

- SCOPE OF DOCUMENTS  
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR DESIGN ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. FINISHES AND FINISH WORK TO MATCH EXISTING WILL BE PROVIDED WHETHER SPECIFICALLY CALLED FOR OR NOT WHERE EQUIPMENT OR ITEMS ARE REMOVED. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. WHERE HEREINAFTER DESCRIBED, "PROVIDED" MEANS TO PROVIDE AND INSTALL.  
ALL ITEMS MARKED "N.I.C." ARE NOT PART OF THIS CONTRACT.  
ALL WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATIONS OR WRITTEN DIRECTIONS.
- CONFLICTS WITHIN CONTRACT DOCUMENTS  
THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, DETAILS, ETC., AND NOTIFY THE DESIGNER OF THE PROJECT OF ANY AND ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- DIMENSIONS  
A. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. THE DRAWINGS SHALL NEVER BE SCALED. CONTRACTOR SHALL NOTIFY THE DESIGNER OF THE PROJECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES.  
B. ALL DIMENSIONS ARE TO FINISH FACE OR CENTERLINE OF STUD OR FACE OF FOUNDATIONAL WALL UNLESS NOTED OTHERWISE.  
C. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FINISH FACE OF CEILING.  
D. EXACT DIMENSIONS FOR ANY BUILT-IN SYSTEM (CABINETS) SHALL BE TAKEN AT THE SITE AND WALLS IN PLACE PRIOR TO MANUFACTURING AND INSTALLATION.
- EQUIPMENT LOCATIONS  
THE LOCATIONS OF APPARATUS AND EQUIPMENT INDICATED ON THE DRAWINGS ARE SCHEMATIC ONLY, AND SHALL BE MODIFIED TO MEET THE EXISTING ARCHITECTURAL, MECHANICAL AND STRUCTURAL CODES AND CONDITIONS AS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.  
THE CONTRACTOR SHALL INSTALL ALL PIPING AND EQUIPMENT IN A PROPER MANNER AND IN LOCATIONS AVOIDING ALL OBSTRUCTIONS, PRESERVING HEADROOM AND KEEPING OPENINGS AND PASSAGEWAYS CLEAR. THE CONTRACTOR SHALL MAKE CHANGES, WITH OWNER'S APPROVAL, IN LOCATIONS OF EQUIPMENT AND MATERIALS, WHICH MAY BE NECESSARY IN ORDER TO ACCOMPLISH THESE ENDS, WITHOUT ADDITIONAL COST TO THE OWNER.
- CODES  
ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE APPLICABLE LOCAL CODES, ORDINANCES, AND STANDARDS.  
ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF CALIFORNIA TITLE 24  
DETAILS COMPLY WITH THE UNIFORM BUILDING CODE AND CITY STANDARD, INCLUDING STRUCTURAL MEMBER SUCH AS RAFTERS, CEILING JOISTS, AND BEAM SIZES.
- CONSTRUCTION MEANS & METHODS DURING CONSTRUCTION  
THE CONTRACTOR WILL BE RESPONSIBLE FOR OR HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS DURING THE CONSTRUCTION WITH THE WORK, AND WILL BE RESPONSIBLE FOR ANY FAILURES TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- BUILDING LOCATION  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
- JOB SITE USE AND CLEANUP  
THE CONTRACTOR SHALL CONFINE HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK, SHALL REMOVE ALL TRASH AND DEBRIS RESULTING FROM HIS OPERATION.  
OWNER/CONTRACTOR SHALL POST CERTIFICATE OF INSULATION AND COMPLETED CF-6R AT THE JOB SITE. HE/SHE SHALL ALSO PROVIDE THE STREET ADDRESS LETTERS A MINIMUM OF 3 INCHES.
- CUTTING, REPAIRING AND PATCHING  
THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED SHALL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
- BLOCKING AND BACKING  
PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, AND ALL OTHER ITEMS REQUIRING SUCH SUPPORT AND CONNECTION.
- FLASHING AND SHEET METAL  
THE BUILDING SHALL BE FULLY WEATHERTIGHT. ALL BUILDING PENETRATIONS SHALL BE FLASHED AND SEALED. HOLES IN FINISHES OR UNFLASHED CONDITIONS WILL NOT BE ACCEPTED. ALL BUILDING PENETRATIONS SHALL BE FULLY FLASHED PER THE STANDARDS OF THE "SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION ARCHITECTURAL SHEET METAL MANUAL. THESE STANDARDS SHALL BE APPLIED TO ALL FLASHING AT DRIPS ON TOP OF DOORS AND WINDOWS, WHETHER DETAILED OR NOT. ALL CONDITIONS SHALL BE PROPERLY FLASHED.
- PROTECTION OF WORK  
ALL FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES AGAINST SUBSEQUENT DAMAGE, UNTIL FINAL ACCEPTANCE BY THE OWNER.
- MISCELLANEOUS  
CONTRACTOR TO PROVIDE ALL SAMPLES OF MATERIAL AND COLOR INCLUDING SELECTION OF DOORS, WINDOWS, TILES, TUBS, SINKS, ROOF AND EQUIPMENTS AND ETC., PRIOR TO INSTALLATION.  
CONTRACTOR TO OBTAIN SEPARATE PERMITS FOR ELECTRICAL, MECHANICAL, PLUMBING AND DEMOLITION AS REQUIRED.  
ALL NEW WATER CLOSETS (TOILETS) SHALL BE OF LOW-FLOW DESIGN WHICH USES NO MORE THAN 1.6 GALLONS PER FLUSH.  
LAUNDRY FACILITIES SHALL BE ON A SEPARATE CIRCUIT.  
ONE OPENABLE WINDOW WITH AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET, WITH A MINIMUM CLEAR DIMENSION OF 20" WIDE BY 24" HIGH AND A SILL HEIGHT NOT OVER 44" FROM FINISH FLOOR IS REQUIRED IN ALL SLEEPING ROOMS.  
A NON-TOXIC NON-FLAMMABLE WEED AND GRASS KILLER SHALL BE APPLIED TO ALL GROUND AREAS BELOW NEW PAVING AND METTING. THE WEED KILLER SHALL BE APPLIED AT A DATE WHICH GUARANTEES NO WEED, GRASS, PLANT, MUSHROOM, OR OTHER GROWTH TO OCCUR FOR A PERIOD OF ONE YEAR FROM DATE OF APPLICATION.
- CITY NOTES  
A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOD-KAP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.  
B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE PROPERLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) (SEPARATED PLUMBING PERMIT IS REQUIRED).  
C. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (OS&D).  
D. KITCHEN SINKS, LAVATORIES, BATHROOMS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY (OS&D).  
E. BATHUB AND SHOWER FLOORS, WALLS ABOVE BATHUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).  
F. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.  
G. UNIT BRIGHS SHALL BE LABELED BY A CITY APPROVED LABELING AGENCY, SUCH LABEL SHALL STATE THE APPROVED LABELING NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)  
H. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LABC).  
I. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (OR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC).  
J. FOR EXISTING POOL ON SITE, PROVIDE AN ENTRAINMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL, AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (S1608).  
K. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)  
L. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1000). (R314.A.2)  
M. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2).  
N. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1).  
O. A COPY OF THE ELEVATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

**DESIGN CODES:**

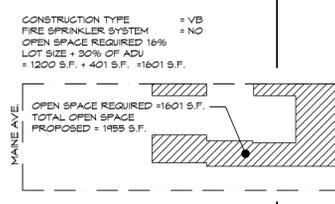
- 2016 CRC, GEC, CPC, CMC, & TITLE 24 ENERGY STANDARDS.
- 2016 CALGREEN, 2017 LEVIG
- 2016 CALIFORNIA ENERGY CODE (TITLE 24) AND TITLE 18 OF THE LONG BEACH MUNICIPAL CODE.

**BUILDING DATA:**

ZONE = PD-10 (R-2-N)  
APN # = T211-021-011  
TRACE = 1630  
LOT = 4  
OCCUPANCY TYPE = SFD- R3  
FIRE SPRINKLER SYSTEM = N/A

EXISTING LOT SIZE = 50'x150' = 50x150 = 7500 SQ. FT.  
ALLOTTED LOT COVERAGE = 50%  
FLOOR AREA RATIO = 60%  
STORIES = 1 STORY  
MAIN HOUSE AREA = 854 SQ. FT.  
EXISTING ADU (22'-3"x22'-3") = 404 SQ. FT.  
EXISTING GARAGES = 400 SQ. FT.  
FLOOR AREA RATIO = (854+404+404)/7500 = 0.24 = 24%

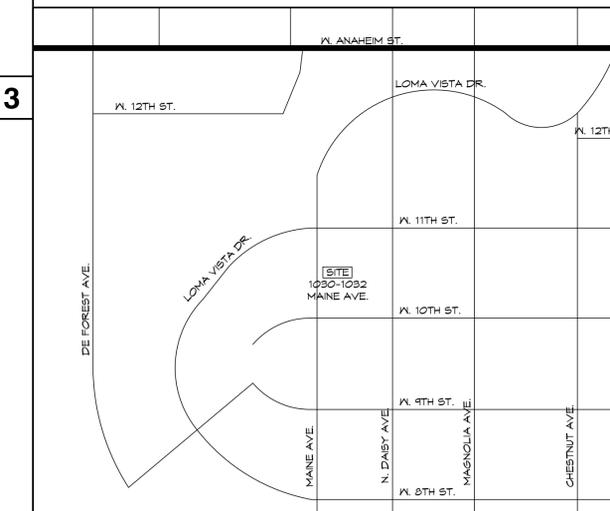
PROPOSED ADDITION TO ADU = 487+361+854 SQ. FT.  
REMOVE & REPLACE 1 CAR GARAGE = 286 SQ. FT.  
OPEN SPACE = 1958 SQ. FT.  
LOT COVERAGE = (854+484+854+400+286)/7500 = 0.58 = 58%



