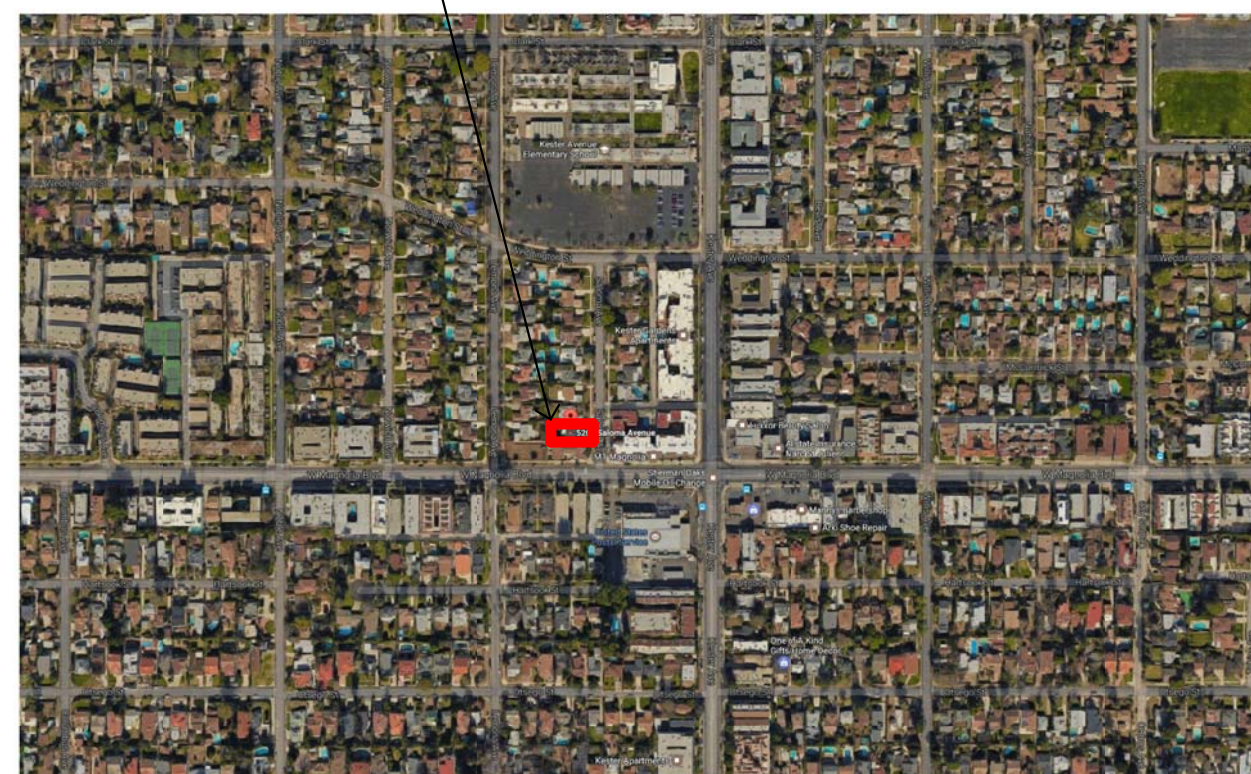
