

PROPOSED NEW 3-CAR GARAGE AND ADU ON TOP

916 CORONADO AVE., LONG BEACH, CA 90804



VARELA
BUILDING DESIGN
DESIGN . PLANS . PERMITS

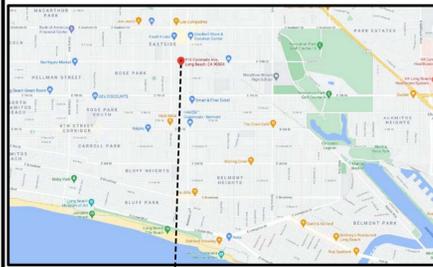
LORENZO VARELA
Senior Designer

326 N. BREED ST #4 TEL: 310 . 403 . 9015
LOS ANGELES, CA 90033
E-MAIL: varelabd@sbcglobal.net

STAMP & SIGNATURES

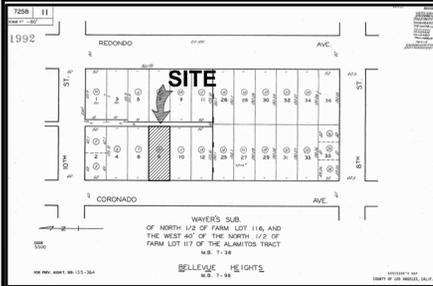
Attachment C

1 VICINITY MAP



SITE LOCATION

2 PARCEL MAP

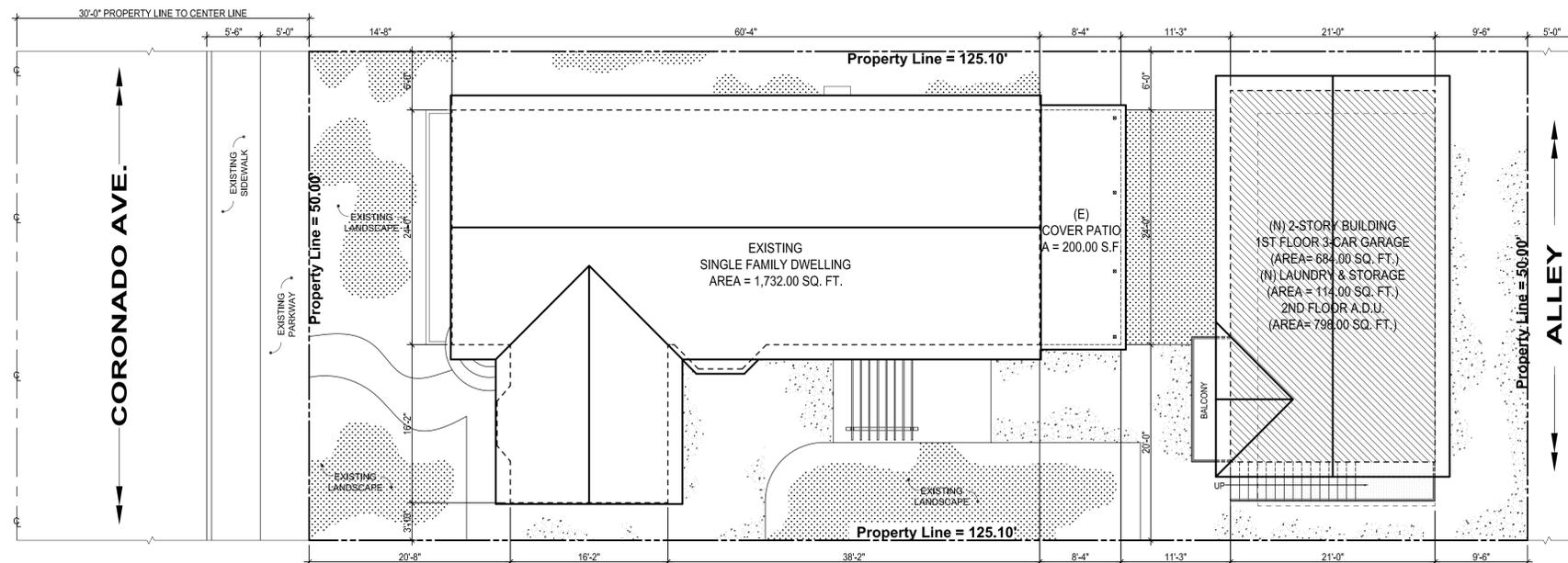


3 GENERAL INFORMATION

PROJECT OWNER:	TRINA TAYLOR
PROJECT ADDRESS:	916 CORONADO AVE., LONG BEACH, CA 90804
A.P.N.:	7253-011-202
LEGAL DESCRIPTION:	TR WAYERS SUB OF N 1/2 OF FARM LOT 116 AND THE W 40 FT OF THE N 1/2 OF FARM LOT 117 OF THE ALAMITOS TR LOT 8
ZONING:	R-2-N
OCCUPANCY GROUP:	R-3
TYPE OF CONSTRUCTION:	TYPE V-S WOOD FRAME
No. STORY (S):	(E) SFD; 1 (N) ADU; 2
BUILDING CODE:	2020 LONG BEACH MUNICIPAL CODE 2020 CALIFORNIA GREEN BUILDING CODE (CAGBC) 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA FIRE CODE (CFR) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA T-24 ENERGY STANDARDS

