

1 SITE PLAN  
1/16" = 1'-0"  
HARDSCAPE: 11,861 SF - 2,712 SF = 9,149 SF

**APPLICANT/OWNER**  
 OWNER: APPLE CHAN  
 ADDRESS: (VACANT LOT) SKYLINE DR., LA HABRA HEIGHTS  
 TEL: 909.569.3737  
 EMAIL: MAIL@ERIC-DESIGN.COM

APPLICANT: ERIC C. TSANG  
 ADDRESS: 11116 MCGIRK AVE, EL MONTE, CA 91731  
 TEL: 909.569.3737  
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**PROJECT DESCRIPTION**  
 PROJECT NAME: CHAN RESIDENCE  
 PROJECT ADDRESS: (VACANT LOT) SKYLINE DR., LA HABRA HEIGHTS  
 APN: 8240-003-008  
 JOB DESCRIPTION: CONSTRUCT NEW 2-STORY SINGLE-FAMILY-RESIDENTIAL HOME OF CONTEMPORARY STYLE  
 ZONING: R-1  
 NUMBER OF STORY: 2  
 OCCUPANCY GROUP: R-3/U  
 CONSTRUCTION TYPE: V-B  
 FIRE SPRINKLERS: FULLY AUTOMATIC FIRE SPRINKLERS REQUIRED, SEE NOTES BELOW

**EXISTING/DEMOLITION**  
 EXISTING HOUSE: N/A  
 DEMOLITION: N/A

**PROJECT DATA**  
 LOT SIZE: 40,950 SF / 0.94 ACRE  
 1ST FLOOR LIVING AREA: 2,377 SF  
 2ND FLOOR LIVING AREA: 1,381 SF  
 TOTAL LIVING AREA: 3,758 SF  
 GARAGE AREA: 420 SF  
 COVERED PORCH: 0 SF  
 BALCONY: 890 SF  
 ACCESSORY UNIT: 1,000 SF  
 PERMEABLE COVERAGE: 30,865 SF (75.4%)  
 1ST FLOOR FOOTPRINT: 2,377 SF  
 2ND FLOOR F.A.R.: 1,381 SF  
 2ND FLOOR PERCENTAGE: 58.1% OF FOOTPRINT  
 BUILDING HEIGHT: 22'-0"  
**PORTION LESS THAN 18 FT. HT.:**  
 FRONT SETBACK: 119'-8"  
 OTHER SETBACK: 10'-0" - 114'-3"  
**PORTION GREATER THAN 18 FT. HT.:**  
 FRONT SETBACK: 119'-8"  
 OTHER SETBACK: 10'-0" - 114'-3"

PROPOSED GRADING AREA: 11,906 SF  
 EXEMPTED GRADING AREA: 2,714 SF  
 DRIVEWAY:  
**TOTAL GRADING AREA: 9,192 SF**  
**MAX GRADING AREA: 11,760 SF**

PROPOSED HARDSCAPE AREA: 9,109 SF  
 EXEMPTED HARDSCAPE AREA:  
 PARKING: 800 SF  
 DRIVEWAY: 2,714 SF  
**TOTAL HARDSCAPE AREA: 5,595 SF**  
**MAX HARDSCAPE AREA: 7,760 SF**

**\*THE FOLLOWING ITEMS ARE TO BE UNDER SEPARATE PERMIT:**  
 1. SWIMMING POOL  
 2. SPA  
 3. POOL/SPA EQUIPMENT  
 4. POOL/SPA PROTECTIVE BARRIER  
 5. FIRE PIT  
 6. RETAINING WALLS  
 7. GUARDRAILS ON RETAINING WALLS  
 8. FENCES & PILASTERS

