

# 704 E FRANCISQUITO

## 704 Francisquito Ave. West Covina, CA 91790

### PROJECT SUMMARY

**ADDRESS:** 704 Francisquito Ave  
West Covina, CA 91790

**BUILDING CODE:** This Project/Plans shall comply with the Code Below:  
2019 CBC/2018 IBC, 2019 CBC/2018 IRC, 2019  
2019 CBC/2018 IBC, 2019 CBC/2018 IRC, 2019  
UPC, 2019 RESCIBEC 2018, 2019 GREEN BUILDING  
BUILDING STANDARDS CODE (CALGreen), 2019  
California Energy Code, 2019 CALIFORNIA FIRE CODE

**OCCUPANCY:** R-1

**TYPE CONSTRUCTION:** TYPE V-4B

**PLANNING ZONE:** R

**ASSESSOR'S PARCEL:** 8741001001

**SITE AREA:** 43,996 SQ.FT. WITHOUT THE SUBDIVISION  
21,089 SQ.FT. AFTER THE SUBDIVISION

**BUILDING FLOOR AREA:** 2,222 SQ.FT.  
EXISTING LIVING AREA 580 SQ.FT.  
EXISTING GARAGE 2,782 SQ.FT.

**BUILDING HEIGHT:** 14'-3"

**LOT COVERAGE:** EXISTING LIVING AREA REMAIN 2,222 SQ.FT.  
(N) GARAGE AREA 591 SQ.FT.  
(E) PORCH 64 SQ.FT.  
TOTAL LOT COVERAGE 2,877 SQ.FT.  
ALLOW LOT COVERAGE < 35% X 21,089 = 7,374 SQ.FT.  
TOTAL LOT COVERAGE = 2,877 SQ.FT. IS OK  
= 13.7% < 35%  
TOTAL LOT COVERAGE IS OK

**FLOOR AREA RATE**

EXISTING LIVING AREA	2,222 SQ.FT.
DEMOLITION FLOOR AREA	275 SQ.FT.
TOTAL FLOOR AREA	1,947 SQ.FT.

**SCOPE OF WORK:**

- DEMOLITION PARTIAL GARAGE TO MEET SET BACK REQUIREMENT
- ADD MORE GARAGE SPACE
- ADD NEW DRIVE WAY
- CHANGE THE GARAGE ENTRY DIRECTION
- DEMOLITION ONE PATIO AND TWO SHED
- TWO TREE TO BE REMOVED FOR NEW DRIVEWAY

