



SET STEM PENNY
@ 4.00' P/L PROD
EL=553.96

SET 1" IP
"LS 5573"
EL=535.44

PT A HELD
REG BEAR 4
DIST FROM R/W
N 524.21
E 1427.89

SET 1" DIA COPPER
"STEM PENNY" STAMPED
"HENNON PLS 5573"

STEM PENNY DETAIL
NOT TO SCALE

LEGEND:

- A/C = ASPHALT
- AC = AIR CONDITIONING UNIT
- BCR = BEGINNING CURB RETURN
- BW = BACK OF WALK
- BX = BOTTOM X
- CATV = CABLE T.V. VAULT
- CE = CITY ENGINEER
- CEFB = CITY ENGINEER FIELD BOOK
- C.L. = CHAIN LINK
- C/L = CENTERLINE
- CN = CONCRETE NAIL
- CO = CLEAN OUT
- CONC = CONCRETE
- CS MON = COUNTY SURVEYOR MONUMENT
- DO = DRAIN SPOT
- DS = DRAIN
- DMV = DRIVEWAY
- EMH = ELECTRIC HAND HOLE
- EP = EDGE OF PAVEMENT
- EPB = ELECTRIC PULL-BOX
- EV = ELECTRIC VAULT
- FB = FIELD BOOK
- FDC = FIRE DEPT. CONNECTION
- F.F. = FINISHED FLOOR
- FH = FIRE HYDRANT
- FL = FLOW LINE
- GB = GRADE BREAK
- GM = GAS METER
- GP = GUARDPOST
- GV = GAS VALVE
- GVLT = GAS VALVE
- H/C = HANDICAPPED
- HB = HOSE BIB
- ICV = IRRIGATION CONTROL VALVE
- IP = IRON PIPE MONUMENT
- J-BOX = JUNCTION BOX
- LACFCB = LOS ANGELES COUNTY FLOOD CONTROL DIST.
- LAT = SANITARY SEWER LATERAL
- LL = LANDSCAPE LIGHT
- LP = LIGHT POLE
- L&SPK = LEAD & SPIKE MONUMENT
- L&T = LEAD & TACK MONUMENT
- L&TAG = LEAD & TAG MONUMENT
- MH = UTILITY MANHOLE
- MP = MULTI PRONG
- MW = MONITORING WELL
- N&TAG = NAIL & TAG MONUMENT
- OH = OVERHEAD
- OK = PK NAIL MONUMENT
- P/L = PROPERTY LINE
- PI = POINT OF INTERSECTION
- PIV = POST INDICATOR VALVE
- PMT = PARKING METER
- PP = POWER POLE
- PRO = PRORATED
- RD = ROOF DRAIN
- R/W = RIGHT-OF-WAY LINE
- SDMH = STORM DRAIN MANHOLE
- SL = STREET LIGHT
- SLB = STREET LIGHT PULL BOX
- SP = SPRINKLER
- SPK&T = SPIKE & TIN MONUMENT
- SSCO = SANITARY SEWER CLEAN OUT
- SSM = STANDARD SURVEY MONUMENT
- SSMH = SANITARY SEWER MANHOLE
- TD = TOP OF CURB
- TD = TRENCH DRAIN
- TDP = TRAFFIC DELINEATOR POSTS
- TELC = TELEPHONE CABINET
- TE = TRASH ENCLOSURE
- TG = TOP GRATE
- TMH = TELEPHONE MANHOLE
- TP = TELEPHONE POLE
- TPB = TELEPHONE PULL BOX
- TS = TRAFFIC SIGNAL
- TSB = TRAFFIC SIGNAL PULL BOX
- TVLT = TELEPHONE VAULT
- TW = TOP OF WALL
- T/W = TREE WELL
- TX = TOP X
- U/V = UNKNOWN VAULT
- W.I. = WROUGHT IRON FENCE
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WLT = WATER VAULT
- YL = YARDLIGHT

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED OR DERIVED FROM FIELD MEASUREMENTS UNLESS DENOTED AS THE FOLLOWING:

- (XX.XX' TR) = RECORD DATA PER TRACT MAP NO.
- (XX.XX' CE) = RECORD DATA PER CITY OF LOS ANGELES ENGINEER'S FIELD BOOK
- (XX.XX' DEED) = RECORD DATA PER DEED OF SUBJECT PROPERTY
- (XX.XX' CO-REF) = RECORD DATA PER COUNTY OF LOS ANGELES ENGINEER'S FIELD BOOK
- (XX.XX' CSB) = RECORD DATA PER COUNTY OF LOS ANGELES SURVEYOR MAP NO.
- (XX.XX' RS) = RECORD DATA PER RECORD OF SURVEY NO.

SURVEYOR'S STATEMENT:

THIS MAP, REPRESENTING A SLOPE ANALYSIS FOR THE PROPERTY KNOWN AS 1341 NORTH LAS CANOAS, WAS PREPARED BY ME, ROBERT HENNON, PLS 5573, AND IS BASED ON FIELD TOPOGRAPHIC SURVEY OF SAID PROPERTY MADE ON THE GROUND BY ME. THE SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY ME.

Robert D. Hennon
ROBERT DAVID HENNON, PLS 5573
NOVEMBER 24, 2015
(LIC. EXPIRES 9-30-17)

SLOPE ANALYSIS TABLE : ZONE RE9 1341 NORTH LAS CANOAS					
Number	Minimum Slope	Maximum Slope	Area(S.F.)	FAR FACTOR	Color
1	0.00%	14.99%	6,044	0.40	2,418
2	15.00%	29.99%	956	0.35	335
3	30.00%	44.99%	1,156	0.30	347
4	45.00%	59.99%	1,461	0.25	365
5	60.00%	99.99%	4,583	0.20	917
6	100.00%	INFINITY	674	0	0
TOTAL			14,884		4,382 TOTAL SQ FT

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION DURING NOVEMBER, 2015.

