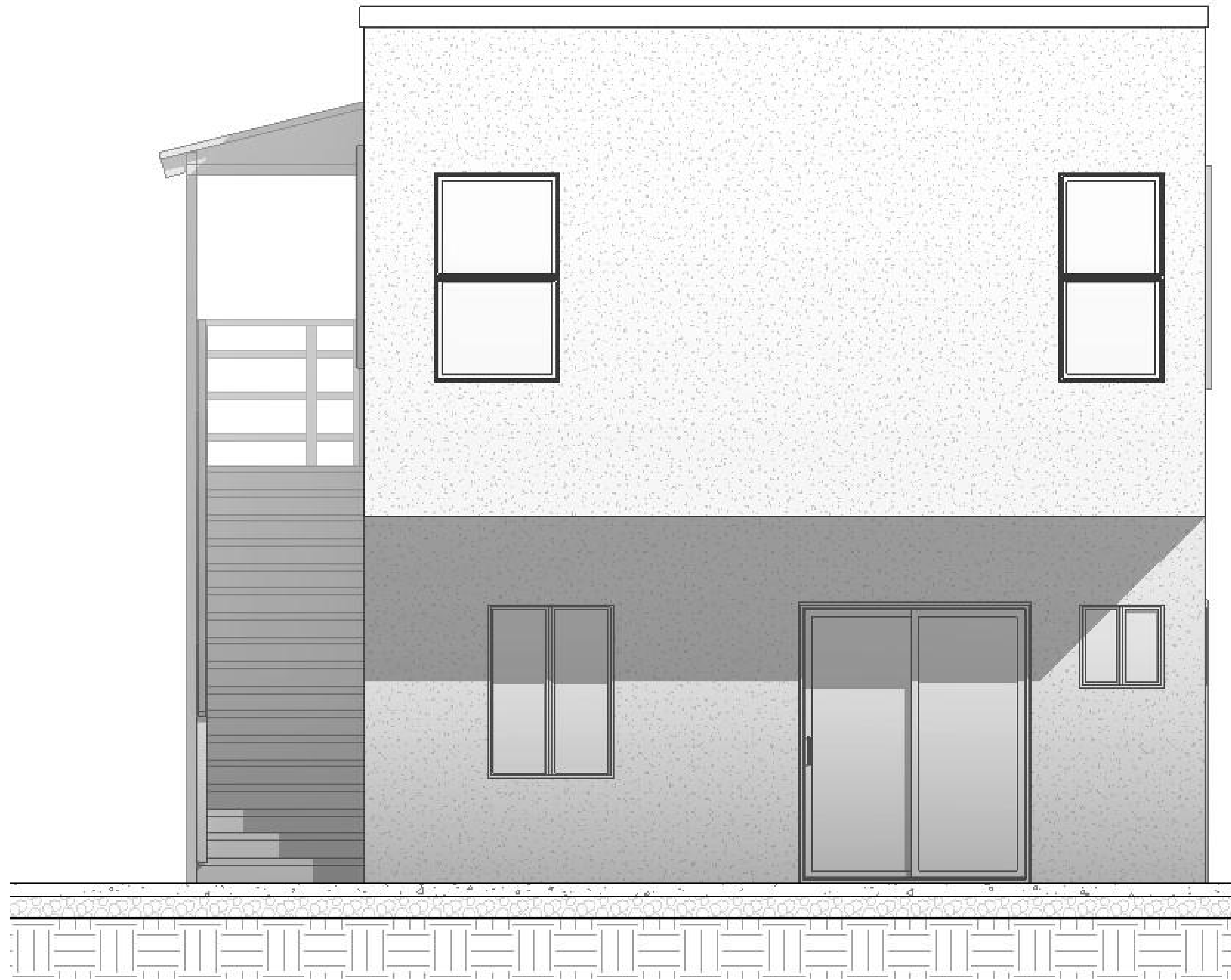


6060 ATLANTIC AVE ATTACHED ADUS

ABBREVIATIONS

(AG)	GRADE @ ADJ. PROPERTY
ADJ.	ADJACENT
ARCH.	ARCHITECTURAL
ANG	AVERAGE NATURAL GRADE
B. O.	BOTTOM OF
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
CLR.	CLEAR
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
D	DRYER
DIA.	DIAMETER
DIM	DIMENSION(S)
DW	DISHWASHER
DWG	DRAWING
ELEV	ELEVATION
EQ.	EQUAL
(E)	EXISTING
(EG)	EXISTING GRADE @ P.L.
EXT.	EXTERIOR
FIN.	FINISH
F. F.	FINISH FLOOR
F. G.	FINISH GRADE
FLR.	FLOOR
FR.	FRENCH
FT.	FOOT
FTG.	FOOTING
GALV.	GALVANIZED
GYP. BD.	GYP. WALLBOARD
H. H.	HEAD HEIGHT
HDR.	HEADER
HT.	HEIGHT
INT.	INTERIOR
L.A.	LANDSCAPE ARCHITECT
LT. WT.	LIGHT WEIGHT
MIN.	MINIMUM
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MICRO	MICROWAVE
MTL.	METAL
NO.	NUMBER
O. C.	ON CENTER
OI	OVER
PLYWD.	PLYWOOD
PR.	PAIR
PTD.	PAINTED
P.L.	PROPERTY LINE
R	RISERS
R. O.	ROUGH OPENING
R. R.	RESEARCH REPORT
REF.	REFRIGERATOR
REQ.	REQUIRED
REV.	REVISION / REVISED
SHT.	SHEET
SIM.	SIMILAR
ST. STL.	STAINLESS STEEL
STL.	STEEL
STRUCT.	STRUCTURAL
SQ.	SQUARE
T	TREADS
TBD	TO BE DETERMINED
T&G	TONGUE & GROOVE
T.F.	TO FINISH
T. O.	TOP OF
TW	TOP OF WALL
TYP.	TYPICAL
U. N. O.	UNLESS NOTED OTHERWISE
V. I. F.	VERIFY IN FIELD
W	WASHER
WV	WITH
WD.	WOOD

NOTE:
100% PRIVATELY FUNDED
NOT PUBLIC HOUSING
NO TAX CREDIT RECEIVED



PROJECT DATA

PROJECT NAME:	6060 ATLANTIC AVE ATTACHED ADUS
PROJECT ADDRESS:	6060 ATLANTIC AVENUE LONG BEACH, CA 90805
APN #:	7124-016-005
JURISDICTION:	CITY OF LONG BEACH
LAND USE ZONING:	RMU3-A RESIDENTIAL MIXED-USE
OCCUPANCY GROUPS:	R-3
TYPE OF CONSTRUCTION:	V-B (NO EXISTING FIRE SPRINKLERS)
LOT SIZE / LOT COVERAGE:	9,180 SQ. FT. (.21 ACRES) NO PROPOSED CHANGE TO LOT COVERAGE, (E) UTILITY SPACE CONVERSION TO ATTACHED ADU ONLY
RESIDENTIAL FLOOR AREA:	1,068 SQ. FT. OF EXISTING RESIDENTIAL APARTMENT FLOOR AREA ABOVE A 880 SQ. FT. GARAGE BUILDING. CREATING TWO 440 SQ. FT. 2-BDRM ATTACHED ADUS BY WAY OF CONVERTING EXISTING 880 SQ. FT. GARAGE SPACE. ATTACHED ADU FLOOR AREA IS EXEMPT
BUILDING HEIGHT LIMIT:	45' & 3 STORIES; HOWEVER, EXISTING AT- GRADE GARAGE CONVERSION ONLY, NO PROPOSED CHANGE IN BUILDING HEIGHT

LEGAL DESCRIPTION

TRACT # 6521
LOTS 5 AND LOT 6
BLK 2

PROJECT SCOPE OF WORK

CONVERSION OF AN EXISTING 880 SQ. FT. GROUND FLOOR GARAGE SPACE INTO TWO 440 SQ. FT. ATTACHED ADUS (EACH ATTACHED ADU IS A 1-BDRM UNIT).

RETAIL SPACE CONVERSION TO ADAPTIVE REUSE RESIDENTIAL UNITS UNDER SEPARATE PERMIT (BRMD287666)

APPLICABLE CODES

- 2019 CA BUILDING CODE
- 2019 CA RESIDENTIAL CODE
- 2019 CA ELECTRICAL CODE
- 2019 CA MECHANICAL CODE
- 2019 CA PLUMBING CODE
- 2019 CA ENERGY CODE
- 2019 CA GREEN BUILDING STANDARDS CODE
- CITY OF LONG BEACH LOCAL AMENDMENTS

UNDER SEPARATE PERMIT

- MECHANICAL
- PLUMBING
- ELECTRICAL
- SOLAR

PROJECT TEAM

OWNER / CLIENT

Insta Properties, LLC
8549 Wilshire Blvd #1440
Beverly Hills, CA 90211

Contact: David Ben
Phone: (424) 442-9795
Email: info@instaproperties.com

ARCHITECT

Mnichols Design
824 Alderdale Court
Newbury Park, CA 91320

Contact: Mark Nichols, AIA C-38099
Phone: (206) 849-6730
Email: mark@mnicholsdesign.com

