

THE DRAWING IS A PROPERTY OF DESIGNER & ASSOCIATES

NOTES:

01. VERIFY DIMENSION AND CONDITION ON SITE.

LEGEND:

- EXIST. WALL TO REMOVED
- NEW WALL
- EXIST. WALL TO REMAIN

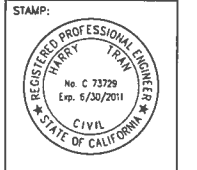
SITE PLAN LEGEND

DESCRIPTION	SIZE	QTY.	DESCRIPTION
SELECT ONE OF THE FOLLOWING SPECIES : CARROTWOOD, CALIFORNIA SYCAMORE BRADFORD PEAR, ORNAMENTAL PLUM, CRAPEMYRTLE OR AMERICAN SWEETGUM.	20 GAL.		DRIVEWAY APPROACH PER CITY STANDARD
SHRUBS	5 GAL.		COLOR STAMPED CONCRETE MEDIUM TONE GRAY (TYP.)
GROUND COVER	FLATS		EXIST. 6' HIGH CONCRETE BLOCK WALL
LAWN : MARATHON THREE	SOD		6' HIGH LIGHT POLE
PLANTER BOUNDARY			MAIL BOX LOCATION
CONCRETE SURFACE			6' CONC. CURB TYP.
EXIST. STRUCTURE TO BE DEMOLISHED UNDER SEPARATE PERMIT			NEW DRIVEWAY APPROACH PER CITY STANDARD
PROPOSED STRUCTURE			EXIST. STREET CURB TO BE REMOVED
			NEW 2:12 SLOPE RAMP

NOTE :
ALL LANDSCAPE AREA SHALL BE IRRIGATED.
AND TO BE INSTALLED BEFORE FINAL INSPECTION.

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ENGINEER:
QH & ASSOCIATES
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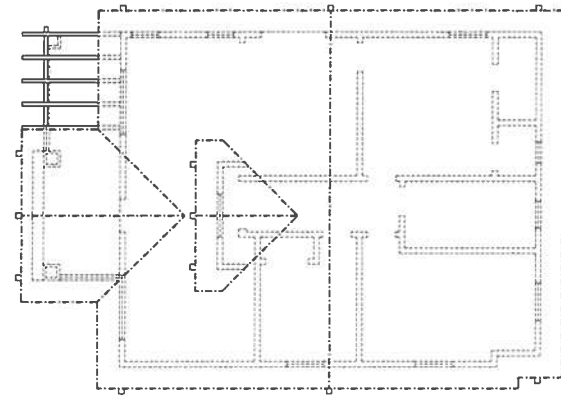
PROJECT NAME:
ROOM ADDITION & REMODELED
MRS. HUONG K. TRAN
700-702 SUNRISE BLVD.
LONG BEACH, CA 90806
TEL: (562)-489-3462

SHEET TITLE

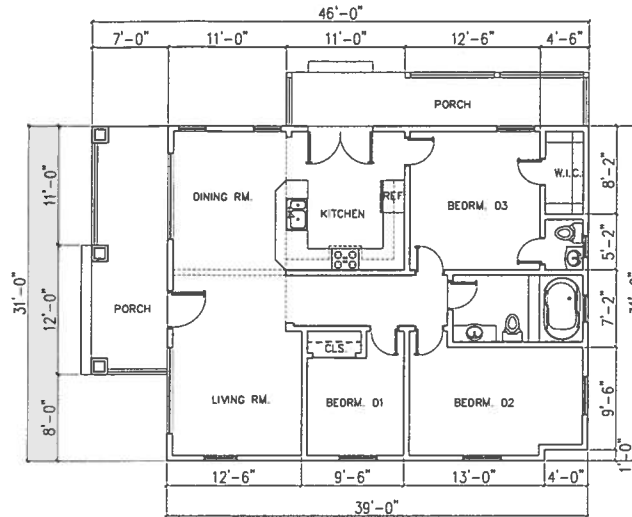
D1
D2
D3
D4

REVISIONS

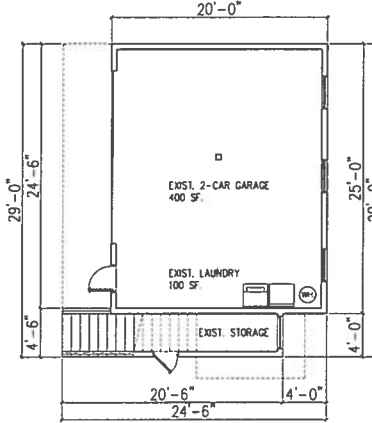
DATE	MAR. 22, 2011
JOB NO.	201017
DRAWN	SLT.
CHECKED	SLT.
SCALE	AS NOTED
SHEET	A.1
OF --- SHEETS	



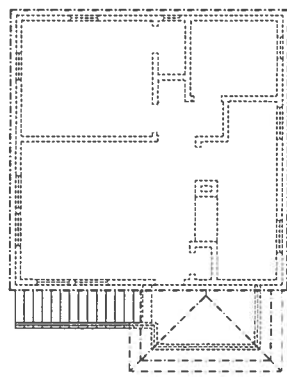
EXIST. ROOF PLAN
SCALE : 1/8"=1'-0"
MAIN HOUSE



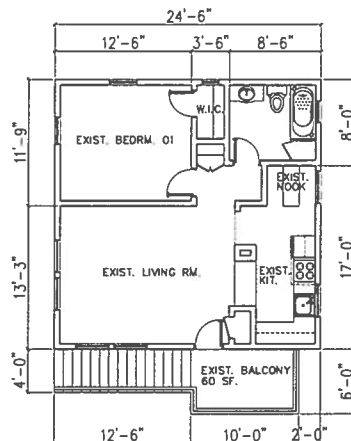
EXIST. FLOOR PLAN
SCALE : 1/8"=1'-0" - MAIN HOUSE
EXIST. LIVING AREA: 1,205 SF.



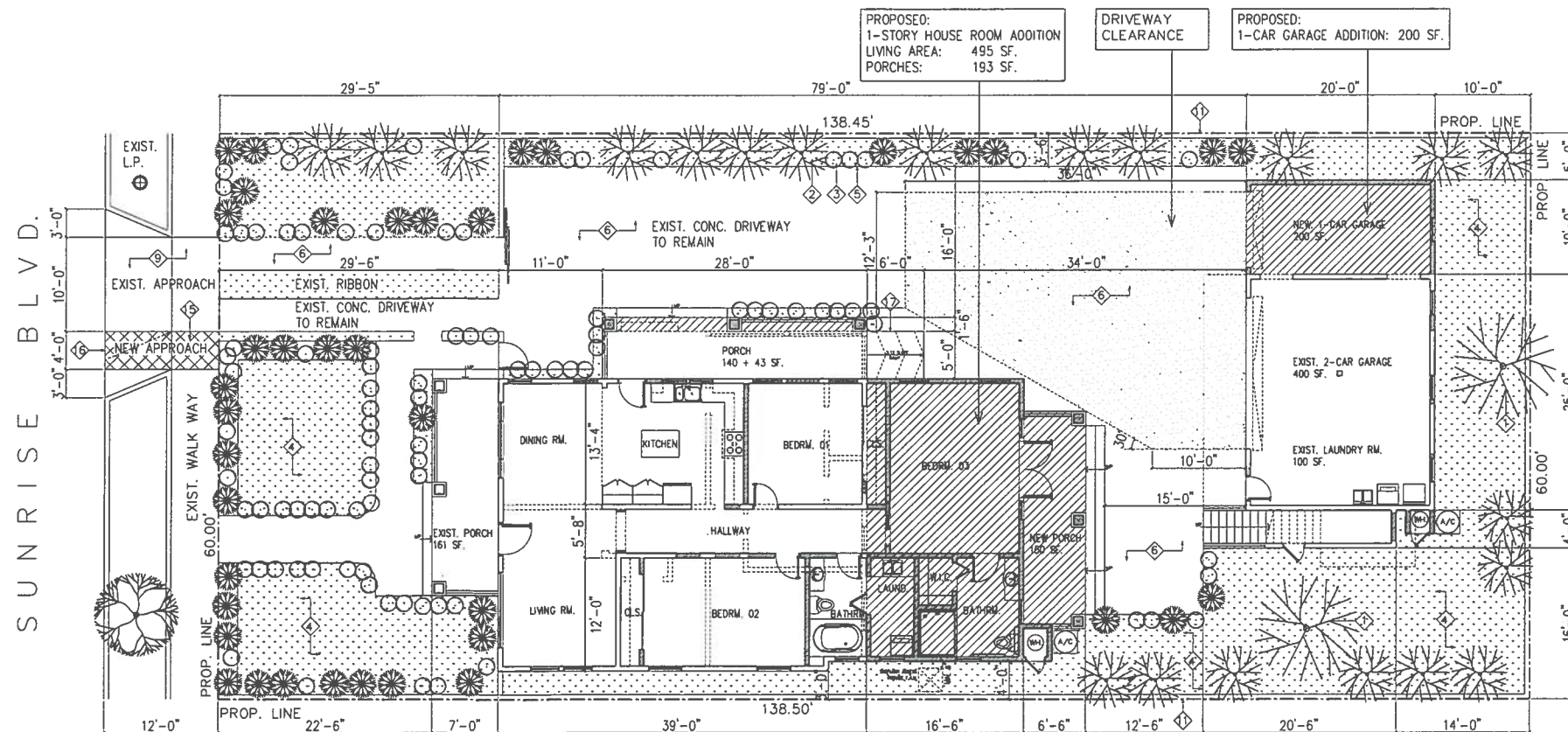
EXIST. FIRST FLOOR
SCALE : 1/8"=1'-0"
GARAGE/GUEST HOUSE
500 SF.



EXIST. ROOF PLAN
SCALE : 1/8"=1'-0"
GARAGE/GUEST HOUSE






EXIST. SECOND FLOOR
SCALE : 1/8"=1'-0"
GARAGE/GUEST HOUSE
612 SF.



