

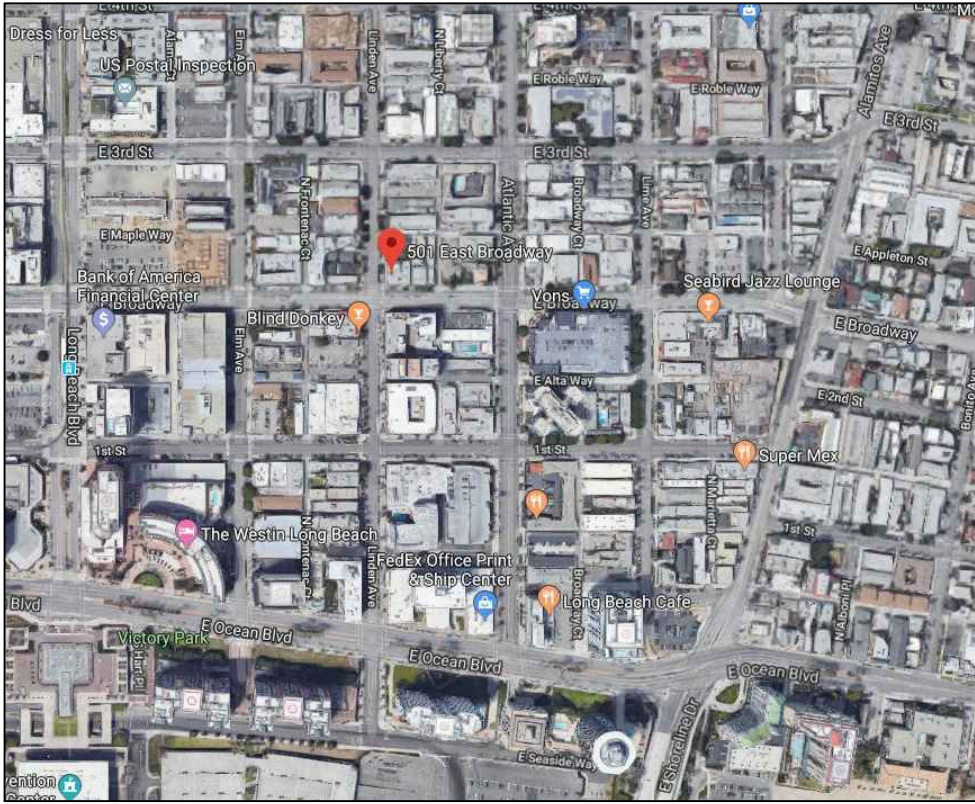
GENERAL NOTES :

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT BUILDING CODE AND LOCAL CODE REQUIREMENTS INCLUDING O.S.H.A. STANDARDS
2. GENERAL CONTRACTOR SHALL VISIT THE PROJECT AND SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK. ENGINEER OR ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES FOUND.
3. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIAL DETAIL IS SHOWN
4. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
5. CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE TEMPORARY ERECTION BRACING ON ALL BEAMS, WALLS, ETC. TO PROVIDE FULL STRUCTURAL STABILITY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENT SUPPORTED IS CAPABLE OF SUPPORTING ITS DESIGN LOADING.
6. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.
7. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
9. DESIGN MATERIAL, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE. PROVIDE PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT/ENGINEER, AND THE APPLICABLE GOVERNING CODE AUTHORITY.
10. ALL A.S.T.M. DESIGNATIONS SHALL BE AMENDED TO DATE.

PREVAILING CODES

- 1 - THE CURRENT PREVAILING BUILDING & CONSTRUCTION CODE IN THE CITY OF LONG BEACH
- a. 2016 EDITION OF C.B.C. BUILDING CODE
- b. 2016 EDITION OF C.B.C. MECHANICAL CODE
- c. 2016 EDITION OF C.B.C. PLUMBING CODE
- d. 2016 EDITION OF C.B.C. ELECTRICAL CODE
- e. 2016 CALIFORNIA ENERGY CODE (TITLE 24) & TITLE 18 OF THE MUNICIPAL CODE
- f. 2016 CALIFORNIA RESIDENTIAL CODE
- g. 2016 CALIFORNIA GREEN CODE
- h. 2016 CALIFORNIA FIRE CODE
- j. 2016 FIRE PROTECTION ASSOCIATION (NFPA 72)
- k. LONG BEACH MUNICIPAL CODE
- 2 - PUBLIC WORKS PERMIT IS REQUIRED PRIOR TO DOING SIDEWALK OR CURB WORK
- 3- DEPUTY INSPECTOR IS REQUIRED FOR EPOXY HOLDDOWNS

VICINITY MAP



DRAWING INDEX

NO.	TITLE
A-1	SITE PLAN
A-2	EXISTING 1ST FLOOR PLAN/DEMO PLAN
A-3	EXISTING 2ND FLOOR PLAN/DEMO PLAN
A-4	EXISTING 3RD FLOOR PLAN/DEMO PLAN
A-5	EXISTING ROOF PLAN
A-6	EXISTING ELEVATIONS/DEMO PLAN
A-7	EXISTING ELEVATIONS
A-8	PROPOSED 1ST FLOOR PLAN
A-9	PROPOSED 2ND FLOOR PLAN
A-10	PROPOSED 3RD FLOOR PLAN
A-11	PROPOSED ROOF PLAN
A-12	PROPOSED ELEVATIONS
A-13	PROPOSED ELEVATIONS
A-14	DOOR TYPES
A-15	WINDOW TYPES

SCOPE OF WORK :

EXISTING :
3 - STORY MIXED USE BUILDING
TOTAL BUILDING : 14,784 SF.

PROPOSED WORK :

EXTERIOR REMODEL AT FIRST FLOOR TO REINSTALL TRANSOM GLASS ABOVE EXISTING DOOR PER ORIGINAL BUILDING DESIGN AT SOUTH SIDE, (N) REMODEL AT WEST SIDE, INSTALL (N) DOORS & WINDOWS AT WEST SIDE.
REMOVE 22 NON ORIGINAL VINYL WINDOWS AND REPLACE WITH SINGLE HUNG WOOD WINDOWS TO MATCH ORIGINAL, SEE ATTACHED PHOTOS FOR LOCATIONS.
PAINT EXTERIOR - SEE ATTACHED PROPOSED COLORS.
RESTUCCO EXTERIOR TO SMOOTH FINISH.
ALL NEW STOREFRONTS, TRANSOM AND DOORS WILL BE WOODEN.
ALL NEW STOREFRONT BASE WILL BE STUCCO.

ZONE: PD-30
OCCUPANCY: R-2/B/M
TYPE OF CONSTRUCTION: III B

CONSULTANT

ARCHITECT:

OLFATI DESIAGN GROUP
5199 E. PACIFIC COAST HWY.
LONG BEACH, CA 90804
FAX (562) 9864313 FAX (562)986-4313

HISTORICAL PRESERVATION CONSULTANT

JOHN THOMAS
ART DECO DIMENSIONS
HISTORIC PRESERVATION CONSULTANT
280 MOLINO AVE. #101
LONG BEACH, CA 90803
TEL. (562)400-9803
jthomas@dslexstreme.com

APPLICANT/OWNER :

NANCY DOWNS
501, 503 & 505 E. BROADWAY
LONG BEACH, CA 90802
(562) 437-1777

PROJECT ADDRESS

501, 503 & 505 E. BROADWAY
LONG BEACH, CA 90802

LEGAL DESCRIPTION

LONG BEACH S. 80FT OF LOTS
17,18 AND LOT 19 BLOCK 93

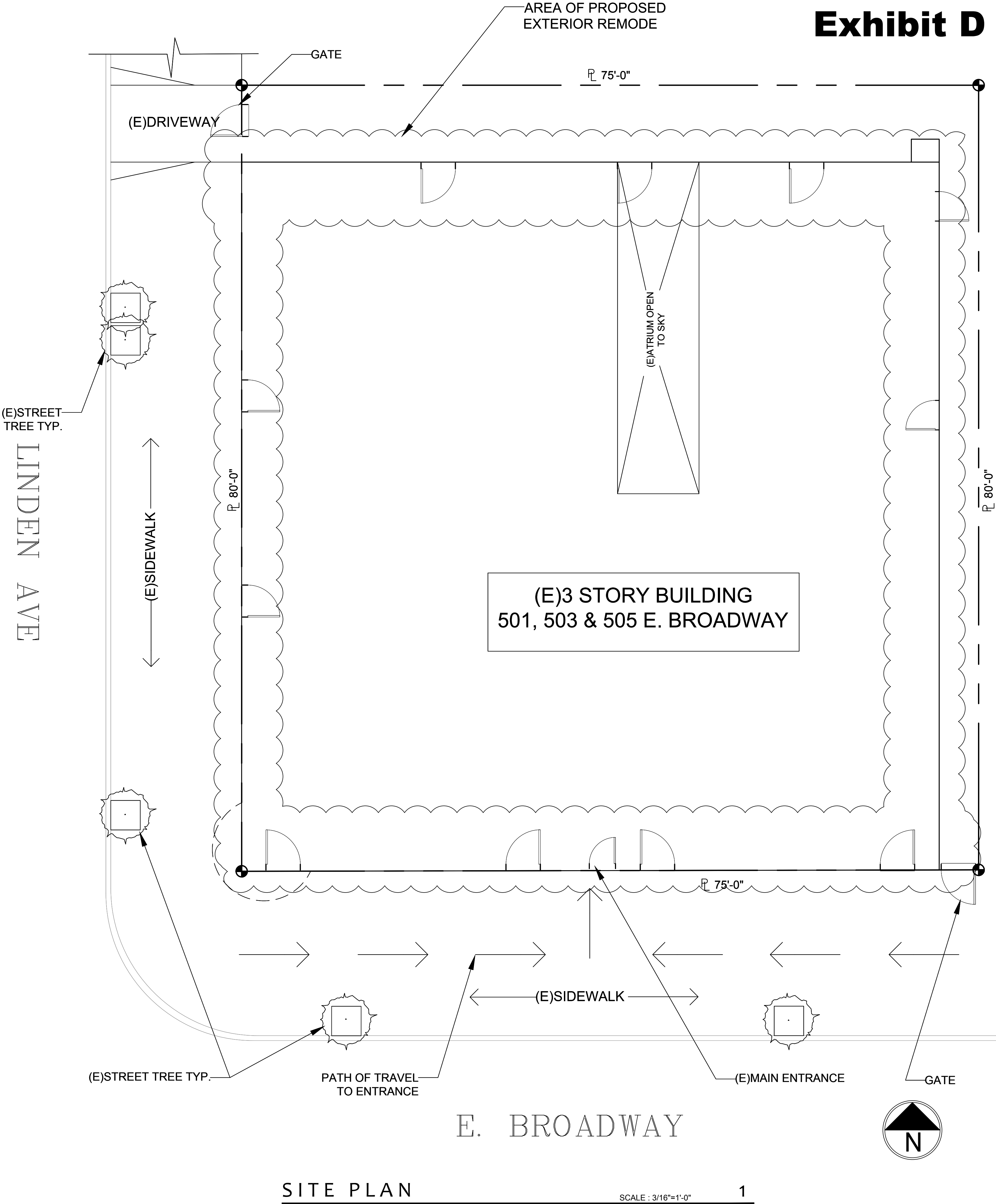


Exhibit D

STAMP :



OLFATI
DESIGN
GROUP

ARCHITECTURE
PLANNING
ENGINEERING

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EMAIL: olfatidesign@aol.com

PROJECT :

BROADWAY
REMODEL

501,503 & 505
E. BROADWAY
LONG BEACH, CA 90802

SHEET TITLE :

SITE PLAN

CLIENT :

DRAWN BY: JB, FS

CHK BY: A.O.