### INDEX

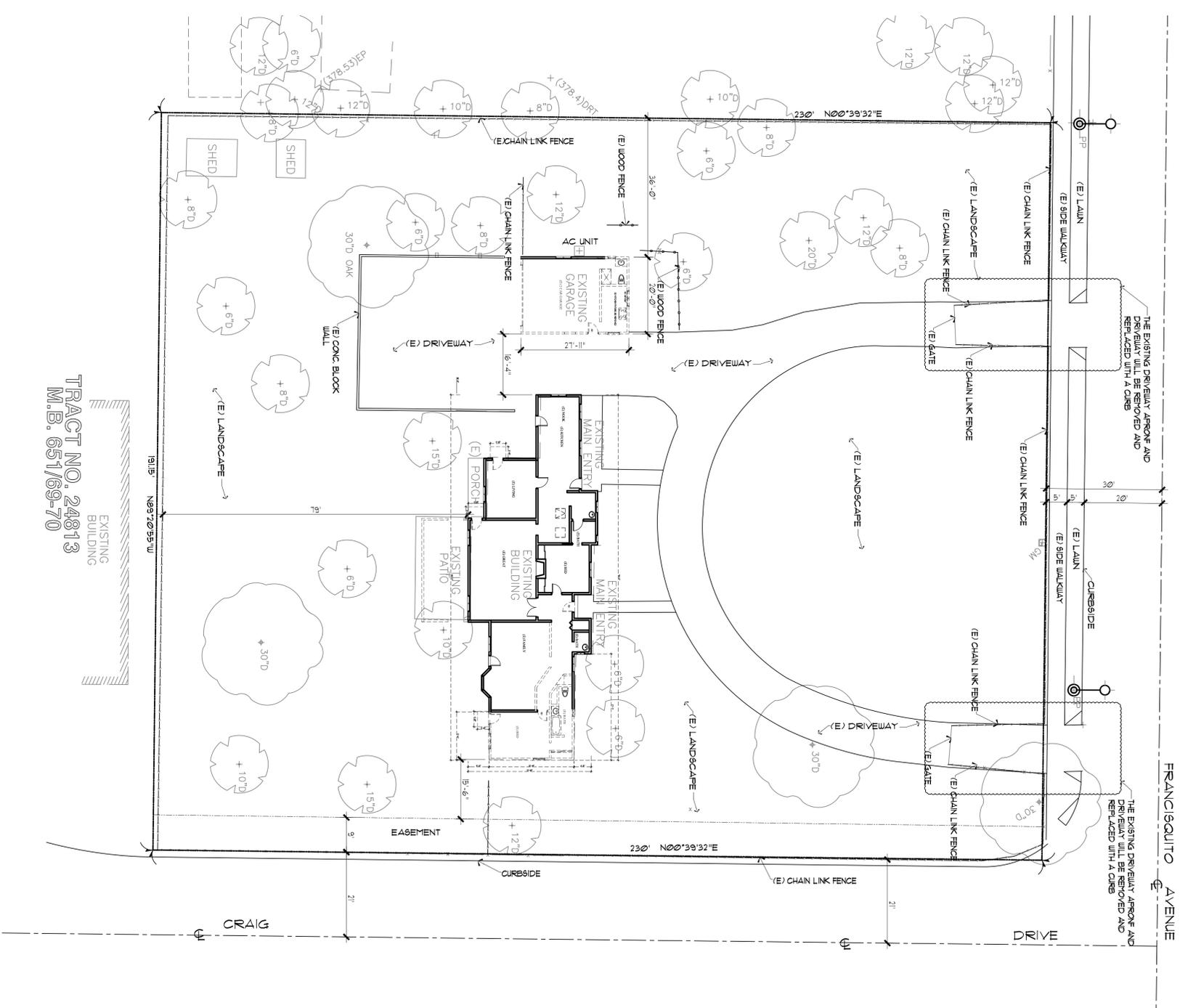
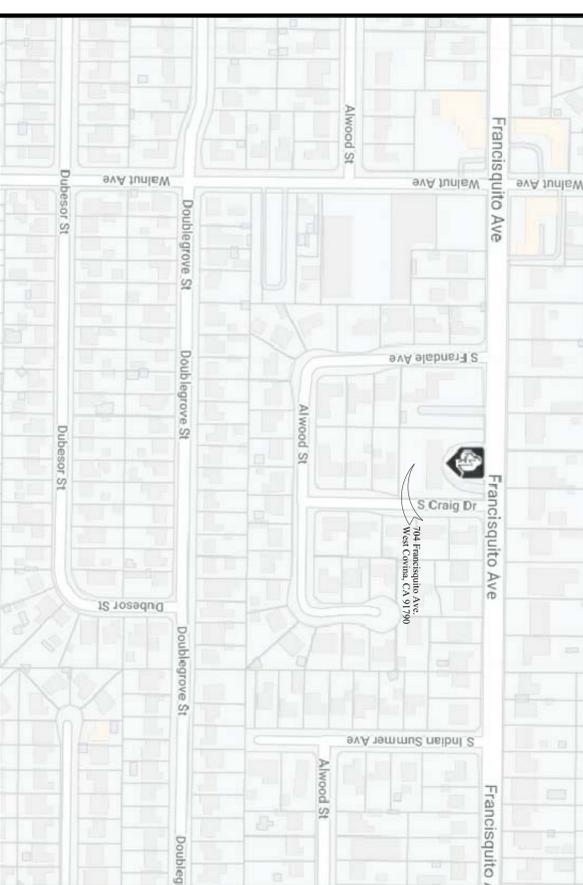
ARCHITECTURAL SHEETS
A-1 COVER SHEET
A-2 EXISTING SITE PLAN WITHOUT THE SUBDIVISION
A-3 EXISTING SITE PLAN AFTER THE SUBDIVISION
A-4 PROPOSED SITE PLAN
A-5 DEMOLITION PLAN
A-6 PROPOSED FLOOR PLAN
A-7 ROOF PLAN
A-8 EXTERIOR ELEVATIONS

