

TENTATIVE PARCEL MAP NO. 82871

IN THE CITY OF SANTA MONICA,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES



OWNER / SUBDIVIDER:
NASTARAN KHADAVI
1510 FRANKLIN ST
SANTA MONICA, CA 90404
TEL: (310) 461-3130

GEOLOGIST:
APPLIED EARTH SCIENCES
4742 SAN FERNANDO ROAD
GLENDALE, CA 91204
TEL: (818) 552-6000

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

LEGAL DESCRIPTION:

LOT 4, OF SERRA VISTA ANNEX NO. 2, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN# 4267-027-057

BENCH MARK:

STRUCTURE ID: 52011175
FD SEWER MANHOLE ON INTERSECTION OF CENTINELLA AVE AND OHIO AVE
ELEVATION = 195.40' FT

NOTES:

- EXISTING LOT CONSISTS OF A TRIPLEX BUILDING WHICH WILL BE DEMOLISHED.
- PROPOSED LOT: THE EXISTING LOT WILL BE USED FOR THREE (3) UNITS RESIDENT CONDOMINIUM UNITS.
- PROJECT ADDRESS: 1510 FRANKLIN ST., SANTA MONICA CA 90404
- SEWER & OTHER PUBLIC UTILITIES ARE AVAILABLE.
- LOT AREA : 8,125 S.F. (0.186 ACRES)
LOT AREA (AFTER DEDICATION) = 8,000 S.F. (0.183 ACRES)
- PROPOSED DEVELOPMENT DATA:
THE PROPOSED BUILDING WILL NOT EXCEED 29'-0" IN HEIGHT, THE MAX. PERMITTED HEIGHT IN THE R2 DISTRICT.
2-STORY 3-UNITS CONDOMINIUM WITH 29'-0" MAX HEIGHT.

BUILDING CODE OCCUPANCY CLASSIFICATION: PER FLOOR

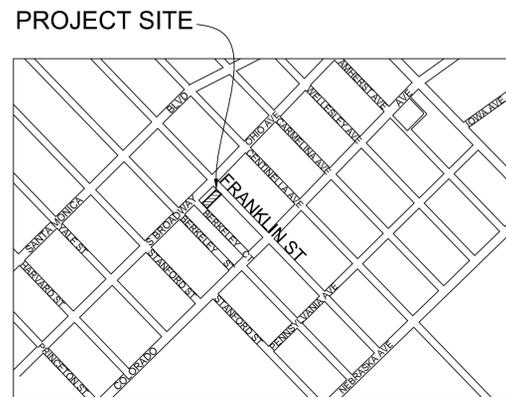
FLOOR LEVEL	USE	AREA
01 1ST FLOOR	RESIDENTIAL	3,659
02 2ND FLOOR	RESIDENTIAL	3,293
TOTAL FLOOR AREA =		6,953 SQ. FT

ALLOWABLE FAR = 6,953 S.F. > 6,890 S.F. (OK)

