


CITY NOTES			SCOPE OF WORK		PROJECT CONTACTS		SHEET INDEX	
<p>1.- AS THE ARCHITECT / ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACT OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES</p> <p>LEOH SANDOVAL DESIGNER 10/27/21 NAME POSITION DATE</p>			<p>I CERTIFY THAT THE PROPOSED WORK WILL NOT DESTROY OR UNREASONABLY INTERFERE WITH ANY ACCESS OR UTILITY EASEMENT BELONGING TO OTHERS AND LOCATED ON MY PROPERTY, BUT IN THE EVENT SUCH WORK DOES DESTROY OR UNREASONABLY INTERFERE WITH SUCH EASEMENTS, A SUBSTITUTE EASEMENT(S) SATISFACTORY TO THE HOLDERS(S) OF THE EASEMENT WILL BE PROVIDED</p> <p> DESIGNER TITLE LEOH SANDOVAL 10/27/21 PRINT NAME DATE</p>		<p>OWNER DEBORAH 3754 LEWIS AVE. LONG BEACH, CA 90807 ATTN: DEBORAH TEL: E-MAIL: FAX: LEOH@LBDESIGNERS.COM</p> <p>DESIGNER LONG BEACH DESIGNERS 5252 LONG BEACH BLVD. LONG BEACH, CA. 90805 ATTN: LEOH SANDOVAL TEL: 310.749.3195 FAX: E-MAIL:</p>		<p>A-1 SITE PLAN A-1.1 BMP A-2 DEMO PLAN A-3 PROPOSED PLAN A-3.1 PROPOSED PLAN SECOND FLR A-4 PROPOSED CEILING PLAN A-5 ROOF PLAN A-6 ELEVATION PLAN</p>	
<p>2.- PRIOR TO ANY CONSTRUCTION CALL TO SET A MEETING WITH A CITY INSPECTOR</p>			<p>UTILITY NOTES</p> <p>CONTACT THE LOCAL GAS COMPANY FOR NEW GAS SERVICE INSTALLATION</p> <p>CONTACT THE LOCAL WATER DEPARTMENT FOR NEW METER SERVICE INSTALLATION</p> <p>CONTACT THE LOCAL ELECTRIC UTILITY COMPANY FOR A METER SPOT</p>		<p>CODES</p> <p>ALL WORK SHALL CONFORM TO THE 2019 CRC, CBC, CMC, CEC, CPC THE CITY OF LONG BEACH MUNICIPAL CODE, 2019 CALIFORNIA ENERGY CODE.</p>		<p>PLAN NOTES:</p> <p>PRE-CONSTRUCTION MEETING WITH CITY BUILDING INSPECTION IS REQUIRE PRIOR TO COMMENCING WORK CONTRACT INSPECTION LINE AT (562)570-6194 TO SCHEDULE AN INSPECTION.</p>	
							<p>PROJECT DATA MAIN HOUSE</p> <p>EXISTING CONSTRUCTION TYPE TYPE V - B FIRE SPRINKLERS NO PROPOSED USE SINGLE FAMILY RESIDENCE OCCUPANCY GROUP R-3, U APN 7146-003-004 ZONE R-1.1</p>	

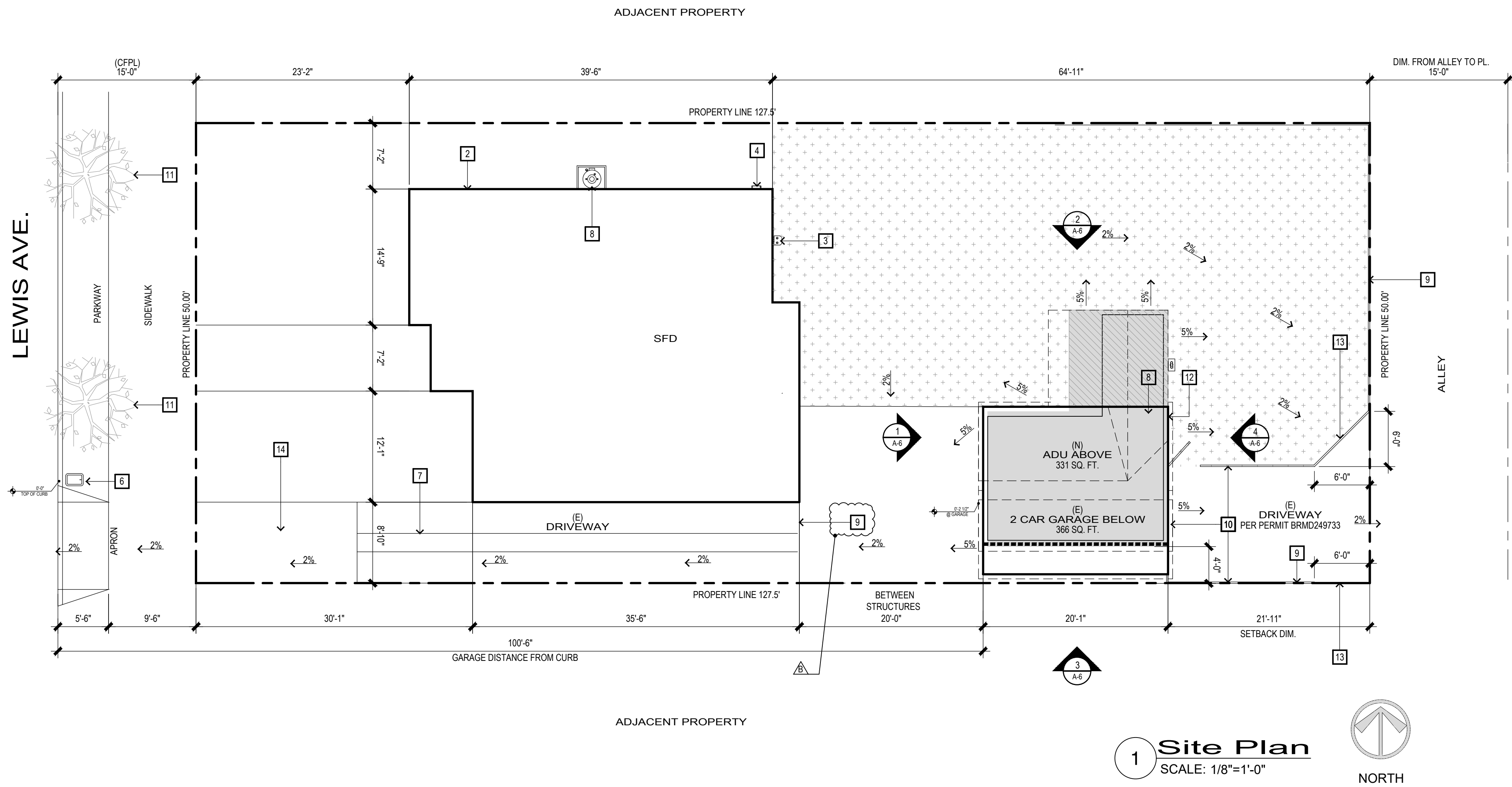
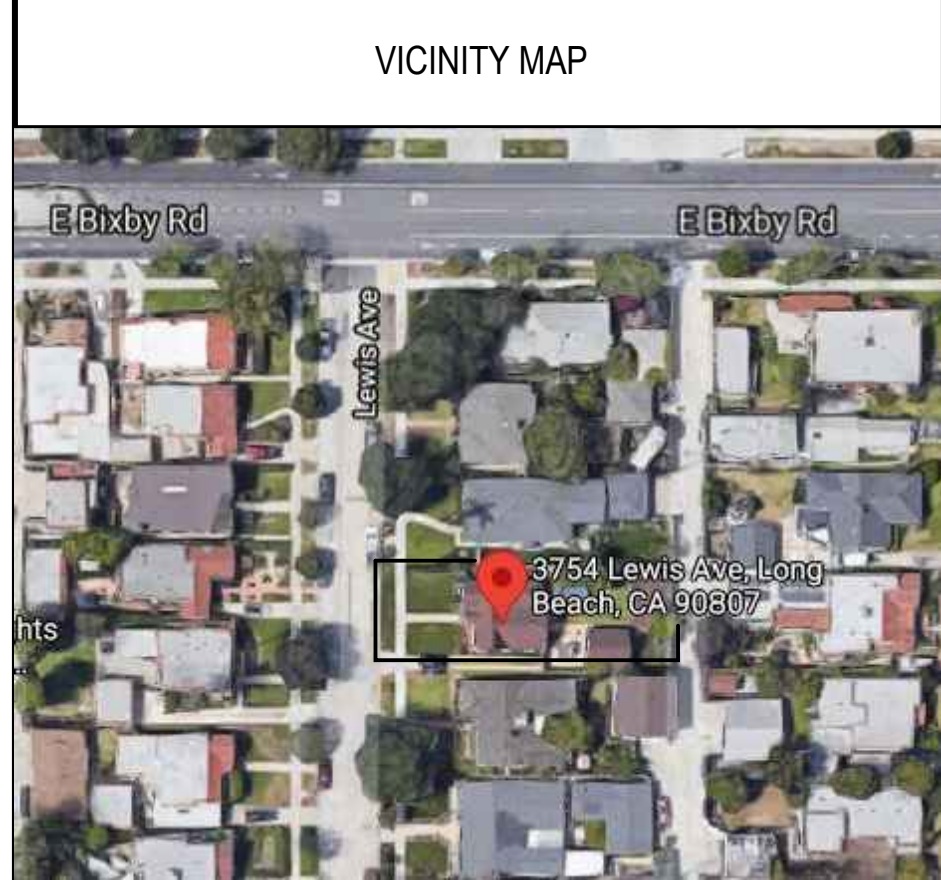
UNDERGROUND SERVICE ALERT



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TWO WORKING DAYS BEFORE YOU DIG











Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a Permit to Excavate will be valid.



KEY NOTES

1	●	(E) GATE	9	●	EXISTING FENCE
2	●	HOUSE PERIMETER	10	●	EXISTING AREA PER PERMIT NUMBER BRMD246732
3	●	(E) GAS METER	11	●	STREET TREES :JACARANDA MIMOSIFOLIA
4	●	(E) ELECT. PANEL	12	●	(N) TANKLESS WATER HEATER
5	●	(E) A.C. CONDENSER	13	●	CORNER CUT-OFF
6	●	(E) WATER METER	14	●	REMOVE FRONT DRIVEWAY SLAB, PORE NEW SLAB TO MATCH EXISTING RIBBON
7	●	DRIVEWAY RIBBON			
8	●	(E) WATER HEATER			

LEGEND

	ROOF SLOPE		GARAGE PERIMETER		
	ELEVATION SYMBOL		PROPERTY LINE		
	SEWER LINE		SHADING INDICATES (N) ADU ABOVE 331 SQ. FT.		OPEN SPACE LANDSCAPE 2518 SQ. FT.
	GAS LINE		CROSS SHADING INDICATES ADU'S ENTRANCE 113 SQ. FT.		
	WATER LINE				

GENERAL NOTES

1. PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET.
2. FINISH GRADE AROUND THE NEW STRUCTURE/ ADDITION SHALL BE SLOPED AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES.
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
4. CONTRACTOR TO REPLACE CLAY SEWER LINE IF IT FALLS WITH-IN NEW ADDITION TO ABS LINE (ONLY AT ADDITION)
5. CONTRACTOR TO VERIFY THAT GAS PIPING, ELECTRICAL PANEL, CENTRAL HEATING ARE ADEQUATE FOR NEW ADDITIONS & OR REMODEL AND PROVIDE HOME OWNER WITH A PRICE PRIOR TO START OF WORK. (ALL ELECTRICAL, MECHANICAL, & PLUMBING TO BE DESIGN BUILD & TO CODE)
6. SEPARATE PERMIT(S) IS/ARE REQUIRED FOR ACCESSORY BUILDING, PATIO COVERS, FENCES, SWIMMING POOL, RETAINING WALL, DEMOLITION, ETC.

AS-BUILT NOTES

ALTHOUGH ALL REASONABLE EFFORTS WERE MADE TO ENSURE ACCURACY, THESE PLANS REPRESENT AS-BUILT CONDITIONS AND ARE NOT INTENDED TO REPRESENT AN EXACT AND ACCURATE LAYOUT. THE OWNER SHOULD ANTICIPATE UNFORESEEN CONDITIONS AND SHOULD BE EXPECTED DURING CONSTRUCTION.

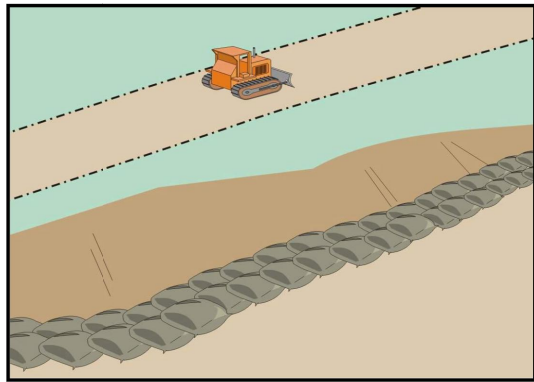
OWNER

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB SITE ACCORDING TO THE CONTRACT DOCUMENTS. NOTES AND DIMENSIONS ON ARCHITECTURAL PLANS SHALL BE CHECKED AND VERIFIED WITH STRUCTURAL, MECHANICAL, PLUMBING AND ANY OTHER DRAWINGS INCLUDED IN THE CONTRACT DOCUMENTS. ANY DISCREPANCIES IN NOTES AND OR DIMENSIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER PRIOR TO COMMENCING WORK, SO THAT ANY REQUIRED REMEDIAL WORK CAN BE PERFORMED.

