

# KOFFEE POT

957 E. 4TH. STREET  
LONG BEACH, CA. 90802



425 East 4th St. Unit E  
Long Beach  
California, 90802

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**PROJECT SUMMARY**

**SITE ADDRESS:**

955 E. 4TH STREET  
LONG BEACH CA. 90802

AIN #: 7266-008-020

Legal Description:

WILSON AND LYMAN'S RESUBDIVISION  
LOT 1

Year Built / Effective Year Built 1909 / 1919

**BUILDING SUMMARY:**

1 OCCUPANCY GROUP:  
GROUP - M (MERCANTILE)

2 GROSS FLOOR AREA = 756 SQ. FT.

3 USE OF BUILDING:  
- RETAIL

4 SPRINKLERED: NO

5 NUMBER OF LEVELS: 1

6 CONSTRUCTION TYPE: TYPE - III-B

**Revision Schedule**

Revision Number	Revision Description	Revision Date
01	CULTURAL HERITAGE SUBMITTAL	6/8/15

Drawn by:

**CITRON DESIGN GROUP**

Scale:

As noted

Sheet Description:

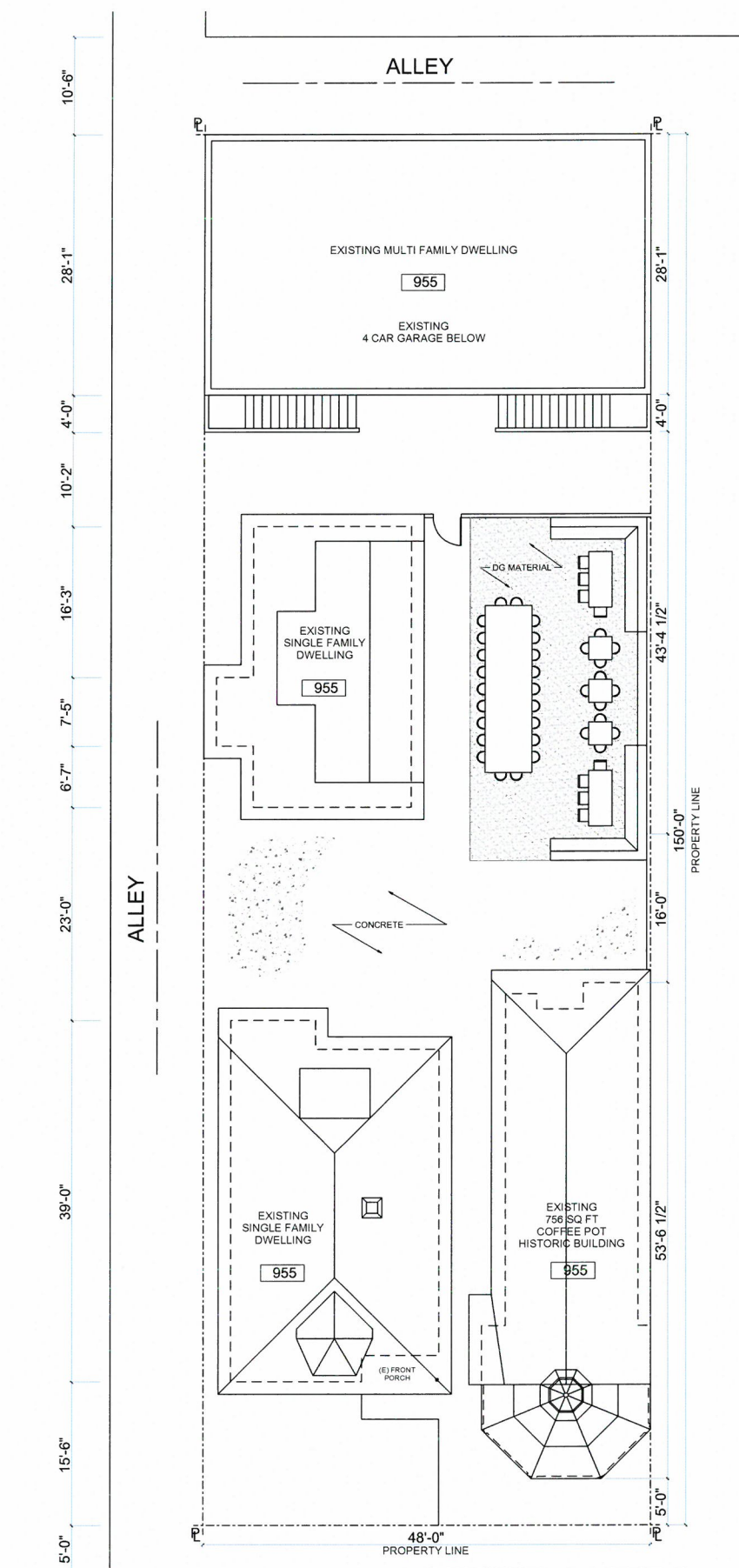
**COVER SHEET /SITE PLAN**

Project No:

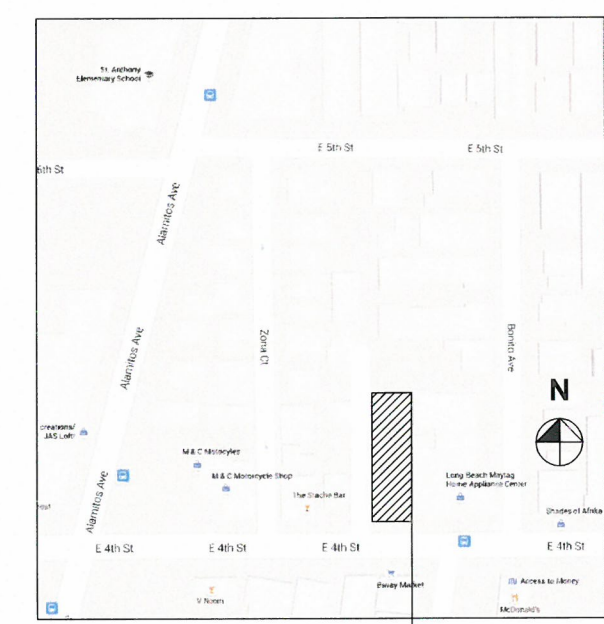
Date: 6/2/2015

**A0.0**

NOT FOR CONSTRUCTION



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



VICINITY PLAN  
NOT TO SCALE



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01	CULTURAL HERITAGE SUBMITTAL	6/8/15

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Scale: **AS NOTED**

Sheet Description  
**AS-BUILT / DEMOLITION PLAN**

Project No.

Date: 6/2/2015





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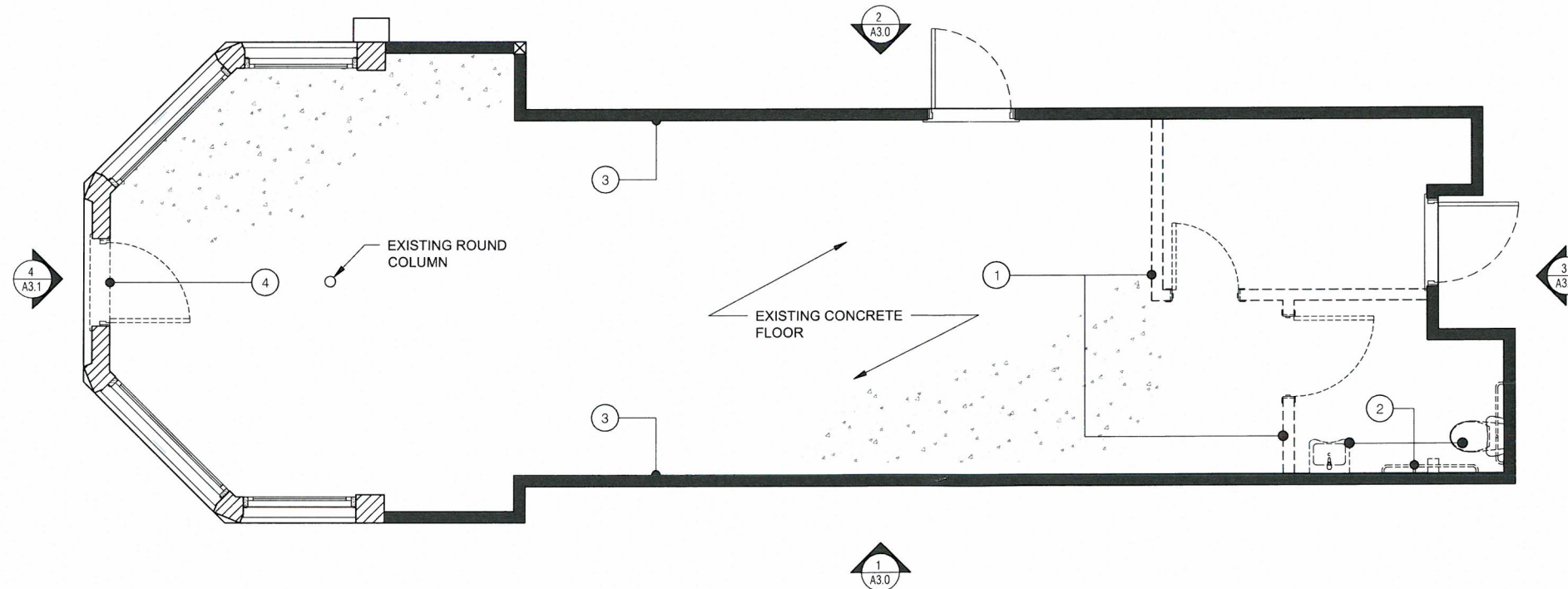
PHASE

**DEMOLITION KEYNOTES**

1. EXISTING KITCHEN / BATHROOM WALLS TO BE REMOVED
2. REMOVE BATHROOM PLUMBING FIXTURES
3. REMOVE ALL EXISTING INTERIOR PLASTER TO EXPOSE BRICK AND WOOD STUDS FOR REPAIR
4. REMOVE NON-ORIGINAL DOOR (SEE ELEVATIONS)

