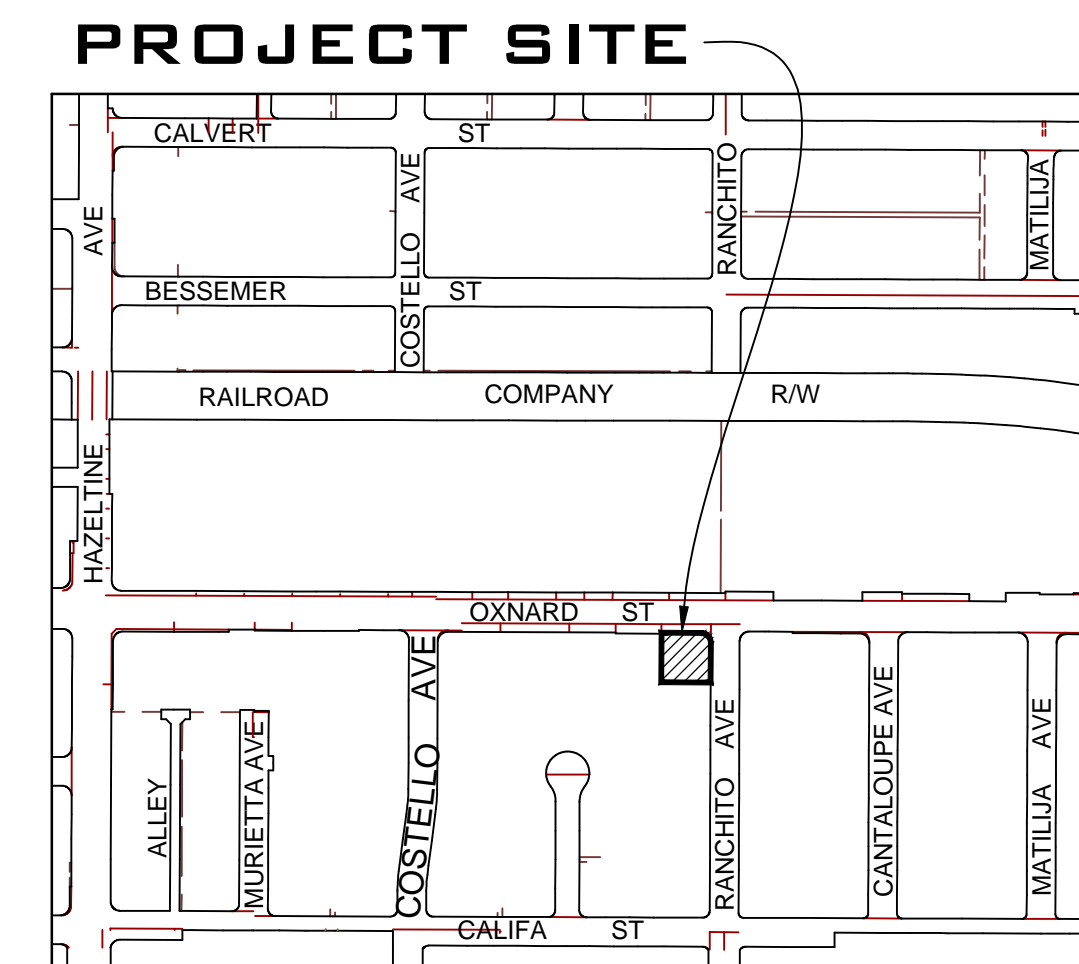
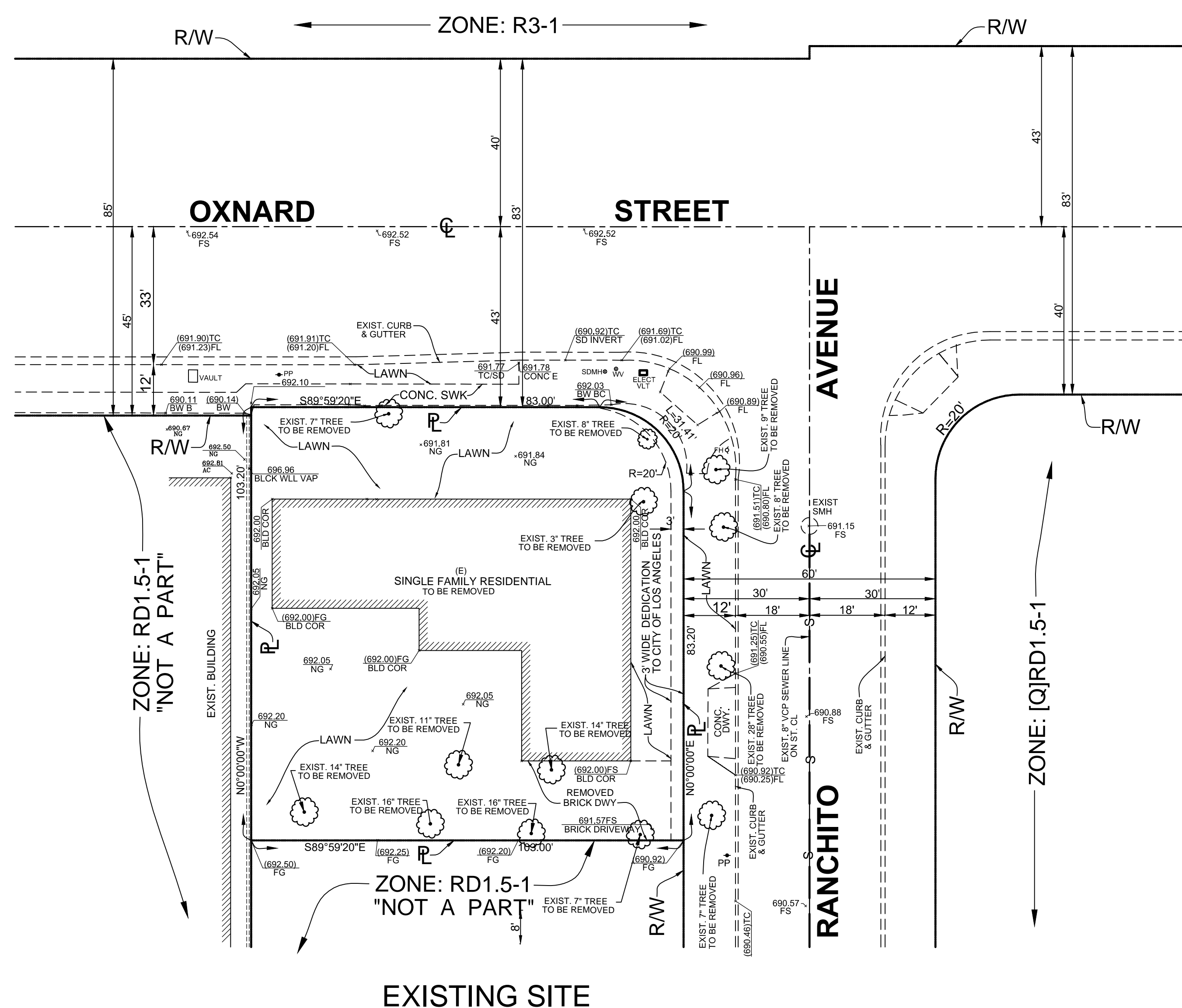


