



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2014-14

AGENDA ITEM: PH-3

PREPARED BY: Barbara Lynch
Senior Planner

MEETING DATE: September 10, 2014

SUBJECT: Conditional Use Permit CUP2014-14
420 West Lemon Avenue

REQUEST: Construct a two-story unit behind an existing residence in the RM3500 (Residential Medium Density) Zone.

APPLICANT: Chi S. Lam
6980 Aragon Circle, Ste. 1
Buena Park, 90620

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The applicant is requesting approval to add a 2-story unit with an attached 4-car garage on a lot currently improved with a single-family residence that will be retained. A Conditional Use Permit is required (§17.12.030) when a new rear unit is of two-story construction.

SUBJECT PROPERTY: The subject site is located on the south side of Lemon Avenue between Mayflower and Alta Vista Avenues. It is 50' wide and 160' deep totaling 8,000 square feet in area and is improved with an older single-family residence located towards the front of the lot and a garage with an attached carport located off the alley to the rear. The applicant proposes to demolish the garage and carport in the back of the lot to provide room for the proposed two-story unit and attached 4-car garage.

The properties on both sides are developed with single-family residences and the surrounding neighborhood is developed mostly with a mixture of older historic single-family and two unit properties.

DISCUSSION/ANALYSIS: The 8,000 square foot lot is permitted a maximum density of 2 units. The older residence that will be retained is a Craftsman Bungalow built in the early 1900's that is in good condition.

Site Plan

The one-story existing residence is 1,012 square feet in size. The front yard setback is 28' and the 8' deep front porch is setback 20' from property line. The side yard setbacks are 5' on the east side and 12' on the west side.

The proposed 1,327 square foot two-story unit will be setback 5' (at the first floor) and 10'-6" (at the second story) from both side property lines. The code requires a minimum setback of 5' (10% of the lot width) on the first floor and 8' on the second story for properties in the RM

Zone. The rear yard setback is the minimum 20'. A 4-car garage is attached to the proposed unit and vehicle access will be taken from the 16' wide alley. A walkway along the east property line allows access to the rear unit from the street and a 5' high decorative block wall will be provided along the east property line. There is an existing 5' high block wall along the west property line that will be retained.

Private Open Space

The RM Zone requires that a minimum of 40% of the unit size be provided in private yard area. Private yard area for the front unit will be provided in the existing 12' side yard setback (west side) and an area behind the unit. The private yard totals 655 square feet and the minimum required is 404 square feet. The private yard of the rear unit is provided in front of the unit. The area between the two units has been equally divided to provide private yard space for both. Private yard area provided for the rear unit totals 611 square feet and the minimum required is 531 square feet.

Building Elevations/Floor Plans

The applicant has renovated the existing residence and has retained the original historic design elements which include the original windows and river rock front porch. The proposed 2-story unit incorporates some of the historic features of the residence such as the roof overhang, horizontal siding, double hung windows and the entry area with a similar porch design.

The floor plan of the proposed unit provides a kitchen, dining room, ½ bath and living room on the ground floor and 3 bedrooms and 2 bathrooms on the second floor.

Conclusion

The development will retain a desirable older residence and add a new high quality unit. It meets all development regulations and is an attractive project that will be an asset to the neighborhood and community.

RECOMMENDATION: The Development Review Committee and Staff recommend approval of the project with the attached conditions of approval. If the Planning Commission concurs with this recommendation then, following the public hearing, the adoption of the following resolution is appropriate:

The Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

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 CUP2014-14 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 CUP2014-14, which are incorporated herein by this reference.

4. The Planning Commission hereby recommends approval of CUP2014-14, 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 adopt the Resolution approving CUP2014-14 as presented in the Staff Report.



DATA SHEET 1

Planning Conditions

CUP2014-14

420 West Lemon Avenue

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 for 420 West Lemon Avenue, an existing residence and a new 2-story unit, 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 of materials to be used and samples/examples of siding, 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 east side property line, 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 wall shall be installed before building construction begins.
3. All private recreation areas must be enclosed by a 5' high (wood fence or decorative block wall) or approved alternative. All proposed fences shall be shown and indicated on the submitted site plan.
4. 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, and provide a single wall along the project's perimeter. The applicant shall notify by mail all contiguous property owners at least 30 days prior to the removal of any existing walls/fences along the project's perimeter.
5. 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.
6. Placement and design of mailboxes shall be reviewed and approved by both the U.S. Postal Service and the Planning Division prior to installation.
7. No roof mounted mechanical equipment shall be permitted.
8. 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.

9. 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 both units.
10. 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.
11. 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

12. A Landscape and Irrigation Plan shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas.

PARKING

13. All driveway areas shall be surfaced with Portland cement concrete (3-1/2" minimum thickness) or approved alternative.

CONSTRUCTION SITE REQUIREMENTS

14. Provide temporary perimeter fencing with view obscuring material along the alley 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.
15. 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

16. 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.
17. 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.
18. 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 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.

19. The development associated with the Conditional Use Permit shall begin within one (1) year after its approval or it will expire without further action by the City.
20. 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.
21. The development shall be constructed in strict compliance with the approved building elevations and site plan.
22. 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, proceedings, losses, fines, penalties, judgments, settlements, defensive costs or expenses (including but not limited to, interest, expert witness fees and attorneys' fees), liabilities, damages or injuries, in law or equity, to persons or property, including wrongful death (collectively "Claims"), arising out of, attributable to, or relating to (i) the granting of CUP2013-16 and the granting of any permits for the development (the "Permits"), (ii) the work performed pursuant to the Permits, or any other cause on the subject property, whether related to the Permits or not, including but not limited to, Claims asserted by third parties and adjoining property owners, property owners' guests, invitees, tenants, successors in interest and permittees; provided, however, the Applicant will not be responsible for those Claims caused by the willful misconduct or sole negligence of the City, its officers, officials, employees, agents or volunteers. 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.



DATA SHEET 2

Public Works Conditions

CUP2014-14

420 West Lemon Avenue

Development shall be subject to the conditions of approval listed below. The conditions shall be complied with prior to the commencement of operations, unless an earlier or later compliance period is specified as part of a condition. The term "Applicant" shall include, without limitation, the applicant, the property developer, the property owner, and all successors in interest to this conditional use permit.