**LEGEND**

- EXISTING BRICK WALL 
- EXISTING WALL 
- EXISTING WALL TO REMOVE 
- DEMOLITION LINE 



1 AS-BUILT/DEMOLITION PLAN  
3/8" = 1' - 0"



**FLOOR PLAN KEY NOTES**

1. REPAIR EXISTING WINDOW FRAMES
2. INSTALL NEW DOOR W/ SIDELIGHTS (SEE PROPOSED ELEVATIONS)

**LEGEND**

- EXISTING BRICK WALL 
- EXISTING WALL 

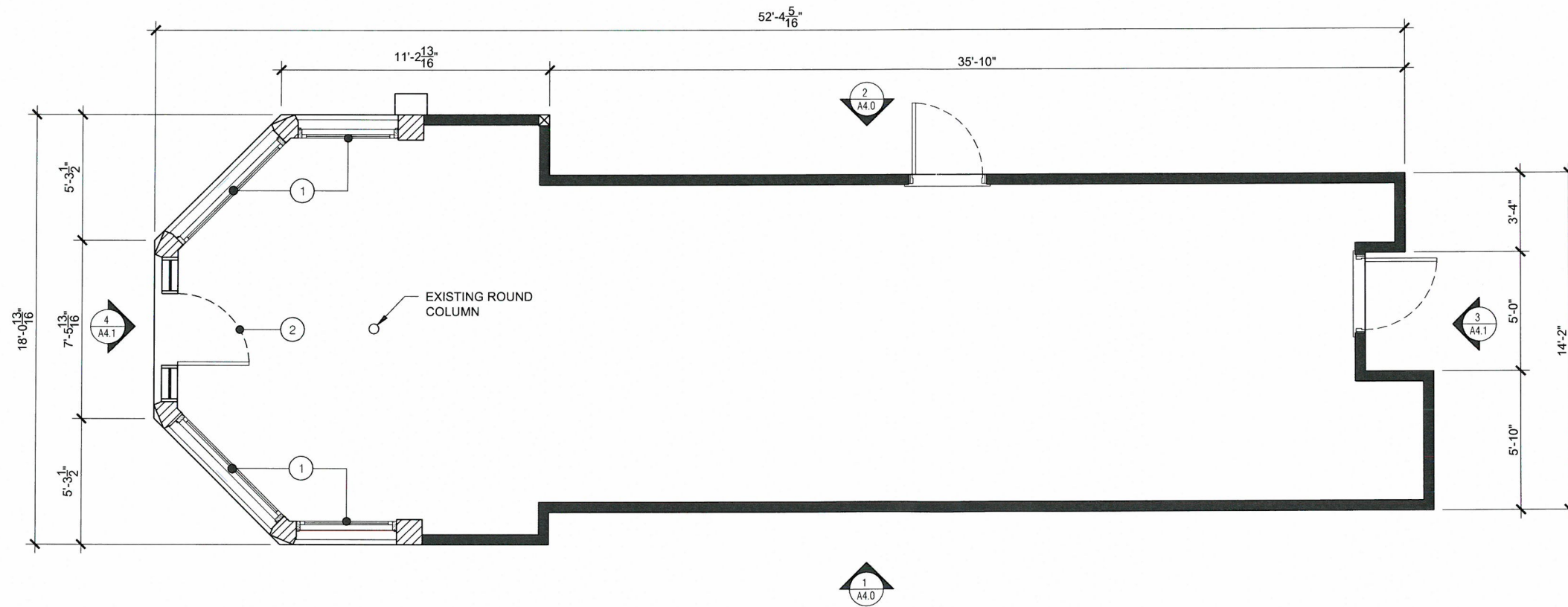


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1 PROPOSED FLOOR PLAN  
1/4" = 1' - 0"



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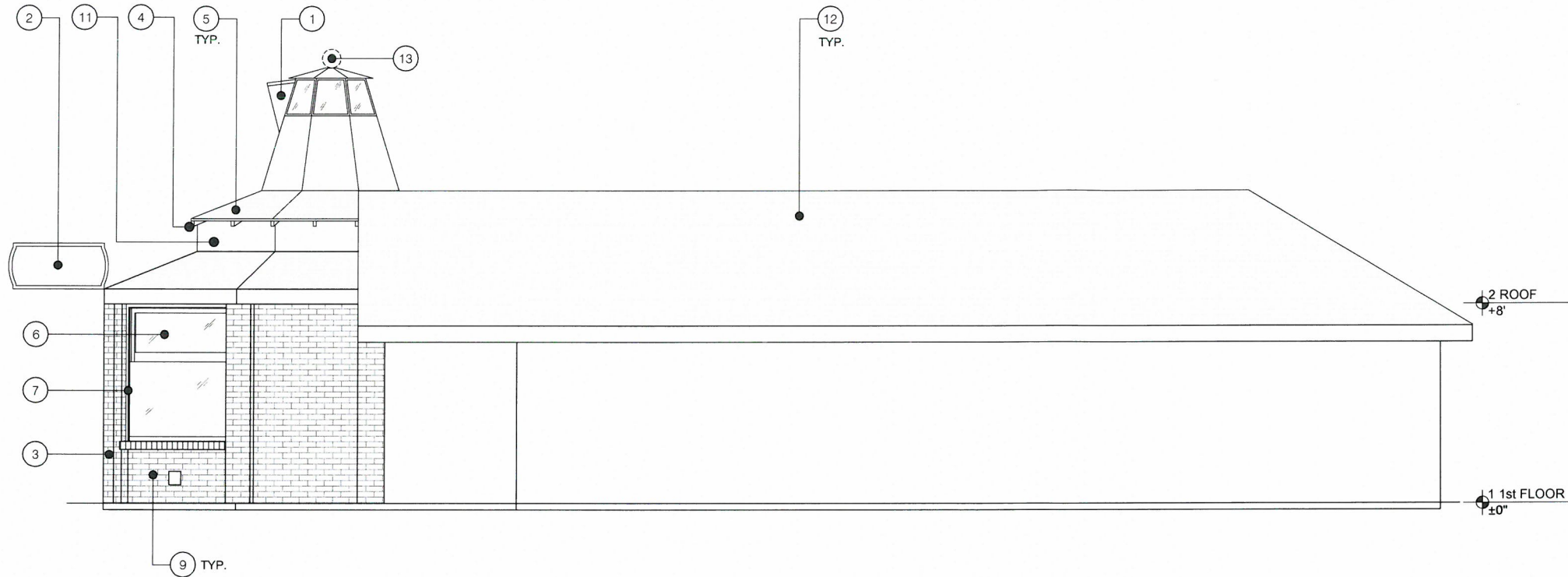
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**PROPOSED FLOOR PLAN**

Project No.

