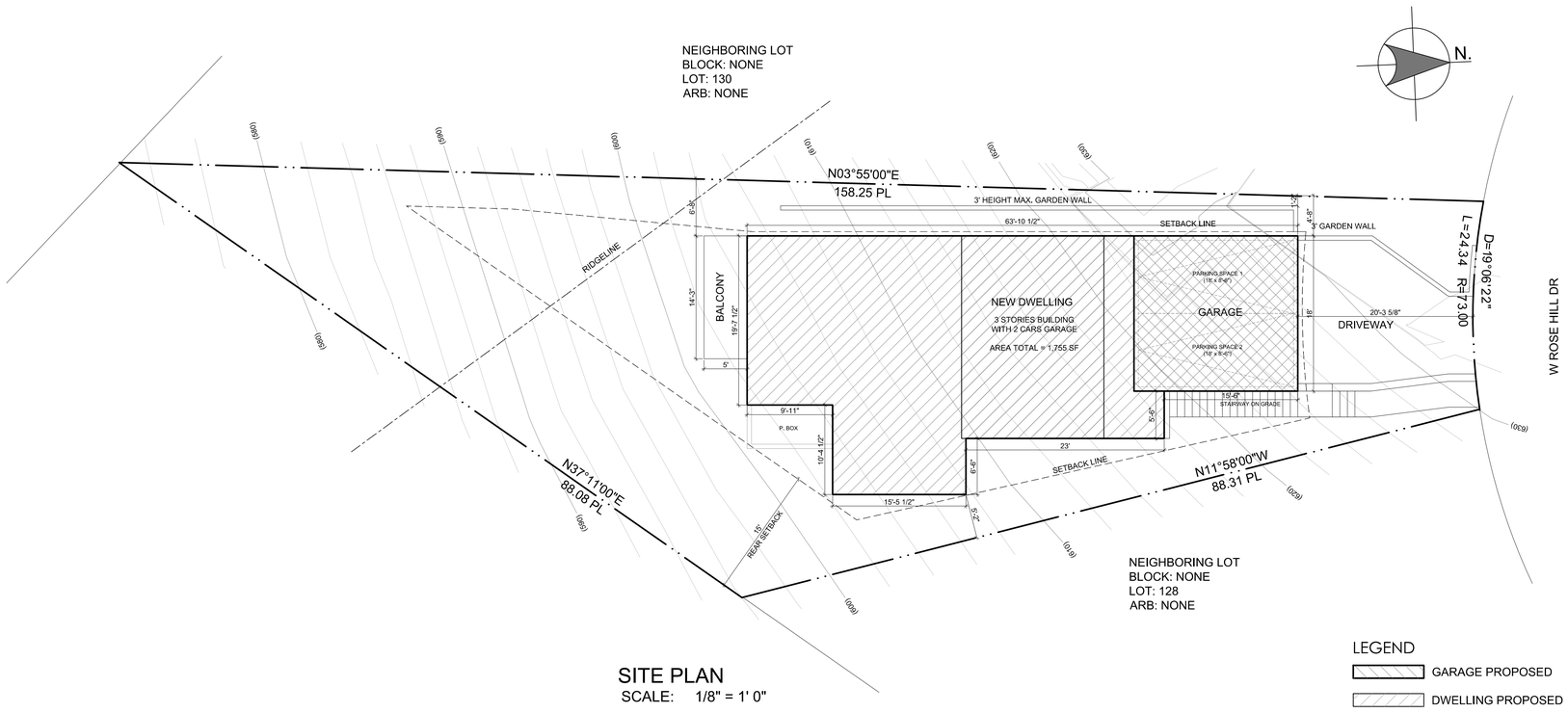


SITE PLAN
SCALE: 1/8" = 1' 0"

OWNER: JIWON JUNG

PROJECT ADDRESS: 4388 WEST ROSE HILL DRIVE

NEW SINGLE FAMILY DWELLING

REVISION TABLE

Number	Date	Description

PROJECT # : -

PLOT DATE : 2 / 08 /23

DRAWN BY : DANILO M.

CHECKED BY :

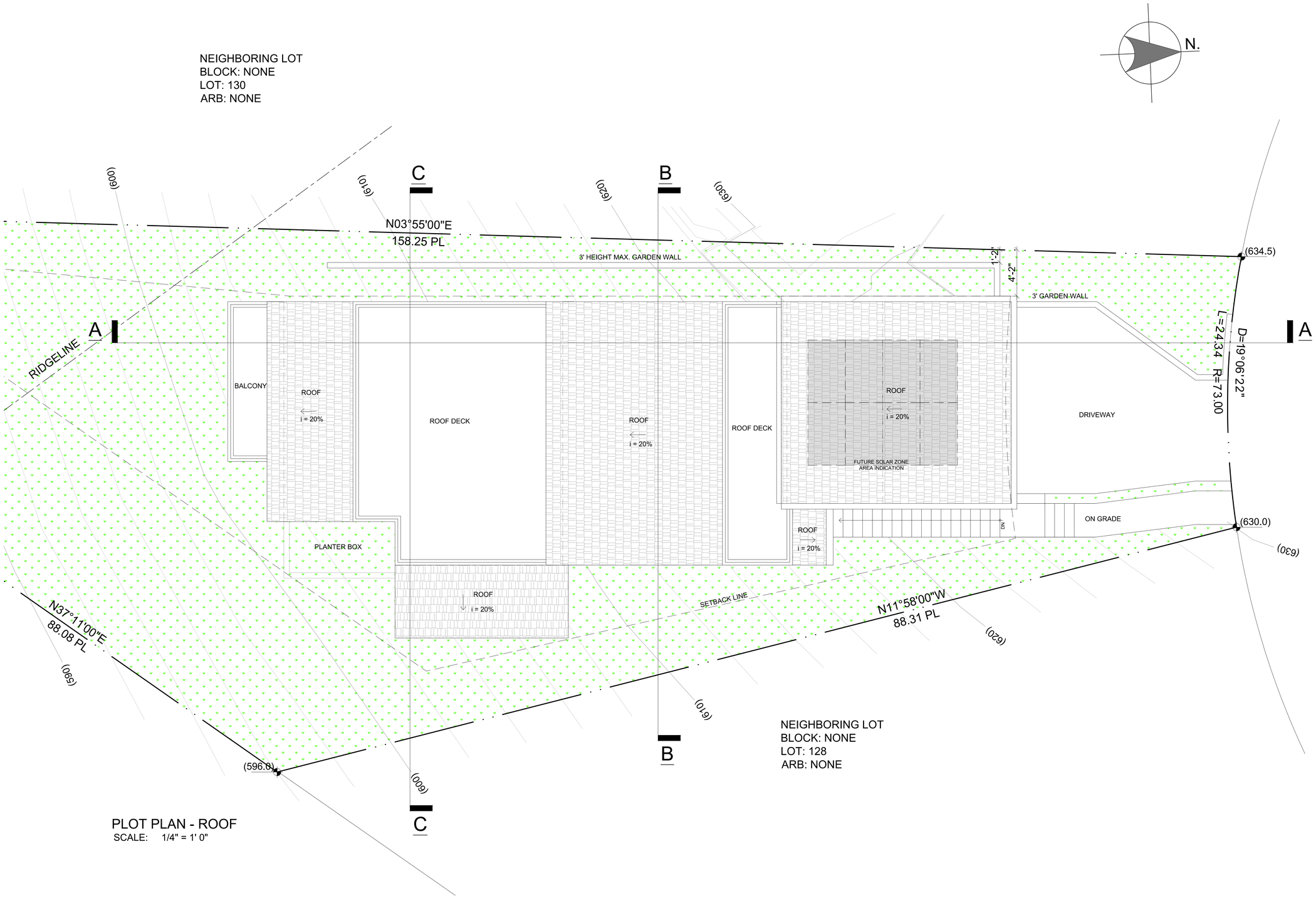
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STAMP

