

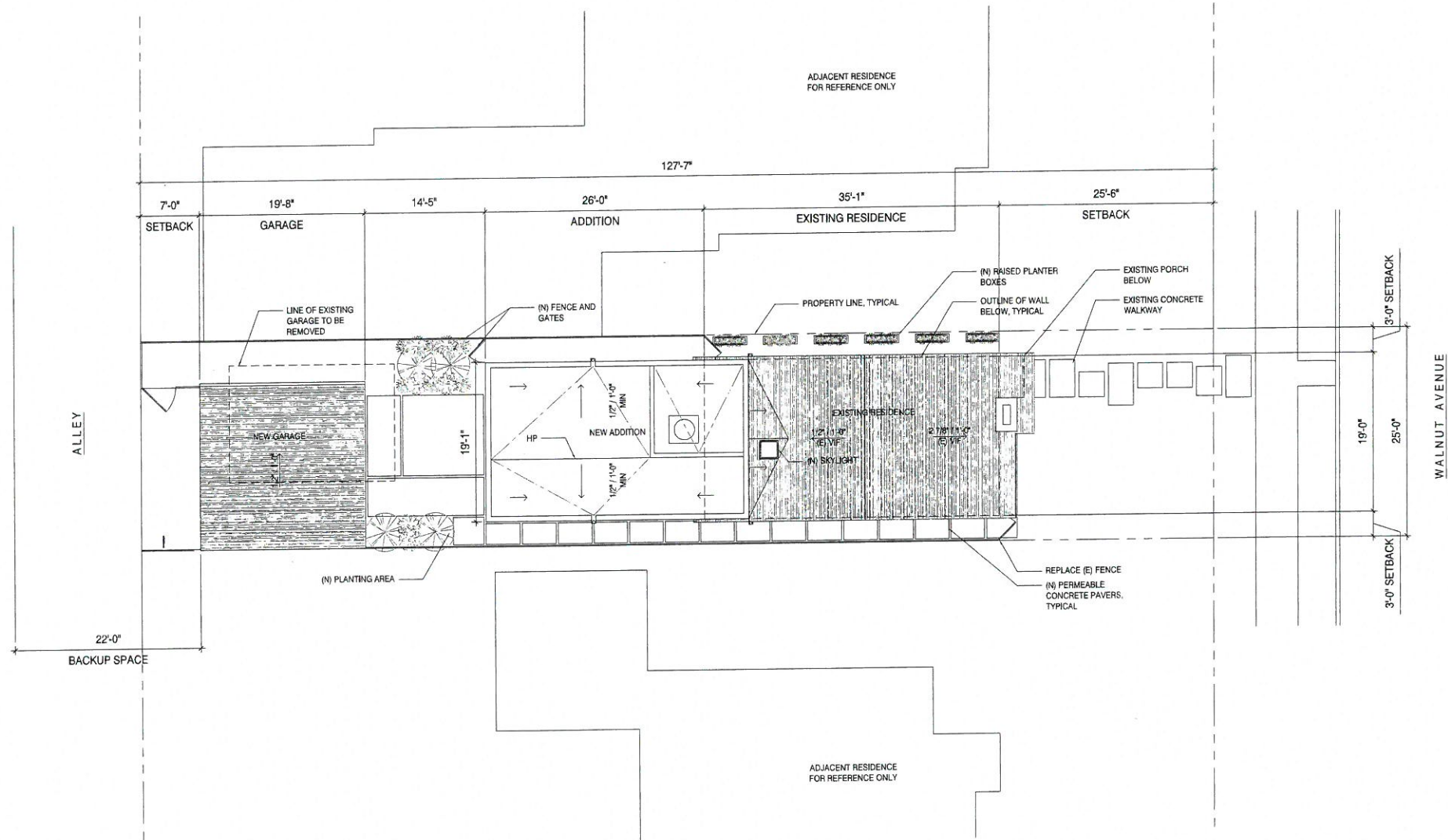
valery augustin, aia | DNA A+D
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t: 310.881.9807 www.dnaoffice.net



paiva residence: coa application

3761 walnut avenue, long beach, ca 90807

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SITE PLAN NOTES

1. ALL STORM WATER TO BE MANAGED ON SITE AS PER CAL. GREEN CODE SECTION 4.106.2. A) PROVIDE APPROPRIATELY SIZED RETENTION BASIN; B) FILTER STORM WATER IF CONVEYED TO PUBLIC DRAINAGE AS REQUIRED BY ENFORCING AGENCY.

SUSMP NOTES

1. DIVERT ROOF RUNOFF DIVERT ROOF RUNOFF TO VEGETATED AREAS BEFORE DISCHARGE UNLESS THE DIVERSION WOULD RESULT IN SLOPE INSTABILITY.

2. DIVERT SURFACE FLOW DIVERT SURFACE FLOW TO VEGETATED AREAS BEFORE DISCHARGE UNLESS THE DIVERSION WOULD RESULT IN SLOPE INSTABILITY.

LEGEND

----- EXISTING TO BE DEMOLISHED
----- EXISTING TO REMAIN
/// AREA TO BE DEMOLISHED
NOT IN CONTRACT (N.I.C.)

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



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long beach, california 90807
16-030

Seal:

Issue Dates:
05.20.16 CHC/SPR

Title:

SITE PLAN

Drawn By:

LP/VA/LC

Scale:

1/8" = 1'-0"

