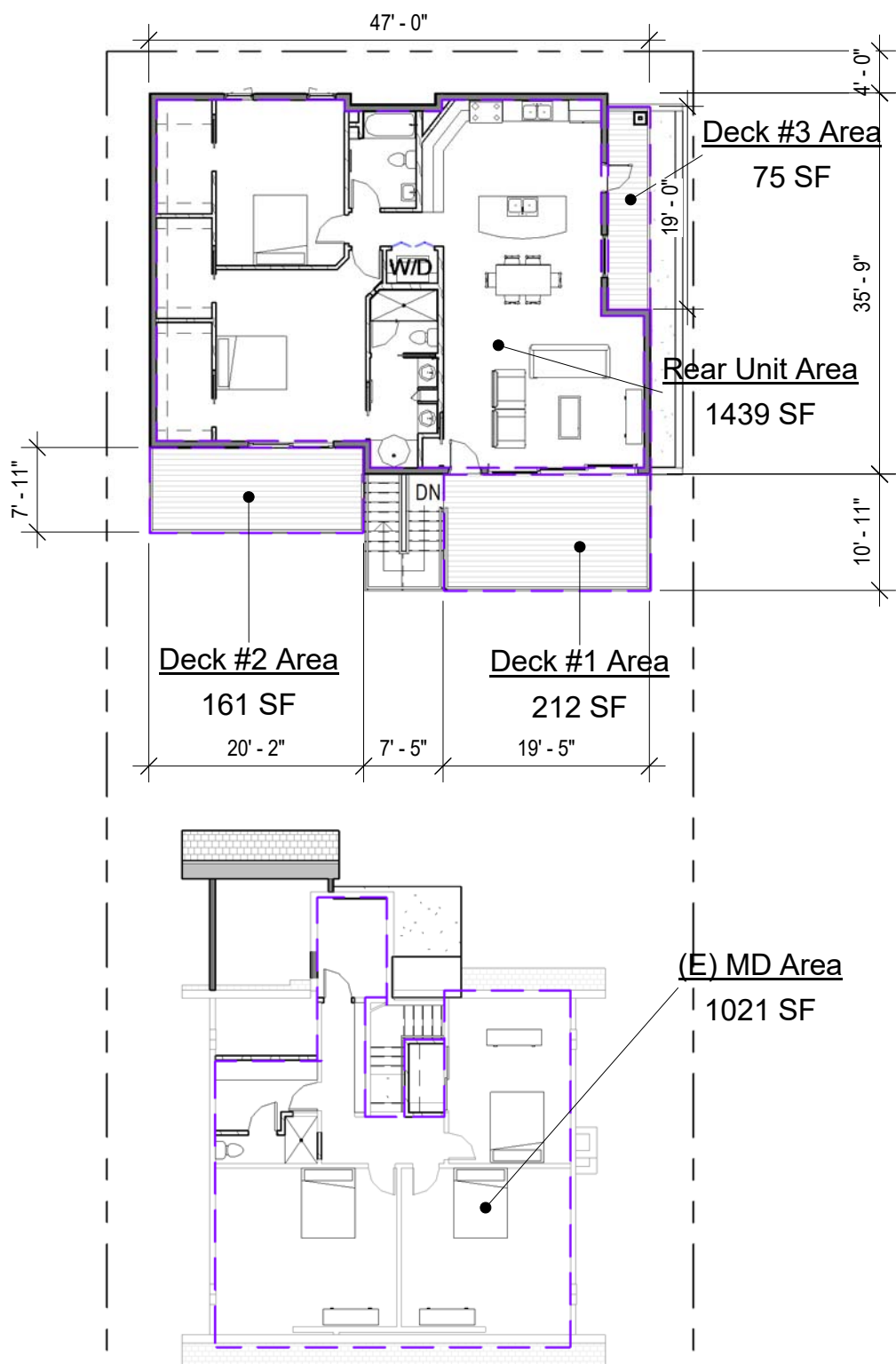


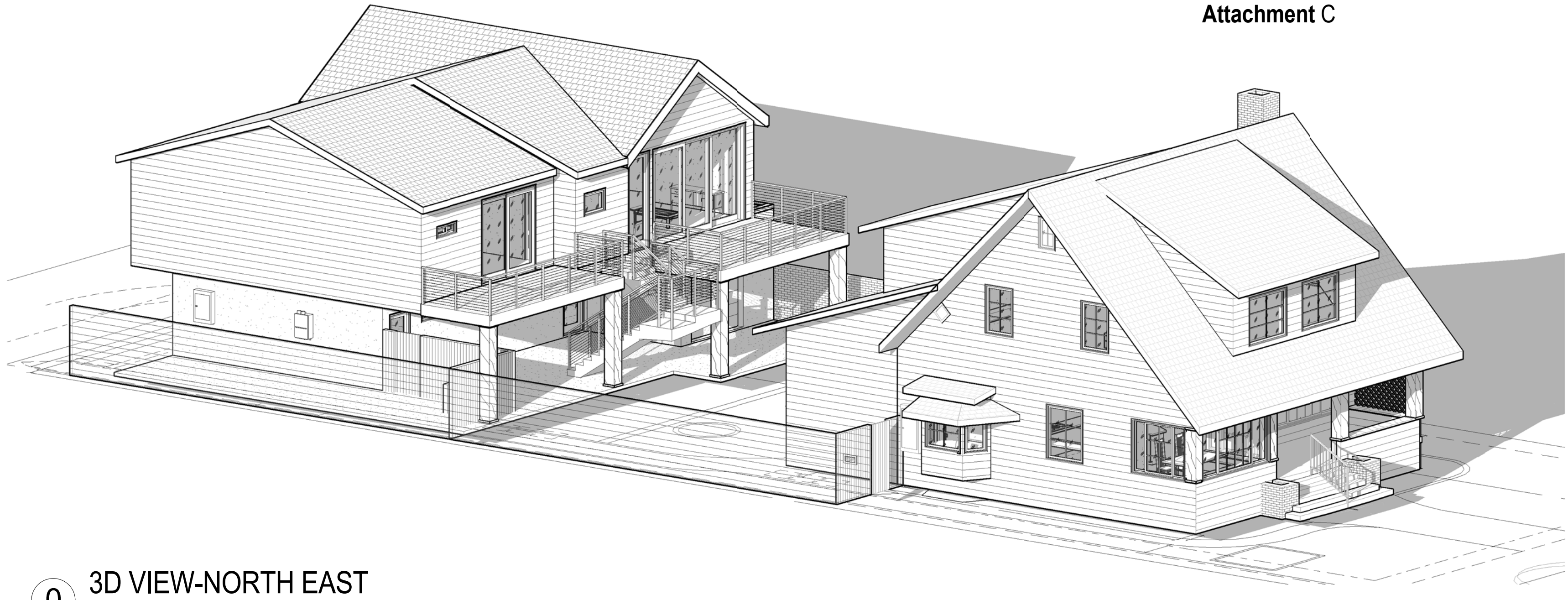
LOT COVERAGE PLAN

1/16" = 1'-0"

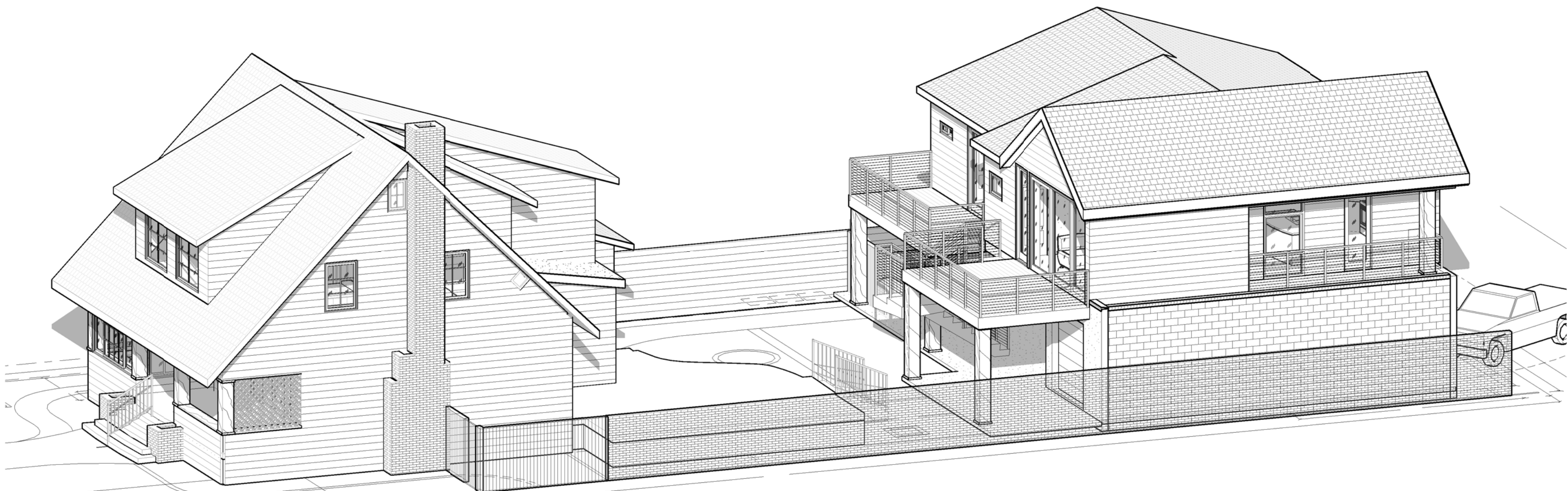


2ND FLOOR AREAS

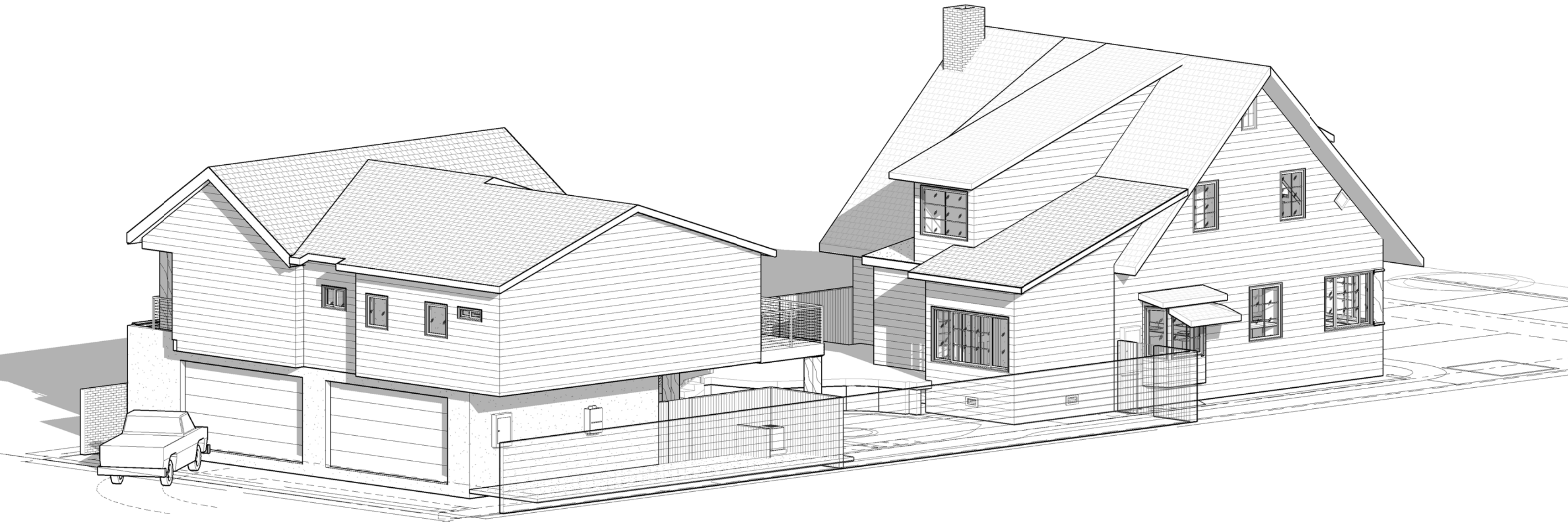
1/16" = 1'-0"



3D VIEW-NORTH EAST



3D VIEW-SOUTH WEST



3D VIEW SOUTH EAST

Attachment C

PROJECT SCOPE

- MAIN DWELLING:**
1) REMODEL OF AN EXG. SINGLE FAMILY MAIN DWELLING
2) ADD 118 SF (10'-7" X 12'-3") FOR NEW MASTER BDRM AT EXG. 2034 SF MAIN DWELLING
3) ADD ONE BATHROOM AT FIRST FLOOR (MAIN DWELLING)
REAR UNIT:
A) REPLACE EXISTING GARAGE (47'-10" X 22'-0") W/ NEW 1080 SF (45'-0" X 23'-9") W/ 1/2 BATH-17 SF (5'-7" X 3'-0")
B) REAR STO. 137 SF (14'-1" X 11'-0") (ACCESSORY) ATTACHED TO GARAGE
C) REAR 2ND FLR DWELLING UNIT - 1,439 SF (14'-0" X 35'-9" IRREG.)
D) REAR UNIT 2ND FLR OPEN DECKS - 161 + 212 + 75 = 448 SF (W/ 42" HT. METAL CABLE GUARDRAILS)
E) TOTAL LINEAR FEET OF DEMO EXTERIOR WALLS (SEE DEMO SITE PLAN):
- AT (E) MAIN HOUSE = 19'-4" +/-
- AT (E) GARAGE = 189'-8" +/-

NOTE: *-AREAS (SF) SHOWN ARE COMPUTED MINUS EXTERIOR WALLS PER CBC FLOOR AREA DEFINITION

PROJECT DATA

ALL WORK SHALL CONFORM TO THE 2019 EDITION OF COUNTY OF LOS ANGELES BUILDING CODE, EXISTING BUILDING CODE (E), RESIDENTIAL CODE (R), TABLE (T), PLUMBING CODE (PC), MECHANICAL CODE (MC), ELECTRICAL CODE (EC), BUILDING CODE MANUAL (BCM), 2018 NATIONAL DESIGN SPECIFICATIONS (NDS), 2018 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS), 2017 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES ASCE/SEI 7-16, ACI 318-14, TMS 402-13, TMS 602-13, AISC 360-10, AISC 341-10, AISI S 100-07/S2-10, 2019 CALIFORNIA BUILDING CODE AND 2019 BUILDING ENERGY EFFICIENCY STDS PER TITLE 24, PART 1, ARTICLE 1, PART 6 OF THE CALIFORNIA CODE OF REGULATIONS.

LEGAL DESCRIPTION:
ADDRESS : 2711 E. 1ST STREET, LONG BEACH CA 90803
AIN NUMBER : 7264-025-018
LOT/ PARCEL AREAS : 8,250 SF (0.19 AC.) (55' X 150')
TRACT : TR 30195
MAP BOOK : M B 744-4-6
BLOCK : 72
LOT : 18

EXISTING PROJECT DESCRIPTION:
ZONING : R-2-L
ZONING DISTRICT : BLUFF PARK HISTORIC DISTRICT
(E) MAIN DWELLING AREA : 2,034 SF
LOT AREA : 8,250 SF
YEAR BUILT : 1909
CONSTRUCTION : TYPE V-B, NOT SPRINKLERED
USE (S) : SINGLE FAMILY DWELLING
OF STORY (S) : 2-STORY
HEIGHT OF BUILDING : 28'-0" (35'-0" MAX. HEIGHT ALLOWED)
OF BEDROOMS : 4
OF BATHROOMS : 1.5
EXG. GARAGE AREA : 946 SF (4 CAR) (TO BE REBUILT-SEE REAR UNIT)

NEW PROJECT DESCRIPTION: (SAME AS ABOVE, EXCEPT):
(N) MAIN DWELLING AREA : 2,161 SF (2,034 + ADDITION- 118)
OF BEDROOMS : 4
OF BATHROOMS : 2.5

NEW REAR UNIT DESCRIPTION: (SAME AS ABOVE, EXCEPT):
(N) REAR UNIT AREA : 1,439 SF
USE (S) : R-3 / U (GARAGE AT 1ST FLOOR)
OF STORY (S) : 2-STORY
HEIGHT OF BUILDING : 26'-7"
OF BEDROOMS : 2
OF BATHROOMS : 2
(N) GARAGE AREA : 1080 SF (4 CAR)
(N) 2ND FLR OPEN DECKS : 448 SF
(N) OPEN SPACE (8% PER UNIT) : 6,875 SF (NET LOT AREA) X 16% (8% X2) = 1,100 < 3490 OK

PROJECT LOT COVERAGE - TABLE - LOT 8,250 SF

#	AREA TYPE	(E) 1ST FLR AREA	(N) 1ST FLR AREA	1ST FLR ACCESSORY AREAS	(E) 1ST FLR PATIO AREA	2ND FLR AREA	TOTAL COVERAGE (SF)	PERCENTAGE (%)
1	MAIN DWELLING	1048 SF	118 SF	0 SF	0 SF	0 SF	1166	14
2	(N) REAR UNIT	0 SF	1080 SF	138 SF	0 SF	1439 SF	1439	17
Grand total: 2							2605	31

PROJECT INDEX

SEE A0.01 FOR SHHET INDEX

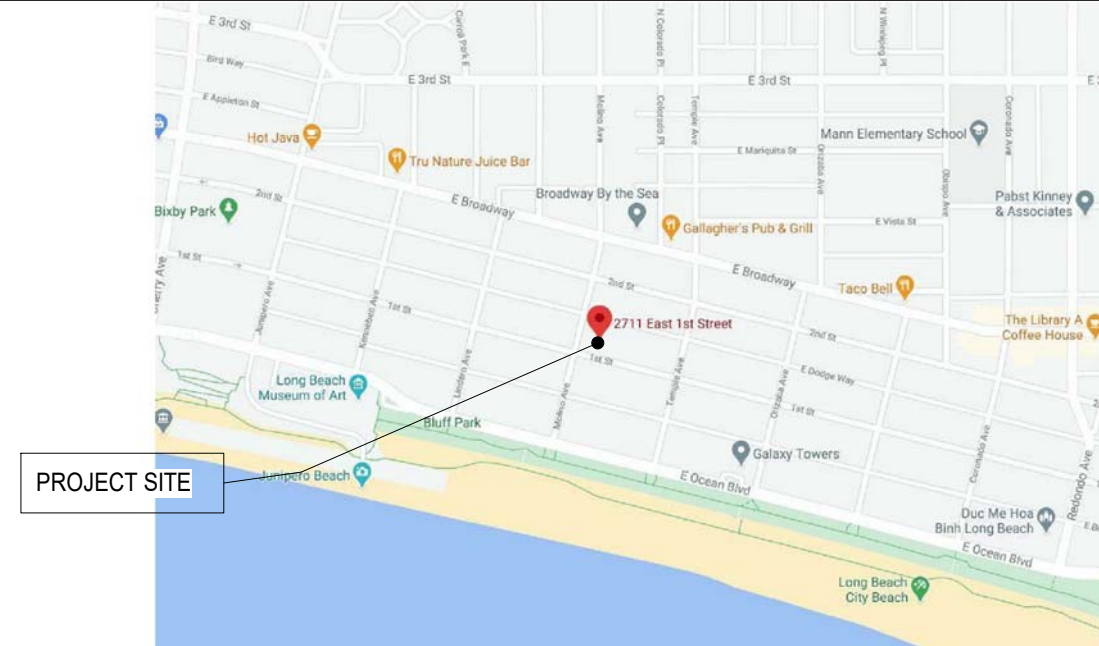
PROJECT DIRECTORY

OWNERS:
GRACE RINCK : 2711 E. 1ST STREET, LONG BEACH CA 90803
GLORIA CHAN : (XXX) XXX-XXXX
DRAFTING:
DNF CONSULTING, INC : PORTER RANCH, CA 91326
DENNIS FAVIS : TEL: (818) 368-7802
FAX: (818) 408-1638
dnf@ia.twcbc.com
ENGINEER:
xxxxx : X
xxxxx : X
TEL: (XXX) XXX-XXXX
CONTRACTOR:
HUFFMAN DESIGN/ BUILD : 2455 MCCREADY AVE., LOS ANGELES, CA 90039
DAVE HUFFMAN : TEL: (323) 496-1268
TITLE 24:
PERFECT DESIGN & ENG. : 2416 W. VALLEY BL., ALHAMBRA CA 91803
RAYMOND ZHONG : TEL: (636) 289-8808
PERFECTAAA@aol.com

PROJECT PARCEL MAP

SEE A0.01 FOR PROJECT PARCEL MAP

PROJECT VICINITY MAP



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, INC.



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Los Angeles, California 90039
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Project:
1ST STREET
2711 E. 1ST STREET, LONG BEACH CA 90803
Owner:
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2711 E. 1ST STREET, LONG BEACH CA 90803

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Remarks		
Revision Number	Revision Description	Revision Date
0	1ST SUBMITTAL	04/15/21
1	2ND SUBMITTAL	10/13/21

Sheet Title:

PROJECT INFO.,
NOTES & 3DS

Drawn By: DNF

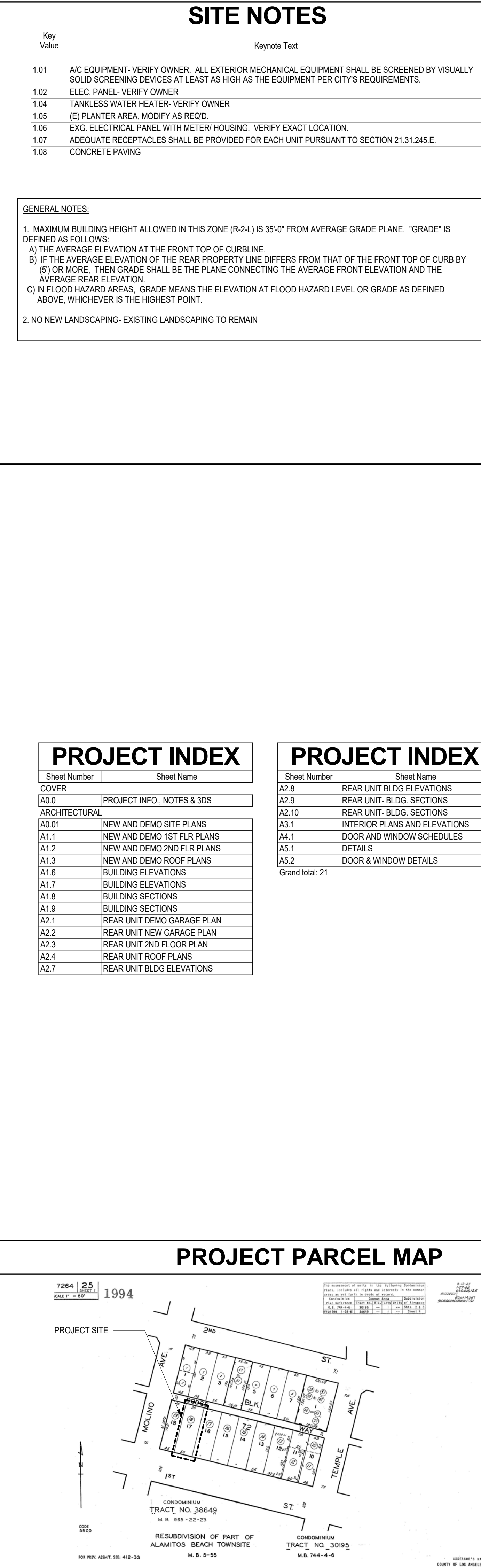
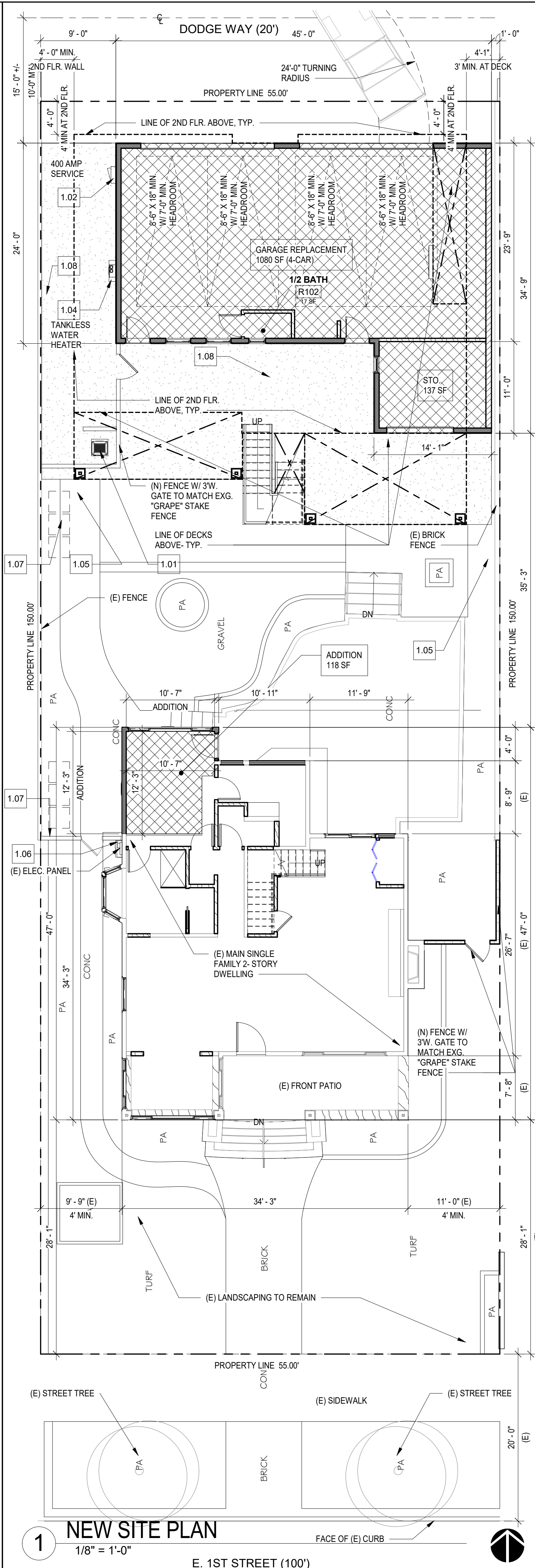
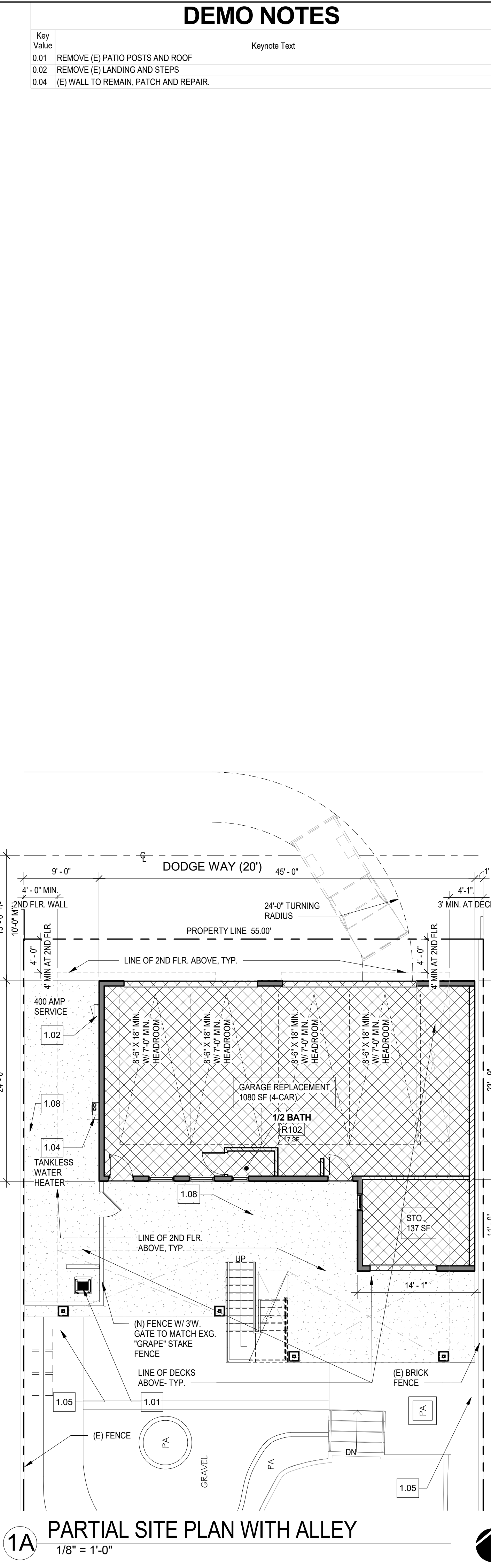
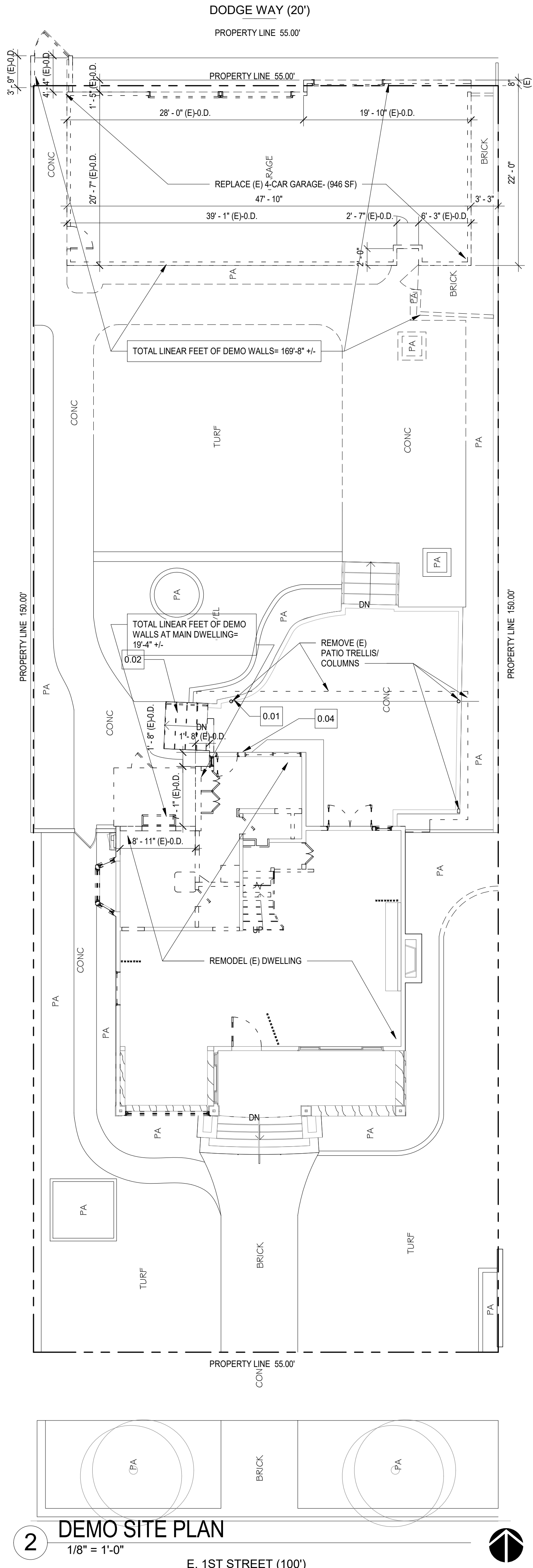
Project No.

