

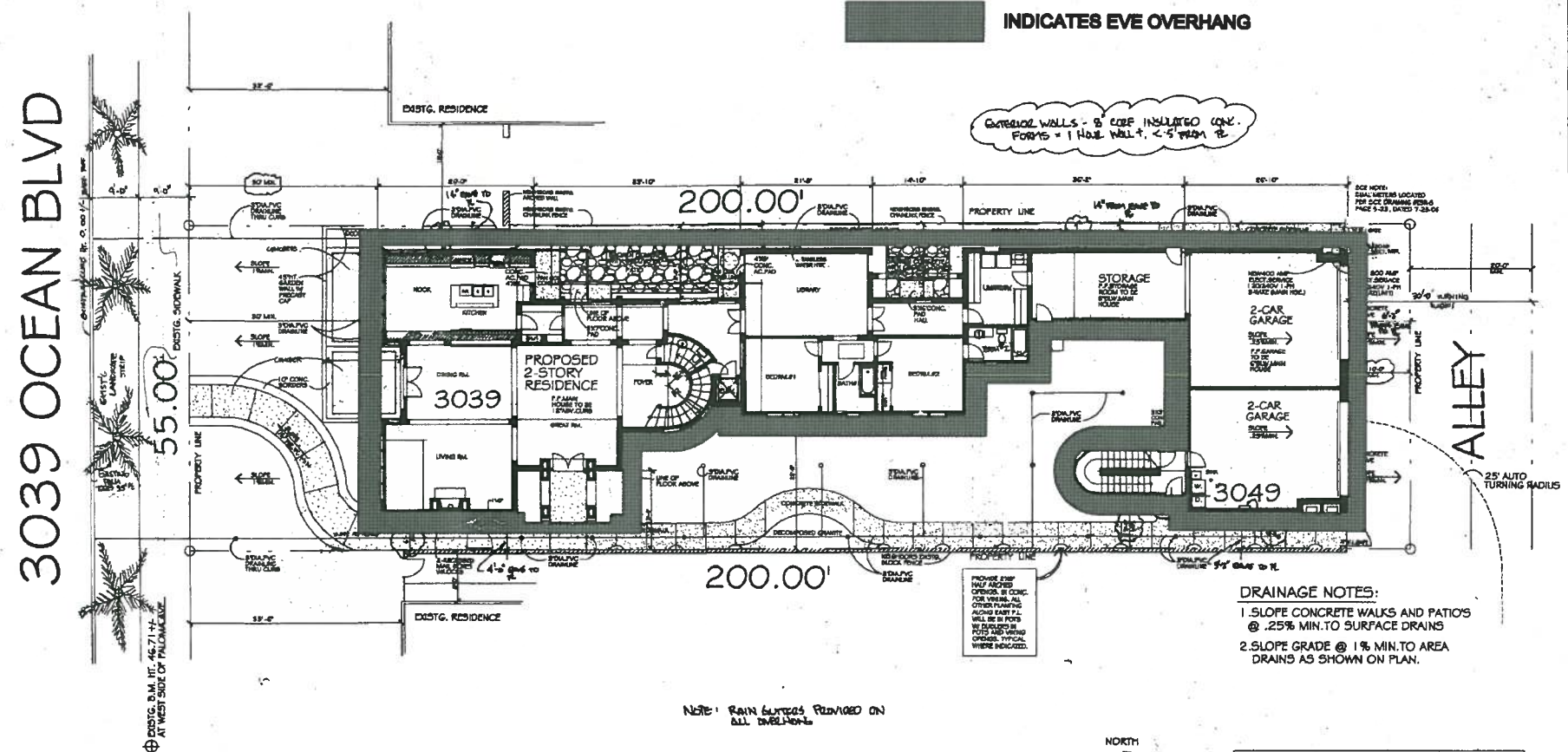
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A8A ADDENDA 1
A10A ADDENDA 1
VICINITY MAP
PROJECT OWNERS
MR./MRS. JOEL FRUEHAN 319 BLUE CAVERN POINT LONG BEACH CALIFORNIA 90803

MR./MRS. FRUEHAN

HISTORIC LONG BEACH
CUSTOM RESIDENCE

3039, 3049 E. OCEAN BLVD. LONG BEACH CA 90803

ADDITION IS 1,315 SQ. FT.



GENERAL NOTES:

1. THE GOVERNING CODES ARE THE 2007 CBC, 2007 CMC, 2007 CPC, 2007 NEC, WITH THE STATE OF CALIFORNIA AND CITY AMENDMENTS.
2. ALL FENCING REQUIRES A SEPARATE PERMIT.
3. ALL EXTERIOR WALLS RATED 2 1/2 HOUR.

SITE DATA:

SITE AREA = 11,000 S.F. (net)
 UNIT 3039 - MAIN HOUSE FIRST FLOOR = 2,910 S.F.
 MAIN HOUSE SECOND FLOOR = 1,740 S.F.
 GUEST HOUSE SECOND FLOOR / STAIRWELL FLOOR = 1,130 S.F.
 UNIT 3049 - GARAGE/STORAGE = 1,485 S.F.
 TOTAL AREA FOR U = 1,485 S.F.
 TOTAL LIVING AREA - R3 = 5,680 S.F.
 TOTAL BUILDING AREA = 7,424 S.F.
 COVERAGE = 39.96% NOTE: MIN 8% USABLE AREA SHALL BE MAINTAINED
 CITY ZONING: R-2-L, AREA DISTRICT BLUFF PARK (GENERAL PLAN LUD#2 MIXED STYLE)
 OCCUPANCY GROUP = R3
 TYPE OF CONSTRUCTION: TYPE V-B

SITE PLAN DRAINAGE PLAN

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

DEFERRED SUBMITTALS -

1. ROOF DRAINAGES (TO BE SUBMITTED PRIOR TO INSTALLATION)
2. FIRE SPRINKLER PLANS.

DRAINAGE NOTES:

1. SLOPE CONCRETE WALKS AND PATIOS @ .25% MIN. TO SURFACE DRAINS
2. SLOPE GRADE @ 1% MIN. TO AREA DRAINS AS SHOWN ON PLAN.

