



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2019-0018

AGENDA ITEM: PH-3

PREPARED BY: Vincent Gillespie,
Planning Technician

MEETING DATE: December 11, 2019

SUBJECT: Conditional Use Permit CUP2019-0018
431 West Lemon Avenue

REQUEST: Demolish the existing one-car garage and second dwelling unit to construct a new two-story unit behind the main dwelling in the RM3500 (Residential Medium 3500) zone.

APPLICANT: Luis Cortez, C.B. Home Design, Inc.
1168 San Gabriel Boulevard, Suite P
Rosemead, CA 91770

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3 – New Construction)

BACKGROUND: The applicant is proposing to demolish the existing one-car garage and rear dwelling unit to construct a new two-story second unit on an 8,000 square foot lot in the RM3500 (Residential Medium 3500) zone. The proposal also includes a full remodel of the existing main dwelling unit. Monrovia Municipal Code (MMC) Section 17.12.030(B)(1)(a) requires the approval of a Conditional Use Permit for multifamily development proposals that result in a two-story, second unit behind a main dwelling.

SUBJECT PROPERTY: The property is located on the north side of West Lemon Avenue between South Alta Vista Avenue and South Mayflower Avenue. The lot measures 50 feet wide and 160 feet deep, resulting in a lot area of 8,000 square feet. The property is currently developed with a single-story main dwelling and a detached one-car garage built in 1924, and a single-story second dwelling built in the rear in 1947.

Demolition Review

Because the existing residential structures were built within the historic period (50 years of age or older) and are proposed for significant alteration (and total demolition for the second dwelling unit), the application was subject to the City's demolition permit review regulations set forth in MMC Chapter 17.10. In compliance with these standards, the applicant submitted a professional historic assessment and DPR Form for the main dwelling, prepared by Alexandra Madsen of Sapphos Environmental, Inc., finding that the residential structure does not have architectural or known historic value. The property owner submitted a written request for the rear dwelling unit to be exempt from the demolition permit review due to a perceived obvious lack of historic significance. The Historic Preservation Commission reviewed the assessment and the exemption request at their meeting on June 26, 2019, and approved the DPR Form

with a California Historic Status Code (CHRS) of 6Z. A status code of 6Z is assigned to properties that do not meet any of the criteria required for landmark designation.

Site and Surrounding Land Uses

The project site is designated Residential Medium Density (maximum 5.8-17.4 du/acre) in the General Plan and is zoned RM3500 (Residential Medium 3500). The site is surrounded by the following land uses:

North:

General Plan: Residential Medium Density (5.8-17.4 du/acre)
Zoning: RM 3500 (Residential Medium 3500)
Land Use: Single Family Residential

South:

General Plan: Residential Medium Density (5.8-17.4 du/acre)
Zoning: RM 3500 (Residential Medium 3500)
Land Use: Single Family Residential

East:

General Plan: Residential Medium Density (5.8-17.4 du/acre)
Zoning: RM 3500 (Residential Medium 3500)
Land Use: Single Family Residential

West:

General Plan: Residential Medium Density (5.8-17.4 du/acre)
Zoning: RM 3500 (Residential Medium 3500)
Land Use: Single Family Residential

DISCUSSION/ANALYSIS: The applicant is proposing the development of a new two-story detached second dwelling unit behind the existing main dwelling. The existing 917 square foot single-story main dwelling (431 W Lemon Avenue) will remain on the front half of the property, but will undergo a remodel and a 476 square foot addition. The existing detached one-car garage and 491 square foot second dwelling in the rear (431 ½ W Lemon Avenue) will be demolished to make way for the proposed development.

Site Plan

The main dwelling unit is orientated towards West Lemon Avenue and will total 1,393 square feet of floor area after the addition. The new detached second unit will be placed at the rear of the lot and will be oriented towards the street; it will be 1,587 square feet in size. The rear dwelling unit will have an attached four-car garage (two attached two-car garages), thus providing the parking for both units. The garages have direct access to the alley in the rear, eliminating the need for the existing driveway and approach along the street.

The subject property is located in the RM3500 (Residential Medium 3500) zone that allows one dwelling unit per 3,500 square feet of lot area. As shown in Table 1.0, the development meets or exceeds all zoning code requirements, in relation to density, building setbacks, building height, recreation space, and parking.

TABLE 1.0 DEVELOPMENT STANDARD COMPLIANCE REVIEW

Development Standard	Required/Allowed	Proposed
Density (1 du/3,500SF)	Maximum 2 units	2 units
Floor Area Ratio (FAR) (40% Dwelling Unit / 20% Accessory Structure)	Maximum 40% / 20%	37.25% /10.5%
Front Setback (25 FT or Average Setback, whichever is greater)	25'-0"	27'-0"
Side Setback – First Story 10% of lot width (5ft min. – 15ft max.)	5'-0"	5'-0" (Main Dwelling) 5'-0" (Second Dwelling)
Side Setback – Second Story	8'-0"	8'-0" (Second Dwelling)
Rear Setback	20'-0"	20'-0"
Building Height	27'-0"	17'-8" (Main Dwelling) 25'-6" (Second Dwelling)
Private Recreation Space 40% of gross dwelling unit floor area	557 SF (Main Dwelling) 634 SF (Second Dwelling)	647 SF (Main Dwelling) 679 SF (Second Dwelling)
Parking	2-car garage/dwelling	2-car garage/dwelling

Floor Plans/Building Elevations

Remodeled Main Dwelling Unit (431 W Lemon Avenue)

The main dwelling unit will remain as a single-story structure with additions to the front and rear. The existing front porch will be expanded by 38 square feet to the west and will create a new front entry on the east side of the front façade. A 438 square foot addition to the rear of the unit is also proposed to accommodate a new master bedroom. The remodeled dwelling unit will have three bedrooms, three bathrooms, open-concept kitchen/dining/living space, and laundry facilities.

The proposed architectural style of the residence will remain a Craftsman Bungalow, however, many of the existing architectural elements will be replaced with newer materials. The existing shiplap siding will be replaced with horizontal James Hardie Plank siding. Many of the character defining elements such as the eave brackets divided light windows and window trim will be rebuilt with newer materials. The new front entry will be sheltered by a front facing gable roof system supported by two period-appropriate rounded columns. The colors and materials are appropriate for the Craftsman revival style of architecture, and will be similar to other Craftsman Bungalows on the block.

New Second Dwelling Unit (431 ½ W Lemon Avenue)

The floor plan of the second dwelling unit features a bedroom, bathroom, open-concept kitchen/dining/living space, and an attached four-car garage (two attached two-car garages) on the first floor. The second dwelling unit's laundry facility is inside the unit's respective 2-car garage. The second floor consists of hallway access to three additional bedrooms, and three bathrooms. During the construction of the new dwelling, the address will be changed to a whole number to conform to the City's current addressing policy.

The architectural style of the second unit compliments the Craftsman revival style of the main dwelling as well as other Craftsman Bungalows found in the neighborhood. It incorporates matching roof design elements, such as roof pitch and 24" eave overhangs and decorative eave brackets. It also integrates similar exterior finishes, including Hardie Plank siding and vertical gable end vents. This new home's exterior color palette consists of dark green siding, white trim and windows, and dark composition shingles.

Neighborhood Context

The surrounding neighborhood is primarily developed with single-story Craftsman Bungalow and Minimal Traditional homes built between the 1920's and 1940's. There are several two-story multifamily developments along Alta Vista Avenue, which are comparable in size and scale to this project, and incorporate the same architectural style.

The building design is sensitive to the neighboring properties to the east and west as most of the larger second-floor windows have been placed to reduce privacy impacts. The majority of windows facing neighboring properties to the east and west have a raised sill height.

The second floor is carefully designed to minimize the overall massing and height of the structure. The building form comprises of primary gables along the north and south elevations and secondary gables on the east and south elevations. The two secondary gables are smaller in scale resulting in minimized height and massing. In addition, every second-floor elevation incorporates at least two feet of articulation to break large wall planes.

The project includes a condition (Condition No. 15 on Data Sheet No. 1) to provide a landscape plan that incorporates quality landscape materials proportionate to the size of the development. The plan will incorporate appropriate trees in addition to a variety of plants, shrubs, and groundcover that will be planted throughout the site.

Development Review Committee Advisory Review

As part of the advisory review by the Development Review Committee (DRC), Staff sent out a courtesy notice to property owners within 300 feet of the subject property. The courtesy notice was provided to further encourage and allow for public input regarding the project prior to the public hearing. Staff did not receive any inquiries regarding the proposed development prior to the meeting held on November 20, 2019. No one from the public spoke in favor or had concerns with the project.

The DRC determined that the proposed project is designed to minimize the privacy impacts to the surrounding properties. Furthermore, the DRC determined that the development was compatible in density and size with the surrounding area and met all applicable development standards for the zone, and unanimously recommended approval to the Planning Commission.

Conclusion

The proposed development will result in a property that meets current zoning code requirements as well as the revitalization of an existing residence that will improve the character of the neighborhood. This area is zoned for multifamily development and there are several multifamily structures within this block of West Lemon Avenue, many of which are two-story. The retention of the existing main dwelling unit and the reconstruction of the second unit in the Craftsman revival style is compatible with the architectural style and character of the neighborhood.

RECOMMENDATION: Staff and the Development Review Committee recommend approval of the Conditional Use Permit CUP2019-0018. If the Planning Commission concurs with this recommendation then, following the public hearing, the appropriate action would be:

1. Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that CUP2019-0018 is categorically exempt from CEQA under Class 3.
2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.
3. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for CUP2019-0018, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2019-0018, subject to the attached Planning Conditions on Data Sheet No. 1, Public Works Conditions on Data Sheet No. 2, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Close the public hearing and approve CUP2019-0018 pursuant to the recommendations in the Staff Report.



Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans submitted by the applicant, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.

DEVELOPMENT STANDARDS

1. A final materials board shall be submitted to the Planning Division Manager for review and approval prior to building permit issuance. The final materials board shall include a breakdown by unit of materials to be used and samples/examples of siding, stucco, stone veneers, windows, exterior doors, garage doors, roofing, color schemes and exterior light fixtures.
2. A decorative block wall shall be provided by the Applicant adjacent to the side (east and west) property lines but outside of the front setback area. The property line wall must be a minimum of five feet above the subject property's finished grade and a minimum of five feet and a maximum of six feet above the adjacent property's grade, measured in accordance with the Monrovia Municipal Code. The walls shall be installed before building construction begins.
3. All private recreation areas must be enclosed by 5' to 6' high wood fence or approved alternative. All proposed fences shall be shown and indicated on the submitted site plan.
4. The second story windows along the sides (east and west) property lines shall be located in a manner to preserve the privacy of the properties to the east and west, subject to review and approval by the Planning Division Manager
5. The Applicant shall make a good faith effort to work with adjacent property owners (that have existing walls/fences) to avoid a double wall condition, to provide a single wall along the project's perimeter. The applicant shall notify by certified mail all contiguous property owners at least 30 days prior to the removal of any existing walls/fences along the project's perimeter and shall provide proof of mailing to the contiguous property owners to the City prior to the issuance of any demolition or building permits.
6. If a driveway gate is proposed at a later date the Development Review Committee shall consider the request after providing written notification to property owners within a 300' radius of the site. The cost of such notification shall be paid in advance by the Applicant.

7. An area for storage of individual trashcans for each unit shall be provided on a paved surface and screened from public view. These areas shall be shown and indicated on the submitted site plan.
8. A level concrete patio shall be provided for each unit in the private recreation area and shall be indicated on the grading plan and approved by the Development Review Committee prior to the start of grading.
9. Placement and design of mailboxes shall be reviewed and approved by both the U.S. Postal Service and the Planning Division prior to installation.
10. No roof mounted mechanical equipment shall be permitted.
11. Ground level mechanical equipment shall be placed a minimum of 5' from the interior property lines and shall be completely screened with landscaping. Ground level mechanical equipment shall not be located within the front setback.
12. Electrical power lines, telephone lines, and any other transmission lines (including, without limitation, cable television lines, data transmission lines, communication lines, other utility lines, etc.) to and from the development, and within the development, shall be placed underground and provided to each unit.
13. All utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, or other potential obstructions shall be noted on the plans with provisions for appropriate screening.
14. Plans showing all exterior lighting shall be submitted to the Planning Division for review prior to building permit issuance and no exterior lighting shall be installed without the approval of the Planning Division Manager. All exterior lighting shall be designed, arranged, and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures.

