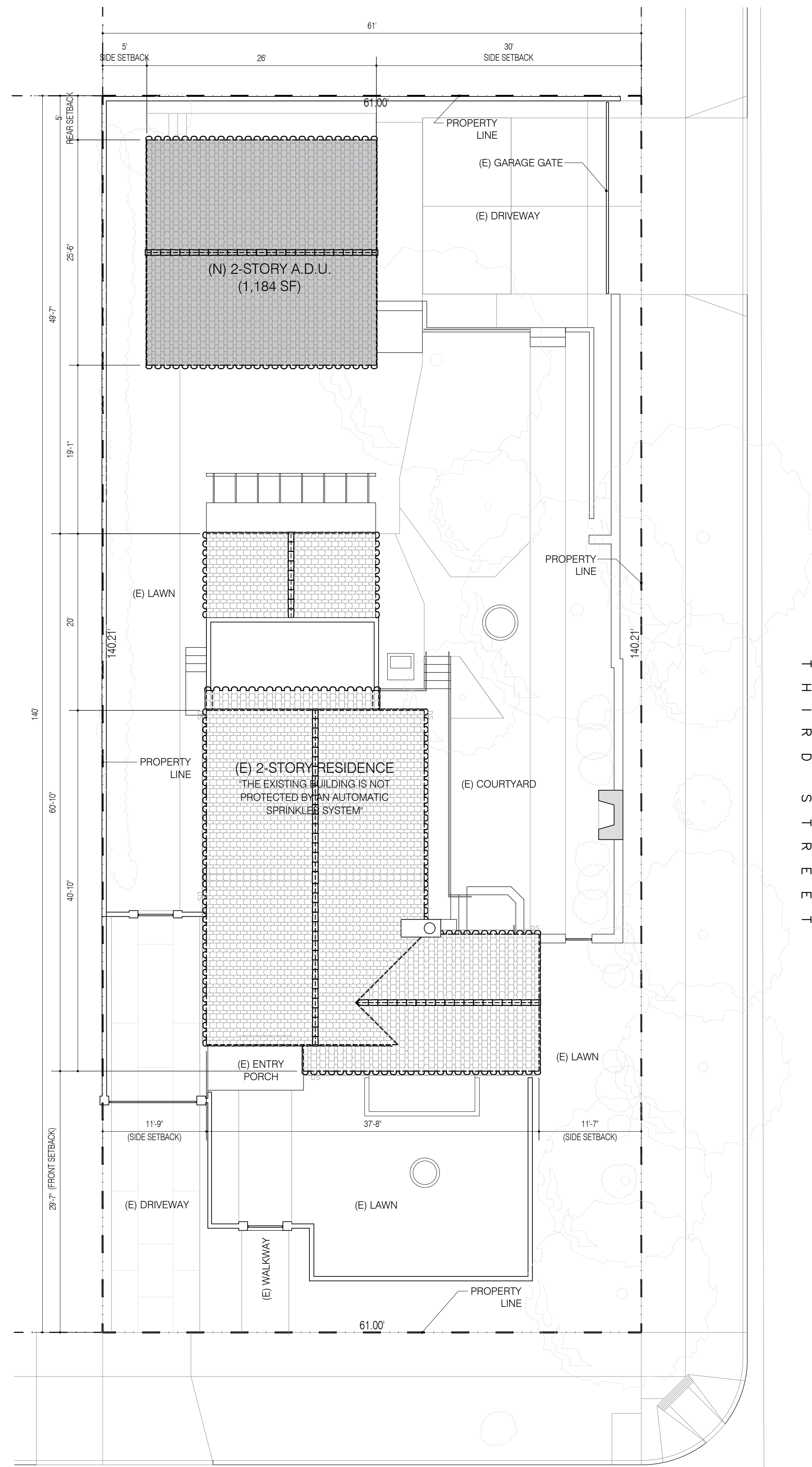
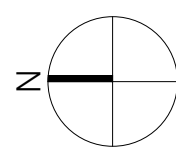


ARDEN A.D.U.

(N) 2-STORY ACCESSORY DWELLING UNIT (1,184 SF)



2 6 8 S . A R D E N B L V D .



1
-
S I T E P L A N
1/8" = 1'-0"

DRAWING INDEX

ARCHITECTURAL	
A000	COVER SHEET / SITE PLAN
A010	SITE PICTURES
A200	EXISTING & DEMO FLOOR PLAN / PROPOSED FLOOR PLAN
A210	ROOF PLAN
A300	ELEVATION
A301	ELEVATION
A302	ELEVATION
A500	WINDOW & DOOR SCHEDULE

PROJECT DATA

OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: TYPE V-B
ZONING: R1-1-HPOZ
METHANE ZONE: YES

AREA CALCULATION

LOT AREA:	8,552.8 SF
(E) BUILDING AREA_R3 OCC:	2,283 SF (NO CHANGE)
(E) GARAGE_U OCC:	380 SF (DEMO)
(E) BUILDING FOOTPRINT:	1,704 SF
(E) LOT COVERAGE:	2,134 SF (24.9%)
(N) ADU:	1,184 SF

LEGAL DESCRIPTION

TRACT # 3501 LOT 12 BLK 5
APN: 5515014012

SCOPE OF WORK

- (N) 2-STORY A.D.U. @ REAR YARD (26'-0" x 25'-6" / 1,184 SF)

PROJECT TEAM

OWNER

Jigon Kim
268 S. Arden Blvd.
Los Angeles, CA 90004
Tel - 213.800.1786

DESIGNER

AND Studio
5455 Wilshire Blvd. #21-11,
Los Angeles, CA 90036
Tel - 323.427.3223

Won Cho, Associate AIA / LEED AP bcd+c

APPLICABLE CODE

- A. 2019 CALIFORNIA RESIDENTIAL CODE / CBC
- B. 2019 CALIFORNIA PLUMBING CODE
- C. 2019 CALIFORNIA MECHANICAL CODE
- D. 2019 CALIFORNIA ELECTRIC CODE
- E. 2019 CALIFORNIA ENERGY CODE
- F. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- G. 2019 CALIFORNIA ENERGY CODE
- H. 2019 CALIFORNIA FIRE CODE
- I. 2020 CITY OF LOS ANGELES MUNICIPAL CODE

VICINITY MAP

N.T.S.

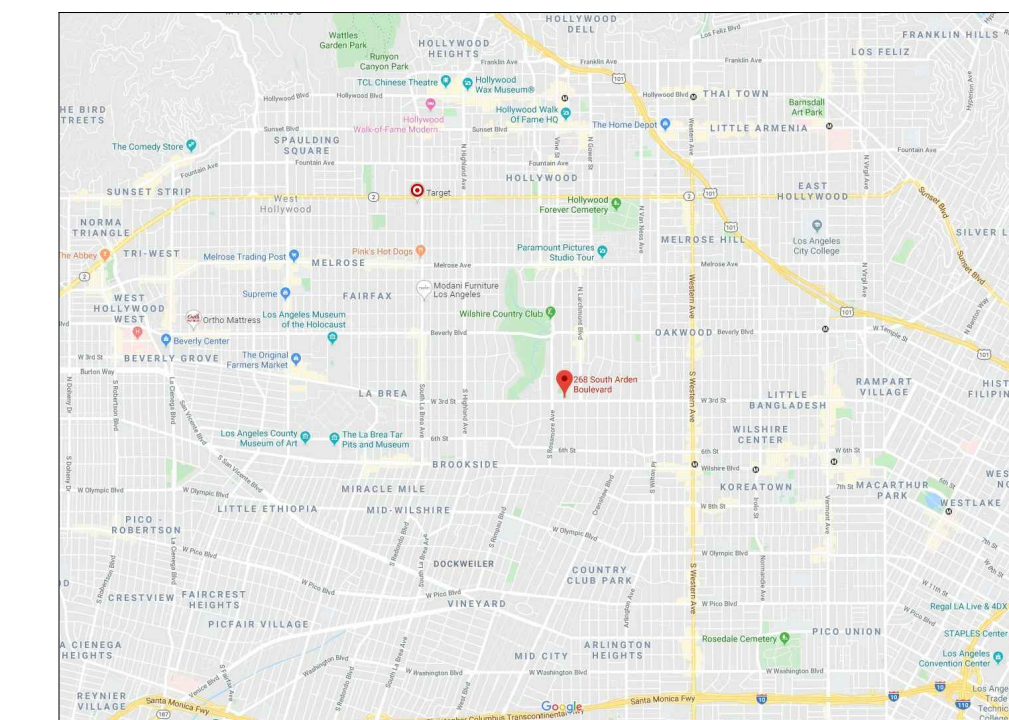


Exhibit A
Page 1 of 8

Case Number:
ADM-2020-3562-ADU
Planner: Lydia Chapman
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date: 07/07/2020

Number	Date	Description
Project		
Project		
Project		

Project
ARDEN A.D.U.
268 S. Arden Blvd.
Los Angeles, CA 90004

Drawing
COVER SHEET / SITE PLAN

Project Number

Date

Scale

1 / 8" = 1'-0"

A-000.00



2 - (E) GARAGE SOUTH VIEW
N.T.S.



3 - COURTYARD @ DRIVEWAY
N.T.S.



