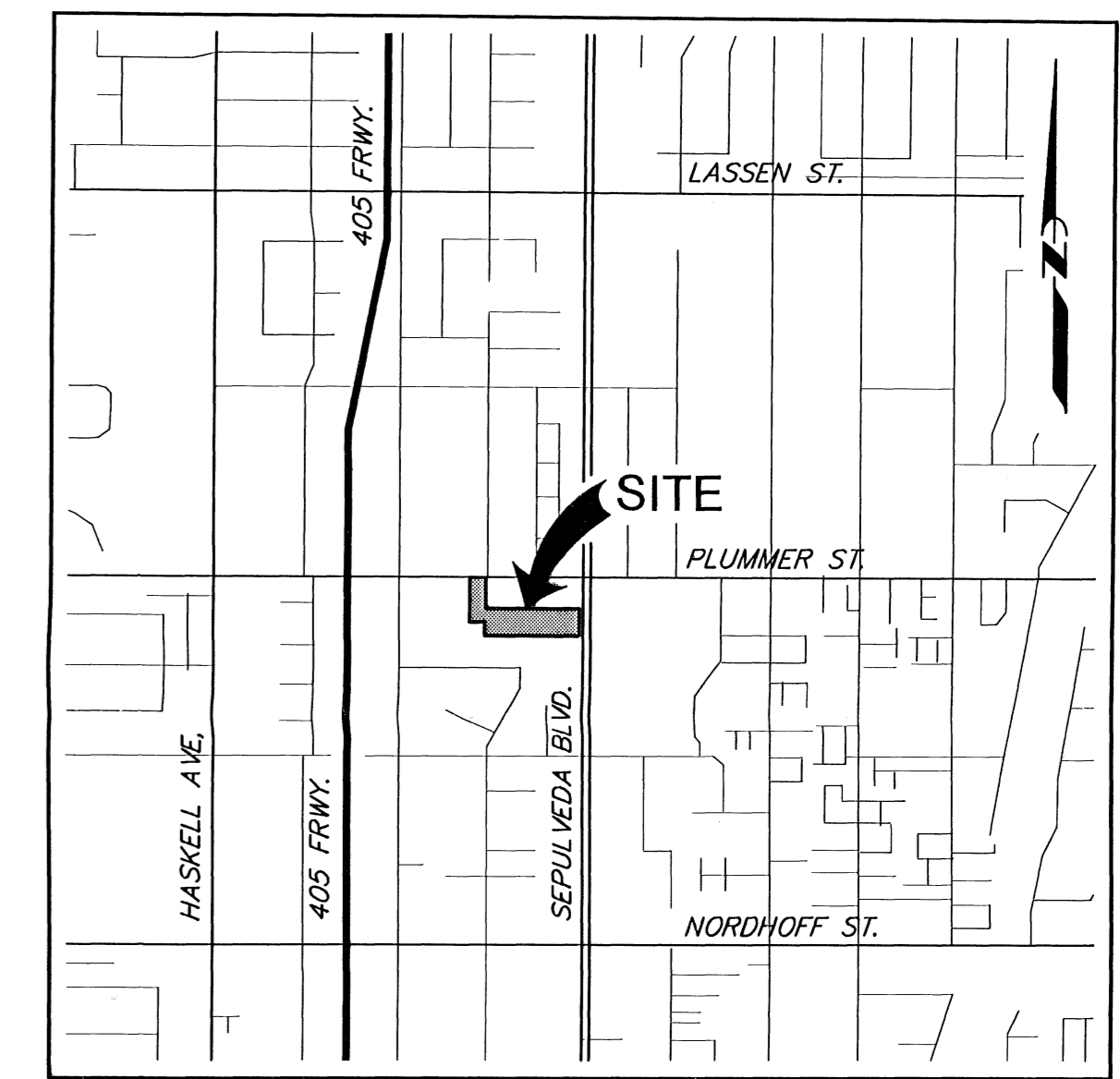


# VESTING TENTATIVE TRACT MAP NO. 73939

## 1 LOT SUBDIVISION for CONDOMINIUM PURPOSES

LOT 1 OF TRACT 20103 AND THE NORTH 325 FEET OF THE EAST 125 FEET OF LOT 39, SECTION 20, SUBDIVISION NO. 1 OF THE PROP. OF PORTER LAND AND WATER COMPANY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



### VICINITY MAP

SCALE: 1" = 800'

### GENERAL MAP NOTES:

- PROPERTY ADDRESS: 9433 SEPULVEDA BLVD & 15508 PLUMMER ST. LOS ANGELES, CA 91343
- PROJECT AREA: NET: 136.492 (3.13 ACRES) GROSS: 154.989 (3.56 ACRES)

