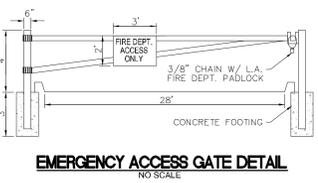
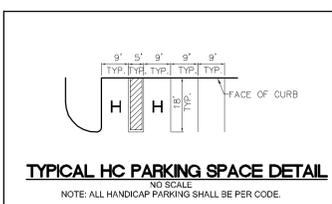


PARKING SPACE SUMMARY TABLE

PLANNING AREA	LOT No.	No. of Buildings	RESIDENTIAL				COMMERCIAL									
			NO. OF DU'S	REQ. RESIDENT STALLS (2/24)	TOTAL STALLS REQUIRED	RES. STALLS PROVIDED	COMMERCIAL BLDG. S.F.	OFFICE BLDG. S.F.	TOTAL BLDG. S.F.	REQUIRED COMMERCIAL STALLS (1/250 SF)	REQUIRED OFFICE STALLS (1/400 SF)	TOTAL STALLS REQUIRED	COMMERCIAL STALLS PROVIDED	OFFICE STALLS PROVIDED	PARKING STRUCTURE STALLS PROVIDED	TOTAL STALLS PROVIDED
PA 1-3	1-26	14					280,000	400,000	680,000	1120	1000	2120	1207	798	1200	3203
PA 4	26-32	178	178	356	45	401	356	70	426							
PA 8	372-373	PARK/SCHOOL														
PA 9	374-380	15	255	510	64	574	510	77	587							
PA 10	381-385	9	280	560	70	630	560	76	636							
PA 11	386-393	13	208	416	52	468	416	63	479							
PA 12	394-398	21	120	240	30	270	240	50	290							
PA 13	399-405	50	194	388	48	436	388	70	458							
PA 14	406-407	1					15,000	35,000	50,000	60	88	148	60	89	149	

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET AND TYPICAL DETAILS
2	P.A. 1,2,3 (LOTS 1-26)
3	P.A. 4 (LOTS 27-32)
4	P.A. 9,10,11 (LOTS 374-393)
5	P.A. 12,13,14 (LOTS 394-407)

- NOTES: 1. PLANNING AREA 8 IS A PARK/SCHOOL SITE. PARKING TO BE DETERMINED DURING SITE DEVELOPMENT DESIGN.
2. LOTS 406-408 ARE REC CENTER, STREET AND OPEN SPACE LOTS.
3. HANDICAP PARKING TO BE PROVIDED PER THE STANDARDS PROVISIONS OF THE L.A. COUNTY BUILDING AND SAFETY CODE.
4. SEE PROJECT PARKING EXHIBIT FOR SHARED PARKING WITHIN PA 1-3 (LOTS 1-26), PA 10 (LOTS 381-385), PA 11 (LOTS 386-393) AND PA 14 (LOTS 406-407).



GENERAL NOTES

- GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBITS MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DRP AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
- LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRIES OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
- BUILDING FOOTPRINTS THAT ARE SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT, HOWEVER, INCLUDE: A. A CHANGE IN PROPOSED LAND USE. B. A CHANGE OF MORE THAN 5 FEET IN BUILDING HEIGHT.
- THE RECORDATION OF A "LARGE LOT" PARCEL MAP WHERE ALL PARCELS ARE LARGER THAN 20 ACRES SHALL NOT REQUIRE THE OBLIGATION OF CONSTRUCTING IMPROVEMENTS OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
- THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G. RIGHTS-OF-WAY OR PARKWAY EXCERPTIONS), OR INFRASTRUCTURE AS MAY BE OTHERWISE REQUIRED FOR THE SUBDIVISION, EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION CODE.
- THE RECORDATION OF A "LARGE LOT" PARCEL MAP SHALL NOT CONSTITUTE THE FILING OF THE FIRST UNIT FOR THE PURPOSE OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT.
- PERMISSION IS REQUESTED FOR UNIT PHASING.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
- THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
- PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS.
- PERMISSION IS REQUESTED TO MASS GRADE.
- PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
- LOCATION OF TRAILS TO BE FINALIZED PRIOR TO FINAL MAP APPROVAL.
- PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN. RADIUS OF 15 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT. WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
- MODIFIED STREET CROSS-SECTIONS AS SHOWN ON EXISTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS REQUESTED TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- TOPO COMPILED FROM DATA FLOWN 09/11.
- ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
- RELATED ENTITLEMENTS:
 - TENTATIVE MAP NO. 53295
 - CONDITIONAL USE PERMIT NO. 09-210
 - OAK TREE PERMIT NO. 200700018
 - ZONE CHANGE NO. 00-210
 - PARKING PERMIT NO. 200700013
- PERMISSION IS REQUESTED TO ALLOW OFFICE & RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
- FIRE ACCESS TO BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
- MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
- QUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
- PRIVATE DRIVES DESIGNED PER THE COUNTY PRIVATE DRIVE MANUAL.
- SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
- WITHIN COMMERCIAL PLANNING AREA 1-3, RESIDENTIAL PLANNING AREAS 4, 9-13 AND COMMERCIAL PLANNING AREA 14 FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL; CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS; CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS; CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
- THE ABOVE MENTIONED GENERAL NOTES (THAT ADDRESS MINOR MODIFICATION) MAY REQUIRE REVIEW AND APPROVAL OF A REVISED EXHIBIT MAP.
- PERMISSION REQUESTED TO HAVE REDUCED LOT SIZES (< 5000 SF) AND REDUCED LOT WIDTHS (< 50'). MINIMUM RESIDENTIAL SINGLE-FAMILY LOT SIZE IS 4,500 SF. MINIMUM RESIDENTIAL SINGLE-FAMILY LOT WIDTH(N=COULDESAG) IS 45'.
- GRADING OF VTTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STAY WITHIN THE GRADING LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A PHASED GRADING BALANCED. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING, DRAINAGE AND EROSION CONTROL. FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW.
- PERMISSION REQUESTED TO VACATE EXCESS RIGHT OF WAY ON MAGIC MOUNTAIN PARKWAY.
- A BLANKET EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SHALL BE DEDICATED TO THE LOTS/OVER ALL PRIVATE DRIVEWAYS AND FIRELANES TO THE SATISFACTION OF PUBLIC WORKS.
- PLANNING AREAS 1-3 ARE A SINGLE COMMERCIAL/OFFICE PLANNING AREA.
- LOT EASEMENTS INTENDED TO BE GRANTED TO A CONSERVATION ENTITY IN WHICH THE EASEMENT IS GRANTED SUBSEQUENT TO VTTM OR FINAL MAP APPROVAL MAY BE ACCEPTED TO THE SATISFACTION OF DPW AND DRP WITHOUT AN AMENDED OR REVISED MAP.
- ALL SANITARY SEWER EASEMENTS SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR A MINIMUM 10' WIDE SANITARY SEWER EASEMENT.

