

# NEW 2-STORY+BASEMENT SINGLE FAMILY DWELLING

TYPE V-A FULLY SPRINKLERED NFPA 13D OCCUPANCY "R-3"

821 GLENMERE WAY LOS ANGELES CA 90049



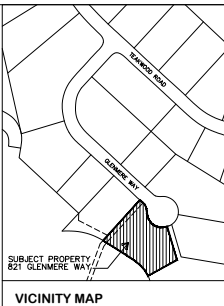
## PROJECT INFORMATION

PROJECT ADDRESS: 821 GLENMERE WAY, LOS ANGELES, CA 90049  
 LOT/PARCEL AREA 16,239.41 (SQ FT)  
 ASSESSOR PARCEL NO. (APN) 4426-028-019  
 LOT: 64  
 TRACT: TR 17191  
 THOMAS BROTHERS GRID: PAGE 631 - GRID E1  
 MAP REFERENCE: M B 609-51/57  
 BLOCK: NONE  
 ARB (LOT CUT REFERENCE): NONE  
 MAP SHEET: 138B137  
 ZONING: RE15-1-H

## PROJECT TEAM

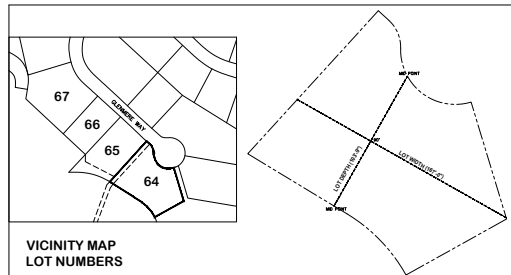
OWNER/DEVELOPER	HERSEL MANGOLI & 821 GLENMERE, LLC C/O WESLEY RICHARDS
DESIGNER	LEILA MESBAH
STRUCTURAL ENGINEER	GREYSTONE ENGINEERING GROUP INC
CIVIL ENGINEER	GREYSTONE ENGINEERING GROUP INC
SURVEYOR	M&G CIVIL ENGINEERING
SOILS ENGINEER	GEOTECH CONSULTANTS, INC

LEGAL DESCRIPTION: THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 64 OF TRACT NO. 17191 AS PER MAP RECORDED IN BOOK 609 PAGES 51-57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



VICINITY MAP

CONSTRUCTION GENERAL NOTES:  
 \*THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNRESTRICTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES OR POLES, AND SHALL NOT RESTRICT THE LOCATION OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. \*AS AN ALTERNATIVE OBTAIN DFP APPROVAL  
 CONTACT DIG ALERT BEFORE EXCAVATION TO VERIFY UNDERGROUND LINES: (811) 888-8100



VICINITY MAP  
LOT NUMBERS

## BUILDING SETBACK

SETBACK	REQUIRED	PROPOSED
FRONT	6.67' (PREVAILING)	17'-0"
SIDE (SE)	13' (10+3)	16'-7"
SIDE (NW)	13' (10+3)	35'-7"
REAR	25'-0" (25%LOT DEPTH)	38'-2"

## PREVAILING SETBACK:

ADD LOT		
LOT	FRONTAGE (ft)	SETBACK (ft)
65	90	10
66	78	8
67	105	2

## RESULTS

PREVAILING SETBACK 6.67 ft

CALCULATION  
 TOTAL NO OF LOTS ENTERED: 3  
 TOTAL FRONTAGE ENTERED: 273.00 ft  
 40% FROM TOTAL FRONTAGE ENTERED: 109.20 ft  
 NO OF LOTS USED IN THE CALCULATION: 3  
 SETBACK RANGE USED: 2.00 - 10.00 ft  
 TOTAL FRONTAGE USED IN THE CALCULATION: 273.00 FT

## APPLICABLE CODES

LABC 2020, LA MUNICIPAL CODE, 2017 BASELINE HILLSIDE ORDINANCE  
 LOS ANGELES ZONING CODE, 2020 LOS ANGELES FIRE CODE, CEC 2019 CPC  
 2019, CMC 2019, CITY OF LOS ANGELES RESIDENTIAL GREEN CODE 2020, LARC 2020

