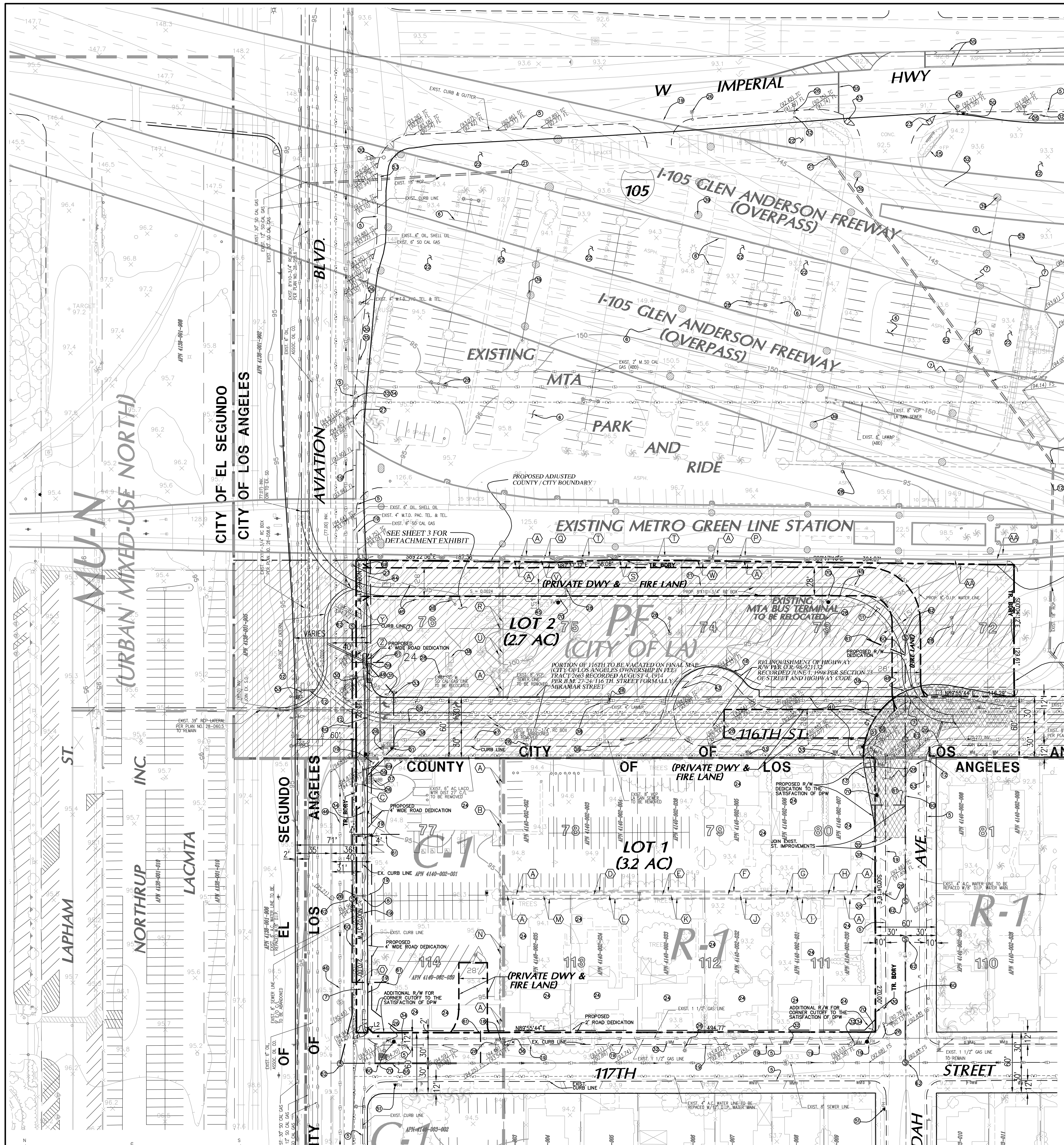
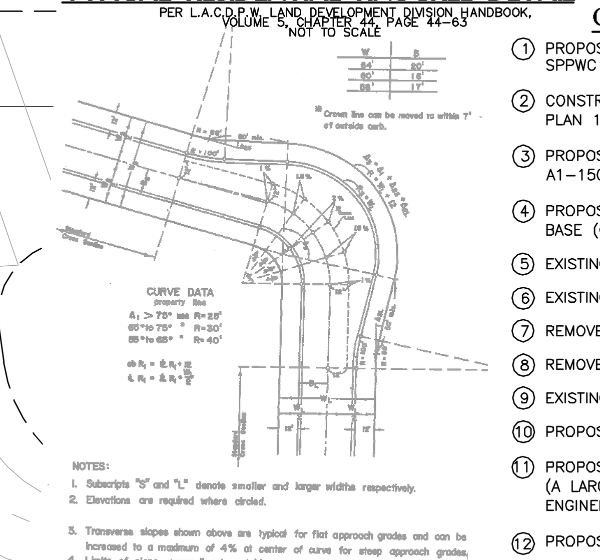


TYPICAL RESIDENTIAL KNUCKLE DETAIL

PER L.A.C.D.P.W. LAND DEVELOPMENT DIVISION HANDBOOK, VOLUME 5, CHAPTER 44, PAGE 44-63
NOT TO SCALE



CONSTRUCTION NOTES

1. PROPOSED 4' WIDE LONGITUDINAL GUTTER PER SPPWC STD. PLAN 122-1.
2. CONSTRUCT 6" CURB & GUTTER PER SPPWC STD. PLAN 120-1, A2-150(6) W=18".
3. PROPOSED 6" CURB PER SPPWC STD. PLAN 120-1, A1-150(6).
4. PROPOSED 4" A.C. PAVEMENT OVER 6" AGGREGATE BASE (OR PER SOILS ENGINEER'S RECOMMENDATION).
5. EXISTING CURB AND GUTTER TO REMAIN.
6. EXISTING PARK AND RIDE SPACES
7. REMOVE EXISTING CURB.
8. REMOVE EXISTING 6' WROUGHT IRON FENCE.
9. EXISTING CALTRANS GATE TO REMAIN.
10. PROPOSED CALTRANS SECURITY GATE
11. PROPOSED 8'x10'-3/4" RC STORM DRAIN BOX (A LARGER SECTION MAY BE REQUIRED IN THE ENGINEERING PHASE)
12. PROPOSED 24" STORM DRAIN LINE
13. PROPOSED ST. IMPROVEMTENTS TO THE DEPT. OF PUBLIC WORKS SATISFACTION.
14. PROPOSED 8' WROUGHT IRON FENCE
15. EXISTING WROUGHT IRON FENCE TO BE RELOCATED
16. EXISTING BLOCK WALL TO BE REMOVED
17. EXISTING 8'x10' RC. BOX TO BE ABANDONED
18. EXISTING UTILITIES TO BE RELOCATED
19. EXISTING DRIVEWAY TO BE REMOVED & CONSTRUCT STANDARD CURB, GUTTER AND SIDEWALK PER SPPWC STD. A2-150
20. EXISTING CALTRANS GATE TO BE REMOVED AND RELOCATED
21. EXISTING AREA DRAIN TO REMAIN
22. EXISTING PAVEMENT TO REMAIN
23. PROPOSED HANDICAP RAMP PER CALTRANS STD. PLAN A88A, CASE A
24. EXISTING STRUCTURES TO BE REMOVED
25. PROPOSED PEDESTRIAN SIDEWALK
26. EXISTING STREET LIGHT TO REMAIN
27. EXISTING STREET LIGHT TO BE REMOVED
28. EXISTING PARKING LOT LIGHT TO BE RELOCATED
29. PROPOSED 24"x24" BROOKS BASIN PER STD.# 2424
30. EXISTING TRAFFIC SIGNALS TO REMAIN AND MODIFIED TO THE SATISFACTION OF COUNTY OF LOS ANGELES
31. EXISTING SIGNS TO BE REMOVED
32. EXISTING UTILITIES TO REMAIN
33. EXISTING UTILITIES TO BE REMOVED
34. EXISTING UTILITY POST TO REMAIN
35. EXISTING UTILITY POST TO BE RELOCATED
36. EXISTING POWER POLE TO BE RELOCATED
37. EXISTING BILLBOARD AND POST TO BE REMOVED
38. EXISTING CATCH BASIN TO BE REMOVED AND OR RELOCATED
39. EXISTING OVERPASS COLUMNS TO BE REMAIN
40. SAWCUT AND JOIN TO EXISTING PAVEMENTS
41. EXCESS RIGHT OF WAY FOR 116TH REQUESTED TO BE VACATED ON FINAL MAP
42. EXISTING ELECTRICAL FACILITIES TO REMAIN
43. EXISTING TURN AROUND TO BE REMOVED
44. PROPOSED DRIVEWAY PER CALTRANS STD. PLAN A87A
45. PROPOSED 15' STORM DRAIN EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
46. EXISTING 8" VCP SEWER TO BE ABANDONED
47. EXISTING 8" VCP SEWER TO BE REMOVED
48. PROPOSED EMERGENCY ACCESS GATE TO THE SATISFACTION OF L.A.CO. FIRE DEPARTMENT
49. EXISTING UTILITY BOX TO BE RELOCATED
50. EXISTING FIRE HYDRANT TO REMAIN
51. REMOVE AND RELOCATE EXISTING FIRE HYDRANT
52. EXISTING CALTRANS FENCE TO REMAIN
53. EXISTING CATCH BASIN TO REMAIN
54. PROPOSED CROSS GUTTER PER APWA STD. 122-1
55. PROPOSED STRIPING PER CALTRANS STD. A20A, A20B
56. EXISTING FUEL TANKS AND OIL HOUSE TO REMAIN
57. EXISTING CALTRANS WASH RACK BUILDING TO BE RELOCATED
58. MTA EMERGENCY AND FIRE ACCESS GATE
59. PROPOSED CURB OPENING CATCH BASIN PER SPPWC STD. PLAN 300-2. V=3.5'
60. PROPOSED 8" SEWER PIPE TO THE SATISFACTION OF DPW
61. PROPOSED SEWER LATERAL TO BUILDING
62. PROPOSED SEWER MANHOLE
63. EXISTING DRIVEWAY TO REMAIN
64. EXISTING CONCRETE SWALE TO REMAIN
65. EXISTING CONCRETE SWALE TO BE REMOVED
66. EXISTING 18" RCP TO REMAIN
67. PROPOSED INFILTRATION BASIN PER APPROVED DRAINAGE CONCEPT/HYDROLOGY STUDY/SUSMP/LID PLAN DATED 02/23/10
68. EXISTING CALTRANS FENCE TO BE REMOVED
69. EXISTING TRAFFIC SIGNAL TO BE RELOCATED
70. INSTALL FIRE HYDRANT TO THE SATISFACTION OF L.A.C.F.D.
71. EXISTING PAVEMENT TO BE REMOVED
72. FIRE DEPARTMENT FIRE TRUCK CONCRETE FIRE LANE
73. PROPOSED ROLLED CONCRETE CURB (TO BE PAINTED RED) AND FIRE DEPT. TURNOUT TO THE SATISFACTION OF DPW AND L.A. COUNTY FIRE DEPT.

