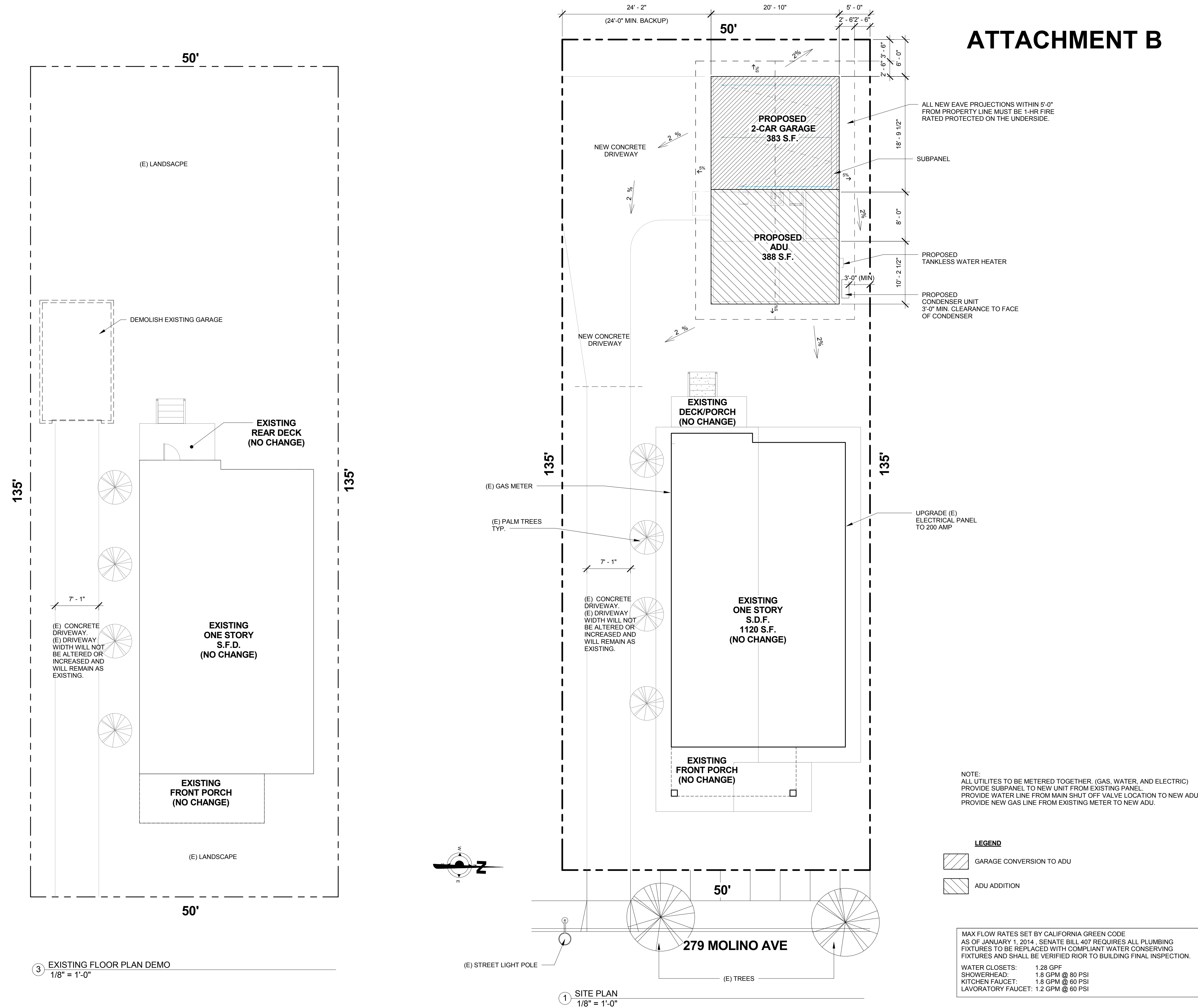
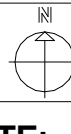
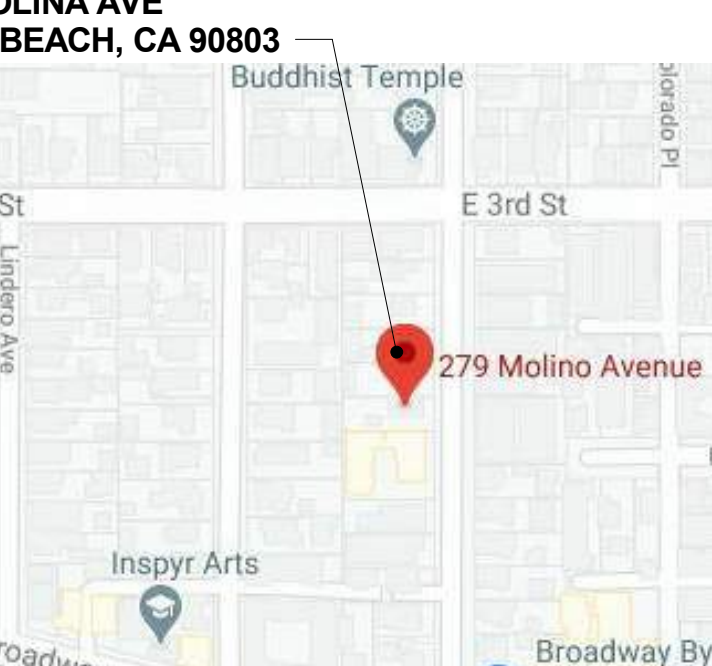


