

EXHIBIT A - ALTERNATIVE PLANS



BROWNETT RESIDENCE

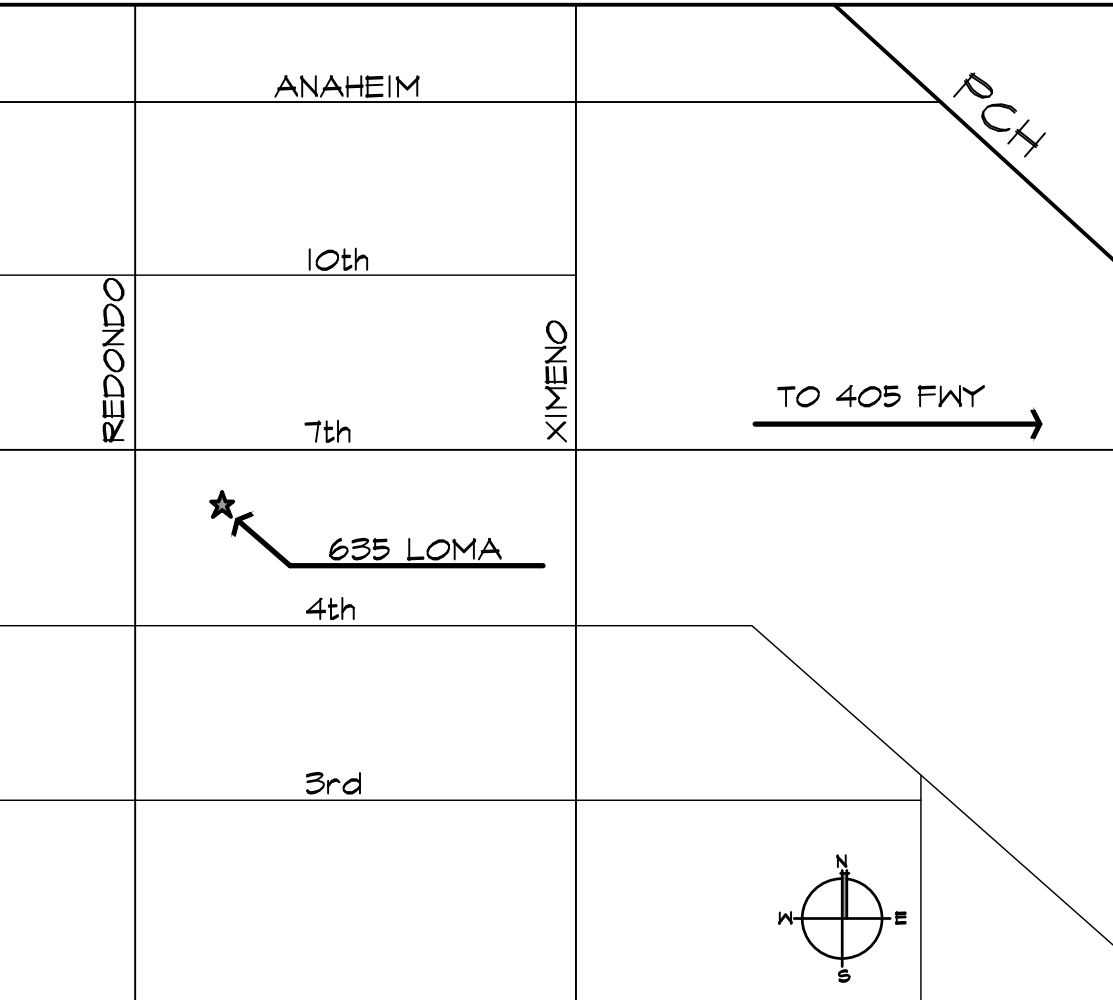
SHEET INDEX	
A-0	COVER PAGE AND PROJECT INFORMATION
A-1.1	SITE PLAN
A-2.1	DEMOLITION PLAN
A-3.1	FIRST FLOOR PLAN
A-3.2	SECOND FLOOR PLAN
A-4.1	ROOF PLAN
A-5.1	DEMOLITION ELEVATIONS (MAIN HOME)
A-5.2	DEMOLITION ELEVATIONS (GARAGE)
A-6.1	PROPOSED SOUTH + EAST EXT. ELEVATIONS
A-6.2	PROPOSED NORTH + WEST EXT. ELEVATIONS
A-6.3	PROPOSED GARAGE EXT. ELEVATIONS
A-11.1	SECTION

LEGAL OWNER	LEGAL DATA
CORY & NIGEL BROWNETT 635 LOMA AVENUE LONG BEACH, CA 90814 PHONE: 310/801.8622	CITY: LONG BEACH COUNTY: LOS ANGELES APN: 7258-025-020
DESIGN DATA	
CODE: 2016 CRC, 2016 CEC, 2016 CPC, 2016 CMC, 2016 CA ENERGY CODE, 2016 CALGREEN, CITY ORDINANCE	
SETBACKS: FRONT: 20' SIDES: 4' REAR: 10' 1st FLR/30' 2nd FLR HEIGHT LIMIT: 25' MAX / 2 STORIES CURB FACE TO PROPERTY LINE: 12'	ZONE: R-1-N OCCUPANCY: R-3 USE: SFD CONSTRUCTION TYPE: V-B SPRINKLERS: YES FLOOD ZONE: X
CONSULTANTS	
SQUARE FOOTAGE CALCULATIONS	
EXISTING SQUARE FOOTAGE: FIRST FLOOR: 1,071 SF GARAGE: 460 SF TOTAL STRUCTURAL: 1,531 SF	
AREA OF REMODEL: FIRST FLOOR: 518 SF	
AREA REMOVED FROM DWELLING: FIRST FLOOR: 60 SF	
AREA ADDED TO DWELLING: FIRST FLOOR: 387 SF SECOND FLOOR: 995 SF TOTAL LIVABLE: 1,382 SF	
(N) DECK AREA: 242 SF	
NEW TOTAL SQUARE FOOTAGE: FIRST FLOOR: 1,404 SF SECOND FLOOR: 995 SF TOTAL LIVABLE: 2,399 SF GARAGE: 460 SF TOTAL STRUCTURAL: 2,859 SF	
LOT SIZE: 6,750 SF TOTAL BUILDING AREA: 2,859 SF FLOOR TO AREA RATIO: .36 (< .6 ALLOWED = 4,050 SF) MAXIMUM LOT COVERAGE: 20.8% (< 50% ALLOWED = 3,375 SF) OPEN SPACE PROVIDED: 1,916 SF (> 16% (1,080 SF) REQUIRED)	
GENERAL SCOPE OF WORK	
ADDITION OF SECOND FLOOR TO EXISTING SINGLE FAMILY DWELLING. ADDITION & REMODEL TO FIRST FLOOR PER PLANS. NEW WINDOWS AND NEW DOORS PER PLANS. NEW ELECTRICAL, MECHANICAL AND PLUMBING PER PLANS. ALL NEW EXTERIOR MATERIALS AT HOME AND GARAGE. NEW WINDOWS AT EXISTING GARAGE. NEW SIDE PATIO AND REAR PATIO AT FIRST FLOOR. REPLACE COLUMNS AND PATIO SURFACE AT EXISTING FRONT PATIO (ROOF & BEAMS TO REMAIN)	

ABBREVIATIONS

ABV	ABOVE	DW	DISHWASHER	HD	HOOD	(R)	REFURBISH	TBD	TO BE DETERMINED
AFF	ABOVE FINISH FLOOR	(E)	EXISTING	HDR	HEADER	RAG	RETURN AIR GRILL	TC	TRASH COMPACTOR
BA	BATH	ELEV	ELEVATION	HT	HEIGHT	REF	REFRIGERATOR	TD	TRENCH/TROUGH DRAIN
BCR	BELOW COUNTER	EV	ELECTRIC VEHICLE	HTB	HEATED TOWEL BAR	RHB	RECESSED HOSE BIBB	TH	TOWEL HOOK
	REFRIGERATOR	EXT	EXTERIOR	HW	HAND WAND	RNG	RANGE	TOC	TOP OF CURB
BS	BAR SINK	FAU	FORCED AIR UNIT	IH	INSTANT HOT	RO	REVERSE OSMOSIS	TP	TOILET PAPER HOLDER
CAB	BUILT-IN CABINETS	FD	FLOOR DRAIN	IM	ICE MAKER	RS	RAIN SHOWER	TPM	TOILET PAPER / MAGAZINE RACK
CF	CURB FACE	FF	FINISH FLOOR	INT	INTERIOR	RYSB	REAR YARD SETBACK	TUB	SOAKING TUB
CLG	CEILING	FG	FIELD GAS SUPPLY OUTLET	L	LAVATORY / SINK	S&P	SHELF AND POLE IN CLOSET	TWH	TANKLESS WATER HEATER
CNTR	COUNTERTOP	FIN GR	FINISHED GRADE	LS	LAZY SUSAN	SC	SHOWER CONTROLS	UFA	UNDER FLOOR ACCESS
CT	COOKTOP	FRZ	FREEZER	MC	MEDICINE CABINET (PREFAB)	SHR	SHAMPOO RECESS	U.N.O.	UNLESS NOTED OTHERWISE
D	DOWNSPOUT	FV	FOUNDATION VENT	MCC	MEDICINE CABINET (CUSTOM BUILD)	SK	SKYLIGHT	UR	URINAL
DA	DOOR ACTIVATED LIGHT	FYSB	FRONT YARD SETBACK	ME	MATCH EXISTING	SL	SLOPE	VS	VEGETABLE SINK
DDV	DOWN DRAFT VENT	GB	OUTLET BOX (GRAY BOX)	MIR	MIRROR	SR	SOAP RECESS	WD	WARMING DRAWER
DET	DETAIL	GD	GARBAGE DISPOSER	MISC	MISCELLANEOUS	SS	SERVICE SINK	W/D	WASHER / DRYER
DN	DOWN	GDO	GARAGE DOOR OPENER	MW	MICROWAVE	ST	"SOLA-TUBE" SKYLIGHT	WH	WATER HEATER
DO	DOUBLE OVEN		(JACK SHAFT)	(N)	NEW	SUB FLR	SUB FLOOR	W.I.C.	WALK IN CLOSET
DO/M	DOUBLE OVEN W/ MICRO COMBO	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PA	PLANTER AREA	SYSB	SIDE YARD SETBACK	WM	WATER METER
DR	DOOR	GFF	GROUND FINISH FLOOR	PKT	POCKET DOOR	T	TOILET	WNDW	WINDOW
DS	DISH SINK	GV	GARAGE VENT	PL	PROPERTY LINE	T&G	TONGUE AND GROOVE	WRB	WEATHER RESISTIVE BARRIER
DV	DRYER VENT	HB	HOSE BIBB	PLT HT	PLATE HEIGHT	T/R	TRASH / RECYCLE CAB	W	WIDTH
						TB	TOWEL BAR		

