

# JUNIOR A.D.U

16833 W COVELLO ST. VAN NUYS CA 91406

## PROJECT DESCRIPTION

CONVERT  
(E) ATTACHED GARAGE INTO A (N)  
JADU PER CA GOVT. 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  
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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	RFA CALCULATIONS:
EXISTING GARAGE: 190 SF	MAX: 6001.8 x 0.45 = 2700.81 SF
EXISTING BUILDING: 873 SF	PROVIDED:
	(E) SFD 873 SF + (N) JADU 190 SF
	= 1063 sf < 2700.81 SF

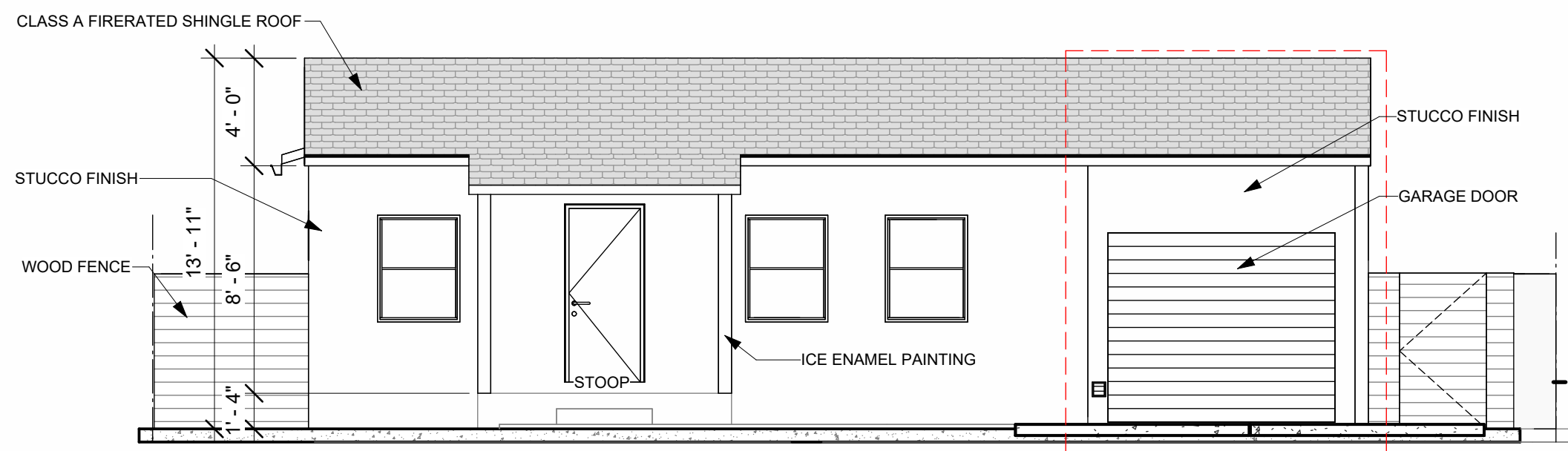
## GENERAL NOTES

## DRAWING SET

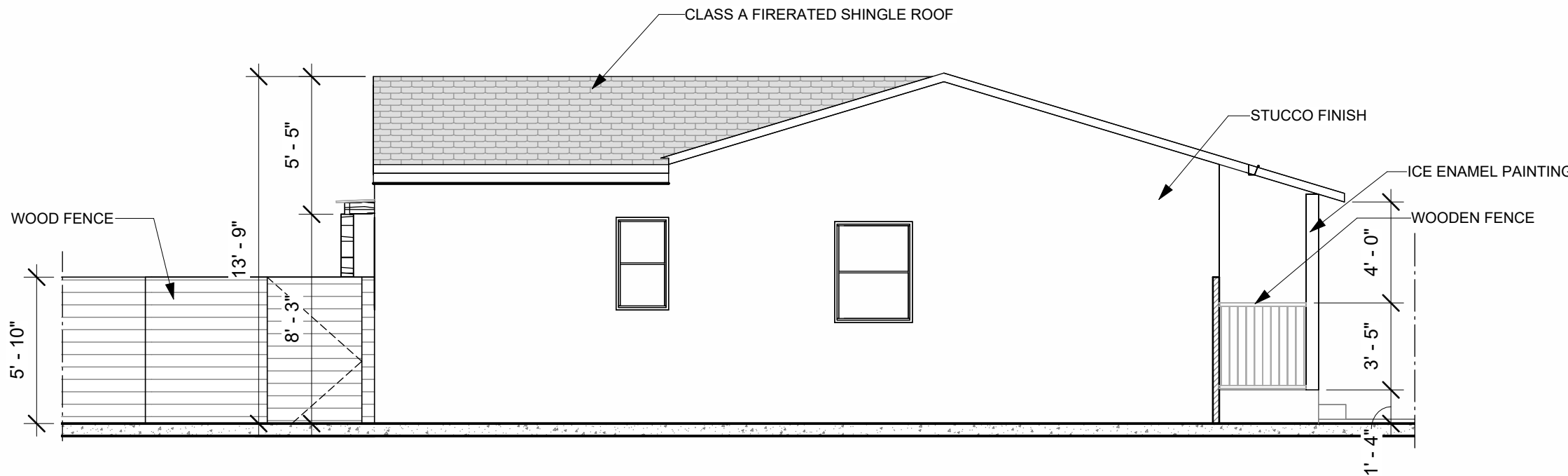
AS BUILT ELEVATIONS - PROPOSED PLACE FOR  
RENOVATION - SECTION A

## SHEET INDEX:

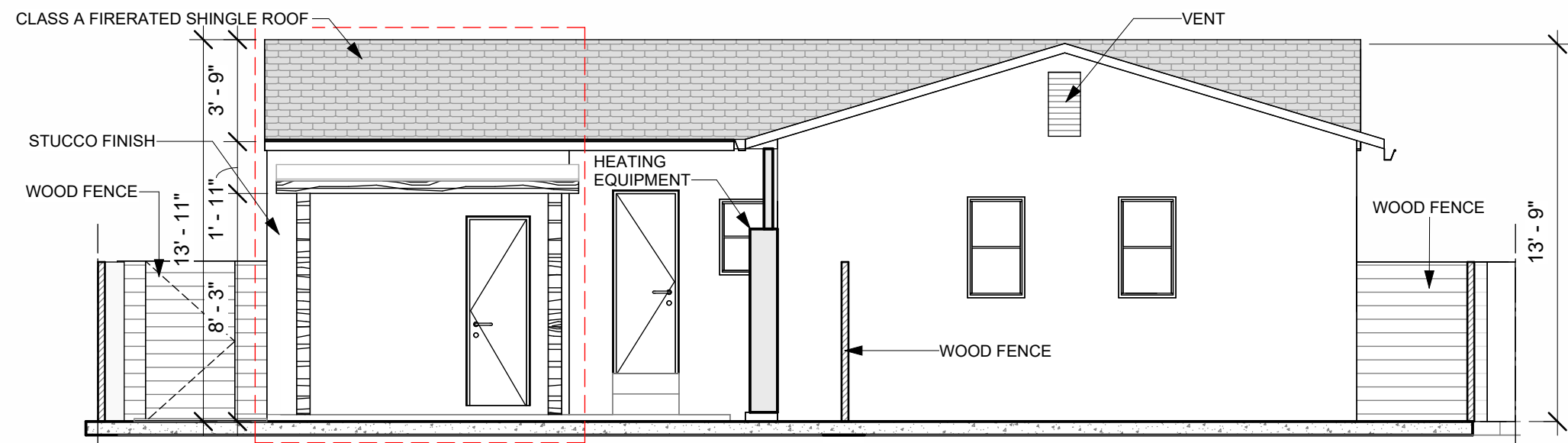
G001 AS BUILT PLAN - SITE PLAN - ROOF PLAN - AS BUILT  
G002 AS BUILT ELEVATIONS - SECTION A - AREA OF WORK  
G003 RENOVATION PLANS - SECTIONS  
G004 GENERIC DETAILS - EXISTING FACADE - FACADE PROPOSED ADU  
G005 ELECTRICAL PLAN  
G006 PLUMBING