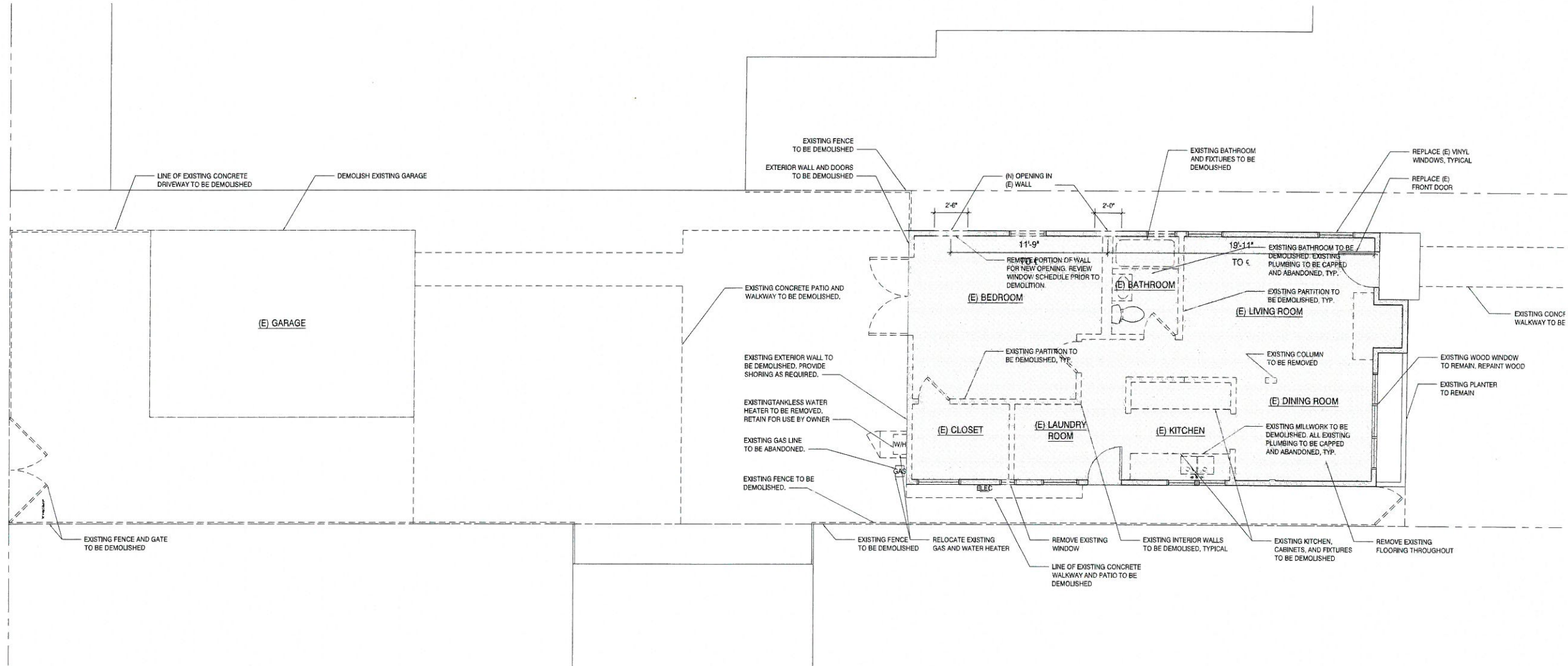
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06.29.2016

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DEMOLITION NOTES

1. GC TO COMPLY WITH ALL APPLICABLE CODES, REGULATIONS & REQUIREMENTS DURING DEMOLITION & FOR THE ENTIRE DURATION OF THE PROJECT.
2. GC TO PROTECT ALL AREAS NOT UNDER CONSTRUCTION FOR THE DURATION OF THE PROJECT.
3. WHERE APPLICABLE, GC TO PATCH AND REPAIR ALL SURFACES AS REQUIRED TO RECEIVE NEW FINISHES.
4. GC TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. GC TO COMPLY W/ CITY OF LONG BEACH GREEN BUILDING REQUIREMENTS REGARDING DEMOLITION AND TRASH REMOVAL.
6. GC TO INSPECT ALL EXISTING FRAMING AND STRUCTURE AFTER DEMOLITION AND ADVISE ARCHITECT AND OWNER OF ANY DAMAGE.
7. ALL EXISTING PLUMBING AND GAS LINES TO BE ABANDONED.

LEGEND

- EXISTING TO BE DEMOLISHED
- _____ EXISTING TO REMAIN
- ////// AREA TO BE DEMOLISHED
- NOT IN CONTRACT (N.I.C.)

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



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Title:

DEMOLITION
PLAN

Drawn By:

LP/VA/LC

Scale:

1/4" = 1'-0"

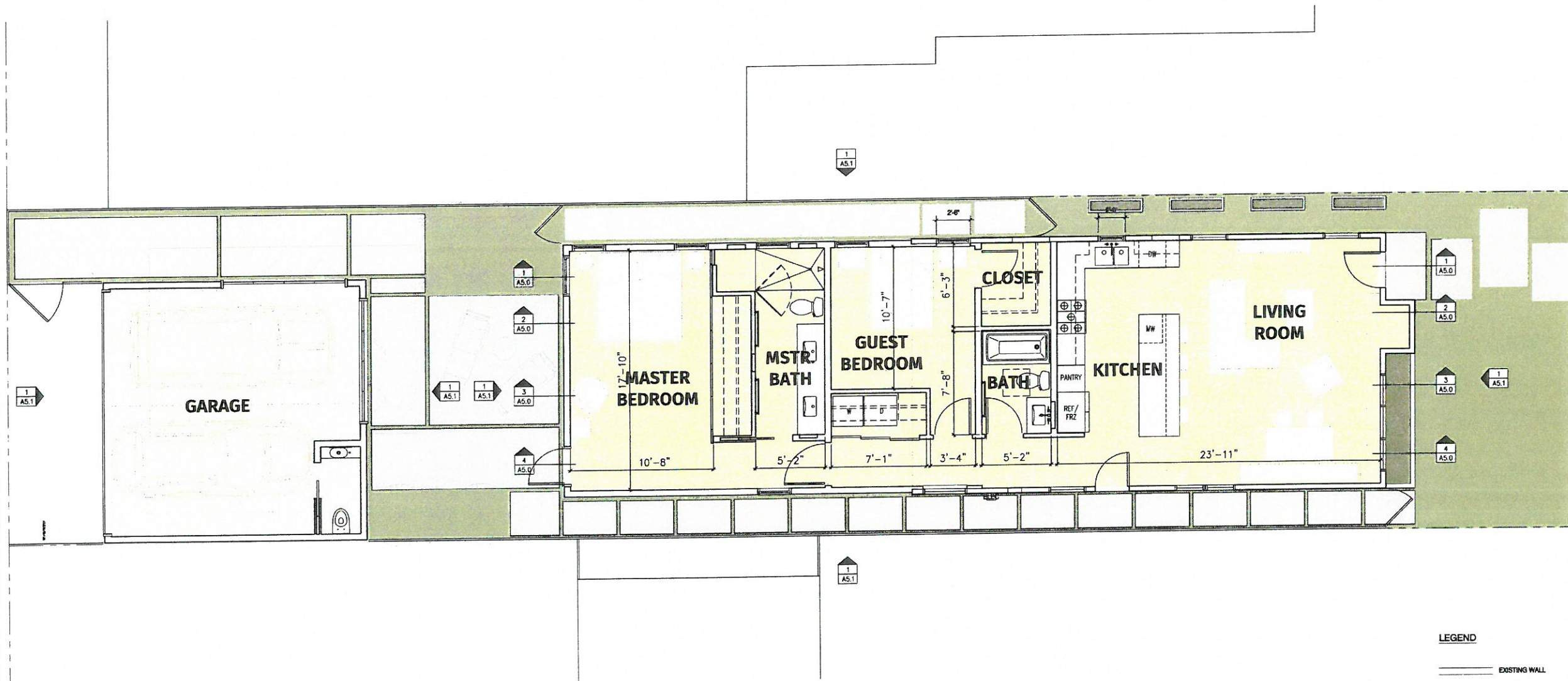
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- LEGEND**
- EXISTING WALL
 - NEW WALL
 - NOT IN CONTRACT (N.I.C.)
 - WALL TYPE, SEE A5.1

