

1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH GRADE MARKED BY A RECOGNIZED GRADING AGENCY (WCLB & WWFA)

JOISTS & PLANKS:	NO. 2
BEAMS AND STRINGERS:	NO. 1
POST AND TIMBERS:	NO. 1
GLUED LAMINATED TIMBERS:	COMBINATION 24F-V8
PARALLAM, PSL: 2.OE (2900 Fb)	
VERTICAL STUDS:	
2x4 STUDS, 8'-0" LONG:	STUD GRADE
2x4 STUDS, 8'-1" TO 14'-0":	NO. 1
2x6 STUDS:	NO. 2
ALL OTHER LUMBER:	"NO. 1 STRUCTURAL" LIGHT FRAMING
2. ALL SILL PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH EARTH OR RESTING ON FOUNDATIONS SHALL BE PRESSURE TREATED DOUGLAS FIR (P.T.D.F.). ALL FASTENERS SUCH AS NAILS, BOLTS, SCREWS, ANCHOR BOLTS, ETC. ATTACHING P.T.D.F. OR FIRE-RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED OR STAINLESS STEEL (ASTM A 153).
3. WHERE STUD PARTITIONS JOIN CONCRETE OR MASONRY WALLS THE END STUD SHALL BE ANCHORED THERETO WITH 1/2"(BOLTS NEAR THE TOP & BOTTOM AND AT EACH ROW OF FIRE BLOCKING. SUCH BOLTS SHALL BE EMBEDDED IN THE WALL NOT LESS THAN 2/3 OF THE WALL THICKNESS OR 8" MAX.)
4. CUTTING, NOTCHING, OR BORING OF STUDS SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY ENGINEER AND/OR PER CBC SECTION 2308.9.10 OR 2308.9.11.
CUTTING, NOTCHING, OR BORING OF JOIST SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY ENGINEER AND/OR PER CBC SECTION 2308.8.2 OR 2308.10.4.2
5. ALL NAILING SHALL CONFORM TO CBC TABLE 2304.9.1, AND SHALL BE COMMON NAILS, UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.
6. ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS. HOLES FOR BOLTS SHALL BE BORED 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
7. TOP PLATES OF ALL WOOD STUD WALLS TO BE 2-2x MINIMUM (SAME WIDTH AS STUDS), LAP 48" MIN. WITH NOT LESS THAN 6-16d NAILS AT EACH LAP AND NOT MORE THAN 12" BETWEEN NAILS.
8. PLYWOOD SHALL BE APA STRUCTURAL I RATED SHEATHING WITH EXTERIOR GLUE.
9. PROVIDE DOUBLED JOISTS UNDER ALL PARALLEL PARTITIONS.
10. ALL LAG SCREWS TO BE PREDRILLED, DRILL DIAMETER TO BE 60 PERCENT OF SHANK DIAMETER.
11. RE-TIGHTEN ALL ANCHOR BOLTS JUST BEFORE CLOSING IN.
12. ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC. SHALL BE AS MANUFACTURED BY "SIMPSON COMPANY" OR ENGINEER APPROVED EQUAL.
13. PROVIDE BLOCKING OR BRIDGING PER 2005 NDS SECTION 4.4.1 & 2308.8.2 2013 CBC SECTION 2308.8.2.
14. MOISTURE CONTENT OF WOOD AT TIME OF PLACING SHALL NOT EXCEED 19 PERCENT.

- 1.) "THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES—WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/ OR ADDITIONAL EXPENSES."
- 2.) AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING."
- 3.) "PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION."
- 4.) "PROVIDE 70" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE." 91.807.1.3, 91.2408.4(5), 91.11198.9.6,7,8
- 5.) ALL CONSTRUCTION WASTE AND DEBRIS MUST BE CONTAINERIZED AT ALL TIMES
- 6.) A RE-INSPECTION FEE WILL BE CHARGED FOR AN INSPECTION WHICH IS NOT ACCESSIBLE, OR APPROVAL PLANS ARE NOT ON SITE, OR JOB IS NOT READY.
- 7.) FINAL APPROVAL REQUIRED BY THE PUBLIC WORKS DEPARTMENT FOR STREET IMPROVEMENTS, CURB CORES, CURB/GUTTERS, ETC. SEPARATE PUBLIC WORKS PERMIT REQUIRED FOR DRIVEWAYS, APPROACH TO DRIVEWAY, SEWER LATERALS AND ANY WORK IN RIGHT OF WAY.
- 8.) ALL WORK SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, AND THE 2013 CALIFORNIA ELECTRICAL CODE.
- 9.) A SURVEY SHALL BE PROVIDED BY A LICENSED SURVEYOR ON STRUCTURES WHICH DEFINE PROPERTY LINES, SET BACKS, DESIGNATED PARKLAND OR STREET RIGHT-OF-WAY.
- 10.) DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

1. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER THESE STANDARD STRUCTURAL NOTES. DETAILS NOTED AS "TYPICAL" SHALL BE USED WHENEVER APPLICABLE. REFER TO SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE NOTES OR DRAWINGS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK, AND THE ENGINEER/ARCHITECT SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.
3. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF, AND RESOLVED WITH, THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
4. WHERE A CONSTRUCTION DETAIL IS NOT SPECIFICALLY SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
5. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA TO BE EXCAVATED, BEFORE BEGINNING EXCAVATION.
6. NO PIPES, DUCTS, SLEEVES, CHASES, ETC. SHALL BE PLACED IN OR THRU SLABS, BEAMS, OR WALLS, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC. EXCEPT AS INDICATED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
7. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE 2013 CBC.
8. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
9. RETAIN A CALIFORNIA REGISTERED CIVIL ENGINEER TO DESIGN ALL TEMPORARY BRACING, SHORING, AND SUPPORT REQUIRED DURING CONSTRUCTION.
10. INCLUDE ENGINEERING FEES, ENGINEERING DESIGN TIME AND BUILDING DEPARTMENT APPROVAL TIME IN THE COST OF PROPOSED MATERIAL ALTERNATES. CONTACT ENGINEER FOR FEE AMOUNT. SUBMIT MATERIAL ALTERNATE FOR REVIEW BEFORE CONSTRUCTION.