Date:

Scale: AS SHOWN

Sheet:

A0.0



DEMO NOTES

Key Value	Keynote Text
0.01	REMOVE (E) PATIO POSTS AND ROOF
0.02	REMOVE (E) LANDING AND STEPS
0.04	(E) WALL TO REMAIN, PATCH AND REPAIR.

SITE NOTES

Key Value	Keynote Text
1.01	A/C EQUIPMENT- VERIFY OWNER. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED BY VISUALLY SOLID SCREENING DEVICES AT LEAST AS HIGH AS THE EQUIPMENT PER CITY'S REQUIREMENTS.
1.02	ELEC. PANEL- VERIFY OWNER
1.04	TANKLESS WATER HEATER- VERIFY OWNER
1.05	(E) PLANTER AREA, MODIFY AS REQ'D.
1.06	EXG. ELECTRICAL PANEL WITH METER/ HOUSING. VERIFY EXACT LOCATION.
1.07	ADEQUATE RECEPTACLES SHALL BE PROVIDED FOR EACH UNIT PURSUANT TO SECTION 21.31.245.E.
1.08	CONCRETE PAVING

GENERAL NOTES:

- MAXIMUM BUILDING HEIGHT ALLOWED IN THIS ZONE (R-2-L) IS 35'-0" FROM AVERAGE GRADE PLANE. "GRADE" IS DEFINED AS FOLLOWS:
A) THE AVERAGE ELEVATION AT THE FRONT TOP OF CURBLINE
B) IF THE AVERAGE ELEVATION OF THE REAR PROPERTY LINE DIFFERS FROM THAT OF THE FRONT TOP OF CURB BY (5') OR MORE, THEN GRADE SHALL BE THE PLANE CONNECTING THE AVERAGE FRONT ELEVATION AND THE AVERAGE REAR ELEVATION.
C) IN FLOOD HAZARD AREAS, GRADE MEANS THE ELEVATION AT FLOOD HAZARD LEVEL OR GRADE AS DEFINED ABOVE, WHICHEVER IS THE HIGHEST POINT.
- NO NEW LANDSCAPING- EXISTING LANDSCAPING TO REMAIN

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huffman.designbuild.com
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1	2ND SUBMITTAL	10/13/21

Sheet Title:
NEW AND DEMO SITE PLANS

Drawn By: DNF
Project No.
Date:
Scale: AS SHOWN
Sheet:
A0.01

2

DEMO 1ST FLOOR PLAN

1/4" = 1'-0"



1

NEW 1ST FLOOR PLAN

1/4" = 1'-0"



PLAN LEGEND

NOTES:
1. DIMENSION SHOWN HEREIN THESE DRAWINGS ARE TO BE TAKEN FROM FACE OF SHEATHING, U.N.O.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS/ DISCREPANCIES AND COORDINATE WITH DESIGNER/OWNER PRIOR TO CONSTRUCTION SO THAT THE DESIGN INTENT SHOWN HEREIN THESE DRAWINGS ARE FOLLOWED.
3. ALL EXTERIOR AND INTERIOR FINISHES ARE TO BE CONFIRMED AND APPROVED BY OWNER, SUBMIT SAMPLES.

SECTION/ ELEVATION
3 A3.1 SHEET WHERE SECTION IS DRAWN
2 A2.1 SHEET WHERE SECTION IS DRAWN

ROOM
ROOM NUMBER
+0'-0" CEILING HEIGHT
FF. 0'-0" FINISH FLOOR

DOOR
W.D.O. EXISTING ARCH'L. ELEMENT TO BE DEMOLISHED/REMOVED (DOORS, WINDOWS, CABINETS, WATER CLOSET, SINK, ETC.)
CAB. /SINK W.C.

INTERIOR ELEVATION
1 WINDOW TAG, SEE SCHED.
E WINDOW TAG, EXISTING
RE WINDOW TAG, RELOCATED
101.1 DOOR TAG, SEE SCHED.
E DOOR TAG, EXISTING
RE DOOR TAG, RELOCATED

WALL NOTES:
1. PROV. CEMENT BOARD AT "WET SIDE" OF BATH OR SHOWER WHERE OCCURS.
2. 10" HIGH- USE 2X8 AT 16" O.C. UNO
10" THRU 16" USE 2X8 AT 16" O.C.
16" OVER- USE 2X8 AT 16" O.C. MIN.
3. PLUMBING WALLS TO BE OF 2X6 MIN.
4. IN COMBUSTIBLE CONSTRUCTION, PROVIDE FIRE BLOCKING BOTH VERTICAL AND HORIZONTAL.
5. EXT. WALLS TO HAVE R-15 BATT INSUL. PER T-24
6. SEE 8/A5.1 FOR FLASHING AT WINDOWS, OPENINGS

UTILITY NOTE: PROVIDE HOT AND COLD WATER SUPPLY OR GAS AT PLUMBING FIXTURES OR APPLIANCES WHERE REQUIRED.
APPLIANCE- VERIFY OWNER'S SPECS. PRIOR TO MILLWORK FABRICATION & POWER INSTALL
USE SMART APPLIANCES- A1.01
DUPLEX CONVENIENCE OUTLET
RECESSED INCANDESCENT LIGHT
SURFACE MOUNTED LIGHT FIXTURE
LIGHTING OUTLET ABOVE (CHANDELLER, VER. OWNER)
RECESSED FLUORESCENT FIXTURE
WALL LAMP
SWITCH (LETTER= SPECIFIC LIGHT FOR CONTROL)
DOOR BELL
BATH TUB WITH SHOWER HEAD AND SOAP NICHE AND 6' HT. NON-ABSORBENT SURFACE AT SHOWER WALL W/ 30" MIN. DIAMETER CLEARANCE W/H. SHOWER OCC.
22"x30" MIN. ATTIC ACCESS OR 30" X30" IF FURNACE IS IN ATTIC. MIN. HEADROOM OF 30"- PROV. SERVICE LAMP

NEW EXTERIOR 2X STUD WALL (SEE EXT. ELEV FOR FINISH)
NEW CMU WALL (SEE EXT. ELEV FOR FINISH)
NEW INTERIOR 2X STUD WALL (SEE WALL NOTE)
NEW CABINET PANEL
LAVATORY OR LAV W/ COUNTERTOP, BASE CAB. AND MIRROR
STAINLESS STEEL DBL SINK W/ S.S. FAUCET PROV. GARBAGE DISP.
RANGE W/ EXHAUST HOOD AND VENT
PRE-FAB SHOWER STALL WITH SHOWER HEAD W/ GLASS ENCLOSURE/ SOAP HOLDER W/ 30" MIN. DIAMETER CLEARANCE
TANK TYPE WATER CLOSET ULTRA LOW FLUSH PER CODE (PROV. PAPER HOLDER)
SHOWER HEAD
EXHAUST FAN
NOTE 1: MUST BE ENERGY STAR AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE HOUSE.
NOTE 2: NEWLY INSTALLED FAN, NOT FUNCTIONING AS A COMPONENT OF THE WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL
SMOKE DETECTOR/ ALARM:
1) SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM ON THE CEILING OR WALL IMMEDIATELY OUTSIDE OF EACH SLEEPING ROOM AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY (907.2.11.2, R314.3)
2) a) IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BLDG. WIRING AND SHALL BE EQUIPPED W/ A BATTERY PACK UP (907.2.11.4, R314.4)
b) IN EXISTING SFD, SMOKE DETECTORS MAY BE BATTERY OPERATED. (907.2.11.6, R314.4)
CARBON MONOXIDE SENSOR/ ALARM, AT CEILING OF HALLWAYS
"SMART" THERMOSTAT, SEE A1.01

LINE OF OBJECTS OVERHEAD
WALL NOTES:
1. PROV. CEMENT BOARD AT "WET SIDE" OF BATH OR SHOWER WHERE OCCURS.
2. 10" HIGH- USE 2X8 AT 16" O.C. UNO
10" THRU 16" USE 2X8 AT 16" O.C.
16" OVER- USE 2X8 AT 16" O.C. MIN.
3. PLUMBING WALLS TO BE OF 2X6 MIN.
4. IN COMBUSTIBLE CONSTRUCTION, PROVIDE FIRE BLOCKING BOTH VERTICAL AND HORIZONTAL.
5. EXT. WALLS TO HAVE R-15 BATT INSUL. PER T-24
6. SEE 8/A5.1 FOR FLASHING AT WINDOWS, OPENINGS

UTILITY NOTE: PROVIDE HOT AND COLD WATER SUPPLY OR GAS AT PLUMBING FIXTURES OR APPLIANCES WHERE REQUIRED.
APPLIANCE- VERIFY OWNER'S SPECS. PRIOR TO MILLWORK FABRICATION & POWER INSTALL
USE SMART APPLIANCES- A1.01
DUPLEX CONVENIENCE OUTLET
RECESSED INCANDESCENT LIGHT
SURFACE MOUNTED LIGHT FIXTURE
LIGHTING OUTLET ABOVE (CHANDELLER, VER. OWNER)
RECESSED FLUORESCENT FIXTURE
WALL LAMP
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BATH TUB WITH SHOWER HEAD AND SOAP NICHE AND 6' HT. NON-ABSORBENT SURFACE AT SHOWER WALL W/ 30" MIN. DIAMETER CLEARANCE W/H. SHOWER OCC.
22"x30" MIN. ATTIC ACCESS OR 30" X30" IF FURNACE IS IN ATTIC. MIN. HEADROOM OF 30"- PROV. SERVICE LAMP

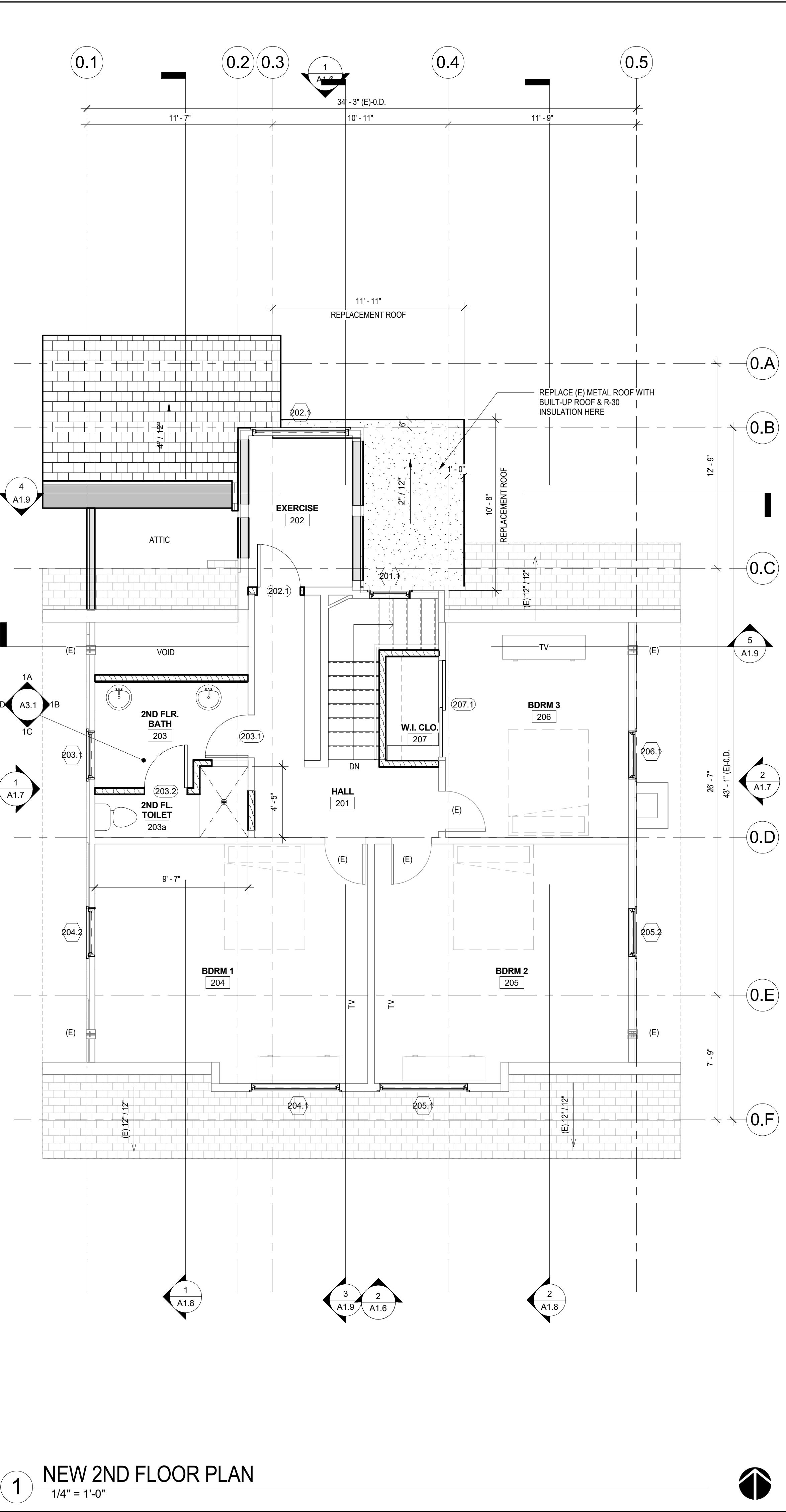
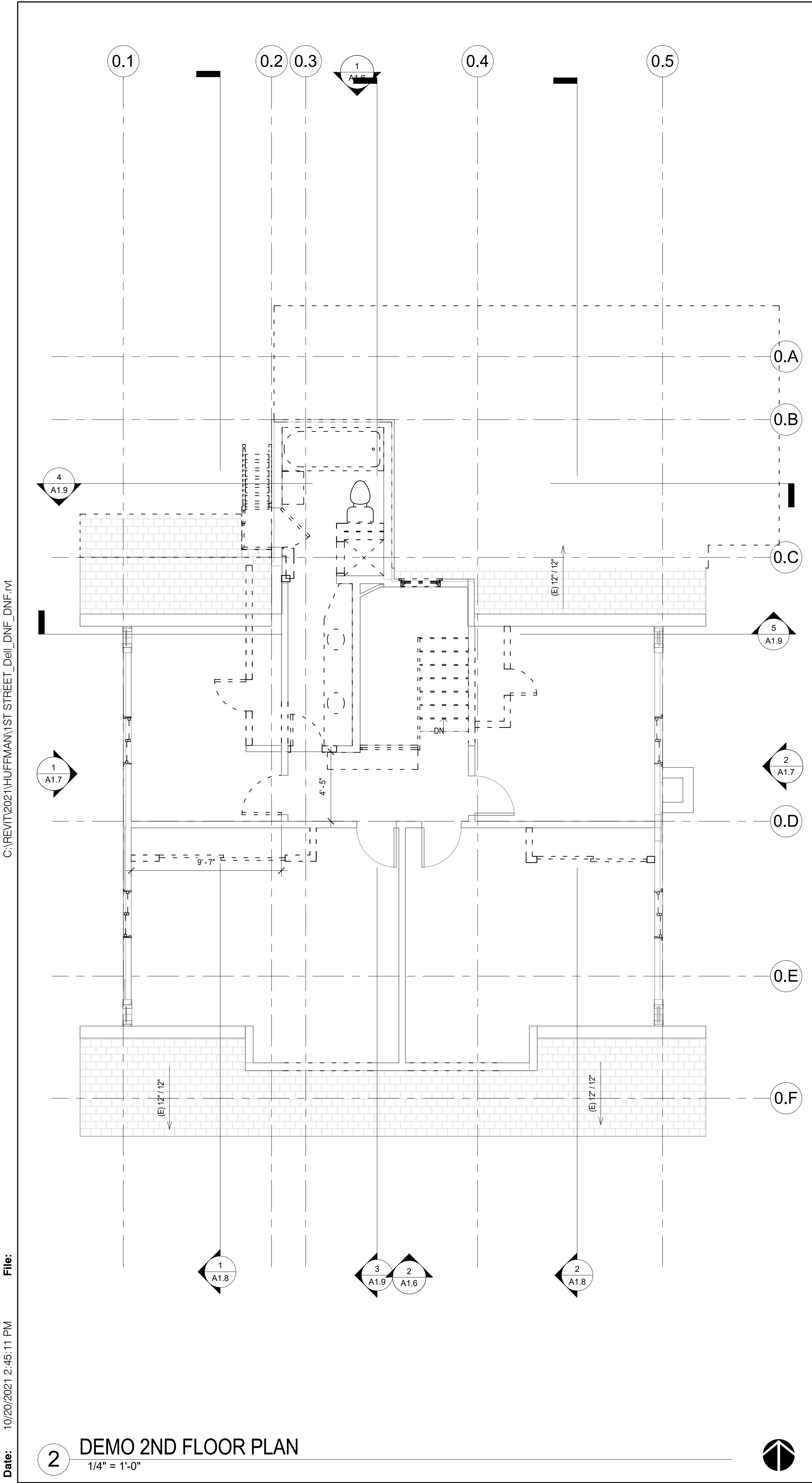
Legend:
M MIRROR
SN SOAP NICHE
TP TOILET PAPER
TR TOWEL ROD
MC MEDICINE CABINET
FD FLOOR DRAIN
D/W DISH WASHER
D CLOTHES DRYER
W CLOTHES WASHER
FLOOR AREA ADDITION
CLOSET SHELF WITH POLE

PLAN NOTES

Key Value	Keynote Text
2.15	3'-6" HT. MIN. METAL CABLE RAIL/ GUARDRAIL. GUARDRAIL SHALL NOT HAVE OPENINGS WHICH WILL ALLOW PASSAGE OF A SHERE 4 INCHES IN DIAMETER. GUARDRAIL SHOULD BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

EGRESS NOTES

Revision Number	Revision Description	Revision Date
0	1ST SUBMITTAL	04/15/21
1	2ND SUBMITTAL	10/13/21



PLAN LEGEND

SEE A1.2

PLAN NOTES

Key Value	Keynote Text
2.15	3'-6" HT. MIN. METAL CABLE RAIL/ GUARDRAIL. GUARDRAIL SHALL NOT HAVE OPENINGS WHICH WILL ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. GUARDRAIL SHOULD BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

NAT. LIGHTING & VENTING (MAIN)

Room Number	Room Name	Room Area	Fenestration / Wdo. Opening	Natural Lighting		Natural Venting		Comments
				Light Req'd. (6%)	Light Prov'd.	Venting Req'd. (4%)	Venting Prov'd.	
101	LIVING	345 SF	70 SF	27	70	13	35	
102	BAR	50 SF	17 SF	4	17	2	8	
103	LAIUN.	49 SF	35 SF	3	35	1	17	
104	STAIRS	52 SF	11 SF	4	11	2	5	
105	HALL	47 SF	10 SF	3	10	1	5	
106	PWDR	26 SF	0 SF	2	0	1	0	W/ ELEC. LTG. & VENTING
107	W.I. CLO	70 SF	0 SF	5	0	2	0	W/ ELEC. LTG. & VENTING
108	MASTER	146 SF	50 SF	11	50	5	25	
109	M BATH	90 SF	33 SF	7	33	3	16	
110	KITCHEN	157 SF	0 SF	12	0	6	0	W/ ELEC. LTG. & VENTING
111	NOOK	82 SF	86 SF	6	86	3	43	
201	HALL	93 SF	10 SF	7	10	3	5	
202	EXERCISE	61 SF	27 SF	4	27	2	13	
203	2ND FLR. BATH	57 SF		4		2		
203a	2ND FL. TOILET	31 SF		2		1		
204	BDRM 1	243 SF	38 SF	19	38	9	19	
205	BDRM 2	226 SF	38 SF	18	38	9	19	
206	BDRM 3	153 SF	12 SF	12	12	6	6	
207	W.I. CLO.	21 SF	0 SF	1	0	0	0	W/ ELEC. LTG. & VENTING

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huffmanbuild.com
contractors lic. #3983214

Project:
1ST STREET
2711 E. 1ST STREET, LONG BEACH CA 90803

Owner:
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2711 E. 1ST STREET, LONG BEACH CA 90803

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0	1ST SUBMITTAL	04/15/21
1	2ND SUBMITTAL	10/13/21