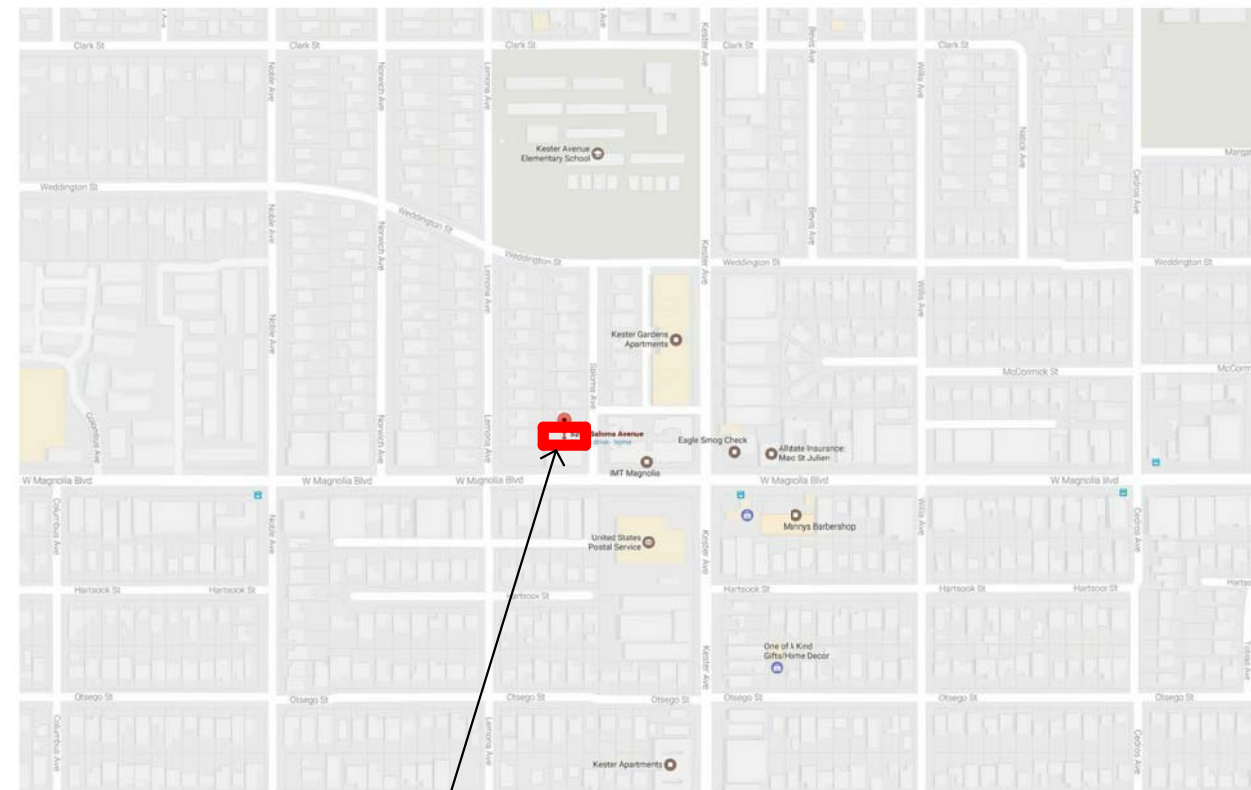




