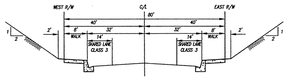
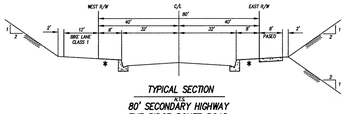
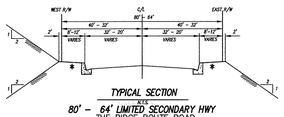
RECEIVED
DEPT OF REGIONAL PLANNING
TR073336 EXHIBIT PG 1
15 JUNE 2016



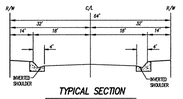
TYPICAL SECTION
N.T.S.
80' SECONDARY HIGHWAY
THE RIDGE ROUTE ROAD
(FROM TR. 44429 TO 1200' N'LY TR. 44429)



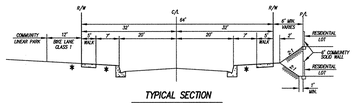
TYPICAL SECTION
N.T.S.
80' SECONDARY HIGHWAY
THE RIDGE ROUTE ROAD
(FROM 1200' N'LY TR. 44429 TO NORTHLAKE BLVD.)



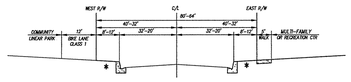
TYPICAL SECTION
N.T.S.
80' – 64' LIMITED SECONDARY HWY
THE RIDGE ROUTE ROAD
(FROM NORTHLAKE BLVD. TO 900' N'LY NORTHLAKE BLVD.)



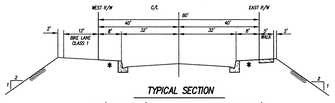
TYPICAL SECTION
N.T.S.
64' LIMITED SECONDARY HWY
THE RIDGE ROUTE ROAD
(FROM 900' N'LY NORTHLAKE BLVD. TO 3200' N'LY OF NORTHLAKE BLVD.)



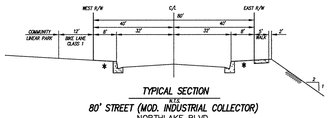
TYPICAL SECTION
N.T.S.
64' STREET (LOCAL COLLECTOR)
NORTHLAKE BLVD.
(FROM 600 NE'LY "A" ST. TO "E" ST.)



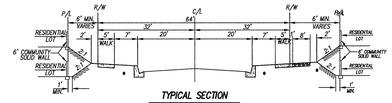
TYPICAL SECTION
N.T.S.
80' STREET (MOD. INDUSTRIAL COLLECTOR)
NORTHLAKE BLVD.
(FROM "A" ST. TO 600' NE'LY "A" ST.)



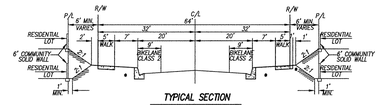
TYPICAL SECTION
N.T.S.
80' STREET (MOD. INDUSTRIAL COLLECTOR)
NORTHLAKE BLVD.
(FROM RIDGE ROUTE ROAD TO 1000' SE'LY "A" ST)



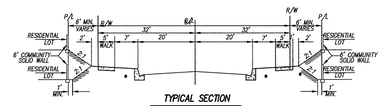
TYPICAL SECTION
N.T.S.
80' STREET (MOD. INDUSTRIAL COLLECTOR)
NORTHLAKE BLVD.
(FROM 1000' SE'LY "A" ST TO "A" ST)



TYPICAL SECTION
N.T.S.
64' STREET (LOCAL COLLECTOR)
"O" ST. & "F" ST. (FROM "O" ST. TO "I" ST.)



TYPICAL SECTION
N.T.S.
64' STREET (LOCAL COLLECTOR)
"A" ST. & "B" ST.

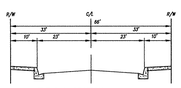


TYPICAL SECTION
N.T.S.
64' STREET (LOCAL COLLECTOR)
"D" ST.,"E" ST.,"H" ST.,
"F" ST. (FROM "A" ST. TO "O" ST.), &
"A" ST. (FROM NORTHLAKE BLVD TO "B" ST.)

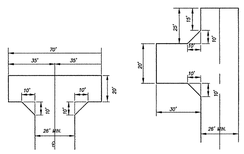
TYPICAL SECTION
N.T.S.
PRIVATE DRIVEWAY & FIRE LANE W/ PARKING ONE SIDE

TYPICAL SECTION
N.T.S.
PRIVATE DRIVEWAY & FIRE LANE

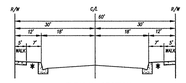
* LANDSCAPE AREA – SEE LANDSCAPE PLAN FOR DETAILS (TO BE MAINTAINED BY A LMD OR HOA)



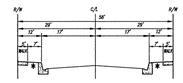
TYPICAL SECTION
N.T.S.
66' STREET
"S" ST.



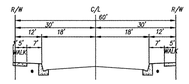
FIRE DEPT. TURNAROUND DETAILS
NOT TO SCALE



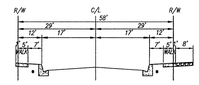
TYPICAL SECTION
N.T.S.
60' STREET
"C" ST., "AA" ST., "DD" ST.,"EE" ST., "GG" ST.,
"HH" ST., & "PP" ST., & "QQ" ST.



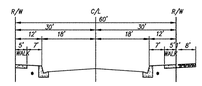
TYPICAL SECTION
N.T.S.
58' STREET
"BB" ST., "CC" ST., "FF" ST., "II" ST., "JJ" ST., "KK" ST., "LL" ST.,
"MM" ST., "NN" ST., "OO" ST. & "PP" ST., "RR" ST., "SS" ST.,
& "QQ" ST.



TYPICAL SECTION
N.T.S.
60' STREET
"G" ST., "J" ST.& "P" ST.



TYPICAL SECTION
N.T.S.
58' STREET
"O" ST.
(FROM "P" ST. TO CUL-DE-SAC)



TYPICAL SECTION
N.T.S.
60' STREET
"I" ST.

NOTES FOR STREET SECTIONS:

1. SLOUGH WALL REQUIRED AT TOE OF ADJACENT SLOPE IF TOE OF SLOPE IS CLOSER THAN 3' TO THE BACK OF WALK, AND SLOPE IS OVER 5' HIGH.
2. PUBLICLY MAINTAINED SIDEWALKS SHALL BE PLACED 6" FROM RIGHT OF WAY UNLESS SIDEWALK ABUTS A PROPOSED WALL IN WHICH CASE IT SHOULD BE PLACED AGAINST THE WALL.
3. LANDSCAPE SLOPING AWAY FROM R/W TO BE 2:1 MAX.
4. NO RAISED MEDIAN PROPOSED.

PARKING SPACE SUMMARY TABLE

P.A	Product	Gross Ac.	No. of Buildings	DU	Res. Parking Req.	Res. Parking Provided	Guest Parking Req.	Guest Parking Provided	Handicap Req.	Handicap Provided
1	Valmont	7.2	22	189	334	334	48	48	2	3
2	Santa Rosa	5.0	13	91	156	156	23	24	1	1
	Magnolia	5.3	10	40	80	80	10	12	1	1
3	Santa Rosa	3.3	7	49	98	98	13	14	1	1
4	Caserta	3.1	12	48	96	96	12	13	2	2
5	Brookland	3.0	8	38	76	76	10	12	1	1
6	Brookland	2.2	5	21	42	42	6	8	1	1
7	Caserta	6.8	22	88	176	176	22	28	2	2
8	Meriwether	9.9	37	111	222	222	28	33	2	3
9	Santa Rosa	6.1	16	112	192	192	28	31	2	2
10	Caserta	7.4	25	100	200	200	25	28	1	2
11	Meriwether	6.9	27	81	162	162	21	29	2	2
12	Brookland	8.6	27	117	234	234	30	32	2	2
13	Knolls	8.9	11.8	71	142	142	18	29	1	2
14	Magnolia	5.1	9	36	72	72	9	12	1	1
	Knolls	5.1	7.3	44	88	88	11	17	1	1
15	Magnolia	4.2	7.8	31	62	62	8	10	1	1
	Knolls	4.3	5.3	32	64	64	8	13	1	1
16	Knolls	5.1	7	42	84	84	11	18	1	1
24	Bungalows	17.7	23	138	276	276	35	44	2	2
25	Casitas	10.6	61	61	122	122	16	18	2	2
26	Casitas	10.2	61	61	122	116	16	19	1	1
27	Bungalows	1.3	3.3	10	20	20	1	1	1	1
28	Bungalows	9.3	12.5	75	150	150	19	27	1	1
	Total	156.6		1686	3270	3264	428	520	33	37

