

URUBEK RESIDENCE

Attachment B

1. ALL CONSTRUCTION SHALL CONFORM TO 2019 CALIFORNIA RESIDENTIAL BUILDING CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, THE 2019 CA ENERGY CODE TITLE 24, 2019 CAL GREEN BUILDING CODE, THE CITY OF LONG BEACH MUNICIPAL CODE.
2. CONTRACTOR/BUILDER TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.
3. DO NOT SCALE DRAWINGS.
4. ALL FRAMING LUMBER TO BE CONSTRUCTION GRADE D.F. #2 OR BETTER.
5. COORDINATE ALL FINISH COLORS AND MATERIALS WITH EXISTING.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS AND EXISTING CONDITIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE DESIGNER OR ENGINEER AND BE RESOLVED IN WRITING BEFORE PROCEEDING WITH THE WORK.
7. ALL INFORMATION SHOWN ON THE PLANS RELATIVE TO EXISTING CONDITIONS WERE CAREFULLY TAKEN IN THE FIELD BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS ARE IN CONFLICT WITH THE PLANS, THEY SHALL BE REPORTED TO THE DESIGNER SO THAT PROPER CHANGES CAN BE MADE.
8. THE APPROVED PLANS AND SPECIFICATIONS REPRESENT THE FINISH STRUCTURE AND DO NOT INCLUDE THE METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES INCLUDING BUT NOT LIMITED TO SHORING, INSURANCE, FENCING, CONSTRUCTION INSPECTIONS AS REQUIRED BY THE CODE JURISDICTION.
9. 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.
10. WASTEWATER GENERATED BY CONSTRUCTION ACTIVITIES WILL NOT BE DIRECTED TO THE STORM DRAINAGE SYSTEM. ALL WATER WILL BE CONVEYED TO PERMEABLE AREAS TO FILTER PRIOR TO DISCHARGE. SAND BAGS, DAMS, OR OTHER SURFACE DEVICES WILL BE PUT IN PLACE TO ASSURE THAT THIS WASTE WATER DOES NOT FIND ITS WAY DIRECTLY TO THE STORM DRAIN SYSTEM.
11. RAIN GUTTERS AND DOWNSPOUTS TO BE PROVIDED TO CARRY WATER FROM THE ROOF TO PERMEABLE AREAS.

GENERAL NOTES

A/C	AIR CONDITIONING	PL	PLATE
A.F.F.	ABOVE FINISH FLOOR	P.L.	PROPERTY LINE
AMT.	AMOUNT	PLYWD.	PLYWOOD
APPROX	APPROXIMATE	PR	PAIR
AVG.	AVERAGE	QTY	QUANTITY
BD	BOARD	R	RISER
BFE	BASE FLOOD ELEVATION	RAD.	RADIUS
BTWN.	BETWEEN	RD.	ROAD, ROUND
BLDG	BUILDING	REFR.	REFRIGERATOR
BLK., BLKG.	BLOCK, BLOCKING	REINF.	REINFORCING, REINFORCE
CHG.	CHANGE	REQ.	REQUIRED
CLG	Ceiling	REV.	REVISED, REVISION
C.L.	CENTER LINE	RM	ROOM
COL.	COLUMN	R.O.	ROUGH OPENING
CONC.	CONCRETE	R.V.	ROUGH VENT
CTR.	CENTER	S	SOUTH
DBL.	DOUBLE	SCHED.	SCHEDULE
DIA.	DIAMETER	S.C.	SOLID CORE
DIM.	DIMENSION	SECT.	SECTION
D.S.	DOWN SPOUT	SHR.	SHOWER
DW.	DISHWASHER	SHT.	SHEET
EA.	EACH	SIM.	SIMILAR
ELEC.	ELECTRIC	SPEC.	SPECIFICATION
ELEV.	ELEVATION, ELEVATOR	SQ.FT., S.F.	SQUARE FOOT
EQ.	EQUAL	ST.	STAIR(S), STREET
EQUIP.	EQUIPMENT	STD.	STANDARD
EXIST., (E), (e)	EXISTING	STOR.	STORAGE
EXT.	EXTERIOR	STRUCT.	STRUCTURE, STRUCTURAL
FIN.	FINISH	T.	TREAD
FLR.	FLOOR	T. & G.	TONGUE AND GROOVE
FT.	FOOT, FEET	THK.	THICK
FTG.	FOOTING	TYP.	TYPICAL
GYP.	GYP-SUM	UNFIN.	UNFINISHED
H.B.	HOSE BIBB	U.O.N.	UNLESS OTHERWISE NOTED
HDR.	HEADER	VENT.	VENTILATE, VENTILATING
HDW.	HARDWARE	VERT.	VERTICAL
HT	HEIGHT	VF	VERIFY IN FIELD
IN.	INCH	W	WEST
INSUL.	INSULATE, INSULATION	W.C.	WATER CLOSET
INT.	INTERIOR	WD.	WOOD
JCT.	JUNCTION	WINDW	WINDOW
KIT.	KITCHEN	W.H.	WATER HEATER
LIN.	LINEAR	w	WITH
LT.	LIGHT	w/	WITHIN
MAT.	MATERIAL	w/o	WITHOUT
MAX.	MAXIMUM		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
(N), (n)	NEW		
NO.	NUMBER		
O.C.	ON CENTER		

A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
A.S.T.M.	AMERICAN SOCIETY FOR TESTING AND MATERIALS
I.C.C.	INTERNATIONAL CODE COUNCIL
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION
C.B.C.	CALIFORNIA BUILDING CODE
C.R.C.	CALIFORNIA RESIDENTIAL BUILDING CODE
U.L.	UNDERWRITERS' LABORATORIES, INC.
U.F.C.	UNIFORM FIRE CODE

ABBREVIATIONS

SITE PLAN



VICINITY MAP

CONSULTANTS:

SHEET INDEX:

PROPOSED:

LEGAL:

SCOPE OF WORK

DEMO AND REBUILD GARAGE WITH ADDITION
ADDITION OFF THE REAR OF GARAGE FOR NEW POOL HOUSE

EXISTING RESIDENCE:	1071 SF. ASSESSOR
EXISTING DETACHED GARAGE TO BE REMOVED	321 SF.
NEW GARAGE	562 SF.
NEW POOL HOUSE	291 SF.
TOTAL ACCESSORY STRUCTURE	853 SF.

