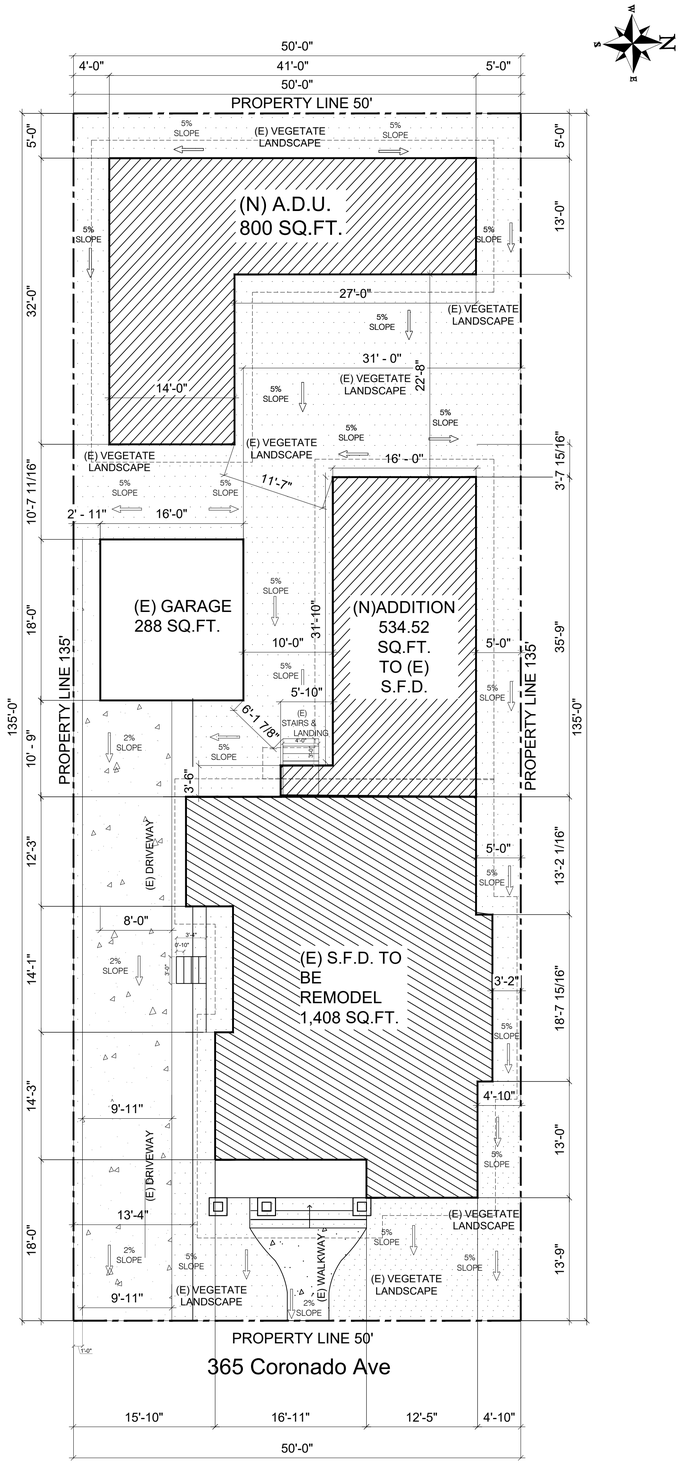

PROPOSED PLOT PLAN
SCALE: 1/8" = 1'-0"

a. THE CONSTRUCTION SHALL NOT RESTRICT A FIVEFOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
b. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
c. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
d. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
e. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
f. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
h. WATER HEATER MUST BE STRAPPED TO WALL.
k. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
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Address identification -- All Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width o not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.
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B. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE. (R105.5 CRC)

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DRAWN BY: ERICK FAVELA
TITLE 24 ANALYSIS: IGOR PICHKO

"I certify that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property

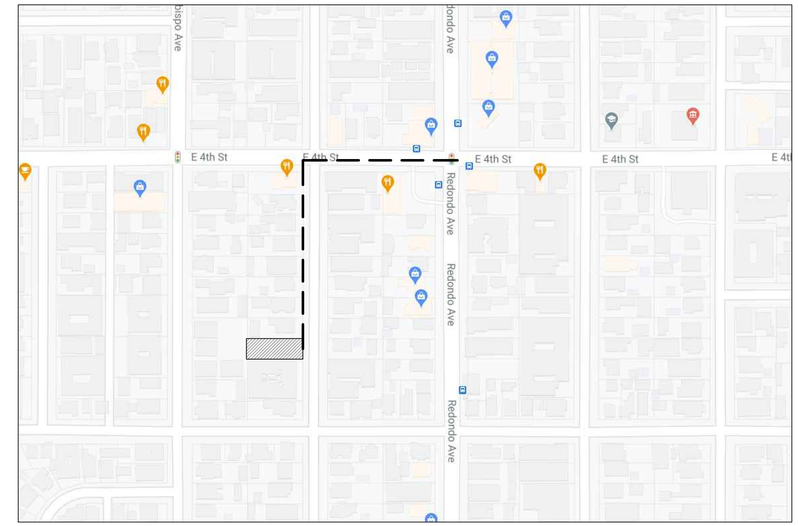
Attachment C

VICINITY MAP

- This property is located 365 Coronado Ave Long Beach, CA 90814.
- Parking is not required for an Accessory Dwelling in the following instances:

- It is located within one-half mile of public transit (any public transit stop along a fixed route with a fixed schedule)

- This property is located 0.2 of a mile from bus stop: Redondo & 4th St SW, Fourth & Redondo SE.



PROJECT: (E) S.F.D. TO BE REMODEL + (N) ADDITION TO (E) S.F.D.

LOT: 6,751 SQ. FT.
45% = 3,037.95

LOT:	6,751 SQ. FT.
EXISTING S.F.D	1,408 SQ. FT.
(E)GARAGE	288 SQ.FT.
(N) ADDITION TO (E) S.F.D.	534.52 SQ. FT.
(N) A.D.U.	800 SQ.FT.

1408 + 288 + 534.52 + 800 = 3,030.52
3,037.95 < 3,030.52 RFA: 44.88%

CODE INFORMATION

1 This project shall comply with the:
2019 California Building Code (CBC)
2019 California Residential Code (CRC)
2019 California Mechanical Code (CMC)
2019 California Plumbing Code (CPC)
2019 California Electrical Code (CEC)
2019 California Green Building Standards Code (CGBS)
2019 California Energy Code

1. LAND USE ZONE: R-1
2. SEISMIC ZONE:
3. CONSTRUCTION TYPE:
4. OCCUPANCY: V-B
5. FIRE SPRINKLERS: NONE

SCOPE OF WORK

- (E) S.F.D. TO BE REMODEL 1,408 SQ.FT.
- (N) ADDITION TO (E) S.F.D. 534.52 SQ.FT.

