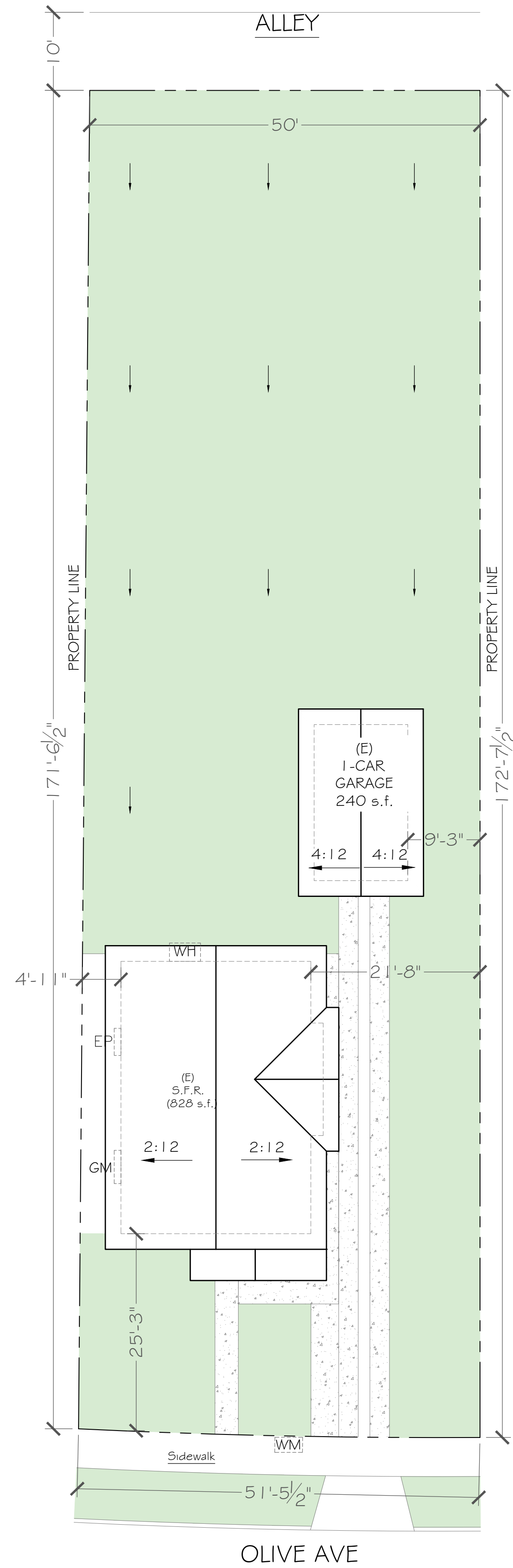
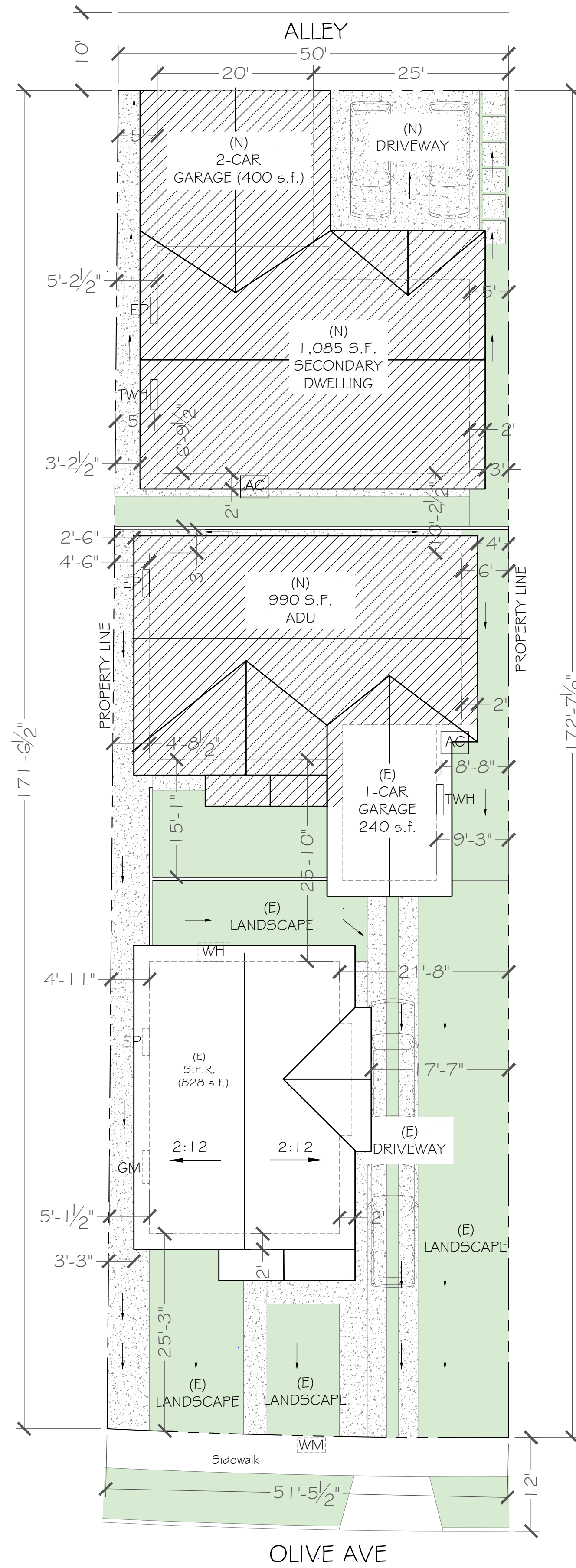


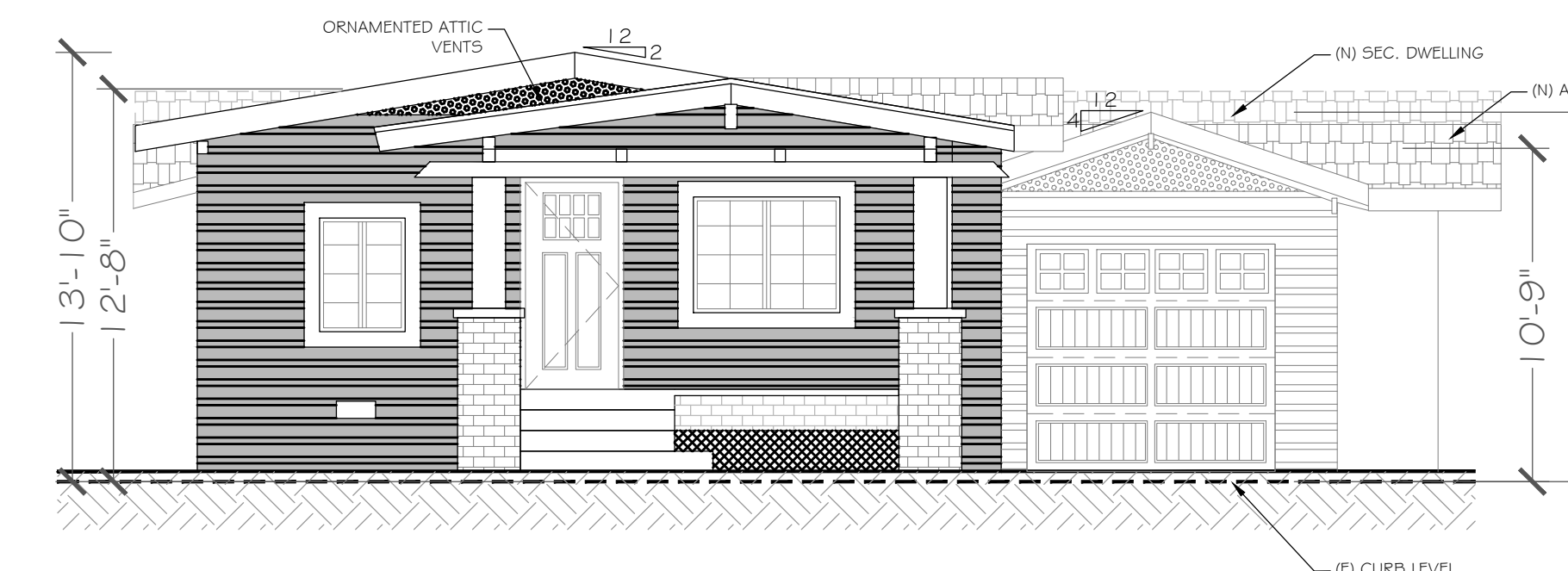
Attachment C



EXISTING SITE PLAN
SCALE: 3/32"=1'-0"



PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"



MAIN RESIDENCE ELEVATION
SCALE: 3/16"=1'-0"

SCOPE OF WORK

NEW DETACHED ADU

NEW SECONDARY DWELLING

NEW 2-CAR GARAGE

ZONING DISTRICT R-2-N

OCCUPANCY GROUP R-2

TYPE OF CONSTRUCTION V-B

GARAGE U/R2

FIRE SPRINKLERS NO

EXISTING LOT SIZE: 8,600 S.F.

EXISTING DWELLING SIZE: 828 S.F.

EXISTING GARAGE 240 S.F.

NEW DETACHED ADU 990 S.F.

NEW SECONDARY DWELLING 1,085 S.F.

NEW GARAGE 400 S.F.

LOT COVERAGE (60% MAX - 5,154 S.F.) 3,513 S.F. (41%)

FLOOR AREA RATIO (60% MAX - 5,154 S.F.) 0.41

MIN. 6% USABLE OPEN SPACE PER UNIT 515 S.F. / UNIT

ASSESSOR PARCEL NUMBER: 7211-003-007

TRACT/LOT # SUNNY SLOPE / 5

PROPERTY OWNER: GA DESIGN BUILD
8311 ROSECRANS.
PARAMOUNT, CA
562.417.9609

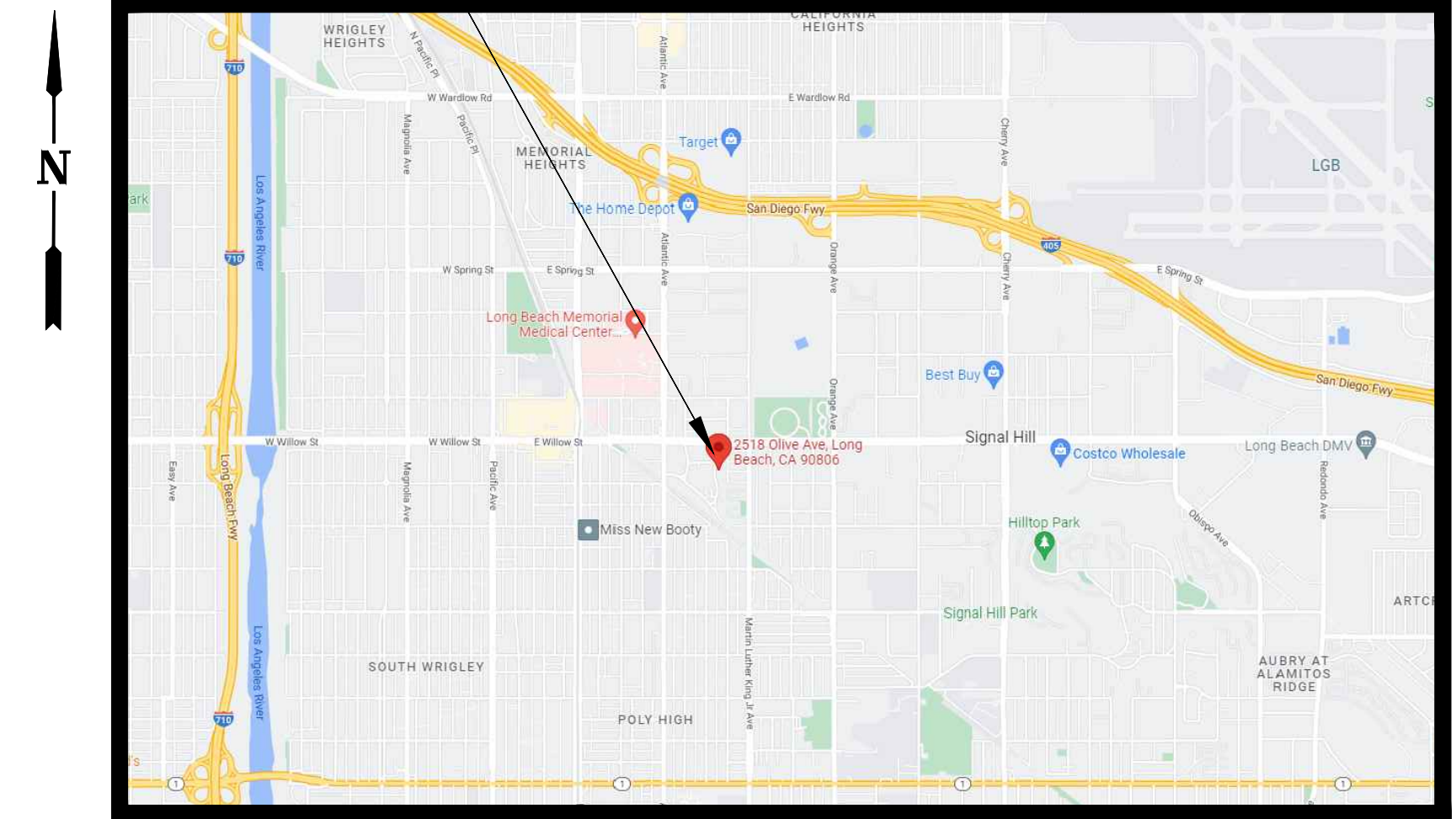
ENGINEER: EC & ASSOCIATES
1412 ESPANOL AVE.
MONTEBELLO, CA. 90640
562.708.3586
EDDIEC@ECAENGINEERING.COM

ENERGY CONSULTANT: ECONOMY TITLE
6055 W. WASHINGTON BLVD.
COMMERCE, CA. 90040
626.549.1379
ECONOMYTITLE24@YAHOO.COM

DESIGNER/ CONTRACTOR: GA DESIGN BUILD
8311 ROSECRANS.
PARAMOUNT, CA
562.417.9609
GABE@GADESIGNBUILD.COM

- PROJECT SHALL COMPLY WITH TITLE 24 AND 2021 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC) AND CALIFORNIA ENERGY CODE (CEC).

PROPERTY LOCATION



LOCATION MAP

SCALE: N.T.S

NOTE

FINISH GRADE AROUND NEW STRUCTURE/ADDITION SHALL BE SLOPED AWAY FROM BUILDING FOR DRAINAGE PURPOSES. NEW FF SHALL BE MIN. 4" ABOVE NON-PERMEABLE SURFACE AND MIN. 8" ABOVE PERMEABLE SURFACES.

SHEET INDEX

T-1	LOCATION MAP AND SITE PLAN
T-2	GENERAL NOTES
A-1	EXISTING SITE/FLOOR PLAN
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A-3	ELECTRICAL PLAN AND WINDOW/DOOR SCHEDULE
A-4	ELEVATIONS
A-5	CROSS SECTIONS AND DETAILS
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S-2	FOUNDATION PLAN
SD-1	FRAMING DETAILS
SD-2	FOUNDATION DETAILS
E-1	TITLE 24 CALCULATIONS

LEGEND

---	PROPERTY LINE
---	(E) SEWER LATERAL
---	(N) ADU SEWER CONNECTION
---	(E) UTILITY POLE
GM	(E) GAS METER
EP	(E) ELECTRICAL PANEL
WM	(E) WATER METER
WH	(E) WATER HEATER
EP	(N) ELECTRICAL PANEL
TWH	(N) TANKLESS WATER HEATER
AC	(N) HVAC CENTRAL SYSTEM
///	(N) NEW ADU/SECONDARY DWELLING

"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 EASEMENT, A SUBSTITUTE EASEMENT(S) SATISFACTORY TO THE HOLDER(S) OF THE EASEMENT WILL BE PROVIDED."

ISSUED FOR
REVIEW
AUG 08, 2022

NO.	REVISIONS	BY
1	ISSUED FOR PLAN CHECK	GA

GA DESIGN BUILD
8449 EVEREST ST.
DOWNEY, CA 90242

PLANS & CONSTRUCTION
(562) 417-9609
GABE@GADESIGNBUILD.COM

OWNER:
GA DESIGN BUILD
8311 ROSECRANS
PARAMOUNT, CA.

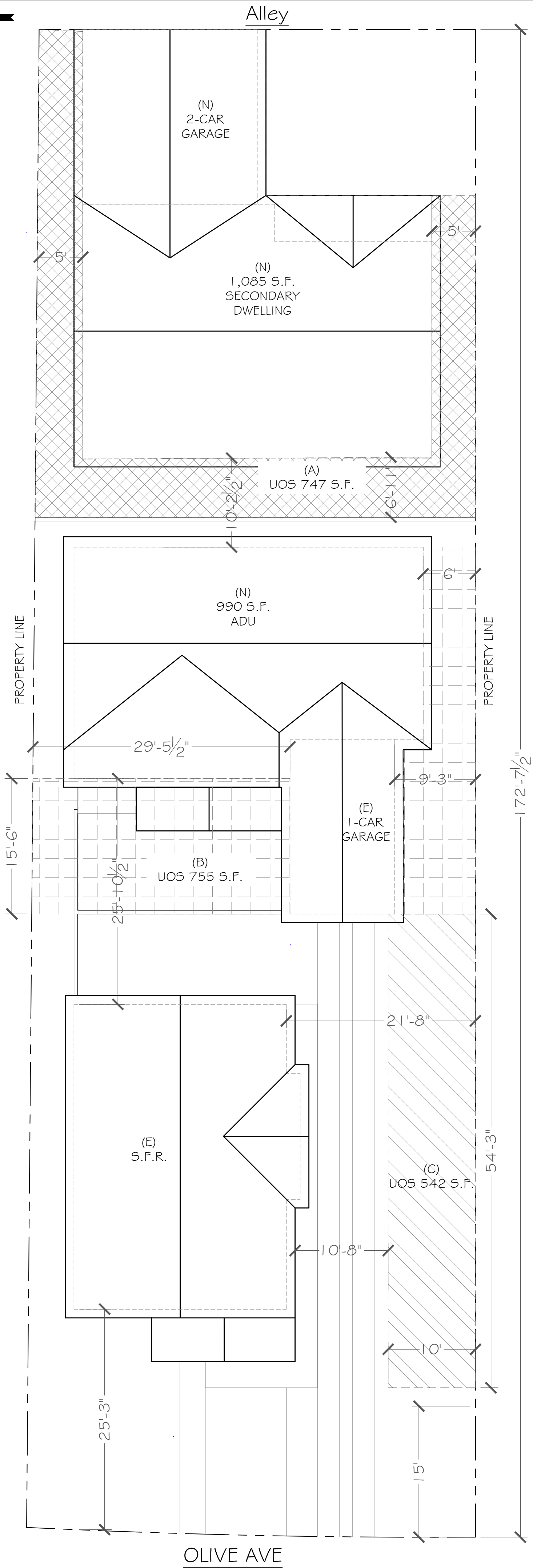
PROJECT DESCRIPTION:
NEW DETACHED ADU
NEW SECONDARY DWELLING

PROPERTY ADDRESS:
2518 OLIVE AVE.
LONG BEACH, CA 90806

DRAWN BY: G.ALVAREZ
CHECKED BY:
DATE: DATE
SCALE : SCALE
JOB NO: JOB_NO
SHEET NO.

