

- 1 THE PROJECT CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT ADJACENT PROPERTIES, WORKERS, AND THE OTHER PERSONS DURING THE EXCAVATION AND SITE PREPARATION OPERATIONS.
- 2 PROVIDE ELECTRICAL SERVICE AND METERS, LOCATION TO BE COORDINATED & APPROVED BY SERVICE PROVIDER. NOTE: A NEW OR RELOCATED ELECTRICAL SERVICE SHALL BE PROVIDED W/ A GROUNDING ELECTRODE.
- 3 AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING
- 4 THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PUV-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCE ETC.) OR TO THE LOCATION OF A HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THIS LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES
- 5 IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED
- 6 A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
- 7 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.
- 8 THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D SPRINKLER SYSTEM MUST BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION
- 9 BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319)
- 10 LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).
- 11 OMIT
- 12 PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE.
- 13 FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 3'-6" ABOVE THE NATURAL GROUND LEVEL IN THE REQUIRED FRONT YARD & 6'-0" ON THE READ AND SIDE YARDS. PARKING AND TURNING AREAS WITHIN 15' OF PROPERTY LINE MUST BE ENCLOSED BY 5'-9" HIGH SOLID WALL.

PROJECT INFORMATION

Site Address 660 MIRA MAR STREET
LONG BEACH, CA. 90814

ZIP Code 90814

AREA TABULATIONS
EXISTING
LIVING AREA 1305.00 SQ. FT.
GARAGE AREA REMOVED 266.00 SQ. FT.
TOTAL COMBINED AREA 1571.00 SQ. FT.

NEW
2 CAR GARAGE
ACCESSORY STRUCTURE 440.00 SQ. FT.

ZONING DESIGNATION R-1-N

TOTAL LOT COVERAGE 27.0 %

SCOPE OF WORK CODE INFO

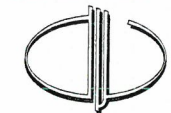
PLANS TO COMPLY WITH THE FOLLOWING CODES:
RESIDENTIAL CODE:
2013 CALIFORNIA RESIDENTIAL CODE
BUILDING CODE:
2013 CALIFORNIA BUILDING CODE
PLUMBING CODE:
2013 CALIFORNIA PLUMBING CODE
MECHANICAL CODE:
2013 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE:
2013 CALIFORNIA ELECTRICAL CODE
ENERGY CODE:
2013 CALIFORNIA ENERGY CODE
FIRE CODE:
2013 CALIFORNIA FIRE CODE

1. DEMOLITION OF EXISTING SINGLE CAR GARAGE
2. ADDITION OF 2 CAR GARAGE AND MOTOR COURT
3. REBUILD WOOD FENCE AT REAR YARD AND ALLEY.

SHEET INDEX

- A-1 SITE PLAN, PROJECT INFO. & NOTES
A-2 GARAGE FLOOR PLAN, FOUNDATION AND FRAMING
A-3 EXTERIOR GARAGE ELEVATIONS

Exhibit B



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O: 949 . 478 . 5033
C: 949 . 566 . 5033
designworx1@gmail.com
NEWPORT BEACH, LOS ANGELES
MEXICO

ADDITION AND REMODEL FOR:

BLAZEVIK RESIDENCE

660 MIRA MAR
LONG BEACH, CA. 90814

SITE PLAN & PROJECT INFORMATION

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DATE

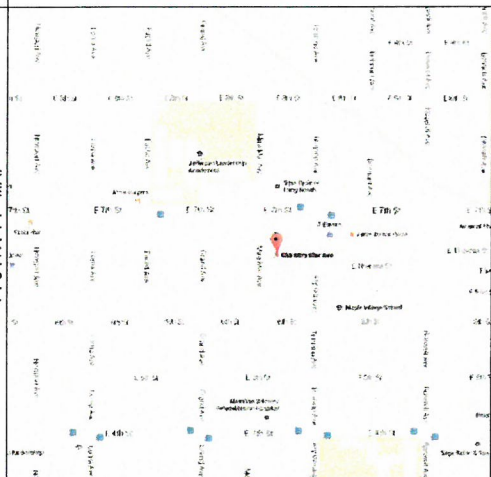
OCTOBER 9, 2015
OWNER REVIEW

REVISIONS BY DATE

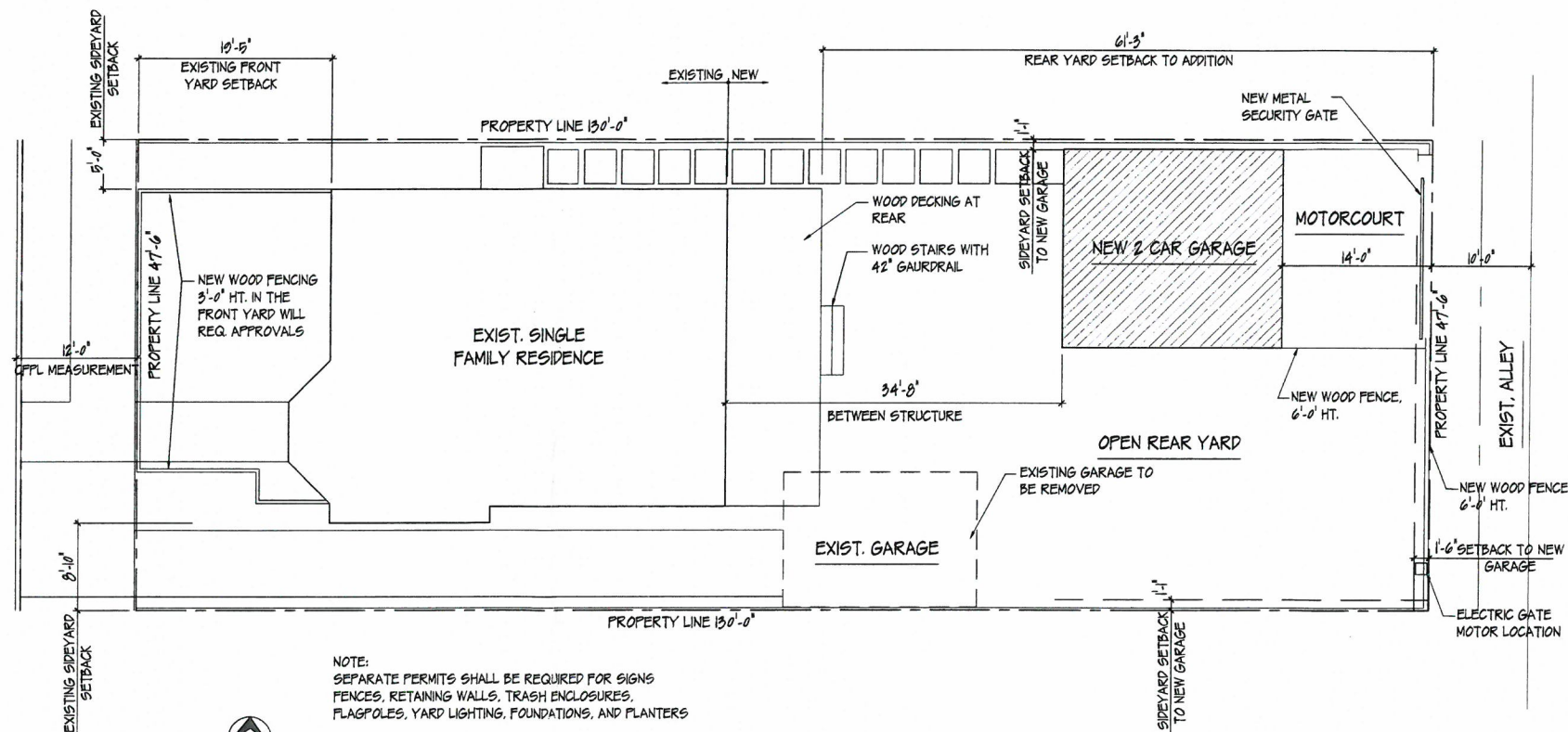
PROJECT MANAGER EL
DESIGNER EL
PRINCIPAL EL

