

SH SMART HOMES

2750, 2752 & 2754 E. 20TH STREET, SIGNAL HILL CA. 90755

THREE HOMES CONDOMINIUM SUBDIVISION TM 082172

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

SCOPE OF WORK:

- DEMOLITION OF (E) ONE-STORY HOUSE, DETACHED GARAGE AND SEPTIC TANK UNDER SEPARATE PERMIT, NOT INCLUDED.
- CONSTRUCTION OF THREE NEW HOMES.
- NEW RETAINING WALLS, FENCES, GATES UNDER SEPARATE PERMIT
- NEW STORMWATER RETENTION PLANTERS.
- RE-PAVING OF EXISTING "L" SHAPE ALLEY UNDER SEPARATE PERMIT
- NEW WATER, POWER & TELECOM PIPES & CONDUITS.
- NEW FIRE HYDRANT UNDER SEPARATE PERMIT
- NEW SEWER AND STORMWATER PIPES RUN THROUGH ADJACENT PROPERTY EASEMENT
- INSTALLATION OF RECOMMENDED METHANE BARRIER UNDER SEPARATE PERMIT
- NEW LANDSCAPING.
- NEW ON SITE FIRE ACCESS DRIVEWAY

ALLEY WORK DESCRIPTION

PRELIMINARY DESCRIPTION IS PROVIDED ONLY AS GENERAL RESPONSE TO ADJACENT HOMEOWNERS QUESTIONS, FOR ALLEY AND UTILITIES PLANS REFER TO CIVIL ENGINEER AND UTILITY PROVIDERS DRAWINGS AND SPECIFICATIONS.

- WORK SHALL BE PERFORMED BY CONTRACTORS APPROVED BY CITY OF SIGNAL HILL.
- (N) WATER, CONDUITS SHALL BE LAID IN TRENCHES PER CITY OF SIGNAL HILL STANDARDS.
- PROPOSED PROCEDURES FOR ACCESS TO GARAGES: WHEN BACKFILL OPERATIONS CAN NOT BE COMPLETED BY THE END OF AUTHORIZED WORK SHIFT, STEEL PLATES SHALL BE USED TO TEMPORARILY COVER THE EXCAVATION.
- STEEL PLATES STRUCTURAL DESIGN SHALL BE PREPARED BY PROFESSIONAL ENGINEER.
- TRAFFIC CONTROLS SHALL BE PLACED PER CITY OF SIGNAL HILL REQUIREMENTS.
- CLOSURE OF ALLEY TO TRAFFIC AND PARKING DURING WORK SHIFT OR PARTIAL CLOSURE WHEN FEASIBLE WILL BE REQUIRED DURING EXISTING PAVEMENT REMOVAL, AND NEW PAVING PLACEMENT.
- BUILDER SHALL COORDINATE WITH PUBLIC WORK DEPARTMENT RESERVED STREET PARKING FOR AFFECTED RESIDENTS DURING ALLEY CLOSURE.
- BUILDER SHALL PLACE SIGN: "PLEASE DO NOT DRIVE ACROSS WORK AREAS, AS THAT MAY DAMAGE THE NEW PAVEMENT AND YOUR VEHICLE."
- BUILDER SHALL PLACE SIGN: "IRRIGATION SPRINKLERS SHOULD BE TURN OFF WHEN NEW PAVING SCHEDULE IS PROVIDED".
- CONTRACTOR BUILDER SHALL PROVIDE ALLEY CONSTRUCTION SCHEDULE AND PROCEDURE DESCRIPTION AND COORDINATE WITH ADJACENT HOMEOWNERS.
- CONTRACTOR/BUILDER SHALL PROVIDE REQUIRED SIGNAGE INCLUDING #8 AND #9

ARCHITECT'S HAZARDOUS MATERIALS DISCLAIMER

- OIL WELL ABANDONMENT, METHANE TESTING, METHANE GAS MITIGATION SYSTEM, AND OTHER ENVIRONMENTAL MITIGATION AND PERMITTING ARE NOT PART OF THESE PLANS. ANY ENVIRONMENTAL INFORMATION IS SHOWN FOR REFERENCE ONLY.
- ARCHITECT IS NOT LIABLE FOR PERFORMANCE OF OWNER'S, ENVIRONMENTAL CONSULTANTS AND GOVERNMENTAL AGENCIES.
- THE BUYER'S OF CONDOMINIUM HOMES AND HOMEOWNERS ASSOCIATION AGREE AND EXPRESSLY ACKNOWLEDGE THAT THE PROFESSIONALS WHO PREPARED THE ARCHITECTURAL PLANS ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE ENVIRONMENTAL TESTS, REPORTS AND OTHER DOCUMENTS, AND THE DESIGN PROFESSIONALS WHO PREPARED THESE PLANS DISCLAIM ALL WARRANTIES, EXPRESSES OR IMPLIED, WITH RESPECT TO THE PLANS AND BUYERS USE OF THE SAME.
- ARCHITECT MAKES NO REPRESENTATION OR WARRANTY AS THE FOLLOWING: (i) THAT THE EXISTING WELL WILL NO LEAK METHANE GAS, (ii) THAT THE EXISTING WELL IS IN SUITABLE CONDITION FOR THE PROPOSED USE OF THE PROPERTY, (iii) THAT THE EXISTING WELL WILL NO PRESENT ANY HEALTH OR SAFETY CONCERNS NOW OR IN THE FUTURE. ARCHITECTS MAKES NO REPRESENTATION OR WARRANTY RELATED TO THE EXISTING WELL BY VIRTUE OF ITS PROVIDING ARCHITECT SERVICES.
- GOVERNMENTAL AGENCIES REQUIRE OWNER/DEVELOPER/BUILDER TO:
 - TEST EXISTING STRUCTURES BEFORE DEMOLITION FOR THE PRESENCE OF ASBESTOS AND LEAD; HAVE A LICENSED CONTRACTOR TO PERFORM ABATEMENT IN COMPLIANCE WITH WITH GOVERNING REGULATIONS
 - COMPLY WITH CITY OF SIGNAL HILL OIL AND GAS CODE REQUIREMENTS FOR ABANDONED OIL WELLS; AND ALL OTHER APPLICABLE LAW AND REGULATIONS,
 - ORDER A METHANE SITE ASSESSMENT AND COMPLY WITH RECOMMENDATIONS
 - INSTALL GAS METHANE SYSTEM BARRIER AND VENTILATION
 - SUBMIT PROJECT PLANS TO CALGEM FOR REVIEW
 - RETAIN CONSULTANT TO PREPARE A SOIL MANAGEMENT PLAN PRIOR TO ANY GRADING ACTIVITIES, TO PROVIDE INSTRUCTIONS FOR THE CONTRACTOR HOW TO PROCEED IN THE EVENT DISCOVERY OF THE DISCOLORED OR ODIFEROUS SOIL, OR UNKNOWN DEBRIS.
- BUILDER/DEVELOPER SHALL RETAIN A CONSULTANT TO PREPARE METHANE BARRIER MITIGATION AND OIL WELL VENTING PLAN, INSTALL REQUIRED IMPROVEMENTS AND POST REQUIRED WARNING SIGNS.

ZONING INFORMATION

LOT 9 LEGAL DESCRIPTION

LOT 9 OF THE PRICE AND PETERSEN TRACT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE(S) 85 OF MAPS, INCLUDING THAT PORTION OF THE 15 FOOT ALLEY ABUTTING SAID LAND, BETWEEN LOTS 4,5,6 AND 10 VACATED BY RESOLUTION NO.159, CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, EXCEPT THE EASTERLY 7.5 FEET OF THAT PORTION OF THE 15 FOOT ALLEY, VACATED BY RESOLUTION NO. 159 OF THE CITY OF SIGNAL HILL, BEING A PORTION OF THE ALLEY SHOWN ON THE MAP OF THE PRICE AND PETERSEN TRACT, ADJOINING LOTS 4,5 AND 6 OF SAID TRACT ON THE WEST.

ASSESSOR'S PARCEL NO.: 7216-20-12
LOT SIZE : 45'X140'
LOT AREA: 6,300 S.F.

LOT 10 LEGAL DESCRIPTION

LOT 10 OF THE PRICE AND PETERSEN TRACT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE(S) 85 OF MAPS, INCLUDING THAT PORTION OF THE 15 FOOT ALLEY ABUTTING SAID LAND, BETWEEN LOTS 4,5,6 AND 10 VACATED BY RESOLUTION NO.159, CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, EXCEPT THE EASTERLY 7.5 FEET OF THAT PORTION OF THE 15 FOOT ALLEY, VACATED BY RESOLUTION NO. 159 OF THE CITY OF SIGNAL HILL, BEING A PORTION OF THE ALLEY SHOWN ON THE MAP OF THE PRICE AND PETERSEN TRACT, ADJOINING LOTS 4,5 AND 6 OF SAID TRACT ON THE WEST.

ASSESSOR'S PARCEL NO.: 7216-20-12
LOT SIZE : 52.5'X140'
LOT AREA: 7,350 S.F.

TOTAL LOT AREA AFTER PARCEL MAP:
97.5'X140'= 13,650 S.F.

ZONE: RH

ZONING STANDARDS	REQUIRED	PERMITTED	PROPOSED
HEIGHT	2 1/2 STORY	25' / MAX	
PROPOSED:			
HOUSE A - ONE STORY HEIGHT	12'-8"		
HOUSE B & BR - SPLIT LEVEL HEIGHT VARIES	10' TO 25'		

SETBACKS:	REQUIRED	PROVIDED	MODIFIED
HOUSE A, ALLEY YARD	10'	14'-4 1/2"	10'
HOUSE A, B, WEST SIDE	5'	5'-1"	
HOUSE A, EAST VARIES	5'	26'-3"	24'-6", 27', 32'-6"
HOUSE B WEST SIDE	5'	5'-1"	
HOUSE B, BR SOUTH VARIES	5'	7'-0" & 13'-0"	
HOUSE BR EAST SIDE		14'-10"	

BUILDING AREA PLAN "A"	MODIFIED
FIRST FLOOR	2,010 S.F.
GARAGE	489 S.F.

DENSITY CALCULATION:
TOTAL LOT AREA> 10,000 S.F.
ALLOWED DENSITY 13,650/2400= 5.7 UNITS
PROPOSED 3 UNITS

PARKING REQUIRED:
3 SPACES PER 3 BEDROOM UNIT= 9 SPACES
1 GUEST PER 4 UNITS= 1 SPACE
TOTAL REQUIRED 10 SPACES

GARAGE PARKING SIZE: 10'x20'
PARKING STALL SIZE: 9'x20'

LOT COVERAGE CALCS			
HOUSE	FOOTPRINT	DECKS	MODIFIED FOOTPRINT
A	2,517 S.F.		2,397 S.F.
B	1,512 S.F.		
DECK		173 S.F.	
BR	1,512 S.F.		
DECK		173 S.F.	
TOTAL	5,541 S.F.	346 S.F.	
LOT COVERAGE TOTAL	5,887 S.F.		5,767 S.F.
LOT AREA %	13,650 S.F.	43.1%	42.2%
*OVERHANG INCLUDED MAXIMUM LOT COVERAGE: 50%			

PLANING NOTES

- ALL EXISTING OVERHEAD UTILITIES EXCLUSIVELY SERVING THE SITE SHALL BE REMOVED AND ALL NEW ON SITE UTILITIES TO BE PROVIDED UNDERGROUND.
- PAD ELEVATION IS TO BE VERIFIED BY A LICENSED SURVEYOR OR CIVIL ENGINEER PRIOR TO REQUESTING A FOUNDATION INSPECTION.
- BUILDING HEIGHT IS TO BE VERIFIED BY A LICENSED SURVEYOR OR CIVIL ENGINEER PRIOR TO REQUESTING A FOUNDATION INSPECTION AND PRIOR TO REQUESTING A FRAMING INSPECTION.
- ALL EXPOSED METAL FLASHING OR TRIM TO BE ANODIZED OR PAINTED TO MATCH BUILDING EXTERIOR.
- GARAGE MUST BE PROVIDED WITH AUTOMATIC ELECTRONIC GARAGE OPENERS.
- ROOF TOP EQUIPMENT AND VENT STACKS SHALL BE PAINTED A NEUTRAL COLOR, SO AS TO NOT NEGATIVELY IMPACT VIEWS FROM THE PUBLIC RIGHT-OF-WAY. SUCH EQUIPMENT SHALL BE PAINTED AND/OR SCREENED SUBJECT TO THE APPROVAL OF THE PLANNING DEPARTMENT BASED ON FIELD INSPECTION.
- FINAL ADEQUACY OF LANDSCAPE MATERIALS AND COVERAGE IS SUBJECT TO FIELD INSPECTION BY PLANNING DEPT. STAFF. ADDITIONAL LANDSCAPING FOUND NECESSARY UPON INSPECTION SHALL BE INSTALLED BY APPLICANT PRIOR TO OCCUPANCY.
- EXTERIOR LIGHTING SHALL BE SHIELDED / DIRECTED SO AS NOT TO IMPACT ADJACENT PROPERTIES.
- EACH DWELLING MUST BE PROVIDED WITH 72 CU.FT. OF STORAGE AREA. THIS STORAGE MAY BE PROVIDED IN THE GARAGE.

BUILDING CODE DATA

PROPOSED NEW CONSTRUCTION: THREE DETACHED CONDOMINIUM HOMES,

TYPE OF CONSTRUCTION: V-B FULLY, SPRINKLERED CRC 2019

OCCUPANCY GROUP R DIVISION 3

CLIMATE ZONE 6

SEISMIC HAZARD ZONE 4

WIND LOAD 110 MPH

EXPOSURE C

PROJECT DIRECTORY

OWNER/APPLICANT:

NARSIMHA REDDY
123 ATLANTIC AVE
LONG BEACH, CA 90802

DESIGN ARCHITECT:

RPP ARCHITECTS & ASSOCIATES, INC.
5199 E PACIFIC COAST HWY,
SUITE #208
LONG BEACH, CA 90804

ARCHITECT OF RECORD

MAA ARCHITECTS, INC.
3146 TIGER RUN COURT, STE 104
CARLSBAD, CA 92010
CONTACT: RICCARDO FERGUSON
CELL: 760-845-8278

PLANNING CONSULTANT

DCS DESIGN CONSTRUCTION SERVICES INC.
2201 E. WILLOW STE. D, # 319
SIGNAL HILL, CA 90755
CONTACT: BOZENA JAWORSKI

STRUCTURAL ENGINEER:

WILLIAM SIMPSON & ASSOCIATES INC.
23 ORCHARD RD., SUITE 250
LAKE FOREST, CA 90405
CONTACT: MASOUD JAFARI
TELEPHONE: 949-206-9929

CIVIL ENGINEER:

P.A. ARCA ENGINEERING INC.
500 E CARSON PLAZA DR # 201
CARSON, CA 90746
CONTACT: NOEL AQUINO
PHONE: 310-768-3828
www.paarcaeengineering.com

LANDSCAPE ARCHITECT:

CWA LANDSCAPE.
950 SANTIAGO AVE
LONG BEACH, CA 90804
CONTACT: CRAIG WEBER ASIA
TELEPHONE: 562-494-0411

ENVIRONMENTAL:

MEARNS CONSULTING LLC
ENVIRONMENTAL CONSULTANTS
738 ASHLAND AVE
SANTA MONICA, CA 90405
CONTACT: SUSAN MEARNS
TELEPHONE: 310-403-1921

METHANE BARRIER ENG:

GEOKINETICS
77 BUNSEN
IRVINE CA. 92618
CONTACT: KEVIN LEA
TELEPHONE: 949-502-5353

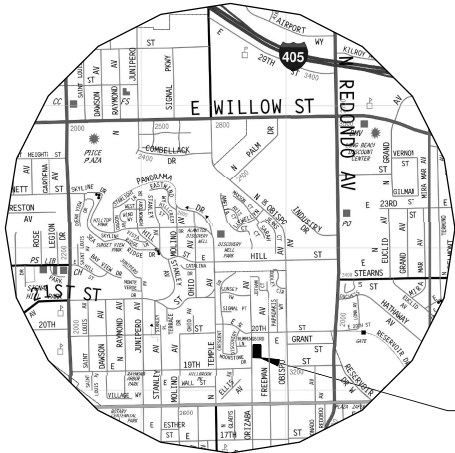
SOIL REPORT:

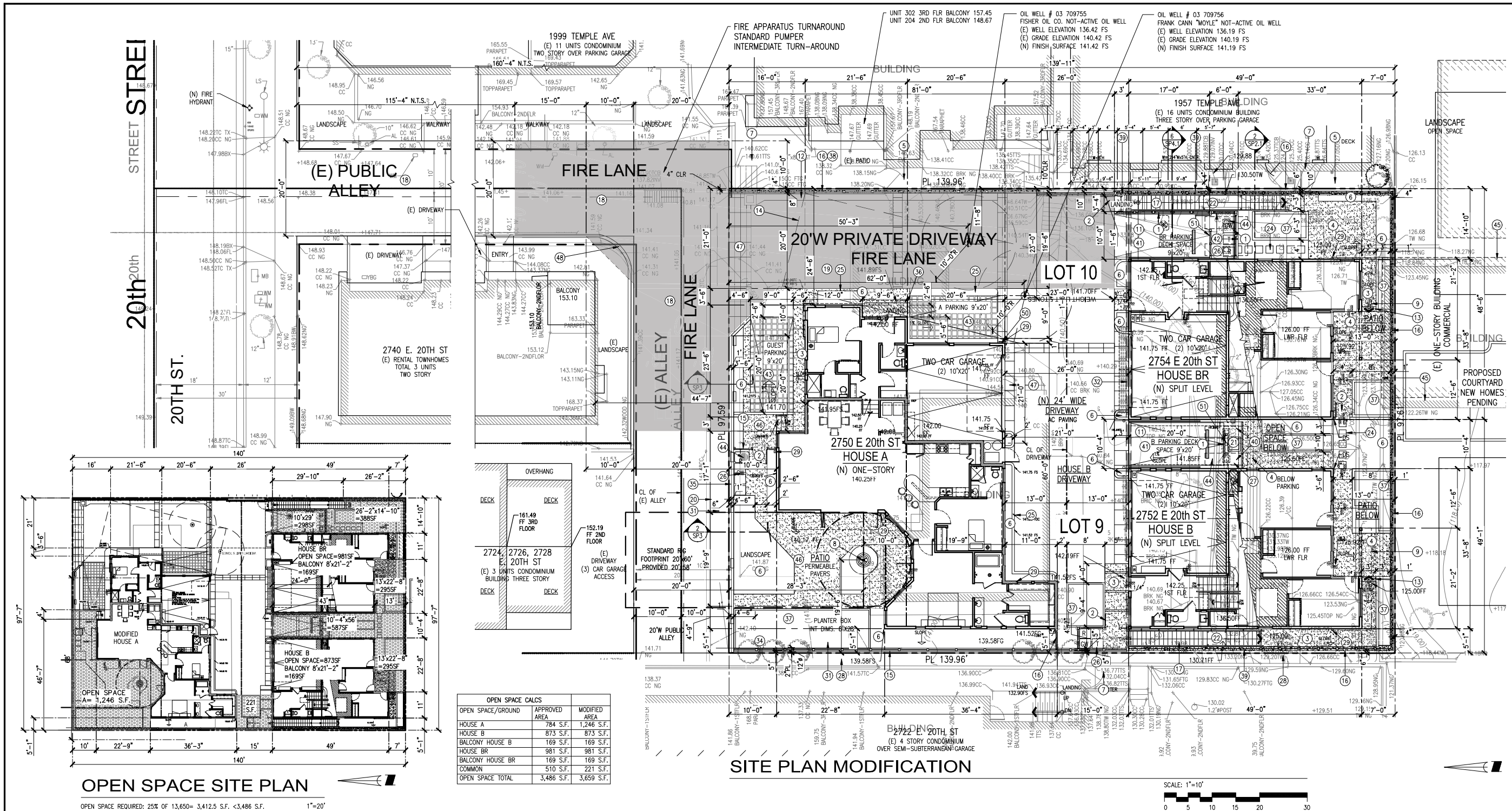
NORCAL ENGINEERING
10641 HUMBOLT STREET
LOS ALAMITOS, CA 90720
TELEPHONE: (562) 799-9469
JOB: 19872-17
DATED: OCTOBER 10, 2017

DEFERRED PERMITS

- DESIGN-BUILT AND DEFERRED SUBTRADE PLANS ARE NOT PART OF THESE PLANS AND ARCHITECT IS NOT LIABLE FOR PERFORMANCE OF HVAC, ELECTRICAL SYSTEMS. OWNER/CONTRACTOR SHALL COORDINATE PLANS WITH UTILITY PROVIDERS AND BUILDING DEPARTMENT.
- SEPARATE PERMITS ARE REQUIRED FOR WORK PERFORMED IN PUBLIC RIGHT OF WAY.
- SEPARATE PERMIT IS REQUIRED FOR: AN AUTOMATIC FIRE SPRINKLER SYSTEM
- RETAINING WALLS AND CMU WALLS UNDER SEPARATE PERMIT. CIVIL ENGINEER AND STRUCTURAL PLANS ARE TO BE SUBMITTED FOR PLAN CHECK AND APPROVAL BEFORE CONSTRUCTION.
- WIRED NETWORKS, DATA CABLE, FIBER OPTICS, SECURITY CAMERAS, ARE NOT PART OF THESE PLANS.
- METHANE BARRIER PLANS ARE UNDER SEPARATE PERMIT. ENGINEER SHALL SUBMIT PLANS FOR CITY PLAN CHECK REVIEW AND APPROVAL BEFORE BUILDING PERMIT ISSUANCE.
- APPROVAL REQUIRED BY CITY OF SIGNAL HILL ENGINEERING & PUBLIC WORKS DEPARTMENT PRIOR TO SIDEWALK, CURB, STREET, UTILITY AND ANY OTHER OFF-SITE IMPROVEMENTS.
- STRUCTURAL STEEL FABRICATOR SHALL BE CITY OF LOS ANGELES APPROVED LICENSED FABRICATOR.
- CONTRACTOR SHALL SUBMIT A PLAN FOR REVIEW AND APPROVAL OF THE BUILDING OFFICIAL THAT DEMONSTRATES THAT AT LEAST 50% OF THE CONSTRUCTION AND DEMOLITION DEBRIS GENERATED BY THE PROJECT IS RECYCLED/DIVERTED TO COMPLY WITH THE STATE-MANDATED WASTE DIVERSION REQUIREMENTS PURSUANT TO SHMC 8.08.055 AND CALGREEN SECTIONS 4.408 AND 5.408. A CONTRACTOR PRODUCING CONSTRUCTION AND DEMOLITION DEBRIS SHALL EITHER CONTRACT WITH THE CITY'S REFUSE CONTRACTOR FOR THE REMOVAL OF THE DEBRIS, OR SELF-HAUL THE DEBRIS TO A DISPOSAL SITE CERTIFIED BY THE LOS ANGELES COUNTY SANITATION DEPARTMENT. PRIOR TO RECEIVING A PERMIT FROM THE CITY FOR CONSTRUCTION OR DEMOLITION, THE CONTRACTOR SHALL DEVELOP AND SUBMIT A PLAN TO RECYCLE AND SALVAGE THE PROJECTED CONSTRUCTION AND DEMOLITION DEBRIS TO THE GREATEST EXTENT FEASIBLE. THE RECYCLING PLAN MAY INCLUDE SOURCE-SEPARATED RECYCLING, MIXED DEBRIS RECYCLING, SALVAGING AND DISPOSAL OF NON-RECYCLABLES AND NON-SALVAGEABLE DEBRIS. THE CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING PLAN CERTIFICATION MUST BE COMPLETED AND SUBMITTED ALONG WITH PLANS. WASTE HANDLING RECEIPTS MUST OBTAINED FOR ALL DEBRIS REMOVAL WHETHER DELIVERED TO EDCO OR ANOTHER CERTIFIED WASTE DIVERSION/DISPOSAL FACILITY. FAILURE TO COMPLY WITH THE APPROVED PLAN MAY RESULT IN ASSESSMENT OF PENALTIES IN ADDITION TO PERMIT FEES.
- SEPARATE PERMITS REQUIRED FOR SOLAR PANELS.

VICINITY MAP





DCS

DESIGN CONSTRUCTION SERVICES INC.

2201 E. Willow, Suite D, #319
Signal Hill, CA 90755
657-203-1583

DCS BOZENA JAWORSKI

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PROJECT #4921

REVISIONS

1

02-01-2024 CLIENT REVIEW MOD. DUE TO WELL DISCOVERY

2

14-18-25 SUBMIT MODIFIED PLANS TO PLANNING DEPT. REVIEW

3

5-2-25 PLANNING RELEASE FOR CONSTRUCTION DRAWINGS

SITE ADDRESS

2750 E. 20TH ST.
SIGNAL HILL, CA. 90755

OWNER

NARSIMHA REDDY
123 ATLANTIC AVE
LONG BEACH, CA.90802

SITE PLAN

SHEET TITLE

SP1.1

1

42" VEHICLE BARRIER GUARD TOP OF PARKING DECK. STRUCT DESIGN PER CBC 1607.9 AND ASCE7 SEC. 4.5.3. STEEL POST AND STL RAIL.

2

3" WIDE GATE

3

CONC. WALKWAY

4

CONC. SLAB

5

(E) CMU WALL

6

LANDSCAPING

7

(E) CONC. STEPS ON GRADE

8

UNDOCUMENTED OIL WELL

9

BALCONY OVERHANG

10

ARCHITECTURAL PROJECTION

11

PARKING DECK. CONCRETE OVERLAY O/WO JOIST AND STEEL FRAME

12

CATCH BASINS, CONC GUTTER PER CIVIL ENG PLANS

13

CONCRETE STEPS ON GRADE

14

RIG ACCESS PER SIGNAL HILL STANDARDS

15

5" VINYL FENCE

16

VINYL FENCE ON TOP OF RETAINING WALL, HEIGHT AS NOTED ON RET. WALL DETAILS

17

EXTERIOR STEEL STAIRS SEE SP'S SHEETS AND STRUCTURAL

18

(E) ALLEY/FIRE TURNAROUND TO BE REPAVED WITH CONCRETE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS. PER LACFC SEC. 503.2.3 SURFACE BUILDER TO COORDINATE RE-PAVING WITH ADJACENT RESIDENTS. FOR DESIGN PURPOSES, FIRE APPARATUS WEIGHT IS DISTRIBUTED AS 55,000 LBS. ON THE REAR DUAL AXLES AND 20,000 LBS. ON THE FRONT AXLE.

19

FIRE LANE PAVING PER FIRE CODE

20

(N) REMOVE EXISTING LANDSCAPE, CURB, FENCE AND GATE. CONSTRUCT NEW PAVEMENT. REFER TO APPROVED CIVIL ENGINEER PLANS.

21

REMOVABLE PLANTER ON TOP OF PARKING DECK

22

LANDING

23

PEBBLES

24

18" SQ. STEPPING CONC. TILES

25

CONC. CURB

26

(3) TRASH BINS: RECYCLE, WASTE, ORGANIC WASTE

27

N.A.

28

(E) RET WALL WITH WD. FENCE ON TOP

29

DOWNSPOUT MUST DISCHARGE TO APPROVED LID DRAINAGE STRUCTURES

30

REMOVE (E) WOOD FENCE AND CURB

31

REMOVE (E) TREES

32

N.A.

33

(E) TREES-PROTECT IN PLACE

34

(E) TREES CONDITIONS AND REMOVAL TO BE VERIFIED IN FIELD

35

5'-6" BLOCK WALL ON TOP OF RETAINING WALL

36

SUNSHADE LINE ABOVE

37

FLOW-THROUGH PLANTER BOX BELOW GRADE LEVEL W/ 24" SOIL SEE CIVIL ENG PLANS DEPTH ±4'-0"

38

RET WALL AND VEHICLE BARRIER ENGINEERED TO SUPPORT FIRE TRUCK ACCESS DRIVEWAY

39

ALUMINIUM PRIVACY FENCE MOUNTED ON STEEL POSTS ON TOP OF RETAINING WALL

40

STL POST BELOW

41

17" COVERED PATIO BELOW PARKING DECK

42

GUARDRAIL AND FENCE

43

TURF BLOCK WITH IRRIGATION AT PARKING SPACE. MANUF BELGARD

44

HVAC UNIT

45

(E) BUILDING ON ADJACENT LOT PARTIAL ENCROACHMENT ON SUBJECT SITE TO BE DEMOLISHED AFTER ISSUANCE OF BUILDING PERMIT FOR SUBJECT PROJECT BEFORE START OF GRADING.

46

PERMEABLE PAVERS, MANUF: BELGARD, AQUALINE, COLOR VICTORIAN, PATTERN: RUNNING BOND, SURFACE OPEN AREA: 12%

47

STAMPED CONCRETE

48

COLOR: CORAL

49

(E) RAILROAD TIES CURB

50

N.A.

51

(N) INSTALL WEIGHT LIMIT 5 TONS SIGN WITH PLACARD "NO PERSON SHALL OPERATE OR DRIVE 5 TONS IN THE PRIVATE DRIVEWAY" SURVEY DATE: 3/14/2018

52

INSTALL SIGN IN CENTER OF PARKING SPACE: "PASSENGER VEHICLE ONLY. MAX WEIGHT 3,000 LBS"

GENERAL NOTES:

1.

FOR ALLEY IMPROVEMENT, GRADING, SEWER, ETC. REFER TO CIVIL ENG. PLANS

2.

CONCEPTUAL BIORETENTION PLANTER LOCATION

3.

OIL WELL LOCATION BASED ON SURVEY BY LAND CREATIVE SOLUTIONS, CELSO PEREZ C-81768

4.

PROP. LINES AND ELEVATIONS BASED ON SURVEY 0220R-TM BY P.A. ARCA ENG. INC., SURVEY DATE: 3/14/2018

5.

FOR RETAINING WALLS REFER TO RETAINING WALLS PLANS AND STRUCTURAL DETAIL AND CALCULATIONS

6.

FOR METHANE BARRIER PLANS REFER TO METHANE ENGINEERING PLANS

7.

CONSTRUCTION DRAWINGS DIMENSIONS MAY SLIGHTLY VARY FROM PRELIMINARY PLANS

8.

FOR LANDSCAPING REFER TO LANDSCAPING PLAN

9.

FOR HARDSCAPE REFER TO ARCHITECTURAL PLANS

10.

