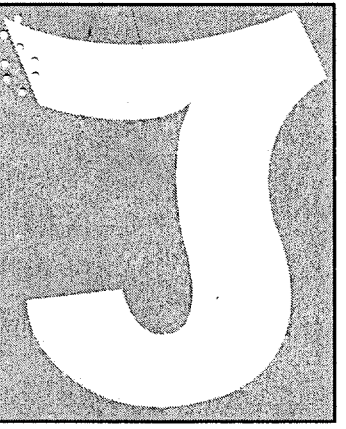


# 8029 WILLOW GLEN ROAD, LOS ANGELES, CA 90046



6745 DARBY AVE.  
RESEDA, CA 91335  
818.402.4772

PROJECT ADDRESS	8029 WILLOW GLEN ROAD LOS ANGELES, CA 90046																																																														
PROJECT OWNER	SPA SPF III, LLC 8029 WILLOW GLEN RD LOS ANGELES, CA 90046																																																														
DESIGN BY:	JONATHAN AZAL 6745 DARBY AVE, RESEDA, CA 91335 PHONE: (818) 402-4772																																																														
STRUCTURE ENGINEER:	YUZON & ASSOCIATES 19562 VENTURA BLVD TARZANA, CA 91356-2955 PHONE: (818) 757-1800																																																														
PUBLIC WORKS PLANS	-																																																														
SURVEY	MOLAI LAND AND DESIGN 24308 BURBANK BLVD WOODLAND HILLS, CA 91367																																																														
GEOTECHNICAL ENGINEER	SASSAN 1545 N VERDUGO RD #7 GLENDALE, CA 91202																																																														
SHEET INDEX	<table border="1"> <tr><th>SHEET</th><th>TITLE</th></tr> <tr><td>A-1</td><td>COVER SHEET</td></tr> <tr><td>A-2</td><td>SURVEY/PREVAILING SETBACKS</td></tr> <tr><td>A-3</td><td>SLOPE ANALYSIS</td></tr> <tr><td>A-4</td><td>SITE PLAN</td></tr> <tr><td>A-5</td><td>GPI</td></tr> <tr><td>A-6</td><td>NOTES</td></tr> <tr><td>A-7</td><td>FIRST FLOOR PLAN</td></tr> <tr><td>A-8</td><td>SECOND FLOOR PLAN</td></tr> <tr><td>A-9</td><td>THIRD FLOOR PLAN</td></tr> <tr><td>A-10</td><td>ROOF PLAN</td></tr> <tr><td>A-11</td><td>NORTH/SOUTH ELEVATION</td></tr> <tr><td>A-12</td><td>WEST/EAST ELEVATION</td></tr> <tr><td>A-13</td><td>SECTIONS A&amp;B</td></tr> <tr><td>A-14</td><td>SECTIONS C&amp;D</td></tr> <tr><td>A-15</td><td>GRADING</td></tr> <tr><td>A-16</td><td>GRADING</td></tr> <tr><td>A-17</td><td>GRADING</td></tr> <tr><td>A-18</td><td>SHORING</td></tr> <tr><td>A-19</td><td>SOILS REPORTS</td></tr> <tr><td>A-20</td><td>AREA CALC</td></tr> <tr><td>A-21</td><td>GREEN DETAIL</td></tr> <tr><td>A-22</td><td>GREEN DETAIL</td></tr> <tr><td>A-23</td><td>FORMS</td></tr> <tr><td>A-24</td><td>LANDSCAPE