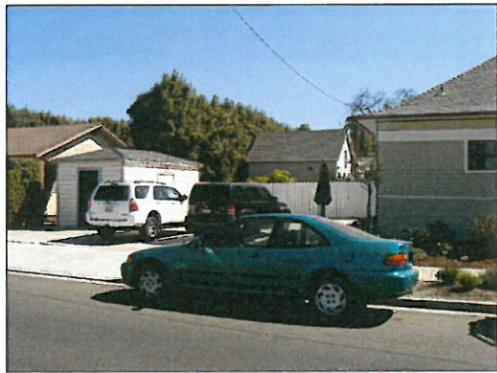


4K Kinetic Design
DESIGN DRAFTING SERVICES
KEN GRAHAM
619 OHIO AVE.
LONG BEACH, CA 90814

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A Garage & Accessory Building For The Landeros Residence

3303/5 East 4th Street
Long Beach, CA 90814



STREETFRONT VIEW

NOTE: AN APPROVED SEISMIC GAS SHUT-OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND MUST BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING, PER ORDINANCE 118114 FOR WORK OVER 10,000.
IF TANK WATER HEATER IS USED, THEN WATER HEATER MUST BE STRAPPED TO WALL.
PROVIDE RAIN GUTTERS AND COLLECT RAIN WATER OR TO LANDSCAPING.
IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, THEN A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

AS THE DESIGNER OF RECORD, I HAVE SELECTED APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT SELECTED BMPs MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES.

DESIGNER:
4 KINETIC DESIGN
619 OHIO AVE.
LONG BEACH, CA 90814
PH: 562-981-1144
FX: 562-433-0602
E-MAIL: kenetic4@juno.com

OWNER: DAVID & HEATHER LANDEROS
ADDRESS: 3303/5 E. 4TH ST.
LONG BEACH, CA 90814
PHONE: 325-646-2616
APN: 1251-003-024
TRACT: LONG BEACH HEIGHTS W 45' OF LOTS 21 & VAC ST. ADJ. ON S AND W 45' OF LOT 23
BLOCK: 1
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

NAME POSITION DATE

PROJECT TEAM

LEGAL DESCRIPTION

DEMO (E) 210 SF. ACCESSORY BUILDING FOR NEW 285 SF. (1) CAR GARAGE AND AN ATTACHED 236 SF. ACCESSORY STRUCTURE INCLUDING A (1) BATH & STORAGE AREA W/ LAUNDRY FOR AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE.

TYPE OF CONSTRUCTION: VB
ZONING: R-3T
OCCUPANCY GROUP: R-3
BUILDING HEIGHT FROM CURB: 21'-6"

FIRE ZONE: V-FH&Z

OVERALL SITE:	4,725 s.f.
LOT COVERAGE:	95 s.f.
(E) DWELLING AREA:	640 s.f.
DEMO (E) ACCESSORY:	210 s.f.
NEW GARAGE:	285 s.f.
NEW ACCESSORY BLDG:	236 s.f.
TOTAL BUILDING FOOTPRINT:	2,071 s.f.
REAR YARD OPEN SPACE:	250 sq. ft.
LOT COVERAGE:	44%
FLOOR AREA RATIO:	92 s.f.
TOTAL LIVING AREA:	92 s.f.
LOT AREA:	4,725 s.f.
RATIO:	15%

PROJECT INFORMATION

ABV.	ABOVE
ABF.	ABOVE FINISHED FLOOR
BLDG.	BUILDING
B.D.	BOUNDARY NAILING
C.L.	CENTERLINE
CONC.	CONCRETE
(E)	EXISTING
EN.	END NAILING
EXT.	EXTERIOR
F.O.F.N.	FACE OF FINISH
F.P.	FIREPLACE
G.F.I.	GROUND FAULT INTERRUPTOR
GYPBD.	GYPSUM BOARD
H.B.	HOSE BIB
HDR.	HEADER
J	J BOX
MNTD.	MOUNTED
(N)	NEW
O.C.	ON CENTER
OCT.	OCTAGON
OPNG.	OPENING
PTC.	PRESSURE TREATED DOUGLAS FIR
SOFT.	SQUARE FEET
TYP.	TYPICAL
UNQ.	UNLESS NOTED OTHERWISE
WD.	WOOD
WJMP.	WELDED WIRE MESH

ABBREVIATIONS

KD1 (E) & NEW SITE/FLOOR PLAN, GEN. NOTES & PROJECT INFO.
KD2 ENLARGED FLOOR PLAN W/ SCHEDULES AND NOTES
KD3 PROPOSED GARAGE & RESIDENCE ELEVATIONS