Engineering Conditions

1. 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, and all existing and proposed utilities such as gas, water and sewer line applicable within the project site. The plans shall be prepared on a maximum 24" x 36" sheets with City standard title block stamped and signed by a Registered Professional Civil Engineer in the State of California. The submittal of the plans shall include: required design calculations, geotechnical report, construction cost estimate, a plan check fee, and an inspection fee. The final submittal for final approval of the plans shall include the approved site, grading, drainage and utility plans on mylar. The mylar copy shall be approved by the Community Development and Public Works Department. Upon approval of the mylar copy, applicable permit such as grading or construction permit will be issued. The applicant shall use the assigned drawing number G-873 for this project. Partial or incomplete submittals will not be accepted. All site plans, grading plans, and drainage plans shall be coordinated for consistency prior to the issuance of any permits.
2. Applicant shall remove and replace any public curb, gutter, driveway approach or pavement found by the City Engineer to be broken, uplifted or damaged and construct improvements as required, per City standard drawings to match existing improvements on adjacent properties. All ADA requirements shall be satisfied by the Applicant.
3. The City requires the restoration of the existing street and alley pavement after utility installation and other street location such as pavement damaged by the construction operation of this project. 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 for street or alley may be up to 2-inch pavement grind and 2-inch asphalt overlay and/or Type II slurry seal, removal and replacement of existing pavement as determined by the City Engineer during field inspection.
4. 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 permits 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), whichever is applicable and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer. Applicant shall pay all applicable fees for

Engineering Division services such as plan check fee and construction inspection fee as applicable.

5. All grading is to be done under the supervision of a licensed engineer in the State of California qualified in soils field. Upon completion of the grading, the Soils Engineer shall file a certification with the Public Works Department that he/she supervised the grading and that the grading was done pursuant to the City of Monrovia Municipal Code, Chapter 15.28, and the grading plan approved by the City.
6. 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.
7. All required mitigation measures identified in the soils engineer's and geologist's reports shall be incorporated into the grading/drainage plans and made a part thereof. Drainage devices shall be designed to handle and prevent erosion from damaging the proposed structure and surrounding neighborhood.
8. Project drainage shall be collected on site and be discharged to an outlet approved by the City of Monrovia Department of Public Works. Site drainage discharge shall be subject to the requirements of the City of Monrovia Storm Water Management and Discharge Control Ordinance. Site drainage discharge shall not adversely affect off-site drainage structures. Design and construction of off-site drainage structures from this project shall be performed to the satisfaction of the City Engineer.
9. Prior to issuance of a grading 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. 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.
10. Applicant shall submit a utility plan showing all proposed utility cuts for services such as Water, Sewer, Gas, Edison, Telephone, Cable TV, etc. The Utility plan/Grading plan shall be submitted and approved prior to issuance of grading permits. Private 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. Applicant shall pay all applicable fees for Engineering Division services for issuance of Public Works permits.
11. This project must obtain water service from the City of Monrovia. Apply to the City's Utilities Division for new water services and for removal of all unused meters by the City. Construction costs will be based on actual time and material incurred by the City. Advance fee or deposit will apply upon request of any water service.
12. The Applicant shall install sanitary sewers to Monrovia's sewer system to serve the development to the specifications of the City Engineer. Applicant shall connect all buildings to the public sewer and cap off all abandoned laterals at the main sewer line to

the satisfaction of the City Engineer. Indicate on the Site/Utility Plan the work to be done by the Applicant. A CCTV inspection of the existing and newly installed sewer line connection to the main line is required prior to approval of the project.

13. The Applicant shall comply with the requirements of MMC Section 13.12.015 Non-Storm Water Discharges, and Section 13.12.040 Maintenance of Sewer Laterals. All sewer laterals shall be maintained by the owner of the property served by such lateral in a safe and sanitary operating condition so that there is no seepage of waste at any point up to and including the junction of the sewer lateral and sewer main so that passage of waste through the lateral to the sewer main is free from stoppage and obstruction; all devices and safeguards required for the operation of sewer laterals shall be maintained in good working order. The applicant shall provide the Department of Public Works a copy of a closed circuit television inspection report of the condition of the existing sewer lateral. Prior to CCTV, the owner/applicant shall notify the Department of Public Works 24-hours in advance, requesting to have the Public Works Inspector on site to witness the CCTV inspection. If the sewer lateral needs repair, it shall be completed to the satisfaction of the City Engineer prior to commencement of the applicant's operation or prior to issuance of certificate of occupancy.
14. Applicant shall provide a Transportation Plan formalizing the approved truck route, staging areas, radio control points and manpower, street sweeping activities along with loading/unloading of supplies/materials and parking for contractors and employees in/on and around the site prior to issuance of any demolition, grading, construction or encroachment permits for the project.

Environmental Conditions

15. Based upon the requirements of the City's Stormwater Management Ordinance, MMC 12.36 and the Los Angeles County Municipal Storm Water National Pollutant Discharge Elimination System (MS4 NPDES) Permit issued by California Regional Water Quality Control Board, Los Angeles Region, the following shall be incorporated into the project application:

The Applicant within his own lot of the Development shall be responsible for the following:

- Minimize impacts from storm water runoff on the biological integrity of natural drainage systems and water bodies in accordance with requirements under the California Environmental Quality Act (California Public Resources Code Section 21100), Section 13369 of the California Water Code, Sections 319, 402(p), and 404 of the Clean Water Act, Section 6217(g) of the Coastal Zone Act Reauthorization Amendments, Section 7 of the Environmental Protection Act, and local governmental ordinances.
- Maximize the percentage of permeable surfaces to allow more percolation of storm water into the ground.
- Minimize the amount of storm water directed to impermeable surfaces.
- Control of Impervious Runoff
- Roof down spouts must not be directed to trash enclosures or material storage areas. Down spouts should be discharged to gravel or heavily vegetated areas whenever possible.
- Storm drains should be stenciled. All yard drains and catch basins to the street or storm drain system must be stenciled or labeled with the "No Dumping – Drains to Ocean" logo or equivalent.
- The project shall provide verification of maintenance provisions for structural and treatment

control BMP's, including but not limited to legal agreements, covenants, CEQA mitigation requirements, and or conditional use permits.