GENERAL CONTRACTOR

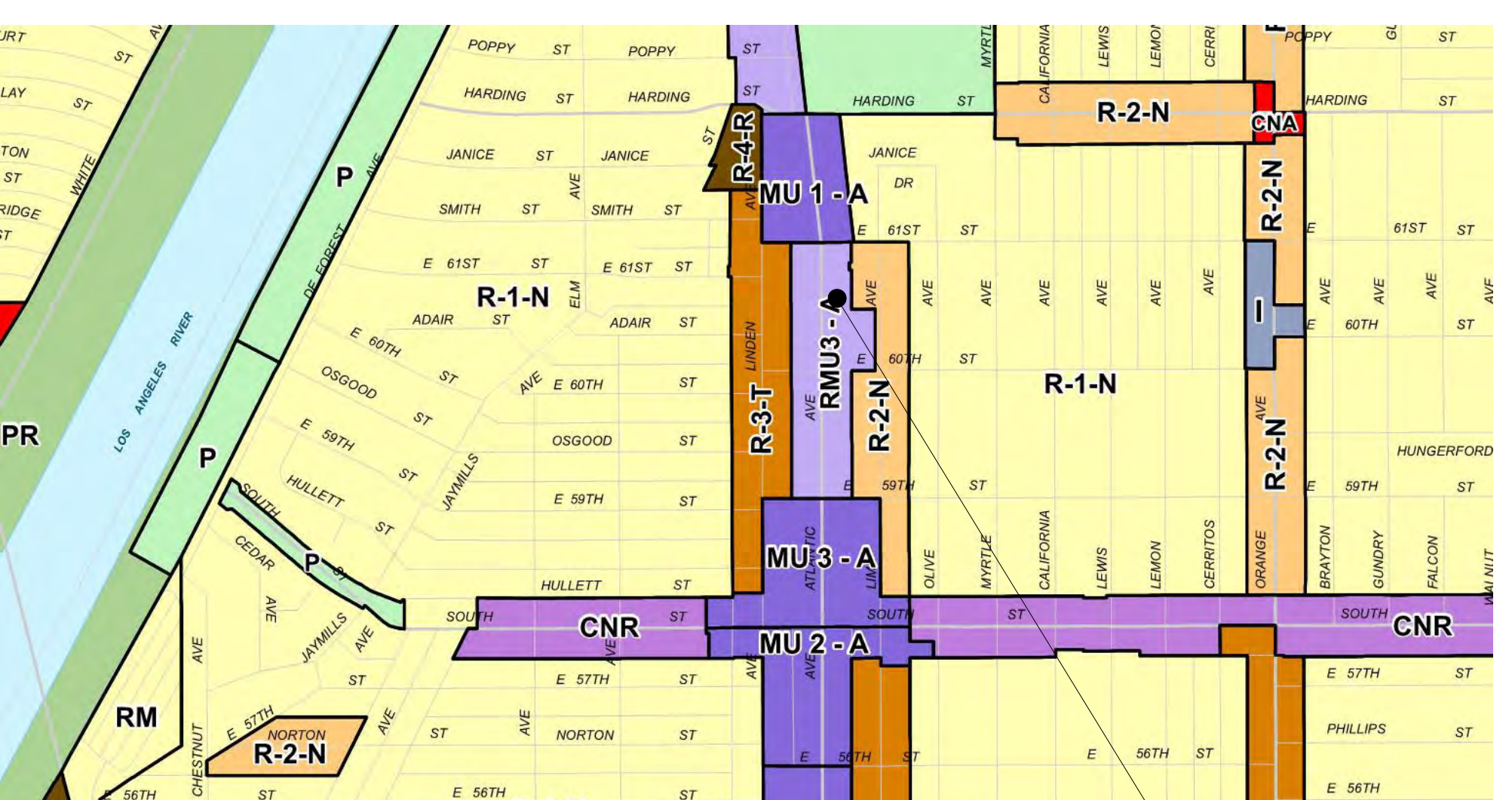
T.B.D.

SHEET INDEX

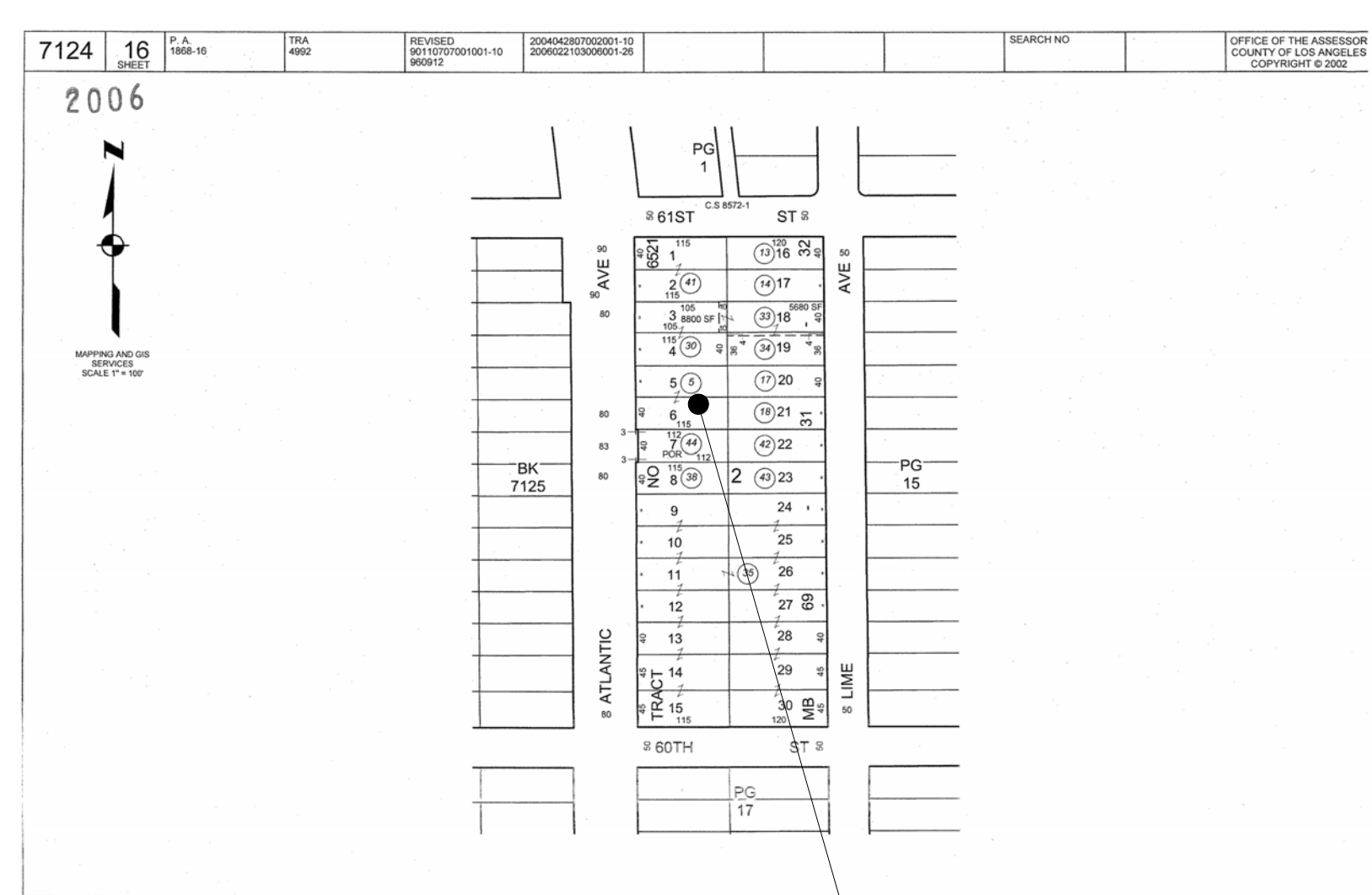
ARCHITECTURAL

A001	COVER SHET
A010	GENERAL NOTES
A011	GENERAL NOTES
A012	CITY OF LONG BEACH NOTES & TYPICAL CONSTRUCTION NOTES
A013	CITY OF LONG BEACH NOTES & TYPICAL CONSTRUCTION NOTES
A014	CITY OF LONG BEACH NOTES & TYPICAL CONSTRUCTION NOTES
A021	SITE PLAN
A030	TITLE 24
A031	TITLE 24
A040	DOOR AND WINDOW SCHEDULES
A101	FIRST FLOOR PLAN - DEMO
A102	FIRST FLOOR PLAN - PROPOSED
A201	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A501	WALL / FLOOR ASSEMBLIES
A600	WINDOW WRAP SEQUENCE & FLASHING DETAILS
A601	DETAILS
A602	CITY OF LONG BEACH ADU TYPICAL DETAILS

