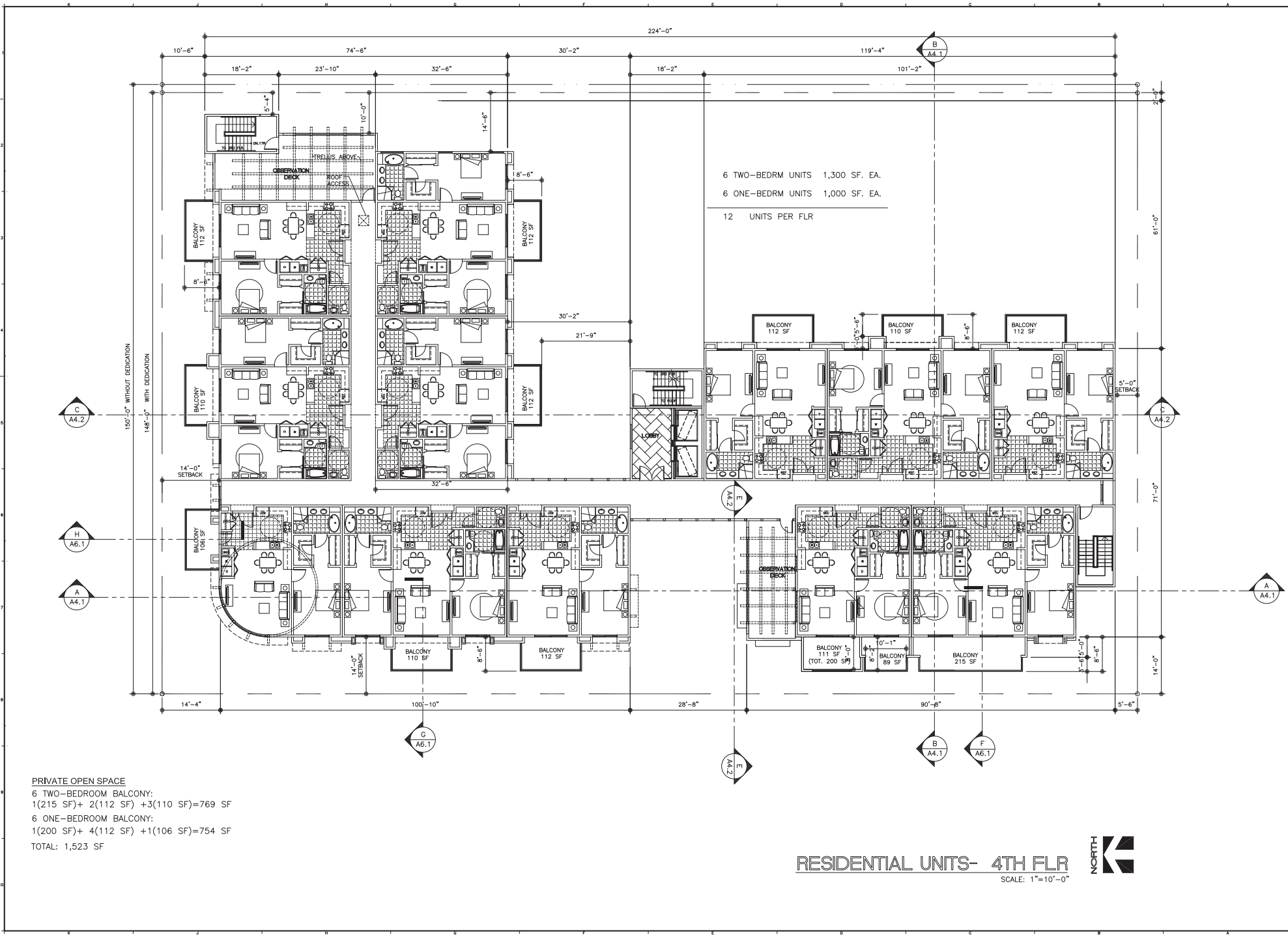
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PROJECT:
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 1570 - 1595 LONG BEACH BLVD.
 LONG BEACH, CA 90801



JOB NO: 140828



6 TWO-BEDRM UNITS 1,300 SF. EA.
 6 ONE-BEDRM UNITS 1,000 SF. EA.
 12 UNITS PER FLR

PRIVATE OPEN SPACE
 6 TWO-BEDROOM BALCONY:
 1(215 SF)+ 2(112 SF) +3(110 SF)=769 SF
 6 ONE-BEDROOM BALCONY:
 1(200 SF)+ 4(112 SF) +1(106 SF)=754 SF
 TOTAL: 1,523 SF

