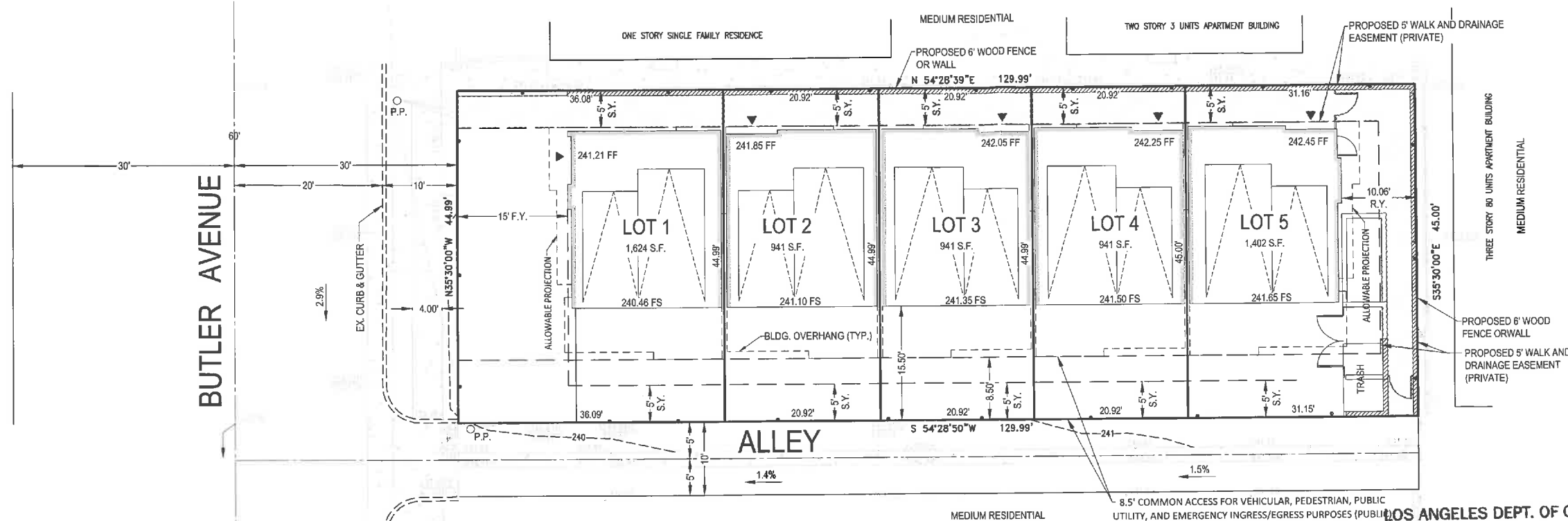


# VESTING TENTATIVE TRACT MAP NO. 82781

## FOR SMALL LOT SUBDIVISION PURPOSES

### IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



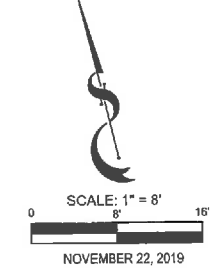
- GENERAL NOTES:**
- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3-1 ZONE, PURSUANT TO ORDINANCE NO. 185,462.
  - THERE ARE EASEMENT ON THE SUBJECT PROPERTY.
  - THE SITE IS WITHIN ALQUIST-PRIOLO AND SANTA MONICA FAULT ZONES AND LIQUEFACTION ZONE.
  - THERE ARE NO, OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
  - SITE DRAINAGE WILL BE CONVEYED TO THE ALLEY AND BUTLER AVENUE.
  - SEWER DISPOSAL BY UNDERGROUND CITY SEWER SYSTEM.
  - EXISTING NUMBER OF UNITS: 3
  - NUMBER OF PROTECTED TREES TO BE REMOVED: 0
  - PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
  - ALL TRASH PICK UP WILL BE CONDUCTED ON SITE AT DESIGNATED TRASH ENCLOUSER.

**LEGAL DESCRIPTION:**  
 LOT 13 IN BLOCK F OF THE CASTLE GARDEN TRACT AS PER MAP RECORDED IN BOOK 6 PAGE 192 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA. APN: 4263-016-013

**SUMMARY:**  
 EXISTING AND PROPOSED ZONING: R3-1  
 EXISTING AND PROPOSED LAND USE: MEDIUM RESIDENTIAL  
 PROPOSED NUMBER OF PARCELS: 5  
 REQUIRED & PROVIDED NUMBER OF PARKING: 10  
 PARKING RATIO: 2 / UNIT  
 EXISTING NUMBER OF UNITS: 3  
 GROSS AREA = 7,998 S.F. (0.184 AC.)  
 NET AREA = 5,849 S.F. (0.134 AC.)  
 MAXIMUM BUILDING HEIGHT: 45 FT.  
 EXISTING STRUCTURES TO BE REMOVED: 3  
 TOTAL NUMBER OF PROTECTED TREES TO BE REMOVED: 0

