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LEGAL OWNER

RYAN & MILLIE RIEGER
3726 LEMON AVE
LONG BEACH, CA 90807
PHONE: 562/761.5285

LEGAL DATA

CITY: LONG BEACH
COUNTY: LOS ANGELES
APN: 7146-006-003

DESIGN DATA

CODE: 2019 CRC, 2019 CEC, 2019 CFC, 2019 CMC,
2019 CA ENERGY CODE, 2019 CALGREEN,
CITY OF LONG BEACH ORDINANCE

SETBACKS:
FRONT: 20'
SIDES: 4'
REAR: 10' @ 1ST FLR
30' @ 2ND FLR

ZONE: R-1-N
OCCUPANCY: R-3
USE: SFD
CONSTRUCTION TYPE: V-B
SPRINKLERS: NO

HEIGHT LIMIT:
25' MIDPOINT

CURB FACE TO
PROPERTY LINE: 12'
ALLEY WIDTH: 15'

HISTORIC DISTRICT: CALIFORNIA HEIGHTS

SQUARE FOOTAGE CALCULATIONS

EXISTING SQUARE FOOTAGE	
FIRST FLOOR:	1,153 SF
GARAGE:	330 SF
TOTAL STRUCTURAL:	1,483 SF
AREA OF REMODEL	
FIRST FLOOR:	390 SF
AREA ADDED TO DWELLING	
FIRST FLOOR:	720 SF
NEW TOTAL SQUARE FOOTAGE:	
FIRST FLOOR:	1,873 SF
TOTAL LIVABLE:	1,873 SF
GARAGE:	330 SF
TOTAL STRUCTURAL:	2,203 SF
LOT SIZE:	
TOTAL BUILDING AREA:	6,375 SF
FLOOR TO AREA RATIO	
REQUIRED:	< .6 - 3,025 SF
EXISTING:	< .2 - 1,153 SF
PROVIDED:	< .2 - 1,873 SF
MAXIMUM LOT COVERAGE	
REQUIRED:	< 50% - 3,186 SF
EXISTING:	18% - 1,153 SF
PROVIDED:	29% - 1,873 SF
OPEN SPACE PROVIDED	
REQUIRED:	> 16% - 1,020 SF
EXISTING:	43% - 2,706 SF
PROVIDED:	30% - 1,914 SF

GENERAL SCOPE OF WORK

REMODEL OF EXISTING DINING, KITCHEN AND LAUNDRY AREA. ADD NEW GATE. ADD NEW 1-STORY MASTER BEDROOM AND BATHROOM SUITE.

VICINITY MAP



RIEGER RESIDENCE
3726 LEMON AVE
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CALIFORNIA, 90807

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jeannettearchitects.com
562/987.9139