SCALE: N/A

DATE: 08-20-2019

REVISION :

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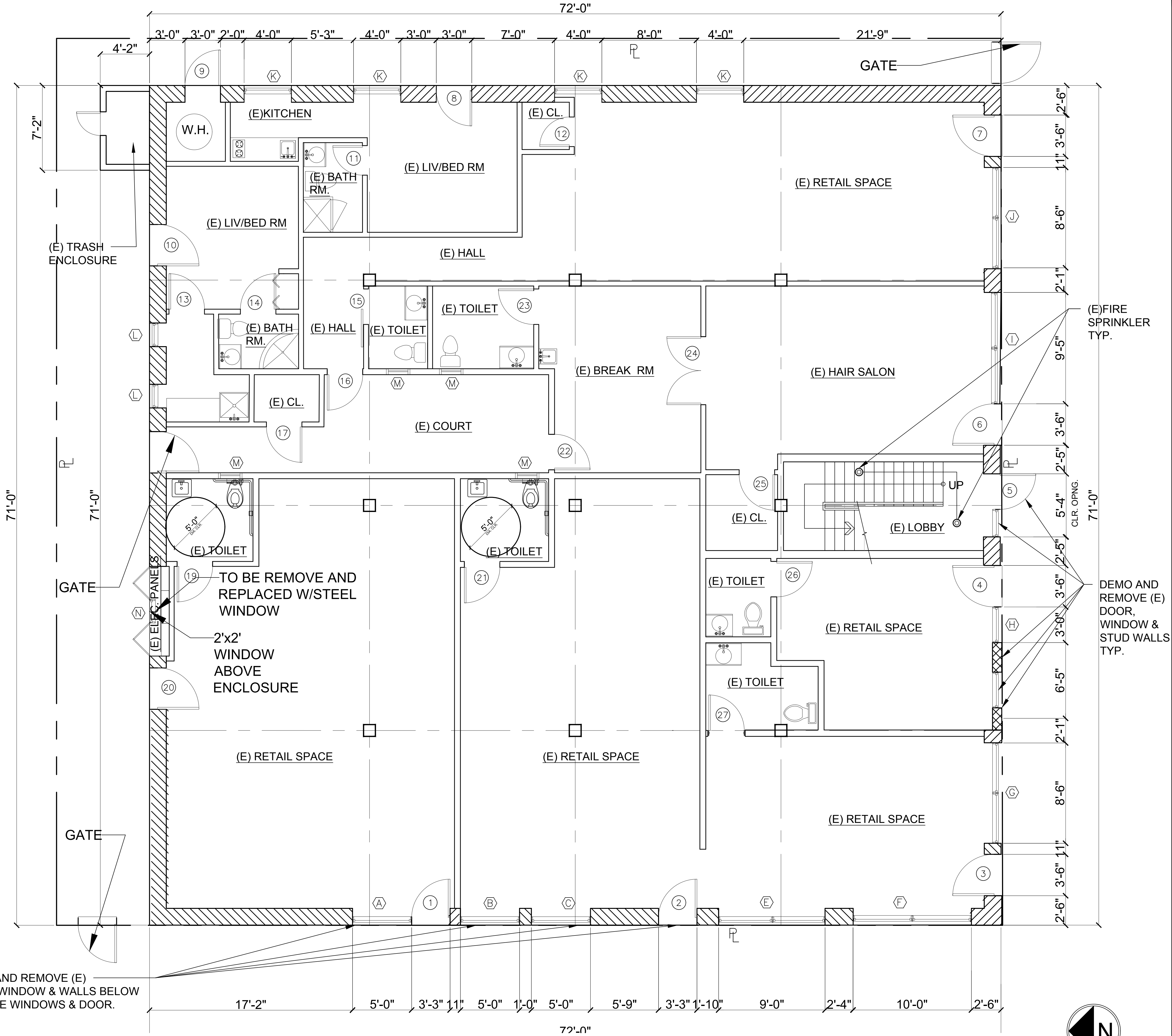
A-1

WINDOW SCHEDULE				
SYM.	SIZE	FRAME	DESCRIPTION	TYPE
(A)	5'-0" X 9'-0"	MET	STOREFRONT W/ TEMP GLASS	
(B)	5'-0" X 8'-0"			
(C)	5'-0" X 8'-0"			
(E)	9'-0" X 8'-0"			
(F)	10'-0" X 8'-0"			
(G)	8'-6" X 8'-0"			
(H)	3'-0" X 8'-0"			
(I)	9'-5" X 8'-0"			
(J)	8'-6" X 8'-0"			
(K)	4'-0" X 2'-6"	ALUM.	FIXED W/ TEMP GLASS	
(L)	2'-0" X 2'-0"	MET		
(M)	2'-0" X 2'-0"	MET		
(N)	2'-0" X 2'-0"	VINYL	FIXED W/ TEMP GLASS	

NOTE :
FIELD VERIFY ALL DOOR &
WINDOW SIZES & TYPES

NOTE:
REMOVE ALL VINYL
WINDOWS

DOOR SCHEDULE				
SYM.	SIZE	FRAME	DESCRIPTION	TYPE
(1)	3'-3"x 9'-0"	ALUM.	W/ TEMP GLASS	
(2)	3'-3"x 9'-0"			
(3)	3'-6"x 9'-0"			
(4)	3'-3"x 9'-0"			
(5)	3'-0"x 9'-0"			
(6)	3'-6"x 9'-0"			
(7)	3'-6"x 9'-0"			
(8)	3'-0"x 6'-8"	S.C.		
(9)	3'-0"x 9'-0"	S.C.		
(10)	3'-6"x 6'-8"	S.C.		
(11)	2'-6"x 6'-8"	S.C.		
(12)	2'-0"x 6'-8"	H.C.		
(13)	2'-6"x 6'-8"			
(14)	2'-6"x 6'-8"			
(15)	2'-6"x 6'-8"		SLDR.	
(16)	2'-6"x 6'-8"	S.C.		
(17)	2'-0"x 6'-8"	S.C.		
(18)				
(19)	3'-0"x 6'-8"	H.C.		
(20)	3'-0"x 6'-8"	S.C.		
(21)	3'-0"x 6'-8"	H.C.		
(22)	2'-6"x 6'-8"			
(23)	2'-6"x 6'-8"			
(24)	2'-6"x 6'-8"		PAIR	
(25)	2'-6"x 6'-8"			



DEMO AND REMOVE (E)
DOOR, WINDOW & WALLS BELOW
& ABOVE WINDOWS & DOOR.
TYP.

EXISTING 1ST FLOOR/DEMO PLAN

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

1

STAMP :



**OLFATI
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PROJECT :

**BROADWAY
REMODEL V**

501,503 & 505
E. BROADWAY
LONG BEACH, CA 90802

SHEET TITLE :

**EXISTING
1ST FLOOR/
DEMO PLAN**

CLIENT :

DRAWN BY : JB, FS

CHK BY : A.O.

SCALE : N/A

DATE : 08-20-2019

REVISION :

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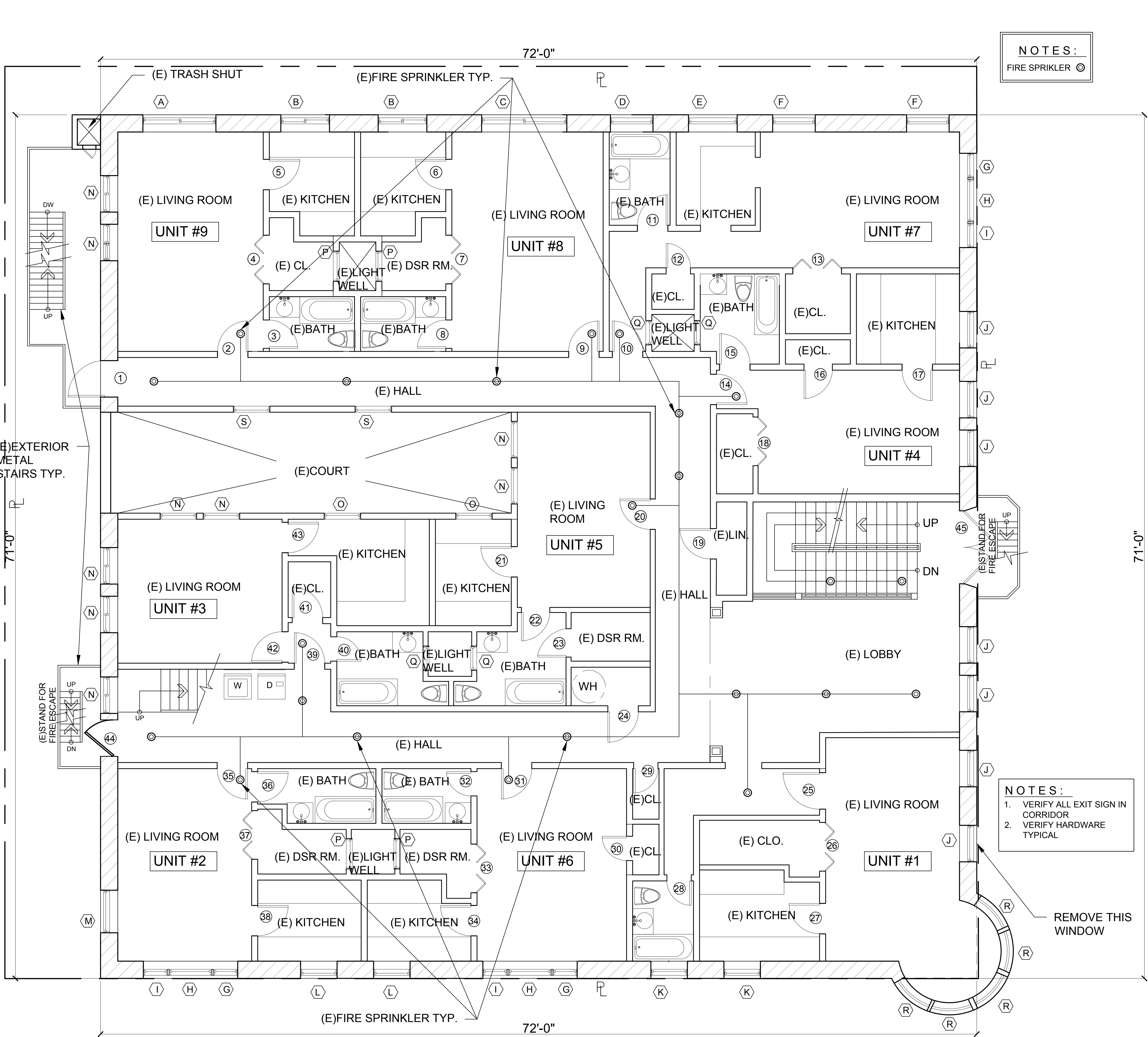
A-2

WINDOW SCHEDULE				
SYM.	SIZE	FRAME	DESCRIPTION	TYPE
(A)	3'-0" X 4'-6"	VINYL	CSMT	F
(B)	4'-0" X 3'-0"	VINYL		G
(C)	3'-6" X 4'-6"	VINYL		F
(D)	3'-6" X 3'-0"	VINYL		G
(E)	4'-0" X 3'-0"	VINYL		G
(F)	3'-6" X 5'-1"	VINYL		F
(G)	1'-6" X 5'-1"	MET		C
(H)	3'-6" X 5'-1"	MET		C
(I)	2'-0" X 5'-1"	MET		C
(J)	3'-0" X 5'-1"	MET		B
(K)	3'-6" X 5'-1"	MET		B
(L)	3'-0" X 3'-6"	MET		B
(M)	3'-6" X 5'-1"	VINYL		F
(N)	3'-0" X 4'-6"	VINYL		F
(O)	3'-0" X 4'-0"	VINYL		F
(P)	2'-0" X 1'-6"	MET		G
(Q)	2'-0" X 3'-0"	MET		F
(R)	2'-0" X 5'-1"	MET		C
(S)	3'-0" X 4'-6"	WOOD		

