

3719 OLIVE AVENUE
LONG BEACH, CA 90807

☐ ARCHITECTURE

☐ INTERIOR DESIGN

☐ ENVIRONMENT

TEL: (562) 572.7793
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CONSULTANT

SHEET INDEX

-
- E. BIXBY RD
- LINDEN
- LIME
- OLIVE
- MYRTLE
- CALIFORNIA
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- PROJECT SITE
- NORTH

- PROJECT

DINES ADDITION
3719 OLIVE AVENUE
LONG BEACH, CA 90807

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PROJECT No. 13-01H
DATE: 08/30/13

TITLE SHEET
T-1

ADJACENT PROPERTY

Exhibit B



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- ARCHITECT
- INTERIOR DESIGN
- LANDSCAPE

1601 BEDFORD LANE
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NEWPORT BEACH, CA 92660

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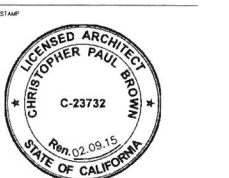
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ISSUE DATES

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SITE AND
DEMOLITION PLAN
A-1

SHEET 2 OF 15

ADJACENT PROPERTY

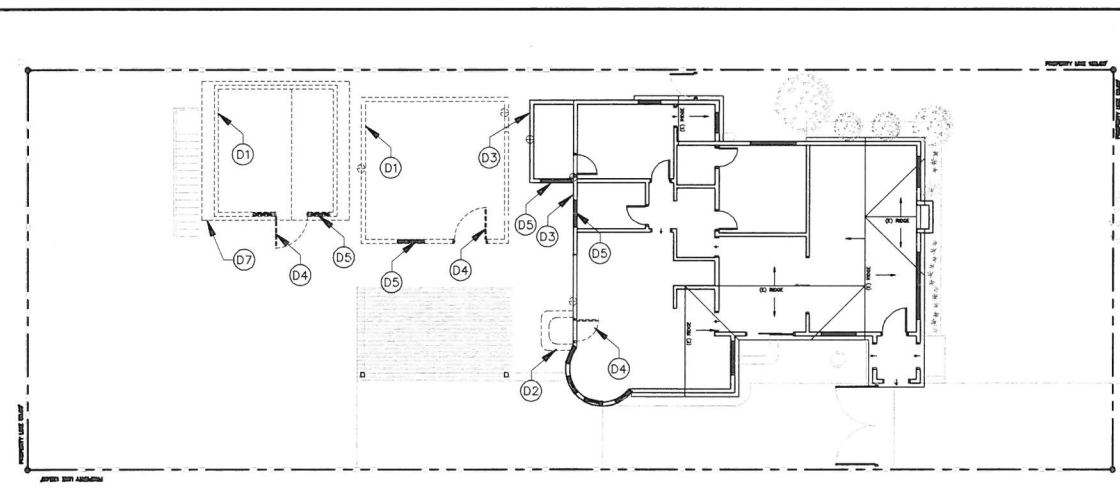


ADJACENT PROPERTY

3719 OLIVE AVENUE

SITE PLAN

SCALE: 3/16"=1'-0"



3719 OLIVE AVENUE



ADJACENT PROPERTY

DEMOLITION PLAN

SCALE: 3/32"=1'-0"

- REMOVE PORTION OF EXTERIOR WALL AS REQUIRED FOR NEW CONSTRUCTION.
- REMOVE PORTION OF EXTERIOR CONCRETE STEPS AS REQUIRED FOR NEW CONSTRUCTION.
- REMOVE PORTION OF EXTERIOR STUCCO AS REQUIRED FOR NEW CONSTRUCTION.
- REMOVE DOOR COMPLETE. DISPOSE OR SALVAGE AS DIRECTED BY OWNER
- REMOVE WINDOW COMPLETE. DISPOSE OR SALVAGE AS DIRECTED BY OWNER
- not used
- REMOVE EXISTING ROOF/OVERHANG AS REQUIRED FOR NEW CONSTRUCTION