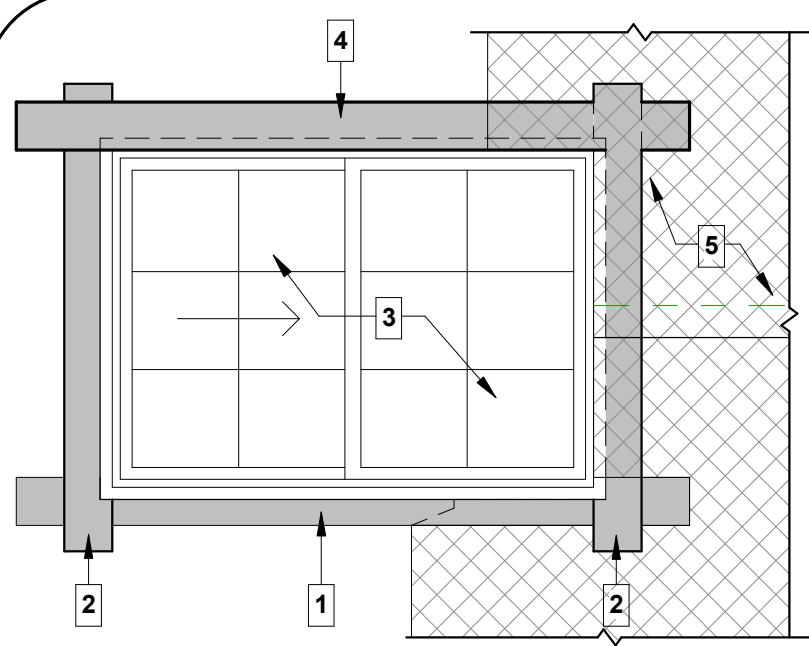
REGAN RESIDENCE

ATTACHMENT B



PROJECT DATA	
OWNER:	DEBORAH REGAN 279 MOLINO AVE LONG BEACH, CA 90803
A.P.N.	7263-017-006
TRACT NO.	T1CHENOR TRACT LOT 18
ZONING: R-2-A	
SITE AREA: 6750 SQ. FT.	
(E) SINGLE FAMILY DWELLING: 1120 SQ. FT.	
(E) 1-CAR GARAGE TO BE DEMOLISH: 240 SQ. FT.	
PROPOSED 2- CAR GARAGE: 383 SQ. FT.	
PROPOSED ADU: 388 SQ. FT.	
LOT COVERAGE: 1120+383+388=1891/ 6750=28 %	
TOTAL NUMBER OF UNITS: 2	
OCCUPANCY GROUP: R-3 / U	
CONSTRUCTION TYPE: VB	
STORIES/HEIGHT: 1	
SPRINKLED: NO	
PROJECT BASED IN COMPLIANCE WITH:	
2019 CRC CALIFORNIA RESIDENTIAL CODE 2019 CBC CALIFORNIA BUILDING CODE 2019 CPC CALIFORNIA PLUMBING CODE 2019 CMC CALIFORNIA MECHANICAL CODE 2019 CEC CALIFORNIA ELECTRICAL CODE 2019 CES CALIFORNIA ENERGY EFFICIENCY STANDARDS 2019 GBCS GREEN BUILDING STANDARDS CODE TITLE 18 LONG BEACH MUNI-CODE	
"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."	
SIGNATURE _____	TITLE _____
PRINT NAME _____	DATE _____
AS THE ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE 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.	
SIGNATURE _____	TITLE _____
PRINT NAME _____	DATE _____
SCOPE OF WORK:	
DEMOLISH (E) 1-CAR GARAGE (240 SF.)	
NEW ADU (388 SF.) WITH ATTACHED NEW 2-CAR GARAGE (383 SF.) TO MATCH STYLE OF MAIN HOUSE.	
NEW MINI-SPLIT, NEW TANKLESS WATER HEATER, NEW 100 AMP SUBPANEL AND UPGRADE (E) ELECTRICAL PANEL TO 200 AMP	
SHEET INDEX:	
SHEET NUMBER	SHEET NAME
A1	SITE PLAN, PROJECT DATA
A2	ADU NEW PLAN FLOOR PLAN, ELEVATIONS
A3	ROOF PLAN
<div style="text-align: center;"> VICINITY MAP.</div>	
SITE: 279 MOLINA AVE LONG BEACH, CA 90803	
	

[illegible]



1. INSTALL SILL FLASHING
2. INSTALL SIDE FLASHING
3. INSTALL WINDOW OVER SOLID BEADS SEALANT
4. INSTALL HEADER FLASHING
5. INSTALL 2-LAYERS BUILDING PAPER, RUN BELOW SILL FLASHING.

