

GENERAL NOTES

1. The Contractor shall visit and inspect the job site, familiarize himself with site conditions, and study these documents fully before agreeing to work on this project. His agreement to work on the project constitutes verification that he has so studied the job site and the documents prior to commencing construction.

2. Upon inspection of the site and studying of the documents, the Contractor shall submit to the owner for review any special conditions or unclear areas, which might alter the bid during construction.

3. Any changes or additions to the project shall be approved by the owner prior to construction.

4. There are to be no substitutions of materials or products without the owner's approval.

5. All sub-contractors shall be responsible for the removal of all debris accumulated as a result of their operation. All scrap debris and other excess material shall be removed from the site, unless otherwise directed by the Contractor.

6. The drawing are necessarily schematic and are not intended to show complete situations; the Drawings, Specifications, and Addenda are complementary, therefore what is called for by one is called for by all. As such, the Drawings, Specifications, and Addenda must be considered as a whole.

7. DO NOT SCALE DRAWINGS!

APPLICABLE CODES  
2010 CBC, CMC, CPS & CEC and  
2008 Title 24 Energy Regulation  
City Ordinances.

TITLE 24

1. All weatherproofing around windows and doors shall be performed in accordance with manufacturers' requirements. Any special conditions where installation has to be altered shall be presented to the Owner in writing for approval.

2. Comply with the California Energy Commission (CEC) laws enforced.

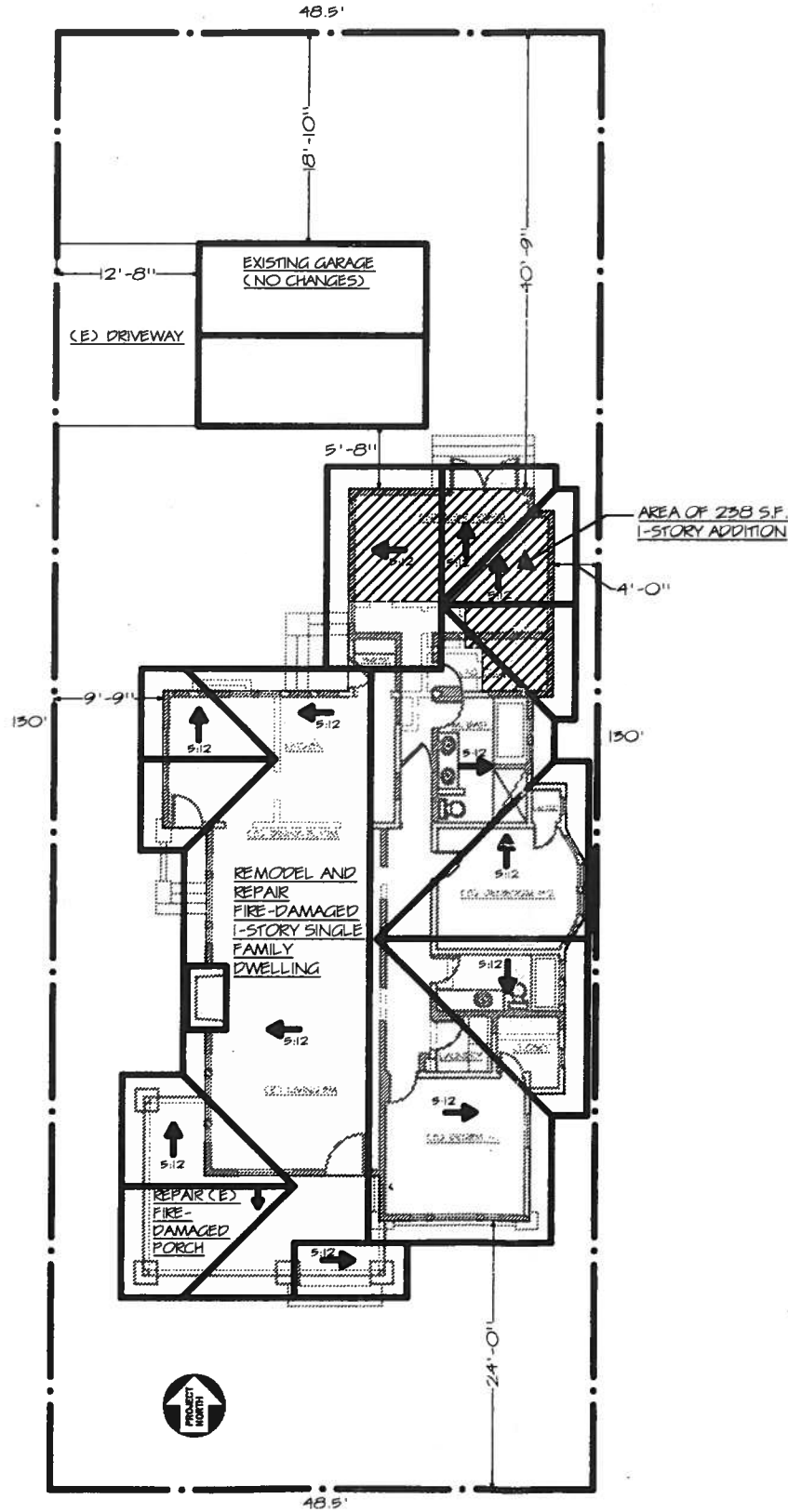
3. Insulate all exterior partitions with full thick batts. Use sound full batts at walls enclosing bathrooms, laundry rooms, FAU closet and any other interior partitions as called for by the drawings.

