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PROJECT

Goma Elbiali Residence

2749 E. Ocean Blvd.
Long Beach, CA 90803

REVISIONS
1/09/14/22 Application #COAC2203-01

PROJECT NUMBER
2010 ELB OCE LB

DATE
November 29, 2022

STAMP



SHEET TITLE

Cover Sheet

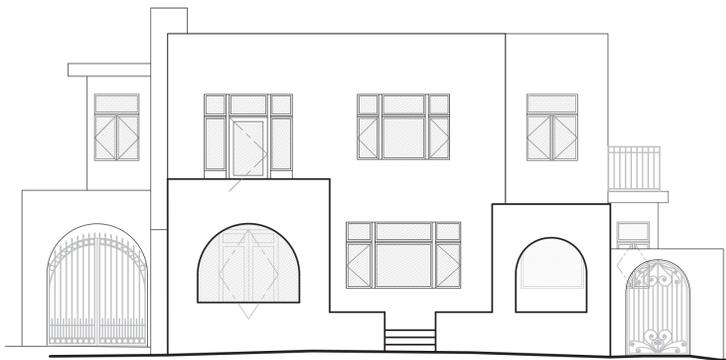
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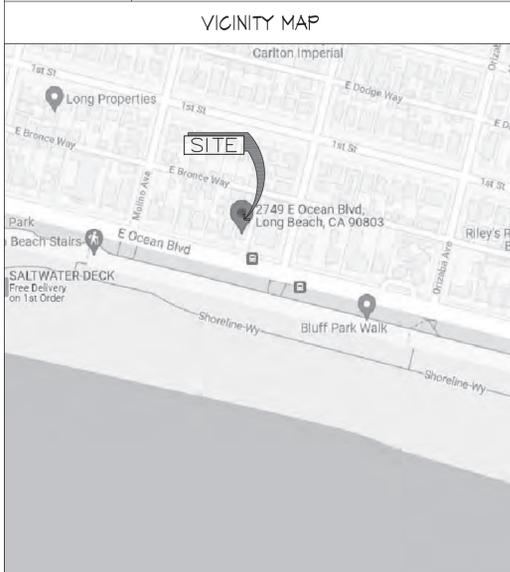
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ABBREVIATIONS			
ARCH.	Architectural	FIN.	Finish, Finished
BTWN.	Between	FLR.	Floor
BLDG.	Building	F.J.	Floor Joist
BLK.	Block	FTG.	Footing
BM.	Beam	FRZ.	Freezer
CSMT.	Casement	GALV.	Galvanized
CLR.	Clear	G.D.	Garbage Disposal
CL'G.	Ceiling	GRD.	Grade
C.J.	Ceiling Joist	GYP. BD.	Gypsum Board
COL.	Column	HDR.	Header
CONC.	Concrete	HGT.	Height
CONT.	Continuous	INT.	Interior
DRY.	Dryer	MAX.	Maximum
DIA.	Diameter	MIN.	Minimum
DIM.	Dimension(s)	MECH.	Mechanical
D.W.	Dishwasher	MFR.	Manufacturer
DWGS.	Drawings	MICRO.	Microwave
ELEV.	Elevation	MTL.	Metal
EQ.	Equal	NAT.	Natural
(E)	Existing	(N)	New
EXT.	Exterior	NO.	Number
F.A.U.	Forced Air Unit	O.C.	On Center
		PLYWD.	Plywood
		RIS.	Risers
		R.O.	Rough Opening
		R.R.	Roof Rafters
		REV.	Revision
		REFR.	Refrigerator
		REQ'D.	Required
		SHT.	Sheet
		SL.	Slider
		SIM.	Similar
		STL.	Steel
		STRUCT.	Structural
		TEMP.	Tempered
		TR.	Treads
		T.&G.	Tongue & Groove
		T.O.	Top of
		TYP.	Typical
		U.N.O.	Unless Noted Otherwise
		V.I.F.	Verify In Field
		WASH.	Washer
		W.H.	Water Heater
		WD.	Wood

Goma Elbiali Residence



LEGEND	
	Concrete
	Masonry Wall
	New Wall
	Furred Ceiling / Arch
	Shearwall
	Door
	Window
	Detail
	Room
	Section
	Dimension to center line
	Dimension to face of framing/masonry (unless noted otherwise)
	Slope
	Elevation Heights



CITY OF LONG BEACH
MINIMUM CONSTRUCTION REQUIREMENTS FOR ADDITION & REMODELING TO ONE-STORY, 1 or 2 FAMILY DWELLINGS

DEPARTMENT OF DEVELOPMENT SERVICES
411 West Ocean Boulevard, 2nd Floor
● Long Beach, CA 90802
● (562) 570-5237 FAX (562) 570-6753

GOVERNING CODES:
1. All work shall comply with the following codes:
2019 California Residential Code (CRC);
2019 California Building Code (CBC);
2019 California Electrical Code (CEC);
2019 California Mechanical Code (CMC);
2019 California Plumbing Code (CPC);
2019 California Energy Efficiency Standards (CEES);
2019 California Green Building Stds. (CG);
Long Beach Municipal Code (LBM) amendments; and,
Long Beach Information Bulletins (IB).

GENERAL:
1. The items listed here are the minimum regulations applicable to additions and/or remodeling work for one-story, 1 or 2 family dwellings.
2. These requirements shall NOT supersede more restrictive specifications on the approved plans or as required by applicable codes and/or other regulations.

3. All construction shall comply with IB BU-010 "Wood Frame Prescriptive Provisions for Residential Construction", unless otherwise detailed on the approved plans and stamped by the city.
4. Approved pressure-preservative treated (PT) or naturally durable wood shall be used in the following locations: (CRC R317.1 & R317.1.2)

a. Joists less than 18 inches or girders less than 12 inches from exposed ground in area located within the building foundation.
b. All framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed ground.
c. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
d. The ends of girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch on tops, sides and ends.
e. Siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches from concrete steps or slabs, or similar horizontal surfaces exposed to the weather.
f. All wood in contact with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather.

5. All wood posts to be of approved natural decay resistant or pressure-preservative treated, unless supported on a metal pedestal 1 inch above a concrete floor or surface (CRC R317.1.4)

6. All exterior wall assemblies shall include a weep screed and water-resistive barrier as follows: (CRC R703.1.1, R703.7.2.1 & R703.7.3)
a. Weep Screed:
i. A minimum 0.019 inch (No. 26 galvanized sheet gage) corrosion-resistant with a minimum 3/4 inch vertical attachment flange;
ii. Installed with the weep openings a minimum 1 inch below foundation plate line; and, 4 inches above finish grade or 2 inches above paved areas;
b. Water-Resistive Barrier:
i. 2 layers of Grade D paper applied over wood-based sheathing; and, overlapping the weep screed attachment flange.

SMOKE & CARBON MONOXIDE ALARMS:
1. Smoke alarms complying with UL 217 shall be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and at each floor or basement level. (CRC R314.1)
2. Carbon monoxide alarms complying with UL 2034 shall be installed in each sleeping room containing a fuel burning appliance, outside each sleeping area and on every story of dwelling units that have an attached garage or fuel burning appliances. (CRC R315.1)

3. See IB BU-028 "Smoke and Carbon Monoxide Alarms in R-3 Occupancies" for additional requirements.

DOORS & EGRESS WINDOWS:
1. At least one egress door shall be provided for each dwelling unit. (CRC R311.2)
2. The required egress door shall be side hinged, with minimum dimensions of 36 inches wide by 78 inches high, and be operable from inside the dwelling without the use of a key or special knowledge or effort.
3. Exterior doors shall have level landings at each side of door. Landings shall be at least as wide as the door served and measure 36 inches minimum perpendicular to the door. (CRC R311.3)
4. At required egress doors both landings shall be maximum 1 1/2 inches below the top of the threshold. Except, the exterior landing may be up to 7.75 inches below the top of the threshold where the door does not swing over the landing. (CRC R311.3.1)
5. Every sleeping room, basement and habitable attic shall have at least one operable emergency escape and rescue opening. (CRC R310.1)

6. All emergency escape and rescue openings shall have a minimum clear opening of 5.7 square feet, with a minimum net clear opening height of 24 inches and width of 20 inches. The bottom of the clear opening shall be a maximum of 44 inches above the floor. (CRC R310.2 & IB BU-006)

GARAGES & CARPORTS:
1. Garages and carports shall be completely separated from the dwelling and attic areas, and protected by a minimum of 1/2 inch gypsum board or equivalent applied to the garage side of separating walls and ceilings. (CRC R302.6 & Table R302.6)
2. Doors between the garage and residence shall be not less than 1 1/2 inches thick of solid wood or steel, or 20 minute fire-rated door assemblies, and equipped with a self-closing and self-latching device. (CRC R302.5.1)
3. Garage floors shall be sloped toward area drains or the main vehicle entry doorway. (R309.1)

UNDERFLOOR & ATTIC AREAS:
1. Underfloor spaces shall be provided with ventilation openings through foundation walls or exterior walls. One ventilation opening shall be within 3 feet of each corner of the building. (CRC R408.1)
2. Underfloor areas shall have access openings as follows: (CRC R408.4 & CMC 304.4)
a. Through wall access openings shall be at least 16 by 24 inches;
b. Through floor access openings shall be at least 18 by 24 inches.
c. Where an appliance is installed openings and passageway shall be not less than the largest component of the appliance, and at least 22 by 30 inches.
3. Where any portion of a through wall access opening is below grade, an areaway not less than 16 by 24 inches shall be provided. The bottom of the areaway shall be below the threshold of the access opening. (CRC R408.4)
4. Areaways shall be protected from site drainage by curbs or similar devices. (CRC R408.6)

5. Attic access openings shall be provided into each attic area that has a vertical height of 30 inches or greater over an area of 30 square feet or more; or in which an appliance is installed. (CRC R807.1 & CMC 304.4)
6. Attic access shall meet the following: (CRC R807.1 & CMC 304.4)
a. Minimum 22 by 30 inches or the size of the largest component of any appliance installed in the attic;
b. Located in a hallway or other readily accessible location;
c. Shall not open directly into any sleeping room;
d. Minimum unobstructed headroom of 30 inches at some point above the access measured vertically from the bottom of ceiling framing members.
7. Appliances in attics and underfloor spaces shall be accessible as follows: (CMC 304.4)
a. Through an access opening not less than 22 by 30 inches or the size of the largest component of any appliance installed in the space;
b. 20 feet maximum passageway from the access opening to the appliance, measured along the centerline of the passageway;
c. The passageway shall have solid flooring at least 24 inches wide and shall be unobstructed;
d. A level working platform at least 30 by 30 inches in front of the service side of the appliance.
e. A permanent 120V receptacle outlet and a lighting fixture shall be installed near the appliance. (CEC 210.70(A)(3))
f. The switch controlling the lighting fixture shall be located at the access opening.

MECHANICAL:
1. All mechanical equipment shall be installed per the manufacturer's installation instructions. (CMC 303.1)
2. Exhaust ducts shall terminate not less than 3 feet from a property line or opening into a building, 10 feet from a forced air inlet, and shall not discharge onto a public walkway. (CMC 502.2.1)
3. Supply and return air ducts to be insulated as required on the CF-1R report or the "2019 Energy Efficiency Standards" handout.
4. All kitchen areas shall be provided with a hood exhaust and ventilation system that meets or exceeds the following: (CEES 150.0(o), CMC 403.7 & ASHRAE 62.2)
a. Minimum exhaust rate of 100 cfm;
b. Maximum sound rating of 3 sones;
c. Vented directly to the building exterior; and,
d. Vent ducts to have a smooth metallic interior surface.
5. Rooms containing bathtubs, showers, spas and similar fixtures shall have mechanical ventilation complying with the following: (CRC R303.3.1, CEES 150.0(o), CG 4.506.1, CMC 403.7 & ASHRAE 62.2)
a. Minimum exhaust rate of 50 cfm;
b. Maximum sound rating of 3 sones;
c. Have manual or automatic adjustable humidity controls;
d. Humidity control may be a separate component from the exhaust fan;
e. Vented directly to the building exterior;
f. ENERGY STAR compliant; and,
g. Lighting integral to exhaust fans shall comply with the CEES.
6. Clothes dryers shall have exhaust ducts as follows: (CMC 604.4.2)
a. Constructed of rigid metal with smooth interior surfaces and terminate to the outside of the building;
b. Minimum diameter 4 inches nominal, and not less than 0.016 inch wall thickness;
c. Maximum 14 feet combined run length (horizontal and vertical), including up to two 90 degree elbows.
7. All plumbing fixtures and fittings shall comply with the following maximum flowrates: (CG 4.303.1)

PLUMBING:
1. All plumbing fixtures and fittings shall comply with the following maximum flowrates: (CG 4.303.1)

FIXTURE TYPE	MAXIMUM FLOW RATE
Water Closets	1.28 gallons/flush
Showerheads - single	1.8 gpm @ 80 psi
Showerheads - multiple	1.8 gpm @ 80 psi combined
Lavatory faucets	1.2 gpm @ 80 psi
Kitchen faucets	1.5 gpm @ 60 psi

2. A minimum 24 by 30 inch clear area shall be provided in front of each water closet, lavatory or similar fixture. No water closet shall be set closer than 15 inches from its center to a side wall or obstruction. (CPC 402.5)
3. The finished interior area of each shower compartment, regardless of shape, shall meet the following:
a. a minimum diameter of 30 inches; and,
b. total area of 1024 square inches or more. (CPC 408.6)

4. Edison Company approval is required for electric meter location and/or relocation prior to meter installation.
5. Field inspectors to review and approve underground services prior to concrete placement.
6. Service equipment and subpanels to have a minimum 30 by 36 inch clear work space on a level surface with 78 inch clear height. (CEC 110.26(A))
7. Ground fault circuit interrupter (GFCI) protection shall be provided at all receptacle outlets in bathrooms, crawl spaces, garages, rooftops, outdoor outlets, and above kitchen countertops, or within 6 feet of a wet bar or laundry sink. (CEC 210.8)
8. Combination type Arc Fault Circuit Interrupter (AFCI) circuit breakers are required for all 120V single phase 15A/20A branch circuits. Except where GFCI circuits are provided, (CEC 210.12(B))
9. A minimum of 2 dedicated 20-ampere circuits are required for all receptacle outlets in the kitchen, dining room, breakfast area, pantry or similar areas. (CEC 210.11(C)(1) & 210.52(B))
10. Kitchen countertops 12 inches or wider must have receptacle outlets installed so no point along the counter wall is more than 24 inches from a receptacle. (CEC 210.52(C))
11. Kitchen island and peninsular countertops must have at least one receptacle. (CEC 210.52(C))
12. A minimum of one dedicated 20 ampere circuit is required for each bathroom and laundry room. (CEC 210.11(C)(2)&(3))
13. In Bathrooms, a GFCI protected receptacle outlet is required within 3 feet of the edge of each sink. (CEC 210.52(D))
14. Receptacle outlets are not allowed within or over a bathtub or shower stall. (CEC 406.9(C))
15. General receptacle outlets must be located so that no point on any wall, fixed glass, or cabinets is over 6 feet from a receptacle outlet. (CEC 210.52(A)(1))
16. Hallways 10 feet or longer must have at least one receptacle outlet. (CEC 210.52(H))
17. All receptacle outlets are required to be listed tamper resistant receptacles. (CEC 406.12)

LIGHTING:
1. All lighting shall comply with the "Low-Rise Residential Mandatory Measures Summary". (CEES 150.0)
2. All new or relocated, permanently installed light fixtures shall be classified as high efficacy. (CEES 150.0(k)1A & Table 150.0-A)
3. At least one wall switch controlled lighting fixture shall be permanently installed in each habitable room, kitchen, bathroom, utility room, and private garage. (CEC 210.70(A))
4. Ceiling or wall electrical boxes that do not contain a luminaire or other device must be served by a dimmer, vacancy sensor control, or fan speed control. (CEES 150.0(k)1B)

ENERGY EFFICIENCY:
1. All work shall comply with the California Energy Efficiency Standards (CEES) requirements as listed on:
a. The "2019 Low-Rise Residential Mandatory Measures"; and,
b. The project specific CF-1R report; or,
c. The "2019 Energy Efficiency Standards" handout for the climate zone (CZ) in which the project is located.

