

# Appendix A

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Site Plans

# STAYBRIDGE SUITES

## LONG BEACH, CALIFORNIA



**GENE FONG ASSOCIATES**  
ARCHITECTURE • PLANNING • INTERIORS  
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STAYBRIDGE SUITES

PROJECT LOCATION:

2640 LAKEWOOD BLVD  
LONG BEACH  
CALIFORNIA 90815

DESIGN CONSULTANT:

SUBMITTALS:

1	5/21/15	PLANNING SUBMITTAL
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REVISIONS:



CONSULTANT:

SHEET TITLE:

**COVER SHEET**

SCALE:

DATE: 5/21/2015

PHASE:

JOB NUMBER: 1338

SHEET NUMBER:

**A0.01**

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### PROJECT INFORMATION

THE PROPOSED PROJECT IS AN ADDITION OF A SIX STORY, 125 ROOM HOTEL TO A PROPERTY WITH AN EXISTING 172 ROOM HOTEL. EXISTING GRADE LEVEL PARKING WILL BE SUPPLEMENTED BY THE ADDITION OF A 2ND LEVEL PARKING DECK OVER EXISTING PARKING ON GRADE. ADDITIONAL HOTEL USES SHALL INCLUDE 8 MEETING ROOMS, FITNESS CENTER, A RESTAURANT, BAR AND POOL.

ADDRESS : 2640 LAKEWOOD BLVD  
LONG BEACH, CALIFORNIA 90815

EXISTING USE : 172 ROOM HOTEL

PROPOSED USE : HOTEL 95,958 SF  
HOTEL GUEST ROOMS 125 NEW + 172 EXISTING  
EXISTING SITE PARKING TO REMAIN: 244  
PROPOSED PARKING LEVEL P1: 61  
PROPOSED PARKING LEVEL P2: 74  
TOTAL SITE PARKING PROPOSED: 379

PROPOSED HOTEL BUILDING AREA: 95,958 SF  
PROPOSED PARKING DECK AREA: 23,672 SF  
PROPOSED RESTAURANT AREA : 4,091 SF  
EXISTING BUILDING 1 AREA: 89,545 SF  
EXISTING BUILDING 2 AREA: 2,626 SF  
EXISTING BUILDING 3 AREA: 10,648 SF  
TOTAL PROPOSED BUILDING AREA: 226,540 SF  
TOTAL SITE AREA: 242,511 SF

PROPOSED FLOOR AREA RATIO: 1.07

BUILDING FIRE PROTECTION : FULLY AUTOMATIC SPRINKLERED  
BUILDING OCCUPANCY : R-1  
BUILDING TYPE : TYPE 3A (5 STORY) OVER TYPE 1 (1 STORY)

FUTURE T.I. SPACES : GROUND FLOOR RESTAURANT/KITCHEN AT 4,091 SF  
PARCEL ADDRESS: 2640 NORTH LAKEWOOD BLVD, LONG BEACH  
TRACT NO 10548, PORTION OF LOT 9 MAP BOOK 174-15-23

ASSESSORS IDENTIFICATION NUMBER : 7218-029-006

TYPE 1 ALLOWABLE BUILDING AREA : UNLIMITED  
TYPE 3A ALLOWABLE FLOOR AREA / STORIES : 24,000 / 4  
PER CBC 504.2, AUTOMATIC SPRINKLER SYSTEMS, THE MAXIMUM BUILDING HEIGHT IS INCREASED BY 20' AND THE MAXIMUM ALLOWABLE STORIES IS INCREASED BY ONE STORY.

NO BUILDING AREA SEPARATIONS ARE REQUIRED.

FLOOR AREA CALCS:	GROSS	FAR	CONSTRUCTION TYPE	OCCUPANCIES
LEVEL 1	22,196 SF	21,593 SF	TYPE 1	R1, A2, A3
LEVEL 2	15,562 SF	14,873 SF	TYPE 3A	R1
LEVEL 3	15,562 SF	14,873 SF	TYPE 3A	R1
LEVEL 4	15,562 SF	14,873 SF	TYPE 3A	R1
LEVEL 5	15,562 SF	14,873 SF	TYPE 3A	R1
LEVEL 6	15,562 SF	14,873 SF	TYPE 3A	R1
ROOF	15,562 SF	0 SF	TYPE 3A	N.A.
TOTALS	100,006 SF	95,958 SF		

### BUILDING CODES

BUILDING:  
2013 CALIFORNIA BUILDING CODE (CBC)  
CALIFORNIA ENVIRONMENTAL QUALITY ACT

2011 COUNTY OF LOS ANGELES AMENDMENTS

ELECTRICAL:  
2010 CALIFORNIA ELECTRICAL CODE (CEC)

MECHANICAL:  
2010 CALIFORNIA MECHANICAL CODE (CMC)

PLUMBING:  
2010 CALIFORNIA PLUMBING CODE (CPC)

ACCESSIBILITY:  
MORE STRINGENT OF CALIFORNIA BUILDING CODE OR APPLICABLE FEDERAL LAW

ENERGY:  
2010 CALIFORNIA TITLE 24 - CALIFORNIA ENERGY CODE

FIRE PREVENTION:  
2010 CALIFORNIA FIRE CODE (CFC) AND LOCAL ORDINANCE

### DEFERRED APPROVALS

FIRE SPRINKLERS, FIRE ALARM, SIGNAGE

SUBMIT PLANS FOR APPROVALS PRIOR TO INSTALLATION

### GUESTROOM SUMMARY

ROOM TYPES	PROVIDED	ADA ACCESSIBLE
STUDIO QUEEN	65	2
STUDIO KING	5	1
1 BED QUEEN	30	1
1 BED KING	10	1
2 BED QUEEN	10	1
2 BED KING	5	1
TOTALS	125	7

ADA ACCESSIBLE ROOMS	REQUIRED	PROVIDED
FULLY ACCESSIBLE W/ BATH TUBS	5	5
FULLY ACCESSIBLE W/ ROLL-IN SHOWERS	2	2
HEARING / COMMUNICATION IMPAIRED	12	12

### PROJECT TEAM

CLIENT:  
YHB HOSPITALITY GROUP  
2640 N LAKEWOOD BLVD  
LONG BEACH, CA 90815

ARCHITECT:  
GENE FONG ASSOCIATES  
1130 WESTWOOD BOULEVARD  
LOS ANGELES, CA 90024  
310 209-7520  
CONTACT : JIM GILLETTE

MECHANICAL and PLUMBING:  
HELLMAN & LOBER ENGINEERS  
333 N GLENDALES BLVD, SUITE 600  
BURBANK, CA 91502  
818 237-4220  
CONTACT : STEPHEN HELLMAN

ELECTRICAL ENGINEERING:  
DMB ELECTRICAL ENGINEERS  
8825 RESEARCH DRIVE  
IRVINE, CA 92618  
949 752-1553  
CONTACT : DENNIS McVAY

STRUCTURAL ENGINEER:  
WEDLINGER ASSOCIATES, INC.  
4551 GLENCOE AVE, SUITE 350  
MARINA DEL REY, CA 90292  
310 315-8430  
CONTACT : BRIAN COCHRAN

CIVIL ENGINEER:  
WALDEN & ASSOCIATES  
2552 WHITE ROAD, SUITE B  
IRVINE, CA 92614  
949 660-0110  
CONTACT : DAVID BACON

GEOLOGICAL ENGINEER:  
GEOTECHNOLOGIES, INC.  
439 WESTERN AVE.  
GLENDALE, CA 91201  
818 240-9600  
CONTACT: STAN TANG

LANDSCAPE ARCHITECT:  
RIDGE LANDSCAPE ARCHITECTS  
8841 RESEARCH DRIVE, SUITE 200  
IRVINE, CA 92618  
949 387-1323  
CONTACT: JIM RIDGE

INTERIOR DESIGN ARCHITECT:

LIGHTING CONSULTANT:

ACOUSTICAL ENGINEER:

KITCHEN DESIGN:

### PARKING SUMMARY

PARKING USE	CODE REQUIRED	PARK'G REQUIRED	PARK'G PROVIDED
HOTEL ROOMS (172 EXIST)	1/1	172	172
HOTEL ROOMS (125 NEW)	1/1	125	125
RESTAURANT (4,091 sf)	4.5/1000 sf	18.4	19
CONFERENCE CENTER (10,564)	1 / 100 sf	122.2	123
COMMERCIAL (2,714 sf)	3.5/1000 sf	9.4	10
TOTALS		447	449

NOTE:  
EXISTING PARKING FOR HOTEL BLDG 1, STAFF OFFICE BLDG 2 AND CONFERENCE CENTER BLDG 3 ARE REGULATED PER THE 1985 CBC BUILDING CODE WHEN THESE FACILITIES WERE PERMITTED.

### SHEET INDEX

#### ARCHITECTURAL

A0.01 COVER SHEET

#### CIVIL

C0.10 NOTES AND MAP  
C1.00 TOPOG SURVEY  
C2.00 DEMO PLAN  
C3.00 SITE PLAN  
C4.00 GRADING PLAN  
C4.10 STREET AND PARKWAY PLAN  
C5.00 UTILITY PLAN  
C6.00 DETAILS  
C7.00 EROSION CONTROL PLAN  
C8.00 SUSMP PLAN

#### LANDSCAPE

L1.03 IRRIGATION DETAILS  
L3.01 IRRIGATION PLAN  
L3.02 IRRIGATION PLAN  
L3.04 HYDROZONE PLAN  
L3.05 HYDROZONE PLAN  
L4.01 PLANTING PLAN  
L4.02 PLANTING PLAN

#### ARCHITECTURAL

A0.02 GENERAL NOTES  
A0.03 GENERAL NOTES  
A0.04 SITE SURVEY  
A0.05 DISABLED ACCESS NOTES  
A0.06 DISABLED ACCESS DETAILS  
A0.07 CONSTRUCTION MITIGATION NOTES  
A0.08 CONSTRUCTION MITIGATION NOTES

A0.10 GREEN BLDG NOTES

A1.00 DEMO SITE PLAN  
A1.01 PROPOSED SITE PLAN

A1.11 LEVEL 1 EXIT PLAN  
A1.12 LEVEL 2 EXIT PLAN  
A1.13 LEVEL 3 EXIT PLAN  
A1.14 LEVEL 4 EXIT PLAN  
A1.15 LEVEL 5 EXIT PLAN  
A1.16 LEVEL 6 EXIT PLAN  
A1.17 ROOF EXIT PLAN

A2.01 GROUND FLOOR PLAN  
A2.02 SECOND FLOOR PLAN  
A2.03 THIRD FLOOR PLAN  
A2.04 FOURTH FLOOR PLAN  
A2.05 FIFTH FLOOR PLAN  
A2.06 SIXTH FLOOR PLAN  
A2.07 ROOF PLAN  
A2.08 HIGH ROOF PLAN

