

SCALE: 1" = 10'

TENTATIVE

SHEET 1 OF 2 SHEETS

# PARCEL MAP NO. 74877

IN THE CITY OF CULVER CITY  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES  
(EXISTING CONDITIONS)

ENGINEER

**DENN ENGINEERS**

3914 DEL AMO BLVD., STE. 921  
TORRANCE, CA 90503  
310-542-9433

*Gary J. Roehl*  
GARY J. ROEHL R.C.E. 30826



REV. 7/5/2017  
DATE 3/13/2017

17-026

**SUBDIVIDER**  
NICOLE NGUYEN &  
VADIM BENYATOV  
4115 LINCOLN AVENUE  
CULVER CITY, CA 90232  
PHONE 424-385-5355

**LEGAL DESCRIPTION**

LOT 3, BLOCK 15  
TRACT NO. 1775  
M.B. 21-190-191  
APN 4207-016-003

**JOB ADDRESS**

4115 LINCOLN AVENUE  
CULVER CITY, CA 90232

**NOTES:**

1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
3. THIS IS A 2 UNIT CONDOMINIUM PROJECT.
4. EXISTING AND PROPOSED ZONING: RESIDENTIAL TWO FAMILY (R2)

\* BLOCK 15  
TRACT NO. 1775  
M.B. 21-190-191

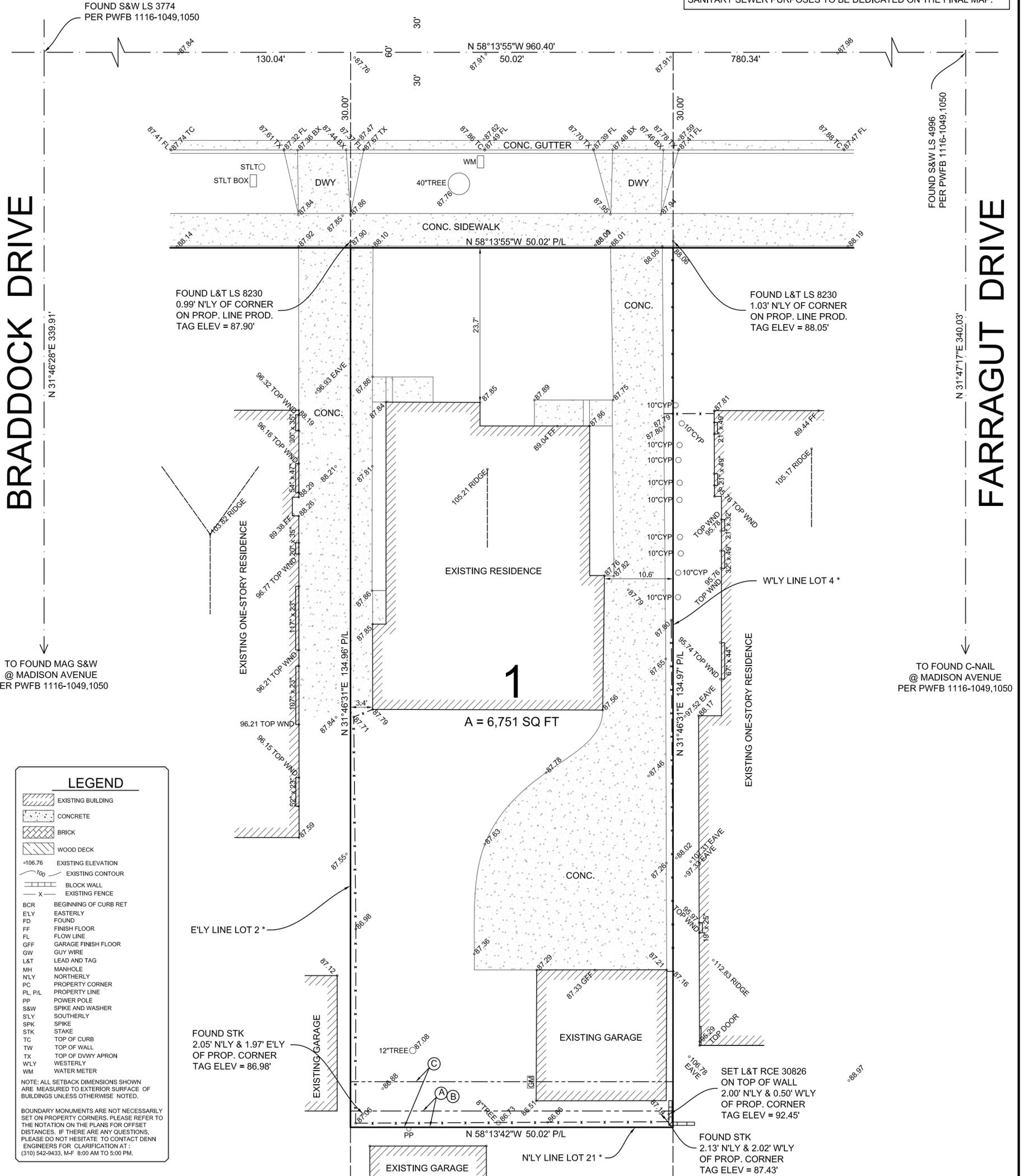
**EASEMENTS:**

A. 2.5' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON, SUCCESSOR TO THE PACIFIC LIGHT AND POWER CORPORATION, FOR POLE LINES AND INCIDENTAL PURPOSES PER DEED RECORDED IN BOOK 6284, PAGE 261 OF DEEDS.