PROPOSED SITE PLAN
SCALE : 1/8"=1'-0"
ADDITION: 495 SF. - TOTAL LIVING AREA: 2,312 SF.

SUNRISE BLVD.

FLOOR LEGEND	
	EXSIT. WALL TO REMOVED
	NEW WALL
	EXSIT. WALL TO REMAIN

NOTES

1. VERIFY DIMENSION & CONDITION ON SITE.
2. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING WHICH THE SERVED.
3. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX)
4. SEE SHEET A.7 FOR DOOR & WINDOW SCHEDULE.
5. DOOR #5 WILL HAVE INTERNAL LOCKING MECHANISM, NO EXTERIOR KEY ACCESS.

INTERIOR FINISHING SCHEDULE								
ROOM	FLOOR	BASE	WALLS		CEILING		HEIGHT	REMARKS
			MATERIAL	FIN	MATERIAL	FIN		
EXIST. LIVING RM.	HARDWOOD	WOOD	1/2" GYP. BD.	1	1/2" GYP. BD.	1	8'-0"	
EXIST. DINING RM.	HARDWOOD			1		1	8'-0"	
KITCHEN	HARDWOOD			2		2	8'-0"	
BATHRMS.	CER. TILE			2		2	8'-0"	GREEN BD. AS REQUIRED
BEDRMS.	HARDWOOD			1		1	8'-0"	
LAUNDRY	CER. TILE			2		2	8'-0"	GREEN BD. AS REQUIRED

FINISHING KEY :

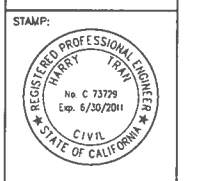
1. Sealed and painted w/ 1-coat flat vinyl.
2. Undercoat and finish w/ semi-gloss enamel.
3. Sprayed simulated acoustic plaster.
4. Tape drywall joints.

NOTES :

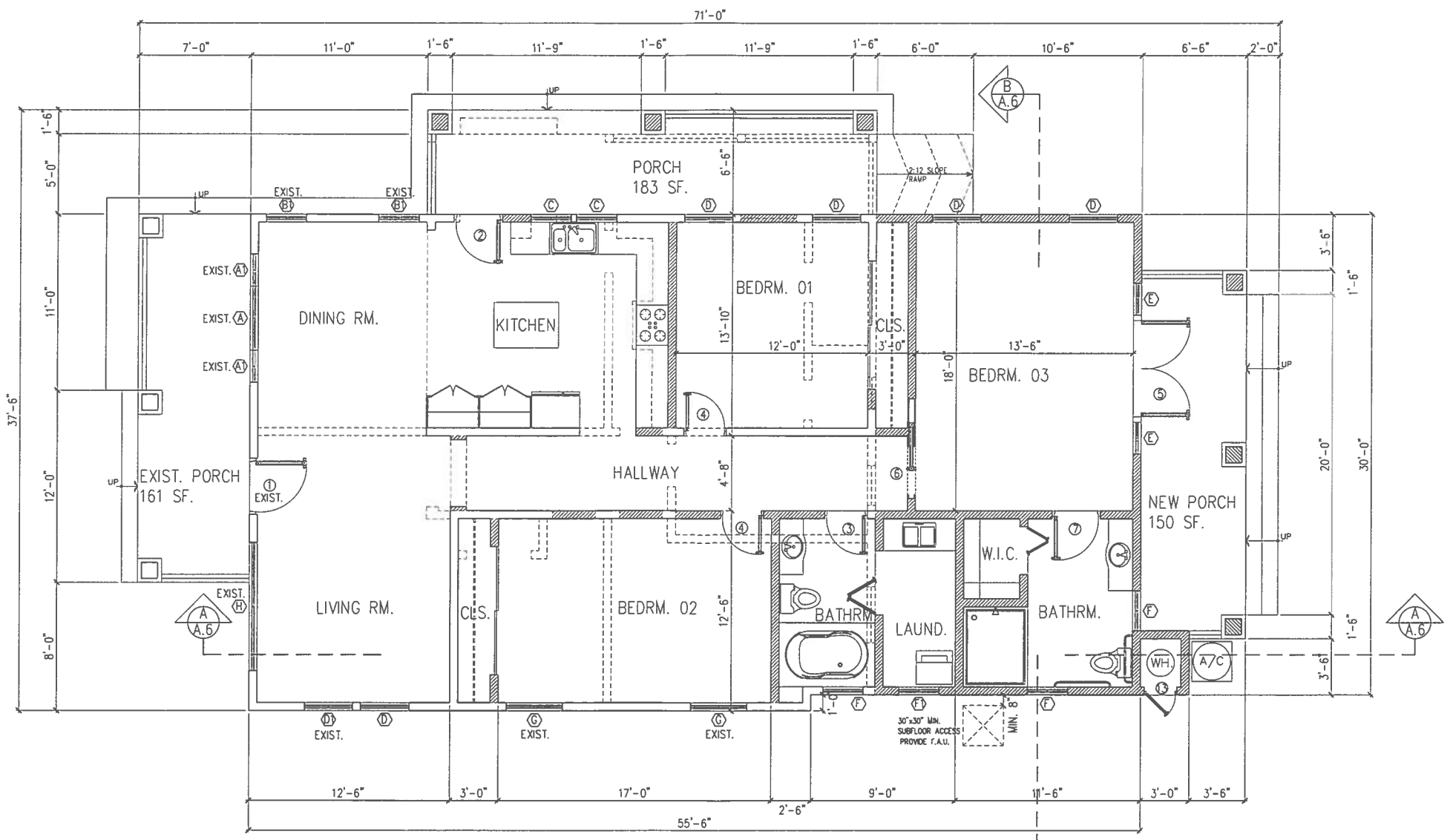
- Wardrobes and closets finished w/ semi-gloss point.
- Floor finishes change at centerline of door.
- Point grills and registers same as adjacent walls.

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





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PROPOSED FLOOR PLAN
 SCALE : 1/4"=1'-0" - MAIN HOUSE

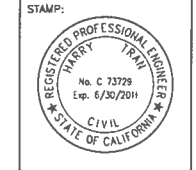
SHEET TITLE	
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SCALE	AS NOTED
SHEET	A.2
OF --- SHEETS	

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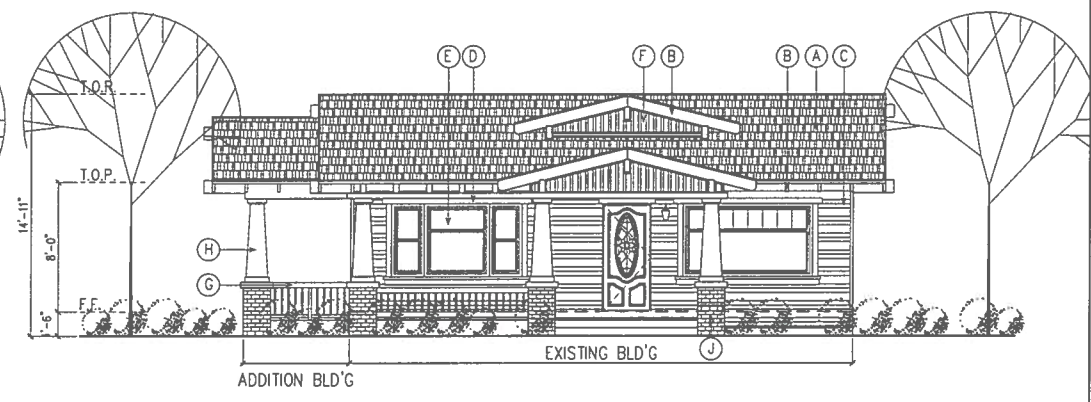
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SHEET TITLE	
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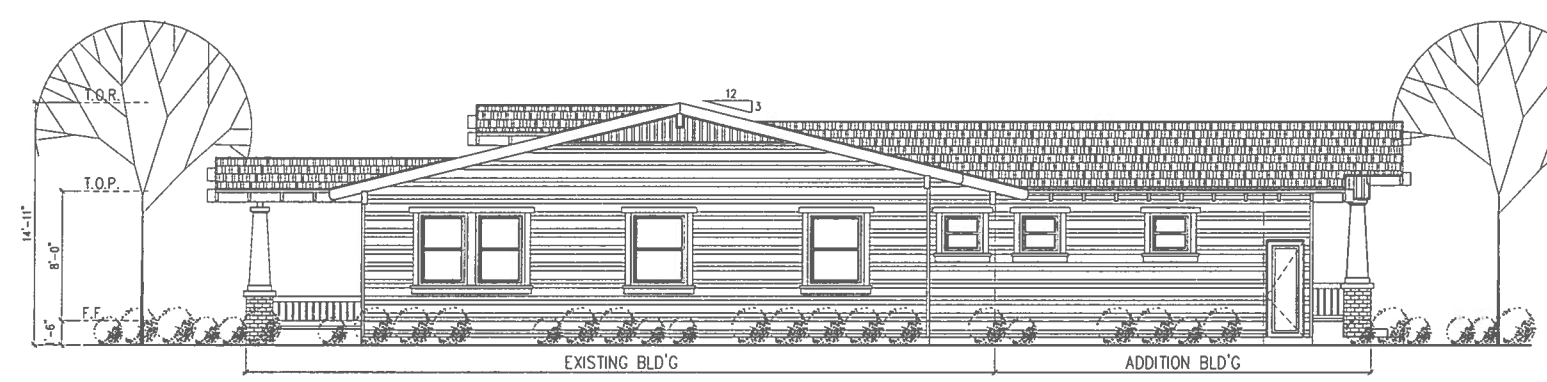
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SCALE	AS NOTED
SHEET	A.3
OF --- SHEETS	



