

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

NEW ATTACHED GARAGE

LANDSCAPE

APN: 5391003047

ZONING: R-1

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

PROPOSED ADDITION: 268 SQ. FT. FIRST FLOOR ADDITION 702 SQ. FT. SECOND FLOOR ADDITION

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.

441 SQ. FT.

FRONT YARD:	779 SQ. FT. = 52%
LOT TOTAL:	2,843 SQ. FT. = 41%
	4022 CO FT / C 002 CO FT - 220/
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

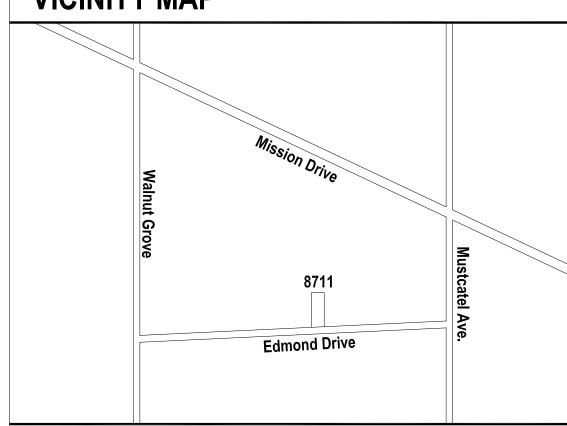
1672 SQ. FT. / 6,883 SQ, FT. = 24% FLOOR AREA RATIO 702 SQ. FT EXISTING LIVING AREA __ 268 SQ. FT PROPOSED 1ST FLOOR ADDITION PROPOSED 2ND FLOOR ADDITION ___ 702 SQ. FT

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

PROPOSED 2 CAR GARAGE

EXISTING UTILITY / STORAGE ____

VICINITY MAP



SHEET INDEX

SITE PLAN

FIRST FLOOR PLAN and SECOND FLOOR PLAN

NORTH AND WEST ELEVATIONS SOUTH AND EAST ELEVATIONS

Site Plan

East Edmond Dr.