Sheet Title:
NEW AND DEMO 2ND FLR PLANS

Drawn By:
DNF

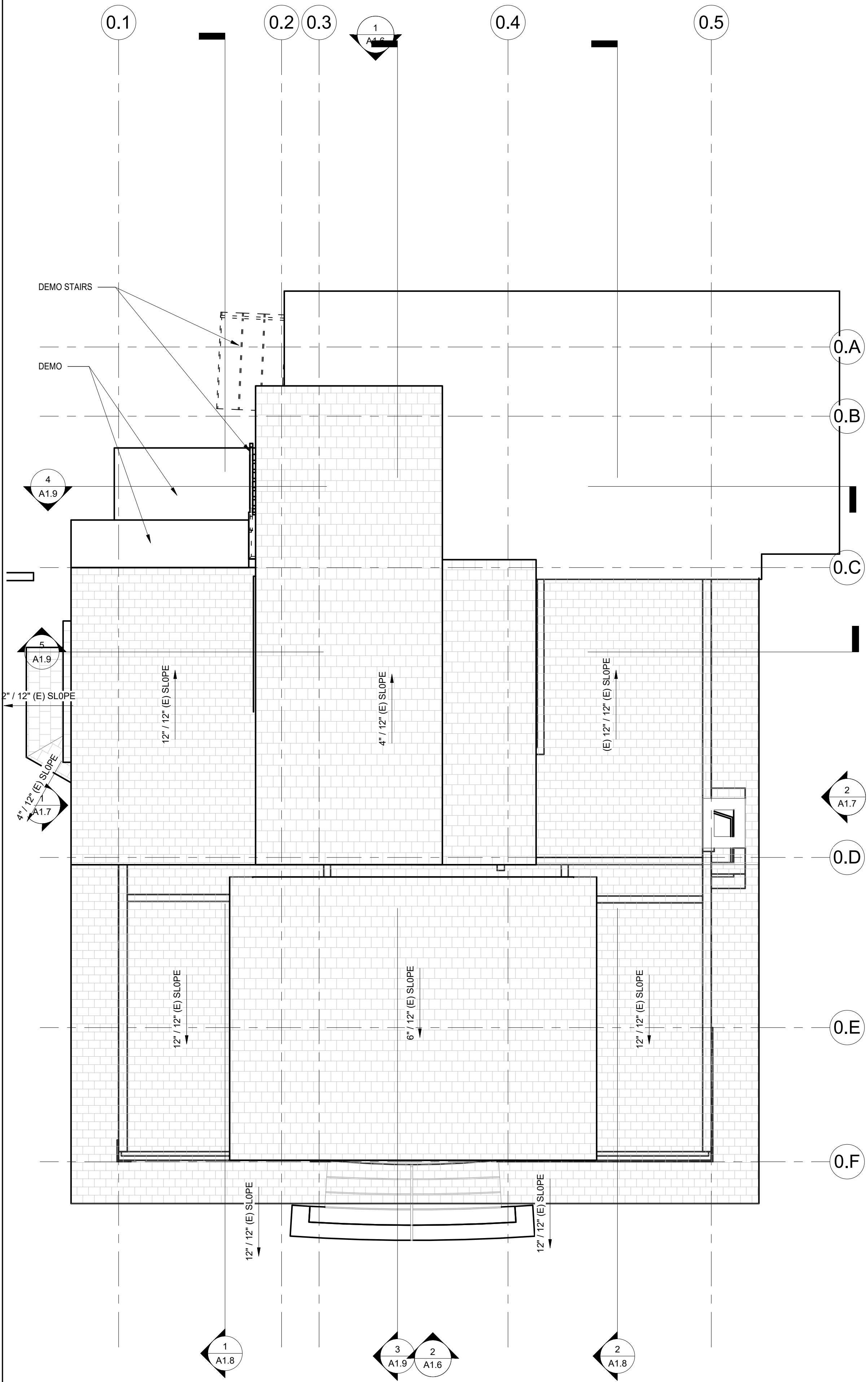
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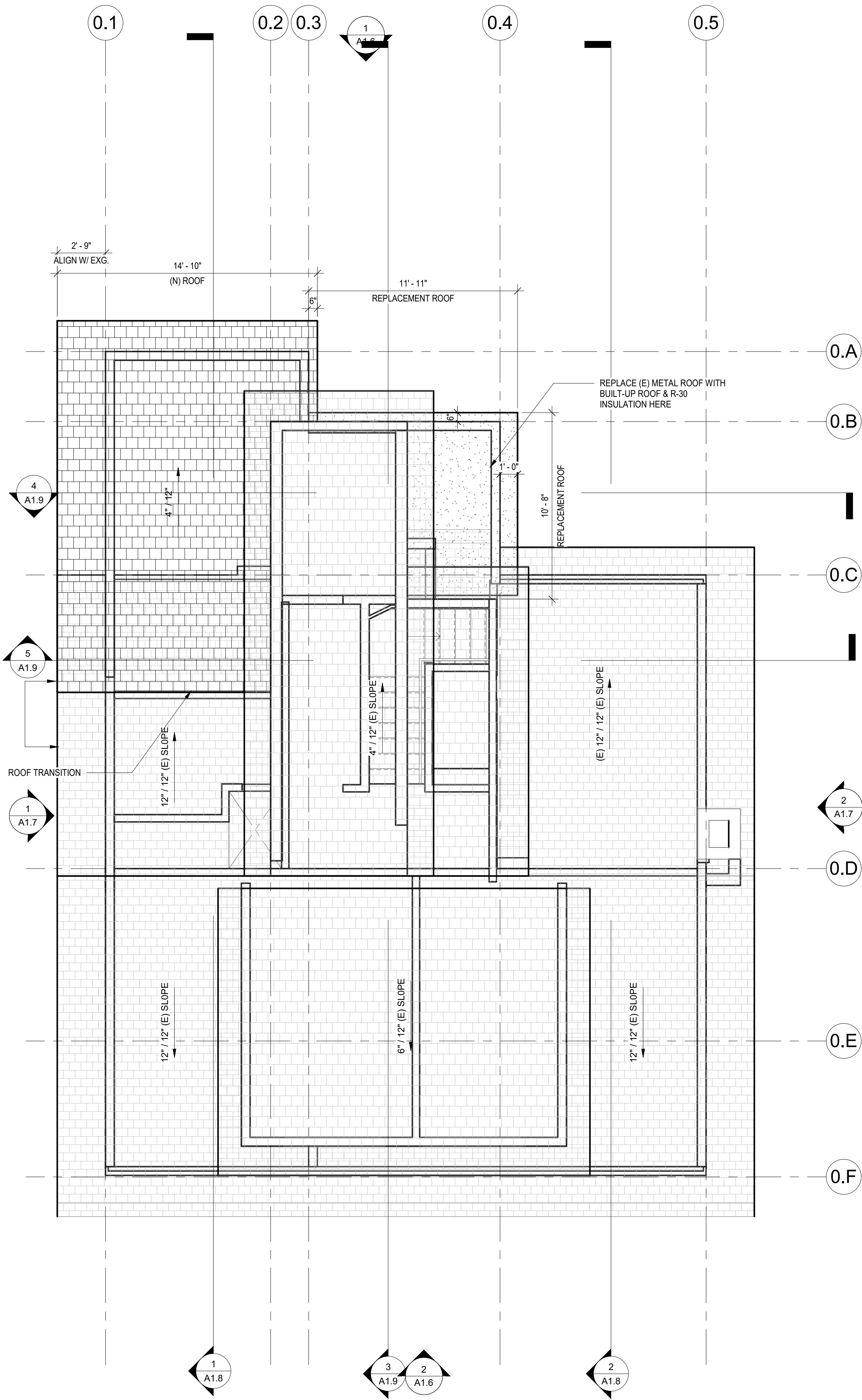
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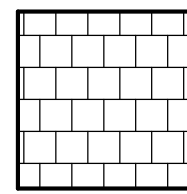
2 DEMO ROOF PLAN
1/4" = 1'-0"



1 NEW ROOF PLAN
1/4" = 1'-0"



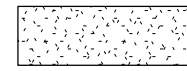
ROOF LEGEND



CLASS "A" ASPHALT SHINGLE ROOFING OVER 1 LAYER TYPE 15 FELT PAPER. ROOFING BY "CERTAINTED" LANDMARK COOL ROOF PRODUCTS - UL-R684E.

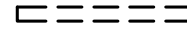
NOTES:

* FOR ROOF SLOPES $\geq 2:12$: 3-YEAR AGED SRI VALUE OF AT LEAST 16 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST 0.75. (4.106.5)

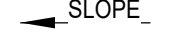


CLASS "A" COOL ROOF GAF RUBEROID @ ENERGY CAP TORCH GRANULE FR ASTM E1980, UL 580, RR# 25271. COLOR WHITE ENERGY/ SR 105

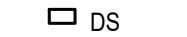
SEE 5/A1.01 & 8/A1.01)



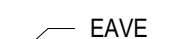
LINE OF WALL BELOW



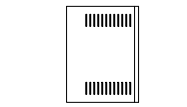
SLOPE AND DIRECTION OF ROOF (MATCH EX'G - VIF)



GUTTER W/ DOWNSPOUT



QUANTITY OF VENT BLOCK AT EAVES- SEE 2/A5.1



ROOF VENT BY O'HAGINS - SEE 4/A6.0



EAVE VENT

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1	2ND SUBMITTAL	10/13/21

Sheet Title:

NEW AND DEMO
ROOF PLANS

Drawn By:

DNF

Project No.

Date:

Scale:

AS SHOWN

Sheet:

A1.3

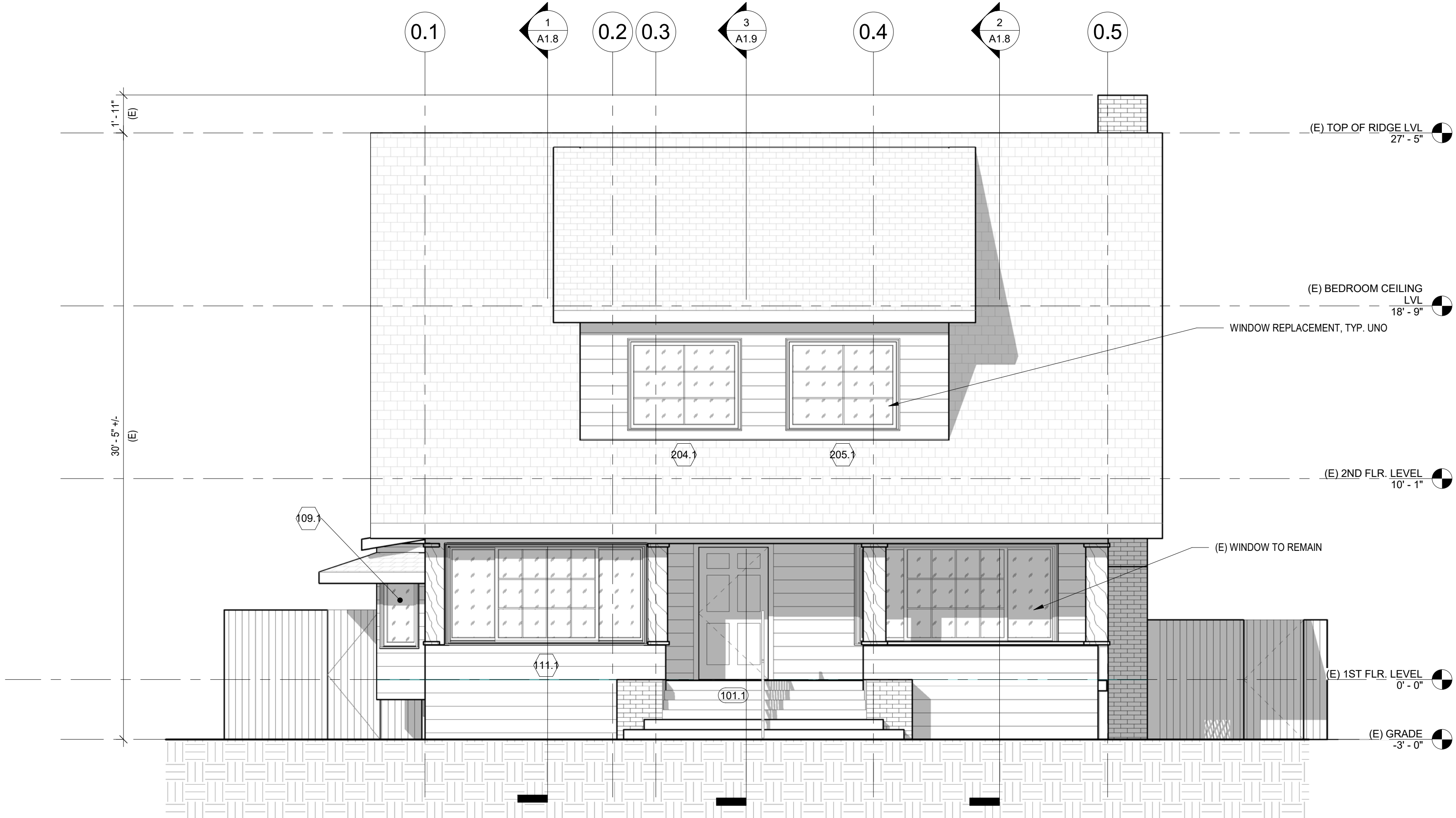
1 NORTH ELEVATION (FOR REFERENCE UNO)

1/4" = 1'-0"



2 SOUTH ELEVATION (FOR REFERENCE UNO)

1/4" = 1'-0"



ELEVATION & SECTION LEGEND

NOTES:

- ELEMENTS SHOWN GRAPHICALLY AS LIGHTER &/ OR SHOWN AS "E" ARE EXISTING TO REMAIN
- AT NEW WALL FINISHES, SEE PLAN WHERE NEW WALL OCCURS AND PROVIDE CORRESPONDING WALL FINISH
- SECTIONS ARE SHOWN HATCHED FOR NEW- SEE TYPICAL SECTIONS LEGEND / STRUCTURAL FOR MORE INFORMATION
- MAXIMUM BUILDING HEIGHT ALLOWED IN THIS ZONE (R-2-L) IS 35'-0" FROM AVERAGE GRADE PLANE. "GRADE" IS DEFINED AS FOLLOWS:
A) THE AVERAGE ELEVATION AT THE FRONT TOP OF CURBLINE.
B) IF THE AVERAGE ELEVATION OF THE REAR PROPERTY LINE DIFFERS FROM THAT OF THE FRONT TOP OF CURB BY (5') OR MORE, THEN GRADE SHALL BE THE PLANE CONNECTING THE AVERAGE FRONT ELEVATION AND THE AVERAGE REAR ELEVATION.
C) IN FLOOD HAZARD AREAS, GRADE MEANS THE ELEVATION AT FLOOD HAZARD LEVEL OR GRADE AS DEFINED ABOVE, WHICHEVER IS THE HIGHEST POINT.

RELOCATE NEW

(RE-) 2 WINDOW TAG, SEE SCHEDULE

(RE-) 1 DOOR TAG, SEE SCHEDULE

WOOD SIDING TO MATCH (E) "HISTORIC", SHIPLAP SIDING

CEMENT PLASTER- 7/8" THICK, OVER METAL LATH OVER
(2) LAYERS OF BLDG. PAPER OVER SHEATHING PER
STRUCTURAL- PAINT "OFF WHITE"

CLASS "A" COOL ROOF GAF RUBEROID @ ENERGY CAP TORCH GRANULE FR
ASTM E1980, UL 580.

ASPHALT SHINGLES TO MATCH (E)

WALL MOUNTED FLOOR VENT

AREA OF (N) ADDITION = 118 SF
AREA OF VENTS REQUIRED - 118 SF / 300 = 0.39
AREA OF VENTS PROVIDED - 0.39 / .58 = 0.67
(2) UNITS = 1.16 SF (1 UNIT = 0.58 S.F.-SEE ELEVS.) > 0.39 - OK

WALL LOUVER VENT
(SEE ROOF PLAN FOR SPECIFICATIONS AND REQUIREMENTS)

2 WINDOW W/ WOOD SILL, PER PLAN

1 DOOR, PER PLAN

CHIMNEY WH.
OCCURS, SEE
ELEV.
FOR FINISHES

GUTTER W/ DOWNSPOUT

WALL LAMP

TYP. SECTION LEGEND:

METAL CABLE RAIL WITH
METAL POSTS GUARDRAIL
ROOFING OVER PLYWOOD SHEATHING OVER R-30 INSULATION
(AT HABITABLE AREA ONLY) AND FRAMING PER STRUCTURAL
FASCIA W/ GSM GUTTER W/ DOWNSPOUT
TOP PLATE
EL. (VERIFY SECTION)
3" DIA. VENT HOLES WITH INSECT SCREEN WH. REQUIRED
EXTERIOR WALL FINISH PER ELEVATION & INT. GYP. BD.
R-13 BATT INSULATION OVER 2X4 AT 16" O.C.
VAULTED INTERIOR GYP. BD. CEILING, PER PLAN

ROOF W/ CATHEDRAL OR
VOLUME CEILING

EXTERIOR WALL FINISH PER ELEVATION & INT. GYP. BD.

FLOOR
EL. (VERIFY SECTION)

FLOORING OVER SHTG. OVER WOOD FRAMING W/
R-19 BATT INSULATION IN CAVITIES PER T-24

R-15 BATT WALL INSULATION PER T-24

EXTERIOR WALL FINISH PER ELEVATION & INT. GYP. BD.

R-13 BATT INSULATION

RAISED FLOORING OVER SHTG. OVER WOOD FRAMING

FLOOR
EL. (VERIFY SECTION)

CORROSION RESISTANT WEEP SCREED- MIN. 6" ABOVE
EARTH AREA OR 2" ABOVE PAVED AREA

WALL VENT, SEE ELEVS. & LEGEND

FOOTING/ STEM WALL PER STRUCTURAL

R-19 BATT INSULATION

CONC. FLOOR SLAB OVER VAPOR BARRIER OVER 4" THICK
BASE OF 1/2" INCH OR LARGER CLEAN AGGREGATE OVER
EARTH (SEE STRUCT.) AT (E) SLAB AT CONVERSION- PROV. "REDGUARD"

R-15 BATT INSULATION PER T-24

FLOOR
EL. (VERIFY SECTION)

CORROSION RESISTANT WEEP SCREED-
MIN. 6" ABOVE EARTH AREA OR 2" ABOVE
PAVED AREA

NEW MATERIALS AND FINISHES OF STUCCO/ ROOF/ PAINT TO
MATCH EXISTING MAIN HOUSE- VERIFY OWNER

DNF
CONSULTING
, INC.



19348 WINGED FOOT CIR.
NORTHRIDGE CA 91326

Project:
1ST STREET
2711 E. 1ST STREET, LONG BEACH CA 90803
Owner:
GRACE RINCK & GLORIA CHAN
2711 E. 1ST STREET, LONG BEACH CA 90803

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Remarks		
Revision Number	Revision Description	Revision Date
0	1ST SUBMITTAL	04/15/21
1	2ND SUBMITTAL	10/13/21

Sheet Title:

BUILDING
ELEVATIONS

Drawn By:

Project No.

Date:

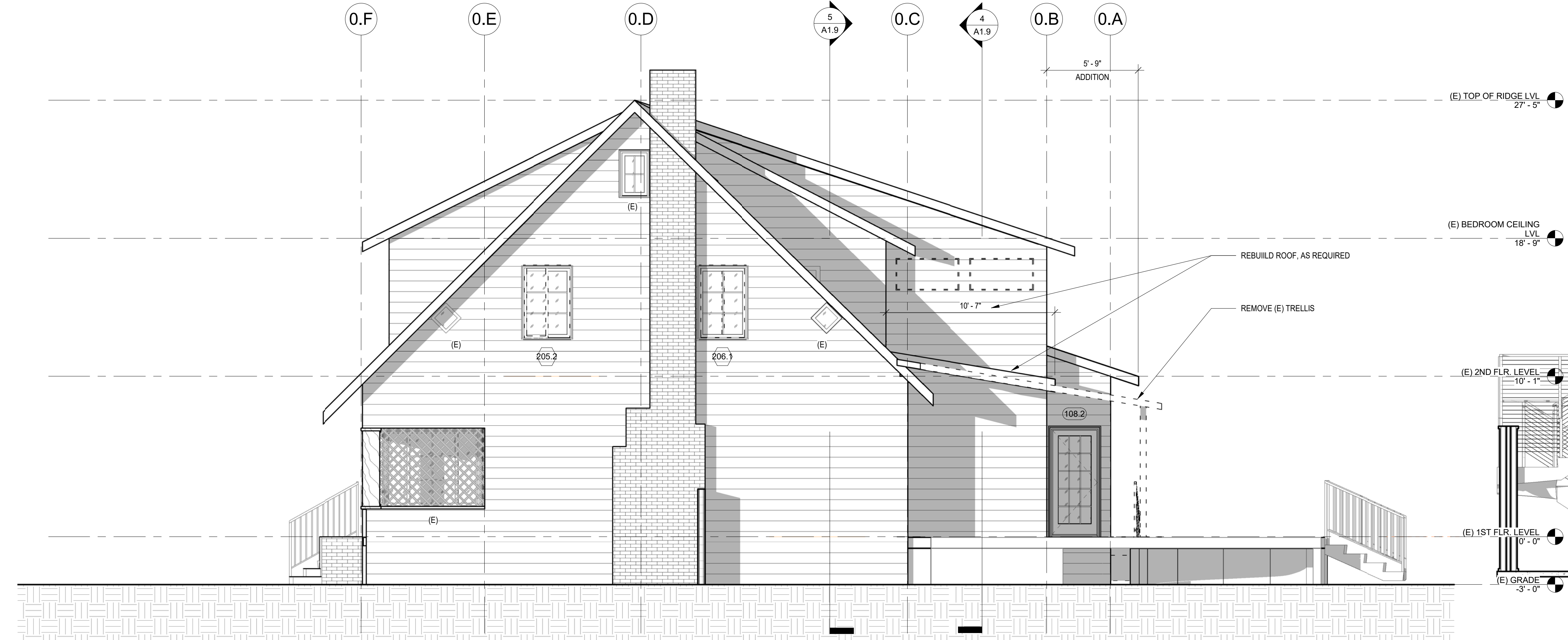
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1 WEST ELEVATION (FOR REFERENCE UNO)
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

ELEVATION & SECTION LEGEND

NOTES:

- ELEMENTS SHOWN GRAPHICALLY AS LIGHTER &/ OR SHOWN AS "E" ARE EXISTING TO REMAIN
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- SECTIONS ARE SHOWN HATCHED FOR NEW- SEE TYPICAL SECTIONS LEGEND / STRUCTURAL FOR MORE INFORMATION
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A) THE AVERAGE ELEVATION AT THE FRONT TOP OF CURBLINE.
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C) IN FLOOD HAZARD AREAS, GRADE MEANS THE ELEVATION AT FLOOD HAZARD LEVEL OR GRADE AS DEFINED ABOVE, WHICHEVER IS THE HIGHEST POINT.

RELOCATE NEW

- RE- 2 WINDOW TAG, SEE SCHEDULE
- RE- 1 DOOR TAG, SEE SCHEDULE
- WOOD SIDING TO MATCH (E) "HISTORIC", SHIP LAP SIDING
- CEMENT PLASTER- 7/8" THICK, OVER METAL LATH OVER (2) LAYERS OF BLDG. PAPER OVER SHEATHING PER STRUCTURAL- PAINT "OFF WHITE"
- CLASS "A" COOL ROOF GAF RUBEROID @ ENERGY CAP TORCH GRANULE FR ASTM E1980, UL 580.
- ASPHALT SHINGLES TO MATCH (E)

WALL MOUNTED FLOOR VENT

AREA OF (N) ADDITION = 118 SF
AREA OF VENTS REQUIRED = 118 SF / 300 = 0.39
AREA OF VENTS PROVIDED = 0.39 / 58 = 0.67
21 UNITS = 1.16 SF (1 UNIT = 0.58 S.F.-SEE ELEV.) > 0.39 - OK

- WALL LOUVER VENT (SEE ROOF PLAN FOR SPECIFICATIONS AND REQUIREMENTS)

- 2 WINDOW W/ WOOD SILL, PER PLAN
- 1 DOOR, PER PLAN

- CHIMNEY WH. OCCURS, SEE ELEV. FOR FINISHES
- GUTTER W/ DOWNSPOUT
- WALL LAMP

TYP. SECTION LEGEND:

- METAL CABLE RAIL WITH METAL POSTS GUARDRAIL

- ROOFING OVER PLYWOOD SHEATHING OVER R-30 INSULATION (AT HABITABLE AREA ONLY) AND FRAMING PER STRUCTURAL
- FASCIA W/ GSM GUTTER W/ DOWNSPOUT
- TOP PLATE EL. (VERIFY SECTION)
- 3" DIA. VENT HOLES WITH INSECT SCREEN WH. REQUIRED
- EXTERIOR WALL FINISH PER ELEVATION & INT. GYP. BD.
- R-13 BATT INSULATION OVER 2X4 AT 16" O.C.
- VAULTED INTERIOR GYP. BD. CEILING, PER PLAN

- ROOF W/ CATHEDRAL OR VOLUME CEILING

- EXTERIOR WALL FINISH PER ELEVATION & INT. GYP. BD.

- FLOOR EL. (VERIFY SECTION)

- FLOORING OVER SHT'G. OVER WOOD FRAMING W/ R-19 BATT INSULATION IN CAVITIES PER T-24
- R-15 BATT WALL INSULATION PER T-24

- EXTERIOR WALL FINISH PER ELEVATION & INT. GYP. BD.
- R-13 BATT INSULATION
- RAISED FLOORING OVER SHT'G. OVER WOOD FRAMING
- FLOOR EL. (VERIFY SECTION)

- CORROSION RESISTANT WEEP SCREED- MIN. 6" ABOVE EARTH AREA OR 2" ABOVE PAVED AREA

- WALL VENT, SEE ELEV. & LEGEND
- FOOTING/ STEM WALL PER STRUCTURAL
- R-19 BATT INSULATION

- 18" MIN. CRAWL

- CONC. FLOOR SLAB OVER VAPOR BARRIER OVER 4" THICK BASE OF 1/2" INCH OR LARGER CLEAN AGGREGATE OVER EARTH (SEE STRUCT.) AT (E) SLAB AT CONVERSION- PROV. "REDGUARD"
- R-15 BATT INSULATION PER T-24

- FLOOR EL. (VERIFY SECTION)

- CORROSION RESISTANT WEEP SCREED- MIN. 6" ABOVE EARTH AREA OR 2" ABOVE PAVED AREA

NEW MATERIALS AND FINISHES OF STUCCO/ ROOF/ PAINT TO MATCH EXISTING MAIN HOUSE- VERIFY OWNER

DNF CONSULTING, INC.



