

- GENERAL NOTES**
- The general contractor and all sub contractors under direction from the general are required to comply with all applicable municipal codes and governing authorities. The general contractor shall be responsible for acquiring all permits associated with new work as required.
 - Do not commence work until conditions are acceptable to all concerned parties, including neighbouring tenants and governing authorities
 - Contractor shall insure minimum interference with existing roads, streets, sidewalks parking and adjacent residences. This includes obeying local noise and construction activity regulations and hours
 - All existing mechanical and electrical to be re-used unless otherwise noted.
 - Verify location of existing mechanical, electrical, and all other utilities within and serving areas to be demolished &/or revised and cap or relocate as necessary. Maintain service on a temporary basis as required for equipment to be used throughout the entire renovation schedule.
 - Verify all dimensions and existing conditions on the job prior to proceeding with any work. Discrepancies are to be brought to the attention of Anonymous Architects as they arise. Shop drawing dimensions are to be the responsibility of the general contractor. Anonymous Architects will check will check for general design accuracy but will not be responsible for field measuring.
 - In general the plan dimensions shown are: i) to the face of finish at stud partitions and furring, ii) to the face of the masonry or concrete walls, iii) to the column grid lines, iv) to the face of the existing wall or surface.
 - All doors not located by dimensions on plans or details shall be 2 inches from face of finish in adjacent right angle wall to edge of door opening.
 - Walls and/or surfaces that were effected by construction to be painted in their entirety to match the existing color and sheen.
 - Where new work is indicated or required, in existing areas, the material and finish of the new work shall match that of the adjacent existing material or finish, unless otherwise noted. The new finish shall extend to the first natural break or as noted. Confirm extent of work with A.A.
 - Provide methods, means and facilities required to prevent contamination of soil, water, atmosphere and surroundings.
 - Items labeled FOIC (Furnished by Owner and Installed by Contractor) must be coordinated by the contractor as to the schedule and installation requirements. Provide at least five (5) business days for client to prepare material for purchase, delivery and/or fabrication and/or supply prior to expected installation date.
 - All material noted to be demolished or removed becomes the property of the contractor and thereby responsible for it's appropriate disposal unless specifically noted by the owner or within the scope of these drawings.
 - Jobsite must be cleaned at the end of every working day and made weather and animal tight. Measures must be taken to assure that the potential for breaks through construction related conditions is eliminated.
 - Prior to submitting bid, contractor shall visit (or re-visit) the site as necessary to examine the existing conditions. Any discrepancies are to be pointed out prior to submitting bid or shall be noted on bid forms. No plea of ignorance of existing conditions shall justify requests for additional funds.
 - All material selections, hardware, colour, manufacturers and finishes shall be approved in writing by A.A. prior to contractor orders or installation occurs. Issues of scheduling will not be just cause to bypass the approval process.

SYMBOL LEGEND

	Section Ref.	MAJOR SECTION REFERENCE
	Sheet No.	
	MINOR or WALL SECTION	
	INTERIOR ELEVATION REFERENCE	
	FINISH ELEVATION	
	DETAIL REFERENCE	
	REVISION NUMBER - PLAN CHECK, TYP.	
	WINDOW TYPE	
	DOOR NUMBER	
	FIXTURE/ FITTING REFERENCE	
	GYPSUM WALL BOARD	
	CERAMIC TILE	
	EARTH	
	POROUS FILL	
	CONCRETE	
	BRICK	
	CONCRETE MASONRY UNITS	
	PLASTER, CEMENT, SAND OR GROUT	
	CUT STONE	
	SLATE OR FLAGSTONE	
	METAL	
	PLYWOOD	
	FINISH WOOD	
	FRAMING LUMBER	
	INSULATION	
	GLASS	

ABBREVIATIONS

@	AT
∆	AND
A.B.	ANCHOR BOLT (OR LAG FOR WOOD)
ALUM	ALUMINUM
F.F.L.	FINISH FLOOR LEVEL
A.F.F.L.	ABOVE FINISH FLOOR LEVEL
BOT	BOTTOM
CL	CENTER LINE
CONC	CONCRETE
C.R.	COLD ROLLED STEEL
C.S.	COUNTER SUNK
DIA	DIAMETER
EQ	EQUAL
(E)	EXISTING
E.T.R.	EXISTING TO REMAIN
EXT.	EXTERIOR
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FOF	FACE OF FRAMING
F.B.	FLAT BAR
F.L.D.	FOLD
GALV.	GALVANIZED (HOT DIPPED)
GA	GAUGE
H.D.	HEAVY DUTY
H.R.	HOT ROLLED STEEL
L	STEEL ANGLE
NOT IN CONTRACT	NOT IN CONTRACT
N/S/E/W	NORTH/ SOUTH/ EAST/ WEST
O	OPERABLE SLIDING DOOR
O/C	ON CENTER
PLAM	PLASTIC LAMINATE
PL	PLATE
PTD.	PAINTED
PLY.	PLYWOOD
P.T.	PRESSURE TREATED (NON-ARSENIC)
SCHED.	SCHEDULE
SQ. DR.	SQUARE DRIVE (SCREW HEAD TYPE)
SQ. FT.	SQUARE FEET
S.S.	STAINLESS STEEL
TBD	TO BE DETERMINED
T&G	TONGUE AND GROOVE
TRANS	TRANSITION
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
WD.	WOOD
W/	WITH
X	FIXED DOOR

FIELD CONDITIONS/ DRAWING ACCURACY

This drawing is an instrument of service only. No value should be scaled and all values must be checked against field values and/or checked with the architect. If any value is found to be incorrect or invalid, then it is the responsibility of the user to inform the architect and seek clarification prior to any installation, fabrication or commencement of work.

If values or notations are found to be critical to the scope of the work, then the user is advised to refer to architect for clarification and/or updated information.

PROPERTY ADDRESS
No address (vacant land), adjacent to the S of 3589 Canyon Crest Rd. Altadena, CA 91001

ARCHITECT:
Anonymous Architects
1416 Fairbanks Pl
Los Angeles, CA 90026
T 323.244.9807
F 323.315.2443

ENGINEER:
Stephen Kuhn and Vandl Verma
Tompkins
4381 Canyon Crest Road,
Altadena, CA 91001

APN: 5830-003-016

SCOPE OF WORK
New 2 story single family dwelling with covered parking for two cars.

LOT AREA
Lot area: approx 42,900 sq.ft.
Building Coverage: 1,270 sq.ft.
Lot coverage = 42,900 / 1,270 = 2.9%
Impervious surface (roof + driveway): 1,789 sq.ft = 4.1% lot

BUILDING USE/ OCCUPANCY GROUP
Existing: Vacant Land
Proposed: Single Family Dwelling

ZONE: R1
OCCUPANCY: Group R3 - residential
Group U - Garage

CALCULATED SQ.FT. (dwelling)
Garage loft: 263 sq.ft
Garage: 451 sq.ft
Level 2: 1,159 sq.ft
Level 1: 277 sq.ft
TOTAL HABITABLE: 1,436 sq.ft

MAX BUILDING HEIGHT
35'-0" above natural adjacent grade max height per zoning
34'-10" max height provided

TYPE OF CONSTRUCTION
Type V-B

FIRE ZONE
Very High Hazard Zone

FIRE SPRINKLER NOTE
The sprinkler system shall be approved by Plumbing Division prior to installation. Contractor to obtain necessary permits. CONFORM TO NFPA 13D

