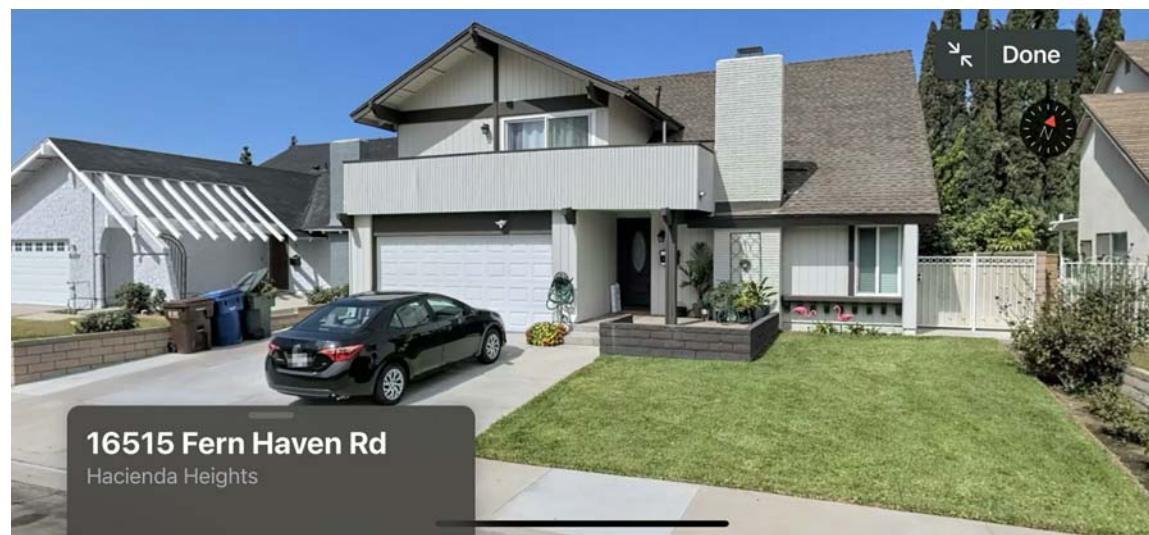


ACCESSORY DWELLING UNIT (ADU)

