

APPLY TO 2010 CBC. CPC. CMC. CEC. BUILDING CODE
2010 CA ENERGY STANDARDS CODE

ARCHITECTURAL

GENERAL

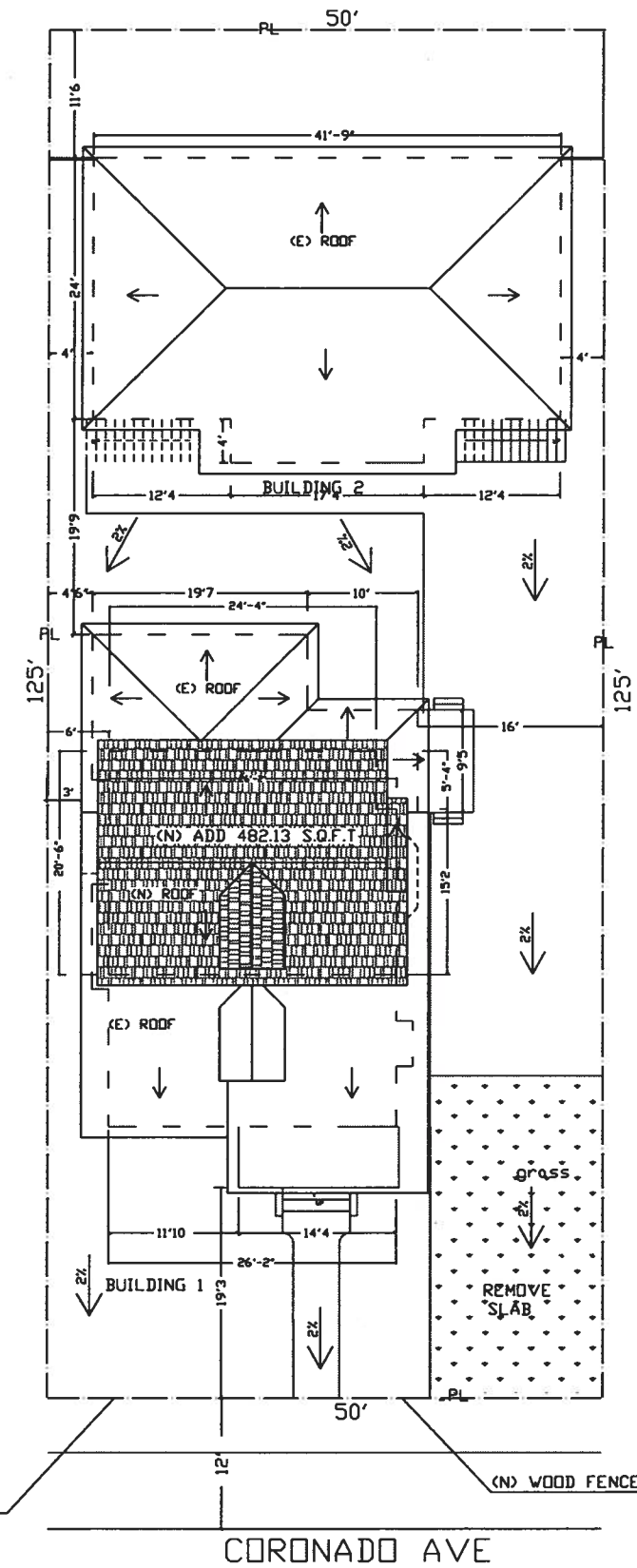
1. MECHANICAL VENTILATION.
 - A. ALL BATHROOMS, TOILET ROOMS, POWDER ROOMS AND LAUNDRY ROOMS SHALL BE VENTILATED TO PROVIDE 5 AIR CHANGES PER HOUR, AND CONNECTED DIRECTLY TO THE OUTSIDE, FAN SHALL BE OPERATED FROM A LIGHT SWITCH.
2. LEGAL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT. ALL EXIT HARDWARE SHALL BE OF AN APPROVED TYPE. DEAD OR FLUSH BOLTS (THUMBS OPERATED) AND SIMILAR DEVICES ARE PROHIBITED.
3. EXIT / ENTRANCE DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2' BELOW THE THRESHOLD.
4. PROVIDE LOW CONSUMPTION WATER CLOSETS AND LOW FLOW SHOWER HEADS.
5. PROVIDE APPROVED STUCCO WEEP SCREEDS AT SILL PLATE OF ALL STUCCO WALLS. STUCCO FINISH SHALL NOT EXTEND BELOW FINISH GRADE.
6. BATHROOM FLOORS OVER WOOD SHALL HAVE WATER-PROOF PROTECTION. PROVIDE RESILIENT FLOORING OVER 15# FELT BONDED TO PLYWOOD SUBFLOOR.
7. *AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.*
8. ALL EXTERIOR OPENING EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. ALL FLASHING, COUNTER FLASHING AND COPING WHEN OF METAL SHALL BE 26 GA G.I. MINIMUM.
9. ALL PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE INSPECTED AND APPROVED BY BUILDING INSPECTOR BEFORE COVERING.
10. FIRE BLOCK AT MID-HEIGHT WALLS OVER 8'-0" HIGH.
11. COMFORT HEATING WILL BE PROVIDED TO EVERY DWELLING UNIT AS REQUIRE BY CODE.
12. PROVIDE 6" HIGH NONABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIAL FOR SHOWER ENCLOSURE AND WINDOWS WITHIN 5' OF FLOOR OF SHOWER OR BATHTUB FLOOR.
13. CONDUCT ALL ROOF DRAINAGE UNDER SIDEWALK TO STREET BY MEANS OF AN APPROVED NONEROSIVE DEVICE.
14. BATHTUB AND SHOWER UNITS, INCLUDING BACKING, SHALL BE OF TYPE APPROVED BY THE PLUMBING DEPARTMENT.
15. TELEVISION ANTENNA SHALL BE LOCATED 7' ABOVE FLAT ROOFS.
16. PROVIDE U.L. APPROVED SMOKE AND FIRE DETECTORS WITHIN 12' OF CEILING AND WERE SHOWN ON PLANS. HARD WIRED WITH BATTERY BACK UP.
17. PROVIDE SMALL APPLIANCE CIRCUITS IN KITCHEN - 12 OUTLET MAX ON 20 AMP SERVICE - 9 OUTLETS MAX ON 15 AMP CIRCUIT.

