

REVISIONS	BY

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SCOPE OF WORK

Demo & remove existing concrete around work area.

Build New 800 sq. ft. A.D.U. to match existing S.F.D.

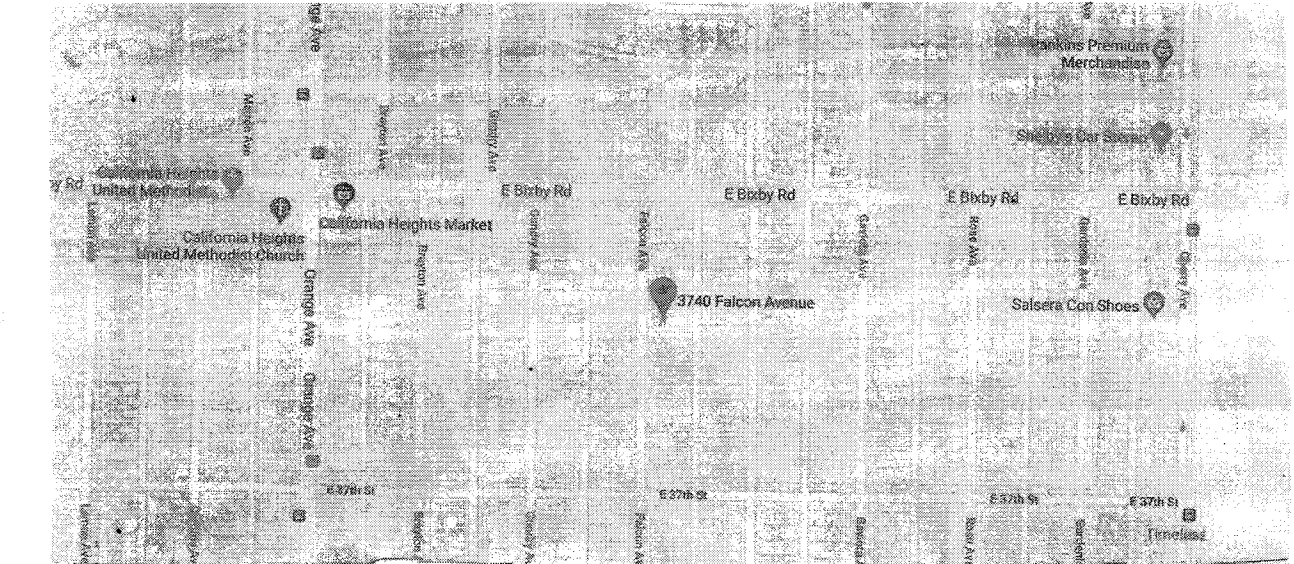
Build New 98 sq. ft. Front Porch for A.D.U.

Build New 21 sq. ft. Side Porch for A.D.U.

New Electrical, Plumbing. HVAC- New Gas & Electrical Meter

New Front Porch & Rear Landing. New Walkway & ADA ramp

ASSESSOR PARCEL NO.	7147-003-008
TRACT	5875
MAP REFERENCE	
LOT	14 & 15
ZONING	R-1-N
CONSTRUCTION TYPE	VB
GENERAL PLAN DESIGNATION	S.F.D.
HISTORIC DISTRICT	CALIFORNIA HEIGHTS



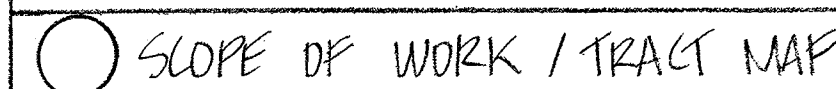
	MATERIAL & FINISH
1	Asphalt Shingle (Ash Gray) w/ 6:12 Roof Pitch
2	7/8 Stucco (Sand Finish) over 2-ply Building Paper (yellow)
3	Wood Frame Double Hung Window w/ Window Sill
4	1-3/4 6 Panel Wood Door
5	Wood Shutter
	PROPOSED A.D.U. BUILDING FINISHES
8	New Asphalt Shingle (Ash Gray) w/ 6:12 Roof Pitch to match existing
9	New 7/8 Stucco (Sand Finish) over 2-ply Building Paper (yellow) to match existing
10	New Wood Frame Double Hung Window w/ Window Sill to match existing
11	New 1-3/4 6 Panel Wood Door to match existing
12	New Front Porch
13	New Rear Landing
14	

LOT TOTAL SQ. FT.	6380
<u>HABITABLE</u>	
EXISTING SQ. FT.	1008
PROPOSED SQ. FT.	800
TOTAL SQ. FT.	1808
DEVELOPED % OF LOT	28%
<u>NON- HABITABLE</u>	
EXISTING GARAGE	400
EXISTING FR. PORCH SQ. FT.	300
EXISTING RE. PORCH SQ. FT.	12
NEW ADU FR. PORCH SQ. FT.	98
NEW ADU SIDE PORCH SQ. FT.	21
TOTAL SQ. FT.	561
DEVELOPED % OF LOT	9%
EXISTING HARDSCAPE SQ. FT.	284
NEW HARDSCAPE SQ. FT.	247
TOTAL SQ. FT.	531
DEVELOPED % OF LOT	9%

