

SHEET 2 OF 2 SHEETS SCALE: 1" = 10' **TENTATIVE** PARCEL MAP NO.74877 SUBDIVIDER **NICOLE NGUYEN & VADIM BENYATOV** IN THE CITY OF CULVER CITY 4115 LINCOLN AVENUE CULVER CITY, CA 90232 **COUNTY OF LOS ANGELES ENGINEER** PHONE 424-385-5355 STATE OF CALIFORNIA **DENN ENGINEERS** LEGAL DESCRIPTION LOT 3, BLOCK 15 3914 DEL AMO BLVD., STE. 921 **TRACT NO. 1775** FOR CONDOMINIUM PURPOSES M.B. 21-190-191 TORRANCE, CA 90503 APN 4207-016-003 310-542-9433 (PROPOSED 2-UNIT CONDOMINIUM) **JOB ADDRESS** REV. 7/5/2017 4115 LINCOLN AVENUE DATE 3/13/2017 CULVER CITY, CA 90232 NOTES: 1. EXISTING AND PROPOSED ZONING: **EASEMENTS:** RESIDENTIAL TWO FAMILY (R2). 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 BLOCK 15 BOOK 6284. PAGE 261 OF DEEDS. **TRACT NO. 1775** B. 2.5' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON, M.B. 21-190-191 SUCCESSOR TO THE PACIFIC LIGHT AND POWER CORPORATION, FOR LINCOLN AVENUE 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. FOUND S&W LS 3774 PER PWFB 1116-1049,1050 N 58°13'55"W 960.40' 130.04' 50.02' 780.34' CONC. GUTTER STLT STLT BOX DWY DWY 40"TREE CONC. SIDEWALK N 58°13'55"W 50.02' P/L L2 88 00 FS 88.90 CONC. UNIT #4115 FF 89.07' TOP OF ROOF EL. 112.40' EXISTING ONE-STORY RESIDENCE W'LY LINE LOT 4 * 2 CAR GARAGE TO FOUND MAG S&W TO FOUND C-NAIL @ MADISON AVENUE @ MADISON AVENUE PER PWFB 1116-1049,1050 PER PWFB 1116-1049,1050 A = 6,751 SQ FT2 CAR GARAGE SLOPE 2" UNIT #4117 FF 89.07' E'LY LINE LOT 2 TOP OF ROOF EL. 112.40' PROPOSED STRUCTURES UNIT #4115 FIRST FLOOR AREA 889 SF **EXISTING GARAGE** FS 88.90' SECOND FLOOR AREA 1204 SF

N 58°13'42"W 50.02' P/L

EXISTING GARAGE

N'LY LINE LOT 21 *

TOTAL FLOOR AREA

FIRST FLOOR AREA

TOTAL FLOOR AREA

SECOND FLOOR AREA 1168 SF

GARAGE AREA

GARAGE AREA

BOTH UNITS TOTAL FLOOR AREA

UNIT #4117

2093 SF

431 SF

938 SF

2106 SF

4199 SF

431 SF