## 1032 MAINE AVENUE CITY OF LONG BEACH, CALIFORNIA

**BUILDING DATA** 3

WOOD STUD	INTERIOR ELEVATION	SHT. NO.
INSULATION	WINDOW LETTER	DET. NO.
MASONRY	DOOR NUMBER	
FINISH WOOD	SECTION DESIGNATION	
CERAMIC	SHEET NUMBER	
GYPSUM BOARD	DETAIL NUMBER	
SHOTCRETE	SHEET NUMBER	
CONCRETE	GRID LINE	
METAL	KEY NOTE	
PLYWOOD	EXTERIOR COLOR & MATERIAL	



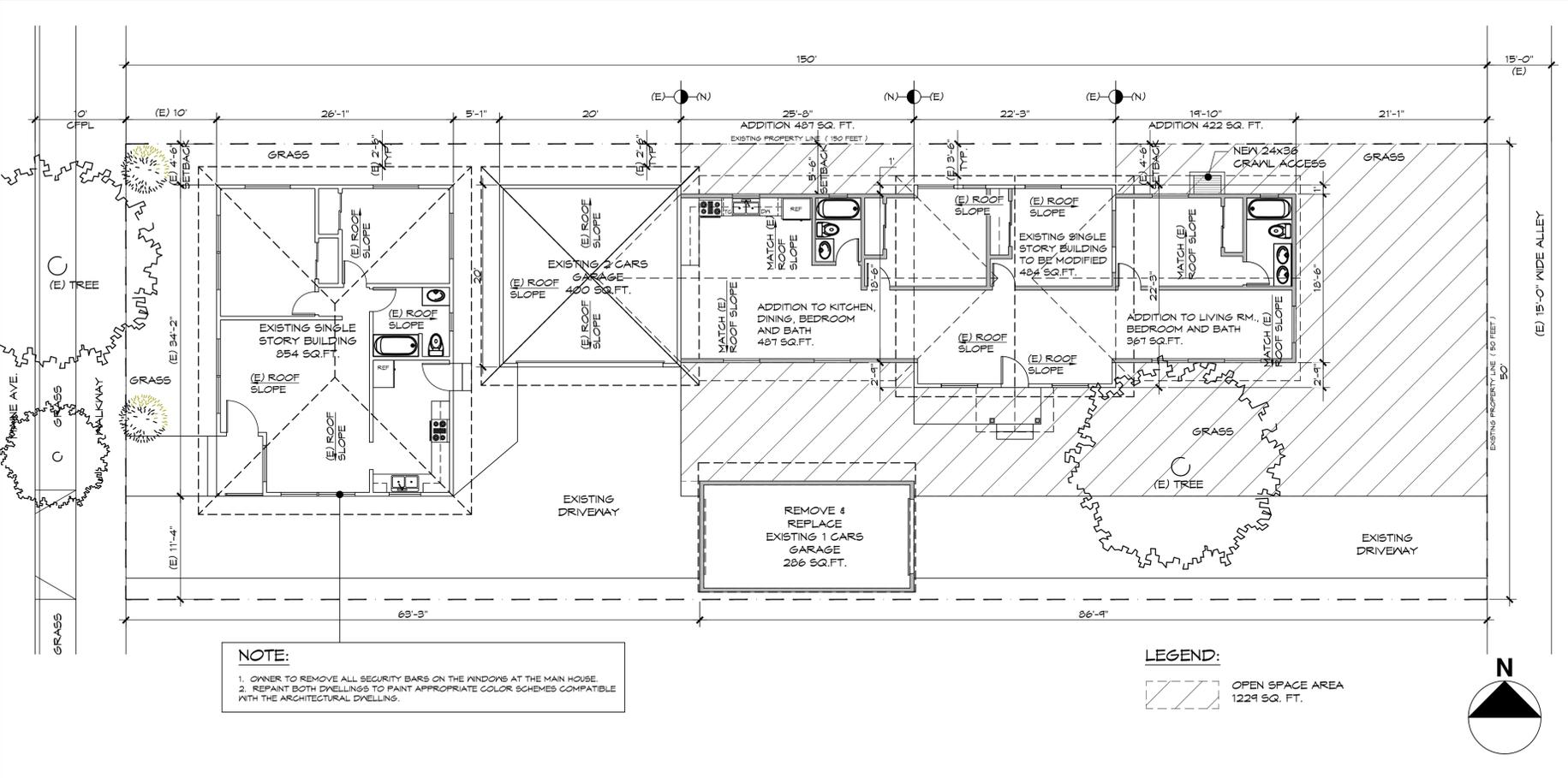
**2 SHEET INDEX** 2

A1.0	TITLE SHEET AND SITE PLAN
A2.0	DEMO & CONSTRUCTION FLOOR PLANS, DOOR & WINDOWS SCHED. AND NOTES
A2.1	1 CAR GARAGE PLAN AND ELEVATIONS
A2.2	EXISTING MAIN HOUSE FLOOR PLAN & ELEVATIONS
A3.0	EXTERIOR ELEVATIONS
A4.0	ELECTRICAL LIGHTING PLAN & POWER
A5.0	ARCHITECTURAL DETAILS

**3 SYMBOLS**

**2 VICINITY**

**2 SHEET INDEX**

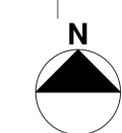


**NOTE:**

- OWNER TO REMOVE ALL SECURITY BARS ON THE WINDOWS AT THE MAIN HOUSE.
- REPAINT BOTH DWELLINGS TO PAINT APPROPRIATE COLOR SCHEMES COMPATIBLE WITH THE ARCHITECTURAL DWELLING.

**LEGEND:**

OPEN SPACE AREA  
1224 SQ. FT.



**GENERAL NOTES** 17

**17 SITE PLAN**

**PROPOSED:**

ADDITION OF (2) BEDROOM, (1) BATH AND EXPANSION OF EXISTING LIVING ROOM, AND KITCHEN AND NEW 1 CAR GARAGE

**FOR:**

**HONG TAN**  
1030 Maine Ave  
Long Beach, CA  
TEL: 949-232-2219

**PROPERTY ADDRESS:**  
1032 Maine Ave  
Long Beach, CA  
TEL: 949-232-2219

**CITY STAMP**

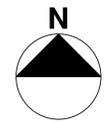
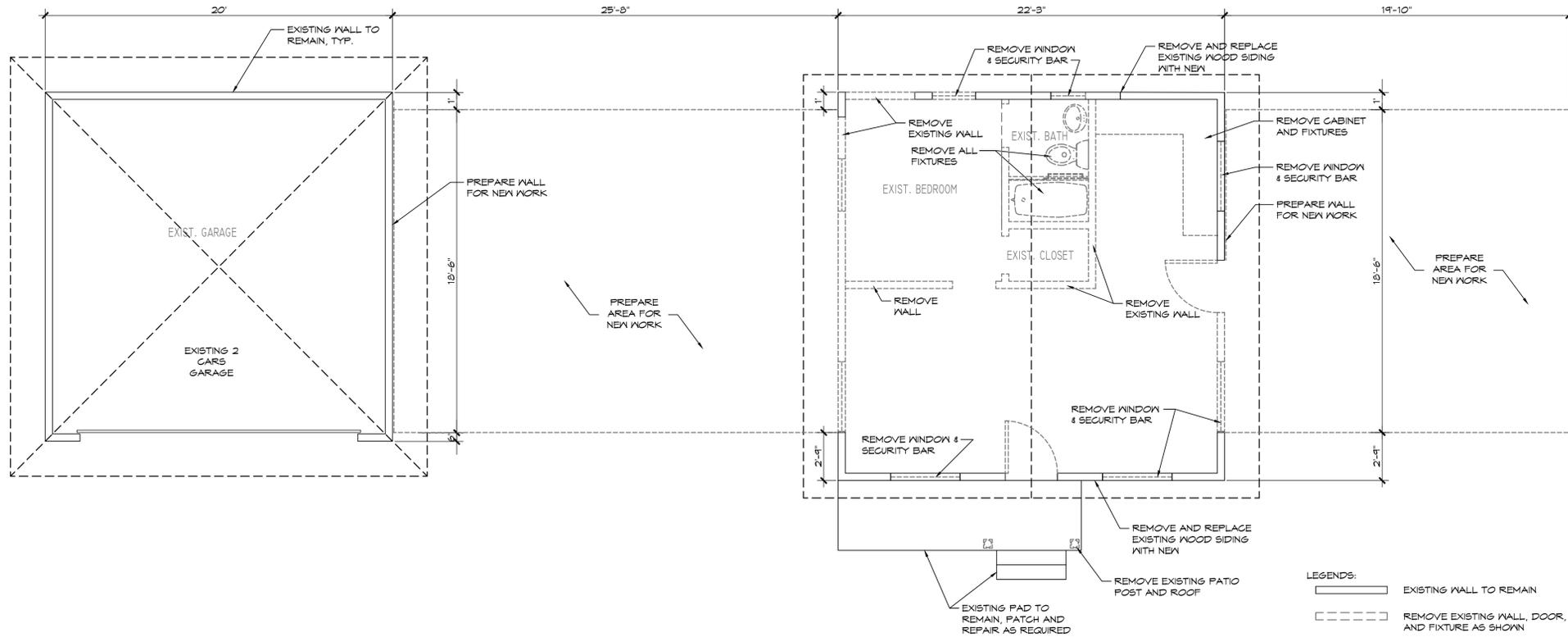
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**SITE PLAN & NOTES**

