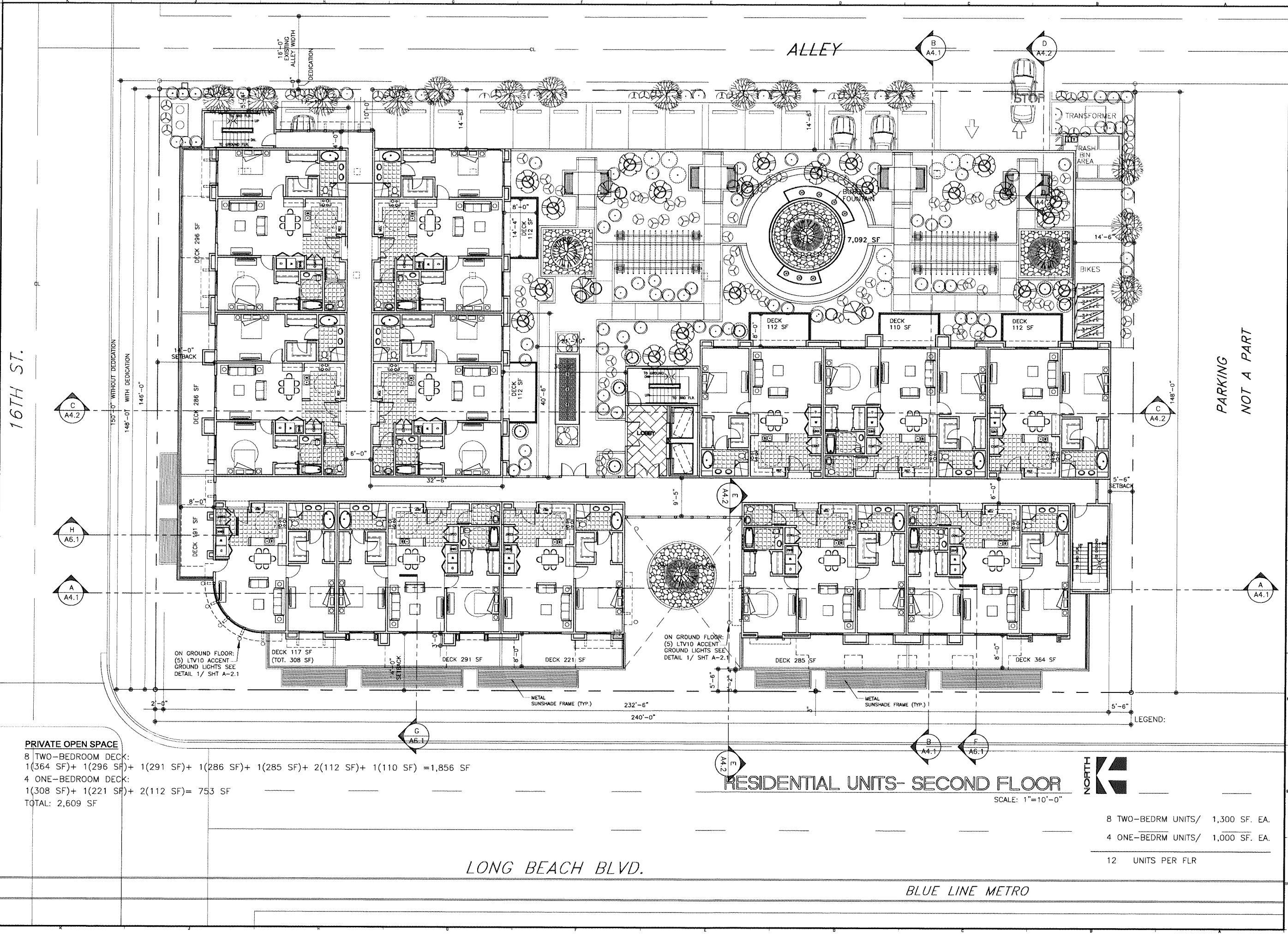


WEST ELEVATION
(VIEW FROM LONG BEACH BLVD.)
SCALE: 1" = 10'-0"

LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD., LONG BEACH CA. 90813
MAY 19, 2015



16TH ST.

ALLEY

PARKING
NOT A PART

LONG BEACH BLVD.

BLUE LINE METRO

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

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

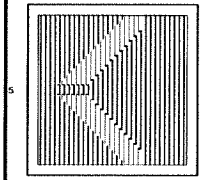


JOB NO: 140828

A-2.2

MAY 19, 2015

ARCHITECT:
SIMON LEE & ASSOCIATES ARCHITECTS
simon@slarch.com
www.slarch.com
TEL: (626) 571-8000
FAX: (626) 571-8005

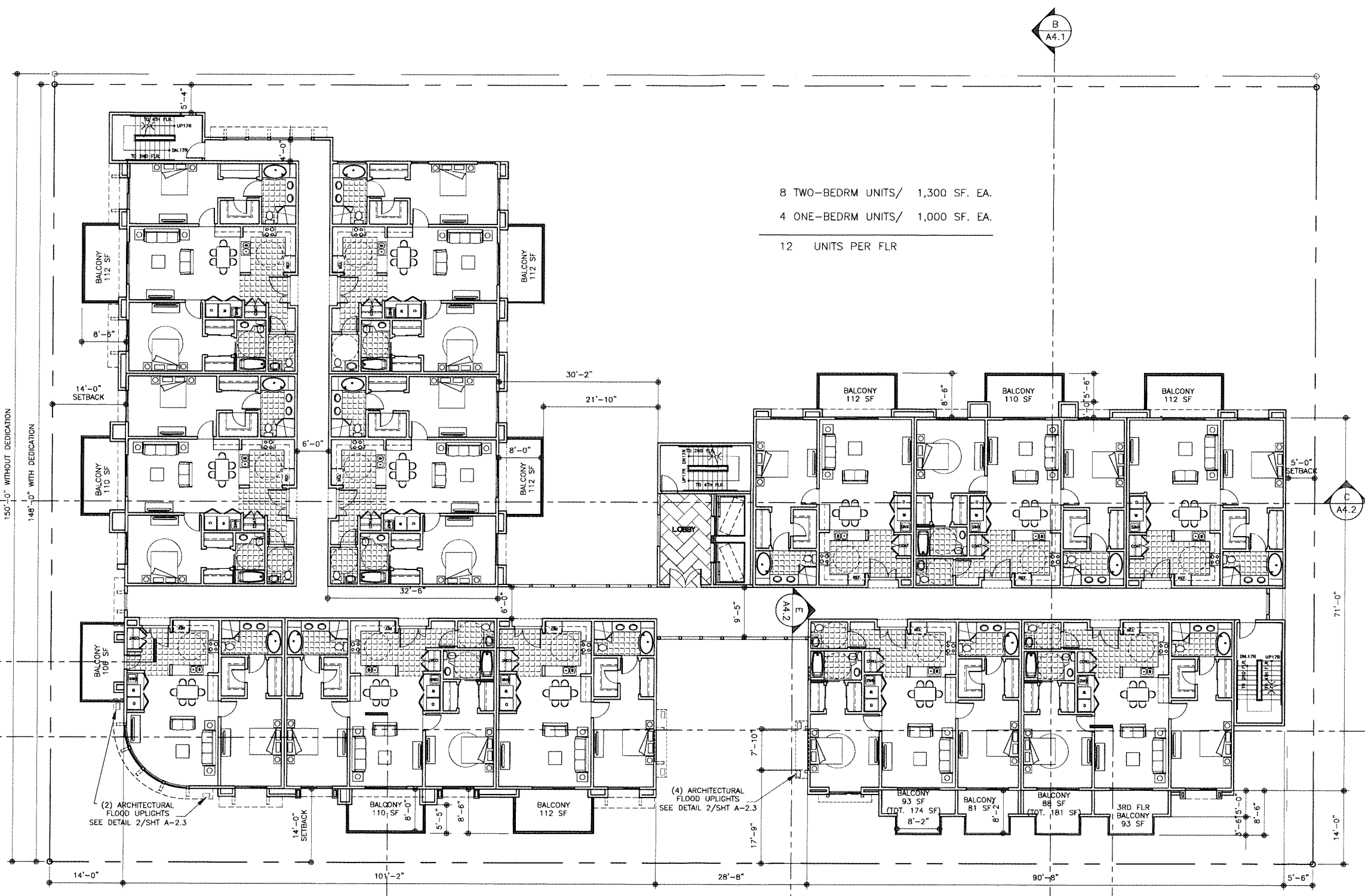


PROJECT:
**LONG BEACH BLVD.
MIXED USE DEVELOPMENT**
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813



JOB NO: 140828

A-2.3



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(110 SF) =1,021 SF
4 ONE-BEDROOM BALCONY:
3(112 SF)+ 1(106 SF)= 442 SF
TOTAL: 1,463 SF

KIM LIGHTING

Dimensions

AFL10 Module
70 to 100 watt HID
Medium Base Lamps

with **STANDARD SWIVEL**
Maximum weight 24 lb

SIDE

10%
(36.3 mm)

10" Max. Desk (254 mm)

6" at MAX back tilt
(152 mm)

15" (41.2 mm)

1" (25.4 mm)

FRONT

14" (355.6 mm)

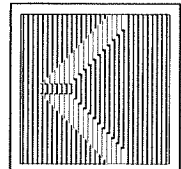
1/2" (12.7 mm) NPSM

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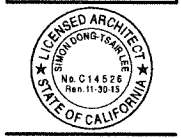
RESIDENTIAL UNITS- 3RD FLR
SCALE: 1"=10'-0"



ARCHITECT:
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www.slarch.com
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FAX: (626) 571-8005

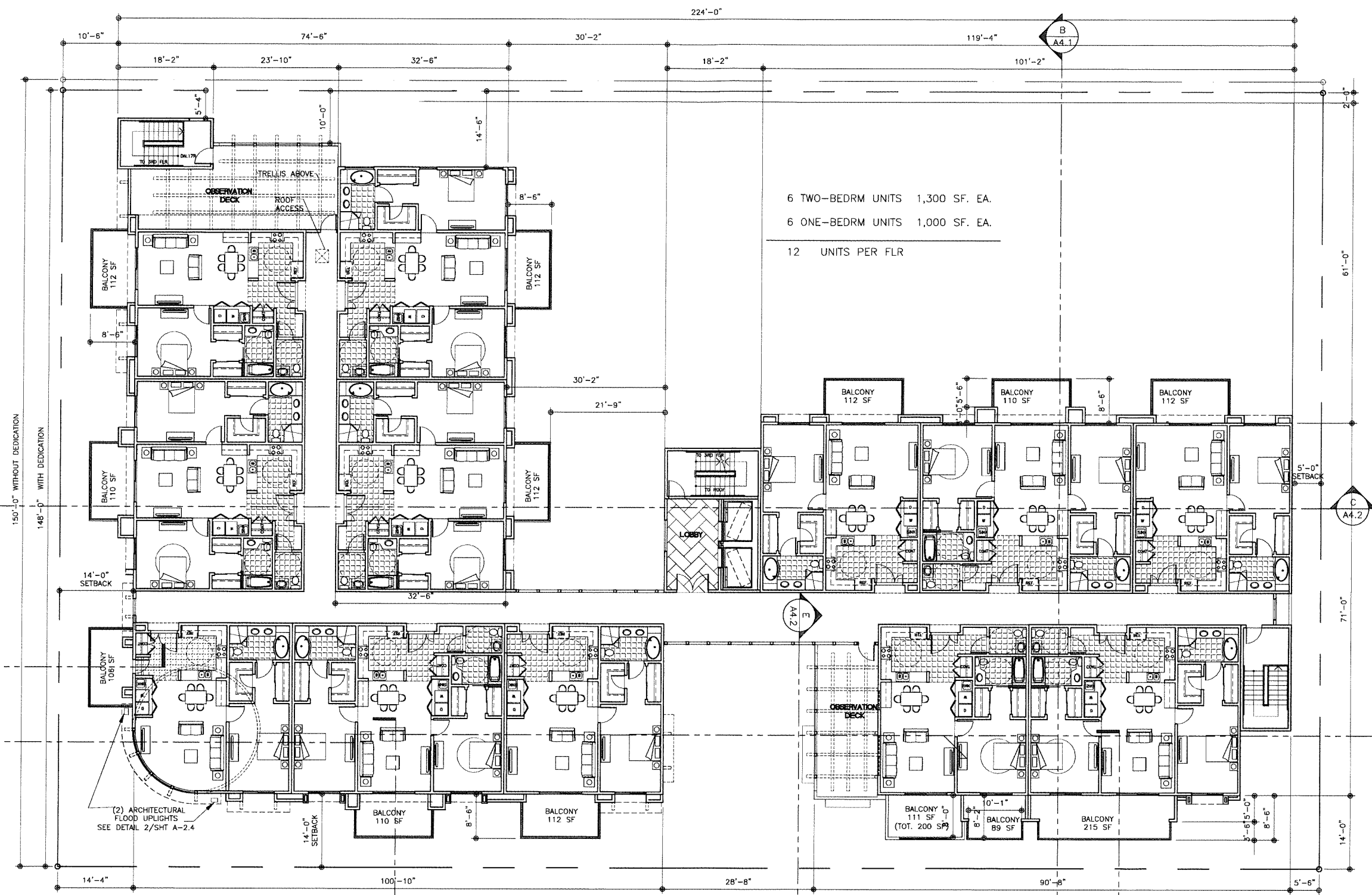


PROJECT:
**LONG BEACH BLVD.
MIXED USE DEVELOPMENT**
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813



JOB NO: 14082B

A-2.4



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

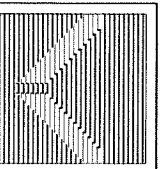
KIM LIGHTING
Dimensions
AFL 10
70 to 140 watt HID
Medium Base Lamps
with STANDARD SWIVEL
Maximum weight: 24 lb

2

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

ARCHITECT:
SIMON LEE & ASSOCIATES ARCHITECTS
simon@slarch.com
www.slarch.com
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-2.5

224'-0"

SINGLE-PLY ROOFING DESCRIPTION

SINGLE PLY ROOFING BY "GENFLEX" OR EQUAL
ASTM D 6878-03

SIZE OF HORIZONTAL RAINWATER PIPING

PER TABLE 11-2, CPC

SIZING OF RAINWATER PIPING FOR 4" PER HOUR RAINFALL INTENSITY
TO HORIZONTAL PROJECTED ROOF AREAS IN SQUARE FEET

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

RDA: ROOF DRAIN AREA IN SQUARE FOOT

ROOF DRAINAGE NOTE:

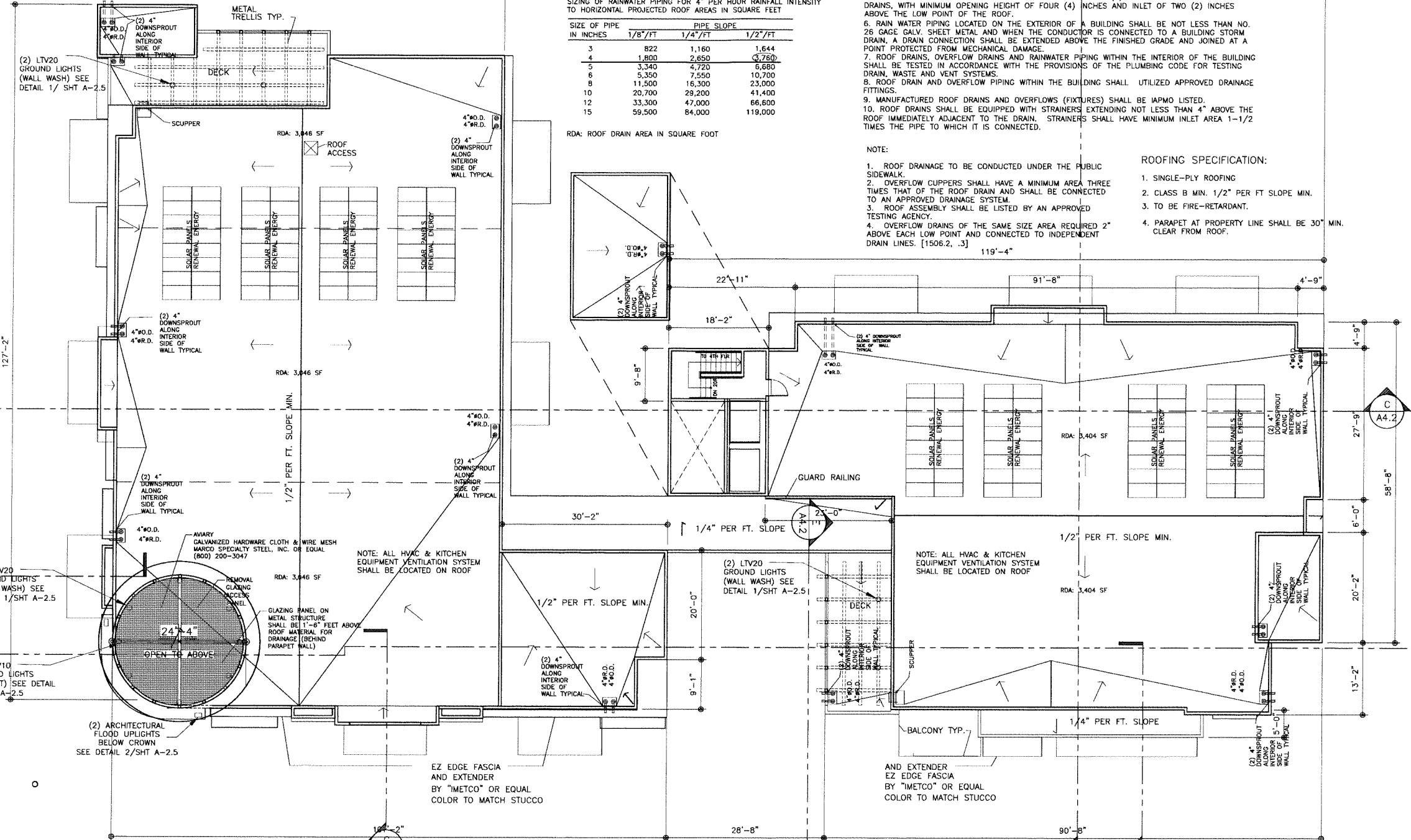
1. ROOF DRAINAGE WATER FROM A BUILDING SHALL NOT BE PERMITTED TO FLOW OVER PUBLIC PROPERTY.
2. ROOF DRAINAGE SHALL NOT BE DISCHARGED TO THE SANITARY WASTE SYSTEM.
3. OVERFLOW DRAINS SHALL BE CONNECTED TO THE STORM DRAIN MAINS OR DISCHARGED TO AN APPROVED LOCATION INDEPENDENT FROM THE ROOF DRAIN.
4. ROOF 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 (FIXTURES) SHALL BE IAPMO 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 SCUPPERS 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.



1

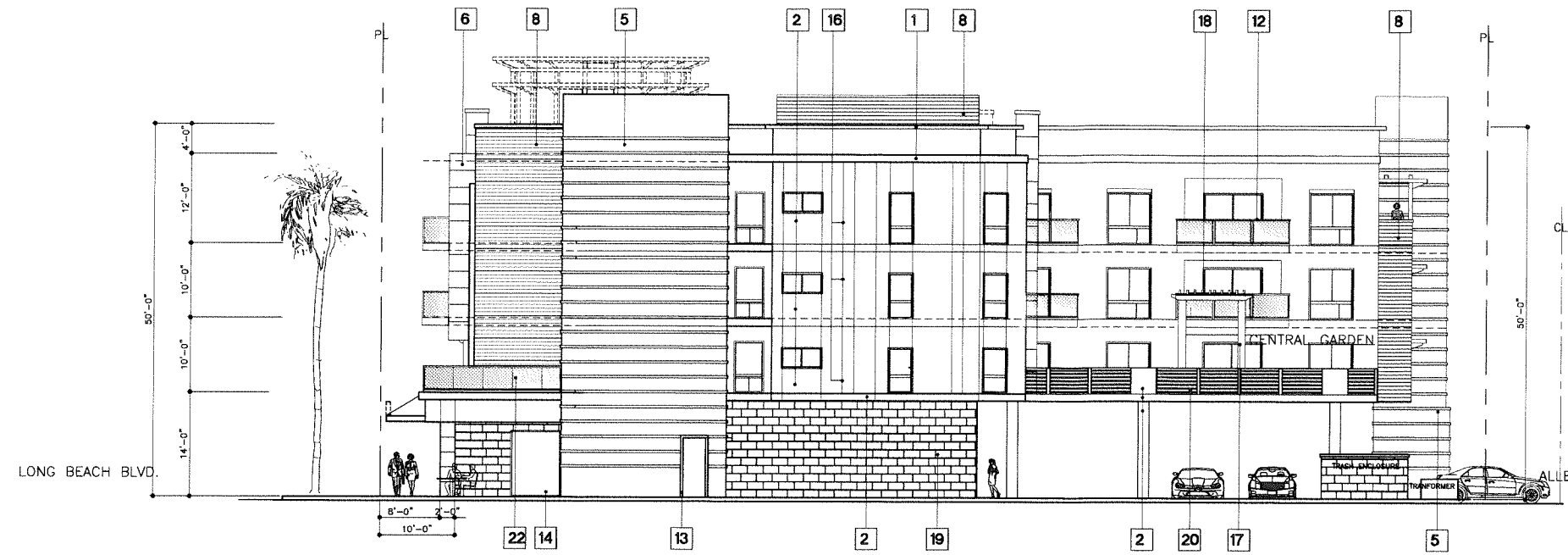
KIM LIGHTING
LTV10 Series Floodlighting
Optical Adjustment
Recessed Area Installation
LTV20 Series Floodlighting
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2

KIM LIGHTING
Dimensions
APL10 Models
70 to 150 watt HID
Medium Base Lamps
with STANDARD SWIVEL
Maximum weight: 24 lb
NPSM
SIDE
0° Vertical
35°
FRONT
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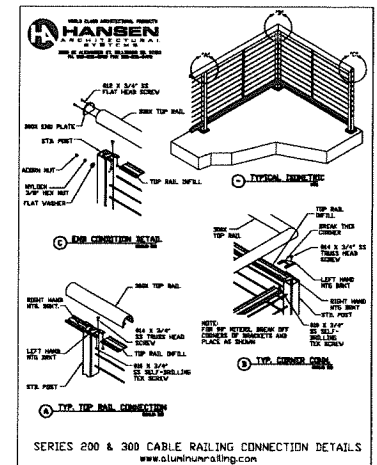
ROOF PLAN
SCALE: 1"=10'-0"





SOUTH ELEVATION
(VIEW FROM ADJACENT PARKING)
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	QATMEAL 81 (BASE 100)	BY "LA HABRA STUCCO"
4	METAL STRUCTURAL FRAME SYSTEM	METAL FRAMING	179 REGAL WHITE	BY "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 "US ALUM." 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 "US ALUM." OR EQ.
14	GLAZING	DUAL GLAZING	CLEAR	BY "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	WOOD MATERIAL	ROXY BROWN DE6084	DUNN EDWARDS
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	FORMAWLVE	WINDOW & STRUCTURAL SYSTEM	179 REGAL WHITE	BY CENTRIA OR EQUAL
22	GLASS RAILING SYSTEM	FRAMELESS	MED. GREY	BY "CRL-US ALUM." OR EQ.



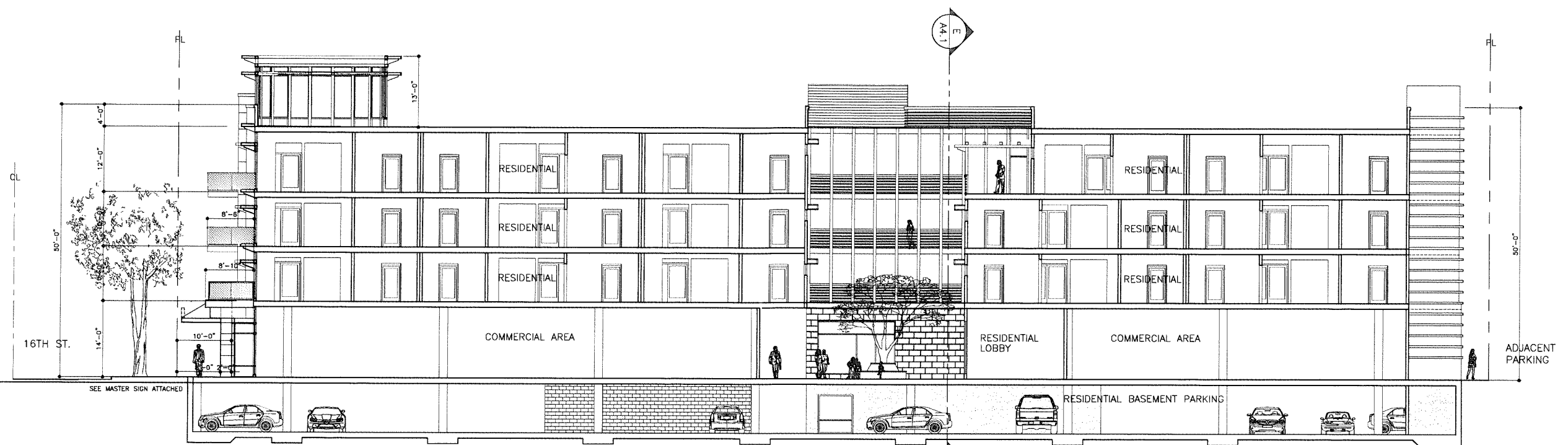
EAST ELEVATION
(VIEW FROM ALLEY)
SCALE: 1" = 10'-0"

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

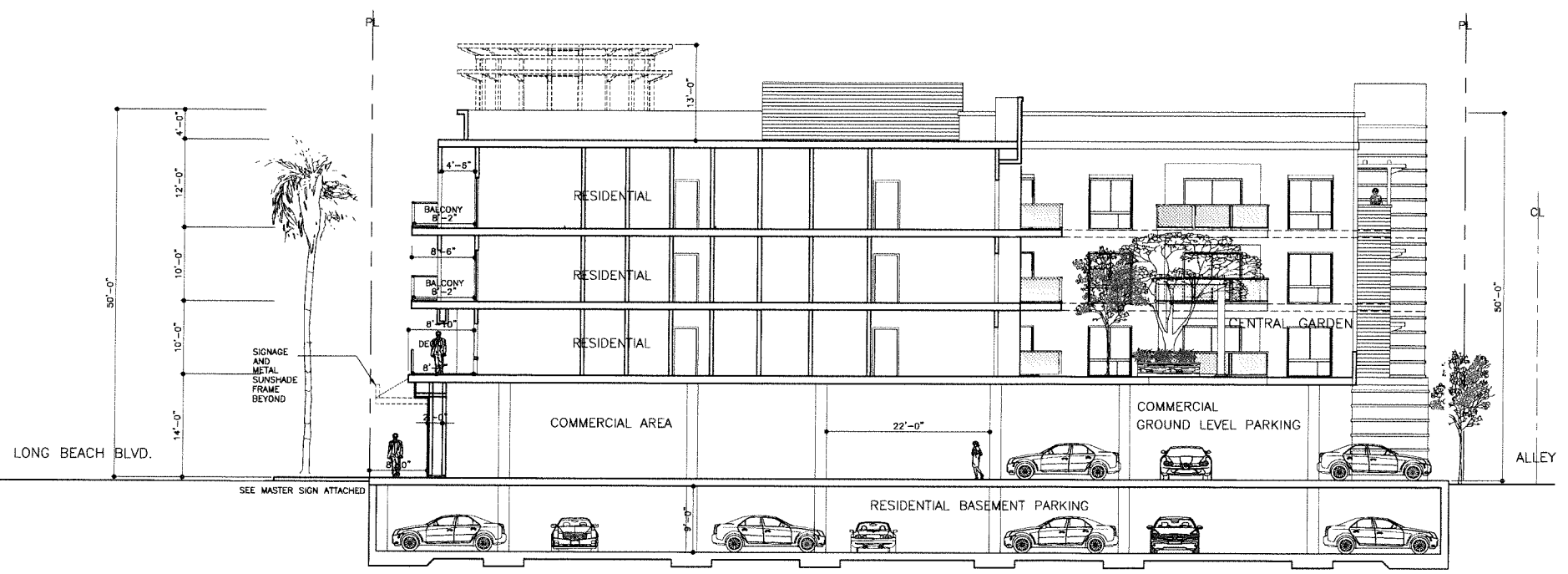
PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813



JOB NO: 140828

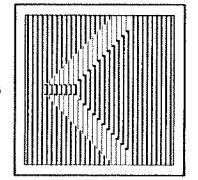


BUILDING SECTION A-A
SCALE: 1" = 10'-0"

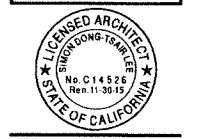


BUILDING SECTION B-B
SCALE: 1" = 10'-0"