NO.	DESCRIPTION	BY	DATE
A0.0	COVER PAGE		
A0.1A	PROJECT INFORMATION		
A0.1B	PROJECT INFORMATION		
A0.1C	PROJECT INFORMATION		
A0.2A	BUILDING NOTES		
A0.2B	BUILDING NOTES		
A0.5A	SOILS REPORT APPROVAL LETTER		
A0.3B	GRADING & DEMO PRE-INSPECTION REPORT		
A0.3C	DEMO PERMIT		
A0.3D	HAULING ROUTE CONDITIONS OF APPROVAL		
A0.3E	HAULING ROUTE CONDITIONS OF APPROVAL		
A0.4	GREEN		
A0.5	FIREPLACE SPECIFICATION		
A0.6	TURNABLE SPECIFICATION		
A0.7	HANDRAIL SPECIFICATION		
A0.8	WATERPROOFING & BUILT-UP ROOFING SPEC		
A0.9			
S.V.	TOPOGRAPHIC SURVEY		
S.V.	SLOPE ANALYSIS		
A1.0	SITE PLAN		
A2.1	BASEMENT FLOOR PLAN		
A2.2	FIRST FLOOR PLAN		
A2.3	SECOND FLOOR PLAN		
A2.4	ROOF FLOOR PLAN		
A3.1	ELEVATIONS		
A3.2	ELEVATIONS		
A3.3	ELEVATIONS		
A4.1	SECTIONS		
A4.2	SECTIONS		
A4.3	SECTIONS		
A5.1	DOOR & WINDOW SCHEDULE		
A5.2	DOOR & WINDOW SCHEDULE		
A6.1	DETAILS		
A6.2	DETAILS		
A6.3	DETAILS		
A6.4	DETAILS		
A6.5	DETAILS		

NO.	DESCRIPTION	BY	DATE
LID-1	LID PLAN		
LID-2	LID DETAILS & ATTACHMENTS		

Leila Mesbahi  
DESIGN

208 S. BEVERLY DR. SUITE 202  
 BEVERLY HILLS, CA 90212  
 TEL: 310.408.8887  
 EMAIL: HM@LEILAMESBAHI.COM

## CONFORMITY STATEMENT:

The use of these drawings and specifications shall be restricted to the original project address which they were prepared for and submitted to the applicable officials and agencies. Any reproduction or use of these drawings and specifications for any other project without the written consent of the designer is strictly prohibited. The designer shall not be responsible for any errors or omissions in these drawings and specifications. The designer shall not be responsible for any errors or omissions in these drawings and specifications. The designer shall not be responsible for any errors or omissions in these drawings and specifications.

## REVISIONS

NO.	DESCRIPTION	BY	DATE
A			
A			
A			
A			
A			

NEW TWO STORY SINGLE FAMILY RESIDENCE  
 OVER BASEMENT  
 PROJECT ADDRESS: 821 GLENMERE WAY, LOS ANGELES, CA 90049  
 OWNERS: WESLEY RICHARDS & HERSEL MANGOLI

DESIGNED BY: LMESBAH  
 CHECKED BY: B.BARDI  
 DRAWN BY: LMESBAH  
 DATE DRAWN:  
 JOB NUMBER: LM-1121  
 SHEET TITLE:

COVER PAGE

SHEET NUMBER:  
**A0.0**



CONFORMITY STATEMENT:  
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT AND ANY REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION CONTRACT PROTECTION ACT (CCTPA) AND THE CALIFORNIA CONSTRUCTION CONTRACT PROTECTION ACT (CCTPA) AND THE CALIFORNIA CONSTRUCTION CONTRACT PROTECTION ACT (CCTPA).