### TEAM LIST

**OWNER:**  
Francisquito Cw Group LLC  
333 W Garry Ave #81078  
Menlo Park, CA 91754  
Phone: (626) 825-9207

**DESIGNER:**  
Judy He  
22819 Happy Hollow Rd.  
Diamond Bar, CA 91765  
Phone: (562) 376-0985

### SITE PLAN



TRACT NO. 24813  
M.B. 651/69-70

EXISTING SITE PLAN  
WITHOUT THE SUBDIVISION  
SCALE: 1/8" = 1'-0"  
NORTH

REVISIONS			
NO.	DATE	BY	DESCRIPTION

**PROJECT NAME**

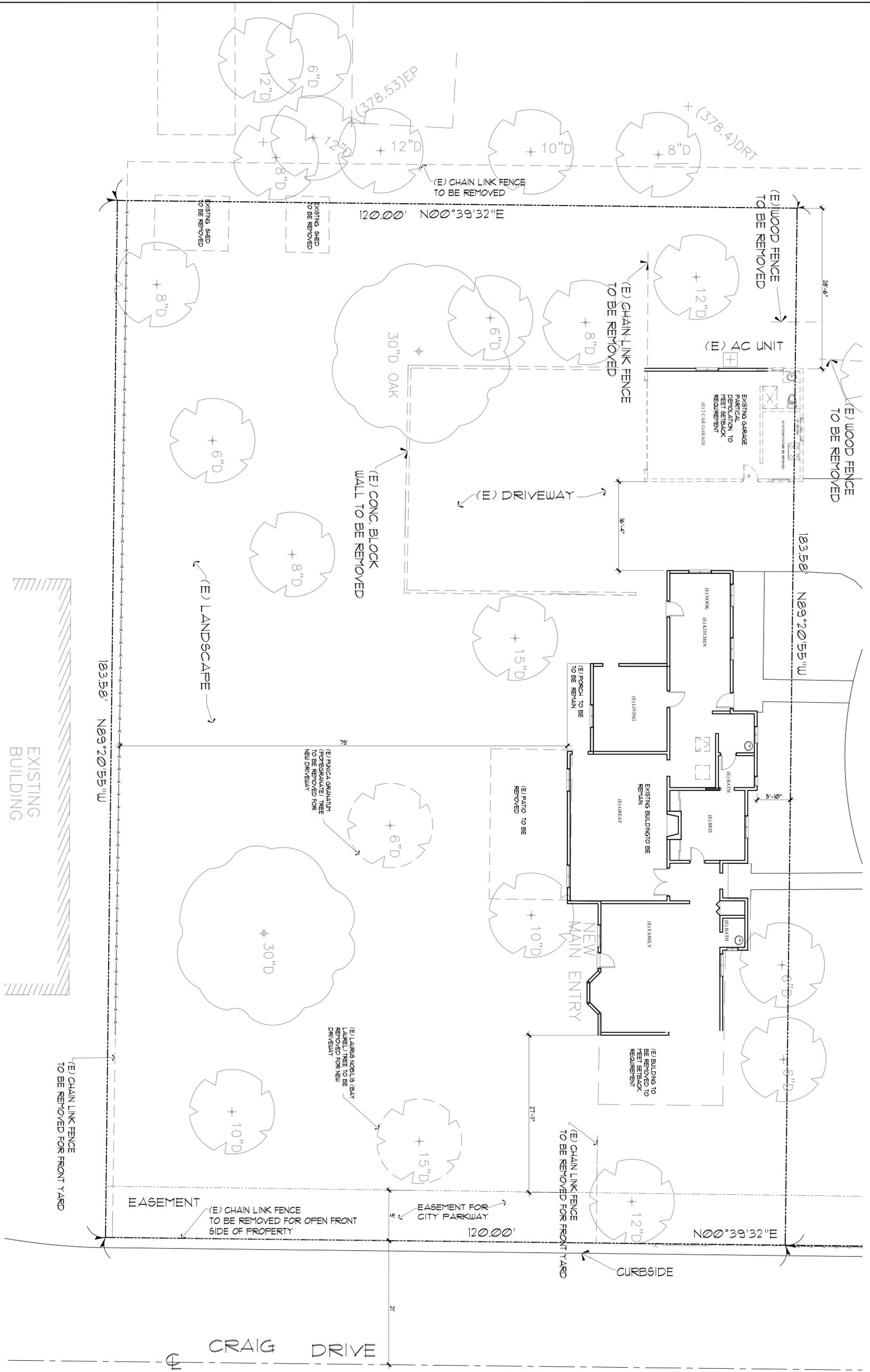
**704 E. FRANCISQUITO**  
704 E. FRANCISQUITO Ave  
West Covina, CA 91790