VICINITY MAP



BROWNETT

635 LOMA AVENUE
LONG BEACH
CALIFORNIA, 90814

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COVER PAGE
& PROJECT
INFORMATION

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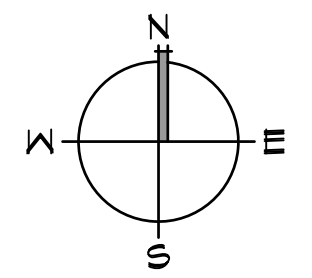
DB: DZ

JOB#: 2018.05.21

LICENSED ARCHITECT
JEFFREY S. JEANNETTE
C 30598
4.30.19
RENEWAL DATE
STATE OF CALIFORNIA

A-0

DATE:

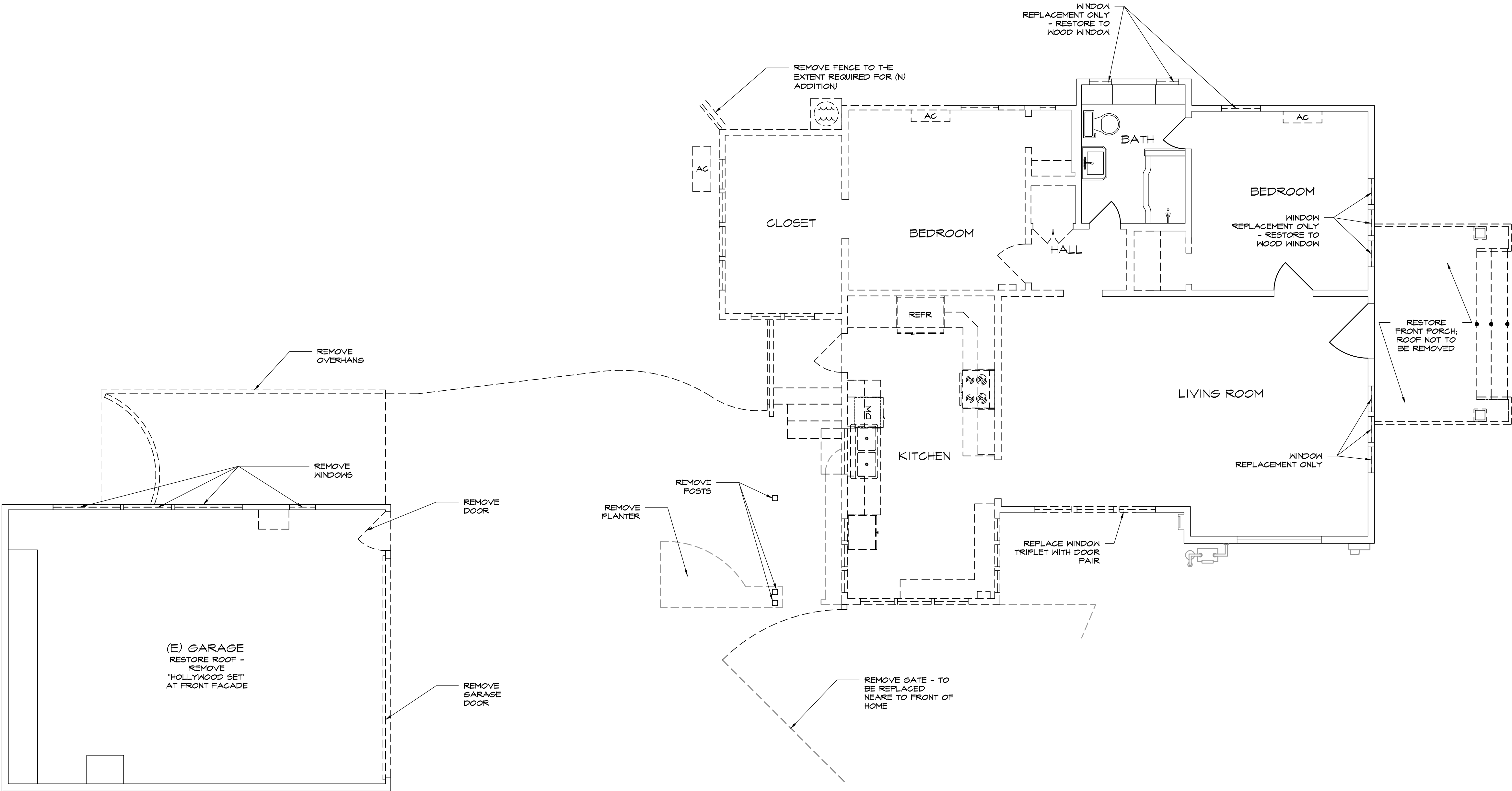
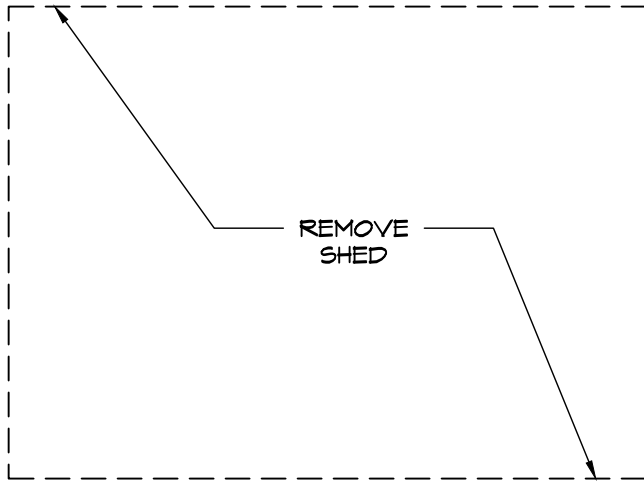


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WALL LEGEND	
	NEW WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

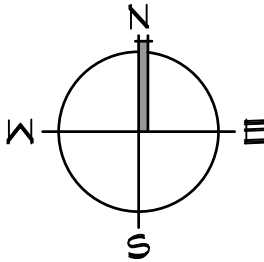
NOT COMPREHENSIVE DEMOLITION

45% EXISTING EXTERIOR WALL DEMO AT REAR
7% EXISTING EXTERIOR WALL DEMO FOR
WINDOW /DOOR CHANGES AT SIDE WALLS



DEMOLITION PLAN

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

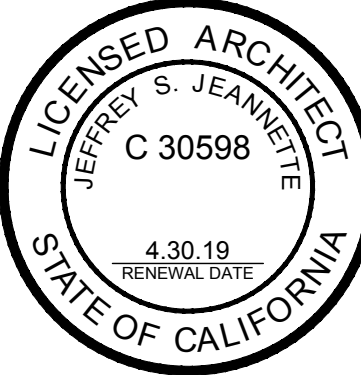


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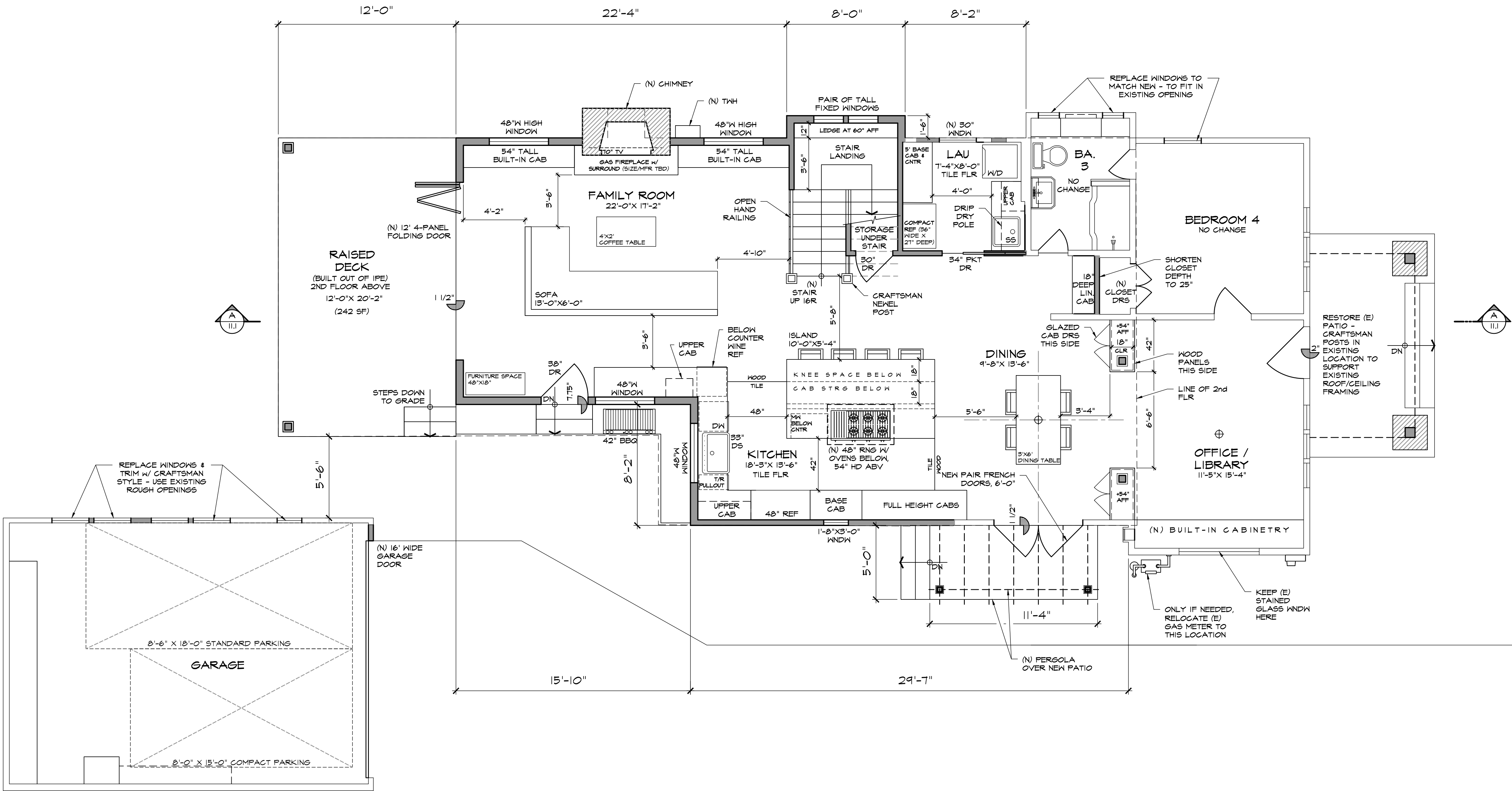
DEMOLITION
PLAN