**ALLOWABLE BUILDING AREA TABULATION**

**A. ALLOWABLE BUILDING AREA ZONING CODE (PER B.H.O. 2017)**

2017 B.H.O. GUARANTEED MIN. RESIDENTIAL FLOOR AREA (NOT USED)  
SLOPE ANALYSIS CALC'S METHOD = 20% BONUS (BONUS ONLY APPLIED TO RA, RE, AND RS ZONES PER 12.21C.10(D)(5); c. CUMULATIVE SIDE YARDS SETBACK OPTION)  
RESIDENTIAL FLOOR AREA BONUS PER LAMC SEC. 12.21 C.10. (b)(3)  
4795.51+869 (100% xRFA) = 5,754.61 SQ.FT.

**B. ALLOWABLE BUILDING AREA BUILDING CODE**

TABLE 503 CBC 2019 TYPE V-A FULLY SPRINKLERED NFPA-13D, OCCUPANCY R-3

**BUILDING AREA TABULATIONS PER FLOOR**

LEVEL	AREA TABULATION PER FLOOR		MAIN BUILDING	
	<b>BASEMENT LEVEL</b>	ZONING CODE: NO EXT. WALLS, NO MECH. SHAFT, NO POOL, UTILITY RM AND POOL SHOWER UP TO 5' OVERHANG AND COVERED BALCONIES WITH 3 SIDE WALLS	2,517 + 361 (OVERHANG >5' DIST. TO BLDG) = 2,878 S.F. (INCLUDING OVERHANG SHAFT, SHAFTS, EQUIPMENT RM.)	B.H.O.: (INCLUDING BALD. EXEMPTIONS)
	BUILDING CODE: NO EXT. WALLS INCLUDING OVERHANGS AND COVERED BALCONIES	2,517 + 731 (OVERHANG) + 96 (STAIR) = 3,344 S.F. (R-3 OCC.)	SCHOOL DISTRICT: (SEEKING BUILDING FOOTPRINT INCLUDING COVERED BALCONIES AND OVERHANGS)	1,624 + 105 (STORAGE) = 1,729 S.F. GARAGE (U-OCC.)
				3,155 S.F. (NOT INCLUDING GARAGE + INCLUDING EXT. WALLS)
<b>FIRST FLOOR</b>	ZONING CODE: NO EXT. WALLS, NO MECH. SHAFT, NO POOL, UTILITY RM AND POOL SHOWER UP TO 5' OVERHANG AND COVERED BALCONIES/WREATH WITH 3 SIDE WALLS	2,795+8(OVERHUNG+ 5')+(57+61)(OVERHANG SURROUNDED BY 2 WALLS)= 2,921 S.F.	B.H.O.: (INCLUDING BALD. EXEMPTIONS)	2,795+(57+61)(OVERHUNG BY WALLS)+100(STAIR SHAFT)+22(ELEVATOR SHAFT)= 3,035 S.F.
	BUILDING CODE: NO EXT. WALLS INCLUDING OVERHANGS/WREATH AND COVERED BALCONIES	3,035+ 458(OTHER OVERHANGS) = 3,493 S.F. (R-3 OCC.)	SCHOOL DISTRICT: (SEEKING BUILDING FOOTPRINT INCLUDING COVERED BALCONIES AND OVERHANGS AND EXTERIOR WALLS)	3,061 S.F.
<b>SECOND FLOOR</b>	ZONING CODE: NO EXT. WALLS, NO MECH. SHAFT, NO POOL, UTILITY RM AND POOL SHOWER NOT INCLUDING OVERHANG & ROOF LEVEL	2,696 S.F.	B.H.O.: (INCLUDING BALD. EXEMPTIONS)	2,696 S.F.
	BUILDING CODE: NO EXT. WALLS INCLUDING OVERHANGS AND COVERED BALCONIES	2,696 + 100 (STAIR) = 2,796 S.F. (R-3 OCC.)	SCHOOL DISTRICT: (SEEKING BUILDING FOOTPRINT INCLUDING COVERED BALCONIES AND OVERHANGS)	2,843 S.F.