A3.00 ENLARGED ROOM TYPES  
A3.01 ENLARGED ROOM TYPES  
A3.02 ENLARGED ROOM TYPES  
A3.03 ENLARGED ROOM TYPES  
A3.04 ENLARGED ROOM TYPES

#### ARCHITECTURAL

A3.10 ENLARGED PLANS  
A3.11 ENLARGED RCP PLANS  
A3.12 ENLARGED RCP PLANS

A4.00 EXTERIOR ELEVATIONS  
A4.01 EXTERIOR ELEVATIONS  
A4.02 EXTERIOR ELEVATIONS  
A4.03 EXTERIOR ELEVATIONS

A4.10 BUILDING SECTIONS  
A4.11 BUILDING SECTIONS

A5.00 EXTERIOR WALL SECTIONS  
A5.01 EXTERIOR WALL SECTIONS

A6.01 STAIR 1 PLANS  
A6.02 STAIR 2 PLANS

A6.11 PUBLIC ELEVATOR PLANS  
A6.12 SERVICE ELEVATOR PLANS

A7.00 DOOR SCHEDULE  
A7.01 DOOR TYPES, NOTES & DETAILS  
A7.02 DOOR DETAILS  
A7.03 DOOR DETAILS  
A7.04 DOOR DETAILS  
A7.10 WINDOW SCHEDULE & TYPES

A8.00 WALL TYPES - TYPE 5  
A8.01 WALL TYPES - TYPE 1  
A8.02 DETAILS  
A8.03 DETAILS  
A8.04 ADA BATH DETAILS  
A8.05 REFLECTED CEILING DETAILS

A9.00 GUESTROOM DETAILS  
A9.01 GUESTROOM DETAILS  
A9.02 EXTERIOR DETAILS  
A9.03 EXTERIOR DETAILS

A9.04 GUESTROOM DETAILS  
A9.05 GUESTROOM DETAILS  
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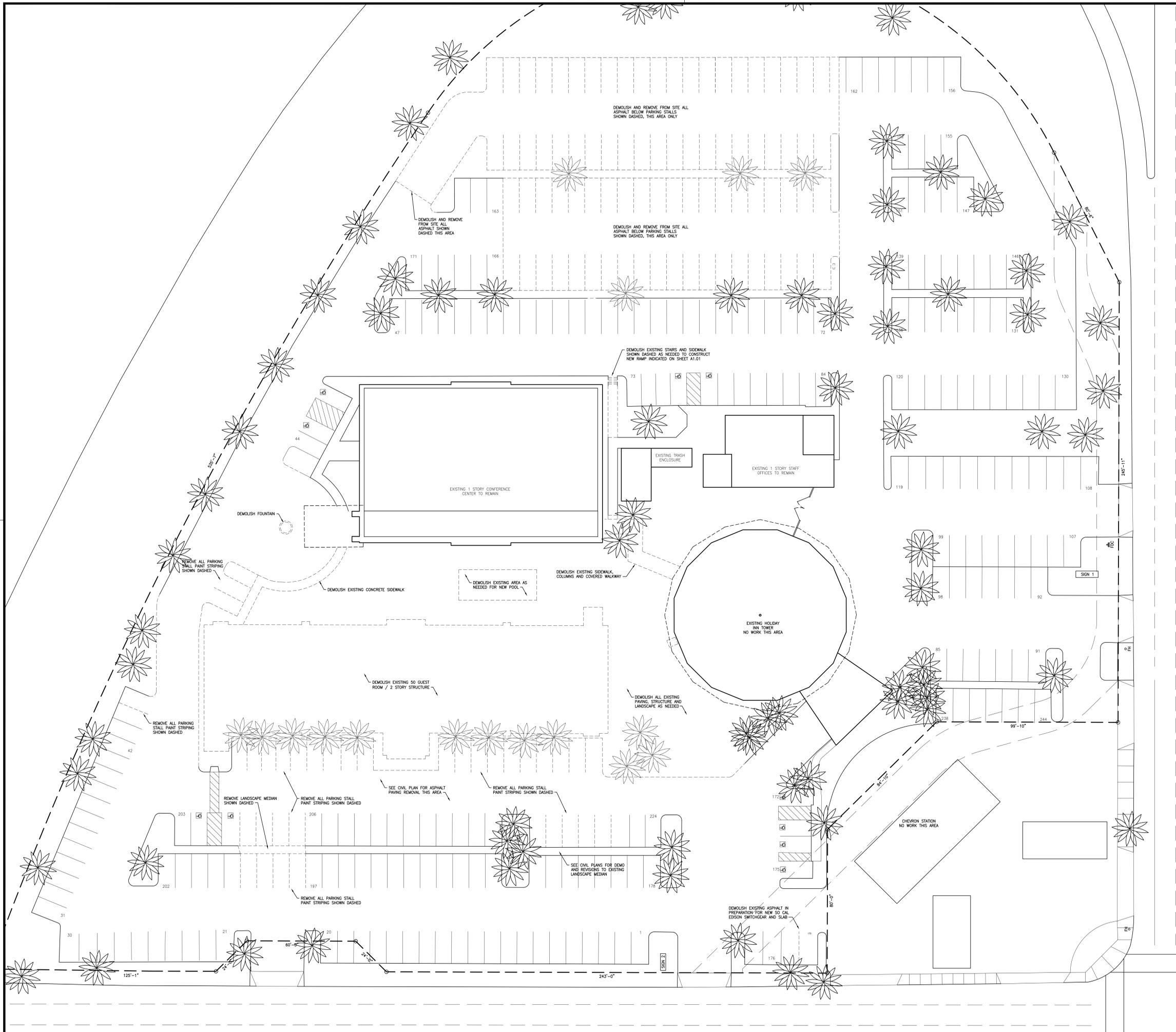
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A9.404 GUESTROOM DETAILS  
A9.405 GUESTROOM DETAILS



NOTES:  
 1. VERIFY ALL DEMOLITION ITEMS AND AREAS WITH CIVIL PLANS.  
 2. VERIFY ALL UNDERGROUND PIPING BEFORE BEGINNING DEMOLITION.



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STAYBRIDGE SUITES

PROJECT LOCATION:  
**2640 LAKEWOOD BLVD  
 LONG BEACH  
 CALIFORNIA 90815**

DESIGN CONSULTANT:

SUBMITTALS:

1	5/21/15	PLANNING SUBMITTAL

REVISIONS:




CONSULTANT:

SHEET TITLE:  
**SITE  
 DEMOLITION  
 PLAN**

SCALE:  
 1" = 20'-0"

DATE:  
 5/21/2015

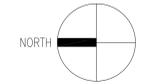
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JOB NUMBER:  
**1338**

SHEET NUMBER:

**A1.00**

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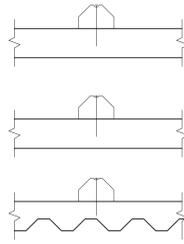




GARAGE SIZE  
 GARAGE AREA  
 STORY HEIGHT  
 PERIMETER WALL LENGTH PER FLOOR  
 PERIMETER WALL AREA PER FLOOR  
 MINIMUM REQUIRED WALL OPENINGS = 6,240 x 20%  
 WALL OPENINGS PROVIDED =  
 MINIMUM AGGREGATE LENGTH OF WALL OPENINGS = 1,248 x 40%  
 LENGTH OF WALL OPENINGS PROVIDED =

182' x 130'  
 23,660 SF  
 10'-0"  
 624 LF  
 6,240 SF  
 1,248 SF  
 250 LF

OPEN PARKING GARAGE CALCULATIONS BASED ON CBC 406.5



OPEN GARAGE CALCULATIONS

SCALE  
 NONE

5

WHEEL STOP DETAIL

SCALE  
 1" = 1'-0"

4

ACCESSIBLE PARKING STALL

SCALE  
 1/4" = 1'-0"

3

COMPACT PARKING STALL

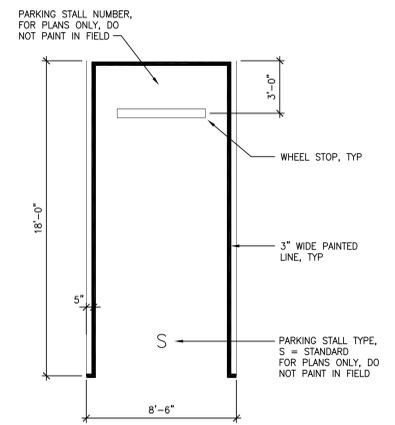
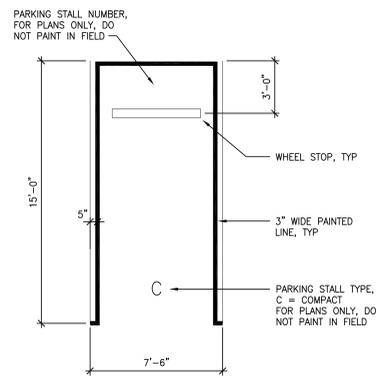
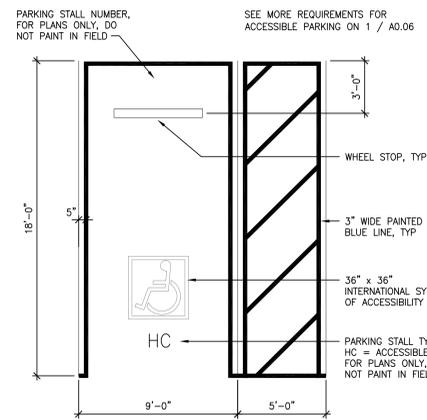
SCALE  
 1/4" = 1'-0"

2

STANDARD PARKING STALL

SCALE  
 1/4" = 1'-0"

1



**GENE FONG ASSOCIATES**  
 ARCHITECTURE - PLANNING - INTERIORS  
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PROJECT:



STAYBRIDGE SUITES

PROJECT LOCATION:

2640 LAKEWOOD BLVD  
 LONG BEACH  
 CALIFORNIA 90815

DESIGN CONSULTANT:

SUBMITTALS:

REVISIONS:



CONSULTANT:

SHEET TITLE:

**PARKING DECK LOWER LEVEL**

SCALE:  
 1/8" = 1'-0"