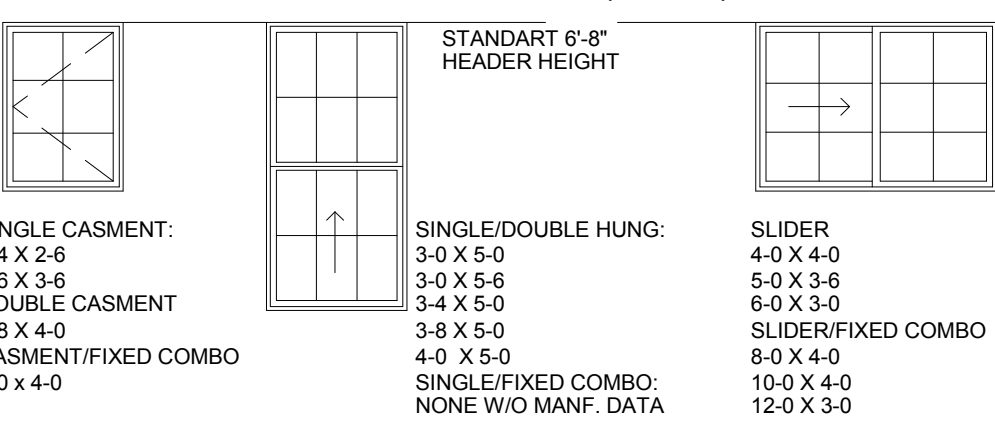
AWNING:
OTHER WINDOW TYPES
NONE W/O MANF. DATA
BAY W/FIXED CENTERS:
NONE W/O MANF. DATA
CASMENT/FIXED COMBO

SINGLE CASMENT:
2-4 X 2-6
2-6 X 3-6
DOUBLE CASMENT
4-8 X 4-0
CASMENT/FIXED COMBO
7-4 X 4-0

FLOOR LEVEL

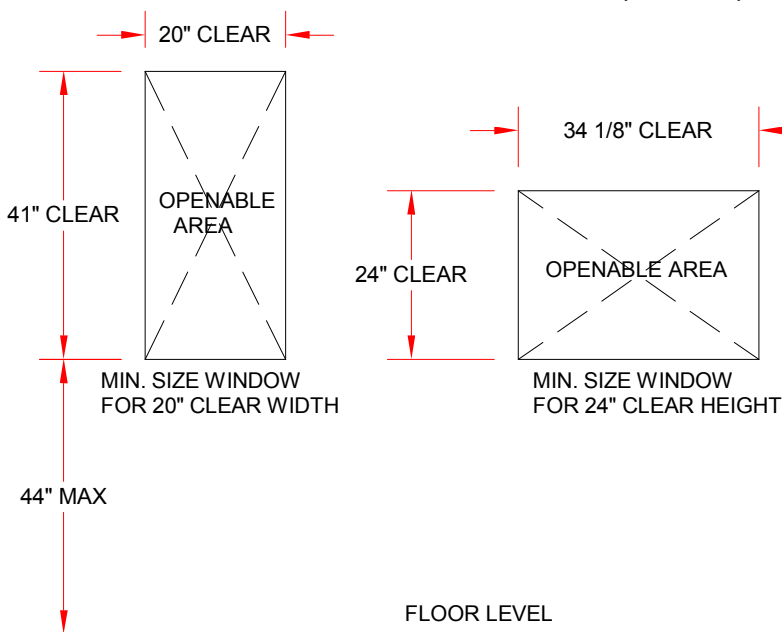
44" MAX

EMERGENCY SCAPE/EXIT WINDOW (R310.1)



NOTE: SIZE ARE TAKEN FROM DATA SUPPLIED BY WINDOW MANUFACTURERS, HOWEVER THESE ARE GENERAL DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE ACTUAL WINDOWS INSTALLED MEET THE MINIMUM EGRESS REQUIREMENTS

EMERGENCY SCAPE/EXIT WINDOW (R310.1)