EXISTING PROPERTY VIEWS



EXISTING HOUSE SOUTH / FRONT VIEW



EXISTING HOUSE NORTH / REAR VIEW



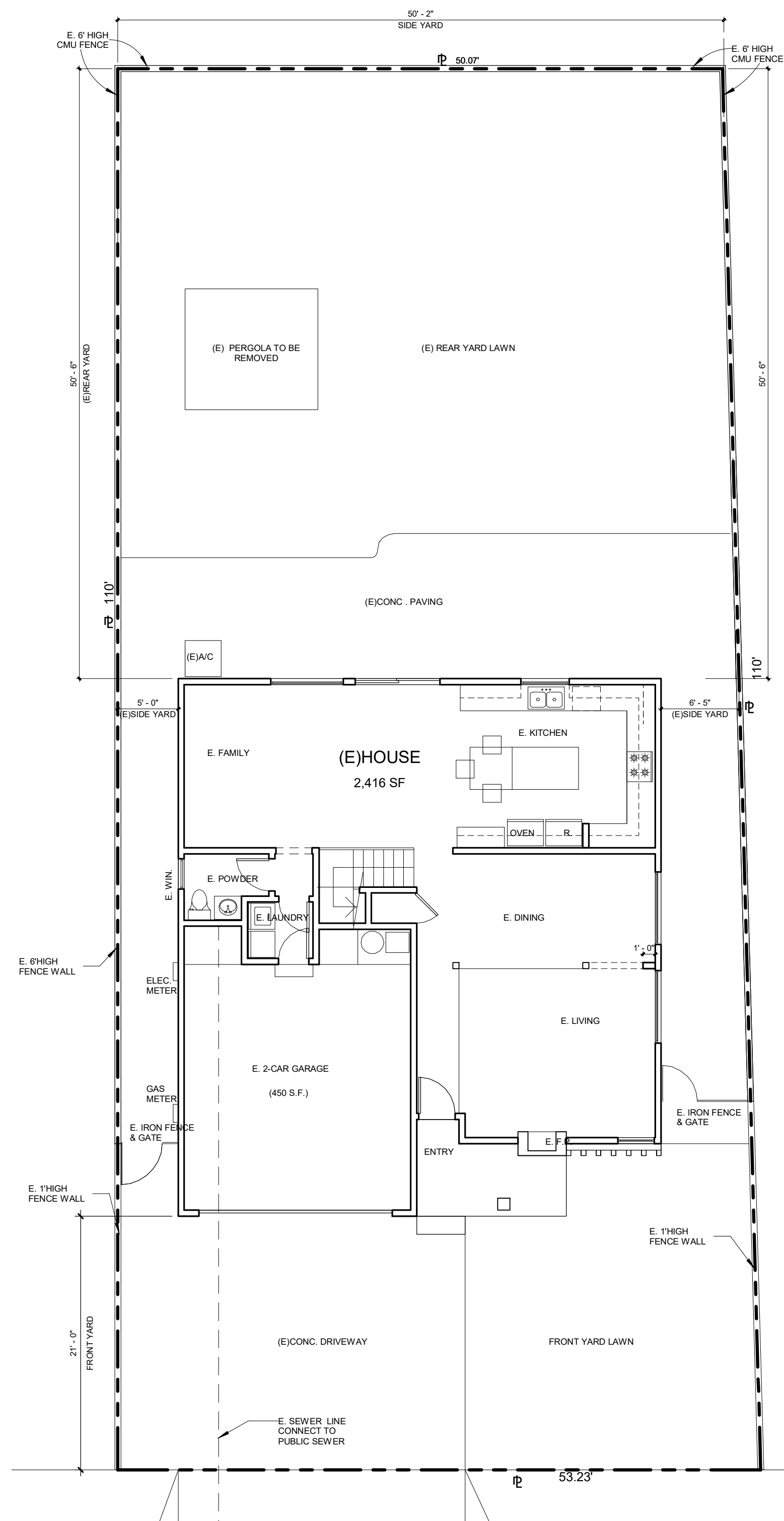
EXISTING REAR YARD VIEW



EXISTING HOUSE EAST /SIDE VIEW

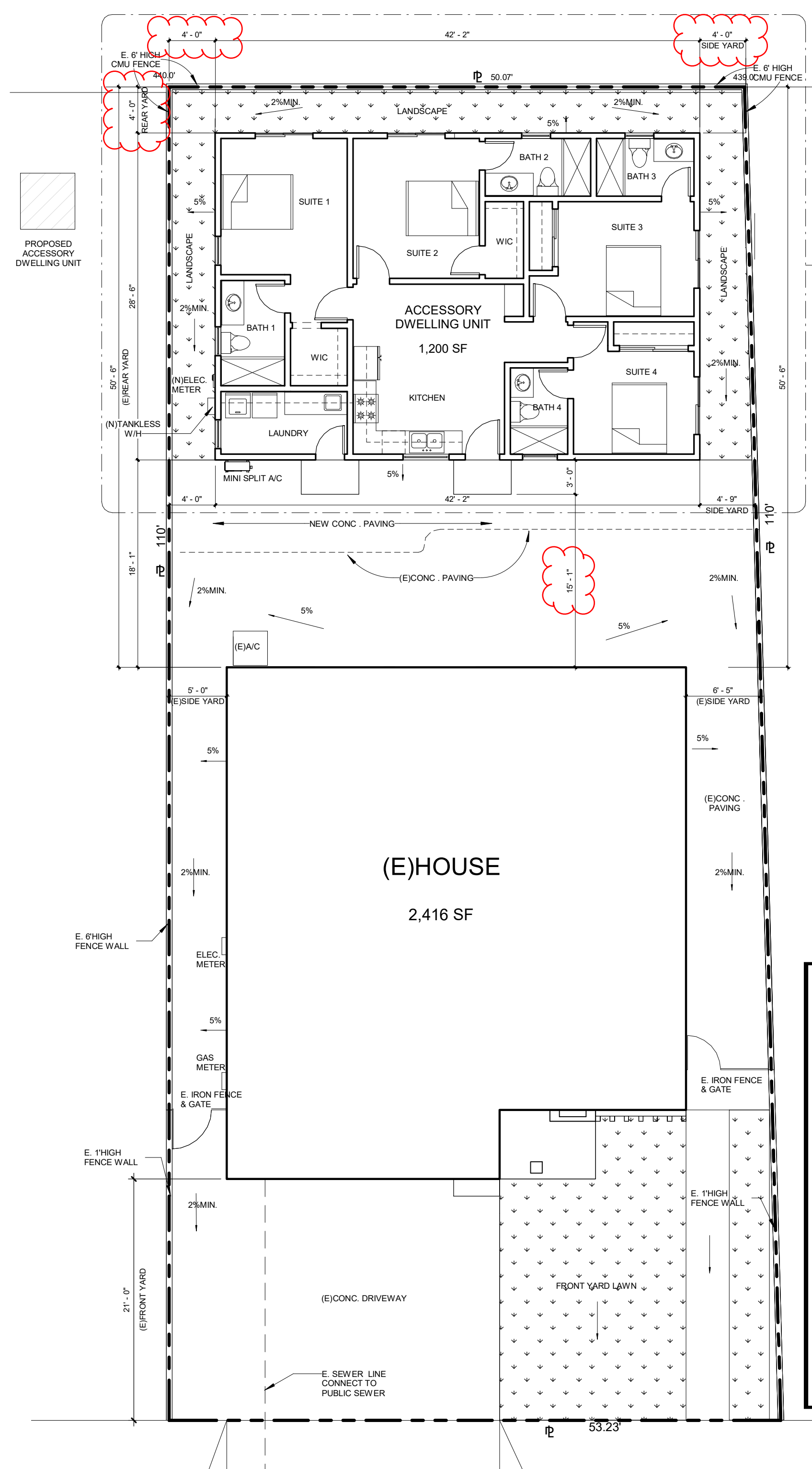


EXISTING HOUSE WEST /SIDE VIEW



FERN HAVEN RD.,

2 EXISTING SITE PLAN
1/8" = 1'-0"



FERN HAVEN RD.,

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

PROJECT INFORMATION

OWNER: BINGMEI LI
16515 FERN HAVEN RD., HACIENDA HEIGHTS CA 91745
TRACT NO. 27300 LOT 16; ASSESSOR'S ID NO. 8207-005-016
LOT AREA: 5,480 S.F.
OCCUPANCY GROUP: R-3 / U
TYPE OF CONSTRUCTION: V - B
NUMBER OF STORY: ONE
EXISTING FIRE SPRINKLER: NO
FLOOR AREA:
EXISTING 1ST FLOOR AREA: 1,201 S.F.