4 BUILDING DATA

LOT AREA:	2,261 SQ. FT.		
BUILDING AREA:	EXISTING	ADDITION	TOTAL
EXISTING SINGLE FAMILY DWELLING	1,732.00 SQ. FT.		1,732.00 SQ. FT.
(E) COVERED PATIO	200.00 SQ. FT.		200.00 SQ. FT.
(E) GARAGE TO BE DEMOLISHED	730.00 SQ. FT.		
PROPOSED 3-CAR GARAGE		684.00 SQ. FT.	684.00 SQ. FT.
(N) STORAGE		72.00 SQ. FT.	72.00 SQ. FT.
(N) LAUNDRY ROOM		42.00 SQ. FT.	42.00 SQ. FT.
PROPOSED ADU AT 2ND FLOOR		798.00 SQ. FT.	798.00 SQ. FT.
TOTAL AREA	3,528.00 SQ. FT.		
TOTAL HABITABLE AREA	2,572.00 SQ. FT.		



5 SITE PLAN

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

REVISIONS	DATE

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OWNER'S NAME:

TRINA TAYLOR

PROPRIETARY AND CONFIDENTIAL INFORMATION

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TITLE:

SITE PLAN

DRAWN: **ELSA C VARELA**

CHECKED: **LORENZO VARELA**

DATE: **04/10/2021**

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

JOB NO.: **VBD-2021-**

SHEET

A-1

1 OF 4 SHEETS



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TITLE:

**1ST & 2ND FLOOR PLAN
AND ROOF PLAN**

DRAWN: **ELSA C VARELA**

CHECKED: **LORENZO VARELA**

DATE: **04/10/2021**

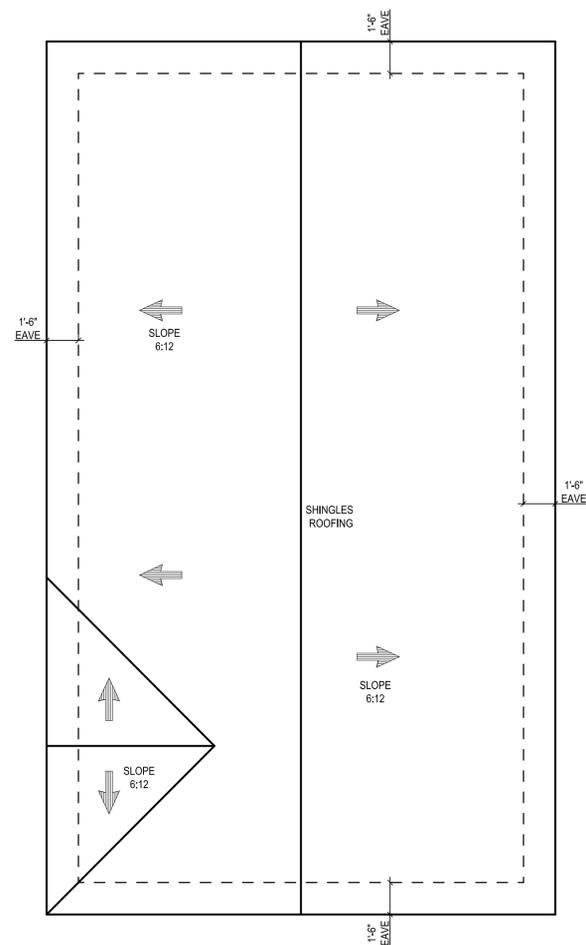
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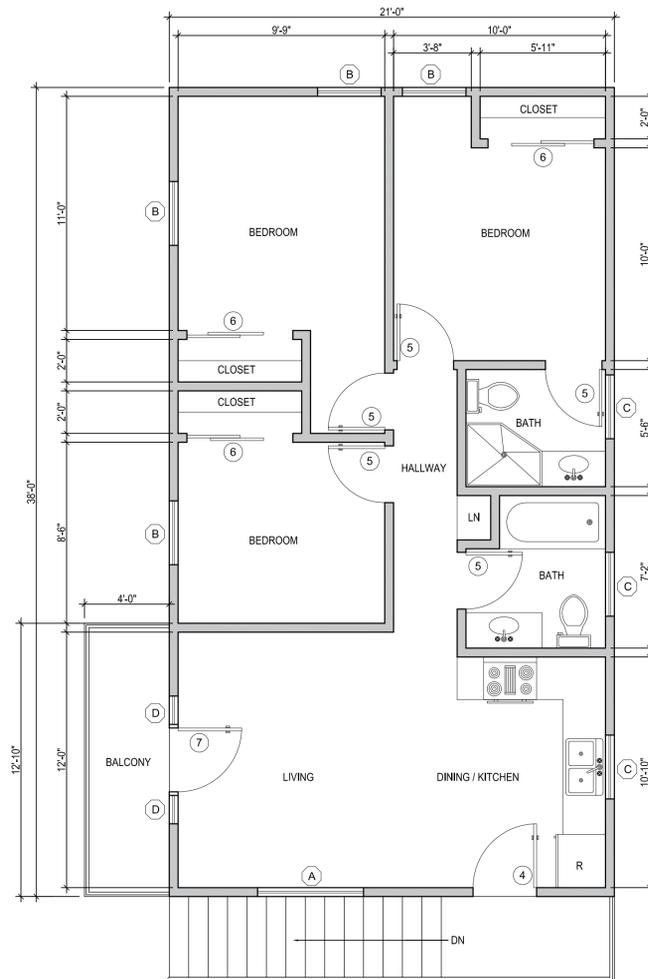
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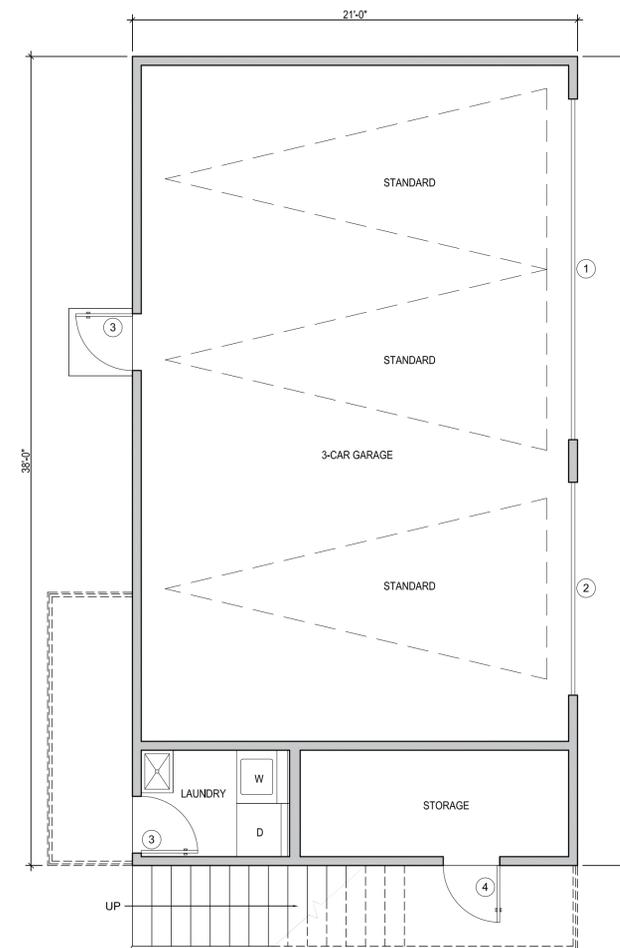
2 OF 3 SHEETS



