

THE BUILDING PERMIT REPORT STATEMENT

FOR

7237 ST ESTABAN., TUJUNGA, CA 91042

Enclosed on the following pages are copies of all available Building Permits, Plot Plans, and Certificates of Occupancy on file with the Local Department of Building & Safety. The Law requires that Property Owners obtain a permit whenever the valuation exceeds \$200.00. If there is no permit on file, this may mean that the work may have not been legally permitted.

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BUILDING & SAFETY RECORDS DIVISION INDICATE:

- Enclosed are all available Building Permits (structures) on file with the Local Department of Building & Safety.
- No records were found after a review of the Local Department of Building & Safety Records.
- Original Building Permits were not found for subject property.

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PUBLIC WORKS RECORDS DIVISION INDICATE:

- There IS a permitted sewer connection to the public city sewer line.

Sewer Permit Number and Year of Connection: #

- Enclosed is an official sewer permit as proof of a permitted sewer connection.
- There IS NOT a permitted sewer connection to the public city sewer line.
- A Video Camera Inspection must be performed to determine condition and connection to a municipal city sewer line.

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I acknowledge disclosure of all available Building Permits, Sewer Permits, or Building Code Violations on file with the Department of Building and Safety and Department of Public Works.

Signature of Buyer: _____ Date: _____

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Address of Building 7237 St. Estaban

Permit No. and Year VN62719/53

Certificate Issued Mar. 11, 19..... 54

NOTE: Any change of use or occupancy
Must be approved by the Department of
Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 story, Type V, one-family dwelling and attached
carport, R-1 occupancy.

Owner Thomas V. Tarbet
Owner's Address 7224 St. Estaban
Tujunga, Calif.

John D. Miller

1

I.C.T. DIV.	
Ins. not req'd.	<input checked="" type="checkbox"/>
Appr. not req'd. before bldg. permit	<input type="checkbox"/>
Ins. filed	<input type="checkbox"/>

APPLICATION TO ERECT A NEW BUILDING AND FOR A Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 2 #1

Tract 9944

Location of Building 7237 St. Catalina St.
(House Number and Street)

Approved by
City Engineer
SB
Deputy.

Between what cross streets? Commerce St.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Residence & Carport Families 2 Rooms 5
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner Thomas V. Tarbet Phone _____
(Print Name)

3. Owner's Address 7224 St. Esteban St. O. T. J. City

4. Certificated Architect None State License No. _____ Phone _____

5. Licensed Engineer None State License No. _____ Phone _____

6. Contractor Wm. J. DeBelle State License No. 127277 Phone 375-5711

7. Contractor's Address San Juan P. 10935 Tuxford St. San Valley

8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon) \$ 4,500.00

9. State how many buildings NOW on lot and give use of each. None (Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 28 x 34 No. Stories 1 Height to highest point 12 Size lot 37 x 71

11. Material Exterior Walls Block Type of Roofing Composition

12. For Accessory Buildings and similar structures (a) Footing: Width 12" Depth in Ground 12" Width of Wall 5 1/2"

(b) Size of Studs 2 x 4 Material of Floor Concrete

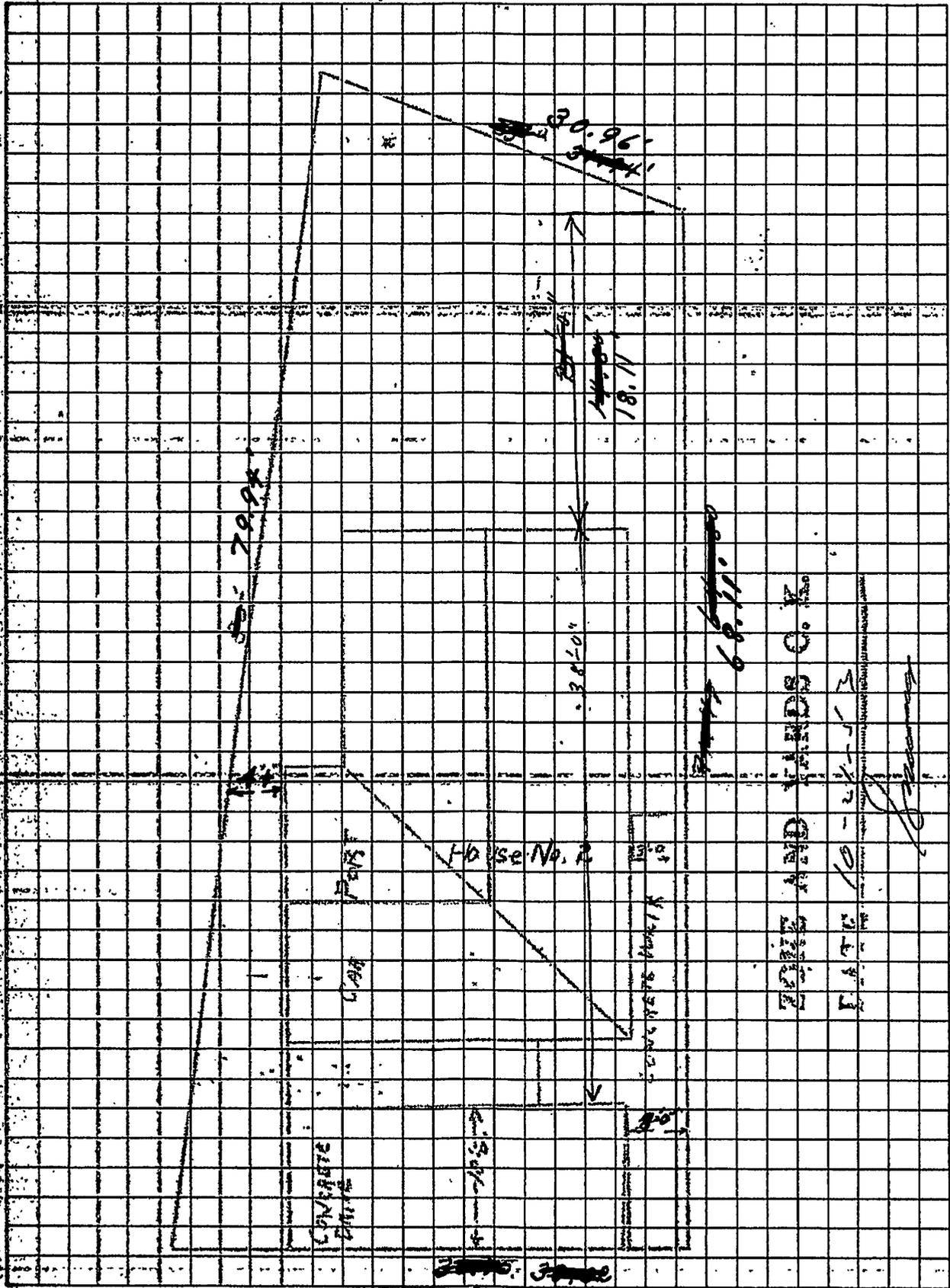
(c) Size of Floor Joists 2 x 8 Size of Rafters 2 x 4