LANDSCAPING

15. A Landscape and Irrigation Plan prepared by a Landscape Architect shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas and the following conditions of approval:
 - a. Landscaping shall be a combination of 24" and 36" box trees, shrubs, groundcover, and turf.
 - b. All landscaping shall be maintained by a permanent automatic irrigation sprinkler system.
 - c. Any unimproved City right-of-way contiguous with the property shall be landscaped by the Applicant and incorporated into the required landscape plan.
 - d. Hardscape improvements shall be provided in common areas.

16. A landscape documentation package pursuant to the requirements of the State Model Water Efficient Landscape Ordinance shall be submitted to the Planning Division for approval prior to landscape construction. A Landscape Certificate of Completion shall be submitted to the Planning Division at the completion of the installation, prior to request for a final inspection and Certificate of Occupancy.

PARKING

17. All paved parking and driveway areas shall be surfaced with Portland cement concrete (3-1/2" minimum thickness) or approved alternative.
18. All driveway surface areas shall incorporate accent treatment throughout the design. Accent treatment shall include stamped concrete or other approved treatment.

CONSTRUCTION SITE REQUIREMENTS

19. Provide temporary perimeter fencing with view obscuring material during construction. If graffiti is painted or marked in any way upon the premises or on an adjacent area under the control of the Applicant (including without limitation, any temporary perimeter construction fencing or the permanent wall), the graffiti shall be removed or painted over by Applicant within twenty-four hours, unless any law in effect imposes a shorter time period. Fencing may be removed prior to landscape installation with Planning Division approval.
20. One waterproof sign (36" x 48") in both English and Spanish noting construction hours and a phone number for contact shall be posted at the front of the site prior to grading or construction.

GENERAL REQUIREMENTS

21. In addition to Planning (Data Sheet No. 1) and Public Works (Data Sheet No. 2) conditions of approval, the Applicant shall also comply with all requirements of the Monrovia Municipal Code, Building Division and Fire Department that are directly applicable to the project.
22. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.
23. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet Numbers 1 and 2. The Conditional Use Permit 2019-0018 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
24. All of the above conditions shall be complied with prior to issuance of the Certificate of Occupancy, unless an earlier compliance period is specified as part of a condition. These conditions shall be printed on all grading and construction documents for Building Plan Check.

25. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.

FIRE CONDITIONS

26. The main dwelling unit shall be fully fire sprinklered since the addition to the existing single-family dwelling exceeds fifty percent of square footage.
27. The new second dwelling unit shall be fully fire sprinklered per CRC 313 and Monrovia Municipal Code amendments.



DATA SHEET 2

Public Works Conditions

CUP2019-0018

431 West Lemon Avenue

New two-story dwelling unit in the rear and addition to the existing single-story dwelling unit in front

Development shall be subject to the conditions of approval listed below. The term "Applicant" shall include, without limitation, the applicant, the property developer, the property owner, and all subsequent owners of each parcel.

Engineering Conditions

- a) Site Plan showing: survey monuments, boundaries, easements and right-of-ways
 - i) Submit existing site plan, topographic map of the project site, grading, drainage and utility plan to Public Works Department for review and approval. The plans shall indicate existing and proposed structures, miscellaneous facilities if applicable and all utilities applicable within the project site. The plans shall be prepared on a 24" x 36" sheets with City standard title block stamped and signed by a Registered Professional Civil Engineer in the State of California.
 - ii) All site plans, grading plans, drainage plans and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
- b) Water Improvements
 - i) The Applicant shall install additional water service to Monrovia's water system to serve the new unit for domestic and fire usage within the City of Monrovia to the specifications of the City Engineer
 - ii) All water lines within the project site shall be a private systems maintained by the project and not the City of Monrovia's responsibility. The project shall provide adequate backflow at the transition from right of way to the private/public utility easement. The City of Monrovia shall not be responsible for the any utility after the backflow and meters.
 - iii) All backflow devices will be reduced pressure double check valves from the state approved list. Developer/owner will provide testing of all state approved devices prior to operation and on an annual basis. If testing is not provided, city has the right to test at the owner's expense for said testing. If test fails owner shall replace approved device at their cost with approval from city water personnel.
 - iv) The applicant will be responsible for all costs to connect to the City water system and installation of all new fire hydrants off the City system, if required by the Fire Department. The developer shall prepare engineered plans, approved by the City Engineer, and pay for all construction, equipment, testing and inspection for the connections, hydrants and services. These plans to be on separate improvement plans and submitted to Public Works for approval and construction/encroachment permits
 - v) The project water usage and standby charges will be per the newly adopted rate schedule: Monrovia

ordinance 2018-01 (See attached).

c) Waste Water Improvements

- i) If the applicant installs an additional sanitary sewers to serve the development it shall be at the applicant's expense and to the specifications of the City Engineer. If the applicant is to use the existing lateral to the sewer system, the applicant shall CCTV the existing lateral (from the property line to the sewer main connection) for the condition of the lateral and the connection to the main system. If the CCTV indicates that the lateral or the connection need improvements, the applicant shall make the needed improvements at the applicant's cost to the specification of the city engineers.
- ii) **The applicant shall provide evidence of payment and approval for connection of sewer units to LA County Waste Water System.**

d) Geotechnical Investigation and Report

- i) Prior to issuance of a grading permit or encroachment permit, Applicant shall provide geotechnical report that addresses earthwork and foundation recommendations, including but not limited to, earthwork, retaining walls and foundation construction adjacent to the existing structures located on the property, pavement structural sections and recommendations. The geotechnical report shall include data regarding the nature, distribution and strengths of existing soils, conclusions and recommendations for grading procedures, design criteria for and identified corrective measures, and opinions and recommendations regarding existing conditions and proposed grading. The report shall also include subsurface geology of the site, degree of seismic hazard if any, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, opinions and recommended design criteria to mitigate any identified geologic hazards including locations of surface and subsurface fault lines in the area as applicable.

e) Hydrology Report and Hydraulic Calculations

None required, based on lot size.

f) Grading Plan

- i) Grading plan shall conform to MMC Chapter 15.28 and be prepared on a 24" x 36" sheets with City title block. Required improvements may be shown on the grading plan along with site drainage.
- ii) Applicant shall provide an analysis and construct required infiltration and/or treatment of storm water from impervious surfaces prior to reaching direct connections leading to the main storm drainage system or street.
- iii) All required mitigation measures identified in the soils engineer's and geologist's reports shall be incorporated into the grading/drainage plans and a made a part thereof.
- iv) Grading plan to provide a scaled detail section at each property line where the project is in cut or fill greater than 0.5 feet. Provide in relation to the adjacent property existing conditions: set back dimensions, retaining wall dimensions and encroachments, ground and finish surface elevations, cut and fill slopes including code setbacks, and direction of flow indicators.
- v) ***Site drainage shall be mitigated with gravity drainage systems. The use of sump pumps and pressure systems is highly discouraged. If a sump pump/pressure system is proposed, a backup underground storage and percolation system is required to hold the one hour point***

rainfall of a 100 year storm event times the entire surface area draining to the sump location.

g) Composite Utility Plan

- i) Applicant shall submit a Composite Utility Plan showing all proposed utility cuts for services for Water and Sewer. The Composite Utility Plan shall be submitted for approval using the City's template and approved notes prior to issuance of encroachment permits.
- ii) Utility plans including sewer, water, gas, including all abandoned, or to be removed facilities, etc. for the proposed development shall be submitted for review and approval by the City Engineer. Pay all applicable fees for Engineering Division services for issuance of Public Works permits.
- iii) Applicant shall connect all buildings to the public sewer. All new sewer connections are to be constructed through new or existing lateral(s) (sized per the current plumbing code and engineered calculations, minimum 6 inches) with clean-out(s) at property line per City standard drawing S-215 and S-225. Cap off all abandoned laterals at the connection point from the main line to the satisfaction of the City Engineer. Indicate on the Site/Utility Plan the work to be done by the Applicant.
- iv) A CCTV video of the existing/proposed sewer lateral connecting to the City mainline is required for the project; a copy of the video shall be submitted to Public Works. Prior to CCTV please notify the Department of Public Works requesting to have the Public Works Inspector on-site to witness the inspection.
- v) Applicant shall underground all electrical and communication service lines to the new buildings.

h) Off-site Street Improvement Plans

- i) Remove and replace any curb, gutter, sidewalk, driveway approach or street pavement found by the City Engineer to be broken, uplifted, damaged or not meeting current ADA standards. Construct improvements as required, per City standard drawings to match existing improvements on adjacent properties. All ADA requirements shall be satisfied by the Applicant. These conditions apply on public right-of-way along property frontage.
- ii) All work such as but not limited to demolition, construction and improvements within the public right-of-way shall be subject to review and approval of the Public Works Department, and will require construction and encroachment permit from the City's Public Works Department, prior to start of any construction. All work within the public right-of-way shall be in accordance with applicable standards of the City of Monrovia, Standard Specifications for Public Works Construction ("Green Book", latest edition) and the Manual on Uniform Traffic Control Devices (MUTCD, latest edition), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.
- iii) Applicant shall obtain applicable permits for all work to be done within the public right-of-way from the Public Works Department, **including the abandonment of the existing driveway approach**, and shall pay all applicable fees for Engineering Division services such as plan check fee and construction inspection fee as applicable.
- iv) The City requires the restoration of the existing pavement after utility installation. Restoration is required from the outer limits of the area covering and encompassing all the utility cuts as shown on the plans, but actual limits shall be determined out in the field by City Engineer. Restoration of asphalt pavement may be up to 2-inch pavement grind and 2-inch asphalt overlay.

- i) Off-site landscaping improvements to be maintained by the Applicant.
 - i) Any off-site landscaping improvements along the frontage of this project are to be the responsibility of the project for maintenance and upkeep. The watering of this landscaping in the right of way is to be supplied by the projects water service for irrigation.
- j) Traffic Engineering Conditions
 - i) None required, based on size of project and trip generation.
- k) Environmental Conditions
 - i) Project is under 10,000 impervious Square feet and should meet the minimum standards as outlined on the attached City of Monrovia LOW IMPACT DEVELOPMENT STANDARDS.
- l) Demolition of Existing Structures
 - i) The project demolition activities shall comply with the City's Construction and Demolition Recycling Program (C&D Recycling Program) by filing an application and submitting a deposit to Public Works Environmental Services prior to issuance of permits. Building, demolition, and grading permits will not be issued until the applicant provides the City with the required forms and the waste management plan has been reviewed and approved by the Environmental Services. If the Applicant chooses not to participate in the C&D Recycling Program, then the hauler must be identified on the demolition, building and grading plans.
 - ii) Building demolition permit will not be issued until the applicant provides copy of Air Quality Management District (AQMD) permit.
- m) As-built Plans
 - i) Applicant shall provide to the City of Monrovia revised plans of the original size, on mylar, showing all as-built conditions for the off-site and on-site improvements prior to the final Certificate of Occupancy

Questions or comments: Brad S. Merrell, P E
City Engineer
Cell # 760-900-7526
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DATA SHEET 3

Findings

CUP2019-0018

431 West Lemon Avenue

CONDITIONAL USE PERMIT

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. CUP2019-0018 to demolish the existing one-car garage and second dwelling unit to construct a new two-story unit behind the main dwelling unit located at 431 West Lemon Avenue is based on the following findings:

- A. The project site is adequate in size, shape and topography for the proposed development. *The site has sufficient width, depth and lot area to accommodate this type of development. The site is rectangular and relatively flat and of sufficient size to accommodate the second unit. The proposed development meets or exceeds all objective development standards including density, setbacks, height, parking, and recreation space.*
- B. The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed development. *The alleyway to the north provides adequate ingress and egress access to the project by means of a new concrete driveway. The project provides the required number of enclosed residential parking spaces, and adequate driveway width of 16 feet for each enclosed garage.*
- C. The proposed development will be compatible with the General Plan and will not adversely impact the objectives of the General Plan. *This development works towards achieving Goal 4 of the Land Use Element by maintaining the established architectural style, development pattern, building materials, and scale of buildings within the vicinity of the proposed project. Specifically, the main dwelling will remain single-story and comparable in massing to other residences in the surrounding neighborhood. The new second unit will have similar building mass and materials as other two-story developments in the vicinity. Its use of construction materials is appropriate in quality and design for the Craftsman Bungalow architectural style. In addition, the development works towards achieving Goal 3 by improving the block frontage. The development accomplishes this by removing the existing driveway access from the street and replacing it with landscaping, as new parking access will be taken from the rear alley.*
- D. The proposed development will comply with the applicable provisions of the Zoning Ordinance. *The property is zoned RM3500 (Residential Medium 3500) and the project meets or exceeds all development standards, including density, setbacks, height, parking, and recreation space. The proposed project does not require any variances or minor exceptions to the applicable development standards.*

- E. The location of the proposed development and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity, *as the site will be upgraded to include new landscaping, perimeter walls, and architectural amenities. The development is consistent with the existing neighborhood as it is currently developed with two dwelling units. Other two-story dwelling units in the vicinity are similar in massing, height, and scale as the proposed development. The existing main unit will be rehabilitated using newer materials, and the new second unit will incorporate similar architectural elements. Both units will be compatible with the existing architectural styles found in the neighborhood.*
- F. The proposed project will not result in the demolition of a residential structure built prior to January 1, 1940, with architectural or known historic value. *The property located at 431 West Lemon Avenue is currently developed with a main dwelling and one-car garage that was built in 1924, as well as a second dwelling built in 1947. Given that the existing residential structures were built within the historic period (50 years of age or older) and are proposed for significant alteration to make way for new development, the project was required to be reviewed by the Historic Preservation Commission to determine if the property meets the criteria for listing in the California Register of Historical Resources or the local landmark criteria and is not a "historic resource" for the purposes of the California Environmental Quality Act. The assessment and Department of Parks and Recreation (DPR) Form prepared by Alexandra Madsen of Sapphos Environmental, Inc. and City staff found that the existing multifamily development does not have architectural or known historic value. The DPR Form was formally approved with a California Historic Status Code of 6Z, a status code that is assigned to properties that do not meet any of the criteria required for landmark designation, by the Historic Preservation Commission on June 26, 2019.*

HOUSING ACCOUNTABILITY ACT

- A. The proposed development is subject to the approval requirements of the state Housing Accountability Act because the development meets or exceeds all of the applicable objective development standards contained within the Monrovia General Plan and the Monrovia Zoning Ordinance, including the density requirements, lot coverage requirements, setback requirements, and the Floor Area Ratio (FAR) requirements.

PROPOSED ADDITION & NEW 2ND UNIT

431 W LEMON AVE
MONROVIA, CA. 91016

APN # 8505 - 007 - 022



C.B. HOME DESIGN INC.
1168 SAN GABRIEL BLVD
SUITE P
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PHONE: (626) 274-5651
email: cbhome626@gmail.com

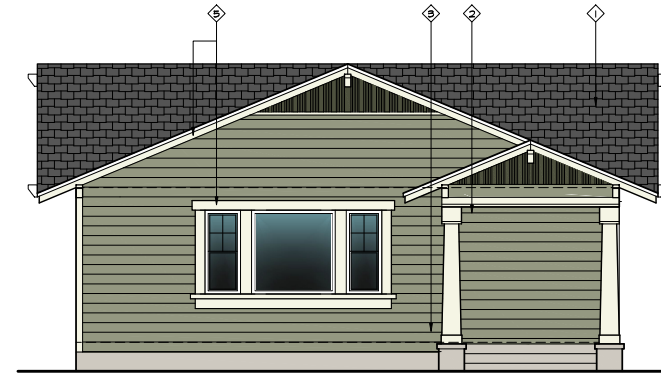
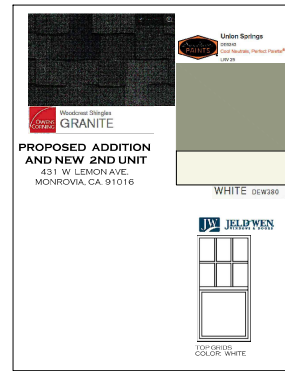
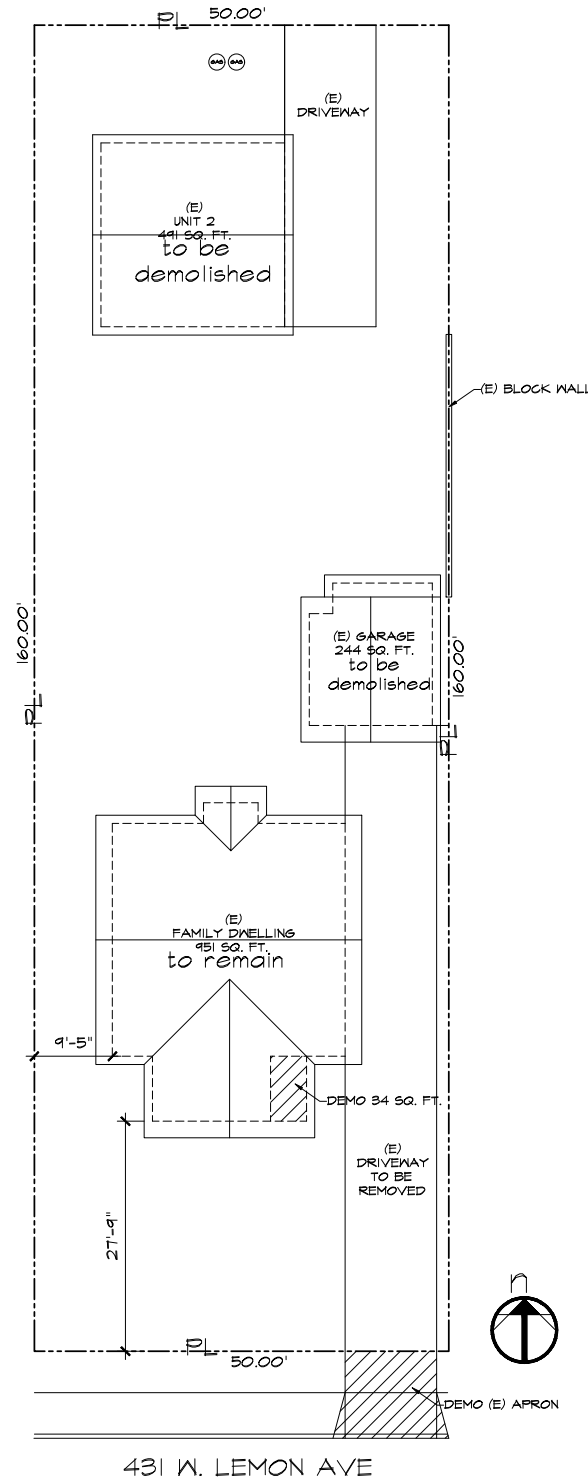
FIRE SPRINKLERS REQUIRED:

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE W/ CGC 3133 & MMC AMENDMENTS SHALL BE INSTALLED IN ONE AND TWO FAMILY DWELLINGS OR TOWNHOUSES INCLUDING ATTACHED GARAGES

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DEMO SITE PLAN

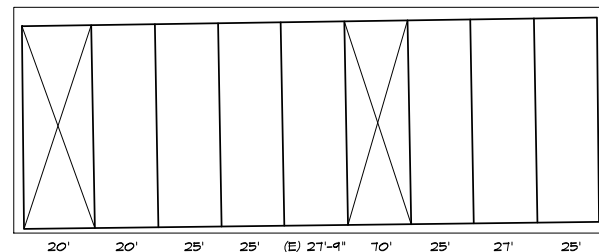
NOTES:
NO PROTECTED TREES ON SITE/ NO OAK TREES



OWNER INFO:
ANTHONY IP
431 W LEMON AVE
MONROVIA, CA 91016

AVERAGE SETBACK

calculation
147ft / 6
= 24.5 avg
EXISTING
27'-9"



tabulations

OCCUPANCY GROUP: RM 3500
CONSTRUCTION TYPE: V-B FIRE SPRINKLERED NFPA 1B
LOT: 50' X 154.94'
LOT: 8,000 SQ. FT.
EXISTING DWELLING (FRONT HOUSE): 451 - 34 = 917 SF
TOTAL OF 3 BEDROOM, 3 BATH
EXISTING DWELLING (BACK HOUSE) TO BE DEMO: 491 SF

PROPOSED ADDITION 1ST UNIT (FRONT HOUSE)
EXISTING: 451 - 34 (EXIST. TO BE DEMO) = 917 SF
ADDITION #1: 38 SF
ADDITION #2: 438 SF
1ST UNIT TOTAL: 1393 SF
NEW PORCH: 100 SF

PROPOSED NEW 2ND UNIT (BACK HOUSE):
1ST FLOOR: 824 SF
2ND FLOOR: 804 - 41 (STAIRS) = 763 SF
2ND UNIT TOTAL: 1587 SF
GARAGE: 491 SF
ATTACHED GARAGE FOR FRONT HOUSE: 406 SF

FAR COVERAGE: 2480 / 8000 = 31%
MAX DWELLING SIZE: 3,200 SF; 2,980 SF PROPOSED
BUILDING HEIGHT: 2-STORY 26'-5"

RECREATION SPACE:
UNIT 1: 1,943 X .40 = REQ'D 557 SF
(647 SF PROVIDED; > 50% IS PRIVATE)
UNIT 2: 1,587 X .40 = REQ'D 634 SF
(674 SF PROVIDED; > 50% IS PRIVATE)

vicinity map



scope of work

- DEMOLISH BACK HOUSE
- DEMOLISH GARAGE FOR FRONT HOUSE
- ADDITION TO FRONT HOUSE
TOTAL OF 3 BEDROOM, 3 BATH
- CONSTRUCT NEW 2 STORY BACK HOUSE (2ND UNIT).
4 BEDROOM, 4 BATH
W/ 2-CAR GARAGE &
ATTACHED 2-GARAGE FOR FRONT HOUSE.

sheet index

- C-1 COVER SHEET
- T-1 SITE PLAN
- T-2 ROOF PLAN, LANDSCAPE & DRAINAGE SITE PLAN
- A-1 CONCEPT-COLOR ELEVATION & MATERIALS
- A-2 UNIT 'A' PROPOSED 1ST FLOOR PLAN
- A-3 ELEVATIONS UNIT 'A'
- A-4 UNIT 'B' 1ST FLOOR PLAN & 2ND FLOOR PLAN
- A-5 ELEVATIONS UNIT 'B'