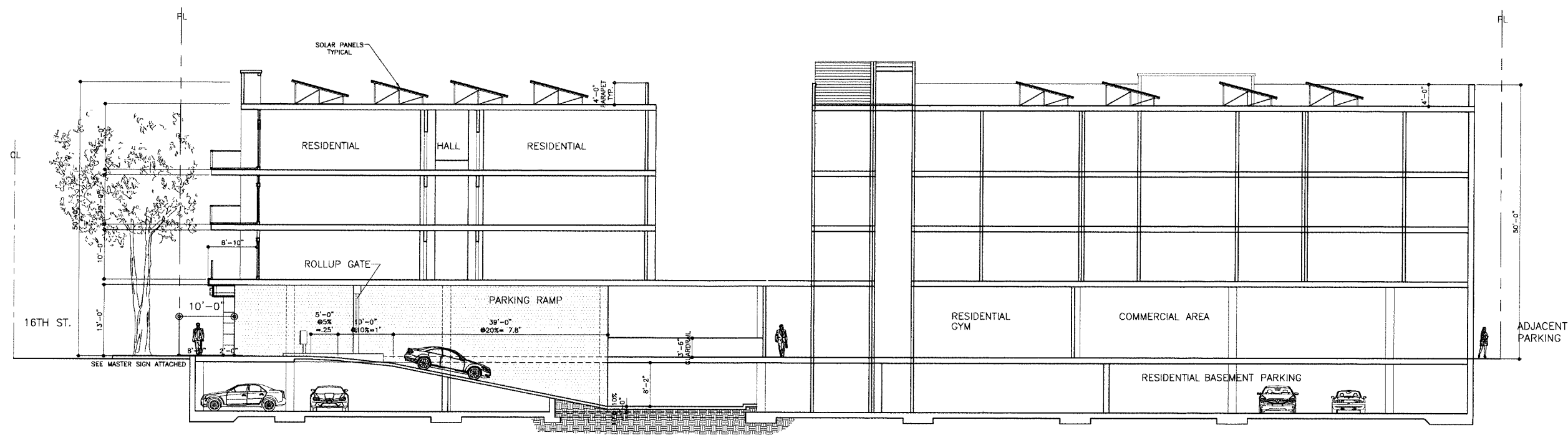
ARCHITECT:
SIMON LEE & ASSOCIATES ARCHITECTS
simon@slarch.com
www.slarch.com
TEL: (626) 571-8000
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PROJECT:
**LONG BEACH BLVD.
MIXED USE DEVELOPMENT**
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813



JOB NO: 140828



SECTION C-C
RESIDENTIAL PARKING RAMP
SCALE: 1"=10'-0"

DURA BIKE RACKS
A DIVISION OF HANNAN SPECIALTIES INC.
Made in the USA

DIMENSION SHEET FOR MODEL: DBRP-2-IG-SC-P(G, or S)
Wide Loop Bicycle Rack

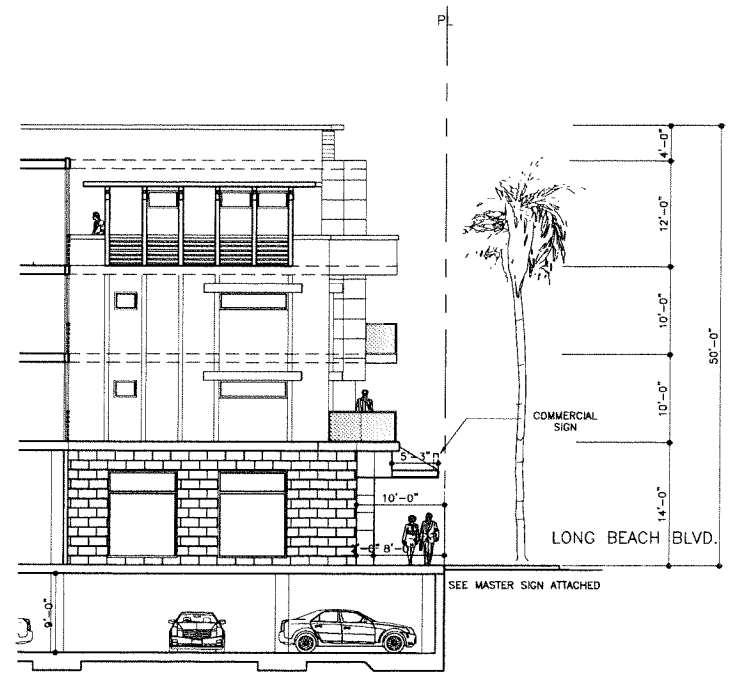
Material System:	Surface Range (SR)	Min Ground (CG)
Finish:	3" Powder Coat (PS) 12" Hot Dip Galvanized (GD)	Clearance Steel (CS)
Options - Color:	1" Anti-Sagittale (AS)	4" Post (P)
Options - Color:	1" Silver Gray	5" Emerald Green
Options - Color:	1" Snow White	6" Colonial Blue
Options - Color:	1" Fire Engine Red	
Options - Color:	1" Green (GC)	1" Leafy Blue (LB)
Options - Color:	1" Black (BK)	1" White (WT)

www.durabikelocker.com
3790 BRADVIEW DR. - SACRAMENTO, CA 95827
(916) 363-7225 - (800) 722-BIKE (2453)

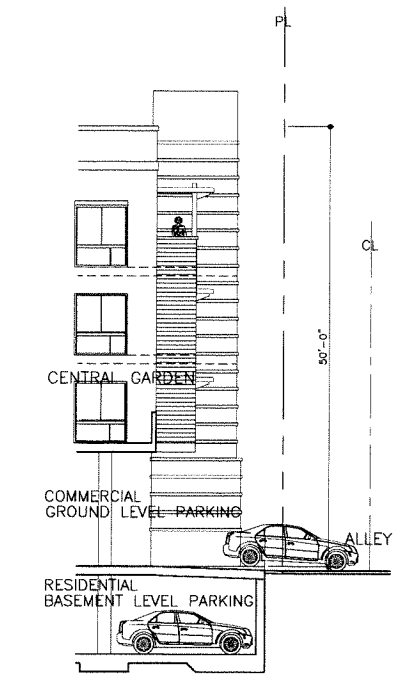
DURA BIKE LOCKER
A DIVISION OF HANNAN SPECIALTIES INC.
Made in the USA

DIMENSION SHEET FOR MODEL: DL2
Standard Locker with a Divider Panel

www.durabikelocker.com
3790 BRADVIEW DR. - SACRAMENTO, CA 95827
(916) 363-7225 - (800) 722-BIKE (2453)



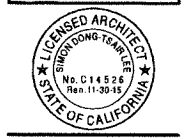
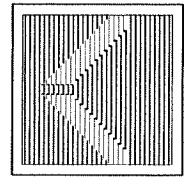
BUILDING SECTION E-E
SCALE: 1" = 10'-0"



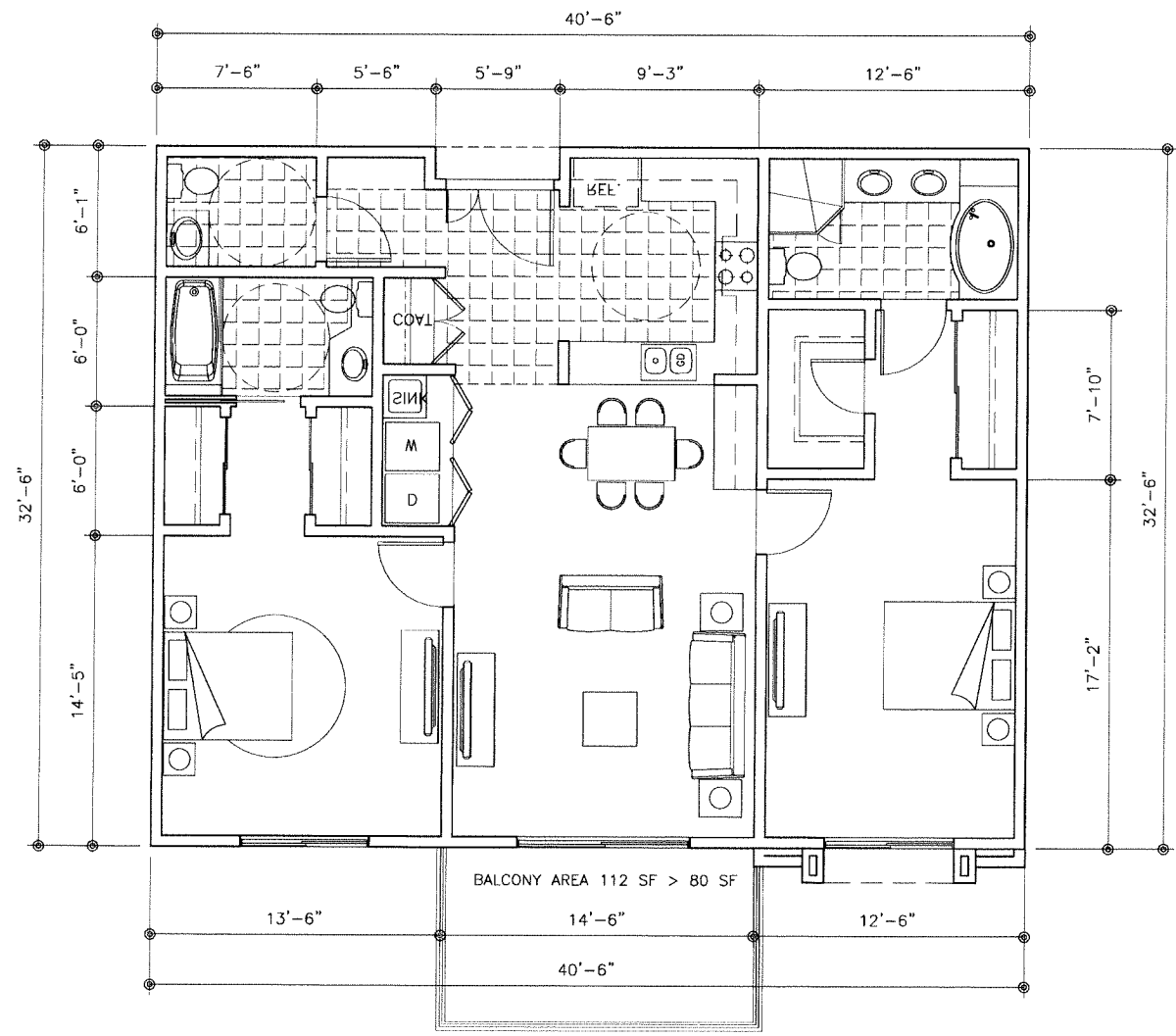
SECTION D-D
SCALE: 1"=10'-0"

ARCHITECT:
SIMON LEE & ASSOCIATES ARCHITECTS
simon@slarch.com
www.slarch.com
TEL: (626) 571-8000
FAX: (626) 571-8005

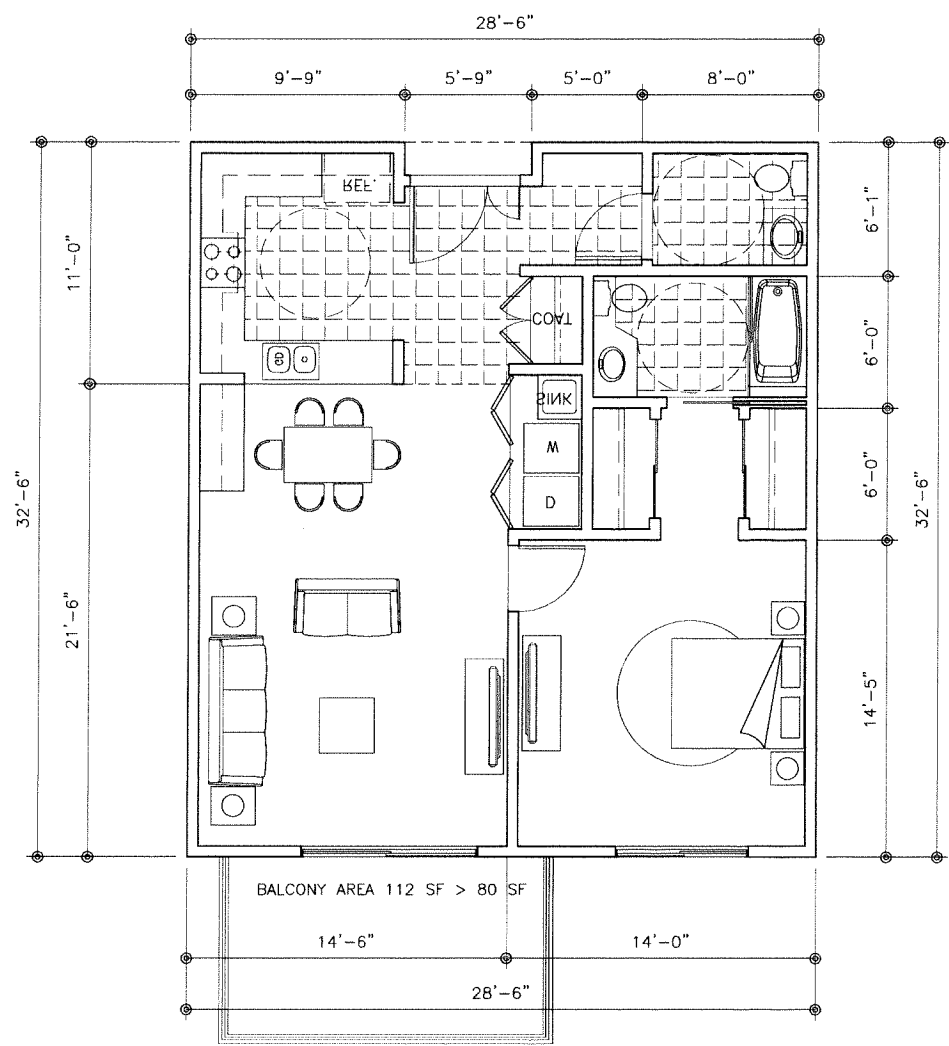
PROJECT:
LONG BEACH BLVD. MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813



JOB NO: 140828



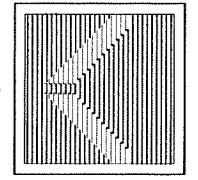
TWO BEDROOM UNITS
 1,300 SF



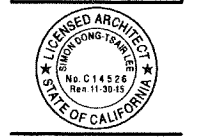
ONE BEDROOM UNITS
 1,000 SF

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

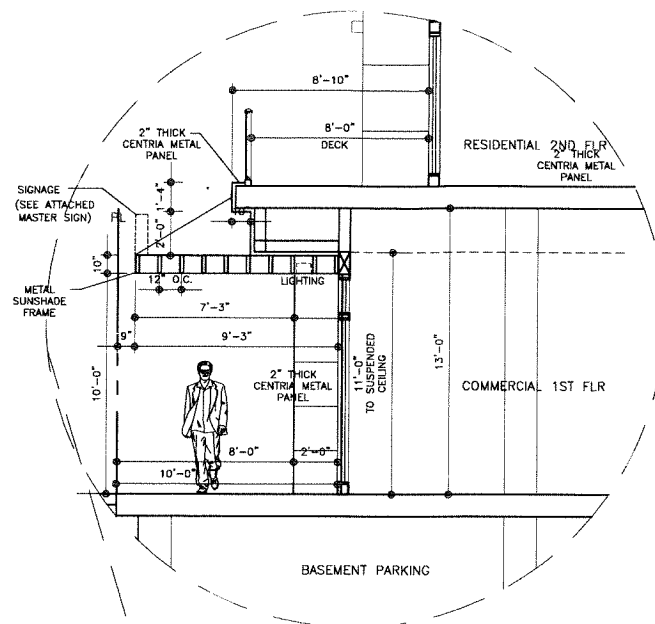
ARCHITECT:
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 simon@slarch.com
 www.slarch.com
 TEL: (626) 571-8000
 FAX: (626) 571-8005