EXISTING 2ND FLOOR AREA: 1,215 S.F.
TOTAL EXISTING FLOOR AREA: 2,416 S.F.
EXISTING GARAGE AREA: 450 S.F.
EXISTING FRONT PORCH: 84 S.F.
PROPOSED ACCESSORY DWELLING UNIT: 1,200 S.F.
TOTAL FLOOR AREA: 2,416 S.F.+ 1,200 S.F.= 3,616 S.F.
LOT COVERAGE: 1,201 S.F.+450 S.F.+84 S.F. / 5,480 S.F.=31.6%

SCOPE OF WORK

1. PROPOSED 1,088 SF 4-BEDROOM & 4-BATHROOM ACCESSORY DWELLING UNIT IN REAR YARD.
2. NO CHANGE FOR EXISTING HOUSE

SITE PLAN REVIEW

PERMIT #: **RPPL2021012461**
PROJECT #: **PRJ2021-004370**

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.

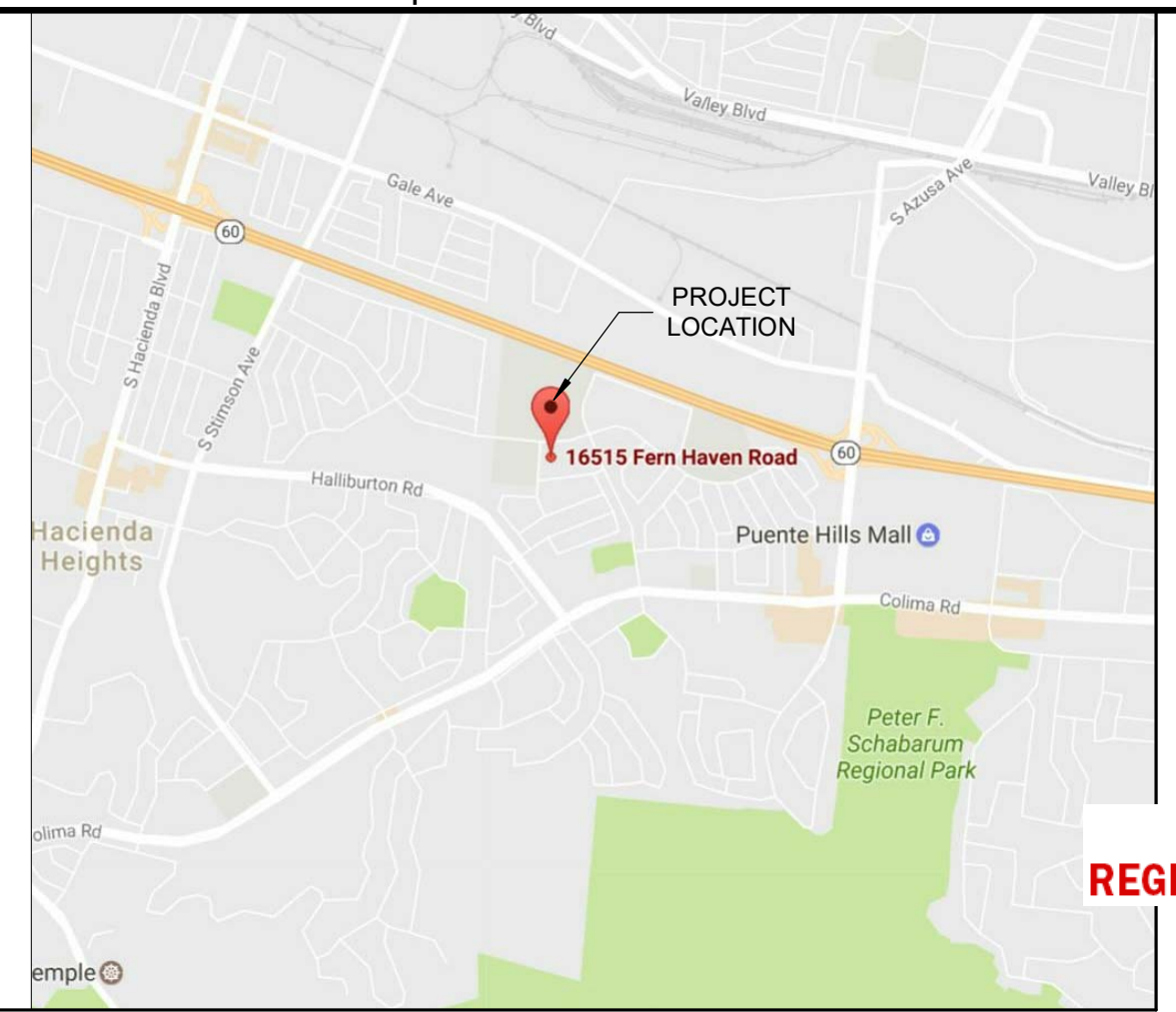
Carl Nadela
SIGNATURE PRINT
01-10-2022 APPROVAL DATE
01-10-2024 EXPIRATION DATE

