

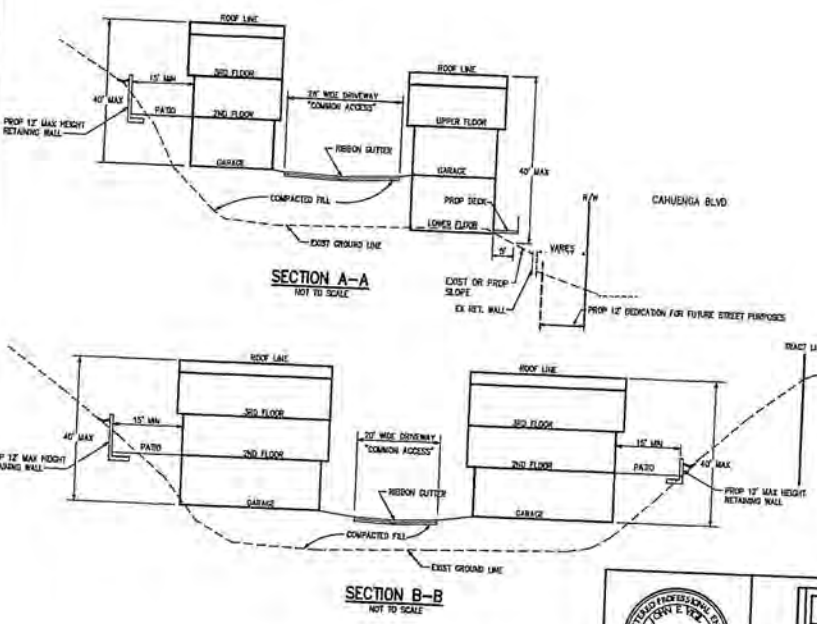
- GENERAL NOTES:**
- RECORD OWNER: PERIMETER L.A. MASTER, LLC - A DELAWARE LIMITED LIABILITY COMPANY
6399 WILSHIRE BLVD., SUITE #705
LOS ANGELES, CA. 90048
(323) 658-1511
 - SUBDIVIDER: PERIMETER L.A. MASTER, LLC - A DELAWARE LIMITED LIABILITY COMPANY
6399 WILSHIRE BLVD., SUITE #208
LOS ANGELES, CA. 90048
(323) 658-1511
 - ENGINEER: J.E. VIGIL COMPANY
8138 FOOTBALL BLVD
SUNLAND, CA. 91040
(818) 352-2352
 - PROJECT ADDRESS: 2775 CAHUENGA BLVD
 - GROSS SITE AREA: 303,567 SQ FT (6.97 ACRES)
NET SITE AREA: 273,365 SQ FT (6.26 ACRES)
 - PROPOSED DEVELOPMENT: 42 SMALL LOT SINGLE FAMILY SUBDIVISION DWELLING UNITS WITH 84 PARKING SPACES.
 - EXISTING ZONING: (TY)0903-1-H
PROPOSED SETBACKS ARE IN COMPLIANCE WITH SMALL LOT ORDINANCE ORD. NO. 176,354.
 - DISTRICT MAP NO. 153 B (B)
 - COMMUNITY PLAN: HOLLYWOOD
GENERAL PLAN USE: MEDIUM RESIDENTIAL.
 - COUNCIL DISTRICT NO. 4
 - THIS PROPERTY IS LOCATED IN THE HILLSIDE AREA AND IN THE MOUNTAIN AND FIRE DISTRICT.
 - SITE IS NOT LOCATED IN GEOLOGICALLY HAZARDOUS AREA.
 - SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD3-1-H ZONE PURSUANT TO ORD. NO. 176,354.
 - HOUSE LOCATIONS SHOWN HEREON ARE PROPOSED BUT NOT EXACT, AND WILL COMPLY WITH INGRESS AND EGRESS REQUIREMENTS. ALL LOTS WILL HAVE ZERO FOOT (0') SIDE YARD SETBACK REQUIREMENTS.
 - PROPOSED HEIGHT: 36' MAX BUILDING HEIGHT
 - EACH UNIT TO HAVE INDIVIDUAL TRASH RECEPTACLES AND WILL BE STORED IN THEIR GARAGE.
 - PROPOSED SEWERAGE DISPOSAL TO EXISTING SANITARY SEWER IN CAHUENGA BOULEVARD WEST.
 - ALL EXISTING BUILDINGS ON SITE HAVE BEEN DEMOLISHED.
 - THERE ARE TWO OAK TREES ON SITE, BOTH TO REMAIN.
 - THOMAS GUIDE: PAGE 593 - D2 & E3
 - 16 GUEST PARKING SPACES PROVIDED.