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WALL LEGEND	
	NEW WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED



FIRST FLOOR PLAN

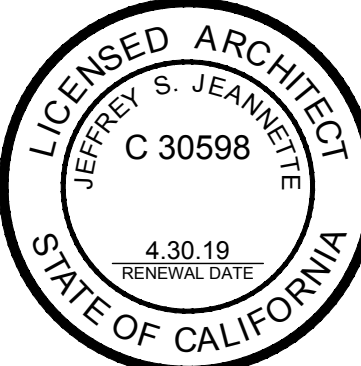
SCALE: 1/4" = 1' - 0"

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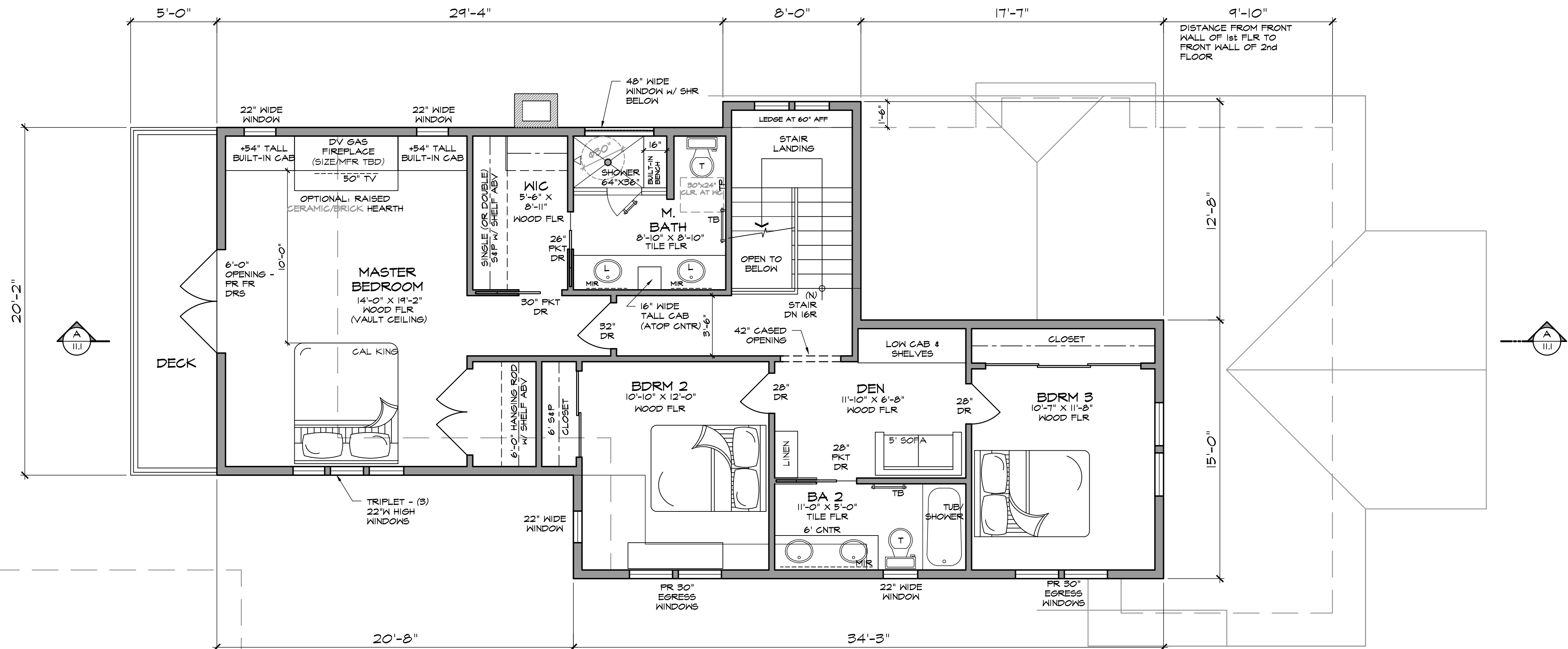
FIRST
FLOOR
PLAN

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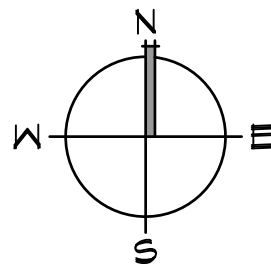
A-3.1
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WALL LEGEND	
	NEW WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED



SECOND FLOOR PLAN

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

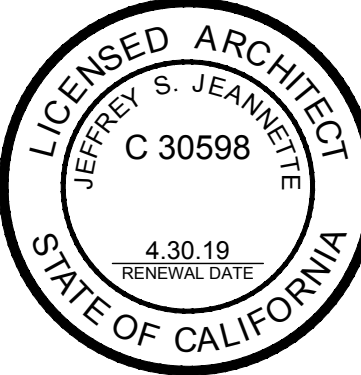


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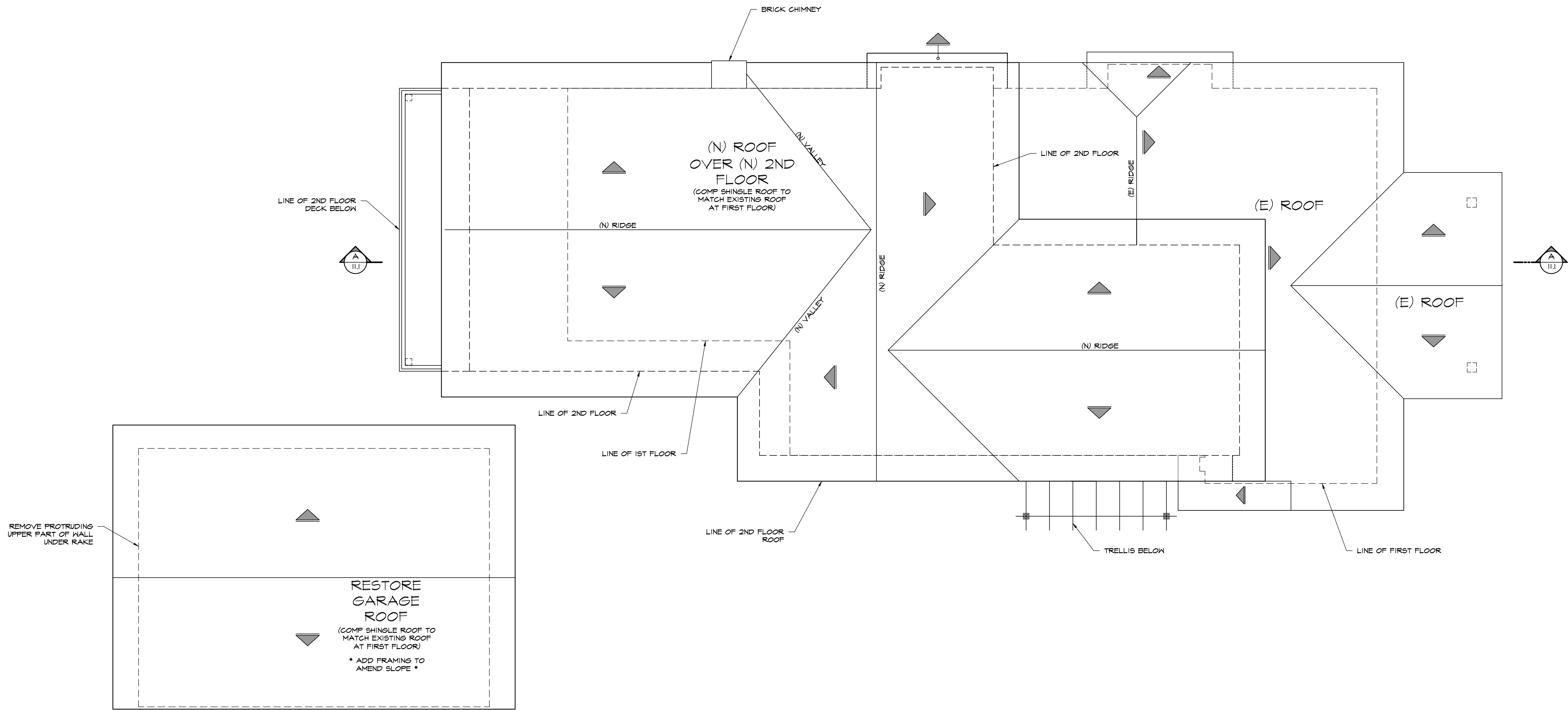
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SECOND
FLOOR
PLAN

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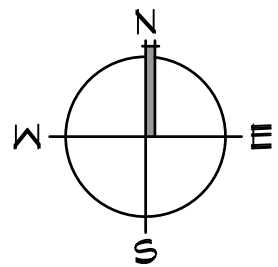