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



- CONSTRUCTION NOTES**
1. USE WATER CONSERVING FIXTURES AND FITTINGS AS PER CAL GREEN CODE 4.303.1.
 2. IF SHOWER IS SERVED BY MULTIPLE SHOWERHEADS, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. CAL GREEN CODE 4.303.1.3.2.
 3. RODENT PROOFING - ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AND OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS W/ CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD. CAL GREEN CODE 4.406.
 4. GC TO PROTECT BUILDING MATERIALS DELIVERED TO THE SITE FROM RAIN AND OTHER SOURCES OF MOISTURE. CAL GREEN CODE 4.407.4.
 5. AT COMPLETION OF CONSTRUCTION, GC TO PROVIDE AN OPERATION AND MAINTENANCE MANUAL TO THE OWNER. CAL GREEN CODE 4.410.1.
 6. GC TO PROTECT DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION. CAL GREEN CODE 4.504.1.
 7. GC TO COMPLY WITH CAL GREEN SECTION 04.504.2 REGARDING FINISH MATERIAL POLLUTANT CONTROL. GC TO COMPLETE AND SUBMIT VERIFICATION FORM AS REQUIRED.
 8. PROVIDE AND INSTALL VAPOR RETARDER AND CAPILLARY BREAK AT SLAB ON GRADE FOUNDATIONS. CAL GREEN CODE 4.505.2.
 9. GC TO CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING PRIOR TO ENCLOSURE. CAL GREEN CODE 4.505.3.
 10. PROVIDE MECHANICALLY OPERATED EXHAUST FAN IN BATHROOM. FAN OPERATION TO COMPLY W/ CAL GREEN SECTION 04.506.1.
 11. HVAC SYSTEM TO BE DESIGNED, SIZED IN ACCORDANCE TO CAL GREEN SECTION 4.507.2.
 9. DIMENSIONS ARE TO FACE OF STUD U.O.N.

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Title:
**CONSTRUCTION
PLAN**

Drawn By:
LP/NA/LC

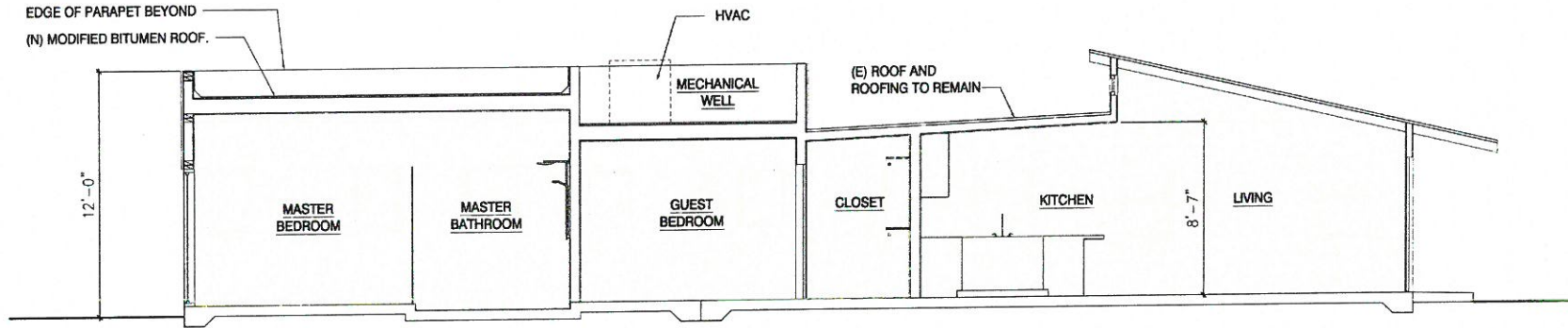
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1/4" = 1'-0"

Date:
06.29.2016

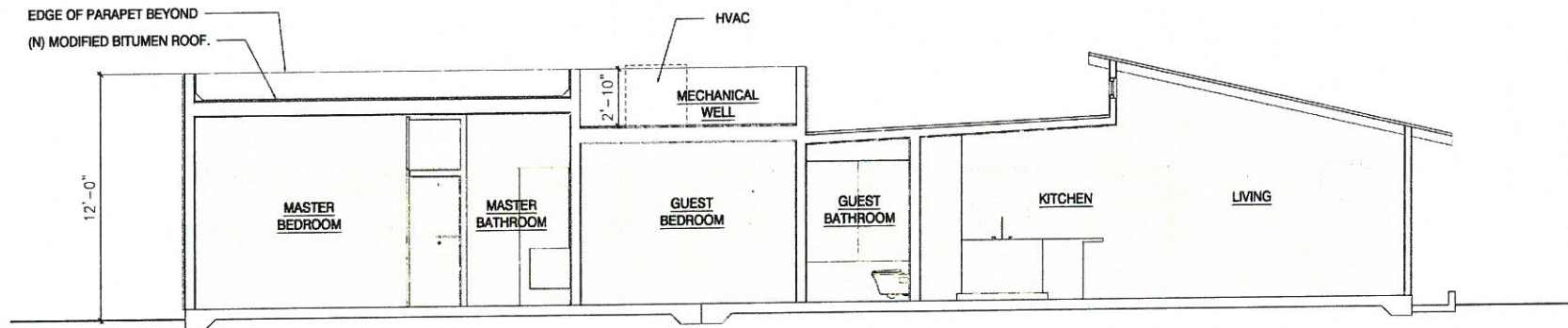
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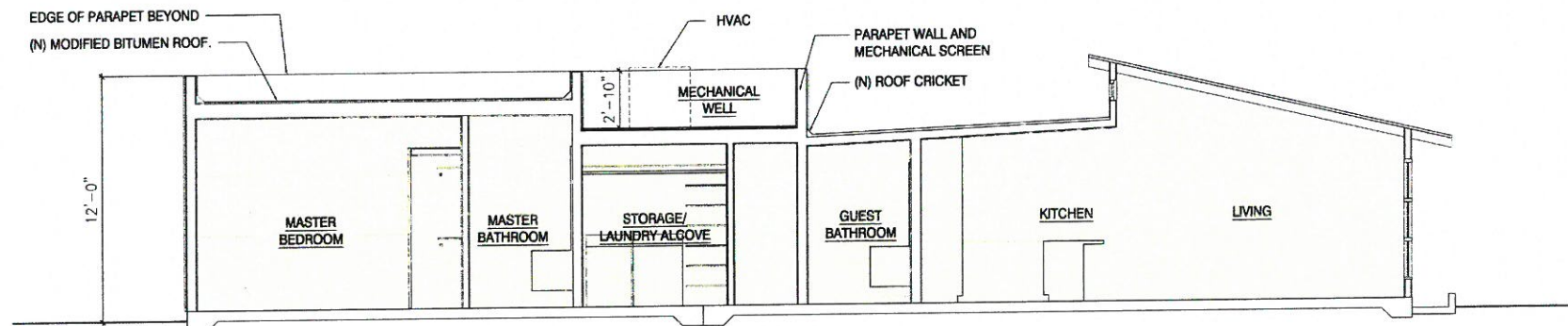
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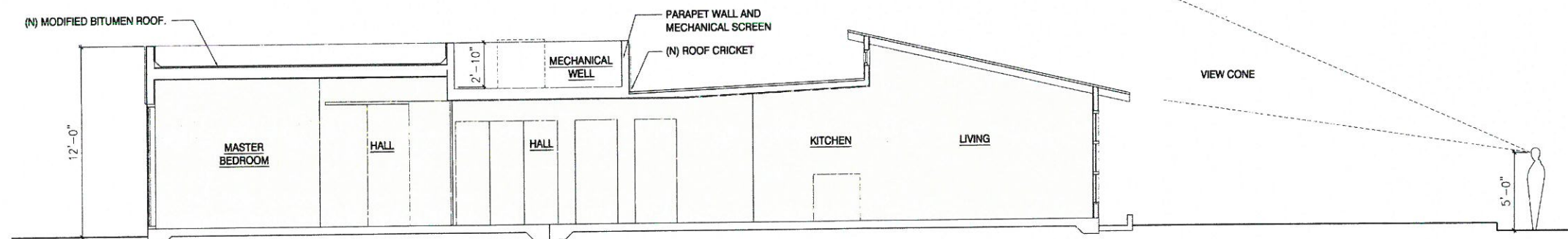
4 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