DATE:  
 4/28/2015

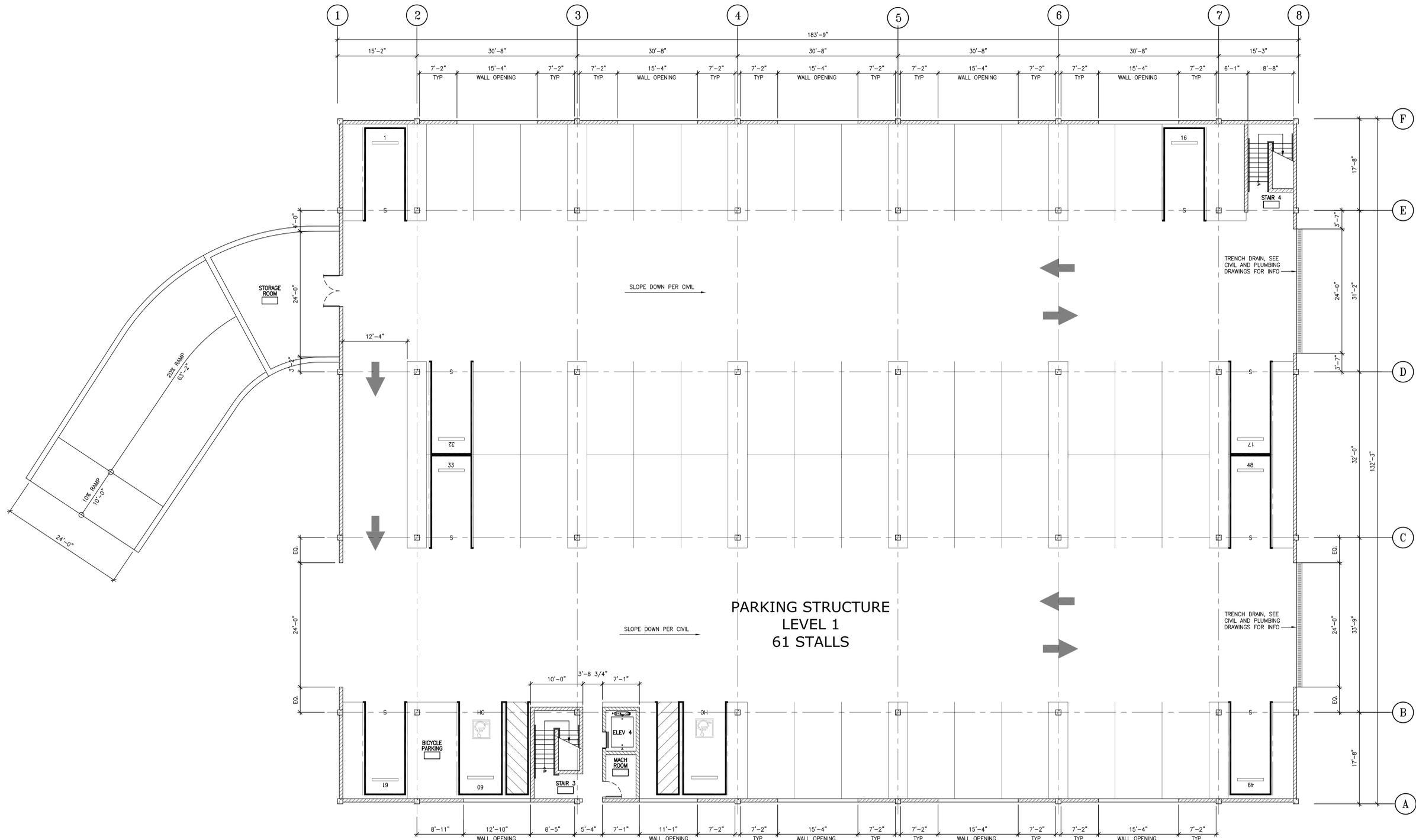
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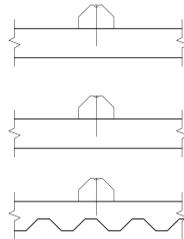
JOB NUMBER:  
 1338

SHEET NUMBER:

**A2.10**

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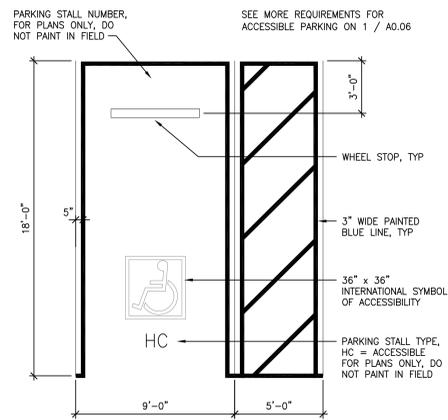




WHEEL STOP DETAIL

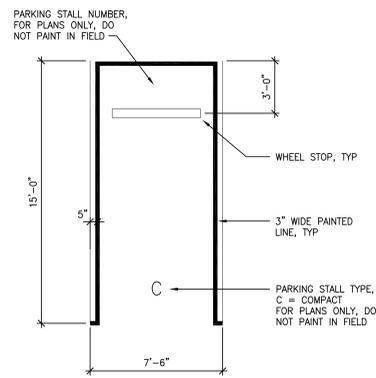
SCALE  
1" = 1'-0"

4 ACCESSIBLE PARKING STALL



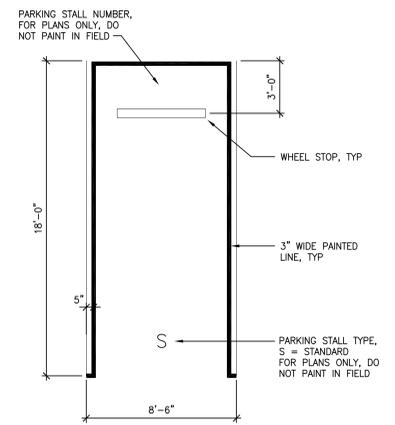
SCALE  
1/4" = 1'-0"

3 COMPACT PARKING STALL



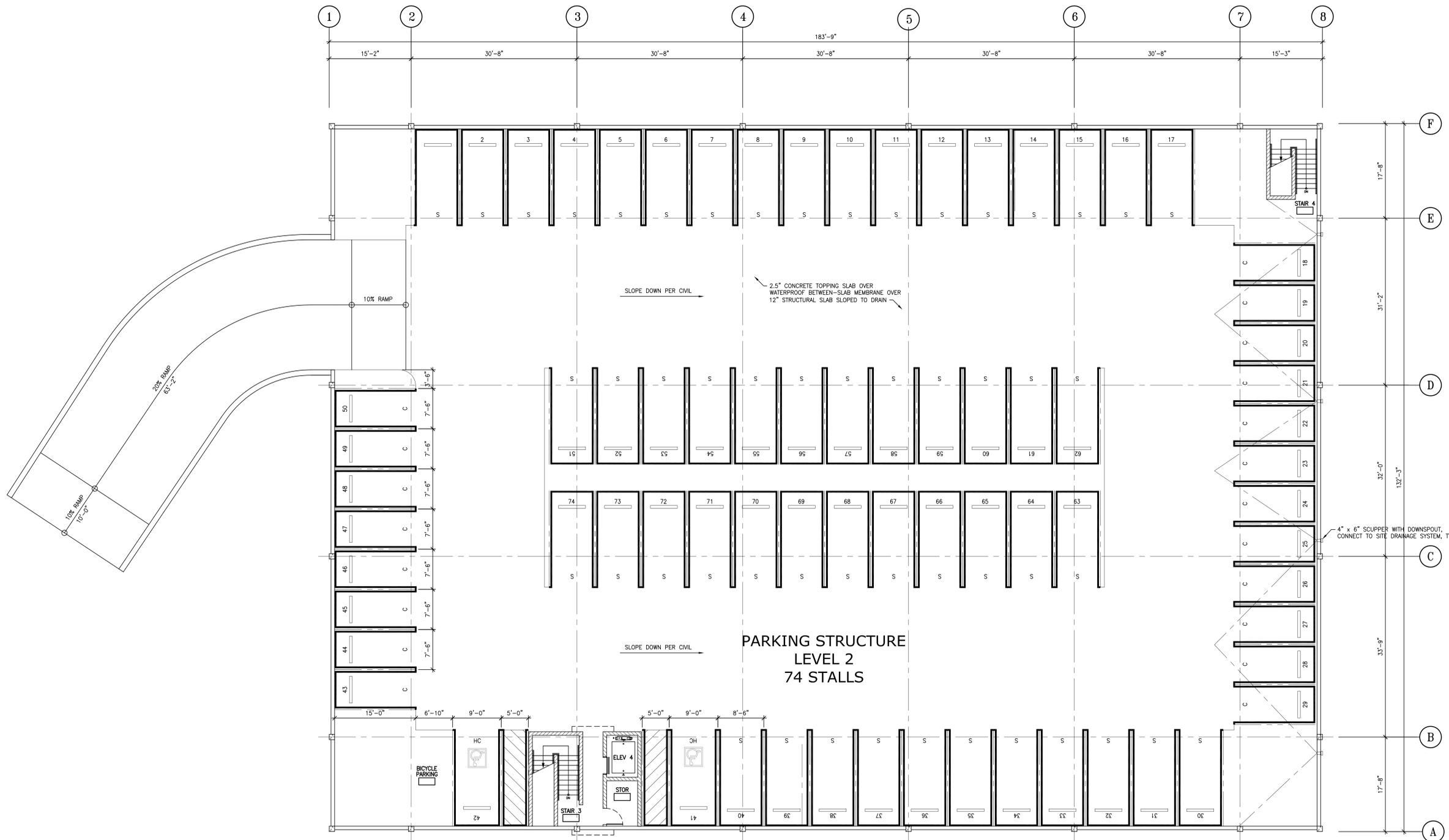
SCALE  
1/4" = 1'-0"

2 STANDARD PARKING STALL



SCALE  
1/4" = 1'-0"

1



PARKING STRUCTURE  
LEVEL 2  
74 STALLS



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PROJECT:



STAYBRIDGE SUITES

PROJECT LOCATION:

2640 LAKEWOOD BLVD  
LONG BEACH  
CALIFORNIA 90815

DESIGN CONSULTANT:

SUBMITTALS:

REVISIONS:



CONSULTANT:

SHEET TITLE:

**PARKING  
DECK UPPER  
LEVEL**

SCALE:  
1/8" = 1'-0"

DATE:  
4/28/2015

PHASE:

JOB NUMBER:  
1338

SHEET NUMBER:

**A2.11**

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PROJECT:



STAYBRIDGE SUITES

PROJECT LOCATION:

2640 LAKEWOOD BLVD  
 LONG BEACH  
 CALIFORNIA 90815

DESIGN CONSULTANT:

SUBMITTALS:


REVISIONS:




CONSULTANT:

SHEET TITLE:

**STAFF  
 OFFICE  
 REMODEL**

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

DATE:  
 4/28/2015

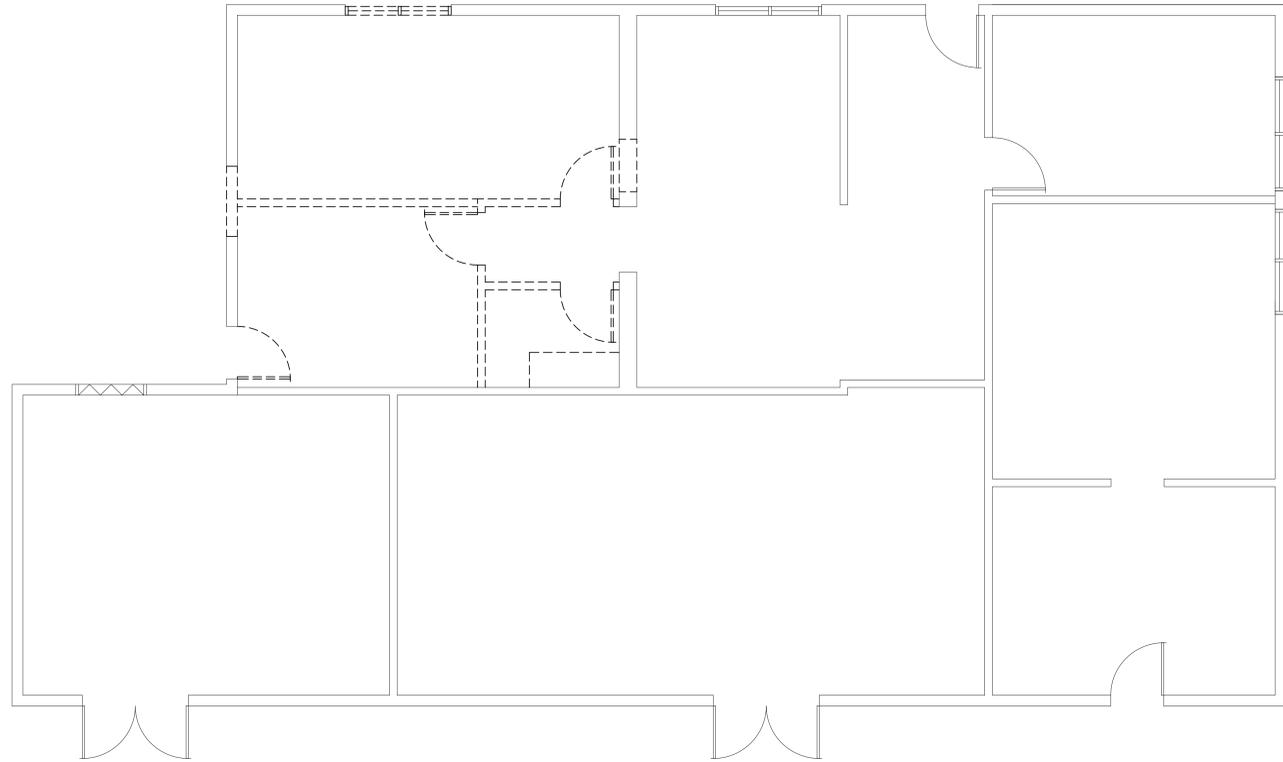
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JOB NUMBER:  
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SHEET NUMBER:

**A2.20**

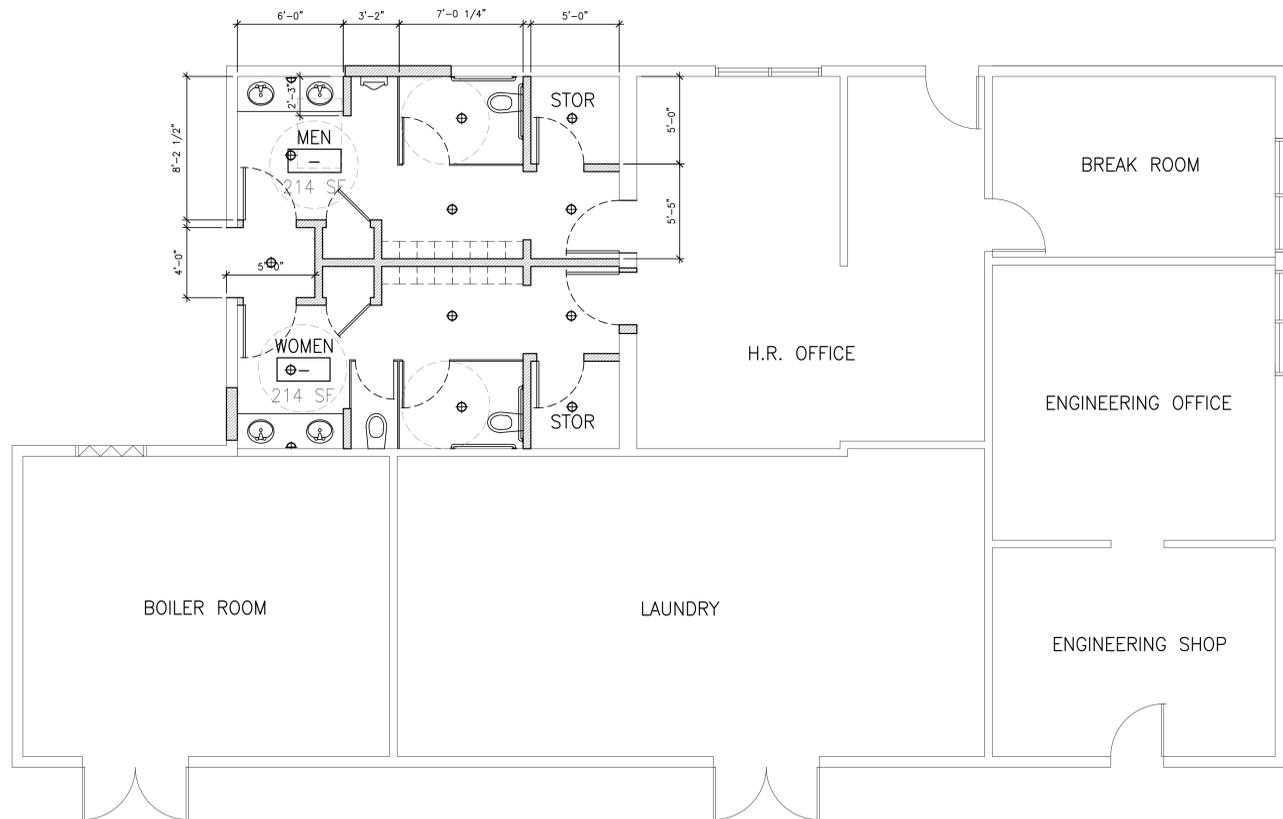
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STAFF BLDG - DEMOLITION PLAN 2

**PLAN LEGEND**

- NON RATED WALL
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- 3 HOUR RATED WALL
- CONCRETE WALL PER STRUCTURAL
- EXISTING WALL / FRAMING
- ROOM NUMBER
- DOOR NUMBER - SEE DOOR SCHEDULE SHEET A6.10
- WINDOW IDEN - SEE WINDOW SCHEDULE SHEET A6.30
- EXIT SIGN, SEE EXIT PLANS FOR LOCATIONS
- FIRE EXTINGUISHER CABINET
- PROVIDE GUESTROOM WITH "VISIBLE AND AUDIBLE" ALARM NOTIFICATION APPLIANCE. SEE ELECTRICAL DRAWINGS
- WALL TYPE- SEE WALL TYPE SHEETS AB.00 AND AB.01
- QT-1, 6" x 6" QUARRY TILE IN KITCHEN AREAS, SLIP RESISTANT TYPE IN KITCHEN WALKWAYS
- HEARING IMPAIRED ROOM
- ADA ACCESSIBLE ROOM



STAFF BLDG - PROPOSED PLAN 1

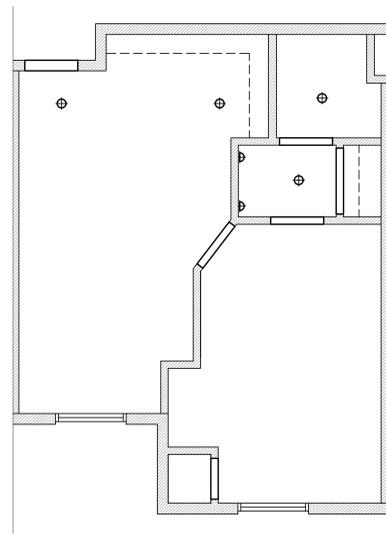
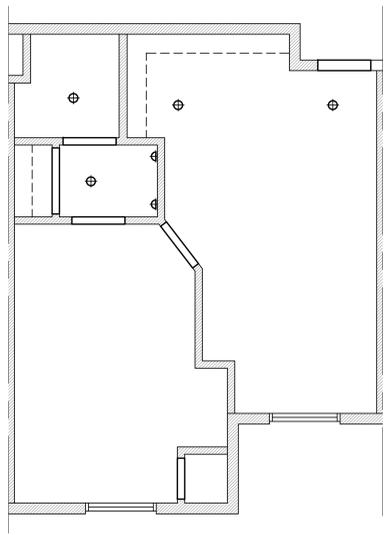
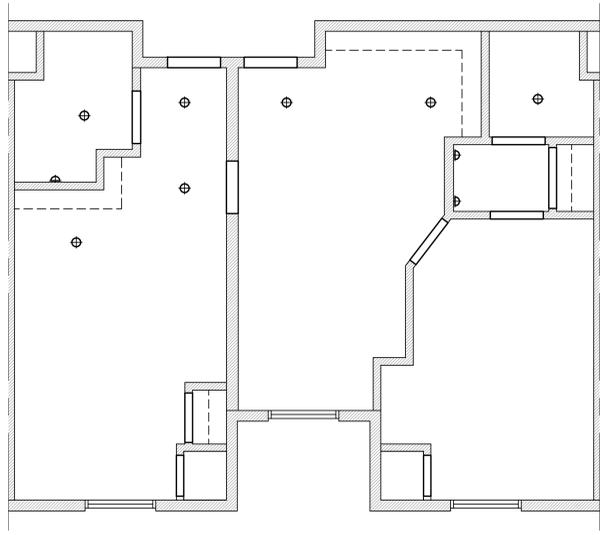


GUEST ROOM DOOR SCHEDULE						
DOOR NUMBER	DOOR SIZE	ROOM TYPE	DOOR MATERIAL	DOOR SWING	FIRE RATING	FRAME TYPE
DR-A	3'-0" x 7'-0"	ENTRY	SOLID CORE WOOD	IN-SWING	20 MIN	HOLLOW METAL
DR-B	3'-0" x 7'-0"	BEDROOM	SOLID CORE WOOD	IN-SWING	NONE	WOOD
DR-C	2'-10" x 7'-0"	BATHROOM	SOLID CORE WOOD	OUT-SWING	NONE	WOOD
DR-D	VARIES	CLOSET	SOLID CORE WOOD	BI-FOLD	NONE	WOOD
DR-E	3'-0" x 7'-0"	CONNECTOR	SOLID CORE WOOD	IN-SWING	20 MIN	HOLLOW METAL

GUEST ROOM WINDOW SCHEDULE				
WINDOW NUMBER	WINDOW SIZE (WIDTH X HEIGHT)	ROOM TYPE	WINDOW FRAME TYPE	GLAZING TYPE
WN-1	4'-0" x 8'-0"	LIVING / BEDROOM	PAINTED ALUMINUM	FIXED DUAL GLAZED, LOW-E
WN-2	5'-2" x 5'-0"	LIVING / BEDROOM	PAINTED ALUMINUM	FIXED DUAL GLAZED, LOW-E

DOOR NOTES:  
 1. ALL GUEST ROOM CORRIDOR DOORS SHALL BE 20 MINUTE LABELED.  
 2. ALL CORRIDOR DOORS SHALL BE PROVIDED WITH CLOSERS AND SMOKE SEALS.  
 3. ALL GUEST ROOM CORRIDOR DOORS SHALL BE SOLID CORE WOOD.  
 4. ALL GUEST ROOM CONNECTOR DOORS SHALL BE 20 MINUTE LABELED.  
 5. ALL GUEST ROOM CORRIDOR AND CONNECTOR DOORS SHALL PROVIDE HIGH STC RATINGS.