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ROOF PLAN

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



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ROOF
PLAN

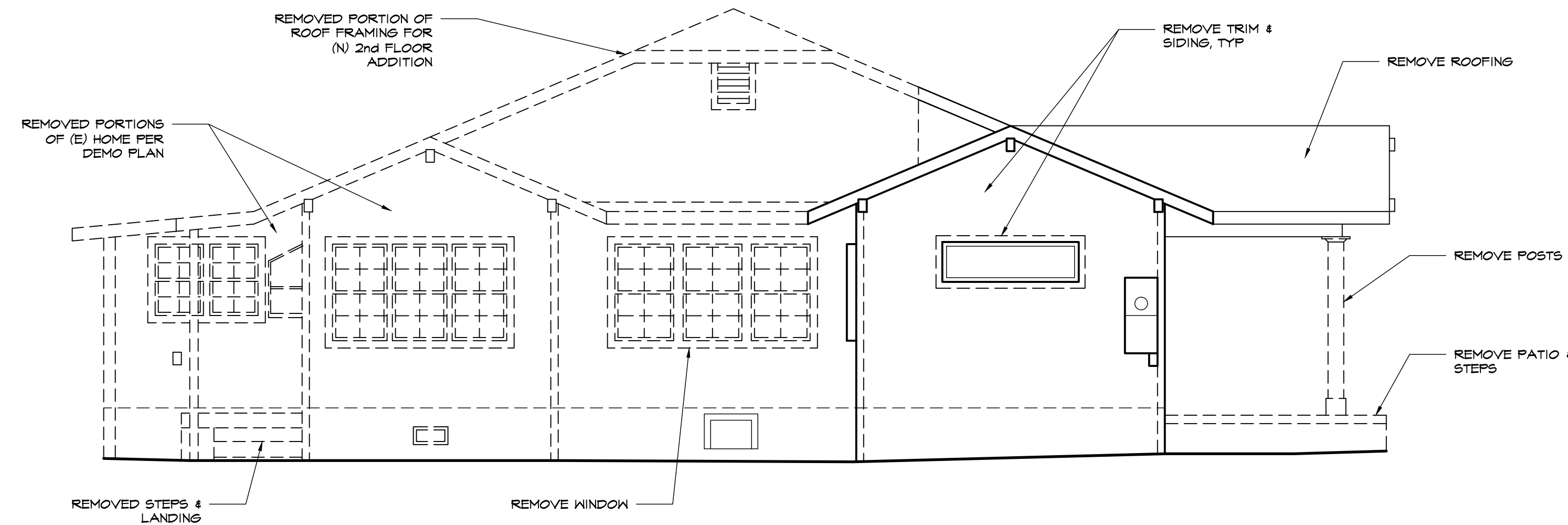
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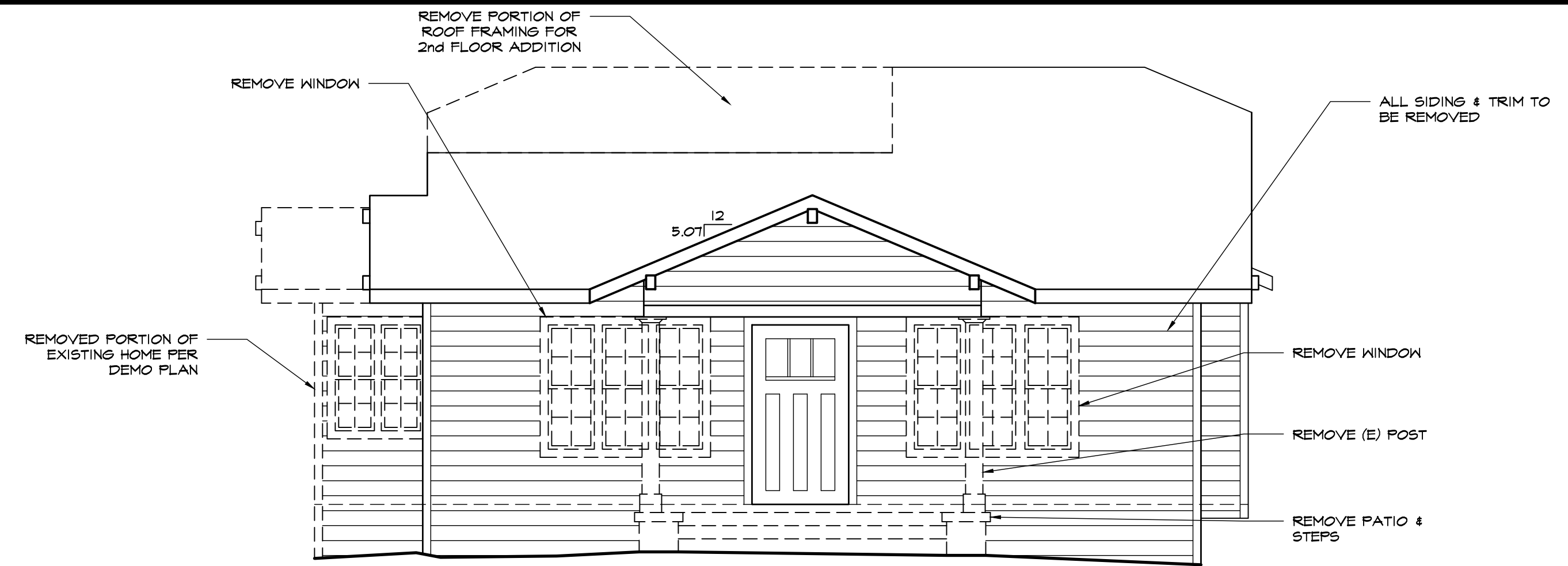
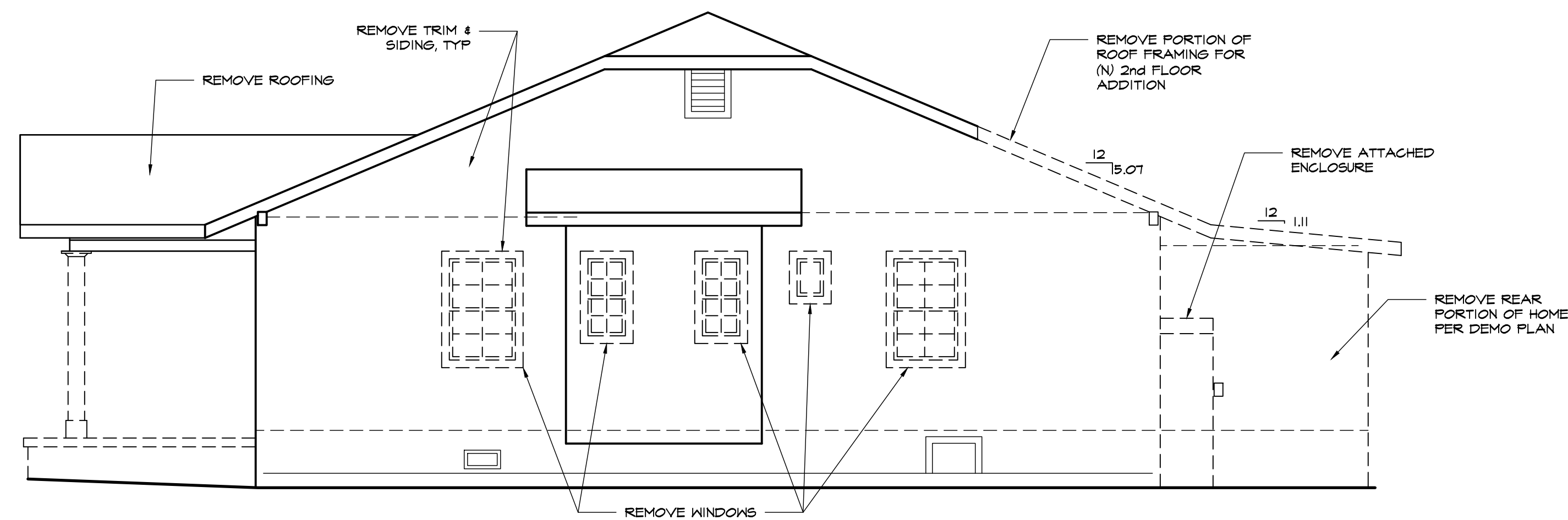
EAST EXTERIOR ELEVATION