A-1

Construction Documents

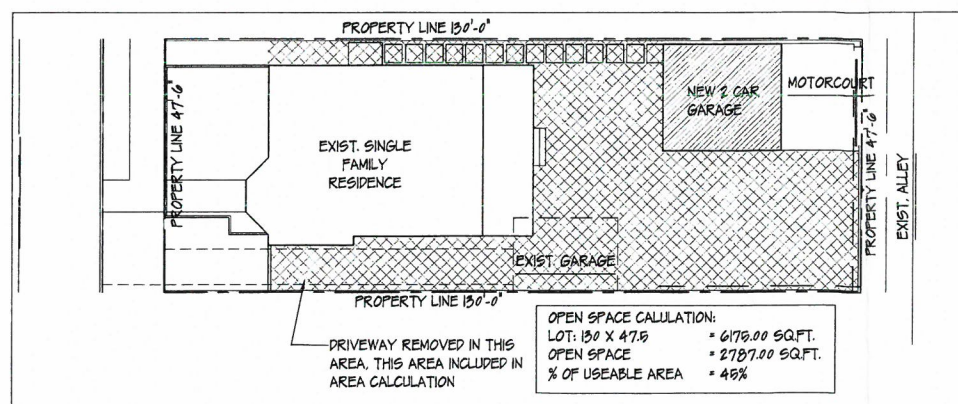


MIRA MAR STREET



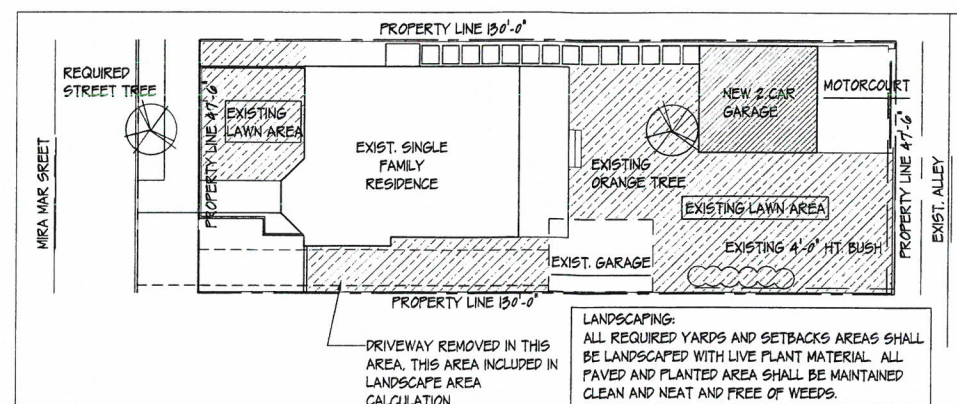
SITE PLAN

1/8" = FT.



AREA CALCULATION PLAN

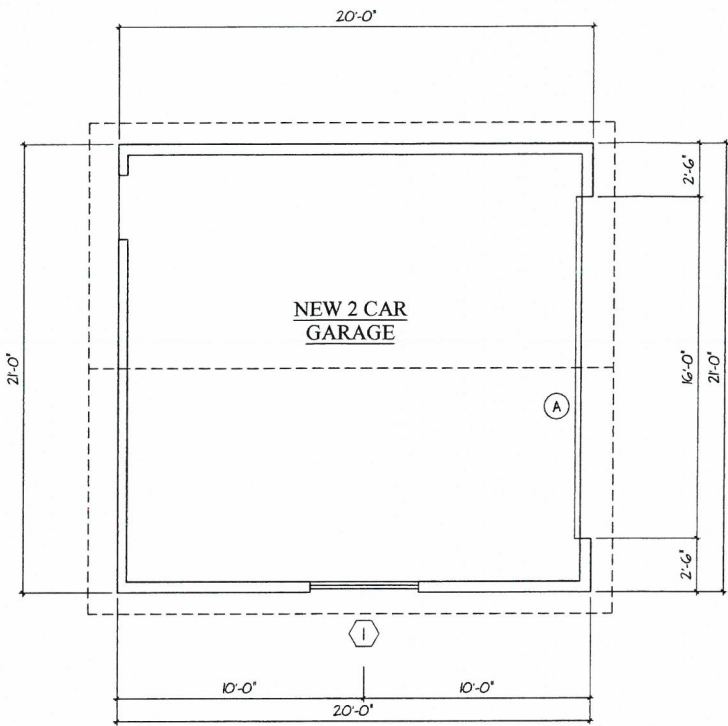
1/16" = FT.



