

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

RECEIVED JUL 14 2014

Planning Staff Use Only

ENV No. <u>2014-2304 EAF</u>	Existing Zone <u>C1-IVL</u>	District Map <u>207B189</u>
APC <u>NORTH VALLEY</u>	Community Plan <u>250 SUNLAND</u>	Council District <u>F</u>
Census Tract <u>1032.00</u>	APN <u>2555031034</u>	Case Filed With [DSC Staff] <u>JENNIS (PREW)</u>
		Date <u>6/24/14</u>

CASE NO. ZA 2014 2305 ZV

APPLICATION TYPE ZONE VARIANCE

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 10629 SHERMAN GROVE AVE. Zip Code 91040

Legal Description: Lot FR3 Block 11 Tract VILLAGE OF MONTEVISTA

Lot Dimensions 60' X 143' Lot Area (sq. ft.) 8579.4 Total Project Size (sq. ft.) 406

2. PROJECT DESCRIPTION

Describe what is to be done: TO CONVERT (E) STORAGE UNIT TO A SINGLE APARTMENT RESIDENTIAL UNIT

Present Use: APARTMENTS WITH STORAGE Proposed Use: APARTMENT - 1 SINGLE

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing 14 To be demolished 0 Adding 1 Total 15

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions **OR** grants a variance:

Code Section from which relief is requested: 12.13 C4 Code Section which authorizes relief: 12.27
ZONE VARIANCE TO PERMIT THE CONVERSION OF AN (E) STORAGE UNIT TO A RESIDENTIAL UNIT FOR A TOTAL OF 15 UNITS IN LIEU OF THE PERMITTED 14 UNITS PER CERTIFICATE OF OCCUPANCY II
(LOT SIZE + 1/2 ALLEY/800; 8579.4+46=8985.4)

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: 12.21 A4 Code Section which authorizes relief: 12.27
ZONE VARIANCE TO PERMIT 26 PARKING SPACES IN LIEU OF THE REQUIRED 27

List related or pending case numbers relating to this site:

ZA 2014 2305

4. OWNER/APPLICANT INFORMATION

Applicant's name Jose Arizaga Company LA 2ND UNIT
Address: 14507 Sylvan St. #207 Telephone: (818) 200-6954 Fax: (818) 989-9101
Van Nuys, CA Zip: 91401 E-mail: LA2NDUNIT@GMAIL.COM

Property owner's name (if different from applicant) MR. CHUCK DAMART
Address: 10629 SHERMAN GROVE AVE. Telephone: (818) 883-7000 Fax: (818) 883-7001
TUJUNGA
SUNLAND, CALIFORNIA Zip: 91040 E-mail:

Contact person for project information JUAN GRANADES Company CR DRAFTING SERVICES
Address: 6543 VINELAND AVE. #1 Telephone: (818) 200-6954 Fax: (818) 989-9101
NORTH HOLLYWOOD, CALIFORNIA Zip: 91606 E-mail: jgranadas02@gmail.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Signature] Print: 5-5-14

ALL-PURPOSE ACKNOWLEDGMENT

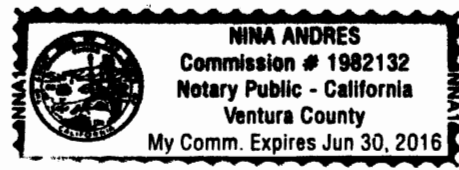
State of California
County of Ventura

On 5-5-11 before me, Nina Andres
(Insert Name of Notary Public and Title)

personally appeared Charles Damart, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
[Signature] (Seal)
Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

ZA 2014 2305

Planning Staff Use Only		
Base Fee <u>8728</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>0203138691</u>	Deemed Complete by [Project Planner]	Date

