



# The Building Permit Report

Date ~ March 31, 2022

Escrow ~ None

## Subject Property

8812 Wonderland Avenue  
Los Angeles, CA 90046

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## Prepared For

Rhett Winchell  
of  
Kennedy Wilson

Phone: (818) 908 – 8945 ~ [www.solutionsforproperty.com](http://www.solutionsforproperty.com) ~ Fax: (818) 908 - 8946

# THE BUILDING PERMIT REPORT STATEMENT

FOR

8812 WONDERLAND AVENUE., LOS ANGELES, CA 90046

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: # 7833-H-63

- ☐ 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: \_\_\_\_\_

**G**

Form B-200

**APPLICATION FOR GRADING PERMIT  
AND FOR GRADING CERTIFICATE**

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 531-549	BLK.	TRACT Lookout Mtn. Park	DIST. MAP 7023
2. JOB ADDRESS 8800 to 8822 Wonderland Ave (10)	APPROVED		ZONE R-1-1
3. BETWEEN CROSS STREETS LOOKOUT MTN.	AND		INSIDE
4. PURPOSE Grading			KEY
5. OWNER WILLIAM AND JEAN W. Etchison	PHONE PL. 66891		COR. LOT
6. OWNER'S ADDRESS 12408 So. Normandie	P.O. L.A.	ZONE	REV. COR. LOT SIZE 250x100
7. PLANS BY J. Vogelsang	CIVIL ENG. PL. 44049	STATE LICENSE PHONE	REAR ALLEY
8. CONTOURS BY LIC'D. SURVEYOR OR CIVIL ENG.	STATE LICENSE PHONE		SIDE ALLEY
9. FOUNDATION. ENGINEER J. Vogelsang	GEOLOGIST PL. 44049	STATE LICENSE PHONE	BLDG. LINE Hills
10. CONTRACTOR Owner	STATE LICENSE PHONE		AFFIDAVITS
11. CONTRACTOR'S ADDRESS 12408 So. Normandie LA	P.O.	ZONE	
G 8800-8822 Wonderland Ave.			DISTRICT OFFICE LA

12. NUMBER CUBIC YARDS CUT <del>1000</del>	FILL	TOTAL 4350	
13. TYPE OF NATURAL SOIL Granit	TYPE OF FILL MATERIAL		MAXIMUM SLOPE CUT FILL
14. COMPACTED FILLS <input type="checkbox"/> YES <input type="checkbox"/> NO		YARDAGE APPROVED	
APPROVED SOIL TESTING AGENCY		APPLICATION CHECKED Miller	RETAINING WALL REQUIRED YES NO
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.		PLANS CHECKED ONIGRA	FILE WITH
SIGNED <i>Lenny Bednec</i>		CORRECTIONS VERIFIED	
BOND \$4350.00	POSTED 4/20/62	PLANS APPROVED	CONT. INSP.
This Form When Properly Validated is a Permit to Do the Work Described.		APPLICATION APPROVED	INSPECTOR EPA 500
P.C. 15.00	S.P.C.	G.P. \$102.00	I.F.

VALIDATION  
 MAR-28-62 22737 C — 2 CK 15.00  
 APR-20-62 29396 A — 7 CK 5.00  
 APR-20-62 29397 A — 1 CK 102.00  
 APR-20-62 29398 A — 2 CK 5.00  
 P/C. No. R-1697 Grading Yes Crit. soil Yes

1

# APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

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 DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	531-549		Lookout Mtn. Park	
2. JOB ADDRESS	8800-8822 Wonderland Ave.			DIST. MAP
3. BETWEEN CROSS STREETS	Lookout Mountain			7023
4. PURPOSE OF BUILDING	Retaining Walls			ZONE
5. OWNER'S NAME	W. & I. Etchison			R-1-1
6. OWNER'S ADDRESS	12408 So. Normandie			FIRE DIST.
7. CERT. ARCH.	J. Vogelsang			INSIDE
8. LIC. ENGR.	J. Vogel Sang			KEY
9. CONTRACTOR	Owner			COR. LOT
10. CONTRACTOR'S ADDRESS				REV. COR.
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	LOT SIZE
1				250 x 100
12. MATERIAL	<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING EXT. WALLS: <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER			SPRINKLES REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$5808.00			AFFIDAVITS
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				VALUATION APPROVED
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.				APPLICATION CHECKED
Signed: <i>Henry H. H. H.</i>				PLANS CHECKED
This Form When Properly Validated is a Permit to Do the Work Described.				CORRECTIONS VERIFIED
				PLANS APPROVED
				APPLICATION APPROVED
				INSPECTOR
				FILE WITH
				CONT. INSP.
TYPE	GROUP	MAX. OCC.	P.C. 80	S.P.C.
			12	
				G.P.I.
				B.P. 60
				I.F.
				O.S.
				C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

T.A. 7840

APR-20-62

29398

A = 2 CK

12.80

P.C. No.

GRADING

CRIT. SOIL

CONS.

G

APPLICATION FOR GRADING PERMIT  
AND FOR GRADING CERTIFICATE

Form B-100

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 DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	531-549			Lookout Mt. Park
2. JOB ADDRESS	8800 to 8822 Wonderland Ave			DIST. MAP
3. BETWEEN CROSS STREETS	Lookout Mtn AND			7023
4. PURPOSE	Grading (Compacted backfill behind retaining wall)			ZONE
5. OWNER	W. Etchison			R-1-1
6. OWNER'S ADDRESS	12408 S. Normandie			INSIDE KEY
	LA			COR. LOT
7. PLANS BY	J. Vogelsang			REV. COR.
	PLA 4049			LOT SIZE
8. CONTOURS BY	LIC'D. SURVEYOR OR CIVIL ENG.			250x100
9. FOUNDATION	ENGINEER	GEOLOGIST	STATE LICENSE	PHONE
Same as #7				
10. CONTRACTOR	Owner			REAR ALLEY
11. CONTRACTOR'S ADDRESS	Same			SIDE ALLEY
				BLDG. LINE
				Hills
				AFFIDAVITS

G	8800 to 8822 Wonderland Ave	DISTRICT OFFICE
		LA

12. NUMBER CUBIC YARDS	CUT	FILL	MAXIMUM CUT OR FILL
	250	250	250
13. TYPE OF NATURAL SOIL	TYPE OF FILL MATERIAL		YARDAGE APPROVED
Granite	same		Kendley
14. COMPACTED FILLS	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		MAXIMUM SLOPE CUT

APPROVED SOIL TESTING AGENCY	Foundation Engrg. Co.	APPLICATION CHECKED	RETAINING WALL REQUIRED
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.		PLANS CHECKED	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
CORRECTIONS VERIFIED		FILE WITH	
SIGNED		LA7839/62	
BOND	POSTED	PLANS APPROVED	CONT. INSP.
<input checked="" type="checkbox"/> CASH <input type="checkbox"/> SURETY	<input checked="" type="checkbox"/>	Kendley	X

This Form When Properly Validated is a Permit to Do the Work Described.		APPLICATION APPROVED	INSPECTOR
P.C. No.	G.P.I.	G.P.	I.F.
LA 20962	29	29	

CASHIER'S USE ONLY	LA 20962	SEP-26-62	61861	NL - 1 CK	29.00
	P.C. No.	GRADING	CRIT. SOIL	CONS.	