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



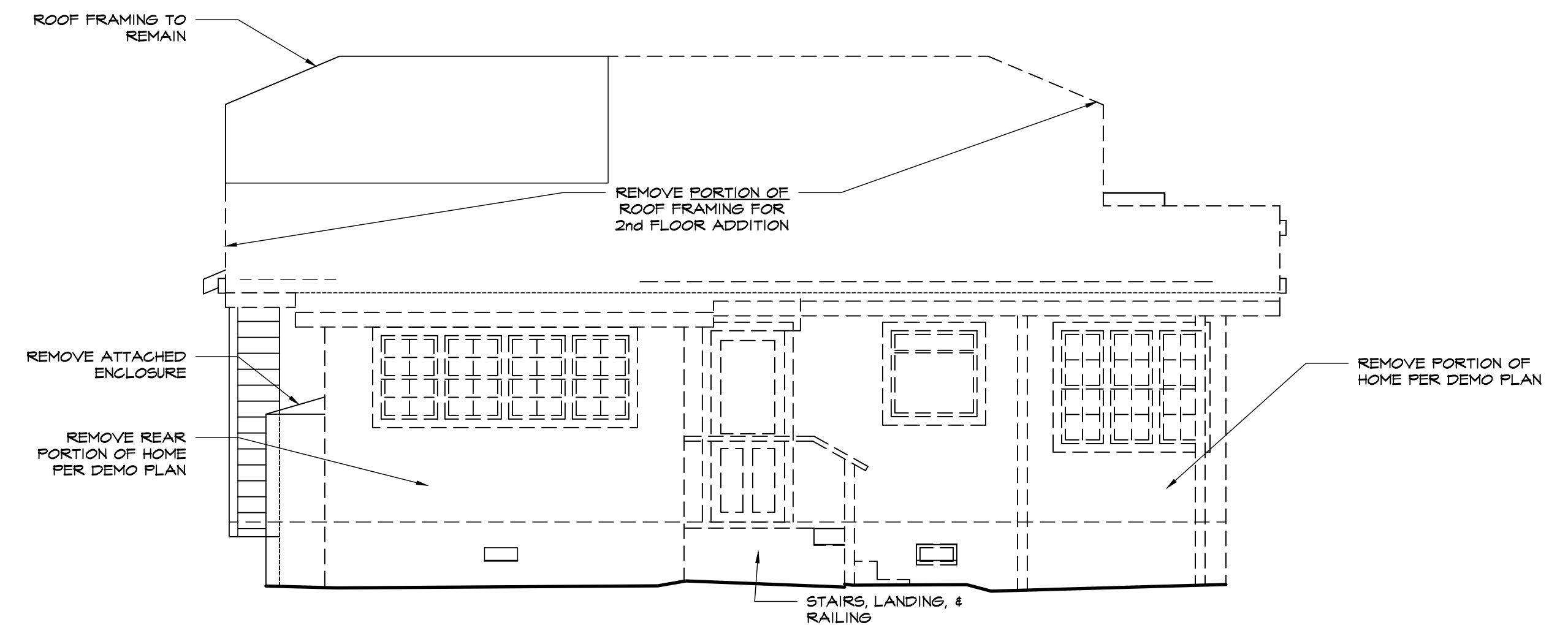
WEST EXTERIOR ELEVATION

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



SOUTH EXTERIOR ELEVATION

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



SOUTH EXTERIOR ELEVATION

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

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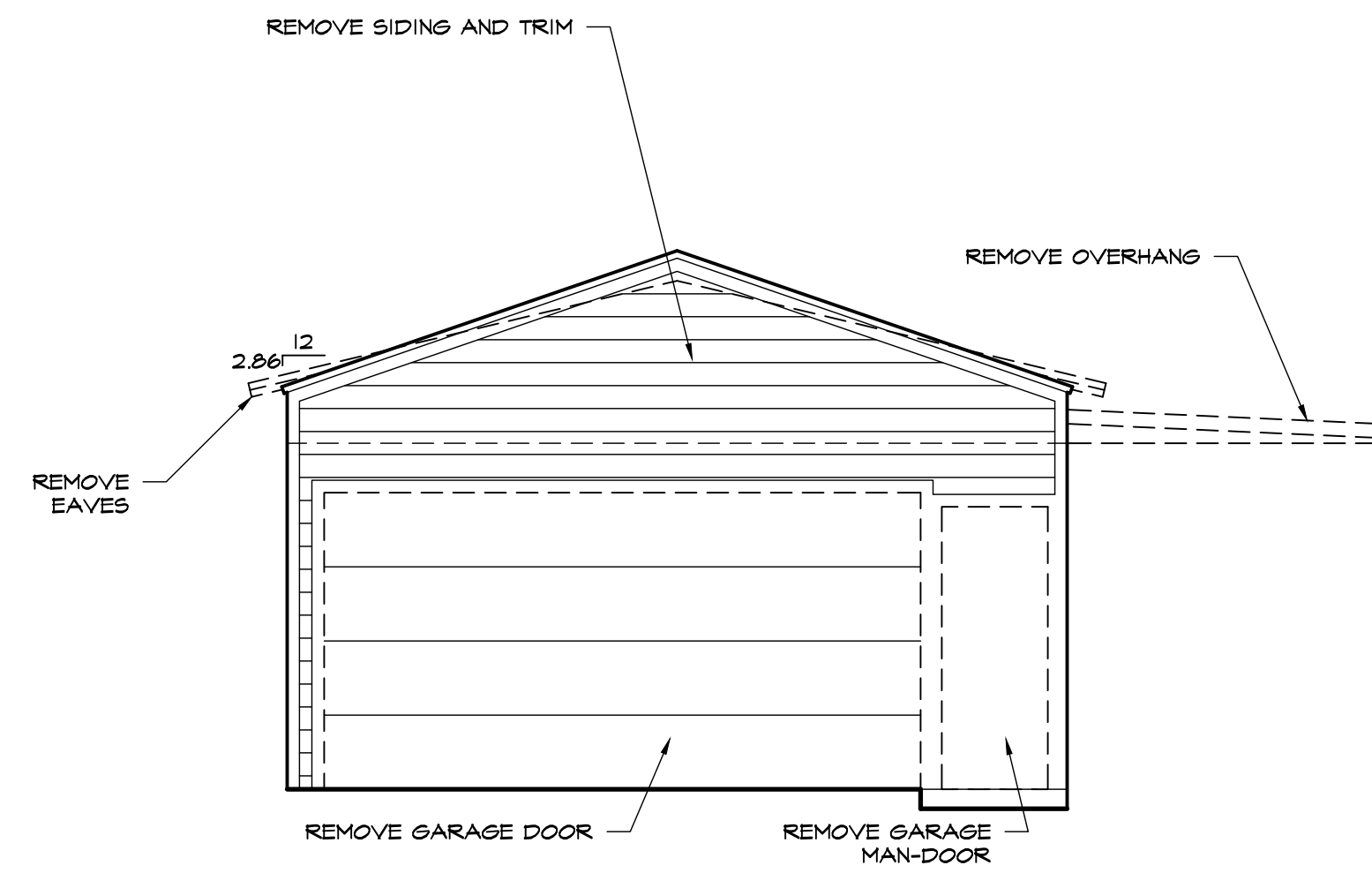
DEMOLITION
ELEVATIONS
(MAIN DWELLING)

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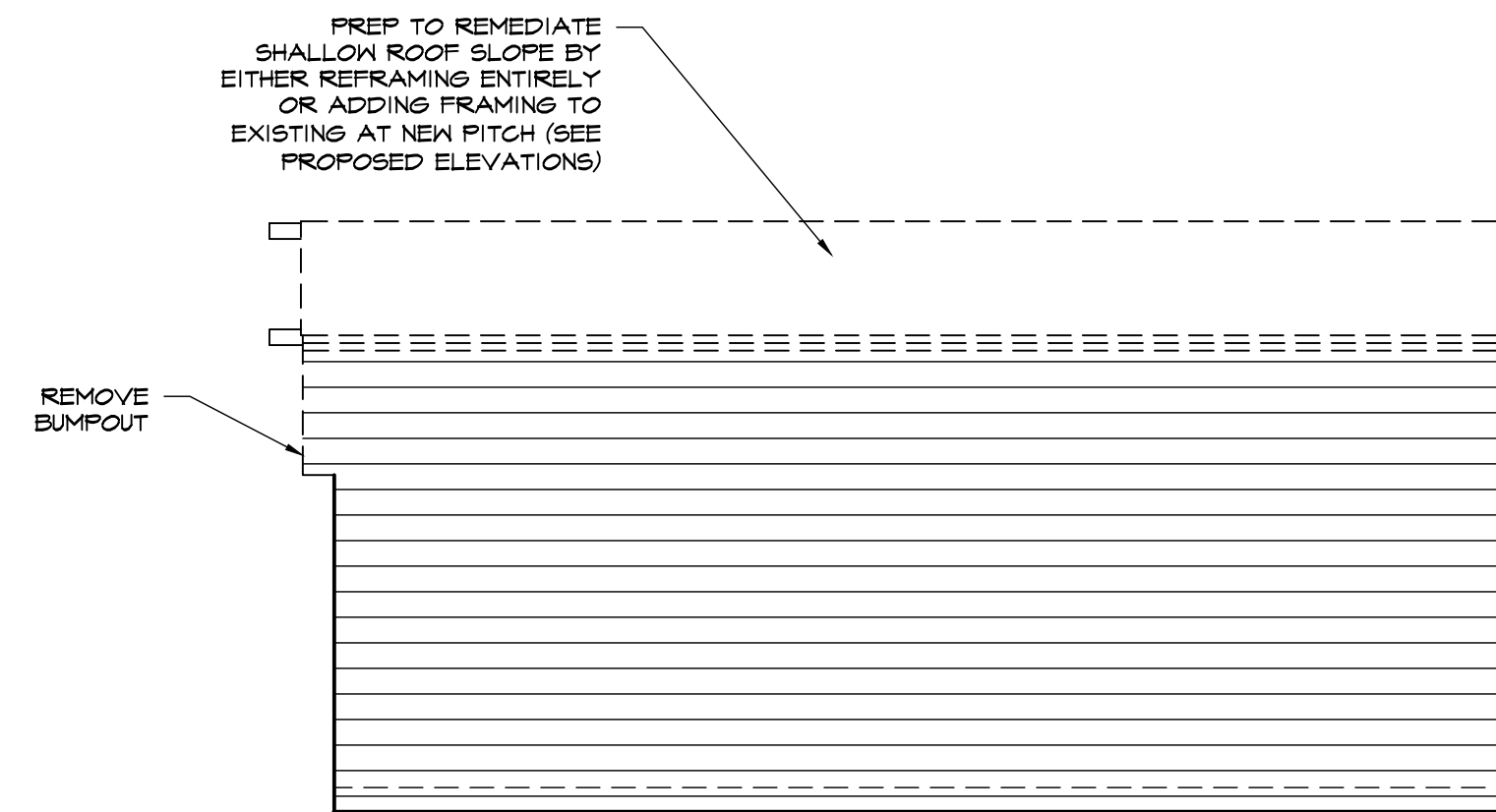
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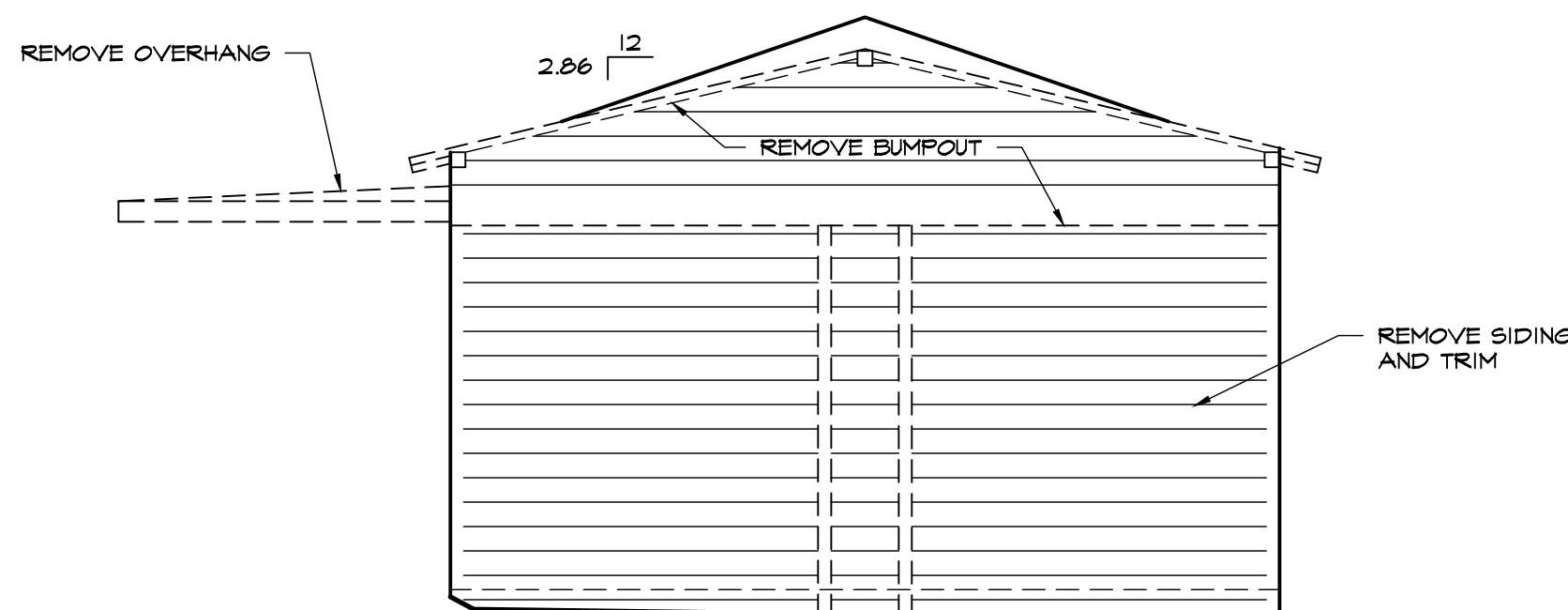
SOUTH GARAGE DEMO ELEVATION

