

6220 WEST YUCCA STREET, LOS ANGELES, CA 90028

1Q1R3-1XL
MEDIUM
RESIDENTIAL

VISTA DEL MAR
AVE.
AC 05-2380483

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GRAPHIC SCALE
SCALE: 1"=20'

PURPOSE

SUBDIVIDE EXISTING LOTS 1, 3 AND PORTIONS OF 2 AND 4 INTO
ONE GROUND LOT FOR CONDOMINIUM PURPOSES

RESIDENTIAL

269 NEW DWELLING UNITS

GENERAL COMMON AREAS

PODIUM COURTYARD = 14,720 SF

GROUND FLOOR OPEN SPACE = 2,820 SF

AMENITY = 5,850 SF

ROOF GARDEN = 6,260 SF

COMMERCIAL

RESTAURANT AND COMMERCIAL SPACE ON 1ST AND 2ND LEVEL

*SEE ARCHITECTURAL PLANS FOR DETAILS

PARKING:

Level	# Parking	# Bike Parking
5th	71 Spaces	-
4th	89 Spaces	-
3rd	89 Spaces	-
2nd	43 Spaces	128 Spaces
1st	67 Spaces	36 Spaces
P1	55 Spaces	-
Total	414 Spaces	164 Spaces

NOTE:

PROJECT REQUESTING AN EXEMPTION FROM ADVISORY AGENCY
POLICY AA2000-1 (RE: PARKING)