1

APPLICATION TO CONSTRUCT NEW BUILDING  
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

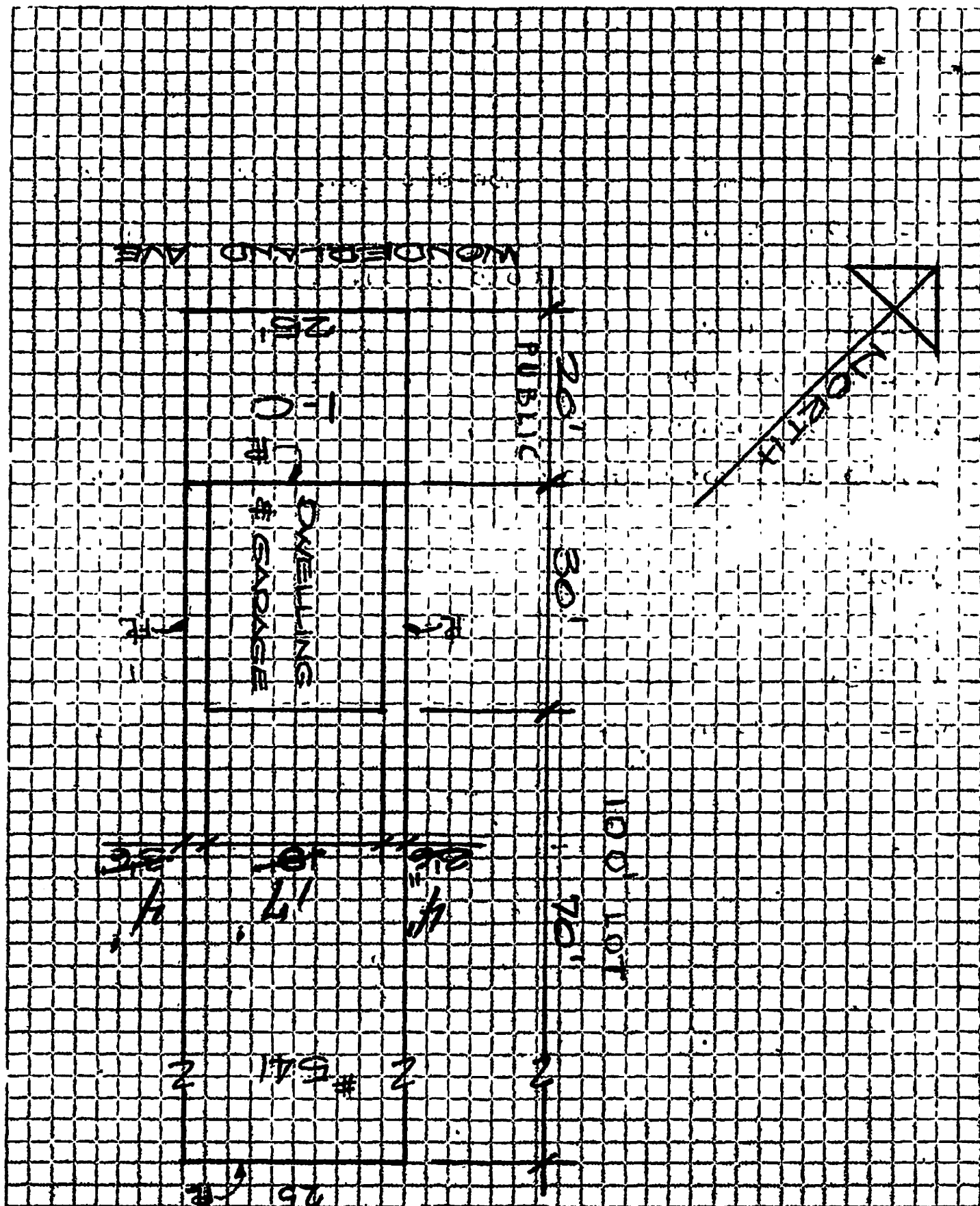
DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	541		Lookout Mtn. Park	MY
2. JOB ADDRESS	8812 Wonderland Ave.			DIST. MAP
				7023
3. BETWEEN CROSS STREETS	Crescent Dr. AND Lookout mtn. dr.			ZONE
				R-1-1
4. PURPOSE OF BUILDING	Dwelling & Garage & Retaining walls			FIRE DIST.
5. OWNER'S NAME	William Etchison			INSIDE
	PL. 66891			KEY
6. OWNER'S ADDRESS	12408 So. Normandie			COR. LOT
	LA			REV. COR.
7. CERT. ARCH.	STATE LICENSE NO. - PHONE			LOT SIZE
				25X100
8. LIC. ENGR.	STATE LICENSE NO. PHONE			
JOHN VOGELSANG	S.E. 1185 PL 44049			
9. CONTRACTOR	STATE LICENSE NO. PHONE			REAR ALLEY
Owner				SIDE ALLEY
10. CONTRACTOR'S ADDRESS	P.O. BOX			BLDG. LINE
12408 So NORMANDIE				HILLS
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
16 x 30	3	20' 10"	NONE	510 sq ft
8812 Wonderland Ave.				DISTRICT OFFICE
				LA
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> CONC. BLOCK	ROOF
EXT. WALLS	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input checked="" type="checkbox"/> CONCRETE	CONST.
				<input type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING
				<input type="checkbox"/> CONC. <input type="checkbox"/> OTHER
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				SPRINKLES REQ'D SPECIFIED
\$ 13,500				X
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				AFFIDAVITS
Total 13,500.00				
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.				PLANS CHECKED
Signed: Henry Hedrick				DWELL. UNITS
				1
				CORRECTIONS VERIFIED
				SPACES PARKING
				1-REQD
				PLANS APPROVED
				GUEST ROOMS
				0
				APPLICATION APPROVED
				FILE WITH
				X
				INSPECTOR
				CONT. INSP.
				X

CASHIER'S USE ONLY	TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	S.P.	I.F.	O.S.	C/O
	IK	R	1-1 AM	1235	1162	56				
	3-6-62 16725 C-2CK 1235									
	9-17-62 60256 B.W. 2 CK 146.25									
	LA 20967									
	SEP 26 1962 61467 NL 1/1 CK 56.00									
	P.C. No. GRADING CRIT. SOIL CONS. X									

Approved for Duty  
- Mr. 8-31-62



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# APPLICATION FOR GRADING PERMIT AND FOR GRADING CERTIFICATE

Form B-100

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 DESCR.	LOT 531-549	BLK.	TRACT Lookout Mt. Pk	ADDRESS APPROVED
2. JOB ADDRESS	8800 to 8822 Wonderland Avenue			DIST. MAP 7023
3. BETWEEN CROSS STREETS	Lookout Mtn AND			ZONE R-1-1
4. PURPOSE	Grading (Compacted back fill behind ret. wall)			INSIDE KEY XX
5. OWNER	W. Etchison			COR. LOT
	PHONE PL66891			REV. COR.
6. OWNER'S ADDRESS	12408 South Normandie			LOT SIZE
7. PLANS BY	CIVIL ENG.	STATE LICENSE	PHONE	250x100
	J. Vogelsang	PL44049		
8. CONTOURS BY	LIC'D. SURVEYOR OR CIVIL ENG.	STATE LICENSE	PHONE	REAR ALLEY
				SIDE ALLEY
9. FOUNDATION	ENGINEER	GEOLOGIST	STATE LICENSE	BLDG. LINE
10. CONTRACTOR	Owner			APPROVALS
	STATE LICENSE			
11. CONTRACTOR'S ADDRESS	P.O. BOX			ZONE

G 8800 to 8822 Wonderland Avenue			DISTRICT OFFICE L.A.	
12. NUMBER CUBIC YARDS	MAXIMUM CUT OR FILL			
CUT 250	FILL 250	250		
13. TYPE OF NATURAL SOIL	TYPE OF FILL MATERIAL	YARDAGE APPROVED	MAXIMUM FLOP CUT FILL	
Granite	Same	Kendig	33°	
14. COMPACTED FILLS	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	APPLICATION CHECKED	RETAINING WALL REQUIRED	
APPROVED SOIL TESTING AGENCY: Foundation Engrg Co.		MILLER*	YES NO	
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.		PLANS CHECKED	X	
SIGNED: [Signature]		CORRECTIONS VERIFIED	FILE WITH	
BOND		PLANS APPROVED	20962	
none		POSTED	CONT. INSP.	
<input type="checkbox"/> CASH <input checked="" type="checkbox"/> SURETY		APPLICATION APPROVED	INSPECTOR	
This Form When Properly Validated is a Permit to Do the Work Described.		Kendig		
P.C.	S.P.C.	G.P.	I.F.	
No fee	fee	fee		

CASHIER'S USE ONLY

Signature required by owner only

LA 22257

OCT-11-62 64790 B-1 NF 0.00

P.C. No. GRADING CRIT. SOIL CONS.



ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

1952 OCT - 1 AM 11: 02

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.)

G

# APPLICATION FOR GRADING PERMIT AND FOR GRADING CERTIFICATE

B&amp;S Form B-100

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 DESCR.	LOT 531-549	BLK.	TRACT Lookout Mtn. Park	ADDRESS APPROVED
2. JOB ADDRESS	8800-8822 Wonderland Ave.			DIST. MAP 7023
3. BETWEEN CROSS STREETS	Lookout Mtn. AND			ZONE R-1-1
4. PURPOSE	Grading - SUPPLEMENTAL			INSIDE XXXX KEY
5. OWNER	W. & J. Etchison		PHONE PL 66891	COR. LOT
6. OWNER'S ADDRESS	12408 S. Normandie		P.O. BOX IA	REV. COR. LOT SIZE 250x100
7. PLANS BY	CIVIL ENG.	STATE LICENSE	PHONE PL 44049	
8. CONTOURS BY	LIC'D. SURVEYOR OR CIVIL ENG.	STATE LICENSE	PHONE	REAR ALLEY
9. FOUNDATION	ENGINEER	GEOLOGIST	STATE LICENSE	PHONE PL 44049
10. CONTRACTOR	Owner		STATE LICENSE	PHONE hills
11. CONTRACTOR'S ADDRESS	Above		P.O. BOX	ZONE AFFIDAVITS

G 8800-8822 Wonderland Ave.			DISTRICT OFFICE L.A.	
12. NUMBER CUBIC YARDS	MAXIMUM CUT OR FILL			
CUT 100	FILL 100	100	50	OK
13. TYPE OF NATURAL SOIL	TYPE OF FILL MATERIAL	YARDAGE APPROVED	MAXIMUM SLOPE CUT FILL	
14. COMPACTED FILLS	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Skowchi		
APPROVED SOIL TESTING AGENCY	Not Permitted	APPLICATION CHECKED Miller*	RETAINING WALL REQUIRED YES NO	
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, and I have read reverse side of application.		PLANS CHECKED		
SIGNED [Signature]		CORRECTIONS VERIFIED	FILE WITH LA7839/62	
BOND	POSTED	PLANS APPROVED	CONT. INSP.	
<input type="checkbox"/> CASH <input type="checkbox"/> SURETY		APPLICATION APPROVED Skowski	INSPECTOR BRITTON	
P.C. No. 100	S.P.C.	G.R. No. 100	G.P. No. 100	

CASHIER'S USE ONLY

JUN-26-63

326775

41524

Z - 1 CK

5.00

P.C. No.

GRADING YES

CRIT. SOIL YES

CONS.

**G**

# APPLICATION FOR GRADING PERMIT AND FOR GRADING CERTIFICATE

B&amp;S Form B-100

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 DESCR.	LOT <b>551</b>	BLK.	TRACT <b>Lookout Mtn Park</b>	ADDRESS APPROVED
2. JOB ADDRESS	<b>8800-8822 Wonderland Avenue</b>			DIST. MAP <b>7023</b>
3. BETWEEN CROSS STREETS	<b>Lookout Mtn</b>			ZONE <b>R-1-1</b>
4. PURPOSE	<b>Supplemental-Corrective Measures</b>			INSIDE <del>XXXX</del> KEY
5. OWNER	<b>W &amp; J Etchison</b>			COR. LOT
6. OWNER'S ADDRESS	<b>PL66891</b>			REV. COR.
7. PLANS BY	<b>12408 South Normandie L.A.</b>			LOT SIZE <b>250x100</b>
8. CONTOURS	<b>J. Vogelsang</b>			REAR ALLEY
9. FOUNDATION	<b>J. Vogelsang</b>			SIDE ALLEY
10. CONTRACTOR	<b>Owner</b>			BLDG. LINE <b>Hills</b>
11. CONTRACTOR'S ADDRESS	<b>Same</b>			AFFIDAVITS

<b>G 8800-8822 Wonderland Avenue</b>			DISTRICT OFFICE <b>L.A.</b>	
12. NUMBER CUBIC YARDS	MAXIMUM CUT OR FILL			
CUT <b>100</b>	FILL	<b>100 C.Y.</b>		
13. TYPE OF NATURAL SOIL	TYPE OF FILL MATERIAL	YARDAGE APPROVED	MAXIMUM SLOPE CUT FILL	
14. COMPACTED FILLS	<input type="checkbox"/> YES <input type="checkbox"/> NO	<i>[Signature]</i>	RETAINING WALL REQUIRED	
APPROVED SOIL TESTING AGENCY <b>NOT SELECTED</b>		APPLICATION CHECKED <b>MILLER*</b>	YES NO	
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, and I have read reverse side of application.		PLANS CHECKED	FILE WITH <b>LA7839/62</b>	
SIGNED <i>[Signature]</i>		CORRECTIONS VERIFIED	CONT. INSP.	
BOND	POSTED	PLANS APPROVED <i>[Signature]</i>	INSPECTOR <b>BASTON</b>	
<b>No</b>	<input type="checkbox"/> CASH <input type="checkbox"/> SURETY	APPLICATION APPROVED <i>[Signature]</i>		
P.C.	S.P.C.	G.P.I.	G.P.	I.F.

CASHIER'S USE ONLY

**JUL-15-63 35756 5 •42888 2-1 CS 15.00**

P.C. No. GRADING Yes CRIT. SOIL Yes CONS.

1

# APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

BAS Form B-1

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 DESCR.	LOT 31-549	BLK.	TRACT Lookout Mtn Pk	ADDRESS APPROVED	SEWER (Available) (Not Available)				
2. JOB ADDRESS 8800-8822 Wonderland Avenue				DIST. MAP 7023					
3. BETWEEN CROSS STREETS Lookout Mtn AND				ZONE R-1-1					
4. PURPOSE OF BUILDING Ret. Walls				FIRE DIST.					
5. OWNER'S NAME W. & J. Etchison				PHONE PL61369					
6. OWNER'S ADDRESS 12408 South Normandie				INSIDE KEY COR. LOT REV. COR. LOT SIZE 250x100					
7. CERT. ARCH. R. S. Angwire				STATE LICENSE NO. RE9284					
8. LIC. ENGR. OT54310				PHONE					
9. CONTRACTOR Owner				STATE LICENSE NO. PHONE					
10. CONTRACTOR'S ADDRESS Same				P. O. BOX ZONE BLDG. LINE Hills					
11. SIZE OF NEW BLDG. 120 feet long		STORIES	HEIGHT 0-8'	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA				
12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE				ROOF CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	DISTRICT OFFICE 12A				
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 2000.00				VALUATION APPROVED APPLICATION CHECKED JOUGRA* PLANS CHECKED CORRECTIONS VERIFIED PLANS APPROVED APPLICATION APPROVED INSPECTOR	SPRINKLES REQ'D. SPECIFIED AFFIDAVITS DWELL. UNITS SPACES PARKING GUEST ROOMS FILE WITH LA 7840/62 CONT. INSP.				
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit. 1st 2 2660									
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, and I have read reverse side of application.									
Signed <u>Wm. Etchison</u> 12A									
This Form When Properly Validated is a Permit to Do the Work Described.									
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
Ret	Wd	6				1000			

CASHIER'S USE ONLY

JUL-26-63  
JUL-26-6337835  
37836

LALA

•43784  
•43784Z = 2 CK  
Z = 1 CK6.00  
10.00

P.C. No.