NOTE :
FIELD VERIFY ALL DOOR &
WINDOW SIZES & TYPES

NOTE :
REMOVE ALL VINLY
WINDOW

DOOR SCHEDULE				
SYM.	SIZE	FRAME	DESCRIPTION	TYPE
(1)	3'-0"x 6'-8"	H.C.		C
(2)	2'-8"x 6'-8"	S.C.		C
(3)	2'-4"x 6'-8"			C
(4)	4'-0"x 6'-8"	PAIR	CLOSET	C
(5)	2'-6"x 6'-8"			C
(6)	2'-6"x 6'-8"			C
(7)	4'-0"x 6'-8"	PAIR	CLOSET	C
(8)	2'-0"x 6'-8"			C
(9)	2'-8"x 6'-8"			C
(10)	2'-8"x 6'-8"			C
(11)	2'-0"x 6'-8"			C
(12)	2'-4"x 6'-8"			C
(13)	4'-0"x 6'-8"	PAIR	CLOSET	C
(14)	2'-8"x 6'-8"			C
(15)	2'-0"x 6'-8"			C
(16)	2'-4"x 6'-8"		CLOSET	C
(17)	2'-6"x 6'-8"			C
(18)	4'-0"x 6'-8"	PAIR	CLOSET	C
(19)	2'-6"x 6'-8"		LIN. CLOSET	C
(20)	2'-8"x 6'-8"			C
(21)	2'-6"x 6'-8"			C
(22)	2'-0"x 6'-8"			C
(23)	2'-0"x 6'-8"			C
(24)	3'-0"x 6'-8"			C
(25)	2'-6"x 6'-8"			C
(26)	4'-0"x 6'-8"	PAIR	CLOSET	C
(27)	2'-6"x 6'-8"			C
(28)	2'-0"x 6'-8"			C
(29)	2'-0"x 6'-8"			C
(30)	2'-0"x 6'-8"			C
(31)	2'-8"x 6'-8"			C
(32)	2'-0"x 6'-8"			C
(33)	4'-0"x 6'-8"	PAIR	CLOSET	C
(34)	2'-2"x 6'-8"			C
(35)	2'-0"x 6'-8"			C
(36)	2'-0"x 6'-8"			C
(37)	2'-0"x 6'-8"	PAIR	CLOSET	C
(38)	2'-6"x 6'-8"			C
(39)	2'-8"x 6'-8"			C
(40)	2'-0"x 6'-8"			C
(41)	2'-0"x 6'-8"			C
(42)	2'-6"x 6'-8"			C
(43)	2'-6"x 6'-8"			C
(44)	3'-0"x 6'-8"			C
(45)	6'-0"x 6'-8"	PAIR	WD	A



EXIST. 2ND FLOOR PLAN/ DEMO PLAN

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

1

NOTES :
FIRE SPRINKLER

NOTES :
1. VERIFY ALL EXIT SIGN IN
CORRIDOR
2. VERIFY HARDWARE
TYPICAL

REMOVE THIS
WINDOW

STAMP :



**OLFATI
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PROJECT :

**BROADWAY
REMODEL V**

501,503 & 505
E. BROADWAY
LONG BEACH, CA 90802

SHEET TITLE :

**EXIST. 2ND
FLOOR PLAN
/ DEMO PLAN**

CLIENT :

DRAWN BY : JB, FS

CHK BY : A.O.

SCALE : N/A

DATE : 08-20-2019

REVISION :

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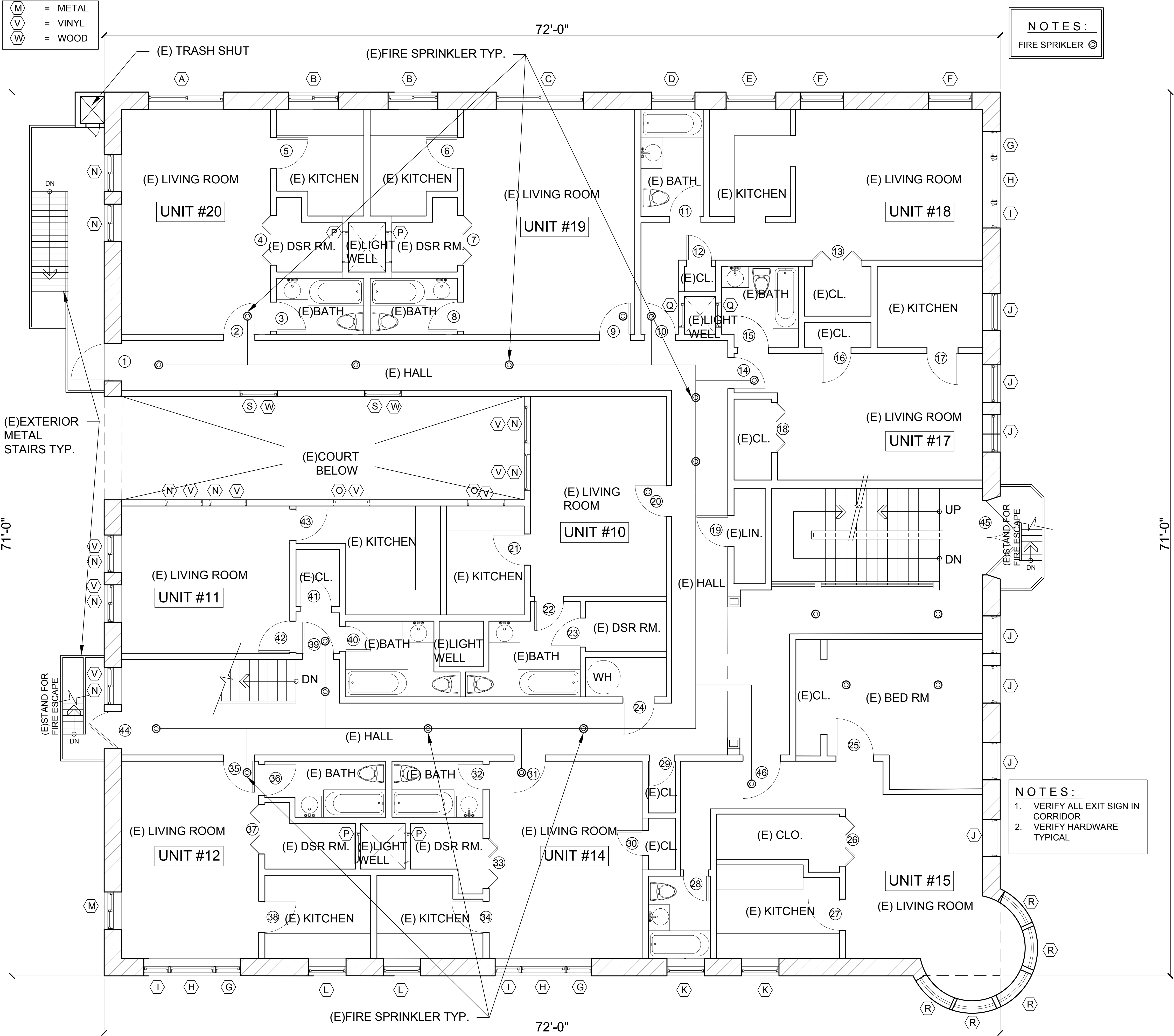
A-3

WINDOW SCHEDULE				
SYM.	SIZE	FRAME	DESCRIPTION	TYPE
(A)	3'-0" X 4'-6"	VINYL	CSMT	F
(B)	4'-0" X 3'-0"	VINYL		G
(C)	3'-6" X 4'-6"	VINYL		F
(D)	3'-6" X 3'-0"	VINYL		G
(E)	4'-0" X 3'-0"	VINYL		G
(F)	3'-6" X 5'-1"	VINYL		F
(G)	1'-6" X 5'-1"	MET.		C
(H)	3'-6" X 5'-1"	MET.		C
(I)	2'-0" X 5'-1"	MET.		C
(J)	3'-0" X 5'-1"	MET.		B
(K)	3'-6" X 5'-1"	MET.		B
(L)	3'-0" X 3'-0"	MET.		B
(M)	3'-6" X 5'-1"	VINYL		F
(N)	3'-0" X 4'-6"	VINYL		F
(O)	3'-0" X 4'-0"	VINYL		F
(P)	2'-0" X 1'-6"	MET.		G
(Q)	2'-0" X 3'-0"	MET.		F
(R)	2'-0" X 5'-1"	MET.		C
(S)	2'-0" X 5'-1"	WOOD		

NOTE :
FIELD VERIFY ALL DOOR &
WINDOW SIZES & TYPES

NOTE :
REMOVE ALL VINLY
WINDOW

DOOR SCHEDULE				
SYM.	SIZE	FRAME	DESCRIPTION	TYPE
(1)	3'-0"x 6'-8"	H.C.		C
(2)	2'-8"x 6'-8"	S.C.		C
(3)	2'-4"x 6'-8"			C
(4)	4'-0"x 6'-8"	PAIR	CLOSET	C
(5)	2'-6"x 6'-8"			C
(6)	2'-6"x 6'-8"			C
(7)	4'-0"x 6'-8"	PAIR	CLOSET	C
(8)	2'-0"x 6'-8"			C
(9)	2'-8"x 6'-8"			C
(10)	2'-8"x 6'-8"			C
(11)	2'-0"x 6'-8"			C
(12)	2'-4"x 6'-8"			C
(13)	4'-0"x 6'-8"	PAIR	CLOSET	C
(14)	2'-8"x 6'-8"			C
(15)	2'-0"x 6'-8"			C
(16)	2'-4"x 6'-8"		CLOSET	C
(17)	2'-6"x 6'-8"			C
(18)	4'-0"x 6'-8"	PAIR	CLOSET	C
(19)	2'-6"x 6'-8"		LIN. CLOSET	C
(20)	2'-8"x 6'-8"			C
(21)	2'-6"x 6'-8"			C
(22)	2'-0"x 6'-8"			C
(23)	2'-0"x 6'-8"			C
(24)	3'-0"x 6'-8"			C
(25)	2'-6"x 6'-8"			C
(26)	4'-0"x 6'-8"	PAIR	CLOSET	C
(27)	2'-6"x 6'-8"			C
(28)	2'-0"x 6'-8"			C
(29)	2'-0"x 6'-8"			C
(30)	2'-0"x 6'-8"			C
(31)	2'-8"x 6'-8"			C
(32)	2'-0"x 6'-8"			C
(33)	4'-0"x 6'-8"	PAIR	CLOSET	C
(34)	2'-2"x 6'-8"			C
(35)	2'-0"x 6'-8"			C
(36)	2'-0"x 6'-8"			C
(37)	2'-0"x 6'-8"	PAIR	CLOSET	C
(38)	2'-6"x 6'-8"			C
(39)	2'-8"x 6'-8"			C
(40)	2'-0"x 6'-8"			C
(41)	2'-0"x 6'-8"			C
(42)	2'-6"x 6'-8"			C
(43)	2'-6"x 6'-8"			C
(44)	3'-0"x 6'-8"			C
(45)	6'-0"x 6'-8"			A
(46)	3'-0"x 6'-8"			

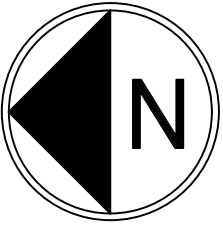


NOTES :
FIRE SPRINKLER ©

NOTES :
1. VERIFY ALL EXIT SIGN IN
CORRIDOR
2. VERIFY HARDWARE
TYPICAL

EXIST. 3RD FLOOR PLAN/ DEMO PLAN

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



STAMP :



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BROADWAY REMODEL ▽

501,503 & 505
E. BROADWAY
LONG BEACH, CA 90802

SHEET TITLE :

EXISTING 3RD FLOOR PLAN/ DEMO PLAN

CLIENT :

DRAWN BY : JB, FS

CHK BY : A.O.