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

DISTRICT OFFICE Commerce St. By Thomas V. Tarbet (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY						
PLAN CHECKING						
Valuation \$ <u>9000.00</u>			Investigation Fee \$ <u>16.50</u>		Bldg. Permit Fee \$ <u>16.50</u>	
Fee \$ <u>24.00</u>			Total			
TYPE <u>IL</u>	Maximum No. Occupants	Inside Lot	Key <u>R-1</u>	Lot Size <u>37 x 71</u>	Fire District	District Map No. <u>7552</u>
GROUP	Plans and Specifications checked	Corner Lot	Corner Lot Keyed Zone	Fire District	Fire District	Application checked and approved
For Plans See	Correction Verified	Bldg. Line	Street Widening	Inspector	Inspector	Clerk
Filed with	Plans, Specifications and Application checked and approved.	Continuous Inspection	Spec. Value Included	Inspector	Inspector	Clerk

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	JUL - 9'53		149		
Supplemental Plan Checking					1
Building Permit	JUL 22 53		62719		



ZONE AND LOTS C. K.
 DATE 10-24-53

[Signature]

39.83

7237 Saint Estaban Street, Tujunga Calif.

That portion of lots 1 and 2 of Tract No. 9944, in the city of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 139 pages 20 and 21 of Maps, in the office of the County Recorder of said county, described as follows:

Beginning at the Southwest corner of said lot 2; thence along the westerly line of said lot 2 North $6^{\circ} 17' 20''$ East 79.94 feet to an intersection with the Southerly line of the right of way, 50.00 feet wide granted to the said county for Flood Control purposes as described in Superior Court Case No. 403774 in the office of the Clerk of said County. Said point of intersection being on a curve concave to the Northeast of radius 1025.00 feet, a radial line bears North $21^{\circ} 17'$ East; thence Southeasterly along said curve which is identical with the Southerly line of the right of way, through an angle of $10^{\circ} 43' 50''$ a distance of 30.96 feet; a radial line to said point bears South $25^{\circ} 10'$ West, thence South $0^{\circ} 50'$ East 68.11 feet to the Southerly line of said lot 1; thence along the Southerly line of said lots 1 and 2 South $89^{\circ} 10'$ West 38.83 feet to the point of beginning.

Address of
Building

7237 St. Estaban



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, (Zoning Code), Ch. 9, Arts. 1, (Building Code)—for following occupancies:

Issued **2/10/72** Permit No. and Year **VN51798/69, VN64901/71**

Enclose and convert 10' x 18' carport to living area and add 10' x 18' carport making 1 Story, Type V, Dwelling and attached carport. R-1 Occupancy.