SHEET INDEX

SHEET TITLE	Site/Floor Plan Roof Plan/Roof Framing Plan Legal Description Project Information
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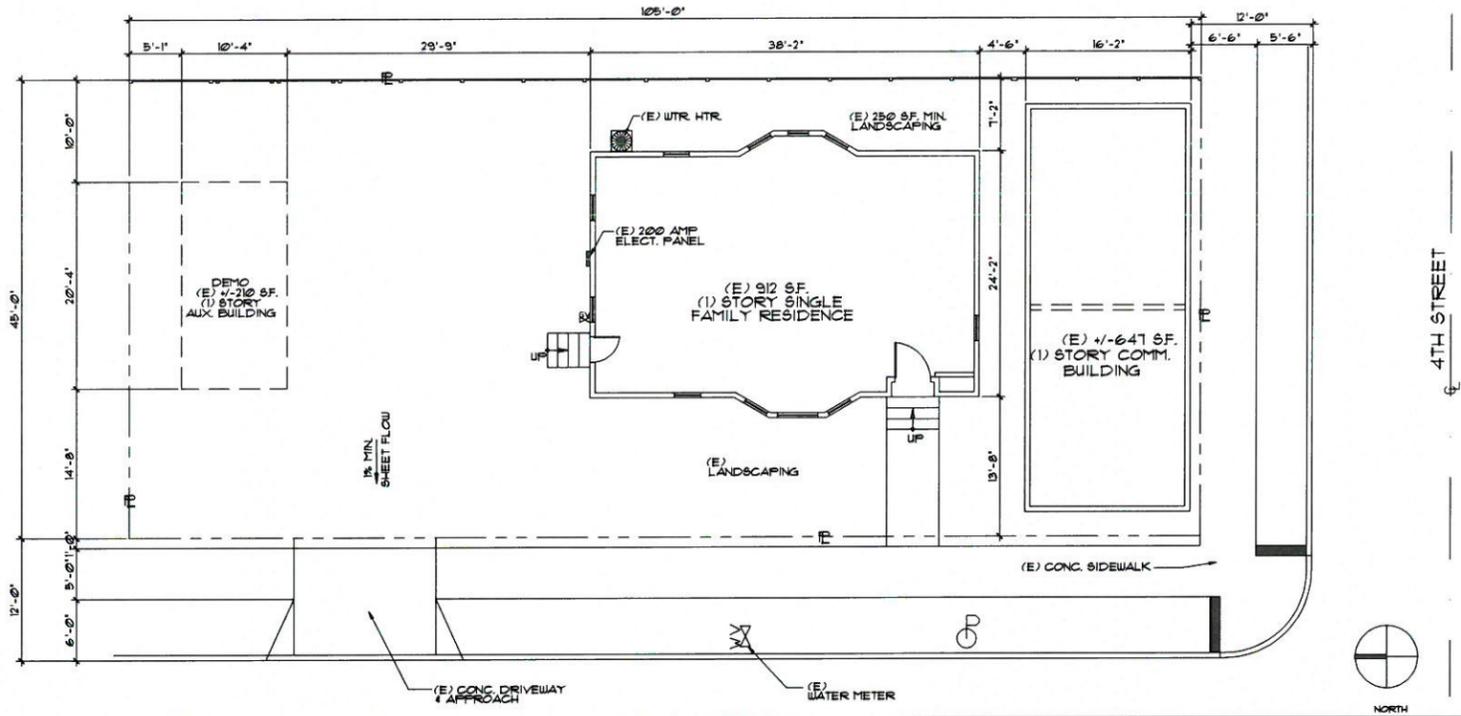
PROJECT NO. 416351