B. 2.5' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON, SUCCESSOR TO THE PACIFIC LIGHT AND POWER CORPORATION, FOR UTILITY PURPOSES PER DEED RECORDED IN BOOK 528, PAGE 183 OF OFFICIAL RECORDS.

C. PROPOSED 7.00' EASEMENT TO THE CITY OF CULVER CITY FOR SANITARY SEWER PURPOSES TO BE DEDICATED ON THE FINAL MAP.

## LINCOLN AVENUE



BRADDOCK DRIVE

FARRAGUT DRIVE

**LEGEND**

- EXISTING BUILDING
  - CONCRETE
  - BRICK
  - WOOD DECK
  - EXISTING ELEVATION
  - EXISTING CONTOUR
  - BLOCK WALL
  - EXISTING FENCE
  - BEGINNING OF CURB RET
  - EASTERLY FOUND
  - FINISH FLOOR
  - FLOW LINE
  - GARAGE FINISH FLOOR
  - GUY WIRE
  - LEAD AND TAG
  - MANHOLE
  - NORTHERLY
  - PROPERTY CORNER
  - PROPERTY LINE
  - POWER POLE
  - SPIKE AND WASHER
  - SOUTHERLY
  - SPIKE
  - STAKE
  - TOP OF CURB
  - TOP OF WALL
  - TOP OF DWYVY APRON
  - WESTERLY
  - WATER METER
- NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.
- BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

SCALE: 1" = 10'

SHEET 2 OF 2 SHEETS

# TENTATIVE PARCEL MAP NO. 74877

IN THE CITY OF CULVER CITY  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES  
(PROPOSED 2-UNIT CONDOMINIUM)

