

**SITE PHOTOGRAPHS
790 Raymond Avenue
Application No. COAC1901-04
April 8, 2019**









A



B



C



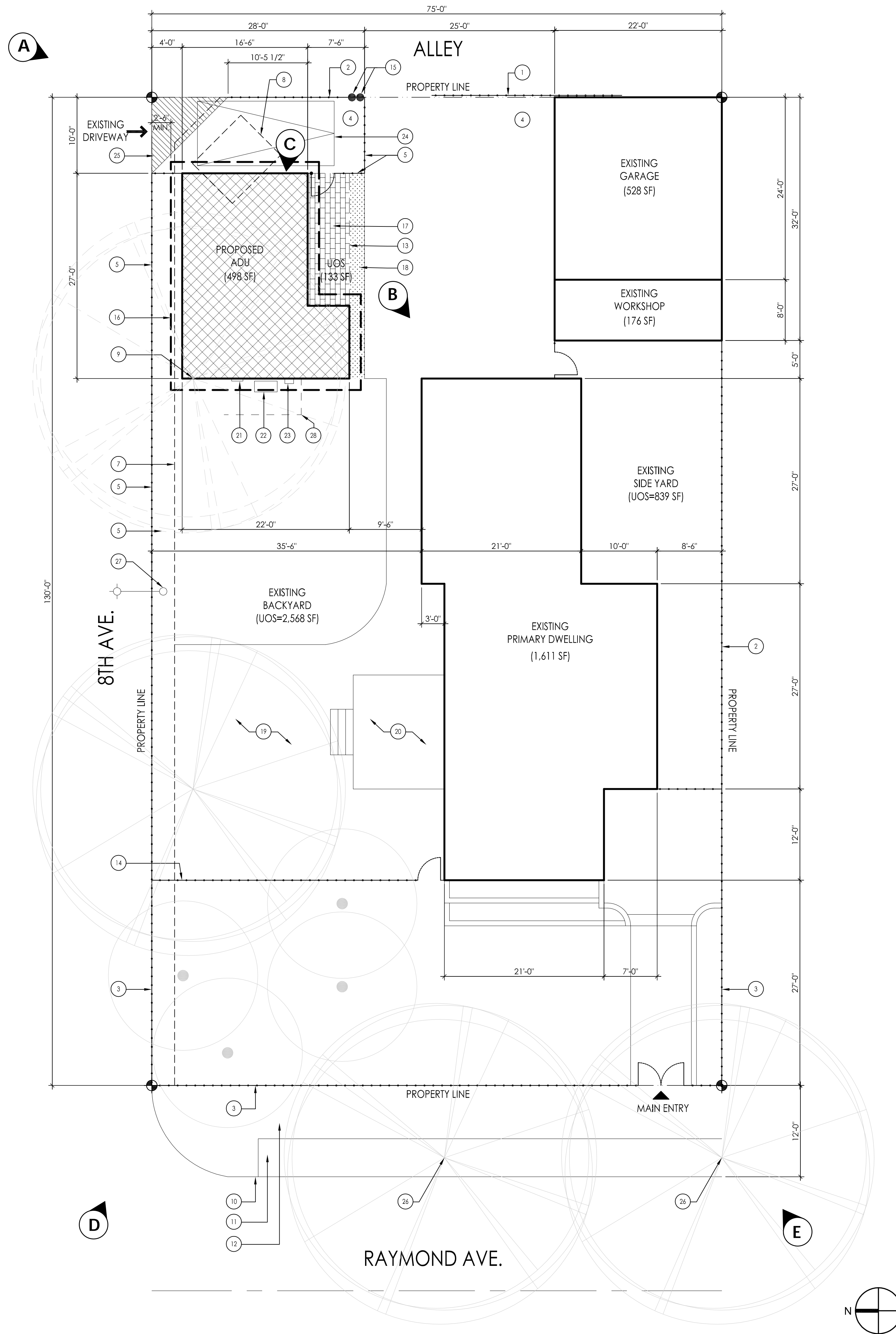
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E

