

AMENDED VESTING TENTATIVE TRACT MAP NO. 73939

2 LOT SUBDIVISION, LOT 1 FOR CONDOMINIUM PURPOSES

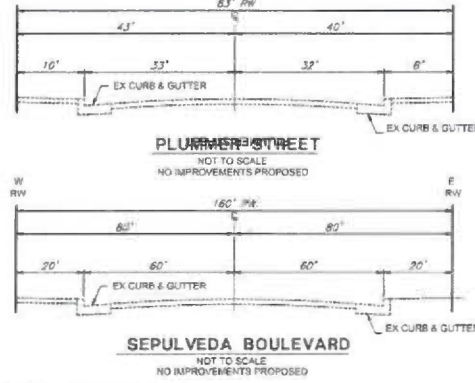
LOT 1 OF TRACT 20103 AND THE NORTH 325 FEET OF THE EAST 125 FEET OF LOT 39, SECTION 20, SUBDIVISION NO. 1 OF THE PROP. OF PORTER LAND AND WATER COMPANY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



VICINITY MAP
SCALE: 1" = 800'

GENERAL MAP NOTES:

- PROPERTY ADDRESS: 8431 SEPULVEDA BLVD & 15508 PLUMMER ST, LOS ANGELES, CA 91343
- PROJECT AREA: NET: 136.482 (3.13 ACRES); GROSS: 154.586 (3.56 ACRES)
- LAND USE: EXISTING USE: LOW AND MED-UP RESIDENTIAL; PROPOSED USE: LOW AND MED-UP RESIDENTIAL
- ZONING: EXISTING ZONING: RA-1 and RS-1; PROPOSED ZONING: (TYC) PD 1-5-1 AND RA-1; ADJACENT ZONING: NORTH = RA-1 (C)-HLS; SOUTH = RA-1 (D)-S-1; EAST = PE-XL; WEST = RA-1
- ZONING INFORMATION: ZI-0391, ZI-2427 & ZI-2436
- THOMAS BROS. GUIDE: PAGE 501-06
- JURISDICTIONAL INFORMATION: COMMUNITY PLAN AREA: MISSION HILLS-PANORAMA; CITY: NORTH HILLS; AREA PLANNING COMMISSION: NORTH VALLEY; NEIGHBORHOOD COUNCIL: COUNCIL DISTRICT CD 7 - FELPE FLORES; CENSUS: TRACT # 1172.01; LADES DISTRICT OFFICE: VAN NUYS; DISTRICT MAP SHEET: 1908145
- GENERAL PLAN LAND USE: LOW RESIDENTIAL; MEDIUM RESIDENTIAL
- HILLSIDE DESIGNATION: HILLSIDE AREA (ZONING CODE): NO; BASELINE HILLSIDE ORDINANCE: NO; BASELINE WATERSHED ORDINANCE: YES
- FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP: 80151C1 (01/07) EFFECTIVE DATE: SEPTEMBER 26, 2006; SPECIAL PROPERTY IS LOCATED WITHIN ZONE "X" MINIMAL FLOOD HAZARD
- ALL EXISTING BUILDINGS ARE TO BE DEMOLISHED
- THERE MAY BE PROTECTED TREES ON SITE. REFER TO HORTICULTURE REPORT FOR ADDITIONAL INFORMATION
- PROPOSED SEWER DISPOSAL METHOD: ON SITE IF PUBLIC SEWER MAIN TO BE PROVIDED; PROPOSED SEWER TO BE INTO EXISTING SEWER MAIN IN SEPULVEDA
- TRASH DISPOSAL: TRASH AND RECYCLING FACILITIES ARE TO BE LOCATED WITHIN PRIVATE GARAGES

