



Los Angeles County
Public Works
Building and Safety Division

125 SOUTH BALDWIN AVENUE
ARCADIA, CA 91007
Telephone: (626) 574-0941
Fax: (626) 446-4425
<http://dpw.lacounty.gov>

BUILDING PERMIT

Number: UNC-BLDR220815007503
Issue Date: 03/14/2024
Final Date: 05/27/2025

Permit:
UNC-BLDR220815007503

Address:
2449 S GRAYDON AVENUE MONROVIA, CA 91016

Permit Type: UNINCORPORATED BUILDING RESIDENTIAL

Work Class: NEW

Address: 2449 S GRAYDON AVENUE MONROVIA, CA 91016

A.P.N. #: 8510-023-012

Valuation: \$230,000.00

Owner: ROGER YEH

Address: 2451 S GRAYDON AVENUE MONROVIA, CA 91016

Ph: N/A

Applicant: ZIGAS, INC. - SAM ZHOU

Address: 320 N HOLLOW AVENUE WEST COVINA, CA 91790

Ph: 626-632-4293

Contractor: JOE CHEN

Address: 16388 COLIMA ROAD 107 HACIENDA HEIGHTS, CA 91745

Ph: 626-410-5118
626-346-5320

License Number: 1077653 Exp. Date: 11/30/2025

Description of Work: NEW 1-STORY 1,198 SF ADU (3 BEDROOMS, 3 BATHROOMS AND 1 POWDER ROOM) ATTACHED TO (E) DETACHED GARAGE WITH 30 SF FRONT PORCH

Fire Zone: Coastal Commission Zone: No County Flood Zone: Landfill/Methane Zone: FEMA
Flood Zone: X New Units: 1

<u>Floor Type</u>	<u>Floor Level</u>	<u>Construction type</u>	<u>Occupancy Group</u>	<u>Square Footage</u>
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Special Conditions:

Note: Permits expire 1 year after issuance or 180 days from the date of the last inspection.
For inspection requests please visit <https://epicla.lacounty.gov/>



COUNTY OF LOS ANGELES

Hours: 8:00 AM - 4:30 PM

Monday-Friday

(626) 574-0941

125 Baldwin Avenue

Arcadia, CA 91007

INSPECTION RECORD

Job Address: 2449 S Garfield Ave

Permit No: BLDR220815007503

Date: 3/11/24

Owner: Roger Yeh

Description: New 1-Story 1,198 SF ADU
(3 bedrooms, 3 Bathrooms, and 1 powder room.)

BLDR220815007503

NO.	INSPECTION	DATE	INSPECTOR
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Building Inspections and Approvals

B1	Location/Setbacks	5/24/24	Mr.
B2	Soils Engineer		
B3	Foundation/Forms	5/24/24	Mr.
B4	Retaining Walls		
B5	Masonry Walls		
B6	Bolts/Hld Dwns/Strps		
B7	Floor Slab & Steel	5/23/24	Mr.
B8	Raised Floor Framing		
B9	Underfloor Insulation		
B10	1st Floor Sheathing		
B11	2nd Flr Frame/Sheath		
B12	Window Replacement	2/26/25	Mr.
B13	Roof Sheathing	2/26/25	Mr.
B14	Masonry/Mtg Fireplace		
B15	Roof Covering	3/7/25	Mr.
B16	Frame/Bracing		
B17	Insulat/Weather Syt	2/26/25	Mr.

Do Not Cover Walls Until Frame, Insulation, & Rough Electrical, Mechanical, & Plumbing Have Been Signed

B18	Interior Lath/Drywall	2/26/25	Mr.
B19	Exterior Lath	12/13/24	Mr.
B20	T-Bar Ceiling		
B21	Rated Floor/Ceiling		
B22	Rated Walls		
B23	Rated Shafts		
B24	Disabled Access		
B25	Demolition		
B26	Lot Drainage		
B27			

B28 (Address posted) Enter Building Final Below

Electrical Inspections and Approvals

E1	Temporary Power		
E2	Service/Ground		
	☐ Location ☐ UFER		
	☒ Water Ground	2/26/25	Mr.
	☒ Driven Rod		
E3	Underground Elect		
E4	Outlets		
E5	Rough Conduit		
E6	Rough Wiring	10/14/24	Mr.
E7	Dist Panel(s)	10/14/24	Mr.
E8	Rough Electrical		
E9	Smoke Detectors		
E10	Svr Ground Fault Test		
E11	Service Panel	2/26/25	Mr.
E12			
E13	Electrical Final	2/26/25	Mr.

NO.	INSPECTION	DATE	INSPECTOR
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Mechanical Inspections and Approvals

M1	FAU/Wall Furnace		
M2	Exhaust Vent	10/16/24	Mr.
M3	Combustion Air		
M4	Duct Work	10/16/24	Mr.
M5	Rough Mechanical	10/16/24	Mr.
M6	AC/Compressor		
M7	Thermostat		
M8	Fire Dampers		
M9	Smoke Detectors		
M10	Commercial Hood		
M11	Boiler		
M12			
M13	Mechanical Final	5/27/25	Mr.

Plumbing Inspections and Approvals

P1	Water Service	10/16/24	Mr.
P2	Under Floor/Slab	5/9/24	DD
P3	Shower Pan	3/21/25	Mr.
P4	Water Lines	10/16/24	Mr.
P5	Rough Gas Piping	5/9/24	DD
P6	Rough Plumbing	10/16/24	Mr.
P7	Sewer (Public/Private)	5/9/24	DD
P8	Backflow Preventer		
P9	Water Heater		
P10	Lawn Sprinkler		
P11	Roof Drains		
P12	Gas (Test/Final)		
P13	Gas Line	12/13/24	Mr.
P14	Plumbing Final		

Verify Other Approvals

Q1	Spec. Insp. Reports		
Q2	Methane System		
Q3	Grading Approval		
Q4	Struct. Observation		
Q5			

Agency Approvals

A1	Fire Department		
A2	Construction Division		
A3	Environmental Prog.		
A4	Health Department		
A5	AQMD		
A6	Planning Dept.		
A7	Business License		
A8	CalTrans		
A9	Highway Dedica/Impr		
A10			
B28	BUILDING FINAL	5/27/25	Mr.
	Certificate of Occupancy		

POST THIS CARD AND THE APPROVED PLANS IN A CONSPICUOUS PLACE ACCESSIBLE TO THE INSPECTOR. IT SHALL BE THE DUTY OF THE APPLICANT TO CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. PERMITS WILL BE VOIDED IF WORK IS NOT STARTED WITHIN 180 DAYS OR IS SUSPENDED FOR A PERIOD EXCEEDING 180 DAYS.