

ABBREVIATIONS:

ADJ. PROP.	ADJ. GARAGE	ADJ. RES.	ADJ. DRIVE	ADJ. SIDEWALK	ADJ. PARKWAY	ADJ. STREET TREE
ADJ. DRIVE	ADJ. SIDEWALK	ADJ. PARKWAY	ADJ. STREET TREE	ADJ. DRIVE	ADJ. SIDEWALK	ADJ. PARKWAY
ADJ. SIDEWALK	ADJ. PARKWAY	ADJ. STREET TREE	ADJ. DRIVE	ADJ. SIDEWALK	ADJ. PARKWAY	ADJ. STREET TREE
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ADJ. SIDEWALK	ADJ. PARKWAY	ADJ. STREET TREE	ADJ. DRIVE	ADJ. SIDEWALK	ADJ. PARKWAY	ADJ. STREET TREE
ADJ. DRIVE	ADJ. SIDEWALK	ADJ. PARKWAY	ADJ. STREET TREE	ADJ. DRIVE	ADJ. SIDEWALK	ADJ. PARKWAY
ADJ. SIDEWALK	ADJ. PARKWAY	ADJ. STREET TREE	ADJ. DRIVE	ADJ. SIDEWALK	ADJ. PARKWAY	ADJ. STREET TREE

NPDES NOTES

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

- In case of emergency, call (pending) at Work Phone # (pending) or Home Phone # (pending).
- Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.
- Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required Best Management Practices and Good Housekeeping Measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry waste or pollutants off the site. Discharges of materials other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard, cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, inks, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or flammable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing. During construction, permittees shall dispose of such materials in a specified and controlled temporary area on site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated effluents via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slope at the conclusion of each working day. Drainage is to be directed toward existing facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, leasees, and property owners; that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removal erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
- Sediments from areas disturbed by construction shall be retained on site using a effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction related materials, wastes, spills or nuisance shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

GENERAL NOTES FOR STRUCTURAL OBSERVATION
CITY OF LONG BEACH
DEPARTMENT OF BUILDING & SAFETY

- Structural observation is required for structural system in accordance with L. B. Municipal Code. Structural observation is the visual observation of the elements and connections of the structural system at significant construction stages and the completed structure for general conformance to the approved plans and specifications. Structural observation does not waive the responsibility for the inspection required of the building inspector or the deputy inspector.
- The structural observer shall perform site visits at those steps in the progress of the work that allow for correction of deficiencies without substantial effort or uncovering of the work involved. At a minimum, the following significant construction stages require a site visit and an observation report from the structural observer:

Construction Stages	Elements/Connections to be Observed
a. foundation	rebar, ties, anchor bolts, wall tie downs and embeds.
b. framing	shear wall nailing pattern shear transfer and drag tie floor sheathing nailing pattern roof sheathing nailing pattern prior to covering of structure
c. final	
- The structural observer shall prepare a report on the Department form for each significant stage of construction observed. The original of the observation report shall be sent to the building inspector's office and shall be signed and sealed (wet stamp) by the responsible structural observer. A copy attached to the plans need not be sealed but shall be signed by the responsible structural observer or their designee. Copies of the report shall also be given to the architect, owner, contractor and deputy inspector.
- A final observation report must be submitted which shows that all observed deficiencies were resolved and the structural system generally conforms with the approved plans and specifications. The Department of Building and Safety will not accept the structural work without this final observation report and the correction of specific deficiencies noted during normal building and deputy inspection.

CONSULTANTS:
STRUCTURAL ENGINEER
Margarito Castillo S.E.
CASTILLO ENGINEERING INC.
1327 Loma Ave., Long Beach, CA 90804
562.498.9186 Fax 562.498.8377

CONTRACTOR NOTES:

ALL PERMITS AND AGENCY FEES TO BE PAID BY OWNER. PERMIT SHALL BE ISSUED UNDER CONTRACTORS LICENSES AND WORKMANS COMP. INSURANCE POLICY.
THE FOLLOWING ITEMS SHALL BE DECLARED AS "ALLOWANCE" ITEMS U.N.O., AND SHALL BE INDICATED AS SUCH AND INCLUDED IN THE CONTRACTORS TOTAL BID SUM.
ALL LABOR AND MATERIALS AS REQUIRED FOR THE PROPER & COMPLETE INSTALLATION OF SAID ITEM SHALL BE INCLUDED AS PART OF THE ALLOWANCE.
FINISH PLUMBING FIXTURES/FAUCETS
HVAC MECHANICAL SYSTEMS
FINISH ELECTRICAL FIXTURES
FINISH HARDWARE
CABINETS/ COUNTERTOPS
MILLWORK, MOULDINGS, ETC.
FLOOR & WALL TILE
NOT INCLUDED IN THE CONTRACT SHALL BE THE FOLLOWING:
APPLIANCES
CARPET
WINDOW COVERINGS
LOW VOLTAGE SYSTEMS (audio, data, alarms, etc.)

BUILDING DATA

2007 CALIFORNIA BUILDING CODE
SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE Vn
OCCUPANCY GROUP R-3/U-1

LEGAL DESCRIPTION

LOT 5
BLOCK C
TRACT 3725
AP# 7145-024-005

SHEET INDEX

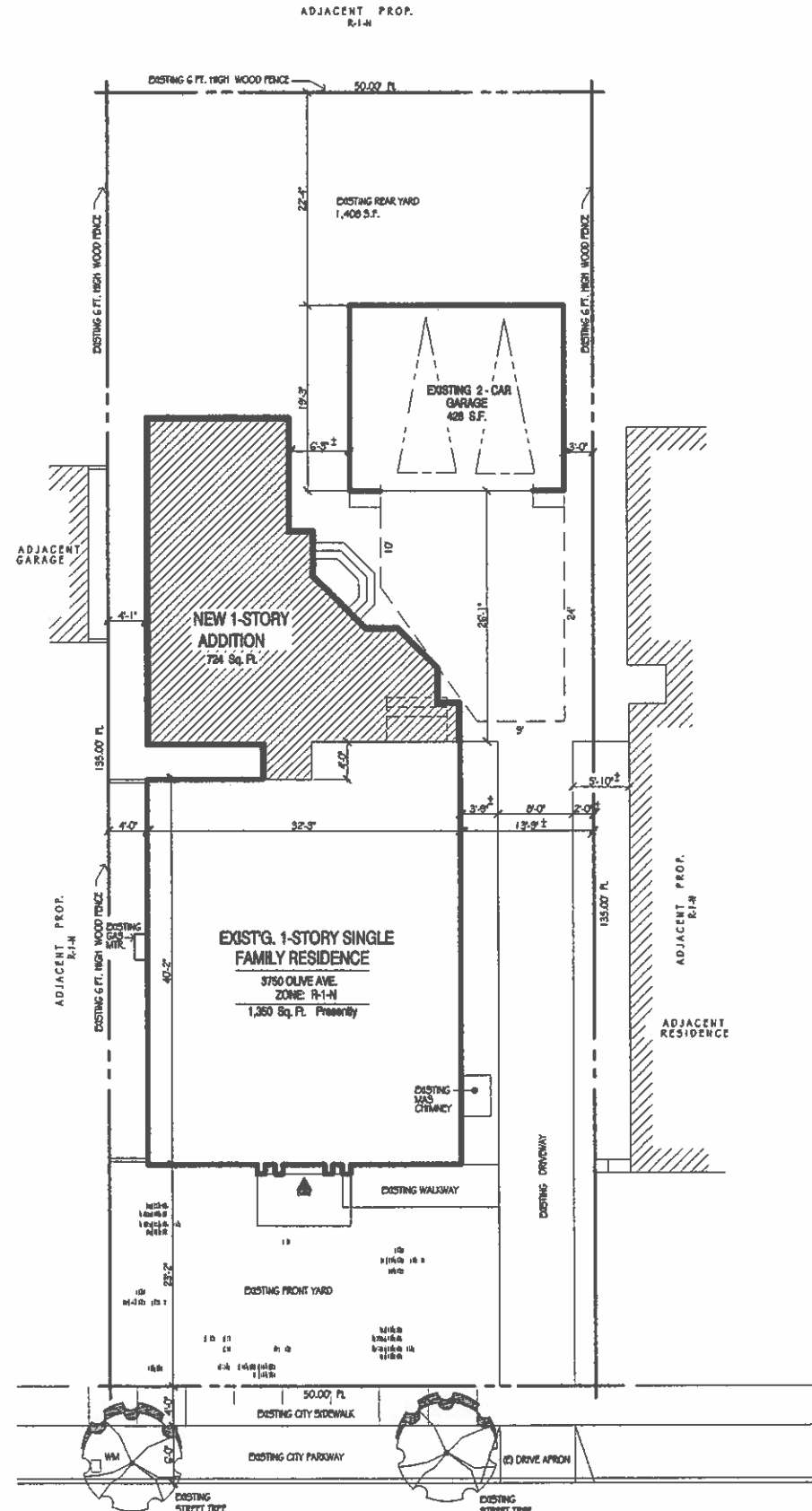
- A1.0 SITE PLAN, NOTES, LEGEND
- A1.1 CALIF. TITLE 24 ENERGY COMPLIANCE FORMS
- A2.0 FLOOR PLAN
- A3.0 EXTERIOR ELEVATIONS ROOF & CEILING PLANS
- A-4 SECTIONS, INTERIOR ELEVATIONS
- A-5 SCHEDULES
- A-6 ELECTRICAL - POWER & LIGHTING
- D1.1 ARCHITECTURAL DETAILS
- S1.0 STRUCTURAL NOTES
- S1.1 TYPICAL STRUCTURAL DETAILS
- S1.2 " " "
- S1.3 " " "
- S1.4 " " "
- S2.0 FOUND. PLAN & SHEAR WALL SCHEDULE
- S2.2 ROOF & CEILING FRAMING PLAN
- S3.0 FOUNDATION DETAILS
- S5.0 ROOF FRAMING DETAILS
- GN-1 GENERAL NOTES
- GN-2 " "