4. Caulking or weather stripping:  
a. Around all doors & window frames.  
b. Between wall bottom plates & concrete and between plates to the exterior.  
c. All penetrations in walls, ceilings, floor due to the installation of plumbing, electrical, gas and HVAC lines.  
d. All openings in attic.  
e. All other openings in bldg. envelop.

5. Insulation:  
a. All exterior walls: R-13 batts.  
b. Under roof: R-50 batts.

6. Contractor shall sign and post on the structure an Insulation Certificate prior to the finish inspection.

N. GRAND AVE



5TH STREET

LEGAL DESCRIPTION

Address: 3801 E. 5th Street  
Long Beach CA 90814

ZONE: R-1N

APN#: 7255-017-013  
Tract: Eastern Tract  
Lot: 48.5' of Lot 12  
Lot Size: 6,305

Occupancy Group: R-3, U  
Construction Type: V-B

Area	Existing	New	Total
Dwelling	1544	238	1782
Garage	329	0	(exempt)
			Total: 1782

SCOPE OF PROJECT

Repair fire-damaged one-story single-family dwelling:

Remove and replace damaged walls.

Remove and replace a portion of the roof & ceiling framing.

Remodel dwelling:

Enlarge and remodel kitchen by incorporating space of adjacent den.

Remodel bathroom.

Relocate laundry room.

Replace existing windows with wood windows.

Convert existing bedroom to a master bedroom and master bedroom access.

Addition to dwelling:

New master bedroom.

PLEASE NOTE: Dwelling is located in the Belmont Heights Historic District. All work shall be reviewed and approved by the Cultural Heritage Commission.

LOT COVERAGE

50% max

Okay by inspection

REQUIRED OPEN SPACE

0.16(6305) = 1009 sq ft okay by inspection

PLANS DRAWN BY:  
JON UDOFF  
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LOS ANGELES CA 90014  
P: 714.345.1760

