

VICINITY MAP



ASSESSOR MAP

PROJECT DATA

ADDRESS: 13187 FELLOWS AVE, SYLMAR, CA 91342
OWNER: ART PROPERTIES INC

SCOPE OF WORK

CONSTRUCTION OF 10 (N) SFDs AS WELL AS 10 (N) JADUS ALONG WITH AN 11 WAY LOT SPLIT PER SB1123

LEGAL DESCRIPTION

ASSASSOR PARCEL NUMBER: 260922-0010
TRACT NO: LOS ANGELES OLIVE GROVE TRACT 100 LOTS
LOT: 122
ZONING: RA-1-K
STORIES: 2

SHEET INDEX

Layout ID	Layout Name
A-01	PROJECT DATA
A-02	SITE PLAN
A-03	PROPOSED FLOOR PLANS FOR LOTS A TO D
A-04	PROPOSED FLOOR PLANS FOR LOTS G TO J
A-05	PROPOSED FLOOR PLANS FOR LOT E
A-06	PROPOSED FLOOR PLANS FOR LOT F
A-07	COMBINED FIRST AND SECOND FLOOR PLANS
A-08	PROPOSED ELEVATIONS FOR LOTS A,B,C,D,G,H,I,J
A-09	PROPOSED FLOOR PLANS FOR LOTS E AND F
A-10	PROPOSED ZONING CODE EAST ELEVATION

13187 FELLOWS AVE, SYLMAR, CA 91342

CONSTRUCTION OF 10 (N) SFDs AS WELL AS 10 (N) JADUS ALONG WITH AN 11 WAY LOT SPLIT PER SB1123

AREA SUMMARY

-LOT AREA = 51,506.3 SQ FT
-15) BUILDING = 13,016

-REQUIRED SETBACKS
REAR AND SIDE SETBACKS = MIN 4' PER SB 684/1123 MEMO
FRONT SETBACK = 25' SEE PREVAILING FRONT YARD

-MAX BUILDABLE AREA = 40,513 SEE DIAGRAM 1 PAGE A-01

-MAX ALLOWABLE FLOOR AREA
PER SB 684/1123 MEMO, MAX FAR = 1.25
MAX FAR = 40,513 x 1.25 = 50,642 SQ/FT

-ALLOWABLE ZONING HEIGHT = 30 FT

-AREA SUMMARY FOR PROPOSED 10 BUILDINGS

-10) 10 UNIT SINGLE FAMILY DWELINGS AND 10 ATTACHED TOWNHOMES

UNITS A-D AND G-H (8 UNITS)

FIRST FLOOR = 733 SQ/FT
SECOND FLOOR = 995 SQ/FT
JADU = 499 SQ/FT
TWO CAR GARAGE = 400 SQ/FT

RESIDENTIAL AREA 3,147 SQ/FT
TOTAL RESIDENTIAL AREA 2,127 SQ/FT x 8 = 17,976 SQ/FT

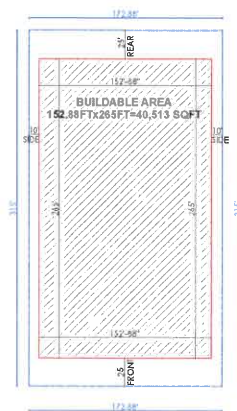
UNITS E-F (2 UNITS)

FIRST FLOOR = 733 SQ/FT
SECOND FLOOR = 995 SQ/FT
JADU = 499 SQ/FT
TWO CAR GARAGE = 399 SQ/FT

RESIDENTIAL AREA 2,227 SQ/FT
TOTAL RESIDENTIAL AREA 2,227 SQ/FT x 2 = 4,454 SQ/FT

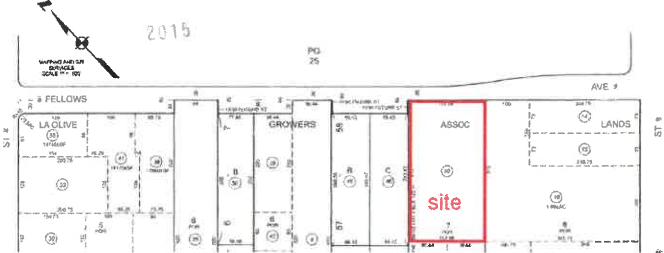
TOTAL 10 PROPOSED UNITS FLOOR AREA 22,430 SQ FT