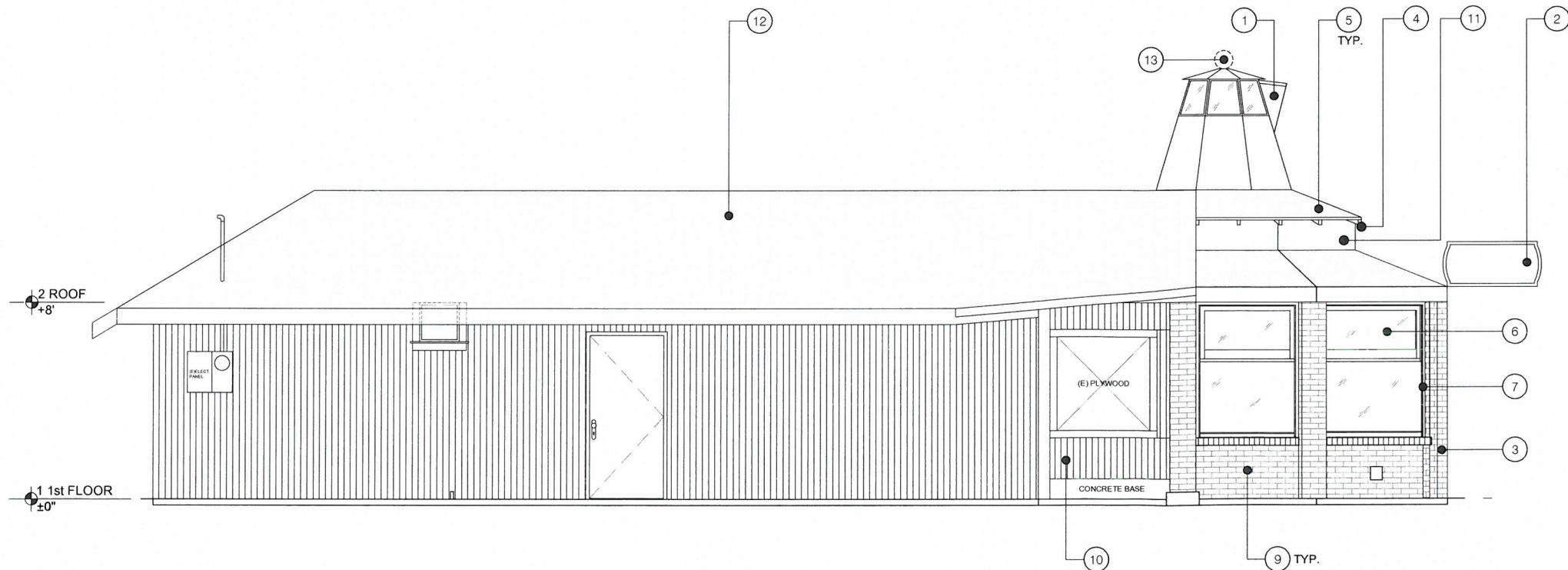
Date: 6/2/2015

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PHASE



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



2 WEST ELEVATION  
1/4" = 1' - 0"

KEYNOTES OF CHARACTER DEFINING FEATURES

1. EXISTING SHEET METAL COFFEE POT
2. U-SHAPED (BLADE) SIGN
3. PENTAGONAL STREET FACING ELEVATION
4. EXPOSED RAFTER TAILS
5. EXISTING ASPHALT SHINGLES
6. EXISTING STAINED GLASS TRANSOM FRAMES
7. EXISTING WOOD WINDOW FRAMES
8. EXISTING MULTI-LITE PAINTED WOOD WINDOW
9. EXISTING RED PAINTED BRICK
10. EXISTING WOOD CLADDING
11. EXISTING STUCCO
12. EXISTING ASPHALT SHINGLES
13. GLOBE (MISSING)
14. EXISTING NON-ORIGINAL ENTRY DOOR



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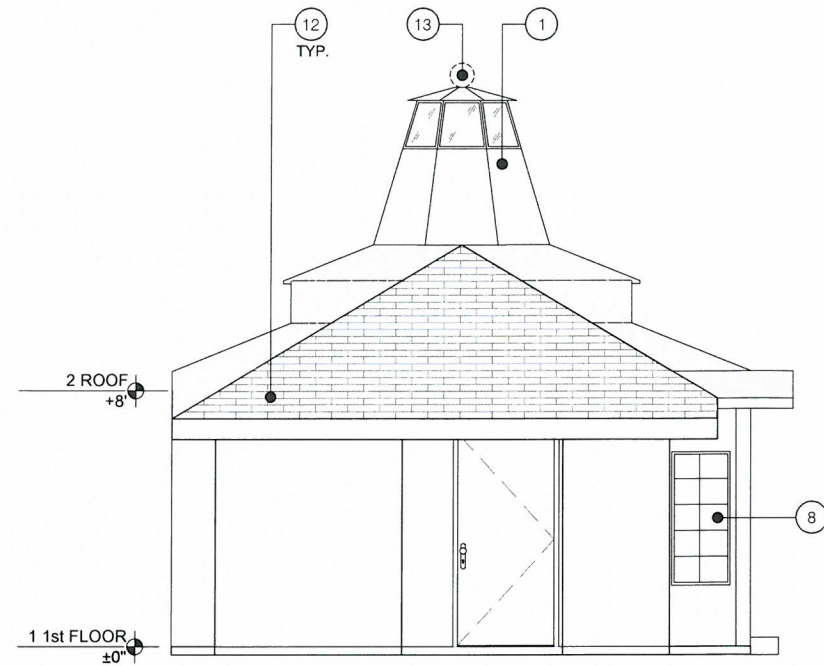
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**EXISTING ELEVATIONS**

Project No.

