



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
ARCHITECTS**

140 W. VALLEY BLVD., SUITE 215
SAN GABRIEL, CA 91776

TEL: (626) 571-8000
FAX: (626) 571-8005

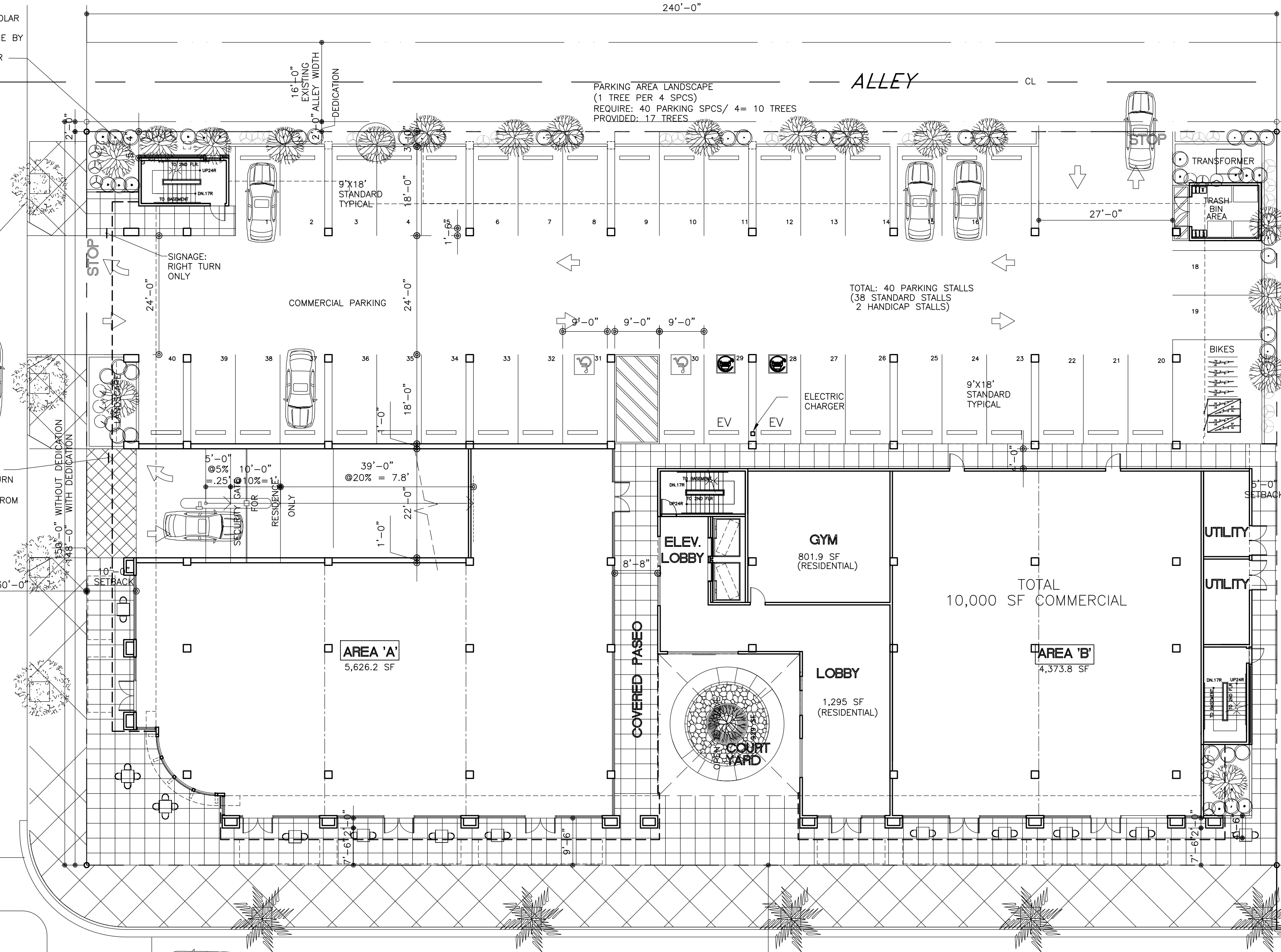
simon@slarch.com
www.slarch.com

CALGREEN 5.211.4.1
CONDUIT FOR FUTURE
OFF GRID PRE WIRING FOR SOLAR
PANELS: CONDUIT SIZE AND
LOCATION SHALL BE DETERMINE BY
ELECTRICAL ENGINEER AND
MANUFACTURER SPECS. UNDER
SEPARATE SUBMITTAL.

STREET TREES
SPECIES ON
16TH ST.
PER CITY OF
LONG BEACH
TYPICAL

SIGNAGE:
RIGHT TURN
ONLY
(HUNG FROM
ABOVE)

16TH ST.

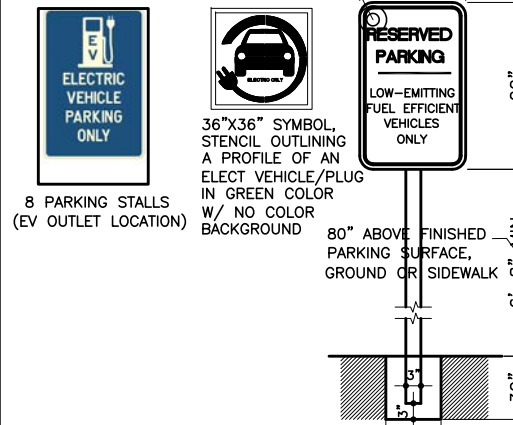


- CALGREEN 5.106.5.3
EVSE (ELECTRIC VEHICLE SUPPLY
EQUIPMENT) NOTES:
1. NUMBER OF PARKING SPACES CAPABLE
OF SUPPORTING LEVEL 2 EVSE EQUAL OR
GREATER THAN 5% OF THE TOTAL PARKING
PROVIDED ONSITE.
 2. EVSE
 3. A SEPARATE ELECTRICAL PLAN CHECK IS
REQUIRED TO VERIFY THE RACEWAY
METHOD(S), WIRING SCHEMATICS AND
ELECTRICAL CALCULATIONS FOR THE
ELECTRICAL CHARGING SYSTEM.
 4. THE ELECTRICAL SYSTEM SHALL HAVE
SUFFICIENT CAPACITY TO SIMULTANEOUSLY
CHARGE ALL ELECTRICAL VEHICLES AT THEIR
FULL RATED AMPERAGE.
 5. A LABEL STATING EV CAPABLE SHALL BE
POSTED IN A CONSPICUOUS PLACE AT THE
SERVICE PANEL OR SUBPANEL AND NEXT TO
THE RACEWAY TERMINATION POINT.

PARKING
NOT A PART

ELECTRICAL VEHICLES
PERMANENT PARKING SIGN

SIGN SHALL BE
DESIGNATED FOR ANY
COMBINATION OF
LOW-EMISSION,
FUEL-EFFICIENT, AND
CARPOOL/VAN POOL
VEHICLES PARKING ONLY.



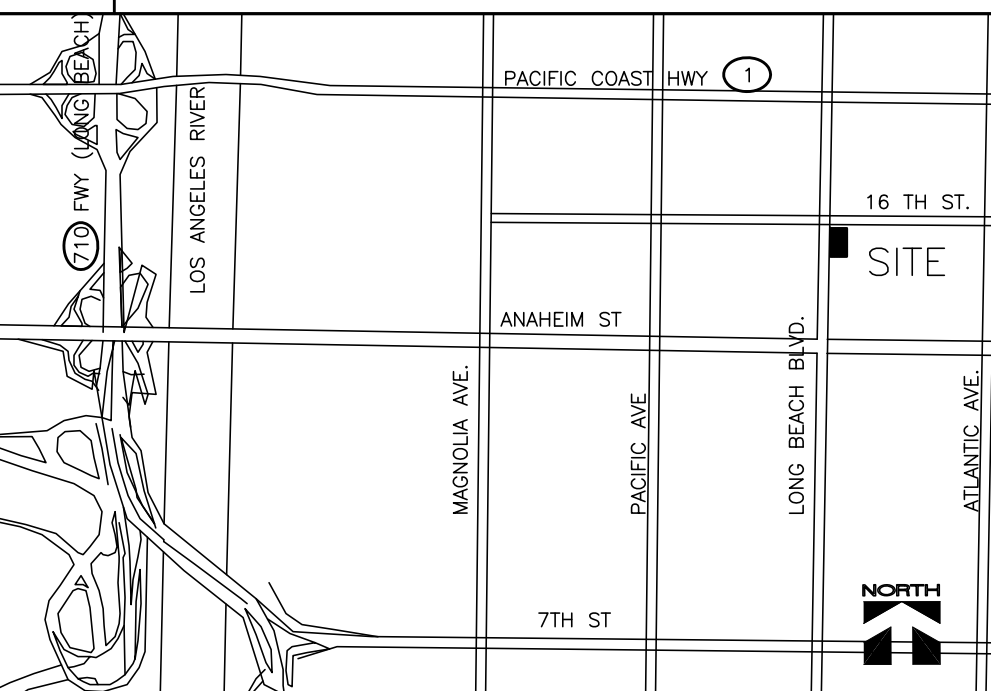
DESIGNATED PARKING SIGN
N.T.S.

SITE PLAN
SCALE: 1/16"=1'-0"



1. PROJECT: **LONG BEACH BLVD MIXED USE PROJECT**
-- "LONG BEACH GARDEN HOME" (LBGH)
1570 -1598 LONG BEACH BLVD, LONG BEACH, CA 90813
- 3-STORY, 36 UNITS RESIDENTIAL CONDOS OVER 1-STORY, 10,000 SF
COMMERCIAL STORES WITH ON-GRADE AND UNDERGROUND PARKING
2. OWNER: MR. JOHNSON FANG/ LOS ANGELES CITY PLAZA LP
- DEVELOPER: CALIFORNIA INVESTMENT REGIONAL CENTER, LLC
5911 VALLEY BLVD., EL MONTE, CA 91731
EMAIL: THLUSA@GMAIL.COM
CELL: (626) 688-8637
3. LEGAL DESCRIPTION: 1570 LONG BEACH BLVD; A.P.N.: 7269-023-019
1580 LONG BEACH BLVD; A.P.N.: 7269-023-018
1598 LONG BEACH BLVD; A.P.N.: 7269-023-021
4. LOT SIZE: LOT SIZE: 240' X 150' = 36,000 SF. (.82 ACRES) NOT INCLUDING ALLEY
5. ZONING: LONG BEACH BOULEVARD PLANNED DEVELOPMENT DISTRICT (PD29)
SUBAREA 4 (CENTRAL CORRIDOR)
6. DENSITY: 36,000 SF/ 975 S.F = 36.9 UNITS
7. BUILDING HEIGHT/STORY: 50'-0"/ 4-STORY
8. BUILDING CODE: 2013 CALIFORNIA BUILDING CODE (CBC)
9. OCCUPANCY GROUP: R-2 FOR RESIDENTIAL UNITS
M FOR RETAILS / MARKET
A-2 FOR RESTAURANTS
S-2 FOR PARKING LEVEL
10. TYPE OF CONSTRUCTION: 3-STORIES TYPE V-A FOR RESIDENTIAL OVER 1-STORY
TYPE I-A FOR GROUND FLOOR COMMERCIAL AREA,
PARKING ON GRADE AND BASEMENT
FULLY SPRINKLER SYSTEM
11. BUILDING FLOOR AREA:
- | | |
|-----------------------------------|-------------|
| 4TH FLOOR | 17,644.2 SF |
| 3RD FLOOR | 17,644.2 SF |
| 2ND FLOOR | 17,562.4 SF |
| 1ST FLOOR (RESIDENTIAL LOBBY/GYM) | 2,096.9 SF |
| 1ST FLOOR (COMMERCIAL STORES) | 10,000 SF |
| TOTAL BUILDING AREA: | 65,029.5 SF |
| GROUND PARKING AREA: | 14,455 SF |
| BASEMENT PARKING AREA: | 27,065.5 SF |
12. F.A.R.: 65,029.5 SF. / 36,000 SF. = 1.81
LOT COVERAGE 17,644.2 SF. / 36,000 SF. = 49%
13. RESIDENTIAL TYPES
- | | |
|-----------------------|-----------------------------|
| 22-U 2 BEDROOMS UNITS | 1,300 S.F. EA. |
| 14-U 1 BEDROOMS UNITS | 1,000 S.F. EA. |
| TOTAL: | 36 UNITS RESIDENTIAL CONDOS |
14. PARKING SPACE REQUIRED:
- COMMERCIAL (INCLUDING COFFEE SHOP, SANDWICHES & RESTAURANTS)
RETAIL/MINI-MARKET/CAFE: 10,000/ 200 = 50 SPACES
- | | |
|------------|-----------|
| SUB-TOTAL: | 50 SPACES |
|------------|-----------|
- RESIDENTIAL
- | | |
|--------------------------|------------------------------|
| RESIDENTIAL 36 UNITS: | 22 (2-BED) X 2 = 44 SPACES |
| | 14 (1-BED) X 1.5 = 21 SPACES |
| GUEST PARKING: 36 U / 4U | = 9 SPACES |
| SUB-TOTAL: | 74 SPACES |
| TOTAL REQUIRED: | 124 SPACES |
15. PARKING SPACES PROVIDED:
- COMMERCIAL
- GROUND FLOOR PARKING:
40 SPACES (38 STANDARD +2 ACCESSIBLE)
- BASEMENT PARKING:
10 SPACES FOR COMMERCIAL TENANTS AND STAFF
50 SPACES (=50 SPACES REQUIRED) OK
- RESIDENTIAL
- BASEMENT PARKING:
- | |
|---|
| 77 SPACES (58 STANDARD + 17 COMPACT + 2 ACCESSIBLE) |
| 77 SPACES (> 74 REQUIRED) OK |
- TOTAL PROVIDED: 127 SPACES (>124 SPACES REQUIRED) OK
WITH 3 SURPLUS PARKINGS
- ELECTRICAL CAR CHARGING STALLS: 127 SPCS. TOTAL X 5% = 6.35 SPCS;
PROVIDED 4 SPCS ON GRADE +4 SPCS ON UNDERGROUND PARKING
16. OPEN SPACE FOR RESIDENTIAL CONDOS REQUIRED:
- OPEN SPACE: 150 SF PER UNIT X 36 U = 5,400 SF
17. OPEN SPACE FOR RESIDENTIAL CONDOS PROVIDED:
- | | |
|--|-------------------------|
| PRIVATE OPEN SPACE | |
| 2-BEDROOM BALCONY/DECK = > 80 SF. X 22 U = | 3,646 SF |
| 1-BEDROOM BALCONY/DECK = > 80 SF. X 14 U = | 1,949 SF |
| TOTAL | 36 U = 5,595 SF |
| COMMON OPEN SPACE: PROVIDED | |
| CENTRAL GARDEN = | 7,092 SF |
| TOTAL OPEN SPACE PROVIDED: | 12,687 SF > 5,400 SF OK |