VICINITY MAP
VESTING TENTATIVE TRACT NO. 70853

THOMAS GUIDE MAP PAGE 703 - GRID A7

LEGAL DESCRIPTION

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

FOR LOT 1:

PARCEL 1:
LOT 77 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4140-002-001

PARCEL 2:
THE WESTERLY 49.50 FEET OF LOT 78 OF TRACT NO. 2663, IN 'THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4140-002-002

PARCEL 3:
LOT 78 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WESTERLY 49.50 FEET THEREOF ALSO EXCEPT THE EASTERLY 33 FEET THEREOF.
APN: 4140-002-003

PARCEL 4:
THE EAST FEET OF LOT 78 OF THE WEST 16.5 FEET OF LOT 79, TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4140-002-004

PARCEL 5:
LOT 79 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 66 FEET THEREOF.
APN: 4140-002-005

PARCEL 6:
THE WEST 51 FEET OF LOT 80 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4140-002-006

PARCEL 7:
LOT 80 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 51 FEET THEREOF.
APN: 4140-002-007

PARCEL 9:
THE WEST 51 FEET OF LOT 111 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4140-002-031

PARCEL 10:
THE EAST ONE-HALF OF LOT 112 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4140-002-032

PARCEL 11:
LOT 112 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE EAST 66 FEET THEREOF.
APN: 4140-002-033

PARCEL 12:
THE EAST ONE-HALF OF LOT 113 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4140-002-034

PARCEL 13:
LOT 113 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE EAST ONE-HALF THEREOF.
APN: 4140-002-035

PARCEL 14:
LOT 114 OF TRACT 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THAT PORTION OF SAID LOT 114 INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED MAY 28, 1963 AS INSTRUMENT NO. 4403 IN BOOK D-2045, PAGE 182, OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT WITH THE EASTERLY LINE OF THE WESTERLY 11 FEET OF SAID LOT; THENCE NORTHERLY ALONG SAID EASTERLY LINE 5.00 FEET; THENCE SOUTHEASTERLY IN A DIRECT LINE 7.07 FEET TO A POINT IN SAID SOUTHERLY LINE DISTANT EASTERLY THEREON 5.00 FEET FROM THE POINT OF BEGINNING, THENCE WESTERLY ALONG SAID SOUTHERLY LINE 5.00 FEET TO SAID POINT OF BEGINNING.
APN: 4140-002-039

PARCEL 17:
THE EAST 49.50 FEET OF THE WEST 66 FEET OF LOT 79 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4140-002-038

PARCEL 18:
LOT 111 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 51.00 FEET THEREOF.
APN: 4140-002-030

FOR LOT 2:

PARCEL 1B:
THE WEST 66 FEET OF LOT 75, TRACT NO. 2663, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 9:
LOT 72 OF TRACT NO. 2663 AS SHOWN ON MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM THE WEST 51.00 FEET OF SAID LOT 72. ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS.

PARCEL 10:
THE WEST 51 FEET OF LOT 72 OF TRACT NO. 2663, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 11:
THE EASTERLY 52 FEET OF LOT 73 OF TRACT NO. 2663, IN THE CITY OF LOS ANGELES, AS SHOWN ON MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS.

PARCEL 12:
LOT 73 OF TRACT NO. 2663, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THE EASTERLY 52 FEET THEREOF. ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS HEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS.

PARCEL 13:
THE EAST 44 FEET OF LOT 74, TRACT NO. 2663, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING ANY INTEREST AS DESCRIBED IN THE DOCUMENT ENTITLED, "RELINQUISHMENT OF HIGHWAY RIGHT OF WAY IN THE CITY OF LOS ANGELES, ROAD 7-LA-105-1.6/1.9 REQUEST NO. 1115B" RECORDED JUNE 1, 1998 AS INSTRUMENT NO. 98-921132 OF OFFICIAL RECORDS.

PARCEL 14:
LOT 74 OF TRACT NO. 2663, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE EAST 44 FEET AND THE WEST 44 FEET THEREOF. ALSO EXCEPTING ANY INTEREST AS DESCRIBED IN THE DOCUMENT ENTITLED, "RELINQUISHMENT OF HIGHWAY RIGHT WAY IN THE CITY OF LOS ANGELES, ROAD 7-LA-105-1.6/1.9 REQUEST NO. 1115B" RECORDED JUNE 1, 1998 AS INSTRUMENT NO. 98-921132 OF OFFICIAL RECORDS.

PARCEL 15:
THE WEST 44 FEET OF LOT 74, TRACT NO. 2663, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING ANY INTEREST AS DESCRIBED IN THE DOCUMENT ENTITLED, "RELINQUISHMENT OF HIGHWAY RIGHT OF WAY IN THE CITY OF LOS ANGELES, ROAD 7-LA-105-1.6/1.9 REQUEST NO. 1115B" RECORDED JUNE 1, 1998 AS INSTRUMENT NO. 98-921132 OF OFFICIAL RECORDS.

PARCEL 16:
LOT 75 OF TRACT NO. 2663, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 66.00 FEET THEREFROM. ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS HEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS.

PARCEL 17:
THE NORTH 67.5 FEET OF LOT 76, TRACT NO. 2663, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 18:
LOT 76 OF TRACT NO. 2663, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE NORTH 67.5 FEET HEREOF.