LEGAL DESCRIPTION

Site Address 365 Coronado Ave Long Beach
PIN Number 90814
Lot/Parcel Area (Calculated) 6,750 (sq ft)
Assessor Parcel No. (APN) 7257-013-019
Tract 35104
Block None
Lot 18

INDEX

ARCHITECTURAL:
A-1 COVER SHEET
A-2 GENERAL NOTES
A-3 PROPOSED & EXISTING FLOOR PLAN
A-4 FOUNDATION, FRAMING & ROOF PLAN
A-5 ELEVATIONS
A-6 SECTIONS
AL.G GENERAL NOTES
WF WOOD FRAME PRESCRIPTIVE PROVISIONS

TITLE 24:
T24-1 ENERGY CALCULATION
T24-1 ENERGY CALCULATION

ARKIT
DESIGN - PLANNING - PERMIT
10140 WOODLEY AVE
NORTH HILLS, CA. 91343
Cel: (323)516-5846
Email:planning@arkitpp.com
Office Hours
Monday - Friday: 8:00am to 6:00pm

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REVISIONS

SYMB	DESCRIPTIONS	DATE
1	REVISION	

PROPOSED FOR :
OWNER -----

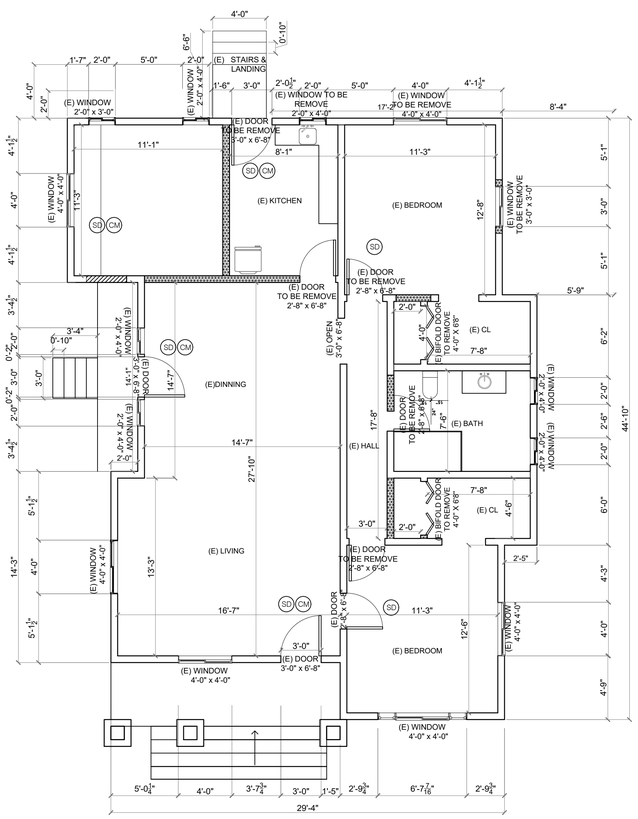
ADDRESS 365 Coronado Ave
Long Beach, CA 90814

(E) S.F.D. TO BE REMODEL + (N) ADDITION TO (E) S.F.D.

SHEET TILE:
COVER SHEET

PERMIT No
JOB No
DESIGNER FOR: ERICK FAVELA
DATE: MARCH / 01 / 2021
SCALE: AS SHOWN

A.1



EXISTING S.F.D. FLOOR PLAN
SCALE: 3/16"=1'-0"

DRAWING LEGEND

	(N) SIDING COLOR 3 BEHR desert tumbleweed AE-27 Flat Exterior Paint and Primer in One
	(N) ROOF Composite shingles -Timberline HD Color Weathered Wood
1	(E) Double hung sash wood windows BEHR ultra pure white 1850 Wooden White frame
2	(N) Double hung sash wood windows BEHR ultra pure white 1850 Wooden White frame
4	(E) Double hung sash wood windows BEHR FALSE CYPRESS 430F-4 Wooden White frame

Body:
BEHR desert tumbleweed AE-27

Trim:
BEHR ultra pure white 1850

Accents:
BEHR false cypress 430F-4

DRAWING LEGEND	
	- EXISTING WALLS
	- NEW WALLS
	- 1 HR WALLS
	- WALL TO BE DEMO
SD	- SMOKE DETECTORS
CM	- CARBON MOXIDE DETECTORS
FAN	- ENERGY STAR EXHAUST FAN NOTE: -BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT 4.506.1

WINDOW SCHEDULE

NO.	SIZES WIDTH	SIZES HEIGHT	TYPE	MATERIAL	QUANTITY	REMARKS
A	4' - 0"	4' - 0"	DOUBLE HUNG SASH	WOOD	3	DOUBLE GLAZED
B	3' - 0"	3' - 0"	DOUBLE HUNG SASH	WOOD	2	TEMPERED GLAZED
C	2' - 0"	2' - 0"	DOUBLE HUNG SASH	WOOD	2	TEMPERED GLAZED

