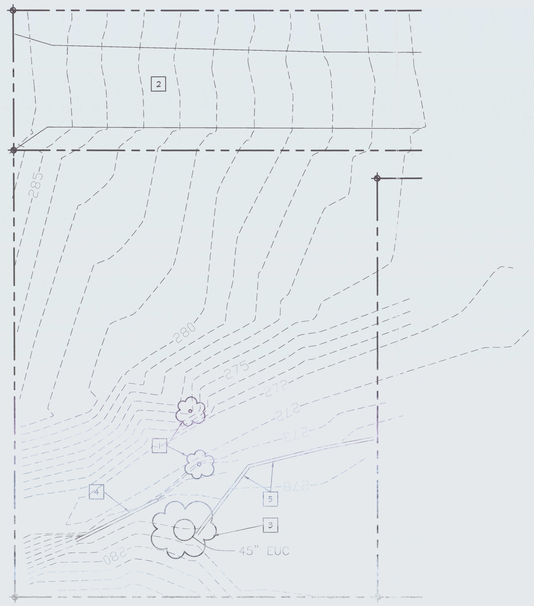


DEMO PLAN 2
SCALE: NOT TO SCALE A101

DEMO NOTES:

1. EXISTING TREE TO BE REMOVE
2. EXISTING DRIVEWAY TO BE RE-GRADE TO 26'-0" WIDE CLEAR AND CONSTRUCT THE NEW DRIVEWAY BASED ON THE SITE PLAN, ONSITE GRADING PLAN AND MEET COUNTY OF LOS ANGELES BUILDING & SAFETY & PUBLIC WORK REQUIREMENT.
3. EXISTING 45" EUC TREE TO BE PRESERVED AND PROTECTED.
4. EXISTING LOG RETAINING TO REMAIN AND PROVIDE NEW RETAINING WALL ON THE WATER COURSE SIDE. REFER TO GRADING AND DRAINAGE FOR LOCATION.
5. EXISTING LOG RETAINING WALL TO BE REMOVE AND REPLACE WITH NEW RETAINING WALL.

PROJECT DATA

COUNTY OF LOS ANGELES
REGIONAL PLANNING / BUILDING & SAFETY DIVISION
4801 EAST THIRD STREET
LOS ANGELES, CALIFORNIA 90022
TEL. (213) 974.6411

CODE OF DESIGN:	2014 LACRC, CMC, CPC, CEC & 2014 T-25 ENERGY STANDARDS.
FIRE SPRINKLER:	NON-SPRINKLER
SITE ADDRESS:	1555 DELTA AVE, ROSEMEAD, CA 91770
APN #:	5279-020-054
TENTATIVE TRACT: NUMBER	–
TOTAL LOT AREA:	5,750.00 SF
ZONING:	R-A
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	2-STORY SINGLE FAMILY RESIDENCE
DENSITY ALLOWED:	1 unit / 5,000 sf
ALLOWABLE GSA:	(.25 x [illegible] + 1,000 SF
NEW LOT COVERAGE:	1,751 SF / [illegible]

Okay
5,750 SF x .25 = 1437.5 SF
1437.5 SF + 1,000 SF = 2,437.5 SF (MAX)

BUILDING AREA:

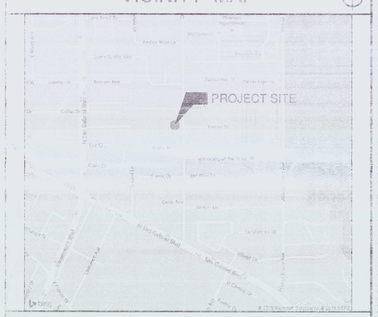
FIRST FLOOR	1,125 SF
SECOND FLOOR	1,310 SF
LIVABLE AREA	2,435 SF
GARAGE	454 SF
COVER PORCH	69 SF
COVER PATIO	103 SF
TOTAL	626 SF
GRAND TOTAL	3,061 SF

LANDSCAPE AREA:
PARKING PROVIDED: 2
MAX. STORIES: 2
BLDG HEIGHT: ± 25'-8"
SETBACK: FRONT 25'-0" / SIDE 10'-0" (ACCESSORY STRUCTURE 5'-0") / REAR [illegible]
TYPE OF CONSTRUCTION: TYPE V
OCCUPANCY: R-3 / U

G.S.A
1,125 SF + 1,310 SF = 2435 SF
2,435 SF < 2,437.5 SF
Okay

LOT COVERAGE
1,125 SF + 454 SF + 69 SF + 103 SF + 240 SF (WOOD DECK) =
1,991 SF < 2,437.5 SF
Okay

VICINITY MAP



SITE NOTES:

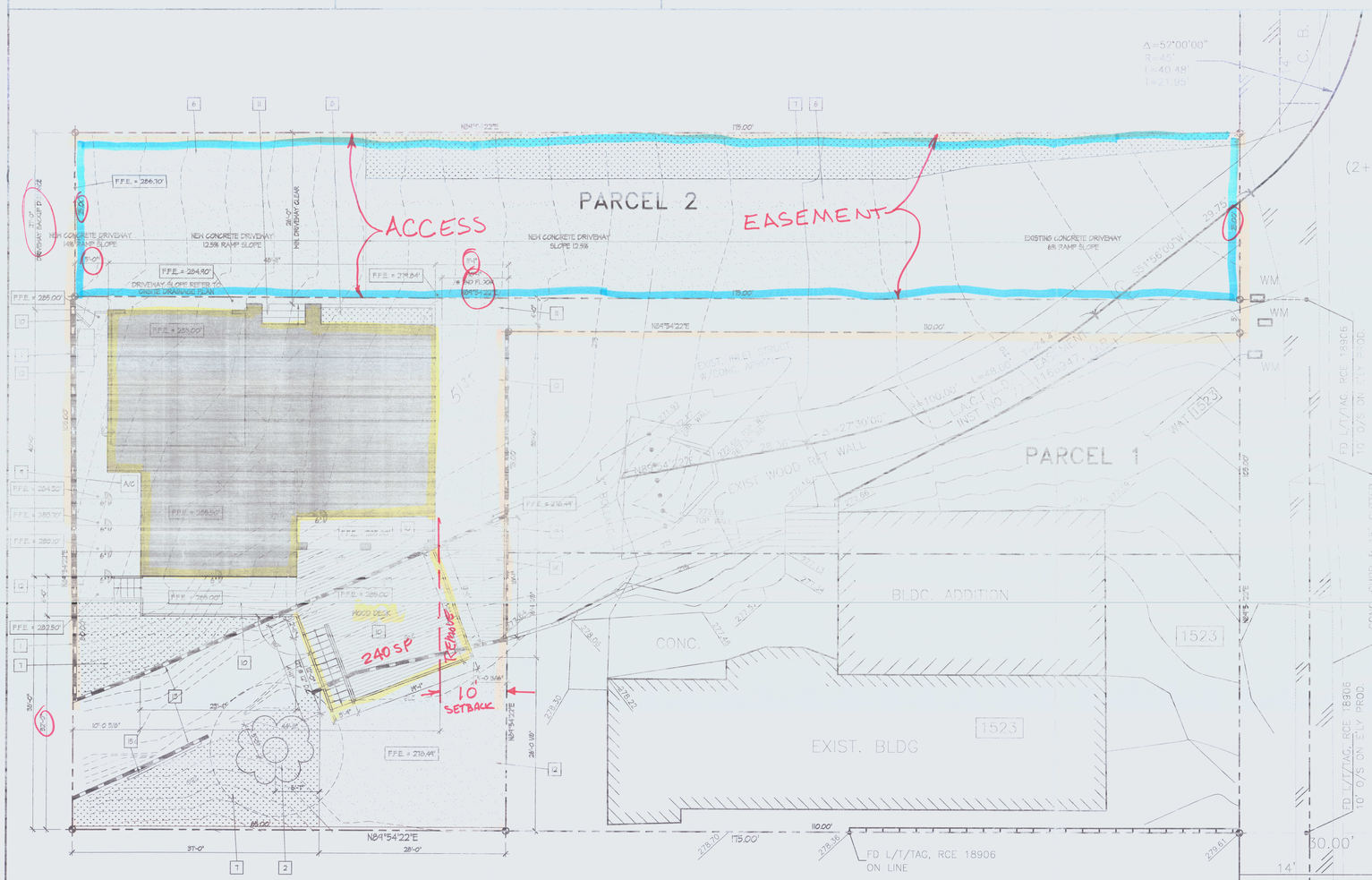
1. NEW RETAINING WALL
2. EXISTING TREE TO REMAIN
3. PROVIDE NEW WATER METER PER WATER COMPANY STANDARD.
4. PROVIDE NEW GAS METER PER THE GAS COMPANY STANDARD.
5. PROVIDE NEW ELECTRICAL METER PER THE EDISON COMPANY STANDARD.
6. CONSTRUCT NEW CONCRETE DRIVEWAY 26'-0" MIN. CLEAR.
7. LANDSCAPE AREA
8. RAISED LANDSCAPE PLANTER
9. A/C UNIT SIT ON 4" CONC. PAD, 5" MIN. ABOVE GRADE.
10. DECK 42" HEIGHT GUARDRAIL AND STAIR ACCESS TO BE CONFORMITE DECKING OR SIMILAR MATERIAL.
11. CONCRETE STEPS
12. CONCRETE PAVERS
13. RETAINING WALL PER THE SOILS DRAIN REPORT AS PER CONSTRUCTION AND STRUCTURAL ENGINEER. ALSO REFER TO GRADE DRAINAGE PLAN FOR DETAIL.
14. SECOND DECK SUPPORTED WITH AN PRESSURE TREATED LEDGER ANCHOR TO THE RETAINING WALL TIE DOWN MATERIAL TO BE CONFORMITE DECKING OR SIMILAR MATERIAL 42" HEIGHT GUARDRAIL TYPICAL
15. EXISTING WOOD LOG RETAINING WALL TO REMAIN