ENGINEER

**DENN ENGINEERS**

3914 DEL AMO BLVD., STE. 921  
TORRANCE, CA 90503  
310-542-9433

*Gary J. Roehl*  
GARY J. ROEHL R.C.E. 30826



REV. 7/5/2017  
DATE 3/13/2017

**SUBDIVIDER**  
NICOLE NGUYEN &  
VADIM BENYATOV  
4115 LINCOLN AVENUE  
CULVER CITY, CA 90232  
PHONE 424-385-5355

**LEGAL DESCRIPTION**  
LOT 3, BLOCK 15  
TRACT NO. 1775  
M.B. 21-190-191  
APN 4207-016-003

**JOB ADDRESS**  
4115 LINCOLN AVENUE  
CULVER CITY, CA 90232

**NOTES:**

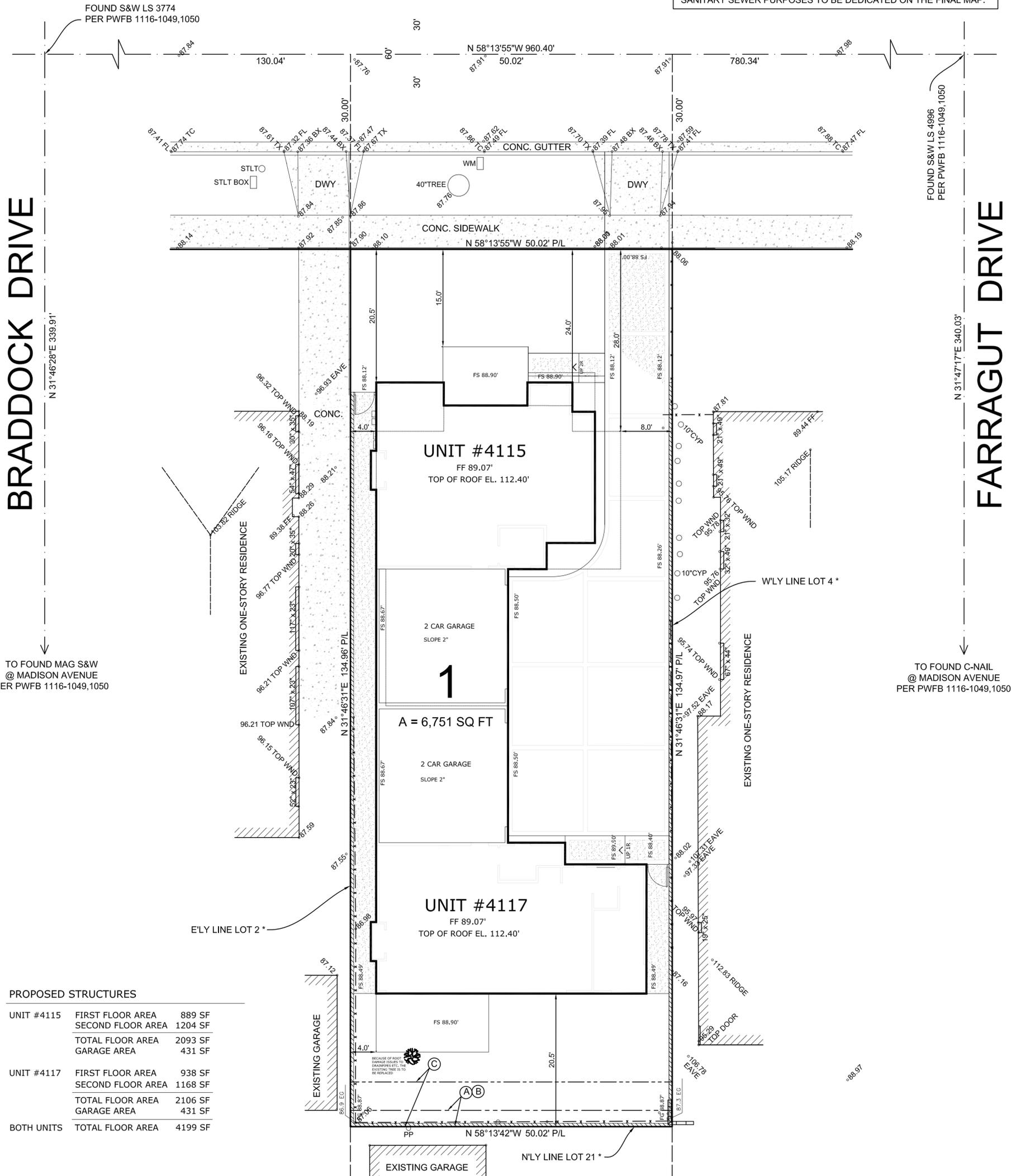
- 1. EXISTING AND PROPOSED ZONING:  
RESIDENTIAL TWO FAMILY (R2).

\* BLOCK 15  
TRACT NO. 1775  
M.B. 21-190-191

**EASEMENTS:**

- A. 2.5' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON, SUCCESSOR TO THE PACIFIC LIGHT AND POWER CORPORATION, FOR POLE LINES AND INCIDENTAL PURPOSES PER DEED RECORDED IN BOOK 6284, PAGE 261 OF DEEDS.
- B. 2.5' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON, SUCCESSOR TO THE PACIFIC LIGHT AND POWER CORPORATION, FOR UTILITY PURPOSES PER DEED RECORDED IN BOOK 528, PAGE 183 OF OFFICIAL RECORDS.
- C. PROPOSED 7.00' EASEMENT TO THE CITY OF CULVER CITY FOR SANITARY SEWER PURPOSES TO BE DEDICATED ON THE FINAL MAP.

## LINCOLN AVENUE



**PROPOSED STRUCTURES**

UNIT #4115	FIRST FLOOR AREA	889 SF
	SECOND FLOOR AREA	1204 SF
	TOTAL FLOOR AREA	2093 SF
	GARAGE AREA	431 SF
UNIT #4117	FIRST FLOOR AREA	938 SF
	SECOND FLOOR AREA	1168 SF
	TOTAL FLOOR AREA	2106 SF
	GARAGE AREA	431 SF
BOTH UNITS	TOTAL FLOOR AREA	4199 SF

17-026

17-026