T-1

PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



LEGEND	
	MIN. REQUIRED IS 516 S.F. / UNIT
	(A) USABLE OPEN SPACE (UOS)
	(B) USABLE OPEN SPACE (UOS)
	(C) USABLE OPEN SPACE (UOS)

ISSUED FOR
REVIEW
AUG 08, 2022

NO.	REVISIONS	BY
1	ISSUED FOR PLAN CHECK	GA

PLANS BY CONSTRUCTION
8449 EVEREST ST.
DOWNEY, CA 90242
(562) 417-9609
GABE@GADSIGNBUILD.COM

TITLE:	PROJECT DESCRIPTION:	OWNER:
USABLE OPEN SPACE	NEW DETACHED ADU NEW SECONDARY DWELLING	GA DESIGN BUILD 8311 ROSECRANS PARAMOUNT, CA.

DRAWN BY: G.ALVAREZ
CHECKED BY:
DATE: DATE
SCALE : SCALE
JOB NO: JOB_NO
SHEET NO.

THE FOLLOWING MINIMUM STANDARDS OF GOOD HOUSEKEEPING MUST BE IMPLEMENTED BY THE CONTRACTOR ON THE CONSTRUCTION SITE.

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR DENUED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
8. PROVIDE A MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT AND/ OR WEATHER PROTECTION. NOTE THE MAINTENANCE PRACTICES AND SCHEDULE PROPOSED FOR THIS AREA.
9. HAZARDOUS MATERIALS, FERTILIZERS, PESTICIDES, PLASTERS, SOLVENTS, PAINTS, AND OTHER COMPOUNDS MUST BE PROPERLY HANDLED IN ORDER TO REDUCE THE RISK OF POLLUTION OR CONTAMINATION. TRAINING AND INFORMATION ON PROCEDURES FOR THE PROPER USE OF ALL MATERIALS MUST BE AVAILABLE TO THE EMPLOYEES THAT APPLY SUCH MATERIALS.
10. IDENTIFY SPILL PREVENTION AND CONTROL MEASURES THAT WILL BE TAKEN FOR ALL PROPOSED MATERIALS. IDENTIFY THE METHODS, BY WHICH ACCIDENTAL SPILLS WILL BE CLEANED AND PROPERLY DISPOSED OF.
11. PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR DISPOSAL. PROVIDE COVERED STORAGE WITH SECONDARY CONTAINMENT. CONTAINERS ARE REQUIRED TO PROTECT WASTE FROM RAIN TO PREVENT WATER POLLUTION AND PREVENT WIND DISPERSAL.
12. HAZARDOUS MATERIALS MUST BE DISPOSED OF IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. IDENTIFY THE PROPOSED METHODS OF DISPOSAL AND ANY SPECIAL HANDLING CONTRACTS THAT MAY BE APPLICABLE.
13. A STABILIZED ENTRANCE IS REQUIRED FOR ALL CONSTRUCTION SITES TO ENSURE THAT DIRT AND DEBRIS ARE NOT TRACKED ONTO THE ROAD OR ADJACENT PROPERTY. MAINTENANCE OF SUCH A SYSTEM IS REQUIRED FOR THE DURATION OF THE PROJECT. SUCH STABILIZATION MAY BE OF ROCK OR PAVED.
14. ERODED SEDIMENTS MUST BE RETAINED ON SITE AND NOT PERMITTED TO ENTER THE DRAINAGE SYSTEM.
15. PROPER DISPOSAL OF ALL WASTES IS REQUIRED TO KEEP POLLUTANTS FROM THE STORM WATER RUNOFF WHICH WILL BE CONVEYED INTO THE STORM DRAIN SYSTEM. THE PROPER HANDLING OF ALL MATERIALS IS REQUIRED.
16. STORE DRY AND WET MATERIALS UNDER COVER. AVOID ON-SITE WASHOUT EXCEPT IN DESIGNATED AREAS AWAY FROM DRAINS, DITCHES, STREETS, AND STREAMS. CONCRETE WASTE DEPOSITED ON SITE SHALL SET-UP, BE BROKEN APART, AND DISPOSED OF PROPERLY. CONTAINMENT AND PROPER DISPOSAL IS REQUIRED FOR ALL CONCRETE WASTE.
17. UNTREATED RAIN WASTEWATER IS NOT TO BE DISCHARGED OR BURIED. SANITARY SEWER FACILITIES ON SITE ARE REQUIRED TO BE IN COMPLIANCE WITH LOCAL HEALTH AGENCY REQUIREMENTS. SANITARY OR SEPTIC WASTES MUST BE TREATED OR DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
18. IDENTIFY THE AREA IN WHICH EXISTING VEGETATION WILL REMAIN UNDISTURBED. SENSITIVE AREAS WHICH MAY REQUIRE PRESERVATION INCLUDE STEEP SLOPES, WATERCOURSES, AND WOODED SITES. PROTECTION IS REQUIRED FOR VERNAL POOLS, WETLANDS, MARSHES, AND OAK TREE SITES.
19. IDENTIFY THE SPECIFIC LOCATIONS THAT MULCHING WILL BE USED AS A SOIL STABILIZER. INCLUDE THE MANUFACTURE MIXTURE THAT THE MULCH WILL CONSIST OF.
20. IDENTIFY THE SPECIFIC LOCATIONS THAT GEOTEXTILE MATS WILL BE USED AS A SOIL STABILIZER. INCLUDE THE MANUFACTURE SPECIFICATIONS FOR THE BRAND OF MATTING TO BE USED.
21. DUST CONTROL IS REQUIRED FOR CLEARING, GRADING, CONSTRUCTION, SOIL STOCKPILING, AND SITE WORK DURING DRY WEATHER, AS WELL AS FOR UNIMPROVED ROADWAYS. IDENTIFY THE MEANS BY WHICH DUST CONTROL WILL BE PERFORMED ON SITE AND NOTE THE FREQUENCY IN WHICH IT WILL OCCUR. NON-COMPLIANCE WILL BE REPORTED TO THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT FOR ADDITIONAL ENFORCEMENT.
22. CHECK DAMS ARE REQUIRED TO REDUCE THE VELOCITY OF CONCENTRATED FLOW. IDENTIFY THE SPECIFIC LOCATIONS SILT FENCES WILL BE USED FOR SEDIMENT RETENTION. SUCH DEVICES REQUIRE A MAINTENANCE SCHEDULE.
23. A SILT FENCE IS USEFUL FOR RETENTION OF SEDIMENT IN THE LOCATION OF SHEET FLOW OR WIND EROSION. IDENTIFY THE SPECIFIC LOCATIONS SILT FENCES WILL BE USED FOR SEDIMENT RETENTION. SUCH DEVICES REQUIRE A MAINTENANCE SCHEDULE.
24. IDENTIFY THE SPECIFIC LOCATIONS WHERE STRAW BALES WILL BE USED FOR SEDIMENT RETENTION OR VELOCITY REDUCERS. A MAINTENANCE SCHEDULE IS REQUIRED FOR SUCH DEVICES.
25. SAND BAG BARRIERS ARE USEFUL IN A GREAT VARIETY OF LOCATIONS FOR THE CONTROL OF EROSION. SAND BAGS WILL FUNCTION IN A SIMILAR MANNER AS CHECK DAMS, BARRIERS, CLARIFIERS AND MANY OTHER TYPES OF EROSION CONTROL DEVICES WITH SIMILAR USES. SAND BAG DEVICES MAY APPLY TO A GREATER NUMBER OF SITES FOR REASONS OF VERSATILITY AND STANDARD USE. IDENTIFY THE SPECIFIC LOCATIONS AND DESIGN OF SAND BAG BARRIERS AND NOTE THE SCHEDULE BY WHICH THEY WILL BE MAINTAINED.
26. BRUSH OR ROCK FILTERS REQUIRE SPECIAL APPROVAL FOR PROPER APPLICATION AND CONSTRUCTION. THE DESIGN ENGINEER MUST APPROVE THE APPLICATION, ON SITE, BEFORE THE COUNTY INSPECTION IN ORDER TO ENSURE THE MINIMUM QUALITY OF CONSTRUCTION. SUCH DEVICES WILL ONLY BE CONSIDERED FOR APPROVAL ON MINOR APPLICATIONS.
27. ALL INLETS WHICH RECEIVE SEDIMENT LADEN RUNOFF REQUIRE STORM DRAIN INLET PROTECTION. SEDIMENT TRAPS, FILTERS FABRIC FENCES, SAND BAG FILTERS, GRAVEL AND WIRE MESH FILTERS, ARE EXAMPLES OF INLET PROTECTION WHICH MAY BE APPLIED AT SUCH LOCATIONS. IDENTIFY THE METHODS OF PROTECTING EACH INLET.
28. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

AS THE ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON THE 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 BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTIONS ACTIVITIES.

EDUARDO CARRILLO	ENGINEER OF RECORD	05/27/2020
NAME	POSITION	DATE

MEANS OF EGRESS

1. LANDING OR FLOOR AT REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1/2 INCHES THRESHOLD (R311.3.1).
2. LANDINGS SHALL BE AT LEAST AS WIDE AS THE DOOR OR STAIRWAY SERVED AND SHALL BE 36 INCHES MINIMUM IN THE DIRECTION OF TRAVEL (R311.3).
3. STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36 INCHES ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT (R311.7.1).
4. STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH AT AND BELOW THE HANDRAILS OF 31-1/2 INCHES WHERE ONLY ONE SIDE AND 27 INCHES WHERE ON BOTH SIDES (R311.7.1)
5. A CONTINUOUS HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS (R311.7.8).
6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF AT LEAST 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL (R311.7.8.1 AND R311.7.8.2).
7. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD (R302.7).
8. STAIRWAY HEADROOM SHALL BE A MINIMUM OF 6 FEET, 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY (R311.7.2).
9. TREADS SHALL BE AT LEAST 10 INCHES DEEP, RISERS SHALL NOT BE GREATER THAN 7-3/4 INCHES IN HEIGHT AND THE TREAD OR RISER VARIANCE SHALL NOT EXCEED 3/8 INCH WITHIN ANY FLIGHT OF STAIRS (R311.7.5.1 AND R311.7.5.2).
10. A LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF STAIRWAYS, SEE EXCEPTION FOR TOP OF AN INTERIOR FLIGHT OF STAIRS AND STAIRS IN AN ENCLOSED GARAGE (R311.7.6).
11. THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL TO 48 UNITS HORIZONTAL (2 PERCENT SLOPE) (R311.7.7).

GENERAL NOTES:

- ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/DOUBLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (CGBS 4.406)
2. AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SECTION CGBS 4.410.
3. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENING SHALL BE COVERED DURING CONSTRUCTION" PER SECTION CGBS 4.504.1.
4. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS" PER CGBS SECTION 4.504
- a. PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- b. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
- c. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED
- d. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
- e. 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
- f. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS
5. INTERIOR MOISTURE CONTROL. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING CODE.
- a. CONCRETE SLAB FOUNDATIONS, CONCRETE SLAB-ON GRADE FOUNDATIONS/FLOORS THAT ARE REQUIRED TO HAVE A VAPOR RETARDER BY CALIFORNIA BUILDING CODE SECTION 1907 OR CALIFORNIA RESIDENTIAL CODE SECTION R306, SHALL HAVE A CAPILLARY BREAK INSTALLED BETWEEN THE CONCRETE SLAB AND SUPPORTING GRADE.
- b. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING LUMBER SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19.9 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED USING ONE OF THE METHODS LISTED IN CAL GREEN SECTION 4.505.3.
- c. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES)
6. BATHROOM EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH CGBS 4.506 AND SHALL INCLUDE THE FOLLOWING:
- a. BE ENERGY STAR COMPLIANT.
- b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50% TO 80%."
7. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
- a. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE
- b. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM)
- c. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
- d. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS
8. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS INSTALLED SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. CRC R307.2
- a. DOORS AND ENCLOSURES FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE).
9. FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5
10. CRAWL SPACES SHALL BE PROVIDED WITH NO LESS THAN ONE ACCESS OPENING WHICH SHALL BE NOT LESS THAN 18 INCHES BY 24 INCHES. PIPES, DUCTS AND OTHER NONSTRUCTURAL CONSTRUCTION SHALL NOT INTERFERE WITH THE ACCESSIBILITY TO OR WITHIN UNDER FLOOR AREAS.
11. ALL NEW CONSTRUCTION, INTERIOR OR EXTERIOR ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING A PERMIT AND HAVING A VALUATION IN EXCESS OF \$1,000, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED, THE ENTIRE DWELLING SHALL BE PROVIDED WITH DETECTORS LOCATED AS REQUIRED FOR A NEW DWELLING. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- a. IN EACH SLEEPING ROOM
- b. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- c. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
- d. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- EXCEPTION:
- INTERCONNECTION IS NOT REQUIRED IN EXISTING DWELLING UNITS WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED.
12. CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH BOTH SECTIONS R314 AND SECTION R315, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL, FOR SMOKE ALARMS.
13. MIN. 4" DIAMETER TO THE OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER. DUCT LENGTH IS LIMITED TO 14" WITH 2 ELBOWS". OTHER LENGTHS OR SIZES AS PERMITTED OR REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE BUILDING OFFICIAL. (SUBMIT A REQUEST FOR MODIFICATION) CMC 504.3.2.2.
14. PROVIDE A MINIMUM 22"x30" ATTIC ACCESS OPENING WITH A MINIMUM OF 30" CLEAR HEIGHT ABOVE. ATTICS WITH APPLIANCES INSTALLED IN THE ATTIC SHALL HAVE AN OPENING OF AT LEAST AS LARGE AS THE EQUIPMENT WITH A MINIMUM SIZE OF 22" X 30". CMC904.1.1.1
15. RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT FOR ALL 15 AND 20 AMPERE RECEPTACLES IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS AND AREAS PER CEC SEC 210.0.12.
16. A MINIMUM OF (1) 20-AMP CIRCUIT FOR BATHROOM(S) OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM" CEC 210-23(A).
17. PROVIDE A MINIMUM OF 1 - 20 AMP LAUNDRY BRANCH CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS." CEC 210-23(A).
18. AS ON JANUARY 1, 2014, SENATE BILL 407 REQUIRES ALL PLUMBING FIXTURES TO BE REPLACED WITH COMPLIANT WATER CONSERVING FIXTURES AND SHALL NEED TO BE VERIFIED PRIOR TO BUILDING FINAL INSPECTION.
19. ALL CONSTRUCTION WASTE AND DEBRIS MUST BE CONTAINERIZED AT ALL TIMES.
20. PROVIDE A FLOOR OR LANDING ON EACH SIDE OF EVERY EXTERIOR DOOR. LANDING SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR. (R311.3 CRC)
- A THE LANDING AT REQUIRED OUT-SWINGING DOOR SHALL NOT BE MORE THAN 1' VI" LOWER THAN THE TOP OF THE THRESHOLD.
- B THE LANDING AT IN-SWINGING DOORS AND DOORS OTHER THAN THE REQUIRED EGRESS SHALL NOT BE MORE THAN 7 1/2" BELOW THE TOP OF THE THRESHOLD.
- C MAXIMUM SLOPE OF ANY LANDING SHALL NOT EXCEED 1/4" INCH PER FOOT. (R311.3 CRC)

City of Long Beach
Department of Development Services
 333 West Ocean Blvd., 4th Floor
 Long Beach, CA 90802
 Phone: (562) 570-5237 Fax: (562) 570-4753
 Website: www.lbds.info

Appendix A

6/23

Structural Observation Designation

STRUCTURAL OBSERVATION DESIGNATION shall be provided as required by CBC Section 1704.6 and amended by LBCMC Sections 16.40.110. The Registered Design Professional responsible for the structural design shall identify the frequency and extent of required structural observations. The required structural observations shall be made part of the approved construction documents. This form shall be completed, signed and submit to the Building and Safety Bureau prior to the issuance of the building permit or commencement of structural observations.

		PROJECT INFORMATION	
Project Address: 2518 OLIVE AVE., LONG BEACH, CA		Owner: XXXXXX	Phone No. of Owner: XXXXXX
Registered Design Professional (RDP) responsible for structural design: XXXXXXXXXX		Professional Lic. Reg. No.: XXXXXXXX	Phone No. of RDP: XXXXXXXX
DESIGNATE THE STRUCTURAL OBSERVER		Professional Lic. Reg. No.: C77737	Phone No. of SOB: 562.708.3586
<p align="center">STRUCTURAL OBSERVATION</p> <p align="center">(Please specify or check the structural elements/connections below that requires Structural Observation and identify the scheduled interval or stage of construction when the Structural Observation will be performed.)</p>			
TYPE	STRUCTURAL ELEMENTS OR CONNECTIONS TO BE OBSERVED	SCHEDULED INTERVAL OR STAGE OF CONSTRUCTION	
FOUNDATIONS	<input type="checkbox"/> Footing, Stem Wall		
	<input type="checkbox"/> Mat Foundation, Prestressed Concrete Slab		
	<input type="checkbox"/> Caisson, Pile, Gravel Beam		
	<input type="checkbox"/> Foundation Pad, Anchor		
	<input type="checkbox"/> Other:		
WALLS	<input type="checkbox"/> Concrete		
	<input type="checkbox"/> Masonry Shear Wall Panel		
FRAMES	<input type="checkbox"/> Other:		
	<input type="checkbox"/> Steel Moment Frame		
	<input type="checkbox"/> Steel Braced Frame		
	<input type="checkbox"/> Concrete Moment Frame		
	<input type="checkbox"/> Masonry Wall Frame		
FLOOR/ROOF (Structural)	<input type="checkbox"/> Other:		
	<input type="checkbox"/> Concrete		
	<input type="checkbox"/> Steel Deck		
	<input type="checkbox"/> Wood		

Form - Structural Observation Designation (rev.04.20.15) doc
 Updated: 04-04-2017

Page 1 of 2

DECLARATION AND ACKNOWLEDGEMENT STATEMENT

DECLARATION BY OWNER (or authorized representative)

I, the Owner of the project, declare that the above listed individual is hired by me to be the Structural Observer of Record. Should I elect to retain a different Structural Observer during the course of the project, I acknowledge my responsibility to:

1. Notify the Building Official in writing and receiving his/her approval before requesting the next inspection;
2. Call for a new pre-construction meeting and certifying to the Building Official in writing that the meeting was conducted;
3. Furnish the new Structural Observer with copies of all previous structural observation reports; and
4. The new Structural Observer shall approve the correction of all deficiencies identified in the previous reports unless otherwise approved by the Building Official.

XXXXXXXXXXXXXXXXXXXX

SIGNATURE OF OWNER (OR AUTHORIZED REPRESENTATIVE)

07/19/2022

DATE

DECLARATION BY REGISTERED DESIGN PROFESSIONAL (required if the Structural Observer of Record is different from the Registered Design Professional responsible for the structural design)

I, the Registered Design Professional responsible for the structural design, declare that the above listed individual is designated by me to be responsible for the Structural Observation.

XXXXXXXXXXXXXXXXXXXX

SIGNATURE OF REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE STRUCTURAL DESIGN

07/19/2022

DATE

Form - Structural Observation Designation (rev.04.20.15).doc
Updated: 04-04-2017

Page 2 of 2

A blank grid for drawing a diagram, consisting of 10 columns and 10 rows of squares. The grid is enclosed in a rounded rectangular border.

