

Preliminary Tentative Parcel Map LA No. MAP082947

Site Address: 4041 Sawtelle Boulevard, Los Angeles, CA. 90066
 Assessor Map No.: 4233-030-033
 Proposed Project: Demolition of an existing dwelling to a Condominium on a 6,554 sq ft.

Scale 1:10 or 1:40
 Date: 11-18-2019
 ● Indicates the border of Project

For Condominium Project

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 32 OF TRACT NO. 13667 AS PER MAP RECORDED IN BOOK 284 PAGE 32/33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT

A. Easement(s) for Public utilities and incidental purposes
 Recording Date: October 17, 1946, in Book 23824 Page 301, of Official Records
 B. Easement(s) for Public utilities and incidental purposes
 Recording Date: May 10, 1955, in Book 51138 Page 432, of Official Records

General Notes

- Site is level
- There is no hazard or hazardous material on the property
- NO Oak trees, Western Sycamore, California Bay or Southern California Black Walnut on the property.
- Surface and contributory drain to be treated on site LID, then to be conveyed to the street

Zoning:

ZONING INFORMATION:
 ZI-2452 Transit Priority Area
 In the City of Los Angeles

General Plan Land Use:

Low density housing

Area:

Total area: 6,554.21 sq.ft (0.15 acre)

Owner

Robert Pereira
 2015 shipway, Newport beach
 CA. 92660

Surveyor:

Land Topography Corp.
 20206 Archwood St. Winnetka, CA 91306
 818-334-9135

Architect:

ALLIED DESIGN AND DEVELOPMENT
 12340 ROCHESTER AVE.
 LOS ANGELES, CA. 90025

Engineer

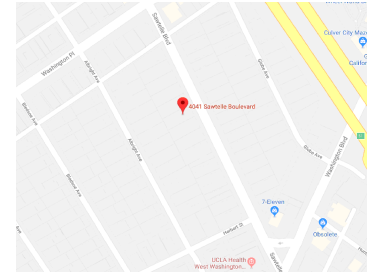
Peter T. Erdelyi & Associates, Inc.