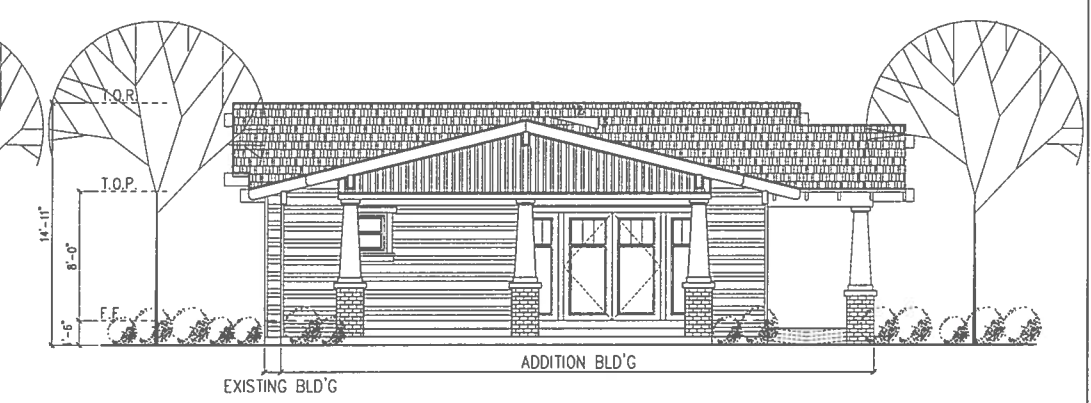
EAST ELEVATION
 SCALE : 3/16"=1'-0" - MAIN HOUSE



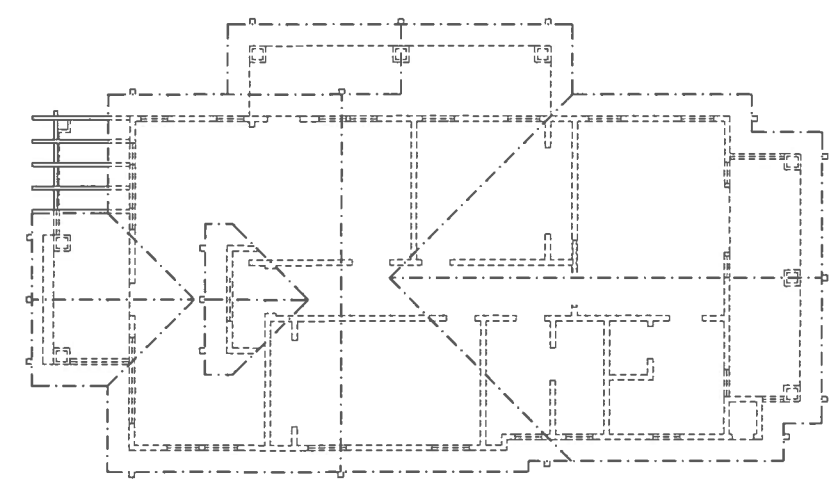
NORTH ELEVATION
 SCALE : 3/16"=1'-0" - MAIN HOUSE



WEST ELEVATION
 SCALE : 3/16"=1'-0" - MAIN HOUSE



SOUTH ELEVATION
 SCALE : 3/16"=1'-0" - MAIN HOUSE



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

ELEVATION LEGEND		
DESCRIPTION		COLOR & NOTES
(A) OWENS CORNING ASPHALT SHINGLE CLASS "A" OR BETTER	EQUAL	WOODMOOR COLLECTION-CHESTNUT TO MATCH EXIST. ROOF
(B) PAINTED WOOD RAFTER BY BERH		OFF-WHITE TO MATCH EXIST.
(C) LAP SIDING BY TRUWOOD		TO MATCH EXIST.
(D) PAINTED WOOD TRIM BY BERH		THERMAL SPRING TO MATCH EXIST.
(E) PAINTED WOOD FRAMED WINDOW BY BERH		THERMAL SPRING TO MATCH EXIST.
(F) PAINTED CORNICE VENT BY BERH		OFF-WHITE TO MATCH EXIST.
(G) PAINTED WOOD HANDRAIL & HANDGUARD		OFF-WHITE TO MATCH EXIST.
(H) PAINTED WOOD COLUMN BY BERH		THERMAL SPRING MATCH TO EXIST.
(J) CONC. PAVING STONE BY PAVESTONE		LIGHT GRAY MATCH TO EXIST.

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FLOOR LEGEND	
	EXSIT. WALL TO REMOVED
	NEW WALL
	EXSIT. WALL TO REMAIN

NOTES

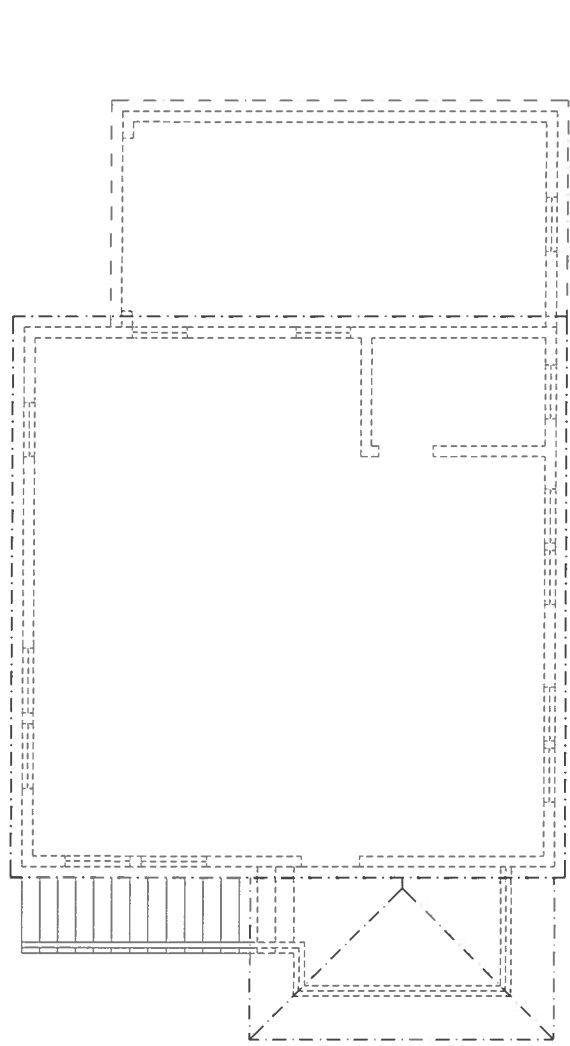
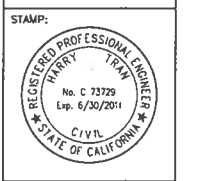
1. VERIFY DIMENSION & CONITION ON SITE.
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3. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX)
4. SEE SHEET A.7 FOR DOOR & WINDOW SCHEDULE.

INTERIOR FINISHING SCHEDULE								
ROOM	FLOOR	BASE	WALLS		CEILING		HEIGHT	REMARKS
			MATERIAL	FIN	MATERIAL	FIN		
EXIST. LIVING RM.	HARDWOOD	WOOD	1/2" GYP. BD.	1	1/2" GYP. BD.	1	8'-0"	
EXIST. DINING RM.	HARDWOOD			1		1	8'-0"	
KITCHEN	HARDWOOD			2		2	8'-0"	
BATHRM.	CER. TILE			2		2	8'-0"	EXIST. GREEN BD. AS REQUIRED
BEDRM.	HARDWOOD			1		1	8'-0"	
EXIST. LAUNDRY	CONC.	WOOD	5/8" TYP. "X" GYP. BD.	1	5/8" TYP. "X" GYP. BD.	1	8'-0"	EXIST. 5/8" TYP. "X" GYP. BD. @ WALL & CEIL.
EXIST. & NEW GARAGE	CONC.	WOOD	5/8" TYP. "X" GYP. BD.	1	5/8" TYP. "X" GYP. BD.	1	8'-0"	EXIST. 5/8" TYP. "X" GYP. BD. @ WALL & CEIL.