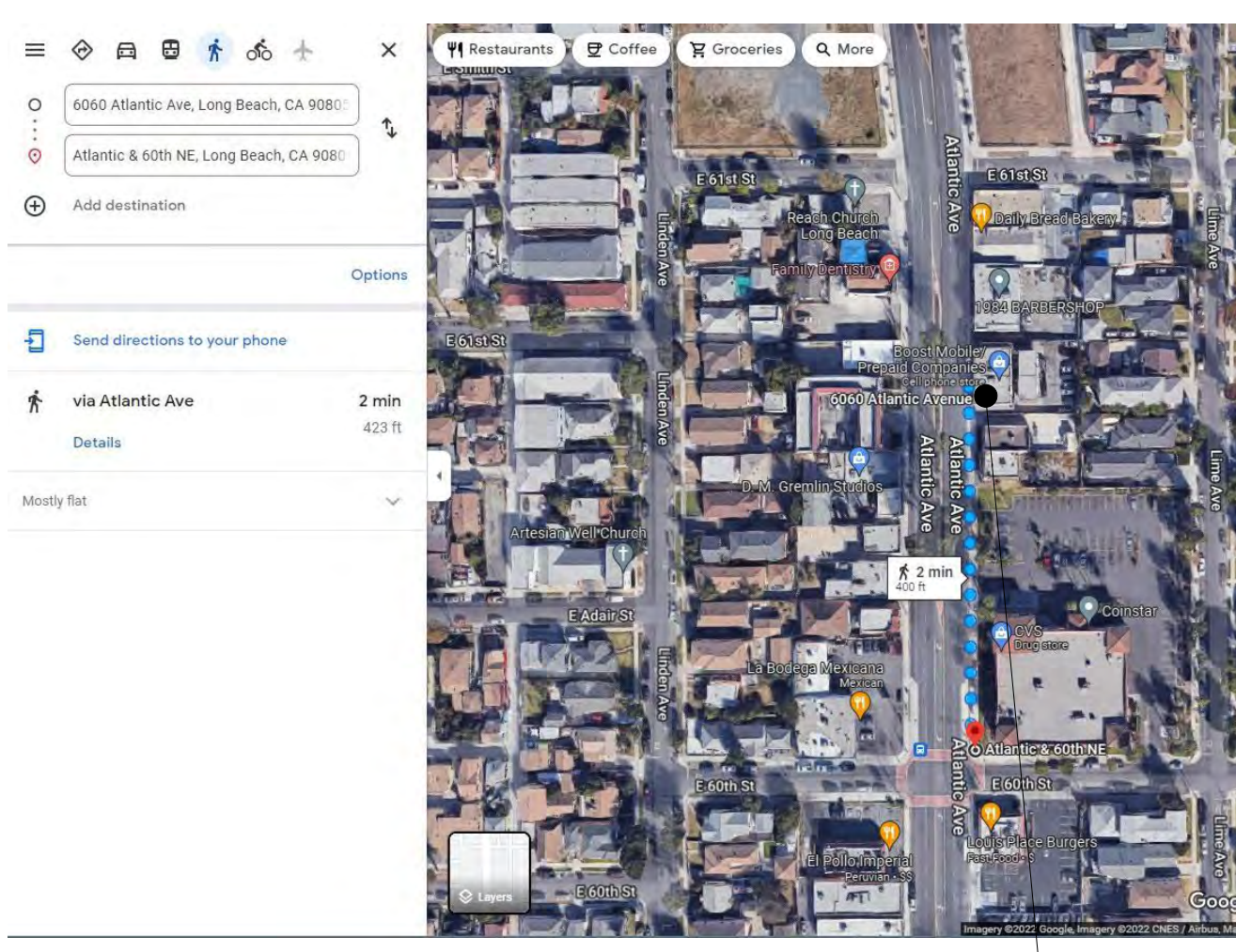
ZONING MAP



ASSESSOR'S MAP



PUBLIC TRANSIT VICINITY MAP



6060 ATLANTIC
ATTACHED ADU
6060 ATLANTIC AVE
LONG BEACH, CA 90803

PLANNING SET
05/30/2023

PROJECT NUMBER: 2022-02

DRAWN BY: MN

THIS DRAWING IS THE PROPERTY OF MNICHOLS DESIGN AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

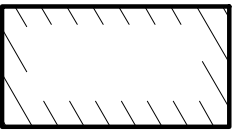
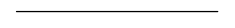

REVISIONS:

NO.	DESCRIPTION	DATE

COVER SHEET

A001

SITE PLAN LEGEND

-  = EXISTING STRUCTURE
-  = LINE OF EXISTING GRADE
-  = PROPERTY LINE

DEMOLITION NOTES

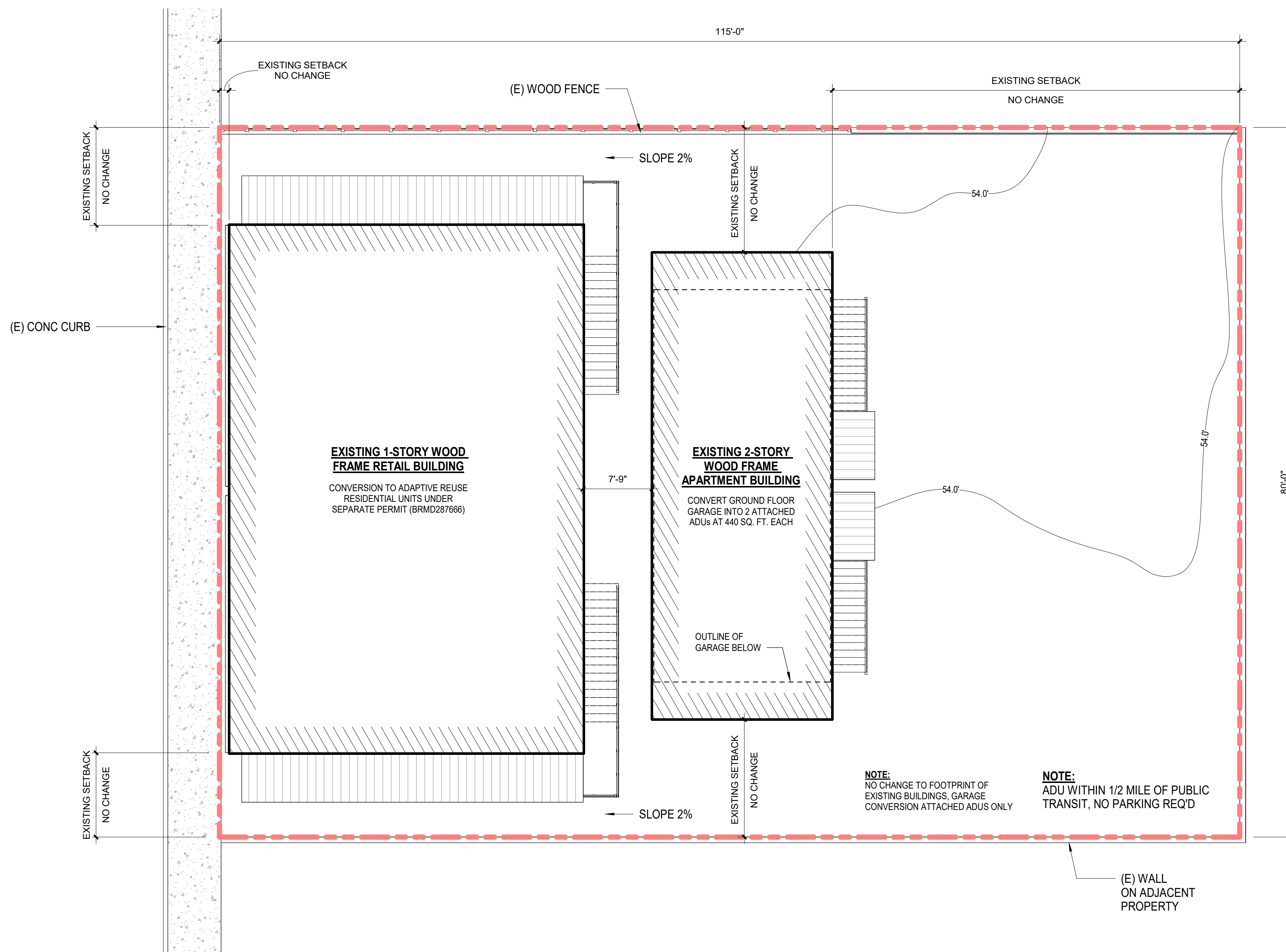
- A. THE CONTRACTOR SHALL VERIFY THE NATURE OF THE EXISTING CONSTRUCTION AND STRUCTURAL SYSTEMS PRIOR TO COMMENCING WITH ANY WORK.
- B. UNLESS NOTED OTHERWISE, EXISTING CONSTRUCTION IS BELIEVED TO CONSIST OF WOOD FRAMED WALLS WITH A SMOOTH PLASTER COAT, WOOD ROOF, WOOD WINDOWS & GLAZING. CONTRACTOR TO VERIFY EXISTING CONDITION.
- C. AT EXTERIOR WALLS TO REMAIN, EXISTING FINISHES, WINDOWS AND DOORS ARE TO REMAIN THROUGHOUT UNLESS NOTED OTHERWISE. EXISTING FINISHES, WINDOWS AND DOORS SHALL BE PROTECTED.
- D. AT INTERIOR WALLS TO REMAIN, DOORS, EXISTING FINISHES AND OTHER BUILDING COMPONENTS SHALL BE PROTECTED UNLESS IDENTIFIED FOR REMOVAL.
- E. WHERE DEMOLITION IS ADJACENT TO EXISTING STAIR AND/OR ELEVATOR ENCLOSURES, THE FIRE RATED ENCLOSURES SHALL REMAIN INTACT.
- F. EXISTING DOORS AND FRAMES SHALL REMAIN UNLESS NOTED OTHERWISE.
- G. THE GENERAL CONTRACTOR WILL DETERMINE THE EXTENT OF REMOVAL OF MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, AND FIRE SUPPRESSION COMPONENTS AND BE RESPONSIBLE FOR THE SAME. SEE DEMOLITION SPECIFICATIONS AND GENERAL CONDITIONS FOR MORE INFORMATION.
- H. EXISTING MATERIALS SHOWN PER FINDINGS OF LIMITED FIELD INVESTIGATIONS. WHERE EXISTING MATERIALS COULD NOT BE VERIFIED IN FIELD, MATERIALS SHOWN PER ORIGINAL DRAWINGS.
- I. ALL EXISTING VERTICAL AND HORIZONTAL PENETRATIONS BEING ABANDONED TO BE FILLED IN, TO MATCH ADJACENT IN MATERIAL, CONSTRUCTION, AND FINISH. PROVIDE LEVEL & SMOOTH TRANSITION BETWEEN EXISTING AND NEW.