SHEET NO. **kd1**

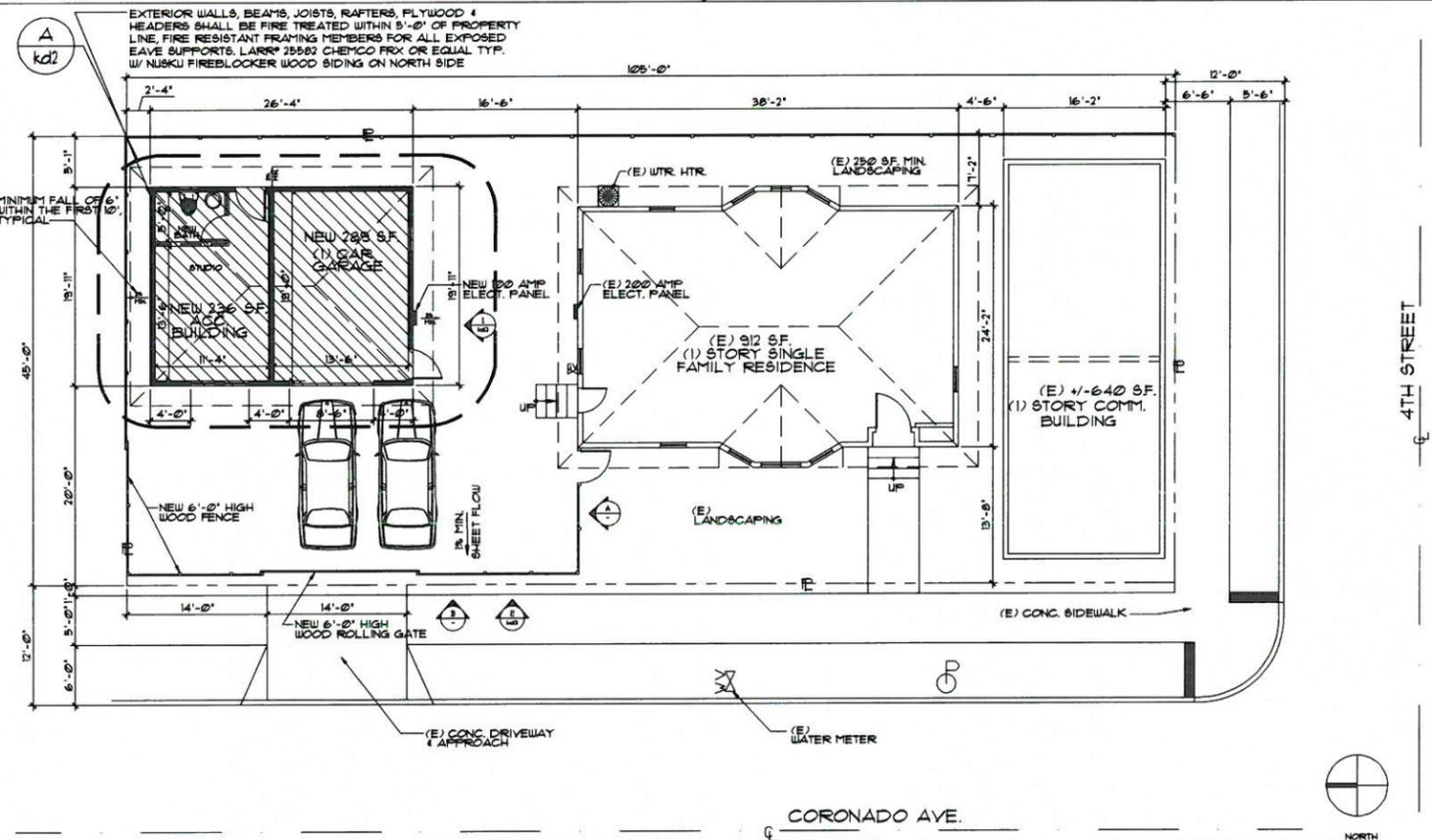
1 OF 3

SUBMITTAL DATE 11/16/16

VICINITY MAP



EXISTING SITE/FLOOR PLAN



PROPOSED SITE/FLOOR PLAN

EXTERIOR WALLS, BEAMS, JOISTS, RAFTERS, PLYWOOD & HEADERS SHALL BE FIRE TREATED WITHIN 5'-0" OF PROPERTY LINE, FIRE RESISTANT FRAMING MEMBERS FOR ALL EXPOSED EAVE SUPPORTS, LARR® 25502 CHEMCO FRX OR EQUAL TYP. W/ NUSKU FIREBLOCKER WOOD SIDING ON NORTH SIDE