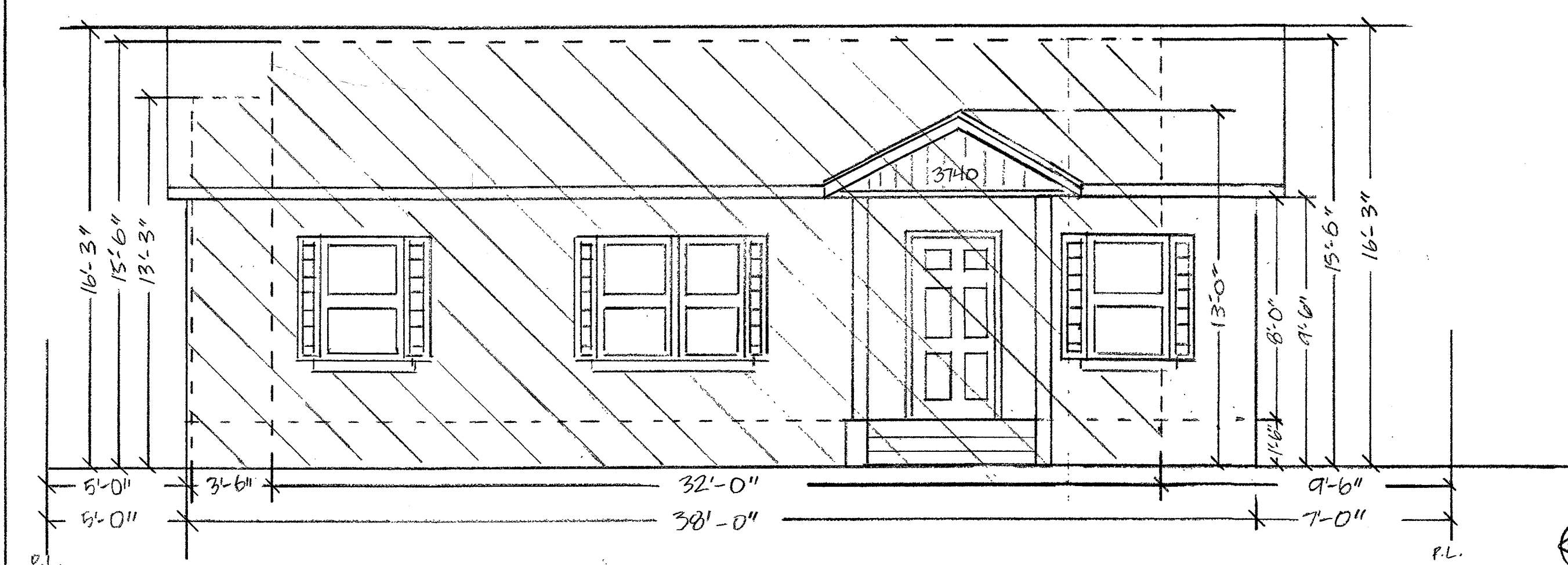
UNDEVELOPED % OF LOT **54%**

EXISTING BUILDING FINISH / PROPOSED A.D.U. FINISH

○ BUILDING SQ.FT. & RATIO / DATA

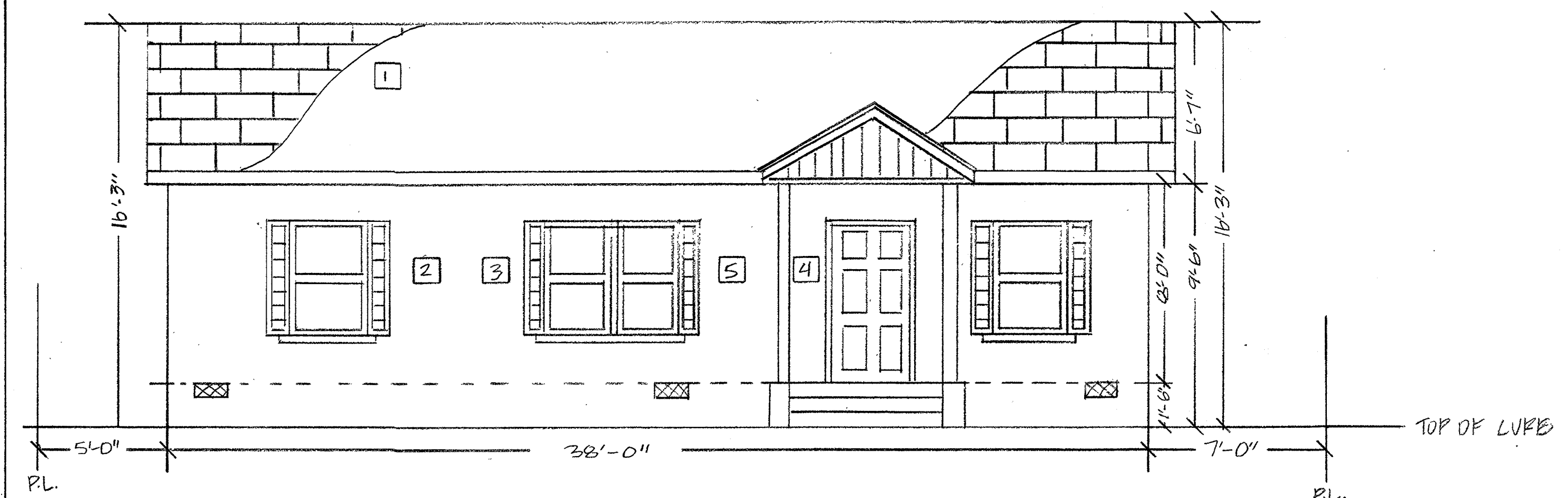


○ BUILDING INFO / VICINITY MAP



SCALE 1/4" = 1'-0"

○ FALLON STREET VIEW OF EXISTING SINGLE FAMILY DWELLING W/ NEW PROPOSED 800 SQ.FT. A.D.U.



SCALE 1/4" = 1'-0"

○ SITE PLAN EXISTING S.F.D.

SCALE $3/32" = 1'-0"$

○ SITE PLAN W/ PROPOSED 800 SQ.FT. A.D.U.

SCALE 3/32" = 1'-0"

○ FALCON STREET VIEW OF EXISTING SINGLE FAMILY DWELLING

3740 FALCON AVE.

LONG BEACH CA. 90807

OWNER INFO

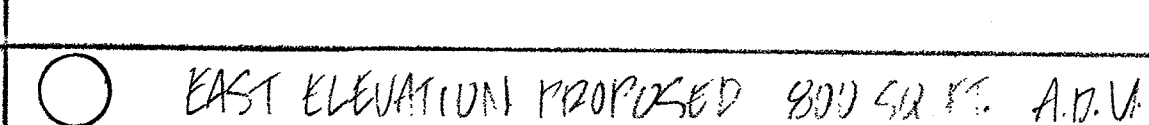
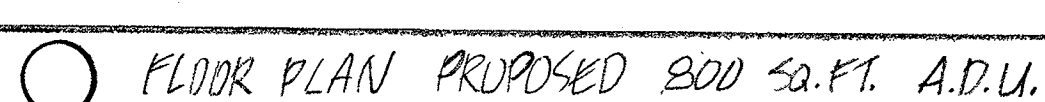
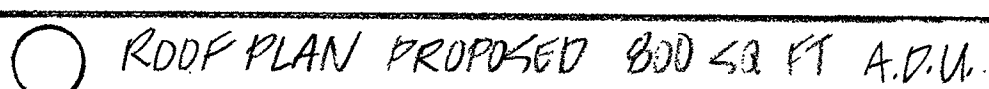
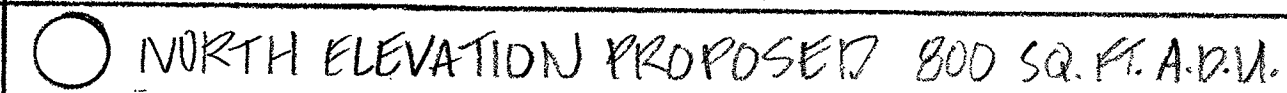
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Phone: 323. 273.7022