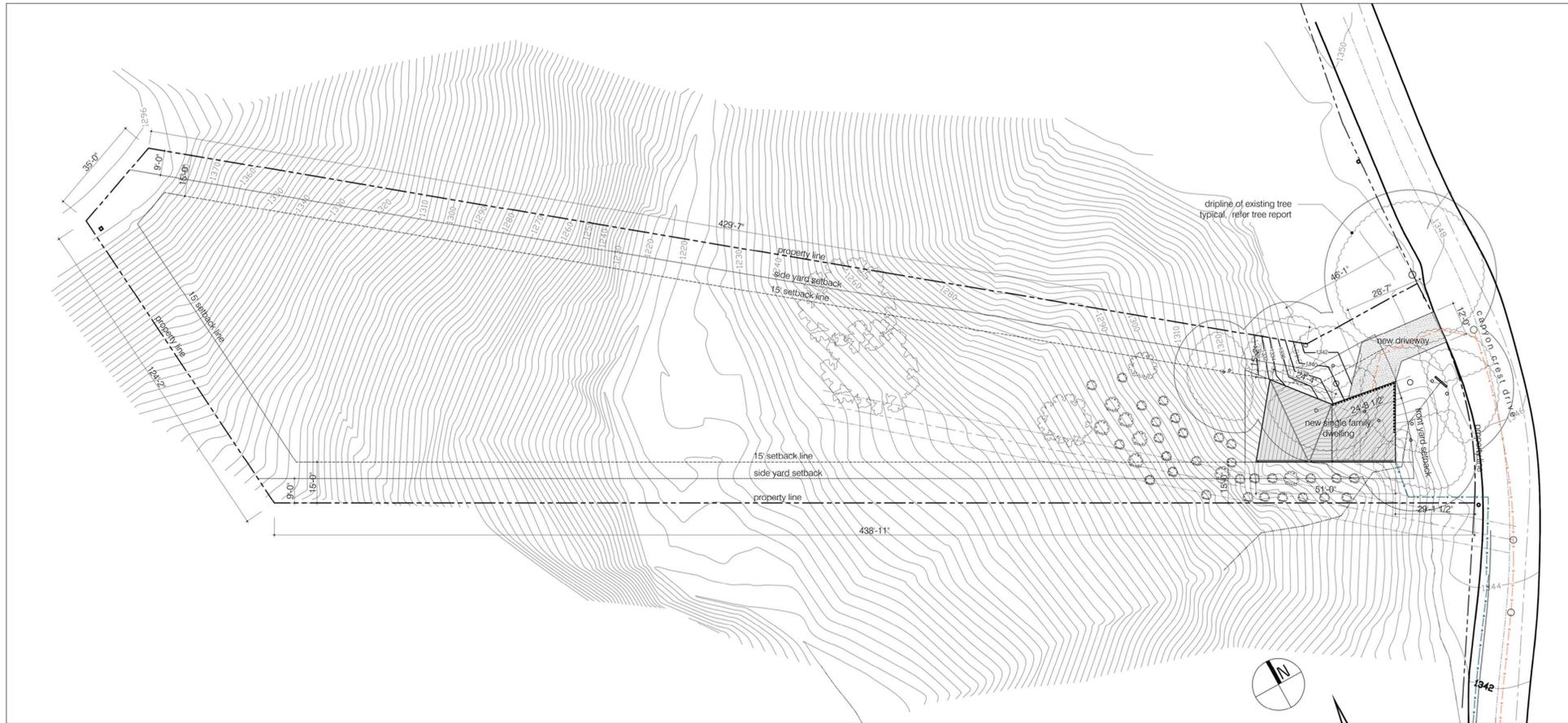
SHEET INDEX

No.	Description	Complete
A0.0	TITLE SHEET & GENERAL NOTES	●
A0.1	SLOPE DENSITY	●
A1.0	SITE PLAN	●
A1.1	GRADING PLAN	●
A1.2	LANDSCAPE PLAN	●
A1.3	SURVEY	●
A2.0	FIRST FLOOR PLAN	●
A2.1	SECOND FLOOR PLAN	●
A2.2	REFLECTED CEILING PLAN	●
A3.0	SCHEDULES	●
A4.0	EXTERIOR ELEVATIONS	●
A5.0	BUILDING SECTIONS	●
A5.1	BUILDING WALL SECTIONS	●
A6.0	ENLARGED SECTION SECTIONS	●
A7.0	INTERIOR ELEVATIONS	●
A7.1	INTERIOR ELEVATIONS	●
A7.2	INTERIOR ELEVATIONS	●
A7.3	INTERIOR ELEVATIONS	●
A7.4	INTERIOR ELEVATIONS	●
A7.5	CABINETRY PLANS	●
A8.0	WATERPROOFING DETAILS	●
A8.1	MISC. DETAILS	●
A8.2	MISC. DETAILS	●
A8.3	STEELWORK DETAILS	●
E1.0	ELECTRICAL PLAN	●
M1.0	MECHANICAL PLAN	●
P1.0	PLUMBING PLAN	●
S-1	STRUCTURAL NOTES	●
S-2	DETAILS	●
S-3	DETAILS	●
S-4	DETAILS	●
S-5	FOUNDATION & LOWER LEVEL	●
S-6	1ST FLOOR LIVING RM. FRAMING	●
S-7	GARAGE FLOOR FRAMING PLAN	●
S-8	GARAGE LOFT FRAMING PLAN	●
S-9	ROOF FRAMING PLAN	●
S-12	DETAILS	●
S-13	DETAILS	●

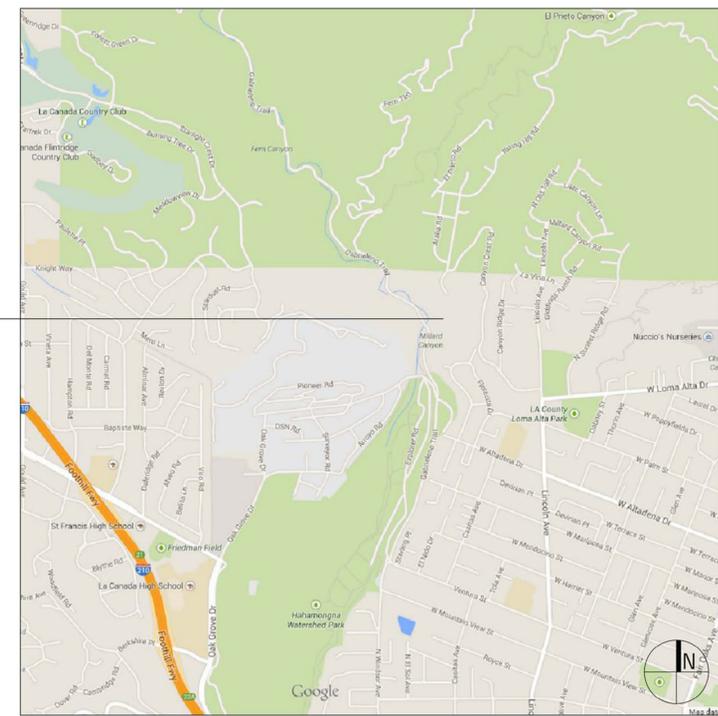
CONSTRUCTION DOCUMENTS

tree REPORT
PLAN CHECK SET
BID SET

this drawing set:
included ●
not complete ◐
not included ✕



PLOT PLAN not to scale



VICINITY MAP not to scale

revisions
Plan Check --/--

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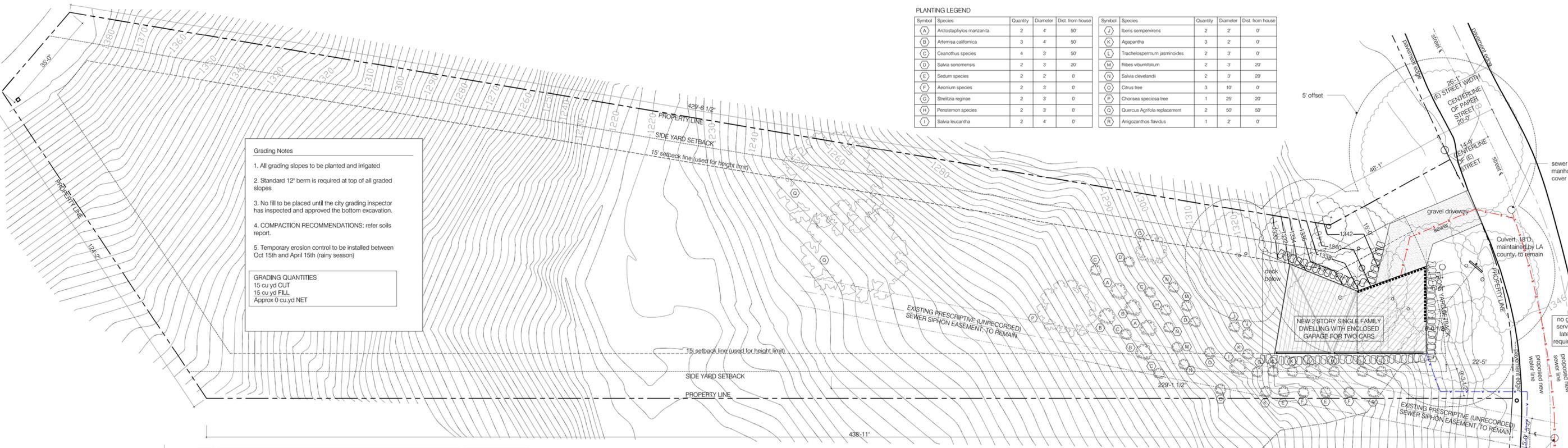
drawing
Cover Sheet

A0.0

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version
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PLOT DATE & TIME

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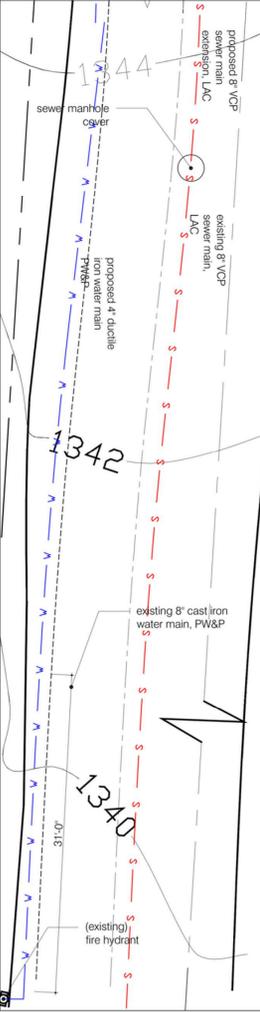
Symbol	Species	Quantity	Diameter	Dist. from house	Symbol	Species	Quantity	Diameter	Dist. from house
(A)	Arctostaphylos manzanita	2	4"	50'	(I)	Iberis sempervirens	2	2"	0'
(B)	Artemisia californica	3	4"	50'	(K)	Agapantha	3	2"	0'
(C)	Ceanothus species	4	3"	50'	(L)	Trachelospermum jasminoides	2	3"	0'
(D)	Salvia sonomensis	2	3"	20'	(M)	Ribes viburnifolium	2	3"	20'
(E)	Sedum species	2	2"	0'	(N)	Salvia clevelandi	2	3"	20'
(F)	Aeonium species	2	3"	0'	(O)	Citrus tree	3	10"	0'
(G)	Strelitzia reginae	2	3"	0'	(P)	Chorisia speciosa tree	1	25"	20'
(H)	Penstemon species	2	3"	0'	(Q)	Quercus Agrifolia replacement	2	50"	50'
(V)	Salvia leucantha	2	4"	0'	(R)	Anigozanthos flavidus	1	2"	0'