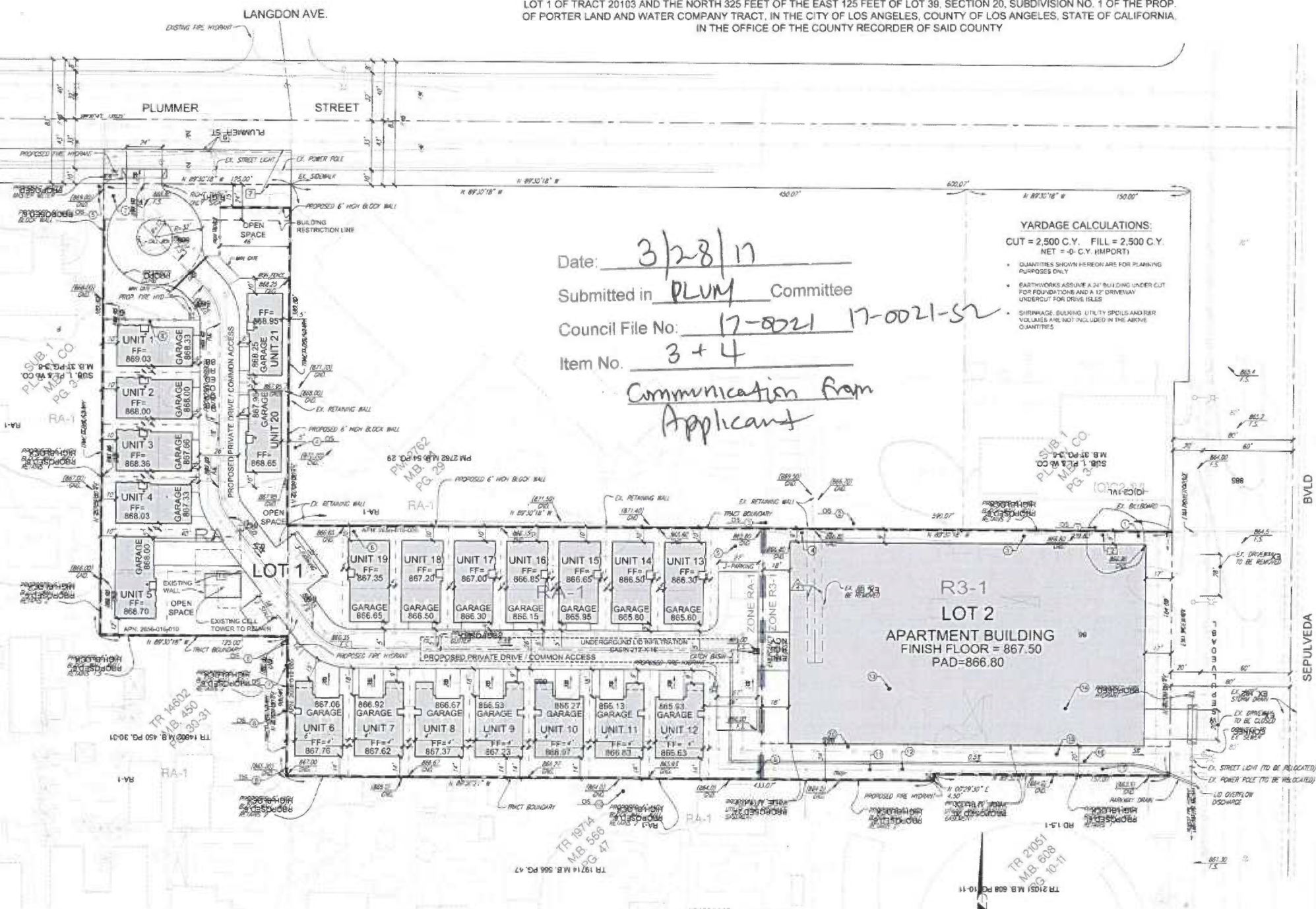


YARDAGE CALCULATIONS:
CUT = 2,500 C.Y. FILL = 2,500 C.Y.
NET = 0 C.Y. (IMPORT)

- QUANTITIES SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY
- EARTHWORKS ASSUME A 34" BUILDING UNDER CUT FOR FOUNDATIONS AND A 12" DRIVEWAY UNDERCUT FOR DRIVE ISLES
- SEWERAGE, BUILDING UTILITY SPACES AND RER VOLAGES ARE NOT INCLUDED IN THE ABOVE QUANTITIES

Date: 3/28/17
Submitted in PLUM Committee
Council File No: 17-0021 17-0021-S2
Item No. 3 + 4

Communication from Applicant



R3-1
LOT 2
APARTMENT BUILDING
FINISH FLOOR = 867.50
PAD=866.80

LEGEND:

- TC: TOP OF CURB
 - TL: LOW LINE
 - FS: FINISH SURFACE
 - EL: EXISTING ELEVATION
 - EL: EXISTING WATER LINE
 - EL: EXISTING SPOUR DRAIN LINE
 - EL: PROPOSED WATER LINE
 - EL: PROPOSED SPOUR DRAIN LINE
 - EL: ACCESSIBLE PATH
- TREE LEGEND
- : DENOTES ONE (1) NON-PROTECTED PRIVATE PROPERTY TREE
 - : DENOTES ONE (1) PROTECTED TREE
 - : DENOTES ONE (1) PROTECTED TREE
 - : DENOTES ONE (1) PROTECTED TREE

RECORD OWNERS:

APN: 2656-016-005
ANDRES MARKOVITS AND MELISE MARKOVITS, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/3RD INTEREST
C/O JAMES
656 WEST 5TH ST, 33 RD FLOOR
LOS ANGELES, CA 90013
ATTN: BARBARA REEVES NEAL

STEPHEN CROFTS AND RANDI BACH, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/3RD INTEREST
12828 MAGNOLIA BLVD
ENCINO, CA 91436
ATTENTION: S. CROFTS AND R. BACH

PAAMELA R. PADIN, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/3RD INTEREST
PAAMELA R. PADIN
4538 HAVENHURST AVE
ENCINO, CA 91436

PETER A. PADIN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/3RD INTEREST
PETER A. PADIN
4538 HAVENHURST AVE
ENCINO, CA 91436

APN: 2656-016-010
JAMES D. BENNETT & MARY I. BENNETT TRUSTEES OF THE BENNETT LIVING TRUST JDT 7-29-13
15508 PLUMMER STREET
LOS ANGELES, CALIFORNIA 91343
ATTENTION: MARY BENNETT

ARCHITECT:

WILLIAM HEZBALHALCH ARCHITECTS, INC.
2650 RED HILL AVE. STE 200
SANTA ANA, CA 92705-5943
(949) 250-0607

ARCHITECTURAL SITE SUMMARY:

SITE AREA: 20.10 ACRES
TOTAL UNITS: 79 UNITS
• (7) 42 X 72 UNITS
• (14) 30 X 69 S UNITS
• (56) 18 X 48 APARTMENTS
DENSITY: 39.30 UNITS PER ACRE

SINGLE FAMILY CONDOMINIUM PARKING REQUIREMENTS
REQUIRED: 42 SPACES (2.0 SPACE PER UNIT)
PROVIDED: 48 SPACES

THE OPEN SPACE REQUIREMENTS FOR THE 57 CONDOMINIUMS:
REQUIRED: 3,875 S.F. (173 S.F. PER UNIT)
PROVIDED: 11,075 S.F. (561 S.F. PER UNIT)
• 2,100 S.F. PRIVATE (100 S.F. PER YARD)
• 8,975 S.F. COMMON (140 S.F. MIN. AREA)
15' MIN. DIM.

APARTMENT PARKING
REQUIRED: PER R3-1 REQUIREMENTS
PROVIDED: PER R3-1 REQUIREMENTS

SURVEY NOTE:

TOPOGRAPHY SURVEY PREPARED BY CARLOS BUSTOS - ATN TOPO MAPS (714) 864-3454
DATE OF SURVEY: OCTOBER 30, 2015

SUBDIVIDER:

WILLIAM HEZBALHALCH ARCHITECTS, INC.
2650 RED HILL AVE. STE 200
SANTA ANA, CA 92705-5943
(949) 250-0607

ENGINEER:

SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP
87 N. RAYMOND AVE. STE 300
PASADENA, CA 91103
(626) 446-2555

LEGAL DESCRIPTION:

APN: 2656-016-010
THE NORTH 325 FEET OF THE EAST 125 FEET OF LOT 39, SECTION 20, SUBDIVISION NO. 1 OF THE PROP. OF PORTER LAND AND WATER COMPANY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 610, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2656-016-005
LOT 1 OF TRACT 20103, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 610, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

BENCHMARK: 07-16044 DATUM NAVD 1989
WIRE SPIKE IN NORTH CURB PLUMMER STREET 2FT WEST OF BEGINNING OF CURB RT TURN WEST OF LANGDON AVENUE
YEAR: 2000 ELEVATION: 869.610'

DIGEST OF TITLE ITEMS PER FIDELITY NATIONAL TITLE COMPANY
PRELIMINARY REPORT ORDER NO.: 995-23059450-AW6, DATED AS OF FEBRUARY 11, 2015.

