

# NEW THREE UNIT CONDOMINIUMS

3873 BENTLEY AVENUE CULVER CITY, CA 90232



10801 National Blvd.  
 Suit 227, Los Angeles,  
 CA. 90064  
 Office: (310) 475-2900  
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 MAJID ZEREHI  
 10801 NATIONAL BLVD # 227  
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**UNIT SIZE**

|         | 1ST(SQ.FT.) | 2ND(SQ.FT.) | TOTAL(SQ.FT.) | GARAGE(SQ.FT.) |
|---------|-------------|-------------|---------------|----------------|
| UNIT #1 | 676         | 695.70      | 1371.17       | 384            |
| UNIT #2 | 160.83      | 1197.88     | 1358.71       | 384            |
| UNIT #3 | 859.15      | 971.29      | 1830.44       | 398.43         |
| TOTAL   | 1695.98     | 2868.33     | 4560.32       | 1166.43        |

**STRUCTURE**

EXISTING STRUCTURE FLOOR AREA : 1012.65

**PARKING**

NUMBER OF PARKING PROVIDED : 6  
 NUMBER OF PARKING REQUIRED : 6  
 UNIT #1 2 STANDARD PARKING TANDEM  
 UNIT #2 2 STANDARD PARKING TANDEM  
 UNIT #3 2 STANDARD PARKING DOUBLE

**USE OF EXISTING & PROPOSED:**

EXISTING: SINGLE FAMILY HOUSE  
 PROPOSED : 3 UNIT, 2 STORY CONDOMINIUMS

**PROJECT DATA:**

LAND USE: MEDIUM DENSITY MULTIPLE FAMILY  
 ZONING: RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY

**OPEN PRIVATE SPACE REQUIRED AND PROPOSED:**

UNIT#1: 100.60 S.F.  
 UNIT#2: 100.18 S.F.  
 UNIT#3: 100 S.F.

TOTAL = 300.78 S.F.

COMMON OPEN SPACE: 711.5 S.F

LOT SIZE: 4950  
 LOT DEPTH: 100.00'  
 LOT WIDTH: 50.00'  
 BUILDING HEIGHT: 24'-0"  
 FRONT SETBACK: 12'-0"  
 SIDE SETBACK: 5'-0"  
 REAR SETBACK: 5'-0"  
 MAX DENSITY: 4950 / 1500 = 3.3 du

**PROJECT SUMMARY TABLE:**

**LEGAL DESCRIPTION:**

LOT : 67 OF TRACT NO.: 10356 AS PER MAP  
 RECORDED IN BOOK 152 PAGES 14-16 OF MAPS, IN  
 THE OFFICE OF THE COUNTY RECORDER OF SAID  
 COUNTY  
 ASSESSOR'S ID NUMBER : 4213 018 002

TOTAL SITE AREA:  
 4950 S.F(EXISTING)+0 S.F (DEDICATION) + 0 S.F  
 (ACQUISITION)=4950 S.S (NET AREA)

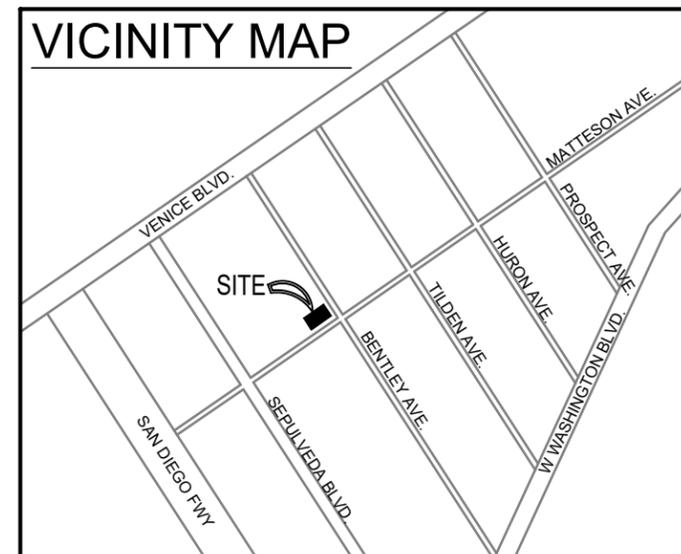
SITE COVERAGE BY STRUCTURES: 3115.50 S.F  
 63% OF LOT AREA

STORAGE CUBIC FEET (UNIT #2) : 175 Q.F

**PROJECT CONSULTANTS:**

**DESIGNER:**

NADER HOUMAN  
 10801 NATIONAL BLVD #227  
 LOS ANGELES CA 90064  
 (310) 475-2900



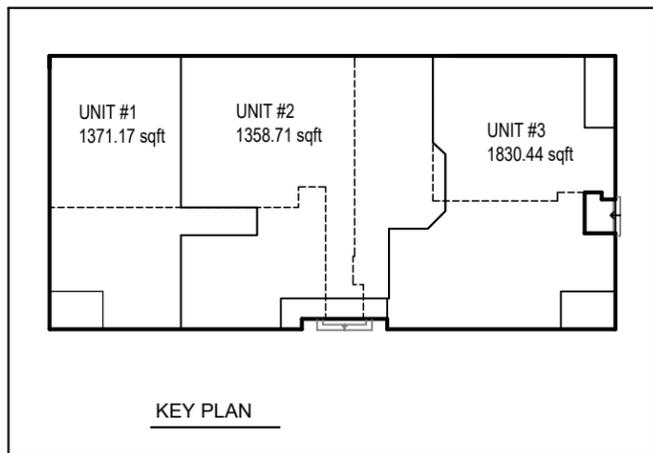
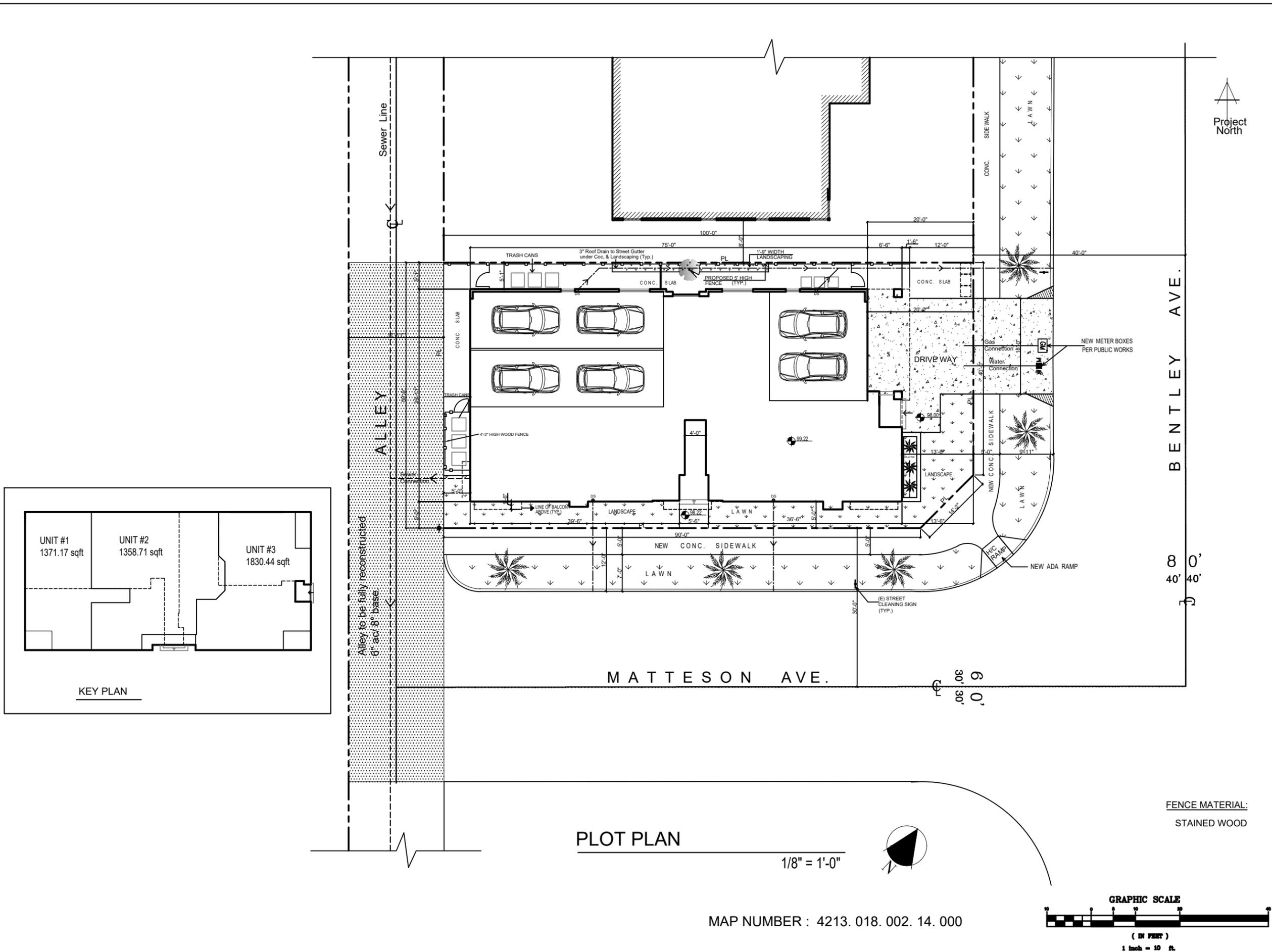
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| NO. | DESCRIPTION    | DATE     |
|-----|----------------|----------|
| 1   | PLAN CHECK SET |          |
| 2   | CORRECTION SET |          |
| 3   | PERMIT SET     |          |
|     | REVISION       | 02/11/14 |