PROJECT DATA

ZONE: R-1-N
LOT SIZE: 50'x135' = 6,750 SQ. FT.
BUILDING SQ. FTG.:
(E) HOUSE = 1,360 S.F.
DEMOLISH = -0-
ADDITION = 724
NEW TOTAL = 2,074 S.F.
(E) GARAGE = 428 S.F.
LOT COVERAGE = 50% PERMITTED
6,750 x 50% = 3,375 S.F.
PROPOSED 2,102 S.F. = 31% **OK**
FLOOR AREA RATIO:
0.6 PERMITTED = 4,050 S.F.
PROPOSED: = 2,102 S.F. = 0.31 **OK**
OPEN SPACE REQUIRED = 16% = 1,080 S.F.
PROPOSED = 21% = 1,408 S.F. **OK**

CODE COMPLIANCE

ALL WORK SHALL CONFORM TO THE FOLLOWING:
CALIFORNIA BUILDING CODE - 2007 EDITION
CALIFORNIA PLUMBING CODE - 2007 EDITION
CALIFORNIA MECHANICAL CODE - 2007 EDITION
CALIFORNIA ELECTRICAL CODE - 2007 EDITION
2006 CALIF. RESIDENTIAL ENERGY STANDARDS



3750 OLIVE AVENUE
SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH



800 E. WARDLOW RD. STE. 1
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STAMP

CONSULTANT

REVISIONS

NO.	DESCRIPTION	DATE

PROJECTILE

ADDITION TO RESIDENCE
Mr. & Mrs. Chris Miller
3750 Olive Avenue, Long Beach, CA 90807

SHEET TITLE

SITE PLAN

DATE: 5-28-10	PERMIT NO.
SCALE: NOTED	SHEET NUMBER
PROJECT NO: 410-008-04	A1.0
DRAWN BY: RB	OF
CHECKED BY: RB	8

FLOOR PLAN KEYNOTES

- ◇ PROVIDED ALLOWANCE TO EXTEND BASE CABINETS & COUNTERTOP (TO MATCH EXISTING) (PROVIDE ALLOWANCE)
- ◇ NEW BROOM CABINETS TO MATCH EXISTING (PROVIDE ALLOWANCE)
- ◇ 30" HIGH (OPEN FACE) BOOK CABINET WITH PAINT GRADE WOOD COUNTERTOP
- ◇ 3/8" BOOTH TABLE WITH BUILT-IN CUSHIONED BENCH SEATING (ALLOWANCE)
- ◇ RECESSED NICHE WITH BULLNOSE CORNERS AND PAINT GRADE W.D. SILL
- ◇ FORMICA COUNTERTOP WITH 4" FORMICA BACKSPASH
- ◇ DEEP BASH PORCELAIN SINK

CALIF. ENERGY COMMISSION FLOW RATE STANDARDS FOR RESIDENTIAL PLUMBING FIXTURES.