DATE: 2.5.2020  
JOB No. -  
SHEET: -

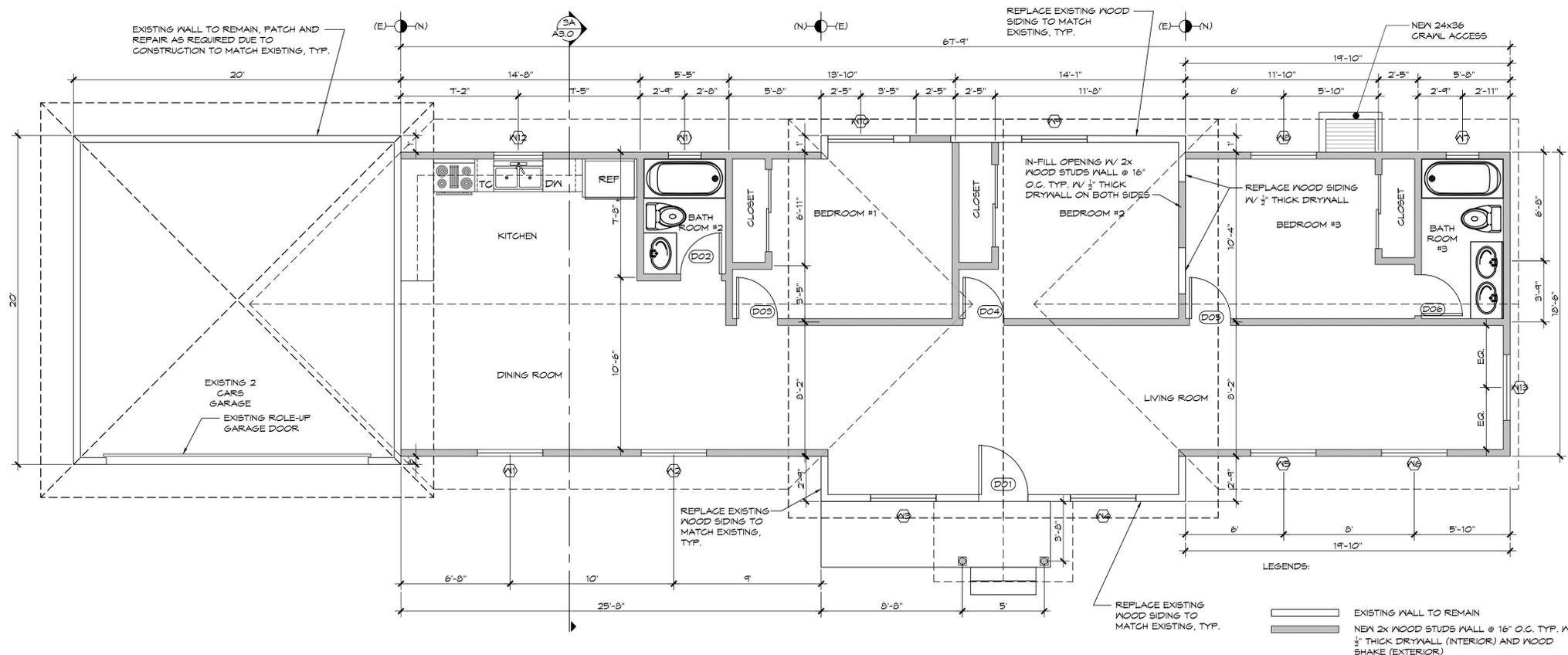
**A1.0**

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



DEMO FLOOR PLAN

SCALE: 1/4" = 1'-0"  
 FILE: 2



PROPOSED FLOOR PLAN

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

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 ADDITION OF (2) BEDROOM, (1) BATH AND EXPANSION OF EXISTING LIVING ROOM, AND KITCHEN AND NEW 1 CAR GARAGE

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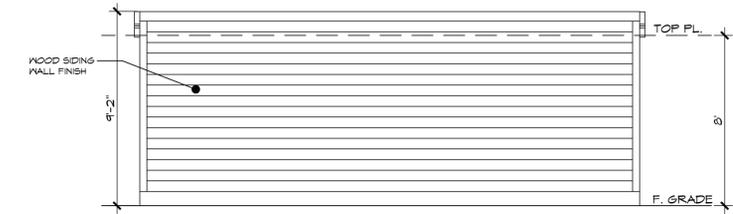
DEMO & CONSTRUCTION FLOOR PLANS

DATE: 2.5.2020  
 JOB No.  
 SHEET:

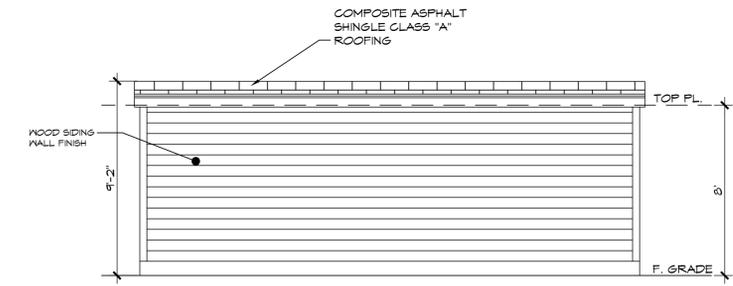
A2.0

JEREMY NGO, DESIGNER  
 2900 EAST 56th WAY  
 LONG BEACH, CALIFORNIA 90805  
 PHONE: 562.335-6972 EMAIL: loginngo@yahoo.com

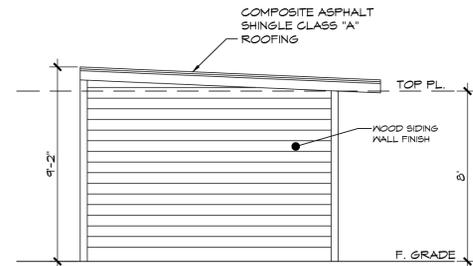
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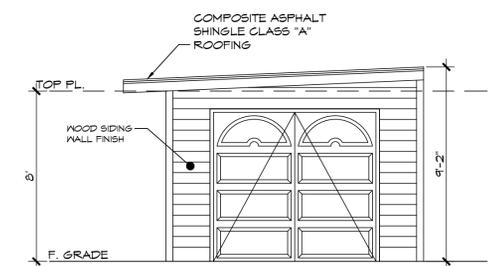
SOUTH ELEVATION