NOTES

1. NEW ROOFING:
2. NEW EXTERIOR WALL FINISH:
2. GC TO PATCH AND REPAIR FACADE AT AREAS DAMAGED DURING CONSTRUCTION OF ADDITION.

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Seal:



Issue Dates:
05.20.16 CHC/SPR

Title:

BUILDING SECTIONS

Drawn By:

LP/VA/LC

Scale:

1/4" = 1'-0"

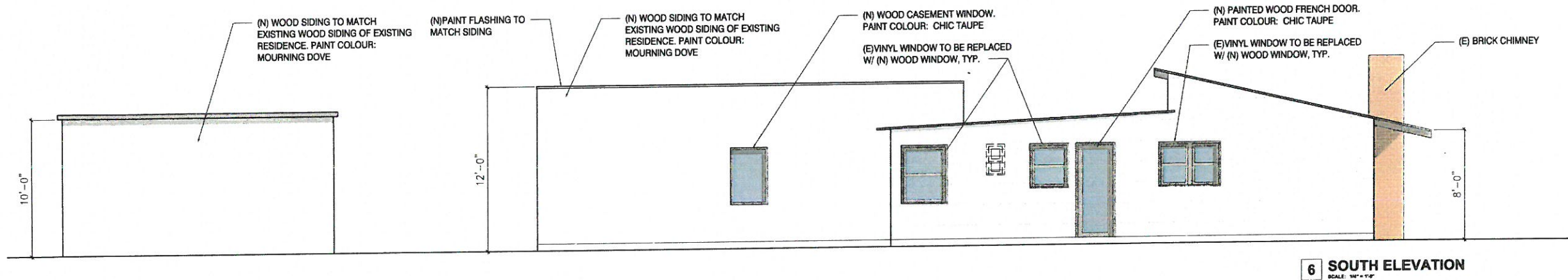
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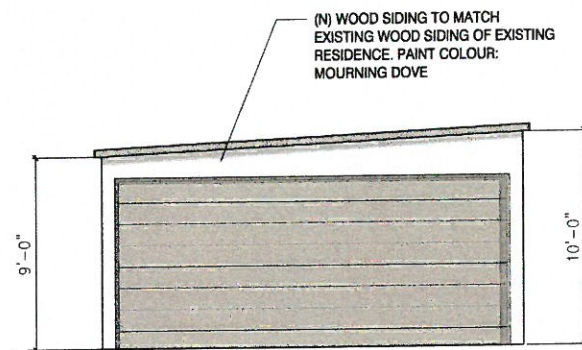
Sheet No.

A5.0

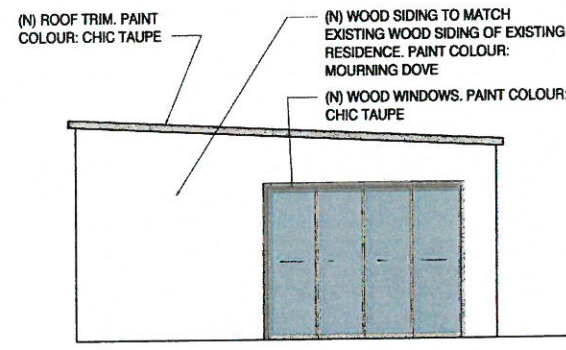
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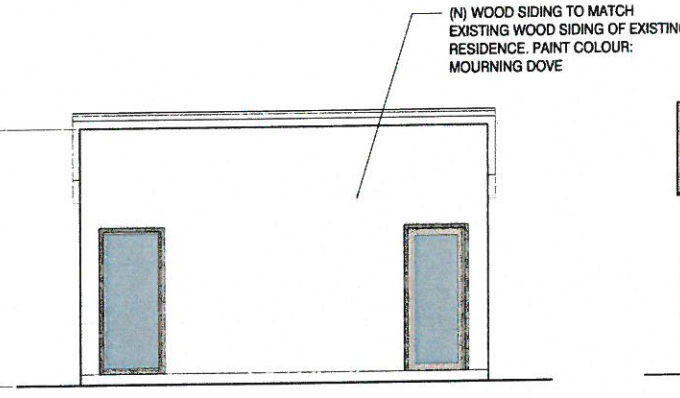
6 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