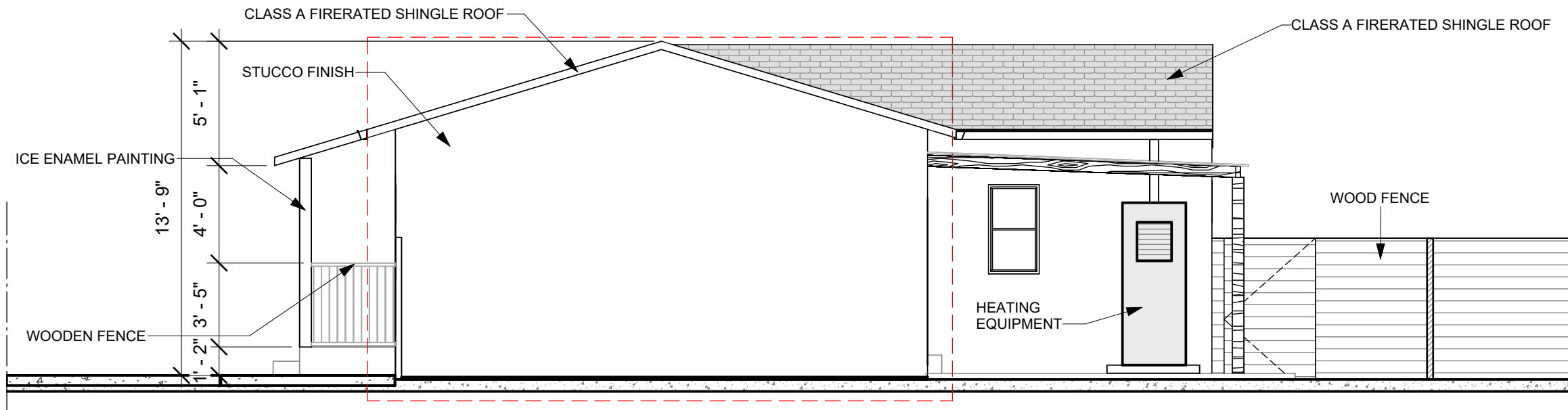
1 SOUTH FACADE  
3/16" = 1'-0"



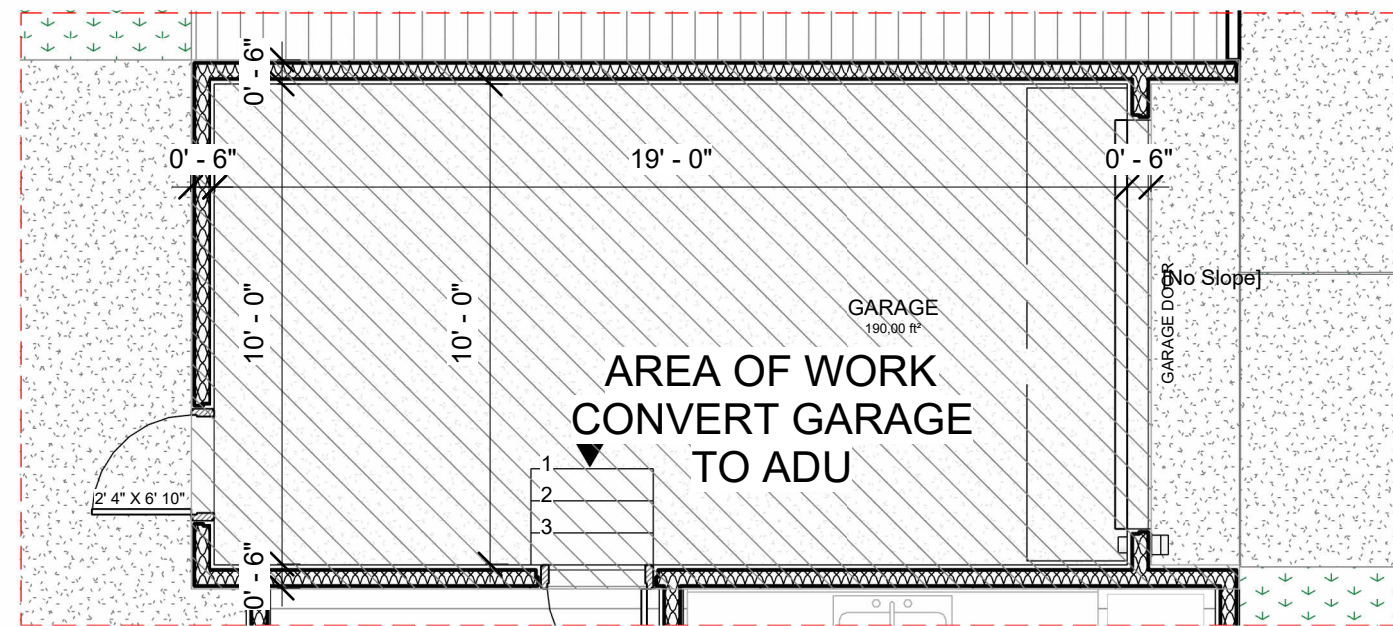
2 WEST FACADE  
3/16" = 1'-0"



