

DRAWING/DETAIL TITLE BLOCK: 11

SYMBOLS AND LEGEND

DETAIL 1

NUMBER OF DETAIL NAME OF DETAIL

- BRICK MASONRY
- CONCRETE
- CONCRETE MASONRY UNIT (CMU)
- FUTURE OR DEMOLISHED WALL (AS NOTED)
- GLASS
- PLYWOOD
- CONT. WOOD BLKG.
- BLKG. BETWEEN MEMBERS
- WOOD
- ASPHALTIC CONCRETE
- ACOUSTICAL TILE
- GRAVEL OR AGGREGATE BASE COURSE (ABC)
- INSULATION (BATT OR BLANKET)
- INSULATION (RIGID)
- METAL
- PLASTER OR GYPBOARD (NOTED)
- SOIL
- TILE (GLAZED, UNGLAZED OR PAVER)
- GRASS
- SPLIT AIR-CONDITIONER
- DEMOLISH AREA

INTERIOR ELEVATION SYMBOL:

NUMBER CORRESPONDS TO INTERIOR ELEVATION VIEW REFERENCE
DIRECTION OF VIEW
REFER TO SHEET INDEX FOR INTERIOR ELEVATION LOCATION

DETAIL REFERENCE SYMBOL:

DETAIL NUMBER ON THE DETAIL SHEET THAT DETAIL APPEARS ON

KEYNOTE REFERENCE SYMBOL:

KEYNOTE NUMBER

DOOR REFERENCE SYMBOL:

DOOR NUMBER

WINDOW REFERENCE SYMBOL:

WINDOW NUMBER

ROOM REFERENCE SYMBOL:

ROOM TITLE ROOM NAME

SECTION REFERENCE SYMBOL:

DETAIL REFERENCE ON THE DETAIL SHEET
SHEET THAT DETAIL APPEARS ON
DIRECTION OF SECTION CUT

**Los Angeles County
Department of Regional Planning**

Permit: RPPL2020003167 Project No.: PRJ2020-000915 EXPIRES: 08-12-2023
 Address: 1241 W 95th Street, Los Angeles CA 90044 APN: 6056008026
 Approved by: Daniel Fierros Zone: R-2 Approved on: 08-12-2020
 Community Plan: West Athens-Westmont RD 3.1 - Two Family Residence (8 to 17 du/ac)

This Plot Plan approves the following for the above referenced project:
 • Convert existing car garage into 981 sq. ft. ADU
 • Demolish non-permitted structures in rear yard and roof on stairs at rear house.
 • Construct two new units with 3 bd 2 baths two car garage each unit

Special Notes:
 • Sinks are not allowed in bedrooms.
 • All rooms within each residence must have internal access and be accessible within the unit.
 • The existing residence may contain only one kitchen and used for occupancy by one family for living, sleeping, cooking, eating, and sanitation.
 • Junk and salvage is not allowed on the subject property at any time. All personal items must be stored inside an enclosed structure.
 • Green Building and Lid requirements may be applicable to the satisfaction of the Department of Public Works

This approval is found to be in substantial compliance with the Los Angeles County Title 22 code requirements. Changes to this approval require additional DRP review and fees, and may be subject to the Green Building Program. Obtain any necessary approvals from Los Angeles County Department of Public Works. Approvals from other County Departments may be needed prior to the issuance of a Building Permit.

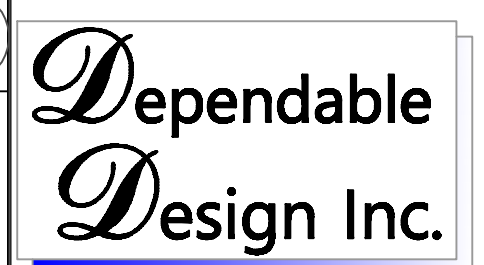
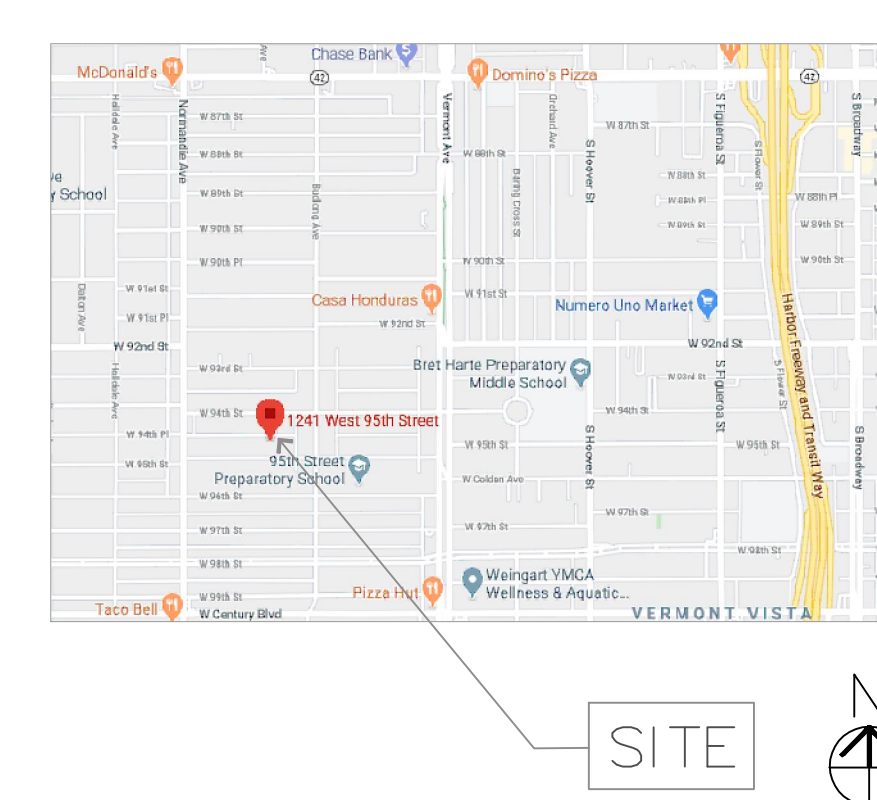
CODE OF DESIGN 6

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2020 LOS ANGELES COUNTY BUILDING CODE
- 2020 LOS ANGELES COUNTY RESIDENTIAL CODE

PROJECT SUMMARY: 4

PROPERTY ADDRESS: 1241 W. 95th ST. LOS ANGELES, CA 90044
 DATE: 03-27-2020
 OWNER'S NAME: ANDY LIN
 PHONE: (626) 807-3468

VICINITY MAP N.T.S. 1



615 LAS TUNAS DR. #205
 ARCADIA, CA 91007
 Tel: (626) 388-4919

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SCOPE OF WORK: 7

CONVERT EXISTING CAR GARAGE 981 S.F. TO BE ADU 3 BED. 2 BATH WILL BE DEMOLISH NOT LEGAL STRUCTURES IN REAR YARD
 ADD ROOF ON STAIR AT REAR HOUSE

NEW FRONT UNITS: TWO NEW UNITS WITH 3BD/2.5BATH PER EACH ON THE SOUTH SIDE OF THE PROPERTY. NEW LIVING AREA TOTAL: 2422 S.F.

UNIT #A: 1st FLOOR: 760 S.F. 2nd FLOOR: 451 S.F. NEW BALCONY ADDED TO MASTER BEDROOM ON 2ND FLOOR (6'-0"X2'-6": 15 S.F.) FRONT PORCH 15 S.F. TWO 2-CAR GARAGES: 394 S.F.

UNIT #B: 1st FLOOR: 760 S.F. 2nd FLOOR: 451 S.F. NEW BALCONY ADDED TO MASTER BEDROOM ON 2ND FLOOR (6'-0"X4'-0": 28 S.F.) FRONT PORCH 28 S.F. EACH TWO 2-CAR GARAGES: 394 S.F.

FAR: 1,016+981+2422=4,669
 4,419/9,225=47.9%

LOT COVERAGE: 1016+281+1804+39 = 3140.
 3140/9,225=34%

RESIDENTIAL PLAN INFORMATION 5

ZONE #: R1-1
 LOT #: W. 50 FT. OF LOT 203 OLIVITO HEIGHTS
 PARCEL #: 6056-008-026
 CONSTRUCTION TYPE: TYPE V-B SFD R-3
 MAX. BUILDING HEIGHT: 20'-7"
 LOT SIZE: 9,225 S.F.
 STORY/STORIES: TWO

SETBACKS: FRONT: 20'-0"
 REAR: 10'-6"
 SIDE: 2'-6" & 5'-0"

BUILDING AREA: EXISTING LIVING AREA: 1,016 S.F. EXISTING 3 CAR GARAGE: 981 S.F. EXISTING PORCH 281 S.F. TO BE ADU LIVING AREA.

SHEET INDEX 2

A-0	COVER SHEET AND SITE PLAN
A-1	ADU 1st FLOOR & CEILING PLAN
A-1.1	EXISTING FLOOR AND REAR HOUSE ROOF PLAN
A-1.2	REAR HOUSE ELEVATION
A-3	FRONT HOUSE FLOOR PLAN
A-3.1	FRONT HOUSE ELEVATION PLAN
A-3.2	FRONT HOUSE ROOF PLAN

SITE PLAN REVIEW

PERMIT #: **RPPL2020003167**

PROJECT #: **PRJ2020-000915**

This plan is APPROVED in compliance with the Los Angeles County Zoning Code and subject to the requirements noted herein. This approval shall expire if it is not used within two years of the approval date and prior to any change in ordinance requirements. This approval shall not be construed to permit the violation of any provision of the Los Angeles County Code or State or Federal Law.

