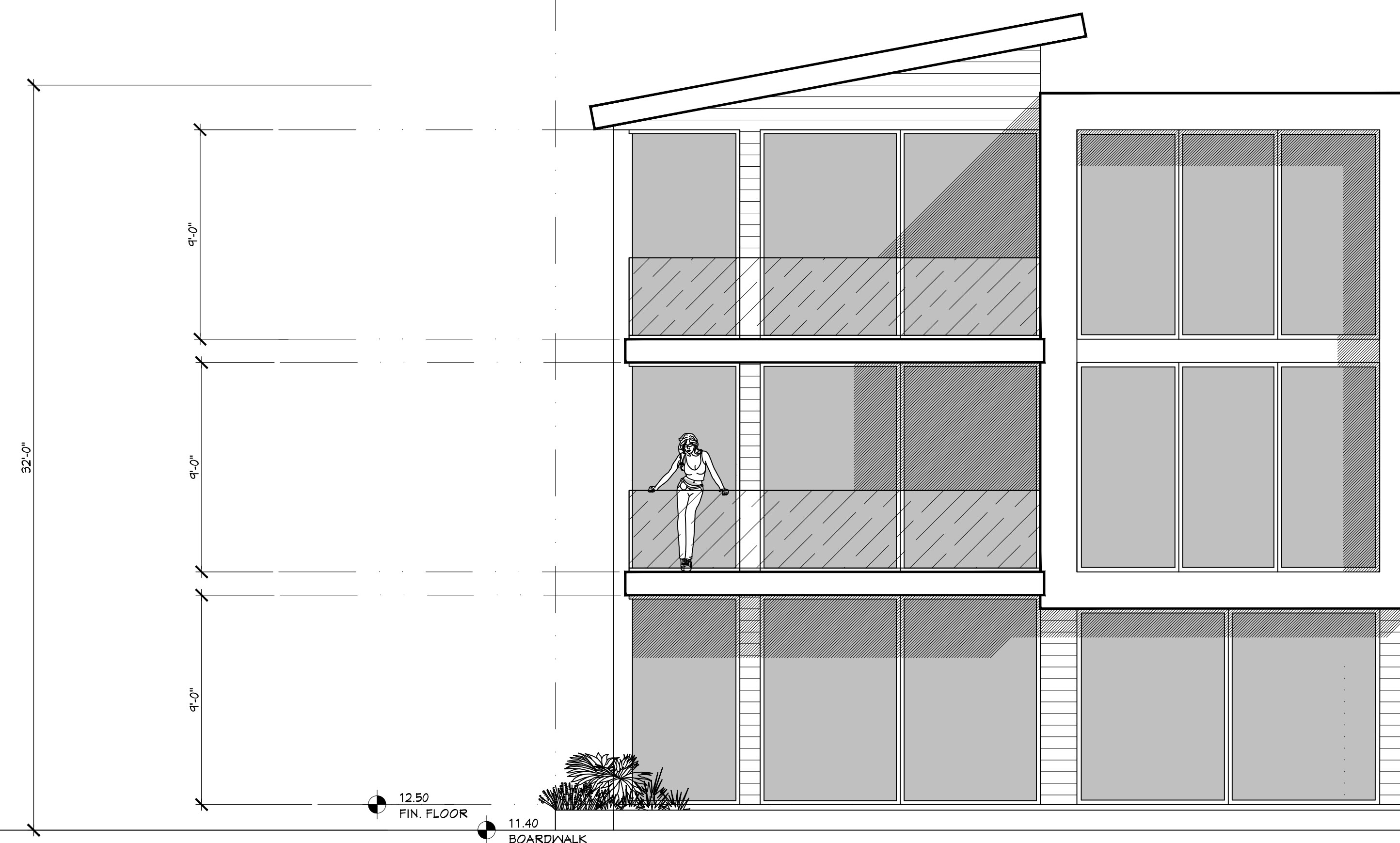




WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

REVISIONS:







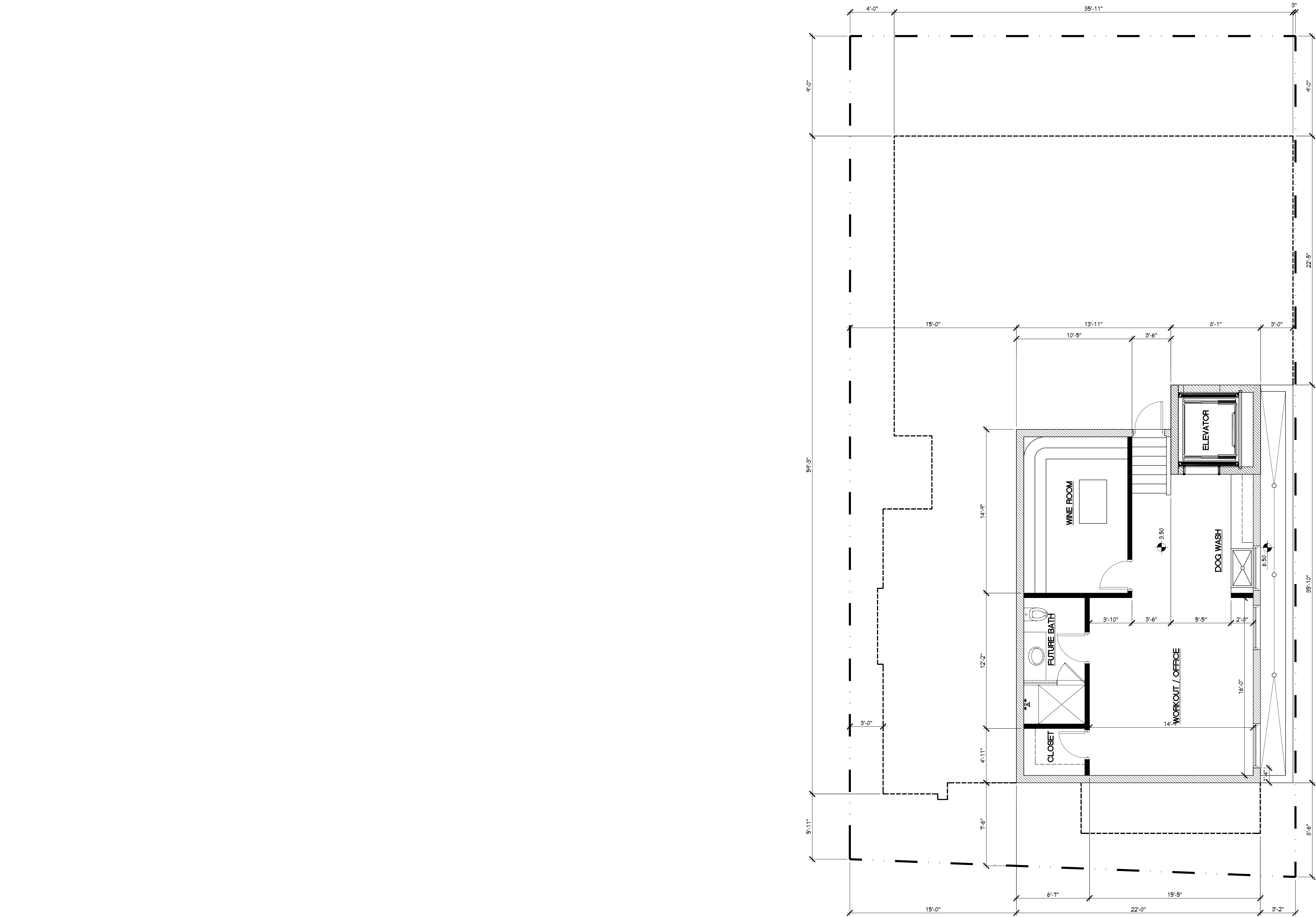
POOLE RESIDENCE
NEW SINGLE FAMILY HOME

EXTERIOR ELEVATIONS

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SCALE:	NOTED
CAD FILE:	XXXXXXXXXX
PROJECT NO.:	55-19
DATE:	1-09-2020

A5.0

SHEET OF 35



BASEMENT PLAN

SCALE: 1/4"=1'-0" 1150 SQ. FT. LIVABLE





**GULIAN
DESIGN**
ARCHITECTURE

5855 NAPLES PLAZA SUITE #202
LONG BEACH, CALIFORNIA 90803
(562) 434-6993

REVISIONS:

POOLE RESIDENCE
NEW SINGLE FAMILY HOME

5701 E SEASIDE WALK
LONG BEACH, CA 90803

BASEMENT PLAN

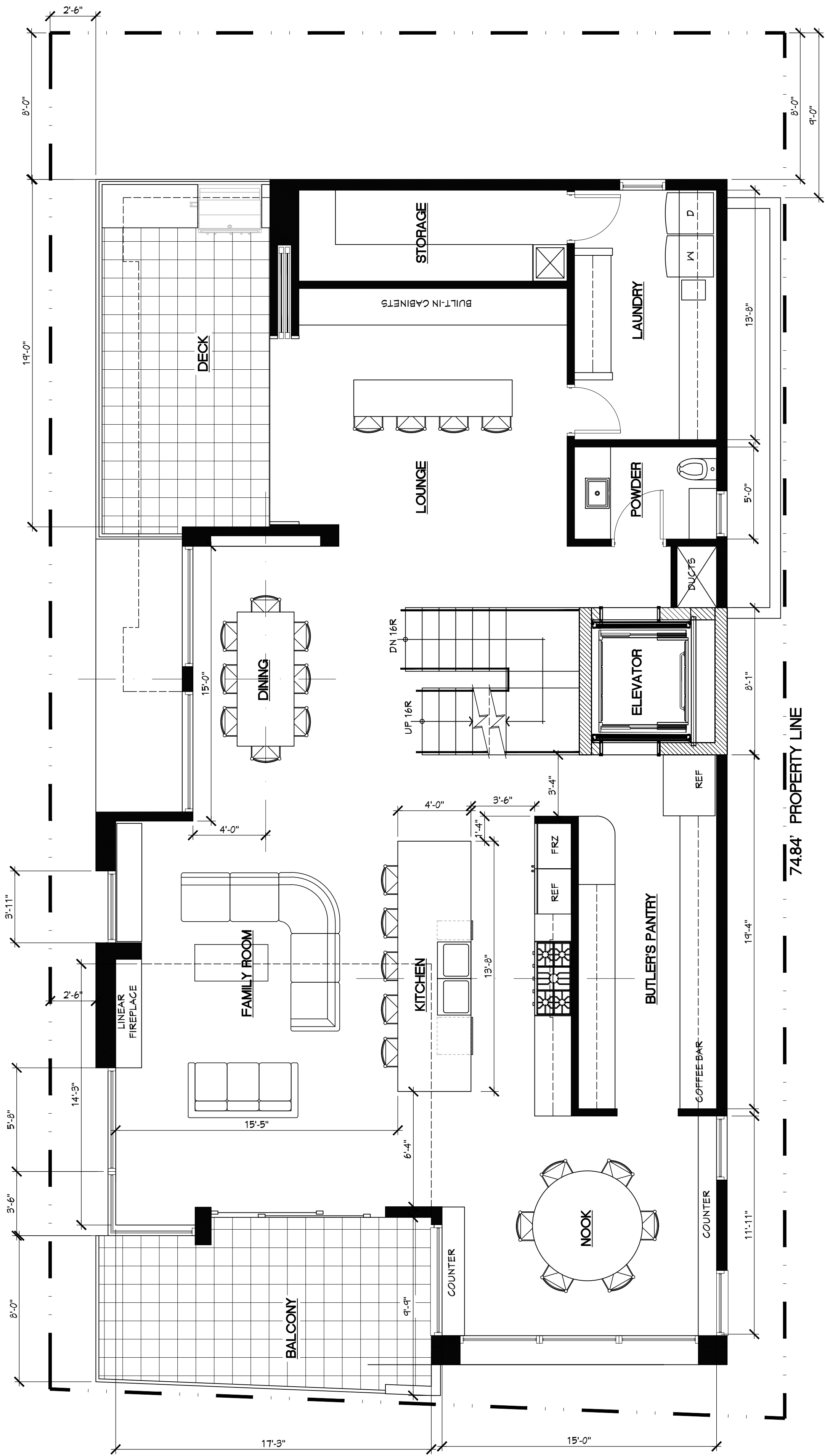


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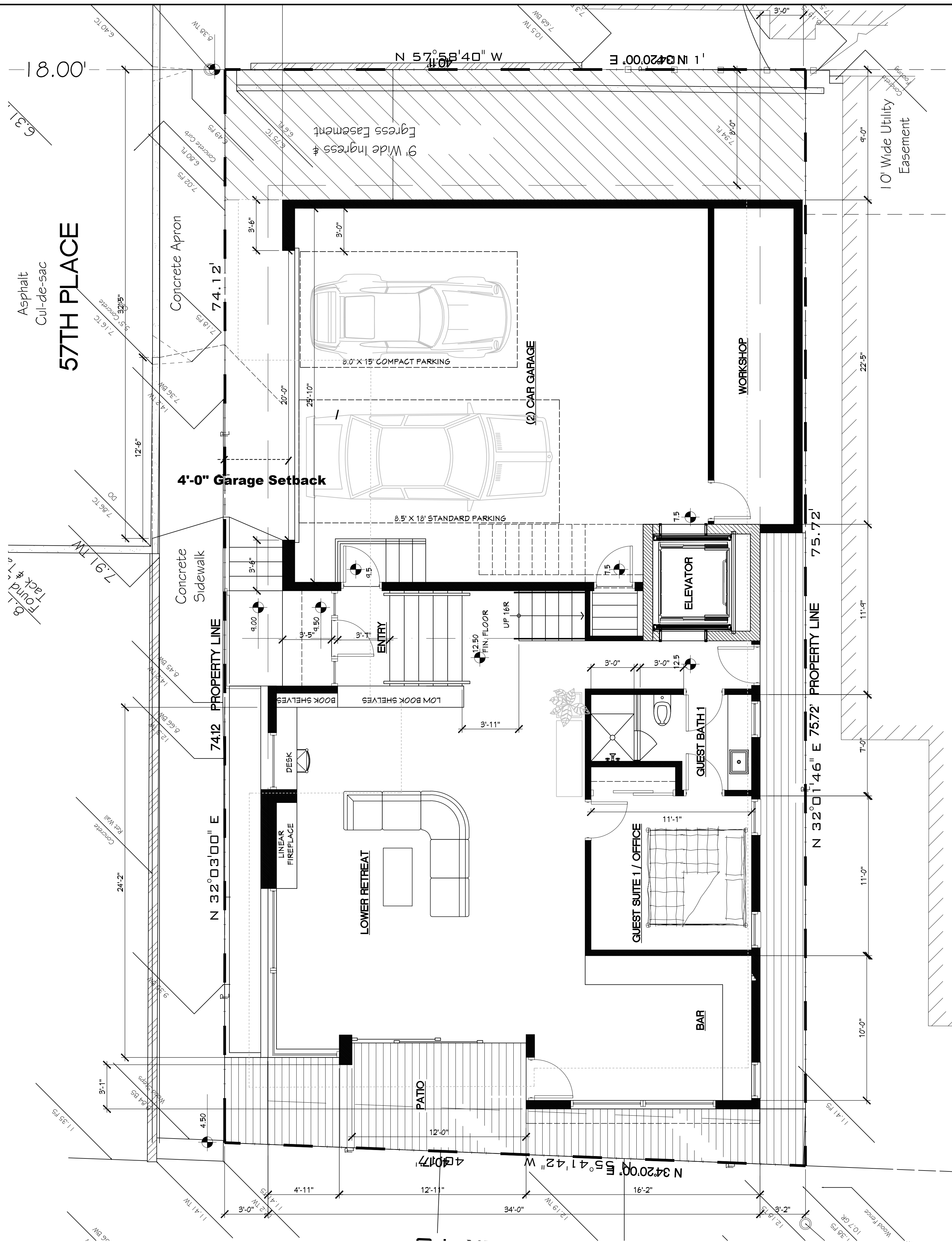
A3.0

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SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 1860 SQ. FT. LIVABLE



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 1150 SQ. FT. LIVABLE
700 SQ. FT. GARAGE
150 SQ. FT. ACC. STRUT.

