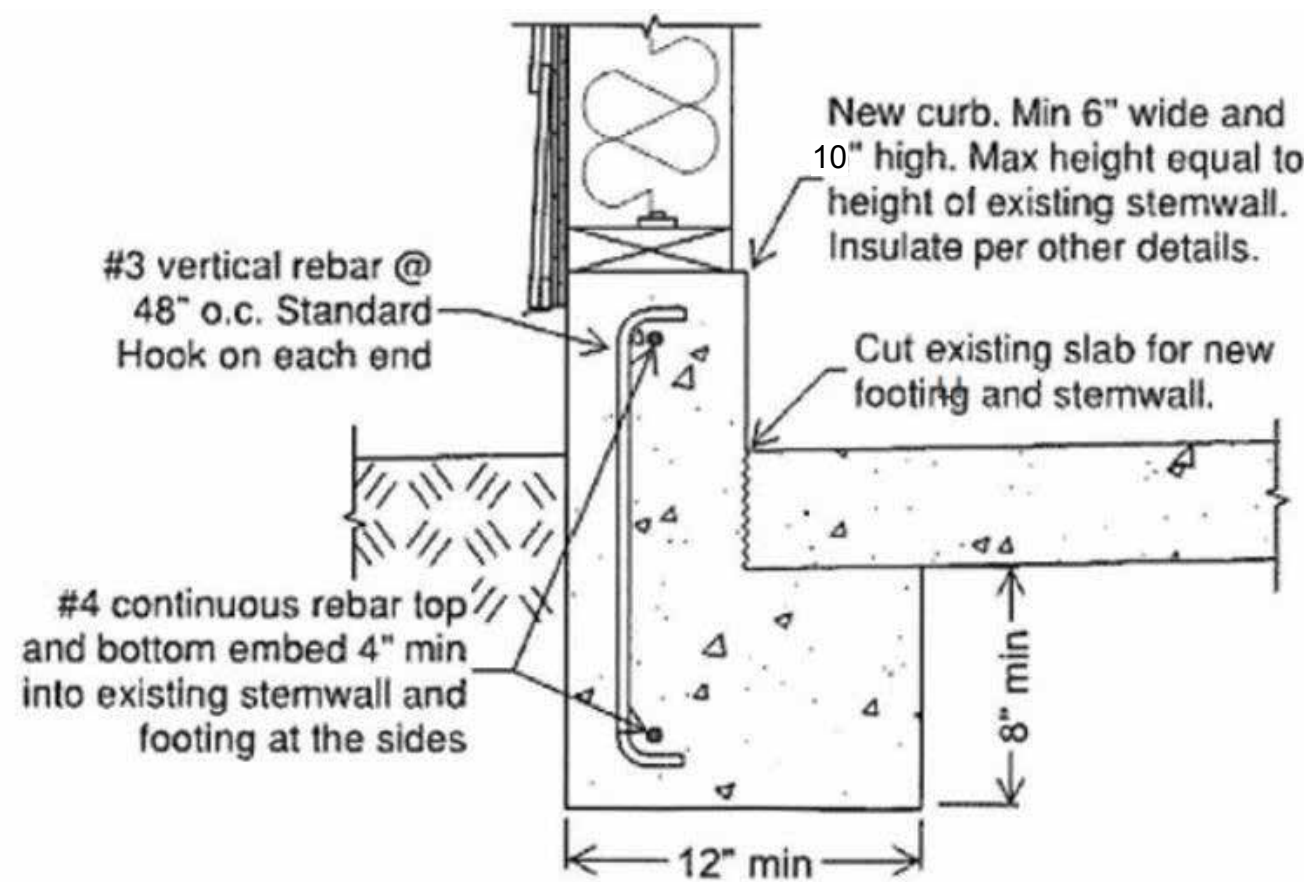
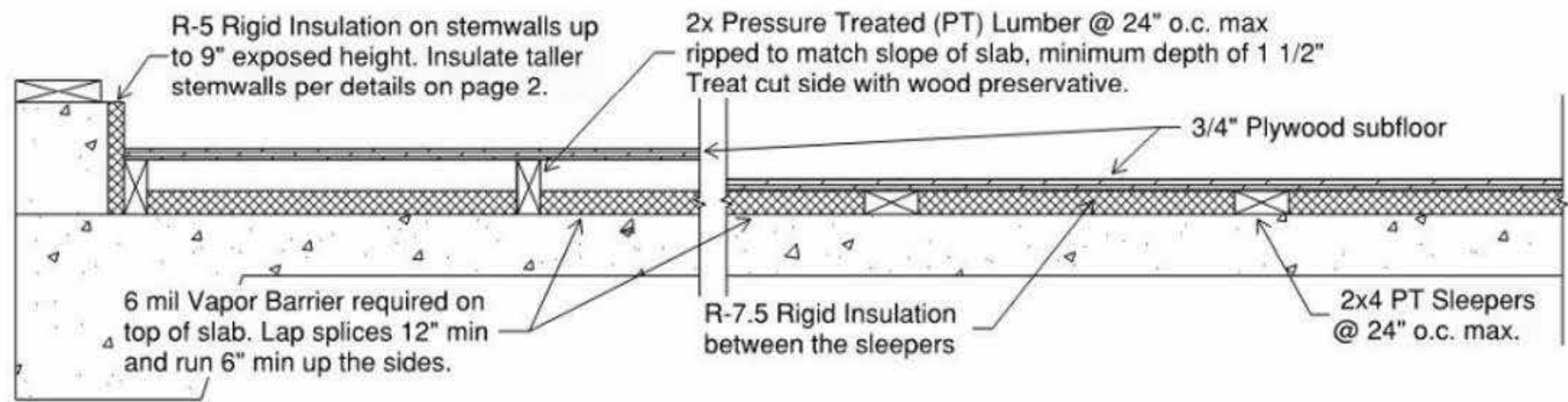