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

Tel: 626.283.8006

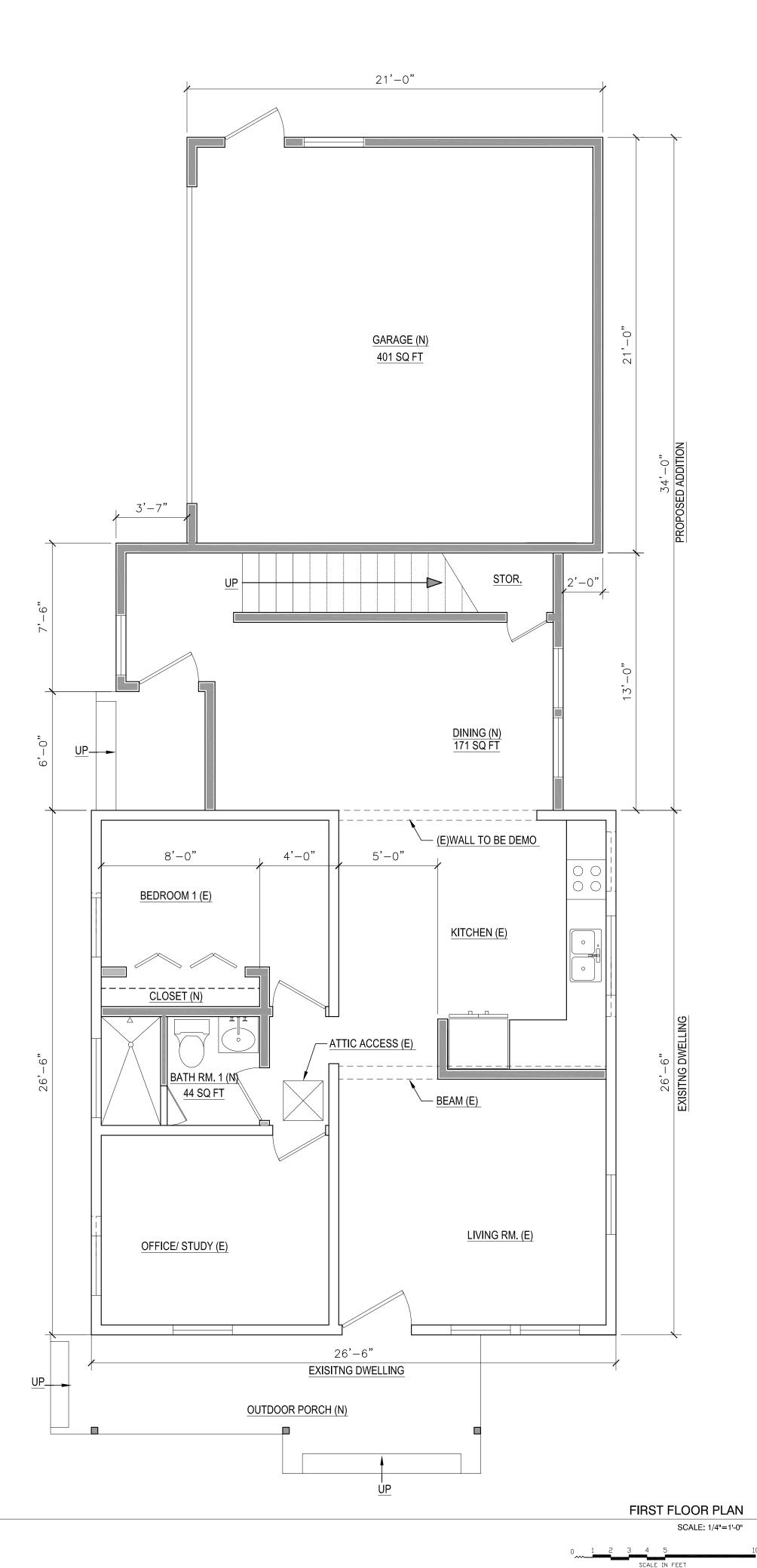
Drafter: Nicole Le Tel: 213.344.6388

