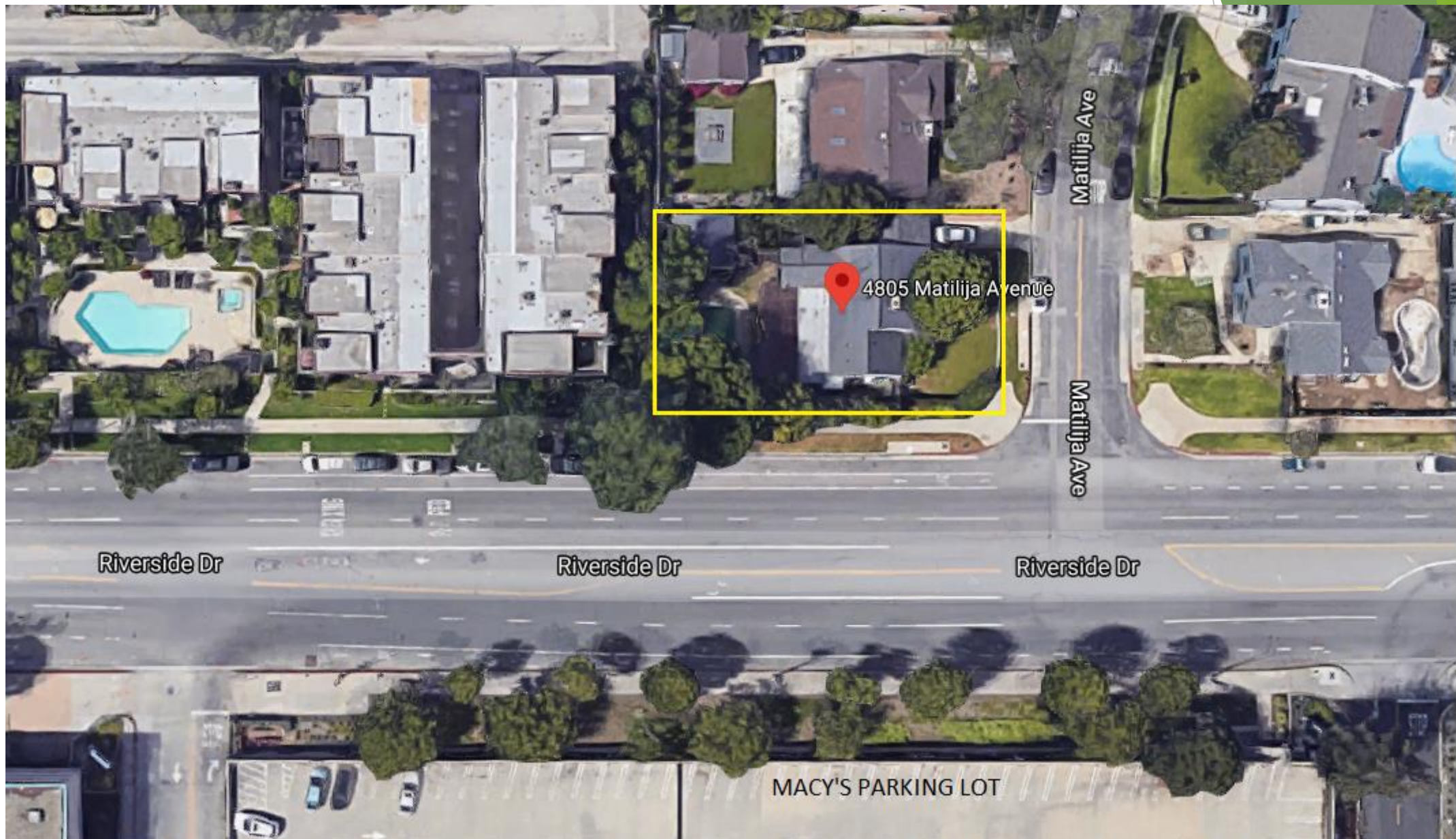




4805 MATILIJA AVE.
SHERMAN OAKS, CA

4-UNITS SMALL LOT SUBDIVISION



Riverside Dr

Riverside Dr

Riverside Dr

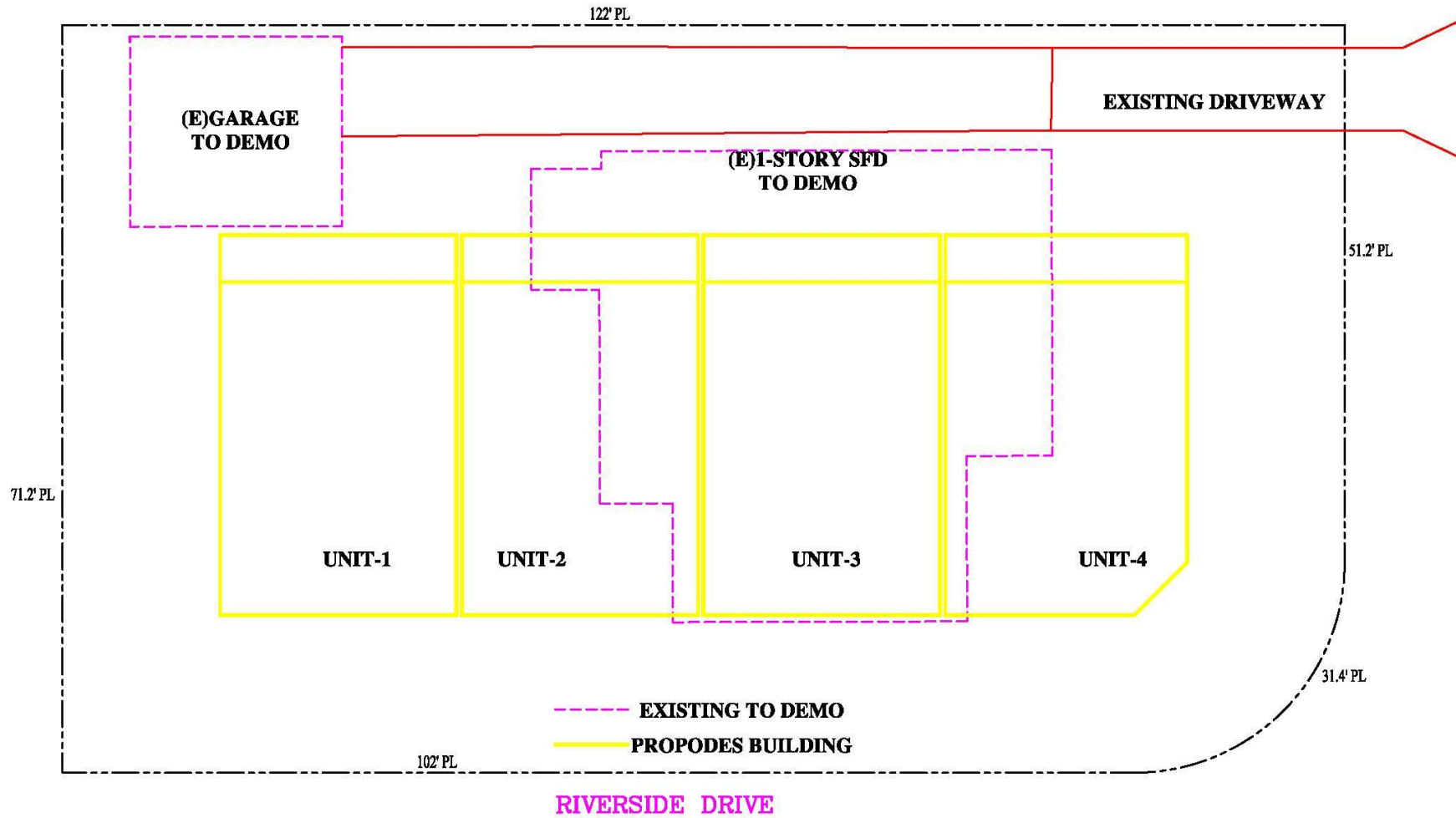