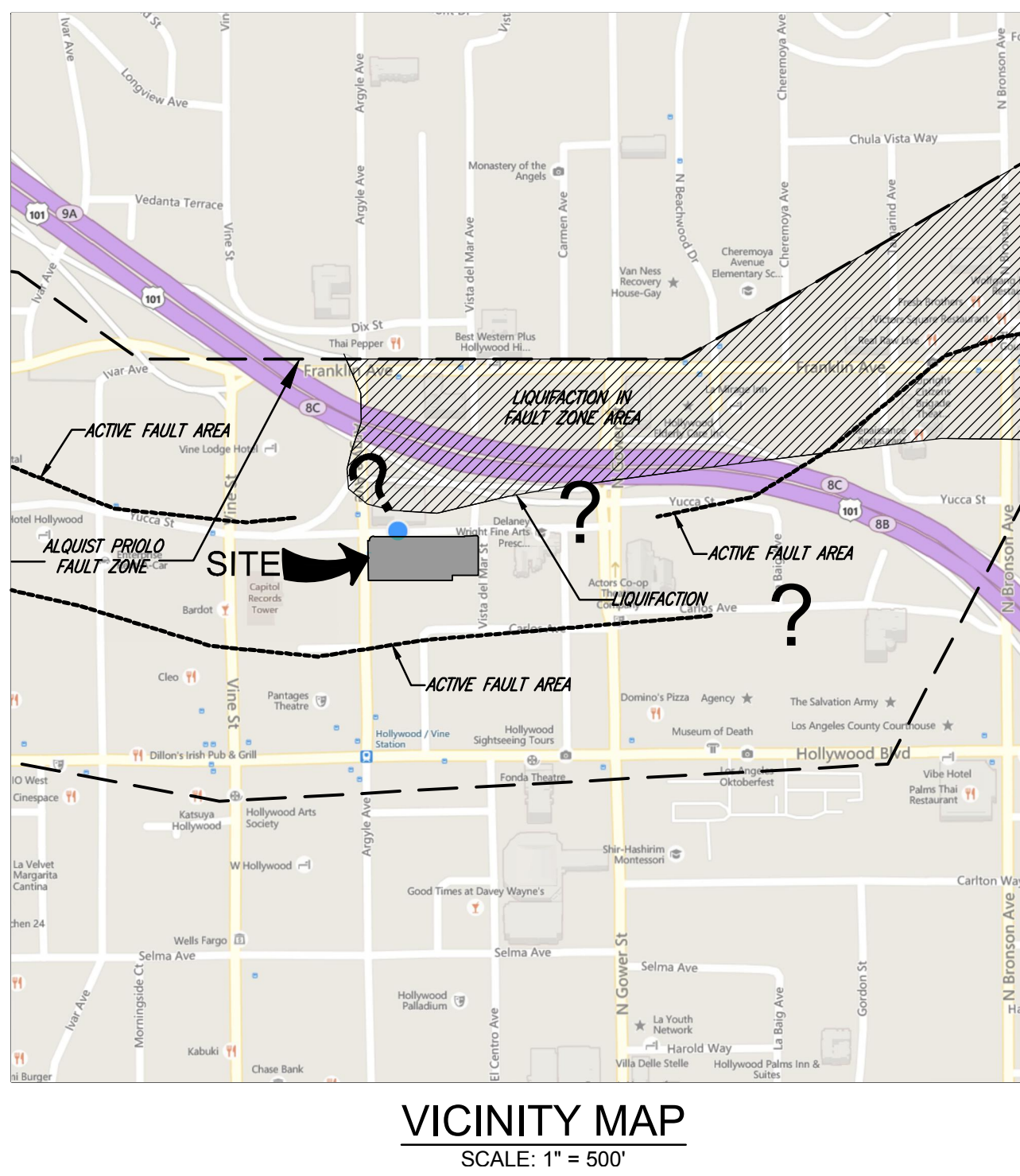
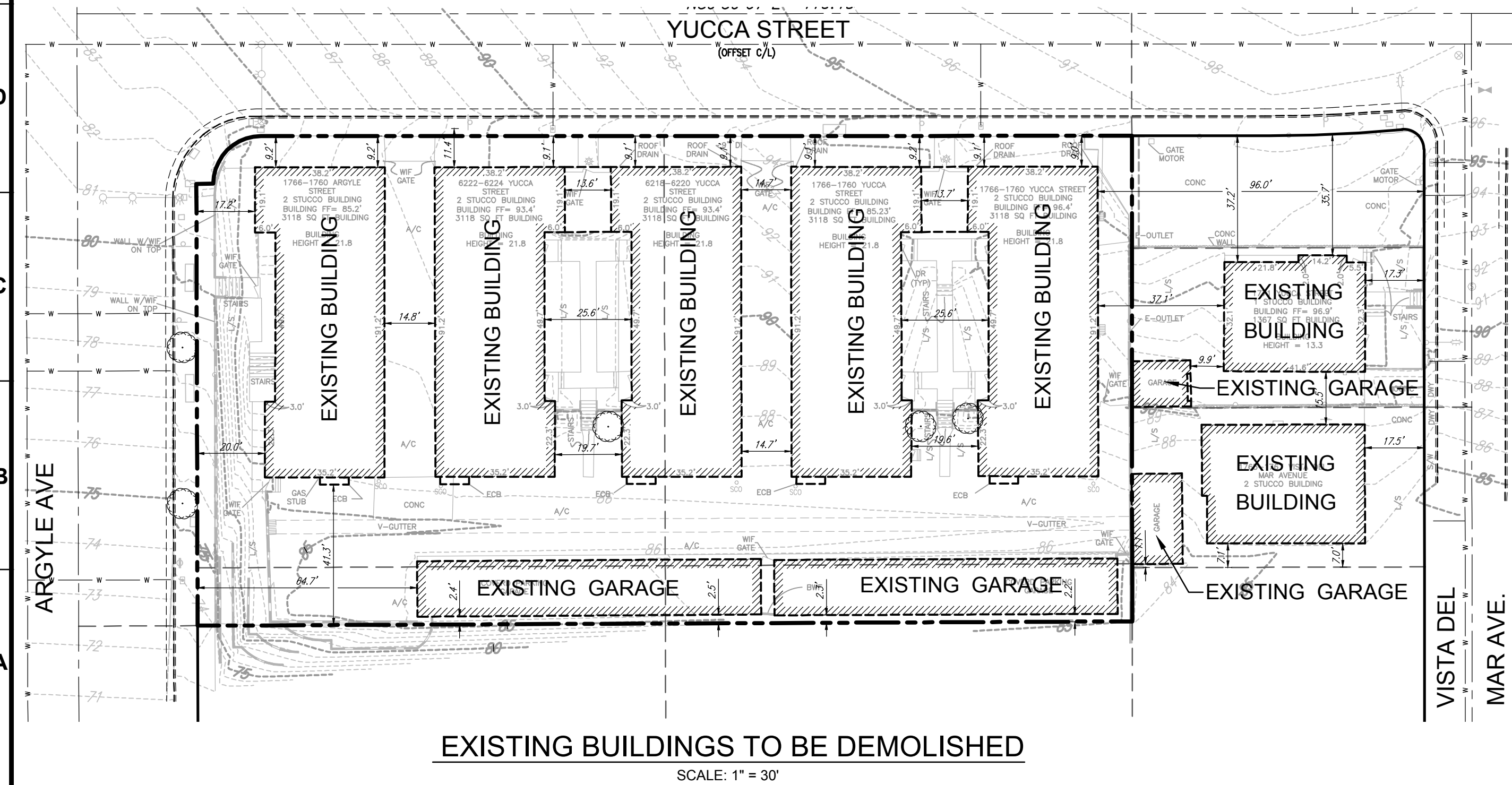
