

ADDITION TO RESIDENCE

OWNER: PAUL & HEIKE INTAGLATA

SITE: 3624 E 5TH STREET
LONG BEACH, CA 90804

RPP
ARCHITECTS
& ASSOCIATES, INC.

3837 E. 7th Street
Long Beach, CA 90804
562.434.8414, Fax 562.439.9483

ROGER PETER PORTER
ARCHITECT, AIA, NCARB

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JOB NO.: 2601

DRAWN BY: F.J.C.

CHECKED BY: R.P.P.

SCALE: AS SHOWN

DATE: 08-22-18

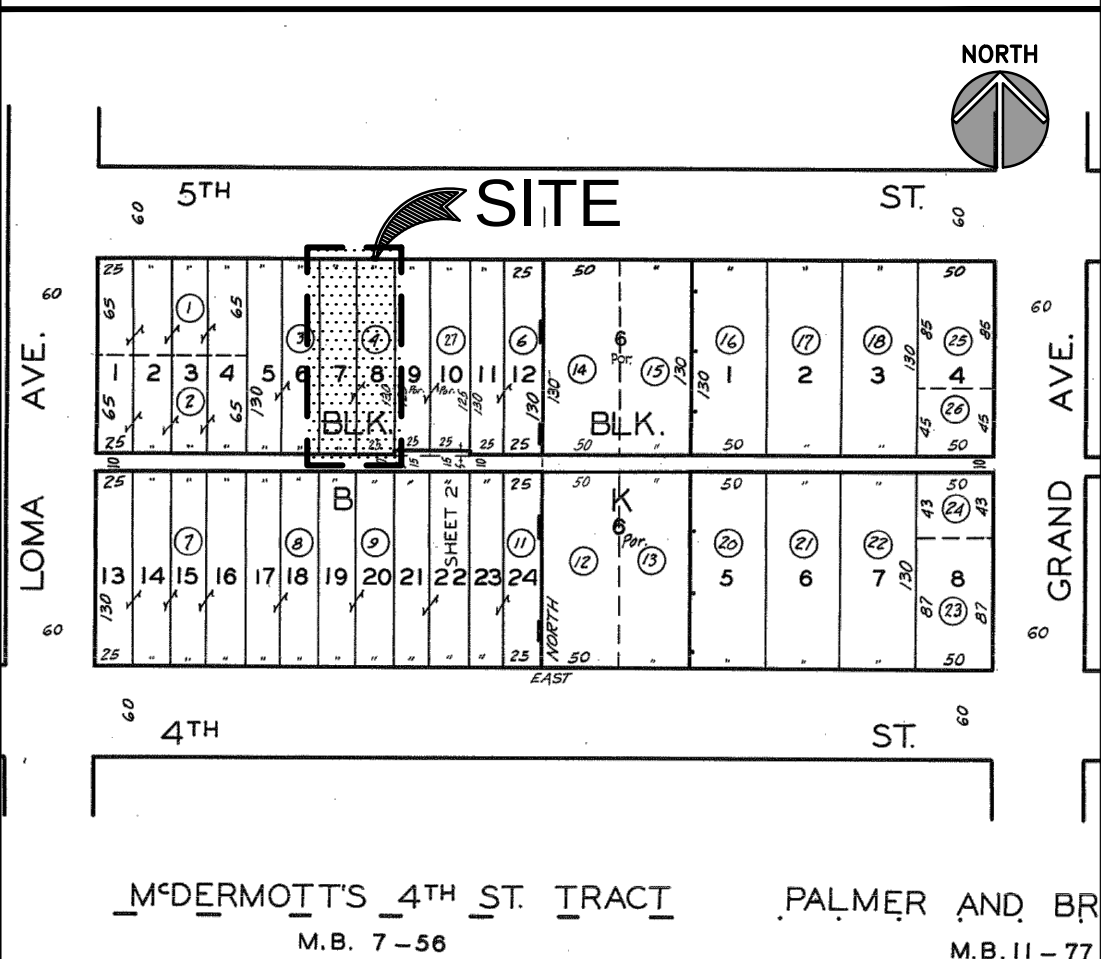
AERIAL VIEW



VICINITY MAP



PARCEL MAP



ABBREVIATIONS

A.B. ANCHOR BOLT A.C. ASPHALTIC CONCRETE A.D.A. AMERICAN DISABILITIES ACT ADJ. ADJUSTABLE ALUM. ALUMINUM ARCH. ARCHITECTURAL AMP. AMPERE	F.L.R. FLOOR F.O. FACE OF F.O.C. FACE OF CONCRETE F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD F.M. FIRE MARSHALL FTG. FOOTING	Q.T. QUARRY TILE
BLDG. BUILDING BLK. BLOCK BM. BEAM BOT. BOTTOM	GA. GAUGE GAL. GALLON GALV. GALVANIZED G.I. GALVANIZED IRON GL. GLASS GLB. GLU-LAMINATED BEAM GRD. GRADE GYP. BD. GYPSUM BOARD	R. RISER RAD. RADIUS R.D. ROOF DRAIN R.F. ROOF REF. REFRIGERATOR REF. REINFORCING REQ'D. REQUIRED R.R. ROOF RAFTER RM. ROOM R.O. ROUGH OPENING R.S. ROUGH SAWN RDWD. RED WOOD
C.B. CATCH BASIN C.J. CONTROL JOINT CEL. CELLULAR CEM. CEMENT CER. CERAMIC CLG. CEILING CLR. CLEAR C.O. CLEAN OUT COL. COLUMN COM. COMMUNICATION COMP. COMPOSITION CONC. CONCRETE CONST. CONSTRUCTION CONT. CONTINUOUS CONTR. CONTRACTOR	I.D. INSIDE DIAMETER JAN. JANITOR JST. JOIST JT. JOINT LAM. LAMINATED LAV. LAVATORY LT. WT. LIGHT WEIGHT L.F. LINEAL FEET LT. LIGHT MFR. MANUFACTURER MAX. MAXIMUM MECH. MECHANICAL MTL. METAL M.H. MANHOLE MIN. MINIMUM MISC. MISCELLANEOUS M.O. MISCELLANEOUS OPENING N.I.C. NOT IN CONTRACT NO. NUMBER N.T.S. NOT TO SCALE	SCH. SCHEDULE S.C.E. SOUTHERN CALIF. EDISON S.D. STORM DRAIN S.F. SQUARE FOOT SHT. SHEET SHTG. SHEETING SH. SHELF SIM. SIMILAR SLDG. SLIDING SPEC. SPECIFICATION SQ. SQUARE STD. STANDARD STL. STEEL STRUCT. STRUCTURAL SUSP. SUSPENDED S.Y. SQUARE YARD SYM. SYMMETRICAL
DBL. DOUBLE D.D. DECK DRAIN DET. DETAIL DA. DIAMETER DIAG. DIAGONAL DIM. DIMENSION DN. DOWN D.S. DOWNSPOUT DR. DOOR DWG. DRAWING D.F. DRINKING FOUNTAIN	O.C. ON CENTER O.D. OUTSIDE DIAMETER O.H. OVER HEAD OPG. OPENING PL. PLATE P.L. PROPERTY LINE PLAS. PLASTER PLYWD. PLYWOOD PR. PAIR PREFAB. PREFABRICATED P.S.I. POUNDS PER SQ. INCH. PVC. POLYVINYL CHLORIDE	T. TREAD T.C. TOP OF CURB TEL. TELEPHONE TEL.CO. TELEPHONE CO. T&G. TONGUE & GROOVE THK. THICK T.O. TOP OF T.O.P. TOP OF PAVING T.O.S. TOP OF SLAB T.O.W. TOP OF WALL U.N.O. UNLESS NOTED OTHERWISE W.P. WATERPROOF