GENERAL NOTES:

1. PARKING IS NOT PERMITTED IN REQUIRED YARDS FOR OPEN SPACE EXCEPT FOR A 20 FOOT WIDE FRONT YARD DRIVEWAY ACCESSING GARAGE IN AREA DISTRICTS I & II, OR ONE INTERIOR SIDYARD IN AREA DISTRICTS III & IV.
2. SEPERATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.
3. FUTURE SOLAR ASSISTED WATER HEATING SYSTEM: INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEATER A CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.
4. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
5. FENCE/WALL/HANDRAIL AND HEDGE HEIGHTS, AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF 42" IN THE FRONT YARD SETBACK, AND 6' AT ALL OTHER LOCATIONS ON SITE (3' IF OBSTRUCTING DRIVEWAY VISIBILITY).
6. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
7. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
8. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 8 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

PUBLIC WORKS REQUIREMENTS:

1. ALL LANDSCAPE IRRIGATION BACKFLOW DEVICES MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION.
2. NO DISCHARGE OF CONSTRUCTION WASTEWATER, BUILDING MATERIALS, DEBRIS, OR SEDIMENT FROM THE SITE IS PERMITTED.
3. A PROPERTY LINE CLEANOUT MUST BE INSTALLED ON THE SANITARY SEWER LATERAL. SEE CITY STANDARD PLAN ST-5.
4. A BACKWATER VALVE IS REQUIRED ON THE SANITARY SEWER LATERAL IF THE DISCHARGES FROM FIXTURES WITH FLOOD LEVEL RIMS ARE LOCATED BELOW THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER. SEE CITY STANDARD PLAN ST-24.
5. IF ANY EXISTING SEWER LATERAL IS USED, IT MUST BE TELEVIEWED TO CHECK ITS STRUCTURAL INTEGRITY. THE TAPE MUST BE MADE AVAILABLE FOR REVIEW BY THE PUBLIC WORKS DEPARTMENT. THE PUBLIC WORKS DEPARTMENT WILL REVIEW THE TAPE AND DETERMINE AT THAT TIME IF THE SANITARY LATERAL NEEDS REPAIRING, REPLACED, OR THAT IT IS STRUCTURALLY SOUND AND CAN BE USED IN ITS PRESENT CONDITION.
6. ANY UNUSED WATER OR SANITARY SEWER LATERALS MUST BE ABANDONED AT THE CITY MAIN.
7. RESIDENCE PROPERTIES MUST PROVIDE AN ENCLOSED STORAGE AREA FOR REFUSE CONTAINERS. THESE AREAS MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS OF M.B.M.C. 5.24.030. THE AREA MUST BE SHOWN IN DETAIL ON THE PLANS BEFORE A PERMIT IS ISSUED.
8. IF THE SIDEWALK IS DAMAGED IT MUST BE REPLACED FROM SCORE LINE TO SCORE LINE AND SHOWN ON THE PLANS.
9. THE BACK OF DRIVEWAY APPROACH MUST BE SIX INCHES HIGHER THAN THE FLOW LINE ON THE STREET. M.B.M.C. 9.76.030.
10. SIDEWALK, DRIVEWAY, CURB, AND GUTTER REPAIRS OR REPLACEMENT MUST BE COMPLETED PER PUBLIC WORKS SPECIFICATIONS. SEE CITY STANDARD PLANS ST-1, ST-2 AND ST-3. THE PLANS MUST HAVE A PROFILE OF THE DRIVEWAY, PERCENTAGE (%) OF SLOPE ON DRIVEWAY, AND DRIVEWAY ELEVATIONS. IN THE CASE WHERE THE GARAGE LEVEL IS BELOW THE STREET DRAINAGE FLOW LINES, THE COMBINED SLOPE OF PUBLIC AND PRIVATE APPROACH SHALL NOT EXCEED 15%.
11. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE.
12. THE WATER METER BOX MUST BE PURCHASED FROM THE CITY, AND MUST HAVE A TRAFFIC RATED LID IF THE BOX IS LOCATED IN THE DRIVEWAY.
13. EROSION AND SEDIMENT CONTROL DEVICES BMPs (BEST MANAGEMENT PRACTICES) MUST BE IMPLEMENTED AROUND THE CONSTRUCTION SITE TO PREVENT DISCHARGES TO THE STREET AND ADJACENT PROPERTIES. BMPs MUST BE IDENTIFIED AND SHOWN ON THE PLAN. CONTROL MEASURES MUST ALSO BE TAKEN TO PREVENT STREET SURFACE WATER ENTERING THE SITE.
14. ALL STORM WATER, NUISANCE WATER, ETC. DRAIN LINES INSTALLED WITHIN THE STREET RIGHT OF WAY MUST BE CONSTRUCTED OF DUCTILE IRON PIPE.
15. ALL RUNOFF WATER FROM THE ROOF AND SIDEYARDS AND PATIOS MUST DISCHARGE IN APPROVED LOCATION.
16. PLAN HOLDER MUST HAVE THE PLANS RECHECKED AND STAMPED FOR APPROVAL BY THE PUBLIC WORKS DEPARTMENT BEFORE THE BUILDING PERMIT IS ISSUED.



6060 ATLANTIC
ATTACHED ADU
6060 ATLANTIC AVE
LONG BEACH, CA 90803

PLANNING SET
05/30/2023

PROJECT NUMBER: 2022-02

DRAWN BY: MN

THIS DRAWING IS THE PROPERTY OF MNICHOLS DESIGN AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

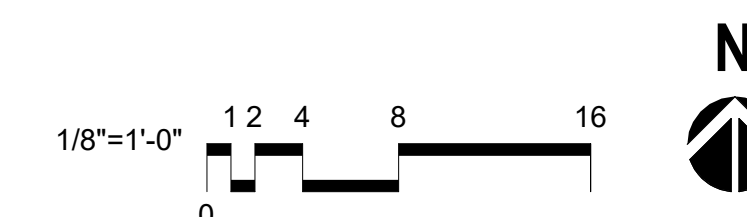
REVISIONS:

NO.	DESCRIPTION	DATE

SITE PLAN

A021

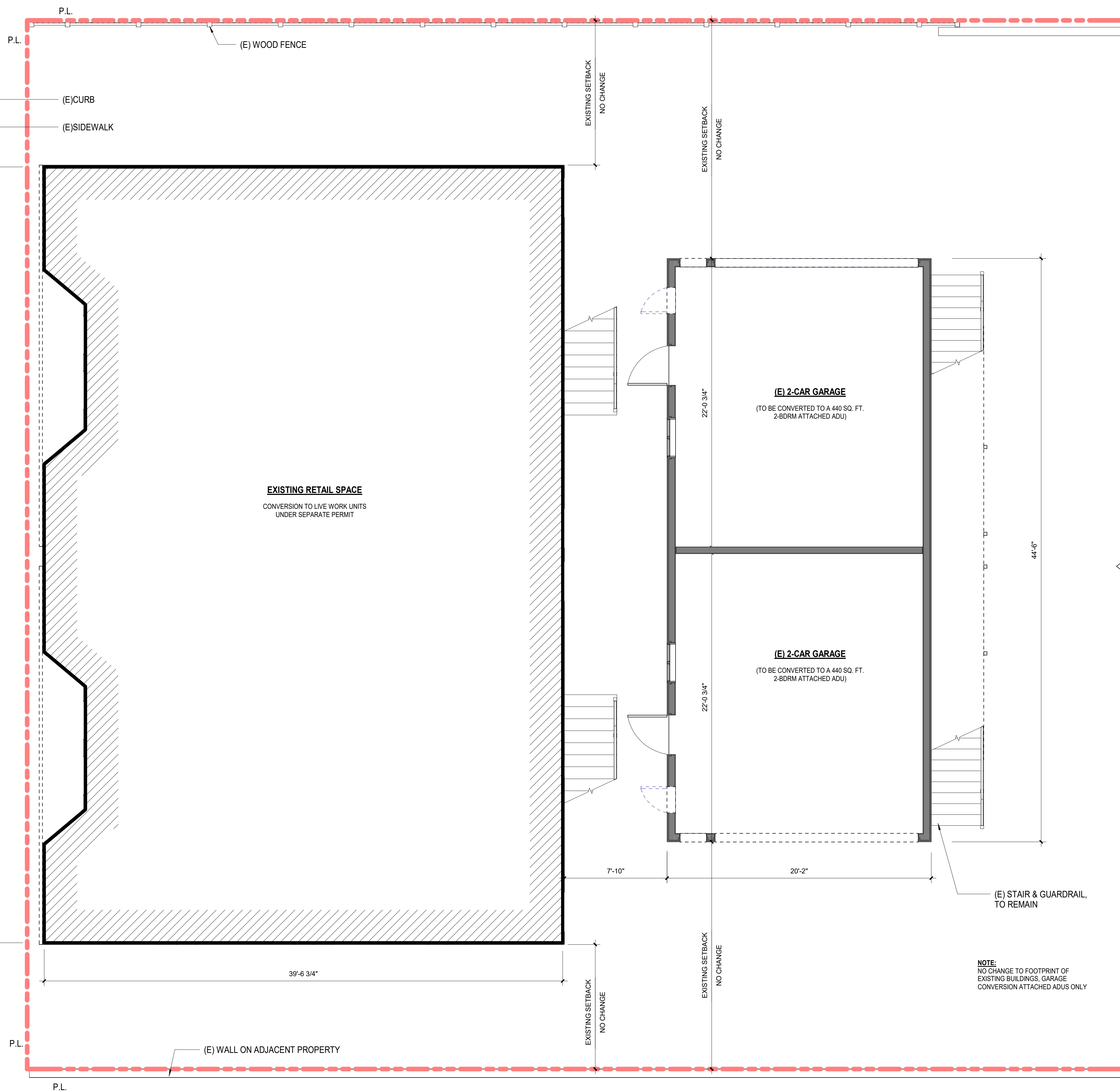
1 SITE PLAN
1/8" = 1'-0"