OWNER:  
REDBAND INVESTMENTS II  
PO BOX 818  
HERMOSA BEACH CA 90254

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REPAIR OF AND ADDITION TO:  
3801 5TH STREET  
LONG BEACH CA 90814

DRAWN  
CHECKED  
DATE  
SCALE  
JOB NO.  
SHEET

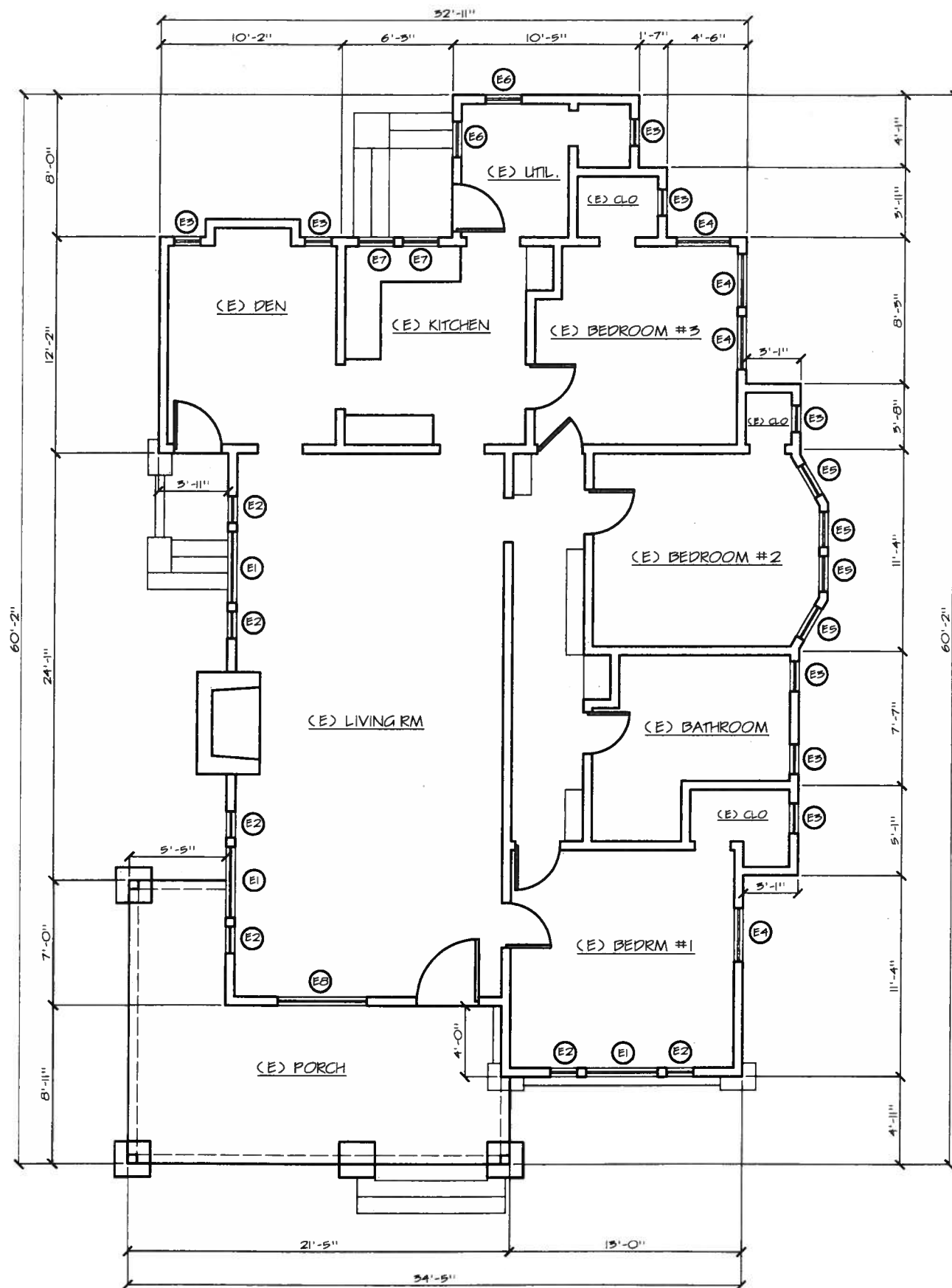
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714.345.1760

drawn by/ contact: Jon Udoff

SITE / ROOF PLAN

SCALE: 1/16" = 1'-0"



EXISTING WINDOWS					
SYMBOL	WTH	HT	TYPE	FRAME	COMMENTS
(E1)	4'-0"	4'-0"	FIXED	WOOD	FIXED TRANSOM OVER FIXED (ASSUMED); PART OF TRIPARTITE WINDOW W/ (2) E2
(E2)	1'-6"	4'-0"	DBL HUNG	WOOD	PART OF TRIPARTITE WINDOW CONFIGURATION
(E3)	1'-6"	3'-0"	DBL HUNG	WOOD	
(E4)	3'-0"	4'-0"	DBL HUNG	WOOD	
(E5)	2'-0"	4'-0"	DBL HUNG	WOOD	
(E6)	2'-0"	3'-0"	DBL HUNG	WOOD	
(E7)	2'-0"	2'-6"	JALOUSIE	METAL	WINDOWS NOT ORIGINAL
(E8)	3'-0"	4'-0"	FIXED	WOOD	TRANSOM OVER FIXED