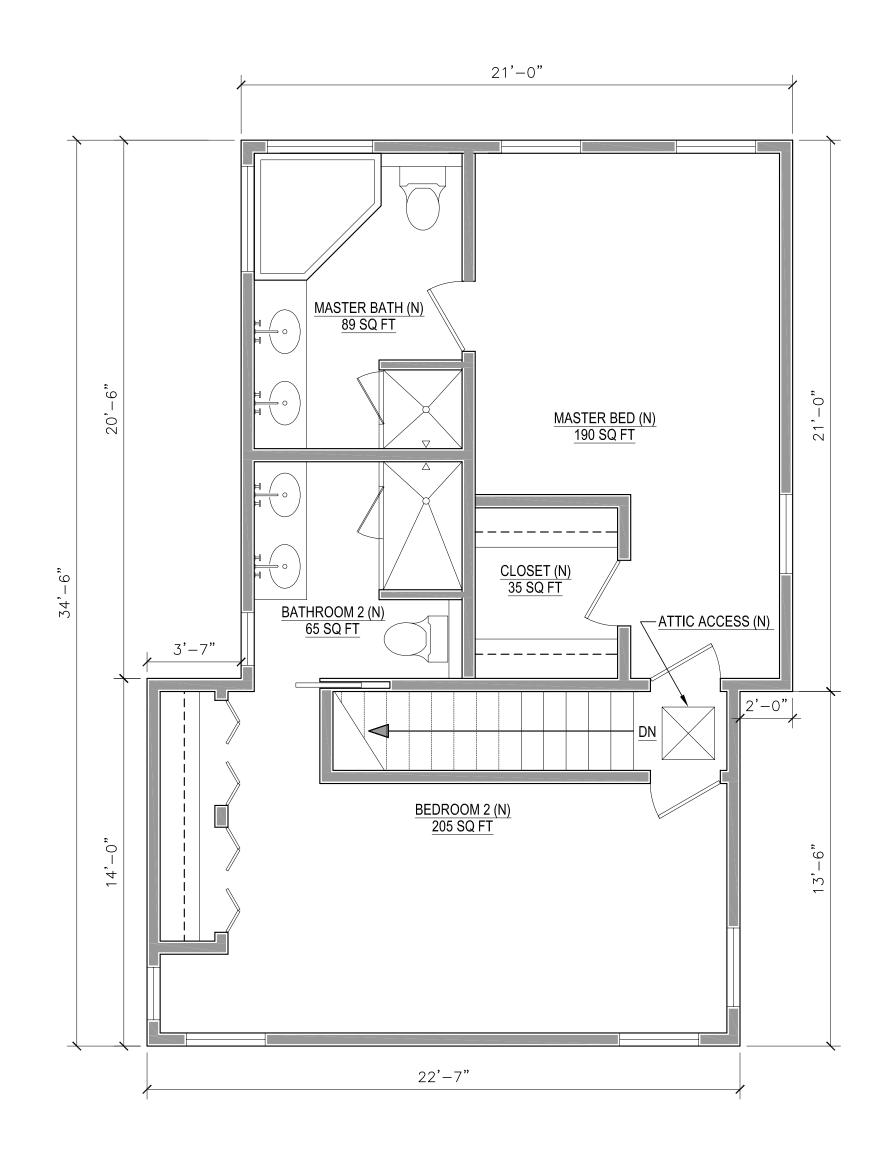
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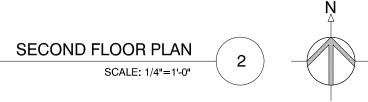
Rev Date Issue

