

VICINITY MAP

THOMAS GUIDE PAGE 674 GRID A-4

Item 3

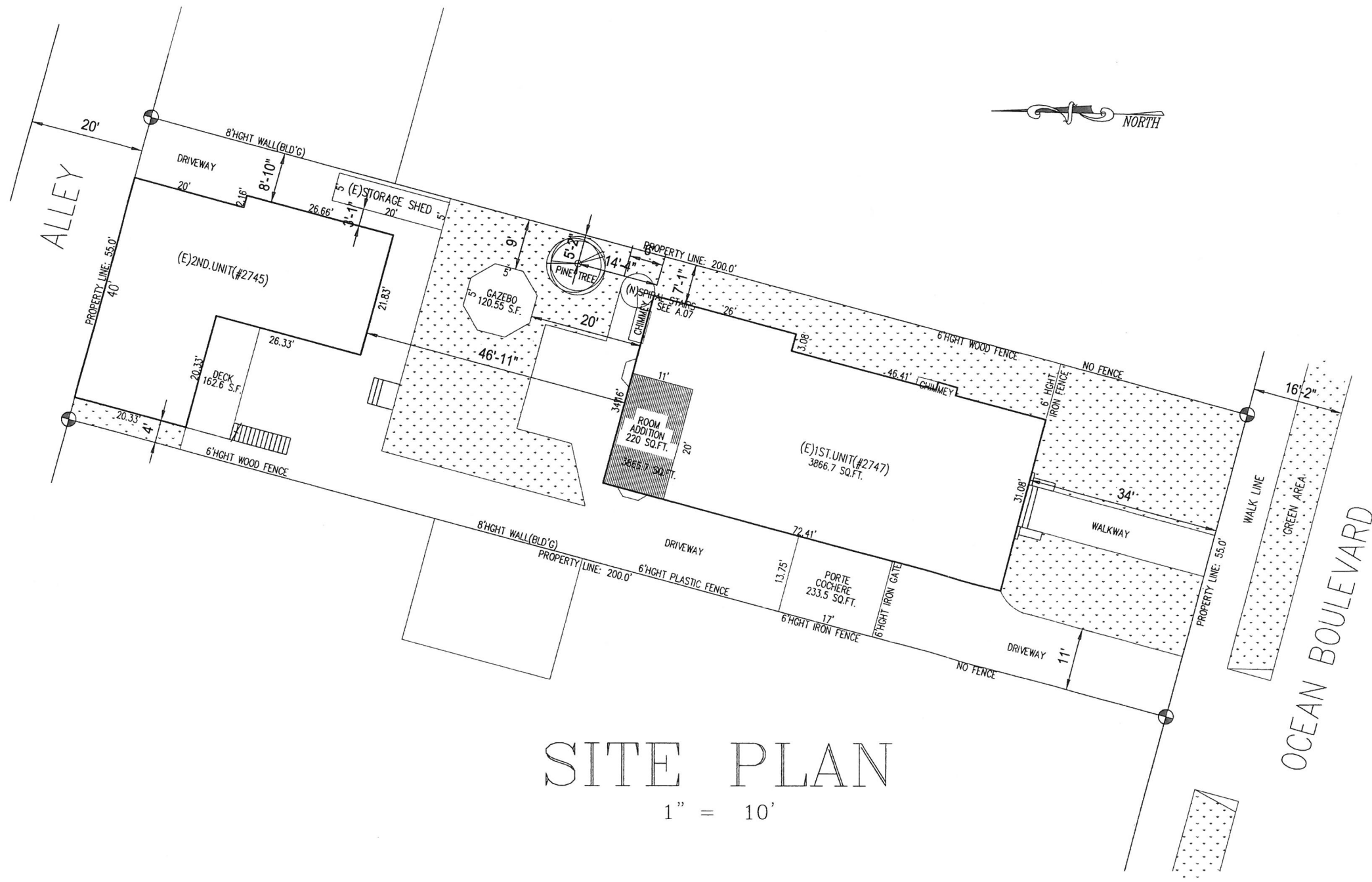
Exhibit B

NEW ADDITION & SPIRAL STAIRS FOR :

BRIAN BUMPAS

27 47 EAST OCEAN BOULEVARD LONG BEACH, CALIFORNIA 90803

EMILIO ALEX CONCHA
DESIGNER
Commercial and Residential Design
1728 2718 GARDEN PLACE LA CA 90807
CONE 817/960-0818



SITE PLAN

1" = 10'

BUILDING ANALYSIS

THE FULL STRUCTURAL DESIGN IS IN CONFORMANCE WITH THE STRUCTURAL REQUIREMENTS OF THE CALIFORNIA BUILDING CODE

CONSTRUCTION TYPE: V-B
OCCUPANCY: R3, ZONE R-2-L, U-1
BUILDING CODE: CALIFORNIA BUILDING CODE (CBC) 2.015
CALIFORNIA ELECTRICAL CODE (CEC) 2.015
CALIFORNIA PLUMBING CODE (CPC) 2.015
CALIFORNIA MECHANICAL CODE (CMC) 2.015
2.015 ENERGY STANDARDS.