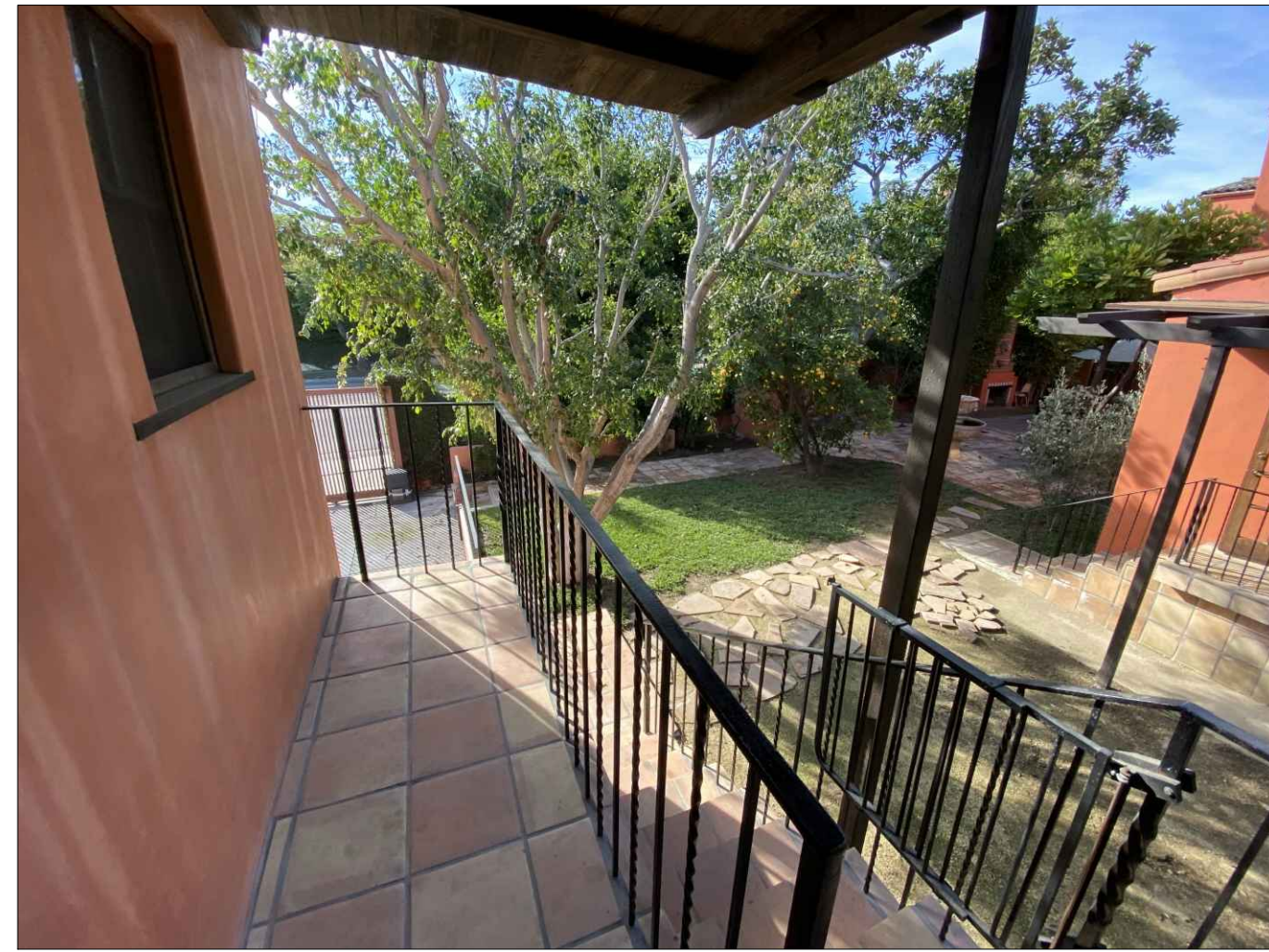
4 - (E) GARAGE DOOR
N.T.S.



5 - (E) DRIVEWAY & GATE
N.T.S.



6 - BETWEEN (E) BUILDING AND (E) GARAGE
N.T.S.



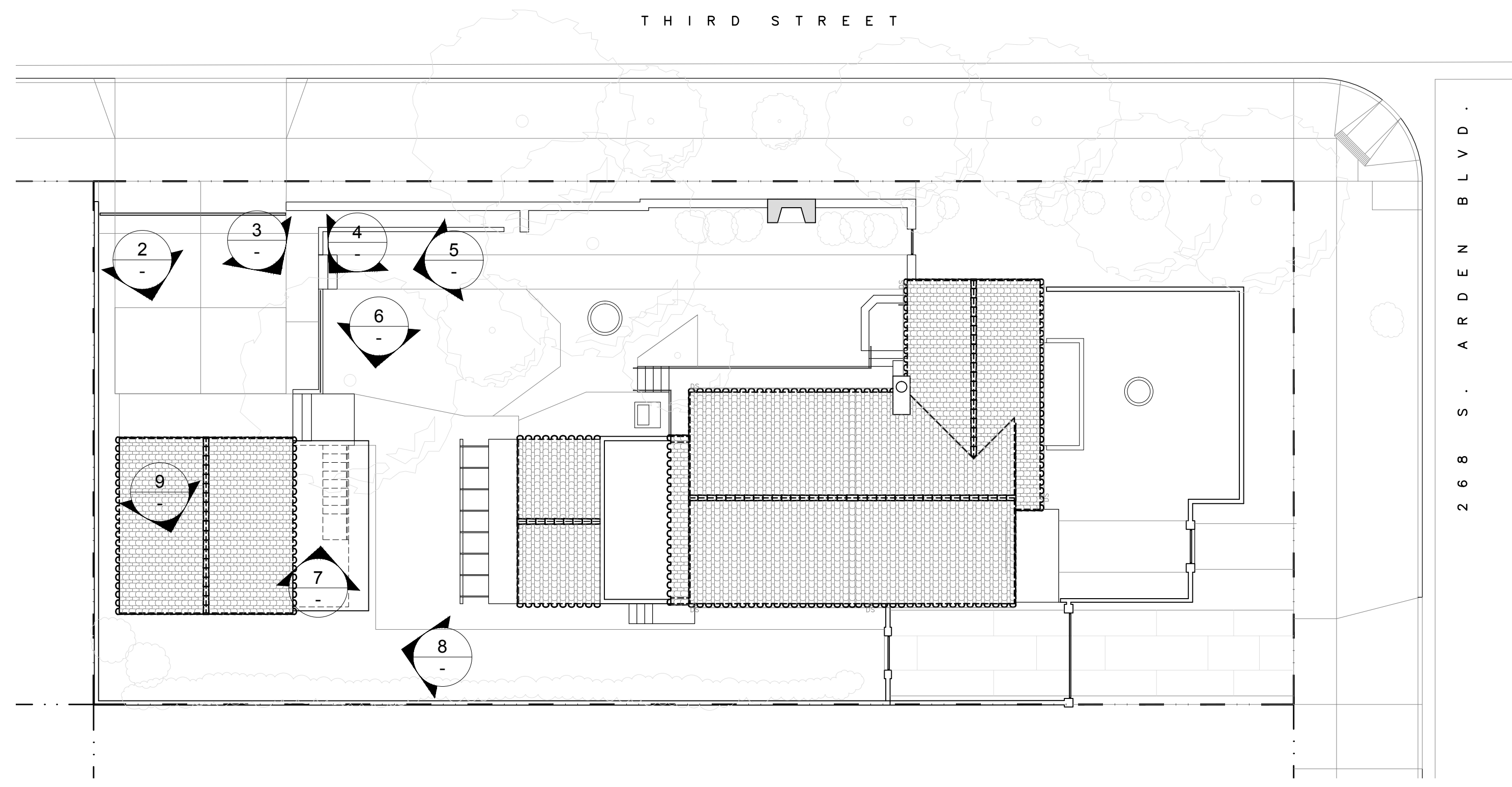
7 - (E) GARAGE 2ND FLOOR ENTRY
N.T.S.



8 - (E) GARAGE SIDE VIEW
N.T.S.



9 - (E) GARAGE 2ND FLOOR INTERIOR
N.T.S.



1 - KEY MAP
N.T.S.

Exhibit A
Page 2 of 8
Case Number:
ADM-2020-3562-ADU
Planner: Lydia Chapman
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date: 07/07/2020

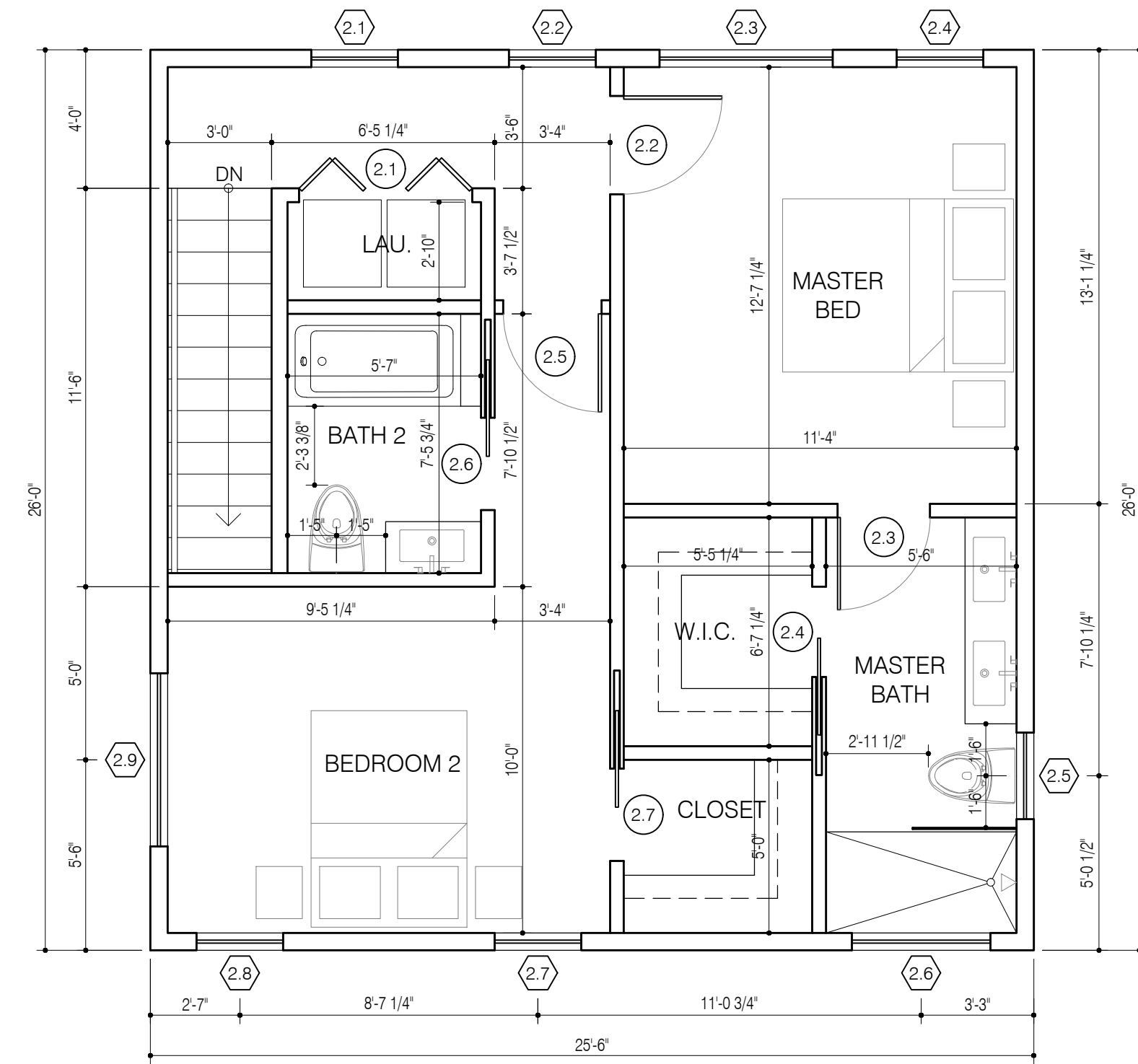
Number	Date	Description
Project		
ARDEN A.D.U.		
268 S. Arden Blvd. Los Angeles, CA 90004		