SPECIAL NOTES

- WATER QUALITY BASINS AND BIOSWALES WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF PER THE APPROVED DRAINAGE CONCEPT.
- PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC/PRIVATE STREETS AND TRAILS.

2248 FARADAY AVE
248-9500 FAX 248-9509
TEL 760-431-8899
FAX 760-431-8802
5740 TORNEY ROAD
VALLEJO, CA 94595
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PREPARED FOR:
NEWHALL LAND & FARMING CO.
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CA 91355
(661)255-4000

REPRESENTATIVE: MR. MILES HELFRICH

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE
CARLSBAD CA 92008
(760) 431-8896

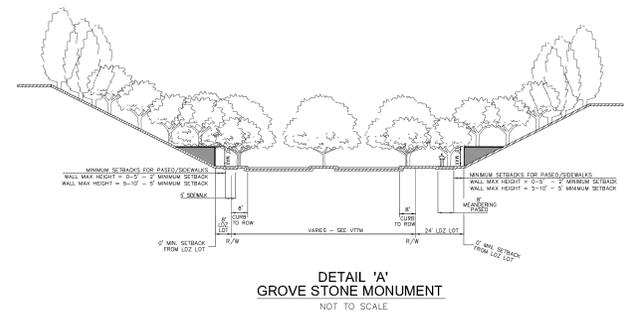
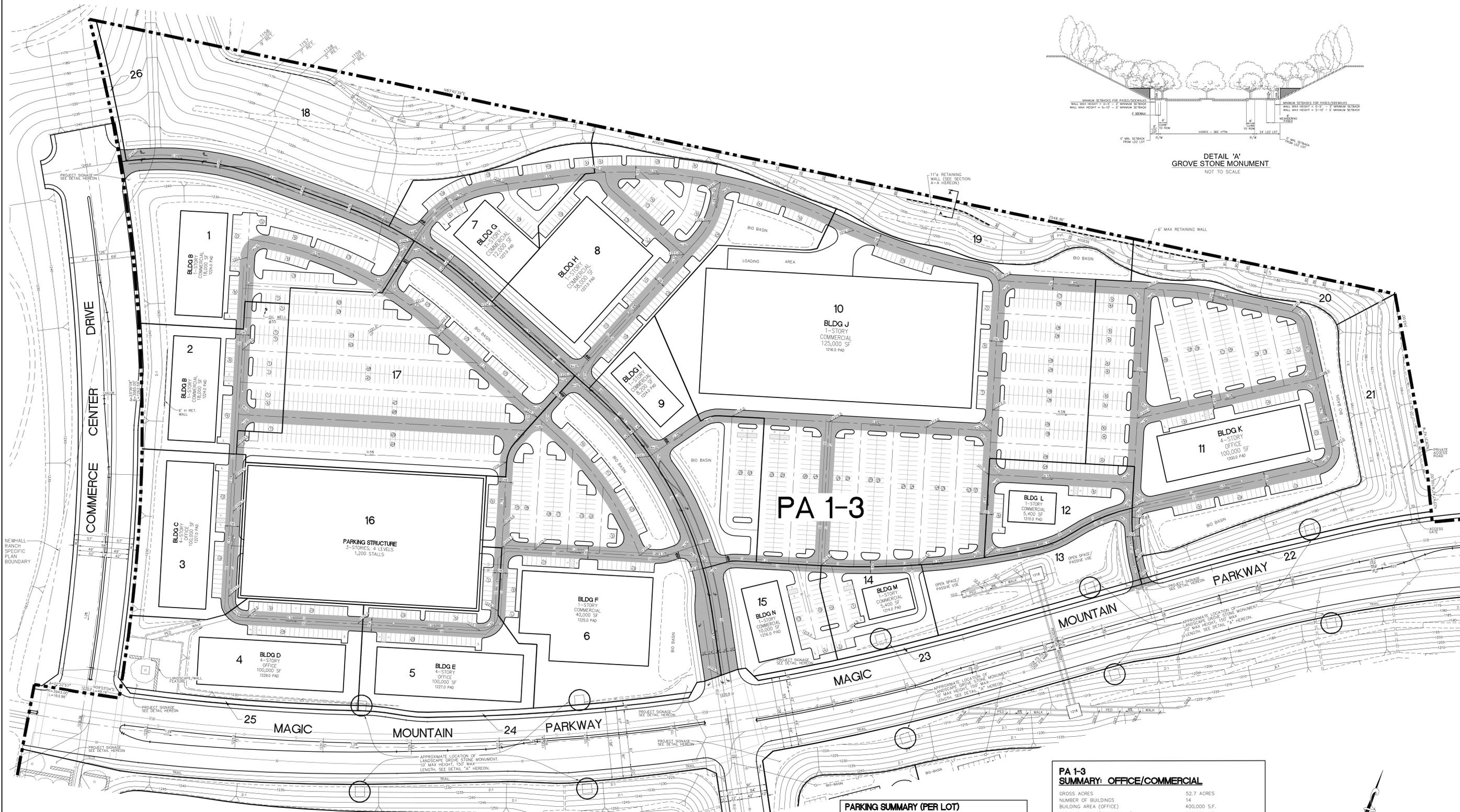
PLANS PREPARED UNDER THE DIRECTION OF:
Craig M. Whitteker
CRAIG M. WHITTEKER R.C.E. 51929 DATE 8/18/14