BUILDING SUMMARY

1ST. FLOOR LIVING AREA:	2,041.00	SQ. FT.
2ND. FLOOR LIVING AREA:	1,605.70	SQ. FT.
EXISTING HOUSE LIVING AREA:	3,646.70	SQ. FT.
ROOM ADDITION LIVING AREA:	220.00	SQ. FT.
NEW TOTAL LIVING AREA:	3,866.70	SQ. FT.
(E)BALCONY AT FRONT (2ND.F.) AREA:	108.00	SQ. FT.
(E)BALCONY AT REAR (2ND.F.) AREA:	155.85	SQ. FT.
EXISTING PORCHE AREA:	290.11	SQ. FT.
EXISTING PORTE COCHERE AREA:	241.56	SQ. FT.
LOT AREA:	11,000.00	SQ. FT. (100%)
1ST. UNIT COVERED AREA:	2,355.00	SQ. FT.
2ND. UNIT COVERED AREA:	1,389.00	SQ. FT.
2ND. UNIT DECK COVERED AREA:	162.66	SQ. FT.
PORTE COCHERE COVERED AREA:	233.55	SQ. FT.
GAZEBO COVERED AREA:	120.55	SQ. FT.
STORAGE SHED COVERED AREA:	100.0	SQ. FT.
2,355+ 1,389+ 162.66+ 233.55+ 120.55+100=		4,360.76 (39.06 %)

LEGAL DESCRIPTION

CITY : LONG BEACH
COUNTY : LOS ANGELES
STATE : CALIFORNIA
NUMBER OF STORIES: TWO
A.P.N. # 7264 024 014
LOT SIZE: 11,000.0 SQ. FT.
LOT: 14
BLOCK: 46
ZONE: R-2-L
COASTAL ZONE: APPEALABLE AREA

SHEET INDEX

C.01 SITE PLAN, VICINITY MAP, GENERAL NOTES
A.01 EXISTING FIRST FLOOR PLAN
A.02 EXISTING SECOND FLOOR PLAN
A.03 PROPOSED ADDITION ON SECOND FLOOR PLAN
A.04 ELEVATIONS
A.05 ELEVATIONS
A.06 PICTURES
A.07 SPIRAL STAIRS SPECIFICATIONS

SPECIFICATION OF NEW ADDITION A & SPIRAL STAIRS FOR :