ALL DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE DESIGNER AND HIS CONSULTANTS FOR THIS PROJECT ARE INSTRUMENTS OF THE DESIGNER'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE DESIGNER SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHTS. COPIES OF ARCHITECTURAL DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE ARE PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY XXX IN WRITING.

Sandbag Barrier

SE-8



Description and Purpose
A sandbag barrier is a series of sand-filled bags placed on a level contour to intercept or to divert sheet flow. Sandbag barriers placed on a level contour pond sheet flow runoff, allowing sediment to settle out.

Suitable Applications
Sandbag barriers may be a suitable control measure for the applications described below. It is important to consider that sand bags are less porous than gravel bags and ponding or flooding can occur behind the barrier. Also, sand is easily transported by runoff if bags are damaged or ruptured. The SWPPP Preparer should select the location of a sandbag barrier with respect to the potential for flooding, damage, and the ability to maintain the BMP.

- As a linear sediment control measure:
 - Below the toe of slopes and erodible slopes.
 - As sediment traps at culvert/pipe outlets.
 - Below other small cleared areas.
 - Along the perimeter of a site.
 - Down slope of exposed soil areas.
 - Around temporary stockpiles and spoil areas.
 - Parallel to a roadway to keep sediment off paved areas.
 - Along streams and channels.

Categories	
EC Erosion Control	☑
SE Sediment Control	☑
TC Tracking Control	
WE Wind Erosion Control	
NS Non-Stormwater Management Control	
WM Waste Management and Materials Pollution Control	
Legend:	
☑ Primary Category	
☐ Secondary Category	

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

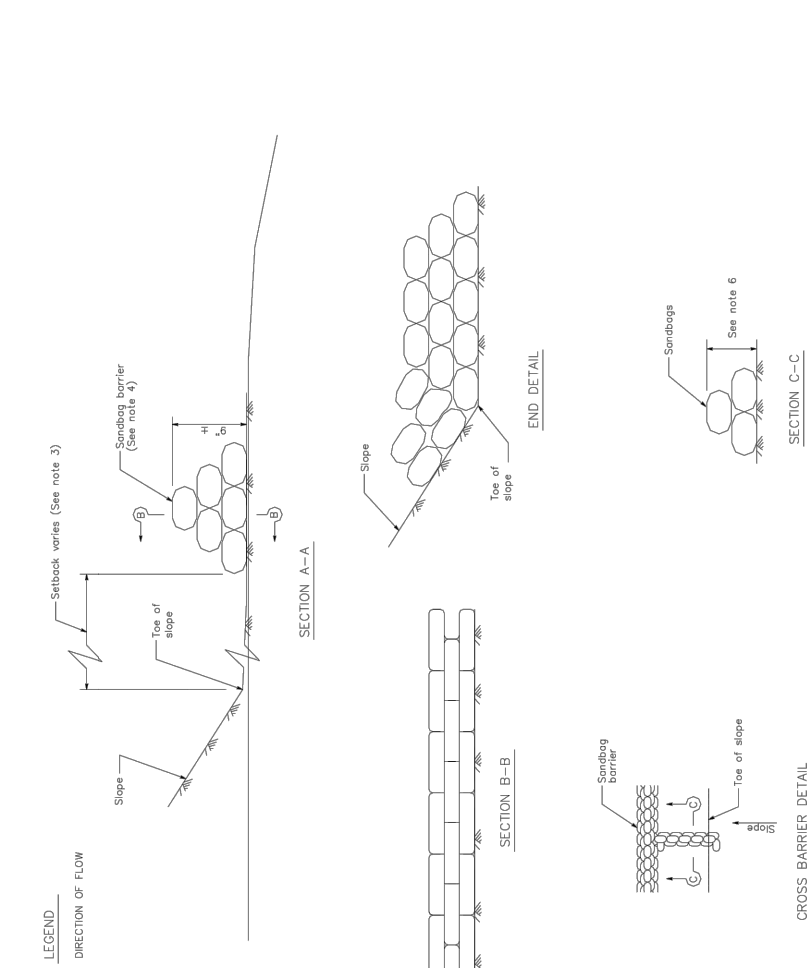
- SE-1 Sil Fence
- SE-5 Filter Silt
- SE-6 Gravel Bag Berm
- SE-12 Manufactured Linear Sediment Controls
- SE-14 Buffer Strip

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Sandbag Barrier

SE-8



Solid Waste Management

WM-5

Standards and Specifications

Education

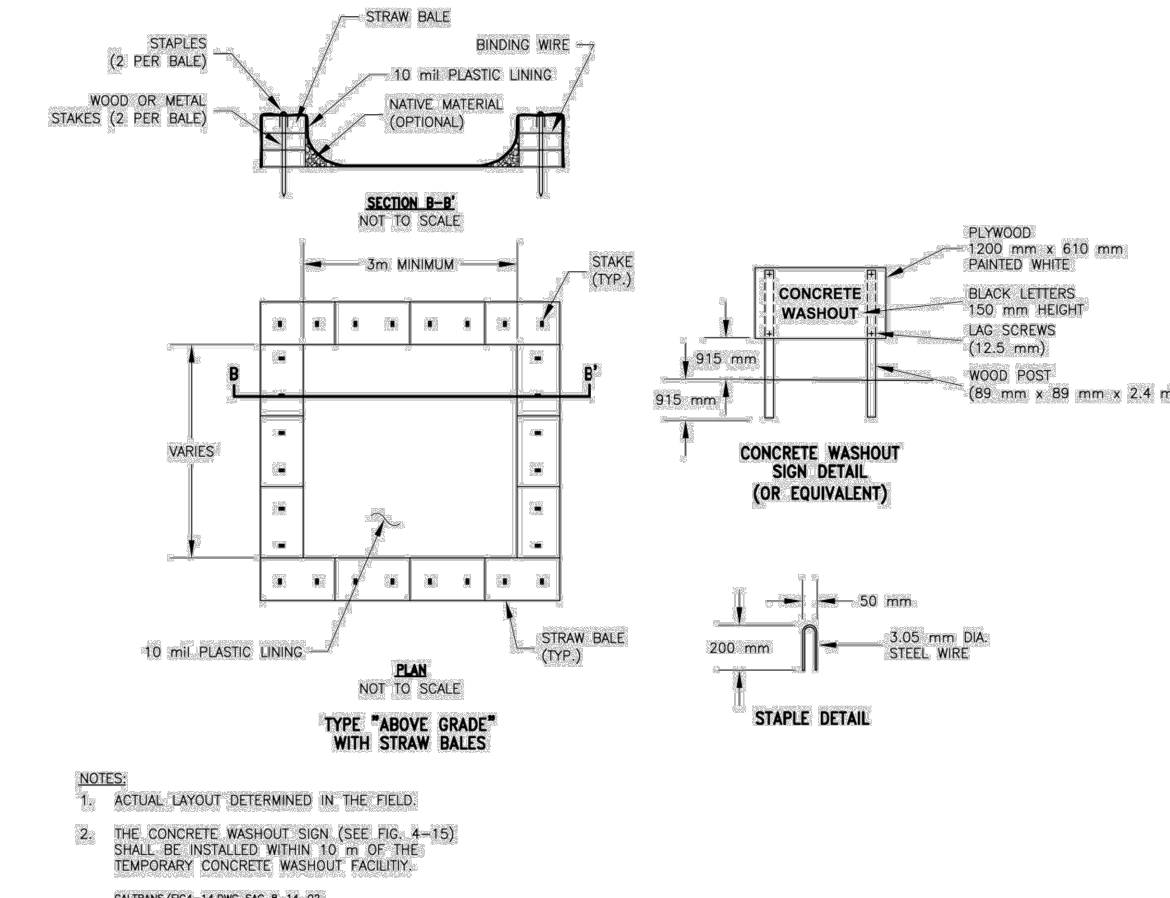
- The Contractor's Water Pollution Control Manager (WPCM) shall oversee and enforce proper solid waste procedures and practices.
- Instruct employees and subcontractors on identification of solid waste and hazardous waste.
- Educate employees and subcontractors on solid waste storage and disposal procedures.
- Hold regular meetings to discuss and reinforce disposal procedures (incorporate into regular safety meetings).
- Require that employees and subcontractors follow solid waste handling and storage procedures.
- Prohibit littering by employees, subcontractors, and visitors.
- Wherever possible, minimize production of solid waste materials.

Collection, Storage, and Disposal

- Dumpsters of sufficient size and number shall be provided to contain the solid waste generated by the project and properly serviced.
- Littering on the project site shall be prohibited.
- To prevent clogging of the storm drainage system litter and debris removal from drainage grates, trash racks, and ditch lines shall be a priority.
- Trash receptacles shall be provided in the Contractor's yard, field trailer areas, and at locations where workers congregate for lunch and break periods.
- Construction debris and litter from work areas within the construction limits of the project site shall be collected and placed in watertight dumpsters at least weekly regardless of whether the litter was generated by the Contractor, the public, or others. Collected litter and debris shall not be placed in or next to drain inlets, storm water drainage systems or watercourses.
- Full dumpsters shall be removed from the project site and the contents shall be disposed of outside the highway right-of-way in conformance with the provisions in the Standard Specifications Section 7-1.13.
- Litter stored in collection areas and containers shall be handled and disposed of by trash hauling contractors.
- Construction debris and waste shall be removed from the site every two weeks or as directed by the R.E.