The following forms have been provided to the applicant:

- A. Brochure: City of Monrovia Planning Developer's Guidelines and Review (Applicant Retains)
 - B. Stormwater Best Management Practices (BMPs) – General Construction & Site Supervision
 - C. Development/Planning – Minimum Project Requirements (Applicant Retains)
 - D. Form PC – Storm Water Program Planning Checklist (Applicant Returns)
 - E. Form P1 – General Project Certification (Applicant Returns)
 - F. Form OC1 – Minimum BMPs for all Construction Sites
 - G. Form LS-1 – Local Storm Water Pollution Prevention Plan (Applicant Returns)
 - H. Form LS-2 – Local Storm Water Pollution Prevention Plan, BMP Table (Applicant Returns)
 - I. Form LS-F – Sample Project Site Diagram, Local Storm Water Pollution Prevention Plan (Applicant Retains)
 - J. Self Inspection Forms (Applicant Retains)
 - K. Form LS-3 – Wet Weather Erosion Control Plan (Applicant Returns, if applicable)
16. The applicant shall integrate Best Management Practices to ensure compliance with NPDES guidelines and the City's Stormwater Management Ordinance, MMC 12.36 to the satisfaction of the City Engineer, prior to issuance of the grading permit. The design, implementation, construction activities and maintenance of the management devices shall mitigate and reduce pollutants in storm water discharges to the maximum extent practicable and shall be identified on a "site specific mitigation plan". Site Specific Mitigation Plan must specifically address and provide best management practices (BMPs) either structural or non-structural to mitigate pollutants.
17. The Applicant shall maintain the drainage devices such as paved swales, inlets, catch basins, pipes, and water quality devices as applicable in a good and functional condition to safeguard the adjoining properties from damage and pollution.
18. For projects which disturb soil during wet season (October 1- April 15), applicant must submit a signed certification statement declaring that contractor will comply with Minimum Best Management Practices (BMPs) required by the National Pollutant Discharge Elimination System (NPDES), and also submit a Local Storm Water Pollution Prevention Plan/Wet Weather Erosion Control Plan.
19. The project demolition activities shall comply with the City's Construction and Demolition Recycling Program (C&D Recycling Program) by filing an application and submit a deposit to Public Works Environmental Services prior to issuance of permits. The C&D Recycling Program requirements are enclosed as an attachment and made part of the Conditions of Approval.
20. 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. The C&D Recycling Program requirements are enclosed as an attachment and made part of the conditions of approval.
21. Trash containers shall be enclosed to prevent discharge of trash, and be equipped with

lids, or screened, roofed or walled, and runoff should be diverted around trash areas to avoid flow through. Trash enclosure drainage if any should be directed to vegetative areas whenever feasible.



DATA SHEET 3

Findings

CUP2014-14

420 West Lemon Avenue

CONDITIONAL USE PERMIT

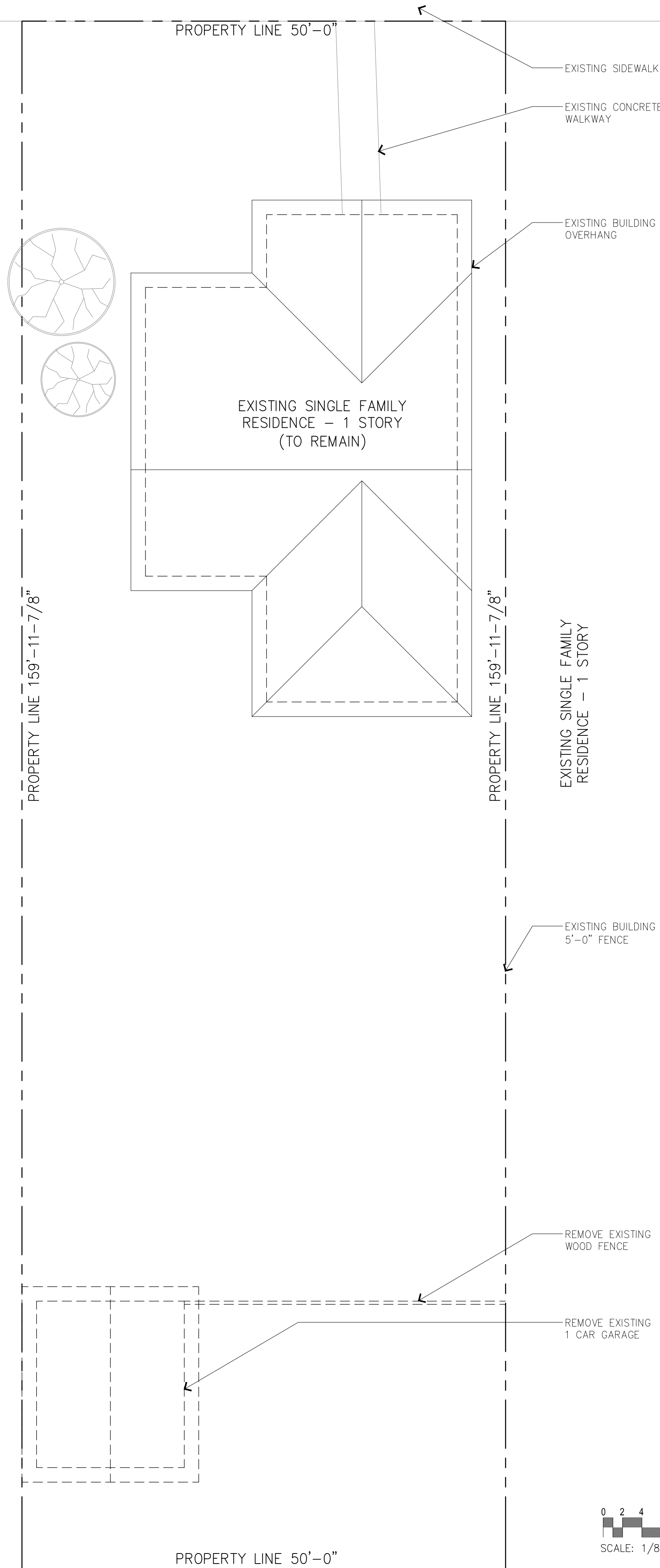
As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. 2014-14 for development of a 2-story unit at 420 West Lemon Avenue is based on the following findings:

- A. The project site is adequate in size, shape and topography for development of a two-story unit behind an existing single-family residence, because it has an adequate width of 50' and a depth of 160' that can easily accommodate the existing residence and a new 2-story unit and comply with all yard area and setback requirements as set forth in the Zoning Ordinance.
- 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 a new 2-story unit. West Lemon Avenue is a 60' right-of-way with a 40' roadway that can accommodate traffic generated by one additional unit. It is an east/west residential street that carries a light traffic volume.
- C. The residential development is compatible with the General Plan and, and will not adversely impact the objectives of the General Plan. The development conforms to the residential neighborhood and meets the objectives of the RM3500 designation.
- D. The residential development will comply with the applicable provisions of the zoning ordinance. All building setbacks, building separations, FAR and private yard area meet or exceed the minimum required by the RM regulations.
- E. The proposed location of the residential 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 it complies with all General Plan and Municipal Code regulations that insures development will not be detrimental to a neighborhood that has both single-family and multiple-family uses.
- 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 Craftsman Bungalow built in the early 1900's is being retained as part of the project.

LEMON AVE.

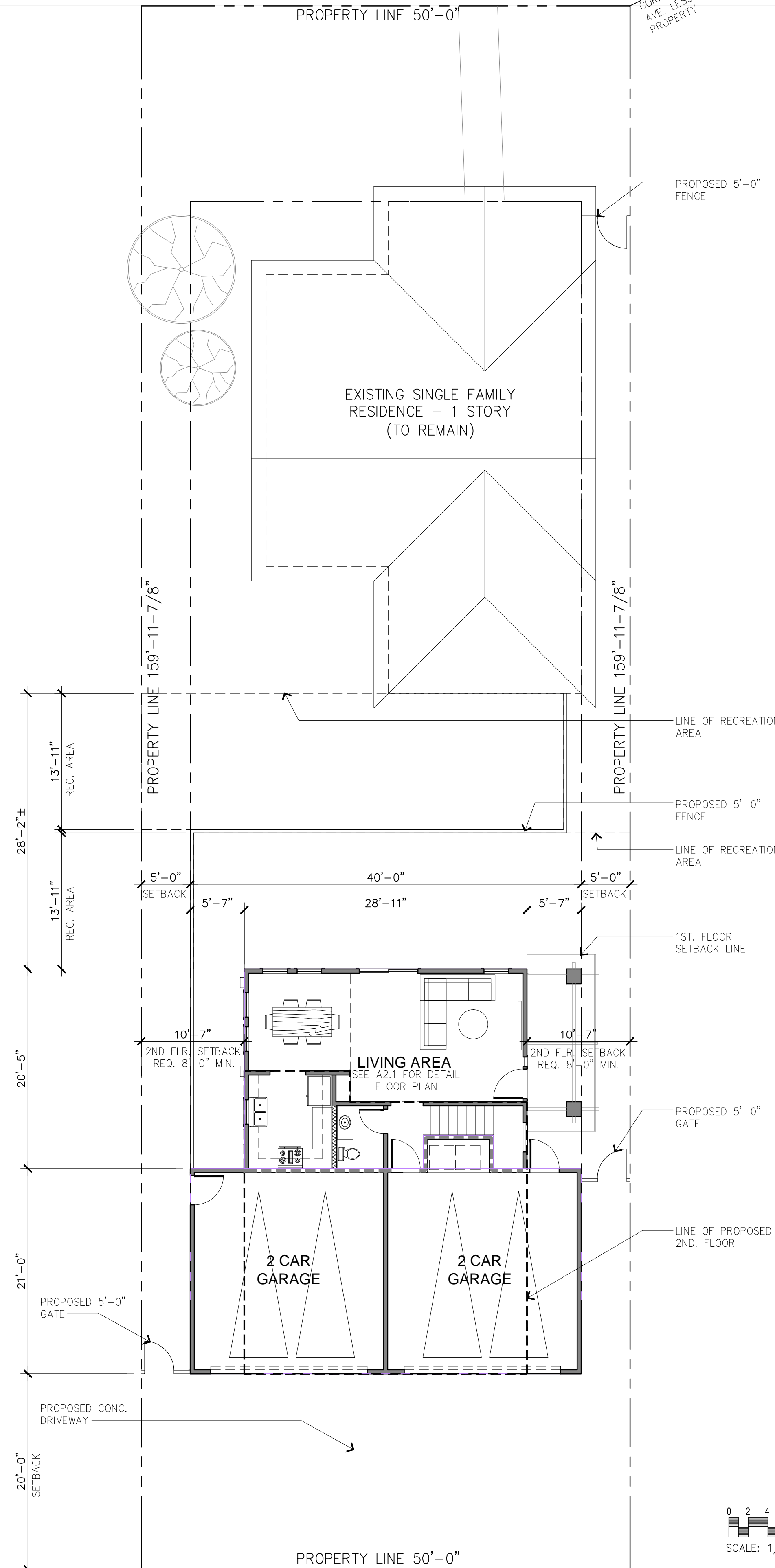
LEMON AVE.

EXISTING SINGLE FAMILY RESIDENCE - 1 STORY



EXISTING SITE PLAN/ DEMOLITION PLAN

2



NEW SITE PLAN/ FIRST FLOOR

1

DRAWING LIST

- A1.1 General Information/ Site Plan
- A2.1 Floor Plans
- A3.1 Exterior Elevations

BUILDING DATA

PROJECT LOCATION: 420 W. LEMON AVE. MONROVIA, CA. 91016

BUILDING OWNER: MR. STEVEN HANG 420 W. LEMON AVE. MONROVIA, CA. 91016

SCOPE OF WORK: 2 STORY WITH (2) 2 CAR GARAGE

PROJECT: SINGLE FAMILY RESIDENCE

ZONE: RM3500

BUILDING CONSTRUCTION TYPE: TYPE V-B

LOT SIZE: ±7,999 s.f.