PRE-DESIGN PLAN

A-1.0

NEIGHBORING LOT
BLOCK: NONE
LOT: 130
ARB: NONE



NEIGHBORING LOT
BLOCK: NONE
LOT: 128
ARB: NONE

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

OWNER: JIWON JUNG

PROJECT ADDRESS: 4388 WEST ROSE HILL DRIVE

NEW SINGLE FAMILY DWELLING

REVISION TABLE

Number	Date	Description

PROJECT # : -

PLOT DATE : 2 / 08 /23

DRAWN BY : DANILO M.

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STAMP

PRE-DESIGN PLAN

A-1.1

NEIGHBORING LOT
BLOCK: NONE
LOT: 130
ARB: NONE

N.

(600)
(610)
C
(620)
B
(630)

N03°55'00"E
158.25 PL

3' HEIGHT MAX. GARDEN WALL

(634.5)

3' GARDEN WALL

A

RIDGELINE

A

L=24.34 R=73.00 D=19°06'22"

BALCONY

ROOF

ROOF DECK

ROOF

ROOF DECK

STANDARD PARKING SPACE 02 (18' x 8'-6")

(629.5)

STANDARD PARKING SPACE 02 (18' x 8'-6")

DRIVEWAY

9'

UP

STAIRWAY ON GRADE

DN

UP

ROOF

(630.0)

(630)

ROOF

N11°58'00"W
88.31 PL

(620)

N37°11'00"E
88.08 PL

(590)

(596.0)

(610)

B

(600)

C

NEIGHBORING LOT
BLOCK: NONE
LOT: 128
ARB: NONE

PLOT PLAN - GARAGE
SCALE: 1/4" = 1' 0"

W ROSE HILL DR

OWNER: JIWON JUNG

PROJECT ADDRESS: 4388 WEST ROSE HILL DRIVE

NEW SINGLE FAMILY DWELLING

REVISION TABLE

Number	Date	Description

PROJECT # : -

PLOT DATE : 2 / 08 /23

DRAWN BY : DANILO M.

CHECKED BY :

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STAMP

PRE-DESIGN PLAN

A-1.2

NEIGHBORING LOT
BLOCK: NONE
LOT: 130
ARB: NONE

N.

(600)
(610)
C
(620)
B
(630)

N03°55'00"E
158.25 PL

3' HEIGHT MAX. GARDEN WALL

(634.5)

A
RIDGELINE
A

D=19°06'22"
L=24.34
R=73.00

BALCONY
ROOF
ROOF DECK
LIVING ROOM
DINNING ROOM
KITCHEN
8' 7" x 14' 6"
28' 6" x 16' 6"
(617.0)
BATH
PANTRY
8' 5" x 4' 1"
PORCH
A = 17 SF.
UP
DN
3'-7 1/2"
ROOF

(630.0)
(630)

N11°58'00"W
88.31 PL

(620)

N37°11'00"E
88.08 PL

(590)

(610)

(596.6)

(600)
C
B

NEIGHBORING LOT
BLOCK: NONE
LOT: 128
ARB: NONE

PLOT PLAN - 2ND FLOOR
SCALE: 1/4" = 1' 0"

W ROSE HILL DR

OWNER: JIWON JUNG

PROJECT ADDRESS: 4388 WEST ROSE HILL DRIVE

NEW SINGLE FAMILY DWELLING

REVISION TABLE

Number	Date	Description

PROJECT # : -

PLOT DATE : 2 / 08 /23

DRAWN BY : DANILO M.