1950 Sawtelle Blvd, Suite 175
 Los Angeles, CA 90025
 310 552-9339

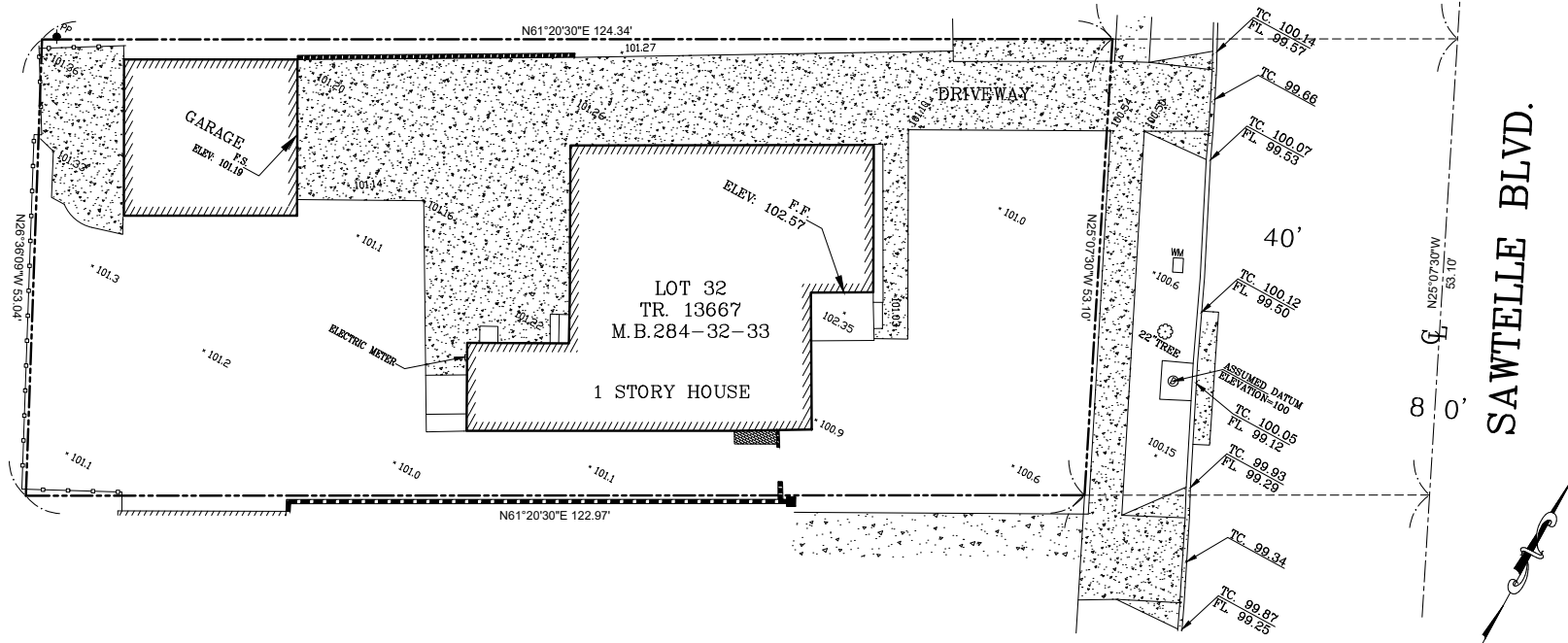
Soil Engineer

GeoBoden, Inc
 5 Hodgenville
 Irvine, CA 92620
 949-872-9565

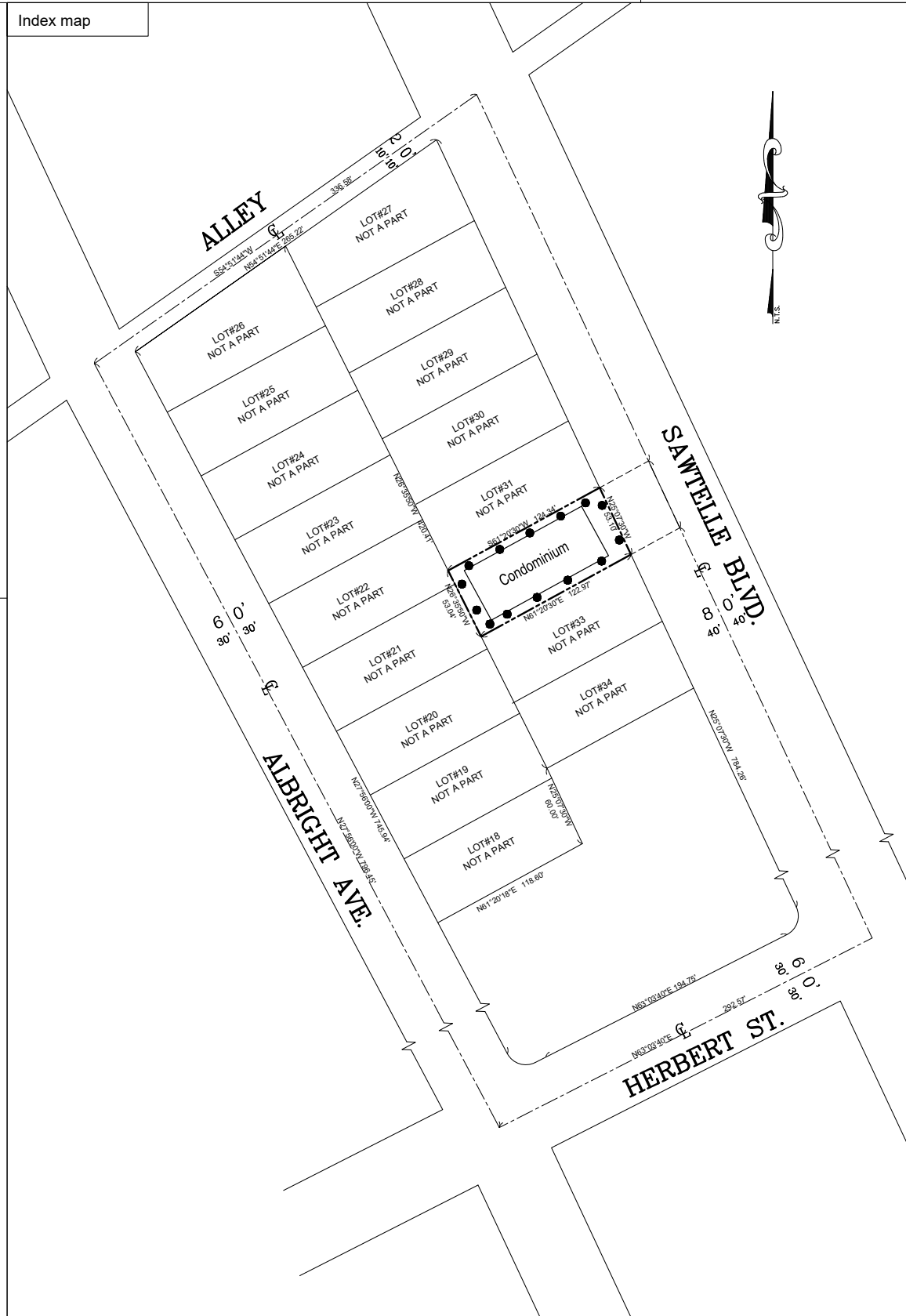
Vicinity Map



Pre-Development



Index map



LEGEND

- BOUNDARY LINE
- - - CENTERLINE
- WM □ WATER METER
- PP ● POWER POLE
- TREE
- CF CURB FACE
- C/L CENTER LINE

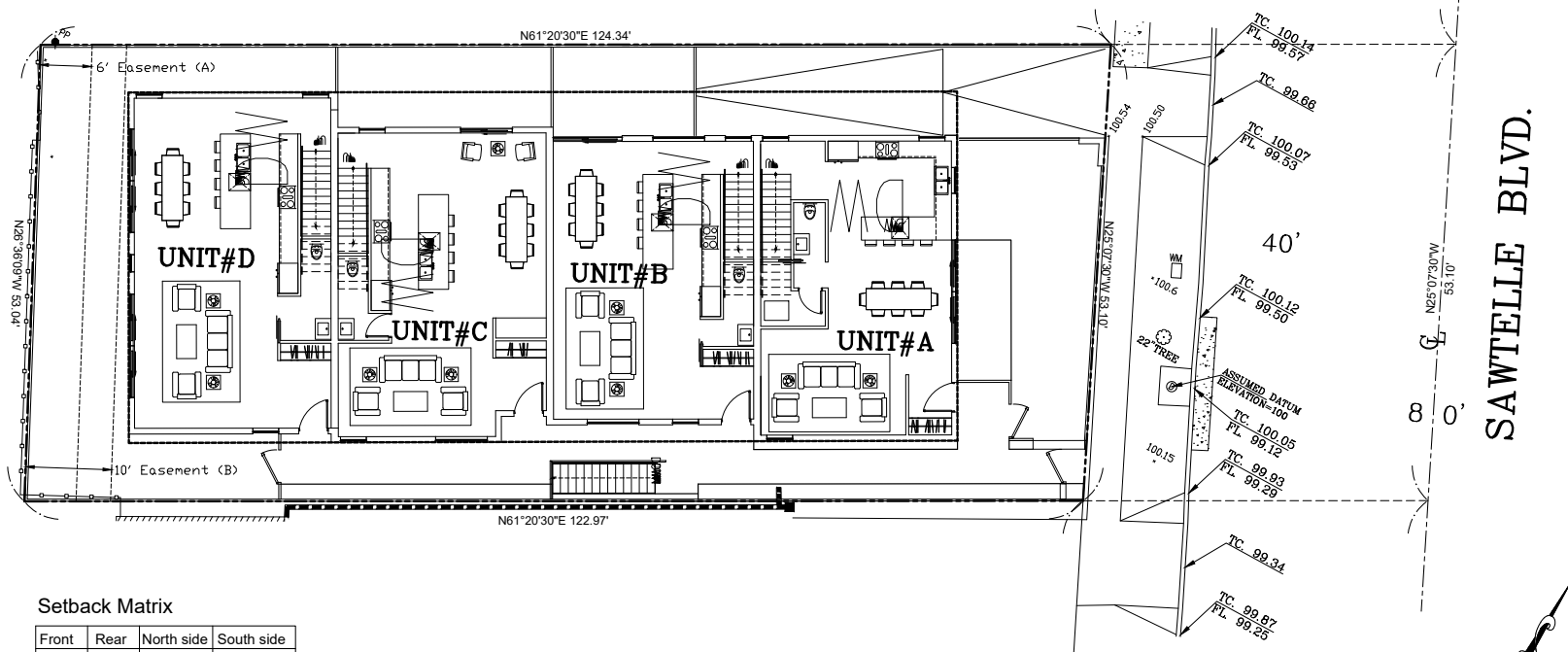
BASIS OF BEARINGS

THE BEARING NORTH 25°07'30" WEST, ON THE CENTERLINE OF SAWTELLE BOULEVARD AS SHOWN ON TRACT NO. 13667, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 284, PAGES 32-33, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK

ASSUMED BENCHMARK
 FD CATCH BASIN MANHOLE LID
 FRONT OF PROPERTY
 ELEV. = 100.00

Post-Development



Setback Matrix

Front	Rear	North side	South side
15'-0"	10'-5"	5'-7"	7'-0"

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 4041 Sawtelle Boulevard, Los Angeles, CA. 90066

JOB NO.: 17111

DRAWN BY: C.A.

SCALE: 1"=10'

DATE: 06/03/2019

SHEET 1 OF 1



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 Woodland Hills, CA 91364
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