VESTING TENTATIVE TRACT MAP NO. 83061
 IN THE CITY OF LOS ANGELES,
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 FOR SMALL LOT SUBDIVISION PURPOSES PER ORD. NO. 185,462



VICINITY MAP
 NTS



LOTS MATRIX

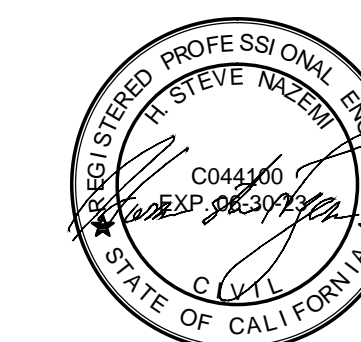
LOT NO.	LOT AREA	NORTH	SOUTH	EAST	WEST
LOT 1	1,491.5 SF *	19' (F)	8' (R)	7' (S)	5.0'(S)
LOT 2	1,220.5 SF	19' (F)	8' (R)	5.0'(S)	5.0'(S)
LOT 3	1,220.5 SF	19' (F)	8' (R)	5.0'(S)	5.0'(S)
LOT 4	1,581.5 SF	19' (F)	8' (R)	5.0'(S)	7' (S)
LOT 5	1,670.0 SF	8' (R)	15' (F)	5.0'(S)	7' (S)
LOT 6	1,361.0 SF	8' (R)	15' (F)	5.0'(S)	5.0'(S)
LOT 7	1,669.0 SF *	8' (S)	15' (S)	7' (F)	5.0'(R)