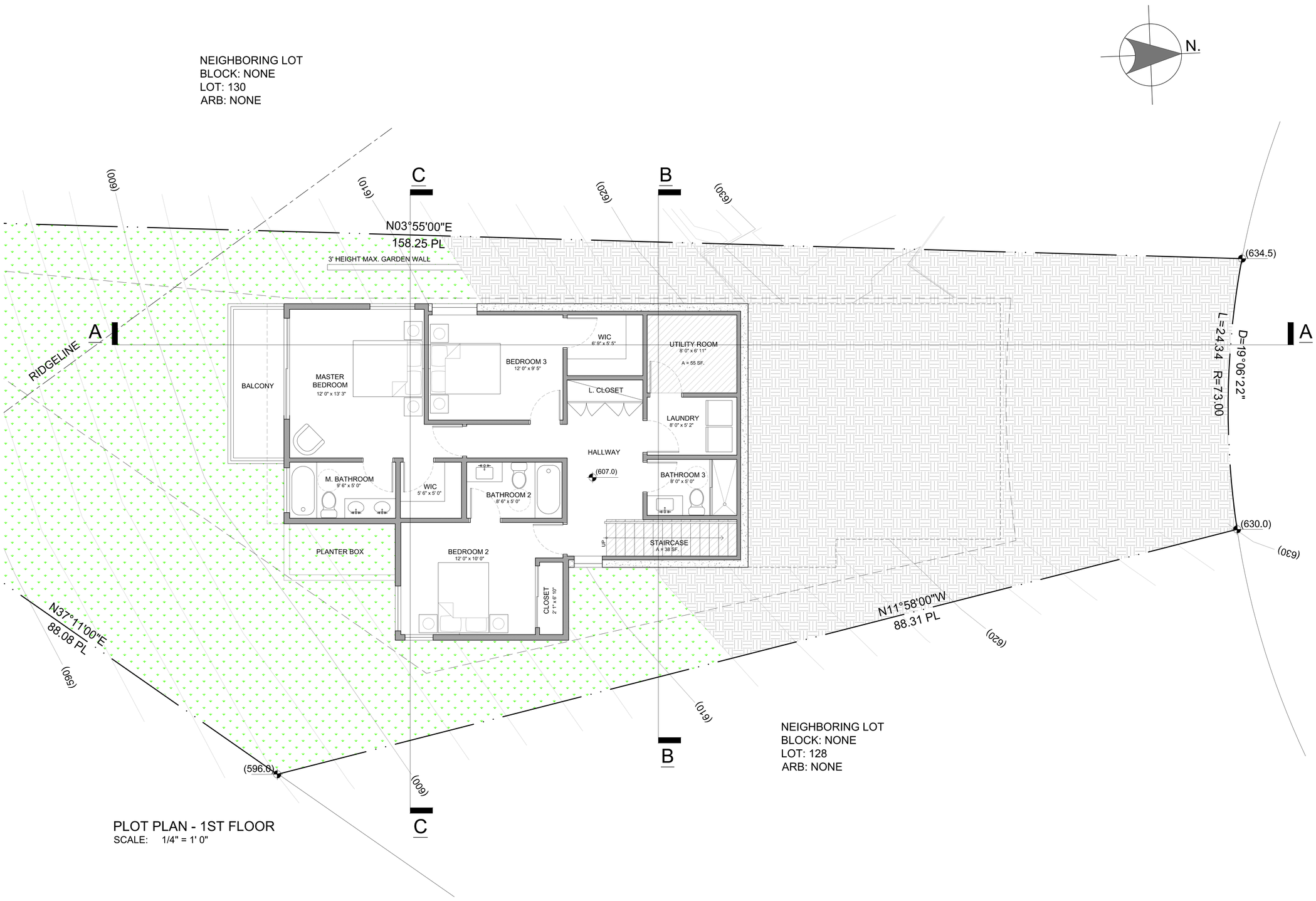
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STAMP

PRE-DESIGN PLAN

A-1.3



PLOT PLAN - 1ST FLOOR
SCALE: 1/4" = 1' 0"

OWNER: JIWON JUNG

PROJECT ADDRESS: 4388 WEST ROSE HILL DRIVE

NEW SINGLE FAMILY DWELLING

REVISION TABLE

Number	Date	Description

PROJECT # : -

PLOT DATE : 2 / 08 /23

DRAWN BY : DANILO M.

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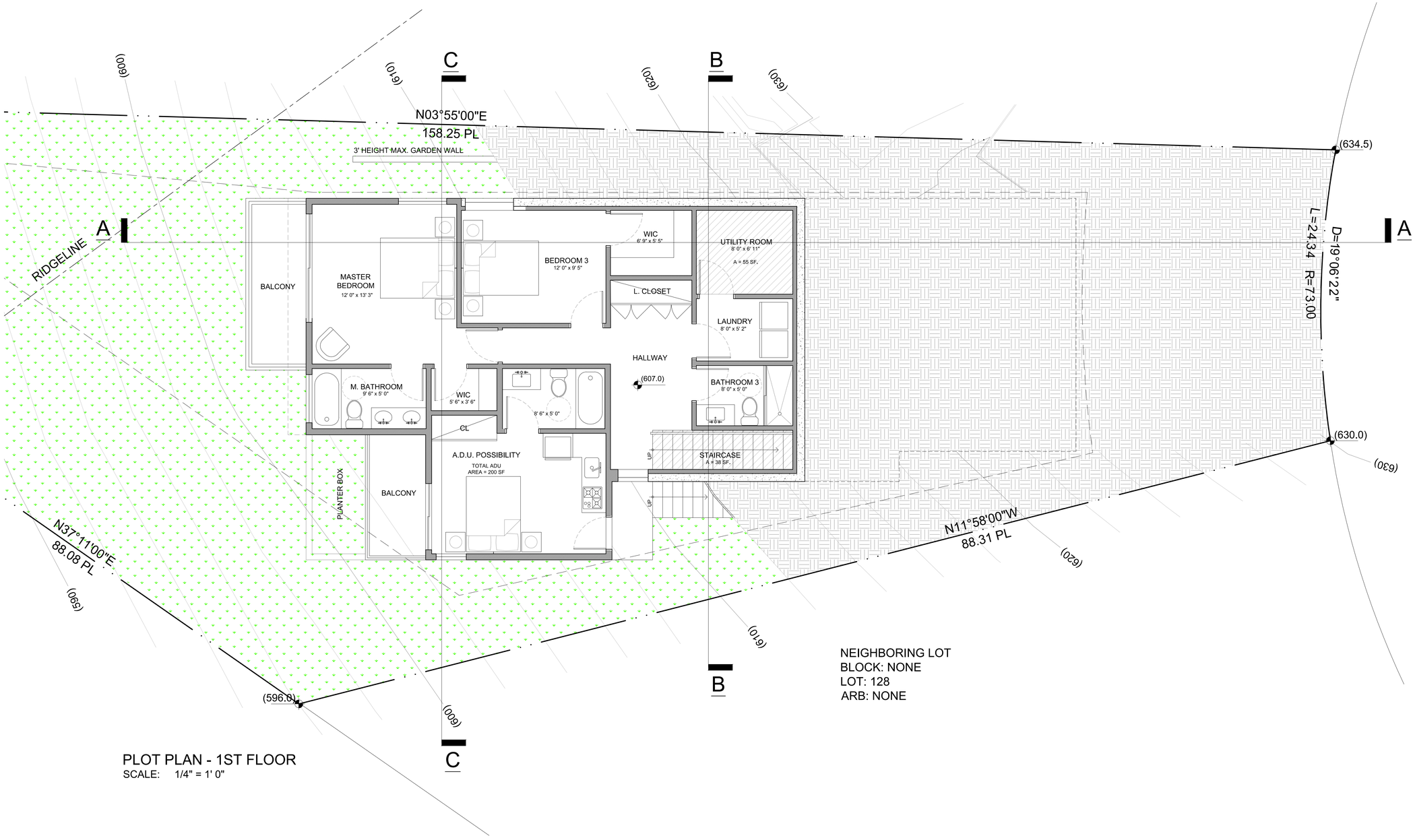
STAMP

