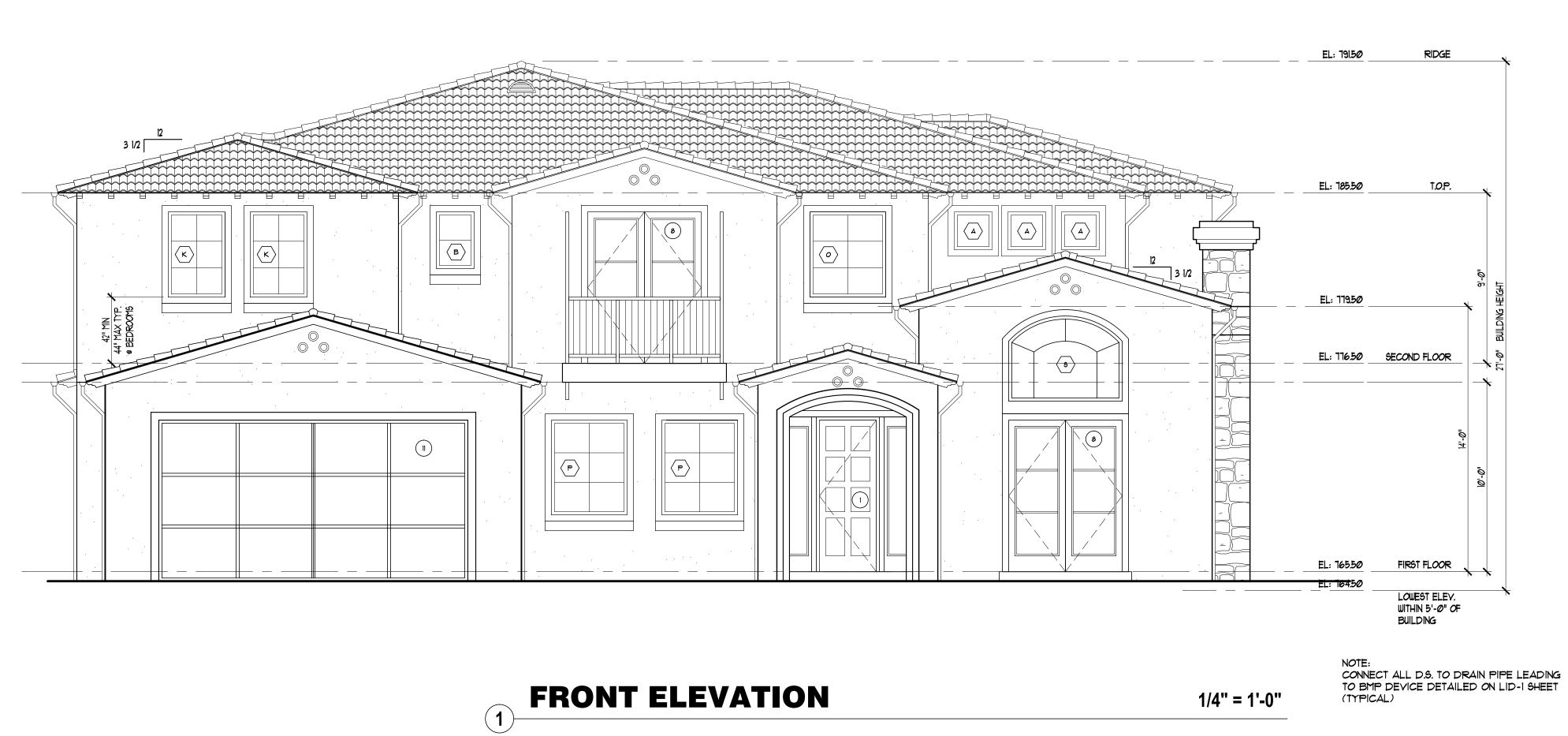




VJ LOUISE AVE 7A 040414 from



VALENTINE JANEV ARCHITECT, INC. B.A., B. ARCH., M.A.I.B.C., M.R.A.I.C., A.I.A. ARCHITECTURE PLANNING CONSTRUCTION MANAGEMENT 19261 Wells Drive, Tarzana, Ca 91356 Phone (818) 222-0601

PROJECT:

LOUISE AVENUE CUSTOM RESIDENCE

5340 N. LOUISE AVE. ENCINO, CA. 91316

THELMA LESS LOUISE, LP 14540 ARMINTA STREET VAN NUYS, CA. 91402

ELEVATIONS

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VOID WITHOUT SIGNATURE AND SEAL

PRE-CONSTRUCTION CONSTRUCTION

ISSUED FOR DATE REV. SUBJECT DATE DRAWN: CHECKED:

SHEET NUMBER:

JOB NO:

TO BMP DEVICE DETAILED ON LID-I SHEET

1/4" = 1'-0"





REAR ELEVATION

VJ_LOUISE AVE_7A_040414_from

VALENTINE JANEV ARCHITECT, INC.