Los Angeles County
Department of Regional Planning

Permit: RPPL2021012461 Project No.: PRJ2021-004370 EXPIRES: 01-10-2024
Address: 16515 Fern Haven Road, Hacienda Heights CA 91745 APN: 8207005016
Approved by: Carl Nadela Zone: R-A Approved on: 01-10-2022

APPROVED: New Accessory Dwelling Unit (ADU) at an existing Single-Family Residence (SFR). Heights and setbacks approved as shown.

- The siding and roofing for the ADU shall be in compliance with the development standards for SFR's, as outlined in the Los Angeles County Zoning Code, Title 22
- No oak trees are depicted on the plans. No encroachments or removals are proposed or authorized.
- No grading has been proposed and none is authorized.
- Prior to the commencement of any construction, obtain any required permits and approvals from the Los Angeles County Departments of Public Works, Environmental Health and Fire Department.



REVISIONS	DATE

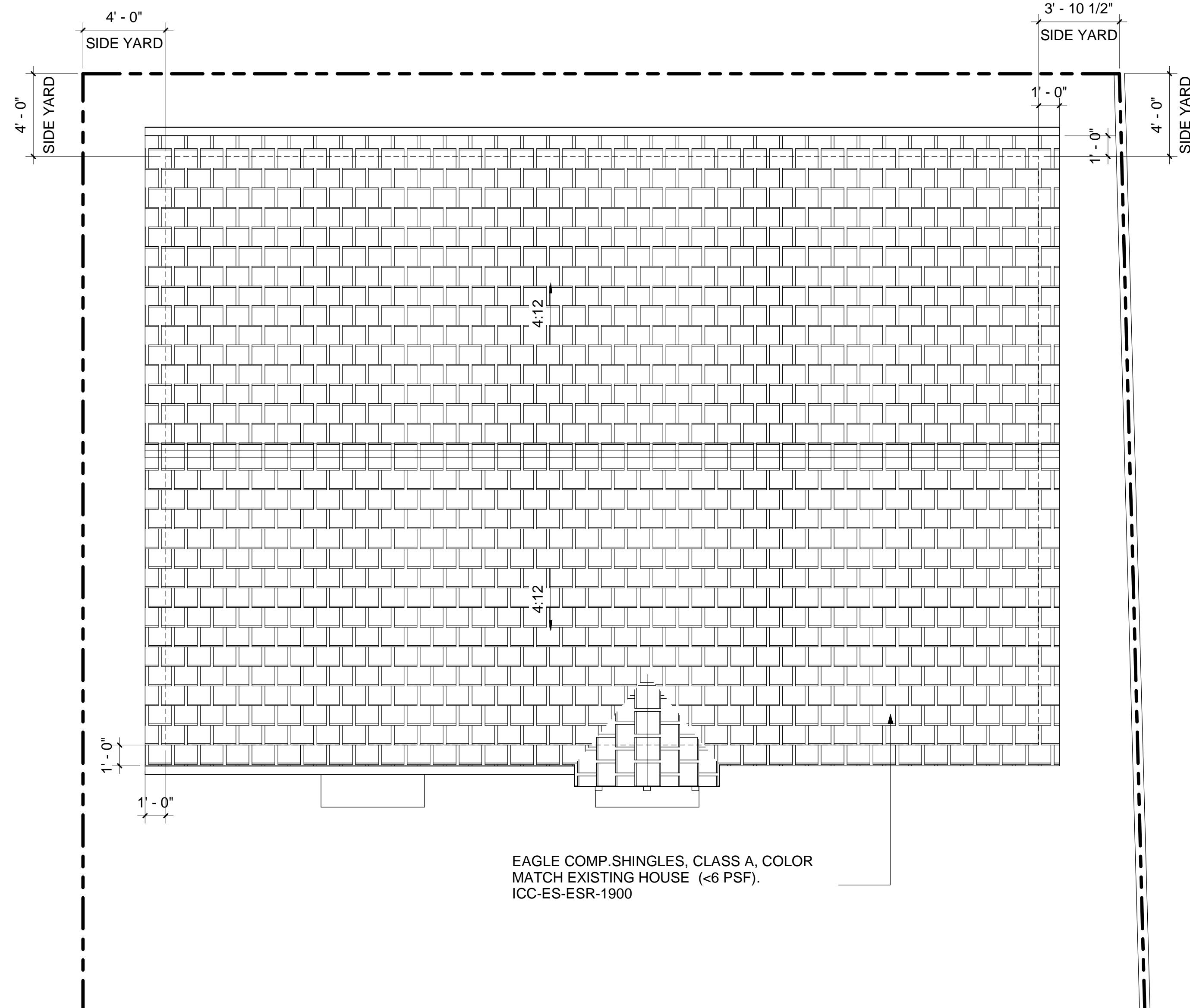
PROJECT TITLE / ADDRESS
ACCESSORY DWELLING UNIT
16515 FERN HAVEN DR., HACIENDA HTS, CA 91745