WATER CLOSETS:	1.6 GPF
SHOWERS:	2.5 GPM
LAUNDRY FACILITIES:	2.2 GPM
SINK FACILITIES:	2.2 GPM

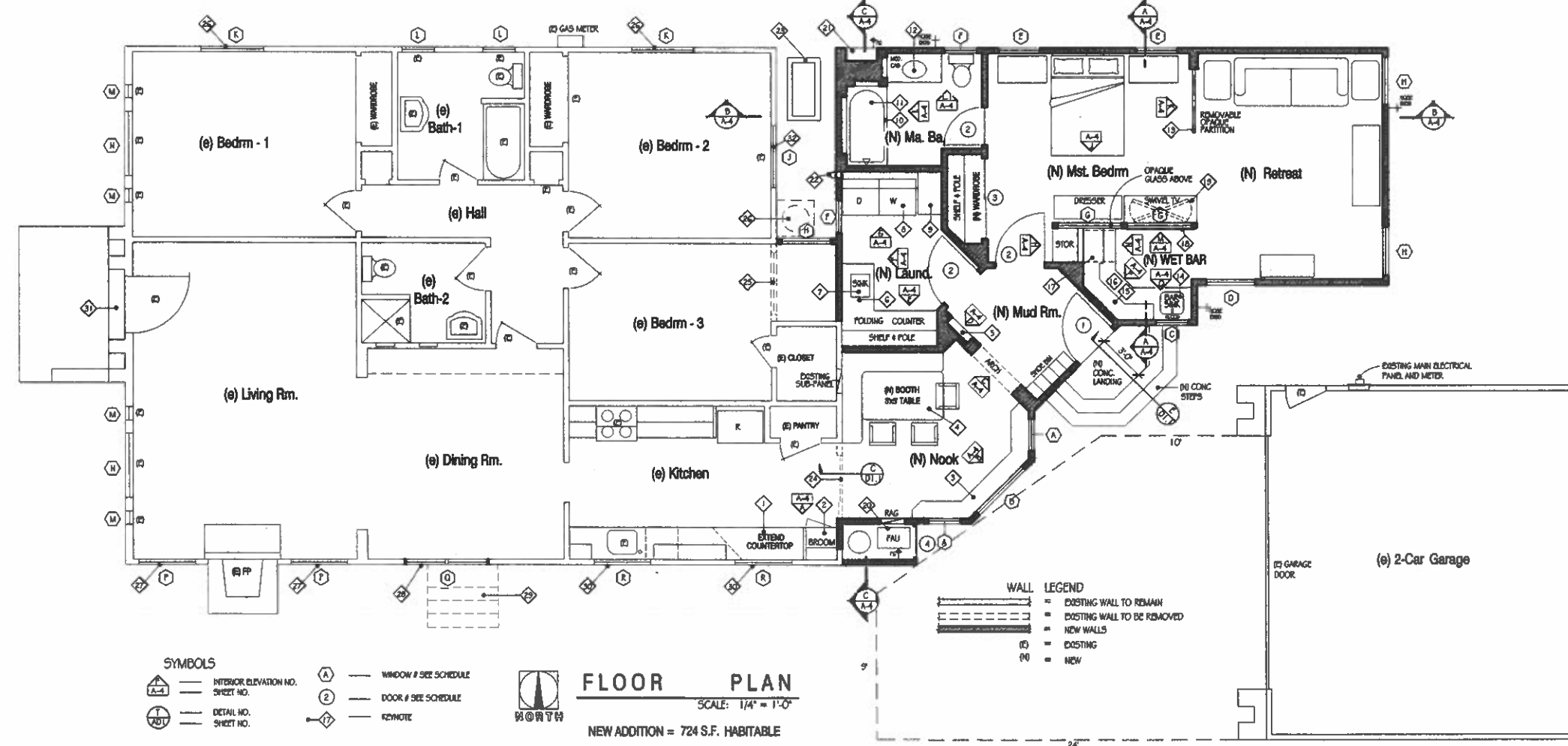
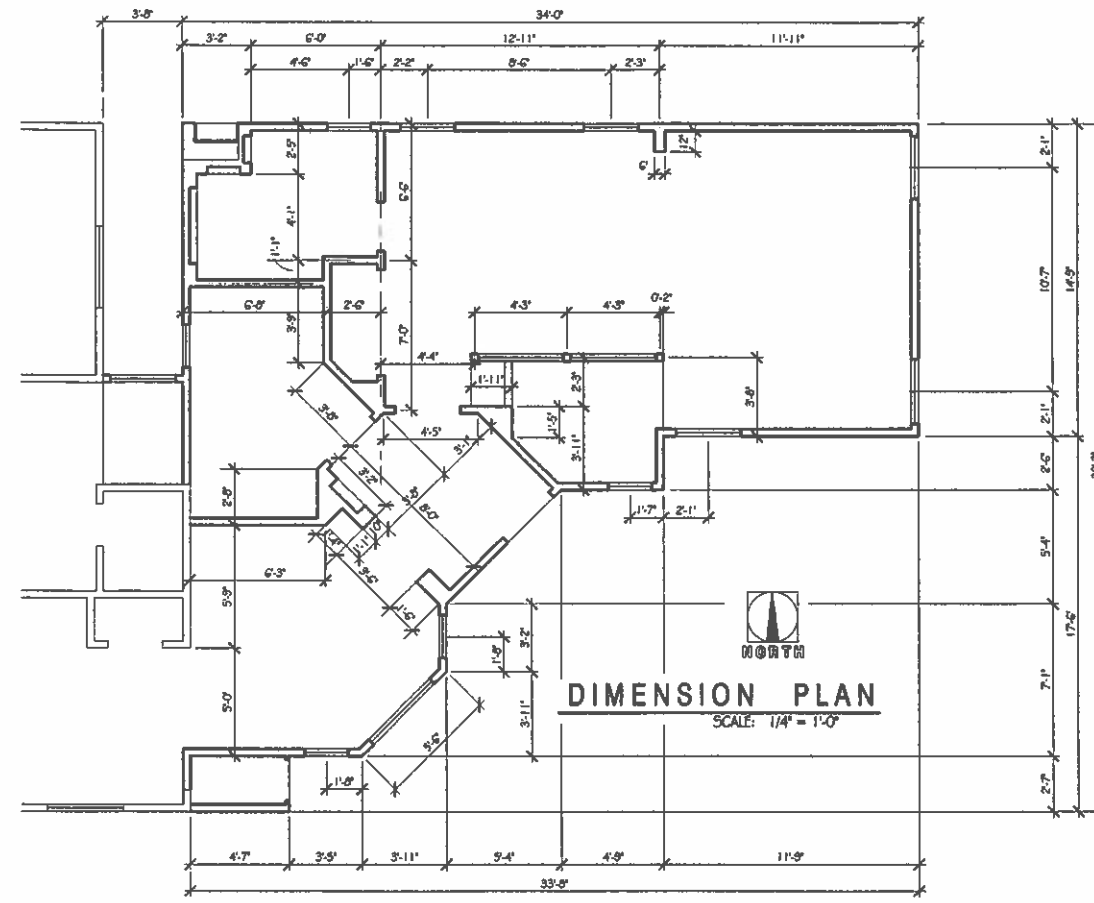
ALSO NOTE THE FOLLOWING:
CONTROL VALVES FOR SHOWER AND TUBSHOWERS, SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER CPC

INSULATION REQUIREMENTS:

CLIMATE ZONE - 8
NEW EXTERIOR WALLS - provide R-13 fiberglass batt insulation at all new exterior wall locations.
NEW RAISED FLOOR AREAS - provide R-19 fiberglass batt encapsulated insulation at all new raised floor areas.
NEW ROOF CEILING AREAS - provide R-30 fiberglass batt insulation at all new roof and/or ceiling areas.
RADIANT BARRIER ROOF PLYWOOD IS REQUIRED FOR ROOF SHEATHING.
EXISTING CEILINGS - provide Owens Corning "Pro-Fit" non-combustible loosefill "blow-in" fiberglass insulation R-19 rated thickness as applicable.
NOTE: ALL DIMENSIONS INDICATED ARE FRAMING DIMENSIONS, I.E. FACE OF STUD OR CENTERLINE OF STUD WALL (NOT NET FINISH DIMENSIONS)

NOTE: CONTRACTOR SHALL VERIFY ALL DIMENSIONS (BOTH EXISTING & PROPOSED) AND FAMILIARIZE HIMSELF WITH ALL JOBSITE CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. NOTIFY ARCHITECT FOR CLARIFICATIONS SHOULD DISCREPANCIES BE FOUND.