ASSESSORS PARCEL NO.
7264-016-014

LEGAL DESCRIPTION:

LOT 13 OF BLK. 44, RESIDENTIAL SUBDIVISION OF LOS ALAMITOS BEACH TOWN SITE, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 005, PAGE 55 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

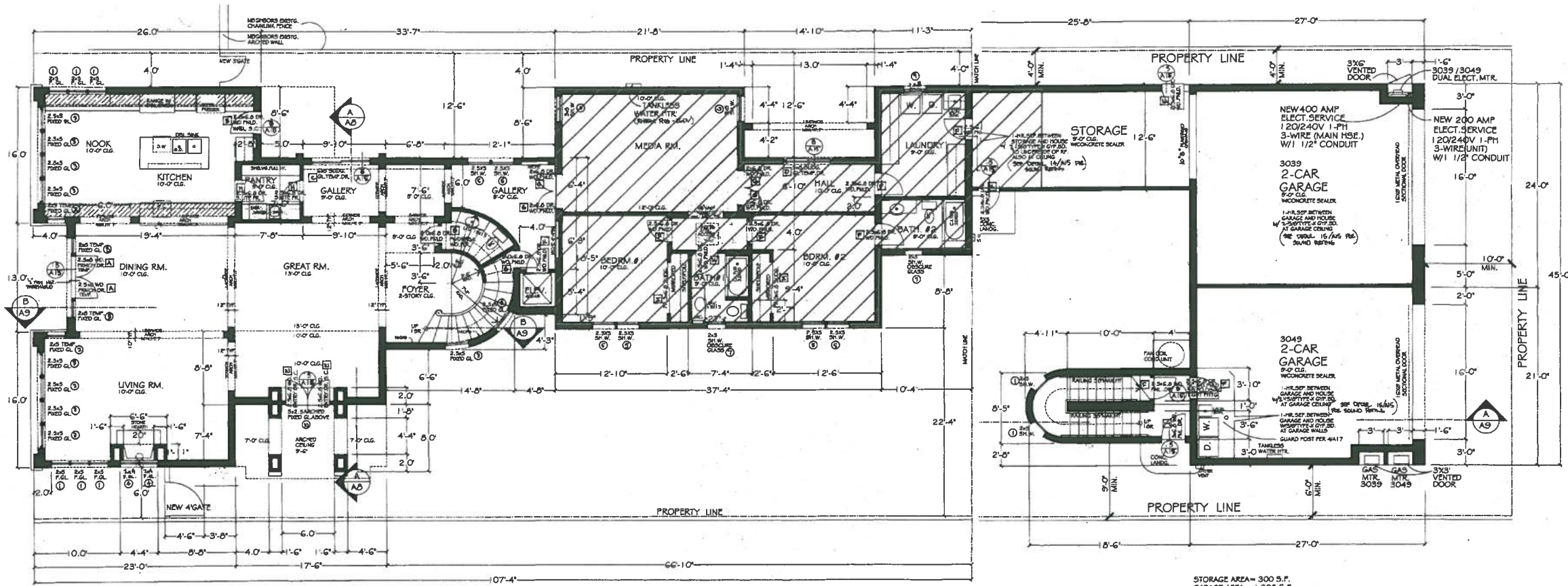
FIRE SPRINKLERS REQD. SYSTEM TYPE - NFPA 13 D SYSTEM

PROPOSED CUSTOM RESIDENCE:
MR./MRS. JOEL FRUEHAN
3039, 3049 E. OCEAN BLVD.
LONG BEACH, CA

SITE/TITLE

CONDUIT DEVELOPMENT CORP.
PO BOX 41361
LONG BEACH, CA 90803

SP1



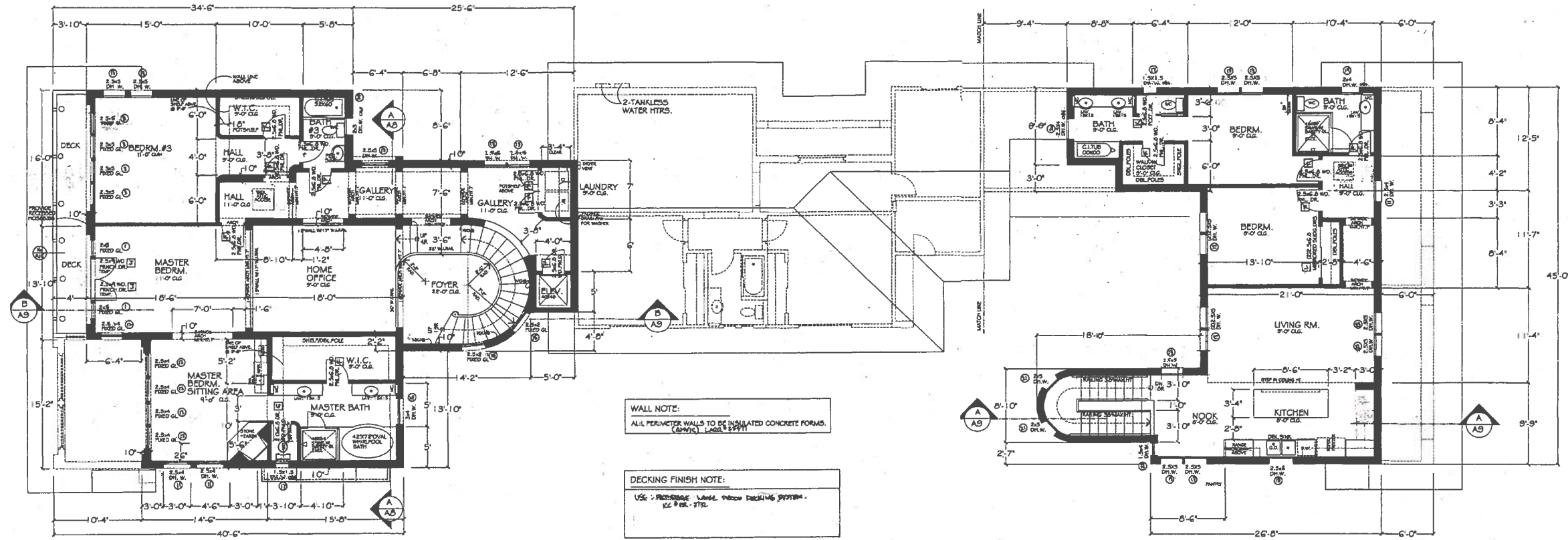
STORAGE AREA= 300 S.F.
 GARAGE AREA= 1,320 S.F.
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