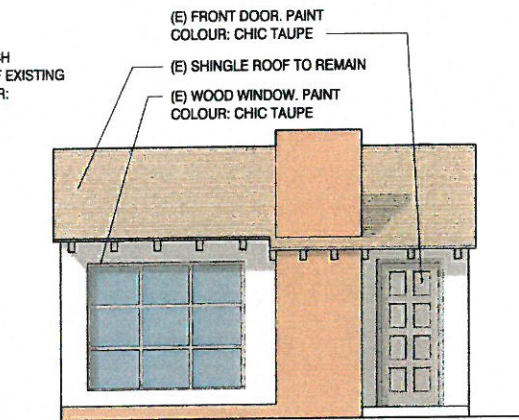
5 WEST ELEVATION (GARAGE)
SCALE: 1/4" = 1'-0"



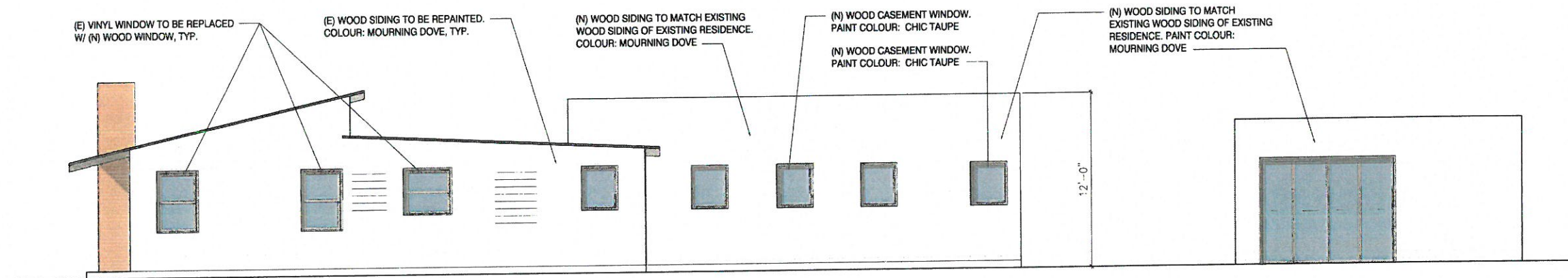
4 EAST ELEVATION (GARAGE)
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST (STREET) ELEVATION
SCALE: 1/4" = 1'-0"



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

NOTES

1. NEW ROOFING:
2. NEW EXTERIOR WALL FINISH:
2. GC TO PATCH AND REPAIR FACADE AT AREAS DAMAGED DURING CONSTRUCTION OF ADDITION.

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Seal:



Issue Dates:
05.20.16 CHC/SPR

Title:

EXTERIOR
ELEVATIONS

Drawn By:

LP/NA/LC

Scale:

1/4" = 1'-0"

Date:

06.29.2016

Sheet No.

A6.0

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certificate of appropriateness application
3761 walnut avenue, long beach, california

paiva residence
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long beach, ca 90807
16-030



east side of walnut avenue



east side of walnut avenue



east side of walnut avenue



west side of walnut avenue



west side of walnut avenue



west side of walnut avenue

site photos of street
06.29.2016

paiva residence
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long beach, ca 90807
16-030



view of property from north approach



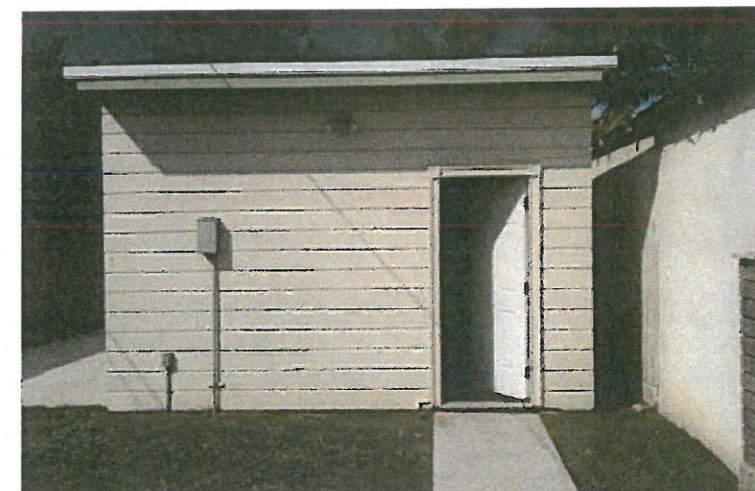
view of property from north approach



view of property from south approach



view of residence from north approach



view of existing garage



view of residence from existing garage

site photos of property
06.29.2016

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Project Address

3761 Walnut Avenue
Long Beach, CA 90807

Legal Description

Tract: 5875
Lot: 38
Block: 4

APN: 7147-003-013

Zoning/Square Footage

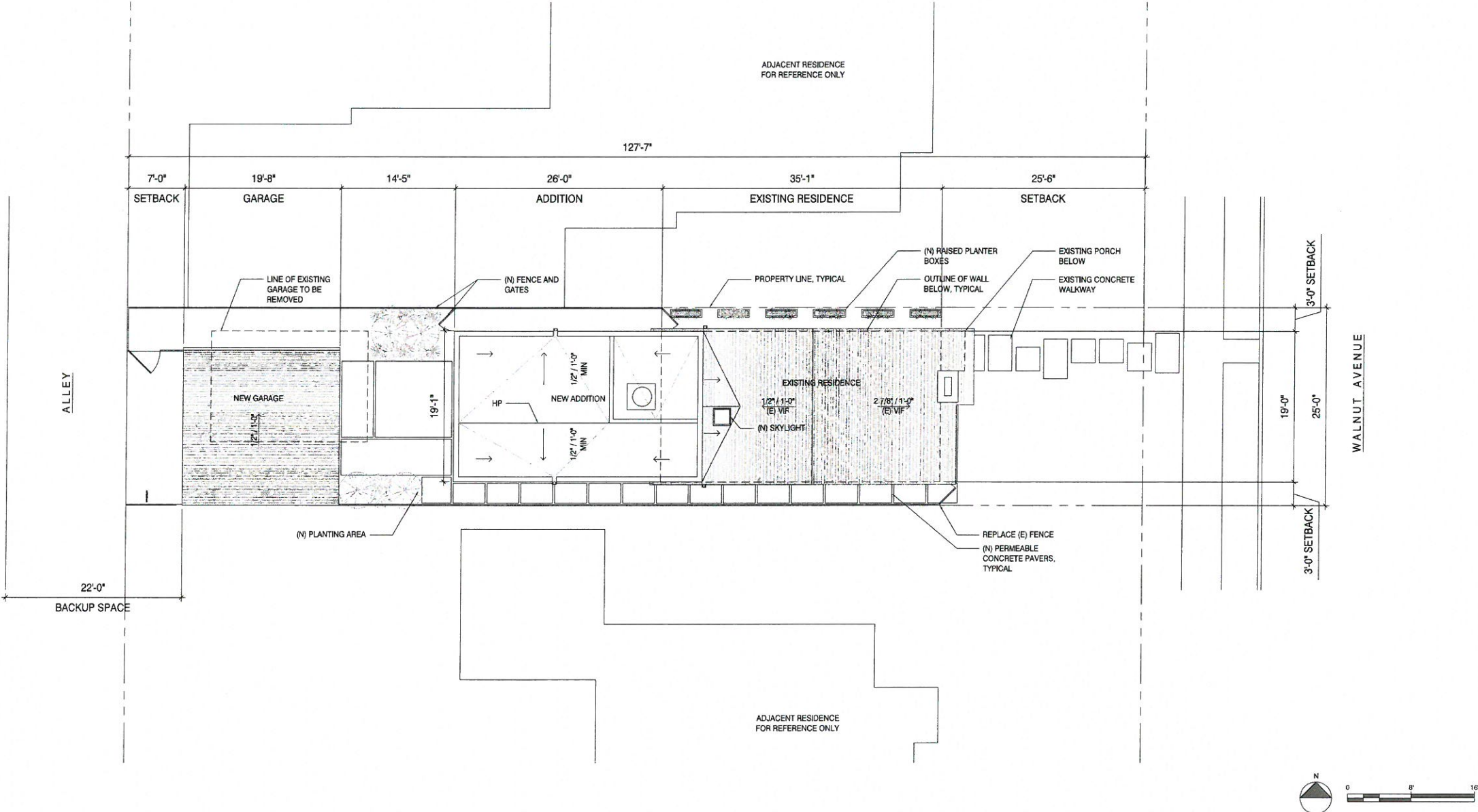
Zoning: R-1-N
Lot Area: 3,189.5 SF
Existing Square Footage: 665 SF
Allowable Square Footage: 1,913.7 SF
Proposed Square Footage: 1,159 SF
Area of Proposed Addition: 494 SF