GENERAL NOTES

1. AREA .... 5.90 AC. GROSS
2. EXISTING ZONING .... C1, R1, PF
3. PROPOSED ZONING .... MXD – DP
4. EXISTING SITE USE .... COMMERCIAL/S.F. RESIDENTIAL/MOTEL
5. DEVELOPMENT TYPE .... MIX USE RESIDENTIAL/RETAIL/TRANSIT
6. TOTAL NUMBER OF LOTS 2
7. TOTAL NUMBER OF RESIDENTIAL UNITS 390
8. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVALS 1 AND 10 FEET.
9. BOUNDARY LINES ESTABLISHED FROM RECORD MAPS.
10. EXISTING COUNTY-WIDE GENERAL PLAN 1
11. EXISTING CITY OF LOS ANGELES GENERAL PLAN .... PUBLIC FACILITY
12. EXISTING COUNTY OF LOS ANGELES ZONING C1, R1
13. EXISTING CITY OF LOS ANGELES ZONING .... PF (PUBLIC FACILITY)
14. DENSITY/ GROSS .... 57.2 DU/AC GROSS
15. TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
16. TOTAL CUT: 65,000 C.Y.; TOTAL EXPORT: 65,000 C.Y.
17. SEE A.P.N. TABLE BELOW
18. RETAIL SPACE .... 29,500 S.F.
19. ALL SLOPES OVER 5 FEET IN HEIGHT TO BE LANDSCAPED AND IRRIGATED PER COUNTY ORDINANCE.
20. THERE ARE NO OAK TREES WITHIN PROJECT BOUNDARY.
21. UNIT PHASING IS REQUESTED TO THE SATISFACTION OF DEPARTMENT OF REGIONAL PLANNING (DRP).
22. PERMISSION IS REQUESTED TO ABANDON A PORTION OF THE COUNTY EASEMENTS FOR ROADS AND STORM DRAIN PURPOSES INCLUDING OF VACATION OF PORTION OF 116 TH BY THE FINAL MAP PERSUANT TO SEC. 66499.20 1/2 OF THE STATE GOVERNING CODE (IF ANY)
23. THE RIGHT IS RESERVED TO ADJUST LOT LINES, ADD OPEN SPACE LOTS AND MERGE LOTS ON THE FINAL MAP TO THE SATISFACTION OF DEPARTMENT OF REGIONAL PLANNING.
24. PROVIDE PROPERTY LINE RETURN RADII OF 13 FEET AT ALL LOCAL STREET INTERSECTIONS, AND 27 FEET AT THE INTERSECTION OF LOCAL STREETS WITH PLANNED HIGHWAYS (THOSE ON THE COUNTY HIGHWAY PLAN) AND WHERE ALL PLANNED INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT PLUS ADDITIONAL RIGHT OF WAY FOR CORNER CUT OFF TO MEET CURRENT GUIDELINES OF THE AMERICAN WITH DISABILITIES ACT (ADA) TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
25. RECONSTRUCT / CONSTRUCT PARKWAY IMPROVEMENTS, (SIDEWALKS, DRIVEWAYS, CURB RAMPS, LANDING, ETC.) THAT SERVE OR FORM OF A PEDESTRIAN ACCESS ROUTE TO MEET CURRENT ADA REQUIREMENTS TO THE SATISFACTION OF PUBLIC WORKS.
26. DEDICATE EASEMENTS FOR TRAFFIC SIGNAL LOOP DETECTION EQUIPMENT WITHIN THE DRIVEWAY ALONG AVIATION BLVD. TO THE SATISFACTION OF THE COUNTY OF LOS ANGELES DEPT. OF PUBLIC WORKS.
27. CLOSE ANY UNUSED DRIVEWAY W/STD. CURB, GUTTER & SIDEWALK ALONG THE PROPERTY FRONTAGE ON AVIATION BLVD., 117 TH STREET & JUDAH AVENUE TO THE SATISFACTION OF THE COUNTY OF LOS ANGELES DEPT. OF PUBLIC WORKS.
28. APPROVED SEWER AREA STUDY P.C. 12117 DATED 12/17/09 TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
29. APPROVED CONCEPTUAL SIGNED AND STRIPING PLAN DATED 6/22/10 TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
29. APPROVED DRAINAGE CONCEPT/HYDROLOGY STUDY/SUSMP/LID PLAN DATED 02/23/10 TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.

UTILITY PURVEYORS

WATER SERVICES	– GOLDEN STATE WATER COMPANY (GSWC)
SEWER SERVICES	– LOS ANGELES COUNTY SANITATION DISTRICT 5
ELECTRIC	– SOUTHERN CALIFORNIA EDISON COMPANY
GAS	– SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	– AT&T TELEPHONE COMPANY
SCHOOL DISTRICT	– WISEBURN SCHOOL DISTRICT, CENTINELA VALLEY UNION HIGH SCHOOL DISTRICT

LEGEND

BB	EXISTING BILLBOARD
EV	EXISTING ELECTRIC VAULT
FH	EXISTING FIRE HYDRANT
MH	EXISTING MANHOLE
WM	EXISTING WATER METER
—(G)—	EXISTING GAS LINE
—(S)—	EXISTING SEWER LINE
– – –(W)—	EXISTING WATER LINE
	EXISTING POWER LINE
	EXISTING TELEPHONE LINE
	EXISTING BLOCK WALL
	CITY/COUNTY BOUNDARY LINE
	TRACT BOUNDARY LINE
	RIGHT OF WAY LINE
	EXISTING POWER POLE
	EXISTING STREET LIGHTS
(S)	EXISTING SEWER MANHOLE
FH	EXISTING FIRE HYDRANT
FH	PROPOSED FIRE HYDRANT
	EXISTING TRAFFIC SIGNAL LIGHT
	EXISTING SIGNAL LIGHT
	EXISTING POST
	EXISTING OVERPASS COLUMNS
95	EXISTING CONTOURS
(92.0)	EXISTING ELEVATION
	PROPOSED DETACHMENT AREA FROM CITY OF LOS ANGELES
	PROPOSED STREET IMPROVEMENTS & ADDITIONAL R/W TO CONSTRUCT STANDARD KNUCKLE

EASEMENTS LEGEND

- (A) EASEMENT FOR POLES AND INCIDENTAL PURPOSES RECORDED IN BOOK 17129, PAGE 99, OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (B) EASEMENT FOR CONDUITS, POLE LINES, PIPE LINES AND INCIDENTAL PURPOSES RECORDED IN BOOK 19612, PAGE 8 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (C) EASEMENT FOR PUBLIC ROAD, HIGHWAY AND INCIDENTAL PURPOSES RECORDED APRIL 26, 1957 IN BOOK 54338, PAGE 82 OF OFFICIAL RECORDS. (TO REMAIN)
- (D) EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 19566, PAGE 280 OF DEEDS. (TO BE QUITCLAIMED OR ABANDONED)
- (E) EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 23, 1937 IN BOOK 15248, PAGE 370 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (F) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 17253, PAGE 100 OF DEEDS. (TO BE QUITCLAIMED OR ABANDONED)
- (G) EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 14947, PAGE 135 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (H) EASEMENT FOR POLES, CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 19830, PAGE 230 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (I) EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 14623, PAGE 260 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (J) EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 14678, PAGE 106 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (K) EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 2, 1934 IN BOOK 14389, PAGE 117 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (L) EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED JANUARY 5, 1937 IN BOOK 14692, PAGE 104 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (M) EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED JUNE 27, 1939 IN BOOK 16696, PAGE 218 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (N) EASEMENT FOR CONDUITS, POLES AND PIPES AND INCIDENTAL PURPOSES RECORDED IN BOOK 18210, PAGE 323 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (O) EASEMENT FOR PUBLIC ROAD, HIGHWAY PURPOSES AND INCIDENTAL PURPOSES RECORDED IN BOOK 22190, PAGE 198 OF OFFICIAL RECORDS. (TO REMAIN)
- (P) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 14462, PAGE 365 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (Q) EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED MARCH 12, 1937 AS BOOK 14852, PAGE 52 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (R) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 15255, PAGE 231 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (S) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 16020, PAGE 347 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (T) EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 17108, PAGE 32 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (U) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 17157, PAGE 288 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (V) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED AUGUST 26, 1940 IN BOOK 17816, PAGE 21 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (W) EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 18245, PAGE 273 OF OFFICIAL RECORDS. (TO BE QUITCLAIMED OR ABANDONED)
- (Y) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 4, 1966 AS INSTRUMENT NO. 2931 OF OFFICIAL RECORDS. (TO REMAIN)
- (Z) EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES RECORDED DECEMBER 30, 1966 AS INSTRUMENT NO. 576 OF OFFICIAL RECORDS. (TO REMAIN)
- (AA) EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN DEED REGISTERED MAY 6, 1941 AS DOCUMENT NO. 10989-J. (A PORTION OF EASEMENT TO BE QUITCLAIMED OR ABANDONED WITHIN V.T.T.M. 70853)

LIST OF REQUESTED ENTITLEMENT

1. VESTING TENTATIVE MAP
2. CONDITIONAL USE PERMIT FOR MDX ZONE. FOR MIXED USE, RESIDENTIAL/RETAIL DEVELOPMENT/TRANSIT
3. ZONE CHANGE TO MXD-DP
4. GENERAL PLAN AMENDMENT TO U4-HIGH DENSITY RESIDENTIAL
5. PARKING PERMIT FOR SHARED PARKING BETWEEN LOT 1 & 2.

A.P.N. TABLE

4140-002-001, 4140-002-002, 4140-002-003, 4140-002-004, 4140-002-005, 4140-002-006, 4140-002-007, 4140-002-030, 4140-002-031, 4140-002-032, 4140-002-033, 4140-002-034, 4140-002-035, 4140-002-038, 4140-002-039

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.05'	S89°55'44"W
L2	7.07'	N45°03'23"W
L3	5.00'	N00°02'31"W
L4	11.00'	N89°55'44"E
L5	11.58'	N89°55'44"E

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	56°27'00"	70.94'	72.00'	38.65'

GRAPHIC SCALE (IN FEET)
1 inch = 40 ft.

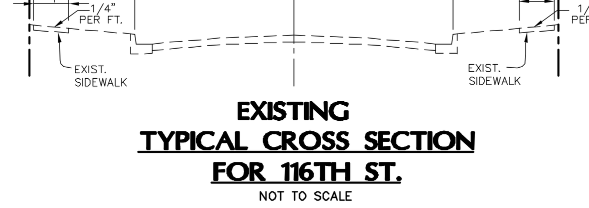
BENCH MARK:
LOS ANGELES CITY BM "17-00319"

3" BRASS DISK STMPD "L.A.T.C. LS 3258"; E CURB AVIATION BLVD; 23' S/O IMPERIAL HWY.

