

PLOT PLAN

SCALE: 1/16"=1'-0"

W. PONDEROSA DR.

PROPERTY LINE

FRONT YARD SETBACK LINE

(2) OFF-STREET

PARKING SPACES

(3) PARKING

SPACES IN

GARAGE

SIDE YARD SETBACK LINE

PROPERTY LINE

(N) RETAINING WALL -
SEE STRUCT. DWGS.

N 54°15'16" E (RAD)

142.00'

HB-4

NEW 2-STORY
SINGLE FAMILY
RESIDENCE

KB-1

KB-4

KB-2

3

2

1

DRIVEWAY

5'-0"

7'-8 1/8"

5'-0"

S 35°44'44" E

TYP. SOLDIER PILE
SEE STRUCTURAL
DWGS.

SOLDIER PILE
GRADE BEAM - SEE
STRUCT. DWGS.

SIDE YARD
SETBACK LINE

PROPERTY LINE

138.00'

DENSE BRUSH AREA

NEW POOL

HB-2

KB-3

Exploratory Borings 12/8/04 & 1/6/05

Exploratory Borings 11/27/06

N 50°44'10"W

236.82'

DENSE BRUSH AREA

15'-0"

S 2°57'53"W

REAR YARD SETBACK LINE

SIDE YARD SETBACK LINE

160.36'

PROJECT DESCR.

NEW SINGLE FAMILY RESIDENCE AND POOL

TOTAL NEW BUILDING AREA:

4726 S.F. GROSS

2172 S.F. GROSS

1911 S.F. GROSS

643 S.F. GROSS

36'-0" (SEC. 12.21 A 17 (c))

TYPE V

RESIDENTIAL

2

MOUNTAIN

28,750 S.F.

RE15-1-H

3 SPACES

2 SPACES

MAX HEIGHT LIMIT:

TYPE OF CONSTRUCTION:

OCCUPANCY GROUP:

NUMBER OF STORIES:

FIRE DISTRICT:

LOT AREA:

ZONING:

GARAGE PARKING:

OFF-STREET PARKING:

LEGAL DESCR.

ADDRESS: 13250 W PONDEROSA DR.

LOS ANGELES, CA 90049

TRACT: TR 29240

MAP REF.: M B 722-24/27

BLOCK: NONE

LOT: 43

ARB: NONE