GA

PLANS & CONSTRUCTION

8449 EVERETT ST.
DOWNEY, CA 90242



(562) 417-9609
GABE@GABEDESIGNBUILD.COM

<p>PROJECT DESCRIPTION: NEW DETACHED ADU NEW SECONDARY DWELLING</p>	<p>OWNER: GA DESIGN BUILD 8311 ROSECRANS PARAMOUNT, CA.</p>
<p>PROPERTY ADDRESS: 2516 OLIVE AVE. LONG BEACH, CA 90806</p>	

TITLE:	
GENERAL NOTES	
DRAWN BY: G.A./L.A.	
CHECKED BY: G.A.	
DATE: 8/14/21	
SCALE : AS SHOWN	
JOB NO: P-21-169	
SHEET NO.	
A-1.1	

Small Scale Residential LID BMP Measures

Planter Box Fact Sheet



Are Planter Boxes Feasible at My Residence?

Planter boxes are appropriate where the following site characteristics are present:

- Roof areas with downspouts, or roof areas without downspouts that drain runoff to impervious surfaces.
- A level, firm surface away from retaining wall structures for support of the planter(s). Planters should only be elevated with solid construction materials, such as concrete, or wood for example. For sites within, immediately adjacent to, or discharging to an environmentally sensitive area, see the LID Manual for applicable criteria.


How Large Does My Planter Box Need to Be?

The total size of planter(s) necessary to capture run-off from a given roof area is shown in the table to the right. The table assumes a minimum planter depth of 2.5 feet, with 2 feet of soil and 0.5 feet of storage space, or "freeboard", above the soil surface.

Roof Area Tributary to Planter Boxes (sq. ft.)	Total Surface Area of Planter(s) (sq. ft.)
500 - 1000	32
1,001 - 1,500	52
1,501 - 2,000	108
2,001 - 2,500*	168

The table assumes that all runoff generated from the roof area will be directed to the planter(s). If a planter only extends across a fraction of a roof drip line for which it was designed to capture all runoff, one of the following methods shall be implemented:

- Additional planters shall be installed to extend across the entire roof drip line.
- Gutters or other devices shall be installed on the tributary roof to direct all runoff to the planter box(es).
- Additional LID BMPs shall be implemented to capture the runoff unaccounted for by the planter box(es).





LONG BEACH
DEVELOPMENT SERVICES
BUILDING A BETTER LONG BEACH

333 W. Ocean Blvd., 4th Floor - Long Beach, CA 90802 - www.lbds.info

Small Scale Residential LID BMP Measures

Permeable Pavement Fact Sheet



Is Permeable Pavement Feasible at my Residence?

Permeable pavement is appropriate where the following site characteristics are present:

- Permeable pavements should work well on most residential sites where paved surfaces such as patios and driveways exist. Areas with slopes greater than 3 percent may not be appropriate.
- Permeable pavement applications should be installed at least 3 feet from public sidewalks and 10 feet from building foundations, or have an approved impermeable liner installed to prevent infiltration under these facilities.
- The infiltration rate of the site's soils should be approximately 0.5 inch per hour, and the depth to groundwater or bedrock should be at least 5 vertical feet.
- Promoting infiltration should be avoided under permeable pavements at sites with expansive, clay-rich soils, or soils susceptible to tunnel erosion.


At sites with certain characteristics that do not permit infiltration, an underdrain system can be installed to route the water to a storm drain or other BMP (i.e. rain garden). This type of system provides temporary storage, slows runoff, and filters some pollutants.

- There are many types of permeable pavements, including pour-in-place concrete or asphalt, unit paver blocks, and granular materials. Modular types, such as stone or brick pavers and open cell pavers, tend to be good options for residential projects. The use of the surface (i.e. vehicles, foot traffic, recreation), site conditions, aesthetic qualities, price, and maintenance requirements should be considered during the design process.

How Much Permeable Pavement Do I Need?

Permeable pavement should be sized to capture the runoff produced from the design storm within the gravel subbase of the pavement. This will ensure the capture and infiltration of the design storm volume. The following table should be used as minimum sizing guidance for permeable pavement.

Contributing Area (sq. ft.)	Permeable Pavement Area 1ft Gravel Subbase (sq. ft.)	Permeable Pavement Area 2ft Gravel Subbase (sq. ft.)
500 - 1000	90	50
1,001 - 1,500	150	80
1,501 - 2,000	210	110
2,001 - 2,500*	280	140



LONG BEACH
DEVELOPMENT SERVICES
BUILDING A BETTER LONG BEACH

333 W. Ocean Blvd., 4th Floor - Long Beach, CA 90802 - www.lbds.info

Small Scale Residential LID BMP Measures

Planter Box Fact Sheet

Design Criteria and Considerations


When installing a planter box, the following criteria should be adhered to unless otherwise permitted by the City of Long Beach. The owner should check all boxes that will be complied with.

- ☐ At locations without rain gutters, planters are placed directly below roof drip lines to capture runoff as efficiently as possible.
- ☐ At least 6 inches of storage is present between the planting surface and the crest of each planter.
- ☐ At locations implementing multiple planters, planters are placed directly adjacent to one another so as to minimize the impervious space between planters.
- ☐ Planters are not located on uneven or sloped surfaces.
- ☐ Planting soil is at least 2 feet deep.
- ☐ Planting soil contains no more than 30% compost.
- ☐ Planters have not been installed on elevated platforms, decks or porches without consulting local building code officials.
- ☐ The project is in full compliance with all applicable sections of the current municipal code, including drainage requirements per the Long Beach Building and Safety Code.

Operations and Maintenance

Once a planter box is installed, the following criteria should be adhered to. The owner should check all boxes that will be complied with.


- ☐ Planters will undergo annual plant and soil maintenance typical of landscape care procedures to ensure optimum filtration, storage, and drainage capabilities.
- ☐ Following rain events, planters will be inspected to ensure that standing water is not present in the planter for more than 72 hours (3 days). Ponded water that is not completely drained after 72 hours can cause vector breeding.
- ☐ If vector breeding occurs as a result of contained stormwater or inadequately maintained BMPs, I understand that the City of Long Beach Department of Health and Human Services, Bureau of Environmental Health, has the ability to fine site owners for violating the California Health and Safety Code (Section 2060 - 2067).
- ☐ Pesticide additives will not be used in the planters.
- ☐ Vegetable gardens can effectively be used in planters.



For more information, contact
Long Beach Development Services at
(562) 570.5237 or www.lbds.info

Owner Certification
"As the owner of the project property, I hereby certify that the above information is true, accurate, and complete, to the best of my knowledge."

Owner Signature: _____ Date: _____



City of Long Beach
Department of Development Services
4111 West Ocean Blvd., 2nd Floor
Long Beach, CA 90802
Phone: (562) 570-5237 Fax: (562) 570-6753
Website: www.lbds.info

LID Project Information

Applicant:
GABRIEL ALVAREZ

Date:
07/19/22

Project Address:
2518 OLIVE AVENUE, LONG BEACH, CA 90806

Permit Number:
BNEW2GO102

Choose at least two LID Measures and provide the required information in each column:

Residential / 4 Units or Less	LID BMP Measures					
	Rain Barrels (# 55 gal barrels)	Rain Gardens (Area)	Planter Boxes (Area)	Dry Wells (gallons)	Permeable Pavement (area)	# of Trees
				Fill	1 ft subbase	2 ft subbase
			55 S.F.		95 S.F.	

GABRIEL ALVAREZ

07/19/22

Owner's Signature

Date

Development Type (Check the appropriate category):

New Development

Redevelopment

X

Land Use (Check the appropriate category):

Residential / 5-Units or More

Non-Residential

Industrial

Institutional

Transportation

Open Space

Mixed Use

Other

X

U/R-3

Off-Site Mitigation Fee \$

\$3.00 per sq ft of non-infiltrated or non-treated water (first ¾").

I hereby certify that the above information is true, accurate, and complete, to the best of my knowledge.

Project Information*

Total Drainage Area managed by Project (acres)	Average Imperviousness (%)	Average Perviousness (%)	Project Design Volume (cubic feet)	Total Volume Capacity of BMPs (cubic feet)	BMP Type (e.g. infiltration, bioturbation, harvest and use)

*Please provide the information requested in each column. The table is intended to represent the cumulative data of the project. If multiple LID BMPs are proposed, the data must be summed.

I certify that the volume capacities provided herein correspond with the approved Low Impact Development (LID) Plan and comply with the requirements established by the California Regional Water Quality Control Board and the State Water Resources Control Board for Low Impact Development (LID) Plans.

Affix Registered Design Professional Wet Ink Stamp Here:

Registered Design Professional's Signature

Date

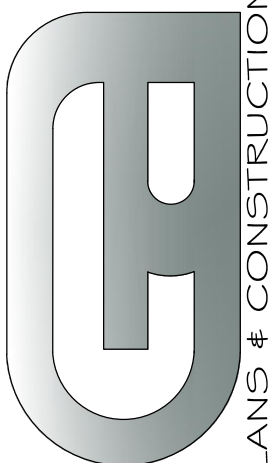
Form - LID Project Information.docx

1 of 1

Rev. 6/11/19

"AS THE ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE NEGATIVE IMPACTS 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 BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES:

GABRIEL ALVAREZ PRINCIPAL DESIGNER 07/19/22
NAME POSITION DATE



PLANS & CONSTRUCTION
8449 EVEREST ST. (562) 417-9609
DOWNEY, CA 90242 GABE@GADesignBUILD.COM

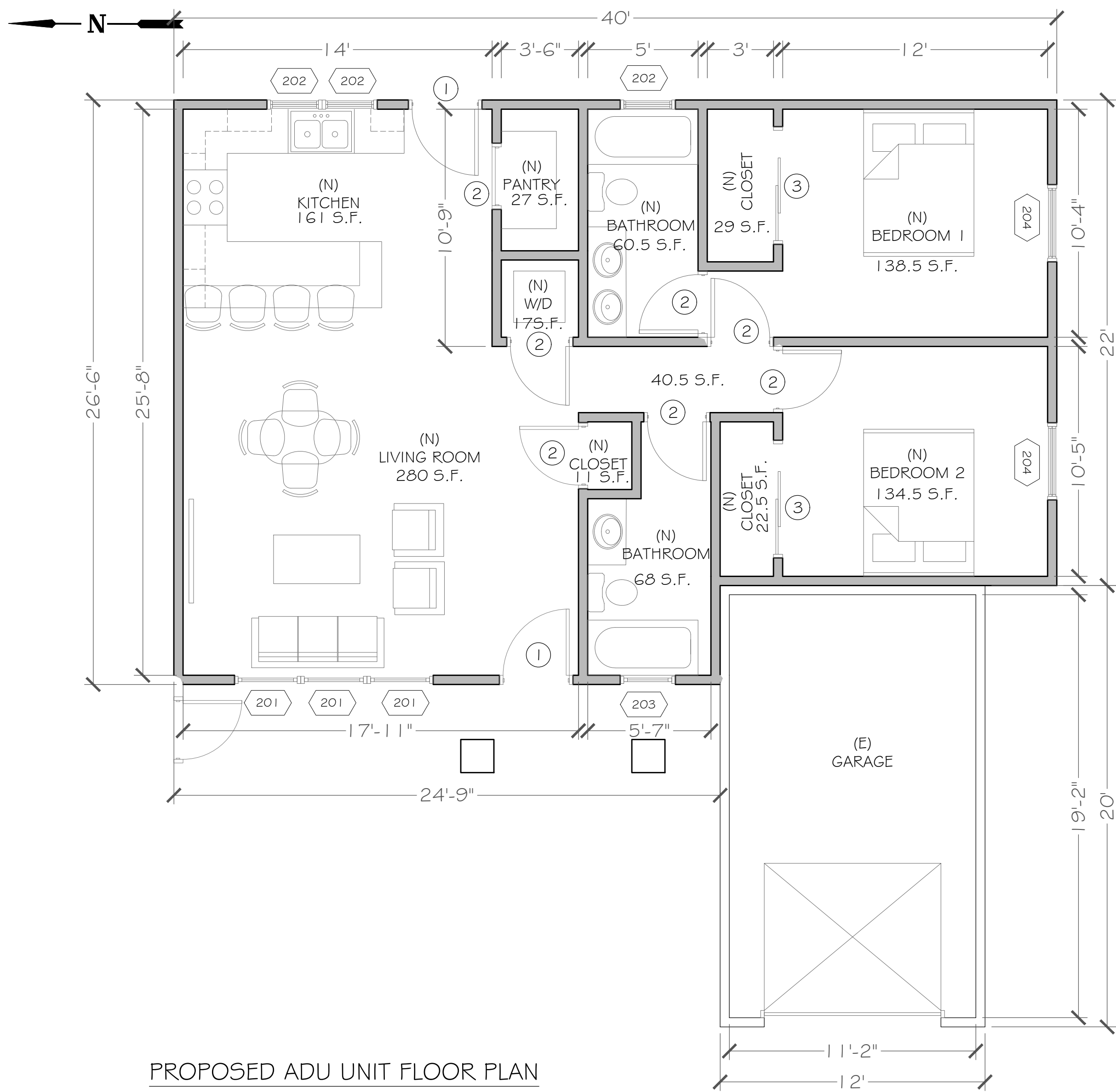
OWNER:
GA DESIGN BUILD
8311 ROSECRANS
PARAMOUNT, CA.

PROJECT DESCRIPTION:
NEW DETACHED ADU
NEW SECONDARY DWELLING
PROPERTY ADDRESS:
2518 OLIVE AVE.
LONG BEACH, CA 90806

TITLE:
LID REQUIREMENTS

DRAWN BY: G.A./L.A.
CHECKED BY: G.A.
DATE: 8/14/21
SCALE : AS SHOWN
JOB NO: P-21-169
SHEET NO.

A-1.3

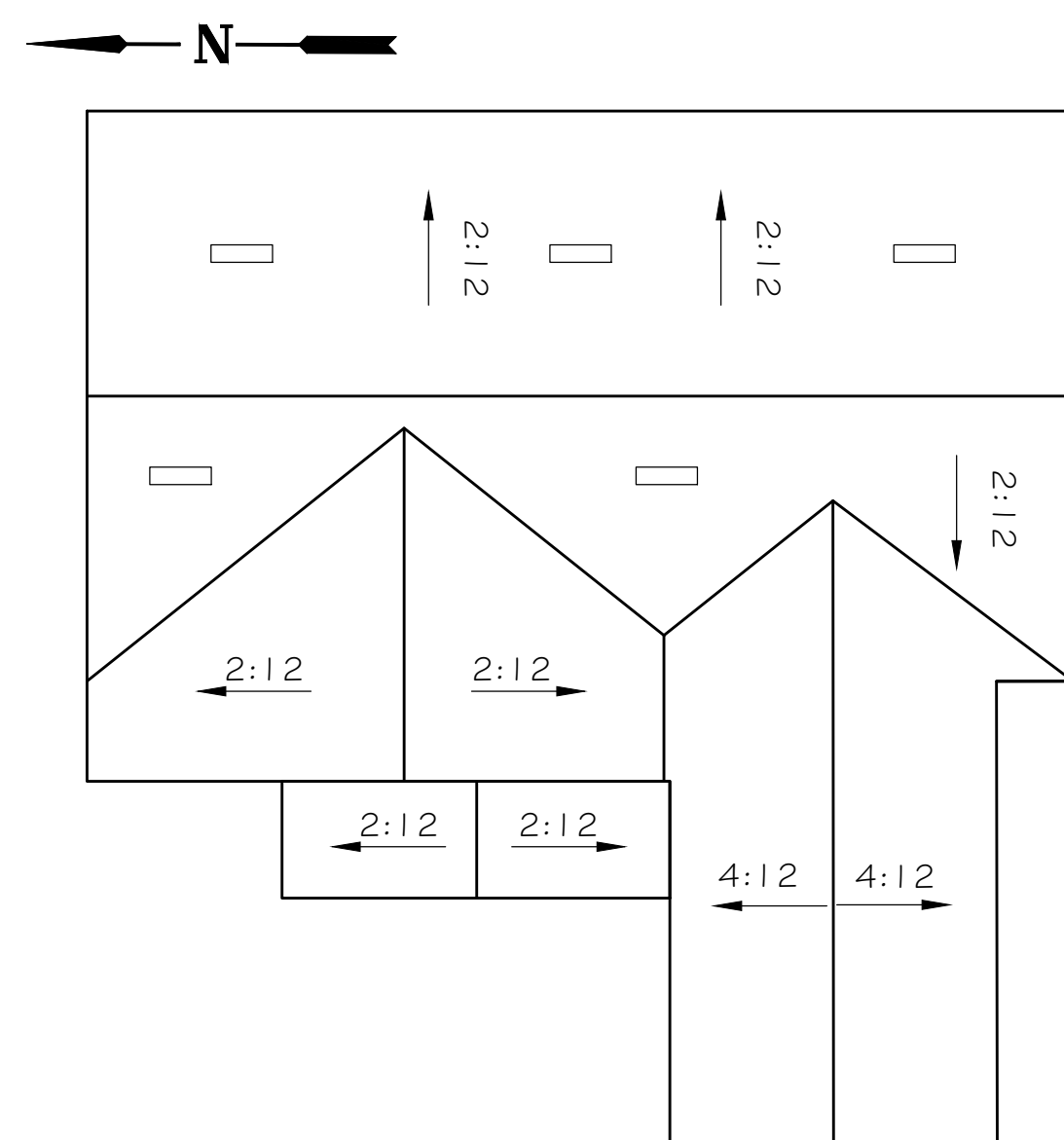
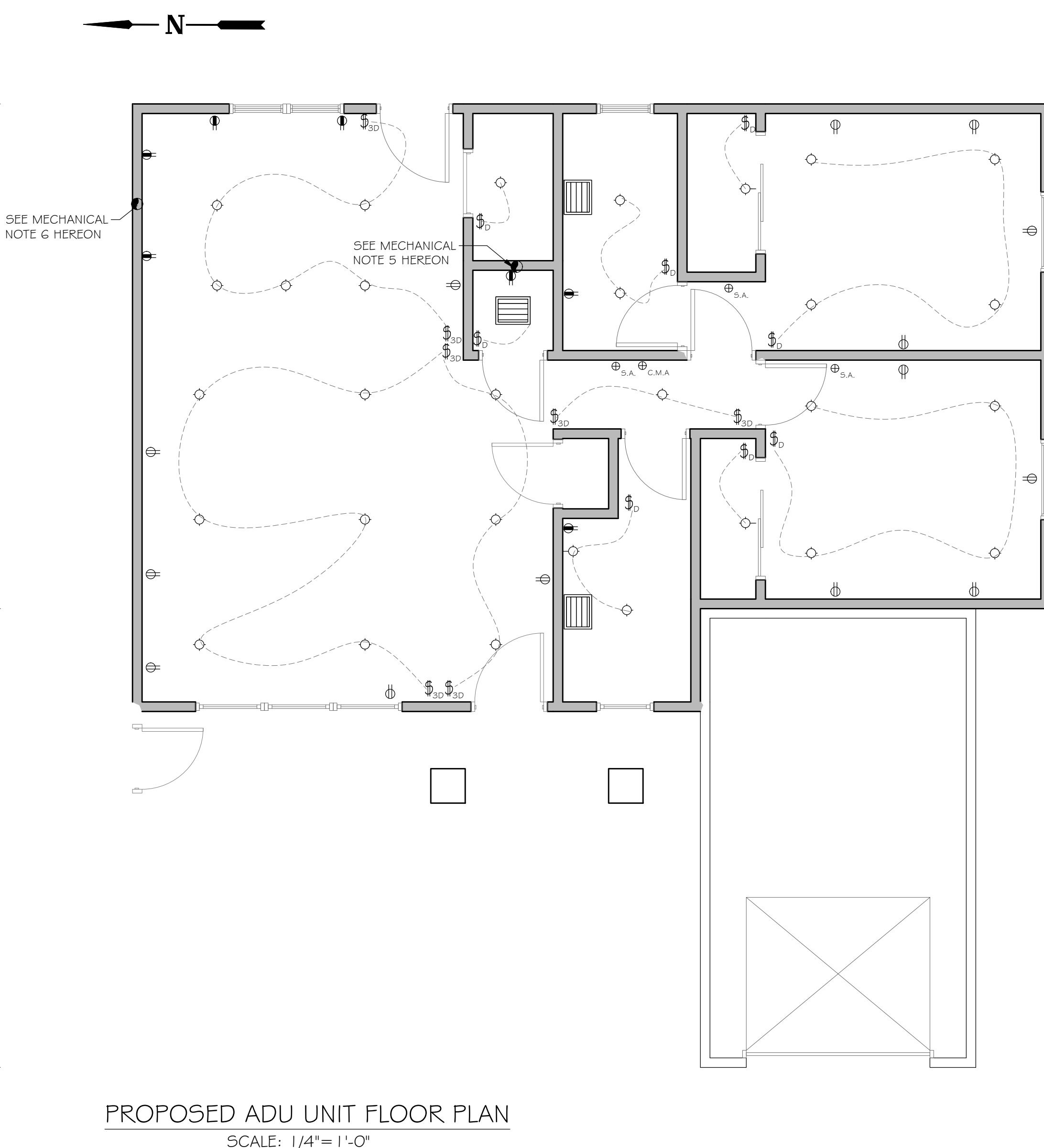
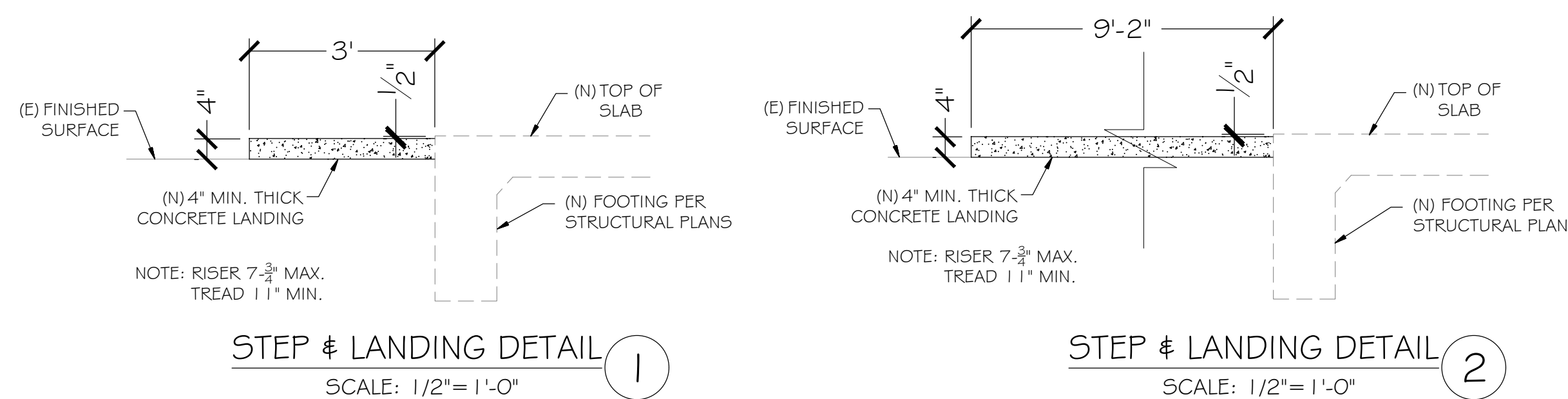