RESIDENTIAL UNITS- 4TH FLR
 SCALE: 1"=10'-0"



224'-0"

SINGLE-PLY ROOFING DESCRIPTION

SINGLE PLY ROOFING BY "GENFLEX" OR EQUAL
ASTM D 8878-03

SIZE OF HORIZONTAL RAINWATER PIPING

PER TABLE 11-2, GPC
SIZING OF RAINWATER PIPING FOR 4" PER HOUR RAINFALL INTENSITY
TO HORIZONTAL PROJECTED ROOF AREA IN SQUARE FEET

SIZE OF PIPE IN INCHES	1/8"/FT	1/4"/FT	1/2"/FT
3	822	1,160	1,644
4	1,890	2,650	3,769
5	3,340	4,720	6,685
6	5,350	7,550	10,700
8	11,500	16,300	23,000
10	20,700	29,200	41,400
12	33,300	47,000	66,800
15	59,500	84,000	119,000

RDA: ROOF DRAIN AREA IN SQUARE FOOT

ROOF DRAINAGE NOTE:

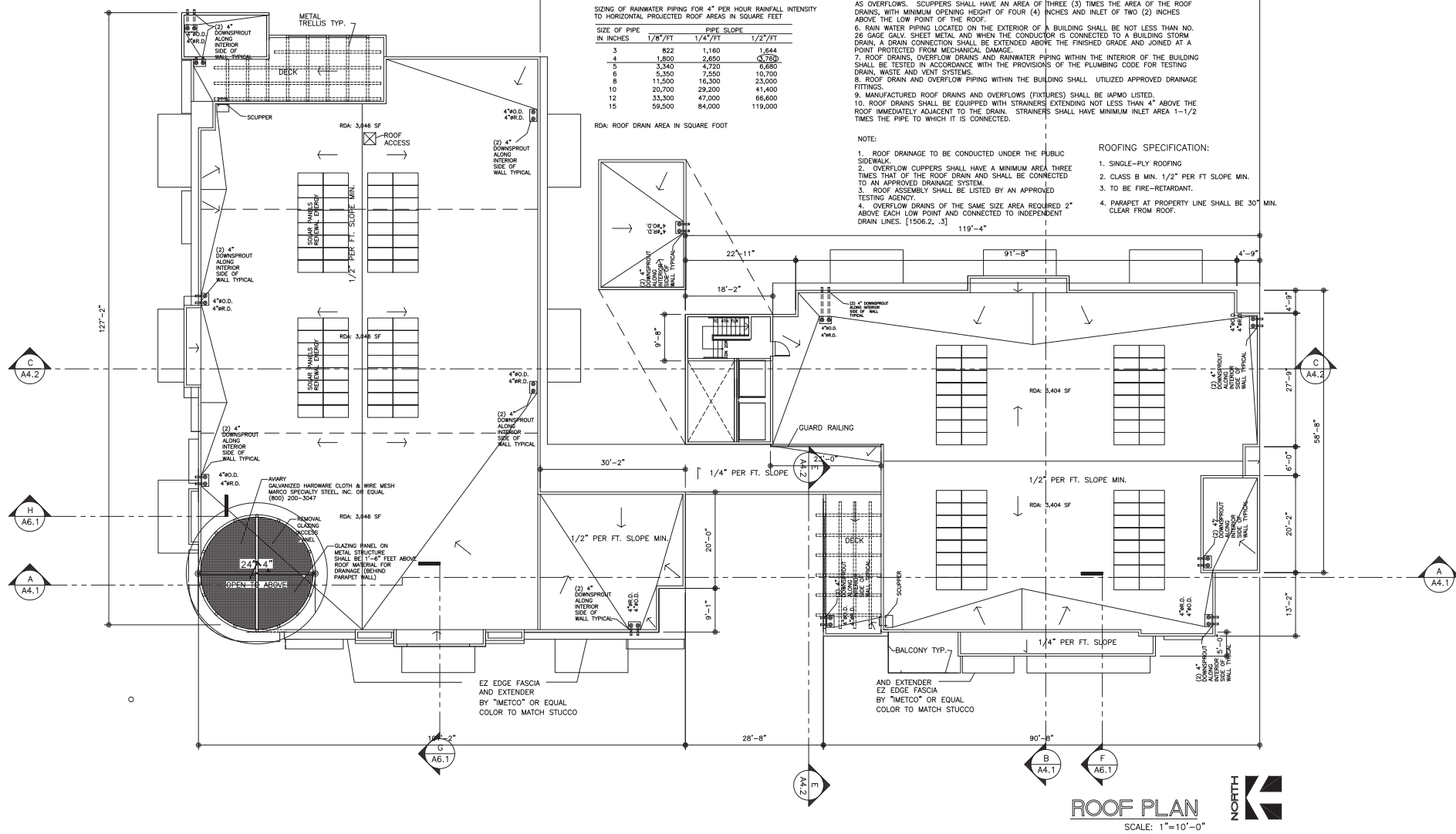
1. ROOF DRAINAGE WATER FROM A BUILDING SHALL NOT BE PERMITTED TO FLOW OVER PUBLIC PROPERTY.
2. ROOF DRAINAGE SHALL NOT BE DISCHARGED TO THE SANITARY WASTE SYSTEM.
3. OVERFLOW DRAINS SHALL BE CONNECTED TO THE STORM DRAIN MAINS OR DISCHARGED TO AN APPROVED LOCATION INDEPENDENT FROM THE ROOF DRAIN.
4. ROOF DRAINS AND OVERFLOWS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF.