DIAGRAM 1



BUILDABLE AREA DIAGRAM 1/16" = 1'-0"
[CALCULATED WITH BASE ZONING SETBACKS]

PREVAILING FRONT YARD



Lot	Area (sq ft)	Area (%)	Number of Units
1	10,000	19.4	1
2	10,000	19.4	1
3	10,000	19.4	1
4	10,000	19.4	1
5	10,000	19.4	1
6	10,000	19.4	1
7	10,000	19.4	1
8	10,000	19.4	1
9	10,000	19.4	1
10	10,000	19.4	1
11	10,000	19.4	1
12	10,000	19.4	1
13	10,000	19.4	1
14	10,000	19.4	1
15	10,000	19.4	1
16	10,000	19.4	1
17	10,000	19.4	1
18	10,000	19.4	1
19	10,000	19.4	1
20	10,000	19.4	1

PREVAILING FRONT YARD: ONLY 4 OF THE 11 LOTS (< 40%) HAVE FRONT SETBACKS THAT ARE WITHIN 10 FT OF EACH OTHER. THEREFORE WILL BE USING THE LOT DEPTH x 20% EQUATION FOR FRONT SETBACK, BUT 31.5 FT x 0.2 = 6.3 FT. GREATER THAN THE 44.58 FT MINIMUM SETBACK.
SO FINAL FRONT SETBACK IS 25 FT



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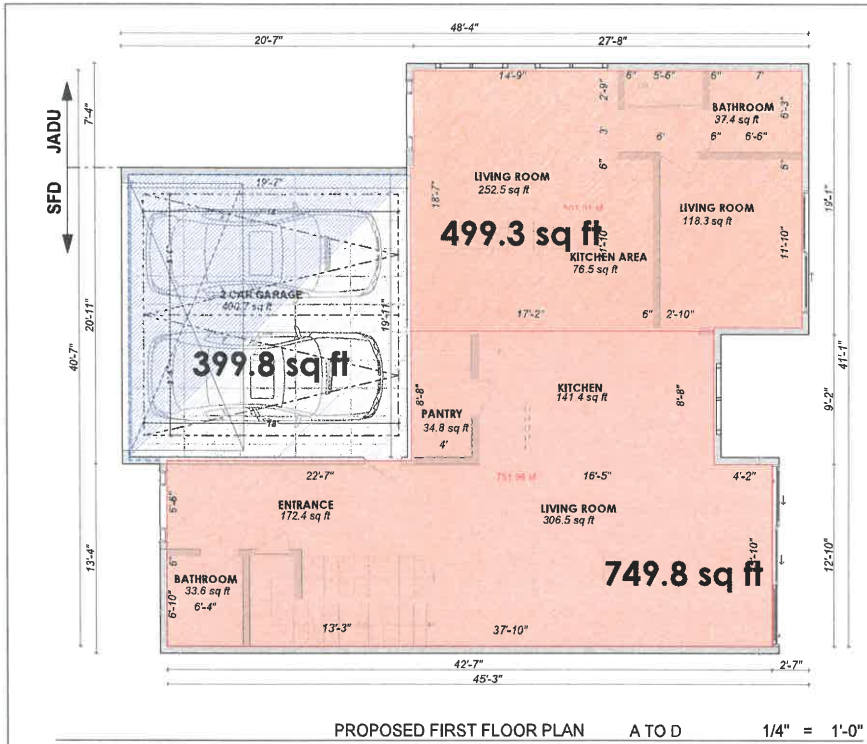
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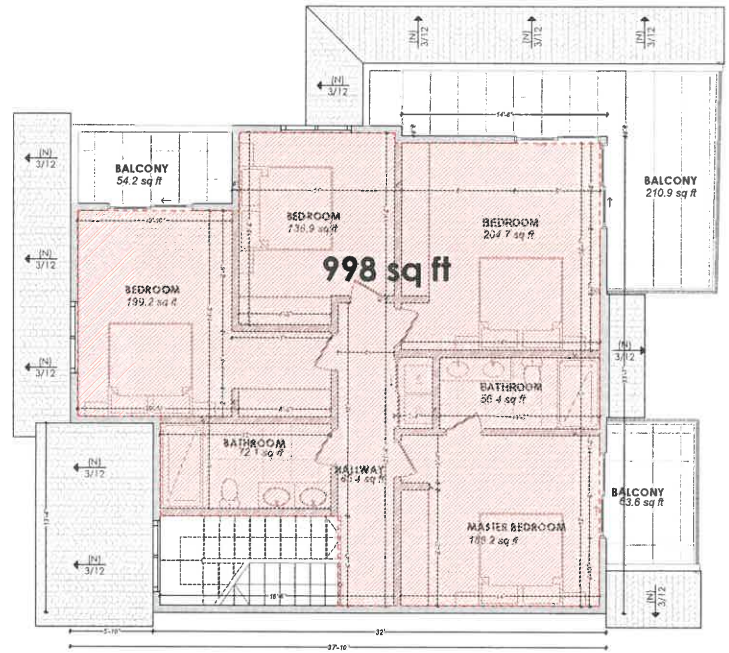
CLIENT/OWNER	13187 FELLOWS AVE, SYLMAR, CA 91342
JOB ADDRESS	SB 1123 TO IN SFDs ALONG WITH 10 IN JADU
PROJECT	