- EXISTING CONCRETE CURB
- EXISTING CONCRETE SIDEWALK
- EXISTING POWER POLE
- EXISTING GRASS/LANDSCAPE AREA
- EXISTING CONCRETE DRIVEWAY
- EXISTING CONCRETE DRIVEWAY/PATIO
- EXISTING 2X TRELLIS PATIO COVER
- EXIST'G 200 AMP. ELECTRICAL SERVICE LOCATION TO BECOME A SUB-PANEL EXISTING 6" HIGH C.M.U. WALL
- EXISTING GATE
- NEW TREX PORCH
- EXISTING WATER METER
- EXISTING GAS METER
- NEW ROOF DECK
- NEW 200 AMP. ELECTRICAL SERVICE LOCATION

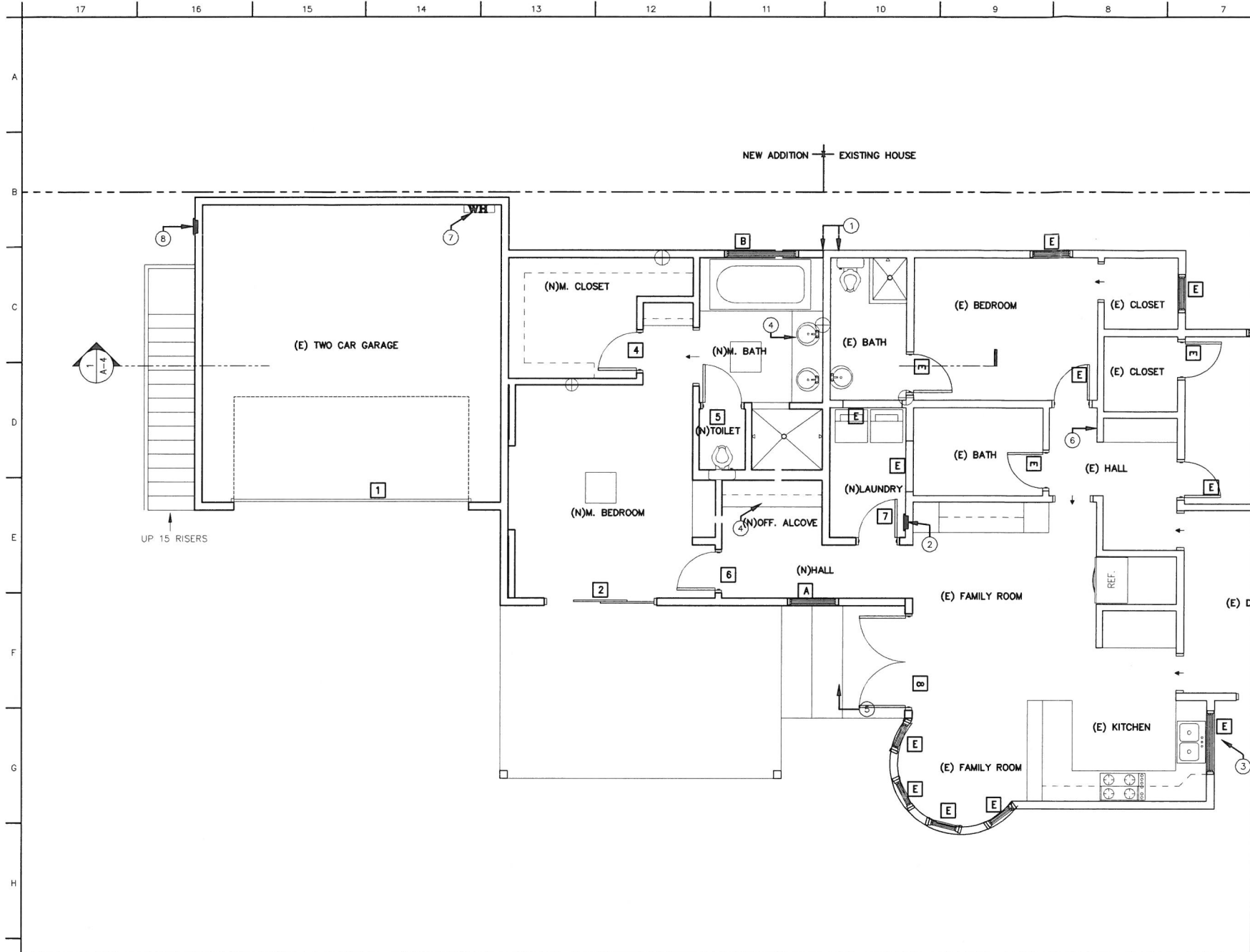
1. TESTS AND INSPECTIONS AS REQUIRED BY CODE AND TITLE 22, SECTION T22-94114 SHALL BE MADE BY THE ARCHITECT-SELECTED TESTING LABORATORY AT OWNER'S EXPENSE. OWNER WILL PAY FOR TESTING MATERIALS, EXCEPT WHERE TESTS SHOW UNSATISFACTORY MATERIAL, IN WHICH CASE, MATERIALS SHALL BE REPLACED AND CONTRACTOR SHALL PAY FOR ADDITIONAL TESTS AND INSPECTIONS AT NO ADDITIONAL COST TO OWNER.