TOTAL LOT SF:	6395 SF.
PROPOSED COVERAGE SF.	1151 SF.
PROPOSED LOT COVERAGE	18%

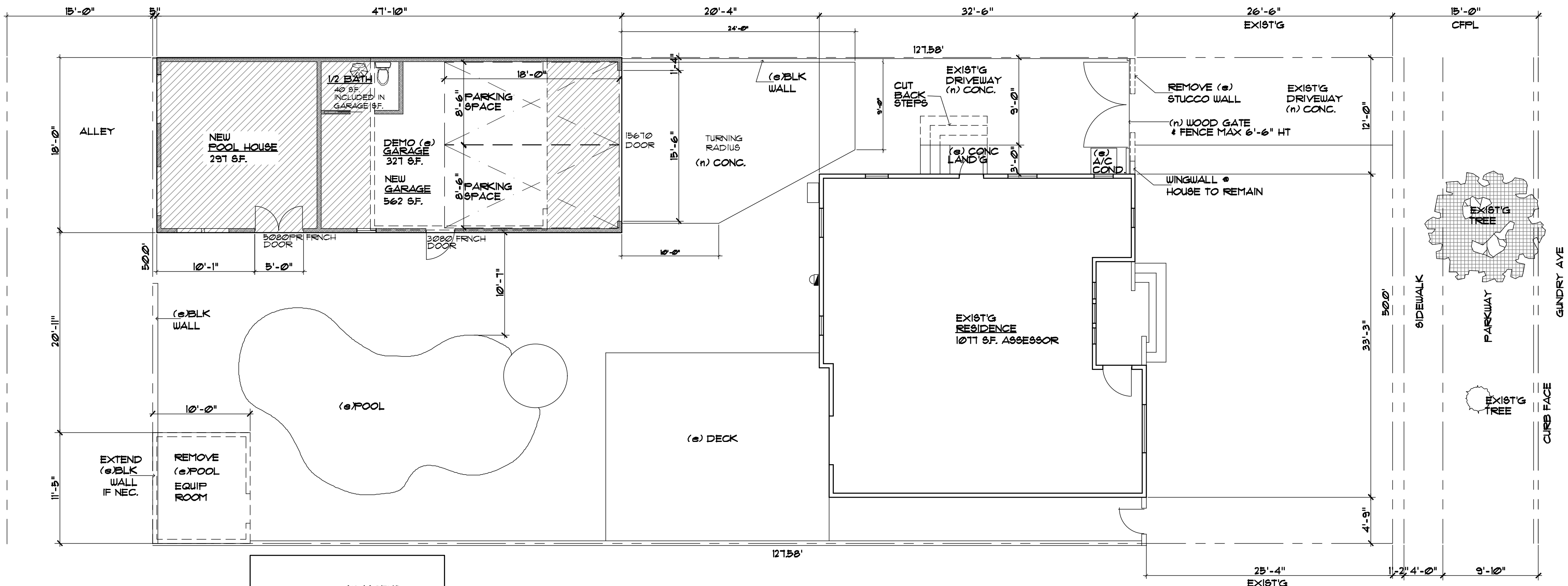
SITE ADDRESS: 3544 GUNDRY AVE
PARCEL #: 1141-015-003
TRACT: 5815
LOT: 14 & 15
BLK: 11
CITY: LONG BEACH
COUNTY: LOS ANGELES
STATE: CA
OWNER: STEVEN URUBEK

ZONING: R-1-N
OCCUPANCY: R-3/U
CONSTRUCTION TYPE: V-B
HEIGHT RESTRICTIONS: 25'

SETBACKS:	
FRONT	25'
SIDE	4'
REAR	10' FROM E OF ALLEY
FAR	6'

LOT COVERAGE MAX.	50%
MIN OPEN SPACE	16%

SCALE: 1/8" = 1'-0"



REVISION	DATE
1. HISTORICAL	12/01/20
2. HISTORICAL	03/03/21
3. HISTORICAL	05/05/21
4. HISTORICAL	06/02/21

TORI JONES
RESIDENTIAL DESIGN

2711 Oak Knoll Drive | Los Alamitos, CA 90720
tor@torijonesdesign.com | 562.533.5978

REBUILD GARAGE AND ADD
NEW POOL HOUSE for:
URUBEK RESIDENCE
3544 GUNDRY
LONG BEACH, CA 90801

SITE PLAN
PROJECT DATA
GENERAL NOTES

DRAWN BY:

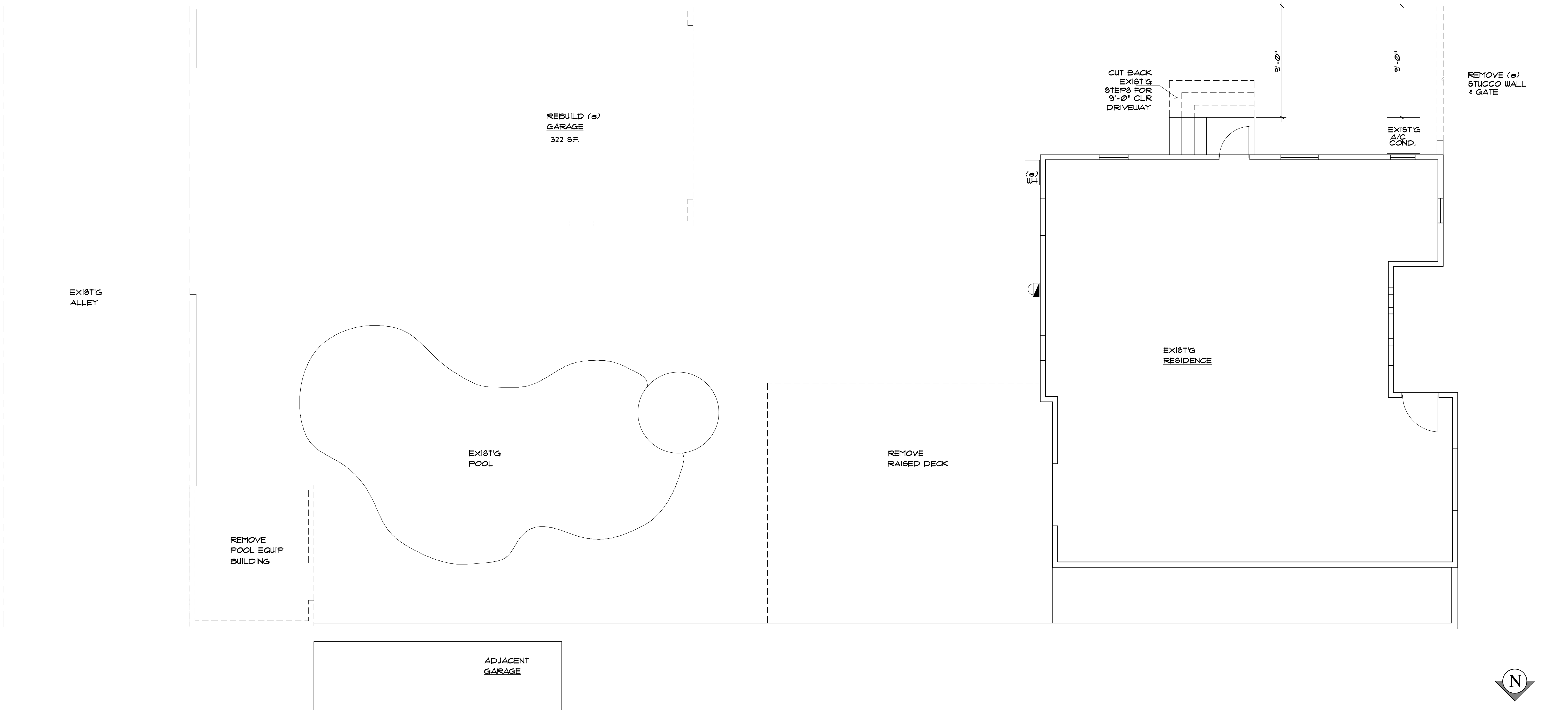
DATE: 05/05/21

SCALE: SEE PLAN

SHEET NO.

A-1

1 OF 5



DEMO PLAN

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

LEGEND

DEMO WALL

EXISTING WALL TO REMAIN

(e)

EXIST'G

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REBUILD GARAGE AND ADD NEW POOL HOUSE for:

URUBEK RESIDENCE

3544 GONDRY

LONG BEACH, CA 90801

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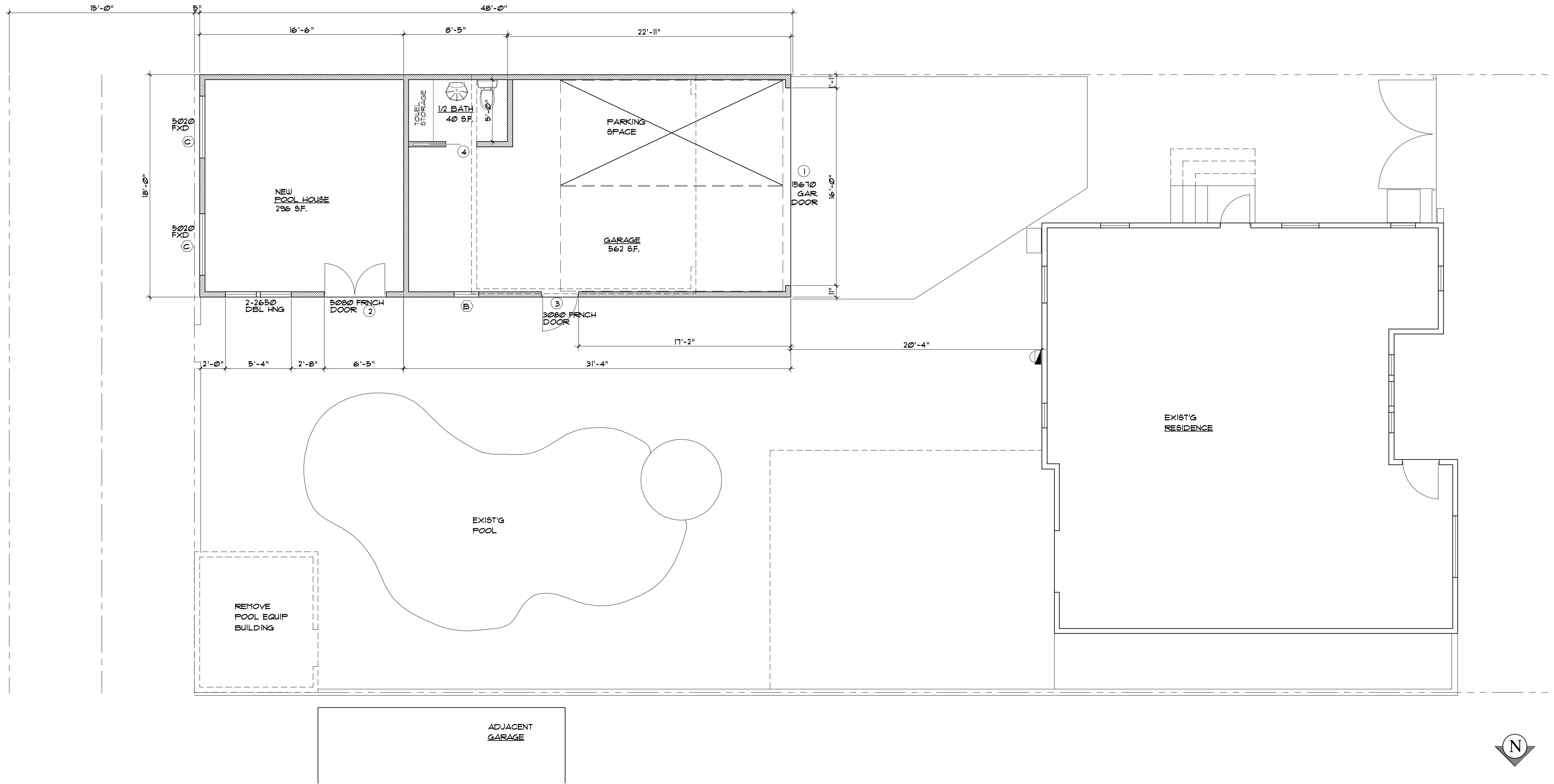
DATE: 05/05/21