RESIDENCE
3751 CALIFORNIA AVE
Long Beach, Ca. 90815



**Ideal
Designs**

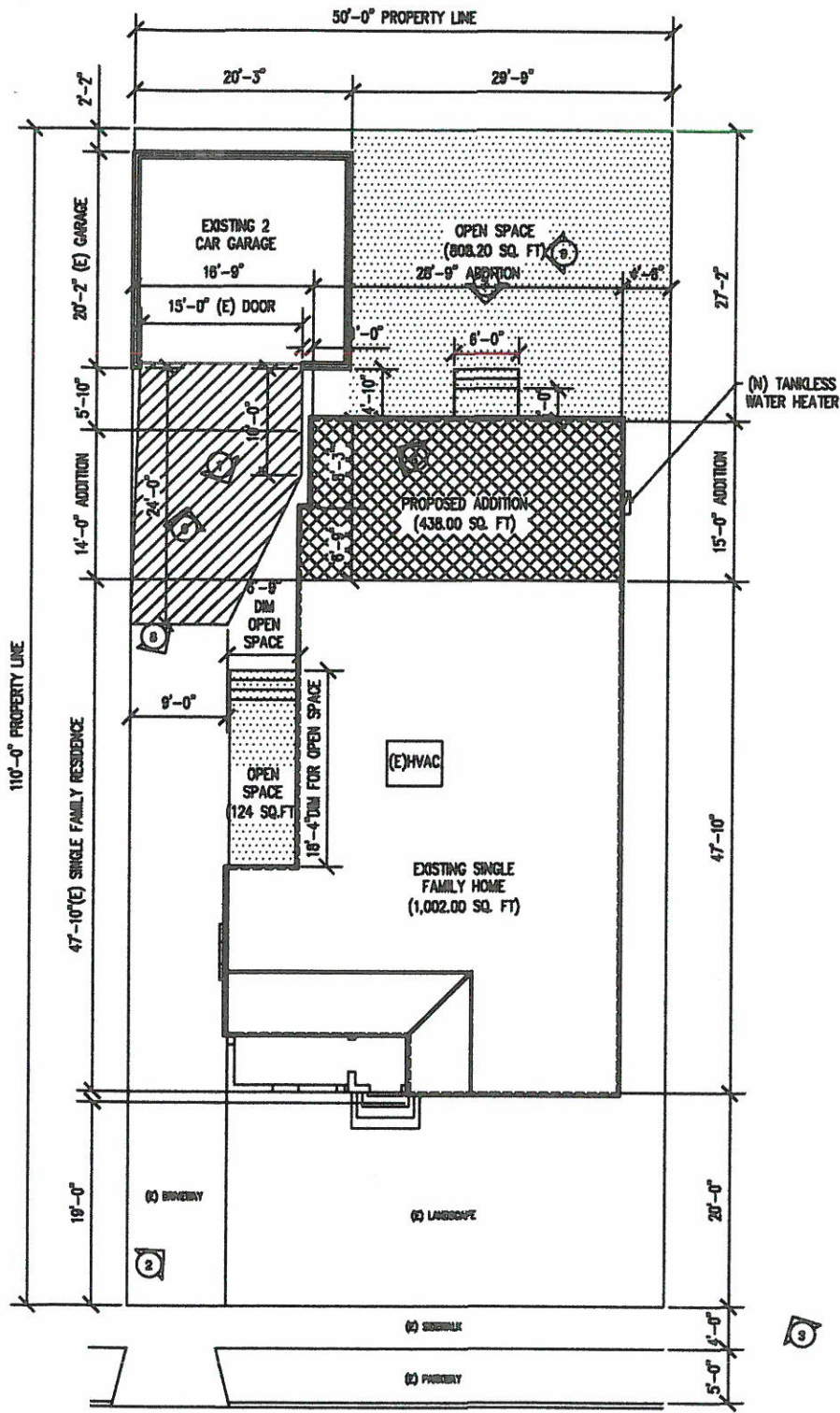
COVER SHEET*

NEW 438.00 SQ. FT. ADDITION CONSISTING OF:

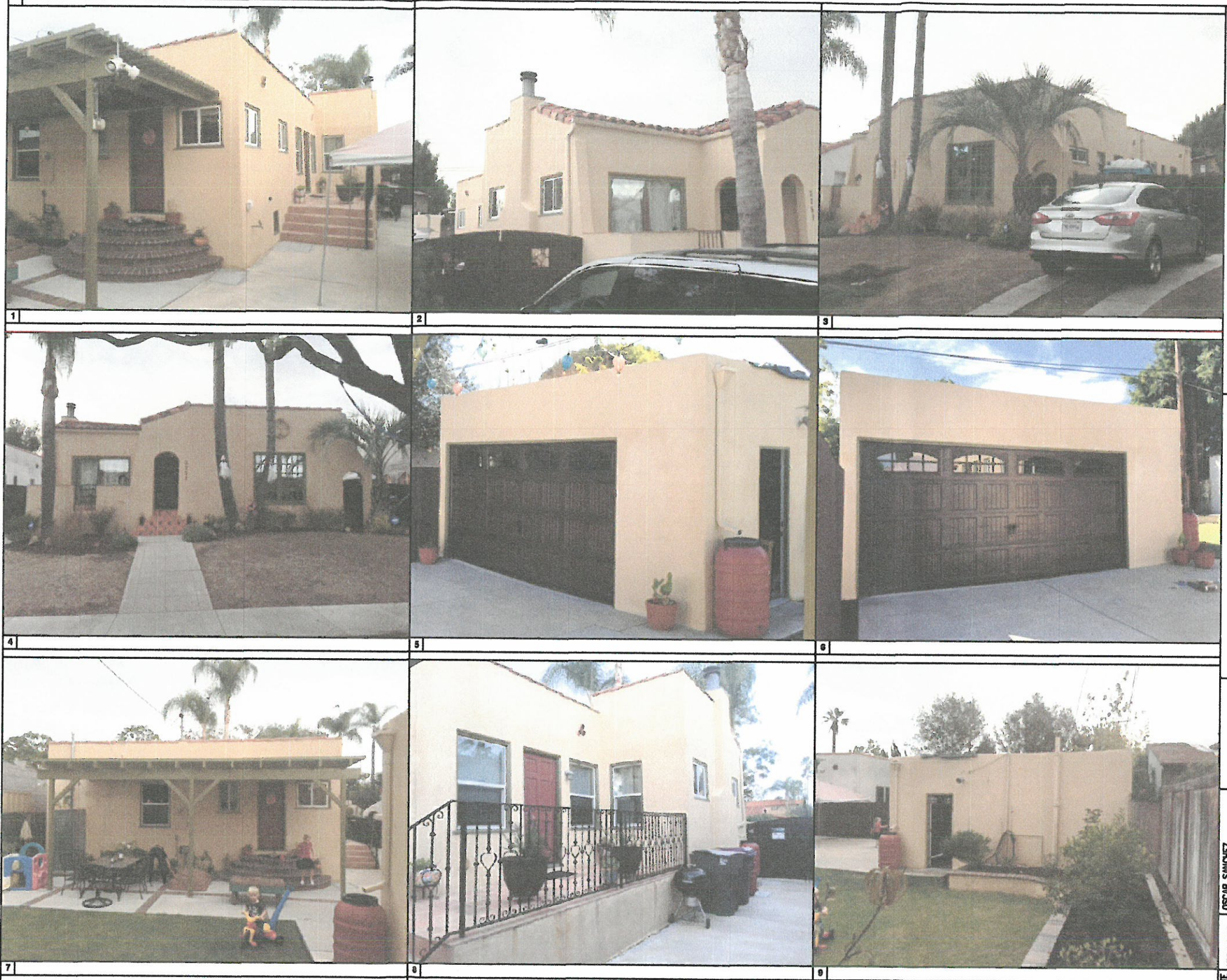
- 1.) NEW MASTER BEDROOM w/ BATH, WALK-IN CLOSET.
- 2.) EXISTING REAR BEDROOM TO BECOME SMALLER FOR NEW HALL WAY.
- 3.) NEW LAUNDRY ROOM IN ADDITION