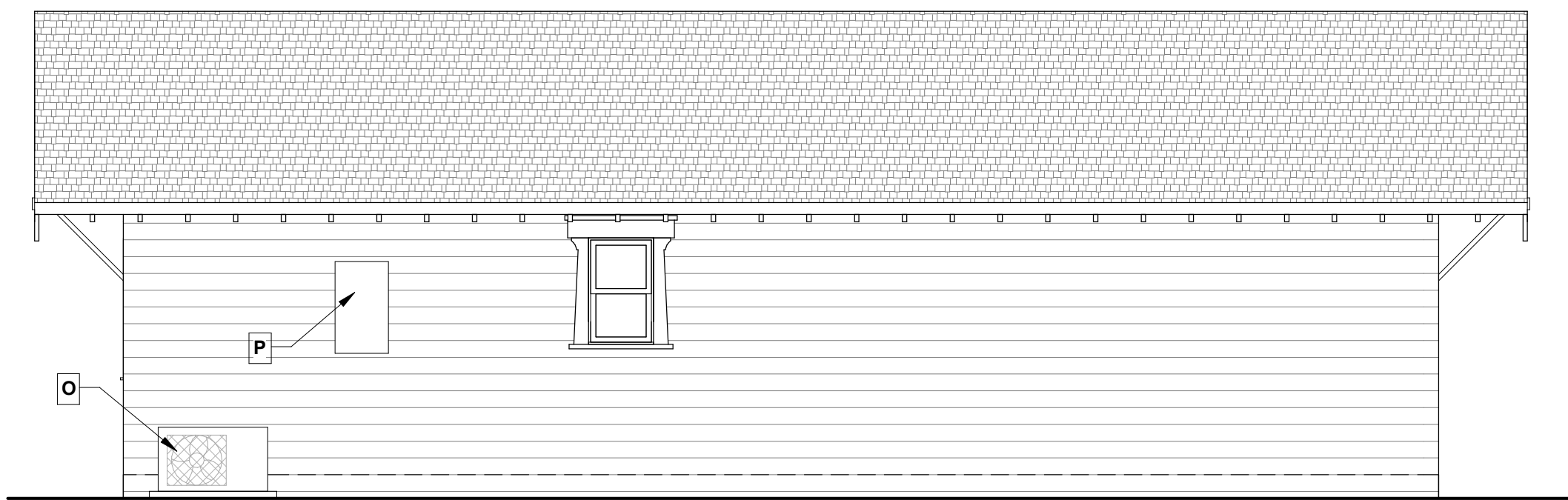
- 20" MIN. CLEAR WIDTH
- 24" MIN. CLEAR HEIGHT
- 5.7 SF MIN. OPERABLE AREA

WINDOW SCHEDULE						
WIN.	W	H	TYPE	DESCRIPTION	U-FACTOR	SHGC
1	2' - 6"	4' - 0"	DOUBLE HUNG	JELD WEN, AUROLAST, PINE WOOD, DUAL GLAZE, LOW-E	0.30	0.23
2	1' - 10"	3' - 0"	DOUBLE HUNG	JELD WEN, AUROLAST, PINE WOOD, DUAL GLAZE, LOW-E	0.30	0.23

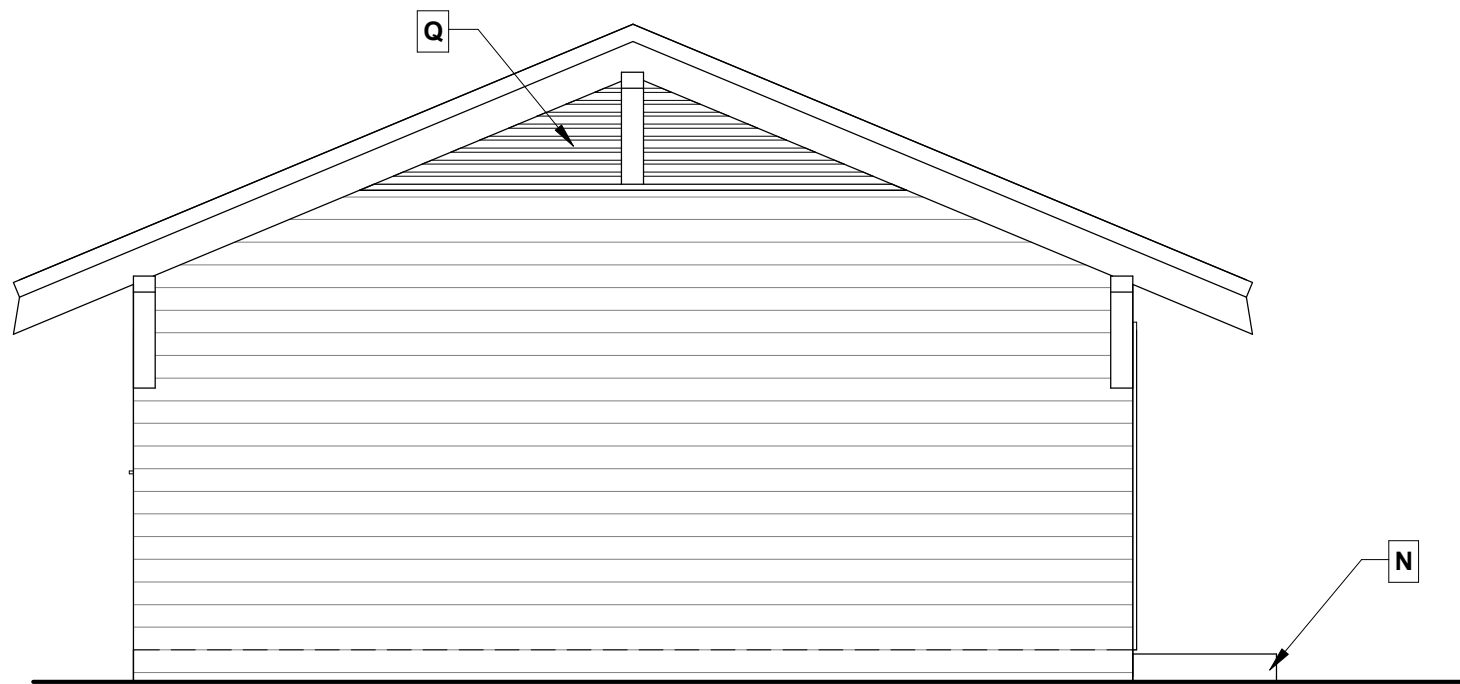
NOTES:
FENESTRATIONS SHALL HAVE TEMPORARY & PERMANENT LABELS FOR VERIFICATION OF THE BUILDING INSPECTOR. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZE PRIOR TO PURCHASING WINDOWS.