SITE PLAN AND PROJECT INFORMATION

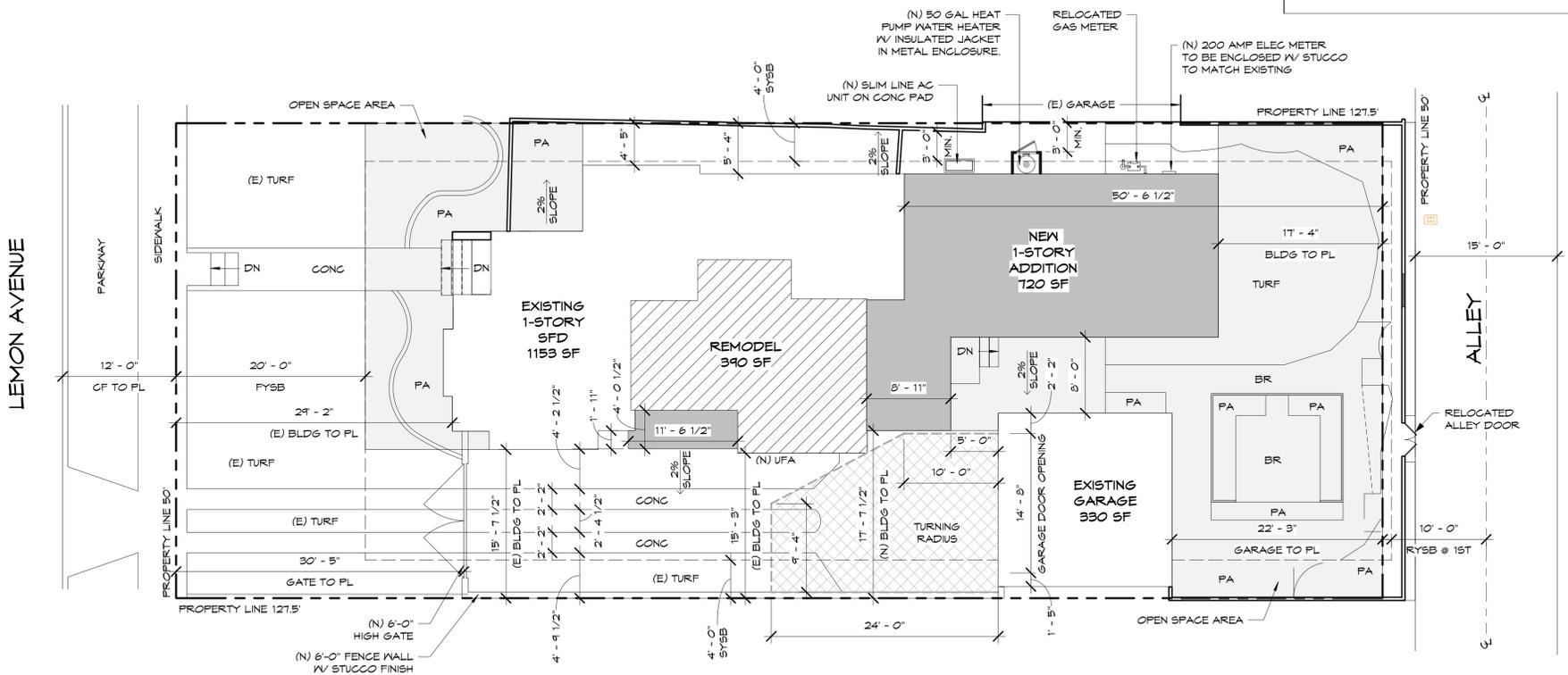
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A1.1
DATE: 12/15/2021



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

ABBREVIATIONS

ABV	ABOVE	FD	FLOOR DRAIN	MIR	MIRROR	T&G	TONGUE AND GROOVE
AFF	ABOVE FINISH FLOOR	FF	FINISH FLOOR	MISC	MISCELLANEOUS	T/R	TRASH / RECYCLE CAB
BA	BATH	FG	FIELD GAS SUPPLY OUTLET	MIN	MICROWAVE	TB	TOWEL BAR
BCR	BELOW COUNTER REFRIGERATOR	FIN GR	FINISHED GRADE	(N)	NEW	TBD	TO BE DETERMINED
BS	BAR SINK	FRZ	FREEZER	PA	PLANTER AREA	TC	TRASH COMPACTOR
CAB	BUILT-IN CABINETS	FV	FOUNDATION VENT	PKT	POCKET DOOR	TD	TRENCH / TROUGH DRAIN
CF	CURB FACE	FYSB	FRONT YARD SETBACK	PL	PROPERTY LINE	TH	TOWEL HOOK
CH	COAT HOOK	GB	GREY BOX	PLT HT	PLATE HEIGHT	TOC	TOP OF CURB
CLG	CEILING	GD	GARBAGE DISPOSER	(R)	REFURBISH	TN	TOE NICHE
CNTR	COUNTERTOP	GDO	GARAGE DOOR OPENER (JACK SHAFT)	RAG	RETURN AIR GRILL	TP	TOILET PAPER HOLDER
CT	COOKTOP	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	REF	REFRIGERATOR	TPM	TOILET PAPER / MAGAZINE RACK