5. SCUPPERS THROUGH PARAPET WALLS ADJACENT TO THE LOW POINT OF THE ROOF MAY BE USED AS OVERFLOWS. SCUPPERS SHALL HAVE AN AREA OF THREE (3) TIMES THE AREA OF THE ROOF DRAINS, WITH MINIMUM OPENING HEIGHT OF FOUR (4) INCHES AND INLET OF TWO (2) INCHES ABOVE THE LOW POINT OF THE ROOF.
6. RAIN WATER PIPING LOCATED ON THE EXTERIOR OF A BUILDING SHALL BE NOT LESS THAN NO. 26 GAGE GALV. SHEET METAL AND WHEN THE CONDUCTOR IS CONNECTED TO A BUILDING STORM DRAIN, A DRAIN CONNECTION SHALL BE EXTENDED ABOVE THE FINISHED GRADE AND JOINED AT A POINT PROTECTED FROM MECHANICAL DAMAGE.
7. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS.
8. ROOF DRAIN AND OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZED APPROVED DRAINAGE FITTINGS.
9. MANUFACTURED ROOF DRAINS AND OVERFLOWS (FITTURES) SHALL BE WPMO LISTED.
10. ROOF DRAINS SHALL BE EQUIPPED WITH STRAINERS EXTENDING NOT LESS THAN 4" ABOVE THE ROOF IMMEDIATELY ADJACENT TO THE DRAIN. STRAINERS SHALL HAVE MINIMUM INLET AREA 1-1/2 TIMES THE PIPE TO WHICH IT IS CONNECTED.