- ◇ OVERHEAD CABINET
- ◇ FULL HEIGHT STORAGE CABINET
- ◇ TEmPERED GLASS TUBESHOWER ENCLOSURE (ALLOWANCE)
- ◇ PRESS STEEL TUBESHOWER COMBO (WITH PRESSURE BALANCE FAUCET) WITH PORCELAIN FINISH. PROVIDE CERAMIC TILE 3 SIDES FULL HEIGHT OVER 1/2" CONCRETE BOARD.
- ◇ CULTURED MARBLE COUNTERTOP WITH INTEGRAL OVAL BASK, WITH 4" BACKSPASH
- ◇ 2" WIDE PINE WOOD PARTITION WITH OPAQUE PANELS - SEE INTERIOR ELEVATION #44.0
- ◇ STAINLESS STEEL SINK WITH 1-1/2" MAX. WASTE LINE & TRAP (NO GARBAGE DISPOSAL UNIT ALLOWED)
- ◇ UPPER CABINET SEE INT. ELEV. H.P./Q.M. 1
- ◇ FORMICA COUNTERTOP WITH 4" HIGH BACKSPASH
- ◇ MICROWAVE OVEN SPACE-VERIFY OPENING REQUIREMENTS
- ◇ BASE CABINET (TO EXTEND INTO BEDROOM AREA). UPPER CABINETS ARE STUD DEPTH WITH ADJUSTABLE SHELVING.
- ◇ PAINT GRADE COUNTERTOP WITH PAINT GRADE FALSE CABINET BELOW.
- ◇ FAU (GAS) HEATING UNIT WITH REMOTE CONDENSING UNIT. CONTRACTOR TO PROVIDE COMPLETE DESIGN/BUILD SYSTEM USING PERIOD STYLE CAST IRON FLOOR MOUNT REGISTERS. DUCTING TO BE RUN UNDER FLOOR SPACE. PROVIDE CLEARANCES TO GRADE PER CODE. SEE SCHEMATIC DUCTING PLAN SHEET A-C
- ◇ ALTERNATE: CONTRACTOR TO PROVIDE ALTERNATE QUOTE TO HAVE THE NEW DUCTED HEAT/COOL SYSTEM INCLUDE EXISTING ROOMS. LOCATE DUCTWORK IN BELOW FLOOR CRAWL SPACE.
- ◇ NEW FLUSH MOUNT TANKLESS (DIRECT VENT) GAS PRESS WATER HEATER - "TANK" OR EQUAL. 9.3 GPM (max.) PROVIDE TRUE 3/4" NATURAL GAS CONNECTION. INSTALL PER MFG'S SPECS AND LOCAL CODES.
- ◇ RIGID METAL DRYER VENT DUCT WITH THRU-WALL TERMINATION CAP (WITH BACKDRAFT DAMPER)
- ◇ LOCATION OF NEW AC CONDENSING UNIT ON CONCRETE SLAB
- ◇ REMOVE EXISTING 6062 SLIDING GLASS DOOR (40 S.F. ENERGY CREDIT)
- ◇ REMOVE EXISTING 4040 WINDOW (116 S.F. ENERGY CREDIT)
- ◇ REMOVE EXISTING WATER HEATER, ENCLOSURE, AND CAP OFF GAS CONNECTION
- ◇ REMOVE EXISTING 4046 ALUM SLIDING WINDOW AND REPLACE WITH NEW SINGLE HUNG EGRESS WINDOW PER SCHEDULE
- ◇ REMOVE EXISTING 3624 ALUM. SLIDING WINDOW AND REPLACE WITH NEW SINGLE HUNG WINDOW PER SCHEDULE
- ◇ REMOVE EXISTING 6060 ALUM SLIDING DOOR AND INSTALL NEW PAIR OF SINGLE HUNG WINDOW PER WINDOW SCHEDULE
- ◇ REMOVE EXISTING CONC. PORCH LANDING AND STAIRS. REPAIR WALL AS REQUIRED FOR NEW STUCCO FINISH COAT.
- ◇ REMOVE EXISTING 3630 ALUM SLIDING WINDOW AND INSTALL NEW SINGLE HUNG WINDOW PER WINDOW SCHEDULE
- ◇ THE EXISTING WOOD DOOR FRAME AND WOOD THRESHOLD TO BE PREPARED, PRIME, AND PAINTED TAN TO MATCH NEW WINDOW FRAMES
- ◇ REMOVE EXISTING 4046 ALUM SLIDING WINDOW AND INSTALL NEW WINDOW PER WINDOW SCHEDULE.



SYMBOLS

(A-A)	INTERIOR ELEVATION NO. SHEET NO.
(B-B)	DETAIL NO. SHEET NO.
(1)	WINDOW # SEE SCHEDULE
(2)	DOOR # SEE SCHEDULE
(K)	KEYNOTE

FLOOR PLAN

SCALE: 1/4" = 1'-0"
NEW ADDITION = 724 S.F. HABITABLE

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT TITLE

ADDITON TO RESIDENCE
Mr. & Mrs. Chris Miller
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CONSULTANT

REVISIONS		
NO.	DESCRIPTION	DATE

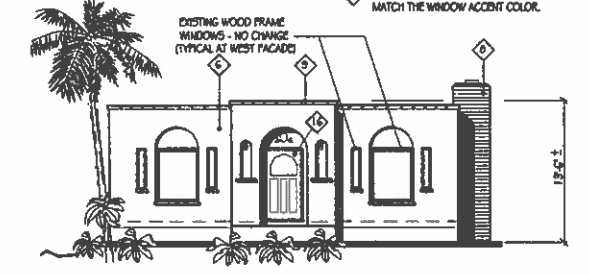
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 3760 Olive Avenue, Long Beach, CA 90807

EXT. ELEV. ROOF PLAN

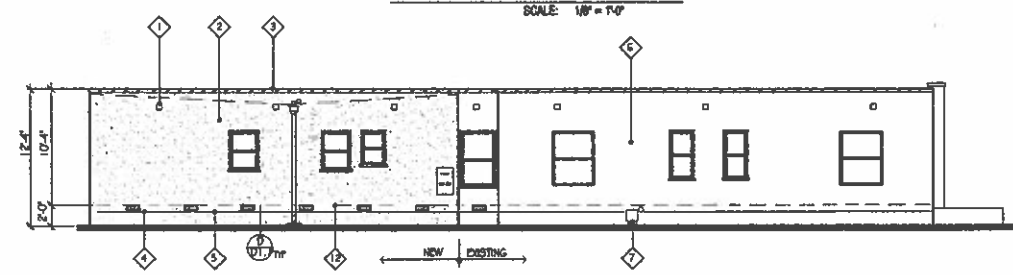
DATE: 8-28-10	PROJECT NO. 410-4008-04	REVISION: A3.C
NOTED	BY: FR	DATE: 8-28-10
PROJECT NO. 410-4008-04	BY: FR	DATE: 8-28-10
REVISION: A3.C	BY: FR	DATE: 8-28-10

ELEVATION KEYNOTES

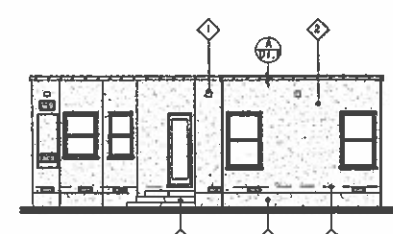
- 1 NEW 6"X6" BEVELED G.L. (THRU-WALL) ATTIC VENT WITH CORR. RESIST. MESH - TO MATCH EXISTING - PAINT TO MATCH STUCCO
- 2 NEW STUCCO OVER 'DUPONT' TYVEK WATERPROOF MEMBRANE OR 2-LAYERS TYPE D BLDG. FELTS. SEE EXTERIOR FINISH & TEXTURE SCHEDULE
- 3 NEW CLAY COPING TO MATCH EXISTING
- 4 NEW 6"x14" PERIOD STYLE CAST IRON FOUNDATION VENTS WITH CORR. RESISTANT MESH, EVERY 4TH JOIST BAY (S-P-C)
- 5 NEW 2G GA. CONTINUOUS PLASTER WEEP SCREED
- 6 EXISTING STUCCO TO RECEIVE NEW TEXTURED FINISH COAT. SEE EXTERIOR FINISH & TEXTURE SCHEDULE
- 7 EXISTING GAS METER
- 8 EXISTING MASONRY CHIMNEY
- 9 EXISTING CLAY TILE COPING
- 10 NEW 1/2" THK. PLASTER SEMI COAT ON FOUNDATION WALL BELOW SOLED TO GRADE
- 11 NEW CONC. PORCH - SEE DETAIL
- 12 LINE OF NEW FINISH FLOOR
- 13 LINE OF EXISTING FINISH FLOOR
- 14 REMOVE EXISTING ALUM. SLIDING GLASS DOOR. INSTALL NEW WINDOW FOR SCHEDULE PATCH STUCCO TO MATCH EXISTING.
- 15 REMOVE EXISTING CONCRETE PORCH. REPAIR WALL TO MATCH EXISTING
- 16 NEW PERIOD STYLE WOODEN SCREEN DOOR PAINTED TO MATCH THE WINDOW ACCENT COLOR.



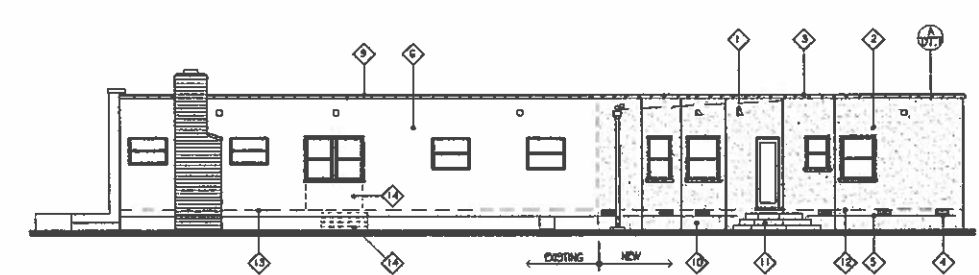
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

NOTE:
 REMOVE EXISTING ALUMINUM SLIDING WINDOWS AND INSTALL NEW TAN VINYL BRIDLE HUNG ENERGY EFFICIENT DUAL GLAZE WINDOWS AT EACH LOCATION. SIZES TO MATCH EXISTING OPENINGS, UNLESS NOTED OTHERWISE. SEE WINDOW SCHEDULE.