<div>AND < ANGLE @ AT C.L. CENTERLINE DIA OR ROUND # POUND OR NO. ACOUS. ACOUSTICAL ADJ. ADJUSTABLE A/C AIR CONDITIONING AL ALUMINUM APX APPROXIMATE BD BOARD BLK BLOCK BOT BOTTOM CAB CABINET CAP CARPET CEM CEMENT CER CERAMIC CI CAST IRON CLG CELINGS CLR CLEAR CONC CONCRETE CONST CONSTRUCTION CONT. CONTINUOUS CTR CENTER DBL DOUBLE DRINKING FOUNTAIN DIA DIAMETER DIM DIMENSION DN DOWN DR DOOR DWG DRAWING E EAST EA EACH EL ELEVATION ELEC ELECTRICAL EMER EMERGENCY ENCL ENCLOSURE EQ EQUAL EQUIP EQUIPMENT EX EXISTING EPO EXPOSED EXP EXPANSION EXT EXTERIOR FA FIRE ALARM FBN FOUNDATION FE(C) FIRE EXTINGUISHER CABINET FHC FIRE HOSE CAB FIN FINISH FL FLOOR (LINE) FLASH FLASHING</div>		<div>FLOOR FLOOR FDC FACE OF CONC FOS FACE OF FIN FOS FACE OF STUDS FRF FIRE-PROOF FTG FOOTING FUR FURRING GA GAUGE GALV GALVANIZED GB GRAB BAR GL GLASS GR GRADE (GROUND) GYP GYPSUM HBD HOLLOW CORE HNDP HANDICAPPED HND HANDBOARD HWD HARDWOOD HWH HARDWARE HM HOLLOW METAL HOR HORIZONTAL HGT HEIGHT ID INSIDE DIA INSUL INSULATION INT INTERIOR JT JOINT LAM LAMINATE(D) LAV LAVATORY LT LIGHT MC MEDICINE CAB MECH MECHANICAL MEMB MEMBRANE MTL METAL MR MIRROR MNT MOUNTED N NORTH NIC NOT IN CONTRACT NMH NOMINAL NTS NOT TO SCALE OBS OBSOLETE OC ON CENTER OD OUTSIDE DIA OPNG OPENING OPP OPPOSITE PRCST PRECAST PL PLATE P PLASTIC PLAS PLASTER PLYND PLYWOOD PR PAIR PNT PAINT(ED) PTD/R PAPER TOWEL DISPENSER / RECEPTACLE PTN PARTITION</div>		<div>QT QUARRY TILE R RISER RAD RADIUS REIN REINFORCED RED REQUIRED RESIL RESILIENT RO ROUGH OPENING RWD REDWOOD S SOUTH SC SOLID CORE SCD SEAT COVER SD DISPENSER SHT SOAP DISPENSER SH SHEET SIM SIMILAR SND/R SANITARY NAPION DISPENSER / RECEPTACLE SPEC SPECIFICATION (S)STL (STAINLESS) STEEL SSK SERVICE SINK STD STANDARD SUSP SUSPENDED SYM SYMMETRICAL T TREAD T TORIEL BAR TEL TELEPHONE TGS TONGUE & GROOVE THK THICK TPO TOILET PAPER TYP TYPICAL UNF UNFINISHED UNL UNLESS OTHERWISE OBS OBSOLETE UR URBAN VERT VERTICAL W WEST WIN WINDOW W/ WITH WC WATER CLOSET WD WOOD WO/W WITHOUT WP WATERPROOF WR WATER RESISTANT WGT WEIGHT</div>		<div>ELECTRICAL SYMBOLS LEGEND WALL MOUNTED LIGHT ELECTRICAL SWITCH T.V. ANTENNA ELECTRICAL OUTLET PHONE JACK CBLING MOUNTED LIGHT SMOKE DETECTOR CBLING MOUNTED LIGHT w/ VENT PROPOSED NEW ADDITION EXISTING WALLS, DOORS, WINDOWS TO BE REMOVED EXISTING WALLS, DOORS WINDOWS TO REMAIN ELECTRICAL PANEL (PANEL SIZE TO BE DETERMINED BY ELECTRICAL CONTRACTOR) 200 AMP</div>		<div>SYMBOL LEGEND 7</div>		<div>NOTES THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PERSONAL PROPERTY OF "IDEAL DESIGNS AND ASSOCIATES" THE USE OF THESE PLANS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH "IDEAL DESIGNS AND ASSOCIATES". VERBAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. SIGNATURE ACKNOWLEDGES SUBJECT PLANS APPROVED AS OF _____ ALL PLANS FURNISHED PRIOR TO SAID DATE ARE TO BE CONSIDERED INVALID.</div>		<div>5</div>		<div>LEGAL DESCRIPTION Mr. Ryan & Mrs. Valeria Moezy 3751 California Ave Long Beach, Ca. 90815</div>		<div>8</div>		<div>9</div>	
<div>ABBREVIATIONS</div>		<div>9</div>		<div>ENGINEER INFO.</div>		<div>8</div>		<div>NOTES</div>		<div>6</div>		<div>PROPOSED SQUARE FEET</div>		<div>4</div>					