PLANNING DEPT. NOTES

GENERAL NOTES-DUPLICATING EXISTING ARCHITECTURAL DETAILS

- ROOFING: NEW ROOFING TO MATCH EXISTING COMPOSITION SHINGLES.
- FRAMING: MATCH EXISTING EAVES, RAKES, FASCIA STARTER BOARD AND 4x6 TRIM BEAM.
- GUTTERS AND SPOUTS, MATCH EXISTING, NEW ADDITION AND GARAGE. MATCH WOOD SIDING, DOOR, WINDOW AND SILL TRIM, OUTSIDE AND INSIDE CORNER TRIM. MATCH FOUNDATION VENTS, SIZE AND TRIM. ALL NEW WINDOWS TO MATCH EXISTING, DOUBLE HUNG AND FIXED. MATCH EXITING PAINT COLORS.
- PAINTING: MATCH EXISTING COLORS:
SIDING: BENJAMIN MOORE FRESH BUTTER #290
TRIM: BENJAMIN MOORE RUBY DUSK #1267

BUILDING DEPT. NOTES

INDEX OF DRAWINGS

SHEET DESCRIPTION

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A-03	NEW FLOOR PLAN & LEGEND
A-04	HOUSE EXTERIOR ELEVATIONS
A-05	GARAGE EXTERIOR ELEVATIONS
A-06	DOOR, WINDOW & FINISH SCHEDULES
A-07	PARKING ACCESS PLAN

PROJECT DESCRIPTION

- ADD AN ADDITION FOR ONE BEDROOM, BATH AND PANTRY CLOSET.
- ADD A ONE CAR GARAGE.
- ALTERATIONS TO EXISTING KITCHEN AREA.
- ADD FORCE AIR FURNACE (ATTIC), AND AIR CONDITIONING UNIT.
- ADD INSTANT WATER HEATER.
- REMOVE PRE FAB. SUNROOM.
- PARKING ACCESS PLAN UNDER SEPARATE SUBMITTAL.

CODE PROJECT DATA

BUILDING DATA

TYPE OF CONSTRUCTION:
V

OCCUPANCY:
R-3 & U

AREA OF NEW CONSTRUCTION:
(N) BEDROOM + BATH + P.C.
465 SQ. FT.
(N) GARAGE ADDITION
259 SQ. FT.

AUTOMATIC FIRE SPRINKLER:
NO

ROOFING:
COMPOSITION SHINGLE
MATCH AS CLOSE POSSIBLE

BUILDING HEIGHT:
BEDROOM + BATH + P.C. 13'-6"
GARAGE ADDITION 12'-0"

CODE APPLICATION:
2016 CALIF. RESIDENTIAL CODE
2016 CALIF. BUILDING CODE
2016 CALIF. CALGREEN CODE
2016 CALIF. MECHANICAL CODE
2016 CALIF. PLUMBING CODE
2016 CALIF. FIRE CODE
2016 CALIF. ELECTRICAL CODE
2016 CALIF. ENERGY CODE
TITLE 18 OF L.B. MUNICIPAL CODE
CALIF. ADMINISTRATIVE CODE
ALL CURRENT CAL-OSHA LAWS
AND ALL APPLICABLE NATIONAL
AND LOCAL CODES.

ZONING CODE DATA

ZONING:

R-1-N

BUILDING USE:

SINGLE FAMILY RESIDENTIAL
GARAGE ATTACHED

HISTORICAL DISTRICT:

YES

BUILDING HEIGHT:

PER CODE 25'-0" MAX.
PER PLAN 16'-0"

ADDRESS:

3624 E 5TH STREET
LONG BEACH, CA 90804

LEGAL DESCRIPTION:

LOT # 7.8
BLOCK # B
SUBD.: MODERNMOTT'S FOURTH
STREET TRACK

FRONT YARD:

PER CODE 20'-0"
PER PLAN 20'-0"

SIDE YARD:

PER CODE 4'-0" & 10'-3"
PER PLAN 6'-0" & 37'-0"

REAR YARD:

PER CODE 10'-0"
PER PLAN 37'-0"

A.P.N.:

7255-002-004

LOT SIZE AREA:

50.00'x130.00' = 6,500 SQ. FT.

MAXIMUM LOT COVERAGE:

PER CODE 50% (6,503)
3,251.50 SQ. FT.
PER PLAN 30.6% (6,503)
1,990 SQ. FT. / 6,503 SQ. FT.

BUILDING AREAS:

(E) LIVING 1,122 SQ. FT.
(E) RUMPUS RM. 196 SQ. FT.
TOTAL LIVING 1,318 SQ. FT.
NEW ADDITION 450 SQ. FT.
TOTAL LIVING 1,768 SQ. FT.
(E) GARAGE 221 SQ. FT.
(N) GARAGE 259 SQ. FT.

FLOOR AREA RATIO:

PER CODE 0.6
PER PLAN 0.31

USABLE OPEN SPACE:

PER CODE 16%
PER PLAN 31% (2,013 SQ. FT.)

Revisions:

△	REV. PER PLANNING DEPT.
△	10-10-18
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OWNER:

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COVER SHEET

SHEET TITLE

T-01

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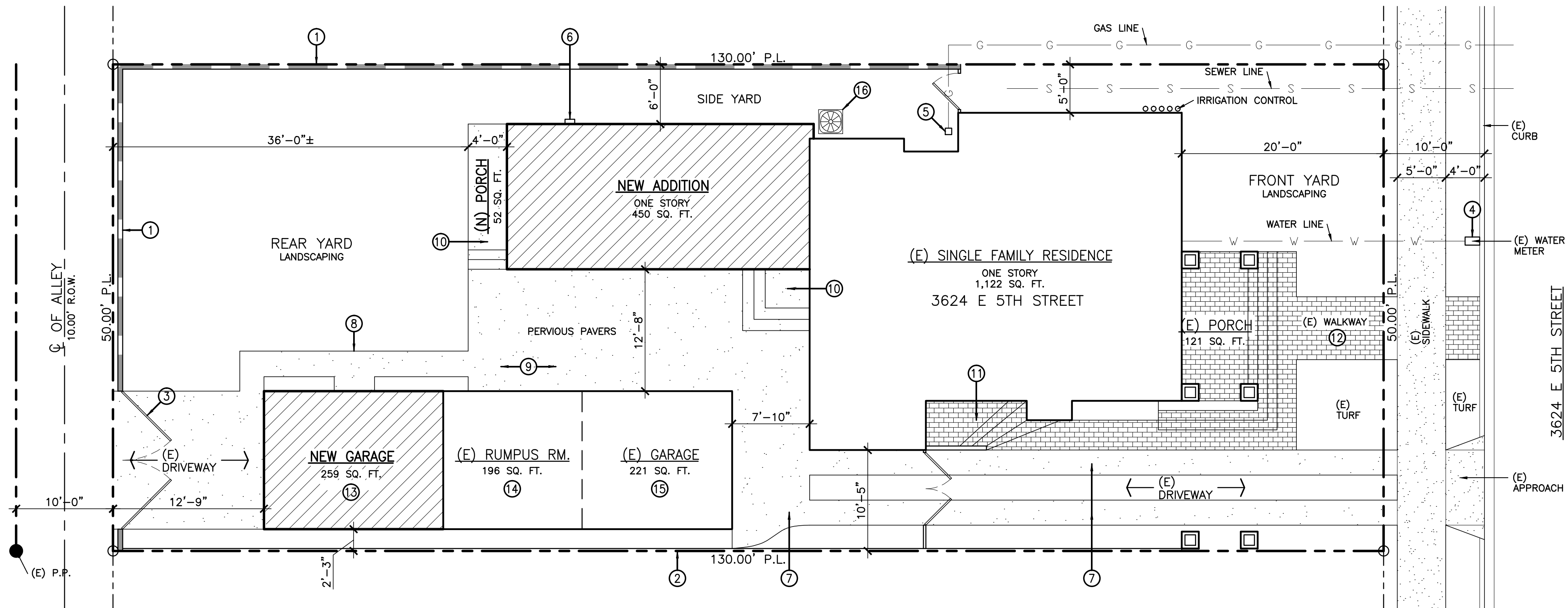
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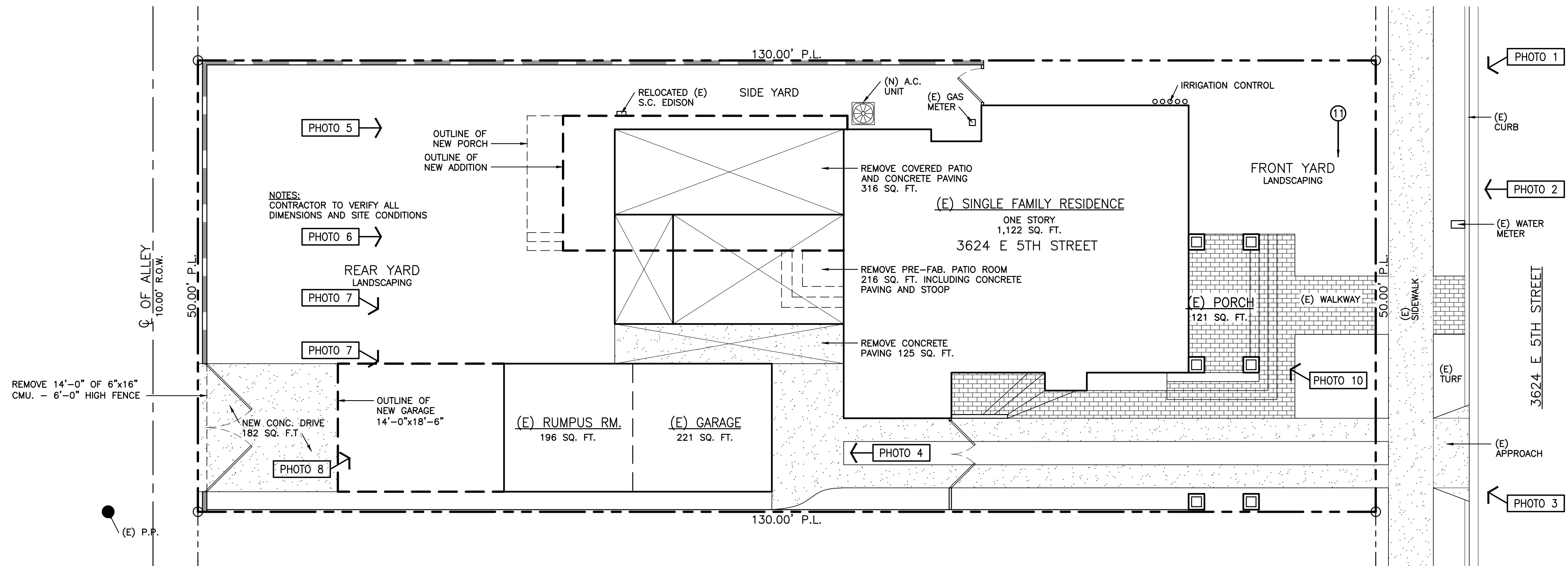
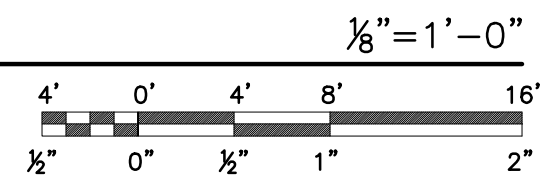
EXISTING-DEMOLITION SITE PLAN
NEW SITE PLAN

SHEET TITLE
A-01

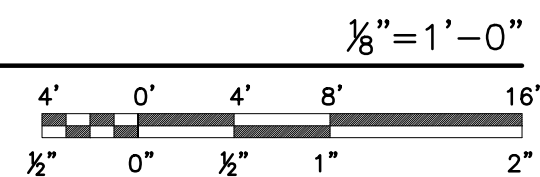
INDEX SITE PLAN			
①	6'-0" HIGH MASONRY WALL	⑨	NEW PERVIOUS PAVERS
②	6'-0" HIGH FENCE - MFC.	⑩	CONCRETE STOOP-STEPS
③	NEW GATE 12'-0" WIDE	⑪	BRICK PORCH - EXISTING
④	WATER METER	⑫	STOOP, STEPS, BRICK - EXISTING
⑤	GAS METER - EXISTING	⑬	NEW GARAGE 14'-0"x18'-6"
⑥	S.C. EDISON - RELOCATED SERV.	⑭	EXISTING RUMPUS ROOM 14'-0"x14'-0"=196 SQ. F.T
⑦	CONCRETE PAVING - EXISTING	⑮	GARAGE 14'-0"x16'-0" - EXISTING
⑧	30" CONCRETE WALK - NEW	⑯	NEW A.C. UNIT, PROVIDE CONCRETE SLAB