Owner **C. F. Powell**
Owner's Address **10042 Pali
Tujunga, Calif. 91042**

M. BLISS/sf

3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY E 44 8-1-812-68
RA-1
CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT Port of lot L & 2	BLK. 2	TRACT 9944	CENSUS TRACT 1014
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			DIST. MAP
01. Dwlg & att carport	() Same			7552
3. JOB ADDRESS	ZONE			
7237 St. Estaban St.	Sun			RI-1
4. BETWEEN CROSS STREETS	FIRE DIST.			
Commerce AND Hillheaven				MFD
5. OWNER'S NAME	PHONE			LOT (TYPE)
C.F. Powell	3530627			Key
6. OWNER'S ADDRESS	CITY			LOT SIZE
10042 Pali St.	Tuj 91042			Irreg.
7. ARCHITECT OR DESIGNER	STATE LICENSE No. PHONE			
Baloassari				
8. ENGINEER	STATE LICENSE No. PHONE			ALLEY
9. CONTRACTOR	STATE LICENSE No. PHONE			BLOG. LINE
Same as #6				
10. LENDER	BRANCH ADDRESS			AFFIDAVITS
				19195
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
23x30	1		(1)	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	
	Stucco	Comp	Slab	
13. JOB ADDRESS	DISTRICT OFFICE			
7237 St. Estaban	ST			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	GRADING			
\$ 2500	Yes			
15. NEW WORK: (Describe)	CRIT. SOIL			
Close in exist carport for liv. area & add on new carport	Yes			
	HIGHWAY DED.			
	Yes			
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT
Same	1018		1	8
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY	
V	R-1		COMB	GEN MAJ. S. CONS
BLOG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	ZONED BY
180		GM	<i>[Signature]</i>	Sacks
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D SPACES	PLANS APPROVED	FILE WITH
1	0		<i>[Signature]</i>	
P.C. No.	CONT. INSP.	APPLICATION APPROVED		INSPECTOR
		<i>[Signature]</i>		B
P.C.	S.P.C.	G.P.I.	B.P.	I.F.
8.58		NO	12.20	
				O.S.
				C/O
				TYPIST
				pc

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

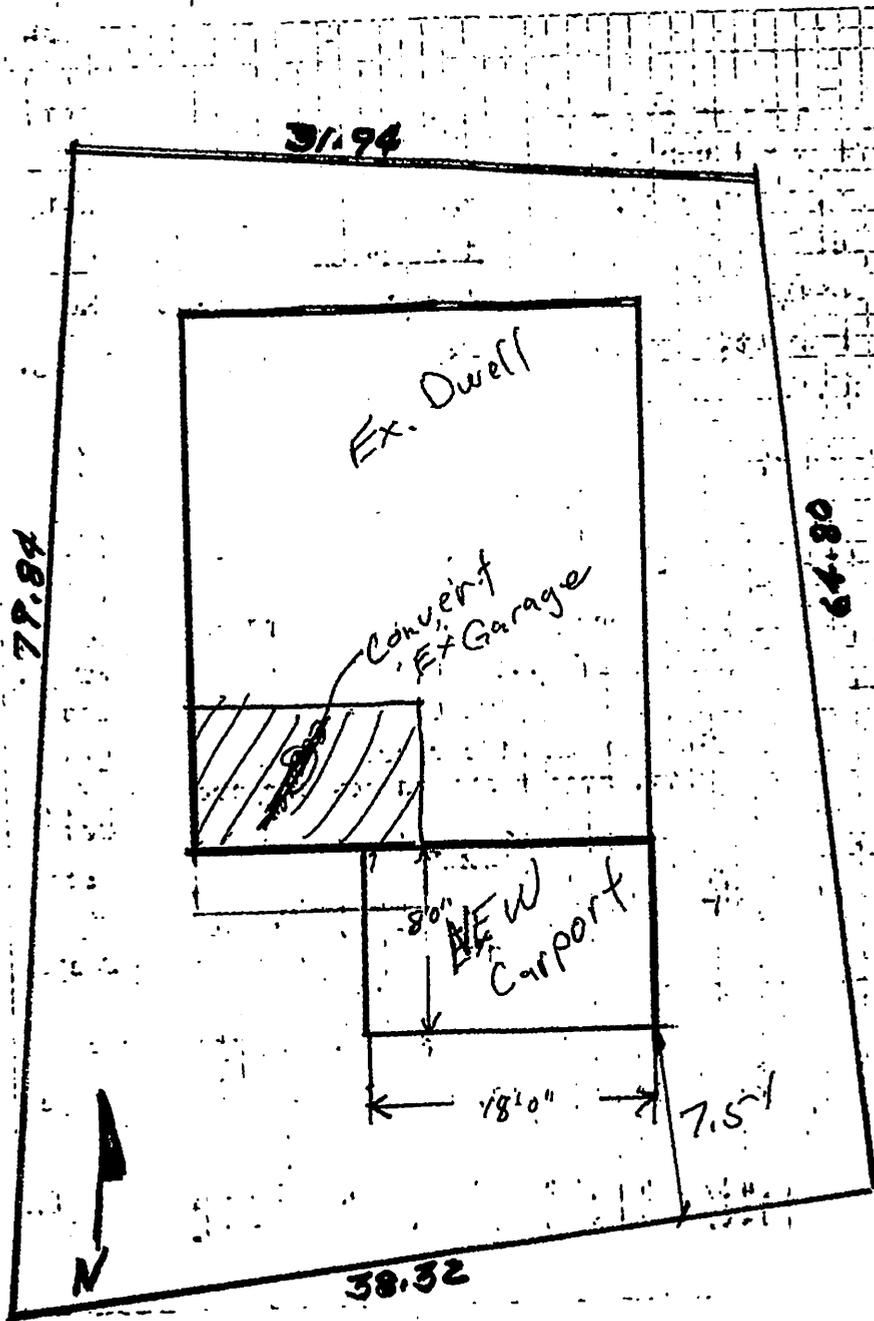
CASHIERS USE ONLY	NOV-14-69	51372	Ca VN • 51798	M - 6	8.58
	NOV-14-69	51373	Ca VN • 51798	M - 2	13.20

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed <i>[Signature]</i> (Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Traffic	APPROVED FOR	



ESTABAN -

- OWNER OR AGENT
- [Signature]*
1. SITE WHERE WORK IS PROPOSED IS LEVEL
 2. NO GRADING IS BEING DONE.
 3. PROPOSED WORK IS NOT LOCATED ON FILL NOR CLOSER THAN PERMITTED DISTANCE TO SLOPE OR BANK.