TOTAL = 10,214 SF *

* LOT AREA AFTER DEDICATION F = FRONT, R = REAR, S=SIDE YARD

SYMBOLS

- FS FINISHED SURFACE
- CLK CHAIN LINK FENCE
- TC TOP OF CURB
- PL PROPERTY LINE
- CONC CONCRETE
- EX EXISTING
- BLDG BUILDING
- WM WATER METER
- DIA DIAMETER
- DWY DRIVEWAY
- FL FLOW LINE
- SMH SEWER MAINTENANCE HOLE
- TW TOP OF WALL
- APT APARTMENT
- FG FINISHED GRADE
- L&T LEAD AND TAG
- RCE REGISTERED CIVIL ENGINEER
- CB CATCH BASIN
- FT FEET



OWNER:

SFV RE DEVELOPMENT, LLC
 14556 RAYMER STREET
 LOS ANGELES, CA. 91405

ENGINEER:

DHS & ASSOCIATES INC.
 275 CENTENNIAL WAY, SUITE 205
 TUSTIN, CA 92780
 TEL: (714) 665-6569

LEGAL DESCRIPTION:

PORTION OF LOT 59, TRACT NO. 1000
 MAP BOOK 19, PAGE 2
 RECORDS OF LOS ANGELES COUNTY.
 APN # 2246-003-037

NOTES:

1. EXISTING SINGLE FAMILY DWELLINGS TO BE DEMOLISHED FOR CREATION OF SEVEN (7) SMALL LOT HOMES
2. PROJECT ADDRESS: 13906 W. OXNARD STREET LOS ANGELES, CA 91401
3. THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT, MEXICAN ELDERBERRY, AND TOYON TREES PER ORDINANCE NO. 186,873 ON THE SITE.
4. THE SITE IS RELATIVELY FLAT.
5. THE SITE IS NOT IN THE FLOOD ZONE AREA.
6. SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
7. LOT AREA= 10,543 S.F. (0.242 ACRES)
 NET AREA AFTER DEDICATION= 10,214 S.F. (0.234 ACRES)
8. THOMAS GUIDE: PAGE 532-GRID B7
 DISTRICT MAP NO. 177-B-153
 CENSUS TRACT NO. 1286.01
 COUNCIL DISTRICT NO. 2
9. PROPOSED DEVELOPMENT DATA:
 SEVEN (7) SINGLE FAMILY DWELLING (SMALL LOTS)
 4 STORY BUILDING WITH MAXIMUM HEIGHT OF 45' FEET.
10. PARKING
 PARKING SPACE PER LOT = 2
 TOTAL PARKING PROVIDED = 7 x 2 = 14
11. VEHICULAR ACCESS ARE FROM THE COMMON DRIVEWAY.
12. TRASH BIN AND RECYCLE ARE IN COMMON AREA
13. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1 ZONE PURSUANT TO ORDINANCE NO. 185,462
14. THERE ARE NINE (9) TREES ON THE SITE AND FOUR (4) TREES AT PUBLIC RIGHT OF WAY ALONG RANCHO AVE. ALL TO BE REMOVED.
15. GRADING QUANTITIES:
 CUT = 2,100 C.Y.
 FILL = 2,100 C.Y.
16. THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA
17. EXISTING LOT WILL BE UTILIZED FOR THE CREATION OF SEVEN (7) SMALL LOT HOMES
18. EXISTING ZONING: RD1.5-1
19. PROPOSED ZONING: RD1.5-1
20. AN ADJUSTMENT FROM SECTION 12.09.1-B.4 TO PERMIT LOT AREA OF 1,234 SQUARE FEET IN LIEU OF REQUIRED 1,500 SQUARE FEET FOR THE 7TH DWELLING UNIT. (10,214 - 7X1,500=286 S.F.), AND ALLOW 3' ENCROACHMENT INTO THE BLDG. LINE ALONG OXNARD AVE FOR LOTS 1 TO 4.

21. MAP REVISED ON 10-26-2021

PLAN
 SCALE: 1" = 20'