MINIMUM FALL OF 6" WITHIN THE FIRST 10' TYPICAL

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

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

NOTES:
 PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS & TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
 WTR. HTR. W/ ENCLOSURE OR TANKLESS WATER HEATER IF TANK THEN ANCHOR OR STRAP TO STRUCTURE STRAPS SHALL BE WITHIN UPPER & LOWER 1/3 OF HEIGHT W/ LOWER STRAP 4" MIN. ABV. THE CONTROLS HOSE BIBBS TO HAVE NON-REMOVABLE BACKFLOW PREVENTER DEVICE ATTACHED-CRC 1013. USE 2x6 MINIMUM STUDS FOR PLUMBING WALLS. SHOWER STALLS AND TUB ENCLOSURES MUST CONFORM TO THE REQUIREMENTS OF CRC 426 & 427. (1024 SQ. IN. AND THRESHOLD 2'-9" DEEP). INDIVIDUAL CONTROL VALVES FOR SHOWERS AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, SEC. 420 C.P.C. MIXED WATER SETTING OF 120 DEGREES.
 MAXIMUM FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION: WATER CLOSETS: 128 GPF
 SHOWER HEADS: 2.0 GPM
 LAUNDRY FAUCETS: 1.8 GPM
 SINK (LAV.) FAUCETS: 1.5 GPM
 KITCHEN FAUCETS: 1.8 GPM
 ALL NEW PLUMBING SHALL BE COPPER LINES W/ COPPER FITTINGS/CONNECTORS.
 PROVIDE ALL NEW PLUMBING FIXTURES W/ 2" CAST IRON LATERALS.
 PROVIDE 1-1/2" 8" TYPE VENT THROUGH ROOF FOR ALL NEW PLUMBING FIXTURES.
 ALL LATERALS SHALL HAVE 1/4" FT. SLOPE FOR ALL NEW PLUMBING FIXTURES.
 PER SECTION 30111 CALGREEN & CIVIL CODE 11013(C) AND AS OF JAN. 1, 2014, SENATE BILL 401 REQUIRES ALL PLUMBING FIXTURES TO BE REPLACED WITH COMPLIANT WATER-CONSERVING PLUMBING FIXTURES AND SHALL NEED TO BE VERIFIED PRIOR TO BUILDING FINAL INSPECTION.
 ALL NEW WINDOW CASING TO MATCH EXISTING WOOD CASEMENT
 8'-0" HIGH PAINTED 1/2" GYP. BD. CEILINGS WHERE NOTED, USE W/ GYP. BD. IN BATH AREA
 WALL COVERINGS IN SHOWERS OR TUBS W/ SHOWERS SHALL BE OF CEMENT PLASTER TILE OR APPROVED EQUAL (CONC. BACKER BRD.) TO A HEIGHT NOT LESS THAN ABOVE BOARD OR GAIN IN THE BACKING FOR TILE SHALL BE GYP. BOARD OR CEMENT PLASTER
 FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R902.101 THROUGH R902.105

GENERAL NOTES

- EXISTING WD. STUD EXT. WALL
- DEMO EXISTING WD. STUD WALL
- NEW 2x4 INT. WD. EXT. STUD WALL
- NEW 2x4 INT. WD. STUD WALL
- (E) 2x4 WD. STUD INT. WALL

WALL LEGEND

GLAZING WITHIN 60" INCHES OF THE TUB/SHOWER FLOOR SHALL TEMPERED. GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED AS SAFETY GLAZING. ALL GLAZING IN ALL DOORS GLAZING IN BATH & SHOWER ENCL. ALL GLAZING WITHIN A 24" ARC OF A DOOR EDGE. PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" AFF. AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR & ALL GLAZING IN GUARDRAILS ARE LOCATIONS CONSIDERED HAZARDOUS PER SECTION 2406 OF THE C.B.C. 2013 OR L.A. BLDG CODE, 2014 ED.
 Min Max2: Min 1'6" by 2'0" Max 4'0" by 7'6"
 Minimum Egress: 3'0" by 5'0" with a 30" bar set or 2'6" by 6'0" w/ a 36" bar set.
 SH Vent Set: 12", 15", 18", 21", 24", 27", 30", 33", or 36"
 U-values: 0.32 MAX. (Milgard can tailor an energy package to meet energy tax credit requirements.) SHGC = 0.25 MAX.

ALL WINDOWS & GLAZED DOORS SHALL HAVE FRAMES TO MATCH (E) W/ U-VALUE AND SHGC FACTOR PER TITLE 24
 THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS & SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
 ALL DUAL PANE WINDOWS SHALL HAVE A U-VALUE MIN. PER T24 CALCS. IF NECESSARY

NOTE:
 EGRESS WINDOWS SHALL BE FROM SLEEPING ROOMS. MIN. 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF. MIN. AREA & 44" MAX. TO SILL.