Concrete Waste Management

WM-8

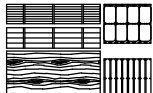


LEGEND

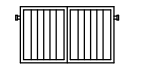
SEE BMP NOTES BE LOW FOR ADDITIONAL INFO



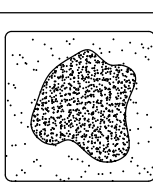
SE-8 SANDBAG BARRIE



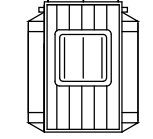
WM-1 MATERIAL DELIVERY AND STORAGE



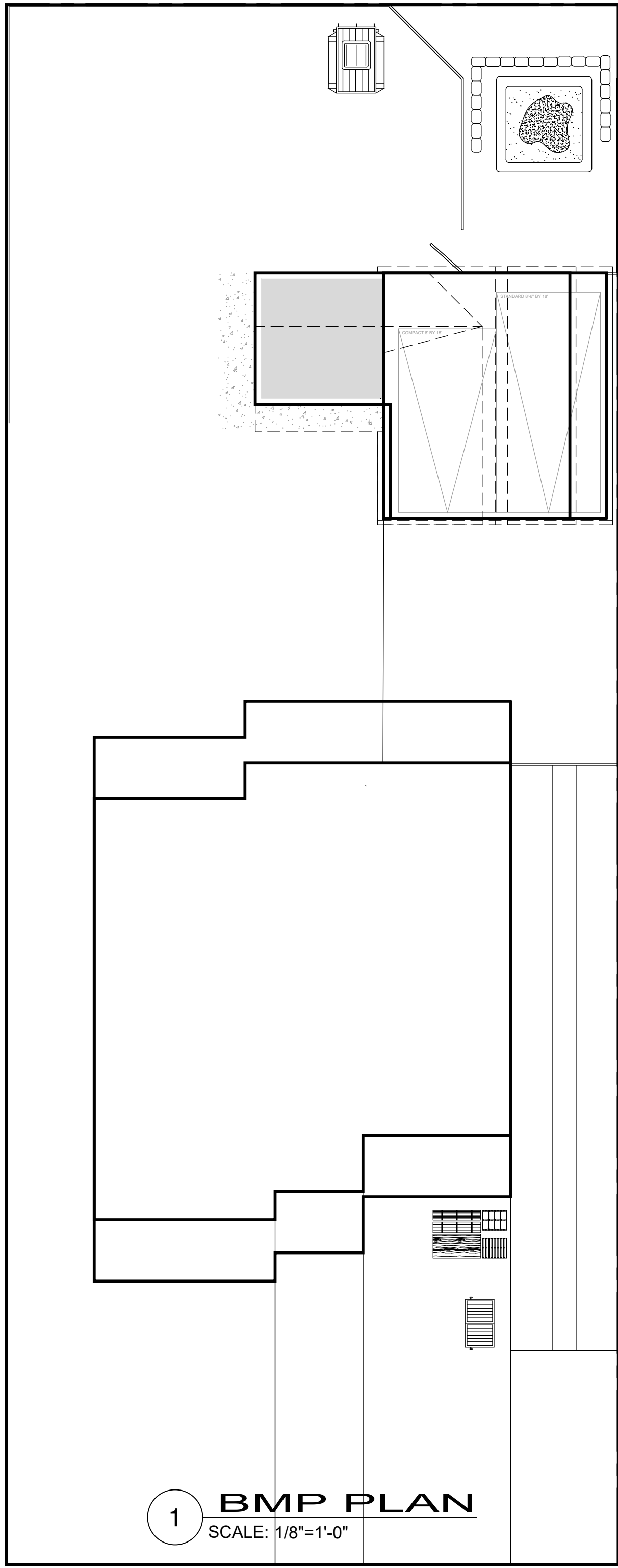
WM-5 SOLID WASTE MANAGEMENT



WM-8 CONCRETE WASTE MANAGEMENT



WM-9 SANITARY WASTE MANAGEMENT



REVISIONS
△ CITY COMMENTS
△ CITY COMMENTS 10.25.21
△
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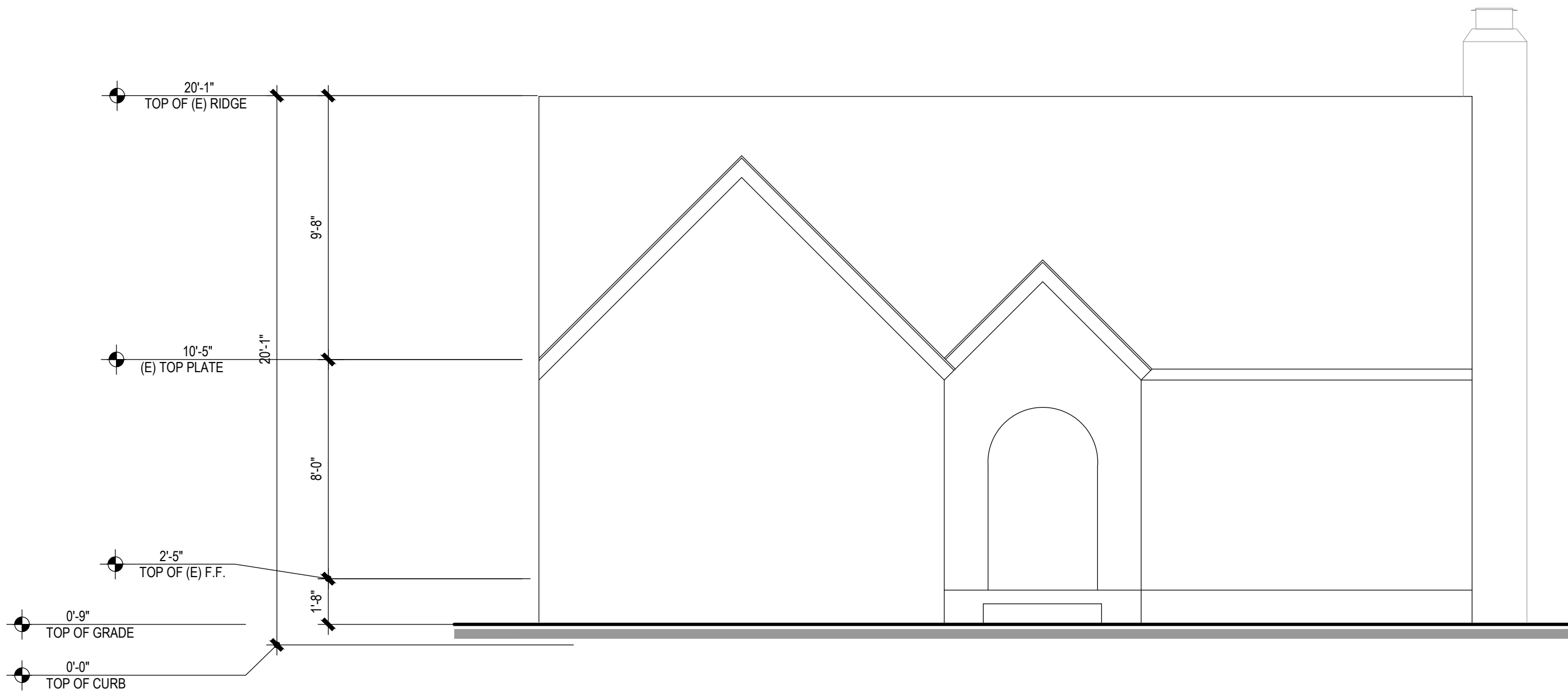
LEOH SANDOVAL
10/27/21

JOB NUMBER:

PLOT DATE:
10/27/21
DRAWN BY:
Leoh
SHEET TITLE:
General Notes
SHEET NO:

A-1.1

FILE NAME:



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



1 WEST MAIN HOUSE PICTURE
SCALE: 1/4"=1'-0"



5 SOUTH MAIN HOUSE PICTURE
SCALE: 1/4"=1'-0"



2 EAST MAIN HOUSE PICTURE
SCALE: 1/4"=1'-0"



6 SLAB AT THE END OF THE RIBBON
SCALE: 1/4"=1'-0"



3 NORTH MAIN HOUSE PICTURE
SCALE: 1/4"=1'-0"

REVISIONS
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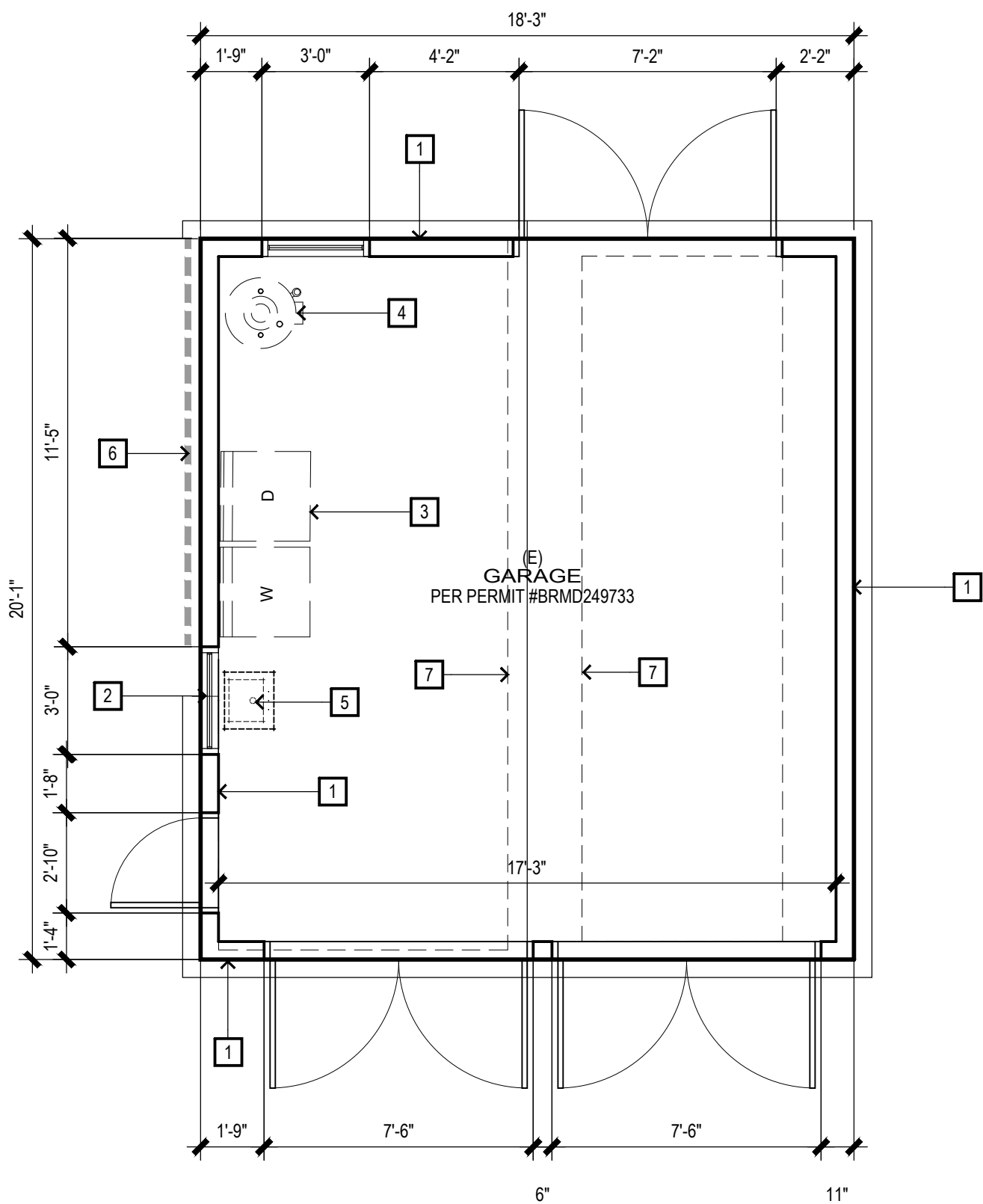
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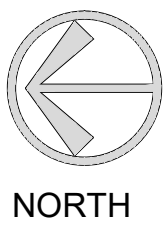
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PICTURES
SHEET NO:

A-1.1

FILE NAME:



1 1ST STORY DEMO PLAN
SCALE: 1/4"=1'-0"



- KEYNOTES
- 1 PROTECT EXISTING WALL IN PLACE
 - 2 PROTECT EXISTING WINDOW IN PLACE
 - 3 RELOCATE DRYER AND WASHER
 - 4 REMOVE WATER HEATER
 - 5 RELOCATE SINK
 - 6 REMOVE STUCCO. TO BE REPLACED BY DRYWALL
 - 7 DEMO PORTION OF THE ROOF TO ACCOMMODATE ADU'S DORMER

- PRIOR TO BID, CONTRACTOR SHALL VISIT THE SITE TO ADEQUATELY DETERMINE ALL PREEXISTING CONDITIONS AND THE FULL EXTENT OF ALL REQUIRED DEMOLITION. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH FORGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCES THEREFORE IN PREPARING HIS BID.
- CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR TO COORDINATE REMOVAL AND STORAGE OF ALL EQUIPMENT AND FIXTURES WITH OWNER.
- WHERE ANY PLUMBING, MECHANICAL, OR ELECTRICAL ITEMS, LINES, CONDUITS, PIPES, FIXTURES, ETC. HAVE BEEN REMOVED, PLUG AND CAP CEILING AS NECESSARY TO CONCEAL ABANDONED ITEMS, PATCH AND REPAIR FLOOR, CEILING AND/OR WALLS AS NECESSARY.
- CONTRACTOR TO PATCH AND REPAIR ANY DAMAGED PORTIONS OF THE BUILDING TO REMAIN AND MATCH NEW OR EXISTING WORK AT NO ADDITIONAL COST TO OWNER.
- THIS PLAN INDICATES A GENERAL DEMOLITION SCOPE OF WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER INCIDENTAL DEMOLITION WORK REQUIRED TO COMPLETE THE BUILDING MODIFICATIONS AS SHOWN AND REQUIRED BY THE CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, AND HVAC.
- ANY ITEMS SALVAGED BY THE CONTRACTOR SHALL BE DISPOSED OF PROPERLY OFF-SITE AND IN AN EXPEDITIOUS MANNER. DO NOT BURN ANY DEMOLISHED MATERIALS ON SITE.
- PROTECT ALL PEDESTRIAN TRAFFIC AFFECTED BY THE DEMOLITION AND CONSTRUCTION WORK, AS SET FORTH IN THE BUILDING CODE. HEIGHT AND BARRICADE CONSTRUCTION, IF ANY, TO BE DETERMINED BY LOCAL PUBLIC AGENCY.
- IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION, HE SHALL IMMEDIATELY STOP WORK AND NOTIFY OWNER.
- DURING REMOVAL OF OVERHEAD ELEMENTS, PROVIDE PROPER PROTECTION FROM FALLING OBJECTS.
- COMPLETE DEMOLITION IN AN ORDERLY AND CAREFUL MANNER. ENSURE THAT NO EXISTING CONSTRUCTION IS DISMANTLED, DEMOLISHED OR REMOVED WITHOUT KNOWING SPECIFICALLY WHAT IT IS. HOW IT SHOULD BE HANDLED, AND WHAT IMPACT ITS REMOVAL OR DEMOLITION MAY HAVE ON EXISTING CONSTRUCTION, STRUCTURE AND BUILDING SERVICES. IF THERE ARE ANY QUESTIONS CONCERNING THE DEPOSITION OF EXISTING CONSTRUCTION ENCOUNTERED, NOTIFY ARCHITECT IN WRITING BEFORE PROCEEDING. ASSUME ALL RESPONSIBILITY AND LIABILITY, INCLUDING RESPONSIBLE FOR MAINTAINING STRUCTURAL INTEGRITY OF ALL WORK. CONSEQUENTIAL DAMAGES RESULTANT OF FAILURE TO PROCEED WITHOUT REASONABLE CAUTION.
- CEASE OPERATIONS AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS ENDANGERED. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED AND ASSURED.
- STATE HEALTH & SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.
- PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET.
- FINISH GRADE AROUND THE NEW STRUCTURE/ ADDITION SHALL BE SLOPED AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
- SEPARATE PERMIT(S) IS/ARE REQUIRED FOR ACCESSORY BUILDING, PATIO COVERS, FENCES, SWIMMING POOL, RETAINING WALL, DEMOLITION, ETC.

LEGEND

- (E) WALL TO REMAIN
2x4 WOOD STUDS @ 16" O.C.
- (E) WALL TO BE REMOVED
2x4 WOOD STUDS @ 16" O.C.