Additions and Alterations Residence of Lan Ngo

A-1.1







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

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Rev Date Issue

Additions and Alterations
Residence of Lan Ngo

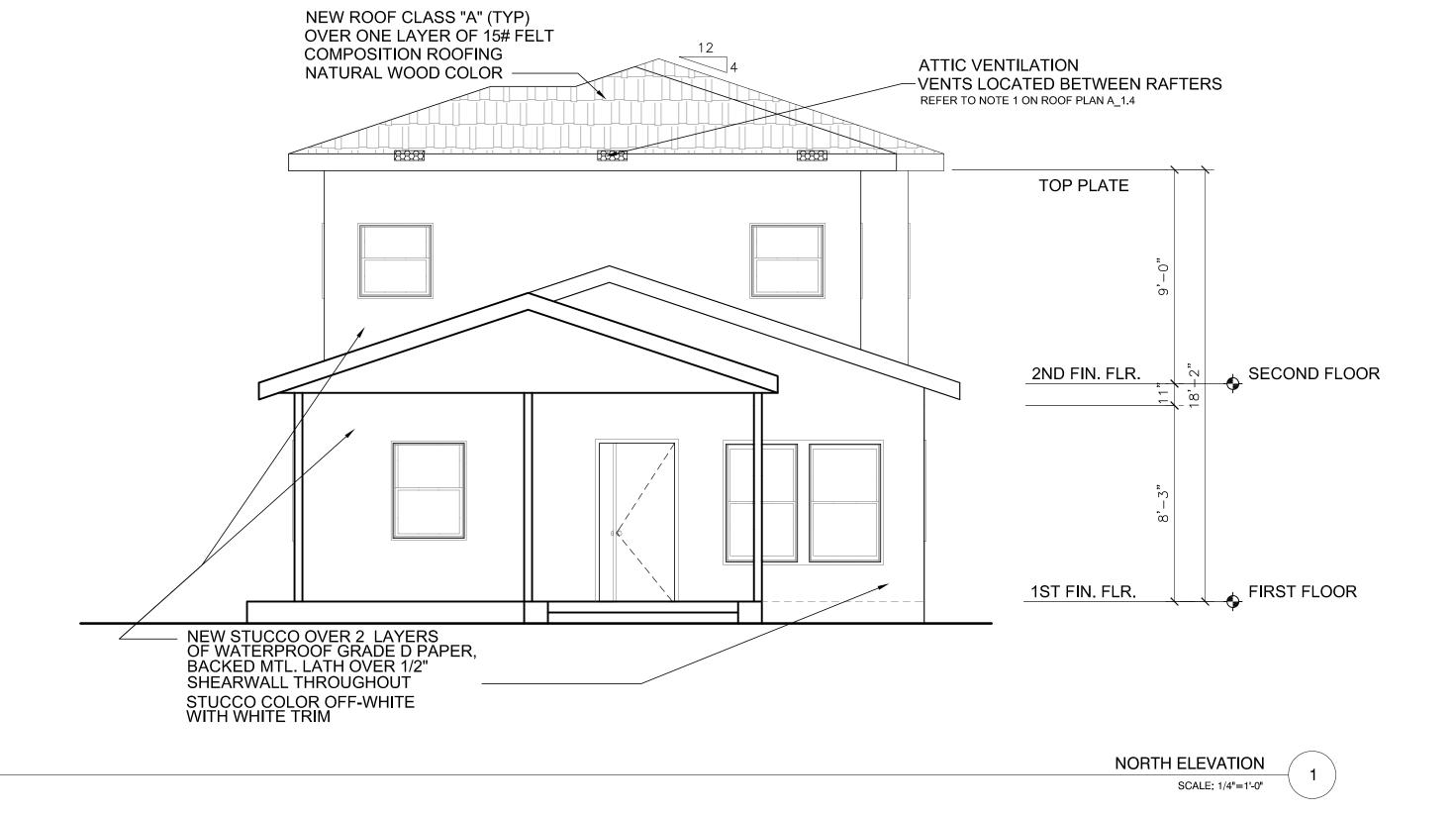
Floor Plan

A-1.2



Owner:
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NEW ROOF CLASS "A" (TYP) OVER ONE LAYER OF 15# FELT COMPOSITION ROOFING NATURAL WOOD COLOR 12 4 SLOPE ATTIC VENTILATION

VENTS LOCATED BETWEEN RAFTERS

REFER TO NOTE 1 ON ROOF PLAN A_1.4 ATTIC VENTILATION

VENTS LOCATED BETWEEN RAFTERS

REFER TO NOTE 1 ON ROOF PLAN A_1.4 TOP PLATE NEW STUCCO OVER 2 LAYERS OF WATERPROOF GRADE D PAPER, BACKED MTL. LATH OVER 1/2" SHEARWALL THROUGHOUT SECOND FLOOR 2ND FIN. FLR. 2ND FIN. FLR. FIRST FLOOR 1ST FIN. FLR. 1ST FIN. FLR. EXISTING CRAWLHOLE UNDER RAISED FLOOR VENTS -18" X 24" SHEARWALL THROUGHOUT-WEST ELEVATION

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Additions and Alterations Residence of Lan Ngo

