8721 3/4 S Orchard Ave

Permit #: **24014 - 30000 - 04003**
Plan Check #: B24WL06873 Printed: 07/17/26 11:51 AM
Event Code:

Bldg-Addition **GREEN - MANDATORY**
1 or 2 Family Dwelling
Expanded Counter Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 07/17/2026
Last Status: Issued
Status Date: 07/17/2026

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 3354		208		M B 36-99/100	096A199 81	6038 - 017 - 036

3. PARCEL INFORMATION

LADBS Branch Office - LA
Council District - 8
Certified Neighborhood Council - Empowerment Congress South
Census Tract - 2403.02
District Map - 096A199
Energy Zone - 8
Thomas Brothers Map Grid - 704-B3
Area Planning Commission - South Los Angeles
Community Plan Area - South Los Angeles
Near Source Zone Distance - 2.5
School Within 500 Foot Radius - YES

ZONES(S): RD2-1

4. DOCUMENTS

ZI - ZI-1231 Specific Plan: South Los Angeles
ZI - ZI-2374 State Enterprise Zone: Los Angel
ZI - ZI-2452 Transit Priority Area in the Cit
RENT - YES
ORD - ORD-162128
ORD - ORD-167093-SA5598
ORD - ORD-171681
ORD - ORD-171682
MODF - MOD #2198 TO ALLOW A REDUC
CPC - CPC-1983-506
CPC - CPC-1983-506-SP
CPC - CPC-1986-447-GPC
CPC - CPC-1986-603-GPC
CPC - CPC-1990-346-CA
CPC - CPC-2008-1552-CPU
CDBG - SEZ-LOS ANGELES STATE ENTE

5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts
Special Inspect - Concrete>2.5ksi
Special Inspect - Epoxy Bolts
Special Inspect - Grade Beam/Caisson
Special Inspect - Structural Observation
Std. Work Descr - Seismic Gas Shut Off Valve
Permit Flag - Universal Waste

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
PERVIS C. LOUDER, A SINGLE MAN A ND MAYNOR ELEAZAR AYALA CAN
5300 119TH PL INGLEWOOD CA 90304

Applicant: (Relationship: Architect)
XINLEI LI -

(323) 606-3667

8. DESCRIPTION OF WORK

(N) Accessory Dwelling Unit addition above (E) garage per LAMC 12.22 A.33(b)(1): no change in hardscape, landscape; no change to parking; no fire sprinklers required/provided.

7. EXISTING USE
(07) Garage - Private

PROPOSED USE
(01) Accessory Dwelling Unit
(07) Garage - Private

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: David Castillo
OK for Cashier: Jennifer White
Signature: jennifer white
DAS PC By:
Coord. OK:
Date: 07/17/2026

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**, or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 41404003**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation $189,500 PC Valuation:

FINAL TOTAL Bldg-Addition	8,692.83	Planning Gen Plan Maint Surcharge	129.74
Permit Fee Subtotal Bldg-Addition	1,272.00	School District Residential Level 1	5,624.96
Energy Surcharge		Dwelling Unit Construction Tax	200.00
Electrical	330.72	Residential Development Tax	300.00
HVAC	165.36	CA Bldg Std Commission Surcharge	8.00
Plumbing	330.72	Green Building	
Plan Check Subtotal Bldg-Addition	0.00	Permit Issuing Fee	0.00
Plan Maintenance	25.44	Linkage Fee	0.00
E.Q. Instrumentation	24.64		
D.S.C. Surcharge	64.47		
Sys. Surcharge	128.93		
Planning Surcharge	77.85		
Planning Surcharge Misc Fee	10.00		

Sewer Cap ID: Total Bond(s) Due: $0.00

Project:

Payment Date: 07/17/2026
Receipt No: 2908969
Amount: $8,692.83
Method: ECHECK

Building Card No.: 2026ON 00598

12. ATTACHMENTS

Plot Plan
Signed Declaration
SB8 No Net Loss Declaration

0800124014300000040003FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

24014 - 30000 - 04003

(P) Floor Area (ZC): +1024.3 Sqft / Sqft
(P) Height (ZC): +6 Feet / 20 Feet
(P) LAUSD Fee Floor Area: +1088 Sqft / Sqft
(P) Length: +23.32 Feet / 43.44 Feet
(P) Stories: +1 Stories / 2 Stories
(P) Width: +1.67 Feet / 32 Feet
(P) Accessory Dwelling Unit: +1 Units / 1 Units
(P) R3 Occ. Group: +1024.3 Sqft / Sqft
(P) U Occ. Group: 0 Sqft / Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Stall
(P) Total Provided Parking for Site: 0 Stalls / Stalls
(P) Type V-B Construction