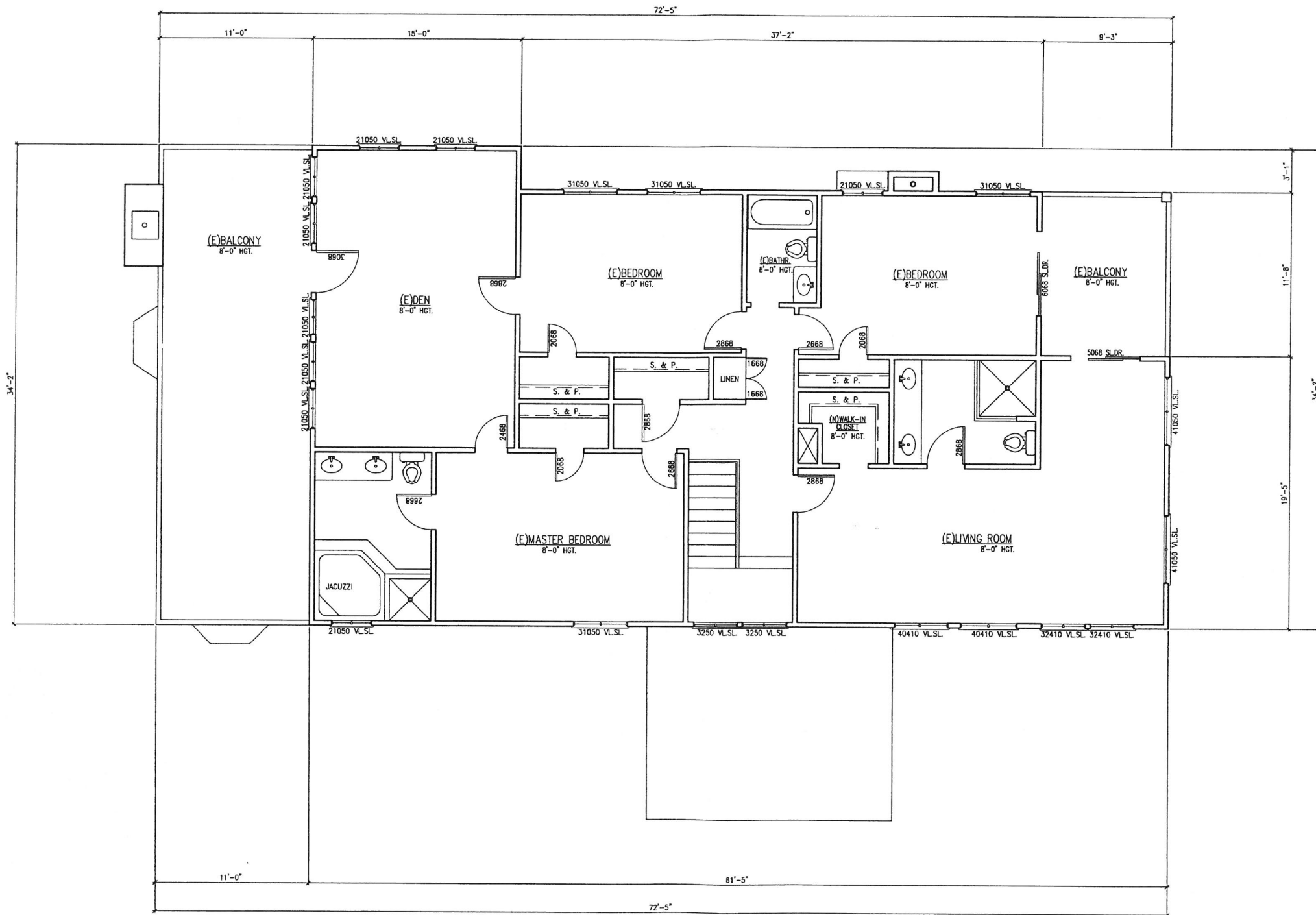
BRIAN BUMPAS

2747 EAST OCEAN BOULEVARD LONG BEACH, CALIFORNIA 90803

Date
APRIL 2015
Scale
AS INDICATED
Job No.

15011
SITE
Sheet No.

C.01



(E) 2ND. FLOOR PLAN
 1/4" = 1'-0"

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SPECIFICATIONS OF NEW ADDITION & SPIRAL STAIRS FOR :