TITLE SHEET, SITE PLANS

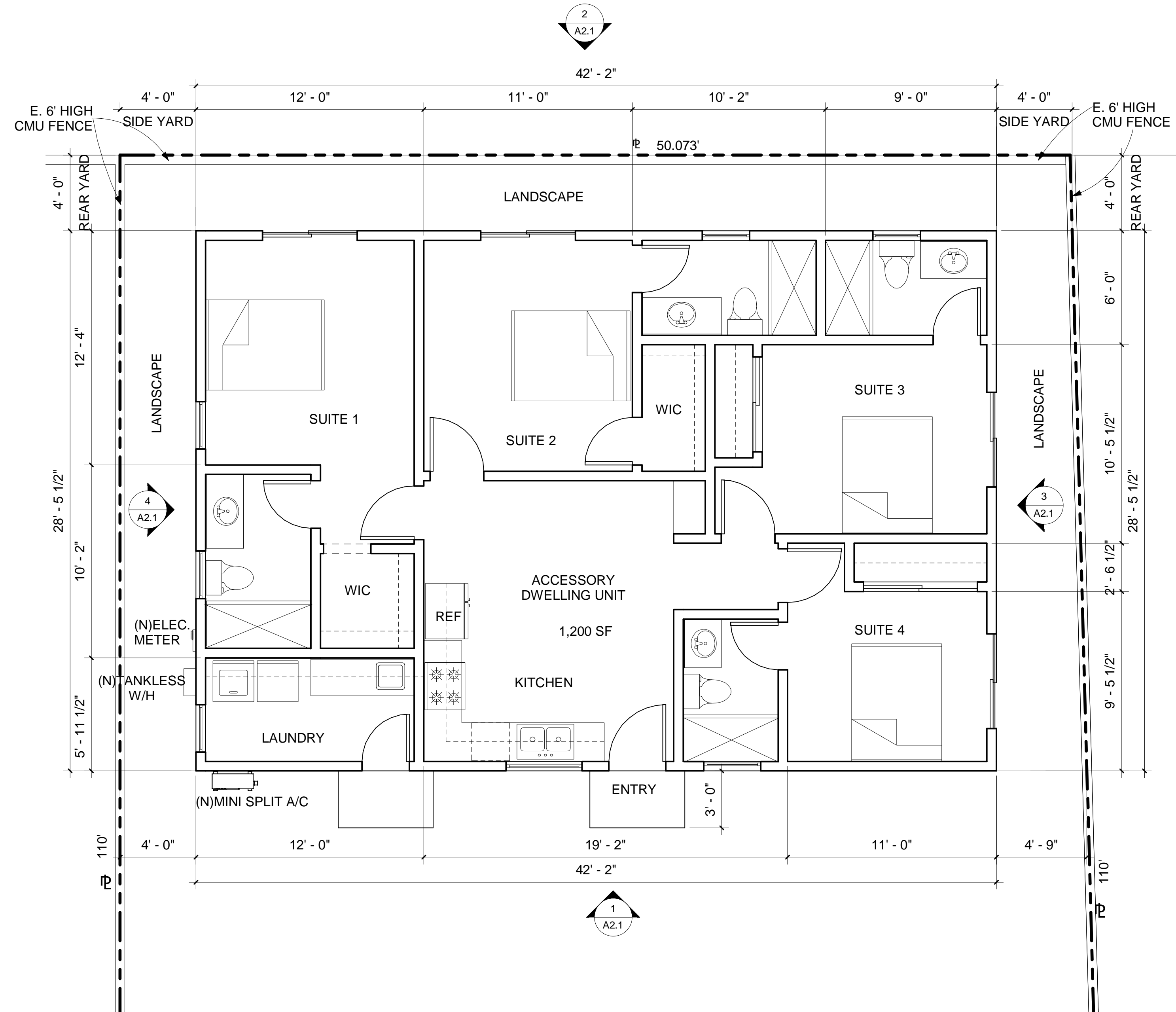
DRAWING T

DRAWN	
CHECKED	
DATE	11/27/2021
SCALE	1/8" = 1'-0"
JOB NO.	
SHEET	

DEPARTMENT OF REGIONAL PLANNING APPROVED
Page 1 of 3
OF SHEET



2 ROOF PLAN
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

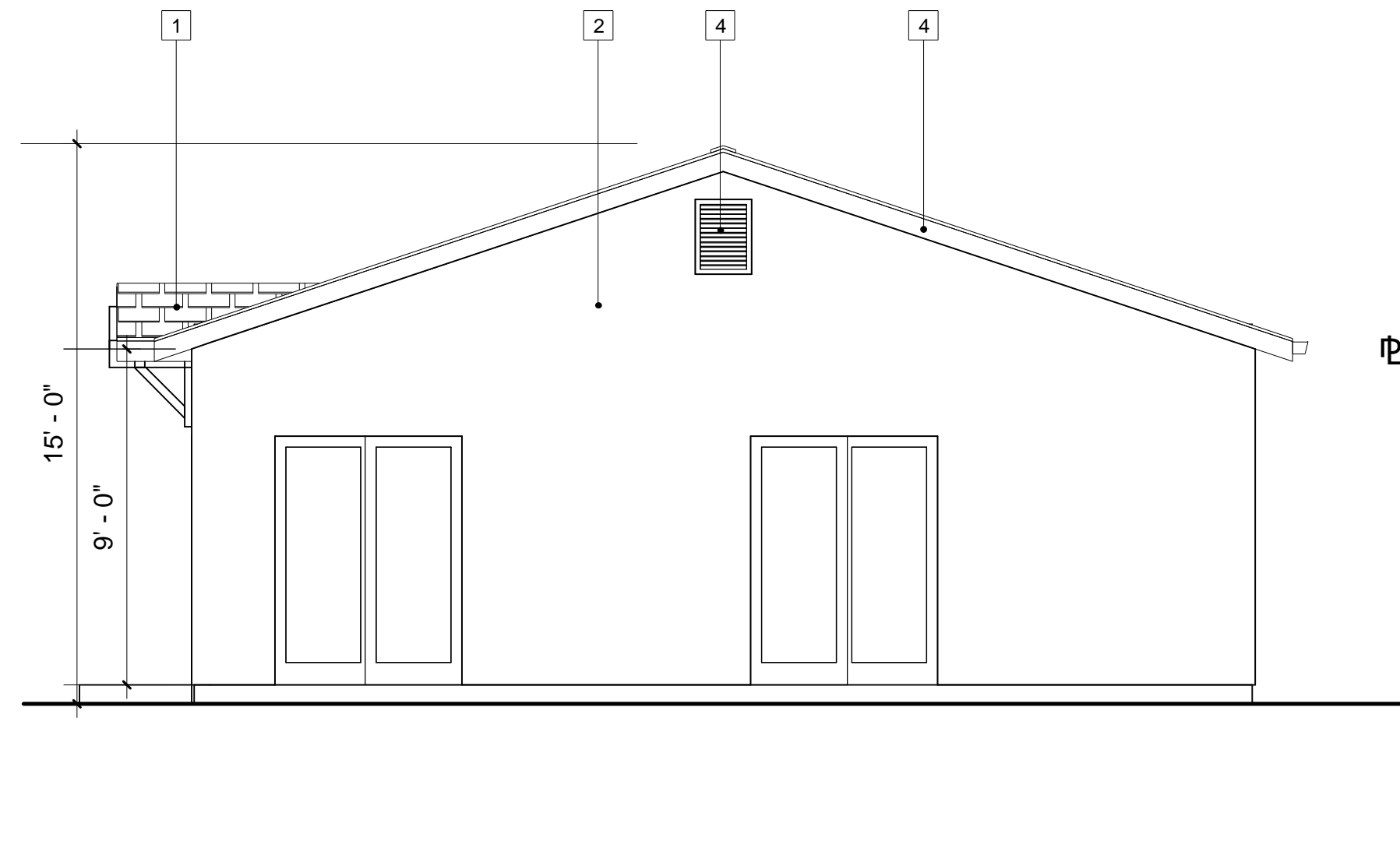