Address of
Building

7237 St. Estaban



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, (Zoning Code), Ch. 9, Arts. 1, (Building Code)—for following occupancies:

Issued **2/10/72** Permit No. and Year **VN51798/69, VN64901/71**

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Owner **C. F. Powell**
Owner's Address **10042 Pali
Tujunga, Calif. 91042**

M. BLISS/sf

BY _____

3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH B & S B-3-112-68
AND FOR CERTIFICATE OF OCCUPANCY RA-1 E
 CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL LOT DESCR.	PORTIONS OF LOTS	BLK. 1&2	TRACT 9944	CENSUS TRACT 1014
2. PRESENT USE OF BUILDING	01 Dwlg. & att. carport			NEW USE OF BUILDING Same
3. JOB ADDRESS	7237 St. Estaban St.			Sunland
4. BETWEEN CROSS STREETS	Commerce AND Hillheaven			FIRE DIST. MFD
5. OWNER'S NAME	C.F. Powell			PHONE 353-0627
6. OWNER'S ADDRESS	10042 Pali st.			Tujunga
7. ARCHITECT OR DESIGNER				STATE LICENSE No. 91042
8. ENGINEER				STATE LICENSE No. PHONE
9. CONTRACTOR	Baldassari Const.			STATE LICENSE No. PHONE B21 8612 332-5621
10. LENDER				BRANCH ADDRESS AFFIDAVITS
11. SIZE OF EXISTING BLDG.	LENGTH 30	WIDTH 23	STORIES 1	NO. OF EXISTING BUILDINGS ON LOT AND USE (1)
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG	EXT. WALLS stucco		ROOF comp	FLOOR slab
13. JOB ADDRESS	7237 St. Estaban St.			DISTRICT OFFICE (ST)
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 2500. (OK-Shank)			GRADING Yes
15. NEW WORK (Describe)	Complete work started on			CRIT. SOIL Yes
Permit #VN69/51798				HIGHWAY DED. /
NEW USE OF BUILDING	Same			SIZE OF ADDITION /
TYPE V	GROUP R-1	SPRINKLERS REQ'D SPECIFIED /	INSPECTION ACTIVITY	HEIGHT /
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED JP	FLOOD Yes
DWELL UNITS	GUEST ROOMS	PARKING REQ'D PROVIDED	PLANS APPROVED	CONS. /
P.C. No.	CONT INSP.		APPLICATION APPROVED	ZONED BY Sacks
P.C.	S.P.C.	G.P.I.	B.P. 19.00	FILE WITH VN/69/51798
			I.F.	INSPECTOR B
			O.S.	TYPYST vl

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY
 ----- JAN-15-71 01591 Ck VN=64901 D - 2 19.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.
 "This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed <i>C.F. Powell</i> (Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)	
Traffic	APPROVED FOR	

N.C.
See 2/16/51798

13. STRUCTURE INVENTORY

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

10016 - 10000 - 19904

14. APPLICATION COMMENTS:

Windows (12) change-out (same size & type) for residential buildings. Dual glazing, labeled and certified by National Fenestration Rating Council (NFRC), is required for doors and windows replaced in all residential buildings, three stories or less, per Section 152(b) of Title 24.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

(O) OWNER-BUILDER

0

(818) 378-7075



Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 07/18/2000

APPLICATION FOR ELECTRICAL

Last Status: Permit Finaled

PLAN CHECK AND INSPECTION

Status Date: 07/28/2000

1. PROPERTY OWNER

POWELL, CLAUDE F AND DARLENE F 10925 WICKS ST

SUNLAND CA 91040

(818)353-0627

2. APPLICANT INFORMATION (Relationship: Contractor)

-

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS LICENSE# PHONE#

(C) TUJUNGA ELECTRIC

7361 FOOTHILL BLVD,

TUJUNGA, CA 91042

C10 276732 (818)352-3203

5. APPLICATION COMMENTS

6. DESCRIPTION OF WORK

CHANGEOUT SERVICE & ADD 1 A/C RECEPT.

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 2

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 L.A. County, call (213) 473-3231.

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier: Janet Yamamoto

Signature: _____ Date: _____

For Cashier's Use Only

W/O #: 04114347

NOTICE:

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its 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.