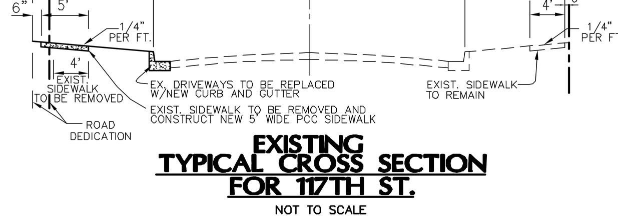
ELEV. = 94.777FT (NAVD88/2000ADJ)

BASIS OF BEARINGS:

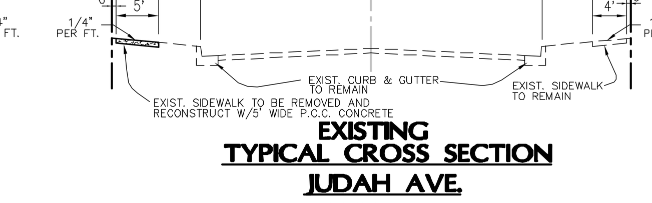
THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 89°55'48" E, BEING THE CENTERLINE OF 116TH STREET PER CITY OF LOS ANGELES FB 087-157/144.



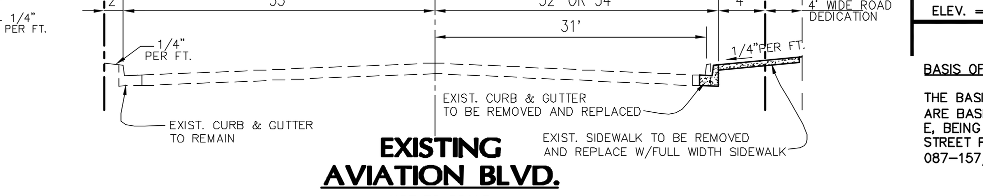
EXISTING TYPICAL CROSS SECTION FOR 116TH ST.
NOT TO SCALE



EXISTING TYPICAL CROSS SECTION FOR 117TH ST.
NOT TO SCALE



EXISTING TYPICAL CROSS SECTION JUDAH AVE.
NOT TO SCALE



EXISTING AVIATION BLVD.
NOT TO SCALE

LOT SUMMARY

	GROSS	NET
LOT 1	3.20 AC.	3.15 AC.
LOT 2	2.70 AC.	2.63 AC.
TOTAL	5.90 AC.	5.78 AC.

SHEET INDEX

SHEET	DESCRIPTION
1	VTTM PLAN
2	SITE PLAN
3	DETACHMENT EXHIBIT & BUILDING SECTIONS
4	ARCHITECTURE SITE PLANS
5	PARKING STREET LEVEL
6	PARKING BASEMENT LEVEL
7	LEVEL 1 FLOOR PLAN
8	LEVEL 2,3&4 FLOOR PLAN
9–10	BUILDING ELEVATIONS
11–12	BUILDING SECTIONS
13–14	TYPICAL UNIT PLANS

DATE CHANGED	CHANGED BY	REVISION
6/28/10	SH	REVISE PER SCM COMMENTS, ADD FIRE LANES AND REVISE ACCESS. REVISE NUMBER OF UNITS AND PODIUM DECK.
11/02/09	SH	REVISE V.T.T.M. PER SCM COMMENTS. ADD CITY/COUNTY DETACHMENT EXHIBIT AND HATCHING, ADD SEWER LATERALS.

DRAWN BY: SF
CHECKED BY: SH
DESIGNED BY: MS

REGISTERED PROFESSIONAL ENGINEER ROBERT R. SIMS No. 21649 EXP. 9-30-11 CIVIL STATE OF CALIFORNIA

DEVELOPER:
KROEZE FAMILY, LLC
11604 AVIATION BLVD., INGLEWOOD, CA, 90304
PH: (310) 643-9769

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 70853

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com

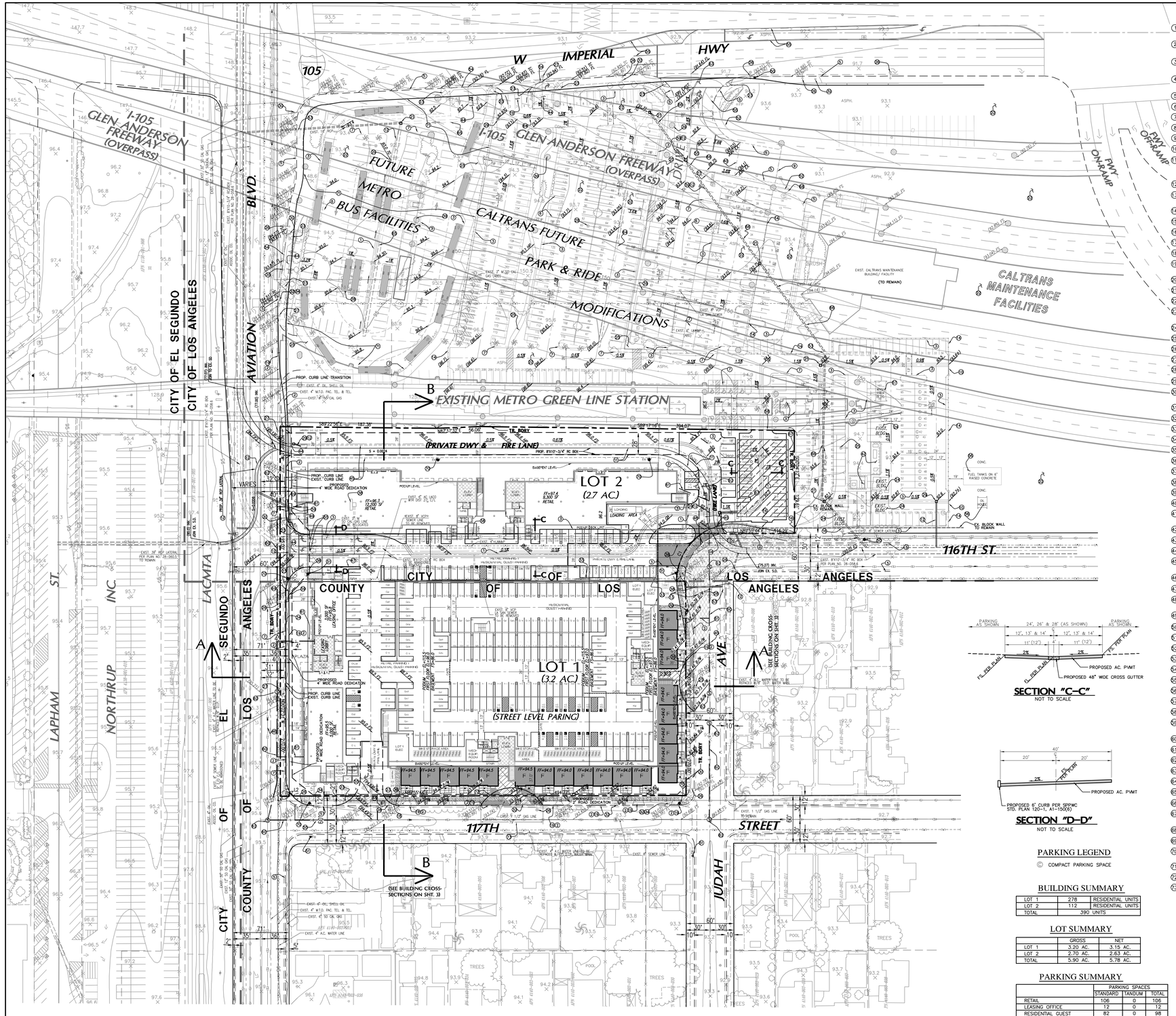
ROBERT S. SIMS R.C.E. No. 21649

03-11-2010
DATE

LDC

Proj. No. 08005-001

J:\PROJ\08005001\PLANNING\VTTM\CUP\SHT-1-CUP.dwg 07/06/10 17:49:54 sflores



SECTION "C–C"
NOT TO SCALE

SECTION "D–D"
NOT TO SCALE

PARKING LEGEND

Ⓒ COMPACT PARKING SPACE

BUILDING SUMMARY

LOT 1	278	RESIDENTIAL UNITS
LOT 2	112	RESIDENTIAL UNITS
TOTAL	390 UNITS	

LOT SUMMARY

	GROSS	NET
LOT 1	3.20 AC.	3.15 AC.
LOT 2	2.70 AC.	2.63 AC.
TOTAL	5.90 AC.	5.78 AC.