NOTE:

1. ROOF DRAINAGE TO BE CONDUCTED UNDER THE PUBLIC SIDEWALK.
2. OVERFLOW CUPPERS SHALL HAVE A MINIMUM AREA THREE TIMES THAT OF THE ROOF DRAIN AND SHALL BE CONNECTED TO AN APPROVED DRAINAGE SYSTEM.
3. ROOF ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY.
4. OVERFLOW DRAINS OF THE SAME SIZE AREA REQUIRED 2" ABOVE EACH LOW POINT AND CONNECTED TO INDEPENDENT DRAIN LINES. [1506.2, .3]

ROOFING SPECIFICATION:

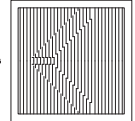
1. SINGLE-PLY ROOFING
2. CLASS B MIN. 1/2" PER FT. SLOPE MIN.
3. TO BE FIRE-RETARDANT.
4. PARAPET AT PROPERTY LINE SHALL BE 30" MIN. CLEAR FROM ROOF.



ROOF PLAN
SCALE: 1"=10'-0"



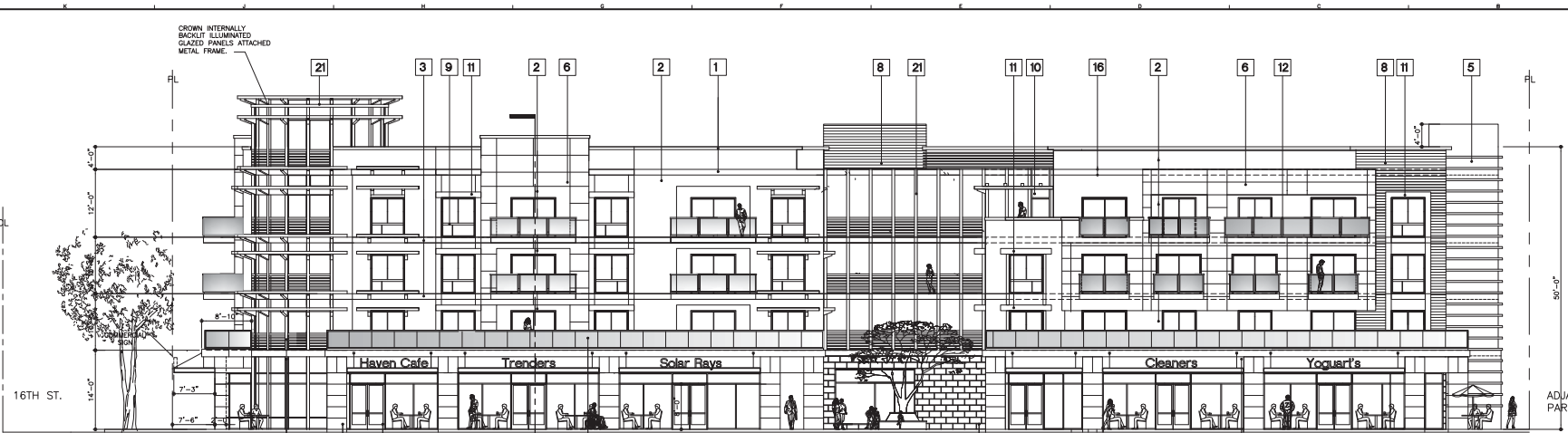
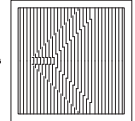
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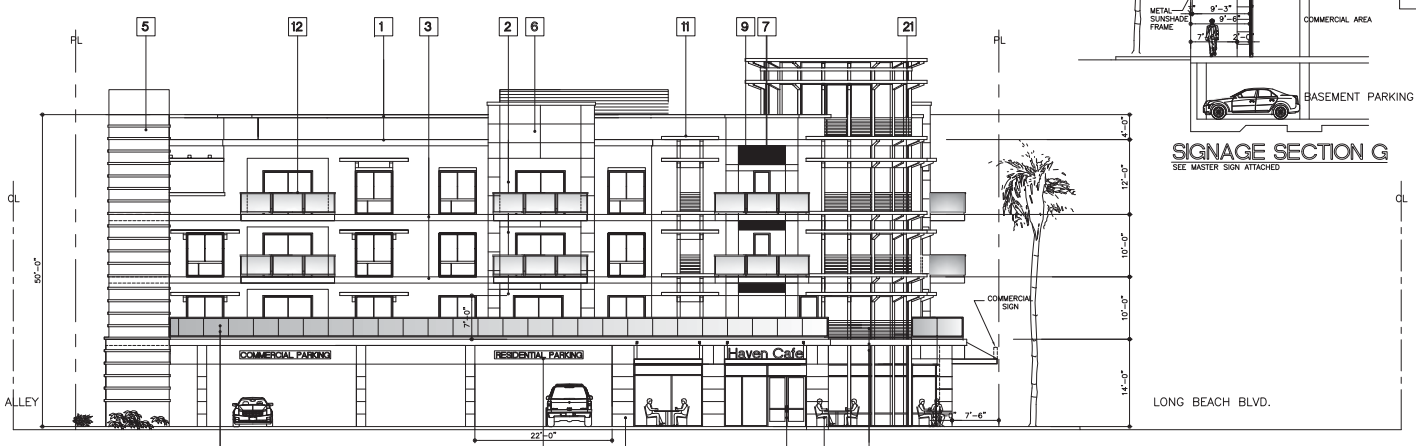
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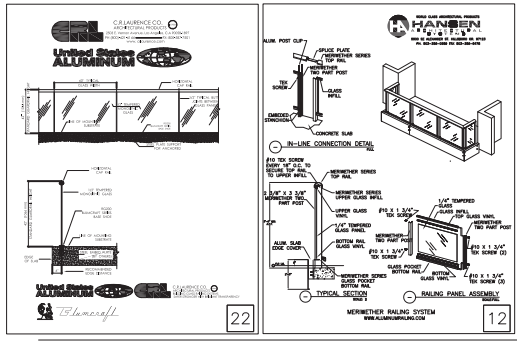
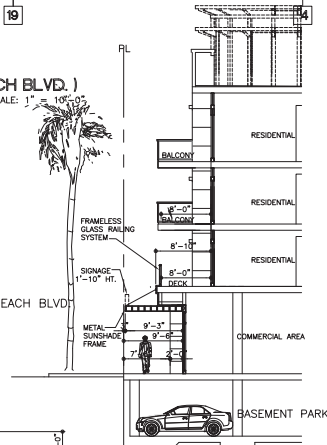
JOB NO: 140828