**COVER SHEET & SITE PLAN**

**WC-2**

**A-1**

Location: West Covina, CA  
Scale: as shown  
Designed By: JH  
Checked By: JC  
CAD By: JH  
Date: 07-31-2021  
Drawing No.



EXISTING SITE PLAN  
AFTER THE SUBDIVISION  
SCALE: 1/8" = 1'-0"

EXISTING BUILDING

LEGEND:  
 ===== EXISTING TO REMAIN  
 - - - - - DEMOLITION

REVISIONS			
NO.	DATE	BY	DESCRIPTION

PROJECT NAME  
**704 E. FRANCISQUITO**  
704 E. FRANCISQUITO Ave  
West Covina, CA 91790

SHEET TITLE  
**EXISTING SITE PLAN  
AFTER THE SUBDIVISION**

Job No.  
**WC-2**

Location  
West Covina CA

Scale  
As Shown

Designed By  
JH

Checked By  
JC

CAD By  
JH

Date  
07-31-2021

Drawing No.  
**A-2**

FRAME: 1, 3



REVISIONS		
NO.	DATE	DESCRIPTION

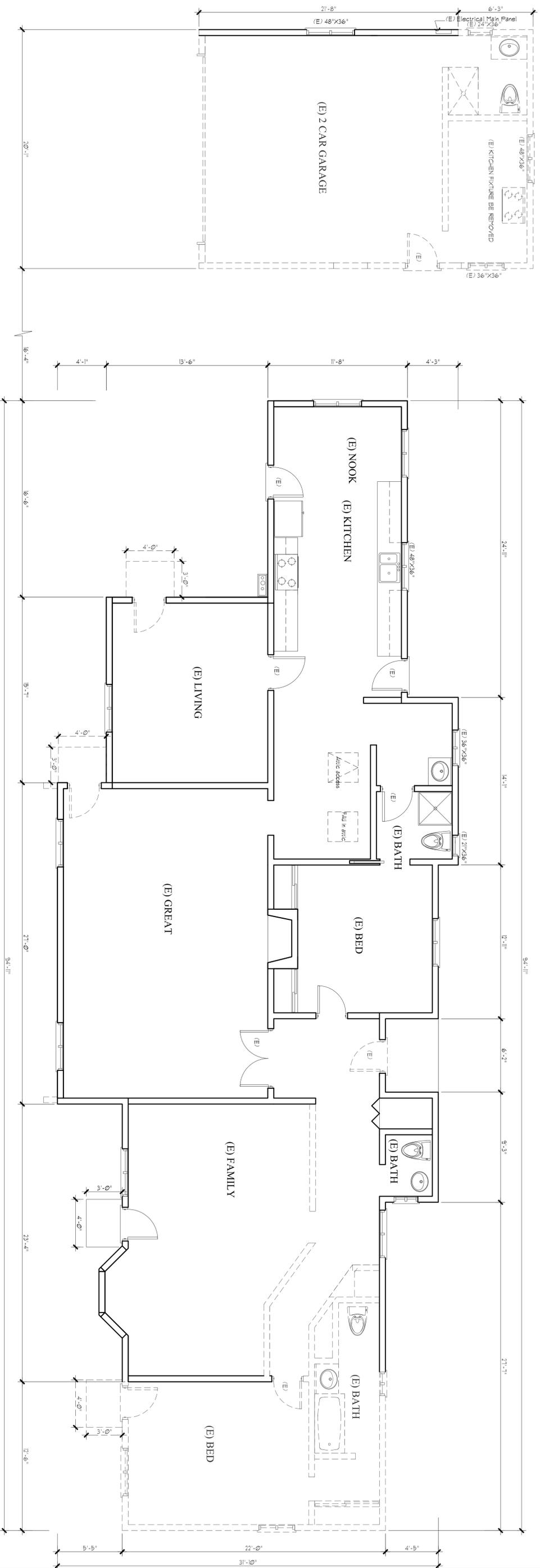
PROJECT NAME  
**704 E. FRANCISQUITO**  
 704 E. FRANCISQUITO Ave  
 West Covina, CA 91790

SHEET TITLE  
**DEMOLITION PLAN**

Job No.  
**WC-2**

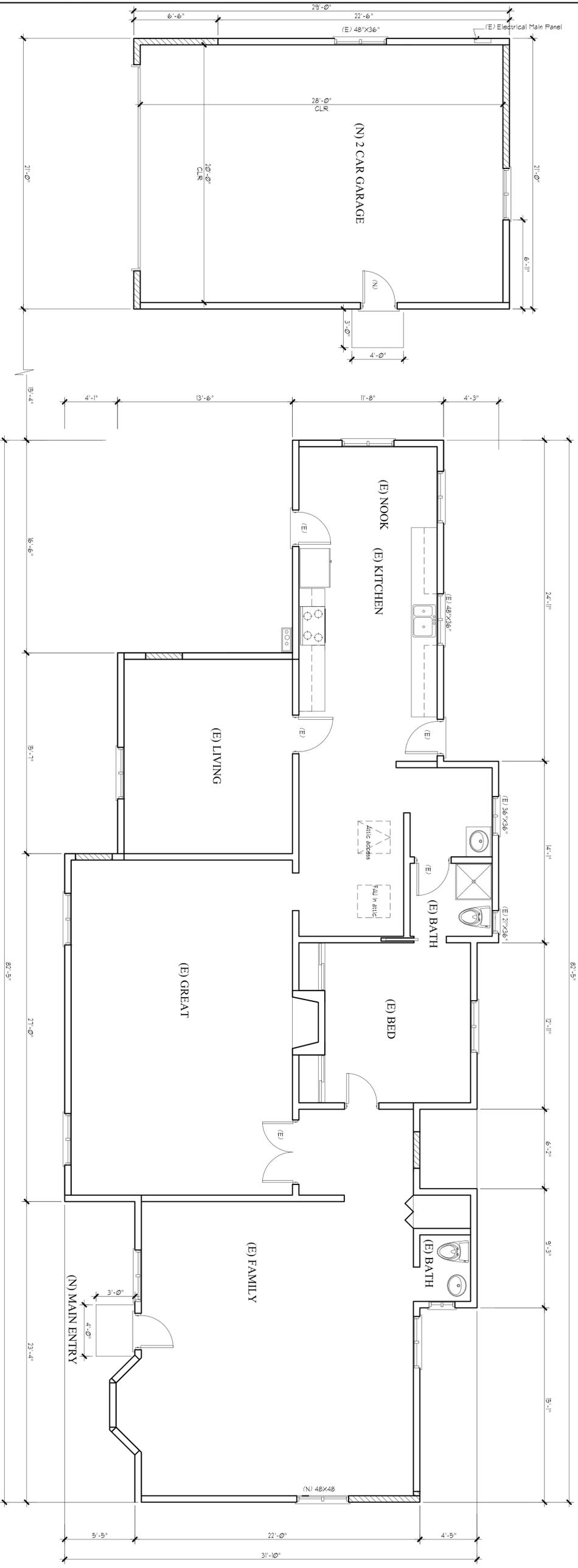
Location West Covina, CA  
 Scale as shown  
 Designed By JH  
 Checked By JC  
 CAD By JH  
 Date 07.31.2021  
 Drawing No.