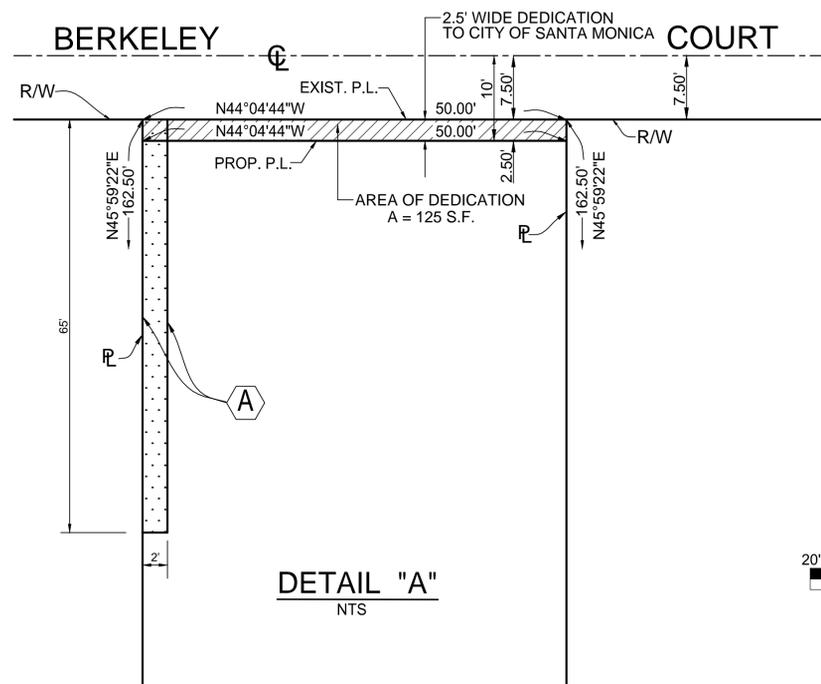
PARKING: PARKING SPACE FOR 3 UNITS RESIDENT

TOTAL PARKING; 2 x 3 = 6 SPACES

- THERE ARE FOUR (4) TREES ON THE SITE WHICH WILL BE REMOVED.
- GRADING QUANTITIES:
REMOVAL & RECOMPACTION = 1,500 C.Y.
- THE SITE IS PARTIALLY LOCATED IN 60-65 CNEL ZONE & PARTIALLY > 65 CNEL ZONE
- THE ENTIRE SITE SHALL DRAIN TO THE ADJACENT STREET WITHOUT FLOWING OVER THE SIDEWALK, TO THE SATISFACTION OF THE CITY ENGINEER.
- THE PROPOSED PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN SMMC SECTION 9.04.10.08 (OFF-STREET PARKING REQUIREMENTS).
- OWNER/SUBDIVIDER SHALL COMPLY WITH ALL REQUIREMENTS FROM THE CITY OF SANTA MONICA DEPARTMENT OF PUBLIC WORKS.
- THE SUBJECT SITE IS ON FEMA FLOOD HAZARD ZONE 'X' NOT SUBJECT TO INUNDATION OR STORM WATER OVERFLOWS.
- EXISTING CONTOURS CREATED FROM FILED SURVEY DATA PERFORMED BY M&G CIVIL ENGINEERING & LAND SURVEY DATED; 1-17-2019
- A DRYWELL AWAY FROM ANY STRUCTURE MAY BE USED FOR STORMWATER MITIGATION AND ON PROPERTY (A SEPARATE PLAN FOR STORMWATER WILL BE SUBMITTED IN THE NEAR FUTURE) OR IN-LIEU-FEE
- OWNER/SUBDIVIDER SHALL OFFER EASEMENT DEDICATIONS TO CITY FOR ANY SUBSTANDARD ALLEYS AND ADA ACCESS REQUIREMENTS (E.G. SIDEWALK, CURB RAMPS) ADJACENT TO PARCEL TO THE SATISFACTION OF THE CITY ENGINEER
- BASIS OF BEARING
THE BEARING N 44°06'29" W, ON THE CENTERLINE OF FRANKLIN STREET AS SHOWN ON TRACT NO. 48922, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 1184, PAGES 1-2, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- MAP PREPARED ON 6/8/2020

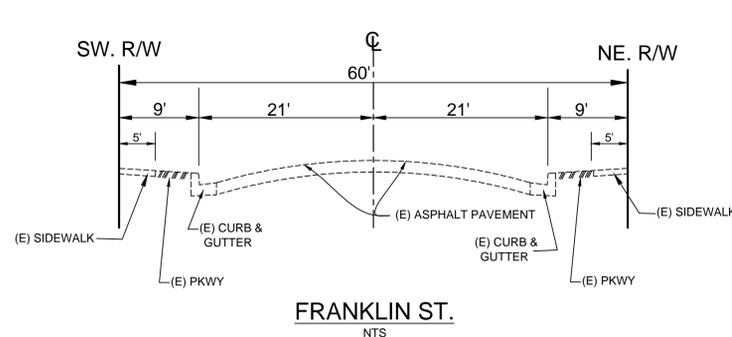


VICINITY MAP
NTS

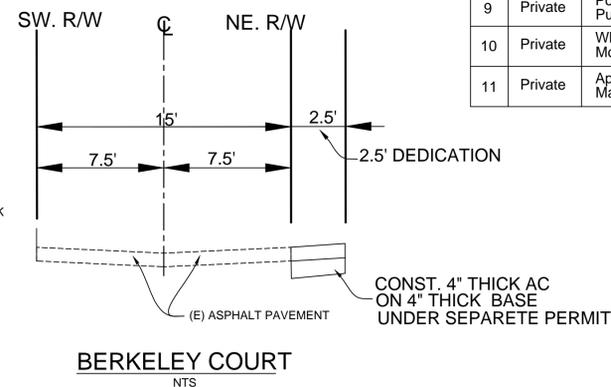


DETAIL "A"
NTS

TYPICAL SECTIONS
NTS



FRANKLIN ST.
NTS



BERKELEY COURT
NTS

PLAN

SCALE: 1" = 20'



GRAPHIC SCALE

TABULATED DATA FOR TREE INSPECTION

No.	Location	Species	Status	DBH(")	Height (')	SPREAD (')	Condition
1	Street	Ficus Ficus microcarpa	Street	36	50	60	Fair
2	Private	Persimmon Diospyros Virginiana	Not Protected	1,1	15	10	Fair
3	Private	Loquat Eriobotrya Japonica	Not Protected	5,4,3	20	15	Fair
4	Private	Loquat Eriobotrya Japonica	Not Protected	5	20	12	Fair
5	Private	South African guava Psidium guajava	Not Protected	4,4	20	20	Fair
6	Private	Fig Ficus carica	Not Protected	6	10	12	Fair
7	Private	White mulberry Morus alba	Not Protected	7	20	20	Poor
8	Private	Kumquat Citrus japonica	Not Protected	3.5	15	15	Poor
9	Private	Pomegranate Punica granatum	Not Protected	24 multi	15	15	Poor
10	Private	White mulberry Morus alba	Not Protected	1.5	20	10	Poor
11	Private	Apple Malus domestica	Not Protected	1, 1.5	10	8	Poor

LAND SURVEYOR:
MOLAI LAND AND DESIGN
24308 BURBANK BLVD
WOODLAND, CA 91367
TEL: (818) 325 - 9225



MOHAMMAD MOLAI DATE: 6-8-2020

EXISTING EASEMENT FOR SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 003551 RECORDED ON DECEMBER 19, 1975, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER OFFICE.