PROPOSED CUSTOM RESIDENCE:
 MR./MRS. JOEL FRUEHAN
 3039, 3049 E. OCEAN BLVD.
 LONG BEACH, CA

FIRST FLOOR PLANS

CONDUIT DEVELOPMENT CORP.
 PO BOX 41381
 LONG BEACH, CA 90803

FP1



WALL NOTE:
ALL PERIMETER WALLS TO BE INSULATED CONCRETE FORMS.
(MIN. 1" LAG) 1/2" EPS

DECKING FINISH NOTE:
USE: PROFORME LAM. POLYMER DECKING SYSTEM.
CC 90K - 175L

FLOOR AREA = 1,740 S.F.
SECOND FLOOR
PLAN
SCALE: 1/4" = 1'-0"
N

PROPOSED CUSTOM RESIDENCE:
MR./MRS. JOEL FRUEHAN
3039,3049 E. OCEAN BLVD.
LONG BEACH, CA

SECOND FLOOR PLANS

CONDUIT DEVELOPMENT CORP.
PO BOX 41381
LONG BEACH, CA 90863

GENERAL NOTES

1. PROVIDE STUCCO WEEP SCREEN TYPICAL AT SILL PLATE AND CONC. FLOOR SLAB.
2. EXTERIOR WALL FINISH TO BE SAND FINISH, INCLUDING SOFFITS AND EAVES. BRUSH DOWN COAT AND FINISH COAT. APPLY OVER PERMA-LATH 16C # 65 # 11 25 ERR-1511
3. PROVIDE METAL DIAGONAL BRACING @ EACH 25 LINEAL FEET WHERE PLYWOOD SHEARWALLS DO NOT OCCUR.
4. PROVIDE EAVE VENTS, GALVANIZED METAL VENTING AT EAVES WITH SCREENED LOUVERS WHERE NOTED ON ELEVATIONS. PROVIDE ONE SQUARE FOOT OF VENT AREA FOR EACH ONE HUNDRED FIFTY SQUARE FOOT OF ATTIC AREA.

FAU IN ATTIC NOTES:

1. ATTIC ACCESS IS TO BE 36" X 30" SEE PLAN FOR LOCATION.
2. PROVIDE CATWALK ACCESS AND PLATFORM WHICH WILL BE 3/4" PLYWOOD.
3. PROVIDE DOUBLE JOISTS SUPPORTING AC UNITS WITH SEISMIC SWAY BRACING.
4. PROVIDE LIGHT SWITCH AND OUTLET AT ATTIC ACCESS.
5. PROVIDE CONDENSATE DRAINS TO GRADE AT EACH UNIT.

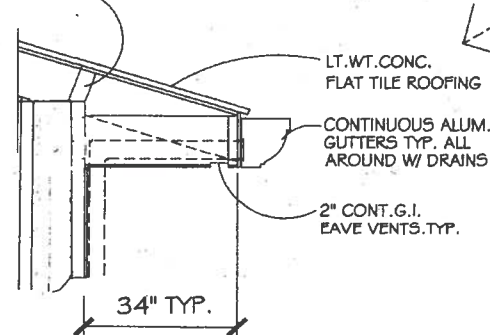
ATTIC VENTILATION:

ATTIC VENTILATION IS 1/150 IF VENTILATION IS IN THE UPPER PORTION OF THE ATTIC, 3'-0" MIN. ABOVE THE EAVE LINE.
 4,191 S.F. / 150 = 27.94 S.F. OF REQD. AREA. 6-TILE VENTS @ 50" S.I./UNIT = 25.0 S.F. TOTAL EAVE VENTS @ 495 LIN. FT. X .17 = 84.15 S.F. TOTAL
 84.15 S.F. EAVE VENTS TOTAL
 25.0 S.F. TILE VENT AREA.
 109.15 S.F. TOTAL VENT AREA.

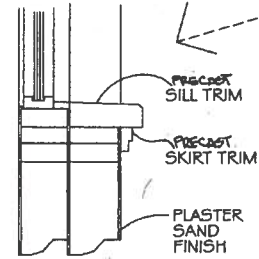
DOOR & WINDOW NOTES:

1. ALL INTERIOR DOORS ARE TO BE PANEL DOORS PAINTED WHITE. DOOR FRAMES ARE TO BE CLEAR FIR PAINTED WHITE.
2. ALL WINDOWS ARE TO BE DOUBLE HUNG VINYL. EXCEPT AS NOTED ON FLOOR PLAN, WINDOWS ARE TO BE WHITE VINYL.
3. ALL WINDOWS ARE TO BE DUAL GLAZED. PROVIDE SCREENS ON ALL OPENABLE WINDOWS. ALL GLASS TO BE LOW-E.
4. ALL WINDOW TRIM, SILL TRIM, ETC. TO BE CLEAR FIR PAINTED WHITE.
5. ALL EXTERIOR DOORS, AND DOOR BETWEEN GARAGE AND DWELLING TO HAVE LOCKSETS. PROVIDE PRIVACY LATCHES ON ALL BATH DOORS AND MASTER BEDROOM DOOR. PROVIDE STANDARD LATCHSETS ON ALL OTHER DOORS. ALL HARDWARE TO BE BRASS AS SELECTED BY OWNER.
6. ALL TEMPERED GLASS AND SAFETY GLASS TO BE ETCH MARKED.
7. PROVIDE EVERY BEDROOM ONE OPENABLE ESCAPE WINDOW, MEETING ALL THE FOLLOWING: AN OPENABLE AREA OF NOT LESS THAN 5.7 S.F., A MIN. CLEAR OF 24" HEIGHT, 20" WIDTH AND A SILL HT. NOT LESS THAN 44" HIGH ABOVE THE FLOOR.