WEST ELEVATION
(VIEW FROM LONG BEACH BLVD.)
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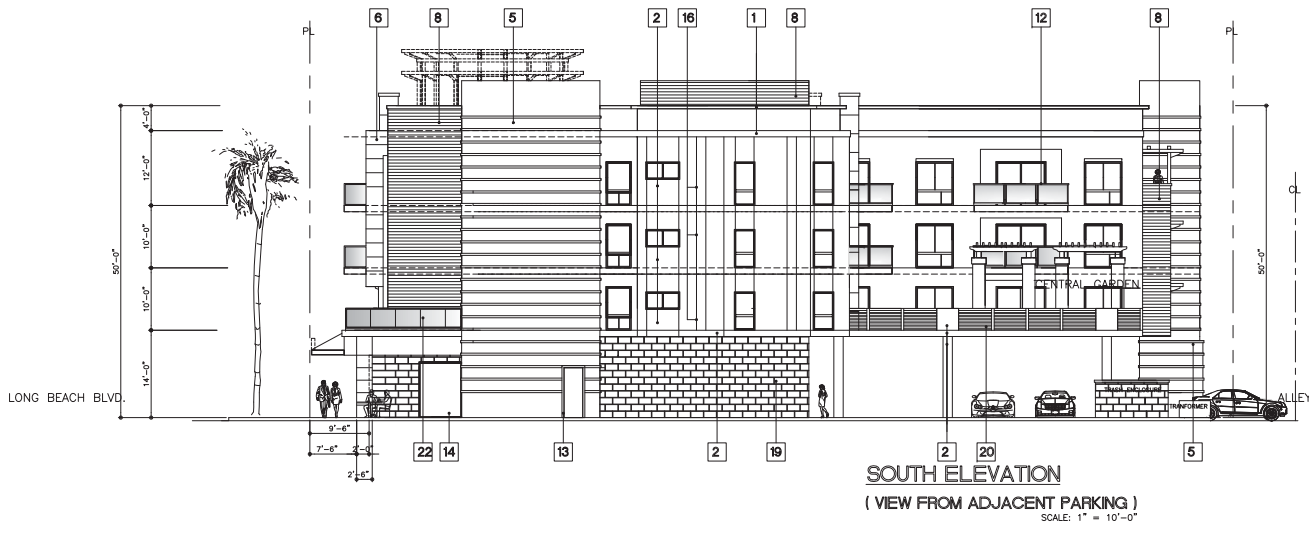


NORTH ELEVATION
(VIEW FROM 16TH STREET)
SCALE: 1" = 10'-0"