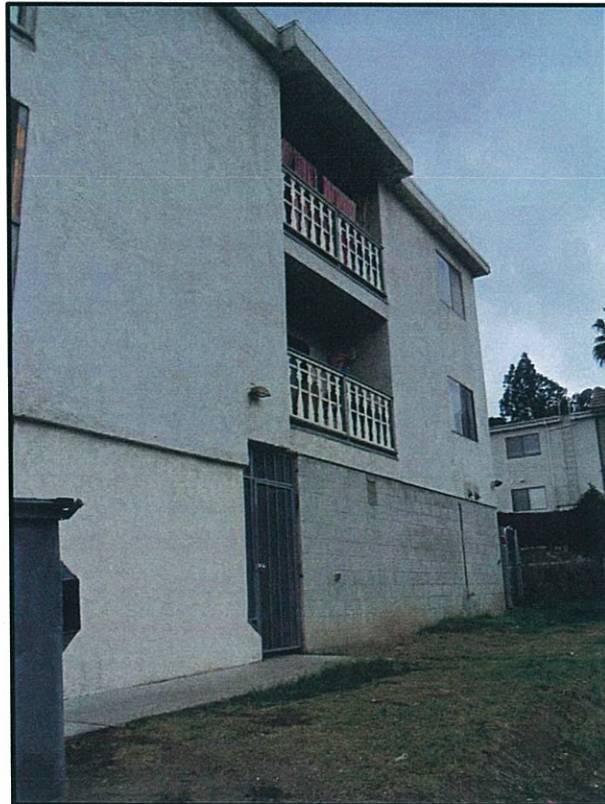
CP-7771 (09/09/2011) 6/27/14

1

ZONE VARIANCE
APN: 2555-031-034
10629 N. SHERMAN GROVE AVE.
SUNLAND, CA 91040



LOT FRONTAGE WEST VIEW AT EXISTING ENTRANCE TO EXISTING APARTMENTS



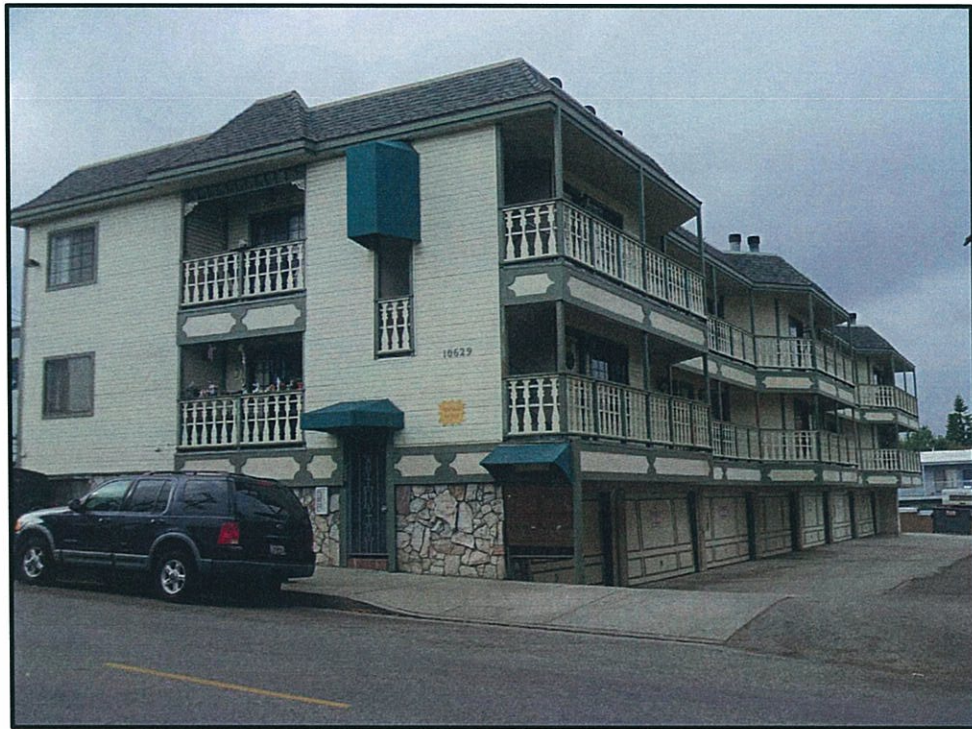
LOT REAR SOUTHEAST VIEW AT REAR OF EXISTING APARTMENTS

2

ZONE VARIANCE
APN: 2555-031-034
10629 N. SHERMAN GROVE AVE.
SUNLAND, CA 91040



LOTS MAIN FRONT STREET NORTHWEST VIEW AT EXISTING APARTMENTS



LOTS MAIN FRONT STREET SOUTHWEST VIEW AT EXISTING APARTMENTS

3

ZONE VARIANCE
APN: 2555-031-034
10629 N. SHERMAN GROVE AVE.
SUNLAND, CA 91040



NORTH VIEW OF MAIN FRONT ENTRANCE AT EXISTING APARTMENTS



SOUTH VIEW AT FRONT ENTRANCE AT EXISTING APARTMENTS

4

ZONE VARIANCE
APN: 2555-031-034
10629 N. SHERMAN GROVE AVE.
SUNLAND, CA 91040



WEST VIEW AT DRIVEWAY ACCESS OF EXISTING APARTMENTS



WEST VIEW AT SIDE YARD OF EXISTING APARTMENTS

5

ZONE VARIANCE
APN: 2555-031-034
10629 N. SHERMAN GROVE AVE.
SUNLAND, CA 91040



WEST VIEW AT EXISTING APARTMENTS



EAST VIEW AT EXISTING APARTMENTS

6

ZONE VARIANCE
APN: 2555-031-034
10629 N. SHERMAN GROVE AVE.
SUNLAND, CA 91040



SOUTH VIEW AT WEST OF EXISTING APARTMENTS



NORTHWEST VIEW AT WEST OF EXISTING APARTMENTS

7

ZONE VARIANCE
APN: 2555-031-034
10629 N. SHERMAN GROVE AVE.
SUNLAND, CA 91040



NORTH VIEW AT REAR OF EXISTING APARTMENTS



SOUTH VIEW AT REAR OF EXISTING APARTMENTS

8

ZONE VARIANCE
APN: 2555-031-034
10629 N. SHERMAN GROVE AVE.
SUNLAND, CA 91040



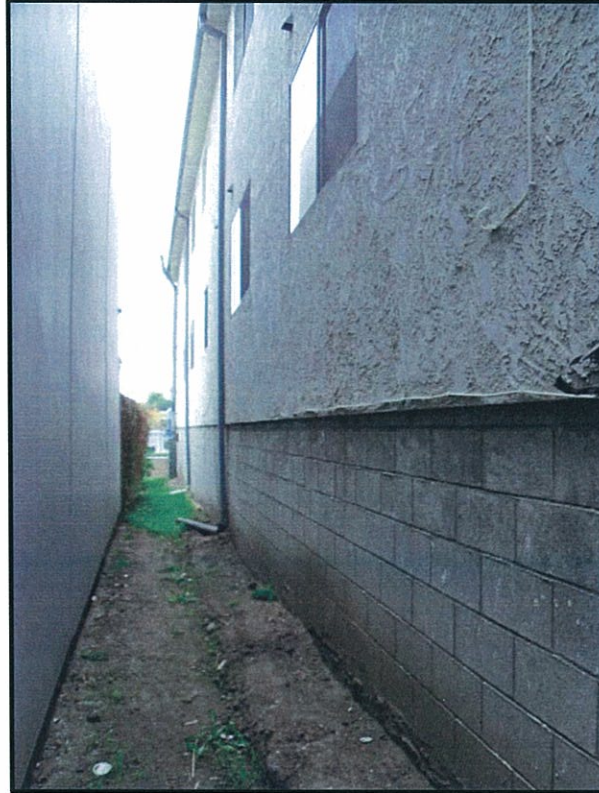
EAST VIEW OF SIDE YARD OF EXISTING APARTMENTS



SOUTHEAST VIEW AT REAR OF EXISTING APARTMENTS

9

ZONE VARIANCE
APN: 2555-031-034
10629 N. SHERMAN GROVE AVE.
SUNLAND, CA 91040



WEST VIEW AT SIDE YARD OF EXISTING APARTMENTS



EAST VIEW AT SIDE YARD OF EXISTING APARTMENTS

VICINITY MAP

ZIMAS PUBLIC

2011 Digital Color-Ortho

04/17/2014

City of Los Angeles
Department of City Planning