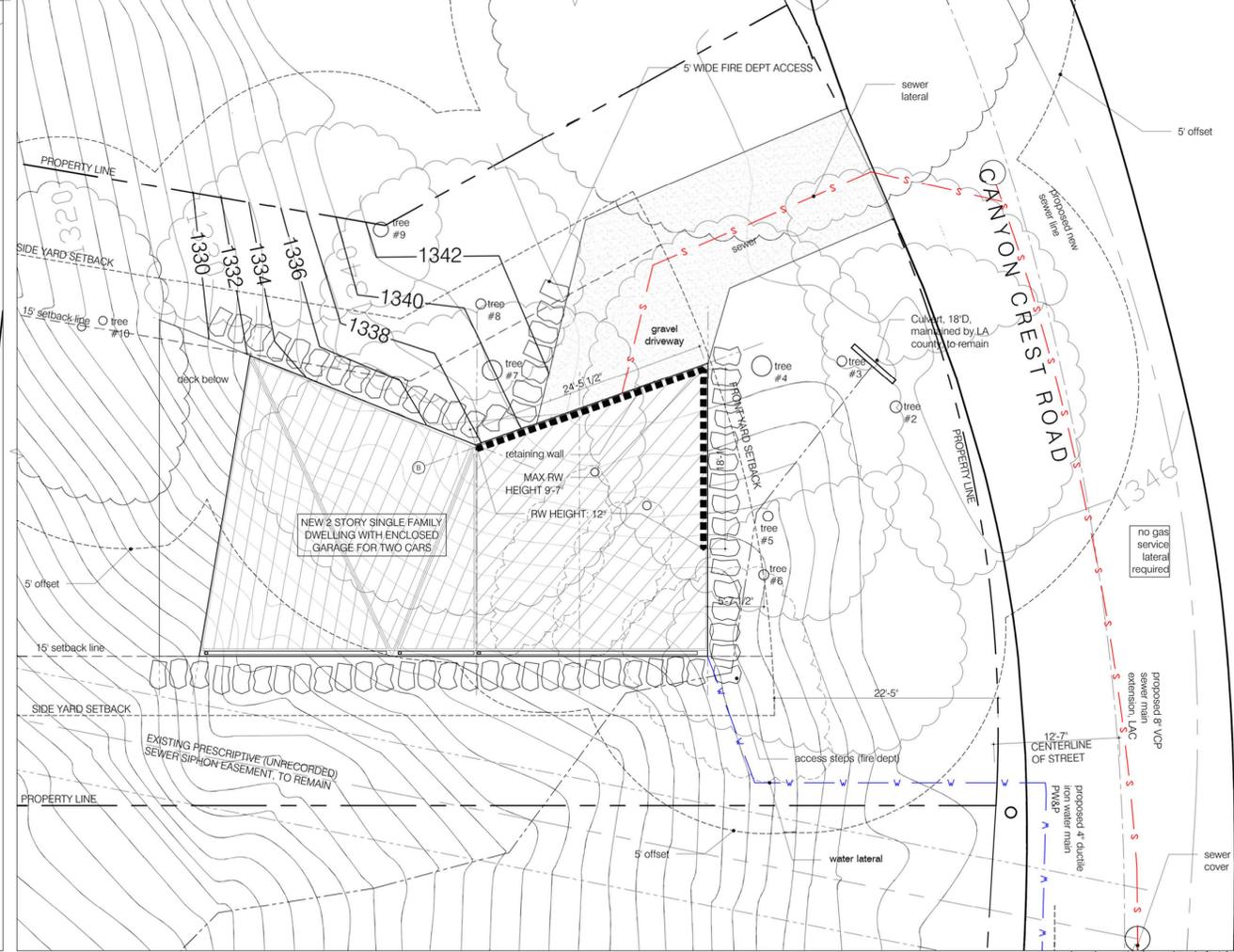
drawing continued to right 1

2 | SITE PLAN - FULL | 1/16" = 1'-0"

for continuation of tree canopy refer site plan above

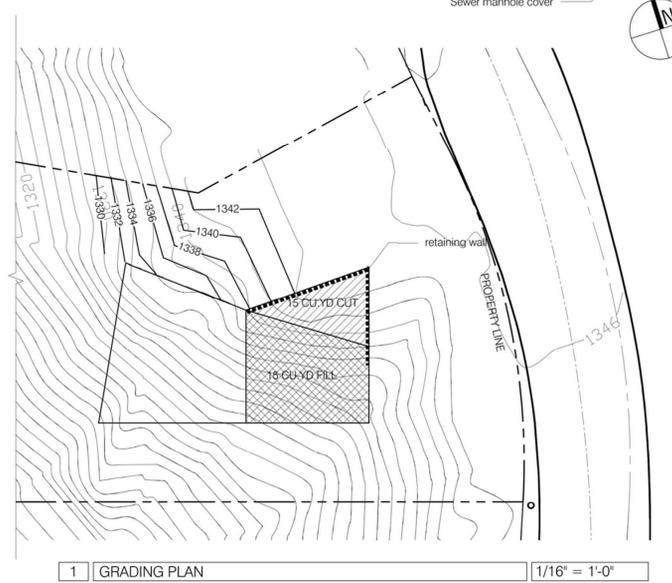
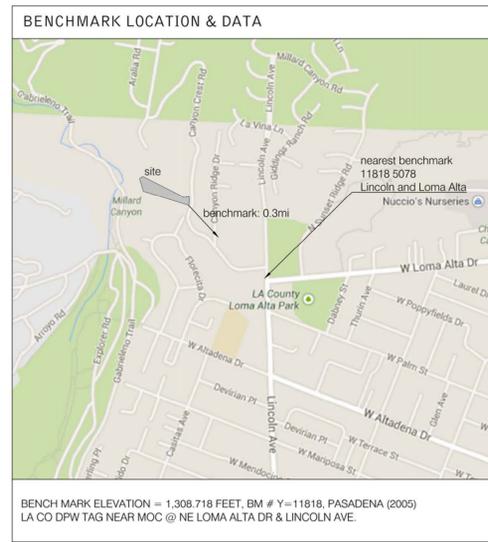


1A | SITE PLAN - DETAIL (CONT.) | 1/8" = 1'-0"

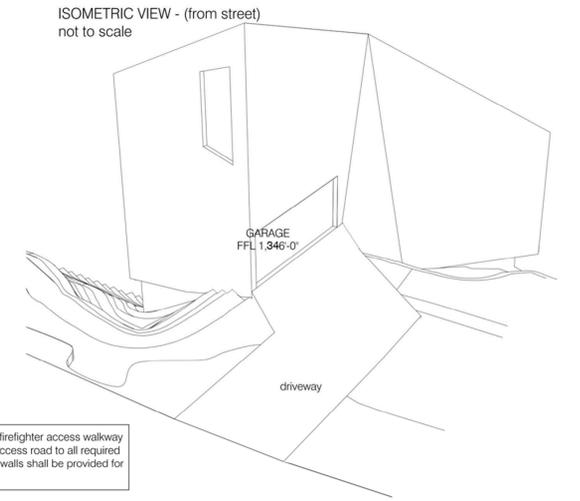
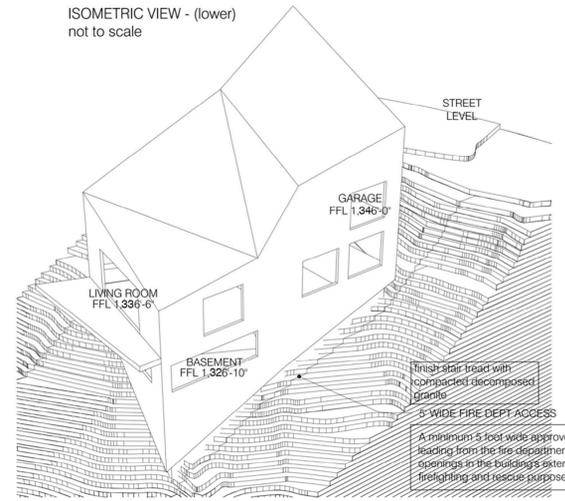


1 | SITE PLAN - DETAIL | 1/8" = 1'-0"

drawing continued to left 1A



1 | GRADING PLAN | 1/16" = 1'-0"



revisions
Plan Check --/--

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 APN 5830-003-016

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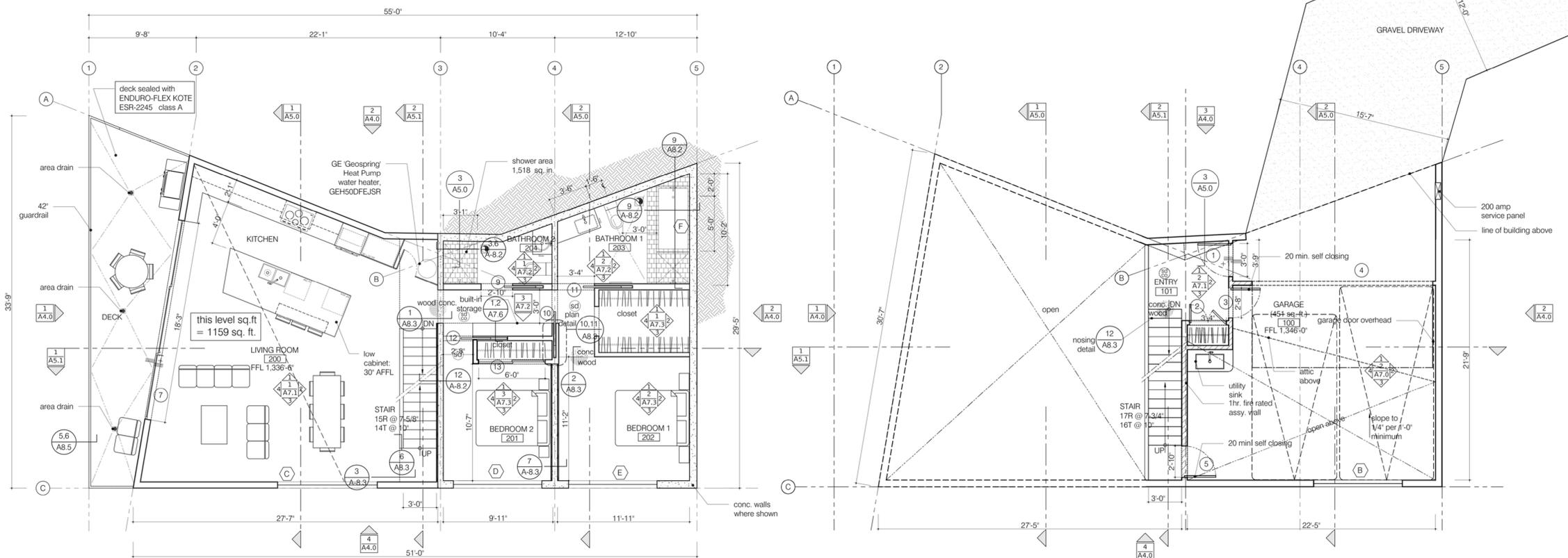
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drawing
Site Plan