DRAWING NO.  
**A0**

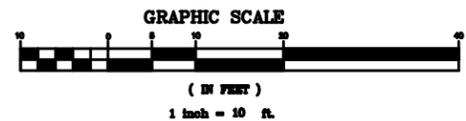


**PLOT PLAN**

1/8" = 1'-0"



FENCE MATERIAL:  
STAINED WOOD



MAP NUMBER : 4213. 018. 002. 14. 000

**KEY PLAN**

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REVISION

SCALE 1/8" = 1'-0"  
DRAWING TITLE  
PLOT PLAN

DRAWING NO.  
**A1**

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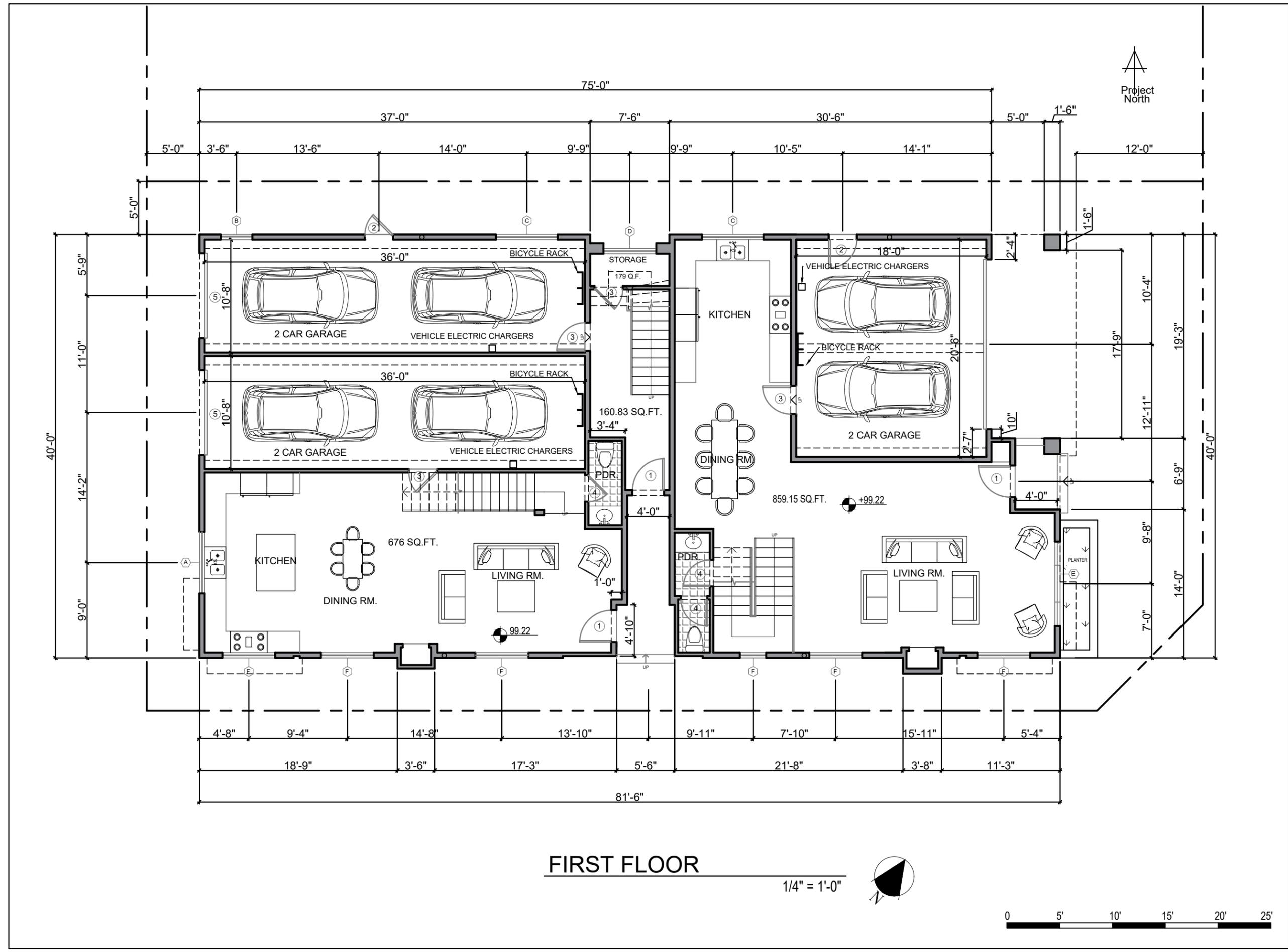
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REVISION

SCALE 1/4" = 1'-0"  
 DRAWING TITLE  
**FIRST FLOOR PLAN**

DRAWING NO.  
**A2**



**FIRST FLOOR**

1/4" = 1'-0"



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STRUCTURAL ENGINEERS

MECH./PLUMB. ENGINEERS

CIVIL ENGINEERS

**KEY PLAN**

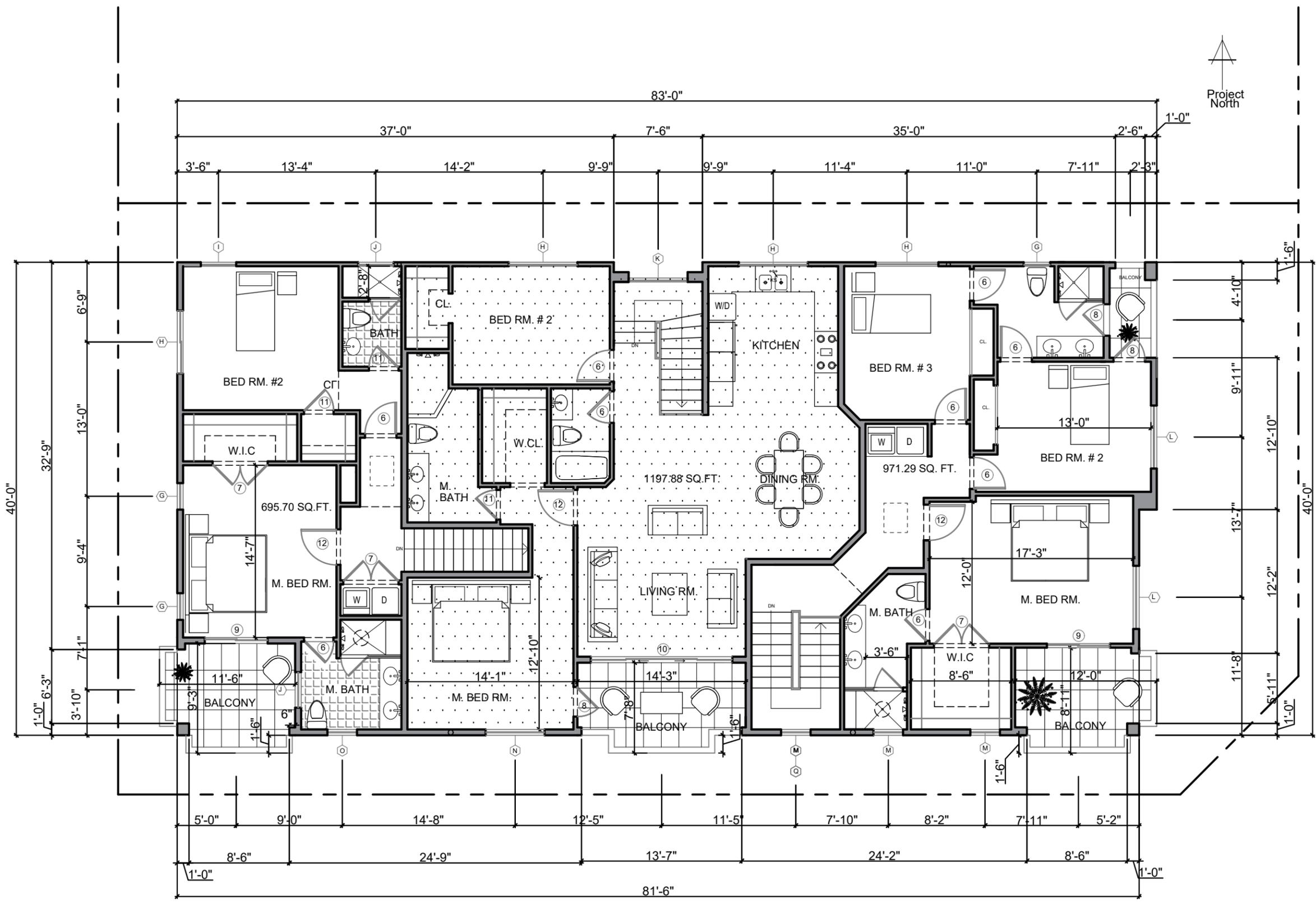
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REVISION