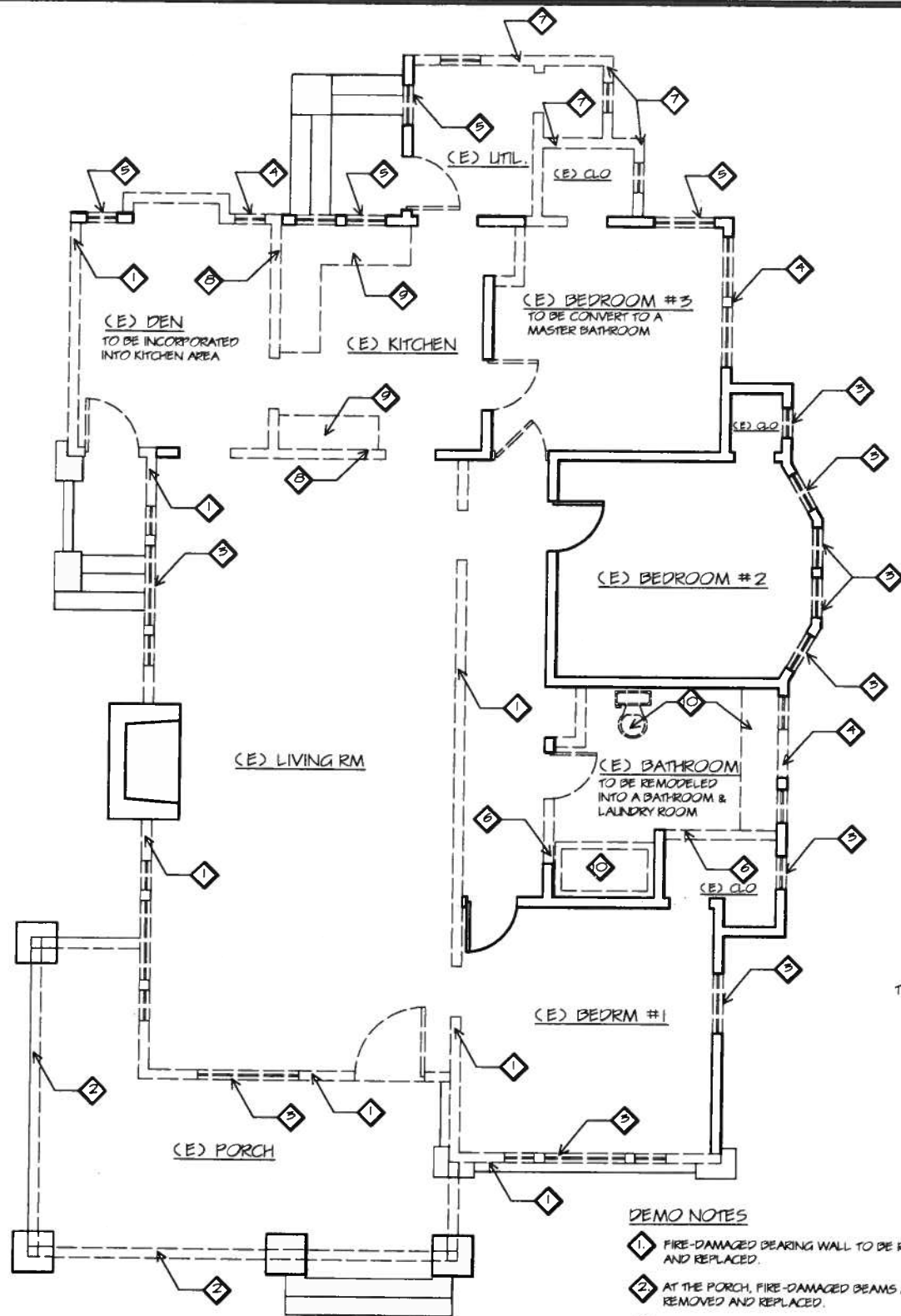
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## DEMO PLAN