SCOPE OF WORK: NEW SINGLE FAMILY HOUSE

Site Plan Review
Permit #: RPPL2016000998
Project #: —
This plan is APPROVED in compliance with the Los Angeles County Zoning Code and subject to the requirements noted herein. This approval shall expire if it is not used within two years of the approval date and prior to any change in ordinance requirements. This approval shall not be construed to permit the violation of any provision of the Los Angeles County Code or State or Federal Law.
Signature: [signature]
Print: RAMON CORDOVA
Date: 08/01/16
Expiration Date: 08/01/18

DEPT. OF REGIONAL PLANNING
APPROVED
Page 1 of 3

DRP COPY



SITE PLAN 1
SCALE: 1/8" = 1'-0" A101

HENRY HO
P.O. Box 411
Rosemead, California 91770
TEL. (626) 975-9008
EMAIL: hh.studio@yahoo.com

IMPORTANT NOTICE 02/01/2016 THESE SCHEME DESIGN PLANS ARE PRESENTLY IN YARD MODIFICATION. MAKE YOUR BID BASED UPON THE CONDITIONS OUTLINED HEREIN. IF ANY OF THE CONDITIONS OUTLINED HEREIN ARE ADJUSTED IN THE PLAN CHECKING PROCESS, ALL BIDDERS WILL BE APPRAISED OF THESE CHANGES, AND GIVEN AN OPPORTUNITY TO ADJUST THEIR BID.

THIS SET IS NOT FOR CONSTRUCTION.

RECEIVED
FEB 18 2016
BY:

5490

Consultant:

Contractor:

New Residential Project For:
Miyuki Yokoyama & Paul Nghiem

YOKOYAMA
NGHIEM
RESIDENCE
1555 Delta Ave.,
Rusamead, CA 91770

Project:

Planning Case #
-

Plan Check #

SITE PLAN

Drawing Title:

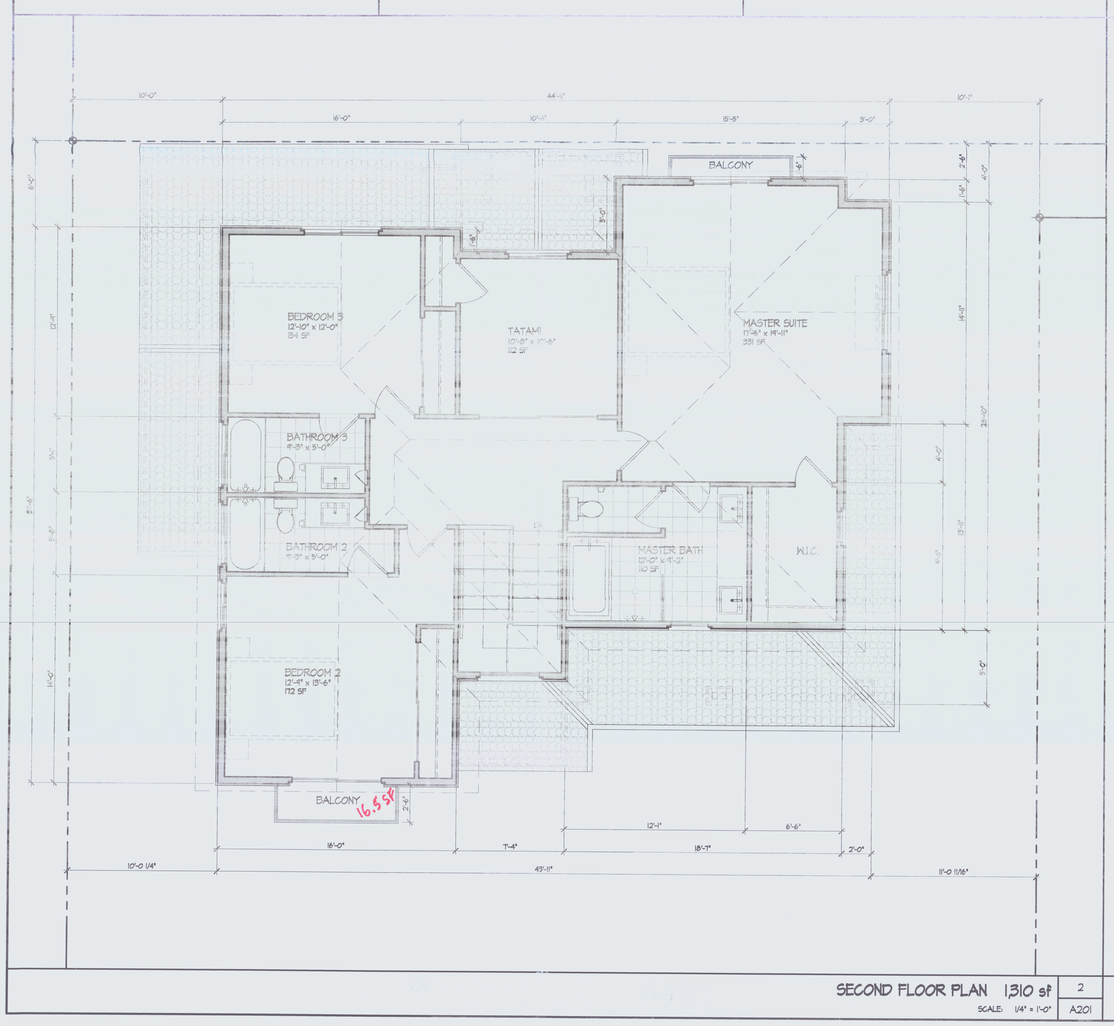
Submittal	Date
1st Plan Check Response	02/18/16
Building Plan Check	03/30/16
Building Plan Recheck	05/20/16

REVISION / BULLENTIN Date
Bullentin 1

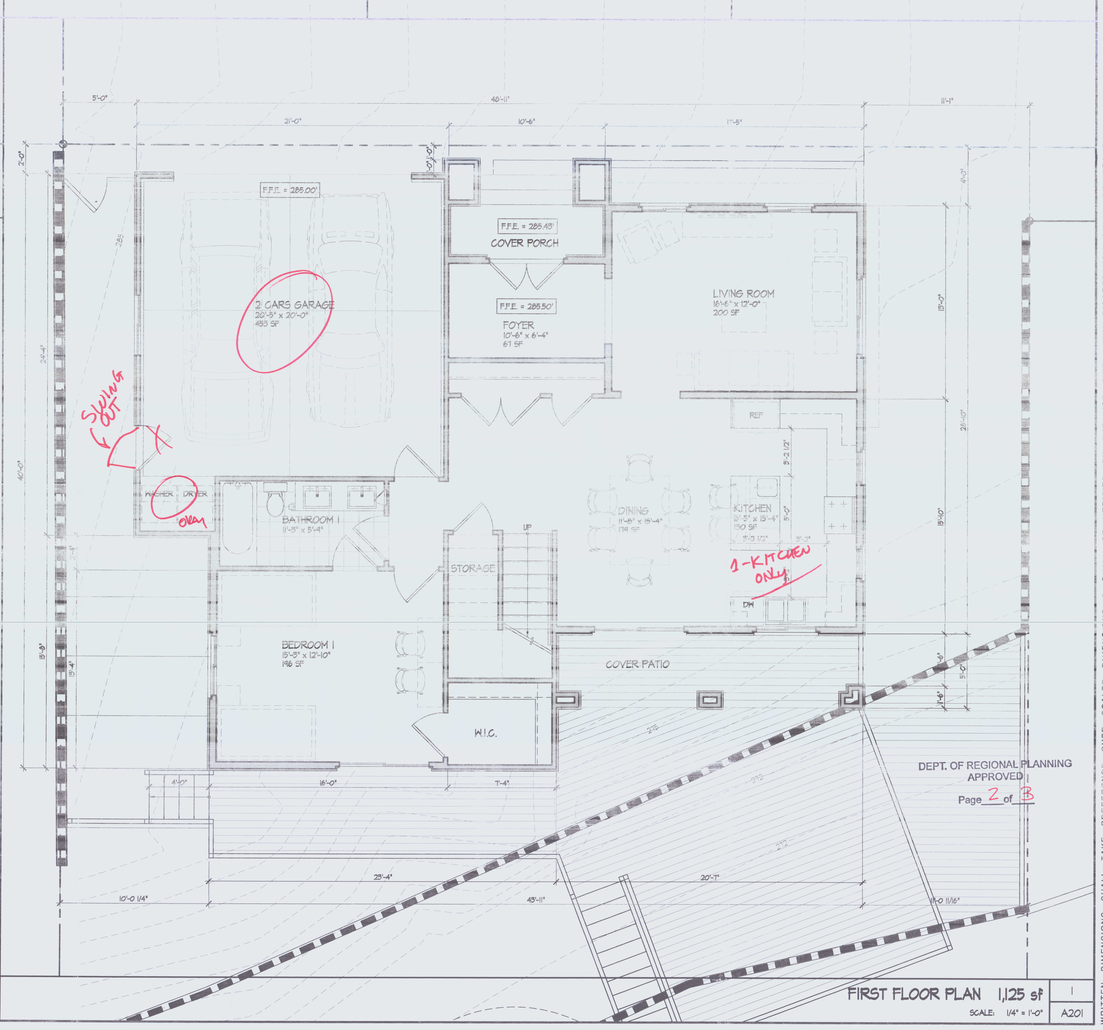
Office Project Number:
Reviewed By: HH
Drawn By: HH
Scale: AS NOTED
Date: 02/08/2016