SIGNATURE: Daniel Fierros
 PRINT: Daniel Fierros

APPROVAL DATE: 08-12-2020 EXPIRATION DATE: 08-12-2023

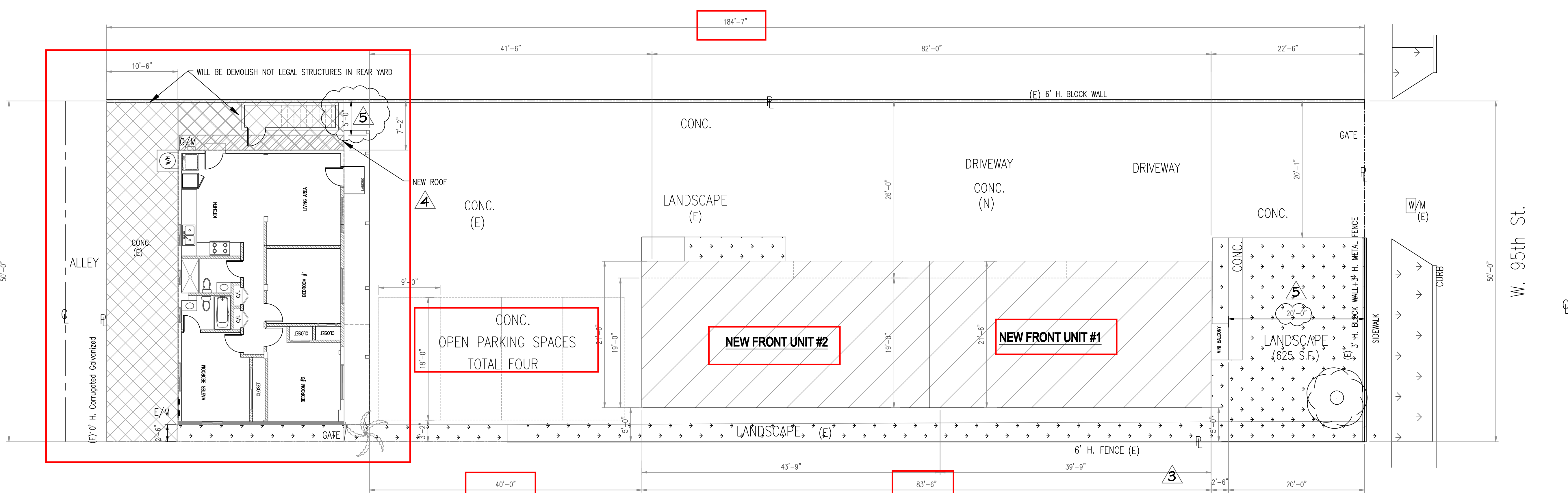
Dependable Design Inc.
 615 LAS TUNAS DR. #205
 ARCADIA, CA 91007
 Tel: (626) 388-4919

CIVIL ENGINEER
 YESHEN JASON CHEN

FRONT YARD LANDSCAPE AREA 8

FRONT YARD LANDSCAPE AREA:
 FRONT YARD AREA: 22'-6"X50'-0"=1,125 S.F.
 FRONT YARD LANDSCAPE AREA: 625 S.F.
 625/1,125=55.5%

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



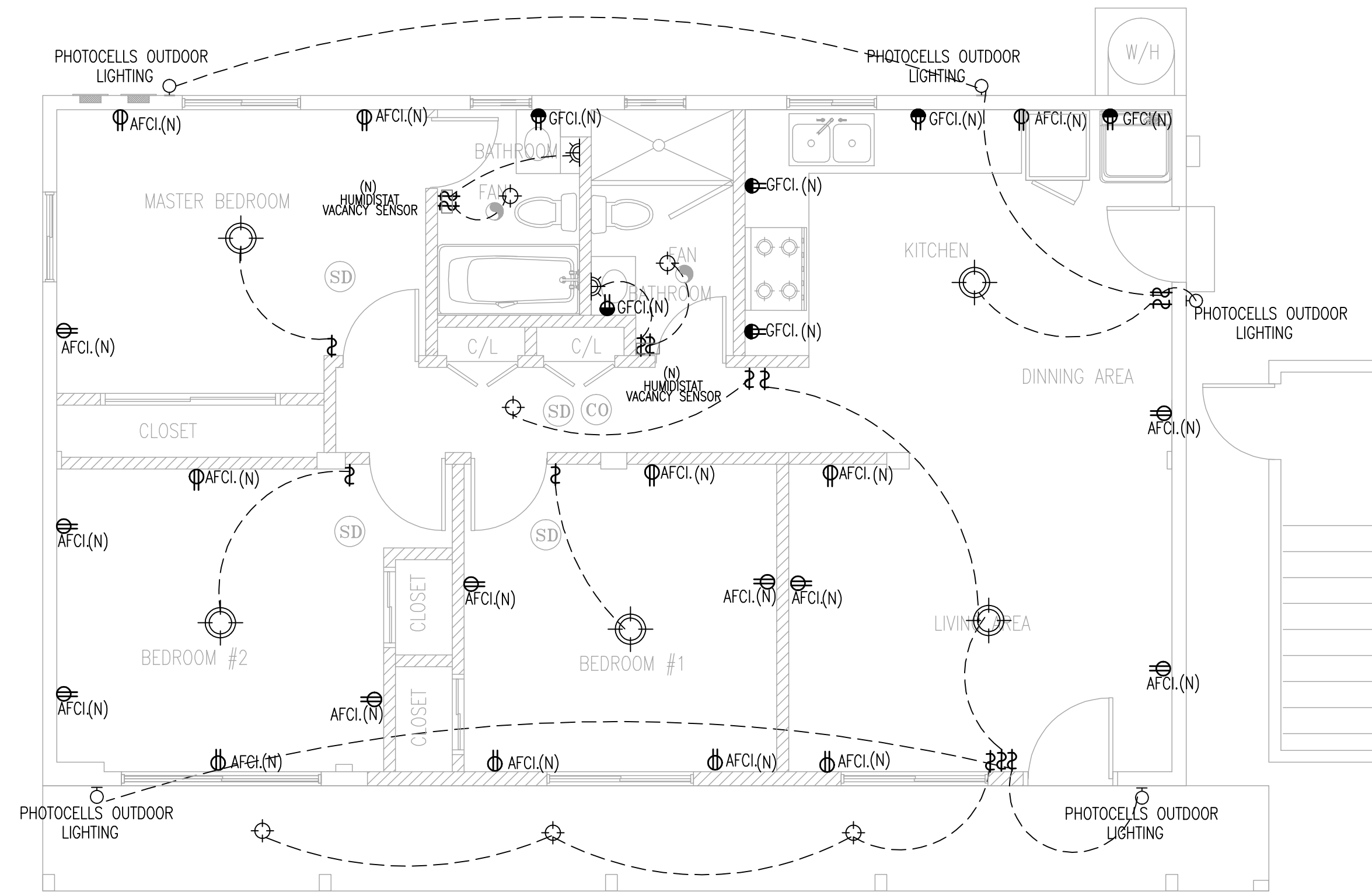
SITE PLAN SCALE: 1/8" = 1'-0"

PROJECT LOCATION:
RESIDENCE NEW FRONT HOUSE AND ADU
 1241 W. 95th ST. LOS ANGELES, CA 90044

DATE:	REVISION:
4/30/20	Planning Corrections
6/09/20	Planning Corrections
6/23/20	Planning Corrections
7/15/20	Planning Corrections
7/30/20	Planning Corrections

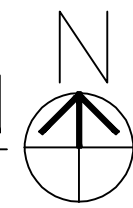
Date: 07/30/2020
 Job No: R200310
 Drawn By: JENNY
 Scale: AS SHOW ON

Sheet title:
COVER SHEET & SITE PLAN



PROPOSED 1st FLOOR CEILING PLAN

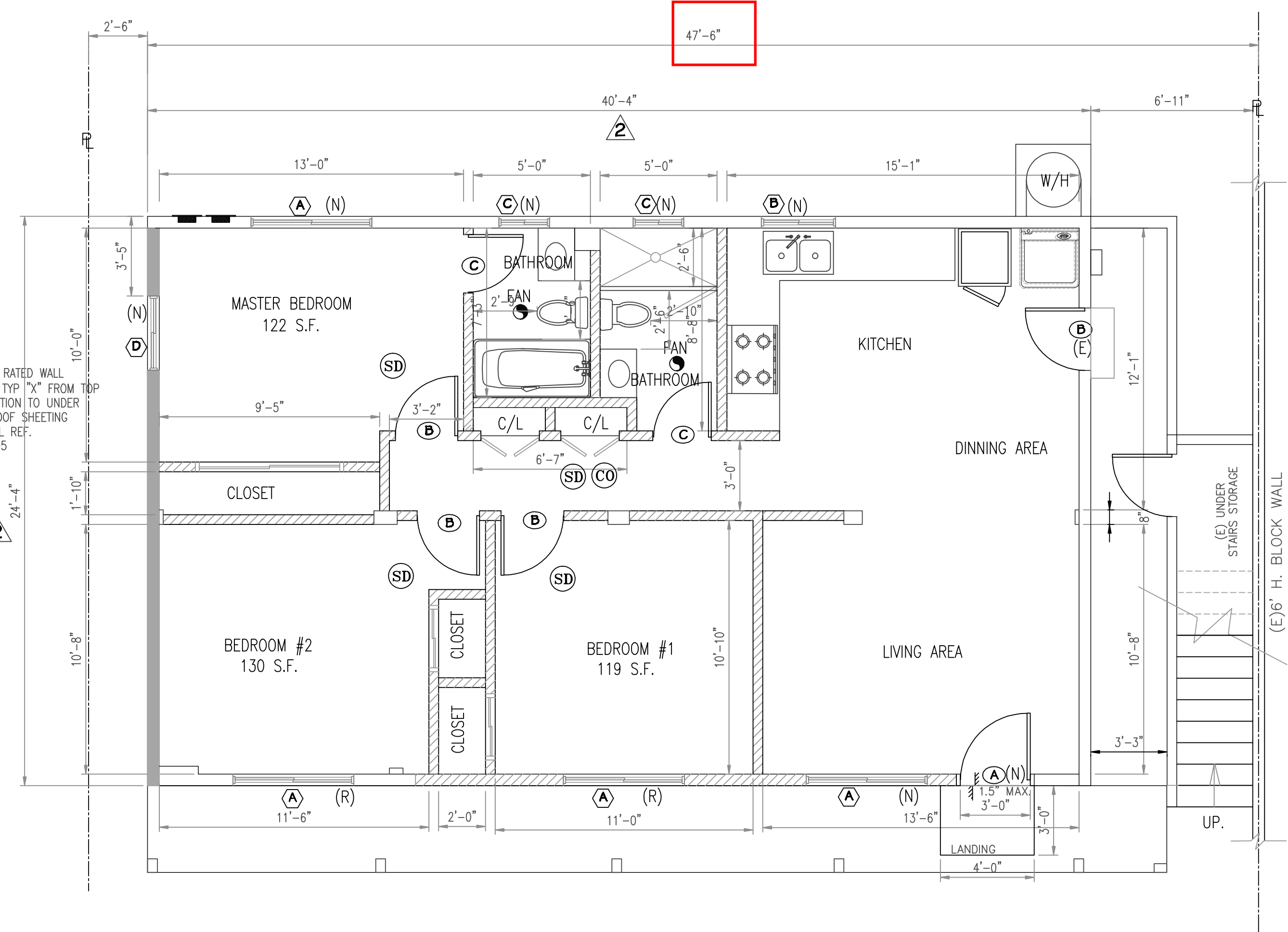
SCALE: 1/4"=1'-0"