PLANS</td></tr> <tr><td>A-25</td><td>LANDSCAPE PLANS</td></tr> <tr><td>A-26</td><td>LANDSCAPE PLANS</td></tr> <tr><td>A-27</td><td>TITLE 24</td></tr> <tr><td>A-28</td><td>TITLE 24</td></tr> <tr><td>A-29</td><td>ZAD APPROVAL</td></tr> <tr><td>A-30</td><td>MULHOLLAND COR. APVL</td></tr> </table>	SHEET	TITLE	A-1	COVER SHEET	A-2	SURVEY/PREVAILING SETBACKS	A-3	SLOPE ANALYSIS	A-4	SITE PLAN	A-5	GPI	A-6	NOTES	A-7	FIRST FLOOR PLAN	A-8	SECOND FLOOR PLAN	A-9	THIRD FLOOR PLAN	A-10	ROOF PLAN	A-11	NORTH/SOUTH ELEVATION	A-12	WEST/EAST ELEVATION	A-13	SECTIONS A&B	A-14	SECTIONS C&D	A-15	GRADING	A-16	GRADING	A-17	GRADING	A-18	SHORING	A-19	SOILS REPORTS	A-20	AREA CALC	A-21	GREEN DETAIL	A-22	GREEN DETAIL	A-23	FORMS	A-24	LANDSCAPE PLANS	A-25	LANDSCAPE PLANS	A-26	LANDSCAPE PLANS	A-27	TITLE 24	A-28	TITLE 24	A-29	ZAD APPROVAL	A-30	MULHOLLAND COR. APVL
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PROPERTY SCOPE:	NEW SINGLE FAMILY RESIDENCE OVER BASEMENT WITH ATTACHED 2 CAR GARAGE FULLY SPRINKLERED PER NFPA-13D
LEGAL DESCRIPTION:	PIN NUMBER: 153B173 32 / 153B173 1044
	THOMAS BROTHERS GRID PAGE 593-GRID A2
	TRACT TR 6043
	MAP REFERENCE M B 66-27/28
	BLOCK NONE
	LOT FR 9 / PORTION OF LOT 8
	ARB (LOT CUT REFERENCE) NONE / 2
	MAP SHEET 153B173
ASSESSOR PARCEL NO. (APN)	5565024050 / 5565024050
LOT AREA:	2485.8+11228.1=13713.9(sq ft)
ZONING:	RE11-1
BUILDING HEIGHT:	25'
TYPE OF CONSTRUCTION:	TYPE-V-B
OCCUPANCY GROUP	R-3/U
APPLICABLE CODE	LARC 2014-LABC 2014
1	ALLOWABLE RESIDENTIAL FLOOR AREA LOT SIZE 13713.9 SQFT FLOOR AREA ALLOWED BHO 3256 SQFT TOTAL ALLOWABLE AREA 3256 SQFT
2	SETBACKS: REQUIRED PROVIDED FRONT 5' 7'-2" SIDE 5' 7'-2" REAR 25' 152'-9"
3	
4	NET SQUARE FOOTAGE 3049
5	BUILDING HEIGHT ALLOWABLE: 25 FEET PROPOSED 25<
6	ALLOWABLE LOT COVERAGE: 40% LOT AREA: 13713.9 (sq ft) BUILDING FOOTPRINT 1544 LOT COVERAGE 11%
7	FIRE PROTECTION: BUILDING TO FIRE SPRINKLERED THROUGHOUT PER NFPA-13D
8	STREET ACCESS SUBSTANDARD HILLSIDE LIMITED STREET
	ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF JONATHAN AZAL AND MAY BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT

City of Los Angeles, Department of Building & Safety  
**APPROVED PLANS**

This prefabricated set of plans are not approved for construction until the required permit fees are paid and the permit is issued.

The permit(s) is valid for two years from the date the permit fees are paid.

Visit <http://www.permitsonline.com> to check the status of this set of plans by entering the 15 digit Permit number. "Issued" status means the permit fees have been paid.

No inspection can be scheduled until the permit fees have been paid.

BY: Kamran Karani DATE: 6/21/18

Permit No. 16010-20000-08453

Application No. 16020-38000-04114

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be held to permit or to be an approval of the violation of any provisions of any Ordinance or Law.

SEPARATE permits are required for BUILDING ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HEATING or REFRIGERATION work, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0101.2.2, and the work by that trade does not require Plan Check.

This approval is only for the items indicated on the plan check application. Other items shown on the plans are NOT included in this approval.

16030-20000-09760  
18020-38000-00798

**PLANS APPROVED**

City of Los Angeles  
City Planning Department

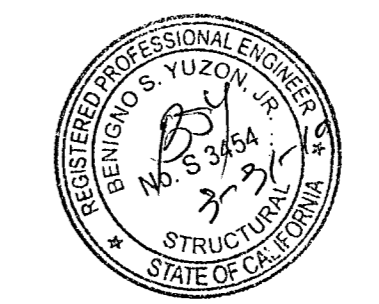
Date: 3-14-18 By: R. Wald

Comments: Steven Wecker  
ZA-2017-1832-ZAD  
DIR-2015-4308-DRB-SPR-MFP

**APPROVED**

FIRE HYDRANT AND ACCESS  
LOS ANGELES FIRE DEPARTMENT  
FIRE DEVELOPMENT SERVICES  
RALPH M. TERRAZAS  
FIRE CHIEF

Date: 03/05/2018



City of Los Angeles  
Department of Building and Safety  
Green Building Division

This set of plans and specifications has been reviewed and is in compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be a violation of any provisions of any Ordinance or Law.

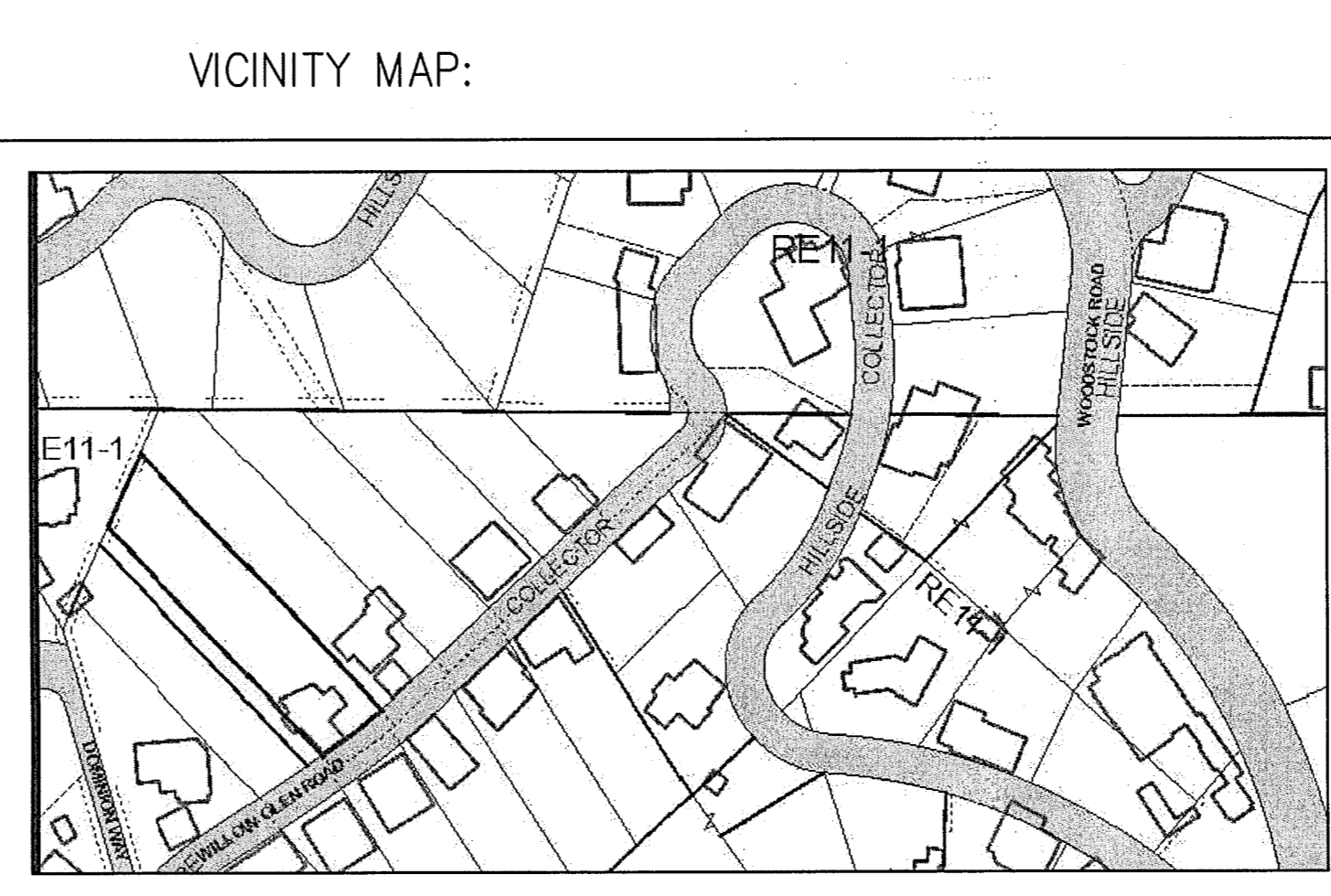
By: Ralph M. Terrazas Total of 1/2 sheets  
Date: 5/9/18