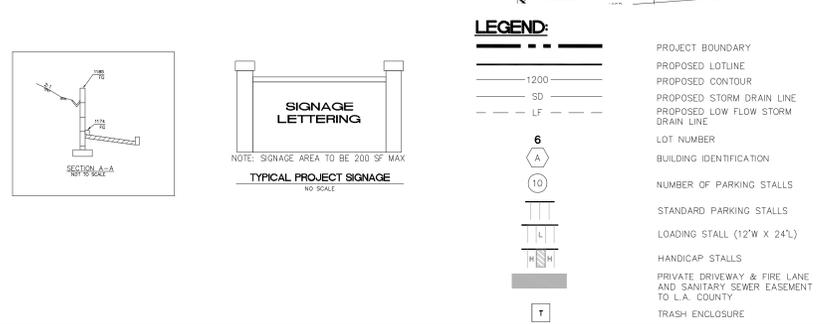
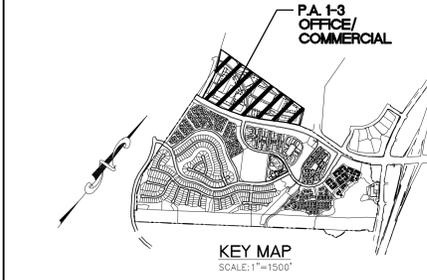
NO.	DATE	REVISION	BY

SHEET 1 COUNTY OF LOS ANGELES 5 SHEETS

MAJOR LAND DIVISION
VESTING TENT. TRACT MAP NO 53295
C.U.P. 00-210
ENTRADA
EXHIBIT MAP
IN THE UNINCORPORATED AREA
OF THE COUNTY OF LOS ANGELES



PA 1-3



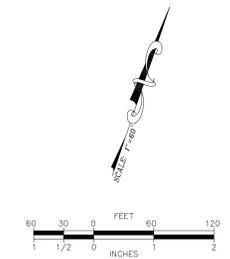
PARKING SUMMARY (PER LOT)			
LOT NO.	BLDG SF	PARKING REQUIRED	PARKING PROVIDED
1	C 18,000	72	72
2	C 18,000	72	72
3	O 100,000	250	24
4	O 100,000	250	37
5	O 100,000	250	50
6	C 40,000	160	161
7	C 12,000	48	48
8	C 38,000	152	152
9	C 8,200	33	50
10	C 125,000	500	567
11	O 100,000	250	280
12	C 5,400	22	39
13	-	-	-
14	C 5,400	22	19
15	C 10,000	40	27
16	-	-	1200
17	-	-	405
TOTAL	O 400,000 C 280,000	2,120	3,203