EXISTING LANDSCAPE & HARDSCAPE PLAN

1/16" = FT.

1. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BLDG. WIRING AND SHALL BE EQUIPPED W/ BATTERY BACK-UP AND LOW BATTERY SIGNAL. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM, A HALLWAY OR COMMON AREA, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT.
2. FOR NEW CONSTRUCTION REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.
3. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH LARC (R303.0) OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
4. IN EVERY BEDROOM AND BASEMENT, PROVIDE ONE OPERABLE ESCAPE/PADE WINDOW MEETING ALL OF THE FOLLOWING:
A) AN OPERABLE AREA OF NOT LESS THAN 5.7 SQ. FT.
B) A MINIMUM CLEAR HEIGHT OF 24"
C) A MINIMUM CLEAR WIDTH OF 24"
D) A SILL HEIGHT NOT OVER 44" ABOVE THE FLOOR.
5. PROVIDE ATTIC ACCESS, 30"x22" MIN. W/ 30" MIN. HEADROOM ABOVE OPENING.
6. WALL HEATER WITH SET BACK THERMOSTAT W/ 35,000 BTU HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
7. PROVIDE 70" INCH HIGH NON-ABSORBENT WALL ADJACENT TO TUB/SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE
-BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
-GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
8. BATHROOM FIXTURES PER OWNER. TOILETS SHALL NOT USE MORE THAN 16 GALLONS PER FLUSH TUBS-SHOWERS SHALL HAVE A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
-PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTIONS. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
-PROVIDE 15" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)
-PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMB. CODE 407.6)
9. WATER HEATER. EARTHQUAKE STRAP PER CODE. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. R307.9 & LAPC)
10. PROVIDE LIGHT SWITCH ACTIVATED EXHAUST FAN CAPABLE OF PROVIDING 50 CFM.
-BATHROOM EXHAUST FAN MUST BE ENERGY STAR RATED, DUCTED TO TERMINATE OUTSIDE THE BUILDING, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE AND CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50 TO 80 %.
11. PROVIDE RANGE HOOD CAPABLE OF PROVIDING 100 CFM, DUCTED TO TERMINATE OUTSIDE THE BUILDING
12. MIN. 1 GFI ELCT. OUTLET PER COUNTER SPACE OVER 12" IN WIDTH. MAX. 48" BETWEEN OUTLETS @ COUNTER WALLS.
13. PROVIDE FLUORESCENT LIGHTING FIXTURES PER 2000 N.E.C.
14. PROVIDE DRYER EXHAUST DUCT SHALL BE 4" DIA. AND LENGTH SHALL BE LIMITED TO 14'-0" W/ 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2 FT. FOR EVERY ELBOW IN EXCESS OF 2
15. EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, BATHTUB OR SHOWER, AND A KITCHEN (R306.1 AND R306.2)
16. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDEIS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
17. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
18. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE
19. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED (R303.6). ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN ONE FOOT CANDLE (11 LUX)
20. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R306.4).
A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
D. GLAZING IN RAILINGS.
E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
G. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
H. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS
21. HANDRAILS SHALL SATISFY THE FOLLOWING:
A) PROVIDE CONTINUOUS HANDRAILS ON BOTH SIDES FOR STAIRS W/ 4 OR MORE RISERS. EXCEPTION STAIRWAYS 44 IN. OR LESS IN WIDTH MAY HAVE ONE HANDRAIL, EXCEPT THAT SUCH STAIRWAYS OPEN ONE ONE OR BOTH SIDES SHALL HAVE HANDRAILS PROVIDED ON THE OPEN SIDE OR SIDES.
B) HANDRAIL SHALL BE 34 TO 38 IN. ABOVE THE NOSING OF TREADS.
C) OPENING BETWEEN INTERMEDIATE BALUSTERS SHALL PRECLUDE THE PASSAGE OF A 4 IN. DIAM. SPHERE. THE TRIANGULAR OPENING FORMED BY THE RISER, AND TREAD AND BOTTOM ELEMENT OF HANDRAIL SHALL PRECLUDE THE PASSAGE OF A 6 IN. DIAM. SPHERE.
D) THE HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1 1/4" IN. NOR MORE THAN 2" IN. CROSS SECTIONAL DIMENSION.
E) RETURN HANDRAIL TO NEMEL POST OR WALL.
22. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE (R302.5.2).
23. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).
24. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY (R309.1).
25. PROVIDE 2X6 STUDS IN PLUMBING WALLS TO PREVENT NOTCHING OR BORING OF STUDS (SECTION R302.0.10, R302.0.11, R302.0.12)
26. NEW TOP PLATE TO MATCH EXISTING.
27. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES) (ART-230-24) ART-400-8, NEC)
28. PROVIDE 36" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS.