LEGAL DESCRIPTIONS: E F SPENCES ADD LOT 8 BLK K

ASSESSOR'S ID. NO.: 8505-006-010

BUILDING SETBACKS: Front: 20'-0"
Side: 5'-0" First Floor
8'-0" Second Floor
Rear: 20'-0"

FAR TABULATIONS

AREA	SQ. FT.	FAR CALC.	LOT SIZE
Existing Front Unit	1,012 s.f.	1,012 s.f.	
TOTAL	1,012 s.f.	/	7,999 s.f. .12

New Back Unit	SQ. FT.	FAR CALC.	LOT SIZE
1st. Floor	565 s.f.	565 s.f.	
4 Carage	840 s.f.	840 s.f.	
2nd. Floor	762 s.f.	762 s.f.	
TOTAL	1,327 s.f.	/	7,999 s.f. .16

LOT COVERAGE 40% MAX. LOT COVERAGE

Front unit	1,012 s.f.	1,012 s.f.	PROVIDED
Back unit 1st. Flr.	565 s.f.	565 s.f.	
4 Carage	840 s.f.	840 s.f.	
TOTAL	2,417 s.f.	/	7,999 s.f. .29%

RECREATION SPACE

AREA	SQ. FT.	40% OF DWELLING	PROVIDED
Existing Front Unit	1,012 s.f.	x .4	
TOTAL	=	404 s.f.	655 s.f.

New Back Unit	SQ. FT.	40% OF DWELLING	PROVIDED
1st. Floor and 2nd. Floor	1,327 s.f.	x .4	
TOTAL	=	531 s.f.	611 s.f.

PROJECT TEAM

PROJECT OWNER

Mr. Steven Hang
420 W. Lemon Ave.
Monrovia, Ca. 91016
Tel: 626.688.3731

DESIGN/BUILT ENGINEER

CSL design studio
Chi S. Lam
Chung S. Lam P.E.
6980 Aragon Circle, Suite 1
Buena Park, Ca. 90620
Tel: 714.576.4868

VICINITY MAP



CONSULTANT:

**HANG RESIDENCE
NEW SECOND STORY UNIT
SINGLE FAMILY RESIDENCE**
PROJECT ADDRESS
420 W. LEMON AVE.
MONROVIA, CA. 90620

ISSUED DRAWING LOG:

MARK:	ISSUED FOR:	DATE:
	Planning Sub.	07.07.14

Note: Symbol (Δ) appears in "Mark" column above if specific revision occurs on this sheet.

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SHEET TITLE:
GENERAL INFO./ SITE PLANS