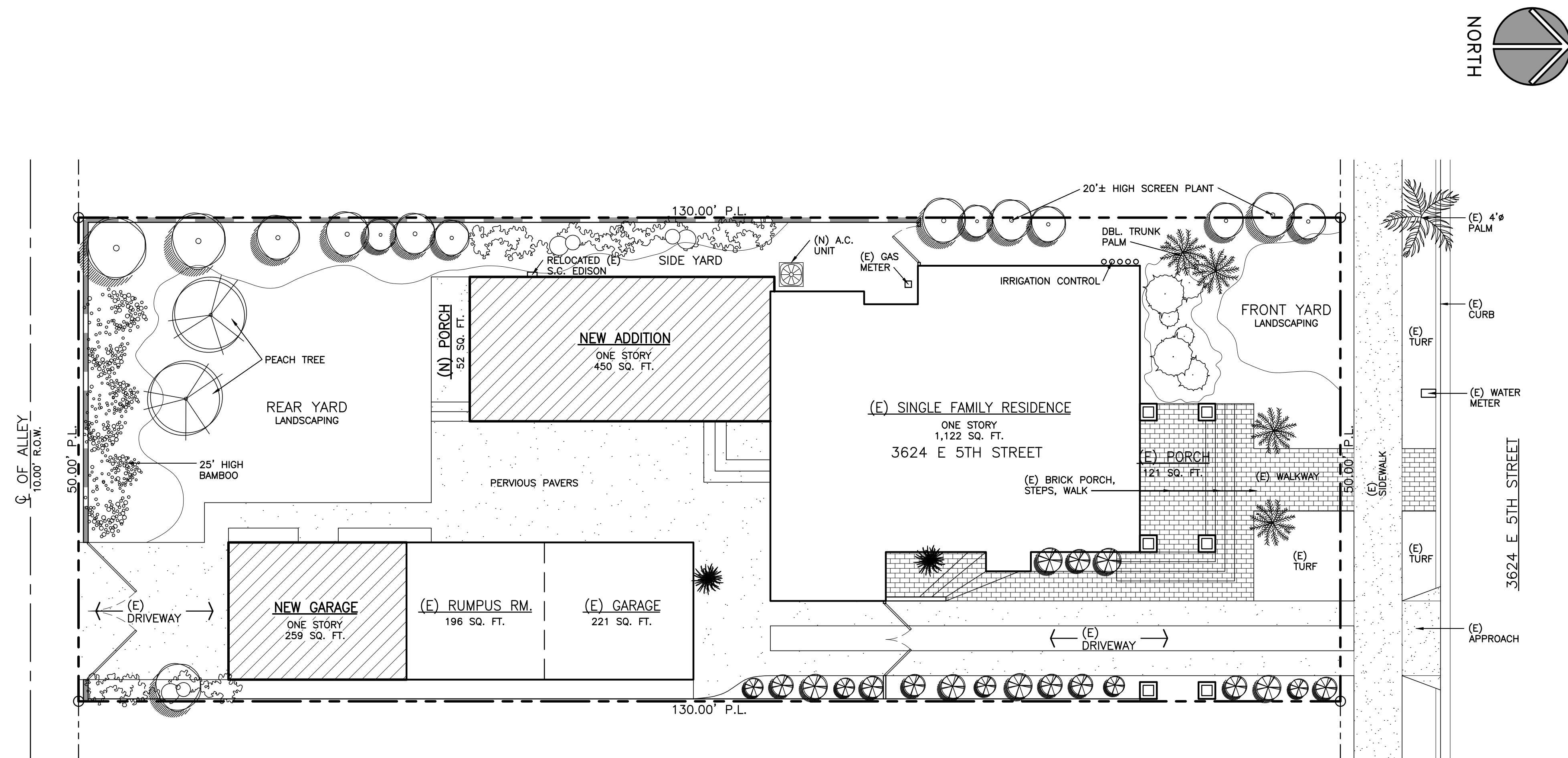


NEW SITE PLAN
LOT#7 AND LOT#8, BLOCK B, McDERMOTT'S FOURTH STREET TRACK

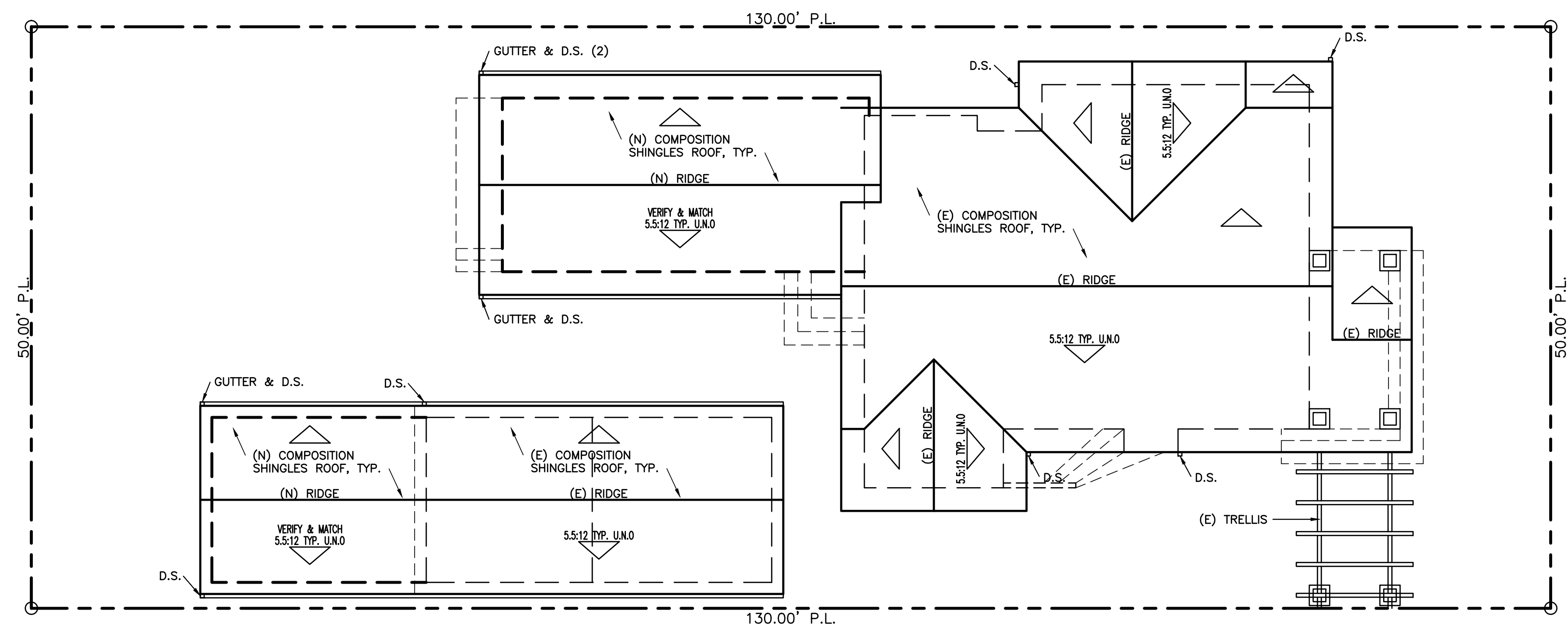
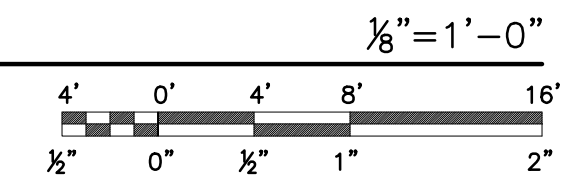


