

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

<i>Planning Staff Use Only</i>			
ENV No. <u>2015-2250-CE</u>	Existing Zone <u>RE 11-1</u>	District Map <u>198 B201</u>	
APC <u>North Valley</u>	Community Plan <u>Sunland-Tujunga Hills</u>	Council District <u>7</u>	
Census Tract <u>104.00</u>	APN <u>2572031026</u>	Case Filed With [DSC Staff] <u>Norma Gygman</u>	Date <u>6/11/15</u>

CASE No. DIR 2015 2249 SPP

APPLICATION TYPE SAN GABRIEL SP - PROJECT PERMIT COMPLIANCE
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 7027 ESTERPA DR. Zip Code 91042
 Legal Description: Lot 48 Block None Tract 24558
 Lot Dimensions 104' x 303' Lot Area (sq. ft.) 29,675.5 Total Project Size (sq. ft.) 1,608

2. PROJECT DESCRIPTION

Describe what is to be done: ADDITION OF 1,608 S.F. TO AN EXISTING 1,771 S.F. ONE-STORY S.F.D. ALONG WITH A NEW 672 S.F. 3-CAR GARAGE

Present Use: one family dwelling Proposed Use: one family dwelling
 Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units:

Existing <u>1</u>	To be demolished <u>0</u>	Adding <u>0</u>	Total <u>1</u>
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3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 11.5.7.C
project permit compliance to allow addition 1608 sf. to an existing 1771 sf.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name NIKE AYVA Company _____
 Address: 114 1/2 E MAPLE ST Telephone: (909) 999-6999 Fax: () _____
GLENDALE CA 91205 Zip: 91205 E-mail: MIKEAYVA@gmail.com

Property owner's name (if different from applicant) SAME
 Address: _____ Telephone: () _____ Fax: () _____
 Zip: _____ E-mail: _____

Contact person for project information SAME Company _____
 Address: _____ Telephone: () _____ Fax: () _____
 Zip: _____ E-mail: _____

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Signature] Print: NIKE AYVA

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____

On _____ before me, _____
 (Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 Signature (Seal)

See attachment for Notary public

6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee <u>2393.</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>0201229665</u>	Deemed Complete by [Project Planner]	Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

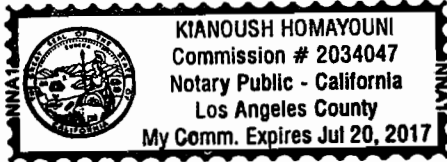
On 6/5/15 before me, Kianoush Homayouni, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Mike Ayva
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Master land use permit application Document Date: 6/5/15

Number of Pages: one Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

DIR 2015 2249



Community Planning Referral Form

This form, completed and signed by appropriate Community Planning staff, must accompany any *Master Land Use Application* submitted at the Department of City Planning Public Counters regarding proposed projects located in Specific Plan areas, Historic Preservation Overlay Zones (HPOZs), Design Review Board (DRB) areas, Community Design Overlay (CDO) districts, Pedestrian Oriented Districts (PODs), Neighborhood Oriented Districts (NODs), or Sign Districts (SN).

1. Name of Specific Plan, HPOZ, DRB, CDO, POD, NOD, or SN

If this is a Density Bonus case, please write "Density Bonus" and the name of the Community Plan area

San Gabriel / Verdugo

1a. Sub-Area (if applicable)

2. Address of Proposed Project:

7027 ESTEPA DR. TUTUNGA CA 91042

3. Description of Proposed Project:

ADDITION OF 1608 SF. to an Existing 1771 SF.
one story SFD Along with a new 672 SF 3 car garage

Project Type: New construction Addition Renovation Sign Change of use Grading

If change of use, what is existing use? _____ Proposed use? _____

4. Note to Applicant: Other Approvals

Applicant is advised to obtain a pre-plan check consultation with the Department of Building & Safety to determine any other necessary approvals from other City departments, including City Planning. Potential City Planning approvals in addition to Director's Determination are listed below. This list includes the most common approvals and is not exhaustive.

Zoning Administration

- Adjustment or Variance
- Conditional Use Permit (e.g. sale of alcohol)
- Coastal Development Permit Determination

CPC/APC/Director

- Site Plan Review
- Zone Change/General Plan Amendment
- Conditional Use Permit (e.g. educational institutions)
- Density Bonus

Advisory Agency

- Tract Map/Parcel Map
- Small Lot Subdivision

City of Los Angeles Department of City Planning WEBSITE: www.cityplanning.lacity.org

DOWNTOWN OFFICE	VALLEY OFFICE
City Hall - 200 N Spring St. Rooms 621 & 657	Marvin Braude Construction Center - 6261 Van Nuys Bl. Rooms 391 & 430

Questions 5 & 6 below to be filled out by Community Planner

5. Approved Filing (check all that apply):

Specific Plan/SN

- Project Permit
 - Minor (3 signs or less OR change of use)
 - Standard (Remodel or renovation in which additions are no greater than 200sf., more than 3 signs, and/or wireless equipment)
 - Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200sf.)
- Modification
- Adjustment
- Exception
- Amendment
- Interpretation
- Other
- Not a project per Specific Plan or SN

DRB

- Final Review
- Preliminary Review

CDO/POD/NOD

- Discretionary Action
 - Minor (3 signs or less OR change of use)
 - Standard (Remodel or renovation in which additions are no greater than 200sf., more than 3 signs, and/or wireless equipment)
 - Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200sf.)
- Sign-off only
- Not a project

HPOZ

- COA
- CCMP
- Amendment
- Demolition
- Other

Is the project located in a Federal District/ National Register Historic District or a California Register Historic District? Yes¹ No
 Does the project involve demolition of a Contributing building or structure? Yes¹ No

¹ Certificate of Appropriateness (COA) on properties located in Federal Districts/ Nation Register Historic Districts or in California Register Historic Districts do not qualify for Categorical Exemptions. Projects involving the demolition of Contributing buildings or Structures do not qualify for Categorical Exemptions. Check "Environmental Assessment Form," below and direct applicant to apply for an EAF.