3 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

4 DOOR & WINDOW SCHEDULE

DOOR

No.	WIDTH	HEIGHT	TYPE	FRAME	REMARKS	QTY (N)
①	16'-0"	7'-0"	OVERHANG	WOOD	EXTERIOR	1
②	10'-0"	7'-0"	OVERHANG	WOOD	EXTERIOR	1
③	2'-8"	6'-8"	SWING	WOOD	EXTERIOR	2
④	3'-0"	6'-8"	SWING	WOOD	EXTERIOR	2
⑤	2'-8"	6'-8"	SWING	WOOD	INTERIOR	5
⑥	5'-0"	6'-8"	SLIDING	WOOD	INTERIOR	3
⑦	3'-0"	6'-8"	SLIDING	WOOD/ GLASS	TEMPERED GLASS	1

WINDOW

No.	WIDTH	HEIGHT	TYPE	FRAME	REMARKS	QTY (N)
(A)	6'-0"	4'-0"	CENTER FIXED SINGLE HUNG	WOOD		1
(B)	3'-0"	5'-0"	SINGLE HUNG	WOOD		4
(C)	3'-0"	3'-0"	SINGLE HUNG	WOOD		3
(D)	1'-0"	6'-8"	FIXED	WOOD	TEMPERED GLASS	2

* ALL GLAZING SHALL BE DOUBLE



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ELEVATIONS

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CHECKED: **LORENZO VARELA**

DATE: **04/10/2021**

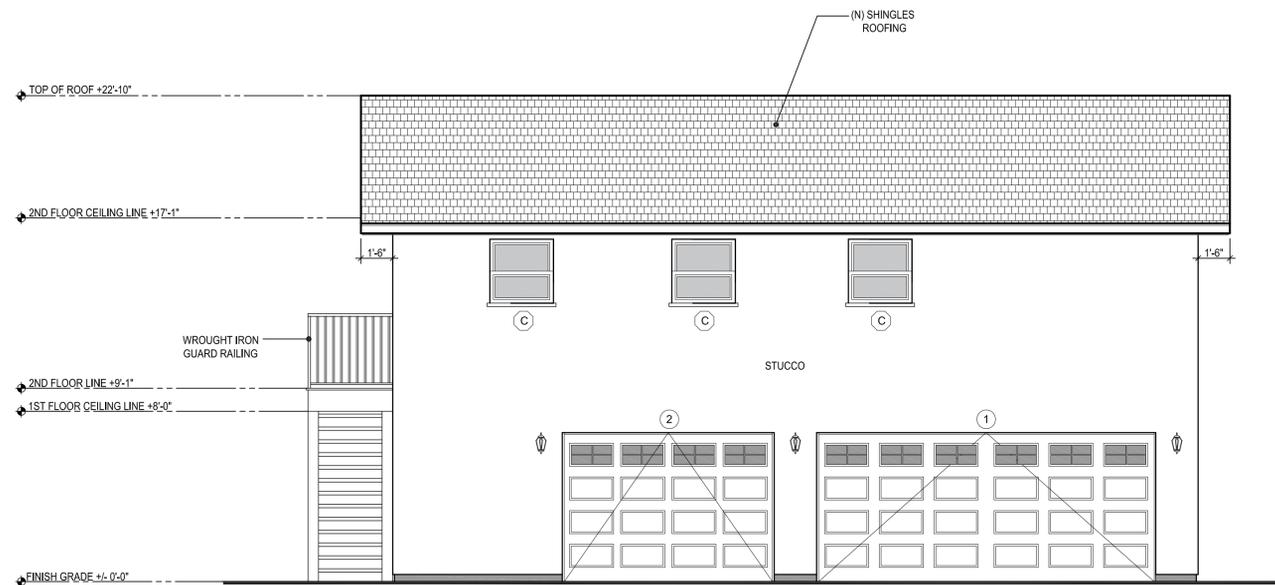
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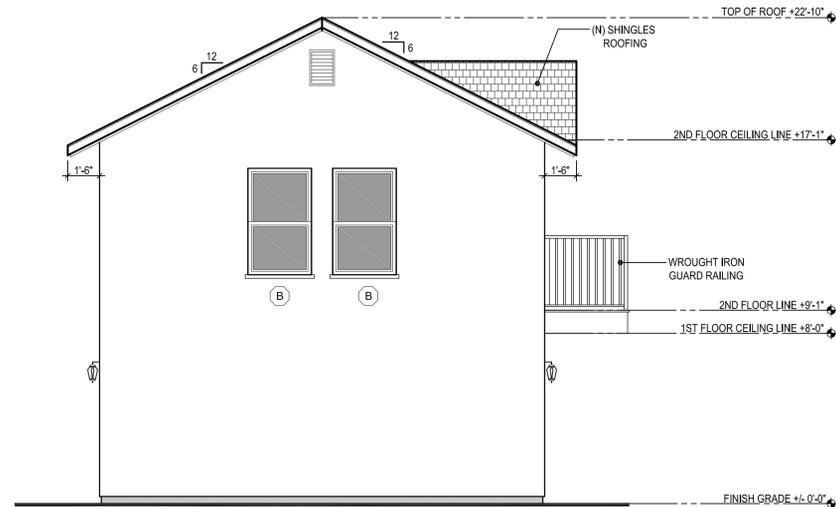
SHEET