EXISTING-DEMOLITION SITE PLAN

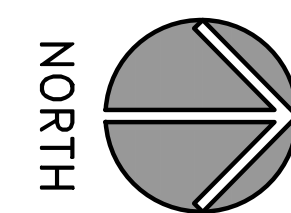
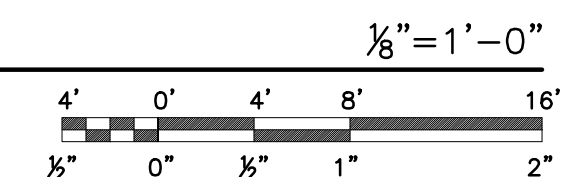




EXISTING LANDSCAPE PLAN



NEW ROOF PLAN



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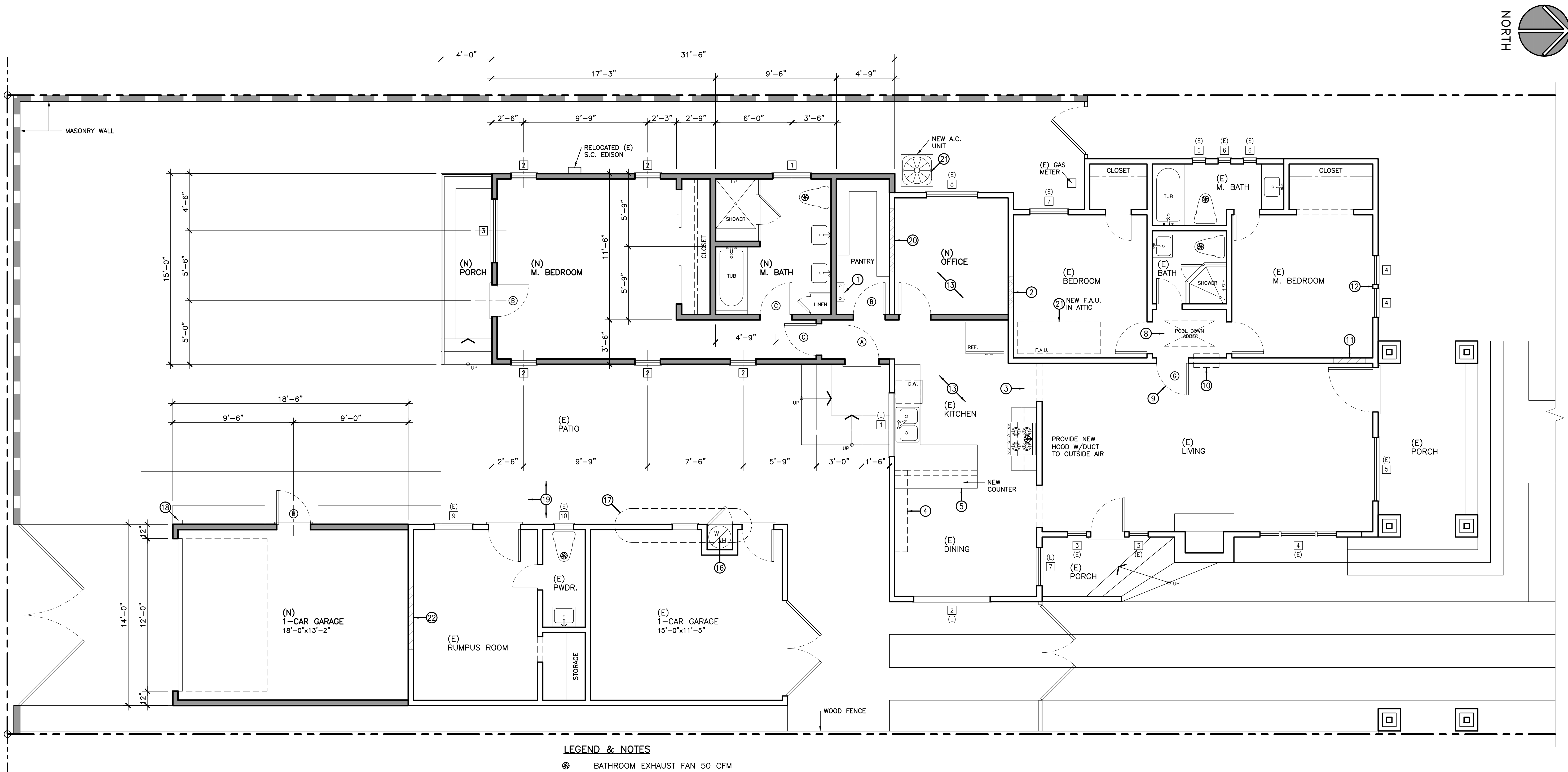
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SITE: 3624 E 5TH STREET
LONG BEACH, CA 90804

LANDSCAPE PLAN
ROOF PLAN

SHEET TITLE
A-02



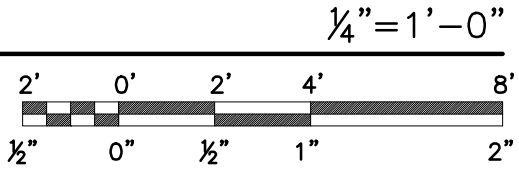
ADDITIONS AND ALTERATIONS TO EXISTING PLAN			
1	NEW TANKLESS WATER HEATER	12	REMOVE 5'-0"x4'-6" WINDOW - INSTALL 2'-2"-3"x4'-6" WINDOW DH (EGRESS WINDOWS)
2	REMOVE DOOR - SEAL OPENING	13	REMOVE ALL WOOD PANELING
3	REMOVE SOFFITS ABOVE CABINETS - COLSUNT OWNER	14	MATCH ALL CASING, BASE, TEXTURE, ETC.
4	RELOCATE UPPER CABINET	15	REMOVE WALL - CONSULT OWNER
5	NEW EXTENDED COUNTER - REFER TO CABINET ELEVATIONS	16	REMOVE WATER HEATER
6	RELOCATE DOOR FROM DINING ROOM	17	SURVEY EXISTING WATER, GAS & ELECTRIC LINES FOR REPLACEMENT
7	RELOCATE DOOR TO DINING ROOM - RELOCATE SIDE USE	18	PROVIDE MATCHING GUTTERS & DOWNSPOUTS - REF. TO ROOF PLAN
8	INSTALL NEW PULL DOWN LADDER	19	SURVEY EXISTING SYSTEM & LANDSCAPE LIGHTING FOR REPLACEMENT & RELOCATION - CONSULT OWNER
9	REMOVE SLIDING DOOR INSTALL NEW DOOR, NEW DOOR TO MATCH EXISTING - SINGLE PANEL	20	RELOCATE WINDOW TO NEW BEDROOM - SEAL OPENING
10	REMOVE FLOOR HEATER - SEE OWNER FOR NEW SECURITY CABINET	21	NEW HORIZONTAL FORCED AIR FURNACE, NEW AIR CONDITION IN SIDE YARD, PROVIDE CONCRETE PAD
11	REMOVE SLIDING DOOR - SEAL OPENING TO MATCH	22	REMOVE WINDOW - SEAL OPENING