PROJECT DATA

A-01



PROPOSED FIRST FLOOR PLAN A TO D 1/4" = 1'-0"



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

FLOOR PLANS FOR LOT A TO LOT D

BUILDING AREA TABULATION
LOT A TO D

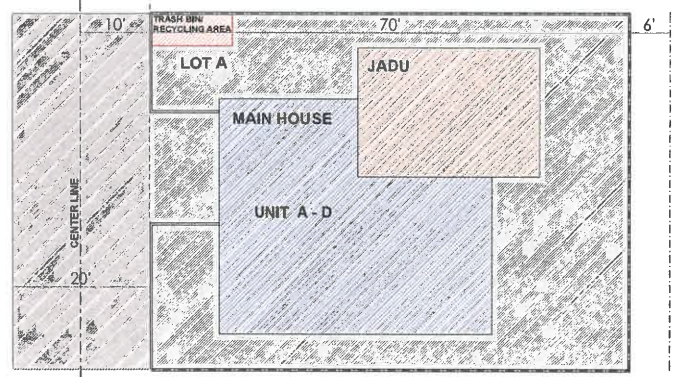
FIRST FLOOR 750 SQ/FT
2 CAR GARAGE 400 SQ/FT
JADU 499 SQ/FT

SECOND FLOOR 998 sq/ft

TOTAL 1748 SQ/FT

LOT AREA TABLE

LOT A	4,132 SQ/FT
LOT B	4,132 SQ/FT
LOT C	4,132 SQ/FT
LOT D	4,324 SQ/FT
LOT E	4,919 SQ/FT
LOT F	4,919 SQ/FT
LOT G	4,324 SQ/FT
LOT H	4,132 SQ/FT
LOT I	4,132 SQ/FT
LOT J	4,132 SQ/FT



UNITS

MAIN HOUSE
JADU

LOT AREA TABLE

TOTAL SITE AREA	54,180 SQ/FT
ROADWAY DEDICATION AREA	5160 SQ/FT
REMAINDER PARCEL	5472 SQ/FT
REMAINING PROJECT AREA	43,548 SQ/FT

UNIT A

LOT SIZE	4274 SQ/FT
ATTACHED GARAGE	400S Q/FT
FIRST FLOOR	750S Q/FT
SECOND FLOOR	998 SQ/FT
TOTAL HOUSE	1748 SQ/FT
JADU	499SQ/FT

UNIT B

LOT SIZE	4132 SQ/FT
ATTACHED GARAGE	400S Q/FT
FIRST FLOOR	750S Q/FT
SECOND FLOOR	998 SQ/FT
TOTAL HOUSE	1748 SQ/FT
JADU	499SQ/FT

UNIT C

LOT SIZE	4132 SQ/FT
ATTACHED GARAGE	400S Q/FT
FIRST FLOOR	750S Q/FT
SECOND FLOOR	998 SQ/FT
TOTAL HOUSE	1748 SQ/FT
JADU	499SQ/FT

UNIT D

LOT SIZE	4324 SQ/FT
ATTACHED GARAGE	400S Q/FT
FIRST FLOOR	750S Q/FT
SECOND FLOOR	998 SQ/FT
TOTAL HOUSE	1748 SQ/FT
JADU	499SQ/FT