**PROJECT LOCATION**

**NOTES**

- ALL NEW CONSTRUCTION REQUIRES RESIDENTIAL FIRE SPRINKLERS, FIRE SPRINKLER DESIGN AND INSTALLATION SHALL BE ACCORDINGLY TO THE STANDARDS APPROVED BY THE FIRE DEPARTMENT. PLANS SHALL BE SUBMITTED DIRECTLY TO THE FIRE DEPARTMENT FOR REVIEW AND FOR THE REQUIRED PERMITS PRIOR TO CONSTRUCTION OR INSPECTIONS.
- ALL CONCRETE BLOCK WALL FENCE SHALL BE SUBMITTED UNDER SEPARATE PERMIT.
- PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES. SIGN SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC. BARRIERS SHALL BE CONSTRUCTED FOR CBC 3306.6. COVERED WALKWAYS SHALL COMPLY WITH CBC 3306.7
- TREE PROTECTION NOTES:** FOR EXISTING TREES TO REMAIN ON SITE, NO DAMAGE ALLOWED TO CANOPY OR ROOT SYSTEMS, PROTECTIVE FENCING AS NECESSARY, AND TREES ARE TO BE DEEP-WATERED 1-2 TIMES PER MONTH OR AS PER REQUIRED TO KEEP THEM HEALTHY UNTIL IRRIGATION IS INSTALLED.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND
- LANDSCAPING REQUIRED** (LANDSCAPING MUST BE PROVIDED AND MAINTAINED THROUGHOUT REQUIRED SETBACKS, IN UNIMPROVED CITY RIGHT-OF-WAY ADJACENT TO THE PROPERTY AND OTHER AREAS VISIBLE FROM A PUBLIC RIGHT OF WAY WHERE NOT USED FOR ACCESS. LANDSCAPING MUST CONSIST OF AN EFFECTIVE COMBINATION OF TREES, GROUND COVER AND SHRUBBERY. ALL LANDSCAPED AREAS MUST HAVE A PERMANENT AUTOMATED UNDERGROUND FULL COVERAGE IRRIGATION SYSTEM.
- FENCES AND WALLS,** FENCES AND GARDEN WALLS MUST BE LESS THAN SIX (6) FEET IN HEIGHT AND MUST BE ARCHITECTURALLY COMPATIBLE WITH THE PRIMARY STRUCTURE DESIGN WHERE ADJACENT TO RIGHT-OF-WAY OR DEVELOPED AREAS OF ADJACENT PARCELS. BARBED WIRE, RAZOR RIBBON AND OTHER SECURITY FENCING MATERIALS ARE PROHIBITED. CHAIN-LINK FENCING IN FRONT YARD AREAS MUST BE LANDSCAPED OR OTHERWISE SCREENED. UNLESS APPROVED BY A STANDARDS MODIFICATION, AT LEAST NINETY PERCENT OF THE PORTION OF ANY WALL OVER FORTY-TWO (42) INCHES IN HEIGHT SHALL BE CONSTRUCTED OF NON-VIEW-OBSCURING, OPEN MATERIALS, SUCH AS WROUGHT IRON WHEN LOCATED IN THE REAR YARD AREA ADJACENT TO A STREET MAY BE PERMITTED SOLID FENCING IF THE FENCE IS SET BACK TEN (10) FEET FROM THE EDGE OF PAVEMENT AND IS ARCHITECTURALLY COMPATIBLE WITH THE PRIMARY STRUCTURE DESIGN. FENCES AND WALLS SHALL NOT SUBSTANTIALLY IMPAIR EITHER DISTANT VIEWS FROM PUBLIC STREETS AND RIGHTS-OF-WAY OR PRIMARY VIEWS.
- FIRE APPARATUS ACCESS ROAD** SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (50,000 LBS) AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- SEPTIC SYSTEMS REQUIRE HEALTH DEPT. APPROVAL.
- FIRE SPRINKLERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 13D. IN ADDITION, FIRE SPRINKLERS SHALL BE PROVIDED IN ALL CLOSETS, BATHROOMS, AND ATTIC SPACES. SPRINKLERS IN THE GARAGE SHALL BE SPACED AT A MAXIMUM OF 130 FT<sup>2</sup> PER SPRINKLER.
- AN INTERIOR FULLY AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ANY NRE RESIDENCE. UNLESS IT IS ESTABLISHED TO THE SATISFACTION OF THE FIRE CHIEF THAT THE INSTALLATION OF SUCH INTERIOR FIRE SPRINKLER SYSTEM WOULD IMPOSE AN UNDUE BURDEN AND THE ABSENCE OF AN INTERIOR FIRE SPRINKLER SYSTEM WOULD NOT SIGNIFICANTLY INCREASE THE FIRE RISK OR HAZARD.
- ALL DOORS LEADING FROM THE HOUSE INTO AREAS THAT PROVIDE POOL ACCESS SHALL HAVE SAFETY BARRIER ALARMS.