PRE-DESIGN PLAN

A-1.4

* OPTION #2
A.D.U, POSSIBILITY
200 SF

NEIGHBORING LOT
BLOCK: NONE
LOT: 130
ARB: NONE



NEIGHBORING LOT
BLOCK: NONE
LOT: 128
ARB: NONE

PLOT PLAN - 1ST FLOOR
SCALE: 1/4" = 1' 0"

OWNER: JIWON JUNG
PROJECT ADDRESS: 4388 WEST ROSE HILL DRIVE

NEW SINGLE FAMILY DWELLING

REVISION TABLE

Number	Date	Description

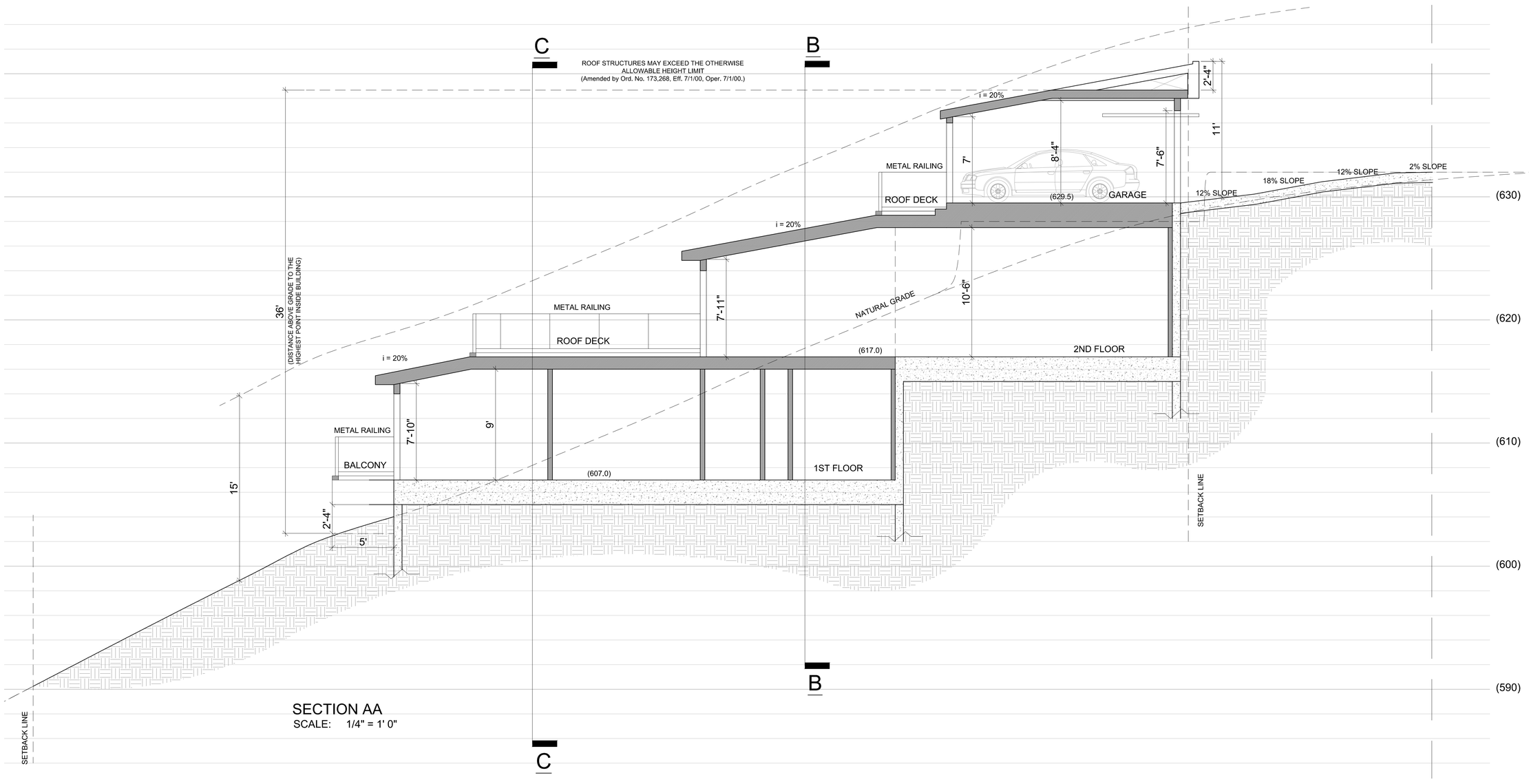
PROJECT # : -
PLOT DATE : 2 / 08 /23
DRAWN BY : DANILO M.
CHECKED BY :

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STAMP

PRE-DESIGN PLAN

1.4
A-(2)



SECTION AA
SCALE: 1/4" = 1' 0"