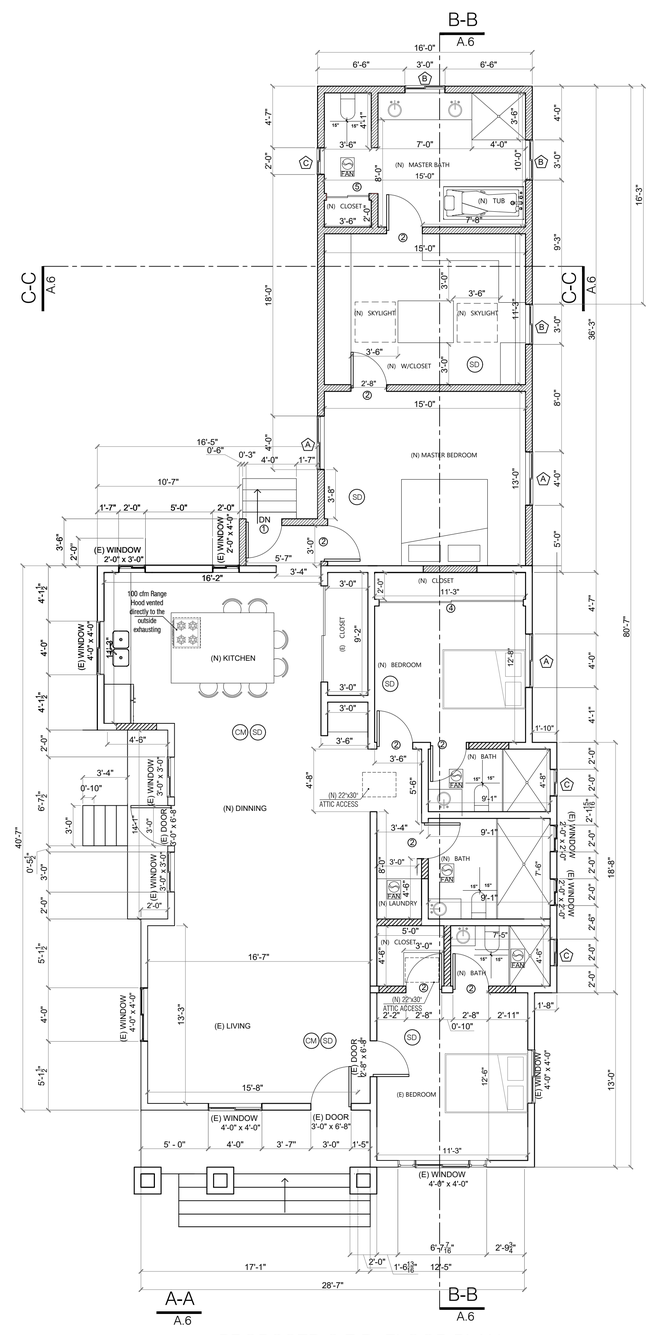
Note:
All new windows will be Rectangular Window black wooden Frame

DOOR SCHEDULE

NO.	SIZES WIDTH	SIZES HEIGHT	TYPE	MATERIAL	QUANTITY	REMARKS
1	2' - 8"	6' - 8"	HINGE DOOR	WOOD	1	SOLID CORE
2	2' - 8"	6' - 8"	HINGE DOOR	WOOD	8	HOLLOW CORE
4	10' - 9"	6' - 8"	SLIDING DOOR	WOOD	1	HOLLOW CORE
5	3' - 2"	6' - 8"	SLIDING DOOR	WOOD	1	HOLLOW CORE
6	2' - 8"	6' - 8"	HINGE DOOR	WOOD	1	SOLID CORE

Note:
All new exterior doors will be Rectangular, white wooden Frame

All Recessed cans shall be IC (insulated Ceiling) **and** AT (air-tight) rated.



PROPOSED S.F.D. FLOOR PLAN
SCALE: 3/16"=1'-0"

ARKIT

DESIGN - PLANNING - PERMIT
10140 WOODLEY AVE
NORTH HILLS, CA. 91343
Cel: (323)516-5846
Email:planning@arkitpp.com
Office Hours
Monday - Friday: 8:00am to 6:00pm

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REVISIONS

SYMB	DESCRIPTIONS	DATE
1	REVISION	

PROPOSED FOR :
OWNER -----

ADDRESS 365 Coronado Ave
Long Beach, CA 90814

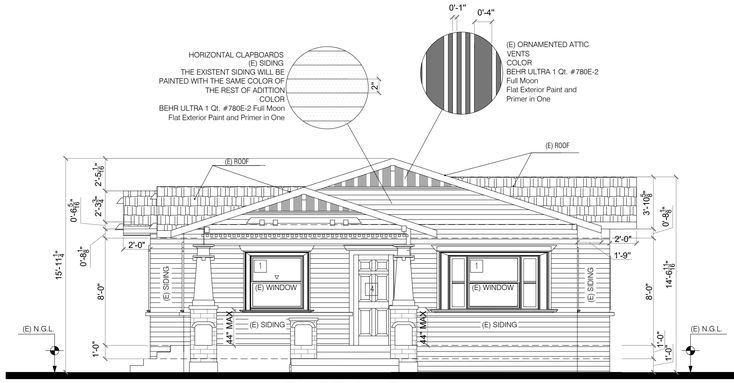
(E) S.F.D. TO BE REMODEL + (N) ADDITION TO (E) S.F.D.

SHEET TILE:

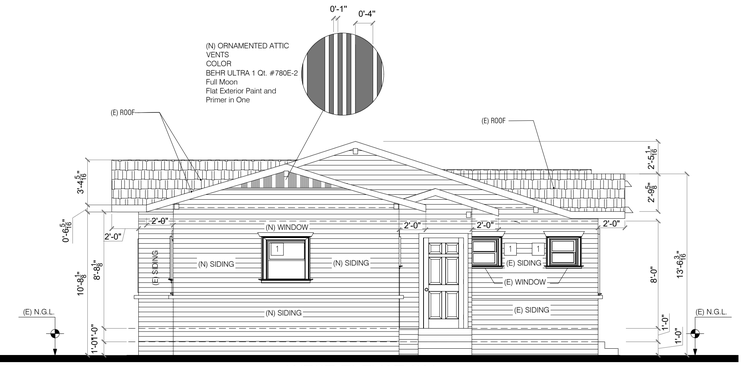
EXISTING & PROPOSED FLOOR PLAN

PERMIT No
JOB No
DESIGNER FOR: ERICK FAVELA
DATE: MARCH / 01 / 2021
SCALE: AS SHOWN

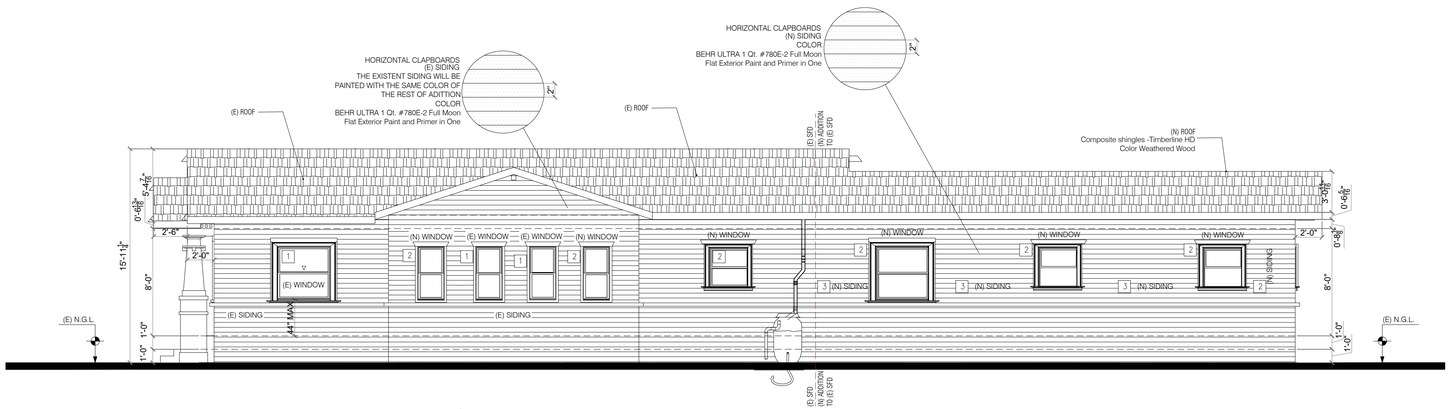
A.3



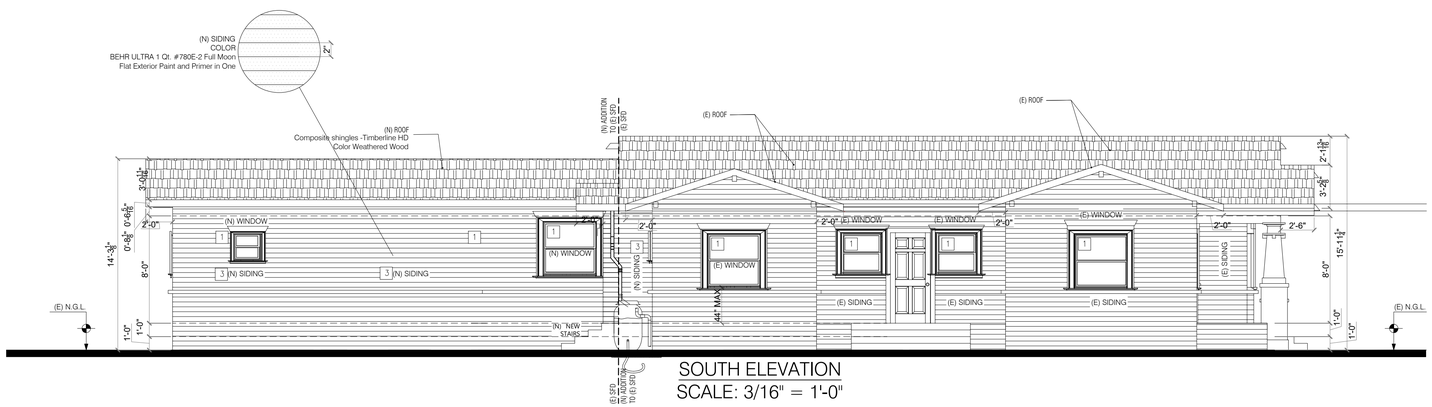
EAST ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

DRAWING LEGEND

3	(N) SIDING COLOR BEHR desert tumbleweed AE-27 Flat Exterior Paint and Primer in One
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1	(E) Double hung sash wood windows BEHR ultra pure white 1850 Wooden White frame
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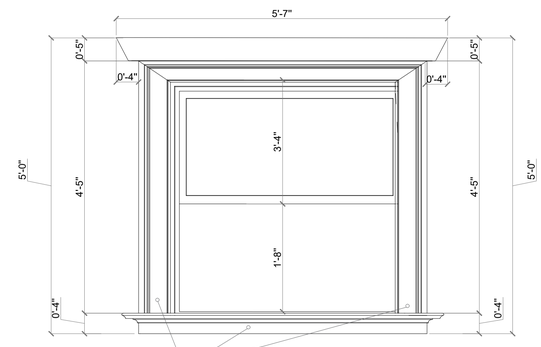
Body:
BEHR desert tumbleweed AE-27

Trim:
BEHR ultra pure white 1850

Accents:
BEHR false cypress 430F-4



DETAIL: (N) Double hung sash wood windows
Wooden White frame
Trim:
BEHR ultra pure white 1850
Flat Exterior Paint and Primer in One

ARKIT

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SYMB	DESCRIPTIONS	DATE
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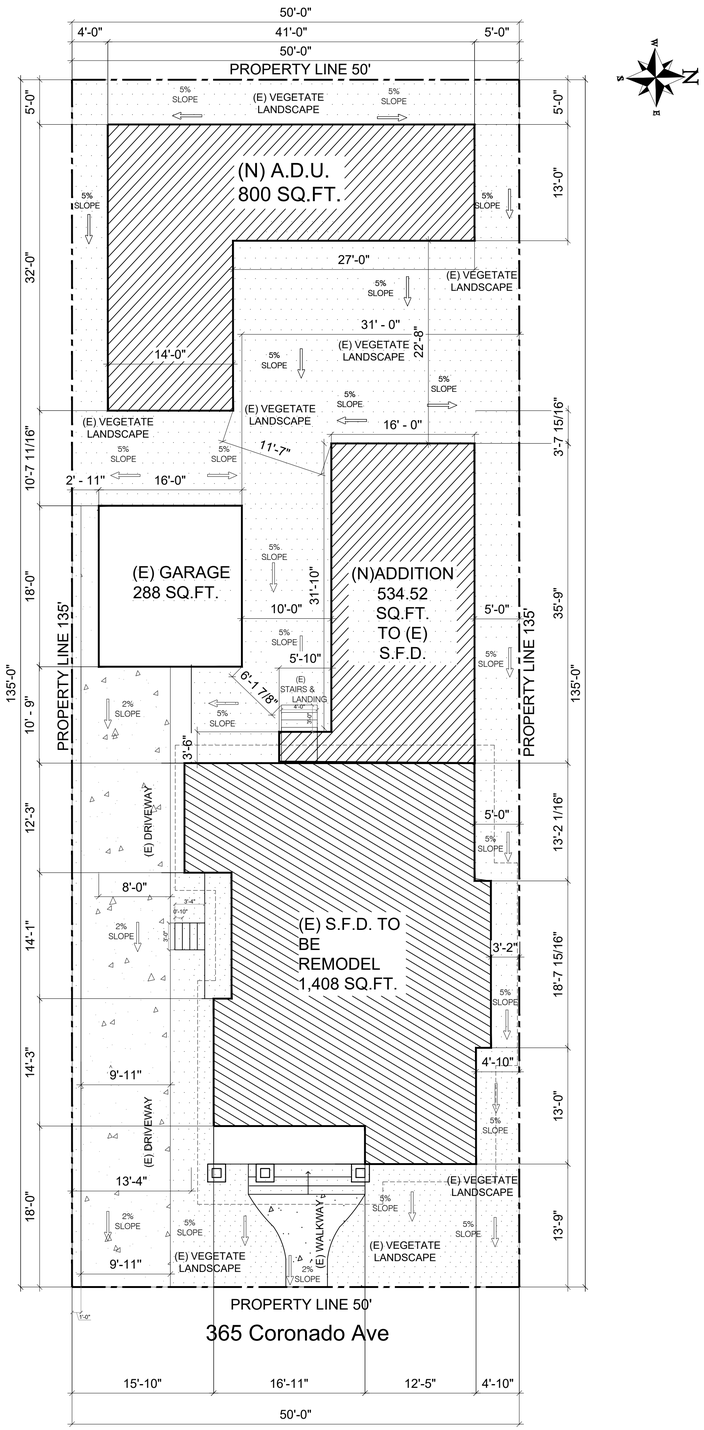
SHEET TILE:
ELEVATIONS