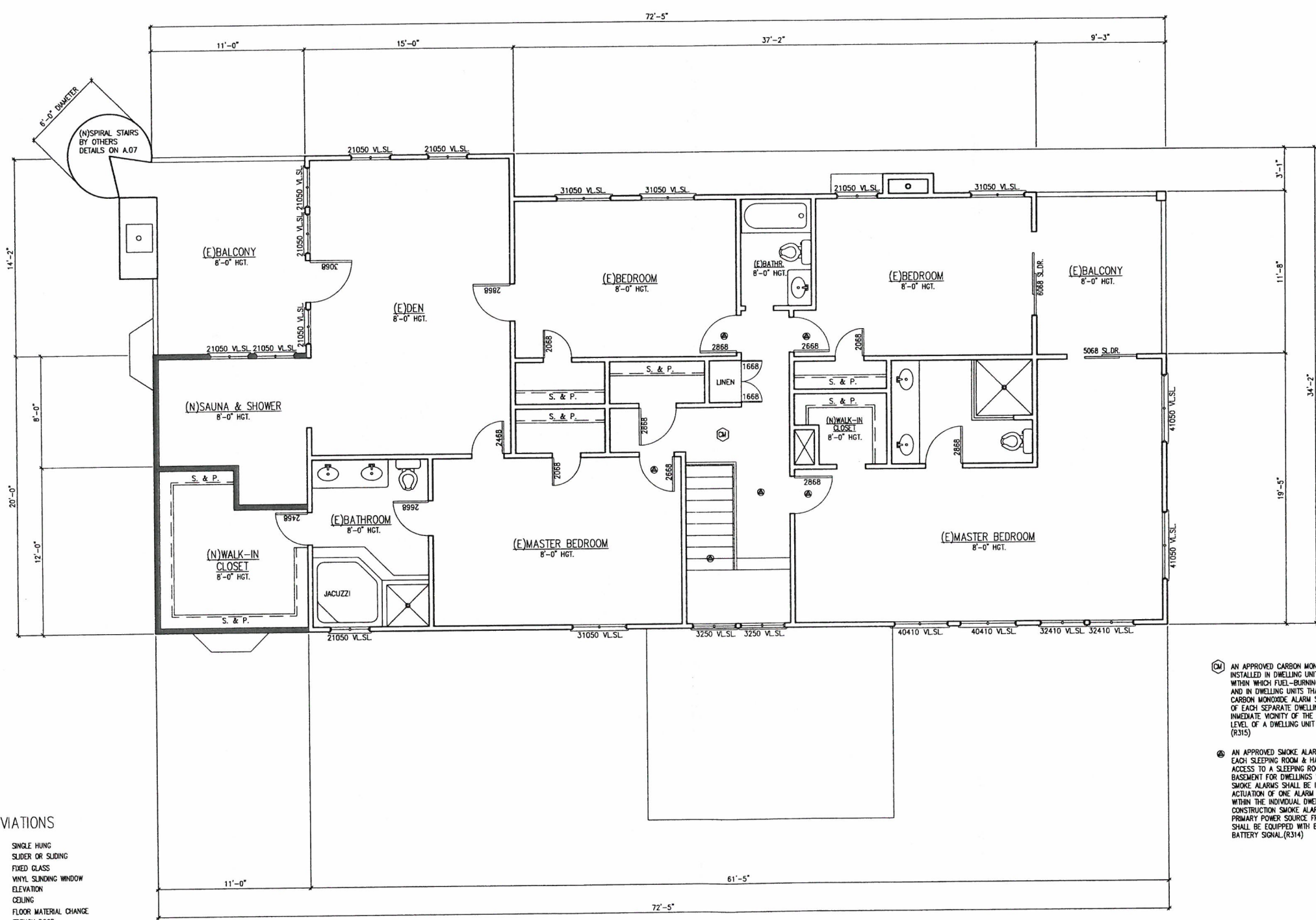
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2747 EAST OCEAN BOULEVARD LONG BEACH, CALIFORNIA 90803

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(E) SECOND FLOOR PLAN

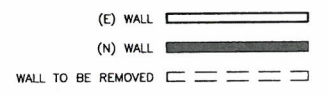
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ABBREVIATIONS

S.H.	SINGLE HUNG
SL	SLIDER OR SLIDING
F.G.	FIXED GLASS
VNL.SL	VINYL SLIDING WINDOW
ELEV.	ELEVATION
CL.C.	CEILING
F.M.C.	FLOOR MATERIAL CHANGE
FR. DR.	FRENCH DOOR
W/H	WATER HEATER
W/	WITH
WARD	WARDROBE
S & P	SHELF & POLE
TEMP. GLASS	TEMPERED GLASS

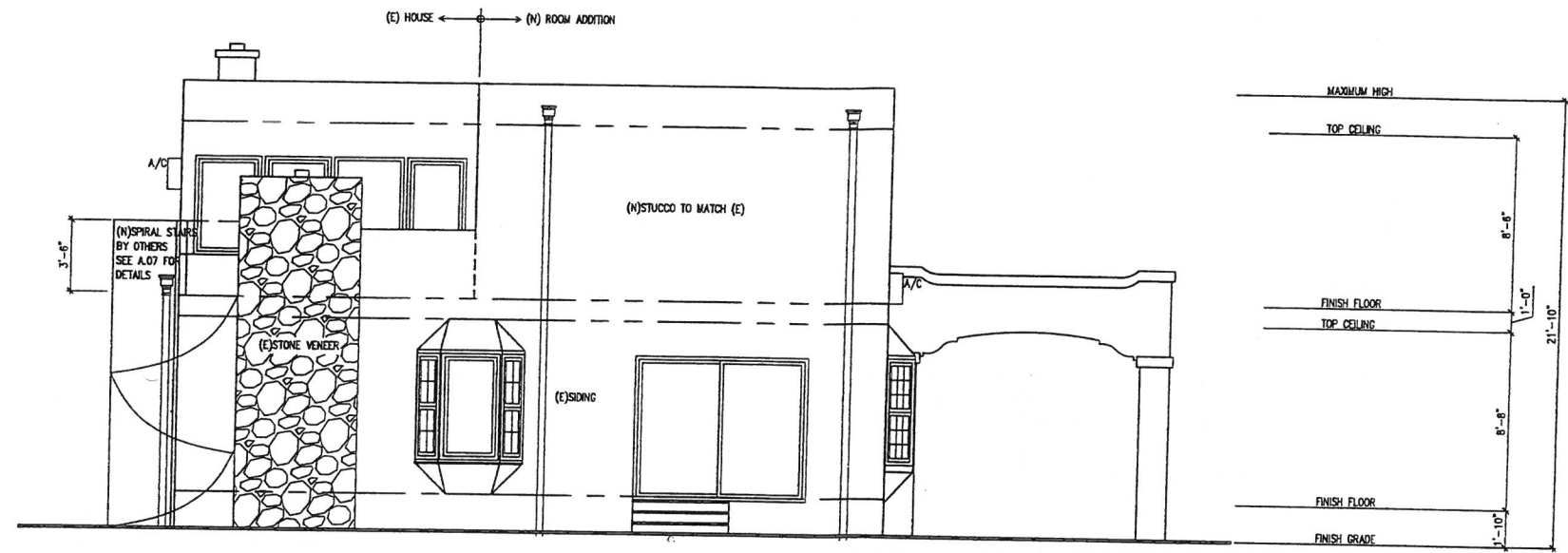
- Ⓜ AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND OR EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
- Ⓢ AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAYS OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND OR EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.(R314)