This information is available in an alternative format by request to (562) 570-3807. For an electronic version of this document, visit our website at www.lbds.info. Rev: 01-16-2020

4. The shower compartment clear dimensions shall be maintained to a point 70 inches above the shower drain outlet with no protrusions other than the fixture valve or valves, showerheads, soap dishes, shelves, and safety grab bars, or rails. (CPC 408.6)
5. When located in a garage, appliances and water heater shall be installed so that burners and burner ignition devices are located not less than 18 inches above the garage floor. (CPC 507.13)
6. Water heaters, gas meters and other gas appliances installed in garages, along driveways or other areas subject to vehicle damage shall be protected by one or more 4 inch diameter, concrete filled, steel pipes, having minimum 12 inch diameter by 18 inch deep concrete footings and extending at least 36 inches above the vehicle surface. (CMC 305.11, CPC 507.13.1 & CBC 1907.3.2)
7. Water heaters to be strapped at top and bottom with 1 1/2 inch x 16 gauge strap, with a 3/4 inch diameter by 3 inch lag bolt at each end. (CPC 507.2)
8. Hot water pipes 1/2 inch or larger shall be insulated. (CEES150.0(j)(2))
9. Roof and deck drain systems inside the building are required to be installed with directional DWV drainage fittings. (CPC 1101.3 & 706.0)
10. Cleanouts are required within 2 feet of the connection between the interior roof and deck drain piping system, and the exterior onsite storm drain system. (CPC 1101.12)
11. A nonremovable backflow preventer or vacuum breaker shall be installed on the discharge side of each hose bibb not less than 6 inches above the highest point of usage. (CPC 603.5.7)
12. No more than 3 water closets shall be installed on a 3 inch horizontal drainage system line. No more than 4 water closets shall be installed on a 3 inch vertical drainage system line. (CPC Table 703.2)

ELECTRICAL:
1. Edison Company approval is required for electric meter location and/or relocation prior to meter installation.
2. Field inspectors to review and approve underground services prior to concrete placement.
3. Service equipment and subpanels to have a minimum 30 by 36 inch clear work space on a level surface with 78 inch clear height. (CEC 110.26(A))
4. Subpanels are not allowed to be located in bathrooms or clothes closets. (CEC 240.24(D) & (E))
5. Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two pole circuit breaker or an identified handle lbe. (CEC 200.4(B))
6. Group non-cable circuits in panel (CEC 210.4(D))
7. Ground fault circuit interrupter (GFCI) protection shall be provided at all receptacle outlets in bathrooms, crawl spaces, garages, rooftops, outdoor outlets, and above kitchen countertops, or within 6 feet of a wet bar or laundry sink. (CEC 210.8)
8. Combination type Arc Fault Circuit Interrupter (AFCI) circuit breakers are required for all 120V single phase 15A/20A branch circuits. Except where GFCI circuits are provided, (CEC 210.12(B))
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15. General receptacle outlets must be located so that no point on any wall, fixed glass, or cabinets is over 6 feet from a receptacle outlet. (CEC 210.52(A)(1))
16. Hallways 10 feet or longer must have at least one receptacle outlet. (CEC 210.52(H))
17. All receptacle outlets are required to be listed tamper resistant receptacles. (CEC 406.12)

AREA BREAKDOWN

LOT SIZE:	11,000	square foot
HOUSE		
EXISTING FLOOR AREA:		
1,724.0	sq. ft.	SECOND FLOOR
1,868.0	sq. ft.	FIRST FLOOR
504.0	sq. ft.	BASEMENT
186.9	sq. ft.	GYM, BATH & STORAGE @ GARAGE
4,282.9	sq. ft.	TOTAL
483.8	sq. ft.	2 CAR GARAGE
280.0	sq. ft.	DECK
PROPOSED ADDITIONAL FLOOR AREA:		
271.0	sq. ft.	SECOND FLOOR
366.0	sq. ft.	FIRST FLOOR
30+26= 56.0	sq. ft.	BASEMENT
103.8	sq. ft.	GYM, BATH & STORAGE @ GARAGE
796.8	sq. ft.	TOTAL
215.7	sq. ft.	1 CAR GARAGE
45.0	sq. ft.	DECK
TOTAL FLOOR AREA:		
1,995	sq. ft.	SECOND FLOOR
2,234	sq. ft.	FIRST FLOOR
560	sq. ft.	BASEMENT
290.7	sq. ft.	GYM, BATH & STORAGE @ GARAGE
5,079.7	sq. ft.	TOTAL
699.5	sq. ft.	3 CAR GARAGE
325	sq. ft.	DECK
ADU		
PROPOSED FLOOR AREA:		
965.0	sq. ft.	SECOND FLOOR
126.7	sq. ft.	DECK

LOT COVERAGE
REQUIRE: 11,000 sq. ft. X 40% = 4,400 sq. ft. Max.
PROVIDED: 4,039 sq. ft.

OPEN SPACE
REQUIRE: 11,000 sq. ft. X 8% = 880 sq. ft.
PROVIDED: 2,271 sq. ft.

SURVEY AND TOPOGRAPHY

FOR
GOMA ELBIALI
2749 E. OCEAN BOULEVARD
LONG BEACH, CA, 90803
PHONE

JOB ADDRESS

2749 E. OCEAN BOULEVARD
LONG BEACH, CA, 90803

LEGAL DESCRIPTION

LOT 12, BLOCK 46
RESUB. OF ALAMITOS BEACH TOWNSITE
M.B. 5
APN 7264-024-013

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS ACT



GARY J. ROEHL R.C.E. 30826

DRAWN BY: FM CHECK BY: TS

DRAWN ON: DECEMBER 17, 2021

REVISIONS:
REVISIONS:

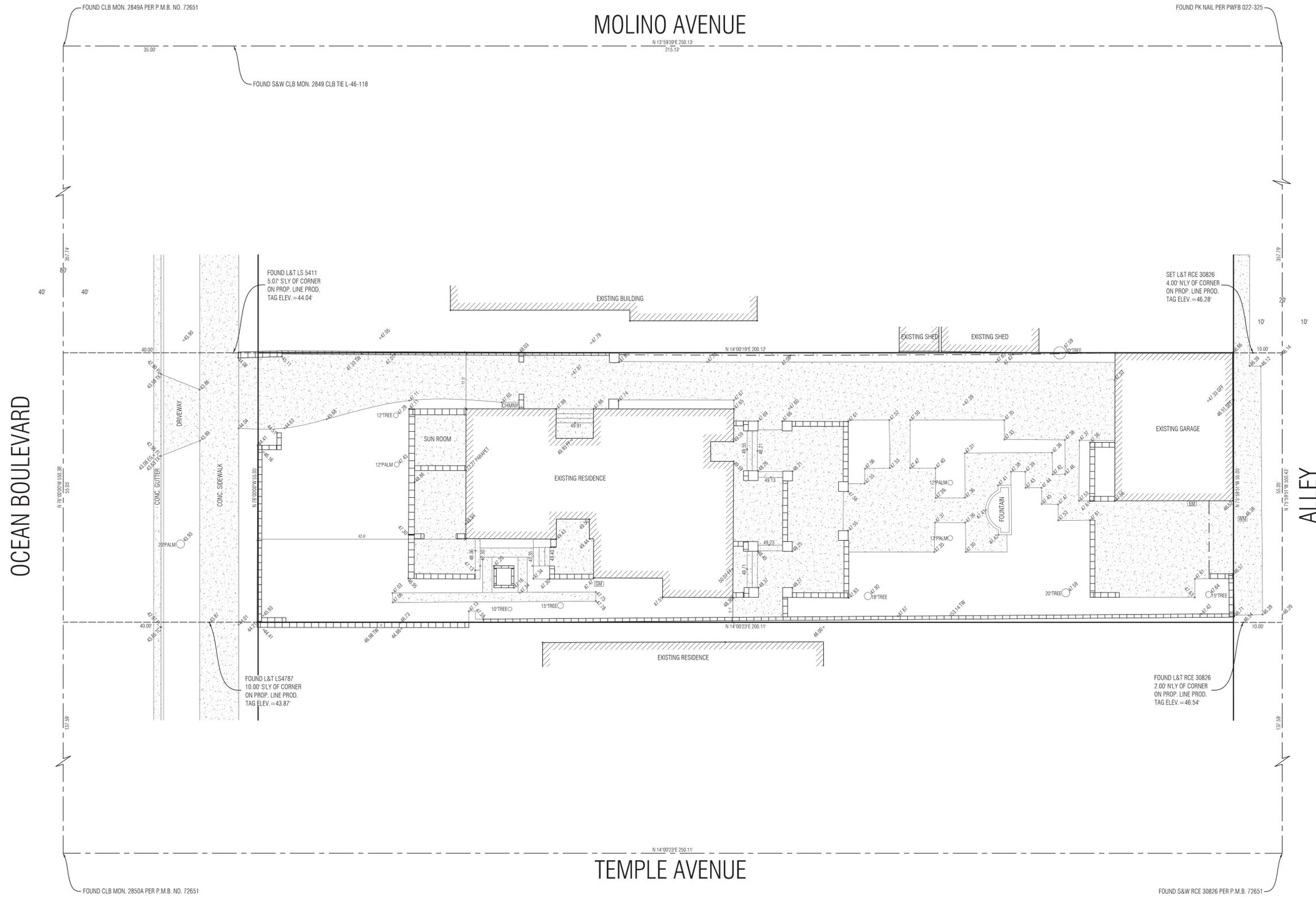
LEGEND

	EXISTING BUILDING		BRICK
	CONCRETE		WOOD DECK
	+106.76 EXISTING ELEVATION		EXISTING CONTOUR
	EXISTING ELEVATION		EXISTING FENCE
	BLOCK WALL		EXISTING FENCE
BCR	BEGINNING OF CURB RETURN		
CATV	CABLE TV PULL BOX		
CONC.	CONCRETE		
CHIMNY	CHIMNEY		
CEFB	CITY ENGINEERS FIELD BOOK		
CA	CENTERLINE		
C.L. / W.P.	CHAIN LINE FENCE / WROUGHT IRON FENCE		
ELY	EASTERLY		
EG	EDGE OF GUTTER		
EM	ELECTRIC METER		
FF	FINISH FLOOR		
FH	FIRE HYDRANT		
FL	FLOW LINE		
GFF	GARAGE FINISH FLOOR		
GM	GAS METER		
GW / EW	GLY WIRE		
I.P.	IRON PIPE MONUMENT		
L&T	LEAD AND TAG MONUMENT		
MH	MANHOLE (SANITARY SEWER / STORM DRAIN)		
NLY	NORTHERLY		
N&T	NAIL AND TAG MONUMENT		
PB	PULL BOX (EDISON / TRAFFIC / STREET LIGHT)		
PB (CONT)	TELEPHONE / CABLE TV		
PC	PROPERTY CORNER / PROP. CORNER		
PL	PROPERTY LINE / PROP. LINE		
PP / UP	POWER POLE / UTILITY POLE		
PP	PARAPET		
PWFB	PUBLIC WORKS FIELD BOOK		
R.R.	RAIL ROAD		
RFB	ROAD DEPARTMENT FIELD BOOK		
R.S.	RECORD OF SURVEY		
SPK / S&W	SPIKE / SPIKE AND WASHER MONUMENT		
SLY	SOUTHERLY		
SSOD	SANITARY SEWER CLEANOUT		
STK / ST&T	STAKE / STAKE AND TAG MONUMENT		
STV / LT	STREET LIGHT POLE / LIGHT POLE		
TC	TOP OF CURB		
TX / BK	TOP OF APRON / BOTTOM OF APRON		
WLY	WESTERLY		
WM	WATER METER		

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDING UNLESS OTHERWISE NOTED. BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THIS SURVEY PLAN FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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BENCHMARK: CITY OF LONG BEACH BENCHMARK 1073/NW
A BRASS DISC FLUSH WITH PAVEMENT, STAMPED: CLB BM 1073 1988
BENCHMARK ELEVATION = 44.02'

NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.



SCALE 1" = 10'



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PROJECT

Goma Elbiali Residence

2749 E. Ocean Blvd.
Long Beach, CA 90803

REVISIONS
09/14/22 Application #COAC2203-01

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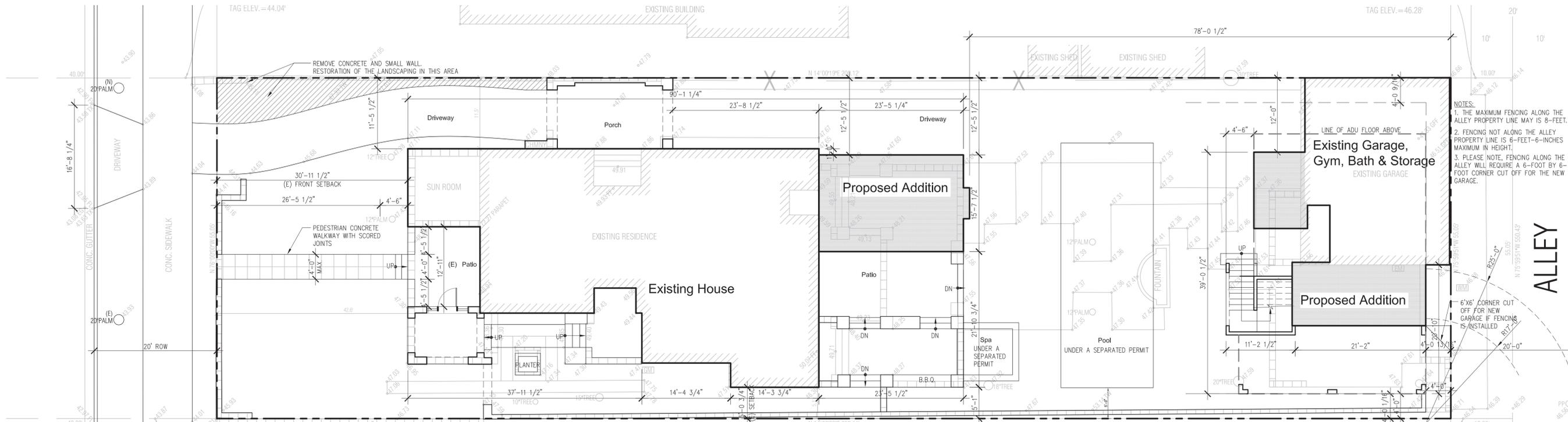
SHEET TITLE

**Site Plan,
Roof Plan &
Area Calculations**

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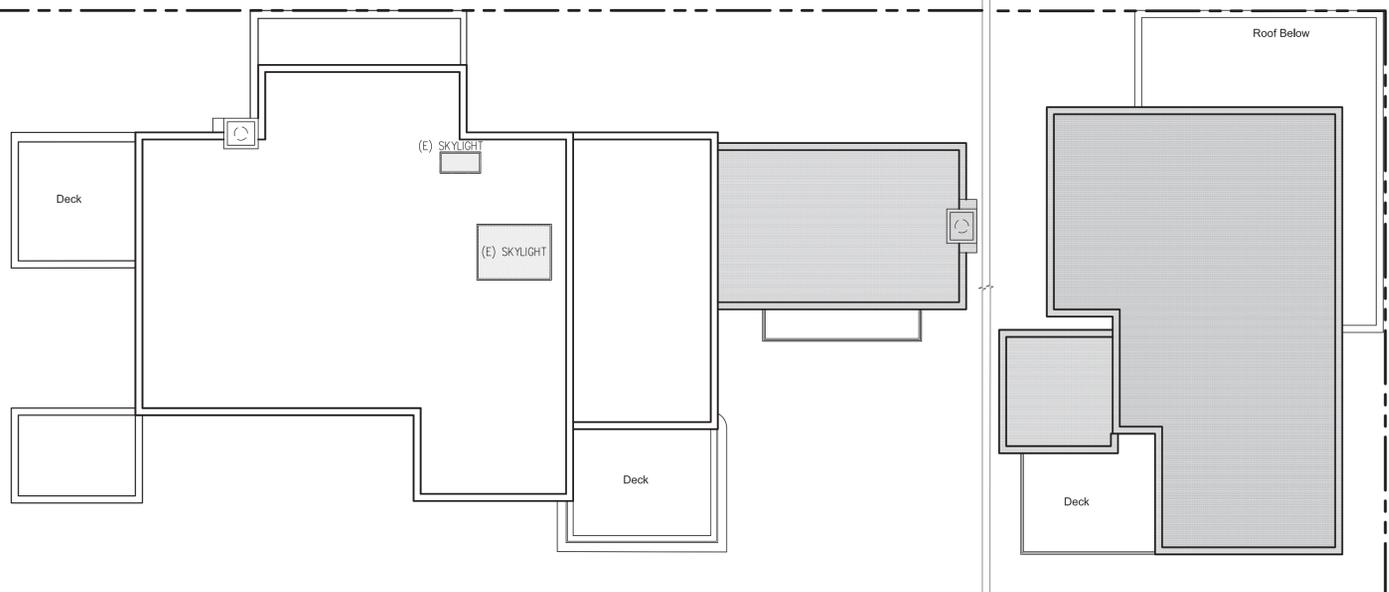
Site Plan