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DESIGNER

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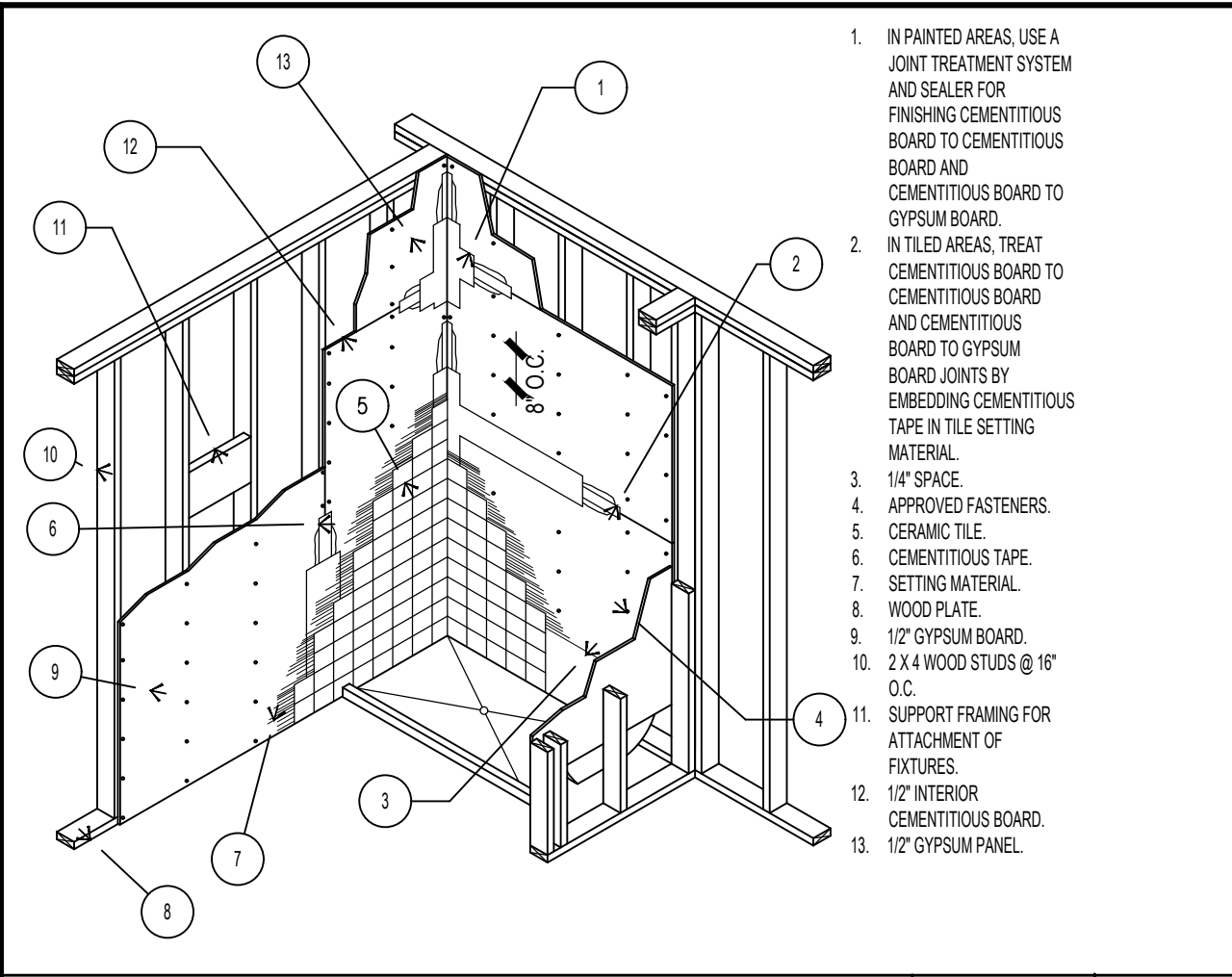
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A-2 Demo Plan

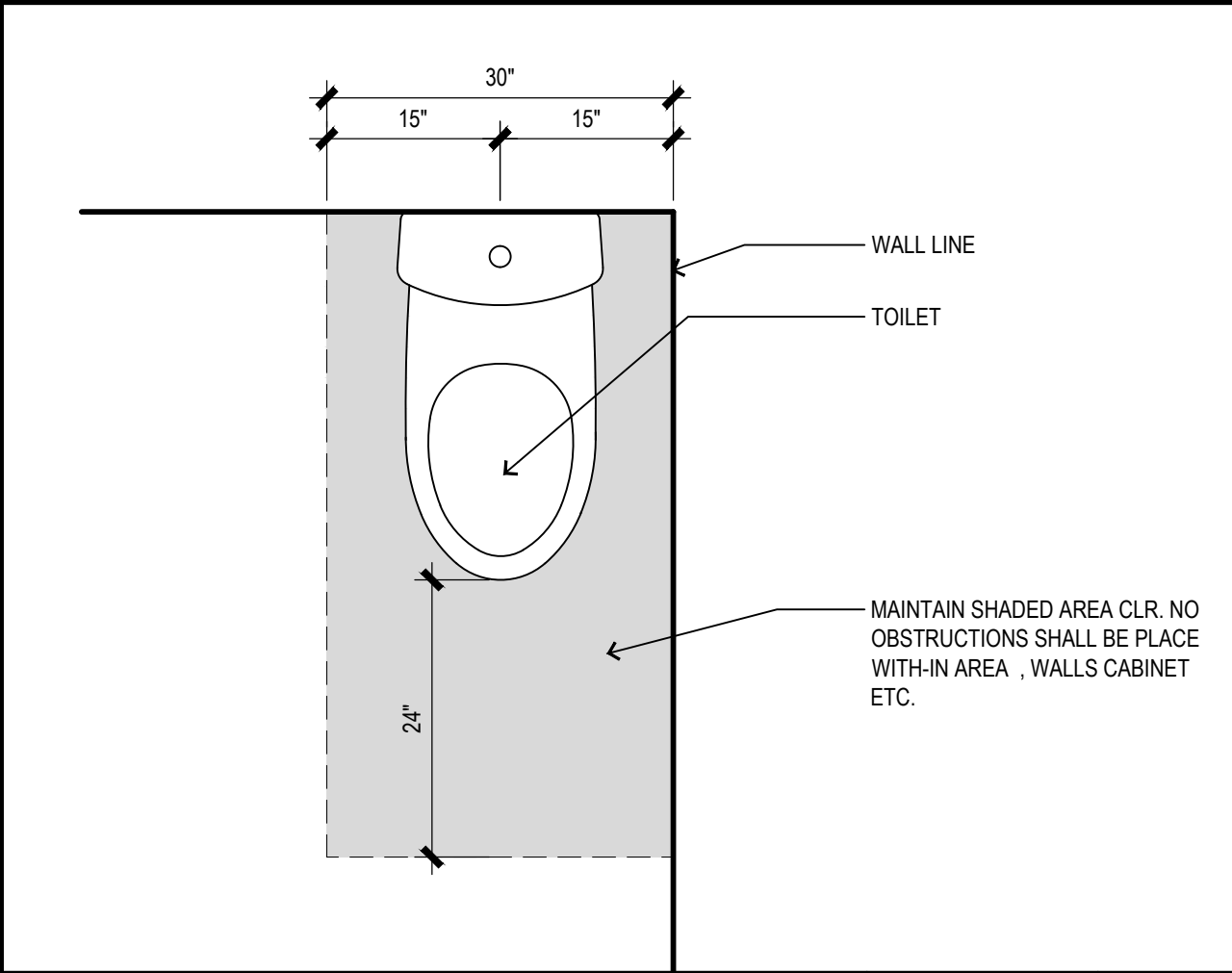