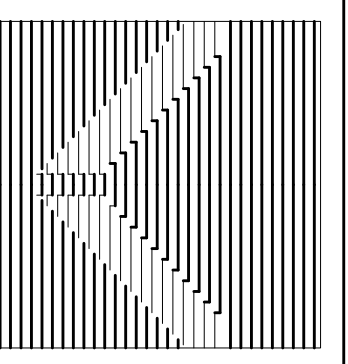
2 PROJECT SUMMARY



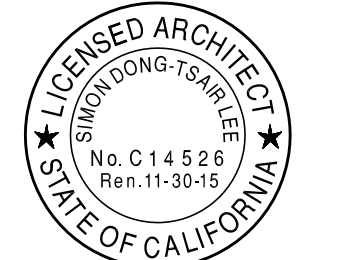
1 VICINITY MAP

FILE: 140828WK1STE10
DRAWN:

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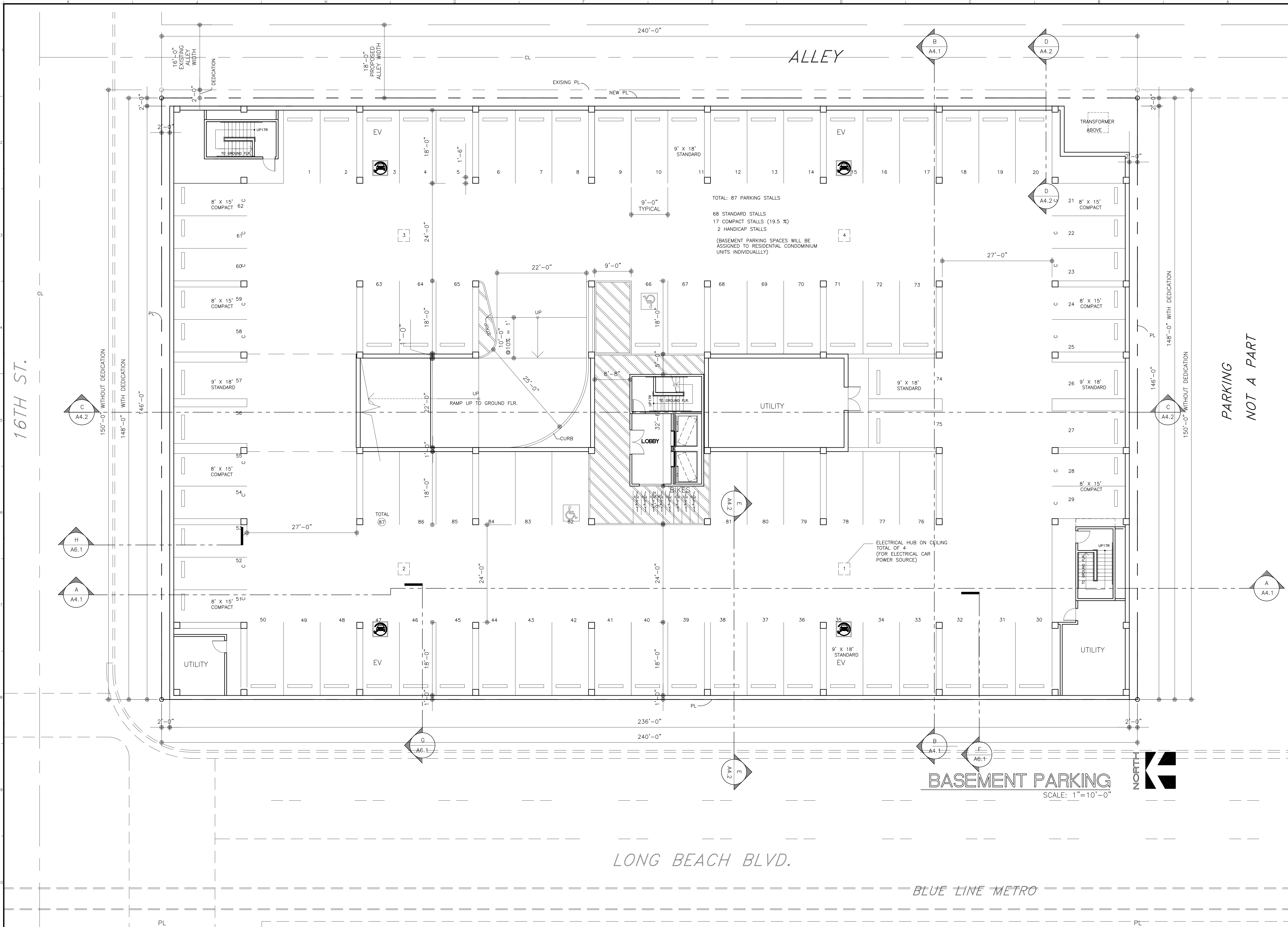


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JOB NO: 140828

A-1.1



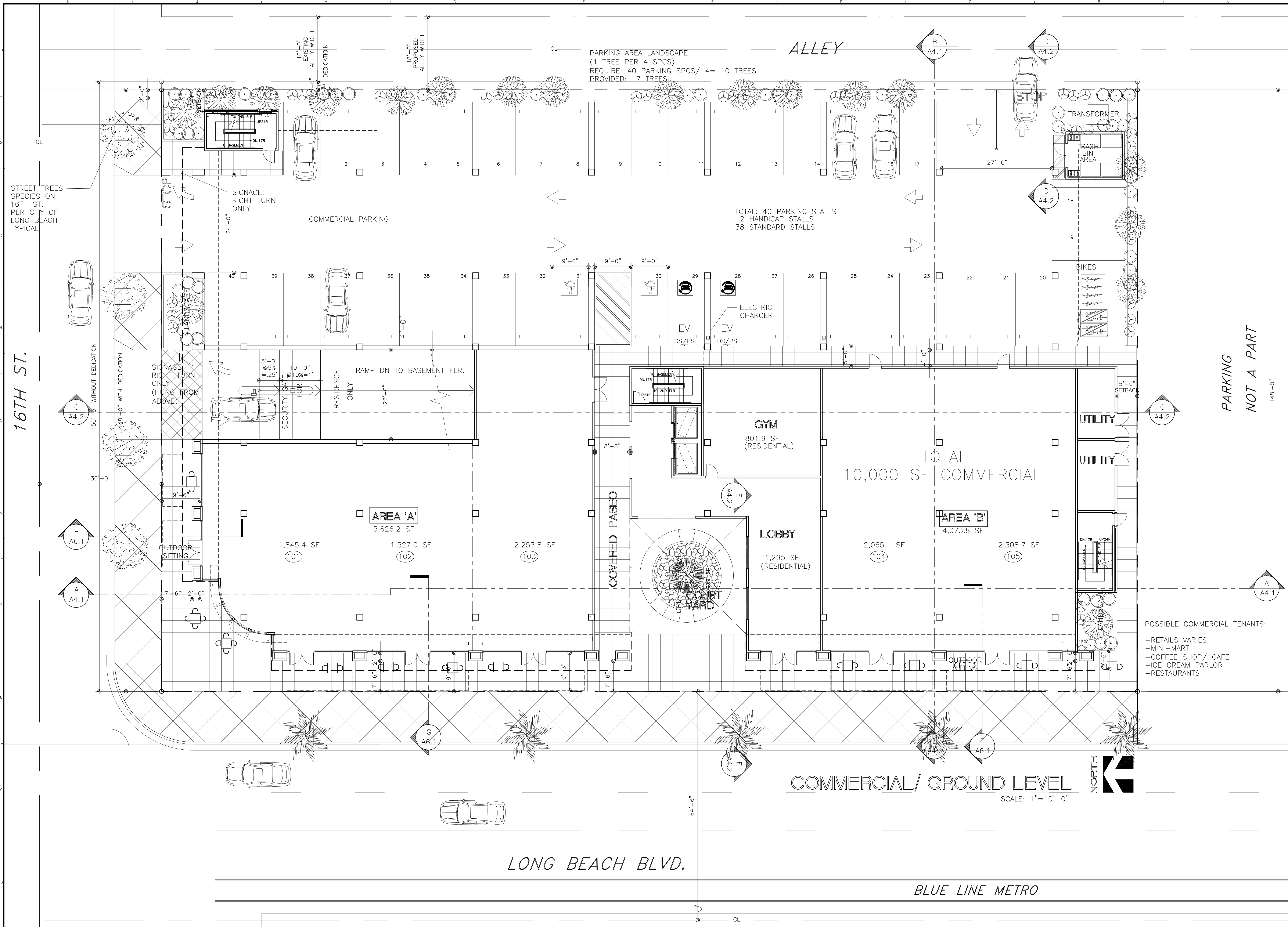
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A-2.0