HUFFMAN DesignBuild
2418 McGowan Avenue
Los Angeles, California 90039
323.466.1268
huffman@huffmanbuild.com
contractors lic. #1883214

Project:
1ST STREET
2711 E. 1ST STREET, LONG BEACH CA 90803

Owner:
GRACE RINCK & GLORIA CHAN
2711 E. 1ST STREET, LONG BEACH CA 90803

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BUILDING ELEVATIONS

Drawn By: DNF

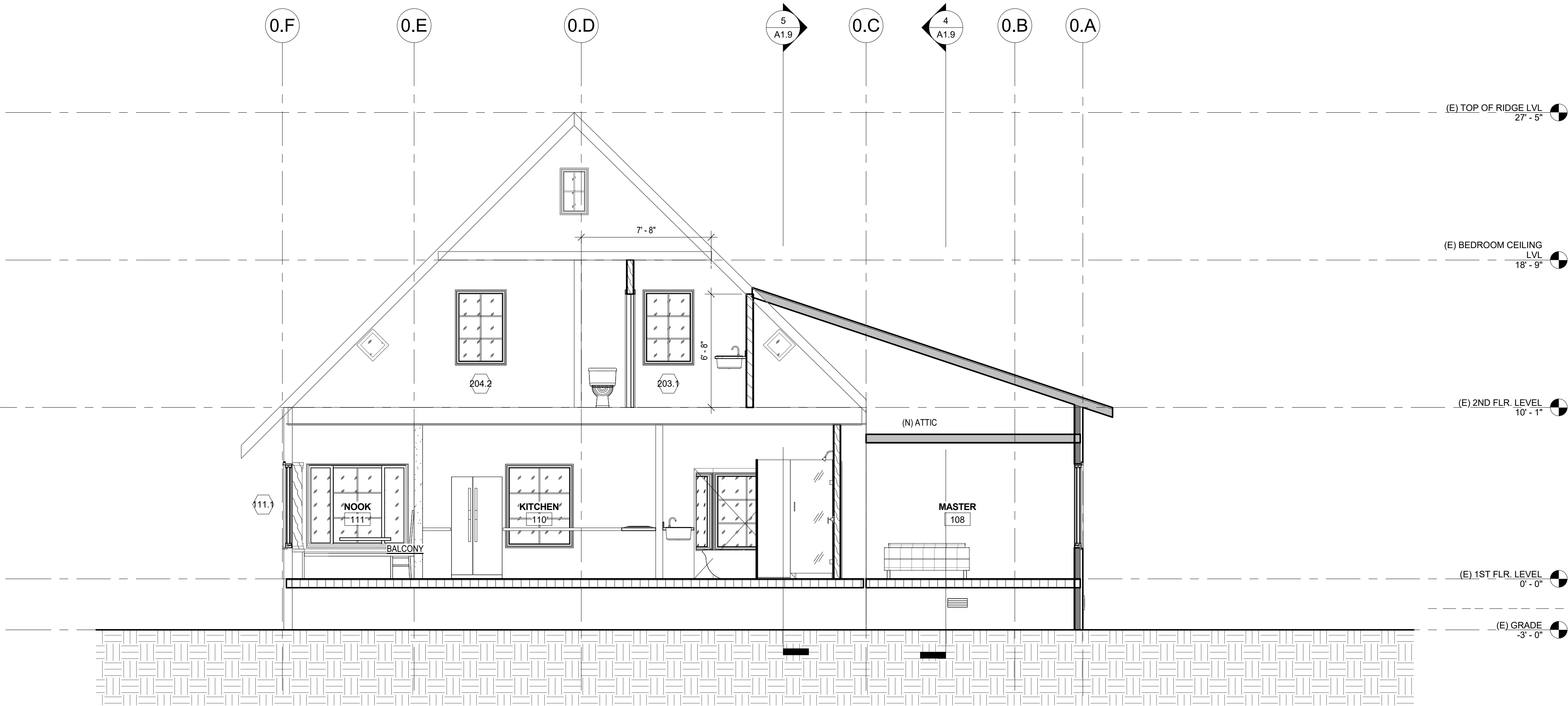
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Date:

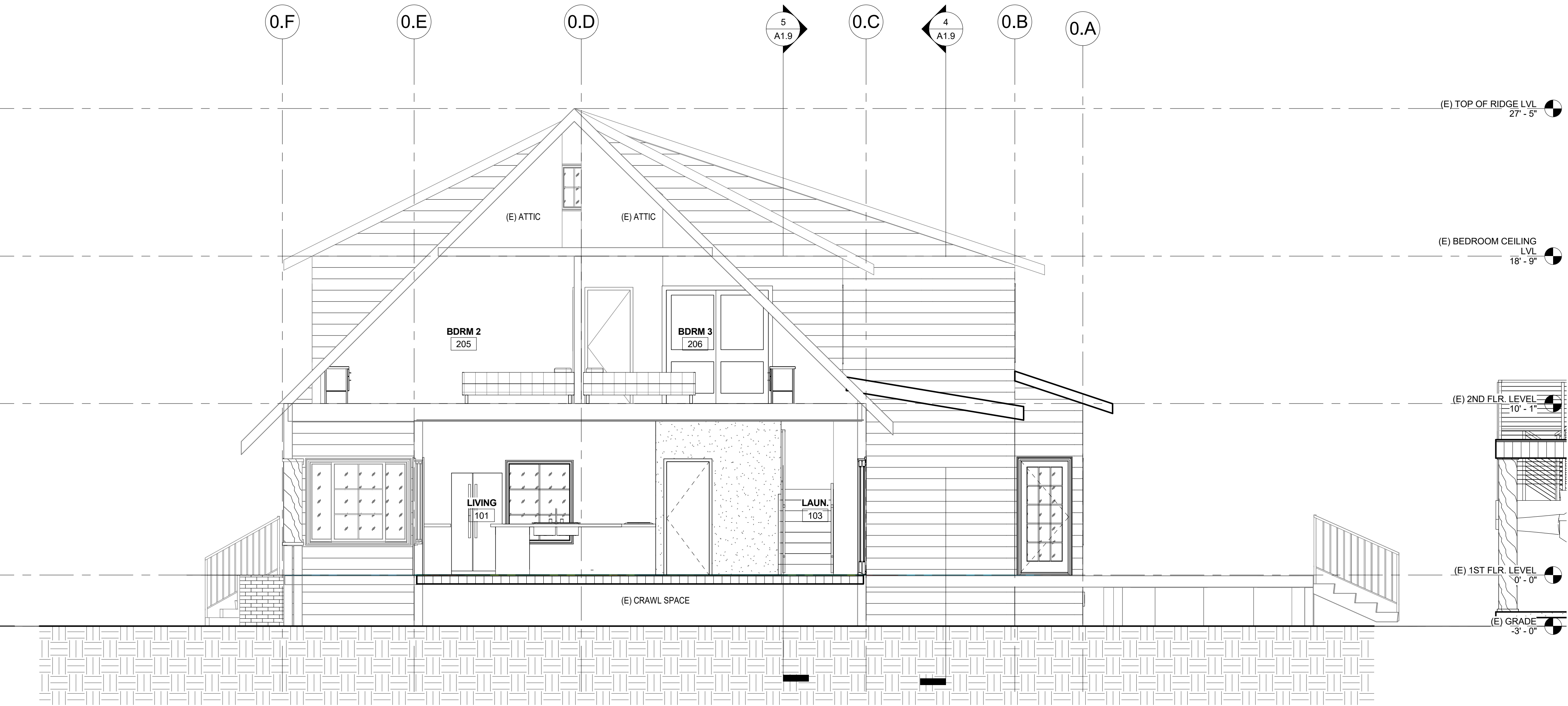
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1 BUILDING SECTION - A
1/4" = 1'-0"



2 BUILDING SECTION - B
1/4" = 1'-0"

ELEVATION & SECTION LEGEND

NOTES:

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RELOCATE NEW

2 WINDOW TAG, SEE SCHEDULE

1 DOOR TAG, SEE SCHEDULE

WOOD SIDING TO MATCH (E) "HISTORIC", SHIPLAP SIDING

CEMENT PLASTER- 7/8" THICK OVER METAL LATH OVER
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WALL LOUVER VENT
(SEE ROOF PLAN FOR SPECIFICATIONS AND REQUIREMENTS)

2 WINDOW W/ WOOD SILL, PER PLAN

1 DOOR, PER PLAN

CHIMNEY WH.
OCCURS, SEE
ELEV.
FOR FINISHES

GUTTER W/ DOWNSPOUT

WALL LAMP

TYP. SECTION LEGEND:

METAL CABLE RAIL WITH
METAL POSTS GUARDRAIL

ROOFING OVER PLYWOOD SHEATHING OVER R-30 INSULATION
(AT HABITABLE AREA ONLY) AND FRAMING PER STRUCTURAL
FASCIA W/ GSM GUTTER W/ DOWNSPOUT
TOP PLATE
EL. (VERIFY SECTION)
3" DIA. VENT HOLES WITH INSECT SCREEN WH. REQUIRED
EXTERIOR WALL FINISH PER ELEVATION & INT. GYP. BD.
R-13 BATT INSULATION OVER 2X4 AT 16" O.C.
VAULTED INTERIOR GYP. BD. CEILING, PER PLAN

ROOF W/ CATHEDRAL OR
VOLUME CEILING

EXTERIOR WALL FINISH PER ELEVATION & INT. GYP. BD.

FLOOR
EL. (VERIFY SECTION)

FLOORING OVER SHT'G. OVER WOOD FRAMING W/
R-19 BATT INSULATION IN CAVITIES PER T-24
R-15 BATT WALL INSULATION PER T-24

EXTERIOR WALL FINISH PER ELEVATION & INT. GYP. BD.
R-13 BATT INSULATION
RAISED FLOORING OVER SHT'G. OVER WOOD FRAMING
FLOOR
EL. (VERIFY SECTION)
CORROSION RESISTANT WEEP SCREED- MIN. 6" ABOVE
EARTH AREA OR 2" ABOVE PAVED AREA
WALL VENT, SEE ELEV. & LEGEND
FOOTING/ STEM WALL PER STRUCTURAL
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CONC. FLOOR SLAB OVER VAPOR BARRIER OVER 4" THICK
BASE OF 1/2" INCH OR LARGER CLEAN AGGREGATE OVER
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R-15 BATT INSULATION PER T-24

FLOOR
EL. (VERIFY SECTION)
CORROSION RESISTANT WEEP SCREED-
MIN. 6" ABOVE EARTH AREA OR 2" ABOVE
PAVED AREA

NEW MATERIALS AND FINISHES OF STUCCO/ ROOF/ PAINT TO
MATCH EXISTING MAIN HOUSE- VERIFY OWNER

DNF
CONSULTING
, INC.



Project:
1ST STREET
2711 E. 1ST STREET, LONG BEACH CA 90803

Owner:
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2711 E. 1ST STREET, LONG BEACH CA 90803

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Remarks		
Revision Number	Revision Description	Revision Date
0	1ST SUBMITTAL	04/15/21
1	2ND SUBMITTAL	10/13/21

Sheet Title:

BUILDING
SECTIONS

Drawn By:

Project No.

Date:

Scale: AS SHOWN

Sheet:

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File:

Date: 10/20/2021 2:46:03 PM

Date:

ELEVATION & SECTION LEGEND

SEE A1.6 FOR LEGEND

DNF
CONSULTING
, INC.

15348 WINGED FOOT CIR.
NORTHRIDGE CA 91326

HUFFMAN
DesignBuild

2415 McGowan Avenue
Los Angeles, California 90039
323.466.1268
huffmanbuild.com
contractors lic. #3983214

Project:
1ST STREET

2711 E. 1ST STREET, LONG BEACH CA 90803

Owner:

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Sheet Title:

BUILDING
SECTIONS

Drawn By:

DNF

Project No.

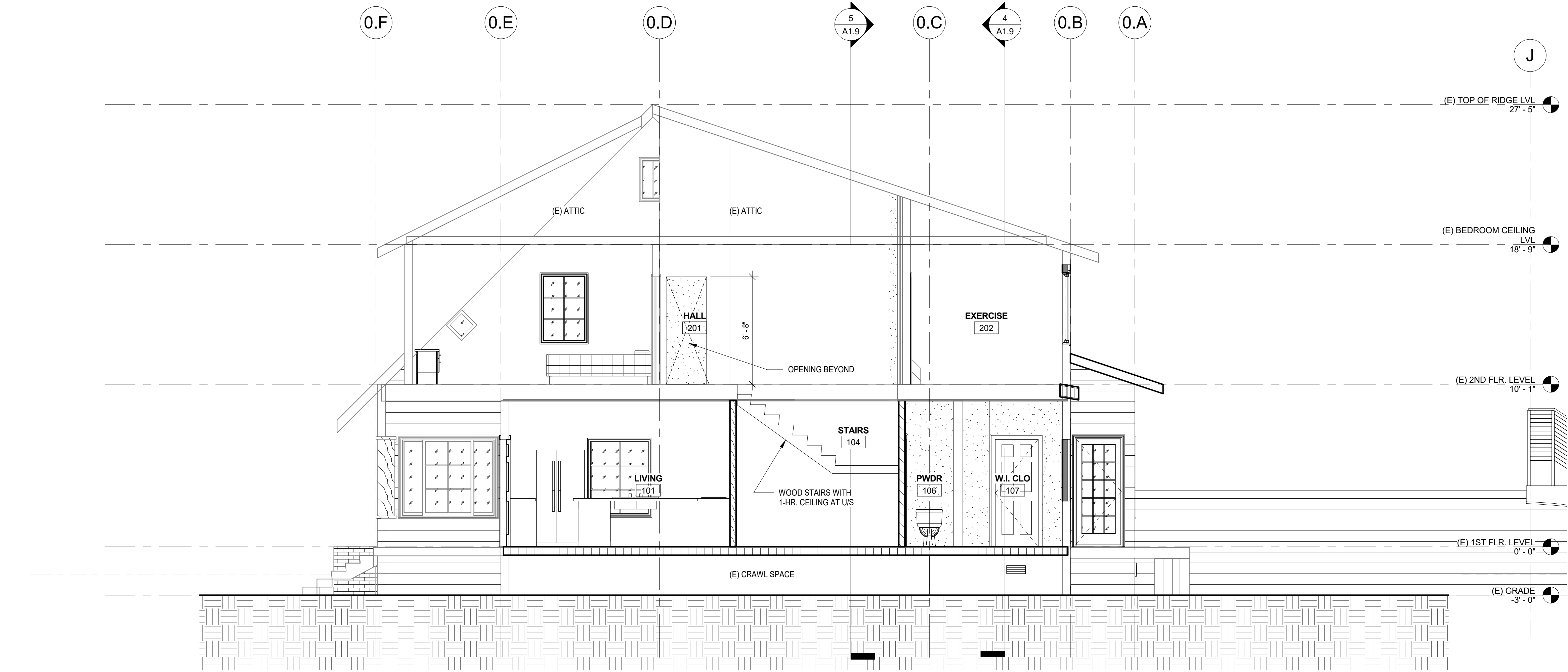
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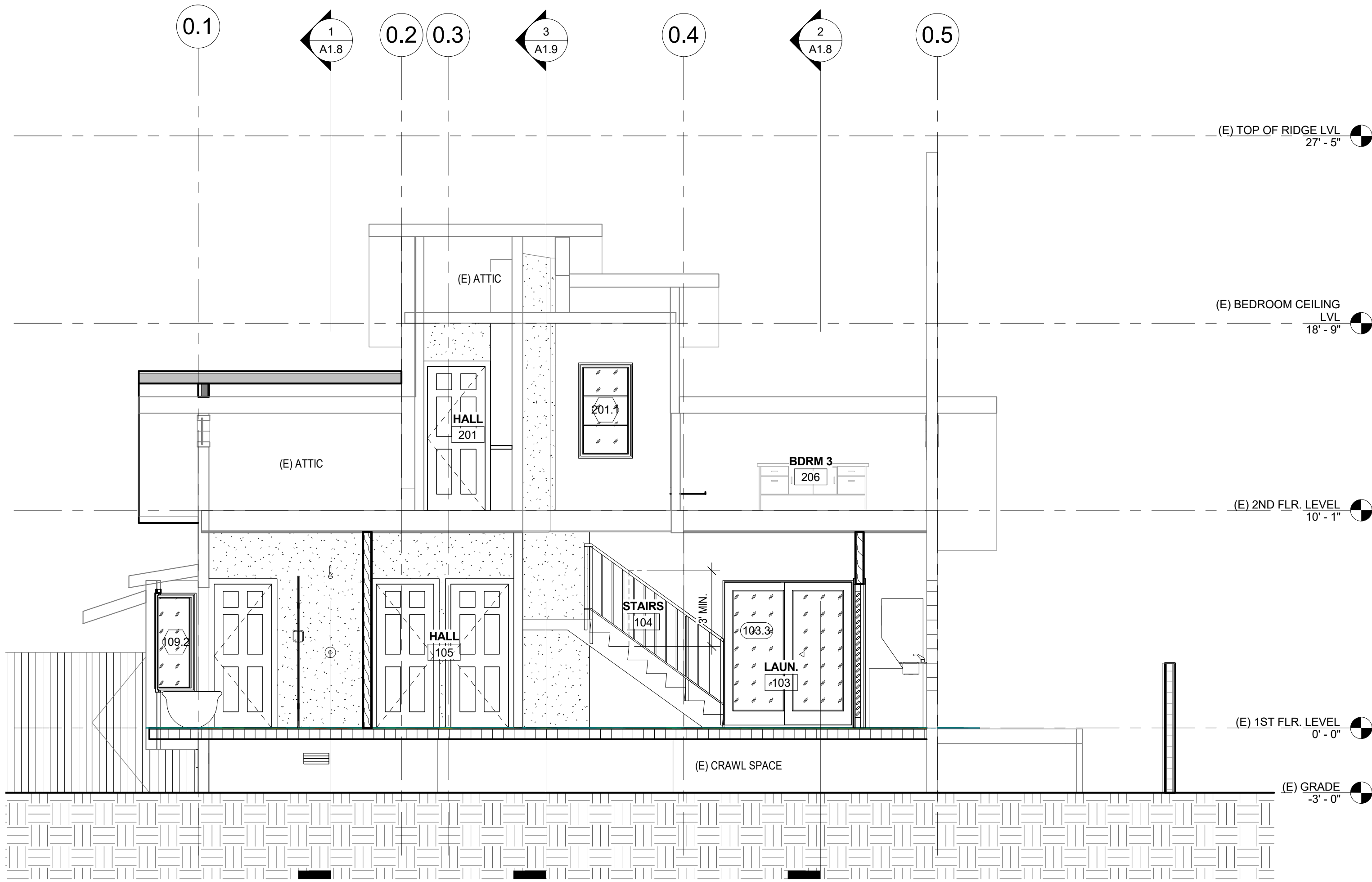
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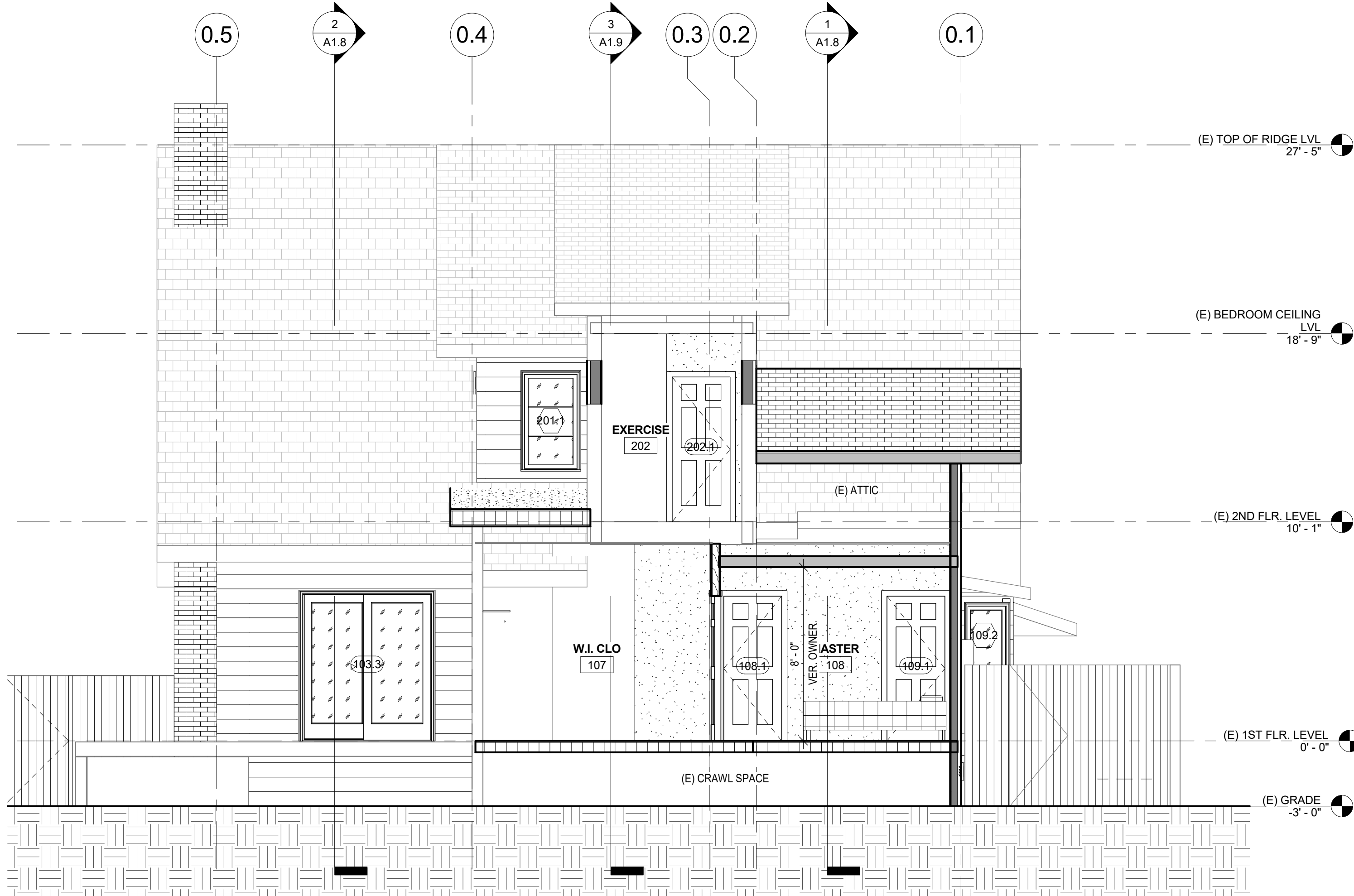
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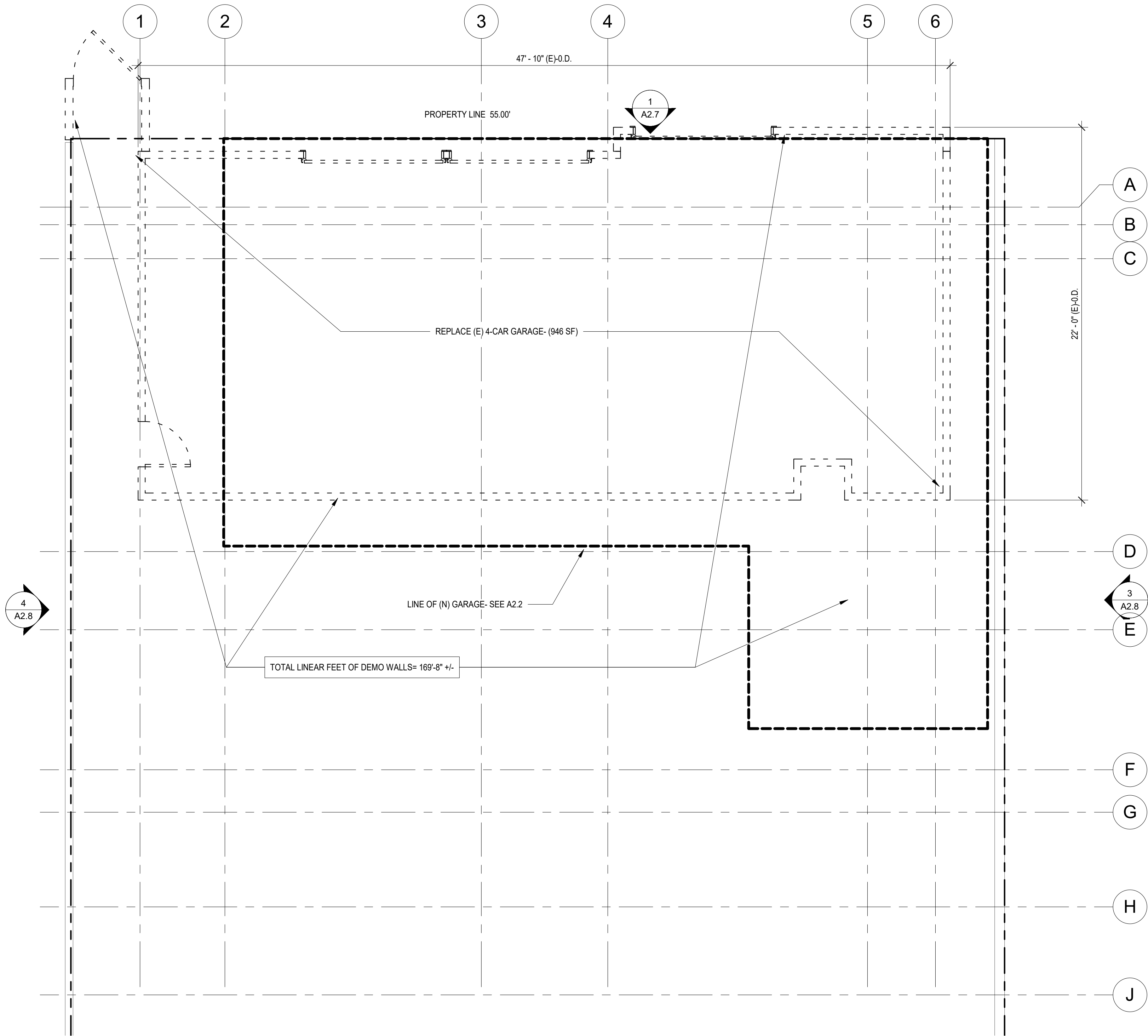
3 BUILDING SECTION - C
1/4" = 1'-0"



5 BUILDING SECTION - E
1/4" = 1'-0"



4 BUILDING SECTION - D
1/4" = 1'-0"



PLAN LEGEND

NOTES:
1. DIMENSION SHOWN HEREIN THESE DRAWINGS ARE TO BE TAKEN FROM FACE OF SHEATHING, U.N.O.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS/ DISCREPANCIES AND COORDINATE WITH DESIGNER/OWNER PRIOR TO CONSTRUCTION SO THAT THE DESIGN INTENT SHOWN HEREIN THESE DRAWINGS ARE FOLLOWED.
3. ALL EXTERIOR AND INTERIOR FINISHES ARE TO BE CONFIRMED AND APPROVED BY OWNER, SUBMIT SAMPLES.

3

A2.1

SECTION/ ELEVATION

SHEET WHERE SECTION IS DRAWN

ROOM

+0'-0"

FF: 0'-0"

ROOM NUMBER

CEILING HEIGHT

FINISH FLOOR

DOOR

W.D.O.

CAB./SINK

W.C.

EXISTING ARCH'L. ELEMENT TO BE DEMOLISHED/REMOVED (DOORS, WINDOWS, CABINETS, WATER CLOSET, SINK, ETC.)

DEMOLISHED/REMOVED (DOORS, WINDOWS, CABINETS, WATER CLOSET, SINK, ETC.)

(E)

(N)

(REM)

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

REPLACE (E) PLASTER WITH INTERIOR GYP. BD. WHEN RE-USED AS (N) INTERIOR WALL. ALL (E) WALLS EXTEND TO UNDERSIDE OF NEW ROOF.