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

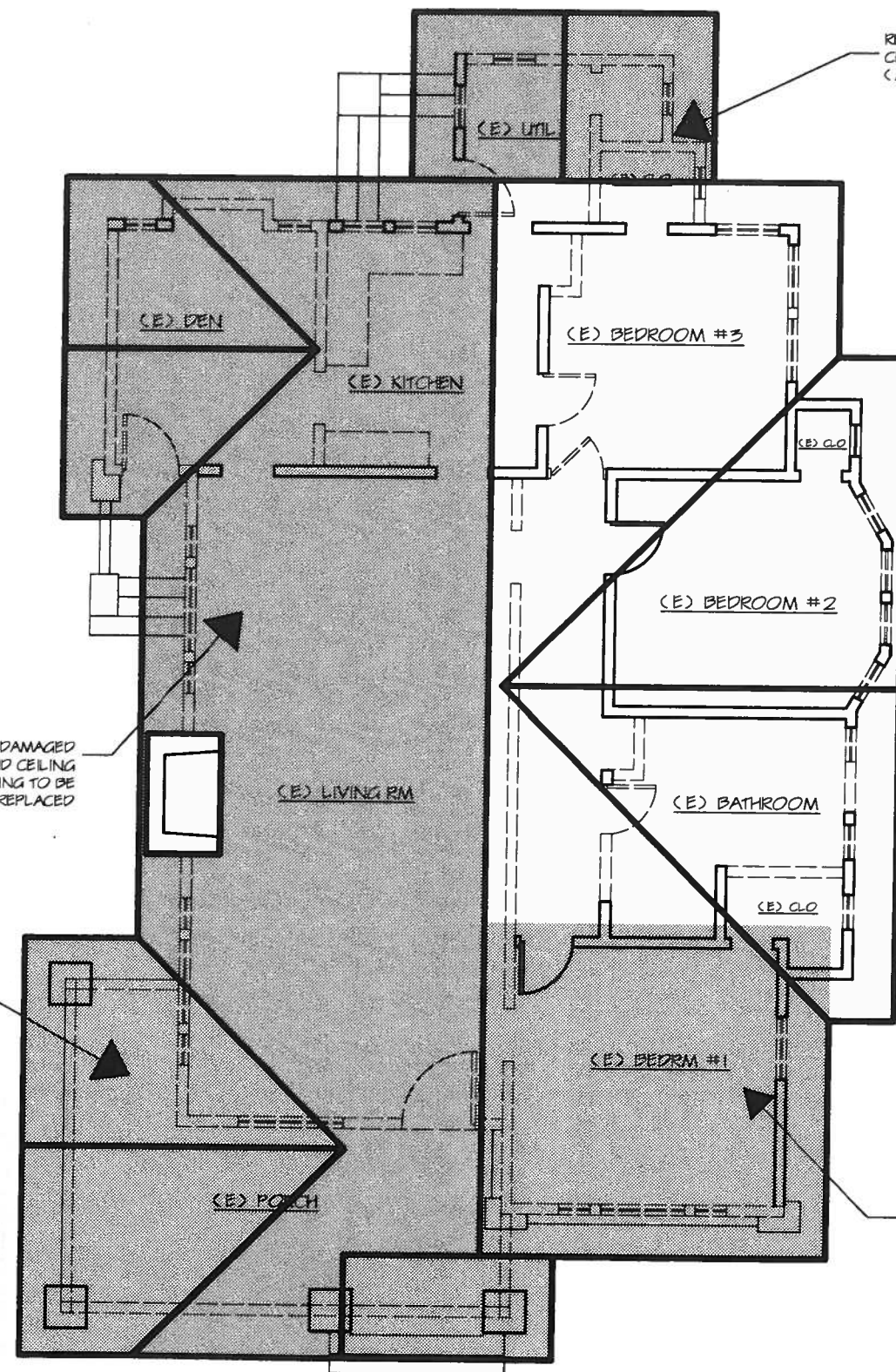
### DEMO PLAN LEGEND

===== EXISTING WALL REMAINS  
 ----- WALL TO BE DEMOLISHED

# DEMO PLAN NOTE

### DEMO NOTES

- 1 FIRE-DAMAGED BEARING WALL TO BE REMOVED AND REPLACED.
- 2 AT THE PORCH, FIRE-DAMAGED BEAMS AND GABLE-ENDS TO BE REMOVED AND REPLACED.
- 3 REMOVE WINDOW FOR REPLACEMENT. REPLACEMENT WINDOW WILL BE SAME SIZE AND TYPE AS EXISTING.
- 4 REMOVE WINDOW AND ADJACENT WALL FOR RELOCATED WINDOWS.
- 5 REMOVE WINDOW. OPENING TO BE WALLED IN.
- 6 REMOVE NON-BEARING WALL FOR REMODELED BATHROOM AREA. (THE EXISTING BATHROOM AREA WILL BE CONVERTED TO A BATHROOM & LAUNDRY.)
- 7 REMOVE WALLS (INCLUDING WINDOWS) FOR REMODELED UTILITY ROOM & MASTER BEDROOM ADDITION.
- 8 REMOVE WALL FOR ENLARGED KITCHEN. (THE AREA OF THE EXISTING DEN WILL BE INCORPORATED INTO THE KITCHEN.)
- 9 REMOVE ALL FIXTURES, APPLIANCES, AND CABINETS FOR KITCHEN REMODEL.
- 10 REMOVE ALL FIXTURES AND CABINETS FOR BATHROOM REMODEL/RECONFIGURATION.