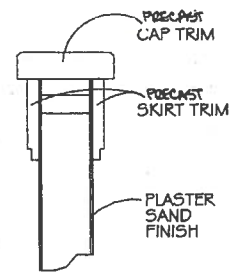
2XEAVE VENT BLOCKING PER 15/ A15



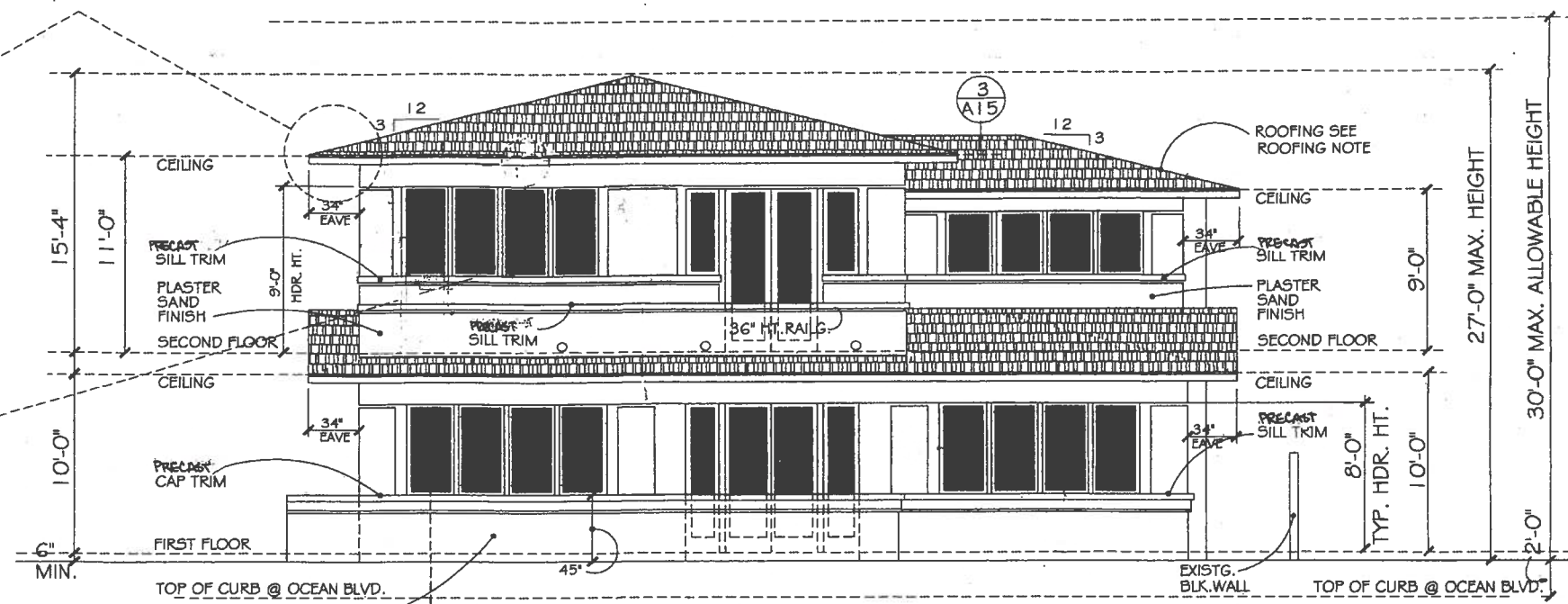
TYPICAL EAVE PER 1D/ A15



TYPICAL SILL



TYPICAL WALL CAP



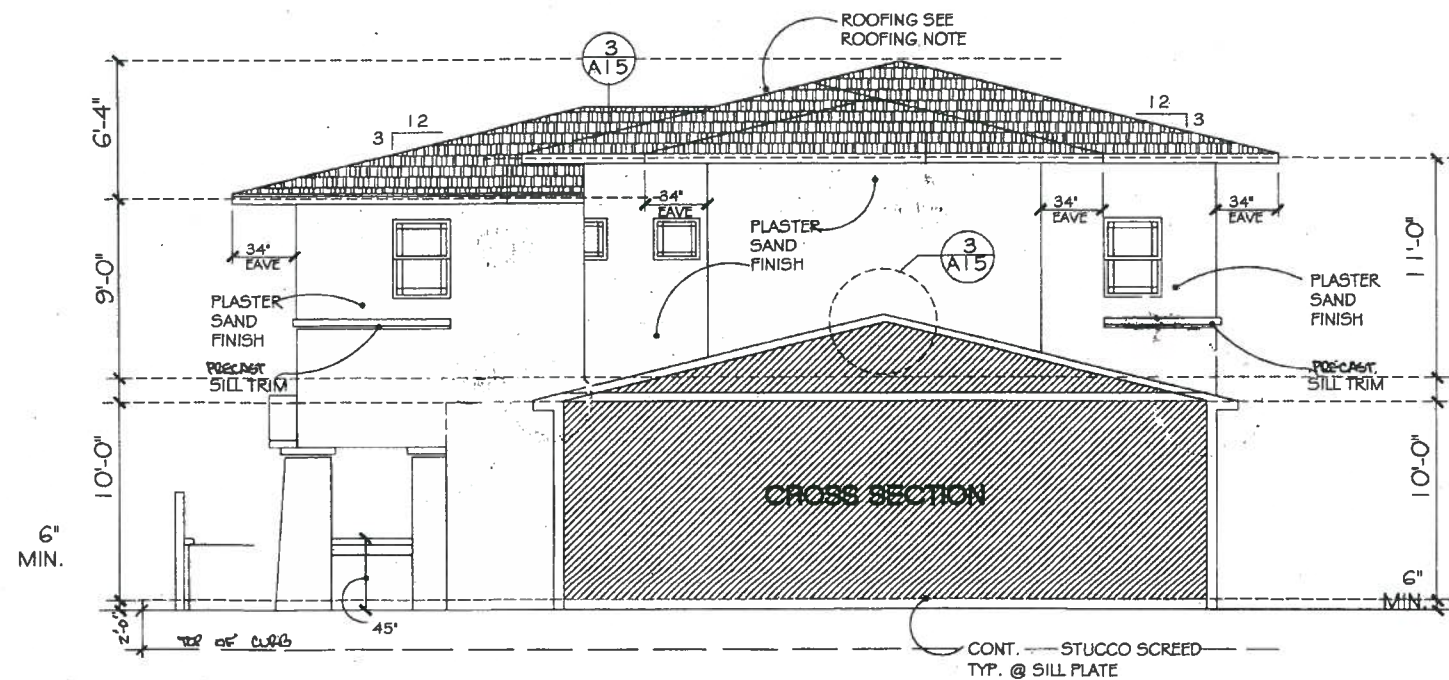
SOUTH ELEVATION

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

ROOFING NOTE: (960 LBS.) DEAD LOAD = 9.6 LBS./SQ.FT.

ROOFING TO BE LT. WEIGHT CONCRETE FLAT TILE BY "MONIER LIFE TILE" SAXONY SLATE TILE OVER 2- LAYERS # 15 LB. ROOFING FELT. INSTALL PER MANUFACTURERS SPECIFICATIONS. ICBO-ICC # ER-2656 CLASS-A FIRE RATED ASTM E 108 & UBC STANDARD 15-2 & U.L710

NOTE: A HEIGHT SURVEY CONDUCTED BY A LICENSED SURVEYOR MUST BE REQUIRED AT TIME OF INSPECTION & PRIOR TO APPROVAL OF FINAL DRAWINGS.



NORTH ELEVATION

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

EXTERIOR ELEVATIONS

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