LEGEND

- \$ SINGLE SWITCH
- EXHAUST FAN (CAPABLE OF PROVIDING 50 CFM) CONTROLLER BY HUMIDISTAT
- (SD) SMOKE DETECTOR HARD-WIRED W/ BATTERY BACK-UP AND LOW BATTERY
- (CO) CARBON MONOXIDE ALARM (W/ BATTERY BACK-UP AND LOW BATTERY)
- ☉ CEILING MOUNTED LIGHT FIXTURE (H. JA8-2016E)
- ☉ WALL MOUNTED LIGHT FIXTURE
- ☉ RECESSED DOWNLIGHT (H. E.)
- ⊕ DUPLEX RECEPTACEL @+18" W/AFCL.
- ⊕ DUPLEX RECEPTACEL W / GF1.@+42"
- ⊙ OUTLET & LIGHT FIXTURE WALL MTD. (PHOTOCELLS OUTDOOR LIGHTING)

1 Hr. FIRE RATED WALL 5/8" GYP. TYP. "X" FROM TOP OF FOUNDATION TO UNDER SIDE OF ROOF SHEETING WALL DETAIL REF. A-2 D1, D5



PROPOSED 1st FLOOR PLAN

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



LEGEND

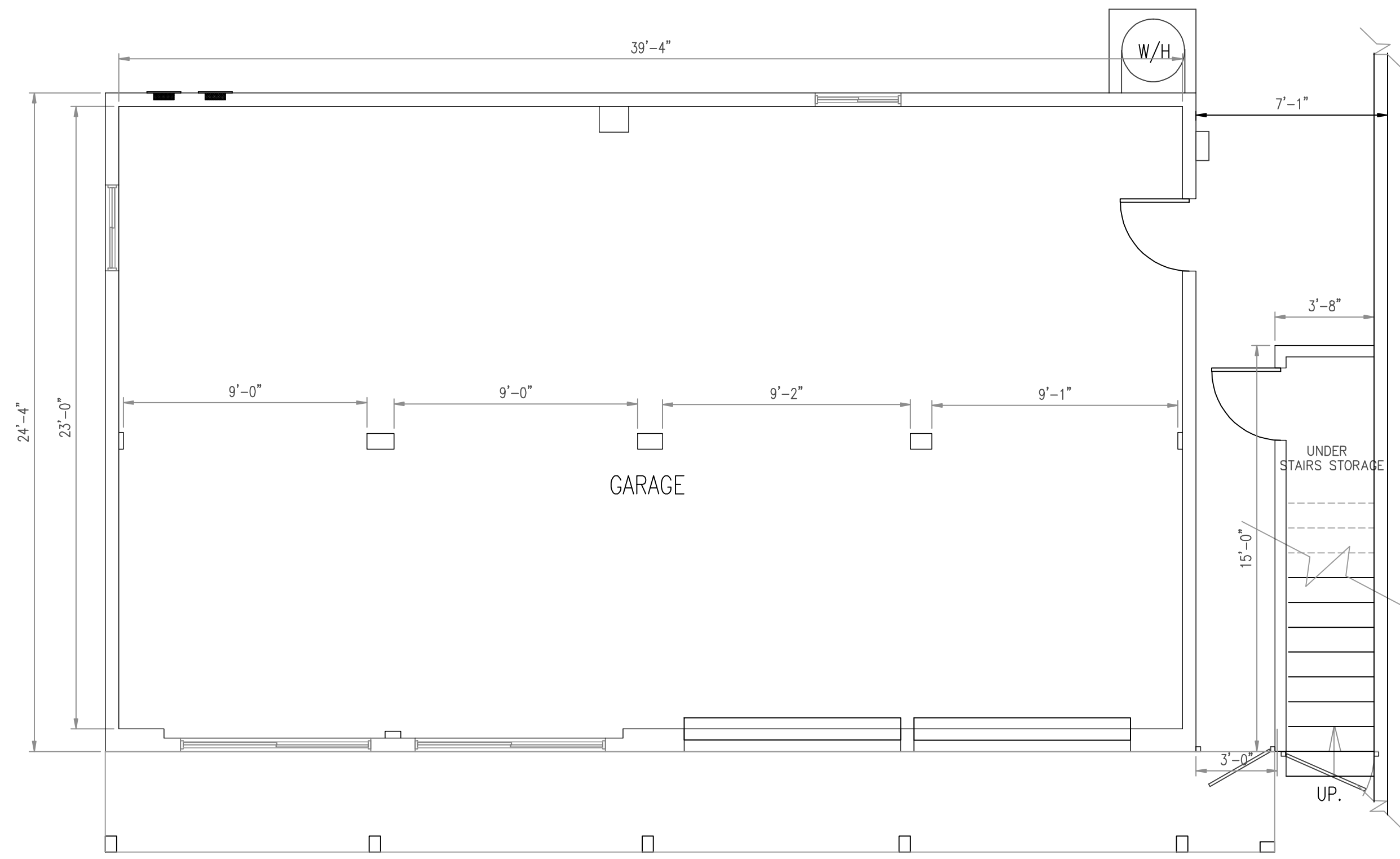
- ▬ EXISTING WALL NO CHANGE
- ▬ NEW ADDITION WALL
- EXISTING POST
- EXHAUST FAN (CAPABLE OF PROVIDING 50 CFM) CONTROLLER BY HUMIDISTAT
- (SD) SMOKE DETECTOR HARD-WIRED W/ BATTERY BACK-UP AND LOW BATTERY
- (CO) CARBON MONOXIDE ALARM (W/ BATTERY BACK-UP AND LOW BATTERY)

PROJECT LOCATION:
RESIDENCE NEW FRONT HOUSE AND ADU
 1241 W. 95th ST. LOS ANGELES, CA 90044

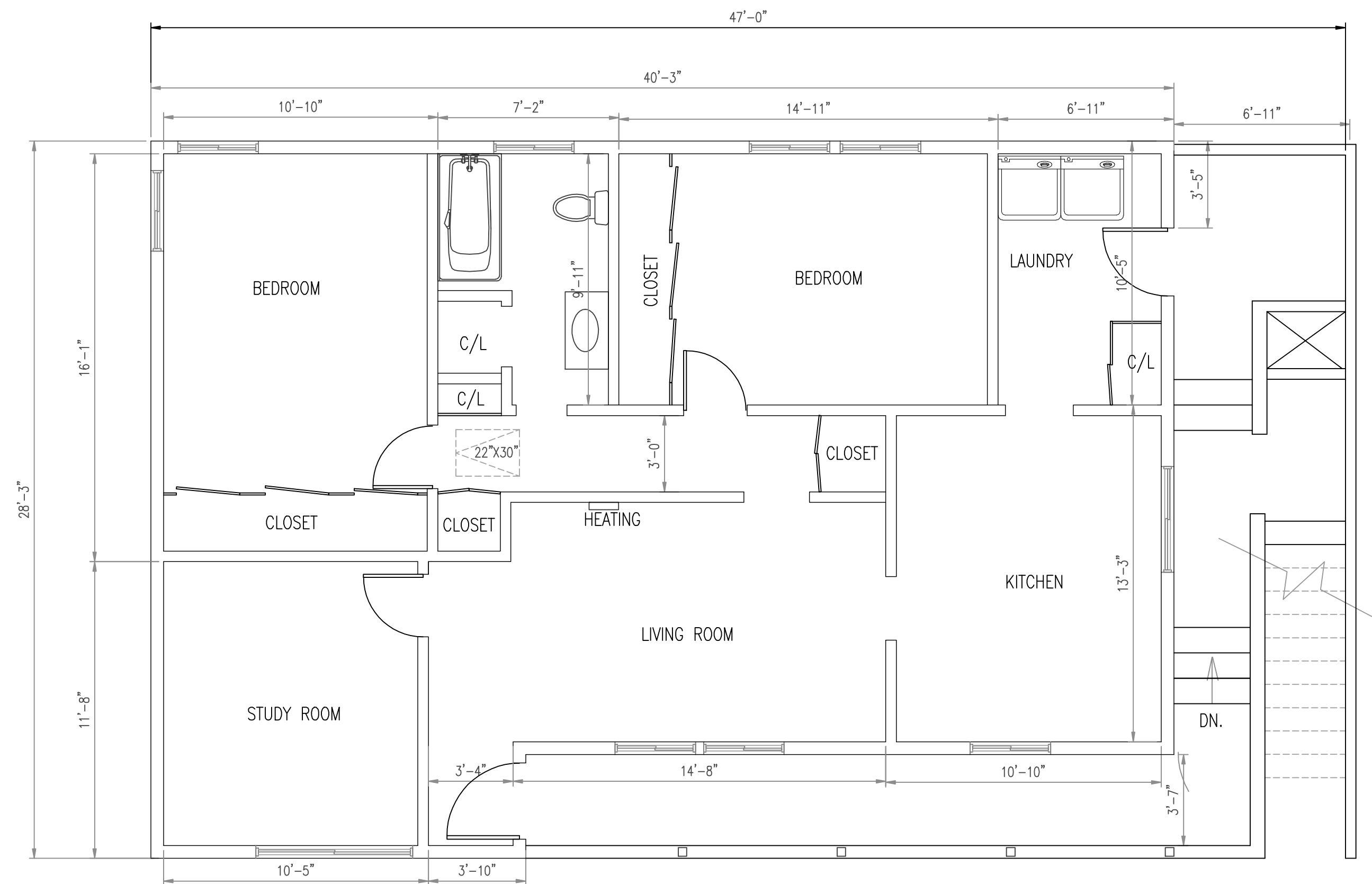
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4/30/20	Planning Corrections
6/1/20	Planning Corrections
7/15/20	Planning Corrections
7/30/20	Planning Corrections