LEGEND

NEW 2X4 STUD @ 16" O.C.

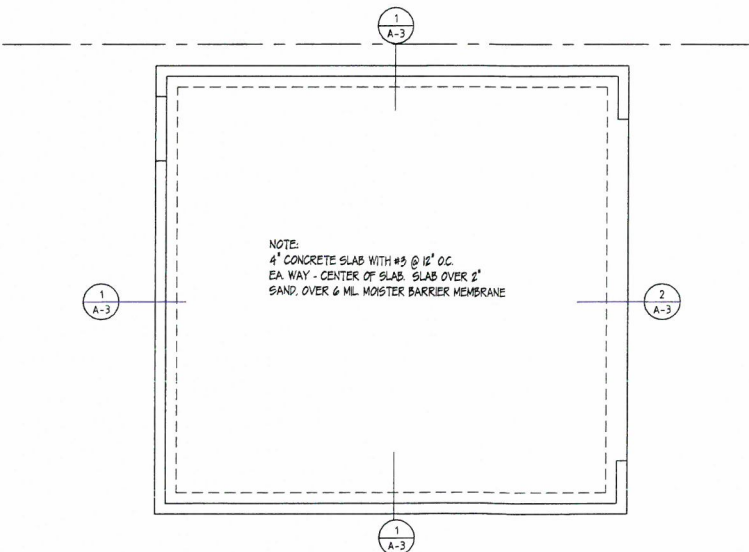
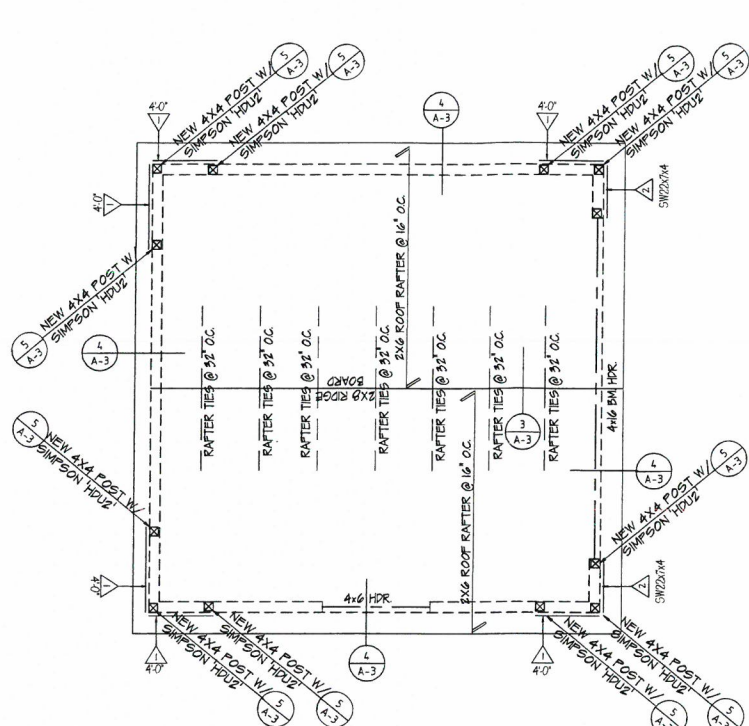
- (SP) SMOKE ALARM SHALL BE INTERCONNECTED. HARDWIRE WITH BATTERY BACK-UP. TYPICAL. SEE KEYNOTE 1.
- (CM) CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED. HARDWIRE WITH BATTERY BACKUP. SEE KEYNOTE 2.
- (F) PROVIDE LIGHT SWITCH ACTIVATED EXHAUST FAN CAPABLE OF PROVIDING 50 CFM. SEE KEYNOTE 10.

