approval prior to fabrication / delivery and installation. Roof truss plans and calculations shall be "wet signed" and approved by either the Architect or Engineer of record.

Spiral Stair Plans and calculations shall be a deferred submittal. Plans and calcs. Shall be submitted to the City of Long Beach for approval Prior to fabrication. Plans shall be "wet signed" by Architect or Engineer Of record prior to city submittal.

Planning Department Notes:

Street Trees – The site plan does not show street trees in the public right-of-way. One street tree is required for every 25 feet of street frontage pursuant to Section 21.42.060 of the Long Beach Municipal Code. Please show existing street trees, and add new trees as required to meet this standard. Please call the Dept. of Public Works Street Tree Division at (562) 570-2700 for instructions on planting trees in the public parkway.

Landscaping – Per Section 21.42.030 of the LBMC, all required yards and setback areas shall be attractively landscaped primarily with live plant material. All landscaped and paved areas shall be maintained in a neat and orderly condition with healthy landscaping free of weeds and litter. Please note this on revised plans.

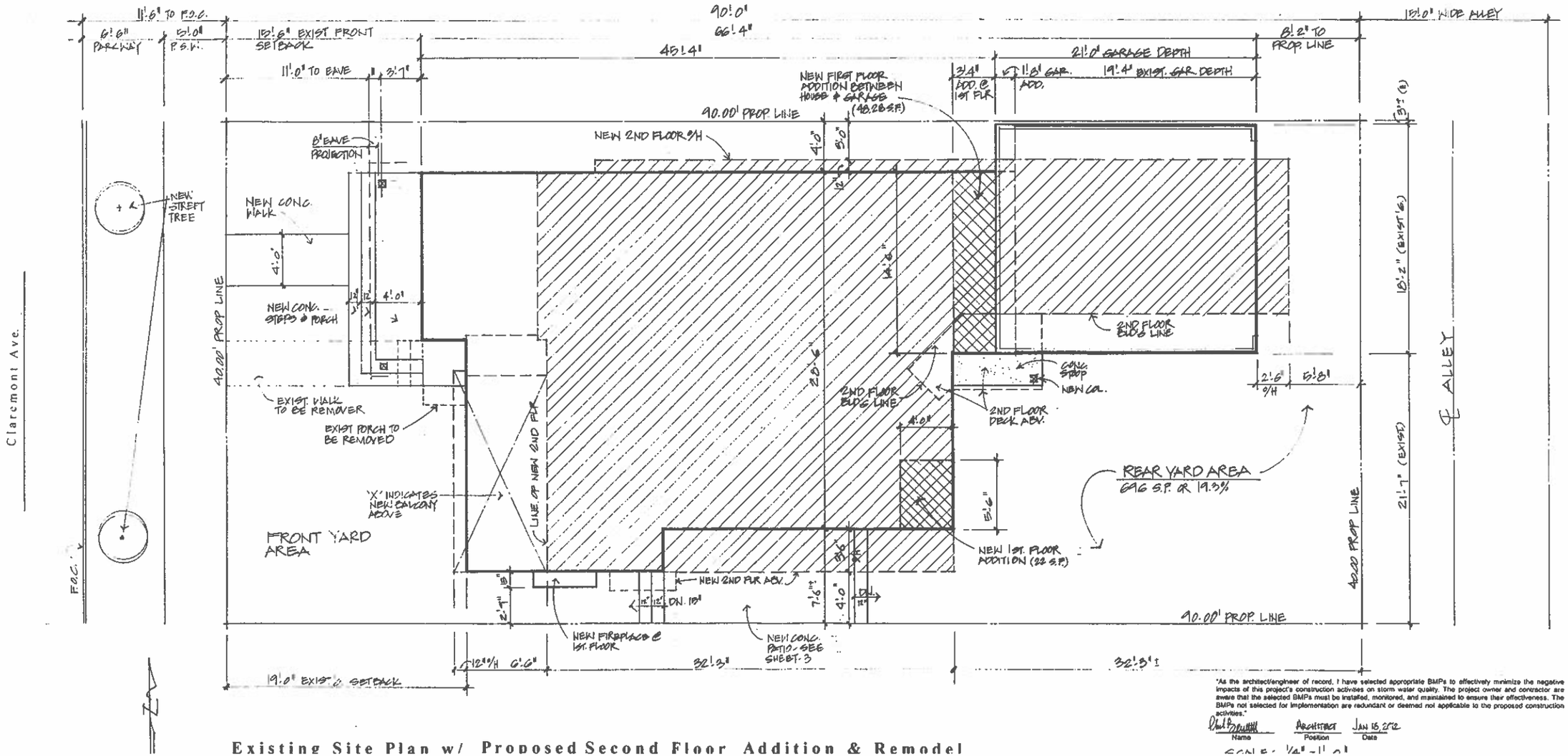
Permits – Separate permits shall be required for signs, fences, retaining walls, trash enclosures, flagpoles, pole mounted yard lighting foundations, and planters. Note on plans as applicable.