Address: 10629 N SHERMAN GROVE AVE

Tract: VILLAGE OF MONTEVISTA

Zoning: C1-1VL

APN: 2555031034

Block: II

General Plan: Neighborhood Commercial

PIN #: 207B189 839

Lot: FR 3

Arb: None



ZONE VARIANCE (ZV) – LAMC 12.27

City of Los Angeles – Department of City Planning

The Zone Variance Permit Findings/Justification is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS (CP-7810)*.

Public Noticing Requirements: This entitlement requires notification to extend to property owners and occupants within 500 feet of the subject property.

FINDINGS FOR APPROVAL OF A ZONE VARIANCE:

In order to grant your request, the following findings/justification must be addressed on this form or on a separate sheet. Explain how your project conforms to the following requirements:

1. That the strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

The Zone variance to permit the conversion of an (E) Storage Unit to a Residential Unit would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

2. That there are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

There are special circumstances applicable to the conversion of an (E) Storage Unit to a Residential Unit such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

3. That the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

The Zone variance to permit the conversion of an (E) Storage Unit to a Residential Unit is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

4. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

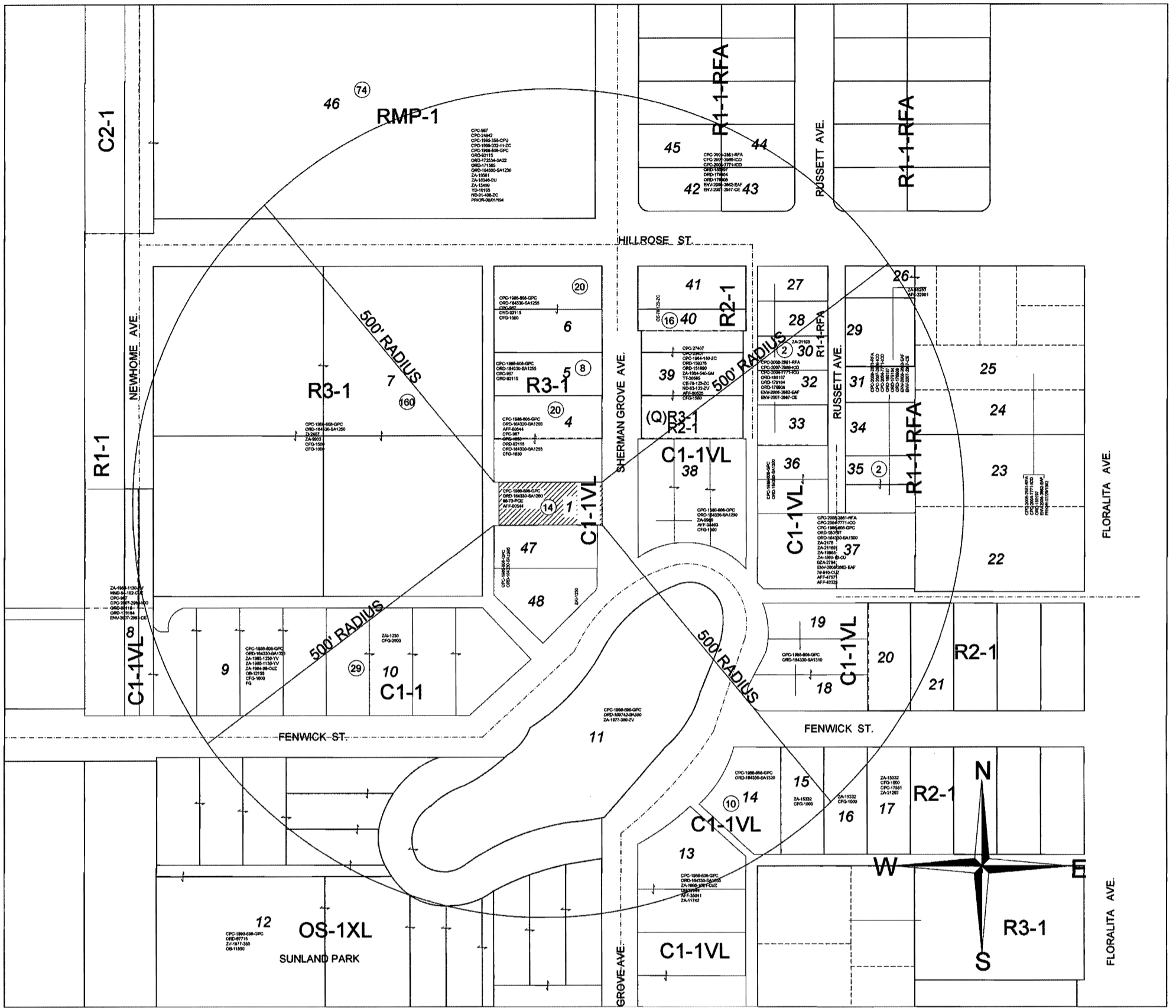
Granting the variance for the conversion of an (E) Storage Unit to a Residential Unit will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

5. That the granting of the variance will not adversely affect any element of the General Plan.

Granting the variance for the conversion of an (E) Storage Unit to a Residential Unit will not adversely affect any element of the General Plan.