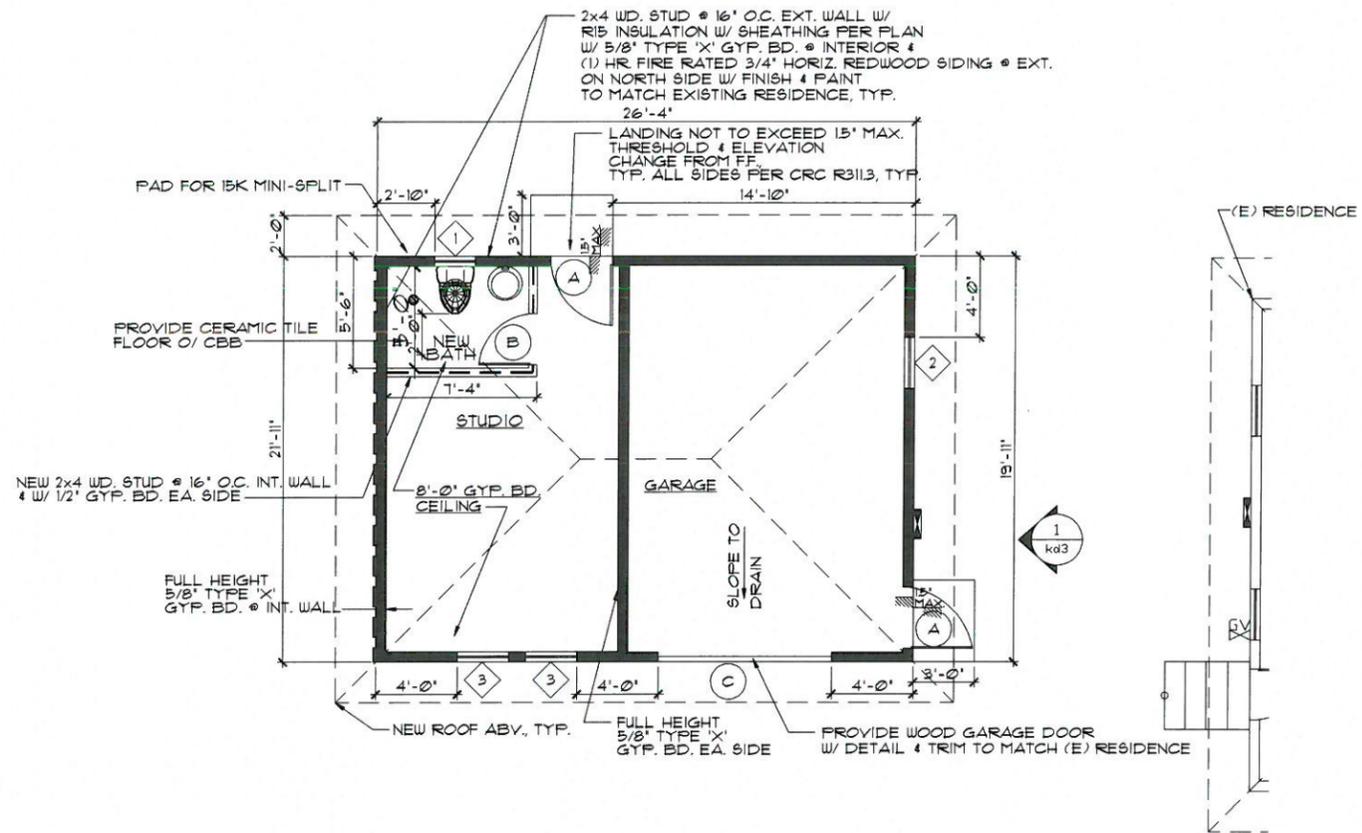
SYMBOL	SIZE	TYPE	REMARKS
1	2'-0" WIDE x 3'-0" HIGH	DOUBLE HUNG	WOOD
2	2'-6" WIDE x 3'-0" HIGH	DOUBLE HUNG	WOOD
3	3'-0" WIDE x 1'-4" HIGH	HOPPER	WOOD

U-FACTOR = 0.32
 SHGC = 0.25

- (A) 3'-0" x 6'-0" WOOD EXT. DOOR W/ EXT. GRADE HARDWARE
- (B) 2'-6" x 6'-0" INTERIOR WOOD BATHROOM DOOR
- (C) 8'-6" x 7'-0" DECORATIVE WOOD STYLE GARAGE DOOR W/ TRIM & SURROUND TO MATCH EXISTING