SCALE: 1/8" = 1'-0"



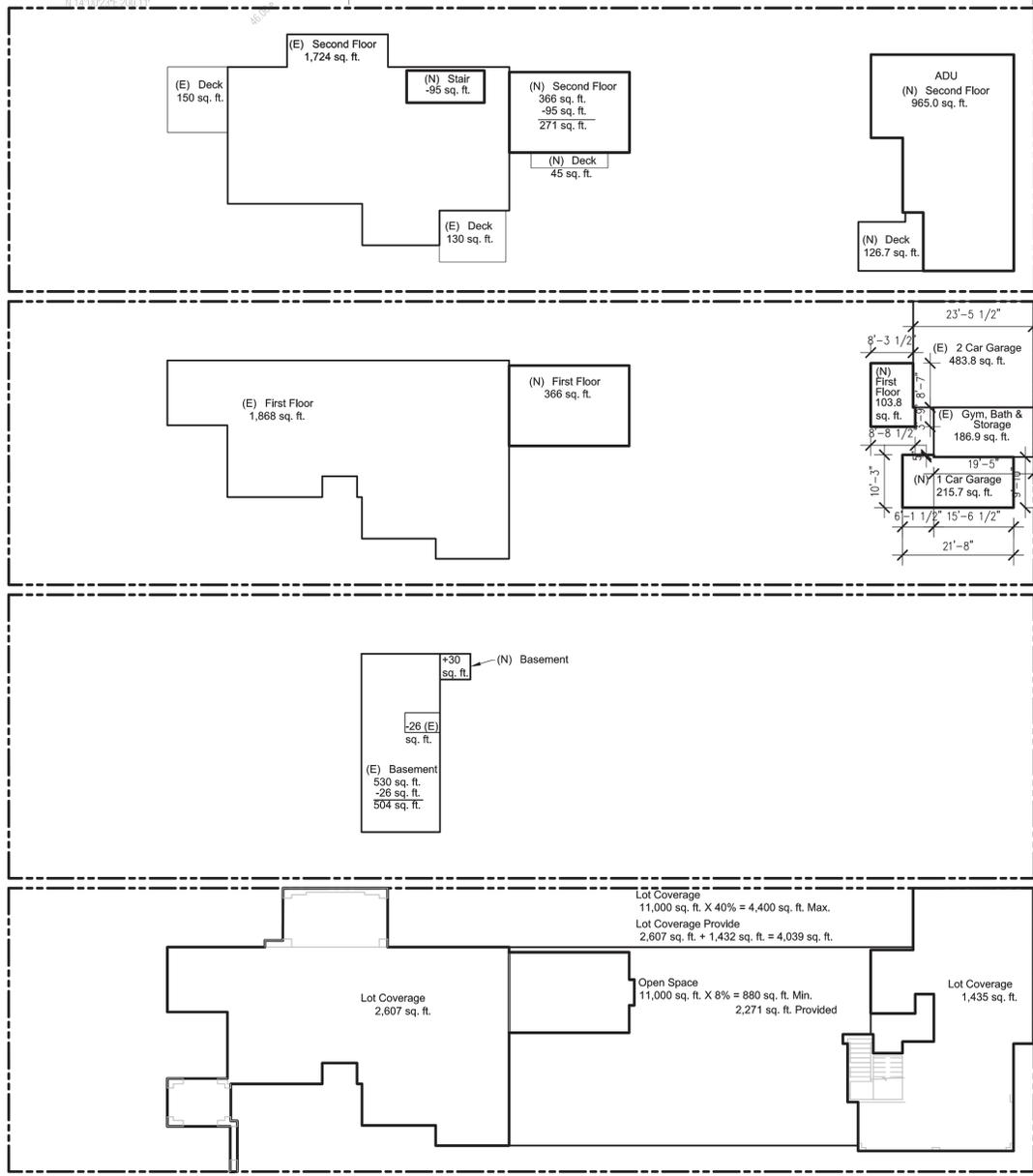
- NOTES:
1. THE MAXIMUM FENCING ALONG THE ALLEY PROPERTY LINE MAY BE 8'-FEET.
 2. FENCING NOT ALONG THE ALLEY PROPERTY LINE IS 6'-FEET-6" INCHES MAXIMUM IN HEIGHT.
 3. PLEASE NOTE, FENCING ALONG THE ALLEY WILL REQUIRE A 6'-FOOT BY 6'-FOOT CORNER CUT OFF FOR THE NEW GARAGE.

ALLEY



Roof Plan

SCALE: 1/8" = 1'-0"



AREA BREAKDOWN

LOT SIZE: 11,000 square foot

HOUSE

EXISTING FLOOR AREA:

1,724.0	sq. ft. SECOND FLOOR
1,868.0	sq. ft. FIRST FLOOR
504.0	sq. ft. BASEMENT
186.9	sq. ft. GYM, BATH & STORAGE @ GARAGE
4,282.9	sq. ft. TOTAL
483.8	sq. ft. 2 CAR GARAGE
280.0	sq. ft. DECK

PROPOSED ADDITIONAL FLOOR AREA:

271.0	sq. ft. SECOND FLOOR
366.0	sq. ft. FIRST FLOOR
30+26= 56.0	sq. ft. BASEMENT
103.8	sq. ft. GYM, BATH & STORAGE @ GARAGE
796.8	sq. ft. TOTAL
215.7	sq. ft. 1 CAR GARAGE
45.0	sq. ft. DECK

TOTAL FLOOR AREA:

1,995	sq. ft. SECOND FLOOR
2,234	sq. ft. FIRST FLOOR
560	sq. ft. BASEMENT
290.7	sq. ft. GYM, BATH & STORAGE @ GARAGE
5,079.7	sq. ft. TOTAL
699.5	sq. ft. 3 CAR GARAGE
325	sq. ft. DECK

ADU

PROPOSED FLOOR AREA:

965.0	sq. ft. SECOND FLOOR
126.7	sq. ft. DECK

Lot Coverage
11,000 sq. ft. X 40% = 4,400 sq. ft. Max.
Lot Coverage Provide
2,607 sq. ft. + 1,432 sq. ft. = 4,039 sq. ft.

Open Space
11,000 sq. ft. X 8% = 880 sq. ft. Min.
2,271 sq. ft. Provided

Area Calculations

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





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PROJECT

**Goma Elbiali
Residence**

2749 E. Ocean Blvd.
Long Beach, CA 90803

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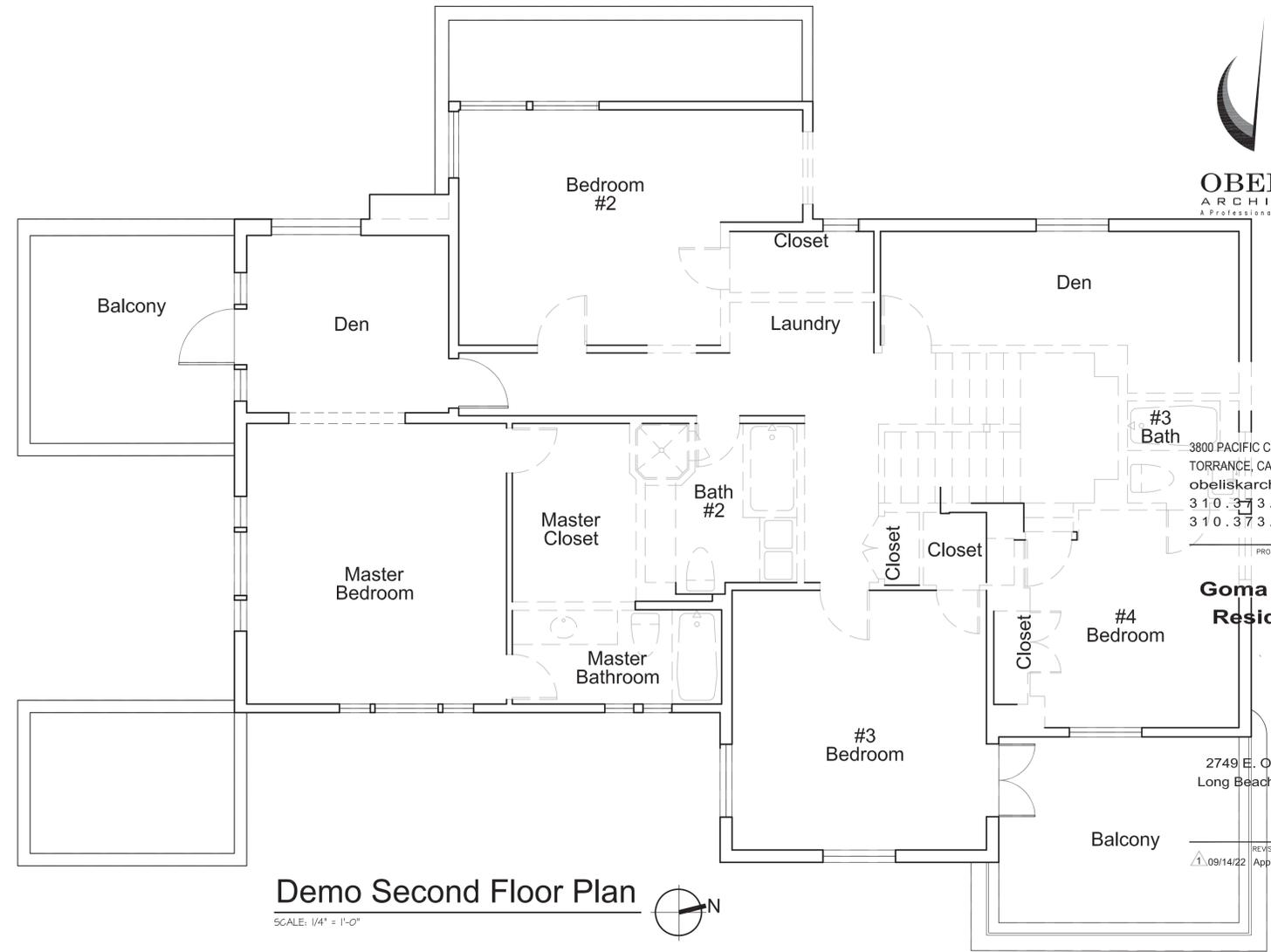
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**Demo
Plans**

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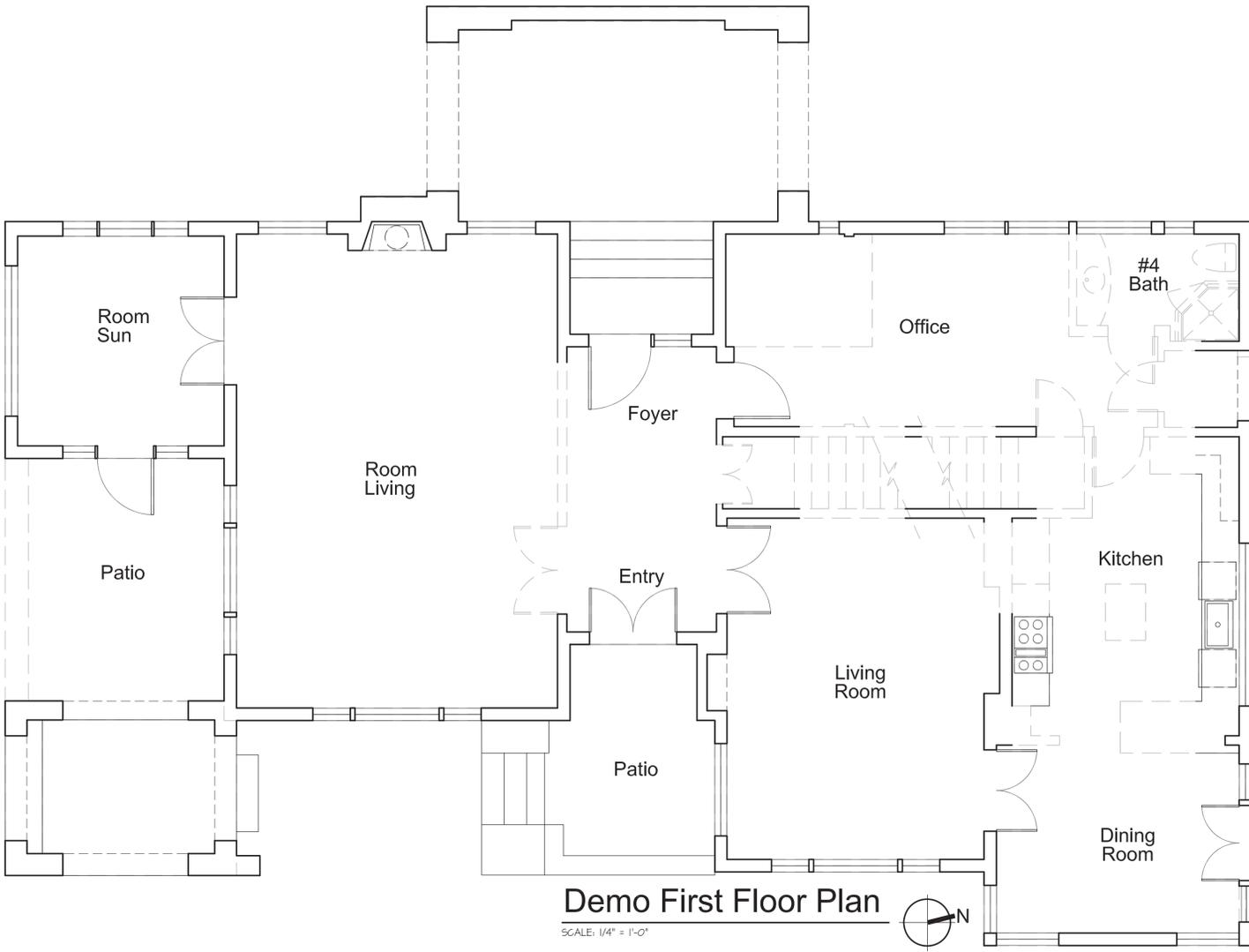
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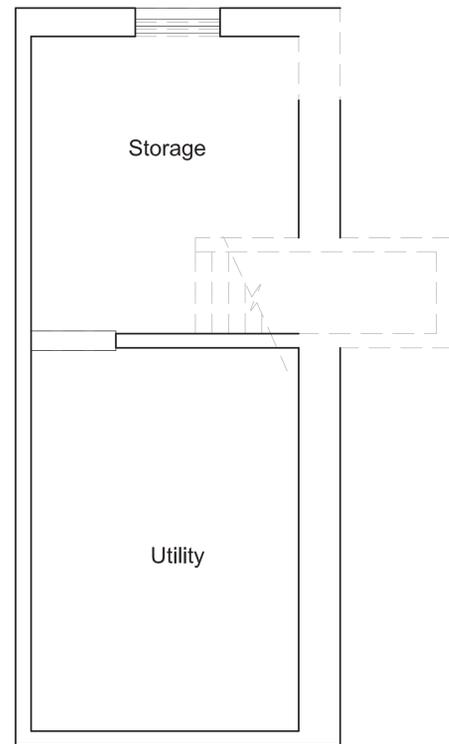
Demo Second Floor Plan