A 1.0

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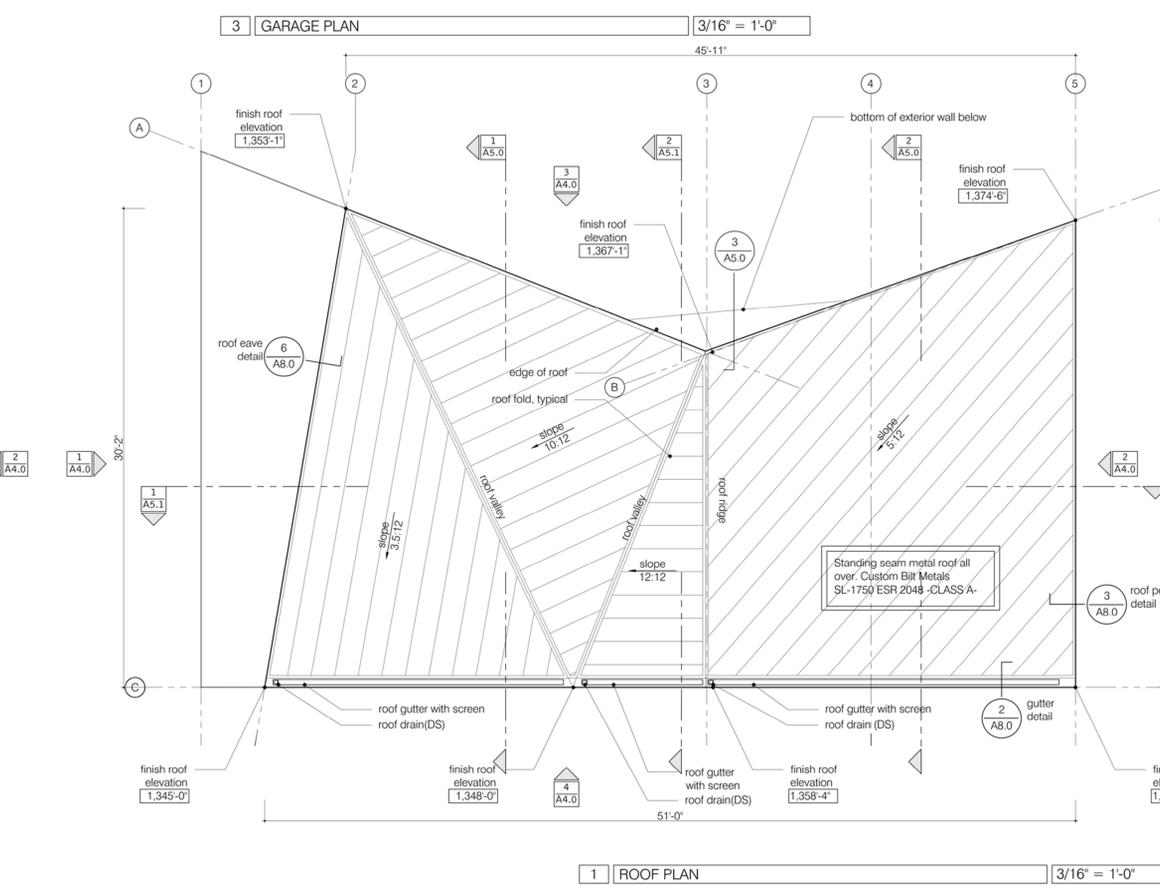
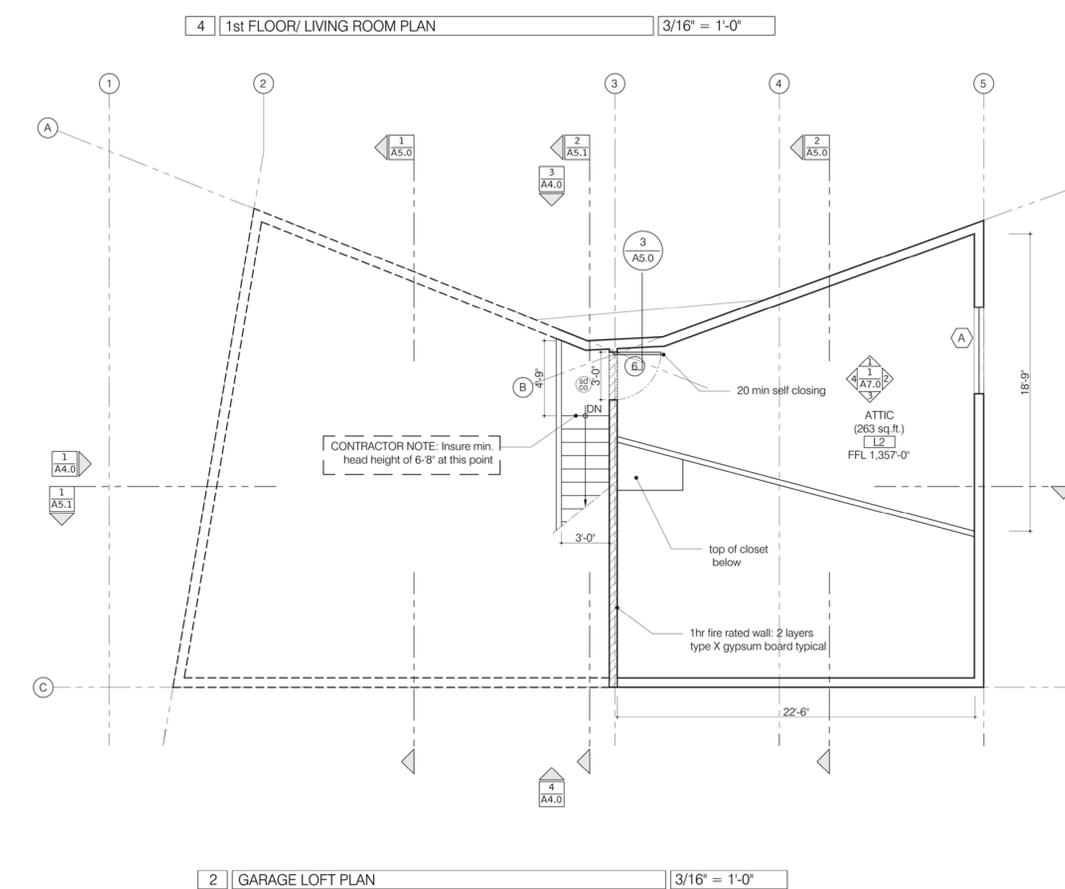
Legend

- smoke detector and carbon monoxide detector. 120V wired with battery backup.
- smoke detector. 120V wired with battery backup.
- mechanical ventilation intermittent 50 CFM see bathroom notes 1, 1.1, 1.2
- New wood stud walls
- New conc. walls
- New CMU walls
- 20 Minute fire rated wall assembly, 5/8" type X gypsum both sides
- Sound rated construction

- General Notes**
- GAS SUPPLY NOTE:**
Note: No gas supply will be provided.
 - Water heater must be strapped to wall.
 - Exterior walls closer than 5' to the property line must be 1 hour fire rated construction.
 - FIRE SPRINKLER NOTE:**
Provide fire sprinklers throughout if required. The sprinkler system shall be approved by Plumbing Division prior to installation.
 - UTILITIES NOTE:**
The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities or to the location of the hook-up. The construction shall not be within ten feet of any power lines.
 - Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level.
 - GRADING INSPECTION NOTE:**
The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the the grading inspector.
 - SMOKE ALARM NOTE:**
Approved smoke alarms shall be installed in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. Smoke alarms shall be tested & maintained in accordance with manufacturer instructions. Smoke alarms shall be replaced after 10 years from the date of manufacture marked on the unit. Conventional Ionization Smoke Alarms that are solely powered shall be equipped with a 10 year battery and have a silence feature.
 - CARBON MONOXIDE ALARM:**
An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel burning appliances are installed and in dwellings units that have attached garages. Carbon monoxide alarm(s) shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements.
 - PASSAGE OF RODENTS:**
All annular spaces around pipes, electrical cables, conduits, or other openings in the buildings envelope at exterior walls will be protected against the passage of rodents (i.e. closing such openings with cement mortar, concrete masonry, or metal pipes.)
 - STAIRWAY LIGHTING**
All stairways shall have an illumination level on tread runs of not less than 1 foot-candle (1 lux).