FILE: 140828WK1STE10
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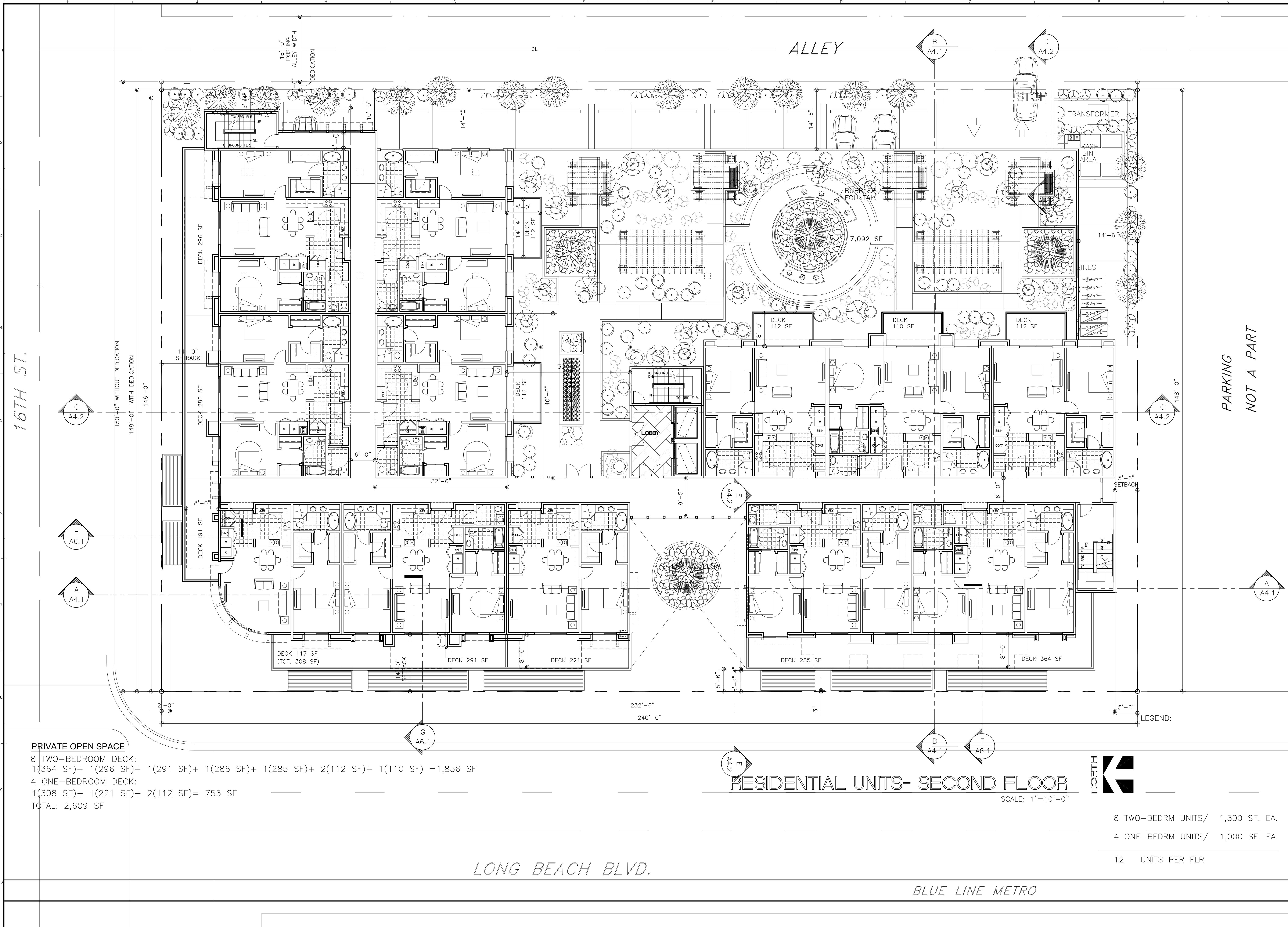
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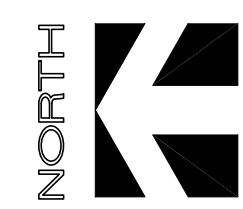
JOB NO: 140828

A-2.1



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

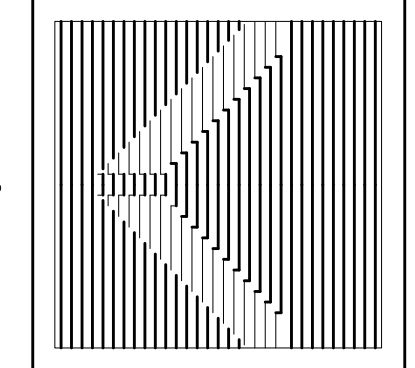
RESIDENTIAL UNITS- SECOND FLOOR
SCALE: 1"=10'-0"



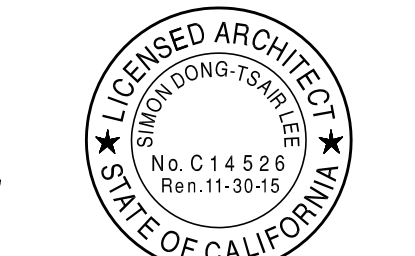
8 TWO-BEDRM UNITS/ 1,300 SF. EA.
4 ONE-BEDRM UNITS/ 1,000 SF. EA.
12 UNITS PER FLR

FILE: 140828WK1STE10
DRAWN:

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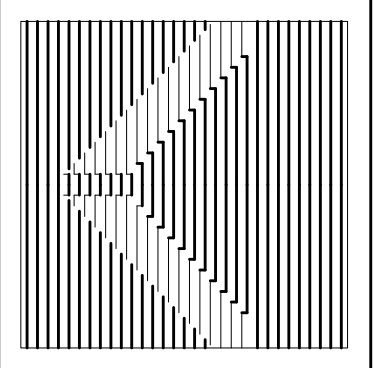


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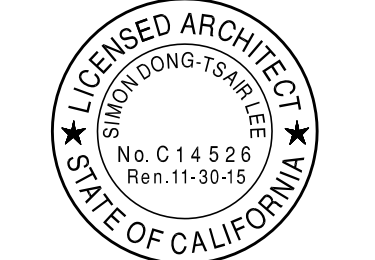


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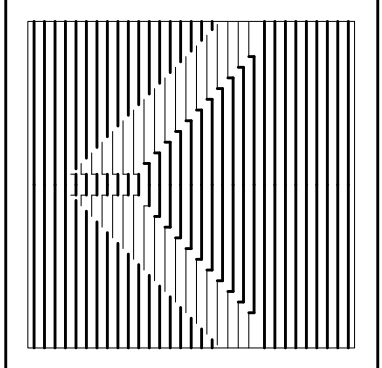
PRIVATE OPEN SPACE
8 TWO-BEDROOM BALCONY:
1(174 SF)+ 1(181 SF)+ 3(112 SF)+ 3(110 SF) =1,021 SF
4 ONE-BEDROOM BALCONY:
3(112 SF)+ 1(106 SF)= 442 SF
TOTAL: 1,463 SF



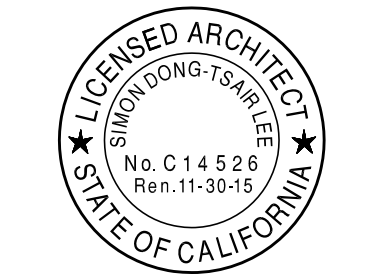
8 TWO-BEDRM UNITS/ 1,300 SF. EA.
4 ONE-BEDRM UNITS/ 1,000 SF. EA.
12 UNITS PER FLR

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

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A-2.4

PRIVATE OPEN SPACE

6 TWO-BEDROOM BALCONY:

1(215 SF)+ 2(112 SF) +3(110 SF)=769 SF

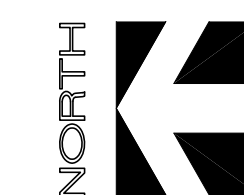
6 ONE-BEDROOM BALCONY:

1(200 SF)+ 4(112 SF) +1(106 SF)=754 SF

TOTAL: 1,523 SF

RESIDENTIAL UNITS- 4TH FLR

SCALE: 1"=10'-0"