JUNIOR A.D.U

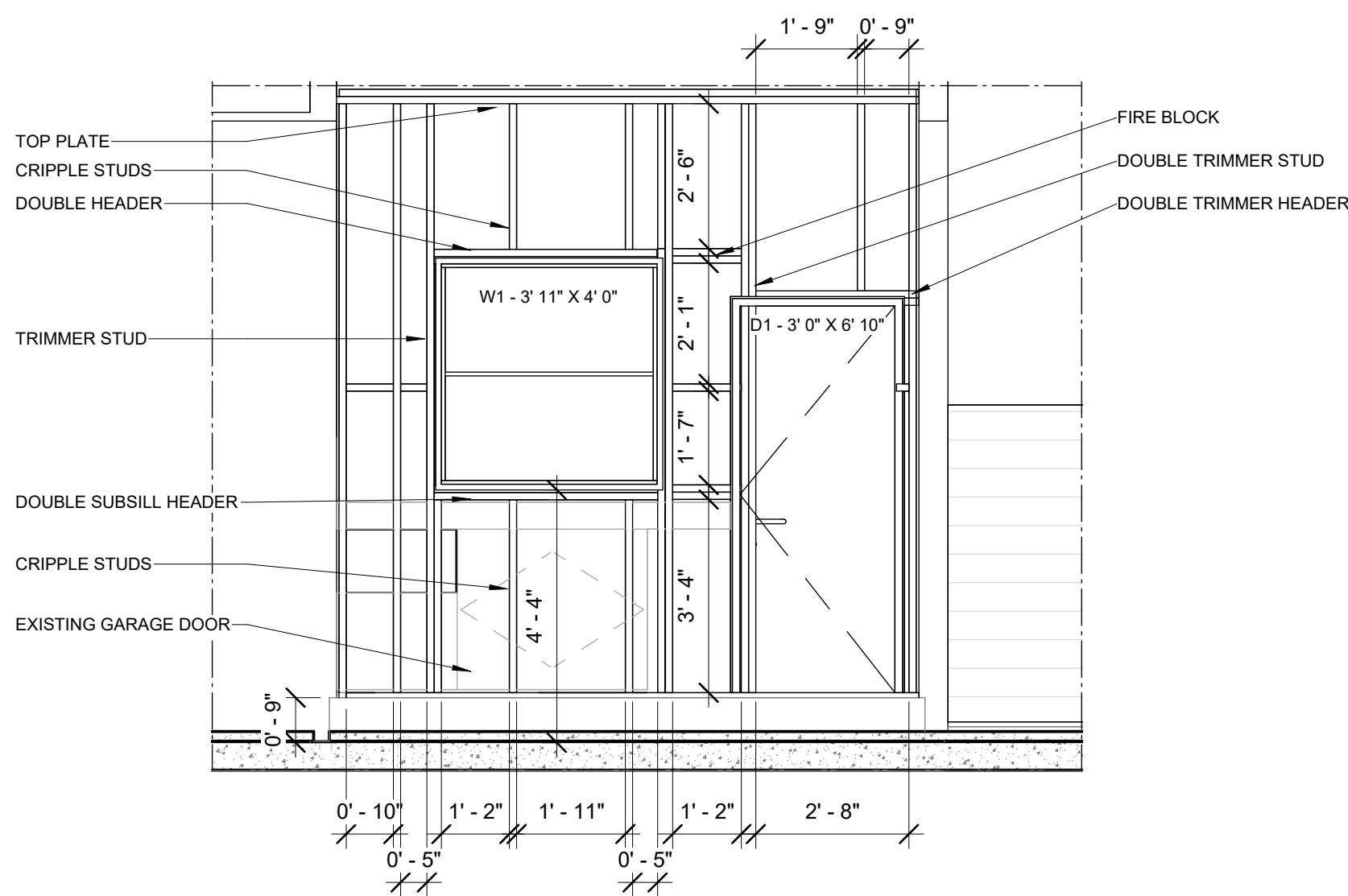
16833 W COVELLO ST. VAN NUYS CA 91406



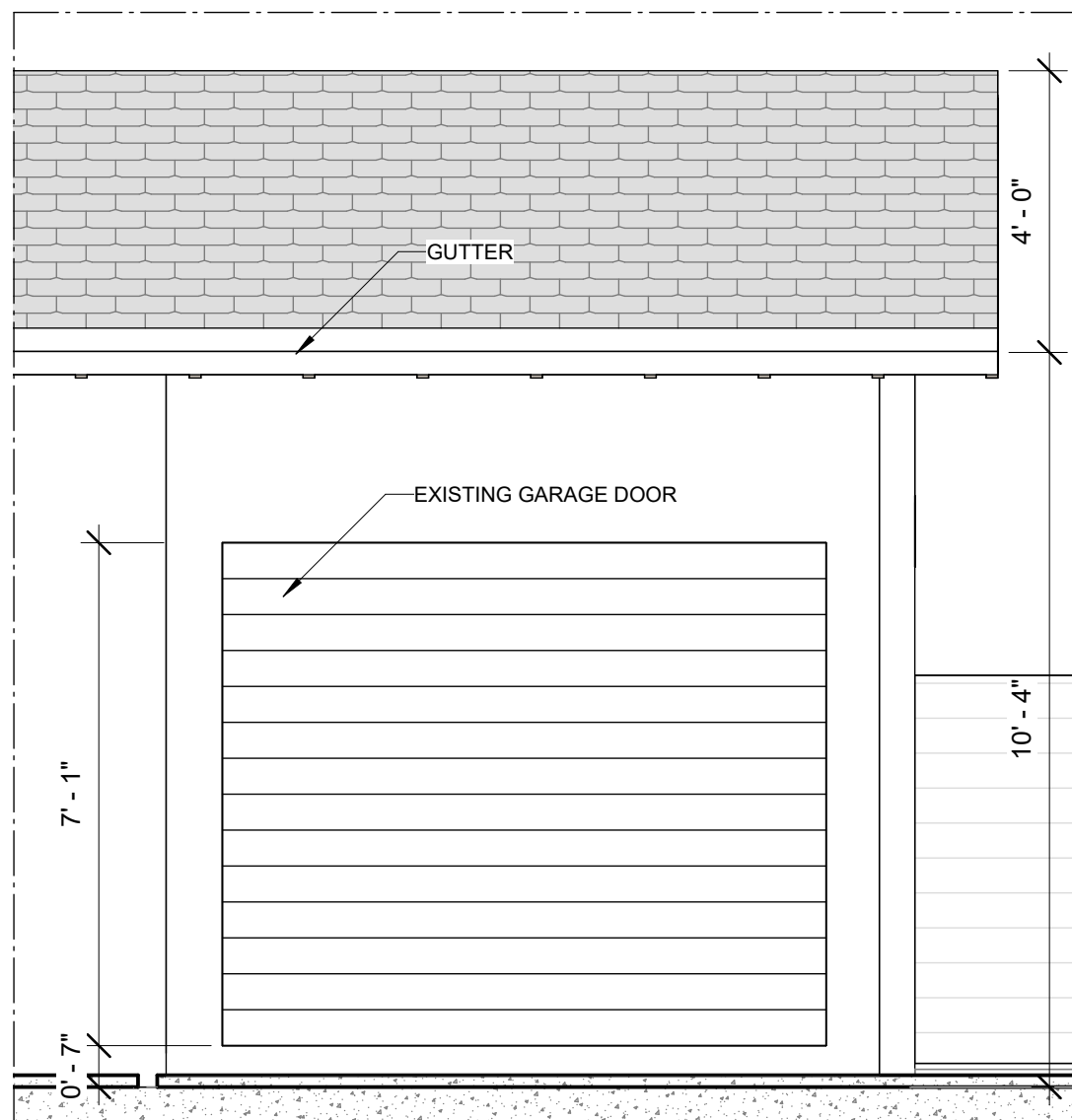
1 DETAIL-NEW FOOTING WALL



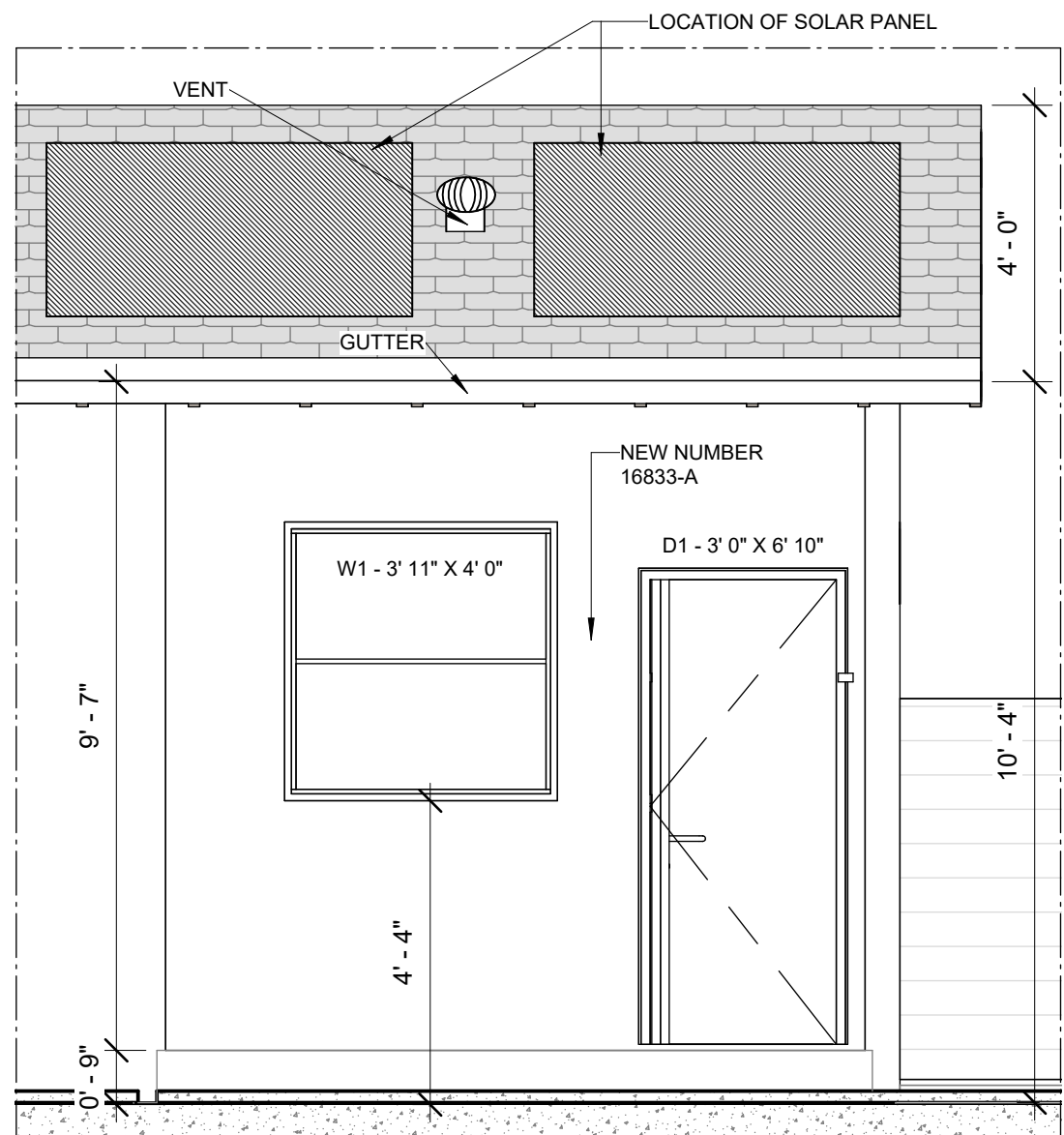
2 DETAIL-SUBFLOOR SLEEPERS
ESCALA



3 DETAIL-NEW FRAME WALL



4 EXISTING FACADE
3/8" = 1'-0"



5 FACADE PROPOSED ADU
3/8" = 1'-0"

PROJECT DESCRIPTION