- Electrical Notes**
- Ground-Fault Circuit-Interruption (GFCI) for personnel shall be provided and installed in readily accessible location.
 - Arc-Fault Circuit-Interrupter shall be installed to provide protection of the branch circuit. (EC 210-12)
 - Tamper resistant receptacles shall be installed in all areas specified in 210.52, all nonlocking-type 12-volt 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles. (EC 406-12)

- Bathroom Notes**
- VENTILATION NOTE:**
Provide fan and vent to outside min. 5 air changes per hour. Refer mechanical plan.
1.1 Newly installed bathroom fans shall be ENERGY STAR compliant and be ducted to the outside of the building.
 - WATER CONSERVATION NOTE:**
Provide ultra low flush water closets.
 - WATERPROOFING NOTE:**
a) Provide 70" high minimum non-absorbent wall adjacent to shower. ALL SHOWER GLASS TO BE TEMPERED
b) Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet.
 - Plumbing fixtures shall meet the flow rates specified in the Los Angeles County Green Building Standards Code.
 - All showers and tub-showers shall have a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve. (PC418)



Scale
3/16" Scale 1 unit = 1'-0"

North Arrow

Plot Date & Time
4/25/16 1:18 PM

revisions
Plan Check --/--

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drawing
Floor Plans

A 2.0

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Legend

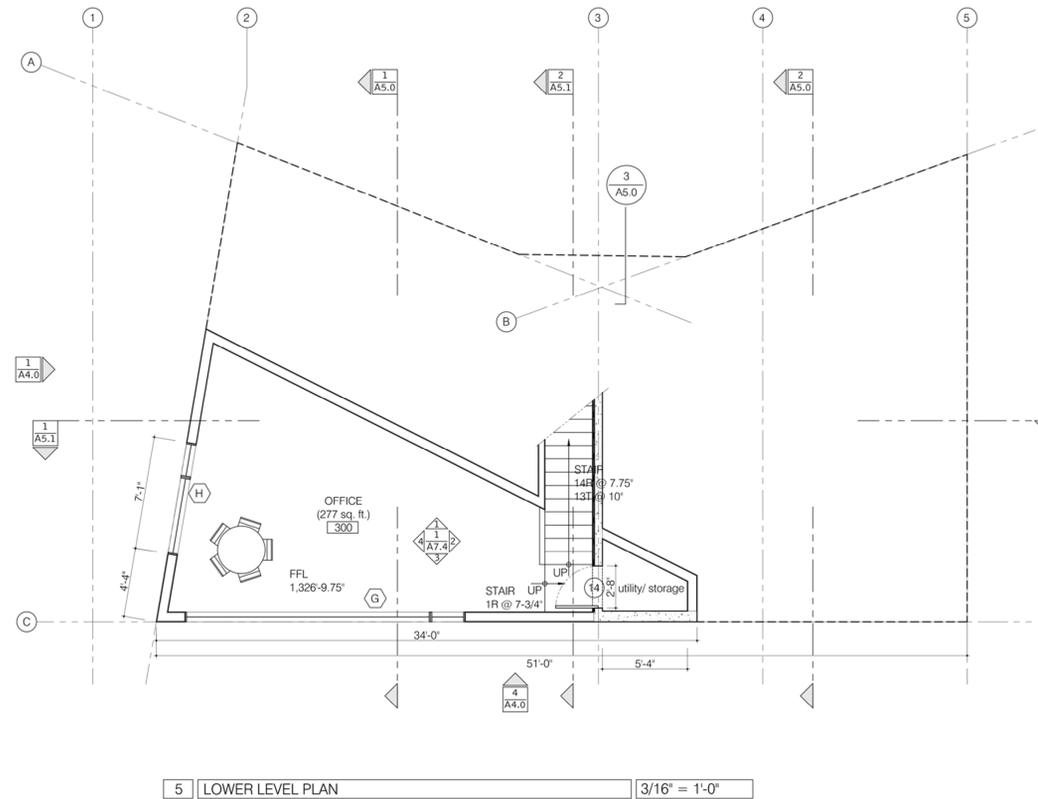
- smoke detector and carbon monoxide detector. 120V wired with battery backup.
- smoke detector. 120V wired with battery backup.
- New wood stud walls
- New conc. walls
- New CMU walls
- 20 Minute fire rated wall assembly, 5/8" type X guysum both sides
- Sound rated construction

General Notes

1. GAS SUPPLY NOTE:
an approved seismic gas shutoff valve shall be installed into the fuel gas line at the downstream side of the utility meter and be rigidly connected to the exterior of the building containing the fuel gas piping.
2. Water heater must be strapped to wall
3. Exterior walls closer than 5' to the property line must be 1 hour fire rated construction.
4. FIRE SPRINKLER NOTE:
Provide fire sprinklers throughout if required. The sprinkler system shall be approved by Plumbing Division prior to installation.
5. UTILITIES NOTE:
The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities or to the location of the hook-up. The construction shall not be within ten feet of any power lines.
6. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level.
7. GRADING INSPECTION NOTE:
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8. SMOKE ALARM NOTE:
Approved smoke alarms shall be installed in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal.
9. CARBON MONOXIDE ALARM:
An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel burning appliances are installed and in dwellings units that have attached garages. Carbon monoxide alarm(s) shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements.
9. PASSAGE OF RODENTS:
All annular spaces around pipes, electrical cables, conduits, or other openings in the buildings envelope at exterior walls will be protected against the passage of rodents (i.e. closing such openings with cement mortar, concrete masonry, or metal pipes.)

Bathroom Notes

1. VENTILATION NOTE:
Provide fan and vent to outside min. 5 air changes per hour. Refer mechanical plan.
- 1.1 Newly installed bathroom fans shall be ENERGY STAR compliant and be ducted to the outside of the building.
- 1.2 Newly installed bathroom fans not functioning as part of a whole house ventilation system must be controlled by a humidistat which shall be readily accessible.
2. WATER CONSERVATION NOTE:
Provide ultra low flush water closets.
3. WATERPROOFING NOTE:
a) Provide 70" high minimum non-absorbent wall adjacent to shower. ALL SHOWER GLASS TO BE TEMPERED
b) Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet.
4. the flow rates for all plumbing fixtures shall comply with the maximum flow rates in table 4.303.2 on sheet p1.0 of this drawing set.