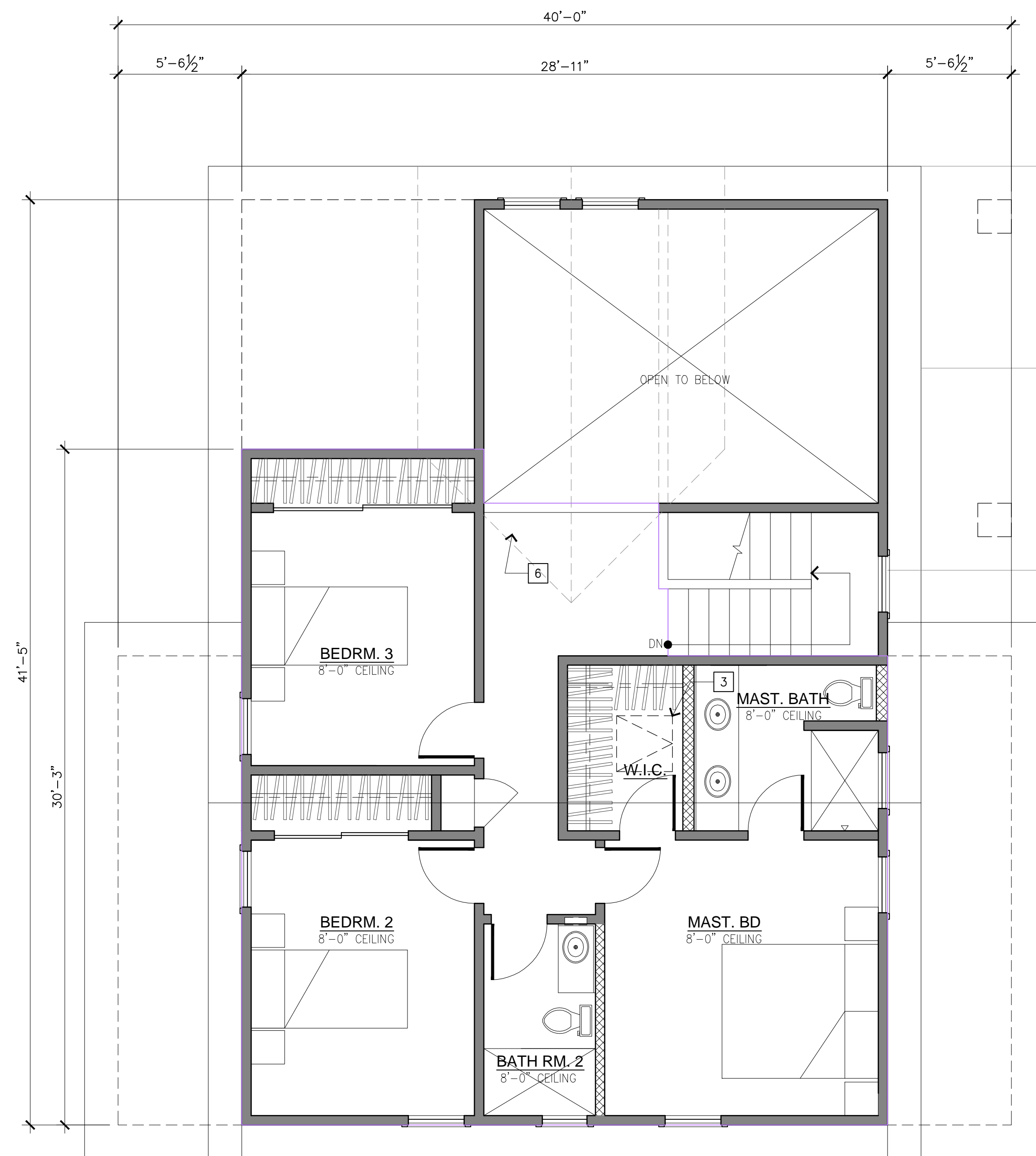
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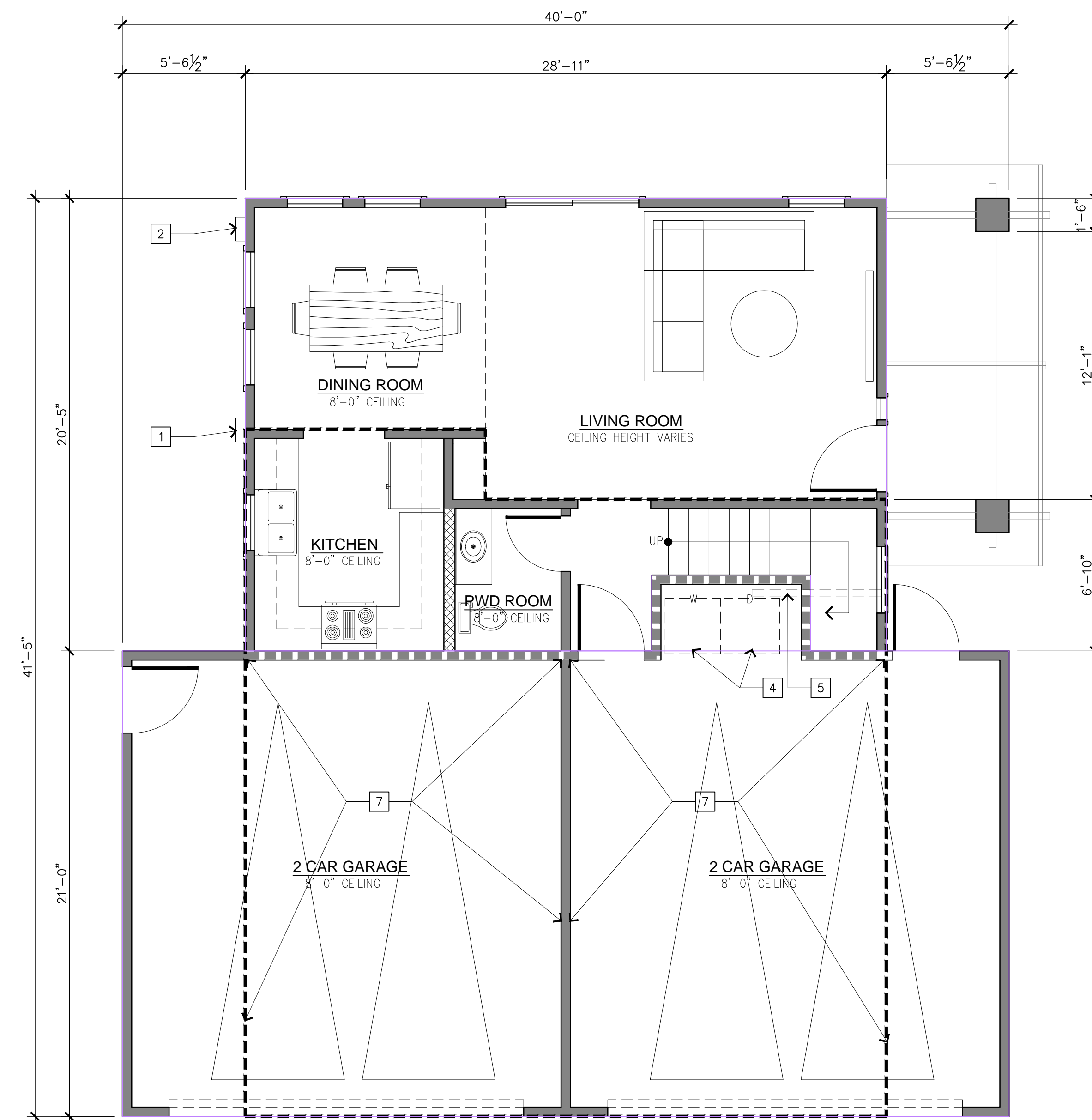
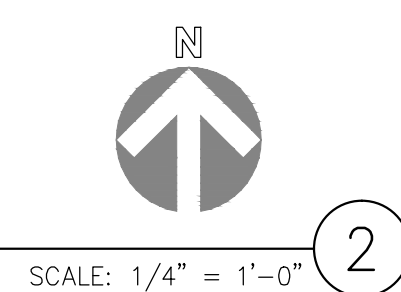
PROJECT NO: 215

FLOOR PLAN KEYNOTES

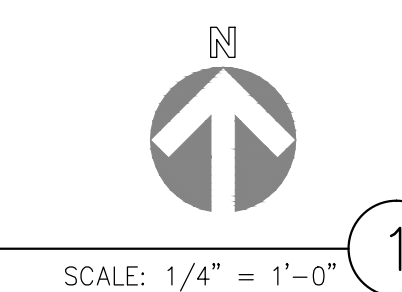
- 1 TAKAGI WATER HEATER
- 2 200 AMP ELECTRICAL PANEL
- 3 ATTIC (WITH OVER 30" HEADROOM) MUST HAVE ACCESS OPENING 22" x 30" MIN.
- 4 WASHER/ DRYER
- 5 HOOK-UPS FOR WASHER AND DRYER. PROVIDE 4" Ø DRYER VENT TO EXTERIOR
- 6 GUARDRAIL/STAIR HANDRAIL AT +36" A.F.F. HIGH ABOVE TREAD NOSING AT STAIRS. PROVIDE HANDRAILS WITH CROSS-SECTION LOCATED 1 1/2" CLEAR FROM FACE OF WALL & WITH ENDS RETURNED TO WALL. PROVIDE 4" MAXIMUM BETWEEN INTERMEDIATE RAILS OF OPEN GUARDRAIL.
- 7 ONE-HOUR OCCUPANCY SEPARATION BETWEEN GARAGE AND SECOND FLOOR. 5/8" TYP. "X" GYPSUM BOARD