A101

WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF PROJECT DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK. PROPERTY OWNER / CLIENT OR STRUCTURAL ENGINEER.



SECOND FLOOR PLAN 1,310 sf | 2
SCALE: 1/4" = 1'-0" | A201



FIRST FLOOR PLAN 1,125 sf | 1
SCALE: 1/4" = 1'-0" | A201

DEPT. OF REGIONAL PLANNING
APPROVED
Page 2 of 3

HENRY HO
P.O. Box 411
Rosemead, California 91770
TEL. (626) 975-9008
EMAIL: hh.studio@yahoo.com

IMPORTANT NOTICE 02/01/2016 THESE SCHEME DESIGN PLANS ARE PRESENTLY IN YARD MODIFICATION. MAKE YOUR BID BASED UPON THE CONDITIONS OUTLINED HEREIN. IF ANY OF THE CONDITIONS OUTLINED HEREIN ARE ADJUSTED IN THE PLAN CHECKING PROCESS, ALL BIDDERS WILL BE APPRAISED OF THESE CHANGES, AND GIVEN AN OPPORTUNITY TO ADJUST THEIR BID.

THIS SET IS NOT FOR CONSTRUCTION.

RECEIVED
FEB 18 2016
BY:

Consultant:

Contractor:

New Residential Project For:
Miyuki Yokoyama & Paul Nghiem

YOKOYAMA NGHIEM RESIDENCE

1555 Delta Ave.,
Rosemead, CA 91770

Project:

Planning Case #
-

Plan Check #
-

FLOOR PLAN

Drawing Title:

PLAN CHECK	Date
Yard Modification Review	02/15/16
Building Plan Check	00/00/16
Building Plan Recheck	00/00/16

REVISION / BULLENTIN Date

Bullentin 1

Office Project Number:

Reviewed By: HH

Drawn By: HH

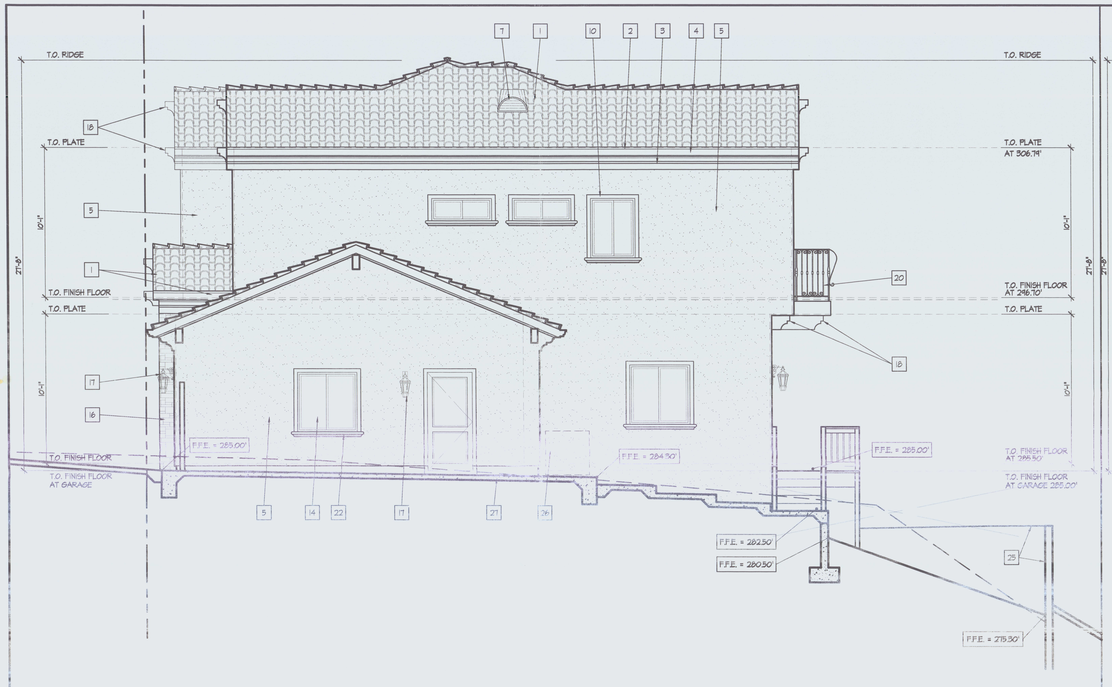
Scale: AS NOTED

Date: 02/08/2016

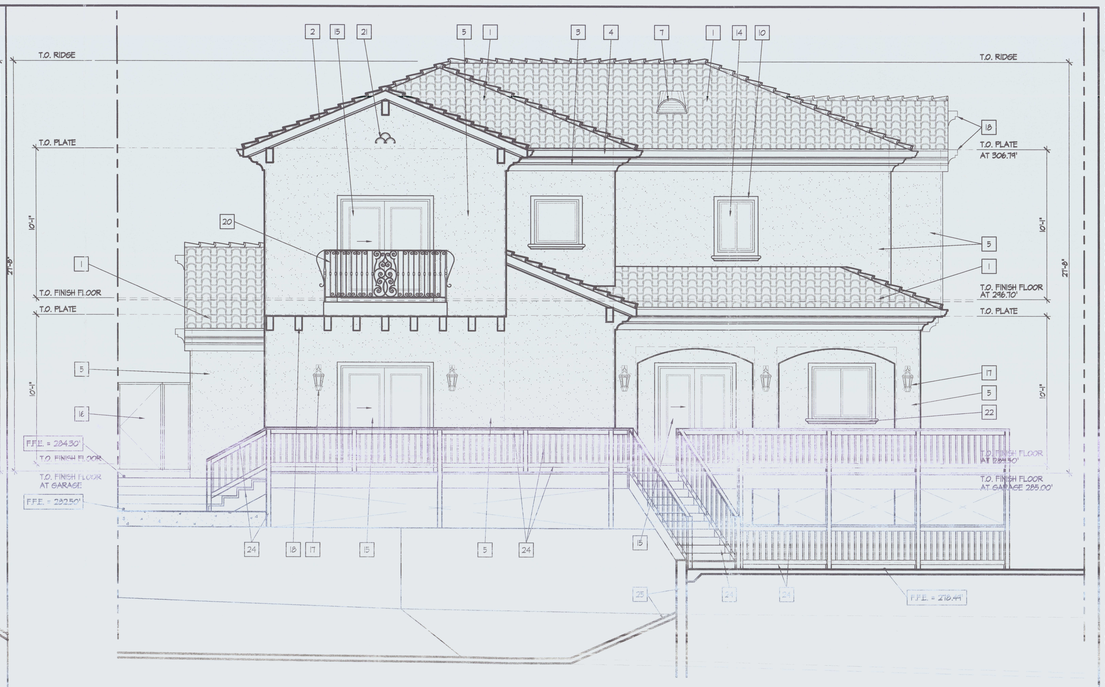
DRP COPY

A201

WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF PROJECT DESIGNER & PROPERTY OWNER / CLIENT OR STRUCTURAL ENGINEER. PRIOR TO THE COMMENCEMENT OF ANY WORK.