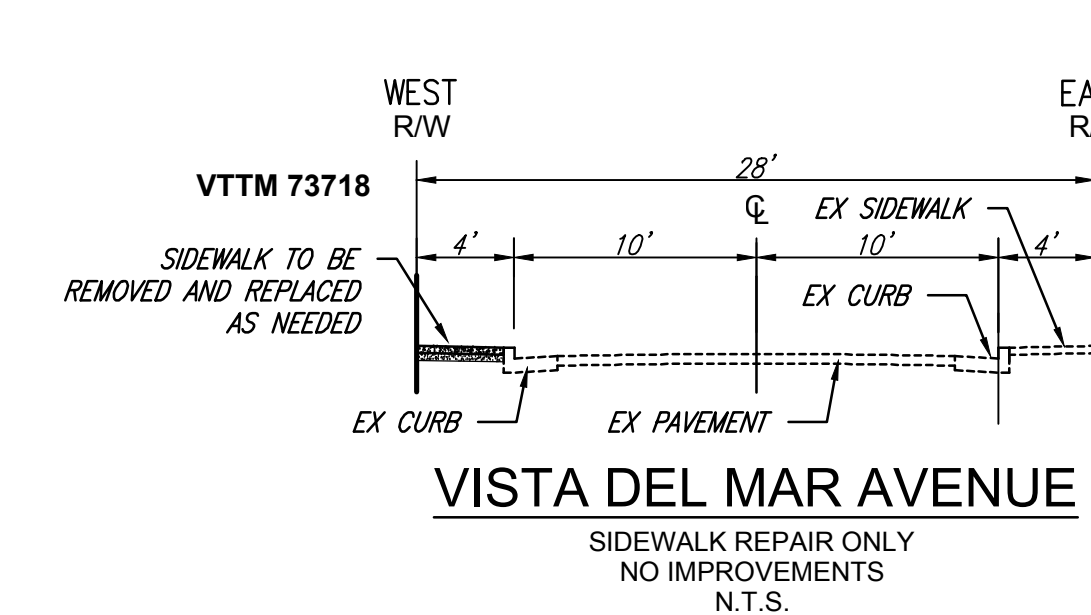
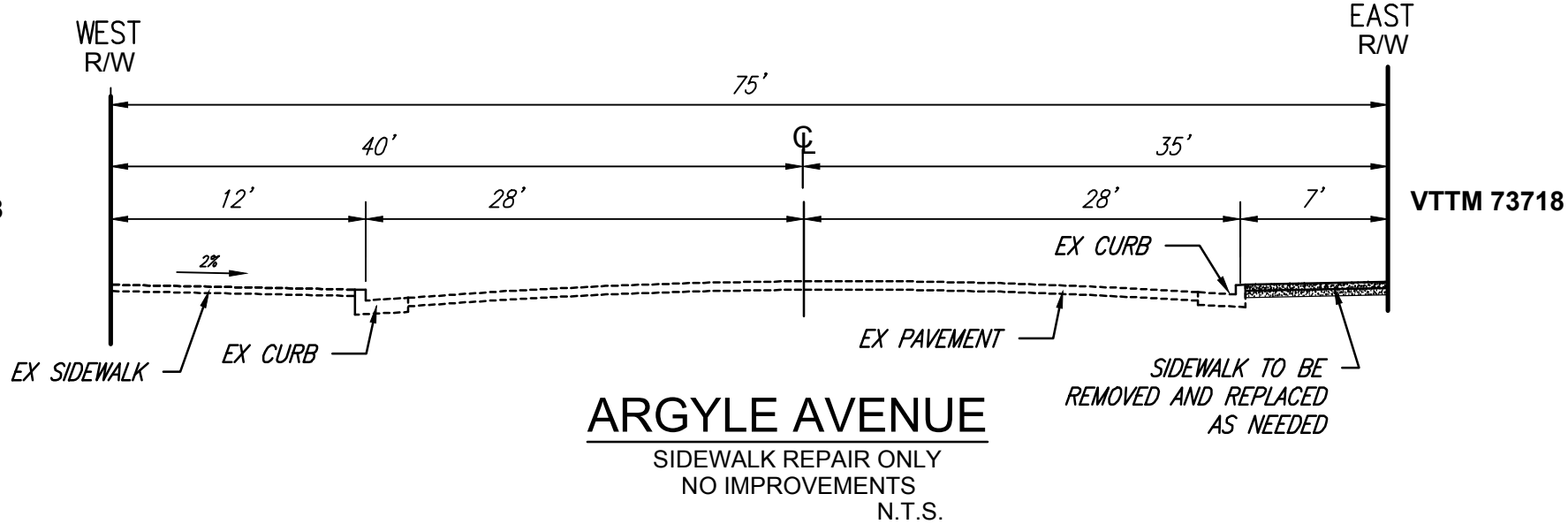