Height Survey – A height survey conducted by a licensed surveyor may be required at the time of inspection and prior to approval of rough framing. Please note on plans.

Zoning	R1S
Lot Size	Avg of 39.45' x 90' = 3,550.5 s.f.
Setbacks	Front 8' min / Side 3' min / Rear 8' min
F.A.R.	1.2 or 4206.6 s.f. Proposed 2,628 s.f. or .62
Min. open space	6% or 213.03 Proposed = 696 s.f. or 19.6%
Type of Const.	Type VB non-sprinkle
Occupancy	R-3 / U
Model Code(s)	2010 CRC/ 2010 CBC/ CMC/CEC/CPC and 2008 edition of Calif. Energy Code (title-24)

Building Area:

Existing First Floor Sq. Ftg.	1171 s.f.	Existing Garage	2-car 342 s.f.
First Floor Addition	71 s.f.	Garage Addition	30 s.f.
New Second Floor	1386 s.f.	2nd. Floor Balcony's	173 s.f.
New Roof Deck		New Roof Deck	288 s.f.
Total Addition (new living area)	1,457 s.f.	Total roof deck / balcony's	301 s.f.
Total Building Sq. Ftg.	2,628 s.f.	Total Garage Area	372 s.f.



"As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities."

Name | Position: Architect | Date: Jan 15, 2012

Existing Site Plan w/ Proposed Second Floor Addition & Remodel

SCALE: 1/4" = 1'-0"

STRUCTURAL OBSERVATION DESIGNATION shall be provided as required by CBC Section 1710 and amended by LBMC Sections 18.40.210 and 18.40.220. The Registered Design Professional responsible for the structural design shall identify the frequency and extent of required structural observations. The required structural observations shall be made part of the approved construction documents. This form shall be completed, signed and submitted to the Building and Safety Bureau prior to the issuance of the building permit or commencement of structural observations

PROJECT INFORMATION

Project Address:	Project No:	Owner	Phone No. of Owner
332 CLAREMONT	BADD 129926	Mark Michaels	
Registered Design Professional (RDP) responsible for structural design:		**Professional Lic./Reg. No.**	**Phone No. of RDP:**
PHILIP BENNETT, ARCHITECT		C-26625	714 931-6720