Atlantic Ave

80'-0"

59'-2 1/4"



FLOOR PLAN NOTES:

GENERAL:

- TYPICAL WALL CONSTRUCTION:
"EXTERIOR WALLS - 2X4 & 2X6 STUDS @ 16" O.C. UNO
"INTERIOR WALLS - 2X4 & 2X6 STUDS @ 16" O.C.
- 2X6 STUDS @ PLUMBING WALLS & POCKET DOORS, TYP
- ALL SWING DOORS NOT LOCATED BY DIMENSIONS ON PLANS OR DETAILS SHALL BE 4" FROM FACE OF STUD TO EDGE OF ROUGH OPENING OR CENTERED BETWEEN ROOM PARTITIONS AS SHOWN
- VENT ALL FANS AND DRYER VENTS TO EXTERIOR, TYP
- BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR
- GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.
- HANDRAILS TO BE 34" - 38" HIGH ABOVE THE STAIR TREAD NOSING WITH 3 15/16" MAXIMUM OPENING SIZE.
- PROVIDE ONE-HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS/SOFFITS ADJACENT OR WITHIN ENCLOSED USABLE SPACE TO STAIR HALLS AND WALLS UNDER/SUPPORTING STAIRS
- 20 MIN FIRE RATED DOOR W/ SMOKE SEAL, SELF-CLOSING AND SELF-LATCHING.
- DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE
- PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY AN OCCUPANT SENSORS CERTIFIED TO COMPLY WITH SECTION 119(G) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION
- PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING 50CFM IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS EXHAUST FAN TO BE ENERGY STAR WITH HUMIDITY CONTROL
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING
- PLUMBING FIXTURES AREA REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
- BATHUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH WALL SURFACED SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR
- PROVIDE 70" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. ALL SHOWERS AND TUR-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE
- WATER HEATER MUST BE STRAPPED TO WALL
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000)
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1 CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- A COPY OF THE EVALUATION REPORT AND OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

SMOKE ALARM NOTES:

- LOCATE SMOKE ALARMS PER PLANS AND CRC R314
- MULTIPLE SMOKE ALARMS TO BE INTERCONNECTED PER CRC R314
- SMOKE ALARMS TO BE HARD-WIRED WITH BATTERY BACK-UP PER CRC R314

CARBON MONOXIDE ALARM NOTES:

- LOCATE & INSTALL CARBON MONOXIDE ALARMS (CMA) PER PLANS AND CRC R315. A COMBINATION FIRE AND CARBON MONOXIDE DETECTOR IS ACCEPTABLE

BATHROOMS:

- PROVIDE BACKING FOR BATHROOM ACCESSORIES AND FIXTURES AS REQ'D.

B01 TYPICAL BATHROOM FIXTURE REQUIREMENTS:

- SHOWER: SLOPE CURB AND FLOOR MINIMUM 1/8" FT TOWARDS DRAIN.
FAUCET / SHOWER HEAD MAX. FLOW 2.0 GPM. *
PROVIDE ACCESS PANEL PER CODE
- TOILET: LOW FLOW - MAX. 1.28 G.P. FLUSH.
- URINAL: LOW FLOW - MAX. 0.5 G.P. FLUSH.
- LAVATORY: FAUCET MAX. FLOW 1.5 GPM.
- WALLS: NON-ABSORBENT WALL FINISH TO 6' MIN. A.F.F.
AT TUBS & SHOWERS.

B02 SHOWER SEAT / BENCH

B03 CUSTOM TEMPERED GLASS TUB / SHOWER PARTITION OR ENCLOSURE.

*WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL THE SHOWER HEADS SHALL NOT EXCEED 2.0 GPM OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER HEAD TO BE IN OPERATION AT A TIME.

CABINETS & MILLWORK:

- C01 CABINETS TO BE PROVIDED & DESIGNED / BUILT BY OTHERS

EQUIPMENT & APPLIANCES:

- COORDINATE PLUMBING, ELECTRICAL, & VENTING REQ'MENTS W/ MANUF. SPECS.

E01 TYPICAL KITCHEN APPLIANCES:

- SINK: FAUCET MAX. FLOW 1.8 GPM; 5 H.P. MIN. GARBAGE DISPOSAL
- RANGE: PROVIDE FUEL GAS AND/OR ELECTRICAL SUPPLY AS REQ'D
- RANGE HOOD: IF APPLICABLE PROVIDE VENTS CONNECTED TO ROOF MOUNTED EXHAUST FANS. VERIFY RANGE VENTING REQ'MENTS W/ MANUFACTURERS' SPECIFICATIONS.
- MICRO: MICROWAVE OVEN WITH BUILT-IN EXHAUST
- REF: REFRIGERATOR / FREEZER
- DW: DISHWASHER

E02 TYPICAL LAUNDRY APPLIANCES:

- W/D: WASHER / DRYER, SEE SPEC

FLOOR PLAN LEGEND:

- [Solid Line] = WOOD FRAME WALLS
- [Dashed Line] = CONCRETE WALLS
- [Hatched Area] = WALLS / BUILDING ELEMENTS TO BE DEMO'D

6060 ATLANTIC
ATTACHED ADU
6060 ATLANTIC AVE
LONG BEACH, CA 90803

PLANNING SET
05/30/2023

PROJECT NUMBER: 2022-02

DRAWN BY: MN

THIS DRAWING IS THE PROPERTY OF MNICHOLS DESIGN AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

REVISIONS:

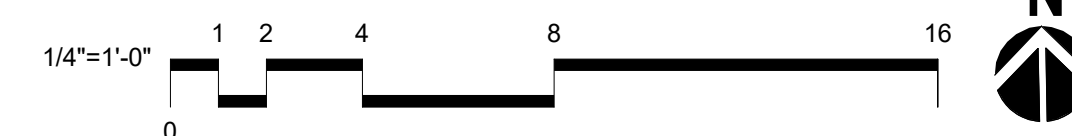
NO.	DESCRIPTION	DATE

FIRST FLOOR PLAN - EXISTING / DEMO

A101a

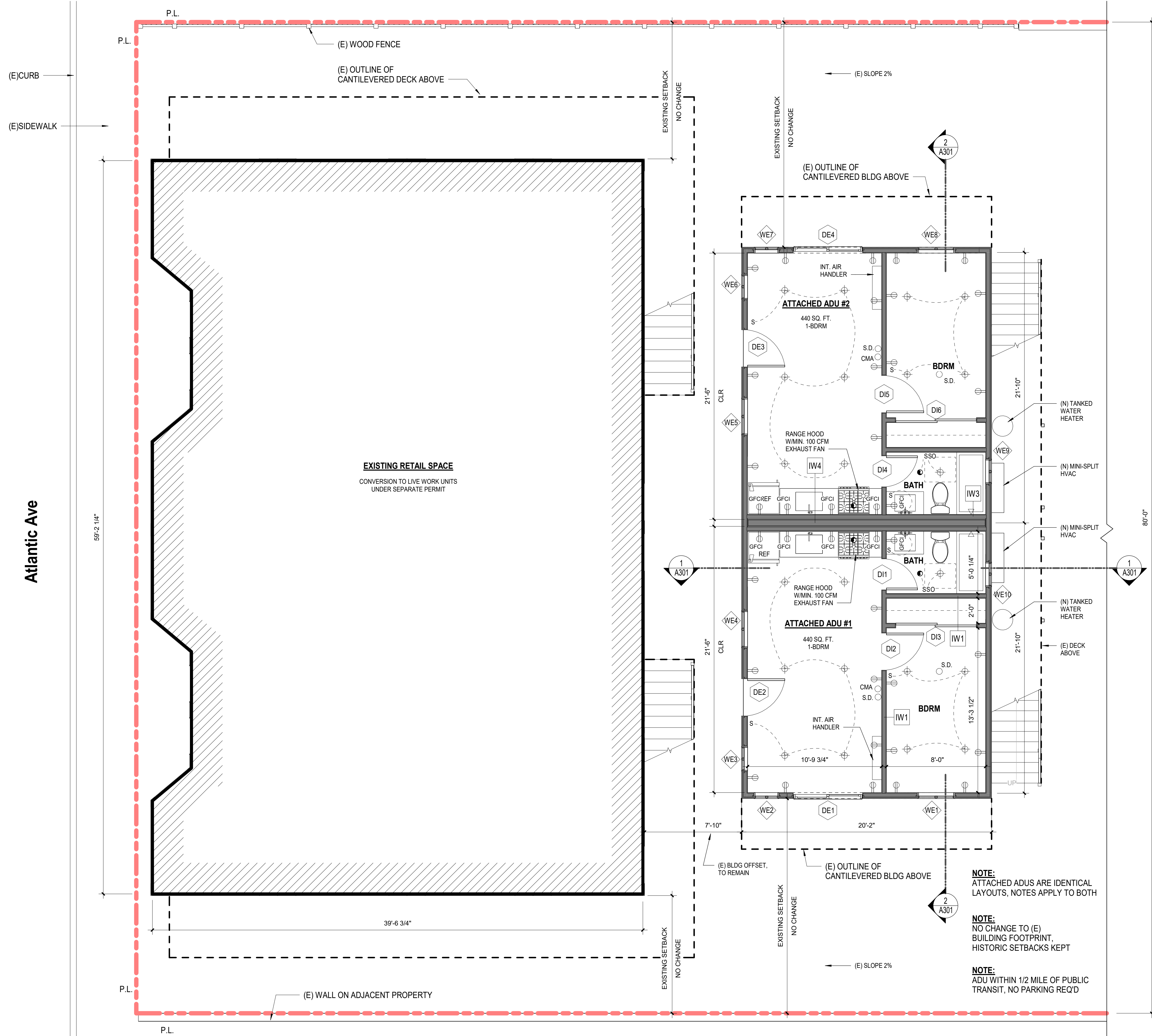
4/20/2022 12:03:56 AM

1 FIRST FLOOR - EXISTING / DEMO
1/4" = 1'-0"



5/30/2023 10:55:11 PM

Atlantic Ave



FLOOR PLAN NOTES:

GENERAL:

- TYPICAL WALL CONSTRUCTION:
*EXTERIOR WALLS - 2X4 & 2X6 STUDS @ 16" O.C. UNO
*INTERIOR WALLS - 2X4 & 2X6 STUDS @ 16" O.C.
- 2X6 STUDS @ PLUMBING WALLS & POCKET DOORS, TYP
- ALL SWING DOORS NOT LOCATED BY DIMENSIONS ON PLANS OR DETAILS SHALL BE 4" FROM FACE OF STUD TO EDGE OF ROUGH OPENING OR CENTERED BETWEEN ROOM PARTITIONS AS SHOWN
- VENT ALL FANS AND DRYER VENTS TO EXTERIOR, TYP
- BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR
- GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.
- HANDRAILS TO BE 34" - 38" HIGH ABOVE THE STAIR TREAD NOSING WITH 3 15/16" MAXIMUM OPENING SIZE.
- PROVIDE ONE-HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS/SOFFITS ADJACENT OR WITHIN ENCLOSED USABLE SPACE TO STAIR HALLS AND WALLS UNDER/SUPPORTING STAIRS
- 20 MIN FIRE RATED DOOR W/ SMOKE SEAL, SELF-CLOSING AND SELF-LATCHING.
- DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE
- PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY AN OCCUPANT SENSORS CERTIFIED TO COMPLY WITH SECTION 119(G) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION
- PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING 50CFM IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS EXHAUST FAN TO BE ENERGY STAR WITH HUMIDITY CONTROL
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING
- PLUMBING FIXTURES AREA REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM
- KITCHEN SINKS, LAVATORIES, BATHUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY
- PROVIDE ULTRA LOW FLOW WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
- BATHUB AND SHOWER FLOORS, WALLS ABOVE BATHUBS WITH A SHOWERHEAD AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH WALL SURFACED SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR
- PROVIDE 70" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. ALL SHOWERS AND TUR-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE
- WATER HEATER MUST BE STRAPPED TO WALL
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000)
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1 CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- A COPY OF THE EVALUATION REPORT AND OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

SMOKE ALARM NOTES:

- LOCATE SMOKE ALARMS PER PLANS AND CRC R314
- MULTIPLE SMOKE ALARMS TO BE INTERCONNECTED PER CRC R314
- SMOKE ALARMS TO BE HARD-WIRED WITH BATTERY BACK-UP PER CRC R314

CARBON MONOXIDE ALARM NOTES:

- LOCATE & INSTALL CARBON MONOXIDE ALARMS (CMA) PER PLANS AND CRC R315. A COMBINATION FIRE AND CARBON MONOXIDE DETECTOR IS ACCEPTABLE

BATHROOMS:

- PROVIDE BACKING FOR BATHROOM ACCESSORIES AND FIXTURES AS REQ'D

B01 TYPICAL BATHROOM FIXTURE REQUIREMENTS:

- SHOWER: SLOPE CURB AND FLOOR MINIMUM 1/8" TOWARDS DRAIN.
- FAUCET / SHOWER HEAD MAX FLOW 2.0 GPM.*
- PROVIDE ACCESS PANEL PER CODE
- TOILET: LOW FLOW - MAX 1.28 G.P. FLUSH.
- URINAL: LOW FLOW - MAX 0.5 G.P. FLUSH.
- LAVATORY: FAUCET MAX. FLOW 1.5 GPM.
- WALLS: NON-ABSORBENT WALL FINISH TO 6' MIN. A.F.F. AT TUBS & SHOWERS.

- B02 SHOWER SEAT / BENCH
- B03 CUSTOM TEMPERED GLASS TUB / SHOWER PARTITION OR ENCLOSURE.

*WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL THE SHOWER HEADS SHALL NOT EXCEED 2.0 GPM OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER HEAD TO BE IN OPERATION AT A TIME.

FLOOR PLAN LEGEND:

- WOOD FRAME WALLS
- CONCRETE WALLS
- WALL / BLDG ELEMENT TO BE DEMO'D
- WINDOW TAG & WINDOW TYPE MARK #
- DOOR TAG & DOOR TYPE MARK #
- RECESSED EXHAUST FAN
- S.M.O. = SMOKE ALARM
- C.M.A. = CARBON MONOXIDE ALARM
- DUPLEX WALL OUTLET W/ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PER CEC SEC. 210.12, TAMPER RESISTANT
- DUPLEX WALL OUTLET W/GROUND FAULT CIRCUIT INTERRUPTER, TAMPER RESISTANT
- SWITCH
- RECESSED LED DOWNLIGHT
- WALL SCONCE LIGHT

NOTE: ATTACHED ADUS ARE IDENTICAL LAYOUTS, NOTES APPLY TO BOTH

NOTE: NO CHANGE TO (E) BUILDING FOOTPRINT, HISTORIC SETBACKS KEPT

NOTE: ADU WITHIN 1/2 MILE OF PUBLIC TRANSIT, NO PARKING REQ'D

6060 ATLANTIC
ATTACHED ADU
6060 ATLANTIC AVE
LONG BEACH, CA 90803

PLANNING SET
05/30/2023

PROJECT NUMBER: 2022-02

DRAWN BY: MN

THIS DRAWING IS THE PROPERTY OF MNICHOLS DESIGN AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

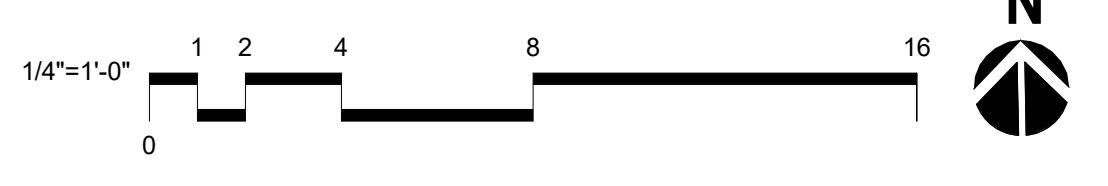
REVISIONS:

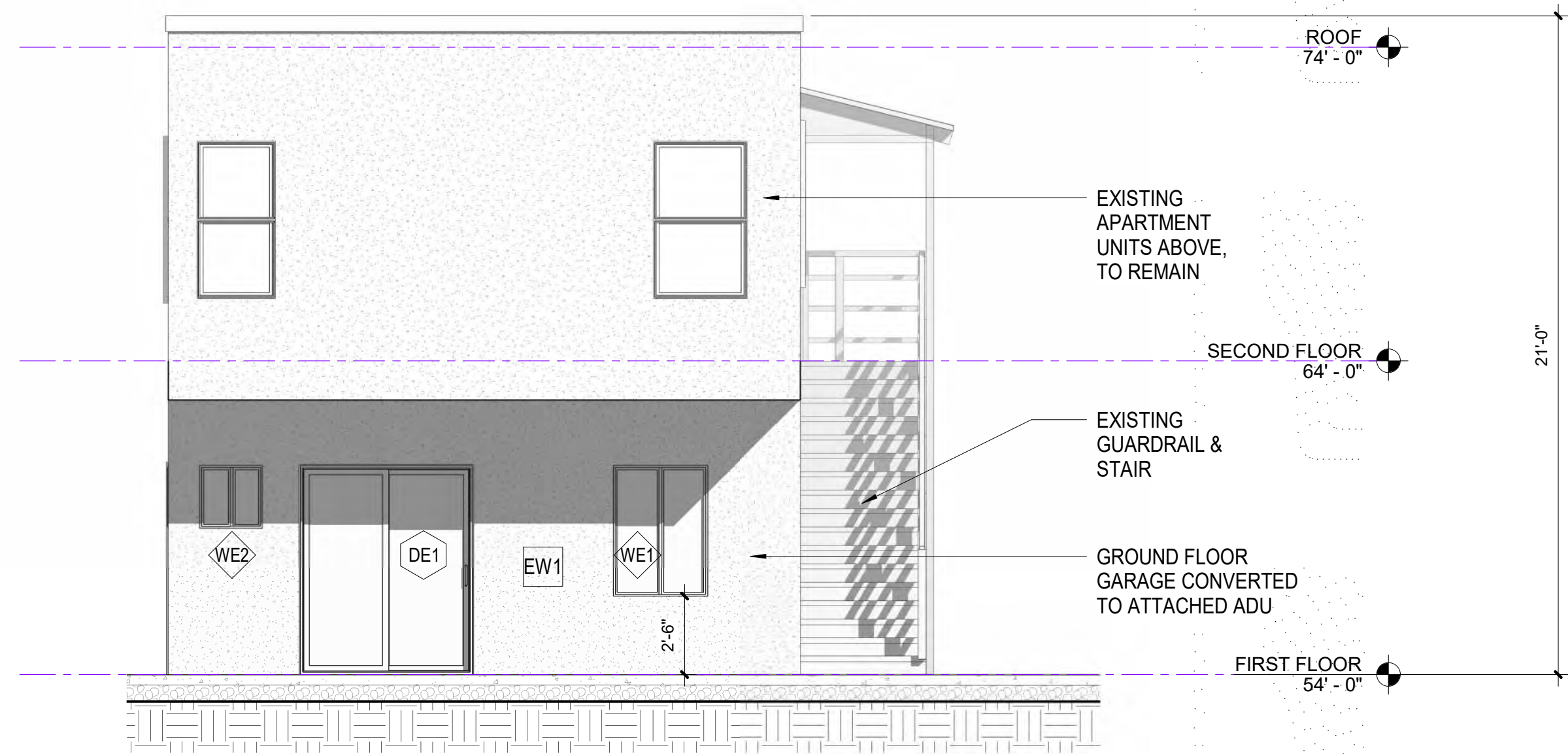
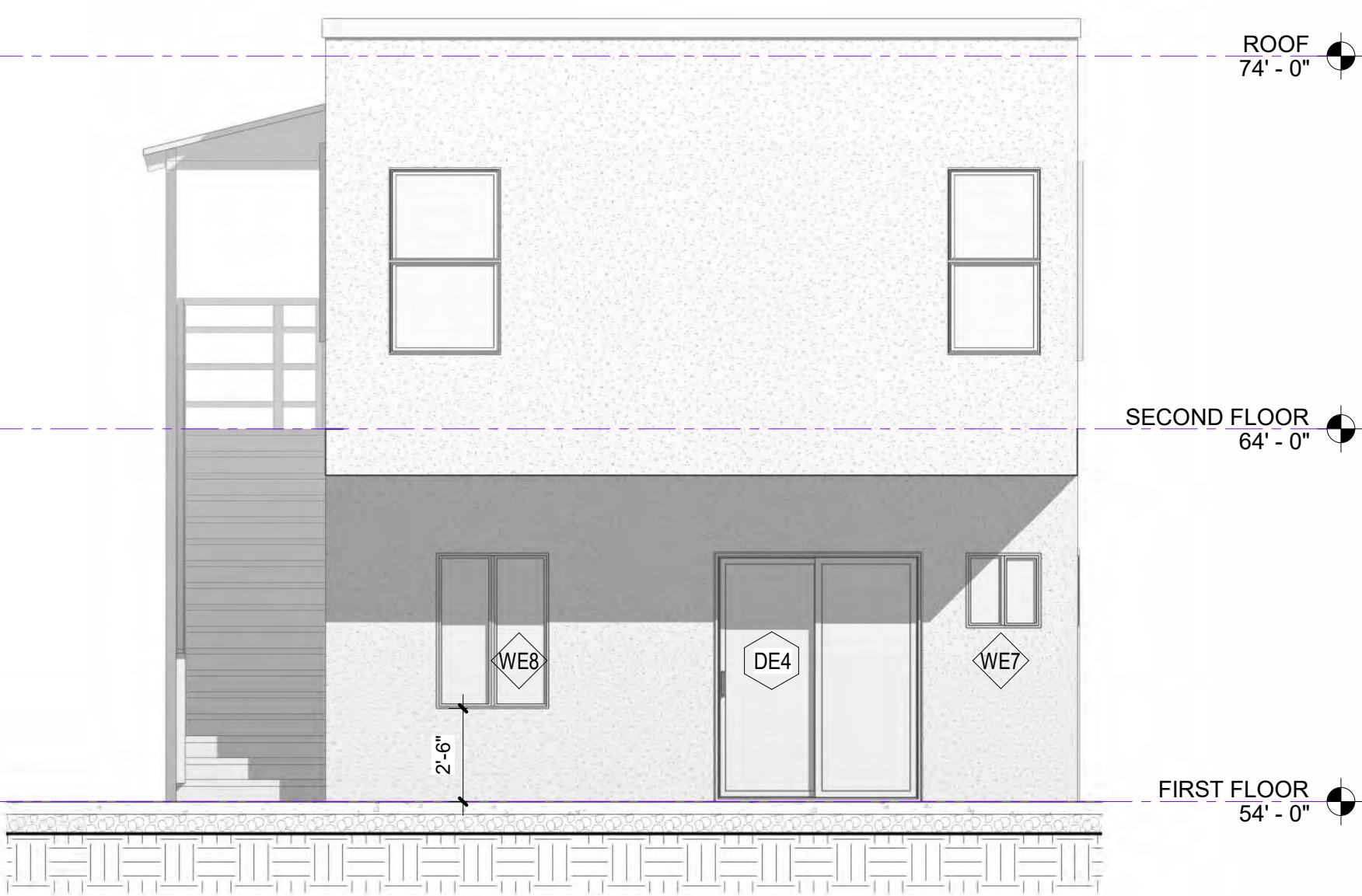
NO.	DESCRIPTION	DATE

FIRST FLOOR PLAN - PROPOSED

A101b

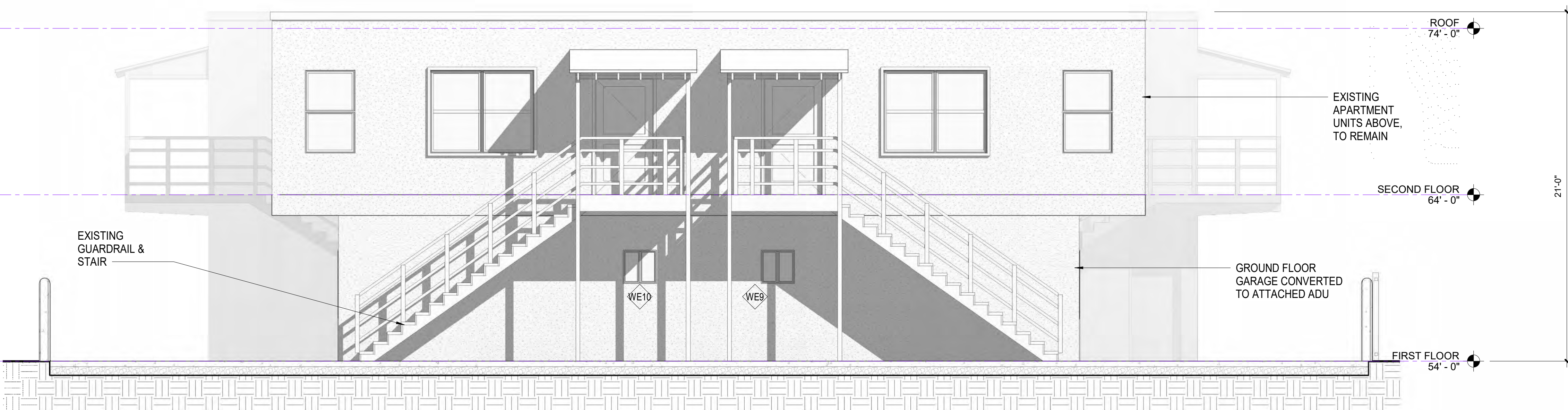
1 FIRST FLOOR - PROPOSED
1/4" = 1'-0"



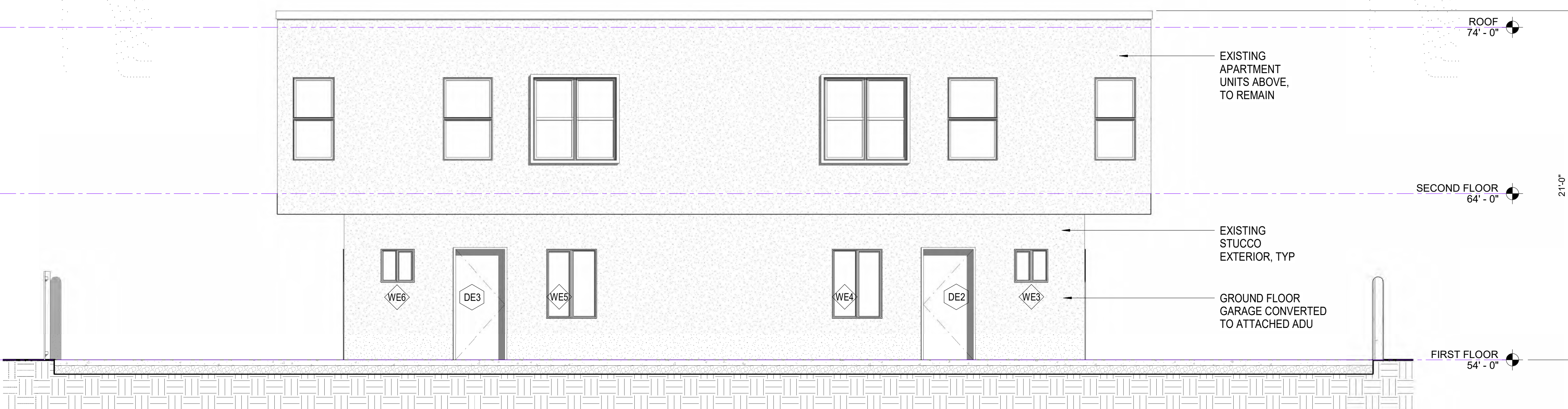


1 NORTH ELEVATION - ATTACHED ADU
1/4" = 1'-0"

2 SOUTH ELEVATION - ATTACHED ADU
1/4" = 1'-0"



3 EAST ELEVATION - ATTACHED ADU
1/4" = 1'-0"



4 WEST ELEVATION - ATTACHED ADU
1/4" = 1'-0"

ELEVATION NOTES:

GENERAL

- 01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.
- 02 HANDRAILS TO BE 34" - 38" HIGH ABOVE THE STAIR TREAD NOSING WITH 3 15/16" MAXIMUM OPENING SIZE.
- 03 PROVIDE APPROVED SPARK ARRESTORS AT TOPS OF ALL FIREPLACE CHIMNEYS. UL APPROVED METALBESTOS HSSII FLUE SYSTEM BY SELKIRK. CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.
- 05 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.
- 06 GLAZING WITHIN 18" OF THE ADJACENT FLOOR SURFACE SHALL BE FULLY TEMPERED.
- 07 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
- 08 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.