Drawing
SITE PICTURES / KEY MAP

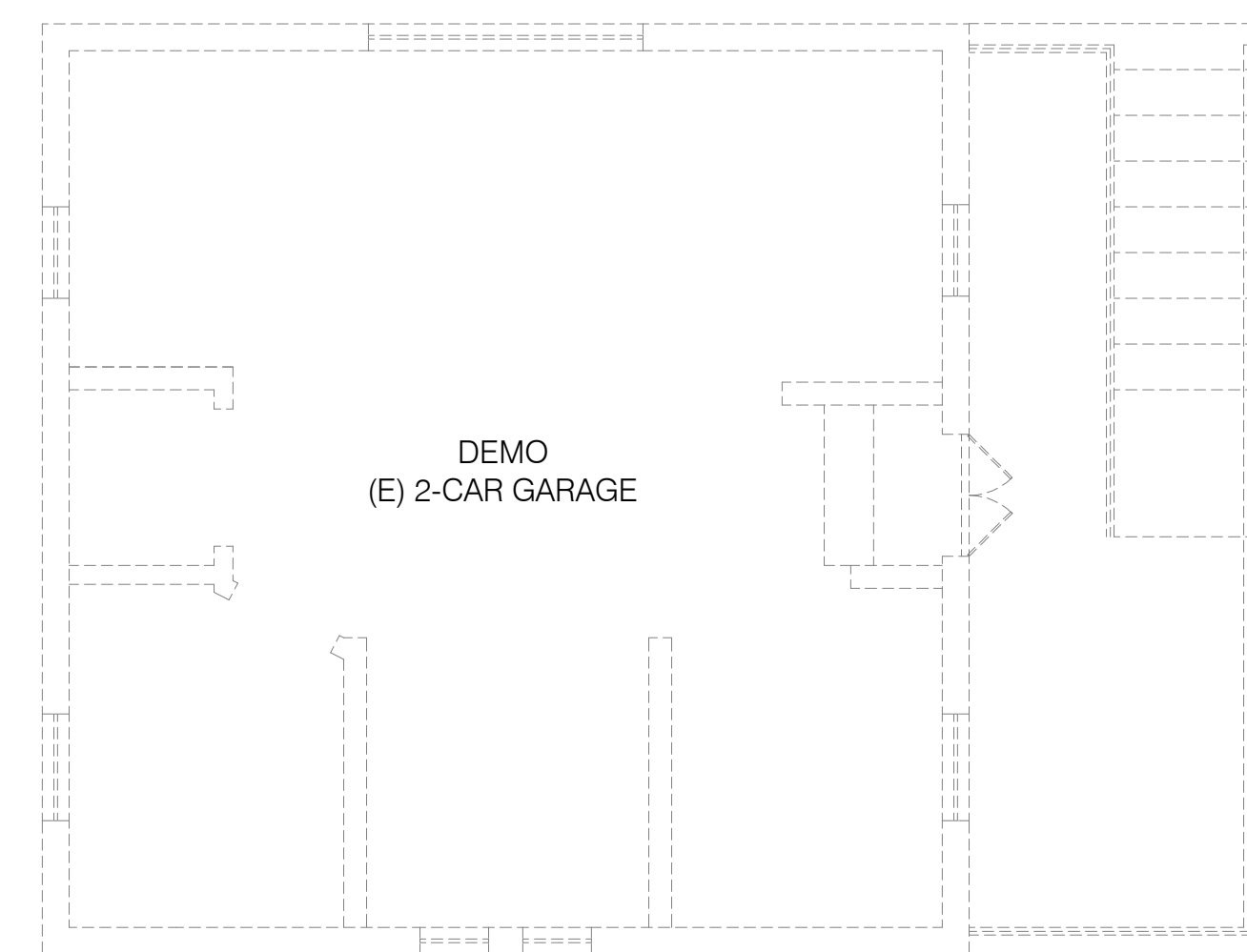
Project Number
Date
Scale
N.T.S.