<div>1. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, LAWS, STATE STATUTES, LOCAL ORDINANCES, AND THE REGULATIONS OF AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL INDUSTRIAL SAFETY ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY, THE REGULATIONS OF THE FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, AND SUCH OTHER AGENCIES COVERING THE CONTRACTOR'S ACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE ARCHITECT FOR ANY DAMAGES AND / OR PENALTIES RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES, AND REGULATIONS.</div>		<div>2. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVEMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.</div>		<div>CODE: (2011 LABC) 2013 CBC (California Residential Code) 2013 CEC (California Building Code) 2013 GREEN BUILDING STANDARDS (CalGreen) 2013 CMIC (California Mechanical Code) 2013 CPC (California Plumbing Code) 2013 CEC (California Electrical Code) 2010 BUILDING ENERGY EFFICIENCY STANDARDS</div>		<div>ARCHITECTURAL CS COVER SHEET T24 ENERGY CALC'S A1 PLOT PLAN & SCHEDULE A1.1 SITE PLAN w/ PHOTOS A2 1st. FLOOR PLAN w/ ELECTRICAL ELEVATIONS A3 ROOF FRAMING PLAN & DETAILS A4 FOUNDATION & DETAILS A5</div>		<div>SHEET INDEX 1</div>		<div>EXISTING SINGLE FAMILY HOME WOOD FRAME BUILDING ONE STORY NEW CONSTRUCTION LOT SIZE: 50'X110'=5,500 SQ. FT. LOT: 27 ASSESSOR #: 7145-031-029 TRACT: 3725 BLK.: D MAPSHEET : ZONING:</div>		<div>DESIGNER CONTRACTOR CUSTOMER ENGINEER</div>		<div>Q.SANCHEZ 562-481-6288 LANEWOOD CA. 90712 Valeria 562-230-5539</div>		<div>IDEAL DESIGN</div>			
<div>DESIGNER</div>		<div>CONTRACTOR</div>		<div>CUSTOMER</div>		<div>ENGINEER</div>		<div>DATE</div>		<div>REVISION DESCRIPTION</div>		<div>REV.</div>		<div>DRAWN BY : Q.SANCHEZ DATE : 12/16/16</div>		<div>REVIEWED : DATE :</div>		<div>JOB NO. : 15-161</div>	
<div>OWNER INFORMATION</div>		<div>3</div>		<div>EXISTING GARAGE: 400.00 SQ. FT. EXISTING SINGLE STORY HOME : 1,670.00 SQ. FT. PROPOSED ADDITION : 431.00 SQ. FT. LOT COVERAGE: (X) HOME & GARAGE 1,470 SQ. FT. (N) PROPOSED ADDITION 431 SQ. FT. (N) LOT COVERAGE 2,300 SQ. FT. LOT: 5,500 SQ. FT. X 800'- 2,760 SQ. FT. MAX. L.C. FAR: 5,500 SQ. FT. / 1,000 SQ. FT. = 5.5% O/A NEW SQ. FT.: 1,908.00 SQ. FT. (NOT INCLUDING (B) PORCH OR (C) GARAGE SQ. FT.)</div>		<div>PAGE 66</div>		<div>CS</div>											



(N) PLOT PLAN
SCALE: 1/8" = 1'-0"



5220 Clark Ave.
Lakewood Ca. 90712
(562) 481. 6269
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RESIDENCE
3751 CALIFORNIA AVE.
LONG BEACH, Ca. 90815