NEW EXTERIOR 2X STUD WALL (SEE EXT. ELEV FOR FINISH)

NEW CMU WALL (SEE EXT. ELEV FOR FINISH)

NEW INTERIOR 2X STUD WALL (SEE WALL NOTE)

NEW CABINET PANEL

LAVATORY OR LAV W/ COUNTERTOP, BASE CAB. AND MIRROR

STAINLESS STEEL DBL. SINK W/ S.S. FAUCET PROV. GARBAGE DISP.

RANGE W/ EXHAUST HOOD AND VENT

PRE-FAB SHOWER STALL WITH SHOWER HEAD W/ GLASS ENCLOSURE/ SOAP HOLDER W/ 30" MIN. DIAMETER CLEARANCE

TANK TYPE WATER CLOSET ULTRA LOW FLUSH PER CODE (PROV. PAPER HOLDER)

SHOWER HEAD

EXHAUST FAN

NOTE 1: MUST BE ENERGY STAR AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE HOUSE

NOTE 2: NEWLY INSTALLED FAN, NOT FUNCTIONING AS A COMPONENT OF THE WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL

SMOKE DETECTOR/ ALARM:

1) SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM ON THE CEILING OR WALL IMMEDIATELY OUTSIDE OF EACH SLEEPING ROOM AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY (907.2.11.2, R314.3)

2) a. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BLDG. WIRING AND SHALL BE EQUIPPED W/ A BATTERY PACK UP (907.2.11.4, R314.4)

b. IN EXISTING SFD, SMOKE DETECTORS MAY BE BATTERY OPERATED. (907.2.11.6, R314.4)

CARBON MONOXIDE SENSOR/ ALARM,

AT CEILING OF HALLWAYS

"SMART" THERMOSTAT, SEE A1.01

INTERIOR ELEVATION

SHEET WHERE SECTION IS DRAWN

1

E

RE

WINDOW TAG, SEE SCHED.

WINDOW TAG, EXISTING

WINDOW TAG, RELOCATED

101.1

E

RE

DOOR TAG, SEE SCHED.

DOOR TAG, EXISTING

DOOR TAG, RELOCATED

LINE OF OBJECTS OVERHEAD

WALL NOTES:

1. PROV. CEMENT BOARD AT "WET SIDE" OF BATH OR SHOWER WHERE OCCURS.

2. 10' HIGH- USE 2X6 AT 16" O.C. UNO

10' THRU 16'- USE 2X6 AT 16" O.C.

16' OVER- USE 2X8 AT 16" O.C. MIN.

3. PLUMBING WALLS TO BE OF 2X6 MIN.

4. IN COMBUSTIBLE CONSTRUCTION, PROVIDE FIRE BLOCKING BOTH VERTICAL AND HORIZONTAL.

5. EXT. WALLS TO HAVE R-15 BATT INSUL. PER T-24

6. SEE 8/A5.1 FOR FLASHING AT WINDOWS, OPENINGS

UTILITY NOTE:

PROVIDE HOT AND COLD WATER SUPPLY OR GAS AT PLUMBING FIXTURES OR APPLIANCES WHERE REQUIRED.

APPLIANCE- VERIFY OWNER'S SPECS. PRIOR TO MILLWORK FABRICATION & POWER INSTALL

USE SMART APPLIANCES- A1.01

DUPLEX CONVENIENCE OUTLET

RECESSED INCANDESCENT LIGHT

SURFACE MOUNTED LIGHT FIXTURE

LIGHTING OUTLET ABOVE (CHANDELIER, VER. OWNER)

RECESSED FLUORESCENT FIXTURE

WALL LAMP

SWITCH (LETTER= SPECIFIC LIGHT FOR CONTROL)

DOOR BELL

BATH TUB WITH SHOWER HEAD AND SOAP NICHE AND 6' HT. NON-ABSORBENT SURFACE AT SHOWER WALL W/ 30" MIN. DIAMETER CLEARANCE WH. SHOWER OCC.

22"x30" MIN. ATTIC ACCESS OR 30" X30" IF FURNACE IS IN ATTIC. MIN HEADROOM OF 30"- PROV. SERVICE LAMP

M

SN

TP

TR

MC

FD

D/W

D

W

MIRROR

SOAP NICHE

TOILET PAPER

TOWEL ROD

MEDICINE CABINET

FLOOR DRAIN

DISH WASHER

CLOTHES DRYER

CLOTHES WASHER

FLOOR AREA ADDITION

CLOSET SHELF WITH POLE

DNF CONSULTING, INC.

19348 WINGED FOOT CR. NORTHRISE CA. 91326

Project: 1ST STREET 2711 E. 1ST STREET, LONG BEACH CA 90803

Owner: GRACE RINCK & GLORIA CHAN 2711 E. 1ST STREET, LONG BEACH CA 90803

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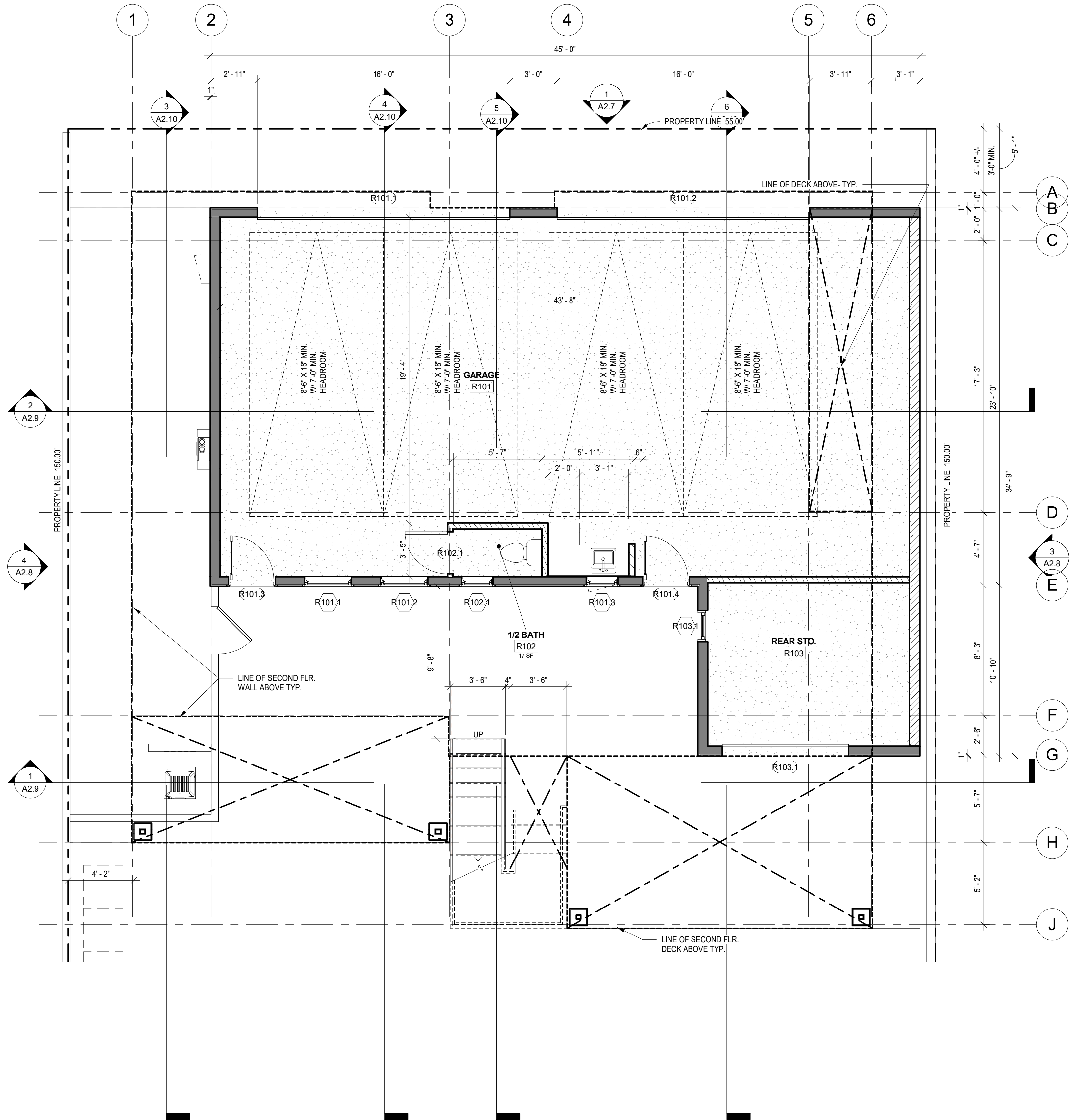
Sheet Title:

REAR UNIT DEMO GARAGE PLAN

Drawn By: DNF
Project No.
Date:
Scale: AS SHOWN
Sheet:

A2.1

1 REAR UNIT GARAGE FLOOR PLAN
1/4" = 1'-0"



LEGEND

NOTES:
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SECTION/ ELEVATION

3 A3.1 SHEET WHERE SECTION IS DRAWN

ROOM ROOM NUMBER

+0'-0" CEILING HEIGHT

FF. 0'-0" FINISH FLOOR

DOOR WDO. EXISTING ARCH'L. ELEMENT TO BE DEMOLISHED/REMOVED (DOORS, WINDOWS, CABINETS, WATER CLOSET, SINK, ETC.)

CAB. /SINK W.C.

(E) DENOTES EXISTING TO REMAIN

(N) DENOTES NEW CONSTRUCTION

(REM) DENOTES REMODEL OF (E)

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

NEW EXTERIOR 2X STUD WALL (SEE EXT. ELEV FOR FINISH)

NEW CMU WALL (SEE EXT. ELEV FOR FINISH)

NEW INTERIOR 2X STUD WALL (SEE WALL NOTE)

NEW CABINET PANEL

LAVATORY OR LAV W/ COUNTERTOP, BASE CAB. AND MIRROR

STAINLESS STEEL DBL SINK W/ S.S. FAUCET PROV. GARBAGE DISP.

RANGE W/ EXHAUST HOOD AND VENT

PRE-FAB SHOWER STALL WITH SHOWER HEAD W/ GLASS ENCLOSURE/ SOAP HOLDER W/ 30" MIN. DIAMETER CLEARANCE

TANK TYPE WATER CLOSET ULTRA LOW FLUSH PER CODE (PROV. PAPER HOLDER)

SHOWER HEAD

EXHAUST FAN NOTE 1: MUST BE ENERGY STAR AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE HOUSE. NOTE 2: NEWLY INSTALLED FAN, NOT FUNCTIONING AS A COMPONENT OF THE WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

SMOKE DETECTOR/ ALARM: 1) SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM ON THE CEILING OR WALL IMMEDIATELY OUTSIDE OF EACH SLEEPING ROOM AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY (907.2.11.2, R314.3) 2) a. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BLDG. WIRING AND SHALL BE EQUIPPED W/ A BATTERY PACK UP (907.2.11.4, R314.4) b. IN EXISTING SFD, SMOKE DETECTORS MAY BE BATTERY OPERATED. (907.2.11.6, R314.4)

CARBON MONOXIDE SENSOR/ ALARM, AT CEILING OF HALLWAYS

"SMART" THERMOSTAT, SEE A1.01

INTERIOR ELEVATION

2 A2.1 SHEET WHERE SECTION IS DRAWN

WINDOW TAG, SEE SCHED.

WINDOW TAG, EXISTING

WINDOW TAG, RELOCATED

DOOR TAG, SEE SCHED.

DOOR TAG, EXISTING

DOOR TAG, RELOCATED

LINE OF OBJECTS OVERHEAD

WALL NOTES:
1. PROV. CEMENT BOARD AT "WET SIDE" OF BATH OR SHOWER WHERE OCCURS.
2. 10' HIGH- USE 2X6 AT 16" O.C. UNO 10' THRU 16' - USE 2X6 AT 16" O.C. 16' OVER- USE 2X8 AT 16" O.C. MIN.
3. PLUMBING WALLS TO BE OF 2X6 MIN.
4. IN COMBUSTIBLE CONSTRUCTION, PROVIDE FIRE BLOCKING BOTH VERTICAL AND HORIZONTAL.
5. EXT. WALLS TO HAVE R-15 BATT INSUL. PER T-24
6. SEE 8/A5.1 FOR FLASHING AT WINDOWS, OPENINGS

UTILITY NOTE: PROVIDE HOT AND COLD WATER SUPPLY OR GAS AT PLUMBING FIXTURES OR APPLIANCES WHERE REQUIRED.

APPLIANCE- VERIFY OWNER'S SPECS. PRIOR TO MILLWORK FABRICATION & POWER INSTALL

USE SMART APPLIANCES- A1.01

DUPLEX CONVENIENCE OUTLET

RECESSED INCANDESCENT LIGHT

SURFACE MOUNTED LIGHT FIXTURE

LIGHTING OUTLET ABOVE (CHANDELIER, VER. OWNER)

RECESSED FLUORESCENT FIXTURE

WALL LAMP

SWITCH (LETTER= SPECIFIC LIGHT FOR CONTROL)

DOOR BELL

BATH TUB WITH SHOWER HEAD AND SOAP NICHE AND 6' HT. NON-ABSORBENT SURFACE AT SHOWER WALL W/ 30" MIN. DIAMETER CLEARANCE WH. SHOWER OCC.

22"x30" MIN. ATTIC ACCESS OR 30" X30" IF FURNACE IS IN ATTIC. MIN. HEADROOM OF 30"- PROV. SERVICE LAMP

M MIRROR

SN SOAP NICHE

TP TOILET PAPER

TR TOWEL ROD

MC MEDICINE CABINET

FD FLOOR DRAIN

DW DISH WASHER

D CLOTHES DRYER

W CLOTHES WASHER

FLOOR AREA ADDITION

CLOSET SHELF WITH POLE

DNF CONSULTING, INC.

19348 WINGED FOOT CIR. NORTHRISE CA. 91326

HUFFMAN

DesignBuild

2418 McGowan Avenue Los Angeles, California 90039 323.466.1268 huffmanbuild.com contractors lic. #898314

Project: 1ST STREET 2711 E. 1ST STREET, LONG BEACH CA 90803

Owner: GRACE RINCK & GLORIA CHAN 2711 E. 1ST STREET, LONG BEACH CA 90803

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Remarks		
Revision Number	Revision Description	Revision Date
0	1ST SUBMITTAL	04/15/21
1	2ND SUBMITTAL	10/13/21

Sheet Title:

REAR UNIT NEW GARAGE PLAN

Drawn By: DNF

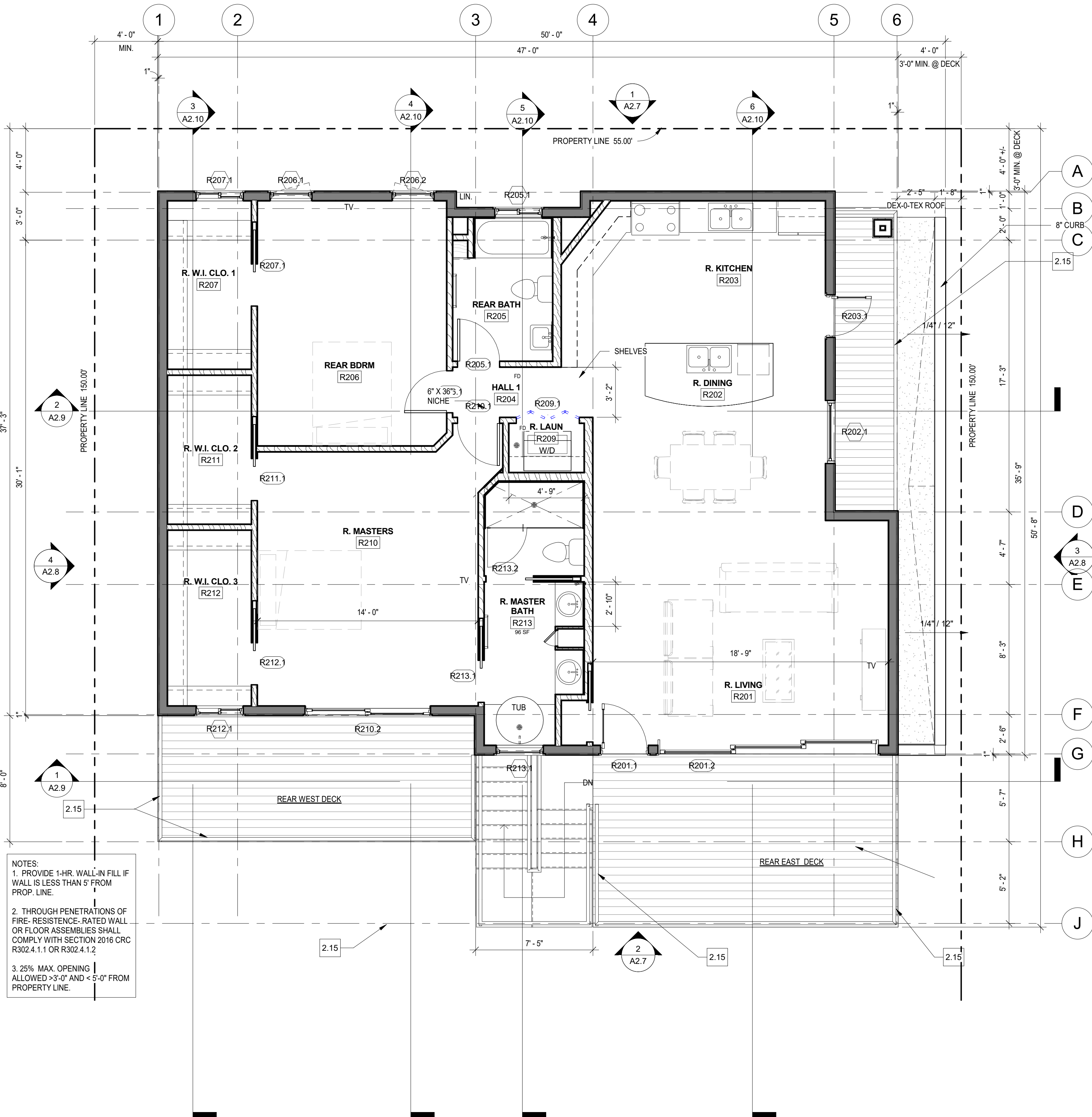
Project No.

Date:

Scale: AS SHOWN

Sheet:

A2.2



NOTES:
1. PROVIDE 1-HR. WALL-IN FILL IF WALL IS LESS THAN 5' FROM PROP. LINE.
2. THROUGH PENETRATIONS OF FIRE- RESISTENCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION 2016 CRC R302.4.1.1 OR R302.4.1.2.
3. 25% MAX. OPENING ALLOWED >3'-0" AND < 5'-0" FROM PROPERTY LINE.

PLAN LEGEND

NOTES:
1. DIMENSION SHOWN HEREIN THESE DRAWINGS ARE TO BE TAKEN FROM FACE OF SHEATHING, U.N.O.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS/ DISCREPANCIES AND COORDINATE WITH DESIGNER/OWNER PRIOR TO CONSTRUCTION SO THAT THE DESIGN INTENT SHOWN HEREIN THESE DRAWINGS ARE FOLLOWED.
3. ALL EXTERIOR AND INTERIOR FINISHES ARE TO BE CONFIRMED AND APPROVED BY OWNER, SUBMIT SAMPLES.

SECTION/ELEVATION
3 A3.1 SHEET WHERE SECTION IS DRAWN
2 A2.1 INTERIOR ELEVATION SHEET WHERE SECTION IS DRAWN

ROOM
+0'-0" CEILING HEIGHT
FF. 0'-0" FINISH FLOOR

DOOR
W.D.O. EXISTING ARCH'L. ELEMENT TO BE DEMOLISHED/REMOVED (DOORS, WINDOWS, CABINETS, WATER CLOSET, SINK, ETC.)
CAB. /SINK W.C.

EXISTING WALL TO REMAIN
REPLACE (E) PLASTER WITH INTERIOR GYP. BD. WHEN RE-USED AS (N) INTERIOR WALL. ALL (E) WALLS' EXTEND TO UNDERSIDE OF NEW ROOF.

NEW EXTERIOR 2X STUD WALL (SEE EXT. ELEV FOR FINISH)
NEW CMU WALL (SEE EXT. ELEV FOR FINISH)
NEW INTERIOR 2X STUD WALL (SEE WALL NOTE)
NEW CABINET PANEL

LAVATORY OR LAV W/ COUNTERTOP, BASE CAB. AND MIRROR
STAINLESS STEEL DBL. SINK W/ S.S. FAUCET PROV. GARBAGE DISP.
RANGE W/ EXHAUST HOOD AND VENT
PRE-FAB SHOWER STALL WITH SHOWER HEAD W/ GLASS ENCLOSURE/ SOAP HOLDER W/ 30" MIN. DIAMETER CLEARANCE
TANK TYPE WATER CLOSET ULTRA LOW FLUSH PER CODE (PROV. PAPER HOLDER)
SHOWER HEAD

EXHAUST FAN
NOTE 1: MUST BE ENERGY STAR AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE HOUSE.
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1) SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM ON THE CEILING OR WALL IMMEDIATELY OUTSIDE OF EACH SLEEPING ROOM AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY (907.2.11.2, R314.3)
2) a) IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BLDG. WIRING AND SHALL BE EQUIPPED W/ A BATTERY PACK UP (907.2.11.4, R314.4)
b. IN EXISTING SFD, SMOKE DETECTORS MAY BE BATTERY OPERATED. (907.2.11.6, R314.4)

CARBON MONOXIDE SENSOR/ ALARM, AT CEILING OF HALLWAYS
"SMART" THERMOSTAT, SEE A1.01

WINDOW TAG, SEE SCHED.
WINDOW TAG, EXISTING
WINDOW TAG, RELOCATED
DOOR TAG, SEE SCHED.
DOOR TAG, EXISTING
DOOR TAG, RELOCATED
LINE OF OBJECTS OVERHEAD

WALL NOTES:
1. PROV. CEMENT BOARD AT "WET SIDE" OF BATH OR SHOWER WHERE OCCURS.
2. 10' HIGH- USE 2X6 AT 16" O.C. UNO
10' THRU 16' - USE 2X6 AT 16" O.C.
16' OVER- USE 2X8 AT 16" O.C. MIN.
3. PLUMBING WALLS TO BE OF 2X6 MIN.
4. IN COMBUSTIBLE CONSTRUCTION, PROVIDE FIRE BLOCKING BOTH VERTICAL AND HORIZONTAL
5. EXT. WALLS TO HAVE R-15 BATT INSUL. PER T-24
6. SEE 8/A5.1 FOR FLASHING AT WINDOWS, OPENINGS

UTILITY NOTE: PROVIDE HOT AND COLD WATER SUPPLY OR GAS AT PLUMBING FIXTURES OR APPLIANCES WHERE REQUIRED.
APPLIANCE- VERIFY OWNERS' SPECS. PRIOR TO MILLWORK FABRICATION & POWER INSTALL
USE SMART APPLIANCES- A1.01
DUPLEX CONVENIENCE OUTLET
RECESSED INCANDESCENT LIGHT
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LIGHTING OUTLET ABOVE (CHANDELIER, VER. OWNER)
RECESSED FLUORESCENT FIXTURE
WALL LAMP
SWITCH
LETTER- SPECIFIC LIGHT FOR CONTROL
DOOR BELL
BATH TUB WITH SHOWER HEAD AND SOAP NICHE AND 6' HT. NON-ABSORBENT SURFACE AT SHOWER WALL W/ 30" MIN. DIAMETER CLEARANCE WH. SHOWER OCC.
22"X30" MIN. ATTIC ACCESS OR 30" X30" IF FURNACE IS IN ATTIC. MIN. HEADROOM OF 30"- PROV. SERVICE LAMP
MIRROR
SOAP NICHE
TOILET PAPER
TOWEL ROD
MEDICINE CABINET
FLOOR DRAIN
DISH WASHER
CLOTHES DRYER
CLOTHES WASHER
FLOOR AREA ADDITION
CLOSET SHELF WITH POLE

PLAN NOTES

Key Value	Keynote Text
2.15	3'-6" HT. MIN. METAL CABLE RAIL/ GUARDRAIL. GUARDRAIL SHALL NOT HAVE OPENINGS WHICH WILL ALLOW PASSAGE OF A SHERE 4 INCHES IN DIAMETER. GUARDRAIL SHOULD BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

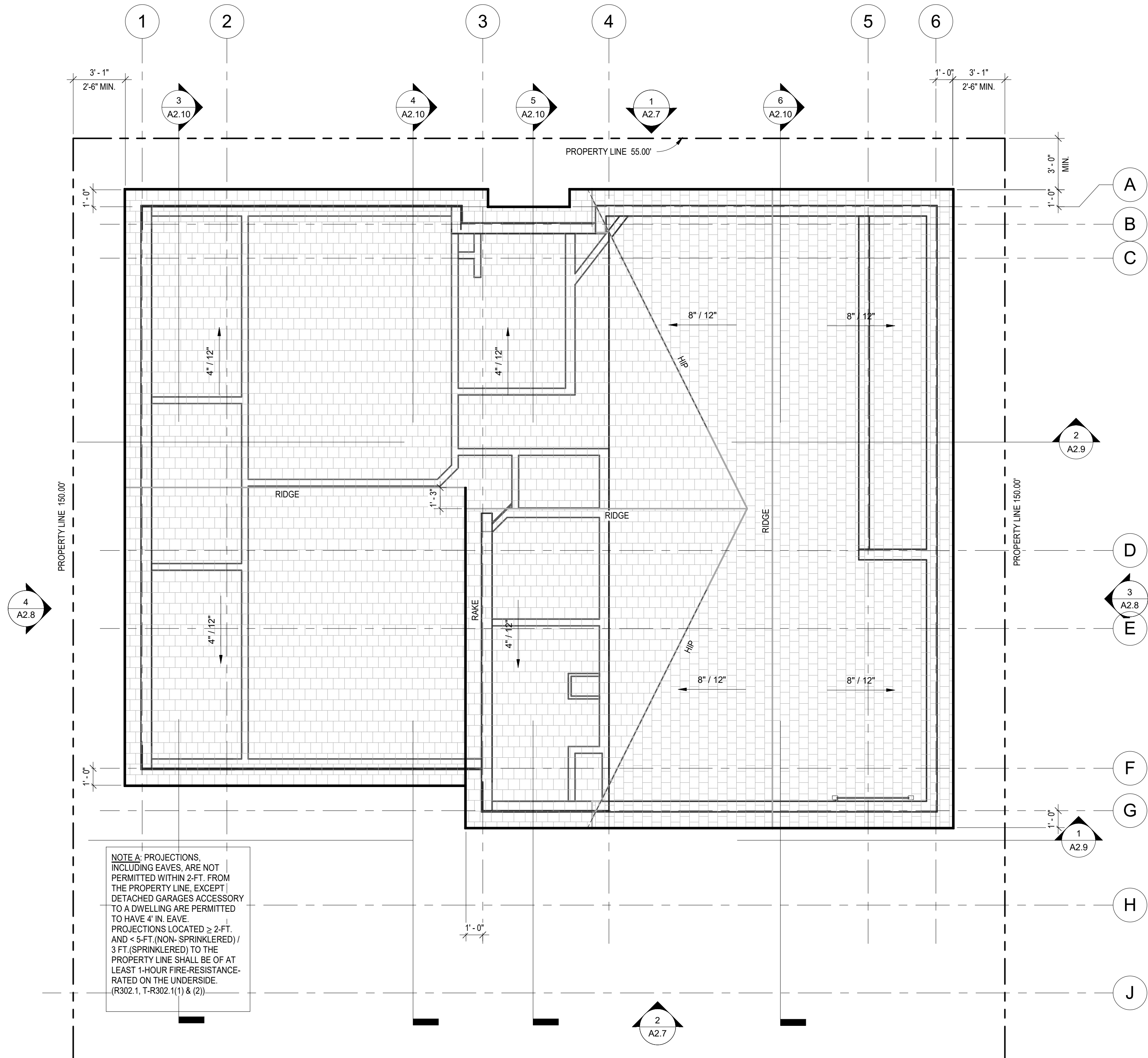
NAT. LIGHTING & VENTING...