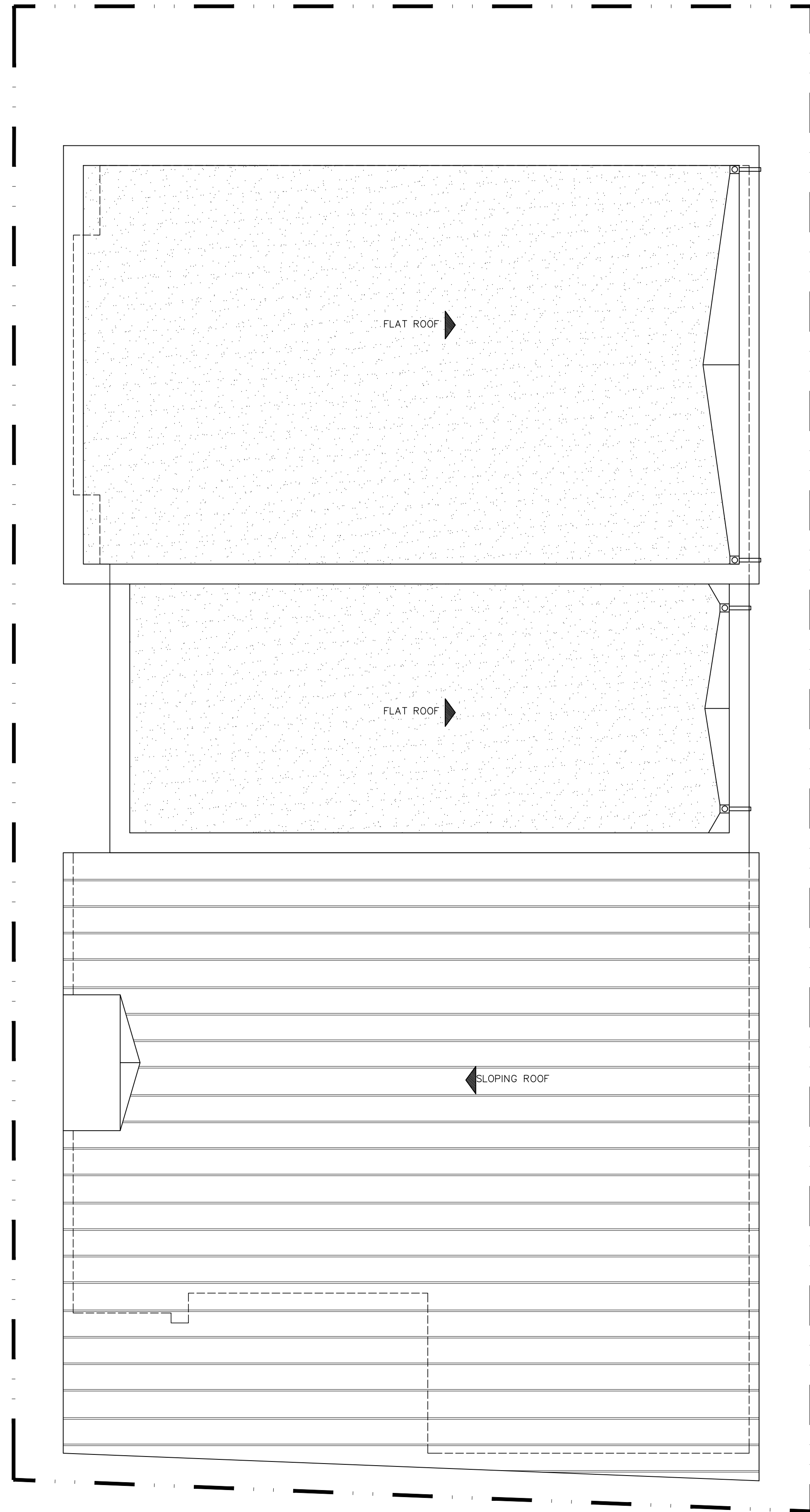


REVISIONS:	