Matilija Ave

Matilija Ave

4805 Matilija Avenue

MACY'S PARKING LOT

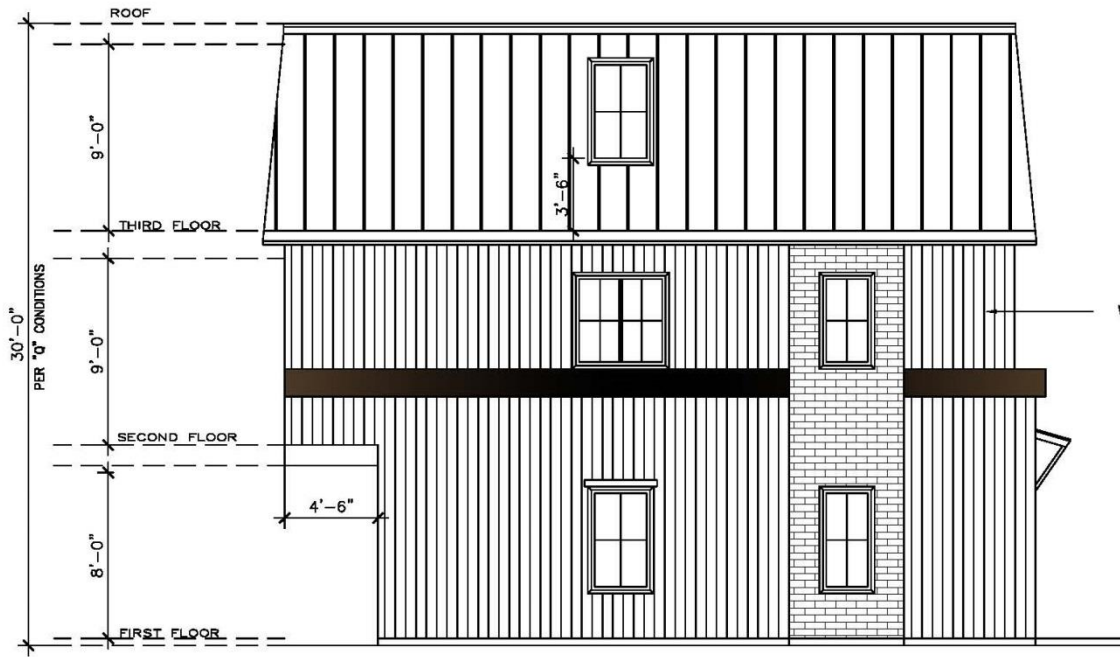






PROPOSED SOUTH SIDE ELEVATION

NOTE: ALL DOWNSPOUTS MUST DRAIN TO STORMWATER PLANTERS.