WINDOW NOTES:  
 1. ALL GUEST ROOM EXTERIOR WINDOWS SHALL BE DUAL GLAZED.  
 2. ALL GUEST ROOM EXTERIOR WINDOWS SHALL BE LOW-E.  
 3. ALL GUEST ROOM EXTERIOR WINDOWS SHALL PROVIDE THERMAL BREAKS.  
 4. ALL GUEST ROOM EXTERIOR WINDOWS SHALL EXCEED THE MINIMUM STC RATINGS REQUIRED BY CODE.  
 5. EXTERIOR WINDOWS SHALL BE SPEC'D WITH LOW SOLAR HEAT GAIN COEFFICIENTS (SHGC).  
 6. EXTERIOR WINDOWS SHALL BE SPEC'D WITH LOW NON-SOLAR HEAT FLOW CONDUCTION RATES (U-FACTOR).



DOOR AND WINDOW SCHEDULES      5      RCP - QUEEN QUEEN 1 BED      1/4" = 1'-0"      3A      RCP - KING 1 BED      1/4" = 1'-0"      2A      RCP - QUEEN QUEEN 1 BED      1/4" = 1'-0"      1A

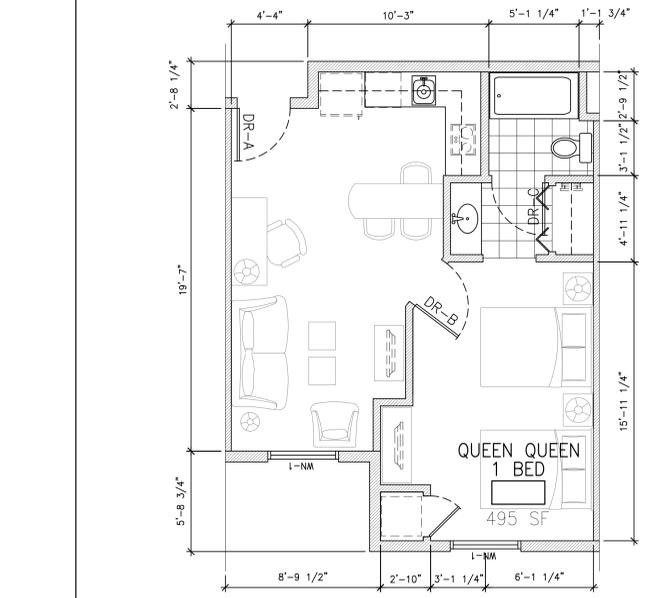
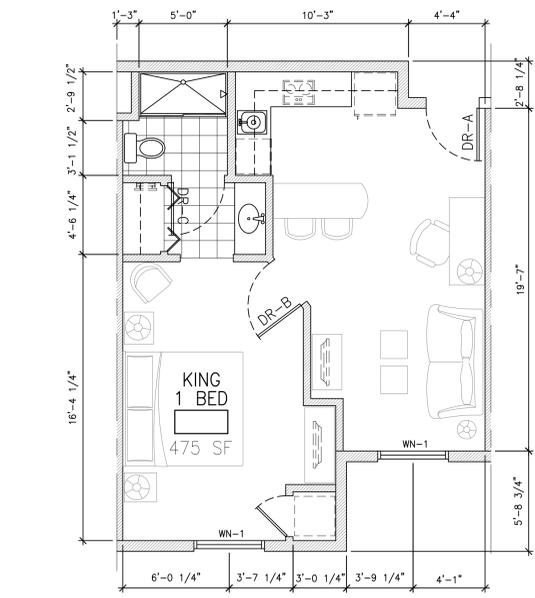
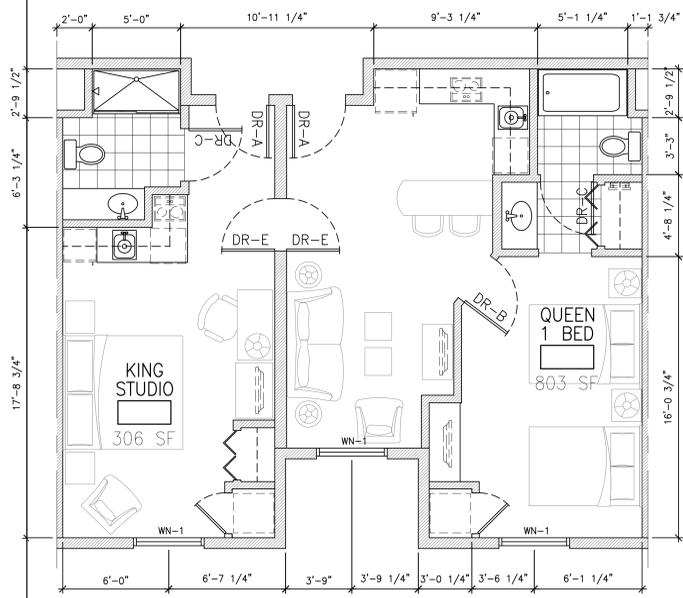
SAFETY DEVICES		
SYMBOL	DEVICE	MOUNTING NOTES
SD	SMOKE ALARM / DETECTOR	CEILING MOUNTED AT ALL SLEEPING ROOMS AND INTERIOR CORRIDORS SERVING GUESTROOMS, PER CBC 907.2.11.1
CM	CARBON MONOXIDE ALARM / DETECTOR	CEILING MOUNTED INSIDE ALL SLEEPING UNITS IN WHICH FUEL BURNING APPLIANCES ARE INSTALLED, PER CBC 420.4.1

NOTES:  
 1. SMOKE DETECTORS SHALL BE HARD WIRED AND EQUIPPED WITH A BATTERY BACK-UP SYSTEM.  
 2. SMOKE DETECTORS SHALL BE INSTALLED IN BEDROOMS AND AT EACH CORRIDOR ADJACENT TO THE BEDROOM.

DEVICES FOR THE HEARING IMPAIRED		
SYMBOL	DEVICE	MOUNTING NOTES
J	BUTTON FOR DOOR SIGNAL	OUTSIDE DOOR ON STRIKE SIDE, +48" AFF FACTORY LABEL ON COVER PLATE
T	2-GANG BOX WITH TRANSFORMER FOR DOOR BELL	MOUNT IN SOFFIT OR CABINET, PROVIDE ACCESS PANEL AS NEEDED
DDS	DOORBELL DISABLE SWITCH	WALL AT ENTRY DOOR, GANG W/ LIGHT SWITCH, PROVIDE "DOORBELL DISABLE SWITCH" PLAQUE
SA	POINT ADDRESSABLE SMOKE DETECTOR W/ SOUNDER BASE PLUS STROBE LIGHT	MOUNT 4" - 12" BELOW CEILING "FIRE" LABEL INTEGRAL TO DEVICE.
A	HORN STROBE FOR DOOR SIGNAL	MOUNT 80" AFF
H	REMOTE STROBE FIRE/DOOR SIG	MOUNT 80" AFF

NOTES:  
 PROVIDE ASSISTIVE LISTENING DEVICES IN THE REQUIRED NUMBER OF ROOMS PER BUILDING CODE AND ADAAG 2004.  
 1. DISTRIBUTE HEARING IMPAIRED ROOMS AMONGST ALL CLASSES OF ROOMS INCLUDING SUITES.  
 2. PLAQUES (EXCEPT AS NOTED); PROVIDE AS INDICATED. PLAQUES SHALL BE BLACK PHENOLIC WITH 1/4" WHITE ENGRAVED LETTERS.

NOTES:  
 1. ALL DIMS ARE CLEAR OR TO FACE OF FINISH UNLESS NOTED OTHERWISE.  
 2. SEE SHEETS AS-00 & AS-01 FOR WALL TYPES.  
 3. FURNISHINGS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. SEE INTERIOR DESIGN DRAWINGS FOR ACTUAL FURNISHINGS AND LAYOUTS.  
 4. SEE INTERIOR DESIGN DRAWINGS FOR FLOOR TILE TYPE AND PATTERN.  
 5. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL ROOM ELEVATIONS.  
 6. ALL EXTERIOR WALL WINDOWS ARE DUAL PANE, LOW-E TYPE.  
 7. REFER TO FLOOR PLAN DRAWINGS FOR ROOM OCCURRENCE WITHIN THE FLOOR LEVEL.  
 8. REFER TO FLOOR PLAN DRAWINGS FOR ADDITIONAL INFORMATION.  
 9. SEE ENLARGED ADA ROOM PLANS FOR ACCESSIBLE TUB, SHOWER AND VANITY DETAILS.  
 10. SEE INTERIOR DESIGN DRAWINGS FOR DL (DESIGNER LIGHTING) FIXTURES.  
 11. ALL TOILET ROOM FLOORS TO HAVE SMOOTH NON-ABSORBENT CERAMIC TILE FINISH.  
 12. ALL BATHROOM GLASS PANELS TO BE TEMPERED.  
 13. CEILING HEIGHTS VARY AT 4TH FLOOR.