PROJECT SUMMARY

PROJECT DESCRIPTION : (N) ADD second floor 482.13 S.Q.F.T BUILDING 1
CONVERT (E) TWO UNIT TO ONE UNIT BUILDING 2

Zoning : R-2- A
CONSTRUCTION TYPE: V-B
BUILDING TYP: Residential
NUMBER OF STORIES : TWO
Parcel Number: 7257-029-011
ELIOT & VISTA TRACT
Lot Number: 10
Lot Size : 6250 S.Q.F.T
Square Feet existing Units 1 1176 S.Q.F.T
Units 2 1112 S.Q.F.T
(N) second floor addition 482.13 sqft
TOTAL S.Q.F.T 2770.13
LOT COVERAGE 2770.13 / 6250 = 44.32%
RATIO AREA 1176 + 1112 = 2288 / 6250 = 36%

REMOVE (E) IRON FENCE
IN FRONT YARD AND
REPLACE W WOOD FENCE



SITE plan
SCALE 1/16" = 1'-0"

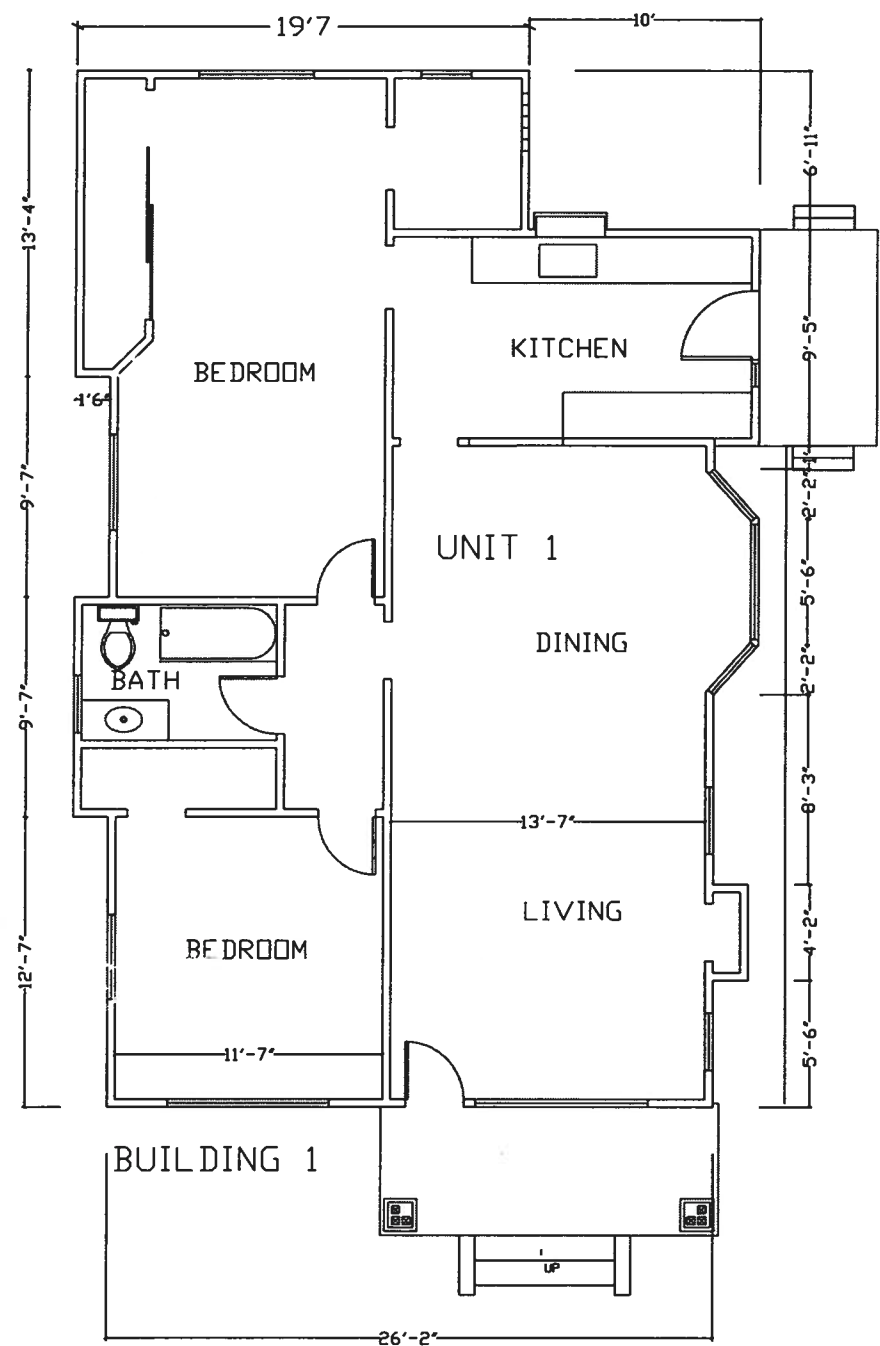
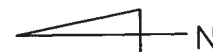
EXHIBIT B