EXTERIOR FINISH & TEXTURE SCHEDULE

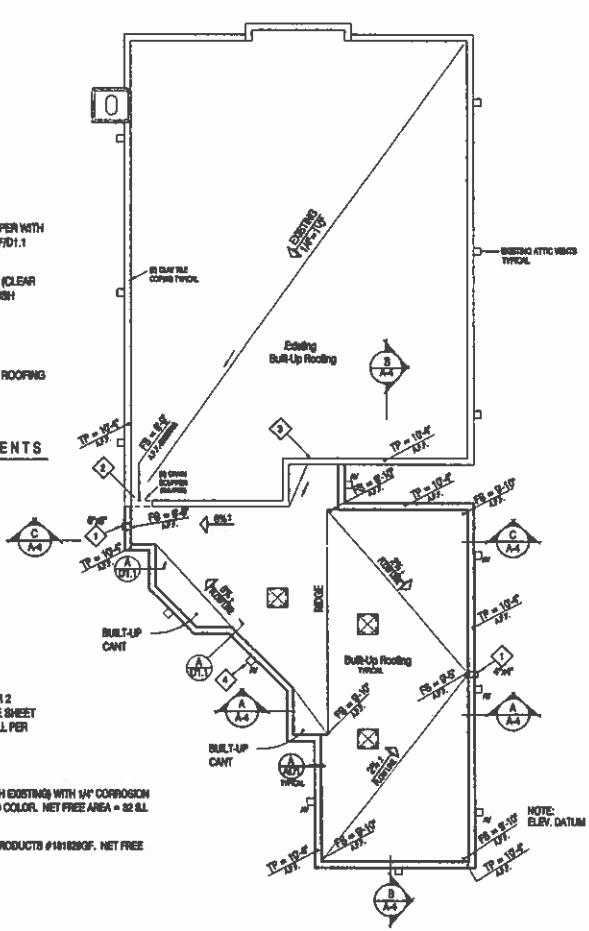
STUCCO TEXTURE	TO MATCH EXISTING (HAND TROWELLED SPANISH)
STUCCO COLOR	TO MATCH EXISTING - SIMILAR TO MERLEX STUCCO CO. 'BESQUE'
COPING TILE	RED CLAY TILES TO MATCH EXISTING
WINDOW FRAMES	MANUFACTURERS STANDARD TAN COLOR
FOUNDATION VENTS	BLACK CAST IRON
THRU WALL ATTIC VENTS	PAINTED TO MATCH STUCCO COLOR

- ROOF PLAN KEYNOTES:**
- 1 ROOF DRAIN SCUPPER AND OVERFLOW DRAIN SCUPPER WITH LEADERWIRE AND LEADER TO GRADE. SEE DETAIL, FD-1. REFER TO PLAN FOR SCUPPER SIZES
 - 2 ENLARGE EXISTING SCUPPER TO 24" WIDE x 8" HIGH (CLEAR OPENING). JOIN BOTH NEW AND EXISTING ROOF FLASH TOGETHER AND SPILL TO NEW ROOF AREA
 - 3 EXISTING PARAPET WALL TO REMAIN
 - 4 ATTIC VENT - TYPICAL FOR 8 (MATCH EXISTING) SEE ROOFING SYMBOL LEGEND BELOW FOR SPEC.

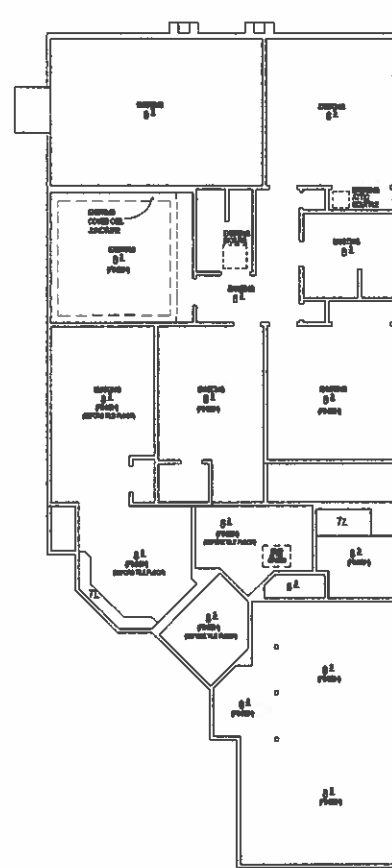
ATTIC VENTILATION REQUIREMENTS
 ATTIC AREA = 720 S.F.
 VENTILATION REQUIRED:
 720/180 = 4.00 S.F. or 8@1 S.L.
 PROVIDE:
 8-8"X6" BEVELED WOOD ATTIC VENTS.
 NET FREE AREA EACH = 32 S.L.
 plus
 8-18"X18" ROOF VENT JACKS FOR FLAT ROOF.
 NET FREE AREA = 178 S.L. EACH
 784 > 801 . . . OK

ROOFING SPECS.
BUILT-UP ROOF AREAS
 UL RATED CLASS A or B, (RATED FOR EXTERNAL FIRE EXPOSURE) 80# MINERAL SURFACED GYP SHEET OVER 2 LAYERS 1/4" FIBERGLASS FLY SHEET, OVER 1/2" BASE SHEET NAILED TO DECK. HOT MOP BETWEEN LAYERS. INSTALL PER C.B.C. CHPT. 15.

ROOFING SYMBOLS
 1/2" x 24" G.L. BEVELED ATTIC VENTS (TO MATCH EXISTING) WITH 1/4" CORROSION RESISTANT WIRE MESH. PAINT TO MATCH STUCCO COLOR. NET FREE AREA = 32 S.L.
 18" X 18" ROOF JACK FOR FLAT ROOF. C&J METAL PRODUCTS #141828QF. NET FREE AREA = 178 S.L.



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



REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"





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STAMP

CONSULTANT

REVISIONS		
REV	DESCRIPTION	DATE

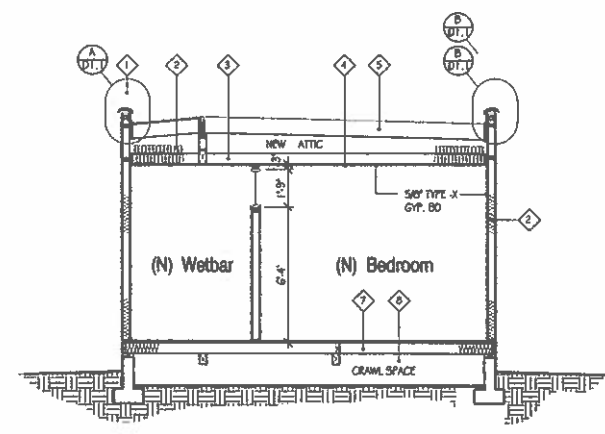
PROJECT TITLE

ADDITION TO RESIDENCE
Mr. & Mrs. Chris Miller
 3750 Olive Avenue, Long Beach, CA 90807