GRADING

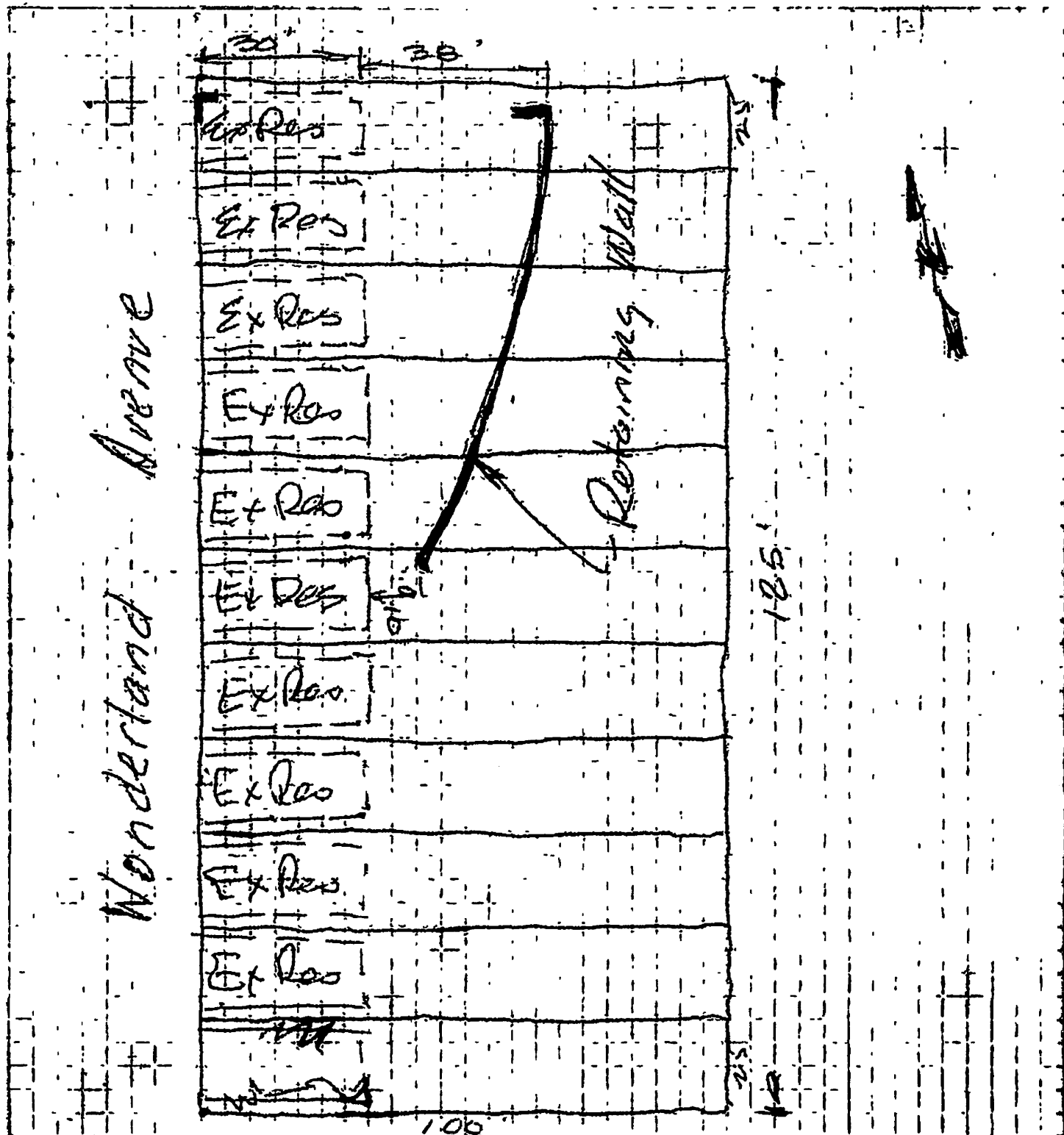
CRIT. SOIL

CONS.

## LEGAL DESCRIPTION

Lots 531-549 Lookout  
Mountain Park Tract

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



## SCOPE OF PERMIT

"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.)

1

# APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B&amp;S Form B-1

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 DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED	SEWER (Available) (Not Available)				
	531-549		Lookout Mtn Pk						
2. JOB ADDRESS	8800-8822 Wonderland Ave			DIST. MAP					
				7023					
3. BETWEEN CROSS STREETS	Lookout Mnt AND			ZONE					
				R-1-1					
4. PURPOSE OF BUILDING	Retaining Walls			FIRE DIST.					
5. OWNER'S NAME	PHONE		INSIDE						
W & J Etchison	PL 61369		KEY						
6. OWNER'S ADDRESS	P. O. BOX		ZONE	COR. LOT	CRITICAL SOIL				
12408 S. Normandie	PL 61369			REV. COR.					
7. CERT. ARCH.	STATE LICENSE NO.	PHONE	LOT SIZE						
R.S. Angvire RE 9284	OL 54310		250x100						
8. LIC. ENGR.	STATE LICENSE NO.	PHONE							
9. CONTRACTOR	STATE LICENSE NO.		PHONE	REAR ALLEY					
Owner				SIDE ALLEY					
10. CONTRACTOR'S ADDRESS	P. O. BOX		ZONE	BLDG. LINE					
Same				Hills					
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		BLDG. AREA				
10' long		0-11'							
1	8800-8822 Wonderland Ave				DISTRICT OFFICE				
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF	<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL ROOFING	SPRINKLES REQ'D. SPECIFIED		
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.	<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER			
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 500		VALUATION APPROVED		AFFIDAVITS				
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.			APPLICATION CHECKED		DWELL. UNITS				
292 2502			Jougra*		SPACES PARKING				
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, and I have read reverse side of application.			CORRECTIONS VERIFIED		GUEST ROOMS				
Signed <i>Wm. Etchison</i> 1/25			PLANS APPROVED		FILE WITH				
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR		CONT. INSP.				
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
Ref	W31					350			

CASHIER'S USE ONLY

JUL-26-63

378375

•43785

2 — 1 CK

350

P.C. No.

GRADING

CRIT. SOIL

CONS.