Room Number	Room Name	Room Area	Fenestration / Wdo. Opening	Natural Lighting Req'd. (8%)	Natural Lighting Prov'd.	Natural Venting Req'd. (4%)	Natural Venting Prov'd.	Comments
R101	GARAGE	972 SF	8 SF	77	8	38	4	
R102	1/2 BATH	17 SF	4 SF	1	4	0	2	
R103	REAR STO.	132 SF	27 SF	10	27	5	13	
R201	R. LIVING	280 SF	148 SF	22	148	11	73	
R202	R. DINING	307 SF	32 SF	24	32	12	16	
R203	R. KITCHEN	Redundant Room	20 SF		20		10	
R204	HALL 1	22 SF	0 SF	1	0	0	0	W/ ELEC. LTG. & VENTING
R205	REAR BATH	55 SF	6 SF	4	6	2	3	
R206	REAR BDRM	186 SF	16 SF	14	16	7	8	
R207	R. W.I. CLO. 1	57 SF	3 SF	4	3	2	1	W/ ELEC. LTG. & VENTING
R209	R. LAUN	15 SF	0 SF	1	0	0	0	W/ ELEC. LTG. & VENTING
R210	R. MASTERS	235 SF	64 SF	18	64	9	32	
R211	R. W.I. CLO. 2	50 SF	0 SF	4	0	2	0	W/ ELEC. LTG. & VENTING
R212	R. W.I. CLO. 3	59 SF	3 SF	4	3	2	1	W/ ELEC. LTG. & VENTING
R213	R. MASTER BATH	96 SF	6 SF	7	6	3	3	W/ ELEC. LTG. & VENTING

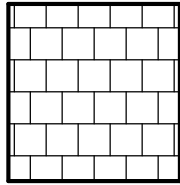
Revision Number	Revision Description	Revision Date
0	1ST SUBMITTAL	04/15/21
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1 REAR UNIT ROOF PLAN

1/4" = 1'-0"



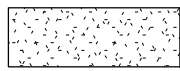
ROOF LEGEND



CLASS "A" ASPHALT SHINGLE ROOFING OVER 1 LAYER TYPE 15 FELT PAPER. ROOFING BY "CERTANTEED" LANDMARK COOL ROOF PRODUCTS - UL-R684E.

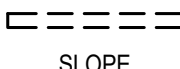
NOTES:

* FOR ROOF SLOPES ≥ 2:12, 3-YEAR AGED SRI VALUE OF AT LEAST 16 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST 0.75. (4-106.5)

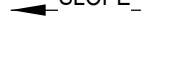


CLASS "A" COOL ROOF GAF RUBEROID @ ENERGY CAP TORCH GRANULE FR ASTM E1980, UL 580, RR# 25271. COLOR WHITE ENERGY SR 105

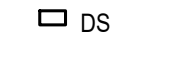
SEE 5/A1.01 & 8/A1.01)



LINE OF WALL BELOW



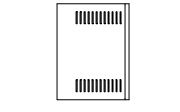
SLOPE AND DIRECTION OF ROOF (MATCH EX'G - VIF)



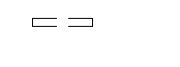
GUTTER W/ DOWNSPOUT



QUANTITY OF VENT BLOCK AT EAVES- SEE 2/A5.1



ROOF VENT BY O'HIGGINS - SEE 4/A6.0



EAVE VENT

ROOF GENERAL NOTES:

- ALL ROOF ELEVATIONS ARE REFERENCED FROM TOP OF FLOOR SLAB OR FROM DATUM LINE (0'-0") WHERE OCCURS. SEE BLDG. ELEVATIONS & SECTIONS TO LOCATE DATUM LINE. CONTRACTOR TO VERIFY EX'G AND ALL NEW ROOF HTS. AND TOP PLATES AND DIMENSIONS INDICATED IN THESE DRAWINGS.
- ALL ROOF WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE ROOFING MANUFACTURER'S RECOMMENDATIONS AND APPROVED DETAILS- SEE MFTR'S. SPECS.
- VERIFY SIZES AND LOCATIONS OF ALL OPENINGS, PLATFORMS, ETC., WITH RESPECTIVE CONTR'S.
- ALL CRICKETS/FLASHING SHALL SLOPE A MINIMUM OF 1/2" PER FOOT.
- PROVIDE CRICKETS/FLASHING AROUND ALL CURBED ROOF OPENINGS.
- ALL ROOF DIMENSIONS ARE MEASURED TO THE FACE OF SHEATHING, U.N.O.
- GENERAL CONTRACTOR TO PROVIDE ROOF JACKS AT ALL EXPOSED ROOF PENETRATIONS.
- DORMER ATTIC VENTS SHALL BE CORROSION RESISTANT PER CRC R327 AND WITH METAL INSECT SCREEN SEE SPECS- C&J METAL PRODUCTS "DM24"
- "ATTIC VENTILATION" : ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1" OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. 2010 CBC SECTION 1203.2.
NOTE: THE GROSS AREA OF THE ANY VENT SIZE AND THE GROSS AREA OF SOFFIT VENTS IS NOT THE "NET FREE VENTILATION AREA" OF THE PRODUCT. CONSULT THE VENT PRODUCT MANUFACTURER'S SPECIFICATIONS FOR THE LISTED "NET FREE VENTILATING AREA" DATA.
- ROOF COVERINGS SHALL BE CLASS A AS SPECIFIED IN SECTION R902.1. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS. BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM 03909 INSTALLED OVER THE COMBUSTIBLE DECKING. WOOD SHINGLES AND WOOD SHAKES ARE PROHIBITED IN ANY FIRE HAZARD SEVERITY ZONES REGARDLESS OF CLASSIFICATION.
- WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM 03909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY_ R337.5.3 BUILDING CODE 705A.2 (SEE DETAIL 9/A5.1 FOR VALLEY FLASHING)

DNF CONSULTING, INC.



Project: 1ST STREET
2711 E. 1ST STREET, LONG BEACH CA 90803
Owner: GRACE RINCK & GLORIA CHAN
2711 E. 1ST STREET, LONG BEACH CA 90803

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1	2ND SUBMITTAL	10/13/21

Sheet Title:

REAR UNIT ROOF PLANS

Drawn By:

DNF

Project No.

Date:

Scale:

AS SHOWN

Sheet:

A2.4



1 NORTH ELEVATION -REAR UNIT
1/4" = 1'-0"



2 SOUTH ELEVATION -REAR UNIT
1/4" = 1'-0"

ELEVATION & SECTION LEGEND

NOTES:

- ELEMENTS SHOWN GRAPHICALLY AS LIGHTER &/ OR SHOWN AS "E" ARE EXISTING TO REMAIN
- AT NEW WALL FINISHES, SEE PLAN WHERE NEW WALL OCCURS AND PROVIDE CORRESPONDING WALL FINISH
- SECTIONS ARE SHOWN HATCHED FOR NEW- SEE TYPICAL SECTIONS LEGEND / STRUCTURAL FOR MORE INFORMATIONS
- MAXIMUM BUILDING HEIGHT ALLOWED IN THIS ZONE (R-2-L) IS 35'-0" FROM AVERAGE GRADE PLANE. "GRADE" IS DEFINED AS FOLLOWS:
 - THE AVERAGE ELEVATION AT THE FRONT TOP OF CURBLINE
 - IF THE AVERAGE ELEVATION OF THE REAR PROPERTY LINE DIFFERS FROM THAT OF THE FRONT TOP OF CURB BY (5) OR MORE, THEN GRADE SHALL BE THE PLANE CONNECTING THE AVERAGE FRONT ELEVATION AND THE AVERAGE REAR ELEVATION
 - IN FLOOD HAZARD AREAS, GRADE MEANS THE ELEVATION AT FLOOD HAZARD LEVEL OR GRADE AS DEFINED ABOVE, WHICHEVER IS THE HIGHEST POINT.

RELOCATE	NEW
(RE- 2	WINDOW TAG, SEE SCHEDULE
(RE- 1	DOOR TAG, SEE SCHEDULE

- WOOD SIDING TO MATCH (E) "HISTORIC", SHIP LAP SIDING
- CEMENT PLASTER- 7/8" THICK OVER METAL LATH OVER (2) LAYERS OF BLDG. PAPER OVER SHEATHING PER STRUCTURAL- PAINT "OFF WHITE"
- CLASS "A" COOL ROOF GAF RUBEROID @ ENERGY CAP TORCH GRANULE FR ASTM E1980, UL 580.
- ASPHALT SHINGLES TO MATCH (E)

WALL MOUNTED FLOOR VENT

AREA OF (N) ADDITION = 118 SF
AREA OF VENTS REQUIRED = 118 SF /300 = 0.39
AREA OF VENTS PROVIDED = 0.39/ 58 =0.67
(2) UNITS = 1.16 SF (1 UNIT = 0.58 S.F.-SEE ELEVS.) > 0.39 - OK

- WALL LOUVER VENT (SEE ROOF PLAN FOR SPECIFICATIONS AND REQUIREMENTS)

- 2 WINDOW W/ WOOD SILL, PER PLAN

- 1 DOOR, PER PLAN

- METAL CABLE RAIL WITH METAL POSTS GUARDRAIL

CHIMNEY WH. OCCURS, SEE ELEV. FOR FINISHES

GUTTER W/ DOWNSPOUT
WALL LAMP

DNF CONSULTING, INC.
19348 WINGED FOOT CIR.
NORTHRIDGE CA 91326

HUFFMAN DesignBuild
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Los Angeles, California 90039
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huffman.designbuild.com
contractors lic. #898214

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1	2ND SUBMITTAL	10/13/21

Sheet Title:

REAR UNIT
BLDG
ELEVATIONS

Drawn By:

DNF

Project No.

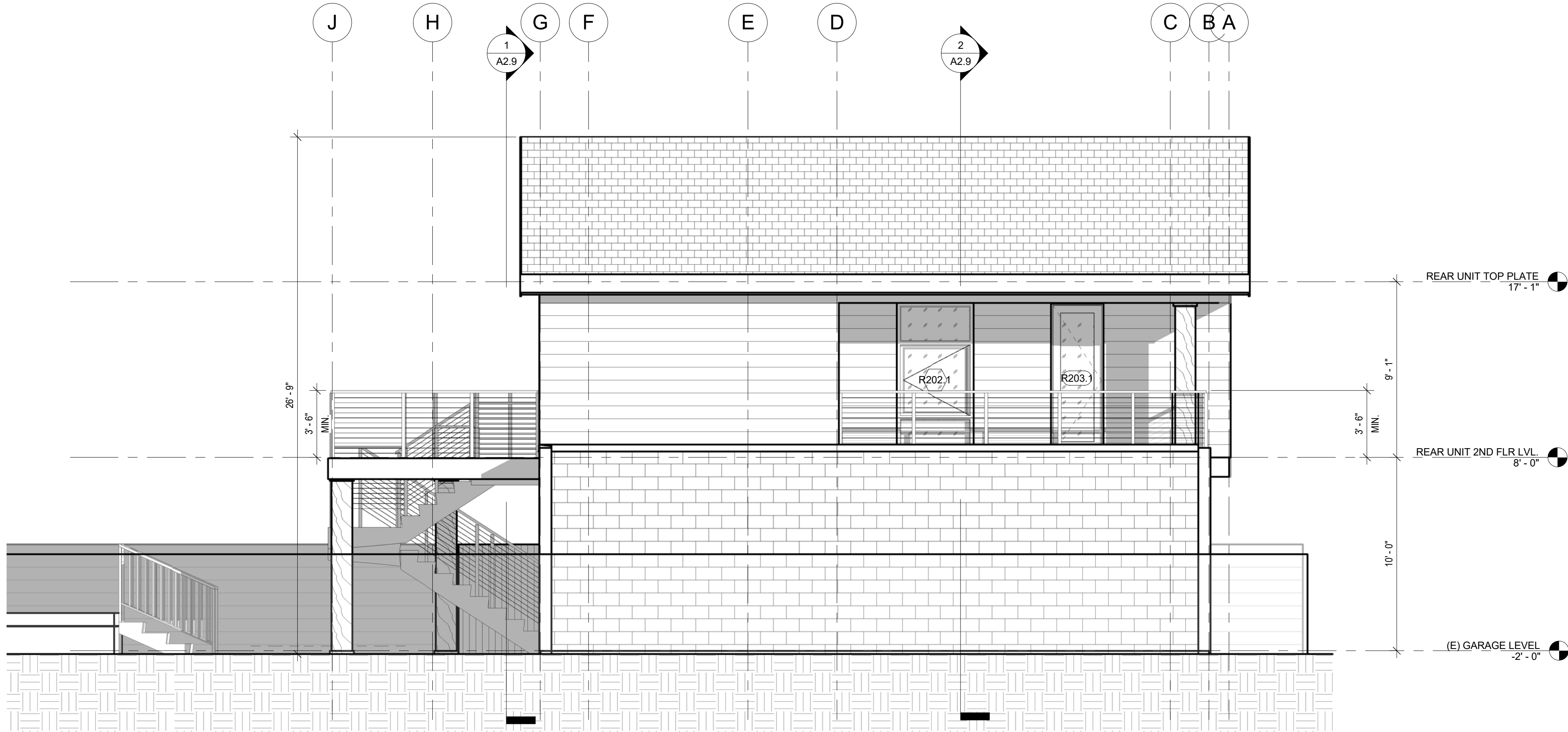
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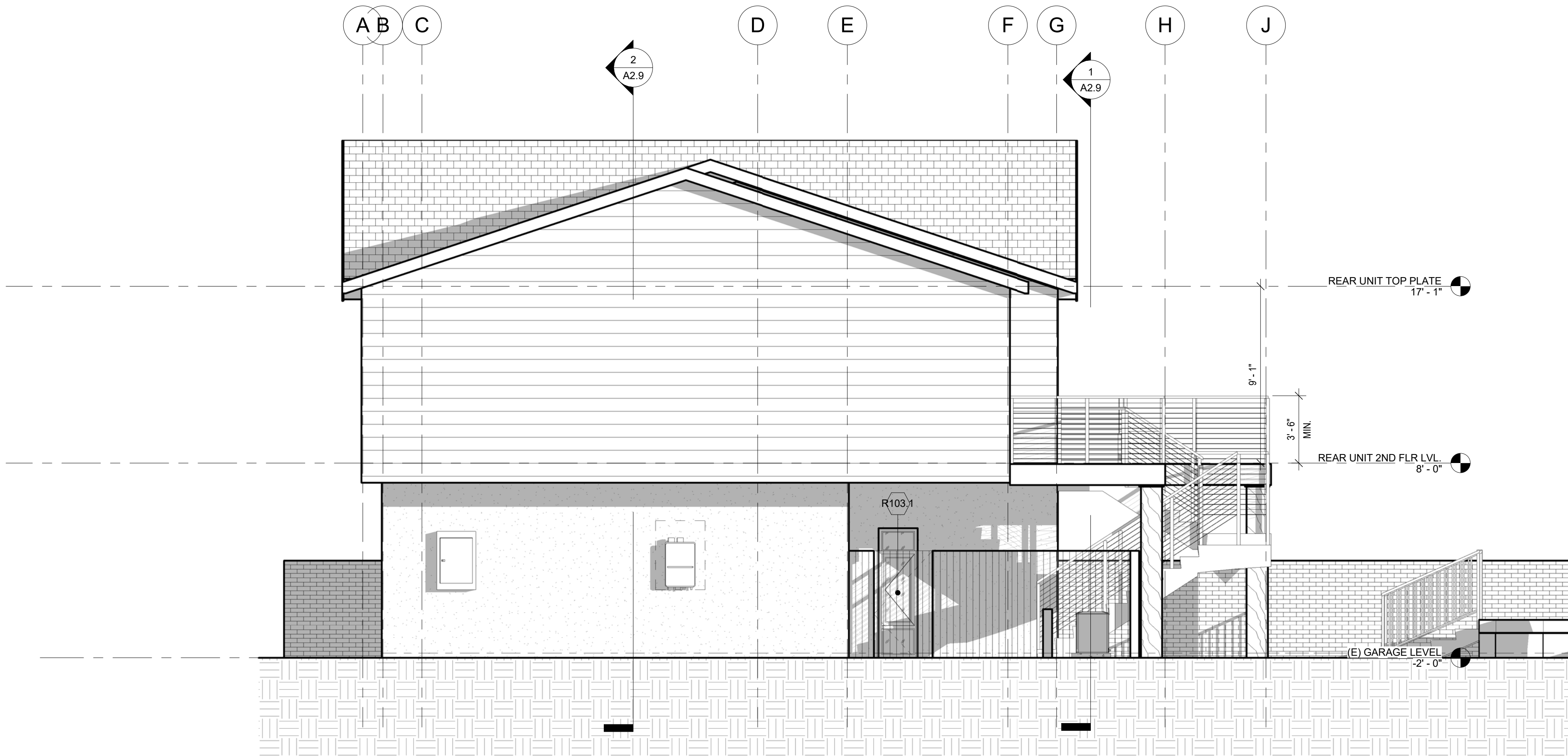
AS SHOWN

Sheet:

A2.7



3 EAST ELEVATION -REAR UNIT
1/4" = 1'-0"



4 WEST ELEVATION -REAR UNIT
1/4" = 1'-0"

ELEVATION & SECTION LEGEND

NOTES:

- ELEMENTS SHOWN GRAPHICALLY AS LIGHTER &/ OR SHOWN AS "E" ARE EXISTING TO REMAIN
- AT NEW WALL FINISHES, SEE PLAN WHERE NEW WALL OCCURS AND PROVIDE CORRESPONDING WALL FINISH
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C) IN FLOOD HAZARD AREAS, GRADE MEANS THE ELEVATION AT FLOOD HAZARD LEVEL OR GRADE AS DEFINED ABOVE, WHICHEVER IS THE HIGHEST POINT.

RELOCATE NEW

- (RE-) 2 WINDOW TAG, SEE SCHEDULE
(RE-) 1 DOOR TAG, SEE SCHEDULE

WOOD SIDING TO MATCH (E) "HISTORIC" SHIPLAP SIDING

CEMENT PLASTER- 7/8" THICK OVER METAL LATH OVER
(2) LAYERS OF BLDG. PAPER OVER SHEATHING PER
STRUCTURAL- PAINT "OFF WHITE"

CLASS "A" COOL ROOF GAF RUBEROID @ ENERGY CAP TORCH GRANULE FR
ASTM E1980, UL 580.

ASPHALT SHINGLES TO MATCH (E)

WALL MOUNTED FLOOR VENT

AREA OF (N) ADDITION = 118 SF
AREA OF VENTS REQUIRED - 118 SF /300 = 0.39
AREA OF VENTS PROVIDED - 0.39 /58 =0.67
(2) UNITS = 1.16 SF (1 UNIT = 0.58 S.F.-SEE ELEV.) > 0.39 - OK

WALL LOUVER VENT
(SEE ROOF PLAN FOR SPECIFICATIONS AND REQUIREMENTS)

- 2 WINDOW W/ WOOD SILL, PER PLAN

- 1 DOOR, PER PLAN

3'-6" MIN
METAL CABLE RAIL WITH
METAL POSTS GUARDRAIL

CHIMNEY WH.
OCCURS, SEE
ELEV.
FOR FINISHES

GUTTER W/ DOWNSPOUT
WALL LAMP

DNF
CONSULTING
, INC.



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REAR UNIT
BLDG
ELEVATIONS

Drawn By: DNF

Project No.

Date:

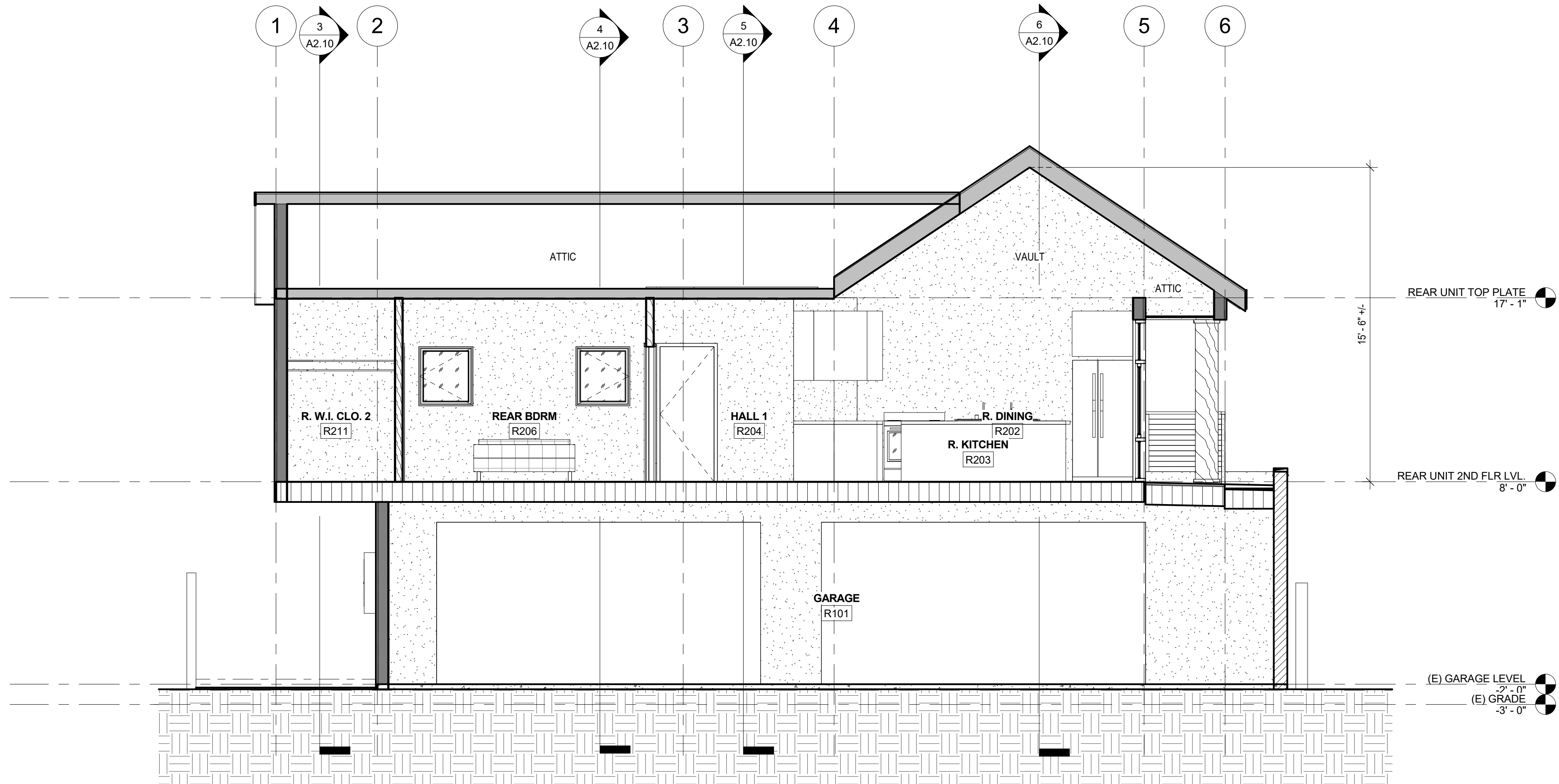
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1 BLDG SECTION REAR UNIT- AA
1/4" = 1'-0"



2 BLDG SECTION REAR UNIT- BB
1/4" = 1'-0"

ELEVATION & SECTION LEGEND

NOTES:

- ELEMENTS SHOWN GRAPHICALLY AS LIGHTER &/ OR SHOWN AS "E" ARE EXISTING TO REMAIN
- AT NEW WALL FINISHES, SEE PLAN WHERE NEW WALL OCCURS AND PROVIDE CORRESPONDING WALL FINISH
- SECTIONS ARE SHOWN HATCHED FOR NEW- SEE TYPICAL SECTIONS LEGEND / STRUCTURAL FOR MORE INFORMATION
- MAXIMUM BUILDING HEIGHT ALLOWED IN THIS ZONE (R-2-L) IS 35'-0" FROM AVERAGE GRADE PLANE. "GRADE" IS DEFINED AS FOLLOWS:
 - A) THE AVERAGE ELEVATION AT THE FRONT TOP OF CURBLINE.
 - B) IF THE AVERAGE ELEVATION OF THE REAR PROPERTY LINE DIFFERS FROM THAT OF THE FRONT TOP OF CURB BY (5') OR MORE, THEN GRADE SHALL BE THE PLANE CONNECTING THE AVERAGE FRONT ELEVATION AND THE AVERAGE REAR ELEVATION.
 - C) IN FLOOD HAZARD AREAS, GRADE MEANS THE ELEVATION AT FLOOD HAZARD LEVEL OR GRADE AS DEFINED ABOVE, WHICHEVER IS THE HIGHEST POINT.