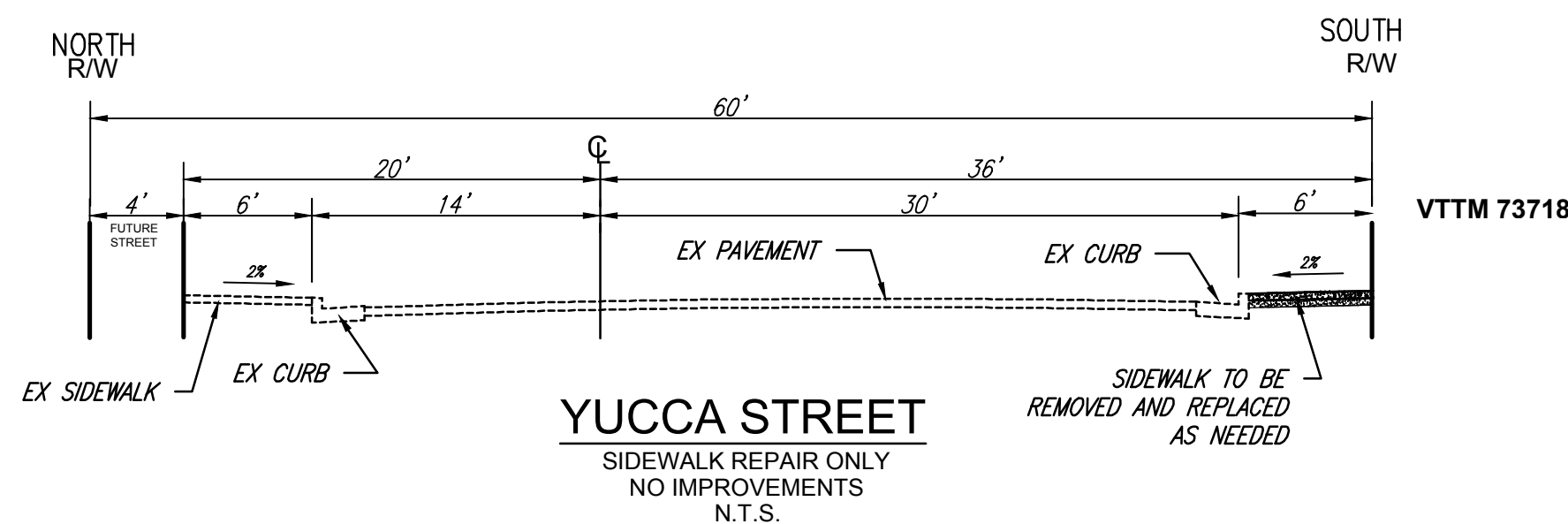
LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

