

EXISTING AREAS SUMMARY FOR FIRST & SECOND FLOOR

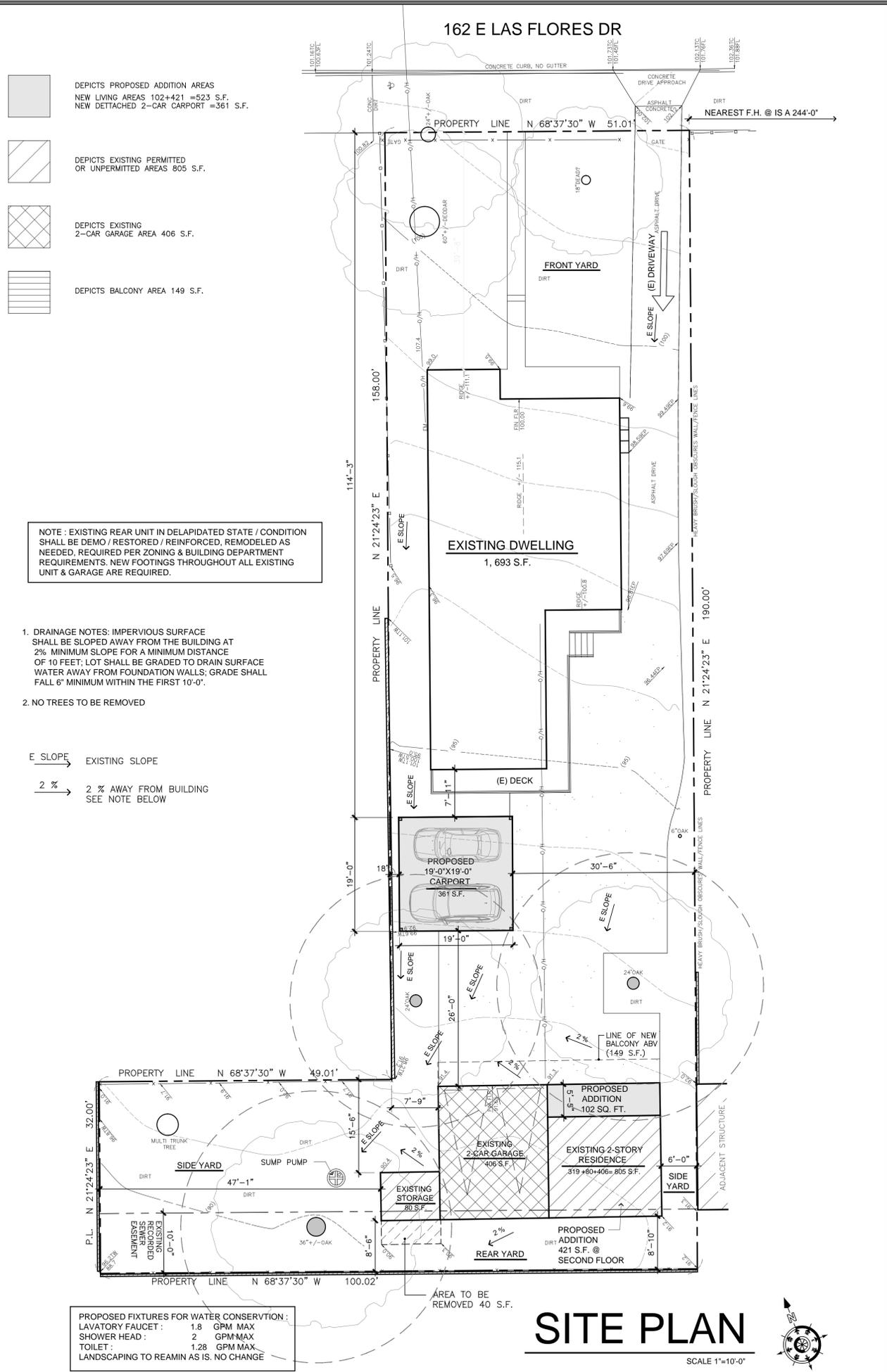
EXISTING UNPERMITTED AREA NEXT TO (E) GARAGE	= 319 S.F.
EXISTING UNPERMITTED STORAGE	= 80 S.F.
EXISTING AREA ABOVE EXISTING GARAGE	= 406 S.F.
TOTAL EXISTING AREAS	= 805 S.F. (NOT GARAGE AREA INCLUDED)
EXISTING GARAGE AREA	= 406 S.F.
TOTAL EXISTING AREAS WHOLE UNITS	= 1,211 S.F.

PROPOSED AREAS SUMMARY FOR FIRST & SECOND FLOOR

TOTAL NEW LIVING AREAS @ FIRST FLOOR	: 319 + 102 + 80 = 501 S.F.
TOTAL NEW LIVING AREAS @ SECOND FLOOR	: 406 + 421 = 827 S.F.
TOTAL NEW LIVING AREAS	= 1,328 S.F.
TOTAL EXISTING GARAGE AREA	= 406 S.F.
TOTAL NEW REAR UNIT AREA	= 1,734 S.F.

TOTAL ALL EXISTING AREAS FRONT & REAR UNIT

EXISTING DWELING (FRONT UNIT):	1,697 SF
REAR UNIT UNCLUDING GARAGE AREA	1,734 SF
TOTAL AREA FIRST & SECOND UNIT W/ GARAGE	3,431 SF
PROPOSED 2-CAR CARPORT	361 SF
TOTAL ALL AREAS	3,792 SF



- DEPICTS PROPOSED ADDITION AREAS
NEW LIVING AREAS 102+421 =523 S.F.
NEW DETACHED 2-CAR CARPORT =361 S.F.
- DEPICTS EXISTING PERMITTED OR UNPERMITTED AREAS 805 S.F.
- DEPICTS EXISTING 2-CAR GARAGE AREA 406 S.F.
- DEPICTS BALCONY AREA 149 S.F.