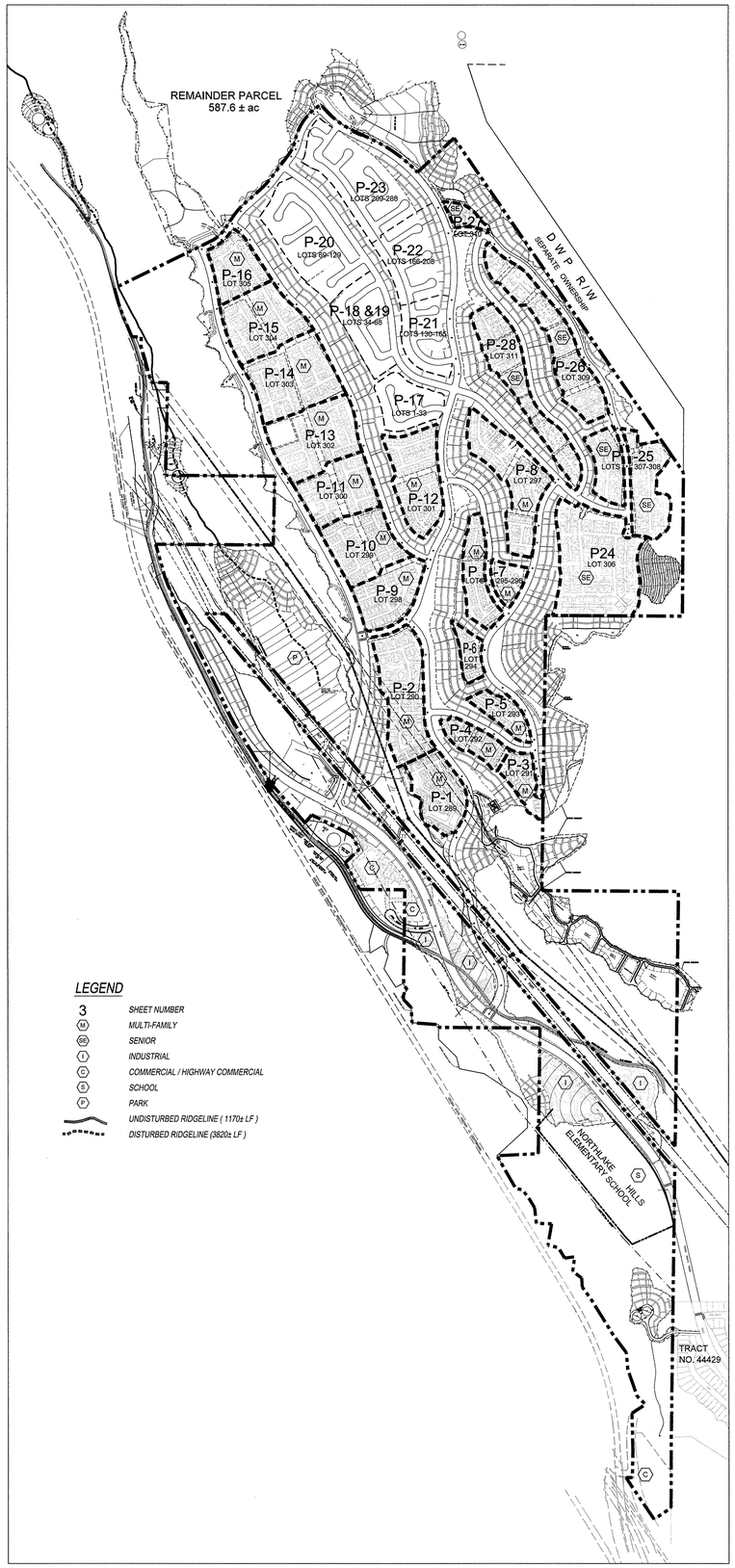
MANUFACTURED OS	
Lot	Area (Ac.)
329	0.2
330	3.4
331	1.3
332	2.8
333	1.7
335	3.6
336	14.2
337	9.4
338	6.8
339	4.4
340	9.7
341	14.3
342	0.7
343	18.9
344	10.1
345	7.8
346	5.5
347	4.8
348	6.4
349	2.7
350	3.1
351	0.7
352	12.3
353	10.5
354	3.8
355	2.6
356	7.6
356	0.2
MISC.*	21.4

*Manufactured slope within multi-family lot.

NATURAL OS	
Lot	Area (Ac.)
334	2.5
358	39.6
359	33.0
360	12.4
361	8.0
362	4.8
363	10.2
364	10.9
365	34.6
366	6.6
367	2.5
368	1.9

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	P-1 AND P-2
3	P-9 , P-10 AND P-12
4	P-11 AND P-13
5	P-4, P-15 AND P-16
6	P-3, P-4, P-5 AND P-6
7	P-7 AND P-8
8	P-24 AND P-25
9	P-28
10	P-26 AND P-27
11	SPORT PARK LOT
12	COMMERICAL AND INDUSTRIAL LOTS

BENCH MARK: LACPW L 4622
SMALL BOAT SPK & TAG @ D-S25 @ SW END
OF BRIDGE @ B-1552 14 FT S/O C/L
LAKE HUGHES RD
NEWHALL QUAD. (1993) ELEV. 1147.577

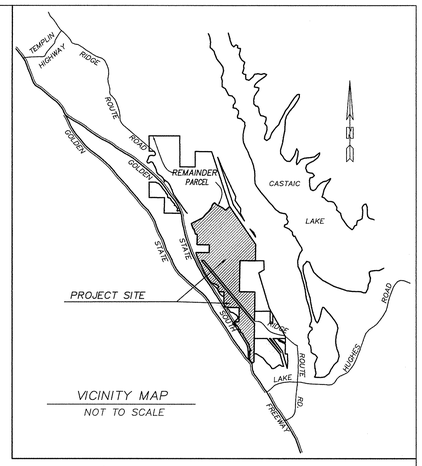


LEGEND

3	SHEET NUMBER
M	MULTI-FAMILY
SR	SENIOR
I	INDUSTRIAL
C	COMMERCIAL / HIGHWAY COMMERCIAL
S	SCHOOL
P	PARK
	UNDISTURBED RIDGELINE (1170± LF)
	DISTURBED RIDGELINE (3820± LF)

0 500 1000 2000 Feet
1"=500'

INDEX MAP



VICINITY MAP
NOT TO SCALE

DATA SUMMARY:

ACRES(GROSS)	719.8 ± AC
ACRES(NET)	635.5 ± AC
EXISTING & PROPOSED ZONING	NORTHLAKE S.P
EXISTING & PROPOSED GENERAL PLAN (2012 SCVAP)	NORTHLAKE S.P
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE & MULTIFAMILY RESIDENTIAL INDUSTRIAL AND COMMERCIAL OPEN SPACE

LOT SUMMARY:

SINGLE FAMILY LOTS	(40.6 Ac.) – 288 DU'S	1 TO 288	(288)
MULTI-FAMILY LOTS	(107.2 Ac.) – 1341 DU'S	289 TO 305	(17)
SENIOR M.F. LOTS	(49.1 Ac.) – 345 DU'S	306 TO 311	(6)
COMMERCIAL	(6.7 Ac.)	312, 313	(2)
HIGHWAY COMMERCIAL	(2.5 Ac.)	314	(1)
INDUSTRIAL	(13.9 Ac.)	315 TO 318	(4)
PARK SITE LOTS	(23.0 Ac.)	319 TO 328	(10)
OPEN SPACE (MFD)	(180.9 Ac.)	329 TO 368	(40)
OPEN SPACE (NATURAL)	(167.0 Ac.)		
TANK SITE	(6.5 Ac.)	369 TO 370	(2)
DEBRIS BASIN LOTS	(9.3 Ac.)	371 TO 380	(10)
WATER QUALITY BASIN	(17.2 Ac.)	381 TO 382	(2)
PUMP STATION	(0.2 Ac.)	383	(1)
FIRE STATION	(1.4 Ac.)	384	(1)
PUBLIC R/W	(84.3 Ac.)		
TOTAL LOTS	(719.8 Ac.) – TOTAL 1974 DU'S	384	

NOTES

1. TOTAL EARTHWORK APPROXIMATELY CUT 19,300,000 C.Y. ± FILL 17,500,000 C.Y. ± EARTHWORK WILL BE BALANCED ON-SITE DUE TO SHRINKAGE.
2. ASSESSOR PARCEL MAP NO. 2865-003-013, -035, 2865-036-001 THRU 003, 3244-004-024, -050, -053, 3244-012-013, -045, -046, -048, -049, -054, -057, -058, -059, -904(TO BE ACQUIRED). 3244-013-001, 3244-014-015, -021, -022, -045, -053, -062, -067, -068, -902(OFFSITE WATER TANK), 3247-017-019, -900(OFFSITE GRADING), AND 3247-041-012(OFFSITE GRADING).
3. TOPOGRAPHIC MAPPING BY HORIZON SURVEYS, 2 FT CONTOUR INTERVAL. (JULY 8, 2002)
4. REQUEST PERMISSION TO ADJUST LOT LINES TO THE SATISFACTION OF DRP.
5. REQUEST PERMISSION TO RECORD UNIT TRACT MAPS TO THE SATISFACTION OF DRP.
6. REQUEST PERMISSION TO CREATE ADDITIONAL OPEN SPACE LOTS.
7. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA.
8. THE APPLICANT IS REQUESTING THE RIGHT TO ADJUST STREET AND BUILDING PAD ELEVATIONS UP TO 10 FEET ON THE FINAL GRADING PLAN TO THE SATISFACTION OF DRP AND DPW.
9. TOPS AND TOES OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING TO SATISFACTION OF DRP AND DPW.
10. MAXIMUM SLOPE GRADE IS 2:1 FOR ALL SLOPES.
11. A LANDSCAPE MAINTENANCE DISTRICT OR HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE AREAS AND ALL COMMON SLOPE AREAS.
12. ALL SLOPES WITHIN HOMEOWNER'S ASSOCIATION COMMON AREAS OR LANDSCAPE MAINTENANCE DISTRICTS ARE TO BE PLANTED AND IRRIGATED WITH COUNTY APPROVED MATERIAL.
13. PORTIONS OF THE OLD RIDGE ROUTE ROAD TO BE ABANDONED AND REPLACED WITH A ROAD PER CURRENT COUNTY STANDARDS.
14. MULTI-FAMILY LOTS ARE FOR CONDO PURPOSES.
15. REQUEST PERMISSION TO CREATE A LARGE LOT PARCEL MAP FOR SALES PURPOSES AND WHERE EACH LOT IS GREATER THAN 20 ACRES..
16. SITE CONTAINS NO OAK TREES.
17. ALL STREET LANDINGS ARE 3% OR LESS EXCEPT WHERE NOTED.
18. ALL GRADING ELEVATIONS ARE ± 10 FEET.
19. PERMISSION IS REQUESTED TO ALLOW WALLS IN EXCESS OF 6' IN HEIGHT AS SHOWN ON THE MAP.
20. A CUP FOR GRADING IS BEING FILED CONCURRENTLY AS: T201500019 RCUP.
21. PRIVATE DRIVES SHALL BE DESIGNED ACCORDING TO THE WESTSIDE COMMUNITIES PRIVATE DRIVE AND TRAFFIC CALMING DESIGN GUIDELINES CONSISTENT WITH HEALTHY DESIGN REQUIREMENTS.
22. ALL STREET CURB RETURNS ARE 25' RADII UNLESS SPECIFIED ON THE PLAN.
23. LANDSCAPING IN THE COMMON AREAS AND DRIVES INCLUDING COMMON AREAS FENCING AND WALL WILL BE DROUGHT TOLERANT IN NATURE. DETAILED LANDSCAPING WILL BE PROVIDED ONCE THE PLOT PLANS ARE FINALIZED AND SUBMITTED TO THE COUNTY FOR APPROVAL.
24. BICYCLE SHOWER AND CHANGING FACILITIES (BSF) WILL BE PROVIDED FOR ALL BUILDINGS ≥ 75,000 S.F. AND WILL BE DEPICTED IN DETAIL ON FUTURE PLOT PLANS.
25. PER THE APPROVED NORTHLAKE SPECIFIC PLAN THE MAXIMUM ALLOWED COMMERCIAL SQUARE FOOTAGE IS 67,000± AND THE MAXIMUM ALLOWED INDUSTRIAL SQUARE FOOTAGE IS 305,000±.

UTILITIES AND SERVICES:

WATER:	NEWHALL COUNTY WATER DISTRICT.(ANNEXATION)
SEWER:	SEWAGE OFFSITE TREATMENT PLANT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON COMPANY
SCHOOL:	WM. S. HART HIGH SCHOOL & CASTAIC UNION SCHOOL DISTRICTS.
SHERIFF	LOS ANGELES COUNTY SHERIFF
TELEPHONE	SBC TELEPHONE CO.