LOTS 1, 3 AND THE NORTH 17 FEET OF LOTS 2 AND 4 OF TRACT NO. 10149, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 163 PAGES 17 THROUGH 19 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

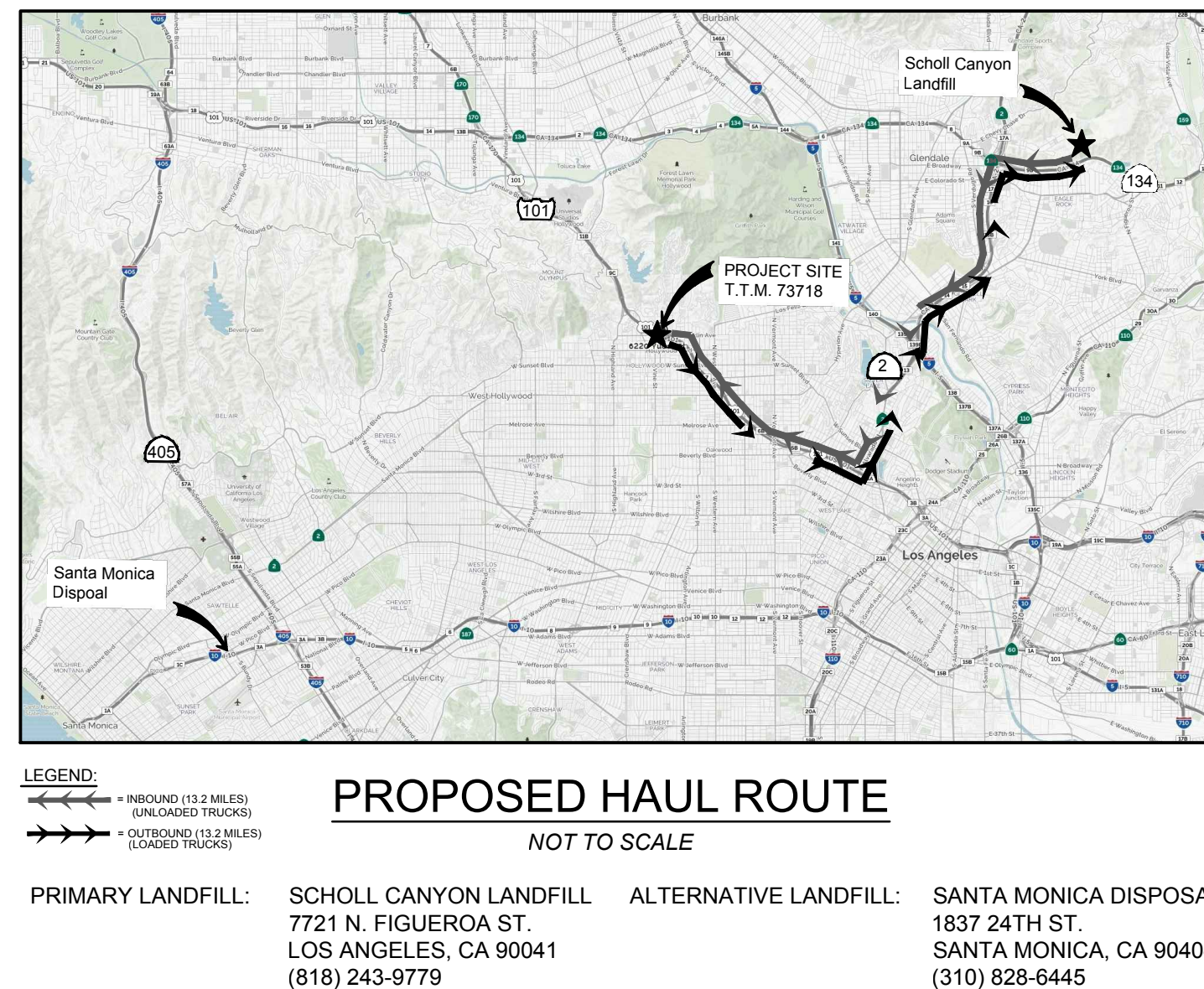
EXCEPT THAT PORTION OF LOTS 1 AND 3 AS DEEDED TO THE STATE OF CALIFORNIA FOR ROAD PURPOSES BY DEED RECORDED JUNE 13, 1951 AS INSTRUMENT NO. 3378, IN BOOK 36524 PAGE 312 OF OFFICIAL RECORDS.

