



PROPERTY ACROSS THE STREET



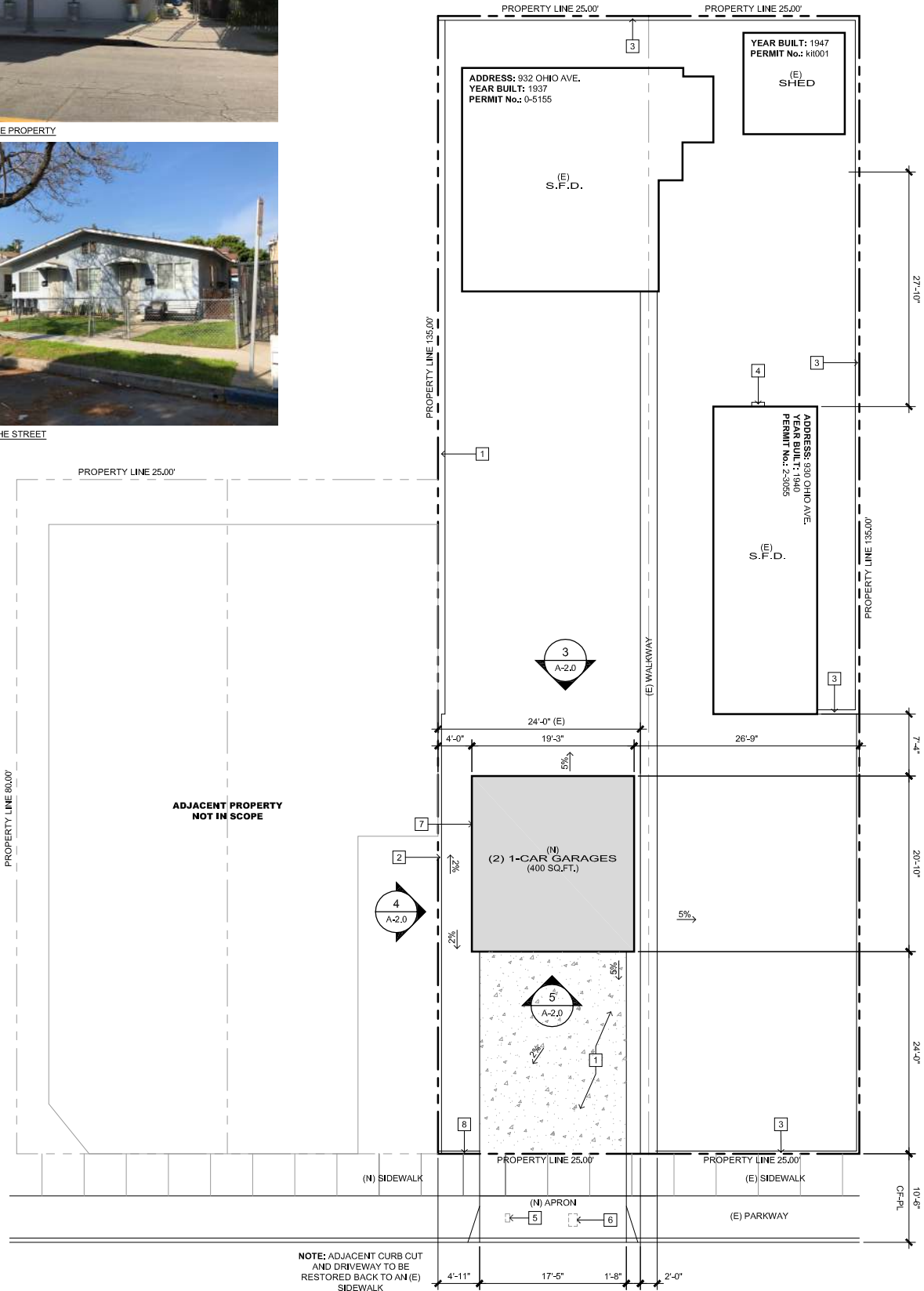
STREET VIEW OF PROPOSED GARAGE LOCATION



ADJACENT NORTH SIDE PROPERTY



PROPERTY ACROSS THE STREET



NOTE: ADJACENT CURB CUT AND DRIVEWAY TO BE RESTORED BACK TO AN (E) SIDEWALK

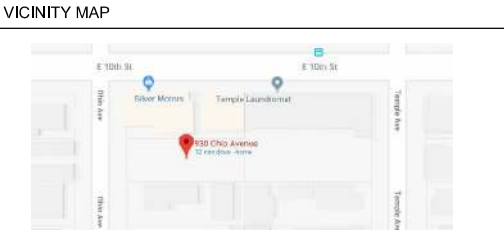
OHIO AVE.

SITE PLAN

Exhibit B

PROJECT DATA		
NEW CONSTRUCTION TYPE	T-VB	
ZONE	R-2N	
FIRE SPRINKLERS	NO	
PROPOSED USE	S.F.D.	
APN	726-2016-005	
LEGAL DESCRIPTION:	TEMPLE TRAC LOT 5/7 BLK 110	
SITE AREA	6,750	SQ. FT.
EXISTING LIVING AREA (UNIT 1)	432	SQ. FT.
EXISTING LIVING AREA (UNIT 2)	596	SQ. FT.
F.A.R.	15 %	
NEW GARAGE ADDITION	400	SQ. FT.
PROPOSED REQ'D/ALLOWED		
LOT COVERAGE	22 %	40 %
FRONT SETBACK	24'-0"	24'-0" (BACK-UP)
REAR SETBACK	N/A	
SIDES	4'-0"	4'-0"
PROPOSED BUILDING HEIGHT	12'-0"	35'-0" 2 ST.

SHEET INDEX	
A-1.0	COVER SHEET AND SITE PLAN
A-2.0	PROPOSED PLANS AND ELEVATIONS



KEYNOTES	
1	(E) CMU WALL
2	NOT USED
3	(E) 36" HIGH WOODEN FENCE
4	(E) ELECTRICAL METER
5	(E) WATER METER - TO BE RELOCATED
6	(E) CITY STREET LIGHT CONDUITS - TO BE RELOCATED
7	(N) 1-R FIRE RATE WALL AND EAVE