14. APPLICATION COMMENTS: **PDPP Project's Total** **$0.00**

** Approved Seismic Gas Shut-Off Valve may be required. ** [1] 2-story 3-unit apartment uunder permit#: 1947LA26192 [2] Detached 1-story garage uunder permit#: 1947LA26193 [3] Allowable FAR: 3 x (3,361.6sq.ft) = 10,084.8sq.ft Proposed FAR: 1,610sq.ft (Existing Apt) + 1,024.3sq.ft (ADU addition above garage) = 2,541.3 [4] Mod #2198 to allow a reduced rear/side yard setback

In the event that any box (i.e. 1-16) is filled to capacity , it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(A) ,	3620 3RD AVE,	LOS ANGELES, CA 90018		C40455	
(C) WARD-SCHURR INC	7095 HOLLYWOOD BLVD 675,	LOS ANGELES, CA 90028	B	1109429	
(E) GAO,, JIANFENG	18825 ELMHURST ST,	ROWLAND HEIGHTS, CA 91		C88478	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 12 months (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inpection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **1109429** Contractor: **WARD-SCHURR INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(_) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(_) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **PIE INSURANCE COMPANY (THE)** Policy Number: **WCPI2831407000**

(_) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING/ SILICOSIS ACKNOWLEGEMENT / UNIVERSAL WASTE

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. I understand that lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323. I understand that silica safe production processes are required for all fabricating and cutting of crystalline silica material per section 5204 of the California Code of Regulations. More Information is available at www.dir.ca.gov. I affirm to abide by the Requirements for Universal Waste (Cal. Code Regs, Tit. 22, Div. 4.5 Ch. 11 Section 66261.9). Note: Refer to the Universal Waste Rule link at: www.dtsc.ca.gov/universalwaste

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____ , _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC). I accept all the declarations above and that this permit is being obtained with the consent of the legal owner of the property.

Print Name: See Attached Signature Declaration Sign: See Attached Signature Declaration Date: _____ ☐ Contractor ☐ Authorized Agent

PERMIT INSPECTION RECORD

LA DBS
DEPARTMENT OF BUILDING AND SAFETY

Your feedback is important. Please visit our website to complete a Customer Survey at **www.ladbs.org/LADBSWeb/customer-survey.jsf**. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

2026ON 00598

Payment Date: 07/17/2026
Receipt No: 2908969
Amount: $8,692.83
Method: ECHECK

PERMIT #: **24014 - 30000 - 04003** Bldg-Addition
ADDRESS: **8721 3/4 S Orchard Ave** 1 or 2 Family Dwelling
OWNER: Pervis C. Louder, A Single Man A Nd Maynor El Expanded Counter Plan Check
5300 119th Pl Plan Check
INGLEWOOD CA 90304

JOB DESCRIPTION: (N) Accessory Dwelling Unit addition above (E) garage per LAMC 12.22 A.33(b)(1): no change in hardscape, landscape; no change to parking; no fire sprinklers required/provided.

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
LAFD		
OK to Cover		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

Certificate of Occupancy Required ☐ **YES** ☐ **NO**

SUPPLEMENTAL NOTES:

IMPORTANT NOTICE

* **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
* Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m.. When requesting an inspection, the following are required: (1) The job address, (2) Type of inspection, (3) Use of building, (4) Permit number, (5) Phone number of a contact person should the department need to reach someone.
* Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the inspection.
* Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
* No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).
* No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
* Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
* A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
* Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
* Inspection services will not be provided when there is an unleashed dog on the premises.

BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

Downtown Los Angeles
201 N. Figueroa St., 4th Fl.
Los Angeles, CA 90012

Van Nuys
6262 Van Nuys Blvd., 2nd Fl.
Van Nuys, CA 91401

West Los Angeles
1828 Sawtelle Blvd., 2nd Fl.
Los Angeles, CA 90025

San Pedro
638 S. Beacon St., 2nd Fl.
San Pedro, CA 90731

South Los Angeles
8475 S. Vermont Ave., 2nd Fl.
Los Angeles, CA 90044