10. FEE INFORMATION Final Fee Period

Payment Date:

Receipt No:

Amount:

Method:



* 0 8 0 0 1 0 0 4 1 2 0 0 0 1 4 3 4 7 F N *

7237 W St Estaban St
00041 - 20000 - 14347

11. FEE ITEM INFORMATION

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HVAC
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 11/01/2010

**APPLICATION FOR HVAC
PLAN CHECK AND INSPECTION**

Last Status: Permit Finald

Status Date: 01/28/2011

1. PROPERTY OWNER

ART KESHISHIAN

2765 PINELAWN DR.

LA CRESCENTE, CA. 91214

(818)378-7075

2. APPLICANT INFORMATION (Relationship: Owner-Bldr)

- OWNER-BUILDER

(818)378-7075

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS LICENSE # PHONE #

(O) OWNER-BUILDER

0

(818)378-7075

5. APPLICATION COMMENTS

Structural plan check is required for new or replaced equipment weighing 400 lbs. or more when supported by a building and in case of a replacement, the new equipment exceeds the weight of the old one. LAMC Section 91.1632.

6. DESCRIPTION OF WORK

INSTALL NEW A/C HEATING UNIT.

7. CHECKLIST ITEMS:

Owner-Builder Declaration

8. COUNCIL DISTRICT:

2

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier: Ozzie Radford

Signature: _____ Date: _____

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 #: 04410702

NOTICE:

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10. FEE INFORMATION

Final Fee Period

Payment Date:

Receipt No:

Amount:

Method:



* 0 8 0 0 1 1 0 0 4 4 1 0 0 0 1 0 7 0 2 F N *

X10LA17298

7237 W St Estaban St
10044 - 10000 - 10702

11. FEE ITEM INFORMATION

13. STRUCTURE INVENTORY

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

10016 - 10000 - 20423

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

(O) OWNER-BUILDER

7237 ST ESTABAN,

,

0

(818) 378-7075



Bldg-Alter/Repair 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 12/13/2010 Last Status: Permit Finald Status Date: 01/27/2011
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN#)	2. ASSESSOR PARCEL #
TR 9944		2	2	M B 139-20/21	202-5A199 581	2563 - 016 - 021

3. PARCEL INFORMATION LADBS Branch Office - VN Council District - 2 Certified Neighborhood Council - Sunland - Tujunga Census Tract - 1014.00 District Map - 202-5A199	Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES High Wind Area - YES	Lot Cut Date - 09/25/1939 Thomas Brothers Map Grid - 504-A5 Area Planning Commission - North Valley Community Plan Area - Sunland-E LaTuna Cyn-Lakevw Ter-Sha Environmentally Sensitive Area - YES
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ZONES(S): R1-1

4. DOCUMENTS	
ZI - ZI-2391 Baseline Mansionization YC - YD-5251 SPA - San Gabriel/Verdugo Mountains ORD - ORD-176908	ORD - ORD-179184 CPC - CPC-2004-7771-ICO CPC - CPC-2007-2986-ICO AFF - AFF-19145

5. CHECKLIST ITEMS	
Std. Work Descr - Interior Non-struct. Remo Combine Plumbg - Wrk. per 91.107.2.1.1.1 Combine Elec - Wrk. per 91.107.2.1.1.1	Combine HVAC - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s):		
BANK OF AMERICA	475 CROSSPOINT PKWY	GETZVILLE NY 14068
Tenant:		
Applicant: (Relationship: Contractor)		
ART KESHISHIAZ -	7237 ST. ESTABAN	TUJUNGA, CA 91042

7. EXISTING USE	PROPOSED USE
(01) Dwelling - Single Family (07) Carport	

8. DESCRIPTION OF WORK
CREATE (N) 4' X 7'-6" FULL BATHROOM WITHIN (E) BEDROOM AND (N) CLOSET IN SAME BEDROOM. CONVENTIONAL FRAMING PER TYPE V SHEET.

9. # Bldgs on Site & Use:	
10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Hok Chi Chiu OK for Cashier: Lawrence Quirante Signature:	DAS PC By: Coord. OK: Date:

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 #: 01622490**

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period
Permit Valuation:	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	209.28 Green Building Fee	1.00
Permit Fee Subtotal Bldg-Alter/Repair	130.00 Permit Issuing Fee	0.00
Electrical	16.90	
HVAC	8.45	
Plumbing	16.90	
Plan Check Subtotal Bldg-Alter/Repair	0.00	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	0.50	
O.S. Surcharge	3.46	
Sys. Surcharge	10.37	
Planning Surcharge	7.80	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surcharge	3.90	
Sewer Cap ID:	Total Bond(s) Due:	

Payment Date: 12/13/10
 Receipt No: LA06189252
 Amount: \$209.28
 Method: Refer to ACS

2010LA58322

12. ATTACHMENTS
Plot Plan



13. STRUCTURE INVENTORY

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

10016 - 10000 - 22490

14. APPLICATION COMMENTS:

No change in floor area, No change per Baseline Mansionization.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

(C) MONTROSE CONSTRUCTION INC

2765 PINELAWN DR,

LA CRESCENTA, CA 91214

B

577629

(818) 378-7075



Plumbing 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION	Issued On: 12/21/2004 Last Status: Permit Finaled Status Date: 12/23/2004
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1. PROPERTY OWNER			
POWELL, CLAUDE F AND DARLENE TR 10925 WICKS ST		SUNLAND CA 91040	
2. APPLICANT INFORMATION (Relationship: Net Applicant)			
MICHAEL CHRISTENSEN -	1300 GARDENA AVE	GLENDAL, CA 91204	(323)245-1111
3. TENANT INFORMATION			

4. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) PRC MECHANICAL	1300 GARDENA AVENUE, GLENDALE, CA 91204	C36	311690	(323)245-1111

5. APPLICATION COMMENTS
E-Permit paid by credit card, fax number-> (818)240-1492.

6. DESCRIPTION OF WORK
Installed one earthquake shut-off valve

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 2

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 L.A. County, call (213) 473-3231.