PROJECT ADDRESS:
PROPOSED ADDITION & NEW 2ND UNIT
431 W. LEMON AVE
MONROVIA, CA 91016

Job number:
CB15-086
drawn by:
GC/UC/AO

NTS
revisions:
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COVER SHEET

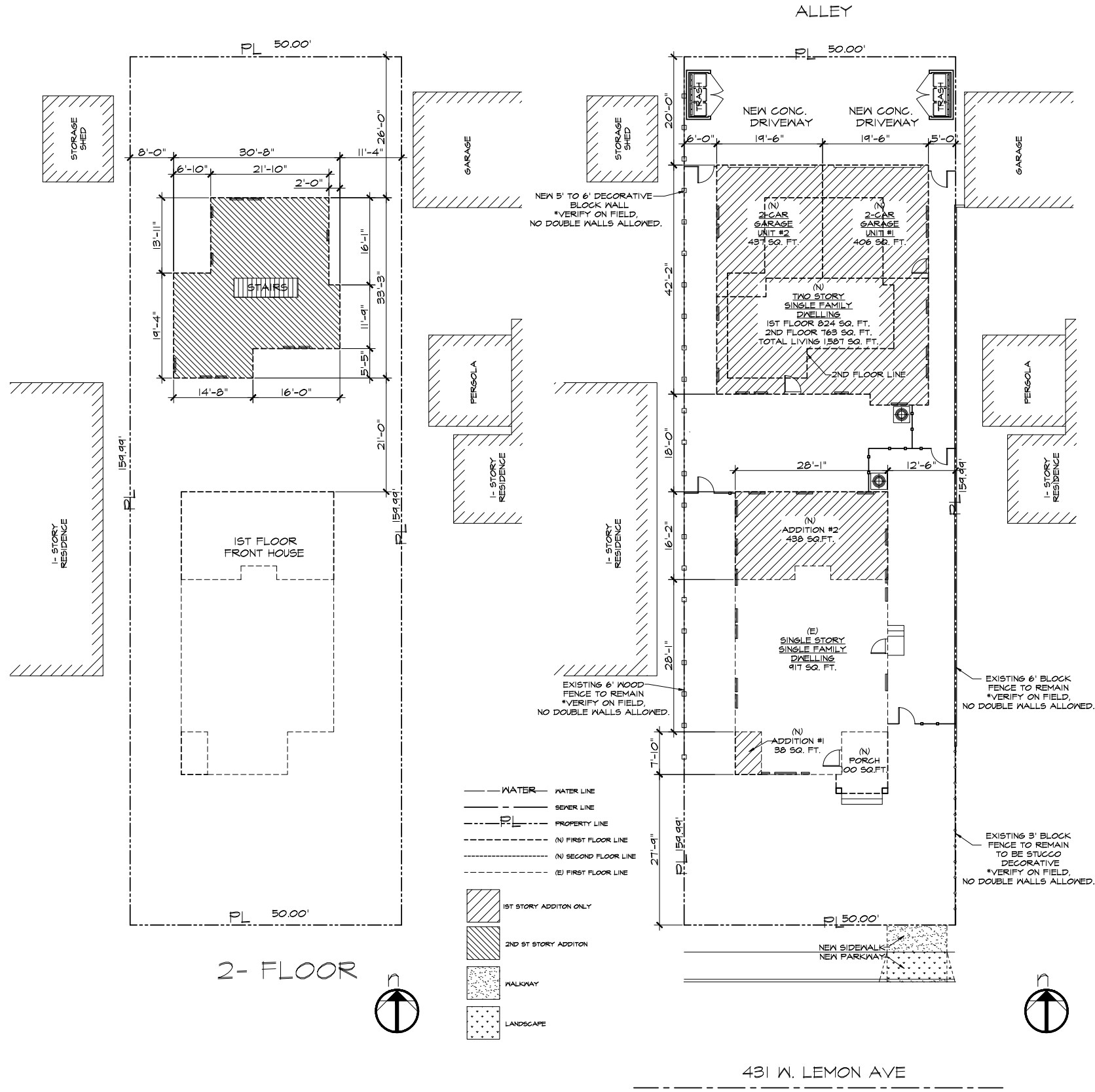
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building code requirements

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT 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 HOOR-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.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (SEPARATE PLUMBING PERMIT IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R302.3).
4. 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).
5. 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).
6. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. PROVIDE TO INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R308)
8. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATINGS (RESEARCH REPORT NOT REQUIRED). (R308.6.4)
9. WATER HEATER MUST BE STRAPPED TO WALL.
10. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLINGS THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR.
11. FOR EXISTING POOL ON SITE PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME IS REQUIRED FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLING PER THE ASSEMBLY BILL (AB) NO. 2477.
12. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL 325.
13. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
14. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
15. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R309.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R309.3)
16. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
17. IN COMBUSTIBLE CONSTRUCTION FIRE BLOCKINGS SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
18. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
19. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.
20. ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 15" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING, LAND SHALL BE NOT MORE THAN 7.75" BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS.
21. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE.
22. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, WHERE THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

general notes

1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
3. ALL PLAN DIMENSIONS ARE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
4. ANY CHANGES PRIOR TO APPROVED SET OF PLANS, C.B. HOME DESIGN MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY C.B. HOME DESIGN IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. C.B. HOME DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN (1) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
8. SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT NOT LIMITED TO:
 1. METAL DOOR AND WALL CONNECTION
 2. CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILINGS.
 3. JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS).
 4. STAINLESS STEEL TO WALLS
9. DO NOT CAULK ANY OTHER AREAS, ESPECIALLY AT GREYWOOD
10. CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS.
11. UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
12. DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
13. ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK, I.E. TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION ARCHITECTURAL WOODWORK INSTITUTE, 'QUALITY STANDARDS' ETC.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKERS AND OCCUPANTS AT ALL TIMES.
15. ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY. NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
16. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE ANY INSTALLATION.
17. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
18. PROJECT SHALL CONFORM TO THE:
 - 2013 CBC
 - 2013 CMC
 - 2013 CPC
 - 2013 CEC
 - 2013 T-24
 AND ALL CITY AND COUNTY LAWS AND ORDINANCES.
19. ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.



SITE PLAN 3/32" = 1'-0"

abbreviations

AC	ASPHALTIC CONCRETE	GALV	GALVANIZED
CLS	CEILING	GYP BD	GYPSPUM BOARD
CLR	CLEAR	HORIZ	HORIZONTAL
CONC	CONCRETE	HT	HEIGHT
CONT	CONTINUOUS	JSTS	JOISTS
DIA	DIAMETER	MAX	MAXIMUM
DIM	DIMENSION	MIN	MINIMUM
DWS	DRAINING	NO	NUMBER
EA	EACH	OC	ON CENTER
EL	ELEVATION	REQD	REQUIRED
EQ	EQUAL	SIM	SIMILAR
EN	EACH WAY	SQ	SQUARE
(E)	EXISTING	THK	THICK
FF	FINISH FLOOR	TF	TOP FLATE
F6	FINISH GRADE	TYP	TYPICAL
FL	FLOOR	W	WITH
FT	FOOT, FEET	WH	WATER HEATER

- scope of work
- DEMOLISH BACK HOUSE
 - DEMOLISH GARAGE FOR FRONT HOUSE
 - ADDITION TO FRONT HOUSE
 - TOTAL OF 3 BEDROOM, 3 BATH
 - CONSTRUCT NEW 2 STORY BACK HOUSE (2ND UNIT), 4 BEDROOM, 4 BATH
 - W/ 2-CAR GARAGE & ATTACHED 2-GARAGE FOR FRONT HOUSE.

consultants

- ADDITIONAL NOTES
- EXISTING DRIVEWAY AND STREET APPROACH WILL BE REMOVED.

tabulations

OCCUPANCY GROUP: RM 3500
 CONSTRUCTION TYPE: V-B FIRE SPRINKLERED NFPA 15D
 LOT: 8,000 SQ. FT.
 EXISTING DWELLING (FRONT HOUSE): 951 - 34 = 917 SF
 EXISTING DWELLING (BACK HOUSE): TO BE DEMO: 441 SF

PROPOSED ADDITION 1ST UNIT (FRONT HOUSE)

EXISTING: 451 - 34 (EXIST. TO BE DEMO) = 417 SF
ADDITION #1: 88 SF
ADDITION #2: 498 SF
1ST UNIT TOTAL: 1299 SF
NEW PORCH: 100 SF

PROPOSED NEW 2ND UNIT (BACK HOUSE):

1ST FLOOR: 824 SF
2ND FLOOR, 804 - 41 (STAIRS) = 763 SF
2ND UNIT TOTAL: 1587 SF
GARAGE: 437 SF
ATTACHED GARAGE FOR FRONT HOUSE: 406 SF

FAR COVERAGE: 2,480 / 8,000 = 31%
 MAX DWELLING SIZE: 3,200 SF; 2,480 SF PROPOSED
 BUILDING HEIGHT: 2-STORY 26'-5"

RECREATION SPACE:

UNIT 1: 1,243 X .40 = REQ'D 551 SF
(647 SF PROVIDED; > 50% IS PRIVATE)
UNIT 2: 1,587 X .40 = REQ'D 634 SF
(674 SF PROVIDED; > 50% IS PRIVATE)

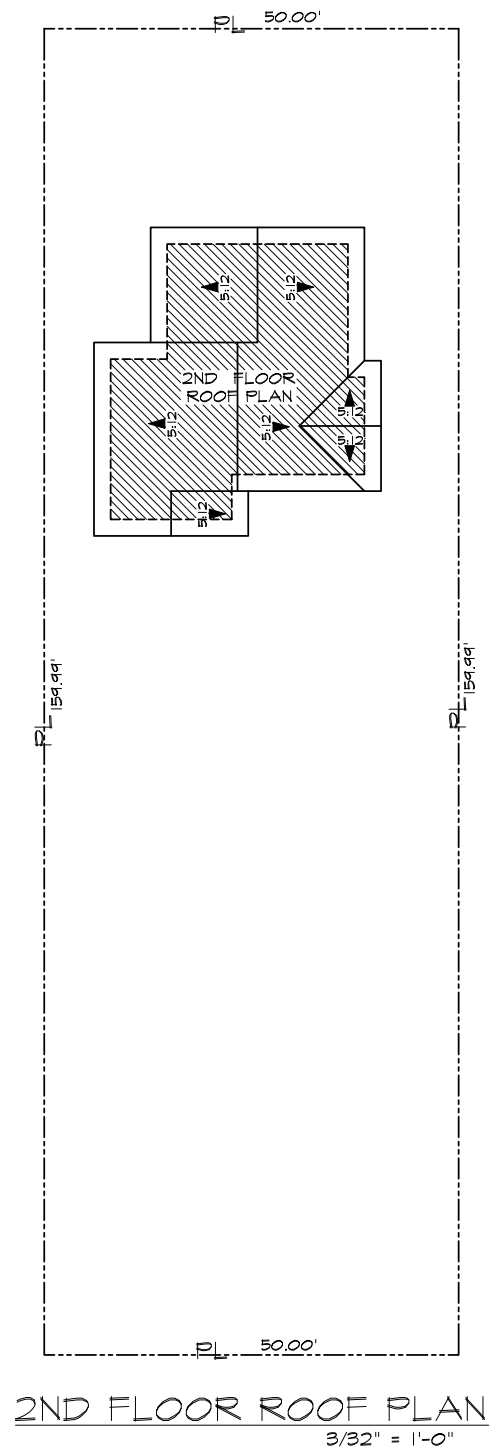
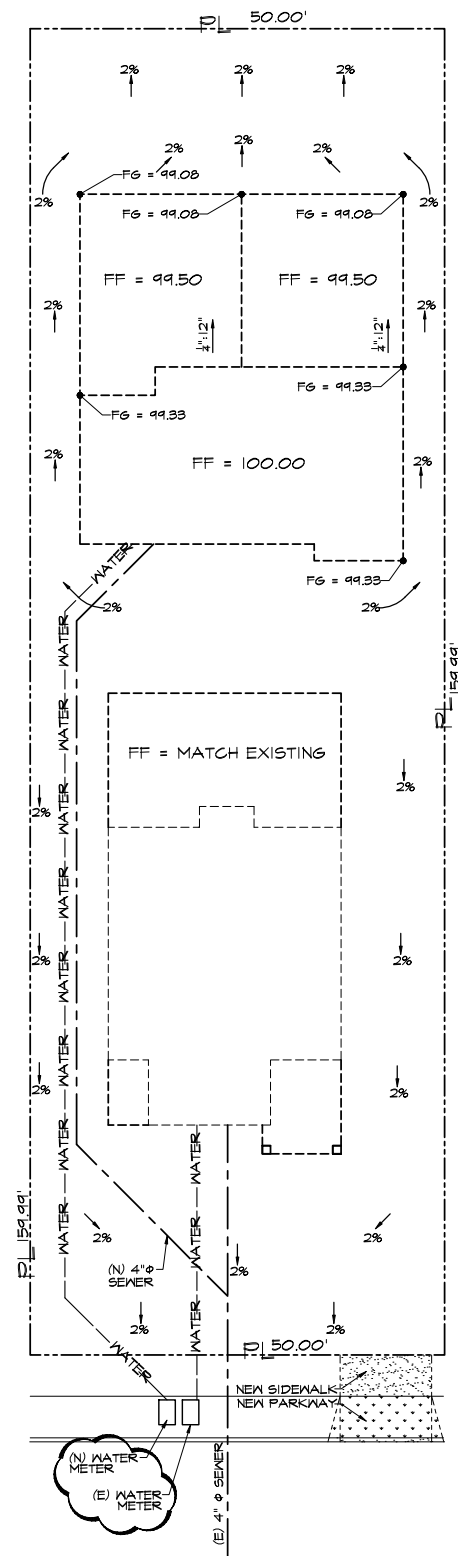
C.B. HOME DESIGN INC.
 1168 SAN GABRIEL BLVD
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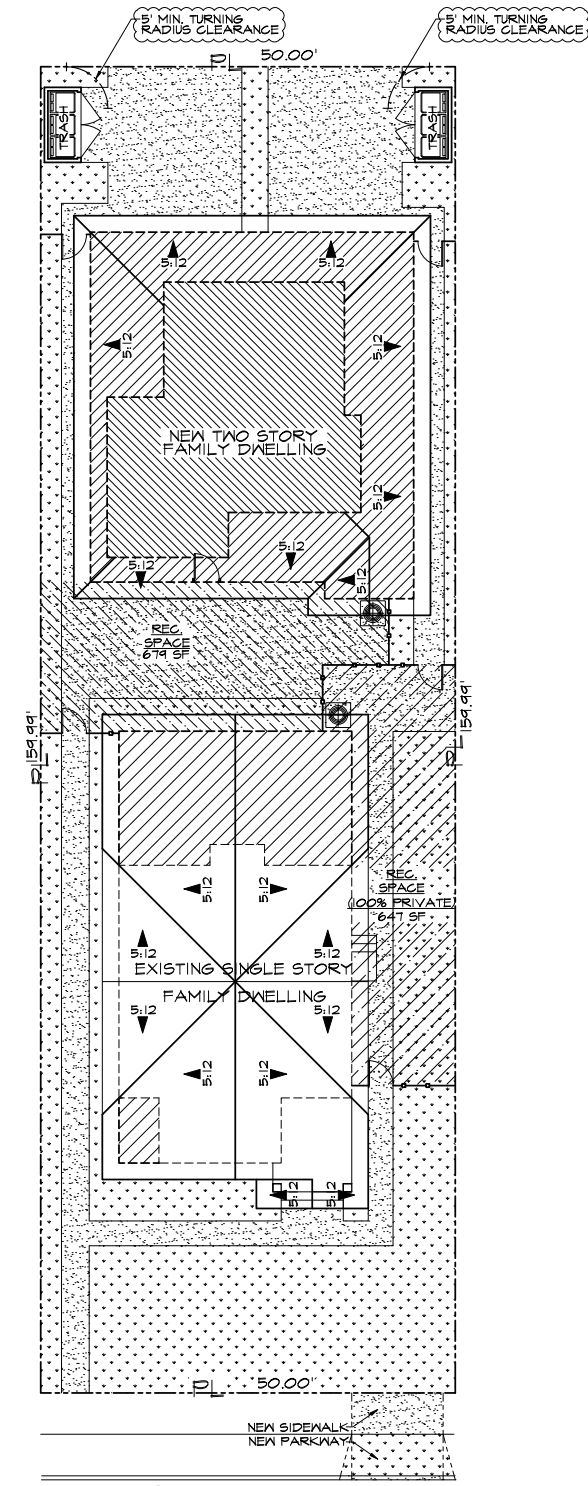
OWNER INFO:
 ANTHONY IP
 431 W. LEMON AVE
 MONROVIA, CA 91016