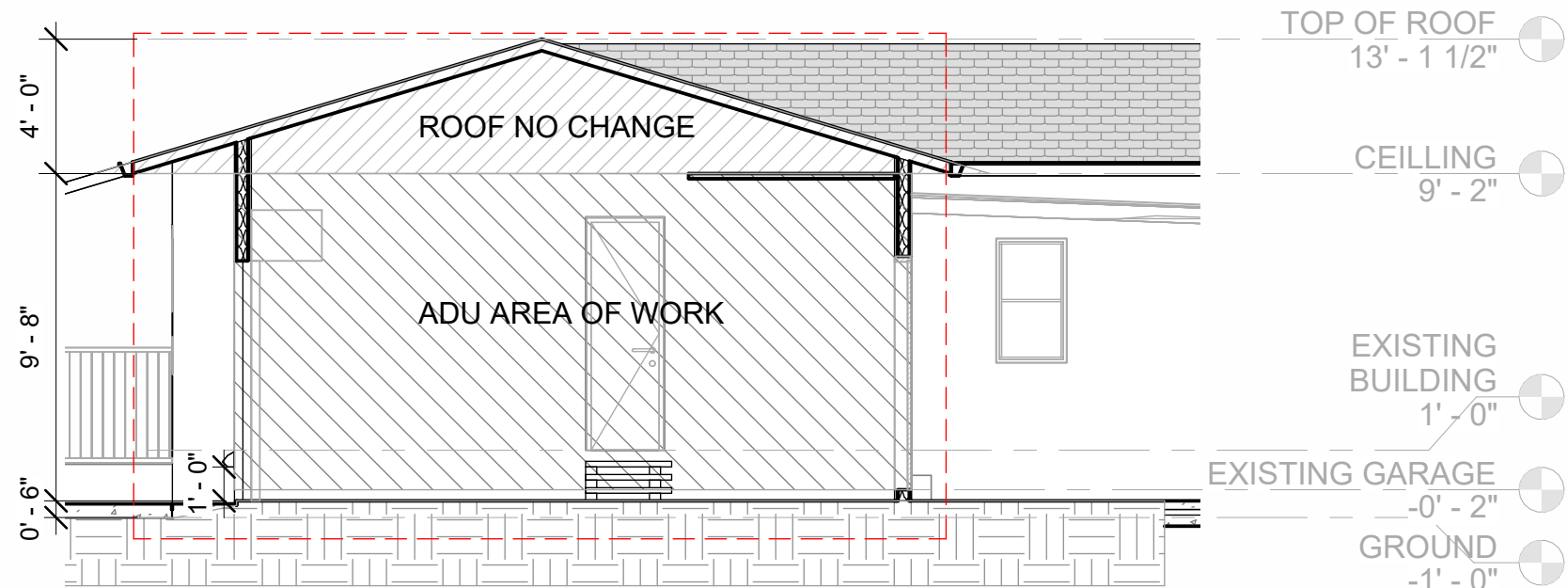
3 NORTH FACADE  
3/16" = 1'-0"



4 EAST FACADE  
3/16" = 1'-0"



5 PROPOSED PLACE FOR RENOVATION  
1/4" = 1'-0"



6 A  
3/16" = 1'-0"