SCHEDULES AND NOTES      4      ROOM TYPE - QUEEN QUEEN 1 BED      1/4" = 1'-0"      3      ROOM TYPE - KING 1 BED      1/4" = 1'-0"      2      ROOM TYPE - QUEEN QUEEN 1 BED      1/4" = 1'-0"      1



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 1700 WESTWOOD BLVD, LOS ANGELES, CA 90024  
 310 • 209-7620 310 • 209-7616 FAX



STAYBRIDGE SUITES

PROJECT LOCATION:  
 2640 LAKEWOOD BLVD  
 LONG BEACH  
 CALIFORNIA 90815

DESIGN CONSULTANT:

SUBMITTALS:		
NO.	DATE	DESCRIPTION
1	5/21/15	PLANNING SUBMITTAL

REVISIONS:		
NO.	DATE	DESCRIPTION



CONSULTANT:

SHEET TITLE:

**ROOM TYPE**

SCALE:

DATE: 5/21/2015

PHASE:

JOB NUMBER: 1338

SHEET NUMBER:

**A3.01**



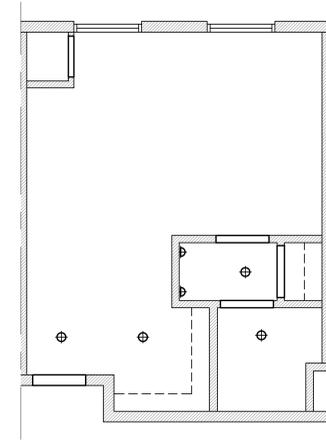


GUEST ROOM DOOR SCHEDULE						
DOOR NUMBER	DOOR SIZE	ROOM TYPE	DOOR MATERIAL	DOOR SWING	FIRE RATING	FRAME TYPE
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DR-B	3'-0" x 7'-0"	BEDROOM	SOLID CORE WOOD	IN-SWING	NONE	WOOD
DR-C	2'-10" x 7'-0"	BATHROOM	SOLID CORE WOOD	OUT-SWING	NONE	WOOD
DR-D	VARIES	CLOSET	SOLID CORE WOOD	BI-FOLD	NONE	WOOD
DR-E	3'-0" x 7'-0"	CONNECTOR	SOLID CORE WOOD	IN-SWING	20 MIN	HOLLOW METAL

GUEST ROOM WINDOW SCHEDULE				
WINDOW NUMBER	WINDOW SIZE (WIDTH X HEIGHT)	ROOM TYPE	WINDOW FRAME TYPE	GLAZING TYPE
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WN-2	5'-2" x 5'-0"	LIVING / BEDROOM	PAINTED ALUMINUM	FIXED DUAL GLAZED, LOW-E

DOOR NOTES:  
 1. ALL GUEST ROOM CORRIDOR DOORS SHALL BE 20 MINUTE LABELED.  
 2. ALL CORRIDOR DOORS SHALL BE PROVIDED WITH CLOSERS AND SMOKE SEALS.  
 3. ALL GUEST ROOM CORRIDOR DOORS SHALL BE SOLID CORE WOOD.  
 4. ALL GUEST ROOM CONNECTOR DOORS SHALL BE 20 MINUTE LABELED.  
 5. ALL GUEST ROOM CORRIDOR AND CONNECTOR DOORS SHALL PROVIDE HIGH STC RATINGS.

WINDOW NOTES:  
 1. ALL GUEST ROOM EXTERIOR WINDOWS SHALL BE DUAL GLAZED.  
 2. ALL GUEST ROOM EXTERIOR WINDOWS SHALL BE LOW-E.  
 3. ALL GUEST ROOM EXTERIOR WINDOWS SHALL PROVIDE THERMAL BREAKS.  
 4. ALL GUEST ROOM EXTERIOR WINDOWS SHALL EXCEED THE MINIMUM STC RATINGS REQUIRED BY CODE.  
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 6. EXTERIOR WINDOWS SHALL BE SPEC'D WITH LOW NON-SOLAR HEAT FLOW CONDUCTION RATES (U-FACTOR).



DOOR AND WINDOW SCHEDULES

5

1/4" = 1'-0"

3A

1/4" = 1'-0"

2A

RCP - KING 6 STUDIO

1/4" = 1'-0"

1A

SAFETY DEVICES		
SYMBOL	DEVICE	MOUNTING NOTES
SD	SMOKE ALARM / DETECTOR	CEILING MOUNTED AT ALL SLEEPING ROOMS AND INTERIOR CORRIDORS SERVING GUESTROOMS, PER CBC 907.2.11.1
CM	CARBON MONOXIDE ALARM / DETECTOR	CEILING MOUNTED INSIDE ALL SLEEPING UNITS IN WHICH FUEL BURNING APPLIANCES ARE INSTALLED, PER CBC 420.4.1

NOTES:  
 1. SMOKE DETECTORS SHALL BE HARD WIRED AND EQUIPED WITH A BATTERY BACK-UP SYSTEM.  
 2. SMOKE DETECTORS SHALL BE INSTALLED IN BEDROOMS AND AT EACH CORRIDOR ADJACENT TO THE BEDROOM.

DEVICES FOR THE HEARING IMPAIRED		
SYMBOL	DEVICE	MOUNTING NOTES
J PB	BUTTON FOR DOOR SIGNAL	OUTSIDE DOOR ON STRIKE SIDE, +48" AFF FACTORY LABEL ON COVER PLATE
J T	2-GANG BOX WITH TRANSFORMER FOR DOOR BELL	MOUNT IN SOFFIT OR CABINET, PROVIDE ACCESS PANEL AS NEEDED
DDS	DOORBELL DISABLE SWITCH	WALL AT ENTRY DOOR, GANG W/ LIGHT SWITCH, PROVIDE "DOORBELL DISABLE SWITCH" PLAQUE
H S	POINT ADDRESSIBLE SMOKE DETECTOR W/ SOUNDER BASE PLUS STROBE LIGHT	MOUNT 4" - 12" BELOW CEILING "FIRE" LABEL INTEGRAL TO DEVICE.
A H	HORN STROBE FOR DOOR SIGNAL	MOUNT 80" AFF
V	REMOTE STROBE FIRE/DOOR SIG	MOUNT 80" AFF

NOTES:  
 PROVIDE ASSISTIVE LISTENING DEVICES IN THE REQUIRED NUMBER OF ROOMS PER BUILDING CODE AND ADAAG 2004.  
 1. DISTRIBUTE HEARING IMPAIRED ROOMS AMONGST ALL CLASSES OF ROOMS INCLUDING SUITES.  
 2. PLAQUES (EXCEPT AS NOTED): PROVIDE AS INDICATED. PLAQUES SHALL BE BLACK PHENOLIC WITH 1/4" WHITE ENGRAVED LETTERS.

NOTES:  
 1. ALL DIMS ARE CLEAR OR TO FACE OF FINISH UNLESS NOTED OTHERWISE.  
 2. SEE SHEETS AB.00 & AB.01 FOR WALL TYPES.  
 3. FURNISHINGS ARE SHOWN FOR GRAPHIC PURPOSES ONLY, SEE INTERIOR DESIGN DRAWINGS FOR ACTUAL FURNISHINGS AND LAYOUTS.  
 4. SEE INTERIOR DESIGN DRAWINGS FOR FLOOR TILE TYPE AND PATTERN.  
 5. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL ROOM ELEVATIONS.  
 6. ALL EXTERIOR WALL WINDOWS ARE DUAL PANE, LOW-E TYPE.  
 7. REFER TO FLOOR PLAN DRAWINGS FOR ROOM OCCURANCE WITHIN THE FLOOR LEVEL.  
 8. REFER TO FLOOR PLAN DRAWINGS FOR ADDITIONAL INFORMATION.  
 9. SEE ENLARGED ADA ROOM PLANS FOR ACCESSIBLE TUB, SHOWER AND VANITY DETAILS.  
 10. SEE INTERIOR DESIGN DRAWINGS FOR DL (DESIGNER LIGHTING) FIXTURES.  
 11. ALL TOILET ROOM FLOORS TO HAVE SMOOTH NON-ABSORBENT CERAMIC TILE FINISH.  
 12. ALL BATHROOM GLASS PANELS TO BE TEMPERED.  
 13. CEILING HEIGHTS VARY AT 4TH FLOOR.

SCHEDULES AND NOTES

4

1/4" = 1'-0"

3

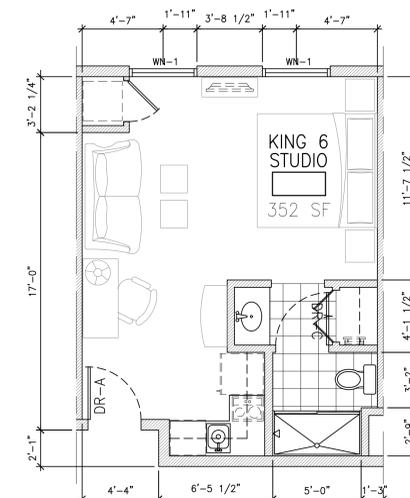
1/4" = 1'-0"

2

ROOM TYPE - KING 6 STUDIO

1/4" = 1'-0"

1



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PROJECT:



STAYBRIDGE SUITES

PROJECT LOCATION:

2640 LAKEWOOD BLVD  
 LONG BEACH  
 CALIFORNIA 90815

DESIGN CONSULTANT:

SUBMITTALS:

1 5/21/15 PLANNING SUBMITTAL

REVISIONS:



CONSULTANT:

SHEET TITLE:

ROOM TYPE

SCALE:

DATE:  
 5/21/2015

PHASE:

JOB NUMBER:  
 1338

SHEET NUMBER:

**A3.04**

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STAYBRIDGE SUITES

PROJECT LOCATION:  
 2640 LAKEWOOD BLVD  
 LONG BEACH  
 CALIFORNIA 90815

DESIGN CONSULTANT:

SUBMITTALS:  
 1 5/21/15 PLANNING SUBMITTAL

REVISIONS:



CONSULTANT:

SHEET TITLE:  
**WEST ELEVATION**

SCALE:

DATE:  
 5/21/2015

PHASE:

JOB NUMBER:  
 1338

SHEET NUMBER:

**A4.00**

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EXTERIOR MATERIAL NOTES	
1.	ALL STREET FRONT GLAZING SHALL BE CLEAR AND UNTINTED, MIRRORING OR REFLECTIVE GLASS SHALL NOT BE USED EXCEPT AS AN ARCHITECTURAL OR DECORATIVE ELEMENT.
2.	ENTRANCES TO THE HOTEL SHALL BE FUNCTIONAL ENTRIES AND SHALL NOT BE LOCKED DURING BUSINESS HOURS, OR BE BLOCKED BY PHYSICAL OBSTRUCTIONS.
3.	ALL GUEST ROOM WINDOWS (U.N.O.) SHALL BE FIXED GLASS WITH NO OPERABLE PARTS.
4.	THE BUILDING ADDRESS NUMBERS SHALL CONTRAST WITH THE SURROUNDING FINISH, SHALL BE OF ARABIC NUMERALS, AND SHALL BE A MIN. OF 4" TALL WITH A MIN STROKE WIDTH OF .5"
5.	PROVIDE AN ON SITE APPROVED KEY BOX IN ACCORDANCE WITH UL 1037 AS REQUIRED PER FIRE CODE 506. LOCATION SHALL BE DETERMINED BY THE FIRE INSPECTOR.