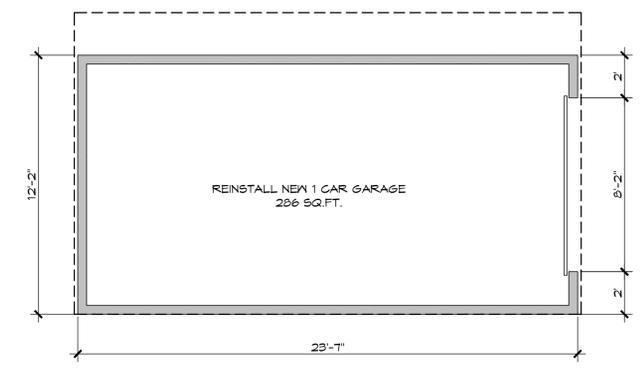
NORTH ELEVATION



WEST ELEVATION



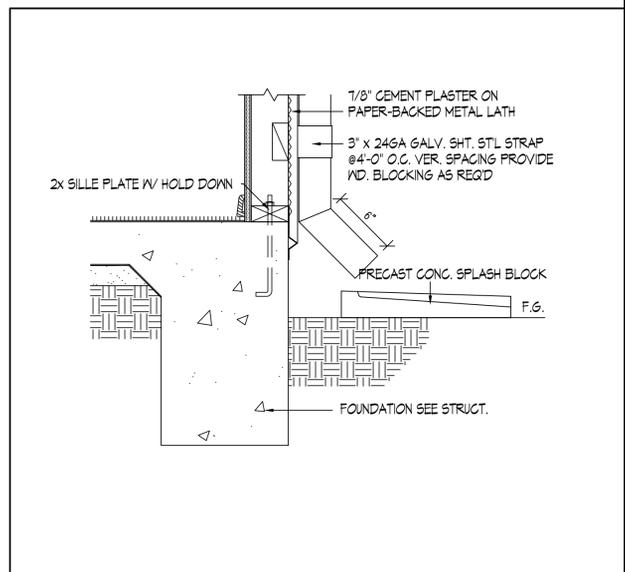
EAST ELEVATION



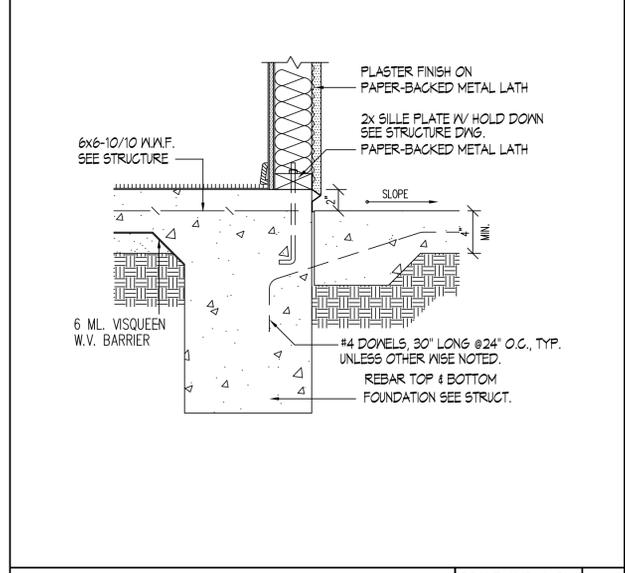
GARAGE FLOOR PLAN



LEGENDS:  
 [Symbol] NEW 2x WOOD STUDS WALL @ 16" O.C. TYP. W/ 1/2" THICK DRYWALL INTERIOR AND WOOD SIDING EXTERIOR



DOWNSPOUT/SPLASH BLOCK SCALE: 1 1/2" = 1'-0" 8



PORCH & SLAB CONNECTION SCALE: 1 1/2" = 1'-0" 7

1 CAR GARAGE FLOOR PLAN & ELEVATION

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

PROPOSED:  
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FOR:

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TITLE SHEET:

NEW GARAGE FLOOR PLAN & ELEVATION

DATE: 2.5.2020

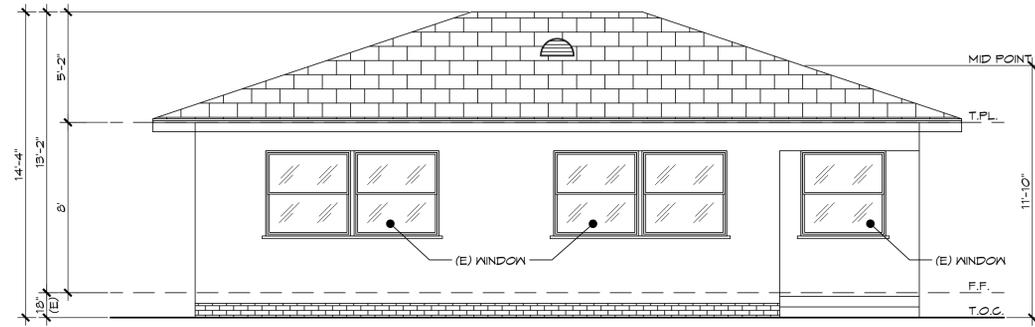
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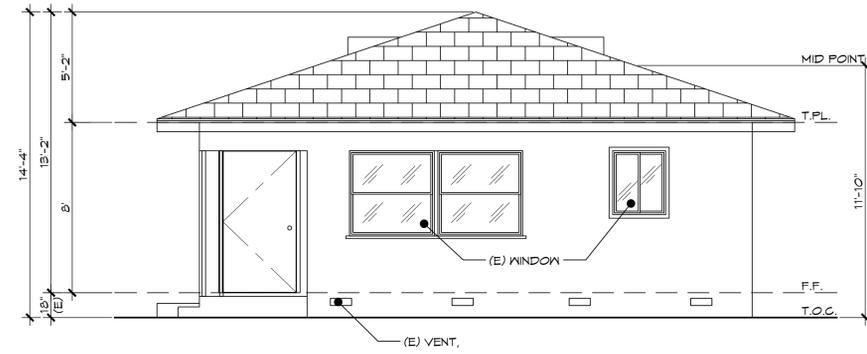
A2.1

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 PHONE: 562.335.6972 EMAIL: loginngo@yahoo.com

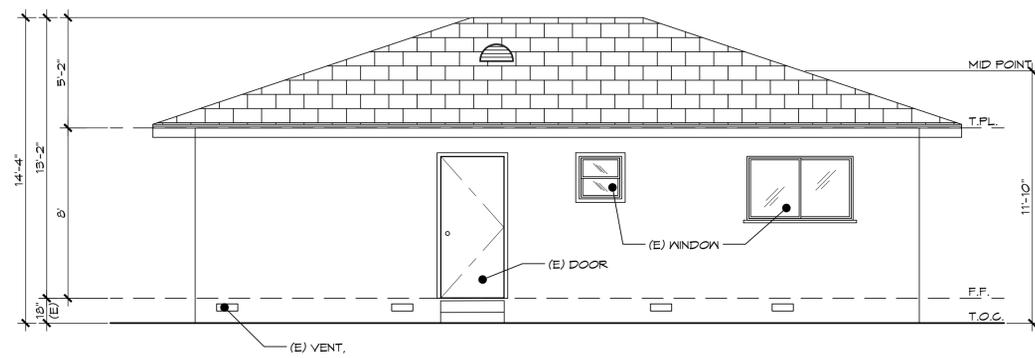
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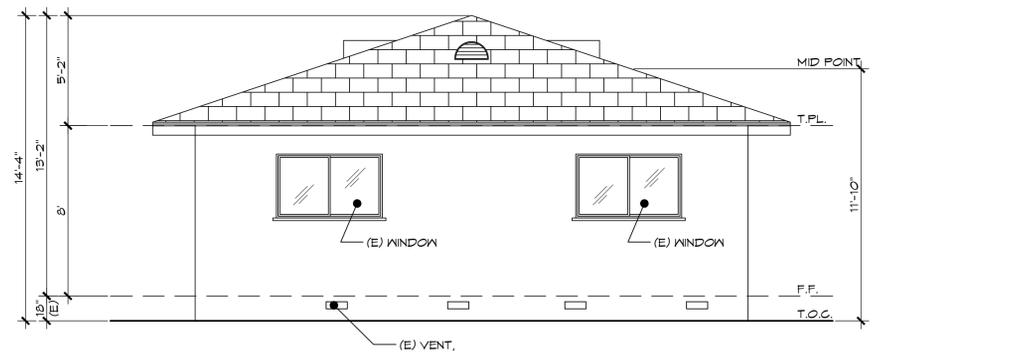
WEST ELEVATION



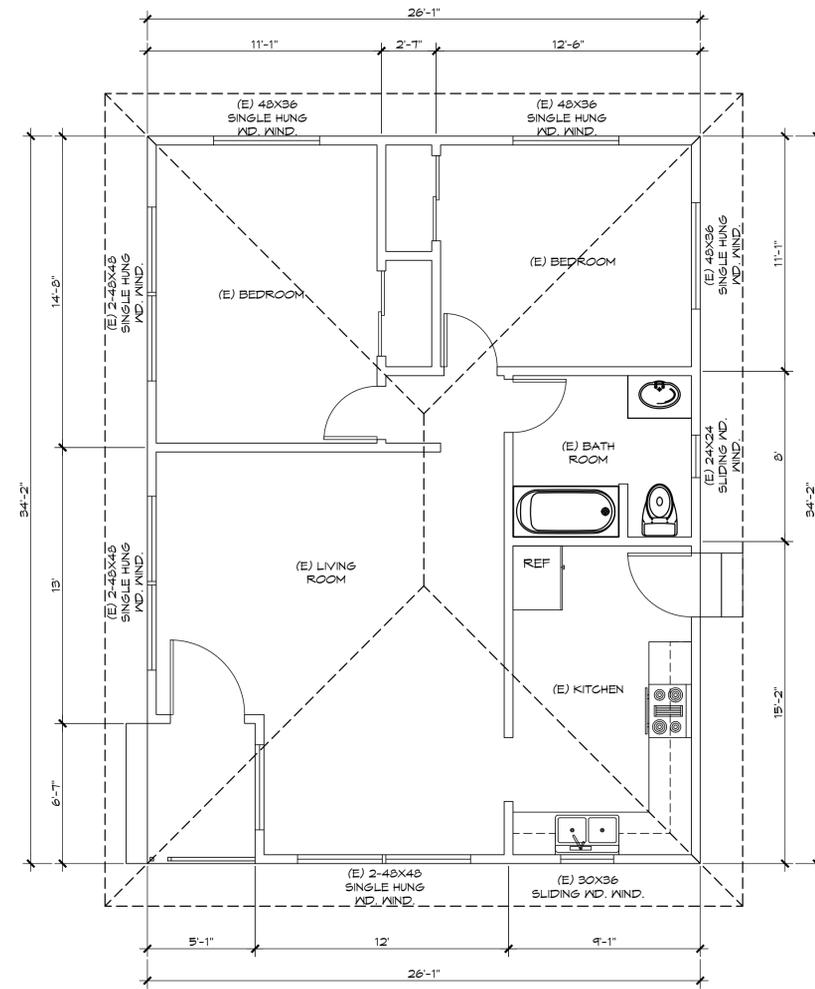
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



EXISTING FLOOR PLAN OF MAIN HOUSE

PROPOSED:  
 ADDITION OF (2) BEDROOM, (1) BATH AND EXPANSION OF EXISTING LIVING ROOM, AND KITCHEN AND NEW 1 CAR GARAGE

FOR:

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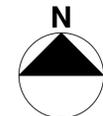
PROPERTY ADDRESS:  
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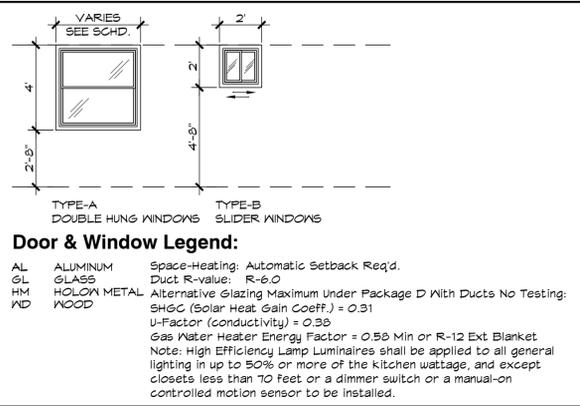
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TITLE SHEET:

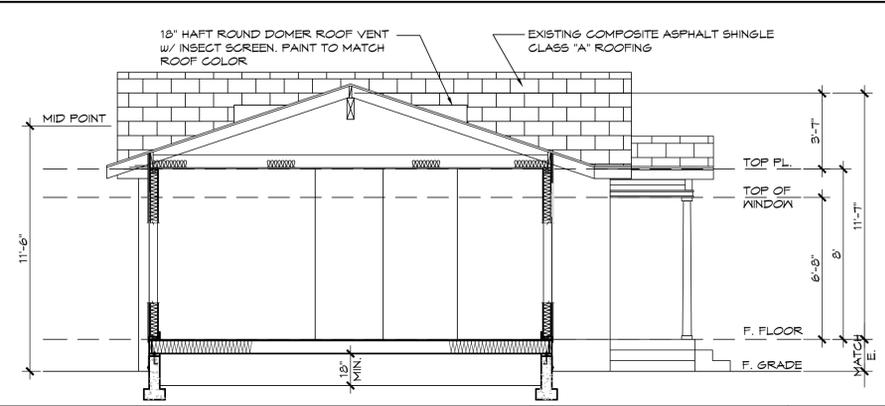
**EXISTING MAIN HOUSE  
 FLOOR PLAN &  
 ELEVATIONS**

DATE: 2.5.2020  
 JOB No. -  
 SHEET:





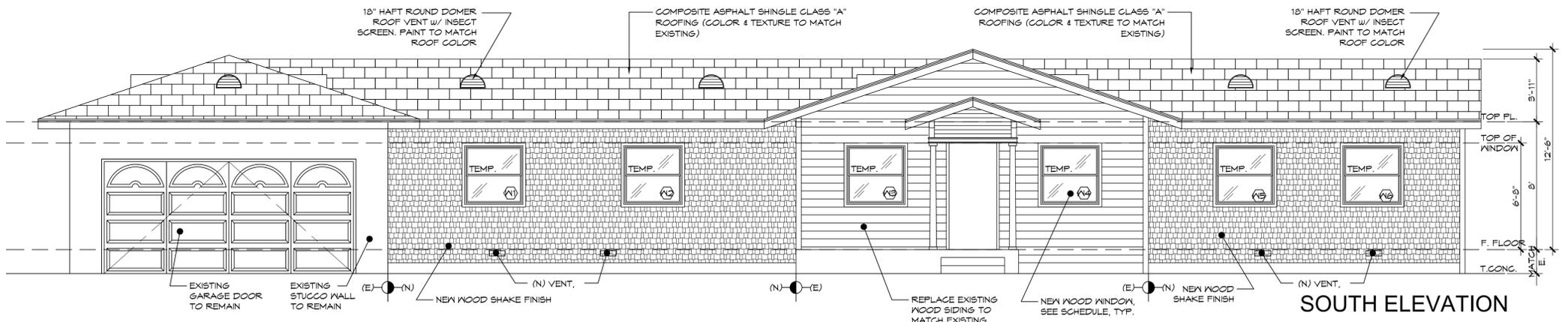
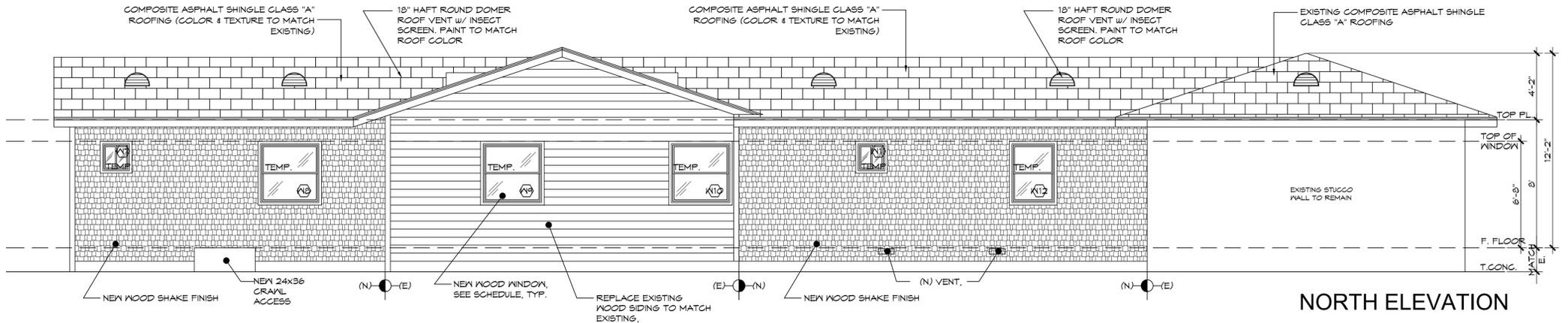
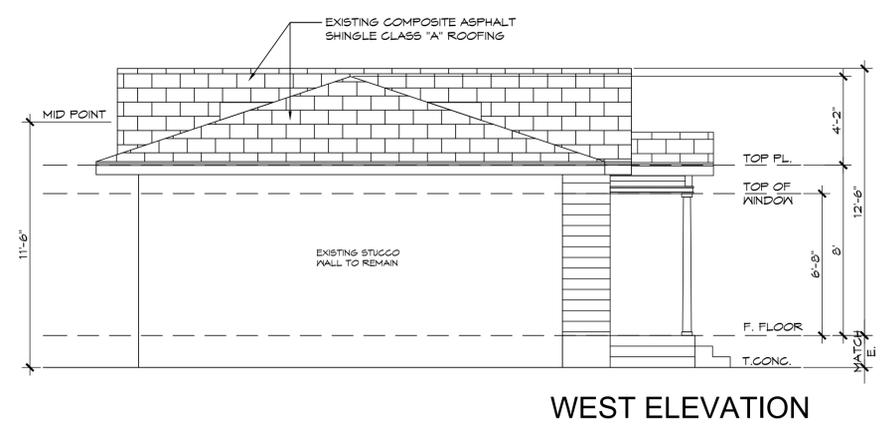
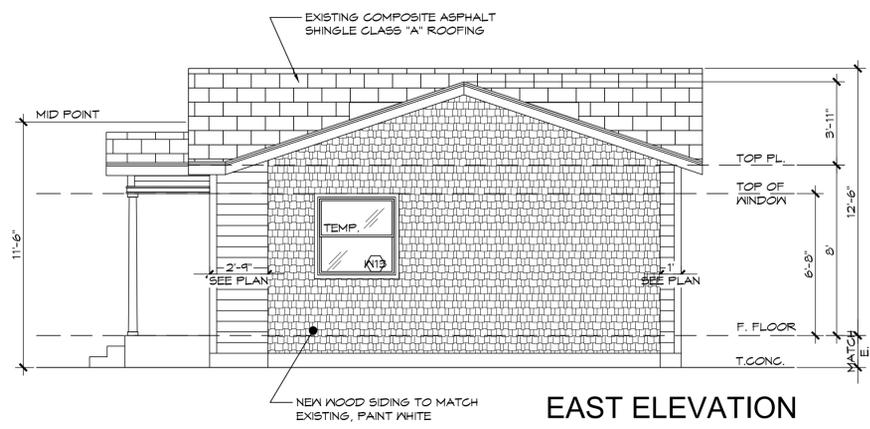
WINDOW SCHEDULE						
SYM.	TYPE	SIZE (WxH)	FRAME	GLASS	HEAD HT.	REMARK
(N)	A	4'-0" x 4'-0"	WOOD	TEMP.	6'-10" A.F.F.	DINING ROOM
(N)	A	4'-0" x 4'-0"	WOOD	TEMP.	6'-10" A.F.F.	DINING ROOM
(N)	A	4'-0" x 4'-0"	WOOD	TEMP.	6'-10" A.F.F.	LIVING ROOM
(N)	A	4'-0" x 4'-0"	WOOD	TEMP.	6'-10" A.F.F.	LIVING ROOM
(N)	A	4'-0" x 4'-0"	WOOD	TEMP.	6'-10" A.F.F.	LIVING ROOM
(N)	A	4'-0" x 4'-0"	WOOD	TEMP.	6'-10" A.F.F.	LIVING ROOM
(N)	B	2'-0" x 2'-0"	WOOD	TEMP.	6'-10" A.F.F.	BATHROOM #3
(N)	A	4'-0" x 4'-0"	WOOD	TEMP.	6'-10" A.F.F.	BEDROOM #3
(N)	A	4'-0" x 4'-0"	WOOD	TEMP.	6'-10" A.F.F.	BEDROOM #2
(N)	A	4'-0" x 4'-0"	WOOD	TEMP.	6'-10" A.F.F.	BEDROOM #1
(N)	B	2'-0" x 2'-0"	WOOD	TEMP.	6'-10" A.F.F.	BATHROOM #2
(N)	A	3'-6" x 4'-0"	WOOD	TEMP.	6'-10" A.F.F.	KITCHEN
(N)	A	4'-0" x 4'-0"	WOOD	TEMP.	6'-10" A.F.F.	LIVING ROOM