D	DOWNSPOUT	GFF	GARAGE FINISH FLOOR	RHB	RECESSED HOSE BIBB	TJB	TOILET PAPER / MAGAZINE RACK
DA	DOOR ACTIVATED LIGHT	GV	GARAGE VENT	RNG	RANGE	TJH	TANKLESS WATER HEATER
DDV	DOWN DRAFT VENT	HB	HOSE BIBB	RO	REVERSE OSMOSIS	U.F.A.	UNDER FLOOR ACCESS
DET	DETAIL	HD	HOOD	RS	RAIN SHOWER	U.N.O.	UNLESS NOTED OTHERWISE
DN	DOWN	HDR	HEADER	RYSB	REAR YARD SETBACK	UR	URINAL
DO	DOUBLE OVEN	HT	HEIGHT	S4P	SHELF AND POLE IN CLOSET	VS	VEGETABLE SINK
DO/M	DOUBLE OVEN W/MICRO COMBO	HTB	HEATED TOWEL BAR	SC	SHOWER CONTROLS	WD	WARMING DRAWER
DR	DOOR	HW	HAND WAND	SHR	SHAMPOO RECESS	W/D	WASHER / DRYER
DS	DISH SINK	IK	INSTANT HOT	SK	SKYLIGHT	WH	WATER HEATER
DV	DRYER VENT	IM	ICE MAKER	SL	SLOPE	W.I.C.	WALK IN CLOSET
DW	DISHWASHER	INT	INTERIOR	SR	SOAP RECESS	WM	WATER METER
(E)	EXISTING	L	LAVATORY / SINK	SS	SERVICE SINK	WND	WINDOW
ELEV	ELEVATION	LR	LIVING ROOM	ST	"SOLA-TUBE" SKYLIGHT	WRB	WEATHER RESISTIVE BARRIER
EV	ELECTRIC VEHICLE	MC	MEDICINE CABINET (PREFAB)	SUB FLR	SUB FLOOR	W	WIDTH
EXT	EXTERIOR	MCC	MEDICINE CABINET (CUSTOM BUILD)	SYSB	SIDE YARD SETBACK		
FAU	FORCED AIR UNIT	ME	MATCH EXISTING	T	TOILET		