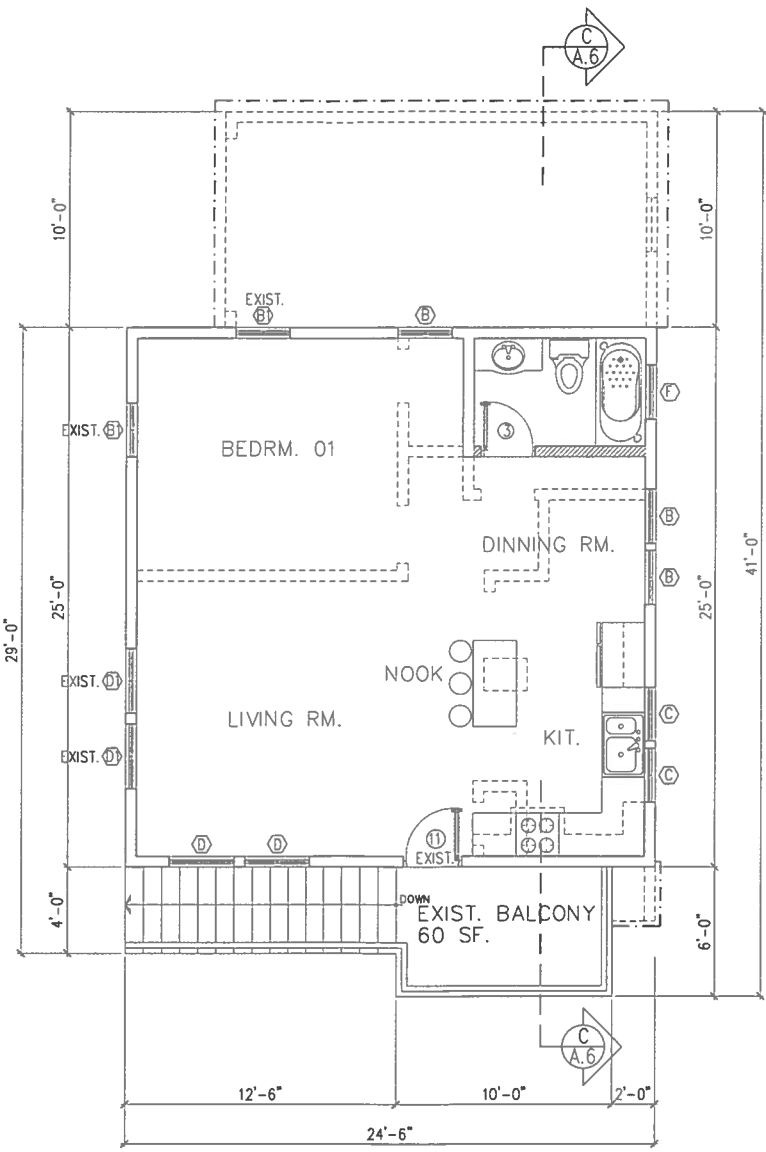
FINISHING KEY : 1. Sealed and painted w/ 1-coat flat vinyl. 2. Undercoat and finish w/ semi-gloss enamel. 3. Sprayed simulated acoustic plaster. 4. Tape drywall joints.	NOTES : - Wardrobes and closets finished w/ semi-gloss point. - Floor finishes change at centerline of door. - Paint grills and registers same as adjacent walls.
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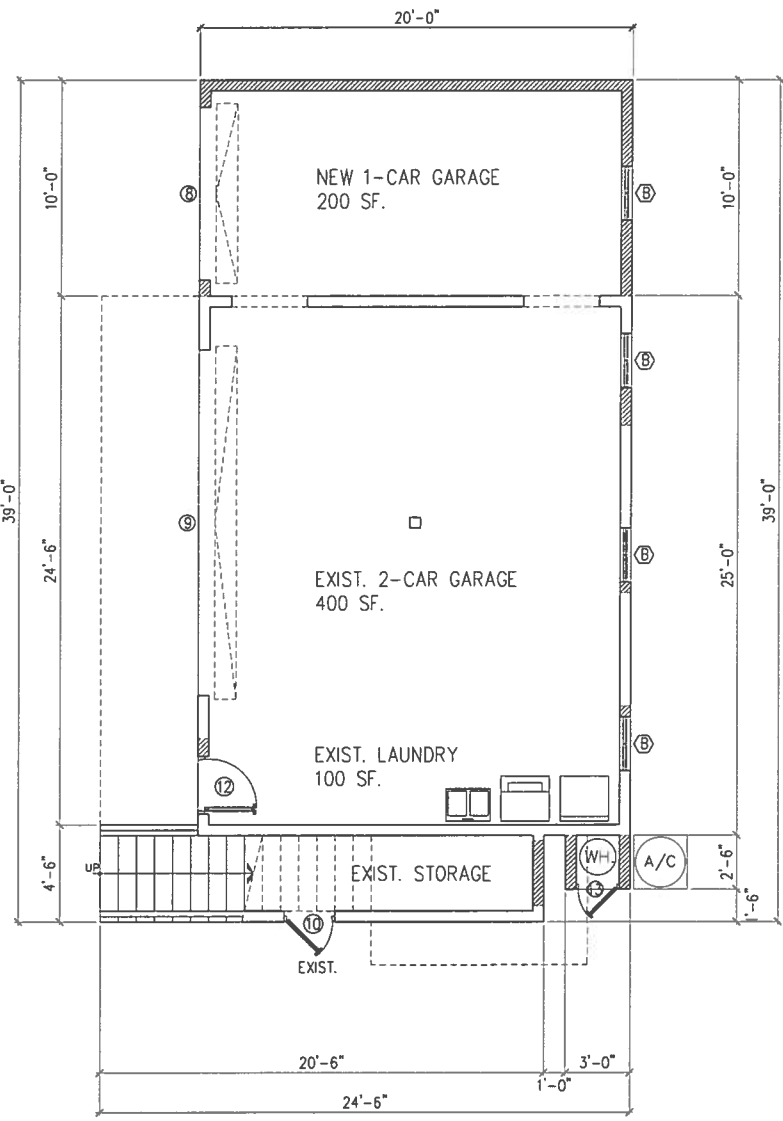
ENGINEER:
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ROOF PLAN
 SCALE : 1/4"=1'-0" - GARAGE/GUEST HOUSE



SECOND FLOOR PLAN
 SCALE : 1/4"=1'-0" - GARAGE/GUEST HOUSE



FIRST FLOOR PLAN
 SCALE : 1/4"=1'-0" - GARAGE/GUEST HOUSE

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 TEL: (562)-489-3462 LONG BEACH, CA 90806

SHEET TITLE	
01	
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REVISIONS	
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DATE	MAR. 22, 2011
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DRAWN	SLT.
CHECKED	SLT.
SCALE	AS NOTED
SHEET	A.4
OF --- SHEETS	

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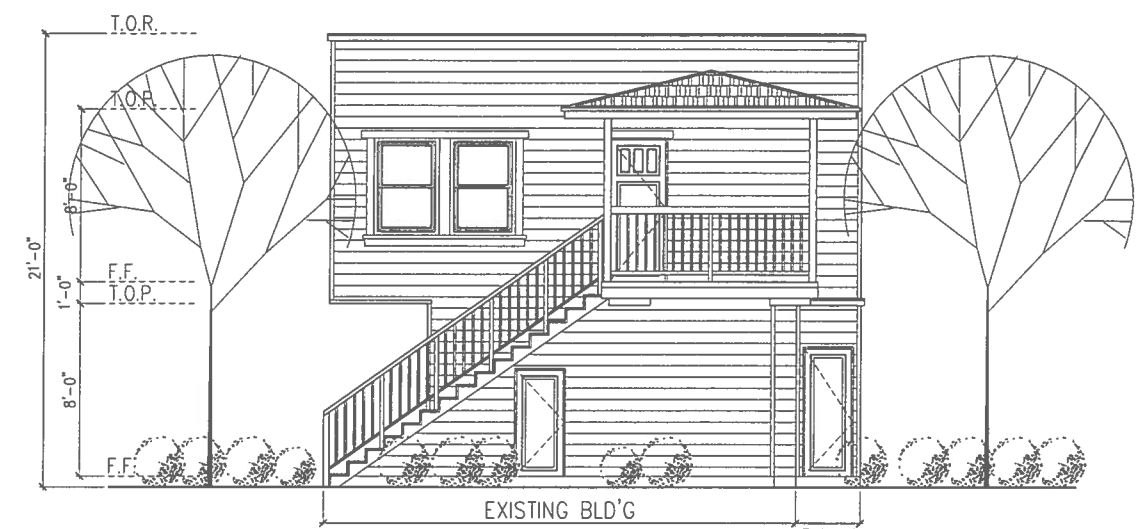


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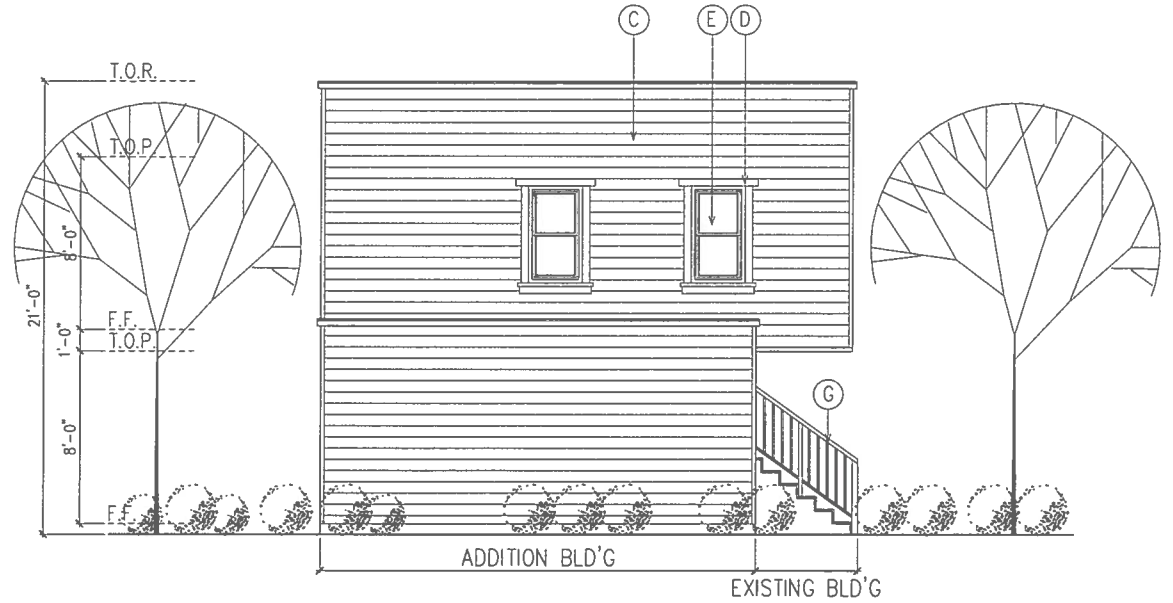
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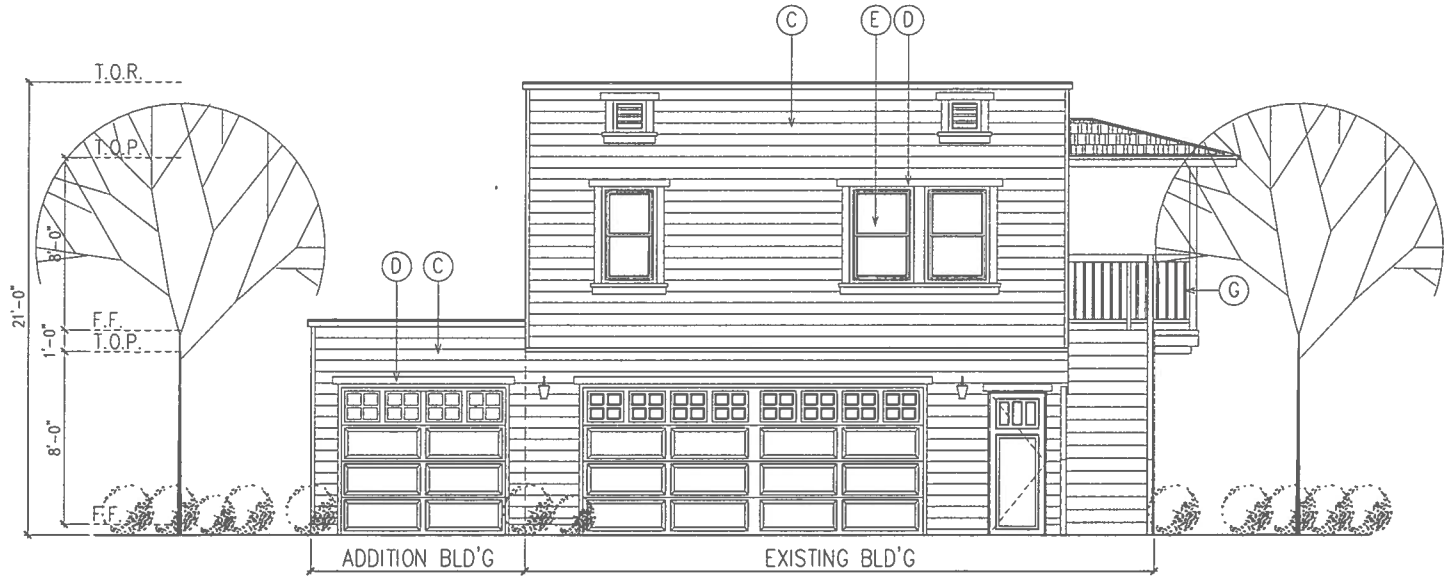
EXISTING BLD'G
 NEW W.H.
 DOGHOUSE
WEST ELEVATION
 SCALE : 1/4"=1'-0"
 GARAGE/GUEST HOUSE