1st. FLOOR PLAN



1st. FLOOR PLAN



LEGEND


-  NEW WALL
-  1HR RATED WALL, 5/8" TYPE "X" GWB
-  2X6 PLUMBING WALL
-  HEADER, SOFFIT OR CABINETRY ABOVE
-  NEW DOOR

CONSULTANT:

PROJECT:
**HANG RESIDENCE
NEW SECOND STORY UNIT
SINGLE FAMILY RESIDENCE**
PROJECT ADDRESS:
420 W. LEMON AVE.
MONROVIA, CA. 90620

ISSUED DRAWING LOG:

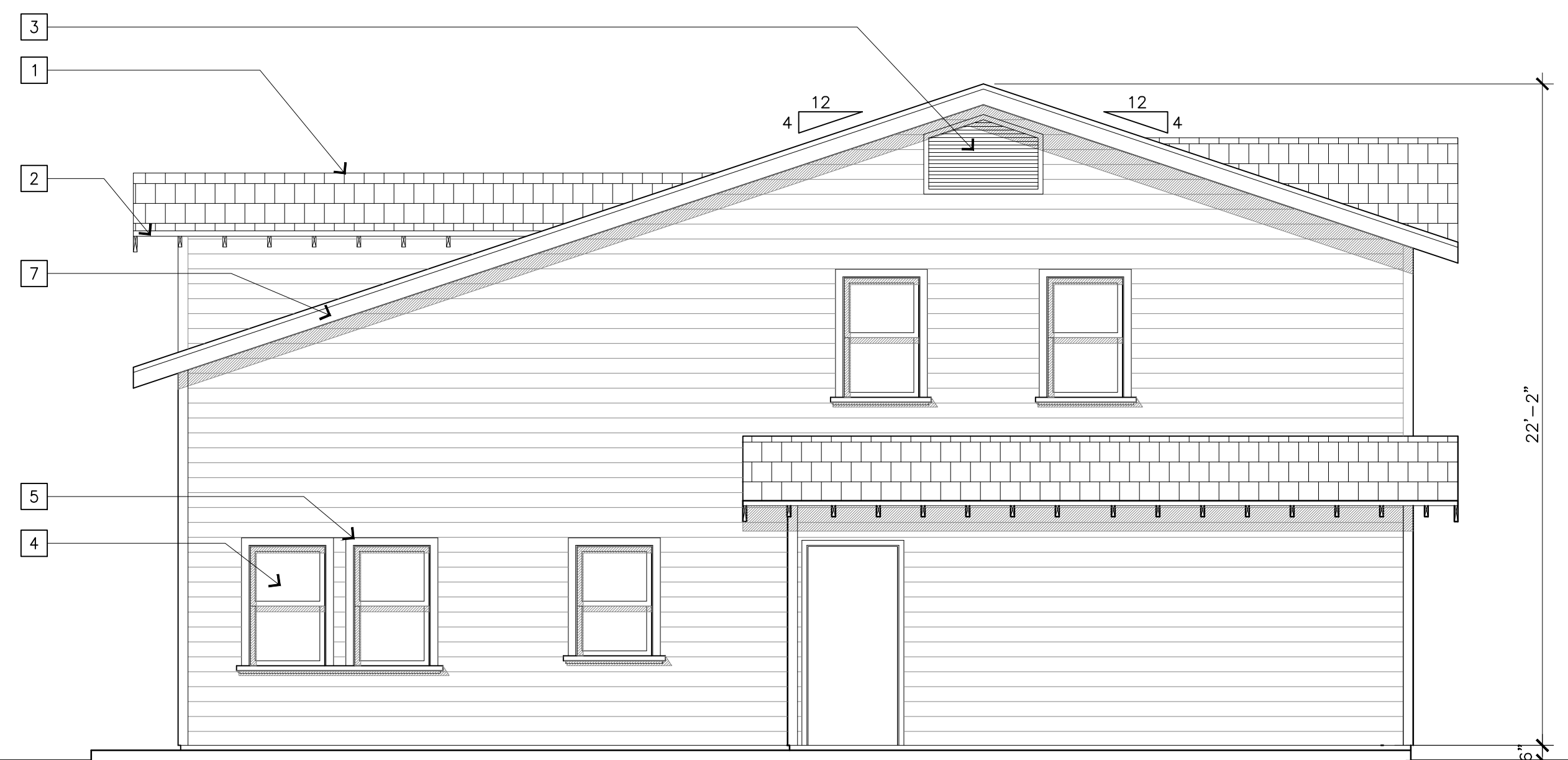
MARK:	ISSUED FOR:	DATE:
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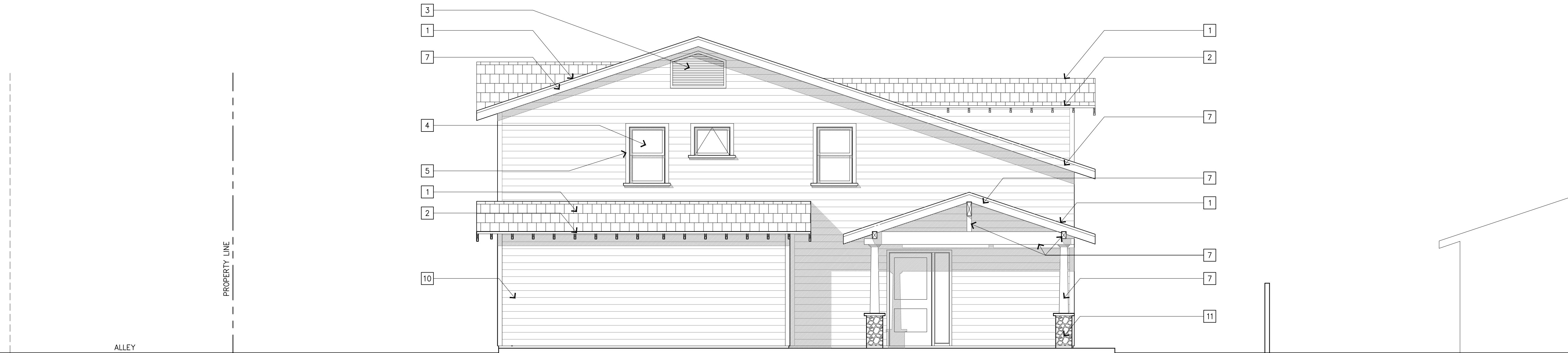
WEST ELEVATION