PURPOSE	FOR	IN FAVOR OF	RECORDING DATA
EASEMENT	PUBLIC UTILITIES	CITY OF LOS ANGELES	TRACT 20103, BOOK 610 PAGE 10

DIGEST OF TITLE ITEMS PER FIDELITY NATIONAL TITLE COMPANY
AMENDED PRELIMINARY REPORT ORDER NO.: 996-23065669-A-SG2, DATED AS OF JUNE 4, 2015.

PURPOSE	FOR	IN FAVOR OF	RECORDING DATA
EASEMENT	PUBLIC UTILITIES	CITY OF LOS ANGELES	BOOK 1579, PAGE 239
EASEMENT	PUBLIC UTILITIES	CITY OF LOS ANGELES	RECORDING NO. 3473, DATED NOVEMBER 13, 1972
EASEMENT & AGREEMENT	WIRELESS COMMUNICATION	TO NORTH HILLS MUNICIPALITY	RECORDING NO. 2007-161445, DATED JULY 7, 2007

BENCH MARK:
NO. 07-16044
DATE: 07/13/00
ELEVATION: 869.610'

DATE	BY	REVISION

Southland
Civil Engineering & Survey, LLP
87 N. Raymond Ave., Ste. 300, Pasadena, CA 91103
TEL: (626) 446-2555 FAX: (626) 446-2558
www.Southland-CV.com



SOUTHLAND CIVIL ENGINEERING AND SURVEYING, LLP
EXEMPT BY: [Signature]
CHECKED BY: [Signature]
DRAWN BY: AMANDA TAIT-VOGTMAN
DATE: 3/28/17

AMENDED VESTING TENTATIVE TRACT MAP 73939
LOT SUBDIVISION LOT 1 FOR CONDOMINIUM PURPOSES
9433 SEPULVEDA BLVD. & 15508 PLUMMER ST.
LOS ANGELES, CALIFORNIA, 91343
OWNER: WILLIAMS HOMES
2780 GERRIE POINTE PKWY., SANTA CLARITA, CA 91350

JOB NUMBER: 600-15020
DRAWING NO.:
SHEET 1 OF 1 SHEETS
C1

Project Summary

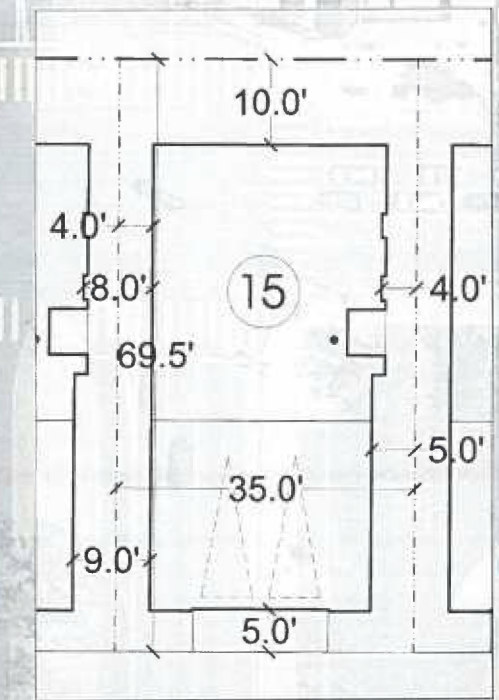
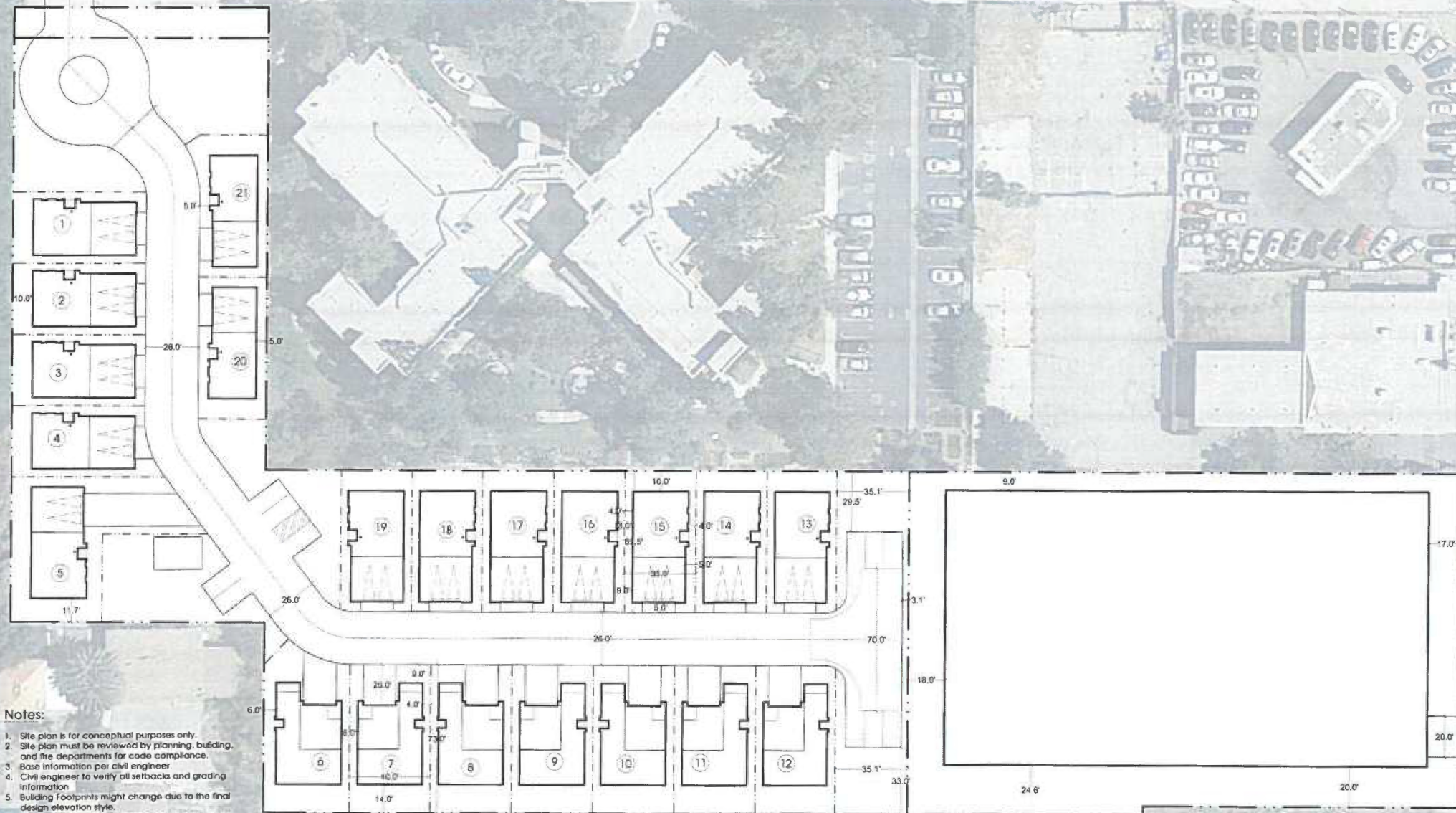
Total Site Area: ± 3.13 Acres