PARKING SUMMARY

	PARKING SPACES		
	STANDARD	TANDUM	TOTAL
RETAIL	106	0	106
LEASING OFFICE	12	0	12
RESIDENTIAL GUEST	82	0	98
RESIDENTIAL APARTMENTS	160	78	160
RESIDENTIAL CONDOMINIUMS	195	226	421
TOTAL			797

HANDICAP PARKING SUMMARY

RETAIL	5
LEASING OFFICE	1
RESIDENTIAL GUEST	4
RESIDENTIAL APARTMENTS & RESIDENTIAL CONDOMINIUMS	12
TOTAL	22

CONSTRUCTION NOTES

1. PROPOSED 4" WIDE LONGITUDINAL GUTTER PER SPPWC STD. PLAN 122–1.
2. CONSTRUCT 6" CURB & GUTTER PER SPPWC STD. PLAN 120–1, A2–150(6) W=18".
3. PROPOSED 6" CURB PER SPPWC STD. PLAN 120–1, A1–150(6).
4. PROPOSED 4" A.C. PAVEMENT OVER 6" AGGREGATE BASE (OR PER SOILS ENGINEER'S RECOMMENDATION).
5. EXISTING CURB AND GUTTER TO REMAIN.
6. EXISTING PARK AND RIDE SPACES
7. REMOVE EXISTING CURB.
8. REMOVE EXISTING 6' WROUGHT IRON FENCE.
9. EXISTING CALTRANS GATE TO REMAIN.
10. PROPOSED CALTRANS SECURITY GATE
11. PROPOSED 8'x10'–3/4' RC STORM DRAIN BOX (A LARGER SECTION MAY BE REQUIRED IN THE ENGINEERING PHASE)
12. PROPOSED 24" STORM DRAIN LINE
13. PROPOSED ST. IMPROVEMENTS TO THE DEPT. OF PUBLIC WORKS SATISFACTION.
14. PROPOSED 8' WROUGHT IRON FENCE
15. EXISTING WROUGHT IRON FENCE TO BE RELOCATED
16. EXISTING BLOCK WALL TO BE REMOVED
17. EXISTING 8'x10' RC. BOX TO BE ABANDONED
18. EXISTING UTILITIES TO BE RELOCATED
19. EXISTING DRIVEWAY TO BE REMOVED & CONSTRUCT STANDARD CURB, GUTTER AND SIDEWALK PER SPPWC STD. A2–150
20. EXISTING CALTRANS GATE TO BE REMOVED AND RELOCATED
21. EXISTING AREA DRAIN TO REMAIN
22. EXISTING PAVEMENT TO REMAIN
23. PROPOSED HANDICAP RAMP PER CALTRANS STD. PLAN A88A, CASE A
24. EXISTING STRUCTURES TO BE REMOVED
25. PROPOSED PEDESTRIAN SIDEWALK
26. EXISTING STREET LIGHT TO REMAIN
27. EXISTING STREET LIGHT TO BE REMOVED
28. EXISTING PARKING LOT LIGHT TO BE RELOCATED
29. PROPOSED 24"x24" BROOKS BASIN PER STD.# 2424
30. EXISTING TRAFFIC SIGNALS TO REMAIN AND MODIFIED TO THE SATISFACTION OF COUNTY OF LOS ANGELES
31. EXISTING SIGNS TO BE REMOVED
32. EXISTING UTILITIES TO REMAIN
33. EXISTING UTILITIES TO BE REMOVED
34. EXISTING UTILITY POST TO REMAIN
35. EXISTING UTILITY POST TO BE RELOCATED
36. EXISTING POWER POLE TO BE RELOCATED
37. EXISTING BILLBOARD AND POST TO BE REMOVED
38. EXISTING CATCH BASIN TO BE REMOVED AND OR RELOCATED
39. EXISTING OVERPASS COLUMNS TO BE REMAIN
40. SAWCUT AND JOIN TO EXISTING PAVEMENTS
41. EXCESS RIGHT OF WAY FOR 116TH REQUESTED TO BE VACATED ON FINAL MAP
42. EXISTING ELECTRICAL FACILITIES TO REMAIN
43. EXISTING TURN AROUND TO BE REMOVED
44. PROPOSED DRIVEWAY PER CALTRANS STD. PLAN A87A
45. PROPOSED 15' STORM DRAIN EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
46. EXISTING 8" VCP SEWER TO BE ABANDONED
47. EXISTING 8" VCP SEWER TO BE REMOVED
48. PROPOSED EMERGENCY ACCESS GATE TO THE SATISFACTION OF L.A.CO. FIRE DEPARTMENT
49. EXISTING UTILITY BOX TO BE RELOCATED
50. EXISTING FIRE HYDRANT TO REMAIN
51. REMOVE AND RELOCATE EXISTING FIRE HYDRANT
52. EXISTING CALTRANS FENCE TO REMAIN
53. EXISTING CATCH BASIN TO REMAIN
54. PROPOSED CROSS GUTTER PER APWA STD. 122–1
55. PROPOSED STRIPING PER CALTRANS STD. A20A, A20B
56. EXISTING FUEL TANKS AND OIL HOUSE TO REMAIN
57. EXISTING CALTRANS WASH RACK BUILDING TO BE RELOCATED
58. MTA EMERGENCY AND FIRE ACCESS GATE
59. PROPOSED CURB OPENING CATCH BASIN PER SPPWC STD. PLAN 300–2. W=3.5'
60. PROPOSED 8" SEWER PIPE TO THE SATISFACTION OF DPW
61. PROPOSED SEWER LATERAL TO BUILDING
62. PROPOSED SEWER MANHOLE
63. EXISTING DRIVEWAY TO REMAIN
64. EXISTING CONCRETE SWALE TO REMAIN
65. EXISTING CONCRETE SWALE TO BE REMOVED
66. EXISTING 18" RCP TO REMAIN
67. PROPOSED INFILTRATION BASIN PER APPROVED DRAINAGE CONCEPT/HYDROLOGY STUDY/SUSMP/LID PLAN DATED 02/23/10
68. EXISTING CALTRANS FENCE TO BE REMOVED
69. EXISTING TRAFFIC SIGNAL TO BE RELOCATED
70. INSTALL FIRE HYDRANT TO THE SATISFACTION OF L.A.C.F.D.
71. EXISTING PAVEMENT TO BE REMOVED
72. FIRE DEPARTMENT FIRE TRUCK CONCRETE FIRE LANE
73. PROPOSED ROLLED CONCRETE CURB (TO BE PAINTED RED) AND FIRE DEPT. TURNOUT TO THE SATISFACTION OF DPW AND L.A. COUNTY FIRE DEPT.

SITE SUMMARY

LOT 1

LOT AREA - NET	3.15 acres	137,214 sf	
LOT AREA - GROSS	3.20 acres	139,392 sf	
TOTAL RESIDENTIAL UNITS	278		
TOTAL RETAIL	8,000 sf		
DENSITY (# of units / General Plan Ammendment)	71.26 Du/acre		3.90 acres
FAR	2.43		
LOT COVERAGE	116,223 sf		
OPEN SPACE	43,826 sf		

LOT 2

LOT AREA - NET	2.63 acres	114,563 sf	
LOT AREA - GROSS	2.70 acres	117,612 sf	
TOTAL RESIDENTIAL UNITS	112		
TOTAL RETAIL	21,500 sf		
DENSITY (# of units / General Plan Ammendment)	38.36 Du/acre		2.92 acres
FAR	1.36		
LOT COVERAGE	54,268 sf		
OPEN SPACE	48,288 sf		

SITE TOTALS (LOT 1 + LOT 2)

LOT AREA - NET	5.78 acres	251,777 sf	
LOT AREA - GROSS	5.90 acres	257,004 sf	
TOTAL RESIDENTIAL UNITS	390		
TOTAL RETAIL	29,500 sf		
DENSITY (# of units / General Plan Ammendment)	57.18 Du/acre		6.82 acres
FAR	1.94		
LOT COVERAGE	170,491 sf		
OPEN SPACE	92,114 sf		
OVERALL LANDSCAPE SOFTSCAPE	39,436 sf		

CONSTRUCTION TYPE
RETAIL + PARKING — TYPE I
RESIDENTIAL — TYPE V–A

PROGRAM SUMMARY

LOT 1 - BUILDING 1A

PLAN	DESCRIPTION		QNTY	GROSS AREA	PARKING RATIO (inc. 0.25 Guest)	PARKING PROVIDED (inc. 0.25 Guest)
	RETAIL			5,000 sf	1 / 250	20
	LEASING / RETAIL			3,000 sf	1 / 250	12
A	STUDIO	FLAT	4 (4%)	543 sf	1.25	5
B	1 BR/1 BA	FLAT	43 (46%)	720 sf	1.25	53.75
C	2 BR/2 BA	FLAT	4 (4%)	1,217 sf	2.25	9
D	2 BR/2 BA	FLAT	35 (37%)	1,043 sf	2.25	78.75
E	2 BR/2 BA	FLAT	4 (4%)	1,140 sf	2.25	9
G	3 BR/2 BA	FLAT	4 (4%)	1,288 sf	2.25	9