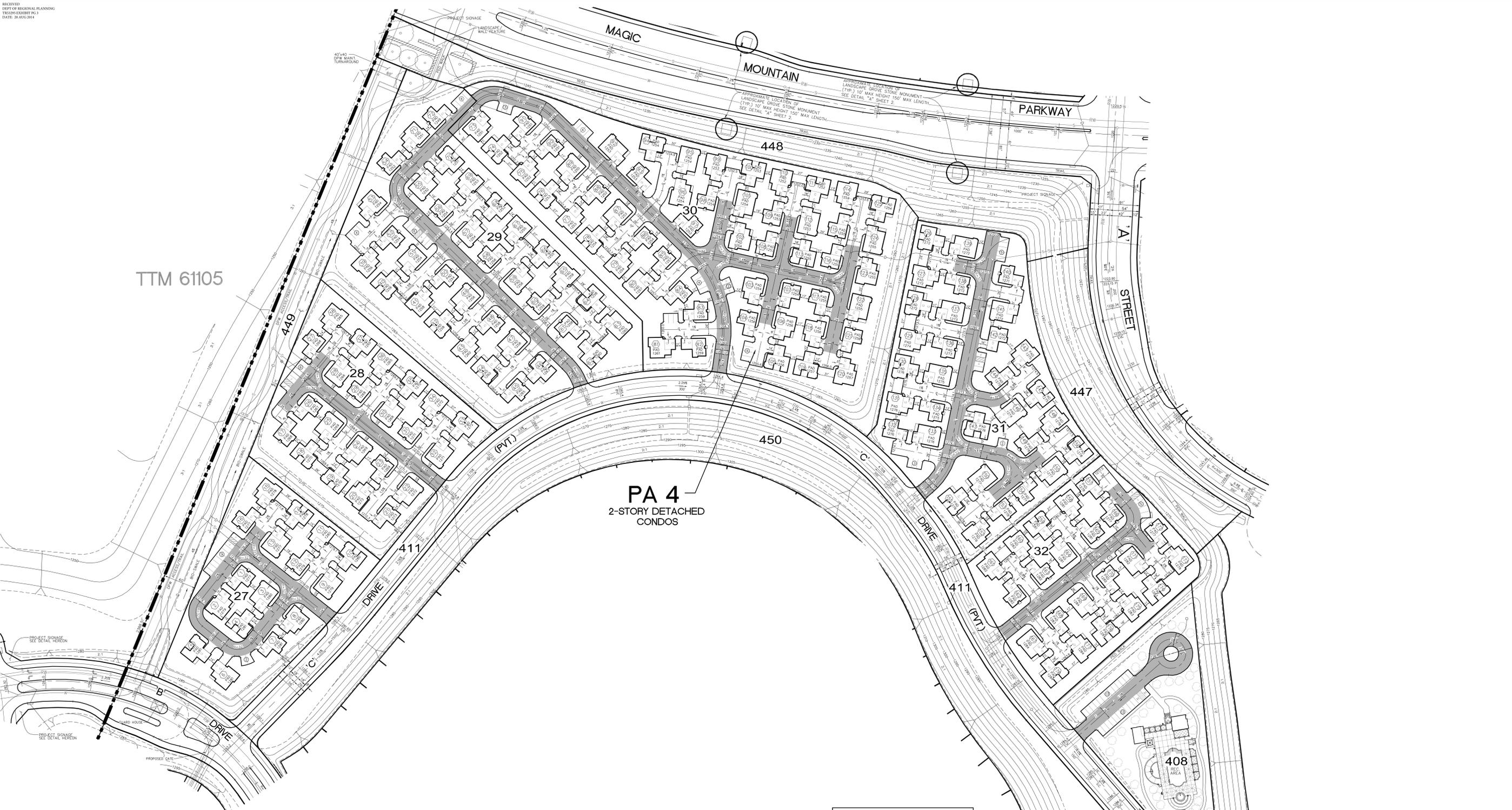
0=OFFICE, C=COMMERCIAL. SEE PARKING EXHIBIT FOR SHARED PARKING LOCATIONS.

PA 1-3 SUMMARY: OFFICE/COMMERCIAL

GROSS ACRES 52.7 ACRES
 NUMBER OF BUILDINGS 14
 BUILDING AREA (OFFICE) 400,000 S.F.
 BUILDING AREA (COMMERCIAL) 280,000 S.F.
 MAX. BUILDING HEIGHT 80 FEET
 OFFICE PARKING REQUIRED (1 SPACE/400 S.F. BLDG.) 1,000 SPACES
 COMMERCIAL PARKING REQUIRED (1 SPACE/250 S.F. BLDG.) 1,120 SPACES
 TOTAL PARKING REQUIRED 2,120 SPACES
 TOTAL OFFICE PARKING PROVIDED 796 SPACES
 TOTAL COMMERCIAL PARKING PROVIDED 1,207 SPACES
 TOTAL PARKING STRUCTURE PARKING PROVIDED 1,200 SPACES
 TOTAL PARKING PROVIDED 3,203 SPACES
 HC PARKING PROVIDED = 7 HC STALLS FOR FIRST 500 STALLS PLUS 1 HC STALL FOR EVERY 200 ADDITIONAL STALLS = 7 + 2,682/200 X 1 = 21 HC STALLS
 HC PARKING PROVIDED = 34 STALLS
 LANDSCAPING MINIMUM OF 10% OF SITE