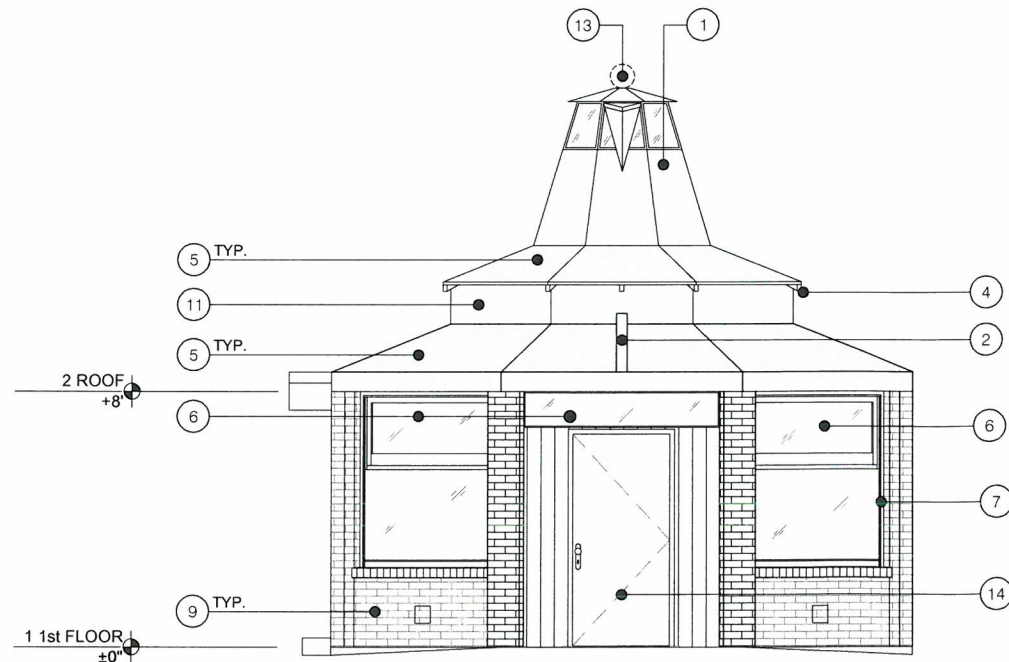
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**A3.0**

PHASE



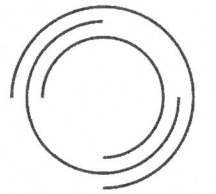
3 NORTH ELEVATION  
1/4" = 1' - 0"



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

**KEYNOTES OF CHARACTER  
DEFINING FEATURES**

1. EXISTING SHEET METAL COFFEE POT
2. U-SHAPED (BLADE) SIGN
3. PENTAGONAL STREET FACING ELEVATION
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Sheet Description  
**EXISTING ELEVATIONS**

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Date: 6/2/2015

**A3.1**

PHASE



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Sheet Description  
**PROPOSED ELEVATIONS**

Project No.