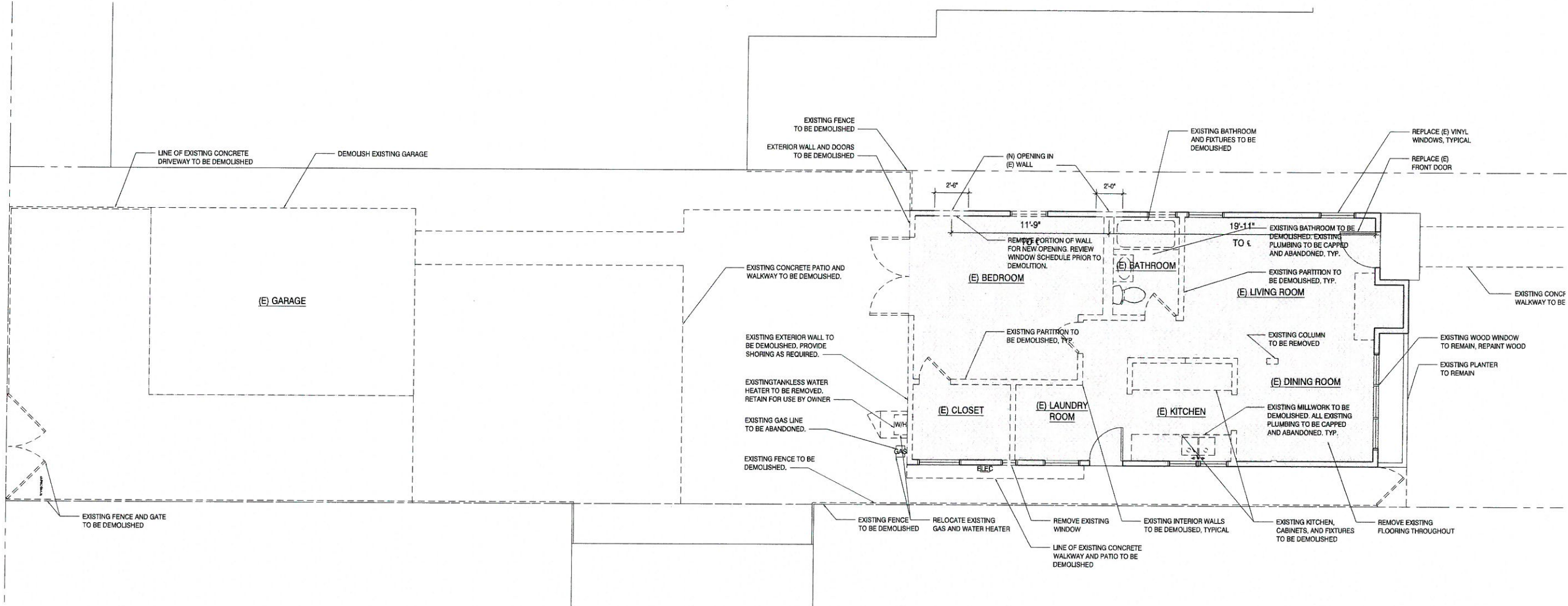
Setbacks/Yards & Parking

Front Yard: 20'-0"
Side Yard: 3'-0"
Rear Yard: 10'-0"