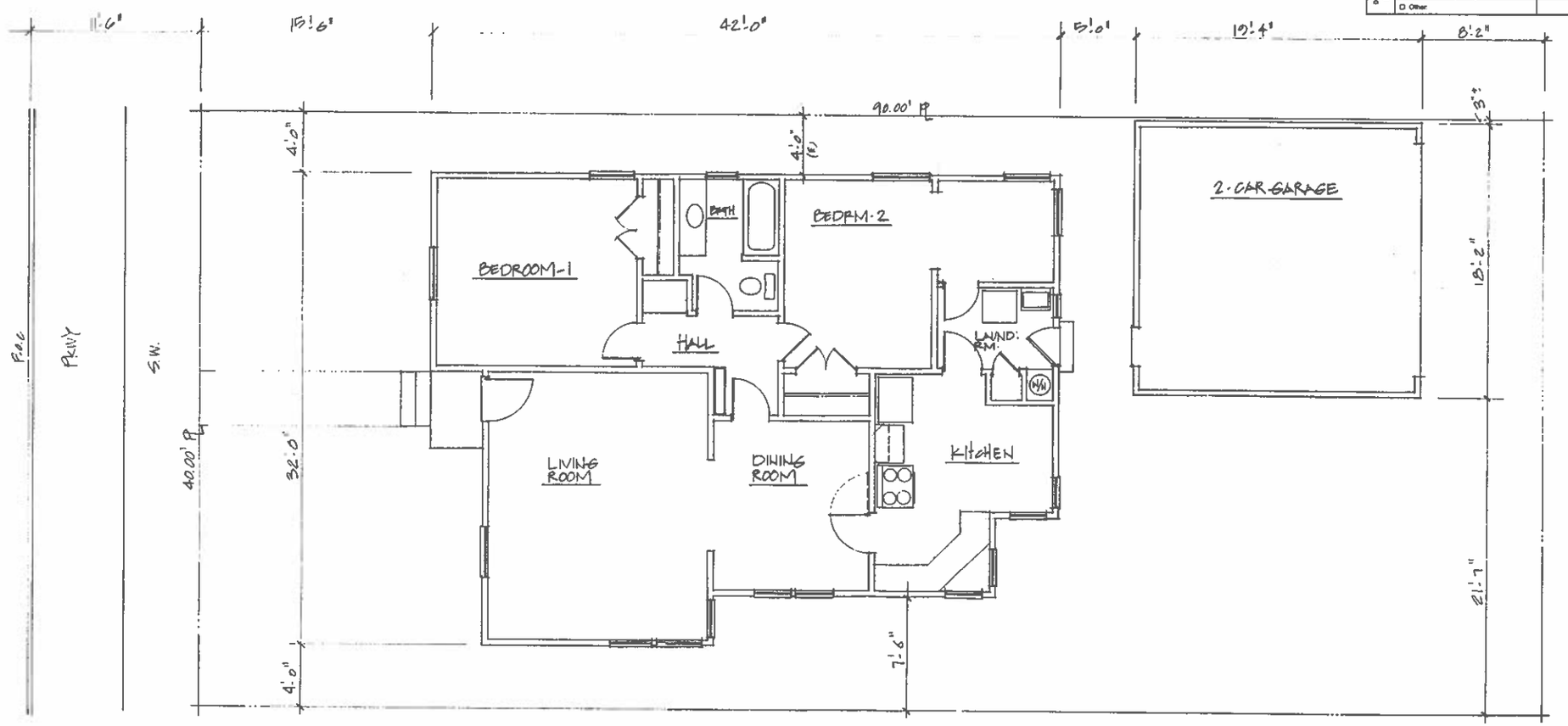
DESIGNATE THE STRUCTURAL OBSERVER

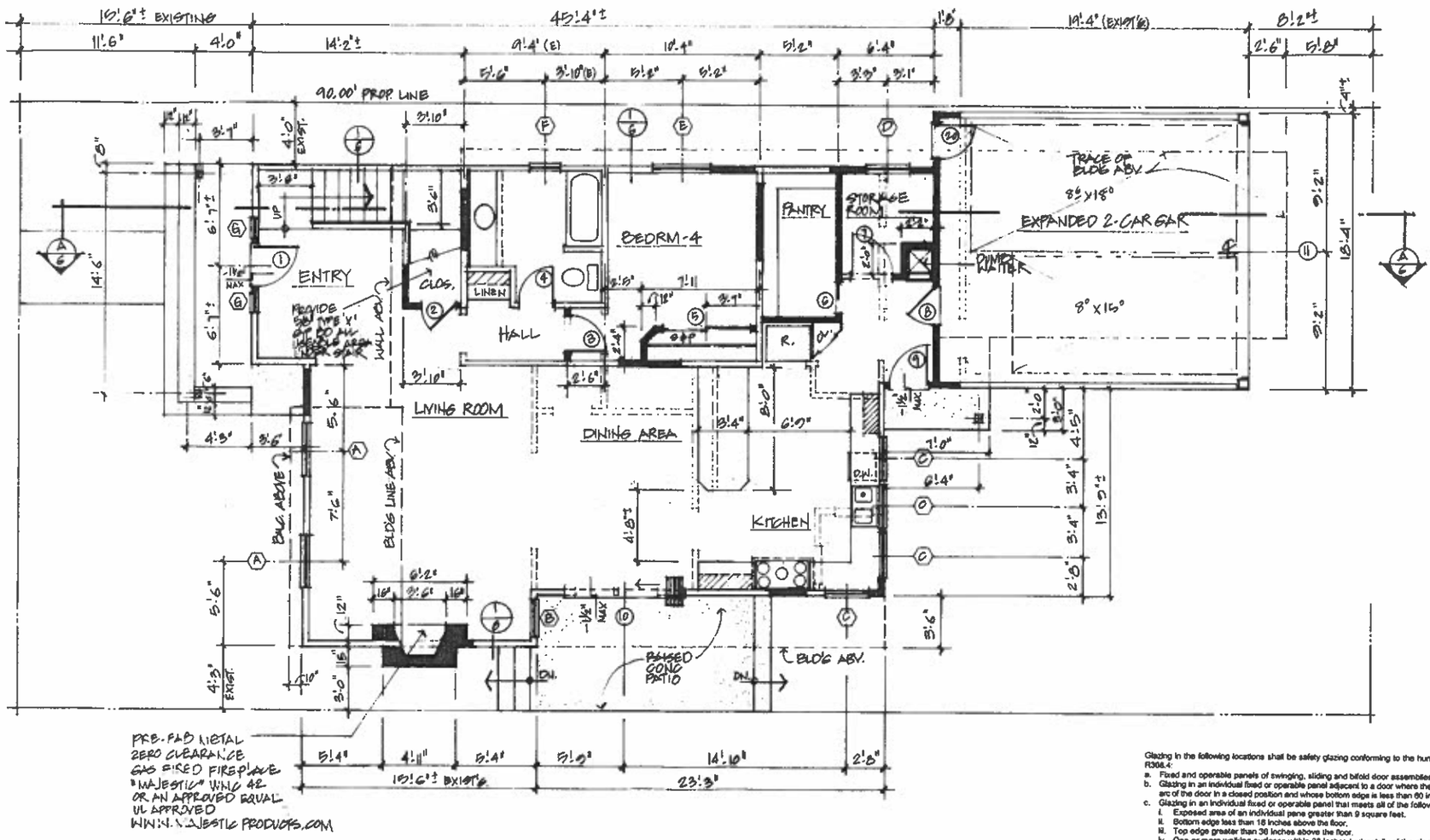
Structural Observer of Record (SOR):	Professional Lic./Reg. No.	Phone No. of SOR
PHILIP BENNETT	C-26625	714 931-6720

STRUCTURAL OBSERVATION

(Please specify or check the structural elements/connections below that requires Structural Observation and identify the scheduled interval or stage of construction when the Structural Observation will be performed.)