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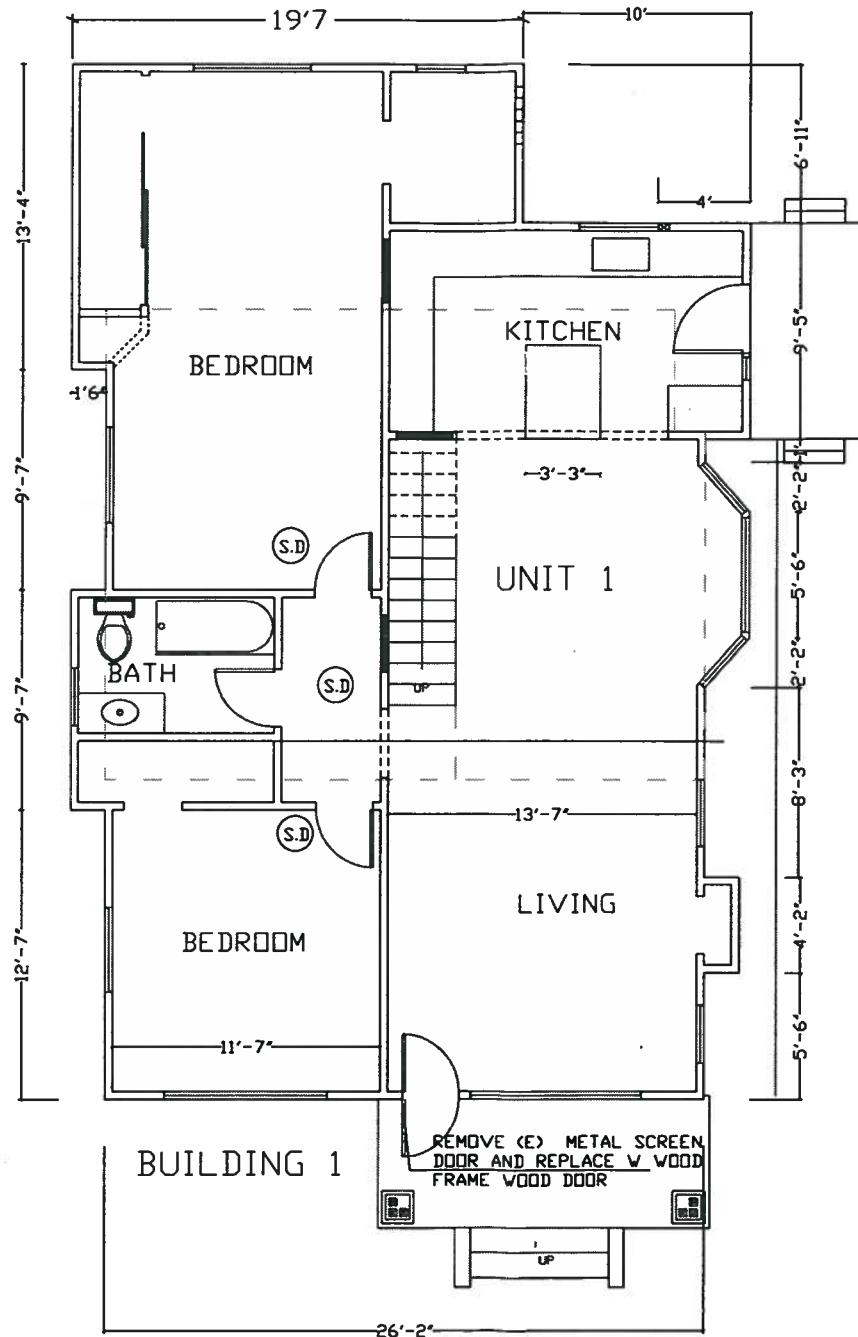
JOB NAME: DE LEON
ADDRESS: 254 CORONADO AVE
LONG BEACH CA
OWNER: DEAN & TUYE; DE LEON