LEGEND & NOTES

- Ⓢ BATHROOM EXHAUST FAN 50 CFM
Ⓢ CARBON MONOXIDE (CO) ALARM
Ⓢ S.D. SMOKE DETECTOR
1. SMOKE DETECTORS AND CARBON MONOXIDE (C.M.) ALARMS:
- A. UL 217 RATED SMOKE ALARMS:
- 1.1. IN ALTERATIONS, REPAIRS AND ADDITIONS SMOKE ALARMS ARE REQUIRED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR OR BASEMENT LEVEL. SMOKE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED. [CRC R314.3.1]
- 1.2. SMOKE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR OR BASEMENT LEVEL. [CRC R3 14.3]
- 1.3. IN NEW BUILDINGS, SMOKE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED. [CRC R3 14.4 & R314.5]
- B. UL 2034/2075 RATED CARBON MONOXIDE ALARMS:
- 1.1. IN ALTERATIONS, REPAIRS AND ADDITIONS OF EXISTING DWELLINGS EXCEEDING \$1000 CARBON MONOXIDE ALARMS ARE REQUIRED IN THE SPECIFIC PERMITTED DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES. THE CARBON MONOXIDE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED. [CRC R314.3.1]
- 1.2. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM CONTAINING A FUEL-BURNING APPLIANCE AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE. CRC R315]
- 1.3. IN NEW BUILDINGS, CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED. [CRC R315.1.1 & R315.1.2]

FLOOR PLAN

WALL LEGEND	
NEW WALL	
EXISTING WALL	
EXISTING WINDOW, DOOR OR OPENING FRAMED-IN	
EXISTING WALL REMOVED	



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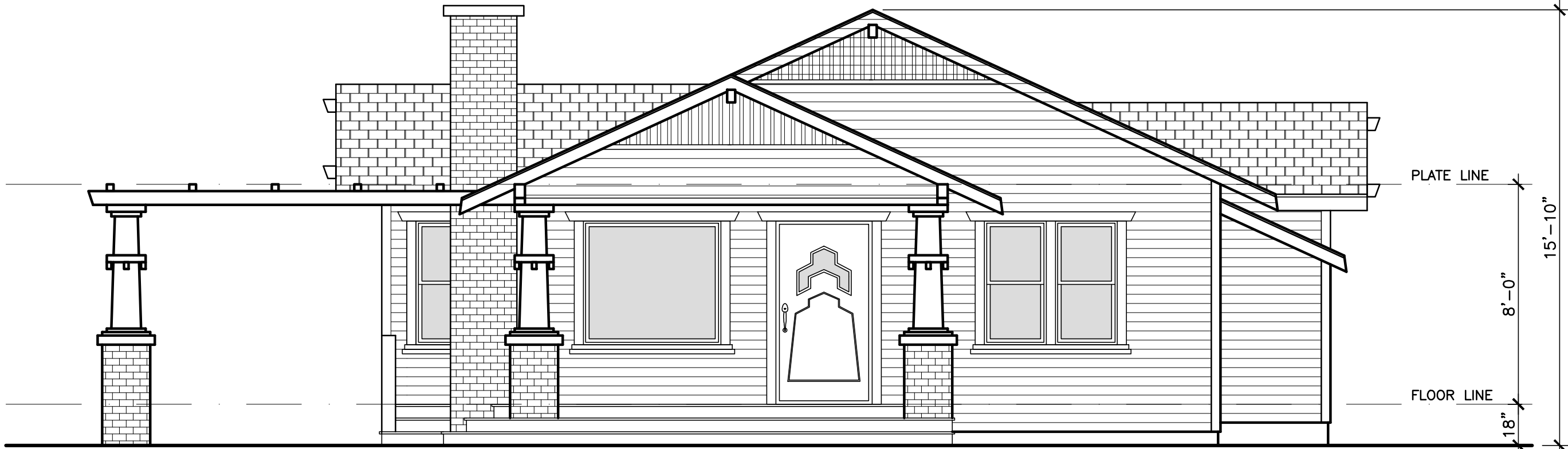
NEW FLOOR PLAN

SHEET TITLE

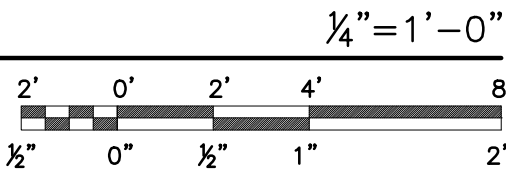
A-03

GENERAL NOTES—DUPLICATING EXISTING ARCHITECTURAL DETAILS

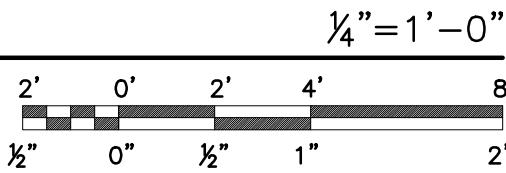
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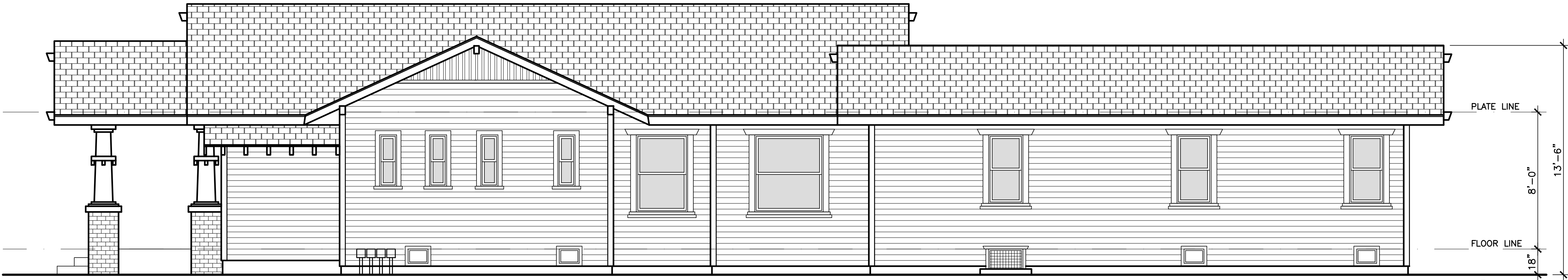
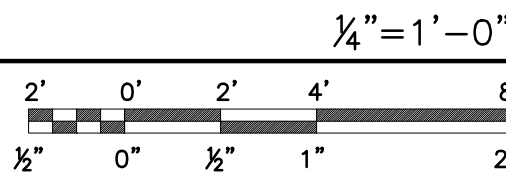
NORTH ELEVATION