TYPE	STRUCTURAL ELEMENTS OR CONNECTIONS TO BE OBSERVED	SCHEDULED INTERVAL OR STAGE OF CONSTRUCTION
FOUNDATIONS	☑ Footing, Stem Wall	PRIOR TO CI
	☐ Mat Foundation, Prestressed Conc. Slab	
	☐ Caisson, Pile, Grade Beam	
	☑ Foundation Pad, Anchor	
	☐ Other:	
WALLS	☐ Concrete	
	☐ Masonry	
	☑ Wood Shear Wall Panel	NAILING 4" o/c OR LESS
	☐ Other:	
FRAMES	☐ Steel Moment Frame	
	☐ Steel Braced Frame	
	☐ Concrete Moment Frame	
	☐ Masonry Wall Frame	
	☐ Other:	
DIAPHRAGMS (Floor/Roof)	☐ Concrete	
	☐ Steel Deck	
	☑ Wood FLOOR & ROOF	
	☐ Other:	



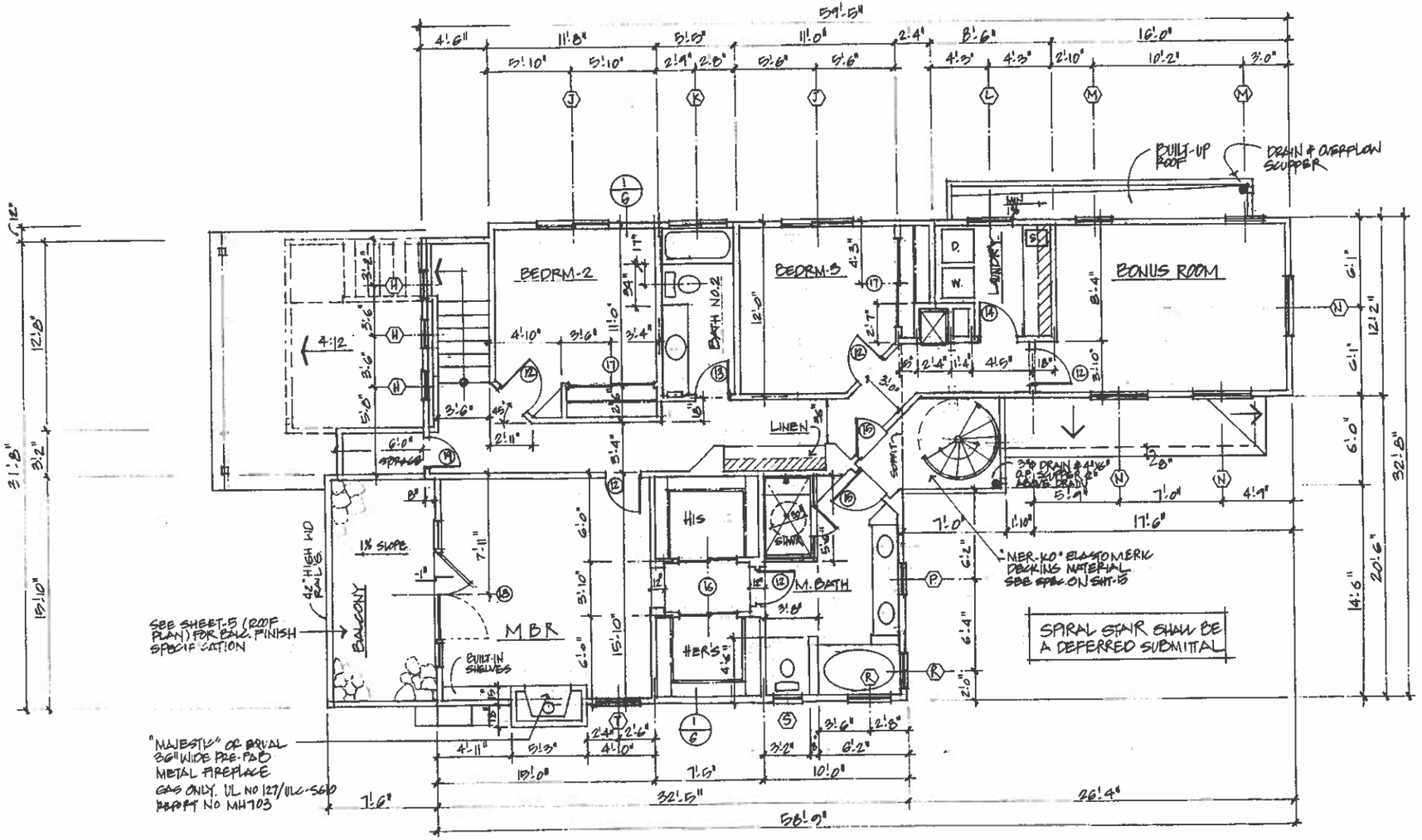


Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3 and R308.4:

a. Fixed and operable panels of swinging, sliding and bifold 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:
   i. Exposed area of an individual pane greater than 9 square feet.
   ii. Bottom edge less than 18 inches above the floor.
   iii. Top edge greater than 36 inches above the floor.
   iv. 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 tube, 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 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.