NORTHWEST - VIEW FROM STREET



WEST - FRONT VIEW FROM STREET



SOUTHWEST - FRONT AND SIDE VIEW FROM SIDE WALK



SOUTH - VIEW OF EXISTING LIVING - DINING - KITCHEN



SOUTH - VIEW EXISTING DINING



SOUTHEAST - VIEW EXISTING BACK ENTRY



SOUTHWEST - VIEW LIVING - DINING - KITCHEN



EAST - BACK ENTRY



NORTH - SIDE SETBACK

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EXISTING CONDITIONS

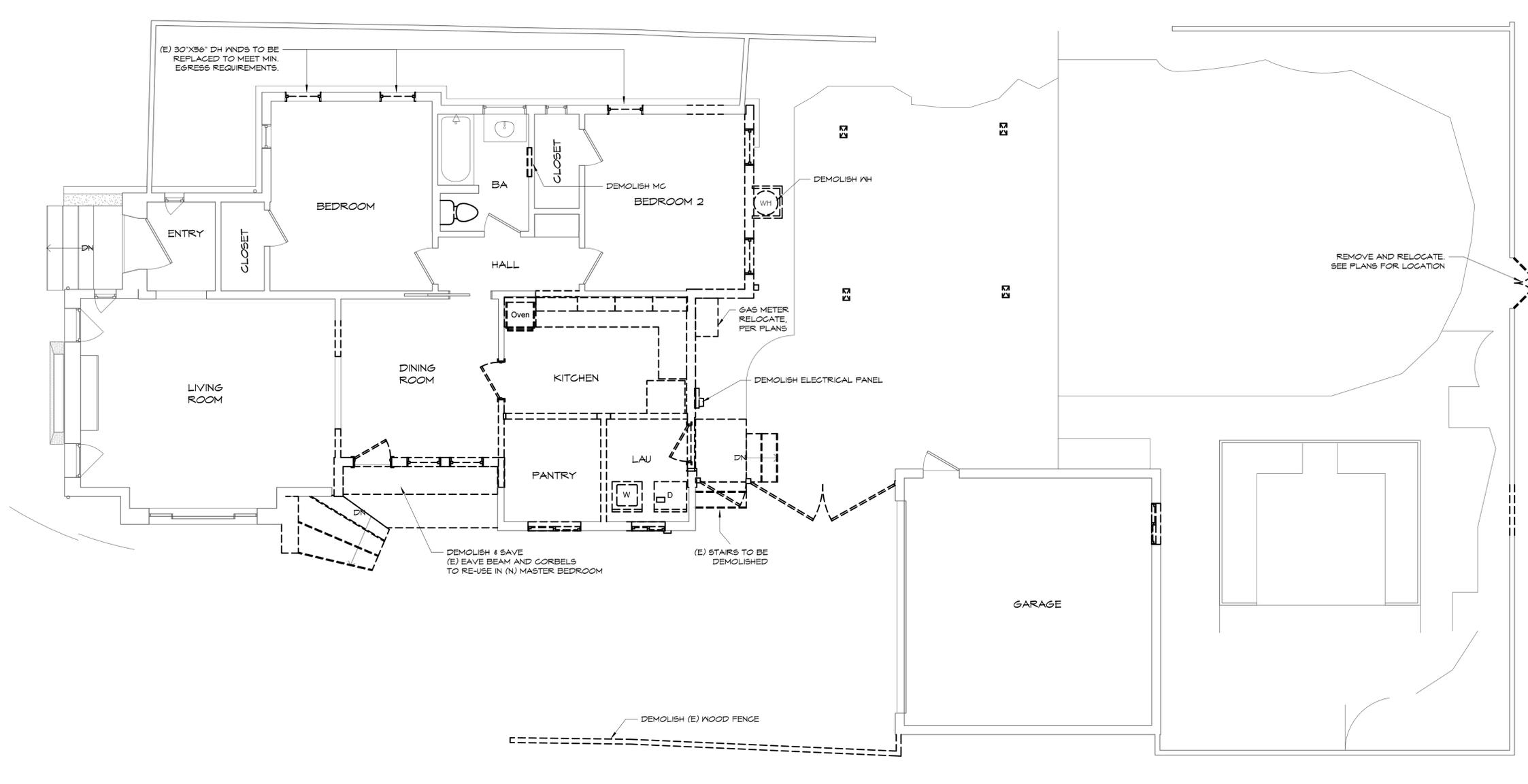
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DEMOLITION PLAN
1/4" = 1'-0"