FRAME XREFS  
**A-4**



WALL LEGEND:  
 ——— EXISTING WALL TO REMAIN  
 - - - - EXISTING WALL & FIXTURES TO BE REMOVED

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



WALL LEGEND:  
 ——— EXISTING WALL TO REMAIN  
 = = = NEW WALL

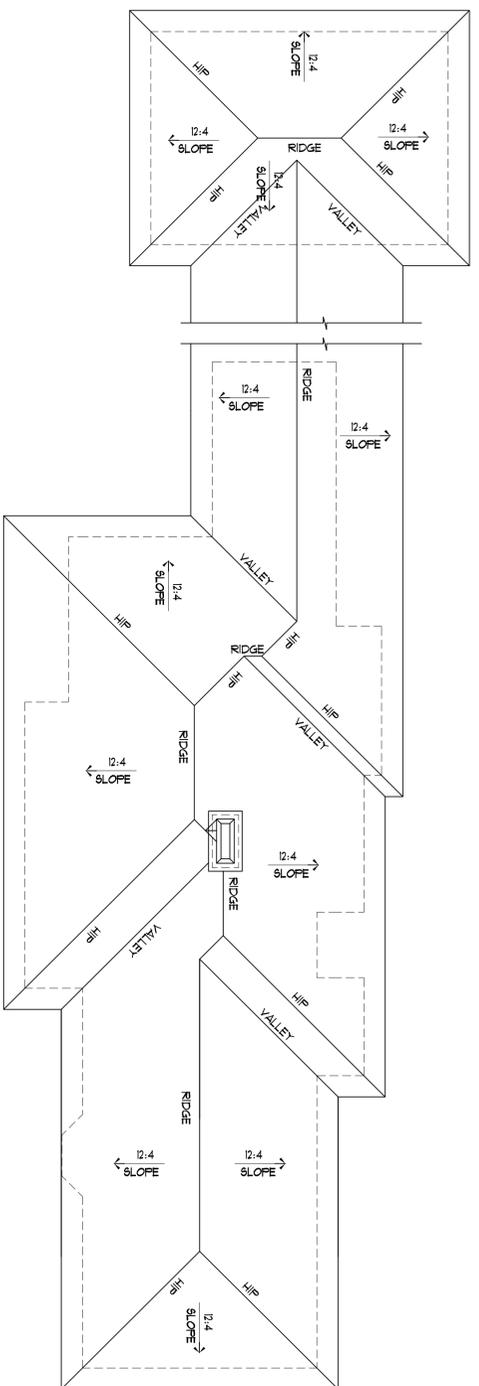
PROPOSED FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

REVISIONS			
NO.	DATE	BY	DESCRIPTION

PROJECT NAME  
**704 E. FRANCISQUITO**  
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SHEET TITLE  
**PROPOSED FLOOR PLAN**