SHEET TITLE

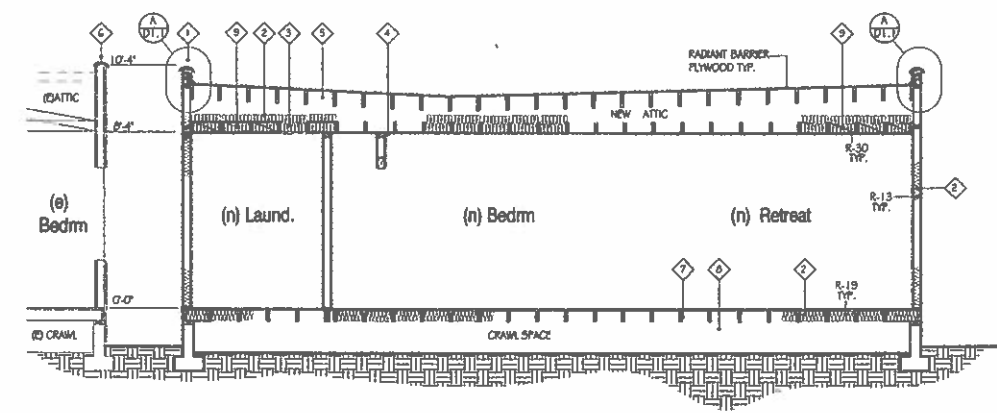
SECTIONS

DATE	8-1-10	PERMIT NO.	
SCALE	NOTED	SHEET	
PROJECT NO.	410-0008-04	A4.C	
DESIGNED BY	RM	CHECKED BY	HR

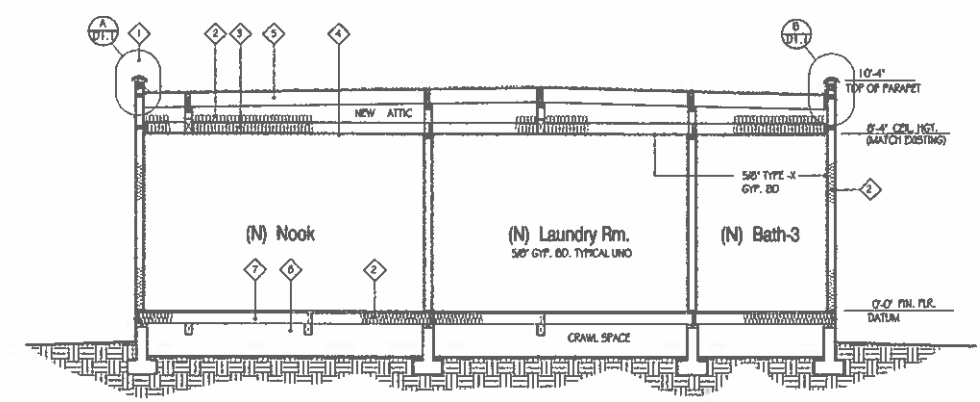


- SECTION KEYNOTES**
- 1 CLAY TILE COPING - TO MATCH EXISTING - SEE DETAILS A 4 & B
 - 2 THERMAL INSULATION - SEE ENERGY COMPLIANCE NOTES FOR INSULATION R-VALUES. TYPICAL WHERE INDICATED
 - 3 CEILING JOIST - SEE FRAMING PLAN
 - 4 5/8" TYPE-X GYP. BOARD, TYPICAL UNLESS NOTED OTHERWISE
 - 5 ROOF RAFTERS - SEE FRAMING PLAN and SEE ROOF PLAN FOR SLOPE.
 - 6 EXISTING CLAY TILE COPING
 - 7 FLOOR JOIST - SEE FOUNDATION PLAN
 - 8 BELOW FLOOR CRAWL SPACE, PROVIDE MINIMUM 1" CLEARANCE TO FLOOR JOIST, AND 1 1/2" MINIMUM CLEARANCE AT GIRDERS.
 - 9 PROVIDE 2x6 BLOCKING FOR 3 DAYS OUT FROM EXTERIOR WALL, AT 45°/C. TYPICAL AT OPPOSITE END EXTERIOR WALL.

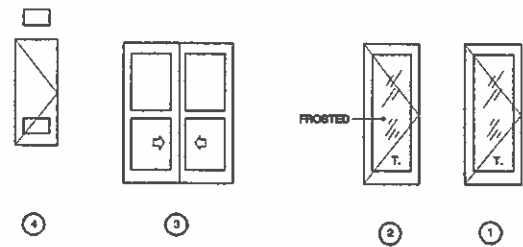
SECTION A-A
SCALE: 1/4" = 1'-0"



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



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

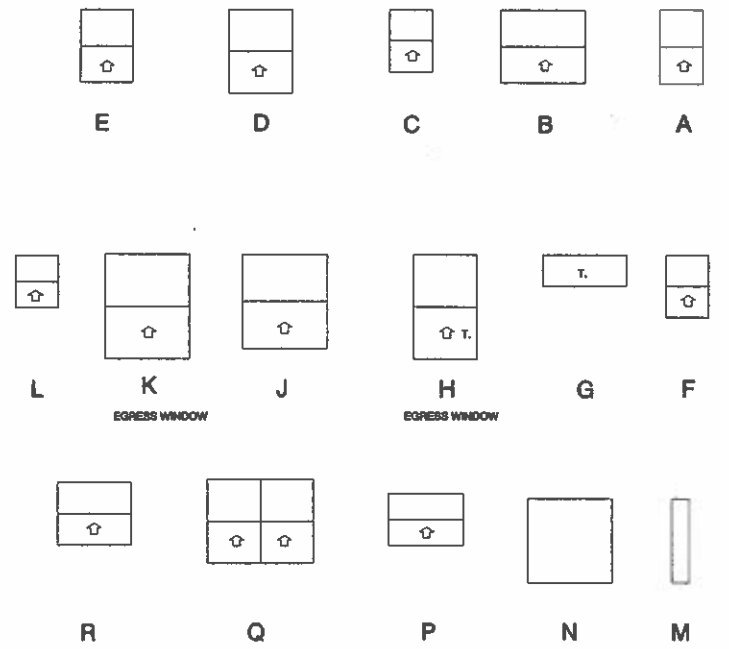


DOOR TYPES

DOOR SCHEDULE

DOOR NO.	DOOR SIZE			MATERIAL		PANELS		FIRE LABEL	GLASS					LOUVER			FRAME		DETAILS			DOOR NO.	REMARKS
	WIDTH	HGT	THK	FACE	CORE	NO.	TYPE		SIZE	TYPE	TEMP	GRIDS	PANE	LOW	SIZE	TYPE	MATL.	MATL.	HD	JAMB	THRESH		
1	3'-0"	6'-8"	1 3/4"	VINYL	BC	1	GL.	NONE	FULL	CLEAR	YES	NONE	DBL.	NO								1	1-LITE FRENCH DOOR, WITH FULL WEATHERSTRIPPING & THRESHOLD
2	3'-0"	6'-8"	1 3/8"	HONO.	HC	2				FROSTED			SGL.									2	1-LITE INTERIOR FRENCH DOOR
3	5'-0"	6'-8"	1 3/8"		HC	2	RECESSED PANE															3	2-PASS WARDROBE DOORS (2-DOORS)
4	2'-0"	5'-0"	1 3/8"		BC	1	SLAB							10"x16"	FIXED	CAST METAL						4	100 S.I. HIGH & LOW

All hardware to be selected by the owner, purchased (under allowance) and installed by the contractor