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



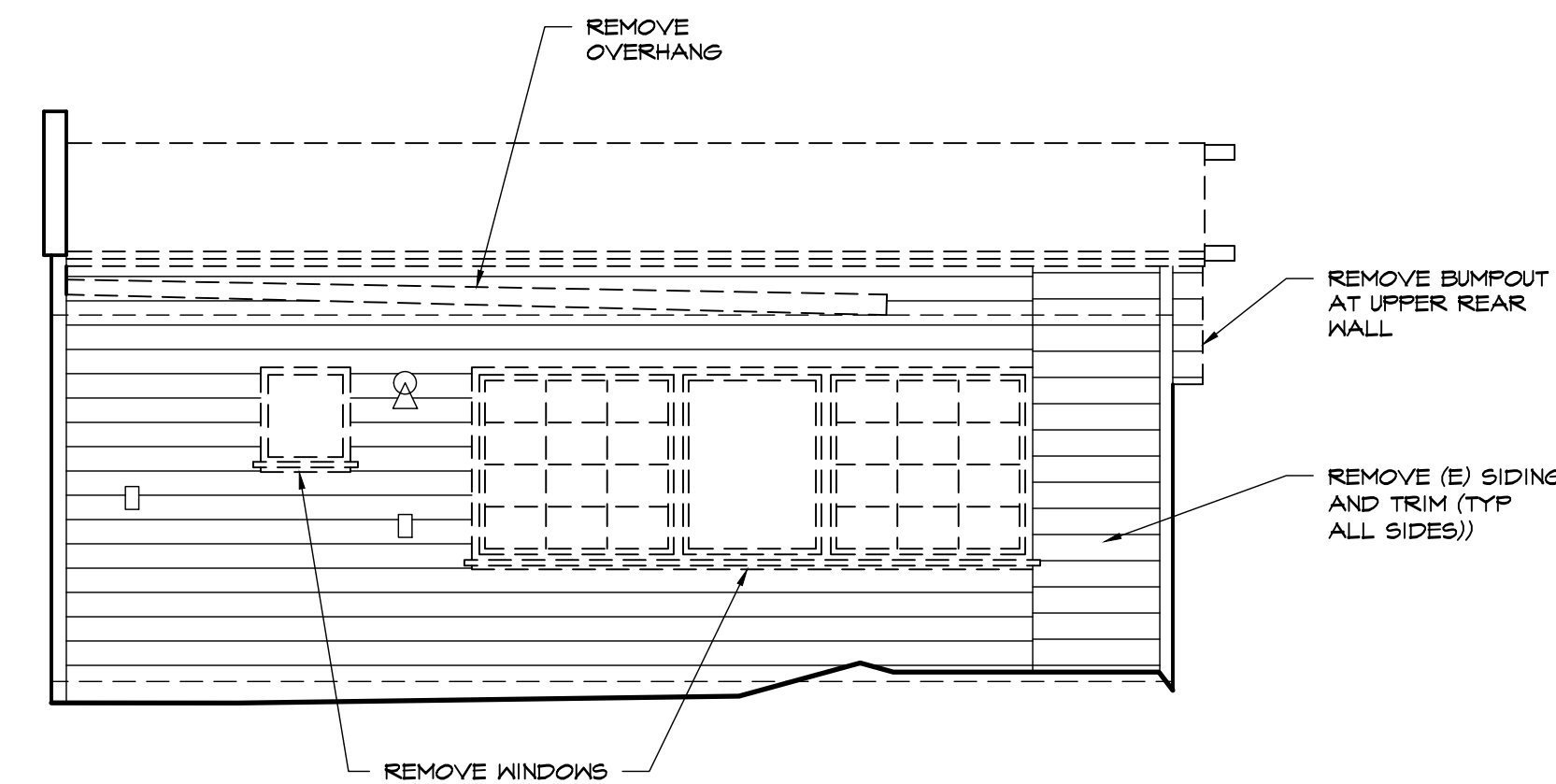
EAST GARAGE DEMO ELEVATION

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



WEST GARAGE DEMO ELEVATION

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



NORTH GARAGE DEMO ELEVATION

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

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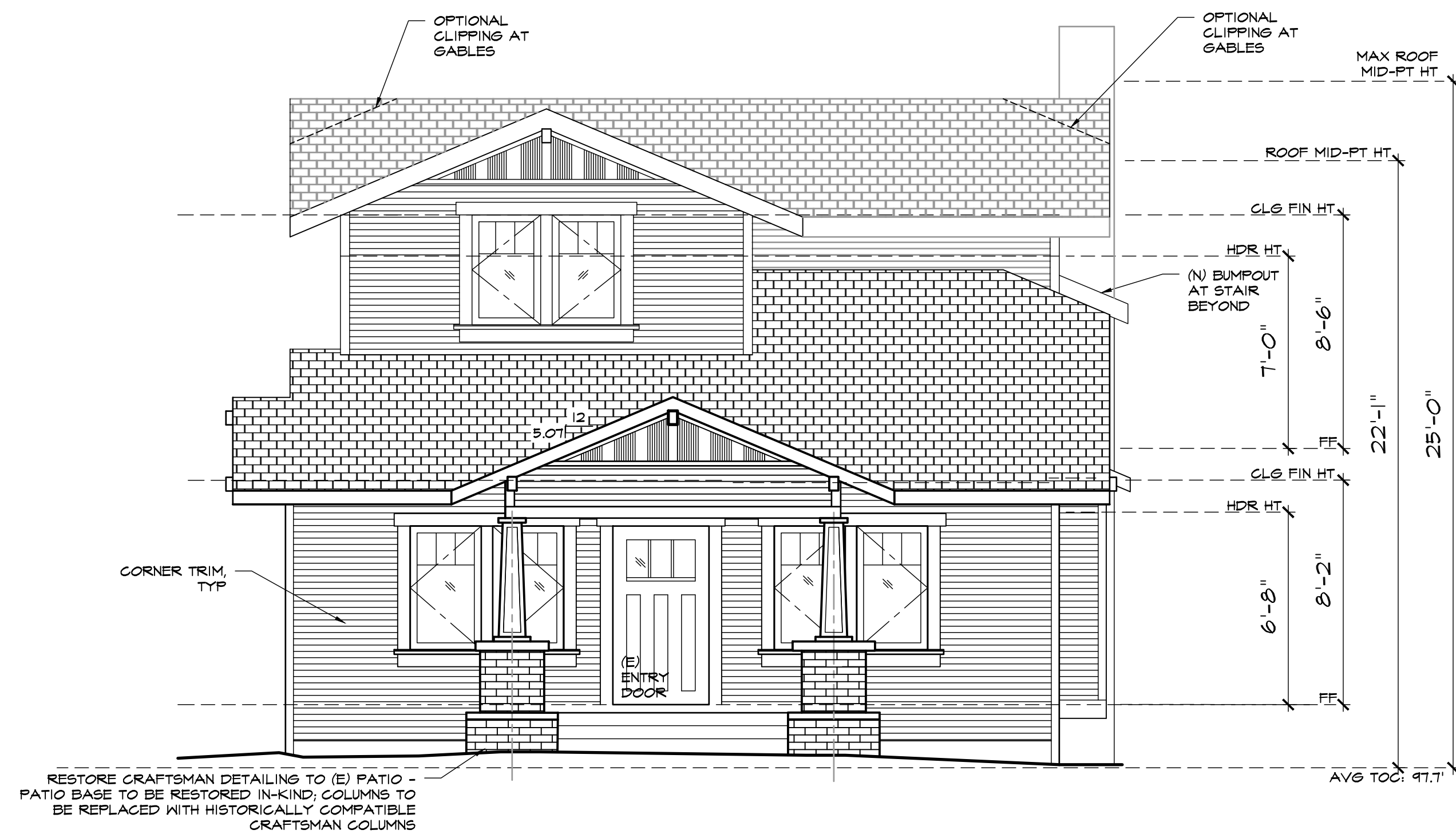
PROPOSED GARAGE
ELEVATIONS
GARAGE

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EAST EXTERIOR ELEVATION

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

EXTERIOR FINISH NOTES

ALL PRODUCTS LISTED BELOW SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS SO AS NOT TO VOID WARRANTIES.

SIDING: CEDAR, 3" EXPOSURE, SMOOTH SURFACE OUT, DOUBLE OGEE DROP SIDING
COLOR: BENJAMIN MOORE- 509, CYPRESS GREEN

EXTERIOR TRIM: CEDAR, SMOOTH SURFACE OUT. SHALL BE PRIMED ON ALL SIDES AND ENDS AND PAINTED ON ALL EXPOSED SIDES. BENJAMIN MOORE- 2150-60, PALE CELERY (SEE - / D-- FOR EXTERIOR TRIM DETAIL)

WINDOW TRIM: TO BE 5.5" WIDTH, SEE ELEVATION.

DOOR TRIM: TO BE 5.5" WIDTH, SEE ELEVATION.