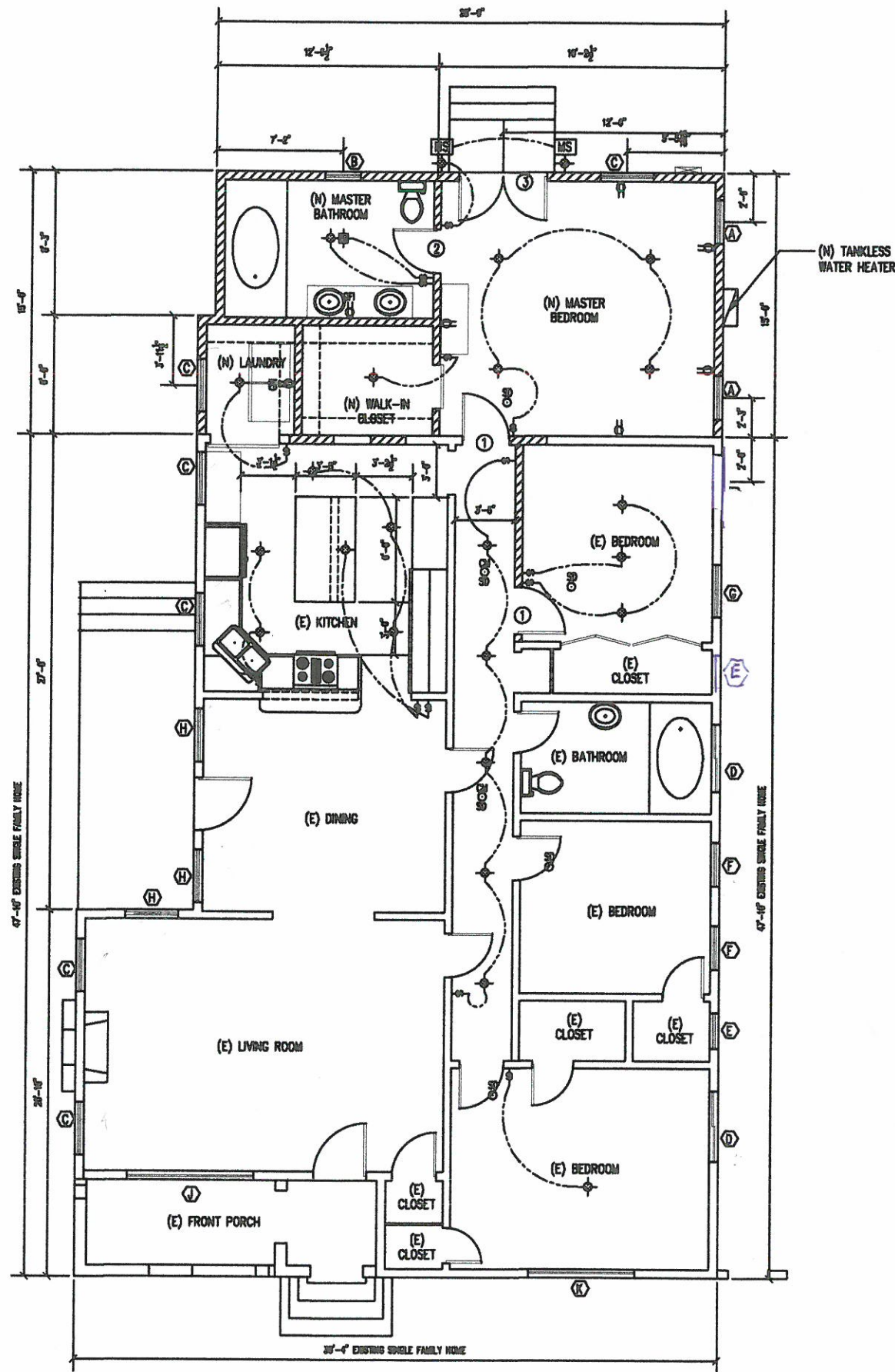
PLOT PLAN & SCHEDULES



OSCAR SANCHEZ
LAKESIDE CA. 90712

REV.	REVISION DESCRIPTION	DATE	ARCHITECT	CONTRACTOR	CUSTOMER	ENGINEER
1						
2						
3						
4						
5						
6						
7						
8						
9						

DATE: 10/25/18
DRAWN BY: O. SANCHEZ
REVIEWED: DATE: 10/25/18
JOB NO.:



(N) FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES

DEMOLITION CONTRACTOR SHALL RELOCATE REUSABLE MATERIALS TO DESIGNATED SALVAGE AREA. NON-USEABLE MATERIALS SHALL BE PLACED APPROPRIATELY IN REFUSE BIN AND SHALL BE COVERED AT NIGHT AND DURING RELATIVE HIGH WINDS, RAIN, ETC. REFUSE BIN SHALL BE COVERED DURING TRANSFER TO AND FROM DUMP SITE. CONTRACTOR TO BE LIABLE FOR REFUSE SPILLING. ALL DEBRIS TO BE HAULED AWAY AND CLEAN-UP SHALL BE COMPLETE TO BROOM FINISH. EXISTING MATERIALS AND OR STRUCTURE TO REMAIN SHALL BE PROTECTED FROM DUST, PAINT CHIPPING, ETC., BY USE OF PLASTIC OR WHATEVER IS REQUIRED FOR PROPER PROTECTION. EXISTING STRUCTURES SHALL HAVE BRACING AND SHORING AS REQUIRED TO PROTECT THE EXISTING STRUCTURE. PROVIDE DE-WATERING FACILITIES FOR CONSTRUCTION AS REQUIRED. COORDINATE AS-BUILT INFORMATION, STRUCTURAL, ETC. TO ARCHITECT AS REQUIRED.

- PROPOSED ADDITION
- EXISTING WALL TO REMAIN
- EXISTING WINDOW, WALL & DOOR TO BE REMOVED
- CALIFORNIA ROOF

"THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOD-UP THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES."

NOTES

NOTE: IN GENERAL THE PLAN IS DIAGRAMMATIC IN NATURE AND INDICATES THE LOCATION OF OUTLETS AND EQUIPMENT. THE CONTRACTOR SHALL USE HIS JUDGMENT IN ESTABLISHING THE CIRCUIT ARRANGEMENT AND ROUTING OF BRANCH CIRCUITS. THE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO MAKE REASONABLE CHANGES IN OUTLET LOCATIONS BEFORE ROUGH-IN WITHOUT ADDITIONAL EXPENSE. THE EXACT LOCATION OF OUTLETS SHALL BE DETERMINED BY THE ARCHITECT ON THE JOB PRIOR TO ROUGH-IN.

LIGHT: (CBC 1203.1 CBC 2010)
EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED w/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE w/ SECTION 1203.2 OR SHALL BE PROVIDED w/ ARTIFICIAL LIGHT IN ACCORDANCE w/ SECTION 1203.3 EXTERIOR GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE w/ SECTION 1203.

NATURAL VENTILATION: (1203.4, CBC 2010)
VENTILATION AREA REQUIRED: (1203.4.1 CBC 2010)
BATHROOMS: (1203.4.2.1 CBC 2010)

ELECTRICAL SYMBOLS LEGEND

- WALL MOUNTED LIGHT
- ELECTRICAL SWITCH
- T.V. ANTENNA
- ELECTRICAL OUTLET
- PHONE JACK
- HOSE BIBB
- SMOKE DETECTOR HARDWIRED w/ BATTERY BACK UP
- "COMBINATION" SD/CM DETECTOR ALARM HARDWIRED w/ BATTERY BACK UP
- EXHAUST FAN SHALL BE ENERGY STAR RATED. CEILING MOUNTED LIGHT w/ VENT 50 CFM MIN. INTERMITTENT
- FLUORESCENT LIGHTS
- ELECTRICAL SUB PANEL (PANEL SIZE TO BE DETERMINED BY ELECTRICAL CONTRACTOR) 100 AMP

