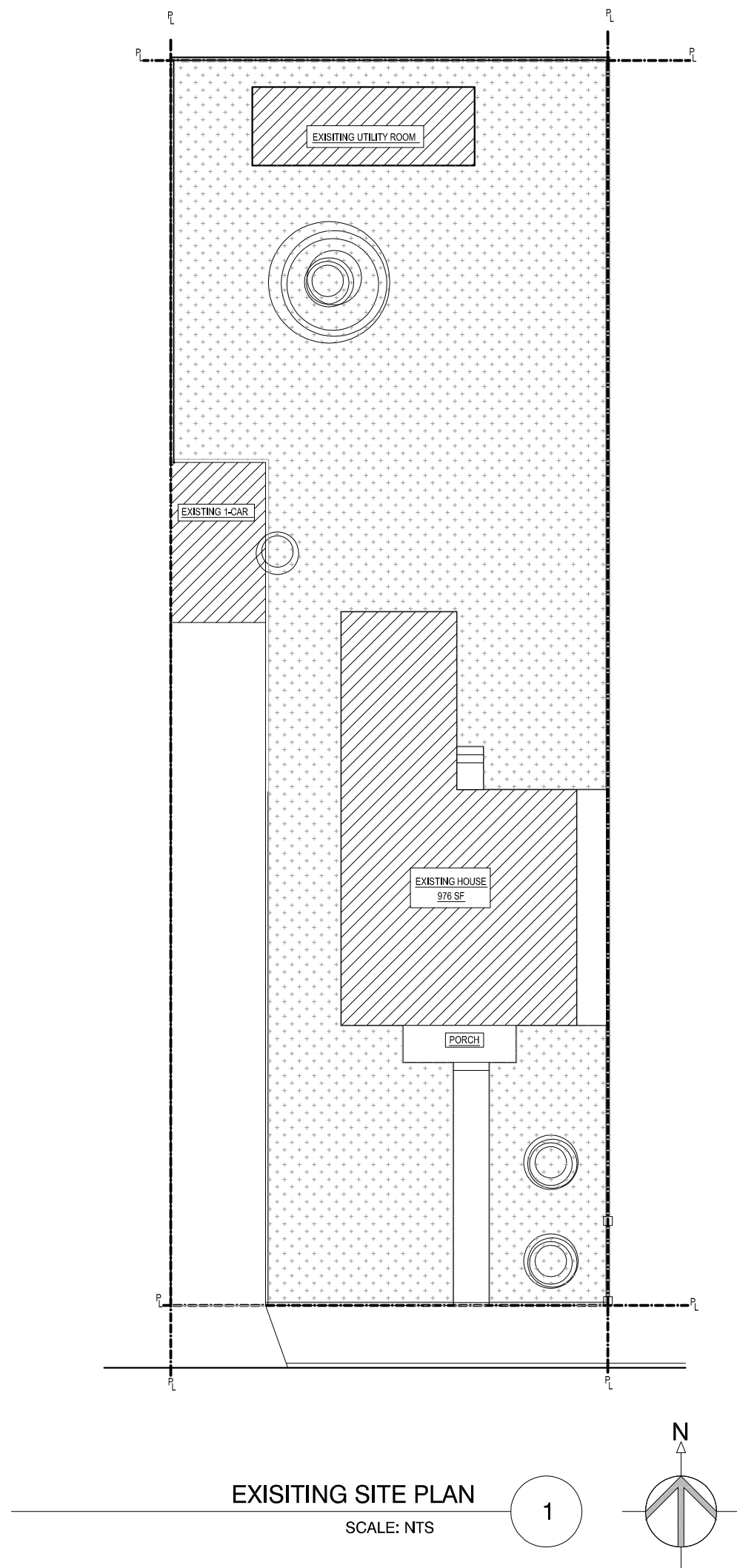


PROPOSED SITE PLAN

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



EXISTING SITE PLAN

SCALE: NTS

## PROJECT DESCRIPTION

Addition and Alterations to existing one story dwelling. New roofing to existing 702 sq. ft. and a 1015 sq. ft. addition with 441 sq. ft. attached two car garage.