RET WALLS AT SOUTH PROPERTY LINES ARE DESIGNED BASED ON COURTYARD PROPOSED FIN GRADE, BY CORE ENG. DATED 09-21-2022

LEGEND

CONCRETE PATIO & WALKWAYS

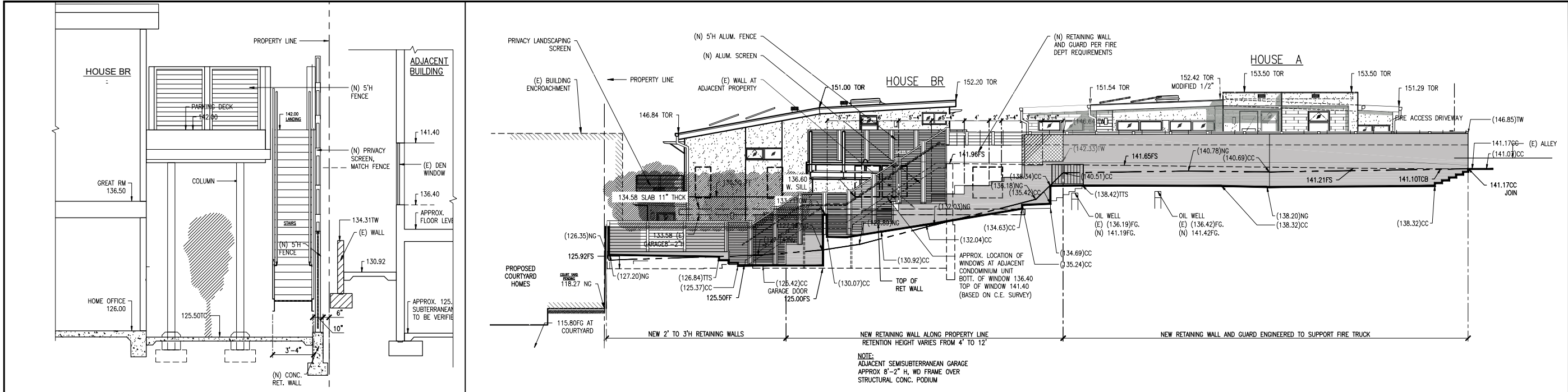
FIRE APPARATUS TURNAROUND

(N) RETAINING WALLS MORE THAN 6'H

OPEN SPACE

17'H OPEN SPACE BELOW PARKING

TURF BLOCK

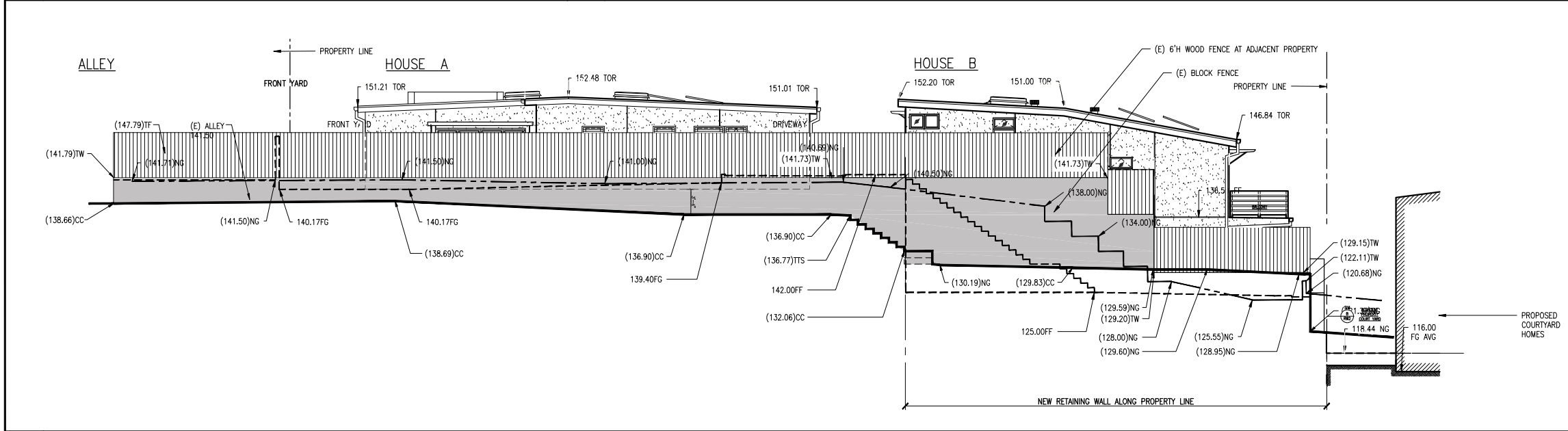


2 PARTIAL SECTION

1/4"=1'-0"

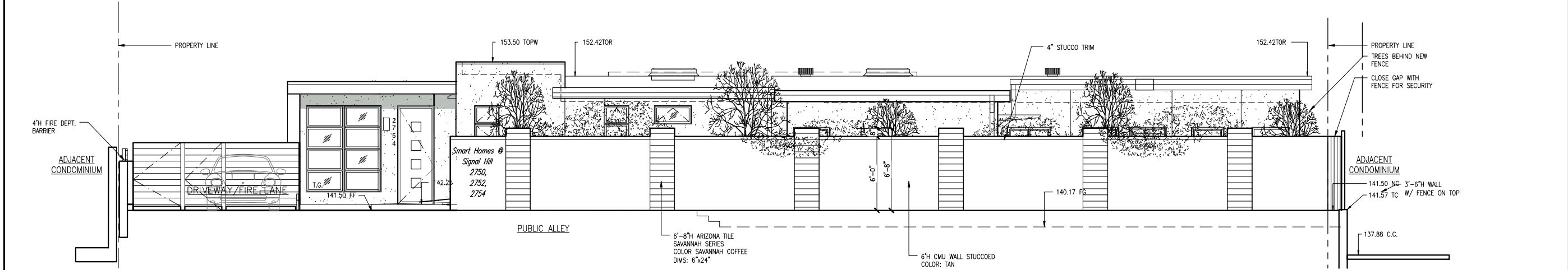
1 SITE SECTION ALONG EAST PROPERTY LINE WALLS VIEW FROM ADJACENT PROPERTY MODIFIED

1/8"=1'-0"



3 SITE SECTION ALONG WEST PROPERTY LINE VIEW FROM ADJACENT PROPERTY MODIFIED

1/8"=1'-0"



4 ALLEY WALL ELEVATION - PRELIMINARY PLANS DATE: 03-19-2025

1/4"=1'-0"

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

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SITE ADDRESS

2750 E. 20TH ST.
SIGNAL HILL, CA. 90755

OWNER

NARSIMHA REDDY
123 ATLANTIC AVE
LONG BEACH, CA.90802

SITE VIEWS AND SECTIONS

SHEET TITLE

SP1.2

BUILDING CODE DATA

PROPOSED NEW CONSTRUCTION: THREE DETACHED CONDOMINIUM HOMES.

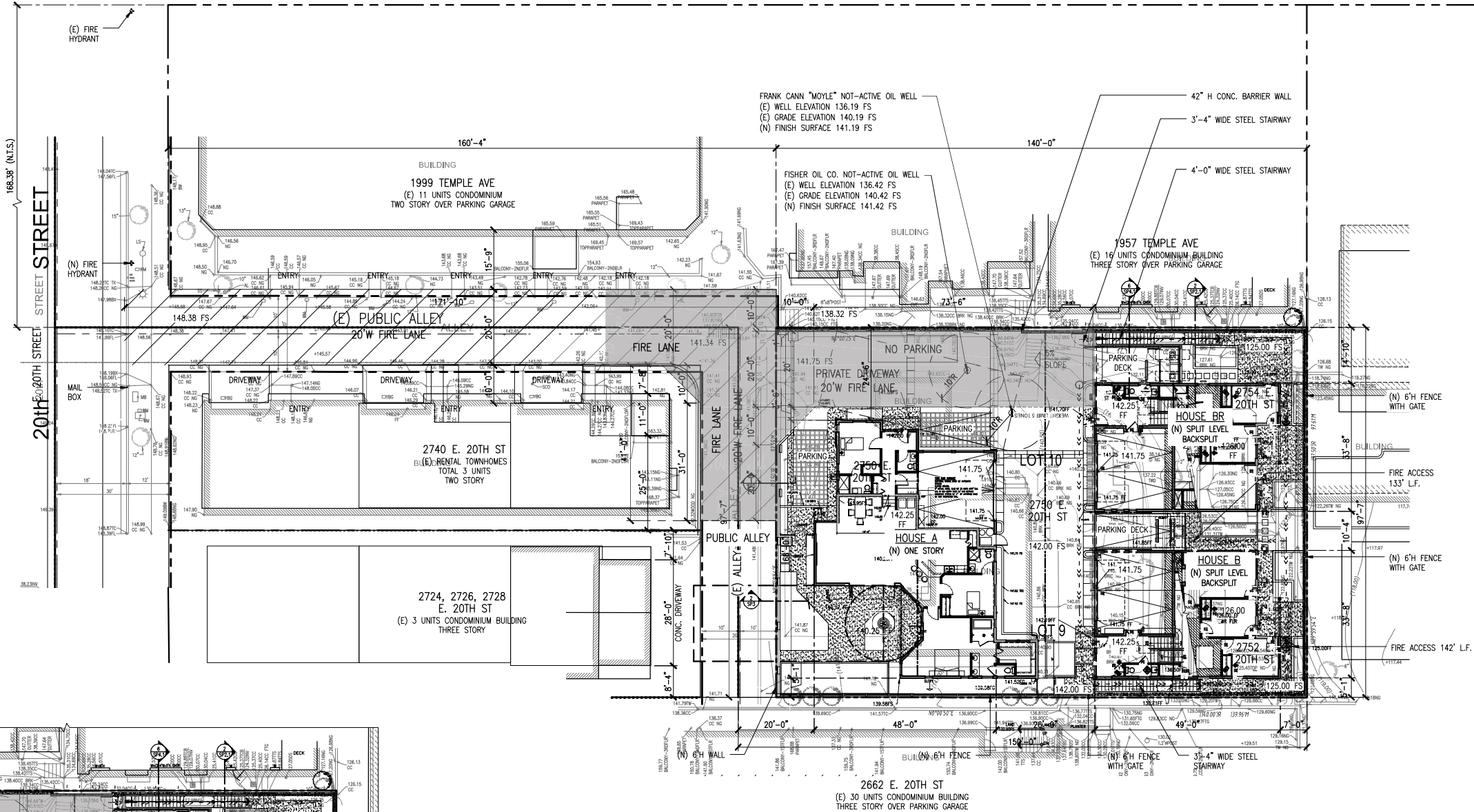
TYPE OF CONSTRUCTION: V-B FULLY, SPRINKLERED CRC 2019

OCCUPANCY GROUP R DIVISION 3

HOUSE	BUILDING AREA		MODIFIED	
	LIVING	GARAGE	LIVING	GARAGE
A	2,010 S.F.	489 S.F.	1,961 S.F.	437 S.F.
B	2,317 S.F.	456 S.F.	2,317 S.F.	456 S.F.
BR	2,317 S.F.	456 S.F.	2,317 S.F.	456 S.F.
TOTAL	6,644 S.F.	1,401 S.F.	6,595 S.F.	1,349 S.F.

FIRE DEPARTMENT NOTES

- EXTERIOR DOORS AND OPENINGS REQUIRED BY THIS CODE OR CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS.
- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. THE MINIMUM CLEAR HEIGHT OF THE DOOR SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. RESIDENTIAL CODE R311.2
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNHABITABLE 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. 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. RESIDENTIAL CODE R314.3
- CARBON MONOXIDE ALARM: SINGLE- AND MULTIPLE- STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS REQUIRED BY (SECTIONS R315.1 AND R315.2) OR (SECTIONS 420.4.1 AND 420.4.2) SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
 - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
 - FOR R-1 ONLY. A. ON THE CEILING OF SLEEPING UNITS WITH PERMANENTLY INSTALLED FUEL-BURNING APPLIANCES. RESIDENTIAL CODE R315.3, BUILDING CODE 420.4.3CARBON MONOXIDE ALARM SHALL BE INTER-CONNECTED, HARDWIRE WITH BATTERY BACKUP.
- FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE LA COUNTY FIRE DEPARTMENT FIRE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2.



DCS

DESIGN CONSTRUCTION SERVICES INC.

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Signal Hill, CA 90755
657-203-1583

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PROJECT #4921

REVISIONS

- | | |
|---|--|
| 1 | 02-01-2024 CLIENT REVIEW MODIF. DUE TO WELL DISCOVERY |
| 2 | 4-18-25 SUBMIT MODIFIED PLANS TO PLANNING DEPT. REVIEW |
| 3 | 5-2-25 PLANNING RELEASE FOR CONSTRUCTION DRAWINGS |

SITE ADDRESS

2750 E. 20TH ST.
SIGNAL HILL, CA. 90755

OWNER

NARSIMHA REDDY
123 ATLANTIC AVE
LONG BEACH, CA.90802

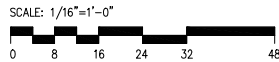
FIRE DEPT. ACCESS SITE PLAN

SHEET TITLE

SP2

FIRE DEPARTMENT ACCESS SITE PLAN

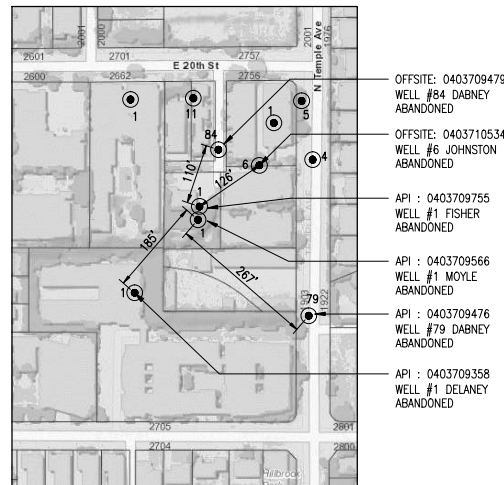
MODIFIED TURN-AROUND APPROVED BY JANNA MASI, LA COUNTY FIRE PREVENTION DIVISION, LAND DEVELOPMENT UNIT, DATE NOVEMBER 9, 2017.



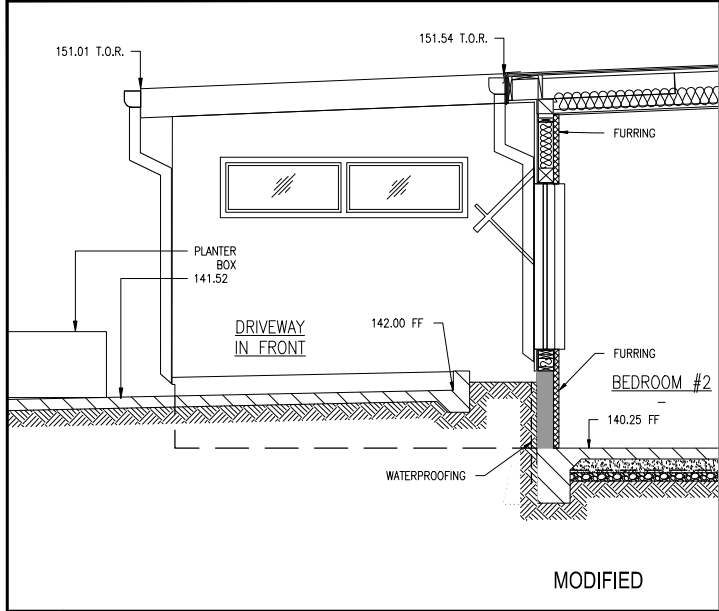
NOTES:

- LOT 9 & 10 TO BE MERGED FOR CONDOMINIUM SUBDIVISION
- OIL WELLS NOT ACTIVE, APPROX. 5' BELOW PROPOSED PAVING.
- ACCESS TO OIL WELLS PROVIDED IN COMPLIANCE WITH CITY OF SIGNAL HILL STANDARDS.
- METHANE TEST OF OIL WELLS: BY MEARNS CONSULTING LLC, DATED NOV. 30, 2016.
- OIL WELL "MOYLE" APR 037-09566 REPORT OF ABANDONMENT DATED JANUARY 25, 1951.
- OIL WELL "FISHEROIL" APR 037-09755 REPORT OF ABANDONMENT DATED APRIL 27, 1927.
- NEW FIRE HYDRANT TO BE INSTALLED PER LA COUNTY FIRE CODE REGULATIONS.
- (E) 20' WIDE ALLEY IS TO BE RESURFACED TO SUPPORT 75,000 LBS LOAD OF FIRE TRUCK.
- (E) EXISTING TO REMAIN OR PROPOSED GATES SHALL BE EQUIPPED WITH A FIRE DEPARTMENT APPROVED LOCKING DEVICE.
- A DIGITAL COPY OF THE FINAL MAP SHALL BE SUBMITTED TO THE FIRE DEPARTMENT'S LAND DEVELOPMENT UNIT FOR REVIEW AND APPROVAL PRIOR TO RECORDATION. SUBMITTAL SHALL BE PROVIDED THROUGH EPIC-LA USING FOLLOWING PLAN TYPE: FIRE LAND DEVELOPMENT-CITY REQUEST-FINAL MAP (TRACK/PARCEL)