SIDE DOORS (SOUTH ELEVATION): TM COBB CALIFORNIA CRAFTSMAN COLLECTION WOOD DOOR.

EXTERIOR WINDOWS/DOORS: FRAMES TO BE WOOD, STAIN GRADE.

GARAGE DOOR: PAINT/STAIN GRADE WITH GLAZING IN TOP PANEL.

EXPOSED BEAMS: PAINT GRADE SMOOTH WOOD.

POSTS:

CRAFTSMAN COLUMNS (AT FRONT PORCH): STRUCTURAL POSTS TO BE WRAPPED WITH CRAFTSMAN COLUMN BODY PER DETAILS.

PERGOLA/OVERHANG SUPPORT POSTS (AT SOUTH SIDE YARD): STRUCTURAL POSTS TO BE WRAPPED WITH WINDSOR ONE TRIM PER ELEVATIONS & DETAILS.

ROOFING: COMP. SHINGLE, COLOR TO BE TIMBERLINE "BARKWOOD", SEE ROOF PLAN FOR SPECS

ROOF FASCIA: PAINT GRADE WOOD BOARD (COLOR)

WOOD RAILINGS: PAINT/STAIN GRADE CEDAR. VERIFY FINAL RAILING PATTERN WITH OWNER & ARCHITECT FOR ADHERENCE TO CRAFTSMAN STYLE.

SCUPPERS, GUTTERS, & DOWNSPOUTS: BONDERIZED METAL (EXPOSED TO BE PAINTED TO MATCH ADJACENT MATERIALS)

EAVE AND RAKE UNDER SIDES: SHAPED EXPOSED RAFTER TAILS, PAINT GRADE.



SOUTH EXTERIOR ELEVATION

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

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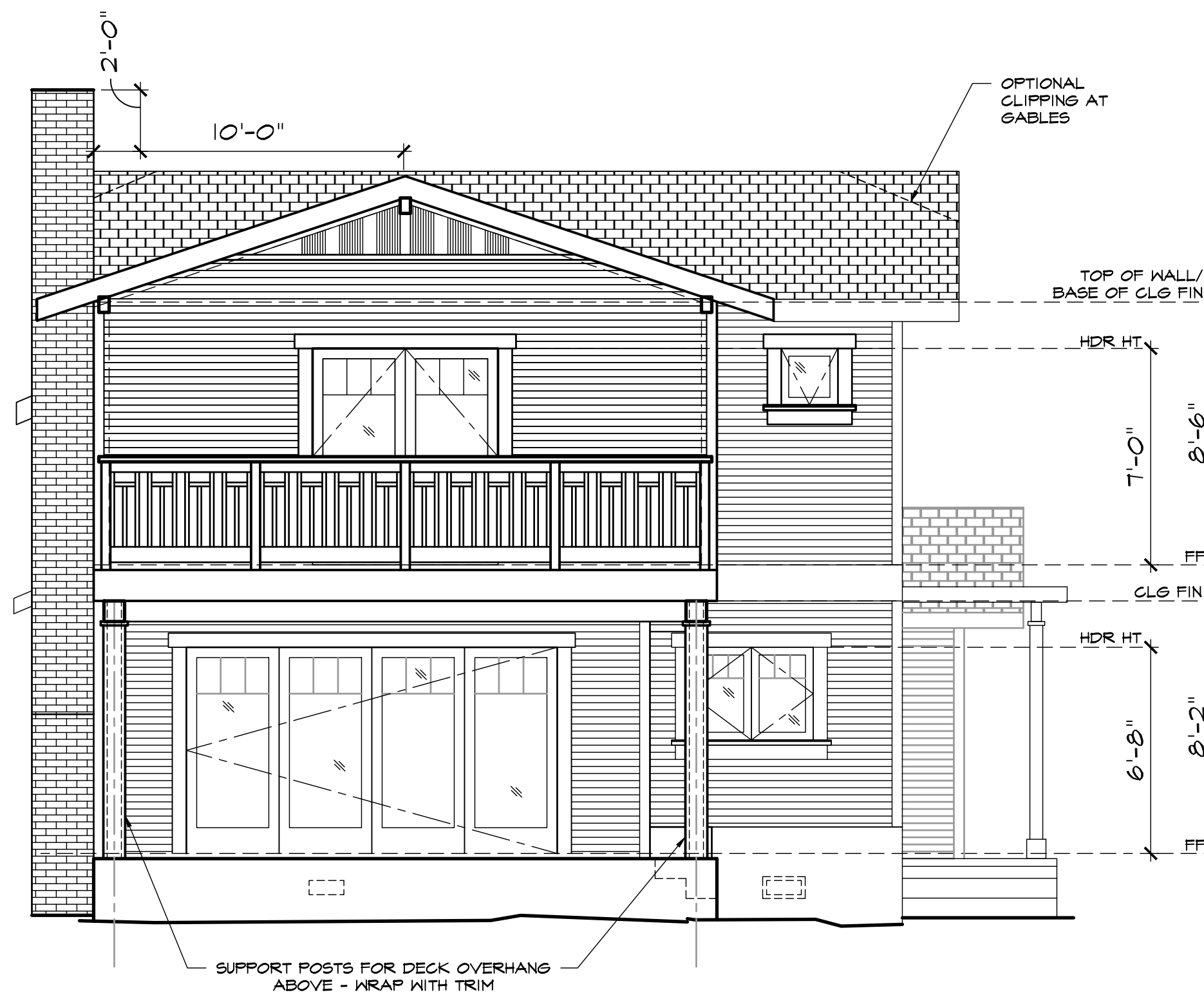
PROPOSED
EAST + SOUTH
EXTERIOR ELEVATIONS

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STATE OF CALIFORNIA

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WEST EXTERIOR ELEVATION

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



NORTH EXTERIOR ELEVATION

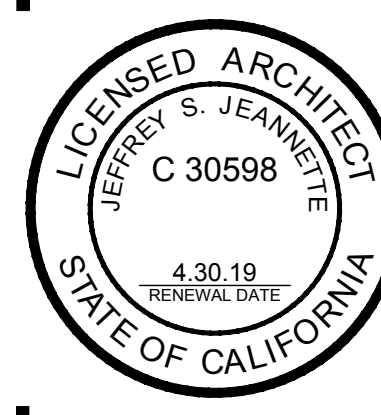
SCALE: 1/4" = 1' - 0"

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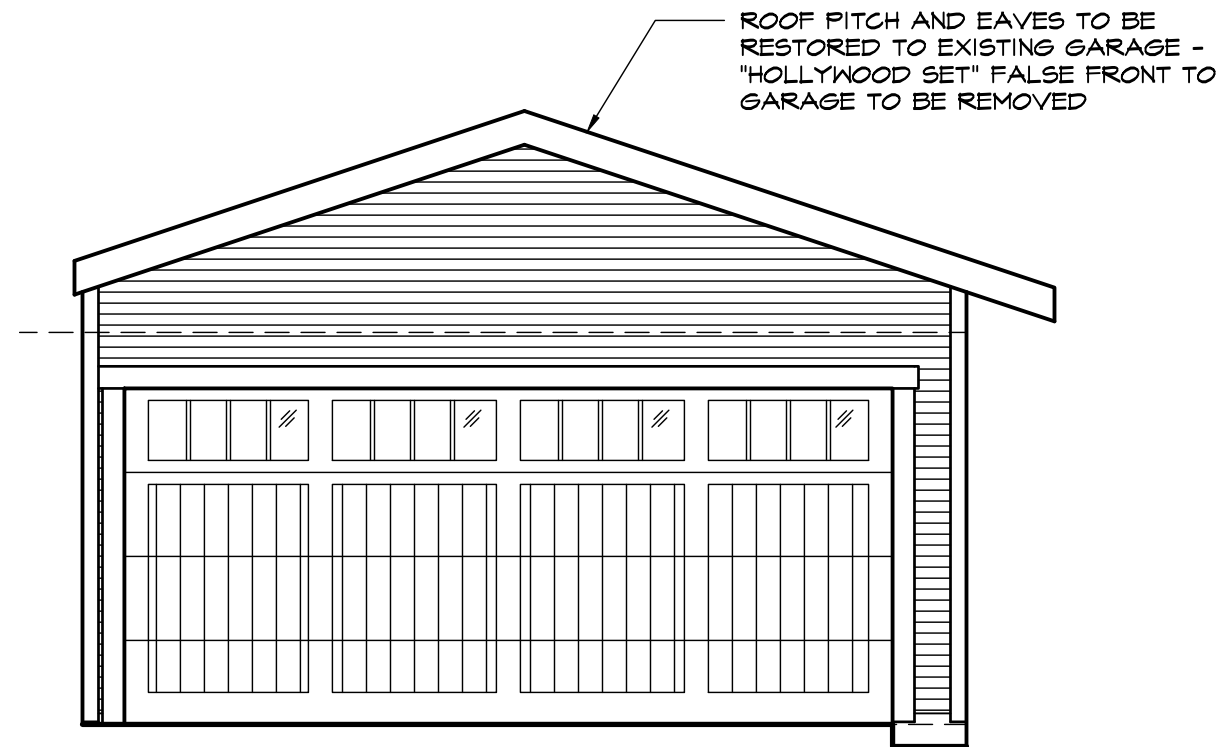
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PROPOSED
WEST + NORTH
EXTERIOR ELEVATIONS