Footing Notes

footing systems on expansive soil, if located in area designated by the local jurisdiction, shall be constructed in a manner that will minimize damage to the structure from movement of the soil (expansive soil req. will supercede).

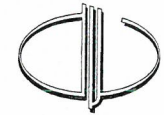
- depth of footing below the natural and finished grades shall not be less than 12" for exterior and 12" for interior footing.
- exterior walls and interior bearing walls shall be supported on continuous footing.
- footings shall be reinforced with four 1/2" dia. (min.) deformed reinforcing bars. lower bars shall be placed 4 inches from the bottom of the footing and upper bars within 4 inches from the top of the footing. reinforcement not exceeding 5/8" shall have a minimum 1-1/2" concrete cover when not cast against earth (3" clear from earth).
- concrete floor slabs on grade shall be placed on a 4-inch fill of course aggregate or on a 2-inch sand bed covered with a minimum 6 mil moisture barrier membrane. the slabs shall be at least 3-1/2" thick and shall be reinforced with 3/8" diameter deformed reinforcement bars. reinforcing bars shall be spaced at intervals not exceeding 12" each way.
- the soil below an interior concrete slab shall be saturated with moisture to a depth of 18" prior to placing concrete.
- all drainage adjacent to footing shall be conducted away from the structure for 3'-0" to slope away from the structure at min. 3%.

ROOF SHEATHING:
1/2" CDX PLYWOOD SHEATHING, INDEX 4/4
W/ 8d COMMON NAILS @ 6"/16" O.C. PLYWOOD PANELS SHALL BE APPLIED WITH THE FACE GRAIN AT RIGHT ANGLES TO THE SPAN OF THE ROOF RAFTERS.W/ RADIANT BARRIER



FOUNDATION PLAN

SCALE: 1"=1/8"



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C: 949. 566. 5033
designworx1@gmail.com
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MEXICO

ADDITION AND REMODEL FOR:

BLAZEIVICH RESIDENCE

660 MIRA MAR
LONG BEACH, CA. 90814

2 CAR GARAGE FLOOR PLAN, ROOF PLAN, FOUNDATION, AND FRAMING PLAN

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DATE

OCTOBER 9, 2015

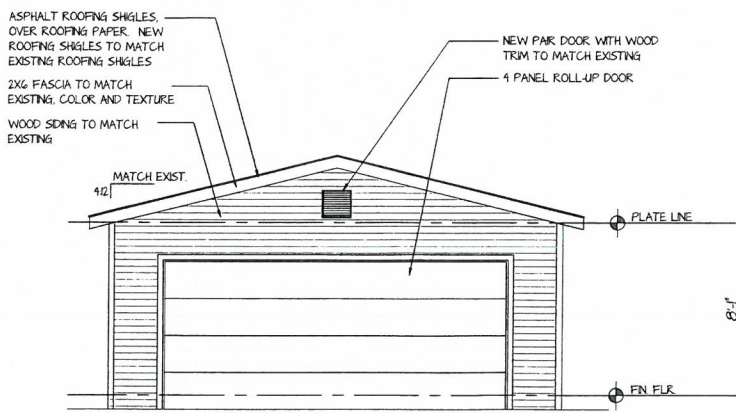
OWNER REVIEW

REVISIONS	BY	DATE

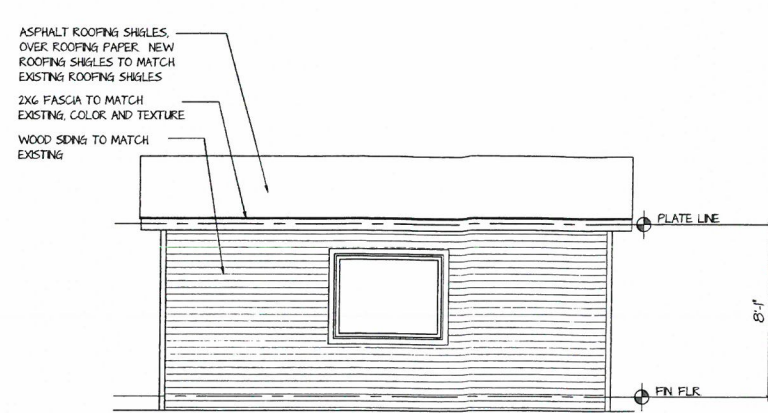
PROJECT MANAGER	EA
DESIGNER	RL
PRINCIPAL	RL

A-2

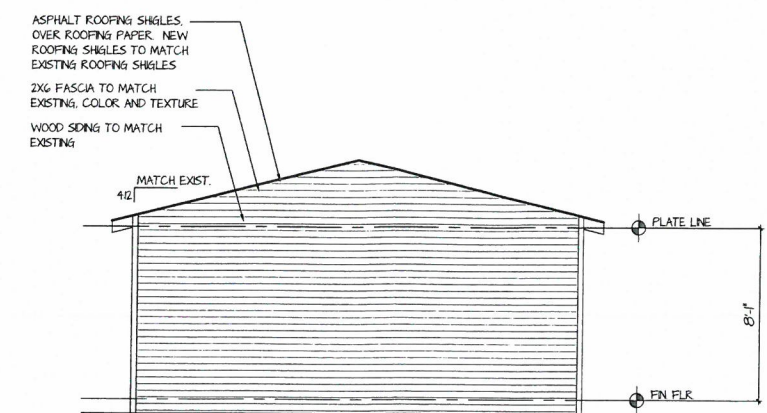
Construction Documents



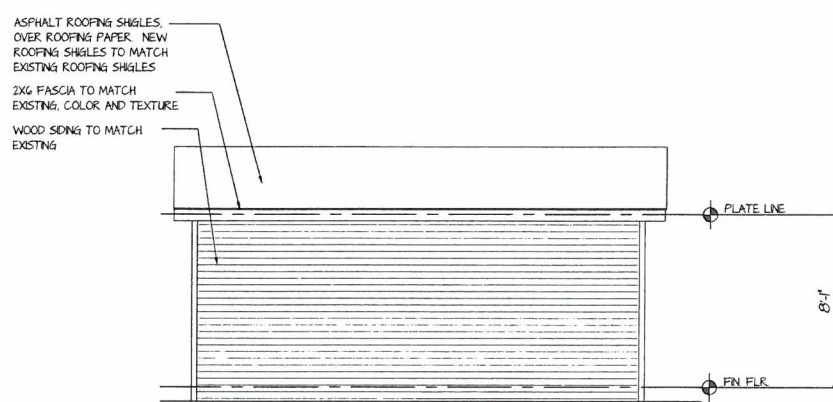
FRONT ELEVATION
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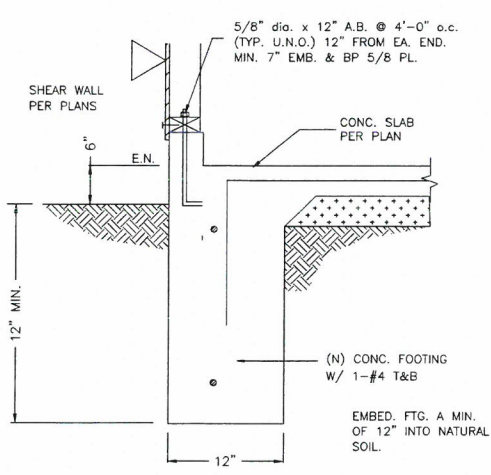
LEFT SIDE ELEVATION
SCALE: 1"=1/4"