UNIT SUMMARY:
 TYPE A & C - 17 EA (30'x20') 2 CAR GARAGE - 1,670 SQ FT
 TYPE B - 25 EA (20'x34') 2 CAR GARAGE - 1,820 SQ FT
 16 GUEST PARKING SPACES PROVIDED ON-SITE

GRADING:
 INNER COORDINATOR: CUT = 588 CU YD FILL = 4,535 CU YD TOTAL = 5,123 CU YD
 OUTER COORDINATOR: CUT = 475 CU YD FILL = 18,378 CU YD TOTAL = 18,853 CU YD
 TOTAL CUT = 1,063 CU YD TOTAL FILL = 22,913 CU YD
 IMPORT = 21,850 CU YD

MULHOLLAND SCENIC COORIDOR GRADING REQUIREMENTS:
 INNER COORDINATOR: (1 CU YD PER 4 SQ FT) 85,765 SQ FT = 21,441 CU YD ALLOWABLE
 OUTER COORDINATOR: (2 CU YD PER 4 SQ FT) 173,322 SQ FT = 86,661 CU YD ALLOWABLE

LOT NO.	SQUARE FOOTAGE WITHIN OUTER COORDINATOR	ALLOWABLE GRADING WITHIN OUTER COORDINATOR	PROPOSED GRADING	SQUARE FOOTAGE WITHIN INNER COORDINATOR		ALLOWABLE GRADING WITHIN INNER COORDINATOR	PROPOSED GRADING
				INNER COORDINATOR	OUTER COORDINATOR		
1	3,000 SQ FT	1,500 CU YD	706 CU YD				
2	3,000 SQ FT	1,500 CU YD	890 CU YD				
3	3,000 SQ FT	1,500 CU YD	1,208 CU YD				
4	3,000 SQ FT	1,500 CU YD	1,176 CU YD				
5	3,000 SQ FT	1,500 CU YD	978 CU YD				
6	3,000 SQ FT	1,500 CU YD	971 CU YD				
7	3,000 SQ FT	1,500 CU YD	1,012 CU YD				
8	3,000 SQ FT	1,500 CU YD	885 CU YD				
9	6,209 SQ FT	3,105 CU YD	818 CU YD				
10	8,731 SQ FT	4,366 CU YD	981 CU YD				
11	10,228 SQ FT	5,113 CU YD	750 CU YD				
12	12,808 SQ FT	6,404 CU YD	608 CU YD				
13	11,833 SQ FT	5,917 CU YD	498 CU YD				
14	7,426 SQ FT	3,713 CU YD	268 CU YD				
15	7,119 SQ FT	3,560 CU YD	220 CU YD				
16	6,789 SQ FT	3,395 CU YD	223 CU YD				
17	6,487 SQ FT	3,244 CU YD	382 CU YD				
18	6,451 SQ FT	3,226 CU YD	427 CU YD				
19	6,371 SQ FT	3,186 CU YD	458 CU YD				
20	6,504 SQ FT	3,252 CU YD	581 CU YD				
21	6,102 SQ FT	3,051 CU YD	648 CU YD				
22	6,322 SQ FT	3,161 CU YD	440 CU YD				
23	6,078 SQ FT	3,039 CU YD	308 CU YD				
24	5,890 SQ FT	2,935 CU YD	304 CU YD				
25	5,585 SQ FT	2,792 CU YD	333 CU YD				
26	5,457 SQ FT	2,728 CU YD	348 CU YD				
27	5,073 SQ FT	2,536 CU YD	170 CU YD	14 SQ FT	4 CU YD	3 CU YD	
28	3,343 SQ FT	1,671 CU YD	86 CU YD	568 SQ FT	142 CU YD	166 CU YD	
29				2,701 SQ FT	500 CU YD	170 CU YD	
30				5,197 SQ FT	1,349 CU YD	211 CU YD	
31				6,196 SQ FT	1,599 CU YD	205 CU YD	
32				6,983 SQ FT	2,248 CU YD	160 CU YD	
33				22,897 SQ FT	5,384 CU YD	361 CU YD	
34				21,138 SQ FT	5,242 CU YD	358 CU YD	
35				3,000 SQ FT	750 CU YD	478 CU YD	
36				3,000 SQ FT	750 CU YD	571 CU YD	
37				3,000 SQ FT	750 CU YD	594 CU YD	
38				3,000 SQ FT	750 CU YD	578 CU YD	
39	330 SQ FT	165 CU YD	113 CU YD	3,000 SQ FT	750 CU YD	594 CU YD	
40	1,378 SQ FT	689 CU YD	230 CU YD	2,870 SQ FT	667 CU YD	378 CU YD	
41	2,811 SQ FT	1,406 CU YD	413 CU YD	1,622 SQ FT	405 CU YD	220 CU YD	
42	4,051 SQ FT	2,026 CU YD	1,342 CU YD	89 SQ FT	22 CU YD		