REVISIONS

PROPOSED CUSTOM RESIDENCE FOR:
MR./MRS. JOEL FRUEHAN
 3039 3049 E. OCEAN BLVD. LONG BEACH CA

CONDUIT DEVELOPMENT CORPORATION
 PO BOX 41361
 LONG BEACH, CA 90803

DATE: 5-20-09
 BY: B.R.
 SCALE: 1/4" = 1'-0"

NS1
 ELEV

REVISIONS

PROPOSED CUSTOM RESIDENCE FOR:
MR./MRS. JOEL FRUEHAN
 3039.3049 E. OCEAN BLVD. LONG BEACH CA

CONDUIT DESIGN ENGINEERS
 10150N ARDENWAY - ARCHITECT
 LONG BEACH, CA 90803

DATE: 5-20-09
 DRAWN BY: B.R.
 SCALE: 1/4" = 1'-0"
NS2 ELEV

GENERAL NOTES

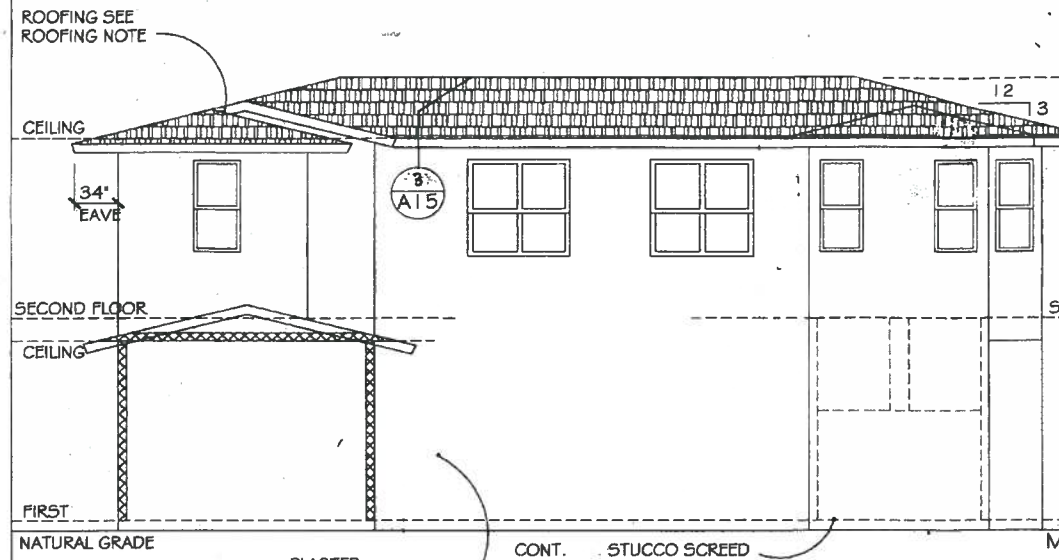
1. PROVIDE STUCCO WEEP SCREED TYPICAL AT SILL PLATE AND CONC. FLOOR SLAB.
2. EXTERIOR WALL FINISH TO BE SAND FINISH, INCLUDING SOFFITS AND EAVES. APPLY BROWN COAT AND FINISH COAT. APPLY OVER PERMANENT JOISTS.
3. PROVIDE METAL DIAGONAL BRACING @ EACH 25 LINEAL FEET WHERE PLYWOOD SHEARWALLS DO NOT OCCUR.

FAU IN ATTIC NOTES:

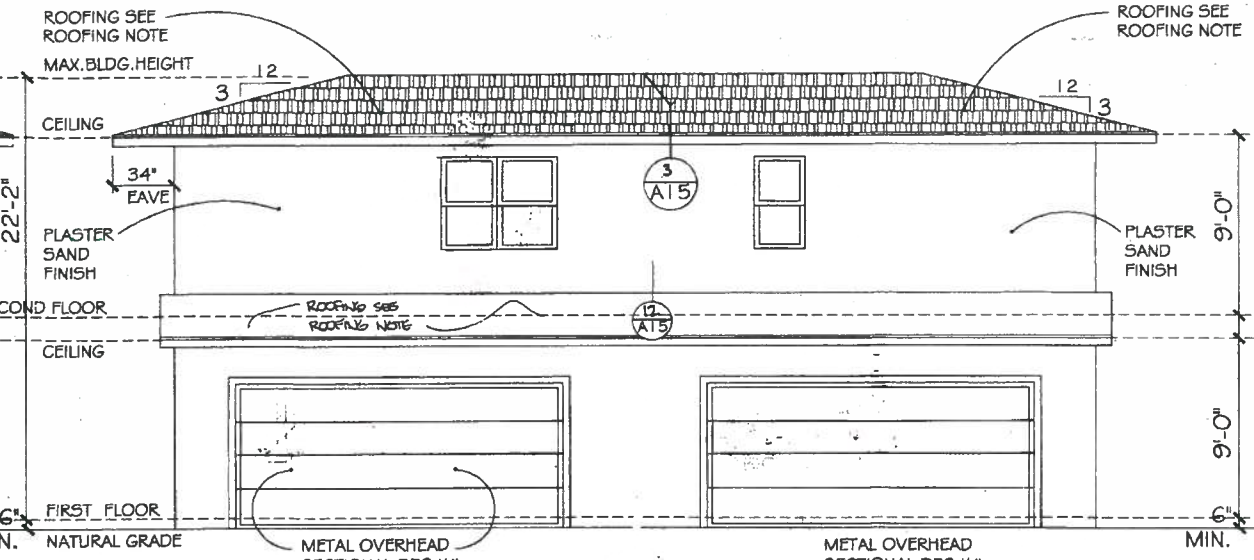
1. ATTIC ACCESS IS TO BE 30" X 30" SEE PLAN FOR LOCATION.
2. PROVIDE CATWALK ACCESS AND PLATFORM WHICH WILL BE 3/4" PLYWOOD.
3. PROVIDE DOUBLE JOISTS SUPPORTING AC UNITS WITH SEISMIC SWAY BRACING.
4. PROVIDE LIGHT SWITCH AND OUTLET AT ATTIC ACCESS.
5. PROVIDE CONDENSATE DRAINS TO GRADE AT EACH UNIT.

ATTIC VENTILATION:

ATTIC VENTILATION IS 1/150 IF VENTILATION IS IN THE UPPER PORTION OF THE ATTIC, 3'-0" MIN. ABOVE THE EAVE LINE.
 $4.191 \text{ S.F.} / 150 = 27.94 \text{ S.F. OF REQD. AREA. } 6 \text{ TILE VENTS @ } 50' \text{ S.F. UNIT} = 25.0 \text{ S.F. TOTAL EAVE VENTS @ } 495 \text{ LIN. FT. X } 17' = 84.15 \text{ S.F. TOTAL } 25.0 \text{ S.F. TILE VENT AREA. } 109.15 \text{ S.F. TOTAL VENT AREA.}$