Date:	07/30/2020
Job No:	R200310
Drawn By:	JENNY
Scale:	1/4"=1'-0"

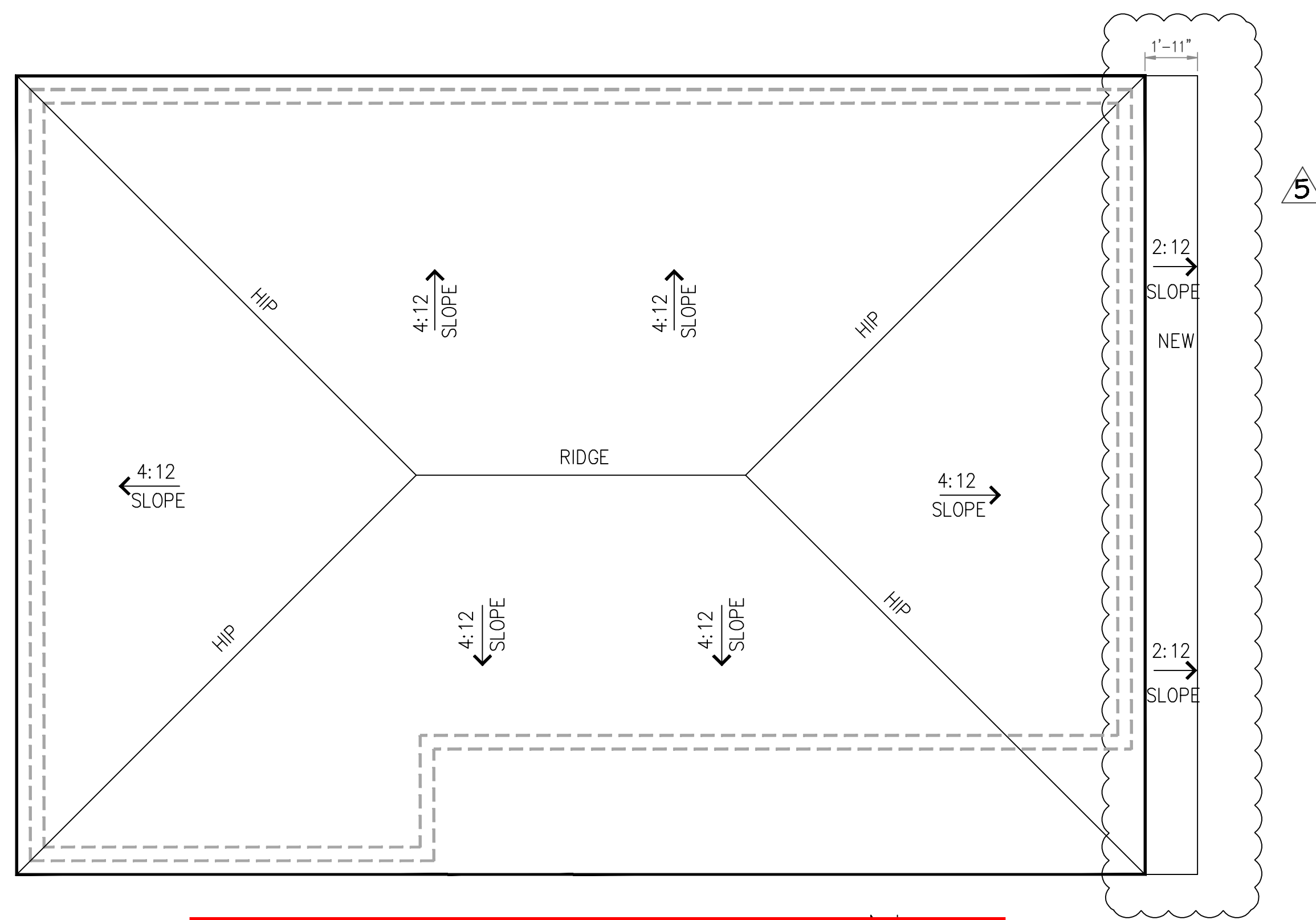
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 ADU 1 st.
 FLOOR & CEILING PLAN



EXISTING 1st FLOOR PLAN
SCALE: 1/4"=1'-0" 



EXISTING 2nd FLOOR PLAN
SCALE: 1/4"=1'-0" 



REAR HOUSE ROOF PLAN
SCALE: 1/4"=1'-0" 

RESIDENCE NEW FRONT HOUSE AND ADU

1241 W. 95th ST. LOS ANGELES, CA 90044

PROJECT LOCATION:



DATE:	REVISION:
7/15/20	Planning Corrections
7/30/20	Planning Corrections

Date:	07/30/2020
Job No:	R200310
Drawn By:	JENNY
Scale:	1/4"=1'-0"

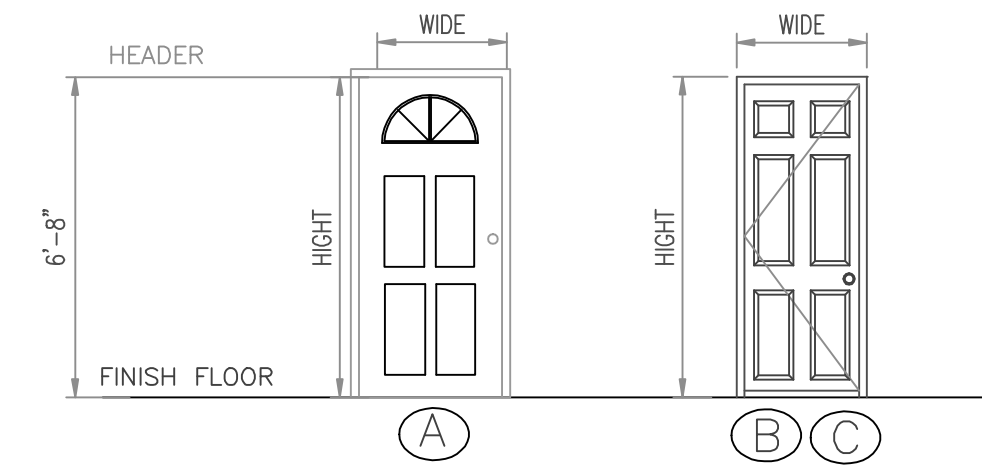
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**EXISTING FLOOR AND
REAR HOUSE ROOF PLAN**

EXTERIOR MATERIAL/COLOR (PROPOSED)

