Exhibit D

Option A

GENERAL NOTES
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE WITH THE 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA BUILDING CODE, 2014 CMC, 2013 CPC, 2013 CEC, 2013 CGBC & 2013 ENERGY STANDARDS.
3. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED AT THE SITE BY THE GENERAL CONTRACTOR OR THE OWNER OR HIS DESIGNER.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
5. LUMBER SHALL BE DOUGLAS FIR # 2 OR BETTER.
6. CONCRETE STRENGTH SHALL BE 2500 PSI @ 28 DAYS MIN.
7. REINFORCING STEEL ASTM A615 GRADE 60.
8. ALL SILL PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR.
9. FLASH & COUNTERFLASH ALL OPENINGS.
10. MECHANICAL, ELECTRICAL & PLUMBING UNDER SEPARATE APLICATION, PLAN CHECK & PERMITS.
11. PROVISIONS FOR CONTRIBUTORY DRAINAGE SHALL BE MADE AT ALL TIMES.
12.WOOD FRAMING MEMBERS LOCATED LESS THAN 8" FROM EXPOSED GRADE SHALL BE PRESSURE TREATED OR NATURAL DURABLE.
13 CONVENTIONAL WALL BRACING PANELS/SHEAR WALLS SHALL CONFORM TO CBC TABLE 2308.12.4 FOR SEISMIC DESIGN CATEGORY D WITH Sds= 1.0.
a. 4'-0" MIN. PANEL LENGTH (2:1 PLATE HEIGHT TO LENGTH RATIO REQUIRED)
WITH CUMULATIVE LENGTHS NOT LESS THAT 12'-0" PER 25'-0" OF WALL
LENGHTS ARE ALLOWED WHEN ALL OF THE FOLLOWING ITEMS ARE
PROVIDED:
I. SHEATING IS APPLIED TO BOTH SIDES.
II. UPLIFT DESIGN BY LICENSED ENGINEER/ARCHITECT IS SUBMITTED.
III. FRAMING MEMBERS (END STUCS AND SILL/SOLE PLATE) SHALL BE 3x WITH NAILING STAGGERED.
b. SHEATING SHALL BE 3/8" MIN. CDX PLYWOOD OR EXPOSURE 1 OSB WITH 8d
NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE STUDS.
c. WALL BRACING PANELS SHALL START AT NOT MORE THAT 8'-0" FROM
BUILDING CORNERS AND FROM THE EACH OTHER.
c. BRACE WALL LINES SHALL BE SPACED NO MORE THAN 25'-0"
(PERPENDICULAR TO PANEL LENGTH) APART.
14. SHEAR WALLS SHALL RUN CONTINUOUSLY FROM FOUNDATION TO ROOF/FLOOR FRAMING.
15. BROWN COAT INSPECTION REQUIRED.

BUILDING SECURITY REQUIREMENTS
1. EXTERIOR DOORS SHALL BE AT LEAST 1-3/4" SOLID CORE WITH PANELS NO LESS THAN 9/16" THICK AND EQUIPPED WITH A DEAD LOCKING LATCH AND A DEAD-BOLT WITH HARDENED INSERT WITH 1" MIMIMUM THROW AND 3/4" MINIMUM EMBEDMENT INTO THE STRIKE. FRONT DOORS SHALL HAVE A WIDE-ANGLE VIEWER (UNLESS CLEAR VISION PANELS ARE INSTALLED.
2. WINDOWS AND DOOR LIGHTS WITHIN 40" OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED OR BURGLARY RESISTANT GLAZING.
3. OVERHEAD AND SLIDING GARAGE DOORS SHALL BE CAPABLE OF BEING SECURELY LOCKED.
4. SLIDING DOORS AND SLIDING WINDOWS SHALL BE CAPABLE OF WITHSTANDING FORCED ENTRY ATTEMPTS .
5.- STREET NUMBERS, 4 INCHES IN HIGHT SHALL BE VISIBLE FROM THE STREET.