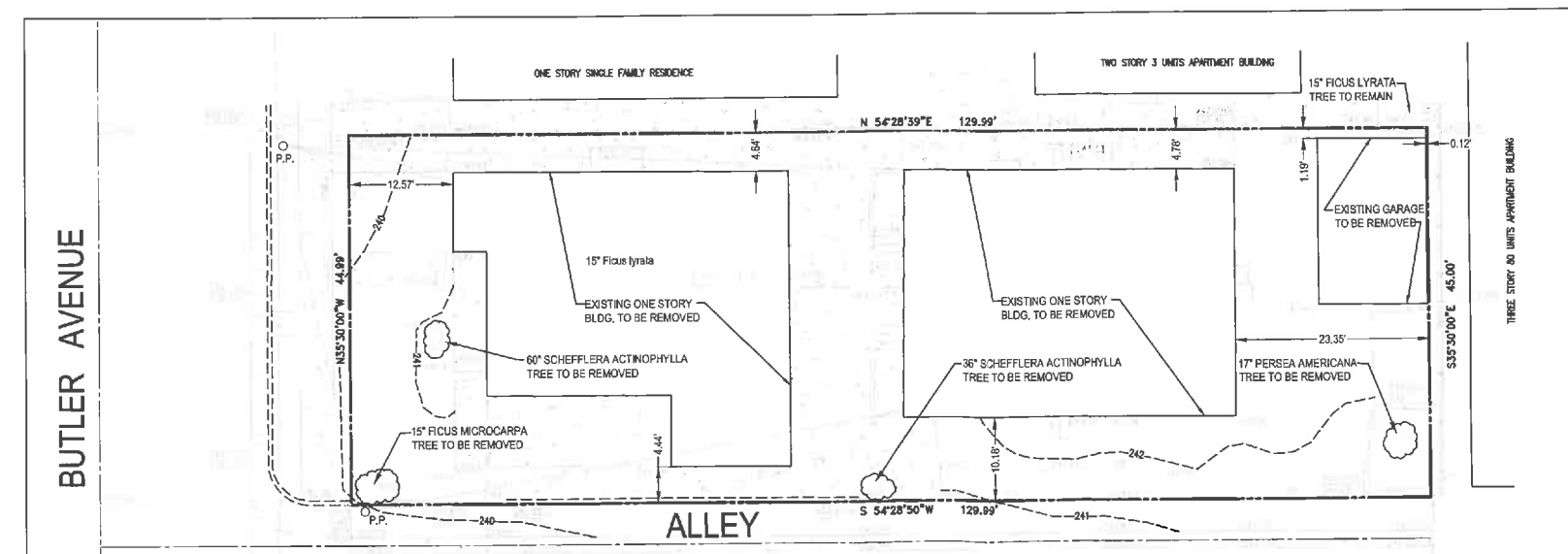
**LOS ANGELES DEPT. OF CITY PLANNING**  
 SUBMITTED FOR FILING  
 TRACT MAP  
**NOV 22 2019**  
 REVISED MAP  EXTENSION OF TIME  
 FINAL MAP UNIT  MODIFIED  
 DEPUTY ADVISORY AGENCY

SETBACK MATRIX				
LOT	FRONT	REAR	SIDE 1	SIDE 2
1	15'-0" (WEST)	0'-0" (EAST)	5'-0" (NORTH)	5'-0" (SOUTH)
2	0'-0" (WEST)	0'-0" (EAST)	5'-0" (NORTH)	5'-0" (SOUTH)
3	0'-0" (WEST)	0'-0" (EAST)	5'-0" (NORTH)	5'-0" (SOUTH)
4	0'-0" (WEST)	0'-0" (EAST)	5'-0" (NORTH)	5'-0" (SOUTH)
5	0'-0" (WEST)	10'-3/4" (EAST)	5'-0" (NORTH)	5'-0" (SOUTH)

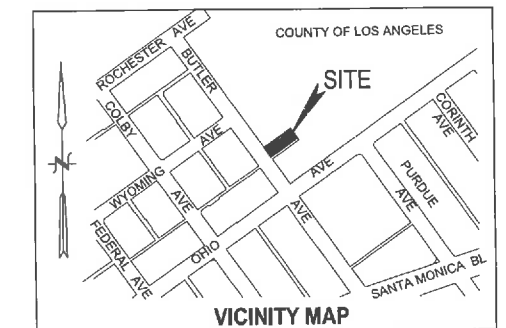


**OHIO AVE.**

- LEGEND:**
- BUILDING FOOTPRINT
  - BOUNDARY OF THE LAND BEING SUBDIVIDED
  - SITE WALL
  - WALK EASEMENT
  - BUILDING ENTRANCE
  - F.Y. FRONT YARD
  - S.Y. SIDE YARD
  - R.Y. REAR YARD
  - FF FINISHED FLOOR
  - FS FINISHED SURFACE



**EXISTING SITE PLAN**  
 SCALE: 1" = 10'



**OWNER / SUBDIVIDER:**  
 STEVEN N BROURMAN TRUST  
 8641 WILSHIRE BLVD STE 205  
 BEVERLY HILLS CA 90211  
 (425) 443-6709

**CIVIL ENGINEER**  
 MO SAHEBI, PE 33508  
 PLANEX ASSOCIATES INC.  
 1330 OLYMPIC BLVD.,  
 SANTA MONICA, CA 90404  
 TEL: 310-664-9311

<b>VESTING TENTATIVE TRACT MAP</b> 1452, 1454, AND 1456 S. BUTLER AVE., LOS ANGELES, CA 90025	
<b>NO.</b>	<b>REVISION</b>
<b>PREPARED BY:</b>	
1330 OLYMPIC BLVD. SANTA MONICA, CA 90404 TEL: (310) 864-9311 FAX: (310) 450-4742	
SHEET 1 OF 1 PFN: 1905-486	