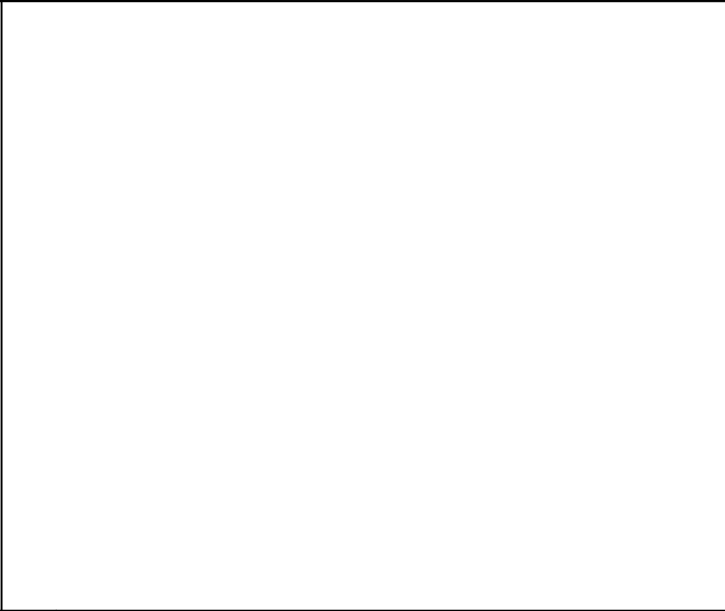
VICINITY MAP OIL WELLS



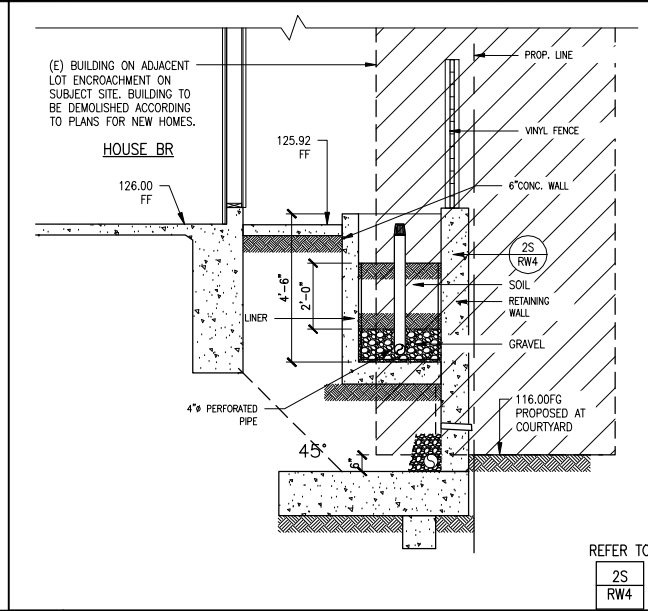
HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS



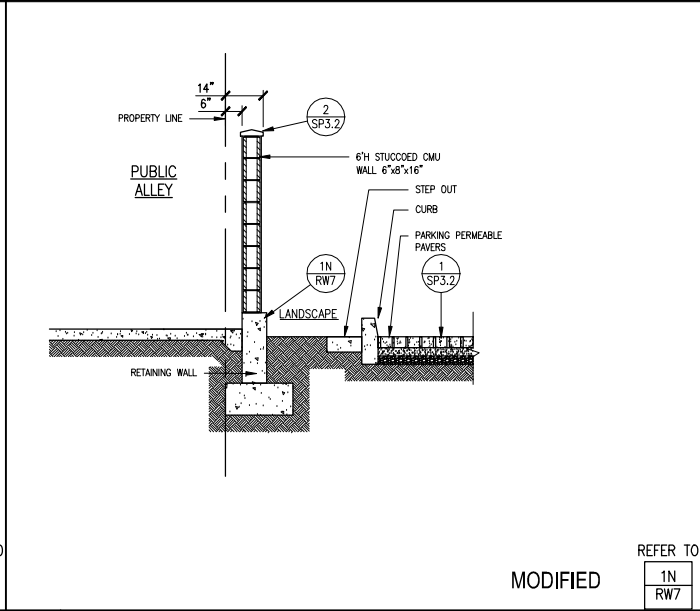
7 SITE SECTION AT DRIVEWAY 3/8"=1'-0"



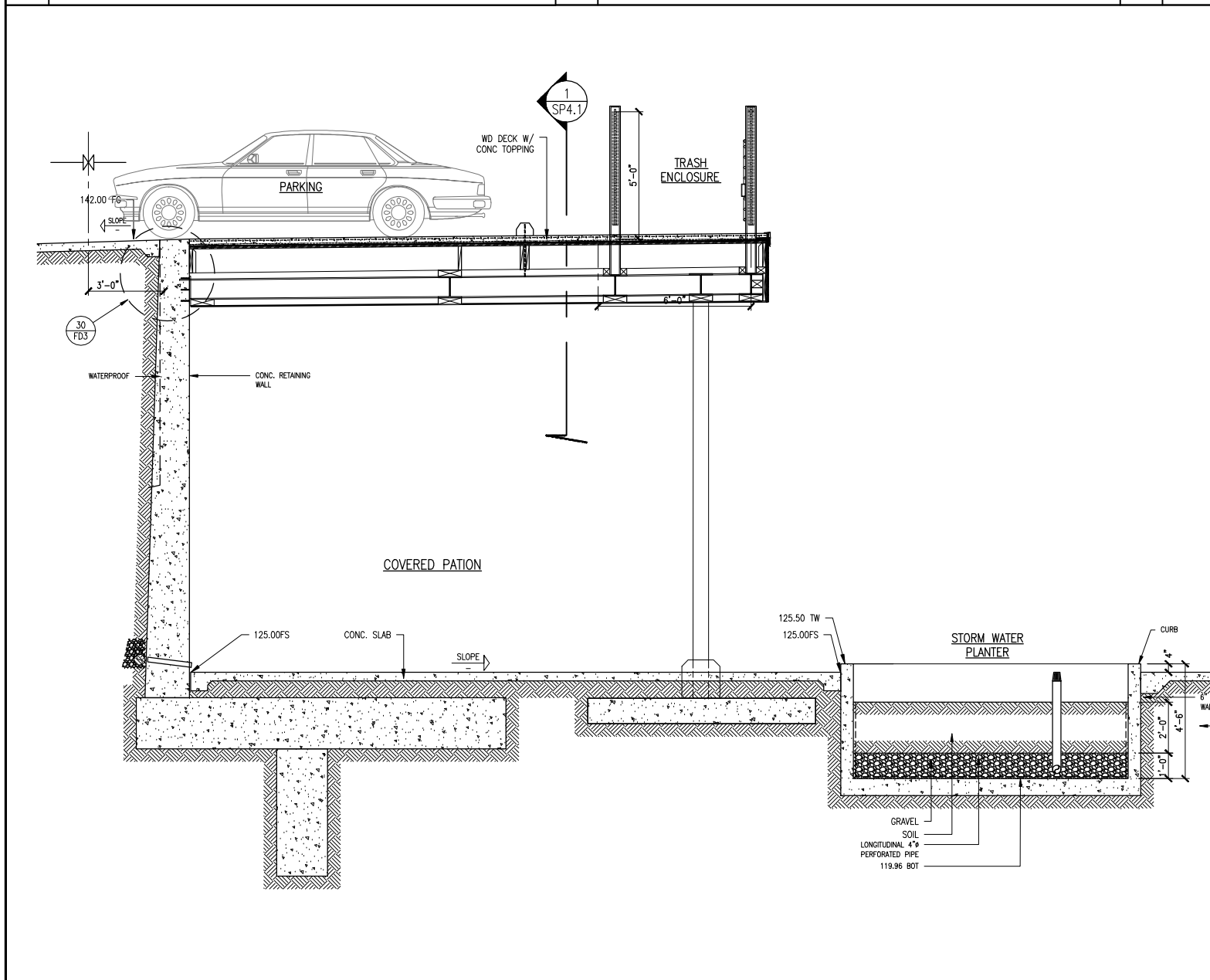
5 - 3/8"=1'-0"



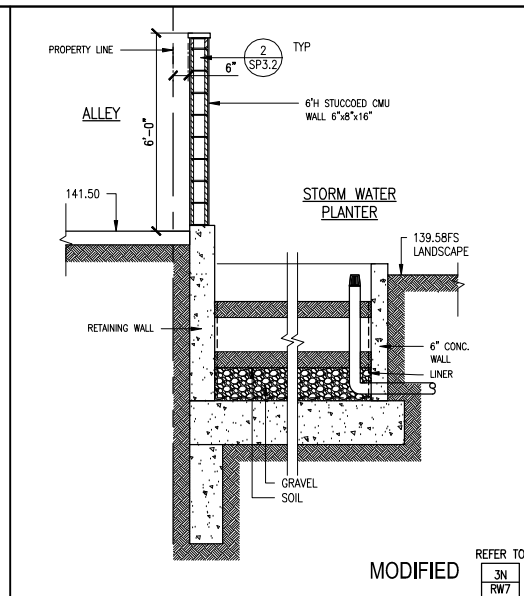
4 SITE SECTION, SOUTH YARD HOUSE BR 3/8"=1'-0"



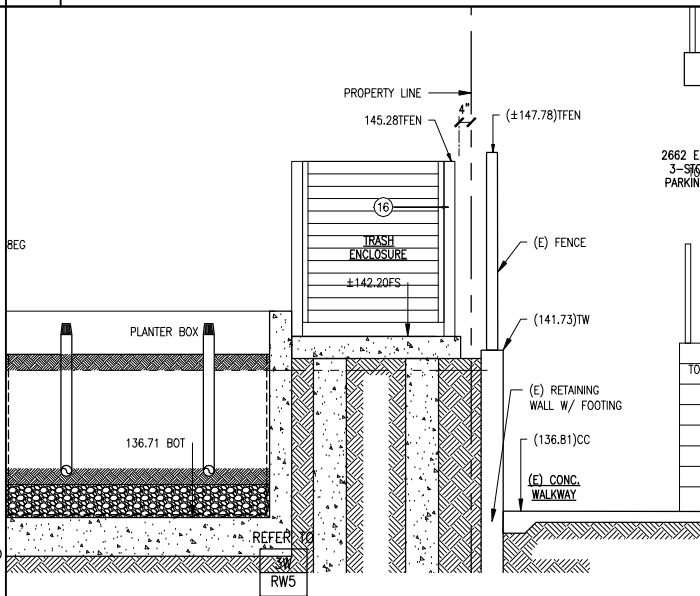
1 SITE SECTION, AT NORTH PROPERTY LINE 3/8"=1'-0"



6 SITE SECTION, SIDE YARD AT HOUSE BR 3/8"=1'-0"



2 SITE SECTION NORTH YARD HOUSE A 3/8"=1'-0"



3 SITE SECTION AT WEST END OF DRIVEWAY 3/8"=1'-0"

- GENERAL NOTES:**
1. FOR ALLEY IMPROVEMENT, GRADING, SEWER, ETC. REFER TO CIVIL ENG. PLANS.
 2. CONCEPTUAL BIORETENTION PLANTER LOCATION
 3. OIL WELL LOCATION BASED ON SURVEY BY LAND CREATIVE SOLUTIONS, CELSO PEREZ C-81789
 4. PROP. LINES AND ELEVATIONS BASED ON SURVEY 0220R-TM BY P.A. ARCA ENG. INC., SURVEY DATE: 3/14/2018
 5. FOR RETAINING WALLS REFER TO RETAINING WALLS PLANS AND STRUCTURAL DETAIL AND CALCULATIONS
 6. FOR METHANE BARRIER PLANS REFER TO METHANE ENGINEERING PLANS
 7. CONSTRUCTION DRAWINGS DIMENSIONS MAY SLIGHTLY VARY FROM PRELIMINARY PLANS
 8. FOR LANDSCAPING REFER TO LANDSCAPING PLAN
 9. FOR HARDSCAPE REFER TO ARCHITECTURAL PLANS
 10. RET WALLS AT SOUTH PROPERTY LINES ARE DESIGNED BASED ON COURTYARD PROPOSED FIN GRADE, BY CORE ENG. DATED 09-21-2022

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

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Signal Hill, CA 90755
657-203-1583

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PROJECT #4921

REVISIONS

1

02-01-2024 CLIENT REVIEW MODIF. DUE TO WELL DISCOVERY

2

4-18-25 SUBMIT MODIFIED PLANS TO PLANNING DEPT. REVIEW

3

5-2-25 PLANNING RELEASE FOR CONSTRUCTION DRAWINGS

SITE ADDRESS

2750 E. 20TH ST.
SIGNAL HILL, CA. 90755

OWNER

NARSIMHA REDDY
123 ATLANTIC AVE
LONG BEACH, CA.90802

SITE PLAN SECTIONS

SHEET TITLE

SP3

PROJECT #4921

REVISIONS

- | | |
|---|--|
| 1 | 02-01-2024 CLIENT REVIEW
MODIF. DUE TO WELL DISCOVERY |
| 2 | 4-18-25 SUBMIT MODIFIED
PLANS TO PLANNING DEPT.
REVIEW |
| 3 | 5-2-25 PLANNING RELEASE FOR
CONSTRUCTION DRAWINGS |

