

**ASSESSOR MAP**



**VICINITY MAP**

Property Information	
Assessor's ID No	T147-024-004
Site Address	2461 GARDENIA AVE LONG BEACH CA 90807
Property Type	Single Family Residence
Region / Cluster	10 / 10125
Tax Rate Area (TRA)	05500
<a href="#">Click Here to View Assessor's Map</a>	
<a href="#">Click Here to View Index Map</a>	
Recent Sales Information	
Latest Sale Date	
Indicated Sale Price	
<a href="#">Search for Recent Sales</a>	
2019 Roll Values	
Recording Date	10/26/2000
Land	\$44,338
Improvements	\$33,751
Personal Property	\$0
Furnish	\$0
Homeowner's Exemption	\$0
Real Estate Exemption	\$0
Personal Property Exemption	\$0
Furnish Exemption	\$0
<a href="#">Click Here for 2019 Annual Report</a>	
<small>(Links to other sections of property tax records)</small>	
<a href="#">Estimated Supplemental Rates</a>	
Property Boundary Description	
TRACT NO 10608 LOT 62	
Building Description(s)	
Improvements	1
Square Footage	1,009
Year Built / Effective Year Built	1939 / 1939
Bedrooms / Bathrooms	2 / 1
Units	1

**PROPERTY INFO**

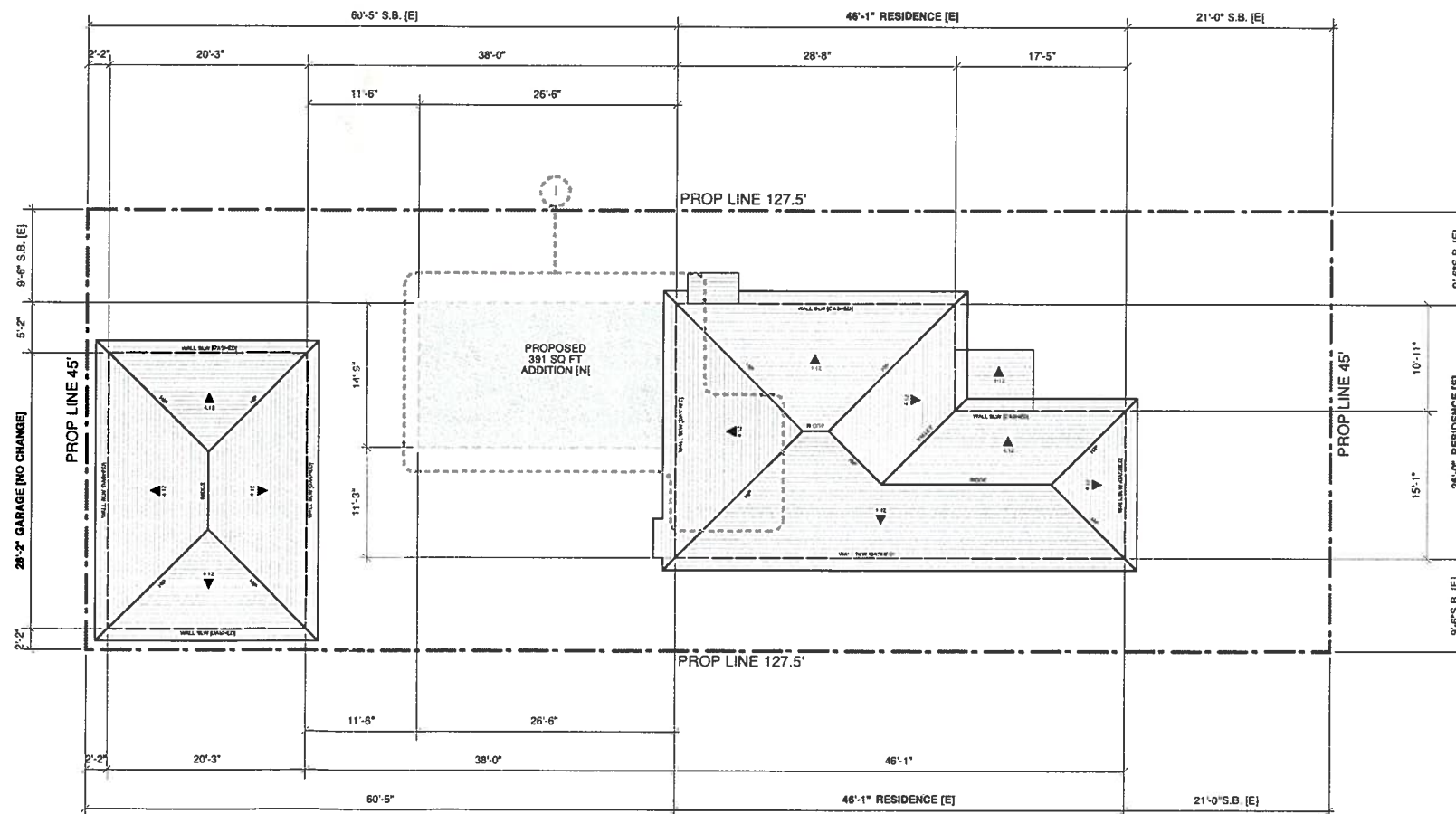
**1 ADDITION/REMODEL**

- A. ADD 391 SQ FT MASTER BEDROOM TO THE REAR OF AN EXISTING 1-STORY, 2-BRM, 1-BATHROOM, 1,008 SQ FT, TYPE-V, SINGLE FAMILY DWELLING.
- B. REMODEL EXISTING BATHROOM, LAUNDRY AND KITCHEN.