WHITE CONCRETE SIDING
 JAMES HARDIE
 ESR-2290

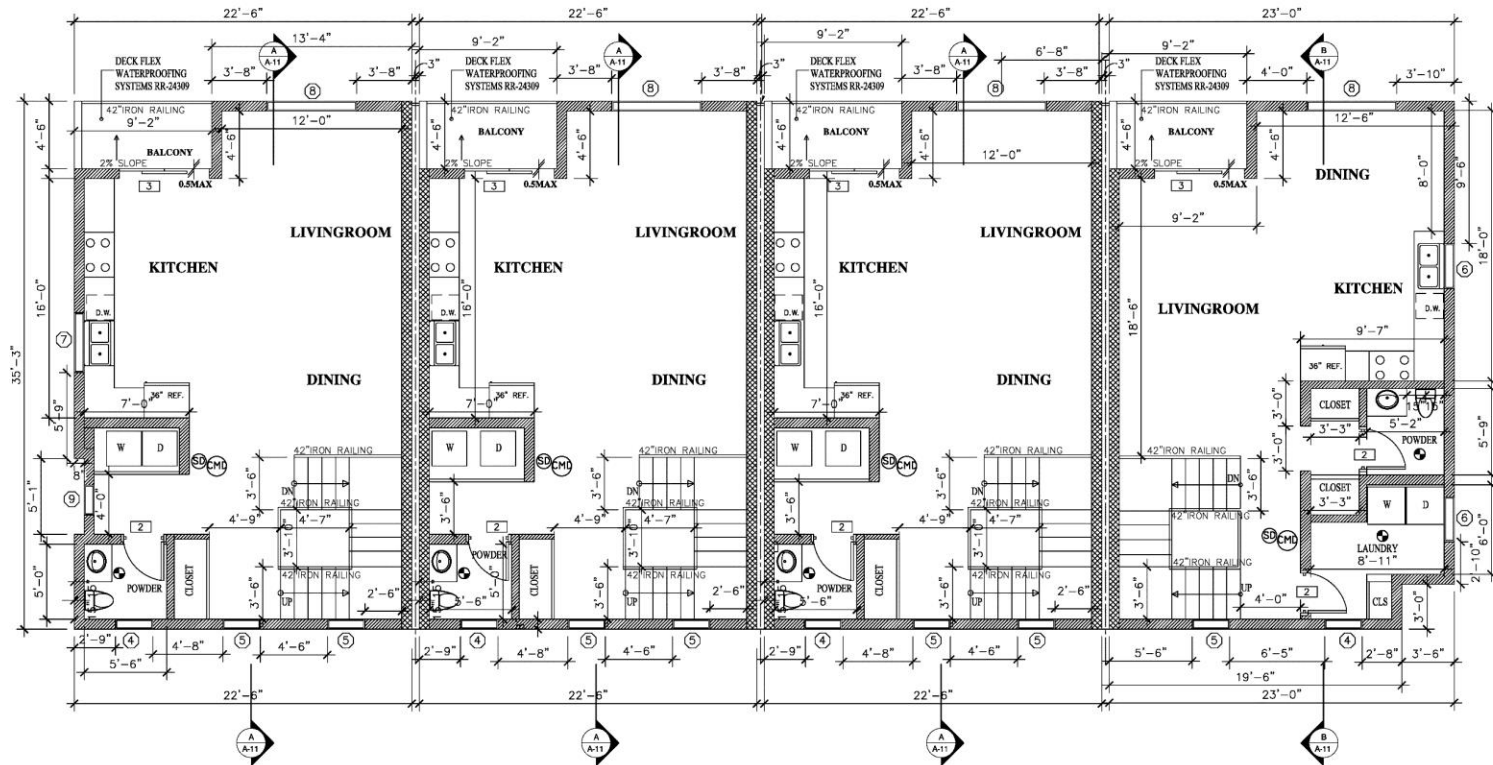
PROPOSED WEST SIDE ELEVATION



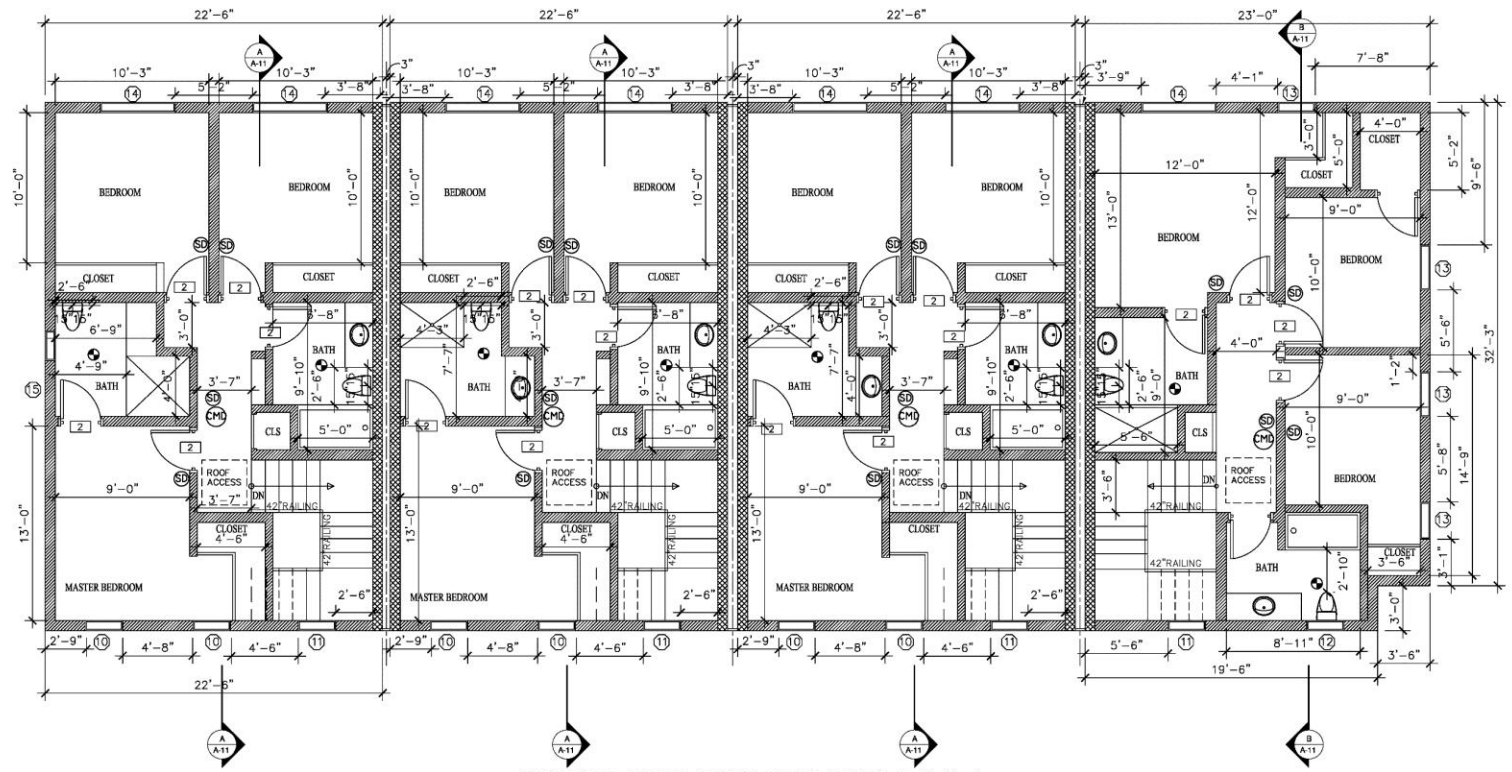
PLANTER BOX

A CORROSION RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA. TYP.

PROPOSED EAST SIDE ELEVATION



PROPOSED SECOND FLOOR PLAN-UNITS 1, 2, 3, 4



PROPOSED THIRD FLOOR PLAN-UNITS 1,2,3,4

















CLIENT

Yaniv Nehemia
4805 Matilija Ave
Sherman Oaks, 91423

PROJECT

4805 Matilija Ave

DATE

12.11.018

REVISIONS

△	2-21-2019	
△	7-23-2019	
△	7-24-2019	
△	9-18-2019	
△	10-15-2019	
△	1-08-2020	
△	2-26-2020	
△	3-09-2020	
△		
△		
△		
△		
△		
△		

DRAWING BY: Alisa Summerford

SCALE: 3/16" = 1'-0"