SITE ADDRESS

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SIGNAL HILL, CA. 90755

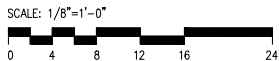
OWNER

NARSIMHA REDDY
123 ATLANTIC AVE
LONG BEACH, CA.90802

SITE PLAN SECTIONS

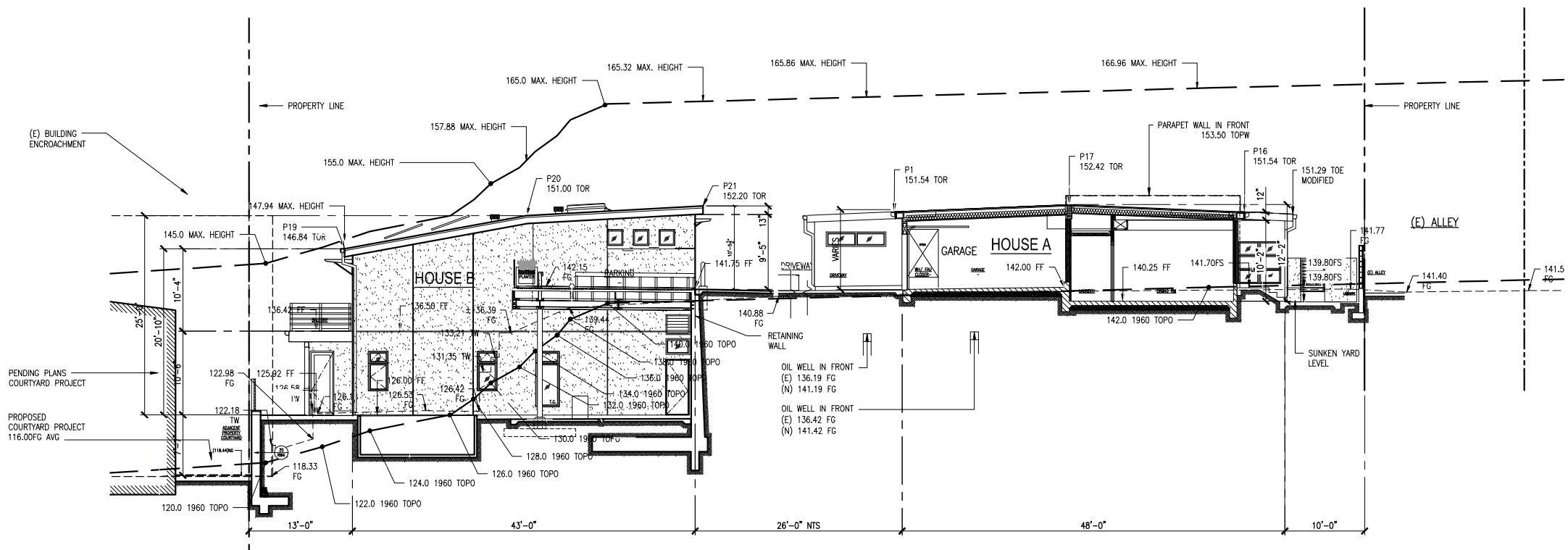
SHEET TITLE

SP4



NOTE: ROOF RIDGE ELEVATION NOT TO EXCEED TOP OF EXISTING CHIMNEY

1 SITE SECTION MODIFIED



LEGEND

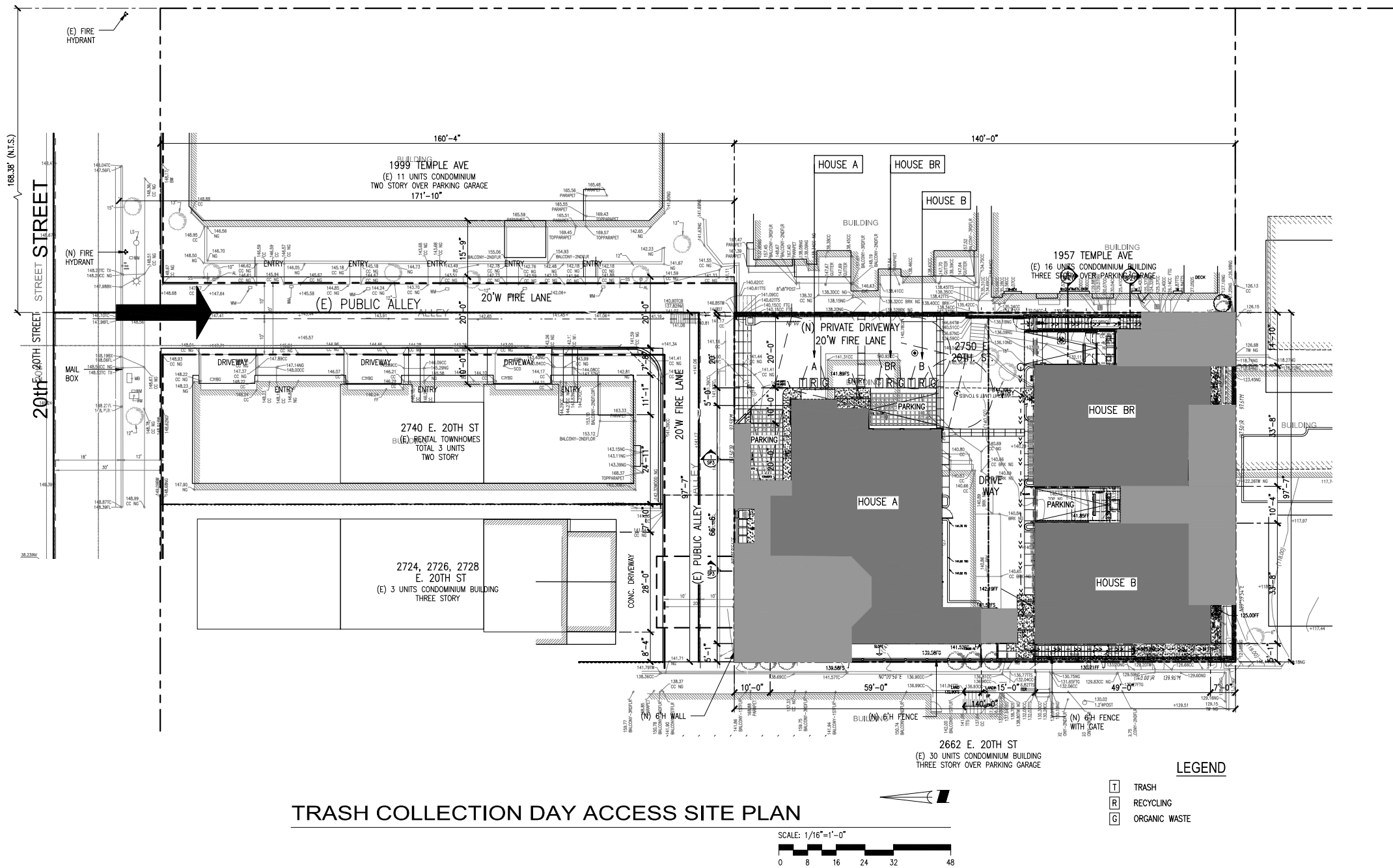
- — — 1960 TOPO
 — — — 25' MAX. HEIGHT
 - - - - - EXISTING NATURAL GRADE
 ■ ■ ■ ■ ■ EXISTING HOME

GENERAL NOTES:

1. FOR ALLEY IMPROVEMENT, GRADING, SEWER, ETC. REFER TO CIVIL ENG. PLANS.
2. CONCEPTUAL BIOTRETENMENT PLANTER LOCATION
3. OIL WELL LOCATION BASED ON SURVEY BY LAND CREATIVE SOLUTIONS, CELSO PEREZ C-81768
4. PROP. LINES AND ELEVATIONS BASED ON SURVEY 0220R-TM BY P.A. ARCA ENG. INC.,
SURVEY DATE: 3/14/2018
5. FOR RETAINING WALLS REFER TO RETAINING WALLS PLANS AND STRUCTURAL DETAIL AND CALCULATIONS
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9. FOR HARDSCAPE REFER TO ARCHITECTURAL PLANS
10. RET WALLS AT SOUTH PROPERTY LINES ARE DESIGNED BASED ON COURTYARD PROPOSED FIN GRADE, BY CORE ENG. DATED 09-21-2022

2 | SITE SECTION MODIFIED

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS



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PROJECT #4921

REVISIONS

1

02-01-2024 CLIENT REVIEW MODIF. DUE TO WELL DISCOVERY

2

4-18-25 SUBMIT MODIFIED PLANS TO PLANNING DEPT. REVIEW

3

5-2-25 PLANNING RELEASE FOR CONSTRUCTION DRAWINGS

SITE ADDRESS

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OWNER

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TRASH COLLECTION SITE PLAN

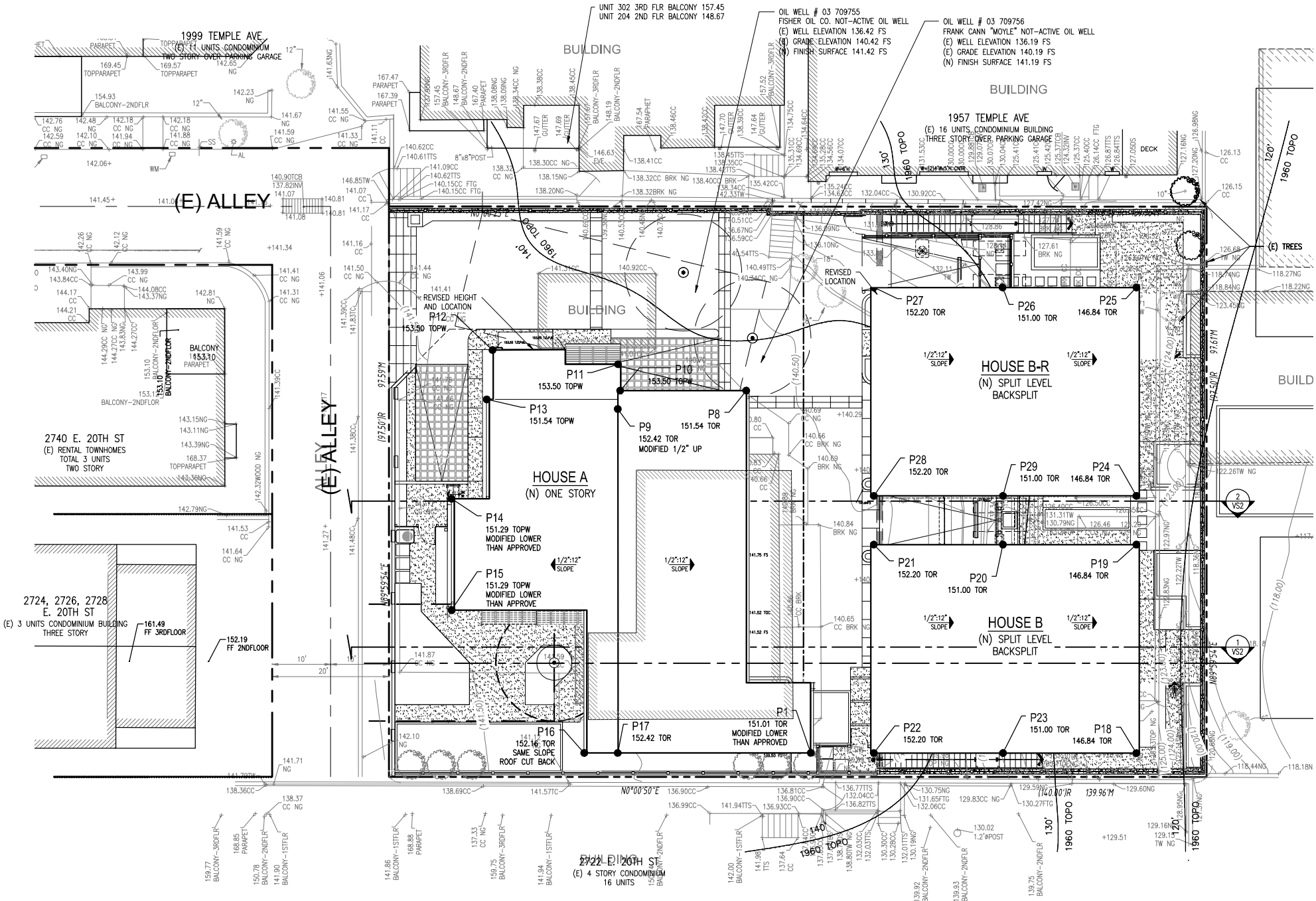
SHEET TITLE

SP5

FLAG POLE SCHEDULE			
POLE NUMBER	APPROVED. TOP POLE ELEV.	ORIGINALLY REVISED POLE ELEV	MODIFIED POLE ELEV.
P1	151.54	152.42	MODIFIED LOWER THAN APPROVED
P2			OMIT
P3			OMIT
P4			OMIT
P5			OMIT
P6			OMIT
P7			OMIT
P8	151.54		SAME
P9	152.38	152.42	MODIFIED 1/2" UP
P10	153.50		SAME
P11	153.50		SAME
P12	153.50		SAME
P13	153.50		SAME
P14		151.29	MODIFIED LOWER THAN APPROVED
P15		151.29	MODIFIED LOWER THAN APPROVED
P16	151.54	152.16	SAME SLOPE ROOF CUT BACK
P17	152.38	152.42	MODIFIED 1/2" UP
P18	146.84		
P19	146.84		
P20	151.00		
P21	152.20		
P22	152.20		
P23	151.00		
P24	146.84		
P25	146.84		
P26	151.00		
P27	152.20		
P28	152.20		
P29	151.00		

ABBREVIATIONS

PROP. PROPOSED
ELEV. ELEVATION
TOR TOP OF ROOF
TOPW TOP OF PARAPET WALL



DATUM LINE - SITE PLAN MODIFIED

NOTE:
1 STORY POLES TO BE STRIPED IN 6" INCREMENTS. TOTAL 4 INCREMENTS



NOTES:

- 1. RECORD VIEW ANALYSIS DRAWINGS.
- 2. CURRENT REVISION: ADD PARKING SPACE DOES NOT CHANGE THE ROOF ELEVATIONS, NOR LOCATION OF HOUSES.
- 3. HOUSE A BASEMENT WAS ELIMINATED

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

DCS

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PROJECT #4921

REVISIONS
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MODIF. DUE TO WELL DISCOVERY
2 4-18-25 SUBMIT MODIFIED
PLANS TO PLANNING DEPT.
REVIEW
3 5-2-25 PLANNING RELEASE FOR
CONSTRUCTION DRAWINGS

SITE ADDRESS
2750 E. 20TH ST.
SIGNAL HILL, CA. 90755

OWNER
NARSIMHA REDDY
123 ATLANTIC AVE
LONG BEACH, CA.90802

DATUM LINE
SITE PLAN

SHEET TITLE
VS1

REVISIONS

1	02-01-2024 CLIENT REVIEW MOD. DUE TO WELL DISCOVERY
2	4-18-25 SUBMIT MODIFIED PLANS TO PLANNING DEPT. REVIEW
3	5-2-25 PLANNING RELEASE FOR CONSTRUCTION DRAWINGS

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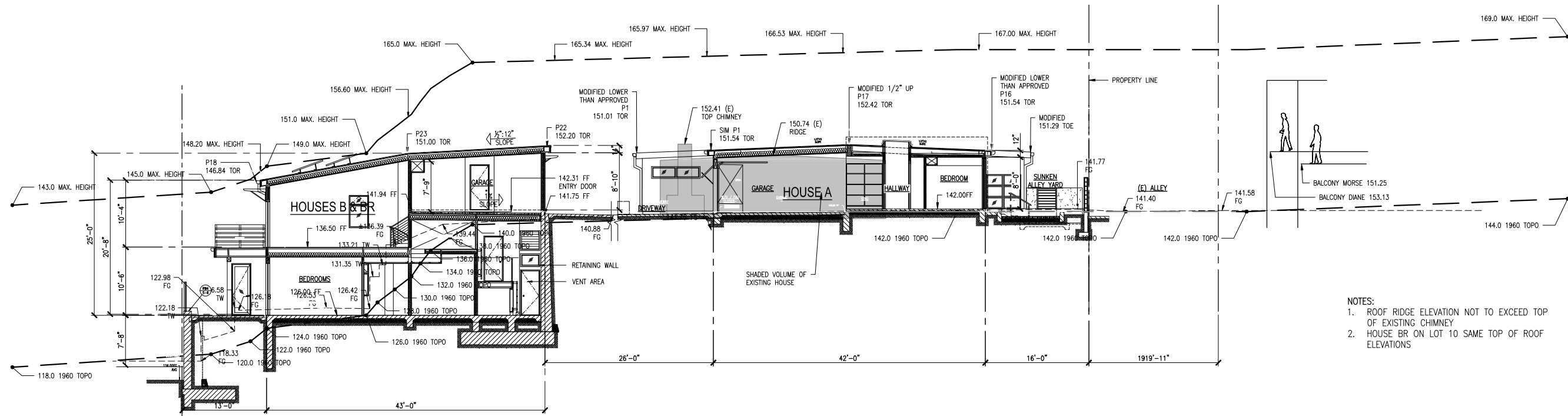
OWNER

NARSIMHA REDDY
123 ATLANTIC AVE
LONG BEACH, CA.90802

VIEW STUDY SECTIONS

SHEET TITLE

VS2

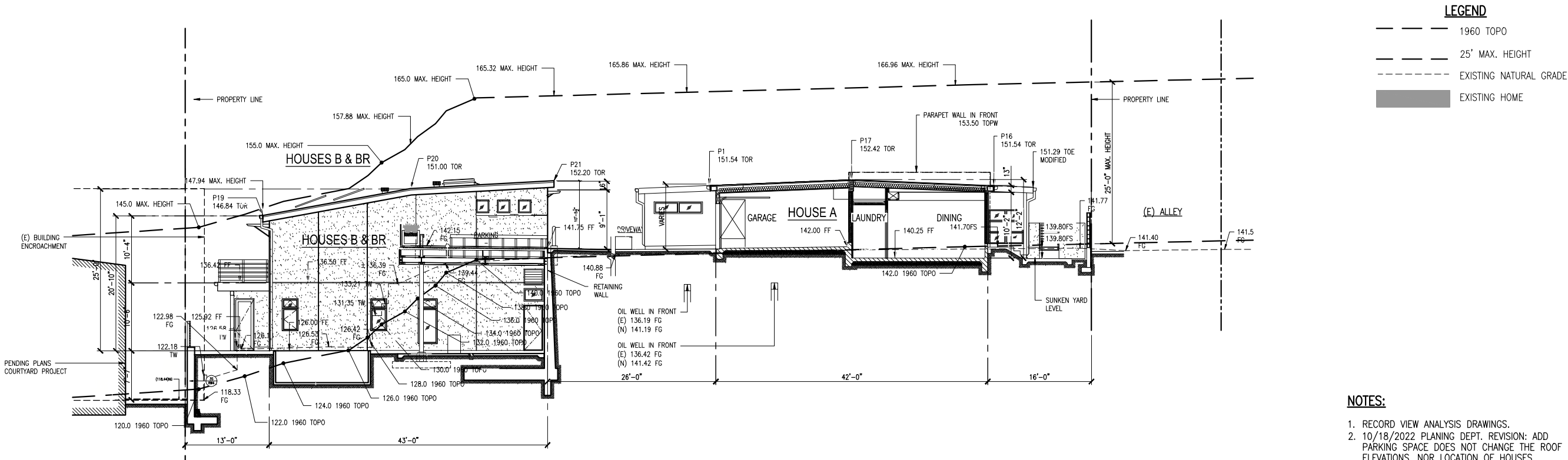


- NOTES:
1. ROOF RIDGE ELEVATION NOT TO EXCEED TOP OF EXISTING CHIMNEY
 2. HOUSE BR ON LOT 10 SAME TOP OF ROOF ELEVATIONS