(E) = EXISTING
(N) = NEW

ELECTRICAL NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF N.E.C. AND/OR OTHER CODES WITHIN JURISDICTION.
2. BEFORE INSTALLING ANY LIGHTING EQUIPMENT EXAMINE ALL NECESSARY PLANS AND DOCUMENTS RELATED TO LIGHTING I.E. ARCHITECTURAL, MECHANICAL, ELECTRICAL, VERIFY ALL SPACE REQUIREMENTS, AND PORTS OF CONNECTION TO ALL EQUIPMENT. MAKE ALL NECESSARY ADJUSTMENTS NECESSARY BEFORE CONFLICT. ALL MAJOR DISCREPANCIES (REQUIRING COST ADJUSTMENTS) SHALL BE RESOLVED IN WRITING PRIOR TO INSTALLATION.
3. ALL LIGHTING EQUIPMENT INSTALLED SHALL BE NEW, FREE FROM DEFECTS, AND SUITABLE FOR THE INTENDED USE. PROVIDE EACH FIXTURE WITH SPECIFIED HANGWARE, AND COMPLETE WITH LAMPS OF THE TYPE AND RATED SPECIFIED. LAMPS SHALL BE FREE AND CLEAR OF FINGERPRINTS.
4. ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL LIGHTING EQUIPMENT PRIOR TO ROUGH-IN.
5. ALL RECESSED ELECTRICAL FIXTURES IN INSULATED CEILINGS MUST HAVE A THERMAL PROTECTOR DEVICE TO DEACTIVATE UNIT. INSULATION MUST NOT BE IN DIRECT CONTACT WITH FIXTURE. (3 INCH MIN.)
6. PROVIDE UTILITY OUTLETS AND VERIFY LOCATIONS FOR MECHANICAL / PLUMBING EQUIPMENT WITH RESPECTIVE CONTRACTORS.
7. ELECTRICAL CONTRACTOR TO PROVIDE MAIN SERVICE BREAKER PANEL AND CONDUIT TO ALL APPLIANCES. SEE APPLIANCE SCHEDULE.
8. ALL ELECTRICAL SUB-PANEL LOCATIONS TO BE APPROVED BY OWNER AND ARCHITECT BEFORE INSTALLATION.
9. ALL ELECTRICAL LINES, LOW VOLTAGE LINES, TELEPHONE, TELEVISION, SECURITY AND AUDIO / VISUAL LINES SHALL BE ROUGHED-IN THROUGH N.E.C. APPROVED FLEX CABLE BY ELECTRICAL CONTRACTOR.
10. PROVIDE COLOR-CODED CONDUIT AND WIRE FOR 220 V. PER PLAN.
11. ELECTRICAL CONTRACTOR TO PROVIDE LOW VOLTAGE LINES FROM THERMOSTAT TO F.A.U. AND AIR COND. UNIT.
12. ALL FIXTURES AT EXTERIOR OR TUB AND SHOWER LOCATIONS SHALL BE WATER RESISTANT.
13. ALL OUTLETS ADJACENT TO LAVATORY COUNTERTOPS TO BE G.F.I. (GROUND FAULT INTERRUPTER)
14. ALL EXTERIOR OUTLETS TO BE WATERPROOF ALL EXTERIOR LIGHTING FIXTURES SHALL BE WET OR DAMP LISTED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
15. PAINT ALL TRIM FINISH TO MATCH ADJACENT SURFACES
16. GANG ALL SWITCHES (USE ONE PIECE COVERPLATE)
17. WALL MOUNTED FIXTURES ARE TO BE MOUNTED 72" FROM FINISHED FLOOR TO FIXTURE CENTERLINE. UNLESS STATED OTHERWISE IN PLANS. VERIFY WITH INTERIOR DESIGNER OR OWNER.
18. VERIFY ALL SWITCH RECEPTACLES, FLOOR OUTLETS AND DECORATIVE FIXTURES KEYS AND LOCKS WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.
19. KITCHEN RANGE HOOD WITH EXHAUST FANS AND LIGHTS. UNITS SHALL BE CUSTOMER BUILT STAINLESS STEEL WITH 3 SIX (6) INCH ROUND VENT CONNECTED TO ROOF MOUNTED EXHAUST FANS. ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL NECESSARY ELECTRICAL SUPPLY AND CONNECTIONS.
20. LIGHTING HOODS TO BE PLACED AND CONCEALED AT FIREPLACE CHIMNEYS AND PROPERLY INSULATED AND GROUNDED PER N.E.C. ELECTRICAL CODE.
21. ALL SECURITY LIGHTING, PHOTO-CELL, SECURITY CAMERAS AT POINTS OF ENTRY, MONITOR LOCATIONS, GATE RELEASE / SECURITY LIGHTING OPERATIONS FROM TELEPHONE TO BE PER SECURITY SPECIFICATION OR SECURITY ALLOWANCE. ELECTRICAL CONTRACTOR TO RUN ALL COLOR-CODED SECURITY FLEX CABLE PER NOTE 13.
22. REFER ALSO TO ELECTRICAL NOTES ON SPECIFICATION SHEETS.
23. RECEPTACLES SHALL BE 0-12 FT. RULE FOR WALL. 0-12 RULE FOR RECEPTACLES SHALL BE ACCESSIBLE THROUGH BOURNACE ON OTHER SIMILAR UNITS. (210-32a) NEC.
24. RECEPTACLES SHALL BE INSTALLED FOR 2 FT. OR MORE WALL SPACE. (210-52-0).

NOTES

- 1.) "AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE ROBBY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 171,874-FOR WORK OVER \$10,000)
- 2.) "WATER HEATER MUST BE STRAPPED TO WALL."
- 3.) "PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR WATER CONSUMPTION."
- 4.) "PROVIDE 70 INCH HIGH NONABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE." 91.097.1.3, 91.2408.4(3), 91.1118.0.0, 7.8
- 5.) 2" x 4" OR 3 x 4 MINIMUM SIZE STUD AT 16" o.c. REQUIRED FOR FIRST STORY BEARING WALLS." 91.2380.11.1, 103-14-8
- 7.) "LAS BOLTS: PROVIDE LEAD HOLE 405-704 OF "TREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION" 91 NBS
- 8.) "FLOORING, ROOF RAFTERS AND CEILING JOINTS SHALL BE SUPPORTED LATERALLY TO PREVENT ROTATION & LATERAL DISPLACEMENT IN ACCORDANCE w/ THE PROVISIONS OF SEC.2308.0.5 JOINTS OCCURRING IN BRACED WALL PANELS." 2308.11.3
- 9.) SHEAR WALLS, LATHING & PLASTER MATERIALS SHALL CONFORM TO THE STANDARDS LISTED IN TABLE 2007.2 & CHAPTER 35.
- 10.) "ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED." ENGINEER MUST INCLUDE IN STRUCTURAL OBSERVATION NOTES. 0.1.2.1, 91 NBS
- 12.) "PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET. 7043.0
- 13.) CONCRETE 2500 PSI
- 14.) PARALLAM MEAN E.2.0 PSI
- 15.) UPPER GROUND IS REQUIRED AT NEW ELECTRICAL SERVICE.
- 16.) "UNDERGROUND UTILITIES REQUIRED" ON SITE PLAN AND SHOW FOR ELECTRICAL, CABLE TV, AND TELEPHONE. (ORD. 3032).
- 22.) ARC FAULT CIRCUIT INTERRUPTION PROTECTION IS REQUIRED FOR ALL BEDROOM BRANCH CIRCUITS
- 24.) BATHROOMS, KITCHEN, GARAGE & OUTSIDE OUTLETS WILL BE GFCI PROTECTED RECEPTACLE OUTLETS.
- 25.) WATER SAVING WATER CLOSET w/ 1.6 GALLONS PER FLUSH.
- 26.) PROVIDE MECHANICAL VENTILATION FOR BATHROOMS AND LAUNDRY ROOMS WITHOUT OPENABLE WINDOW. SEC 1203.4.2.1 2011 I.A.R.C.
- 27.) GLAZING WHICH IS LESS THAN 80 INCHES FROM A FLOOR AND WITHIN A 24 INCH ARC OF A DOORWAY'S VERTICAL EDGE MUST COMPLY WITH SEC. 2408.3.
- 28.) LANDINGS AT DOOR LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. (1008.1.5 I.A.R.C. 2011)
- 29.) EXTEND EXISTING HEATING DUCTS TO NEW ADDITION
- 30.) CONTRACTOR SHALL POST THE INSTALLATION CERTIFICATE (CF-01) FORM AND INSULATION CERTIFICATE (IC-1) FORM IN A CONSPICUOUS LOCATION OR KEPT WITH PLANS AND MADE AVAILABLE TO THE INSPECTOR.
- 31.) CONTRACTOR SHALL PROVIDE COPIES OF THE CALIFORNIA GUIDE TO HOME COMPLIANT AND ENERGY SAVING, CF-10, IF-10, CF-01 AND IC-1 FORMS TO THE BUILDING OWNER.
- 32.) UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQ.)
- 33.) EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT IN ACCORDANCE WITH SECTION 1203.1 OR SHALL BE PROVIDED AN AVERAGE ILLUMINATION OF 6 FEET-CANLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
- 34.) A COPY OF THE EVALUATION REPORT AND / OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