Note: Existing dwelling is within 5'-0" side setback ( 3'-6" ) from property line. Proposed dwelling is also within the 5'-0" side setback ( 4'-2" ) on first and second floor so that a clearance of 24' can be obtain in front of garage door.

## DATA TABLE

APN: 5391003047

ZONING: R-1

EXISTING HOUSE:

FIRST FLOOR 702 SQ. FT.  
(976 sq ft - 274 sq ft =)  
DETACHED 1 CAR GARAGE (DEMO) 0 SQ. FT.  
DETACHED UTILITY ROOM 221 SQ. FT.

PROPOSED ADDITION:

FIRST FLOOR ADDITION 268 SQ. FT.  
SECOND FLOOR ADDITION 702 SQ. FT.  
NEW ATTACHED GARAGE 441 SQ. FT.

TOTAL PROPOSED ADDITION: 1,411 SQ. FT.

LOT SIZE: 49.14 X 140.08 = 6,883 SQ. FT.

PROPOSED RESIDENCE EXISTING & ADDITION: 1,672 SQ. FT.  
PROPOSED 2 CAR GARAGE: 441 SQ. FT.

LANDSCAPE

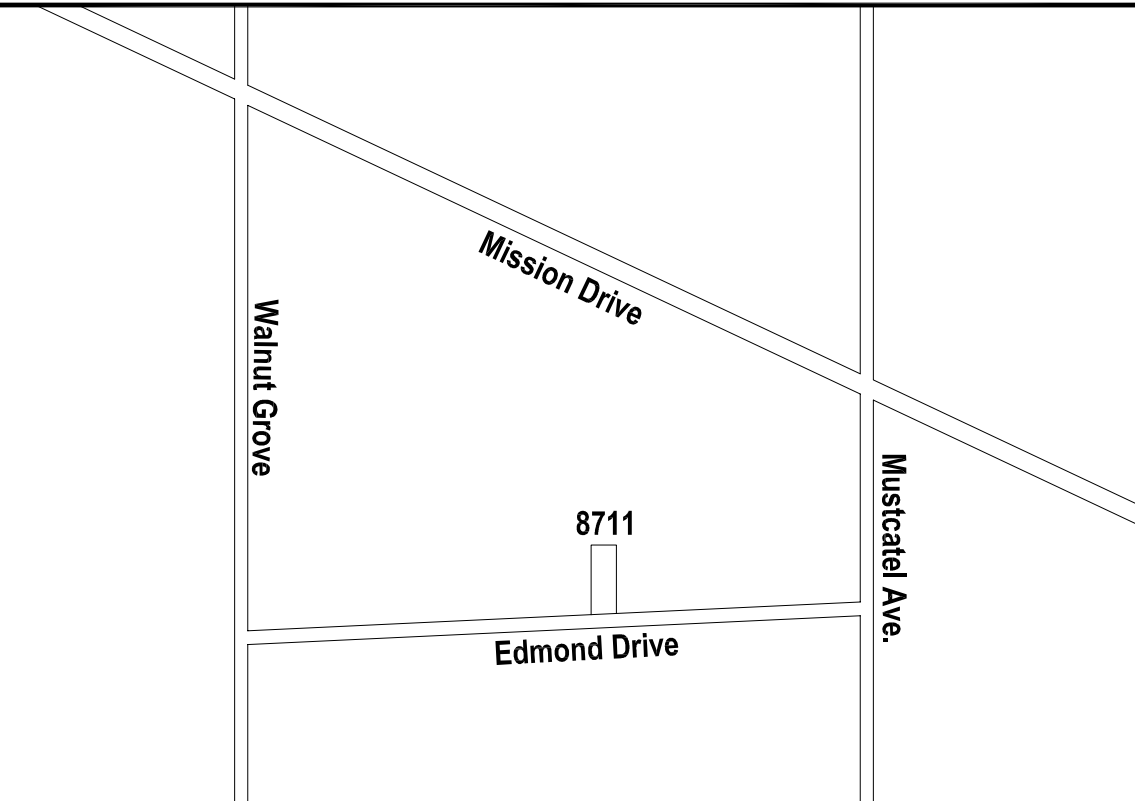
FRONT YARD: 779 SQ. FT. = 52%  
LOT TOTAL: 2,843 SQ. FT. = 41%