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DEMOLITION PLAN

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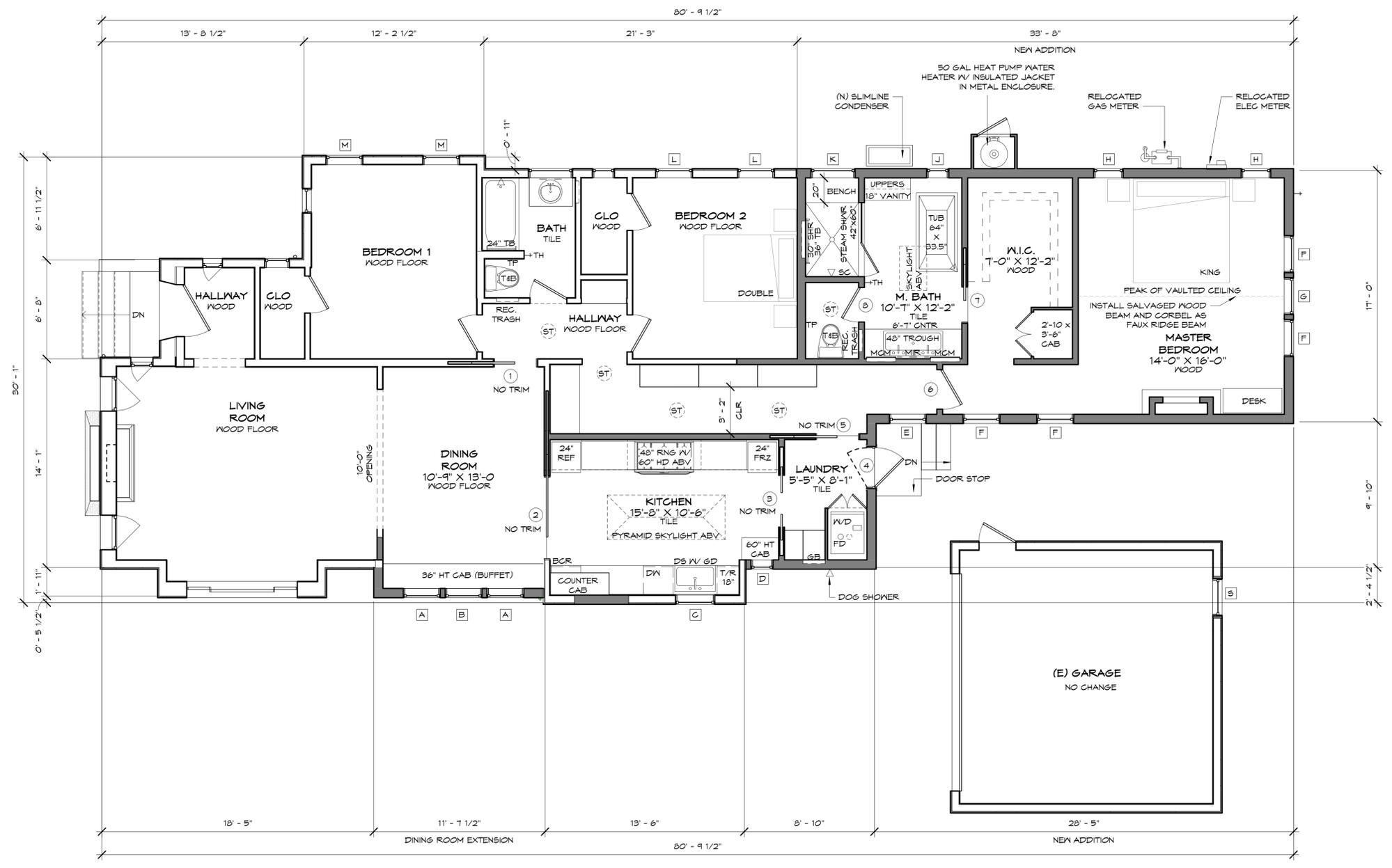
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WALL LEGEND