NEW W.H.
 DOGHOUSE
 EXISTING BLD'G
 ADDITION BLD'G
SOUTH ELEVATION
 SCALE : 1/4"=1'-0"
 GARAGE/GUEST HOUSE



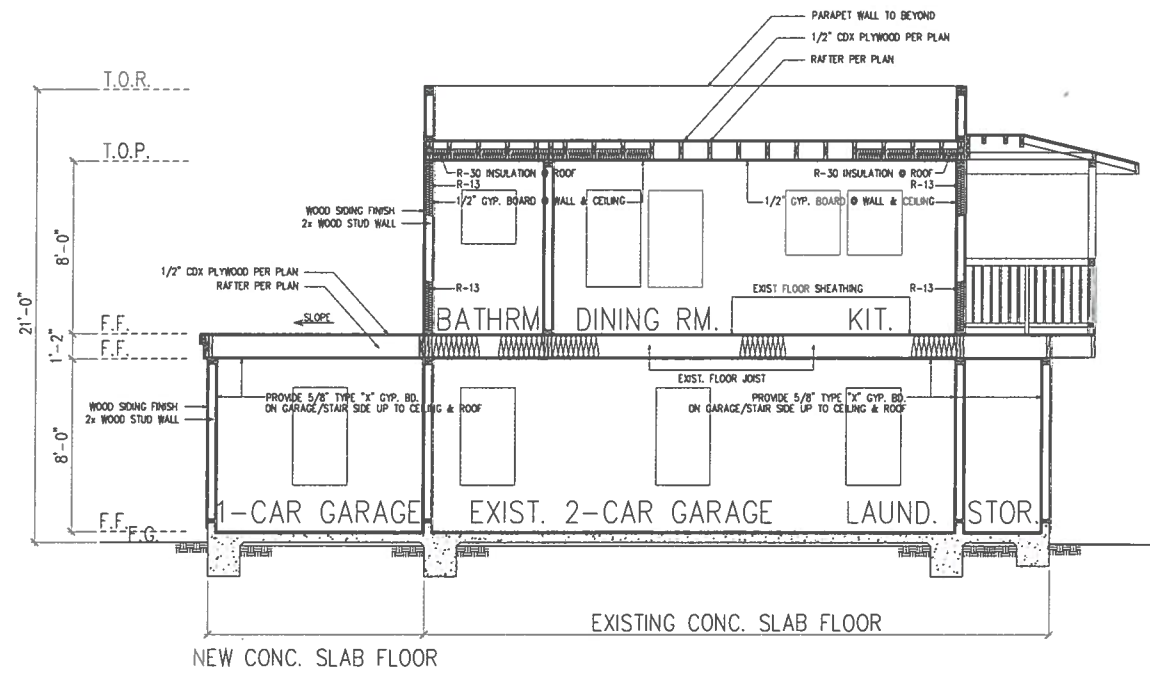
ADDITION BLD'G
 EXISTING BLD'G
EAST ELEVATION
 SCALE : 1/4"=1'-0"
 GARAGE/GUEST HOUSE



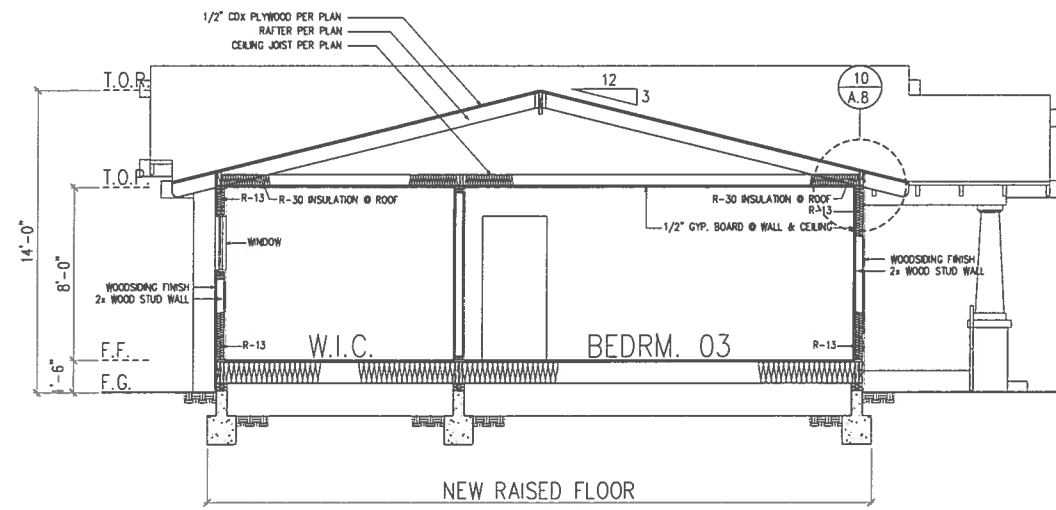
ADDITION BLD'G
 EXISTING BLD'G
NORTH ELEVATION
 SCALE : 1/4"=1'-0"
 GARAGE/GUEST HOUSE

ELEVATION LEGEND		
DESCRIPTION		COLOR & NOTES
(A) OWENS CORNING ASPHALT SHINGLE CLASS "A" OR BETTER	EQUAL	WOODMOOR COLLECTION-CHESTNUT TO MATCH EXIST. ROOF
(B) PAINTED WOOD RAFTER BY BERH		OFF-WHITE TO MATCH EXIST.
(C) LAP SIDING BY TRUWOOD		TO MATCH EXIST.
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(I) CONC. PAVING STONE BY PAVESTONE		LIGHT GRAY MATCH TO EXIST.

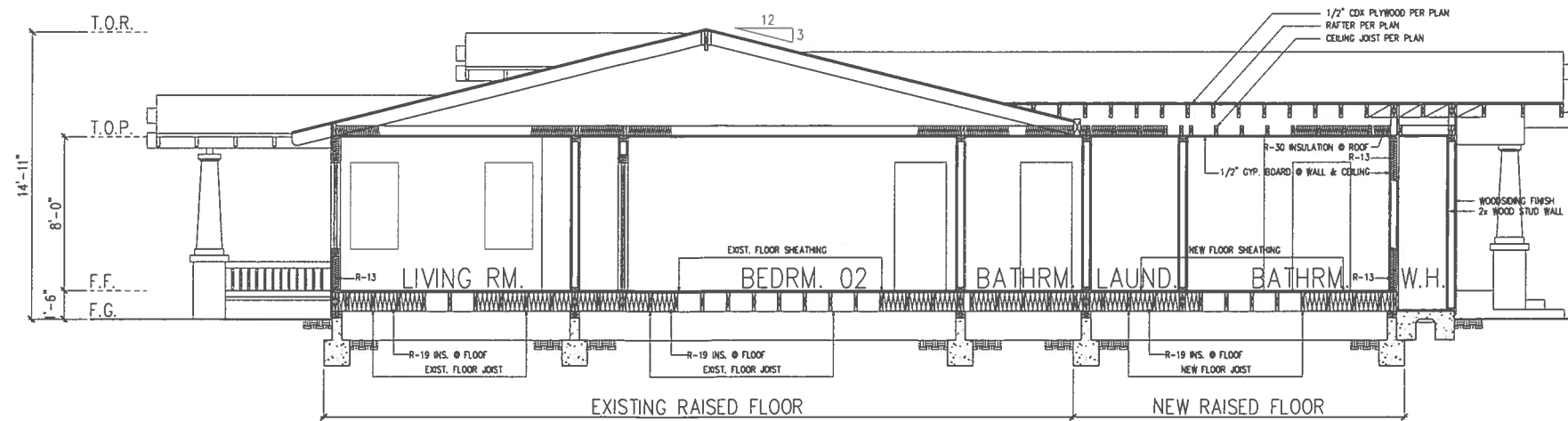
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SECTION C-C
SCALE: 1/4"=1'-0"
GARAGE/GUEST HOUSE



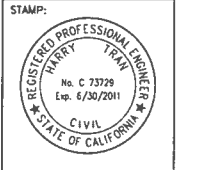
SECTION B-B
SCALE: 1/4"=1'-0"
MAIN HOUSE



