

/Users/Apple/Desktop/anoka/2.11.15 anoka-17.pln

BASELINE HILLSIDE TABULATION

LOT AREA= 21,642.9 S.F.  
R15-1 ZONE = SLOPE BAND ANALYSIS  
A. ALLOWABLE FLOOR AREA = 21,642.9 5,133.9 S.F.  
SUMMARY  
A. BUILDING CODE AREA (E) = 2,778 S.F.  
B. (N) FIRST FLOOR HABITABLE AREA = 1,281 S.F.  
+ 755 S.F.- 495 SF.= 1,541 S.F.  
C. TOTAL HABITABLE AREA = 4,319 S.F.  
D. GARAGE AREA (E) = 755 S.F.  
F. GARAGE AREA EXEMPT = 400 S.F.  
G. TOTAL GARAGE AREA = 485 S.F.  
H. UNCOVERED PATIO AREA = 0 S.F.  
I. PATIO AREA EXEMPT = 250 S.F.  
J. TOTAL COVERED PATIO AREA = 0 S.F.  
K. TOTAL AREA = 4,319 S.F.

(E) ONE-STORY SFD  
2,778 S.F.

CONVERT (E)  
FAMILY ROOM  
TO (N) TWO-CAR  
GARAGE 495 S.F.

(N) ROOF DECK  
447 S.F.

(N) ONE-STORY  
ADDITION  
1,281 S.F.

CONVERT (E) 3-CAR  
GARAGE TO LIVING SPACE  
755 S.F.

(N) 1,000 S.F.  
DECK MAX. DECK  
ELEV. 489.50'

1,000 sq ft

1,281 sq ft  
(N) FLAT ROOF AREA

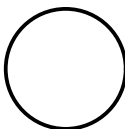
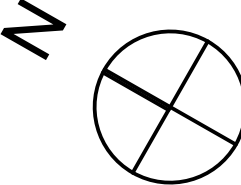
755 sq ft

447 S.F.

495 sq ft

DRIVEWAY

ANOKA DR.



SITE PLAN

SCALE: 1/8" = 1' - 0"

(E) 2,778 s.f. + 1,281 s.f. + 755 S.F. -495 S.F. = 4,319 s.f. TOTAL

0 4' 8' 16'

BUILDING AREA SUMMARY

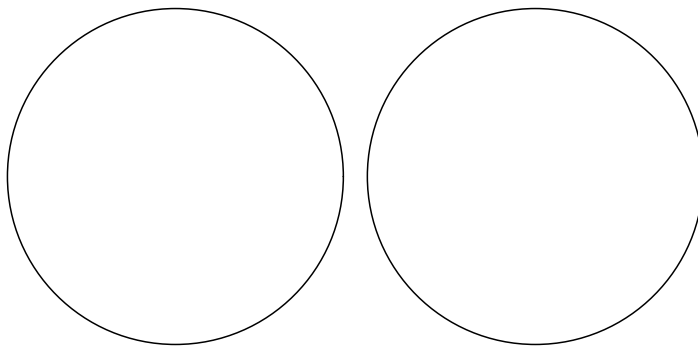
(BUILDING CODE DEFINITION)  
(R3) OCCUPANCY

R-3 BUILDING CODE AREA = 904 S.F.

GARAGE (CARPORT) U OCCUPANCY  
GROSS AREA = 495 S.F.

TYPE OF CONSTRUCTION = V-B  
OCCUPANCY =R-3/U  
SPRINKLERS-NO

CONSULTANTS



MAY  
REMODEL/  
ADDITION

16100 ANOKA DR.  
PACIFIC PALISADES,  
CA 90272

LOT 8, TR. 15948  
APN#: 4420-006-006

GEMIGNIANI ARCHITECTS  
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| MARK | DATE       | DESCRIPTION |
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SHEET TITLE

SITE PLAN

A-001

SHEET 1 OF 10