9. APPLICATION PROCESSING INFORMATION
Plan Check By:
OK for Cashier:
Signature: _____ Date: _____

For Cashier's Use Only W/O #: 44236257

NOTICE:
 The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its 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.

7237 W St Estaban St
04042 - 90000 - 36257

10. FEE INFORMATION Final Fee Period

Payment Date:
 Receipt No:
 Amount:
 Method:



* 0 8 0 0 1 0 4 0 4 2 9 0 0 0 3 6 2 5 7 F N *

11. FEE ITEM INFORMATION

Item No.	Description	Fee	Category
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BUILDING PERMIT DISCUSSIONS

This generalized Discussion/Explanation section is intended for information purposes only in order to provide a better understanding of Building Permits and the Permit Process. Should you have any further questions, please feel free to contact Solutions For Property, Inc. and one of our Experts will be glad to assist you!!

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INTRODUCTION

You have taken an important step in obtaining this report to help inform yourself about the home you are planning to purchase or the home you are presently living in. This section contains some general background information on certain subjects that can help you better understand what building permits are and the processes involved. It also contains information about the different types of reports and permits you can request information on. The information is of necessity generalized as specific planning and permit processes vary among the different jurisdictions.

There is no question that when permit information is available *and* property analyzed, a more complete history of a home is available. A permit search helps document the history of a home's construction and additional work that may have been undertaken after initial construction. However, buyers and sellers should not over-rely on permit searches. A permit search has the possibility of providing incomplete or ambiguous results due to the age of the home; differences in the way various jurisdictions maintain and file permit information. In addition, permits can be lost, misplaced, or even thrown-out (yes, this can happen!) With these potential limitations in mind, the Property Solutions Permit Report provided the results of what our search has uncovered for this home. Take this information as *part of* what is being provided to you by a home inspector, the seller, real estate agent, and your own experience.

This section includes discussions on topics to help you in understanding and assessing building permits and general permit processes. It is for general information purposes only and is not intended to be an exhaustive study nor a synopsis of all aspects of building permits and what may exist in jurisdictional planning and or engineering files. What types of projects may or may no require a permit and the permit process vary over time and by jurisdiction. If you have questions about building or permit requirements at a specific property, we suggest you contact that area's jurisdictional planning and/or engineering department.

This discussion section is divided into the following parts:

- Part 1. The Building Permit Process
- Part 2. Understanding the Potential Limitations of Permits
- Part 3. Why Search for Sewage System Permits?
- Part 4. What is a "Geo-technical", "Soils", or "Geologic" Report?

*For additional information on building permit topics in your area, contact the planning, development, or engineering departments of your city or county.

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THE BUILDING PERMIT PROCESS

(Part 1)

WHAT GOVERNS CONSTRUCTION STANDARDS?

To help assure the building we live and work in are built appropriately, there are a set of uniform codes published by the International Conference of Building Officials. These codes establish minimum standards and procedures for most aspects of construction and development. The purpose of establishing minimum standards is to help safeguard life, limb, health and public welfare by regulating and controlling the design, construction, materials, and location of buildings. Some common codes you may be familiar with are the Uniform Building Code, The Uniform Plumbing Code, or the Uniform Electric Code. City and County jurisdictions who are empowered to oversee and regulate development and construction can adopt the various Uniform Codes as they are published, or they can amend and revise the Codes to produce a set of standards suited to local conditions.

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WHAT IS A BUILDING PERMIT?

A building permit is simply a “license” to construct something. Permits are required for new construction as well as most “re-modeling” activities such as adding a skylight, or re-plumbing a bathroom. Some types of home maintenance projects may require permits too, such as replacing a water heater or a window. The types of projects that require a permit vary between jurisdictions, and may be based on the value of the proposed work. The types of projects that require a permit have changed over time too. For example, a project that requires a permit today may not have required a permit 20 years ago. This is an important point to keep in mind when assessing the permits on file for the property you are interested in.

An application for a permit must be completed when a construction project is planned. This process has to be repeated for every separate permit such as building, mechanical, electrical, grading, sewer plumbing, etc. A fee is charged for each permit. Once the county or city is satisfied that the applicant’s plans satisfy the relevant codes and ordinances, a permit is issued. The proposed construction must take place within a certain time period, because permits eventually expire.

A jurisdiction can decide not to issue a permit if the plans do not satisfy its requirements or if other circumstances such as the site’s geology would not permit safe construction etc. Jurisdictions also have the authority to revoke or suspend permits if violations occur or significant changes are proposed.

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THE BUILDING INSPECTION PROCESS

Jurisdictions have the right to inspect the construction process and materials used in any project that requires a permit. In many types of permits, an inspection or series of inspections by an official building inspector is actually required. Some types of construction even require constant monitoring! The inspection process is to help assure that the construction is following the plans approved by the jurisdiction during the permit application process. The persons undertaking the construction process are responsible for contacting the appropriate department to schedule the necessary inspections.