SALOMA HOMES

5209 SALOMA AVE., SHERMAN OAKS CA 91411

PROJECT INFORMATION



PROJECT ADDRESS 5209 SALOMA AVE.
SHERMAN OAKS, CA 91411

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NUMBER (APN): 2250021017
 LOT: 17
 BLOCK: NONE
 TRACT: 16318
 MAP REFERENCE: M B 395-21/22

PROJECT OWNER SALOMA HOLDINGS LLC

PLANNING AND ZONING INFORMATION

ZONING: RD1.5-1
 LOT AREA: 7,799.8 SF
 MAX DENSITY: 1 UNIT/ LOT, 5 SMALL LOTS
 MAX ALLOWABLE AREA: PER PARCEL MAP APPROVAL LETTER
 MAX ALLOWABLE HEIGHT: 35'-0"
 SETBACKS: FRONT: 10'-0"
 WALKWAY SIDE: 5'-0"
 SIDE DRIVEWAY: 16'-0"
 REAR: 5'-0"

NOTE

NO DEVIATIONS HAVE BEEN REQUESTED FROM THE ALLOWABLE ZONING, INCLUDING VARIANCES AND EXCEPTIONS.

BUILDING CODE INFORMATION

GOVERNING JURISDICTION: CITY OF LOS ANGELES
 APPLICABLE CODES: 2014 CALIFORNIA BUILDING CODE
 2014 L.A. CITY GREEN BUILDING CODE
 GROUP OF OCCUPANCY: R3 AND U
 TYPE OF CONSTRUCTION: TYPE V-B
 SPRINKLER: YES / NFPA 13D SPRINKLER

PARKING CALCULATION

REQUIRED: 1 STANDARD, 1 COMPACT (PER UNIT)
 PROPOSED: 1 STANDARD, 1 COMPACT (PER UNIT)

BUILDING SUMMARY

PROJECT INFORMATION: PROPOSED (5) 3 STORY
 SINGLE FAMILY DWELLINGS
 WITH ROOFTOP DECK

BUILDING AREA UNIT A-E: 1,700 SF + 370 SF GARAGE

OPEN SPACE (ROOFTOP DECK) UNIT A-E: 350 SF

OWNER

SALOMA HOLDINGS LLC

DESIGNER

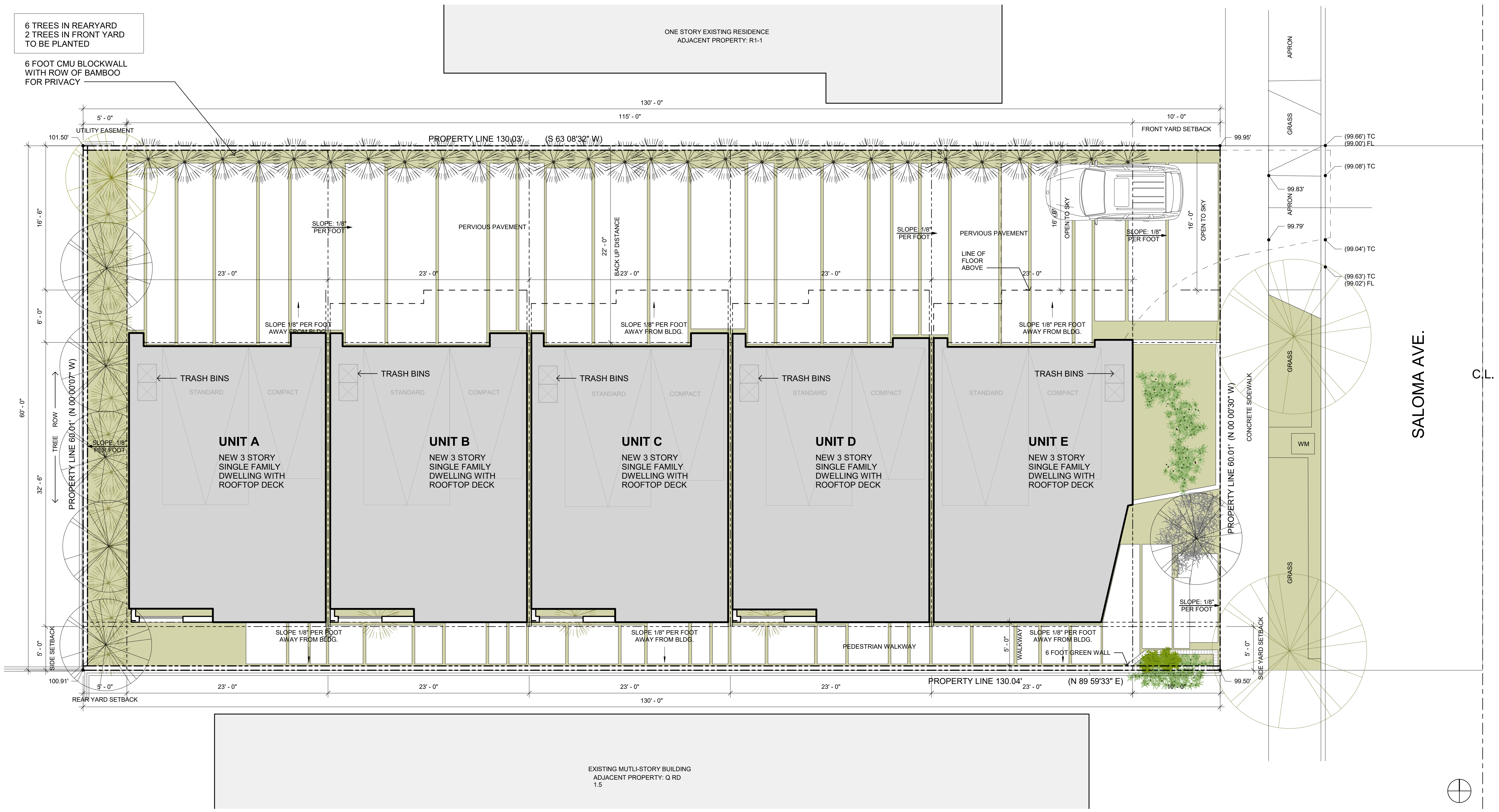
AVI GALILI COLLABORATIVE
 1824 S. BEVERLY GLEN BLVD. #301
 LOS ANGELES CA 90025
 GALILIAVI@GMAIL.COM
 TEL: 310-709-9692