WINDOW SCHEDULE							
#	DIMENSIONS		WINDOW TYPE	QTY.	U-FACTOR	SHGC	REMARKS
	WIDTH	HEIGHT					
201	3'-0"	4'-0"	SGL HUNG	3	.30	.23	PROPOSED TEMP. GLASS
202	2'-6"	3'-0"	SGL HUNG	3	.30	.23	PROPOSED TEMP. GLASS
203	2'-6"	3'-0"	SGL HUNG	1	.30	.23	PROPOSED -
204	3'-6"	4'-6"	SGL HUNG	2	.30	.23	PROPOSED EGRESS

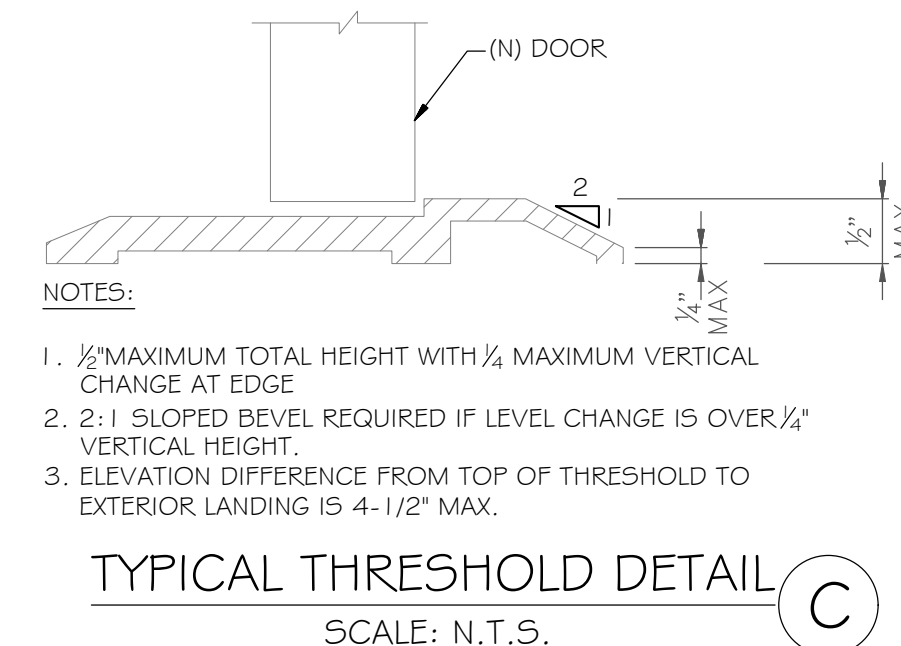
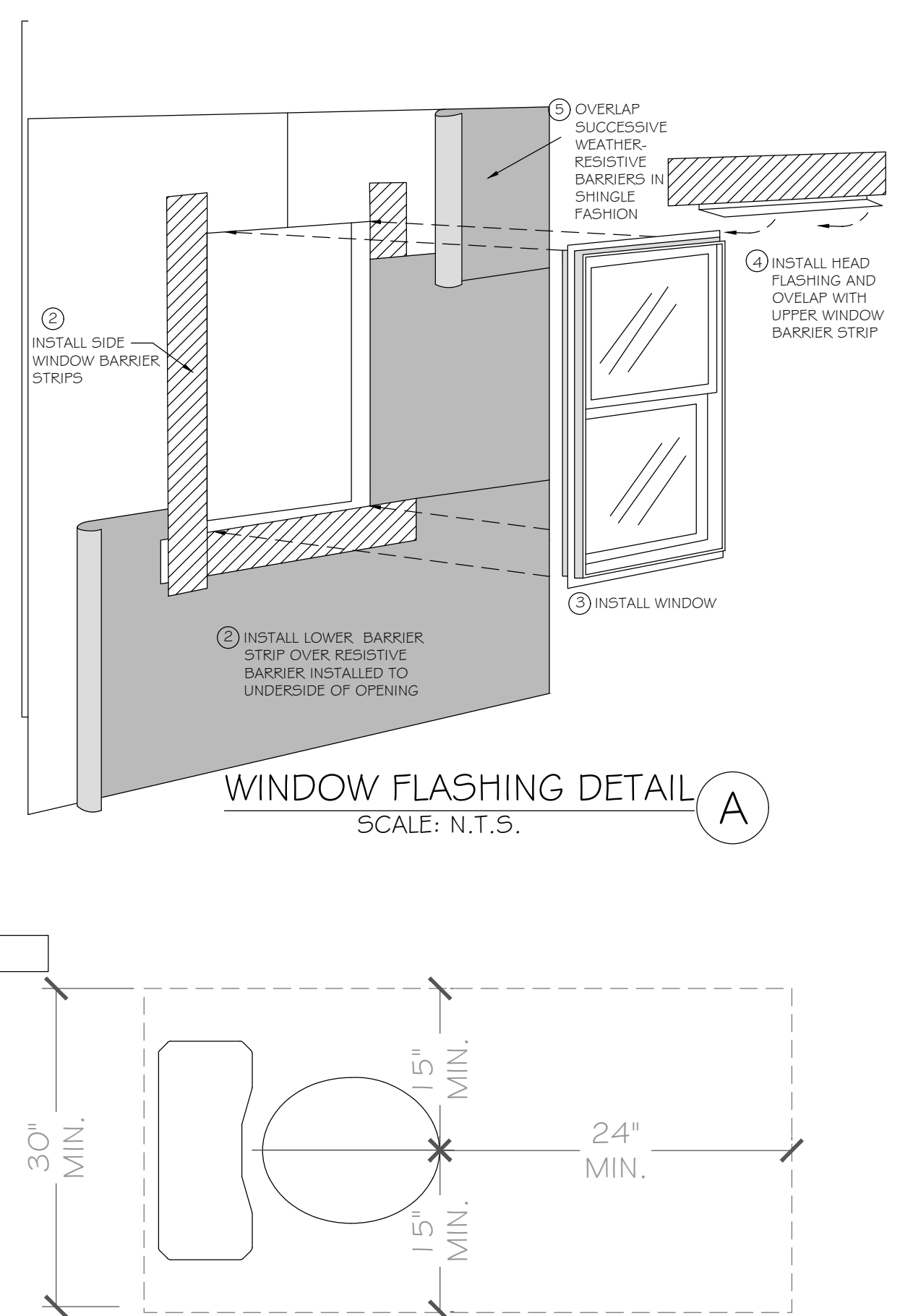
*ALL WINDOWS TO BE NON-METAL FRAMES AND DOUBLE GLAZED










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#	DIMENSIONS		DOOR TYPE	QTY.	U-FACTOR	SHGC	REMARKS
	WIDTH	HEIGHT					
1	3'-0"	6'-8"	SWING	2	0.20	-	KEYED ENTRY
2	2'-8"	6'-8"	SWING	7	-	-	WOOD / HOLLOW CORE
3	5'-0"	6'-8"	SLIDING	2	-	-	MIRROR DOORS

NOTES:
1. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
2. FOR WINDOW FLASHING DETAILS REFER TO DETAIL A HEREON.



- CONSTRUCTION NOTES:
1. INSTALL GAS TANKLESS WATER HEATER-OUTDOOR (MAX. FLOW RATE 9.5 GPM, 0.97 UEF), OR APPROVED EQUAL.
 2. INSTALL WHOLE HOUSE FAN (1,050 CFM MIN.), OR APPROVED EQUAL.
 3. INSTALL HVAC CONDENSOR UNIT 1.5 TON (MIN.), SEER=14, EER=12.2 W/ HERS VERIFICATION, OR APPROVED EQUAL.
 4. INSTALL FURNACE, AFUE, 84% EFFICIENCY, OR APPROVED EQUAL.
- NOTE: REFER TO ENV-1 FOR FURTHER DETAILS REGARDING EQUIPMENT SPECIFICATIONS.



LEGEND:	
	= (E) A.F.C.I. DUPLEX RECEPTACLE
	= SINGLE POLE DIMMER SWITCH
	= 3-WAY DIMMER SWITCH
	= MANUAL ON SWITCH
	= A.F.C.I. DUPLEX RECEPTACLE
	= G.F.C.I. DUPLEX RECEPTACLE
	= CARBON MONOXIDE ALARM
	= SMOKE ALARM
	= EXHAUST FAN (50 CFM, MIN.) W/ HUMIDITY SENSOR

LEGEND	
	EXISTING WALL
	WALL TO BE REMOVED
	NEW WALL

ISSUED FOR REVIEW
AUG 08, 2022

OWNER:
GA DESIGN BUILD
8311 ROSECRANS
PARAMOUNT, CA.

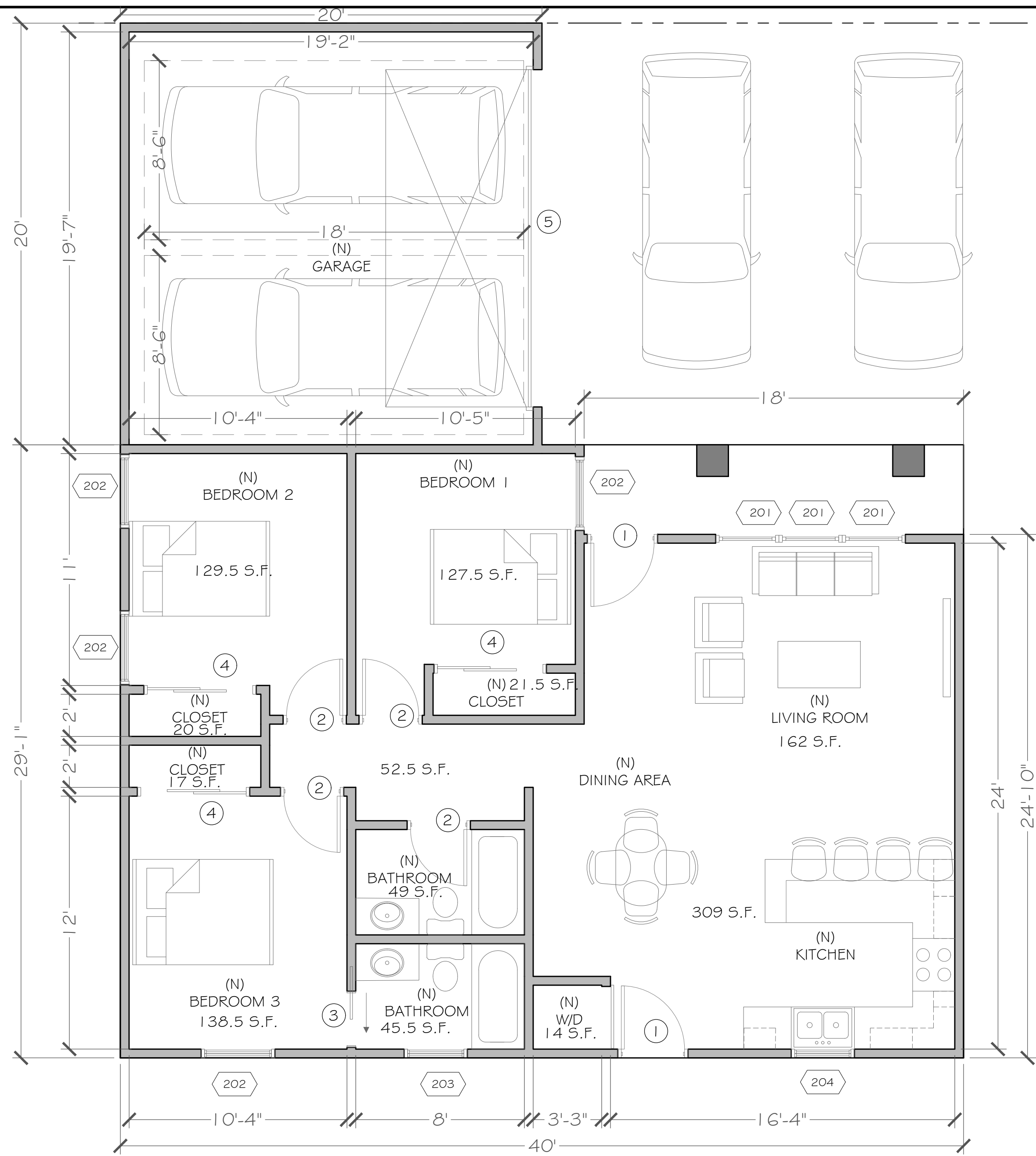
PROJECT DESCRIPTION:
NEW DETACHED ADU
NEW SECONDARY DWELLING

PROPERTY ADDRESS:
2518 OLIVE AVE.
LONG BEACH, CA 90806

TITLE:
PROPOSED ELECTRICAL PLAN
WINDOW/DOOR SCHEDULE

DRAWN BY: G.ALVAREZ
CHECKED BY:
DATE: DATE
SCALE : SCALE
JOB NO: JOB_NO
SHEET NO.

A-2

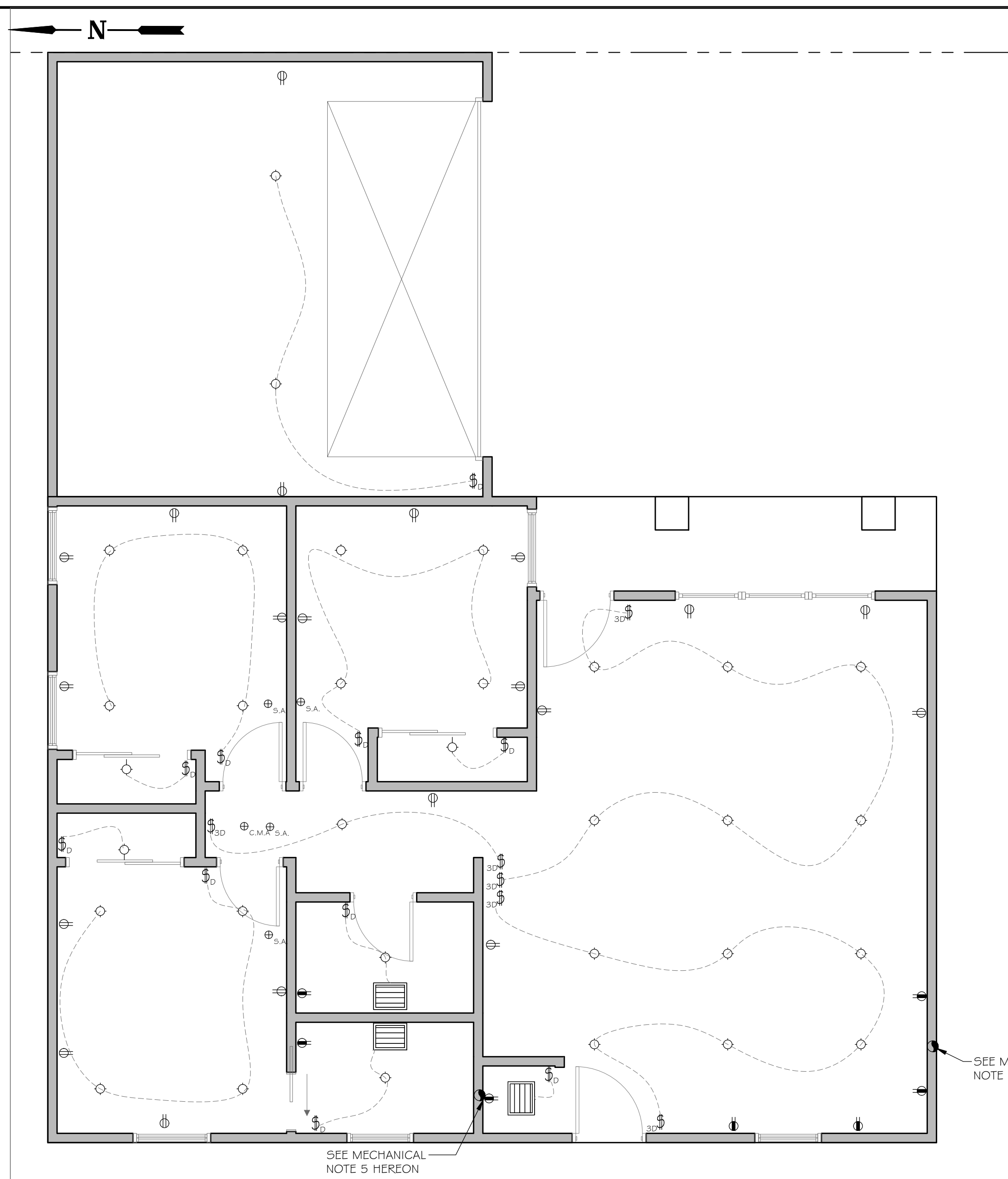
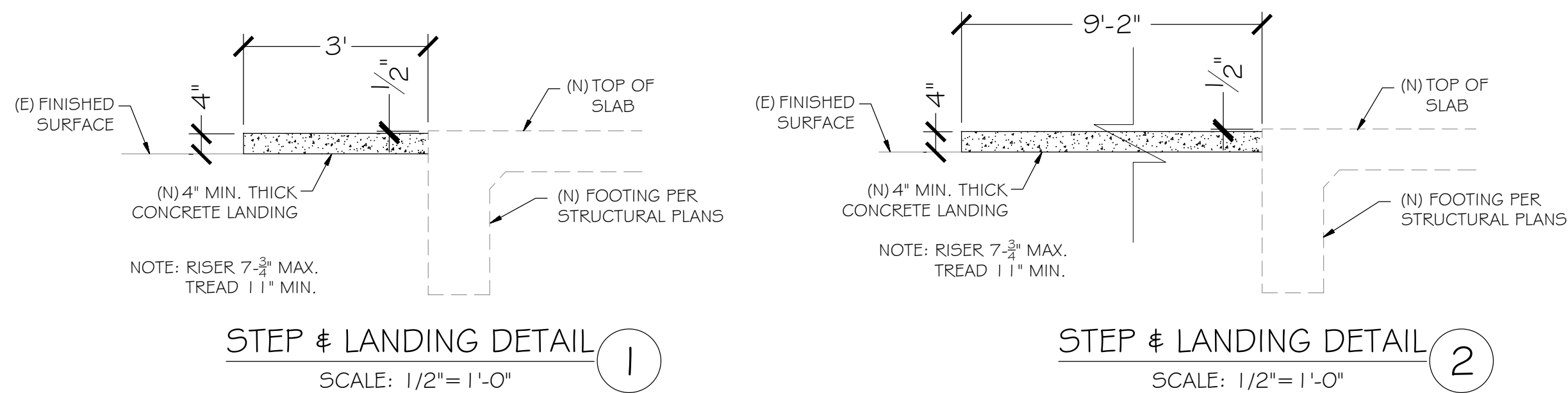