A-3

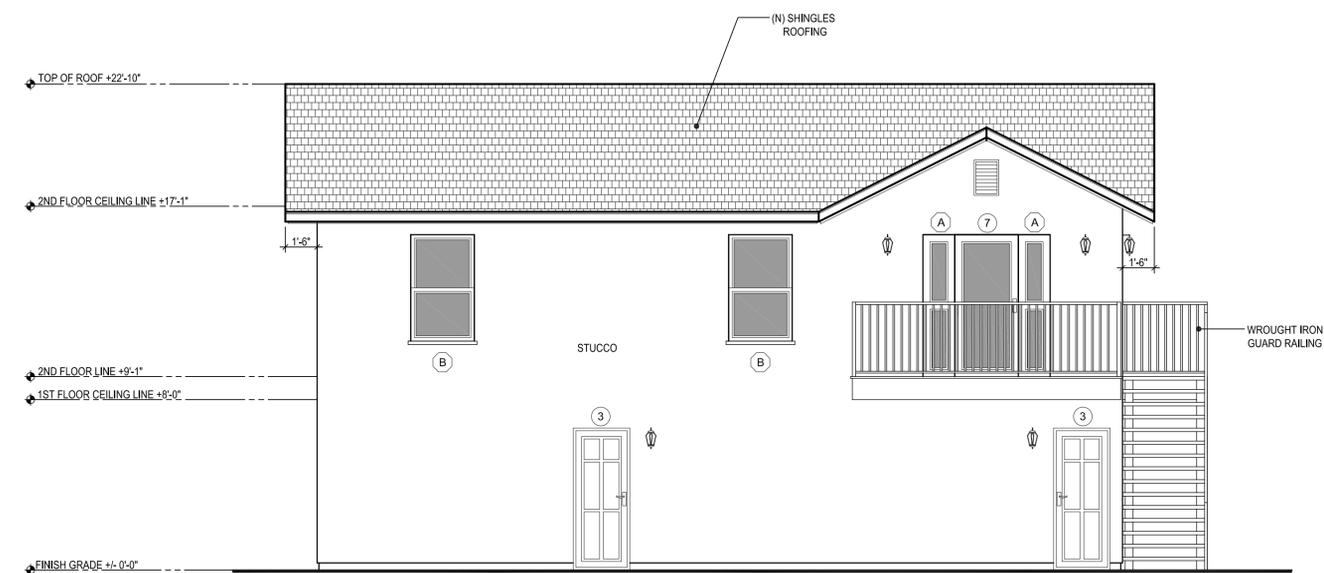
3 OF 3 SHEETS



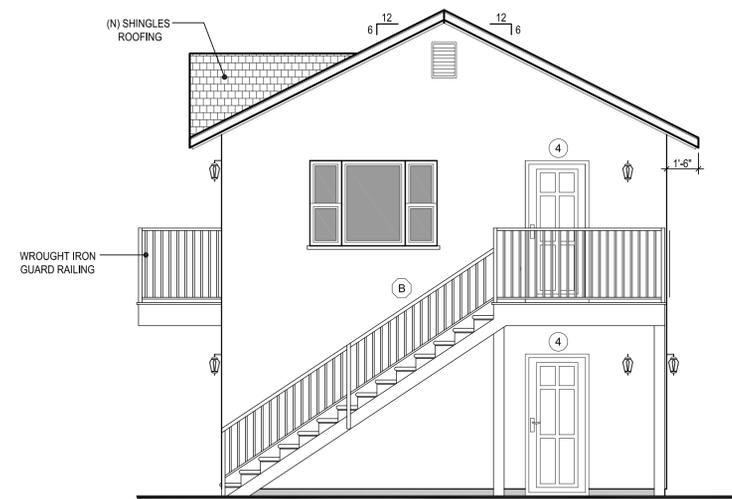
2 EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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





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TITLE:

**EXISTING S.F.D.
ELEVATIONS**

DRAWN: **ELSA C VARELA**

CHECKED: **LORENZO VARELA**

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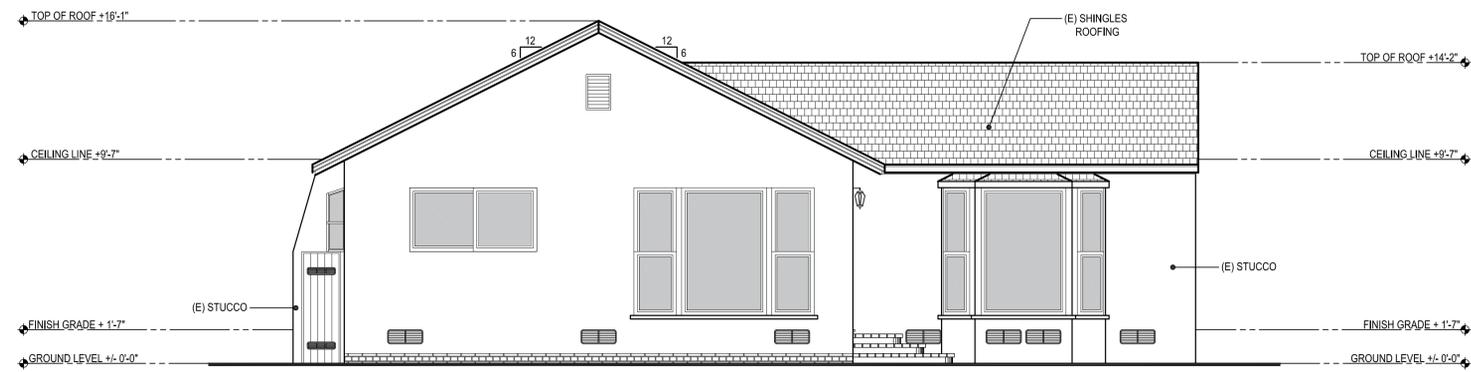
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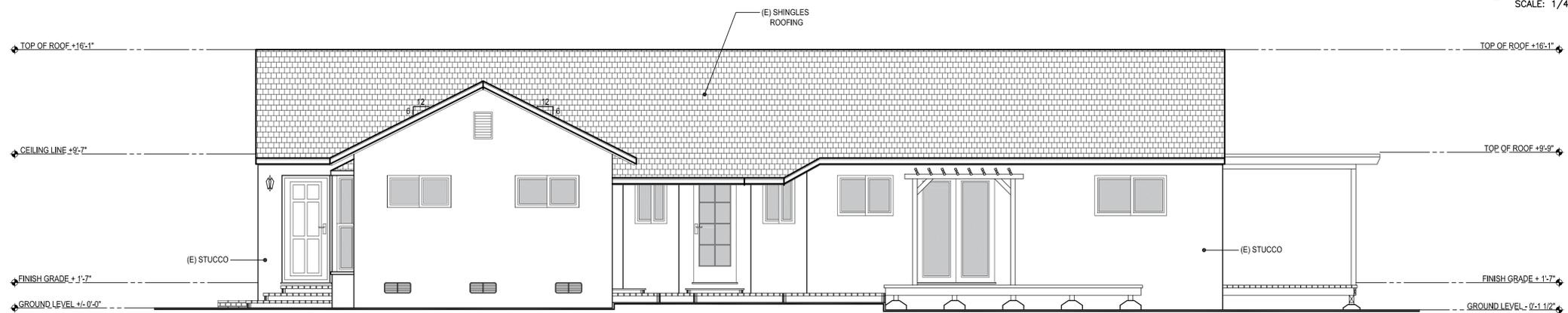
SHEET