A-010.00

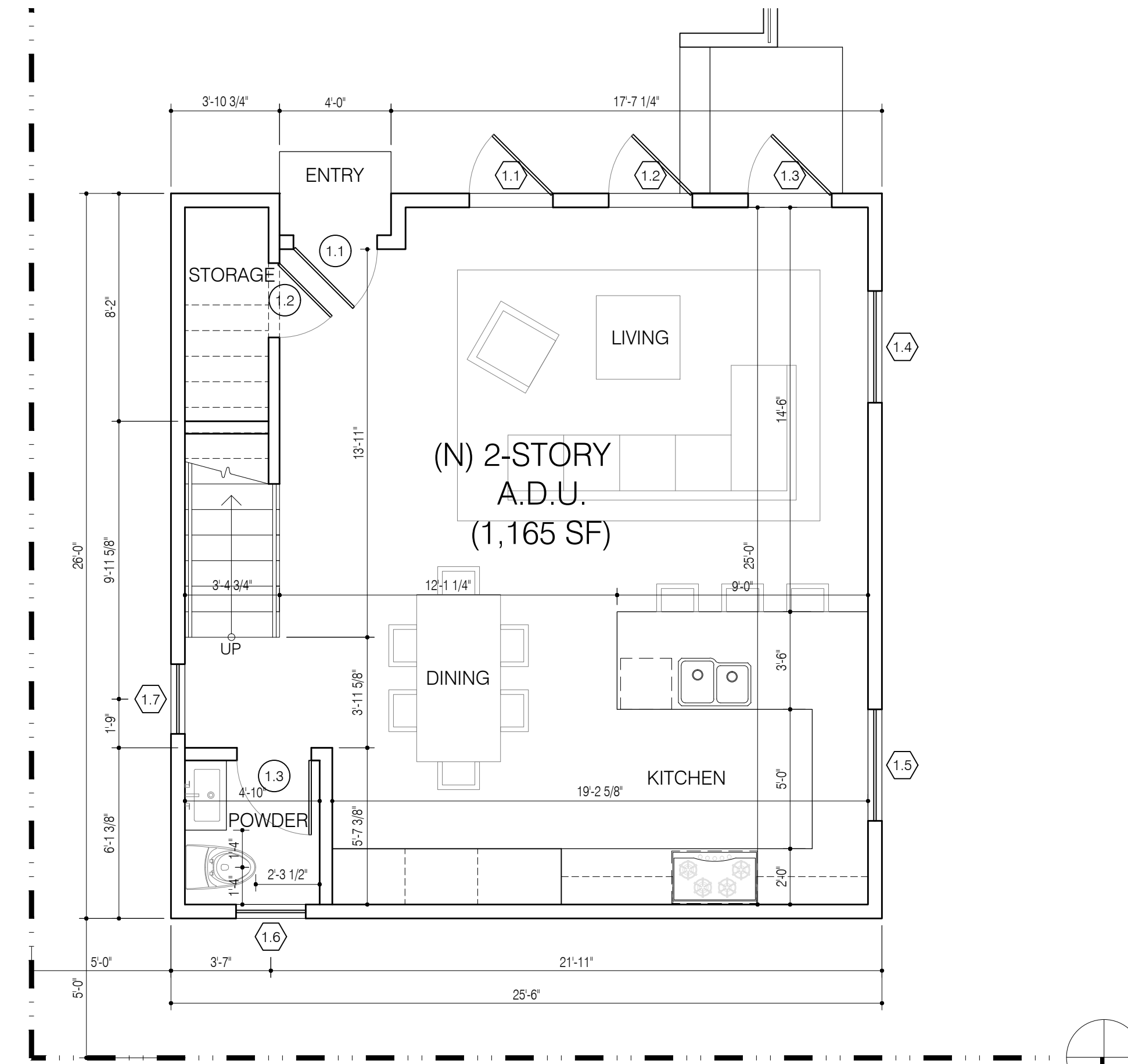
KEYNOTES



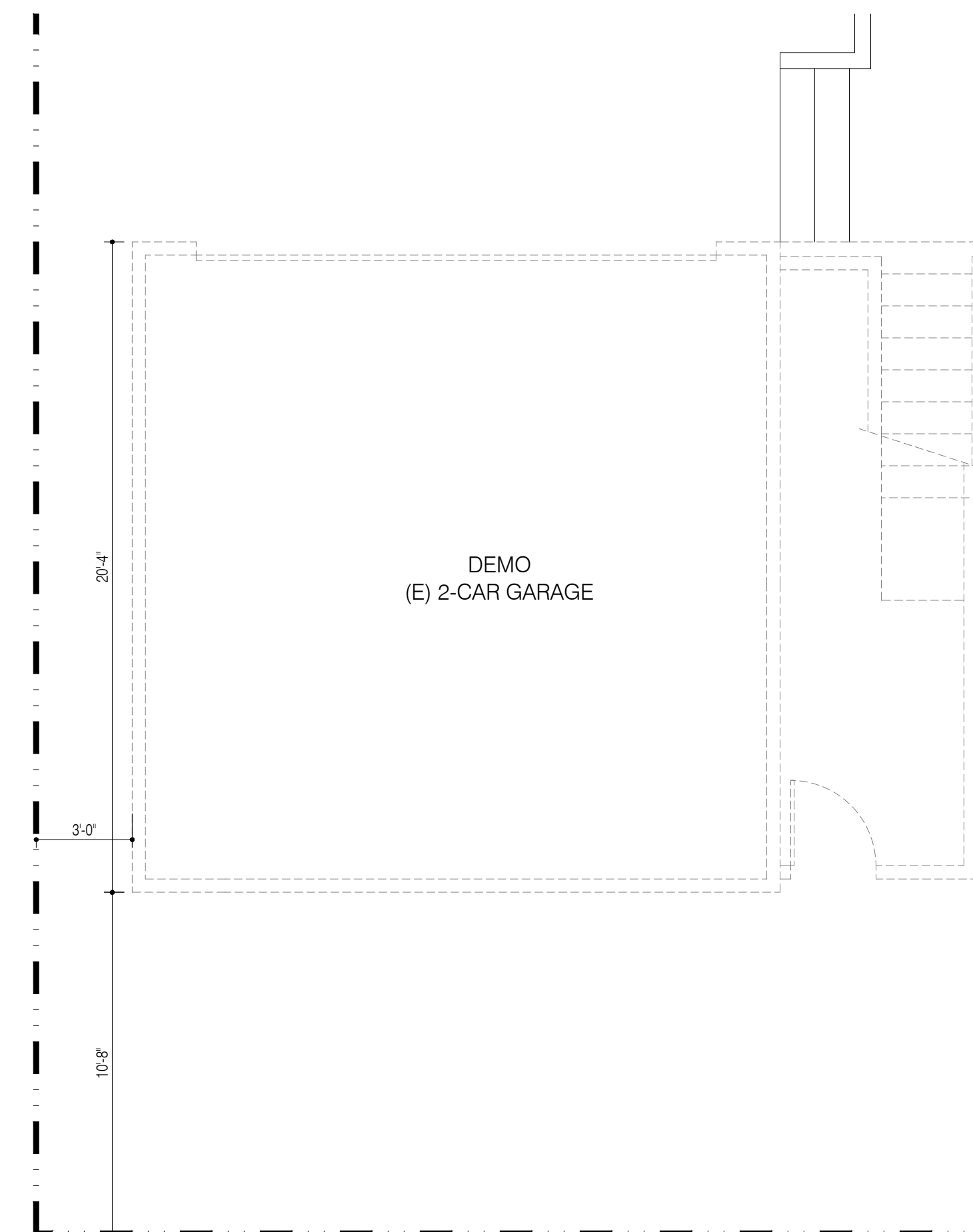
4 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



3 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

Exhibit A
Page 3 of 8
Case Number:
ADM-2020-3562-ADU
Planner: Lyda Chapman
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date: 07/07/2020

LEGEND

- EXISTING STUD WALL TO REMAIN
- NEW 2X4 EXTERIOR STUD WALL
- NEW 2X4 INTERIOR STUD WALL
- DEMO

Number	Date	Description
--------	------	-------------

Project
ARDEN A.D.U.
268 S. Arden Blvd.
Los Angeles, CA 90004

EXISTING & PROPOSED FLOOR PLAN - ADU

Project Number
Date
Scale 1/4" = 1'-0"

KEYNOTES

Exhibit A
 Page 4 of 8
 Case Number:
 ADM-2020-3552-ADU
 Planner: Lydia Chapman
 Office of Historic Resources
 Department of City Planning
 City of Los Angeles
 Date: 07/07/2020

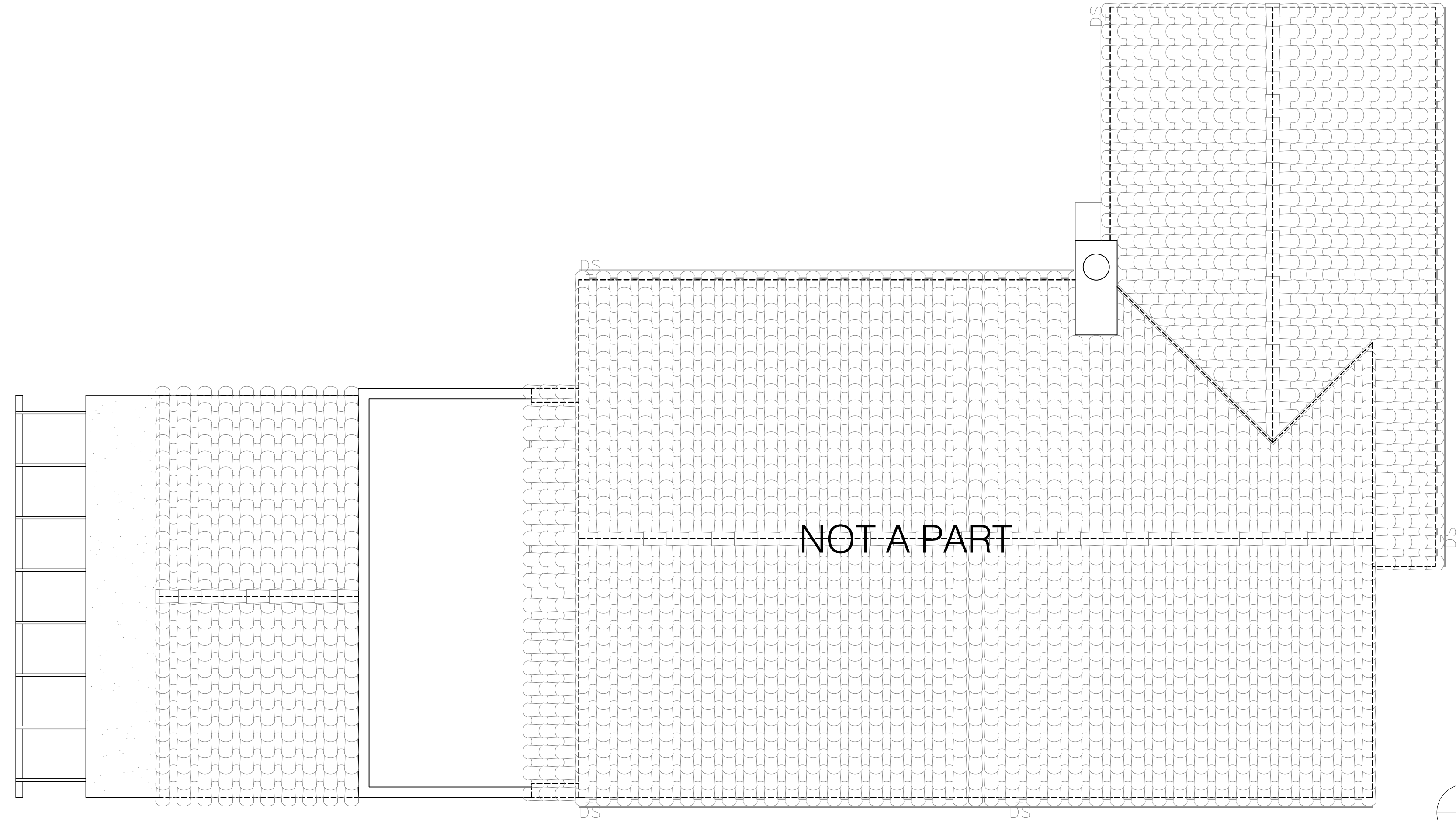
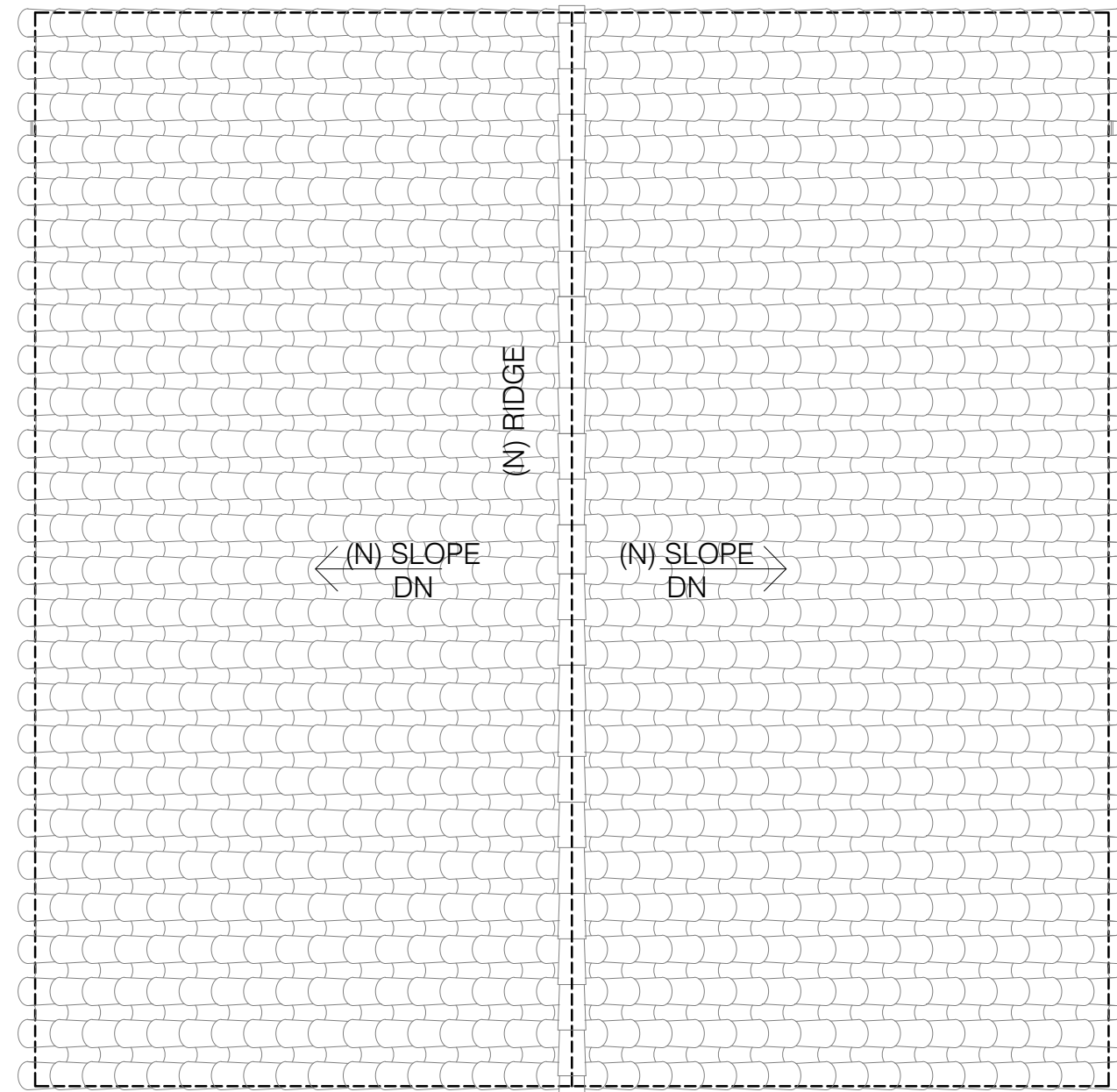
Number	Date	Description
--------	------	-------------