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



NORTH ELEVATION

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

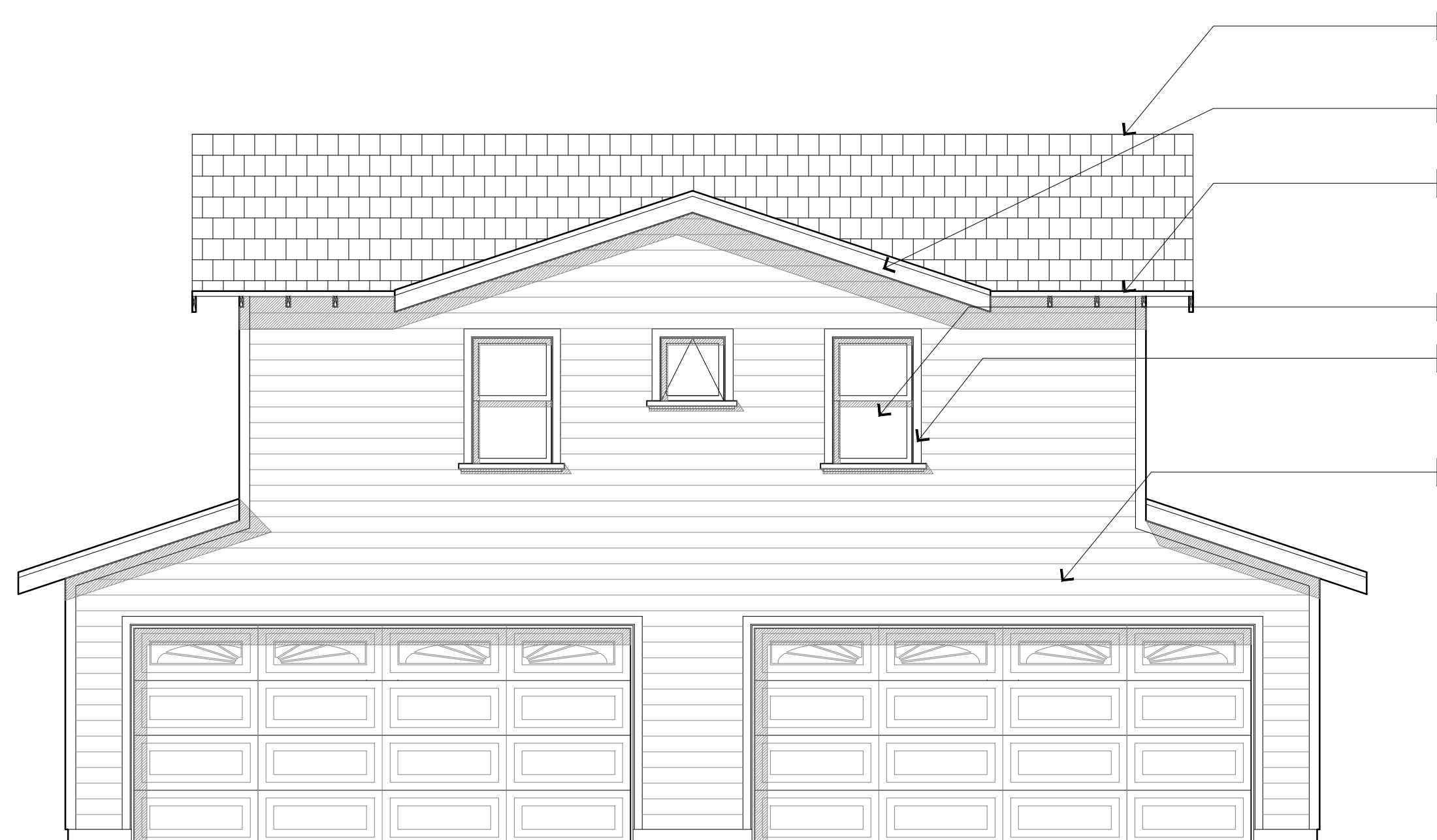


EAST ELEVATION

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



EXISTING FRONT UNIT



ALLEY ELEVATION

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

- 1 ROOF
TYPE: ASPHALT SHINGLES
MANUFACTURE: OWENS CORNING
COLOR: MATCH "E" OAKRIDGE SHINGLE "DESERT TAN"
FIRE RATING: CLASS "A" ICC ESR-1372
- 2 ROOF FLASHING
- 3 VENT
TYPE: CUSTOME
- 4 WINDOW
TYPE: SINGLE HUNG
LOW E, DOUBLE PANE
MANUFACTURE: MILGARD OR EQUAL
- 5 WINDOW DRESSING
TYPE: 2X4 SIDING
COLOR: PANT #1
- 6 NOT USED
- 7 PAINT NO. 1
MANUFACTURE: SHERWIN WILLIAM
COLOR: SW 7005 PURE WHITE
- 8 NOT USED
- 9 PAINT NO. 3
MANUFACTURE: SHERWIN WILLIAM
COLOR: SW 6221 MOODY BLUE
- 10 EXTERIOR SIDING
TYPE: WOOD
COLOR: PANT #3
- 11 STONE VENEER
TYPE: RIVER ROCK
MANUFACTURE: ELDORADO
COLOR: COLORADO
- 12 GATE/ FENCE
TYPE: VINYL
MANUFACTURE: VERANDA OR EQUAL
COLOR: FACTORY FINISH WHITE

CONSULTANT:

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SHEET TITLE:

EXTERIOR

ELEVATIONS

SHEET NO.:

A3.1

PROJECT NO: 215