- Total Units: 75 Homes
- (7) 40' x 73' Lots
 - (14) 35' x 69.5' Lots
 - (54) Wrap Apartments

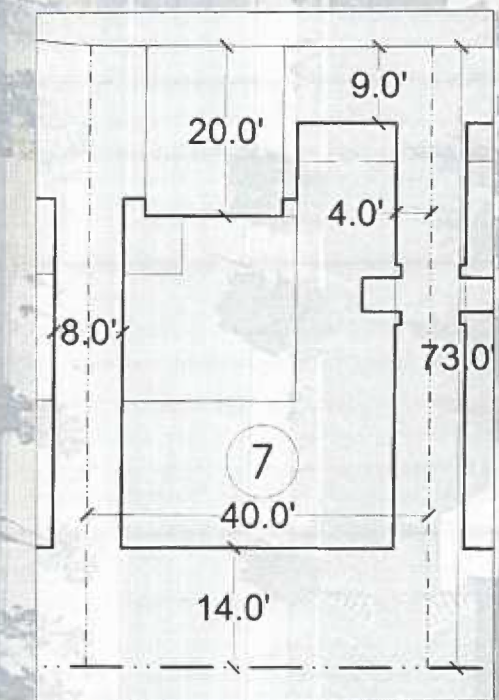
Density: 23.96 Homes per Acre

Plummer Street

Sepulveda Blvd.



35' x 69.5' Lot plotting diagram 1:10



Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

Conceptual Site Plan



LOS ANGELES, CA • WILLIAMS HOMES, INC.



WILLIAM HEZMALHALCH ARCHITECTS INC.
 2865 REDHILL AVENUE SUITE 200 SAITTA ANA CA 92705-6518
 949 250 0907 www.architects.com fax 949 250 1529
 5000 EXECUTIVE PKWY SUITE 375 SAN RAFAEL CA 94583-4210
 925 483 1700 fax 949 250 1529

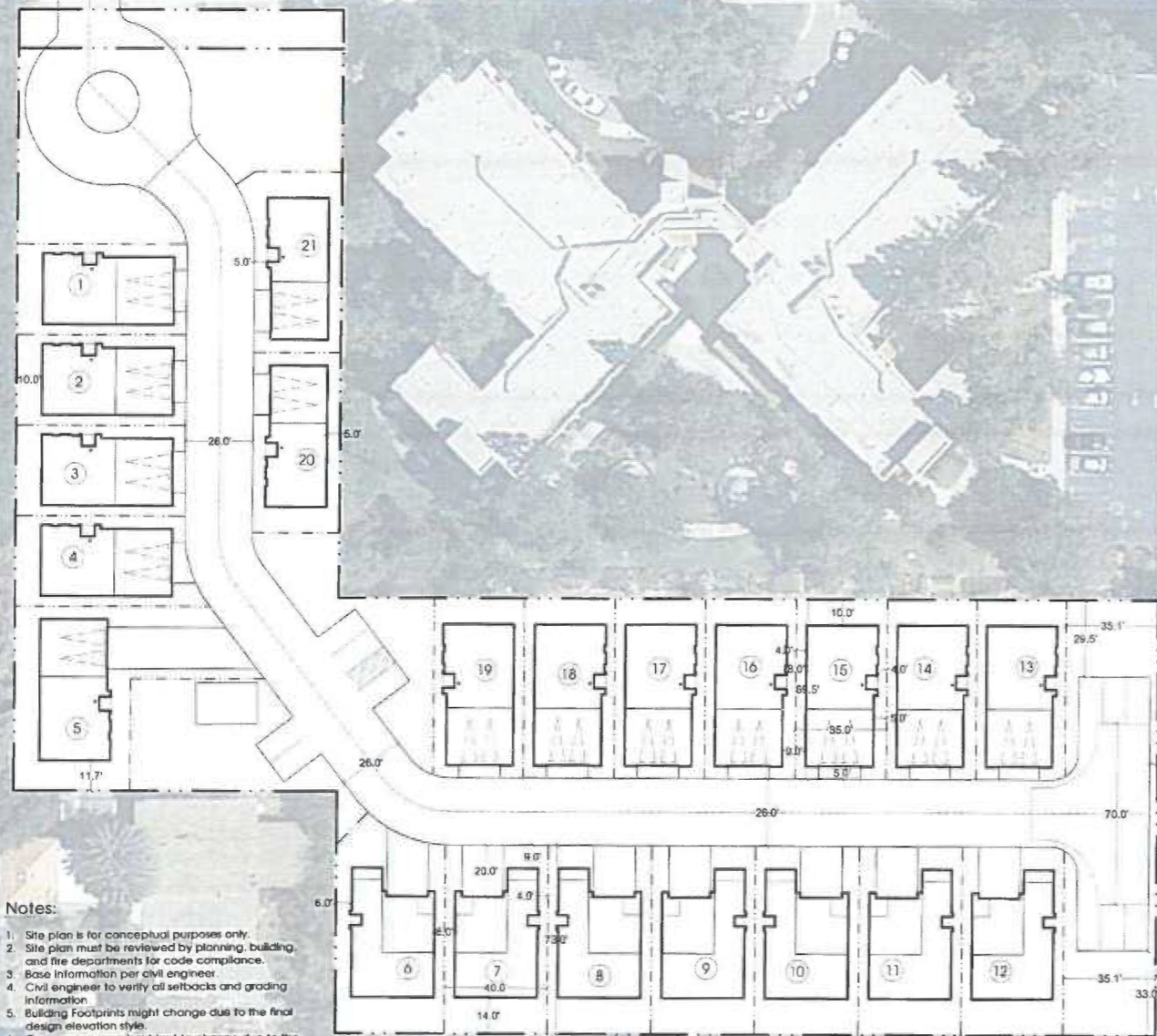
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2015387 • 03-28-17
 © 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