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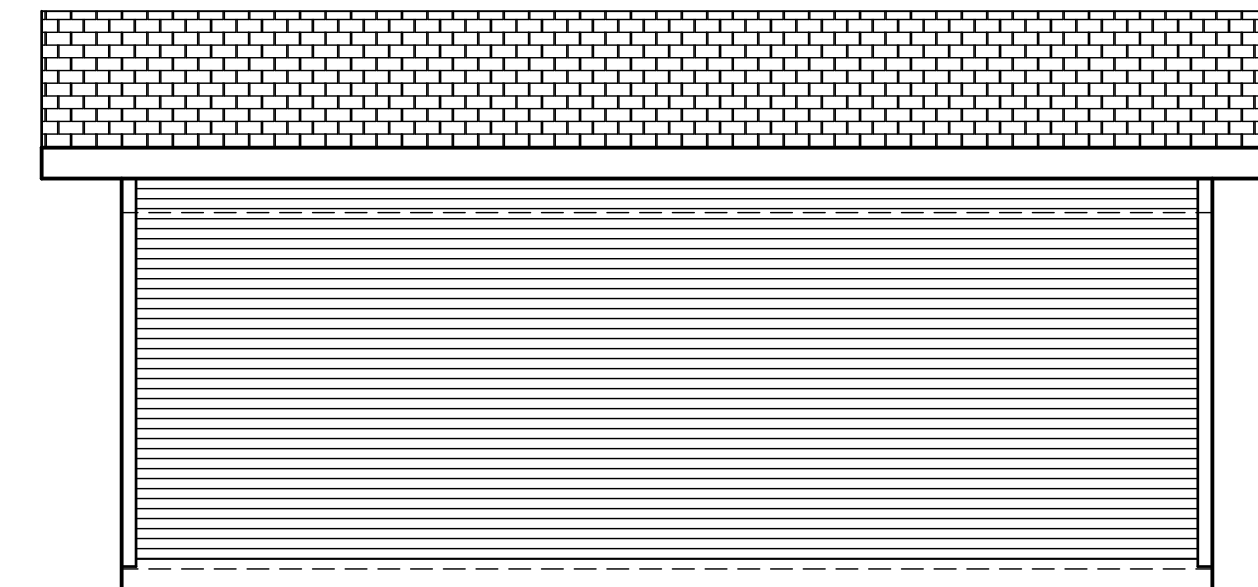


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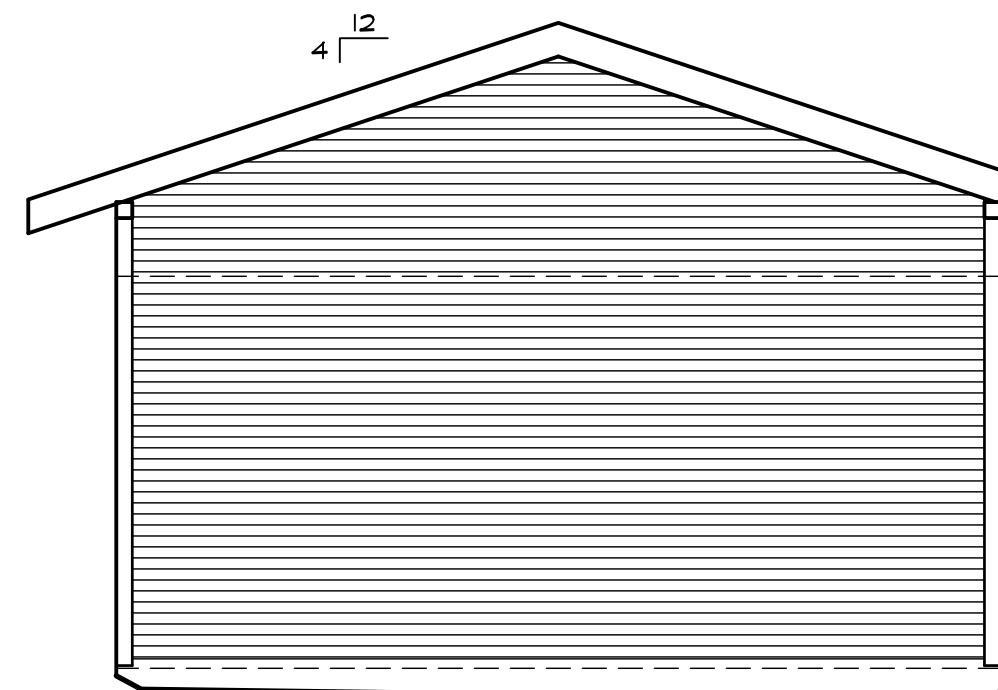
SOUTH EXTERIOR GARAGE ELEVATION

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



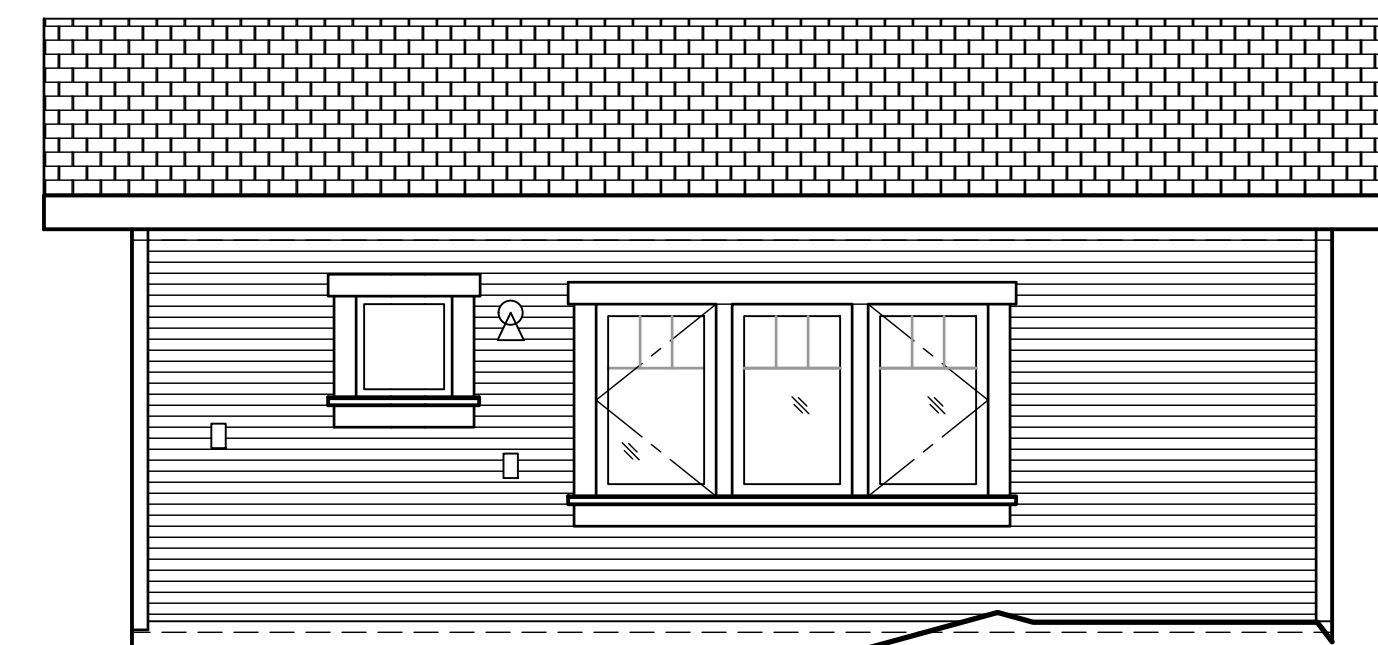
EAST EXTERIOR GARAGE ELEVATION

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



WEST EXTERIOR GARAGE ELEVATION

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NORTH EXTERIOR GARAGE ELEVATION

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PROPOSED GARAGE
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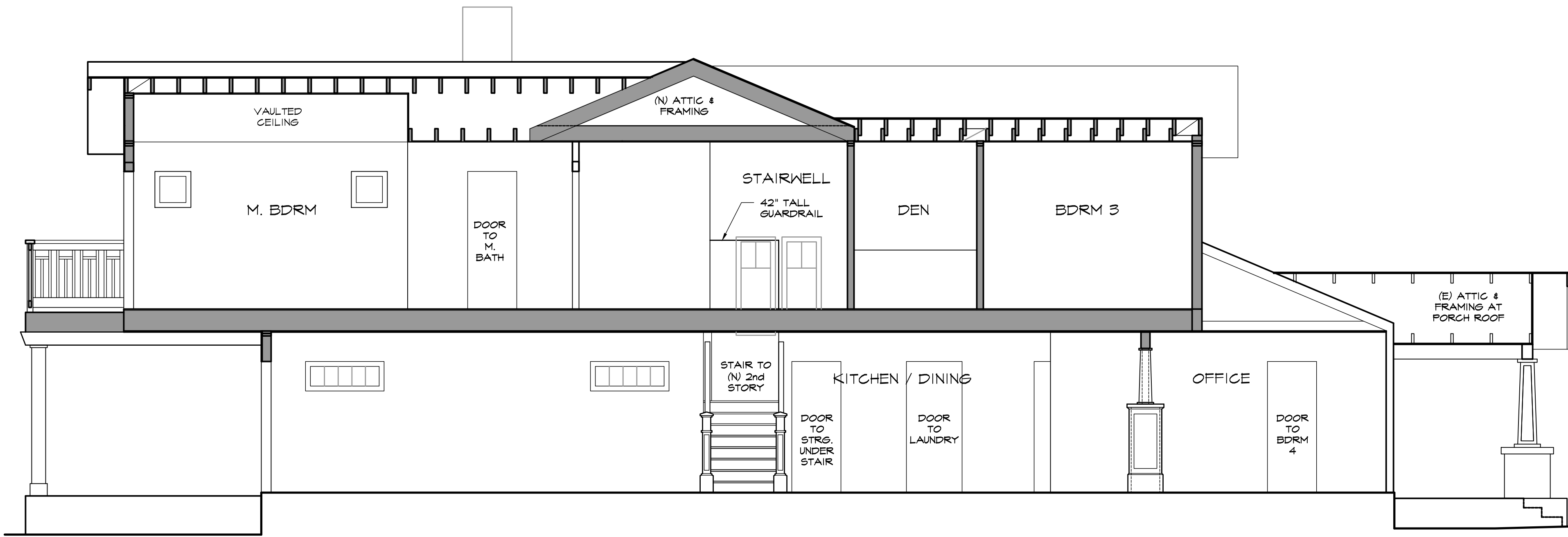
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A-6.3

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SECTION

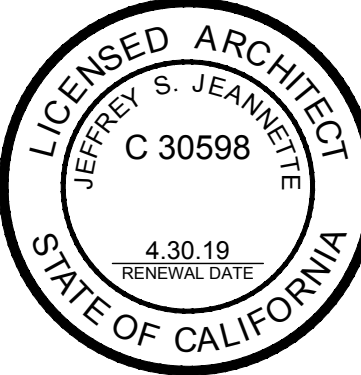
SCALE: 3/8" = 1' - 0"

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SECTIONS

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