**SCOPE OF WORK**

**EXHIBIT B**

- TYPE 1 CLOTHES WASHER & DRYER; DRYER VENT 4" MIN; 1/4" MAX W/ TWO 90° BENDS FOR METAL DUCT; 6" MAX FOR FLEX GAS CONNECTOR. [CMC 9905]
- ALL WINDOWS WITHIN 24" OF DOOR SHALL BE TEMPERED CBC 2406.3]
- LIGHT: [CBC 1205.2/ 1205.3]
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS @ 8% OF THE FLOOR AREA OR BY MEANS OF ARTIFICIAL LIGHT @ 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30".
- VENTILATION: [CBC 1203.4]
- NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH OPENINGS TO THE OUTDOORS @ 4% OF THE FLOOR AREA. ALL BATHROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4.
- MINIMUM ROOM DIMENSIONS: [CBC 1208.1/ 1208.2/ 1208.3]
- AT LEAST ONE ROOM SHALL BE 120 S.F. ALL OTHER HABITABLE AREAS SHALL BE 70 S.F. AND NOT BE LESS THAN 7'-0" IN ANY PLAN DIMENSION, EXCEPT KITCHEN MAY BE 50 S.F. AND HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 7'-6". EXCEPT BATHROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL NOT BE LESS THAN 7'-0".
- ALL SHOWER COMPARTMENTS SHALL HAVE A MIN. SIZE OF 1,024 SQ. IN. AND CAPABLE OF ENCOMPASSING A 30" CIRCLE. [CPC 411.7]
- BATHROOMS MAY HAVE MECHANICAL VENTILATION PROVIDING 5 AIR CHANGES PER HOUR.
- SHOWER AND TUB ENCLOSURES SHALL REQUIRE SAFETY GLAZING MATERIAL (I.E., TEMPERED GLASS). [CBC 2406.3]
- WINDOWS AT SHOWERS & TUBS SHALL BE TEMPERED IF LESS THAN 60" ABOVE A STANDING SURFACE. [CBC 2406.3]
- 70" HIGH NON-ABSORBENT FINISH @ SHOWER WALL ABOVE THE DRAIN INLET. [CBC 1210.3]
- 30" MIN. CLEAR WIDTH FOR TOILET. [CPC 407.6]
- 24" MIN. CLEAR IN FRONT OF TOILET. [CPC 407.6]
- SMOKE DETECTORS: [CBC 907.2.10]
- IN SINGLE FAMILY DWELLING UNITS, SMOKE DETECTORS ARE REQUIRED WHEN THE VALUATION OF THE ADDITION, ALTERATION, OR REPAIR WORK EXCEEDS \$1,000.00.
- IN NEW CONSTRUCTION, 120V WITH BATTERY BACK-UP SMOKE DETECTORS ARE REQUIRED.
- IN EXISTING CONSTRUCTION, BATTERY-OPERATED DETECTORS ARE PERMITTED.
- LOCATE SMOKE DETECTORS IN BEDROOMS AND HALLWAYS OR ADJACENT ROOMS WITHIN THE IMMEDIATE VICINITY OF THE BEDROOM.
- WHEN MORE THAN ONE ALARM IS REQUIRED, THE SMOKE ALARMS SHALL BE INTERCONNECTED.
- 20"x30" ATTIC ACCESS, OR 30"x30" IF FURNACE IS IN ATTIC AND EQUIPMENT WILL NOT PASS THROUGH 22"x30" ACCESS. MIN. HEADROOM IS 30". [CBC 1209.2]



**SITE PLAN [E]**

**PLAN NOTES**

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

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OWNER:  
STEVEN JONES  
PHONE:  
323.286.7214