LOT COVERAGE 1632 SQ. FT. / 6,883 SQ. FT. = 23%  
EXISTING LIVING AREA 702 SQ. FT  
PROPOSED FIRST FLOOR ADDITION 268 SQ. FT  
EXISTING GARAGE (demo) 0 SQ. FT  
PROPOSED 2 CAR GARAGE 441 SQ. FT  
EXISTING UTILITY / STORAGE 221 SQ. FT

FLOOR AREA RATIO 1672 SQ. FT. / 6,883 SQ. FT. = 24%  
EXISTING LIVING AREA 702 SQ. FT  
PROPOSED 1ST FLOOR ADDITION 268 SQ. FT  
PROPOSED 2ND FLOOR ADDITION 702 SQ. FT

OCCUPANCY: R3/U  
TYPE OF CONSTRUCTION: VB  
NUMBER OF STORIES: 2 STORIES  
HEIGHT OF BUILDING: 23'-11.5"

## VICINITY MAP



## SHEET INDEX

A\_1.1 SITE PLAN  
A\_1.2 FIRST FLOOR PLAN and SECOND FLOOR PLAN  
A\_2.1 NORTH AND WEST ELEVATIONS  
A\_2.2 SOUTH AND EAST ELEVATIONS

8711  
East Edmond Dr.

Owner :

Lan Ngo  
8711 E. Edmond Dr.  
Rosemead, CA 91770  
Tel: 626.283.8006

Drafter :

Nicole Le  
Tel: 213.344.6388

08.09.2018 Planning Submittal

Rev Date Issue

Additions and  
Alterations  
Residence of Lan Ngo

Site Plan

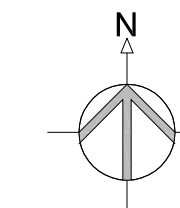
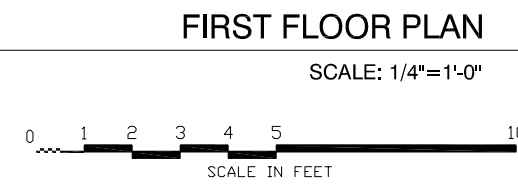
Owner :  
Lan Ngo  
8711 E. Edmond Dr.  
Rosemead, CA 91770  
Tel: 626.283.8006