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



1 1960 TOPO SECTION AT CENTER LOT 9



LEGEND

- 1960 TOPO
- 25' MAX. HEIGHT
- EXISTING NATURAL GRADE
- EXISTING HOME

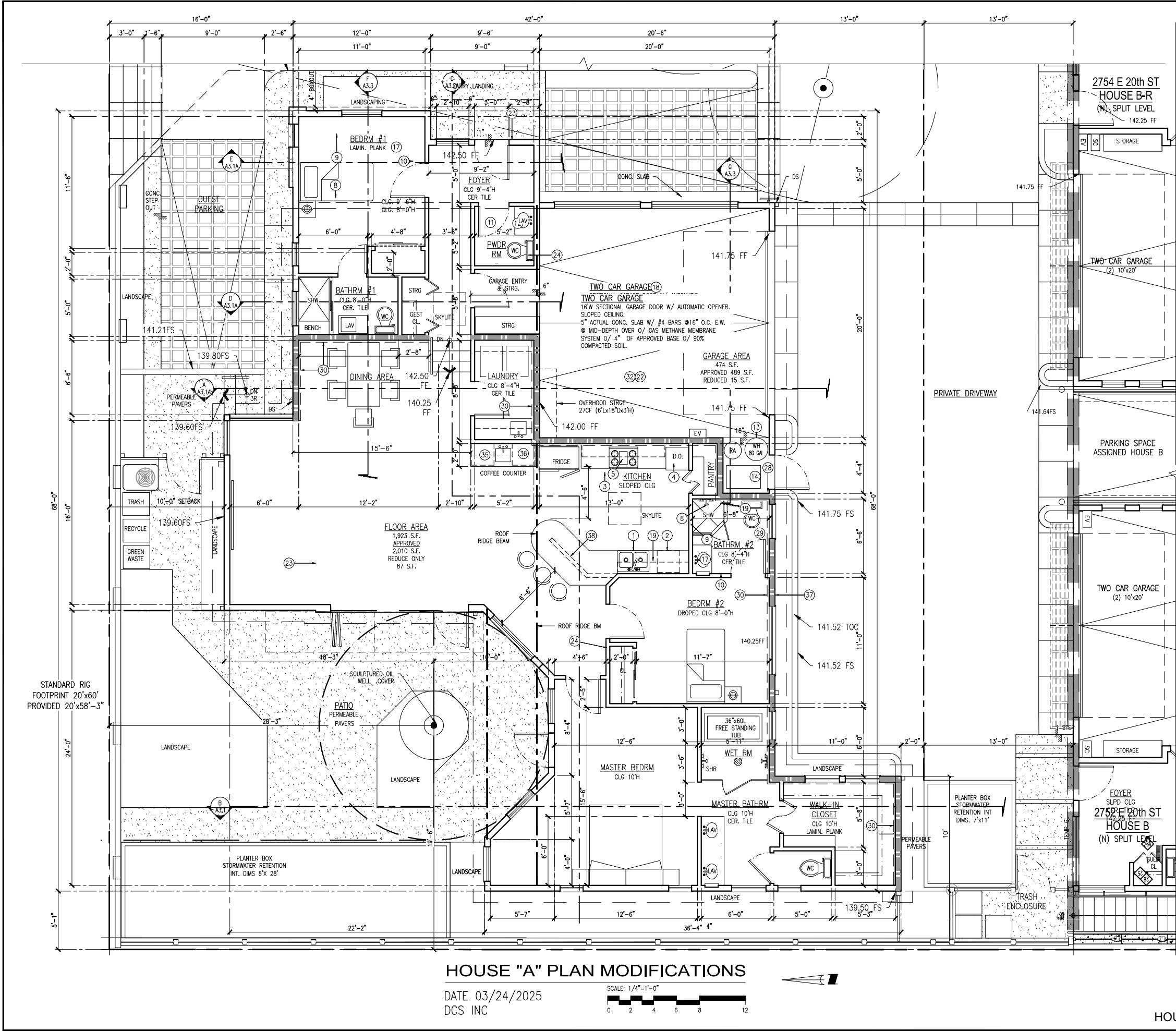
NOTES:

1. RECORD VIEW ANALYSIS DRAWINGS.
2. 10/18/2022 PLANNING DEPT. REVISION: ADD PARKING SPACE DOES NOT CHANGE THE ROOF ELEVATIONS, NOR LOCATION OF HOUSES.
3. 11/2/2022 HOUSE A BASEMENT WAS ELIMINATED BY OWNER

2 1960 TOPO SECTION CENTER OF SITE

1/8"=1'-0"

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS



PLAN KEY NOTES

1

DOUBLE SINK WITH 1/2 HP. GARBAGE DISPOSAL (BADGER OR EQUAL) WITH AIR GAP FOR DISHWASHER UNDER COUNTER INSTALLATION.

2

DISHWASHER WITH AIR GAP - VERIFY DIMENSIONS WITH MANUFACTURERS SPECIFICATIONS.

3

48" CLEAR REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BIBB AND SHUT - OFF FOR ICE MAKER.

4

DOUBLE OVEN CONSISTING OF (1) CONVECTION OVEN AND (1) MICROWAVE OVEN WITH VENT HOOD.

5

COOKTOP AND VENT (HOOD OPTIONAL)

6

BAR SINK

7

LAUNDRY SINK

8

CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER C.P.C. 420.0. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT PARTY WALLS. VERIFY UNIT DIMENSIONS W/ MANUFACTURER PRIOR TO FRAMING.

9

SHOWER WALLS MUST BE FINISHED WITH A SMOOTH, NON ABSORBENT SURFACE TO A MIN HEIGHT OF 72" ABOVE FLOOR PER CBC R307.2. GLASS ENCLOSURE DOORS & PANELS MUST BE 1/8" FULLY TEMPD. ATTACH TOWEL BAR TO DOOR. SEE NOTE #29

10

2x6 FLAT BLOCKING AT +40" ABOVE FINISHED FLOOR FOR 24" WIDE TOWEL BAR.

11

WASHER SPACE, PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE "SMITTY" PAN AND DRAIN AT SECOND FLOOR LOCATIONS.

12

ELECTRIC HEAT PUMP CLOTHES DRYER, PROVIDE 30 AMP CIRCUIT. PROVIDE DRAIN AND VENT NOT REQUIRED. INSTALL IN COMPLIANCE WITH MANUFACTURER REQUIREMENTS.

13

50 GAL WATER HEATER, MANUF: RHEEM MD: PROTERRA, HYBRID HEAT PUMP. HIGH EFFICIENCY SMART TANK W/LEAK DETECTION & AUTO SHUT-OFF PROVIDE FLEX CONNECTORS AND SEISMIC STRAPS PER DET. HEATER SET ON 18" HIGH PLATFORM WHEN LOCATED IN GARAGE OR LAUNDRY ROOM PER C.P.C. TABLE 5-1 COL. 2 NO. 3. REFER TO PLUMBING PLAN

14

F.A.U. INSTALL PER C.B.C. REQUIREMENTS, PROVIDE SEISMIC BRACES

15

LAVATORY TOP OF COUNTER INSTALLATION

16

A.C. CONDENSER ON CONC SLAB. PROVIDE 220V WEATHERPROOF DISCONNECT AND 110V WEATHERPROOF OUTLET WITHIN 25' FROM UNIT. TOP OF CONC. SLAB MIN. 3" ABOVE GROUND PER C.M.C.

17

VITREOUS CHINA LAVATORY. UNDER COUNTER INSTALLATION

18

GARAGE DOOR WITH AUTOMATIC DOOR OPENER MANUFACTURER: LIFT MASTER OR EQUAL, IN COMPLIANCE WITH UL 325 AND NEMA ICS-6. WARRANTY: 5 YEARS. MIN 3/4" HP WITH EDGE SENSOR. UL 325 REQUIRES A DOOR STARTING FROM PARTIALLY OPEN POSITION TO STOP AND THEN RAISE A MIN. OF 2 INCHES WHEN OBSTRUCTION IS DETECTED. CONTRACTOR TO INSTALL AND TEST DOOR OPENER ACCORDING TO MANUFACTURER INSTRUCTIONS.

19

GYP. BD, DROPPED SOFFITS FOR HVAC DUCTS. FRAMING CONTRACTOR TO COORDINATE WIDTH WITH HVAC CONTRACTOR.

20

GYP. BD, DECORATIVE SOFFITS

21

GYP.BD, DROP'D SOFFIT AT INTERIOR TO BE PROVIDED BY FRAMING CONTRACTOR WHEN REQUIRED BY HVAC CONTRACTOR OR INTERIOR DECORATOR

22

INSTALL 5/8" TYPE "X" GYP. BD. AT GARAGE WALLS AND CEILING. COMMON WITH HABITABLE ROOMS.

23

DROP CONC. SLAB AS APPLICABLE FOR PAVERS

24

WALL STUD SIZE INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR ACTUAL STUD & POST REQUIREMENTS.

25

UNDER COUNTER COOLER

26

HVAC DUCTS WALL OPENINGS

27

WALKING DECK. MANUF: WESTCOAT OR EQUAL (800)250-4519. INSTALL POLYMER MODIFIED CEMENTITIOUS DECK OVER HOT DIP GAL. METAL LATH. O/ 1-1/8" EXT GRADE PLYWOOD. MIN SLOPE 3/4":12". ESR: 2201. APPLY CUSTOM FINISH AS SELECTED BY OWNER. INSTALL IN ACCORDANCE TO MANUFACTURERS SPECIFICATIONS AND APPLICABLE CODES. (HOUSE B & BR)

28

SOLAR CONTROLS

29

TOILET

30

2" FURRING

31

INSTALL SECURITY SYSTEM PER OWNER SPECIFICATIONS

32

C.B.C. SEC. R302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM No.26 GAGE SHEET STEEL AND SHALL HAVE NO OPENINGS IN TO THE GARAGE.

33

DUMBWATER. MANUFACTURER: POWERLIFT DUMBWATERS CORPORATION OR EQUAL MODEL: POWERLIFT 100 RESIDENTIAL OR EQ. UL CERTIFIED ELEVATOR CONTROLLER. DOOR LOCKS WITH DOOR SWITCHES, AND ACCESS DOOR SAFETY SWITCH. 150 LBS. CAPACITY. CAR SIZE 24"x24"x30" HIGH. INSTALL IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS

34

TILE VENEER. SEE SHT. D02/ DET. 13

35

UNDERCOUNTER BEVERAGE COOLER

36

APPLIANCE GARAGE

37

RET WALL, EXTEND 8" ABOVE PLANTER CURB

38

PONY WALL

GENERAL NOTES

1

CONC. SLAB TO BE 3" RECESSED IN BATHROOMS, LAUNDRY & KITCHEN AREAS.

2

REFER TO PLUMBING, MECHANICAL AND ELECTRICAL PLANS FOR FIXTURES AND EQUIPMENT.

3

REFER TO STRUCTURAL PLANS FOR STRUCTURAL ENGINEERING.

LEGEND

SOFFITS / DUCTS

RETAINING WALLS

STEM WALL & FURRING

TILE VENEER

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PROJECT #4921

REVISIONS

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MODIF: DUE TO WELL DISCOVERY

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4-18-25 SUBMIT MODIFIED PLANS TO PLANNING DEPT.
REVIEW

3

5-2-25 PLANNING RELEASE FOR CONSTRUCTION DRAWINGS

SITE ADDRESS

2750 E. 20TH ST.
SIGNAL HILL, CA. 90755

OWNER

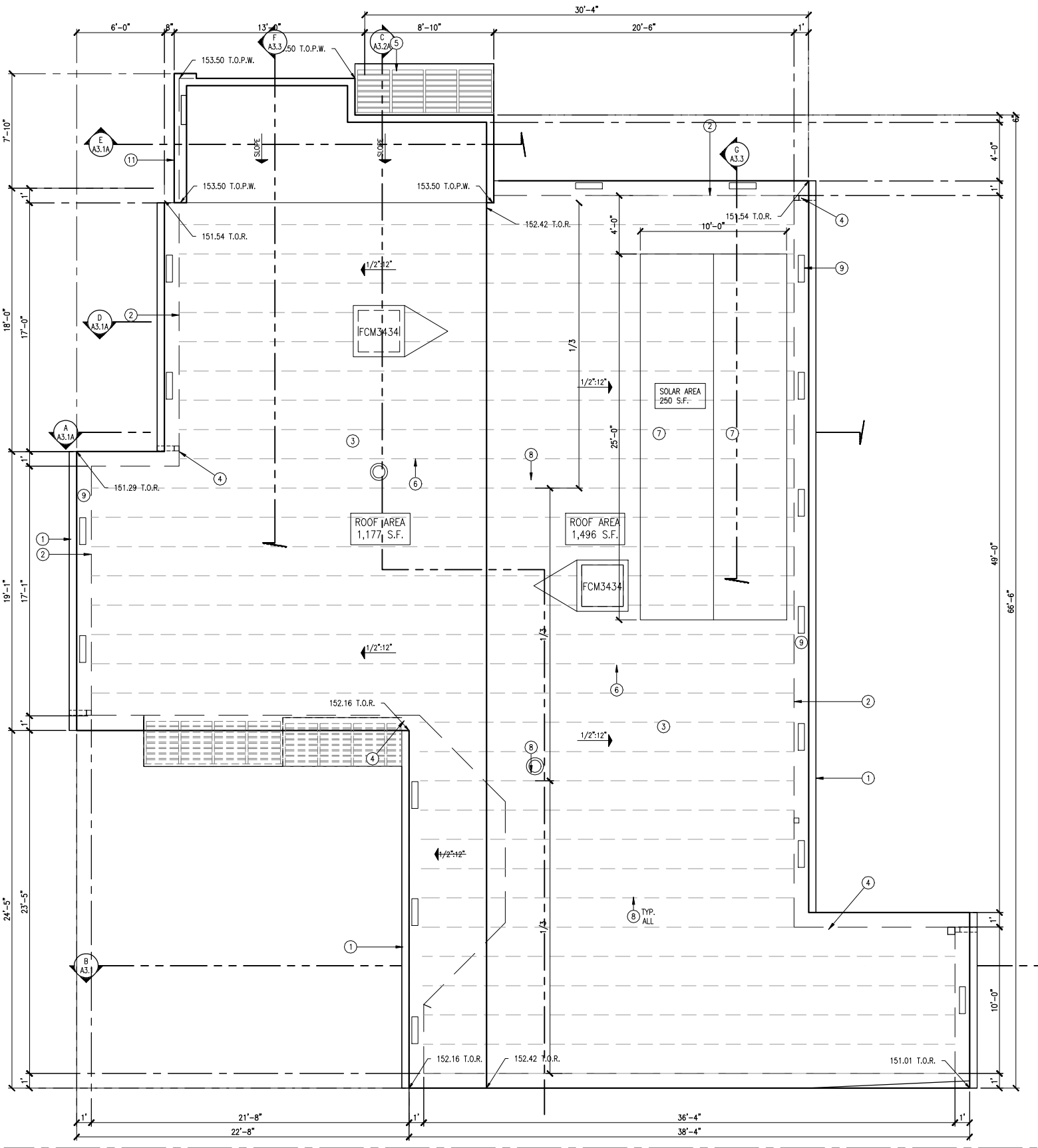
NARSIMHA REDDY
123 ATLANTIC AVE
LONG BEACH, CA.90802

HOUSE A
1ST FLOOR PLAN

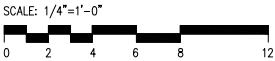
SHEET TITLE

HOUSE A
A1.1

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ROOF PLAN - HOUSE A



ROOF PLAN KEY NOTES

- 1

GUTTER
- 2

WALL BELLOW
- 3

SINGLE PLY ROOF COVERING SYSTEM CLASS B

MANUF: SARNAFIL OR EQUAL

0/ 80 MIL SARNAFIL G 410 FELTBACK ENERGY SMART GLASS-FIBER REINFORCED PVC

ROOF MEMBRANE ADHERED TO DENSDECK PRIME WITH SARNACOL 2121 WATER-BASED

ADHESIVE 0/ (1) LAYER OF 1/2" THICK DENSDECK 0/ COMBUSTIBLE ROOF SHEATHING

COLOR: TAN

MIN. SLOPE 1/4"12" (2%)

WEIGHT: 0.582 PSF

INSTALLED BY MANUFACTURER TRAINED AND APPROVED ROOFER.

WARRANTY: SYSTEM 30 YRS.

INSTALLATION MUST COMPLY WITH MANUFACTURER'S INSTRUCTION THE REPORT &

APPLIANCE CODE

APPROVAL REPORT: ESR1157 -RENEWAL DATE 09-2017
- 4

BARRIER BOARD:

1/2" THICK DENSDECK PRIME ROOF BOARD

MANUFACTURER: GEORGIA PACIFIC

MECHANICALLY FASTENED TO ROOF SHEATHING

ROOFING CONTRACTOR SHALL SUBMIT EVIDENCE OF APPROVAL, SAMPLE OF ROOFING AND

PRODUCT DATA SHEET FOR ARCHITECT'S AND OWNER APPROVAL.

