

THE NEEV 1226

3 Bed • 2 Bath • Tandem 2-Car Garage — Designed for the 40-Foot Lot

Pre-Approved Standard Plan • Eaton Fire Rebuilds • Altadena & Los Angeles County Foothills



1,226 SF
LIVING AREA



3 BD / 2 BA
BED / BATH



456 SF
TANDEM 2-CAR GARAGE



40 FT
MIN. LOT WIDTH

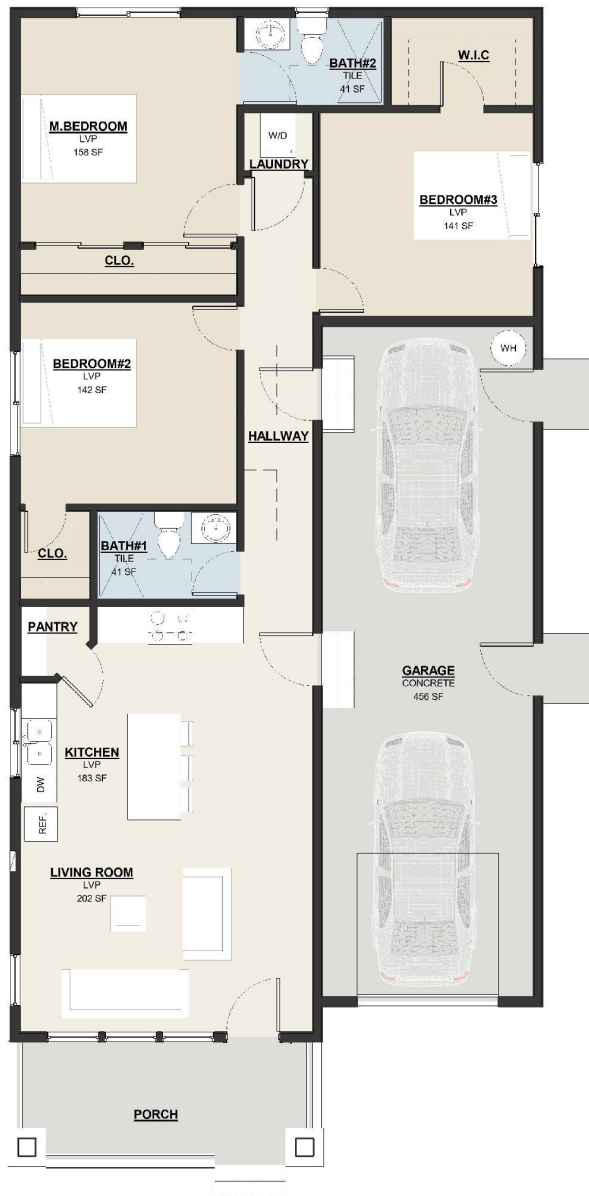


1 Story
WITH SKYLIGHTS

WHY THIS HOME WORKS

- **Built for the narrow lot.** The entire home — garage included — fits a 30-ft-wide footprint, leaving fully compliant side yards on a 40-ft lot. No variance, no compromise.
- **Tandem 2-car garage.** Two covered parking spaces stacked front-to-back, so the garage claims only one bay of street frontage — the porch and living spaces keep the curb appeal.
- **Ample living space, zero wasted hall.** An open kitchen–living great room (385 SF) with island and walk-in pantry runs the full width of the home — under 9-ft ceilings throughout.
- **Daylight from above.** Twin skylights over the central hallway flood the interior core with natural light — bright all day without sacrificing privacy.
- **Three true bedrooms, two full baths.** Primary suite with walk-in closet and private bath, plus two generous secondary bedrooms and an interior laundry room.
- **Rebuild-ready.** Fire-hardened to CBC Chapter 7A, all-electric and solar-ready — and because it's pre-approved, permits issue in days, not months.

THE LAYOUT



A straight, simple plan that lives large: covered porch to open great room, private bedroom wing at the rear, and a full-depth tandem garage along the side — with direct entry into the home.

Living Room	202 SF
Kitchen + Island + Pantry	183 SF
Primary Suite + WIC	158 SF
Bedroom 2	142 SF
Bedroom 3	141 SF
Bath 1 / Bath 2 (tiled)	41 SF each
Laundry Room	Interior, W/D
Tandem Garage	456 SF • 2 cars
Covered Front Porch	123 SF

PLAN FACTS

Footprint Width	30'-0"
Stories / Height	1 / 18'-5"
Ceilings	9'-0"
Flooring	LVP • tile baths
Facade Options	Craftsman (shown)
Total Under Roof	1,851 SF
Code Basis	2022 CBC / CRC
Fire Hardening	CBC Ch. 7A
Energy	All-electric, solar-ready
Pre-Approval Valid	Through 12/31/2028

FROM CONSULTATION TO PERMIT — IN DAYS

1. Free lot check → 2. License the plan → 3. Site adaptation (2–3 weeks) → 4. County CREB submittal → 5. Permit (pre-approved plans have issued in as little as 1–3 business days) → 6. Build.

READY TO REBUILD? Neev Structural Engineers Inc. — architecture, structural, MEP & Title 24 under one roof.

Neev Structural Engineers Inc. • info@neevstruct.com • (408) 384-4793

Plans are owned by the designer; LA County pre-approval is not an endorsement of the firm. Site-specific review (CREB application) is required for every lot. Customizations revert the project to standard plan review. Standard design assumes typical Altadena site conditions; hillside and hazard-zone lots require additional evaluation.