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER MARK R. SIKAND No.35453 Exp. 09-30-17 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

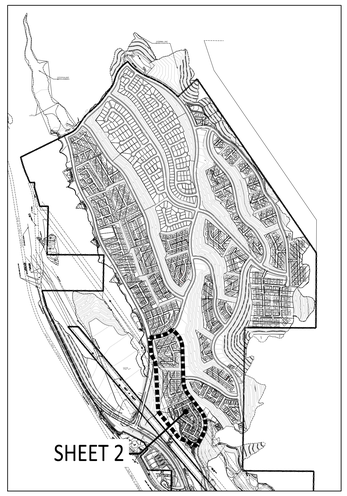
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	–
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	–
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	–
	DATE	REVISION	BY	APP

SCALE: AS SHOWN | CHK'D BY: | APPROVED BY: | DATE: 01/15/2015 | W.O. NO. 5090-033-35 | SHEET 1 OF 12

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
DEPT OF REGIONAL PLANNING
TR073336 EXHIBIT PG 2
15 JUNE 2016



KEY MAP
SCALE: 1"=1000'

PLANNING AREA 2A
SUMMARY:

PRODUCT	MAGNOLIA	
GROSS AREA	NOT APPLICABLE	
NET AREA	5.3	ACRES
NUMBER OF BUIDINGS	10	BUILDINGS
TOTAL UNITS	40	UNITS
DENSITY	7.5	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	80	SPACES
GUEST PARKING REQUIRED	10	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	90	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	80	SPACES
GUEST PARKING PROVIDED	12	SPACES
(GUEST PARKING INCLUDED HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	92	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 2B
SUMMARY:

PRODUCT	SANTA ROSA	
GROSS AREA	11.6	ACRES
NET AREA	5.0	ACRES
NUMBER OF BUIDINGS	13	BUILDINGS
TOTAL UNITS	91	UNITS
DENSITY	18.2	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	156	SPACES
GUEST PARKING REQUIRED	23	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	179	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	156	SPACES
GUEST PARKING PROVIDED	24	SPACES
(GUEST PARKING INCLUDED HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	180	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 1
SUMMARY:

PRODUCT	VALMONT	
GROSS AREA	7.3	ACRES
NET AREA	7.0	ACRES
NUMBER OF BUIDINGS	22	BUILDINGS
TOTAL UNITS	189	UNITS
DENSITY	27.0	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	334	SPACES
GUEST PARKING REQUIRED	48	SPACES
(GUEST PARKING INCLUDED 3 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	382	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	334	SPACES
GUEST PARKING PROVIDED	48	SPACES
(GUEST PARKING INCLUDED 3 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	382	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
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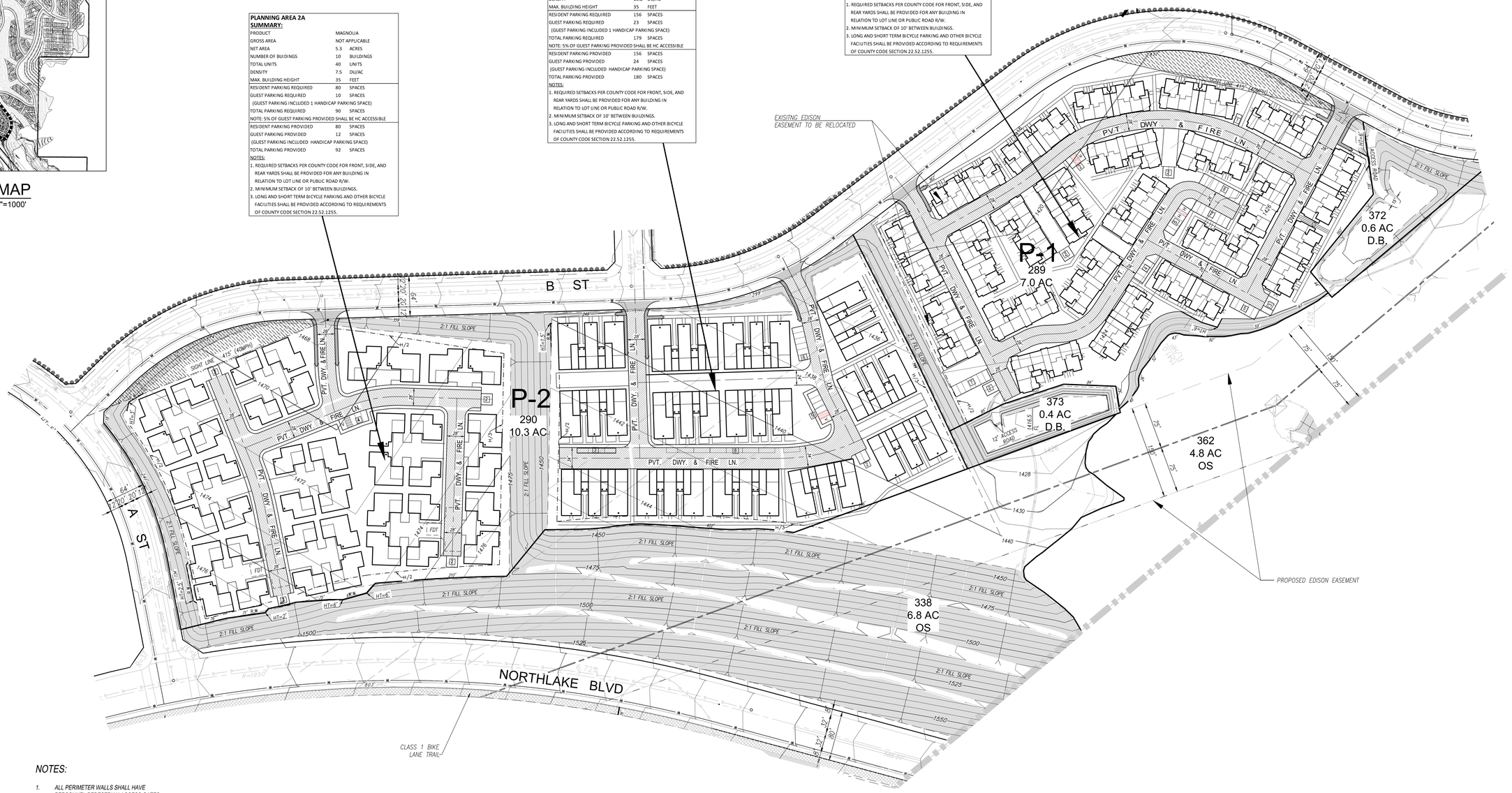


LEGEND

- 336 — LOT NO.
- P-1 — PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 1000 — PROPOSED CONTOUR
- 415' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- 3 — GUEST PARKING
- D.B. — DEBRIS BASIN

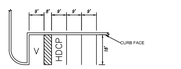
NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

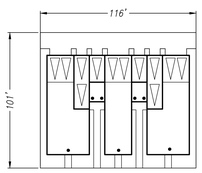
PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

0 30 60 120 Feet
SCALE: 1" = 60'

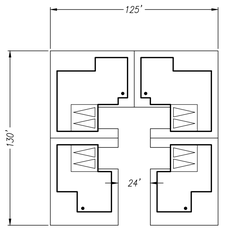
TYPICAL PARALLEL PARKING
NOT TO SCALE



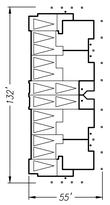
TYPICAL STANDARD PARKING WITH HANDICAPPED
NOT TO SCALE



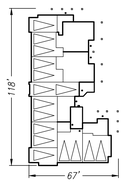
SANTA ROSA
SCALE: 1"=40'
7 PLEX



MAGNOLIA
SCALE: 1"=40'
4 MOTORCOURT



VALMONT I
SCALE: 1"=40'
8 PLEX



VALMONT L
SCALE: 1"=40'
9 PLEX

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER
WAYNE R. SIKAND
No.35453
Exp. 09-30-17
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	–
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	–
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	–
	DATE	REVISION	BY	APP

SCALE: 1"=60' | CHK'D BY: | APPROVED BY: | DATE: 01/15/2015 | W.O. NO. 5090-033-35 | SHEET 2 OF 12

SIKAND
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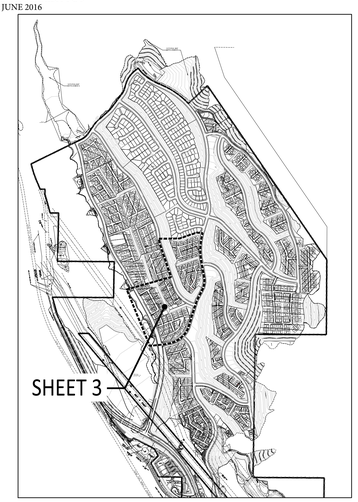
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
DEPT OF REGIONAL PLANNING
TR073336 EXHIBIT PG 3
15 JUNE 2016



KEY MAP
SCALE: 1"=1000'

PLANNING AREA 12
SUMMARY:

PRODUCT	BROOKLAND	
GROSS AREA	10.3	ACRES
NET AREA	8.6	ACRES
NUMBER OF BUIDINGS	27	BUILDINGS
TOTAL UNITS	117	UNITS
DENSITY	11.4	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	234	SPACES
GUEST PARKING REQUIRED	30	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	264	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	234	SPACES
GUEST PARKING PROVIDED	32	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	266	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 10
SUMMARY:

PRODUCT	CASERTA	
GROSS AREA	8.5	ACRES
NET AREA	7.4	ACRES
NUMBER OF BUIDINGS	25	BUILDINGS
TOTAL UNITS	100	UNITS
DENSITY	11.8	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	200	SPACES
GUEST PARKING REQUIRED	25	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	225	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	200	SPACES
GUEST PARKING PROVIDED	26	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	226	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 9
SUMMARY:

PRODUCT	SANTA ROSA	
GROSS AREA	7.2	ACRES
MET AREA	6.1	ACRES
NUMBER OF BUIDINGS	16	BUILDINGS
TOTAL UNITS	112	UNITS
DENSITY	15.6	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	192	SPACES
GUEST PARKING REQUIRED	28	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	220	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	192	SPACES
GUEST PARKING PROVIDED	31	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	223	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

LEGEND

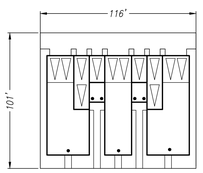
- 336 — LOT NO.
- P-1 — PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 1000 — PROPOSED CONTOUR
- 415' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- 3 — GUEST PARKING
- D.B. — DEBRIS BASIN