CONSTRUCTION NOTES

1.- WALL COVERINGS IN SHOWERS AND TUBS WITH SHOWERHEADS SHALL BE CEMENT PLASTER, TILE OR EQUAL TO 70" ABOVE DRAIN.
eNCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS (22" MIN. WIDTH) MUST SWING OUT OF
SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING
WHEN LESS THAN 60" ABOVE THE DRAIN.
2.- WHEN POST TO BEAM CONNECTIONS OCCUR USE BC4 W3-18D
3.- ALL INTERIOR DOORS TO BE 2'-4"X8'-8" WITH A 4X4 HDR
4.- WALL COVERINGS IN SHOWER AND TUBS WITH SHOWERHEADS SHALL BE CEMENT PLASTER, TILE OR EQUAL TO 70" ABOVE DRAIN.
eNCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS (22"MIN. WIDTH) MUST SWING OUT OF SHOWERS. WINDOWS IN
ENCLOSURE WALLS SHALL BE LABELED SAFELY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN.
5.- IN EVERY BEDROOM AND BASEMENT, PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL THE FOLLOWING:
A) AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ.FT. (0.530 M2)
B) A MINIMUM CLEAR HEIGHT OF 24" (610 MM)
C) A MINIMUM CLEAR WIDTH OF 20" (508 MM)
D) A SILL HEIGHT NOT OVER 44" (1118 MM) ABOVE THE FLOOR.
6.- WALL HEATER TO BE GAS/VENTED, MUST HAVE "AFUE" OF 78%. AUTOMATIC SETBACK THERMOSTAT,
25,000 BTU OR HEAT PUMP W/HSPF OF 6.6 AND "SEER" 9.7
7.- EXHAUST OUTLET MUST BE MIMIMUM 3'-0" FROM ANY OPENINGS INTO BUILDING AND 3'-0" FROM THE PROPERTY LINE.
8.- A CORROSION-RESISTAND WEEP SCREED (26 GAUGE) IS REQUIRED BELEOW THE STUCCO A MINIMUM 4"/2"ABOVE GRADE/SLAB.
9.- ROOF ASSEMBLY SHALL BE USTED BY AN APPROVED TESTING AGENCY.

FOUNDATION
1.- ALL FOOTINGS SHALL BE FOUNDED INTO NATURAL UNDISTURBED SOIL.
2.- ALL EXCAVATIONS SHALL BE INSPECTED PRIOR TO POURING FOOTINGS.
3.- IN THE EVENT THAT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGISTS MAY BE REQUIRED.
4.- SOILS BEARING PRESSURE LIMITED TO 1000 LBS./SQ.
5.- FOUNDATION AND FLOOR SLABS ON EXPANSIVE SOIL SHALL CONFORM AS FOLLOWS, UNLESS AN APPROVED SOILS REPORT INDICATES THAT SOIL IS NOT EXPANSIVE BY THE EXPANSION INDEX TEST METHOD, OR RECOMMENDS OTHER DETAILS.
A) CONTINUOUS FOOTINGS UNDER EXTERIOR WALLS AND INTERIOR BEARING WALLS EXTENDING BELOW GRADE 24" AND 18" RESPECTIVELY AND BELOW FOUNDATION WALL CRAWL HOLE. PILES OR PIERS ARE PERMITTED WITHOUT INTERCONNECTED GRADE BEAMS TO SUPPORT FIRST FLOOR LOADS ONLY. PAD FOOTING LOCATED UNDER A REINFORCED SALB WITHIN THE CONFINES OF A PERIMETER FOOTING NEED NOT BE CONNECTED BY A GRADE BEAM.
B) FLOOR SLAB 3 1/2 INCHES THICK OVER TWO LAYERS OF A 2 INCH FILL SAND AND A MOISTURE BARRIER MEMBRANE (8 MILS THICK) SANDWICHED BETWEEN THE TWO LAYERS OF FILL AND REINFORCED WITH # 3 BARS AT 24 INCHES ON CENTER BOTH WAYS OR WELDED WIRE MESH WITH A CROSS SECTIONAL AREA OF NOT LESS THAN .05 SQ.INCHES PER FOOT EACH WAY (6X6-W2.9XW2.9) REINFORCEMENT TO BE PLACED AT CENTER OF SLAB.
C) SATURATE THE SOIL 18 INCHES DEEP BEFORE PLACING THE CONCRETE SLAB.
6.-ANCHOR BOLTS:
a) MINIMUM EMBEDMENT OF 7" INTO FOOTING.
b) MINIMUM TWO BOLTS PER PIECE OF SILL PLATE AND ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLT DIAMETER OR 4-3/8" OF EACH END OF EACH SILL PLATE
c) 3"X3"X1/4" PLATE WASHER SHALL BE USED ON EACH ANCHOR BOLT, SLOTTING OF WASHER IS ALLOWED TO 1.75" LONG.