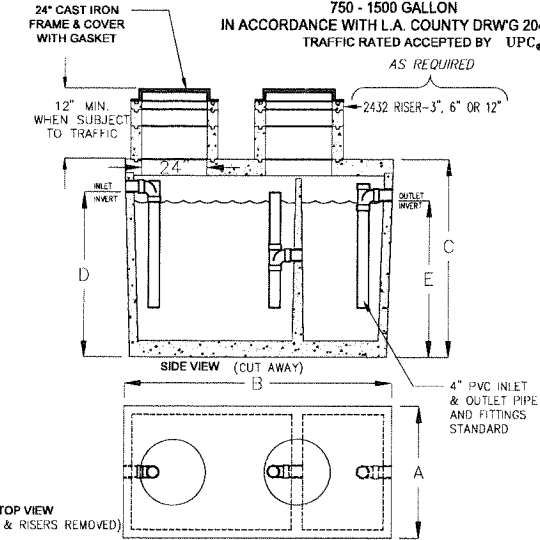
PROJECT:
**LONG BEACH BLVD.
 MIXED USE DEVELOPMENT**
 1570-1598 LONG BEACH BLVD.
 LONG BEACH, CA 90813



JOB NO: 140828



GREASE INTERCEPTORS
750 - 1500 GALLON
IN ACCORDANCE WITH L.A. COUNTY DRWG 2046-0
TRAFFIC RATED ACCEPTED BY UPC



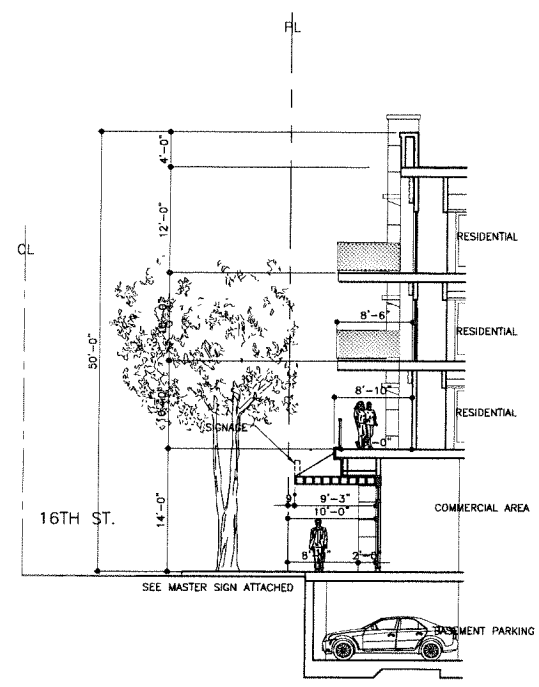
MODEL NUMBER	LIQUID CAPACITY GALLONS	WIDTH \"A\"	OVERALL LENGTH \"B\"	TANK HEIGHT \"C\"	INLET \"D\"	OUTLET \"E\"	MINIMUM EXCAVATION WIDTH	MINIMUM EXCAVATION LENGTH	* DEPTH OF BURY
KJP750G-LA	750	4'-0"	8'-1"	6'-0"	5'-0"	4'-9"	5'-0"	9'-1"	1' TO 6'
KJP1000G-LA	1000	5'-1"	8'-2"	6'-0"	5'-0"	4'-9"	6'-1"	9'-2"	1' TO 6'
KJP1200G-LA	1200	5'-9"	8'-6"	6'-0"	5'-0"	4'-9"	6'-9"	9'-6"	1' TO 6'
KJP1500G-LA	1500	5'-7"	10'-8"	6'-0"	5'-0"	4'-9"	6'-7"	11'-8"	1' TO 6'

- TANK DESIGNED FOR H-20 TRAFFIC WHEEL LOAD WITH DRY SOIL CONDITIONS (WATER TABLE BELOW TANK)
- SUITABLE NATIVE SOIL OR GRANULAR SUB-BASE SHALL BE COMPACTED AND LEVELED TO HANDLE ANTICIPATED LOADS. SEE INSTALLATION PROCEDURES SHEET FOR ADDITIONAL INFO.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

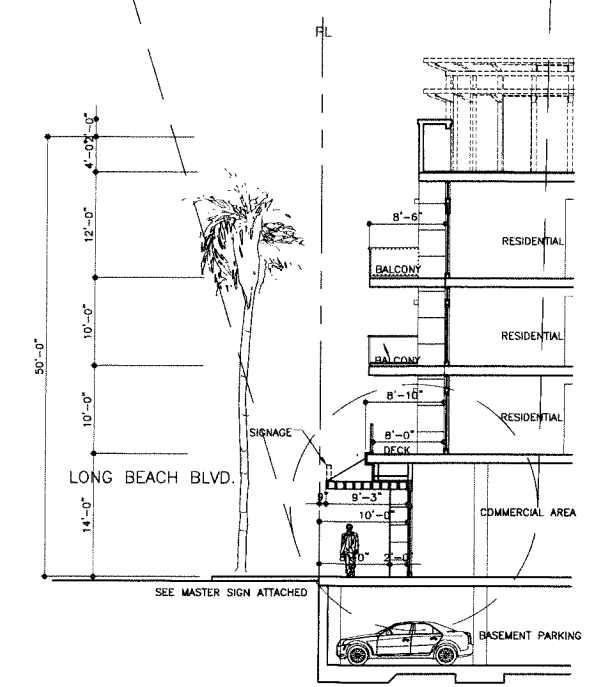
10-01-03
GREASE_LA_750-1500-W.dwg
© 2003 Jensen Precast

JENSEN PRECAST

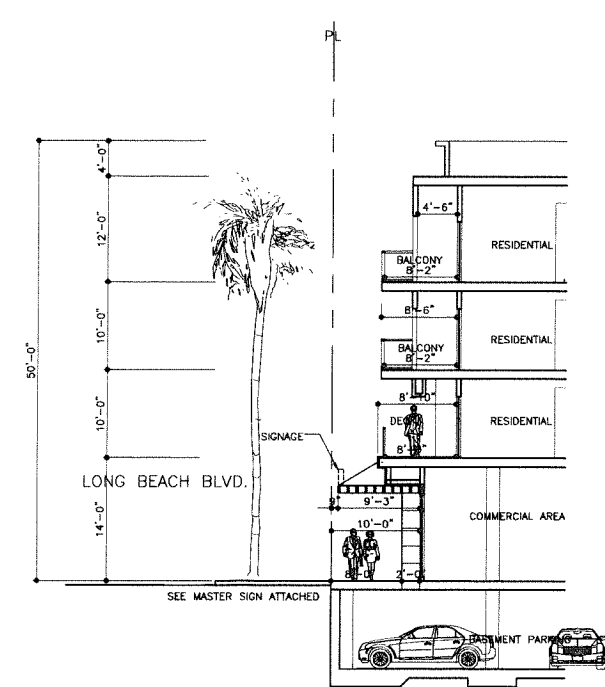
GREASE INTERCEPTOR
SCALE: N.T.S.



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

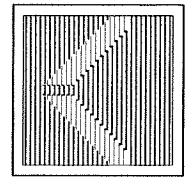


BUILDING SIGNAGE SECTION G
SCALE: 1" = 10'-0"



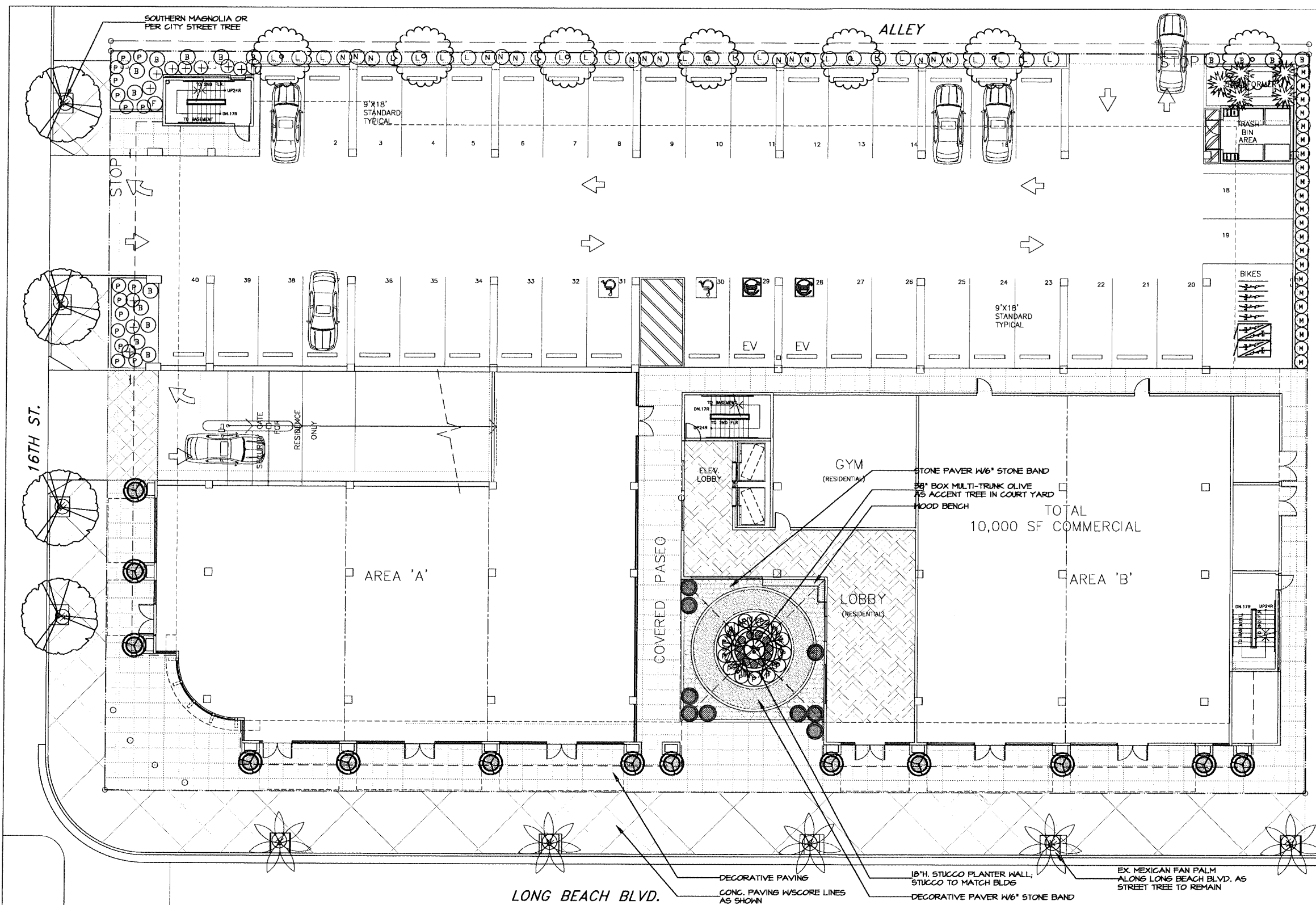
BUILDING SIGNAGE SECTION F
SCALE: 1" = 10'-0"

ARCHITECT:
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simon@slarch.com
www.slarch.com
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



PLANTING NOTES

- PLANTS SHALL BE OF NO.1 GRADE CONFORMING TO CA. STANDARD GRADING CODE OF NURSERY STOCKS, AVERAGE FOR THE CONTAINER SIZE, HEALTHY, VIGOROUS AND FREE FROM INSECT INFESTATION AND DISEASES.
- WORK PROCEDURES APPLYING TO ALL PLANTING AREAS PRIOR TO PLANT MATERIAL INSTALLATION- (1) ALL DEBRIS, RUBBISH, WEEDS, ROCKS, ETC., SHALL BE CLEARED FROM SITE PRIOR TO PLANT INSTALLATION, (2) FINISH GRADE ARE FREE OF WATER POCKETS, AND GRADE TO ONE INCH FROM TOP OF CURBS OR PAVING; CONTRACTOR TO VERIFY ALL GRADING WORK WITH GRADING PLAN,
- GROUND COVER INDICATED AREA SHALL BE CONTINUOUS UNDER SHRUBS.
- PLANTING AREAS WHICH HAVE NO GROUND COVER SHALL RECEIVE 3" MIN. FINE REDWOOD BARK AS A GROUND COVER.
- TOPSOIL, IF REQUIRED, SHALL CONSIST OF SANDY-LOAM TEXTURE FERTILE SOIL WITH A PH RANGE OF 6.5 - 7.5 AND AN E.C.E. VALUE THAT DOES NOT EXCEED 3.0.
- SOIL PREPARATION- PRIOR TO SOIL PREPARATION, CONTRACTOR SHALL OBTAIN SOIL TEST FOLLOWING ROUGH GRADING TO DETERMINE PROPER SOIL AMENDMENTS. THE FOLLOWING AMENDMENTS ARE FOR BIDDING PURPOSES ONLY; AMENDMENTS RECOMMENDED BY SOIL ANALYSIS REPORT SHALL BE USED. PER 1,000 SQ. FT. OF SURFACE AREA. ROTO-TILL AMENDMENTS TO A DEPTH OF 6".
 - 200 LBS GRO-POWER.
 - 4 CUBIC YARDS NITROGENIZED, MINERALIZED FIR BARK OR REDWOOD SHAVINGS
 - APPLY PRE-EMERGENT WEED KILLER (DEVINOL-STAUFFER CHEMICAL CO.)
 - ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-8-8 PER CUBIC YARD OF MIX
 - APPLY DAMPENED ORGANIC MULCH 3" THROUGH-OUT ALL PLANTING AREAS
- PLANT PITS SHALL BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. NATIVE SOIL UNDER ROOT ONLY. ROOT BALL SIDES TO BE BACKFILLED AND COMPACTED TO 80% WITH 100% EXCAVATED NATIVE SITE SOIL, UNLESS OTHERWISE NOTED. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES: 1 GAL-2, 5 GAL-5, 15 GAL-10, 24" BOX AND UP-14.
- CONTRACTOR TO INSTALL AND MAINTAIN PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.
- MAINTENANCE OPERATIONS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL BE CONTINUED SATISFACTORILY FOR A PERIOD OF 90 DAYS AFTER THE TIME OF ALL ITEMS OF THE WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE OWNER AND LANDSCAPE ARCH.
- AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL REQUEST A FINAL INSPECTION, IF THE AREA IS NOT MAINTAINED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, OWNER OR THE GOVERNING AGENCY, THE MAINTENANCE OPERATION WILL CONTINUE AT NO COST TO THE OWNER UNTIL ALL ITEMS NEEDING ATTENTION REACH SATISFACTION TO THE ABOVE LISTED PARTY.
- MAINTENANCE FOR AREAS MINIMUM 90 DAYS INCLUDED IN CONTRACT TO BE AS FOLLOWS:
 - PROPER LIGHT WATERING 5 TIMES DAILY
 - FERTILIZATION- REFERTILIZE 30 DAYS AFTER PLANTING
 - WEED CONTROL- RE-APPLY PRE-EMERGENT HERBICIDE AFTER 25 DAYS & CONTINUE AS NEEDED
 - PEST CONTROL- AS NEEDED
- CONSTRUCTION AROUND EXISTING TREES MUST BE CAREFULLY CONTROLLED AND LIMITED TO ACCESS IN ORDER TO MAINTAIN PROPER SOIL CONDITIONS. SKILLED PRUNING OF THE TREE CANOPIES AND BRANCHES SHOULD BE DONE AT THE DIRECTION OF A CERTIFIED ARBORIST TO REMOVE ANY DEAD OR BROKEN BRANCHES, AND TO PROVIDE THE NECESSARY CLEARANCE FOR THE CONSTRUCTION EQUIPMENTS.
- SOIL AMENDMENT LISTED IN THIS NOTE IS FOR BIDDING PURPOSE ONLY. ACTUAL AMENDMENTS AND BACKFILL MIXES SHOULD CONFORM TO SOIL ANALYSIS REPORT RECOMMENDATIONS. SOIL TESTING FOR AGRICULTURAL SUITABILITY SHOULD BE DONE FOLLOWING FINAL GRADING AND BEFORE PLANTING, AS THE SURFACE SOIL IN LANDSCAPE AREAS WILL BE DIFFERENT THAN PRIOR TO GRADING WORK.