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



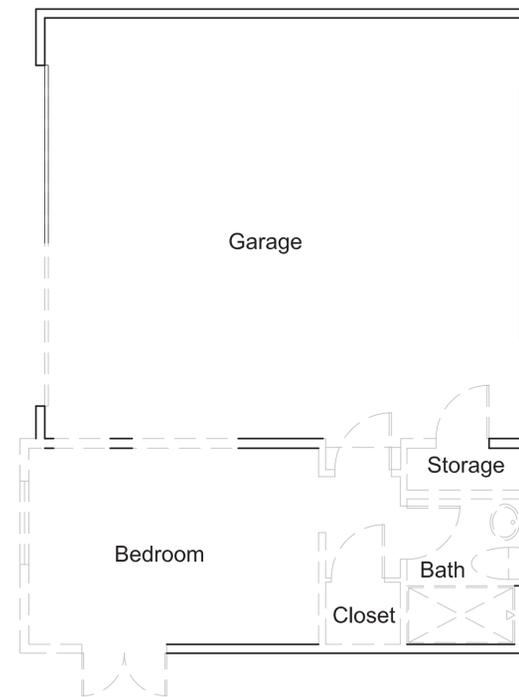
Demo First Floor Plan

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



Demo Basement

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



Demo @ Garage Area

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



LEGEND
EXIST. WALL
EXIST. WALL TO BE DEMOLISHED



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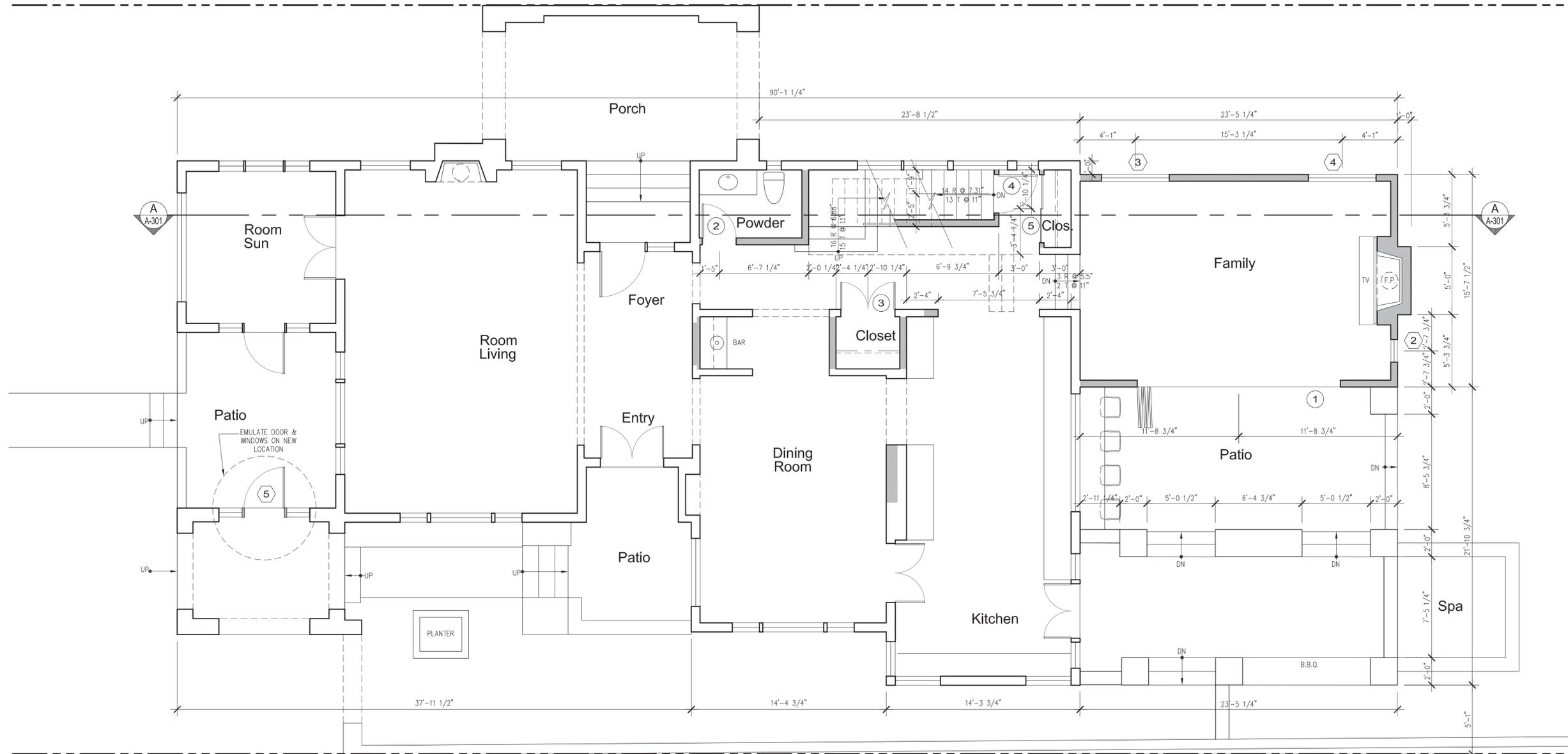
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Basement & First Floor Plans

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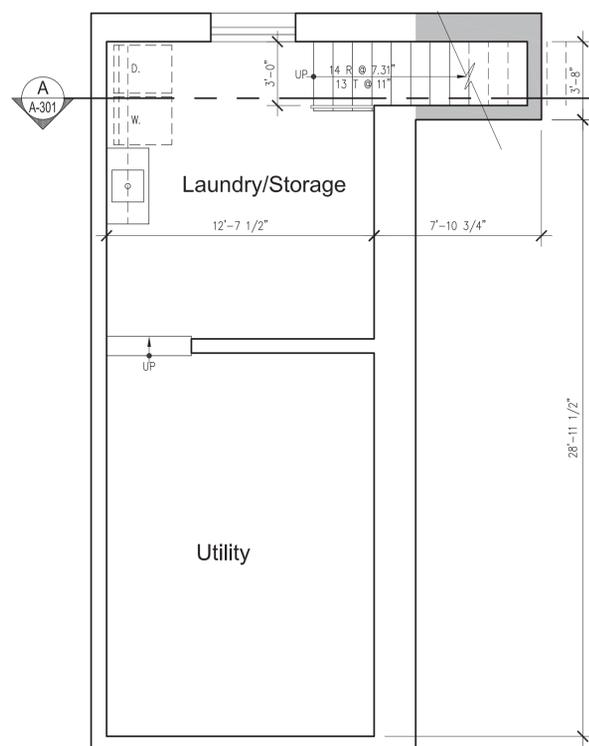
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Proposed Addition @ First Floor Plan

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

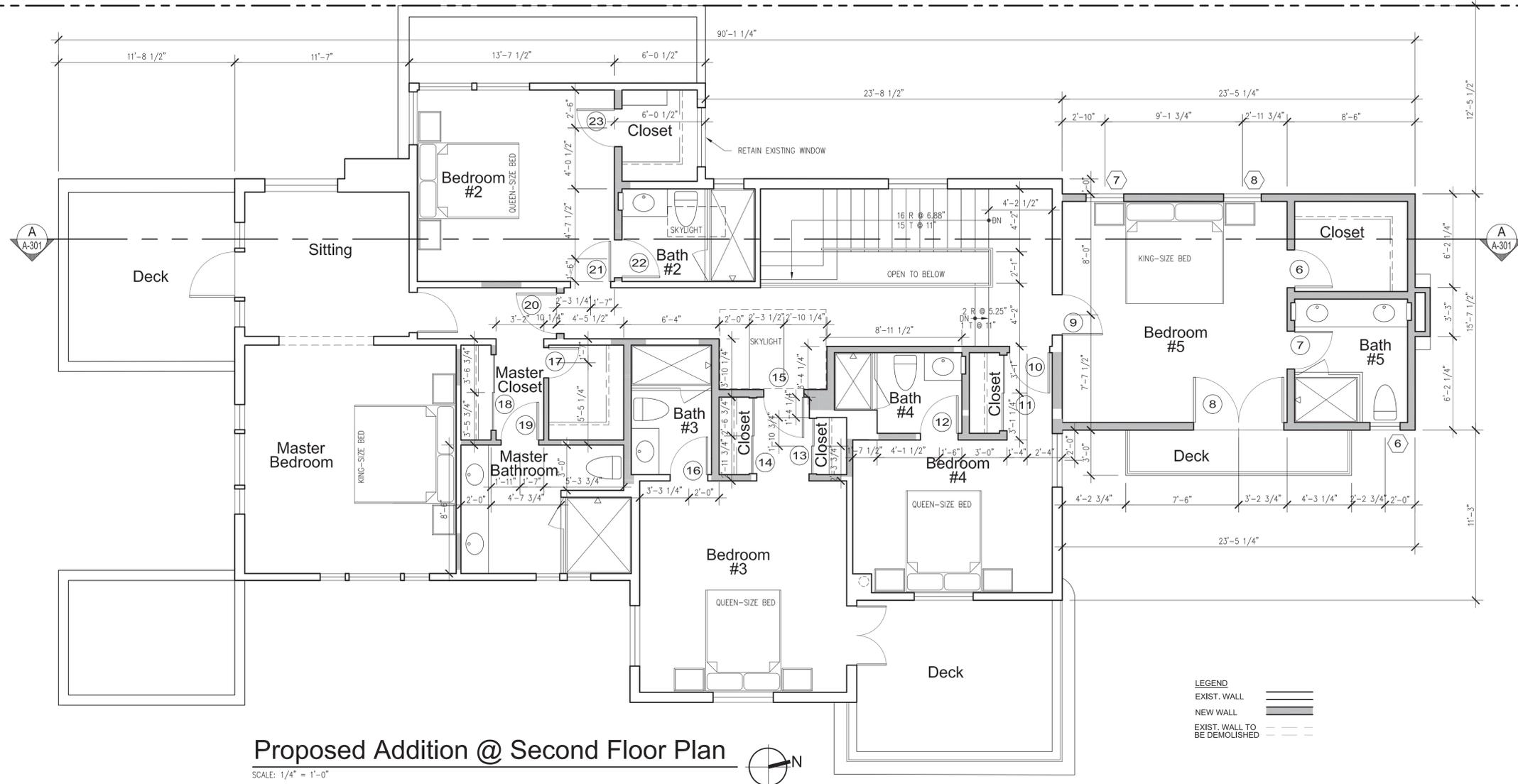


Proposed Addition @ Basement

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



LEGEND	
EXIST. WALL	=====
NEW WALL	=====
EXIST. WALL TO BE DEMOLISHED	- - - - -



Proposed Addition @ Second Floor Plan

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



LEGEND
 EXIST. WALL
 NEW WALL
 EXIST. WALL TO BE DEMOLISHED



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Second Floor Plan

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First & Second Floor Plans

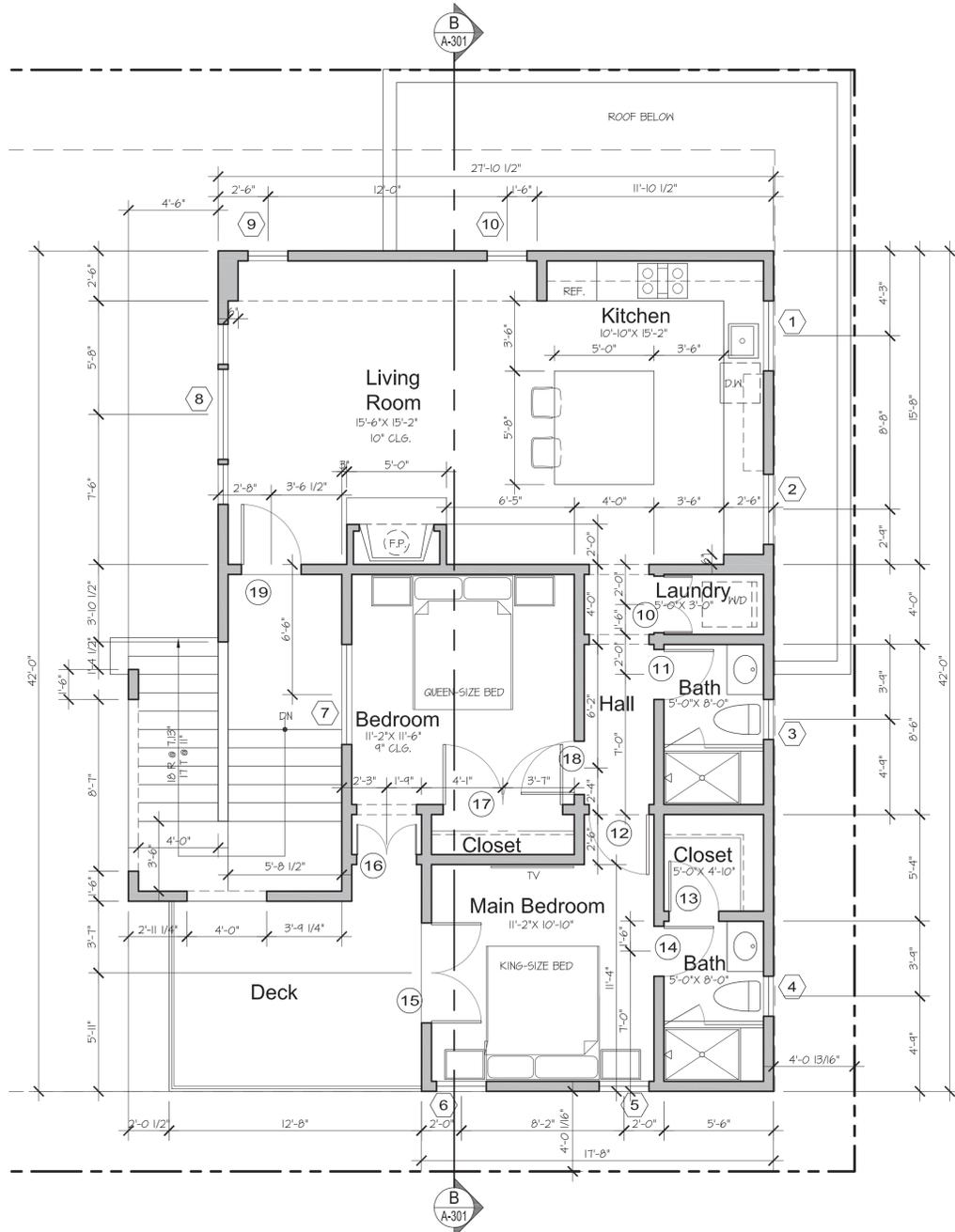
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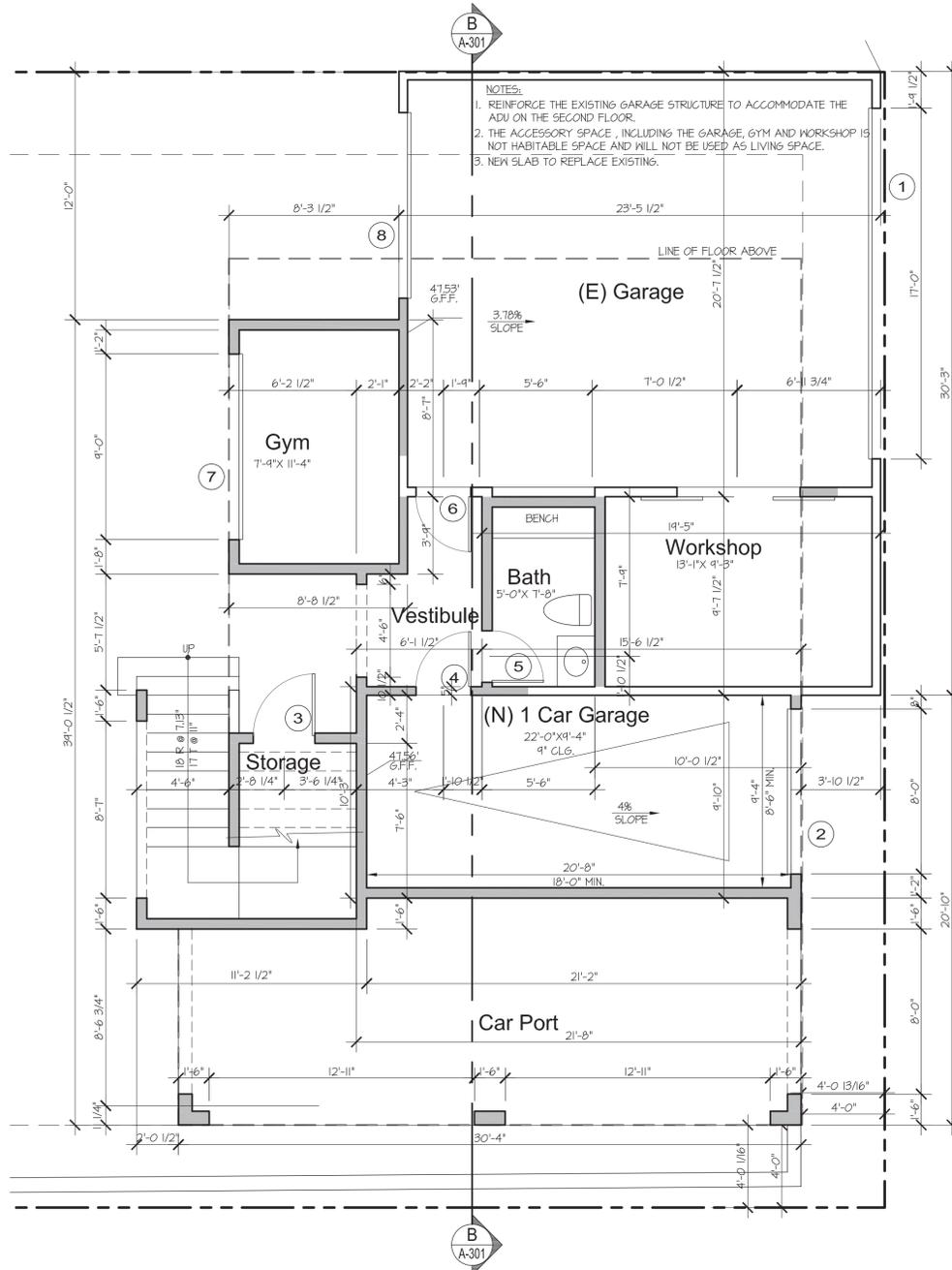
Floor Plan Notes:

- ELECTRICAL:
- PROVIDE ALL NECESSARY ELECTRICAL SUPPLY LINES AND CONNECTIONS TO ALL APPLIANCES AS REQUIRED.
 - SMOKE ALARM AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (907.2.10.1.3, 908.2.10.5.2). SMOKE ALARMS (i.e., SMOKE DETECTORS) AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND MAINTAINED AT ALL OF THE FOLLOWING LOCATIONS; (CBC 907.2.10.1.2). PROVIDE ONE CO2 DETECTOR TO MEET CODE.
 - IN EACH ROOM USED FOR SLEEPING PURPOSES. (SMOKE DETECTOR)
 - ON THE CEILING OR WALL OUTSIDE IMMEDIATE VICINITY SLEEPING ROOM. (SMOKE DETECTOR & CO)
 - ONE PER EVERY STORY. (SMOKE DETECTOR & CARBON MONOXIDE)
 - SEE ELECTRICAL PLANS FOR ELECTRICAL, FUEL GAS, HOSE BIBB, WATER HOOKUPS, ETC. AND ADDITIONAL INFORMATION.
- MECHANICAL:
- PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUTOFF VALVES TO ALL GAS FIRED OPERATED APPLIANCES.
 - H.V.A.C. IN BASEMENT.
 - ALL HEATING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINT AT LEAST TWO PERIODS WITHIN 24 HOURS PER CEC SECTION 150 (1). HVAC WILL BE ZONED BY FLOOR.
 - ROOM EXHAUST FAN - CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR WITH BACK DRAFT DAMPER, VENT TO OUTSIDE AIR. SEE ELECTRICAL PLANS FOR LOCATIONS.
 - ALL COOKING EQUIPMENT MUST BE LISTED FOR RESIDENTIAL USE.
 - COOKTOP OR RANGE - PROVIDE FUEL GAS AND/OR ELECTRICAL SUPPLY AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
 - METAL EXHAUST VENT HOOD @ COOKTOP OR RANGE - VERIFY VENTING REQUIREMENTS PER MANUFACTURER'S RECOMMENDATIONS. SHALL VENT TO OUTSIDE BUILDING.
 - PROVIDE BUILT-IN MICROWAVE OVEN. VERIFY VENTING REQUIREMENTS PER MANUFACTURER'S RECOMMENDATIONS. SHALL VENT TO OUTSIDE BUILDING.
 - ANY CLOTHES DRYER LOCATED IN A HABITABLE SPACE OR IN AN AREA WITH OTHER FUEL BURNING APPLIANCES SHALL BE VENTED TO THE OUTSIDE WITH A 4" MINIMUM DIAMETER, SMOOTH, GALVANIZED, METAL DUCT. THE EXHAUST DUCT IS LIMITED TO 14'-0" IN LENGTH WITH TWO ELBOWS. THIS LENGTH SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO PER CMC SECTION 504.3.908. PROVIDE WITH WEATHER HOOD AND DAMPER AT EXTERIOR WALL TERMINATION.
 - PREFABRICATED METAL FIREBOX - HEATILATOR B-VENT FIREPLACE MODEL# RBV4236 UL# MH45957 (NON WOOD-BURNING) OR OTHER LISTED MAKE, APPROVED BY THE BUILDING OFFICIAL, WITH APPROVED SPARK ARRESTOR FLUE TERMINATION. FIREPLACE HEARTH TO BE OF NON-COMBUSTIBLE MATERIAL. ANY CHANGE FROM THE APPROVED ITEM IS APPROVED IN THE PLAN CHECK OFFICE, NOT BY THE FIELD INSPECTOR. PROVIDE FUEL GAS AND LOOSE KEY VALVE WITH SWITCH OPERATED AUTOMATIC LIGHTER. THE CONTROL VALVE SHALL BE LOCATED OUTSIDE OF EFFECTIVE HEARTH.
 - COMBUSTION AIR VENT - 8"x14" STAINLESS STEEL METAL, SCREENED VENTS, ONE 12" BELOW CEILING AND ONE 12" ABOVE FLOOR, IN EXTERIOR WALL OF MECHANICAL ROOM.
 - UNDERFLOOR VENT - 6"x14" COPPER OR STAINLESS STEEL, SCREENED VENTS EQUAL TO ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA. VENTS SHALL PROVIDE CROSS VENTILATION ALONG THE LENGTH OF AT LEAST TWO OPPOSITE BUILDING SIDES.
 - 24"x24" LOCKABLE, COPPER, SCREENED ENCLOSURE @ EACH UNDER FLOOR ACCESS. 75% FREE VENT AREA.
 - PROVIDE 18" HIGH PLATFORM FOR F.A.U. AND/OR WATER HEATER IN GARAGE. PROTECT FROM VEHICLE IMPACT WITH 3" DIA. x 36" HIGH CONCRETE FILLED STEEL PIPE EMBEDDED INTO 12" DIA. x 30" DEEP CONCRETE FOOTING AS REQUIRED.
 - GARAGE VENT - 8"x14" STAINLESS STEEL, SCREENED VENT 6" ABOVE GARAGE FLOOR, ONE PER CAR.
 - PROVIDE WHOLE HOUSE INDOOR AIR QUALITY VENTILATION BY MEANS OF CONTINUOUS EXHAUST VENTILATION, SUPPLY VENTILATION OR A COMBINATION OF BOTH EXHAUST AND SUPPLY VENTILATION IN EACH INDIVIDUAL DWELLING UNIT. SPECIFY THE REQUIRED CFM PER 2019 CALIFORNIA ENERGY CODE SECTION 150 (1) AND ASHRAE 62.2. IDENTIFY THE MECHANICAL APPLIANCE PROVIDING THE CONTINUOUS VENTILATION.
- PLUMBING:
- GAS TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2019 CALIFORNIA PLUMBING CODE. (NATIONAL PIPE 240 TANKLESS WATER HEATER OR EQUAL)
 - PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK ACTING VALVES OF THE WASHER, DISHWASHER, ETC. PER CPC SECTION 609.10.
 - PLUMBING FIXTURES: LOW FLOW TOILETS - 1.28 GALLONS PER FLUSH, SHOWER HEADS - NO MORE THAN 2.0 GALLONS PER MINUTE & FAUCETS - 1.5 GALLONS PER MINUTE PER H. & S. CODE SECTION 17921.3(b), IAPMO APPROVAL REQUIRED FOR ONE PIECE LAVATORIES.
 - A 1/2"x1/2" MIN. ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS WITHOUT SLIP JOINTS PER CPC 405.2.
 - PROVIDE PRESSURE BALANCED OR THERMOSTATIC MIXING CONTROL VALVES AT SHOWERS AND TUB-SHOWERS PER CPC 420.
 - REFRIGERATOR/FREEZER - PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICE MAKER WITH RECESSED SHUTOFF VALVE WITH FILTERED WATER UNIT LOCATED ADJACENT TO APPLIANCE.
 - PROVIDE RECESSED HOT AND COLD WATER, DRAIN SIFON PIPE & J.R. SMITH FLOOR DRAIN, OR APPROVED EQUAL, @ CLOTHES WARDROBE, OR APPROVED EQUAL.
 - ALL HOSE BIBBS MUST BE PROTECTED BY AN ANTI-SIPHON DEVICE.
 - PROVIDE GALVANIZED METAL DRIP PANS OR OTHER DEVICES FOR LAUNDRY ROOM, WATER HEATERS & DISHWASHERS.
 - INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEATER A CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.
 - 4" SEWER LINE SHALL BE USED FOR THE BUILDING.
 - SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION (418 CPC)
- INSULATION:
- PROVIDE FIBERGLASS BATT THERMAL INSULATION THROUGHOUT ENTIRE RESIDENCE: R-19 IN ALL EXTERIOR WALLS AND IN WALLS BETWEEN GARAGE AND LIVING AREAS, R-13 IN ALL INTERIOR WALLS, R-30 IN ALL CEILINGS WITH ATTIC SPACE ABOVE, R-19 IN ALL SLOPED, VOLUME CEILINGS WHEN RAFTERS ARE 10" OR LESS, R-30 IN ALL SLOPED, VOLUME CEILINGS WHEN RAFTERS MORE THAN 10". R-30 IN ALL INTERIOR FLOORS.
 - LAUNDRY & BATHROOMS:
 - 24" CLEAR IN FRONT OF WATER CLOSETS AND 30" MINIMUM WIDE WATER CLOSET COMPARTMENT (CBC SECTION 2904)
 - SLAB COUNTERTOP WITH BACKSPLASH @ BATHROOMS, COLOR AND PATTERN BY OWNER.
 - GRANITE SLAB COUNTERTOP WITH FULL BACKSPLASH @ KITCHEN, COLOR BY OWNER.
 - FRAMELESS GLASS SHOWER ENCLOSURE @ ALL TUB AND SHOWER STALLS TO 6'-0" HIGH MIN. MEASURED FROM ADJACENT FINISH FLOOR, UNLESS NOTED OTHERWISE. GLAZING TO BE PERMANENTLY LABELED "TEMPERED"
 - PROVIDE FULL HEIGHT SEALED SHOWER ENCLOSURE w/ MASTER BATH SHOWER SLOPE CEILING 2" PER FOOT MIN. AWAY FROM SEAT. PROVIDE MR. STEAM GENERATOR BY SUSSMAN LIFESTYLE GROUP w/ AUTO FLUSH OR APPROVED EQUAL.
 - HOT MOPPED SHOWER PAN WITH A DROP DOWN DAM, MINIMUM AREA 1,024 SQUARE INCHES AND 30" DIAMETER CLEAR PER CPC 408.5. CONTRACTOR TO LEAK TEST PRIOR TO INSTALLING FINISHES.
 - SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBING SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET. (1210.3 CBC)
 - WALL FINISH @ SHOWER OR TUB/SHOWER - CERAMIC TILE OR OTHER LISTED MAKE APPROVED BY THE BUILDING OFFICIAL. ANY CHANGE FROM THE APPROVED ITEM IS APPROVED IN THE PLAN CHECK OFFICE, NOT THE FIELD INSPECTOR. 70" HIGH MIN. ABOVE DRAIN. TILE DETAILING PER TILE COUNCIL OF NORTH AMERICA STANDARDS. MATERIAL OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.
- INTERIOR WALLS:
- 5/8" GYPSUM BOARD INTERIOR FINISH. FASTENED TO WALLS AND CEILING WITH DRYWALL SCREWS AND TWO SKIM FINISH COATS OF GYPSUM.
 - ALL UNDER STAIR AREA WALLS AND CEILING TO BE PROVIDED WITH 5/8" TYPE "X" GYPSUM BOARD, 1-HR. FIRE RESISTIVE CONSTRUCTION PER CBC SECTION 1003.3.9
 - PROVIDE 5/8" TYPE "X" GYPSUM BOARD, 1-LAYER ON WALLS AND 2-LAYERS ON CEILINGS. @ GARAGE (U-1) ADJACENT TO LIVING AREAS (R-3). EXPOSED POSTS AND/OR BEAMS @ GARAGE (U-1) SUPPORTING FLOORS ABOVE TO BE WRAPPED WITH 5/8" TYPE "X" GYPSUM BOARD OR HEAVY TIMBER (8"x8" MIN.) PER CBC SECTION 302.4.
- DOORS & WINDOWS:
- GLAZING IN ALL DOORS. GLAZING WITHIN A 24" ARC OF A CLOSED DOOR EDGE AND LESS THAN 60" ABOVE FINISH FLOOR. GLAZING PANELS OVER 9 SQUARE FEET HAVING THEIR LOWEST EDGE LESS THAN 18" ABOVE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE FINISH FLOOR. GLAZING STAIRWAY LANDINGS OR WITHIN 5'-0" OF THE TOP OR BOTTOM RISER AND LESS THAN 60" ABOVE FINISH FLOOR AND GLAZING IN GUARDRAILS MUST BE IDENTIFIED BY PERMANENT LABEL AS TEMPERED.
 - DOORS THAT SWING OVER LANDING OR PORCH REQUIRE A LANDING 36" MINIMUM IN LENGTH AND NOT MORE THAN 1/2" BELOW THRESHOLD. DOORS THAT DO NOT SWING OVER A TOP STEP OR LANDING MAY OPEN ON A LANDING OR TOP STEP THAT IS NOT MORE THAN 8" BELOW FINISH FLOOR.
 - BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EMERGENCY EGRESS DOOR OR WINDOW OPENING DIRECTLY INTO A YARD OR EXIT COURT. EMERGENCY EGRESS WINDOWS MUST PROVIDE: MINIMUM 5.7 SQ. FT. OF OPENABLE AREA, MINIMUM CLEAR WIDTH OF 20". MINIMUM CLEAR HEIGHT OF 24" AND HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44" ABOVE FINISH FLOOR.
 - ALL WINDOW AND SLIDING GLASS DOOR ASSEMBLIES MUST BE DUAL-PANED AND ALUMINUM FRAME OR HAVE A MAXIMUM U-VALUE OF 0.32 & SHGC 0.25
 - ALL DOORS, WINDOWS, AND LOCKS TO COMPLY WITH CBC APPENDIX CHAPTER 10 - BUILDING SECURITY.
 - FLAT, SAFTY GLAZED SKYLIGHT BY VELUX (ICBO # ESR-4108) OR APPROVED EQUAL.
 - THE DOORWAY FROM A GARAGE INTO A LIVING AREA (NOT A BEDROOM) SHALL BE PROTECTED BY A MIN. 1-3/8 INCH SELF-CLOSING, SELF-CLOSING SOLID CORE DOOR, OR A SELF-CLOSING DOOR HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. (406.1.4 CBC)
 - MIRRORED WARDROBE DOORS TO BE SAFETY GLAZING.
- DECKS:
- TILE OR STONE OVER DEX-O-TEX WATERPROOF MEMBRANE (ICC# ESR 1757) OR APPROVED EQUAL.
 - INDICATE TWO LAYERS OF GRADE D PAPER BETWEEN PLYWOOD SHEAR PANEL AND EXTERIOR LATH GUARDRAILS.
 - SHALL BE INSTALLED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
 - SHALL HAVE A HEIGHT OF NOT LESS THAN 42" MEASURED VERTICALLY ABOVE THE WALKING SURFACE, ADJACENT FIXED SEATING, OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. GUARDS LOCATED ON THE OPEN SIDE OF STAIRS MAY HAVE A HEIGHT NOT LESS THAN 34"
 - OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4". THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6". GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE OPENINGS LESS THAN 4-3/8".



