

/Users/Apple/Desktop/anoka/3.27.15 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.

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

(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

DRIVEWAY

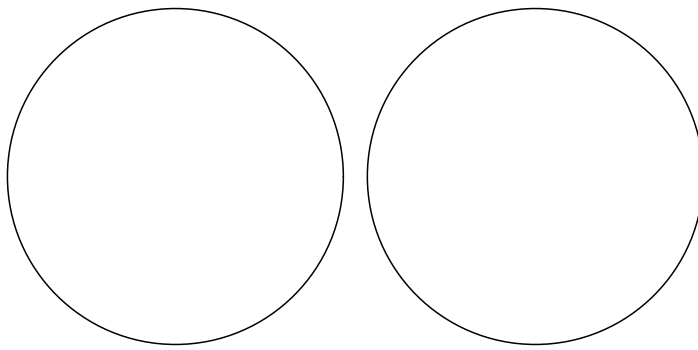
ANOKA DR.

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

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

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

CONSULTANTS



MAY
REMODEL/
ADDITION

16100 ANOKA DR.
PACIFIC PALISADES,
CA 90272

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

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MARK	DATE	DESCRIPTION
	11/24/2014	

PROJECT NO:
MODEL FILE:
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SHEET TITLE

SITE PLAN

A-001

SHEET 1 OF 11