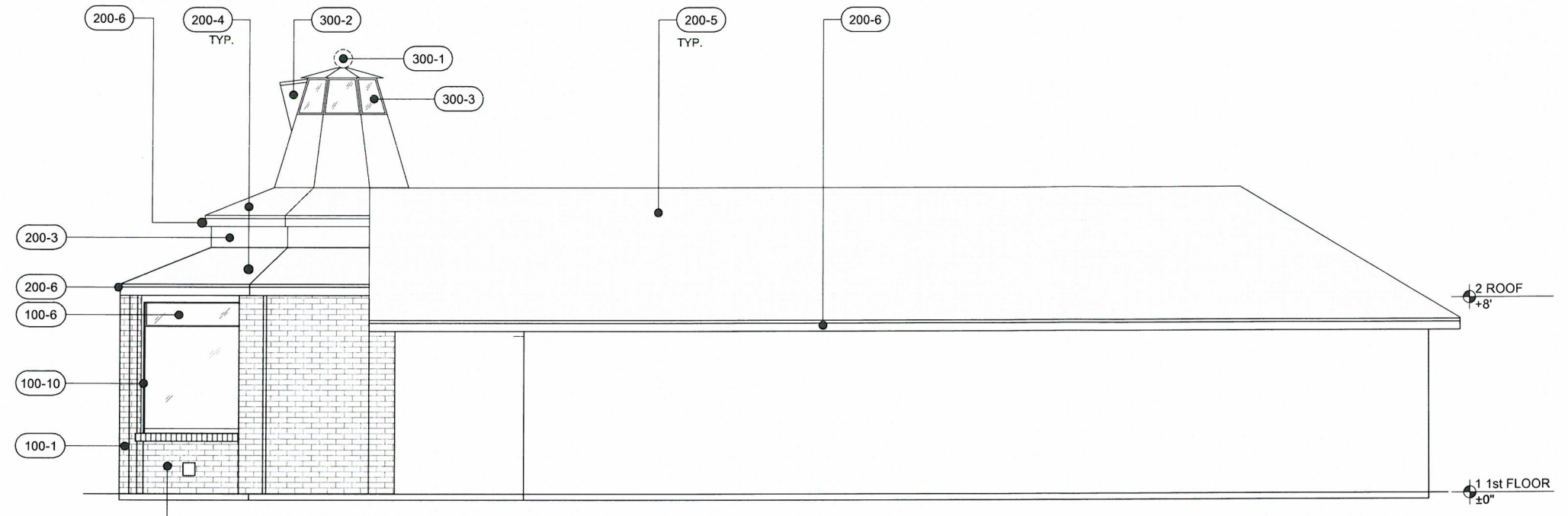
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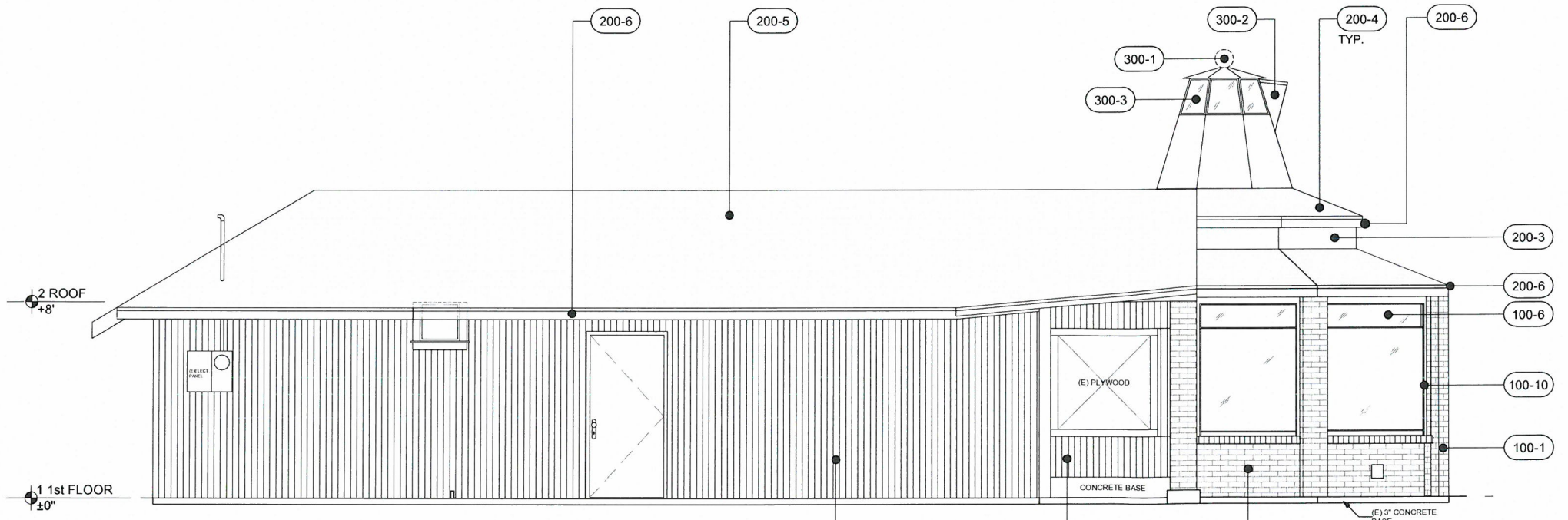
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**NOTES**

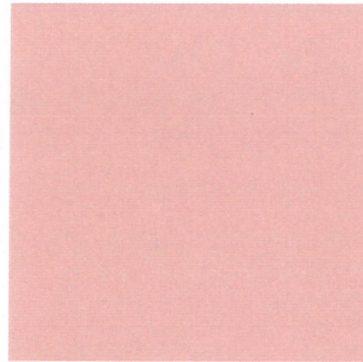
1. REFERENCE SHEET A5.0 FOR KEYNOTES INFORMATION



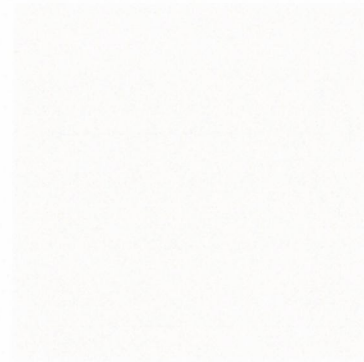
1 EAST ELEVATION  
 1/4" = 1' - 0"



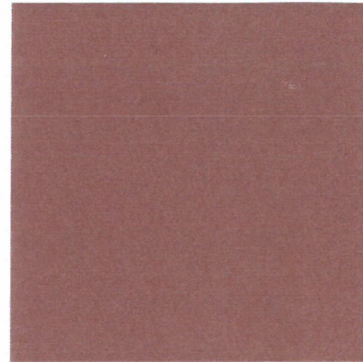
2 WEST ELEVATION  
 1/4" = 1' - 0"