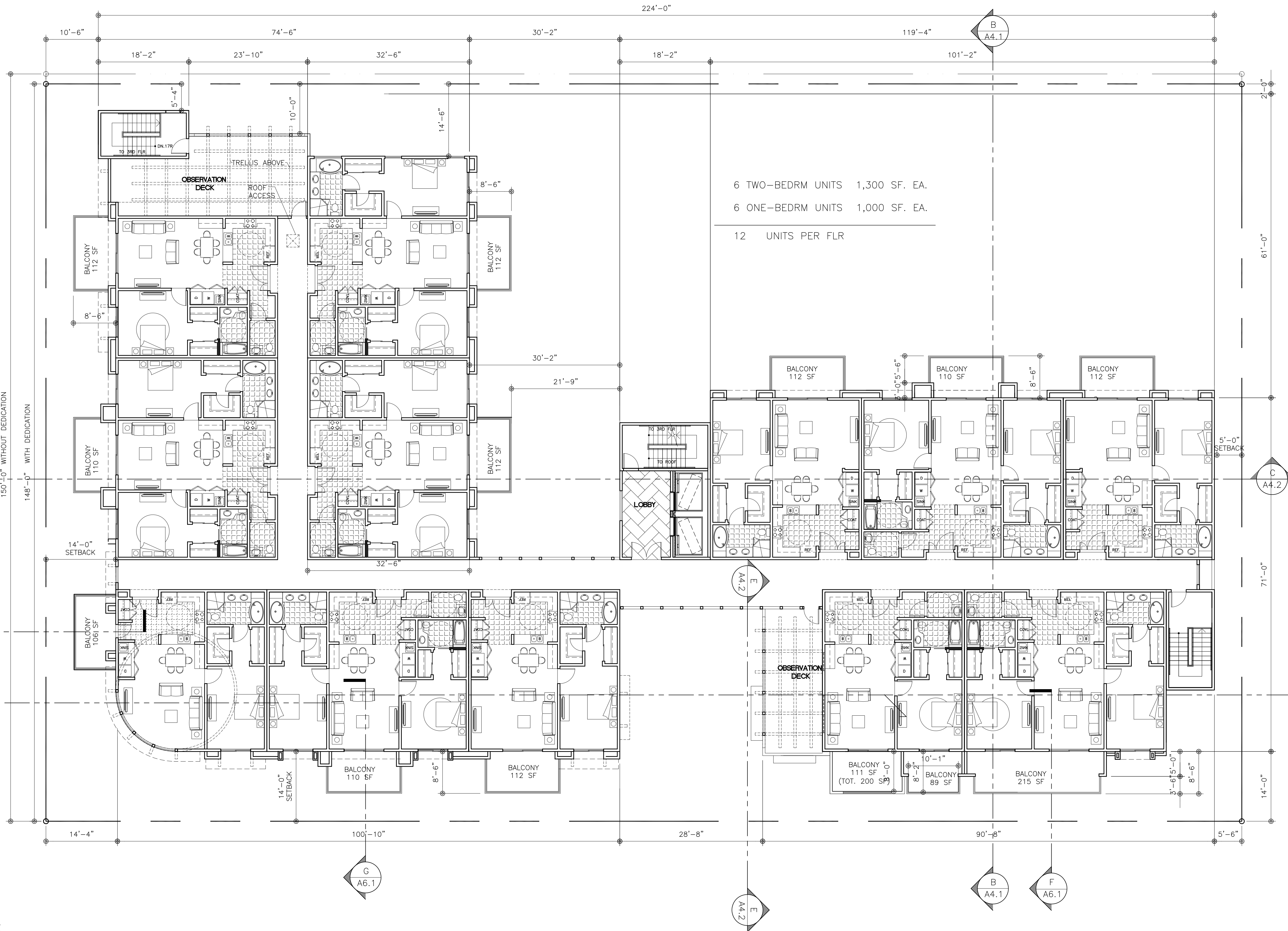


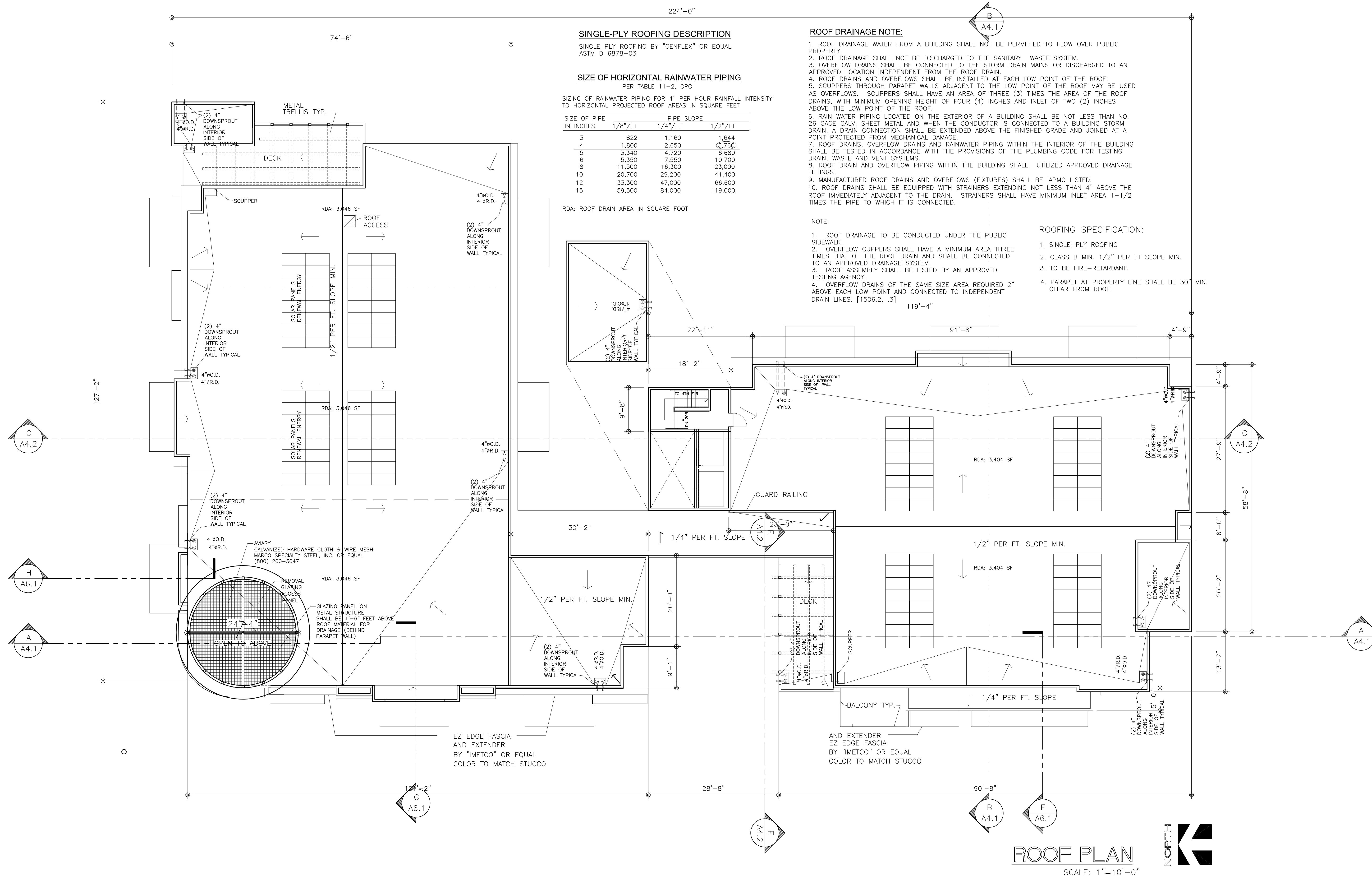
150'-0" WITHOUT DEDICATION
148'-0" WITH DEDICATION

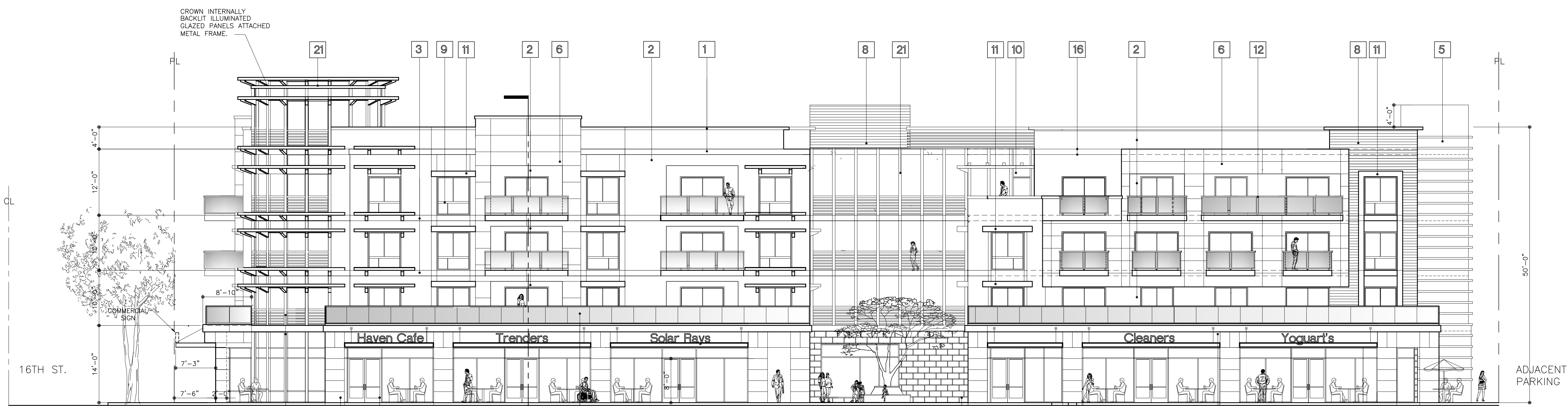
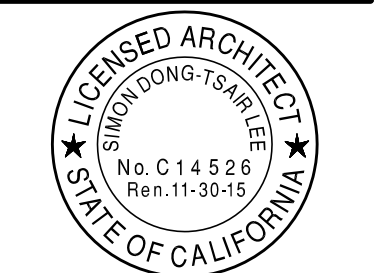
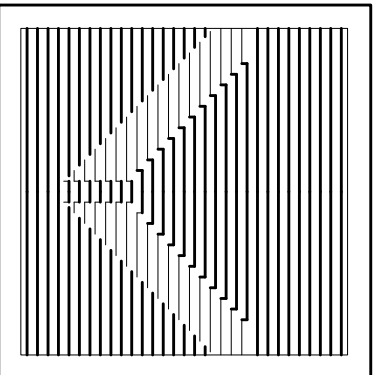
6 TWO-BEDRM UNITS 1,300 SF. EA.