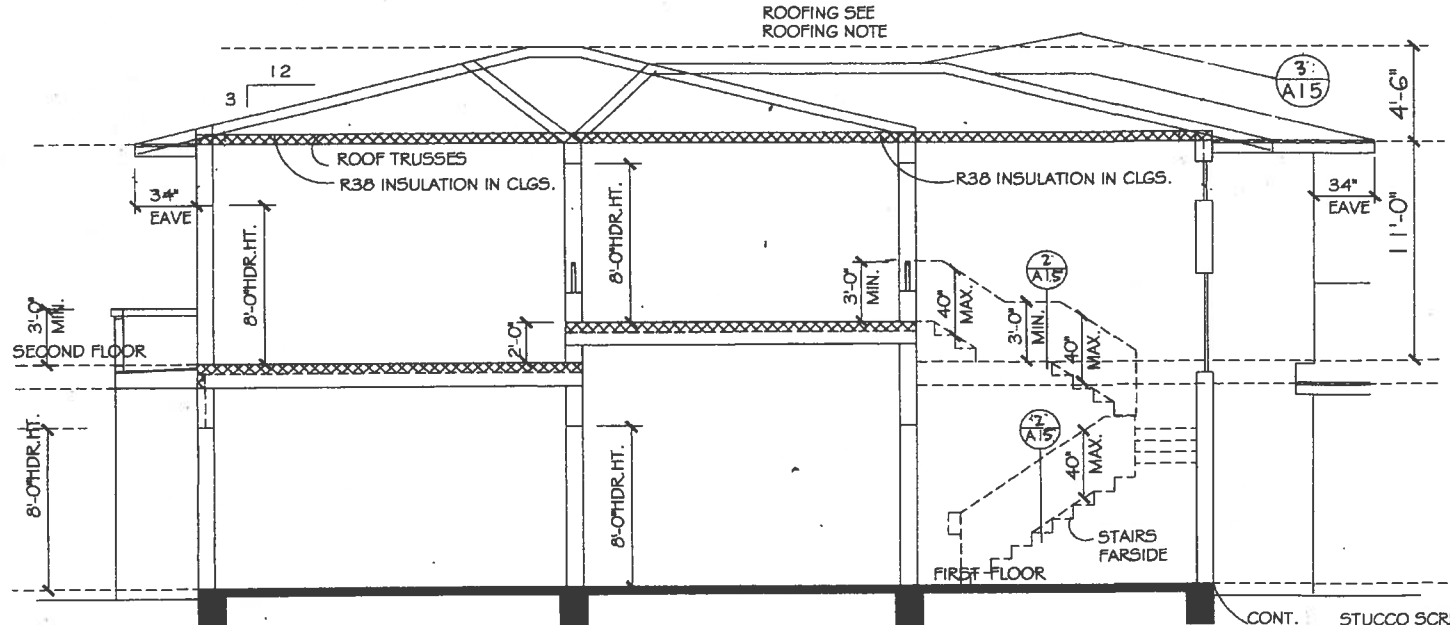


SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

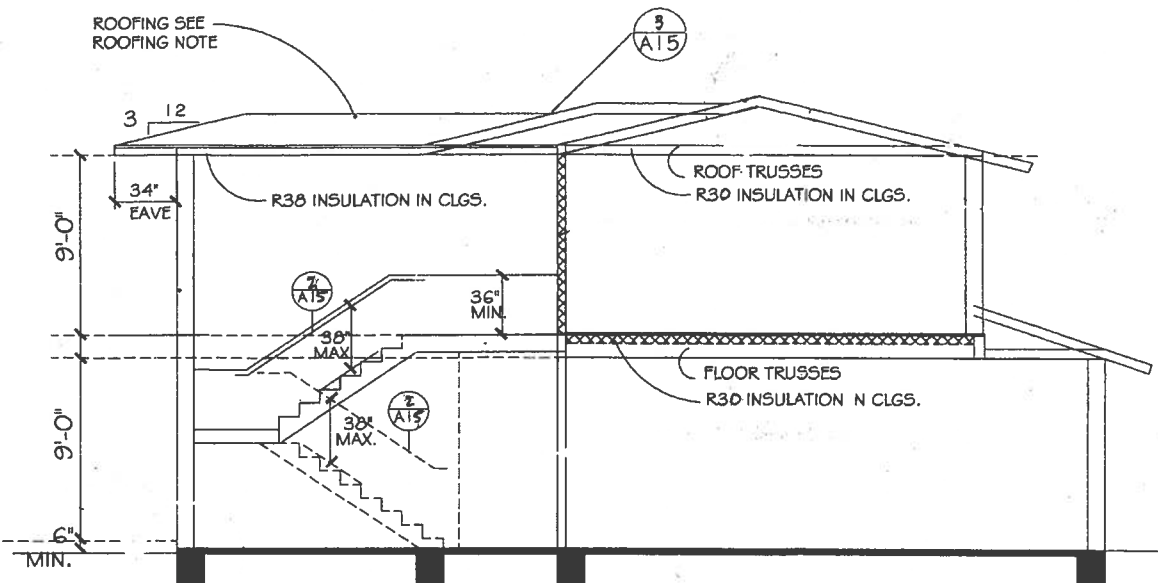


NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

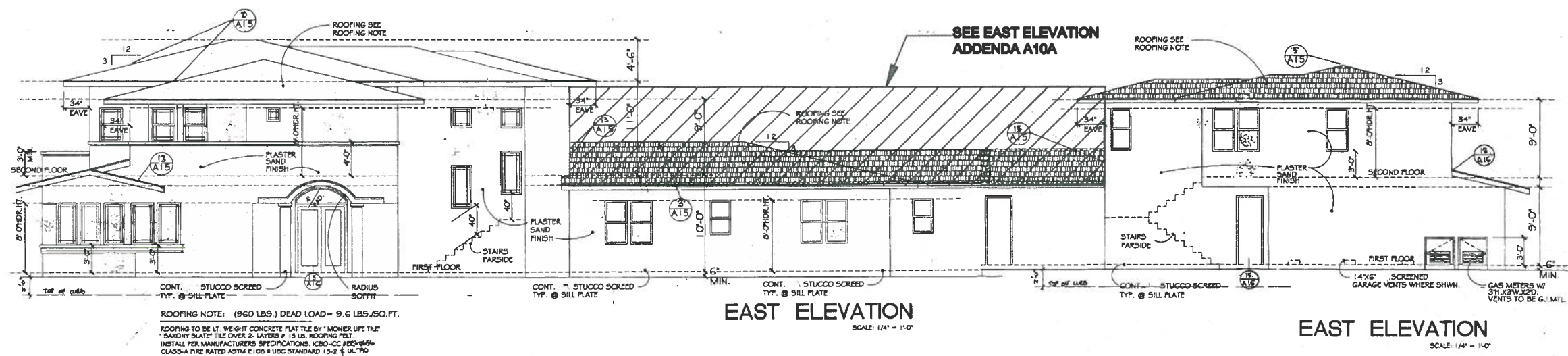
ROOFING NOTE: (960 LBS.) DEAD LOAD = 9.6 LBS./SQ. FT.
 ROOFING TO BE LT. WEIGHT CONCRETE FLAT TILE BY *MONIER LIFE TILE * SAXONY SLATE* TILE OVER 2- LAYERS # 15 LB. ROOFING FELT. INSTALL PER MANUFACTURERS SPECIFICATIONS. ICBO-ICC #ER-2684 CLASS-A FIRE RATED ASTM E 108 & UBC STANDARD 15-2 & U.C. 790



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



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



ROOFING NOTE: (960 LBS.) DEAD LOAD = 9.6 LBS./SQ.FT.
 ROOFING TO BE LT. WEIGHT CONCRETE FLAT TILE BY 1 MONIER LIFE TILE
 "SANDWICH BLADE" TILE OVER 2 LAYERS # 13 LB. ROOFING FELT
 INSTALL PER MANUFACTURERS SPECIFICATIONS, ICBO-ICC PER-100
 CLASS-A FIRE RATED ASTM C 108 & USC STANDARD 15-2 & UL-790