SCALE: SEE PLAN

SHEET NO. A-2

2 OF 5

REVISION	DATE
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FLOOR PLAN

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

WINDOW SCHEDULE									DOOR SCHEDULE									
NO.	ROOM	MATER	WIDTH	HEIGHT	GLAZING	STYLE	MFG.	NOTES	NO.	ROOM	MATER	WIDTH	HEIGHT	THICK	STYLE	GLAZING	MFG.	NOTES
(A)	POOL HSE	WOOD	2'-0"	4'-0"	IGLE/CLR	DBL HNG	MARVIN	ULTIMATE [®] WOOD SERIES	(1)	GARAGE	WOOD	15'-6"	7'-0"		GARAGE SECTIONAL			
(B)	GARAGE	WOOD	2'-0"	4'-0"	IGLE/CLR	DBL HNG			(2)	POOL HSE		5'-0"	8'-0"	1 3/4"	1LT FRNCH	IGLE/CLR/TMP	MARVIN	ULTIMATE [®] WOOD SERIES
(C)	POOL HSE	WOOD	5'-0"	1'-6"	IGLE/CLR	FXD			(3)	GARAGE		3'-0"	6'-8"	1 3/4"		IGLE/CLR/TMP		
(D)									(4)	BATH		2'-6"	6'-8"	1 3/8"	3 PANEL			

ABBREVIATIONS
IG INSULATED GLASS (DUAL-GLAZE)
LE LOW-E COATING
CLR CLEAR
OBS OBSCURE GLASS
TMP TEMPERED GLASS

- LEGEND
- DEMO WALL
 - ===== EXISTING WALL TO REMAIN
 - ===== NEW 2x4 WALLS (WON)
 - (e) EXIST'G
 - (n) NEW
 - (1) DOOR (SEE SCHEDULE A-3)
 - (A) WINDOW (SEE SCHEDULE A-3)

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FLOOR PLAN

DRAWN BY:
DATE:
05/05/21
SCALE:
SEE PLAN
SHEET NO.

A-3
3 OF 5

ROOF PLAN

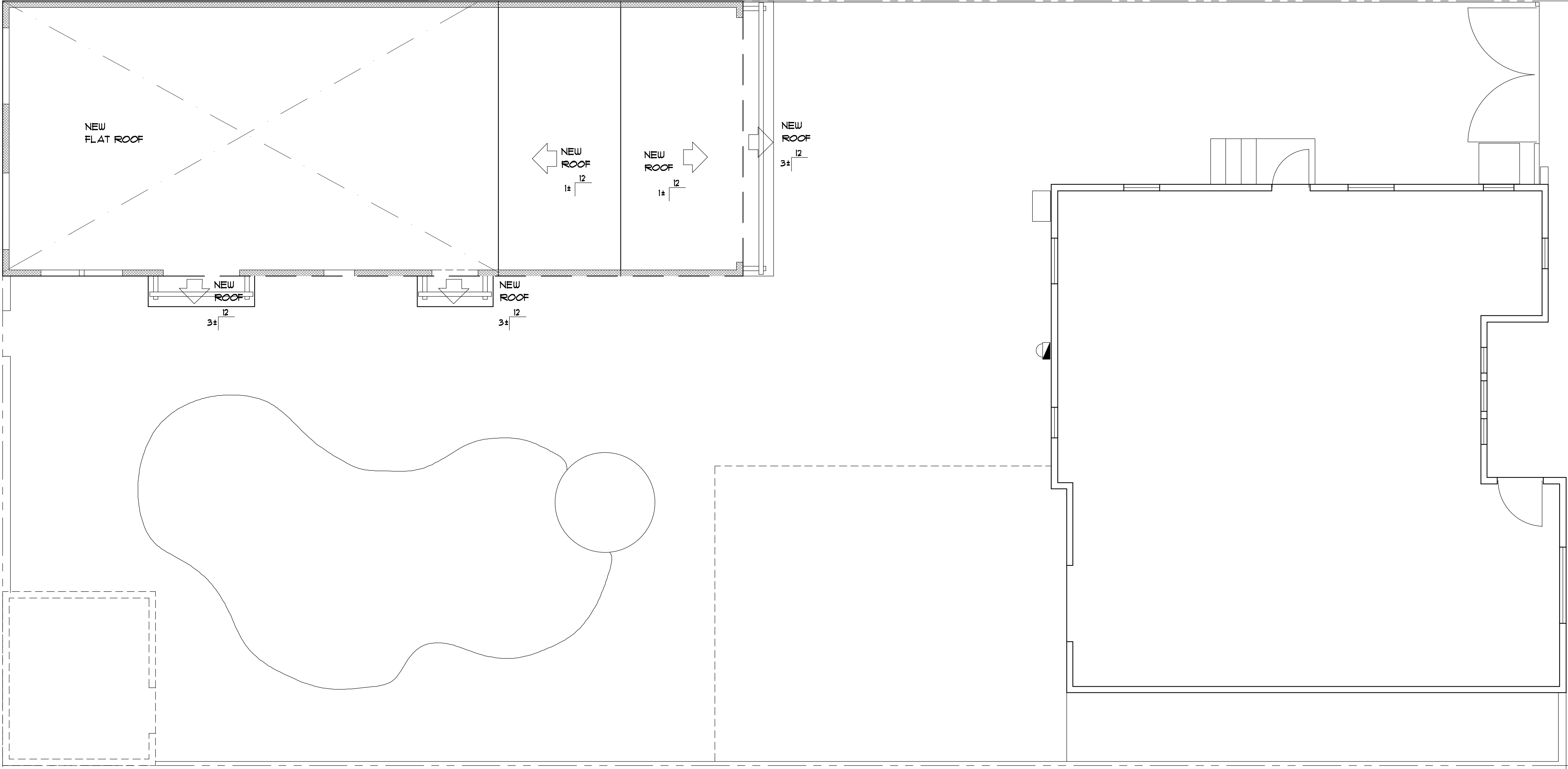
SCALE: 1/4" = 1'-0"