Remodeled First Floor Plan w/

1/4"=1'-0"



New Second Floor Plan

1386 S.F. LIVING AREA
122 S.F. BALCONY

1/4"=1'-0"

Area to be ventilated : 1061 s.f.
1061 s.f / 150 = 7.07 s.f. x 144 = 1019 sq. in. required (50% at eave and 50% above 3'-0") 1019 x .50 = 510 sq. in. high and low

Ventilation provided:
(3) 10" high x 24" wide dormer vents = 720 sq. in. @+ 3'-0"> 50% or 510 sq. in required
Eave block vents (15.7 sq.in per bay) x 34 bays = 533 sq. in. (low) > 510 sq. in required

Roofing Notes:

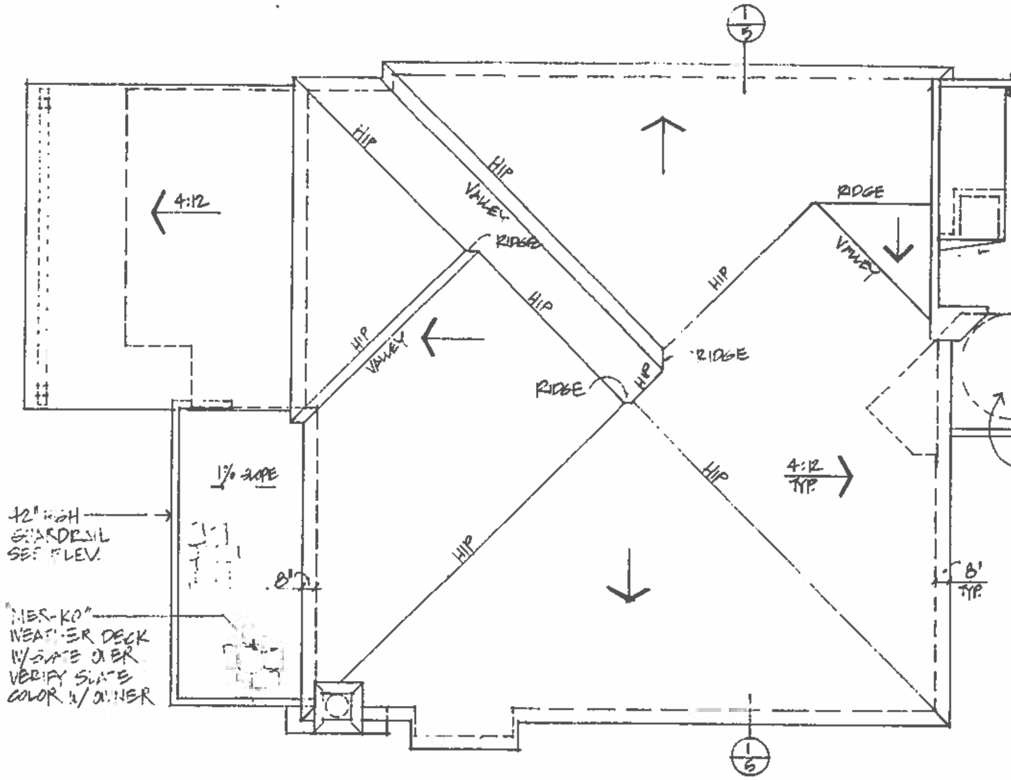
Roof material to be composition shingle roofing over min. 30 # felt over min. ½" exterior Grade plywood roof shth'g. over roof framing per plan (class "B" min.)

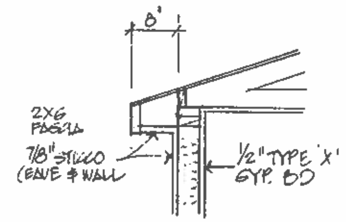
All new fascia board to 2 x 6 #2 d.f.

All new starter board to be 1x6 T&G .

Provide 26 ga G.I. Flashing at all roof / wall intersections, valley's.