5220 Clark Ave.
Lakewood Ca. 90712
(562) 481. 6269
(562) 920-2708



RESIDENCE
3751 CALIFORNIA AVE.
LONG BEACH, CA. 90815

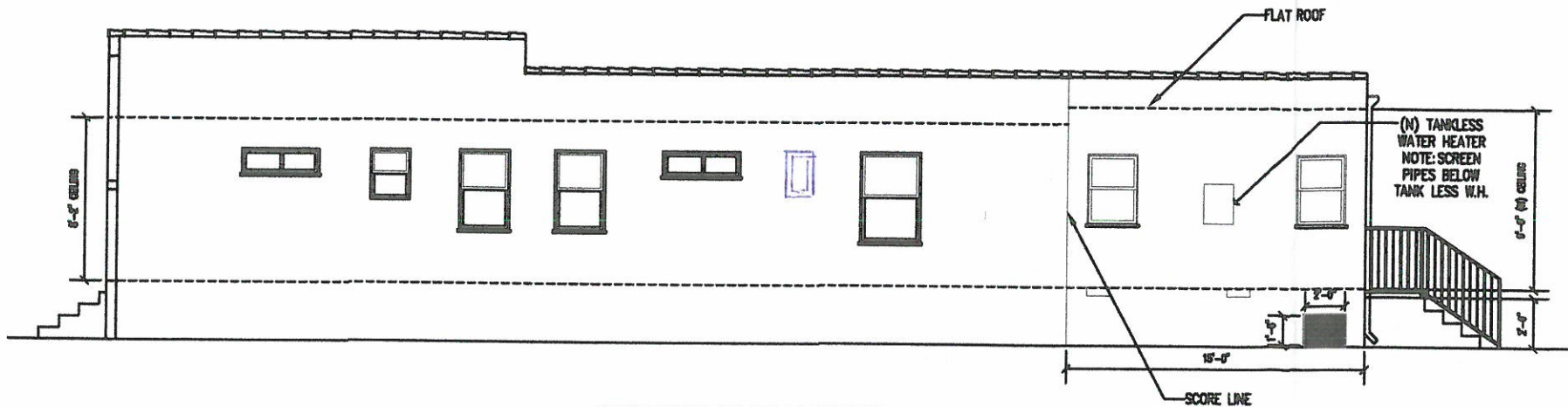


OSCAR SANCHEZ
LANEWOOD CA. 90712
ARCHITECT CONTRACTOR CUSTOMER ENGINEER

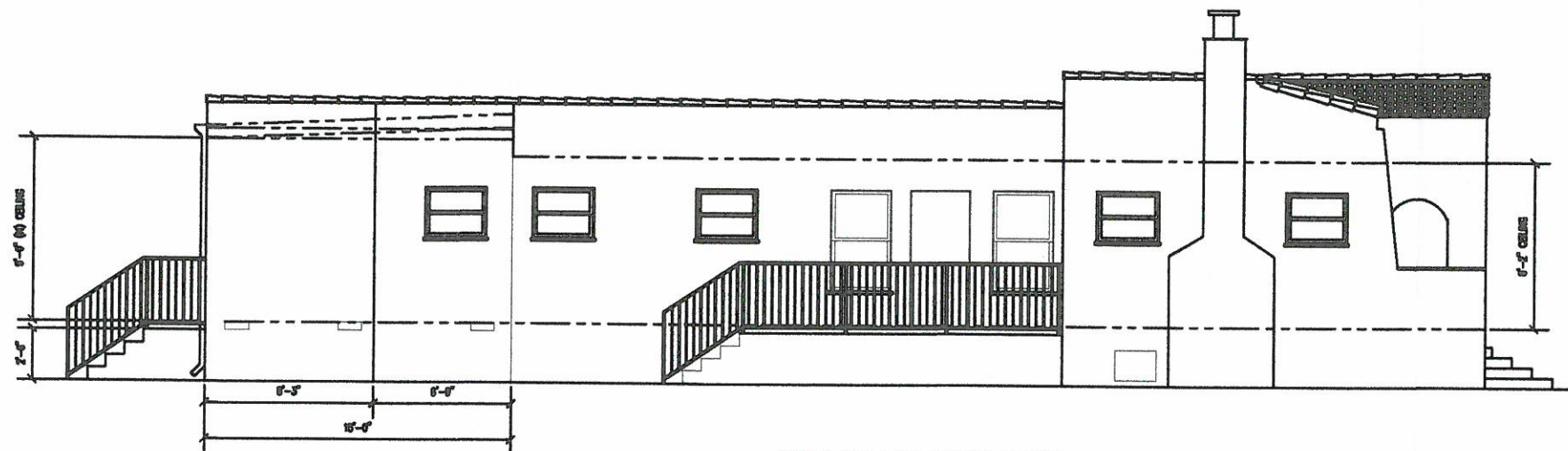
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DESIGNED BY: O.SANCHEZ
DATE: 10/25/15
REVIEWED:
DATE:
JOB NO.: 15-161