LEGEND

- NEW 2x4 WALLS (won)
- (e)

EXIST'G
- (n)

NEW



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DESIGN & DRAWING BY:

REVISION

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ROOF PLAN

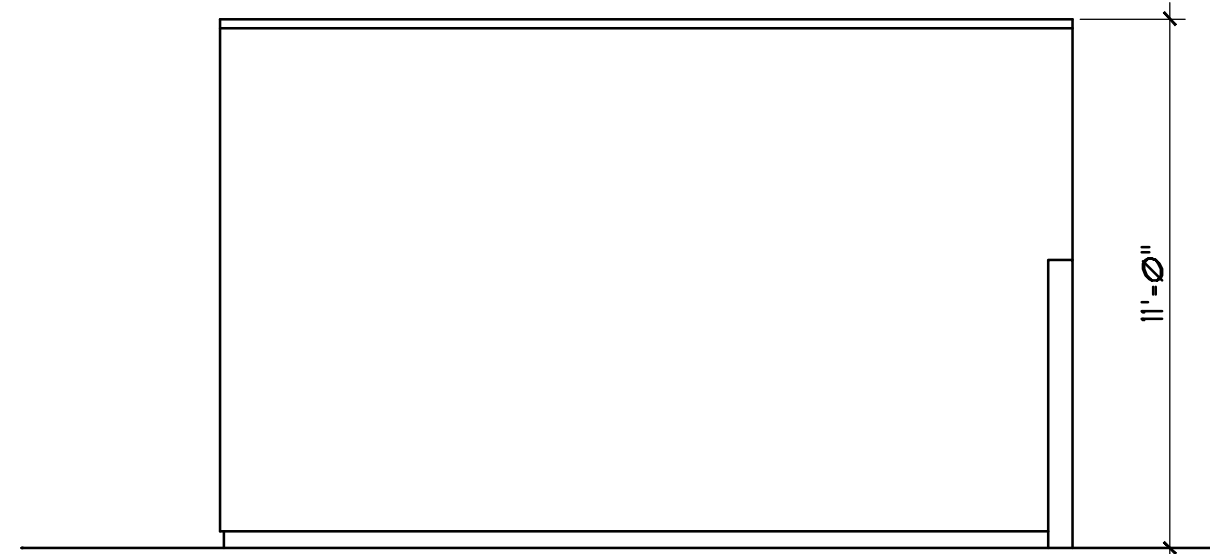
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DATE:
05/05/21