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

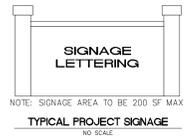
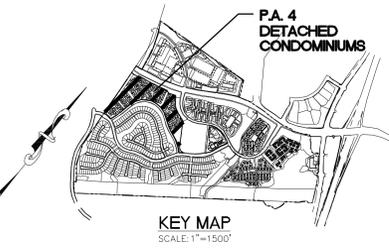




TTM 61105

PA 4
 2-STORY DETACHED
 CONDOS

408
 REF. AREA



LEGEND:

	PROJECT BOUNDARY
	PROPOSED LOT LINE
	PROPOSED CONTOUR
	PROPOSED STORM DRAIN LINE
	PROPOSED LOW FLOW STORM DRAIN LINE
	LOT NUMBER
	BUILDING IDENTIFICATION
	NUMBER OF PARKING STALLS
	STANDARD PARKING STALLS
	HANDICAP STALLS
	PRIVATE DRIVEWAY & FIRE LANE AND SANITARY SEWER EASEMENT TO L.A. COUNTY

PLANNING AREA 4 SUMMARY:

PRODUCT	2 STORY DETACHED CONDOS
GROSS ACRES	22.3 ACRES
NUMBER OF BUILDINGS	178 BUILDINGS
TOTAL UNITS	178 UNITS
DENSITY	8.0 DU/AC
MAX. BUILDING HEIGHT	35 FEET
RESIDENT PARKING REQUIRED	356 SPACES
GUEST PARKING REQUIRED	45 SPACES
TOTAL PARKING REQUIRED	401 SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE.	
RESIDENT PARKING PROVIDED	356 SPACES
GUEST PARKING PROVIDED	70 SPACES
TOTAL PARKING PROVIDED	426 SPACES
HC PARKING REQUIRED	2% X 178 = 4 STALLS
5% X 70 = 4 STALLS	
TOTAL = 8 STALLS	
HC PARKING PROVIDED = 14 STALLS	
NOTES:	
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION LTD A LOT LINE OR PUBLIC ROAD R/W.	
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.	
3. BICYCLE PARKING TO BE PROVIDED PER COUNTY CODE REQUIREMENTS.	

PARKING SUMMARY (PER LOT)

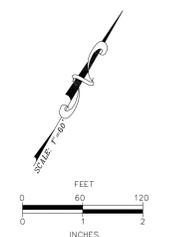
LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
27	16	36	43
28	22	49	50
29	34	77	82
30	53	119	126
31	31	70	75
32	22	50	50
TOTAL	178	401	426