WINDOW SCHEDULE							
#	DIMENSIONS		WINDOW TYPE	QTY.	U-FACTOR	SHGC	REMARKS
	WIDTH	HEIGHT					
201	0'-3"	4'-0"	SGL HUNG	3	.30	.23	PROPOSED TEMP.GLASS
202	3'-6"	4'-6"	SGL HUNG	4	.30	.23	PROPOSED EGRESS
203	3'-0"	3'-0"	SGL HUNG	1	.30	.23	PROPOSED TEMP.GLASS
204	3'-0"	3'-0"	SGL HUNG	1	.30	.23	PROPOSED TEMP.GLASS

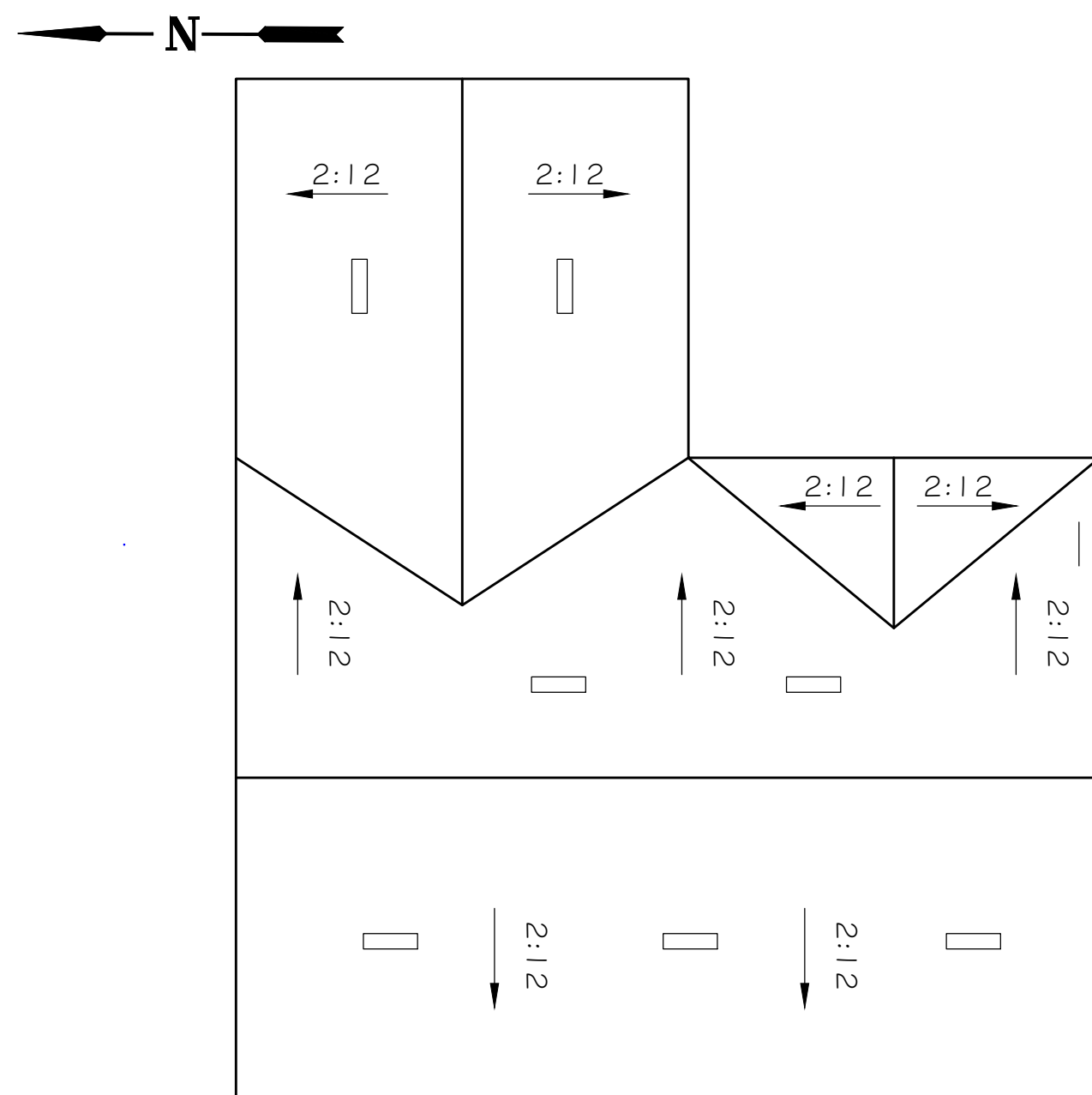
*ALL WINDOWS TO BE NON-METAL FRAMES AND DOUBLE GLAZED

DOOR SCHEDULE							
#	DIMENSIONS		DOOR TYPE	QTY.	U-FACTOR	SHGC	REMARKS
	WIDTH	HEIGHT					
1	3'-0"	6'-8"	SWING	2	0.20	-	KEYED ENTRY
2	2'-8"	6'-8"	SWING	4	-	-	WOOD / HOLLOW CORE
3	2'-6"	6'-8"	POCKET	1	-	-	WOOD / HOLLOW CORE
4	5'-0"	6'-8"	SLIDING	3	-	-	MIRROR DOORS
5	16'-0"	6'-8"		1			GARAGE DOOR

NOTES:
1. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
2. FOR WINDOW FLASHING DETAILS REFER TO DETAIL A HEREON.



PROPOSED SECONDARY DWELLING
FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"

CONSTRUCTION NOTES:

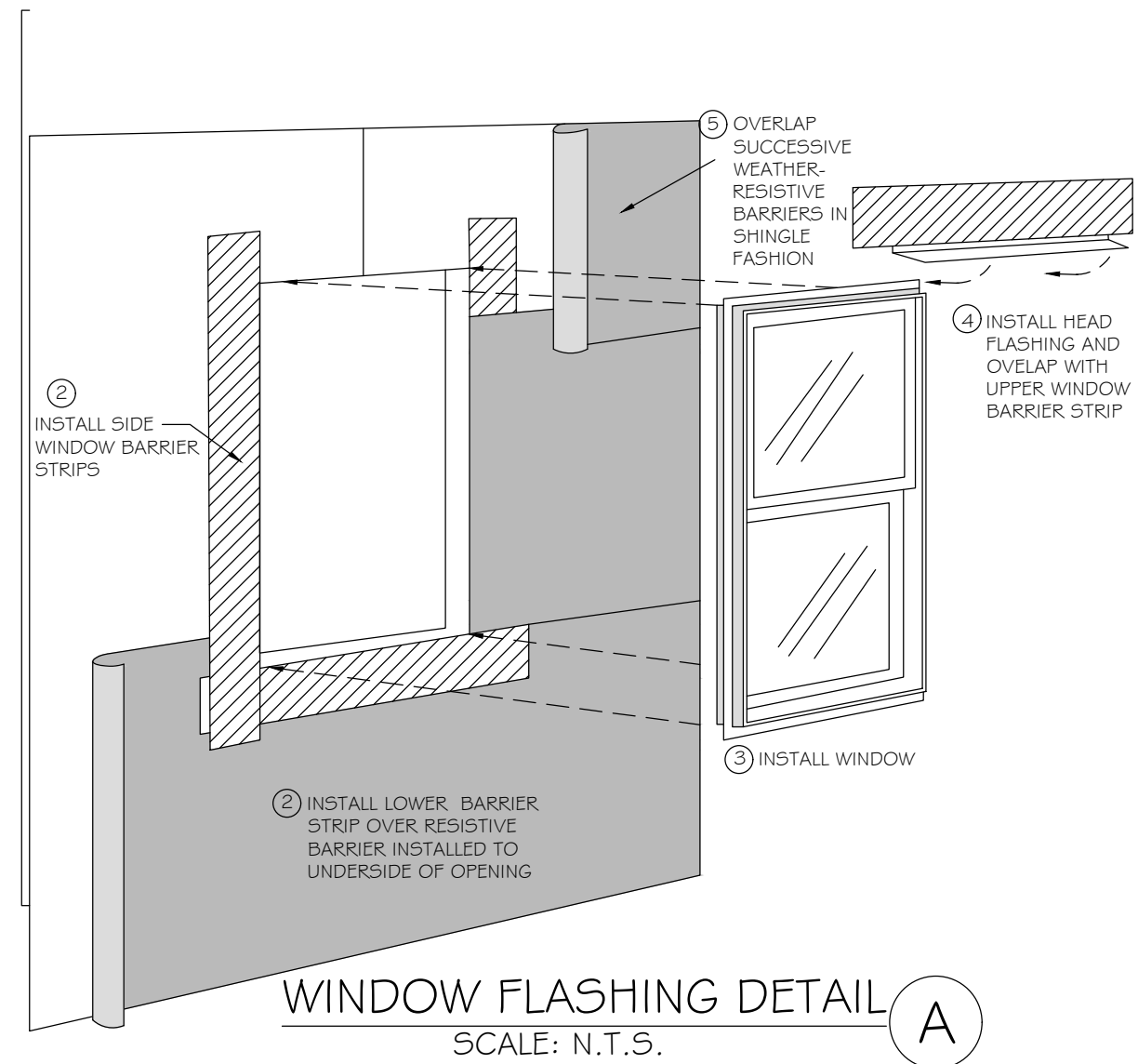
- INSTALL GAS TANKLESS WATER HEATER-OUTDOOR (MAX. FLOW RATE 9.5 GPM, 0.97 UEF), OR APPROVED EQUAL.
- INSTALL WHOLE HOUSE FAN (1,050 CFM MIN.), OR APPROVED EQUAL.
- INSTALL HVAC CONDENSOR UNIT 1.5 TON (MIN.), SEER=14, EER=12.2 W/HERS VERIFICATION, OR APPROVED EQUAL.
- INSTALL FURNACE, AFUE, 84% EFFICIENCY, OR APPROVED EQUAL.

NOTE: REFER TO ENV-1 FOR FURTHER DETAILS REGARDING EQUIPMENT SPECIFICATIONS.

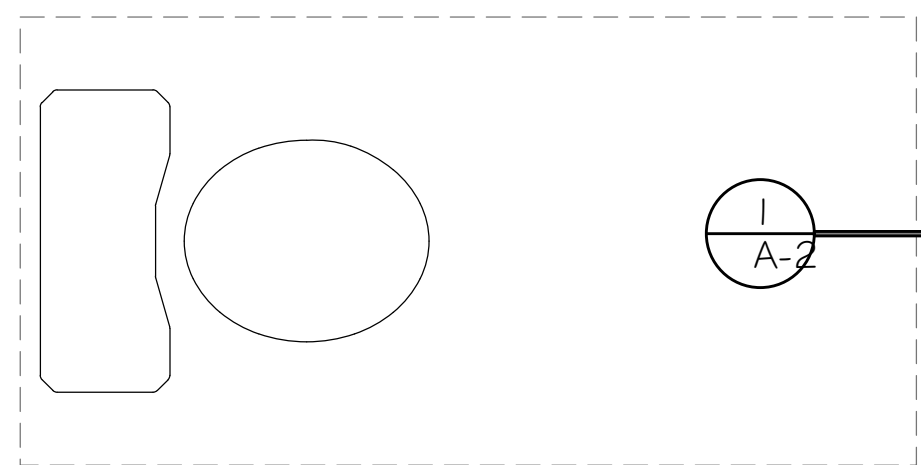
LEGEND

- EXISTING WALL
- WALL TO BE REMOVED
- NEW WALL

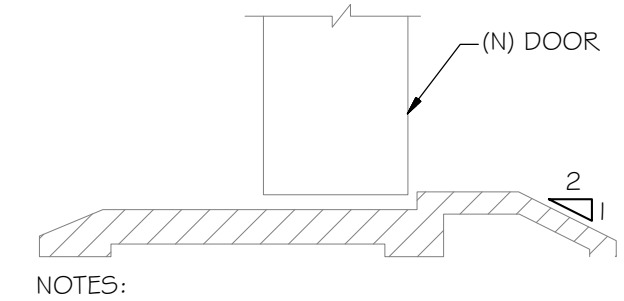
ISSUED FOR
REVIEW
AUG 08, 2022



WINDOW FLASHING DETAIL A
SCALE: N.T.S.



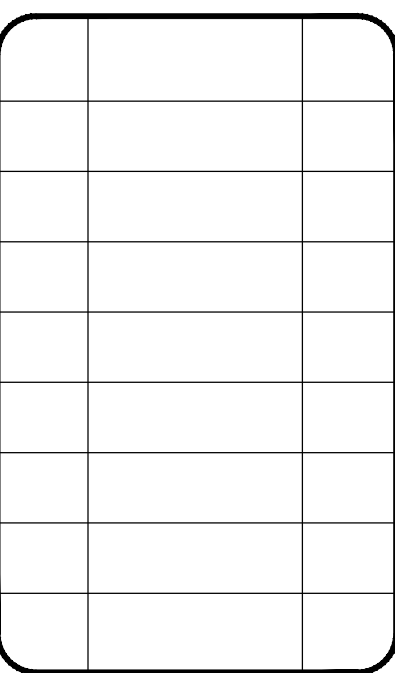
TYPICAL TOILET CLEARANCE B
SCALE: N.T.S.



TYPICAL THRESHOLD DETAIL C
SCALE: N.T.S.

LEGEND:

- (E) A.F.C.I. 1 DUPLEX RECEPTACLE
- SINGLE POLE DIMMER SWITCH
- 3-WAY DIMMER SWITCH
- MANUAL ON SWITCH
- A.F.C.I. 1 DUPLEX RECEPTACLE
- G.F.C.I. 1 DUPLEX RECEPTACLE
- CARBON MONOXIDE ALARM
- SMOKE ALARM
- INCANDESCENT (4" RECESSED LIGHT) ALL TO BE HIGH EFFICACY
- EXHAUST FAN (50 CFM, MIN.) W/ HUMIDITY SENSOR



OWNER:
GA DESIGN BUILD
8311 ROSECRANS
PARAMOUNT, CA.

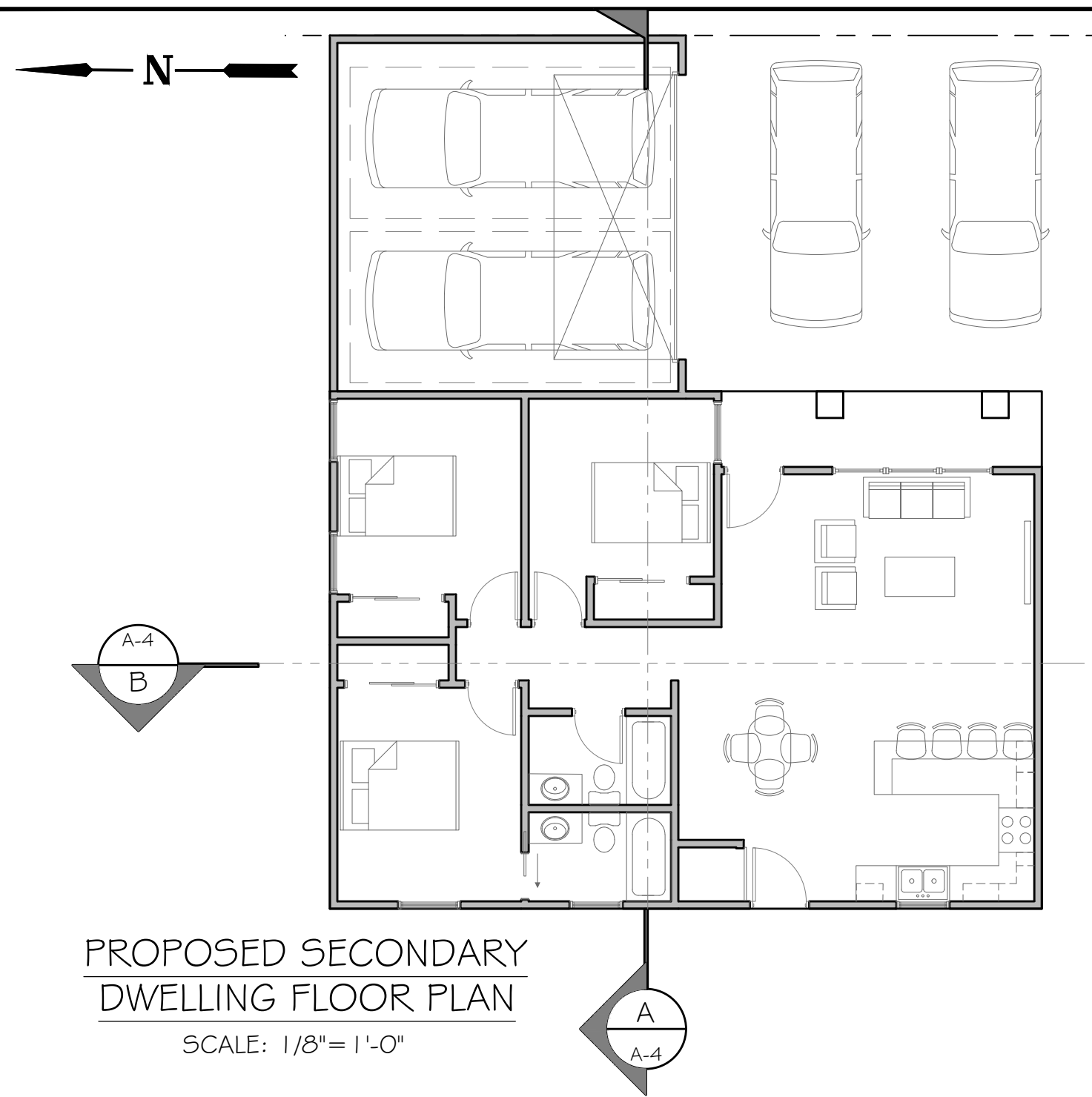
PROJECT DESCRIPTION:
NEW DETACHED ADU
NEW SECONDARY DWELLING

PROPERTY ADDRESS:
2518 OLIVE AVE.
LONG BEACH, CA 90806

TITLE:
PROPOSED
ELECTRICAL PLAN
WINDOW/DOOR
SCHEDULE

DRAWN BY: G.ALVAREZ
CHECKED BY:
DATE: DATE
SCALE : SCALE
JOB NO: JOB_NO
SHEET NO.