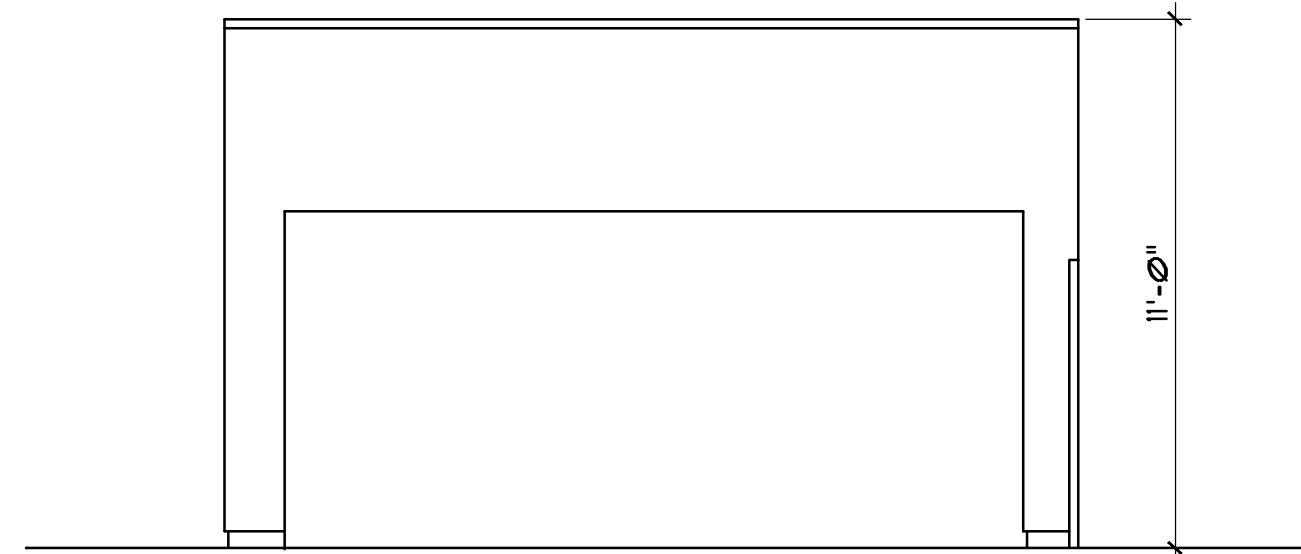
SCALE:
SEE PLAN

SHEET NO.
A - 4

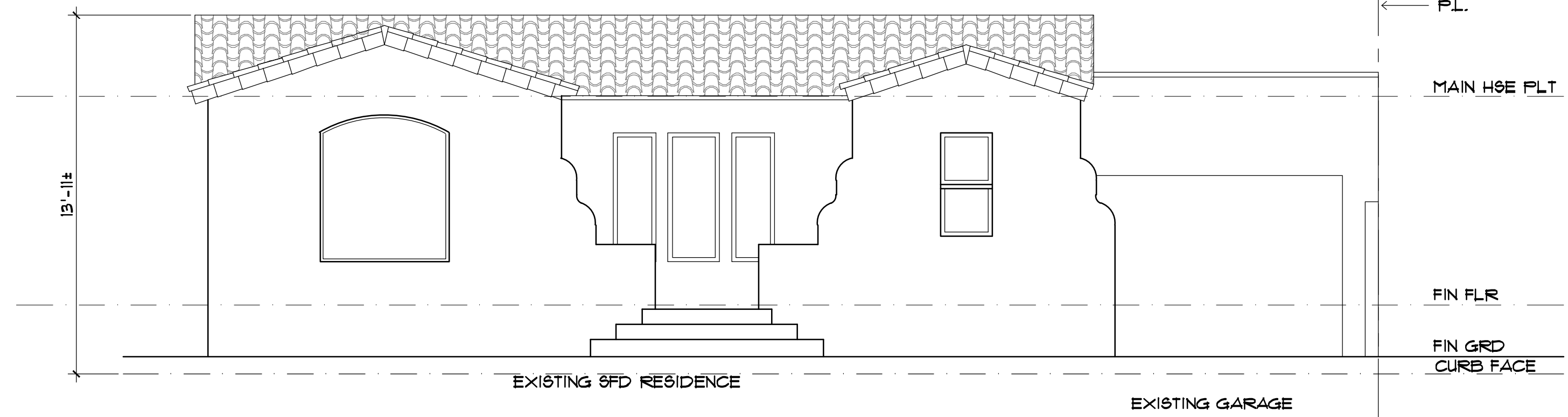
4 OF 5



EXISTING REAR GARAGE ELEVATION