EXISTING HOUSE REMAIN NO CHANGE

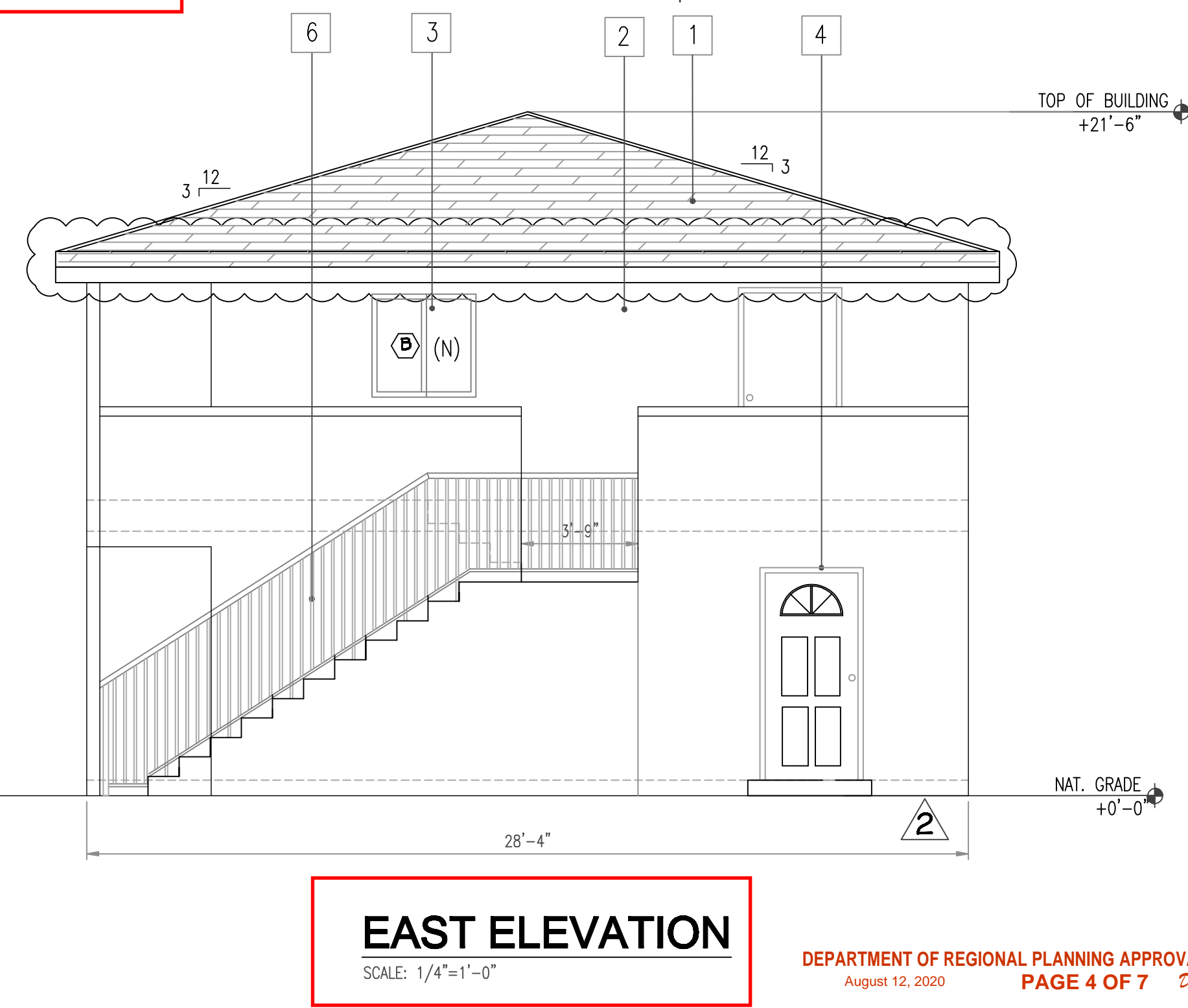
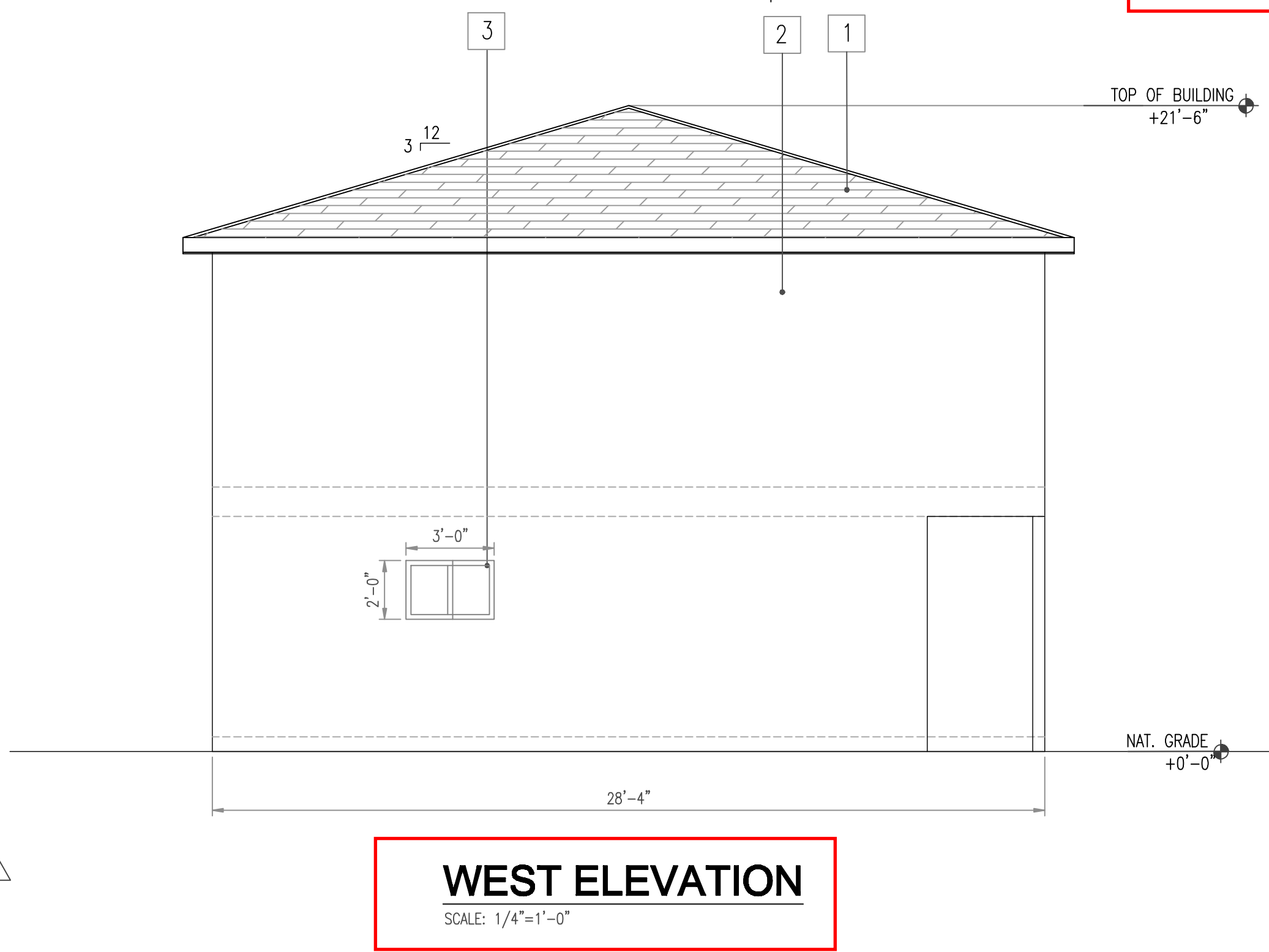
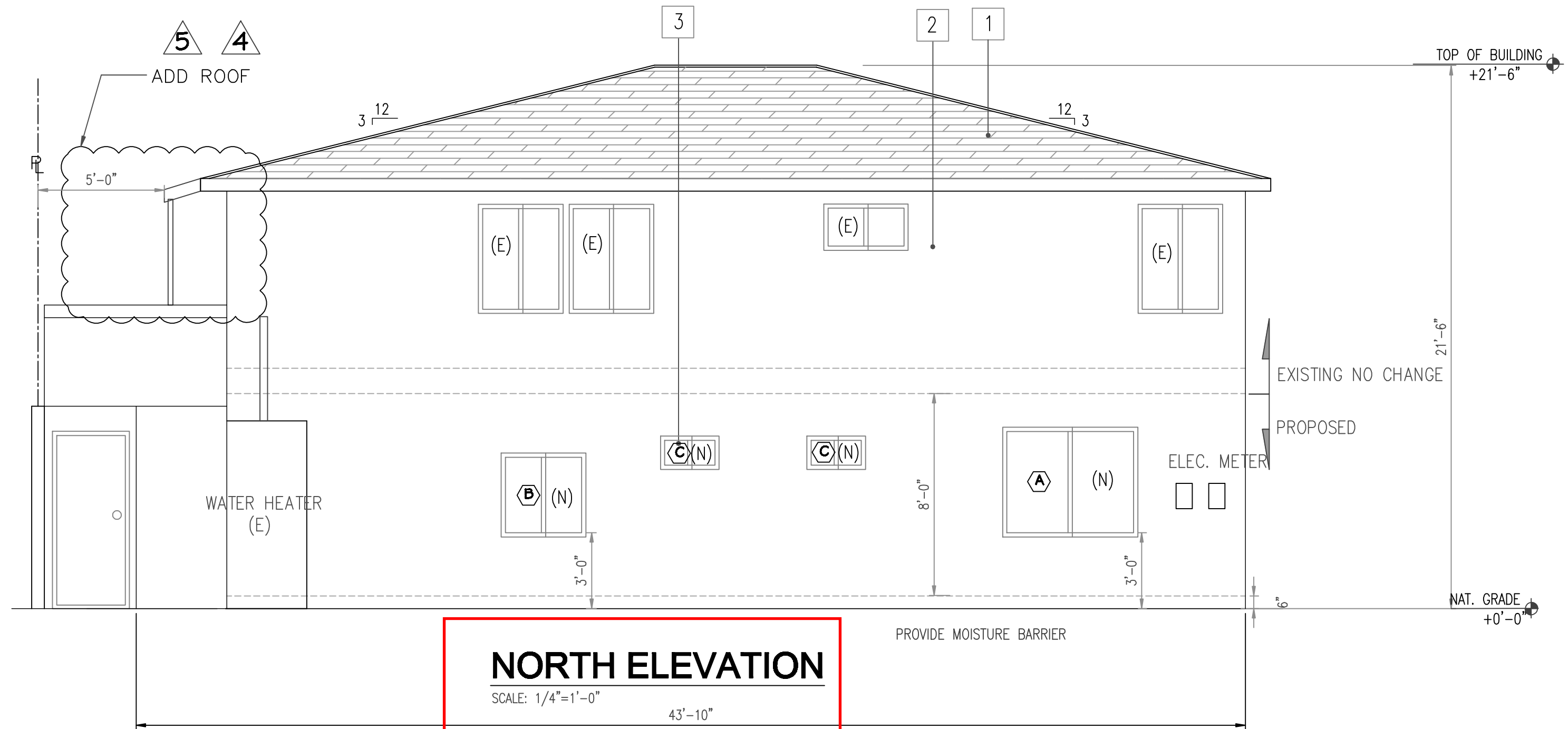
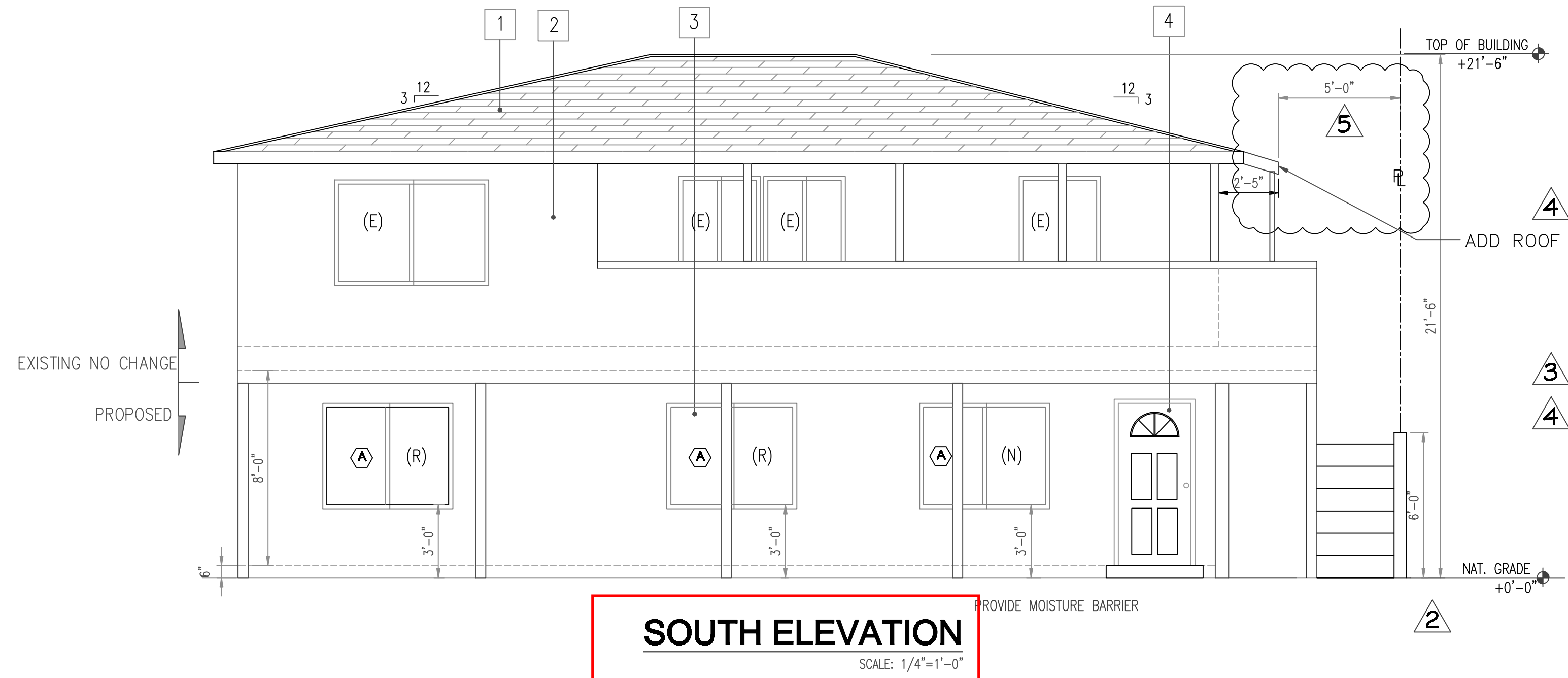
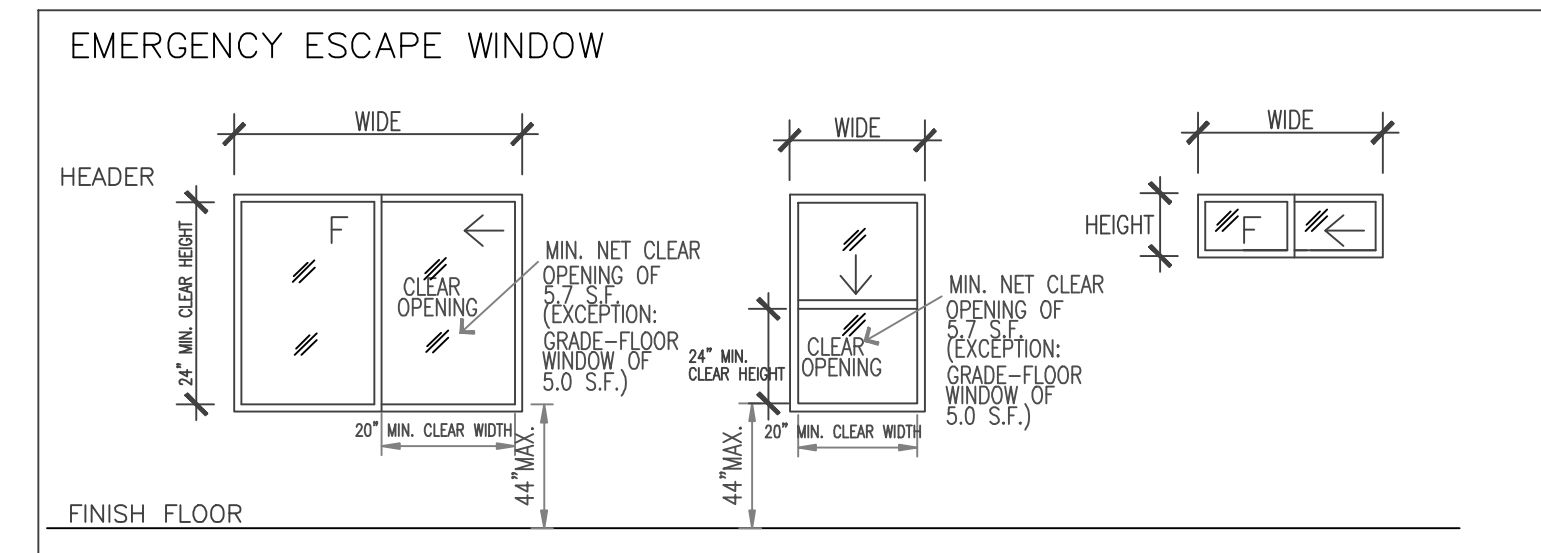
- 1 ROOF (ASPHALT SHINGLES) / BROWN
- 2 WALL (STUCCO) / IVORY
- 3 WINDOW (VINYL) / WHITE (TO MATCH EXISTING)
- 4 DOOR (TO MATCH EXISTING)
- 5 VENTILATION
- 6 HANDRAIL