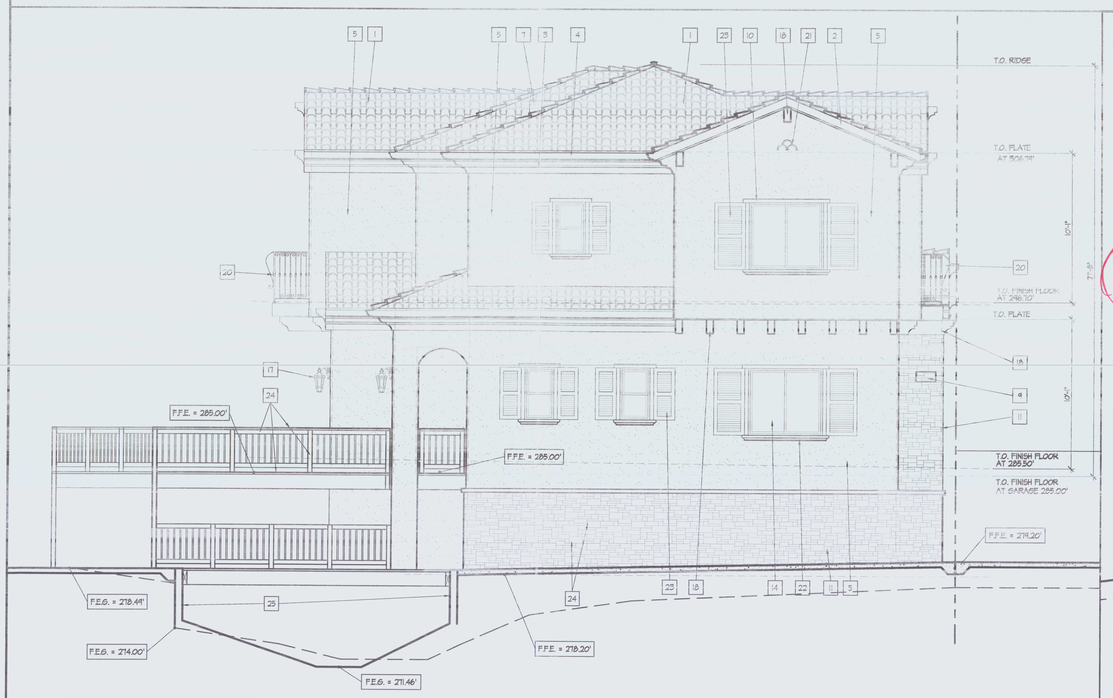
WEST ELEVATION | 4
SCALE: 1/4" = 1'-0" | A401



SOUTH ELEVATION | 3
SCALE: 1/4" = 1'-0" | A401

MATERIAL NOTES:

1. LIGHT WEIGHT CONCRETE ROOF TILE BY "EAGLE ROOFING PRODUCT" CAPISTRANO, MEDIUM TERRACOTTA BROWN BLEND. PRODUCT #____ (ESR-1900)
2. 2X8 FASCIA BOARD, PRIMED & PAINTED TWO COATS, COLOR BY "DUNN EDWARD" _____
3. STUCCO CORNICES IN SMOOTH TROWELED WITH ELASTOMERIC FINISH BY "LA HABRA" BASE 200, COLOR FINISH BY "DUNN EDWARDS" _____
4. 5" .22 GA. GALV. METAL RAIN GUTTER TO BE PRIMED & PAINTED TWO COATS, COLOR BY "DUNN EDWARD" _____ OR TO MATCH FASCIA BOARD.
5. EXTERIOR PLASTER IN SMOOTH TROWELED WITH ELASTOMERIC FINISH BY "LA HABRA" ALAMO 524 (45) BASE 200
6. 22 GA. GALV. METAL DOWNSPOUT TO BE PRIMED & PAINTED TWO COATS, COLOR BY "DUNN EDWARD" _____ OR TO MATCH FASCIA BOARD.
7. 24 GA. G.I. HALF-ROUND DORMER VENT PRIMED & PAINTED TWO COATS TO MATCH ROOF TILE.
8. NEW 6'-0" HIGH PERIMETER WALL W/ PRECISION BLOCK
9. ADDRESS PLATE CLEARLY VISIBLE FROM THE ADJACENT ACCESS STREET
10. WINDOWS AND DOORS SURROUND PLASTER IN SMOOTH TROWELED WITH ELASTOMERIC FINISH BY "LA HABRA" ALAMO 524 (45) BASE 200
11. STONE VENEER BY "CULTURAL STONE" OLD COUNTY LEDGE CARMEL MOUNTAIN
12. EXTERIOR SOLID CORE WOOD DOOR, PRIMED & PAINTED TWO COATS. COLOR FACTORY PRE-FINISH IN DARK BROWN.
13. PREFINISHED WHITE STEEL INSULATED ELONGATED RAISED PANEL SECTIONAL GARAGE DOOR W/ WINDOW FACTORY PRE-FINISH IN DARK BROWN.
14. VINYLE WINDOW IN COLONIAL GRIDS BY "SUPERIOR WINDOWS & DOORS" FRAME DUAL GLAZED LOW-E
15. VINYLE PATIO SLIDING DOOR IN COLONIAL GRIDS BY "SUPERIOR WINDOWS & DOORS" FRAME DUAL GLAZED LOW-E
16. WROUGHT IRON FENCE & GATE PRIMED & PAINTED TWO COATS "DUNN EDWARDS" _____ OR TO MATCH EXTERIOR PLASTER.
17. EXTERIOR BUILDING LIGHTING GENERAL CONTRACTOR TO SELECT FOR OWNER APPROVE.
18. 4X DECORATIVE REDWOOD BEAM PRIME & PAINTED TWO COATS TO MATCH FASCIA BOARD.
19. DECORATIVE WROUGHT IRON WINDOW GRILLS. CONTRACTOR SELECT FOR OWNER APPROVE BEFORE ORDERING.
20. DECORATIVE WROUGHT IRON GUARDRAIL. CONTRACTOR SELECT FOR OWNER APPROVE BEFORE ORDERING.
21. DECORATIVE HALF ROUND CLAY PIPE
22. DECORATIVE PRECAST WINDOW SILL. CONTRACTOR SELECT FOR OWNER APPROVE BEFORE ORDERING
23. LOUVERS VINYL EXTERIOR WINDOW SHUTTER. CONTRACTOR SELECT FOR OWNER APPROVE BEFORE ORDERING.
24. DECKING AND GUARDRAIL CONTRACTOR PRICE BID OPTION 1 FOR PRESSURE TREATED DOUGLAS FIR AND OPTION 2 FOR COMPOSITE DECKING BOARD.
25. RETAINING WALL FOR STORM DRAIN SYSTEM, REFER TO CIVIL SITE STORM DRAIN DRAWING.
26. A/C UNIT SIT ON 4" THICK CONCRETE PAD
27. CONCRETE PAVEMENT



EAST ELEVATION | 2
SCALE: 1/4" = 1'-0" | A401

NORTH ELEVATION | 1
SCALE: 1/4" = 1'-0" | A401

DEPT. OF REGIONAL PLANNING
APPROVED
Page 3 of 3
DRP Copy

HENRY HO
P.O. Box 411
Rosemead, California 91770
TEL. (626) 975-9008
EMAIL: hh.studio@yahoo.com

IMPORTANT NOTICE 02/01/2016 THESE SCHEME DESIGN PLANS ARE PRESENTLY IN YARD MODIFICATION. MAKE YOUR BID BASED UPON THE CONDITIONS OUTLINED HEREIN. IF ANY OF THE CONDITIONS OUTLINED HEREIN ARE ADJUSTED IN THE PLAN CHECKING PROCESS, ALL BIDDERS WILL BE APPRAISED OF THESE CHANGES, AND GIVEN AN OPPORTUNITY TO ADJUST THEIR BID.

THIS SET IS NOT FOR CONSTRUCTION.

RECEIVED
FEB 18 2016
BY:

Consultant:

Contractor:

New Residential Project For:
Miyuki Yokoyama & Paul Nghiem

YOKOYAMA NGHIEM RESIDENCE

1555 Delta Ave.,
Rosemead, CA 91770

Project:

Planning Case # -

Plan Check # -

OPTION B EXTERIOR ELEVATIONS

Drawing Title:

PLAN CHECK	Date
Yard Modification Review	02/15/16
Building Plan Check	00/00/16
Building Plan Recheck	00/00/16
REVISION / BULLENTIN	Date
Bullentin 1	

Office Project Number:

Reviewed By:	HH
Drawn By:	HH
Scale:	AS NOTED
Date:	02/08/2016

A401

WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS & SHALL BE VERIFIED ON THE JOB SITE BY ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. PROPERTY OF OWNER (CLIENT) OR ARCHITECT AND IS NOT TO BE USED IN ANY WAY FOR OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT PERMISSION IN WRITING FROM OWNER (CLIENT) AND ARCHITECT.