

REVISED
VESTING TENTATIVE TRACT MAP FOR SMALL LOT SUBDIVISION PURPOSES
TRACT MAP NO. 73148
 IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA
 DATE: 9/30/2015

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR FILING
 TENTATIVE MAP

OCT 14 2015

REVISED MAP FINAL MAP UNIT
 TIME EXTENSION
 FILING FEE: _____
 DEPUTY ADVISORY AGENCY
 DIVISION OF LAND

OWNER
 4Site Holdings LLC
 c/o Todd Wexman
 926 Tularosa Dr.
 Los Angeles, CA 90026

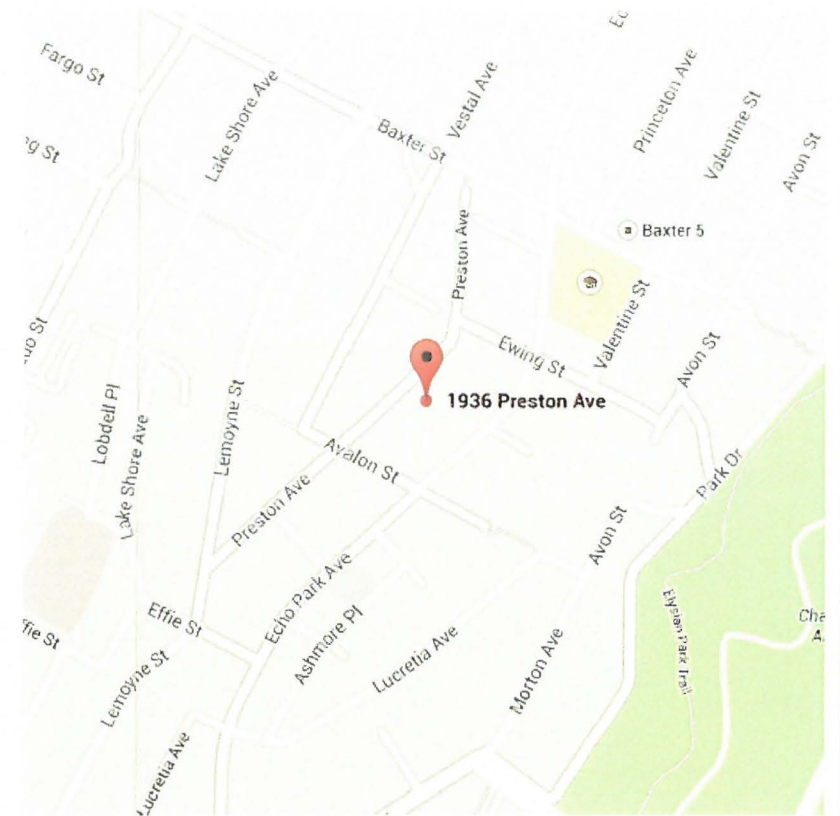
PROJECT ADDRESS
 1936 Preston Avenue
 Los Angeles, CA 90026

SURVEYOR
 Thomas Vondra, L.S. 8761
 5738 Astram Ct.
 Quartz Hill, CA 93536
 (661) 839-2188

PROJECT DATA
 EXISTING ZONE: RD1.5-1VL
 PROPOSED ZONE: RD1.5-1VL (no change)
 EXISTING USE: Single Family Residential
 PROPOSED USE: 5 Small Lot Subdivision Homes
 NO. OF STORIES: 3 stories total; 34' height +/-
 PROVIDED PARKING: 10 garage spaces
 TOTAL GROSS LOT AREA: 7,502 SF
 TOTAL NET LOT AREA: 7,502 SF
 STREET INTERSECTION: Preston Ave. & Avalon St.
 DISTANCE TO INTERSECTION: 385 FT
 LEGAL DESCRIPTION: Lot 10, in Block 22 of Elysian Heights, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 37 Pages 63 and 64 of Miscellaneous Records, in the office of the County Recorder of said County. APN: 5420-022-013

NOTES

1. Small Lot Single Family Subdivision in the RD1.5-1VL Zone, pursuant to Ordinance No. 176,354.
2. COMMUNITY PLAN AREA: Silver Lake-Echo Park-Elysian Valley
3. HILLSIDE AREA NOTES: The property is a Designated Hillside Area site, not within vicinity of Mulholland Scenic Parkway.
4. HEIGHT LIMIT: 45 feet for 1VL Height District
5. OAK TREES: None
5. FLOOD ZONE: The site is not subject to flood hazard.
6. VERY HIGH FIRE HAZARD SEVERITY ZONE: Yes
7. T.G. PAGE: 594 Grid F6
8. DISTRICT MAP: 144A211
9. COUNCIL DISTRICT: CD 13
10. Trash containers to be stored in garages and collected by private trash collection service.
11. Existing sewer lines and utilities are available.
12. No public easements required. A private pedestrian, sewer, and driveway easement will be required.
13. Existing structure and dwellings units will be demolished per LAMC prior to construction.