SCALE : N/A

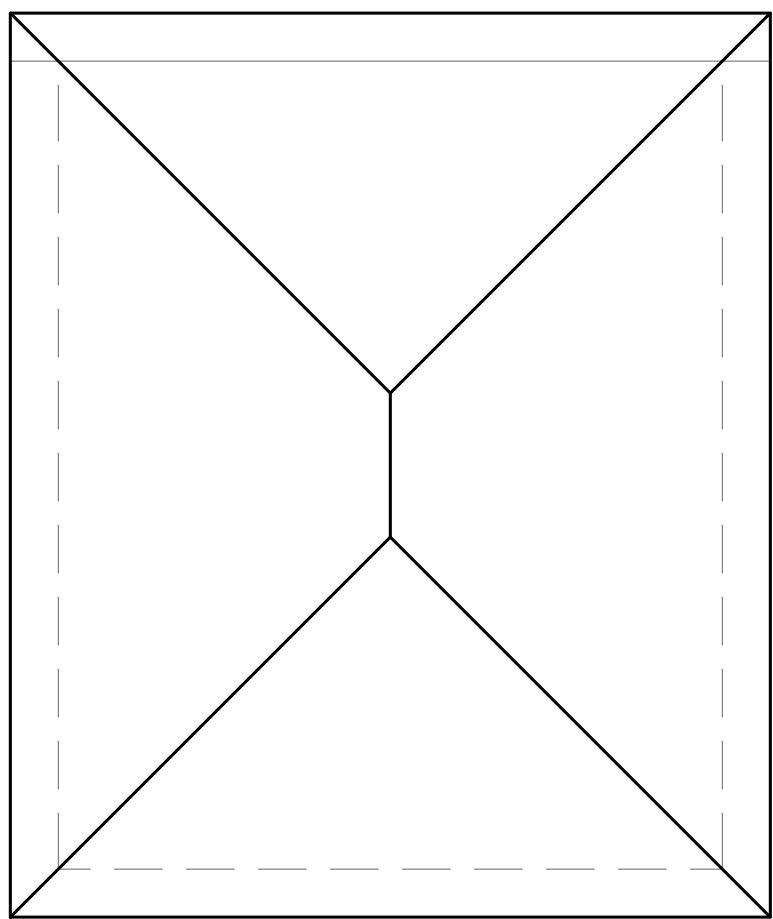
DATE : 08-20-2019

REVISION :

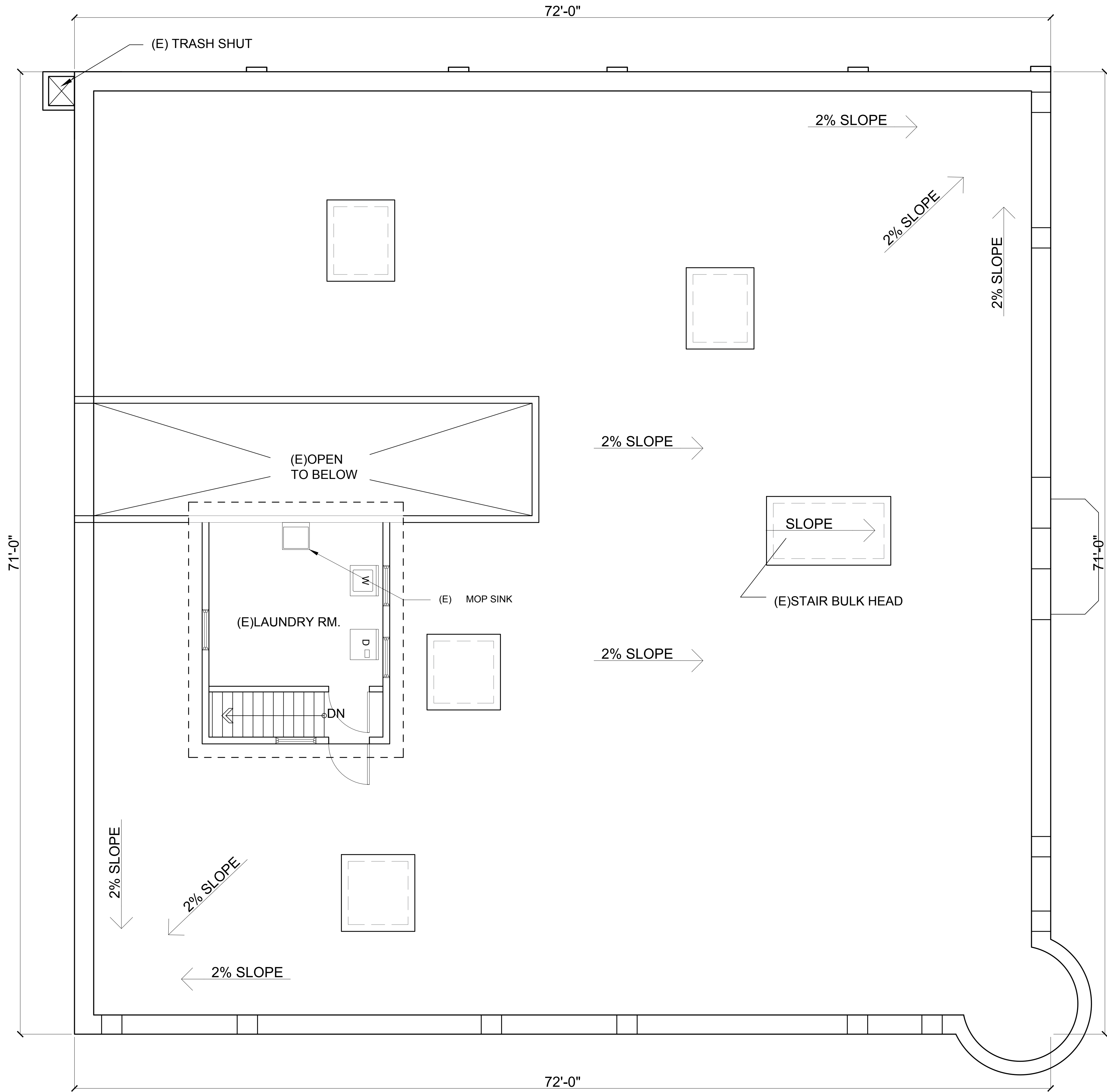
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SHEET NO.

A-4

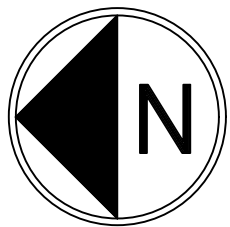


(E)ROOF OVER
LAUNDRY ROOM



EXIST. ROOF PLAN

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



STAMP :

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PROJECT :

**BROADWAY
REMODEL**

501,503 & 505
E. BROADWAY
LONG BEACH, CA 90802

SHEET TITLE :

**EXISTING
ROOF PLAN**

CLIENT :	
DRAWN BY :	JB, FS
CHK BY :	A.O.
SCALE :	N/A
DATE :	08-20-2019
REVISION :	

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SHEET NO.

A-5



DEMO & REMOVE (E)
DOOR, WINDOWS, & WALL
ABOVE & BELOW WINDOWS

DEMO & REMOVE (E)
WINDOWS, & WALL ABOVE
& BELOW WINDOWS

DEMO & REMOVE (E)
WOOD FRAMING &
WALL ABOVE DOORS

(E) WINDOW TO
REMAIN

EXISTING (WEST) LEFT ELEVATION

SCALE : 3/16"=1'-0"

2



REMOVE THIS
WINDOW

DEMO & REMOVE (E)
WOOD FRAMING &
WALL ABOVE DOORS

DEMO & REMOVE (E)
WOOD FRAMING &
STUCCO WALL

REMOVE (E)
STOREFRONT

REMOVE (E) DOORS &
TRANSOM WINDOWS

ALL NEW STOREFRONTS
SHALL BE WOOD OR
STEEL (NO ALUMINUM)

DEMO & REMOVE (E)
WOOD FRAMING &
WALL ABOVE DOORS

EXISTING (SOUTH) FRONT ELEVATION

SCALE : 3/16"=1'-0"

1



OLFATI DESIGN GROUP

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EMAIL : olfatidesign@aol.com

PROJECT :

BROADWAY REMODEL ▽

501,503 & 505
E. BROADWAY
LONG BEACH, CA 90802

SHEET TITLE :

EXISTING ELEVATIONS/ DEMO PLAN

CLIENT :

DRAWN BY : JB, FS

CHK BY : A.O.

SCALE : N/A

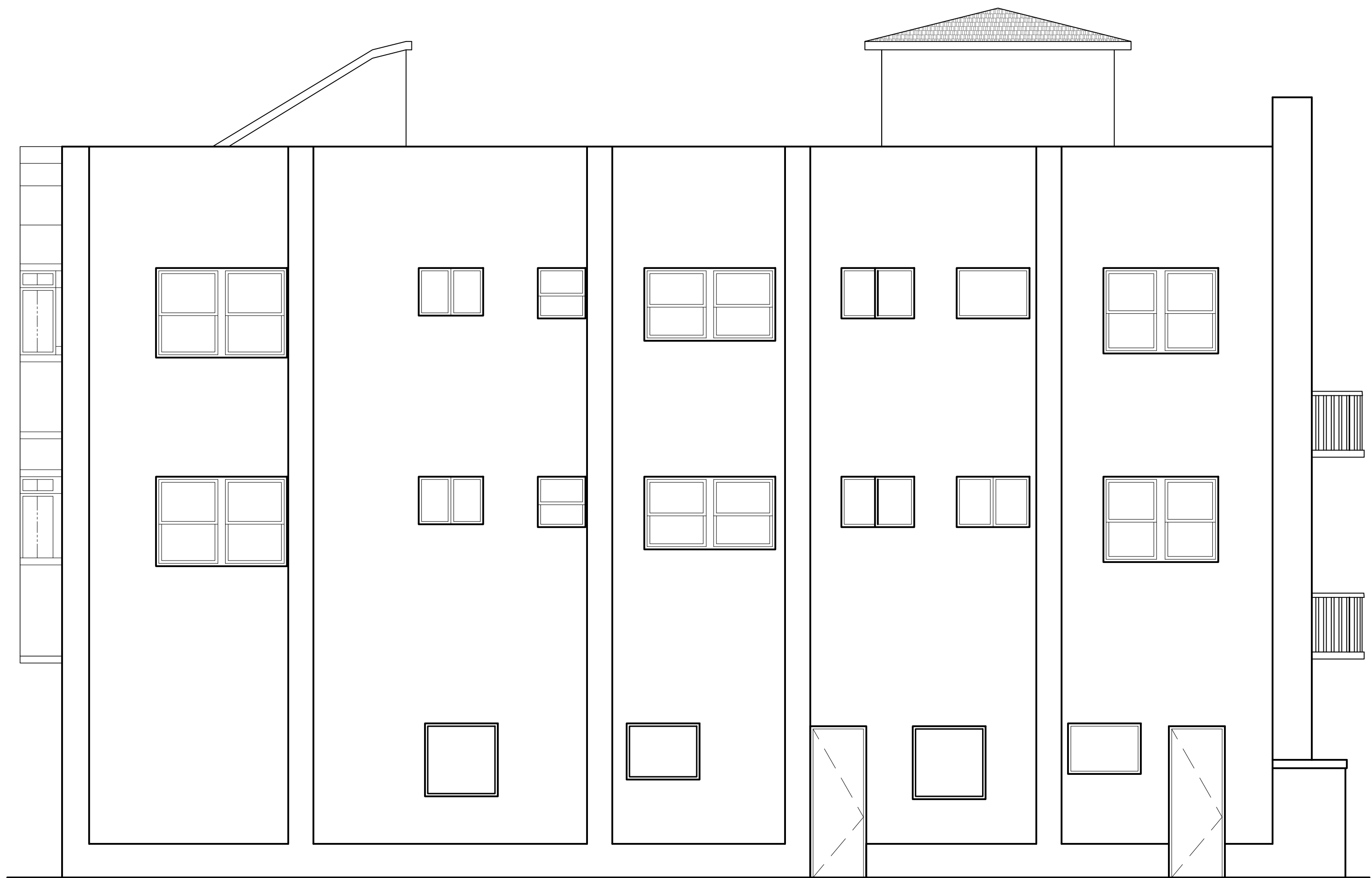
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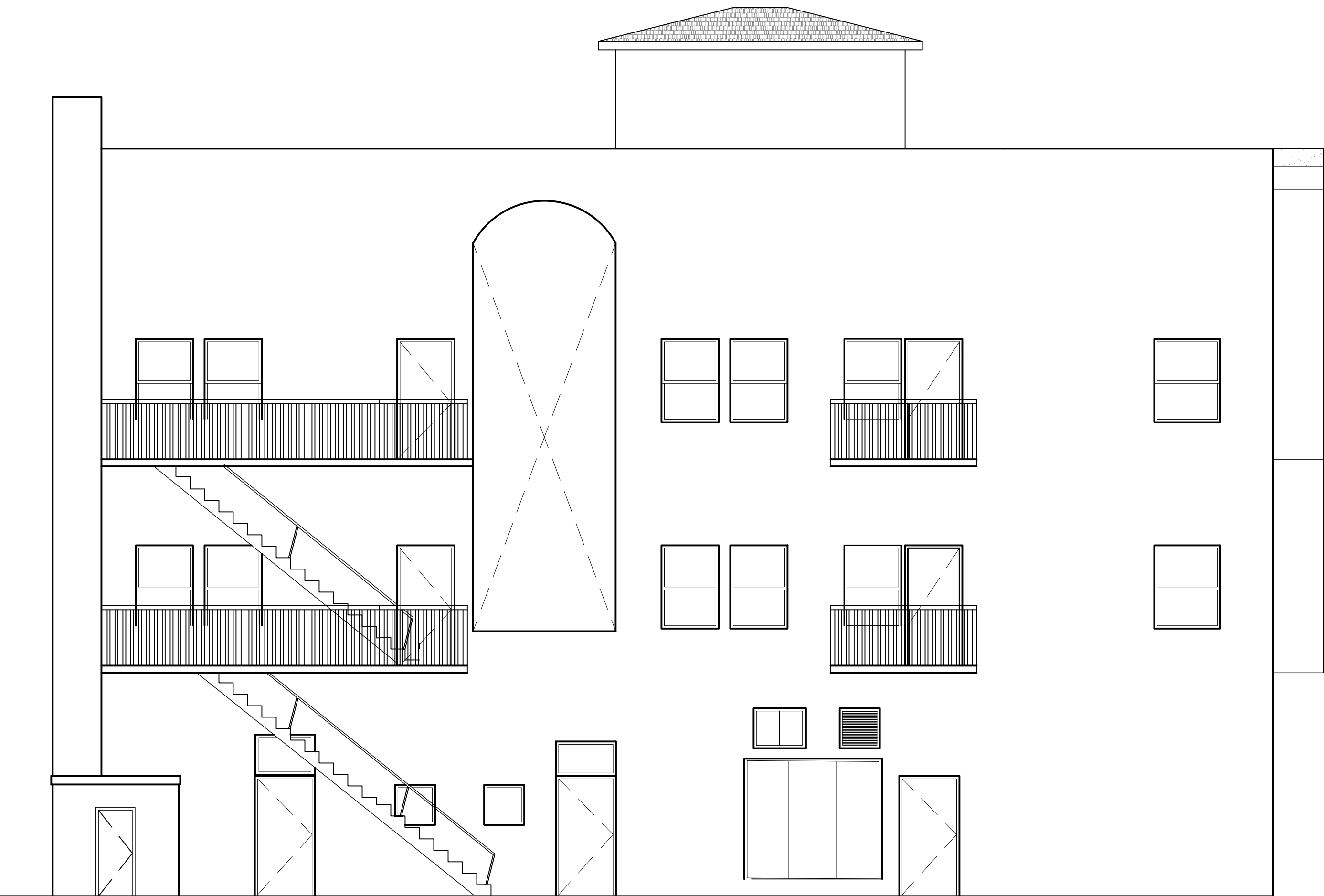
A-6