SCALE 1/4" = 1'-0"  
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 SECOND FLOOR  
 PLAN

DRAWING NO.  
**A3**



**SECOND FLOOR**

1/4" = 1'-0"



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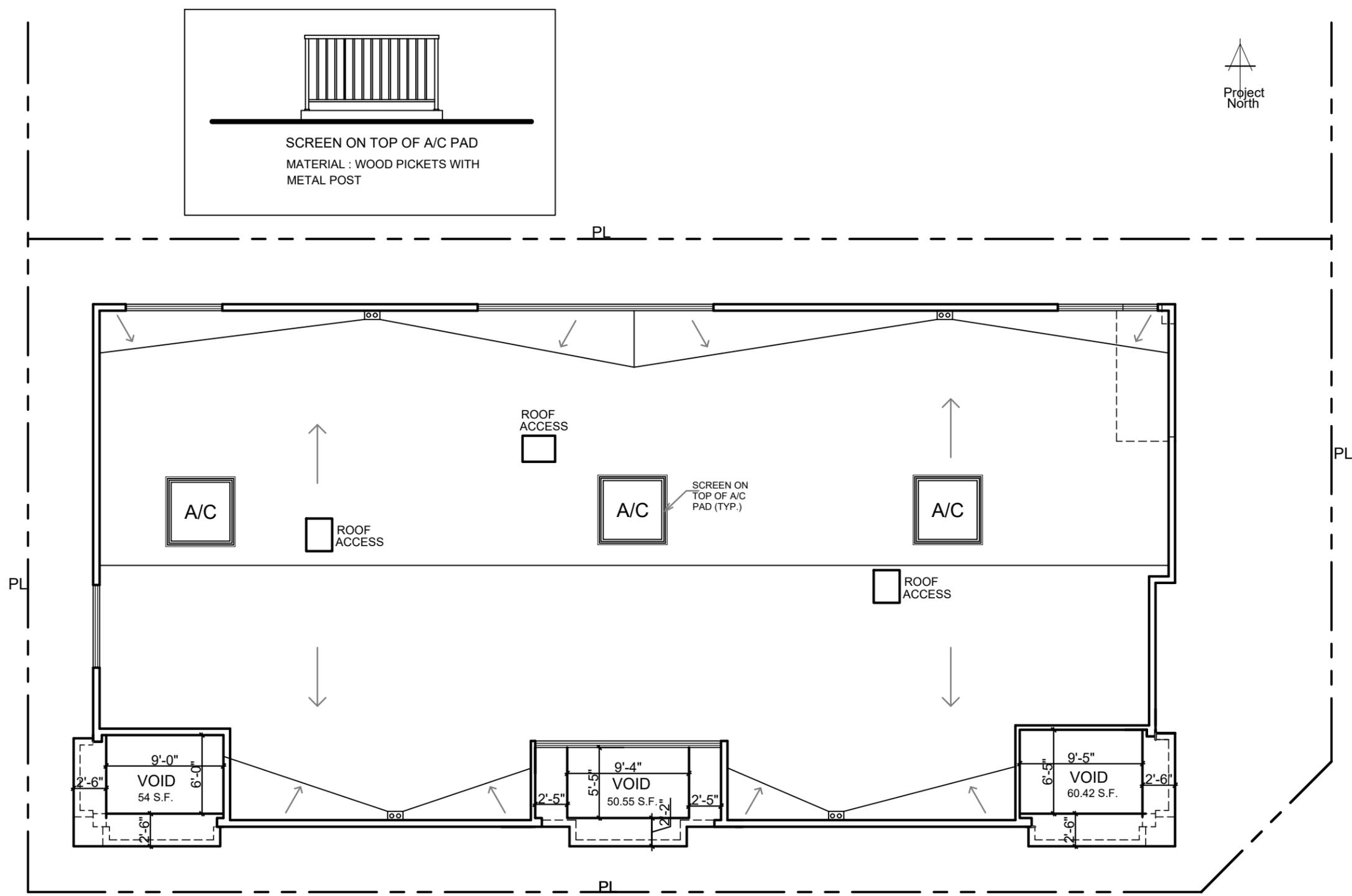
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SCALE 1/4" = 1'-0"  
 DRAWING TITLE  
**ROOF PLAN**

DRAWING NO.  
**A4**



**ROOF PLAN**

1/4" = 1'-0"



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REVISION

SCALE 1/4" = 1'-0"