ELECTRICAL NOTES
1.- ALL ELECTRICAL IS TO BE INSTALLED PER 2013 CEC.
2.- LIGHTING IN BATHROOMS SHALL BE FLUORESCENT WITH AT LEAST 40 LUMENS PER WATT PER TITLE 24 MANDATORY MEASURES.
3.- OUTLETS WILL BE DISTANCED @ 12'-0" MAX. ALONG THE FLOOR LINE.
4.- ALL OUTLETS IN THE BATHROOM ARE TO BE GFI PROTECTED.
5.- PROVIDE A DEDICATED 20 AMP. CIRCUIT FOR THE BATHROOM(S)
6.- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT SINGLE PHASE, 15 & 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN BEDROOMS ARE PROTECTED BY COMBINATION TYPE & ARC FAULT CIRCUIT INTERRUPTER.- REQUIREMENT IS FOR THE ENTIRE CIRCUIT, NOT JUST THE OUTLETS.
7.- ELECTRICAL CONTRACTOR SHALL PROVIDE ELECTRICAL WIRE DIAGRAM.
8.- SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVE ALL OTHER ALARMS IN THE DWELLING UNIT. RETROFIT ALARMS MAY BE BATTERY OPERATED.
9.- PERMANENT LIGHTING SHALL COMPLY WITH THE MANDATORY MEASURES LISTED ON FORMS MF-1R ATTACHED.
10.- LIGHTS IN CLOSE PROXIMITY TO TUB AND SHOWER TO BE APPROVED FOR WET AND DAMP LOCATIONS CEC 2007 SECTION 410.4

PLUMBING
1.- SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROLS OF THE PRESSURE BALANCE TYPER OR THE THERMOSTATIC MIXING VALVE TYPE PER THE UPC SECTION 420.
2.- THE BUILDING SHALL HAVE WATER CLOSETS (TOILETS) WHICH USE NO MORE THAN 1.6 GALLONS PER FLUSH.
3.- NEW OR REPLACEMENT GAS-FIRED WATER HEATERS:
a. SHALL BE STRAPPED TO THE WALL IN TWO PLACES, ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS.
b. COMPARTMENTS WITHIN AN UNCONFINED AREA OF A BUILDING SHALL HAVE AT LEAST TWO OPENINGS LOCATED WITHIN THE UPPER AND LOWER 12" OF THE ENCLOSURE FOR COMBUSTION AIR. EACH OPENING SHALL HAVE A MINIMUM DIMENSION OF 3" AND AN AREA OF AT LEAST 100 SQ.IN.
c. COMPARTMENTS OUTSIDE A BUILDING OR LOCATED IN THE BASEMENTS OR UTILITY ROOMS SHALL HAVE AT LEAST TWO OPENINGS LOCATED WITHIN THE UPPER AND LOWER 12" OF THE ENCLOSURE FOR COMBUSTION AIR. EACH OPENING SHALL HAVE AN AREA OF AT LEAST 1 SQ.INCH PER 4000 BTU/HR INPUT AND MUST BE FREELY COMUNICATING WITH THE OUTDOORS.
d. COMPARTMENT DOOR SHALL BE LARGE ENOUGH TO PROVIDE REMOVAL OF THE WATER HEATER.
4.- DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.

ENERGY NOTES
ALL THE LIGHTING THAT WILL BE AFFECTED BY THE NEW CONSTRUCTION IS TO BE ENERGY COMPLIANT

ATTIC VENTILATION
1.- ALL NEW ATTIC VENTS TO MATCH ORIGINAL VENTS IN THE HOUSE.
2.- 1/4 IN (1/8 IN) MESH OVER OPENINGS.
3.- NOT < 1/150 SQ.FT. OF AREA OF SPACE VENTILATED OR
4.- MAY BE 1/300 SQ.FT. IF 50% OF VENTING IS HIGH VENT (>3 FT) OF VAPOR BARRIER (0< 1 PERM) IS ON WARM SIDE OF INSULATION.