PROPOSED 2ND. FLOOR PLAN
1/4" = 1'-0"

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North Elevation



West Elevation

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213-945-6414

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west & south
ELEVATIONS

Sheet No.
A.04



East Elevation



South Elevation

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Office 310/906-8888

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2747 EAST OCEAN BOULEVARD LONG BEACH, CALIFORNIA 90803

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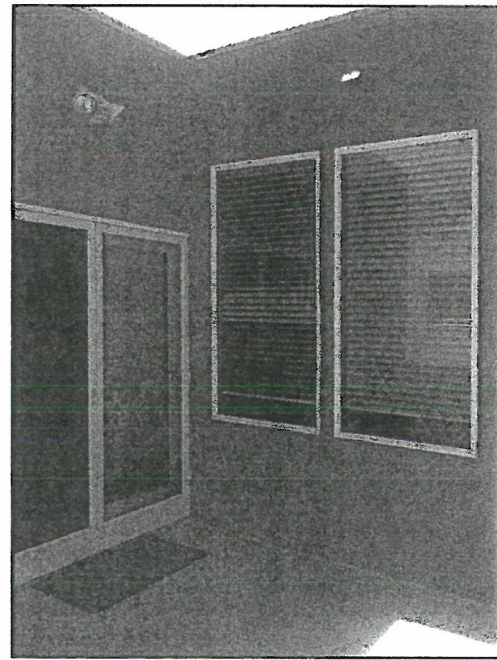
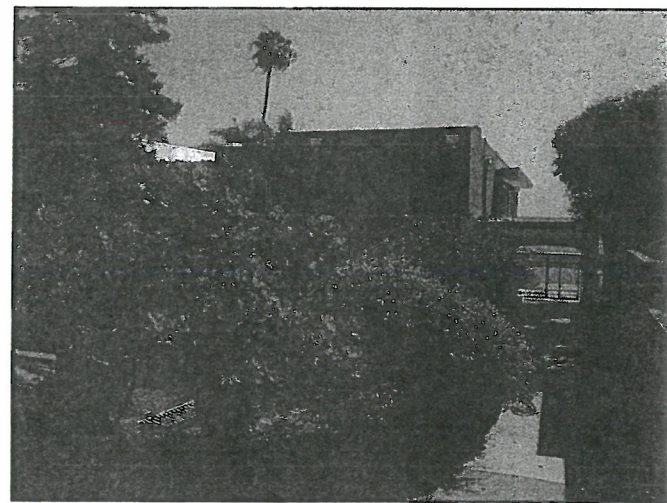
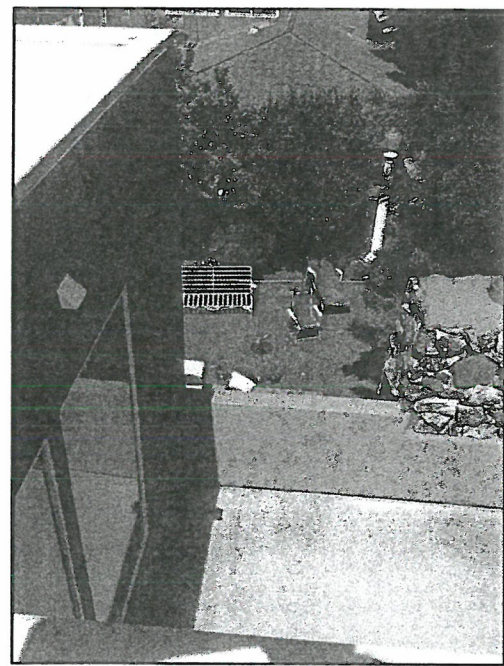
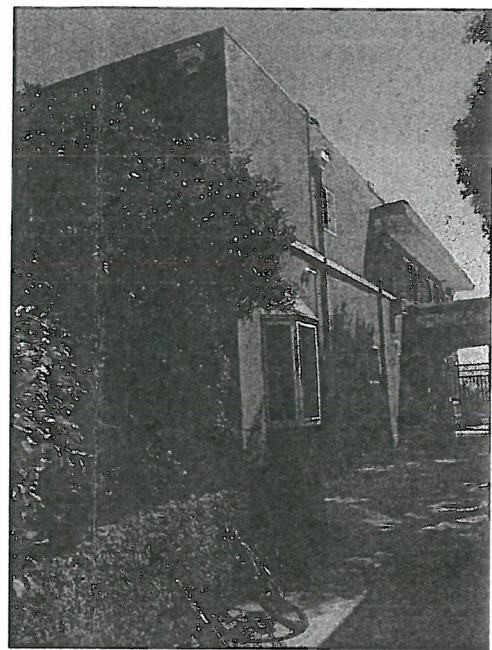
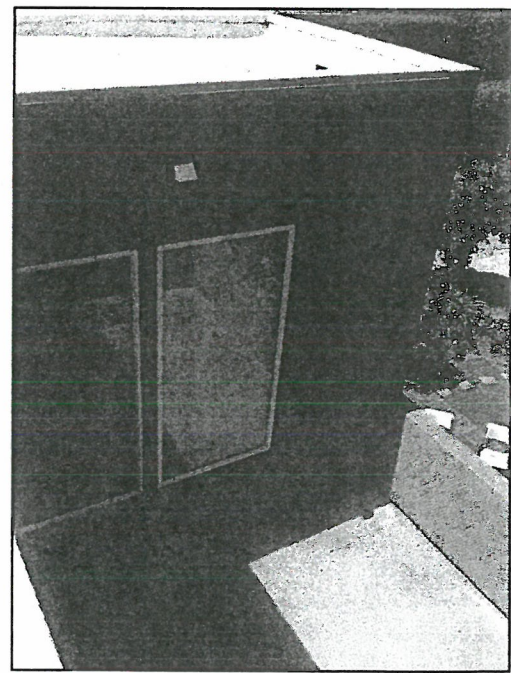
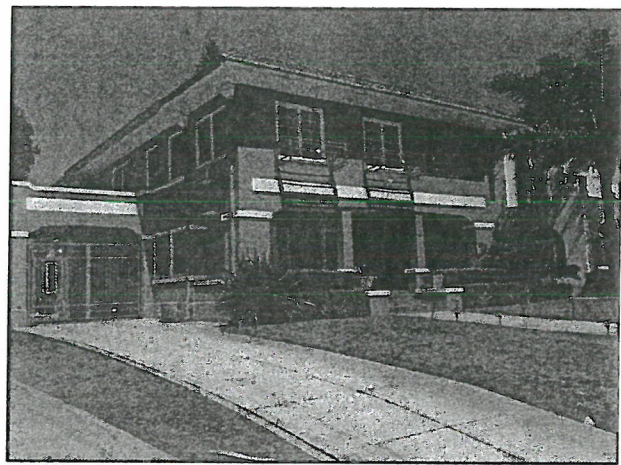
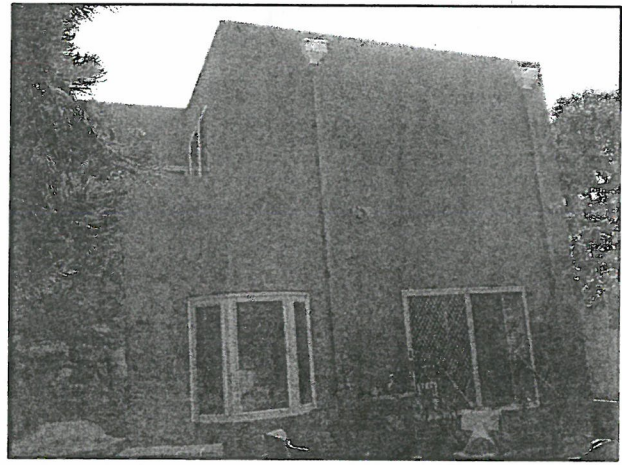
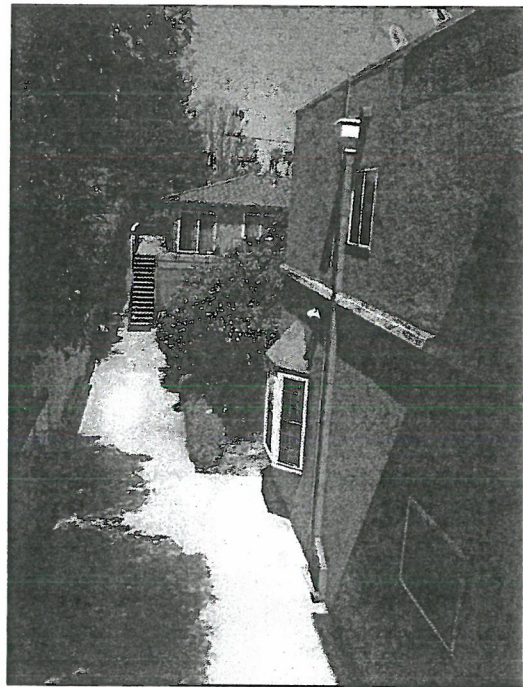
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AS INDICATED

