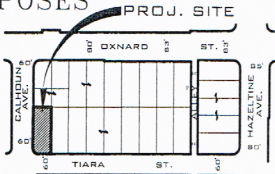


PRELIMINARY PARCEL PMLA. NO. 2013-

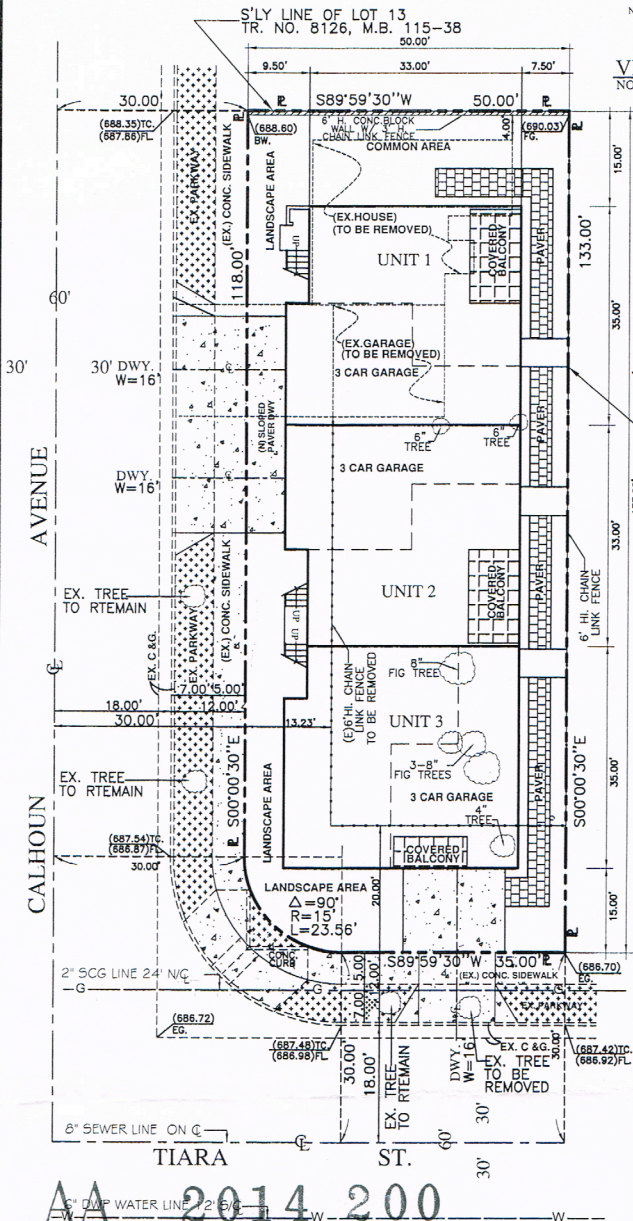
IN THE CITY OF LOS ANGELES
FOR NEW CONDOMINIUM PURPOSES
DATE: NOV 12, 2013



SCALE: 1"=20'



VICINITY MAP NO SCALE



OWNER / SUBDIVIDER

ARTHUR BABAIAN
13629 WYANDOTTE STREET #101
VAN NUYS, CALIFORNIA 91405
TEL: (818) 800-1800

ENGINEER

TECHNA LAND CO. INC.
HAYK MARTIROSIAN
1545 N. VERDUGO RD. SUITE 2
GLENDALE, CA 91208
TEL: (818) 547-0543
RCE 52563

LEGAL DESCRIPTION

TRACT: 8126
MAP: M.B. 115-38
BLK: NONE
LOT: 50

PROJECT DATA

EXIST. ZONE: [Q]RD2-1
PROP. ZONE: [Q]RD2-1
GEN PLAN LAND USE: LOW-MED. II
RESIDENTIAL
EXIST. USE: SINGLE FAMILY
PROP. USE: 3 UNIT CONDO'S
PROPOSED PARKING: 9
LOT AREA: 6,601.7 S.F.=0.15AC

UNIT 1 2,386.00 SQ. FT.
UNIT 2 2,210.00 SQ. FT.
UNIT 3 2,400.00 SQ. FT.

PROJECT ADDRESS

14157 W.TIARA AVE./5944 CALHOUN AVE
LOS ANGELES, CA 91401

GENERAL NOTES

- 1- NO OAK TREES ON SITE
- 2- ALL PUBLIC UTILITIES ARE AVAILABLE
- 3- SITE IS RELATIVELY FLAT
- 4- EXIST. STRUCTURES & ON-SITE TREES TO BE REMOVED
- 5- SITE IS NOT IN A POTENTIALLY DANGEROUS AREA
- 6- SITE IS NOT LOCATED IN CITY DESIGNATED HILLSIDE GRADING AREA.
- 7- SITE IS NOT IN VICINITY OF MULHOLLAND SCENIC PKWY.
- 8- COMMUNITY PLAN AREA: SOUTH VALLEY
- 9- CD: 4
- 10- T.G.: 562-B1
- 11- DM.: 177B153
- 12- A.P.N.: 2245-001-024
- 13- C.T.: 1286.01
- 14- NO PROTECTED TREES ON SITE.
- 15- NO HAZARDOUS CONDITIONS EXIST.

AA 2014 200



TLC TECHNA LAND CO.
CIVIL ENGINEERING, LAND PLANNING, CONST. MGMT.

Hark Martirosian 11-12-13
HARK MARTIROSIAN DATE
1545 N. VERDUGO RD. # 2 GLENDALE, CA. 91208
TEL: (818) 547-0543, FAX: (818) 547-1074