3

# APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&amp;S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

Return to Kendig

## INSTRUCTIONS:

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	531-549		Lookout Mtn. Park	
2. BUILDING ADDRESS				DIST. MAP
8800-22 Wonderland Ave.				7023
3. BETWEEN CROSS STREETS				ZONE
Lookout Mt. AND				R-1-1
4. PRESENT USE OF BUILDING		NEW USE OF BUILDING		FIRE DIST.
Retaining Walls		same		
5. OWNER'S NAME		PHONE		INSIDE XXXX
W & J Etchison		PL 61369		KEY
6. OWNER'S ADDRESS		P. O.		COR. LOT
12408 S. Normandie		ZONE		REV. COR.
7. CERT. ARCH.		STATE LICENSE		LOT SIZE
<del>Angelier &amp; Johnson</del>		RE 9284 OL 54310		250x100
8. LIC. ENGR.		STATE LICENSE		
P.S. AUGVIRE		RE 9284 OL 54310		
9. CONTRACTOR		STATE LICENSE		REAR ALLEY
Owner		PHONE		SIDE ALLEY
10. CONTRACTOR'S ADDRESS		P. O.		BLDG. LINE
Above		ZONE		hills
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
			BLDG. AREA	

SEWER (Available) (Not Available)

3				8800-22 Wonderland Ave.		DISTRICT OFFICE	
						I.A.	
12. MATERIAL		<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK		ROOF		<input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING	
EXT. WALLS:		<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		CONST.		<input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				VALUATION APPROVED		SPRINKLERS REQ'D. SPECIFIED	
\$ PC 18000				Boehm*		AFFIDAVITS	
14. SIZE OF ADDITION		STORIES		HEIGHT		APPLICATION CHECKED	
						Boehm*	
15. NEW WORK: (Describe)		EXT. WALLS		ROOFING		PLANS CHECKED	
Change retaining walls						DWELL. UNITS	
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, and I have read reverse side of Application.  Signed <u>W. Etchison</u> / RST This Form When Properly Validated is a Permit to Do the Work Described.				CORRECTIONS VERIFIED		SPACES PARKING	
				PLANS APPROVED		GUEST ROOMS	
				APPLICATION APPROVED		FILE WITH	
				INSPECTOR		CONT. INSP.	

CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
Ret Wall			17-			3400			

JUN-25-63 54107 D - 2 CK 17.00

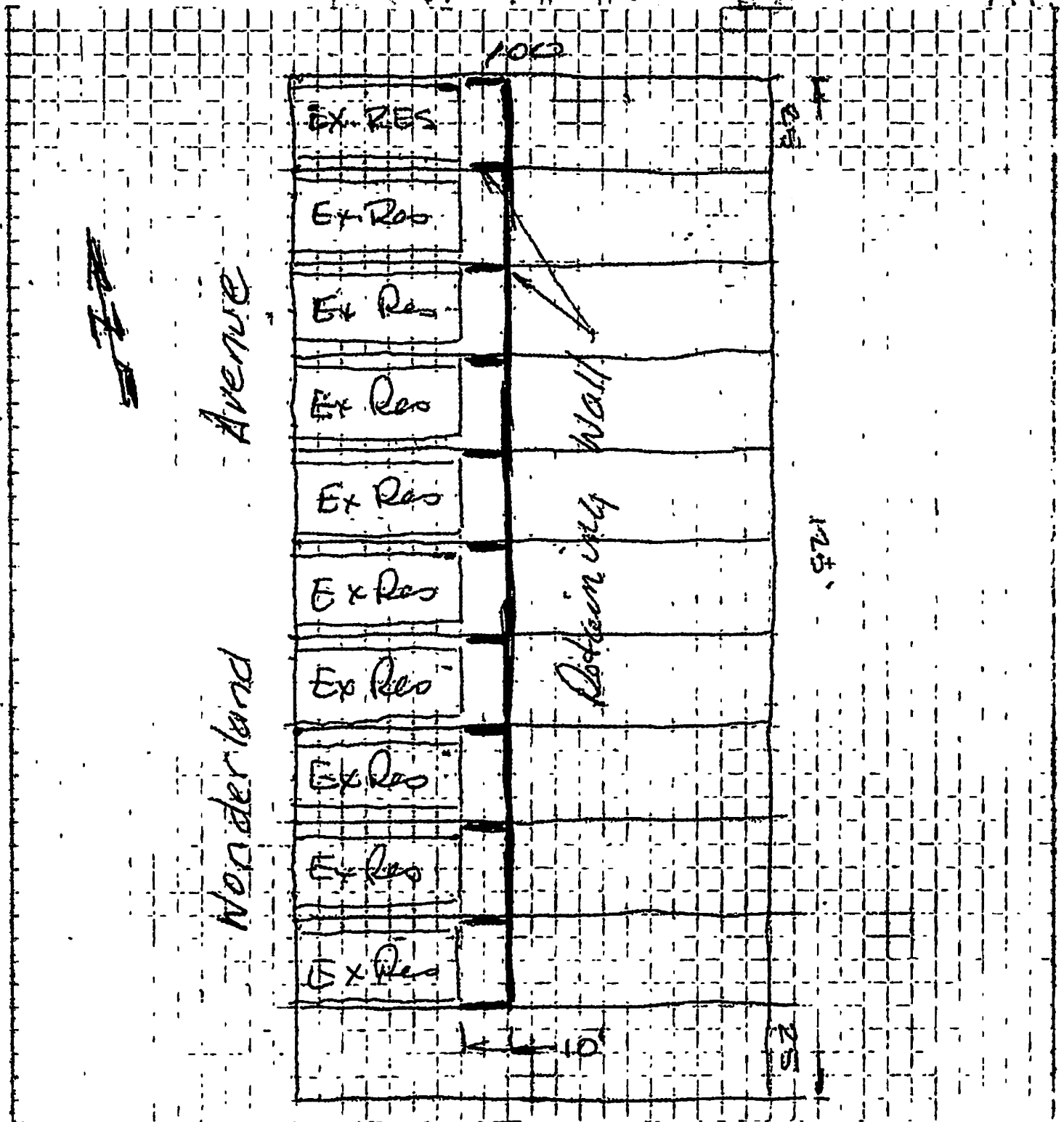
JUL-26-63 37838 E 43786 Z - 1 CK 34.00

P.C. No. 5899 GRADING CRIT. SOIL CONS.

CASHIER'S USE ONLY

Lots 531-549 Lookout  
Mountain Park Tract

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



#### SCOPE OF PERMIT

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.)



1 APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY										S&S B-1—Rev. 3-64	
CITY OF LOS ANGELES						DEPT. OF BUILDING AND SAFETY					
<b>INSTRUCTIONS:</b> 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.						CENSUS TRACT					
1. LEGAL DESC.	LOT	BLK.	TRACT	Lookout Mtn. Park		DIST. MAP 7023					
2. PURPOSE OF BUILDING 23) Ret. wall						ZONE R-1-1					
3. JOB ADDRESS 8800-8822 Wonderland Ave.						FIRE DIST.					
4. BETWEEN CROSS STREETS Lookout Mt. AND						INSIDE COR. LOT KEY REV. COR.					
5. OWNER'S NAME Richard P. Roe						LOT SIZE 250x100					
6. OWNER'S ADDRESS 417 S. Hill						P. O. BOX ZONE					
7. ARCHITECT OR DESIGNER						STATE LICENSE NO. PHONE					
8. ENGINEER Norman Bradley						STATE LICENSE NO. PHONE 11403 223-2111					
9. CONTRACTOR Not selected						STATE LICENSE NO. PHONE					
10. SIZE OF NEW BLDG. 130' long						STORIES X		HEIGHT 8' max		NO. OF EXISTING BUILDINGS ON LOT AND USE 4 dwellings	
11. MATERIAL OF CONSTRUCTION conc block						EXT. WALLS X		ROOF X		FLOOR X	
12. JOB ADDRESS 8800-8822 Wonderland Ave.						DISTRICT OFFICE L. A.					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 3200 - 500.00						GRADING yes					
1 6066 801-0 TV 3100 12580						CRIT. SOIL X					
PURPOSE OF BUILDING (23) Retaining Wall						VALUATION APPROVED Kendy					
TYPE Ret - wall						STORIES		PLANS CHECKED Kendy		FLOOD 1	
BLDG AREA X						MAX. OCC. X		TOTAL X		PLANS APPROVED Kendy	
DWELL UNITS X						GUEST ROOMS X		SPACES PARKING X		REQ'D PROVIDED X	
SPRINKLERS REQ'D SPECIFIED NO						CONT. INSP. Concrete B/K					
P.C. No. S-9421						ZONED BY Boehm*					
P.C. 9.36						S.P.C. 2422		B.P. 1422		I.F. O.S. C/O TYPIST	
P.C. 9.36						S.P.C. 2422		B.P. 1422		I.F. O.S. C/O TYPIST	