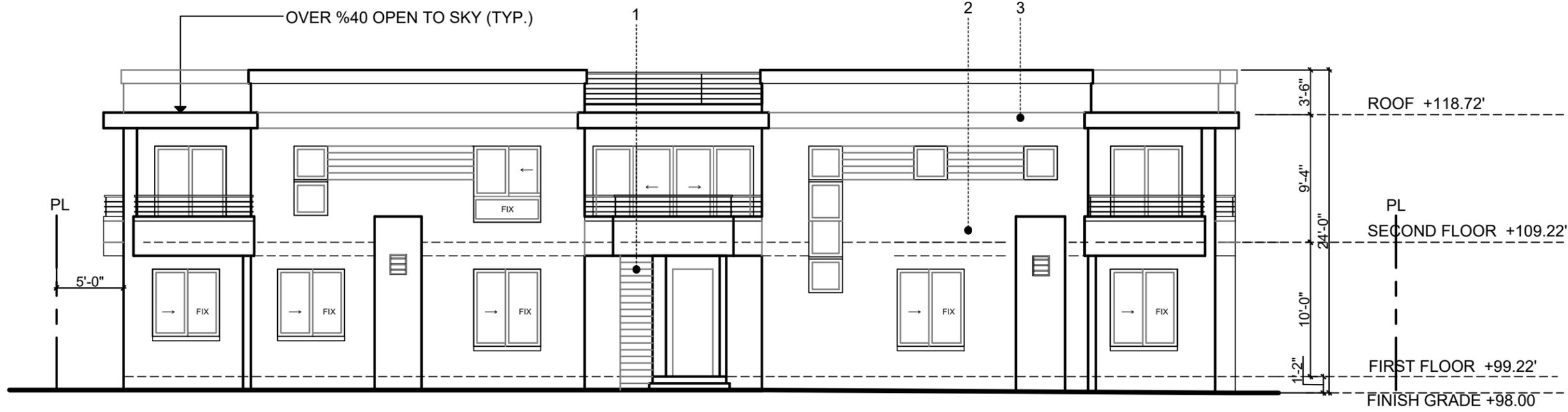
DRAWING TITLE  
 ELEVATIONS

DRAWING NO.  
**A5**

KEY PLAN

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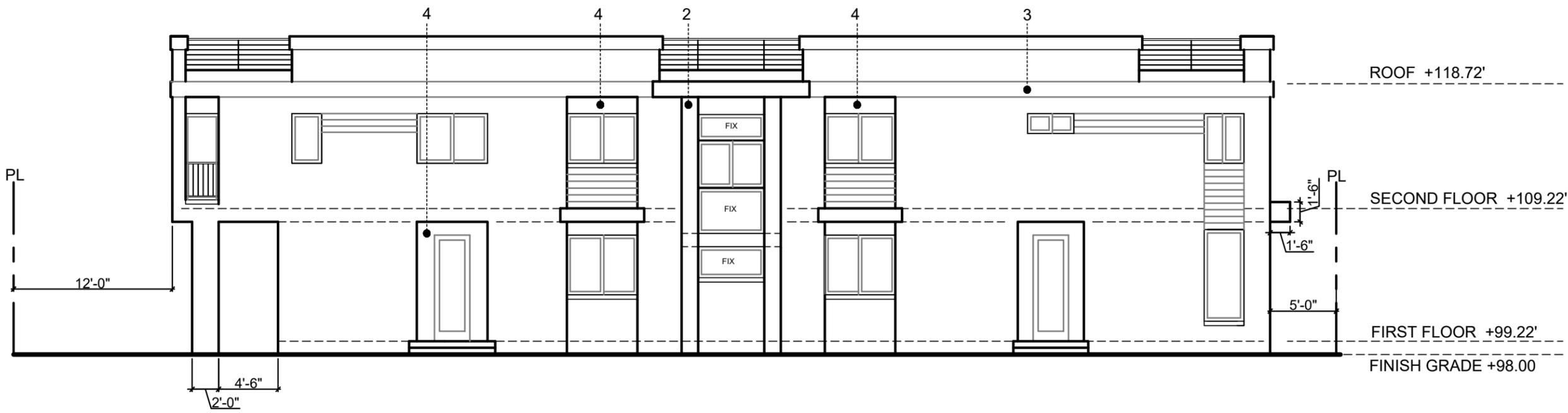


**SOUTH ELEVATION**

1/4" = 1'-0"

**MATERIAL KEY**

- 1. WOOD STRIP
- 2. LIGHT GRAY SMOOTH STUCCO
- 3. OFF-WHITE SMOOTH STUCCO
- 4. DARK GRAY



**NORTH ELEVATION**

1/4" = 1'-0"

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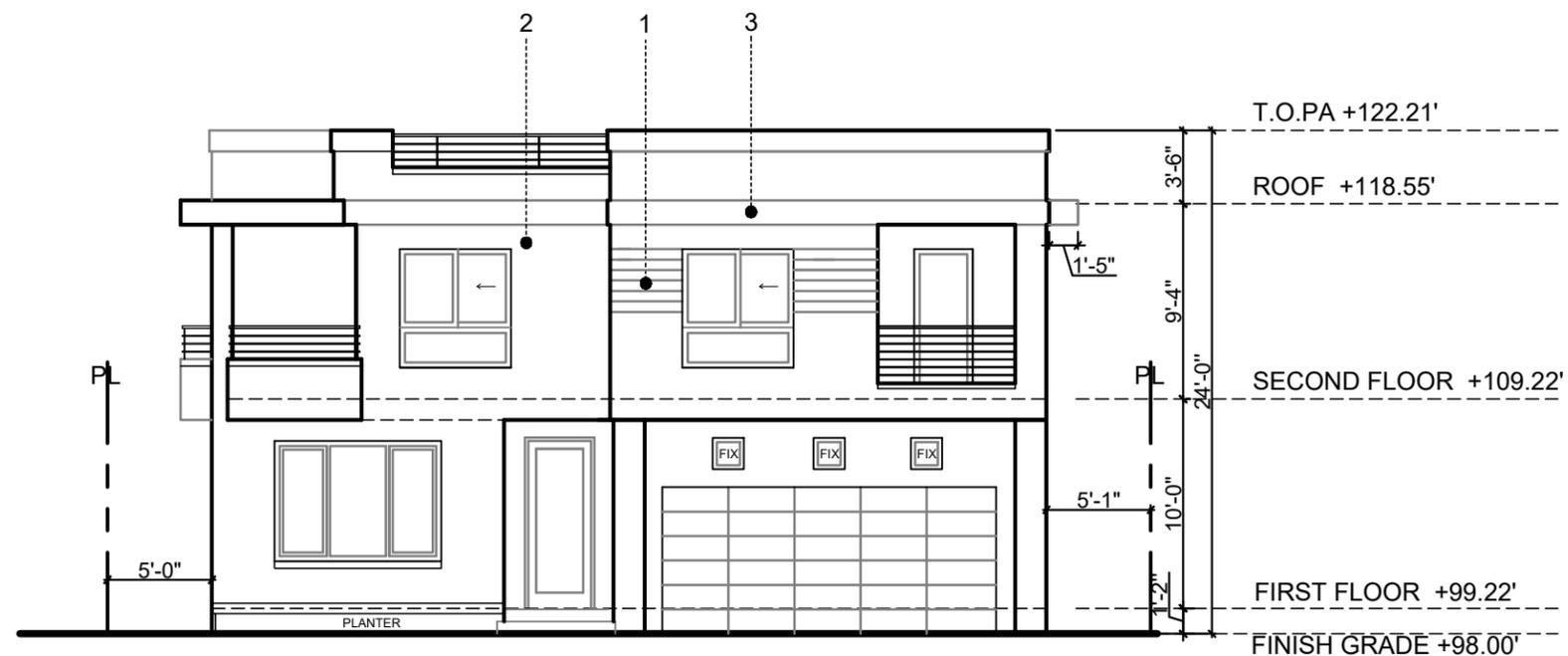
REVISION

SCALE 1/4" = 1'-0"

DRAWING TITLE  
ELEVATIONS

DRAWING NO.

**A6**

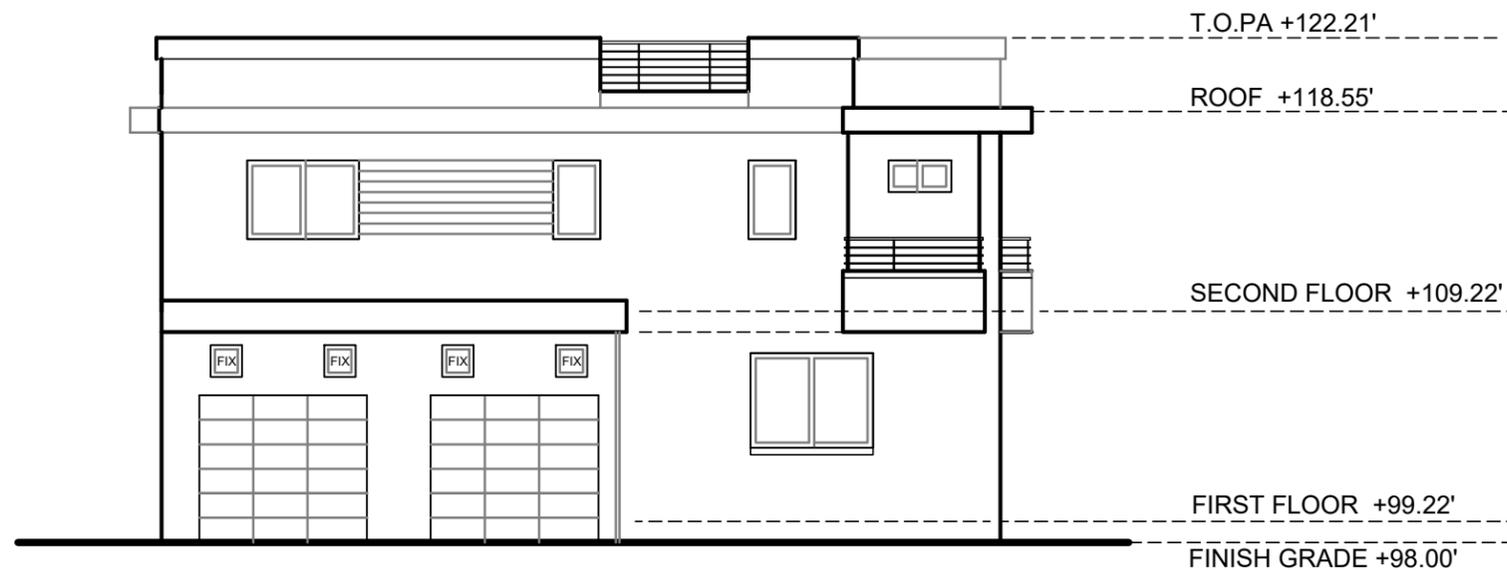


**EAST ELEVATION**

1/4" = 1'-0"

**MATERIAL KEY**

1. WOOD STRIP
2. LIGHT GRAY SMOOTH STUCCO
3. OFF-WHITE SMOOTH STUCCO



**WEST ELEVATION**

1/4" = 1'-0"