OWNER: JIWON JUNG

PROJECT ADDRESS: 4388 WEST ROSE HILL DRIVE

NEW SINGLE FAMILY DWELLING

REVISION TABLE

Number	Date	Description

PROJECT # : -

PLOT DATE : 2 / 08 /23

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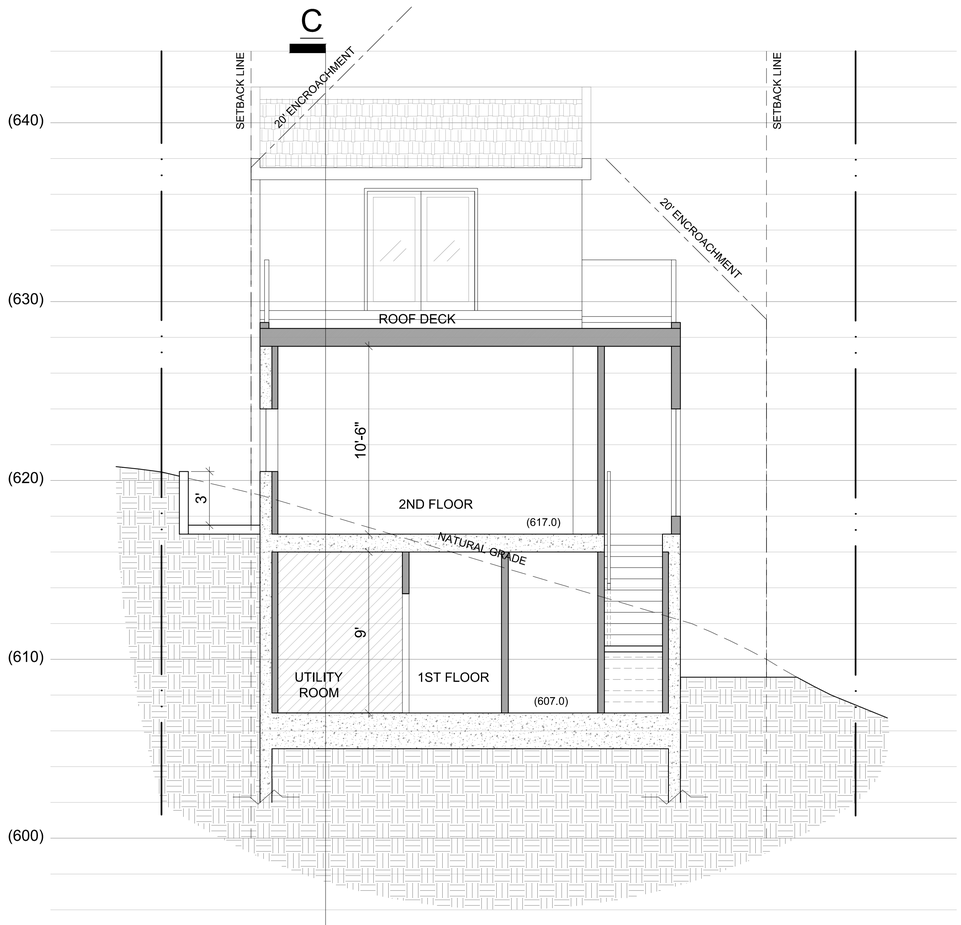
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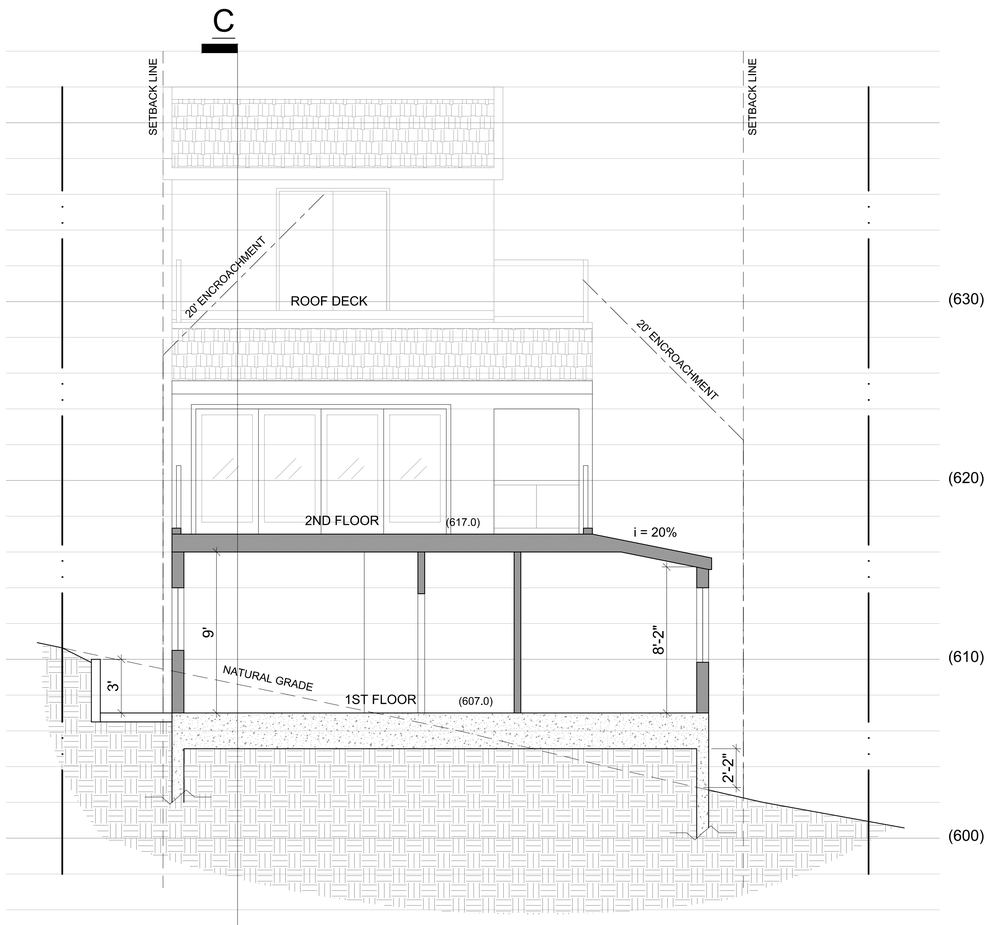
STAMP