ONLY  
CASHIER

Jul-30-64      69499      E - @ CK 9.36

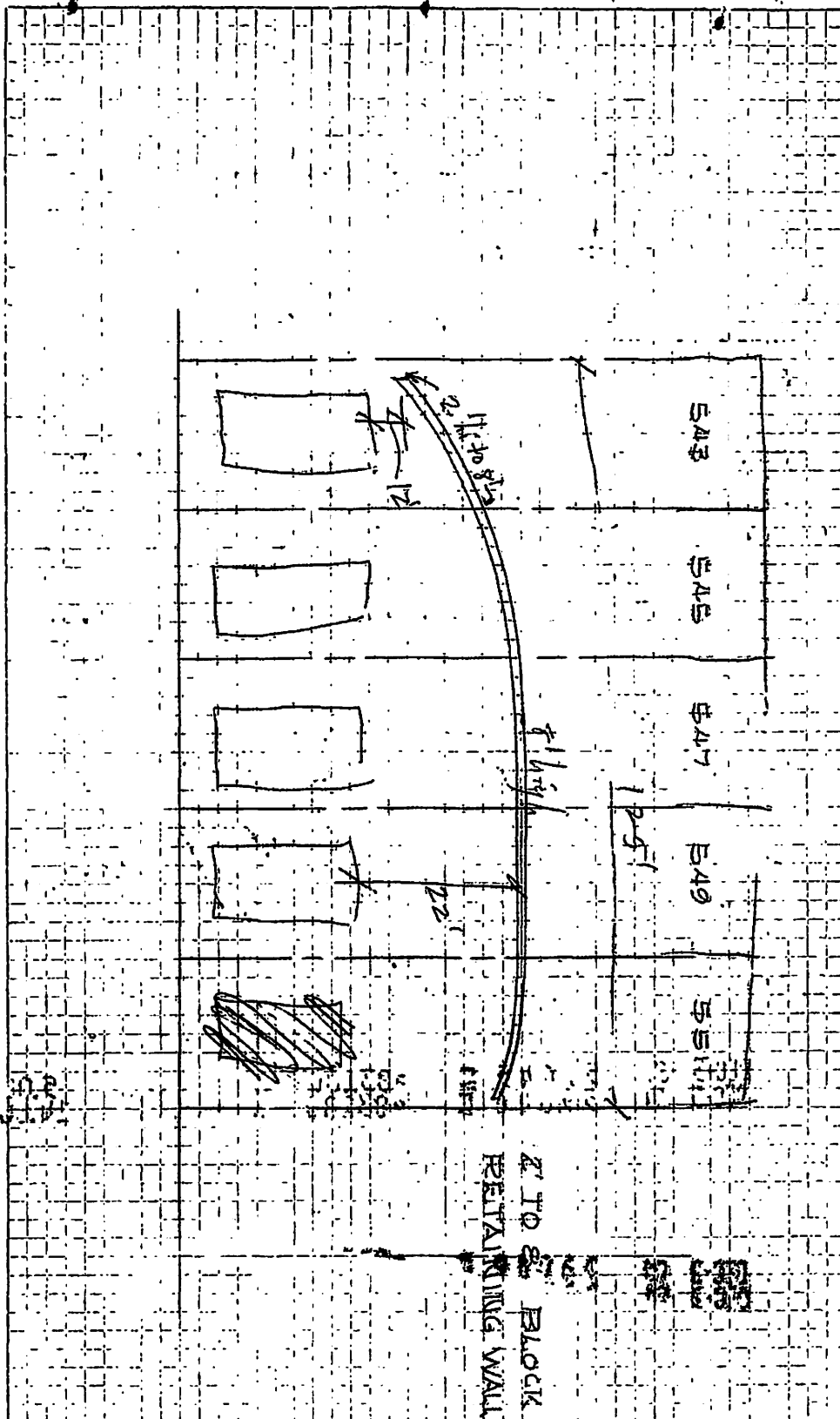
DEC-3-64	59645 E	83180	X = 7 CK	5.00
DEC-3-64	59646 E	83180	X = 1 CK	14.80

#### 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 <u>Norman Bradley</u>		Name <u>L. O.</u>		Date <u>8/3</u>	
Bureau of Engineering		ADDRESS APPROVED			
		SEWERS AVAILABLE			
		NOT AVAILABLE			
		DRIVEWAY APPROVED			
		HIGHWAY DEDICATION REQUIRED COMPLETED			
Conservation		FLOOD CLEARANCE APPROVED			
Plumbing		APPROVED FOR ISSUE FILE #			
Planning		PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED			
Fire		APPROVED UNDER CASE #			
Traffic		APPROVED (TITLE 19) (L.A.M.C.-5700)			
		APPROVED FOR			



ON LOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

3

# APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&amp;S Form B-3

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 DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED					
	531-541		Lookout Mtn. Park	L.D.					
2. BUILDING ADDRESS	8800-8812 Wonderland Ave.			DIST. MAP					
3. BETWEEN CROSS STREETS	Lookout Mt.			7023					
4. PRESENT USE OF BUILDING	AND NEW USE OF BUILDING			ZONE					
(6) dwelling	(32) Same & ret. wall			R-1-1					
5. OWNER'S NAME	Richard P. Roe			FIRE DIST.					
6. OWNER'S ADDRESS	417 S. Hill LA			INSIDE KEY					
7. CERT. ARCH.	STATE LICENSE PHONE			XXXX					
8. LIC. ENGR.	Norman Bradley 11403			250x100					
9. CONTRACTOR	Not selected			REAR ALLEY					
10. CONTRACTOR'S ADDRESS	P.O. ZONE			SIDE ALLEY					
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. LINE					
17x30	3		X	hills					
3 8800-8812 Wonderland Ave				DISTRICT OFFICE					
				L.A.					
12. MATERIAL	WOOD METAL CONC. BLOCK			SPRINKLERS					
EXT. WALLS:	STUCCO BRICK CONCRETE			REQ'D. SPECIFIED					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 3800			AFFIDAVITS					
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED						
3 of 6 TV 3100 13580			Boehm*						
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS					
add ret. wall 5' hi max			Kendy	X					
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, and I have read reverse side of Application.			CORRECTIONS VERIFIED	SPACES PARKING					
Signed Norman Bradley			PLANS APPROVED	X					
This Form When Properly Validated is a Permit to Do the Work Described.			APPLICATION APPROVED	GUEST ROOMS					
			INSPECTOR	FILE WITH					
			1730	IA7840/62					
				CONT. INSP. 3800 CONC.					
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
Ret Wall			9.36	2472	1730				