A-4

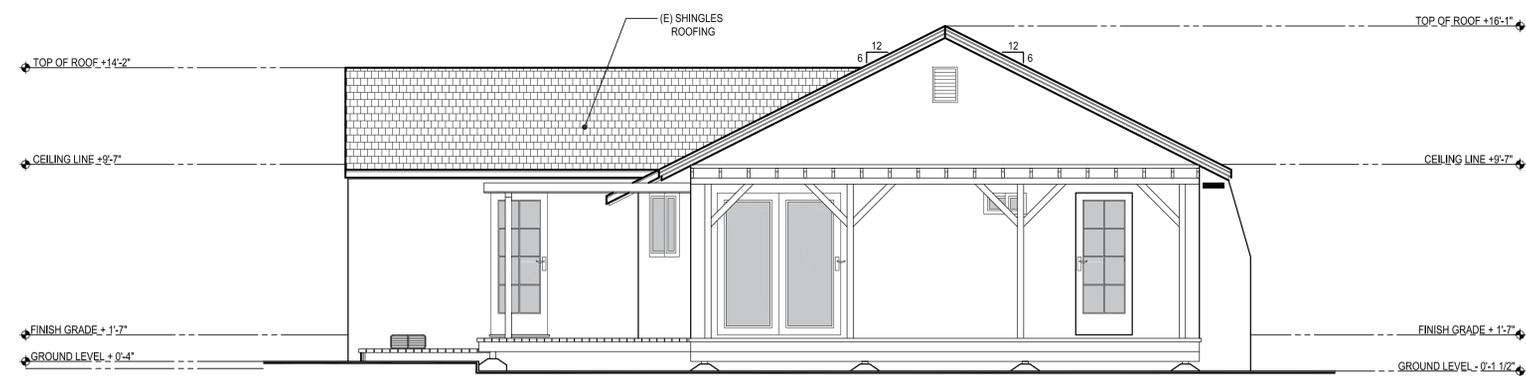
4 OF 4 SHEETS



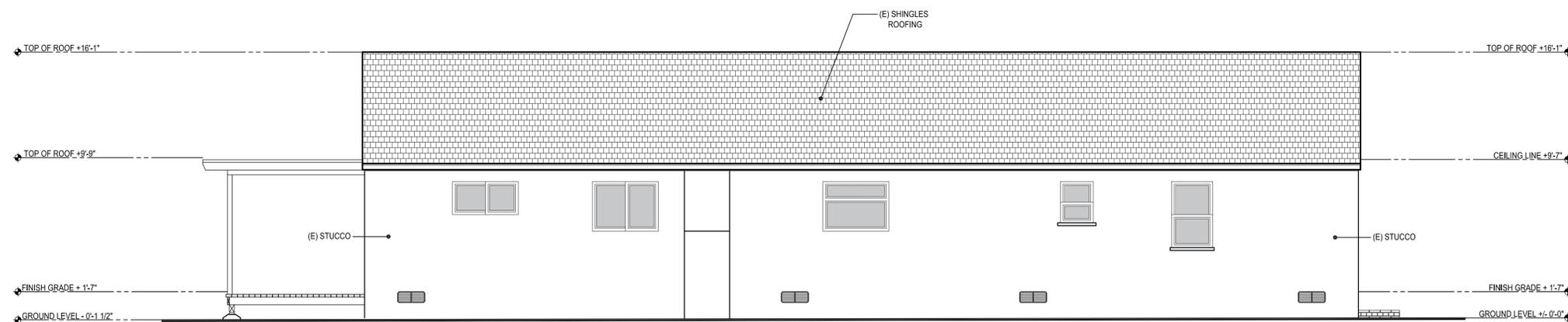
**1 WEST
ELEVATION**
SCALE: 1/4"=1'-0"



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



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



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