ADDITIONAL INFORMATION/REQUIREMENTS:

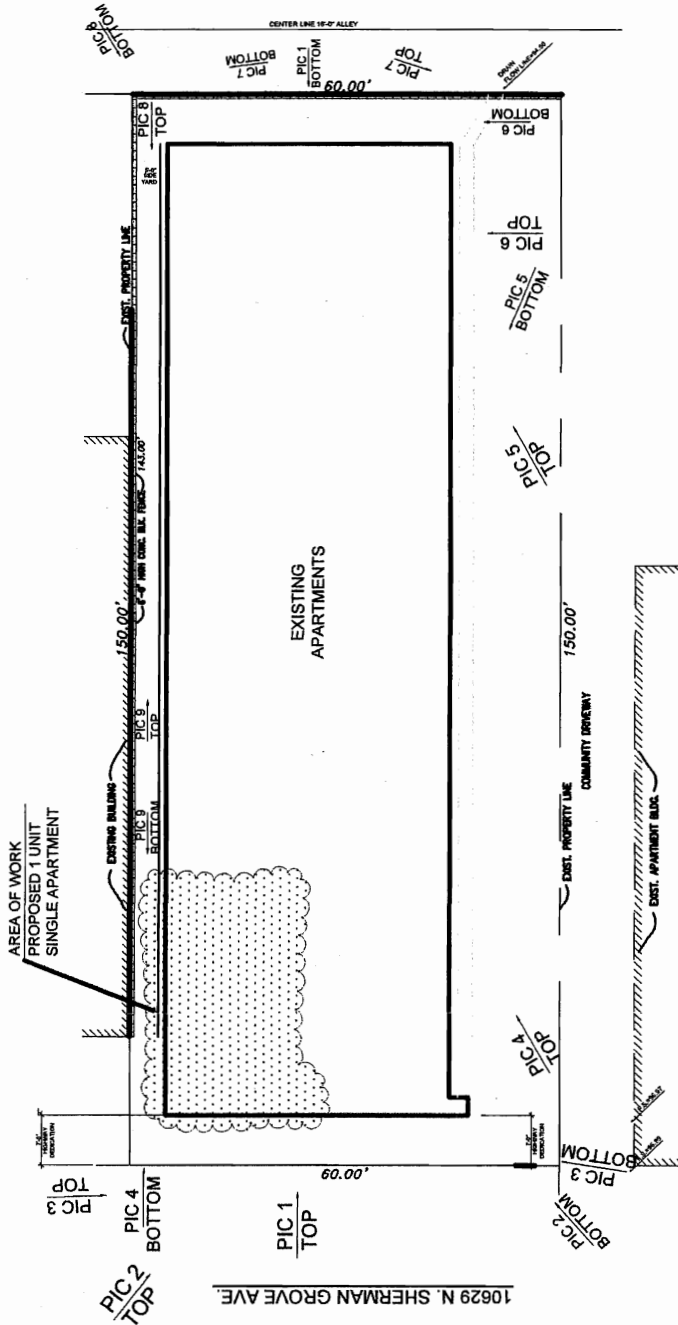
- A variance shall not be used to grant a special privilege or to permit a use substantially inconsistent with the limitations upon other properties in the same zone and vicinity.
- The Zoning Administrator may deny a variance if the conditions creating the need for the variance were self-imposed.
- Among other sections, a variance shall not be used to permit deviations from Section 12.03 "Definitions" or Section 12.22 "Exceptions"
- A variance shall not be used if another established procedure is designed to grant the use or privilege. *For example:*
 - Height and density adjustments under 20% shall be filed as a Zoning Administrator's Adjustment (LAMC 12.28)
 - Pawnshops in the C2 zone shall be filed as a Conditional Use Permit (LAMC 12.24 W33)
 - 6' fences in the front yard of R zones shall be filed as a Zoning Administrator's Determination (LAMC 12.24 X7)