Eaves to have a 8" overhang





1-HR RATED EAVE DETAIL

Roof Plan / Roof Deck Plan

NOTE: SEE SHEET 6 FOR FINISH SCHEDULE LEGEND

Legacy report on the 1997 Uniform Building Code™

DIVISION: 07—THERMAL AND MOISTURE PROTECTION
Section: 07180—Traffic Coatings

MER-KO WEATHER DECK FIRE-RETARDANT WALKING DECK

MER-KOTE PRODUCTS, INC.
501 SOUTH VAN NESS AVENUE
TORRANCE, CALIFORNIA

1.0 SUBJECT

Mer-Ko Weather Deck Fire-retardant Walking Deck

2.0 DESCRIPTION

2.1 General:

[illegible]

2.2 Materials:

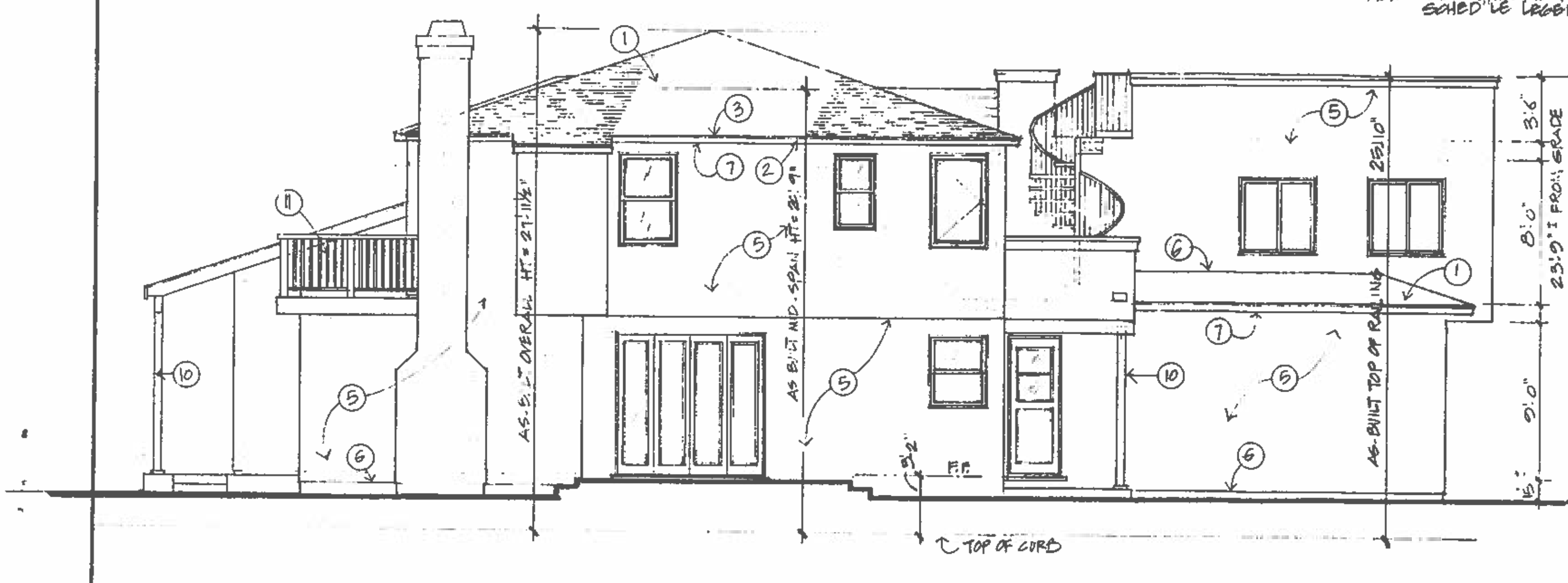
[illegible]

2.3 Preparation of Substrates

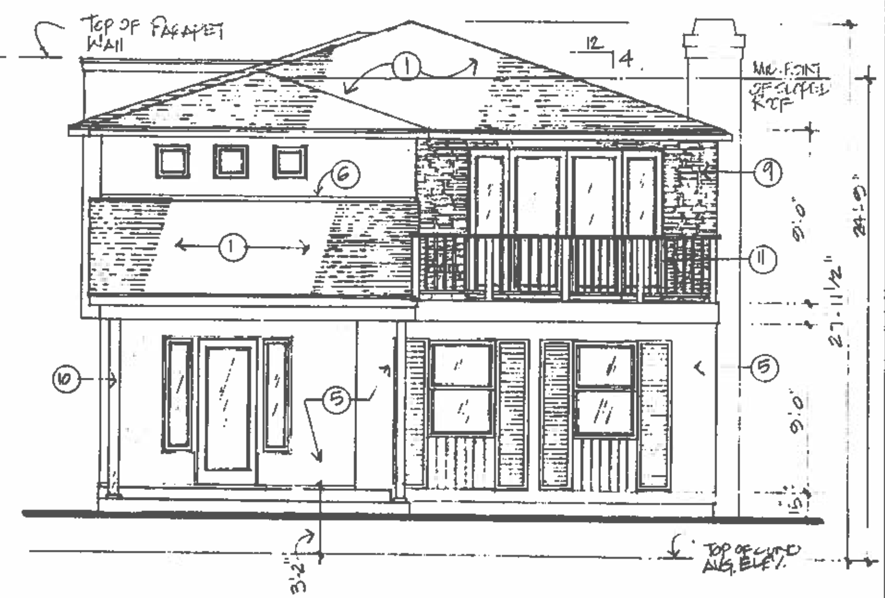
[illegible]