North and West Elevations

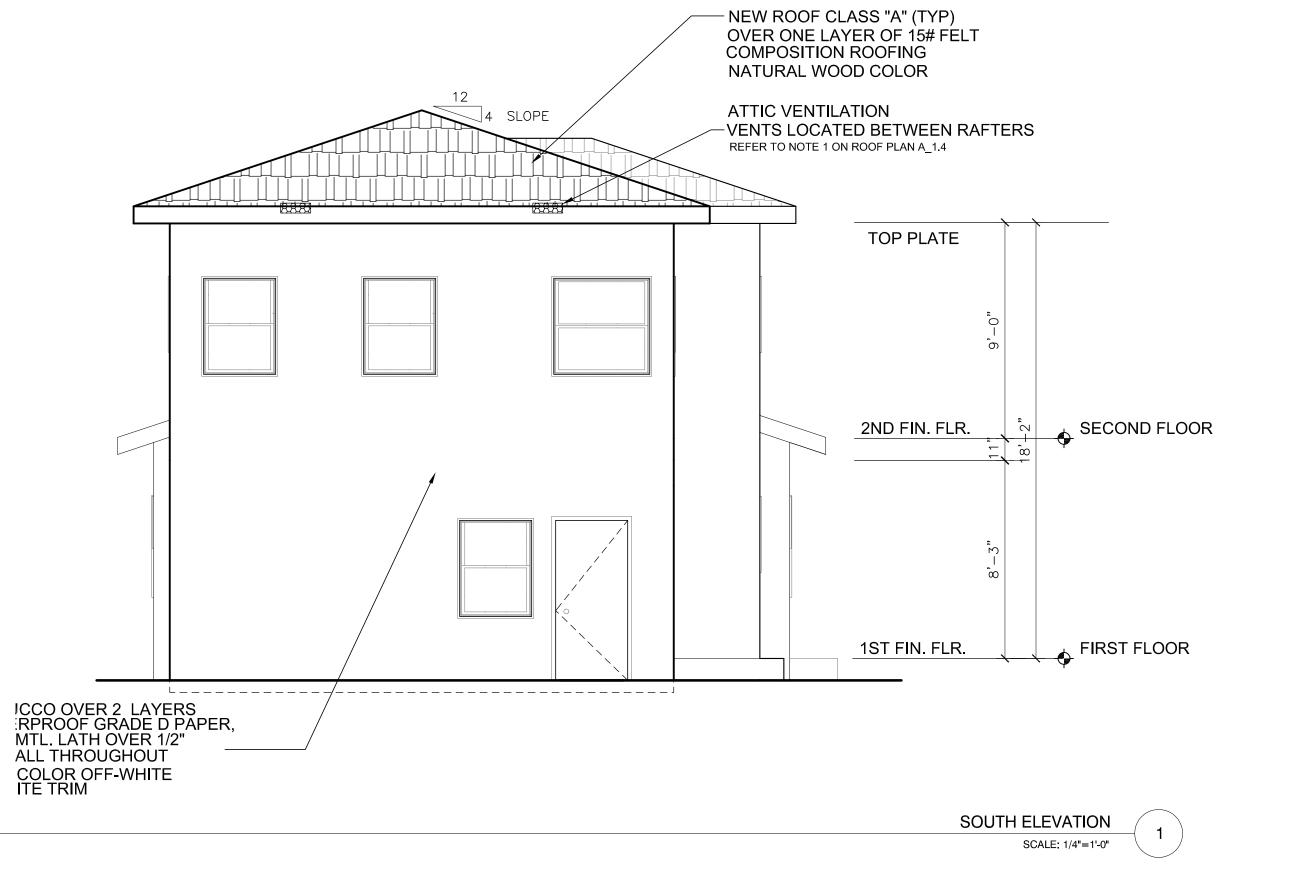
SCALE: 1/4"=1'-0"

A-2.1



Owner:
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Tel: 626.283.8006

Drafter:
Nicole Le
Tel: 213.344.6388



ATTIC VENTILATION

VENTS LOCATED BETWEEN RAFTERS

REFER TO NOTE 1 ON ROOF PLAN A_1.4 NEW ROOF CLASS "A" (TYP) OVER ONE LAYER OF 15# FÉLT COMPOSITION ROOFING NATURAL WOOD COLOR TOP PLATE TOP PLATE ATTIC VENTILATION
VENTS LOCATED BETWEEN RAFTERS
REFER TO NOTE 1 ON ROOF PLAN A_1.4 SECOND FLOOR 2ND FIN. FLR. —NEW STUCCO OVER 2 LAYERS OF WATERPROOF GRADE D PAPER, BACKED MTL. LATH OVER 1/2" SHEARWALL THROUGHOUT ——— STUCCO COLOR OFF-WHITE WITH WHITE TRIM 1ST FIN. FLR. FIRST FLOOR 1ST FIN. FLR. _ \$333 _ _ _ _ _ \$333 _ _ ·-----NEW STUCCO OVER 2 LAYERS OF WATERPROOF GRADE D PAPER, BACKED MTL. LATH OVER 1/2" SHEARWALL THROUGHOUT UNDER RAISED FLOOR VENTS -NEW CRAWLHOLE 18" X 24" STUCCO COLOR OFF-WHITE WITH WHITE TRIM

EAST ELEVATION 2

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

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SCALE IN FEET

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Additions and Alterations
Residence of Lan Ngo

South and East Elevations

A-2.2