Project
ARDEN A.D.U.
 268 S. Arden Blvd.
 Los Angeles, CA 90004

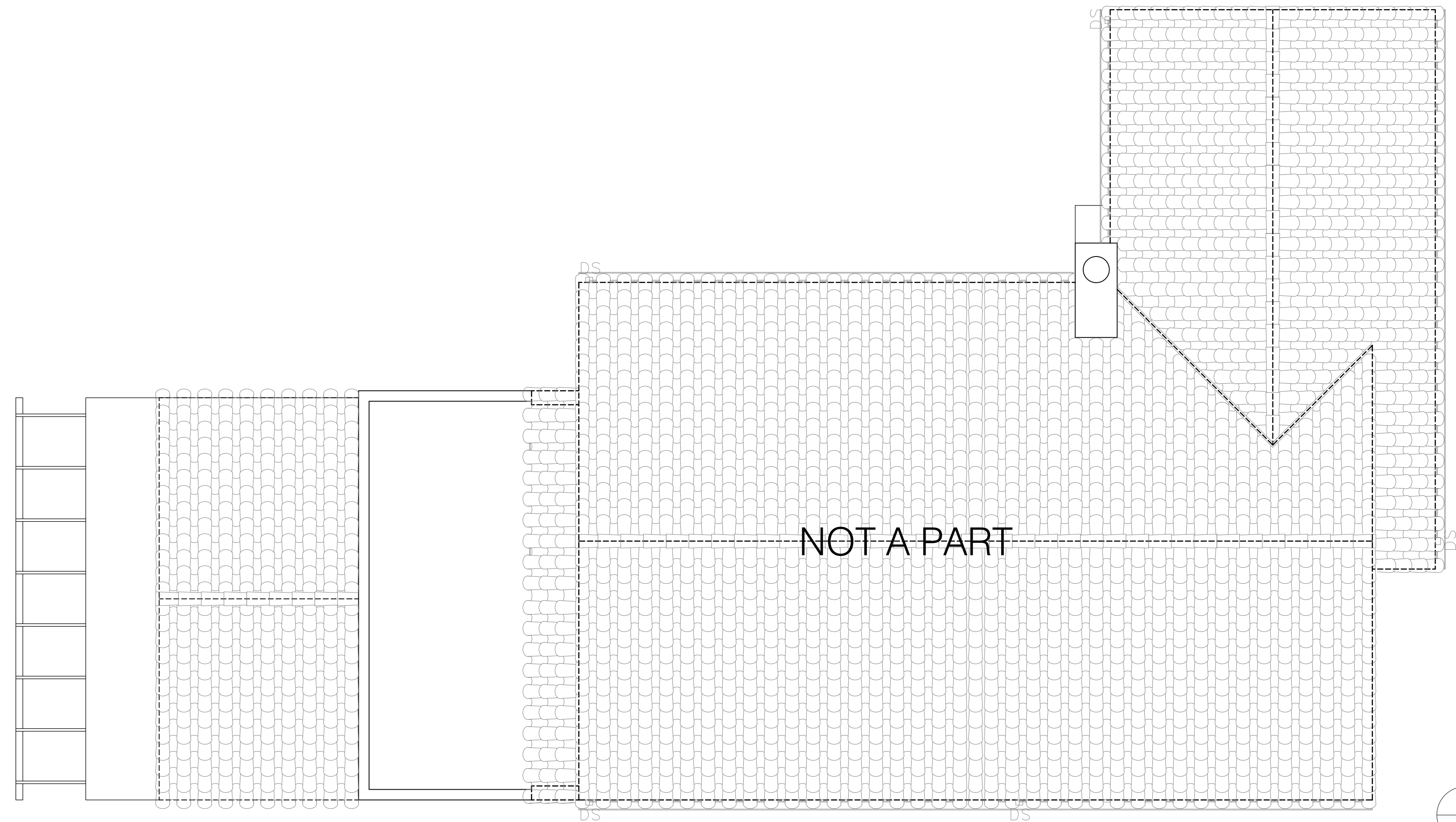
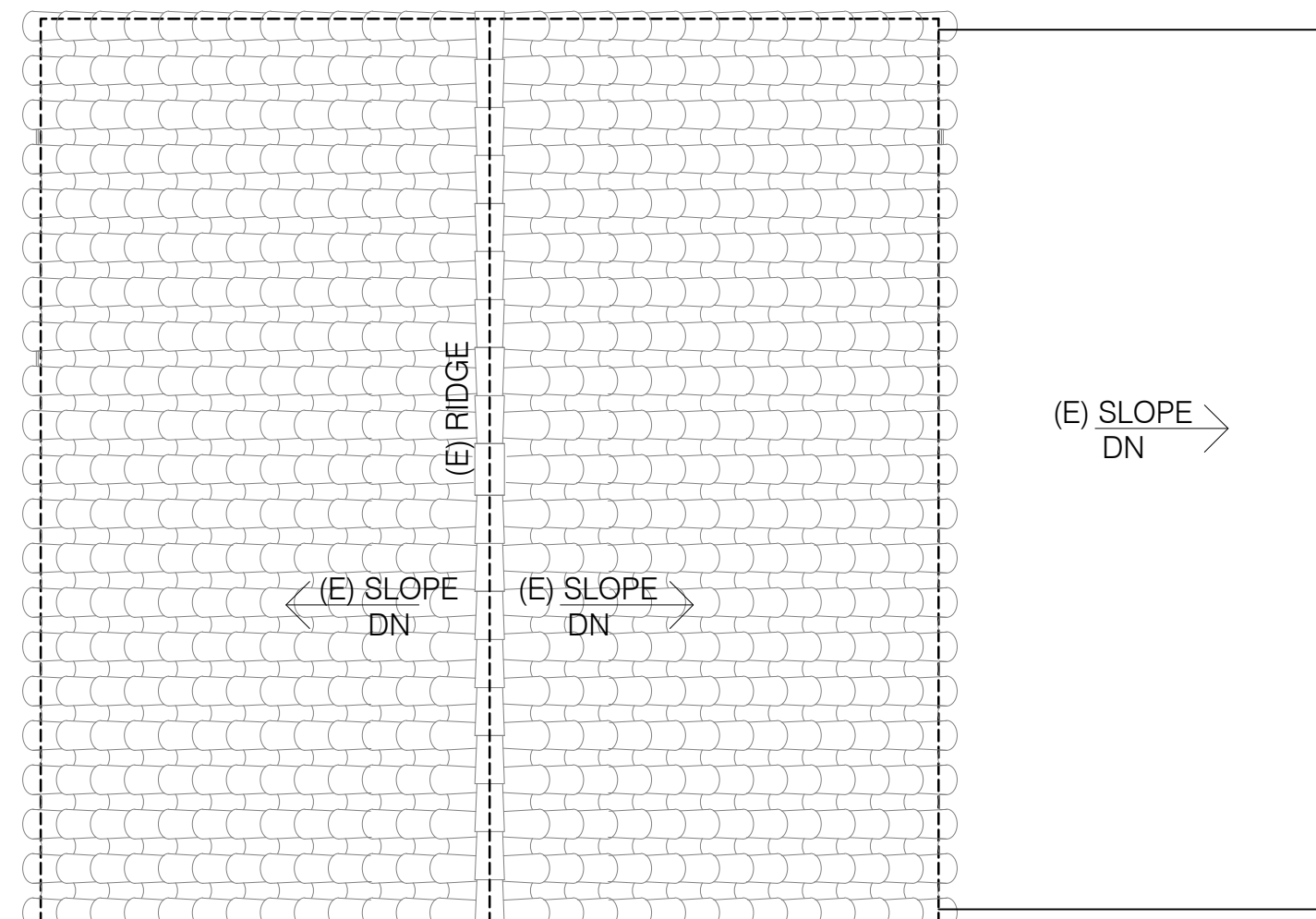
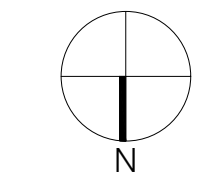
Drawing
**EXISTING & PROPOSED
 ROOF PLAN**

Project Number
 Date
 Scale 1 / 4" = 1'- 0"

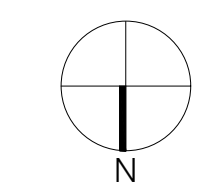
A-210.00



2
 PROPOSED ROOF PLAN
 1/4" = 1'-0"



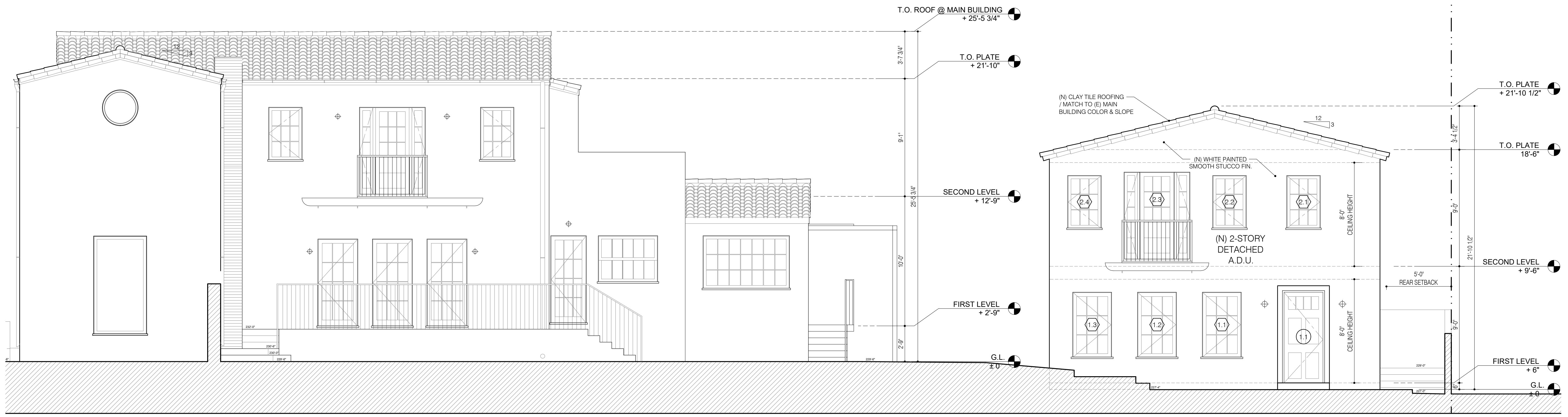
1
 EXISTING ROOF PLAN
 1/4" = 1'-0"