LAND USE: EXISTING USE: LOW AND MEDIUM RESIDENTIAL PROPOSED USE: LOW MEDIUM II

- ZONING: EXISTING ZONING: RA-1 and R3-1 PROPOSED ZONING: (T)Q/RD1.5-1 ADJACENT ZONING: NORTH = RA-1/ C2-1VL SOUTH = RA-1/RD1.5-1 EAST = PF-1XL WEST = RA-1

- ZONING INFORMATION: Z1-2391, Z1-2427 & Z1-2438

- THOMAS BROS. GUIDE PAGE 501-G6

- JURISDICTIONAL INFORMATION: COMMUNITY PLAN AREA: MISSION HILLS-PANORAMA CITY-NORTH HILLS AREA PLANNING COMMISSION: NORTH VALLEY NEIGHBORHOOD COUNCIL: NORTH HILLS EAST COUNCIL DISTRICT: CD 7 - FELIPE FUENTES CENSUS TRACT # 1172.01 LADBS DISTRICT OFFICE: VAN NUYS DISTRICT MAP SHEET: 198B145

- GENERAL PLAN LAND USE: LOW RESIDENTIAL MEDIUM RESIDENTIAL

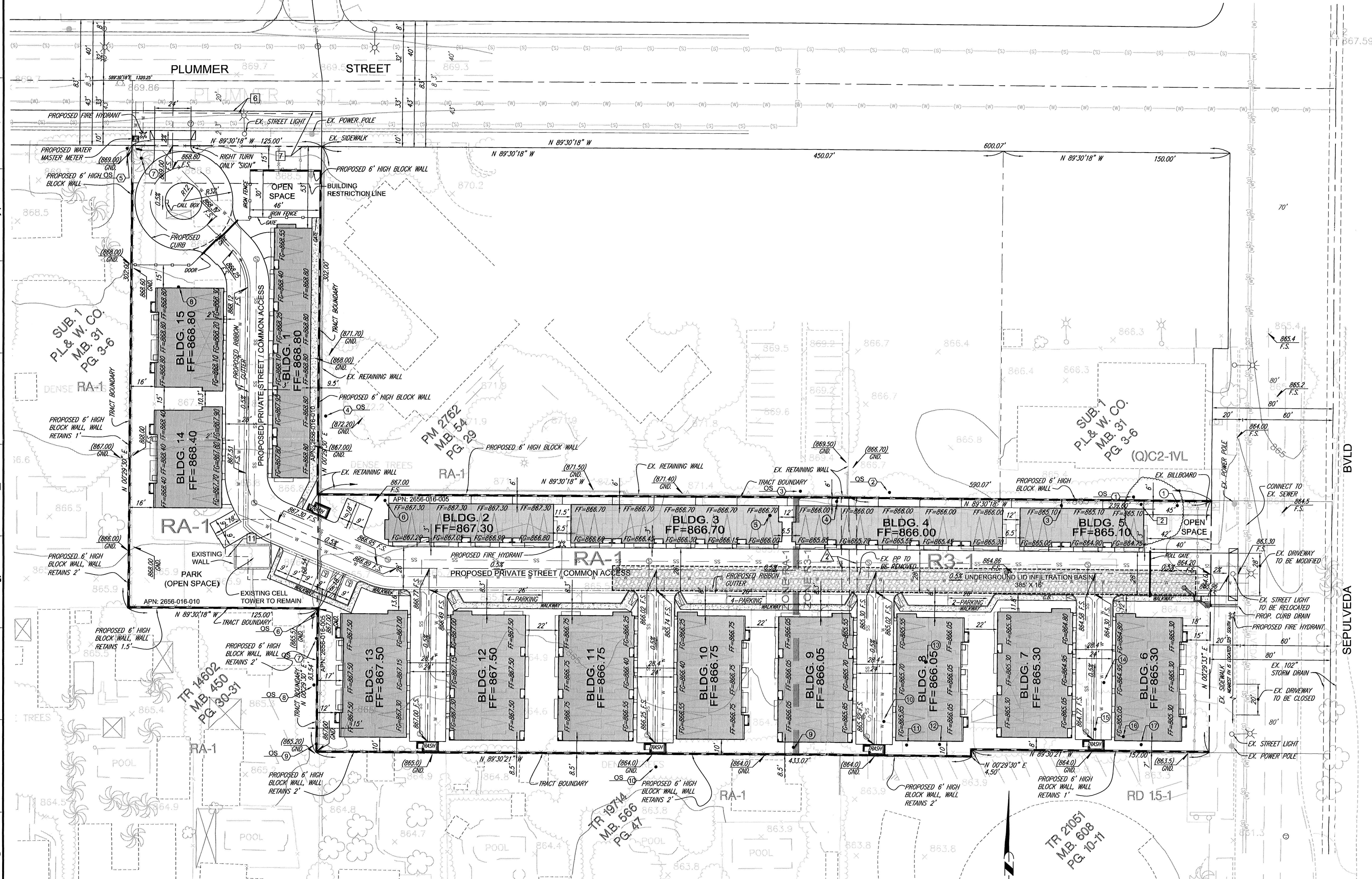
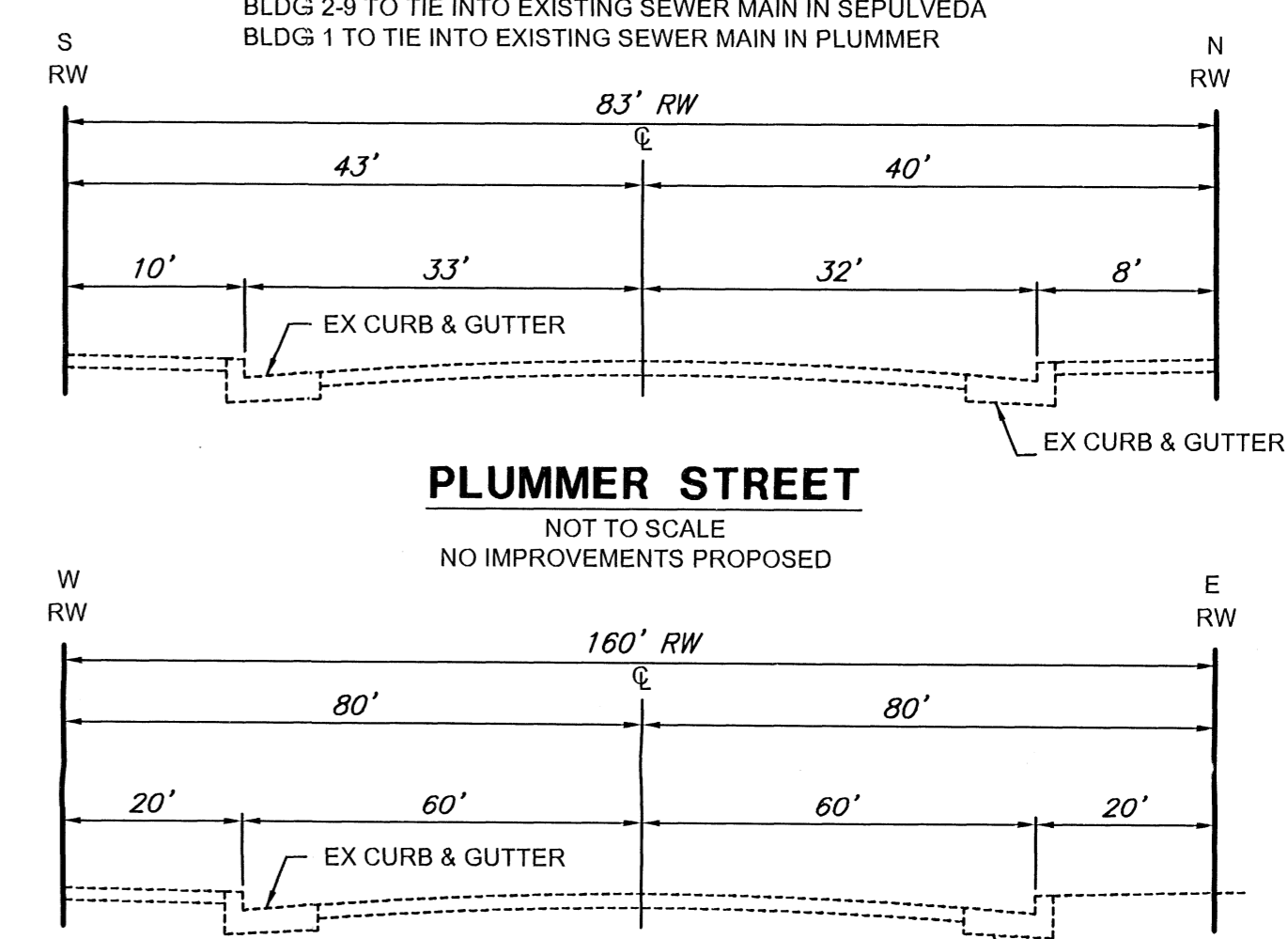
- HILLSIDE DESIGNATION: HILLSIDE AREA (ZONING CODE): NO BASELINE HILLSIDE ORDINANCE: NO BASELINE MANSIONIZATION ORDINANCE: YES

- FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 060137C1305F (EFFECTIVE DATE, SEPTEMBER 26, 2008) SHOWS PROPERTY IS LOCATED WITHIN ZONE "X", MINIMAL FLOOD HAZARD.