2. DEMOLITION PLAN AND NOTES ARE INCLUDED FOR GENERAL INFORMATION ONLY AND ARE NOT INTENDED TO REPRESENT ALL CONDITIONS PRESENT AT THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE SITE FOR CONSTRUCTION AS DESCRIBED AND DETAILED IN THE CONTRACT DOCUMENTS WITHOUT ADDITIONAL CHARGES TO THE OWNER. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNER TO VISIT THE SITE AND REVIEW ALL CONDITIONS PRIOR TO SUBMITTING FINAL BID PRICE.

DEMOLITION PLAN KEYNOTES

SITE PLAN KEYNOTES

GENERAL NOTES



FLOOR PLAN

- 1 ALIGN THE FACES OF NEW STUDS WITH EXISTING. INSTALL NEW DRYWALL OR OTHER FINISH MATERIAL AS REQUIRED TO MATCH ADJACENT CONDITIONS.
- 2 EXIST'G ELECTRICAL PANEL LOCATION, 200 AMP.
- 3 EXISTING CONCRETE STEPS AND PORCH
- 4 NEW CUSTOM CABINETS
- 5 NEW CONCRETE STEPS AND PORCH
- 6 EXISTING WALL HEATER
- 7 NEW TANKLESS WATERHEATER
- 8 NOT USED

FLOOR PLAN KEYNOTES

ROOM FINISH SCHEDULE

SYMBOLS	FLOOR	BASE	WALLS				WAINSCOT	CEILING	
			NORTH	SOUTH	EAST	WEST		HGT.	HGT.
(X) ENTRY (NS) NATURAL STAIN (TO MATCH EXISTING) (SG) SEMI GLOSS (G) GLOSS (F) FLAT (EX) EXTERIOR (OP) ORANGE PEEL (M) FINISH TO MATCH EXIST'G	EXPOSED CONCRETE WOOD TILE STONE CARPET HARDWOOD PINE 4" STONE 4" TILE		1/2" GYPSUM BOARD WALLPAPER PAINT	1/2" GYPSUM BOARD WALLPAPER PAINT	1/2" GYPSUM BOARD WALLPAPER PAINT	1/2" GYPSUM BOARD WALLPAPER PAINT		1/2" GYPSUM BOARD ACOUSTICAL TEXTURE CORNICHE MOLDING	
NO.	ROOM								
01	M. BEDROOM								8'-6"
02	M. BATHROOM								8'-6"
03	M. TOILET								8'-6"
04	M. CLOSET								8'-6"
05	M. HALL								8'-6"
06	HALL								8'-6"
07	LAUNDRY								8'-0"
08	-								
09	TWO CAR GARAGE								8'-6"

FINISH NOTES

- ALL FINISH WALL BASE, WINDOW & DOOR TRIM, AND CORNICHE MOLDING SHALL BE SAME WOOD TYPE THROUGHOUT ENTIRE HOUSE. PROFILE TO MATCH EXISTING
- ALL PAINT SELECTIONS WILL BE DETERMINED BY THE OWNER.
- NEW DRYWALL FINISH SHALL MATCH EXISTING TEXTURE

DOOR SCHEDULE

SYM.	SIZE	THK.	TYPE	MANUF.	CATALOG NO.	FINISH	MAT'L	JAMB	HDWR	REMARKS
1	15'-4" x 6'-8"	1 5/8"	PANEL	TBD	TBD	PAINT	METAL	WOOD		
2	7'-0" x 6'-8"	1 3/4"	GLASS PANEL	TBD	TBD	PAINT	WOOD	WOOD		TEMPERED
3	NOT USED									
4	2'-6" x 6'-8"	1 5/8"	PANEL	TBD	TBD	PAINT	WOOD	WOOD		
5	2'-6" x 6'-8"	1 5/8"	PANEL	TBD	TBD	PAINT	WOOD	WOOD		
6	2'-6" x 6'-8"	1 5/8"	PANEL	TBD	TBD	PAINT	WOOD	WOOD		
7	2'-6" x 6'-8"	1 5/8"	PANEL	TBD	TBD	PAINT	WOOD	WOOD		
8	6'-0" x 6'-8"	1 3/4"	GLASS PANEL	TBD	TBD	PAINT	WOOD	WOOD		TEMPERED
ER	EXIST'G RELOCATED									

