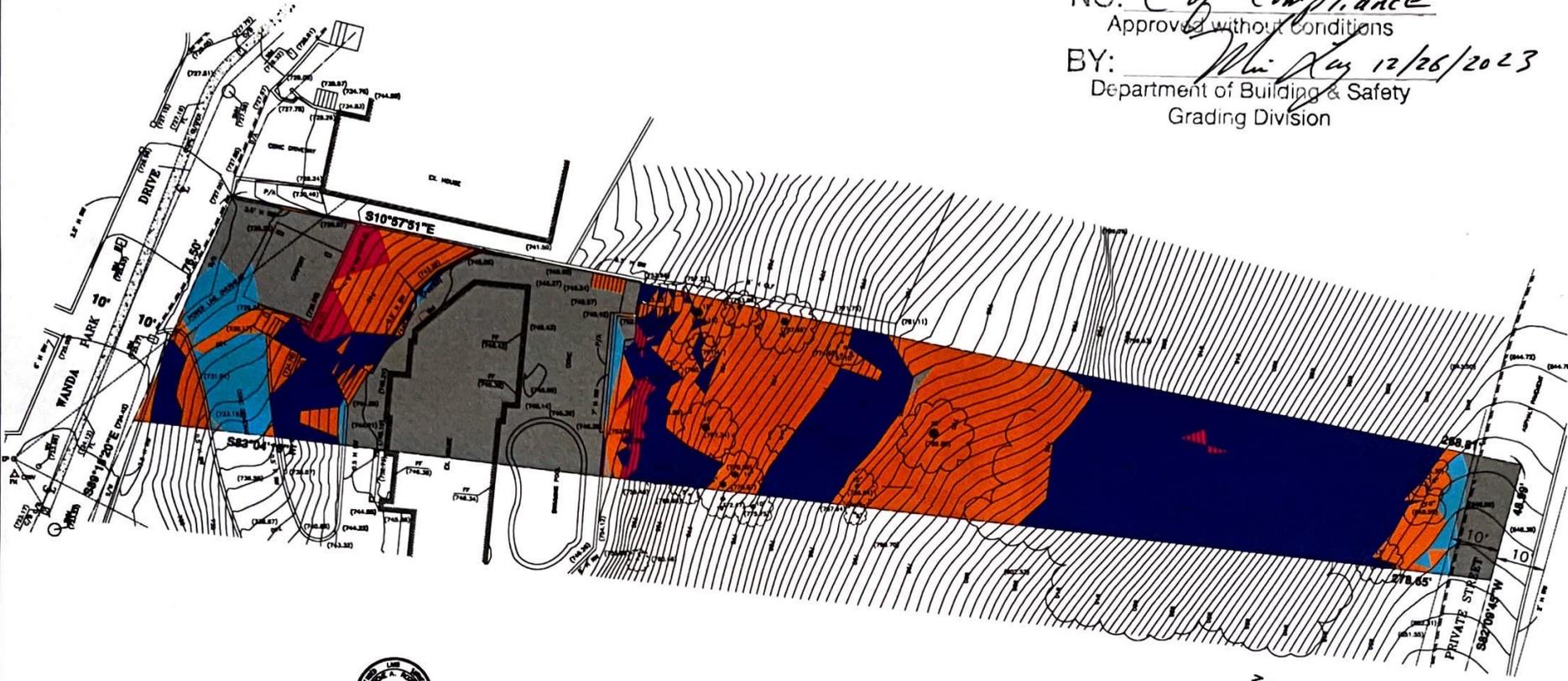


TENTATIVE APPROVAL

NO: *C of Compliance*
 Approved without conditions

BY: *Min July 12/26/2023*
 Department of Building & Safety
 Grading Division



ZONING: RE15-1-H-HCR
 TOTAL AREA=9,965 SQ FT

SLOPE ANALYSIS LEGEND				SLOPE BAND CALC	
Min Slope	Max Slope	Percent	Color	Area(sq ft)	FAR+ MAX RFA
0.00	14.99	26.1	■	2596.59	0.35 908.81
15.00	29.99	7.3	■	729.88	0.30 218.96
30.00	44.99	13.2	■	1313.00	0.25 328.25
45.00	59.99	20.3	■	2022.71	0.20 404.54
60.00	89.99	31.7	■	3165.45	0.15 474.82
100.00	>100.00	1.4	■	137.37	0
				TOTAL	2335.38

* FLOOR AREA RATIO PER BASELINE HILLSIDE ORD (BHO)

SURVEYOR'S STATEMENT:

THE SLOPE BANDS REPRESENTED HEREIN ARE DERIVED FROM A FIELD TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE, WITH ELEVATIONS BASED ON THE BENCH MARK AND DATUM INDICATED ABOVE. THE MAXIMUM RECONSTRUCTION FLOOR AREA HAS BEEN ACCURATELY CALCULATED UNDER THE PROCEDURES DESCRIBED IN THE CITY BASELINE HILLSIDE ORDINANCE, REVISED 2017.



LEGAL DESCRIPTION:

LOT 13 IN BLOCK 4 OF TRACT NO. 4211 IN THE CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA, AS PER MAP RECORDED IN BOOK 94, PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA: 1.8163 AC (81,232 SQ FT)

BASES OF BEARINGS:

THE CENTERLINE OF WANDA PARK DRIVE SHOWN AS 89°12'28"E ON MAP OF TRACT NO. 4211, RECORDED IN BOOK 94, PAGE 58 OF MAPS, LOS ANGELES COUNTY RECORDS.

BENCH MARK:

ELEVATIONS SHOWN HEREIN ARE BASED ON CITY OF LOS ANGELES BENCH MARK NO. 13-39827, RECORDED AS A SPK IN THE EAST CLAW OF ROBERTS CYN DR, 48 FT SOUTH OF THE SOUTH LINE OF WANDA PARK DR, AT THE N END OF A CR. ELEV=708.87 FT (DAVID 90) (1000)

CONTOUR INTERVAL=1 FT

LEGEND:

- (100.10) Existing Elevation
- X-X- Chain Link Fence
- △ Fire Hydrant
- Wrought Iron Fence
- Ex. Structure
- Ex. Tree, Diameter
- Ex. Oak Tree, Diameter
- Palm Tree

ABBREVIATIONS:

- C/B Catch Basin
- CBW Conc. Block Wall
- CLF Chain Linked Fence
- CONC. Concrete
- D/A Driveway Apron
- EP Edison Poles
- EX Existing
- FF Finish Floor Elevation
- GM Gas Meter
- P/A Plant Area
- R/W Retaining Wall
- SMH Sewer Manhole
- S/W Sidewalk
- WM Water Meter
- WV Water Valve
- WF Wooden Fence
- WIF Wrought Iron Fence

REVISIONS

NO.	DESCRIPTION

ORIGINAL DWG SIZE: 24"x36"

THOMAS GUIDE: PG 982, G-1

API: 483-09-01

9830 WANDA PARK DR - LOS ANGELES
 LOS ANGELES COUNTY
 CALIFORNIA
 SLOPE ANALYSIS

DATE PLOTTED: 11-27-2019

DATE: SURVEY: NOV 2019

PREPARED FOR: BMDH

DWG NO. 13-18-060