DOOR SCHEDULE											
SYM.	SIZE			ALUM. HOLLOW CORE	GLASS	WOOD	FIXED FRENCH	FRENCH	METAL	PAINTED	REMARKS
	WIDTH	HEIGHT	THK.								
(A)	3'-0"	6'-8"	1-3/8"								NEW MATCH EXISTING
(B)	2'-8"	6'-8"	1-3/8"								NEW
(C)	2'-6"	6'-8"	1-3/8"								NEW



WINDOW SCHEDULE												
SYM.	SIZE			ALUM. VINYL	WOOD	SLIDER	SINGLE HUNG	DOUBLE HUNG	CASIMENT	FIXED	PAINTED	REMARKS
	WIDTH	HEIGHT	THK.									
(A)	5'-0"	4'-0"										REPLACE MATCH TO EXISTING
(B)	3'-0"	3'-0"										MATCH TO EXISTING
(C)	2'-0"	1'-0"										NEW MATCH TO EXISTING
(D)	3'-0"	2'-0"										MATCH TO EXISTING

TEMPERED GLASS



RESIDENCE NEW FRONT HOUSE AND ADU

1241 W. 95th ST. LOS ANGELES, CA 90044

PROJECT LOCATION:

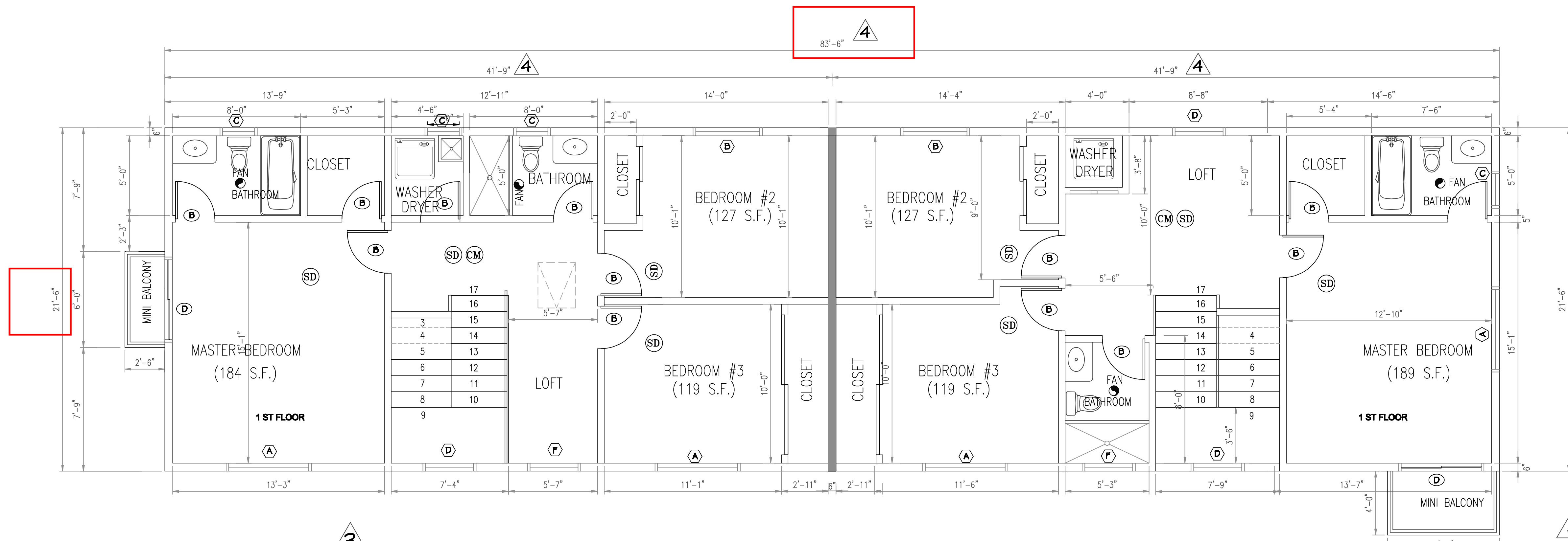
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4/30/20	Planning Corrections
6/02/20	Planning Corrections
6/23/20	Planning Corrections
7/15/20	Planning Corrections
7/30/20	Planning Corrections

Date:	06/06/2020
Job No:	R200310
Drawn By:	JENNY
Scale:	1/4"=1'-0"

Sheet title:

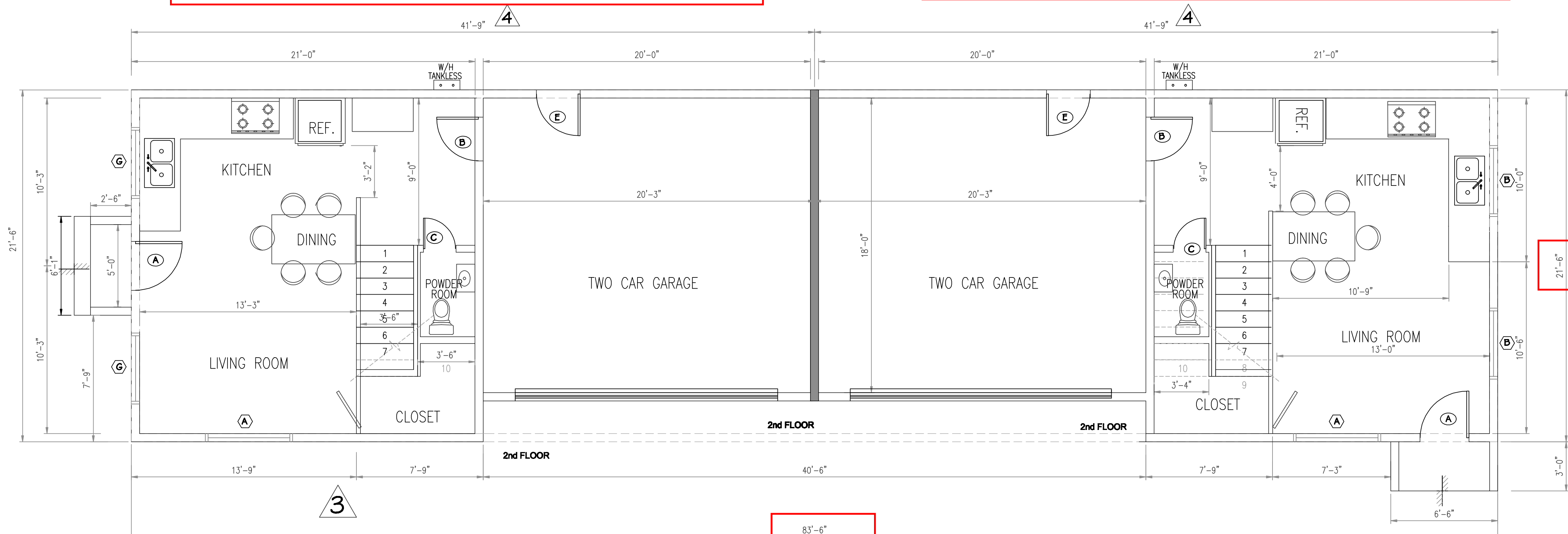
REAR HOUSE ELEVATION

A-1.2



FRONT HOUSE 2nd FLOOR PLAN "A"
 SCALE: 1/4"=1'-0"