DOOR SCHEDULE			
DR.	W	H	DESCRIPTION
1	3' - 0"	6' - 8"	SIMPSON DOOR COMPANY, 2055 TRADITIONAL DOUBLE HIP-RAISED PANEL W/OVOLO STICKING IN DOUGLAS FIR, ALL WOOD STILES AND RAILS W/ PINNED STILE/RAIL JOINERY
2	2' - 4"	6' - 8"	STANDARD, 6 PANEL, HOLLOW CORE
3	16' - 0"	7' - 0"	CUSTOM WOOD ONE PIECE DOOR- AS SHOWN PER ELEVATION

- DEMO LEGEND:**
- DEMOLISH
 - EXISTING TO REMAIN
- PROPOSED LEGEND:**
- NEW ROOF CLASS 'A' COMPOSITION SHINGLES TO MATCH EXISTING.
 - NEW FASCIA TO MATCH EXISTING
 - NEW EXPOSED RAFTERS AND BEAMS TO MATCH EXISTING
 - NEW DECORATIVE BRACKETS TO MATCH EXISTING
 - N/A
 - NEW PIER WITH WOOD SIDING TO MATCH EXISTING
 - NEW WOOD RAILING
 - NEW LOW WALL W/ WOOD SIDING
 - NEW CRAWEL ACCESS
 - HORIZONTAL WOOD (11/16"X8"X144" REDWOOD) SIDING COLOR TO MATCH EXISTING
 - 1X6 TRIM (COLOR, TYPE, TO MATCH EXISTING)
 - 1X8 TRIM (COLOR, TYPE, TO MATCH EXISTING)
 - 36" MIN. CONCRETE LANDING
 - PROPOSED CONDENSER UNIT LOCATION (3'-0" MIN. CLR. FROM PROPERTY LINE)
 - (N) TANKLESS WATER HEATER, INSTALL PER MANUFACTURES INSTRUCTIONS (2'-6" MIN. CLR. FROM PROPERTY LINE)
 - VENTS