EXISTING (WEST) RIGHT SIDE ELEVATION

SCALE : 3/16"=1'-0"

4



EXISTING (NORTH) REAR ELEVATION

SCALE : 3/16"=1'-0"

3

STAMP :



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PROJECT :

BROADWAY
REMODEL ▮

501,503 & 505
E. BROADWAY
LONG BEACH, CA 90802

SHEET TITLE :

EXISTING
ELEVATIONS

CLIENT :

DRAWN BY : JB, FS

CHK BY : A.O.

SCALE : N/A

DATE : 08-20-2019

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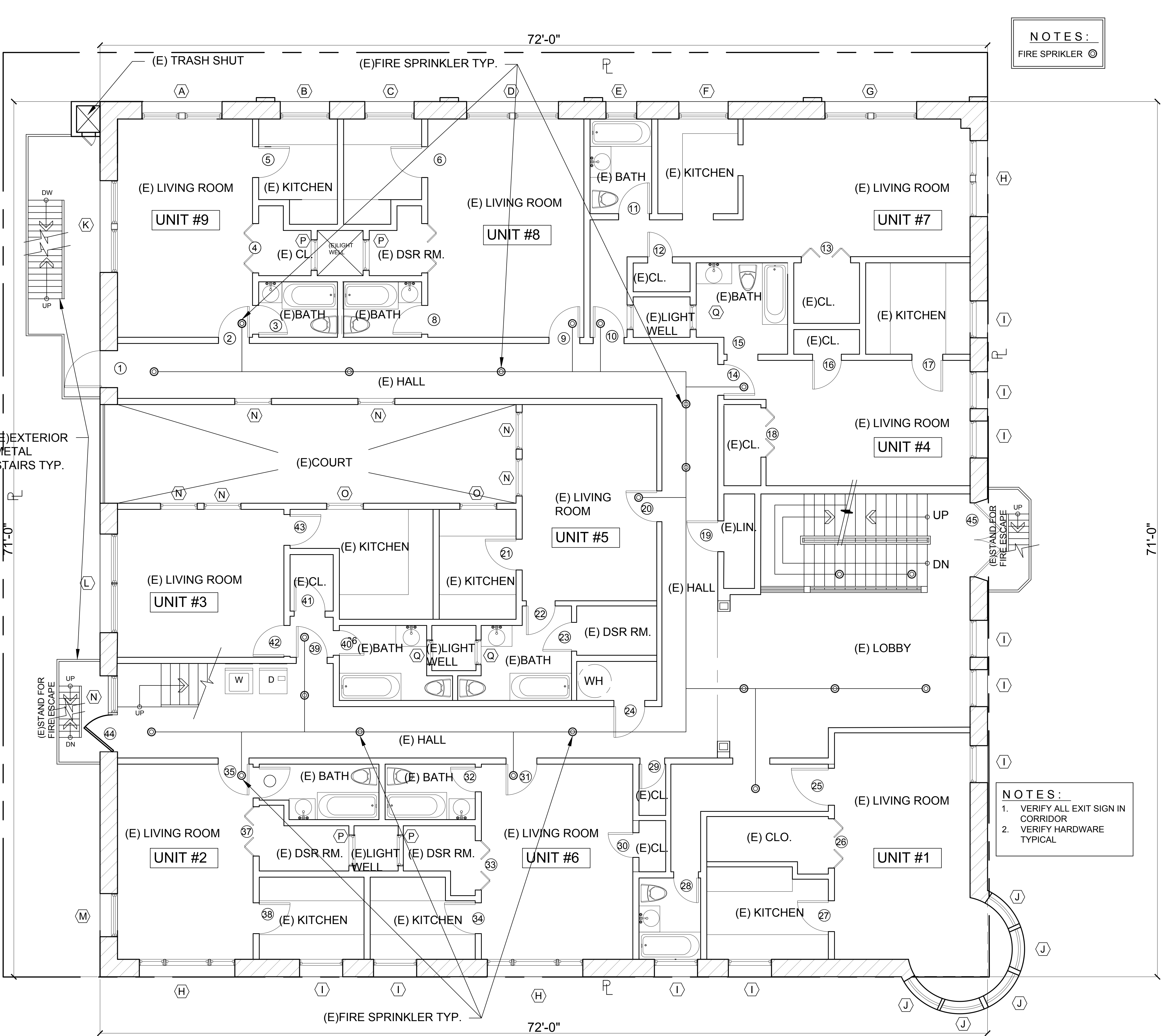
SHEET NO.

A-7

WINDOW SCHEDULE				
SYM.	SIZE	FRAME	DESCRIPTION	TYPE
(A)	2'-3'-0" X 4'-6"	WOOD	DH	F
(B)	4'-0" X 2'-10"	WOOD	CSMT	C
(C)	4'-0" X 2'-10"	WOOD	SLDR	C
(D)	2'-3'-6" X 4'-6"	WOOD	DH	F
(E)	2'-6" X 3'-0"	WOOD	DH	F
(F)	4'-0" X 2'-9"	WOOD	CSMT	C
(G)	2'-3'-6" X 5'-0"	WOOD	DH	F
(H)	2'-2'-10"X5'-0"	MET	CSMT	C
(I)	3'-0" X 5'-0"	MET	CSMT	C
(J)	2'-0" X 3'-0"	MET	CSMT	C
(K)	3'-6" X 5'-0"	WOOD	DH	F
(L)	3'-6" X 5'-0"	WOOD	DH	F
(M)	3'-6" X 3'-6"	WOOD	DH	F
(N)	3'-6" X 5'-0"	WOOD	DH	F
(O)	3'-0" X 4'-6"	WOOD		
(P)	3'-0" X 4'-0"	WOOD		
(Q)	2'-0" X 1'-6"	MET		

NOTE :
FIELD VERIFY ALL DOOR &
WINDOW SIZES & TYPES

DOOR SCHEDULE				
SYM.	SIZE	FRAME	DESCRIPTION	TYPE
(1)	3'-0"x 6'-8"	H.C.		C
(2)	2'-8"x 6'-8"	S.C.		C
(3)	2'-4"x 6'-8"			C
(4)	4'-0"x 6'-8"	PAIR	CLOSET	C
(5)	2'-6"x 6'-8"			C
(6)	2'-6"x 6'-8"			C
(7)	4'-0"x 6'-8"	PAIR	CLOSET	C
(8)	2'-0"x 6'-8"			C
(9)	2'-8"x 6'-8"			C
(10)	2'-8"x 6'-8"			C
(11)	2'-0"x 6'-8"			C
(12)	2'-4"x 6'-8"			C
(13)	4'-0"x 6'-8"	PAIR	CLOSET	C
(14)	2'-8"x 6'-8"			C
(15)	2'-0"x 6'-8"			C
(16)	2'-4"x 6'-8"		CLOSET	C
(17)	2'-6"x 6'-8"			C
(18)	4'-0"x 6'-8"	PAIR	CLOSET	C
(19)	2'-6"x 6'-8"		LIN. CLOSET	C
(20)	2'-8"x 6'-8"			C
(21)	2'-6"x 6'-8"			C
(22)	2'-0"x 6'-8"			C
(23)	2'-0"x 6'-8"			C
(24)	3'-0"x 6'-8"			C
(25)	2'-6"x 6'-8"			C
(26)	4'-0"x 6'-8"	PAIR	CLOSET	C
(27)	2'-6"x 6'-8"			C
(28)	2'-0"x 6'-8"			C
(29)	2'-0"x 6'-8"			C
(30)	2'-0"x 6'-8"			C
(31)	2'-8"x 6'-8"			C
(32)	2'-0"x 6'-8"			C
(33)	4'-0"x 6'-8"	PAIR	CLOSET	C
(34)	2'-2"x 6'-8"			C
(35)	2'-0"x 6'-8"			C
(36)	2'-0"x 6'-8"			C
(37)	2'-0"x 6'-8"	PAIR	CLOSET	C
(38)	2'-6"x 6'-8"			C
(39)	2'-8"x 6'-8"			C
(40)	2'-0"x 6'-8"			C
(41)	2'-0"x 6'-8"			C
(42)	2'-6"x 6'-8"			C
(43)	2'-6"x 6'-8"			C
(44)	3'-0"x 6'-8"			C
(45)	6'-0"x 6'-8"	PAIR		A



NOTES :
FIRE SPRINKLER ©

NOTES :
1. VERIFY ALL EXIT SIGN IN
CORRIDOR
2. VERIFY HARDWARE
TYPICAL

PROP. 2ND FLOOR PLAN

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

STAMP :



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PROJECT :

BROADWAY
REMODEL ▽

501,503 & 505
E. BROADWAY
LONG BEACH, CA 90802

SHEET TITLE :

PROP. 2ND
FLOOR PLAN

CLIENT :

DRAWN BY :

JB, FS

CHK BY :

A.O.