WINDOW TYPES

WINDOW SCHEDULE

SYM.	FRAME			GLASS								DETAILS			SYM.	REMARKS		
	WIDTH	HEIGHT	TYPE	MAT	FINISH	TYPE	MFGS STD MUNTINS	LITES	TDL	PANES	TEMP	LOW	HEAD	JAMB			BELL	SCREEN
A	2'-0"	3'-6"	SHOLE HUNG	VINYL	TAN	CLEAR	NONE	2	NA	DOUBLE	NO	NO	9	9	11	YES	A	
B	4'-0"							2									B	
C	2'-0"	3'-0"						2									C	
D	3'-0"	4'-0"						2									D	
E	2'-6"	8'-6"						2									E	
F	2'-0"	3'-0"				Obs		2									F	
G	4'-0"	1'-9"	PICTURE	WOOD	PAINT	Obs		1		SINGLE						NA	G	JOB BUILT WOOD FRAME PICTURE WINDOW WITH WOOD EXPOSED CHAIRS TO MATCH ROOM CHAIRS
H	3'-0"	5'-0"	SHOLE HUNG	VINYL	TAN	CLEAR	NONE	2		DOUBLE	YES		9	9	11	YES	H	
J	3'-10"	4'-4"	SHOLE HUNG	VINYL	TAN	CLEAR	NONE	2	NA	DOUBLE	NO	NO	9	9	11	YES	J	
K	4'-0"	5'-0"						2									K	
L	2'-0"	2'-8"															L	EXISTING WOOD WINDOW WITH WOOD FRAME - PAINT TO MATCH WOOD WINDOW FRAME COLOR
M	8"	4'-0"	PICTURE	WOOD	PAINT												M	EXISTING WOOD WINDOW FRAME - PAINT TO MATCH WOOD WINDOW FRAME COLOR
N	4'-0"	4'-0"															N	EXISTING WOOD WINDOW FRAME - PAINT TO MATCH WOOD WINDOW FRAME COLOR
P	3'-6"	2'-4"	SHOLE HUNG	VINYL	TAN	CLEAR	NONE	2	NA	DOUBLE	NO	NO	9	9	11	YES	P	
Q	PAIR 2'-6"	4'-0"						2					9	9	11		Q	
R	3'-6"	3'-0"						2					9	9	11		R	

NOTES: ALL WINDOWS ARE TO BE MANUFACTURED BY "MILGARD" WINDOW & DOOR COMPANY, TUSCANY SERIES, TAN COLORED VINYL WINDOWS WINDOW CONTRACTOR SHALL FIELD VERIFY ALL REPLACEMENT WINDOWS AT THE JOBSITE PRIOR TO PLACING ORDER.

EMERGENCY EGRESS WINDOW REQMTS.

EMERGENCY EGRESS WINDOW REQUIREMENTS
 MINIMUM SIZE:
 MINIMUM OPENING SHALL HAVE A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET. (exception: the minimum net clear opening for emergency escape and rescue grade-floor openings shall be 5 square feet.)
 MINIMUM DIMENSION:
 THE MINIMUM CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
 MAXIMUM HEIGHT FROM FLOOR:
 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
 OPERATIONAL CONSTRAINTS:
 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM. BARS, GRILLES, GRATES OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH SECTION 10B.1 AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KE, TOOL, SPECIAL KNOWLEDGE OR EFFORT OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING. WHERE SUCH DEVICES ARE INSTALLED, SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.10, AND THE RELEASE MECHANISM SHALL BE MAINTAINED OPERABLE AT ALL TIMES.

EXTERIOR FINISH SCHEDULE

MATERIALS	FINISHES
WOOD DOORS, & WINDOWS (where applicable)	NO. 5
METAL COPING, FLASHING, ETC.	NO. 3
VINYL WINDOW FRAMES	NO. 3
ALL NEW PAINTABLE EXTERIOR SURFACES TO RECEIVE "DUNN EDWARDS" 2 FINISH COATS OVER 1 PRIMER COAT. COLORS AND TYPES TO BE DETERMINED BY THE OWNER.	

INTERIOR WOOD MOULDINGS WHERE SPECIFIED

CROWN MOULDING	—	MDF GRADE	PAINT FINISH - ALLOWANCE ITEM
BASE MOULDINGS	—	MDF GRADE	PAINT FINISH - ALLOWANCE ITEM
WINDOW CASING, STOOL, APRON	—	MDF GRADE	PAINT FINISH - ALLOWANCE ITEM
DOOR CASINGS	—	MDF GRADE	PAINT FINISH - ALLOWANCE ITEM

NOTE: ALL MOULDINGS ARE TO MATCH EXISTING PROFILES.

ROOM FINISH SCHEDULE

ROOM NAME	MATERIALS										FINISHES - PER OWNER REQMTS. - PROVIDE ALLOWANCE							
	FLOOR	BASE	WNSCT	CROWN	WALLS				CEILING MATL.	CEL. HT.	BSE	CROWN	WNSCT	WLS	CLG	DRS	TRIM	
					NORTH	EAST	SOUTH	WEST										
(N) Nook	Par. tile	MDF	—	MDF	GB	GB	GB	GB	GB	8'0"	4	4	—	2	2	4	4	
(N) Mud Rm.	*	*	—	*	*	*	*	*	*	*	4	4	—	2	2	4	4	
(N) Laundry	*	*	—	*	*	*	*	*	*	*	4	4	—	3	3	4	4	
(N) Ma. Bath	*	*	—	*	MRGB	MRGB	MRGB	MRGB	*	*	4	4	—	3	3	4	4	
(N) Wet Bar	*	*	—	*	GB	GB	GB	GB	*	*	4	4	—	3	3	4	4	
(N) Mat. Bedroom	Hardw.	*	—	*	*	*	*	*	*	*	4	4	—	1	1	4	4	
(N) Retreat	*	*	—	*	*	*	*	*	*	*	4	4	—	1	1	4	4	

ABBREVIATIONS: GB GYPSUM BOARD, MRGB MOISTURE RESISTANT GYPSUM BOARD, L&P LATH & PLASTER

INTERIOR FINISHES

FINISHED SURFACES:
 NO. 0 TO BE DETERMINED BY OWNER
 NO. 1 ACRYLIC LATEX FLAT FINISH
 NO. 2 ACRYLIC LATEX SATIN FINISH ENAMEL
 NO. 3 ACRYLIC LATEX SEMI-GLOSS ENAMEL
 NO. 4 ACRYLIC LATEX HIGH GLOSS ENAMEL
WALLBOARD SURFACES:
 ALL WALLBOARD (WALLS & CEILINGS) WHERE INDICATED SHALL MATCH EXISTING TEXTURE, OTHERWISE WHERE NO EXISTING TEXTURES ARE PRESENT WALLS SHALL BE SMOOTH AND CEILINGS SHALL HAVE A KNOCKDOWN TEXTURE
LATH & PLASTER SURFACES:
 PATCH TO MATCH USING LATH & PLASTER WHERE REPAIR WORK IS ADJACENT TO EXISTING LATH & PLASTER SURFACES.
 ALTERNATIVE: REMOVE ALL EXISTING LATH & PLASTER SURFACE IN SAME PLANE AS NEW WORK AND INSTALL GYPSUM BOARD OVER ENTIRE PLANE SURFACE. FINISH TEXTURES ARE TO MATCH EXISTING. WHERE NO EXISTS, WALLS ARE TO BE SMOOTH, AND CEILING TO HAVE A LIGHT KNOCKDOWN FINISH.
PREPARATION / APPLICATION
 EXISTING SURFACES - TO BE CLEANED AND PREPARED FOR NEW PAINT COATING. ALL EXISTING SURFACES REQUIRED TO RECEIVE NEW PAINT SHALL HAVE 1 FINISH COAT & A 2ND FINISH COAT AS NEEDED OVER 1 PRIMER COAT PER "DUNN EDWARDS" SPECIFICATIONS.
 NEW SURFACES - NEW PAINTABLE SURFACES ARE TO RECEIVE 2 FINISH PAINT COATS OVER 1 PRIMER COAT APPLIED PER MANUFACTURERS SPECIFICATIONS, "DUNN EDWARDS" OR EQUAL.