	NEW WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

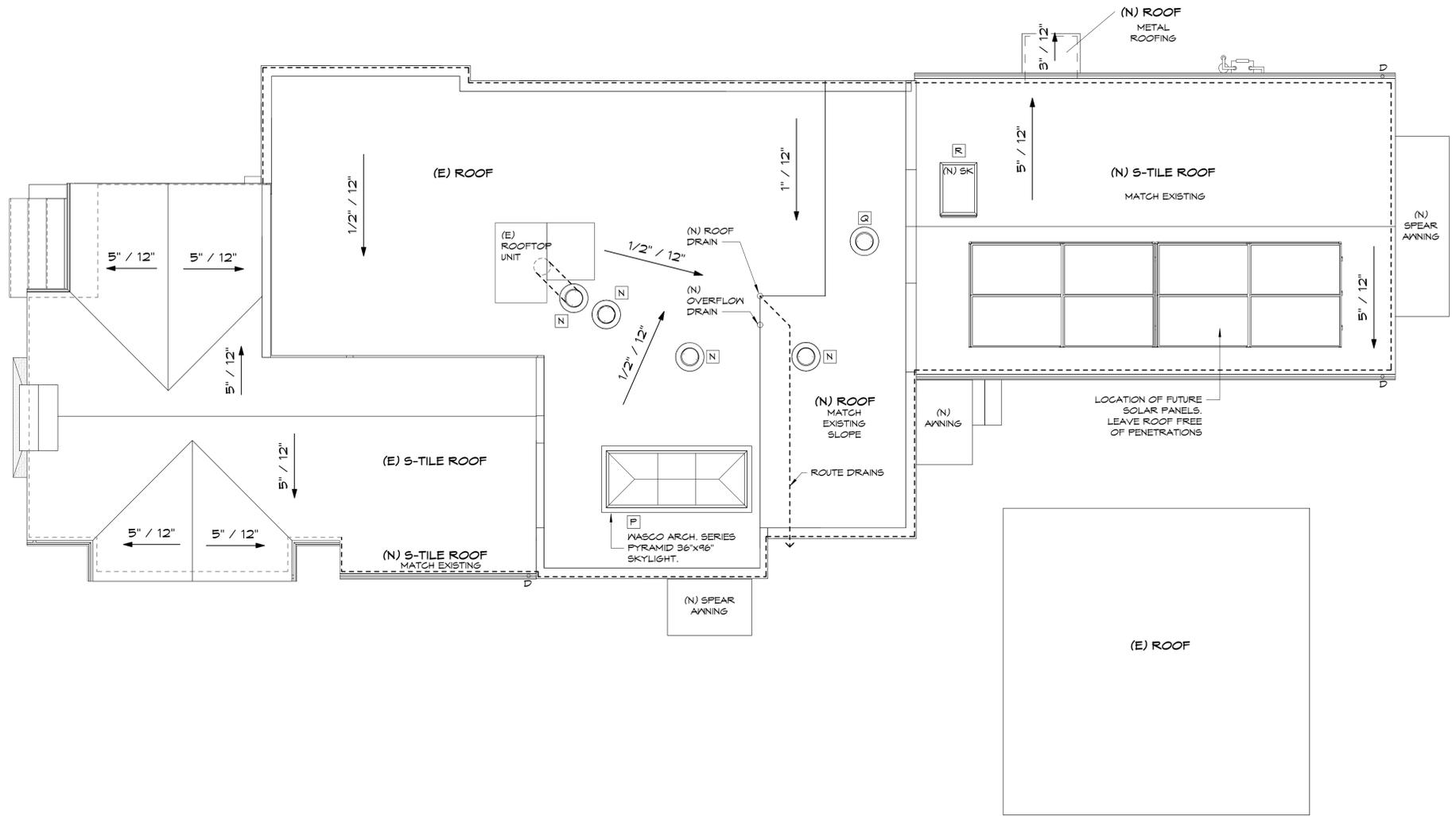


FLOOR PLAN
 1/4" = 1'-0"

DIMENSIONS		DH	F	SK			
SYM	WIDTH	HEIGHT	AV	AV	TK	TK	
A	2'-6"	3'-10"	6'-10"	C			
B	2'-6"	3'-10"	6'-10"	F			
C	2'-8"	3'-10"	6'-10"	C			
D	1'-6"	2'-0"	6'-10"	C			
E	2'-6"	4'-8"	6'-10"	DH			TG
F	2'-6"	4'-8"	6'-10"	DH			TG
G	2'-6"	4'-8"	6'-10"	F			
H	2'-0"	4'-0"	6'-10"	AV			
J	1'-6"	4'-4"	6'-10"	C			
K	3'-0"	1'-6"	6'-10"	AV			
L	2'-6"	4'-8"	6'-10"	C			
M	2'-6"	4'-8"	6'-10"	C			
N				SOLATUBE			
P	3'-0"	8'-0"		FIXED SK			
Q				SOLATUBE			
R	1'-10"	3'-0"		FIXED SK			
S	2'-6"	4'-8"	6'-10"	DH			

DIMENSIONS		S/N	PVT	TG			
NO.	WIDTH	HEIGHT	PKT	PKT	PKT	PKT	
1	3'-0"	6'-10"	FKT				INTERIOR AT DINING RM - SOLID CORE
2	5'-8"	8'-4"	FKT				INTERIOR AT DINING RM - METAL GLASS DR
3	3'-6"	6'-10"	FKT				INTERIOR AT KITCHEN
4	2'-8"	6'-10"	PVT				EXTERIOR AT LAUNDRY - IV SAFETY SCREEN
5	3'-0"	6'-10"	FKT				INTERIOR AT LAUNDRY
6	2'-8"	6'-10"	SK				INTERIOR AT MA. BDRM
7	2'-6"	6'-10"	FKT				INTERIOR AT W.I.C.
8	2'-4"	6'-10"	SK				INTERIOR AT M. BATH

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ROOF PLAN
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ROOF PLAN

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EXTERIOR FINISH NOTES

ALL PRODUCTS LISTED BELOW SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS SO AS NOT TO VOID WARRANTIES.

EXTERIOR TRIM: SHALL BE PRIMED ON ALL SIDES AND ENDS AND PAINTED ON ALL EXPOSED SIDES.