DATE:
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1

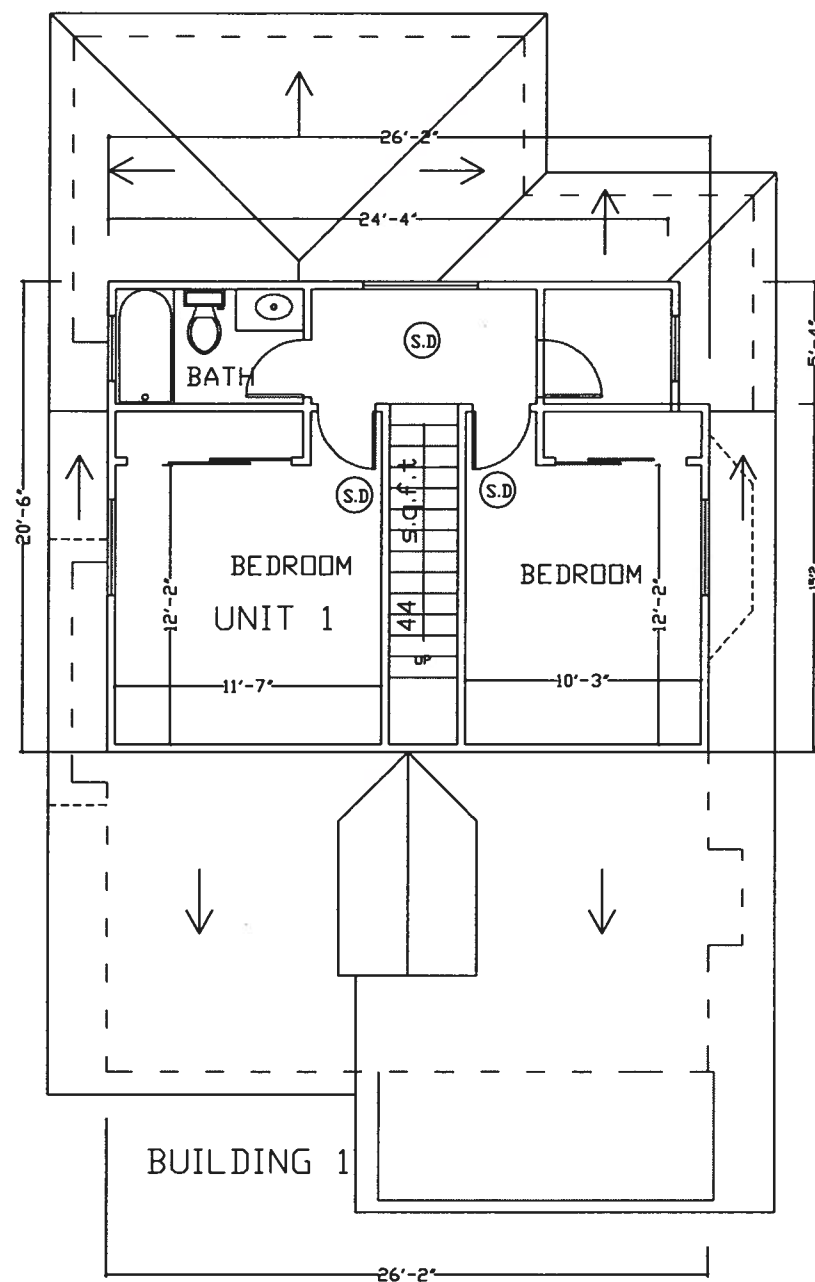
- NEW WALL
- EXISTING WALL
- - - DEMLITION WALL
- (S.D) SMOKE & CO DETECTOR



existing first floor plan
SCALE 1/8" = 1'-0"



proposal first floor plan
SCALE 1/8" = 1'-0"

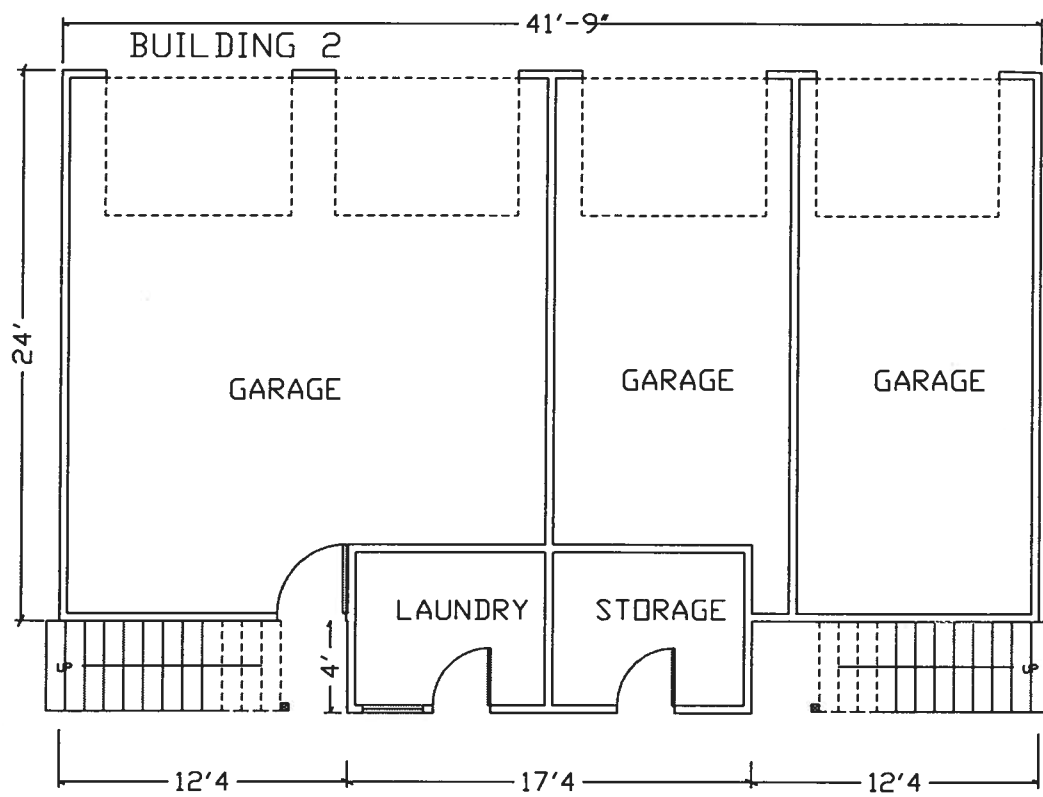


proposal (N) second floor plan
SCALE 1/8" = 1'-0"