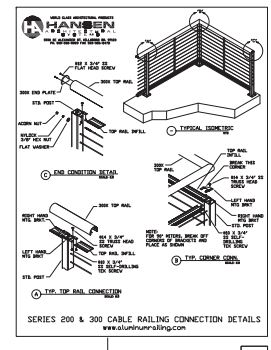


EXTERIOR FINISH SCHEDULE

SYMBOL	NAME	DESCRIPTION	COLOR	REMARKS
1	PARAPET CAP	LIGHT GAUGE METAL	179 REGAL WHITE	BY CENTRIA OR EQUAL
2	WALL STUCCO	SMOOTH W/ ELASTOMERIC COATING	SAN SIMON 34 (BASE 100)	BY "LA HABRA STUCCO"
3	WALL STUCCO	SMOOTH W/ ELASTOMERIC COATING	OMITVAL 81 (BASE 100)	BY "LA HABRA STUCCO"
4	METAL STRUCTURAL FRAME SYSTEM	METAL FRAMING	179 REGAL WHITE	BY "CRL-US ALUM." OR EQ.
5	CASCADE METAL PANEL	METAL INSULATED PANEL	CHROMIUM GRAY 971	BY CENTRIA OR EQUAL
6	FORMAWALL	METAL INSULATED PANEL	LIGHT SEAWOLF 9910	BY CENTRIA OR EQUAL
7	ECOSCREEN	METAL PERFORATED BACKLITE	MOSS 977	BY CENTRIA OR EQUAL
8	SHIP LAP VENEER	FIBER CEMENT SIDING HARDSPRINK	KHAKI BROWN	BY "JAMES HARDIE" OR EQUAL
9	DOOR / WINDOW FRAME	ALUMINUM COATED	MED. GREY	BY "MILGARD" OR EQ.
10	GLAZING	DUAL GLAZING	LIGHT GREEN/LOW-E	BY "MILGARD" OR EQ.
11	METAL SUNSHADE	ALUM. COMP PANELS (ACM)	179 REGAL WHITE	BY CENTRIA OR EQUAL
12	ALUM GLASS RAILING	ALUM RAILING PAINTED TO MATCH	MED. GREY	BY HANSEN OR EQUAL
13	STORE FRONT	ALUMINUM COATED	DARK GRAY	BY "CRL-US ALUM." OR EQ.
14	GLAZING	DUAL GLAZING	CLEAR	BY "CRL-US ALUM." OR EQ.
15	SIGNAGE	MASTER SIGN PROGRAM		DEFERRED SUBMITTAL
16	STUCCO REVEALS	ALUMINUM PAINTED	MATCH STUCCO	BY "TRYS REGLET" OR EQUAL
17	GARDEN COLUMNS	STUCCO PAINTED	MATCH BUILDING	BY "LA HABRA STUCCO"
18	GARDEN TRELIS	WOOD MATERIAL	ROXY BROWN DE6084	DUNN EDWARDS
19	STONE VENEER	12X24 SMOOTH LIMESTONE	CREAM	CORONADO STONE
20	CABLE RAILING	ALUM RAILING PAINTED TO MATCH	MED GREY	BY HANSEN OR EQUAL
21	FORMAWUE	WINDOW & STRUCTURAL SYSTEM	179 REGAL WHITE	BY CENTRIA OR EQUAL
22	GLASS RAILING SYSTEM FRAMELESS		MED. GREY	BY CRL OR EQUAL



EXTERIOR FINISH SCHEDULE				
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2	WALL STUCCO	SMOOTH W/ ELASTOMERIC COATING	SAN SIMON 34 (BASE 100)	BY "LA HABRA STUCCO"
3	WALL STUCCO	SMOOTH W/ ELASTOMERIC COATING	OATMEAL 81 (BASE 100)	BY "LA HABRA STUCCO"
4	METAL STRUCTURAL FRAME SYSTEM	METAL FRAMING	179 REGAL WHITE	BY "CRL-US ALUM." OR EQ.
5	CASCADE METAL PANEL	METAL INSULATED PANEL	CHROMIUM GRAY 971	BY CENTRIA OR EQUAL
6	FORMAWALL	METAL INSULATED PANEL	LIGHT SEAWOLF 977	BY CENTRIA OR EQUAL
7	ECOSCREEN	METAL PERFORATED BACKLITE	MOSS 977	BY CENTRIA OR EQUAL
8	SHIP LAP VENEER	FIBER CEMENT SIDING	KHAKI BROWN	BY "JAMES HARDIE" OR EQUAL
9	DOOR / WINDOW FRAME	ALUMINUM COATED	MED. GREY	BY "MILGARD" OR EQ.
10	GLAZING	DUAL GLAZING	LIGHT GREEN/LOW-E	BY "MILGARD" OR EQ.
11	METAL SUNSHADE	ALUM. COMP. PANELS (ACM)	179 REGAL WHITE	BY CENTRIA OR EQUAL
12	ALUM GLASS RAILING	ALUM RAILING PAINTED TO MATCH	MED. GREY	BY HANSEN OR EQUAL
13	STORE FRONT FRAME	ALUMINUM COATED	DARK GRAY	BY "CRL-US ALUM." OR EQ.
14	GLAZING	DUAL GLAZING	CLEAR	BY "CRL-US ALUM." OR EQ.
15	SIGNAGE	MASTER SIGN PROGRAM		DEFERRED SUBMITTAL
16	STUCCO REVEALS	ALUMINUM PAINTED	MATCH STUCCO	BY "FRYS REGLET" OR EQUAL
17	GARDEN COLUMNS	STUCCO PAINTED	MATCH BUILDING	BY "LA HABRA STUCCO"
18	GARDEN TRELIS	WOOD MATERIAL	ROXY BROWN DE6084	DUNN EDWARDS
19	STONE VENEER	12X24 SMOOTH LIMESTONE	CREAM	CORONADO STONE
20	CABLE RAILING	ALUM RAILING PAINTED TO MATCH	MED. GREY	BY HANSEN OR EQUAL
21	FORMAWAVE	WINDOW & STRUCTURAL SYSTEM	179 REGAL WHITE	BY CENTRIA OR EQUAL
22	GLASS RAILING SYSTEM	FRAMELESS	MED. GREY	BY CRL OR EQUAL