REVISIONS	DATE

PROJECT TITLE / ADDRESS
ACCESSORY DWELLING UNIT
16515 FERN HAVEN DR., HACIENDA HTS, CA 91745

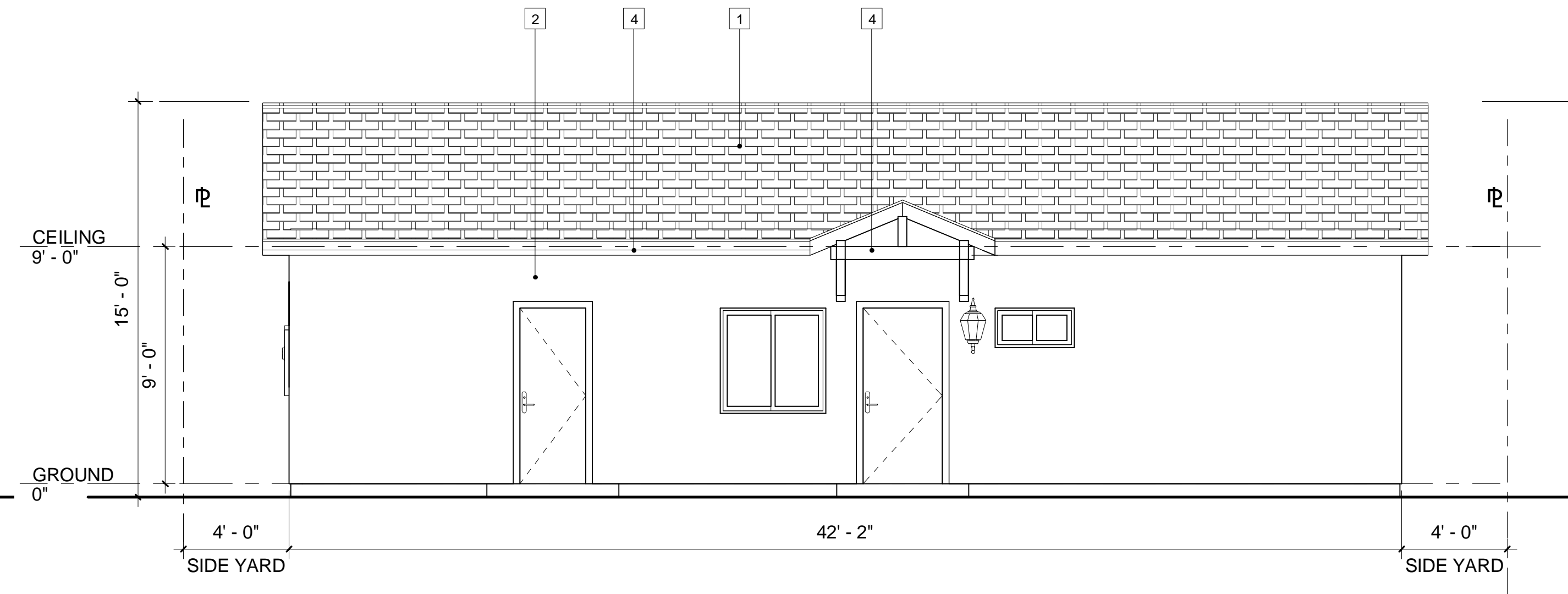
DRAWING TITLE
FLOOR PLAN & ROOF PLAN

DRAWN
CHECKED
DATE **11/27/2021**
SCALE **1/4" = 1'-0"**
JOB NO.
SHEET

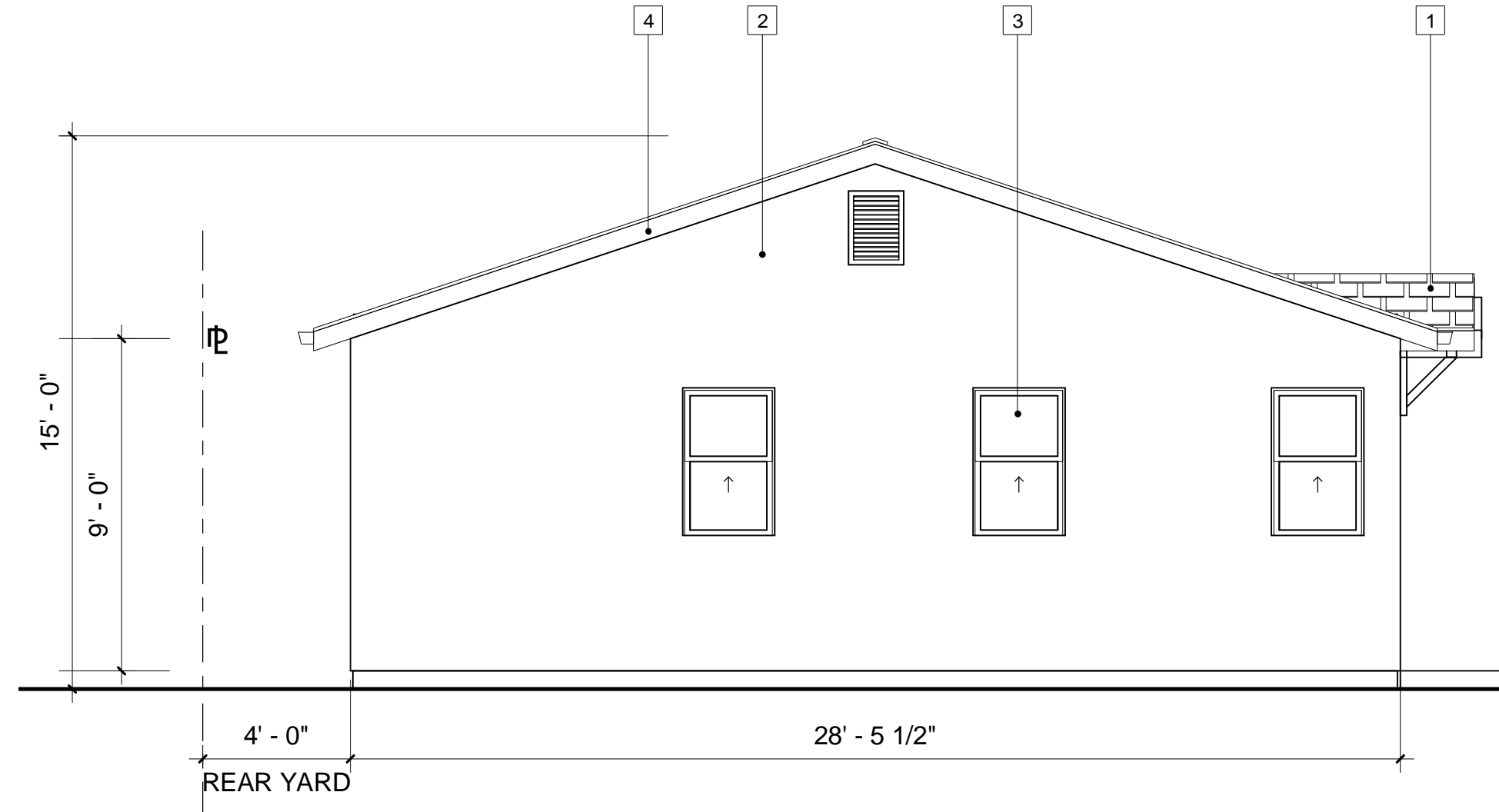
- 1 EAGLE COMP.SHINGLES, CLASS A, COLOR MATCH EXISTING HOUSE (<6 PSF). ICC-ES-ESR-1900
- 2 LAHABRA EXTERIOR STUCCO MATCH EXISTING HOUSE
- 3 WHITE COLOR VINYL WINDOW
- 4 "DUNN EDWARDS" WHITE COLOR DEW380 PAINT EAVE, EXTERIOR DOOR, COLUMN, RAIN GUTTER, DOWNSPOUTS, ENTRY PORCH COVER & GABEL VENT