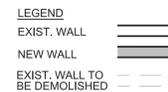
Proposed ADU @ Second Floor Plan

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



Proposed Addition @ First Floor Plan

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





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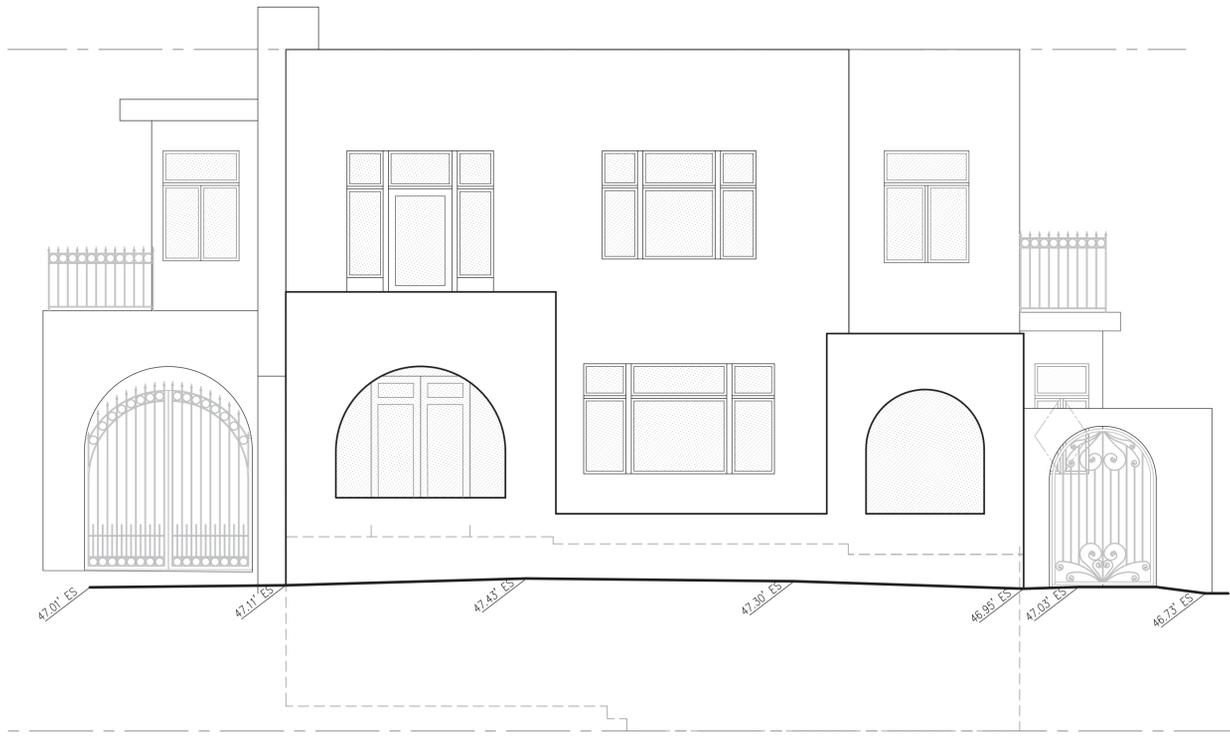
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**Historic Existing
& Proposed
Elevations**

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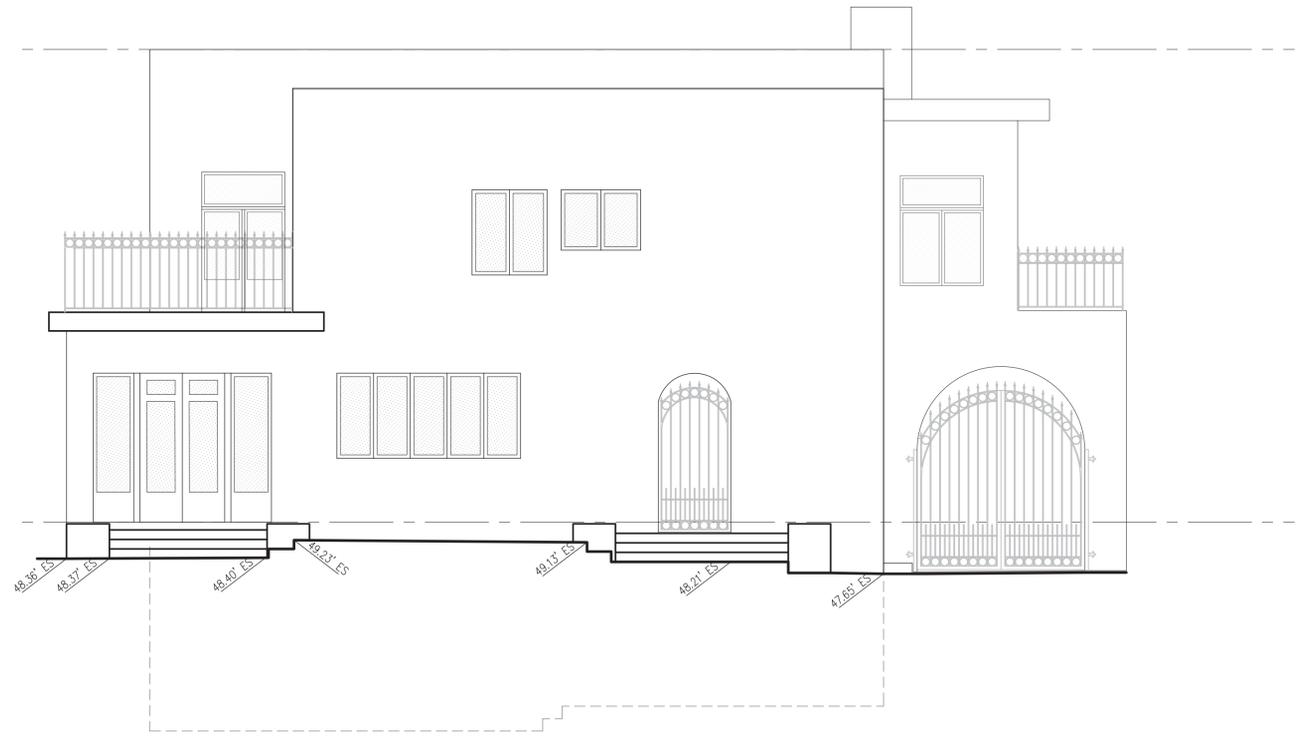
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A-200



Existing South Elevation

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



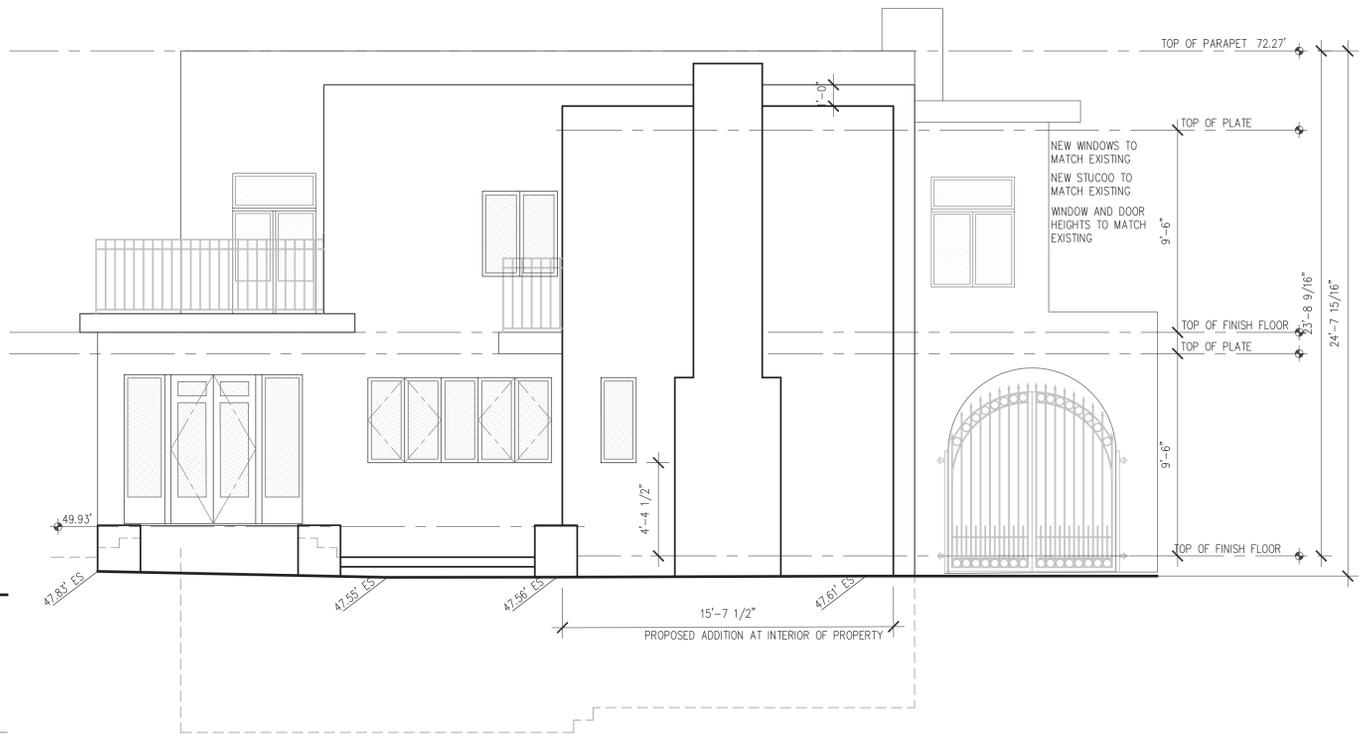
Existing North Elevation

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



Proposed South Elevation

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



Proposed North Elevation

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



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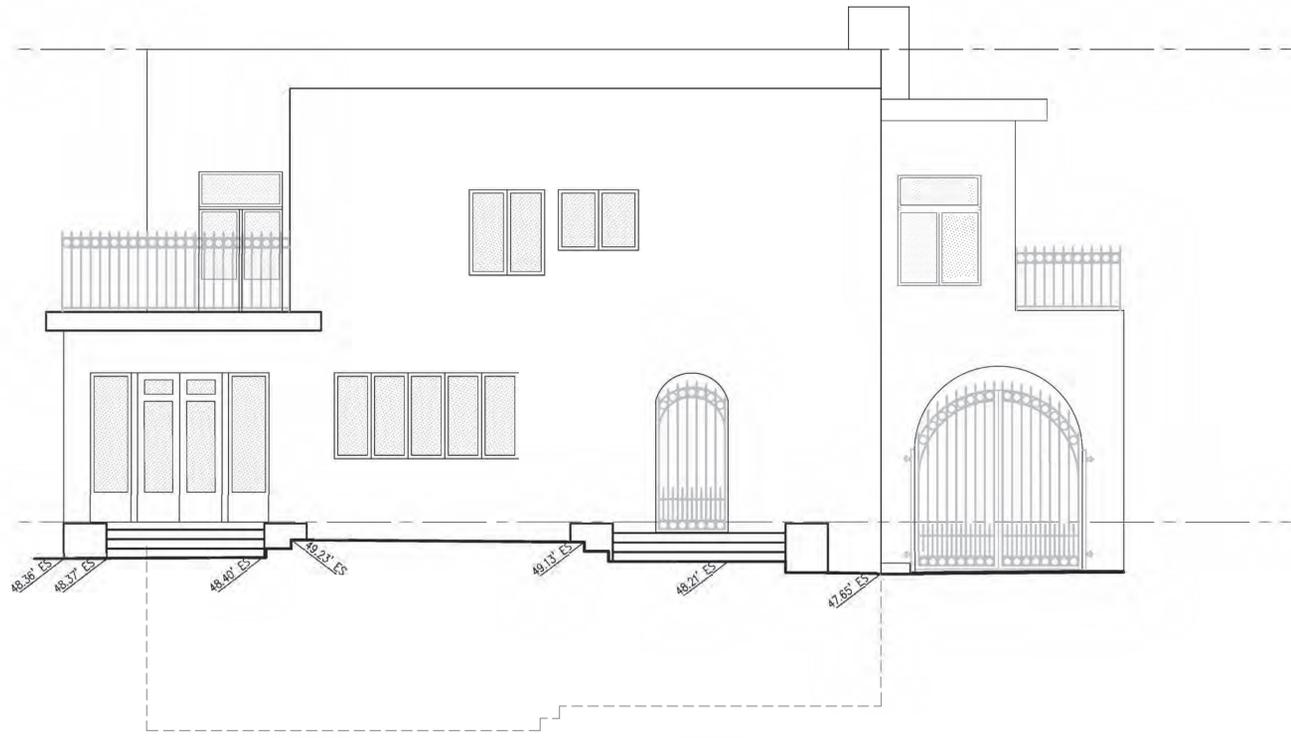
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**Historic Existing
& Proposed
Elevations**

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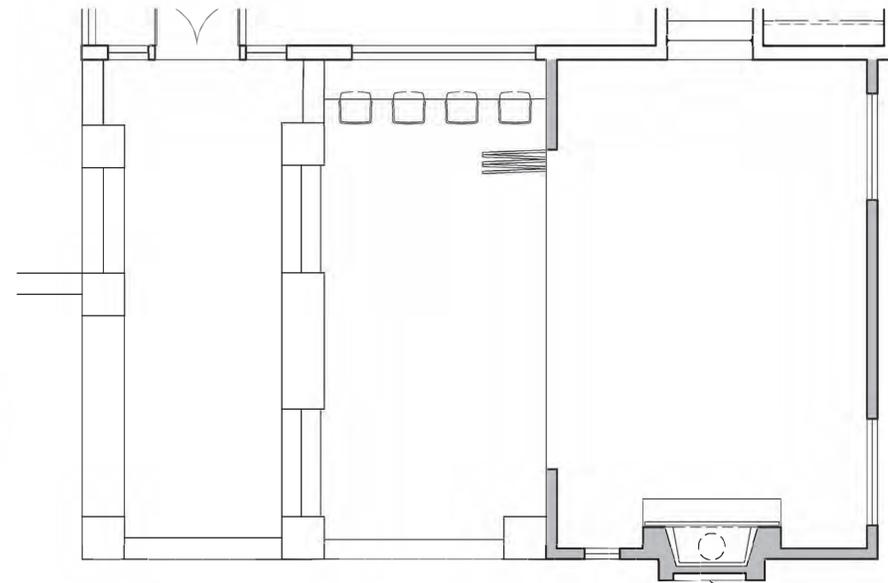
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A-200 a