A-3



PROPOSED SECONDARY DWELLING FLOOR PLAN
SCALE: 1/8"= 1'-0"

ROOF SPECIFICATIONS:

1. INSTALL NEW CLASS A GAF SHINGLES TIMBERLINE COOL SERIES CRRC-0676 (ICC-ESR-1475)
ROOFING APPLICATION:
2 - LAYERS OF UNDER LAYMENT, 15 LBS. ASPHALT-SATURATED & NON-PERFORATED BASE FELTS.
INSTALLED PER CBC 1507.2.8 & CRC 905.2.7.
3 - LAYERS ASPHALT - SATURATED 15 LBS., FELT.
1 - LAYER 90 LBS. FELT CAP
2. INSTALL PER MFR'S SPECIFICATIONS ALL ROOFING PENETRATIONS SUCH AS VENT, HVAC ACCESSORIES, TUBULAR SKYLIGHTS AS INDICATED SHALL HAVE METAL FLASHINGS, AND/OR COUNTER - FLASHING AS REQUIRED.
3. INSTALL RADIANT BARRIER SHEATHING

NOTES:

- * REFER TO STRUCTURAL PLANS FOR ALL MEMBER SIZES, CONNECTIONS, FOUNDATION & FRAMING DETAILS.
**ALL EXPOSED WOOD TO BE PRESSURE TREATED LUMBER



Description	CMI Part #	N.F.V.	Face	R. Opening	QTY.
8 in. x 30 inch, Zincalume	LPDH30Z	200 sq. in.	30 in. x 8 in.	22 in. x 10 in.	1

TOTAL ATTIC AREA (SEC. DWELLING)= ± 1,365 S.F./150= ±9.23 S.F. (REQ'D VENT.)
PROVIDE (7) LOW PROFILE DORMERS (9.66 S.F. N.F.V. PROVIDED)

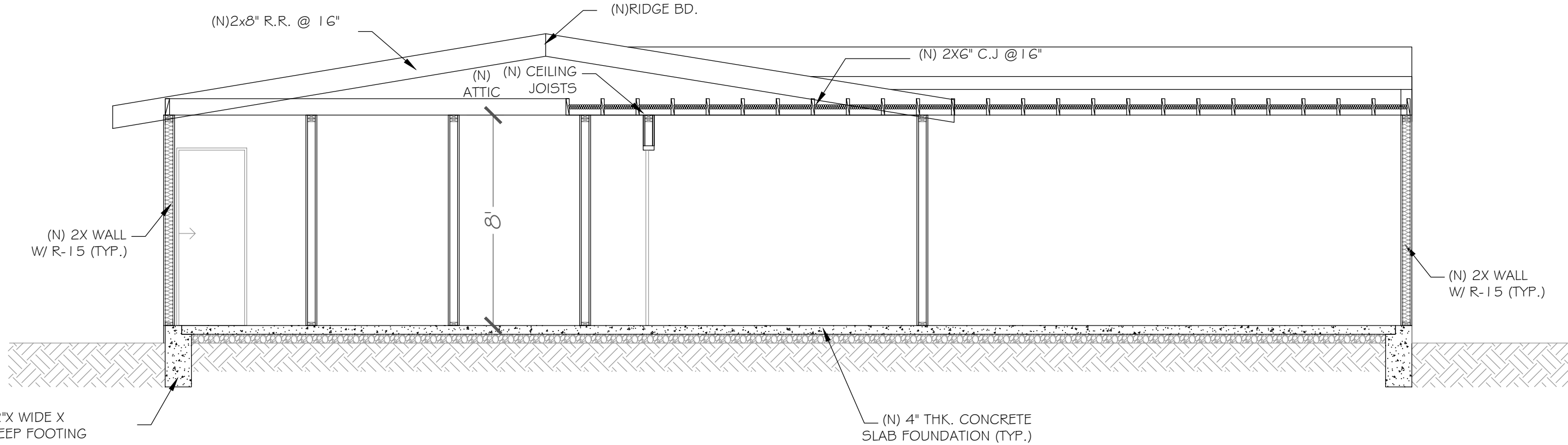


The ENERGY STAR® program has created the following guidelines for determining whether a roofing product is reflective...

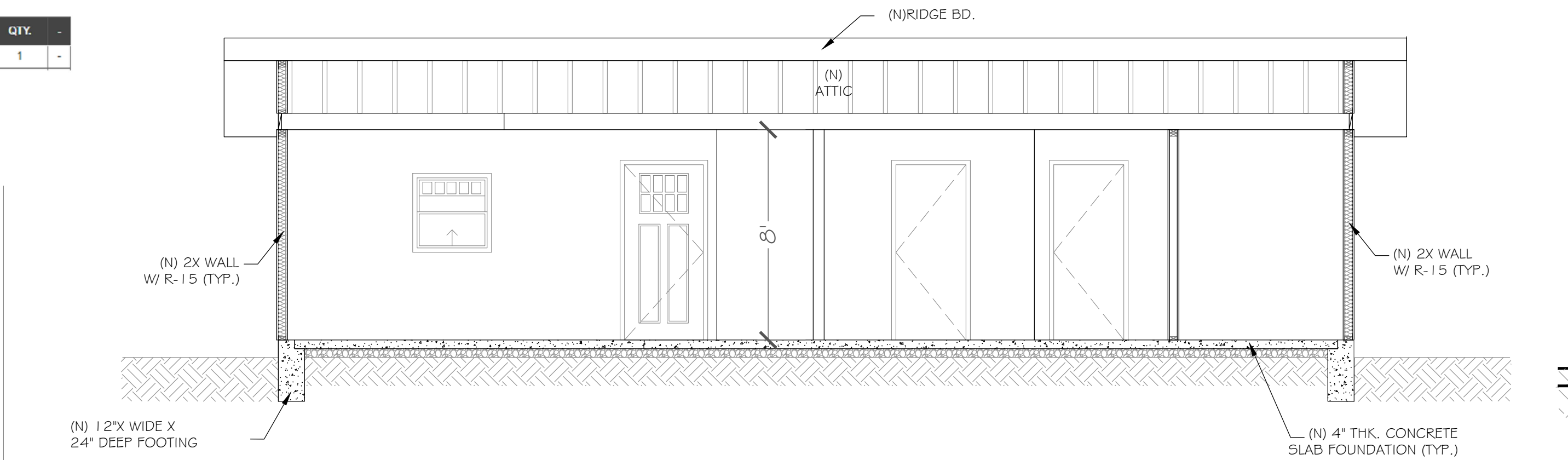
- Must be tested to ASTM E903 or C1549
- Emissivity must be listed, but a requirement has not yet been established
- Must meet or exceed initial reflectivity of 0.65
- For more information please visit GAF's ecoScorecard website at <http://gaf.ecoscorecard.com>
- 3-year aged reflectivity must meet or exceed 0.50

The following GAF products are ENERGY STAR® qualified (unless otherwise indicated). For more information, visit www.energystar.gov.

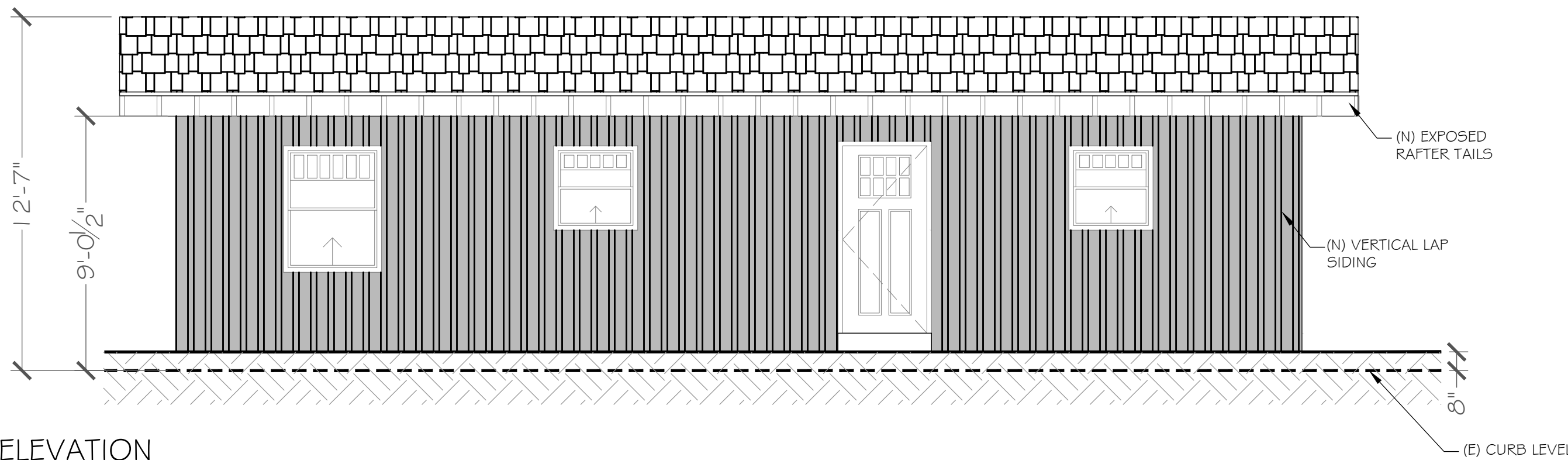
Product	Initial Reflectivity	3 Yr. Reflectivity	Initial Emissivity	Initial SRI Index	Aged SRI Index**	Low Slope	Steep Slope	ENERGY STAR®
Timberline® Cool Series (Cool Antique Slate)	0.27	0.26	0.92	29	22	X		Yes
Timberline® Cool Series (Cool Barkwood)	0.27	0.26	0.92	29	22	X		Yes
Timberline® Cool Series (Cool Weathered Wood)	0.26	0.26	0.92	28	27	X		Yes



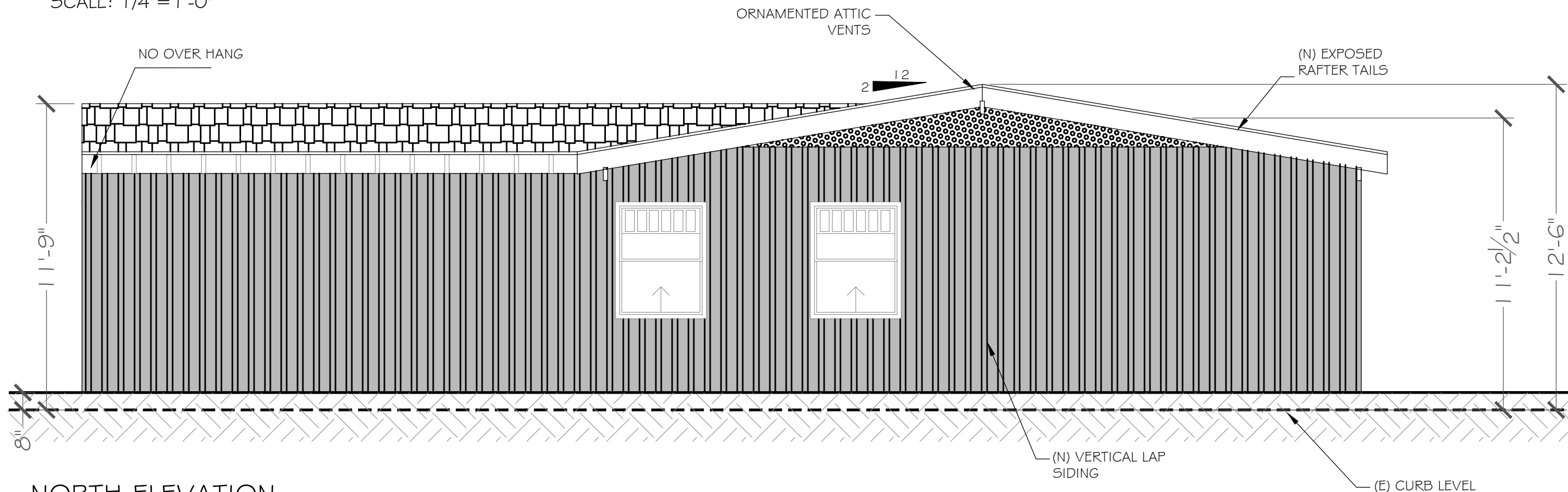
CROSS SECTION A-A
PROPOSED SEC. DWELLING
SCALE: 1/4"= 1'-0"



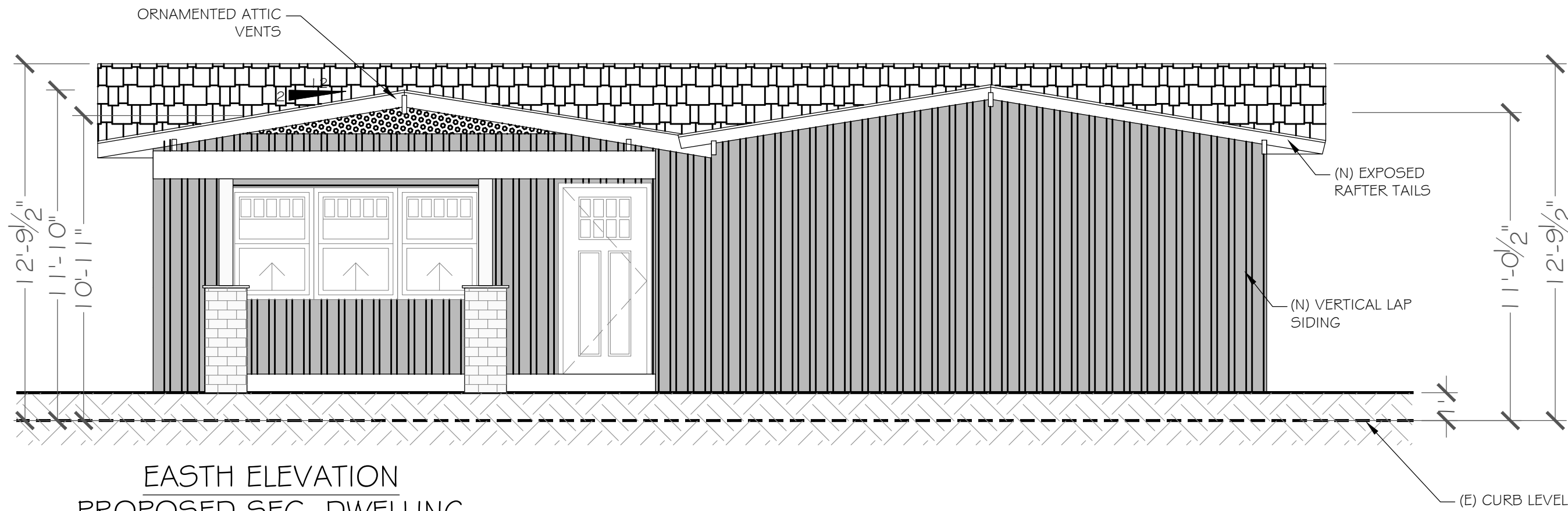
CROSS SECTION B-B
PROPOSED SEC. DWELLING
SCALE: 1/4"= 1'-0"



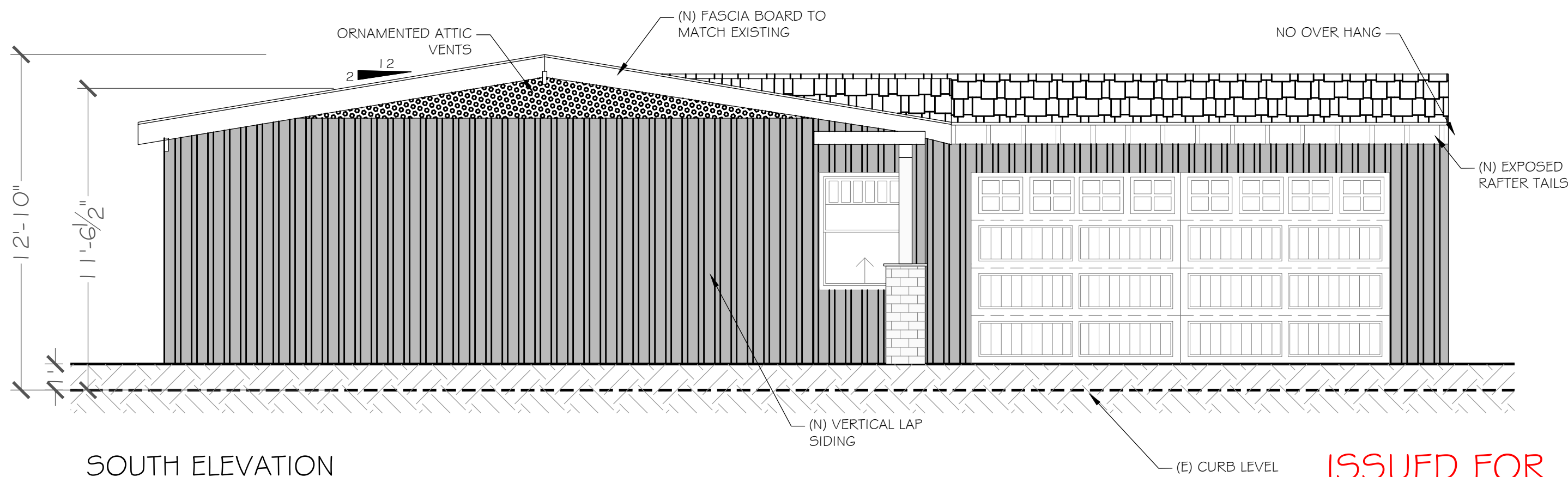
WEST ELEVATION
PROPOSED SEC. DWELLING
SCALE: 1/4"= 1'-0"



NORTH ELEVATION
PROPOSED SEC. DWELLING
SCALE: 1/4"= 1'-0"

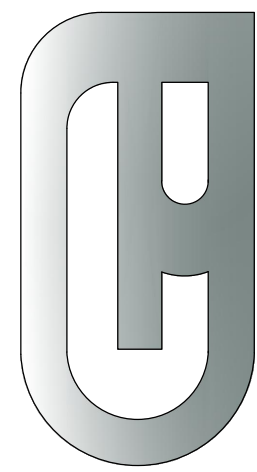


EAST ELEVATION
PROPOSED SEC. DWELLING
SCALE: 1/4"= 1'-0"



SOUTH ELEVATION
PROPOSED SEC. DWELLING
SCALE: 1/4"= 1'-0"