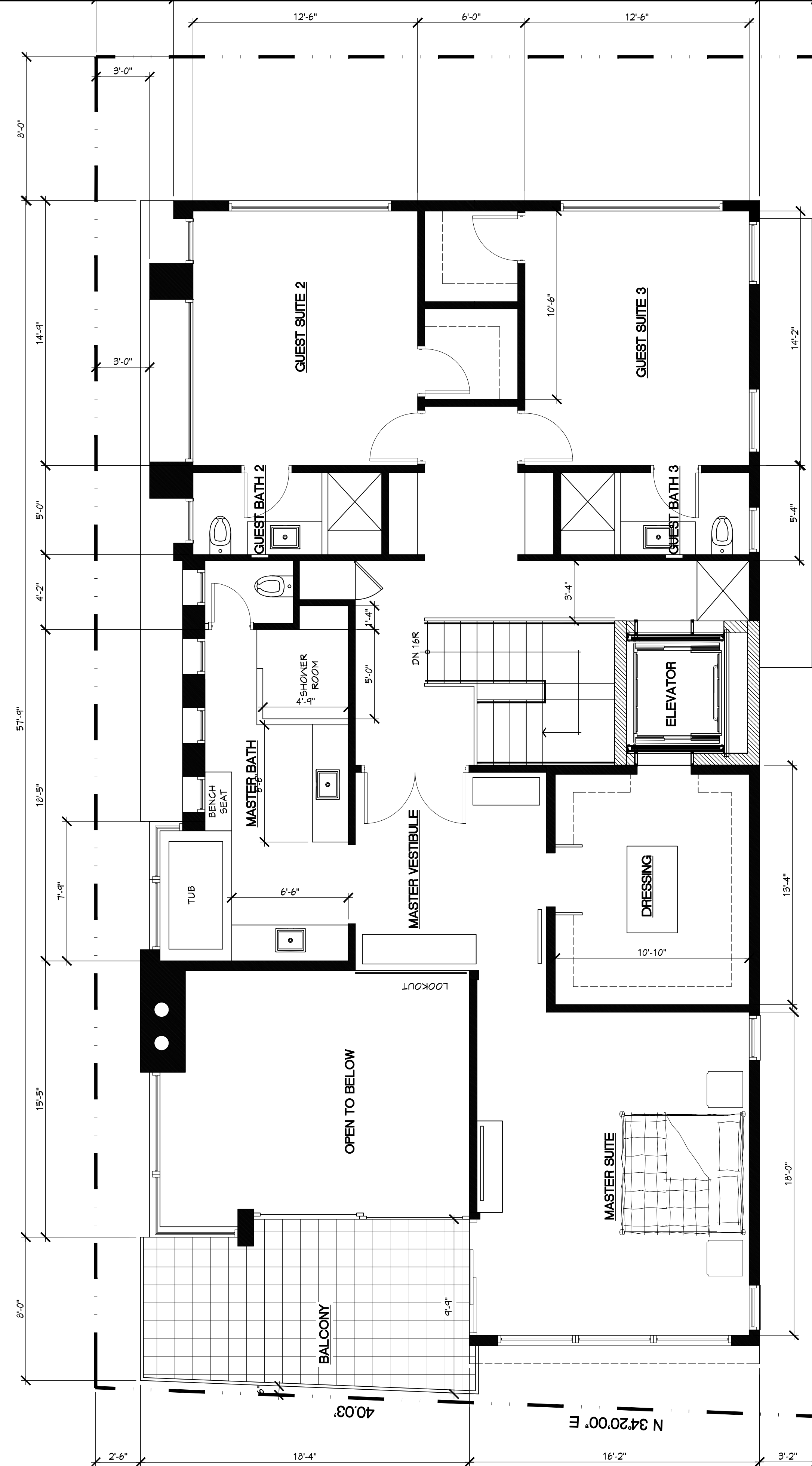
POOLE RESIDENCE
NEW SINGLE FAMILY HOME
5701 E SEASIDE WALK
LONG BEACH, CA 90803

PROPOSED
FIRST AND SECOND
FLOOR PLANS

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SCALE: NOTED
CAD FILE: XXXXXXXX
PROJECT NO.: 55-19
DATE: 1-20-2020



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