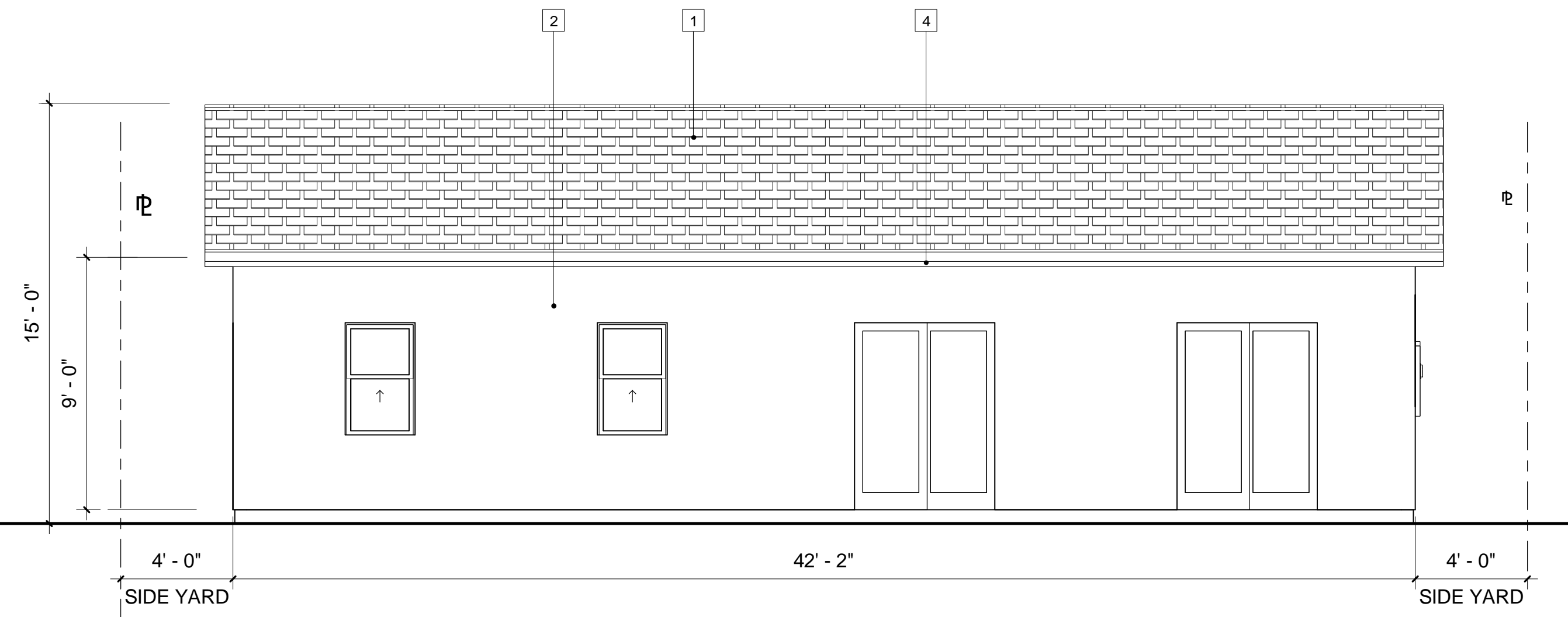
3 EAST ELEVATION
1/4" = 1'-0"



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



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



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

REVISIONS	DATE

PROJECT TITLE / ADDRESS
ACCESSORY DWELLING UNIT
16515 FERN HAVEN DR., HACIENDA HTS., CA 91745

DRAWING TITLE
ELEVATIONS

DRAWN	
CHECKED	
DATE	11/27/2021
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	