VICINITY MAP
 NOT TO SCALE

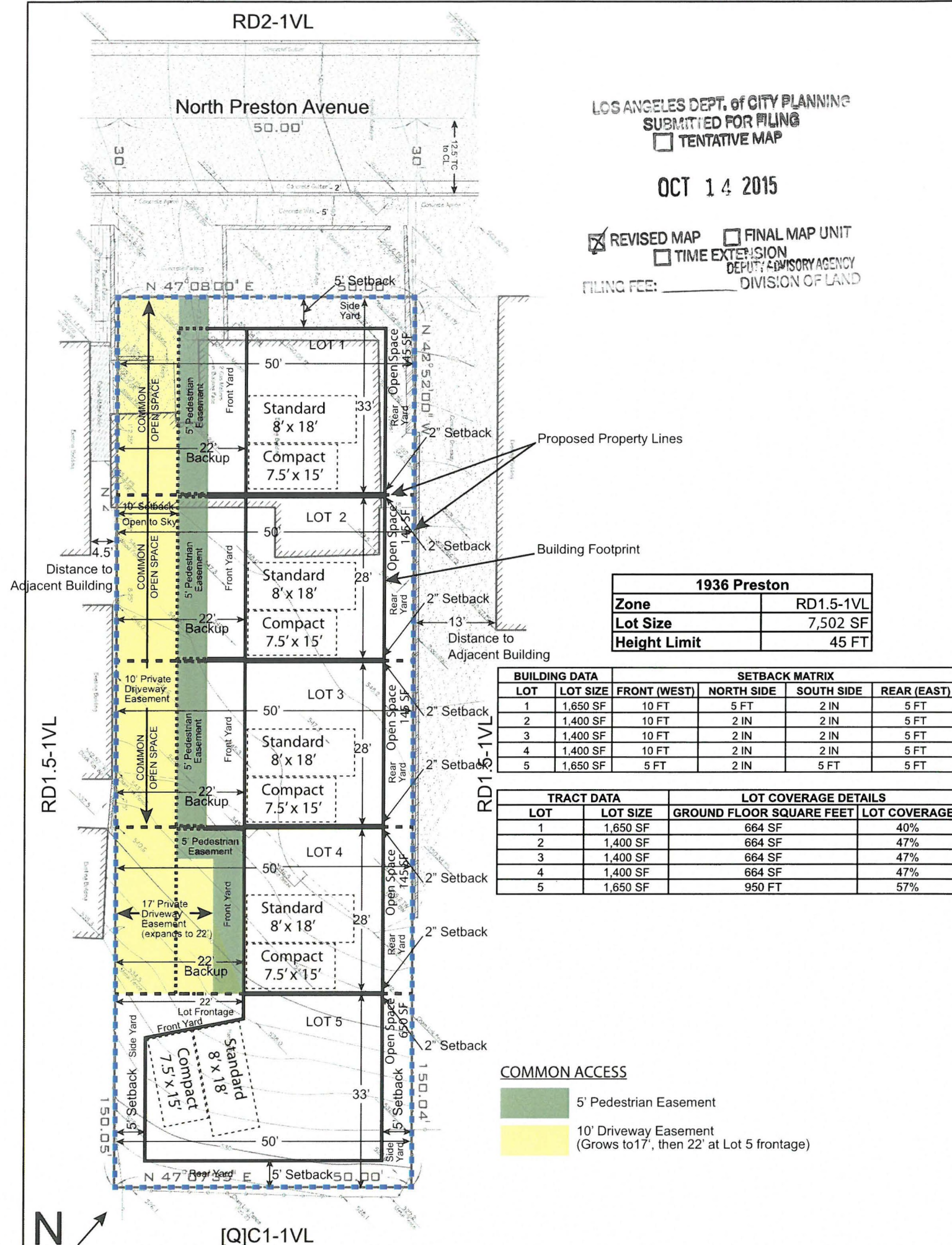
1936 Preston	
Zone	RD1.5-1VL
Lot Size	7,502 SF
Height Limit	45 FT

BUILDING DATA		SETBACK MATRIX			
LOT	LOT SIZE	FRONT (WEST)	NORTH SIDE	SOUTH SIDE	REAR (EAST)
1	1,650 SF	10 FT	5 FT	2 IN	5 FT
2	1,400 SF	10 FT	2 IN	2 IN	5 FT
3	1,400 SF	10 FT	2 IN	2 IN	5 FT
4	1,400 SF	10 FT	2 IN	2 IN	5 FT
5	1,650 SF	5 FT	2 IN	5 FT	5 FT

TRACT DATA		LOT COVERAGE DETAILS	
LOT	LOT SIZE	GROUND FLOOR SQUARE FEET	LOT COVERAGE
1	1,650 SF	664 SF	40%
2	1,400 SF	664 SF	47%
3	1,400 SF	664 SF	47%
4	1,400 SF	664 SF	47%
5	1,650 SF	950 SF	57%

COMMON ACCESS

- 5' Pedestrian Easement
- 10' Driveway Easement (Grows to 17', then 22' at Lot 5 frontage)



[Q]C1-1VL