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0" 1605 SQ. FT. LIVABLE





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POOLE RESIDENCE
NEW SINGLE FAMILY HOME

5701 E SEASIDE WALK
LONG BEACH, CA 90803

THIRD AND ROOF
FLOOR PLANS

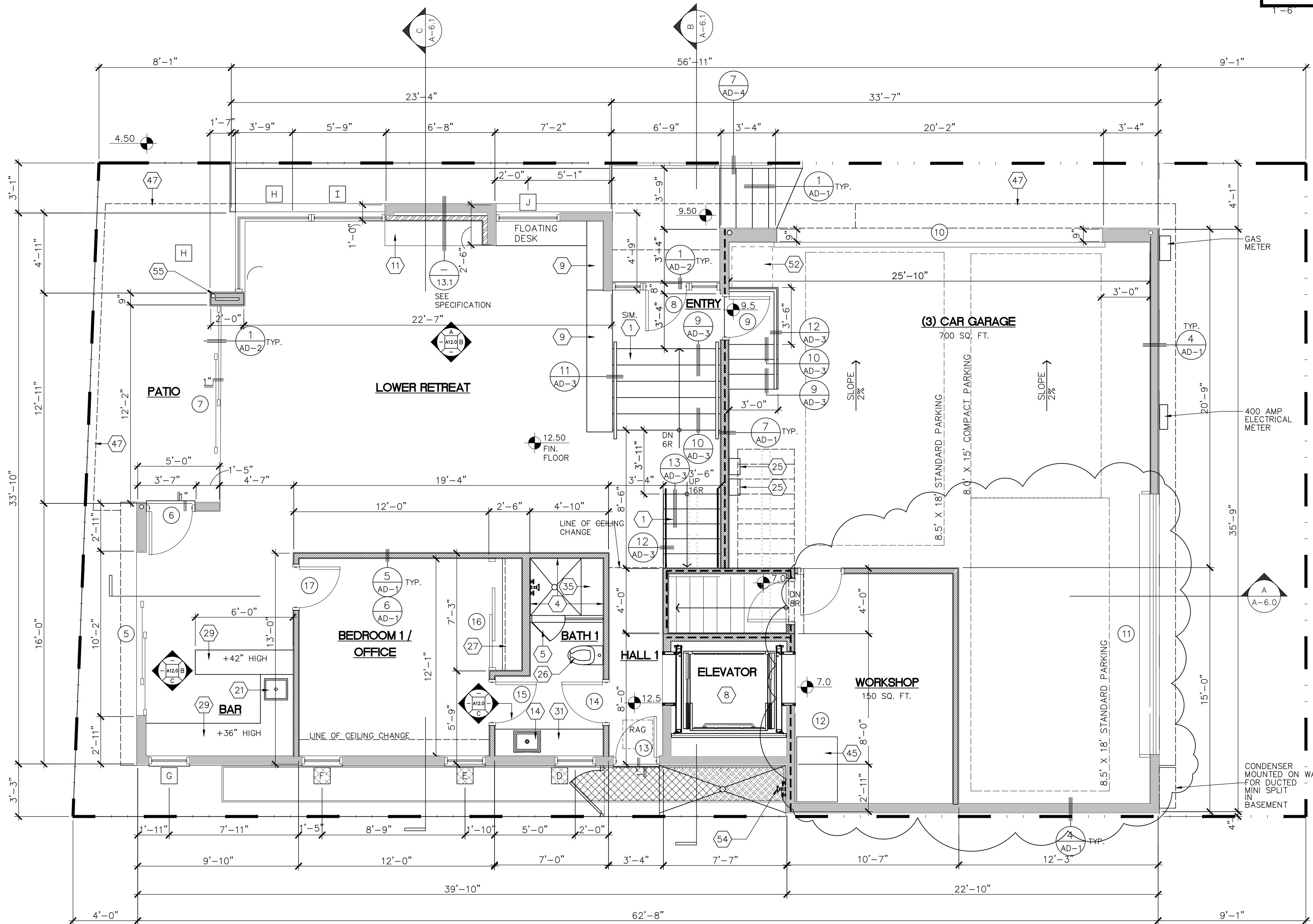
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(PROPOSED ALTERNATIVE)



