

VICINITY MAP
1"=400'

PER F.G.	LOTS & UNITS	LOT AREA	FY (W)	SY (N)	SY (S)	RY (E)	FOOT PRINT	LOT COVERAGE	FLOOR AREA	FAR
	LOT 1 (TYPE A1)	2037 SF	11'-4"	17'-0"	5'-0"	0'-4"	820 SF	%40	2001 SF	0.9 : 1
	LOT 2 (TYPE B)	1321 SF	0'-4"	17'-0"	5'-0"	0'-4"	805 SF	%61	2001 SF	1.5 : 1
	LOT 3 (TYPE B)	1321 SF	0'-4"	17'-0"	5'-0"	0'-4"	805 SF	%61	2001 SF	1.5 : 1
	LOT 4 (TYPE B)	1321 SF	0'-4"	17'-0"	5'-0"	0'-4"	805 SF	%61	2001 SF	1.5 : 1
	LOT 5 (TYPE A2)	1922 SF	0'-4"	17'-0"	5'-0"	9'-4"	820 SF	%42	2001 SF	1.0 : 1

EX. FIRE HYDRANT@ SW COR SUNSET BLVD & CURSON

EX. FIRE HYDRANT @ NW COR CURSON & DE LONGPRE

LOT 1 (TYPE A1) 2037 SF 11'-4" 17'-0" 5'-0" 0'-4" 820 SF %40 2001 SF 0.9:1

LOT 2 (TYPE B) 1321 SF 0'-4" 17'-0" 5'-0" 0'-4" 805 SF %61 2001 SF 1.5:1

LOT 3 (TYPE B) 1321 SF 0'-4" 17'-0" 5'-0" 0'-4" 805 SF %61 2001 SF 1.5:1

LOT 4 (TYPE B) 1321 SF 0'-4" 17'-0" 5'-0" 0'-4" 805 SF %61 2001 SF 1.5:1

LOT 5 (TYPE A2) 1922 SF 0'-4" 17'-0" 5'-0" 9'-4" 820 SF %42 2001 SF 1.0:1

SETBACK MATRIX

VICINITY MAP 1"=400'

LOT 288 ASPHALT PARKING LOT

LOT 289 ASPHALT PARKING LOT

LOT 290

LOT 300

LOT 301

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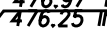
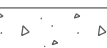
LOT 665

LOT

<u>Trees on Site</u> <u>(over 8" DBH)</u>	<u>Common Name</u>	<u>DBH (diameter at 4.5' from grade)</u>	<u>Condition</u>	<u>Status</u>
1	Eugenia	17"	Good	To be removed
2	Eugenia	15"	Good	To be removed
3	Avocado	21"	Average	To be removed
4	Avocado	87" (ten-trunks, 4" to 18")	Fair	To be removed
5	Citrus	15" (7" & 8")	Poor/Dying	To be removed
6	Camelia	9" (3" & 6")	Good	To be removed
7	Camelia	11" (5" & 6")	Good	To be removed
8	Camelia	26" (seven-trunks, 3" to 6")	Good	To be removed
9	Citrus	Small tree	Poor/Dying	To be removed
10	Cactus shrubs			To be removed

LEGEND

FF	FINISH FLOOR
PAD	PAD ELEVATION
FS	FINISH SURFACE
FH	FIRE HYDRANT
TC	TOP OF CURB
TG	TOP OF GRATE
GB	GRADE BREAK
GP	GUEST PARKING
HP	HIGH POINT
TW	TOP OF WALL
INV	INVERT
PA	PLANTER AREA
PP	POWER POLE
EG	EDGE OF GUTTER
WV	WATER VALVE
WM	WATER METER
GV	GATE VALVE
LS	LANDSCAPING
LAWD	L.A. WATER DISTRICT
R.C.	REINFORCED CONCRETE
VCP	VITRIFIED CLAY PIPE

	SPOT ELEVATION
	TOP OF GRATE/INVERT OF PIPE
	TRACT BOUNDARY
	CENTERLINE
	STORM DRAIN PIPE
	TREE CALLOUT AREA DRAIN
	EXIST. FIRE HYDRANT
	EXIST. STREET LIGHT
	CONCRETE PAVEMENT
	PERMEABLE PAVEMENT
	LID PLANTER AREA

1. GROSS AREA (TO STREET CL)= 9,903.5 SQ. FT., NET AREA =7,922 SQ. FT AFTER DEDICATION.
2. PROPOSED DEVELOPMENT:
 - 5 UNIT SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1 ZONE,
 - PURSUANT TO ORDINANCE NO. 176,354
3. EXIST. ZONING R3-1
4. SETBACKS: SEE SETBACK MATRIX
5. SUBSURFACE UTILITIES WERE TAKEN FROM AVAILABLE CITY PLANS.
6. SITE IS OCCUPIED BY A SINGLE FAMILY DWELLING TO BE DEMOLISHED.
7. THERE ARE NO PROTECTED TREES ON SITE. ALL EXISTING TREES TO BE REMOVED
PER TREE REPORT BY: ARSEN MORGOSIAN, CERTIFIED ARBORIST, DATED 12-12-2016.
8. THE SITE IS NOT IN THE HILLSIDE AREA
9. ALLOWANCE FOR CROSS LOT DRAINAGE TO BE INCLUDED IN THE CC&Rs.
10. ASSESSOR'S PARCEL NUMBER: 5550-026-005
11. REQUIRED PARKING IS 2 SPACES PER UNIT= 10 PLUS 1 GUEST PARKING=11 TOTAL.
12. PROPERTY WILL BE SERVED BY PUBLIC SANITARY SEWER, CONNECT TO EXISTING SEWER.
13. SOILS REPORT BY IRVINE GEOTECHNICAL, INC, PROJECT NO. IC-16121-C, DATED DEC. 13, 2016.
14. TITLE REPORT BY FNTG BUILDER SERVICES, NO. 00064042-997-B55-AR,
DATED NOV. 7, 2016.

CUT: 36 CU. YARDS
FILL: 226 CU. YARDS
OVEREXCAVATION: 580 CU. YARDS
IMPORT 301 CU. YARDS

APN 5550-026-005

LOT 292 OF TRACT NO. 461, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 12 OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

VESTING TENTATIVE TRACT MAP
NO. 74736
FOR SMALL LOT SUBDIVISION PURPOSES

LOCATED IN THE CITY OF LOS ANGELES, COUNTY OF
LOS ANGELES, THE STATE OF CALIFORNIA
JUNE 2016

OWNERS:
1440 N. CURSON INVESTORS, LLC
19200 VON KARMAN AVE.#945
IRVINE, CA 92612
(949) 293-7042
CONTACT: GERALD HAMMER

SUBDIVIDER'S ENGINEER:
ADVANCED ENGINEERING AND CONSULTING
22837 VENTURA BLVD, SUITE 100
WOODLAND HILLS, CA 91364
PHONE: (818) 222-7982
FAX (818) 222-7986
REPRESENTATIVE: DAVID SILVERMAN



PREPARED UNDER THE DIRECTION OF

DAVID SILVERMAN
PE 58650

17 January, 2017

DATE _____



22837 Ventura Blvd, Suite 100, Woodland Hills, CA 91364
(818) 222-7982 / (818) 222-7986 fax