**3 4 6 1**

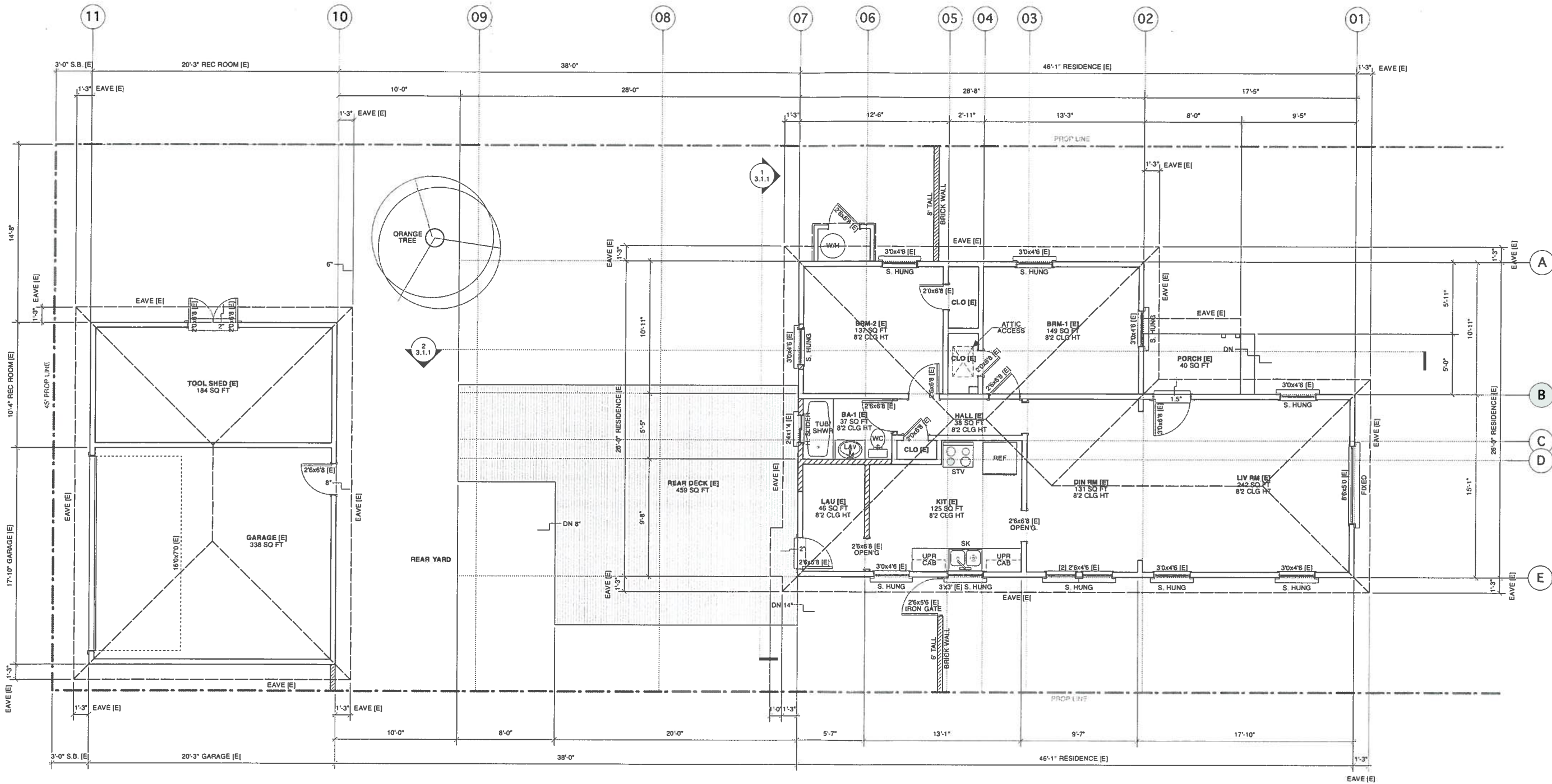
**GARDENIA AVE.**  
**LONG BEACH,**  
**CA 90807**  
SCALE: AS NOTED  
DATE: 07.18.11

SHEET:

**1.1.0**



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**GARAGE & REC RM PLAN [E]**  
**[NO CHANGE]**