Density Bonus


- Density Bonus and/or parking reduction only
- Density Bonus Referral Form attached
 - On-menu incentives requested
 - Off-menu incentives requested

GPA and/or ZC

- Consultation completed

6. Environmental Clearance (check one):

- Categorical Exemption
(Not for Specific Plan Exception cases, unless the project is a sign)
- Environmental Assessment Form (EAF)
- Reconsideration of: _____
- Existing ENV Case Number: _____
- Public Counter to determine environmental clearance
- Other entitlements needed

Community Planning Staff Signature: 	Phone Number: 818-374-5061
Print Name: Tom Heaven	Date: 6/11/15
Base Fee (List each entitlement base fee separately):	

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY **City of Los Angeles Department of City Planning** **DIR 2015 2249** COUNCIL DISTRICT **7**

PROJECT TITLE *** PROJECT PERMIT COMPLIANCE** LOG REFERENCE **ENV 2015-2250-CE**

PROJECT LOCATION *** 7027 ESTEPA DR. Tujunga CA 91042**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: *** Addition to one family dwelling**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: *** Mike Ayva**

CONTACT PERSON *** MIKE AYVA** AREA CODE *** 909** TELEPHONE NUMBER *** 999-6999** EXT.

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 et seq.	Art. III, Sec. 1
Class <u>3</u> Category <u>1</u> (City CEQA Guidelines)		
<input type="checkbox"/> OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)	

JUSTIFICATION FOR PROJECT EXEMPTION: Single family residence not in conjunction with the building of two or more units. In urbanized areas, up to three single family residences may be constructed under this exemption.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE TITLE DATE

FEE: **81** RECEIPT NO. **020/229665** REC'D. BY **LADBS Cashier** DATE **6/11/15**

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

*** Mike Ayva**
NAME (PRINTED)

*** [Signature]**
SIGNATURE

*** 6/11/15**
DATE

AYVA RESIDENCE

ADDITION TO EXISTING RESIDENCE

PROJECT SUMMARY:

ADDRESS: 7027 ESTEPA DRIVE, TUJUNGA, CA 91042
 OWNER: MIKE AYVA, LIA GHAZARYAN
 DESCRIPTION: ADDITION OF 1,608 S.F. TO AN EXISTING 1,771 S.F. ONE STORY S.F.D., ALONG WITH A NEW 672 S.F. 3-CAR GARAGE

ZONE: RE1-1
 OCCUPANCY: R-3, U
 CONST. TYPE: V-B
 LOT SIZE: 28,446 S.F.

TRACT #: 24558 LOT 48
 A.P.N #: 2572-031-028

FLOOR AREA CALCULATIONS:

EXISTING RESIDENCE: 1,771 S.F.
 PROPOSED ADDITION TO HOUSE: 1,608 S.F.
 PROPOSED GARAGE (U OCC.): 272 S.F. (672 TOTAL - 400 EXEMPTION FOR GARAGE)
 HALLWAY CLEARESTORY (14'): 278 S.F.
 TOTAL PROPOSED FLOOR AREA: 3,929 S.F.

FLOOR AREA RATIO: 3,929/29,446 = 13.34% (GUARANTEED MINIMUM = 20%)
 (TOTAL FLOOR AREA MINUS WALL THICKNESS FOR HOUSE = 3,252)

LOT COVERAGE AREAS:

EXISTING RESIDENCE: 1,771 S.F.
 PROPOSED ADDITION: 1,608 S.F.
 PROPOSED ENTRY PORCH: 50 S.F.
 PROPOSED GARAGE: 672 S.F.

TOTAL PROPOSED LOT COVERAGE: 4,101 S.F.

LOT COVERAGE RATIO: 4,101/29,446 = 13.9% (ALLOWED 45%)

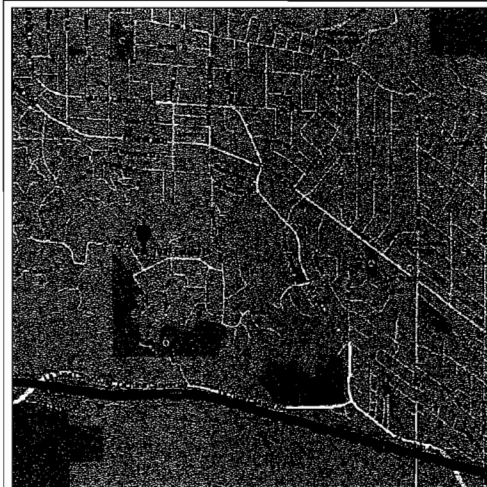
BUILDING HEIGHTS:

EXISTING BUILDING: 16'-7"
 PROPOSED ADDITION: 23'-6"
 STORY(S): 1

SHEET INDEX:

- A-1 SITE PLAN, NOTES
- A-2 EXISTING FLOOR PLAN
- A-3 PROPOSED FLOOR PLANS
- A-4 PROPOSED ROOF PLAN
- A-5 ELEVATIONS (MAIN HOUSE)
- A-6 ELEVATIONS (GARAGE), SECTIONS
- A-7 ELECTRICAL PLANS
- A-8 WINDOW/DOOR SCHEDULES, ELECTRICAL NOTES
- A-9 DETAILS
- GRN GREEN BUILDING NOTES/SHEET INSERTS
- S-1 STRUCTURAL NOTES, DETAILS
- S-2 STRUCTURAL DETAILS
- S-3 FOUNDATION, FLOOR/ROOF FRAMING PLANS
- S-4 FOUNDATION, FLOOR/ROOF FRAMING PLANS (GARAGE)
- SW1 SIMPSON SINGLE STORY STRONG-WALL
- SSW1 SIMPSON STEEL STRONG-WALL
- SSW2 SIMPSON STEEL STRONG-WALL
- CF-1R ENERGY CALCULATIONS
- MF-1R ENERGY CALCULATIONS
- MF-1R ENERGY CALCULATIONS

VICINITY MAP:



DIVERSION OF CONSTRUCTION & DEMOLITION DEBRIS

DIVERSION OF C&D DEBRIS: A MINIMUM OF 50% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A \$50 ADMINISTRATIVE FEE AND A REFUNDABLE DEPOSIT WILL BE COLLECTED AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT CAN BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITHIN 60 DAYS OF PERMIT FINAL (BMC 9-1-10-2012).