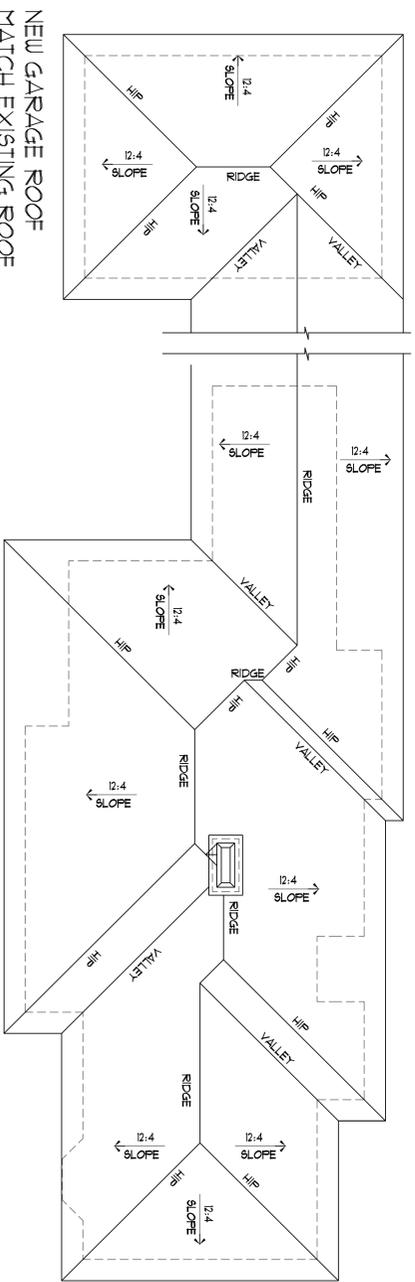
Job No.  
**WC-2**  
 Location: West Covina, CA  
 Scale: As Shown  
 Designed By: JH  
 Checked By: JC  
 CAD By: JH  
 Date: 07-31-2021  
 Drawing No.  
**A-5**



EXISTING ROOF PLAN

SCALE:

1/8" = 1'-0"



PROPOSED ROOF PLAN

SCALE:

1/8" = 1'-0"



NEW GARAGE ROOF  
MATCH EXISTING ROOF

REVISIONS			
NO.	DATE	BY	DESCRIPTION

**704 E. FRANCISQUITO**

704 E. FRANCISQUITO Ave  
West Covina, CA 91790

PROJECT NAME

ROOF PLAN

SHEET TITLE

WC-2

JOB NO.