The inspector is to observe the work. If the inspector approves the work, that approval and the fact that the inspection was done is supposed to be recorded on the permit. After the work is completed and the jurisdiction is satisfied that the project complied with the current requirements, the permit is “finalized” or “signed off”. This fact should be clearly noted on the permit itself.

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SUMMARY

A building permit is simply a “license” to construct something. The inspection process associated with building permits is a policing action to help assure that construction is completed according to the jurisdictionally approved plans for that project. Although, neither the permit nor inspection process guarantee or warrant “quality” of construction, they help us establish that the construction process was monitored for compliance with local requirements and approved plans.

UNDERSTANDING THE POTENTIAL LIMITATIONS OF PERMITS

(Part 2)

There are hundreds of county and city level jurisdictions in California. Each tends to use a slightly different method of requiring, processing, storing, and making permits available. Jurisdictional records may be incomplete because permits were not obtained, are filed in a different department, were lost, misplaced or even accidentally thrown-out (yes, this may happen!) Therefore, the absence of a building permit does not necessarily mean that construction was done without a permit. As we discuss next, the mere presence of a building permit does not necessarily mean that construction took place or was properly accomplished either.

If permits are found, they must be properly examined and analyzed. It's not uncommon for property owners to obtain permits and then simply not build. Such permits may give the impression that remodeling or changes were made to a home that were not. Sometimes permits are obtained and owners do not go through the proper inspection process. In this case, permits are not "sign-offs" or a passing final inspection may be recorded on the back of the permit. When the permit is microfilmed for storage, the back of the permit may not be included. We are left not knowing if the permit was finalized or not!

When analyzing permits, remember that older homes may not "conform" to current codes and requirements, but this does not necessarily mean that the home is in "non-compliance". Minimum building and construction standards are revised and changed over time as new information, materials, and methods are found and implemented. An older home, addition, or re-model may have been built in compliance to an older set of standards. In this case, the home is said to be "non-conforming". It does not necessarily mean there is anything wrong with the quality of the home. If a construction project or home is said to be in "non-compliance", it means the work was not done according to the minimum code that was current when the work was undertaken.

Keep these possibilities in mind as you read through the Property Solutions Permit Report.



WHAT ELSE CAN I DO?

The best method to help determine the quality of a home of addition is to simply inspect it today. We should all be realistic and understand that as homes get older, they usually show cosmetic signs of aging. If construction defects exist, these may be evident too. This is just one reason for a quality home inspection. Although home inspections are not generally code compliance checks, a good home inspection can identify many types of construction concerns if they exist.



WHY SEARCH FOR SEWAGE SYSTEM PERMITS?

Is the home on a municipal sewer system or does it have a private septic system? These questions can be answered by a search of jurisdictional records to see what type of sewage permit is current for the property. Why is this important? A home on a private septic system will have certain maintenance requirements that a home on a municipal sewer system does not have. It's best to know and investigate potential maintenance routines and costs in advance, so problems don't occur later on.



MUNICIPAL SEWER SYSTEMS

(PART 3)

Most homes in well-developed areas are connected to a municipal sewer system. This means waste is carried from the home into sewer pipes that transport the waste to treatment facilities where it is processed and rendered harmless before releasing into the environment. The sewer pipes are usually in the street. In some older areas, the sewage pipes carry both waste and storm water run-off. Although it is rare, there are certain areas where a home is on a municipal sewer system and is refused a permit to add an addition onto the home with more plumbing fixtures. This would generally be referred to as a type of "moratorium" on development. Sewer moratoriums can be put in place when a municipality's sewer system is at capacity, and additional fixtures and associated effluent could overload the system. This is important to check on if you are planning a house expansion.



PRIVATE SEPTIC SYSTEMS

In areas where municipal sewer systems are not available, a home will have a private septic system to handle waste.

The most common and currently utilized private septic system is a septic tank with a leach field. Although there are many variations, a septic tank is just a tank buried in the ground. Pipes carry waste from the home into the tank where the waste material naturally degrades biologically. Liquid in the tank gradually flows out into the surrounding area or "leach field" where it continues to degrade. A septic system that is functioning properly is invisible and odorless.

Although very rare, the private septic system may consist of pipes that carry waste from the home to a cesspool on the property. A cesspool is simply a hole in the ground that is lined with porous masonry and is open to the air. Material in the cesspool gradually breaks down and leaches into the ground where additional degradation takes place. Cesspools are no longer allowed to be installed, but some older systems may remain in use.

All septic systems are dependent on bacterial degradation to work. Therefore, care must be taken to avoid bleaches and strong detergents from getting into the system where they can kill the necessary bacteria. Too much water entering the tank can overload the system too. Septic systems may need to be "pumped" periodically. If there are mechanical parts on the system, regular maintenance can help avoid problems. In general, if the home utilizes a private septic system, consult the current owner on proper maintenance of that particular system. It may be prudent to have the system checked by an expert too. If the property has had a home inspection, the septic system may have been checked and addressed. In any case, it is prudent to know where the septic system is located so its condition can be monitored and that no structures are placed on top of it.