PROJECT ADDRESS:
 PROPOSED ADDITION & NEW 2ND UNIT
 431 W. LEMON AVE
 MONROVIA, CA 91016

Job number:
 CB15-086
 drawn by:
 GC/JC/AO
 3/32" = 1'-0"
 Revisions:
 -
 -
 -
 -
 sheet title:
 site plan



2ND FLOOR ROOF PLAN
3/32" = 1'-0"



431 W. LEMON AVE
1ST FLOOR ROOF PLAN
& LANDSCAPE
3/32" = 1'-0"

tabulations

OCCUPANCY GROUP: RM 3500
 CONSTRUCTION TYPE: V-B FIRE SPRINKLERED NFPA 15D
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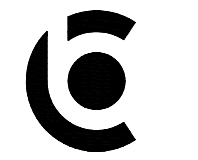
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 ADDITION #2: 488 SF
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PROPOSED NEW 2ND UNIT (BACK HOUSE):
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 2ND FLOOR: 804 - 41 (STAIRS) = 763 SF
 2ND UNIT TOTAL: 1,587 SF
 GARAGE: 487 SF
 ATTACHED GARAGE FOR FRONT HOUSE: 406 SF

FAR COVERAGE: 2,980 / 8,000 = 37%
 MAX DWELLING SIZE: 3,200 SF; 2,980 SF PROPOSED
 BUILDING HEIGHT: 2-STORY 26'-5"

RECREATION SPACE:
 UNIT 1: 1,243 X .40 = REQ'D 551 SF
 (647 SF PROVIDED; > 50% IS PRIVATE)
 UNIT 2: 1,587 X .40 = REQ'D 634 SF
 (674 SF PROVIDED; > 50% IS PRIVATE)

- P.L. --- PROPERTY LINE
- (N) FIRST FLOOR LINE
- (N) SECOND FLOOR LINE
- (E) FIRST FLOOR LINE
- [Hatched Box] 1ST STORY ADDITION ONLY
- [Hatched Box] 2ND ST STORY ADDITION
- [Dotted Box] WALKWAY
- [Dotted Box] LANDSCAPE
- [Hatched Box] FRONT UNIT REC SPACE
- [Hatched Box] REAR UNIT REC SPACE



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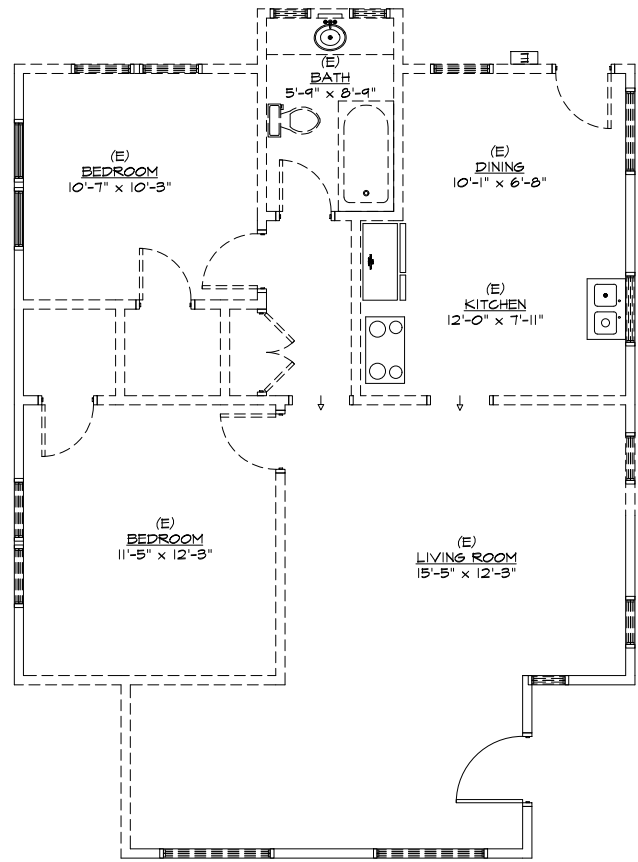
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OWNER INFO:
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 MONROVIA, CA 91016

PROJECT ADDRESS:
 PROPOSED ADDITION & NEW 2ND UNIT
 431 W. LEMON AVE
 MONROVIA, CA 91016

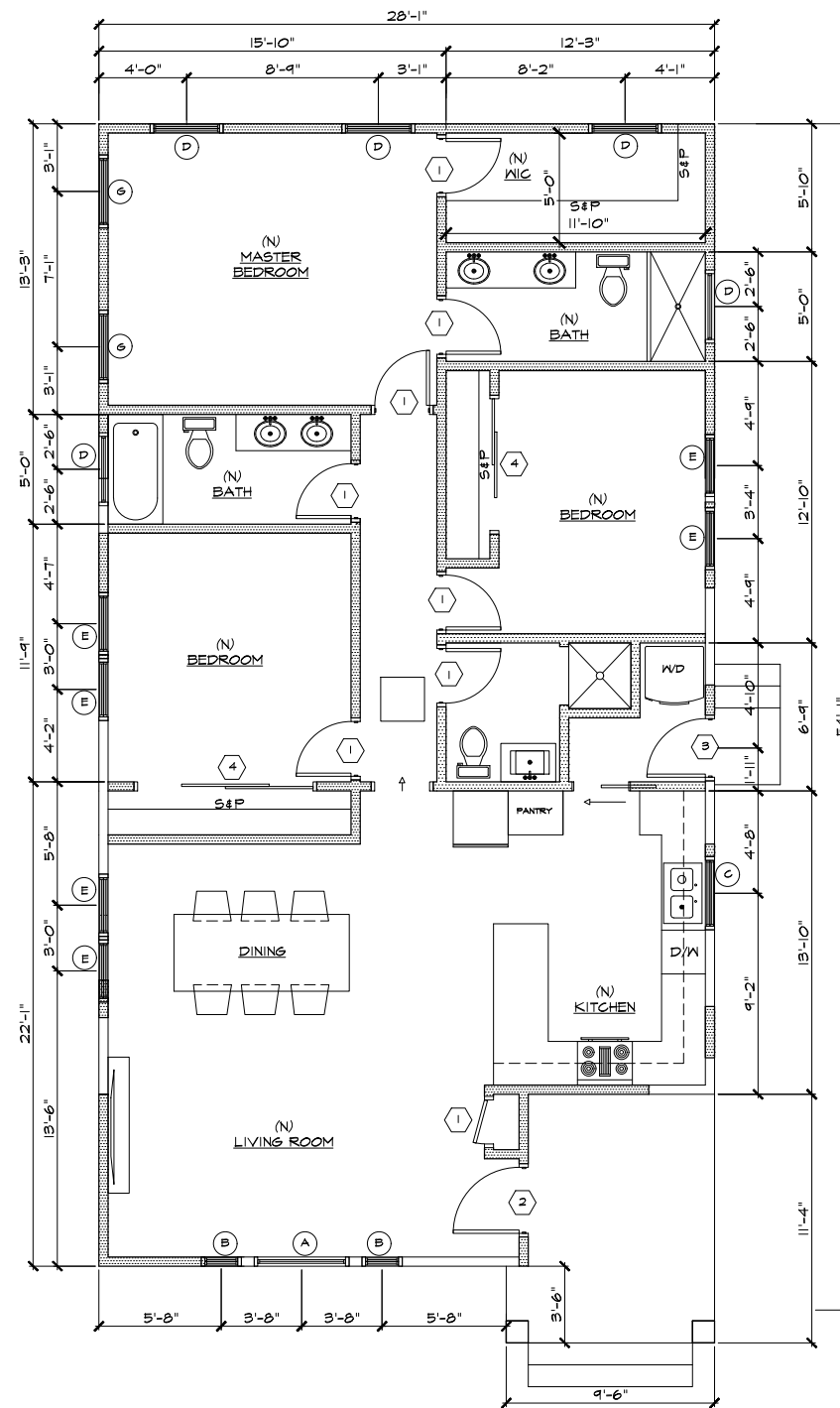
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 3/32" =
 Revisions:
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 sheet title:
 ROOF PLAN, LANDSCAPE &
 DRAINAGE PLAN

sheet no:
 T-2
 1 of 1



DEMOLITION PLAN

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"