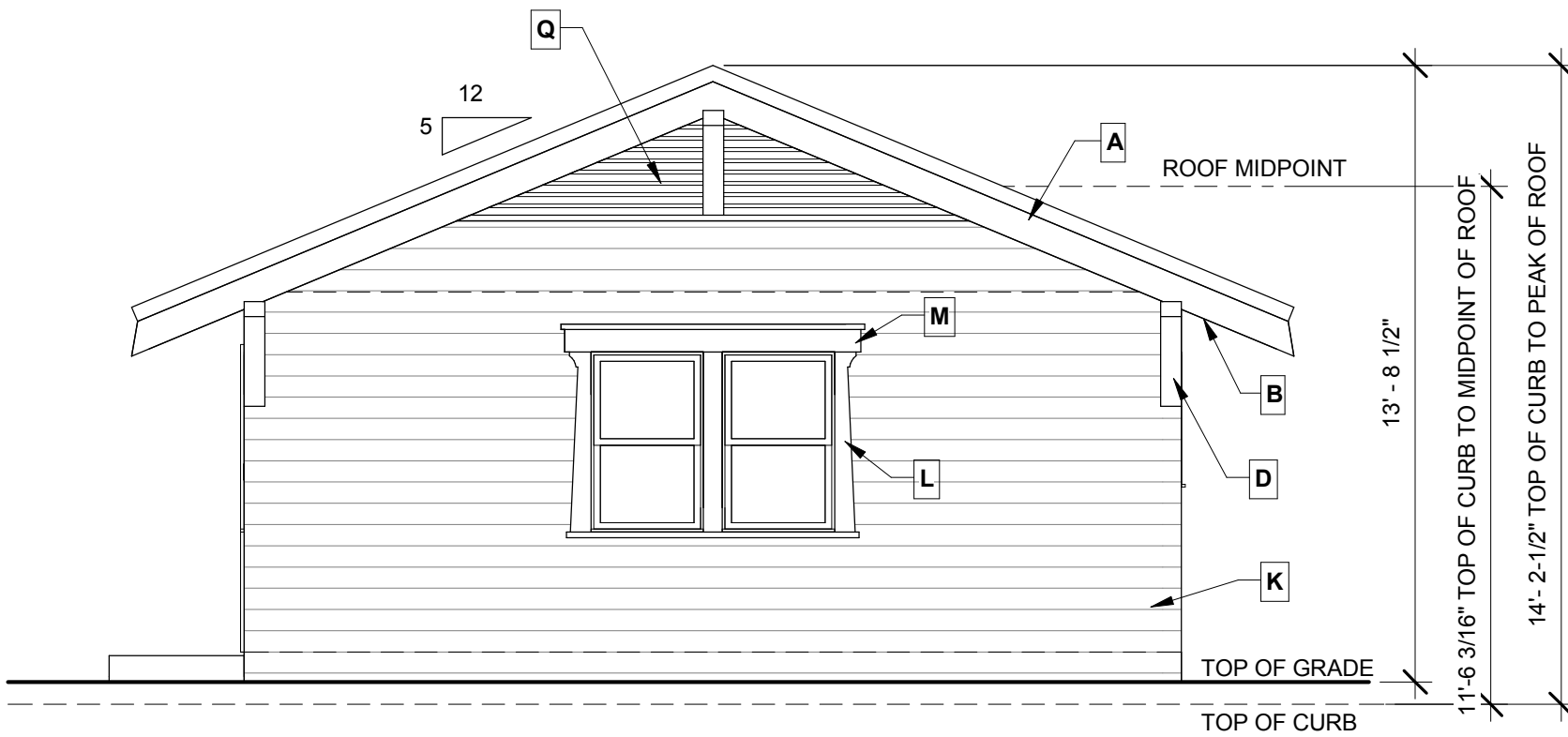
6 ADU RIGHT-NORTH ELEVATION
1/4" = 1'-0"



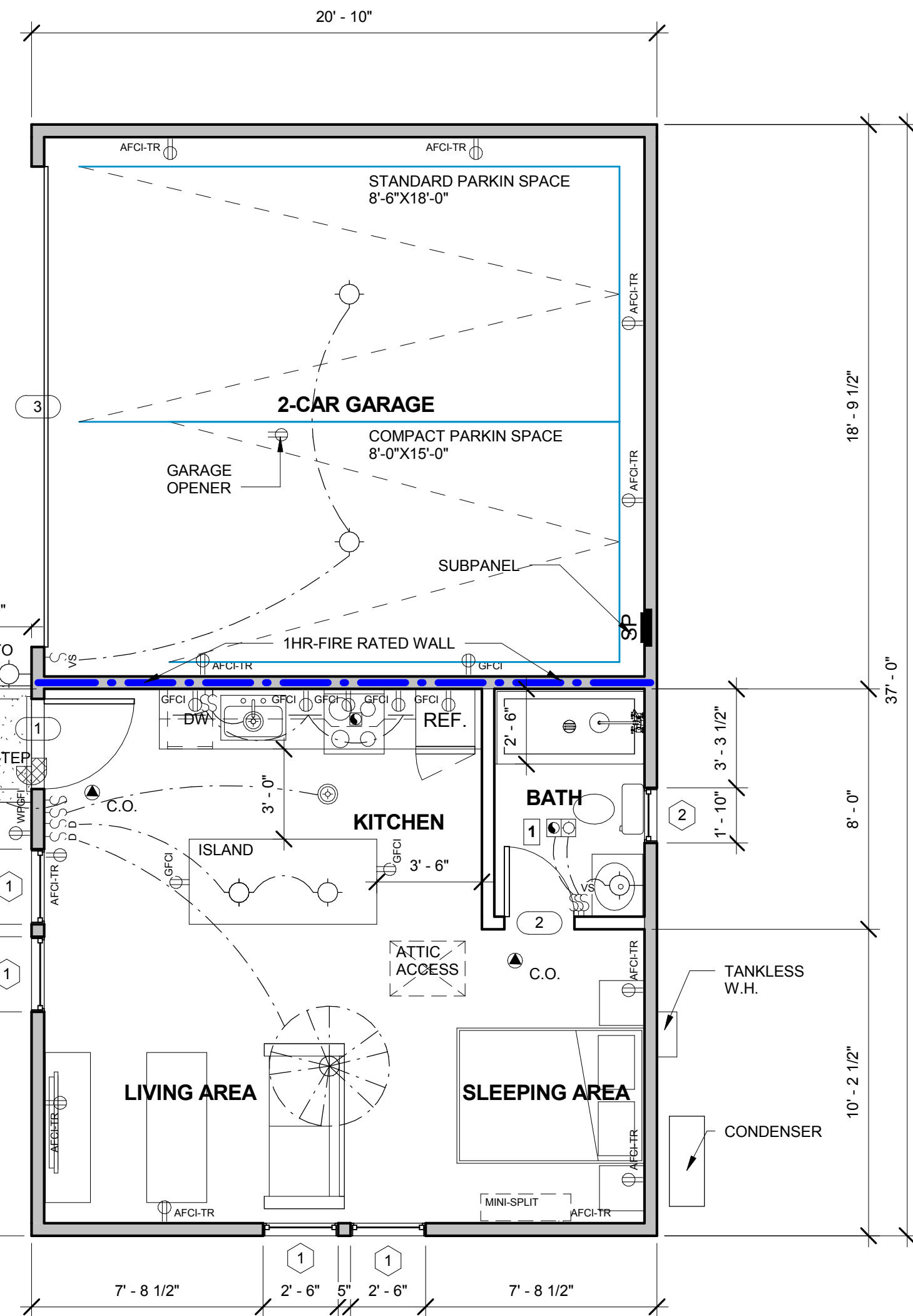
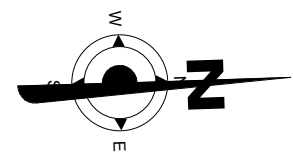
5 ADU REAR-WEST ELEVATION
1/4" = 1'-0"