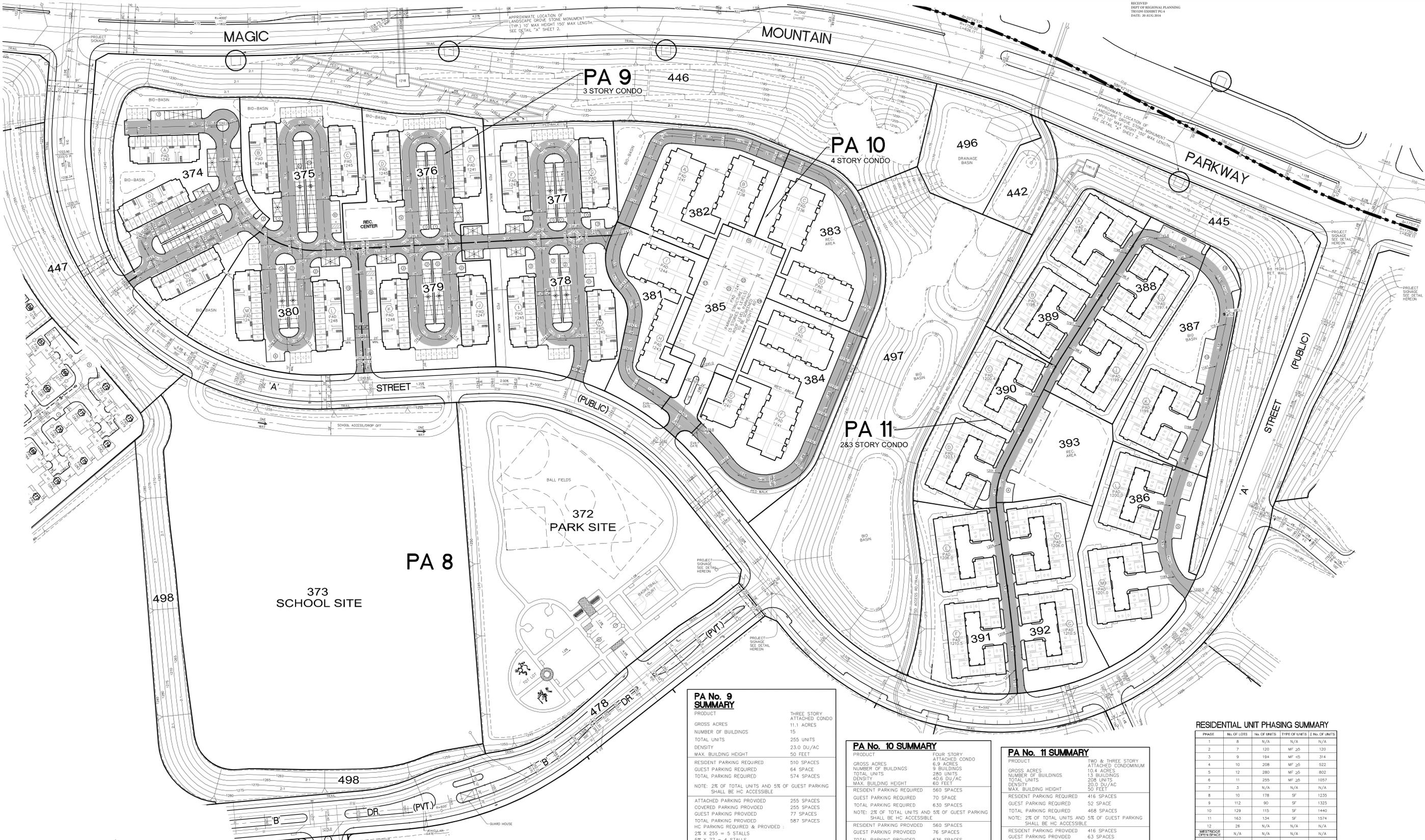
REC. AREA (LOT 408) PARKING SUMMARY

PARKING REQUIRED:

500 S.F. BLDG X 45 STALLS/1000 S.F.
 ASSEMBLY USE = 23 STALLS
 0.5 AC. ACTIVE USE X 1 STALL / 1 AC.
 ACTIVE USE = 1 STALL
 TOTAL = 24 STALLS
 PARKING PROVIDED:
 TOTAL=25 STALLS
 HC PARKING REQUIRED = 5% OF STALLS = 2

NOTE: FINAL PARKING COUNT TO BE DETERMINED PER OCCUPANCY AT BUILDING PERMIT STAGE. STALLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.





PA No. 9 SUMMARY

PRODUCT	THREE STORY ATTACHED CONDO
GROSS ACRES	11.1 ACRES
NUMBER OF BUILDINGS	15
TOTAL UNITS	255 UNITS
DENSITY	23.0 DU/AC
MAX. BUILDING HEIGHT	50 FEET
RESIDENT PARKING REQUIRED	510 SPACES
GUEST PARKING REQUIRED	64 SPACES
TOTAL PARKING REQUIRED	574 SPACES
NOTE:	2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE
ATTACHED PARKING PROVIDED	255 SPACES
COVERED PARKING PROVIDED	255 SPACES
GUEST PARKING PROVIDED	77 SPACES
TOTAL PARKING PROVIDED	587 SPACES
HC PARKING PROVIDED & PROVIDED :	
2% X 255 = 5 STALLS	
5% X 77 = 4 STALLS	
TOTAL = 9 STALLS	

PA No. 10 SUMMARY

PRODUCT	FOUR STORY ATTACHED CONDO
GROSS ACRES	6.9 ACRES
NUMBER OF BUILDINGS	9 BUILDINGS
TOTAL UNITS	280 UNITS
DENSITY	40.6 DU/AC
MAX. BUILDING HEIGHT	60 FEET
RESIDENT PARKING REQUIRED	560 SPACES
GUEST PARKING REQUIRED	70 SPACES
TOTAL PARKING REQUIRED	630 SPACES
NOTE:	2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE
RESIDENT PARKING PROVIDED	560 SPACES
GUEST PARKING PROVIDED	76 SPACES
TOTAL PARKING PROVIDED	636 SPACES
HC PARKING PROVIDED & PROVIDED :	
2% X 280 = 6 STALLS	
5% X 76 = 4 STALLS	
TOTAL = 10 STALLS	

PA No. 11 SUMMARY

PRODUCT	TWO & THREE STORY ATTACHED CONDOMINIUM
GROSS ACRES	10.4 ACRES
NUMBER OF BUILDINGS	13 BUILDINGS
TOTAL UNITS	208 UNITS
DENSITY	20.0 DU/AC
MAX. BUILDING HEIGHT	50 FEET
RESIDENT PARKING REQUIRED	416 SPACES
GUEST PARKING REQUIRED	52 SPACES
TOTAL PARKING REQUIRED	468 SPACES
NOTE:	2% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE
RESIDENT PARKING PROVIDED	416 SPACES
GUEST PARKING PROVIDED	63 SPACES
TOTAL PARKING PROVIDED	479 SPACES
HC PARKING PROVIDED & PROVIDED :	
2% X 208 = 5 STALLS	
5% X 52 = 3 STALLS	
TOTAL = 8 STALLS	

PA No. 8 SUMMARY

PARK SITE	5.5 ACRES
SCHOOL SITE	8.6 ACRES
TOTAL ACRES	14.1 ACRES

PA-9 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
374	51	115	115
375	34	76	85
376	34	76	76
377	34	76	76
378	34	77	77
379	34	77	77
380	34	77	87
TOTAL	255	574	587

PA-10 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
381	48	108	0	108 STALLS SHARED FROM LOT 385
382	76	171	0	171 STALLS SHARED FROM LOT 385
383	64	144	0	144 STALLS SHARED FROM LOT 385
384	92	207	0	207 STALLS SHARED FROM LOT 385
385	0	0	636	PARKING STRUCTURE
TOTAL	280	630	636	