revisions

Plan Check	--/--/--

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drawing

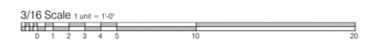
Floor Plans

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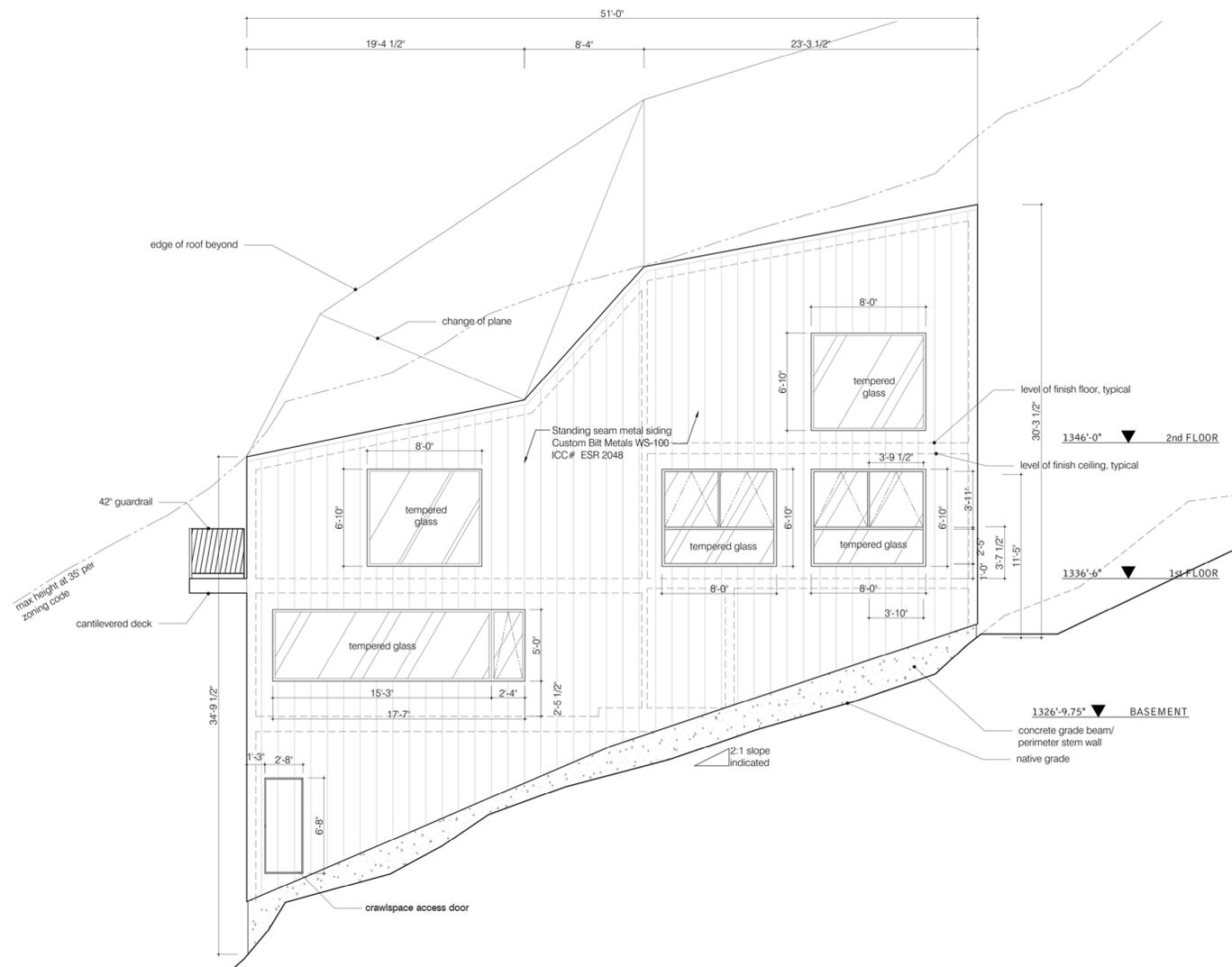
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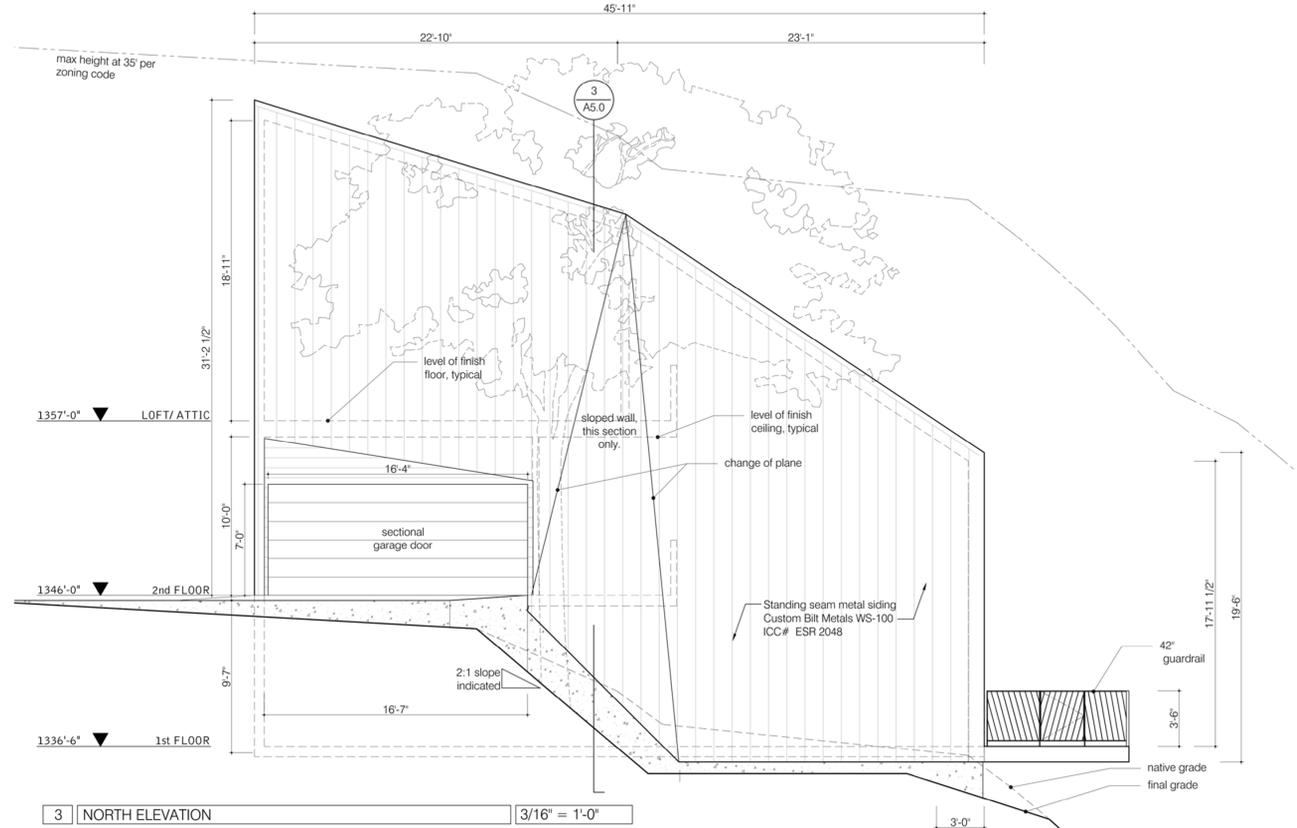
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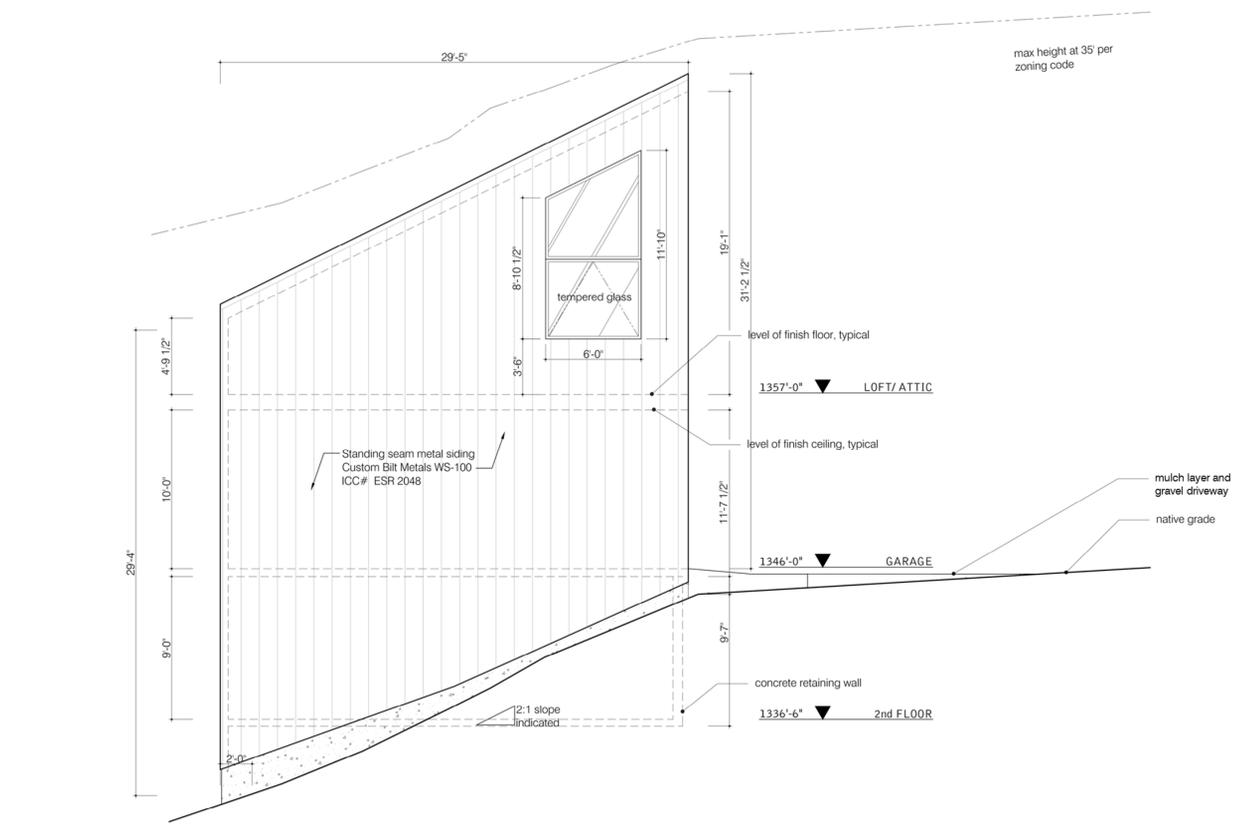
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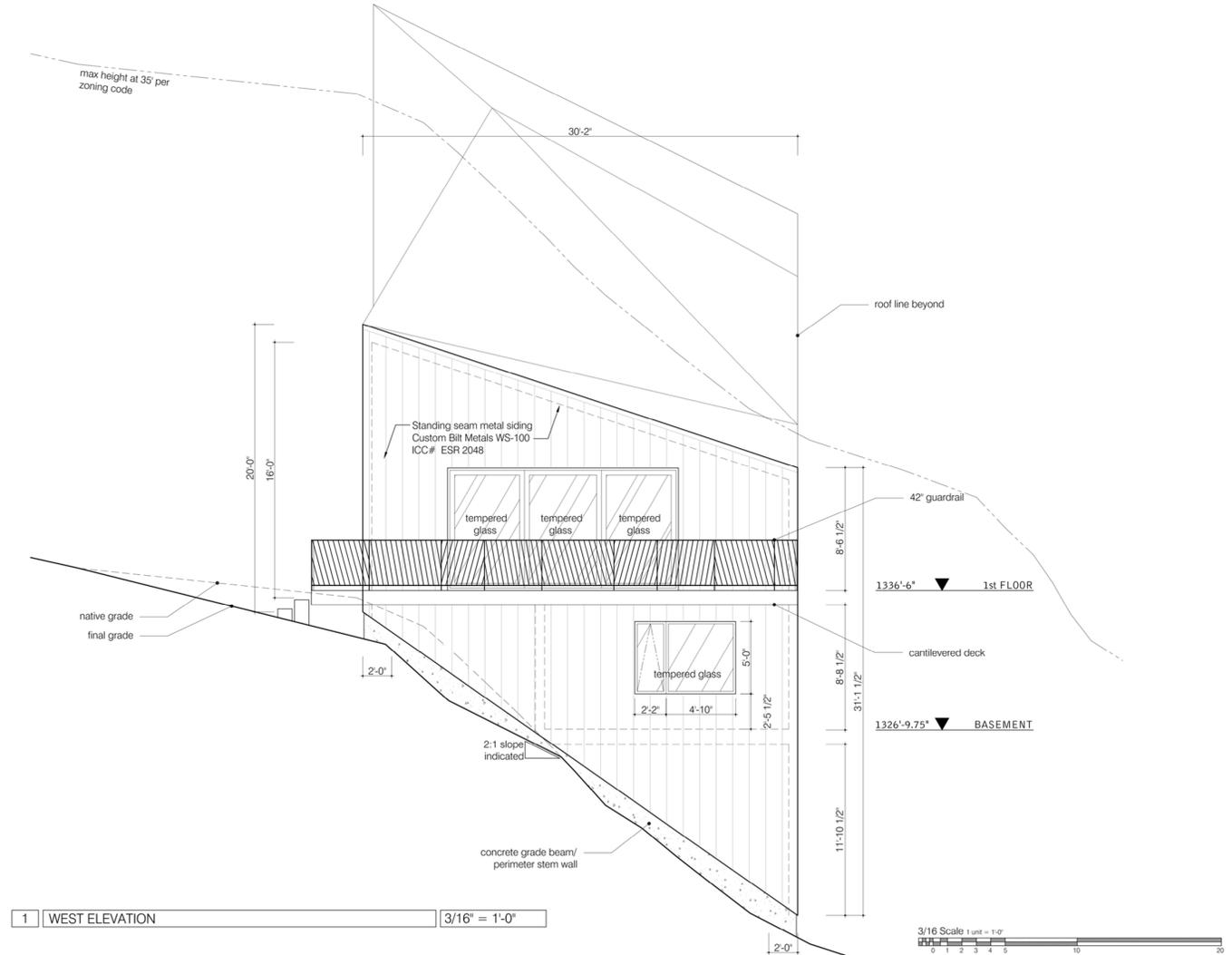
4 SOUTH ELEVATION 3/16" = 1'-0"