Legend

- (O) WINDOW CALL OUT
- (D) DOOR CALL OUT
- (S) SMOKE ALARMS TO BE HARD WIRED VIA BATTERY BACK UP TYP AND LOW BATTERY SIGNAL. INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL OCCUPANCY UNIT.
- (L) CEILING MOUNTED LIGHT
- (M) WALL MOUNTED LIGHT
- (P) POLE SWITCH
- (R) CEILING MOUNTED RECESSED LIGHT
- (F) FLUORESCENT
- (H.E.) HIGH EFFICACY
- (P.C.) PHOTOCELL
- (T) TEMPERED SAFETY GLAZING
- (E) WINDOW MEETS EMERGENCY EGRESS REQUIREMENTS. 44" MAX TO SILL, MIN 24" CLR HT. 20" CLR WIDTH, 5.7 SQ. FT. MIN. NET CLEAR OPENING.
- (N) 30"X30" ATTIC ACCESS W/30" MIN HEADROOM ABOVE
- 4" DIA DRYER VENT
- 3 WAY SWITCH
- EXHAUST FAN IN HUMIDISTAT CONTROL, CAPABLE OF PROVIDING 50 CFM DUCTED TO TERMINATE TO THE OUTSIDE OF BUILDING. ENERGY STAR COMPLIANT
- 200 AMP ELECTRICAL PANEL
- DIMMER SWITCH
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED AND IN DWELLINGS THAT HAVE ATTACHED GARAGES.
- OUTLET 110 VOLTS (TEMPERED RESISTANT OUTLETS REQUIRED IN KITCHEN, BEDROOMS, DEN'S, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARY, SUNROOMS AND RECREATION ROOMS)

wall schedule

- NEW 2X STUD WALL
- 1 HOUR RATED WALL 5/8" GYP. BOARD, TYPE 'X' FLOOR TO ROOF AND GARAGE CEILING
- MALL TO BE DEMOLISHED

door schedule

SYM.	QTY.	SIZE	THK	TYPE	MATERIAL	REMARKS
1	4	2'-6" X 6'-8"	1 3/8"	SWING H.C.D.	WOOD	
2	1	3'-0" X 6'-8"	1 3/8"	SWING H.C.D.	WOOD	REPLACE W/ NEW
3	1	2'-8" X 6'-8"	1 3/4"	SWING S.C.D.	WOOD	SELF CLOSE, SELF LATCHING, TIGHT FIT
4	1	6'-0" X 6'-8"	1 3/4"	SLIDING DOOR	WOOD	
5	1	5'-0" X 6'-8"	1 3/8"	SWING DBL H.C.D.	WOOD	
6	1	2'-6" X 6'-8"	1 3/8"	SWING DBL H.C.D.	WOOD	
7	1	4'-0" X 6'-8"	1 3/8"	SWING DBL H.C.D.	WOOD	GLAZED

window schedule

SYM.	QTY.	SIZE	TYPE	MATERIAL	U-FACTR	SHGC	REMARKS
A	2	2'-6" X 4'-0"	HUNG	VINYL	0.32	0.25	COLOR: DRK. BROWN
B	2	1'-6" X 4'-0"	HUNG	VINYL	0.32	0.25	COLOR: DRK. BROWN
C	1	3'-0" X 3'-0"	HUNG	VINYL	0.32	0.25	COLOR: DRK. BROWN
D	6	3'-0" X 1'-6"	AWNING	VINYL	0.32	0.25	COLOR: DRK. BROWN
E	4	2'-6" X 4'-6"	HUNG	VINYL	0.32	0.25	COLOR: DRK. BROWN
F	3	3'-0" X 1'-0"	HUNG	VINYL	0.32	0.25	COLOR: DRK. BROWN
G	2	3'-0" X 4'-6"	HUNG	VINYL	0.32	0.25	COLOR: DRK. BROWN
H	1	2'-0" X 3'-0"	HUNG	VINYL	0.32	0.25	COLOR: DRK. BROWN

key notes

- (T) TEMPERED GLASS TYP. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE I.A.C.R.C. ALL EXTERIOR DOORS SHALL BE 1-5/8" (MIN) WITH TEMPERED GLASS U.N.O.
- (E) EMERGENCY EGRESS WINDOW PROVIDE THE FOLLOWING:
 - 5.7 SQ. FT. OF CLEAR OPENABLE AREA (S.O. AT GRADE)
 - NET OPENING HEIGHT SHALL BE 24" MIN.
 - NET OPENING WIDTH SHALL BE 20" MIN.
 - FINISHED SILL HEIGHT OF 44" MAX. ABOVE FLOOR.
- (F) 1-3/4" SOLID CORE, 20 MIN. FIRE AND SMOKE RATED SELF CLOSING, SELF LATCHING, TIGHT-FITTING DOOR.
- (A) TANKLESS WATER HEATER PER T-24 REPORT.
 - MODEL: RHEEM RTG-850VN
 - INDOOR DIRECT VENT
 - 11000 - 149,800 BTU MAX.
 - 1.5 GAL./MIN. @ 55° F RISE MAX. 7.4 GAL./MIN. AT 45° F RISE MAX.
- (B) REGENCY BELLAVISTA 60X60XTE MEDIUM GAS FIREPLACE
 - GAS FIREPLACE TO BE DIRECT VENT, SEALED COMBUSTION TYPE.
- (D) 30" CLR. DRYER SPACE. PROVIDE 4" DIA. MIN. SMOOTH METAL EXHAUST VENT TO OUTSIDE WITH AIR BACK-DRAIFT DAMPER. DUCT IS LIMITED TO 14'-0" WITH TWO ELBOWS. (SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO).
- (E) 30" CLR. WASHER SPACE. PROVIDE RECESSED WATER / WASTE LINE HOOD UP AND GALV. SHT. METAL SMITTY PAN.
- (F) REFRIGERATOR SPACE. PROVIDE 36" MIN. CLR. WITH COLD WATER CONNECTION.
- (G) 24" WIDE DISHWASHER.
- (2A) ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD AT WALLS, CEILING, AND SUPPORTING STRUCTURAL MEMBERS SEPARATING THE GARAGE AND THE LIVING AREAS. (1 HR. RATED CON'T)
- (2B) PROVIDE ONE-HOUR FIRE RESISTIVE CONSTRUCTION IN 3/8" TYP 'X' GYP. BD. AT SIDE AND SOFFIT OF ENCLOSED AREA UNDERNEATH STAIR.
- (2C) 30" X 30" GYPSUM BOARD ATTIC ACCESS PANEL. PROVIDE 24" WIDE UNOBSTRUCTED PASSAGE IN SOLID CONT. FLOOR FROM ATTIC ACCESS TO FAN EQUIP. PROVIDE 30" CLR. IN FRONT OF THE EQUIP. AND 30" CLR. HEAD ROOM. PROVIDE LIGHT AT EQUIP. WITH SWITCH TO ATTIC ACCESS.
- (3A) 32" X 60" ENAMELED CAST IRON TUB / SHOWER COMBINATION. SHOWER HEAD AT 'B' A.F.F. PROVIDE SHOWER ROD. INSTALL PER MANUFACTURE SPECIFICATIONS.
- (3B) WATER CLOSET. PROVIDE 30" MIN. CLR. WIDTH'S FROM CENTER TO EACH SIDE) AND 24" CLR. SPACE IN FRONT. FLUSH VOLUMES FOR LOW-CONSUMPTION AND WATER SAVER WATER CLOSETS SHALL BE PROVIDED WITH A MAX. 1.28 GALLONS OF WATER PER FLUSH. (CFC 402.1, 402.2)
- (3C) 42" X 72" ACRYLIC TUB OR EQUAL ON A RAISED WOOD FRAMED PLATFORM WITH CERAMIC TILE / NATURAL STONE COVERINGS ABOVE 10". ENCLOSURES MUST BE SAFETY GLAZING. INSTALL PER MANUFACTURE SPECIFICATIONS.
- (3D) HOT-MOPPED SHOWER PAN WITH MDSSET CERAMIC TILE / NATURAL STONE FLOOR. FULL HEIGHT CERAMIC TILE / NATURAL STONE WALLS WITH 84" HEIGHT SHOWER HEAD. PROVIDE TEMPERED GLASS ENCLOSURE. 30" CLEARANCE.
- (4A) FAN LOCATION IN ATTIC PROVIDE A MIN. 30"X30" ACCESS. 24" WIDE WALKWAY AND 30" DEEP WORK PLATFORM. PROVIDE ELEC. LIGHT OUTLET A.S.D. TO PURCHASE SWITCH BY ATTIC ACCESS OPENING. A/C CONDENSER PER T-24 REPORT.
 - SYSTEM SHALL HAVE A MIN. 1/4" BEER AND DUCT INSULATION OF R-8
 - HEATER SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMP. OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMP.
- (4B) 24"X18" RETURN AIR REGISTER
- (5A) RECESSED MEDICINE CABINET, 6" ABOVE CABINET
- KITCHEN HOOD SHALL HAVE A MINIMUM CAPACITY OF 100 CFM



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431 W. LEMON AVE
MONROVIA, CA 91016

PROJECT ADDRESS:
PROPOSED ADDITION & NEW 2ND UNIT
431 W. LEMON AVE
MONROVIA, CA 91016

Job number:

CB15-086

drawn by:

GC/UC/AO

SCALE:

1/4" = 1'-0"

revisions:

-

-

-

-

sheet title:

UNIT 'A'

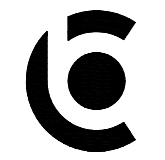
PROPOSED 1st. FLOOR

PLAN

& 2nd FLOOR PLAN

sheet no:

A-2

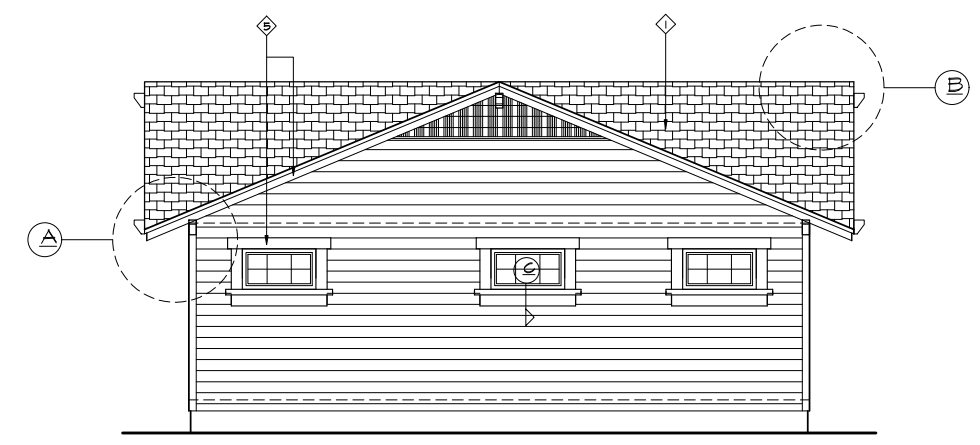


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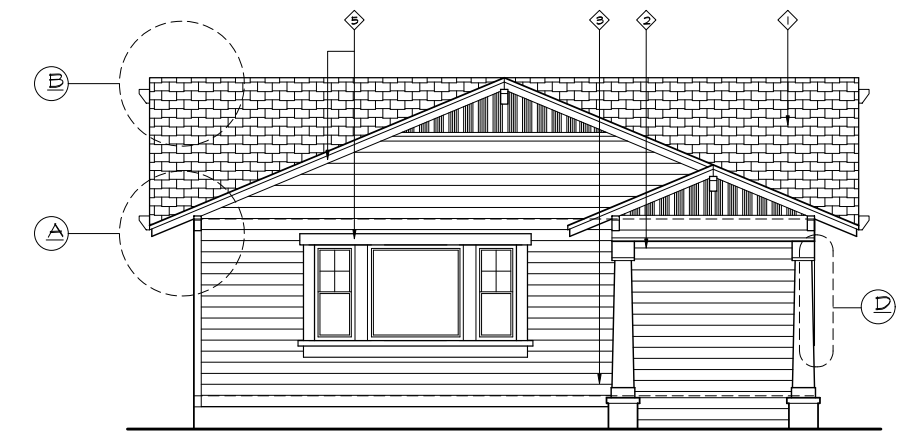
EAST/RIGHT
 ELEVATION
 1/4" = 1'-0"



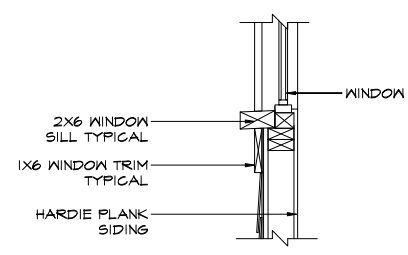
NORTH/REAR
 ELEVATION
 1/4" = 1'-0"