SCALE :

N/A

DATE :

08-20-2019

REVISION :

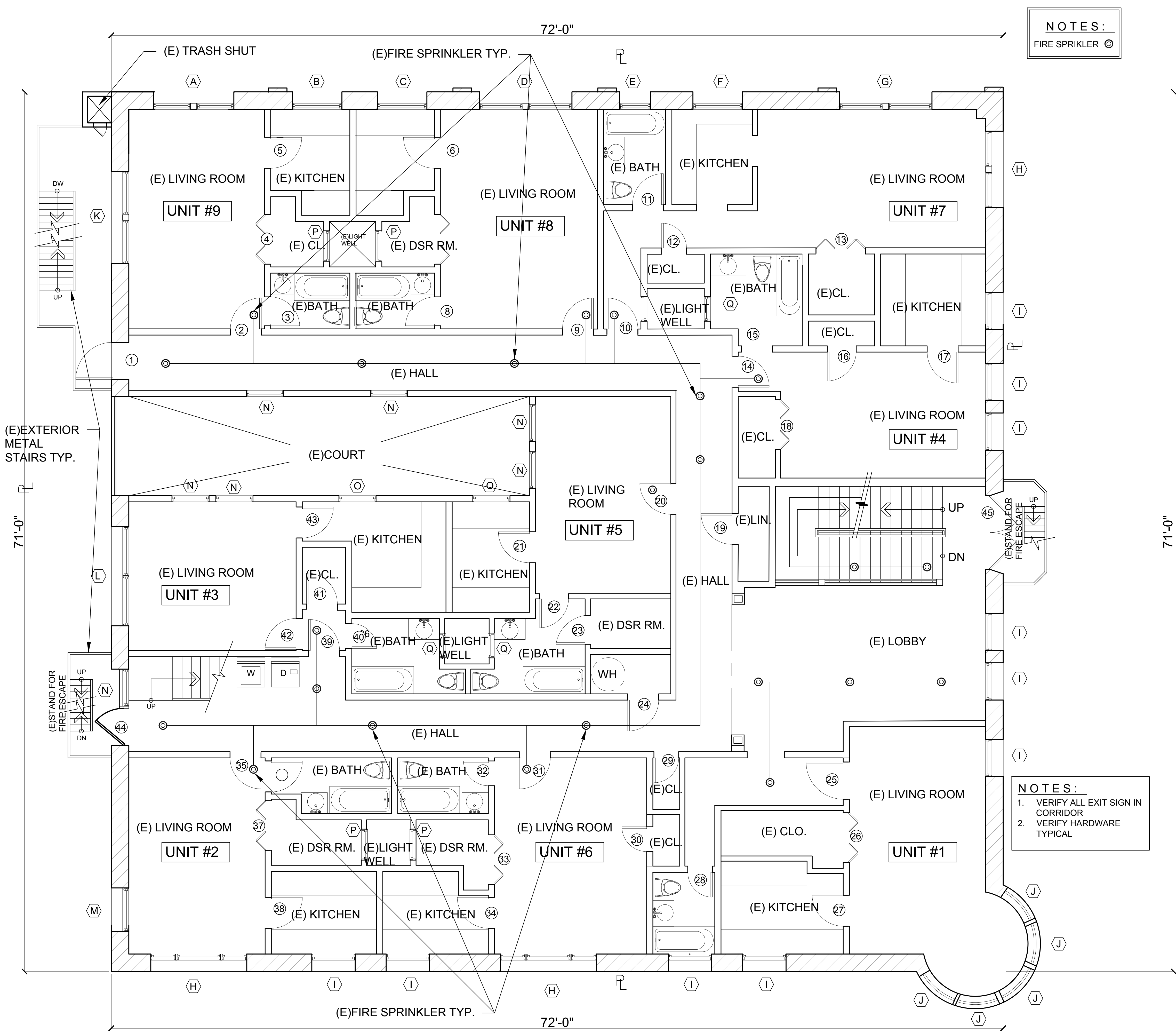
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WINDOW SCHEDULE				
SYM.	SIZE	FRAME	DESCRIPTION	TYPE
A	2'-3'-0" X 4'-6"	WOOD	DH	F
B	4'-0" X 2'-10"	WOOD	CSMT	C
C	4'-0" X 2'-10"	WOOD	SLDR	C
D	2'-3'-6" X 4'-6"	WOOD	DH	F
E	2'-6" X 3'-0"	WOOD	DH	F
F	4'-0" X 2'-9"	WOOD	CSMT	C
G	2'-3'-6" X 5'-0"	WOOD	DH	F
H	2'-2'-10"X5'-0"	MET	CSMT	C
I	3'-0" X 5'-0"	MET	CSMT	C
J	2'-0" X 3'-0"	MET	CSMT	C
K	3'-6" X 5'-0"	WOOD	DH	F
L	3'-6" X 5'-0"	WOOD	DH	F
M	3'-6" X 3'-6"	WOOD	DH	F
N	3'-6" X 5'-0"	WOOD	DH	F
O	3'-0" X 4'-6"	WOOD		
P	3'-0" X 4'-0"	WOOD		
Q	2'-0" X 1'-6"	MET		

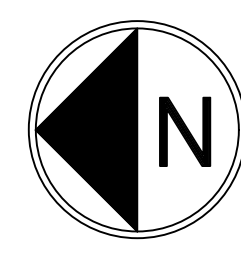
NOTE :
FIELD VERIFY ALL DOOR & WINDOW SIZES & TYPES

DOOR SCHEDULE				
SYM.	SIZE	FRAME	DESCRIPTION	TYPE
1	3'-0"X 6'-8"	H.C.		C
2	2'-8"x 6'-8"	S.C.		C
3	2'-4"x 6'-8"			C
4	4'-0"x 6'-8"	PAIR	CLOSET	C
5	2'-6"x 6'-8"			C
6	2'-6"x 6'-8"			C
7	4'-0"x 6'-8"	PAIR	CLOSET	C
8	2'-0"x 6'-8"			C
9	2'-8"x 6'-8"			C
10	2'-8"x 6'-8"			C
11	2'-0"x 6'-8"			C
12	2'-4"x 6'-8"			C
13	4'-0"x 6'-8"	PAIR	CLOSET	C
14	2'-8"x 6'-8"			C
15	2'-0"x 6'-8"			C
16	2'-4"x 6'-8"		CLOSET	C
17	2'-6"x 6'-8"			C
18	4'-0"x 6'-8"	PAIR	CLOSET	C
19	2'-6"x 6'-8"		LIN. CLOSET	C
20	2'-8"x 6'-8"			C
21	2'-6"x 6'-8"			C
22	2'-0"x 6'-8"			C
23	2'-0"x 6'-8"			C
24	3'-0"x 6'-8"			C
25	2'-6"x 6'-8"			C
26	4'-0"x 6'-8"	PAIR	CLOSET	C
27	2'-6"x 6'-8"			C
28	2'-0"x 6'-8"			C
29	2'-0"x 6'-8"			C
30	2'-0"x 6'-8"			C
31	2'-8"x 6'-8"			C
32	2'-0"x 6'-8"			C
33	4'-0"x 6'-8"	PAIR	CLOSET	C
34	2'-2"x 6'-8"			C
35	2'-0"x 6'-8"			C
36	2'-0"x 6'-8"			C
37	2'-0"x 6'-8"	PAIR	CLOSET	C
38	2'-6"x 6'-8"			C
39	2'-8"x 6'-8"			C
40	2'-0"x 6'-8"			C
41	2'-0"x 6'-8"			C
42	2'-6"x 6'-8"			C
43	2'-6"x 6'-8"			C
44	3'-0"X 6'-8"			A
45	6'-0"X 6'-8"			A
46	3'-0"X 6'-8"			C



PROP. 3RD FLOOR PLAN

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



NOTES :
FIRE SPRINKLER

NOTES :
1. VERIFY ALL EXIT SIGN IN CORRIDOR
2. VERIFY HARDWARE TYPICAL



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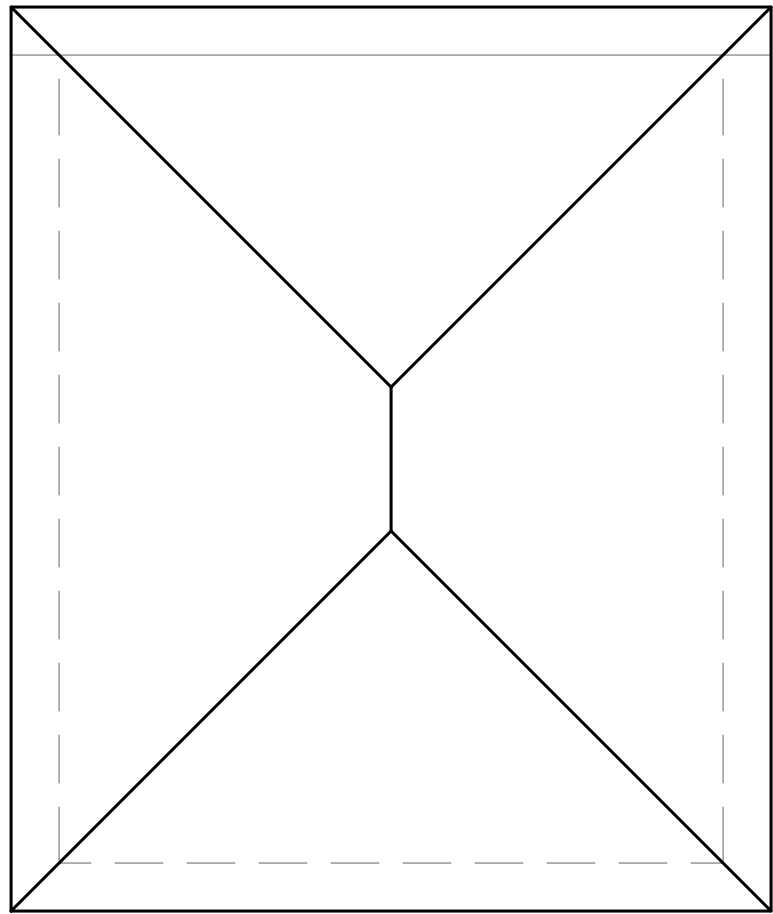
PROJECT :
BROADWAY REMODEL
501,503 & 505
E. BROADWAY
LONG BEACH, CA 90802

SHEET TITLE :
PROPOSED 3RD FLOOR PLAN

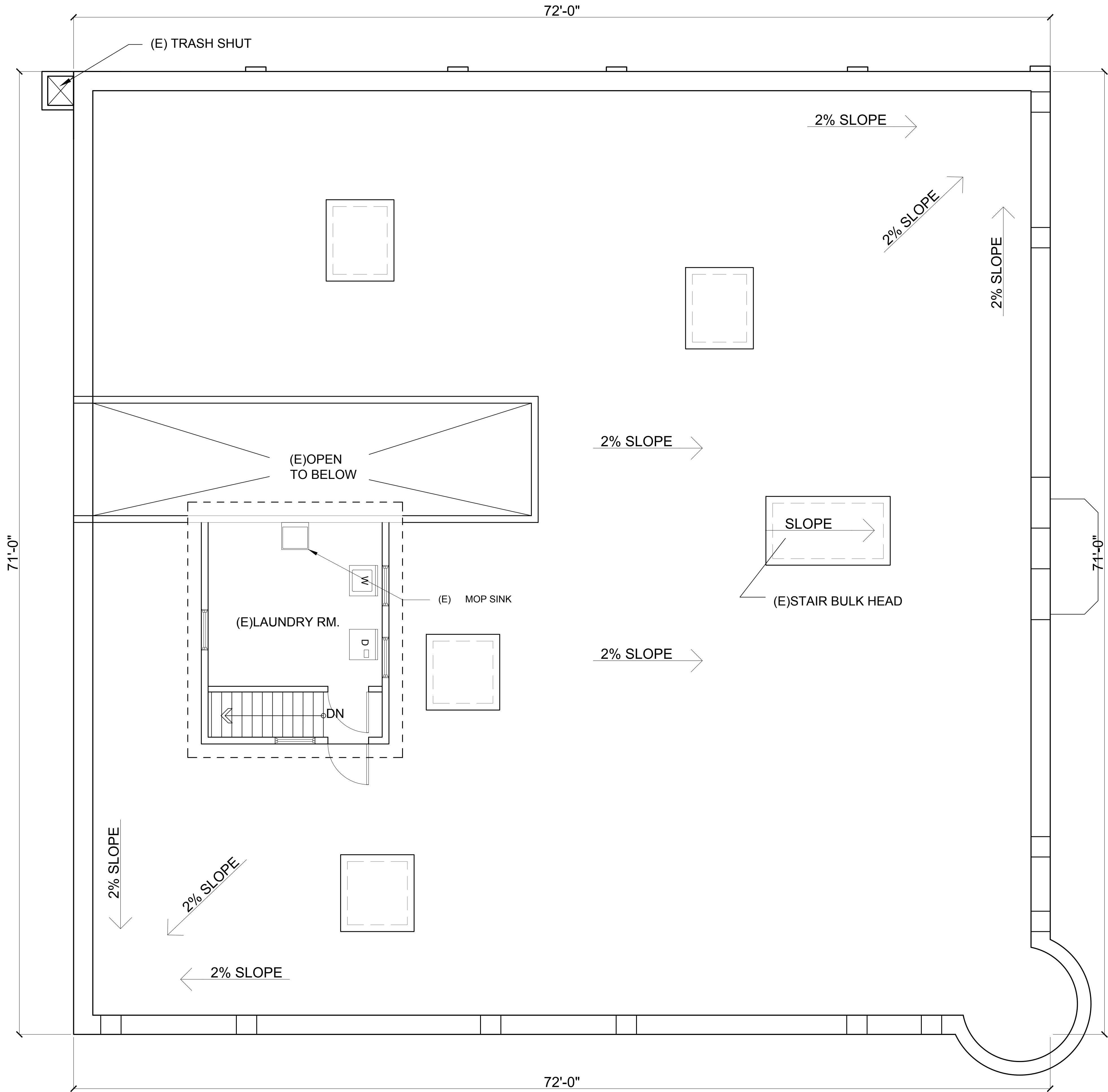
CLIENT :	
DRAWN BY : JB, FS	
CHK BY : A.O.	
SCALE : N/A	
DATE : 08-20-2019	
REVISION :	

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SHEET NO.
A-10



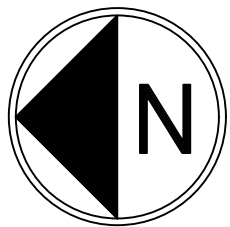
(E)ROOF OVER
LAUNDRY ROOM



PROPOSED ROOF PLAN

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

1



STAMP :



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PROJECT :
**BROADWAY
REMODEL** ▽
501,503 & 505
E. BROADWAY
LONG BEACH, CA 90802

SHEET TITLE :
**PROPOSED
ROOF PLAN**

CLIENT :

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CHK BY : A.O.
SCALE : N/A
DATE : 08-20-2019

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SHEET NO.
A-5

NOTE
ALL STOREFRONT SHALL
HAVE WOOD FRAME, NO
ALUMINUM PROPOSED.