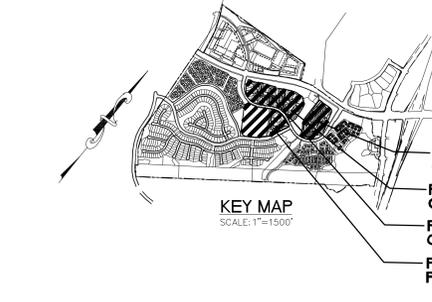
PA-11 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
386	32	72	75	3 STALLS SHARED WITH LOT 389
387	16	36	58	22 STALLS SHARED WITH LOT 389
388	32	72	73	1 STALL SHARED WITH LOT 389
389	32	72	64	8 STALLS SHARED FROM LOT 387
390	32	72	64	8 STALLS SHARED FROM LOT 387
391	32	72	64	8 STALLS SHARED FROM LOT 387
392	32	72	64	8 STALLS SHARED FROM LOT 387
393	-	-	17	17 STALLS SHARED WITH LOT 391
TOTAL	208	468	479	

RESIDENTIAL UNIT PHASING SUMMARY

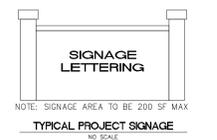
PHASE	NO. OF LOTS	NO. OF UNITS	TYPE OF UNITS	# NO. OF UNITS
1	8	N/A	N/A	N/A
2	7	120	MF ≥5	120
3	9	194	MF <5	314
4	10	208	MF ≥5	922
5	12	280	MF ≥5	1057
6	11	255	MF ≥5	802
7	3	N/A	N/A	N/A
8	10	178	SF	1255
9	112	90	SF	1325
10	129	115	SF	1440
11	163	134	SF	1574
12	26	N/A	N/A	N/A
WESTSIDE OPEN SPACE	N/A	N/A	N/A	N/A
TOTAL	500	1,574	N/A	1,574

NOTE: SF = SINGLE-FAMILY DETACHED; TOTAL OF 519 UNITS.
 MF ≥5 = MULTI-FAMILY DWELLINGS (55 UNITS PER BLOCK); TOTAL OF 184 UNITS.
 MF <5 = MULTI-FAMILY DWELLINGS (55 UNITS PER BLOCK); TOTAL OF 883 UNITS.



PA 11 CONDOMINIUMS
PA 10 CONDOMINIUMS
PA 9 CONDOMINIUMS
PA 8 PARK-SCHOOL

- LEGEND:**
- PROJECT BOUNDARY
 - PROPOSED LOTLINE
 - PROPOSED CONTOUR
 - PROPOSED STORM DRAIN LINE
 - LOT NUMBER
 - BUILDING IDENTIFICATION
 - NUMBER OF PARKING SPACES
 - STANDARD PARKING STALLS
 - HANDICAP STALLS
 - PRIVATE DRIVEWAY & FIRE LANE AND SANITARY SEWER EASEMENT TO L.A. COUNTY



PLANNING AREA 12 SUMMARY:

PRODUCT	TWO AND THREE STORY ATTACHED CONDOMINIUM
GROSS ACRES	10.8 ACRES
NUMBER OF BUILDINGS	21 BUILDINGS
TOTAL UNITS	120 UNITS
MAX. BUILDING HEIGHT	50 FEET
DENSITY	11.1 DU/AC
RESIDENT PARKING REQUIRED	240 SPACES
GUEST PARKING REQUIRED	30 SPACES
TOTAL PARKING REQUIRED	270 SPACES
NOTE: 25% OF TOTAL UNITS AND 5% OF GUEST PARKING SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	240 SPACES
GUEST PARKING PROVIDED	30 SPACES
TOTAL PARKING PROVIDED	270 SPACES
HC PARKING REQUIRED & PROVIDED	
2% X 120 = 2 STALLS	
5% X 46 = 2 STALLS	
TOTAL	= 5 STALLS

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

PLANNING AREA 13 SUMMARY:

PRODUCT	TWO AND THREE STORY ATTACHED CONDOMINIUM
GROSS ACRES	15.5 ACRES
NUMBER OF BUILDINGS	50 BUILDINGS
TOTAL UNITS	194 UNITS
MAX. BUILDING HEIGHT	50 FEET
DENSITY	12.5 DU/AC
RESIDENT PARKING REQUIRED	388 SPACES
GUEST PARKING REQUIRED	48 SPACES
TOTAL PARKING REQUIRED	436 SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	388 SPACES
GUEST PARKING PROVIDED	48 SPACES
TOTAL PARKING PROVIDED	436 SPACES
HC PARKING REQUIRED & PROVIDED	
2% X 188 = 4 STALLS	
5% X 131 = 7 STALLS	
TOTAL	= 11 STALLS

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

PA-12 PARKING SUMMARY (PER LOT)