2 3D View 1

4 Render 1
12" = 1'-0"

R-2-N

Front	15
Side	4
Rear	20
Height	25'
Lot Cov.	60%
FAR	0.6
O/S	6%

NOTE: CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN SSTATEMENT OF RESPOSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT AS PER SECT 1709.1.

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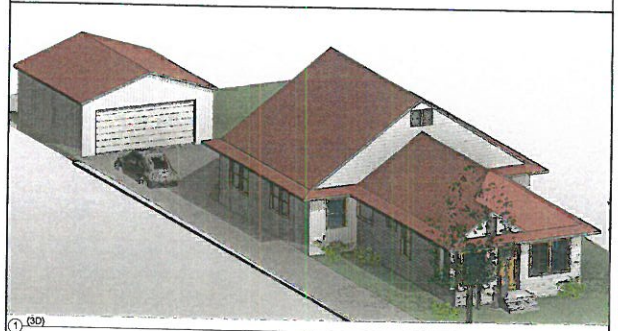

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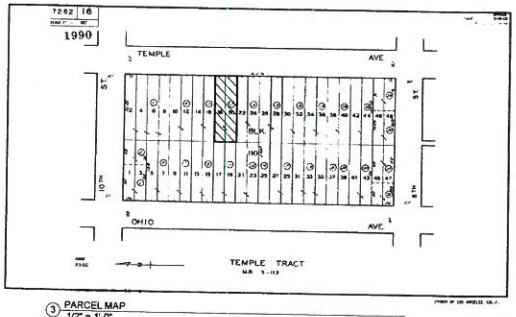

3 PARCEL MAP
1/2" = 1'-0"

LEGAL DESCRIPTION

ASSESSOR'S ID # 7262-016-012

TRACT TEMPLE
BLK 110
LOT 18 & 20

909 TEMPLE AVE.
LONG BEACH CA 90804

SCOPE OF WORK

ADD 1044 SF TO EXISTING 917 SFD
DEMOLISH (E) ATTACHED 1-CAR GARAGE
REPLACE WITH (N) DETTACHED 2-CAR GARAGE

ALL DIMENSIONS AND EXISTING CONDITIONS TO BE FIELD VERIFIED BY OWNER OR CONTRACTOR PRIOR TO CONSTRUCTION.

NOTE
ALL NEW WINDOWS, DOORS, FINISHES , TRIMS, EAVES, AND ALL ARCHITECTURAL DESIGN ELEMENTS SHALL MATCH EXISTING IN COLOR, QUALITY, AND MATERIAL

PROJECT DATA

ZONING R2-N RESIDENTIAL

(E) OCCUPANCY R-3 917 SF
U 343 SF
(N) OCCUPANCY R-3 1044 SF
TYPE OF CONSTRUCTION V-B
SINGLE STORY
FIRE SPRINKLERSTBD

SHEET INDEX

Sheet Number	Sheet Name
A0.0	COVER PAGE
A1.0	PLOT PLAN
A1.1	FLOOR PLANS
A2.0	ELEVATIONS

AREA COMPUTATION

LOT AREA:	7,396.8 sq.ft.
BUILDING HEIGHT	17' - 0"
(E) SFD:	917 SF
(N) ADDITION:	1044 SF
TOTAL RES. FLOOR AREA:	2061 SF
(E) TOTAL LOT COVERAGE	1260 SF (12.4%)
(E) GARAGE TO BE DEMO'D	343 SF
(N) 2-CAR GARAGE	438 SF
60% MAX. LOT COVERAGE	4438.08 SF
PROPOSED LOT COVERAGE:	28%
(E) SFD	917 SF
(N) ADDITION	1044 SF
(N) GARAGE	438 SF
GARAGE ALLOWANCE	(600 SF)
(N) LOT COVERAGE	2061 SF
MIN. USABLE BACKYARD AREA 6%	443 SF
PROPOSED USABLE BACKYARD AREA	1080 SF > 443 SF

JOB ADDRESS: 909 TEMPLE AVE. LONG BEACH, CA 90804

OWNER: LAIA FUSTE & DAMON LAWRENCE

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TAU DESIGN GROUP

COVER PAGE

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Project Name TEMPLE

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