SETBACK CERTIFICATION REQUIREMENT: A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACK OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION. (BMC 9-1-1-109.3.1.1).

SEPARATE PERMITS ARE REQUIRED FOR: POOL/SPA, FENCE/WALL, RETAINING WALL, MECHANICAL, ELECTRICAL, PLUMBING.

GREEN BUILDING NOTES:

WATER EFFICIENCY AND CONSERVATION:

- THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1
- WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80psi, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY:

- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE.
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
- CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. CONSTRUCTION WASTE WILL BE HANDLED BY: CITY OF LOS ANGELES CERTIFIED HAULER

ENVIRONMENTAL QUALITY:

- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3
- THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
- ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
 - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
 - NSF/ANSI 140 AT GOLD LEVEL
 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD

- ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.
- 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
 - PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM
 - CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM
 - MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350

- NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 4.504.5.
- THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR.
- THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2014 EDITION OF THE CBC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 COR AND THIS JURISDICTION.
- SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
- ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA AND SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING (BMC 9-1-1-3302.3).
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE (BMC 9-1-1-3305).
- THE FINISH GRADE SHALL SLOPE A MIN. OF 5% OR 6% TO A POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2% (CRC R401.3)
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2% (CRC R403.1.7.3)

GENERAL REQUIREMENTS:

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUT-OFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED.)
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATHTUB AND SHOWER FLOORS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME PRODUCT DESIGNATION AND PERFORMANCE GRADE 1 RATING. (RESEARCH REPORT NOT REQUIRED) (R308.6.9)
- WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
- FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 5'4" ABOVE THE FLOOR. (6109 OF LABC)
- FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977, (31628)
- AUTOMATIC GARAGE DOOR OPENERS. IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325 (R308.4)
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000) (R314.6.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. R315.2.2)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

- FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: 1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET. 2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR. 3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR 4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
- GLAZING IN RAILINGS.
- GLAZING IN ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
- GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
- GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.

PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS EXCEPT MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED.

FIRE PROTECTION

AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

EAVES AND SOFFITS SHALL BE PROTECTED ON THE EXPOSED UNDERSIDE AS REQUIRED FOR EXTERIOR ONE-HOUR-RATED FIRE RESISTIVE CONSTRUCTION. 2-INCH NOMINAL DIMENSION LUMBER, OR 1-INCH FIRE-RETARDANT-TREATED LUMBER, OR 3/4 INCH NOMINAL FIRE-RETARDANT-TREATED PLYWOOD. FASOS ARE REQUIRED SHALL BE OF 2-INCH NOMINAL DIMENSION LUMBER MINIMUM OR PROTECTED ON THE BACKSIDE BY MATERIALS APPROVED FOR A MINIMUM OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.

EXTERIOR WALLS. CONSTRUCTED OF ONE-HOUR-RATED FIRE-RESISTIVE CONSTRUCTION ON THE EXTERIOR SIDE OR CONSTRUCTED WITH APPROVED NONCOMBUSTIBLE MATERIALS. SUCH MATERIAL SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.

EXCEPTION: VINYL OVER 1/2" TYPE 'X' GYP. BD. OR ALUMINUM OVER 1/2" TYPE 'X' GYP. BD. WOOD SIDING, HARDBOARD SIDING OR PLYWOOD SIDING ARE NOT PERMITTED IN THE FIRE HAZARD SEVERITY ZONE.

PROJECTION FROM BUILDINGS: ARCHITECTURAL PROJECTIONS SHALL BE PROTECTED ON EXPOSED SURFACES AS REQUIRED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION.

DOORS. NONCOMBUSTIBLE EXTERIOR DOORS, 1-3/4 INCH SOLID CORE WOOD, OR HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL BE IN ACCORDANCE WITH BMC SECTION 9-1-1-722.2.

EXCEPTION: GARAGE DOORS AND VEHICLE ACCESS DOORS.

PROJECT NAME & SITE ADDRESS:

AYVA RESIDENCE
 7027 ESTEPA DRIVE
 TUJUNGA, CA 91042

SITE PLAN
 NOTES

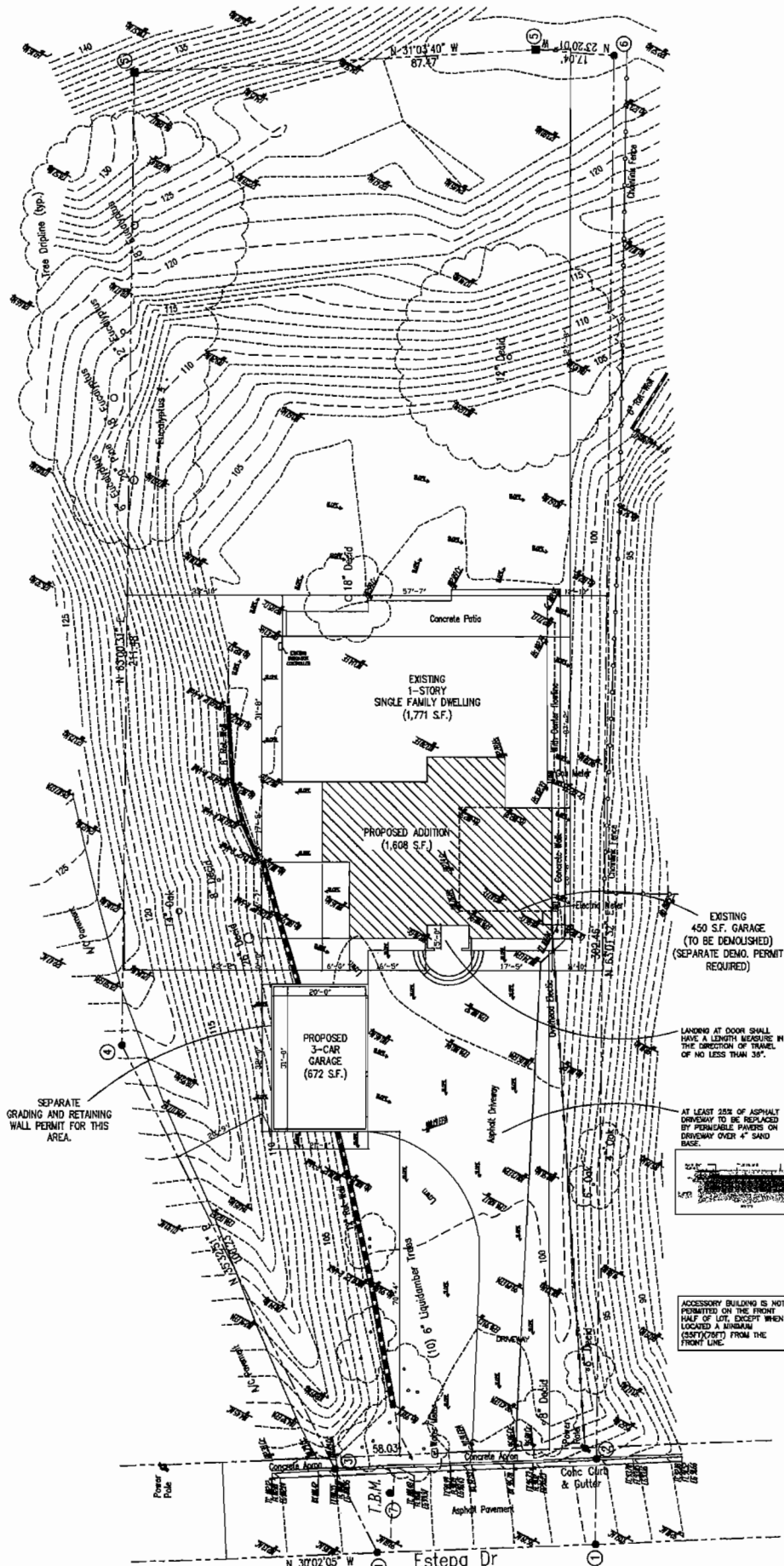
Revisions: _____ Date: _____

SCALE: _____
 DATE: _____
 Drawing No: _____

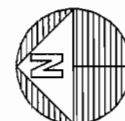
A-1

SHEET: # SHEETS OF: 0F

stu3Dio
 1045 LINDEN AVE. GLENDALE, CA 91201
 TEL: 818-745-7413
 INFO@STU3DIO.COM



PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"



Grading Pre-Inspection Report

Address: 7027 ESTEPA DR
Council District: 7 Permit Application: 15030-20000-01783

Work Description:
GPI AND POSTING FOR ADDITION OVER 1608 SQ FT TO AN EXISTING SFD AND NEW THREE CAR GARAGE

Inspector/Telephone: MANUEL TEJADA, (818) 374-4339
Inspection District: VN
Inspection Date: 03/25/2015

Property Posted: Yes Posting Date: 03/25/2015 Posting Fees Paid? Yes
Tract: TR 24558 Block: Lot(s): 48 ARB: County Ref No: M B 676-78/81

Approved Graded Lot: No	Bearing Value:
Fill Over 100 Feet: No	Buttress Fill: No
Slope of Surface: Descending	Natural Soil Classification 1804.2: sandy/silt
	Cl: degrees Height: ft in
Fill: degrees Height: ft in	Slide Area: No
Natural: 26.34 degrees Height: 20'ft 2%@ workin	PSDS Sized Per Code: N/A
Sewer Available: Yes	Roof Gutters: No
Site Is Street	Recommended Termination of Drainage at street
Condition of Street for Drainage Purposes paved	Maximum Rough Grade Allowed: %
Driveway Grade: % -	

GRADING APPROVAL TO ISSUE PERMIT(S)
 OK TO ISSUE. SEE BELOW FOR COMMENTS.
 DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.

- A grading permit is required for excavation and backfill.
- A retaining wall permit is required.

http://10.8.35.232/pre_inspection/viewonly/view_gradingchecklist.cfm?permit_id=15030... 4/28/2015

<input type="checkbox"/>	1. OSIA permit required for vertical cuts 6 feet or over.
<input checked="" type="checkbox"/>	4. All footings shall be founded in undisturbed natural soil per Code.
<input checked="" type="checkbox"/>	5. Design for expansive soil or submittal soils report in the grading division per information bulletin P/B/C 2008-116 and 91.1805.8.
<input checked="" type="checkbox"/>	6. In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.
<input type="checkbox"/>	7. Report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
<input type="checkbox"/>	8. Incorporate all recommendations of the approved report(s) and Department letters dated into the plans. No sign plans.
<input type="checkbox"/>	9. Site is subject to mudflow. Comply with provisions of Section 91.7014.3. Geological and soils report required.
<input type="checkbox"/>	10. Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1805.3.1.
<input checked="" type="checkbox"/>	11. Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1805.3.7.
<input type="checkbox"/>	12. Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1805.3.3.
<input type="checkbox"/>	13. Department approval is required for construction of, on or over slopes steeper than 2 horizontal to 1 vertical.
<input type="checkbox"/>	14. Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
<input checked="" type="checkbox"/>	15. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
<input type="checkbox"/>	16. A Registered Deputy Inspector is required.
<input type="checkbox"/>	17. All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.
<input type="checkbox"/>	18. Specify on the plans: "The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector."
<input type="checkbox"/>	19. Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
<input type="checkbox"/>	20. All cut or fill slopes shall be no steeper than 2:1 (26 degrees).
<input type="checkbox"/>	21. Stake and flag the property lines in accordance with a licensed survey map.
<input type="checkbox"/>	22. Approval required by the Department for:
<input type="checkbox"/>	23. Approval required by the Department of Public Works, Urban Forestry Division, for native tree removal (C.D. 171940, Phases 1 (13) 647-3077
<input type="checkbox"/>	24. This is a preliminary pre-inspection only - base on limited information. When complete plans (and possibly calculations and/or required reports) are submitted for a permit, a new pre-inspection and the utility be required.