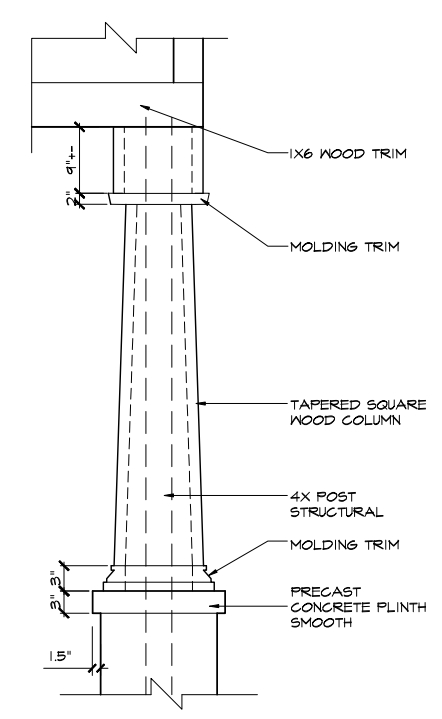
WEST/LEFT ELEVATION
 1/4" = 1'-0"



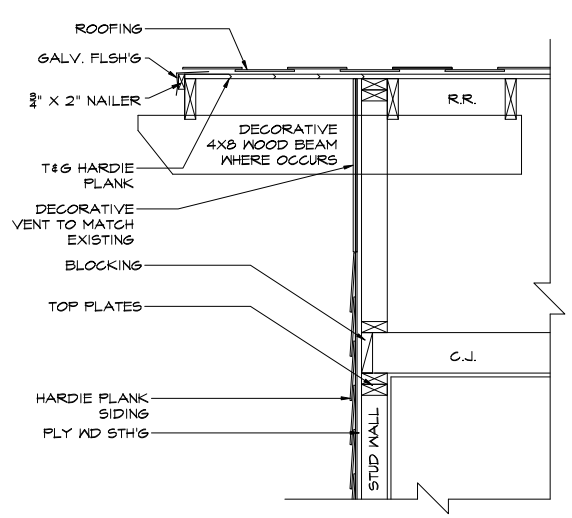
SOUTH/FRONT
 ELEVATION
 1/4" = 1'-0"



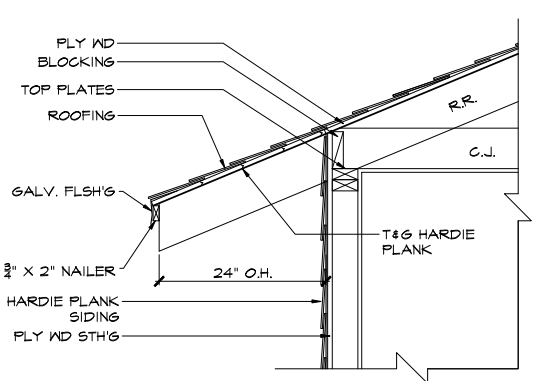
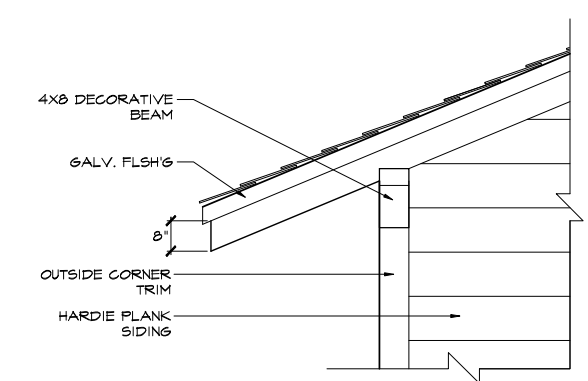
WINDOW SILL DETAIL "C"
 NTS



COLUMN DETAIL "D"
 NTS



GABLE DETAIL "B"
 NTS



SECTION DETAIL "A"
 EAVE DETAIL "A"
 NTS

key notes

- 1) N) COMPOSITE SHINGLES: OVENS CORNERS 2204
 1-#50 FELT, GLASS A
 STYLE:WOODCREST
 COLOR: GRANITE
- 2) HARDIE PLANK 1 1/2" WIDTH 1/4" 6" EXPOSURE
 COLOR: DUNN EDWARDS "CENTER RIDGE" DE6230
- 3) VENEER: CULTURED STONE BY BORAL
 STYLE:COLOR: "STREAM STONE / SPRING"
- 4) EAVE & TRIM COLOR:
 COLOR: DUNN EDWARDS "WHITE-I" DEN380

OWNER INFO:
 ANTHONY IP
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PROJECT ADDRESS:
 PROPOSED ADDITION & NEW 2ND UNIT
 431 W. LEMON AVE
 MONROVIA, CA 91016

Job number:
 CB18-000
 drawn by:
 GC/UC/AO
 SCALE:
 1/4" = 1'-0"
 revisions:
 .
 .
 .

sheet title:
 ELEVATIONS, SECTION, &
 ROOF PLAN

sheet no:



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PROJECT ADDRESS:
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Job number:
 CB18-000
drawn by:
 GC/JC/AO
SCALE:
 1/4" = 1'-0"
revisions:
 -
 -
 -
sheet title:
 ELEVATIONS, SECTION, & ROOF PLAN

sheet no:

A=4

legend

- (O) WINDOW CALL OUT
- (D) DOOR CALL OUT
- (S) SMOKE ALARMS TO BE HARD WIRED W/VA BATTERY BACK UP TYP AND LOW BATTERY SIGNAL. INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL SPOKELING UNIT.
- (L) CEILING MOUNTED LIGHT
- (M) WALL MOUNTED LIGHT
- (P) POLE SWITCH
- (R) CEILING MOUNTED RECESSED LIGHT
- (F) FLUORESCENT
- H.E. HIGH EFFICACY
- P.C. PHOTOCELL
- (T) TEMPERED SAFETY GLAZING WINDOW MEETS EMERGENCY EGRESS REQUIREMENTS: 44" MAX TO SILL, MIN 24" CLR HT, 20" CLR WIDTH, 5.7 SQ. FT. MIN. NET CLEAR OPENING.
- (N) 30"x30" ATTIC ACCESS W/30" MIN HEADROOM ABOVE
- 4" DIA DRYER VENT
- 3 WAY SWITCH
- EXHAUST FAN W/ HUMIDISTAT CONTROL, CAPABLE OF PROVIDING 50 CFM. DUCTED TO TERMINATE TO THE OUTSIDE OF BUILDING. ENERGY STAR COMPLIANT
- 200 AMP ELECTRICAL PANEL
- DIMMER SWITCH
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED AND IN DWELLING THAT HAVE ATTACHED GARAGES.
- OUTLET 110 VOLTS (TEMPERED RESISTANT OUTLETS REQUIRED IN KITCHEN, BEDROOMS, DINING ROOMS, PARLORS, LIBRARY, SUNROOMS AND RECREATION ROOMS)

wall schedule

- NEW 2X STUD WALL
- 1 HOUR RATED WALL 5/8" GYP. BOARD, TYPE 'X' FLOOR TO ROOF AND GARAGE CEILING
- MALL TO BE DEMOLISHED

door schedule

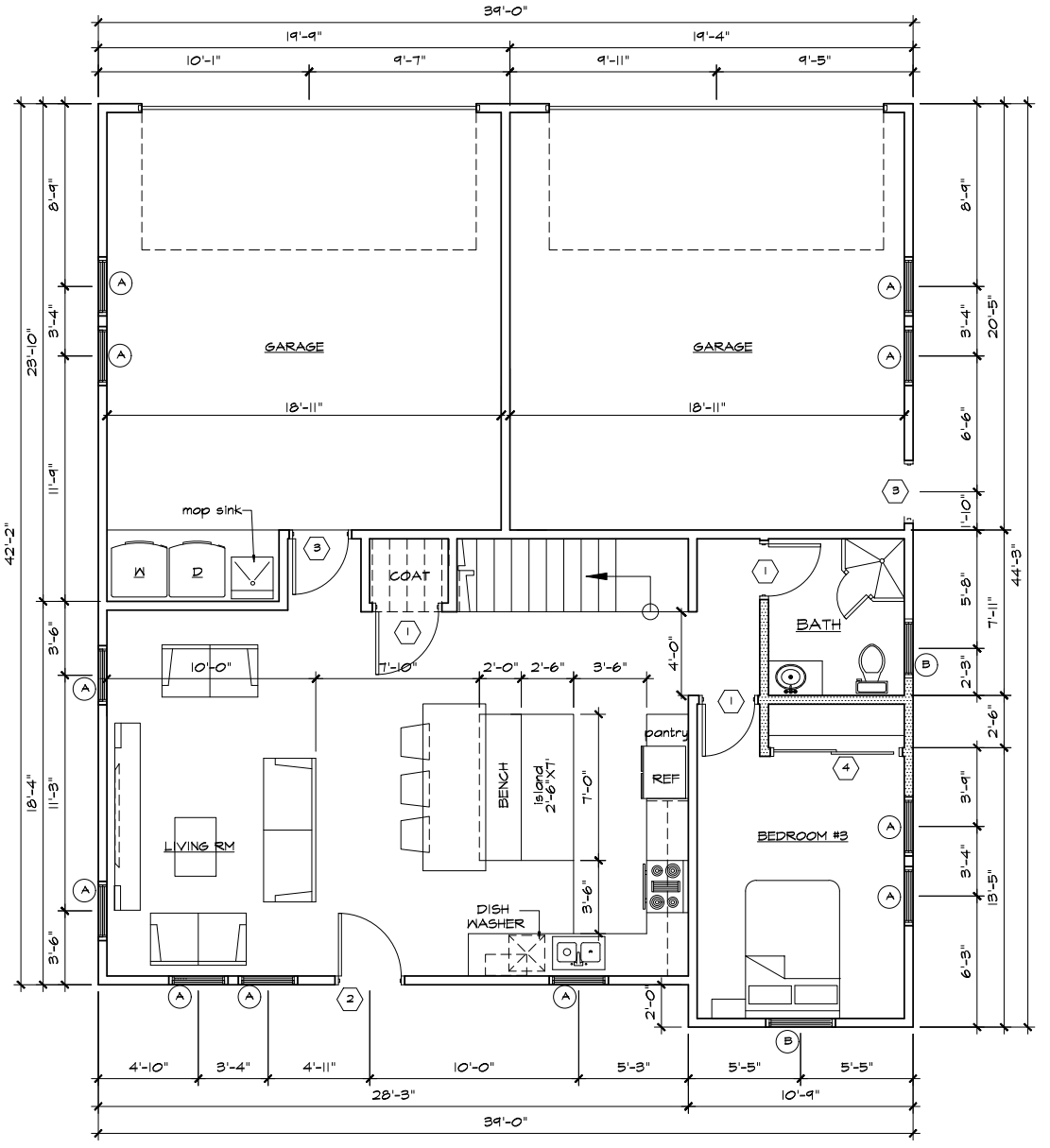
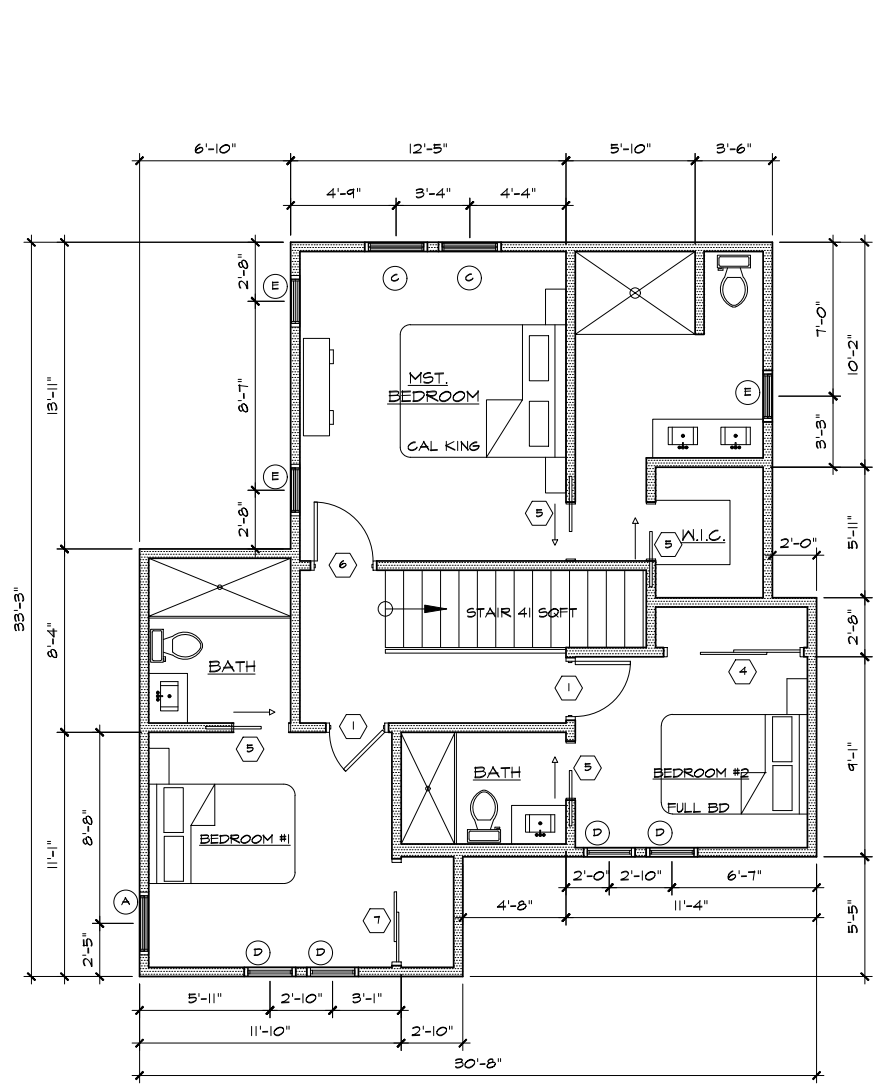
SYM.	QTY.	SIZE	THK	TYPE	MATERIAL	REMARKS
1	5	2'-6" X 6'-8"	1 3/8"	SWING H.C.D.	WOOD	
2	1	3'-0" X 6'-8"	1 3/8"	SWING H.C.D.	WOOD	
3	2	2'-8" X 6'-8"	1 3/4"	SWING S.C.D.	WOOD	SELF CLOSE, SELF LATCHING, TIGHT FIT
4	2	6'-0" X 6'-8"	1 3/4"	SLIDING DOOR	WOOD	
5	4	2'-6" X 6'-8"	1 3/8"	POCKET DOOR	WOOD	
6	1	2'-6" X 6'-8"	1 3/8"	SWING DBL H.C.D.	WOOD	
7	1	4'-6" X 6'-8"	1 3/8"	SLIDING DOOR	WOOD	GLAZED