FRONT HOUSE 2nd FLOOR PLAN "B"
 SCALE: 1/4"=1'-0"



FRONT HOUSE 1st FLOOR PLAN "A"
 SCALE: 1/4"=1'-0"

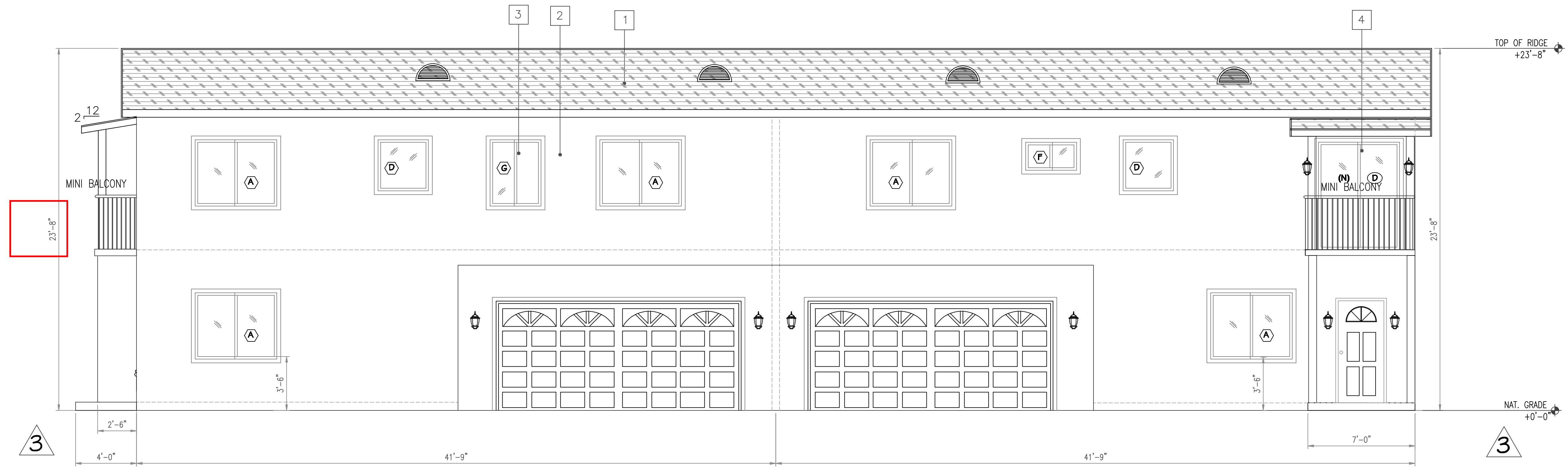
FRONT HOUSE 1st FLOOR PLAN "B"
 SCALE: 1/4"=1'-0"

PROJECT LOCATION:
RESIDENCE NEW FRONT HOUSE AND ADU
 1241 W. 95th ST. LOS ANGELES, CA 90044

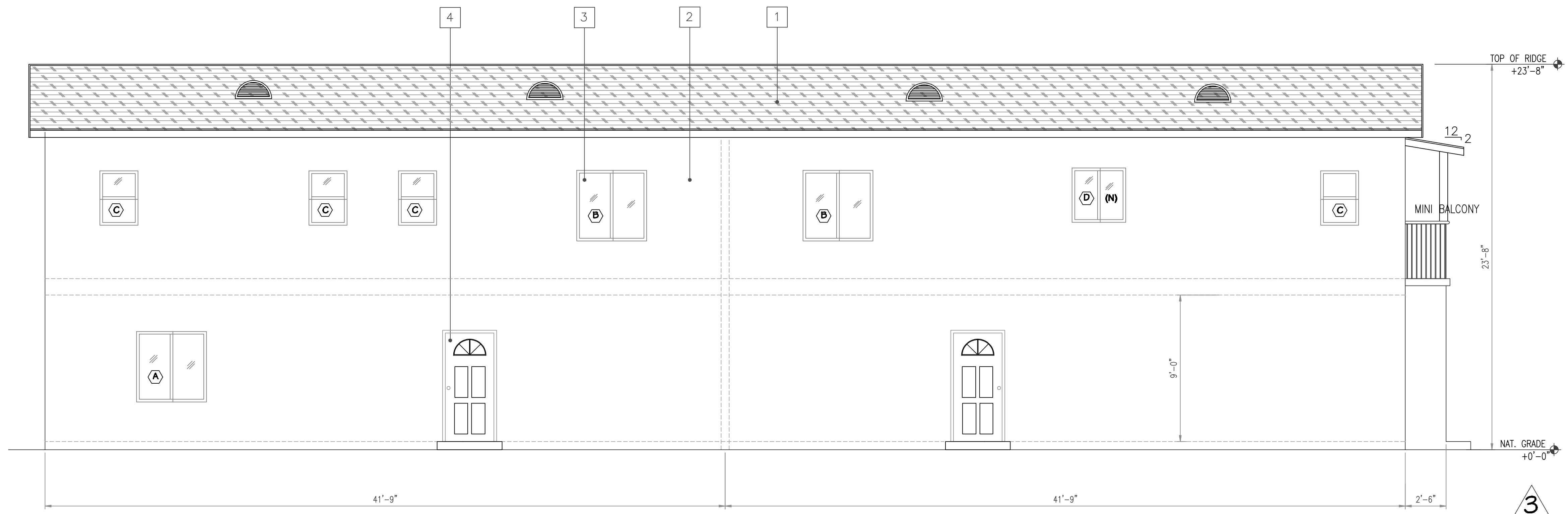
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6/23/20	Planning Corrections
7/15/20	Planning Corrections
7/30/20	Planning Corrections

Date:	07/30/2020
Job No:	R200310
Drawn By:	JENNY
Scale:	1/4"=1'-0"

Sheet title:
FRONT HOUSE FLOOR PLAN

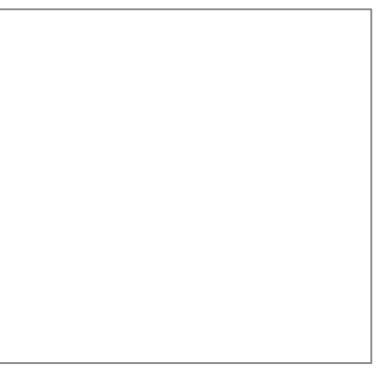


FRONT HOUSE EAST ELEVATION
SCALE: 1/4"=1'-0"



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

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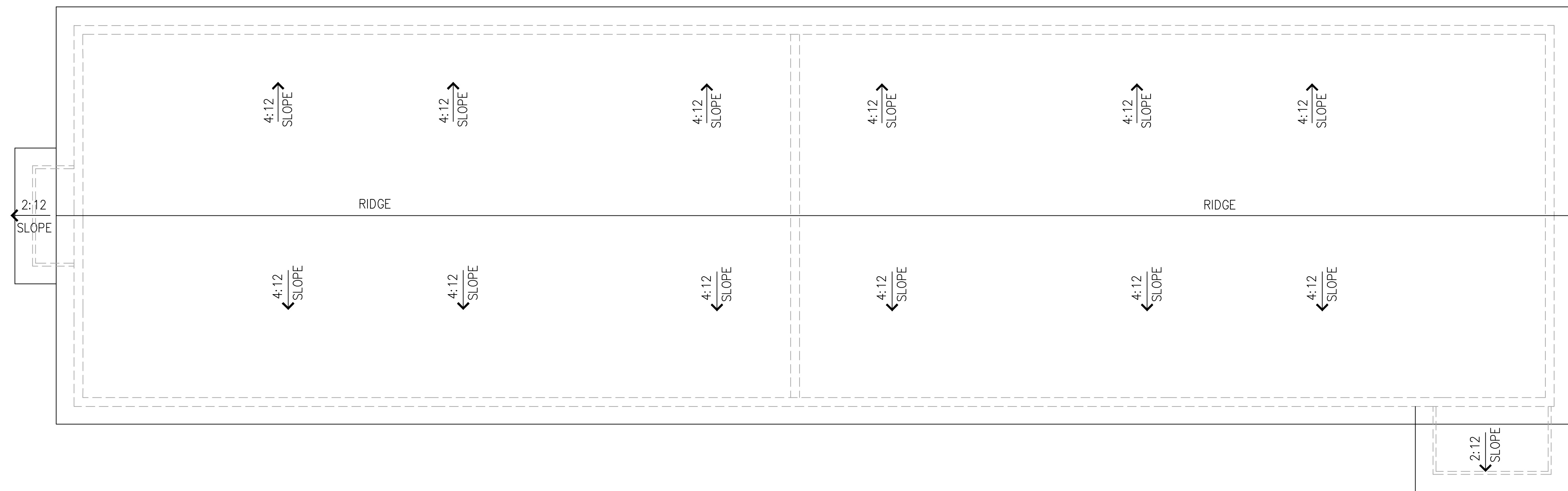
Sheet title:
FRONT HOUSE ELEVATION

