

OWNER/SUBDIVIDER: DAVALT VENTURES, INC
 C/O TIGRAN OGANESSIAN
 145 S GLENOAKS BLVD.#430
 BURBANK, CA 91502
 (310)-350-1560
 EMAIL: MAJORTIKO@GMAIL.COM

VESTING TENTATIVE TRACT NO. 83323

IN THE CITY OF LOS ANGELES
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 FOR SMALL LOT SUBDIVISION PURPOSES
 PURSUANT TO ORDINANCE NO. 176,354

ENGINEER : ZEITOUNY & ASSOCIATES, INC.
 C/O CAMILLE ZEITOUNY
 18243 SENTENO ST.
 ROWLAND HTS., CA. 91748
 (323) 892-1168
 EMAIL: ZEITOUNYC@GMAIL.COM

PROJECT ADDRESS: 12603 N RALSTON AVE.

LEGAL DESCRIPTION

BEING A SUBDIVISION OF PORTIONS OF LOT 25 ARB 5 OF TRACT NO. 5909 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 77 PAGES 16 & 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN # : 2506-034-035
 LOT CUT DATE 3 / 13 /1947.

SOIL REPORT BY AES DATED 11/30/2020

COUNCIL DISTRICT 7.

THOMAS GUIDE PAGE: 481, GRID J5

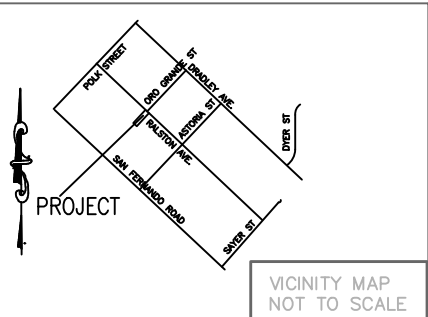
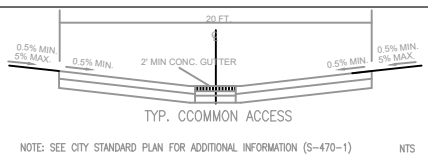
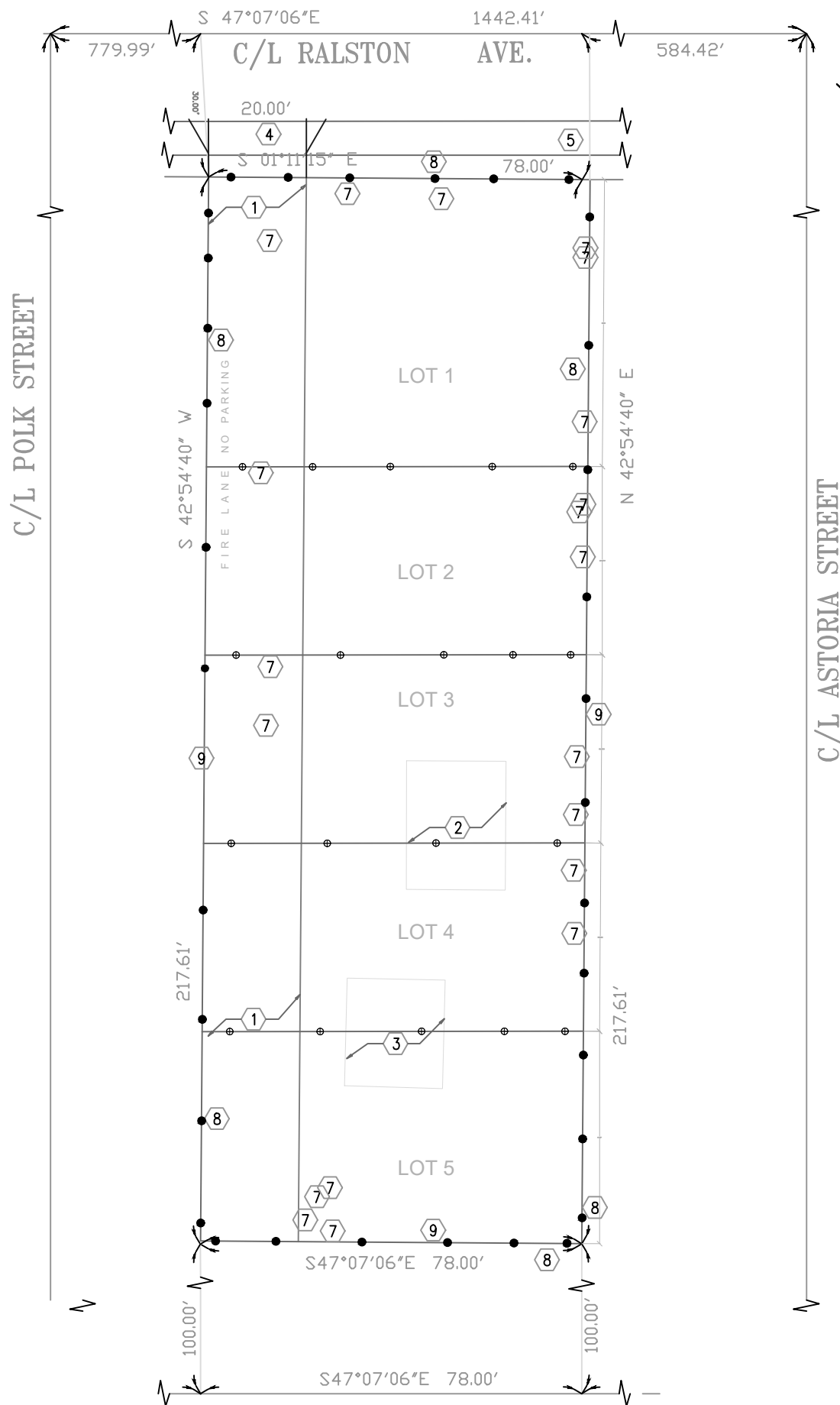
NOTES:

- 1- LOT AREA : 16,965.3 SQ. FT. GROSS 0.39 ACRES GROSS & NET.
- 2- EXISTING ZONING: RD3-1XL-CPIO.
PROPOSED ZONING: SAME NO CHANGE.
- 3- SEWERS ARE AVAILABLE CONNECTED AT STATION 6+23.
- 4- DRAINAGE BY SURFACE METHOD.
- 5- ADDRESS: 12603 N RALSTON AVE.
- 6- DISTRICT MAP: 219B149 239.
- 7- COMMUNITY PLAN: SYLMAR.
- 8- AREA PLANNING: NORTH VALLEY.
- 9- SMALL LOT SINGLE FAMILY SUBDIVISION PURSUANT TO ORDINANCE NO. 176,354.
- 10- THERE ARE NO HAZARDOUS OR DANGEROUS CONDITIONS ON THIS PROPERTY.
- 11- THERE ARE NO OAK, CALIFORNIA BAY, WESTERN SYCAMORE, OR CALIFORNIA BLACK WALNUT ON THIS PROPERTY.
- 12- RALSTON AVE. IS CLASSIFIED AS LOCAL STREET STANDARD (60' WIDTH)
- 13- SITE IS NOT LOCATED A FLOOD ZONE AREA.
- 14- ALL TREES ARE LABELED PER TREE EXPERT REPORT BY BARDEZ LANDSCAPE SERVICES, INC CERTIFIED CONSULTING ARBORIST (CERTIFICATE #WE-7233A).
- 15- TRASH BINS IN GARAGES.
- 16- MINIMUM BACK-UP DISTANCE FOR GARAGES IS 25 FEET TYP.

- INDICATES THE BORDER OF THE LAND BEING SUBDIVIDED.
- INDICATES THE NEW PROPERTY LINE FOR THE PROPOSED PARCELS.

SEE TREE REPORT PREPARED BY:
 BARDEN LANDSCAPE SERVICES, INC.
 ARSEN MARGOSSIAN, M.S. CERTIFIED CONSULTING ARBORIST (WE-7233A)
 TREE REPORT DATED 6/30/2021

ITEM #	NOTE
1	20' COMMON ACCESS EASEMENT.
2	EX. DWELLING TO BE DEMOLISHED.
3	EX. ACCESSORY BLDG. TO BE DEMOLISHED.
4	PROPOSED DRIVEWAY APPROACH.
5	EX. DRIVEWAY TO CLOSE.
6	GUEST PARKING PART OF ACCESS EASEMENT
7	TREES TO BE REMOVED.
8	EX. 6' CHAIN-LINK FENCE
9	PROPOSED 6' DECORATIVE BLOCK WALL
10	NOT USED
11	NOT USED



LOT	LOT AREA S.F.	FRONT SETBACK PROP.	SIDE SETBACK PROP.	SIDE SETBACK PROP.	REAR SETBACK PROP.	BUILDING HEIGHT
1	4570.02	20' NE	12.5' SW	20.00' NW	.25 SE	31.5'
2	3003	20' NW	0.25' SW	0.25' NW	12.5' SE	31.5'
3	3003	20' NW	0.25' SW	0.25' NW	12.5' SE	31.5'
4	3003	20' NW	0.25' SW	0.25' NW	12.5' SE	31.5'
5	3394.56	20' NW	5.00' SW	0.25' NW	12.5' SE	31.5'



SCALE 1 INCH = 30 FEET