EXISTING FRONT GARAGE ELEVATION

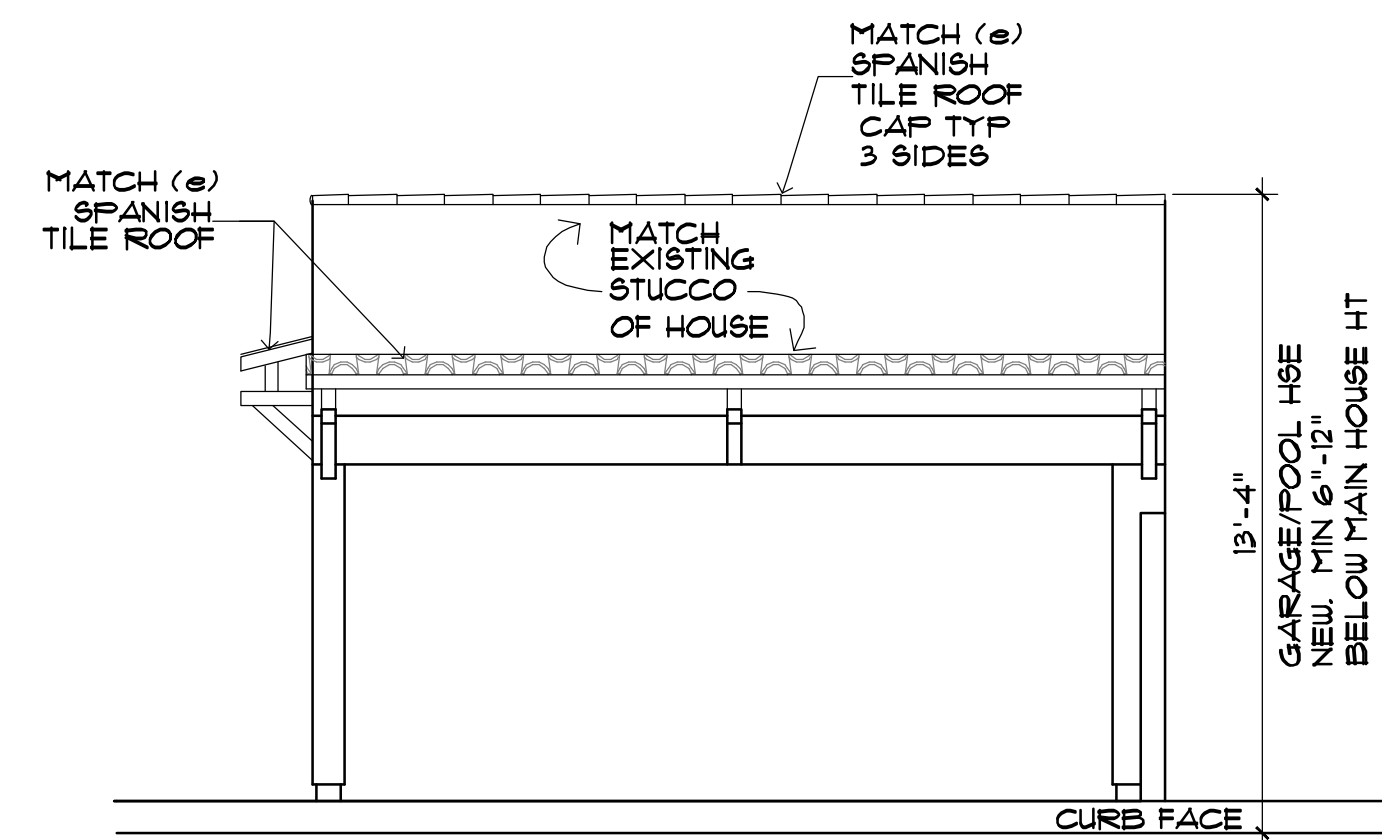


EXISTING FRONT (WEST) ELEVATION

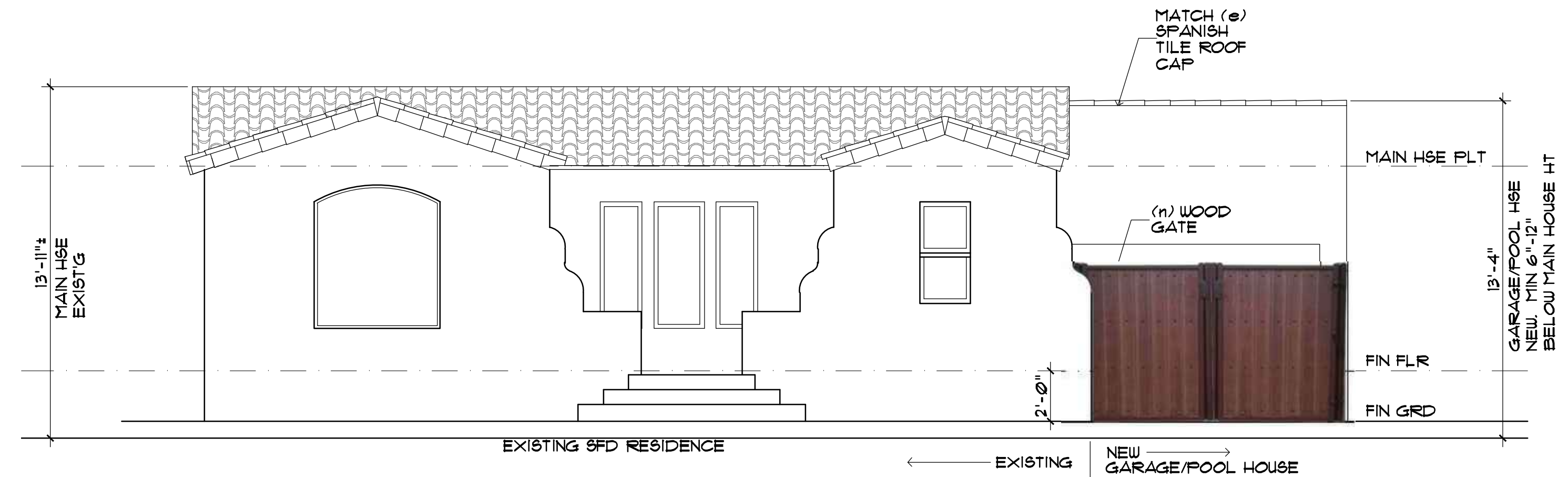
SCALE: 1/4"=1'-0"