A DOOR MAY SWING OVER A LANDING THAT IS NO MORE THAN 1/2" BELOW THRESHOLD AND 3/4" FOR SLIDING DOORS. CBC 1008.1.1

DOOR/WINDOW SCHEDULE



4K design
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REVISIONS

1	
2	
3	

SHEET TITLE
 Enlarged Floor Plan
 Wall Legend
 Door/Window Schedule

PROJECT NO.
 416351

SHEET NO.
 kd2

2 OF 3

SUBMITTAL DATE
 11/16/16

ENLARGED FLOOR PLAN

A

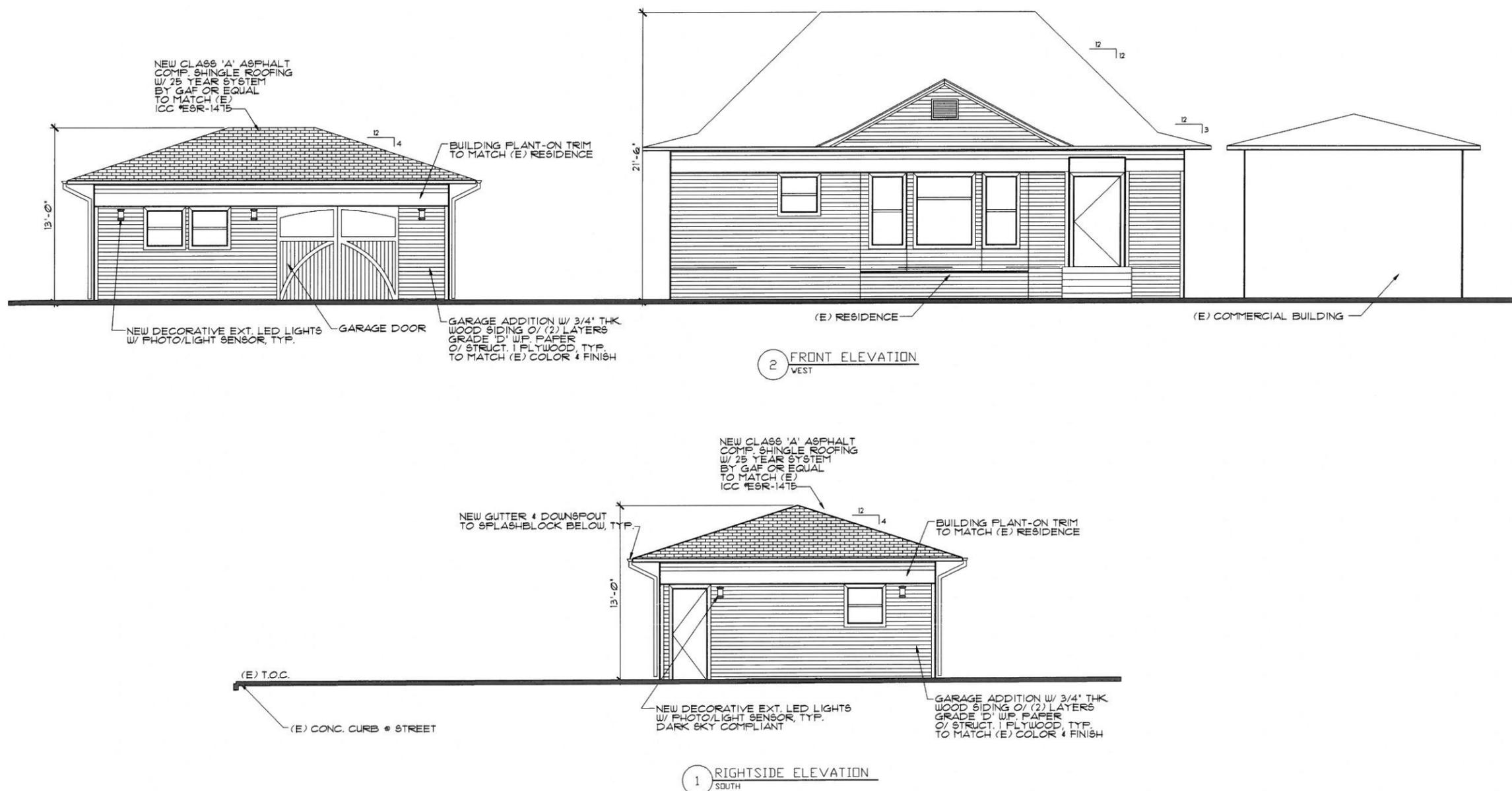
SCALE: 1/4" = 1'-0"



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REVISIONS
▲ _____
▲ _____
▲ _____
SHEET TITLE
Elevations
PROJECT NO.
416351
SHEET NO.
kd3
3 OF 3
SUBMITTAL DATE
11/16/16



ELEVATIONS

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