** Additional requirements: This G.P.I. shall be part of approved plans.

Construction of new occupied buildings or major additions to buildings on sites located in any of the Seismic Hazard Zones (Severely, Landslide or Aquatic-Fault Zones) will require a geology and/or soil engineering report. For questions call (213) 482-0480.

http://10.8.35.232/pre_inspection/viewonly/view_gradingchecklist.cfm?permit_id=15030... 4/28/2015

stu3Dio
1045 LINDEN AVE. GLENDALE, CA 91201
TEL: 818-745-7413 INFO@STU3DIO.COM

PROJECT NAME & SITE ADDRESS:
AWA RESIDENCE
7027 ESTEPA DRIVE
TUJUNGA, CA 91042

EXISTING FLOOR PLAN
PROPOSED FLOOR PLANS

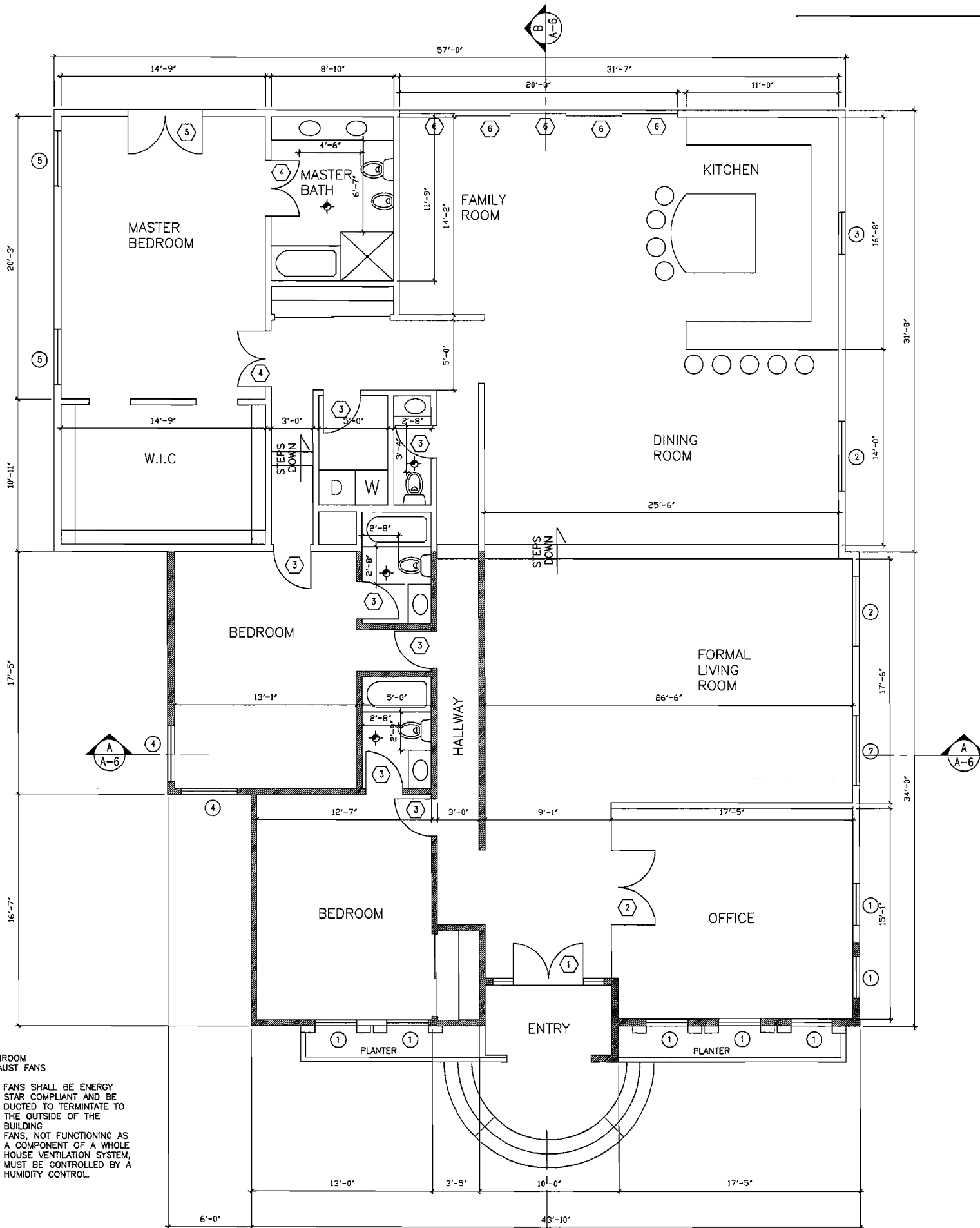
Revisions: _____ Date: _____

SCALE: _____
DATE: _____

Drawing No: _____

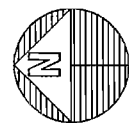
A-2

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BATHROOM EXHAUST FANS

1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
2. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.



PROPOSED FLOOR PLAN

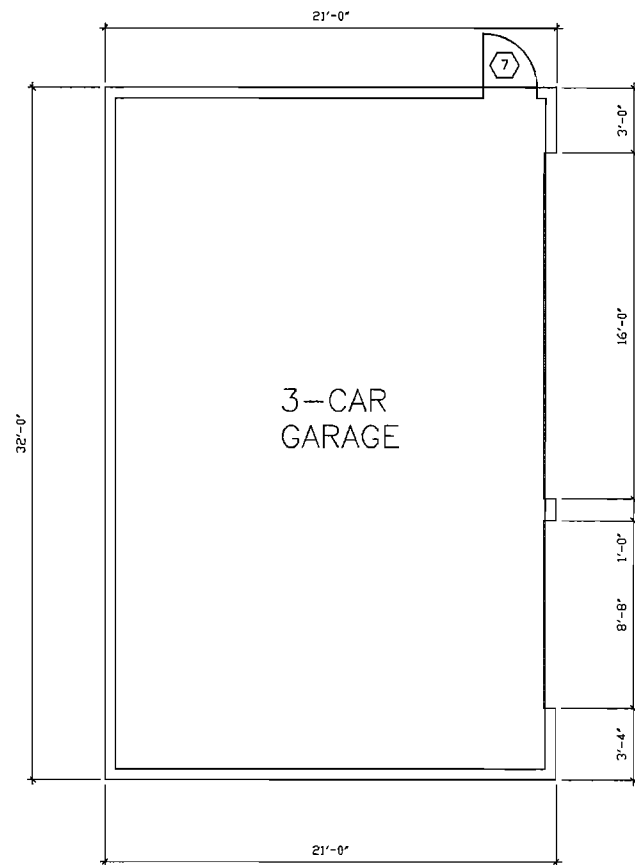
SCALE: 1/4" = 1'-0"