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## DOOR SCHEDULE

| MARK | NO | TYPE               | DIMENSION |        |              | MATERIAL |         |      | GLASS | FINISH  | REMARK         |
|------|----|--------------------|-----------|--------|--------------|----------|---------|------|-------|---------|----------------|
|      |    |                    | WIDTH     | HEIGHT | THICK        | DOOR     | FRAME   | CORE |       |         |                |
| ①    | 3  | SNGL DOOR/ENTRANCE | 3'-0"     | 8'-0"  | 1,3/4"       | WOOD     | WOOD    | SC.  |       | STAINED | TEMPERED GLASS |
| ②    | 2  | SNGL DOOR / EXT    | 2'-8"     | 8'-0"  | MANUFACTURER | ALUMIN.  | ALUMIN. | ——   | 1/4"  | TINTED  | TEMPERED GLASS |
| ③    | 4  | SNGL DOOR / INT    | 2'-8"     | 8'-0"  | 1,3/4"       | WOOD     | WOOD    | SC.  |       | STAINED |                |
| ④    | 3  | SNGL DOOR /INT     | 2'-6"     | 8'-0"  | 1,3/4"       | WOOD     | WOOD    | SC.  |       | STAINED |                |
| ⑤    | 1  | GARAGE DOOR / EXT  | 16'-0"    | 7'-0"  | MANUFACTURER | ALUMIN.  | ALUMIN. | ——   | 1/4"  | TINTED  | TEMPERED GLASS |
| ⑥    | 10 | SNGL DOOR /INT     | 2'-8"     | 7'-0"  | 1,3/4"       | WOOD     | WOOD    | SC.  |       | STAINED |                |
| ⑦    | 6  | DBL DOOR / INT     | 4'-8"     | 7'-0"  | 1,3/4"       | WOOD     | WOOD    | SC.  |       | STAINED |                |
| ⑧    | 3  | SNGL DOOR / EXT    | 2'-8"     | 7'-0"  | MANUFACTURER | ALUMIN.  | ALUMIN. | ——   | 1/4"  | TINTED  | TEMPERED GLASS |
| ⑨    | 2  | SLIDING DOOR /EXT  | 5'-4"     | 7'-2"  | MANUFACTURER | ALUMIN.  | ALUMIN. | ——   | 1/4"  | TINTED  | TEMPERED GLASS |
| ⑩    | 1  | SLIDING DOOR /EXT  | 12'-0"    | 7'-2"  | MANUFACTURER | ALUMIN.  | ALUMIN. | ——   | 1/4"  | TINTED  | TEMPERED GLASS |
| ⑪    | 2  | SLIDING DOOR /INT  | 2'-6"     | 7'-0"  | 1,3/4"       | WOOD     | WOOD    | SC.  |       | STAINED |                |
| ⑫    | 3  | SNGL DOOR /INT     | 3'-0"     | 7'-0"  | 1,3/4"       | WOOD     | WOOD    | SC.  |       | STAINED |                |

**KEY PLAN**

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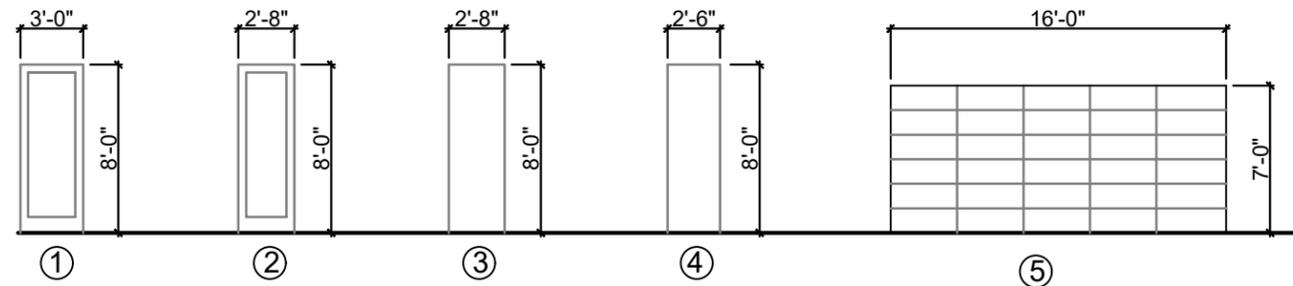
| NO. | DESCRIPTION    | DATE |
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| 1   | PLAN CHECK SET |      |
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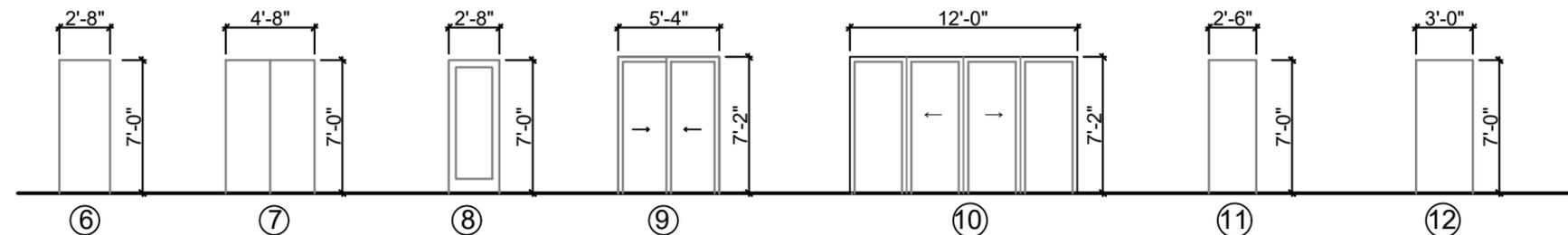
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DRAWING TITLE  
**DOOR SCHEDULE**