RELOCATE

NEW

RE- 2

WINDOW TAG, SEE SCHEDULE

RE- 1

DOOR TAG, SEE SCHEDULE

WOOD SIDING TO MATCH (E) "HISTORIC", SHIP LAP SIDING

CEMENT PLASTER- 7/8" THICK OVER METAL LATH OVER

(2) LAYERS OF BLDG. PAPER OVER SHEATHING PER

STRUCTURAL- PAINT "OFF WHITE"

CLASS "A" COOL ROOF GAF RUBEROID @ ENERGY CAP TORCH GRANULE FR

ASTM E1980, UL 580.

ASPHALT SHINGLES TO MATCH (E)

WALL MOUNTED FLOOR VENT

AREA OF (N) ADDITION = 118 SF

AREA OF VENTS REQUIRED : 118 SF /300 = 0.39

AREA OF VENTS PROVIDED : 0.39/ .58 =0.67

(2) UNITS = 1.16 SF. (1 UNIT = 0.58 S.F.-SEE ELEVLS.) > 0.39 - OK

WALL LOUVER VENT

(SEE ROOF PLAN FOR SPECIFICATIONS AND REQUIREMENTS)

2 WINDOW W/ WOOD SILL, PER PLAN

1 DOOR, PER PLAN

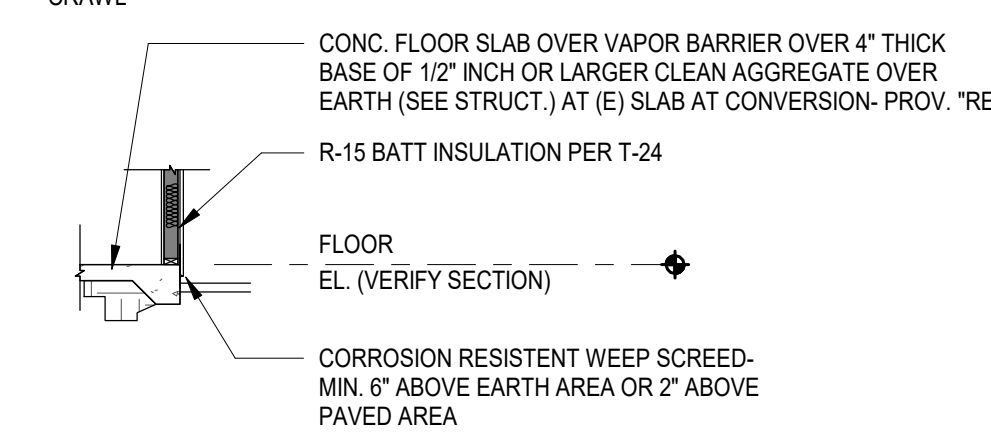
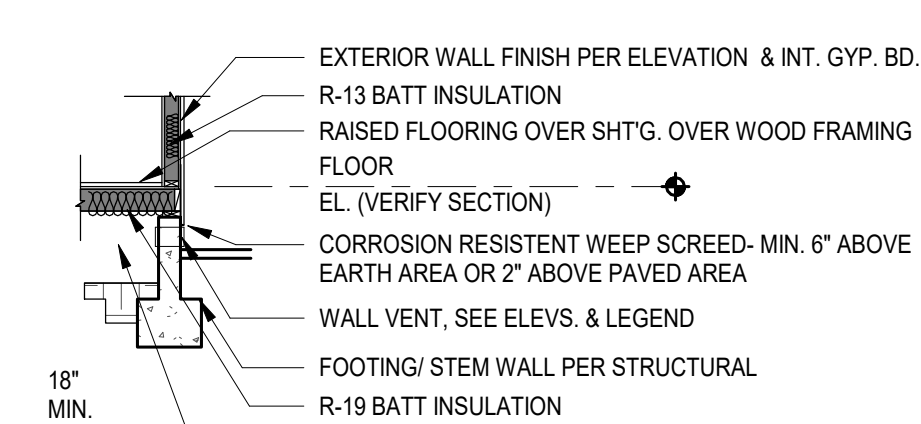
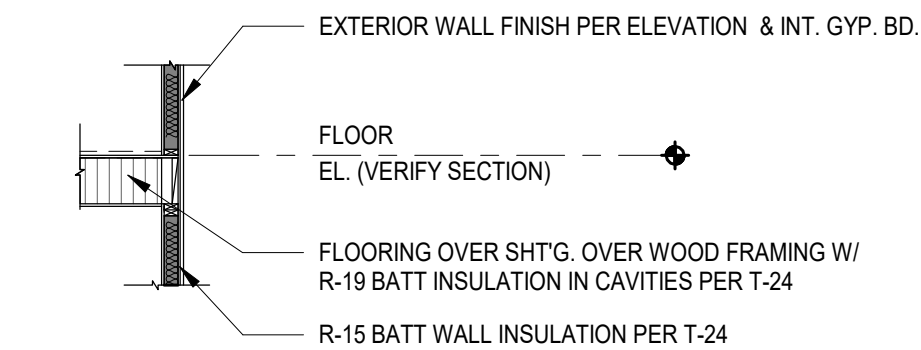
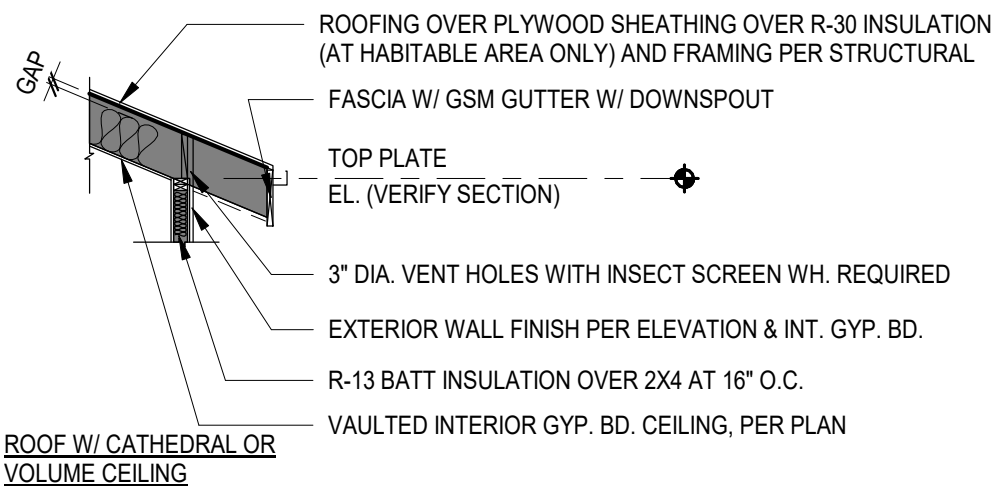
CHIMNEY WH. OCCURS , SEE ELEV FOR FINISHES

GUTTER W/ DOWNSPOUT

WALL LAMP

METAL CABLE RAIL WITH METAL POSTS GUARDRAIL

TYP. SECTION LEGEND:



NEW MATERIALS AND FINISHES OF STUCCO/ ROOF/ PAINT TO MATCH EXISTING MAIN HOUSE- VERIFY OWNER

DNF
CONSULTING
, INC.



Project:
1ST STREET
2711 E. 1ST STREET, LONG BEACH CA 90803

Owner:
GRACE RINCK & GLORIA CHAN
2711 E. 1ST STREET, LONG BEACH CA 90803

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Remarks		
Revision Number	Revision Description	Revision Date
0	1ST SUBMITTAL	04/15/21
1	2ND SUBMITTAL	10/13/21

Sheet Title:

REAR UNIT-
BLDG.
SECTIONS

Drawn By:

Project No.

Date:

Scale:

AS SHOWN

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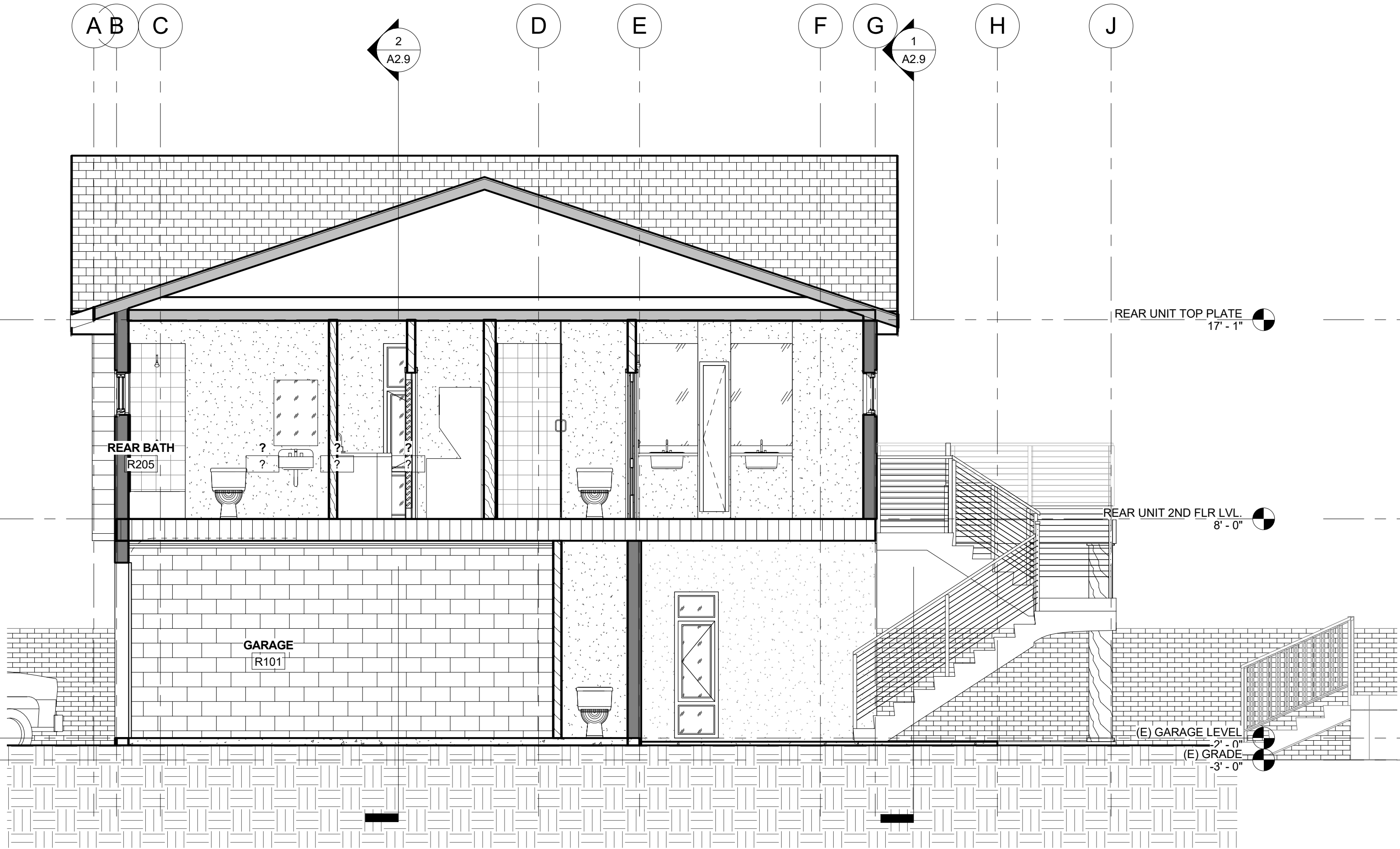
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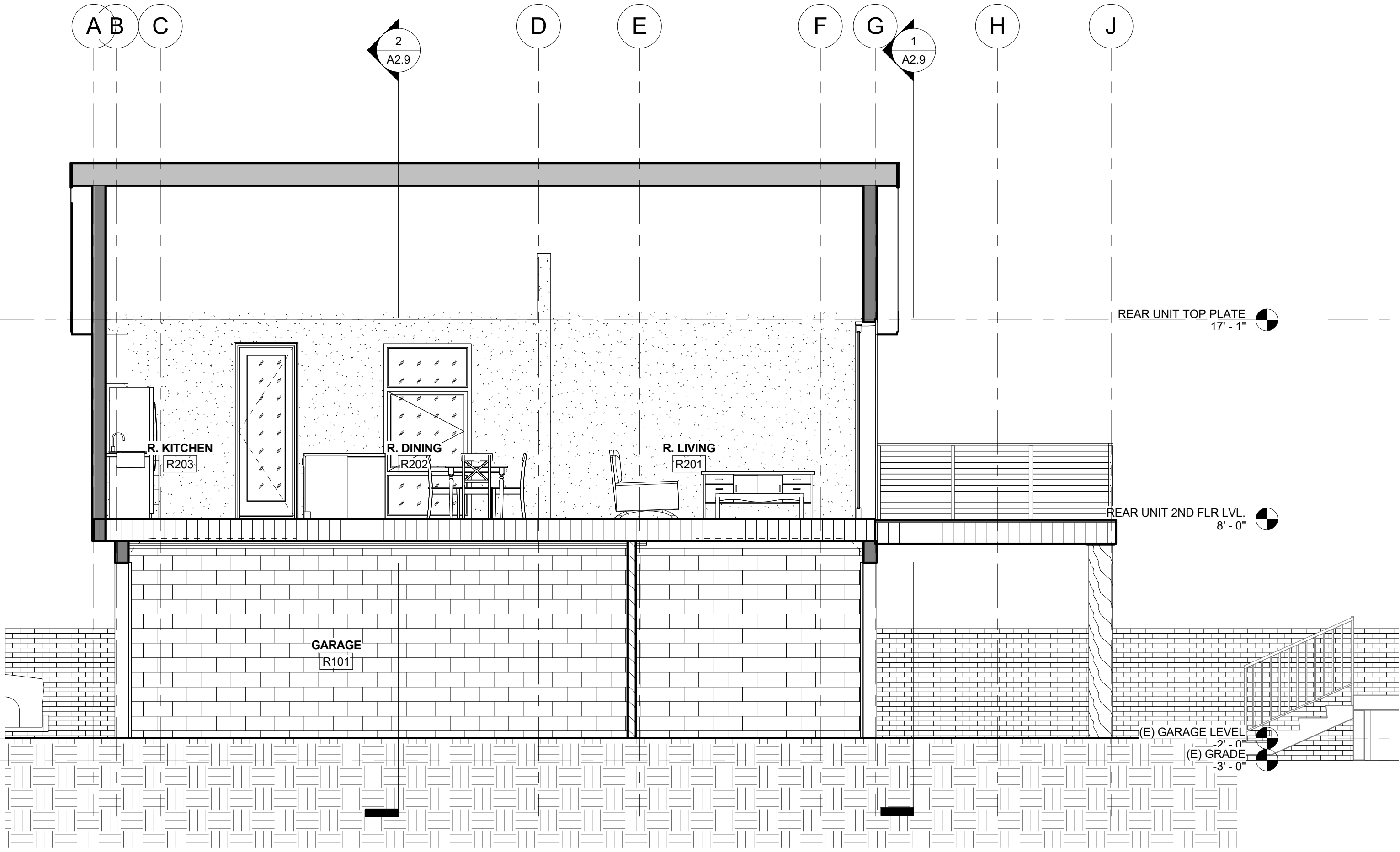
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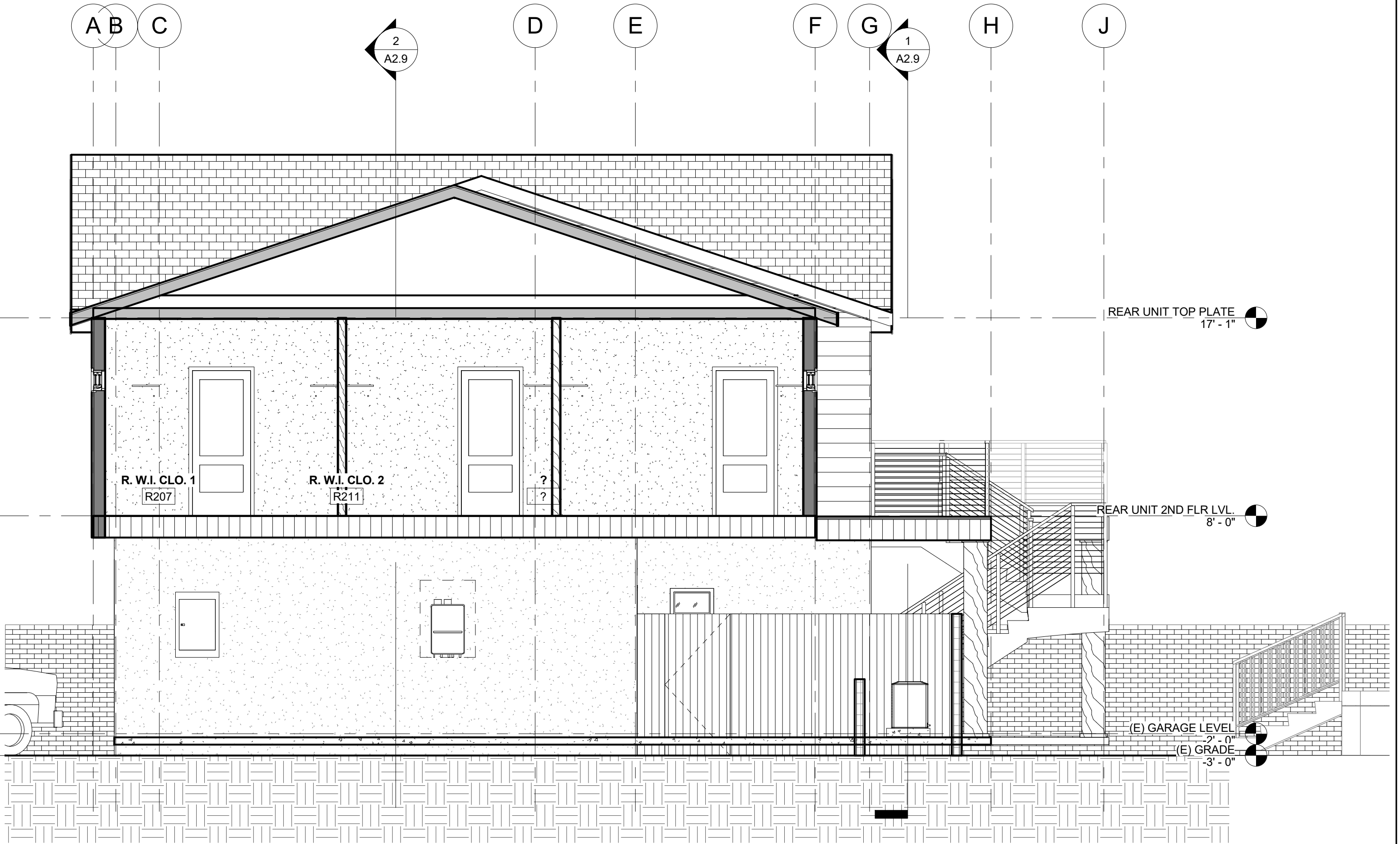
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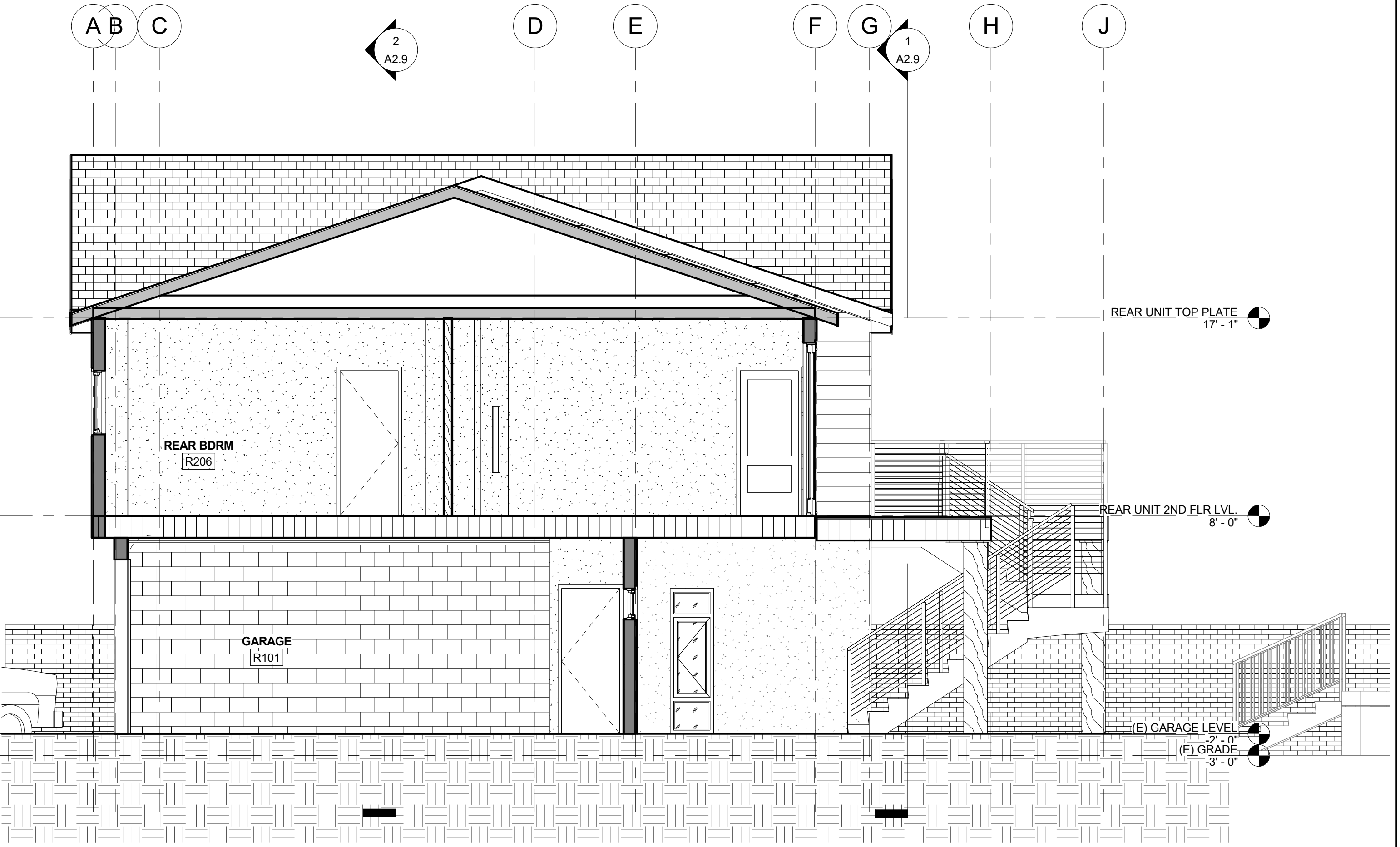
5 BLDG SECTION REAR UNIT- EE
1/4" = 1'-0"



6 BLDG SECTION REAR UNIT- FF
1/4" = 1'-0"



3 BLDG SECTION REAR UNIT- CC
1/4" = 1'-0"



4 BLDG SECTION REAR UNIT- DD
1/4" = 1'-0"

ELEVATION & SECTION LEGEND

SEE A2.7 FOR LEGEND

DNF
CONSULTING
, INC.

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NORTHRIDGE CA 91326

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Project:
1ST STREET
2711 E. 1ST STREET, LONG BEACH CA 90803

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Remarks

Revision Number	Revision Description	Revision Date
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Sheet Title:

REAR UNIT-
BLDG.
SECTIONS

Drawn By:

DNF

Project No.