8	(E) GATE TO BE DEMO TO MAKE ENTRANCE FOR NEW DRIVEWAY. T.B.D. BY OWNER

LEGEND	
	SOLID SHADING INDICATES NEW 2- SINGLE CAR GARAGE ADDITION - 400 S.F.
	ELEVATION SYMBOL

SCOPE OF WORK	
NEW 2- SINGLE CAR GARAGES -400 S.F.	

CODES	
ALL WORK SHALL CONFORM TO THE 2016 CRC, CBC, CMC, CEC, CPC, THE CITY OF LONG BEACH MUNICIPAL CODE, AND THE 2016 CALIFORNIA ELECTRICAL CODE	

GENERAL NOTES	
1. PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET.	
2. FINISH GRADE AROUND THE NEW STRUCTURE/ ADDITION SHALL BE SLOPED AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES.	
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.	
4. CONTRACTOR TO REPLACE CLAY SEWER LINE IF IT FALLS WITHIN NEW ADDITION TO ABS LINE (ONLY AT ADDITION)	
5. CONTRACTOR TO VERIFY THAT GAS PIPING , ELECTRICAL PANEL , CENTRAL HEATING ARE ADAQUET FOR NEW ADDITIONS & OR REMODEL AND PROVIDE HOME OWNER WITH A PRICE PRIOR TO START OF WORK. (ALL ELECTRICAL , MECHANICAL , & PLUMBING TO BE DESIGN BUILD & TO CODE)	
6. SEPARATE PERMIT(S) IS/ARE REQUIRED FOR ACCESSORY BUILDING, PATIO COVERS, FENCES, SWIMMING POOL, RETAINING WALL, DEMOLITION, ETC.	