SUBTOTAL UNITS: 94 residential units provided — 197 spaces provided

LOT 1 - BUILDING 1B

PLAN	DESCRIPTION		QNTY	GROSS AREA	PARKING RATIO (inc. 0.25 Guest)	PARKING PROVIDED (inc. 0.25 Guest)
A	STUDIO	FLAT	12 (7%)	543 sf	1.25	15
B	1 BR/1 BA	FLAT	76 (41%)	720 sf	1.25	95
C	2 BR/2 BA	FLAT	12 (7%)	1,217 sf	2.25	27
D	2 BR/2 BA	FLAT	52 (28%)	1,043 sf	2.25	117
E	2 BR/2 BA	FLAT	12 (7%)	1,140 sf	2.25	27
F	2 BR/2 BA	TOWNHOME	20 (11%)	1,194 sf	2.25	45

SUBTOTAL UNITS: 184 residential units provided — 326 spaces provided

TOTAL LOT 1

RETAIL	8,000 sf	
UNITS	278 residential units provided	523 spaces provided

LOT 2 - BUILDING 2A

PLAN	DESCRIPTION		QNTY	GROSS AREA	PARKING RATIO (inc. 0.25 Guest)	PARKING PROVIDED (inc. 0.25 Guest)
	RETAIL			12,200 sf	1 / 250	48.8
B	1 BR/1 BA	FLAT	32 (57%)	720 sf	1.25	40
D	2 BR/2 BA	FLAT	20 (36%)	1,043 sf	2.25	45
G	3 BR/2 BA	FLAT	4 (7%)	1,288 sf	2.25	9

SUBTOTAL UNITS: 56 residential units provided — 143 spaces provided

LOT 2 - BUILDING 2B

PLAN	DESCRIPTION		QNTY	GROSS AREA	PARKING RATIO (inc. 0.25 Guest)	PARKING PROVIDED (inc. 0.25 Guest)
	RETAIL			9,300 sf	1 / 250	37.2
B	1 BR/1 BA	FLAT	32 (57%)	720 sf	1.25	40
D	2 BR/2 BA	FLAT	20 (36%)	1,043 sf	2.25	45
G	3 BR/2 BA	FLAT	4 (7%)	1,288 sf	2.25	9

SUBTOTAL UNITS: 56 residential units provided — 131 spaces provided

TOTAL LOT 2

RETAIL	21,500 sf	
UNITS	112 residential units provided	274 spaces provided

TOTAL LOT 1 + 2

RETAIL	29,500 sf	
UNITS	390 residential units provided	797 spaces provided

GRAPHIC SCALE (IN FEET)
1 inch = 40 ft.

BENCH MARK:
LOS ANGELES CITY BM "17–00319"

3" BRASS DISK STMPD "L.A.T.C. LS 3258"; E CURB AVIATION BLVD; 23' S/O IMPERIAL HWY.

ELEV. = 94.777FT (NAVD88/2000ADJ)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 89°55'48" E, BEING THE CENTERLINE OF 116TH STREET PER CITY OF LOS ANGELES FB 087–157/144.

DEVELOPER:
KROEZE FAMILY, LLC
11604 AVIATION BLVD., INGLEWOOD, CA, 90304
PH: (310) 643-9769

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
70853

COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

DRAWN BY SF
CHECKED BY SH
DESIGNED BY MS

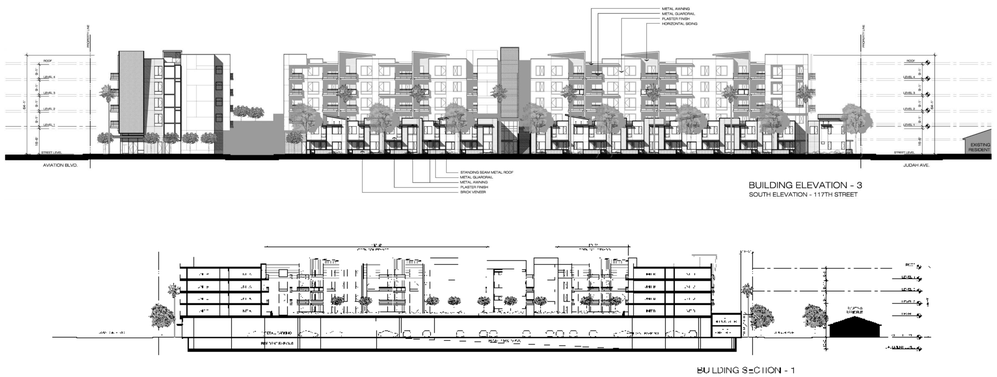
DATE CHANGED	CHANGED BY	REVISION
06/28/10	SH	REVISE PROJECT SUMMARY, PARKING & UNITS. REVISE SITE PER UPDATED ARCHITECT PLAN.
02/26/10	SH	REVISE MAP PER 1/14/10 SCM COMMENTS, CLARIFY AVIATION R/W DEDICATION, UPDATE GENERAL NOTES, DETAILS & BUILDING FOOTPRINTS.

REGISTERED PROFESSIONAL ENGINEER ROBERT S. SIMS No. 21649 EXP. 9-30-11 CIVIL STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph: (626) 576-7200, Fax (626) 576-7373
http://www.ldcla.com

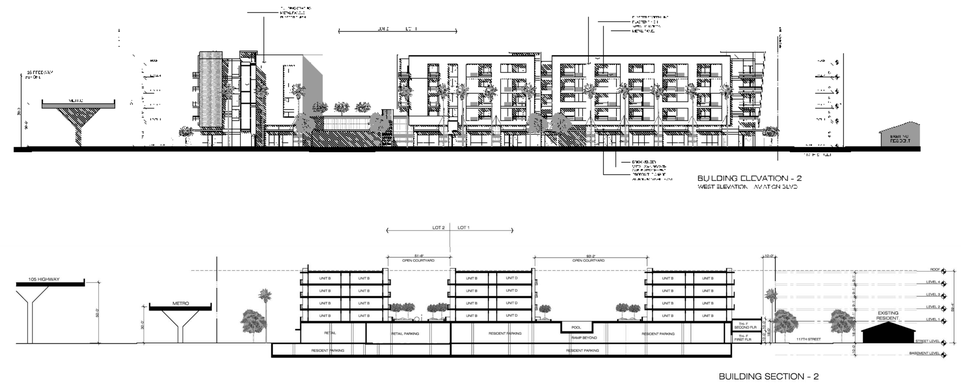
ROBERT S. SIMS R.C.E. No. 21649 — 03-15-2010 DATE

LDC
Proj. No. 08005-001
SHEET 2 OF 14



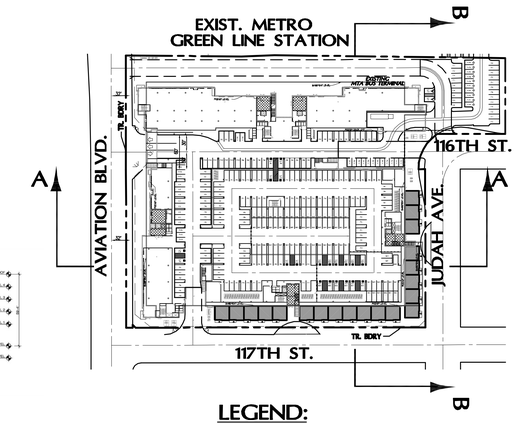
BUILDING SECTION A

SCALE: 1"–20'