SCHOOL DISTRICT S.F.	NEW	CREDIT	TOTAL
BASEMENT	538		538
2ND FLOOR	1455		1455
3RD FLOOR	1127		1127
STAIRS	155	-155	-
GARAGE	346	-346	-
VOLUME CEILING >14'	100	-100	-
ELEVATOR SHAFT	-46	-46	-
PATIO	247	-247	-
TOTAL S.F.=			3120

FLOOR AREA, RESID.	NEW	CREDIT	TOTAL
BASEMENT	432	-432	-
2ND FLOOR	1235		1235
3RD FLOOR	1019		1019
STAIRS	155	-155	-
GARAGE	346	-346	-
VOLUME CEILING >14'	100	-100	-
ELEVATOR SHAFT	46	-46	-
PATIO	247	-247	-
TOTAL S.F.=			2254

ZONING CODE S.F.	NEW	CREDIT	TOTAL
BASEMENT	432	-	432
2ND FLOOR	1235		1235
3RD FLOOR	1019		1019
STAIRS	155	-155	-
GARAGE	346	-346	-
VOLUME CEILING >14'	100	-100	-
ELEVATOR SHAFT	46	-46	-
PATIO	247	-	247
TOTAL S.F.=			2933

BUILDING CODE S.F.	NEW	CREDIT	TOTAL
BASEMENT	538		538
2ND FLOOR	1455		1455
3RD FLOOR	1127		1127
STAIRS	155	-155	-
GARAGE	346	-	346
VOLUME CEILING >14'	100	-100	-
ELEVATOR SHAFT	-46	-46	-
PATIO	247	-	247
TOTAL S.F.=			3713



OBTAIN SEPARATE APPLICATION FOR THE FOLLOWING ITEMS:

RETAINING WALLS, GRADING WORK, BLOCK FENCE, SWIMMING POOLS, FIRE SPRINKLER SYSTEM SEPARATE STRUCTURE, ELECTRICAL, MECHANICAL, PLUMBING WORK, SHORING AND DEMOLITION.

**ATTN. OWNERS/CONTRACTORS:**

It is the responsibility of the contractor to examine all plans and specifications prior to starting the construction work. Contractor shall verify all discrepancies and omissions. Contractor may contact architect/engineer for any questions details, specifications and clarifications. The architect/engineer shall not be responsible for any shortcoming on the part of the contractor or any error caused by the contractor as a result of lack of planning and/or foresight. Each contractor shall visit the site and verify all dimensions, grades and conditions at the site before commencing work and report all discrepancies and modified field conditions to the architect/engineer in writing. Contractor may provide only preliminary bids based on this plan, if this is not approved and stamped by the city. Final bids shall be based on approved plans only. If no general contractors retained for the job, knowledgeable project manager, job supervisor to act as his agent and assume all responsibilities.

READY TO ISSUE  
BY KAMRAN GHOTSKARANI  
JUN 12 2018  
Signature: Kamran

SUBMITTALS/REVISIONS

WILLOW GLEN

8029 WILLOW GLEN ROAD  
LOS ANGELES, CA 90046

PROJ NO:	
ACCT MGR:	JA
ENG:	
DWN BY:	JON AZAL
PM:	JA
DATE:	3/6/2017
SCALE:	
SHEET TITLE:	COVER SHEET
SHEET NO:	A-1