Job No.
15011

north & east
ELEVATIONS

Sheet No.

A.05



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AS INDICATED

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15011

PICTURES

Sheet No.
A.06

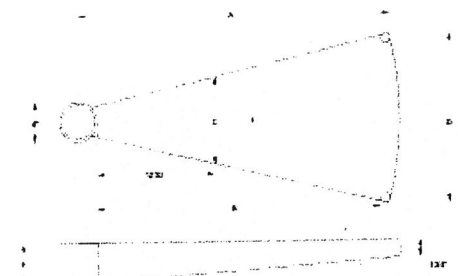
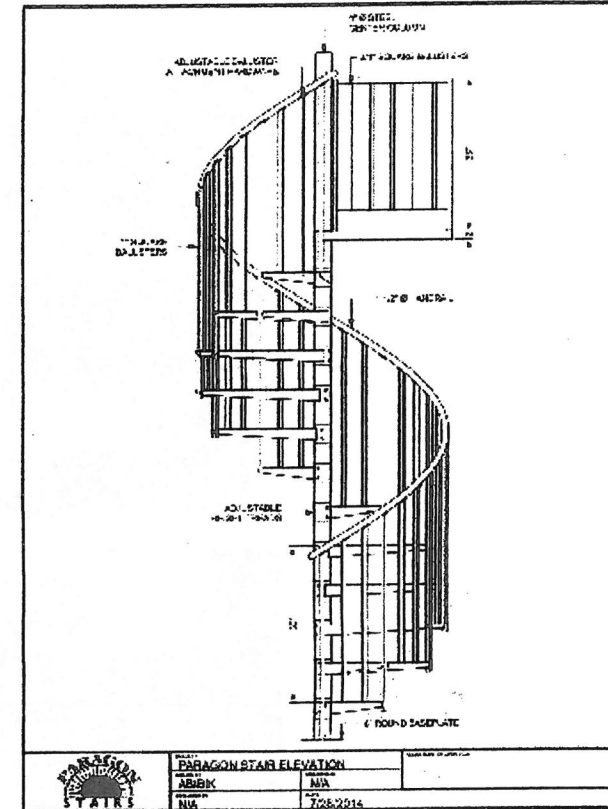
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BRIAN BUMPAS

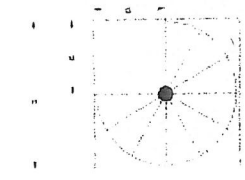
2747 EAST OCEAN BOULEVARD LONG BEACH, CALIFORNIA 90803

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	3'2"	4'2"	4'6"	5'0"	5'4"	5'8"	5'8"	5'8"	6'0"	6'0"	6'0"
A = TREAD RADII	20 1/2"	23 1/2"	26 1/2"	29 1/2"	32 1/2"	35 1/2"	38 1/2"	41 1/2"	44 1/2"	47 1/2"	50 1/2"
B = CLEAR WALKING PATH	17"	20"	23"	26"	29"	32"	35"	38"	41"	44"	47"
C = STEEL TREAD WIDTH	9 1/2"	9 1/2"	9 3/4"	10"	10 1/4"	10 1/2"	10 3/4"	11"	11 1/4"	11 1/2"	11 3/4"
D = WOOD COZEL WIDTH	11 1/2"	13 1/4"	15"	17"	19"	21"	23"	25"	27"	29"	31"
E = WOOD TREAD WIDTH	13 1/2"	15 1/4"	17"	19"	21"	23"	25"	27"	29"	31"	33"
F = RISE HEIGHT	4"	4"	4"	4"	4"	4"	4"	4"	4"	4"	4"
G = PLATFORM SIZE	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"
H = RECOMMENDED FINISHED WELL CROSSING	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"
I = TREAD ENDING	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"
INDICATOR WITH 12 TREADS	240	360	360	270	360	270	360	180	270	360	180