WINDOW TRIM: WOOD TO MATCH EXISTING WIDTH, SEE ELEVATION.

DOOR TRIM: WOOD TO MATCH EXISTING WIDTH, SEE ELEVATION.

EXTERIOR WINDOWS/DOORS: WOOD TO MATCH EXISTING, COLOR TO MATCH EXISTING

ROOFING: BARREL TILE TO MATCH EXISTING, SEE ROOF PLAN FOR SPECS

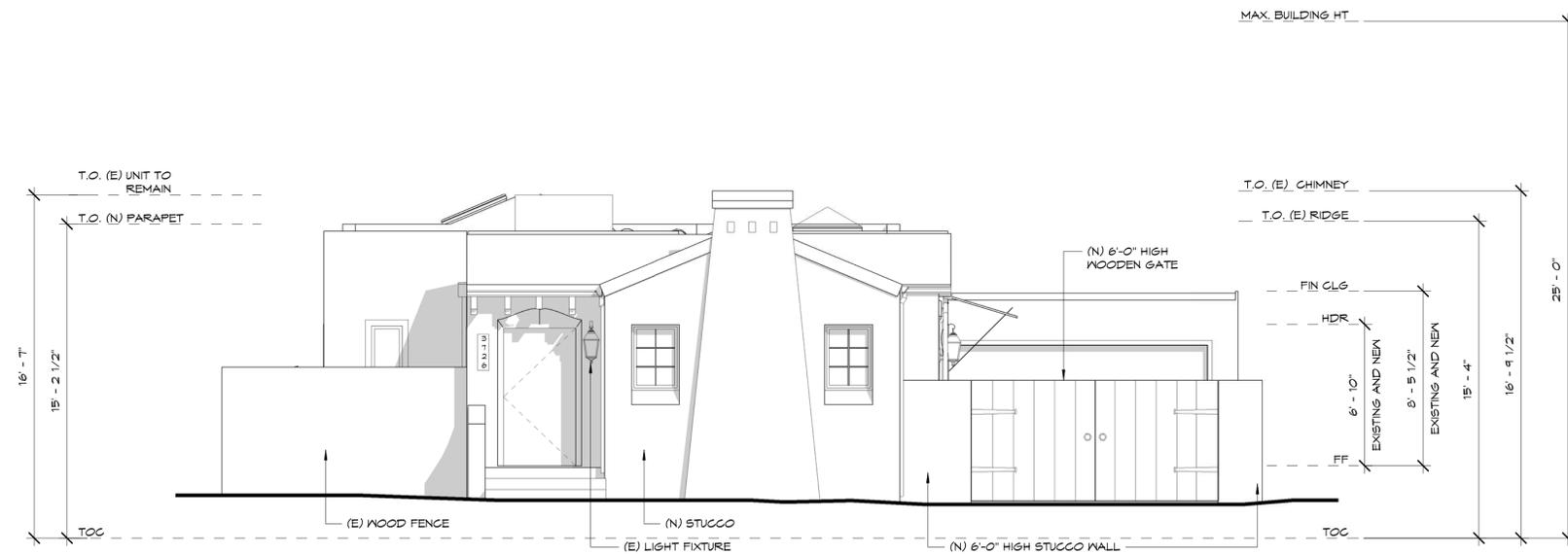
STUCCO: STUCCO WITH TROWEL MARKS; COLOR: WHITE/WARM WHITE

GATES: HORIZONTAL WOOD, COLOR/FINISH TO MATCH EXISTING.

BLOCK PROPERTY WALL: PROPERTY LINE WALLS TO BE 6x8x16 CMU BLOCK WITH STUCCO FINISH AND COLOR TO MATCH RESIDENCE.