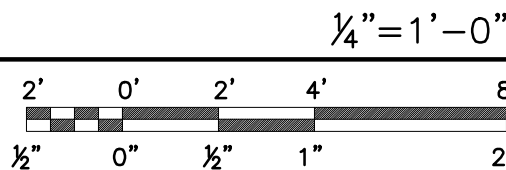
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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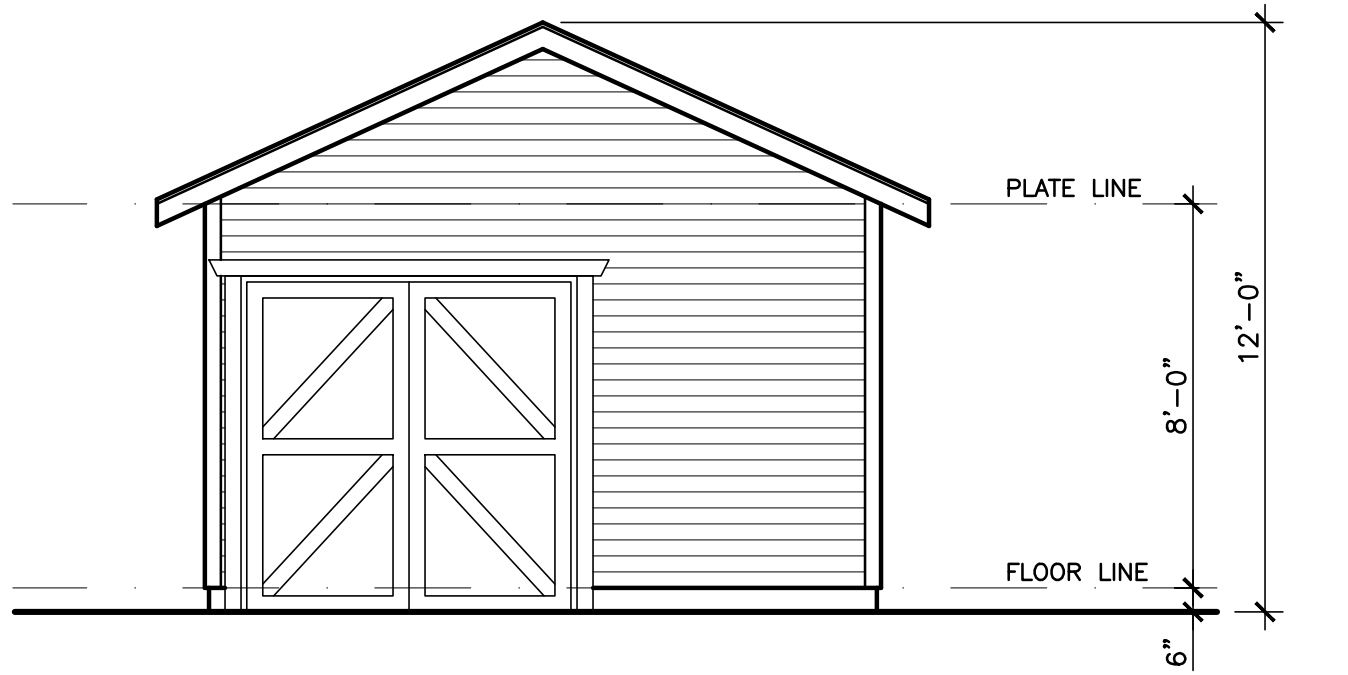
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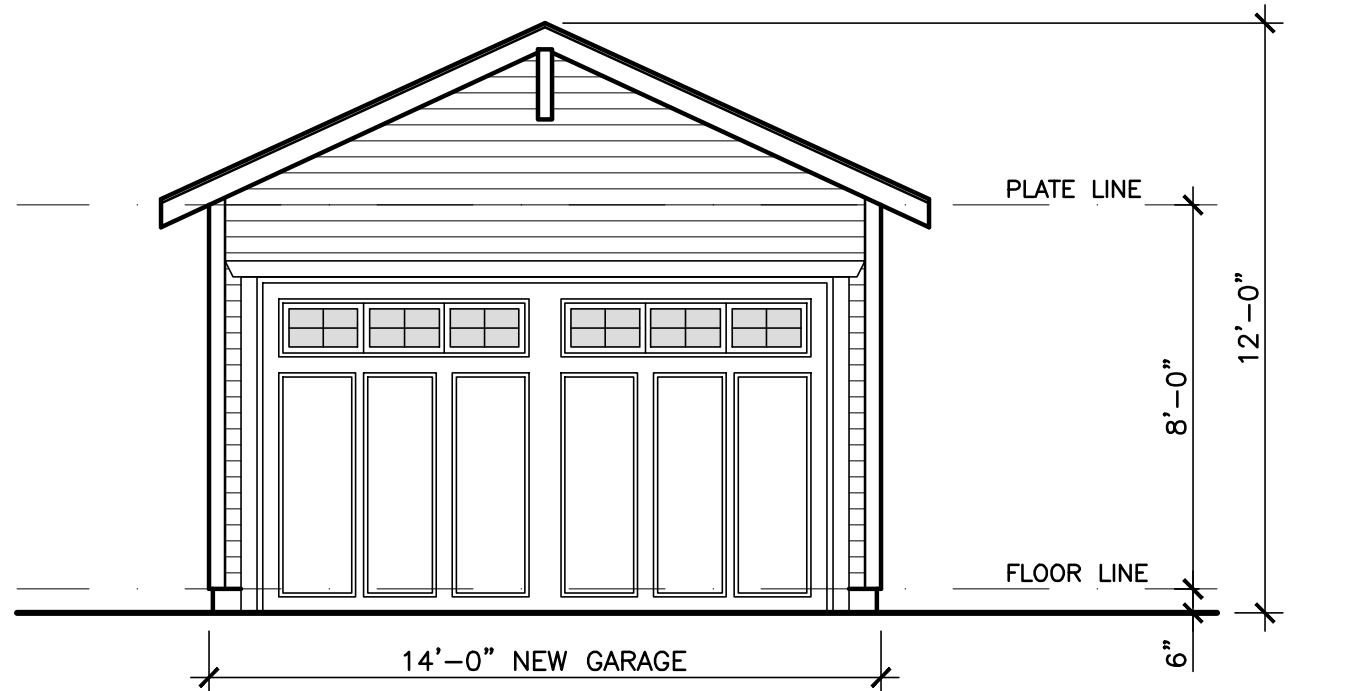
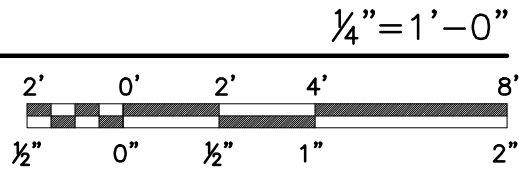
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HOUSE
EXTERIOR ELEVATIONS