SITE PHOTOS

2



SITE PLAN

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

1

KEYNOTES

- EXISTING SLIDING GATE TO REMAIN.
- EXISTING WOOD FENCE TO REMAIN.
- EXISTING 36" HIGH PICKET FENCE TO BE REPLACED W/ NEW 36" HIGH PICKET FENCE TO MATCH EXISTING PICKET FENCE DESIGN.
- EXISTING CONCRETE DRIVEWAY.
- NEW 6'-6" HIGH CRAFTSMAN WOOD FENCE.
- REPAIR CONCRETE PARKING PAD.
- EXISTING FENCE TO BE REMOVED.
- EXISTING SHED STRUCTURE TO BE REMOVED.
- EXISTING TREE TO BE REMOVED.
- EXISTING CURB.
- EXISTING PARKWAY.
- EXISTING PUBLIC RIGHT OF WAY.
- NEW ENTRY PERGOLA, PAINTED WHITE.
- EXISTING FENCE TO BE REMOVED AND REPLACED WITH NEW 6'-6" HIGH CRAFTSMAN WOOD FENCE.
- EXISTING UTILITY POLE(S).
- LINE OF ROOF EAVE ABOVE.
- PERMEABLE BRICK PAVERS.
- GRASS PLANTING.
- EXISTING BRICK PATIO ON GRADE.
- EXISTING WOOD DECK.
- MAIN ELECTRICAL PANEL.
- MINI-SPLIT CONDENSER.
- WALL MOUNTED TANK-LESS WATER HEATER (NATURAL GAS).
- 8'-6" x 18'-0" STANDARD PARKING SPACE.
- 10'-0" x 10'-0" TRIANGULAR CORNER CUT-OFF.
- EXISTING CITY TREE.
- EXISTING STREET LIGHT.
- 6' HIGH TRELLIS FENCE PANEL SCREEN.

PROJECT INFORMATION

SITE

LOT SIZE: 9,750 SF
LOT COVERAGE: 23.43%
FAR: 0.23
ZONE: R-1-N
DISTRICT: ROSE PARK

BUILDING AREA

PRIMARY DWELLING: 1,611 SF
WORKSHOP: 176 SF
ADU: 498 SF
TOTAL: 2,285 SF

USABLE OUTDOOR SPACE

PRIMARY RESIDENCE:
REQUIRED: 258 SF (1,611 SF x 0.16)
PROVIDED: 3,407 SF (2,568 SF + 839 SF)
ADU:
REQUIRED: 150 SF (498 SF x 0.30)
PROVIDED: 2,701 SF (133 SF + 2,568 SF)

STRUCTURE HEIGHT

PRIMARY RESIDENCE: 16'-9" HEIGHT
GARAGE: 15'-7" HEIGHT
ADU: 12'-4" HEIGHT

PROJECT

DIEHL RESIDENCE

790 RAYMOND AVE.
LONG BEACH, CA 90804

SHEET TITLE

SITE PLAN

SHEET NUMBER

A1.0

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

EXTERIOR ELEVATIONS

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

4

FLOOR PLAN

SOUTH ELEV.

EAST ELEV.

FLOOR PLAN

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

2

PERGOLA ELEVATIONS

SCALE:
1/2"=1'-0"

3

KEYNOTES

- 1 SHAKE SHINGLE SIDING, PAINTED TO MATCH PRIMARY RESIDENCE.
- 2 1x4 WOOD TRIM, PAINTED WHITE TO MATCH PRIMARY RESIDENCE.
- 3 COMPOSITE ROOF SHINGLE, DARK BROWN .
- 4 WOOD CORBEL TO MATCH PRIMARY RESIDENCE.
- 5 1x WOOD FASCIA, PAINTED WHITE TO MATCH PRIMARY RESIDENCE.
- 6 24" x 24" ATTIC ACCESS.
- 7 S.D. : SMOKE DETECTOR
C/D : COMBINATION SMOKE AND CARBON DIOXIDE DETECTOR
- 8 UTILITY DOOR AND TRIM PAINTED TO MATCH ADJACENT SIDING.
- 9 3'-0" WIDE GATE ACCESS
- 10 PERGOLA, PAINTED WHITE.
- 11 CRAFTSMAN WOOD FENCE, PAINTED WHITE.

DOOR SCHEDULE

NO.	SIZE	TYPE	REMARKS
01	3'-0" x 6'-8" x 1-3/4"	WOOD	
02	2'-0" x 6'-8" x 1-3/4"	WOOD	
03	2'-6" x 6'-8" x 1-3/4"	WOOD	
04	2'-6" x 6'-8" x 1-3/4"	WOOD	
05	3'-0" x 6'-8" x 1-3/4"	WOOD	BI-FOLD
06	4'-0" x 6'-8" x 1-3/4"	WOOD	SLIDING

WINDOW SCHEDULE

NO.	SIZE	TYPE	REMARKS
A	3'-2" x 4'-0"	WOOD	JELD-WEN : D.H.
B	3'-2" x 3'-0"	WOOD	JELD-WEN : D.H.
C	2'-2" x 3'-0"	WOOD	JELD-WEN : D.H.

PERGOLA PLAN

PERGOLA PLAN

SCALE:
1/2"=1'-0"

1

PROJECT

DIEHL RESIDENCE

790 RAYMOND AVE.
LONG BEACH, CA 90804

SHEET TITLE

FLOOR PLAN &
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.0