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VISUAL CONTACT WITH THESE PLANS AND
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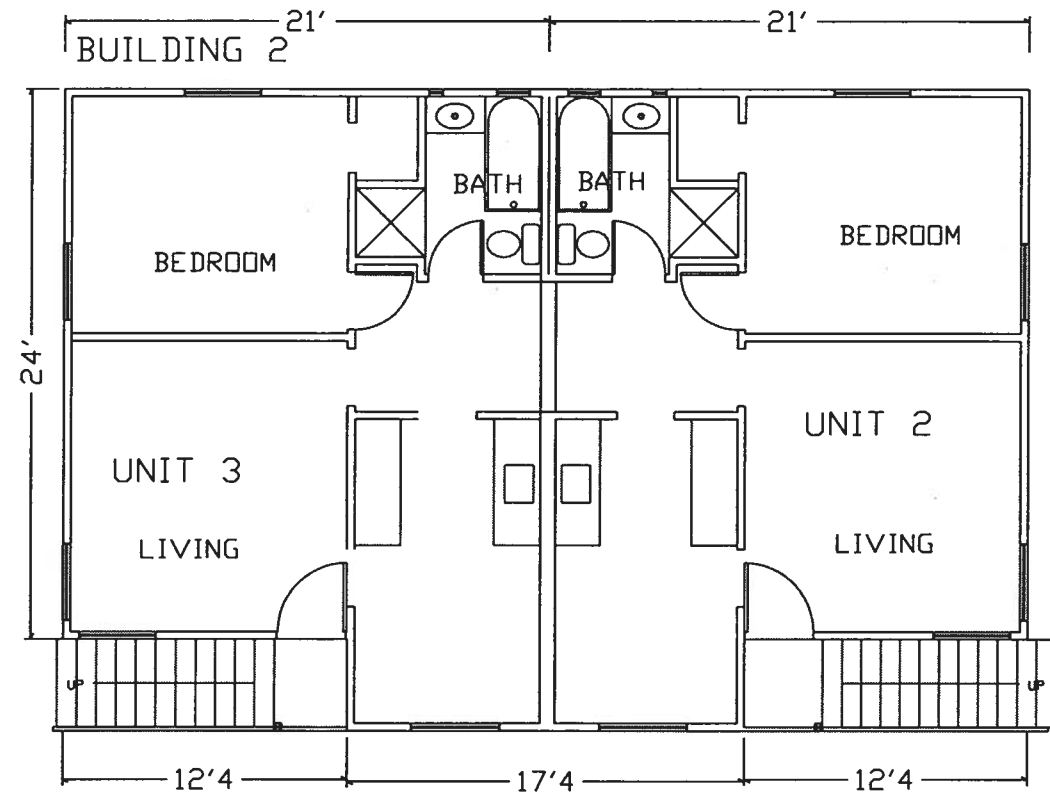
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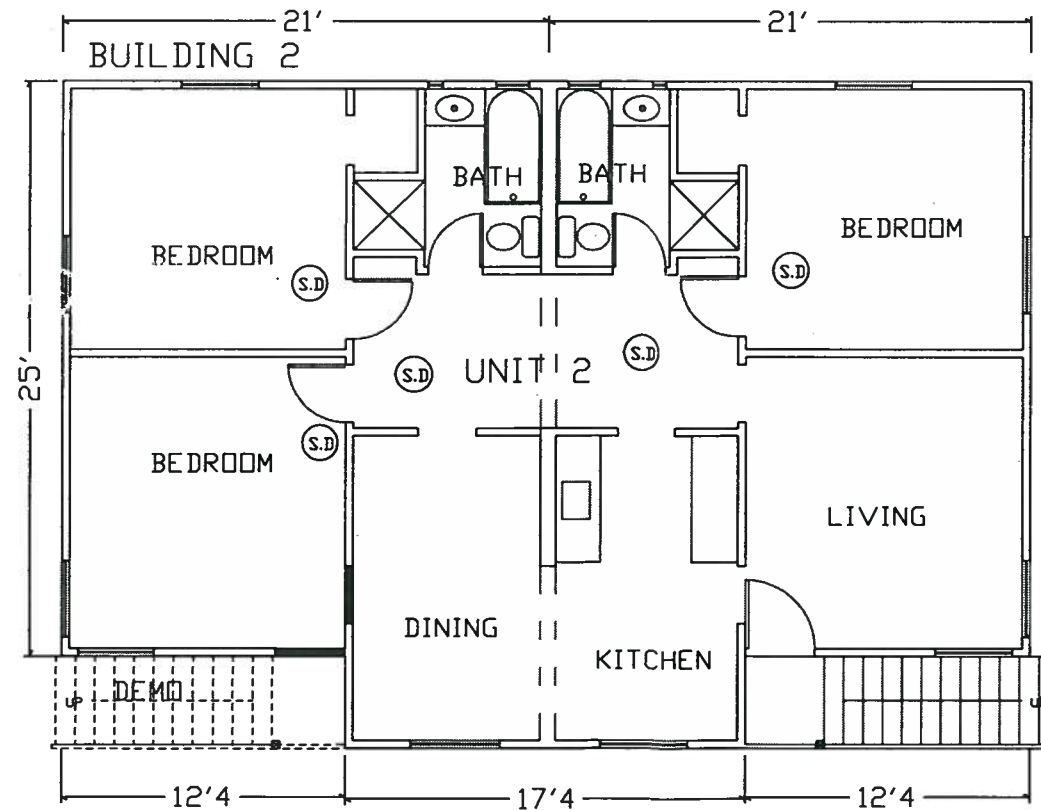


existing first floor plan
SCALE 1/8" = 1'-0"

- NEW WALL
- EXISTING WALL
- DEMLITION WALL
- SMOKE & CO DETECTOR



existing second floor plan
SCALE 1/8" = 1'-0"



proposal second floor plan
SCALE 1/8" = 1'-0"