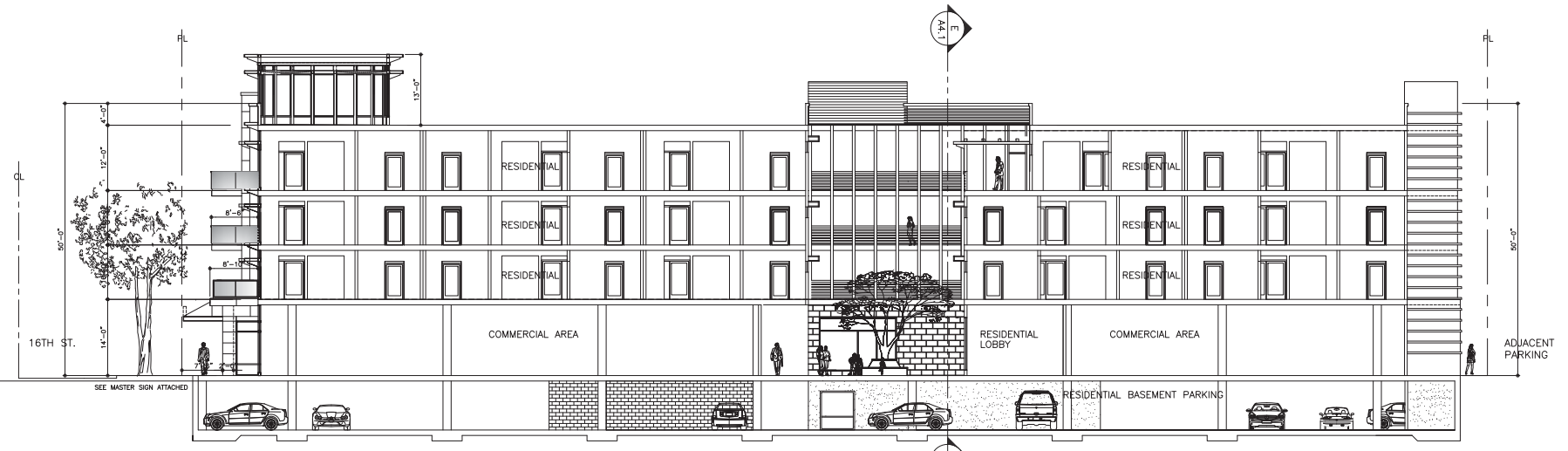
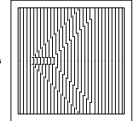