Date:

Scale:

AS SHOWN

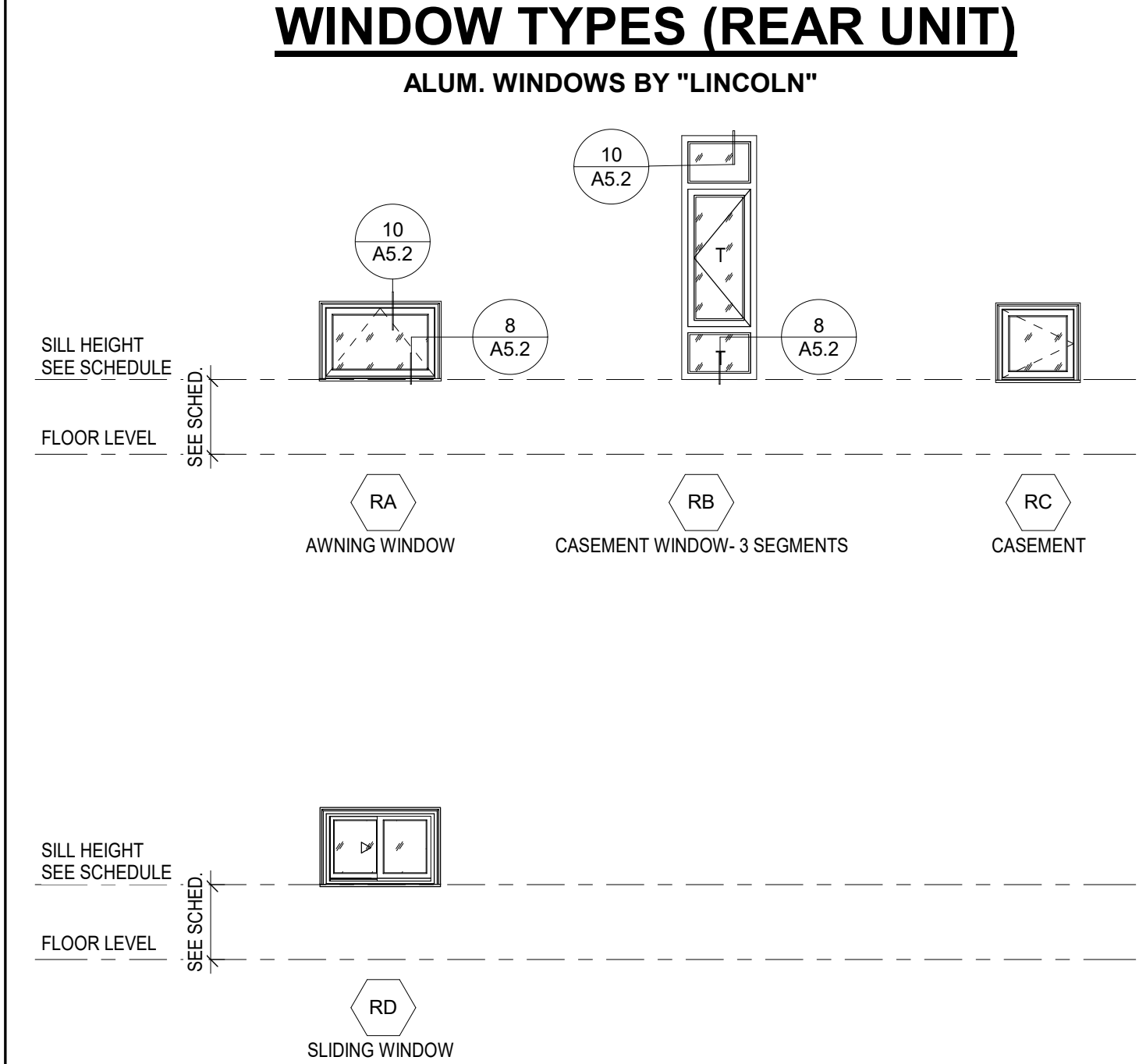
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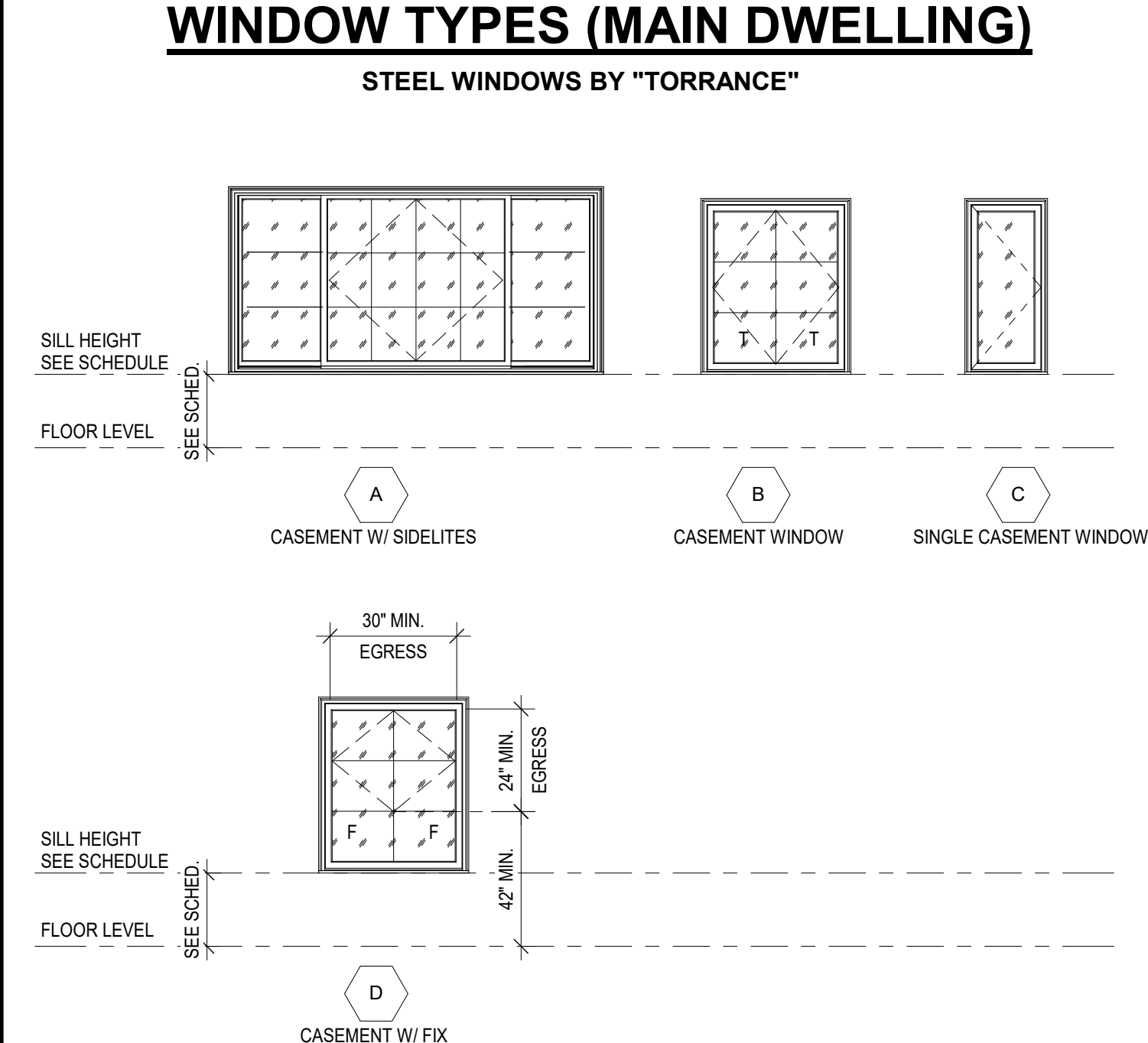
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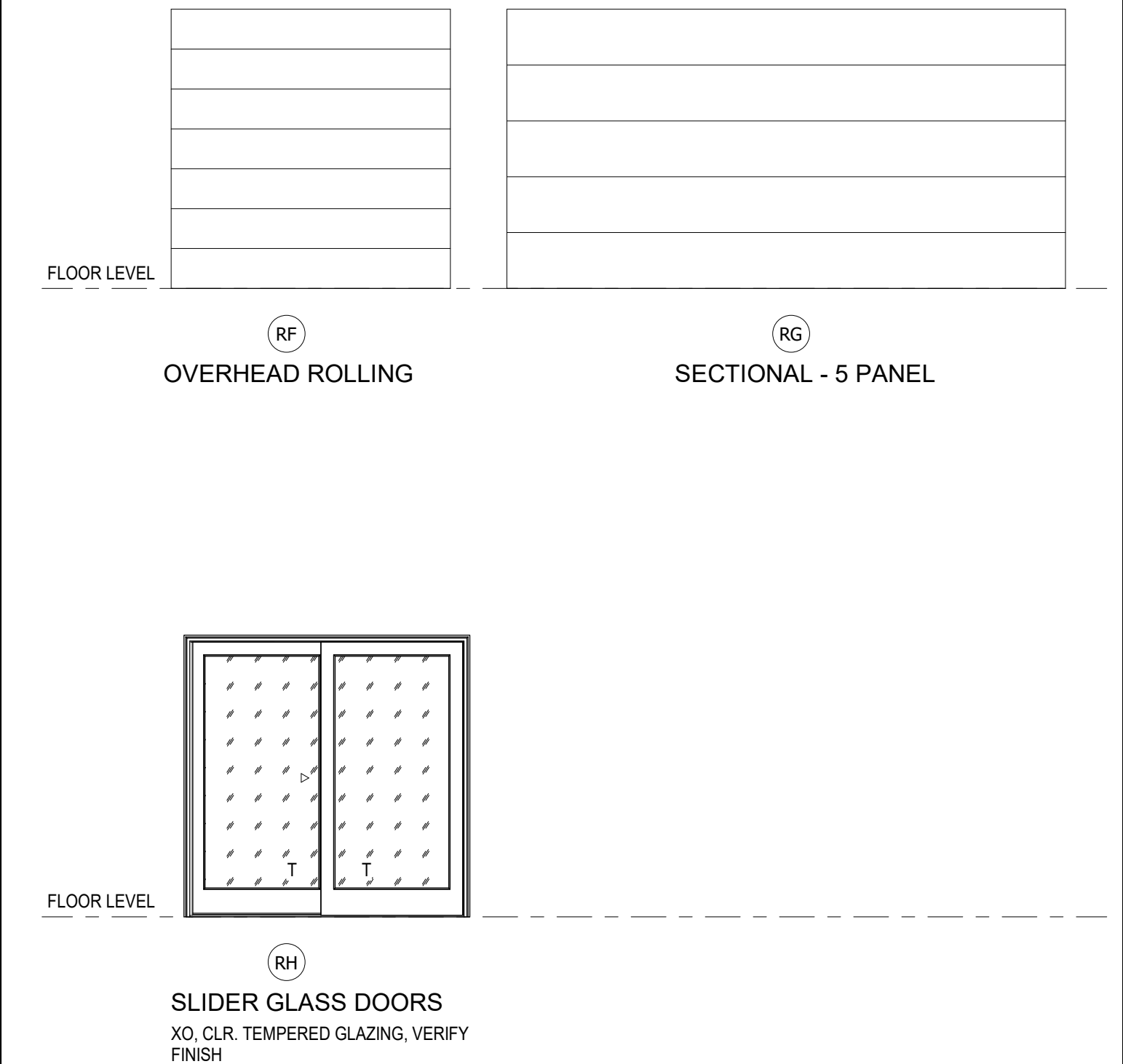
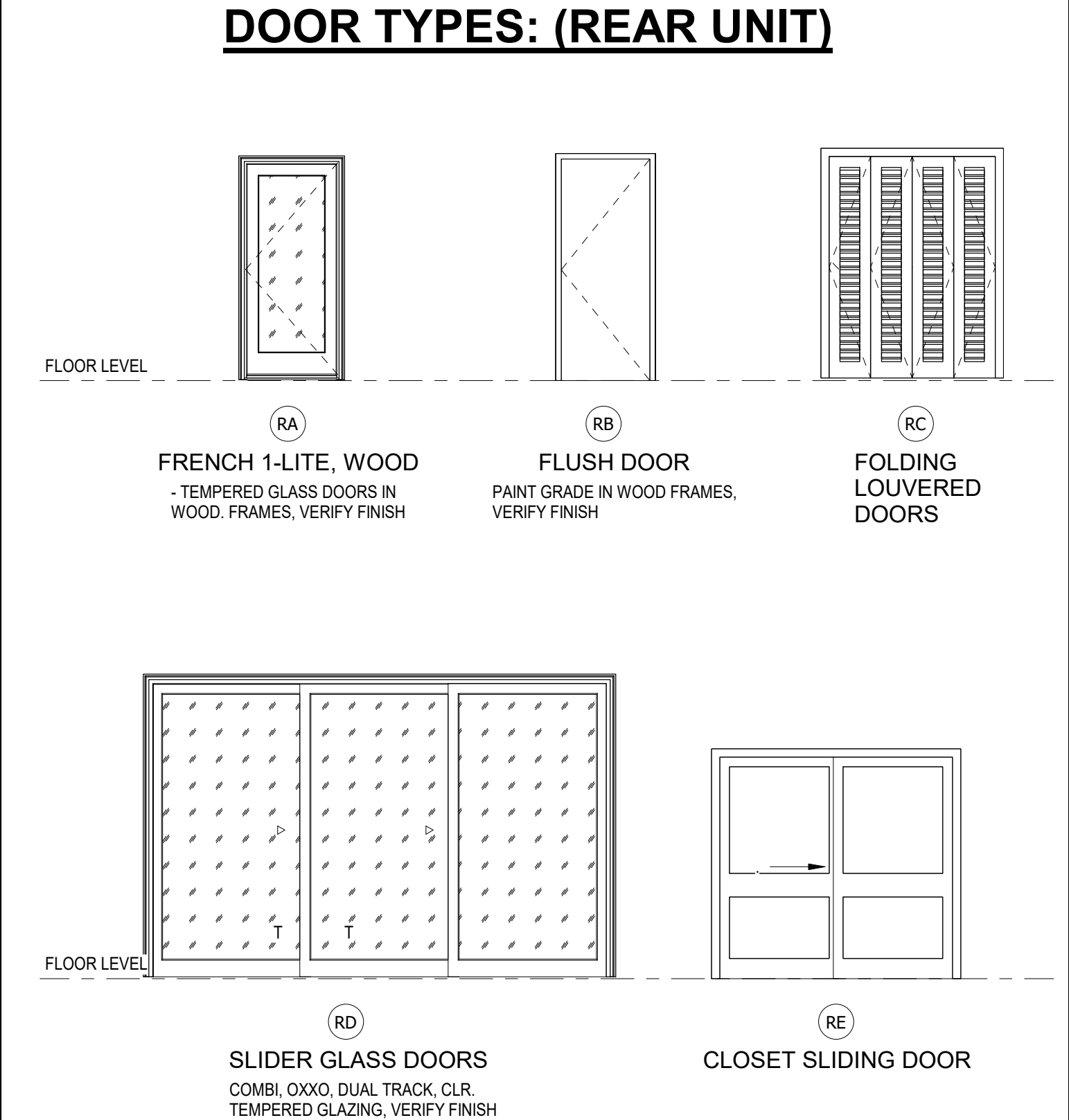
WINDOW SCHEDULE (REAR UNIT)										
WINDOW NO.	ROOM NAME	TYPE	ROUGH OPENING		FAMILY	SILL HEIGHT	GLAZING U-FACTOR	SHGC	EGRESS REQ.	COMMENTS
WIDTH	HEIGHT									
R101.1	GARAGE	RA	3'-0"	1'-6"	AWNING	5'-2"			NO	
R101.2	GARAGE	RA	3'-0"	1'-6"	AWNING	5'-2"			NO	
R101.3	GARAGE	RC	2'-0"	2'-0"	CASEMENT, ALUM	4'-2"			NO	
R102.1	R.1/2 BATH	RA	2'-0"	2'-0"	AWNING	4'-8"			NO	
R103.1	REAR STO.	RB	2'-0"	6'-8"	CASEMENT, 3 SEGMENTS	0'-0"			NO	
R202.1	R. DINING	RB	4'-0"	8'-0"	CASEMENT, 3 SEGMENTS	0'-0"			NO	
R205.1	REAR BATH	RD	3'-0"	2'-0"	SLIDING, ALUM	4'-8"			NO	
R206.1	R. BDRM	RC	2'-8"	3'-0"	CASEMENT, ALUM	3'-8"			YES	
R206.2	R. BDRM	RC	2'-8"	3'-0"	CASEMENT, ALUM	3'-8"			YES	
R207.1	R. W.I. CLO. 1	RD	3'-0"	1'-0"	SLIDING, ALUM	5'-8"			NO	
R212.1	R. W.I. CLO. 3	RD	3'-0"	1'-0"	SLIDING, ALUM	5'-8"			NO	
R213.1	R. MASTER BATH	RA	3'-0"	2'-0"	AWNING	4'-8"			NO	



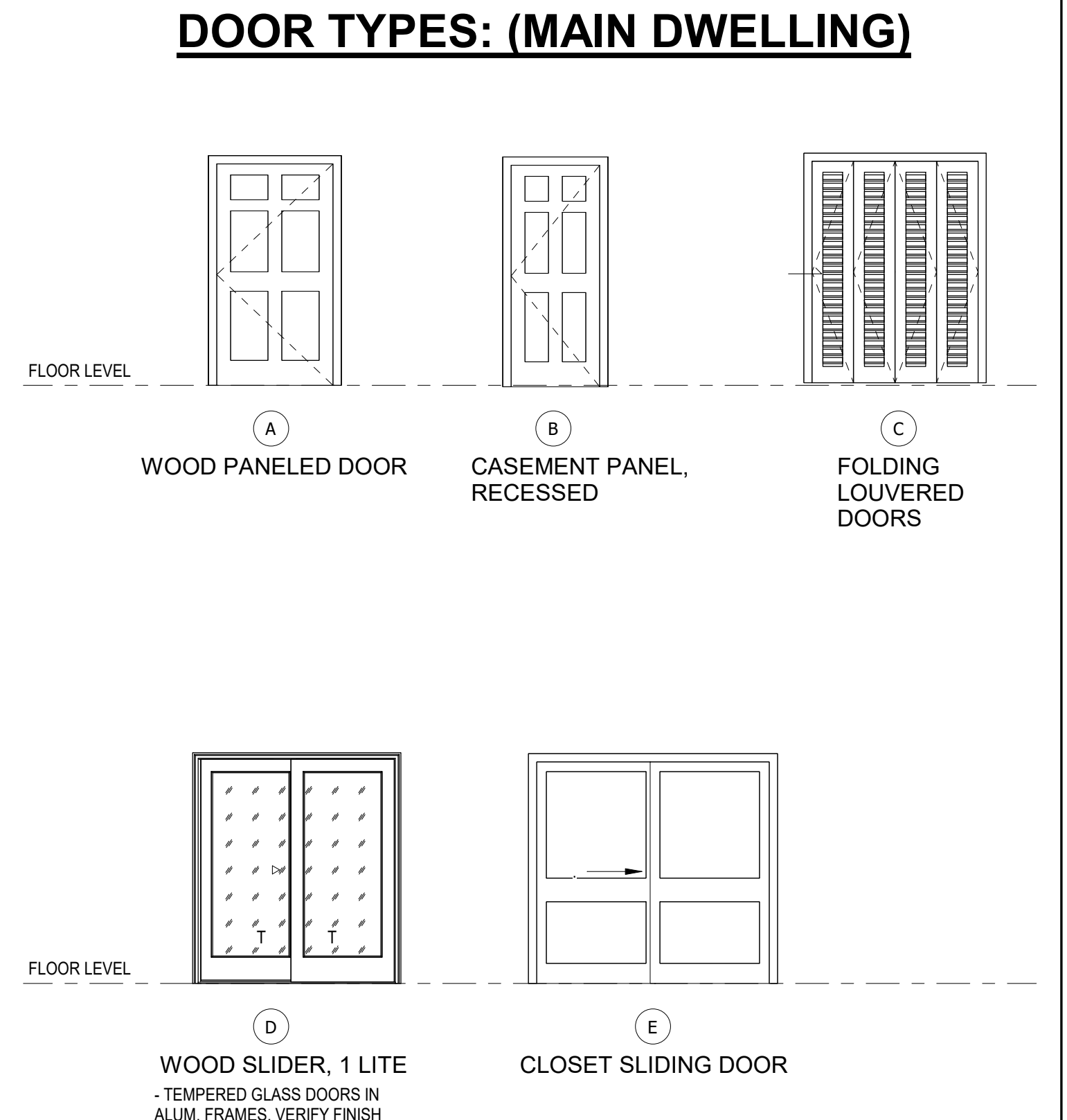
WINDOW SCHEDULE (MAIN DWELLING)										
WINDOW NO.	ROOM NAME	TYPE	ROUGH OPENING		FAMILY	SILL HEIGHT	GLAZING U-FACTOR	SHGC	EGRESS REQ.	COMMENTS
WIDTH	HEIGHT									
108.1	MASTER	A	10'-0"	5'-0"	CASEMENT-SIDELITES, STEEL	1'-9"			YES	SEE 12/A5.2: EGRESS
109.1	M BATH	C	2'-0"	4'-8"	CASEMENT, STEEL	1'-7"			NO	
109.2	M BATH	C	2'-0"	4'-8"	CASEMENT, STEEL	1'-7"			NO	
109.3	M BATH	B	3'-10"	4'-8"	CASEMENT, STEEL	1'-7"			NO	
110.1	KITCHEN	D	4'-0"	5'-0"	CASEMENT, STEEL	1'-9"			NO	
111.1	NOOK	A	10'-0"	5'-0"	CASEMENT-SIDELITES, STEEL	1'-9"			NO	
111.2	NOOK	A	6'-0"	5'-0"	CASEMENT-SIDELITES, STEEL	1'-9"			NO	
201.1	HALL	B	2'-6"	4'-6"	CASEMENT, STEEL	2'-4"			NO	
202.1	EXERCISE	D	6'-0"	4'-6"	CASEMENT, STEEL	2'-5"			YES	
203.1	BATH 2	D	3'-0"	4'-6"	CASEMENT, STEEL	2'-5"			NO	
204.1	BDRM 1	B	5'-6"	4'-6"	CASEMENT, STEEL	2'-5"			YES	W/ ADJACENT ROOF
204.2	BDRM 1	D	3'-0"	4'-6"	CASEMENT, STEEL	2'-5"			YES	
205.1	BDRM 2	B	5'-6"	4'-6"	CASEMENT, STEEL	2'-5"			YES	W/ ADJACENT ROOF
205.2	BDRM 2	D	3'-0"	4'-6"	CASEMENT, STEEL	2'-4"			YES	
206.1	BDRM 3	D	3'-0"	4'-6"	CASEMENT, STEEL	2'-4"			YES	



DOOR SCHEDULE (REAR UNIT)										
DOOR NO.	ROOM NAME	WIDTH	HEIGHT	TYPE	FAMILY	HDW	RATING	U FACTOR	SHGC.	COMMENTS
R101.1	GARAGE	16'-0"	8'-0"	RG	Overhead-Sectional 5 PANEL		NONE			
R101.2	GARAGE	16'-0"	8'-0"	RG	Overhead-Sectional 5 PANEL		NONE			
R101.3	GARAGE	3'-0"	6'-8"	RA	Door-1_Lite_French_Wood		NONE	-	-	
R101.4	GARAGE	3'-0"	6'-8"	RA	Door-1_Lite_French_Wood		NONE	-	-	
R102.1	R.1/2 BATH	2'-8"	6'-8"	RB	Single-Flush		NONE			
R103.1	REAR STO.	8'-0"	8'-0"	RA	Overhead-Roll-up		NONE			
R201.1	R. LIVING	3'-0"	9'-0"	RA	Door-1_Lite_French_Wood		NONE			
R201.2	R. LIVING	14'-0"	9'-0"	RD	Door-Sliding-Combi_Dual Track		NONE			
R201.3	R. LIVING	2'-6"	6'-8"	RE	Pocket_Door_Single		NONE			
R203.1	R. KITCHEN	2'-8"	8'-0"	RA	Door-1_Lite_French_Wood		NONE			
R205.1	R. BATH	2'-8"	6'-8"	RB	Single-Flush		NONE			
R206.1	R. BDRM	2'-8"	6'-8"	RB	Single-Flush		NONE			
R207.1	R. W.I. CLO. 1	2'-8"	6'-8"	RE	Pocket_Door_Single		NONE			
R209.1	R. LAUN	4'-0"	6'-8"	RC	Louver_Panel_Folding_Door_16779		NONE			
R210.1	R. MASTER BATH	2'-8"	6'-8"	RB	Single-Flush		NONE			
R210.2	R. MASTERS	8'-0"	8'-0"	RH	Door-Sliding-French_Door-Wood		NONE			
R211.1	R. W.I. CLO. 2	2'-8"	6'-8"	RE	Pocket_Door_Single		NONE			
R212.1	R. W.I. CLO. 3	2'-8"	6'-8"	RE	Pocket_Door_Single		NONE			
R213.1	R. MASTER BATH	2'-8"	6'-8"	RE	Pocket_Door_Single		NONE			
R213.2	R. MASTER BATH	3'-0"	6'-8"	RE	Pocket_Door_Single		NONE			



DOOR SCHEDULE (MAIN DWELLING)										
DOOR NO.	ROOM NAME	WIDTH	HEIGHT	TYPE	FAMILY	HDW	RATING	U FACTOR	SHGC.	COMMENTS
0.2		3'-0"	6'-6"		Single-Flush with no trim-					
101.1	LIVING	3'-6"	6'-8"	A	Single-Panel		NONE			
102.1	BAR	2'-6"	6'-8"	B	Single-Flush-		NONE			
103.2	LAUN	5'-0"	6'-8"	C	Louver_Panel_Folding_Door_16779		NONE			
103.3	LAUN	6'-1"	6'-10"	D	Door-Sliding-French_Door-r-Wood		NONE	0.30	0.24	
106.1	PWDR	2'-8"	6'-8"	B	Single-Panel		NONE			
107.1	W.I. CLO	2'-8"	6'-8"	B	Single-Panel		NONE			
108.1	MASTER	2'-8"	6'-8"	B	Single-Panel		NONE			
108.2	MASTER	3'-0"	6'-10"	D	Door-1_Lite_French_Wood		NONE	0.30	0.24	
109.1	M BATH	2'-8"	6'-8"	B	Single-Panel		NONE			
202.1	EXERCISE	2'-8"	6'-8"	B	Single-Panel		NONE			
203.1	BATH 2	2'-8"	6'-8"	B	Single-Panel		NONE			
203.2	BATH 2	2'-8"	6'-8"	B	Single-Panel		NONE			
207.1	W.I. CLO.	6'-0"	6'-8"	E	Sliding-Closet		NONE			
209.4		2'-8"	6'-8"	E	Pocket_Door_Single					



ABBREVIATIONS & HARDWARE

Abbreviations

AL	Aluminum
EP	Enamel Paint
F	Factory Finish
HM	Hollow Metal
PL	Plastic Laminate
PS	Pressed Steel
PT	Paint
SC	Solid Core
SS	Stainless Steel
T	Tempered Glazing
HO	Hold Open
WD	Wood
WI	Western Integrated anodized aluminum frame
SG	Stain grade
EXG	Existing

Door Hardware

HDWR 1	CLOSURE
HDWR 2	THRESHOLD
HDWR 3	WEATHERSTRIP
HDWR 4	SMOKE SEAL
HDWR 5	LOCKSET
HDWR 6	WALL DOOR STOP W/ BACKING
HDWR 7	FLOOR DOOR STOP
HDWR 8	DOOR STOP ON DOOR
HDWR 9	DEADBOLT
HDWR 10	SLIDE BOLT
HDWR 11	PASSAGE
HDWR 12	PRIVACY
HDWR 13	PUSH PLATE

HDWR 14	DUMMY
HDWR 15	SLIDING HARDWARE
HDWR 16	LATCH
HDWR 17	1/2 PAIR BALL BEARING HINGES
HDWR 18	SILENCERS
HDWR 19	STAINLESS STEEL KICK PLATE
HDWR 20	PANIC HARDWARE
HDWR 21	ELECTRIC STRIKE
HDWR 22	GARAGE DOOR OPENER

Hardware Notes:
1. All Interior Doors (N) or (E) to have Lever hardware- satin nickel finish - U.N.O.

NOTE:
ALL NEW GLAZING TO COMPLY WITH T-24 : U-FACTOR = 0.30 AND SHGC=0.24

DOOR AND WINDOW NOTES:

- ALL GLASS SHALL BE TEMPERED GLASS
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
A. BE CONSTRUCTED OF A. MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
B. BE CONSTRUCTED OF GLASS BLOCK UNITS. OR
C. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257. OR
D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2 R337.8.2.1 BUILDING CODE 708A.2.1
- EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR
B. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
B.1. STILES AND RAILS SHALL NOT BE LESS THAN 13/8 INCHES THICK.
B.2. RAISED PANELS SHALL NOT BE LESS THAN 11/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
C. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.
D. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1. R337.9 AND BUILDING CODE 708A.3

DNF
CONSULTING
, INC.



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contractors lic. #8383214

Project:
1ST STREET
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Owner:
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2711 E. 1ST STREET, LONG BEACH CA 90803

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Remarks		
Revision Number	Revision Description	Revision Date
0	1ST SUBMITTAL	04/15/21

Sheet Title:

DOOR AND WINDOW SCHEDULES

Drawn By: DNF

Project No.

Date:

Scale: AS SHOWN

Sheet:

A4.1