PRE-DESIGN PLAN

A-1.5



SECTION BB
SCALE: 1/4" = 1' 0"



SECTION CC
SCALE: 1/4" = 1' 0"

OWNER: JIWON JUNG

PROJECT ADDRESS: 4388 WEST ROSE HILL DRIVE

NEW SINGLE FAMILY DWELLING

REVISION TABLE

Number	Date	Description

PROJECT # : -

PLOT DATE : 2 / 08 /23

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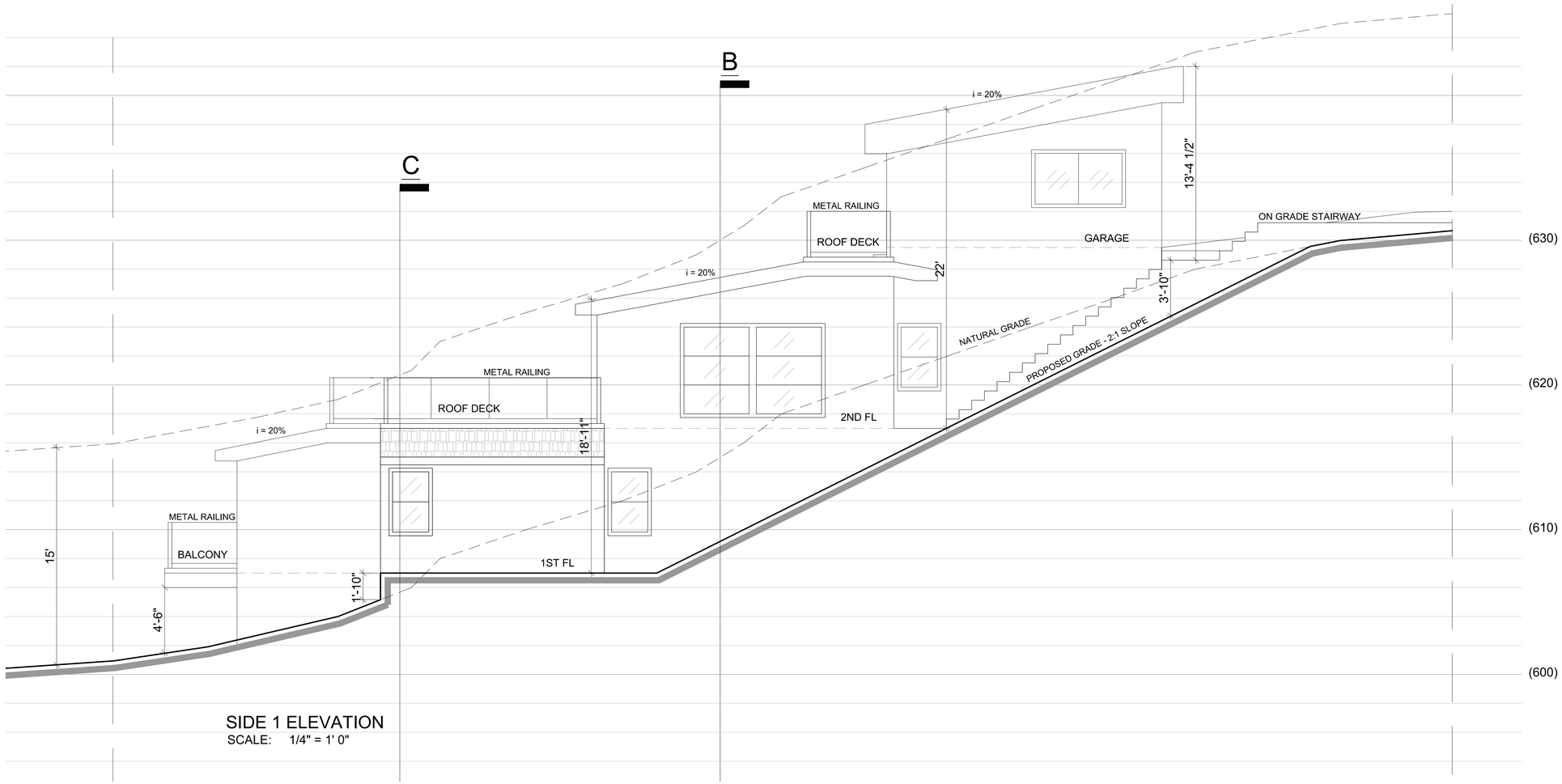
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STAMP

PRE-DESIGN PLAN

A-1.6



SIDE 1 ELEVATION
SCALE: 1/4" = 1' 0"