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

Jul-30-64

69499<sup>2c</sup>

E-2CK

9.36

DEC-3-64

59648 E

•83182

X — 1 CK

17.20

P.C. N-9421

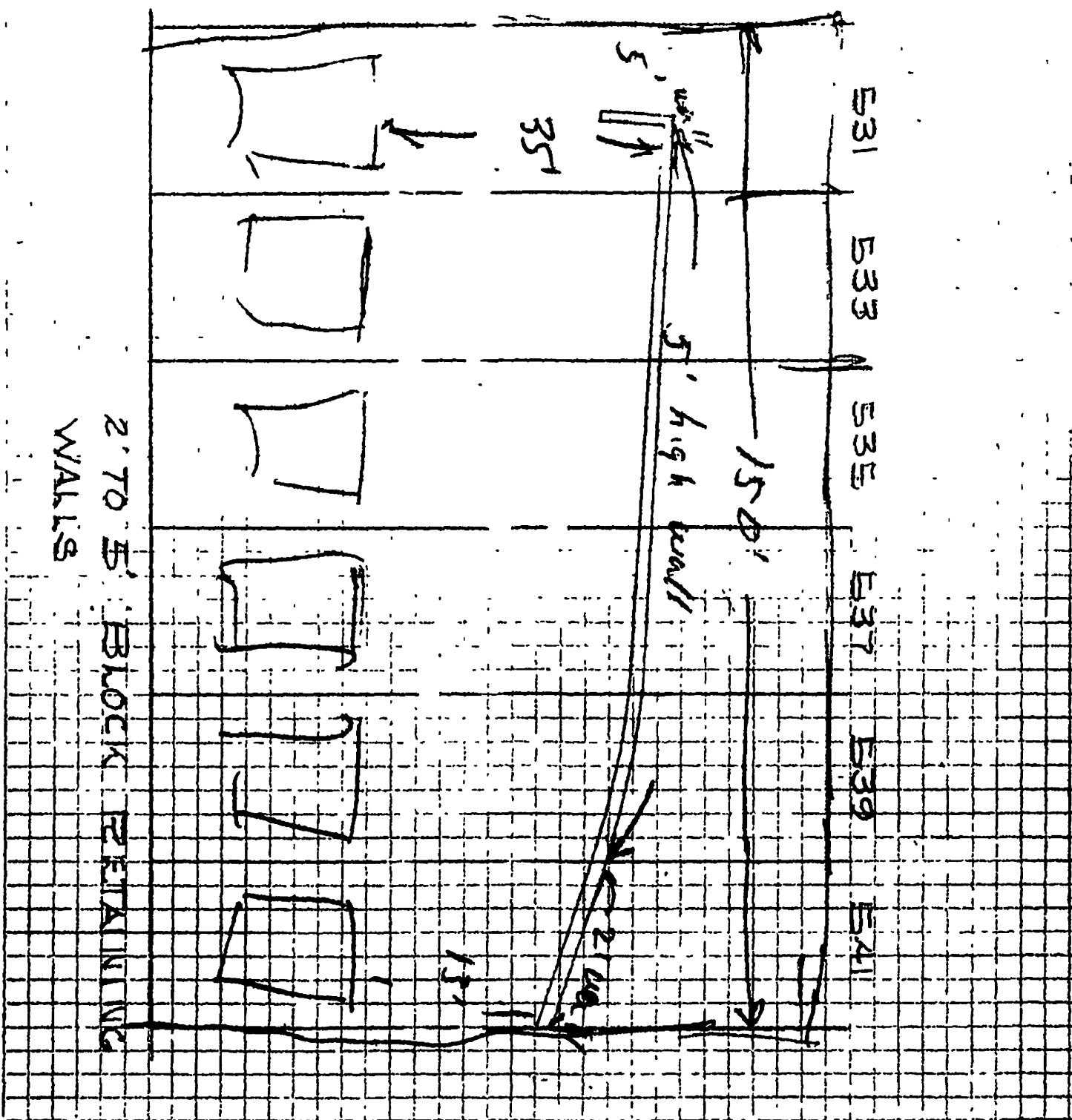
GRADING

YES

CRIT. SOIL

CONS.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



0202 L.A.M.C.  
The following is a true and correct copy of the plat as recorded in the County of Los Angeles, California, Book 10, Page 10, of the Public Records.

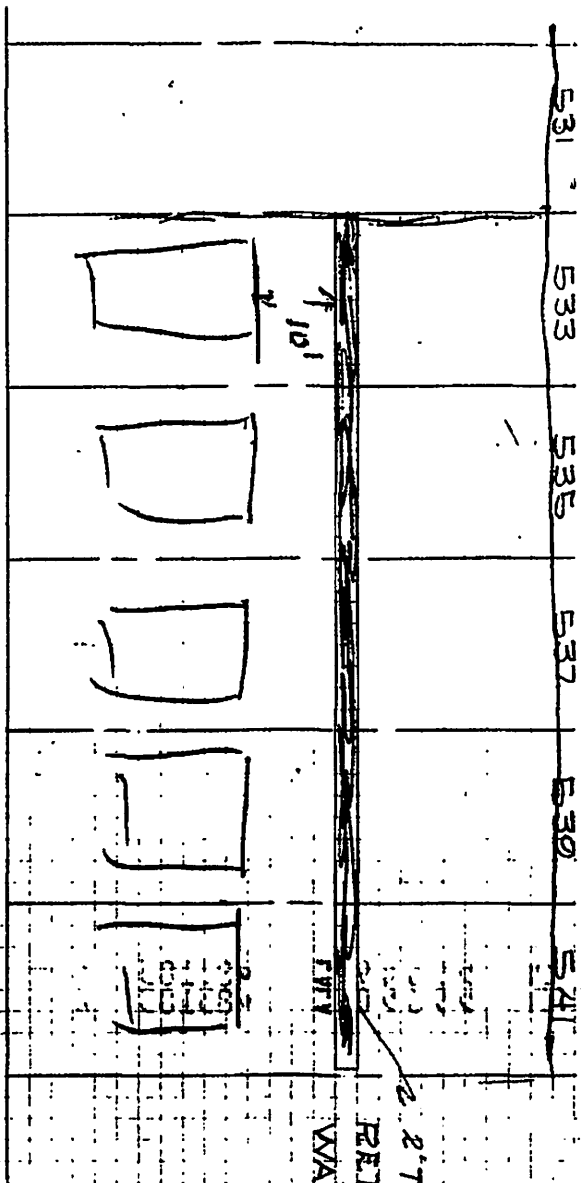
1 APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY										BAS 9-1—Rev. 3-44	
CITY OF LOS ANGELES										DEPT. OF BUILDING AND SAFETY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.										CENSUS TRACT	
1. LEGAL DESC.	LOT	BLK.	TRACT							DIST. MAP	
	531-541		Lookout Mtn. Park							7023	
2. PURPOSE OF BUILDING										ZONE	
23) Ret. wall										R-1-1	
3. JOB ADDRESS										FIRE DIST.	
8800-8842 Wonderland Ave.											
4. BETWEEN CROSS STREETS										INSIDE COR. LOT	
Lookout Mtn AND										KEY REV COR	
5. OWNER'S NAME										LOT SIZE	
Richard P. Roe										250x100	
6. OWNER'S ADDRESS											
417 S. Hill LA											
7. ARCHITECT OR DESIGNER										REAR ALLEY	
None										SIDE ALLEY	
8. ENGINEER										BLOG LINE	
Norman Bradley 11403 223-2111										hills	
9. CONTRACTOR										AFFIDAVITS	
Not selected											
10. SIZE OF NEW BLDG.											
150' long											
STORIES											
X											
HEIGHT											
2 1/2' 8'											
NO. OF EXISTING BUILDINGS ON LOT AND USE											
6 dwellings											
11. MATERIAL OF CONSTRUCTION											
EXT. WALLS											
conc blk											
ROOF											
X											
FLOOR											
X											
12. JOB ADDRESS										DISTRICT OFFICE	
8800-8842 Wonderland Ave.										L.A.	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING										GRADING	
1 1986 500 2000										yes	
1 1986 TV 3100/2580										CRIT SOIL	
PURPOSE OF BUILDING										HIGHWAY DED.	
(23) Retaining Wall										/	
TYPE										FLOOD	
Ret wall										/	
GROUP										CONS.	
X										/	
BLDG AREA										ZONED BY	
X										Boehm*	
MAX OCC										FILE WITH	
X										LA7840/62	
TOTAL										INSPECTOR	
X											
DWELL. UNITS											
X											
GUEST ROOMS											
X											
SPACES PARKING											
X											
REQ'D PROVIDED											
X X											
SPRINKLERS REQ'D SPECIFIED											
NO											
CONT INSP.											
conc concrete Block											
P.C. No.											
S-9421											
P.C. 9.36											
2472 \$5.00											
B.P. 10-											
I.F.											
O.S.											
C/O											
TYPIST											
jk											