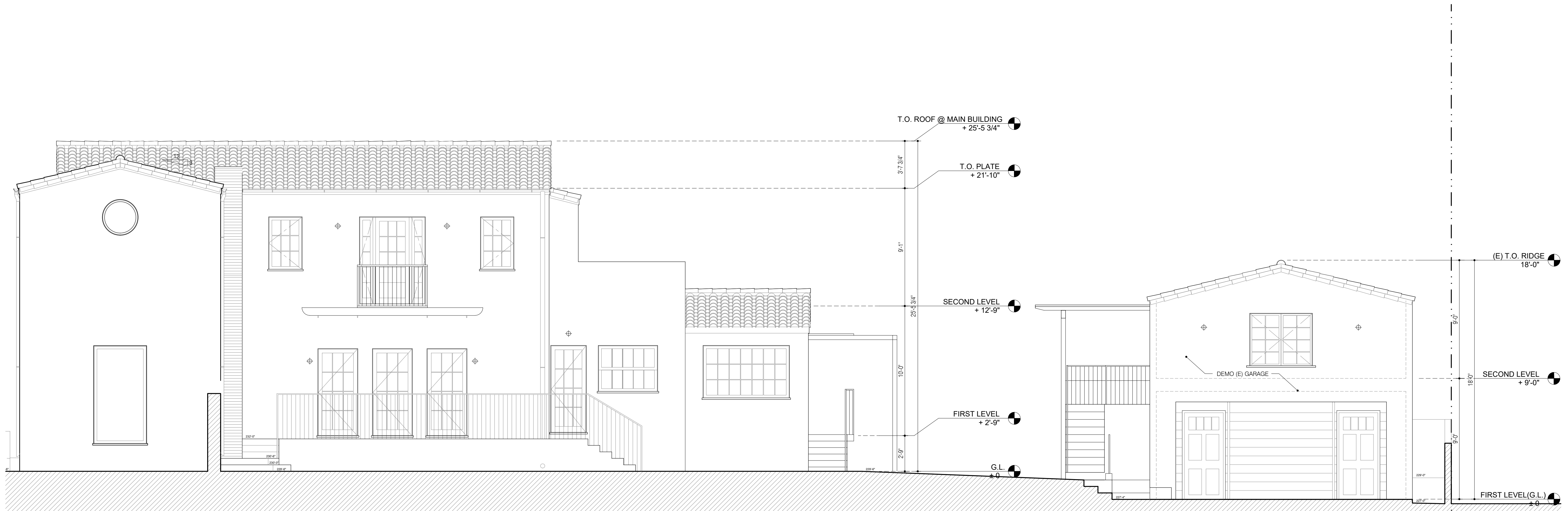
These architectural drawings, plans, and designs are registered copyrights of AND Studio. Any unauthorized use or copying of these architectural drawings, plans and designs are strictly prohibited. Visitors will be prosecuted to the fullest extent of the law. © 2017 AND Studio All rights reserved.

5455 Wilshire Blvd. #21-11,
 Los Angeles, CA 90036
 Tel. 323.746.5400
 info@andstudio.us

KEYNOTES



2 - PROPOSED ELEVATION _ SOUTH
 1/4" = 1'-0"



1 - EXISTING ELEVATION _ SOUTH
 1/4" = 1'-0"

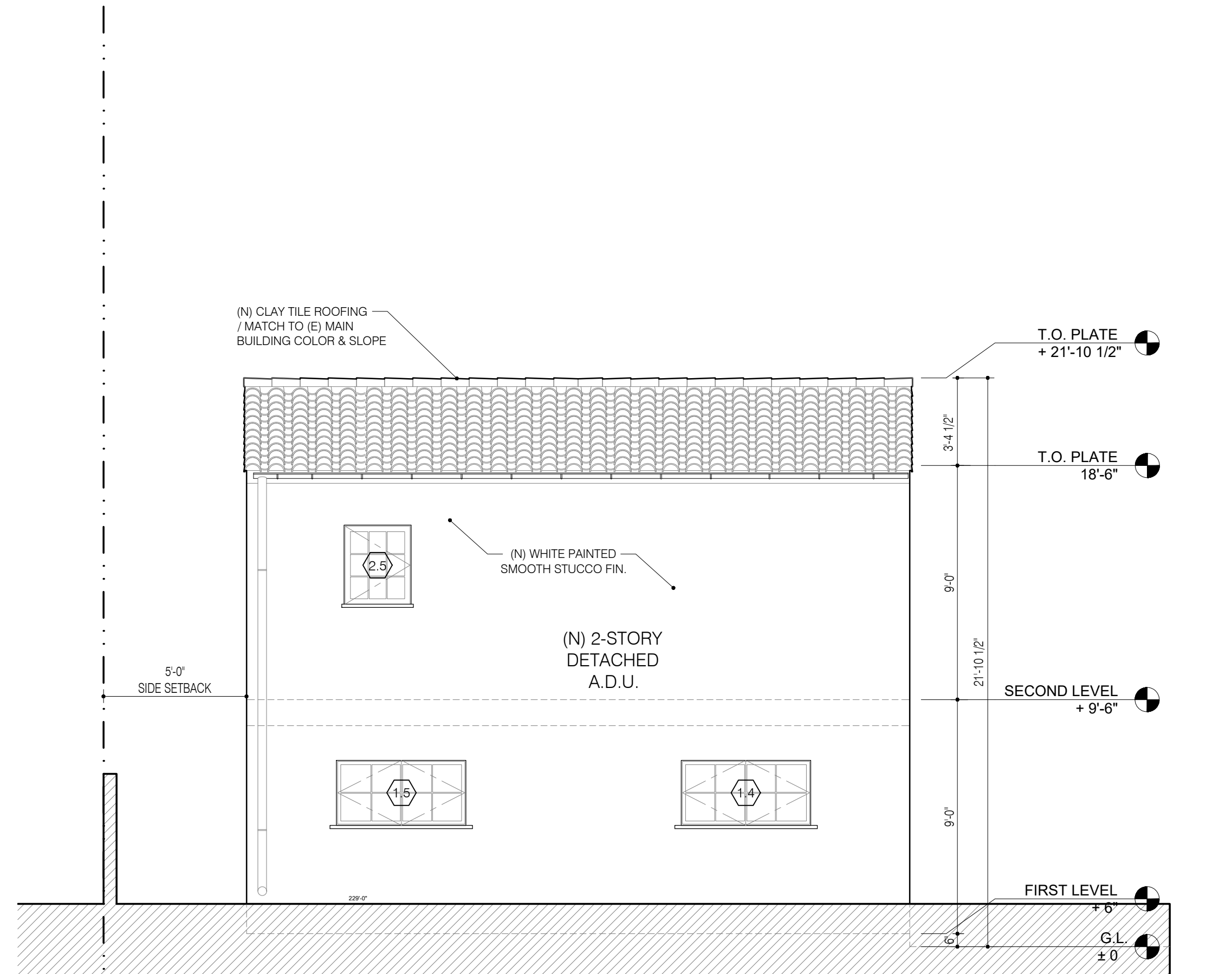
Exhibit A
 Page 5 of 8
 Case Number:
 ADM-2020-3562-ADU
 Planner: Lydia Chapman
 Office of Historic Resources
 Department of City Planning
 City of Los Angeles
 Date: 07/07/2020

Number	Date	Description
Project		
ARDEN A.D.U. 268 S. Arden Blvd. Los Angeles, CA 90004		
Drawing		
EXISTING & PROPOSED ELEVATION (SOUTH)		
Project Number		
Date		
Scale		

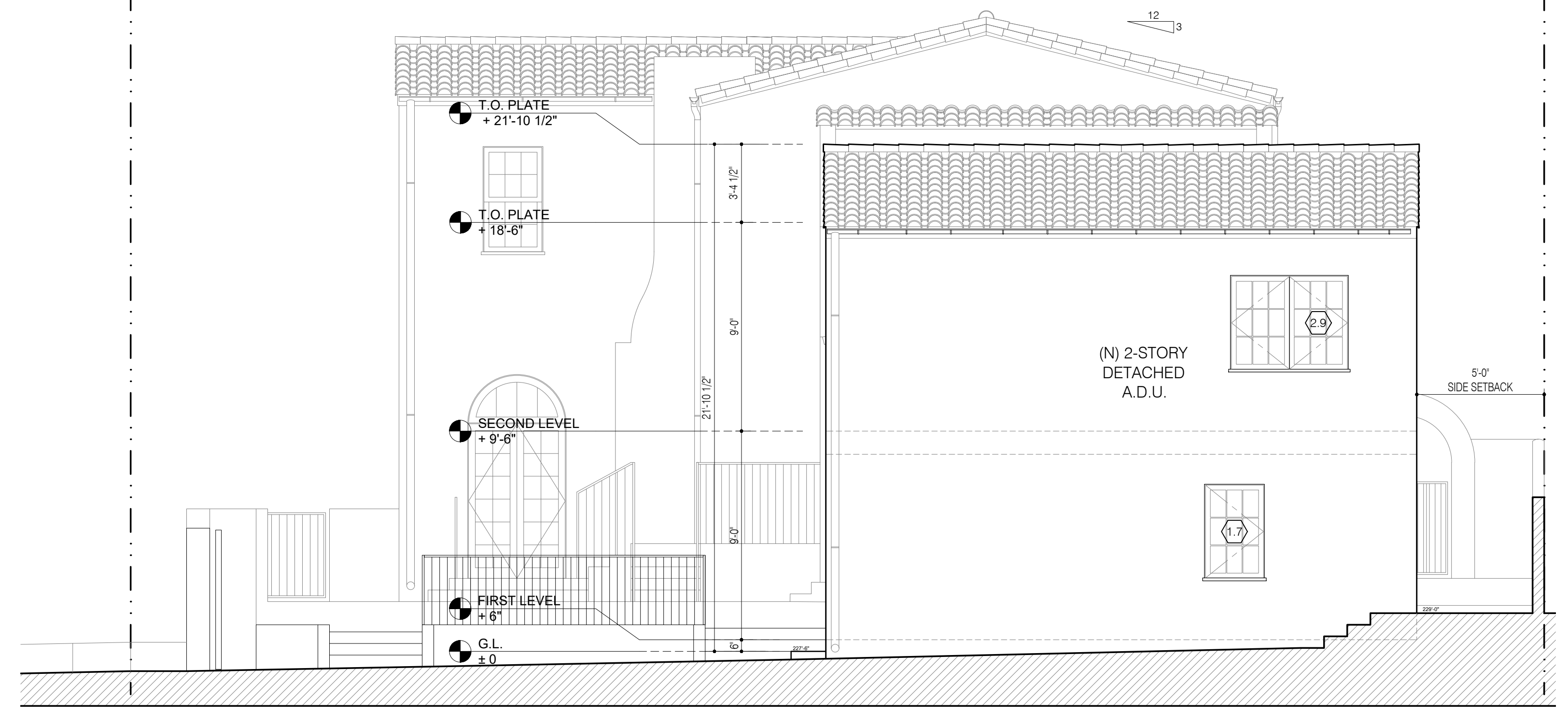
A-300.00

1/4" = 1'-0"