AREA EXEMPTIONS PER LA B.H.O. 2017 ORDINANCE:

\* B.H.O. EXEMPTION USED FOR OPEN TO BELOW AREA: THE FIRST 100 SQUARE FEET OF ANY STORY OR PORTION OF A STORY OF THE MAIN BUILDING ON A LOT WITH A CEILING HEIGHT GREATER THAN 14 FEET SHALL BE COUNTED ONLY ONCE.

\* BASEMENT (INCLUDING BASEMENT GARAGE); EXEMPTED FROM B.H.O. CALCULATIONS.

**TOTAL BUILDING AREA SUMMARY**

BHO R.F.A	TOTAL FLOOR AREA
PROPOSED	5,731 S.F.
ALLOWABLE	5,754 S.F.

**RESIDENTIAL FLOOR AREA (R.F.A.)**

5,731 S.F. BUILDING AREA	<	5,754.61 S.F. ALLOWABLE R.F.A.	✓
--------------------------	---	--------------------------------	---

**ENVELOPE HEIGHT**

THE MAXIMUM ENVELOPE HEIGHT FOR PROPERTIES IN HEIGHT DISTRICT "1" SHALL BE 30' PER TABLE 12.21 C.10-4 LAMC.

**BUILDING HEIGHT**

**A. BUILDING CODE ALLOWABLE HEIGHT**  
CBC 2019 TABLE 503  
R-3 OCCUPANCY AND TYPE V-A FULLY SPRINKLERED NFPA 13D

ALLOWABLE HEIGHT: 60' ABOVE GRADE PLANE

ALLOWABLE NUMBER OF STORIES: 3

**B. ZONING CODE ALLOWABLE HEIGHT**

ZONING HEIGHT LIMIT PER LA B.H.O. FOR RE15-1:  
30 FEET MAX. BUILDING ENVELOPE HEIGHT FROM NATURAL OR FINISH GRADE (WHICHEVER IS LOWER) AT ANY POINT.

HEIGHT LIMITATION WITHIN 20 FEET DISTANCE OF FRONT PROPERTY LINE PER B.H.O. SEC. 12.21C.10 (D)(5):  
24 FEET MAX. FROM EXISTING GRADE AT THE CENTERLINE OF OR MIDPOINT OF THE ROAD ON WHICH THE LOT FRONTS.

LOWEST GRADE: 708.14 WITHIN 5' OF BUILDING FOOTPRINT (NATURAL OR FINISH GRADE, WHICHEVER IS LOWER)

**LOT COVERAGE**

BUILDINGS AND STRUCTURES EXTENDING MORE THAN 6 FEET ABOVE NATURAL GROUND LEVEL SHALL COVER NO MORE THAN 40% OF THE AREA OF A LOT. LAMC 12.21 C.10.(E)(1)  
LOT AREA: 16,239.41 SQ.FT.  
BUILDING AND STRUCTURES EXTENDING > 6' ABOVE NATURAL GROUND LEVEL: 5,151+900 SQ.FT.  
LOT COVERAGE = 6,051 / 16,239.41=37% (40% ALLOWED)

**PARKING REQUIREMENTS**

BUILDING AREA (R.F.A.): 5,713 S.F.

PARKING REQUIREMENTS:  
FIRST 2,400 S.F.  
ADDITIONAL 1,000 S.F.  
ADDITIONAL 1,000 S.F.  
ADDITIONAL 1,000 S.F.

FOR 5,731 S.F. 5 SPACE REQUIRED

REVISIONS		
NO.	DESCRIPTION	BY DATE
Δ		
Δ		
Δ		
Δ		
Δ		

NEW TWO STORY SINGLE FAMILY RESIDENCE OVER BASEMENT  
PROJECT ADDRESS: 827 GLENMERE WAY LOS ANGELES CA 90048  
OWNERS: WESLEY RICHARDS & HEISEL WANGGOLI

DESIGNED BY:	L.MESBAHI
CHECKED BY:	B.BARDI
DRAWN BY:	L.MESBAHI
DATE DRAWN:	
JOB NUMBER:	LM-1121
SHEET TITLE:	

PROJECT INFORMATION

SHEET NUMBER:

A0.1A

CONFORMITY STATEMENT:  
The use of these drawings and specifications shall be restricted to the original project address where they were prepared for and submitted to the Building Department and approved for construction. Any reproduction or use of these drawings for any other project without the written consent of the designer is strictly prohibited. The designer shall not be held responsible for any errors or omissions on the drawings or specifications. The designer shall not be held responsible for any errors or omissions on the drawings or specifications. The designer shall not be held responsible for any errors or omissions on the drawings or specifications.

REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

NEW TWO STORY SINGLE FAMILY RESIDENCE  
OVER BASEMENT  
PROJECT ADDRESS: 821 GLENMERE WAY, LOS ANGELES, CA 90048  
OWNERS: WESLEY RICHARDS & HEISEL WANGGILI

DESIGNED BY: L.MESBAHI  
CHECKED BY: B.BARDI  
DRAWN BY: L.MESBAHI  
DATE DRAWN:  
JOB NUMBER: LM-1121  
SHEET TITLE:

PROJECT INFORMATION

SHEET NUMBER:

A0.1B



**BASEMENT LEVEL QUALIFICATION**

7'1.0' 0.0" (GRADE PLANE)  
7'1.0' 10.7" 0.0" (STORY ABOVE GRADE PLANE ELEVATION)  
7'05.16' 5.3" (OF BASEMENT)

**STEP 1**

BASEMENT QUALIFICATION GENERAL DEFINITION		ZONING CODE
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)

**STEP 2**

BASEMENT QUALIFICATION GENERAL DEFINITION		BUILDING CODE
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)

**STEP 3**

BASEMENT QUALIFICATION (BHO)		ZONING CODE
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)
IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)	NO	IS LOT A BOUNDARY AND SET A STORY ABOVE GRADE PLANE? (YES/NO)

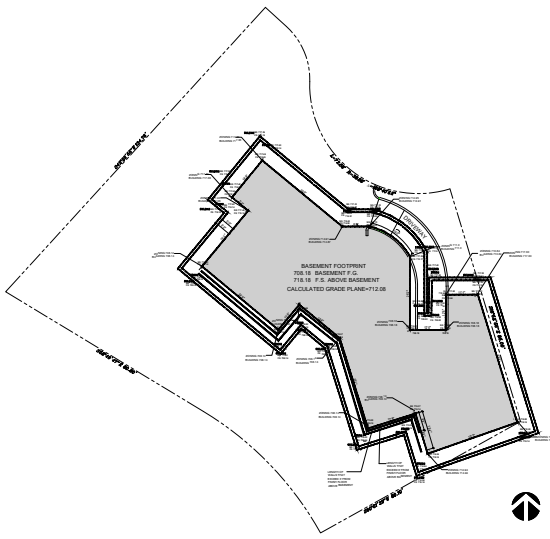
LOWER LEVEL QUALIFIES AS BASEMENT

**GRADE PLANE CALCULATION**

WHERE THE FINISHED GROUND LEVELS AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 6 FEET FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET FROM THE BUILDING.

GRADE PLANE CALCULATIONS

17'1.34'+14.71'X2X17.08'+107.14'+71.4.872X1.66'+107.14.874.872X23.75'+107.14.87+71.4.9'X2X9.62'+12.287.07	1,164.55	1,637.01	6,305.83
107.14.87+71.4.9'X2X18.16'+107.1.00+706.18X2X3.58'+10706.18+706.18X2X1.24'+11706.18+71.0.64X2X15.25'+12.287.07	16,151.31	6,706.51	10,444.80
107.10.64+71.30X2X10.58'+107.3.30+71.6.14X2X49.16'+107.18.14+71.4.34X2X33.91'+107.1.94+706.14X2X1.00'+7,406.65	35,203.11	54,207.87	14,342.34
10706.14+706.14X2X17.41'+10706.14+706.14X2X32.08'+10706.14+706.14X2X11.63'+10706.14+706.14X2X11.41'+12,338.71	22,717.13	12,980.20	8,079.87
10706.14+706.14X2X46.66'+10706.14+71.34X2X43.50	31,004.62		
PERIMETER LENGTH=407.91'			
GRADE PLANE=230.118753'-407.91'=71.2.08' (GRADE PLANE)			