CONVERT (E) TWO UNIT
TO ONE UNIT

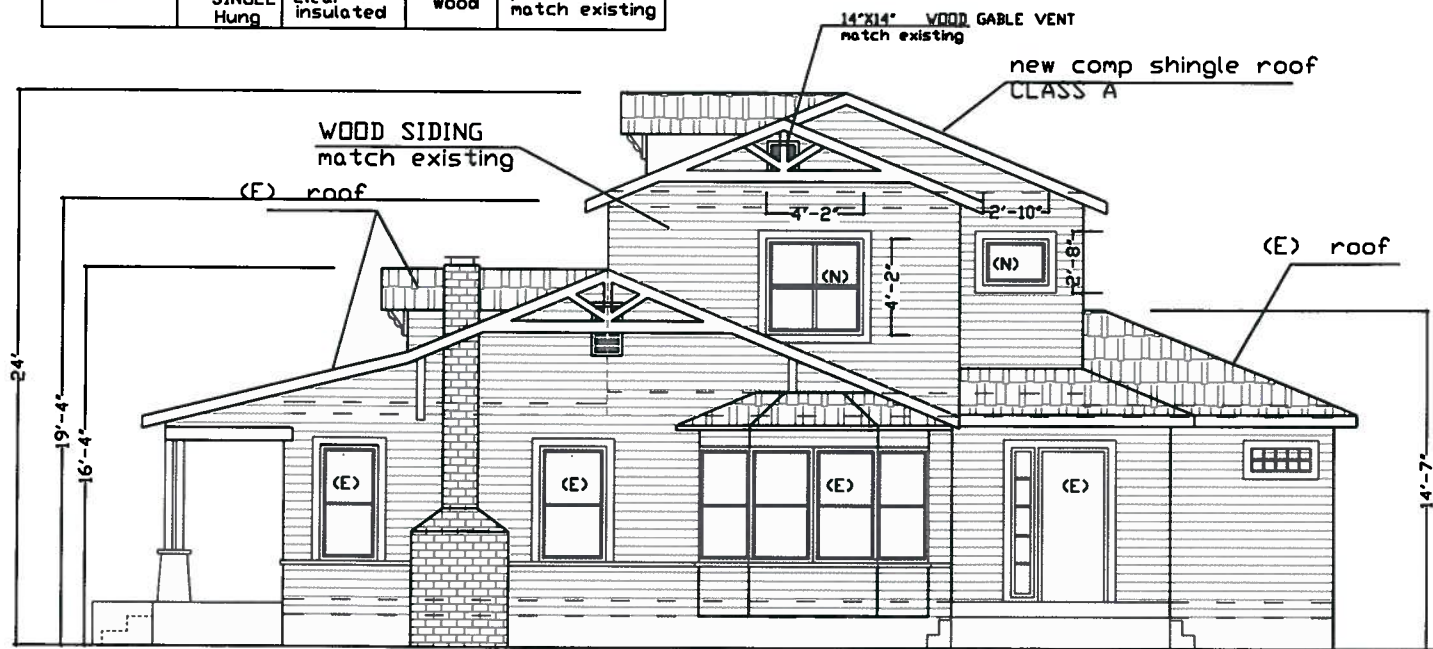
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SCALE	
JOB	
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OF	

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window	type	glass type	material	finish
	SINGLE Hung	clear insulated	wood	painted match existing