08.09.2018 Planning Submittal

## Additions and Alterations

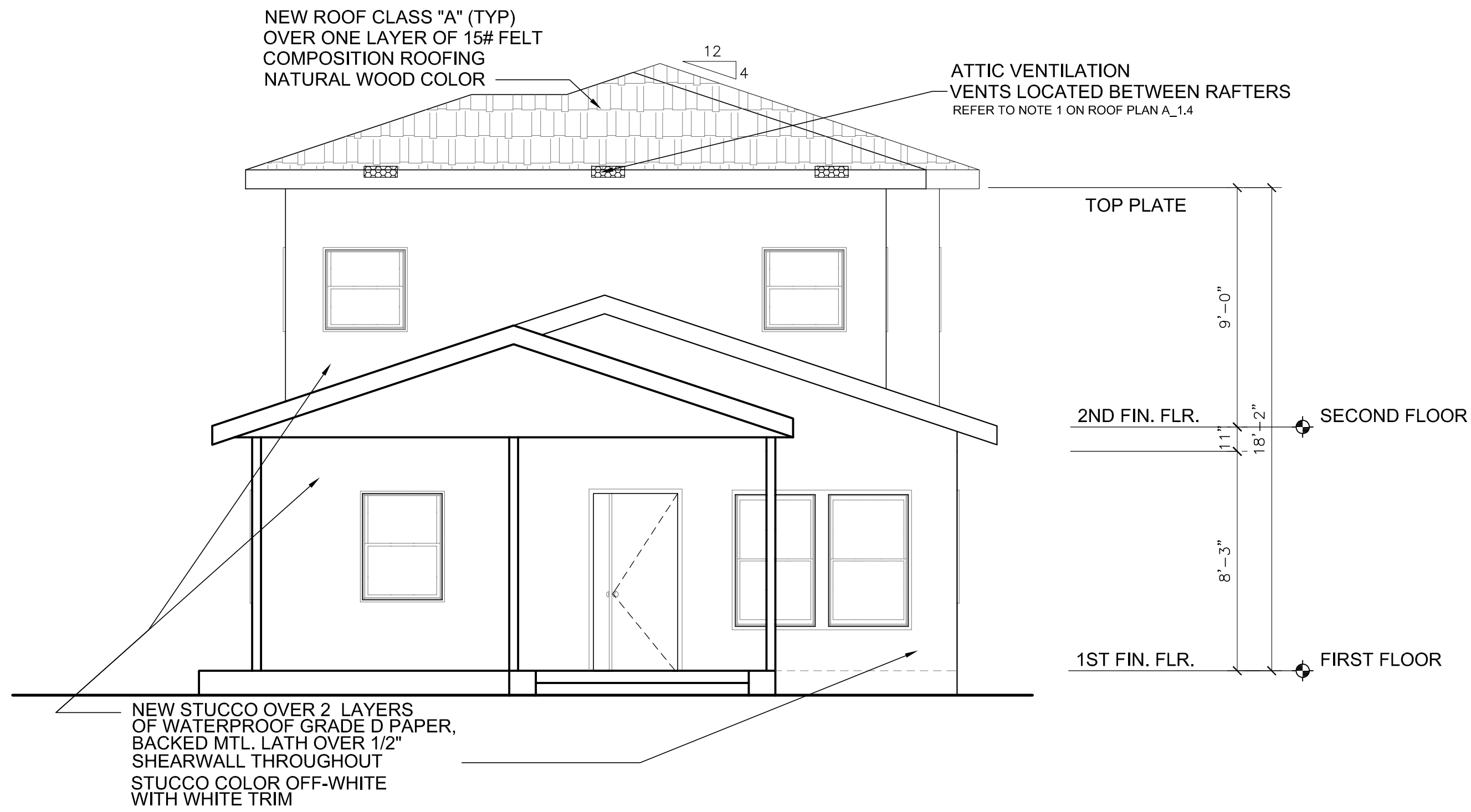
### Residence of Lan Ngo

## A-1.2



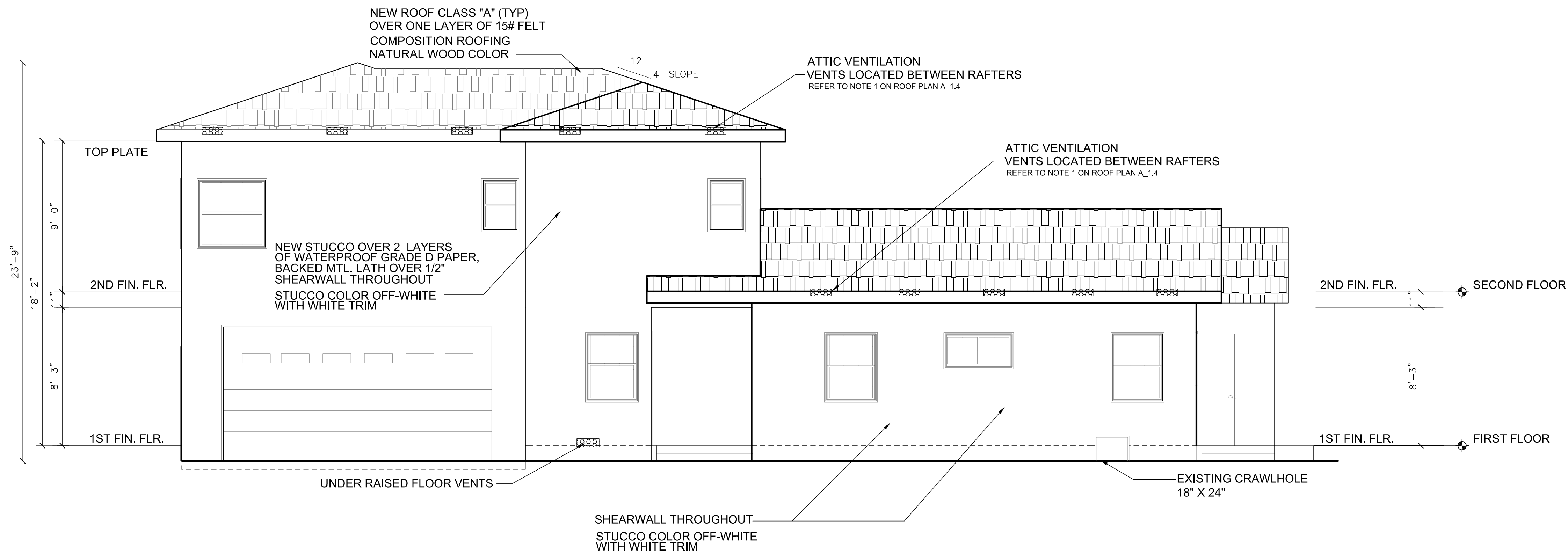
Owner :  
Lan Ngo  
8711 E. Edmond Dr.  
Rosemead, CA 91770  
Tel: 626.283.8006