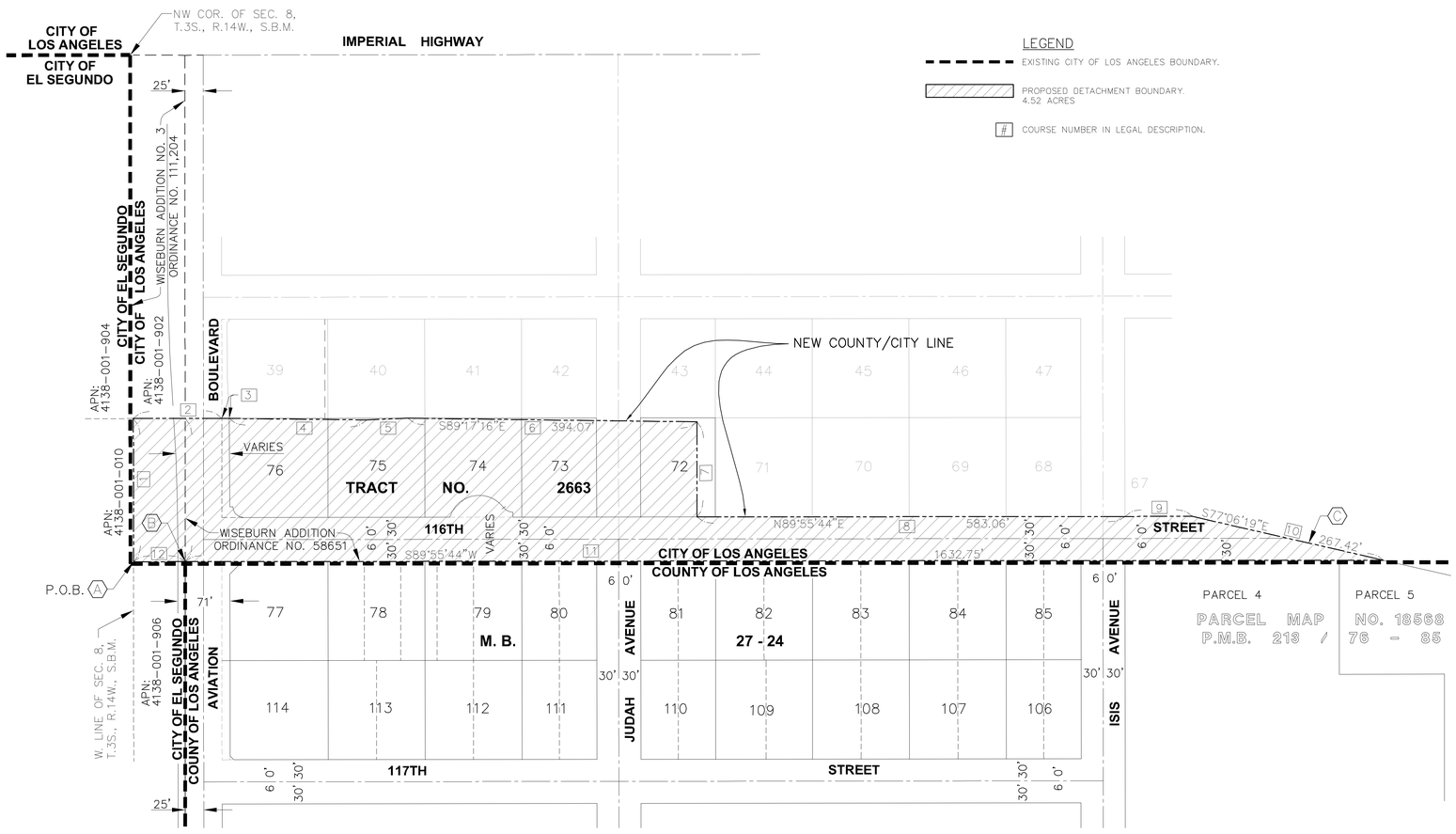
BUILDING SECTION B

SCALE: 1"–20'



LEGEND:

SCALE: 1"–80'



PROPOSED DETACHMENT EXHIBIT

SCALE: 1"–60'

LEGEND

- EXISTING CITY OF LOS ANGELES BOUNDARY.
- PROPOSED DETACHMENT BOUNDARY. 4.52 ACRES
- # COURSE NUMBER IN LEGAL DESCRIPTION.

LEGEND

- (A) SW'LY COR. OF WISEBURN ADDITION NO. 3 TO THE CITY OF LOS ANGELES, ORDINANCE NO. 111,204, FILED WITH THE SECRETARY OF STATE ON MAY 19, 1958.
- (B) SW'LY COR. OF WISEBURN ADDITION TO THE CITY OF LOS ANGELES, ORDINANCE NO. 58651, FILED WITH THE SECRETARY OF STATE ON FEBRUARY 10, 1928.
- (C) S'LY RIGHT-OF-WAY LINE OF CENTURY FREEWAY (105) PER CALTRANS DIRECTOR'S DEED RECORDED ON FEBRUARY 17, 1988 AS INSTRUMENT NO. 88-212220, O.R.

COURSE TABLE

COURSE	BEARING	LENGTH
1	N00°02'30"W	195.00'
2	N89°55'44"E	120.50'
3	N89°55'44"E	10.05'
4	S89°22'56"E	187.38'
5	N87°37'32"E	56.06'
7	S00°04'12"E	129.61'
9	N89°55'44"E	91.52'
12	N89°55'44"E	70.50'

DEVELOPER:
KROEZE FAMILY, LLC
11604 AVIATION BLVD., INGLEWOOD, CA, 90304
PH: (310) 643-9769

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.

70853

COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

DRAWN BY: SF
CHECKED BY: SH
DESIGNED BY: MS

DATE CHANGED	CHANGED BY	REVISION
6/28/10	SH	REVISED LEGEND PER REVISED SITE PLAN
02/26/10	SH	ADD PODIUM HEIGHT ON SECTION "A"

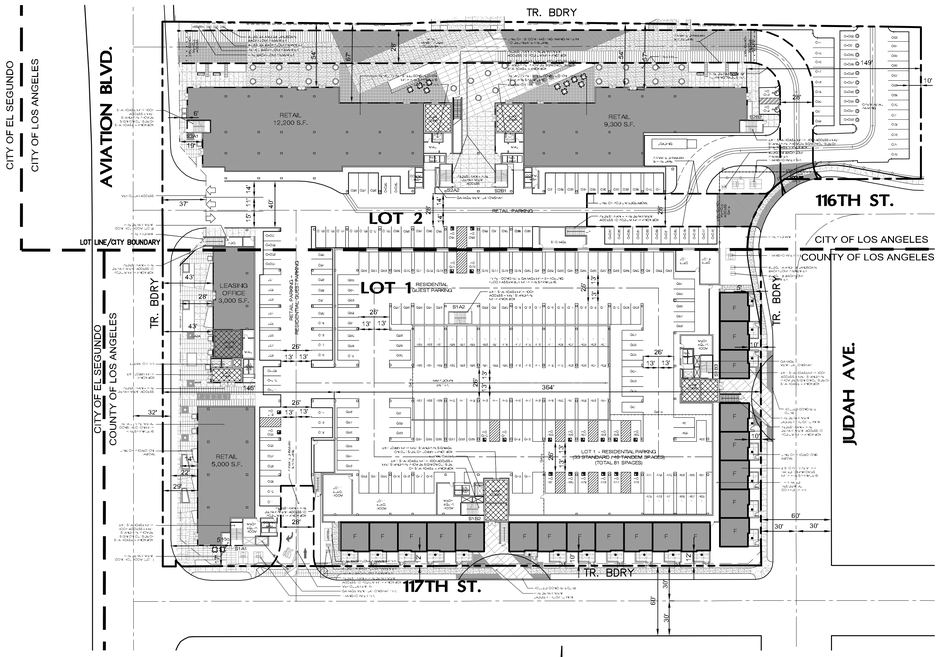
REGISTERED PROFESSIONAL ENGINEER ROBERT S. SIMS No. 21649 EXP. 9-30-11 CIVIL STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph: (626) 539-7200, Fax: (626) 539-7373
http://www.ldcla.com

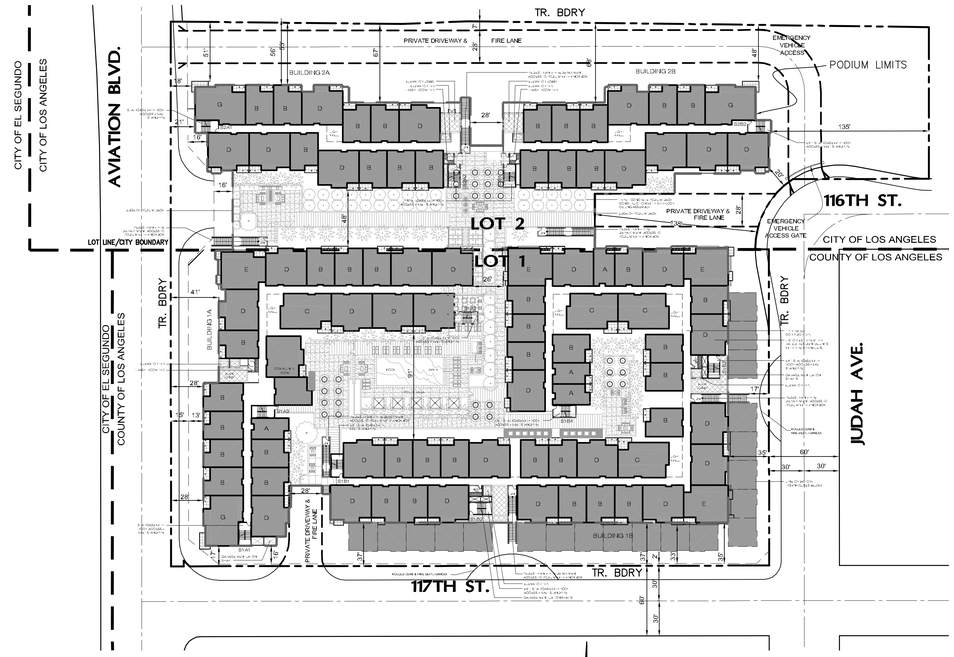
ROBERT S. SIMS R.C.E. No. 21649 — 03-15-2010 DATE