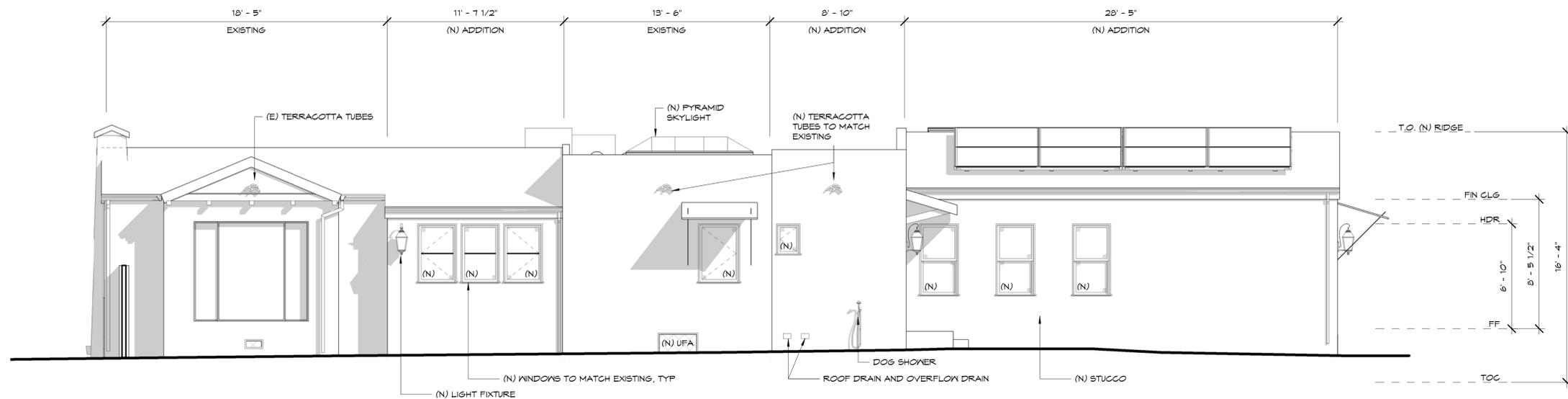
GUTTERS & DOWNSPOUTS: BONDERIZED METAL. (EXPOSED TO BE PAINTED TO MATCH EXISTING)

ADDRESS NUMBERS: EXISTING TO REMAIN.



WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

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**PROPOSED
SOUTH/EAST EXTERIOR
ELEVATIONS**

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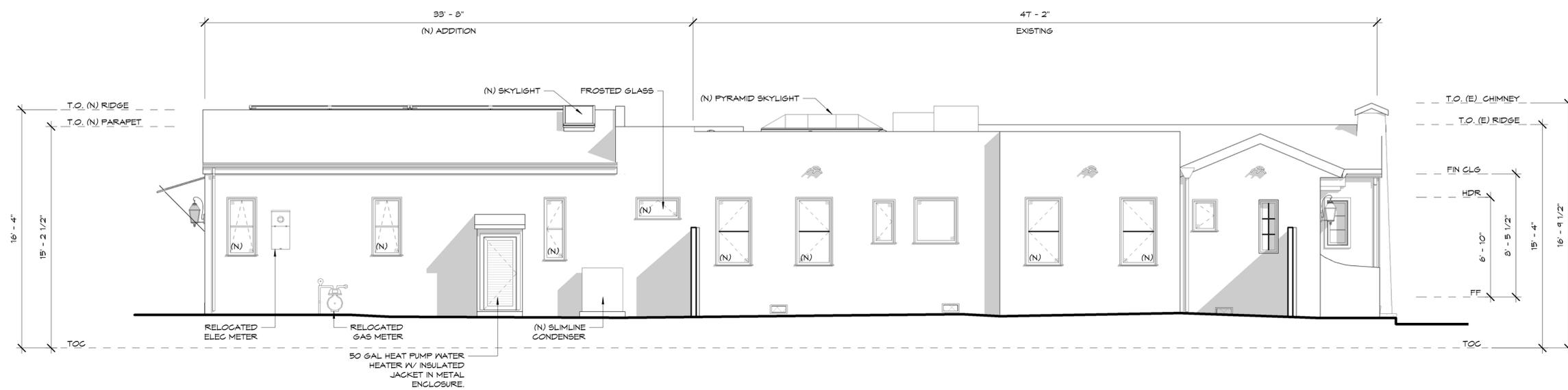
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REFER TO SHEET A7.1 FOR
NOTES AND OTHER
INFORMATION NOT SEEN HERE



EAST ELEVATION
1/4" = 1'-0"



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

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**PROPOSED
NORTH/WEST EXTERIOR
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