EXTERIOR FINISH SCHEDULE						
ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER	SPECIFICATION	OCCURS
(S1)	MANUFACTURED STONE TILES			EL DORADO STONE	MONTECITO CLIFFSTONE	BLDG FACADE
(S2)	MANUFACTURED STONE TILES	TBD	TBD	TBD	TBD	POOL DECK
(P1)	CEMENT PLASTER (SMOOTH TROWELED)	PAINT	PRECIOUS PEARLS	DUNN EDWARDS	LRV 80	BLDG FACADE
(P2)	CEMENT PLASTER (SMOOTH TROWELED)	PAINT	PIGEON GRAY	DUNN EDWARDS	LRV 43	BLDG FACADE
(P3)	CEMENT PLASTER (SMOOTH TROWELED)	PAINT	BARREL STOVE	DUNN EDWARDS	LRV 21	BLDG FACADE
(P4)	CEMENT PLASTER (SMOOTH TROWELED)	PAINT	LOOKING GLASS	DUNN EDWARDS	LRV 23	BLDG FACADE

EXTERIOR FINISH SCHEDULE						
NO.	MATERIAL	FINISH	COLOR	MANUFACTURER	SPECIFICATION	OCCURS
(G1)	1" THICK INSULATED GLASS	LOW-E	CLEAR	PPG	SOLARBAN 60	GUEST ROOMS
(G2)	1" THICK INSULATED GLASS	LOW-E	TINTED	PPG	SOLARBAN 67	GROUND FLOOR
(M1)	METAL AWNING	FACTORY FIN	BRONZE	TBD	-	AWNINGS AND CANOPIES
(M2)	ALUM WINDOW FRAME	FACTORY FIN	TBD	TBD	-	DOOR & WINDOW FRAMES
(PR)	PLASTER REVEAL	PAINT, MATCH PLASTER	MATCH ADJACENT PLASTER	FRY REGLET	3/4" x 3/4"	GROUND FLOOR
(CJ)	PLASTER CONTROL JOINT	PAINT, MATCH PLASTER	MATCH ADJACENT PLASTER	FRY REGLET	-	-

WEST ELEVATION SCALE : 3/32" = 1'-0" 1



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PROJECT:



STAYBRIDGE SUITES

PROJECT LOCATION:

2640 LAKEWOOD BLVD  
 LONG BEACH  
 CALIFORNIA 90815

DESIGN CONSULTANT:

SUBMITTALS:

1 5/21/15 PLANNING SUBMITTAL

REVISIONS:



CONSULTANT:

SHEET TITLE:

**NORTH & SOUTH ELEVATIONS**

SCALE: AS NOTED

DATE: 5/21/2015

PHASE:

JOB NUMBER: 1338

SHEET NUMBER:

**A4.01**

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EXTERIOR MATERIAL NOTES

- ALL STREET FRONT GLAZING SHALL BE CLEAR AND UNTINTED. MIRRORING OR REFLECTIVE GLASS SHALL NOT BE USED EXCEPT AS AN ARCHITECTURAL OR DECORATIVE ELEMENT.
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- ALL GUEST ROOM WINDOWS (U.N.O.) SHALL BE FIXED GLASS WITH NO OPERABLE PARTS.
- THE BUILDING ADDRESS NUMBERS SHALL CONTRAST WITH THE SURROUNDING FINISH, SHALL BE OF ARABIC NUMERALS, AND SHALL BE A MIN. OF 4" TALL WITH A MIN STROKE WIDTH OF .5"
- PROVIDE AN ON SITE APPROVED KEY BOX IN ACCORDANCE WITH UL 1037 AS REQUIRED PER FIRE CODE 506. LOCATION SHALL BE DETERMINED BY THE FIRE INSPECTOR.

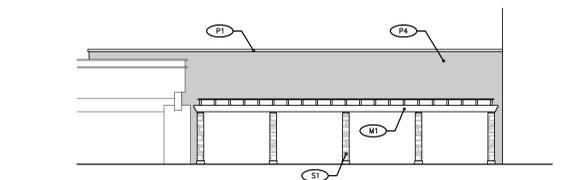
EXTERIOR FINISH SCHEDULE

NO.	MATERIAL	FINISH	COLOR	MANUFACTURER	SPECIFICATION	OCCURS
G1	1" THICK INSULATED GLASS	LOW-E	CLEAR	PPG	SOLARBAN 60	GUEST ROOMS
G2	1" THICK INSULATED GLASS	LOW-E	TINTED	PPG	SOLARBAN 67	GROUND FLOOR
M1	METAL AWNING	FACTORY FIN	BRONZE	TBD	-	AWNINGS AND CANOPIES
M2	ALUM WINDOW FRAME	FACTORY FIN	TBD	TBD	-	DOOR & WINDOW FRAMES
PR	PLASTER REVEAL	PAINT, MATCH PLASTER	MATCH ADJACENT PLASTER	FRY REGLET	3/4" x 3/4"	GROUND FLOOR
CJ	PLASTER CONTROL JOINT	PAINT, MATCH PLASTER	MATCH ADJACENT PLASTER	FRY REGLET	-	-

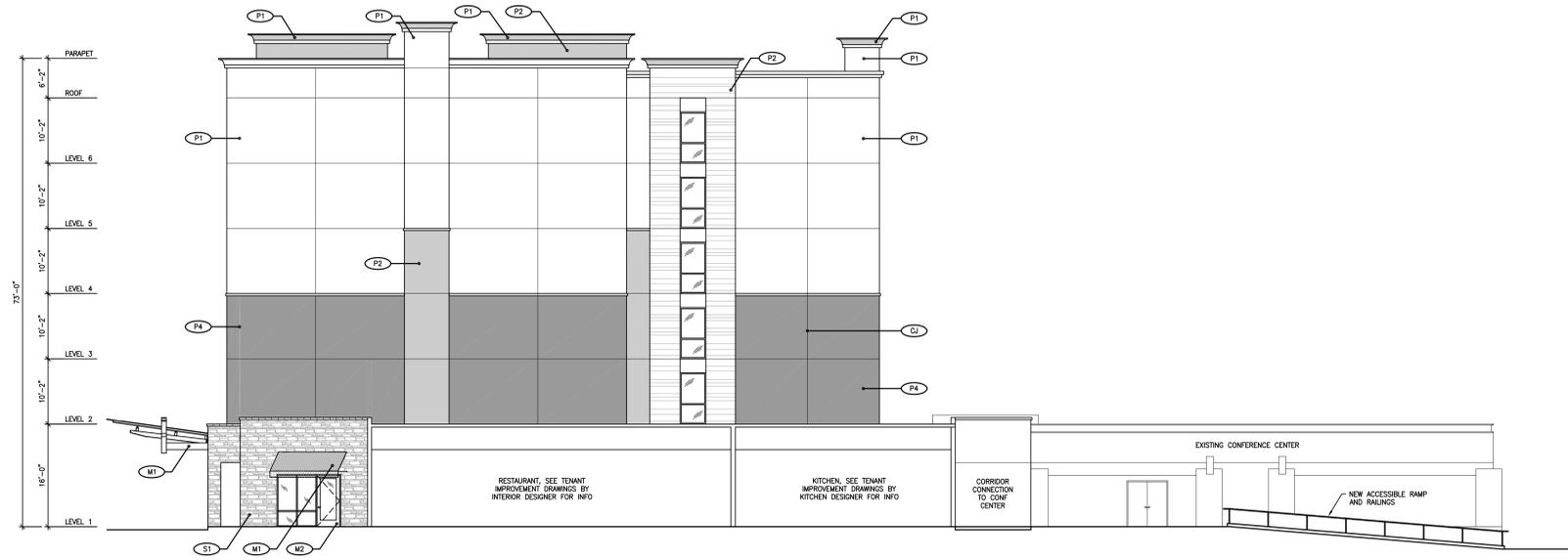
EXTERIOR FINISH SCHEDULE

ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER	SPECIFICATION	OCCURS
S1	MANUFACTURED STONE TILES			EL DORADO STONE	MONTECITO CLIFFSTONE	BLDG FACADE
S2	MANUFACTURED STONE TILES	TBD	TBD	TBD	TBD	POOL DECK
P1	CEMENT PLASTER (SMOOTH TROWELED)	PAINT	PRECIOUS PEARLS	DUNN EDWARDS	LRV 80	BLDG FACADE
P2	CEMENT PLASTER (SMOOTH TROWELED)	PAINT	PIGEON GRAY	DUNN EDWARDS	LRV 43	BLDG FACADE
P3	CEMENT PLASTER (SMOOTH TROWELED)	PAINT	BARREL STOVE	DUNN EDWARDS	LRV 21	BLDG FACADE
P4	CEMENT PLASTER (SMOOTH TROWELED)	PAINT	LOOKING GLASS	DUNN EDWARDS	LRV 23	BLDG FACADE