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

**FLOOR PLAN [E]**

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

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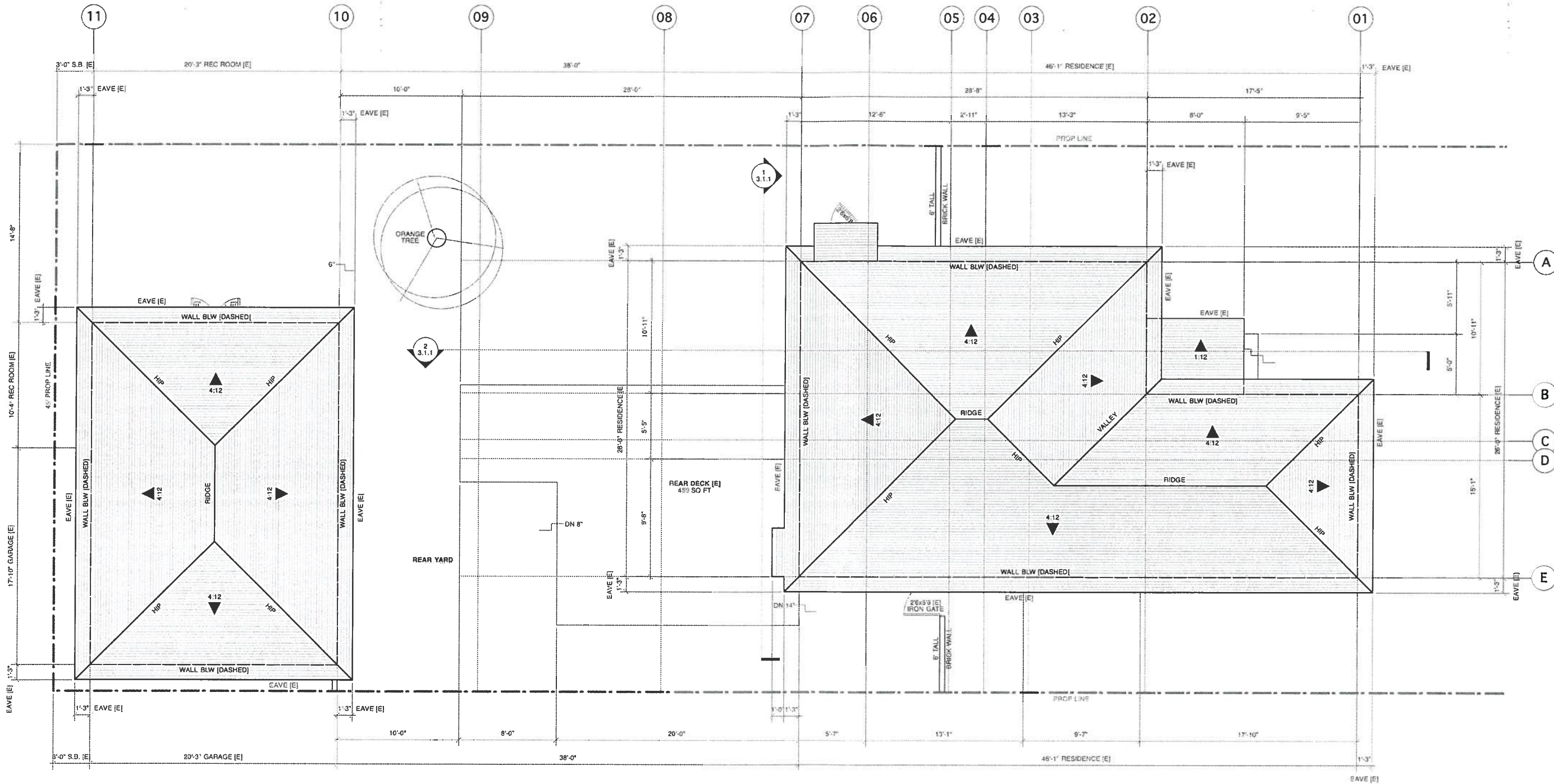
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**SHEET:**  
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**GARAGE & REC RM PLAN [E]**  
**[NO CHANGE]**

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

**ROOF PLAN [E]**

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

INDICATES EXISTING WALLS [E]  
 INDICATES REMOVED WALLS [R]  
 INDICATES NEW WALLS [N]