INITIAL SOLAR REFLECTANCE 0.73

3 YEAR SOLAR REFLECTANCE 0.65

FOR WATERPROOFING AND FLASHING OF ROOF MEMBRANE PENETRATIONS USE SIKA

DETAILS & G459 MEMBRANES.
- 5

GUTTERS, METAL HANGERS AND DOWN SPOUTS WITH CONDUCTOR HEAD, 22 GA ZINC

COATED GALV. STEEL G-90

GUTTERS TO HAVE CONTINUOUS REMOVABLE LEAF SCREEN
- 6

ALUMINUM SUN SCREEN

SUPPLIER: HANSEN

MD: STYLE 2 HONJIA KAI

FINISH: TGIC POLYESTER POWDER COATING COLOR: HOUSE A AND BR- BRONZE MATT

HOUSE B - ANODIZED SILVERALUMINUM SUNSHADES. SHOP DRAWINGS REQUIRED FOR

ARCHITECT'S AND OWNER REVIEW AND APPROVAL.
- 7

FCM VELUX SKYLITE - FIXED, CURB MOUNTED

CURB SITE BUILT WITH VELUX FLASHING AND ADHESIVE UNDERLAYMENT.

GLAZING: DOUBLE GLASS WITH OUTBOARD 5/32" THCK TEMPERED GLASS LOW E,

INBOARD LAMINATED WITH ARGON

MAX U FACTOR: 0.55

MAX SHGC: 0.30

ER. 0199 VALID 9/2023

INSTALL PER MANUFACTURER INSTRUCTIONS.

PROVIDE 10 YEARS WARRANTY
- 8

CONCEPTUAL PLAN FOR SOLAR ZONE IN COMPLIANCE WITH CBC 2019 & TITLE 24'

AREA: 250 S.F.

PANELS APPROX: 5'x4'x2'

SIGNAL HILL LATITUDE: 33.797337

USE MIN. ANGLE 10° TO REDUCE PROJECTION OVER ROOF RIDGE

PROJECTION NOT TO EXCEED 16"
- 9

(2) AURA ATTIC FANS

MANUF: ACTIVE VENTILATION PRODUCTS

MD# AF-10-C4, WITH SHUT-OFF SWITCH

EXHAUST AIR OUT - 500 CFM

NET FREE VENT AREA(1/300) 325 S.I.N.

TOTAL 2, TOTAL AREA 650 S.I.N.
- 10

ATTIC VENT INTAKE IN EAVE

5.5"x22" ATTIC VENTS LOCATE EVERY FOURTH TRUSS.,

BRANDGUARD VENTS MD: UE2051-PG

WITH 1/16" MESH FOR EMBER AND BUG PROTECTION

VENT AREA: 36.5 S.I.N. NFVA

TOTAL 22 VENTS, TOTAL AREA 803 S.I.N.

TRUSS JOIST BLOCKING VENT AREA 3"x10" -30" X 22=660 S.I.N.
- 11

PROVIDE VENT HOLES IN TJI JOIST AND IN MICROLAM JOISTS.

PROVIDE MAXIMUM ALLOWABLE QUANTITY AND DIAMETER.

FOR ALLOWABLE HOLE SIZE AND LOCATIONS SEE MANUFACTURES INSTRUCTIONS.

CONTRACTOR TO MEET MANUFACTURERS REQUIREMENTS.

DO NOT OVER CUT HOLES, ROUND HOLES ONLY. SEE STRUCTURAL PLANS FOR JOISTS

SPECIFICATIONS.
- 12

(2) LOUVERS SS WALL VENTS

BRANDGUARD VENT. MD FV2011FF

CUSTOMIZED STAINLESS STEEL

6X14" NEFA 23.4" TOTAL (2) WITH 1/16" MESH

TJI JOIST CROSS-VENTILATION

FOR 24" TJI SPACING PROVIDE (3) 2" DIA VENT HOLES IN EACH JOIST
(3X 3.142 SQ.IN.= 9.426 S.I.N.)
APPROX 33 TJI X 2 X 9.426=622 S.I.N.
LOCATE HOLES IN MOST UPPER PART OF WEB.
COMPLY WITH MANUFACTURER MIN. CLR TO JOIST FLANGES

ROOF VENT CALCULATIONS

ATTIC AREA: 2,697 S.F.
VENT RATIO: 1/300
VENT AREA:
REQUIRED: 9.00 S.F. (1,295 SQ. IN.)
PROVIDED: 50% INTAKE 648 SQ. IN. SEE NOTE 9
50% EXHAUST 648 SQ. IN. SEE NOTE 8

GENERAL NOTES

1. FOR GRADING AND STORMWATER DRAINAGE REFER TO CIVIL ENGINEER PLANS

LEGEND

□ □ □ ATTIC EAVE VENT

DCS
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SERVICES INC.

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PROJECT #4921

REVISIONS

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2	4-18-25 SUBMIT MODIFIED PLANS TO PLANNING DEPT. REVIEW
3	5-2-25 PLANNING RELEASE FOR CONSTRUCTION DRAWINGS

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HOUSE A
ROOF PLAN

SHEET TITLE

HOUSE A
A1.2

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

[illegible]
$$1/4'' = 1' - 0''$$

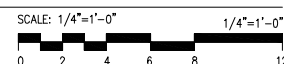

10B

N.T.S.



- 1 SKYLIGHTS REFER TO ROOF PLAN
- 2 STUCCO: THREE-COAT STUCCO HAND APPLIED
MANUFACTURER: PAREX
ARMOUR WALL 300 KRAK-SHIELD
FIBER REINFORCED: 3/4" THK PORTLAND CEMENT, 0/ 3.4 LB GALV. G60
METAL LATH 0/ (2) LAYERS GRADE D ASPHALT SATURATED KRAFT
BUILDING PAPER
SCRATCH AND BROWN COAT: FIBER 47 BASE COAT
CRACK PREVENTION: STUCCO LEVEL COAT WITH EMBEDDED MESH WEIGHT
4.5 OZ PER SQ. YARD
FINISH: SAND TEXTURE FINE 534
PAREX DPR COATING 100% ACRYLIC OVER PRIMER
- 2A COLOR: SBMF 50 CRYSTAL WHITE
- 2B COLOR: MATCH DUNN EDWARDS DE 6389 FALLEN ROCK
- 3 WINDOWS AND SLIDING DOORS
MANUFACTURER: MARVIN WINDOWS AND DOORS U.N.O. OR EQUAL
MATERIAL: ULTRIX FIBERGLASS--ESSENTIAL
INSULATED GLASS UNIT WITH ONE PANE TEMPERED IN COMPLIANCE WITH
SRA & CHAPTER 7A
COLOR: BLACK
FOR SPECIFICATIONS REFER TO DOOR AND WINDOW SCHEDULE.
- 4 EXT. ENTRY DOORS
MANUFACTURER: ETO DOORS
HOUSE A MD#1: ETIAM 4 HORIZONTAL LITE DOOR W/ LAMINATE GLASS
WOOD: MAHOGANY
- 5 GARAGE DOOR
MANUFACTURER: CLOPAY
MD: AVANTE COLLECTION
DESIGN: GLASS AND ALUMINUM
FRAME MATERIAL: ALUMINUM
FINISH: WHITE
GLASS: 3 ROWS AT BOTTOM WHITE LAMINATE GLASS, TOP ROW CLEAR
GLASS TEMPERED
- 6 GATES AND FENCES
HOMELAND VINYL PRODUCTS
1-1/2"x5-1/2" VINYL HORIZONTAL RAILS WITH ACCU SHIELD
PROTECTION
COLOR: MOCHA WALNUT INSTALL IN COMPLIANCE WITH MANUFACTURER
GUIDELINES.
- 7 DS & GUTTERS
COLOR: BLEND WITH STUCCO
- 8 SUNSHADE REFER TO ROOF PLAN
MATERIAL: ALUMINUM TUBING
FINISH: ANODIZED BRONZE
- 9 TILE VENEER
ARIZONA TILE
RECTIFIED COLOR BODY PORCELAIN
METAL SAVANNAH SERIES
COLOR: COFFEE
SIZE: 6"x24"
- 10A LIGHT FIXTURE P6085
- 10B LIGHT FIXTURE P653001
- 11 STUCCO CONTROL JOINT W/ 1/2" REVEAL
- 12 FASCIA: HARDIE TRIM BOARDS, PRIMED DIMS: .75x11.25"
MATERIAL: FIBER CEMENT, FINISH: SMOOTH
COLOR: DUNN EDWARDS DE 6388 SMOKEY MOUNTAIN
ATTACHMENT: S.S. OR 16 GA. FASTENERS, MIN. 2" LONG. INSTALL PER
MANUFACTURER REQUIREMENTS.
- 13 N.A.
- 14 BLOCK WALL STUCCO
- 15 SOLAR PANELS
- 16 BRANDGUARD VENT
MD FV2011FF
CUSTOMIZED STAINLESS STEEL
6X14" NEFA 23.4" TOTAL (2)
WITH 1/16 " MESH
- 17 TAMLYN ANGLE TRIM XL 15, TRANSITION FROM STUCCO TO TILES
- 18 AWNINGS BERMDA STYLE
MAT: ALUMINUM
FINISH: POWDER COATED
COLOR: BROWN
INSTALL 8" ABOVE WINDOW OPENING, EXTEND MIN 6" AT JAMB.
ATTACHMENT PER MANUFACTURER INSTALLATION GUIDELINES

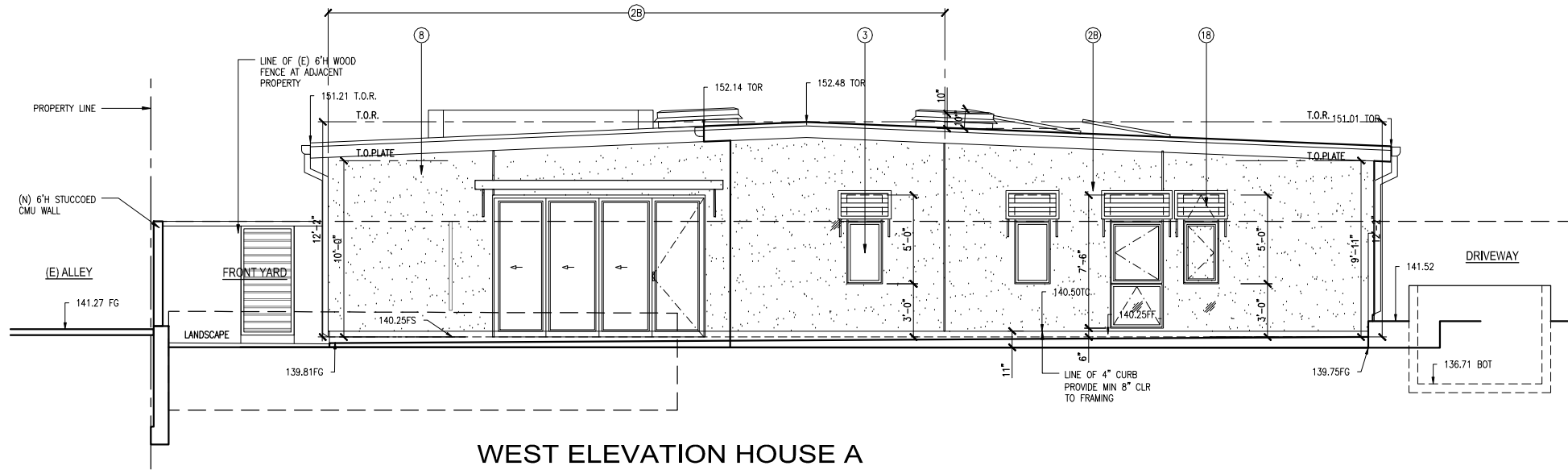
1. ADJACENT HARDSCAPE FINISH ELEVATIONS SHOWN FOR REFERENCE ONLY.
2. FOR RETAINING WALL, CONCRETE WALKWAYS, DRAINAGE REFER TO CIVIL ENGINEER PLANS
3. FOOTING DEPTH VARIES. FOR FOOTING DEPTH SEE STRUCTURAL AND GRADING/DRAINAGE PLANS.



HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

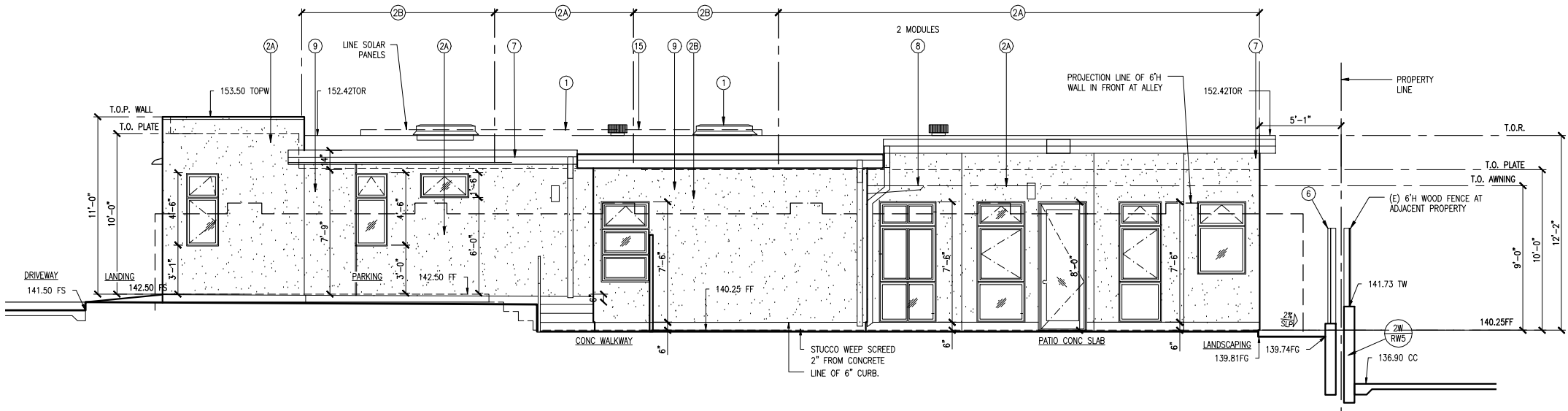
SHEET TITLE
HOUSE A
A2.1

NOT TO EXCEED VIEW STUDY MAX HEIGHT:
ROOF RIDGE 152.42'
PARAPET WALL 153.50'
LICENSED SURVEYOR HEIGHT CERTIFICATION REQUIRED.