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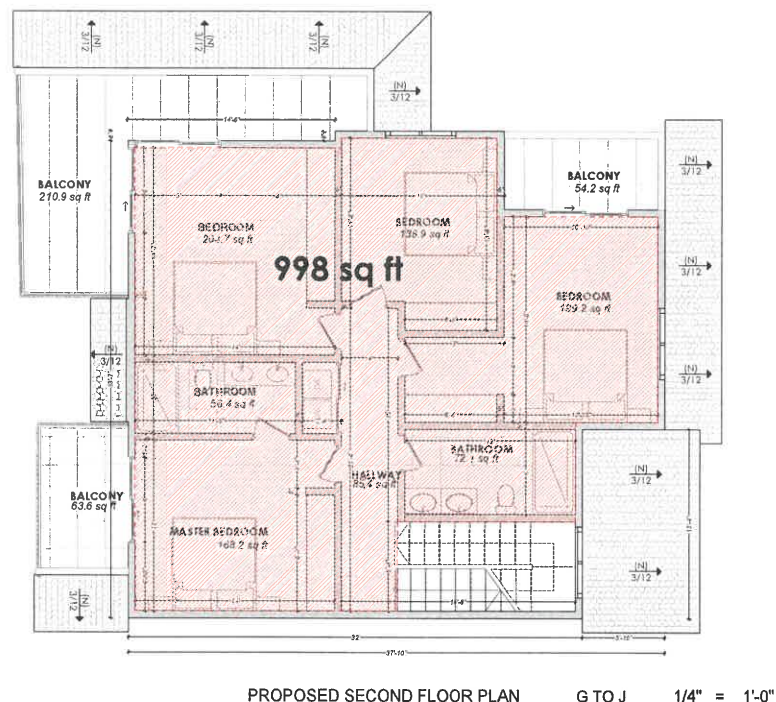
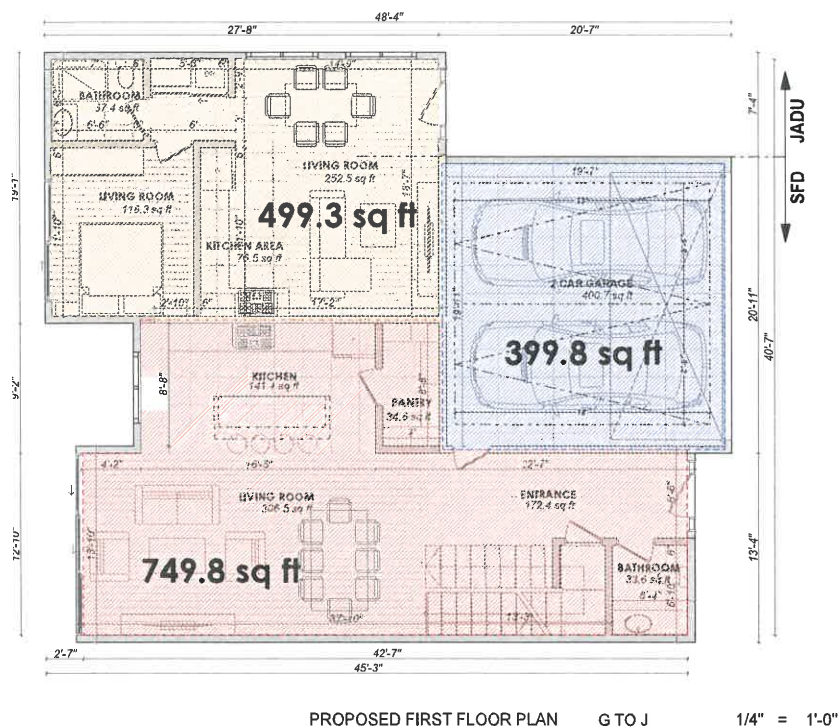
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JOB NO: -



CLIENT/OWNER	13187 FELLOWS AVE. STAMAR, CA 91342
JOB ADDRESS	58 1123 10 IN SFDS ALONG WITH 10 IN JADU
PROJECT	

A-03

FLOOR PLANS FOR LOT A TO D



FLOOR PLANS FOR LOT G TO LOT J

BUILDING AREA TABULATION
LOT A TO D

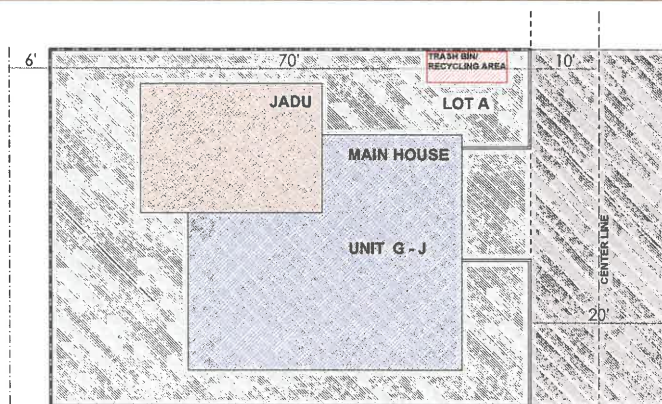
FIRST FLOOR 750 SQ/FT
2 CAR GARAGE 400 SQ/FT
JADU 499 SQ/FT