PLANTING LEGEND

- TREES**
- EX. STREET TREES TO REMAIN
 - 07 | ROBINIA X AMBIGUA' | 36" BOX | PURPLE ROBE LOCUST (L)(T)
 - 04 | MAGNOLIA GRANDIFLORA | 48" BOX | SOUTHERN MAGNOLIA (M)(T)
 - 01 | OLEA EUROPAEA 'SWAN HILL' | 36" BOX | FRUITLESS OLIVE (L)(T) - MULTI TRUNK IN 48" DIA POT

- 13 | LAURUS NOBILIS | 36" BOX | SWEET BAY (L)(T) IN 36" DIA POT
 - 09 | CORDYLINA AUSTRALIS 'RED STAR' | 24" BOX | RED GRASS TREE (L)(T) IN 30" DIA. POT
- SHRUBS**
- 05 | PHORMIUM TENAX YELLOW WAVE | 5 GAL. | YELLOW WAVE NEW ZEALAND FLAX (M)(S)
 - 15 | BOUTELOUA GRACILIS 'BLONDE AMBITION' | 5 GAL. | BLONDE AMBITION BLUE GRAMA GRASS (L)(S)
 - 15 | BOUGAINVILLEA 'ROSENKA' | 5 GAL. | ROSENKA BOUGAINVILLEA (L)(S) AT 72" O.C.

- 02 | PENNISETUM SETACEUM 'RUBRUM' | 5 GAL. | PURPLE FOUNTAIN GRASS (L)(S)
- 10 | ANIGOZANTHOS F. 'BIG RED' | 5 GAL. | RED KANGAROO PAW (L)(S)
- 28 | ACHILLEA MILLEFOLIUM 'PAPRIKA' | 5 GAL. | PAPRIKA COMMON YARROW (L)(S) AT 24" O.C.
- 22 | ACHILLEA X MOONSHINE | 5 GAL. | MOONSHINE YARROW (L)(S) AT 12" O.C.
- 23 | LANTANA 'MONET' | 5 GAL. | SPREADING SUNSET LANTANA (L)(Gc) AT 60" O.C.
- 09 | LANTANA SELLOWIANA 'MONNA' | 5 GAL. | WHITE SPREADING LANTANA (L)(Gc) AT 24" O.C.
- 11 | LAVANDULA STOECHAS | 5 GAL. | SPANISH/FRENCH LAVENDER (L)(S) AT 24" O.C.

- GROUNDCOVERS**
- 26 | ERIGERON KARVINSKIANUS | 5 GAL. | SANTA BARBARA DAISY (L)(Gc)
 - 28 | SENECIO MANDRALISCAE | 5 GAL. | BLUE CHALK STICK (L)(S)

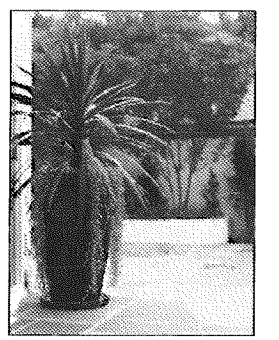
W.U.C.O.L.S REGION 4 PLANT FACTOR: (L)-LOW, (M)- MODERATE, (H)- HIGH, (T)- TREE, (S)- SHRUB, (Gc)- GROUND COVER, (V)- VINE

THE LANDSCAPE PLAN WILL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE.

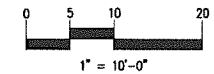
THE IRRIGATION PLAN WILL BE SUBMITTED TO THE CITY LATER.



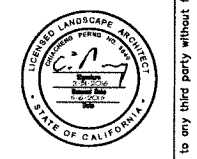
LAURUS NOBILIS SWEET BAY (LOW WATER)



CORDYLINA AUSTRALIS 'RED STAR' RED GRASS TREE (LOW WATER)



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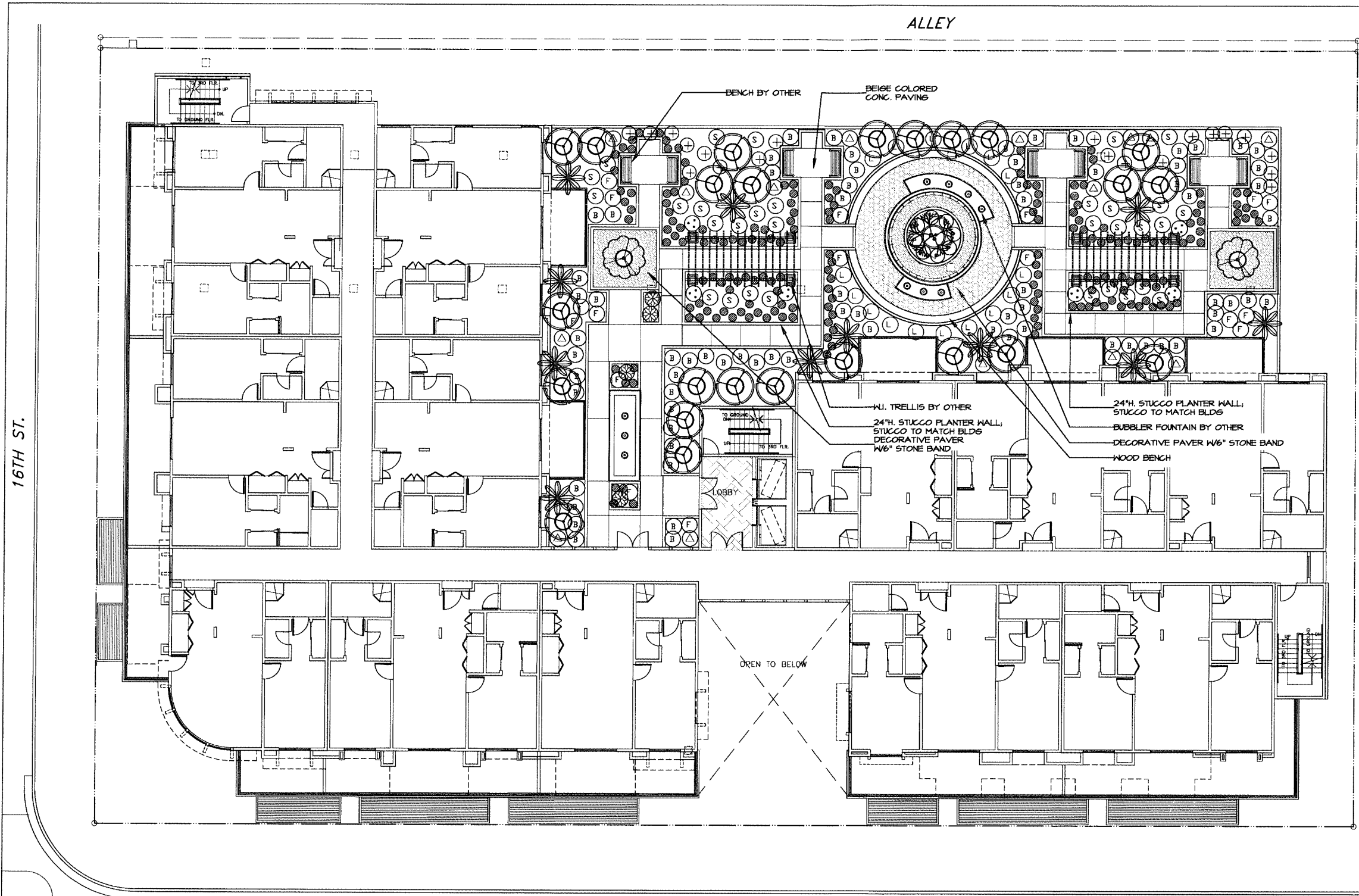
PRELIMINARY LANDSCAPE PLAN - GROUND LEVEL

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

DATE	REVISIONS

SCALE: 1"=10'-0"
 DATE: 05-06-2015
 PROJECT NO.: P1445
 DRAWN BY: CP
 CHECKED BY:

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PLANTING NOTES

- PLANTS SHALL BE OF NO.1 GRADE CONFORMING TO CA. STANDARD GRADING CODE OF NURSERY STOCKS, AVERAGE FOR THE CONTAINER SIZE, HEALTHY, VIGOROUS AND FREE FROM INSECT INFESTATION AND DISEASES.
- WORK PROCEDURES APPLYING TO ALL PLANTING AREAS PRIOR TO PLANT MATERIAL INSTALLATION- (1) ALL DEBRIS, RUBBISH, WEEDS, ROCKS, ETC., SHALL BE CLEARED FROM SITE PRIOR TO PLANT INSTALLATION, (2) FINISH GRADE ARE FREE OF WATER POCKETS, AND GRADE TO ONE INCH FROM TOP OF CURBS OR PAVING; CONTRACTOR TO VERIFY ALL GRADING WORK WITH GRADING PLAN,
- GROUND COVER INDICATED AREA SHALL BE CONTINUOUS UNDER SHRUBS.
- PLANTING AREAS WHICH HAVE NO GROUND COVER SHALL RECEIVE 3" MIN. FINE REDWOOD BARK AS A GROUND COVER.
- TOPSOIL, IF REQUIRED, SHALL CONSIST OF SANDY-LOAM TEXTURE FERTILE SOIL WITH A PH RANGE OF 6.5 - 7.5 AND AN E.C.E. VALUE THAT DOES NOT EXCEED 3.0.
- SOIL PREPARATION- PRIOR TO SOIL PREPARATION, CONTRACTOR SHALL OBTAIN SOIL TEST FOLLOWING ROUGH GRADING TO DETERMINE PROPER SOIL AMENDMENTS. THE FOLLOWING AMENDMENTS ARE FOR BIDDING PURPOSES ONLY; AMENDMENTS RECOMMENDED BY SOIL ANALYSIS REPORT SHALL BE USED. PER 1,000 SQ. FT. OF SURFACE AREA. ROTO-TILL AMENDMENTS TO A DEPTH OF 6".
 - 200 LBS GRO-POWER.
 - 4 CUBIC YARDS NITROGENIZED, MINERALIZED FIR BARK OR REDWOOD SHAVINGS
 - APPLY PRE-EMERGENT WEED KILLER (DEVINOL-STAUFFER CHEMICAL CO.)
 - ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-8-8 PER CUBIC YARD OF MIX
 - APPLY DAMPENED ORGANIC MULCH 3" THROUGH-OUT ALL PLANTING AREAS
- PLANT PITS SHALL BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. NATIVE SOIL UNDER ROOT ONLY. ROOT BALL SIDES TO BE BACKFILLED AND COMPACTED TO 80%, WITH 100% EXCAVATED NATIVE SITE SOIL, UNLESS OTHERWISE NOTED. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES: 1 GAL-2, 5 GAL-5, 15 GAL-10, 24" BOX AND UP-14.
- CONTRACTOR TO INSTALL AND MAINTAIN PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.
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- AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL REQUEST A FINAL INSPECTION, IF THE AREA IS NOT MAINTAINED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, OWNER OR THE GOVERNING AGENCY, THE MAINTENANCE OPERATION WILL CONTINUE AT NO COST TO THE OWNER UNTIL ALL ITEMS NEEDING ATTENTION REACH SATISFACTION TO THE ABOVE LISTED PARTY.
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 - WEED CONTROL- RE-APPLY PRE-EMERGENT HERBICIDE AFTER 25 DAYS & CONTINUE AS NEEDED
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- CONSTRUCTION AROUND EXISTING TREES MUST BE CAREFULLY CONTROLLED AND LIMITED TO ACCESS IN ORDER TO MAINTAIN PROPER SOIL CONDITIONS. SKILLED PRUNING OF THE TREE CANOPIES AND BRANCHES SHOULD BE DONE AT THE DIRECTION OF A CERTIFIED ARBORIST TO REMOVE ANY DEAD OR BROKEN BRANCHES, AND TO PROVIDE THE NECESSARY CLEARANCE FOR THE CONSTRUCTION EQUIPMENTS.
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- PLANTING LEGEND**
- TREES**
- 01 | OLEA EUROPAEA 'SWAN HILL'
36" BOX | FRUITLESS OLIVE (L)(T) - MULTI TRUNK IN 48" DIA POT
 - 24 | LAURUS NOBILIS
36" BOX | SWEET BAY (L)(T) - TREE FORM IN 36" DIA POT
 - 02 | COTINUS COGGYRIA
36" BOX | SMOKE TREE (L)(T) IN 36" DIA POT

- SHRUBS**
- 11 | AGAVE ATTENUATA
15 GAL | FOXTAIL AGAVE (L)(S)
 - 75 | BOUGAINVILLEA 'ROSENKA'
5 GAL | ROSENKA BOUGAINVILLEA (L)(S) AT 48" O.C.
 - 17 | PENNISETUM SETACEUM 'RUBRUM'
5 GAL | PURPLE FOUNTAIN GRASS (L)(S)
 - 15 | ALYOGYNE HUEGELII
5 GAL | BLUE HIBISCUS (L)(S)
 - 31 | SALVIA LEUCANTHA 'SANTA BARBARA'
5 GAL | SANTA BARBARA MEXICAN BUSH SAGE (L)(S) AT 48" O.C.
 - 06 | BOUGAINVILLEA 'KONA PEARL'
5 GAL | BOUGAINVILLEA VINE (L)(S)
 - 04 | AGAVE 'BLUE FLAME'
5 GAL | BLUE FLAME AGAVE (L)(S)
 - 20 | ANIGOZANTHOS F. 'BIG RED'
5 GAL | RED KANGAROO PAW (L)(S)
 - 187 | LAVANDULA STOECHAS
5 GAL | SPANISH/FRENCH LAVENDER (L)(S) AT 24" O.C.
 - 16 | LANTANA 'MONET'
5 GAL | SPREADING SUNSET LANTANA (L)(Gc) AT 60" O.C.
 - 08 | ACHILLEA MILLEFOLIUM 'PAPRIKA'
5 GAL | PAPRIKA COMMON YARROW (L)(S) AT 24" O.C.