**WINDOW TYPE AND SCHEDULE**

SCALE: 1/4" = 1'-0"  
 FILE: 9 SECTION A

SCALE: 1/4" = 1'-0"  
 FILE: 3



**EXTERIOR ELEVATIONS**

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

PROPOSED:  
 ADDITION OF (2) BEDROOM, (1) BATH AND EXPANSION OF EXISTING LIVING ROOM, AND KITCHEN AND NEW 1 CAR GARAGE

FOR:

**HONG TAN**  
 1030 Maine Ave  
 Long Beach, CA  
 TEL: 949-232-2219

PROPERTY ADDRESS:  
 1032 Maine Ave  
 Long Beach, CA  
 TEL: 949-232-2219

CITY STAMP

TITLE SHEET:

**EXTERIOR ELEVATIONS**

DATE: 2.5.2020  
 JOB No.  
 SHEET:

**A3.0**

**ADDITIONAL NOTES:**

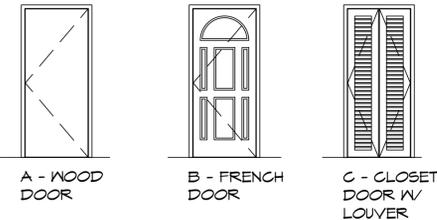
- CONTRACTOR TO PROVIDE 2 x 6 MINIMUM STUDS FOR PLUMBING WALLS. CBC SECTION 2320.11.1.9, 10.
- CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. SEC. 420 UPC
- CONTRACTOR TO COMPLY WITH THE FOLLOWING MAXIMUM FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION:  
WATER CLOSETS: 1.6 GPF  
SHOWERHEADS: 2.5 GPM  
LAUNDRY FAUCETS: 2.2 GPM  
SINK FAUCETS: 2.2 GPM
- PROVIDE ACCESS PANEL (12" x 12") REQUIRED FOR TUB TRAP SLIP-JOINT OR USE NON-SLIP (WELDED) JOINT CPC SECTION 405.2
- PROVIDE 2 - #15 FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC. 2506.4
- BATHROOM RECEPTACLES SHALL BE SERVED BY DEDICATED 20 AMP. CIRCUITS.  
NEC SECTION 210-11c (3)
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 & 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(S) - NEC SECTION 210-12(B).
- CONTRACTOR TO PROVIDE APPROVE BACK DRAFT DAMPER FOR DRYER.

**Door & Window Legend:**

- |    |              |  |
|----|--------------|--|
| AL | ALUMINUM     | Space-Heating: Automatic Setback Req'd.                            |
| GL | GLASS        | Duct R-value: R-6.0  |
| HM | HOLLOW METAL | Alternative Glazing Maximum Under Package D With Ducts No Testing: |
| WD | WOOD         | SHGC (Solar Heat Gain Coeff.) = 0.31                               |
- U-Factor (Conductivity) = 0.98  
Gas Water Heater Energy Factor = 0.58 Min or R-12 Ext Blanket  
Note: High Efficiency Lamp Luminaires shall be applied to all general lighting in up to 50% or more of the kitchen wattage, and except closets less than 70 feet, or a dimmer switch or a manual-on controlled motion sensor to be installed.

**NOTES:**

- LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
- UNDER FLOOR SCREENED CROSS-VENTILATION, 1 SQ. FT PER EACH 150 SQ. FT. OF UNDER FLOOR AREA.
- ATTICS ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION TO OUTSIDE WITH MIN. NET FREE AREA TO BE 1/150 OF SPACE VENTILATED.
- R-30 INSULATION AT ROOF, TYP.
- R-19 INSULATION AT RAISED FLOOR, TYP.
- R-13 INSULATION AT WALL TYP.
- 1/2 DRYWALL FINISH AND PAINT AT INTERIOR WALL THROUGH OUT EXCEPT FIRE SEPARATION.



SYM.	TYPE	SIZE	THK.	MAT.	FACE	FRAME	GLASS	RATING	REMARK
D01	B	3'-0"x6'-8"	1 3/4"	WOOD	PAINT	WOOD	TEMP.	N.A.	FRENCH DOOR
D02	A	2'-6"x6'-8"	1 3/4"	WOOD	PAINT	WOOD		N.A.	HOLLOW CORE
D03	A	2'-6"x6'-8"	1 3/4"	WOOD	PAINT	WOOD		N.A.	HOLLOW CORE
D04	A	2'-6"x6'-8"	1 3/4"	WOOD	PAINT	WOOD		N.A.	HOLLOW CORE
D05	A	2'-6"x6'-8"	1 3/4"	WOOD	PAINT	WOOD		N.A.	HOLLOW CORE
D06	A	2'-6"x6'-8"	1 3/4"	WOOD	PAINT	WOOD		N.A.	HOLLOW CORE
D07									
D08									

**DOOR TYPES, SCHEDULE AND NOTES**

SCALE: 1/4" = 1'-0" **3**

**PROPOSED:**

ADDITION OF (2) BEDROOM, (1) BATH AND EXPANSION OF EXISTING LIVING ROOM, AND KITCHEN AND NEW 1 CAR GARAGE

**FOR:**

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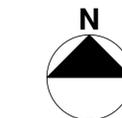
**CITY STAMP**

**TITLE SHEET:**

**ELECTRICAL LIGHTING PLAN & POWER**

DATE: 2.5.2020  
JOB No. \_\_\_\_\_  
SHEET: \_\_\_\_\_

**A4.0**



**ELECTRICAL & MECHANICAL SYMBOL**

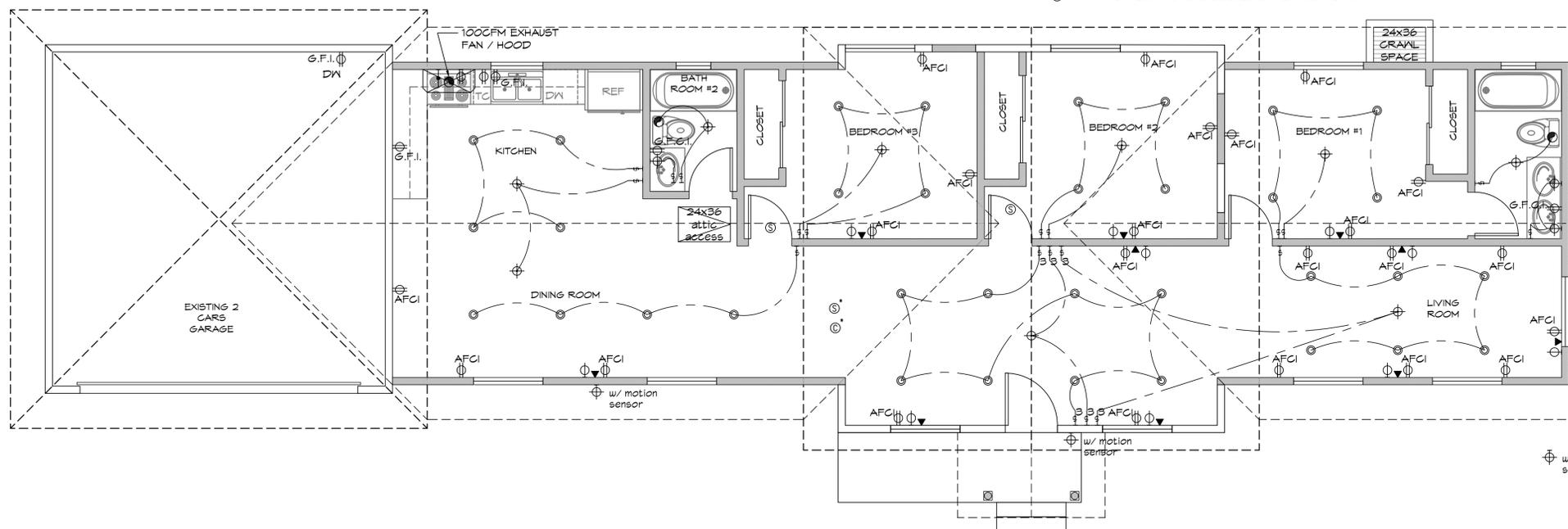
- |   |          |   |   |   |
|---|----------|---|---|---|
| 1 | G.F.C.I. | DUPLEX CONVENIENCE OUTLET @ 12" ABOVE FLOOR & 9" ABOVE COUNTER @ KITCHEN & BATH | ⊕ | TELEVISION ANTENNA WITH CABLE READY         |
| 1 | G.F.C.I. | DUPLEX OUTLET W/GROUND FAULT CIRCUIT-INTERRUPTER                                | ⊕ | FUEL GAS VALVE                              |
| 1 | W.P.     | DUPLEX WATERPROOF OUTLET  | ⊕ | GAS VALVE - LOOSE KEY                       |
| ⊕ |          | DUPLEX CONVENIENCE OUTLET   | ⊕ | HOSE BIBB                                   |
| ⊕ | 220V     | SINGLE OUTLET-220 VOLT  | ⊕ | COLD WATER STUB, OUT @ REFRIGERATOR         |
| ⊕ |          | FLOOR CONVENIENCE OUTLET  | ⊕ | SMOKE DETECTOR (HARD WIRED)                 |
| ⊕ |          | SWITCH-LOCATED ABOVE FLOOR  | ⊕ | SMOKE DETECTOR (BATTERY BACKUP)             |
| ⊕ | 3        | SWITCH - 3 WAY  | ⊕ | AIR CONDITIONING RETURN AIR GRILL           |
| ⊕ |          | SURFACE MOUNTED CEILING LIGHT   | ⊕ | AIR CONDITIONING SUPPLY AIR GRILL           |
| ⊕ |          | BRACKET MOUNTED WALL LIGHT  | ⊕ | CEILING RECESSED WALLWASHED LIGHT           |
| ⊕ |          | CEILING RECESSED LIGHT  | ⊕ | CEILING RADIANT HEATER                      |
| ⊕ |          | FLOURESCENT TUBE (SIZE NOTED)   | ⊕ | UNDER ROOF EAVE SECURITY LIGHT              |
| ⊕ |          | FAN - 5 AIR CHANGED PER HOUR (50 MIN. CFM)                                      | ⊕ | 4" CEILING RECESSED LIGHT                   |
| ⊕ |          | FAN/LIGHT/HEAT LAMP COMBINATION 5 AIR CHANGE PER HOUR                           | ⊕ | SUB PANEL-VERIFY EXACT LOCATION WITH OWNER. |
| ⊕ |          | TELEPHONE OUTLET  | ⊕ | COLD AND HOT WATER STUB OUT                 |
|   |          |   | ⊕ | CARBON-MONOXIDE DETECTOR (HARD WIRED)       |
|   |          |   | ⊕ | CARBON-MONOXIDE DETECTOR (BATTERY BACKUP)   |