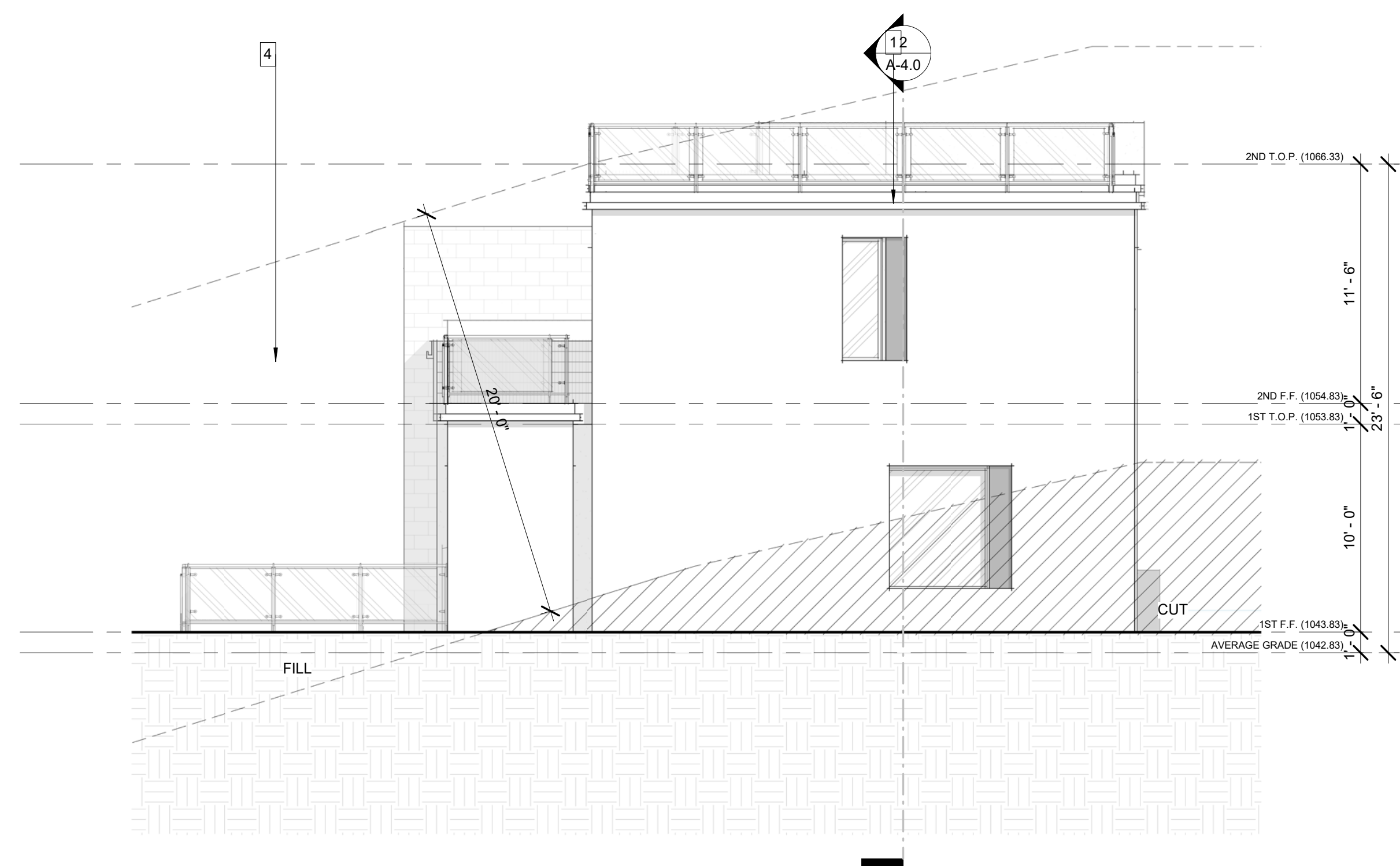
**SITE PLAN KEYNOTES:**

1	CONSTRUCT NEW DRIVEWAY APPROACH PER CITY STANDARD
2	CONCRETE AREA ACID WASHED w/10" BORDER, UCR TAN FROM "COLORFULL"
3	INTERLOCKING PAVERS ACID WASHED w/10" BORDER, UCR TAN FROM "COLORFULL"
4	LANDSCAPEING
5	OUTDOOR PARKING
6	LANDSCAPING PER FUEL MODIFICATION PLAN
7	EXISTING CHAINLINK FENCE TO REMAIN