6 ONE-BEDRM UNITS 1,000 SF. EA.

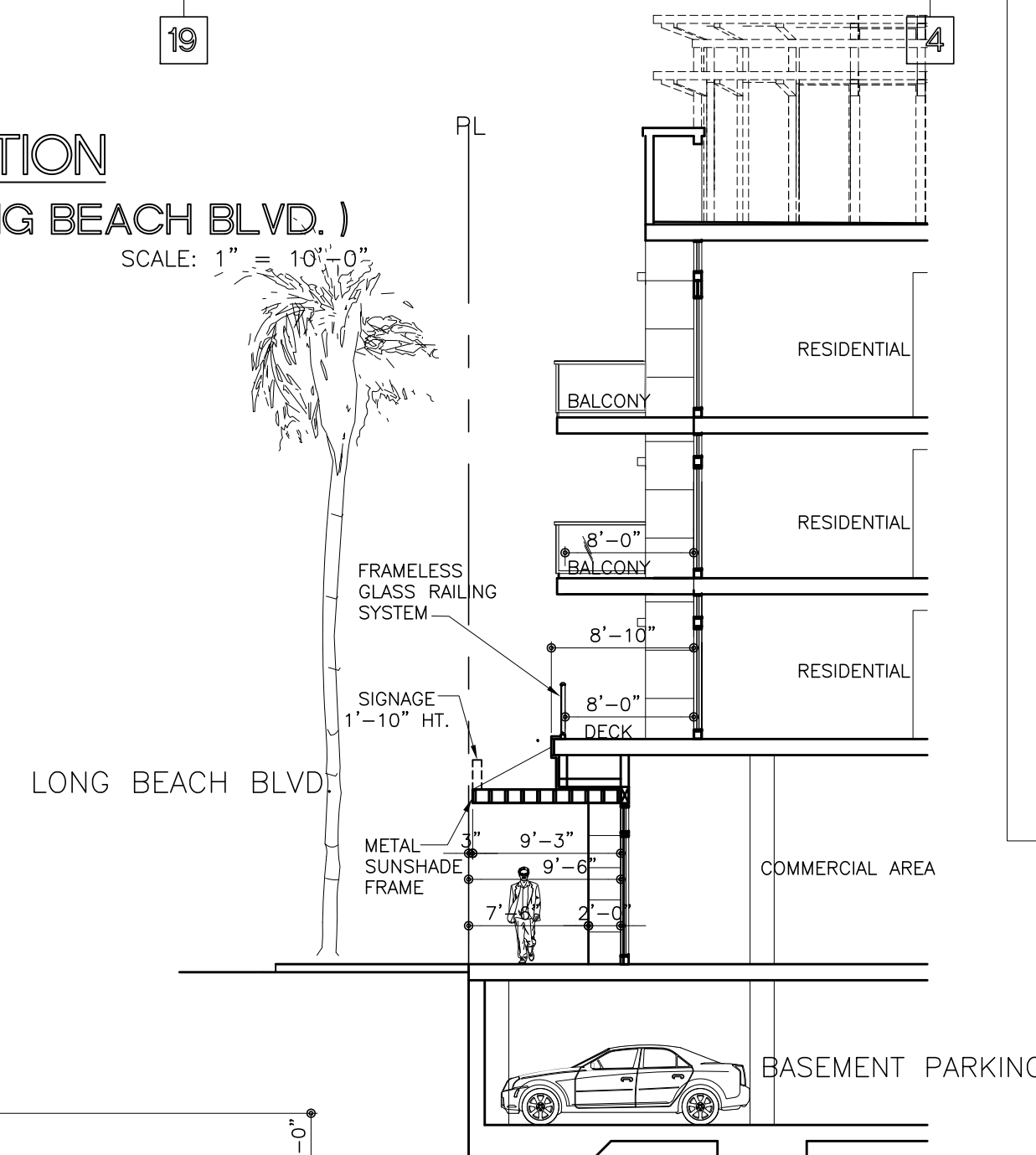
12 UNITS PER FLR



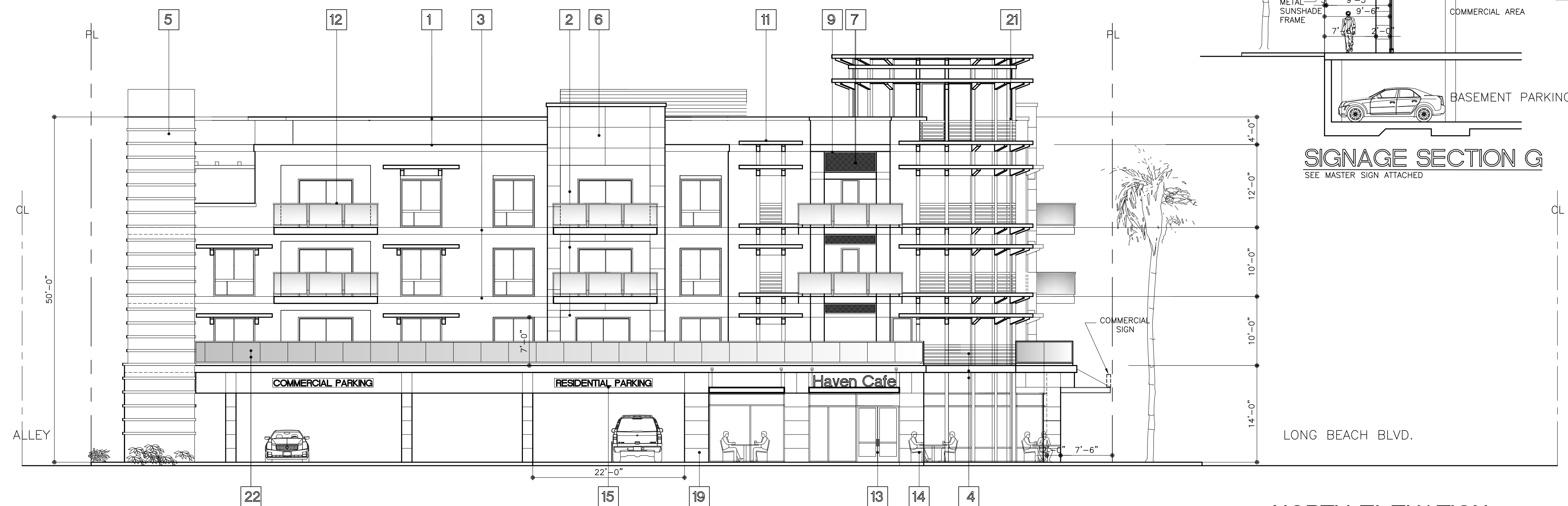




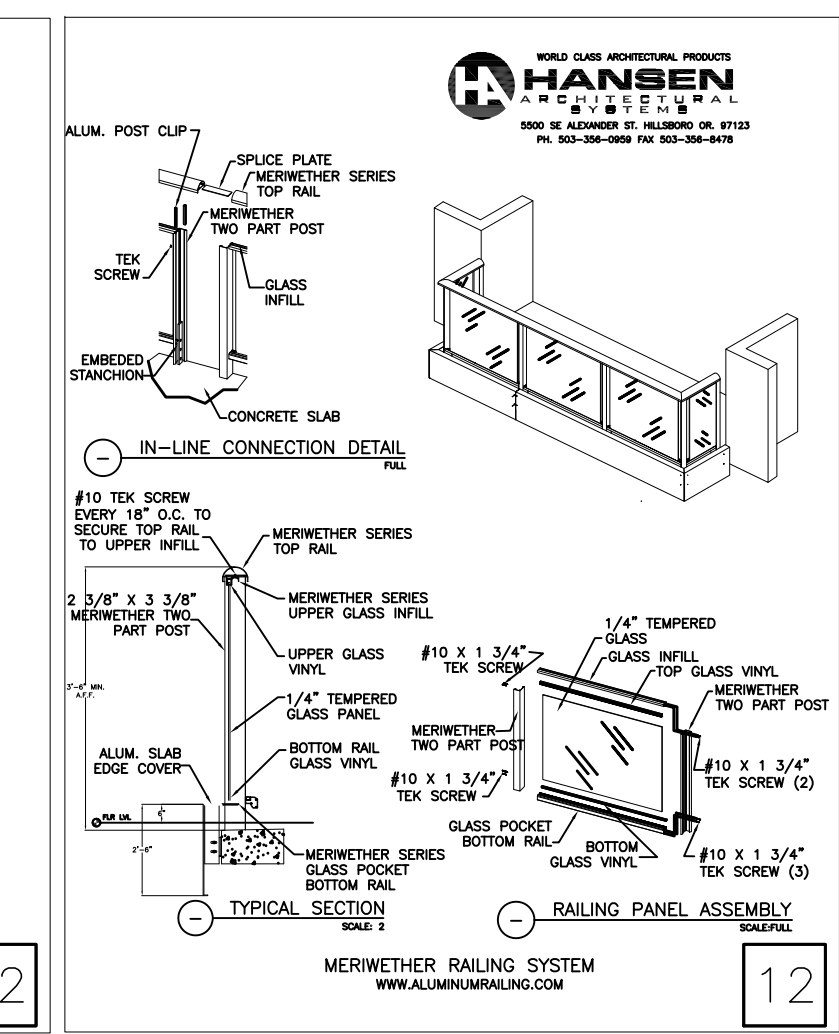
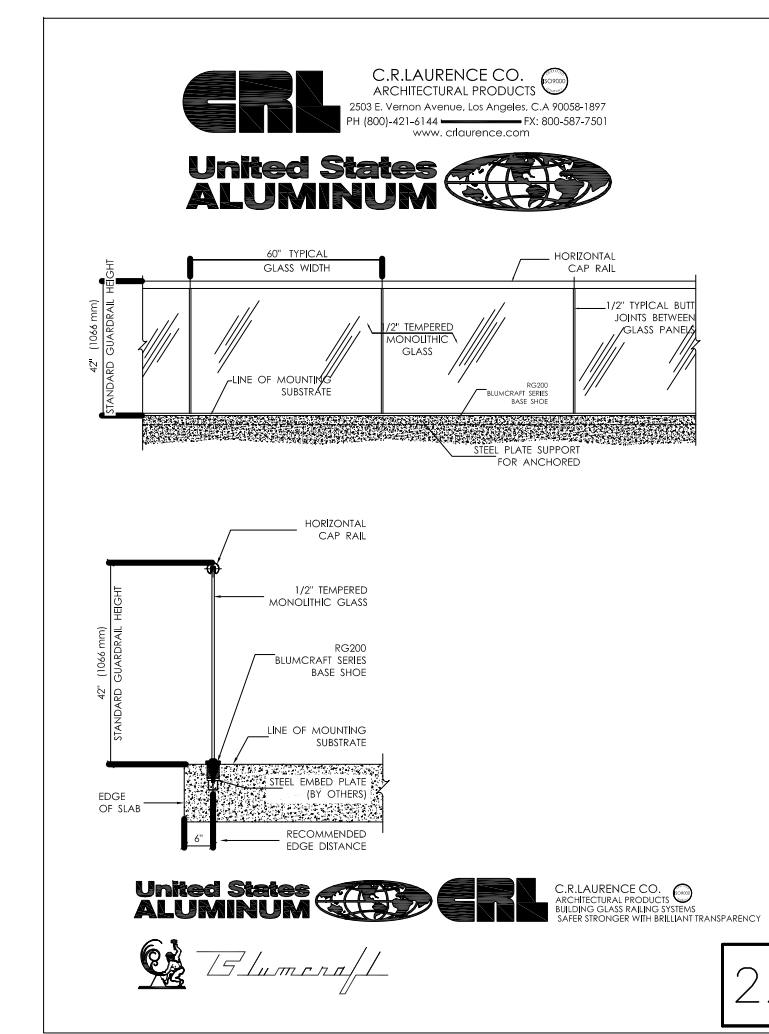
WEST ELEVATION
(VIEW FROM LONG BEACH BLVD.)
SCALE: 1" = 10'-0"



SIGNAGE SECTION G
SEE MASTER SIGN ATTACHED

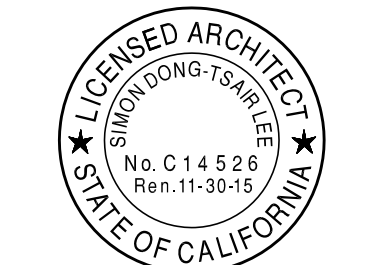
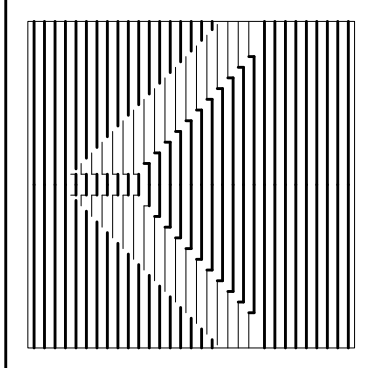


NORTH ELEVATION
(VIEW FROM 16TH STREET)
SCALE: 1" = 10'-0"

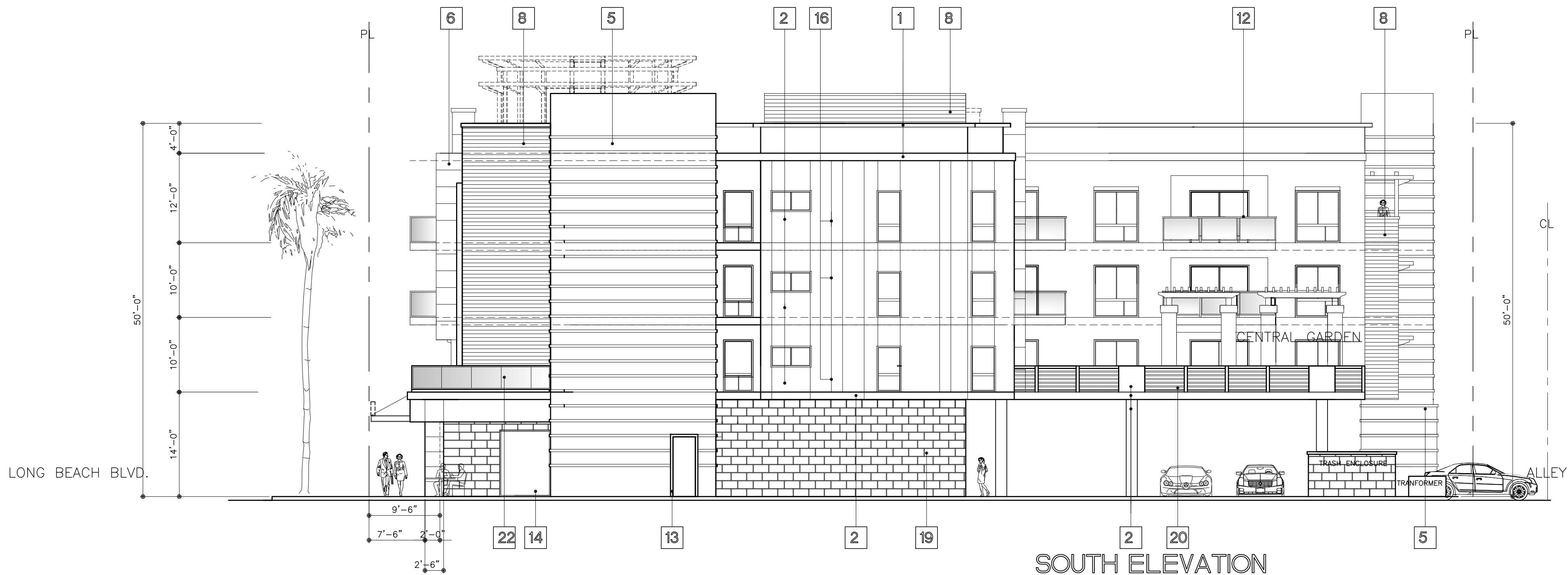
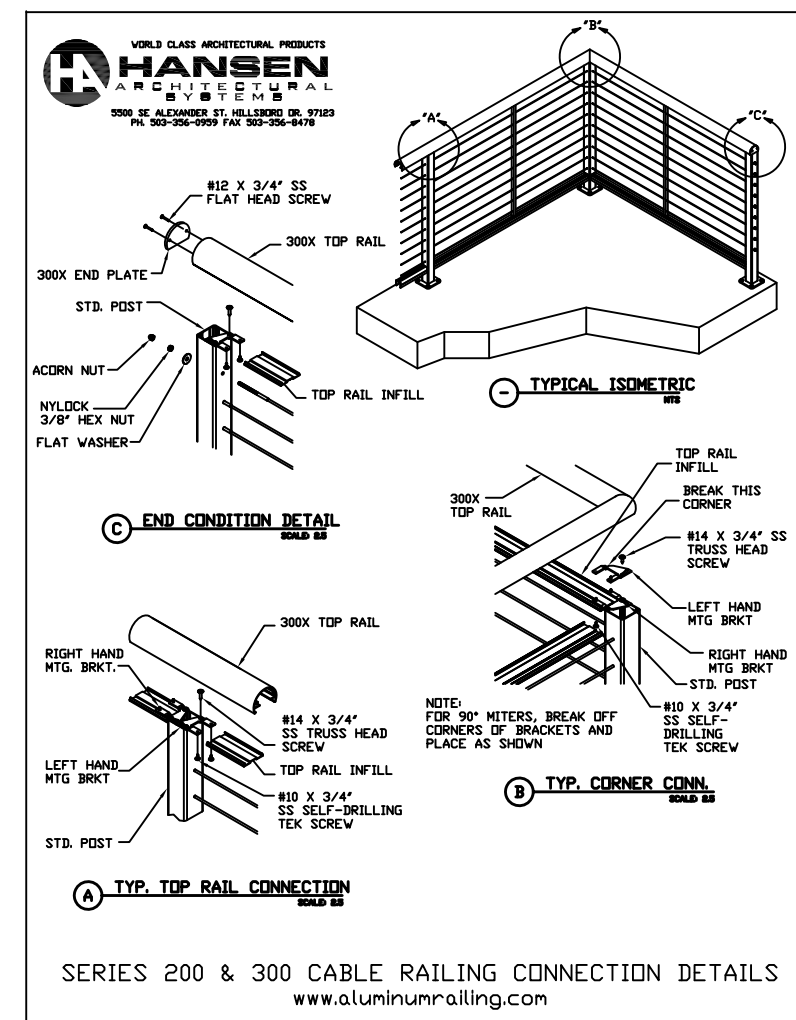