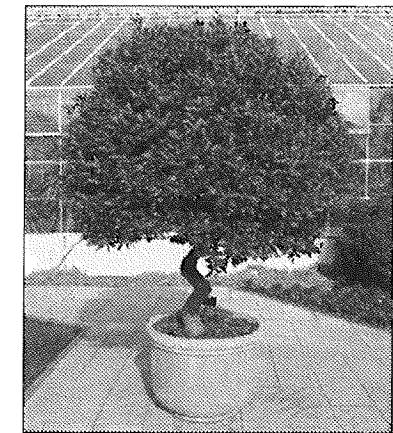
W.U.C.O.L.S REGION 4 PLANT FACTOR: (L)-LOW, (M)- MODERATE, (H)- HIGH, (T)- TREE, (S)- SHRUB, (Gc)- GROUND COVER, (V)- VINE

THE LANDSCAPE PLAN WILL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE.

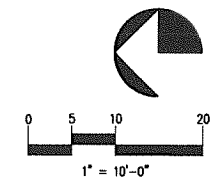
THE IRRIGATION PLAN WILL BE SUBMITTED TO THE CITY LATER.



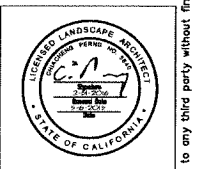
COTINUS COGGYRIA
SMOKE TREE (LOW WATER)



LAURUS NOBILIS
SWEET BAY (LOW WATER)



TWO TREES DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN SERVICES
CALIFORNIA RELICENSED
1585 MAIN STREET 8TH FLOOR WEST EVANINA, CA 91790
951-278-2786
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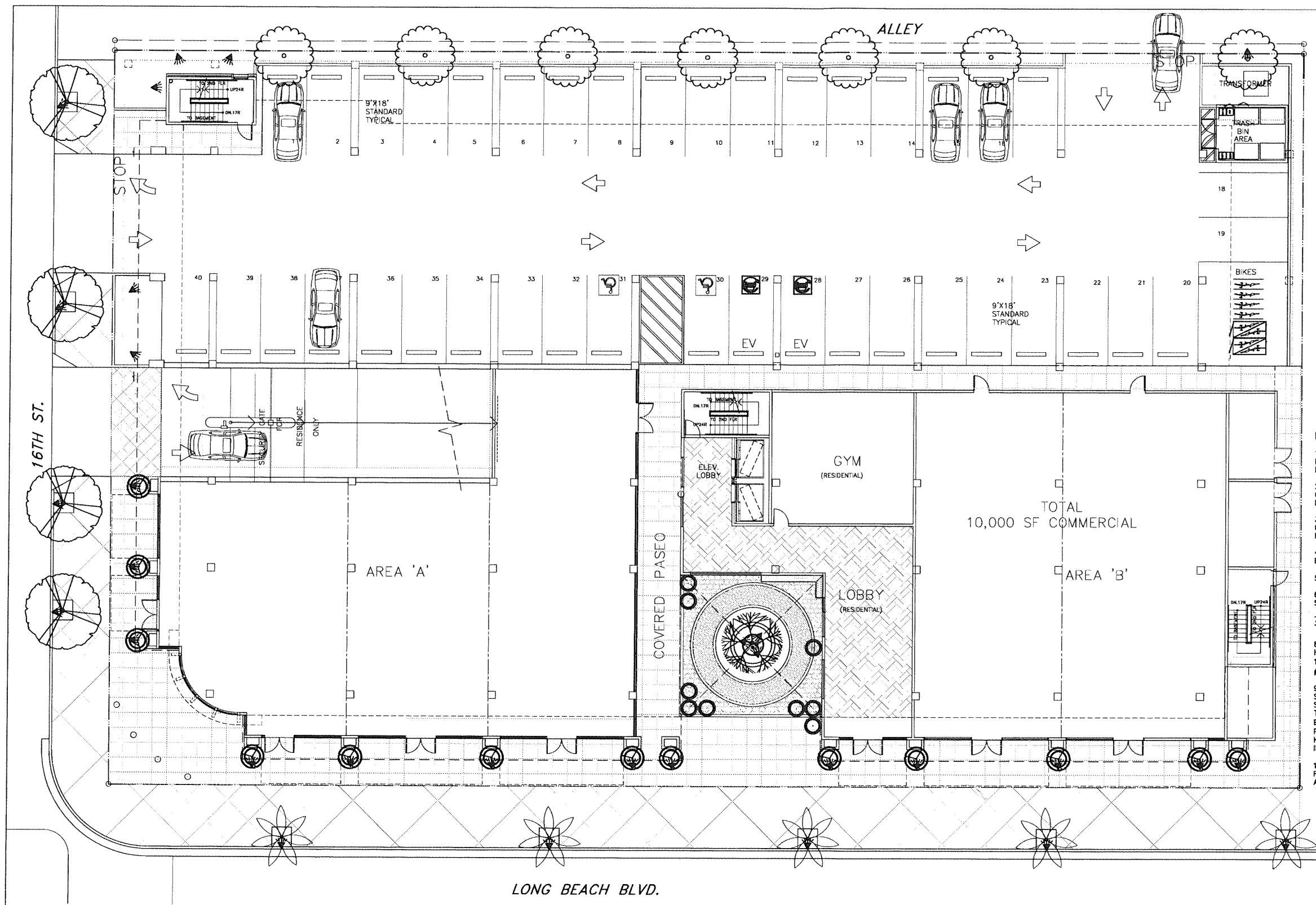
PRELIMINARY
LANDSCAPE PLAN
- SECOND FLOOR

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

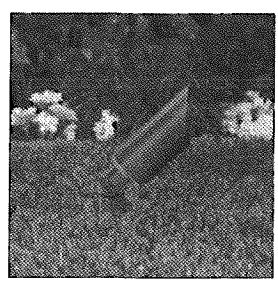
DATE	REVISIONS

SCALE: 1"=10'-0"
DATE: 05-06-2015
PROJECT NO.: P1445
DRAWN BY: CP
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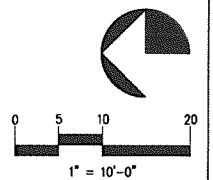


- LIGHTING NOTES:**
1. THE DESIGN IS DIAGRAMMATIC. ACTUAL LOCATIONS OF LIGHT FIXTURES, POWER SUPPLIES, SWITCHES, PUMPS, ETC. MAY BE ADJUSTED BY CONTRACTOR ON SITE.
 2. THE CONTRACTOR SHALL COORDINATE WITH OWNER ON LOCATIONS OF EXISTING POWER SUPPLY AND DETERMINE POWER CONSTRAINTS FOR BEST LOCATION.
 3. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY CONDUIT, J-BOXES, WIRES, TIMERS, ETC. AS REQUIRED FOR A COMPLETE AND OPERATING JOB.
 4. ALL FIXTURES SHALL HAVE BELOW GRADE JUNCTION BOXES.
 5. ALL FIXTURE FINISH TO BE 'RUSTY' OR EQUAL.
 6. ALL LIGHTING SHALL BE INSTALLED PER LOCAL AND STATE CODES AND REGULATIONS.
 7. CONTRACTOR MAY USE OTHER LIGHT FIXTURES WITH THE SAME QUALITY & EFFECT.
 8. UNDERGROUND 12-VOLT CABLES SHALL BE #12-2 OR HEAVIER GAUGE CABLE. MAX RUN LENGTHS SHALL BE 100' (DOUBLE #12-2 OR LARGER CABLES SUCH AS #8-2 WHEN RUNS EXCEED 100')
 9. CABLES SHALL BE INSTALLED AT 6" MIN. DEPTH AND SHOULD FOLLOW BARRIERS SUCH AS SIDEWALK EDGES, SPRINKLER RUNS, ETC. WHEREVER POSSIBLE. SPLIT TYPE TRENCH SHALL BE USED TO BURY CABLES IN EXISTING PLANTERS. SLEEVEING (1" MIN. CLASS-200 PVC) SHALL BE PROVIDED BY CONTRACTOR UNDER ALL HARDSCAPE AREAS TO FACILITATE FUTURE CABLE INSTALLATION.
 10. 12" OF EXCESS CABLE SHALL BE BURIED AT EACH FIXTURE TO ALLOW FOR FUTURE FIXTURE ADJUSTMENT AS PLANT MATERIAL MATURES.



DIRECTIONAL LIGHT

LIGHTING LEGEND		
SYMBOL	DESCRIPTION	MFG./ MODEL NO.
	LANDSCAPE DIRECTIONAL LIGHT	VISTA LIGHTING: 2106-B50 ENGINE: MR-16 LED/WARM/4.5W FINISH: OLDE BRASS
	WALL & STEP LIGHT	VISTA LIGHTING: 2142-B50 ENGINE: LED/WARM/2.5W FINISH: OLDE BRASS
	HANGING LIGHT	VISTA LIGHTING: 2150-CSN ENGINE: MR-16 HALOGEN/20W FINISH: NATURAL COPPER
	UNDERWATER RING LIGHT	FOUNTAIN PEOPLE: LUMEN 360 ENGINE: LED/RGB



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 www.twotreesdesign.com



PRELIMINARY LANDSCAPE LIGHTING PLAN - GROUND LEVEL

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

DATE	REVISIONS

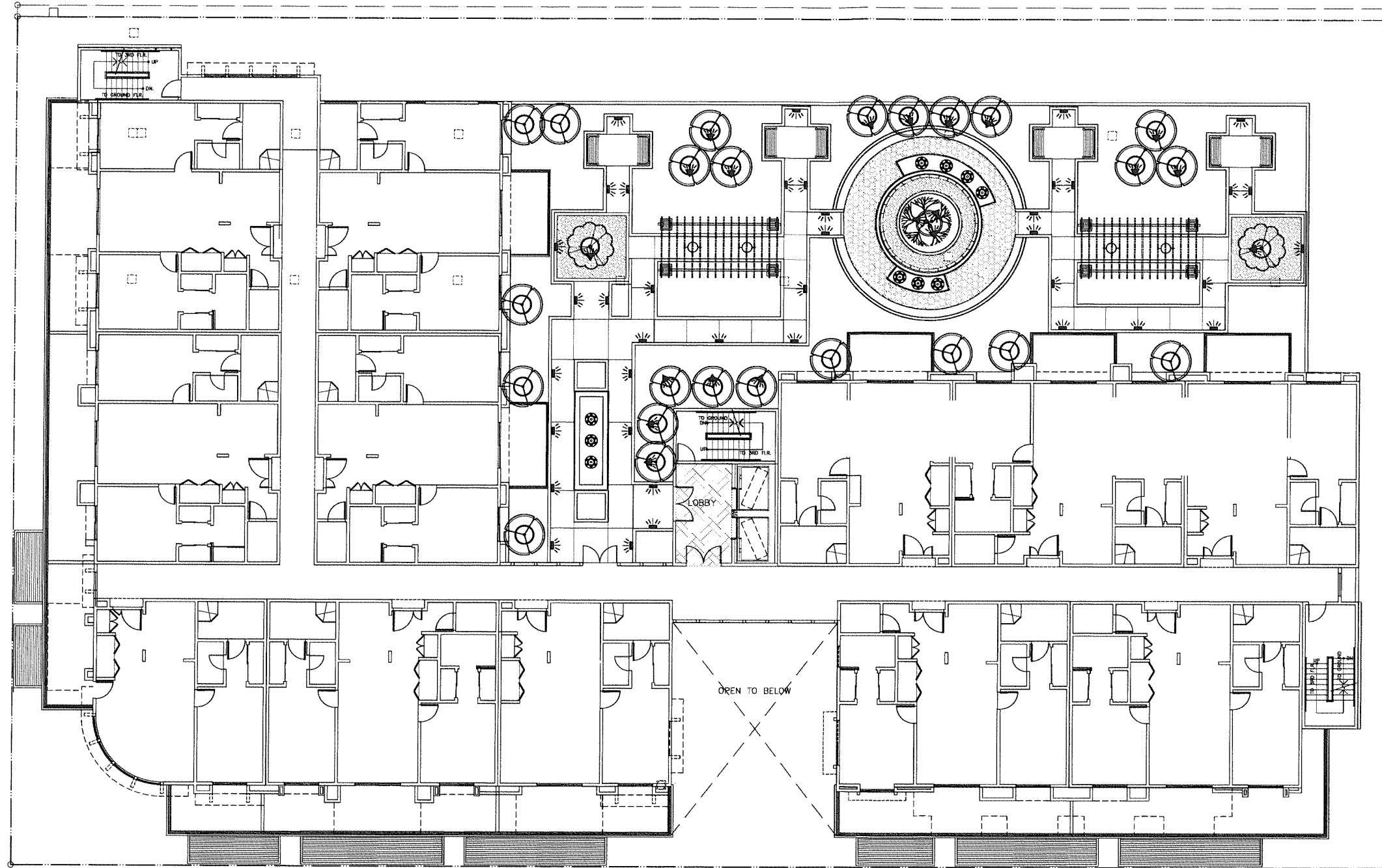
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 DATE: 05-20-2015
 PROJECT NO.: P1445
 DRAWN BY: CP
 CHECKED BY:

SHEET NO.
LT-1
 OF 2 SHEETS

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16TH ST.

