

LOT SIZE = 10,775 SQ. FT.

PROPOSED FLOOR AREA:

GARAGE AND STORAGE:	540 SQ. FT.
FIRST FLOOR HABITABLE :	180 SQ. FT.
TOTAL FIRST FLOOR :	720 SQ. FT.
SECOND FLOOR:	1,133 SQ. FT.
SECOND FLOOR BALCONY:	51 SQ. FT.
TOTAL SECOND FLOOR:	1,184 SQ. FT.
THIRD FLOOR:	1,162 SQ. FT.
THIRD FLOOR BALCONY:	154 SQ. FT.
TOTAL THIRD FLOOR:	1,316 SQ. FT.

TOTAL HABITABLE:	2,475 SQ. FT.
TOTAL BALCONY:	205 SQ. FT.

LOT SIZE :

5,480 SQ. FT.

FLOOR AREA RATIO :

TOTAL HABITABLE AREA / LOT AREA = F.A.R.
2,475 SQ. FT. / 5,480 SQ. FT. = 0.45= 45%

LOT COVERAGE :

GARAGE +LIVING LEVEL AREA + PROJECTIONS OF ABOVE LEVELS / LOT
AREA = LOT COVERAGE
1,316 SQ. FT. / 5,480 SQ. FT. = 0.24 = 24%

LANDSCAPE AREA :

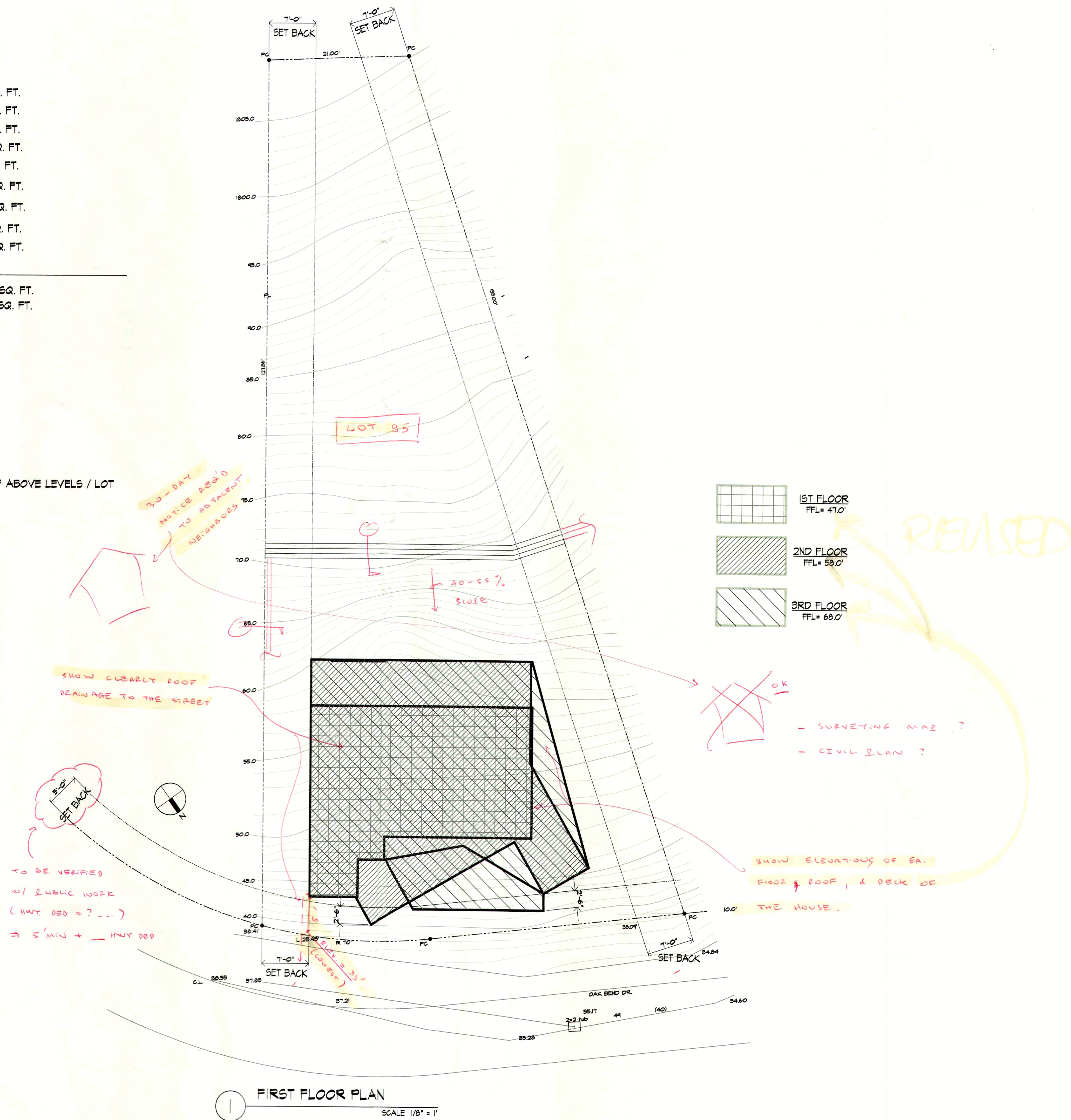
TOTAL LANDSCAPING AREA= 2,148 SQ. FT.

HARDSCAPE AREA :

TOTAL HARDSCAPING AREA= 2,016 SQ. FT.

BUILDING HEIGHT:

TOTAL BUILDING HEIGHT = 36.0"



1 FIRST FLOOR PLAN
SCALE 1/8" = 1'

PROJECT TITLE:

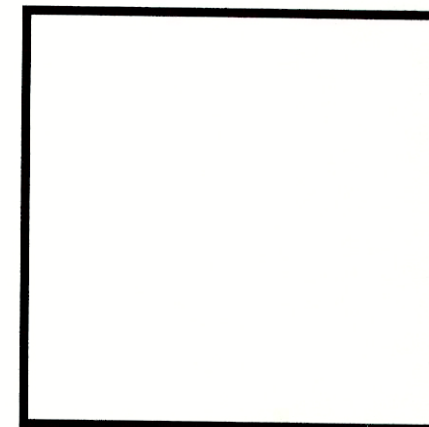
SINGLE FAMILY DWELLING

JOB ADDRESS:

7933
OAK BEND DR.
SUNLAND
TUJUNGA
CA

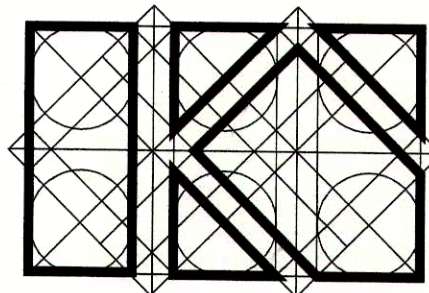
OWNER:

LALA
ASHEGHEI



CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS PERTAINING TO THE WORK AT THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

PHOUDIKIAN
SIMONIAN
ARCHITECTS



417 WEST ARDEN
STREET #121 BC
GLENDALE CA 91203
PHONE (818) 265 3
FAX (818) 265 38

SHEET TITLE:

SITE
PLAN

JOB NO.:	05-SFD-014
DRAWN BY:	KSA TEAM
CHECKED BY:	KSA
REVISION:	REV-0
DATE:	DEC 2003
PRINT DATE:	DEC 2003

SHEET NUMBER

A-1.1

SHEETS : 1 OF 10