WHAT IS A “GEOTECHNICAL”, “SOILS”, OR GEOLOGIC REPORT?

(PART 4)

As part of your permit search, you may have elected to determine if there were any geotechnical, soils, or geologic reports on file for the property you are interested in purchasing. As discussed in the section on building permits, there are a set of uniform codes that have been established to set minimum standards for most aspects of construction in order to help assure that the buildings we live and work in are built appropriately. The purpose of establishing minimum standards is to help safeguard life, limb, and public welfare by regulating and controlling the design, construction, materials, and location of buildings.

Geologist and soil engineers are intricately involved with development in California. As valleys and relatively level areas are steadily built-up development has moved towards those areas, which tend to be more difficult to build on. Much of this land has a potential for geologic hazards from such things as steep hillsides, faults or expansive soil conditions.

Before development can proceed, most jurisdictions require a “soil engineering” and often a geologic study prior to construction. Such studies are undertaken to determine if geologic hazards exist on the property or in the immediate area that could impact the proposed development. In this way, engineers can design buildings to help avoid future problems.



WHAT ARE THESE TYPES OF REPORTS?

Common sense tells us that the land a structure is to be built upon may affect “how” that building is constructed. For instance, is the site on a hillside? Are there geological conditions on the site such as a fault or a landslide or perhaps soil conditions that could impact the proposed structure? What type of foundation is best suited for this property? How will water drainage and grading be handled? These are the types of questions jurisdictional planning and engineering departments want answered before building permits are issued. Such questions are answered in “geotechnical”, “soils”, and “geologic” reports.

“Geotechnical reports” and “soils engineering reports” are synonymous with each other. In California, these reports must be signed by a State licensed Civil Engineer. This type of report is commonly required on most new home development or the structural re-modeling of an existing home. In general, the purpose of a geotechnical report is to address the adequacy of a site for development by investigating the conditions that could impact a structure such as the type of soils or bedrock, the topography, etc. These reports are designed to provide recommendations for foundations, grading and mitigation measures that should be undertaken to make the site suitable for development. Foundations which are fine for a house on level ground may not be adequate for the same house on a hillside. Soil and foundation studies use “subsurface exploration” (such as drilling holes to collect soil samples) to investigate underground conditions at a particular site. Soil samples are collected and tested in soil engineering laboratories to determine the properties of that soil which could affect a building constructed on that property.

In a geologically complex or hazardous area, a jurisdiction may require a more detailed report to specifically address the geological conditions in detail before new home development or certain types of remodeling. This type of report is called “geological report”. NOTE: A geological report prepared for home development is different than the Property Solutions Natural Hazards Disclosure Reports you may receive during a real estate transaction. A geologic report prepared for new home development is going to provide on-site inspections and possibly laboratory analysis in order to describe the site’s geology in detail and offer conclusions and recommendations as to how the geology could impact a proposed development. A geologic “disclosure” report informs you of State, County, or City mapped general geologic hazard areas that may affect the property. It does not provide conclusions or recommendations for

development. A geologic report submitted for development purposes must be signed by a State licensed Geologist or Engineering Geologist.

Once a geotechnical or geologic report is submitted to the County or City as part of the permit process, it becomes public record and is kept on file at the local jurisdiction's planning or engineering department. Such reports are what we search for in this report.



DEVELOPMENT IN FAULT AREAS

Since the early seventies, the State of California has delineated on maps areas around active fault traces. These areas called Alquist-Priolo Earthquake Fault Zones. For those properties in an Alquist-Priolo Earthquake Fault Zone, State law requires that a geologic study be performed to determine if a fault trace exists on the property before development of structures intended for human occupancy is permitted. However, there are some exceptions to this requirement for single family homes. Check your Property Solutions Geologic, Flood and Fire Zone Report for the Alquist-Priolo determination. In the case of existing structures built before enactment of the Special Studies Zone Act in 1972, any addition that adds living-area square footage (i.e. a bedroom) to the structure usually requires a geologic study before it is built. Even if an active fault trace is found, most properties can be developed as long as there is room for an adequate setback from the fault trace. Jurisdictions can require on-site geologic studies in any area where they suspect a fault trace may exist, even if that area is not an Alquist-Priolo Earthquake Fault Zone.



ONCE DEVELOPMENT BEGINS

Once construction has begun, soils engineers and geologists are again involved. In many jurisdictions, soils engineers are required to monitor the construction of foundations or drainage schemes and any grading or excavation. Fills are observed and tested to assure the quality of their compaction. Each step of the construction process that is monitored by a soils engineer is generally recorded with the builder and the local jurisdiction in the form of "observation letters". Buyers of homes built within the last 10 to 15 years may be able to discover much about the care with which the home was constructed by reviewing available engineering observation letters at the local jurisdiction's planning or engineering department.

In many jurisdictions, a geologist or soil engineer is again involved after the construction is completed in order to "finalize" it. Once the soils engineer is satisfied that the components of the home that he was responsible for was built in accordance with the approved soils engineering report, the engineer provides a Final Letter of Inspection. This final letter should be available in the jurisdictional files. Although a building permit can be applied for and received, there is no guarantee that the construction was completed according to building codes and recommendations unless it is "finalized" or "signed off".