3740 Falcon Ave. Long Beach Ca. 90807

to	1-23-20
male	$W_1 = 1.0'' / W_2 = 1.0''$
awn	STEVEN S.
b	
est	/
2	Sheets

Ø	WIDTH	HEIGHT	QTY	(N)	(E)	TYPE	MATERIAL	FRAME	GRIDS	GLASS	TEMP.	U FACT	MFG	MODEL	SERIES
1	4'-0"	5'-0"	5	X		D. H.	Wood	Box w/ Wd. Sill		Clear		0.30	T.M. Cobb	Wood	Custom
2	2'-0"	5'-0"	4	X		D. H.	Wood	Box w/ Wd. Sill		Clear		0.30	T.M. Cobb	Wood	Custom
3	3'-0"	2'-0"	1	X		Case	Wood	Box w/ Wd. Sill		Obscure	x	0.30	T.M. Cobb	Wood	Custom
4	3'-0"	2'-0"	1	X		D. H.	Wood	Box w/ Wd. Sill		Obscure	x	0.30	T.M. Cobb	Wood	Custom
5	5'-0"	3'-0"	1	X		Bay	Wood	Box w/ Wd. Sill		Clear		0.30	T.M. Cobb	Wood	Custom

[illegible]

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13	New Rear Landing



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1-23-20	
14" = 1"	
STEVEN S.	
2	
2	Sheets