PROPOSED FIRST FLOOR PLAN

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



FLOOR PLAN LEGEND

- NEW CONCRETE RETAINING WALL
5/8" TYPE 'X' GYP. BD. AT
INTERIOR SIDE - SEE FINISH SCH.
- NEW EXTERIOR WALL
EXTERIOR STUCCO -SEE ELEV
INTERIOR 5/8" TYPE 'X' GYP. BD.-SEE FINISH SCHEDULE
- NEW INTERIOR WALL
5/8" TYPE 'X' GYP. BD. EACH
SIDE-SEE FINISH SCHEDULE
- NEW INTERIOR 1-HR SEPARATION
WALL 5/8" TYPE 'X' GYP. BD.
EACH SIDE
- NEW 2X4 STAIN. STEEL FRAMING
5/8" TYPE 'X' GYP. BD. EACH
SIDE-SEE FINISH SCHEDULE
- WINDOW REFERENCE
SEE SHEET A-9.0
- DOOR REFERENCE
SEE SHEET A-9.0
- ELEV
F.F. 12.50 FINISHED FLOOR ELEVATION
- TOILET (W.C.)
HIGH EFFICIENT 1.28 GAL/FLUSH
PROVIDE 24" CLEAR FRONT OF W.C.

FLOOR PLAN KEYNOTES

- NEW STAIRCASE WITH STEEL STRINGER AND 2" THICK WOOD TREADS AND METAL HANDRAIL +34"/+36" ABOVE FINISHED TREAD. INSTALL PER MANUFACTURER'S SPECIFICATIONS. OWNER TO SELECT MATERIALS, STYLE, AND FINISH. REFER TO DETAILS FOR MORE INFORMATION
- NEW CONCRETE STEPS WITH NON SLIP FINISH - FINISH BY OWNER
- FULL HEIGHT WINE RACKS AND WINE STORAGE, MATERIAL, STYLE AND FINISH TO BE SELECTED BY OWNER
- SHOWER STALL WALLS: FULL HEIGHT NON-ABSORBENT CERAMIC TILE AND CEILING. 30" CLEAR WIDTH MIN.
- GLAZING IN HAZARDOUS AREAS: SHOWER ENCLOSURE SHALL BE 3/8" TEMPERED SHATTERPROOF GLASS
- BUILT IN BENCH, MATERIAL, STYLE, AND FINISH TO BE SELECTED BY OWNER
- BUILT IN FULL HEIGHT LINEN CABINET, MATERIAL, STYLE AND FINISH TO BE SELECTED BY OWNER
- RESIDENTIAL ELEVATOR W/ SLIDING DOORS, SEE SHEET A-13.0 FOR MORE INFORMATION
- BUILT IN BOOK SHELVES, MATERIAL, STYLE, AND FINISH TO BE SELECTED BY OWNER
- DIRECT VENT GAS FIREPLACE BY HEAT N GLO, PRIMO 72, OR APPROVED EQUAL, ANSI Z21.50-2014
- DIRECT VENT CORNER UNIT FIREPLACE BY FLARE FIREPLACES FLARE-LC-70, LEFT CORNER UNIT, ANSI Z21.88, OR APPROVED EQ.
- DIRECT VENT GAS FIREPLACE BY HEAT N GLO, PRIMO 48, OR APPROVED EQUAL, ANSI Z21.50-2014
- DECK / BALCONY FLOORING: DEX O TEX WATER PROOF MEMBRANE FLOORING, OR APPROVED EQUAL, ICC-ES ESR-1757
- LAVATORY SINK - SELECTED BY OWNER
- KITCHEN SINK - SELECTED BY OWNER
- 48" RANGE - TO BE SELECTED BY OWNER
- EXHAUST HOOD FOR RANGE, 100 CFM MIN. - BY OWNER
- REFRIGERATOR / FREEZER - TO BE SELECTED BY OWNER
- DISHWASHER TO BE SELECTED BY OWNER
- TRASH COMPARTMENT UNDER COUNTER
- SMALL BAR SINK, TO BE SELECTED BY OWNER
- WASHER - TO BE SELECTED BY OWNER
- DRYER, VENT TO OUTSIDE - TO BE SELECTED BY OWNER
- SMALL LAUNDRY SINK - OWNER TO SELECT
- NEW TANKLESS WATER HEATER - TO BE SELECTED BY OWNER
- LOW FLOW TOILET - TO BE SELECTED BY OWNER
- CLOSET SHELF AND POLE - OWNER TO SELECT
- KITCHEN ISLAND WITH BAR SEATING AND STONE TOP. PROVIDE BASE CABINETS ON ALL SIDES AND COOK BOOK SHELVING