NEW WALLS



PROPOSED GARAGE PLAN

SCALE: 1/4" = 1'-0"



PROJECT NAME & SITE ADDRESS:
AYA RESIDENCE
 7027 ESTEPA DRIVE
 TUJUNGA, CA 91042

PROPOSED FLOOR PLANS

Revisions : Date :

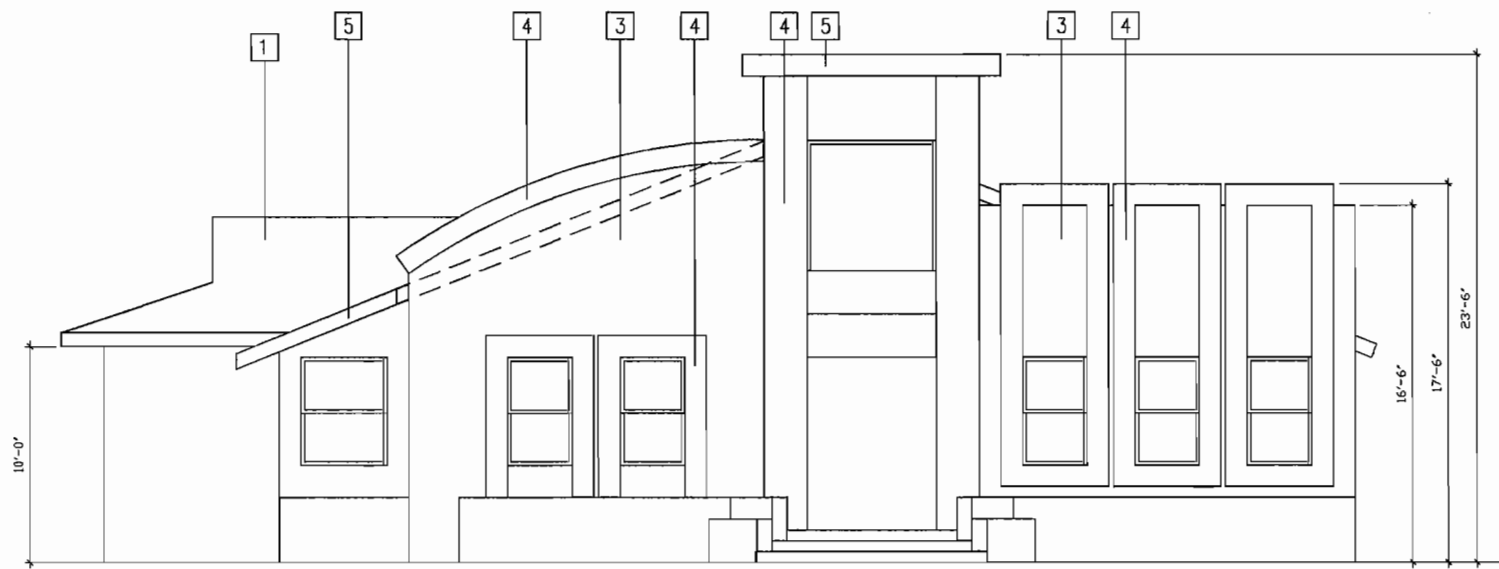
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A-3

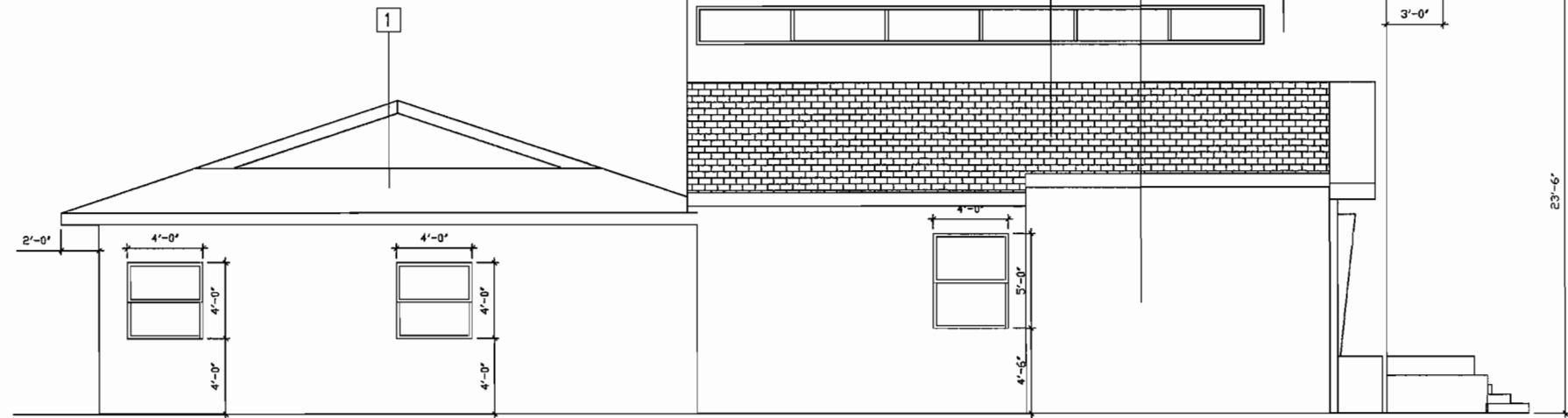
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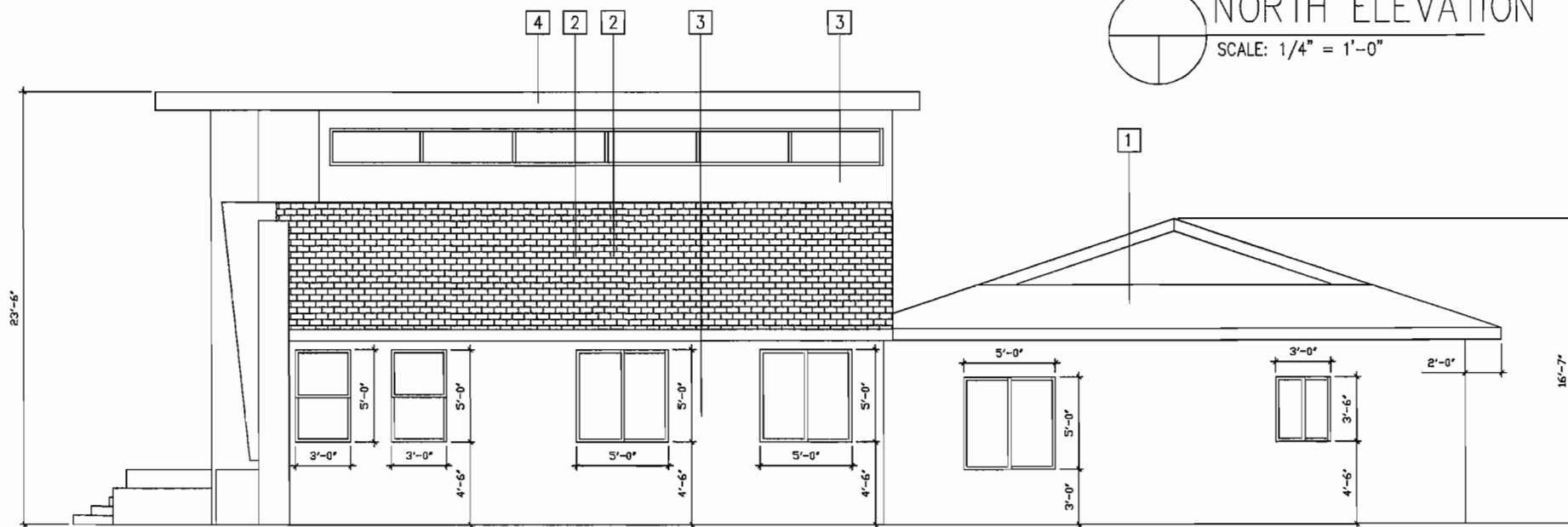
1045 LINDEN AVE. GLENDALE, CA 91201
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WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