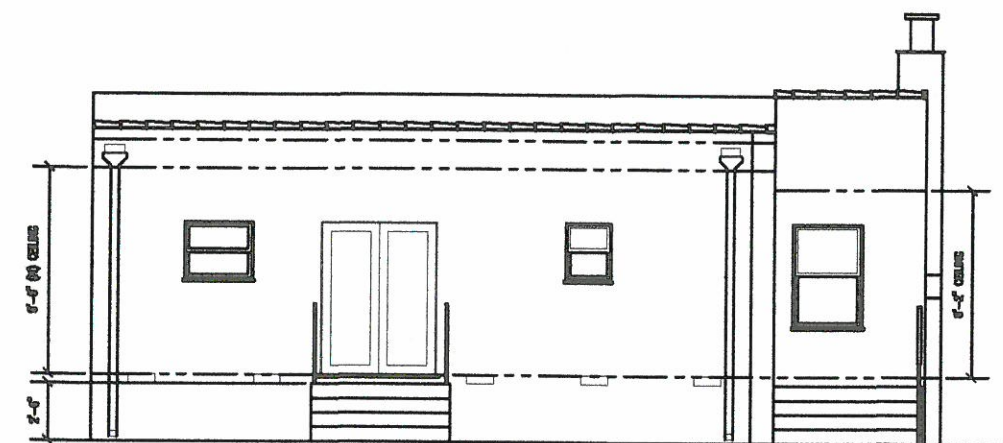
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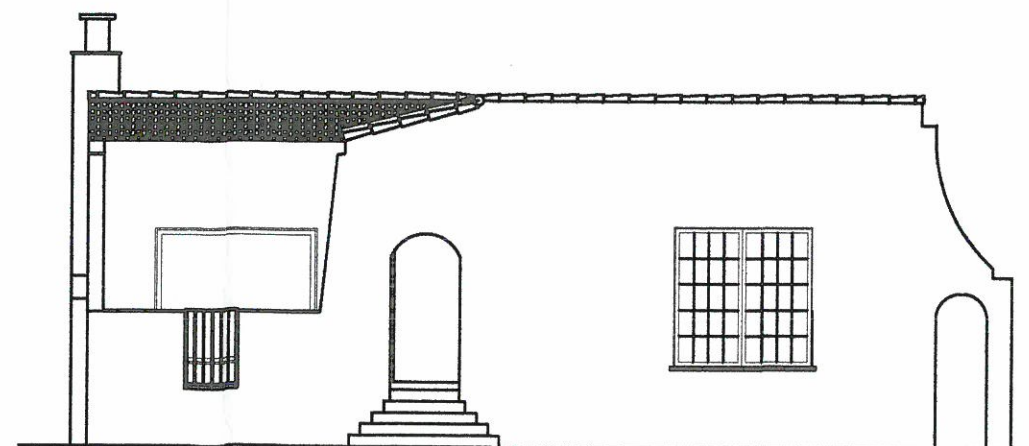
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATION KEY NOTES

- ① EXTERIOR SIDING: CEMENT PLASTER SIDING OVER A CONTINUOUS VAPOR BARRIER OVER METAL LATH OVER PLYWOOD SHEATHING, FINISH TO MATCH EXISTING IN TEXTURE & COLOR.
- ② NEW RAIN WATER LEADER: 2x3 RECT. GSM. FINISH MATCHING GUTTER, U.N.O. CONNECT TO EXISTING UNDERGROUND DRAINAGE SYSTEM.
- ③ NEW GUTTER: CONTINUOUS, 26 ga. MIN. G.S.M. GUTTER, PROFILE AS SHOWN IN DETAILS. SOLDER ALL JOINTS, MITER CORNERS.
- ④ GUTTERS, DOWNSPOUTS, FLASHINGS AND CRICKETS: SHALL BE 26 ga. MIN. GALVANIZED STEEL UNLESS OTHERWISE NOTED.
- ⑤ ESR 1001 NEW ASPHALT SHINGLES (CLASS "A") OVER 30# FELT PAPER OVER 1/2" PLYWOOD SHTG.
- ⑥ TEMPERED GLASS: INSTALL TEMPERED GLASS IN WINDOWS AND DOORS AT THIS LOCATIONS CONFORMING TO C.B.C. SECTION 2406. ALSO SEE EXTERIOR ELEVATIONS FOR LOCATION OF 1 OR MORE PANES OF GLAZING.
- ⑦ FASCIA AND TRIM: KILN DRIED REDWOOD OR CEDAR, SURFACED ALL SIDES U.N.O. SEE DETAILS FOR DIMENSIONS AND PROFILES. PAINT/STAIN AS PER OWNER'S CHOICE.
- ⑧ VINYL FRAMED WINDOWS: DUAL GLAZED WINDOWS, SEE WINDOW SCHEDULE ON A1.
- ⑨ NEW ELECTRICAL MAIN ENTRY AND METER PANEL: ELECTRICAL CONTRACTOR TO VERIFY THE ADEQUACY OF THE EXISTING SERVICE TO SERVE THE PROPOSED ADDITION PRIOR TO COMMENCING WITH THE WORK. CAULK AROUND PENETRATIONS THRU WALL/SIDING.
- ⑩ ROOF SLOPES: CONTRACTOR TO FIELD VERIFY ALL ROOF SLOPES PRIOR TO FRAMING OF ROOF. SLOPES MAY REQUIRE ADJUSTMENT FOR PROPER TRANSITION FROM ONE ROOF SLOPE TO ANOTHER. REFER TO ELEVATIONS AND SECTIONS FOR ADDITIONAL INFORMATION AND INTENDED APPEARANCE.
- ⑪ 1x4 WOOD TRIM AT ALL WINDOWS AND EXTERIOR DOORS, TYP.

NEW AREA FOOTING VENTILATION:

ATTIC AREA 445.00 S.F.
VENT AREA CALCULATION 445.00 / 150 = 2.96 S.F.

PROVIDED:

6 FOOTING VENTS 15X5 3.12 S.F.
TOTAL 3.12 S.F.

PROVIDE ATTIC VENTILATION 1/1" CORROSION RESISTANT WIRE MESH 1/1" OPENINGS OF 1/1" IN DIMENSION.

NEW AREA ATTIC VENTILATION:

ATTIC AREA 445.00 S.F.
VENT AREA CALCULATION 445/150 = 2.96 S.F.

PROVIDED:

2 DORMER VENTS 24"x15" 3.00 S.F.
1 GABLE VENTS 14"x18" 1.75 S.F.

TOTAL

4.00 S.F.

PROVIDE ATTIC VENTILATION 1/1" CORROSION RESISTANT WIRE MESH 1/1" OPENINGS OF 1/1" IN DIMENSION.

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EXTERIOR ELEVATIONS



OSCAR SANCHEZ
LAKESIDE, CA. 90712

ARCHITECT

CONTRACTOR

CUSTOMER

ENGINEER

DATE

REVISION

DESCRIPTION

DATE

REVISION

DATE

JOB NO. : 15-161