ZONE VARIANCE

<p>THOMAS BROTHERS PAGE: 503 GRID: F3</p> <p>LEGAL LOT: FR 3 ARB: NONE TRACT: VILLAGE OF MONTEVISTA BLOCK: 11</p>	<p>10629 N. SHERMAN GROVE AVE. ZONING: C1-1VL</p> <p>C.D. : 7 C.T. : 1032.00</p> <p>P.A. : SUNLAND-TUJUNGA LAKE VIEW TERRACE-SHADOW HILLS-EAST LA TUNA CANYON</p> <p>USES : 0500-5 OR MORE UNITS (4 STORIES OR LESS)</p>	<p>CASE NO. : SCALE : 1" = 100" D.M. : 207B189</p> <p>DATE: NET AREA: 0.197 ACRES</p> <p>METHANE ZONE NO PROTECTED TREES ON SITE</p> <p>CONTACT: DAVID ACOSTA PHONE : 818-314-6845</p>
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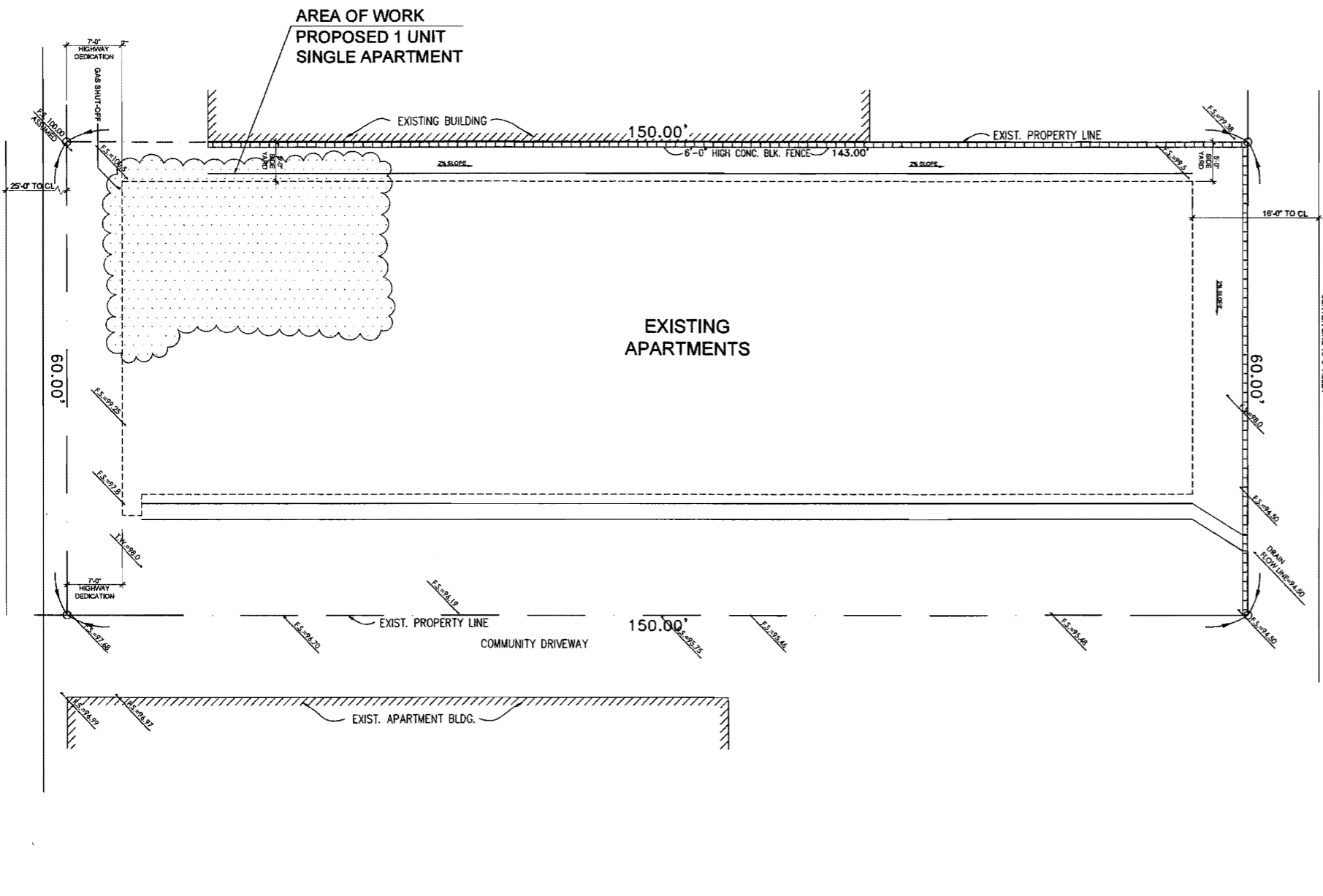
SHEET NO.: R1	PROJECT NO.: 10629	DRAWN BY: JOA	DATE: 02.14.2013	REVISIONS BY DATE:	PROJECT: SHERMAN GROVE PARTNERSHIP C/O CHARLES DAMART 10629 N. SHERMAN GROVE AVE. SUNLAND, CA 91040 (818)	SHEET NAME: ZONE VARIANCE 500' RADIUS MAP	<p>LA 2ND UNIT INC. DESIGN-PLANNING-PERMITTS Residential - Commercial 15609 VICTORY BLVD. Cell: (818) 314-6845 VAN NUYS, CA 91411 Fax: (818) 781-7356 e-mail: la2ndunit@gmail.com</p> <p><small>THIS DESIGN AND DRAWINGS ARE COPYRIGHT PROTECTED AND ARE THE EXCLUSIVE PROPERTY OF LA 2ND UNIT. THEY SHALL NOT BE USED, MODIFIED OR REPRODUCED IN WHOLE OR IN PART IN ANY MANNER, WITHOUT THE WRITTEN AUTHORIZATION OF LA 2ND UNIT INC.</small></p>
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LA 2ND UNIT
 DESIGN-PLANNING+PERMITS
 Residential - Commercial
 13669 Van Nuys Blvd. Suite 114-145
 Van Nuys, CA 91411 Tel: (818) 741-7338
 Fax: (818) 741-7338
 e-mail: lahodan@l2u.com

PIC INDEX MAP

PROPOSED: UNIT APARTMENT
SOUTHLAND INCOME PROPERTIES, INC.
 10629 SHERMAN GROVE AVE. TUJUNGA, CA. 91040



SITE PLAN
 SCALE: 1/8" = 1'-0"

PROJECT TEAM

OWNER: SOUTHLAND INCOME PROPERTIES, INC.
 20869 VENTURA BLVD. STE. 206
 WOODLAND HILLS, CA. 91364
 Ph: (818) 883-7000
 Fx: (818) 702-4852

(DRAFTSMAN) JUAN C. GRANADOS
 6543 VINELAND AVE. 1
 N. HOLLYWOOD, CA. 91608
 Ph: (818) 200-6854

ENGINEER: JACOB RODRIGUEZ, S.E.
 STRUCTURAL ENGINEER
 8206 ENCINO AVE.
 NORTHridge, CA 91325
 Ph: (818) 389-6827

CONTRACTOR: General Building Contractor
 License #

SHEET INDEX

A1.0 PROJECT DATA AND SITE PLAN
 A2.0 PROPOSED PLAN & EXISTING PARKING GARAGE
 A3.0 PROPOSED FLOOR PLAN & ELEVATION PLAN

PARCEL DATA

JOB ADDRESS: 10629 N. SHERMAN GROVE AVE.
 TUJUNGA, CA. 91040

LEGAL DESCRIPTION: LOT: FR 3
 TRACT: VILLAGE OF MONTEVISTA

APN: 2555-031-034
ARB: NONE

ZONING: C1-1VL
BLOCK: II

MAP SHEET: 207B189

LOT/PARCEL AREA: 8,579.4 (SQ. FT.)