Robert D. Hennon
ROBERT DAVID HENNON, PLS 5573
(LIC. EXPIRES 9-30-17)



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 30 OF TRACT 19890, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 627 PAGES 46 TO 50 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THAT CERTAIN COURSE IN THE NORTHERLY BOUNDARY LINE OF SAID LOT 30 SHOWN ON SAID MAP OF TRACT 19890, AS HAVING A BEARING OF NORTH 74 DEGREES 17' 51" EAST AND A LENGTH OF 43.86 FEET, DISTANT THEREON NORTH 74 DEGREES 17' 51" EAST 32.86 FEET FROM THE SOUTHWESTERLY TERMINUS OF SAID CERTAIN COURSE; THENCE SOUTH 28 DEGREES 48' 49" EAST 107.07 FEET, TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT, DISTANT THEREON NORTH 39 DEGREES 35' 25" EAST 82.54 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE ALONG SAID SOUTHERLY LINE SOUTH 39 35' 25" DEGREES WEST 82.54 FEET TO SAID MOST SOUTHERLY CORNER; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, NORTH 43 DEGREES 15' 38" WEST 242.42 FEET TO THE MOST WESTERLY CORNER OF SAID LOT; THENCE ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT NORTH 73 DEGREES 31' 08" EAST 10.08 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY BOUNDARY LINE OF SAID LOT, SHOWN ON SAID MAP OF TRACT 19890, AS HAVING A RADIUS OF 128 FEET AND AN ARC LENGTH OF 134.28 FEET; THENCE EASTERLY ALONG SAID CERTAIN CURVE 134.28 FEET; THENCE TANGENT TO SAID CERTAIN CURVE NORTH 74 DEGREES 17' 51" EAST 32.86 FEET TO THE POINT OF THE BEGINNING.

PARCEL APN: 4420-012-032

BASIS OF BEARINGS:

THE BEARING OF S00°00'00"W ALONG THE CENTERLINE N74°17'51"E AS SHOWN ON MAP OF TRACT NO. 19890, MB 627-46/50 AND IS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO CITY OF LOS ANGELES SANITARY SEWER WYE MAPS (NGVD29 DATUM) BASED ON THE INVERT ELEVATION OF SANITARY SEWER PIPE AT SEWER MANHOLE STATION 3+95.17 ON LOS CANOAS ROAD IN FRONT OF HOUSE NO. 1341 N. LOS CANOAS ROAD HAVING AN ELEVATION OF 520.49 FEET.

ANY USER OF ELEVATIONS AND/OR COORDINATES SHOWN HEREON FOR THE CONTROL OF CONSTRUCTION, SHALL VERIFY AT LEAST 3 POINTS SHOWN HEREON, FOR MATHEMATICAL CONSISTENCY PRIOR TO SUCH USE.

L LINE	DISTANCE	BEARING
L1	10.08	N73° 31' 08" E
L2	4.03	N29° 42' 03" W
L3	1.73	S72° 37' 54" W
L4	0.69	S42° 02' 07" E

CURVE	DELTA	RADIUS	ARC LENGTH
C1	60° 07' 23"	128.00	134.32
C2	50° 44' 27"	110.00	97.42
C3	50° 44' 27"	128.00	111.58
C4	50° 44' 27"	124.85	124.85
C5	116° 00' 28"	112.00	226.77

SURVEYOR'S NOTES:

- BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED FROM PUBLIC AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED HEREON. LOT LINES WERE ESTABLISHED AS SHOWN ON RECORD OF SURVEY.
- LEGAL DESCRIPTION WAS SUPPLIED BY CLIENT.
- NO TITLE REPORT WAS SUPPLIED BY CLIENT. EASEMENTS OF RECORD MAY OR MAY NOT EXIST AND ARE NOT SHOWN HEREON.
- THE AREA OF THE SUBJECT PROPERTY IS AS FOLLOWS:
AREA = 14,884 SQUARE FEET
(AREA IS BASED ON FIELD MEASUREMENTS)

ZONING:

SUBJECT PROPERTY IS ZONED RE9-1(SINGLE FAMILY RESIDENTIAL, MINIMUM 9,000 SQ.FT. LOT SIZE, LOW HEIGHT DISTRICT)

FRONT YARD SETBACK LINE MUST BE DETERMINED BY A PREVAILING FRONTYARD SETBACK SURVEY (NOT PART OF THIS SURVEY).
SIDE YARD SETBACK LINE IS 5 FT.
PLUS 1 FT FOR EACH STORY OVER SECOND.
REAR YARD SETBACK LINE IS 25% LOT DEPTH OR 25.00 FEET MAXIMUM

MAXIMUM ALLOWED BUILDING HEIGHT IS 33 FT. AS MEASURED FROM NATURAL GRADE 5 FT. FROM BUILDING.

DATE: NOVEMBER 24, 2015
SCALE: ONE INCH=EDITH FEET
CONTOUR INTERVAL: ONE FOOT
PROJECT NO.: 3348
SHEET ONE OF ONE SHEETS

601 E. GLENOAKS BLVD., SUITE 208
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HENNON
Surveying & Mapping, Inc.

ARCHITECTURAL DESIGN SURVEY OF
1341 LAS CANOAS RD
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LA CITY DIST.MAP:	ASS. PARCEL NO.4420-012-032	FILE: 334810PO.DWG	SURVEYED BY: HENNON	REV:
THOMAS GUIDE: 630-44				