SW 7581 ROSETTE  
Woodsiding North, East and West Elevation



SW 7001 TOQUE WHITE  
Door and Window Trim



SW 0006 TOILE RED  
Brick South Elevation



SHINGLES  
Onyx Black



SHINGLES  
Estate Gray



SHINGLES  
Shasta White

## KEYNOTES

- 100-1** See Recommendations for Treatment for brick material on exterior of primary façade (Feature # 100-3).
- 100-3** **Steps to repair and maintain brick cladding:**  
 1. Clean brick structure by water washing with gentle non-ionic soap.  
 2. Allow brick structure to dry.  
 3. Encapsulate brick with designated hazardous material finish to reduce risk of lead exposure.  
 4. Apply specified primer.  
 5. Paint brick with specified paint finish (color to be based upon historically-accurate color scheme determined as a result of paint analysis).
- 100-4** **Steps to repair wood cladding:**  
 1. Remove all wood cladding on the west and north elevations.  
 2. Replace with in-kind wood material out to match dimensions and design of existing original.  
 3. Apply specified primer.  
 4. Paint with specified finish (color to be based upon historically-accurate color scheme determined as a result of paint analysis).
- 100-6** **Steps to replace stained glass transom window:**  
 1. While windows are removed, install new leaded glass reproduction window in transom frame (glass design to be based upon photographic documentation and created by a trained specialist).  
 2. Follow steps to repair wood windows for painting and installation instructions.
- 100-10** **Steps to repair wood windows:**  
 1. Remove window frames from installed position.  
 2. Sand window frames to make smooth and prepare for paint application.  
 3. Install new glass in lower window frame and install new stained glass reproduction in transom frame.  
 4. Prime window frame with specified primer.  
 5. Paint window frame with specified finish (color to be based upon historically-accurate color scheme determined as a result of paint analysis).  
 6. Reinstall window into its original location.
- 100-12** **Steps to repair wood multi-lite window:**  
 1. Remove window from installed position for repair.  
 2. Remove all paint with organic solvent paint remover.  
 3. Clean and assess health of each pane of glass to determine whether repair or replacement is appropriate.  
 4. Remove and replace glass panes where necessary with single-pane untempered glass.  
 5. Paint window frame with hazardous material encapsulation primer.  
 6. Prime window frame with specified primer.  
 7. Paint window frame with specified finish (color to be based upon historically-accurate color scheme determined as a result of paint analysis).
- 100-13** **Steps to replace current door:**  
 1. Detach door from current positioning and discard.  
 2. Replace with newly fabricated wood-frame door with a single lite in center.
- 200-3** **Steps to repair clerestory area:**  
 1. Identify damaged portions of the stucco surface.  
 2. Prep and repair stucco in damaged areas.  
 3. Prime clerestory stucco area.  
 4. Paint with specified finish in color to match brick cladding (body color) on lower level (color to be based upon historically-accurate color scheme determined as a result of paint analysis).
- 200-1** **Steps to maintain the intent of the historical sign:**  
 1. Existing sign will be disposed of properly and replaced by new.  
 2. Tenant will commission a new sign that is mounted in a similar manner and maintains the street-oriented approach of the original sign.
- 200-2** **Steps to maintain the intent of the historical sign:**  
 1. Existing sign-mounting mechanism will be removed and stored for repair and future use if desired.  
 2. Tenant will commission a new sign that is mounted in a similar manner and maintains the street-oriented approach of the original sign.
- 200-4** **Steps to restore asphalt shingle roofing (octagonal roof):**  
 1. Verify stability of roofing and support system.  
 2. Take protective measures to secure roof structure as necessary.  
 3. Remove existing layers of roofing with caution to protect underlying roof structure and sheathing.  
 4. Examine earliest layers of roofing to evaluate materials for historic authenticity and ability to be salvaged.  
 5. Remove unsalvageable sheathing and replace with new composed of in-kind material as necessary.  
 6. Install new red, white, blue, and gray asphalt shingles in design of original (design to be based upon historic documentation).
- 200-5** **Steps to removing current rolled asphalt roofing (rear roof):**  
 1. Verify stability of roofing and support system.  
 2. Take protective measures to secure roof structure as necessary.  
 3. Remove existing layers of roofing with caution to protect underlying roof structure and sheathing.  
 4. Remove unsalvageable sheathing and replace with new composed of in-kind material as necessary.  
 5. Install new gray rolled asphalt roofing, as historically appropriate.
- 200-6** **Steps to replacing fascia board:**  
 1. Cut new replacement fascia board of Douglas Fir wood sized to fit in place of missing.  
 2. Prep and prime replacement fascia board.  
 3. Paint with specified finish (color to be based upon historically-accurate color scheme determined as a result of paint analysis).  
 4. Install new fascia board.
- 300-1** **Steps to replace stained glass percolator:**  
 1. Owner and owner's representatives will work with stained glass design team and supplier to reconstruct the percolator.  
 2. New percolator frame will be constructed of steel. Method of attachment will be designed through analysis of existing light above roof-mounted spout.  
 3. Colors of the percolator will be based upon photographic evidence and will be coordinated to match the proposed color scheme of the building.
- 300-2** **Steps to remove and resecure the spout:**  
 1. Detach spout while protecting existing hardware.  
 2. Lower spout with proper care under supervision of preservation consultant.  
 3. Gently detach deteriorated steel panels from frame, measure, and replicate size with like material.  
 4. Reinstall new steel panels replicating method of attachment.  
 5. Remove existing paint while protecting historic material.  
 6. Gently prep material to be painted.  
 7. Prime spout using specified primer.  
 8. Paint spout with specified material. Paint shall be matched to metallic paint from period of significance as identified by professional paint analysis.  
 9. Gently raise spout back into exact position with proper care, labor, and supervision by preservation consultant.  
 10. Resecure spout into its original location with salvagable hardware and reinforce with contemporary hardware as necessary (not to be invasive or visible from exterior perspective).
- 300-3** **Steps to maintain glass panels:**  
 1. Glass panels will be removed from their current position along with the spout for maintenance.  
 2. Glass will be cleaned with non-sudsing household ammonia so as not to degrade the historic material.  
 3. After cleaning, glass panels will be remounted along with the remainder of the spout onto the top of the building.