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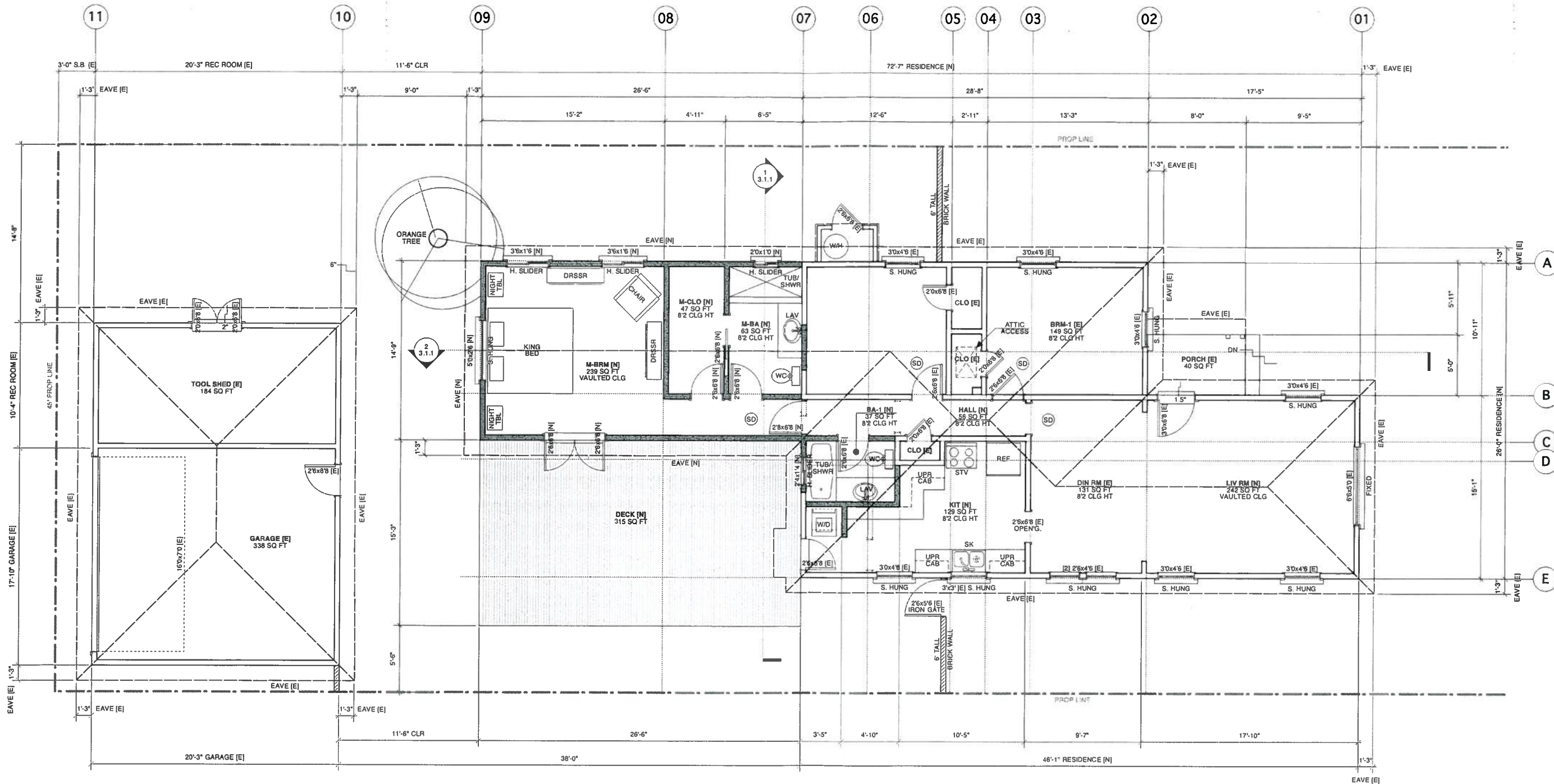
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\_\_\_\_\_ INDICATES: EXISTING WALLS [E]  
 \_\_\_\_\_ INDICATES: REMOVED WALLS [R]  
 \_\_\_\_\_ INDICATES: NEW WALLS [N]  
 (SD) INDICATES: SMOKE DETECTOR

**GARAGE & REC RM PLAN [E]**  
**[NO CHANGE]**

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