Drafter :  
Nicole Le  
Tel: 213.344.6388



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

1



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

2

0 1 2 3 4 5 6 7 8 9 10  
SCALE IN FEET

08.09.2018 Planning Submittal

Rev	Date	Issue
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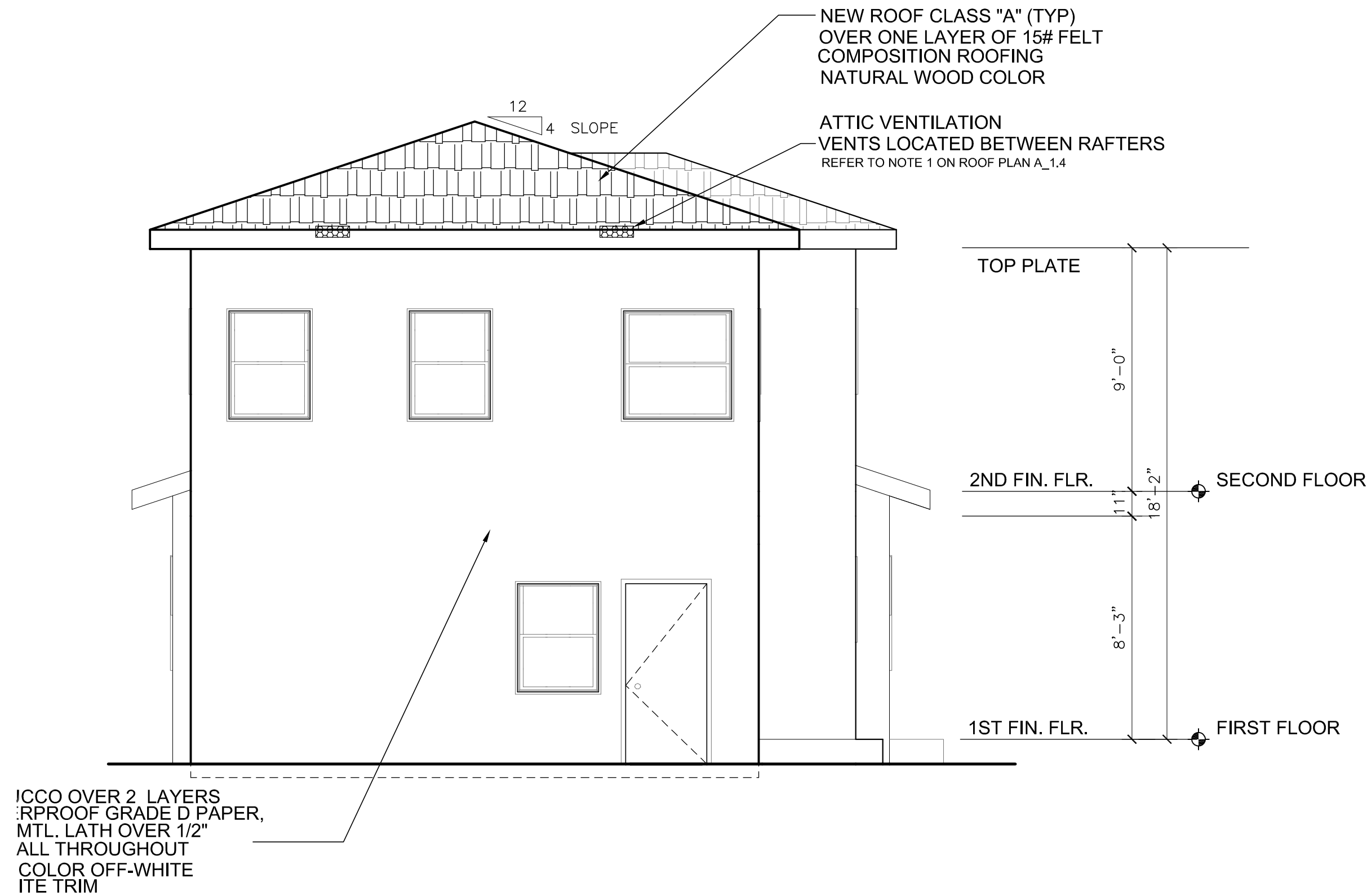
Additions and  
Alterations  
Residence of Lan Ngo