NOTE: EXISTING REAR UNIT IN DELAPIDATED STATE / CONDITION SHALL BE DEMO / RESTORED / REINFORCED, REMODELED AS NEEDED, REQUIRED PER ZONING & BUILDING DEPARTMENT REQUIREMENTS. NEW FOOTINGS THROUGHOUT ALL EXISTING UNIT & GARAGE ARE REQUIRED.

- DRAINAGE NOTES: IMPERVIOUS SURFACE SHALL BE SLOPED AWAY FROM THE BUILDING AT 2% MINIMUM SLOPE FOR A MINIMUM DISTANCE OF 10 FEET; LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS; GRADE SHALL FALL 6" MINIMUM WITHIN THE FIRST 10'-0".
- NO TREES TO BE REMOVED

- E SLOPE → EXISTING SLOPE
- 2% → 2% AWAY FROM BUILDING SEE NOTE BELOW

OWNER
MR. MASSOUD SOLEIMANI
162 LAS FLORES DR,
ALTADENA CA, 91001

GENERAL CONTRACTOR
RONALD MATHEWS
CL # 7821152

PROJECT MANAGER :
ANDREW OLIVER
PH # 626.278.1152

PROPERTY INFORMATION
PROPERTY INFORMATION
ASSESSOR'S ID NO: 5833-017-024
ADDRESS: 162 E LAS FLORES DR ALTADENA CA 91001
PROPERTY TYPE: SINGLE FAMILY RESIDENTIAL

PROPERTY BOUNDARY DESCRIPTION
TRACT # 1580 NW 50 FT OF LOT 35 AND SE 1 FT OF NE 158 FT AND SW 32 FT OF SE 50 FT OF LOT 36

BUILDING DESCRIPTION
FRONT UNIT : 1,697
REAR UNIT :

ZONING : R-1-7500
OCCUPANCY : R3

AREA CALCULATION FRONT & REAR

LOT SIZE:	11,325.6 SF
GSA + LOT COVERAGE (25XLOT) + 1000	11,325.6 SF
.25 X 11,325.6 = 2,831.4 + 1000 =	3,831.4 S.F.
EXISTING DWELING (FRONT UNIT):	1,697 SF
EXISTING 2 STORY REAR UNIT FIRST & SECOND FLOOR:	805 S.F.
EXISTING ATTACHED GARAGE :	406 S.F.
TOTAL EXISTING REAR UNIT =	1,211 S.F.
PROPOSED ADDITION @ FIRST FLOOR :	102 S.F.
PROPOSED ADDITION @ SECOND FLOOR :	421 S.F.
TOTAL NEW ADDITION	523 S.F.
TOTAL REAR UNIT LIVING AREA = (E) 805 + (N) 523 =	1,328 S.F.
PROPOSED DETACHED 2-CAR CARPORT :	361 S.F.
TOTAL LOT COVERED AREA 907 + 361 + 1,697 =	2,965 / 11,325.6 = 26%
NEW BALCONY AREA :	149 S.F.

TYPE OF CONSTRUCTION:TYPE:V B

2014 LOS ANGELES MUNICIPAL CODE
2013 CBC
2014 CRC
2013 CEC
2013 CMC
2013 CPC
2013 CAL FIRE CODE
2013 CGBC IN CODES

2013 TITLE-24 ENERGY CODE

SHEET INDEX

ARCHITECTURAL
A1 SITE PLAN & DATA
A1.1 SITE PHOTOGRAPHS
A1.2 EXISTING REAR UNIT FLOOR PLAN
A1.3 EXISTING REAR UNIT ELEVATIONS
A2 PROPOSED FLOOR PLAN REAR UNIT & CARPORT
A3 PROPOSED ELEVATIONS REAR UNIT
A4 CARPORT ELEVATIONS

SCOPE OF WORK

- @ REAR UNIT: PROPOSED INTERIOR , EXTERIOR DEMO, REMODEL, REINFORCED TO EXISTING GARAGE, KITCHEN, HOUSE THROUGHOUT AS REQUIRED.
- @ REAR UNIT: TO LEGALIZE EXISTING UNPERMITTED AREAS 399 S.F.
- @ REAR UNIT: TO CONVERT EXISTING 406 S.F. ABV GARAGE AREA TO LIVING SPACE
- @ REAR UNIT: ADDITION TO FIRST & SECOND FLOOR 523 S.F.

VICINITY MAP

OWNER
MR. MASSOUD SOLEIMANI
162 LAS FLORES DR,
ALTADENA CA, 91001

DESIGNER
GABRIEL BOBADILLA
(626) 910-0617

PROJECT ADDRESS
162 E LAS FLORES DR
ALTADENA CA 91001

REVISIONS

NO.	DATE	REMARKS
1		
2		
3		
4		

OLIVER & ASSOCIATES
CONSTRUCTION & PROPERTY MANAGEMENT
ANDREW OLIVER
1405 N. ROOSEVELT AVE.
PASADENA CA 91104
CELL : 626.278.1152

SHEET TITLE:
SITE PLAN

SCALE: AS NOTED
DATE: AUG 15, 2016
JOB NO:
DRAWN BY: G BOBADILLA
SHEET NO:
A-1 OF