Parking Spaces Required: 2
Parking Spaces Provided: 2

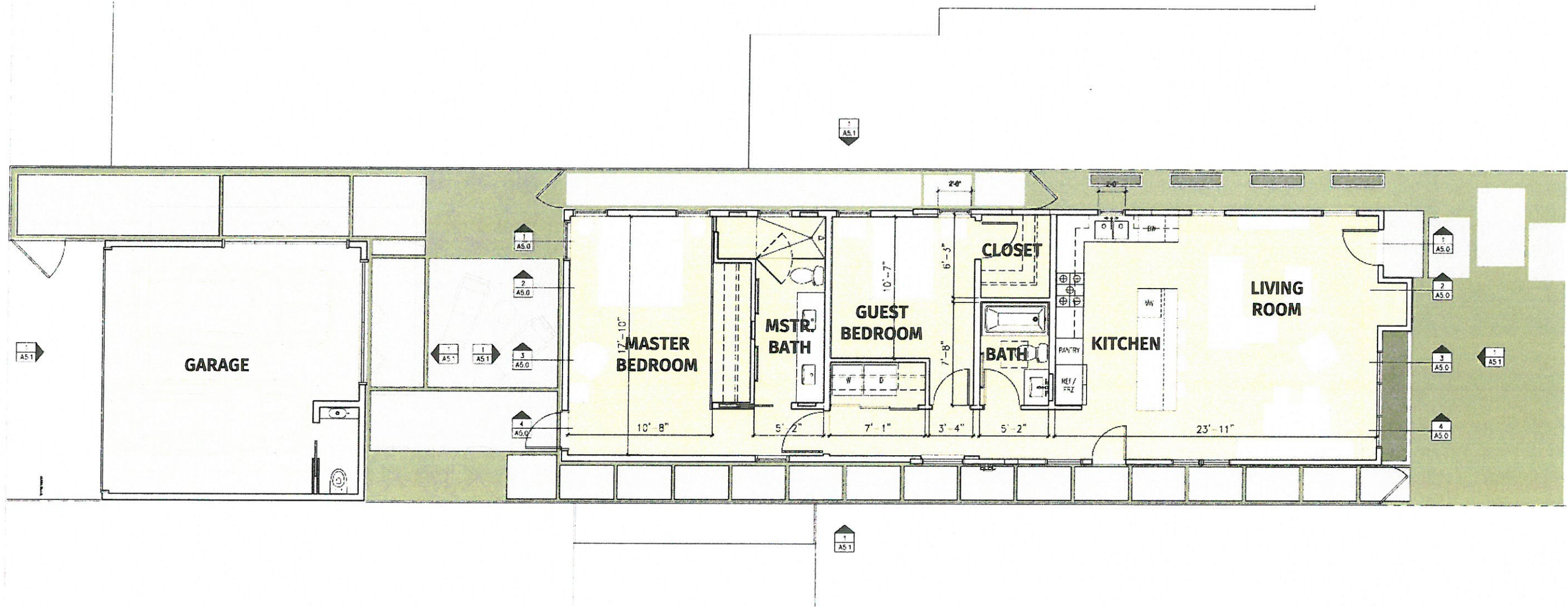
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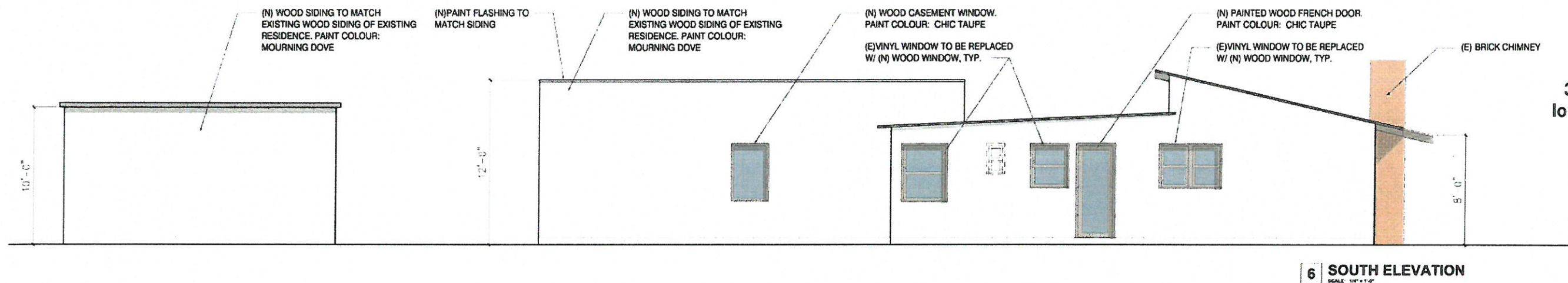


demolition plan
1/8" = 1'-0"
06.29.2016

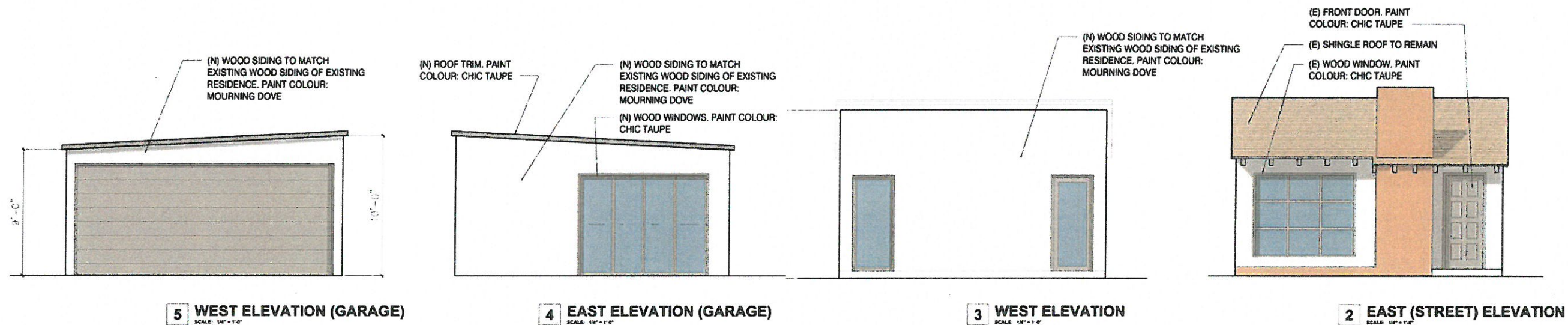
paiva residence
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paiva residence
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16-030