SECOND FLOOR 998 sq/ft

TOTAL 1748 SQ/FT

LOT AREA TABLE

LOT A	4,132 SQ/FT
LOT B	4,132 SQ/FT
LOT C	4,132 SQ/FT
LOT D	4,324 SQ/FT
LOT E	4,919 SQ/FT
LOT F	4,919 SQ/FT
LOT G	4,324 SQ/FT
LOT H	4,132 SQ/FT
LOT I	4,132 SQ/FT
LOT J	4,132 SQ/FT



UNITS

MAIN HOUSE	JADU
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LOT AREA TABLE

TOTAL SITE AREA _____ 54,180 SQ/FT
ROADWAY DEDICATION AREA _____ 5160 SQ/FT
REMAINDER PARCEL _____ 5472 SQ/FT
REMAINING PROJECT AREA _____ 43,548 SQ/FT

UNIT G

LOT SIZE 4324 SQ/FT
ATTACHED GARAGE 400S Q/FT
FIRST FLOOR 750S Q/FT
SECOND FLOOR 998 SQ/FT
TOTAL HOUSE 1748 SQ/FT
JADU 499SQ/FT

UNIT H

LOT SIZE 4132 SQ/FT
ATTACHED GARAGE 400S Q/FT
FIRST FLOOR 750S Q/FT
SECOND FLOOR 998 SQ/FT
TOTAL HOUSE 1748 SQ/FT
JADU 499SQ/FT

UNIT 1

LOT SIZE 4132 SQ/FT
ATTACHED GARAGE 400S Q/FT
FIRST FLOOR 750S Q/FT
SECOND FLOOR 998 SQ/FT
TOTAL HOUSE 1748 SQ/FT
JADU 499SQ/FT

UNIT J

LOT SIZE 4274 SQ/FT
ATTACHED GARAGE 400S Q/FT
FIRST FLOOR 750S Q/FT
SECOND FLOOR 998 SQ/FT
TOTAL HOUSE 1748 SQ/FT
JADU 499SQ/FT

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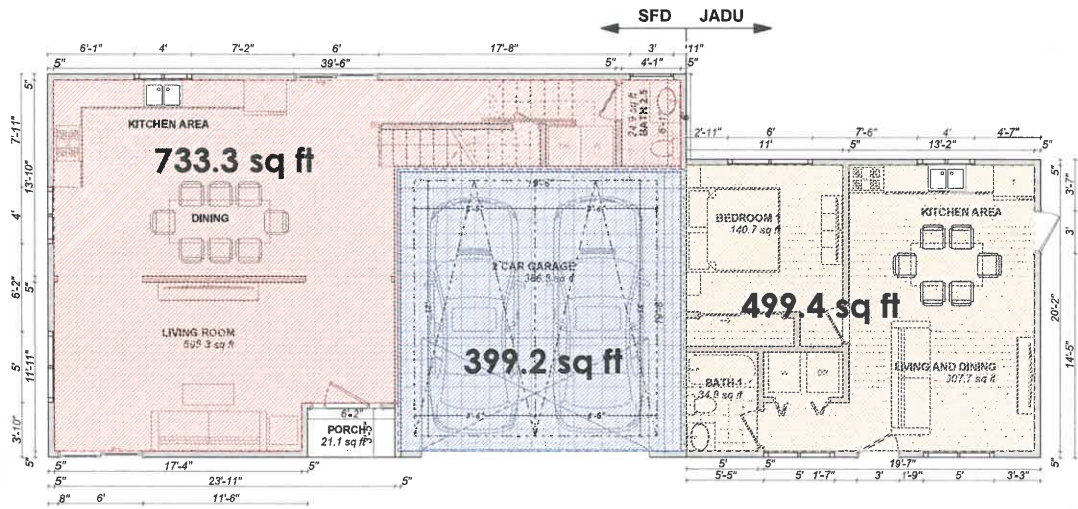
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JOB NO : -