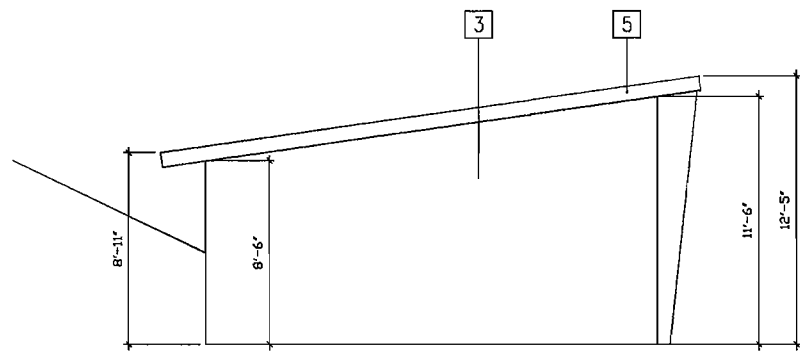
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS	
1	EXISTING SHINGLE ROOF
2	NEW SHINGLE ROOF: OWENS CORNING GENERIC GRAY (CLASS-A)
3	STUCCO TO MATCH EXISTING
4	STUCCO ACCENT COLOR (SLIGHTLY DARKER)
5	FACIA AND GUTTER - WHITE
6	TRIM - WHITE
7	ROOF VENT - WHITE

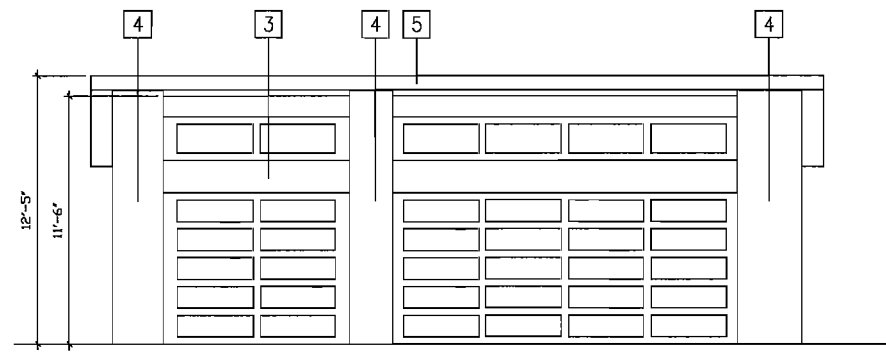
**FINISH MATERIAL POLLUTANT CONTROL SEC. 4.504.2.
FINISH MATERIAL POLLUTANT CONTROL: THE FOLLOWING FINISH MATERIALS SHALL COMPLY WITH THE VOC CONTENT LIMITS SET FORTH IN CALGREEN SECTIONS 4.504.2 THROUGH 4.504.5:
• ADHESIVES, SEALANTS AND CAULKS, PAINTS AND COATINGS, CARPET SYSTEM, CUSHIONS AND ADHESIVE, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR.

Revisions : _____ Date : _____

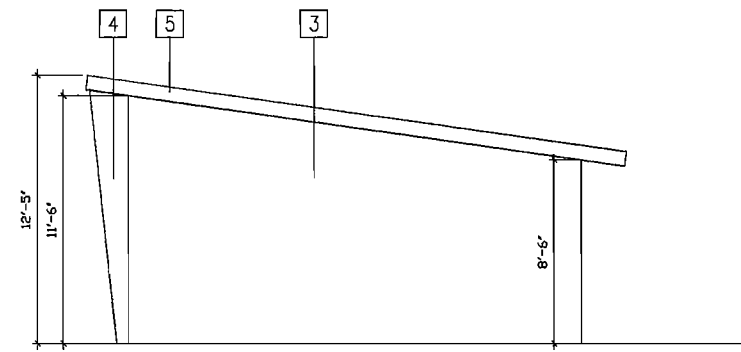
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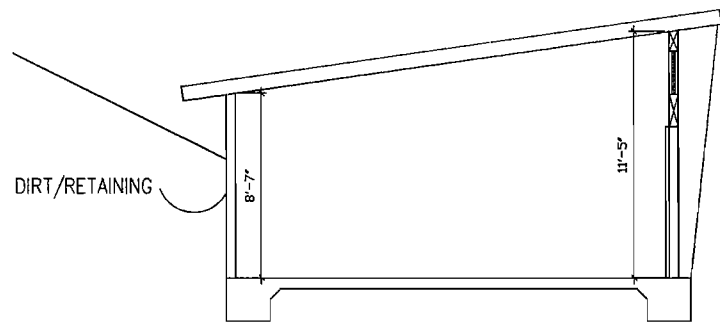
GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"