6060 ATLANTIC
ATTACHED ADU
6060 ATLANTIC AVE
LONG BEACH, CA 90803

PLANNING SET
05/30/2023

PROJECT NUMBER: 2022-02

DRAWN BY: MN

THIS DRAWING IS THE PROPERTY OF MNICHOLS DESIGN AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

REVISIONS:

NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS



6060 ATLANTIC
 ATTACHED ADU
 6060 ATLANTIC AVE
 LONG BEACH, CA 90803

PLANNING SET
 05/30/2023

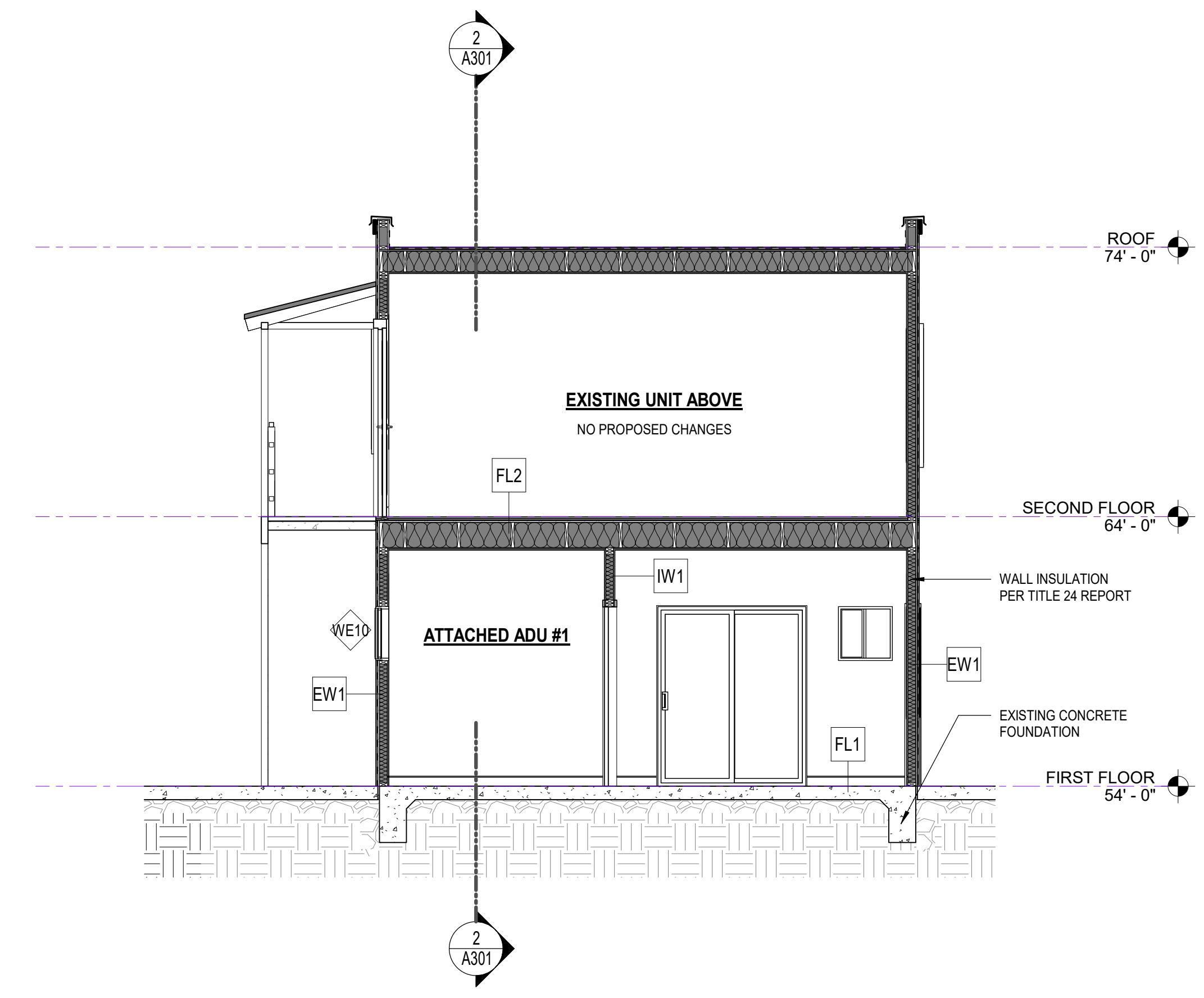
PROJECT NUMBER: 2022-02
 DRAWN BY: MN

THIS DRAWING IS THE PROPERTY OF MNICHOLS DESIGN AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

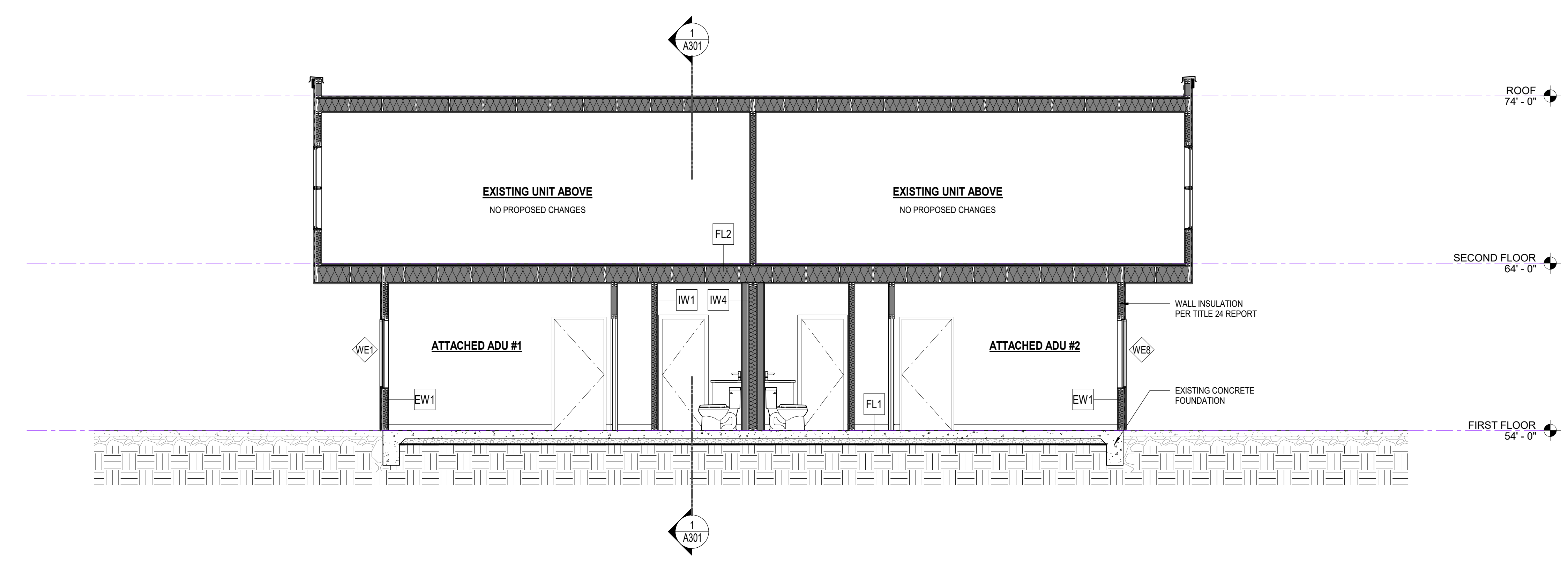
REVISIONS:

NO.	DESCRIPTION	DATE

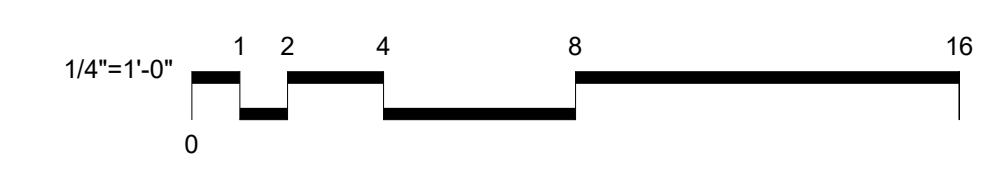
BUILDING SECTIONS



1 EAST-WEST SECTION THRU GARAGE
 1/4" = 1'-0"



2 NORTH-SOUTH SECTION THRU GARAGE
 1/4" = 1'-0"



A301

5/30/2023 10:40:32 PM