**LIGHTINGS:**

- PERMANENTLY INSTALLED LUMINARIES IN KITCHEN SHALL BE HIGH EFFICACY LUMINARIES. UP TO 50% OF THE WATTAGE OF PERMANENTLY INSTALLED LUMINARIES IN KITCHENS MAY BE IN LUMINARIES THAT ARE NOT HIGH EFFICACY LUMINARIES, PROVIDED THAT THESE LUMINARIES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINARIES OR ARE CONTROLLED BY AN OCCUPANT SENSORS.
- PERMANENTLY INSTALLED LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES, OR CONTROLLED BY AN OCCUPANT SENSOR(S).
- PERMANENTLY INSTALLED LUMINARIES LOCATED OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES (EXCEPT CLOSETS LESS THAN 70 SQ.FT.)
- LUMINARIES THAT ARE RECESSED INTO INSULATED CEILINGS ARE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED TO ASTM E283 AND LABELED AS AIR TIGHT (AT) TO LESS THAN 2.0 CFM AT 75 PASCAL.

**NOTE:**

- THE CONTRACTOR TO PROVIDE OWNER WITH THE DESIGN-BUILT FOR ALL ELECTRICAL, MECHANICAL, PLUMBING AND IRRIGATION WORKS. LIGHT FIXTURES AND OUTLETS LOCATION SHALL BE FIELD VERIFY AND ADJUST AS REQUIRED. EXTEND AND ADJUST ELECTRICAL WIRING/TELEPHONE/CABLE AS REQUIRED TO NEW PANELS LOCATION.



**LEGENDS:**

- EXISTING WALL TO REMAIN
- NEW 2x WOOD STUDS WALL @ 16" O.C. TYP. W/ 1/2" THICK DRYWALL (INTERIOR) AND WOOD SHAKE (EXTERIOR)

**REFLECTED CEILING PLAN**

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

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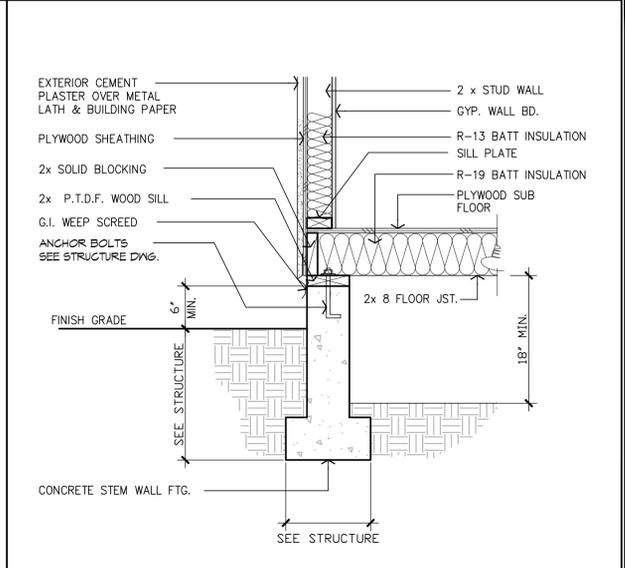
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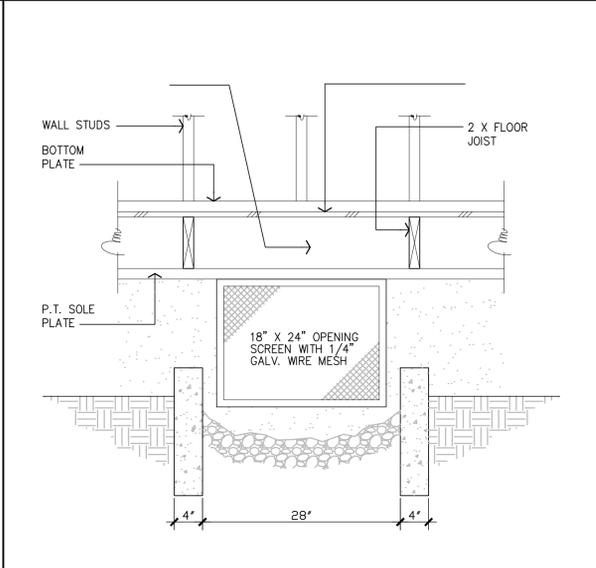
ARCHITECTURAL DETAILS

DATE: 2.5.2020  
 JOB No:  
 SHEET:

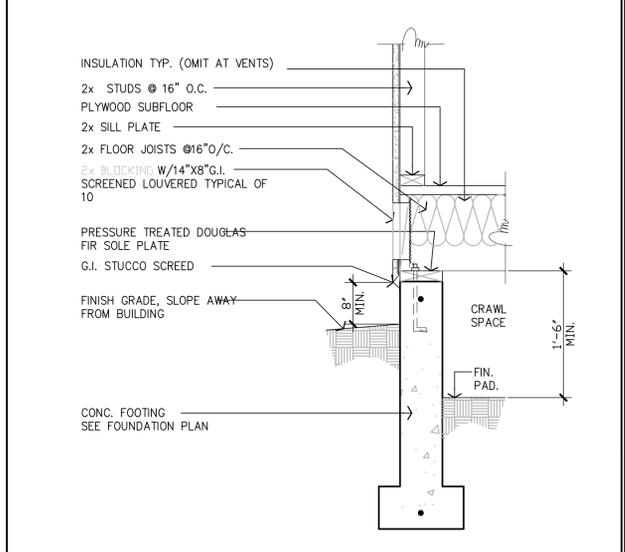
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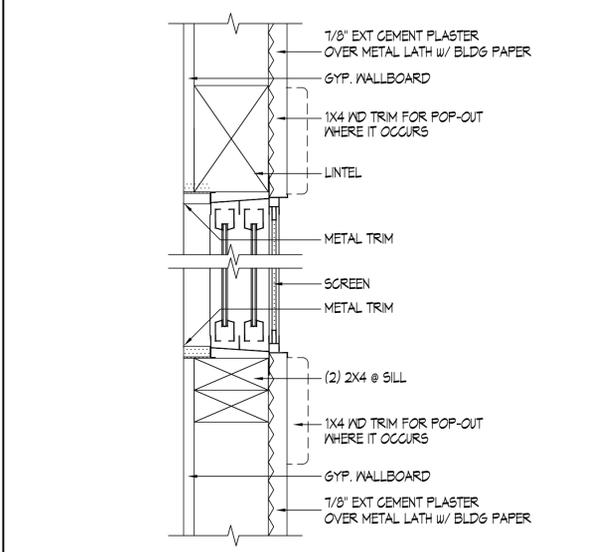
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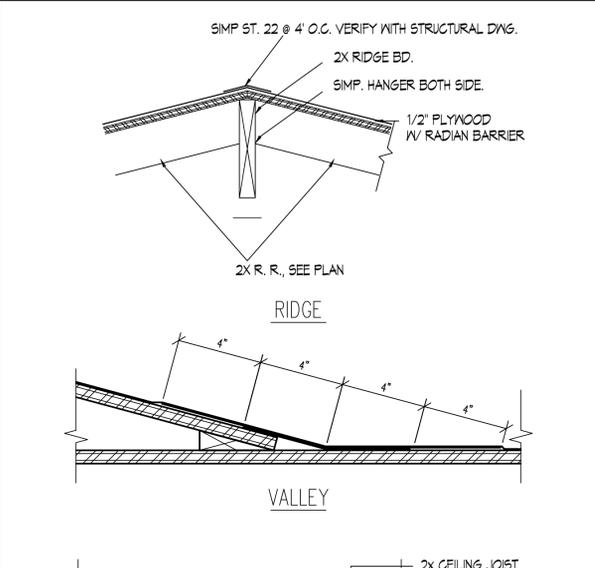
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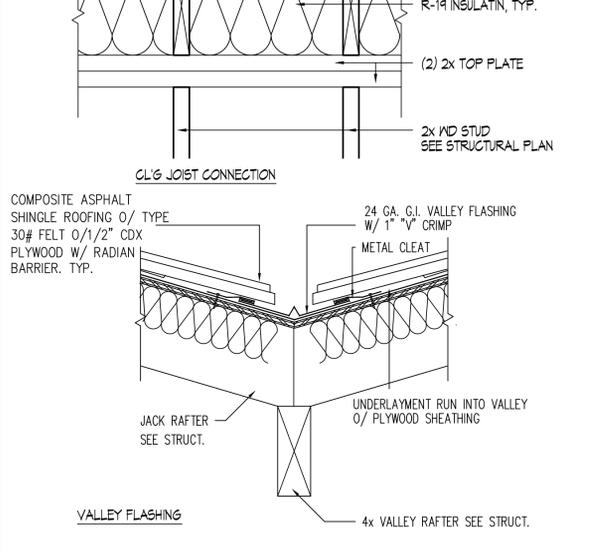
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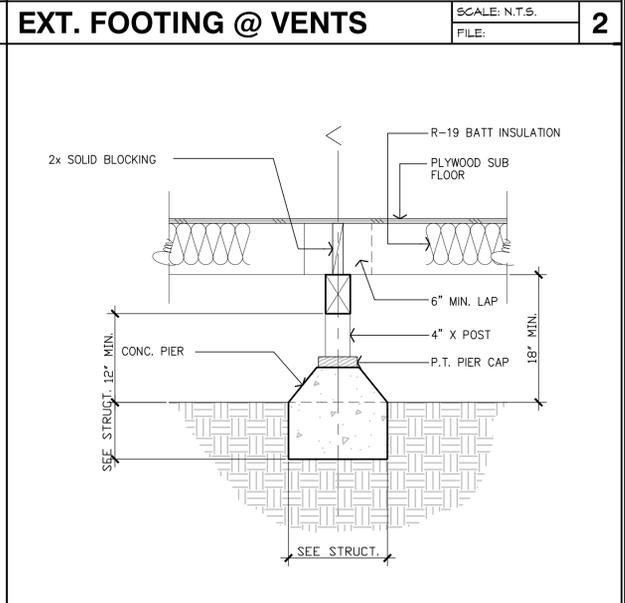
SCALE: 11/2"=1'-0" **5**



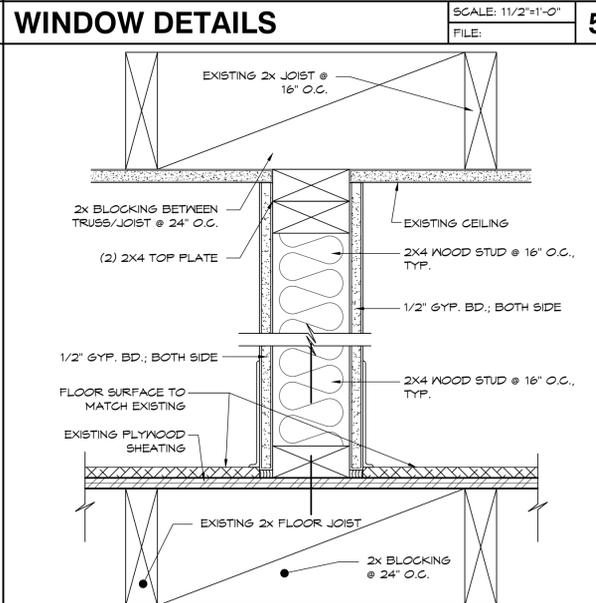
SCALE: 3/4"=1'-0" **8**



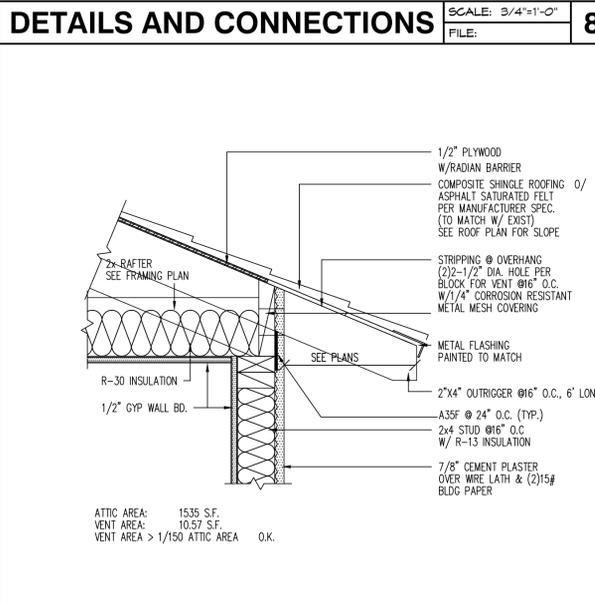
SCALE: 1 1/2"=1'-0" **7**



SCALE: N.T.S. **1**

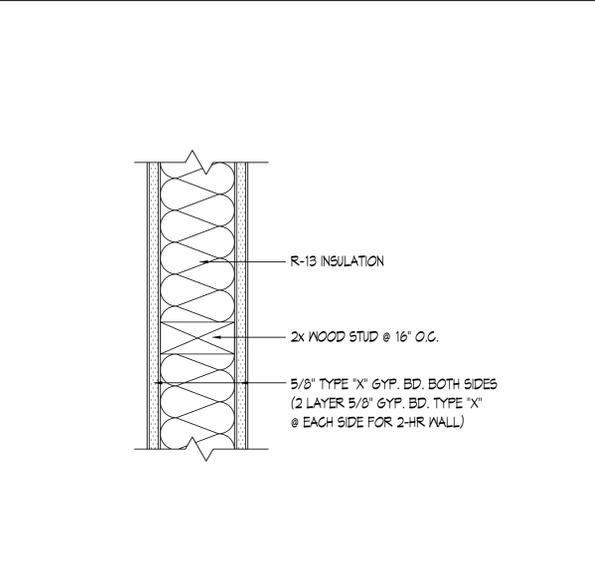


SCALE: 3"=1'-0" **4**

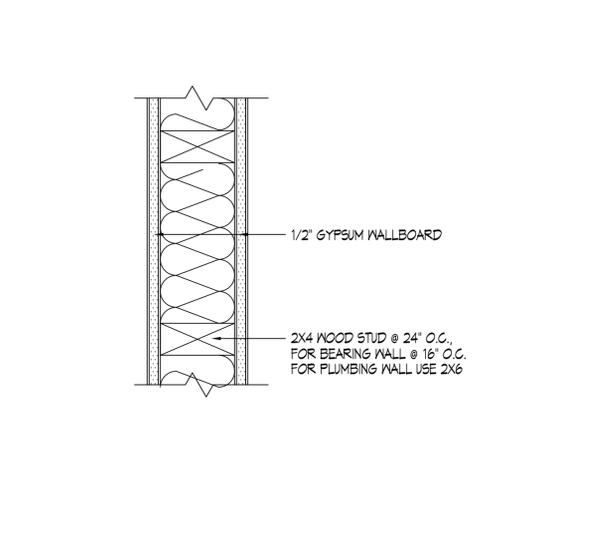


SCALE: 3/4"=1'-0" **10**

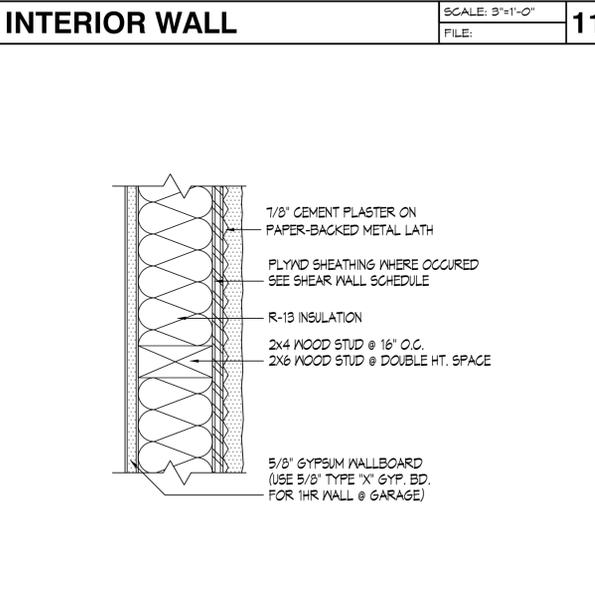
SCALE: N.T.S. **1**



SCALE: 3/4"=1'-0" **12**



SCALE: 3/4"=1'-0" **11**



SCALE: 3/4"=1'-0" **10**