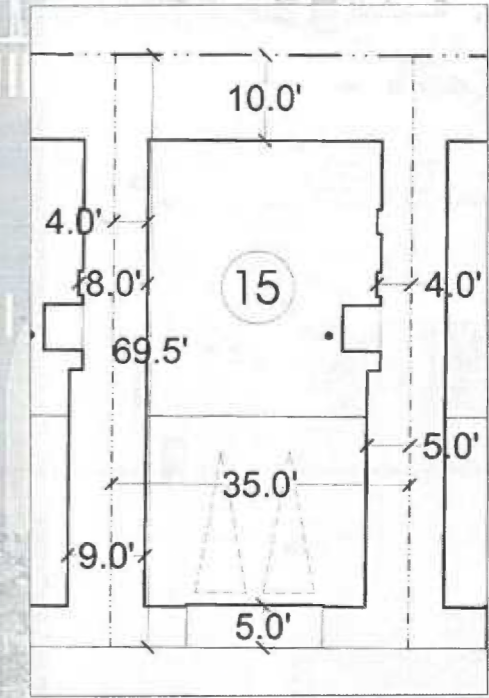
Project Summary

Total Site Area: ± 2.09 Acres
 Total Units: 21 Homes
 • (7) 40' x 73' Lots
 • (14) 35' x 69.5' Lots
 Density: 10.05 Homes per Acre

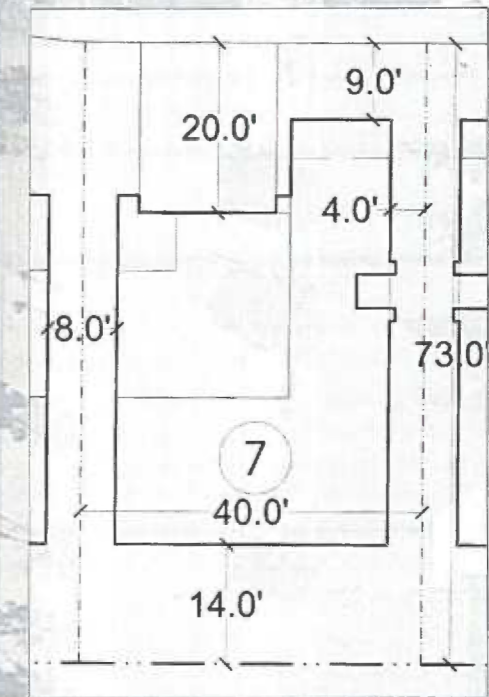
Plummer Street



- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints might change due to the final design elevation style.
 6. Open space area is subject to change due to the balcony design of the elevation.
 7. Building setbacks are measured from property lines to building foundation lines.



35' x 69.5' Lot plotting diagram 1:10



Sepulveda Blvd.

Conceptual Site Plan



LOS ANGELES, CA • WILLIAMS HOMES, INC.



WH
 WILLIAM HEZMALHALCH
 ARCHITECTS INC.
 2830 REDHILL AVENUE SUITE 200 SAN FERNANDO, CA 91775-5515
 949 250-0837 www.architects.com fax: 949 250-1529
 5000 EXECUTIVE PKWY SUITE 375 SAN RAMON, CA 94583-4210
 925 463-1700 fax: 949 250-1529

SP

2015387 • 03-28-17
 © 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.



NOTE: ARTIST'S CONCEPTION, COLORS, MATERIALS AND APPLICATION MAY VARY.

Conceptual Front Street Scene



Conceptual Rear Street Scene

Conceptual Street Scenes



SS

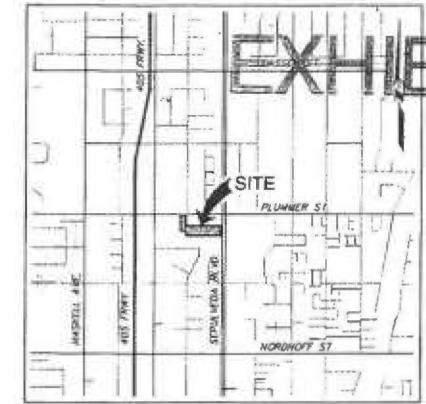
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2015387 • 03-14-17

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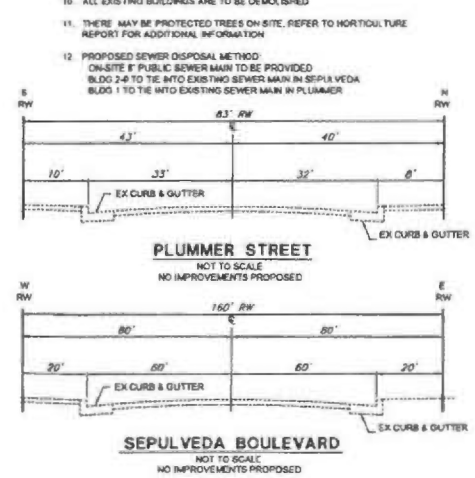
VESTING TENTATIVE TRACT MAP NO. 73939

1 LOT SUBDIVISION for CONDOMINIUM PURPOSES
 LOT 1 OF TRACT 20103 AND THE NORTH 325 FEET OF THE EAST 125 FEET OF LOT 39, SECTION 20, SUBDIVISION NO. 1 OF THE PROP. OF PORTER LAND AND WATER COMPANY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