THE ABOVE DESCRIBED PARCELS ARE THE SAME LAND DESCRIBED IN NORTH AMERICAN TITLE COMPANY
AMENDED PRELIMINARY TITLE REPORT NUMBER 1264869, DATED OCTOBER 21, 2013.



GENERAL NOTES:

1. PROJECT ADDRESS: 6220 WEST YUCCA STREET, LOS ANGELES, CA 90028
2. APN: 5546-0311
3. AREA: GROSS: 55,706.29 SQ. FT. (1.28 AC)
(GROSS IS DEFINED TO CENTERLINE OF ABUTTING STREET)
NET: 39,374.95 SQ. FT. (0.90 AC)
4. EXISTING GENERAL PLAN LAND USE: REGIONAL CENTER COMMERCIAL & MEDIUM RESIDENTIAL
5. PROPOSED GENERAL PLAN LAND USE: REGIONAL CENTER COMMERCIAL & MEDIUM RESIDENTIAL
6. EXISTING ZONING: R4-2D, C4-2D-SN, (Q) R3-TXL
7. PROPOSED ZONING: C2-C2, C2-2-SN, R3-C2
8. THE PROPERTY IS LOCATED WITHIN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA.
9. DEVELOPMENT TYPE: COMMERCIAL/RESIDENTIAL
10. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM ALTA/ACS/MD LAND TITLE SURVEY PREPARED BY PARTIN ENGINEERING AND SCIENCE, INC., DATED DECEMBER 17, 2013.
11. SUBDIVISION RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
12. THE PROPOSED PROJECT AREA IS NOT WITHIN HILLSIDE OR FLOOD HAZARD AREAS.
13. THE PROJECT SITE IS NOT LOCATED WITHIN THE VICINITY OF MULLHOLLAND SCENIC PARKWAY.
14. THE PROPOSED PROJECT IS WITHIN THE ALQUIST PIOLLO FAULT ZONE. (SEE SOILS REPORT).
15. THERE ARE 3 PRIVATE PROPERTY TREES, 2 CITY RIGHTS-OF-WAY TREES, AND 7 TREES THAT OVERHANG THE SUBJECT PROPERTY LOCATED ON THE PROPERTY TO THE SOUTH. NONE OF THE PRIVATE PROPERTY SPECIES ARE CONSIDERED PROTECTED BY THE ORDINANCE. THERE ARE NO TREES AFFECTED BY PROPOSED CONSTRUCTION ON CONTIGUOUS PROPERTIES OTHER THAN THE ONES TO THE SOUTH* (SEE TREE REPORT)
16. EARTHWORK QUANTITIES:
- | | |
|----------|-------------|
| CUT: | 30.863 CYDS |
| FILL: | 1.728 CYDS |
| EXPORT = | 29.833 CYDS |
17. THE PROPOSED PROJECT WILL REQUIRE A HAUL ROUTE PLAN.
18. ALL NEW STRUCTURES ARE TO BE SPRINKLERED
19. SEWAGE DISPOSAL: PROJECT TO BE CONNECTED TO PUBLIC SEWER MAIN
20. DRAINAGE SHALL COMPLY WITH CITY STANDARDS AND LID REQUIREMENTS



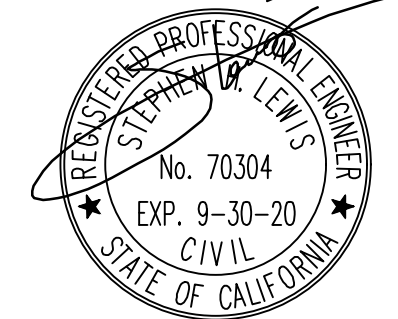
PROPOSED HAUL ROUTE
NOT TO SCALE

PRIMARY LANDFILL:	SCHOLL CANYON LANDFILL	ALTERNATIVE LANDFILL:	SANTA MONICA DISPOS
	7721 N. FIGUEROA ST.		1837 24TH ST.
	LOS ANGELES, CA 90041		SANTA MONICA, CA 9040
	(818) 243-9779		(310) 828-6445

Southland
Civil Engineering
& Survey, LLP

87 N. Raymond Ave., Ste. 500, Pasadena, CA 91103
TEL: (626) 486-2555, FAX: (626) 486-2556
www.SouthlandCivil.com



SOUTHLAND CIVIL ENGINEERING AND SURVEYING, LLP
ENGINEER: STEPHEN LEWIS, P.E.
DESIGNED BY: BKL
DRAWN BY: BKL
CHECKED BY: LARRY MAR, P.E.
DRAWING SCALE:

**VESTING TENTATIVE TRACT MAP NO. 73718
FOR CONDOMINIUM PURPOSES**
6220 WEST YUCCA STREET, LOS ANGELES, CA 90028

WL YUCCA ARGYLE OWNER A, LLC
111620 WILSHIRE BLVD, SUITE 1150, LOS ANGELES, CA 90025
TEL: (310) 312-8020

SHEET TITLE:	OWNER:
JOB NUMBER: 780-15020	
DRAWING NO. TM-1	
SHEET 1 OF 2 SHEETS	