window schedule

SYM.	QTY.	SIZE	TYPE	MATERIAL	U-FCTR	SHGC	REMARKS
A	12	2'-6" X 4'-0"	HUNG	VINYL	0.32	0.25	COLOR: DRK. BROWN
B	2	2'-6" X 3'-0"	HUNG	VINYL	0.32	0.25	COLOR: DRK. BROWN
C	2	2'-6" X 4'-6"	HUNG	VINYL	0.32	0.25	COLOR: DRK. BROWN
D	4	2'-0" X 3'-0"	CASEMENT	VINYL	0.32	0.25	COLOR: DRK. BROWN
E	3	2'-0" X 2'-0"	CASEMENT	VINYL	0.32	0.25	COLOR: DRK. BROWN

key notes

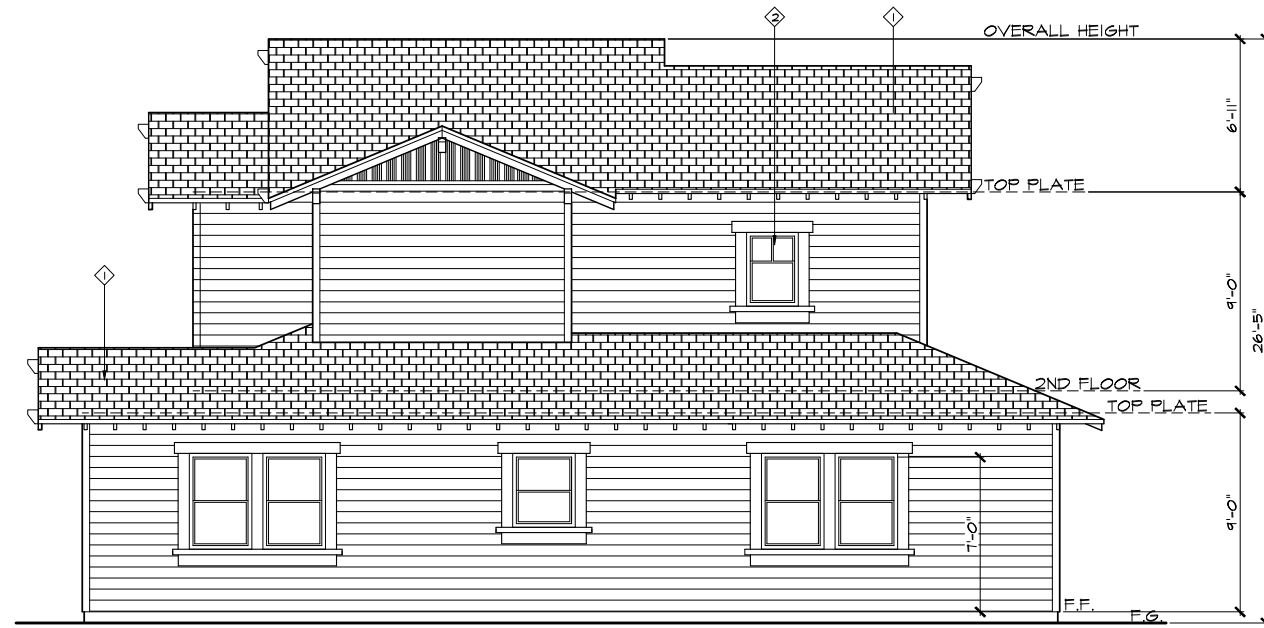
- T TEMPERED GLASS TYP. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE L.A.C.R.C. ALL EXTERIOR DOORS SHALL BE 1-3/8" (MIN) WITH TEMPERED GLASS U.N.O.
- E EMERGENCY EGRESS WINDOW PROVIDE THE FOLLOWING:
 - 5.7 SQ. FT. OF CLEAR OPENABLE AREA (5.0 AT GRADE)
 - NET OPENING HEIGHT SHALL BE 24" MIN.
 - NET OPENING WIDTH SHALL BE 20" MIN.
 - FINISHED SILL HEIGHT OF 44" MAX. ABOVE FLOOR.
- F 1-3/4" SOLID CORE, 20 MIN. FIRE AND SMOKE RATED SELF CLOSING, SELF LATCHING, TIGHT-FITTING DOOR.
- A TANKLESS WATER HEATER RTG-24 REPORT.
 - MODEL: RHEEM RTG-85DVN
 - INDOOR DIRECT VENT
 - 11000 - 149,800 BTU MAX.
 - 1.5 GAL./MIN. @ 55° F RISE MAX. 7.4 GAL./MIN. AT 45° F RISE MAX.
- B REGENCY BELLAVISTA 60x60x6 MEDIUM GAS FIREPLACE
 - GAS FIREPLACE TO BE DIRECT VENT, SEALED COMBUSTION TYPE.
- D 30" CLR. DRYER SPACE. PROVIDE 4" DIA. MIN. SMOOTH METAL EXHAUST VENT TO OUTSIDE WITH AIR BACK-DRAIFT DAMPER. DUCT IS LIMITED TO 14'-0" WITH TWO ELBOWS. (SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO).
- E 30" CLR. WASHER SPACE. PROVIDE RECESSED WATER / WASTE LINE HOOD UP AND GALV. SHT. METAL SMITTY PAN.
- R REFRIGERATOR SPACE. PROVIDE 36" MIN. CLR. WITH COLD WATER CONNECTION.
- G 24" WIDE DISHWASHER.
- 24 ONE LAYER 5/8" TYP 'X' GYPSUM BOARD AT WALLS, CEILING, AND SUPPORTING STRUCTURAL MEMBERS SEPARATING THE GARAGE AND THE LIVING AREAS. (1 HR. RATED CONRT)
- 25 PROVIDE ONE-HOUR FIRE RESISTIVE CONSTRUCTION IN 30" TYP 'X' GYP. BD. AT SIDE AND SOFFIT OF ENCLOSED AREA UNDERNEATH STAIR.
- 30 30" X 30" GYPSUM BOARD ATTIC ACCESS PANEL. PROVIDE 24" WIDE UNOBSTRUCTED PASSAGE W/ SOLID CONT. FLOOR FROM ATTIC ACCESS TO FAN EQUIP. PROVIDE 30" CLR. IN FRONT OF THE EQUIP. AND 30" CLR. HEAD ROOM. PROVIDE LIGHT AT EQUIP. WITH SWITCH TO ATTIC ACCESS.
- 31 32" X 60" ENAMELED CAST IRON TUB / SHOWER COMBINATION. SHOWER HEAD AT 78" A.F.F. PROVIDE SHOWER ROD. INSTALL PER MANUFACTURE SPECIFICATIONS.
- 32 WATER CLOSET. PROVIDE 30" MIN. CLR. WIDTH@8" FROM CENTER TO EACH SIDE) AND 24" CLR. SPACE IN FRONT. FLUSH VOLUMES FOR LOW-CONSUMPTION AND WATER SAVER WATER CLOSETS SHALL BE PROVIDED WITH A MAX. 128 GALLONS OF WATER PER FLUSH. (CFC 402.1, 402.2)
- 33 42" X 72" ACRYLIC TUB OR EQUAL ON A RAISED WOOD FRAMED PLATFORM WITH CERAMIC TILE / NATURAL STONE COVERINGS ABOVE 10". ENCLOSURES MUST BE SAFETY GLAZING. INSTALL PER MANUFACTURE SPECIFICATIONS.
- 34 HOT-MOPPED SHOWER PAN WITH MDSSET CERAMIC TILE / NATURAL STONE FLOOR. FULL HEIGHT CERAMIC TILE / NATURAL STONE WALLS WITH 84" HEIGHT SHOWER HEAD. PROVIDE TEMPERED GLASS ENCLOSURE. 30" @ CLEARANCE.
- 35 FAN LOCATION IN ATTIC PROVIDE A MIN. 30"x30" ACCESS. 24" WIDE WALLWAY AND 30" DEEP WORK PLATFORM. PROVIDE ELEC. LIGHT OUTLET A.S.D. TO PURCHASE SWITCH BY ATTIC ACCESS OPENING. A/C CONDENSER PER T-34 REPORT.
 - SYSTEM SHALL HAVE A MIN. 1/4" SEER AND DUCT INSULATION OF R-8
 - HEATER SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMP. OF 68° F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMP.
- 36 24"x18" RETURN AIR REGISTER
- 37 RECESSED MEDICINE CABINET, 6" ABOVE CABINET
- KITCHEN HOOD SHALL HAVE A MINIMUM CAPACITY OF 100 CFM



KITCHEN ISLAND W/ BENCH CONCEPT



SOUTH/FRONT ELEVATION
1/4" = 1'-0"



EAST/RIGHT ELEVATION
1/4" = 1'-0"



NORTH/REAR ELEVATION
1/4" = 1'-0"



WEST/LEFT ELEVATION
1/4" = 1'-0"

key notes details

(X) see sheet A-3

key notes

- ◇ (N) COMPOSITE SHINGLES: OWENS CORNING 220*
- 1- 430 FELT, CLASS A
- STYLE:WOODCREST
- COLOR: GRANITE
- ◇ HARDIE PLANK 1 1/4" WIDTH 1/4" 6" EXPOSURE
- COLOR: DUNN EDWARDS "CENTER RIDGE" DE6230
- ◇ VENEER: CULTURED STONE BY BORAL
- STYLE:COLOR: "STREAM STONE / SPRINGS"
- ◇ EAVE 4 TRIM COLOR:
- COLOR: DUNN EDWARDS "WHITE-U" DE1680



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revisions:
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sheet title:
ELEVATIONS, SECTION, &
ROOF PLAN

sheet no:

A-5