**TYPE OF STREET PER HILLSIDE ORDINANCE**  
SUBSTANDARD PER HILLSIDE ORDINANCE REFERRAL FORM

**REQUIRED STREET DEDICATION**  
OF STREET DEDICATION REQUIRED AND PROVIDED

PER APPROVED PRELIMINARY REFERRAL FORM DATE: AUGUST 11TH 2022

**ROOF TOP SUN DECK**  
SUN DECK AREA: 735 S.F.  
OCCUPANT LOAD: 735 S.F. : 15 + 49 R-3 OCCUPANCY

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS  
PRELIMINARY REFERRAL FORM FOR  
BASELINE HILLSIDE ORDINANCE NO. 181.624 AND HILLSIDE ORDINANCE NO. 174.652

Building and Safety  
Address: 821 N GLENMERE WAY District map: 1388137 APN: 4426028019  
Tract: 18.12193 Block: Lot: 64

Public Works:

Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lots) (LAMC 12.21A17(e)(1)) or LAMC 12.21C100(1)

Street Name (1) \_\_\_\_\_ Roadway width: \_\_\_\_\_ Plan Index: P-18331

R/W width: \_\_\_\_\_ Roadway width: \_\_\_\_\_ AND Rdwy ± 28'

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')

Lot fronts on a substandard hillside limited street. Dedication required?  No  Yes - width: \_\_\_\_\_

Street Name (2) \_\_\_\_\_ Roadway width: \_\_\_\_\_ Plan Index: \_\_\_\_\_

R/W width: \_\_\_\_\_ Roadway width: \_\_\_\_\_ AND Rdwy ± 28'

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')

Lot fronts on a substandard hillside limited street. Dedication required?  No  Yes - width: \_\_\_\_\_

Street Name (3) \_\_\_\_\_ Roadway width: \_\_\_\_\_ Plan Index: \_\_\_\_\_

R/W width: \_\_\_\_\_ Roadway width: \_\_\_\_\_ AND Rdwy ± 28'

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')

Lot fronts on a substandard hillside limited street. Dedication required?  No  Yes - width: \_\_\_\_\_

Vehicular Access:

- Is the Continuous Paved Roadway (CPR) at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area?  Yes  No
- Do all of the streets listed in the Street designations section have a roadway width of less than 20 feet adjacent to the lot? (LAMC 12.21A17(e)(2) or LAMC 12.21C100(2))
  - Yes - A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28\*\* OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit.
  - No
- Is the CPR at least 20 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? (LAMC 12.21A17(e)(3) or LAMC 12.21C100(3))
  - Yes
  - No - A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28\*\* OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit.

Sewer Connection: (LAMC 12.21A17(g) or LAMC 12.21C100)

Lot located within 200 feet of available sewer mainline:

Use existing sewer and obtain new permit  Obtain new connection and new permit

Use existing sewer and obtain new permit  Construct mainline (B permit from BOE)

Lot located greater than 200 feet from an available sewer mainline:

Obtain LADBS approval for onsite sewer  Construct mainline (B permit from BOE)

Public Works Employee digital form PAGE 1 of 2

Sign: ENGINEERING Digitally signed by: RAY ALIAN MUGHAMMA Print name: RAY ALIAN MUGHAMMA  
Date: 2022.08.11 Date: 2022.08.11 Date: 3105758610 Date: 3105758610 Location: MIA Location: MIA  
CITY OF LOS ANGELES 17:27:51-0700

CONFORMITY STATEMENT:  
The use of these drawings and specifications shall be restricted to the original project address which they were prepared for and submitted to for the building official and approved in accordance with the building code. Any use of these drawings for any other project or in any other jurisdiction without the written consent of the architect is prohibited. The architect shall not be responsible for any errors or omissions in these drawings or specifications. The architect shall not be responsible for any errors or omissions in these drawings or specifications. The architect shall not be responsible for any errors or omissions in these drawings or specifications.