3 NORTH ELEVATION 3/16" = 1'-0"



2 EAST ELEVATION 3/16" = 1'-0"



1 WEST ELEVATION 3/16" = 1'-0"

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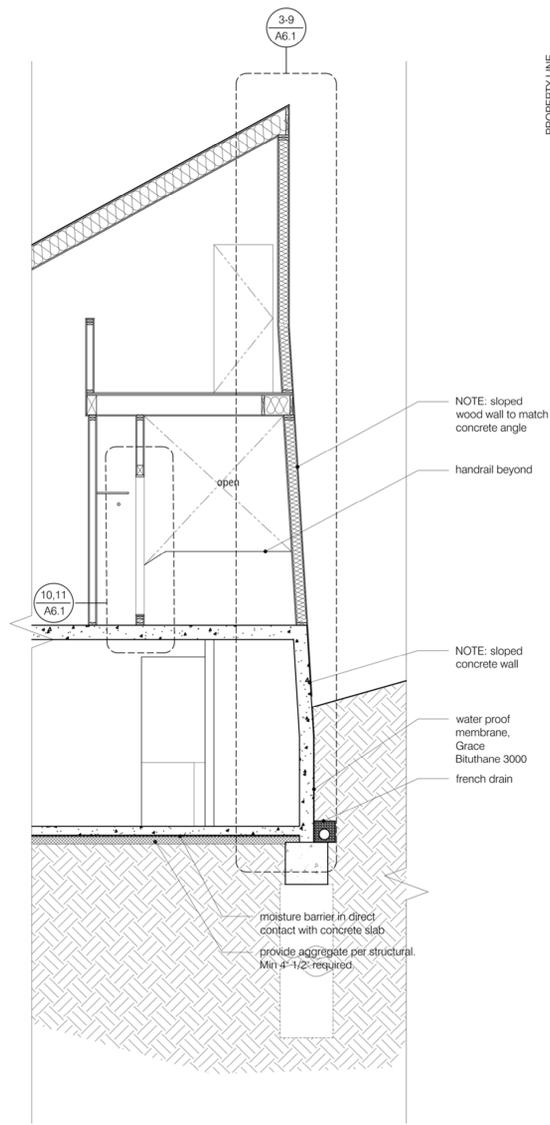
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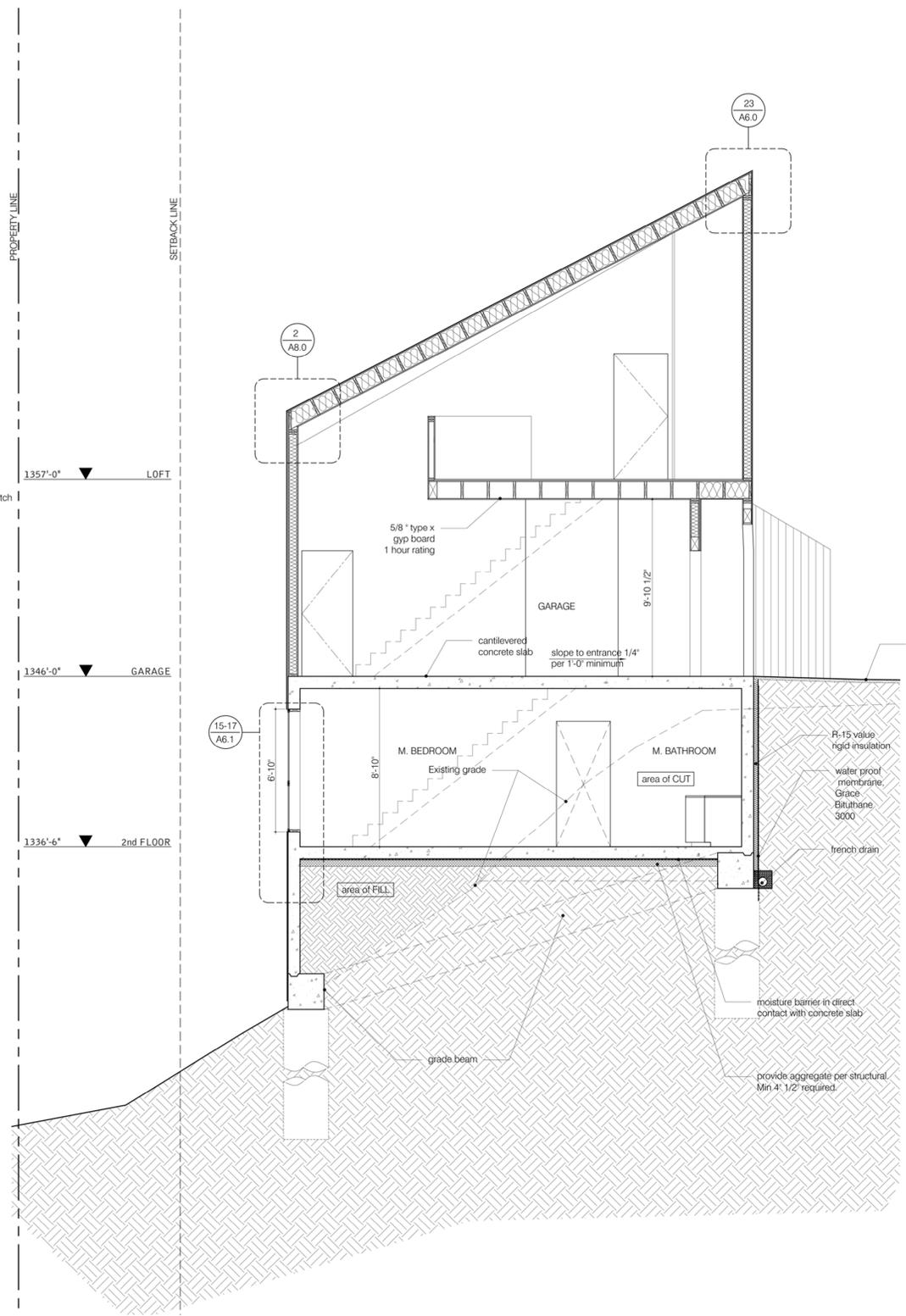
drawing
Building Elevations

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 PLOT DATE & TIME

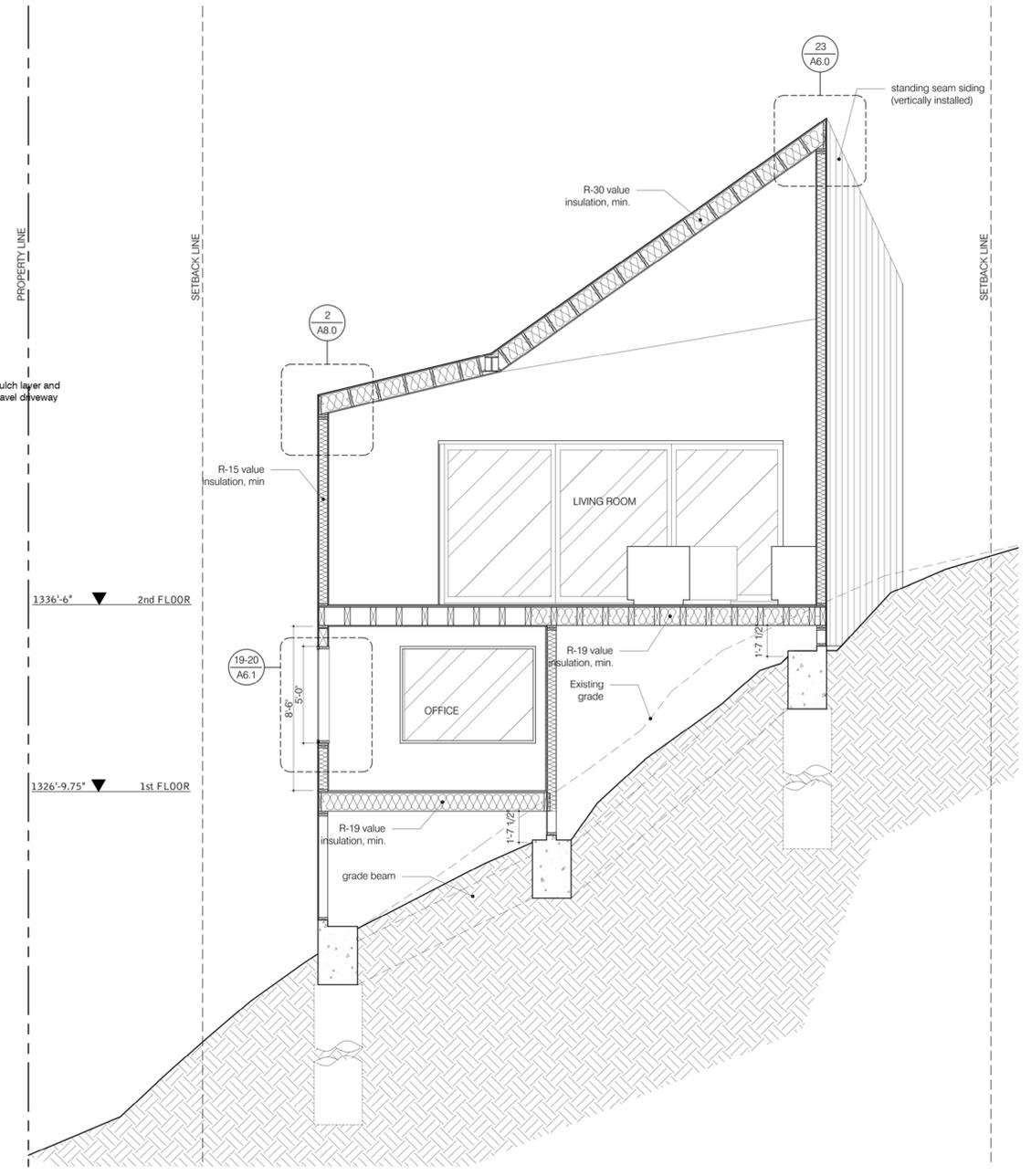
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3 | SLOPED WALL SECTION | 1/4" = 1'-0"