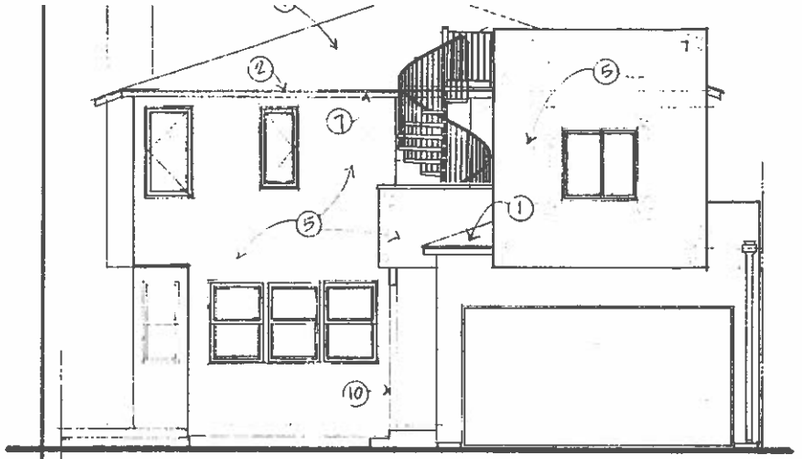
2.4 Application:

[illegible]



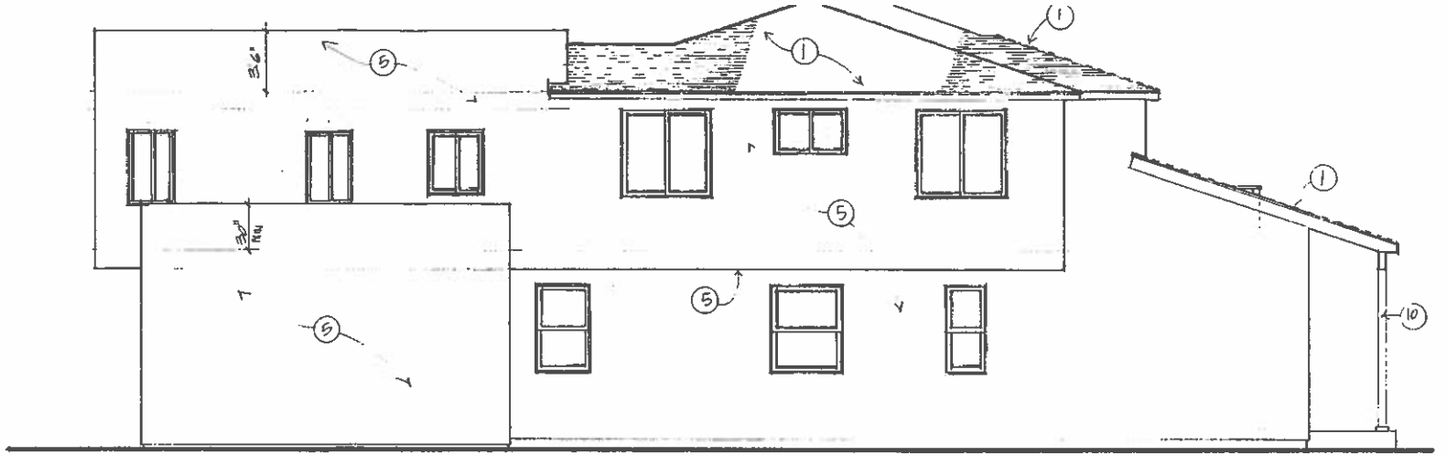
South Elevation





East Elevation

1/4"=1'-0"

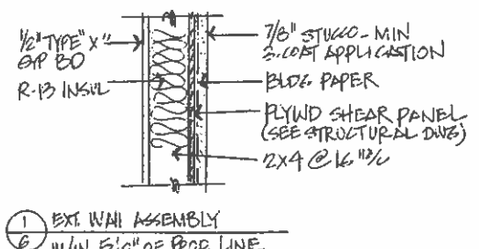


North Elevation

1/4"=1'-0"

Building section notes.