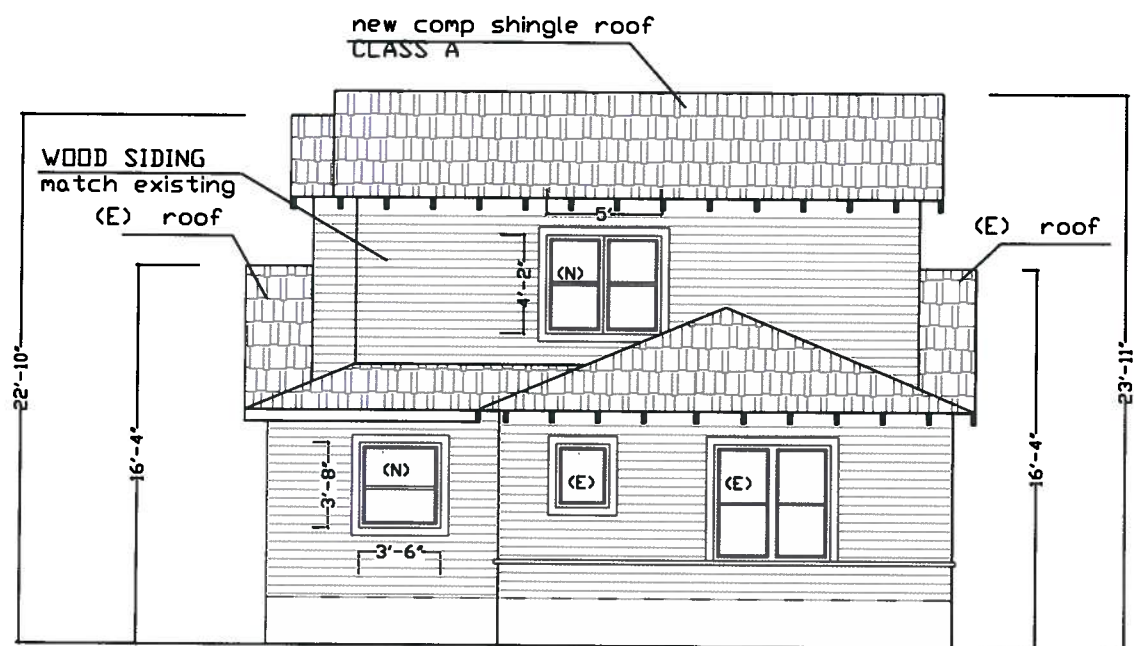


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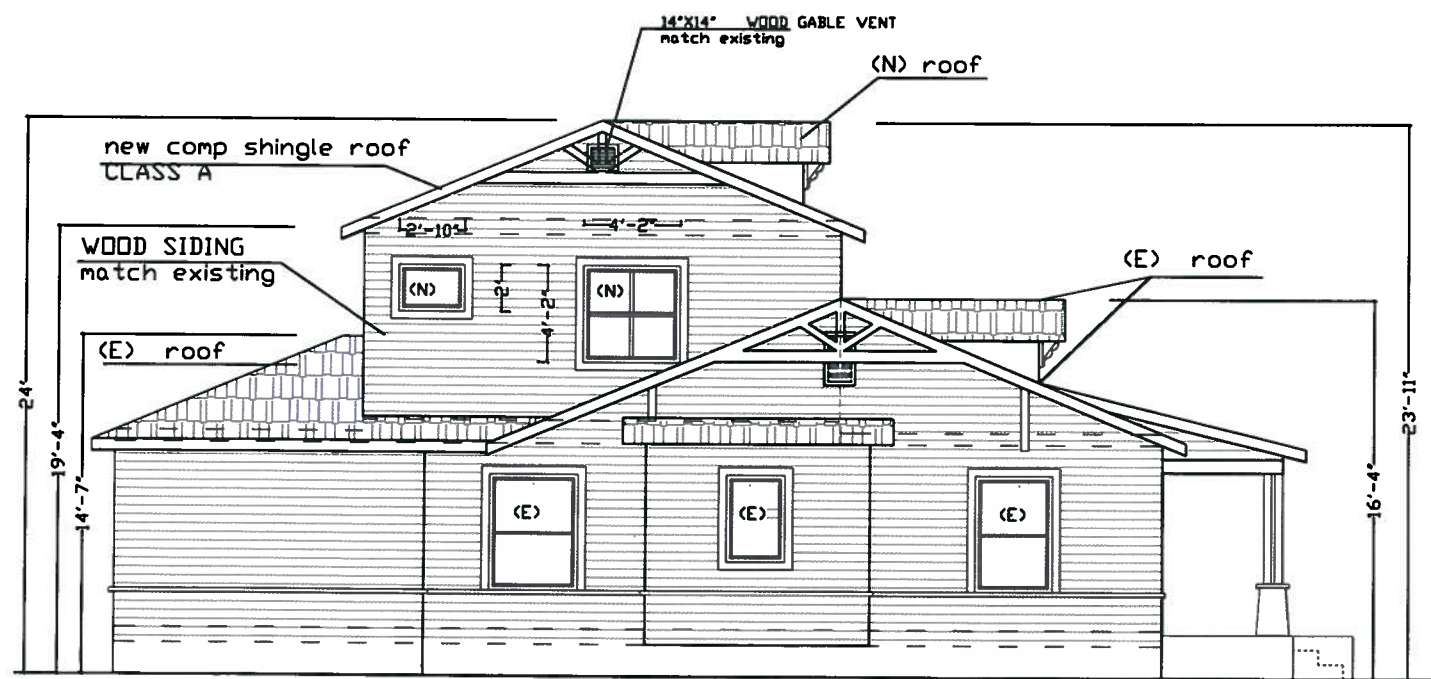
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SHEET:
OF 4



East elevation
SCALE 1/8" = 1'-0"

window	type	glass type	material	finish
	SINGLE Hung	clear insulated	wood	painted match existing



North elevation
SCALE 1/8" = 1'-0"