DOOR NOTES

- REFER TO SHEET SPEC 2, DIVISION 8 AND SECURITY NOTES FOR ADDITIONAL SPECIFICATION INFORMATION.
- ALL NEW DOOR STYLES SHALL MATCH EXISTING CONDITIONS.
- EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY A LABEL WHICH WILL SPECIFY THE LABELER AND STATE THAT SUCH MATERIAL HAS BEEN INSTALLED. THE LABEL SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND READABLE FROM WITHIN THE BUILDING.
- GLAZING IN SLIDING AND SHOWER DOORS SHALL PASS THE TEST REQUIREMENTS OF ANSI Z97.1-1975
- NOT USED
- NOT USED

WINDOW SCHEDULE

SYM.	SIZE	TYPE	MANUF.	CATALOG NO.	GLAZING	MATERIAL	REMARKS	VF	SHGC
A	2'-0" x 4'-0"	DBL HUNG	TBD	TBD	3/4" DUAL INSULATED	VINYL	TEMPERED	.40	.40
B	3'-0" x 4'-0"	DBL HUNG	TBD	TBD	3/4" DUAL INSULATED	VINYL	TEMPERED	.40	.40
C								.40	.40
D								.40	.40
E	EXISTING								
ER	EXIST'G RELOCATED								
G									

WINDOW NOTES

REFER TO SHEET SPEC 2, DIVISION 8 AND SECURITY NOTES FOR ADDITIONAL SPECIFICATION INFORMATION.

-
- EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY A LABEL WHICH WILL SPECIFY THE LABELER AND STATE THAT SUCH MATERIAL HAS BEEN INSTALLED. THE LABEL SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND READABLE FROM WITHIN THE BUILDING.
- WINDOWS SHALL HAVE A U-FACTOR OF 0.40 OR BETTER