NOTES:

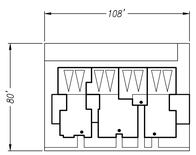
1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

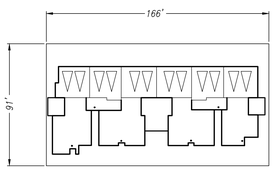
0 30 60 120 Feet
SCALE: 1" = 60'



SANTA ROSA
SCALE : 1" = 40'
7 PLEX

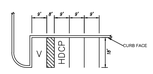


CASERTA
SCALE : 1" = 40'
4 PLEX



BROOKLAND
SCALE : 1" = 40'
6 PLEX

TYPICAL PARALLEL PARKING
NOT TO SCALE



TYPICAL STANDARD PARKING WITH HANDICAPPED
NOT TO SCALE

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER
M. A. R. R. SIKAND
No. 35453
Exp. 09-30-17
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	-	
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	-	
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	-	
	DATE	REVISION	BY	APP	

SCALE: 1"=60' | CHK'D BY: | APPROVED BY: | DATE: 01/15/2015 | W.O. NO. 5090-033-35 | SHEET 3 OF 12

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15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
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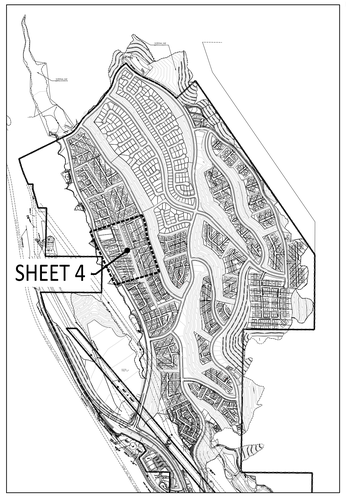
MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
DEPT OF REGIONAL PLANNING
TR073336 EXHIBIT PG 4
15 JUNE 2016



KEY MAP
SCALE: 1"=1000'

PLANNING AREA 11
SUMMARY:

PRODUCT	MERIWETHER	
GROSS AREA	8.4	ACRES
NET AREA	6.9	ACRES
NUMBER OF BUIDINGS	27	BUILDINGS
TOTAL UNITS	81	UNITS
DENSITY	11.7	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	162	SPACES
GUEST PARKING REQUIRED	21	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	183	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	162	SPACES
GUEST PARKING PROVIDED	29	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	191	SPACES

NOTES:
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2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 13
SUMMARY:

PRODUCT	KNOLLS	
GROSS ACRES	10.3	ACRES
NET AREA	8.9	ACRES
NUMBER OF BUIDINGS	11.8	BUILDINGS
TOTAL UNITS	71	UNITS
DENSITY	8.0	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	142	SPACES
GUEST PARKING REQUIRED	18	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	160	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	142	SPACES
GUEST PARKING PROVIDED	29	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	171	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
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LEGEND

- 336 — LOT NO.
- P-1 — PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 1000 — PROPOSED CONTOUR
- 415' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- 3 — GUEST PARKING
- D.B. — DEBRIS BASIN

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
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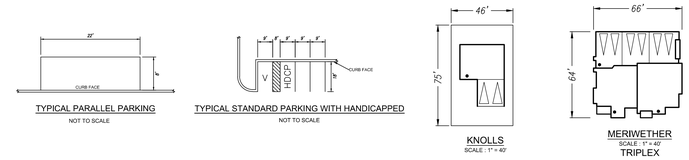
0 30 60 120 Feet
SCALE: 1" = 60'



TYPICAL PARALLEL PARKING
NOT TO SCALE

TYPICAL STANDARD PARKING WITH HANDICAPPED
NOT TO SCALE

KNOLLS
SCALE : 1" = 40'

MERIWETHER
SCALE : 1" = 40'
TRIPLEX

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER MARK R. SIKAND No.35453 Exp. 09-30-17 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

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3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	–
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	DATE	REVISION	BY	APP

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET	OF
1"=60'			01/15/2015	5090-033-35	4	12

SIKAND
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MAJOR SUBDIVISION
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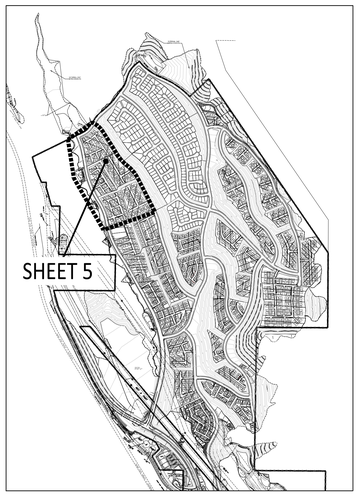
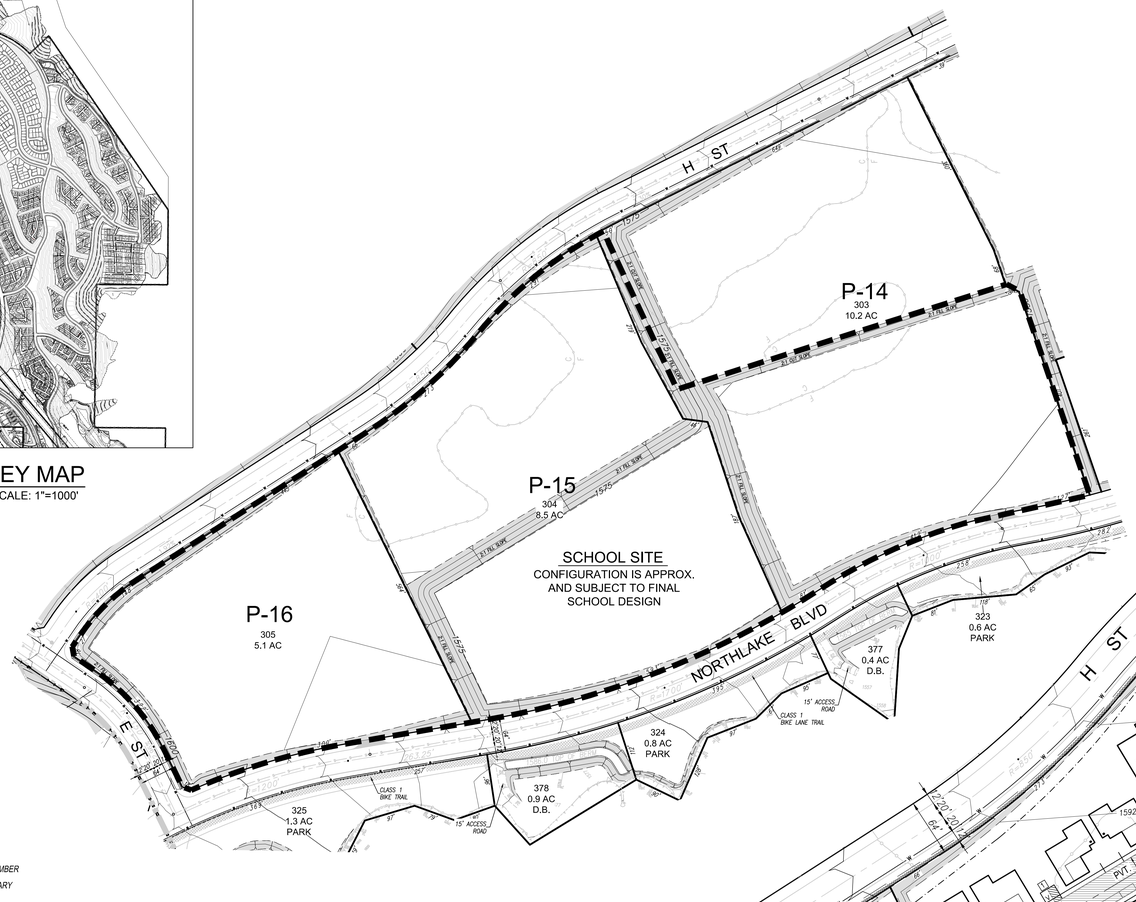
RECEIVED
DEPT OF REGIONAL PLANNING
TR073336 EXHIBIT PG 5
15 JUNE 2016



KEY MAP
SCALE: 1"=1000'



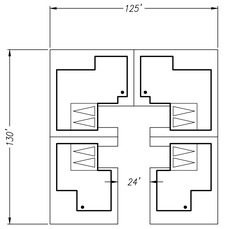
MIDDLE SCHOOL ALTERNATE
P-14 TO P-16
NET LOSS OF 138 MF DU'S

0 50 100 200 Feet
SCALE: 1" = 100'

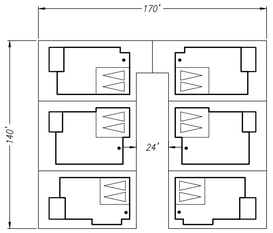
PLANNING AREA 15
SUMMARY:

PRODUCT	MAGNOLIA	
GROSS AREA	9.8	ACRES
NET AREA	4.3	ACRES
NUMBER OF BUIDINGS	7.75	BUILDINGS
TOTAL UNITS	31	UNITS
DENSITY	7.2	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	62	SPACES
GUEST PARKING REQUIRED	8	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	70	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	62	SPACES
GUEST PARKING PROVIDED	9	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	71	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.