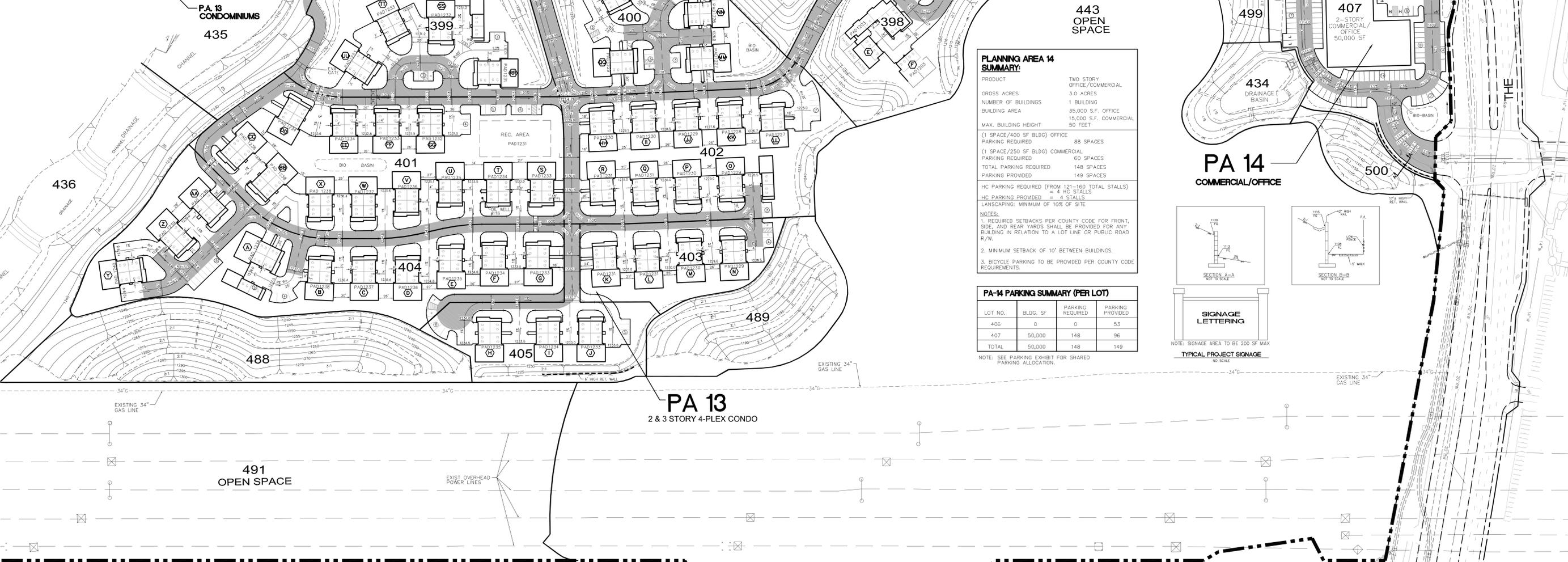
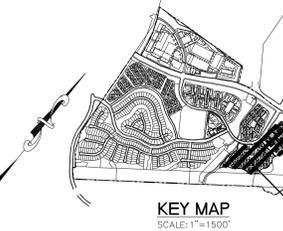
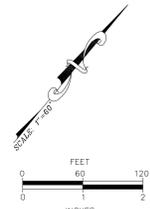
LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
394	36	81	81
395	24	54	57
396	46	103	105
397	0	0	9
398	14	32	38
TOTAL	120	270	280

PA-13 PARKING SUMMARY (PER LOT)

LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
399	18	40	42
400	20	45	53
401	48	108	110
402	38	86	86
403	16	36	36
404	42	94	102
405	12	27	29
TOTAL	194	436	458

LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED CONTOUR
- PROPOSED STORM DRAIN LINE
- PROPOSED LOW FLOW STORM DRAIN LINE
- LOT NUMBER
- BUILDING IDENTIFICATION
- NUMBER OF PARKING STALLS
- STANDARD PARKING STALLS
- HANDICAP STALLS
- LOADING STALL
- PRIVATE DRIVEWAY & FIRE LANE AND SANITARY SEWER EASEMENT TO L.A. COUNTY



PLANNING AREA 14 SUMMARY:

PRODUCT	TWO STORY OFFICE/COMMERCIAL
GROSS ACRES	3.0 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING AREA	35,000 S.F. OFFICE
MAX. BUILDING HEIGHT	50 FEET
(1) SPACE/400 SF BLDG) OFFICE PARKING REQUIRED	88 SPACES
(1) SPACE/250 SF BLDG) COMMERCIAL PARKING REQUIRED	60 SPACES
TOTAL PARKING REQUIRED	148 SPACES
PARKING PROVIDED	149 SPACES
HC PARKING REQUIRED (FROM 121-160 TOTAL STALLS)	= 4 HC STALLS
HC PARKING PROVIDED	= 4 STALLS
LANDSCAPING: MINIMUM OF 10% OF SITE	

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

PA-14 PARKING SUMMARY (PER LOT)

LOT NO.	BLDG. SF	PARKING REQUIRED	PARKING PROVIDED
406	0	0	53
407	50,000	148	96
TOTAL	50,000	148	149

NOTE: SEE PARKING EXHIBIT FOR SHARED PARKING ALLOCATION.