REVISIONS

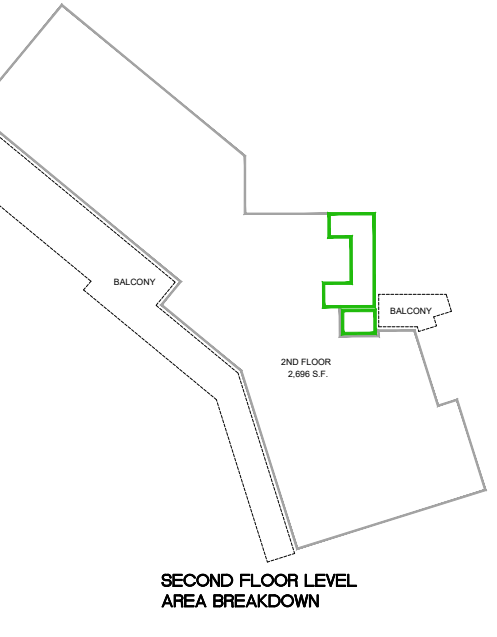
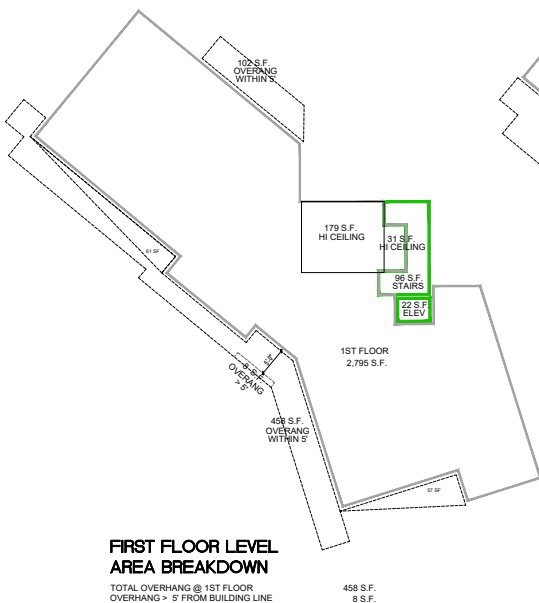
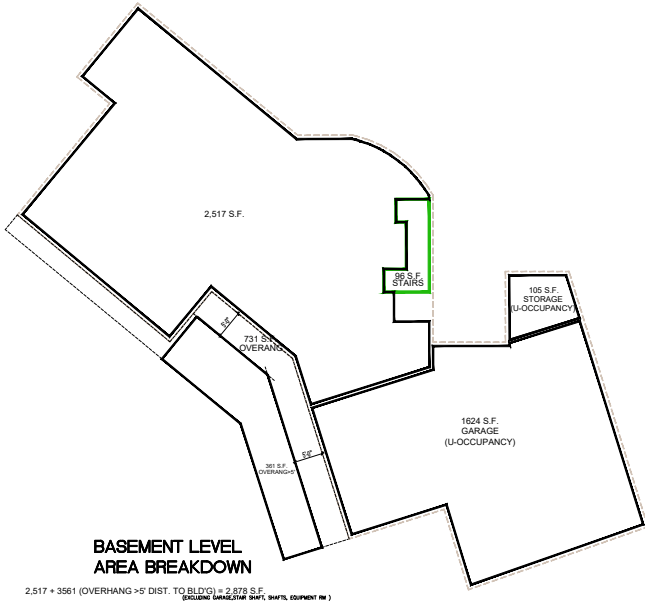
NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			

NEW TWO STORY SINGLE FAMILY RESIDENCE  
OVER BASEMENT  
PROJECT ADDRESS:  
827 GLENMERE WAY, LOS ANGELES, CA 90049  
OWNERS: WESLEY RICHARDS & HEISEL WANGOLI