North and West  
Elevations

A-2.1

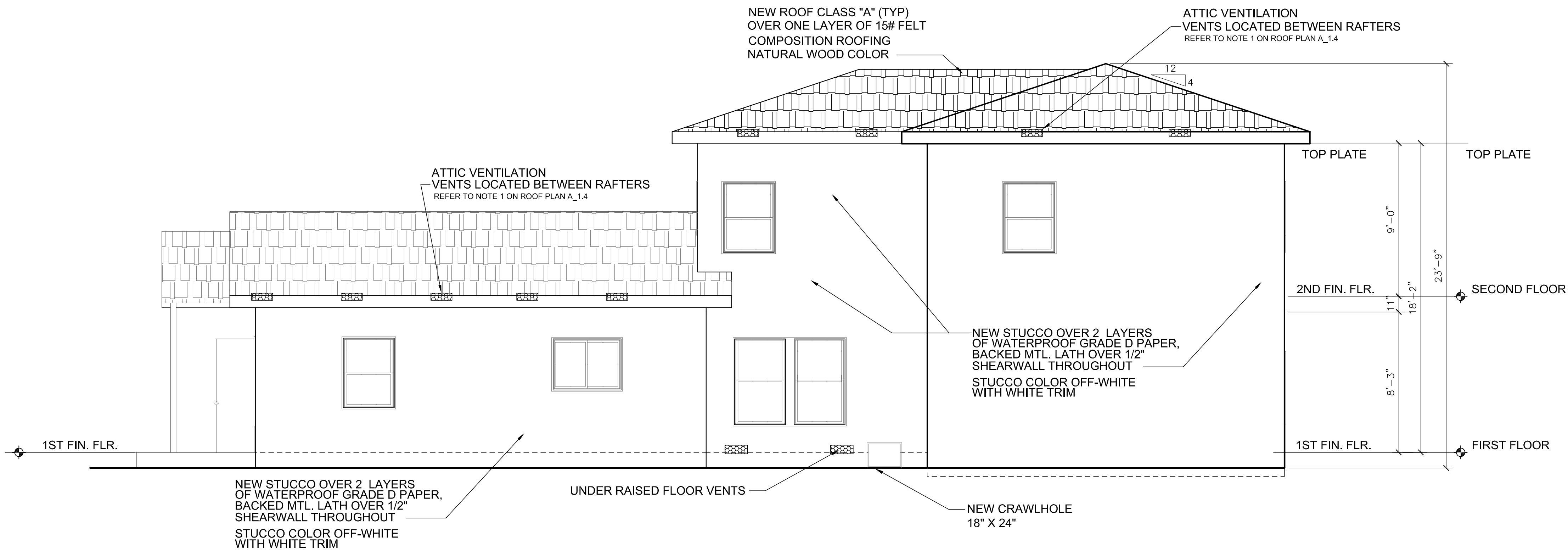
Owner :  
Lan Ngo  
8711 E. Edmond Dr.  
Rosemead, CA 91770  
Tel: 626.283.8006

Drafter :  
Nicole Le  
Tel: 213.344.6388



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

1



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

2

0 1 2 3 4 5 10  
SCALE IN FEET

08.09.2018 Planning Submittal

Rev Date Issue

Additions and  
Alterations  
Residence of Lan Ngo

South and East  
Elevations

A-2.2