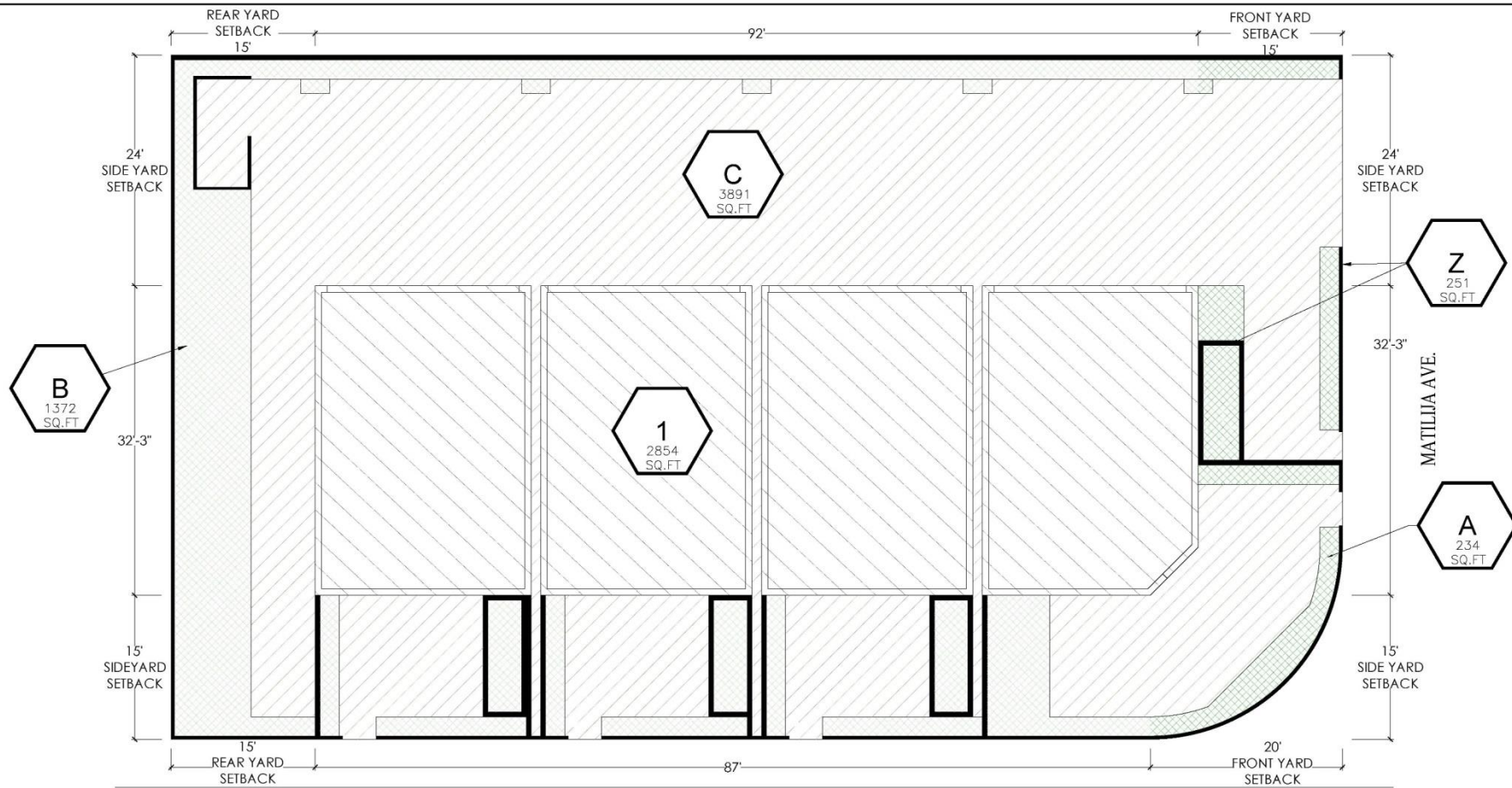
SHEET TITLE

PERMEABILITY PLAN

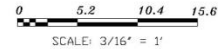
SHEET NUMBER

L-2

SHEET 2 OF 4



PERMEABILITY PLAN:



4805 MATILIJA

TOTAL LOT AREA = 8602 SF
 PERVIOUS AREA = 5497 SF
 IMPERVIOUS AREA = 2854 SF
 MISC WALL (HORZ AREA) = 251 SF
 TOTAL AREA = 8602 SF

TOTAL SF IN SETBACK CALCULATIONS

FRONT YARD (EAST) = 1069 SF
 REAR YARD (WEST) = 1068 SF
 SIDE YARD (NORTH) = 2928 SF
 SIDE YARD (SOUTH) = 1740 SF
 TOTAL SF IN SETBACKS = 6805 SF

FRONT YARD (EAST) SETBACK AREA: 1069 SF

PLANTING AREA = 234 SF
 PERMEABLE PAVING AREA = 771 SF

TOTAL PERMEABLE AREA = 1005 SF
 TOTAL NORTH SETBACK PERMEABILITY = 94.0%

PERVIOUS AREAS

- [A] LANDSCAPE (FRONT YARD) = 234 SF
- [B] LANDSCAPE (REAR YARD) = 1372 SF
- [C] PAVERS (PERVIOUS) = 3891 SF

TOTAL AREA = 5497 SF