CLIENT/OWNER	-
JOB ADDRESS	13187 FELLOWS AVE. SYLMAR, CA 91342
PROJECT	SB 1123 10 IN 3055 ALONG WITH 10 IN 3042L

A-04

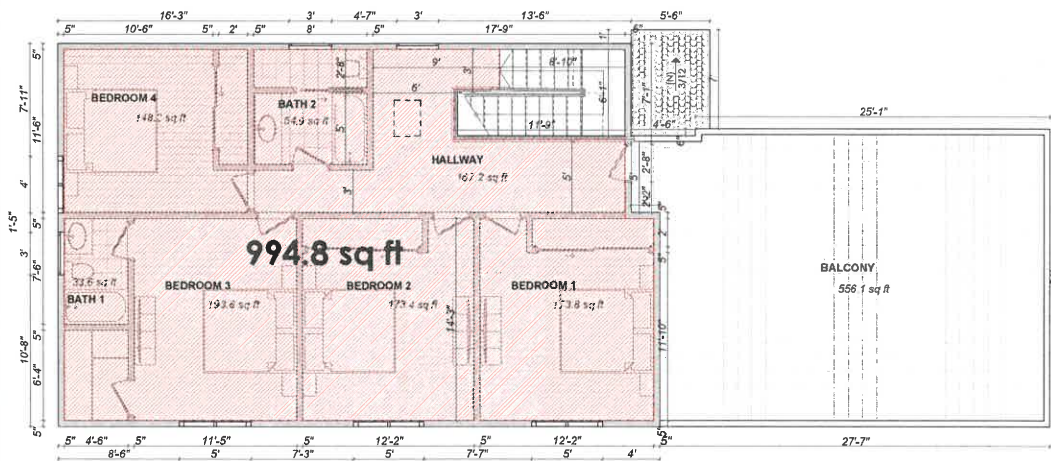




PROPOSED FIRST FLOOR PLAN

LOT F

1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN

LOT F

1/4" = 1'-0"

BUILDING AREA TABULATION LOT E AND F

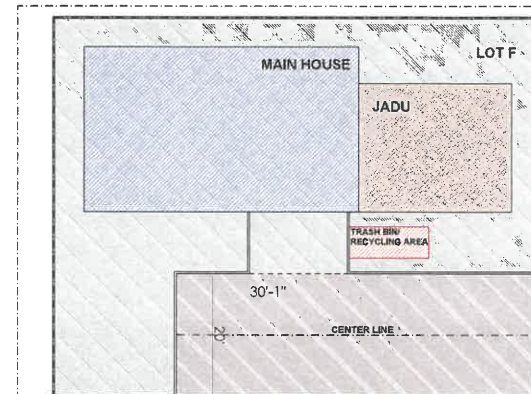
FIRST FLOOR 733 SQ/FT
2 CAR GARAGE 399 SQ/FT
JADU 499 SQ/FT

SECOND FLOOR 995 sq/ft

TOTAL 1728 SQ/FT

LOT AREA TABLE

LOT A	4,132 SQ/FT
LOT B	4,132 SQ/FT
LOT C	4,132 SQ/FT
LOT D	4,324 SQ/FT
LOT E	4,919 SQ/FT
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LOT G	4,324 SQ/FT
LOT H	4,132 SQ/FT
LOT I	4,132 SQ/FT
LOT J	4,132 SQ/FT



UNITS



LOT AREA TABLE

TOTAL SITE AREA	54,180 SQ/FT
ROADWAY DEDICATION AREA	5160 SQ/FT
REMAINDER PARCEL	5472 SQ/FT
REMAINING PROJECT AREA	43,548 SQ/FT

UNIT F

LOT SIZE 4919 SQ/FT
ATTACHED GARAGE 399 SQ/FT
FIRST FLOOR 733 SQ/FT
SECOND FLOOR 995 SQ/FT

TOTAL HOUSE 1728 SQ/FT
JADU 499 SQ/FT

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DATE: 2/09/2024
JOB NO: 1-1



CLIENT/OWNER	13187 FELLOWS AVE SYLMAR, CA 91782
JOB ADDRESS	SB 1123 10 IN SECS ALONG WB 10 IN JADU
PROJECT	

FLOOR PLANS FOR LOT F

A-06



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DATE: 2/09/2024
JOB NO. 1



CLIENT/OWNER	13187 FELLOWS AVE, STEAMER, CA 91342	SB 123 TO IN 3FDS ALONG WITH TO IN JADIS	PROPOSED ELEVATIONS FOR LOTS A,B,C,D,G,H,I,J
JOB ADDRESS			
PROJECT			