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

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SHEET TITLE	
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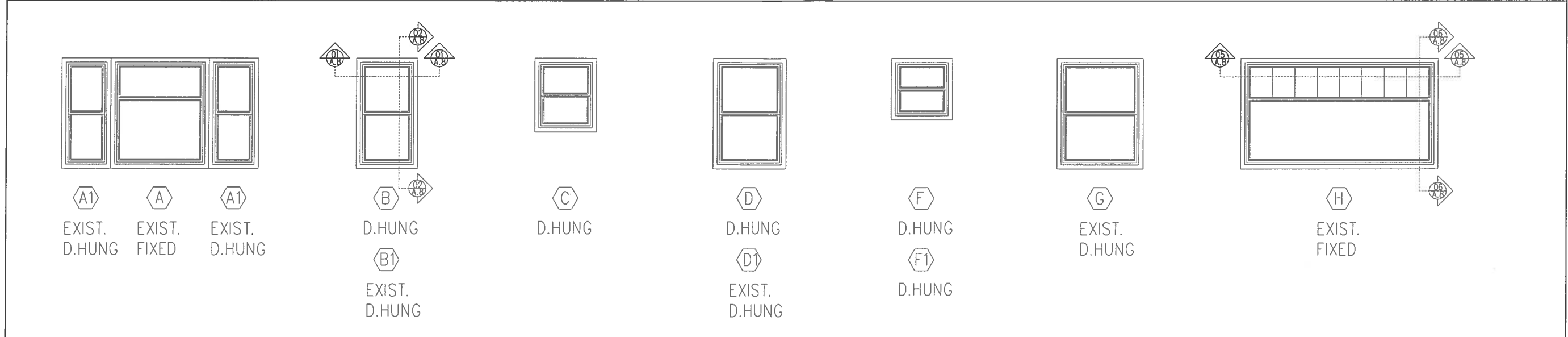
REVISIONS	
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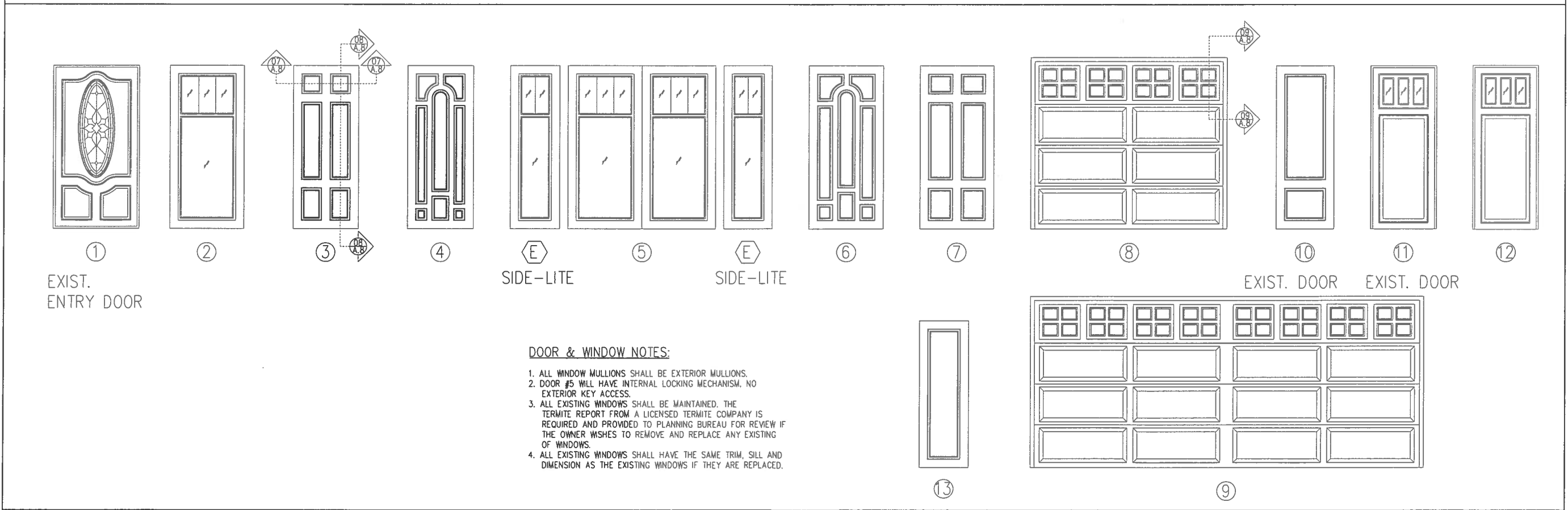
DOOR SCHEDULE								
	WIDTH	HEIGHT	THK.	H.C./S.C.	TYPE	MATERIAL	MANUFACTURER	REMARK
①	3'-6"	6'-8"	1 3/4"	S.C.	ENTRY	WOOD & GLASS		
②	3'-0"	6'-8"	1 3/4"	S.C.	ENTRY	WOOD & GLASS	JELDPOWEN	SEE OWNER FOR STYLE
③	2'-8"	6'-8"	1 1/2"	H.C.	SLAB	WOOD	JELDPOWEN	SEE OWNER FOR STYLE
④	2'-8"	6'-8"	1 1/2"	H.C.	SLAB	WOOD	JELDPOWEN	SEE OWNER FOR STYLE
⑤	(2) 3'-0"	6'-8"	1 1/2"	H.C.	FRENCH	WOOD & GLASS	JELDPOWEN	SEE OWNER FOR STYLE, INTERNAL LOCKING
⑥	3'-0"	6'-8"	1 1/2"	H.C.	POCKET	WOOD	JELDPOWEN	SEE OWNER FOR STYLE
⑦	3'-0"	6'-8"	1 1/2"	H.C.	SLAB	WOOD	JELDPOWEN	SEE OWNER FOR STYLE
⑧	8'-0"	7'-0"	1 3/4"	S.C.	GARAGE	WOOD & GLASS	JELDPOWEN	ROLL UP W/ REMOTE CONTROL
⑨	16'-0"	7'-0"	1 3/4"	S.C.	GARAGE	WOOD & GLASS	JELDPOWEN	ROLL UP W/ REMOTE CONTROL
⑩	2'-4"	5'-0"	1 3/4"	S.C.	SLAB	WOOD		
⑪	2'-8"	6'-8"	1 3/4"	S.C.	ENTRY	WOOD & GLASS		
⑫	2'-8"	6'-8"	1 3/4"	S.C.	20 MIN.	WOOD & GLASS	JELDPOWEN	SELF CLOSED TIGHT FITTED
⑬	2'-0"	6'-0"	1 3/4"	S.C.	SLAB	WOOD	JELDPOWEN	SEE OWNER FOR STYLE

WINDOW SCHEDULE													
	WIDTH	HEIGHT	TYPE	FRAME	U-FACTOR	SHGC	MANUFACTURER	GLASS	NO. OF LIGHT	DIVIDED	MULTIN SIZE	REMARK	
①	4'-0"	4'-6"	FIXED	WOOD	0.36	0.51			02	SIMULATED DIVIDED	1 1/8" x 5/16"		
②	2'-0"	4'-6"	D.HUNG	WOOD					02				
③	2'-6"	4'-6"	D.HUNG	WOOD			JELDPOWEN	DUAL GLAZED	02				
④	2'-6"	4'-6"	D.HUNG	WOOD					02				
⑤	2'-6"	3'-0"	D.HUNG	WOOD			JELDPOWEN	DUAL GLAZED	02				
⑥	3'-0"	4'-6"	D.HUNG	WOOD			JELDPOWEN	DUAL GLAZED	02				
⑦	3'-0"	4'-6"	D.HUNG	WOOD					02				
⑧	2'-0"	6'-8"	SIDE-LITE	WOOD			JELDPOWEN	DUAL GLAZED	03			TEMPERED GLASS	
⑨	2'-6"	2'-8"	D.HUNG	WOOD			JELDPOWEN	DUAL GLAZED	02			TEMPERED OBSCURE GLASS	
⑩	2'-6"	2'-8"	D.HUNG	WOOD			JELDPOWEN	DUAL GLAZED	02				
⑪	3'-6"	4'-6"	D.HUNG	WOOD			JELDPOWEN	DUAL GLAZED	02				
⑫	8'-0"	4'-6"	FIXED	WOOD					09				

WINDOW ELEVATION SCALE : 1/2"=1'-0"



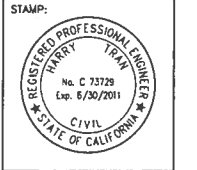
DOOR ELEVATION SCALE : 1/2"=1'-0"



- DOOR & WINDOW NOTES:**
1. ALL WINDOW MULLIONS SHALL BE EXTERIOR MULLIONS.
 2. DOOR #5 WILL HAVE INTERNAL LOCKING MECHANISM, NO EXTERIOR KEY ACCESS.
 3. ALL EXISTING WINDOWS SHALL BE MAINTAINED. THE TERMITE REPORT FROM A LICENSED TERMITE COMPANY IS REQUIRED AND PROVIDED TO PLANNING BUREAU FOR REVIEW IF THE OWNER WISHES TO REMOVE AND REPLACE ANY EXISTING OF WINDOWS.
 4. ALL EXISTING WINDOWS SHALL HAVE THE SAME TRIM, SILL AND DIMENSION AS THE EXISTING WINDOWS IF THEY ARE REPLACED.