BUILDING TYPE: COMMERCIAL / APARTMENT

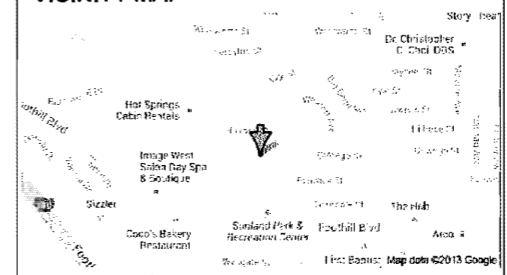
OCCUPANCY GROUP:
 B-1 ① GARAGE PER L.A.B.C 505
 R-1 ① FIRST & SECOND FLOORS

UNIT & PARKING COUNT:
 8 - 1-BEDROOMS x 1.5 = 12 SPACES
 6 - 2-BEDROOMS x 2.0 = 12 SPACES
 14 UNITS & TOTAL 24 SPACES

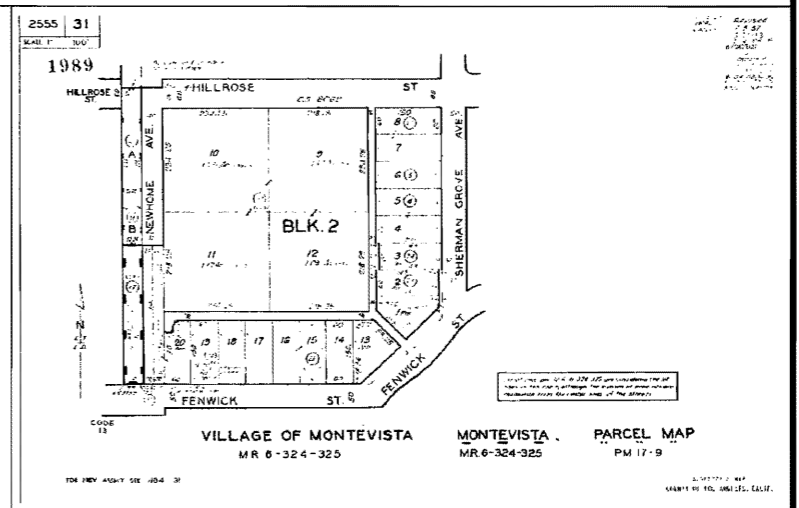
14 PRIME & 11 COMPACT
 24 PARKING SPACES REQUIRED
 26 PARKING SPACES PROVIDED

CONSTRUCTION TYPE: V-N
NUMBER OF STORIES: TWO STORY
SPRINKLES: NO
YEAR BUILT: 1987

VICINITY MAP



PARCEL MAP



CODES

CODES: THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CURRENT CODES:
 Title 24 AND 2013 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), AND 2013 LACBC / 2013 LACRC CODE.

PREPARED BY:
 CR
 PLANNING & PERMITS

JUAN C. GRANADOS
 6543 VINELAND AVE. No. 1
 N. HOLLYWOOD, CA. 91608
 Ph: (818) 200-6854

Note:
 The draftsman person, Juan Granados is not a California licensed architect. All drawings and details are property of the draftsman Juan Granados and can not be used for any other work except for the above address. Any type of change will need to be approved by engineer or Juan Granados and the City of Los Angeles Building and Safety.

Please contact the building inspector at 3-1-1 for any building inspections. For more information visit the web site at www.1311.org. For questions regarding the plans, you may get in contact by calling Juan Granados at (818) 200-6854 or by emailing at jgranados@crplanning.com

SOUTHLAND INCOME PROPERTIES, INC.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
03/14		Submittal	

PROPOSED:

CONVERT (B) 406 SF STORAGE INTO SINGLE UNIT RENTAL APARTMENT

10629 SHERMAN GROVE AVENUE
 TUJUNGA, CA. 91040

MARCH 26, 2014

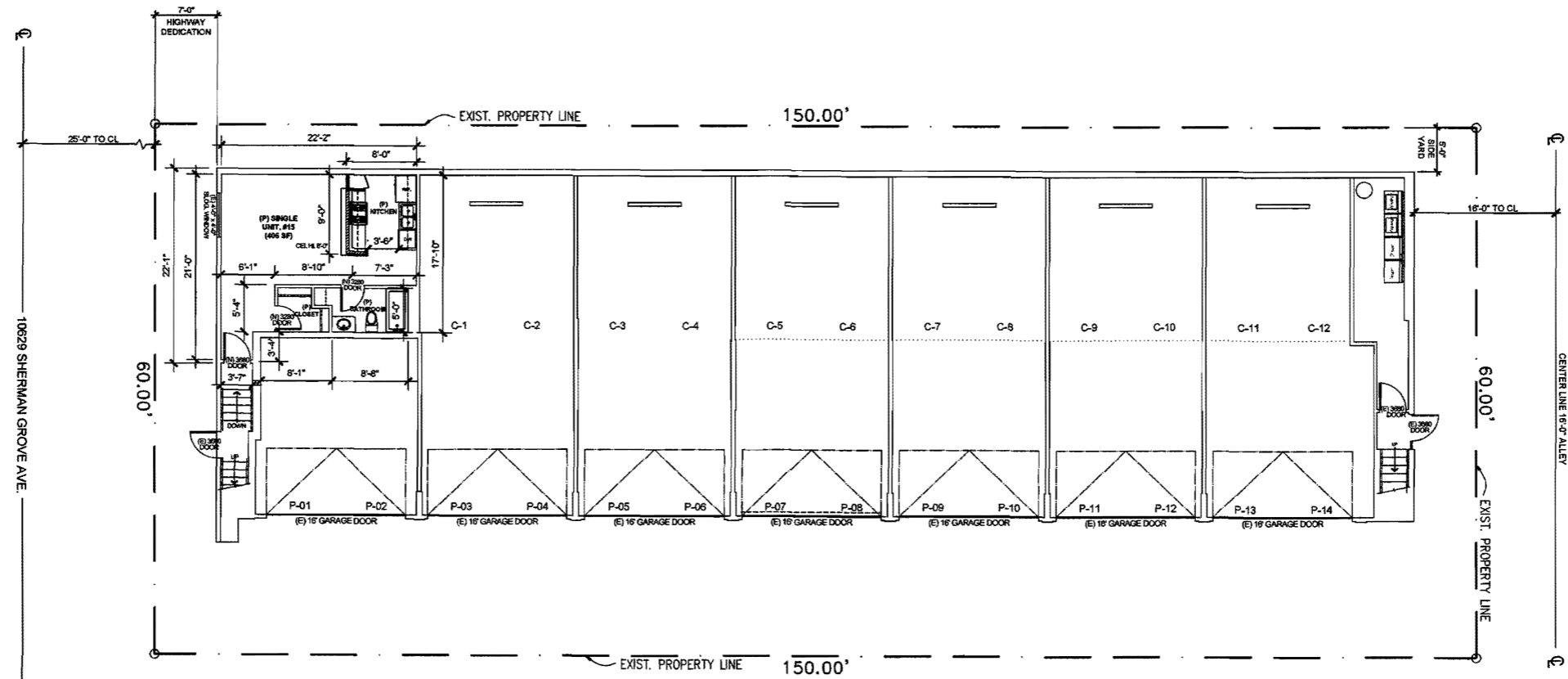
SHEET TITLE:

TITLE & SITE PLAN

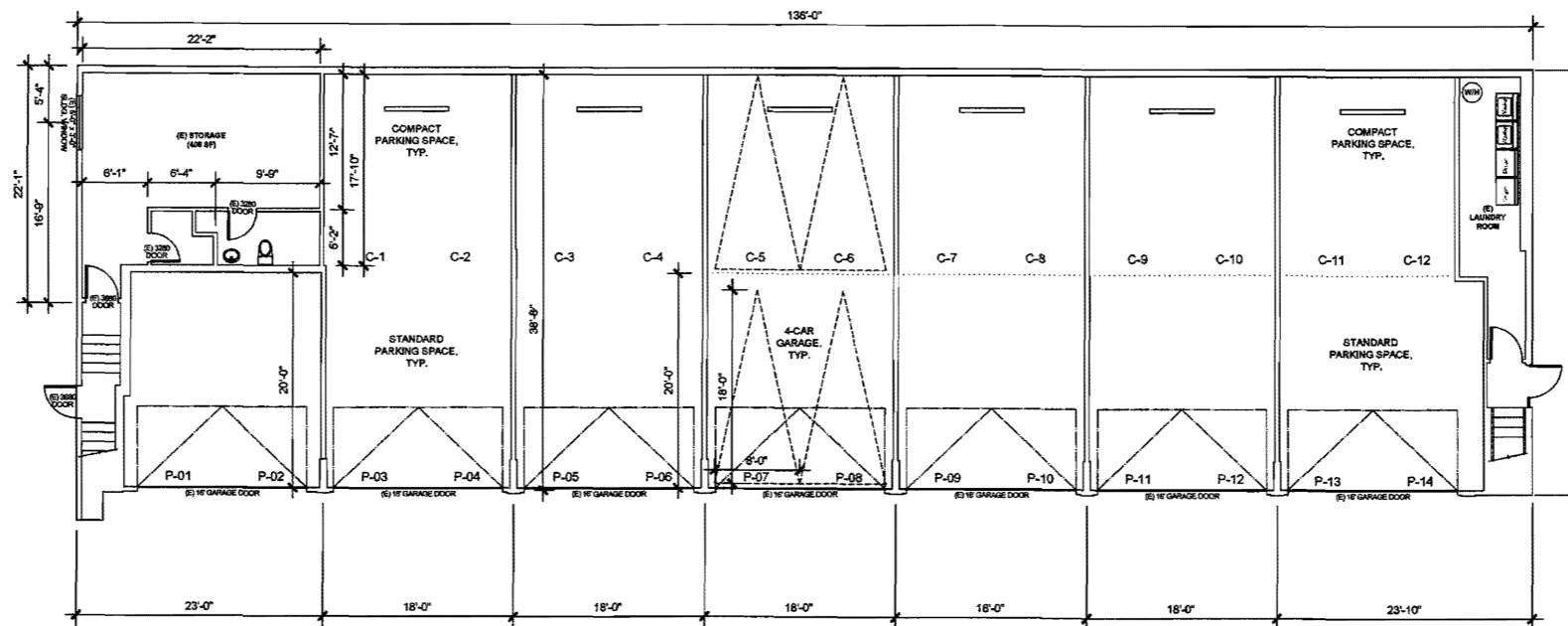
SCALE: 1/8" = 1'-0"

SHEET

A-1



(P) GROUND FLOOR
SCALE: 1/8" = 1'-0"