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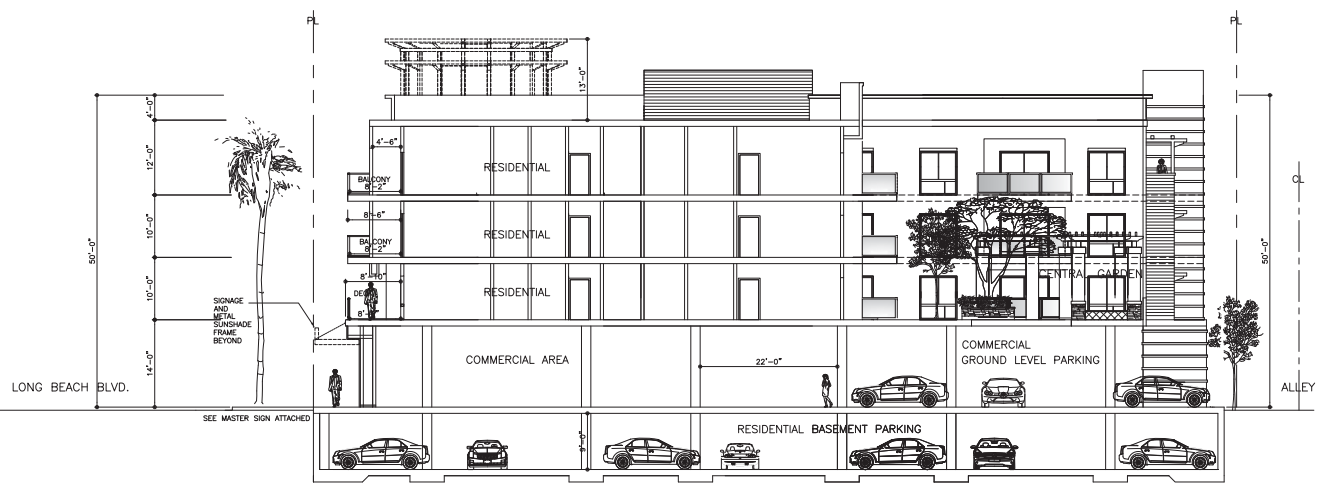
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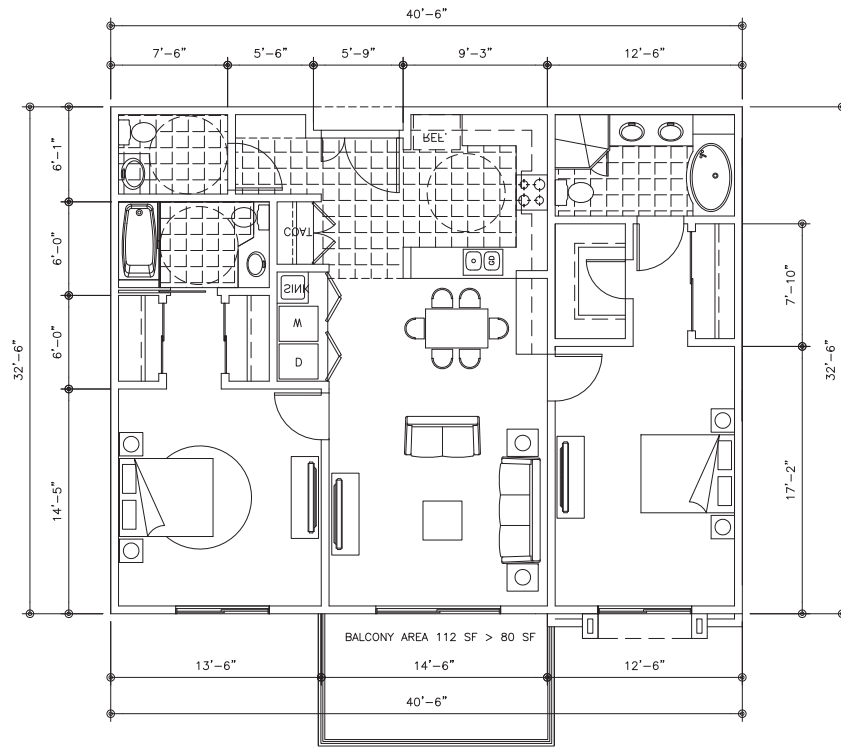
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BUILDING SECTION A-A
 SCALE: 1" = 10'-0"

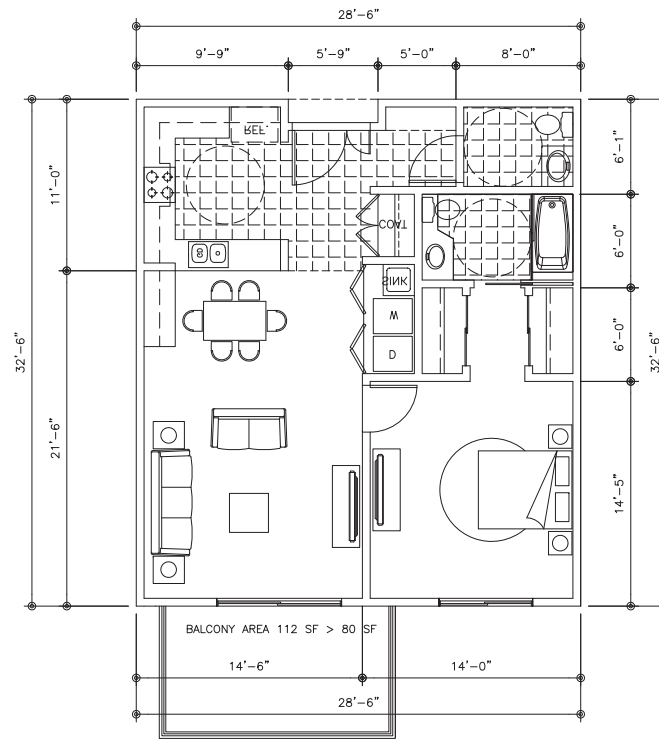


BUILDING SECTION B-B
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TWO BEDROOM UNITS

1,300 SF

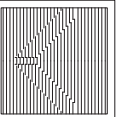


ONE BEDROOM UNITS

1,000 SF

TYPICAL UNITS

SCALE: 1/4"=1'-0"



室内设计标准