EXTERIOR FINISH SCHEDULE

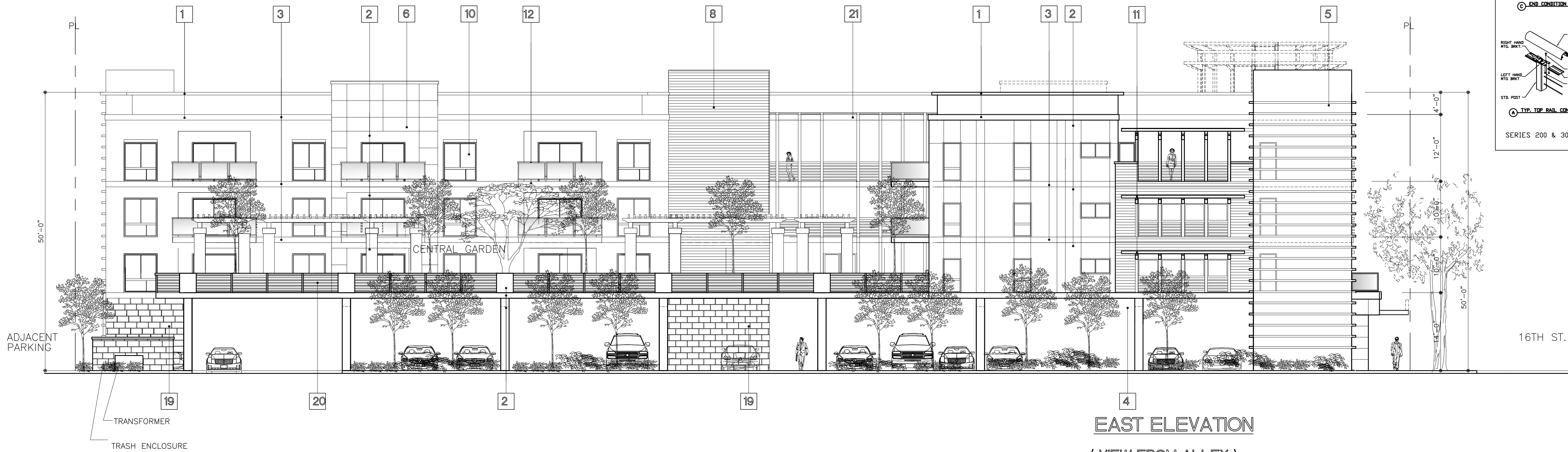
SYMBOL	NAME	DESCRIPTION	COLOR	REMARKS
1	PARAPET CAP	LIGHT GAUGE METAL	179 REGAL WHITE	BY CENTRIA OR EQUAL
2	WALL STUCCO	SMOOTH W/ ELASTOMERIC COATING	SAN SIMEON 34 (BASE 100)	BY "LA HABRA STUCCO"
3	WALL STUCCO	SMOOTH W/ ELASTOMERIC COATING	OATMEAL 81 (BASE 100)	BY "LA HABRA STUCCO"
4	METAL STRUCTURAL 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 9910	BY CENTRIA OR EQUAL
7	ECOSCREEN	METAL PERFORATED BACKLITE	MOSS 977	BY CENTRIA OR EQUAL
8	SHIP LAP VENEER	FIBER CEMENT SIDING HARDIEPLANK	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 "FRY'S 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	FORMAVUE	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 SIMEON 34 (BASE 100)	BY "LA HABRA STUCCO"
3	WALL STUCCO	SMOOTH W/ ELASTOMERIC COATING	OATMEAL 81 (BASE 100)	BY "LA HABRA STUCCO"
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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
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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 TRELLIS	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	FORMAVUE	WINDOW & STRUCTURAL SYSTEM	179 REGAL WHITE	BY CENTRIA OR EQUAL
22	GLASS RAILING SYSTEM	FRAMELESS	MED. GREY	BY CRL OR EQUAL

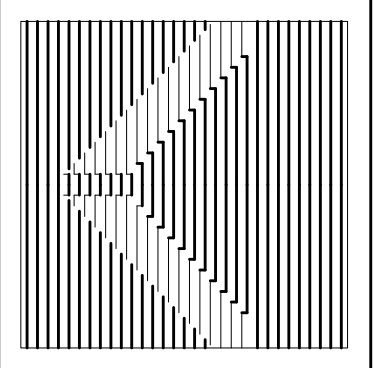


SOUTH ELEVATION
(VIEW FROM ADJACENT PARKING)
SCALE: 1" = 10'-0"

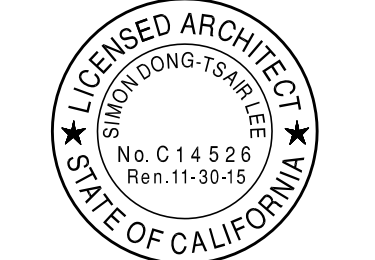


EAST ELEVATION
(VIEW FROM ALLEY)
SCALE: 1" = 10'-0"

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TEL: (626) 571-8000
FAX: (626) 571-8005

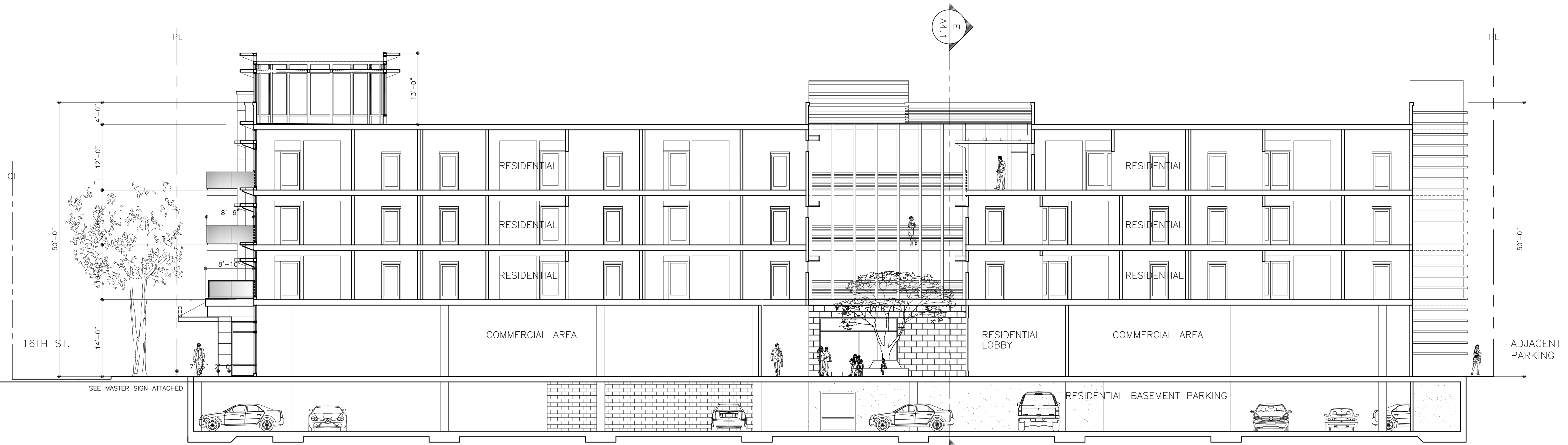


PROJECT:
**LONG BEACH BLVD.
MIXED USE DEVELOPMENT**
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

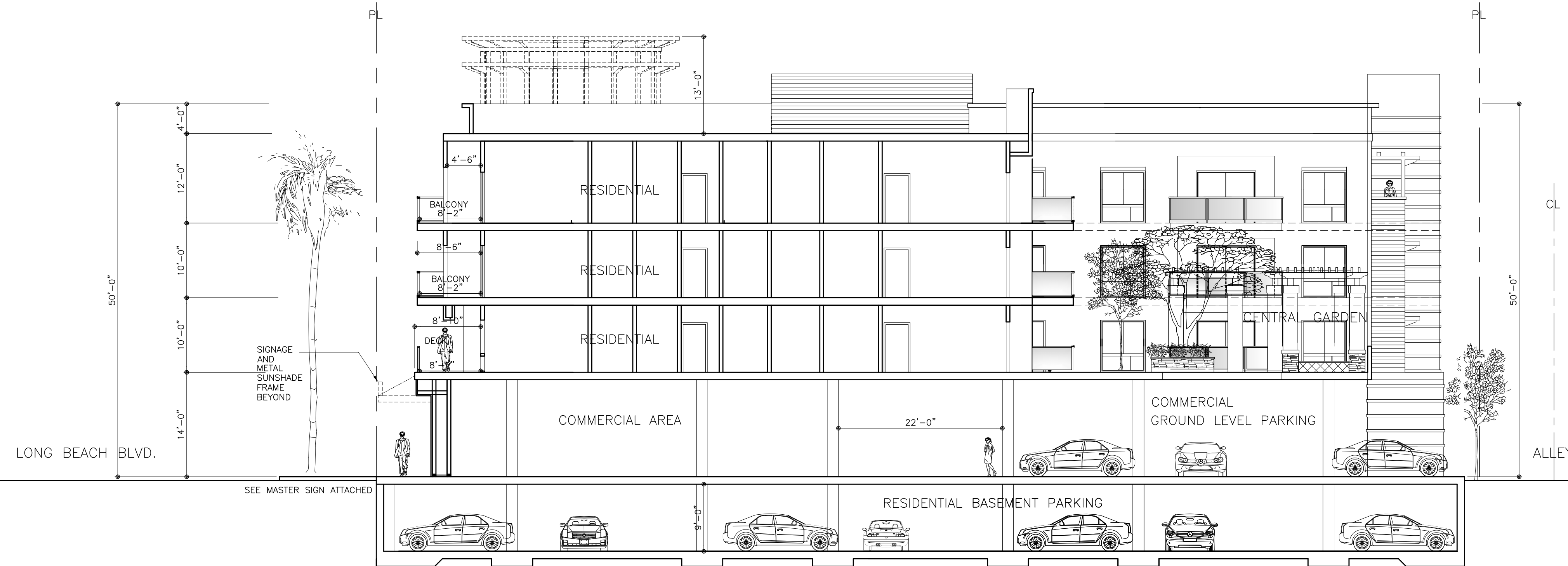


JOB NO: 140828

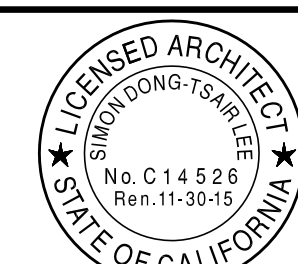
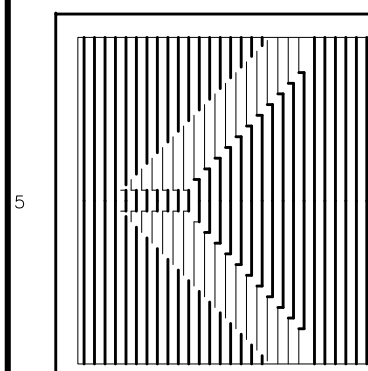
A-4.1