## EXISTING ROOF / ROOF DEMO PLAN

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

REMOVE EXISTING ROOF AND CEILING FRAMING. (AREA OF ADDITION)

EXISTING FIRE-DAMAGED ROOF AND CEILING FRAMING TO BE REMOVED & REPLACED

EXISTING FIRE-DAMAGED PORCH FRAMING TO BE REMOVED & REPLACED

EXISTING FIRE-DAMAGED ROOF AND CEILING FRAMING TO BE REMOVED AND REPLACED. EXTENT OF REPLACEMENT TO BE VERIFIED IN FIELD.

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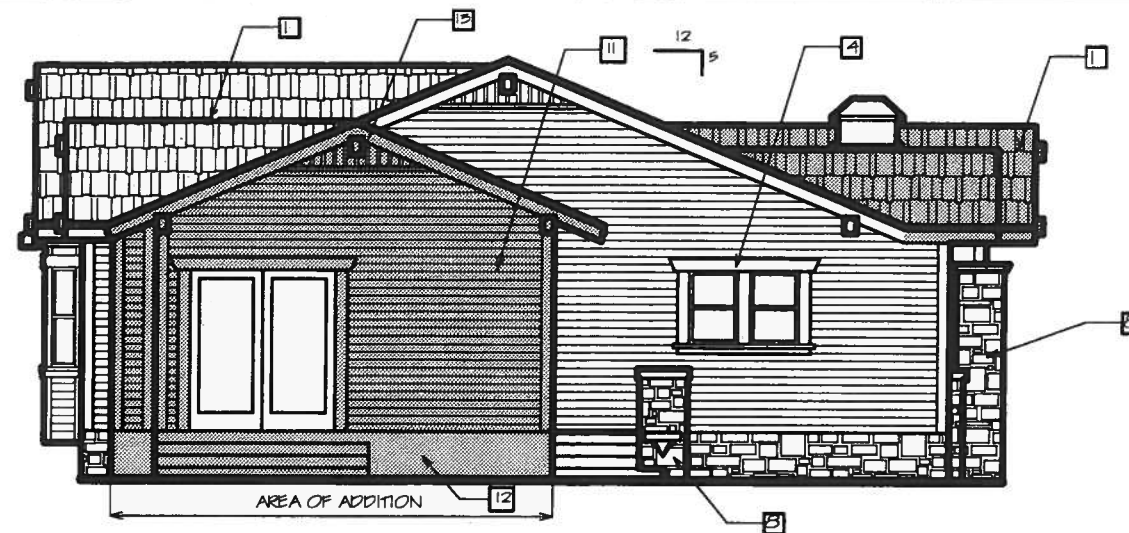






NORTH ( 5th STREET) ELEVATION

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



SOUTH ELEVATION

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



WEST ( GRAND AVE) ELEVATION

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



EAST ELEVATION

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

#### ELEVATION NOTES

- 1 New composite shingle roof over entire structure.
- 2 Remove and replace roof framing in shaded area. (Area of fire damage.)
- 3 Remove and replace wall framing and siding. Siding shall match existing wood clapboard siding in profile and dimension. (Area of fire damage.)
- 4 Flat wood trim and sill shall match existing.
- 5 Reconstruct dentil band on porch cables. (Area of fire damage.)
- 6 Replace the three outlookers on the gable ends. (Area of fire damage.)
- 7 Replace triangular vents with vertical slats under below each gable peak. (Area of fire damage.)
- 8 All existing concrete/ stone work remains. Concrete/ stone work is on front porch, side porch, rear porch, chimney, front facade and at the base of the dwelling.
- 9 Capitals with circular pattern remain on concrete/ stone piers supporting the porch.
- 10 Concrete balustrades remain on front and side porches.
- 11 Clapboard siding on addition shall match the existing siding in profile and dimension.
- 12 Concrete raised foundation on addition.
- 13 Gable end detailing on the addition shall match the existing. Provide triangular gable vents and three outlookers.
- 14 New roof over addition.

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