6 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

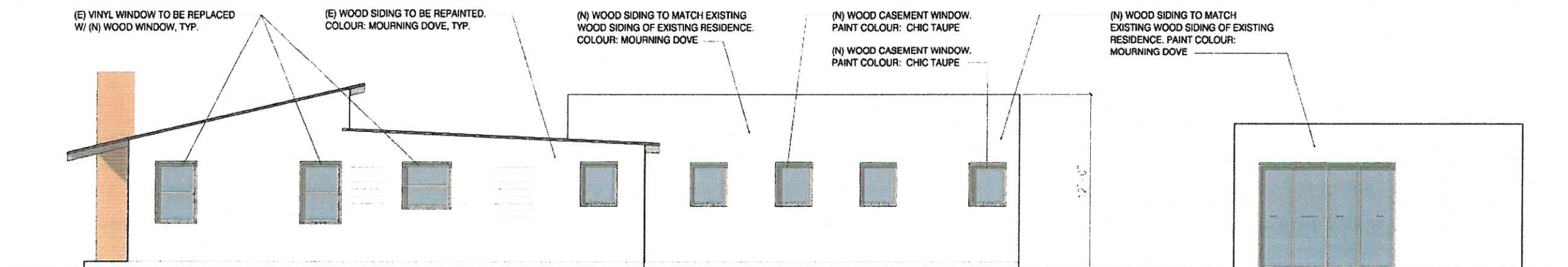


5 WEST ELEVATION (GARAGE)
SCALE: 1/8" = 1'-0"

4 EAST ELEVATION (GARAGE)
SCALE: 1/8" = 1'-0"

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

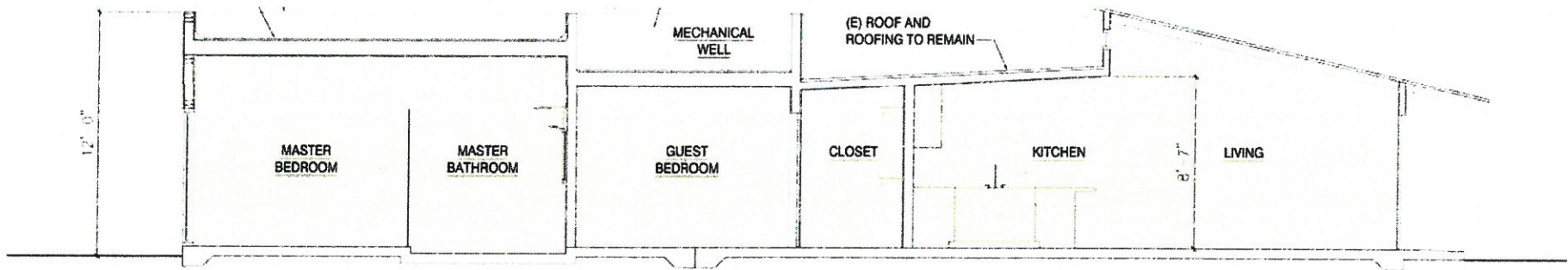
2 EAST (STREET) ELEVATION
SCALE: 1/8" = 1'-0"



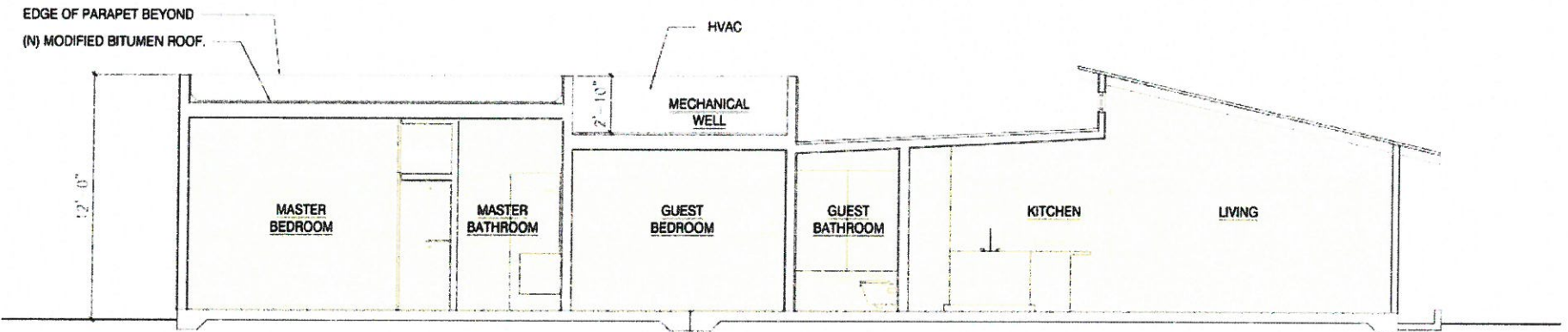
1 SOUTH ELEVATION

exterior elevations
1/8" = 1'-0"
06.29.2016

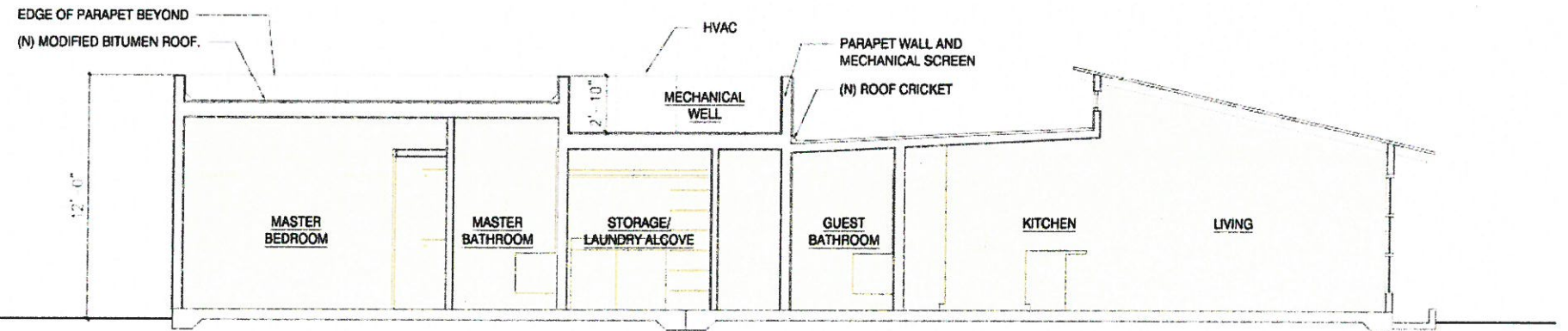
paiva residence
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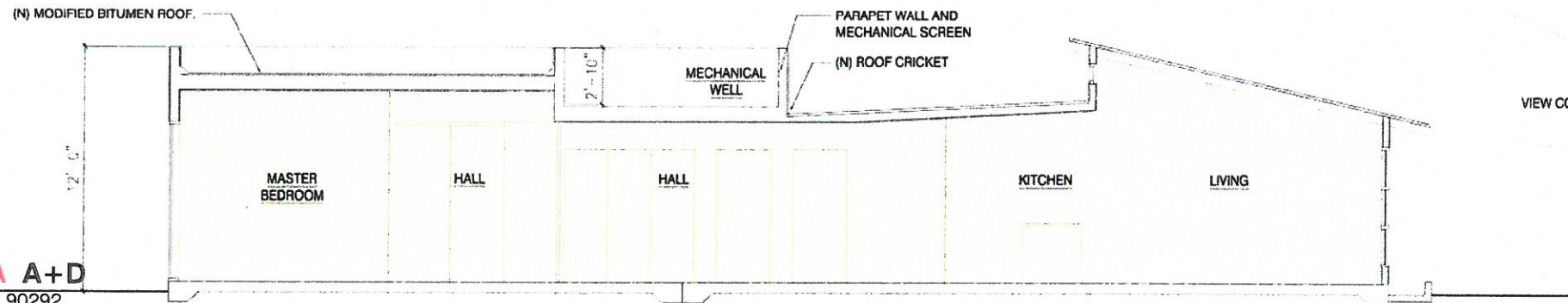
4 BUILDING SECTION
 SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
 SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
 SCALE: 1/8" = 1'-0"



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

paiva residence
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exterior perspectives
(no scale)
06.29.2016

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exterior perspectives
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