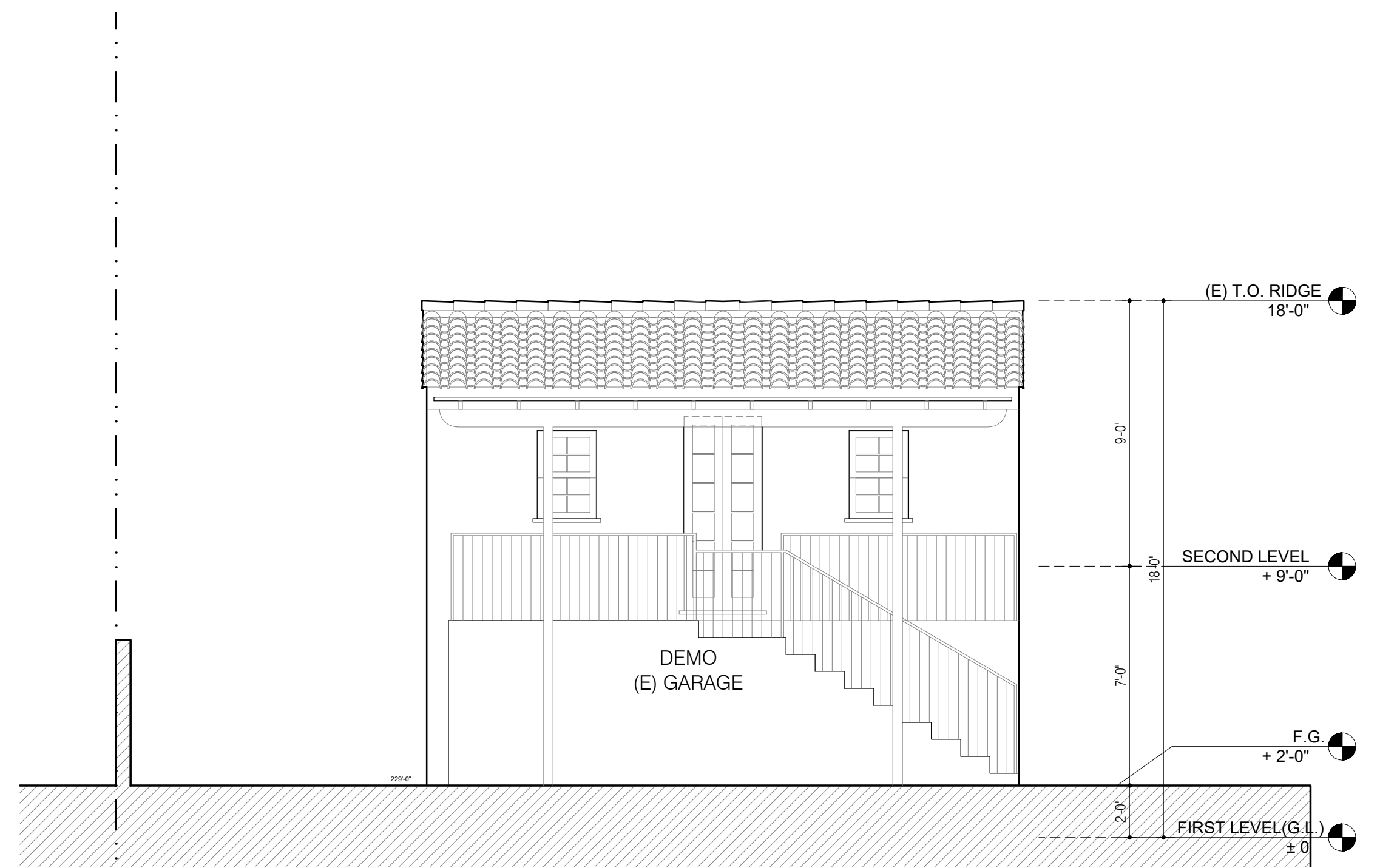
KEYNOTES



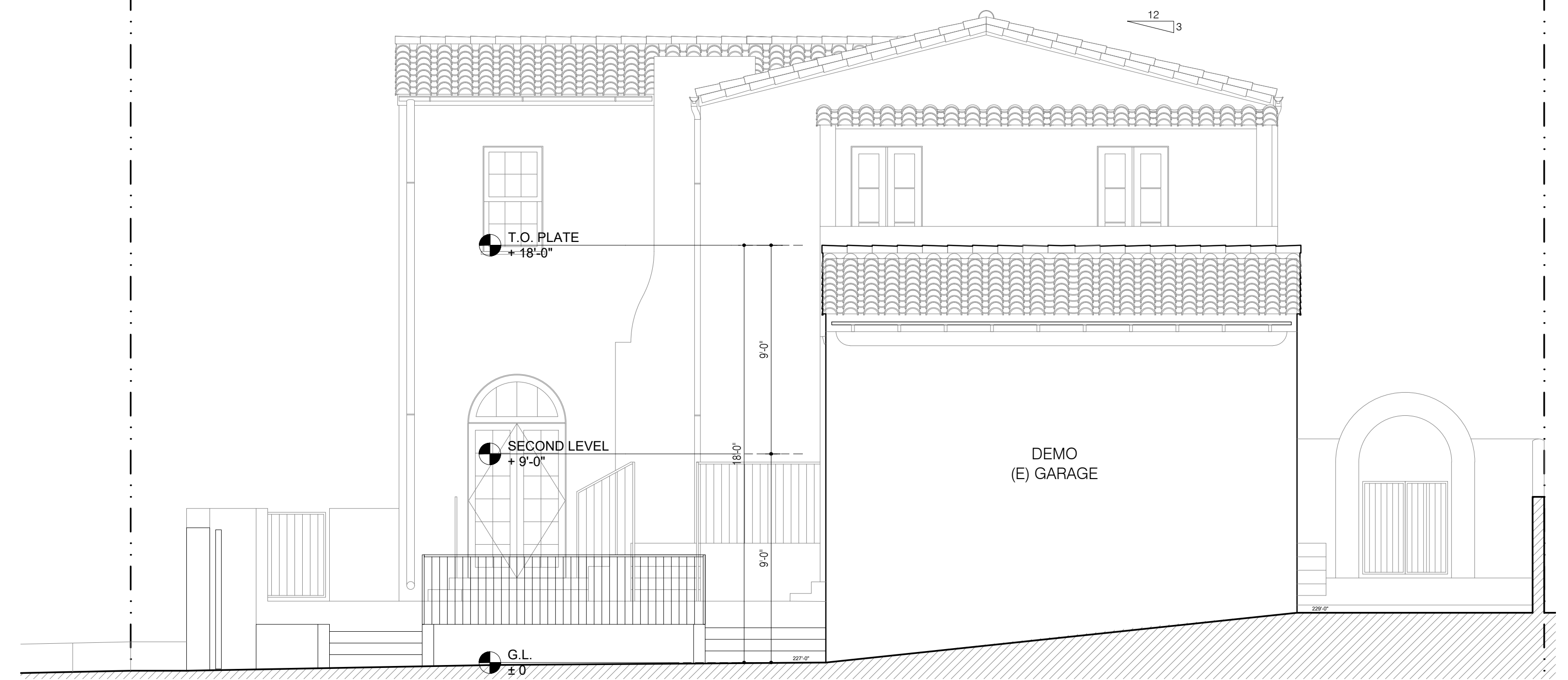
4 PROPOSED ELEVATION _ WEST
 1/4" = 1'-0"



2 PROPOSED ELEVATION _ EAST
 1/4" = 1'-0"



3 EXISTING ELEVATION _ WEST
 1/4" = 1'-0"



1 EXISTING ELEVATION _ EAST
 1/4" = 1'-0"

Exhibit A
 Page 6 of 8
 Case Number:
 ADM-2020-3562-ADU
 Planner: Lydia Chapman
 Office of Historic Resources
 Department of City Planning
 City of Los Angeles
 Date: 07/07/2020