DRAWING NO.  
**A7**

FIRST FLOOR

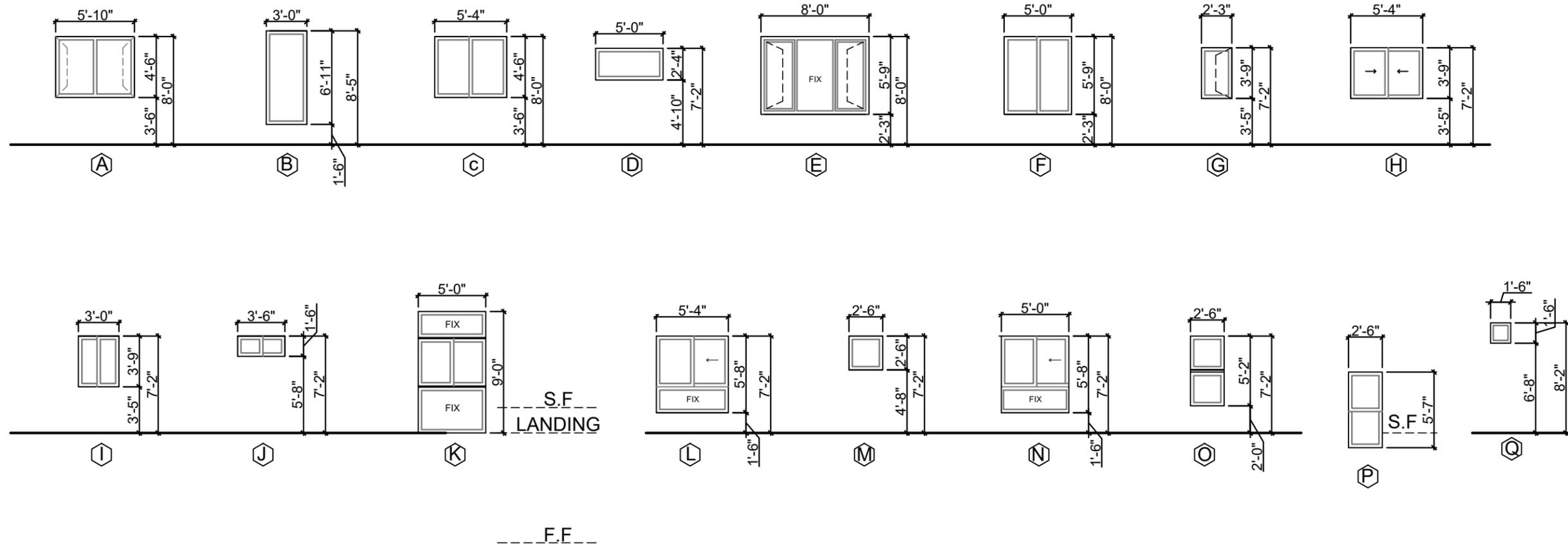


SECOND FLOOR



# WINDOW SCHEDULE

| MARK | NO | TYPE             | DIMENSION |        |              | MATERIAL |               |      | GLASS | FINISH | REMARK         |
|------|----|------------------|-----------|--------|--------------|----------|---------------|------|-------|--------|----------------|
|      |    |                  | WIDTH     | HEIGHT | THICK        | WIND.    | FRAME         | CORE |       |        |                |
| A    | 4  | OPARABLE         | 5'-10"    | 4'-6"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |
| B    |    |                  | 3'-0"     | 6'-11" | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED | TEMPERED GLASS |
| C    | 2  | SLIDING          | 4'-10"    | 4'-10" | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |
| D    | 1  | FIXED            | 5'-0"     | 2'-4"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |
| E    | 1  | OPARABLE & FIXED | 8'-0"     | 5'-9"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |
| F    | 5  | OPARABLE         | 5'-0"     | 5'-9"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |
| G    | 3  | OPARABLE         | 2'-3"     | 3'-9"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |
| H    | 4  | SLIDING          | 5'-4"     | 3'-9"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |
| I    | 1  | SLIDING          | 3'-0"     | 3'-9"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |
| J    | 1  | SLIDING          | 3'-6"     | 1'-6"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |
| K    | 1  | FIX & SLIDING    | 5'-0"     | 9'-0"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED | TEMPERED GLASS |
| L    | 2  | FIX & SLIDING    | 5'-4"     | 5'-8"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |
| M    | 4  | FIXED            | 2'-6"     | 2'-6"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |
| N    | 3  | SLIDING          | 5'-0"     | 5'-8"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |
| O    | 1  | OPARABLE         | 2'-6"     | 5'-2"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |
| P    | 1  | OPARABLE         | 2'-6"     | 5'-7"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |
| Q    | 7  | FIXED            | 1'-6"     | 1'-6"  | MANUFACTURER | GLASS    | ALUMIN./VINYL | ---  | 1/4"  | TINTED |                |



**ARKA**  
DESIGN BUILD  
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| REVISION |
|----------|
|          |
|          |
|          |

SCALE 1/4" = 1'-0"  
DRAWING TITLE  
**WINDOW SCHEDULE**

DRAWING NO.  
**A8**

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**NEW THREE UNIT CONDOMINIUMS**  
 3873 BENTLEY AVENUE  
 CULVER CITY, CA 902302

| NO. | DESCRIPTION    | DATE |
|-----|----------------|------|
| 1   | PLAN CHECK SET |      |
| 2   | CORRECTION SET |      |
| 3   | PERMIT SET     |      |

| REVISION |
|----------|
|          |
|          |
|          |

SCALE 1/4" = 1'-0"  
 DRAWING TITLE  
 VICINITY MAP

DRAWING NO.  
**A9**



**LEGEND**

|  |                              |
|--|------------------------------|
|  | 15' TO 17' BUILDING HEIGHT   |
|  | 18' TO 23' BUILDING HEIGHT E |
|  | 26' HEIGHT AND ABOVE         |

OWNER  
 MAJID ZEREHI  
 10801 NATIONAL BLVD # 227  
 LOS ANGELES, CA 90064  
 (310) 475-2900

**KEY PLAN**

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 The drawings and specifications and designs represented hereby are and shall remain the property of the ARKA INC., and no part thereof shall be used or reproduced for any purpose other than the specified project for which they have been prepared and developed without the written consent of the Architect. Written dimensions shall have precedence over scaled dimensions. The Contractor shall verify and be responsible for all dimensions and conditions on the jobsite and report any discrepancies to the Architect. The drawings and specifications indicate the general scope of work and require technical performance of the building systems and do not necessarily indicate or describe all the work required for full performance and completion of the construction contract. Based on the scope of work indicated Contractor shall furnish all items required for the proper execution of the project.

PROJECT NAME  
**NEW THREE UNIT CONDOMINIUMS**  
 3873 BENTLEY AVENUE  
 CULVER CITY, CA 902302

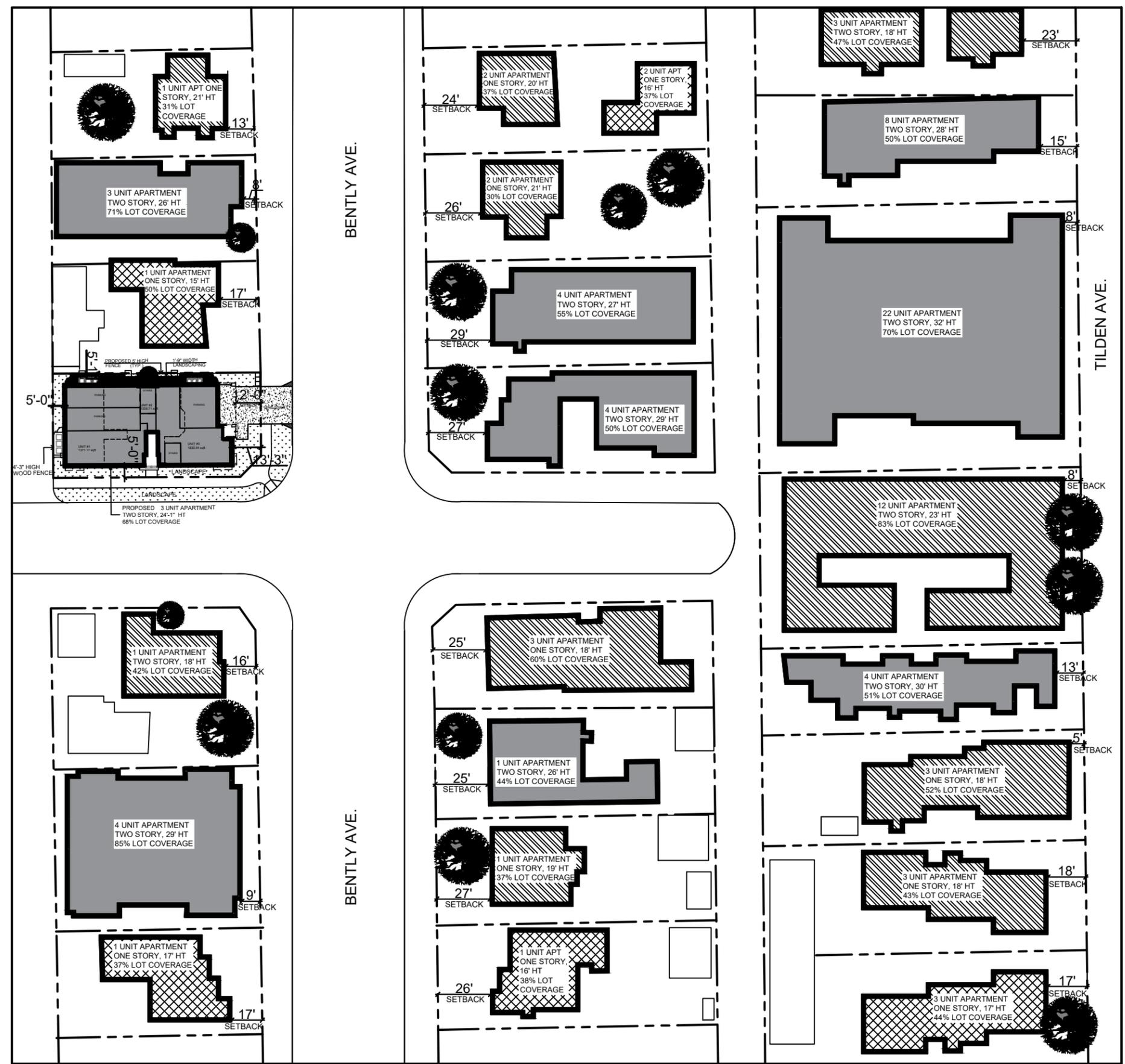
| NO. | DESCRIPTION    | DATE |
|-----|----------------|------|
| 1   | PLAN CHECK SET |      |
| 2   | CORRECTION SET |      |
| 3   | PERMIT SET     |      |

| REVISION |
|----------|
|          |
|          |
|          |

SCALE 1/4" = 1'-0"

DRAWING TITLE  
**PROPOSED VICINITY MAP**

DRAWING NO.  
**A10**



**LEGEND**

|  |                             |
|--|-----------------------------|
|  | 15 TO 17' BUILDING HEIGHT   |
|  | 18 TO 23' BUILDING HEIGHT E |
|  | 26' HEIGHT AND ABOVE        |