(E) COLUMN TO
BE REPAIRED



(N) TRANSOM GLASS
AND WOOD FRAMING
TYP.

(N)STOREFRONT DOORS
W/TEMP GLASS

(N)STOREFRONT WINDOWS
W/TEMP GLASS

PROPOSED (WEST) LEFT ELEVATION

SCALE : 3/16"=1'-0"

2

(N)WINDOW W/STEEL
FRAME TO MATCH
EXISTING WINDOWS

(N) TRANSOM GLASS
AND WOOD FRAMING
TYP.

(N)STOREFRONT WINDOWS
W/TEMP GLASS

(N)STOREFRONT DOORS
W/TEMP GLASS

(N)TRANSOM PANEL
W/TEMP GLASS TO
MATCH DOOR ABOVE

(N)WOOD FRAME DOORS
W/TEMP GLASS TO MATCH
(E)DOORS ABOVE
@ 2ND & 3RD FLOOR

(N) TRANSOM GLASS
AND WOOD FRAMING
TYP.

PROPOSED (SOUTH) FRONT ELEVATION

SCALE : 3/16"=1'-0"

1

STAMP :



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PROJECT :

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REMODEL

501,503 & 505
E. BROADWAY
LONG BEACH, CA 90802

SHEET TITLE :

PROPOSED
ELEVATIONS

CLIENT :

DRAWN BY : JB, FS

CHK BY : A.O.

SCALE : N/A

DATE : 08-20-2019



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A-12

STAMP:



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PROJECT:

BROADWAY
REMODEL ▽

501,503 & 505
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LONG BEACH, CA 90802

SHEET TITLE:

PROPOSED
ELEVATIONS

CLIENT:

DRAWN BY: JB, FS

CHK BY: A.O.

SCALE: N/A

DATE: 08-20-2019

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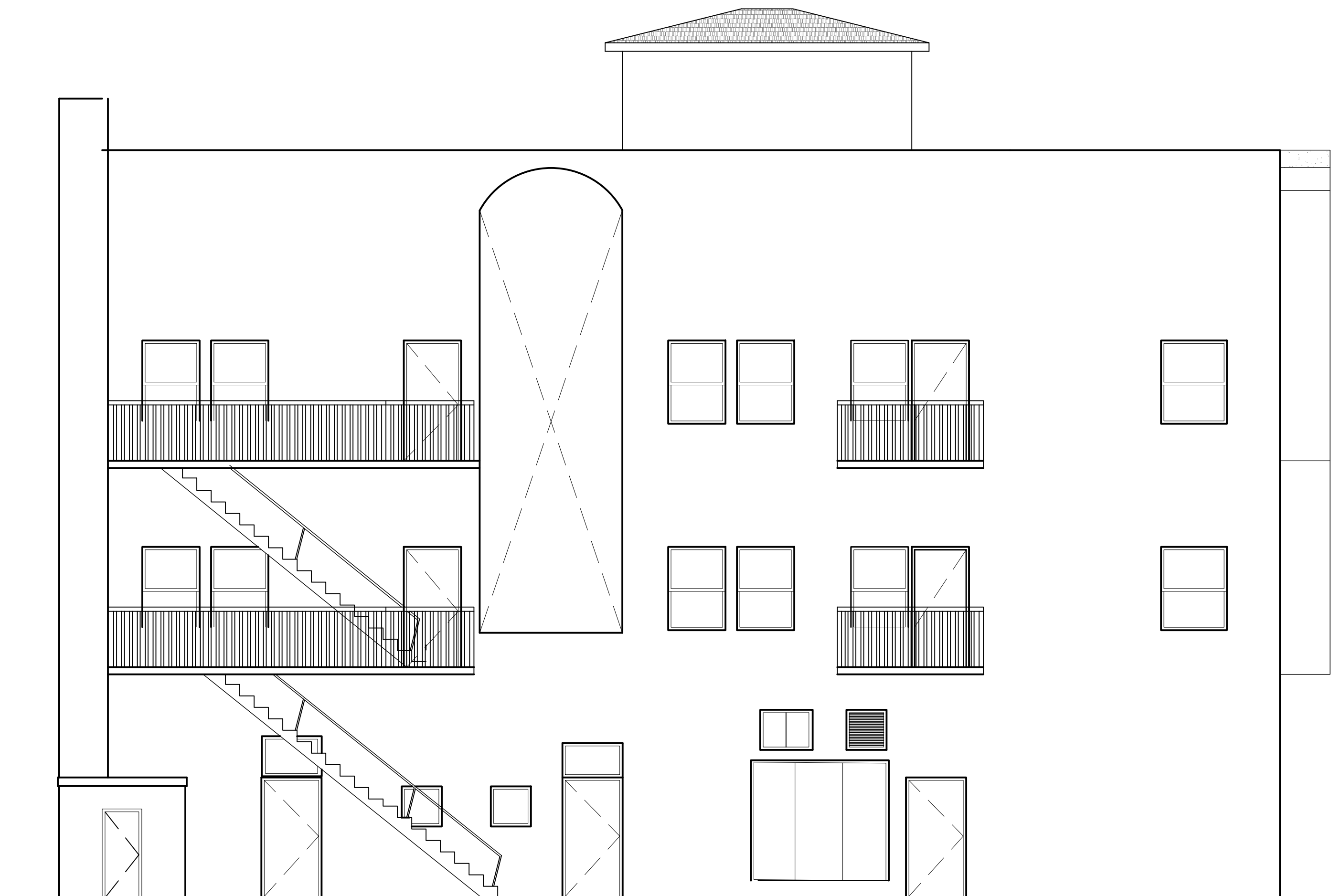
A-13



PROPOSED (WEST) RIGHT SIDE ELEVATION

4

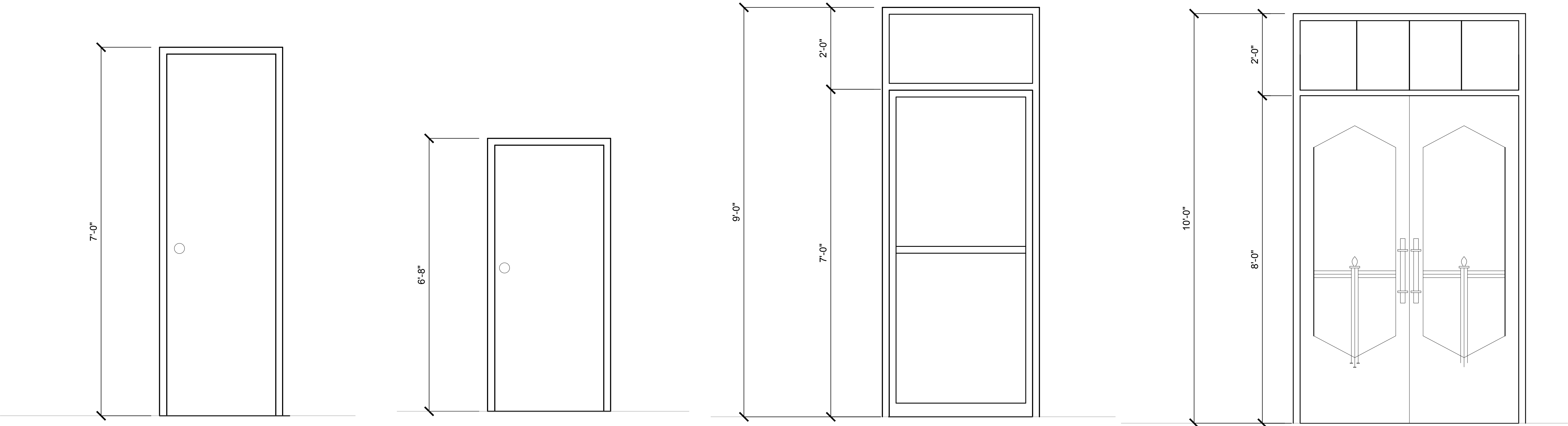
SCALE : 3/16"=1'-0"



PROPOSED (NORTH) REAR ELEVATION

3

SCALE : 3/16"=1'-0"



TYPE "D"

TYPE "C"

TYPE "B"

TYPE "A"

- A SHOWS CASEMENT 1'-7³/₈" WIDE x 4'-3³/₄" HIGH
- B SHOWS CASEMENT 1'-7³/₈" WIDE x 5'-4" HIGH
FRAME SECTIONS MIN DEPTH 1" MITRES CORNERS TO OPEN OUT. HEAVY EXTENSION-HINGES PINS-SELID BRONZE PROVIDE LOCKING HANDLE BRACKET ATTACHED TO FRAME SECTION.
PROVIDE LOCKING HANDLE-DVIS BLACK FIN. ALSO ADJUSTER OF BRONZE
ALL CASEMENTS TO RAGE ONE DIP COAT OF GRAYIEAD & OIL PAINT GLAZING.
3³/₁₆" PLATTE IN QUICK SETTING PUTTY.
FLAT INSECT SCARMS OF 16 MESA OXIDIZED BRINXE WIRE
SEE ARCHITECTS' DETAILS FOR CASEMENTS

STAMP :



OLFATI
DESIGN
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PROJECT :

BROADWAY
REMODEL ▽

501,503 & 505
E. BROADWAY
LONG BEACH, CA 90802

SHEET TITLE :

DOOR TYPE

CLIENT :

DRAWN BY: JB, FS

CHK BY: A.O.

SCALE: N/A

DATE: 08-20-2019

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SHEET NO.

A-14

STAMP :



OLFATI
DESIGN
GROUP

ARCHITECTURE
PLANNING
ENGINEERING

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SUITE #611
LONG BEACH, CA 90804

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PROJECT :

BROADWAY
REMODEL ▽

501,503 & 505
E. BROADWAY
LONG BEACH, CA 90802

SHEET TITLE :

WINDOW
TYPE

CLIENT :

DRAWN BY: JB, FS

CHK BY: A.O.