ISSUED FOR
REVIEW
AUG 08, 2022



PLANS & CONSTRUCTION
8449 EVEREST ST.
DOWNEY, CA 90242
(562) 417-9609
GABE@GADSIGNBUILD.COM

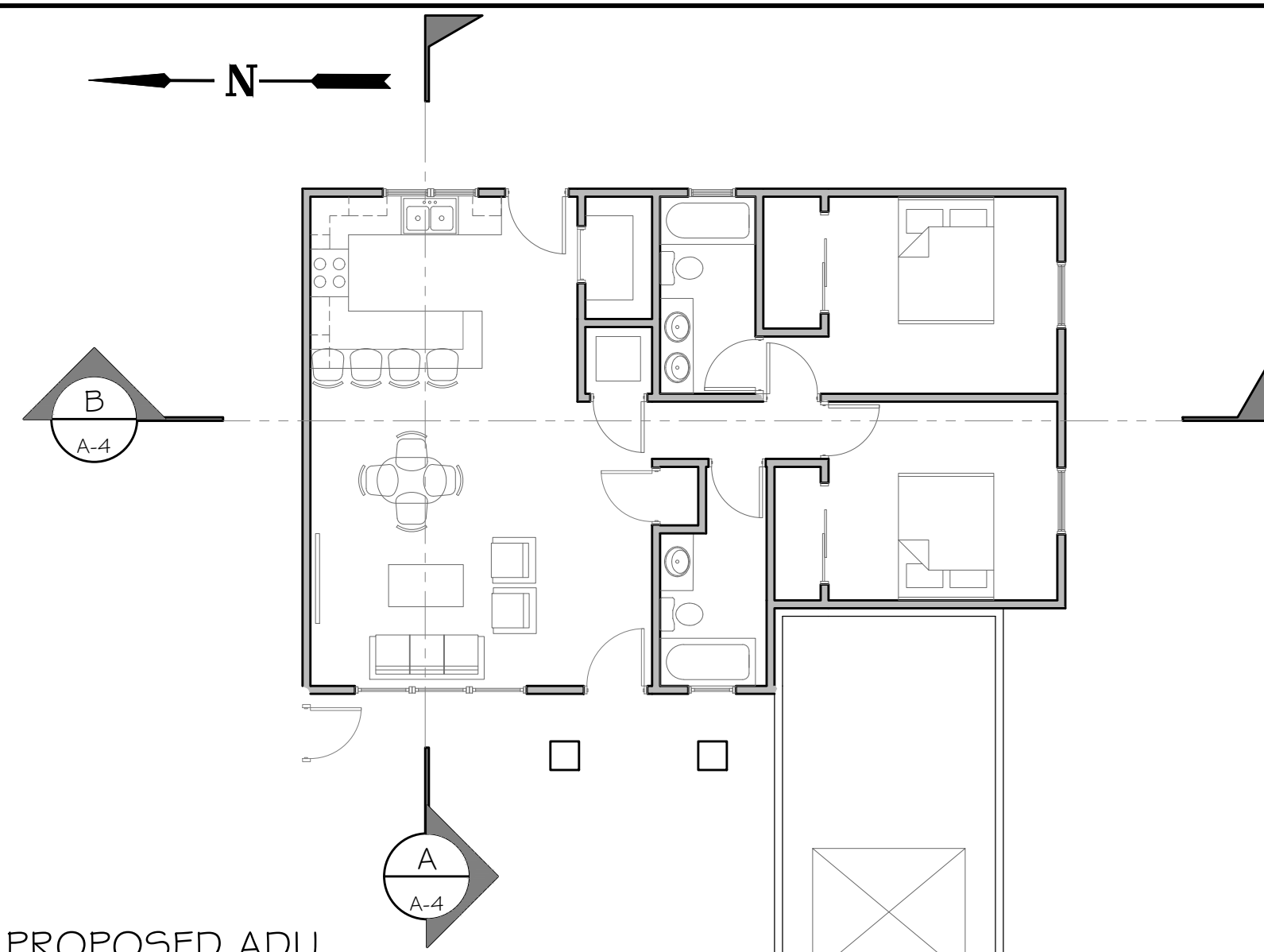
OWNER:
GA DESIGN BUILD
8311 ROSECRANS
PARAMOUNT, CA.

PROJECT DESCRIPTION:
NEW DETACHED ADU
NEW SECONDARY DWELLING
PROPERTY ADDRESS:
2518 OLIVE AVE.
LONG BEACH, CA 90806

TITLE:
CROSS SECTIONS
&
ELEVATIONS

DRAWN BY: G.ALVAREZ
CHECKED BY:
DATE: DATE
SCALE : SCALE
JOB NO: JOB_NO
SHEET NO.

A-4



PROPOSED ADU
FLOOR PLAN
SCALE: 1/8"=1'-0"

ROOF SPECIFICATIONS:

1. INSTALL NEW CLASS A GAF SHINGLES TIMBERLINE COOL SERIES CRRC-0676 (ICC-ESR-1475)
ROOFING APPLICATION:
2 - LAYERS OF UNDER LAYMENT, 15 LBS. ASPHALT-SATURATED & NON-PERFORATED BASE FELTS.
INSTALLED PER CBC 1507.2.8 & CRC 905.2.7.
3 - LAYERS ASPHALT - SATURATED 15 LBS., FELT.
1 - LAYER 90 LBS. FELT CAP

2. INSTALL PER MFR'S SPECIFICATIONS ALL ROOFING PENETRATIONS SUCH AS VENT, HVAC ACCESSORIES, TUBULAR SKYLIGHTS AS INDICATED SHALL HAVE METAL FLASHINGS, AND/OR COUNTER - FLASHING AS REQUIRED.

3. INSTALL RADIANT BARRIER SHEATHING

NOTES:

- * REFER TO STRUCTURAL PLANS FOR ALL MEMBER SIZES, CONNECTIONS, FOUNDATION & FRAMING DETAILS.
- **ALL EXPOSED WOOD TO BE PRESSURE TREATED LUMBER



Low Profile Dormer Galvanized Steel

Description	CMB Part #	N.F.V.	Face	R. Opening	QTY.
8 in. x 30 inch, Zincalume	LPDH30Z	200 sq. in.	30 in. x 8 in.	22 in. x 10 in.	1

TOTAL ATTIC AREA (ADU/GARAGE)= ± 1000 S.F./150= ± 6.66 S.F. (REQ'D VENT.)
PROVIDE (5) LOW PROFILE DORMERS (6.9 S.F. N.F.V. PROVIDED)

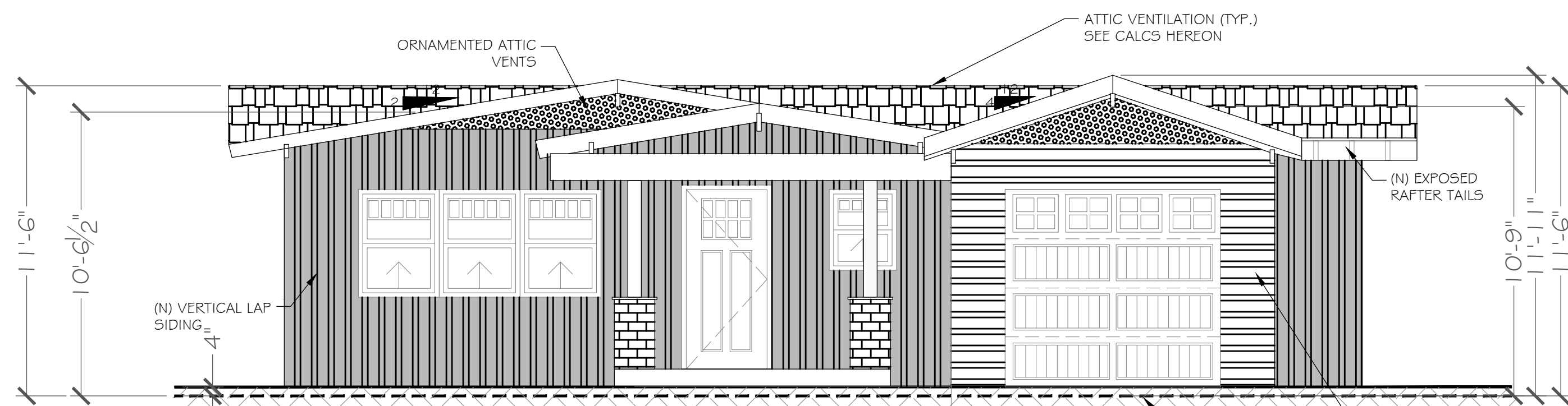


The ENERGY STAR® program has created the following guidelines for determining whether a roofing product is reflective...

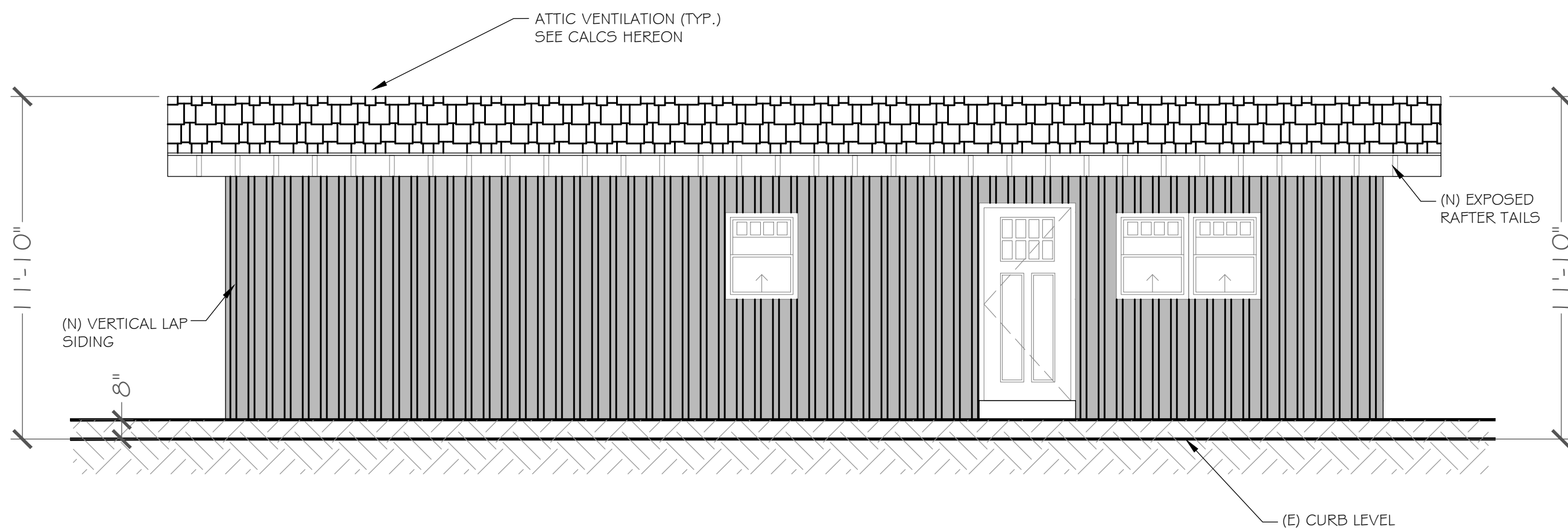
- Must be tested to ASTM E903 or C1549
- Must meet or exceed initial reflectivity of 0.65
- 3-year aged reflectivity must meet or exceed 0.50
- Emissivity must be listed, but a requirement has not yet been established
- For more information please visit GAF's ecoScorecard website at <http://gaf.ecoscorecard.com>

The following GAF products are ENERGY STAR® qualified (unless otherwise indicated). For more information, visit www.energystar.gov.

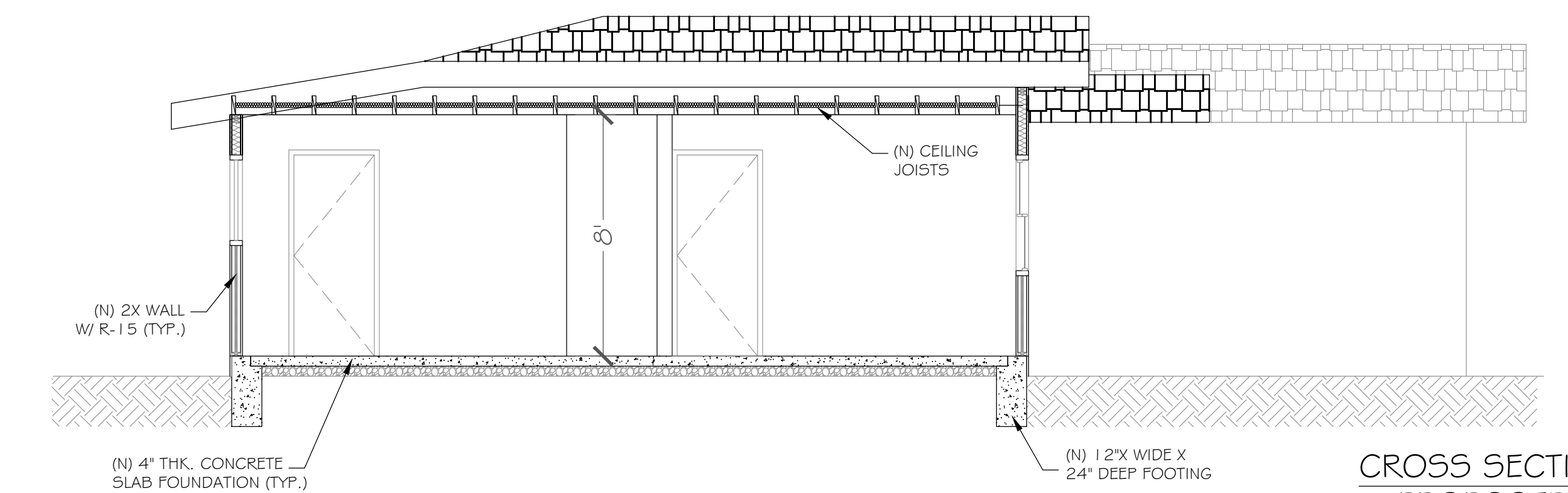
Product	Initial Reflectivity	3 Yr. Reflectivity	Initial Emissivity	Initial SRI Index	Aged SRI Index**	Low Slope	Steep Slope	ENERGY STAR®
Timberline® Cool Series (Cool Antique Slate)	0.27	0.26	0.92	29	22		X	Yes
Timberline® Cool Series (Cool Barkwood)	0.27	0.26	0.92	29	22		X	Yes
Timberline® Cool Series (Cool Weathered Wood)	0.26	0.25	0.92	28	27		X	Yes



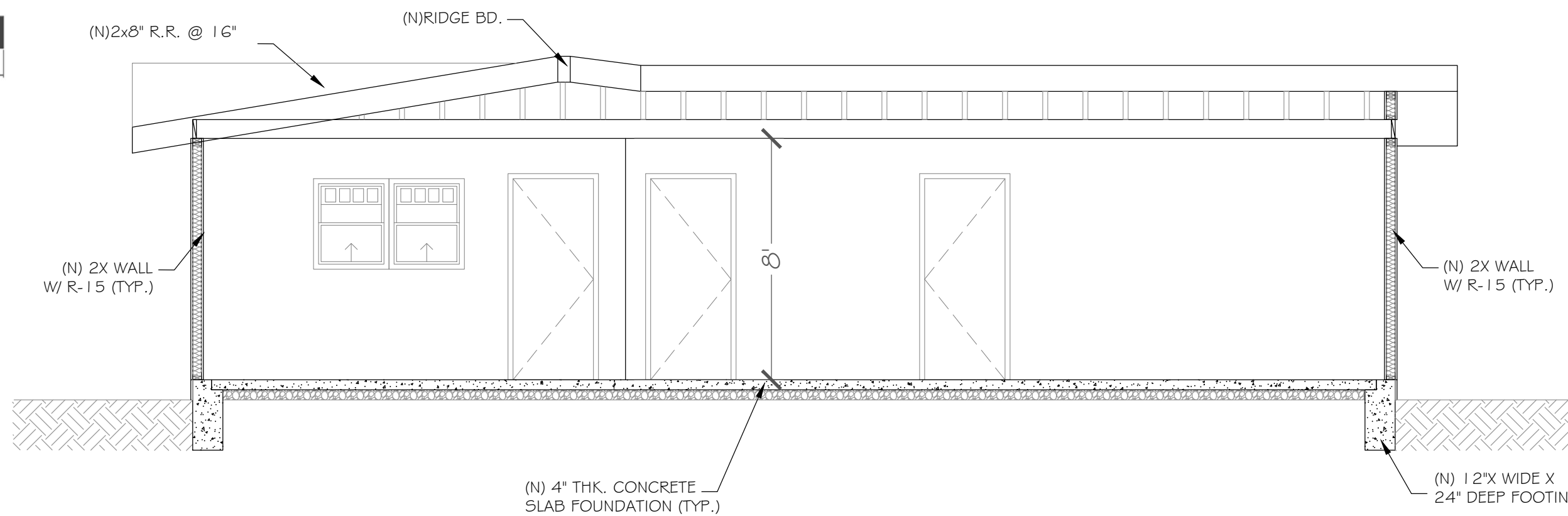
WEST ELEVATION
PROPOSED ADU
SCALE: 1/4"=1'-0"



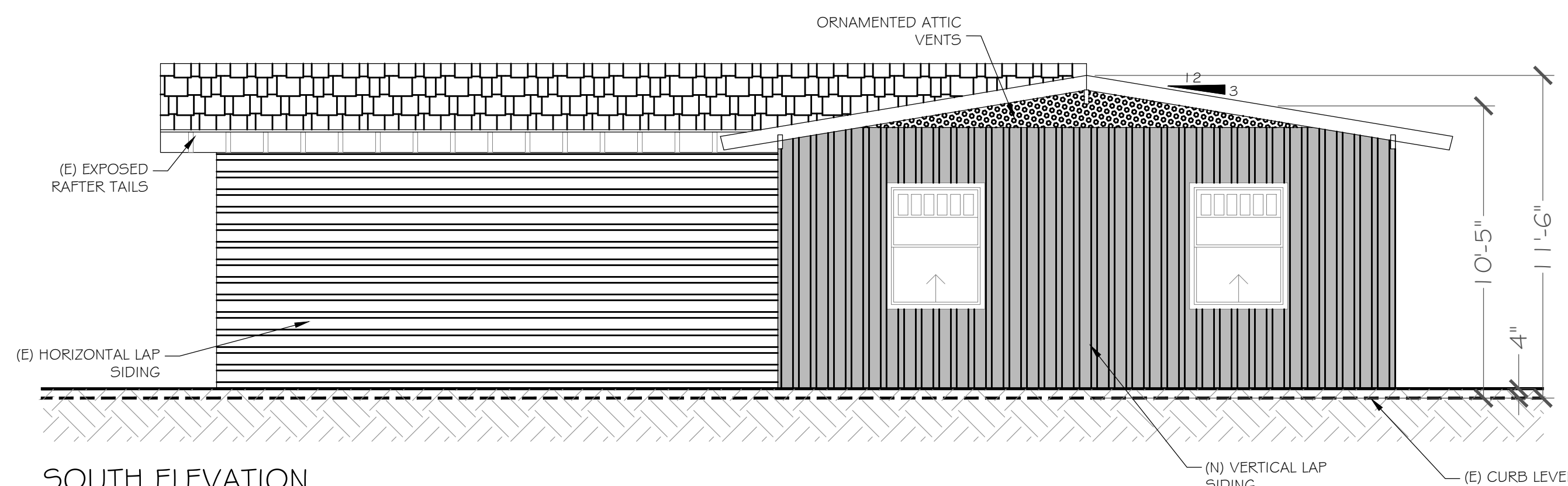
EAST ELEVATION
PROPOSED ADU
SCALE: 1/4"=1'-0"