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ENGINEER:
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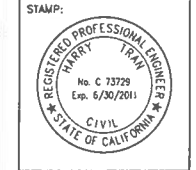


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CHECKED	SLT.
SCALE	AS NOTED
SHEET	A.7
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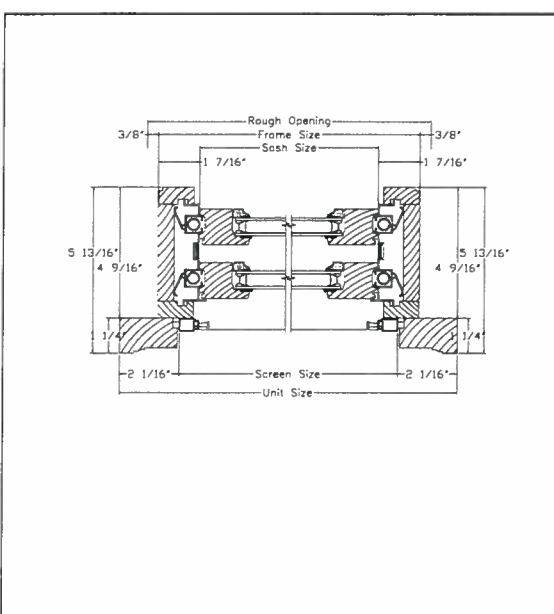
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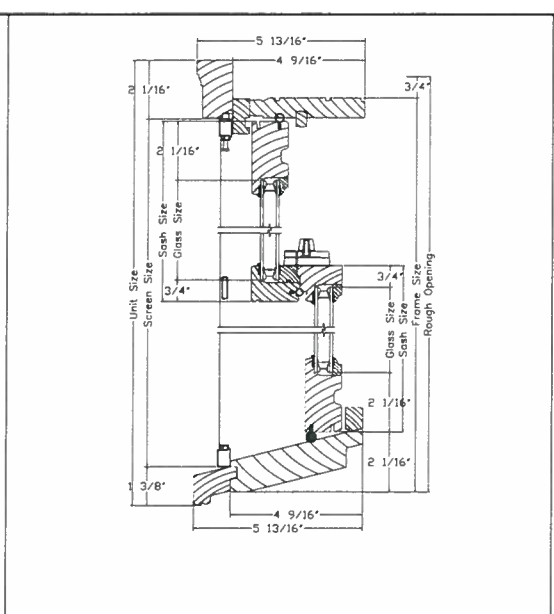


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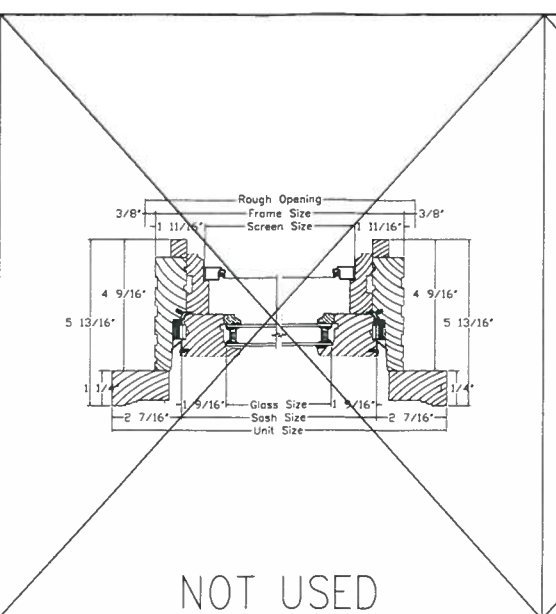
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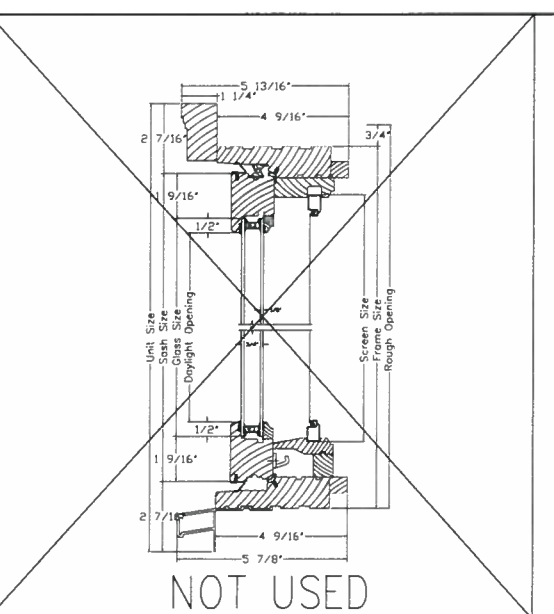
1 D.HUNG WINDOW SCALE : 4"=1'-0"



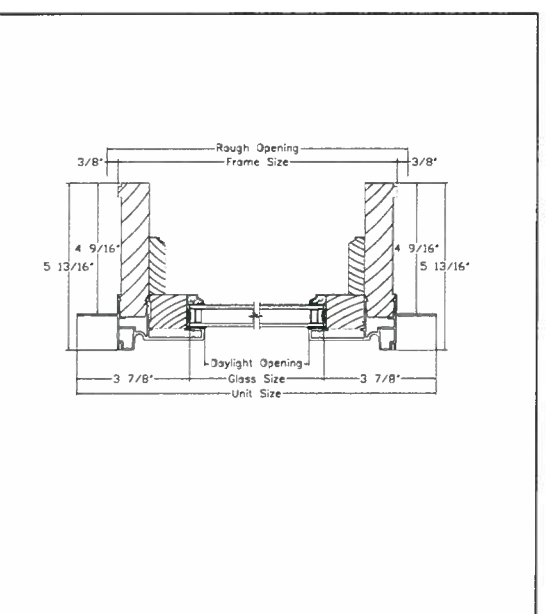
2 D.HUNG WINDOW SCALE : 4"=1'-0"



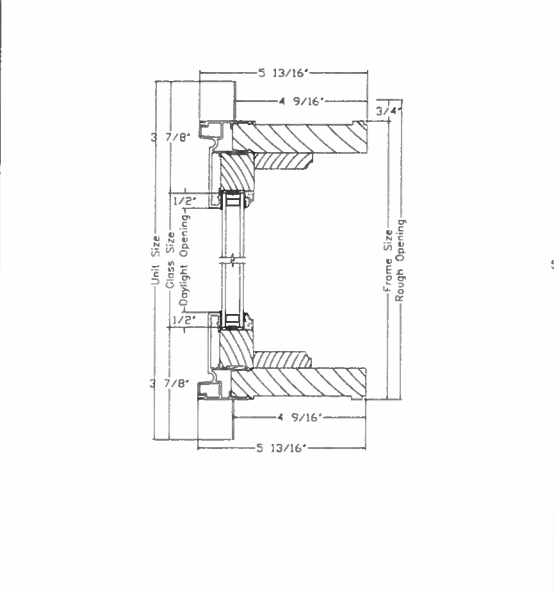
3 AWNING WINDOW SCALE : 4"=1'-0"



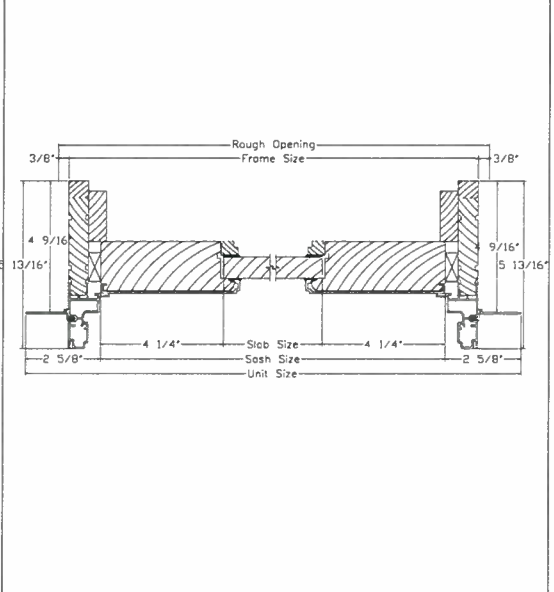
4 AWNING WINDOW SCALE : 4"=1'-0"



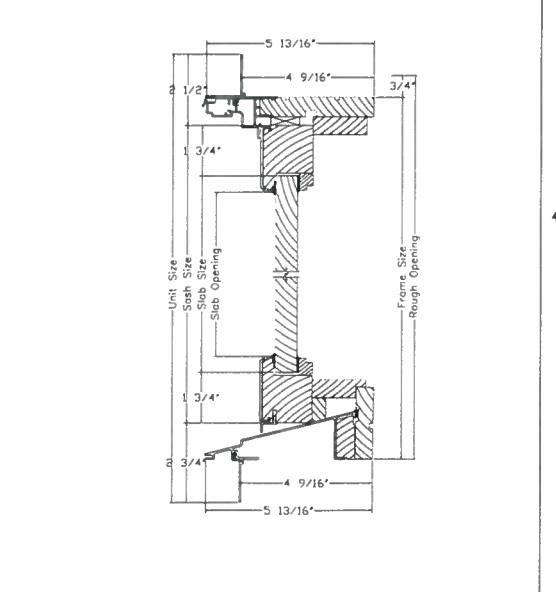
5 FIXED WINDOW SCALE : 4"=1'-0"



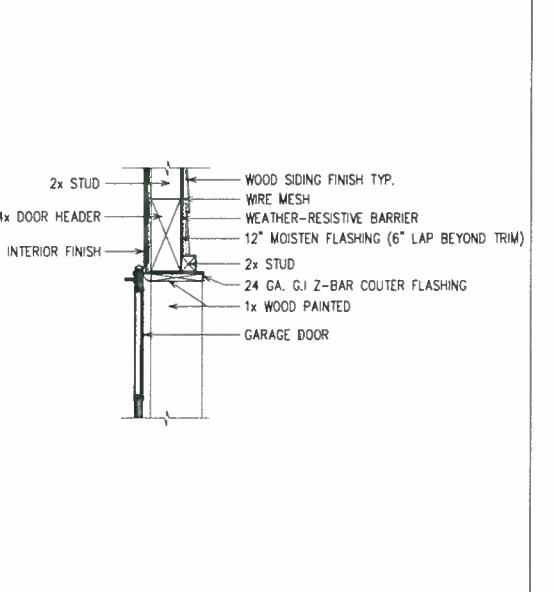
6 FIXED WINDOW SCALE : 4"=1'-0"



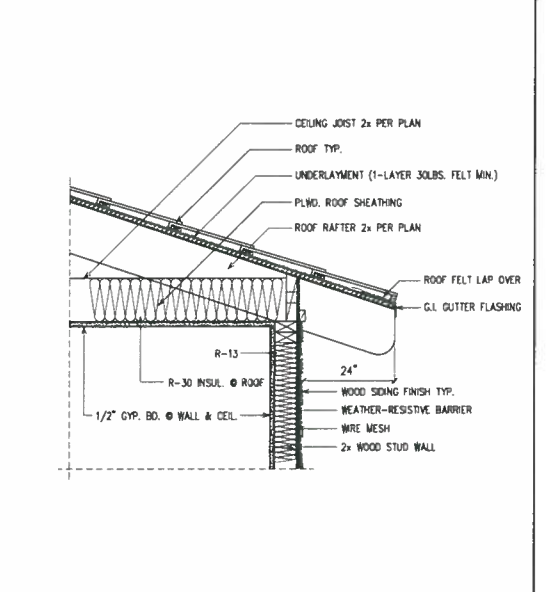
7 SLAB DOOR SCALE : 4"=1'-0"