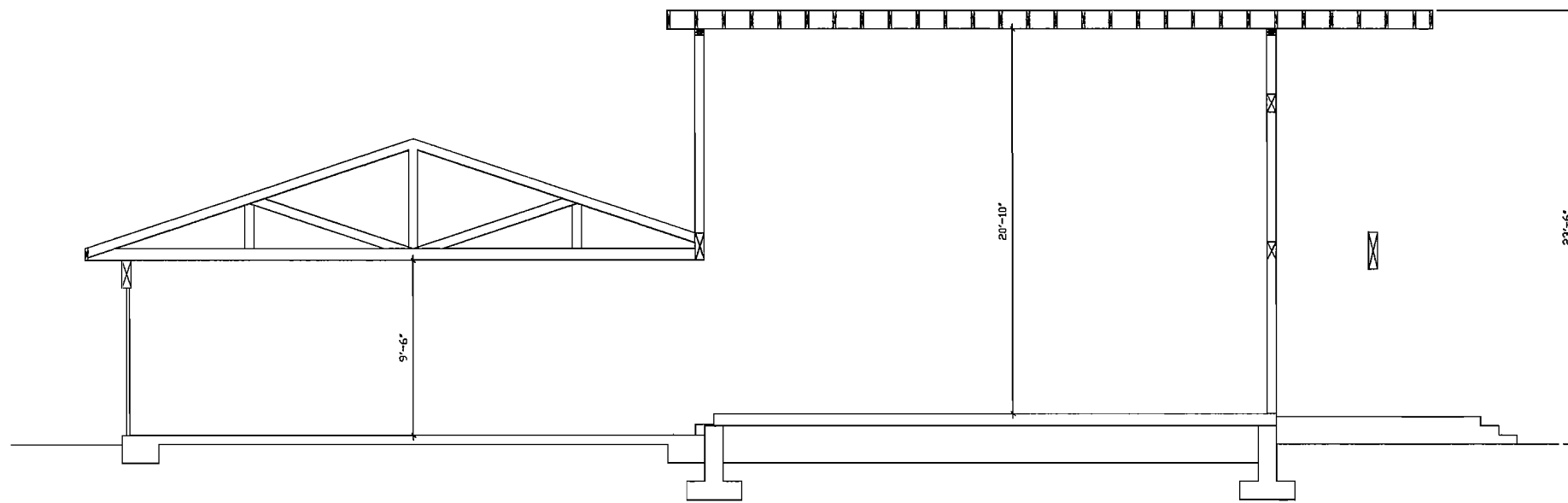
GARAGE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



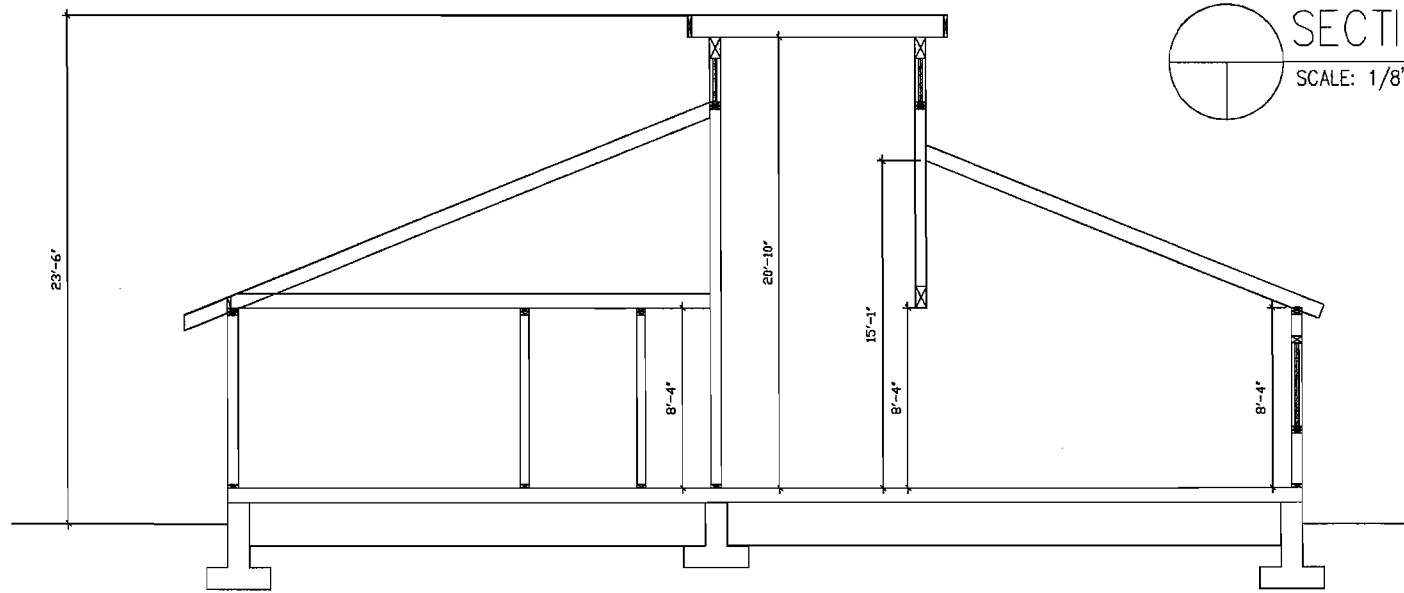
GARAGE EAST ELEVATION
SCALE: 1/8" = 1'-0"



GARAGE SECTION
SCALE: 1/8" = 1'-0"



SECTION B-B
SCALE: 1/8" = 1'-0"



SECTION A-A
SCALE: 1/8" = 1'-0"

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PROJECT NAME & SITE ADDRESS:
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TUJUNGA, CA 91042

PROPOSED GARAGE
ELEVATIONS
SECTIONS

Revisions : Date :

SCALE :
DATE :

Drawing No :

A-6

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