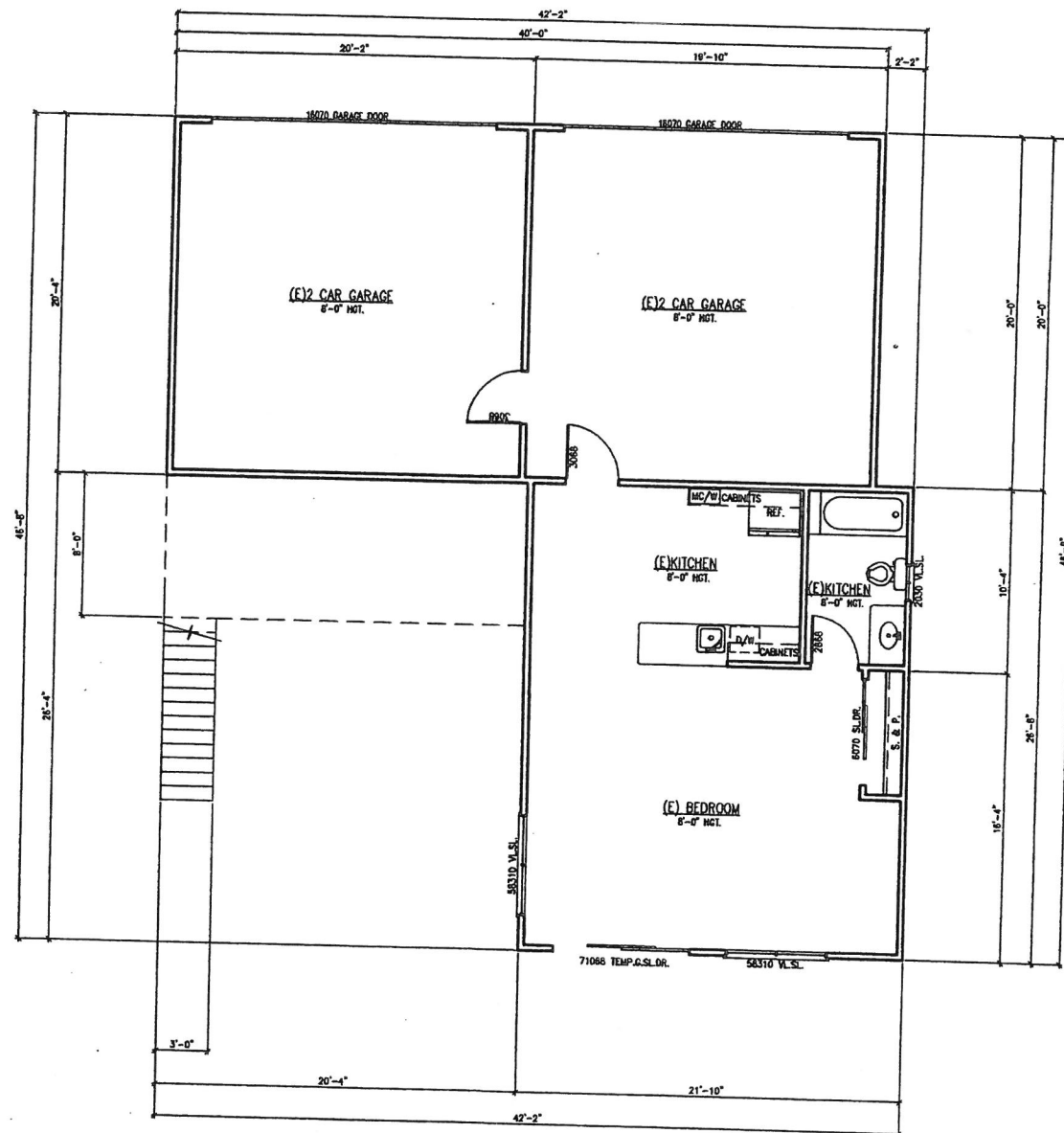
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BRIAN BUMPAS
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SPIRAL STAIRS
SPECIFICATIONS

Sheet No.
A.07



(E)FIRST FLOOR GUEST HOUSE

1/4" = 1'-0"

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(E)GUEST HOUSE, 1ST. FLOOR PLAN
 Sheet No.

A.08

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