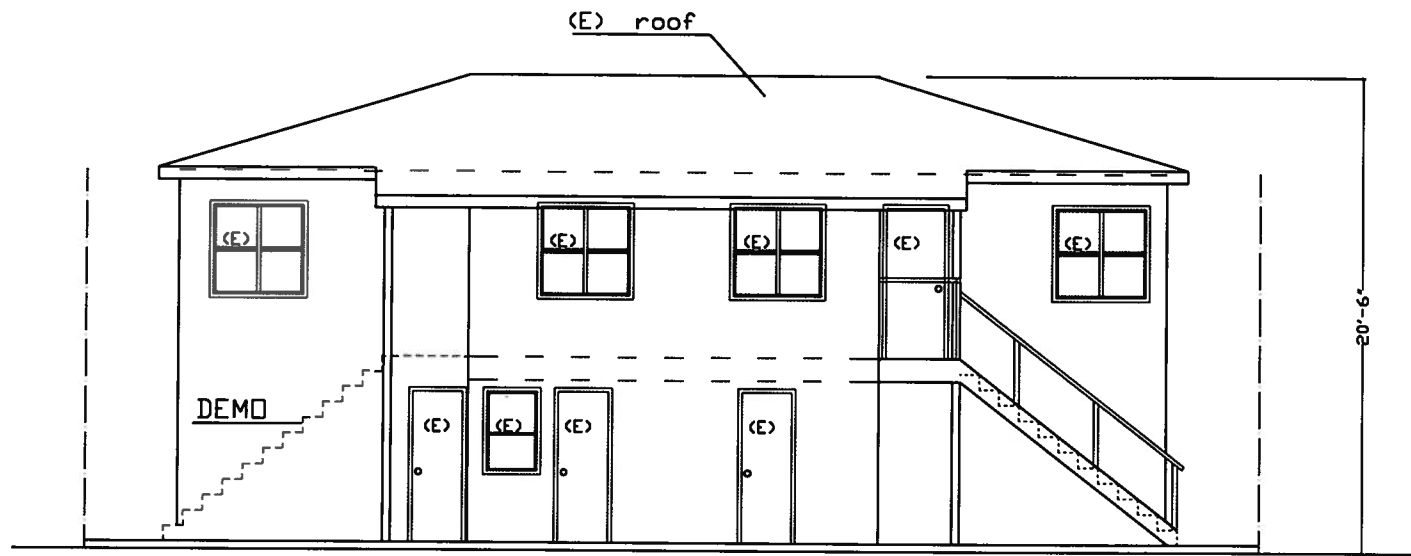


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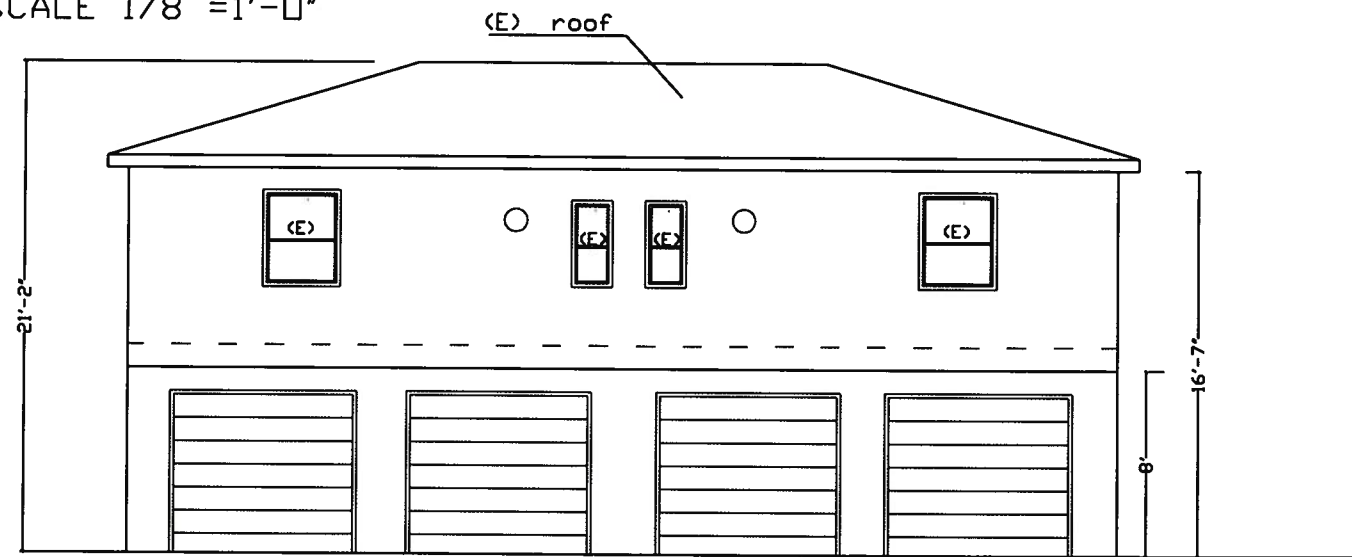
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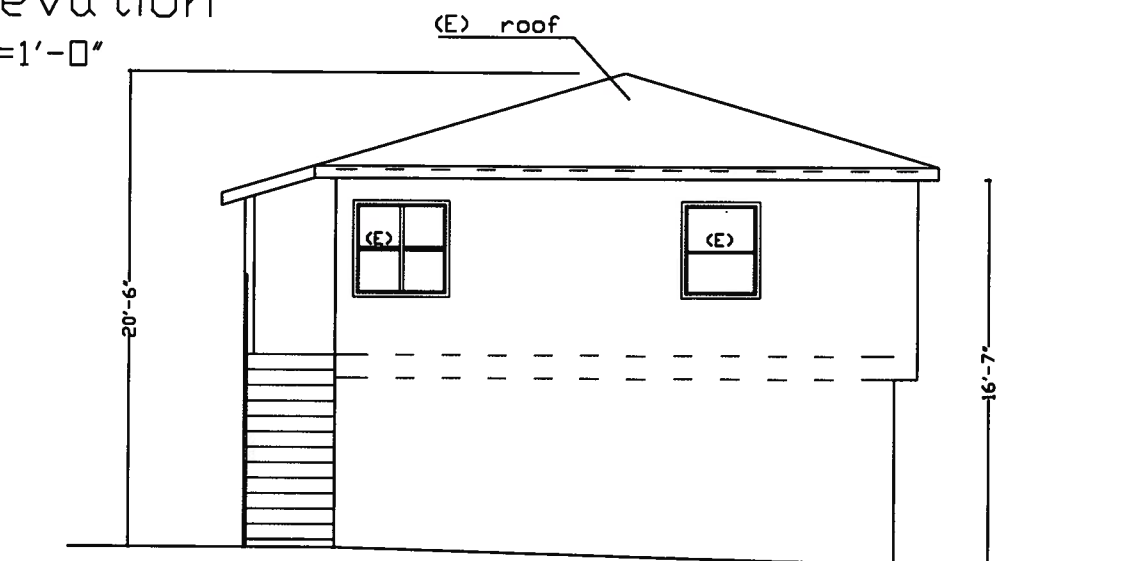
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OF



West elevation
SCALE 1/8" = 1'-0"



East elevation
SCALE 1/8" = 1'-0"



South elevation
SCALE 1/8" = 1'-0"



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OF