- ALL EXISTING BUILDINGS ARE TO BE DEMOLISHED

- THERE MAY BE PROTECTED TREES ON SITE, REFER TO HORTICULTURE REPORT FOR ADDITIONAL INFORMATION

- PROPOSED SEWER DISPOSAL METHOD: ON-SITE PUBLIC SEWER MAIN TO BE PROVIDED BLDG 2-9 TO TIE INTO EXISTING SEWER MAIN IN PLUMMER BLDG 1 TO TIE INTO EXISTING SEWER MAIN IN PLUMMER



### LEGEND:

T.C.	TOP OF CURB
F.L.	FLOW LINE
F.S.	FINISH SURFACE
(S)	EXISTING SEWER LINE
(W)	EXISTING WATER LINE
(SD)	EXISTING STORM DRAIN LINE
(SW)	PROPOSED WATER LINE
(SS)	PROPOSED SEWER LINE
(AP)	ACCESSIBLE PATH

### TREE LEGEND

(1)	DENOTES ON-SITE NON-PROTECTED PRIVATE PROPERTY TREES
(2)	DENOTES OFF-SITE PROPERTY TREES
(3)	DENOTES ON-SITE PROTECTED SOUTHERN CALIFORNIA BLACK WALNUT TREE

### RECORD OWNERS:

APN: 2656-016-005  
 ANDRES MARKOVITS AND IVELISE MARKOVITS, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/3RD INTEREST  
 C/O JAMES  
 555 WEST FIFTH ST., 32 ND FLOOR  
 LOS ANGELES, CA 90013  
 ATTN: BARBARA REEVES NEAL

STEPHEN CROFTS AND RANDI BACH, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/3RD INTEREST  
 15809 MAGNOLIA BLVD.  
 ENCINO, CA 91436  
 ATTENTION: S. CROFTS AND R. BACH

PAMELA R. PADIN, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/6TH INTEREST  
 PAMELA R. PADIN  
 4936 HAYVENHURST AVE.  
 ENCINO, CA 91438

PETER A. PADIN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/6TH INTEREST  
 PETER A. PADIN  
 4936 HAYVENHURST AVE.  
 ENCINO, CA 91438

APN: 2656-016-010  
 JAMES D. BENNETT & MARY L. BENNETT TRUSTEES OF THE BENNETT LIVING TRUST UDT 7-29-13  
 15508 PLUMMER STREET  
 LOS ANGELES, CALIFORNIA 91343  
 ATTENTION: MARY BENNETT

### ARCHITECT:

WILLIAM HEZMALHALCH ARCHITECTS, INC.  
 2850 REDHILL AVE., STE 200  
 SANTA ANA, CA 92705-5543  
 (949) 250-0607

### BASIS OF BEARINGS:

THE BEARING OF N 89°30'18" W ON THE CENTERLINE OF PLUMMER STREET AS SHOWN ON PARCEL MAP NO. 2762, BOOK 54, PAGE 29 WAS TAKEN AS THE BASIS OF BEARING SHOWN ON THIS MAP.

### SURVEY NOTE:

BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY: CARLOS BUSTOS - ATM TOPO MAPS (714) 884-3454  
 DATE OF SURVEY: OCTOBER 30, 2015

### YARDAGE CALCULATIONS:

CUT = 2,000 C.Y. FILL = 2,500 C.Y.  
 NET = 500 C.Y. (IMPORT)

- QUANTITIES SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY
- EARTHWORKS ASSUME A 24" BUILDING UNDER CUT FOR FOUNDATIONS AND A 12" DRIVEWAY UNDERCUT FOR DRIVE ISLES
- SHRINKAGE, BULKING, UTILITY SPOILS AND R&R VOLUMES ARE NOT INCLUDED IN THE ABOVE QUANTITIES

### ARCHITECTURAL SITE SUMMARY:

SITE AREA: 13.13 ACRES  
 TOTAL UNITS: 75 HOMES (STACKED FLATS)  
 DENSITY: 23.96 HOMES PER ACRE

PARKING:  
 REQUIRED: 169 SPACES (2.25 SPACES PER HOME) (75) HOMES x 2.0 SPACES = 150 SPACES (75) HOMES x 0.25 SPACES = 19 SPACES  
 PROVIDED: 169 SPACES (2.25 SPACES PER HOME) GARAGE: 150 SPACES PARALLEL: 19 SPACES (8'x28') HEAD IN: 9 SPACES (9'x18')