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

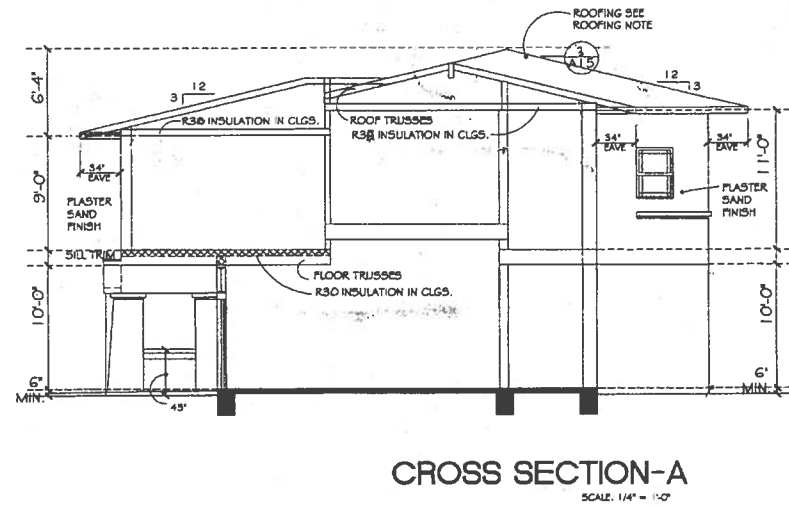
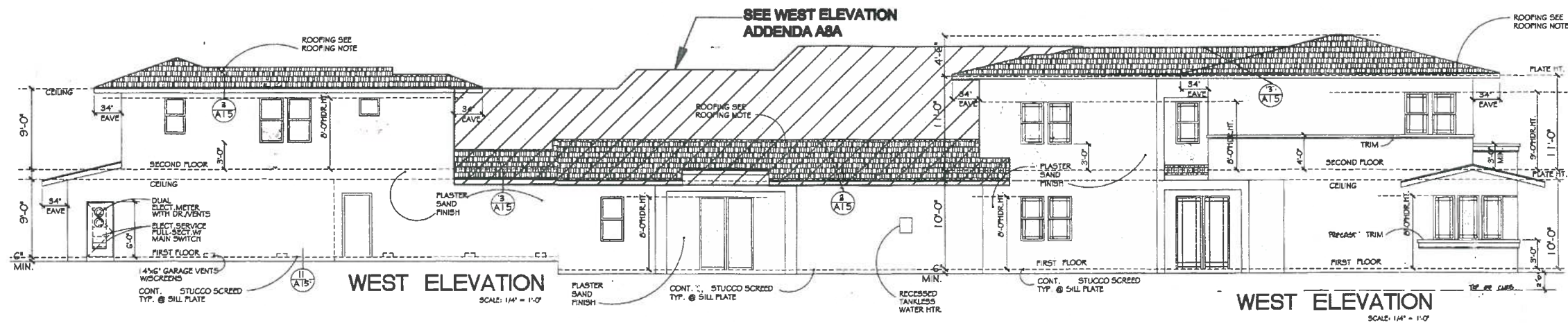
EAST ELEVATION
 SCALE: 1/4" = 1'-0"

PROPOSED CUSTOM RESIDENCE:
MR./MRS. JOEL FRUEHAN
3039,3049 E. OCEAN BLVD.
LONG BEACH, CA

EAST ELEVATION

CONDUIT DEVELOPMENT CORP.
 PO BOX 41361
 LONG BEACH, CA 90803

E-ELV



ROOFING NOTE: (960 LBS.) DEAD LOAD = 9.6 LBS./SQ.FT.
 ROOFING TO BE LT. WEIGHT CONCRETE FLAT TILE BY "MOWER LIFE TILE"
 "SAVONY SLATE" TILE OVER 2 LAYERS # 15 LB. ROOFING FELT
 INSTALL PER MANUFACTURER'S SPECIFICATIONS. ICBO-ICC PER-3006
 CLASS-A FIRE RATED ASTM E 08 + USC STANDARD 15-2 + UL-740

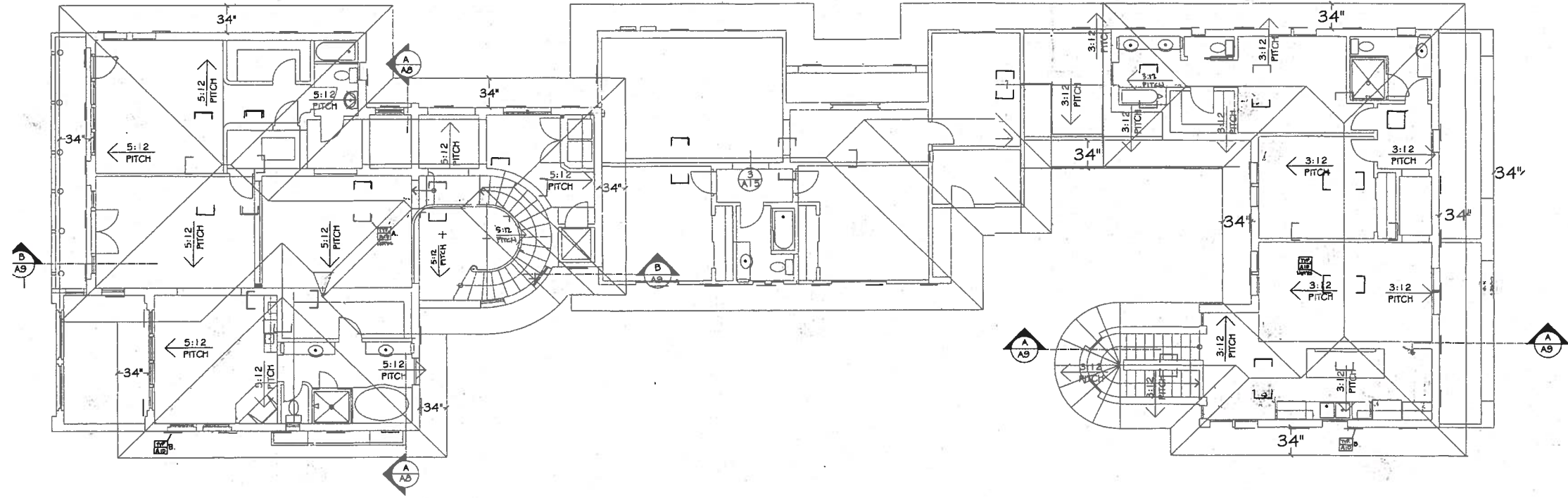
NOTE: INTERIOR FINISH - USE 1/2" GYP WALLBOARD TO COMPLY WITH CALIF. AS 1704.2.134. - APPROX. 1/4" - 1/2" THICK GYP BOARD SHALL BE USED TO FILL IN ALL JOINTS AND CORNERS. SEE PER TO MIN. TYPICAL SECTION ON W.P. WALLS

PROPOSED CUSTOM RESIDENCE:
 MR./MRS. JOEL FRUEHAN
 3039,3049 E. OCEAN BLVD.
 LONG BEACH, CA

WEST ELEVATION

CONDUIT DEVELOPMENT CORP.
 PO BOX 41361
 LONG BEACH, CA 90863

W-ELV



ROOF PLAN

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



PROPOSED CUSTOM RESIDENCE:
 MR./MRS. JOEL FRUEHAN
 3039 3049 E. OCEAN BLVD.
 LONG BEACH, CA

ROOF PLANS

CONDUIT DEVELOPMENT CORP.
 PO BOX 41361
 LONG BEACH, CA 90863

RP1