SCALE: N/A

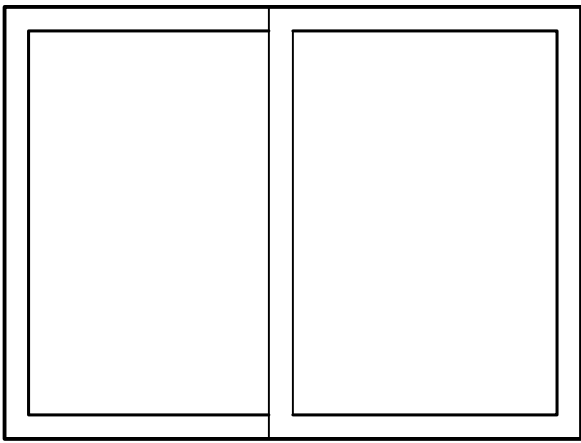
DATE: 08-20-2019

△ REVISION:

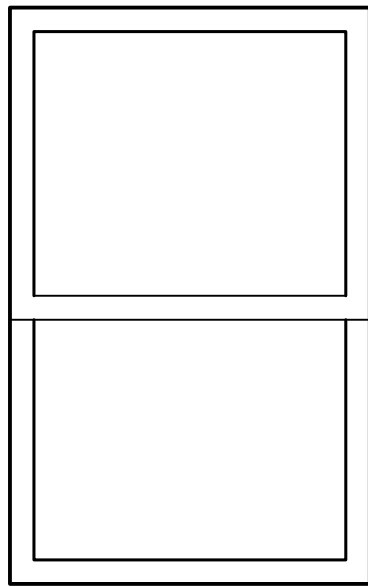
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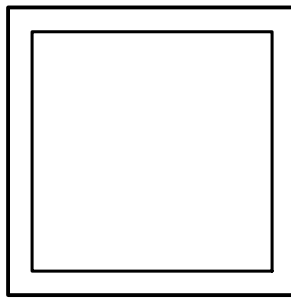
A-15



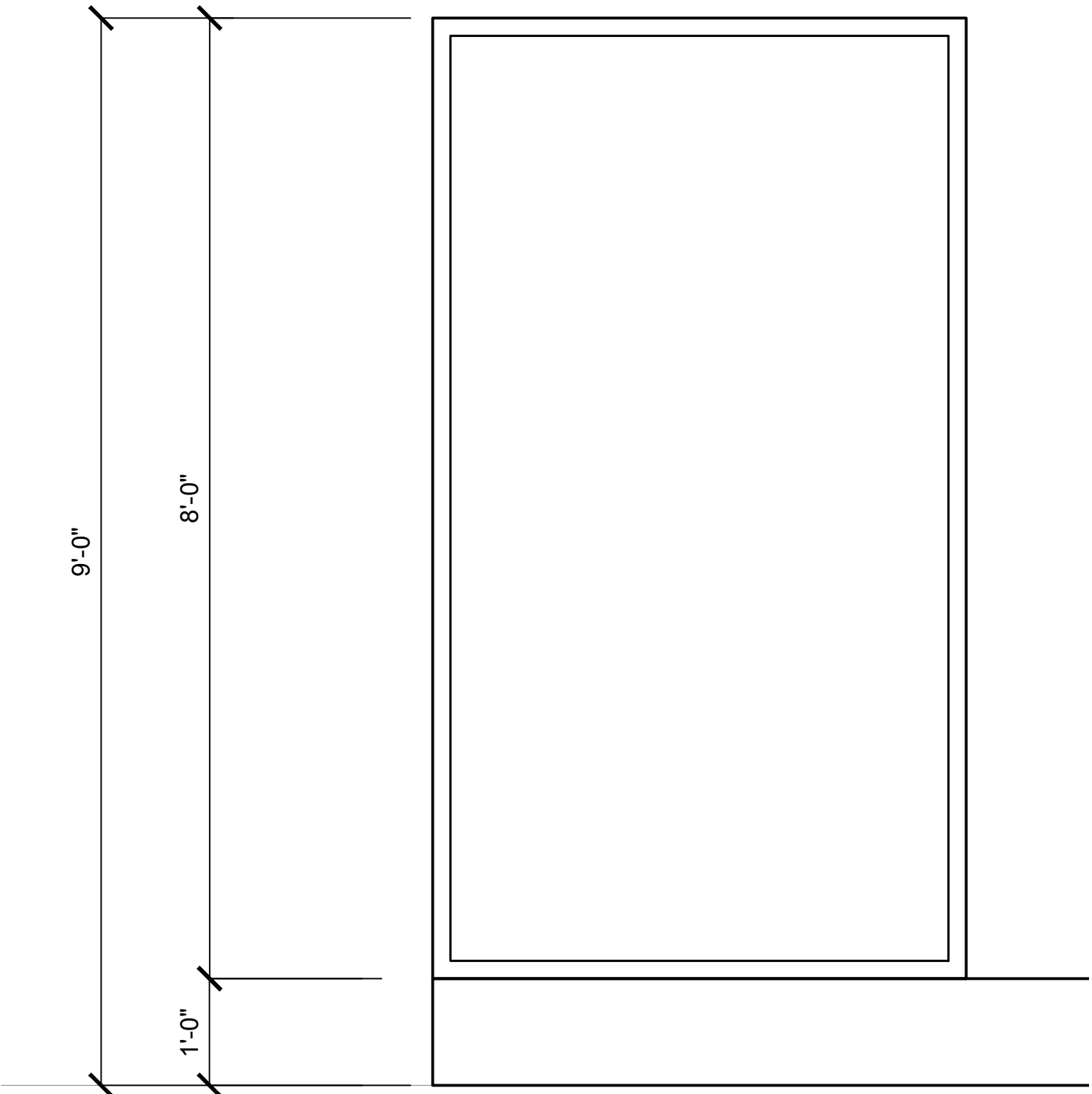
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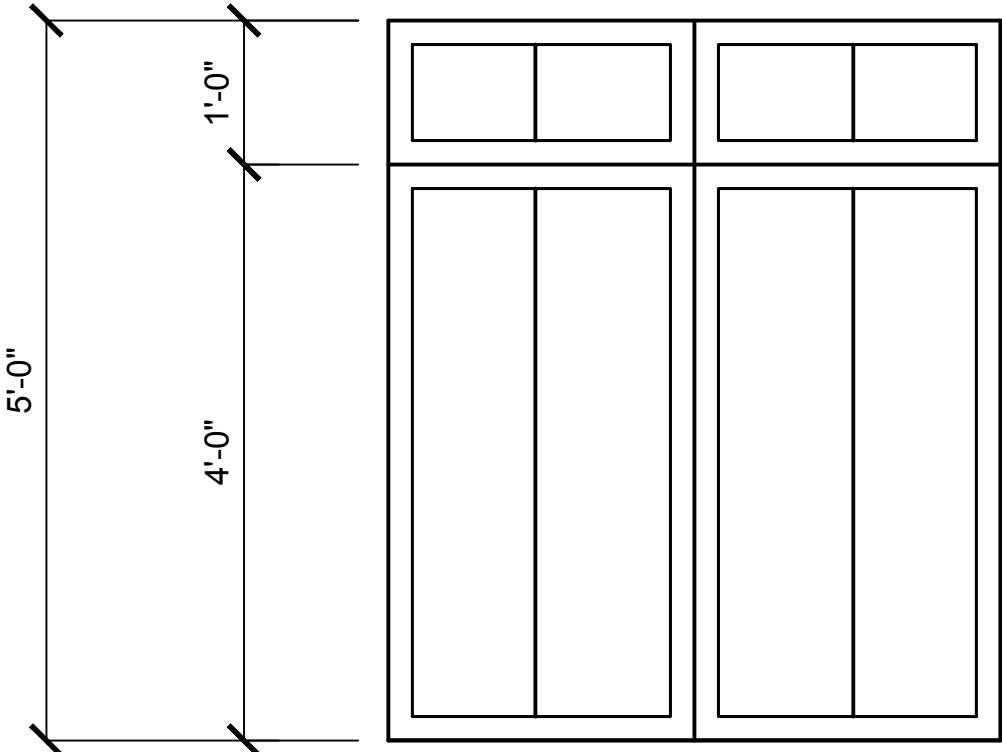
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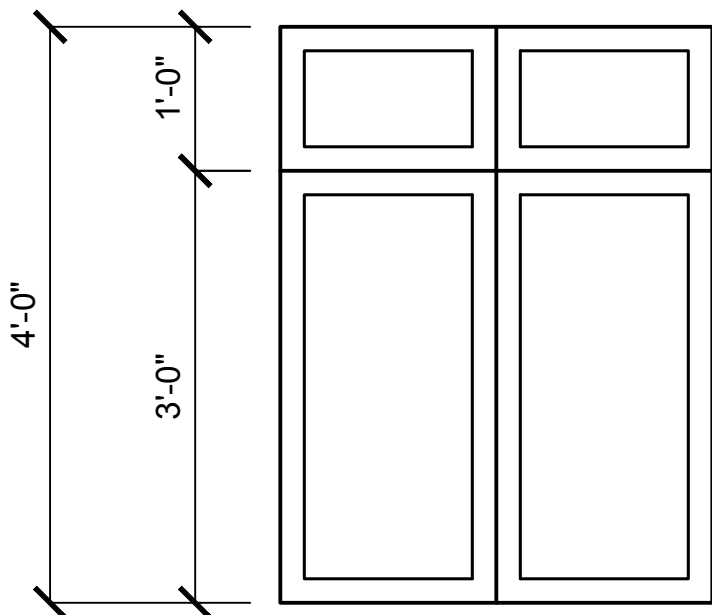
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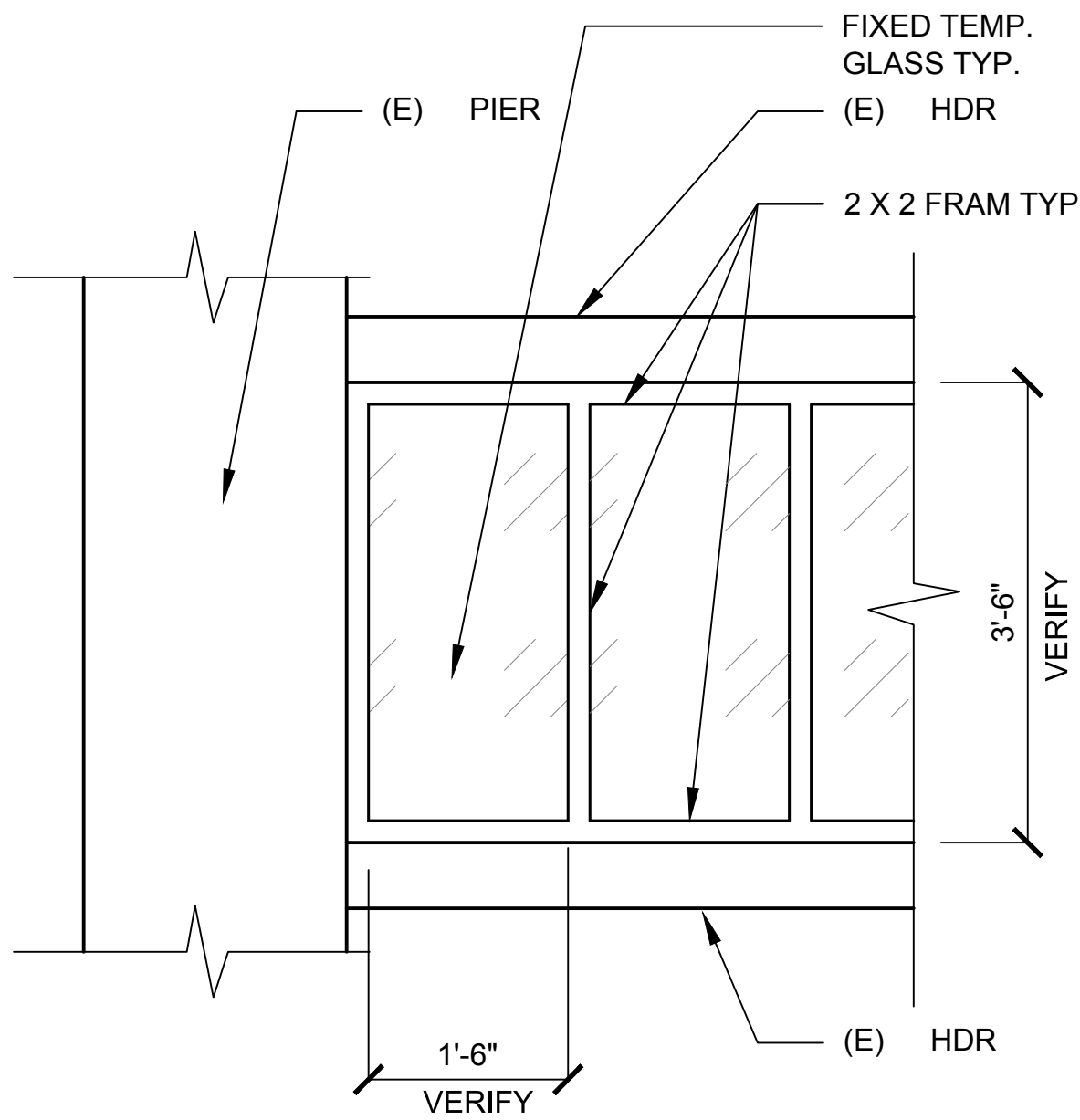
TYPE "D"



TYPE "C"



TYPE "B"



TYPE "A"

WINDOW TYPE

SCALE : 3/4"=1'-0"