2 | SECTIONS | 1/4" = 1'-0"



1 | SECTIONS | 1/4" = 1'-0"



revisions
Plan Check --/--

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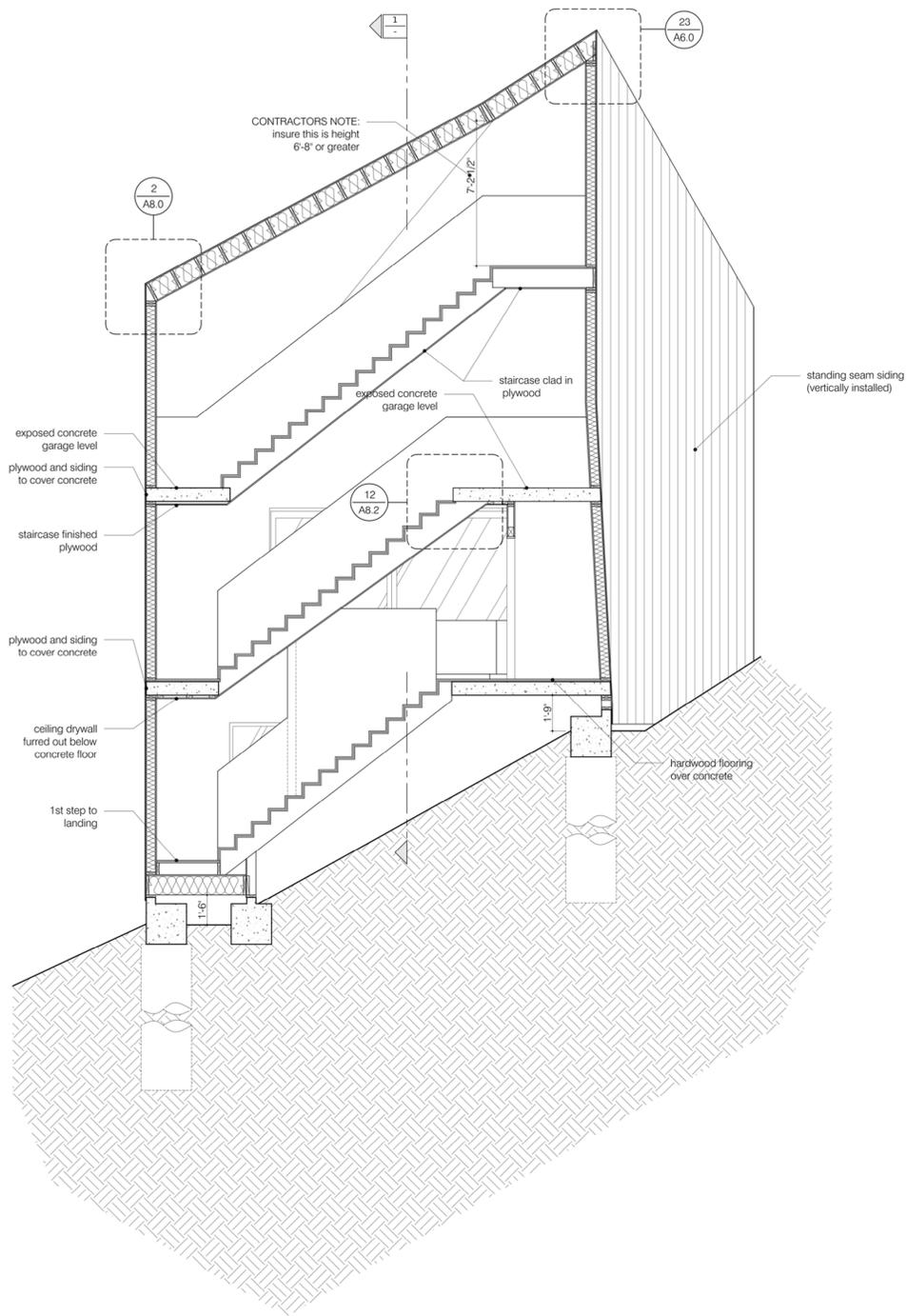
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drawing
Building Sections
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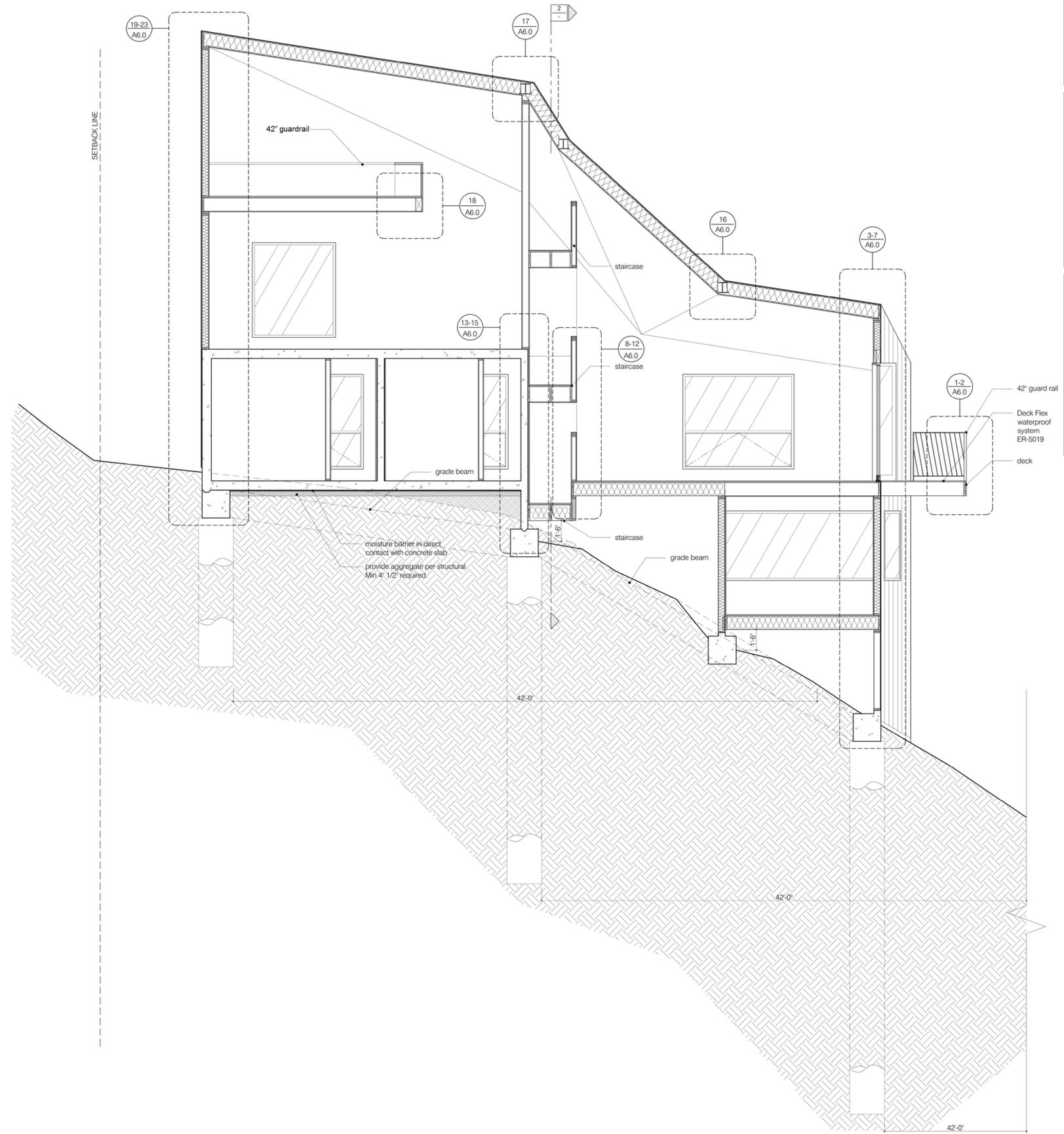
2 SECTIONS 1/4" = 1'-0"

1357'-0" ▼ LOFT

1346'-0" ▼ GARAGE

1336'-6" ▼ 2nd FLOOR

1326'-9.75" ▼ 1st FLOOR



1 SECTIONS 1/4" = 1'-0"

1/4" Scale 1 unit = 1'-0"

revisions
Plan Check --/--
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