LOCATION: WEST COVINA, CA

SCALE: AS SHOWN

DESIGNED BY: JH

CHECKED BY: JC

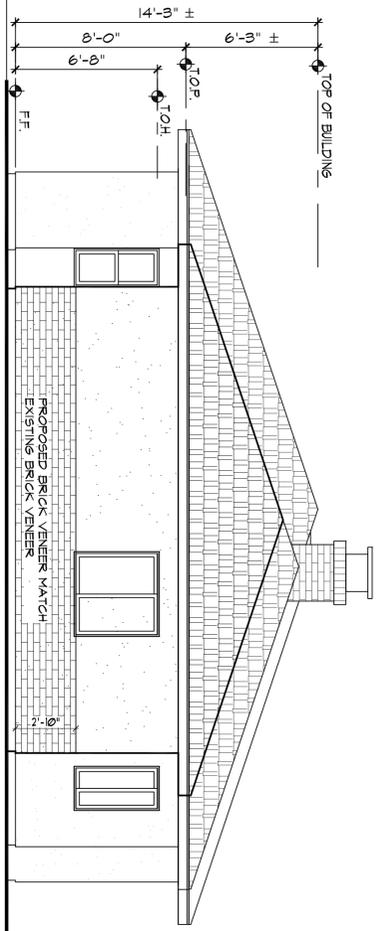
CAD BY: JH

DATE: 07-31-2021

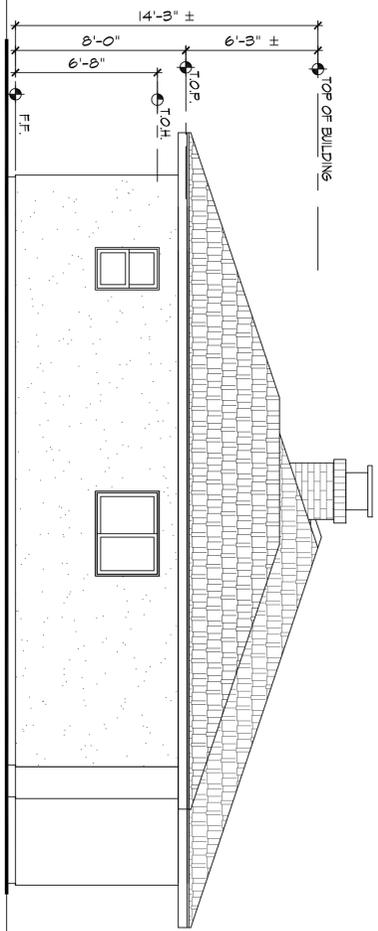
DRAWING NO.

A-6

FRANK ROBERTS

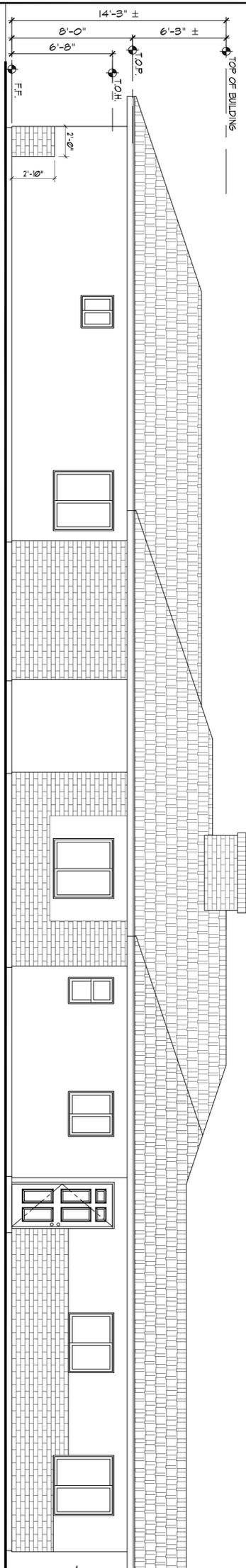


EAST SIDE ELEVATION  
SCALE 1/4"=1'-0"

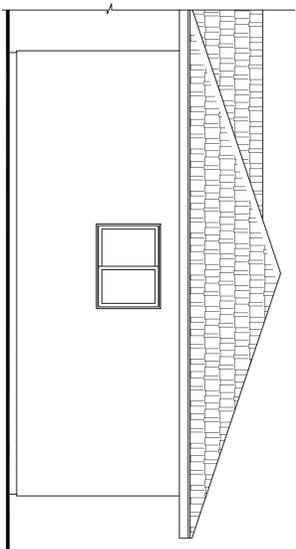


WEST SIDE ELEVATION  
SCALE 1/4"=1'-0"

NOTE: 1. BRICK VENEER FOR FRONT SIDE OF THE BUILDING SEE ELEVATION  
2. NEW WALL FINISH AND ROOF IS MATCHING EXISTING MATERIAL AND COLOR  
3. ALL PROPOSED BRICK VENEER MATCH EXISTING BRICK VENEER



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



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

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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SHEET TITLE  
**EXTERIOR ELEVATIONS**

Job No.  
**WC-2**  
Location West Covina CA  
Scale as shown  
Designed By JH  
Checked By JC  
CAD By JH  
Date 07-31-2021  
Drawing No.

DATE  
**A-7**  
DRAWN ROBERTLY