OWNER: JIWON JUNG

PROJECT ADDRESS: 4388 WEST ROSE HILL DRIVE

NEW SINGLE FAMILY DWELLING

REVISION TABLE

Number	Date	Description

PROJECT # : -

PLOT DATE : 2 / 08 /23

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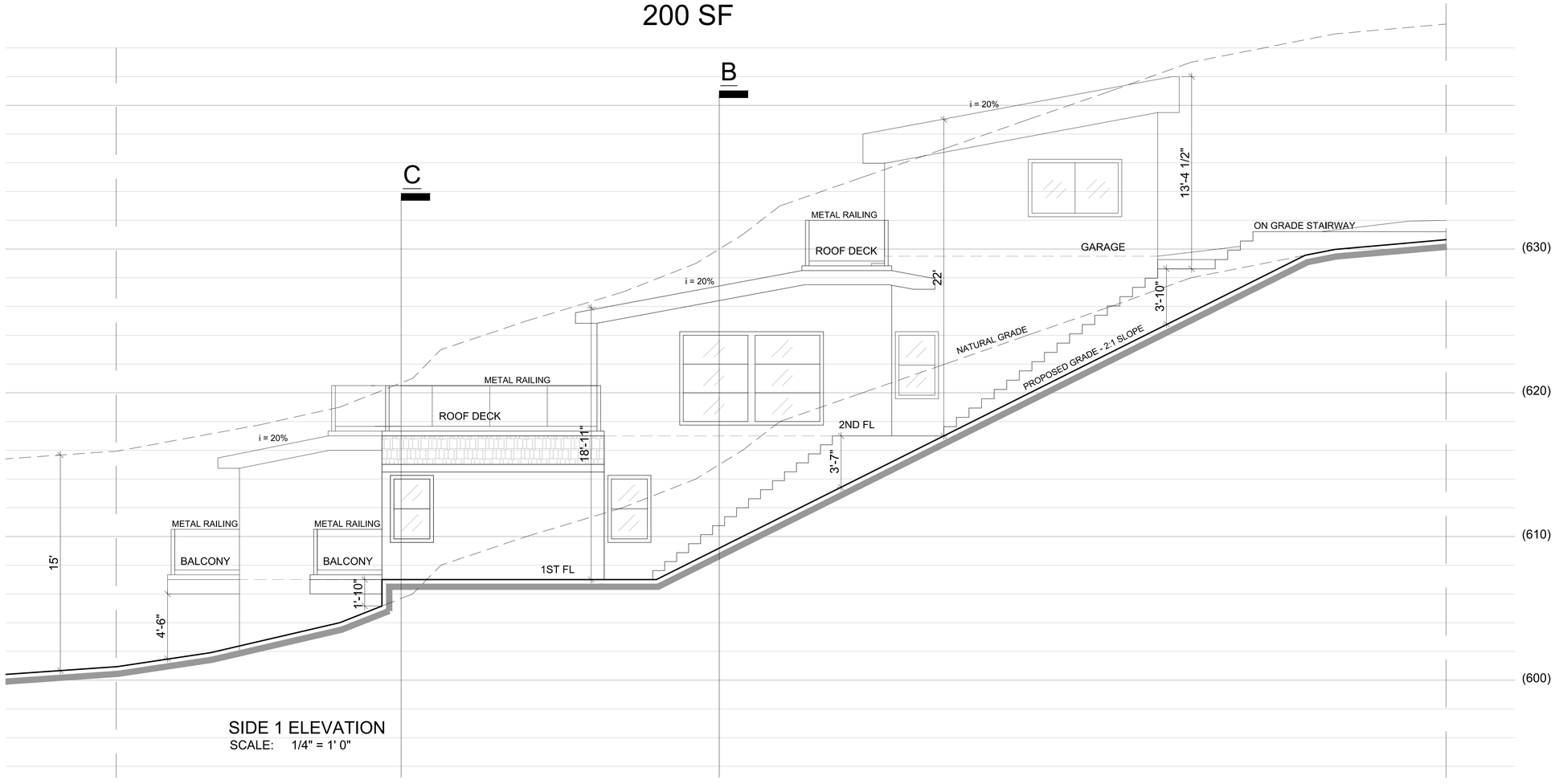
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STAMP

PRE-DESIGN PLAN

A-1.7

* OPTION #2
A.D.U, POSSIBILITY
200 SF



SIDE 1 ELEVATION
SCALE: 1/4" = 1' 0"

OWNER: JIWON JUNG

PROJECT ADDRESS: 4388 WEST ROSE HILL DRIVE

NEW SINGLE FAMILY DWELLING

REVISION TABLE

Number	Date	Description

PROJECT # : -

PLOT DATE : 2 / 08 /23

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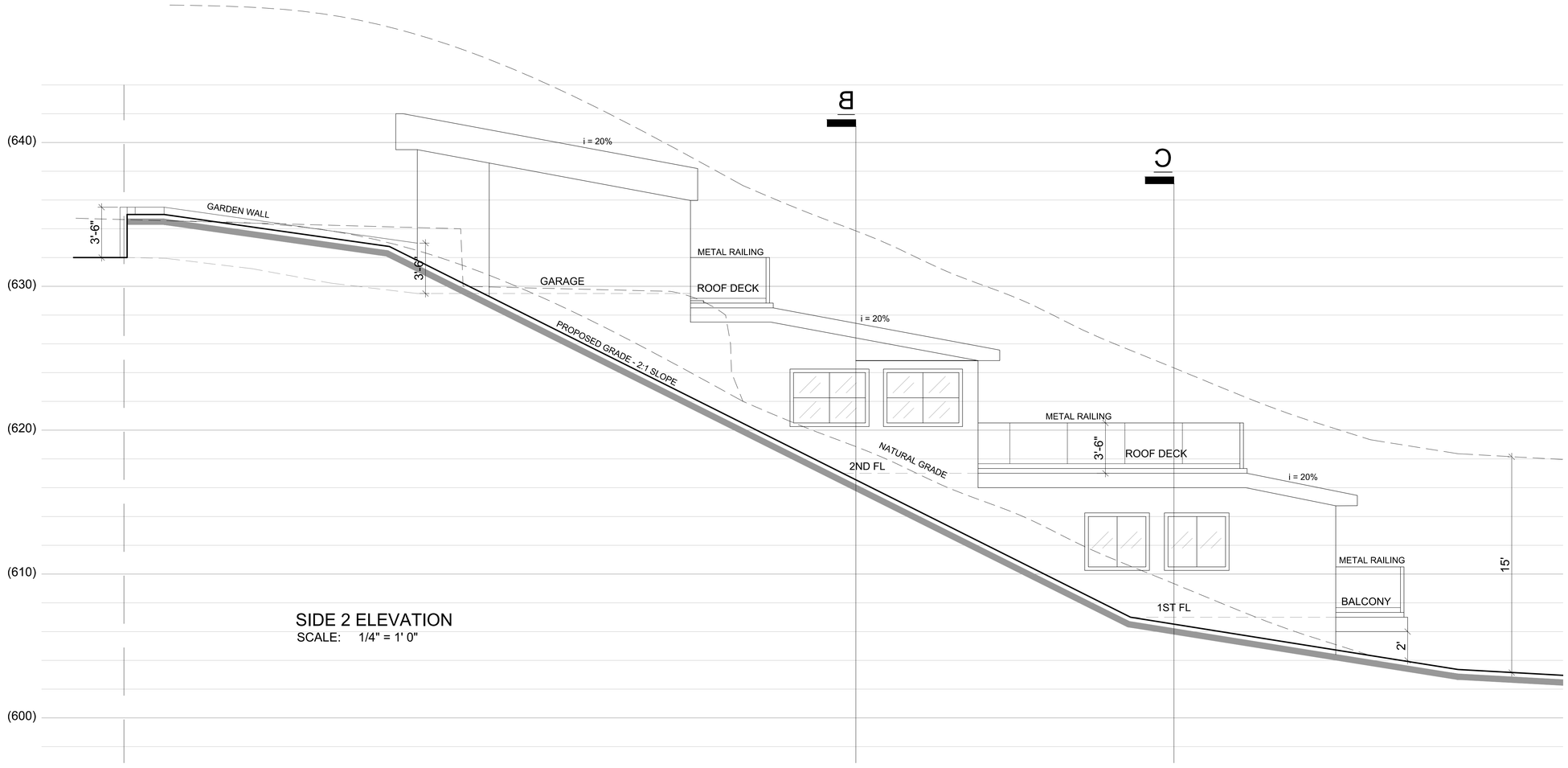
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STAMP