PERMIT No
JOB No
DESIGNER FOR: ERICK FAVELA
DATE: MARCH / 01 / 2021
SCALE: AS SHOWN

A.5



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DRAWN BY: ERICK FAVELA
TITLE 24 ANALYSIS: IGOR PICHKO

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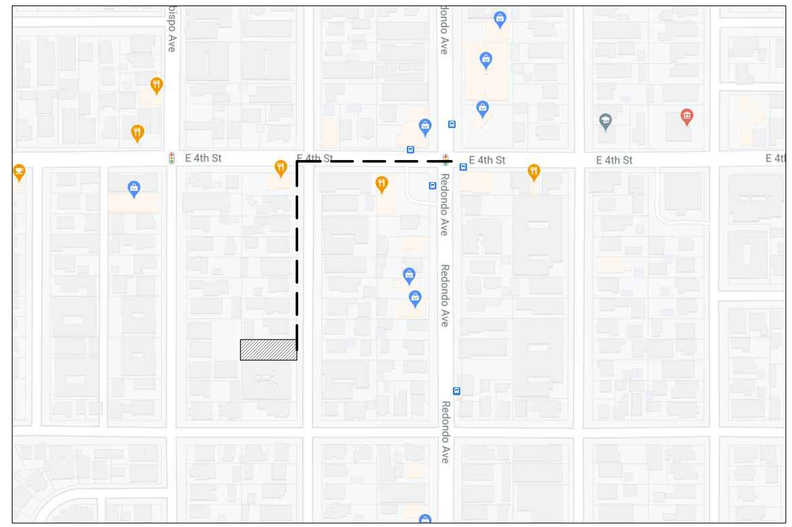

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2019 California Energy Code

1. LAND USE ZONE: R-1
2. SEISMIC ZONE:
3. CONSTRUCTION TYPE:
4. OCCUPANCY: V-B
5. FIRE SPRINKLERS: NONE

SCOPE OF WORK

- (N) A.D.U. 800 SQ. FT.

LEGAL DESCRIPTION

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PIN Number 90814
Lot/Parcel Area (Calculated) 6,750 (sq ft)
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REVISIONS

SYMB	DESCRIPTIONS	DATE
1	REVISION	

PROPOSED FOR :
OWNER -----

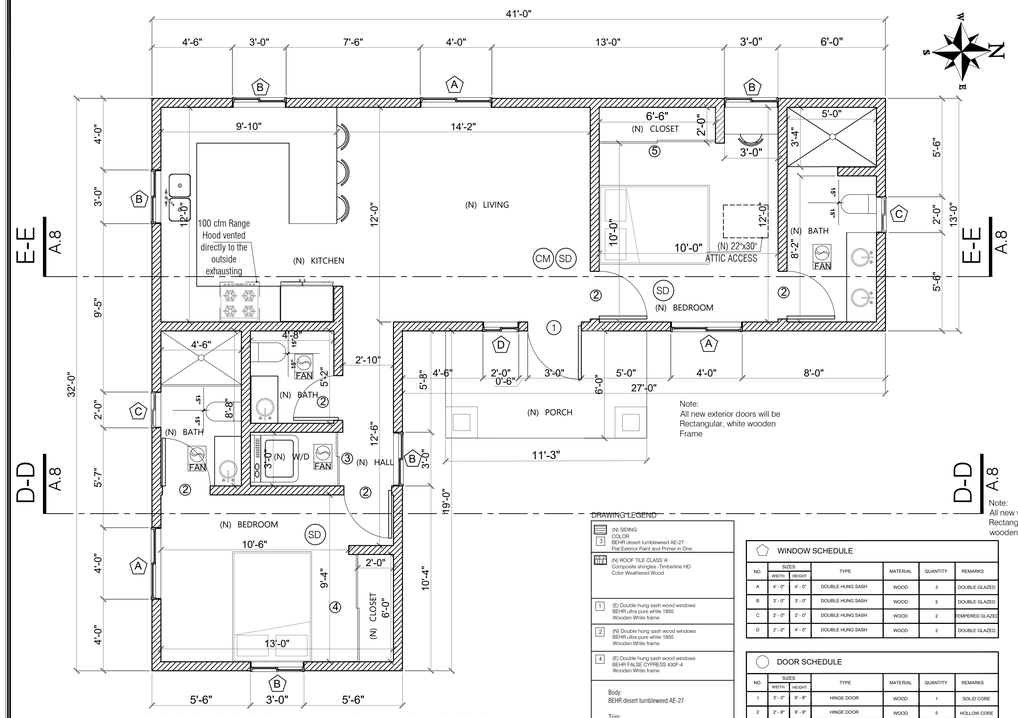
ADDRESS 365 Coronado Ave
Long Beach, CA 90814

(N) A.D.U.

SHEET TILE: COVER SHEET

PERMIT No
JOB No
DESIGNER FOR: ERICK FAVELA
DATE: MARCH /01/2021
SCALE: AS SHOWN

A.1



PROPOSED (N) A.D.U. FLOOR PLAN

SCALE: $\frac{1}{4}$"=1'-0"

DRAWING LEGEND

(N) SIDING COLOR 3	BEHR desert tumbleweed AE-27 Flat Exterior Paint and Primer in One
(N) ROOF TILE CLASS A 4	Composite shingles -Timberline HD Color Weathered Wood
1 (E) Double hung sash wood windows	BEHR ultra pure white 1850 Wooden White frame
2 (N) Double hung sash wood windows	BEHR ultra pure white 1850 Wooden White frame
4 (E) Double hung sash wood windows	BEHR FALSE CYPRESS 430F-4 Wooden White frame
Body:	BEHR desert tumbleweed AE-27
Trim:	BEHR ultra pure white 1850
Accents:	BEHR false cypress 430F-4