**FLOOR PLAN [N]**

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

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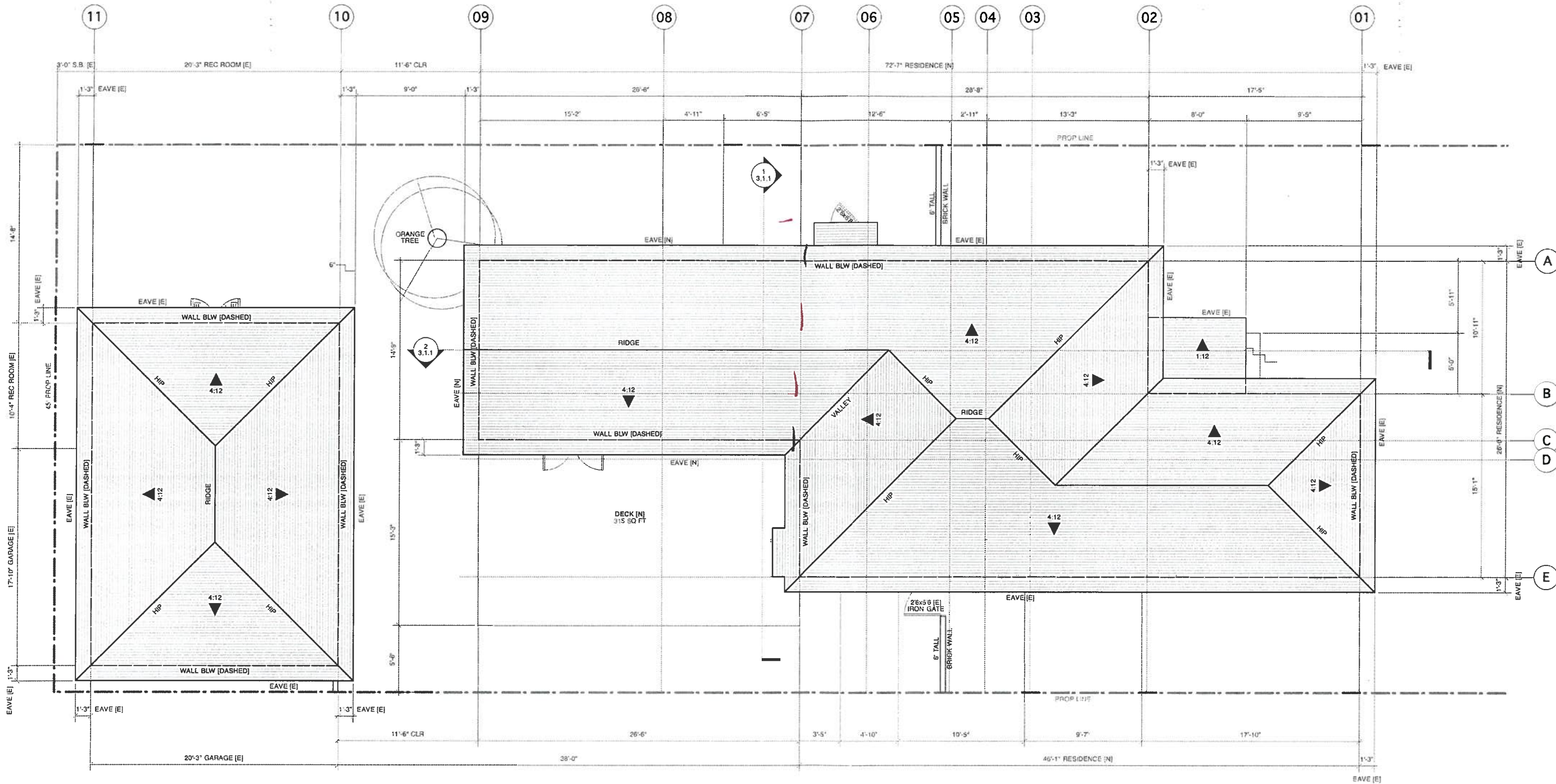
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——— INDICATES EXISTING WALLS [E]  
 - - - - INDICATES REMOVED WALLS [R]  
 = = = = INDICATES NEW WALLS [N]  
 (SD) INDICATES SMOKE DETECTOR