6 TREES IN REARYARD
2 TREES IN FRONT YARD
TO BE PLANTED

6 FOOT CMU BLOCKWALL
WITH ROW OF BAMBOO
FOR PRIVACY

ONE STORY EXISTING RESIDENCE
ADJACENT PROPERTY: R1-1

EXISTING MULTI-STORY BUILDING
ADJACENT PROPERTY: Q RD
1.5



SALOMA AVE.

C.L.

SITE PLAN A
3/16" = 1'-0"

1

AV | G A L I L I
COLLABORATIVE
galillia.vl@gmail.com
310.709.9692

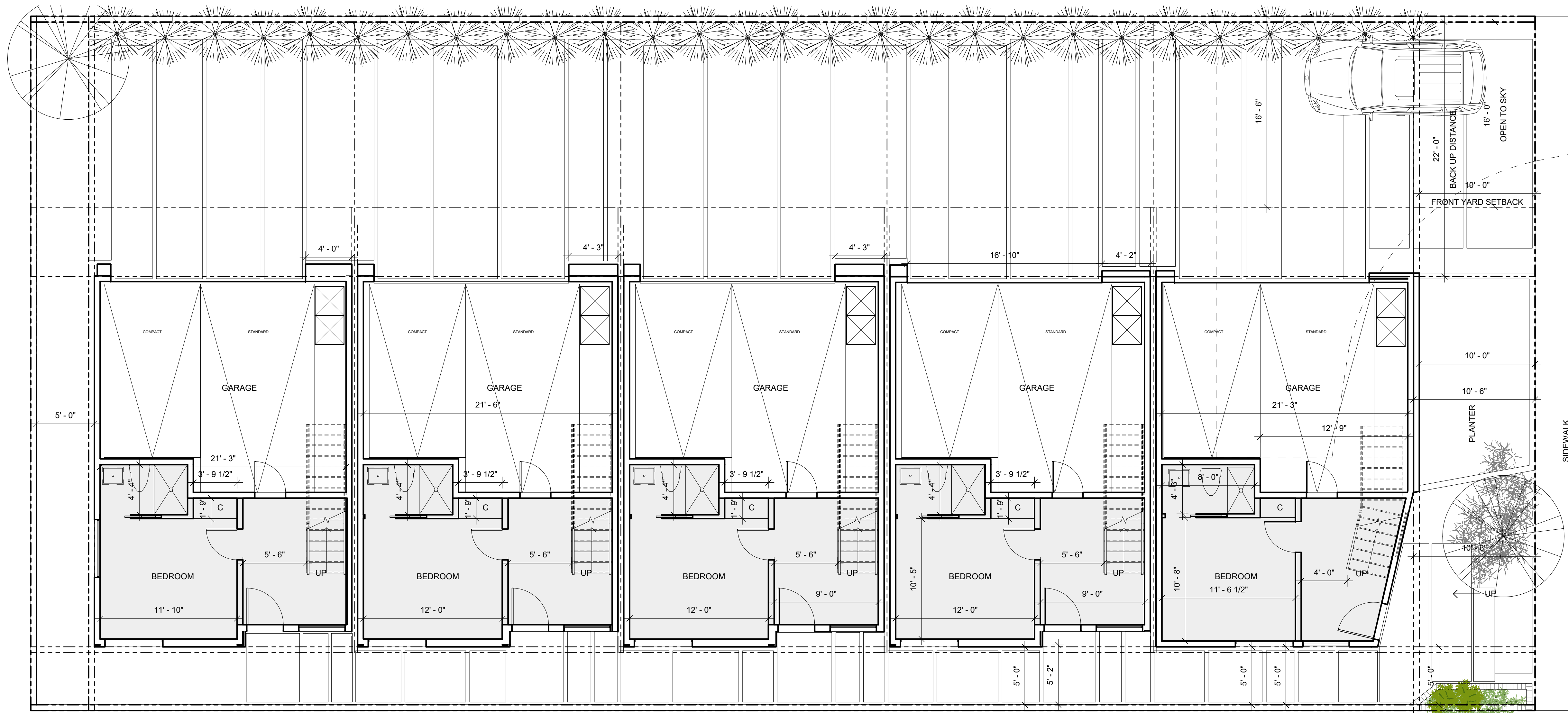
OWNER
SALOMA HOMES
5209 SALOMA AVE.
SHERMAN OAKS CA
91411

SITE PLAN

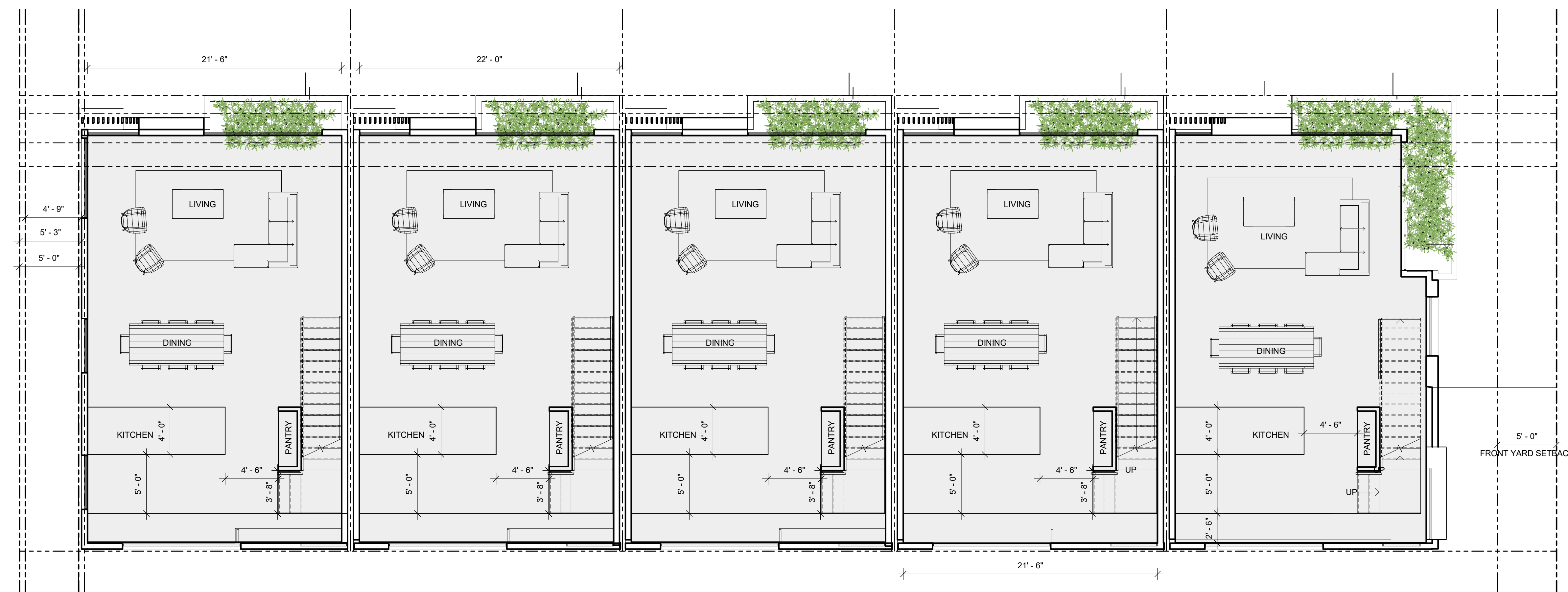
PLANNING SUBMITTAL
DATE: NOV 29, 2016

NOVEMBER 10, 2017

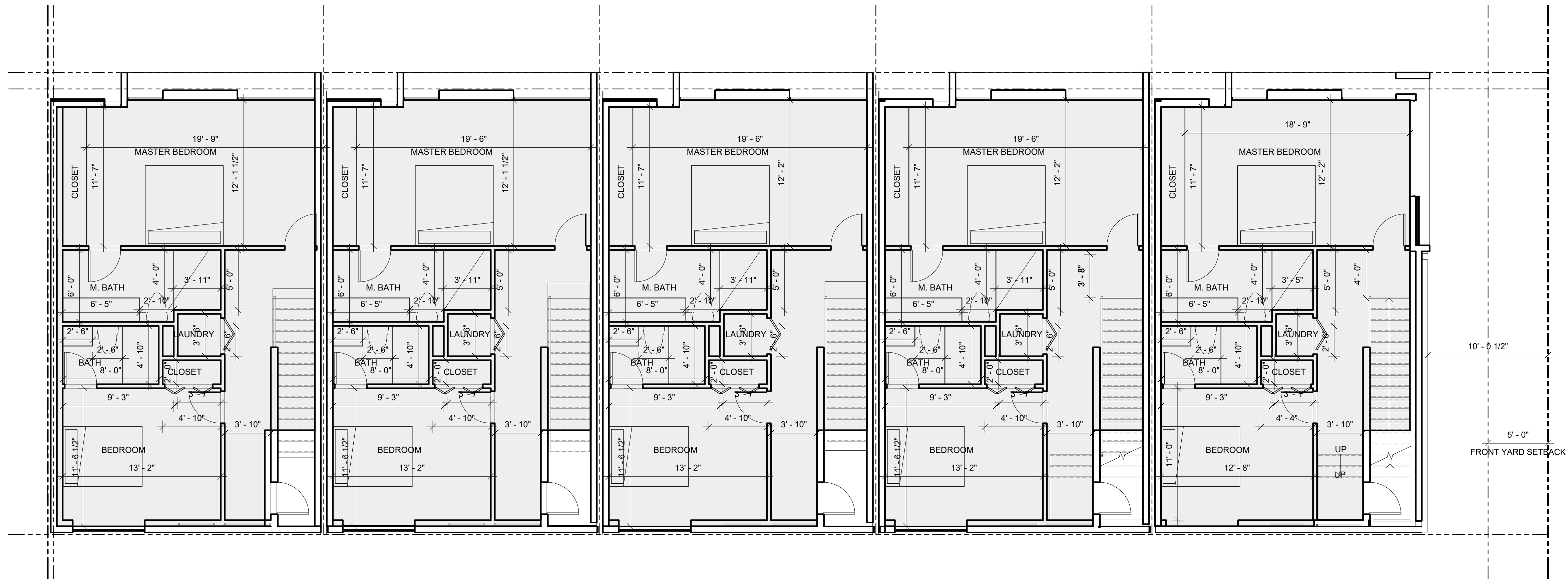