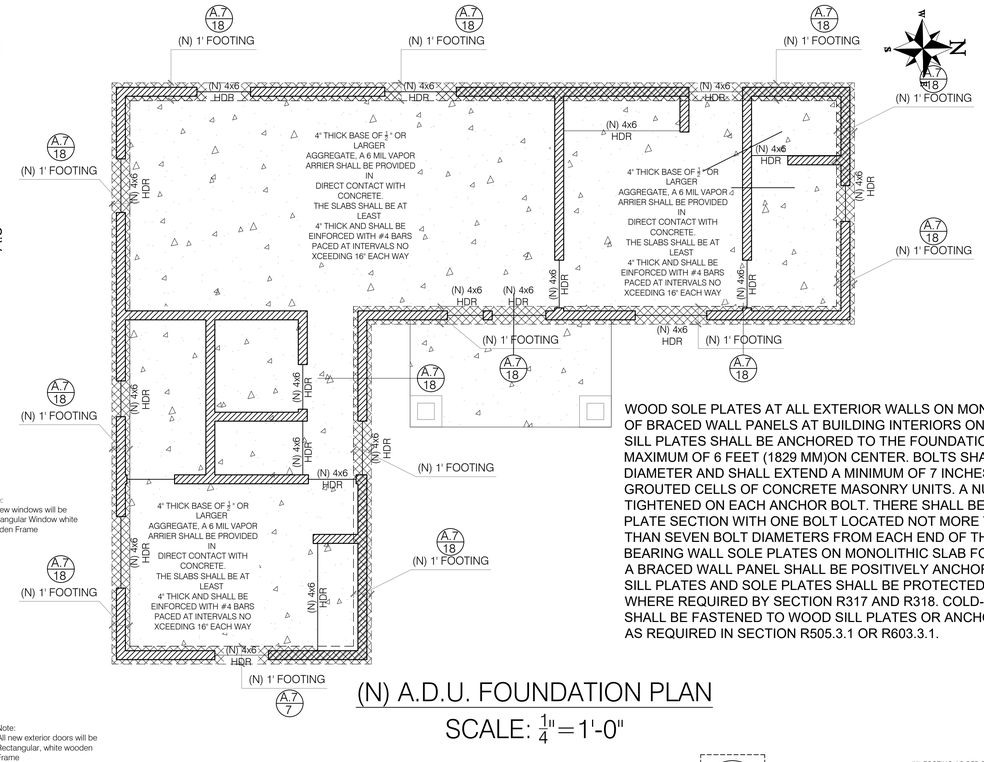
WINDOW SCHEDULE

NO.	SIZES WIDTH	SIZES HEIGHT	TYPE	MATERIAL	QUANTITY	REMARKS
A	4'-0"	4'-0"	DOUBLE HUNG SASH	WOOD	3	DOUBLE GLAZED
B	3'-0"	3'-0"	DOUBLE HUNG SASH	WOOD	5	DOUBLE GLAZED
C	2'-0"	2'-0"	DOUBLE HUNG SASH	WOOD	2	TEMPERED GLAZED
D	2'-0"	4'-0"	DOUBLE HUNG SASH	WOOD	2	DOUBLE GLAZED

DOOR SCHEDULE

NO.	SIZES WIDTH	SIZES HEIGHT	TYPE	MATERIAL	QUANTITY	REMARKS
1	3'-0"	6'-8"	HINGE DOOR	WOOD	1	SOLID CORE
2	2'-8"	6'-8"	HINGE DOOR	WOOD	5	HOLLOW CORE
3	3'-0"	6'-8"	SLIDING DOOR	WOOD	1	HOLLOW CORE
4	4'-0"	6'-8"	SLIDING DOOR	WOOD	1	HOLLOW CORE
5	6'-0"	6'-8"	SLIDING DOOR	WOOD	2	HOLLOW CORE

Note: All new exterior doors will be Rectangular, white wooden Frame

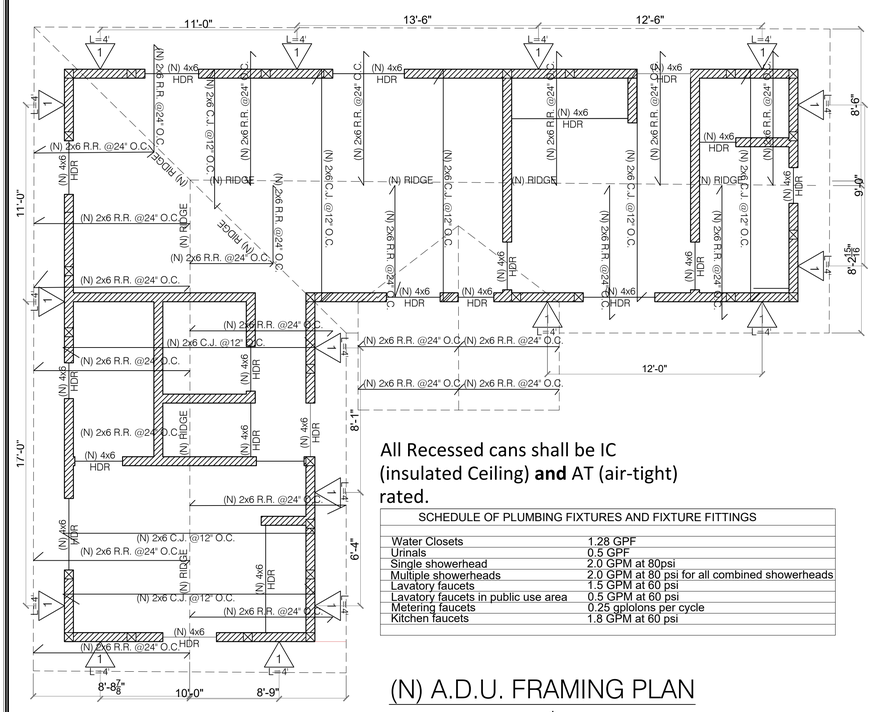


(N) A.D.U. FOUNDATION PLAN

SCALE: $\frac{1}{4}$"=1'-0"

DRAWING LEGEND	
	- EXISTING WALLS
	- NEW WALLS
	- 1 HR WALLS
	- WALL TO BE DEMO
SD	- SMOKE DETECTORS
CM	- CARBON MOXIDE DETECTORS
FAN	- ENERGY STAR EXHAUST FAN NOTE: -BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT 4.506.1

WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET (1829 MM)ON CENTER. BOLTS SHALL BE AT LEAST z INCH (12.7 MM) IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES (178 MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTION R317 AND R318. COLD-FORMED STEEL FRAMING SYSTEMS SHALL BE FASTENED TO WOOD SILL PLATES OR ANCHORED DIRECTLY TO THE FOUNDATION AS REQUIRED IN SECTION R505.3.1 OR R603.3.1.