MAGNOLIA
SCALE : 1" = 40'
4 MOTORCOURT



KNOLLS
SCALE : 1" = 40'
6 MOTOR COURT

PLANNING AREA 14
SUMMARY:

PRODUCT	MAGNOLIA	
GROSS AREA	11.7	ACRES
NET AREA	5.1	ACRES
NUMBER OF BUIDINGS	9	BUILDINGS
TOTAL UNITS	36	UNITS
DENSITY	7.1	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	72	SPACES
GUEST PARKING REQUIRED	9	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	81	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	72	SPACES
GUEST PARKING PROVIDED	12	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	84	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 14
SUMMARY:

PRODUCT	KNOLLS	
GROSS AREA	NOT APPLICABLE	
NET AREA	5.1	ACRES
NUMBER OF BUIDINGS	7.33	BUILDINGS
TOTAL UNITS	44	UNITS
DENSITY	8.6	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	88	SPACES
GUEST PARKING REQUIRED	11	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	99	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	88	SPACES
GUEST PARKING PROVIDED	17	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	105	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 15
SUMMARY:

PRODUCT	KNOLLS	
GROSS ACRES	NOT APPLICABLE	
NET AREA	4.2	ACRES
NUMBER OF BUIDINGS	32	BUILDINGS
TOTAL UNITS	32	UNITS
DENSITY	7.6	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	64	SPACES
GUEST PARKING REQUIRED	8	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	72	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	64	SPACES
GUEST PARKING PROVIDED	20	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	84	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

LEGEND

336	LOT NO.
P-1	PLANNING AREA NUMBER
	VTTM 73336 BOUNDARY
	RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	H/2 & H/3 SETBACK LINE
1000	PROPOSED CONTOUR
415'	LINE OF SIGHT / LINE OF SIGHT EASEMENT
	PROPOSED DRIVEWAY
	PRIVATE DRIVE AND FIRE LANE
	RETAINING WALL
	ENTRY MONUMENT (TYPE PER PLAN)
	MULTI-USE TRAIL (14' TRAIL)
	EXPANDED SIDEWALK (6' TRAIL)
	5' CONCRETE TRAIL
FDT	FIRE DEPT. TURNAROUND
•	DWELLING UNIT ENTRANCE
3	GUEST PARKING
D.B.	DEBRIS BASIN

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

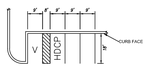
PLANNING AREA 16
SUMMARY:

PRODUCT	KNOLLS	
GROSS AREA	5.9	ACRES
NET AREA	5.1	ACRES
NUMBER OF BUIDINGS	42	BUILDINGS
TOTAL UNITS	42	UNITS
DENSITY	8.2	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	84	SPACES
GUEST PARKING REQUIRED	11	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	95	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	84	SPACES
GUEST PARKING PROVIDED	18	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	102	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

0 30 60 120 Feet
SCALE: 1" = 60'

TYPICAL PARALLEL PARKING
NOT TO SCALE



TYPICAL STANDARD PARKING WITH HANDICAPPED
NOT TO SCALE

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER
MARK R. SIKAND
No.35453
Exp. 09-30-17
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

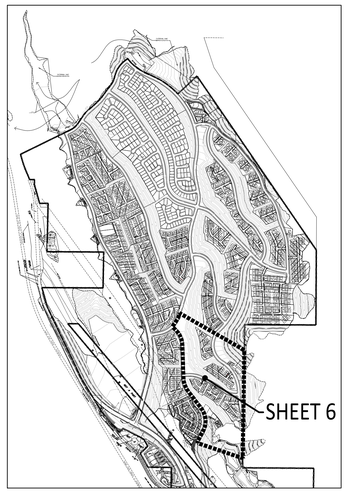
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	"
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	"
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	"
	DATE	REVISION	BY	APP

SCALE:	DWN'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET	OF
1"=60'			01/15/2015	5090-033-35	5	12

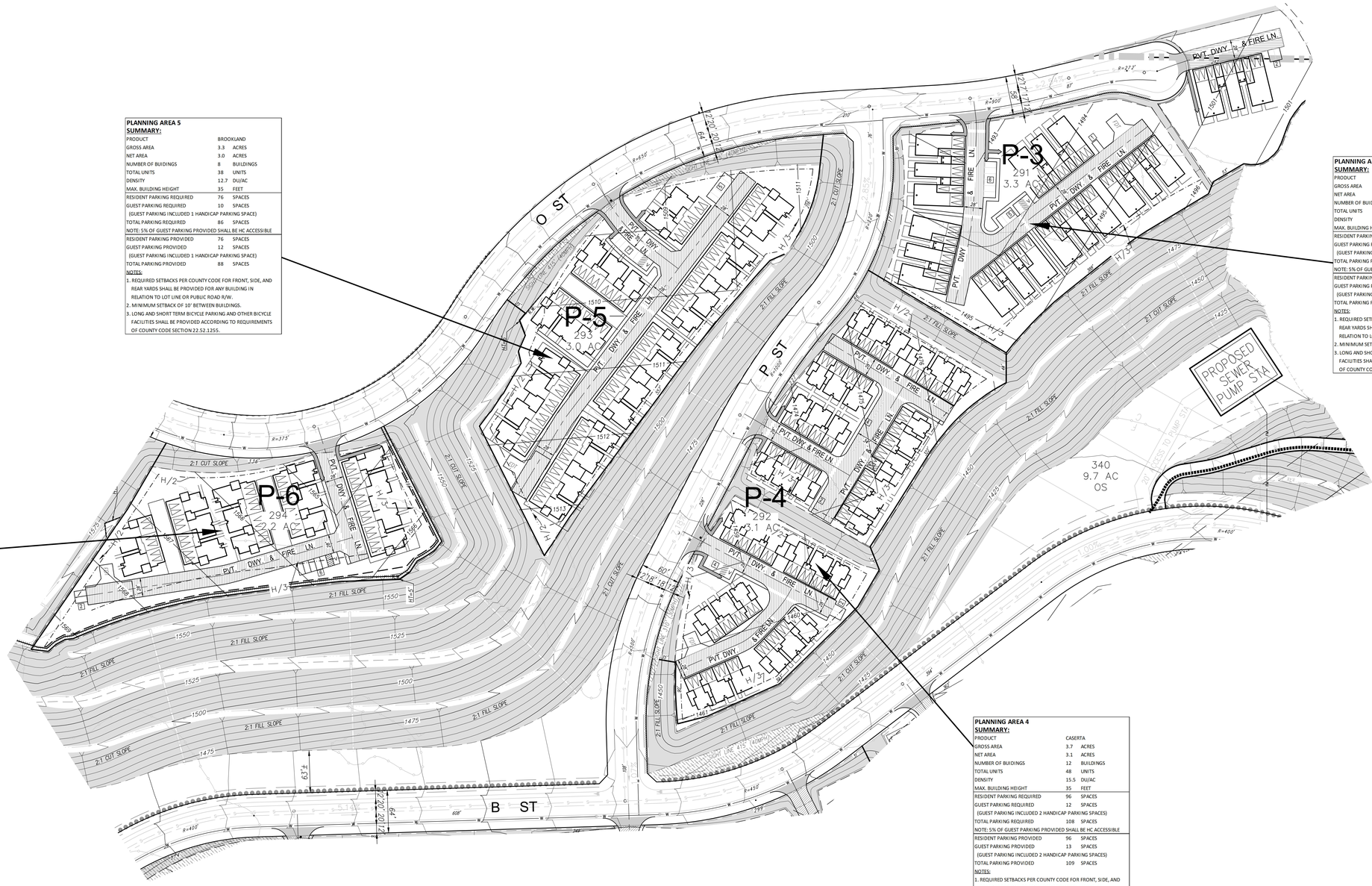
SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
DEPT OF REGIONAL PLANNING
TR073336 EXHIBIT PG 6
15 JUNE 2016



KEY MAP
SCALE: 1"=1000'



PLANNING AREA 5
SUMMARY:

PRODUCT	BROOKLAND	
GROSS AREA	3.3	ACRES
NET AREA	3.0	ACRES
NUMBER OF BUIDINGS	8	BUILDINGS
TOTAL UNITS	38	UNITS
DENSITY	12.7	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	76	SPACES
GUEST PARKING REQUIRED	10	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	86	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	76	SPACES
GUEST PARKING PROVIDED	12	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	88	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 6
SUMMARY:

PRODUCT	BROOKLAND	
GROSS REA	2.4	ACRES
NET AREA	2.2	ACRES
NUMBER OF BUIDINGS	5	BUILDINGS
TOTAL UNITS	21	UNITS
DENSITY	9.5	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	42	SPACES
GUEST PARKING REQUIRED	6	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	48	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	42	SPACES
GUEST PARKING PROVIDED	8	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	50	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 3
SUMMARY:

PRODUCT	SANTA ROSA	
GROSS AREA	3.5	ACRES
NET AREA	3.2	ACRES
NUMBER OF BUIDINGS	7	BUILDINGS
TOTAL UNITS	49	UNITS
DENSITY	15.3	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	84	SPACES
GUEST PARKING REQUIRED	13	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	97	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	84	SPACES
GUEST PARKING PROVIDED	14	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	98	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 4
SUMMARY:

PRODUCT	CASERTA	
GROSS AREA	3.7	ACRES
NET AREA	3.1	ACRES
NUMBER OF BUIDINGS	12	BUILDINGS
TOTAL UNITS	48	UNITS
DENSITY	15.5	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	96	SPACES
GUEST PARKING REQUIRED	12	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	108	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	96	SPACES
GUEST PARKING PROVIDED	13	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	109	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

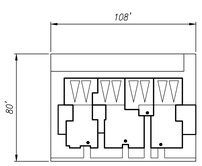
LEGEND

- 336 / A1 — LOT NO. / PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 1000 — PROPOSED CONTOUR
- 415' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- 3 — GUEST PARKING
- D.B. — DEBRIS BASIN

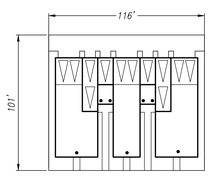
NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

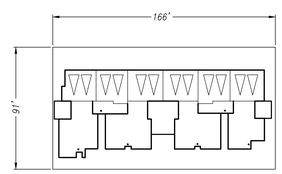
PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.



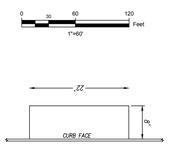
CASERTA
SCALE : 1" = 40'
4 PLEX



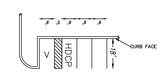
SANTA ROSA
SCALE : 1" = 40'
7 PLEX



BROOKLAND
SCALE : 1" = 40'
6 PLEX
SFA



TYPICAL PARALLEL PARKING
NOT TO SCALE



TYPICAL STANDARD PARKING WITH HANDICAP
NOT TO SCALE

0 30 60 120 Feet
1"=60'

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER M.N.K. R. SIKAND No.35453 Exp. 09-30-17 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

	DATE	REVISION	BY	APP
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	–
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	–
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	–

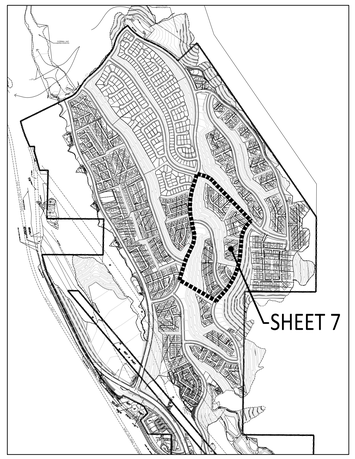
SCALE:	CHK'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET	OF
1"=60'			01/15/2015	5090-033-35	6	12

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

X:\Civil3D\5090-033\Tentative Maps\NorthLake TM 73336 Exhibit A Sheet 6-10.dwg, 1:1

RECEIVED
DEPT OF REGIONAL PLANNING
TR073336 EXHIBIT PG 7
15 JUNE 2016



KEY MAP
SCALE: 1"=1000'

PLANNING AREA 8
SUMMARY:

PRODUCT	MERIWETHER	
GROSS AREA	11	ACRES
NET AREA	9.9	ACRES
NUMBER OF BUIDINGS	37	BUILDINGS
TOTAL UNITS	111	UNITS
DENSITY	11.2	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	222	SPACES
GUEST PARKING REQUIRED	28	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	250	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	222	SPACES
GUEST PARKING PROVIDED	33	SPACES
(GUEST PARKING INCLUDED 3 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	255	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 7
SUMMARY:

PRODUCT	CASERTA	
GROSS AREA	7.6	ACRES
NET AREA	6.8	ACRES
NUMBER OF BUIDINGS	22	BUILDINGS
TOTAL UNITS	88	UNITS
DENSITY	12.9	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	176	SPACES
GUEST PARKING REQUIRED	22	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	198	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	176	SPACES
GUEST PARKING PROVIDED	28	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	204	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

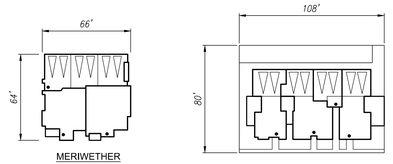
LEGEND

336	LOT NO.
	PLANNING AREA NUMBER
	VTTM 73336 BOUNDARY
	RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	H/2 & H/3 SETBACK LINE
1000	PROPOSED CONTOUR
415'	LINE OF SIGHT / LINE OF SIGHT EASEMENT
	PROPOSED DRIVEWAY
	PRIVATE DRIVE AND FIRE LANE
	RETAINING WALL
	ENTRY MONUMENT (TYPE PER PLAN)
	MULTI-USE TRAIL (14' TRAIL)
	EXPANDED SIDEWALK (6' TRAIL)
	5' CONCRETE TRAIL
FDT	FIRE DEPT. TURNAROUND
•	DWELLING UNIT ENTRANCE
3	GUEST PARKING
D.B.	DEBRIS BASIN

NOTES:

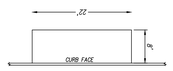
1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

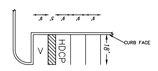


MERIWETHER
SCALE : 1" = 40'
TRIPLEX

CASERTA
SCALE : 1" = 40'
4 PLEX



TYPICAL PARALLEL PARKING
NOT TO SCALE



TYPICAL STANDARD PARKING WITH HANDICAP
NOT TO SCALE

0 30 60 120 Feet
1"=60'

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER MARK R. SIKAND No. 35453 Exp. 09-30-17 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

	DATE	REVISION	BY	APP
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	–
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	–
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	–

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET	OF
1"=60'			01/15/2015	5090-033-35	7	12

SIKAND
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MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

X:\Civil3D\5090-033\Tentative Maps\NorthLake TM 73336 Exhibit A Sheet 6-10.dwg, 1:1

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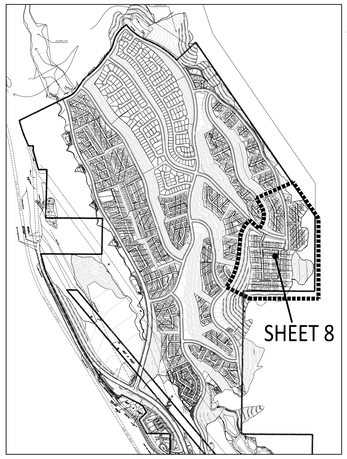
DEPT OF REGIONAL PLANNING
TR073336 EXHIBIT PG 8
15 JUNE 2016



KEY MAP
SCALE: 1"=1000'

PLANNING AREA 25
SUMMARY:

PRODUCT	CASITAS	
GROSS AREA	12.2	ACRES
NET AREA	10.6	ACRES
NUMBER OF BUIDINGS	15.3	BUILDINGS
TOTAL UNITS	61	UNITS
DENSITY	5.8	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	122	SPACES
GUEST PARKING REQUIRED	16	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	138	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	122	SPACES
GUEST PARKING PROVIDED	18	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	140	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 24
SUMMARY:

PRODUCT	BUNGALOWS	
GROSS AREA	18.4	ACRES
NET AREA	17.7	ACRES
NUMBER OF BUIDINGS	23	BUILDINGS
TOTAL UNITS	138	UNITS
DENSITY	7.8	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	276	SPACES
GUEST PARKING REQUIRED	35	SPACES
(GUEST PARKING INCLUDED 2 HANDICAPS PARKINGS)		
TOTAL PARKING REQUIRED	311	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	276	SPACES
GUEST PARKING PROVIDED	44	SPACES
(GUEST PARKING INCLUDED 2 HANDICAPS PARKINGS)		
TOTAL PARKING PROVIDED	320	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

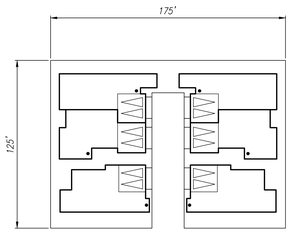
LEGEND

336 / 25	LOT NO. / PLANNING AREA NUMBER
	VTTM 73336 BOUNDARY
	RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	H/2 & H/3 SETBACK LINE
1000	PROPOSED CONTOUR
415'	LINE OF SIGHT / LINE OF SIGHT EASEMENT
	PROPOSED DRIVEWAY
	PRIVATE DRIVE AND FIRE LANE
	RETAINING WALL
	ENTRY MONUMENT (TYPE PER PLAN)
	MULTI-USE TRAIL (14' TRAIL)
	EXPANDED SIDEWALK (6' TRAIL)
	5' CONCRETE TRAIL
FDT	FIRE DEPT. TURNAROUND
•	DWELLING UNIT ENTRANCE
3	GUEST PARKING
D.B.	DEBRIS BASIN

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.



BUNGALOWS
SCALE: 1"=40'
6 HOME MOTORCOURT

CASITAS
SCALE: 1"=40'
4 HOME MOTOR COURT

TYPICAL PARALLEL PARKING
NOT TO SCALE

TYPICAL STANDARD PARKING WITH HANDICAP
NOT TO SCALE

0 30 60 120 Feet
1"=60'

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
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REGISTERED PROFESSIONAL ENGINEER
MARK R. SIKAND
No. 35453
Exp. 09-30-17
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

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1	6-1-2015	PER SDM COMMENTS DATED 2-17-2015			YL	–
	DATE	REVISION			BY	APP
SCALE: 1"=60'	CHK'D BY:	APPROVED BY:	DATE: 01/15/2015	W.O. NO. 5090-033-35	SHEET 8 OF 12	

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MAJOR SUBDIVISION
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TRACT NO. 073336
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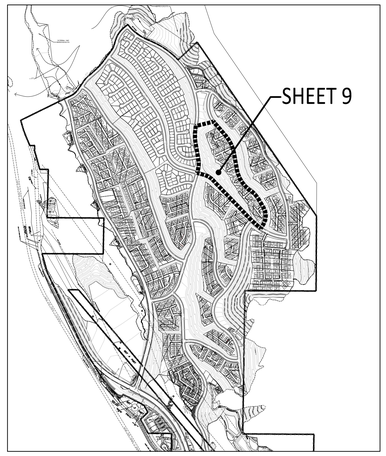
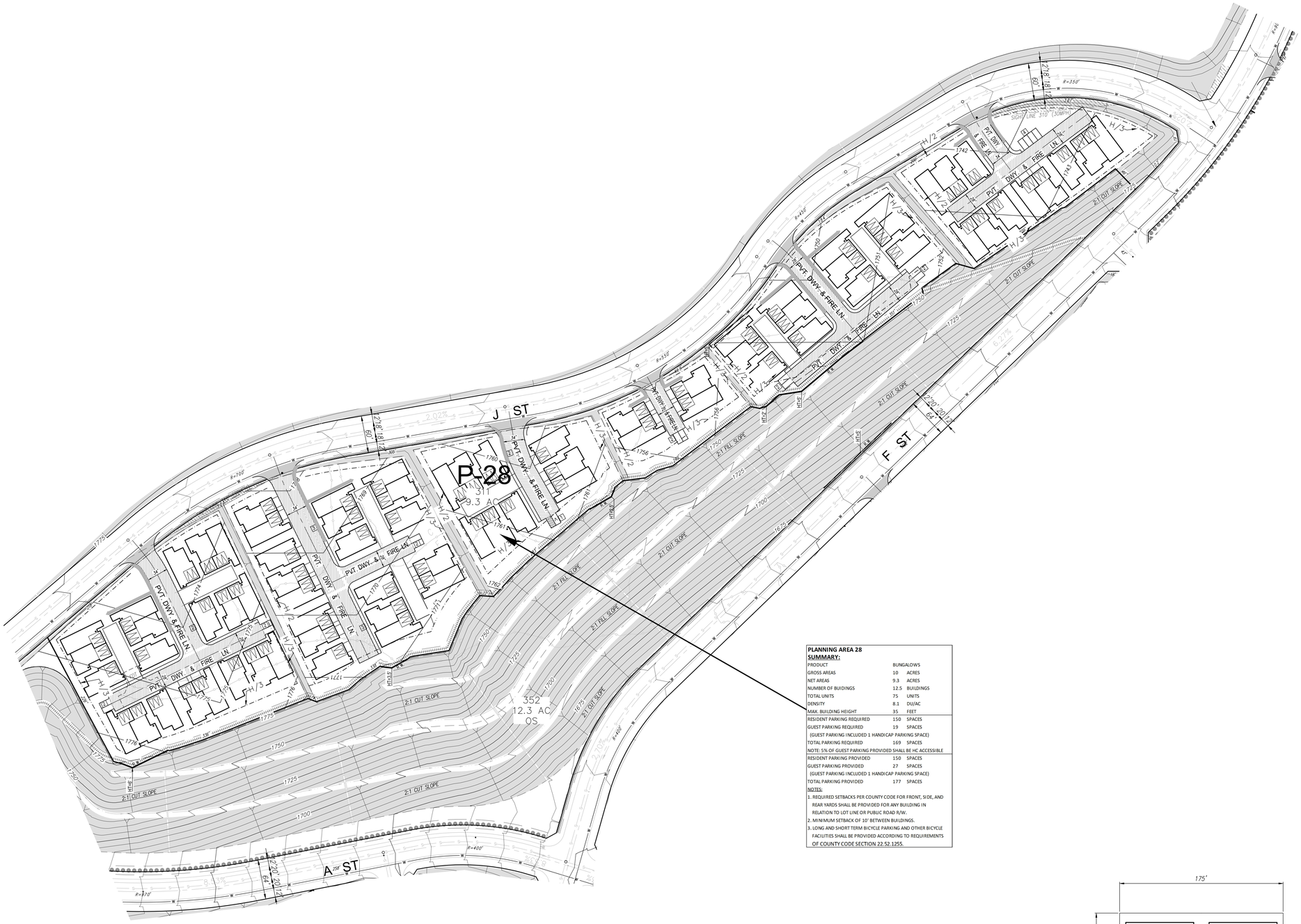
15 JUNE 2016