DESIGNED BY:	L.MESBAHI
CHECKED BY:	B.BARDO
DRAWN BY:	L.MESBAHI
DATE DRAWN:	5/31/21
JOB NUMBER:	LM-1121
SHEET TITLE:	

BUILDING AREA SUMMARY

SHEET NUMBER:  
**A0.1C**



Is that area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas

**TOTAL BUILDING AREA SUMMARY**

TOTAL FLOOR AREA TABULATIONS	MAIN BUILDING
ZONING CODE:	8,495 S.F.
BUILDING CODE:	9,633 S.F. (R-3 OCC.)   1,729 S.F. (U OCC.)
B.H.O.:	5,731 S.F.
R.F.A.:	5,754 S.F.
SCHOOL DISTRICT:	9,059 S.F.

LEVEL	AREA TABULATION PER FLOOR	MAIN BUILDING
BASEMENT LEVEL	ZONING CODE: (NO EXT. WALLS, NO MECH. SHAFT, NO POOL, UTILITY RM AND POOL, SHOWER UP TO 5' OVERHANG AND COVERED BALCONIES WITH 3 SIDE WALLS)	2,878 S.F. (2,517+361(OVERHANG>5')) (EXCLUDING GARAGE/STAIR SHAFTS, EQUIPMENT RM.)
	B.H.O.: (INCLUDING BALCO. EXEMPTIONS)	0 S.F.
	BUILDING CODE: (NO EXT. WALLS INCLUDING OVERHANGS/MECH/STAIR AND COVERED BALCONIES)	2,517+96(STAIR)+731(OVERHANG)= 3,344 S.F. (R-3 OCC.)   1,624(GARAGE)+105 (STORAGE)=1,729 S.F. (U-OCC.)
	SCHOOL DISTRICT: (ENTIRE BUILDING FOOTPRINT INCLUDING COVERED BALCONIES AND OVERHANGS)	3,155 S.F. (NOT INCLUDING GARAGE+ INCLUDING EXT. WALLS)
FIRST FLOOR	ZONING CODE: (NO EXT. WALLS, NO MECH. SHAFT, NO POOL, UTILITY RM AND POOL, SHOWER UP TO 5' OVERHANG AND COVERED BALCONIES/MECH/STAIR WITH 3 SIDE WALLS)	2,795+8(OVERHUNG> 5')+(57+61)(OVERHANG SURROUNDED BY 2 WALLS)= 2,921 S.F.
	B.H.O.: (INCLUDING BALCO. EXEMPTIONS)	2,795+(57+61)(OVERHUNG BY WALLS)+100(STAIR SHAFT)+22(ELEVATOR SHAFT)= 3,035 S.F.
	BUILDING CODE: (NO EXT. WALLS INCLUDING OVERHANGS/MECH/STAIR AND COVERED BALCONIES)	3,035+ 458(OTHER OVERHANGS) = 3,493 S.F. (R-3 OCC.)
	SCHOOL DISTRICT: (ENTIRE BUILDING FOOTPRINT INCLUDING COVERED BALCONIES AND OVERHANGS AND EXTERIOR WALLS)	3,061 S.F.
SECOND FLOOR	ZONING CODE: (NO EXT. WALLS, NO MECH. SHAFT, NO POOL, UTILITY RM AND POOL, SHOWER NOT INCLUDING OVERHANG @ ROOF LEVEL)	2,696 S.F.
	B.H.O.: (NOT INCLUDING BALCO. EXEMPTIONS)	2,696 S.F.
	R.F.A.:	5,731 S.F.
	BUILDING CODE: (NO EXT. WALLS INCLUDING OVERHANGS AND COVERED BALCONIES)	2,696+100(STAIR)=2,796 S.F. (R-3 OCC.)
SCHOOL DISTRICT: (ENTIRE BUILDING FOOTPRINT INCLUDING COVERED BALCONIES AND OVERHANGS)	2,843 S.F.	

**RESIDENTIAL FLOOR AREA (R.F.A.)**

5,731 BHO AREA < 5,754.61 SQ.FT. ALLOWABLE R.F.A. AREA ✓