(E) PARKING GARAGE SPACES
SCALE: 1/8" = 1'-0"

REVISIONS	

OWNER:
SOUTHLAND INCOME PROPERTIES, INC.
20968 VENTURA BLVD, Ste. 206
WOODLAND HILLS, CA. 91364
(661) 883-7000

PROJECT ADDRESS:
SHERMAN GROVE APARTMENTS
10629 SHERMAN GROVE AVENUE
SUNLAND, CA. 91042

PREPARED BY:
CR PLANNING AND PERMITS
DRAFTSMAN: JUAN GRAMADOS
6543 VINELAND AVE. #1
NORTH HOLLYWOOD, CA. 91606
(818) 200-8954

ENGINEER

DRAWN By: JG

CHECKED By:

DATE: 03-26-14

SCALE: 1/8"=1'-0"

SHEET_

A2.0

DOOR SCHEDULE					
NO.	WIDE	HIGH	THK	TYPE	REMARKS
①	3'-0"	6'-8"	1-3/4"	(E) SWING	DOOR CORE FOR EXTERIOR DOOR
②	2'-8"	6'-8"	1-3/4"	(E) SWING	HOLLOW CORE
③	2'-4"	6'-8"	1-3/4"	(E) SWING	HOLLOW CORE

WINDOW SCHEDULE					
NO.	WIDE	HIGH	THK	TYPE	REMARKS
(A)	5'-0"	3'-0"	1-3/8"	VYNIL/WHITE DUAL GLAZE	TEMP. GLASS

GLAZING SHALL MEET THE FOLLOWING: U-FACTOR = 0.38 MAX, SHGC = 0.31 MAX, GLAZING AREA LIMITS: 20% MAX OF TOTAL FLOOR AREA, 5% MAX OF THAT CAN BE WEST FACING.

EMERGENCY EGRESS WINDOWS:

AT BEDROOMS AND BASEMENT PROVIDE ONE OPENABLE ESCAPE WINDOW OR DOOR MEETING ALL OF THE FOLLOWING: AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ.FT. (5 SF AT GRADE LEVEL), A MINIMUM CLEAR 24 INCH HEIGHT AND 20 INCH WIDTH, AND A SILL HEIGHT NOT OVER 44 INCHES ABOVE THE FLOOR. (CBC 1026.2)

CARBON MONOXIDE ALARMS:

② CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACKUP. ALARM WIRING SHALL BE CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

⑤ SMOKE DETECTOR

WALL LEGEND	
	EXISTING WALLS
	NEW WALLS
	WALLS TO BE DEMOLISH

NOTES:

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

A.) FIXED AND OPERABLE PANELS OF SWINGING SLIDING AND BIFOLD DOOR ASSEMBLIES.

B.) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.

C.) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ FT.
2. BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
3. TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZ. OF THE GLAZING.

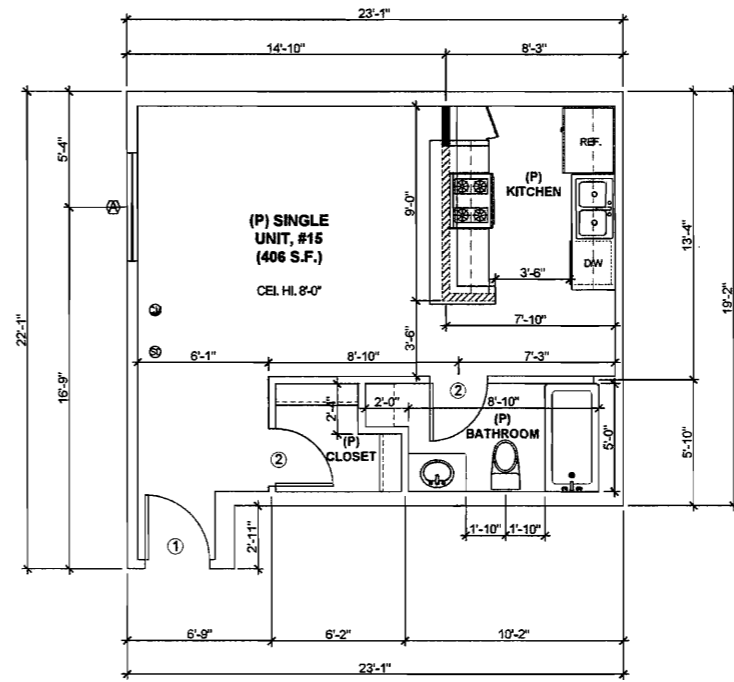
D.) GLAZING IN RAILINGS.

E.) GLAZING IN ENCLOSURES FOR OR WALL FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING WALKING SURFACE.

F.) GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALING SURFACE AND WITH 60", MEASURED HORIZ. AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.

G.) GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZ. OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

H.) GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZ. OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE FOR THE GLAZING IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.



(P) FLOOR PLAN

SCALE: 1/4" = 1'-0"



(E) ELEVATION PLAN

SCALE: 1/4" = 1'-0" EAST SIDE VIEW

OWNER:
SOUTHLAND INCOME PROPERTIES, INC.
20869 VENTURA BLVD, SUC. 200
WOODLAND HILLS, CA. 91364
(661) 863-7000

PROJECT ADDRESS:
SHERMAN GROVE APARTMENTS
10629 SHERMAN GROVE AVENUE
SUNLAND, CA. 91042

PREPARED BY:
CR PLANNING AND PERMITS
DRAFTSMAN: JUAN GRANADOS
6543 VINELAND AVE. #1
NORTH HOLLYWOOD, CA. 91606
(818) 200-6954

ENGINEER

DRAWN By: JG

CHECKED By:

DATE: 03-26-14

SCALE: 1/4"=1'-0"

SHEET_

A-3