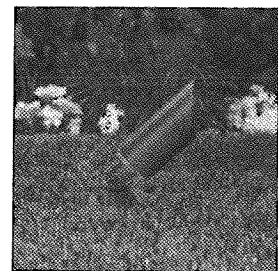
ALLEY



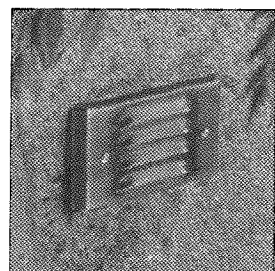
LIGHTING NOTES:

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6. ALL LIGHTING SHALL BE INSTALLED PER LOCAL AND STATE CODES AND REGULATIONS.
7. CONTRACTOR MAY USE OTHER LIGHT FIXTURES WITH THE SAME QUALITY & EFFECT.
8. UNDERGROUND 12-VOLT CABLES SHALL BE #12-2 OR HEAVIER GAUGE CABLE. MAX RUN LENGTHS SHALL BE 100' (DOUBLE #12-2 OR LARGER CABLES SUCH AS #8-2 WHEN RUNS EXCEED 100')
9. CABLES SHALL BE INSTALLED AT 6" MIN. DEPTH AND SHOULD FOLLOW BARRIERS SUCH AS SIDEWALK EDGES, SPRINKLER RUNS, ETC. WHEREVER POSSIBLE. SPLIT TYPE TRENCH SHALL BE USED TO BURY CABLES IN EXISTING PLANTERS. SLEEVEING (1" MIN. CLASS-200 PVC) SHALL BE PROVIDED BY CONTRACTOR UNDER ALL HARDSCAPE AREAS TO FACILITATE FUTURE CABLE INSTALLATION.
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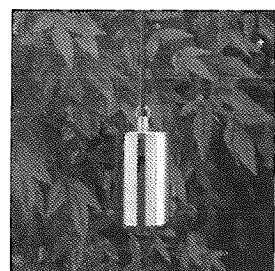
LONG BEACH BLVD.



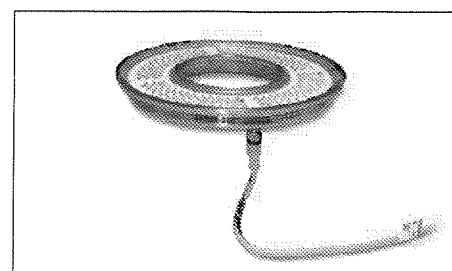
DIRECTIONAL LIGHT



WALL AND STEP LIGHT

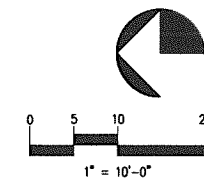


HANGING LIGHT

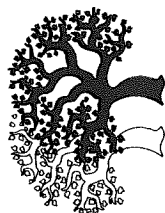


UNDERWATER RING LIGHT

LIGHTING LEGEND		
SYMBOL	DESCRIPTION	MFG. / MODEL NO.
	LANDSCAPE DIRECTIONAL LIGHT	VISTA LIGHTING: 2106-BSO ENGINE: MR-16 LED/WARM/4.5W FINISH: OLDE BRASS
	WALL & STEP LIGHT	VISTA LIGHTING: 2142-BSO ENGINE: LED/WARM/2.5W FINISH: OLDE BRASS
	HANGING LIGHT	VISTA LIGHTING: 2150-CSN ENGINE: MR-16 HALOGEN/20W FINISH: NATURAL COPPER
	UNDERWATER RING LIGHT	FOUNTAIN PEOPLE: LUMEN 360 ENGINE: LED/RGB



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**PRELIMINARY
LANDSCAPE LIGHTING PLAN
- SECOND FLOOR**

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

DATE	REVISIONS

SCALE: 1"=10'-0"
DATE: 05-20-2015
PROJECT NO: P1445
DRAWN BY: CP
CHECKED BY:

SHEET NO:
LT-2
OF 2 SHEETS

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 CALIFORNIA INVESTMENT REGIONAL CENTER, LLC
 5911 VALLEY BLVD.
 EL MONTE, CA 91731
 TEL: (626) 686-8637
 EMAIL: THLUSA@GMAIL.COM

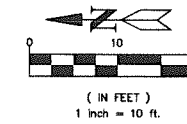
PREPARED BY:
 JACK LEE
 CALLAND ENGINEERING, INC.
 576 E. LAMBERT ROAD,
 BREA, CA 92821
 TEL: (714) 671-1050
 FAX: (714) 671-1090

CONCEPTUAL GRADING PLAN

IN THE CITY OF SAN GABRIEL OF COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

LOT 13, 14, 15 16 & 17 OF COVERT TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
 RECORD IN BOOK 4 PAGE 47 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY

FOR CONDOMINIUM PURPOSES

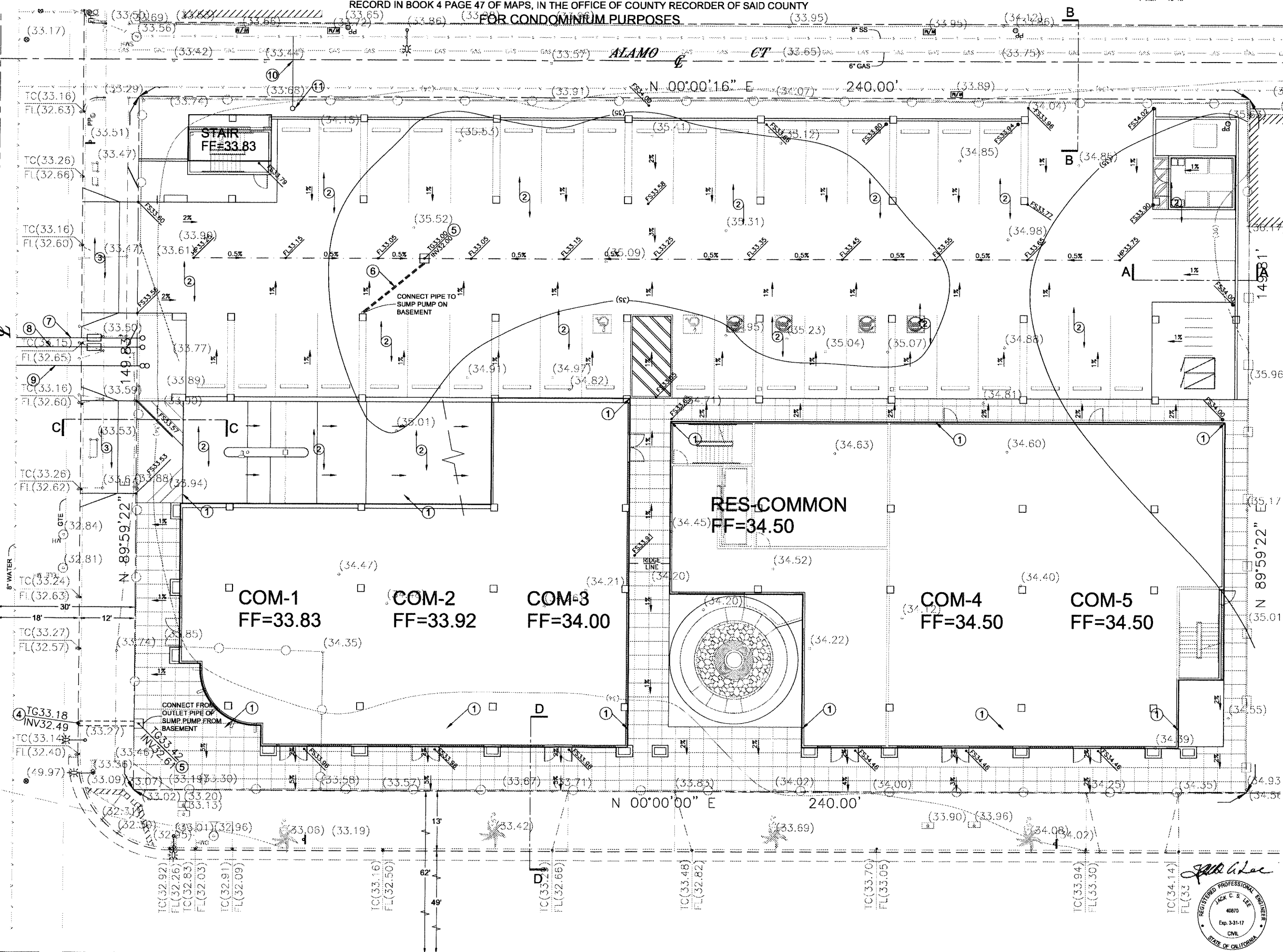
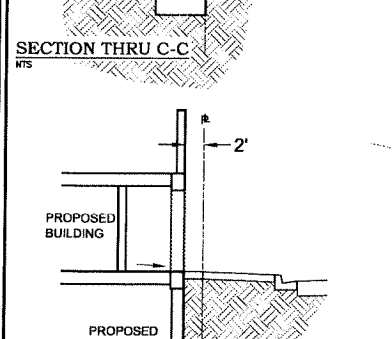
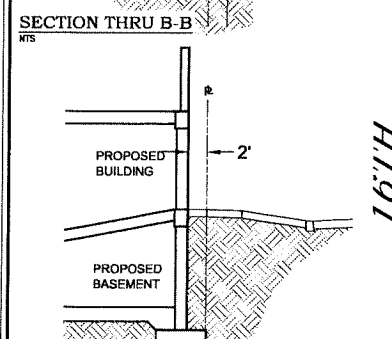
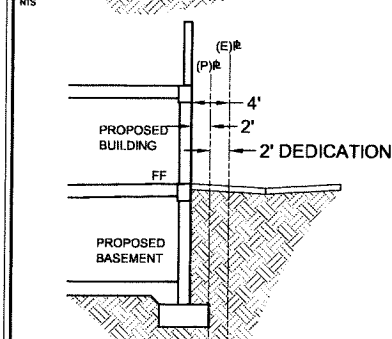
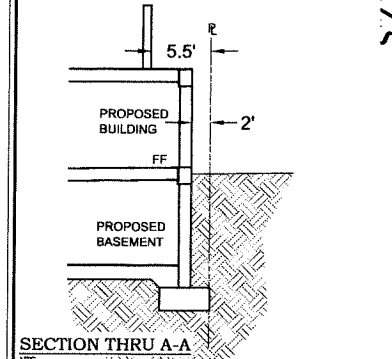


BENCHMARK:
 CITY OF LONG BEACH BENCHMARK NUMBER 770

ELEV.: 35.247'
 DESCRIPTION: LONG BEACH BLVD. @ 15TH ST. BRASS DISC FLUSH
 WITH PVMT STAMPED "CLB BM 770 1988", 1.1"E/CURB, 21" N/CURB

CONSTRUCTION NOTES:

- 1 PROPOSED BUILDING
- 2 PROPOSED DRIVEWAY PAVEMENT
- 3 PROPOSED CONCRETE DRIVEWAY APPROACH
- 4 PROPOSED PARKWAY DRAIN
- 5 PROPOSED CATCH BASIN
- 6 PROPOSED PVC STORM DRAIN PIPE
- 7 PROPOSED DOMESTIC WATER SERVICE
- 8 PROPOSED IRRIGATION WATER SERVICE W/ RP DEVICE
- 9 PROPOSED FIRE WATER SERVICE W/ DCDA DEVICE
- 10 PROPOSED 6" Ø SEWER LATERAL
- 11 PROPOSED 6" Ø SEWER CLEANOUT



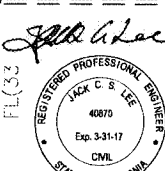
CALLAND ENGINEERING, INC.
 dba QUARTECH CONSULTANTS
 576 E. LAMBERT ROAD, BREA, CA 92821
 TEL: (714) 671-1050 FAX: (714) 671-1090

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

PROJECT LOCATION:
 1570 - 1598 LONG BEACH BLVD.,
 LONG BEACH, CA 90813

DRAWN: EYS
CHECKED: XXX
DATE: 05-05-2015
JOB NO.: 14-087-006
SCALE: 1" = 10'
FILE NAME: XXX



C-1
 SHEET 1 OF 1 SHT.

OWNER:
 JOHNSON FANG
 CALIFORNIA INVESTMENT REGIONAL CENTER, LLC
 9911 VALLEY BLVD.,
 EL MONTE, CA 91731
 TEL: (626) 688-8637
 EMAIL: TH.LUSA@GMAIL.COM

PREPARED BY:
 JACK LEE
 CALLAND ENGINEERING, INC.
 576 E. LAMBERT ROAD,
 BREA, CA 92821
 TEL: (714) 671-1050
 FAX: (714) 671-1090

TENTATIVE TRACT MAP NO. 73288

IN THE CITY OF SAN GABRIEL OF COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

LOT 13, 14, 15 16 & 17 OF COVERT TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
 AS PER MAP RECORD IN BOOK 4 PAGE 47 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY
FOR CONDOMINIUM PURPOSES