TOTAL PERCENTAGE OF PERMEABILITY

PERVIOUS AREA = 5497 SF
 IMPERVIOUS AREA = 2854 SF
 TOTAL AREA = 8351 SF
 PERCENTAGE OF PERVIOUS AREAS = 65.8%
 PERCENTAGE OF IMPERVIOUS AREAS = 34.2%

REAR YARD (WEST) SETBACK AREA: 1068 SF

PLANTING AREA = 521 SF
 PERMEABLE PAVING AREA = 302 SF

TOTAL PERMEABLE AREA = 1023 SF
 TOTAL SOUTH SETBACK PERMEABILITY = 95.7%

IMPERVIOUS AREAS

- [1] RES. STRUCTURE = 2854 SF
- [2] MISC WALLS (HORIZONTAL AREA) = 251 SF

TOTAL AREA = 2854 SF

SIDE YARD (NORTH) SETBACK AREA: 2928 SF

PLANTING AREA = 344 SF
 PERMEABLE PAVING AREA = 2533 SF

TOTAL PERMEABLE AREA = 2899 SF
 TOTAL WEST SETBACK PERMEABILITY = 99.0%

SIDE YARD (SOUTH) SETBACK AREA: 1740 SF

PLANTING AREA = 617 SF
 PERMEABLE PAVING AREA = 992 SF

TOTAL PERMEABLE AREA = 1609 SF
 TOTAL EAST SETBACK PERMEABILITY = 92.4%