ONLY  
CASHIER

Jul-30-64 69499 E-2CK 9.36  
58648 E :83183 X=7CK 5.00  
10.00

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	Name	Date
Norman Bradley	L.D.	8/3
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 39) (L.A.M.C.-5700)	
Traffic	APPROVED FOR	

SECTION 1, TOWNSHIP 10 N, RANGE 10 E, LOT 1 AND 2 OF EACH



RETAINING  
WALL

100  
55

G

# APPLICATION FOR GRADING PERMIT AND FOR GRADING CERTIFICATE

BAS Form B-100

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 DESCR.	LOT 531-551	BLK.	TRACT Lookout Mtn Park	ADDRESS APPROVED
2. JOB ADDRESS 8800-8822 Wonderland Ave				DIST. MAP 7023
3. BETWEEN CROSS STREETS Lookout Mountain AND Post Hermit Glen				ZONE R-1-1
4. PURPOSE (60) Grading- Supplemental				INSIDE KEY
5. OWNER Richard P. Roe	PHONE Ma 43291			COR. LOT
6. OWNER'S ADDRESS 417- <del>24</del> S. Hill L A	P.O. BOX ZONE			REV. COR. LOT SIZE
7. PLANS BY Norman Bradley	CIVIL ENG.	STATE LICENSE 11403	PHONE 223-2111	230x100
8. CONTOURS BY Norman Bradley	LIC'D. SURVEYOR OR CIVIL ENG.	STATE LICENSE 11403	PHONE	REAR ALLEY
9. FOUNDATION ENGINEER	GEOLOGIST	STATE LICENSE	PHONE	SIDE ALLEY BLDG. LINE
10. CONTRACTOR	STATE LICENSE PHONE			AFFIDAVITS
11. CONTRACTOR'S ADDRESS Owner	P.O. BOX ZONE			
G 8800-8822 Wonderland Ave				DISTRICT OFFICE L A
12. NUMBER CUBIC YARDS CUT 20 FILL 20	MAXIMUM CUT OR FILL 20			
13. TYPE OF NATURAL SOIL	TYPE OF FILL MATERIAL	YARDAGE APPROVED JC	MAXIMUM SLOPE CUT 1:1 FILL	
14. COMPACTED FILLS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	APPROVED SOIL TESTING AGENCY PACIFIC SOILS	APPLICATION CHECKED	RETAINING WALL REQUIRED (YES) <input checked="" type="checkbox"/>	
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, and I have read reverse side of application.		PLANS CHECKED <input checked="" type="checkbox"/>	FILE WITH 20962	
SIGNED <i>[Signature]</i>		CORRECTIONS VERIFIED	CONT. INSP. 62	
BOND	POSTED	PLANS APPROVED		
<input type="checkbox"/> CASH <input type="checkbox"/> SURETY		APPLICATION APPROVED	INSPECTOR	
This Form When Properly Validated is a Permit to Do the Work Described.				
P.C.	S.P.C.	G.P.I. 5	G.P. 5	I.F.

CASHIER'S USE ONLY

NOV-6-64 54964 E •81245 Z-7 CK 5.00

NOV-6-64 S 54965 E 0 •81245 Z-1 CK 5.00

P.C. No. GRADING CRIT. SOIL CONS.

3

## APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

SAS 8-3 (R7.77)  
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLK	TRACT	DIST. MAP
541			Look out Mountain park sheet 3	7023
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			CENSUS TRACT
(0) Resident	Resident			1942.0
3. JOB ADDRESS				ZONE
8812 Wonderland, Los Angeles, Calif. 90046				R1-1
4. BETWEEN CROSS STREETS	AND			FIRE DIST.
Plaza Drive	Bonderland Park Ave.			N.F.D.
5. OWNER'S NAME	PHONE			LOT (TYPE)
Cathreine Cassie,	656-8393			INT.
6. OWNER'S ADDRESS	CITY			LOT SIZE
8812 Wonderland, Los Angeles, Calif. 90046	ZIP			25x100
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLOC. LINE
				hill side
9. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	AFFIDAVITS
Meyer's Roofing Co., Inc. *222222	251251	733-0188		Comp. All
10. BRANCH LENDER	ADDRESS			Grd
	CITY			
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
WIDTH 18' LENGTH 30'	2	20'	One) dwlg	
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	SEISMIC STUDY ZONE
Stucco	Composition	Wood		
13. JOB ADDRESS				DIST. OFFICE
8812 Wonderland, Los Angeles, Calif.				LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 480.00			CRIT. SOIL
				YES
15. NEW WORK: (Describe)	Re-roofed with one layer of 30# felt and one layer of 90# mineral surfaced capsheet, applied in hot specification asphalt. Flashed the roof projections.			GRADING
				YES
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	HIGHWAY DED.
dwlg				
TYPE	GROUP OCC.	BLDG. AREA	PLANS CHECKED	FLOOD
II	R1	NC		CONS.
DWELL. UNITS	MAX. OCC.	TOTAL	PLANS APPROVED	ZONED BY
NC				M. L.
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	APPLICATION APPROVED	FILE WITH
	NC		M. L.	
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY		INSPECTOR
		SMB GEN MAJ. S. CONS		
P.C.	S.P.C.	S.P.	T.I.	P.M.
P.C. NO.	WORKER'S COMPENSATION INSURANCE CERTIFICATE			TYPIST
	FILE M. L.			none

PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 360 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

MAY-3-79 1975 15 •82028 T-2 CK 9.00

CASHIERS USE ONLY

## LIMIT OF PERMIT

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(See Sec. 91.0202 L.A.M.C.)

Signed

(Owner or Agent having Property Owner's Consent)  
ALSO, sign statement on reverse side, if applicable.

Signature/Date

Bureau of Engineering

ADDRESS APPROVED

DRIVEWAY

HIGHWAY DEDICATION

REQUIRED

COMPLETED

FLOOD CLEARANCE

SEWERS

SEWERS AVAILABLE

NOT AVAILABLE

SFE PAID 11:10:18

SFC NOT APPLICABLE

SFC DUE

Conservation

APPROVED FOR ISSUE

NO FILE

FILE CLOSED

Fire

APPROVED (TITLE 19) (L.A.M.C. 5700)

Housing

HOUSING AUTHORITY APPROVAL

Planning

APPROVED UNDER CASE #

Traffic

APPROVED FOR

Construction Tax

RECEIPT NO.

DWELLING UNITS



~~CONFIDENTIAL~~ - ~~SECRET~~

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

[illegible]

# 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!!



## 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 not 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.



# 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 a 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".