PRE-DESIGN PLAN

A-1.7



SIDE 2 ELEVATION
SCALE: 1/4" = 1' 0"

OWNER: JIWON JUNG

PROJECT ADDRESS: 4388 WEST ROSE HILL DRIVE

NEW SINGLE FAMILY DWELLING

REVISION TABLE

Number	Date	Description

PROJECT # : -

PLOT DATE : 2 / 08 /23

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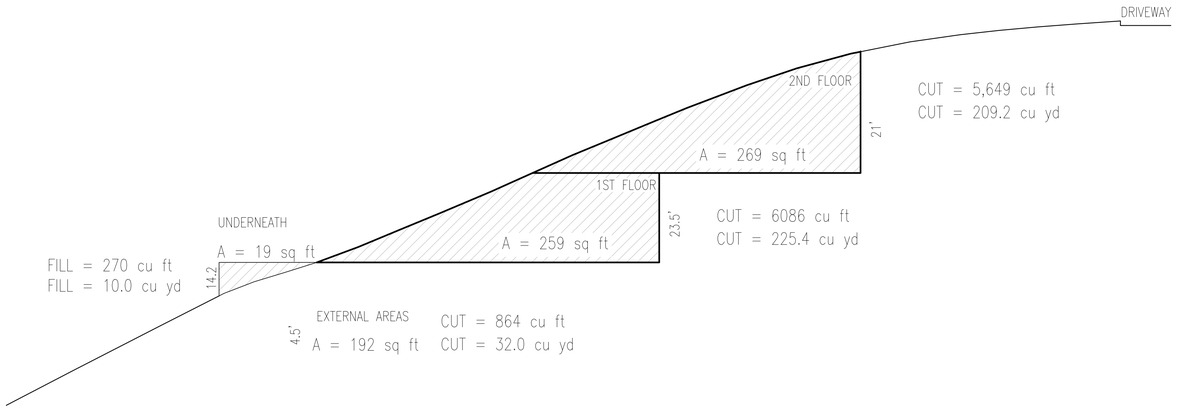
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PRE-DESIGN PLAN

A-1.8



APPROXIMATED GRADING NUMBERS

SCALE: 1/8" = 1' 0"

EARTHWORK QUANTITIES

	DESCRIPTION	FACTOR CUT	FACTOR FILL	CUT / FILL SUMMARY CUT (cu yd)	FILL (cu yd)	EXEMPTION	EXPORT
NEW DWELLING	GARAGE (ZERO)	1.1	1.0	–	–	0.0	–
	SECOND FLOOR (209.2 cu yd)	1.1	1.0	230.0	–	0.0	230.0
	FIRST FLOOR AREA (225.4 cu yd)	1.1	1.0	247.9	–	0.0	247.9
	EXTERNAL AREAS (32.0 cu yd)	1.1	1.0	35.2	0.0	0.0	35.2
	UNDERNEATH BUILDING (10 cu yd)	1.1	1.0	00.0	10.0	0.0	–10.0
	PILES	1.1	1.0	20.4	0.0	20.4	20.4
	–	–	–	–	–	–	–
	SUBTOTAL EARTHWORK			533.5	10.0	20.40	523.50
	TOTAL EARTHWORK TO BE EXPORTED (cut minus fill)						523.5 cu yd
	EARTHWORK QUANTITIES (with exemption APPLIED)						503.1 cu yd

* OVERESTIMATED AMOUNT

** MAXIMUM "BY-RIGHT" GRADING QUANTITIES ON SUBSTANDARD HILLSIDE LIMITED STREET, UP TO 750.0 cu yd.

AREA ANALYSIS

LOT/PARCEL AREA:	4,781.90
MAXIMUM RESIDENTIAL FLOOR AREA (By SLOPE ANALYSIS)	1,765.60

	DESCRIPTION	B.H.O. (sq ft) AREA	EXEMPT	R.F.A.
NEW DWELLING	GARAGE FLOOR	306.00	200.00	106.00
	SECOND FLOOR	746.00	–	746.00
	FRONT PORCH (2ND FLOOR)	17.00	–	17.00
	FIRST FLOOR	838.00	–	838.00
	UTILITY ROOM (1ST FLOOR)	55.00	55.00	0.00
	STAIRCASE (1ST FLOOR)	38.00	38.00	0.00
	OTHER AREA	–	–	–
	TOTAL AREAS	2,000.00	293.00	1,707.00

TOTAL R.F.A. PROPOSED (by 12.LAMC 12.03) 1,707.00 sq ft

MAX R.F.A. IS 1,765.60 sq ft > 1,707.00 sq ft, THEREFORE THE PROPOSAL IS OK

BUILDING HEIGHT	
NEW DWELLING	36'–0"

* PARKING SPACE = 2 CARS (TWO STANDARD SPACE = 306.00 sq ft).
OFF–STREET PARKING SPACE IS NOT REQUIRED (1,755.00 – 306.00 = 1,449.00) LESS THAN 2,400 SF.

OWNER: JIWON JUNG

PROJECT ADDRESS: 4388 WEST ROSE HILL DRIVE

NEW SINGLE FAMILY DWELLING

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PRE-DESIGN PLAN

A-1.9