KEY MAP
SCALE: 1"=1000'



PLANNING AREA 28
SUMMARY:

PRODUCT	BUNGALOWS	
GROSS AREAS	10	ACRES
NET AREAS	9.3	ACRES
NUMBER OF BUIDINGS	12.5	BUILDINGS
TOTAL UNITS	75	UNITS
DENSITY	8.1	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	150	SPACES
GUIEST PARKING REQUIRED	19	SPACES
(GUIEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	169	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	150	SPACES
GUIEST PARKING PROVIDED	27	SPACES
(GUIEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	177	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

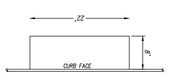
LEGEND

- 336 / P-1 — LOT NO. / PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 1000 — PROPOSED CONTOUR
- 415' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- 3 — GUEST PARKING
- D.B. — DEBRIS BASIN

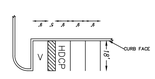
NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

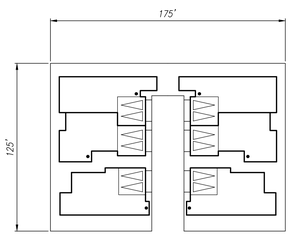


TYPICAL PARALLEL PARKING
NOT TO SCALE



TYPICAL STANDARD PARKING WITH HANDICAP
NOT TO SCALE

0 30 60 120 Feet
1"=60'



BUNGALOWS
SCALE: 1" = 40'
6 HOME MOTORCOURT

EXHIBIT "A"
2015-0408

PREPARED FOR:
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SCALE: 1"=60' | CHK'D BY: | APPROVED BY: | DATE: 01/15/2015 | W.O. NO. 5090-033-35 | SHEET 9 OF 12

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MAJOR SUBDIVISION
VESTING TENTATIVE
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15 JUNE 2016

KEY MAP
SCALE: 1"=1000'

PLANNING AREA 26
SUMMARY:

PRODUCT	CASITAS	
GROSS AREA	11.7	ACRES
NET AREA	10.2	ACRES
NUMBER OF BUIDINGS	15.3	BUILDINGS
TOTAL UNITS	61	UNITS
DENSITY	6.0	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	122	SPACES
GUEST PARKING REQUIRED	16	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	138	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	122	SPACES
GUEST PARKING PROVIDED	19	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	141	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
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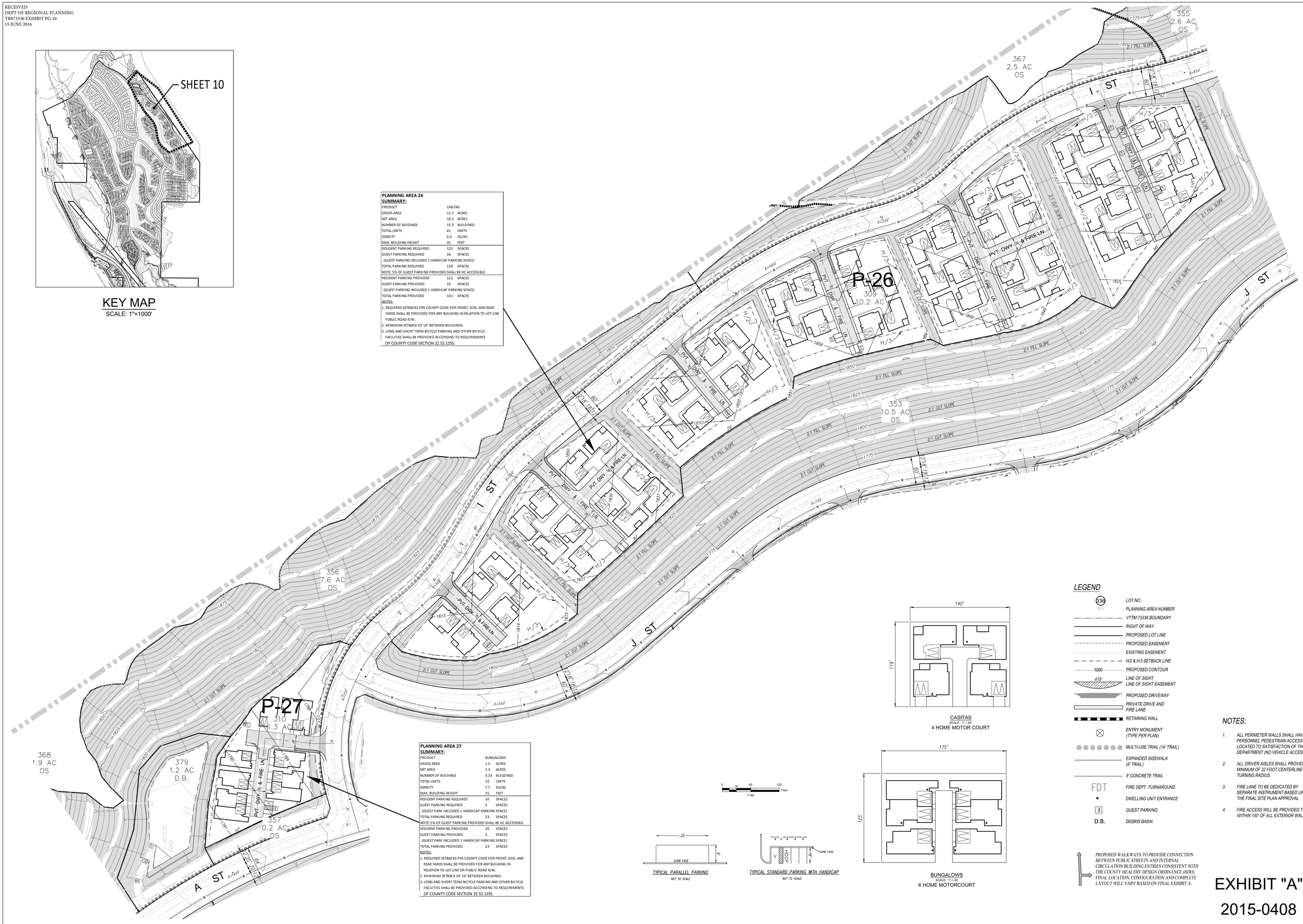

PLANNING AREA 27
SUMMARY:

PRODUCT	BUNGALOWS	
GROSS AREA	1.5	ACRES
NET AREA	1.3	ACRES
NUMBER OF BUIDINGS	3.33	BUILDINGS
TOTAL UNITS	10	UNITS
DENSITY	7.7	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	20	SPACES
GUEST PARKING REQUIRED	3	SPACES
(GUEST PARK INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	23	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	20	SPACES
GUEST PARKING PROVIDED	3	SPACES
(GUEST PARK INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	23	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
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CASITAS
SCALE : 1"= 40'
4 HOME MOTOR COURT

BUNGALOWS
SCALE : 1"= 40'
6 HOME MOTORCOURT

TYPICAL PARALLEL PARKING
NOT TO SCALE

TYPICAL STANDARD PARKING WITH HANDICAP
NOT TO SCALE

LEGEND

336 / P-1	LOT NO. / PLANNING AREA NUMBER
	VTTM 73336 BOUNDARY
	RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	H/2 & H/3 SETBACK LINE
1000	PROPOSED CONTOUR
415'	LINE OF SIGHT / LINE OF SIGHT EASEMENT
	PROPOSED DRIVEWAY
	PRIVATE DRIVE AND FIRE LANE
	RETAINING WALL
	ENTRY MONUMENT (TYPE PER PLAN)
	MULTI-USE TRAIL (14' TRAIL)
	EXPANDED SIDEWALK (6' TRAIL)
	5' CONCRETE TRAIL
FDT	FIRE DEPT. TURNAROUND
•	DWELLING UNIT ENTRANCE
3	GUEST PARKING
D.B.	DEBRIS BASIN

NOTES:

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2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

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	DATE	REVISION	BY	APP

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET	OF
1"=60'			01/15/2015	5090-033-35	10	12

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15 JUNE 2016

LEGEND

- 336 — LOT NO.
- PA1 — PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 1000 — PROPOSED CONTOUR
- 415' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
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- DWELLING UNIT ENTRANCE
- 3 — GUEST PARKING

NOTES:

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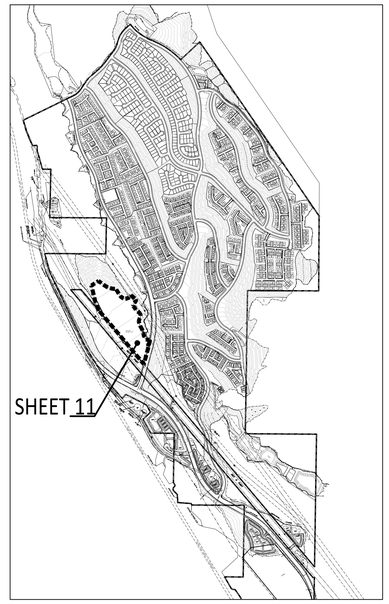
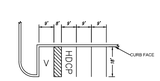


KEY MAP
SCALE: 1"=1000'

Program Summary		
Item	Quantities	Size
Multi-Use Grass Areas	2	310,000 Sq.Ft.
Basketball Court	1	
Restroom and Storage	1	250 Sq.Ft. Storage
Individual Picnic Areas	5	
Family Picnic Pavilions	2	
Community / Park Monumnent	1	
Parking	160	90,000 Sq.Ft.
10' Walking Path		4,600 LFT
Maintenance Yard	1	3,500 Sq.Ft
Benches	4	

PARK SITE: SUBJECT TO MINOR MODIFICATION PRIOR TO FINAL DESIGN

TYPICAL PARALLEL PARKING
NOT TO SCALE



TYPICAL STANDARD PARKING WITH HANDICAPPED
NOT TO SCALE

0 30 60 120 Feet
1"=60'