MATCH EXISTING EXTERIOR STUCCO, COLOR & TEXTURE ON NEW GARAGE STRUCTURE, REMOVE ARCHED GATE AND WING WALL

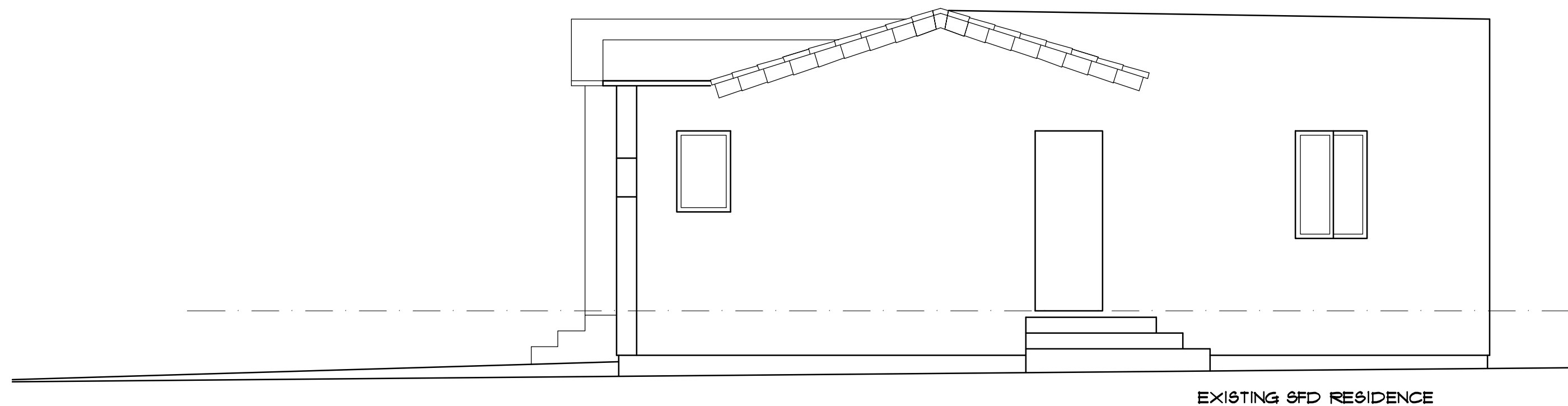


PROPOSED FRONT GARAGE ELEVATION

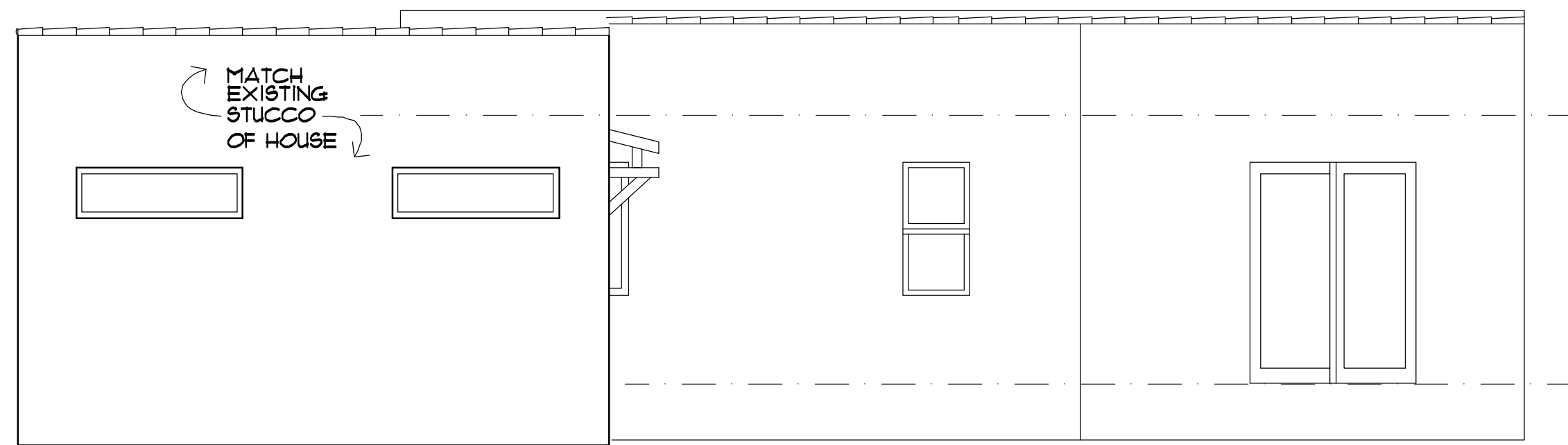
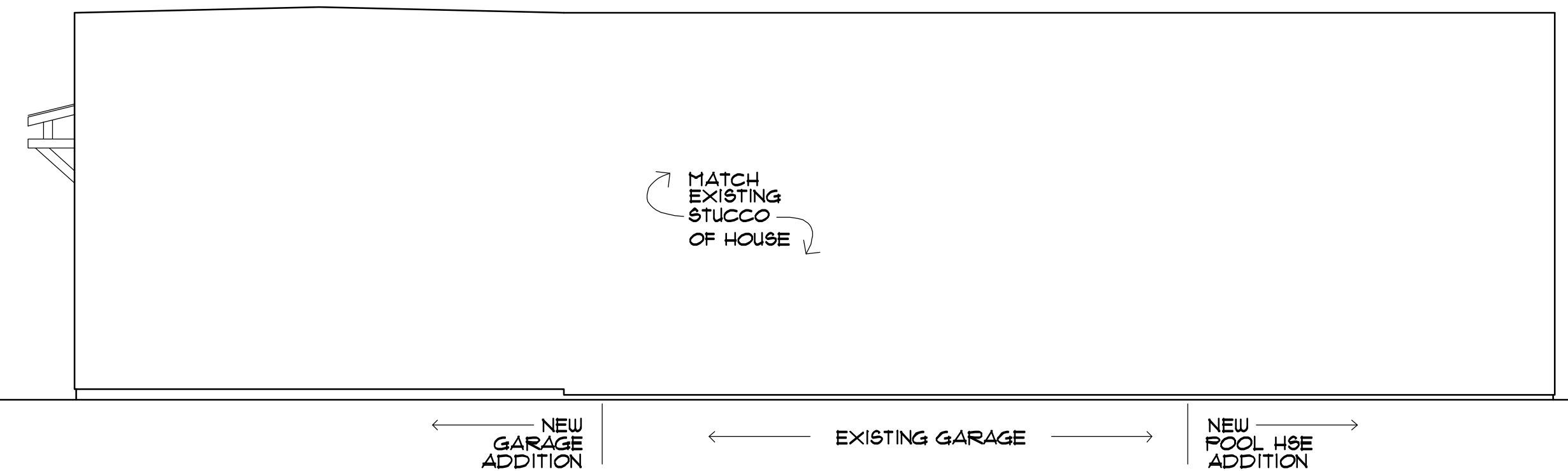


PROPOSED FRONT (WEST) ELEVATION

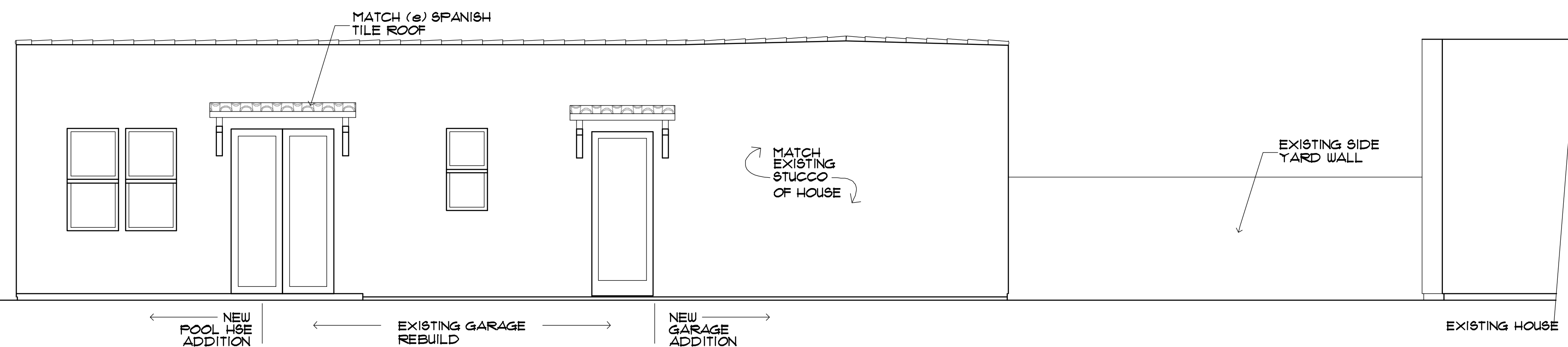
SCALE: 1/4"=1'-0"



RIGHT (SOUTH) ELEVATION



REAR (EAST) ELEVATION



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

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EXTERIOR ELEVATIONS

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SCALE:
SEE PLAN
SHEET NO.
A-5
5 OF 5