**GARAGE & REC RM PLAN [E]**  
 [NO CHANGE]

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

**FLOOR PLAN [N]**

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

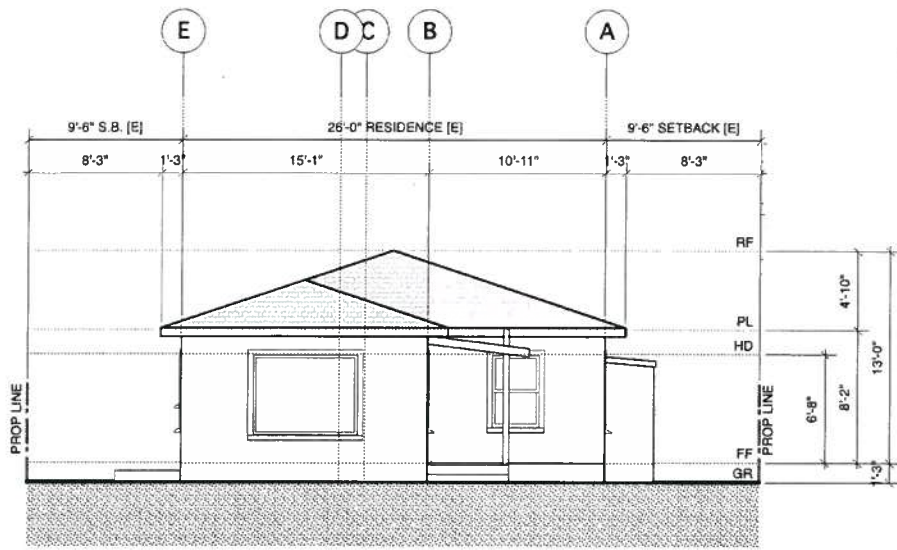
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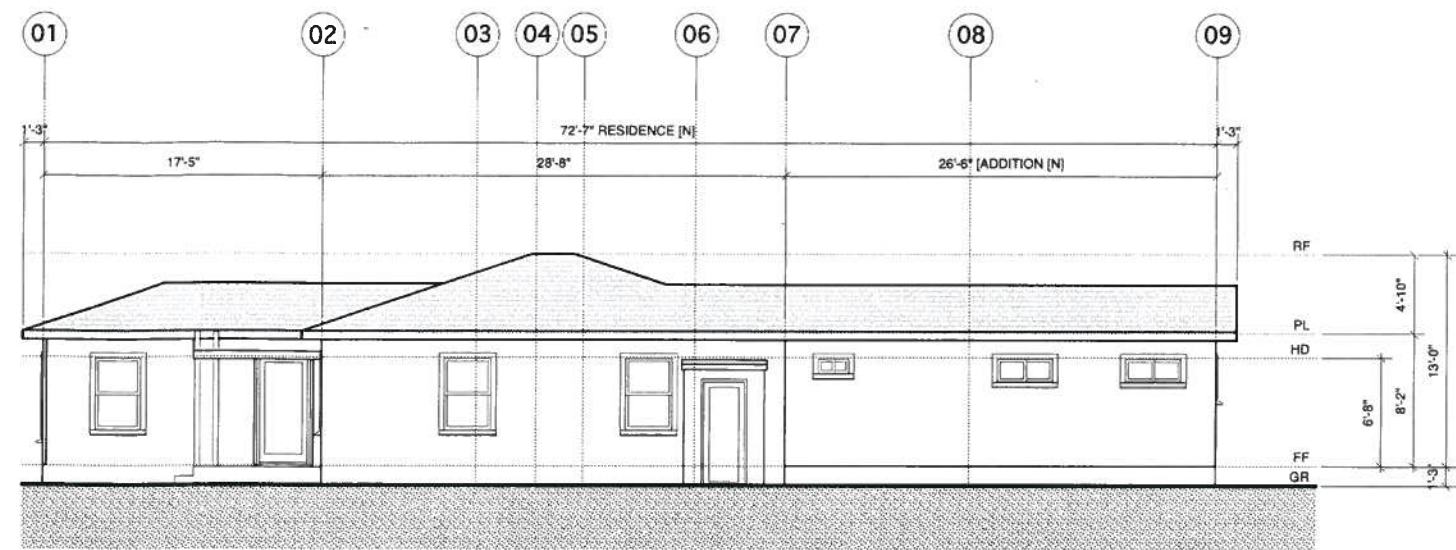
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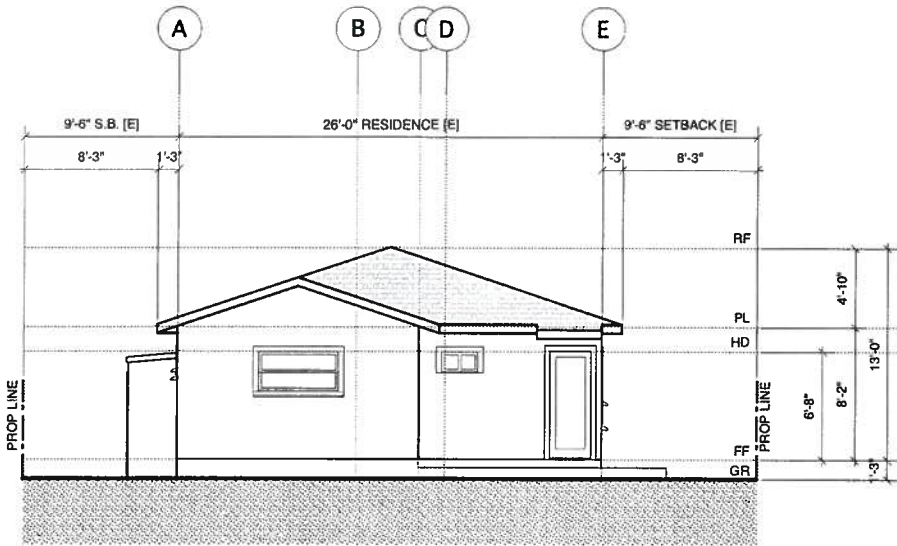
**FRONT ELEVATION [E] [NO CHANGE]**