- +36" HIGH X 24" DEEP CABINETS WITH STONE COUNTER TOP AND BACK SPLASH, OWNER TO SELECT STYLE, MATERIAL, AND FINISH
- 12" DEEP UPPER CABINETS, OWNER TO SELECT MATERIAL, AND FINISH
- +34" HIGH X 22" DEEP CABINET WITH STONE COUNTER TOP AND BACKSPLASH, OWNER TO SELECT STYLE, MATERIAL, AND FINISH
- +34" HIGH X 24" DEEP CABINET WITH STONE COUNTER TOP AND BACKSPLASH, OWNER TO SELECT STYLE, MATERIAL, AND FINISH
- FLOOR MOP SINK, TO BE SELECTED BY OWNER
- BUILT IN TUB WITH DECK SURROUND - OWNER TO SELECT
- BUILT IN TILED SHOWER SEAT, +18" ABOVE FINISHED FLOOR
- SCHLUTER KERKI-LINE LOW PROFILE LINEAR FLOOR DRAIN
- VESSEL SINK, TO BE SELECTED BY OWNER
- FLOATING CABINET WITH STONE COUNTER AND DRAWER, +34" ABOVE FINISHED FLOOR, TO BE SELECTED BY OWNER
- WALK IN STORAGE WITH BUILT IN SHELVING, OWNER TO SELECT
- FULL HEIGHT CABINET WITH SLIDING DOORS, OWNER TO SELECT
- UNDER COUNTER WINE COOLER, SELECTED BY OWNER
- UNDER COUNTER ICE MAKER, SELECTED BY OWNER
- BAR WITH FLOATING GLASS TOP, +42" ABOVE FINISHED FLOOR, OWNER TO SELECT MATERIAL, STYLE, AND FINISH
- COUNTER WITH STONE TOP, SELECTED BY OWNER
- FAU UNIT LOCATION, PROVIDE PLATFORM FOR UNIT, INSTALL PER MANUFACTURER'S SPECIFICATIONS
- PROVIDE RETURN AIR GRILLE FOR FAU UNIT, THIS LOCATION
- LINE OF BALCONY ABOVE
- 5" THICK TEMPERED GLASS GUARDRAIL OVER SMOOTH STUCCO FINISH LOW PARAPET WALL +42" ABOVE FINISHED FLOOR
- DECK DRAIN WITH BUILT IN STAINLESS STEEL TROUGH STL METAL GRILLE COVER. RUN ABS DOWNSPOUT THROUGH DECK JOISTS AND DOWN INSIDE WALL. SEE ELEVATIONS FOR DOWNSPOUT EXIT
- STAINLESS STEEL UTILITY SINK BY TRINITY, FOR DOG WASHING STATION, TO BE SELECTED BY OWNER
- STAINLESS STEEL CABINET ON CASTERS, TO BE SELECTED BY OWNER
- LIFT MASTER PRO, INSTALL PER MANUFACTURER'S SPECIFICATIONS BUILT IN CLOSET SHED AND SHELF, FULL HGT CABINET DOORS
- NEW BBQ AREA WITH CABINET, TO BE SELECTED BY OWNER
- OUTDOOR SHOWER WITH TILED WALLS AND ROOF COVER
- IN WALL ABS DOWNSPOUT, REFER TO ELEVATIONS FOR EXIT
- METAL GUARDRAIL WITH WOOD CAP +42" ABOVE FINISHED FLOOR, OWNER TO SELECT MATERIAL
- CONTRACTOR TO PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE AROUND BASEMENT WALL PERIMETER
- METAL GUARDRAIL OVER SMOOTH STUCCO FINISH LOW PARAPET WALL +42" ABOVE FINISHED FLOOR



REVISIONS:

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2	
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4	
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POOLE RESIDENCE
NEW SINGLE FAMILY HOME

5701 E SEASIDE WALK
LONG BEACH, CA 90803

FIRST FLOOR PLAN

DRAWN BY:	EVG
SCALE:	NOTED
CAD FILE:	XXXXXXXXXX
PROJECT NO.:	55-19
DATE:	5-01-2020

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