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info@sikand.com

MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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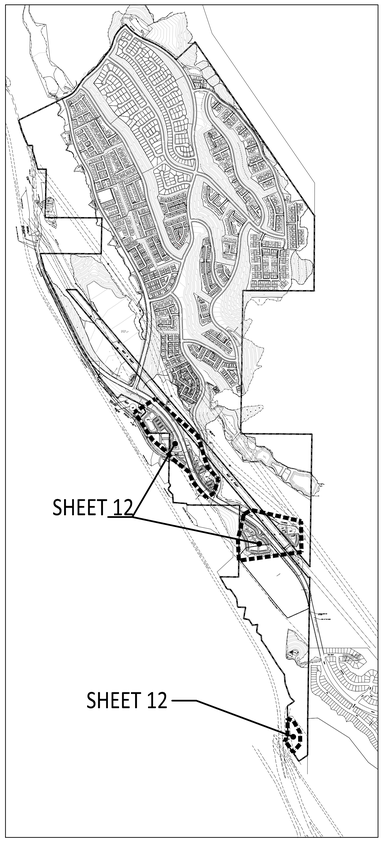
RECEIVED
DEPT OF REGIONAL PLANNING
TR073336 EXHIBIT PG 12
15 JUNE 2016



KEY MAP
SCALE: 1"=1000'

LEGEND

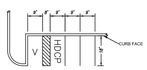
- 336 — LOT NO.
- P-1 — PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 1000 — PROPOSED CONTOUR
- 415' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- 3 — GUEST PARKING

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

TYPICAL PARALLEL PARKING
NOT TO SCALE



TYPICAL STANDARD PARKING WITH HANDICAPPED
NOT TO SCALE

LOT 317 SUMMARY:

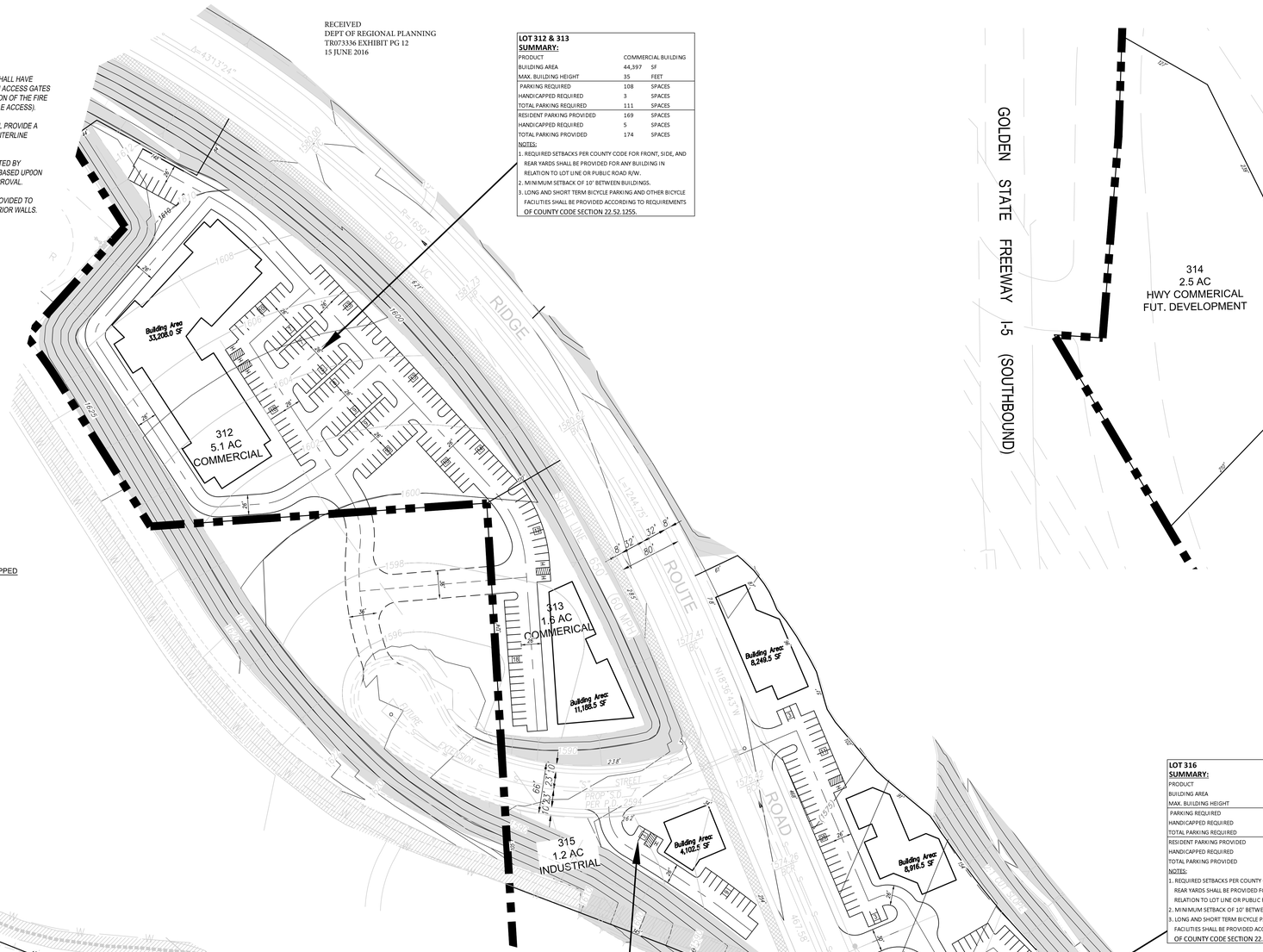
PRODUCT	INDUSTRIAL BUILDING	
BUILDING AREA	35,360	SF
MAX. BUILDING HEIGHT	35	FEET
PARKING REQUIRED	69	SPACES
HANDICAPPED REQUIRED	2	SPACES
TOTAL PARKING REQUIRED	71	SPACES
RESIDENT PARKING PROVIDED	289	SPACES
HANDICAPPED REQUIRED	5	SPACES
TOTAL PARKING PROVIDED	294	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

LOT 312 & 313 SUMMARY:

PRODUCT	COMMERCIAL BUILDING	
BUILDING AREA	44,397	SF
MAX. BUILDING HEIGHT	35	FEET
PARKING REQUIRED	108	SPACES
HANDICAPPED REQUIRED	3	SPACES
TOTAL PARKING REQUIRED	111	SPACES
RESIDENT PARKING PROVIDED	169	SPACES
HANDICAPPED REQUIRED	5	SPACES
TOTAL PARKING PROVIDED	174	SPACES

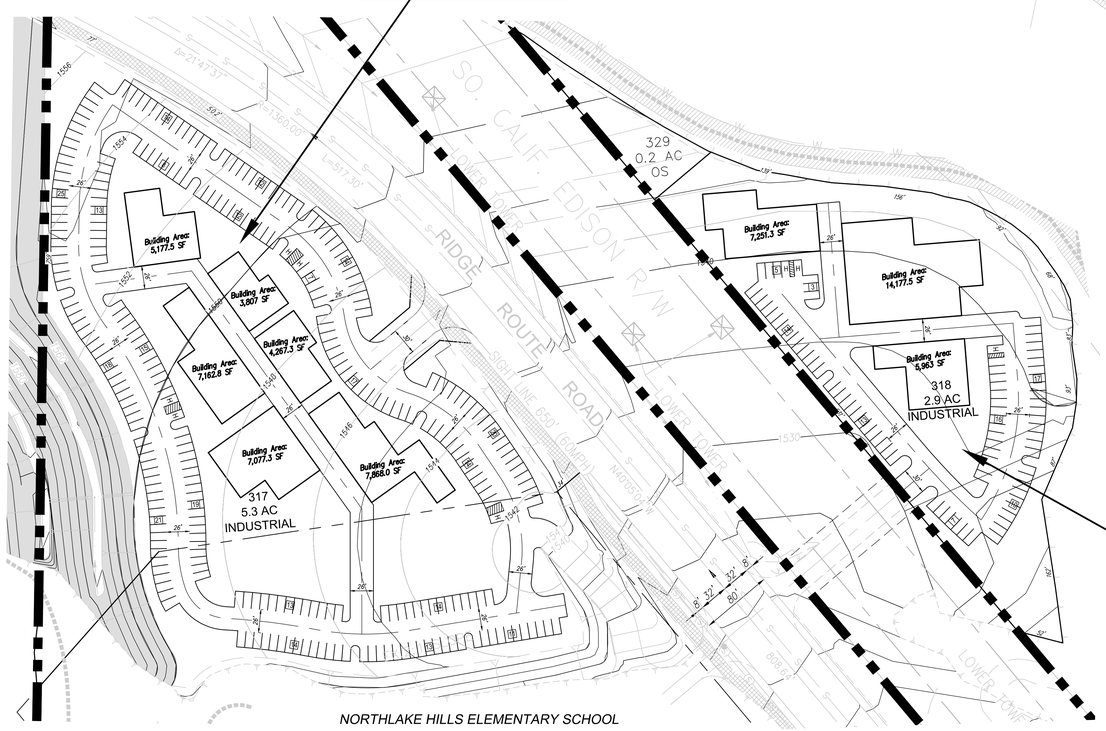
NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.



LOT 316 SUMMARY:

PRODUCT	INDUSTRIAL BUILDING	
BUILDING AREA	41,428	SF
MAX. BUILDING HEIGHT	35	FEET
PARKING REQUIRED	80	SPACES
HANDICAPPED REQUIRED	3	SPACES
TOTAL PARKING REQUIRED	83	SPACES
RESIDENT PARKING PROVIDED	197	SPACES
HANDICAPPED REQUIRED	5	SPACES
TOTAL PARKING PROVIDED	202	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.



NORTHLAKE HILLS ELEMENTARY SCHOOL

LOT 315 SUMMARY:

PRODUCT	INDUSTRIAL BUILDING	
BUILDING AREA	4,103	SF
MAX. BUILDING HEIGHT	35	FEET
PARKING REQUIRED	10	SPACES
HANDICAPPED REQUIRED	1	SPACES
TOTAL PARKING REQUIRED	11	SPACES
RESIDENT PARKING PROVIDED	11	SPACES
HANDICAPPED REQUIRED	1	SPACES
TOTAL PARKING PROVIDED	12	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

LOT 318 SUMMARY:

PRODUCT	INDUSTRIAL BUILDING	
BUILDING AREA	27,392	SF
MAX. BUILDING HEIGHT	35	FEET
PARKING REQUIRED	53	SPACES
HANDICAPPED REQUIRED	2	SPACES
TOTAL PARKING REQUIRED	55	SPACES
RESIDENT PARKING PROVIDED	80	SPACES
HANDICAPPED REQUIRED	3	SPACES
TOTAL PARKING PROVIDED	83	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

0 30 60 120 Feet
1"=60'

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER MARK R. SIKAND No.35453 Exp. 09-30-17 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	–
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	–
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	–
	DATE	REVISION	BY	APP

SCALE: 1"=60' | CHK'D BY: | APPROVED BY: | DATE: 01/15/2015 | W.O. NO. 5090-033-35 | SHEET 12 OF 12

SIKAND Engineering | Planning | Surveying
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