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



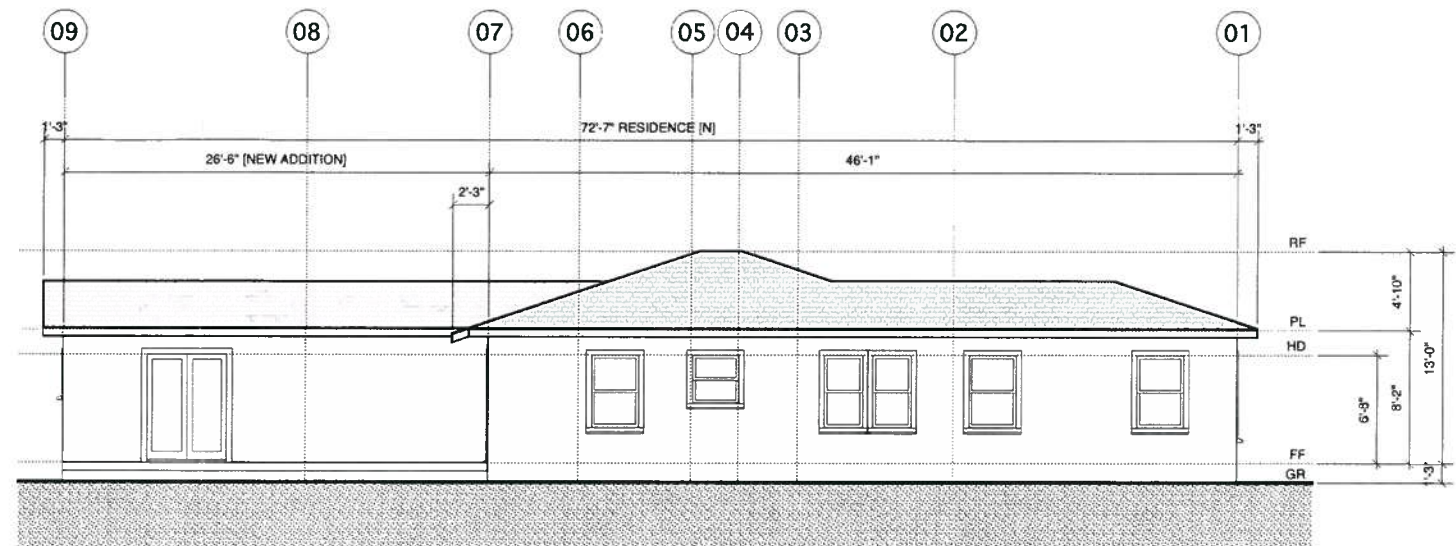
**RIGHT ELEVATION [N]**

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



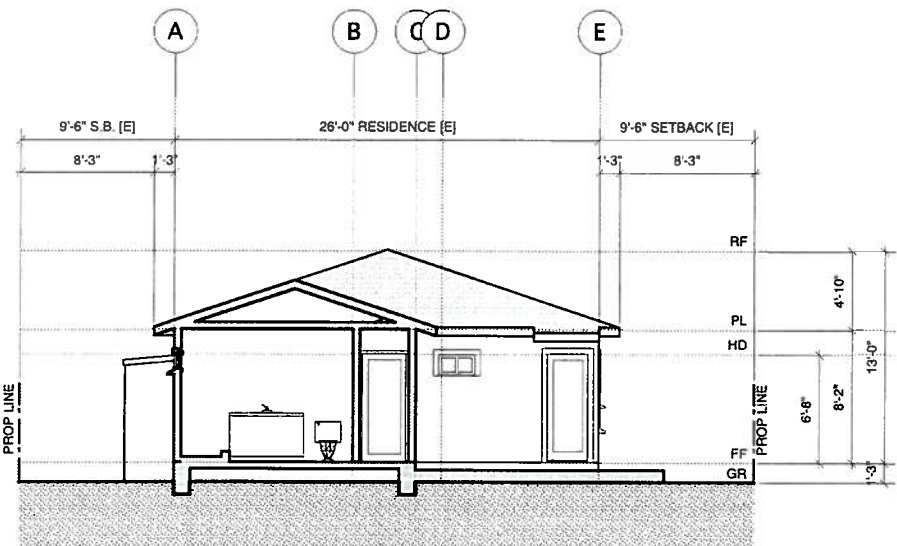
**REAR ELEVATION [N]**

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



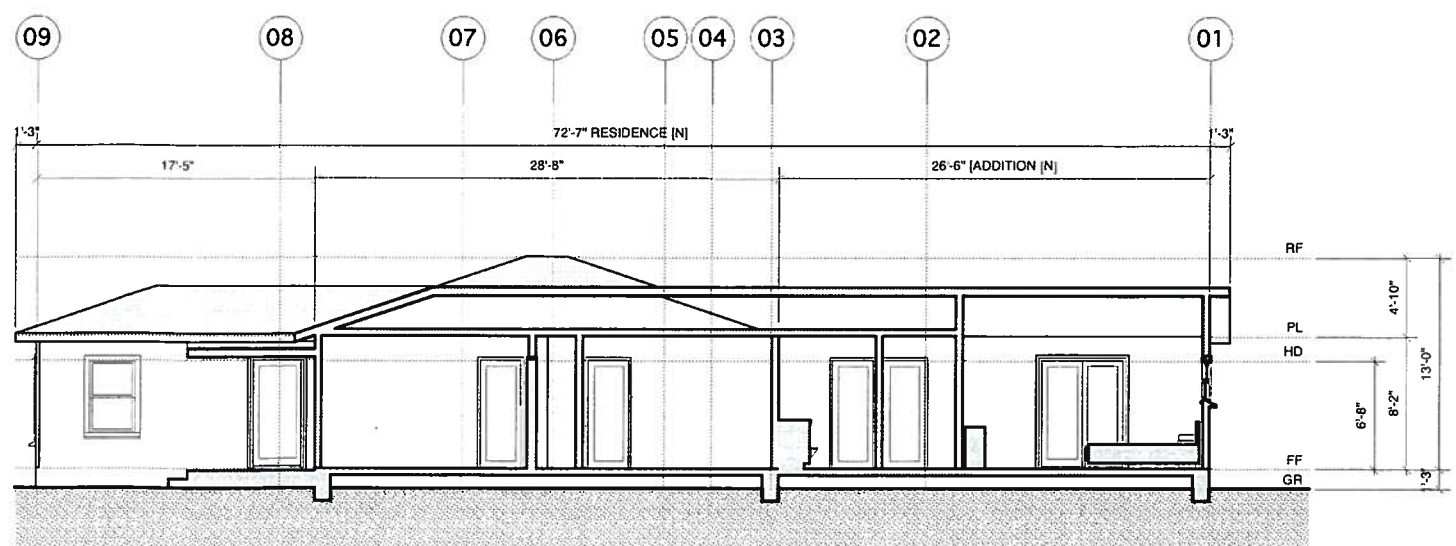
**LEFT ELEVATION [N]**

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



**SECTION - 1 [N]**

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



**SECTION - 2 [N]**

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



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