B.A., B. ARCH., M.A.I.B.C., M.R.A.I.C., A.I.A.

ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT

19261 Wells Drive, Tarzana, Ca 91356

Phone (818) 222-0601

PROJECT:

LOUISE AVENUE
CUSTOM RESIDENCE

5340 N. LOUISE AVE. ENCINO, CA. 91316

OWNER:

THELMA LESS LOUISE, LP
14540 ARMINTA STREET
VAN NUYS, CA. 91402

SHEET TITLI

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VOID WITHOUT SIGNATURE AND SEAL

CONSTRUCTION

PRE-CONSTRUCTION

ISSUED FOR DATE REV. SUBJECT DATE

D

SHEET NUMBER:

JOB NO:

CONNECT ALL D.S. TO DRAIN PIPE
LEADING TO BMP DEVICE DETAILED
ON LID-1 SHEET (TYPICAL)

1/4" = 1'-0"





REAR ELEVATION

VJ_LOUISE AVE_7A_040414_from

VALENTINE JANEV ARCHITECT, INC.

B.A., B. ARCH., M.A.I.B.C., M.R.A.I.C., A.I.A.

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SHEET TITLI

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VOID WITHOUT SIGNATURE AND SEAL

CONSTRUCTION

PRE-CONSTRUCTION

ISSUED FOR DATE REV. SUBJECT DATE

D

SHEET NUMBER:

JOB NO:

CONNECT ALL D.S. TO DRAIN PIPE
LEADING TO BMP DEVICE DETAILED
ON LID-1 SHEET (TYPICAL)

1/4" = 1'-0"

PRELIMINARY PARCEL MAP L.A. NO. 2014-FOR SUBDIVISION PURPOSES LEGAL DESCRIPTION: LOT 9, TRACT NO. 19177, MB. 694 PAGES 87 & 88 OF MAPS N0*03'28"W 165.05' ADDRESS: 5340 LOUISE AVENUE 763.76^{*} 763.86 SUBDIVIDER: 763.79 THELMALESSLOUISE, LP 14540 ARMINTA STREET 763.66 VAN NUYS, CA. 91402 (310) 650-1428*763.82 13" PALM ×763.22 LAND PLANNING: EZ PERMITS, LLC CUNC. 7251 N. OWENSMOUTH AVE., #2 764.59 ×764.19 CANOGA PARK, CA. 91303 ROOF EL.=779.16' (213) 880-6289764.38 NEIGHBOR'S BLDG. LOUISE A 763.99 PREPARED BY: ROBERT K. KAMEOKA, RCE *763.37 5011 ACACIA STREET APPROX. FRONT SETBACK OF _ BUILDING SAN GABRIEL, CA. 91776 (626) 286-6127 В ^{762.92} 20,011 S.F. 20,012 S.F. *764.52 *764.68 *763.72 -**Z**+ NEIGHBOR'S BLDG. SCALE: 1"=40' DATE: JANUARY 2014 ×763.3 768.06 ×763.66 764.35× 764.56× ×767.93 763.35 *763.24

165.06'

×764.71

PALM STUMPO 766.37,65,76ER

765.36**w** 770.87

ო ×765.67

765.34EP

N0°03′04″W

CONC.

×762.71 ×763.01

762.02 = DIRI = 763.00 *762.25 762.73*

762.15FL 762.85× 762.63

762.06EP* *762.18EP *762.70EP

763.56 763.37 *763.58

*768.31

×768.56

×763.67

764.39×

764.63×

DIRT

764.8^t 765.29

91 A.C. 763.27 762.874 AVENUE 769.33 764.88 765.36 765.36 765.36 765.36 765.36 765.36 765.36 765.36 765.37 762.94EP 763.28EP 763.28EP 763.59EP 764.03EP 764.03EP 764.62EP 764.75 765.27 765.48 765.33 765.61EP 766.26EP 766.64EP 766.76EP 766.64EP 766

*767.48

766.57EG 767.04EG 767.04EG 767.02FCC

*767.08EP

65.05 766.20BW 766.84BW 766.84BW 766.37BW EX SDWK

NOTES:

STREET

WEDDINGTON

- 1. ZONING: EXISTING RA-1
- 2. PROPOSED USE: 2 SINGLE FAMILY LOTS
- 3. GROSS AREA= 47,133 S.F. (1.08 AC)

TO CENTERLINE STREET NET AREA= 40,023 S.F. (0.96 AC)

- 4. SITE HAS 1 S.F. HOUSE & GARAGE TO BE REMOVED.
- 5. • AREA TO BE SUBDIVIDED
- 6. TWO OAKS, NO WESTERN SYCAMORE, CALIF. BAY OR S.C. BLACK WALNUT TREES, REMOVE ALL TREES EXCEPT THE OAK TREES.
- 7. SITE IS IN AIRPORT HAZARD AREA AND LIQUEFACTION AREA.
- 8. THERE ARE NO HAZARDS OR HAZARDOUS MATERIALS ON PROPERTY.