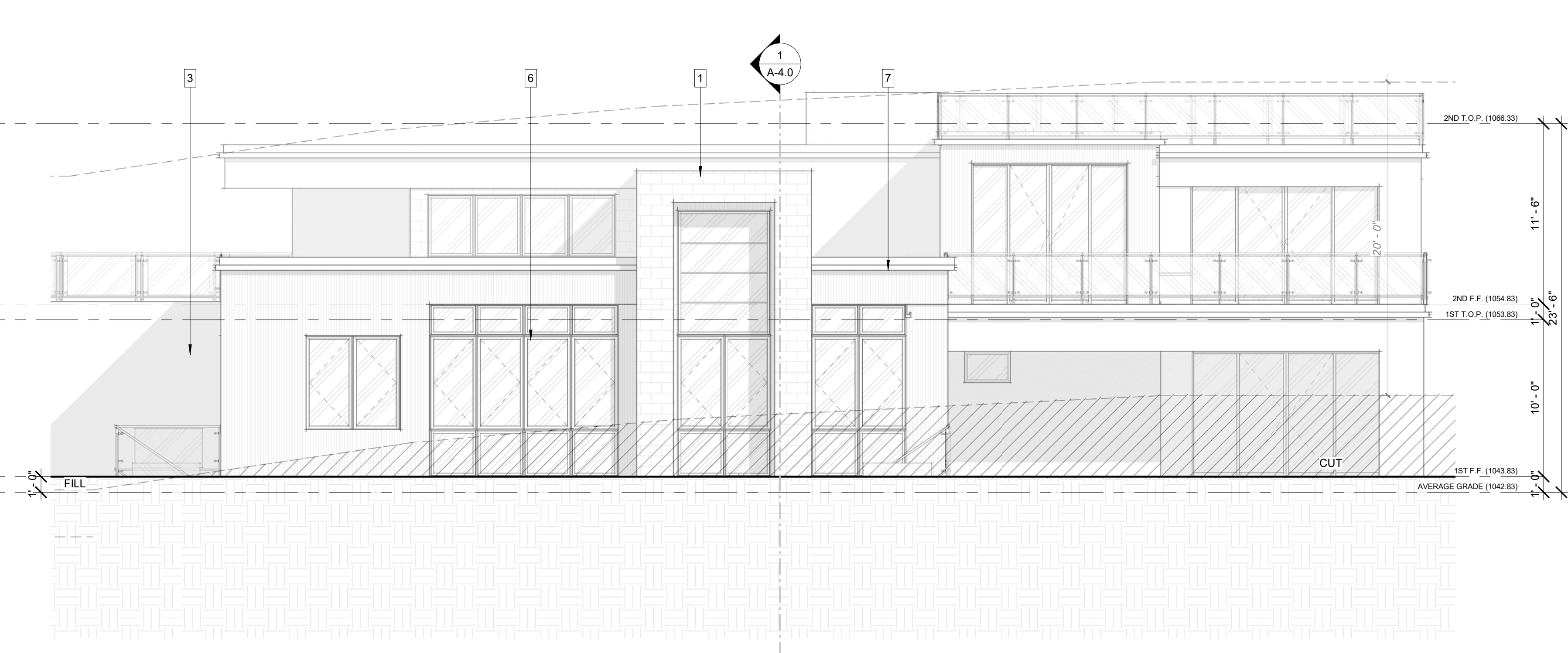


REVISIONS:  
 DESIGNER: BEN KIM  
 PROJECT NUMBER:  
 PLOT DATE: 11/1/2019 12:02:48 AM

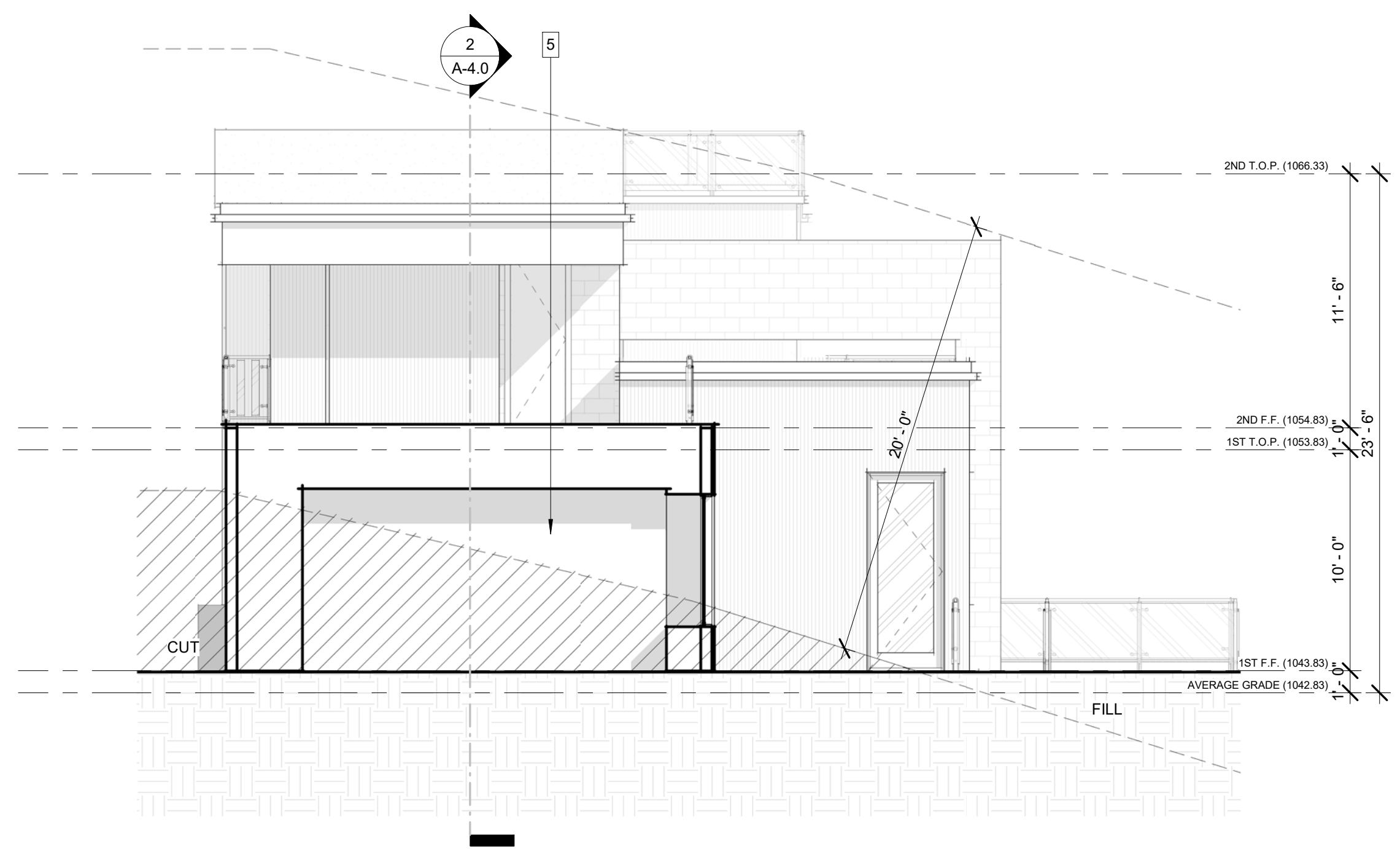




② WEST ELEVATION (SIDE)  
3/16" = 1'-0"



① NORTH ELEVATION (FRONT)  
3/16" = 1'-0"

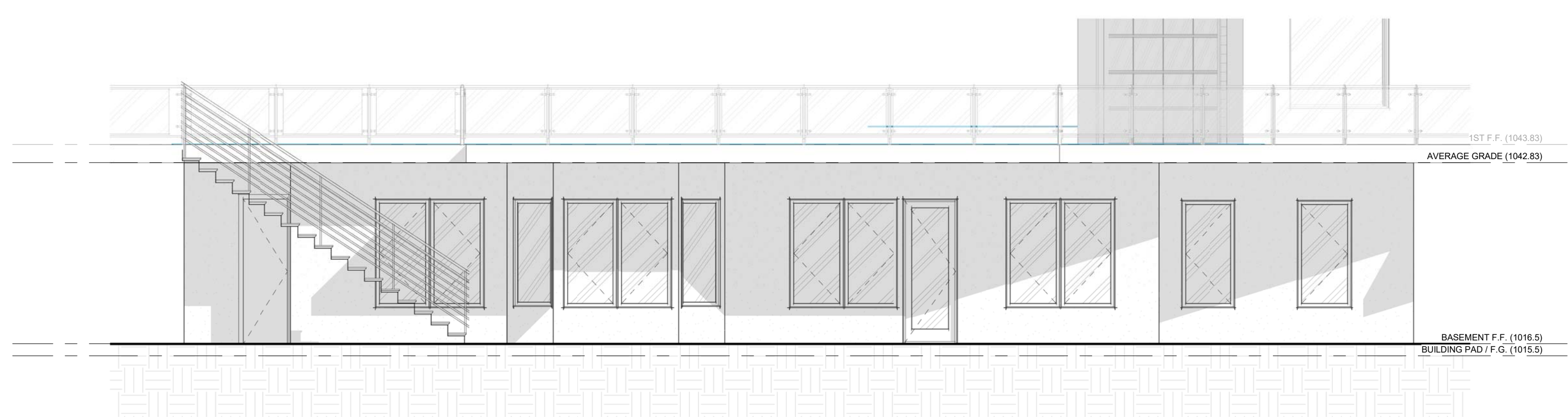


④ EAST ELEVATION (SIDE)  
3/16" = 1'-0"



③ SOUTH ELEVATION (REAR)  
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE				
	MATERIAL	FINISH	COLOR	MANUFACTURE
1	STONE VENEER	ZEN 24 & LONGITUDE 24	SNOWDRIFT/ SOFT LIGHT	ELDORADO STONE
2	BASE STUCCO	SMOOTH FINISH	ELDORADO P-6	MERLEX STUCCO
3	WINDOW	ALUMINIUM WOOD CLAD	CHESTNUT BRONZE	SIERRA PACIFIC
4	GLASS RAILING	STEEL POST	BRONZE	CUSTOM
5	GARAGE DOOR	ALUMINIUM	FROSTED GLASS PANELS	AMARR VISTA
6	CURTAIN WALL	ALUMINIUM	CLEAR GLASS	CUSTOM
7	CONCRETE	VERTICAL PATTERN	NATURAL CONCRETE	NONE



⑤ GUEST HOUSE ELEVATION  
3/16" = 1'-0"

REVISIONS:

DESIGNER:  
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-  
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ELEVATIONS

DRAWING NO.

A-3.0