Existing North Elevation

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

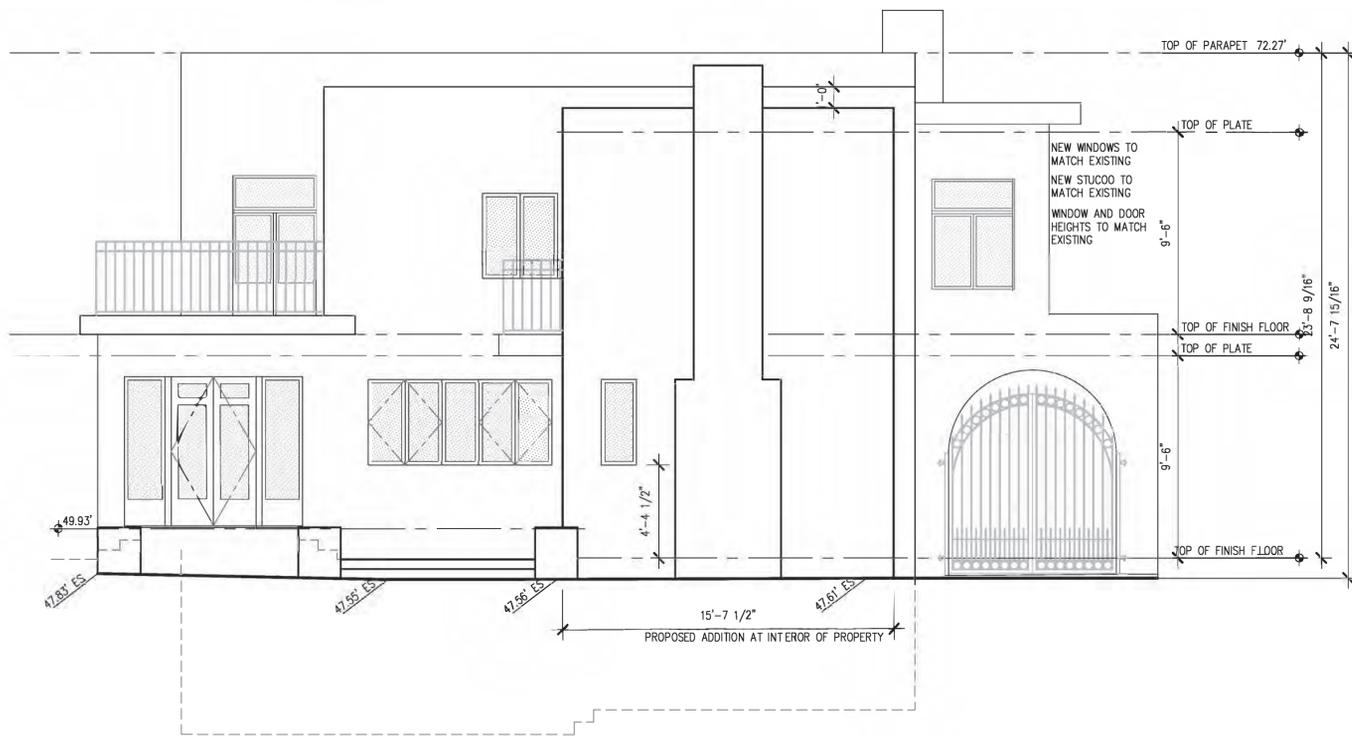


Proposed Addition @ First Floor Plan

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

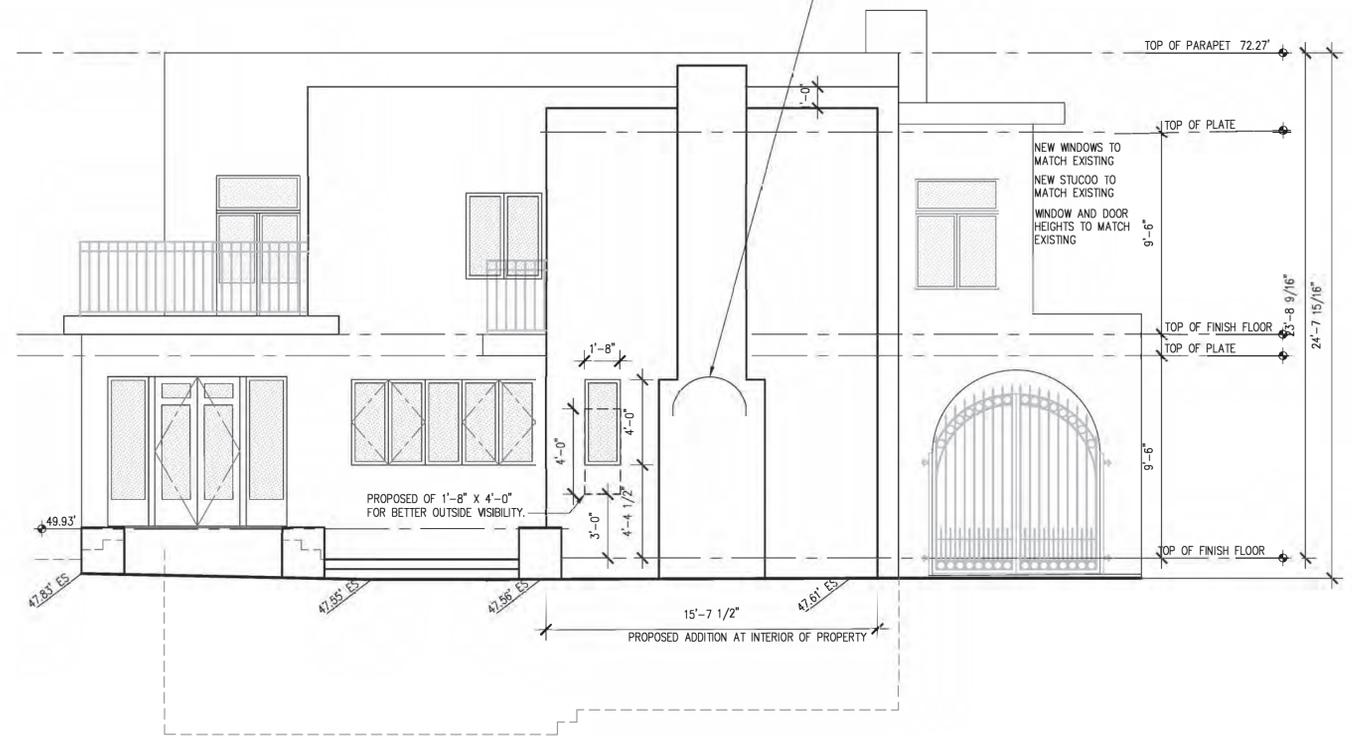


NICHE TO SYMBOLIZE THE EXISTING ARCH.



Proposed North Elevation Option A

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



Proposed North Elevation Option B

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



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Long Beach, CA 90803

REVISIONS
1.09/14/22 Application #COAC2203-01



Existing East Elevation

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



Proposed East Elevation

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

- NEW WINDOWS TO MATCH EXISTING
- NEW DOORS TO MATCH EXISTING
- NEW STUCCO TO MATCH EXISTING
- WINDOW AND DOOR HEIGHTS TO MATCH EXISTING
- NEW GLASS RAIL 42" TALL W/ 1.5" HANDGRIP

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**Historic Existing
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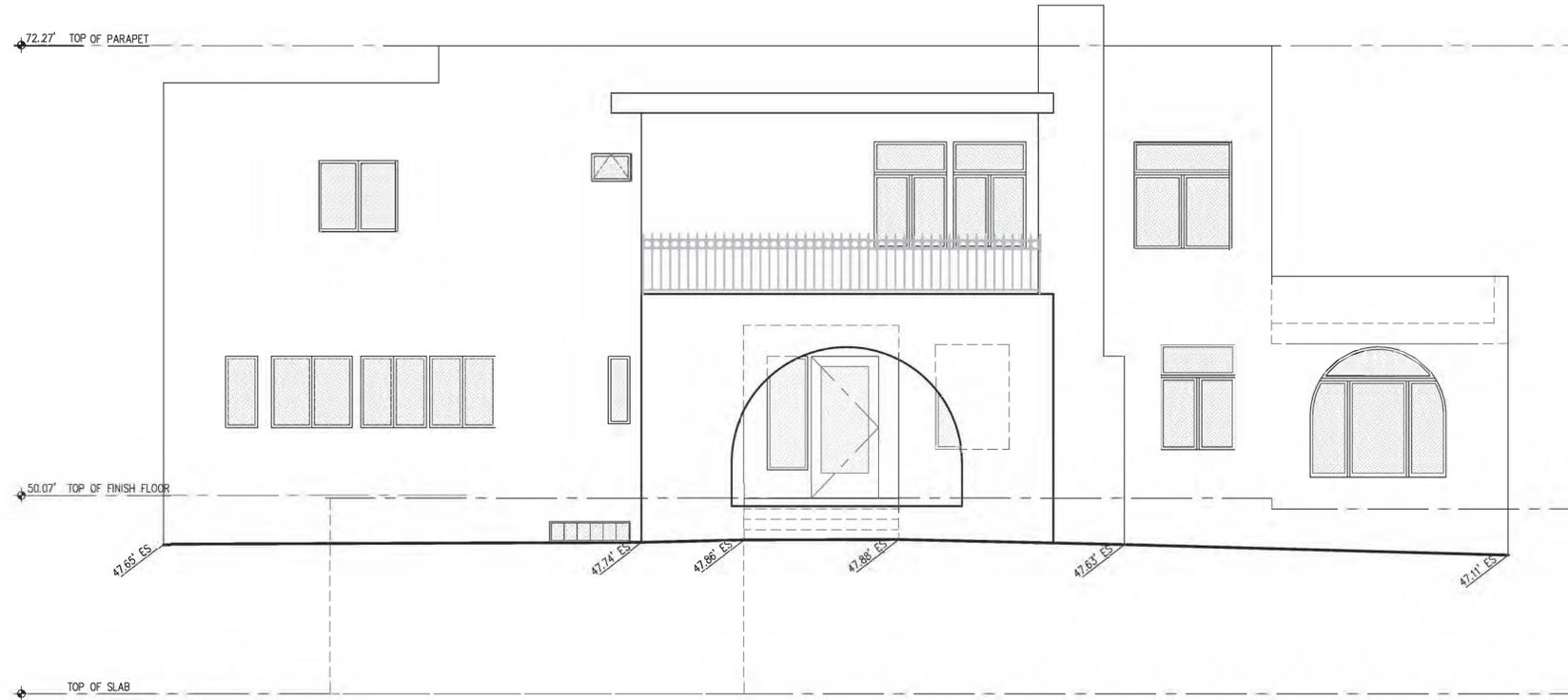
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**Historic Existing
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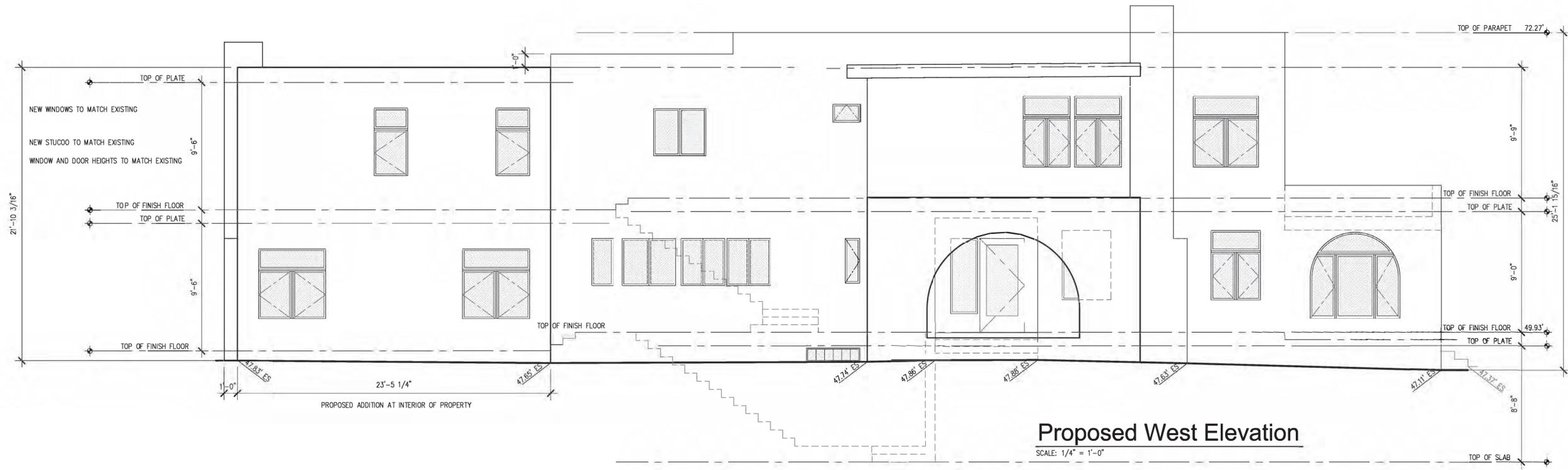
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Existing West Elevation

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

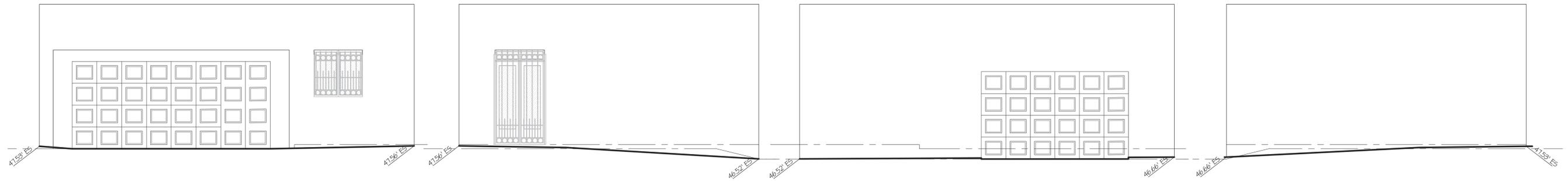


Proposed West Elevation

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



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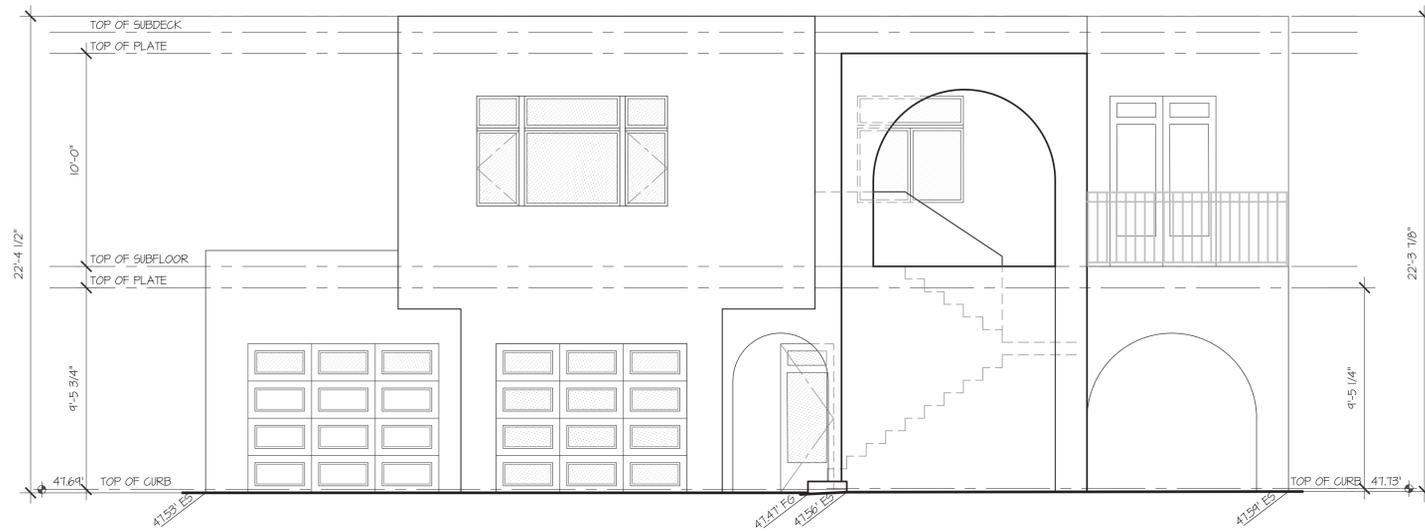
Existing South Elevation

East Elevation

North Elevation

West Elevation

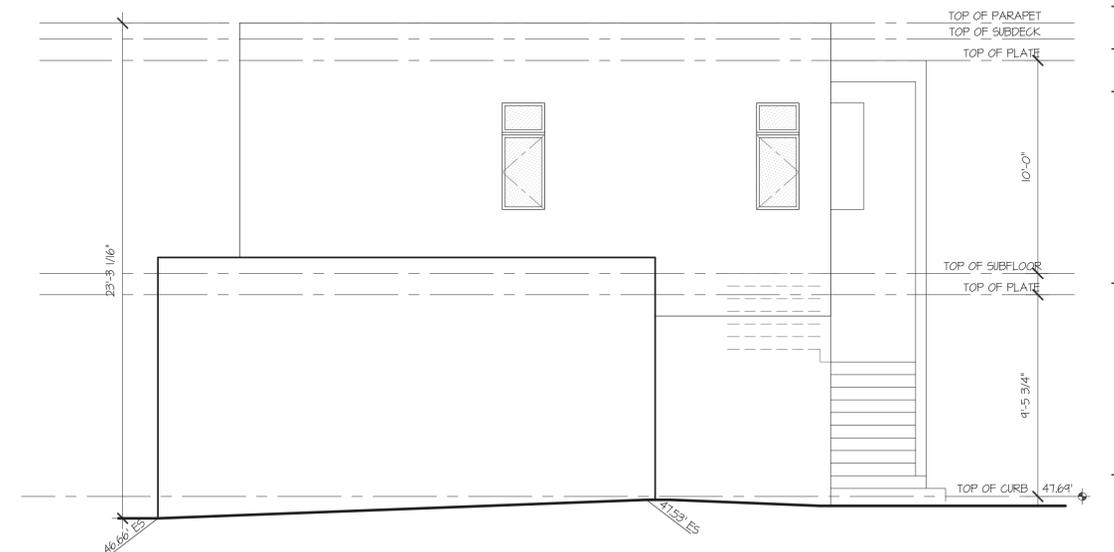
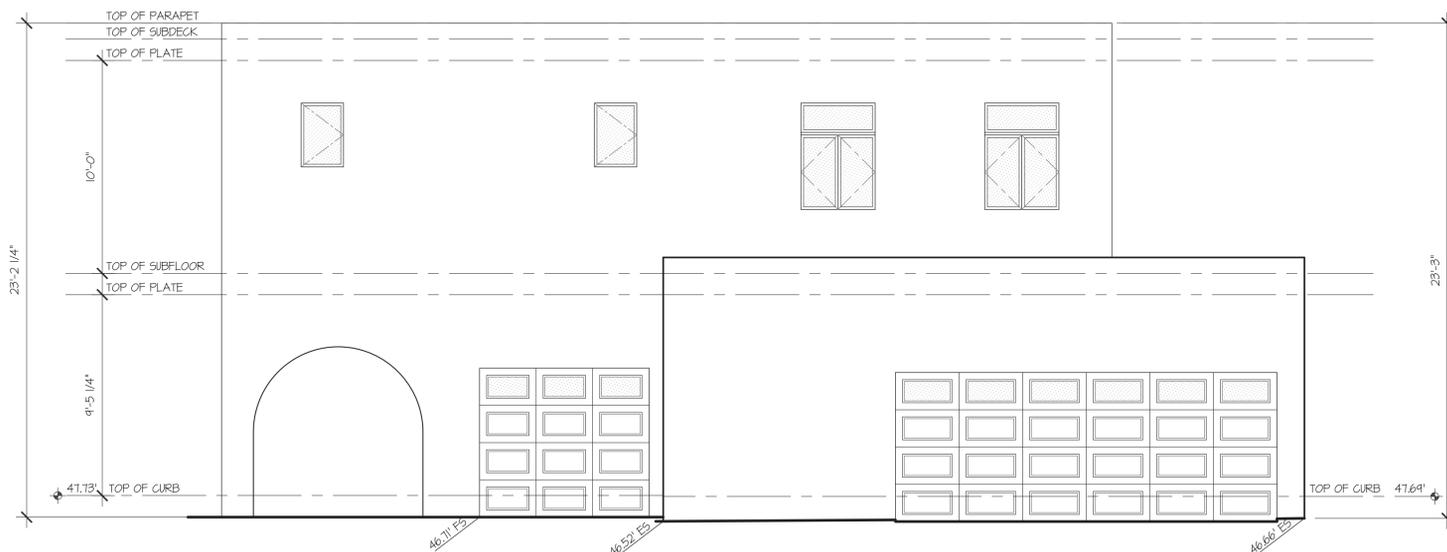
SCALE: 1/4" = 1'-0"