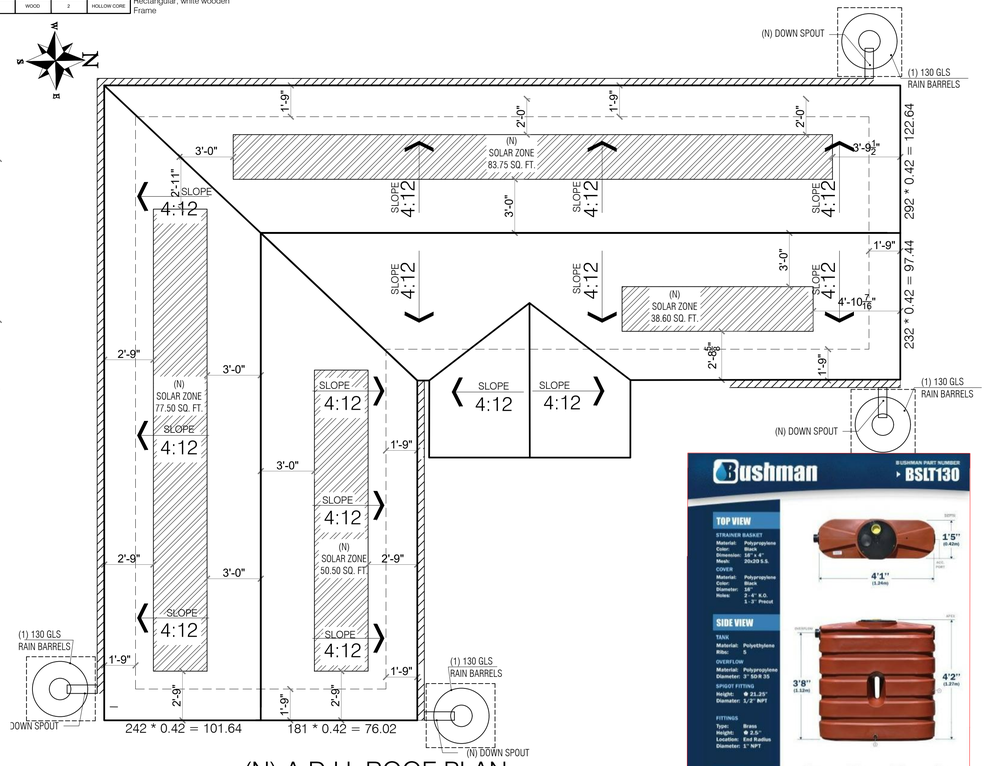


All Recessed cans shall be IC (insulated Ceiling) **and** AT (air-tight) rated.

SCHEDULE OF PLUMBING FIXTURES AND FIXTURE FITTINGS	
Water Closets	1.28 GPF
Urinals	0.5 GPF
Single showerhead	2.0 GPM at 80psi
Multiple showerheads	2.0 GPM at 80 psi for all combined showerheads
Lavatory faucets	1.5 GPM at 60 psi
Lavatory faucets in public use area	0.5 GPM at 60 psi
Metering faucets	0.25 gplolons per cycle
Kitchen faucets	1.8 GPM at 60 psi

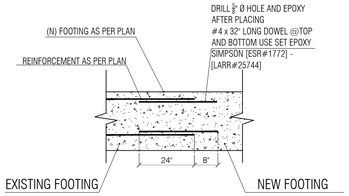
(N) A.D.U. FRAMING PLAN

SCALE: $\frac{1}{4}$"=1'-0"

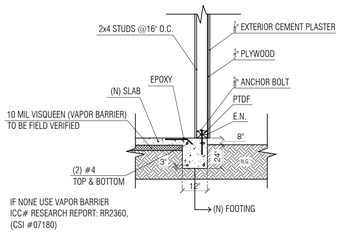


(N) A.D.U. ROOF PLAN

SCALE: $\frac{1}{4}$"=1'-0"



NEW TO EXISTING FOOTING 14



NEW CONCRETE SLAB FOOTING 18

DETAILS

1

SHEAR WALL 1/2" WOOD STRUCTURAL PANEL W/ 8D @ 6"/6"/12" O.C. 7/8" STUCCO O/ WOVEN WIRE OR EXPANDED METAL LATH W/ NO. 11 GA. NAILS 1-1/2"x7/16" HEADS W/ 1/4" FURRING APPLIES TO NAILING AT ALL STUDS TOP & BOTTOM PLATES & BLOCKING.

ARKIT

DESIGN - PLANNING - PERMIT
10140 WOODLEY AVE
NORTH HILLS, CA. 91343
Cel: (323)516-5846
Email:planning@arkitpp.com
Office Hours
Monday - Friday: 8:00am to 6:00pm

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REVISIONS

SYMB	DESCRIPTIONS	DATE
1	REVISION	

PROPOSED FOR :

OWNER -----

ADDRESS 365 Coronado Ave
Long Beach, CA 90814

(N) A.D.U.

SHEET TILE:

A.D.U. PROPOSED FLOOR PLAN FOUNDATION, FRAMING & ROOF PLAN

PERMIT No

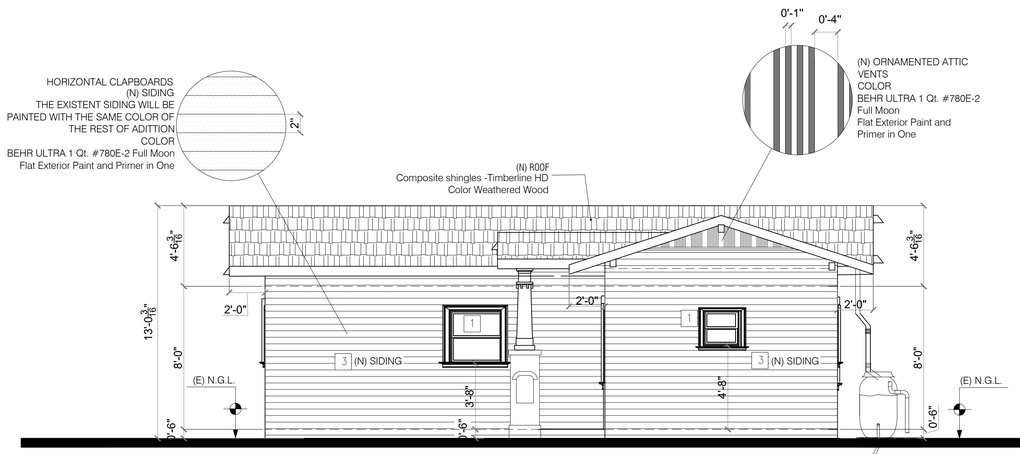
JOB No

DESIGNER FOR: ERICK FAVELA

DATE: MARCH /01/2021

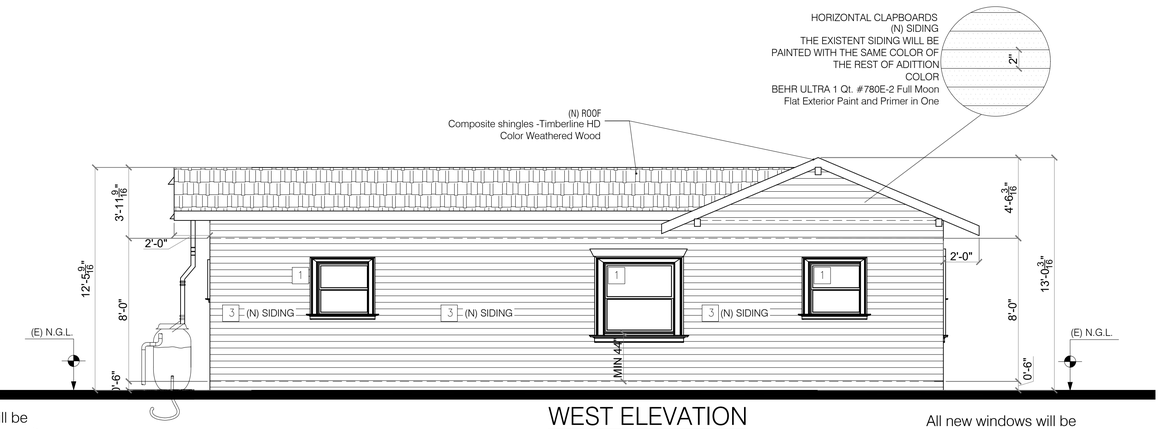
SCALE: AS SHOWN

A.3



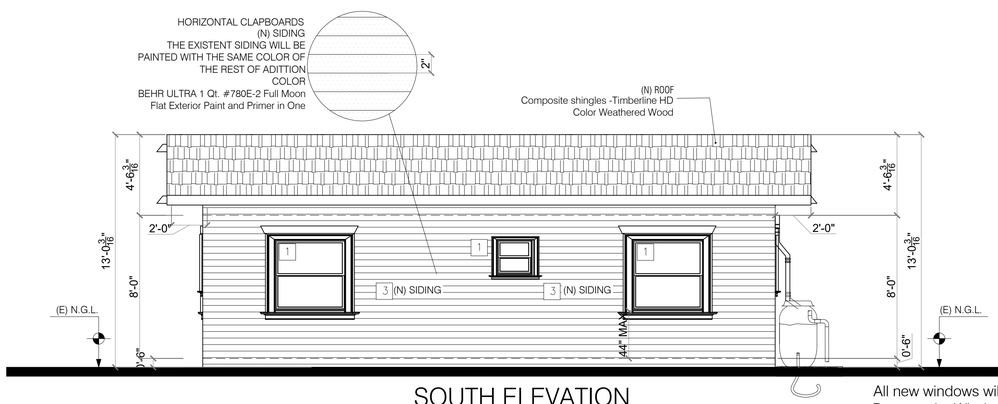
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

All new windows will be
Rectangular Window white
wooden Frame



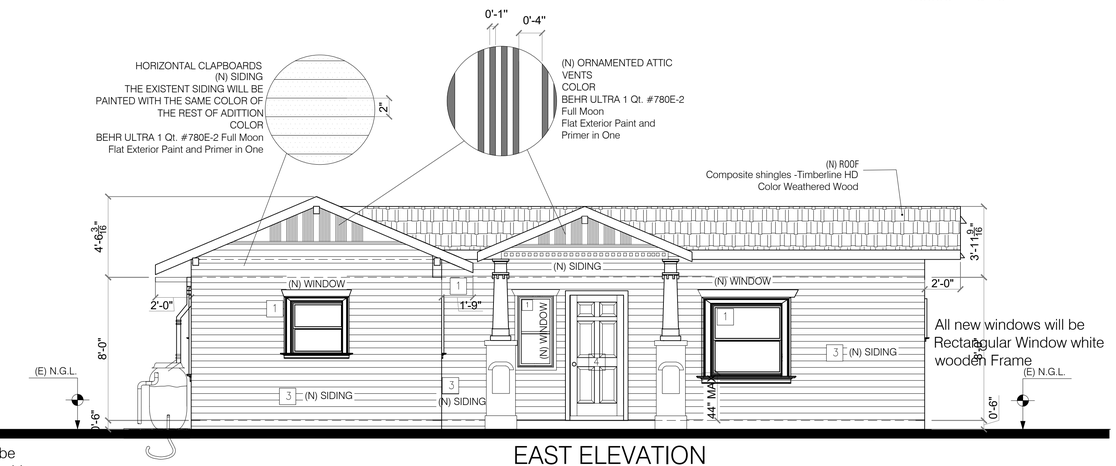
WEST ELEVATION
SCALE: 1/4" = 1'-0"

All new windows will be
Rectangular Window white
wooden Frame



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

All new windows will be
Rectangular Window white
wooden Frame



All new windows will be
Rectangular Window white
wooden Frame

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

DRAWING LEGEND

3	(N) SIDING COLOR BEHR desert tumbleweed AE-27 Flat Exterior Paint and Primer in One
	(N) ROOF TILE CLASS 'A' Composite shingles -Timberline HD Color Weathered Wood
1	(E) Double hung sash wood windows BEHR ultra pure white 1850 Wooden White frame
2	(N) Double hung sash wood windows BEHR ultra pure white 1850 Wooden White frame
4	(E) Double hung sash wood windows BEHR FALSE CYPRESS 430F-4 Wooden White frame

Body:
BEHR desert tumbleweed AE-27

Trim:
BEHR ultra pure white 1850

Accents:
BEHR false cypress 430F-4

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REVISIONS

SYMB	DESCRIPTIONS	DATE
1	REVISION	

PROPOSED FOR :
OWNER -----

ADDRESS 365 Coronado Ave
Long Beach, CA 90814

(N) A.D.U.

SHEET TILE:
A.D.U.
ELEVATIONS

PERMIT No
JOB No
DESIGNER FOR: ERICK FAVELA
DATE: MARCH /01/2021
SCALE: AS SHOWN

A.4