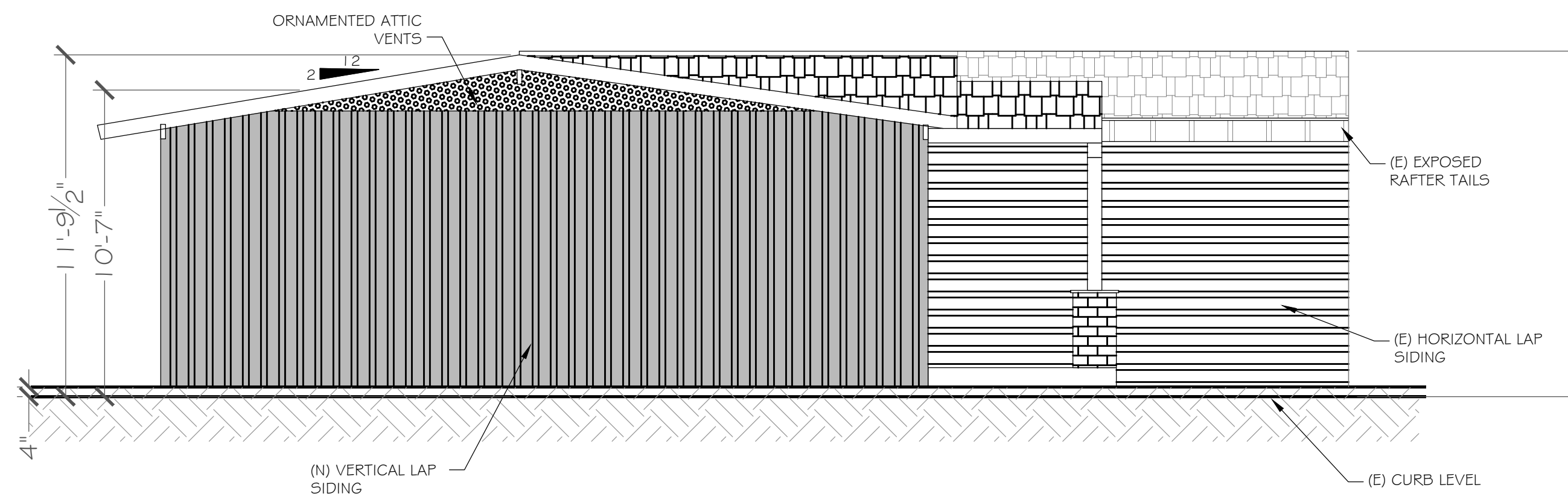
CROSS SECTION A-A
PROPOSED ADU
SCALE: 1/4"=1'-0"



CROSS SECTION B-B
PROPOSED ADU
SCALE: 1/4"=1'-0"

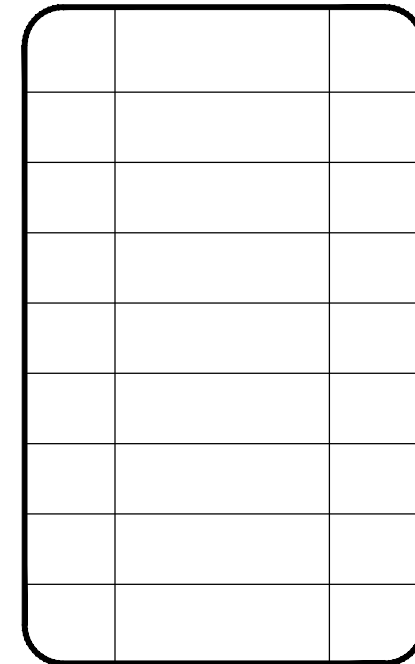


SOUTH ELEVATION
PROPOSED ADU
SCALE: 1/4"=1'-0"



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

ISSUED FOR
REVIEW
AUG 08, 2022



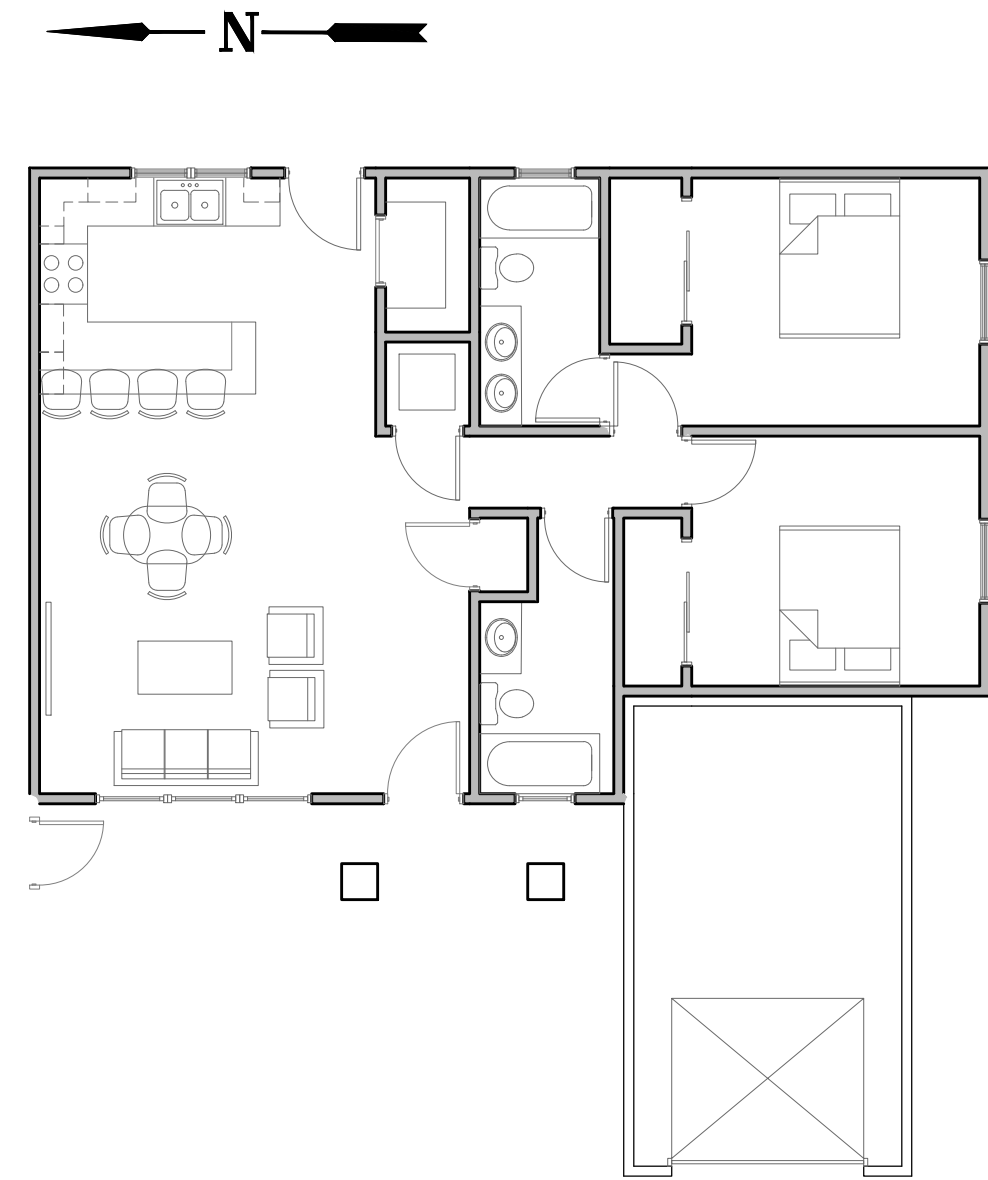
GA
PLANS & CONSTRUCTION
8449 EVEREST ST.
DOWNEY, CA 90242
(562) 417-9609
GABE@GADDESIGNBUILD.COM

OWNER:
GA DESIGN BUILD
8311 ROSECRANS
PARAMOUNT, CA.

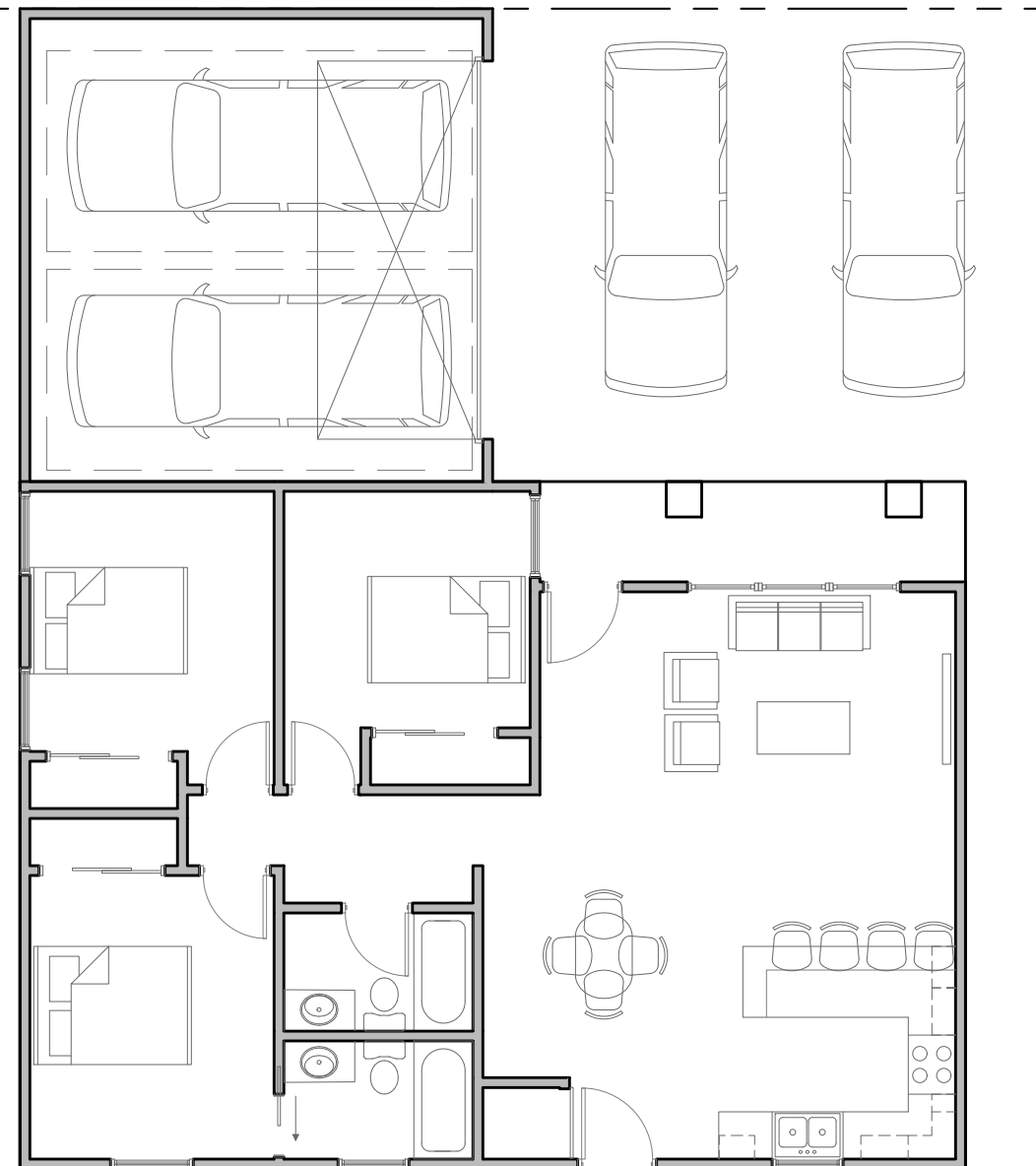
PROJECT DESCRIPTION:
NEW DETACHED ADU
NEW SECONDARY DWELLING
PROPERTY ADDRESS:
2518 OLIVE AVE.
LONG BEACH, CA 90806

TITLE:
CROSS SECTIONS
&
ELEVATIONS

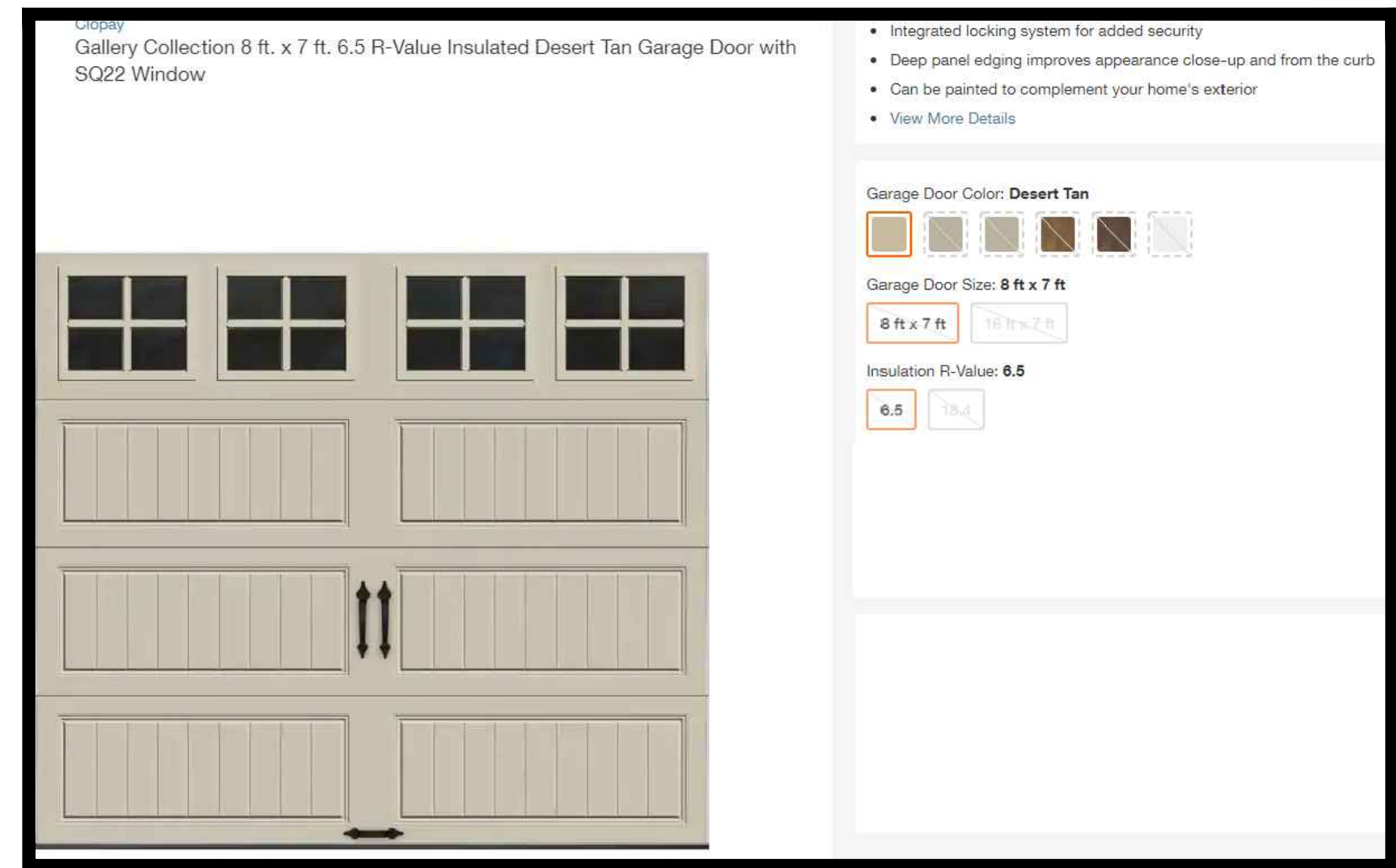
DRAWN BY: G.ALVAREZ
CHECKED BY:
DATE: DATE
SCALE : SCALE
JOB NO: JOB_NO
SHEET NO.



PROPOSED ADU
FLOOR PLAN
SCALE: 1/8"= 1'-0"



PROPOSED SECONDARY
DWELLING FLOOR PLAN
SCALE: 1/8"= 1'-0"



GARAGE DOOR MANUFACTURING SPECS.

Siteline® Clad-Wood Window: SINGLE-Hung Pocket
JELD WEN




Model Overview

PROJECT TYPE New construction and replacement	MAINTENANCE LEVEL Moderate	WARRANTY 20 Year Warranty
COLORS & FINISHES 27 Exterior Colors 28 Interior Finish Options	SCREEN & TRIM OPTIONS 2 Exterior Trim Options	FRAME OPTIONS Pocket Replacement Window
GLASS Energy efficient, tinted, textured and protective.	DIVIDED LITES Grilles between the glass.	HARDWARE 1 Lock Option in 9 finishes
CONSTRUCTION Tilt Sash	MATERIALS 1 Wood Option	

WINDOW MANUFACTURING SPECS.

CONTRACTOR DOORS



HTC 50 Mahogany Contractor Doors

An Excellent Budget Door for the Builder

- Hand selected Premium Mahogany
- Engineered stile and rail construction
- Floating panels to prevent splitting
- Dual insulated, beveled glass
- Prehung and prefinish available
- Price is for single door only (slab)
- Price is FOB Los Angeles, California
- Price subject to change without notice

• Select Size For Price

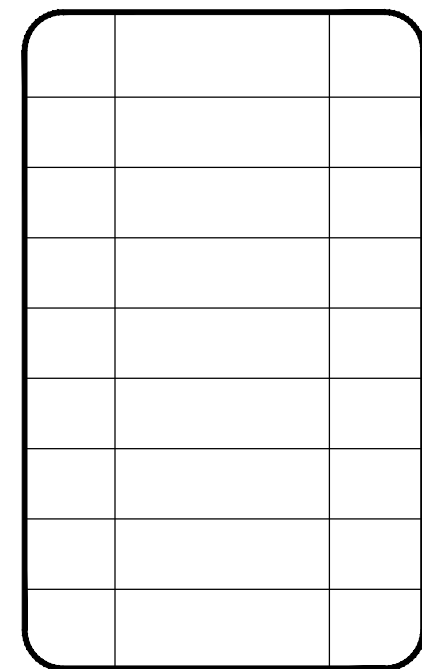
12x80	30x80	36x80	42x80				
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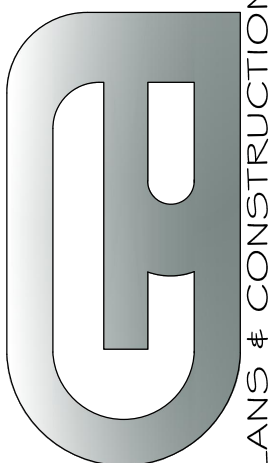
All Doors in Mahogany

DOOR MANUFACTURING SPECS.

NOTES:
WINDOWS AND DOORS ABOVE WILL APPLY TO
EXISTING DWELLING.

ISSUED FOR
REVIEW
AUG 08, 2022





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PROJECT DESCRIPTION:
NEW DETACHED ADU
NEW SECONDARY DWELLING

PROPERTY ADDRESS:
2518 OLIVE AVE.
LONG BEACH, CA 90806

TITLE:
MANUFACTURING
SPECS

DRAWN BY: G.ALVAREZ
CHECKED BY:
DATE: DATE
SCALE : SCALE
JOB NO: JOB_NO
SHEET NO.
A-6