EXTERIOR MATERIAL/COLOR/BRAND (PROPOSED)

MATERIAL AND COLOR MATCH MAIN HOUSE

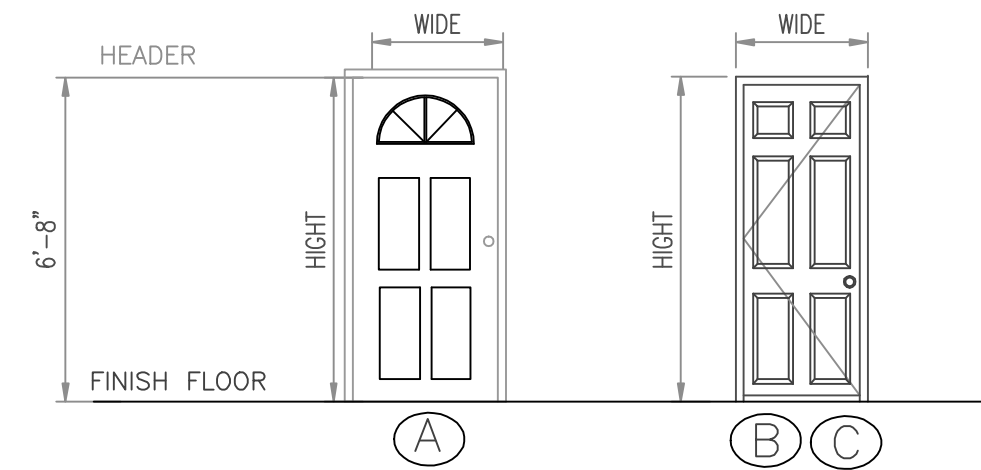
- 1 ROOF (ASPHALT SHINGLES) / BROWN
- 2 WALL (STUCCO) / IVORY
- 3 WINDOW (VINYL) / WHITE
- 4 DOOR
- 5 VENTILATION
- 6 HANDRAIL

OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN. MIN. AND 1/4-IN. MAX. OPENING.
ROOF (TILE) ICC-ESR-1647 CLASS "C"

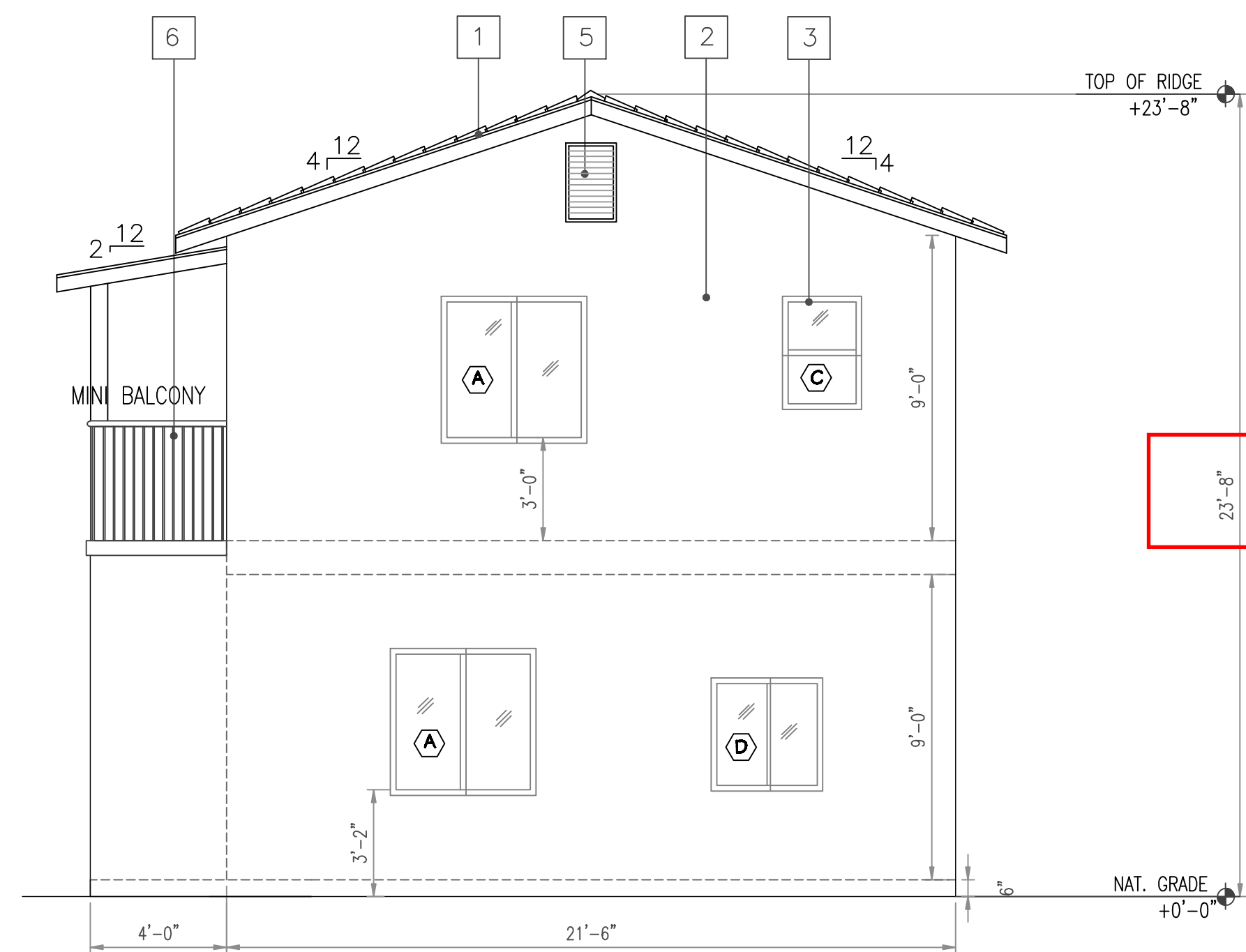
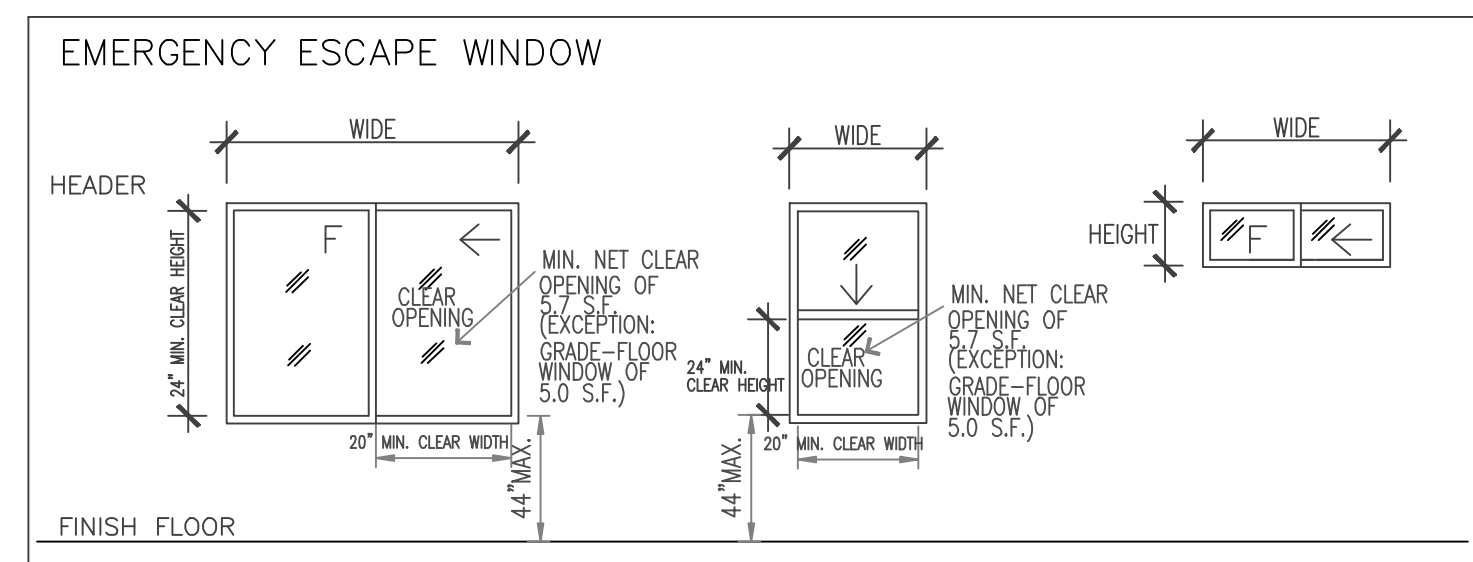


FRONT HOUSE ROOF PLAN
SCALE: 1/4"=1'-0"

SYM.		SIZE			DESCRIPTION	TYPE	FRAME	FINISH	REMARKS	
WIDTH	HEIGHT	THK.	ALUM.	WOOD	FIXED	WOOD	VINYL	STEEL	PAINTED	
(A)	3'-0"	6'-8"	1-3/8"	●	●	●	●	●	●	NEW MATCH EXISTING
(B)	2'-8"	6'-8"	1-3/8"	●	●	●	●	●	●	NEW
(C)	2'-6"	6'-8"	1-3/8"	●	●	●	●	●	●	NEW
(D)	3'-0"	6'-8"	1-3/8"	●	●	●	●	●	●	NEW



SYM.		SIZE		FRAME	TYPE	FINISH	REMARKS			
WIDTH	HEIGHT	ALUM.	VINYL	WOOD	FIXED	WOOD	VINYL	STEEL	PAINTED	
(A)	5'-0"	4'-0"	●	●	●	●	●	●	●	
(B)	4'-0"	4'-0"	●	●	●	●	●	●	●	
(C)	2'-0"	3'-0"	●	●	●	●	●	●	●	TEMPERED GLASS
(D)	3'-0"	3'-0"	●	●	●	●	●	●	●	
(E)	3'-0"	1'-0"	●	●	●	●	●	●	●	
(F)	3'-0"	4'-0"	●	●	●	●	●	●	●	



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



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

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7/30/20	Planning Corrections

Date: 07/30/2020
Job No: R200310
Drawn By: JENNY
Scale: 1/4"=1'-0"

Sheet title:
FRONT HOUSE ROOF PLAN