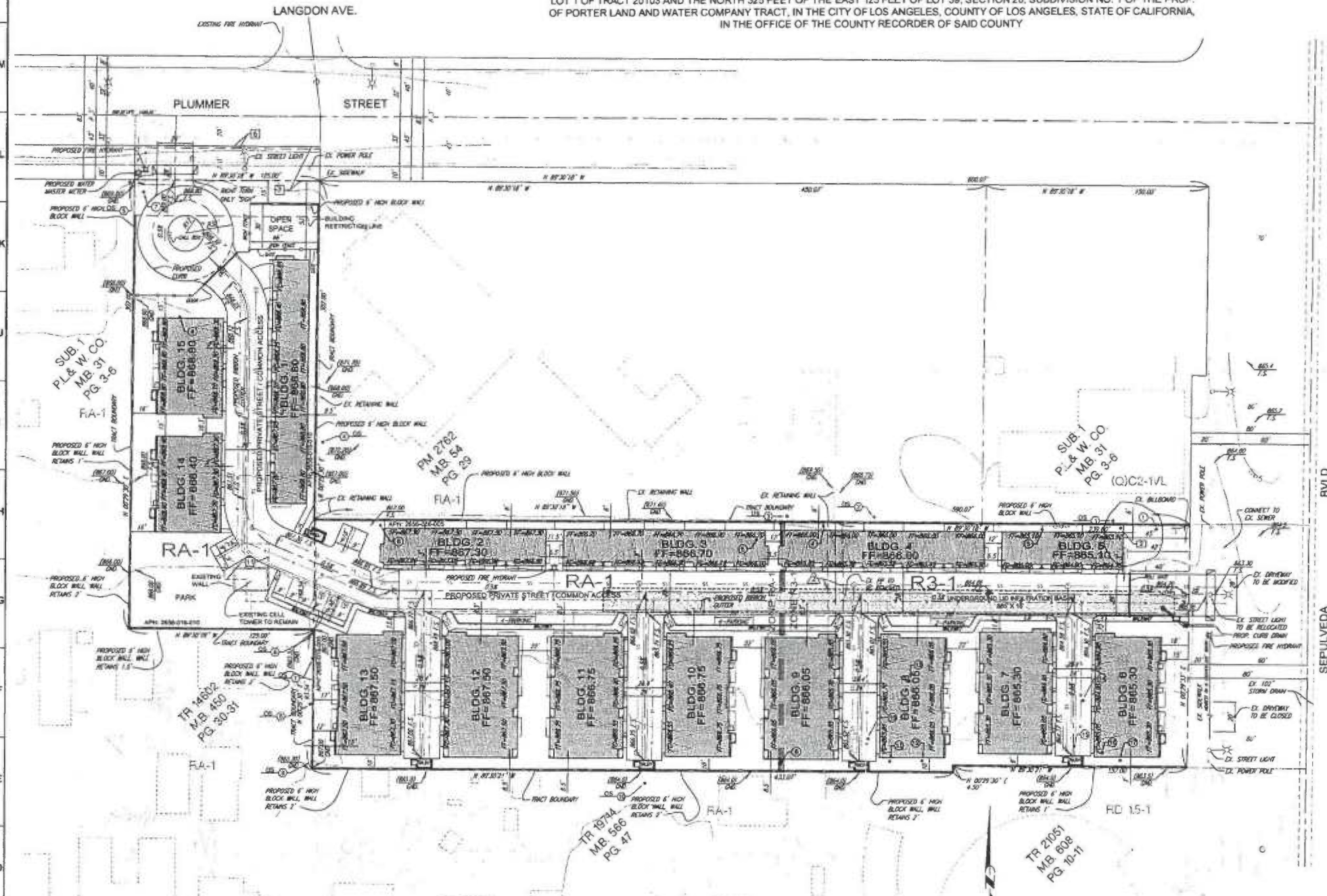
VICINITY MAP
 SCALE: 1" = 800'

- GENERAL MAP NOTES:**
- PROPERTY ADDRESS: 8430 SEPULVEDA BLVD & 15508 PLUMMER ST, LOS ANGELES, CA 91343
 - PROJECT AREA: NET: 136,482 (3.13 ACRES); GROSS: 154,869 (3.56 ACRES)
 - LAND USE: EXISTING USE: LOW AND MEDIUM RESIDENTIAL; PROPOSED USE: LOW MEDIUM D
 - ZONING: EXISTING ZONING: RA-1 and R3-1 (TYC)D1 S-1; PROPOSED ZONING: NORTH - RA-1 C2-1VL; SOUTH - RA-1001 S-1; EAST - PF-102; WEST - RA-1
 - ZONING INFORMATION: Z1-2291, Z1-2427 & Z1-2438
 - THOMAS BROS. GUIDE: PAGE 501-06
 - JURISDICTIONAL INFORMATION: COMMUNITY PLAN AREA: MISSION HILLS-PANORAMA; CITY: AGRETH HILLS; AREA PLANNING COMMISSION: NORTH VALLEY; NEIGHBORHOOD COUNCIL: NORTH HILLS EAST; COUNCIL DISTRICT: CD 7 - FELIPE FERNANDES; GENESEE TRACT # 1172.01; LADBS DISTRICT OFFICE: VAN HUY'S; DISTRICT MAP SHEET: 1988145
 - GENERAL PLAN LAND USE: LOW RESIDENTIAL; MEDIUM RESIDENTIAL
 - HILLSIDE DESIGNATION: HILLSIDE AREA (ZONING CODE): NO; BASELINE HILLSIDE ORDINANCE: YES; BASELINE MANDATORIALIZATION ORDINANCE: YES
 - FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 06031C1309F (EFFECTIVE DATE: SEPTEMBER 28, 2008) SHOWS PROPERTY IS LOCATED WITHIN ZONE "X" MINIMAL FLOOD HAZARD
 - ALL EXISTING BUILDINGS ARE TO BE DEMOLISHED
 - THERE MAY BE PROTECTED TREES ON-SITE. REFER TO HORTICULTURE REPORT FOR ADDITIONAL INFORMATION
 - PROPOSED SEWER DISPOSAL METHOD: ON-SITE IF PUBLIC SEWER MAIN TO BE PROVIDED; BLDG 2-8 TO THE INFO EXIST TWO SEWER MAIN IN SEPULVEDA; BLDG 1 TO THE INFO EXISTING SEWER MAIN IN PLUMMER



PLUMMER STREET
 NO IMPROVEMENTS PROPOSED

SEPULVEDA BOULEVARD
 NOT TO SCALE
 NO IMPROVEMENTS PROPOSED



- LEGEND:**
- TOP OF CURB
 - FLOW LINE
 - FINISH SURFACE
 - EXISTING WATER LINE
 - EXISTING WATER LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED WATER LINE
 - PROPOSED WATER LINE
 - ACCESSIBLE PATH
- TREE LEGEND**
- INDICATES QUOTE NON-PROTECTED PRIVATE PROPERTY TREES
 - INDICATES OFF-SITE PROPERTY TREES
 - INDICATES QUOTE PROTECTED SOUTHERN CALIFORNIA BLOOD PINE TREE
- NOTE: ALL ON-SITE TREES TO BE REMOVED