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT TITLE

ADDITION TO RESIDENCE
Mr. & Mrs. Chris Miller
 3750 Olive Avenue, Long Beach, CA 90807

DATE FILE

FRAME PLANS FOUND PLAN

DATE	8-28-10	PROJECT NO.	
SCALE	NOTED	SHEET	
PROJECT NO.	410-4009-04		
DRAWN BY	PH		
CHECKED BY	HR		

A5.0

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GROUP

CONSULTANT

REVISIONS

NO.	DESCRIPTION	DATE

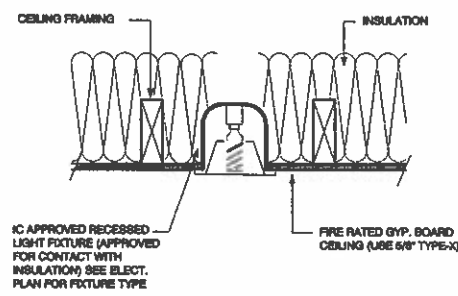
PROJECT TITLE

ADDITION TO RESIDENCE
Mr. & Mrs. Chris Miller
 3750 Olive Avenue, Long Beach, CA 90807

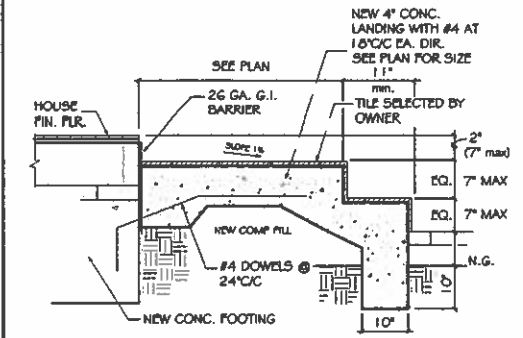
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DETAILS

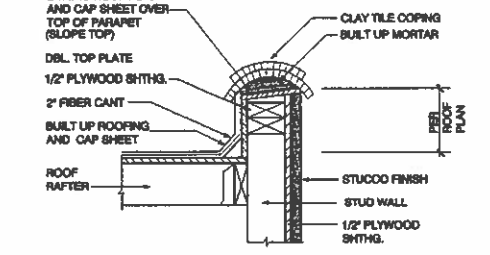
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PROJECT NO.	410-4008-04		
DESIGNED BY	PH		D1.0
CHECKED BY	HR		



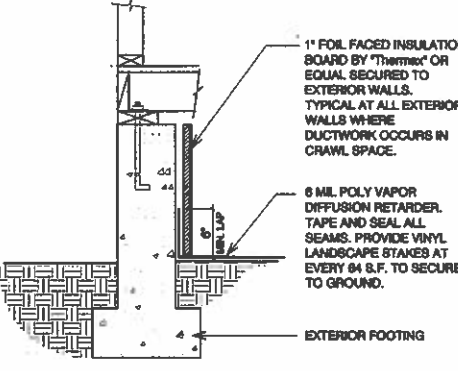
IC RATED RECESSED LIGHT DETAIL
 D-FR-10.1
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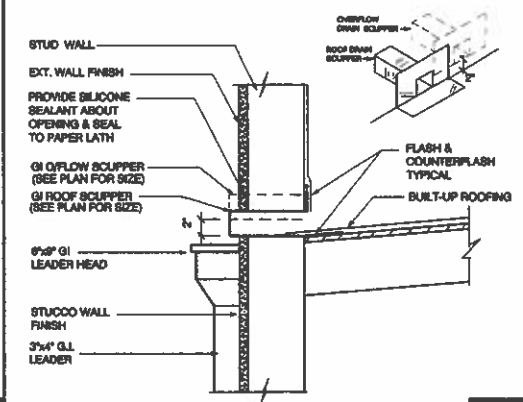
PORCH LANDING DETAIL
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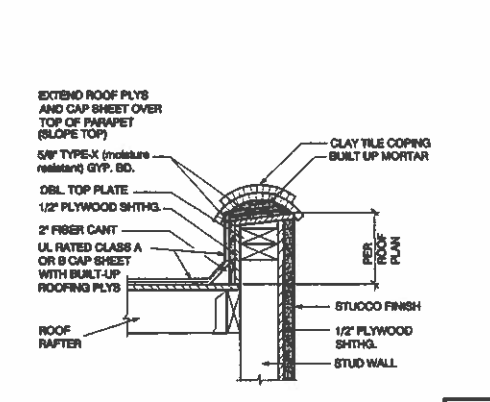
PARAPET WALL DETAIL
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 SCALE: NONE



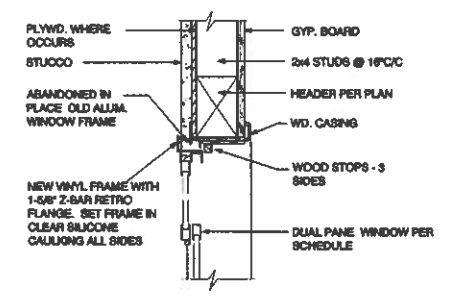
CRAWL SPACE MOISTURE DIFFUSION
 D-FR-10
 SCALE: 1" = 1'-0"



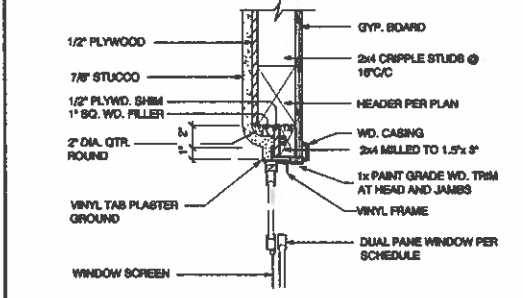
ROOF & OVERFLOW SCUPPER DETAIL
 D-RD-04
 SCALE: 1 1/2" = 1'-0"



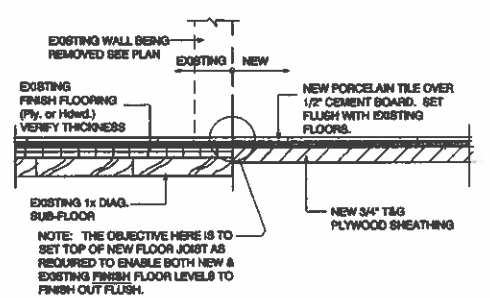
FIRE RATED PARAPET WALL DETAIL
 D-FR-10.4.1.20B.1
 SCALE: NONE



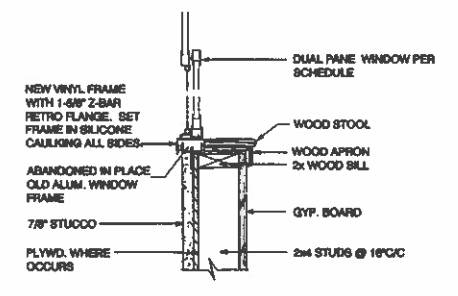
WINDOW HEAD (JAMB SIMILAR)
 D-WN-1A.1A
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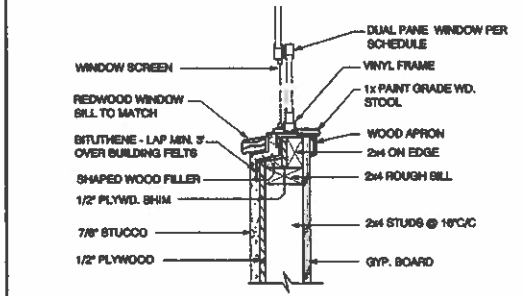
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 D-WN-1A.1B.2x4s
 SCALE: 1 1/2" = 1'-0"**



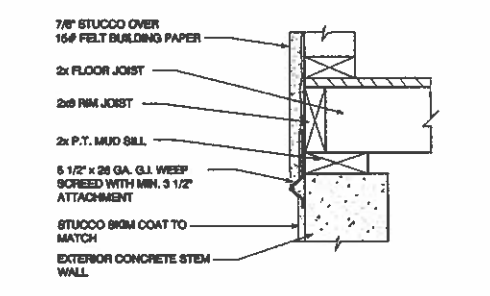
FLOORING JUNCTURE DETAIL
 D-FIN-01B
 SCALE: 1 1/2" = 1'-0"



WINDOW SILL
 D-WN-1A.2A
 SCALE: 1 1/2" = 1'-0"



REDWOOD WINDOW SILL
 D-WN-1A.2B.2x4s.1
 SCALE: 1 1/2" = 1'-0"



SCREED DETAIL
 D-FL-14
 SC: 1 1/2" = 1'-0"