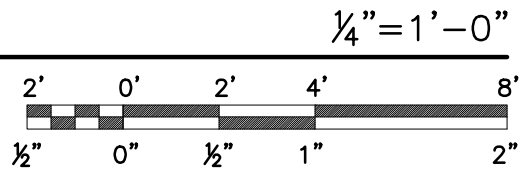
SHEET TITLE
A-04



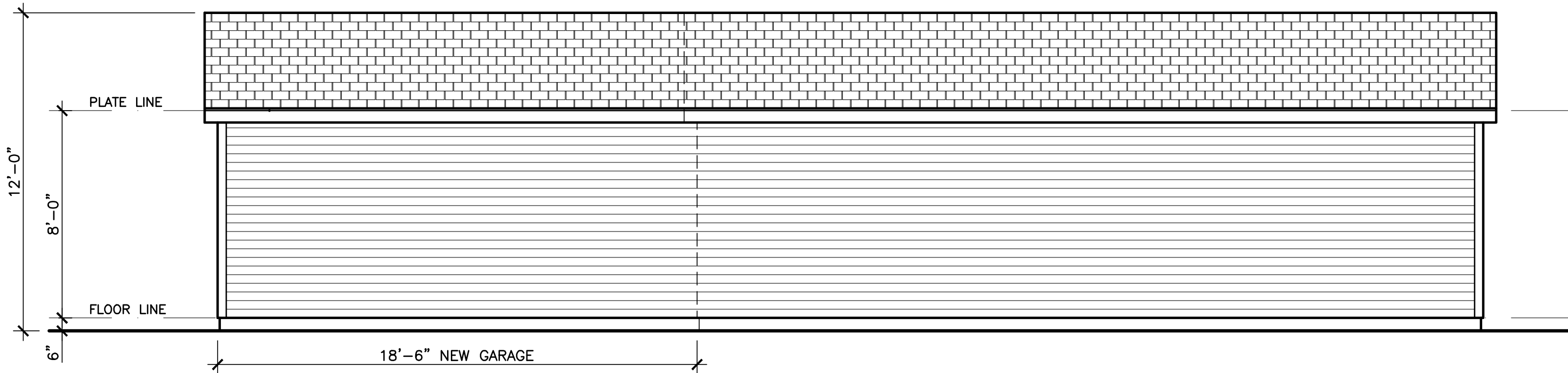
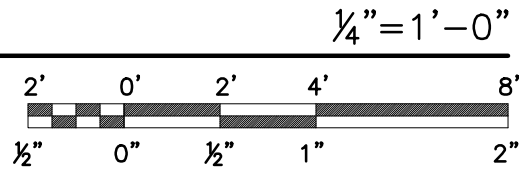
NORTH ELEVATION
GARAGE



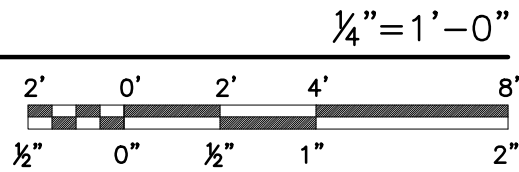
SOUTH ELEVATION
GARAGE



WEST ELEVATION
GARAGE



EAST ELEVATION
GARAGE



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GARAGE
EXTERIOR ELEVATIONS

SHEET TITLE
A-05

[illegible]

DOOR TYPES	
NOTES:	

WINDOWS TYPES	
NOTES:	

[illegible]

NOTES:	
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WINDOW SCHEDULE						
MARK	WTH	HGT	MATERIAL	TYPE	GLASS	REMARKS
NEW						
1	3'-0"	2'-6"	WOOD-PAINT GRD.	DOUBLE HUNG	DUAL PANE/LOW-E	MATCH EXISTING DOUBLE HUNG
2	2'-0"	4'-0"	WOOD-PAINT GRD.	DOUBLE HUNG	DUAL PANE/LOW-E	MATCH EXISTING DOUBLE HUNG
3	5'-0"	5'-0"	WOOD-PAINT GRD.	COMBINATION SLIDING & FIXED	DUAL PANE/LOW-E	RELOCATED FROM STUDY
4	2'-3"	4'-6"	WOOD-PAINT GRD.	DOUBLE HUNG	DUAL PANE/LOW-E	2-2'-3"x4'-6" IN A MULLION FRAME*
5	1'-6"	6'-6"	WOOD-PAINT GRD.	FIXED/SIDE/LITE	DUAL PANE/LOW-E	RELOCATED/FRAME TO EXISTING 1'-6"
6	1'-6"	6'-0"	WOOD-PAINT GRD.	FIXED	DUAL PANE/LOW-E	RELOCATED
EXISTING						
1	5'-0"	3'-6"	WOOD-PAINT GRD.	COMBINATION SLIDING & FIXED	DUAL PANE/LOW-E	EXISTING TO REMAIN
2	6'-0"	4'-6"	WOOD-PAINT GRD.	COMBINATION SLIDING & FIXED	EXISTING	EXISTING TO REMAIN
3	1'-6"	6'-0"	WOOD-PAINT GRD.	FIXED/SIDE/LITE	EXISTING	EXISTING TO REMAIN
4	6'-0"	4'-6"	WOOD-PAINT GRD.	COMBINATION SLIDING & FIXED	EXISTING	EXISTING TO REMAIN
5	5'-0"	4'-6"	WOOD-PAINT GRD.	FIXED	EXISTING	EXISTING TO REMAIN
6	1'-0"	3'-0"	WOOD-PAINT GRD.	DOUBLE HUNG	EXISTING	EXISTING TO REMAIN
7	3'-0"	4'-6"	WOOD-PAINT GRD.	DOUBLE HUNG	EXISTING	EXISTING TO REMAIN
8	4'-0"	4'-0"	WOOD-PAINT GRD.	DOUBLE HUNG	EXISTING	EXISTING TO REMAIN
9	3'-0"	4'-0"	WOOD-PAINT GRD.	DOUBLE HUNG	EXISTING	EXISTING TO REMAIN
10	1'-6"	1'-6"	WOOD-PAINT GRD.	FIXED	EXISTING	EXISTING TO REMAIN

NOTES:

* 4 REPALCES 5'-0x4'-6" FIXED WINDOW. FRAME IN SAME WIDTH OF 5'-0"



RPP

ARCHITECTS

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JOB NO.:	2601
DRAWN BY:	F.J.C.
CHECKED BY:	R.P.P.
SCALE:	AS SHOWN
DATE:	08-22-18

Revisions:

	REV. PER	PLANNING DEPT.
1	10-10-18	
2		
3		
4		
5		
6		
7		
8		
9		
10		

OWNER:
PAUL & HEIKE
INTAGLATA

ADDITION TO
RESIDENCE

SITE: 3624 E 5TH STREET
LONG BEACH, CA 90804

DOOR SCHEDULE
WINDOW SCHEDULE
FINISH SCHEDULE

SHEET TITLE
A-06



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DATE: 08-22-18

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PAUL & HEIKE
INTAGLATA

SITE: 3624 E 5TH STREET
LONG BEACH, CA 90804

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