RECORD OWNERS:
 APN: 2656-018-005
 ANDRES MARCOVITIS AND WELBE MARKOVITIS, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/3RD INTEREST
 500 WEST FIFTH ST., 3RD FLOOR
 LOS ANGELES, CA 90013
 ATTN: BARBARA REEVES NEAL

STEPHEN CROFTS AND RANDI BACH, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/3RD INTEREST
 15208 SASHOOLAN BLVD
 ENCINO, CA 91436

PAMELA R. PADIN
 4636 HAYVENHURST AVE
 ENCINO, CA 91436

PETER A. PADIN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/3RD INTEREST
 PETER A. PADIN
 4636 HAYVENHURST AVE
 ENCINO, CA 91436

APN: 2656-018-010
 JAMES D. BENNETT & MARY L. BENNETT TRUSTEES OF THE BENNETT LIVING TRUST UST 7.30-13
 15508 PLUMMER STREET
 LOS ANGELES, CALIFORNIA 91343
 ATTENTION: MARY BENNETT

ARCHITECT:
 WILLIAM HEZEMALMACH ARCHITECTS, INC.
 2850 REDHILL AVE., STE 200
 SANTA ANA, CA 92705-5843
 (949) 240-0927

BASIS OF BEARINGS:
 THE BEARING OF N 80°30'18" W ON THE CENTERLINE OF PLUMMER STREET AS SHOWN ON PARCEL MAP NO. 2792, BOOK 04, PAGE 28 WAS TAKEN AS THE BASIS OF BEARING SHOWN ON THIS MAP.

SURVEY NOTE:
 BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY: CARLOS BUSTOS - 174 1090 PAGES (714) 884-3454
 DATE OF SURVEY: OCTOBER 30, 2015

YARDAGE CALCULATIONS:
 CUT = 2,000 C.Y., FILL = 2,500 C.Y., NET = 500 C.Y. (IMPORT)

QUANTITIES SHOWN HEREIN ARE FOR PLANNING PURPOSES ONLY

EARTHWORKS ASSURE A 3" BUILDING UNDER CUT FOR FOUNDATIONS AND A 18" DRIVEWAY UNDER CUT FOR DRIVE ALLES

SHRINKAGE BUILDING UTILITY SPILLS AND RER VOLUMES ARE NOT INCLUDED IN THE ABOVE QUANTITIES

ARCHITECTURAL SITE SUMMARY:
 SITE AREA: 63.13 ACRES
 TOTAL UNITS: 75 HOMES (STACKED FLATS)
 DENSITY: 23.96 HOMES PER ACRE

PARKING:
 REQUIRED: 189 SPACES (2.25 SPACES PER HOME) (75 HOMES x 2.25 SPACES PER HOME)
 PROVIDED: 189 SPACES (2.25 SPACES PER HOME)
 GARAGE: 150 SPACES
 PARALLEL: 10 SPACES (E-W)
 HEAD IN: 0 SPACES (E-W)

OPEN SPACE:
 REQUIRED: 13.125 (175 S.F. PER HOME)
 PROVIDED: 10,149 (250 S.F. PER HOME)

SUBDIVIDER:
 WILLIAMS HOMES
 2180 CENTRE POINT PKWY.
 SANTA CLARITA, CA 91350
 (851) 222-6207

ENGINEER:
 SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP
 87 N. RAYMOND AVE., STE 300
 PASADENA, CA 91103
 (878) 484-2555

LEGAL DESCRIPTION:
 APN: 2656-018-010
 THE NORTH 125 FEET OF THE EAST 125 FEET OF LOT 39, SECTION 20, SUBDIVISION NO. 1 OF THE PROP. OF PORTER LAND AND WATER COMPANY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGE 3 TO 8 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2656-018-005
 LOT 1 OF TRACT 91043, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 610, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:
 SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP
 WIRE SPIKE IN NORTH CURB PLUMMER STREET, 2FT WEST OF BEGINNING OF CURB RETURN WEST OF LANGDON AVENUE.
 YEAR: 2002, ELEVATION: 69.9

DIGEST OF TITLE ITEMS PER FIDELITY NATIONAL TITLE COMPANY
 PRELIMINARY REPORT ORDER NO.: 995-23059450-AW6, DATED AS OF FEBRUARY 11, 2015.

NOTE: This condensation of items in the PTR is prepared for the convenience of those persons using this survey. For full details of title items, refer to the complete report and to those documents referred to therein.

ITEM NO.	PURPOSE	FOR	IN FAVOR OF	RECORDING DATA
1	EASEMENT	PUBLIC UTILITIES	CITY OF LOS ANGELES	TRACT 20103, BOOK 810 PAGE 10

DIGEST OF TITLE ITEMS PER FIDELITY NATIONAL TITLE COMPANY
 AMENDED PRELIMINARY REPORT ORDER NO.: 996-23065669-A-SG2, DATED AS OF JUNE 4, 2015.

NOTE: This condensation of items in the PTR is prepared for the convenience of those persons using this survey. For full details of title items, refer to the complete report and to those documents referred to therein.