A1.01



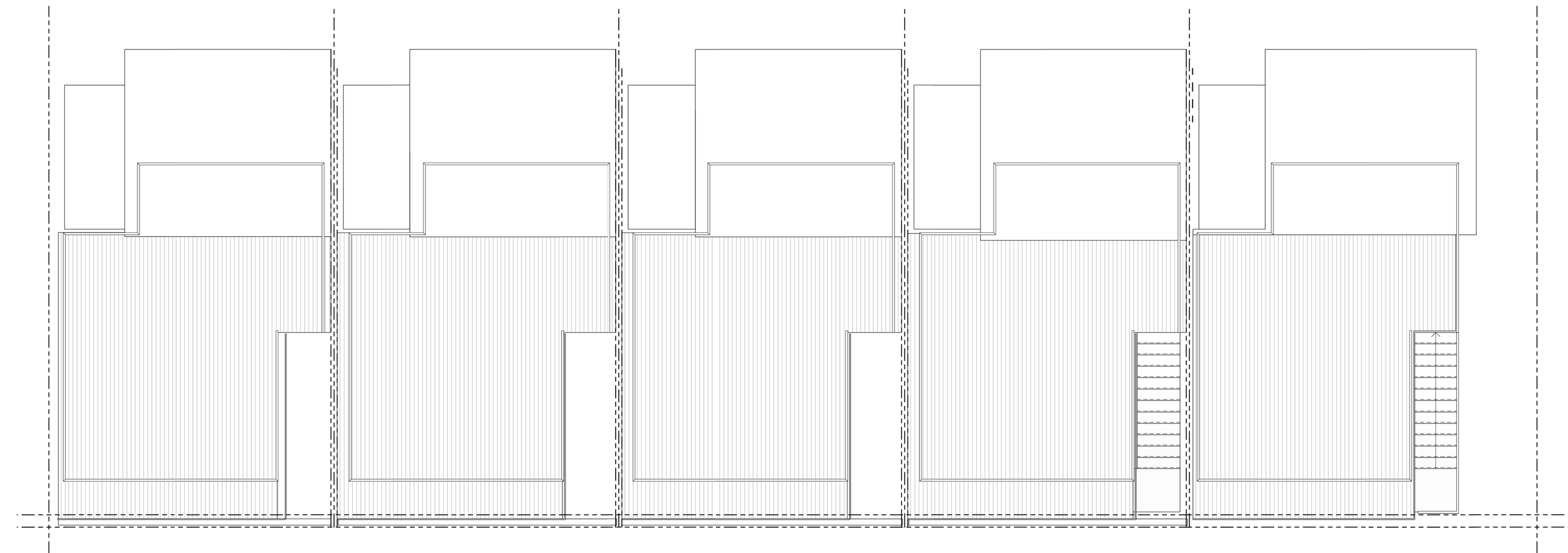
FIRST FLOOR PLAN 2
3/16" = 1'-0" 1



SECOND FLOOR PLAN 2
3/16" = 1'-0" 2



THIRD FLOOR PLAN 2
3/16" = 1'-0" 2



ROOF PLAN A
3/16" = 1'-0" 1



EAST ELEVATION
1/8" = 1'-0"

3



NORTH ELEVATION
1/8" = 1'-0"

1



WEST ELEVATION
1/8" = 1'-0"