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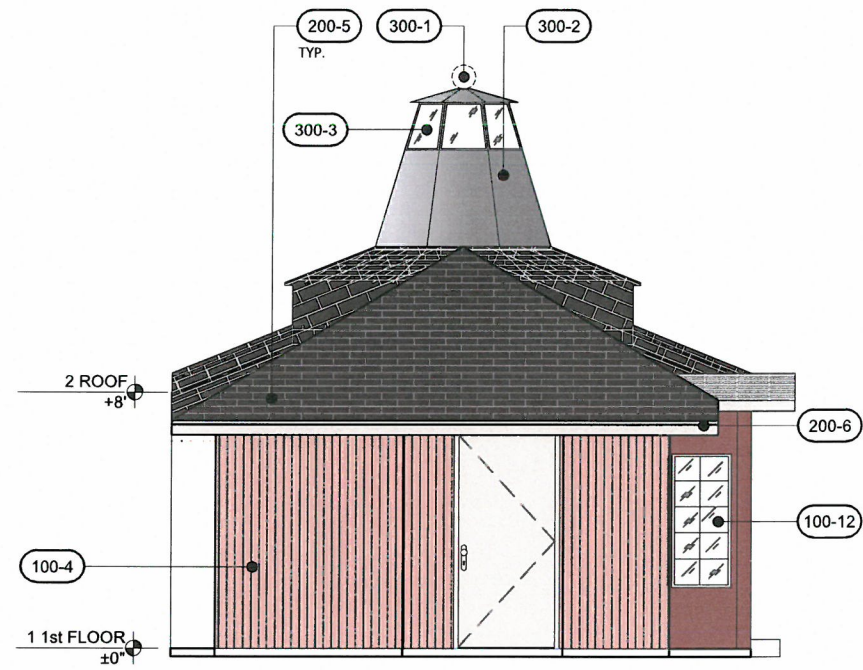
Sheet Description  
**KEYNOTES**

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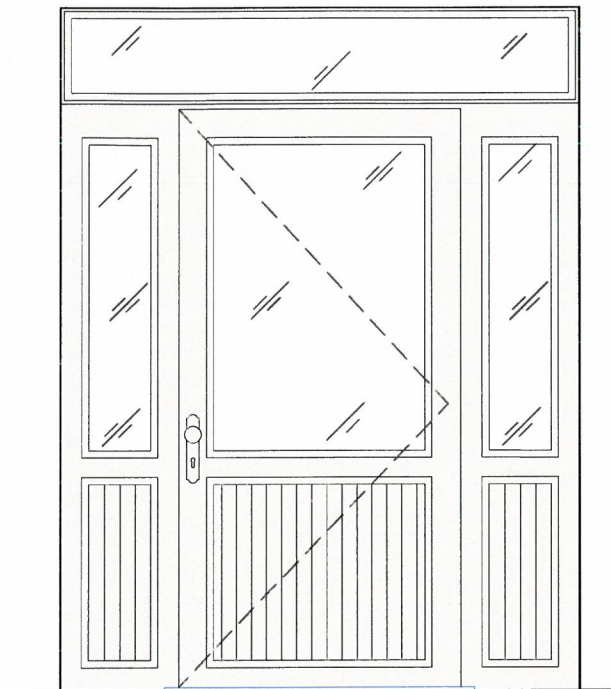
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**A5.0**

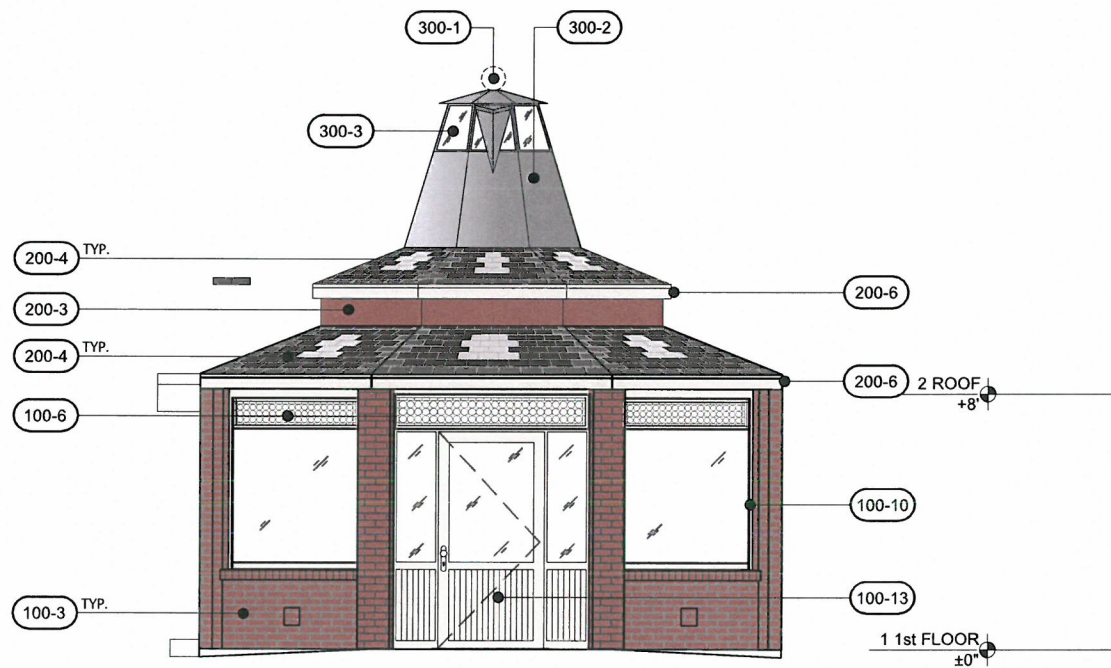
PHASE



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



3 MAIN DOOR ELEVATION  
1/4" = 1'-0"



4 SOUTH ELEVATION  
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NOTES

1. REFERENCE SHEET A5 FOR KEYNOTES INFORMATION



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Sheet Description  
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**A4.1**

PHASE