# POTTING HILL

LANDSCAPE DESIGN

10215 SANTA MONICA BLVD  
CENTURY CITY,  
CALIFORNIA 90067

| REVISION DATE | NO. |
|---------------|-----|
| 12/15/2016    | 1   |

## LANDSCAPE PLAN

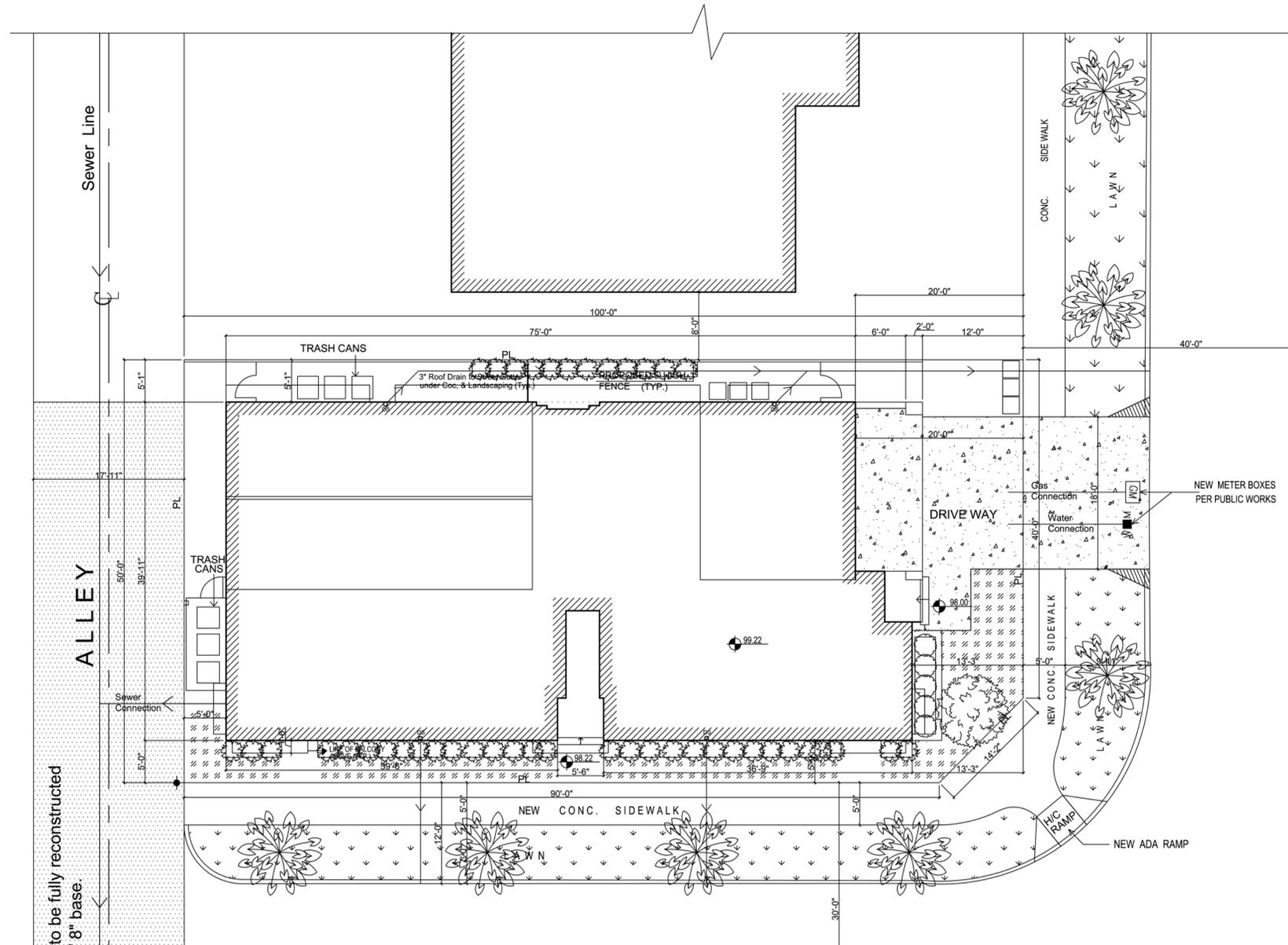
ARKA INC.  
3873 BENTLEY AVENUE  
CULVER CITY, CA 90230

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

DATE: 1/12/2016

SHEET:

L.1



- 24" BOX GINGKO BILOBA - 7 (SPACED 25' APART)
- 24" BOX MULTI-TRUNK OLIVE TREE - 1
- 15-GAL DODONEA VISCOSA 'PURPUREA' HEDGE - 43
- 5-GAL DWARF POLYGALA FRUTICOSA 'PETITE BUTTERFLY'
- MARATHON II SOD - 1450 SQ. FT.
- 4" FLAT TRACHELOSPERMUM JASMINOIDES - 495 SQ. FT.

### PLANTING NOTES:

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE TO EXISTING UTILITIES. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS WILL REQUIRE WRITTEN APPROVAL FROM THE OWNER AND/OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- THE CONTRACTOR SHALL RECEIVE SITE GRADED WITHIN .10 FOOT OF FINISH GRADE. COMMENCEMENT OF WORK INDICATES CONTRACTOR'S ACCEPTANCE OF EXISTING GRADES AND CONDITIONS. FINAL GRADES SHALL BE ADJUSTED BY CONTRACTOR AS DIRECTED BY OWNER'S REPRESENTATIVE. ALL GRADING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS, VINES, SEEDED/SODDED TURF, HYDROMULCHES, AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR AND PAY FOR PLANTING, STAKING, AND GUARANTEE OF ALL PLANT MATERIALS. SEE PLANTING DETAILS, FOR PLANTING AND STAKING/GUYING REQUIREMENTS.
- THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- FERTILIZER FOR ALL LAWN AREAS SHALL BE A SLOW-RELEASE, HIGH-NITROGEN FERTILIZER INCORPORATED INTO THE SOIL DURING PLANTING.
- FOR AREAS TO BE LANDSCAPED AND IRRIGATED, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED 6" DEEP BY MEANS OF A ROTOTILLER OR EQUAL.  
AMOUNT PER 1000 SQUARE FEET  
2 CU. YDS. NITROGEN STABILIZED ORGANIC COMPOST  
50 LBS. AGRICULTURAL GYPSUM
- THE PLANTING PITS FOR TREES SHALL DUG TWO TIMES THE DIAMETER OF THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL. PLANTING PITS FOR SHRUBS AND PERENNIALS SHALL BE DUG TWICE AS WIDE AND ONE-AND-A-HALF TIMES AS DEEP AS THE ROOTBALL. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES, SHRUBS, AND PERENNIALS SHALL CONSIST OF THE FOLLOWING FORMULA:  
3 PARTS BY VOLUME ON-SITE SOIL  
1 PART BY VOLUME ORGANIC AMENDMENT (AS IN #7 ABOVE)
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS SHOWN ON THE PLANS, INCLUDING (BUT NOT LIMITED TO) WATERING, WEEDING, MOWING, PRUNING, AND EDGING, FOR A PERIOD OF THIRTY (30) DAYS.
- THE LANDSCAPE CONTRACTOR SHALL WARRANTY AND REPLACE ANY PLANT MATERIAL THAT DIES OR SHOWS SIGNS OF LACK OF VIGOR OR OTHER UNHEALTHFUL APPEARANCE WITHIN NINETY (90) DAYS OF COMPLETION OF CONTRACT AT NO COST TO THE OWNER.

### IRRIGATION NOTES:

- CONTRACTOR TO INSTALL AUTOMATIC IRRIGATION SYSTEM.
- PROVIDE POINT SOURCE IRRIGATION TO ALL SHRUBS AND TREES.
- PROVIDED POP-UP HEAD TO HEAD COVERAGE WITH MINIMAL OVER-SPRAY AT LAWN AREAS.