4

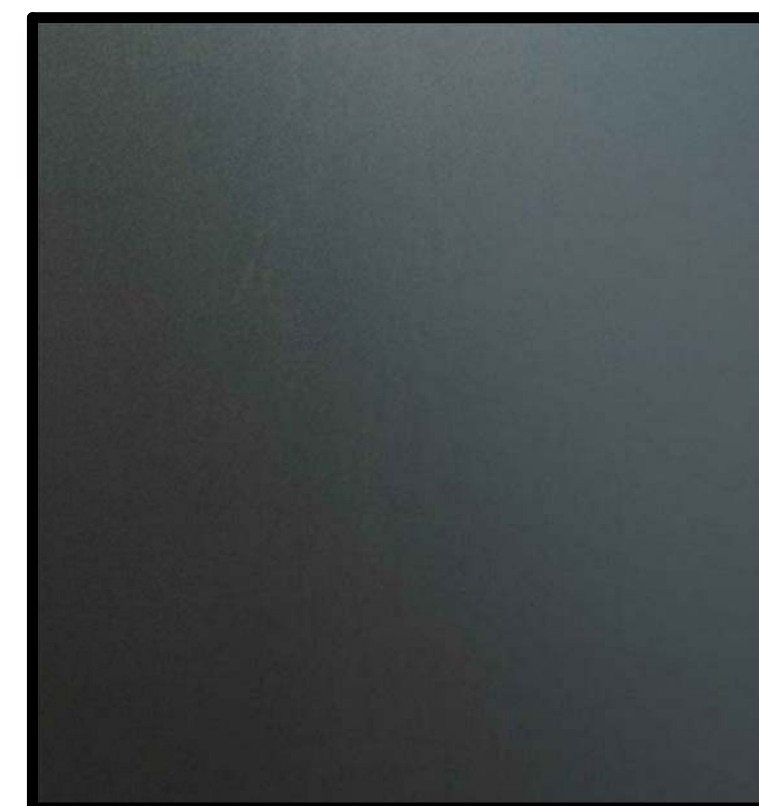


SOUTH ELEVATION
1/8" = 1'-0"

2



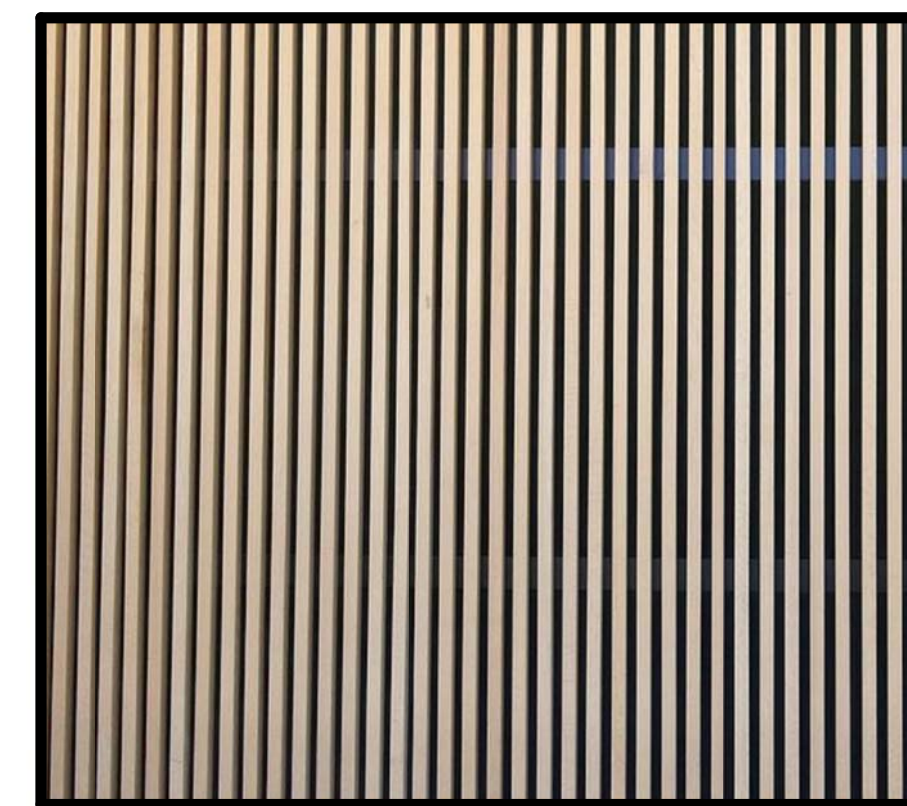
2. ACRYLIC PLASTER
SMOOTH



3. ANNOIDIZED
ALUMINUM BRONZE ALL
WINDOWS ON FACADE



4. 4" WIDE VERTICAL
WESTERN RED CEDAR.
SOME VARIATIONS OF
TONE BETWEEN BOARDS



5. VERTICAL LOUVERS
WESTERN RED CEDAR.
SOME VARIATIONS OF
TONE BETWEEN BOARDS



6. CONCRETE PERMEABLE
PAVERS ON DRIVEWAY



2 YELLOW JAPANESE MAPLE IN FRONT YARD



MAIDEN GRASS IN FRONT PLANTER



6 JAPANESE MAPLE TREES ALONG REAR YARD



TALL CLUMP BAMBOO WALL ALONG NORTH PROPERTY LINE

GREEN SCREEN LIVING WALL ON INTERIOR OF BLOCKWALL SURROUNDING PROPERTY

GRAVEL/GRASS BETWEEN PAVERS