A-08

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REV	DATE	DESCRIPTION	BY
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JOB NO : +



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: **Saad Ladhani**  University of Toronto Scarborough

DATE: 04/28/2026

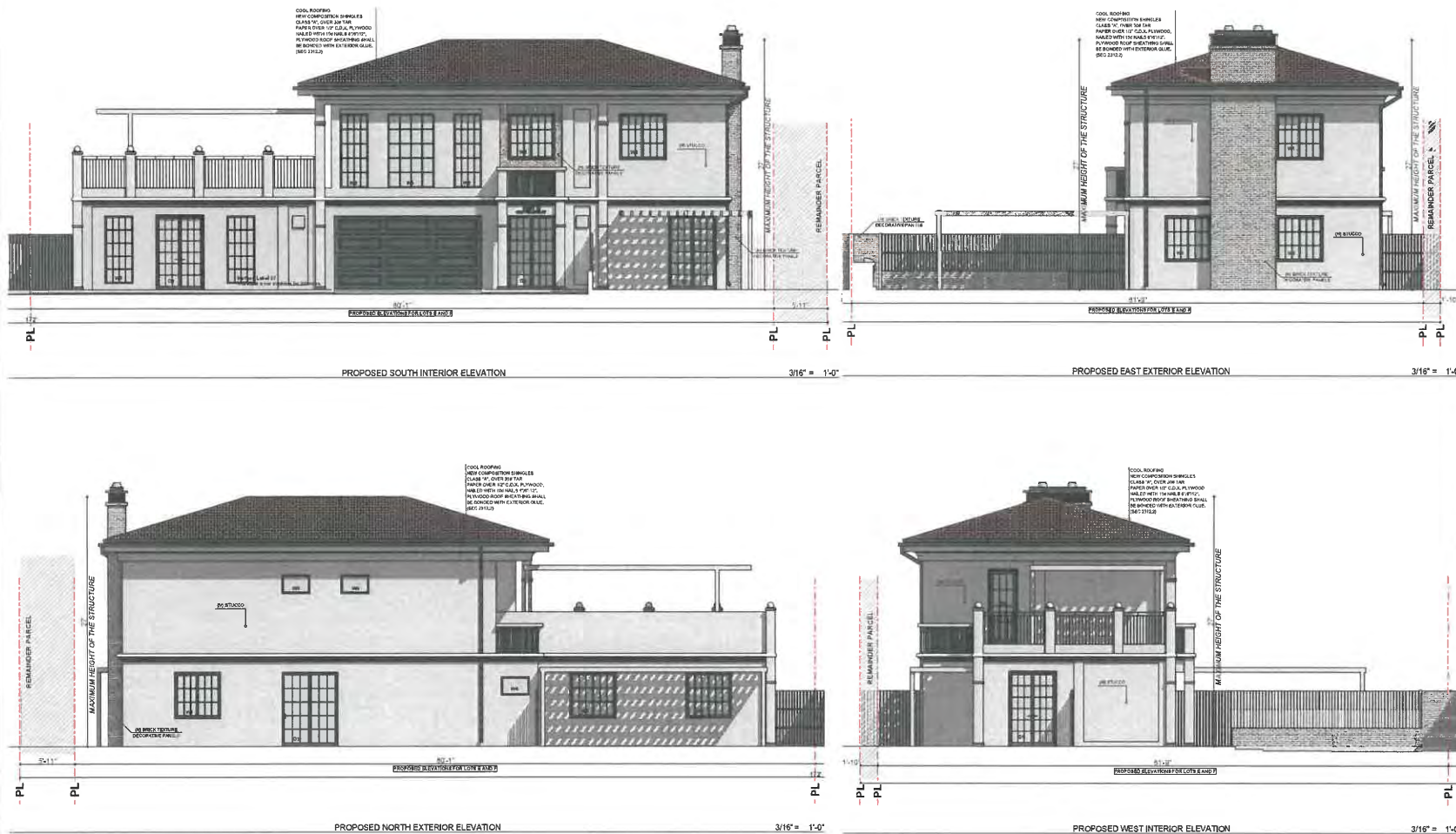
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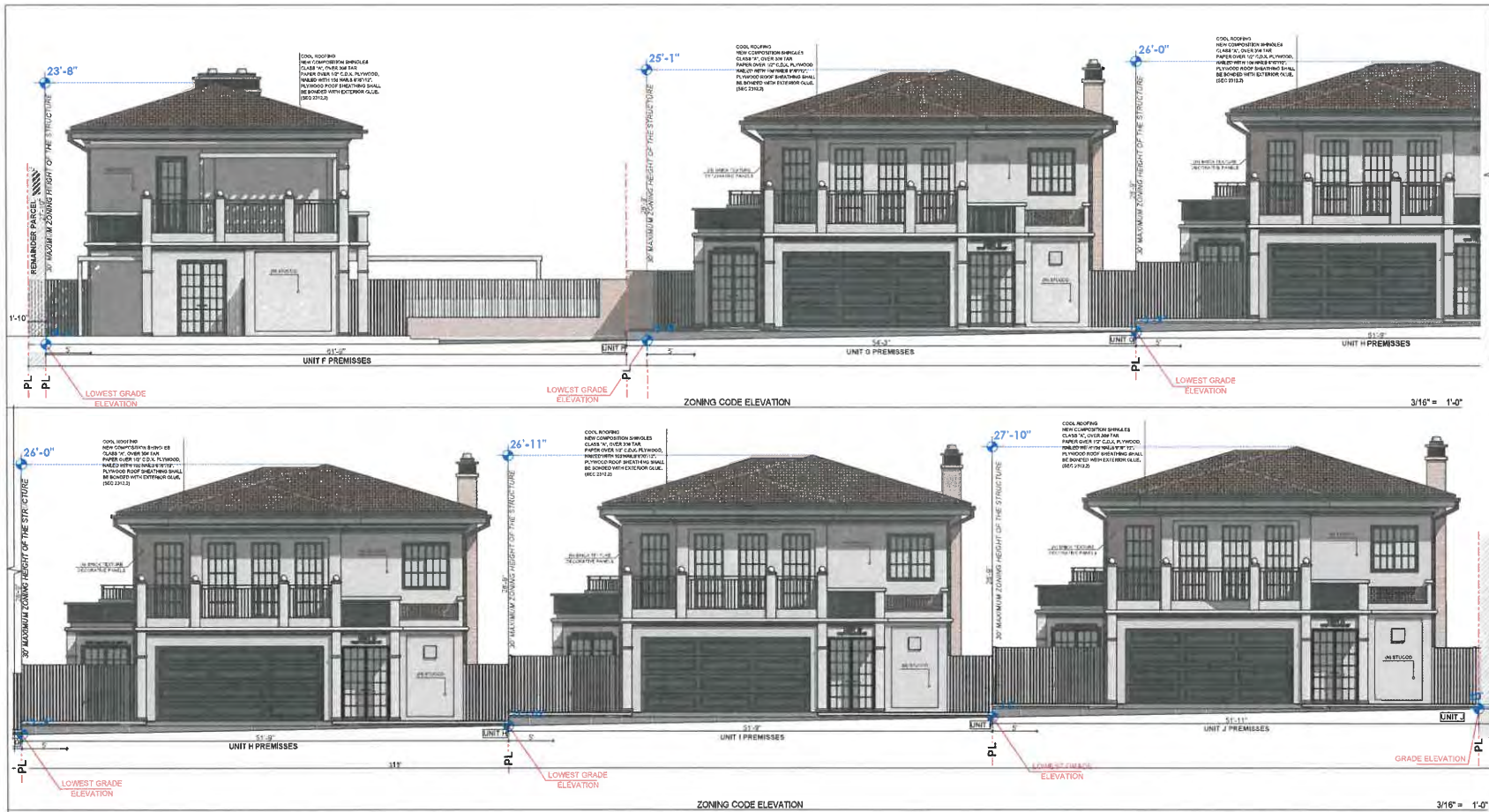
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CLIENT/OWNER	13187 FELLOWS AVE, SYLMAR, CA 91342
JOB ADDRESS	

PROJECT	SB 1123 10 (N) SFDs ALONG WITH 10 (N) JADUs
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A-09





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JOB NO. 1



CLIENT/OWNER
JOB ADDRESS
PROJECT

13187 FELLOWS AVE, STAMPA, CA 91342
SB 1123 10 IN 80S ALONG WITH 10 IN JADU

**ZONING CODE EAST
ELEVATION**

A-10