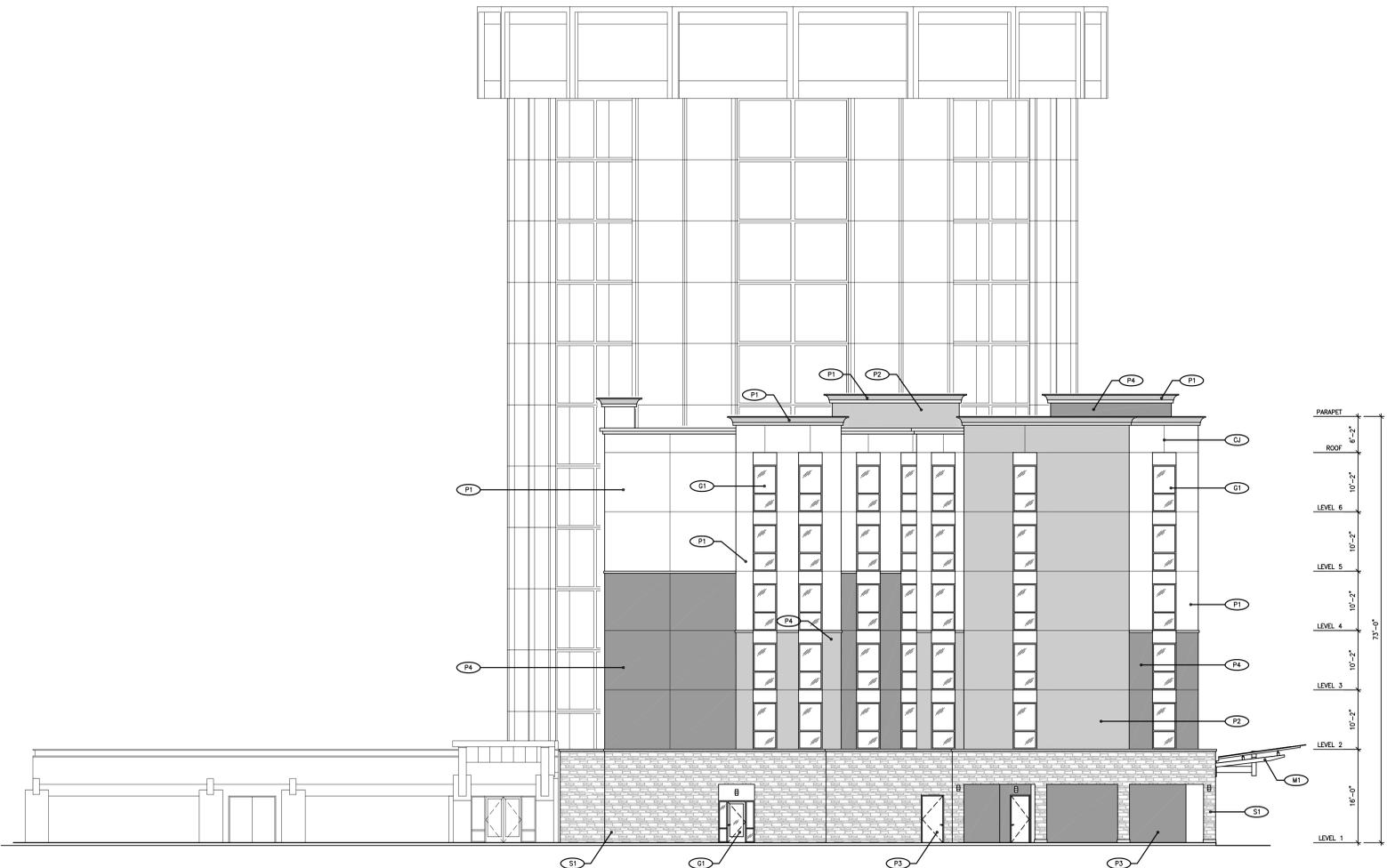
EXTERIOR FINISHES SCALE: 3/32" = 1'-0" 4



PARTIAL NORTH ELEVATION SCALE: 3/32" = 1'-0" 3



SOUTH ELEVATION SCALE: 3/32" = 1'-0" 2



NORTH ELEVATION SCALE: 3/32" = 1'-0" 1



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STAYBRIDGE SUITES

PROJECT LOCATION:  
**2640 LAKEWOOD BLVD  
 LONG BEACH  
 CALIFORNIA 90815**

DESIGN CONSULTANT:

SUBMITTALS:  
 1 5/21/15 PLANNING SUBMITTAL

REVISIONS:



CONSULTANT:

SHEET TITLE:

**EAST ELEVATION**

SCALE: AS NOTED

DATE: 5/21/2015

PHASE:

JOB NUMBER: 1338

SHEET NUMBER:

**A4.02**

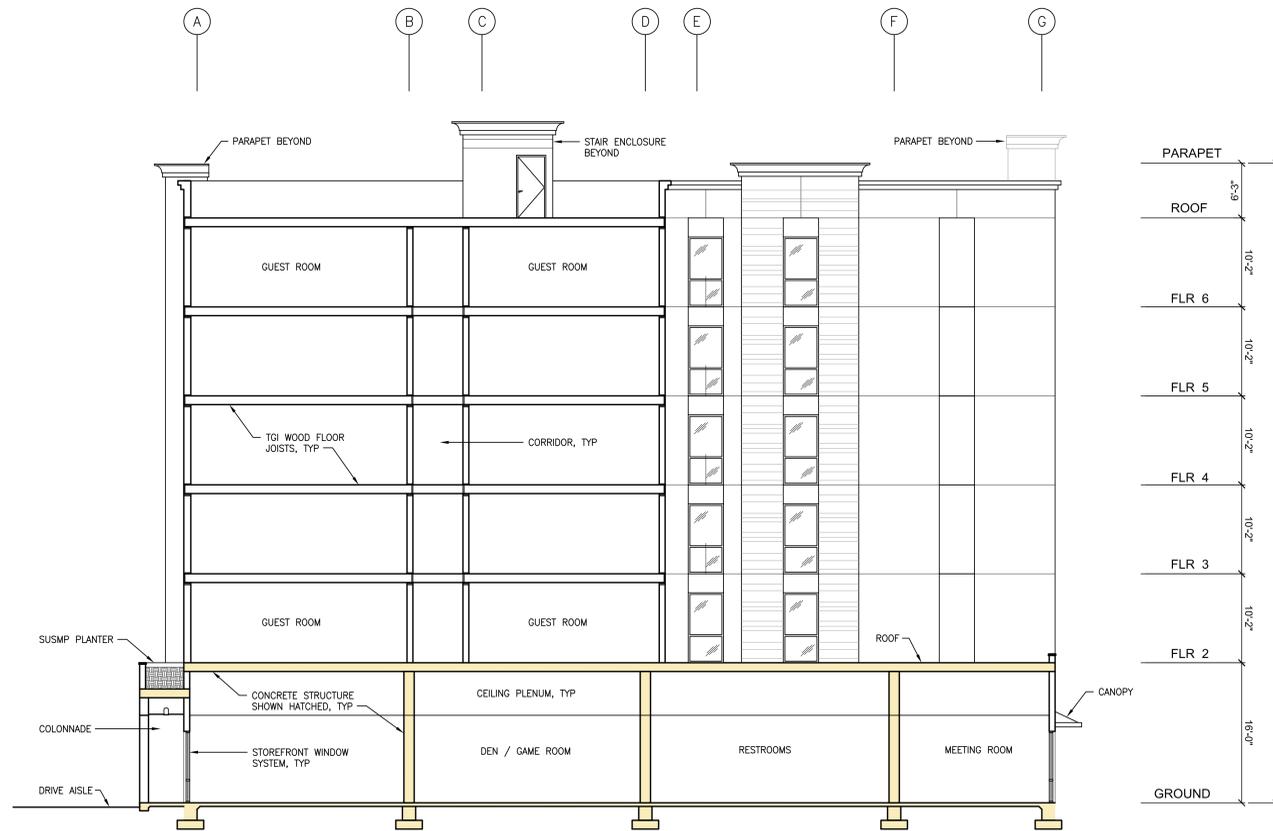
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(S2)	MANUFACTURED STONE TILES	TBD	TBD	TBD	TBD	POOL DECK
(P1)	CEMENT PLASTER (SMOOTH TROWELED)	PAINT	PRECIOUS PEARLS	DUNN EDWARDS	LRV 80	BLDG FACADE
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(P4)	CEMENT PLASTER (SMOOTH TROWELED)	PAINT	LOOKING GLASS	DUNN EDWARDS	LRV 23	BLDG FACADE

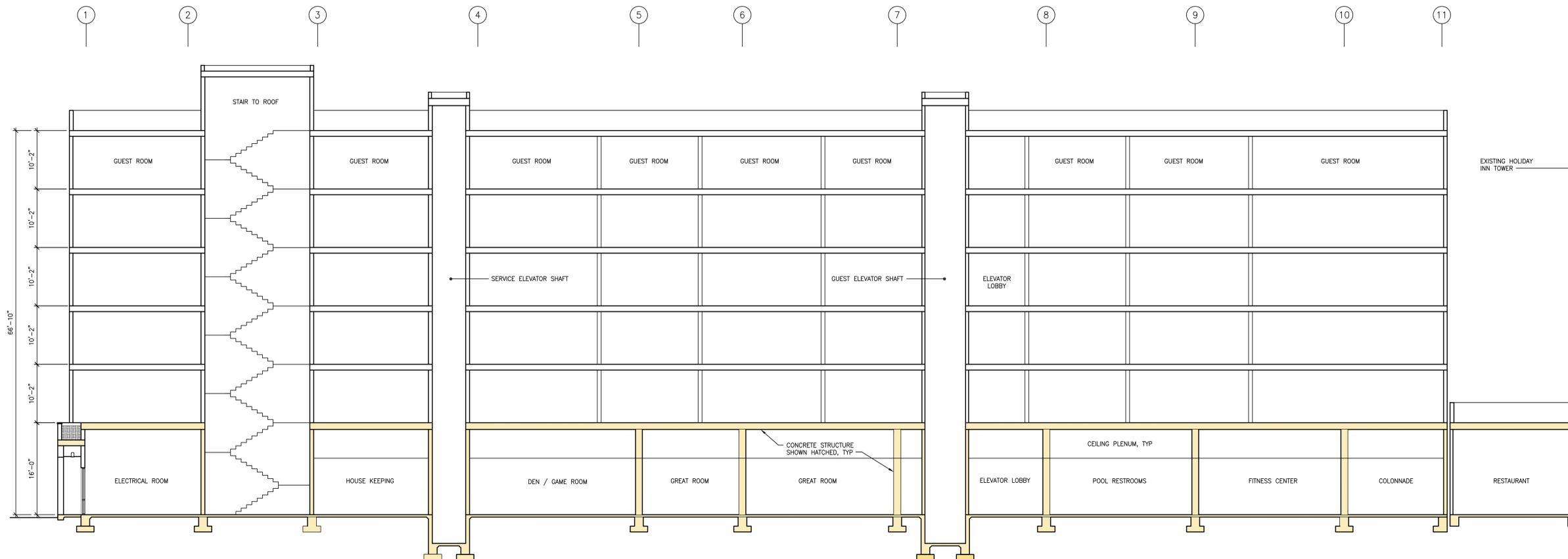
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(CJ)	PLASTER CONTROL JOINT	PAINT, MATCH PLASTER	MATCH ADJACENT PLASTER	FRY REGLET	-	-



**BUILDING SECTION**

SCALE: 1/8" = 1'-0"

2



**BUILDING SECTION**

SCALE: 1/8" = 1'-0"

1



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PROJECT:



STAYBRIDGE SUITES

PROJECT LOCATION:

2640 LAKEWOOD BLVD  
 LONG BEACH  
 CALIFORNIA 90815

DESIGN CONSULTANT:

SUBMITTALS:

1	5/21/15	PLANNING SUBMITTAL
---	---------	--------------------

REVISIONS:



CONSULTANT:

SHEET TITLE:

**BUILDING SECTIONS**

SCALE: AS NOTED

DATE: 5/21/2015

PHASE:

JOB NUMBER: 1338

SHEET NUMBER:

**A4.10**

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