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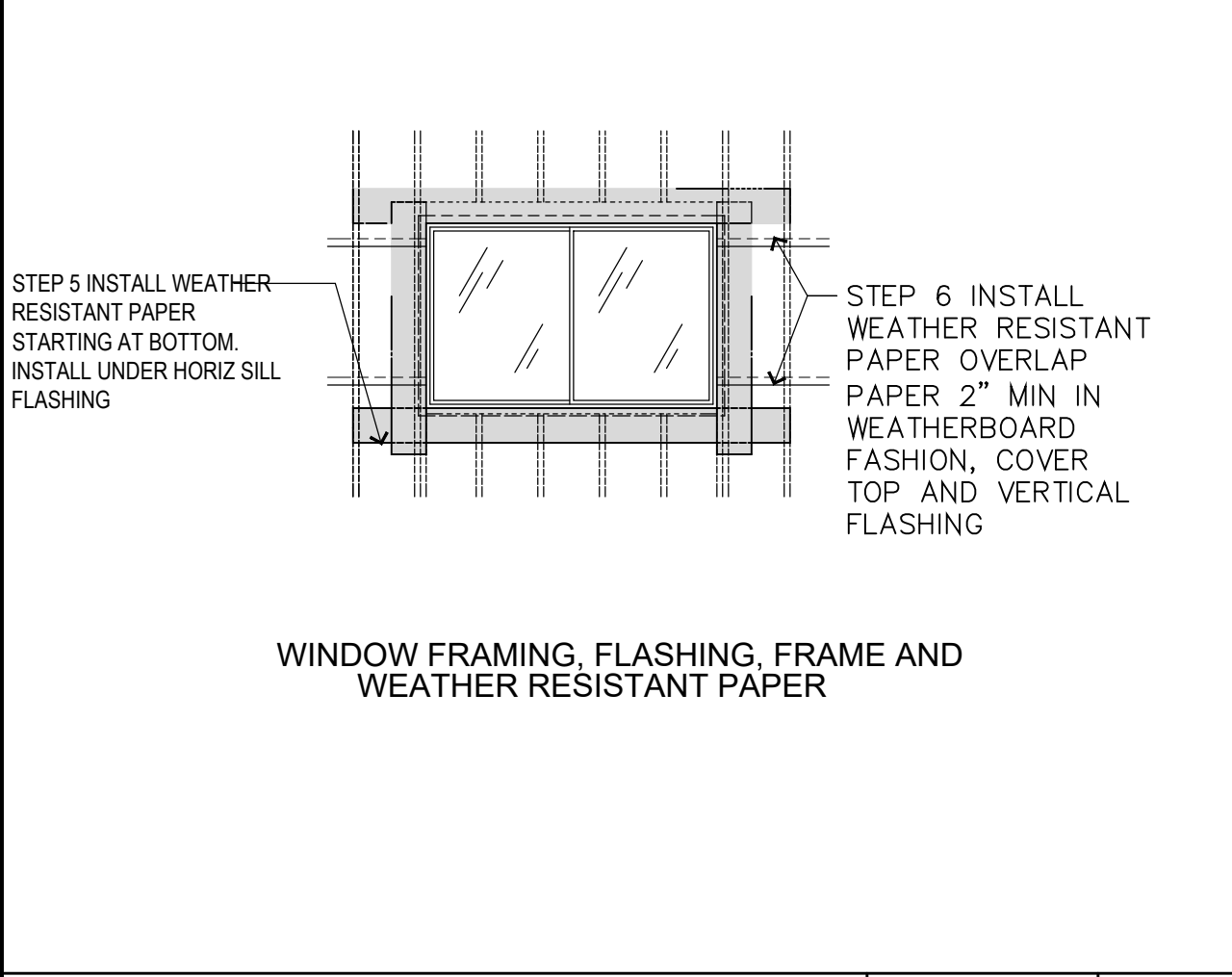
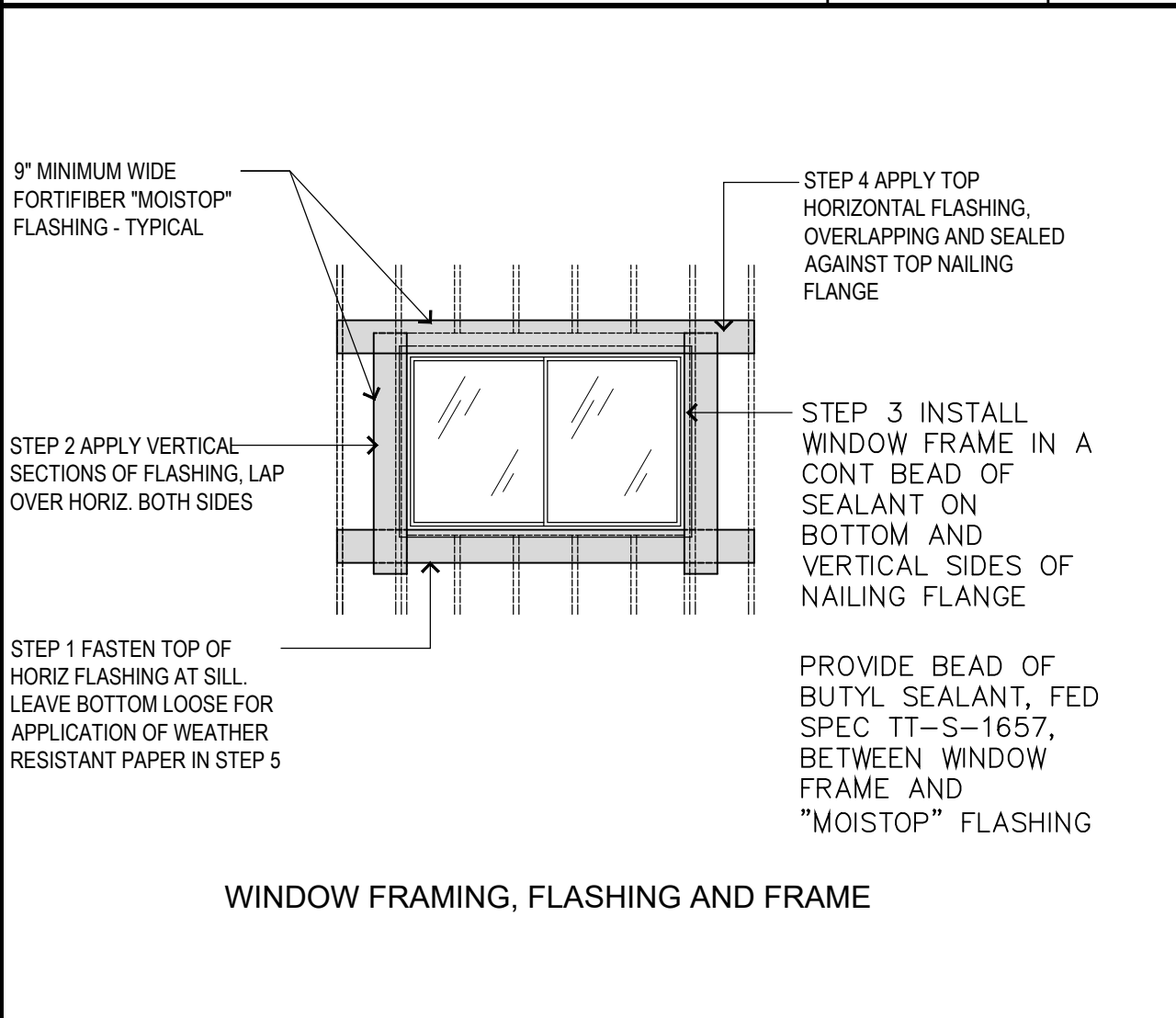
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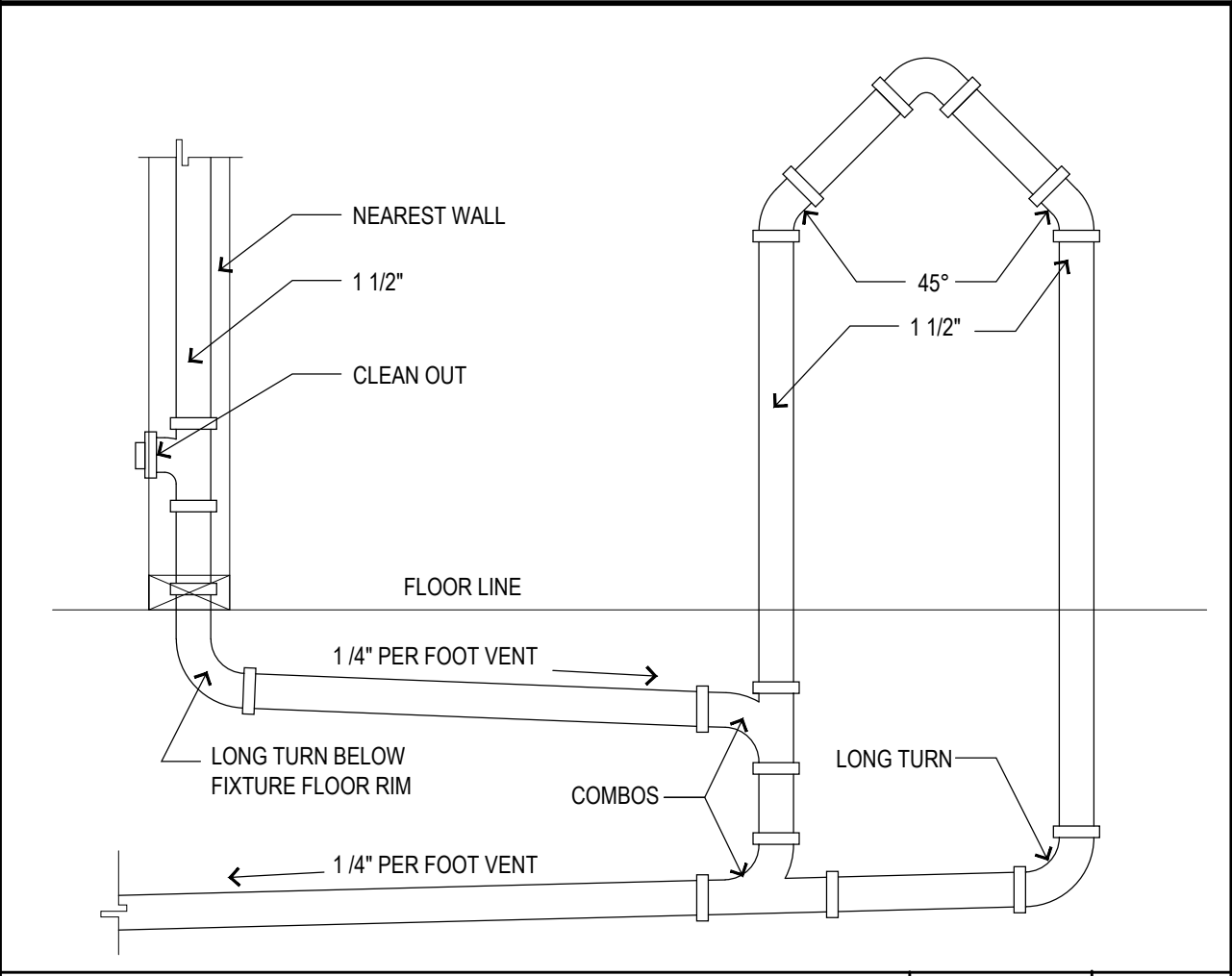
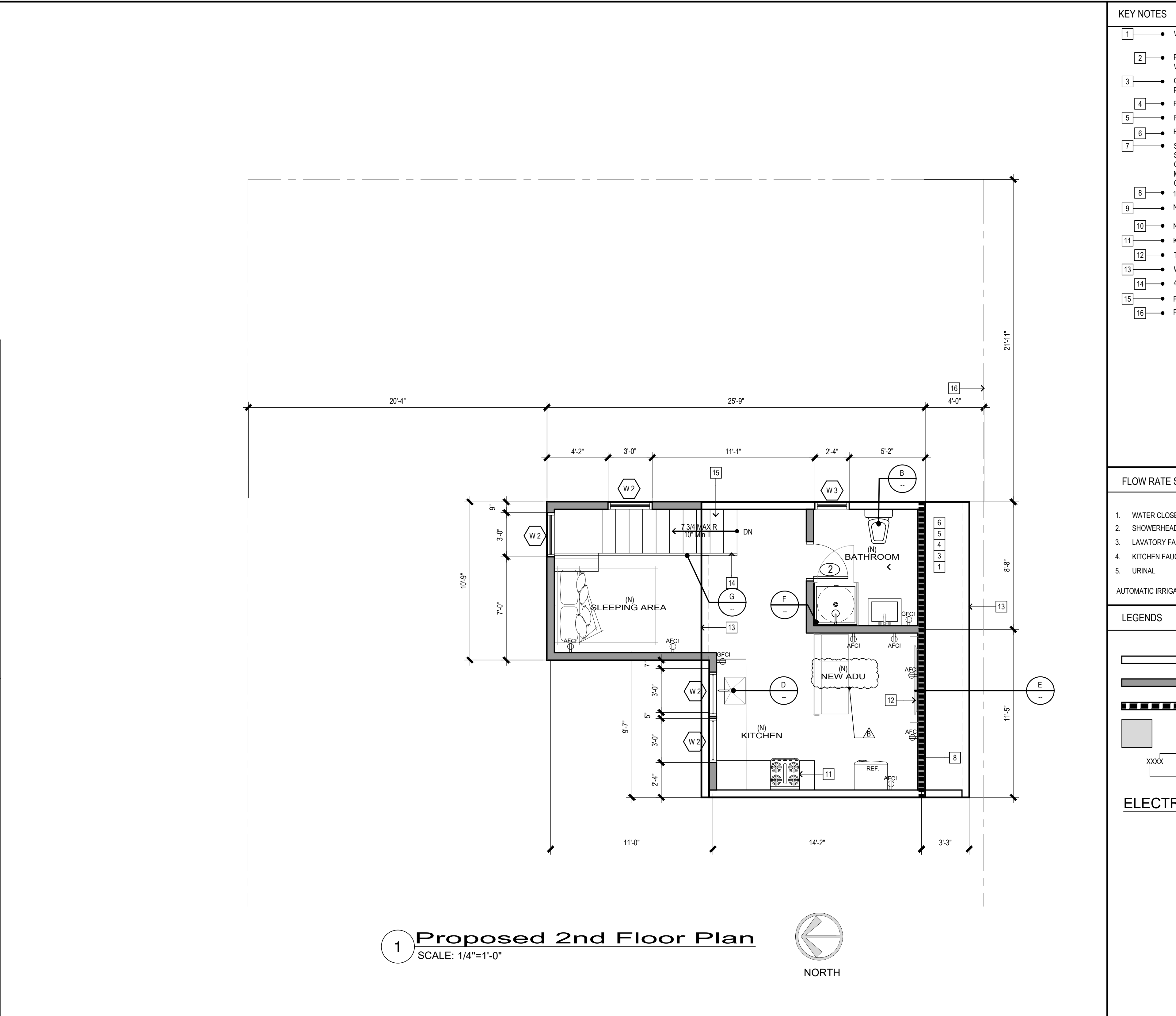
SHOWER FINISH