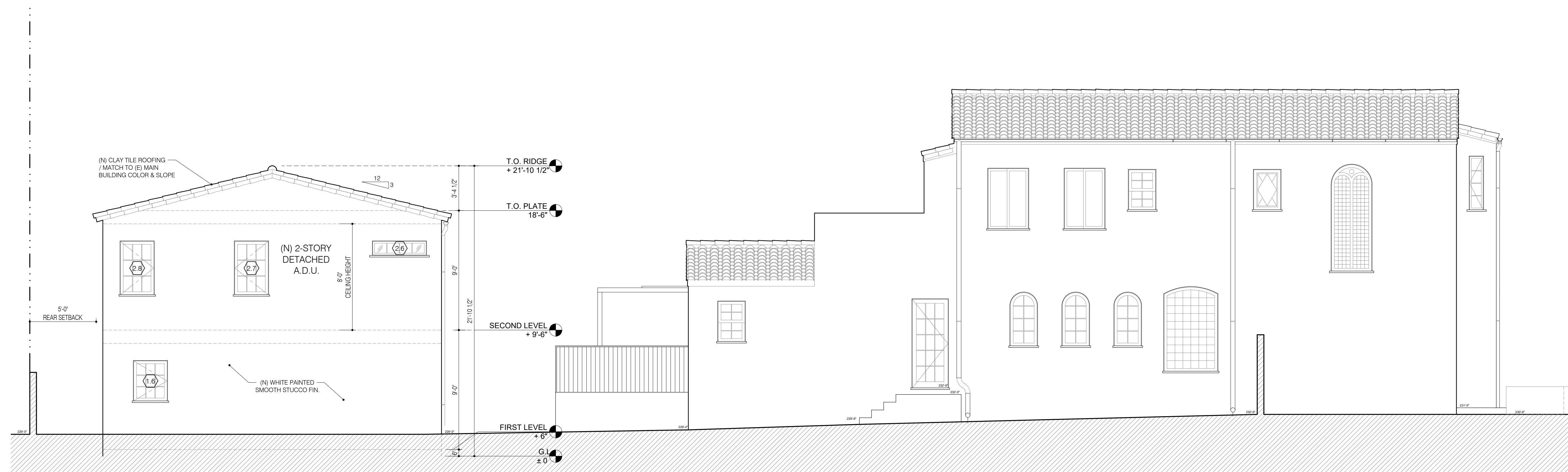
Number	Date	Description
--------	------	-------------

Project
ARDEN A.D.U.
 268 S. Arden Blvd.
 Los Angeles, CA 90004

Drawing
EXISTING & PROPOSED ELEVATION (WEST)

Project Number
 Date
 Scale 1/4" = 1'-0"

KEYNOTES



2 - PROPOSED ELEVATION _ NORTH
1/4" = 1'-0"



1 - EXISTING ELEVATION _ NORTH
1/4" = 1'-0"

Exhibit A
Page 7 of 8
Case Number:
ADM-2020-3562-ADU
Planner: Lydia Chapman
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date: 07/07/2020

Number	Date	Description
--------	------	-------------

Project
ARDEN A.D.U.
268 S. Arden Blvd.
Los Angeles, CA 90004

EXISTING & PROPOSED ELEVATION (NORTH)

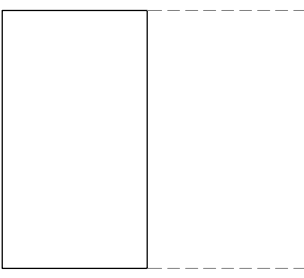
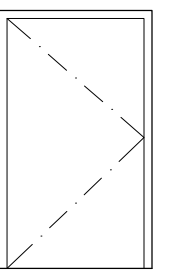
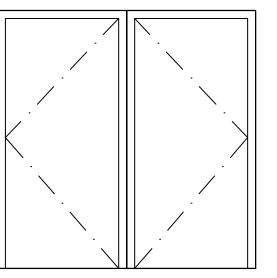
Project Number

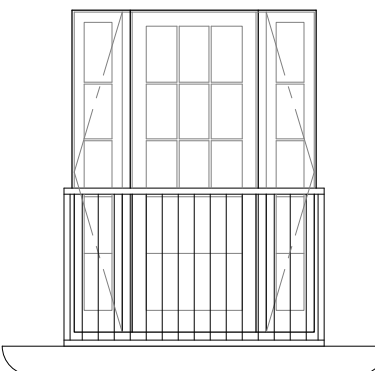
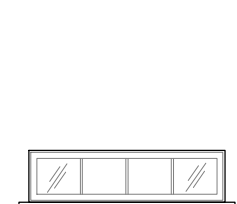
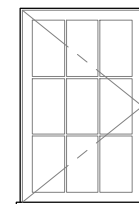
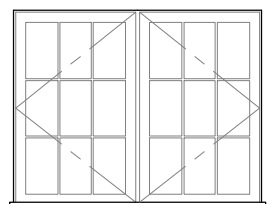
Date

Scale

1/4" = 1'-0"

A-302.00

DOOR SCHEDULE																				DOOR TYPE	
NO.	LOCATION	TYPE	GENERAL INFO							PANEL			FRAME			FRAME MATERIAL		REMARKS			
			INTERIOR / EXTERIOR	SWING	PAIR	ROUGH OPENING WIDTH	HEIGHT	STUDD SIZE	LITES	SCREEN	GLASS TYP	FIRE RATING	THICKNESS	MATERIAL	FINISH	MATERIAL	DETAILS HEAD			JAMB	SADDLE
1.1	ENTRY	B EXT P	3'-0"	7'-0"	2x6	-	-	-	-	1-3/4"	WD	-	WD	-	A000	A000	A000	WOOD	WOOD	(N) EXTERIOR ENTRY DOOR W/ LIGHTS MATCH TO (E) DETAIL AND COLOR	  
1.2	STORAGE	B INT S	2'-8"	7'-0"	2x4	-	-	-	-	1-3/4"	WD	-	WD	-	A000	A000	A000	WOOD	WOOD	(N) INTERIOR SWING DOOR	
1.3	POWDER	B INT S	2'-8"	7'-0"	2x4	-	-	-	-	1-3/4"	WD	-	WD	-	A000	A000	A000	WOOD	WOOD	(N) INTERIOR SWING DOOR	
2.1	LAUNDRY	C INT S	5'-0"	7'-0"	2x4	-	-	-	-	1-3/4"	WD	-	WD	-	A000	A000	A000	WOOD	WOOD	(N) INTERIOR SWING DOOR	
2.2	MASTER BED	B INT S	2'-10"	7'-0"	2x4	-	-	-	-	1-3/4"	WD	-	WD	-	A000	A000	A000	WOOD	WOOD	(N) INTERIOR SWING DOOR	
2.3	MASTER BATH	B INT S	2'-8"	7'-0"	2x4	-	-	-	-	1-3/4"	WD	-	WD	-	A000	A000	A000	WOOD	WOOD	(N) INTERIOR SWING DOOR	
2.4	W.I.C.	A INT S	2'-8"	7'-0"	2x4	-	-	-	-	1-3/4"	WD	-	WD	-	A000	A000	A000	WOOD	WOOD	(N) INTERIOR POCKET DOOR	
2.5	BED RM 2	B INT S	2'-10"	7'-0"	2x4	-	-	-	-	1-3/4"	WD	-	WD	-	A000	A000	A000	WOOD	WOOD	(N) INTERIOR SWING DOOR	
2.6	BATH 2	A INT S	2'-8"	7'-0"	2x4	-	-	-	-	1-3/4"	WD	-	WD	-	A000	A000	A000	WOOD	WOOD	(N) INTERIOR POCKET DOOR	
2.7	CLOSET	A INT S	2'-8"	7'-0"	2x4	-	-	-	-	1-3/4"	WD	-	WD	-	A000	A000	A000	WOOD	WOOD	(N) INTERIOR POCKET DOOR	

WINDOW SCHEDULE																	WINDOW TYPE	
NO.	LOCATION	TYPE	GENERAL INFO						ROUGH OPENING		DETAILS				REMARKS			
			INTERIOR / EXTERIOR	SWING	PAIR	INSWING / OUTSWING	CLEAR	TRANS	GLASS TYPE	WIDTH	HEIGHT	HEAD	JAMB LEFT	JAMB RIGHT			SILL	WINDOW ELEVATION
1.1	LIVING	C Ext S O O	Cir	-	3'-0"	5'-0"	--	--	--	--	2	A300	(N) WOOD CASEMENT WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)	   				
1.2	LIVING	C Ext S O O	Cir	-	3'-0"	5'-0"	--	--	--	--	2	A300	(N) WOOD CASEMENT WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					
1.3	LIVING	C Ext S O O	Cir	-	3'-0"	5'-0"	--	--	--	--	2	A300	(N) WOOD CASEMENT WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					
1.4	LIVING	D Ext P O O	Cir	-	5'-0"	2'-6"	--	--	--	--	4	A301	(N) WOOD DOUBLE CASEMENT WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					
1.5	KITCHEN	D Ext P O O	Cir	-	5'-0"	2'-6"	--	--	--	--	4	A301	(N) WOOD DOUBLE CASEMENT WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					
1.6	POWDER	C Ext S O O	Cir	-	2'-7"	3'-0"	--	--	--	--	4	A301	(N) WOOD CASEMENT WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					
1.7	STAIR	C Ext S O O	Cir	-	2'-7"	4'-0"	--	--	--	--	2	A301	(N) WOOD CASEMENT WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					
2.1	HALLWAY	C Ext S O O	Cir	-	2'-7"	4'-0"	--	--	--	--	2	A300	(N) WOOD HUNG WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					
2.2	HALLWAY	C Ext S O O	Cir	-	2'-7"	4'-0"	--	--	--	--	2	A300	(N) WOOD FIXED WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					
2.3	MASTER BED	A Ext P O O	Cir	-	5'-0"	7'-0"	--	--	--	--	2	A300	(N) WOOD FIXED WINDOW W/ LIGHT MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					
2.4	MASTER BED	C Ext S O O	Cir	-	2'-7"	4'-0"	--	--	--	--	2	A300	(N) WOOD CASEMENT WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					
2.5	MASTER BATH	C Ext S O O	Cir	-	2'-7"	3'-0"	--	--	--	--	4	A301	(N) WOOD CASEMENT WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					
2.6	MASTER BATH	B Ext S O O	Cir	-	4'-0"	1'-0"	--	--	--	--	2	A302	(N) WOOD FIXED WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					
2.7	BED RM 2	C Ext S O O	Cir	-	5'-0"	4'-0"	--	--	--	--	2	A302	(N) WOOD CASEMENT WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					
2.8	BED RM 2	C Ext S O O	Cir	-	5'-0"	4'-0"	--	--	--	--	2	A302	(N) WOOD CASEMENT WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					
2.9	BED RM 2	D Ext P O O	Cir	-	5'-0"	4'-0"	--	--	--	--	2	A301	(N) WOOD DOUBLE CASEMENT WINDOW MATCH TO (E) PRIMARY HOUSE COLOR & MATERIAL (SHGC: 0.25 / U-FACTOR: 0.32)					

NOTE:
THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

KEYNOTES

Exhibit A
Page 8 of 8
Case Number: ADM-2020-3562-ADU
Planner: Lydia Chapman
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date: 07/07/2020

Number Date Description

Project
ARDEN A.D.U.
268 S. Arden Blvd.
Los Angeles, CA 90004

WINDOW & DOOR SCHEDULE

Project Number

Date

Scale

N.T.S.

A-500.00