WEST ELEVATION HOUSE A

1/4"=1'-0"



NORTH ELEVATION HOUSES A

SCALE: 1/4"=1'-0"
0 2 4 6 8 12

ELEVATION KEY NOTES

- SKYLIGHTS REFER TO ROOF PLAN
- STUCCO: THREE-COAT STUCCO HAND APPLIED
MANUFACTURER: PAREX
ARMOUR WALL 300 KRAK-SHIELD
FIBER REINFORCED, 3/8" THK PORTLAND CEMENT, 0/ 3.4 LB GALV. G60
METAL LATH 0/ (2) LAYERS GRADE D ASPHALT SATURATED KRAFT
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MAT: ALUMINUM
FINISH: POWDER COATED
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ATTACHMENT PER MANUFACTURER INSTALLATION GUIDELINES

GENERAL NOTES

- ADJACENT HARDSCAPE FINISH ELEVATIONS SHOWN FOR REFERENCE ONLY.
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ENGINEER PLANS
- FOOTING DEPTH VARIES. FOR FOOTING DEPTH SEE STRUCTURAL AND
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PROJECT #4921

REVISIONS

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| 1 | 02-01-2024 CLIENT REVIEW
MODIF. DUE TO WELL DISCOVERY |
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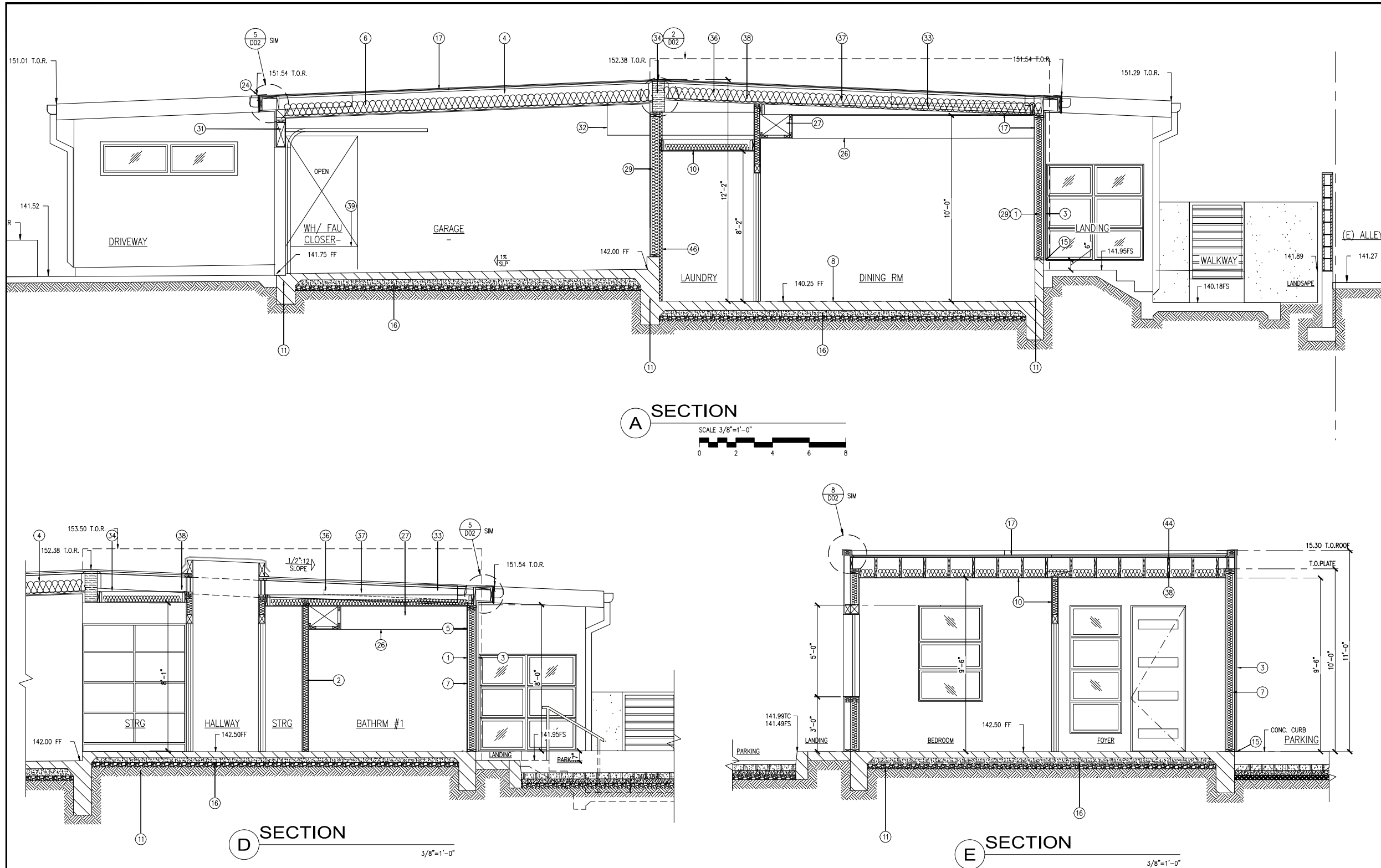
NARSIMHA REDDY
123 ATLANTIC AVE
LONG BEACH, CA.90802

HOUSE A
ELEVATIONS

SHEET TITLE

HOUSE A
A2.2

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS



SECTION KEY NOTES	
(1)	2x6 STUDS @16" O.C.
(2)	2x4 WD STUDS @ 16" O.C.
(3)	3/8" THICK (3) COAT PORTLAND CEMENT PLASTER WITH FINE SAND FINISH O/ GALV. METAL LATH O/ (2) LAYERS OF GRADE "D" BUILDING PAPER O/ WOOD BASED SHEATHING. BASE COAT MIX WITH ALKALINE RESISTANT GLASSFIBER
(4)	14" TRUSS JOIST
(5)	3/8" TYPE "X" GYP. BD. ON GARAGE SIDE WALLS AND CEILING ADJACENT TO HABITABLE ROOMS & UNDER STAIRS STORAGE
(6)	R-38 THERMAL HIGH DENSITY FIBERGLASS, 10 1/2" THICK INSULATION PER TITLE 24 INSTALL AT ROOF VENTED ENCLOSED RAFTERS SPACE. KEEP INSULATION MIN. 1" BELOW THE ROOF SHEATHING.
(7)	R-21 HIGH DENSITY THERMAL INSULATION TYP. AT EXTERIOR WALLS AND GARAGE WALLS TO HABITABLE ROOMS
(8)	5" THICK CONC. SLAB W/ 6X6 W1.4XW1.4WWF O/ GAS METHANE MEMBRANE SYSTEM REFER TO METHANE BARRIER PLANS
(9)	3/4 CDX PLYWD FLOORING IN ATTIC O/ 2x6 JST. (HOUSE B & BR)
(10)	5/8" GYP. BD. (TYP ALL WALLS AND CEILINGS U.N.O.)
(11)	CONC. FOOTING SEE STRUCT. PLANS
(12)	CONCRETE ISOLATION JOINT FILLED W/PREFORMED JOINT FILLER
(13)	42"H GUARDRAIL (HOUSE B & BR)
(14)	ATTIC ACCESS
(15)	WEEP SCREED (TYP). KEEP CLEAR 2" TO CONCRETE, 6" TO EARTH
(16)	METHANE BARRIER
(17)	SINGLE PLY ROOF COVERING SYSTEM CLASS B MANUF: SARNAFIL OR EQUAL
(18)	DECK JOIST RIPPED FOR SLOPE
(19)	(E) RETAINING WALL FOOTING CONTRACTOR TO VERIFY IN FIELD, NOTIFY STRUCTURAL ENGINEER IF CONDITIONS VARY.
(20)	12" TRUSS JOIST
(21)	(3) COAT PORTLAND CEMENT PLASTER O/ 3.4 LB./S.Y. FLAT DIAMOND MESH LATH ATTACHED WITH HANGER AND TIE WIRES TO WOOD JOIST O/ R.R. OR C.J. SPACED AT 16" O.C. (HOUSE B & BR)
(22)	PATIO CONC. SLAB DROP AS REQUIRED FOR TILE INSTALLATION
(23)	TILE O/ MORTAR, O/ CONCRETE SLAB
(24)	DRIP EDGE
(25)	36"x36" ATTIC ACCESS DOOR (HOUSE B & BR)
(26)	HVAC SOFFITS
(27)	DUCT SPACE
(28)	BALCONY WATERPROOF DECKING SEE FLOOR PLAN
(29)	ACOUSTICAL INSULATION
(30)	36"H SS GUARDRAIL
(31)	PROVIDE BLOCKING FOR GARAGE DOOR TRACK
(32)	C.B.C. SEC. R302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO.26 GAGE SHEET STEEL AND SHALL HAVE NO OPENINGS IN TO THE GARAGE
(33)	2x8 OUTRIGGER BOTH SIDES
(34)	8x20 GLULAM BM
(35)	STEM WALL W/ 4" FURRING
(36)	12" TRUSS JOIST
(37)	2x8 CJ SAME SPACING AS TJI
(38)	2x6 CJ SAME SPACING AS TJI
(39)	18"H WD PLATFORM W/2x4 PST PT, 2x6 FJ PT@16" O.C. & 3/4" PT PLYWD.
(40)	SUBDRAIN
(41)	WATERPROOFING
(42)	FLUSH BEAM
(43)	TILE VANNER
(44)	2x8 ROOF RAFTERS RIPPED TO MIN 5"
(45)	SUNSHADE SEE ROOF PLAN
(46)	2" FURRING
GENERAL NOTES	
1. FOR MECHANICAL, ELECTRICAL AND PLUMBING REFER TO MEP PLANS.	
2. FOR STRUCTURAL ENGINEERING REFER TO STRUCTURAL DRAWINGS	
3. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. [110.7]	
4. INSULATION SHALL BE CERTIFIED BY DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHING AND THERMAL INSULATION THAT THE INSULATION CONDUCTIVE THERMAL PERFORMANCE IS APPROVED PURSUANT TO THE CALIFORNIA CODE OF REGULATIONS. ([110.8(A)])	
FOOTING DEPTH VARIES. FOR FOOTING SEE GRADING AND STRUCTURAL PLANS	

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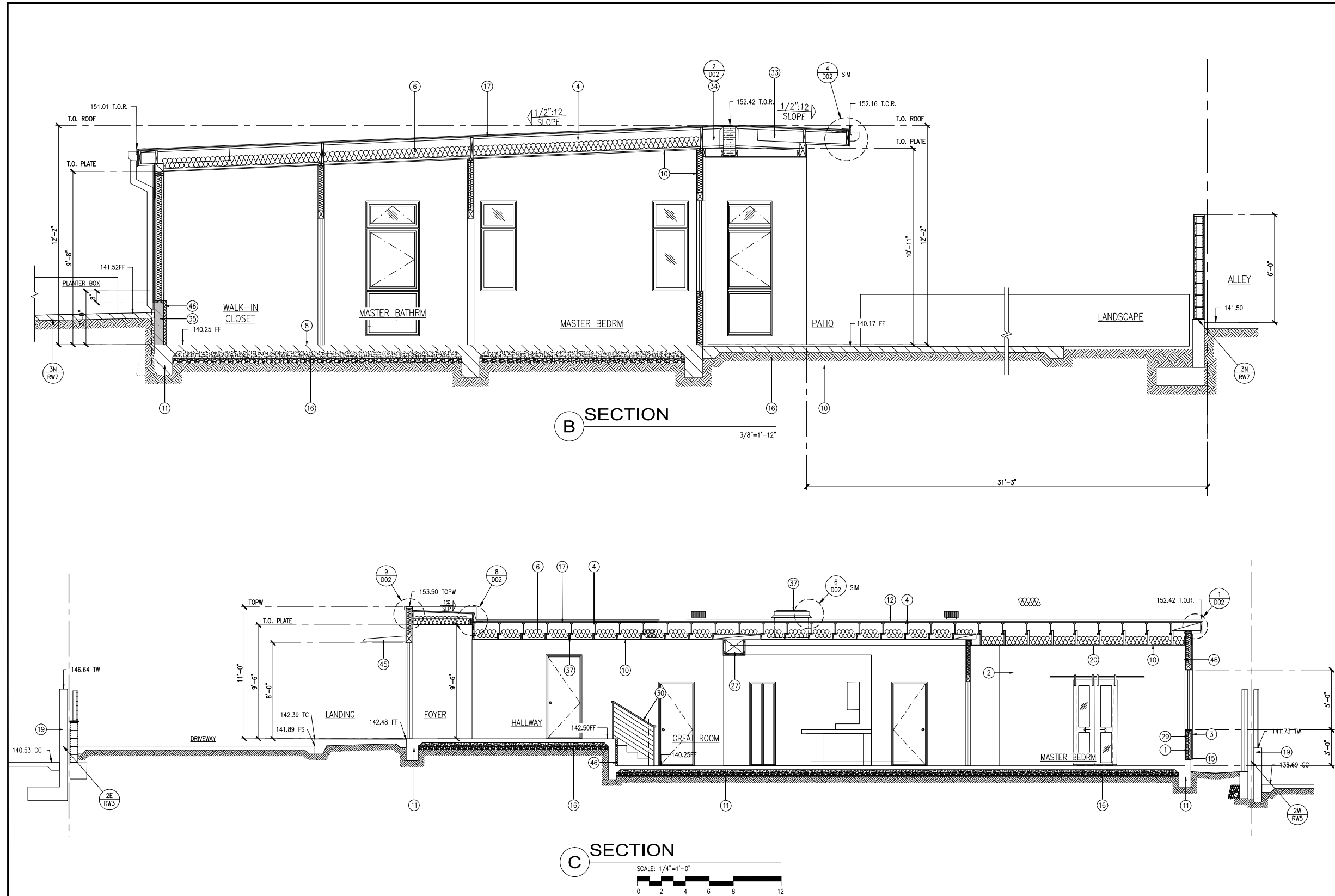
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HOUSE A
SECTIONS A, D

SHEET TITLE
HOUSE A
A3.1



SECTION KEY NOTES	
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(8)	5" THICK CONC. SLAB W/ 6X6 W1.4XW1.4WWF O/ GAS METHANE MEMBRANE SYSTEM REFER TO METHANE BARRIER PLANS
(9)	3/4 CDX PLYWD FLOORING IN ATTIC O/ 2x6 JST. (HOUSE B & BR)
(10)	3/8" GYP. BD. (TYP ALL WALLS AND CEILINGS U.N.O.)
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(19)	(E) RETAINING WALL FOOTING CONTRACTOR TO VERIFY IN FIELD, NOTIFY STRUCTURAL ENGINEER IF CONDITIONS VARY.
(20)	12" TRUSS JOIST
(21)	(3) COAT PORTLAND CEMENT PLASTER O/ 3.4 LB./S.Y. FLAT DIAMOND MESH LATH ATTACHED WITH HANGER AND TIE WIRES TO WOOD JOIST O/ R.R. OR C.J. SPACED AT 16" O.C. (HOUSE B & BR)
(22)	PATIO CONC. SLAB DROP AS REQUIRED FOR TILE INSTALLATION
(23)	TILE O/ MORTAR, O/ CONCRETE SLAB
(24)	DRIP EDGE
(25)	36"x36" ATTIC ACCESS DOOR (HOUSE B & BR)
(26)	HVAC SOFFITS
(27)	DUCT SPACE
(28)	BALCONY WATERPROOF DECKING SEE FLOOR PLAN
(29)	ACOUSTICAL INSULATION
(30)	36"H SS GUARDRAIL
(31)	PROVIDE BLOCKING FOR GARAGE DOOR TRACK
(32)	C.B.C. SEC. R302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO.26 GAGE SHEET STEEL AND SHALL HAVE NO OPENINGS IN TO THE GARAGE
(33)	2x8 OUTRIGGER BOTH SIDES
(34)	8x20 GLULAM BM
(35)	STEM WALL W/ 4" FURRING
(36)	12" TRUSS JOIST
(37)	2x8 CJ SAME SPACING AS TJI
(38)	2x6 CJ SAME SPACING AS TJI
(39)	18"H WD PLATFORM W/2x4 PST PT, 2x6 FJ PT@16" O.C. & 3/4" PT PLYWD.
(40)	SUBDRAIN
(41)	WATERPROOFING
(42)	FLUSH BEAM
(43)	TILE VANNER
(44)	2x8 ROOF RAFTERS RIPPED TO MIN 5"
(45)	SUNSHADE SEE ROOF PLAN
(46)	2" FURRING
GENERAL NOTES	
1. FOR MECHANICAL, ELECTRICAL AND PLUMBING REFER TO MEP PLANS.	
2. FOR STRUCTURAL ENGINEERING REFER TO STRUCTURAL DRAWINGS	
3. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. [110.7]	
4. INSULATION SHALL BE CERTIFIED BY DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHING AND THERMAL INSULATION THAT THE INSULATION CONDUCTIVE THERMAL PERFORMANCE IS APPROVED PURSUANT TO THE CALIFORNIA CODE OF REGULATIONS. ([110.8(A)])	
FOOTING DEPTH VARIES. FOR FOOTING SEE GRADING AND STRUCTURAL PLANS	

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

DCS

DESIGN CONSTRUCTION SERVICES INC.

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PROJECT #4921

REVISIONS

1	02-01-2024 CLIENT REVIEW MODIF. DUE TO WELL DISCOVERY
2	4-18-25 SUBMIT MODIFIED PLANS TO PLANNING DEPT. REVIEW.
3	5-2-25 PLANNING RELEASE FOR CONSTRUCTION DRAWINGS

SITE ADDRESS

2750 E. 20TH ST.
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OWNER

NARSIMHA REDDY
123 ATLANTIC AVE
LONG BEACH, CA.90802

HOUSE A
SECTIONS B, C

SHEET TITLE
HOUSE A
A3.2



- HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

SHEET TITLE
HOUSE A
A3.3