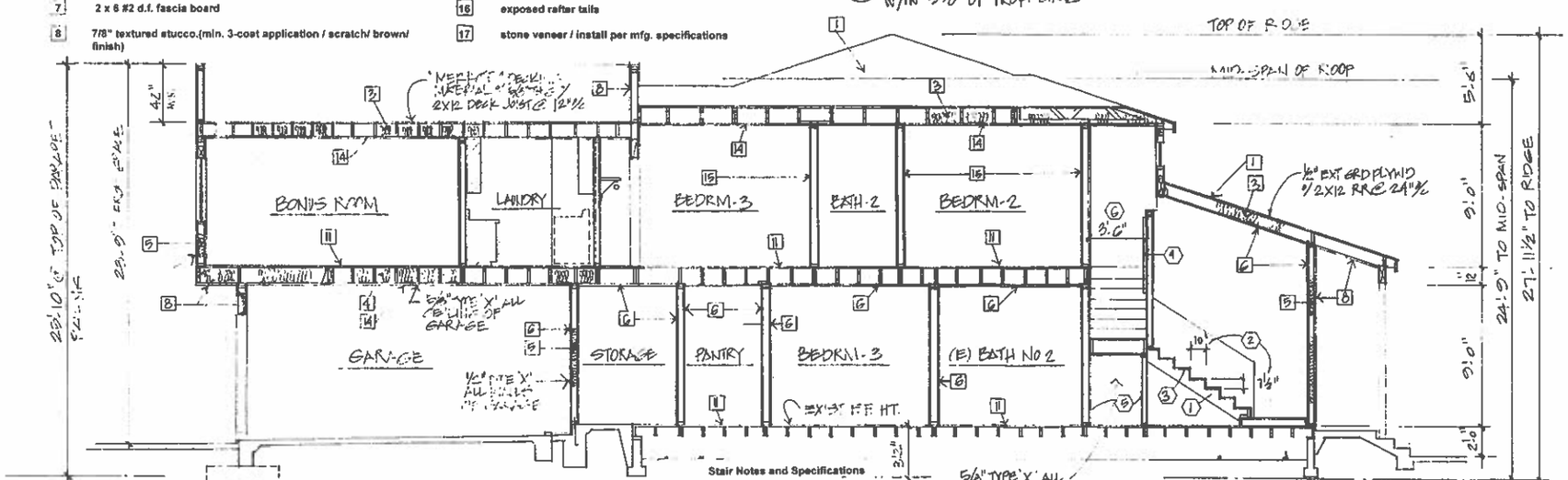
1. Composition shingle roofing over min. 30# felt. Verify color with owner.
2. 6" x 14" screened under floor vents/ paint to match stucco
3. R-30 batt insulation
4. R-19 batt insulation
5. R-13 batt insulation
6. ½" gyp. Board all walls and ceiling @ 1st floor. Verify texture w/Owner (TYPE 'X' ALL VERT. WALLS W/IN 5'-0" to P.L.
7. 2 x 6 #2 d.f. fascia board
8. 7/8" textured stucco.(min. 3-coat application / scratch/ brown/ finish)
9. 26 Ga. G.I. Flashing at all roof to wall intersections. Paint to match stucco.
10. 26 ga. G.I. Weep screed.
11. 5/8" T & G plywood floor shth'g. (see framing plan)
12. roof truss at 24" o.c. (see framing plan)
13. 2 x 6 #2 d.f. floor joist at 16" o.c. (existing)
14. 5/8" gyp. Board all ceilings at 2nd. floor
15. ½" gyp. Board all walls at 2nd. Floor
16. exposed rafter tails
17. stone veneer / install per mfg. specifications



1/6 EXT. WALL ASSEMBLY W/IN 5'-0" OF PROP. LINE

Exterior Finish Schedule

1. Composition shingle roofing over min. 30# felt over ½" Exterior grade plywood over roof framing per plan
2. 2 x 6 fascia bd.
3. 26 ga. G.I. Drip edge. Match stucco color
4. 26 ga. G.I. Flashing at all roof /wall intersections
5. 7/8" stucco (3-coat application. Scratch/ brown/ color) over min. 15# building paper. Verify color and texture with Owner.
6. 26 Ga. Galv. Weep screed. Provide min. 4" above grade (dirt) And min. 2" above concrete.
7. eaves to be 1 x 6 T & G starter board.
8. 14" x 18" screened attic vents/ paint to match stucco
9. stone veneer / install per mfg. specifications
10. Painted wood col's.
11. wood railing at 42" high with 2 x 2 vert. at max 5' o.c.

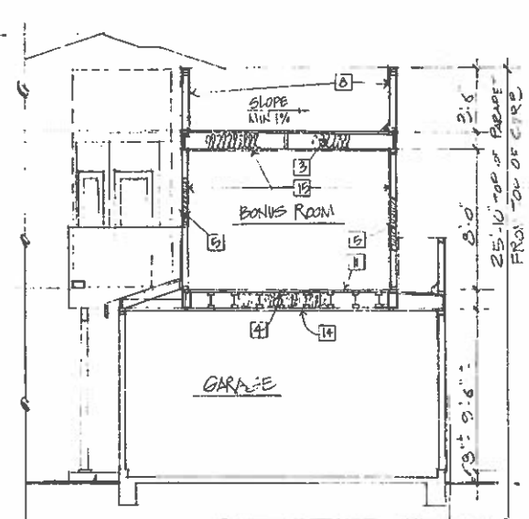


Stair Notes and Specifications

1) Cut stairs from min. (3) 2 x 12 no. 1 d.f. stringers
2) Max. stair rise 7-½" Min. tread width 10"
3) Provide ¾" plywood all treads and risers

Building Section "A----------A"

1/4" = 1'-0"



Building Section "B----------B"

1/4"=1'-0"