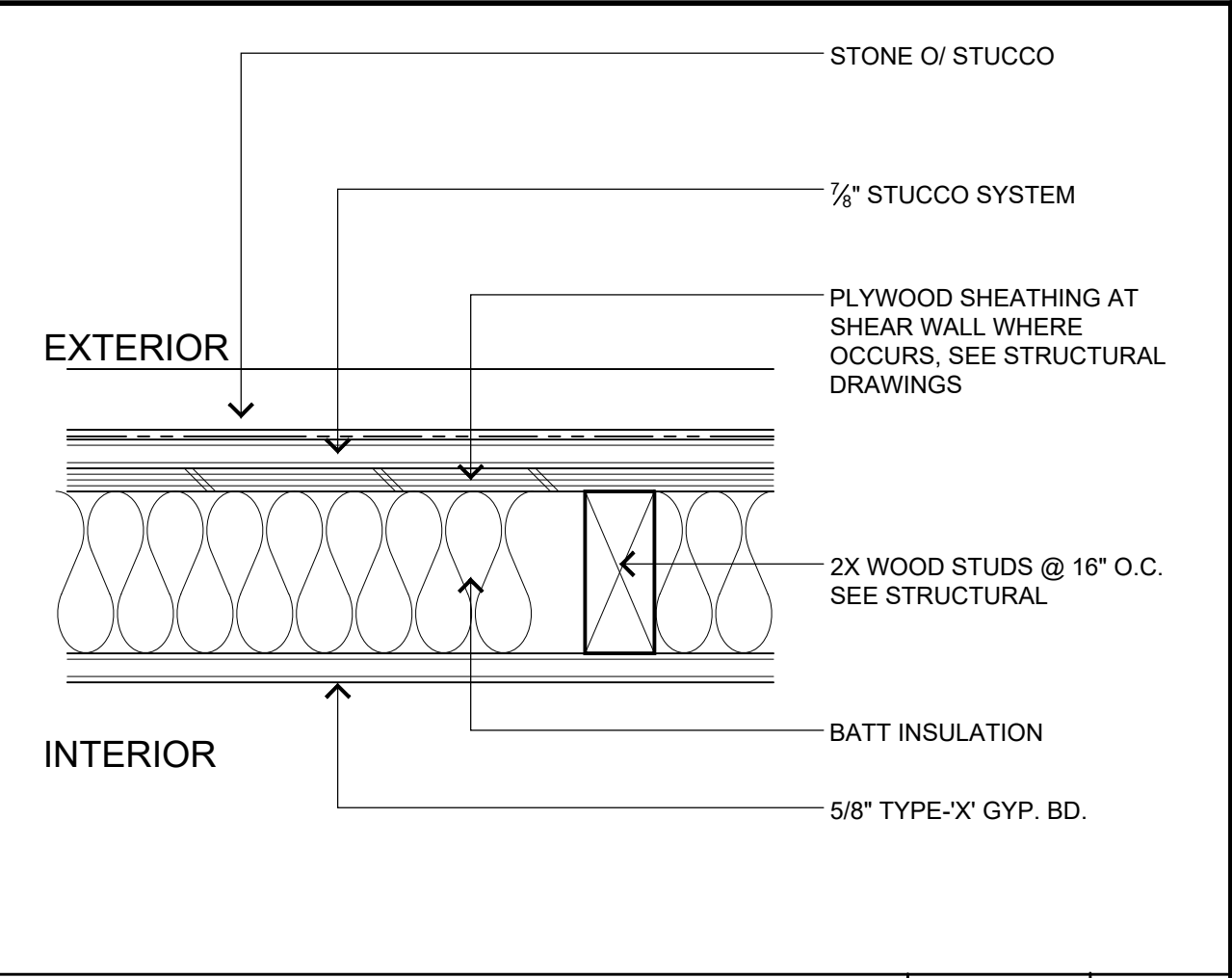
TOILET BOWL CLEARANCE



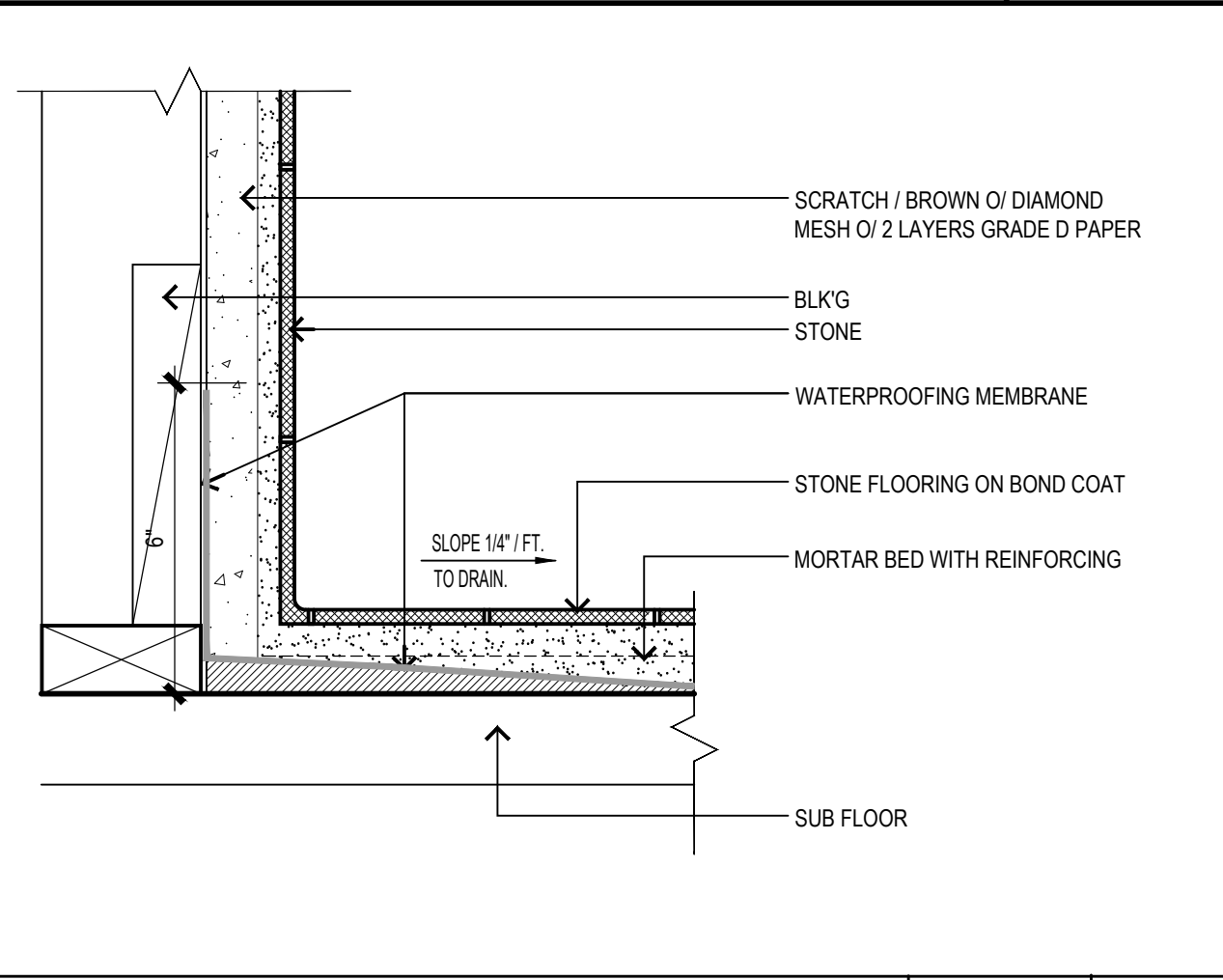
WINDOW FLASHING



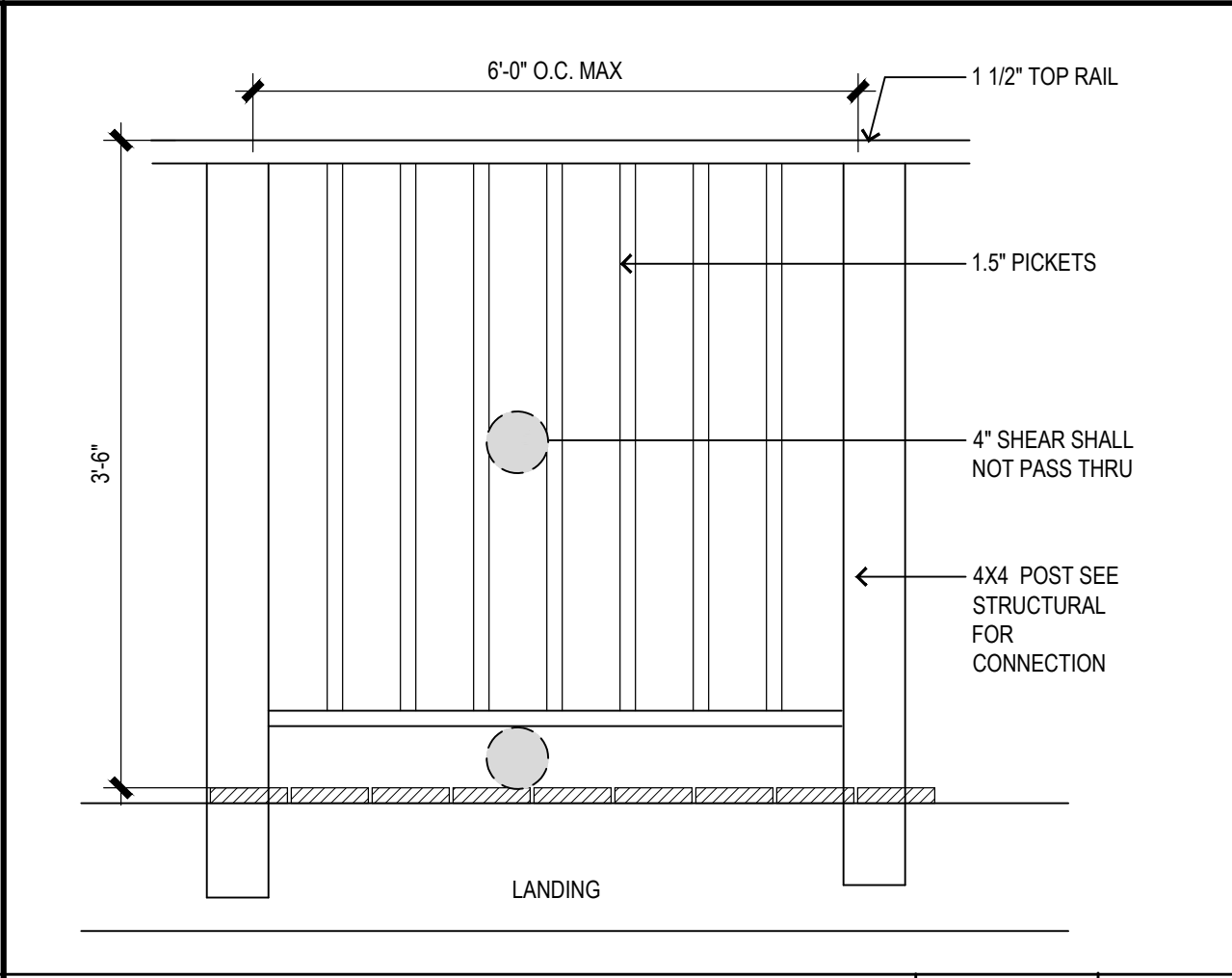
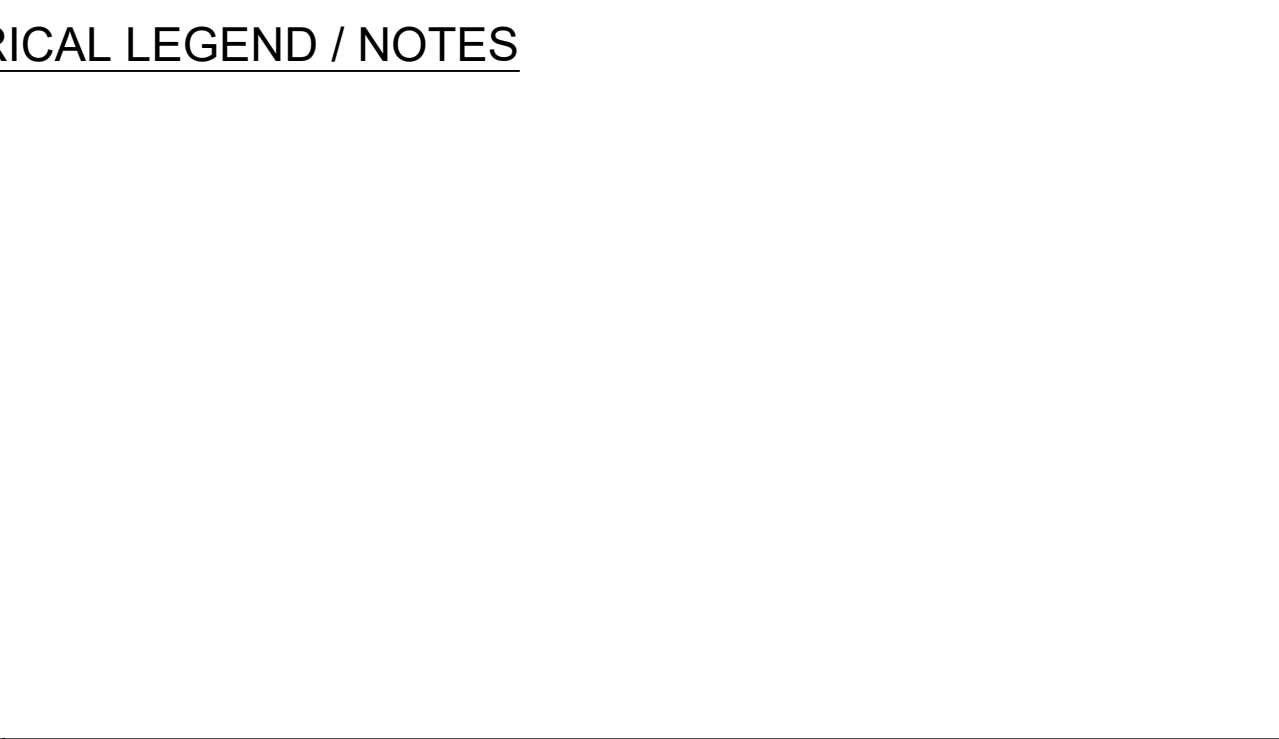
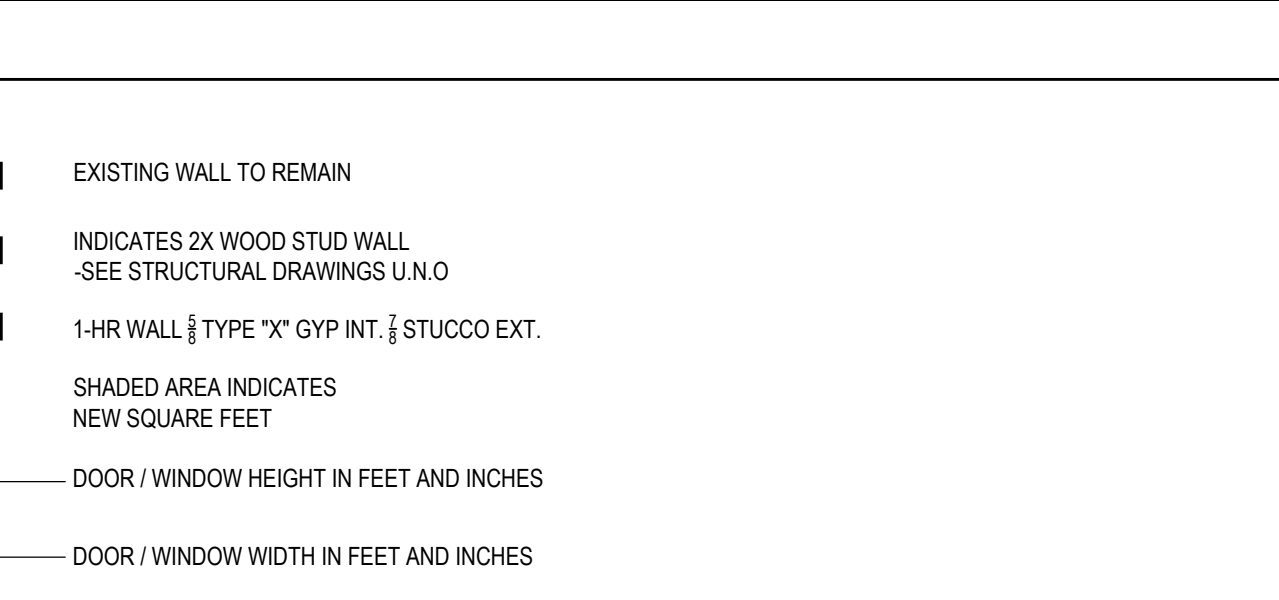
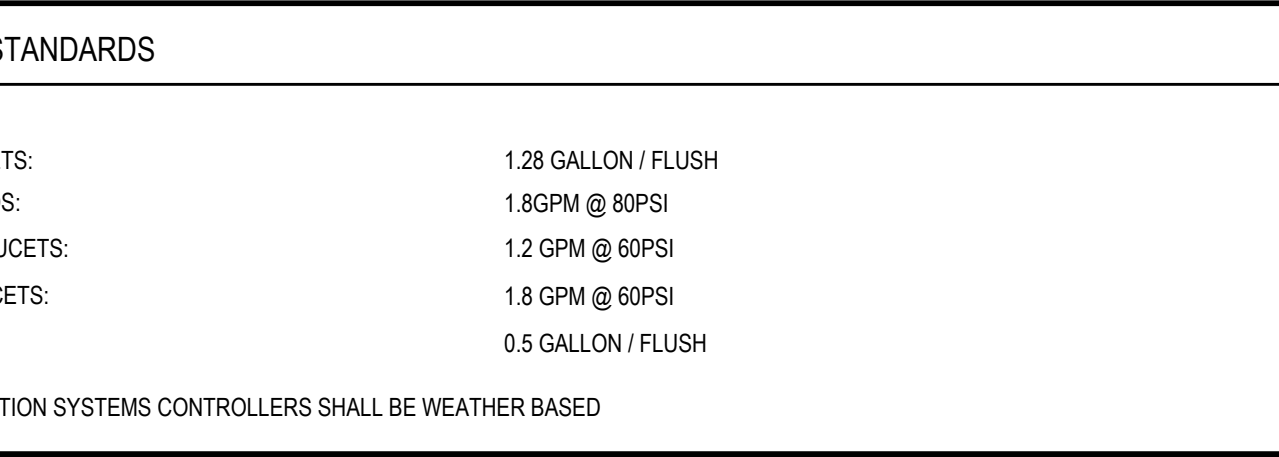
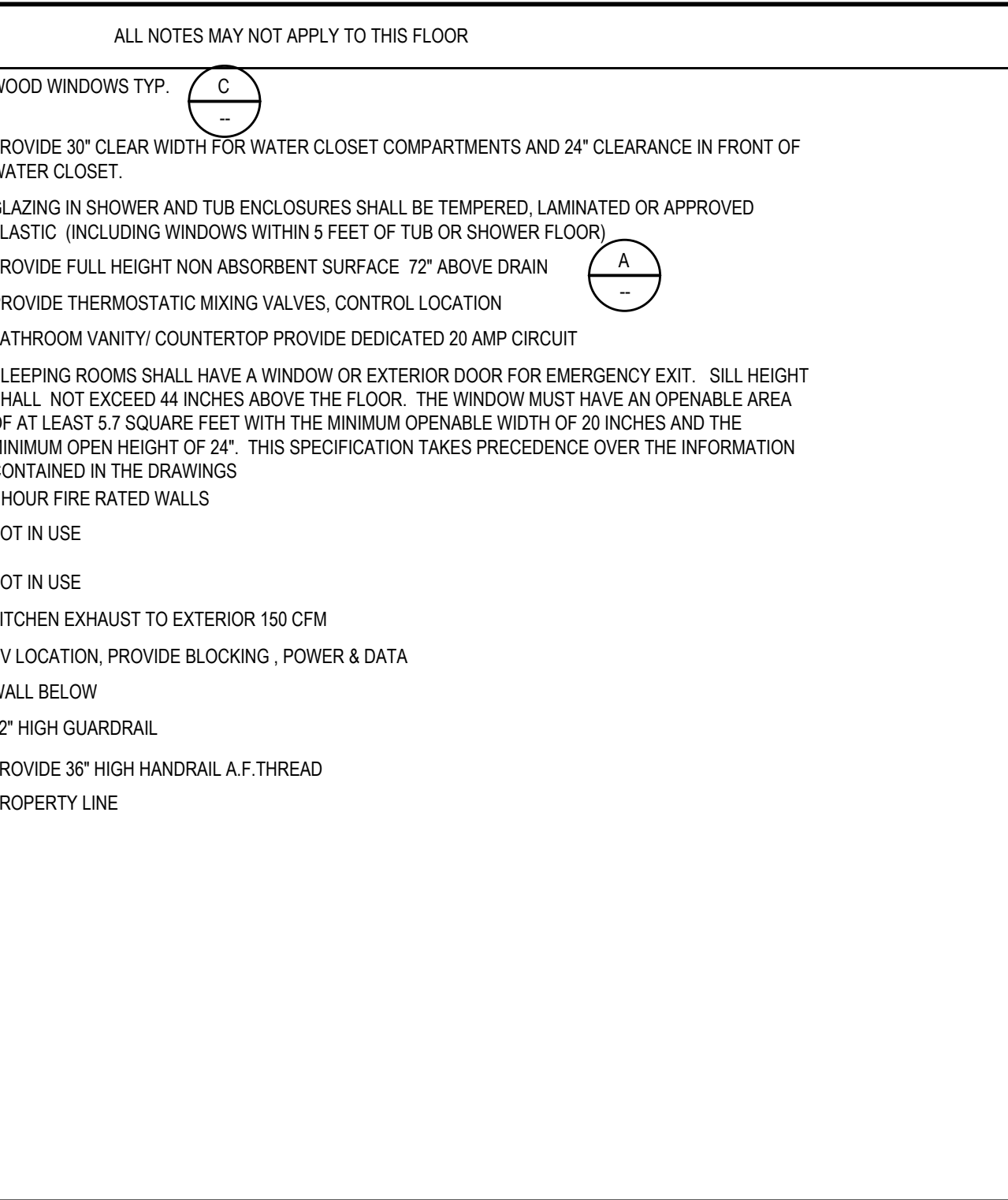
DRAINAGE AND VENTILATION