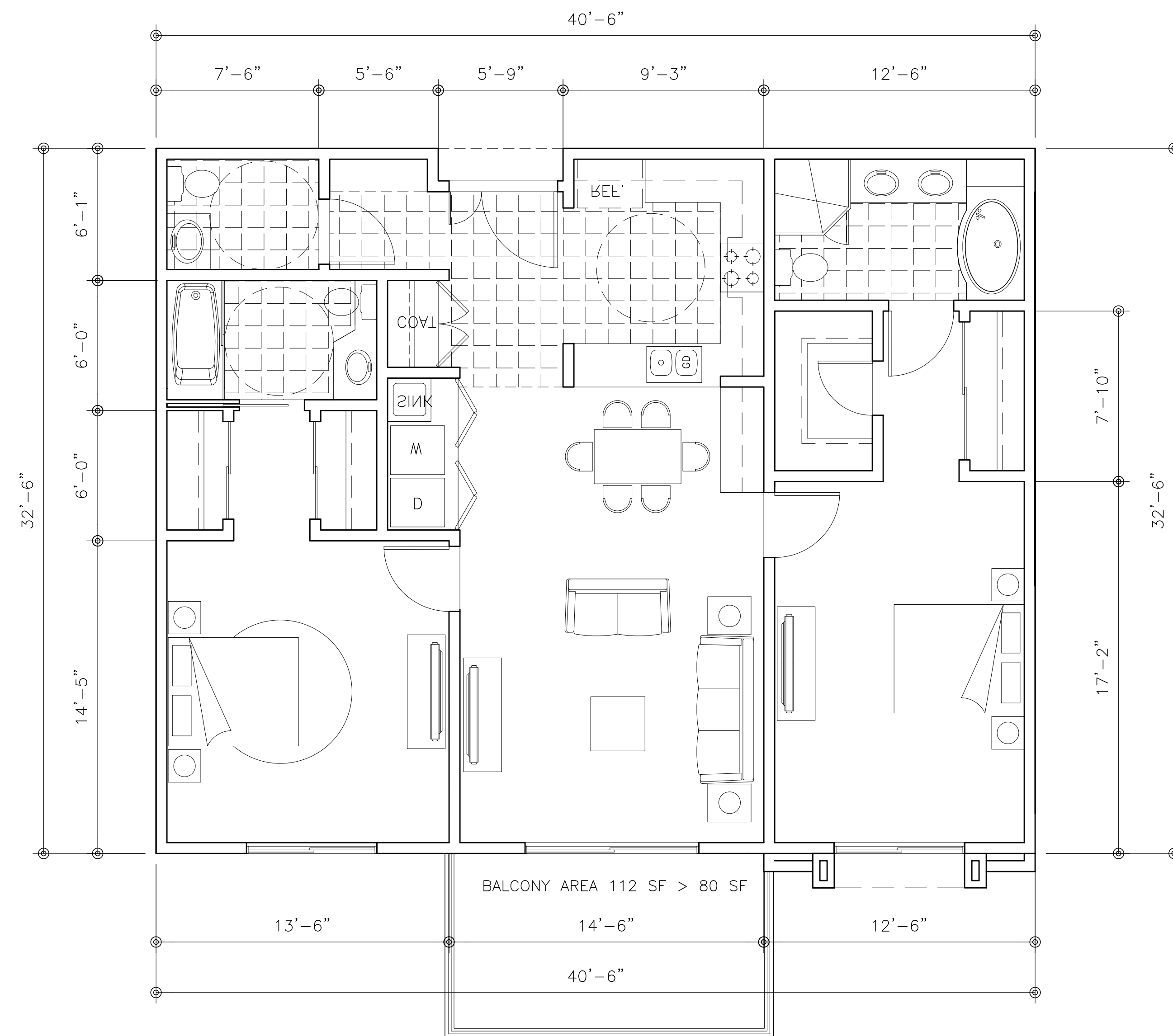


BUILDING SECTION A-A
SCALE: 1" = 10'-0"



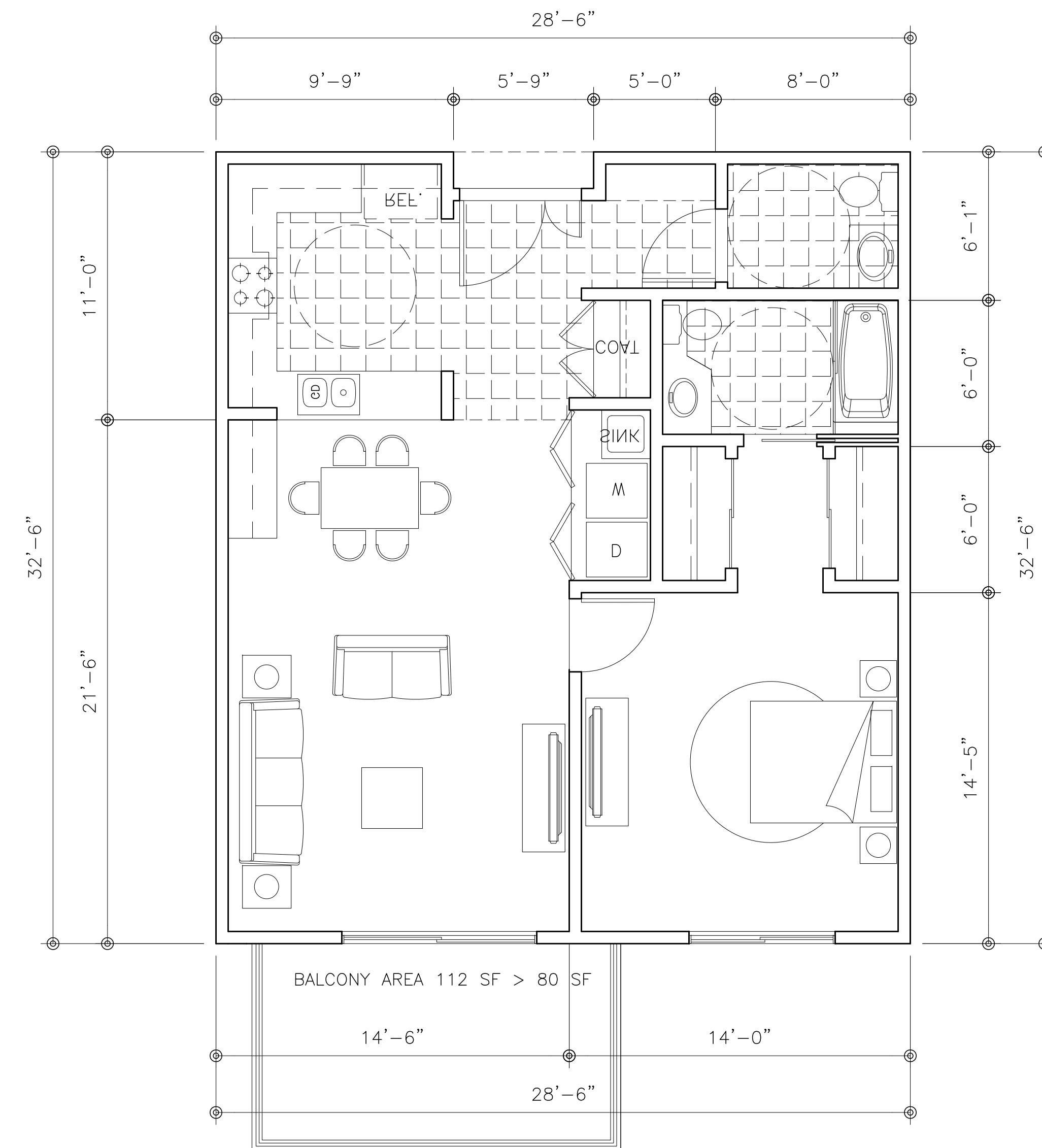
BUILDING SECTION B-B
SCALE: 1" = 10'-0"





TWO BEDROOM UNITS

1,300 SF



ONE BEDROOM UNITS

1,000 SF

TYPICAL UNITS

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

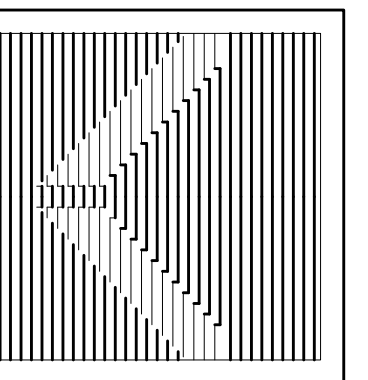
FILE: 140828WK1STE10

DRAWN:

ARCHITECT:

SIMON LEE & ASSOCIATES
ARCHITECTS

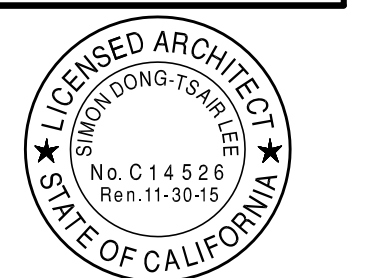
simon@slarch.com
www.slarch.com
TEL: (626) 571-8000
FAX: (626) 571-8005
140 W. VALLEY BLVD., SUITE 215
SAN GABRIEL, CA 91776



PROJECT:

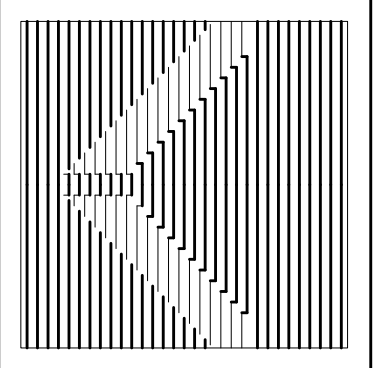
**LONG BEACH BLVD.
MIXED USE DEVELOPMENT**

1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

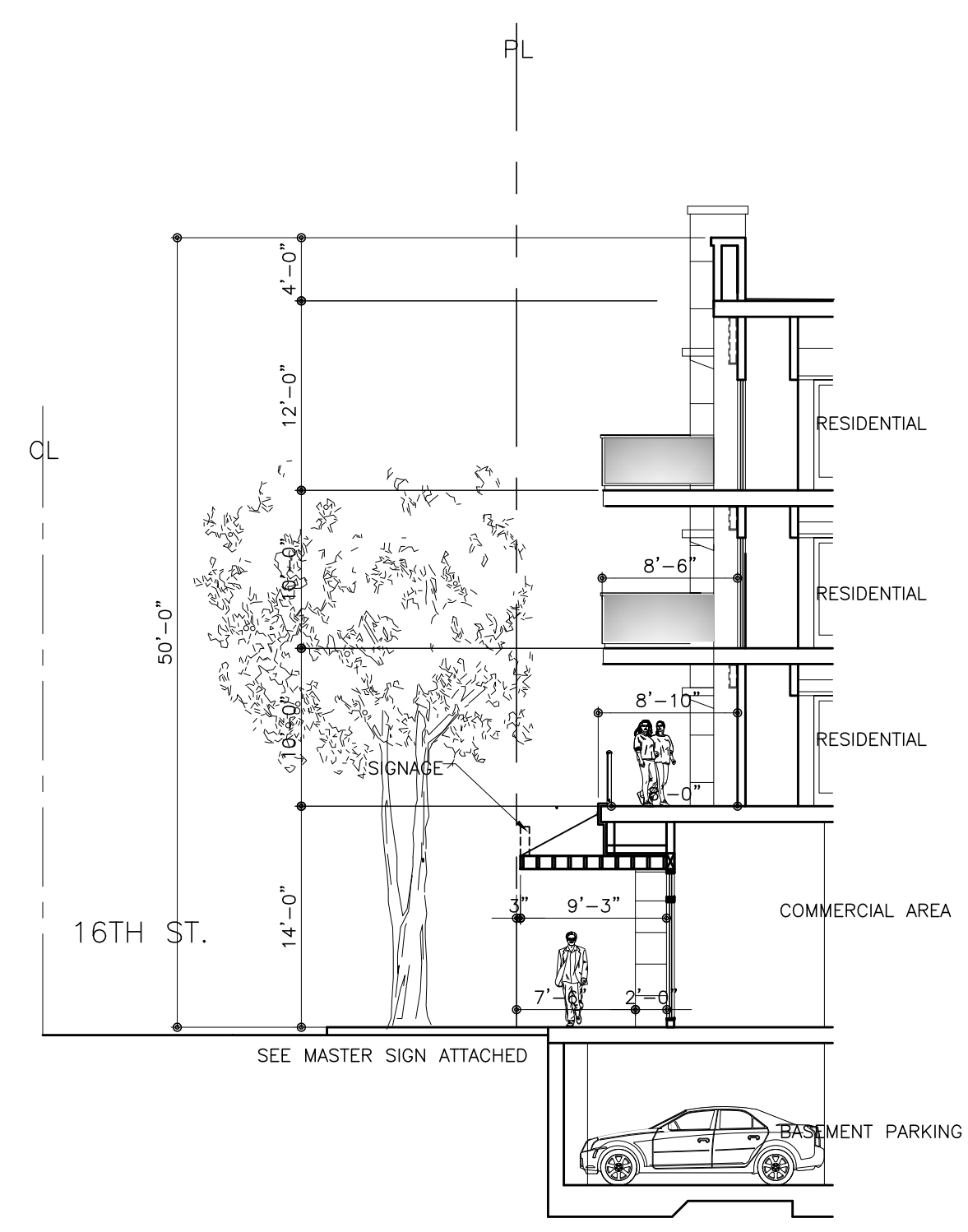
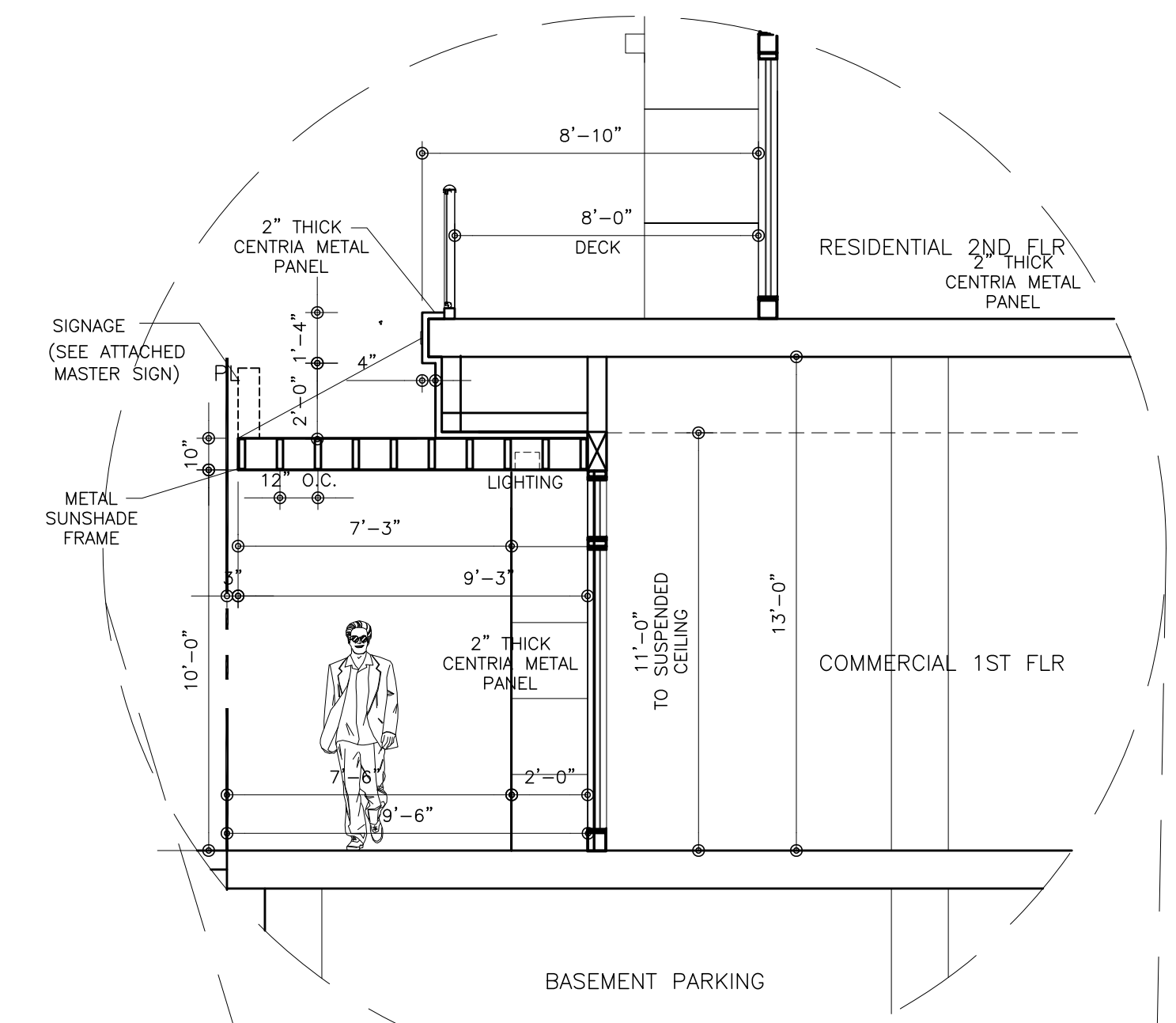


JOB NO: 140828

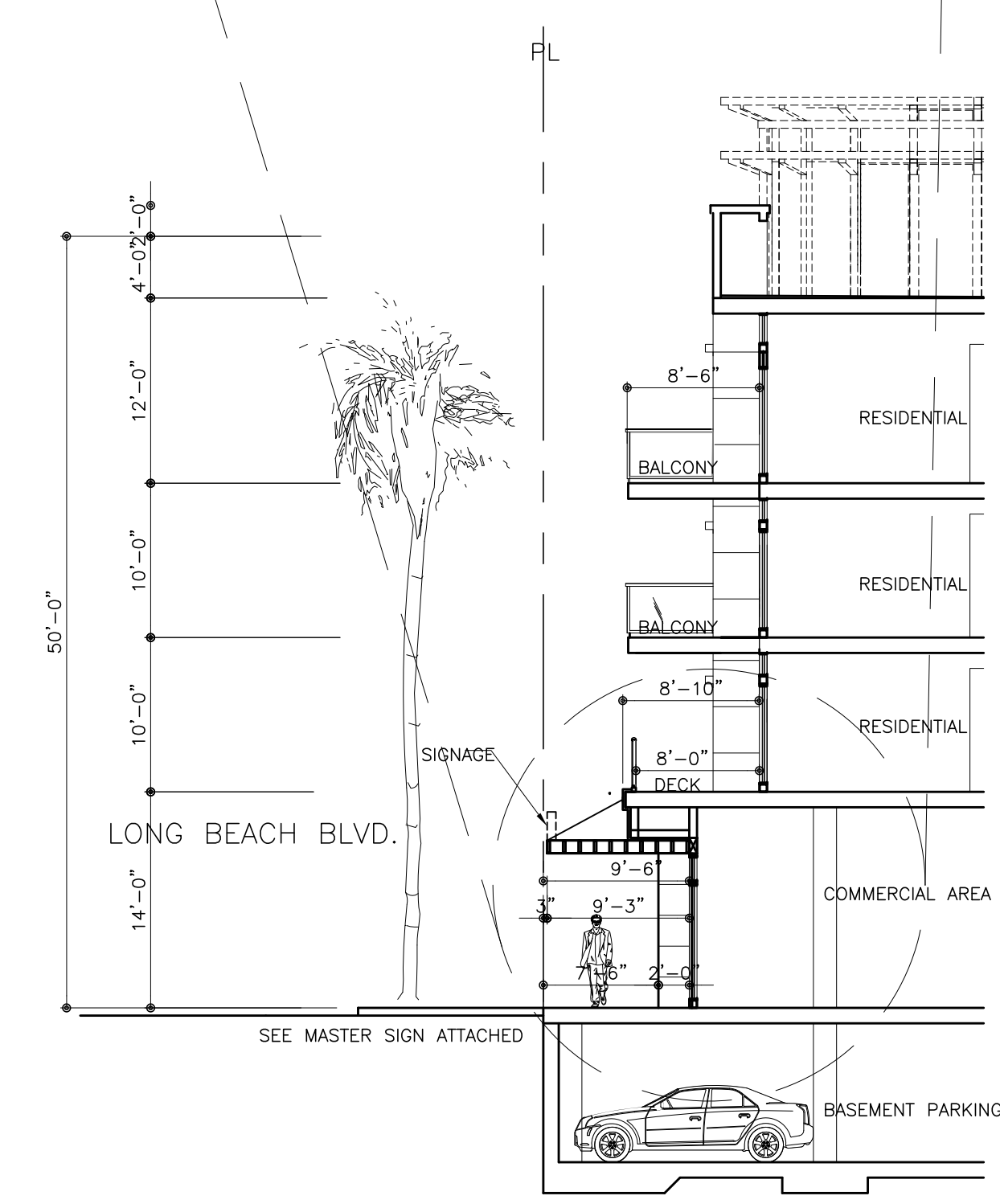
ARCHITECT:
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140 W. VALLEY BLVD., SUITE 215
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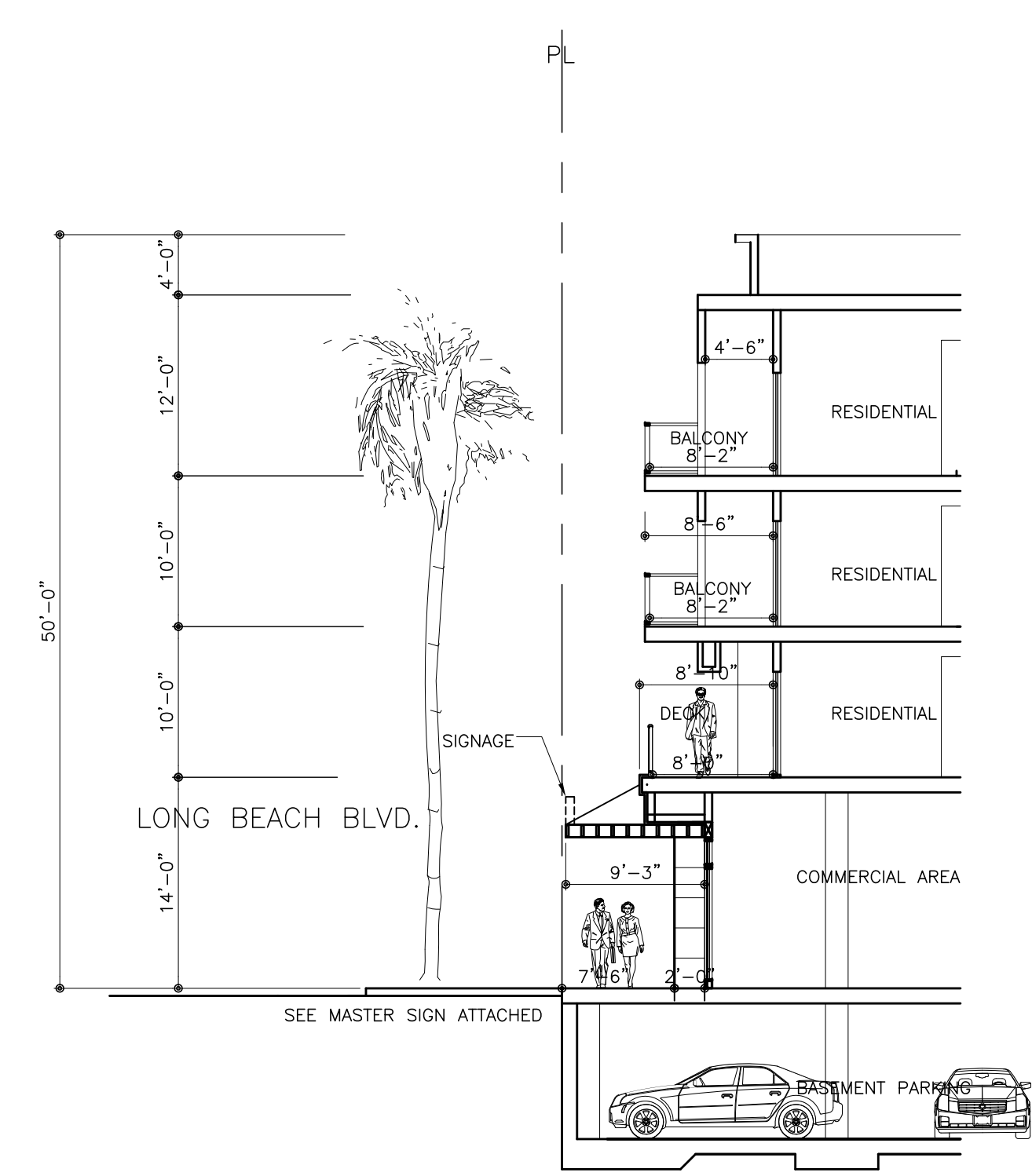
PROJECT:
**LONG BEACH BLVD.
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1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813



BUILDING SIGNAGE SECTION H
SCALE: 1" = 10'-0"



BUILDING SIGNAGE SECTION G
SCALE: 1" = 10'-0"



BUILDING SIGNAGE SECTION F
SCALE: 1" = 10'-0"