4 ADU LEFT-SOUTH ELEVATION
1/4" = 1'-0"



2 ADU FRONT-EAST ELEVATION
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

- LEGEND:**
- NEW 2X4 WALL
 - NEW 2X6 WALL BALLOON FRAME
 - EXISTING WALL
 - DEMOLISHED WALL

This design and drawing are for use on the specific site indicated and is the exclusive property of Morey Construction Inc. and should not be used or altered in part or in whole without approval of Morey Construction Inc.

PROPOSED: ADU / GARAGE ADDITION

PROJECT ADDRESS: DEBORAH REGAN
279 MOLINO AVE, LONG BEACH, CA. 90803
425-314-4592

DATE: 09/20
DRAWN BY: R. SALAS
SCALE: As indicated
JOB NUMBER:

SHEET

A2

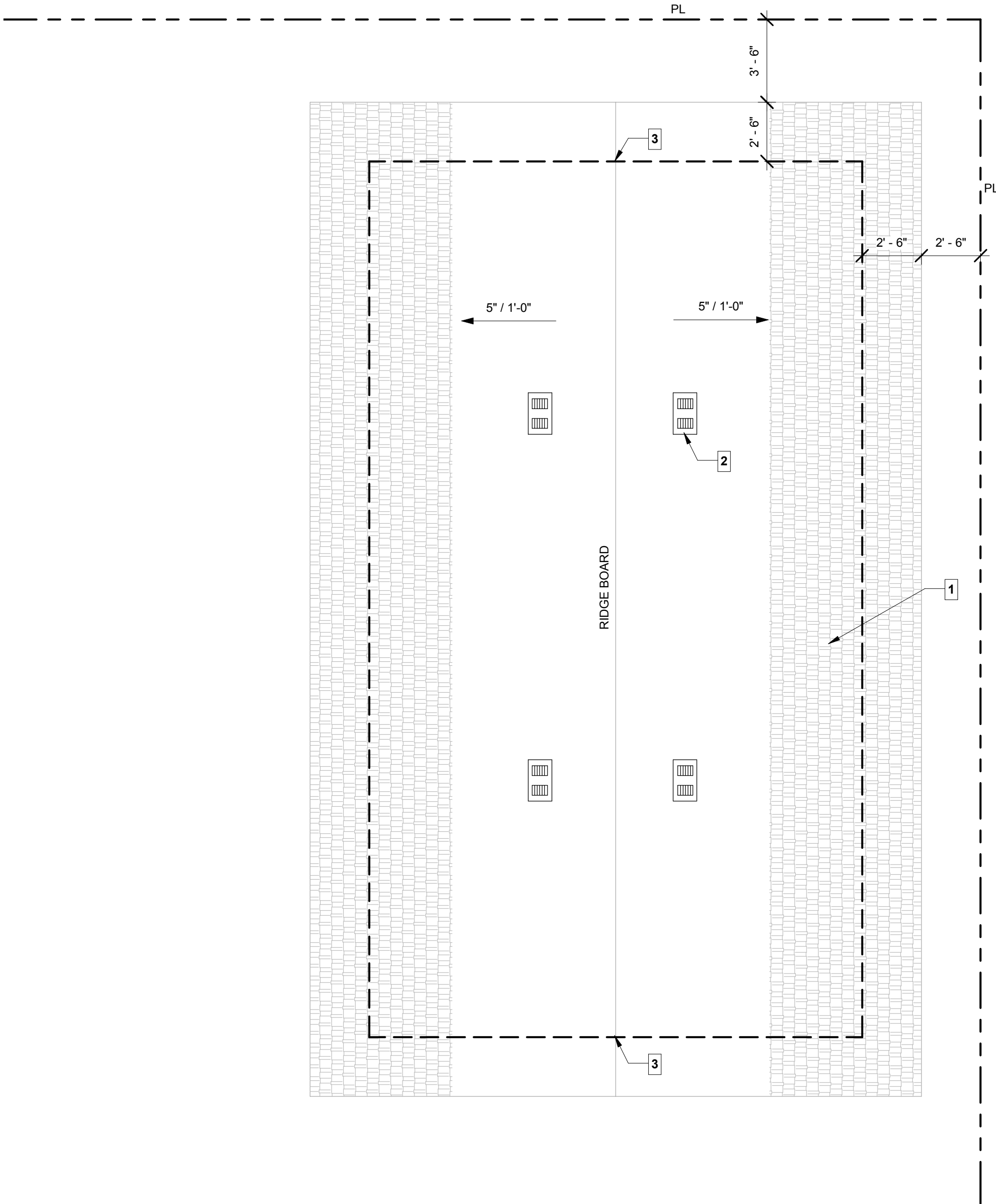
REVISIONS:

#	Description	Date

MOREY REMODELING GROUP
2501 E. 28TH ST. #120
SIGNAL HILL, CA 90755
(562) 425-1321
FAX: (562) 427-6300
WWW.MOREYREMODELING.COM

LIC # B426811





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

FRAMING LEGEND

- DETAIL NUMBER
PAGE NUMBER
- POST SIZE
CONNECTION HARDWARE
- HOLD DOWN TYPE
OR SIMPSON CONNECTOR
- 2X6 FLR. JST.
@ 16" O.C.
- FLOOR, CEILING AND
RAFTER DIRECTION ARROW.
- L=4'
SHEAR WALL LENGHT
SHEAR WALL NUMBER
- 4 : 12
PITCH
ROOF SLOPE /
WATER FLOW DIRECTION
- BEAM LINE
HADER LINE
- BLOCKING DIRECTION ARROW
- POST THIS LEVEL
POST ABOVE

FOUNDATION LEGEND

- EXISTING FOOTING
- NEW FOOTING
- NEW PAD FOOTING
- ANCHOR BOLT SYMBOL
- 14"x6" FLOOR VENT.
- 24"x18" CRAWL ACCESS.
- 2-2X4 SILL PLATE @ (E) F'NG
3X4 SILL PLATE @ (N) F'NG

FOUNDATION NOTES

ALL HOLDOWN ANCHORS SHALL BE TIED INPLACE PRIOR TO CALLING FOUNDATION INSPECTION.

HOLD DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS.

HOLD DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

FASTENERS FOR WOOD STRUCTURAL PANEL SHEATHING ON SHEAR WALLS AND DIAPHRAGMS SHALL BE COMMON NAILS WITH FULL HEADS UNLESS OTHERWISE APPROVED.

OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8-IN. MINIMUM AND 1/4-IN. MAXIMUM OPENING

ROOF KEYNOTES

- 1 NEW ROOF CLASS 'A' COMPOSITION SHINGLES.
1/2" CDX PLYWOOD SHEATHING OR 15/32"
RATED O.S.B. w/ 8d NAILING @ 6"-12" O.C.
OVER 2X" ROOF RAFTERS SEE PLAN.
NOTE: INSTALLATION OF ROOFING SHALL BE IN
ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 2 O'HAGIN LOW PROFILE MODEL FLAT VENTS
- 3 RAKE VENT

NOTES:

WHERE TOP PLATES OR SOLE PLATES ARE CUT FOR PIPES, A METAL TIE MINIMUM 0.058" THICK AND 1-1/2" WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN 6-16d NAILS.

WOOD FLOOR FRAMING SHALL BE OF NATURALLY DURABLE SPECIES (TERMITE RESISTANT) OR PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 (commodity specification A or F) FOR SOIL AND FRESH WATER USE. FASTNERS (nails, bolts, screws, etc.) FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL.

REVISIONS:		Description	Date
#			



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