CONVERT
(E) ATTACHED GARAGE INTO A (N)
JADU PER CA GOV'T. CODE
65852.2(E)(1)(A) AND 65852.22

CONTACT INFO

PROPERTY OWNER: EVELYN RAMIREZ
16833 COVELLO ST, VAN NUYS, CA 91406

EXPEDITOR/DESIGNER: INNOVATIVE PROJECTS
7802 Samura Pl #6, Garden Grove, CA 92841 T: (424) 410-0909
CSLB: 1101681

PROJECT DATA

ADDRESS: 16833 COVELLO ST LOS ANGELES CA
APN: 2226-025-015
ZONE CODE: LAR1
OCCUPANCY GROUP: R1
LEGAL DESCRIPTION: TRACT NO 14659 LOT 24
MAIN BLD: 873 SF
GARAGE: 190SF
TYPE OF CONSTRUCTION: TYPE V-B
SPRINKLED: NOT REQUIRED

AREA TABULATIONS

EXISTING LOT SIZE: 6000 SF
EXISTING GARAGE: 190 SF
EXISTING BUILDING: 873 SF

RFA CALCULATIONS:
MAX: 6001.8 x 0.45 = 2700.81 SF

PROVIDED:
(E) SFD 873 SF + (N) JADU 190 SF
= 1063 sf < 2700.81 SF

GENERAL NOTES

DRAWING SET

GENERIC DETAILS - EXISTING FACADE - FACADE
PROPOSED ADU

SHEET INDEX:

G001 AS BUILT PLAN - SITE PLAN - ROOF PLAN - AS BUILT
G002 AS BUILT ELEVATIONS - SECTION A - AREA OF WORK
G003 RENOVATION PLANS - SECTIONS
G004 GENERIC DETAILS - EXISTING FACADE - FACADE PROPOSED ADU
G005 ELECTRICAL PLAN
G006 PLUMBING