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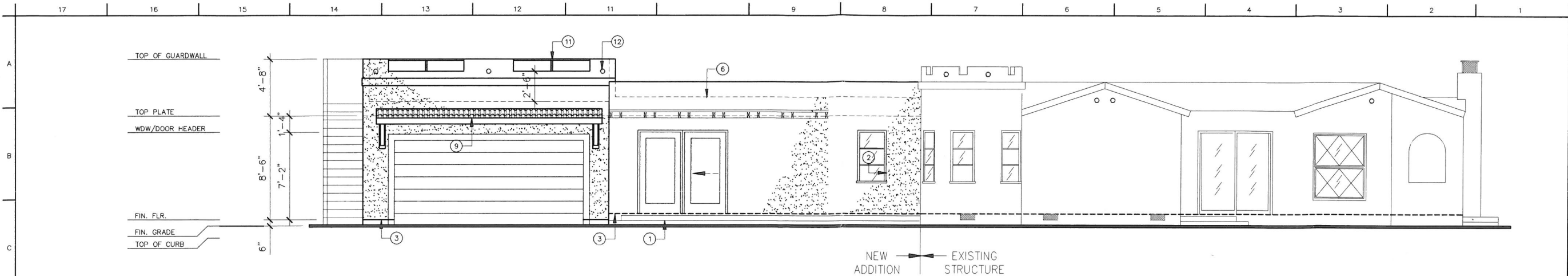
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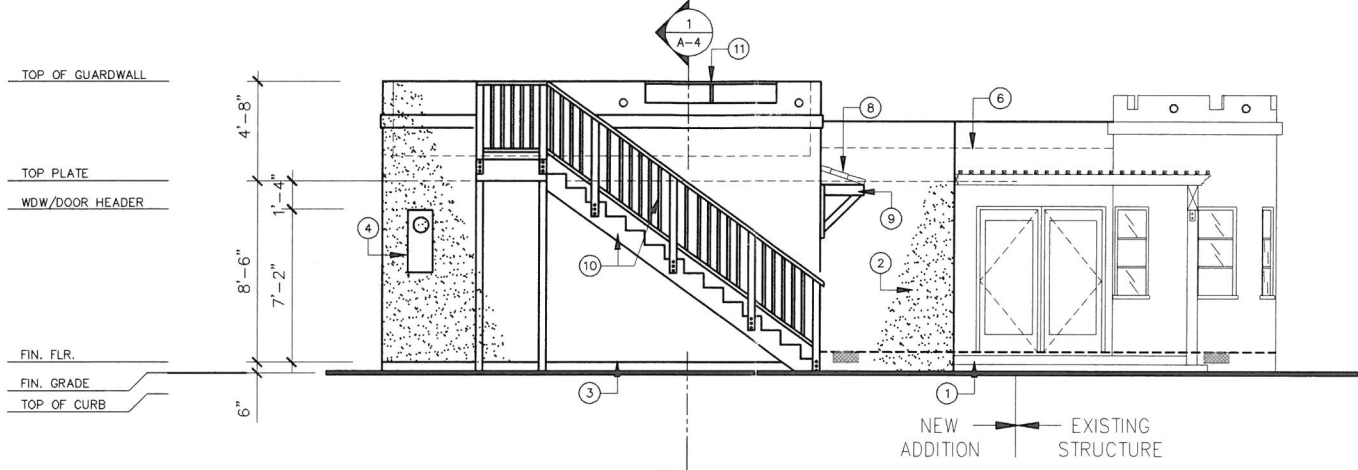
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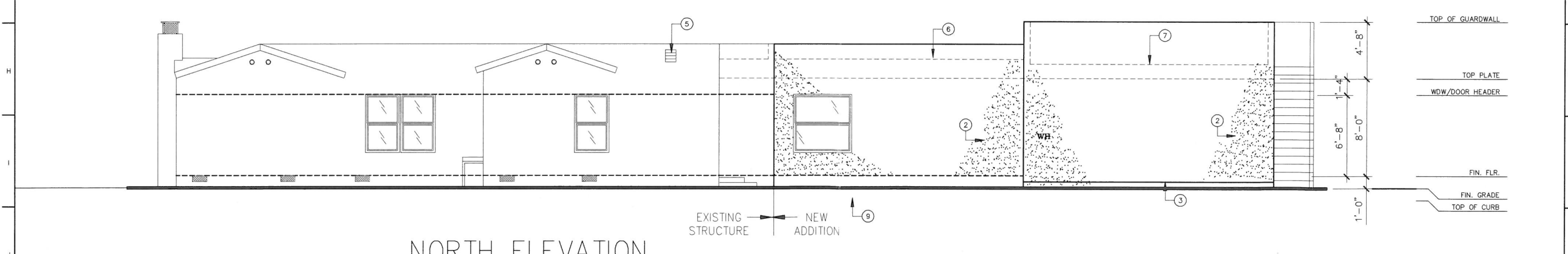
FLOOR PLAN
A-2



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

- 1 NEW TREX DECKING
- 2 NEW EXTERIOR 7/8" STUCCO PLASTER OVER PLYWOOD SHEATHING, 15# FELT AND WIRE MESH. NEW STUCCO TO MATCH EXISTING IN STYLE, TEXTURE AND COLOR
- 3 STUCCO WEEP SCREED
- 4 NEW 200 AMP. ELECTRICAL METER
- 5 ROOF VENTING AREA REQUIRED: 2.50 SQUARE FEET (4) 14 HALF ROUND ROOF VENT: .25 S.F.(EACH)=1.0 S.F. UNDER EAVE VENTS: 20 PROVIDED X .3 = 6.0 S.F.
- 6 NEW ROOF 3 LAYER BUILT UP ROOFING SYSTEM GAF OR EQUAL, 40 YEAR, CLASS A ICCES#ER-5546 OR EQUAL
- 7 DEX-O-TEX DECKING SYSTEM OR EQUAL
- 8 SPANISH TILE ROOFING TO MATCH EXISTING. ROOF PITCH TO MATCH FIELD VERIFY SLOPE
- 9 NEW 1X FASCIA TO MATCH EXISTING
- 10 WOOD HANDRAIL AND STAIRS
- 11 WOOD GUARDRAIL
- 12 DECORATIVE CLAY PIPE TO MATCH EXISTING

ELEVATION KEYNOTES

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SHEET TITLE

EXTERIOR ELEVATIONS

A-3