LEGAL DESCRIPTION:

PARCEL 1: PORTIONS OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON AUGUST 29, 1891, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SAN BERNARDINO MERIDIAN, DISTANT WESTERLY 190.00 FEET MEASURED ALONG SAID MERIDIAN, FROM ITS INTERSECTION WITH THE SOUTHWESTERLY CURVED LINE OF CAHUENGA BOULEVARD (80 FEET WIDE) AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 3174 PAGE 136, OFFICIAL RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG SAID MERIDIAN TO SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY CURVED LINE OF CAHUENGA BOULEVARD, MORE OR LESS, TO A POINT DISTANT NORTHWESTERLY 86.00 FEET MEASURED ALONG SAID SOUTHWESTERLY CURVED LINE, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN CURVE IN SAID BOULEVARD, CONCAVE TO THE WEST, HAVING A CENTRAL ANGLE OF 31°44'25" AND A RADIUS OF 948.57 FEET; A RADIAL LINE THROUGH SAID LAST MENTIONED POINT BEARS SOUTH 65°38'44" WEST; THENCE NORTH 75°00' FEET; THENCE NORTH 85°20' WEST 235.00 FEET; THENCE NORTH 69°45' WEST 344.00 FEET; THENCE NORTH 42°15' WEST 300.00 FEET; THENCE NORTH 75°10' EAST 235.00 FEET; THENCE SOUTHEASTERLY IN A DIRECT LINE 226 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 14 WEST SAID SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON AUGUST 29, 1891, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A LINE THAT IS CONCENTRIC WITH AND DISTANT 50 FEET SOUTHWESTERLY 80 FEET WIDE, AS DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED ON MAY 9, 1924, AS INSTRUMENT NO. 1319 IN BOOK 3174, PAGE 136, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, RECITED IN SAID DEED AS BEING CONCAVE TO THE SOUTHWESTERLY LINE OF SAID SECTION 34; THAT IS DISTANT NORTHERLY THEREON 20.00 FEET FROM THE SOUTHWESTERLY LINE OF SAID SECTION; THENCE EASTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID SECTION 34; THENCE SOUTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO SAID CAHUENGA BOULEVARD, 80 FEET WIDE; THENCE NORTHERLY ALONG TO THE POINT OF BEGINNING.



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 FAX 353-7723

REV.	DATE	DESCRIPTION	APPROVED
1	11/09/04	CHANGE TO PROPOSED DEVELOPMENT	
2	10/11/05	CHANGE TO PROPOSED DEVELOPMENT	
3	09/31/10	CHANGE TO PROPOSED DEVELOPMENT	
4	10/09/10	ADDED GUEST PARKING NOTE AND ADDED "COMMON ACCESS" TO DRIVEWAYS	
5	05/06/11	REVERSED UNITS ALONG CAHUENGA TO ELIMINATE DOUBLE WALL, ADDED MAINTENANCE GATE AND CMP STANDPIPE, REVERSED LOT AREAS, ADDED WALL ALONG WLY POR OF ENTRY	
6	06/28/11	ADDED "NOT A PART" TO NORTH EASTERLY PORTION	

BENCH MARK:
 CITY OF LOS ANGELES SURVEY DIVISION
 BM NUMBER: 12-21042
 SPK E CURB CAHUENGA BLVD, WEST ON NORTH BUILDING LINE PROD 0811 230 FT N/O DRY TO 2770 ST. MAIN YARD
 ELEV = 660.753 1985 ADJ

MODIFIED

VESTING TENTATIVE TRACT MAP FOR SUBDIVISION PURPOSES:
VESTING TENTATIVE TRACT MAP
TRACT NO. 61146
 PERIMETER L.A. MASTER, LLC
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: MAY 9, 2011
 SCALE: 1"=40'
 JOB NO: 16310T
 DESIGNED BY: BR
 DRAFTED BY: BR
 CHECKED BY: JEV

SHEET 1 OF 1 SHEETS

Agenda Item VI(b)
 MRCA
 12/5/12

DIR-2008-2620-DRB-SSP-MSP, 2775 N Cahuenga Boulevard
 Santa Monica Mountains Conservancy staff
 12-1-2011

Approximate boundaries of proposed conservation easement.

E-6 PLOT / SITE PLAN
 DIR 2008-2620-DRB-SSP
 DATE: 1/11/2011
 STAFF: MRCA
 EXHIBIT OF

E-6