**KEY PLAN**

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PROJECT NAME  
**NEW THREE UNIT CONDOMINIUMS**  
3873 BENTLEY AVENUE  
CULVER CITY, CA 902302

| NO. | DESCRIPTION    | DATE |
|-----|----------------|------|
| 1   | PLAN CHECK SET |      |
| 2   | CORRECTION SET |      |
| 3   | PERMIT SET     |      |

REVISION

SCALE 1/4" = 1'-0"

DRAWING TITLE  
COLOR  
LANDSCAPE

DRAWING NO.  
**L2**

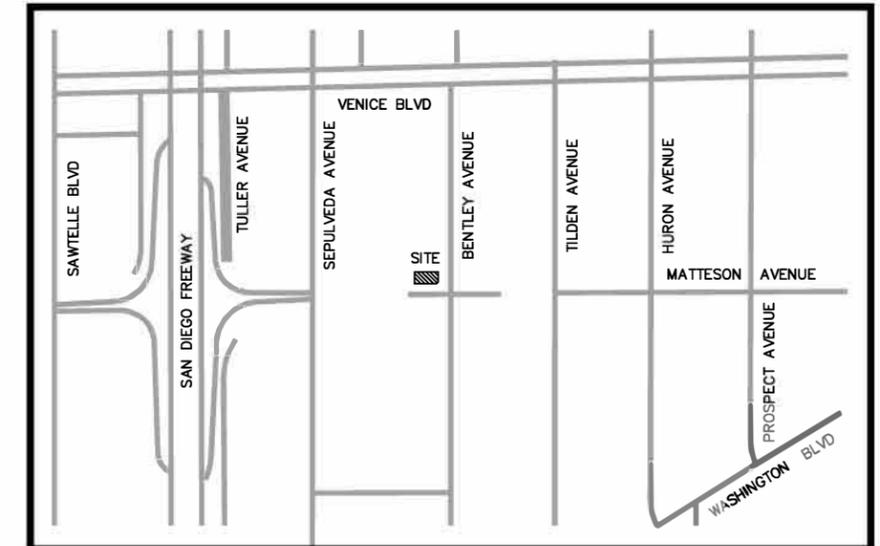
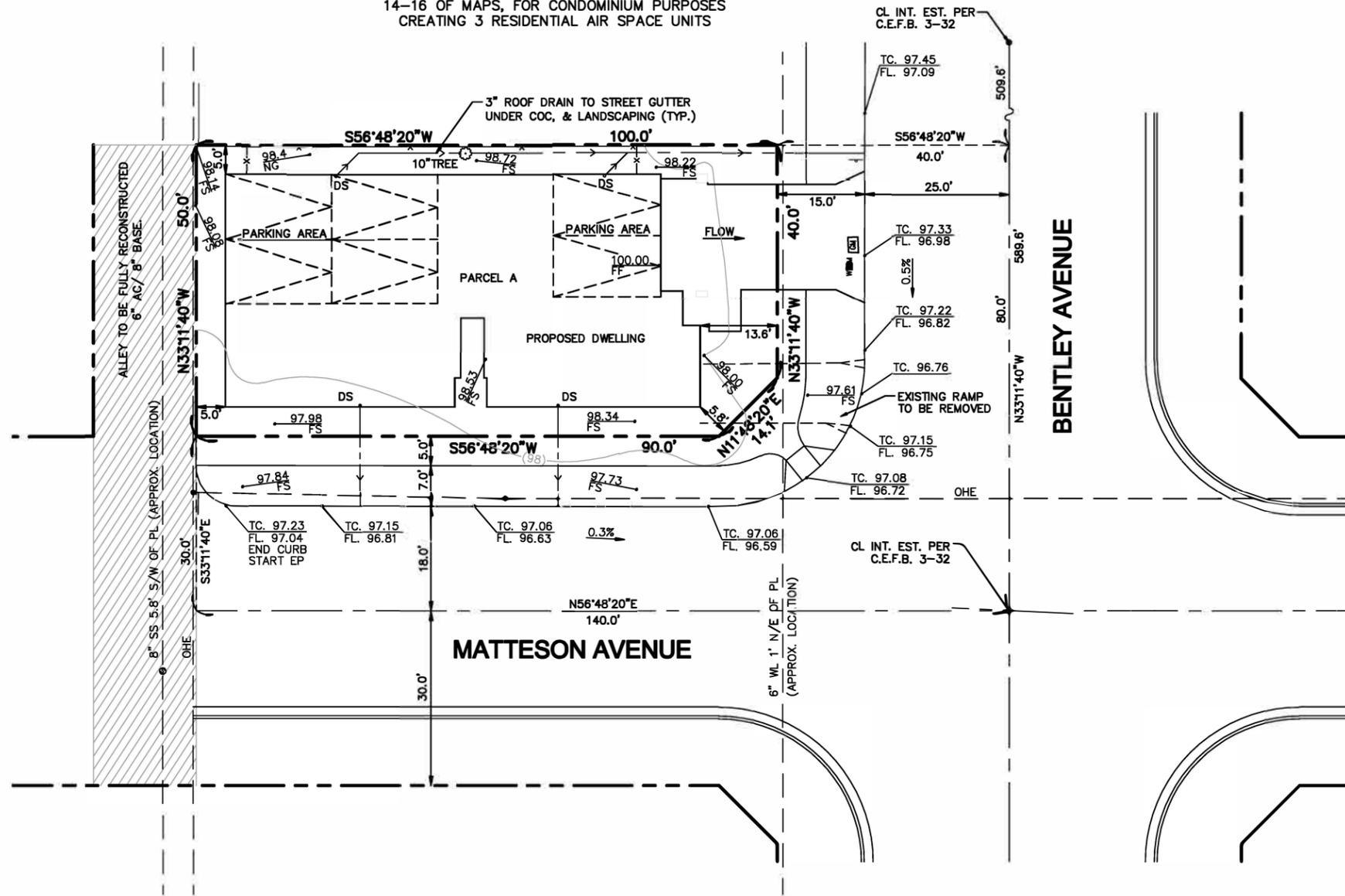


-  24" BOX GINKGO BILOBA - 7 (SPACED 25' APART)
-  24" BOX MULTI-TRUNK OLIVE TREE - 1
-  15-GAL DODONEA VISCOSA 'PURPUREA' HEDGE - 43
-  5-GAL DWARF POLYGALA FRUTICOSA 'PETITE BUTTERFLY'
-  MARATHON II SOD - 1450 SQ. FT.
-  4" FLAT TRACHELOSPERMUM JASMINOIDES - 495 SQ. FT.



# TENTATIVE PARCEL MAP NO. 73923

A ONE LOT SUBDIVISION OF LOT 67 OF TRACT NO. 10356 AS PER MAP RECORDED IN BOOK 152 PAGES 14-16 OF MAPS, FOR CONDOMINIUM PURPOSES CREATING 3 RESIDENTIAL AIR SPACE UNITS



## VICINITY MAP

SCALE: 1"=100'

## LEGEND

|  |                   |  |                  |
|--|-------------------|--|------------------|
|  | CENTERLINE        |  | UTILITY POLE     |
|  | LOT LINE          |  | TREE             |
|  | PROPERTY LINE     |  | FINISHED SURFACE |
|  | PROPOSED BUILDING |  | FINISHED FLOOR   |
|  | • DS              |  | FLOWLINE         |
|  | STREET SIGN       |  | DIRT             |
|  | GM                |  | TC               |
|  | WM                |  |                  |

## SURVEYORS CERTIFICATE

THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND SHOWS ALL EASEMENTS OF RECORD THAT ARE REPORTED IN THE TITLE REPORT, ORDER NO. 94721393-33 DATED JULY 7TH, 2015 AS PREPARED BY PACIFIC COAST TITLE COMPANY.

**PROJECT ADDRESS:**  
3873 BENTLEY AVENUE, CULVER CITY, CA 90232

**LEGAL DESCRIPTION:**  
THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

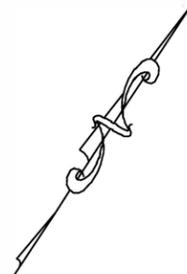
LOT 67 OF TRACT NO. 10356 AS PER MAP RECORDED IN BOOK 152 PAGES 14-16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**LAND USE:**  
MEDIUM DENSITY  
MULTIFAMILY

**OWNER / SUBDIVIDER**  
MAJID ZEREHI  
10801 NATIONAL BLVD., #227  
LOS ANGELES, CA 90064  
(310) 475-2900

**PREPARED BY**  
H.J. BURKE, INC.  
830 S. DURANGO DR., #100  
LAS VEGAS, NV 89145  
(702) 452-8753

**NOTES**  
- MAP PREPARATION DATE: 07-13-15.  
- TOPOGRAPHIC SURVEY DATED 04-03-15 BY RICH ALMACK.  
- EXISTING ZONING: R1  
- PROPOSED ZONE: R3  
- THE PROJECT SITE FALLS WITHIN FEMA FLOODPLAIN "X"




SCALE: 1" = 16'

HOOSHMAND JAHANPOUR-BURKE, LS 8230

DATE

01-11-2016