1 HR WALL



SHOWER CORNER



GUARDRAIL

REVISIONS

CITY COMMENTS

CITY COMMENTS

10.25.21

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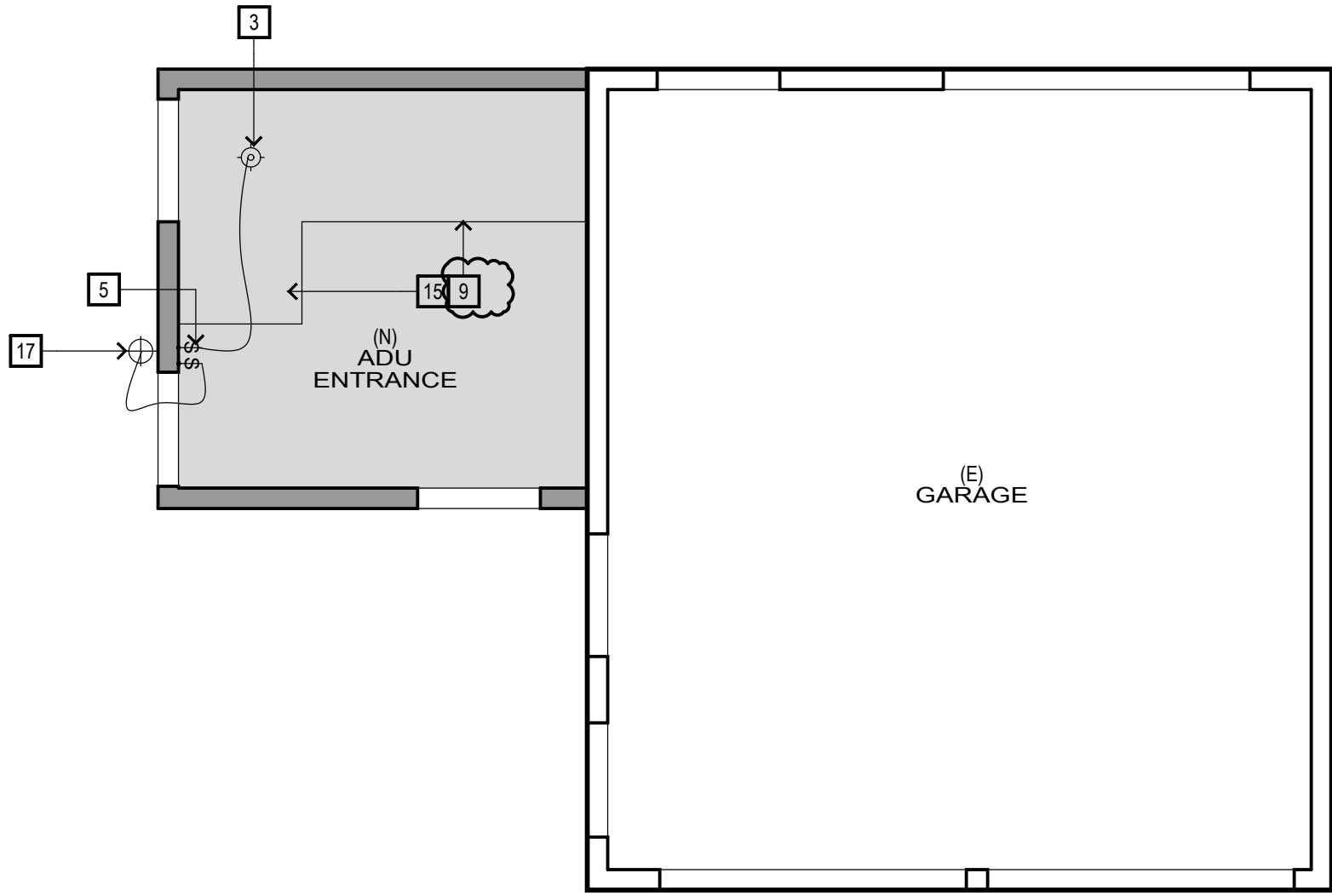
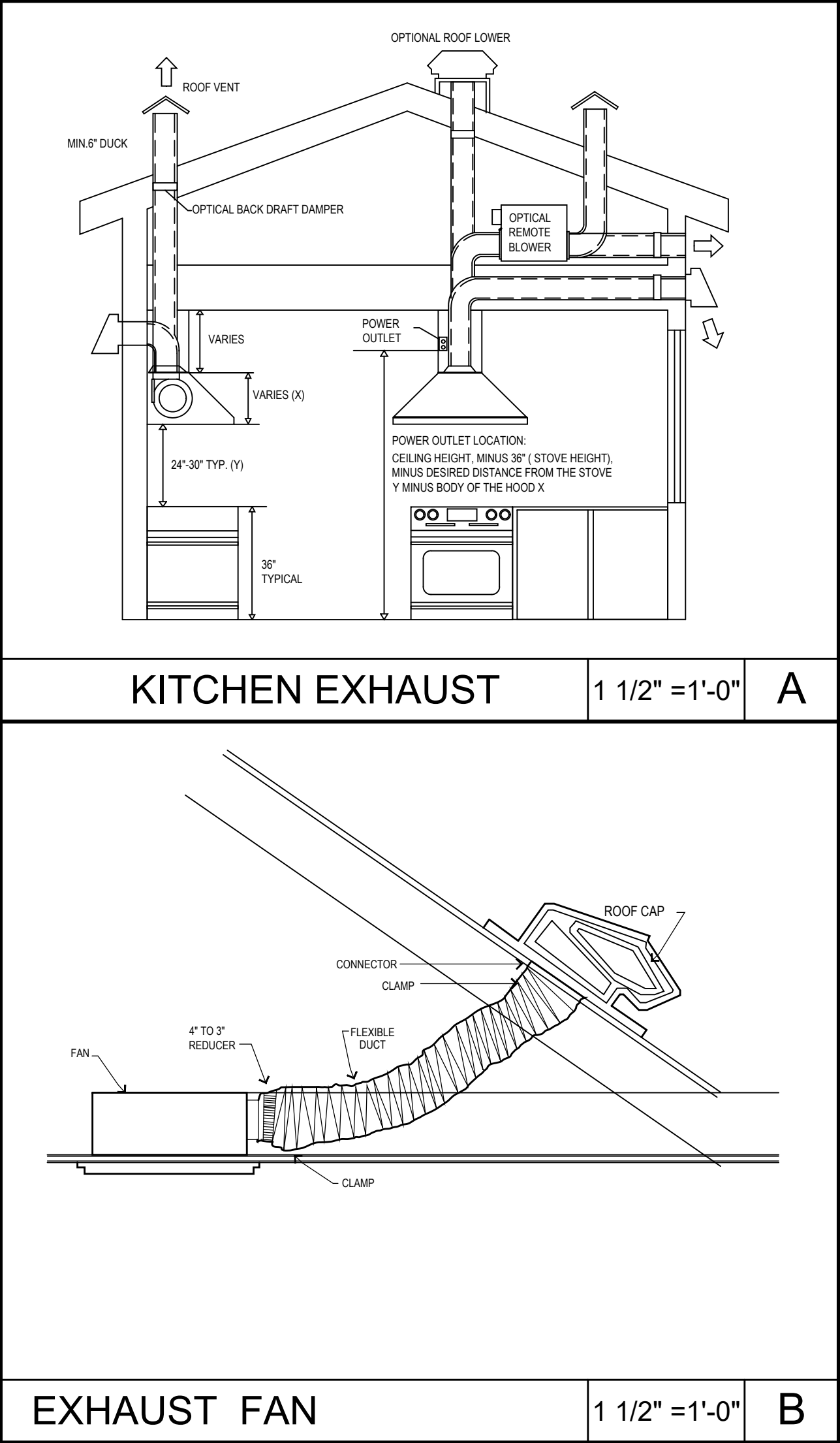
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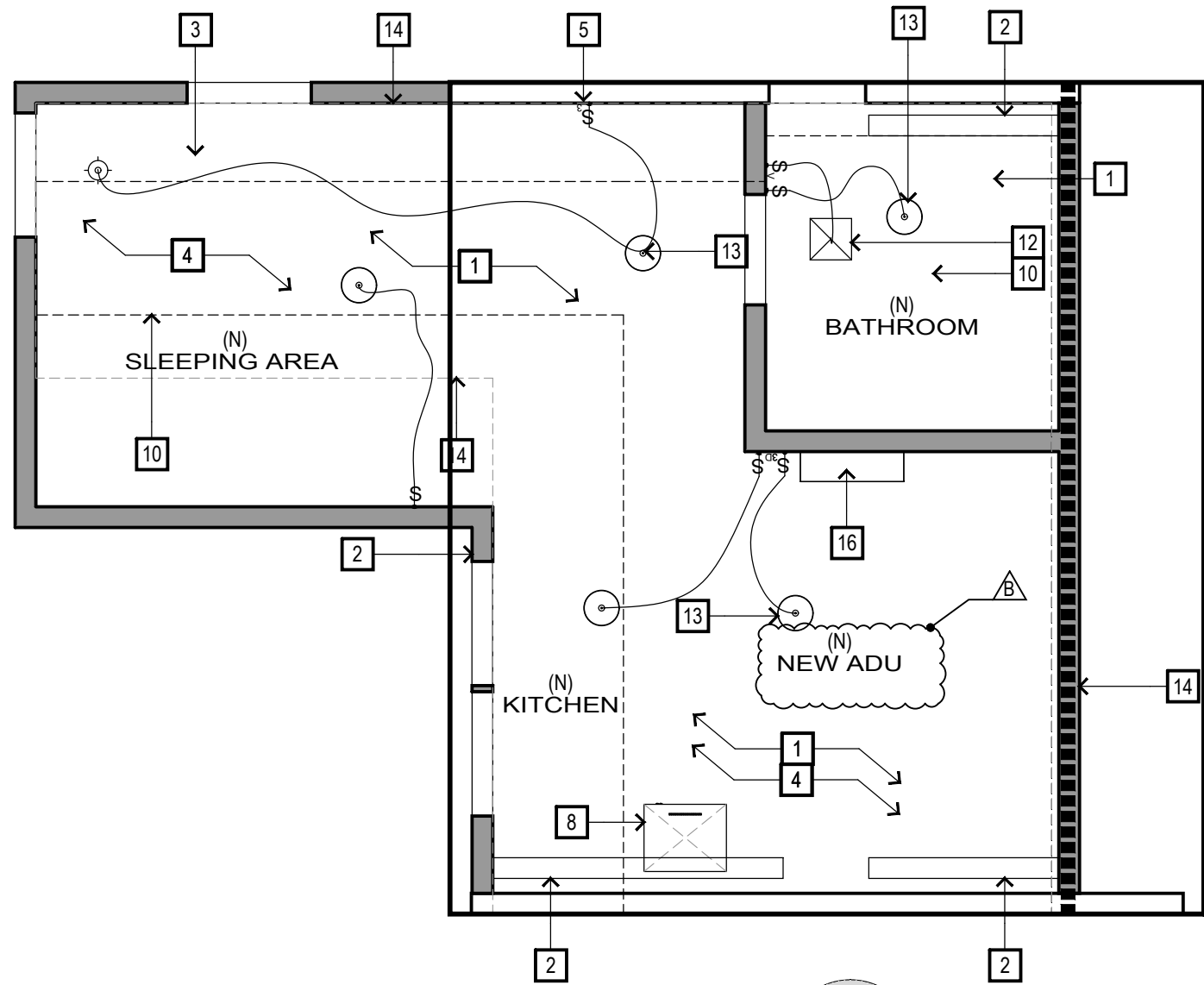
SHEET NO:

A-3.1

FILE NAME:



1 Proposed Ceiling Plan
SCALE: 1/4"=1'-0"



2 Proposed Ceiling Plan
SCALE: 1/4"=1'-0"

- KEY NOTESALL NOTES MAY NOT APPLY
- 1

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5/8" TYPE "X" GYP. BD.