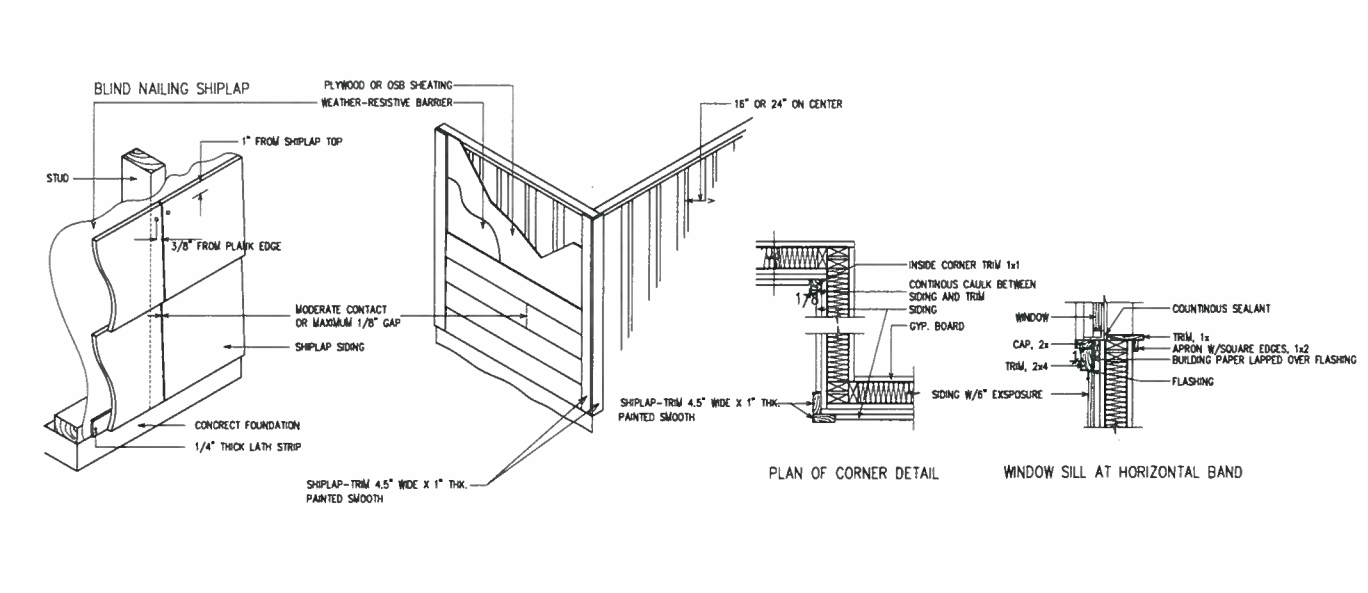
8 SLAB DOOR SCALE : 4"=1'-0"



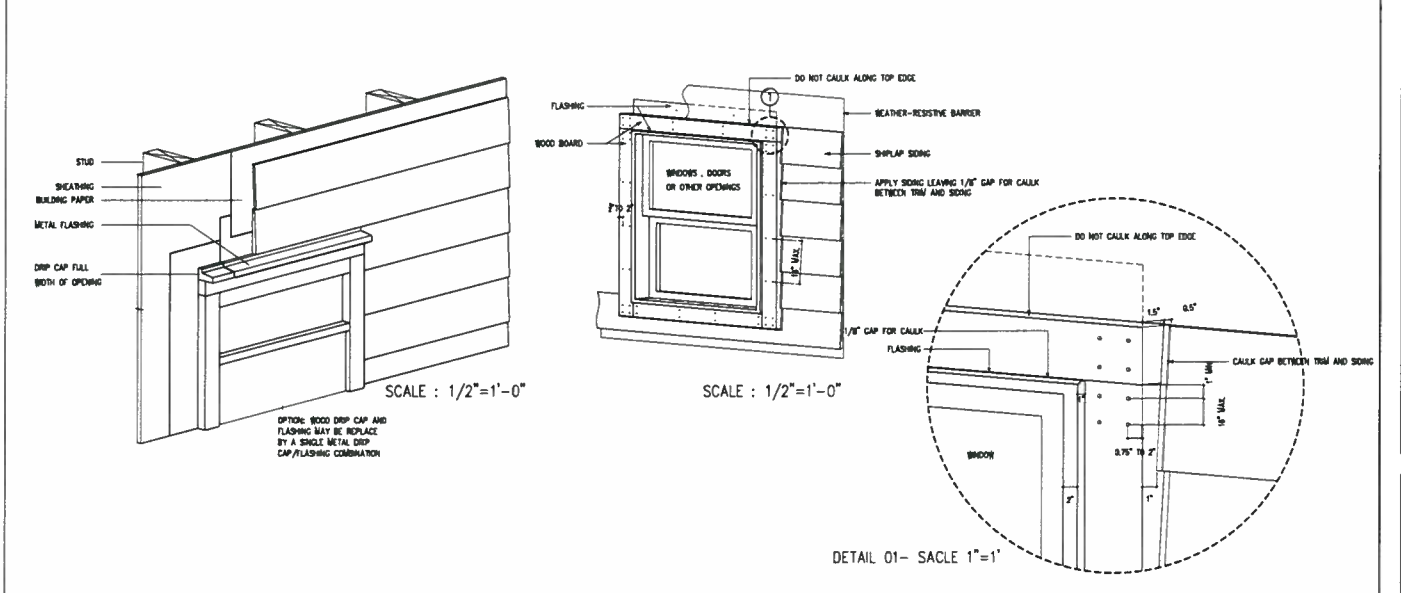
9 GARAGE DOOR SCALE : 4"=1'-0"



10 TYPICAL EAVE DETAIL



11 SHIPLAP SIDING

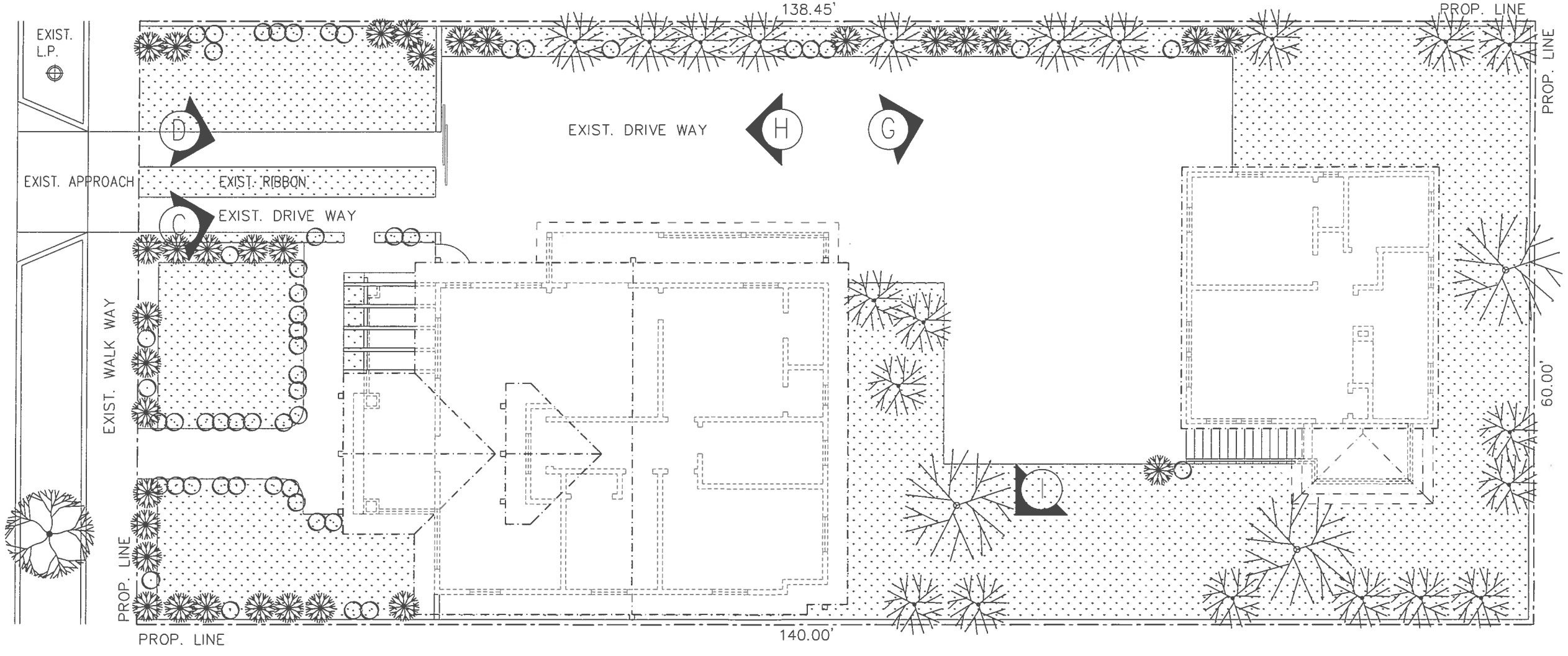


12 SHIPLAP SIDING - 7/16" AND HLD

THE DRAWING IS A PROPERTY OF DESIGNER & ASSOCIATES

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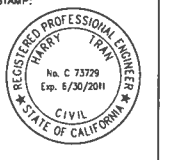
SUNRISE BLVD.



EXIST. SITE PLAN

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VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



VIEW F



VIEW G



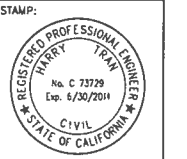
VIEW H



VIEW I

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