ITEM NO.	PURPOSE	FOR	IN FAVOR OF	RECORDING DATA
6	EASEMENT	PUBLIC UTILITIES	CITY OF LOS ANGELES	BOOK 1574, PAGE 239
7	EASEMENT	PUBLIC STREET, ROAD OR HIGHWAY	CITY OF LOS ANGELES	RECORDING NO. 3473, DATED NOVEMBER 13, 1972
11	EASEMENT & AGREEMENT	WIRELESS COMMUNICATION	T2 DESIGN SITE MANAGEMENT, LLC	RECORDING NO. 2007-1611445, DATED JULY 7, 2007

EXHIBIT A

107 ANTELOPE RIDGE DRIVE, LOS ANGELES, CA 90024
 PREPARED BY: WILLIAMS HOMES
 DATE: 02/11/2015
 SCALE: 1" = 800'

SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP
 87 N. RAYMOND AVE., STE 300
 PASADENA, CA 91103
 (878) 484-2555

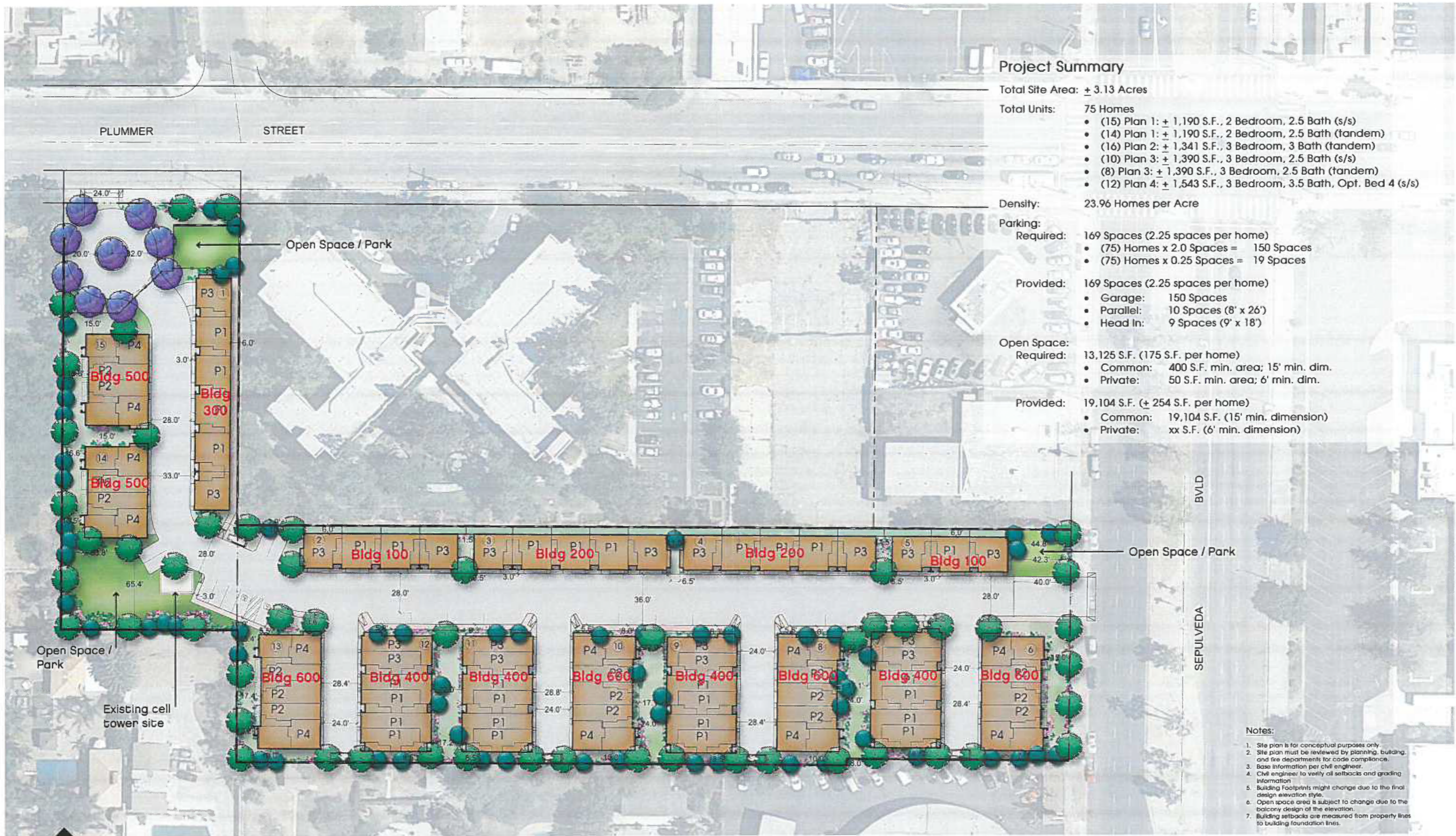
VESTING TENTATIVE TRACT MAP 73939
 1 LOT SUBDIVISION for CONDOMINIUM PURPOSES
 8430 SEPULVEDA BLVD. & 15508 PLUMMER ST.,
 LOS ANGELES, CALIFORNIA 91343

DATE: 02/11/2015
 DRAWING NO.: 600-15020

C1

SHEET 1 OF 1 SHEETS

RECEIVED
 SEP 16 2016



Project Summary

- Total Site Area: ± 3.13 Acres
- Total Units: 75 Homes
 - (15) Plan 1: ± 1,190 S.F., 2 Bedroom, 2.5 Bath (s/s)
 - (14) Plan 1: ± 1,190 S.F., 2 Bedroom, 2.5 Bath (tandem)
 - (16) Plan 2: ± 1,341 S.F., 3 Bedroom, 3 Bath (tandem)
 - (10) Plan 3: ± 1,390 S.F., 3 Bedroom, 2.5 Bath (s/s)
 - (8) Plan 3: ± 1,390 S.F., 3 Bedroom, 2.5 Bath (tandem)
 - (12) Plan 4: ± 1,543 S.F., 3 Bedroom, 3.5 Bath, Opt. Bed 4 (s/s)
- Density: 23.96 Homes per Acre
- Parking:
 - Required: 169 Spaces (2.25 spaces per home)
 - (75) Homes x 2.0 Spaces = 150 Spaces
 - (75) Homes x 0.25 Spaces = 19 Spaces
 - Provided: 169 Spaces (2.25 spaces per home)
 - Garage: 150 Spaces
 - Parallel: 10 Spaces (8' x 26')
 - Head In: 9 Spaces (9' x 18')
- Open Space:
 - Required: 13,125 S.F. (175 S.F. per home)
 - Common: 400 S.F. min. area; 15' min. dim.
 - Private: 50 S.F. min. area; 6' min. dim.
 - Provided: 19,104 S.F. (+ 254 S.F. per home)
 - Common: 19,104 S.F. (15' min. dimension)
 - Private: xx S.F. (6' min. dimension)

- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints might change due to the final design elevation style.
 6. Open space area is subject to change due to the balcony design of the elevation.
 7. Building setbacks are measured from property lines to building foundation lines.

Conceptual Illustrative Site Plan

The School
LOS ANGELES, CA • WILLIAMS HOMES, INC.

Building Quality For A Lifetime

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