DORMER WALLS

CEILING CHAIN MOUNTED LIGHT FIXTURE

VAULTED CEILING WITH V-BAFFLE IN INSULATION

DENOTES 3-WAY SWITCH.

EXTERIOR LIGHT FIXTURES TO BE DAMP PROOF AND RATED FOR EXTERIOR USE

LIGHT TO BE HIGH EFFICACY AND CONTROLLED BY PHOTO CONTROL / MOTION SENSOR

UNDER CABINET LED LIGHTS

WALL MOUNTED HOOD, VENT TO EXTERIOR 150 CFM MIN

CEILING

6'-8" HEAD HEIGHT CLEARANCE

PROVIDE EXTRA BACKING FOR SUPPORT

EXHAUST FAN 50 CFM MIN TO EXTERIOR

SURFACE MOUNT LIGHT

5' WALL

ADJUST CEILING TO GIVE STAIR STEPS 6'-8" HEAD HEIGHT

MINI SPLIT

DAMP PROOF RECESS LIGHT FIXTURE

LIGHT CONTROL
- A

B

- LEGEND
- NOTE: ALL LIGHT SWITCHES TO BE DIMMER SWITCHES. DECORA STYLE BY LUTRON

ALL CEILING TO RECEIVE SMOOTH SKIM COAT
- LED RECESSED LIGHT FIXTURE -(IC RATED & AIR TIGHT)

FAN

LED RECESSED LIGHT FIXTURE -(IC RATED & AIR TIGHT) WITH FAN NuTone

LED RECESSED SPOTLIGHT (IC RATED & AIR TIGHT)

CAMERA

EXHAUST FAN.

HVAC GRILL (HVAC DESIGN BUILD GRILL SHOWN FOR REFERENCE ONLY)

HANGING PENDENT

CHANDELIER

MOTION SENSOR SECURITY LIGHTS OFCI

4'-0" SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE

HEAT DETECTOR HARDWIRED W/ BATTERY BACK-UP

COMBINATION SMOKE & CARBON MONOXIDE DETECTOR HARDWIRED W/ BATTERY BACK-UP & INTERCONNECTED UL 217 LISTED & UL2034/2075

SMOKE & DETECTOR HARDWIRED W/ BATTERY BACK-UP & INTERCONNECTED UL 217 LISTED & UL2034/2075

WALL SCONCE

CEILING / LIGHT MOUNTED FAN

CEILING HEIGHT

CEILING MOUNTED LIGHT FIXTURE

DOOR BELL

OCCUPANCY SENSOR

MOTION SENSOR FOR ALARM

LED UNDER CABINET LIGHTING

3" PIN LITE

STANDARD 20A 120/277V-1Ø SPST DECORA SWITCH MOUNTED AT +48" A.F.F.-U.O.N.

a.b.-DENOTES TWO SWITCHES AND THEIR RESPECTIVE CONTROL IDENTIFICATION.

3 - DENOTES 3-WAY SWITCH.

D - DENOTES WALL BOX DIMMER.

O - MANUAL ON OCCUPANCY SENSOR

V - VACANCY SENSOR

DROPPED CEILINGS FOR HVAC RUNS

ATTIC ACCESS 30"X30" MIN.
- LIGHTING

1.

2.

3.

4.

NO PENDENT LIGHT FIXTURES IN ZONE 3' AWAY AND 8' ABOVE BATHTUB.

RECESSED LIGHTING AT TUB / SHOWER TO BE SUITABLE FOR DAMP LOCATIONS, PROVIDED WITH A SOLID LENS AND BE GFCI PROTECTED.

BATHROOMS SHALL BE HIGH EFFICACY LUMINARIES OR CONTROLLED BY AN OCCUPANCY SENSOR CERTIFIED TO COMPLY WITH SEC 119(D) CEE'S (40 LUMENS PER WATT)

RECESSED LUMINARIES INSTALLED IN AN INSULATED CEILING SHALL BE IC RATED (ZERO CLEARANCE) AND AT RATED (AIR TIGHT) AND SHALL BE SEALED AND/OR GASKETED BETWEEN CEILING AND HOUSING
- | LIGHTING ACCESSORIES | | | |
|----------------------|-------------------------|----------------------------|-------------------|
| MANU. | DESCRIPTION | MODEL NO. | COLOR |
| | | | |
| LUTRON | DIMMER SWITCH | DVELV300P-WH | WHITE |
| LUTRON | 3-WAY DIMMER SWITCH | DVELV303P-WH | WHITE |
| WATTSTOPPER | VACANCY SENSOR SWITCH | CS50W | WHITE |
| LEVITON | CONVENIENCE OUTLET | T5325W | WHITE |
| LEVITON | GFCI OUTLET | GFTR1-W | WHITE |
| LEVITON | USB OUTLET | T5632-W | WHITE |
| PANASONIC | HUMIDITY SENSOR, SWITCH | FV-WCCS2-W | WHITE |
| LEVITON | WALL PLATES | 80301-SW | SCREWLESS / WHITE |
| LEVITON | DATA PORT | QUICKPORT W/ DECORA INSERT | SCREWLESS / WHITE |
- | REVISIONS | |
|-------------------------------|------------------------|
| Δ | CITY COMMENTS |
| Δ | CITY COMMENTS 10.25.21 |
| Δ | |
| Δ | |
| Δ | |
| Δ | |
| Δ | |
| Δ | |
| | |
| RESIDENTIAL COMMERCIAL DESIGN | |
- LONG BEACH

DESIGNERS

5252 LONG BEACH BLVD - LONG BEACH - CALIFORNIA 90805

WWW.LBEDSIGNERS.COM
- 310-749-3195
- NEW ADU ABOVE GARAGE

MR.&MRS.SMITH RESIDENCE

3754 LEWIS AVE.

LONG BEACH CA 90807
- DESIGNER
- LEOH SANDOVAL

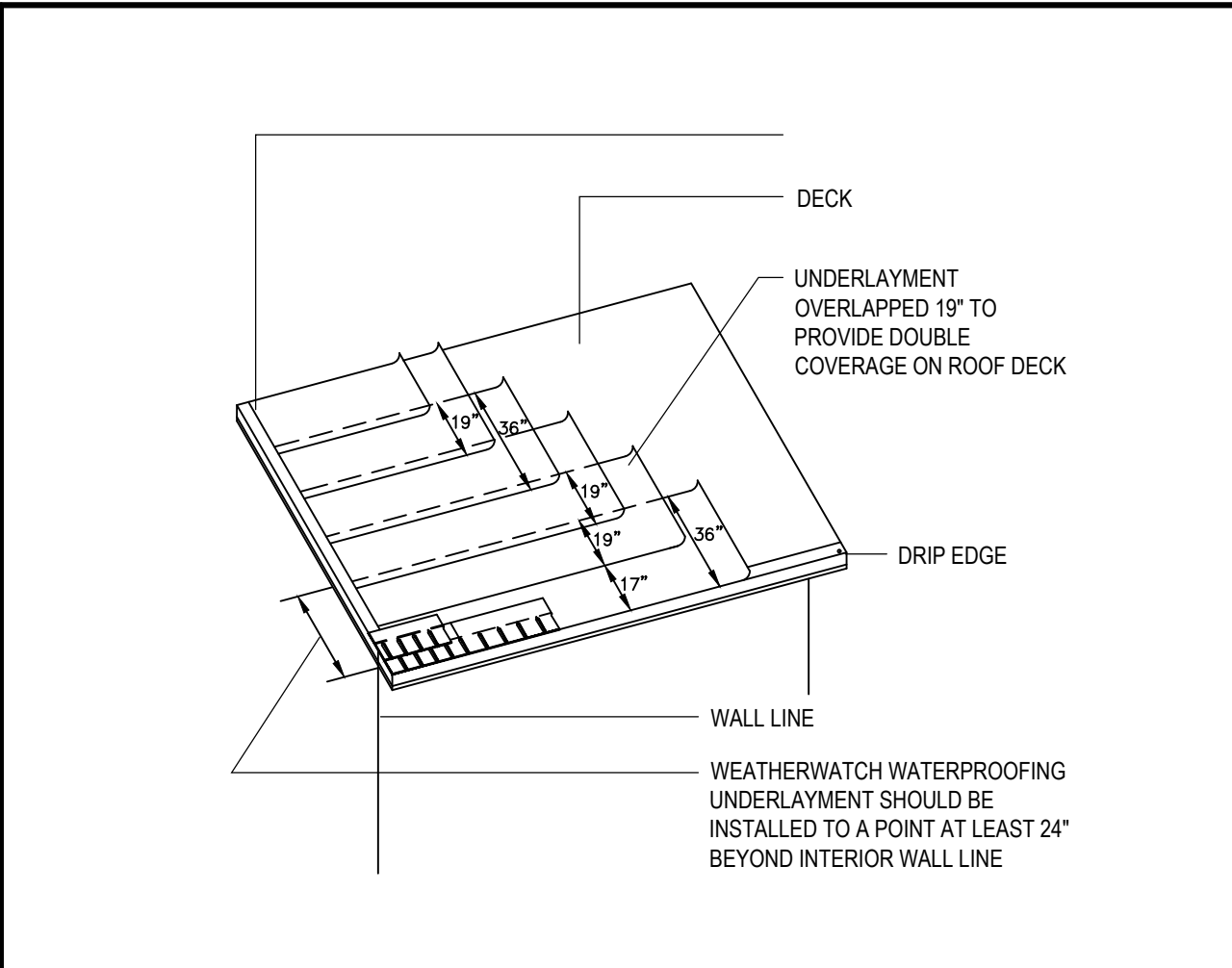
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- JOB NUMBER: ##

PLOT DATE: 10/27/21

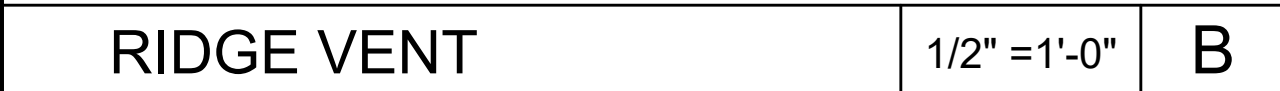
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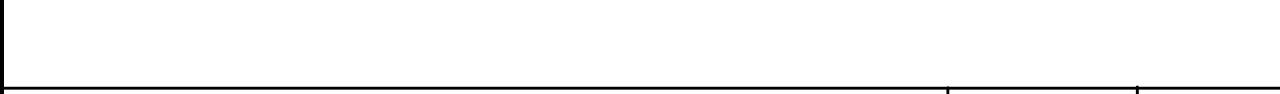
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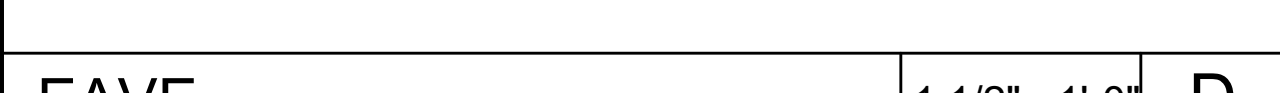
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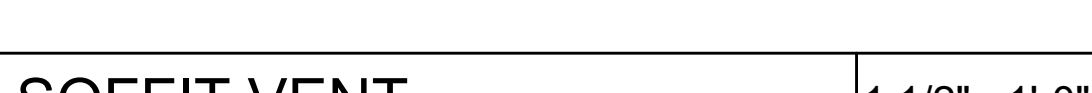
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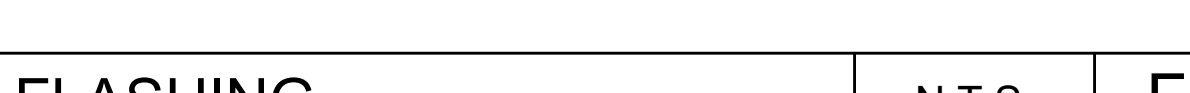
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D



E



F



FILE NAME: .

ELEVATION KEYNOTES

1	NEW CONSTRUCTION SHOWN SHADED
2	CONC. LANDING
3	STUCCO PAINT – BEHR BARELY BROWN, N180-1U
4	OUTDOOR LIGHT PER OWNER
5	ASPHALT SHINGLES TO MATCH (E)
6	FASCIA TO MATCH (E)
7	LIGHT FIXTURE AS SELECTED BY OWNER PROVIDE T BOX
8	UNDER FLOOR VENT
9	ROOF TO DIVE IN (E) ROOF
10	MAIN TRIM – BEHR GARDENERS SOIL, M02-54D
11	EXTERIOR SHUTTERS – BEHR RED POTATO, S160—6D
12	FALSE GABLE VENT

- ## ELEVATION LEGEND

A-6