OPEN SPACE:  
 REQUIRED: 13,125 (175 S.F. PER HOME)  
 PROVIDED: 19,104 (254 S.F. PER HOME)

### SUBDIVIDER:

WILLIAMS HOMES  
 21080 CENTRE POINT PKWY.  
 SANTA CLARITA, CA 91350  
 (661) 222-9207

### ENGINEER:

SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP  
 87 N. RAYMOND AVE., STE. 300  
 PASADENA, CA 91103  
 (626) 496-2555

### BENCHMARK:

BENCHMARK: 07-16544, DATUM NAVD 1988  
 WIRE SPIKE IN NORTH CURB PLUMMER STREET, 2FT WEST OF BEGINNING OF CURB RETURN WEST OF LANGDON AVENUE.  
 YEAR: 2000 ELEVATION 869.619'

### DIGEST OF TITLE ITEMS PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT ORDER NO.: 995-23059450-AW6, DATED AS OF FEBRUARY 11, 2015.

NOTE: This condensation of items in the PTR is prepared for the convenience of those persons using this survey. For full details of title items, refer to the complete report and to those documents referred to therein.

APN: 2656-016-005

ITEM NO.	PURPOSE	FOR	IN FAVOR OF	RECORDING DATA
6	EASEMENT	PUBLIC UTILITIES	CITY OF LOS ANGELES	TRACT 20103, BOOK 610 PAGE 10

### DIGEST OF TITLE ITEMS PER FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO.: 996-23065669-A-SG2, DATED AS OF JUNE 4, 2015.

NOTE: This condensation of items in the PTR is prepared for the convenience of those persons using this survey. For full details of title items, refer to the complete report and to those documents referred to therein.

APN: 2656-016-010

ITEM NO.	PURPOSE	FOR	IN FAVOR OF	RECORDING DATA
6	EASEMENT	PUBLIC UTILITIES	CITY OF LOS ANGELES	BOOK 1579, PAGE 239
7	EASEMENT	PUBLIC STREET, ROAD OR HIGHWAY	CITY OF LOS ANGELES	RECORDING NO. 3473, DATED NOVEMBER 13, 1972
11	EASEMENT & AGREEMENT	WIRELESS COMMUNICATION	T2 UNISON SITE MANAGEMENT, LLC	RECORDING NO. 2007-1611445, DATED JULY 7, 2007

**BENCH MARK**  
 LOS ANGELES BENCH MARKS  
 WIRE SPIKE IN NORTH CURB PLUMMER STREET, 2FT WEST OF BEGINNING OF CURB RETURN WEST OF LANGDON AVENUE. YEAR: 2000 ELEVATION 869.619'

DATE BY: 10/30/15  
 10/30/15  
 10/30/15

REVISIONS  
 1. 10/30/15  
 2. 10/30/15  
 3. 10/30/15

WORK ACCEPTED

**Southland Civil Engineering & Survey, LLP**  
 87 N. Raymond Ave., Ste. 300, Pasadena, CA 91103  
 TEL: (626) 496-2555, FAX: (626) 496-2556  
 www.SouthlandCivil.com

**REGISTERED PROFESSIONAL ENGINEER**  
 No. 55089  
 EXP. 12-30-16  
 LARRY L. MAR  
 CIVIL ENGINEER

**SOUTHLAND CIVIL ENGINEERING AND SURVEY, LLP**  
 LARRY MAR, P.E.  
 DESIGNED BY: BKL  
 DRAWN BY: BKL  
 CHECKED BY: AMANDA TATEVOSSIAN  
 DRAWING SCALE: 1"=30'

**VESTING TENTATIVE TRACT MAP 73939**  
 1 LOT SUBDIVISION for CONDOMINIUM PURPOSES  
 9433 SEPULVEDA BLVD. & 15508 PLUMMER ST.  
 LOS ANGELES, CALIFORNIA 91343  
 WILLIAMS HOMES  
 21080 CENTRE POINT PKWY., SANTA CLARITA, CA 91350

JOB NUMBER:  
**600-15020**

DATE:  
**SEP 16 2016**

REVISIONS:  
 [ ] REVISION MAP [ ] FINAL MAP UNIT [ ] TIME EXTENSION [ ]  
 FILING FEE: [ ] DIVISION OF PLANNING AND COMMUNITY DEVELOPMENT

**C1**