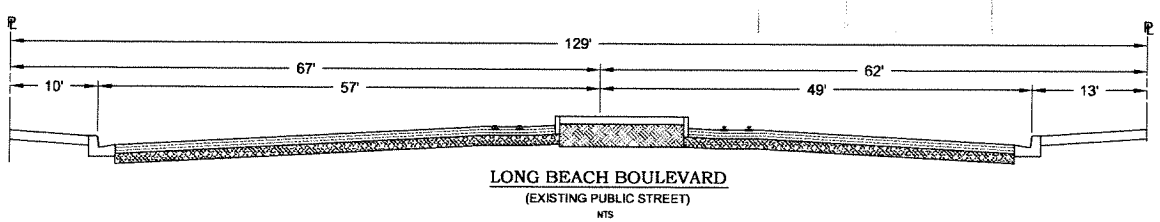
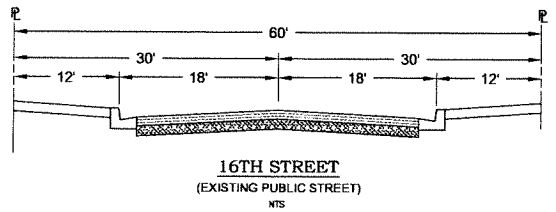
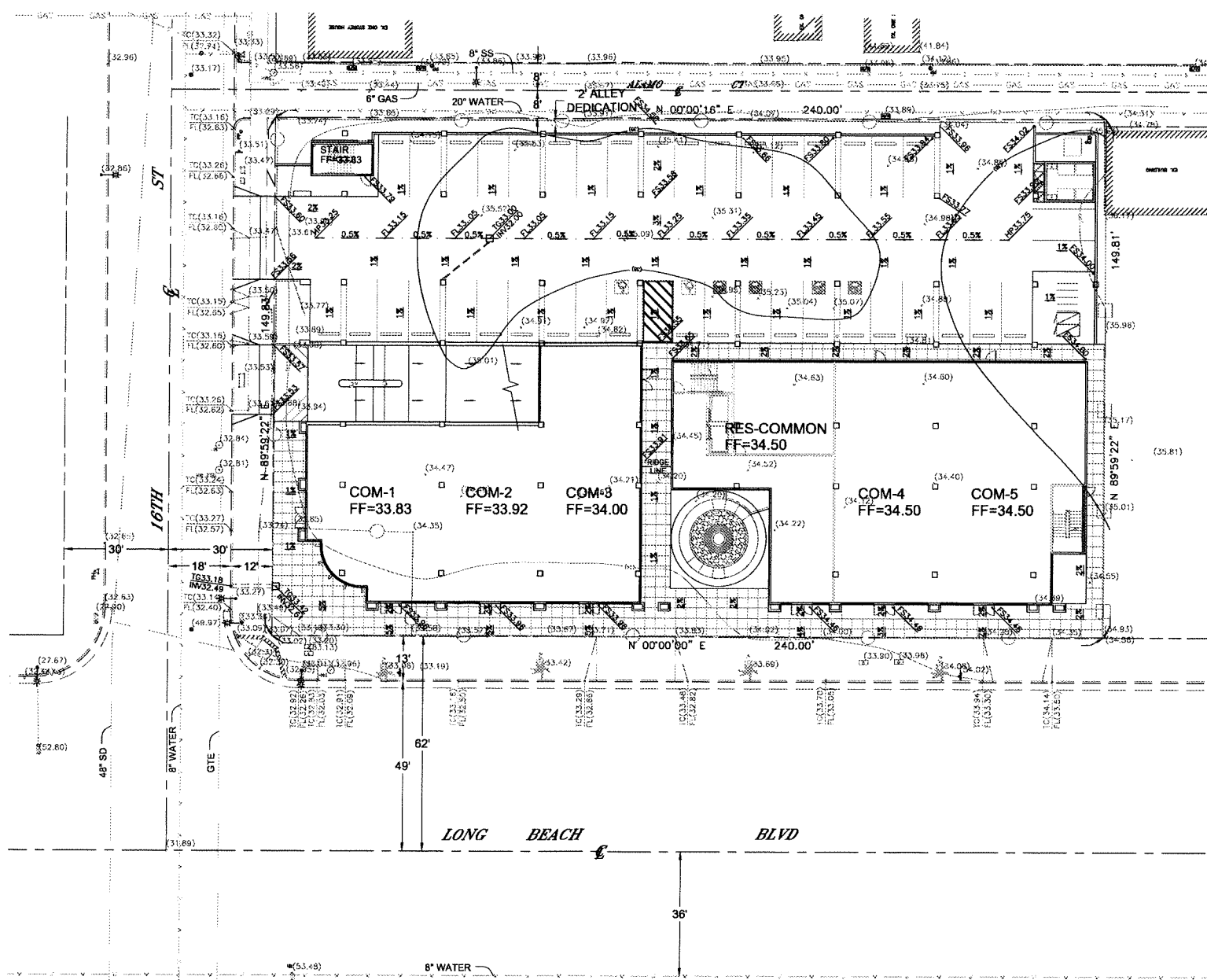
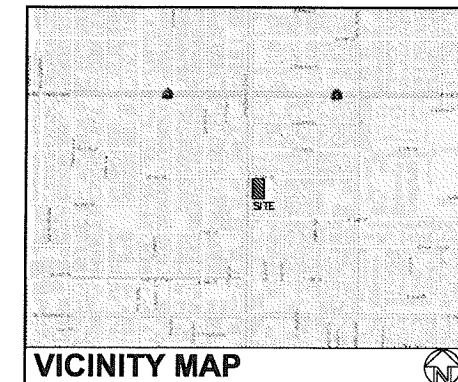
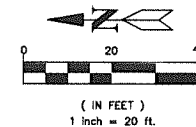
BENCHMARK:
 CITY OF LONG BEACH BENCHMARK NUMBER 770
 ELEV.: 35.247'
 DESCRIPTION: LONG BEACH BLVD. @ 15TH ST, BRASS DISC FLUSH
 WITH PVMT STAMPED "CLB BM 770 1989", 1.1"E/CURB, 21" NCURB.

NOTES:
 ZONE: LONG BEACH BOULEVARD PLANNED DEVELOPMENT DISTRICT (PD29)
 SUBAREA 4 (CENTRAL CORRIDOR)
 NO. OF EX. LOTS: 5
 NO. OF PROP. UNITS: 41 UNITS (36 RESIDENTIAL UNITS &
 5 COMMERCIAL CONDOMINIUM UNITS)
 AREA OF LOT: 35,957 SQ. FT. (0.825 ACRE)
 NO. OF STORIES: 4 STORY + 1 BASEMENT
 NO. OF PARKINGS: 87 (RESIDENTIAL) + 40 (COMMERCIAL)
 SEWERAGE DISPOSAL: BY GRAVITY FLOW TO SEWER
 MAIN AT STREET

UTILITY SERVICES:
 WATER - CITY OF LONG BEACH WATER DEPARTMENT
 SEWER - CITY OF LONG BEACH WATER DEPARTMENT
 GAS - LONG BEACH GAS AND OIL DEPARTMENT
 ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
 TELEPHONE - CHARTER COMMUNICATIONS
 SCHOOL - CITY OF LONG BEACH UNIFIED SCHOOL DISTRICT
 FIRE - CITY OF LONG BEACH FIRE DEPARTMENT
 SHERIFF - CITY OF LONG BEACH POLICE DEPARTMENT

LEGENDS:

(527.63).....EXISTING ELEVATION	T.C.....TOP OF CURB
520.00.....PROPOSED ELEVATION	F.L.....FLOW LINE
-(530).....EXISTING COUNTER	F.G.....FINISH GRADE
→.....DRAINAGE PATTERN	F.S.....FINISH SURFACE
-530.....PROPOSED COUNTER	F.F.....FLOOR FINISH
▬.....PROPOSED BLOCK WALL	H.P.....HIGH POINT
SW.....SIDE WALK	P.P.....POWER POLE
○.....LIGHT	D/W.....DRIVEWAY
—○—.....CENTER LINE	W.M.....WATER METER
—○—.....PROPERTY LINE	INV.....INVERT ELEVATION
○.....CONSTRUCTION NOTES	T.G.....TOP OF GRATE
○.....SANDBAG LINE	



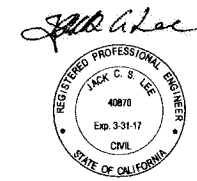
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RELEASED

REVISIONS

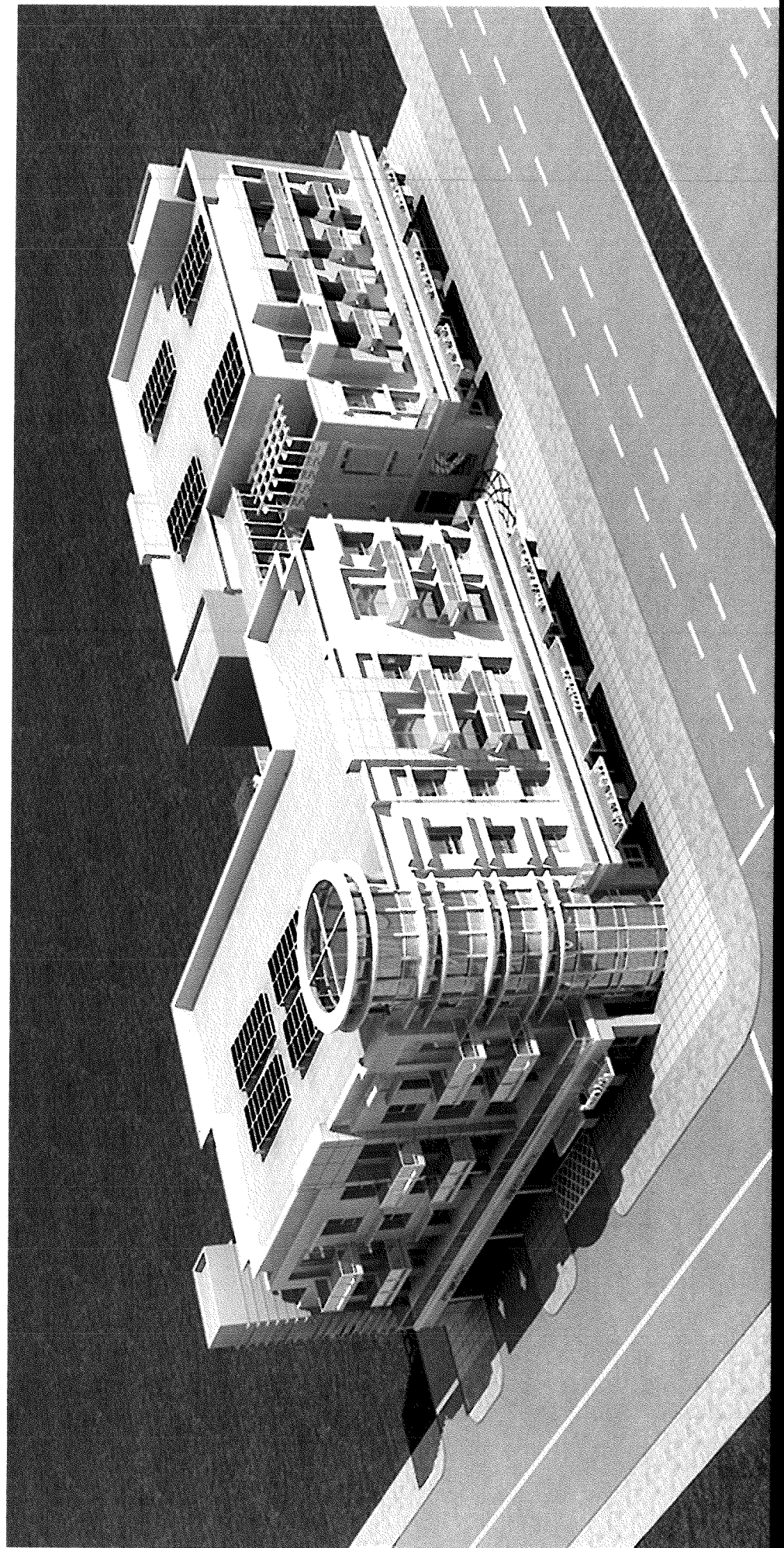
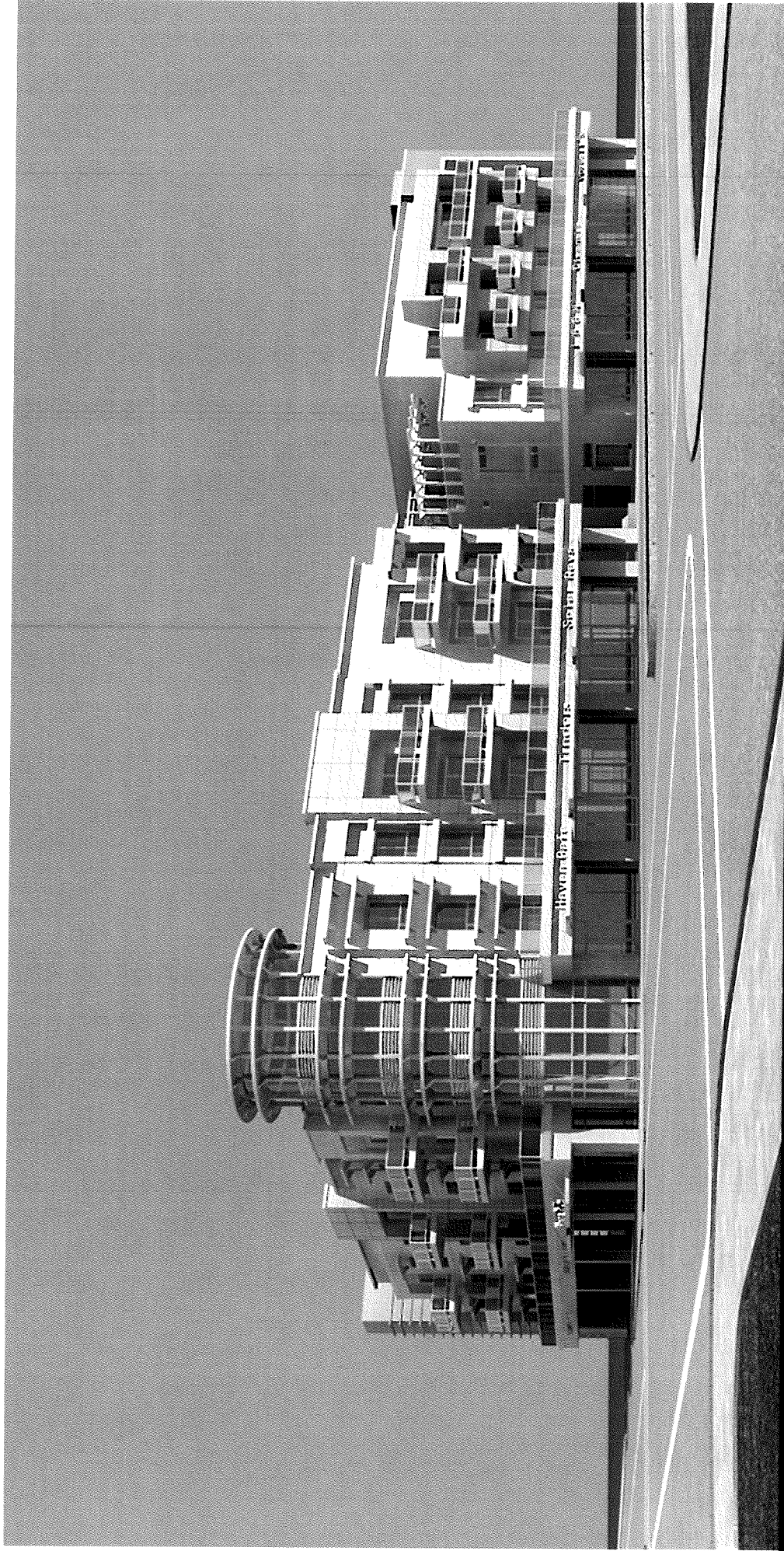
PROJECT LOCATION:
 1570 - 1598 LONG BEACH BLVD.,
 LONG BEACH, CA 90813

DRAWN: EYS
CHECKED: XXX
DATE: 05-05-2015
JOB NO.: 14-087-006
SCALE: 1" = 20'
FILE NAME: XXX



T-1
 SHEET 1 OF 1 SHT.

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



SIMON LEE & ASSOCIATES
ARCHITECTS