REAR ELEVATION
SCALE: 1"=1/4"

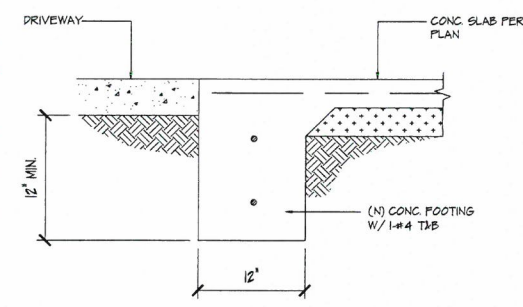


RIGHT SIDE ELEVATION
SCALE: 1"=1/4"



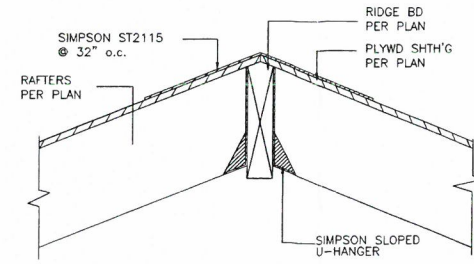
DETAIL

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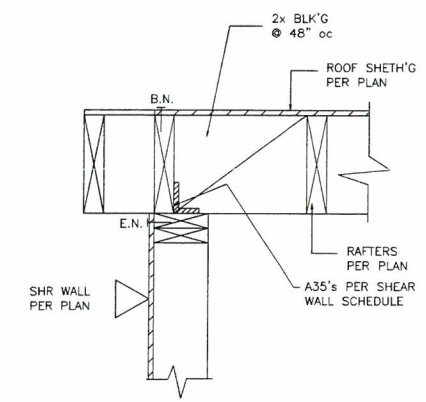
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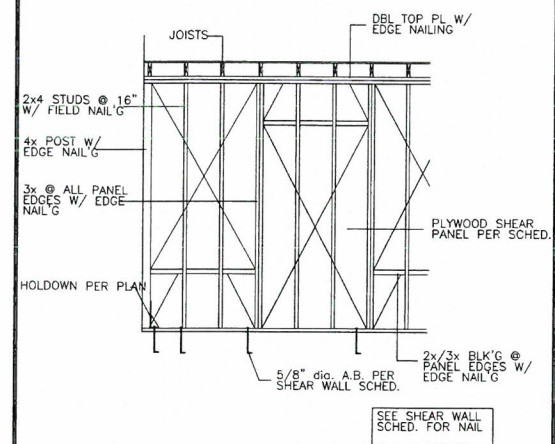
DETAIL

3



DETAIL

4



DETAIL

5

ADDITION AND REMODEL FOR:

BLAZEVIK RESIDENCE
660 MIRA MAR
LONG BEACH, CA 90814

PROPOSED RESIDENCE FLOOR PLAN & GARAGE FLOOR PLAN

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DATE
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REVISIONS	BY	DATE

PROJECT MANAGER EA
DESIGNER RL
PRINCIPAL RL