Proposed South Elevation

East Elevation

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



Proposed North Elevation

West Elevation

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

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Existing &
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Elevations

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Building Sections

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Section B

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

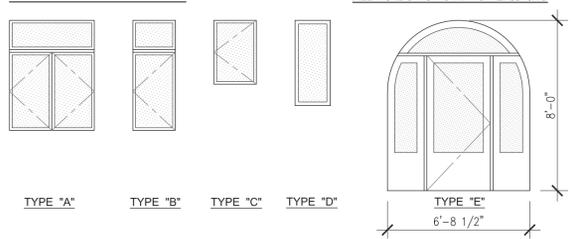


Section A

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

Window Schedule HOUSE									
	Key	Width	Height	Type	Material	Glazing	Head height from F.F.	U/SHGC	Remarks
1st FL.	1	NOT USED							
	2	1'-8"	4'-0"	D	WOOD		8'-4.5"	0.32 / 0.23	FIXED
	3	5'-0"	5'-2"	A	WOOD		7'-7"	0.32 / 0.23	TRANSOM / CASEMENT / CASEMENT
	4	5'-0"	5'-2"	A	WOOD		7'-7"	0.32 / 0.23	TRANSOM / CASEMENT / CASEMENT
	5	6'-8 1/2"	8'-0"	E	WOOD	TEMPERED	8'-0"	0.32 / 0.23	EMULATE DOOR & WINDOWS ON NEW LOCATION SIMILAR TO THE SUNROOM
2nd FL.	6	2'-0"	3'-0"	C	WOOD	TEMPERED	7'-7"	0.32 / 0.23	CASEMENT
	7	2'-6"	5'-0"	B	WOOD		7'-7"	0.32 / 0.23	TRANSOM / CASEMENT
	8	2'-6"	5'-0"	B	WOOD		7'-7"	0.32 / 0.23	TRANSOM / CASEMENT

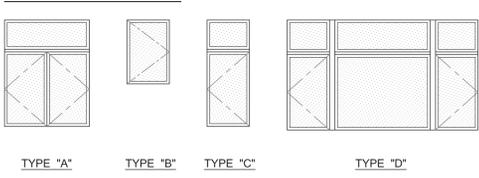
WINDOW TYPES



- WINDOW NOTES:**
- ALIGN TOP OF WINDOWS WITH TOP OF DOORS SO THAT TOP EDGES OF DOORS AND WINDOWS ALIGN IN A LEVEL PLANE ABOVE FINISH FLOOR.
 - EMERGENCY EGRESS WINDOW 20"x24" MIN. CLEAR OPENING, OPERABLE AREA 5.7 sq.ft. MIN. AND SILL HEIGHT 44" MAX.
 - WINDOWS WITH SILLS LESS THAN 5'-0" ABOVE TUB OR SHOWER FLOOR SHALL BE TEMPERED
 - ALL WINDOW GLAZING TO BE DUAL GLAZED, LOW "E" AND TINTED GLASS. CONTRACTOR TO PROVIDE TINTED GLASS SAMPLES TO ARCHITECT FOR SELECTION.
 - ALLEY FACING WINDOWS AND SLIDING GLASS DOORS SHALL CONSIST OF DUEL PANELS OF 1/8" - 1/4" GLASS TO MINIMIZE NOISE
 - COMPLY WITH SECT. 2406 FOR REQUIRED SAFETY GLAZING
 - MANUFACTURER: MARVIN

Window Schedule ADU									
	Key	Width	Height	Type	Material	Glazing	Head height from F.F.	U/SHGC	Remarks
2nd FLOOR ADU	1	3'-6"	5'-0"	A	WOOD	OBSCURED	8'-0"	0.32 / 0.23	TRANSOM / CASEMENT / CASEMENT
	2	3'-6"	5'-0"	A	WOOD	OBSCURED	8'-0"	0.32 / 0.23	TRANSOM / CASEMENT / CASEMENT
	3	2'-0"	3'-0"	B	WOOD	OBSCURED TEMPERED	8'-0"	0.32 / 0.23	CASEMENT
	4	2'-0"	3'-0"	B	WOOD	OBSCURED TEMPERED	8'-0"	0.32 / 0.23	CASEMENT
	5	2'-6"	5'-0"	A	WOOD	OBSCURED	8'-0"	0.32 / 0.23	TRANSOM / CASEMENT / CASEMENT
	6	2'-6"	5'-0"	A	WOOD	OBSCURED	8'-0"	0.32 / 0.23	TRANSOM / CASEMENT / CASEMENT
	7	5'-0"	5'-0"	A	WOOD		8'-0"	0.32 / 0.23	TRANSOM / CASEMENT / CASEMENT
	8	9'-0"	5'-2"	D	WOOD		8'-0"	0.32 / 0.23	TRANSOM / CASEMENT / FIXED/ CASEMENT
	9	2'-0"	5'-0"	C	WOOD	OBSCURED	8'-0"	0.32 / 0.23	TRANSOM / CASEMENT
	10	2'-0"	5'-0"	C	WOOD	OBSCURED	8'-0"	0.32 / 0.23	TRANSOM / CASEMENT

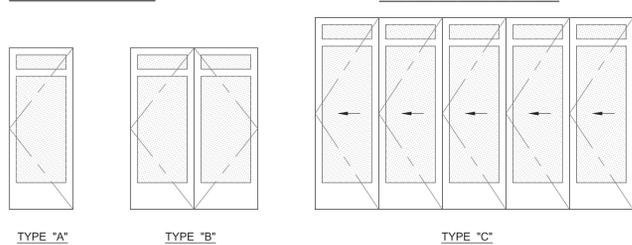
WINDOW TYPES



- WINDOW NOTES:**
- ALIGN TOP OF WINDOWS WITH TOP OF DOORS SO THAT TOP EDGES OF DOORS AND WINDOWS ALIGN IN A LEVEL PLANE ABOVE FINISH FLOOR.
 - EMERGENCY EGRESS WINDOW 20"x24" MIN. CLEAR OPENING, OPERABLE AREA 5.7 sq.ft. MIN. AND SILL HEIGHT 44" MAX.
 - WINDOWS WITH SILLS LESS THAN 5'-0" ABOVE TUB OR SHOWER FLOOR SHALL BE TEMPERED
 - ALL WINDOW GLAZING TO BE DUAL GLAZED, LOW "E" AND TINTED GLASS. CONTRACTOR TO PROVIDE TINTED GLASS SAMPLES TO ARCHITECT FOR SELECTION.
 - ALLEY FACING WINDOWS AND SLIDING GLASS DOORS SHALL CONSIST OF DUEL PANELS OF 1/8" - 1/4" GLASS TO MINIMIZE NOISE.
 - COMPLY WITH SECT. 2406 FOR REQUIRED SAFETY GLAZING
 - MANUFACTURER: MARVIN

Door schedule HOUSE									
	Key	Width	Height	Thick.	Type	Material	Glazing	U/SHGC	Remarks
1st FLOOR	1	15'-0"	9'-0"	2 1/4"	C	STAIN GRADE WOOD		0.32 / 0.23	5 PANEL BIFOLD DOOR
	2	2'-6"	7'-0"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	3	PAIR 2'-0"	7'-0"	1 3/4"	B	STAIN GRADE WOOD		0.32 / 0.23	
	4	2'-10"	6'-8"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	5	PAIR 2'-6"	7'-0"	1 3/4"	B	STAIN GRADE WOOD		0.32 / 0.23	BY PASS
2nd FLOOR	6	2'-6"	7'-7"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	7	2'-6"	7'-7"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	8	PAIR 3'-0"	7'-7"	2 1/4"	B	STAIN GRADE WOOD		0.32 / 0.23	
	9	2'-8"	7'-7"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	10	2'-8"	7'-7"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	11	PAIR 2'-6"	7'-7"	1 3/4"	B	STAIN GRADE WOOD		0.32 / 0.23	BY PASS
	12	2'-6"	7'-7"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	13	PAIR 1'-10"	7'-7"	1 3/4"	B	STAIN GRADE WOOD		0.32 / 0.23	BY PASS
	14	PAIR 2'-6"	7'-7"	1 3/4"	B	STAIN GRADE WOOD		0.32 / 0.23	BY PASS
	15	2'-8"	7'-7"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	16	2'-6"	7'-7"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	17	2'-0"	7'-7"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	18	PAIR 2'-6"	7'-7"	1 3/4"	B	STAIN GRADE WOOD		0.32 / 0.23	BY PASS
	19	2'-6"	7'-7"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	20	2'-8"	7'-7"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	21	2'-8"	7'-7"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	22	2'-6"	7'-7"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	23	2'-6"	7'-7"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	

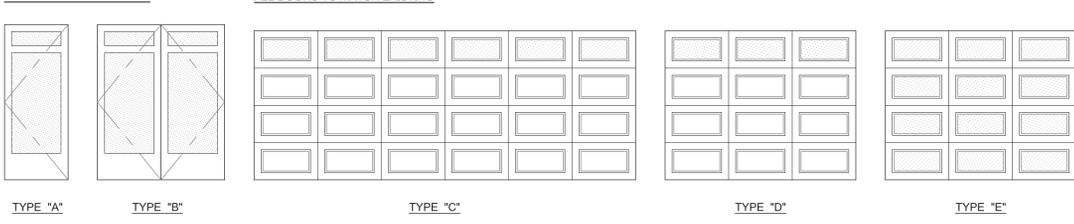
DOOR TYPES



- DOOR NOTES:**
- ALL DOORS TO BE SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCH THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4 INCH THICK.
 - BOTTOM OF INTERIOR DOORS TO BE 3/8" ABOVE FIN. FLR.
 - PROVIDE DEAD BOLTS WITH HARDENED INSERTS, DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES. 91.6709.2)
 - EGRESS DOORS SHALL BE READILY OPEN FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.8
 - VEHICLE ACCESS DOORS SHALL BE NONCOMBUSTIBLE.
 - EVERY DOOR SHALL HAVE A LEVEL LANDING ON EACH SIDE. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75" FOR SLIDING DOORS OR 0.5" FOR OTHER DOORS. THE THRESHOLD MAY BE 7.75" MAXIMUM WHEN THE DOOR IS AN EXTERIOR DOOR THAT IS NOT A COMPONENT OF THE REQUIRED MEANS OF EGRESS AND THE DOOR DOES NOT SWING OVER THE LANDING. EXTERIOR DOORS SHALL HAVE A CONCRETE LANDING (36"x36" MIN.) WITH A MINIMUM SLOPE OF 1/4" PER FOOT FOR DRAINAGE. DETAIL LANDING AND THRESHOLD DROP AT DOORS. [CBC 1008.1.4, 1008.1.6]
 - MANUFACTURER: MARVIN

Door schedule GARAGE / ADU									
	Key	Width	Height	Thick.	Type	Material	Glazing	U/SHGC	Remarks
1st FLOOR	1	18'-0"	7'-0"	2 1/4"	C	ALUMINUM			ROLL-UP SECTIONAL GARAGE DOOR. PROVIDE AUTOMATIC OPENER W/ 2 HOUR BATTERY BACK UP PER CODE
	2	8'-0"	7'-0"	2 1/4"	D	ALUMINUM			ROLL-UP SECTIONAL GARAGE DOOR. PROVIDE AUTOMATIC OPENER W/ 2 HOUR BATTERY BACK UP PER CODE
	3	3'-0"	7'-0"	2 1/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	4	2'-8"	7'-0"	2 1/4"	A	STAIN GRADE WOOD		0.32 / 0.23	20 MINUTE RATED w/ AUTOMATIC CLOSER, SELF LATCHING, WEATHER STRIPPING & METAL THRESHOLD
	5	2'-6"	7'-0"	2 1/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	6	2'-8"	7'-0"	2 1/4"	A	STAIN GRADE WOOD		0.32 / 0.23	20 MINUTE RATED w/ AUTOMATIC CLOSER, SELF LATCHING, WEATHER STRIPPING & METAL THRESHOLD
	7	9'-0"	7'-0"	2 1/4"	E	ALUMINUM			ROLL-UP SECTIONAL GARAGE DOOR. PROVIDE AUTOMATIC OPENER W/ 2 HOUR BATTERY BACK UP PER CODE
	8	9'-0"	7'-0"	2 1/4"	D	ALUMINUM			ROLL-UP SECTIONAL GARAGE DOOR. PROVIDE AUTOMATIC OPENER W/ 2 HOUR BATTERY BACK UP PER CODE
	9								
2nd FLOOR ADU	10	PAIR 1'-6"	8'-0"	1 3/4"	B	STAIN GRADE WOOD		0.32 / 0.23	
	11	2'-6"	8'-0"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	12	3'-0"	8'-0"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	13	2'-6"	8'-0"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	14	2'-6"	8'-0"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	15	PAIR 2'-6"	8'-0"	1 3/4"	B	STAIN GRADE WOOD		0.32 / 0.23	
	16	PAIR 1'-6"	8'-0"	1 3/4"	B	STAIN GRADE WOOD		0.32 / 0.23	
	17	PAIR 3'-0"	8'-0"	1 3/4"	B	STAIN GRADE WOOD		0.32 / 0.23	
	18	2'-8"	8'-0"	1 3/4"	A	STAIN GRADE WOOD		0.32 / 0.23	
	19	3'-0"	8'-0"	2 1/4"	A	STAIN GRADE WOOD		0.32 / 0.23	

DOOR TYPES



- DOOR NOTES:**
- ALL DOORS TO BE SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCH THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4 INCH THICK.
 - BOTTOM OF INTERIOR DOORS TO BE 3/8" ABOVE FIN. FLR.
 - PROVIDE DEAD BOLTS WITH HARDENED INSERTS, DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES. 91.6709.2)
 - EGRESS DOORS SHALL BE READILY OPEN FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.8
 - VEHICLE ACCESS DOORS SHALL BE NONCOMBUSTIBLE.
 - EVERY DOOR SHALL HAVE A LEVEL LANDING ON EACH SIDE. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75" FOR SLIDING DOORS OR 0.5" FOR OTHER DOORS. THE THRESHOLD MAY BE 7.75" MAXIMUM WHEN THE DOOR IS AN EXTERIOR DOOR THAT IS NOT A COMPONENT OF THE REQUIRED MEANS OF EGRESS AND THE DOOR DOES NOT SWING OVER THE LANDING. EXTERIOR DOORS SHALL HAVE A CONCRETE LANDING (36"x36" MIN.) WITH A MINIMUM SLOPE OF 1/4" PER FOOT FOR DRAINAGE. DETAIL LANDING AND THRESHOLD DROP AT DOORS. [CBC 1008.1.4, 1008.1.6]
 - MANUFACTURER: MARVIN



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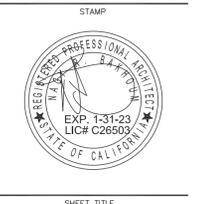
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SHEET TITLE

Door & Window Schedules

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