LDC

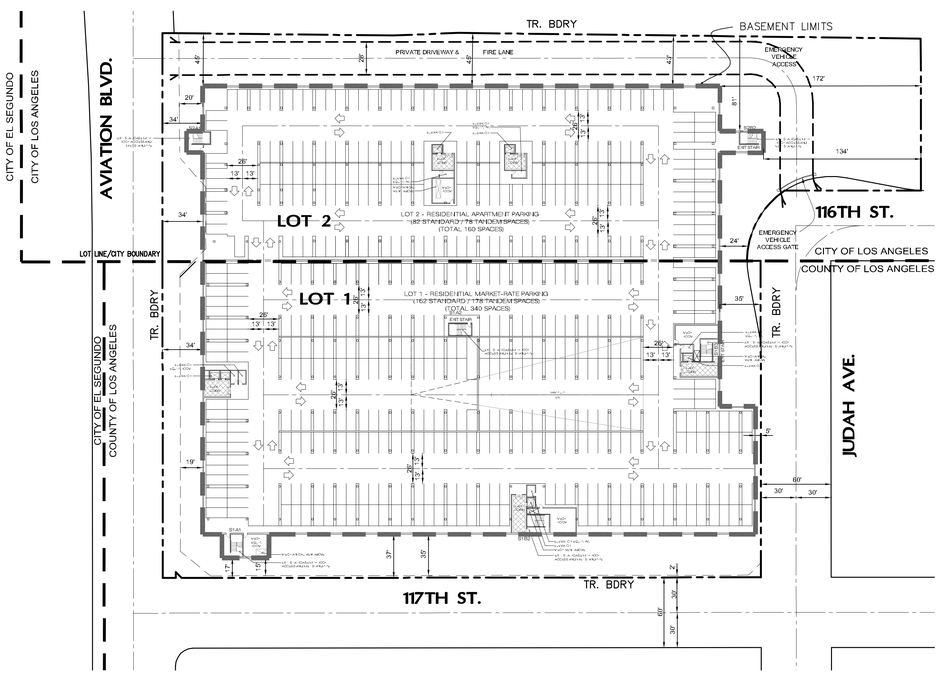
Proj. No. 08005-001
SHEET 3 OF 14



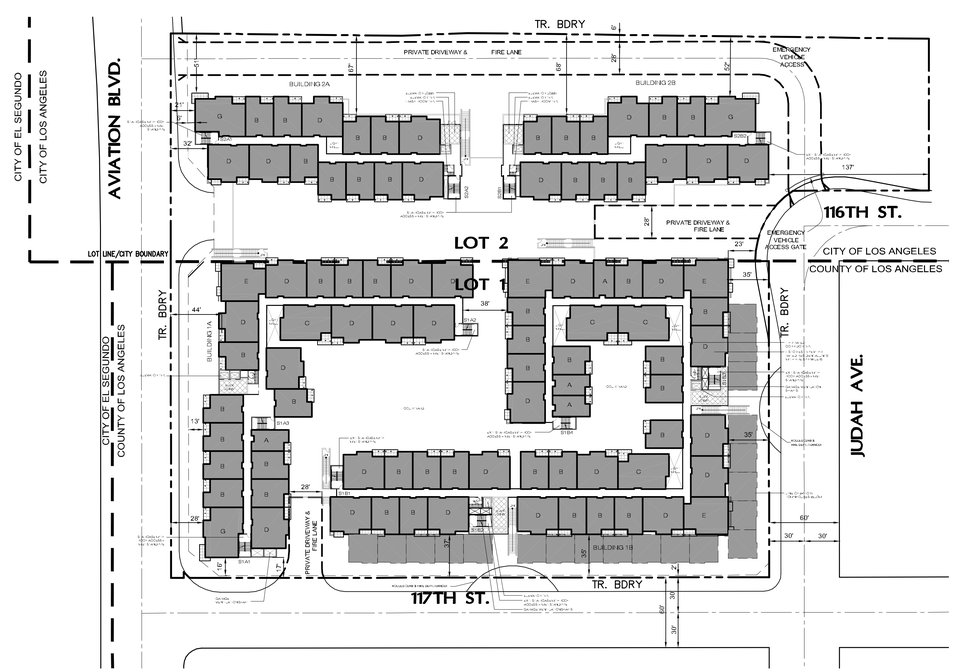
STREET LEVEL
SCALE: 1"=40'



PODIUM LEVEL 1
SCALE: 1"=40'



BASEMENT LEVEL
SCALE: 1"=40'



LEVEL 2, 3 –4
SCALE: 1"=40'

DRAWN BY: ST
CHECKED BY: SH
DESIGNED BY: MS

DATE CHANGED	CHANGED BY	REVISION
6/28/10	SH	REVISE ARCHITECTURAL SITE PLANS, STREET LEVEL PARKING AND PODIUM DECK. REVISE BASEMENT LEVEL PARKING
02/26/10	SH	UPDATE BUILDING FOOTPRINTS

REGISTERED PROFESSIONAL ENGINEER ROBERT S. SING No. 21649 EXP. 9-30-11 CIVIL STATE OF CALIFORNIA

DEVELOPER:
KROEZE FAMILY, LLC
11604 AVIATION BLVD., INGLEWOOD, CA, 90304
PH: (310) 643-9769

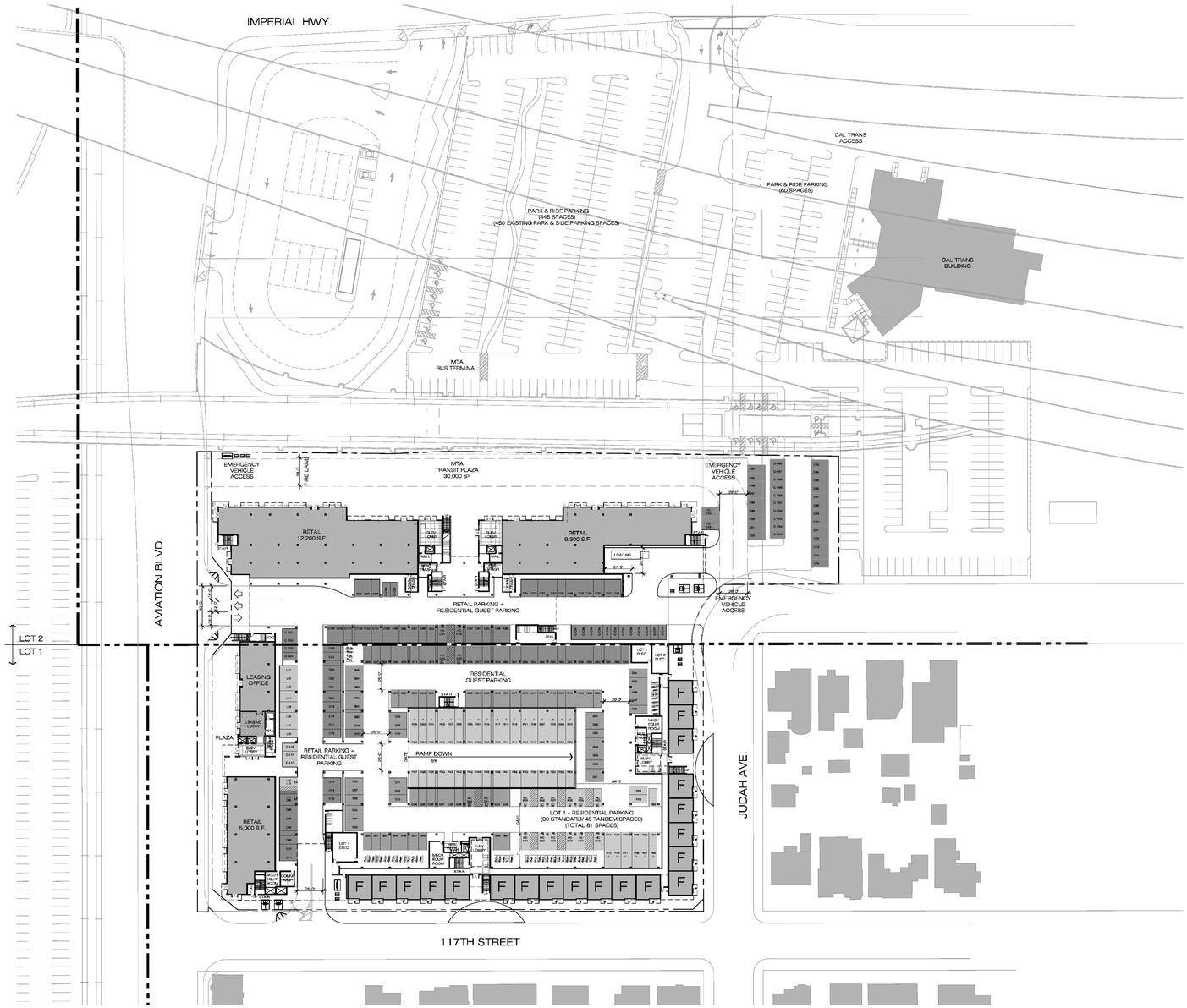
C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
70853
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 201, Pasadena, California 91101
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com

ROBERT S. SING R.C.E. No. 21649 — 03-11-2010 DATE

LDC
Proj. No. 08005-001
SHEET 4 OF 14



LEGEND

- RETAIL PARKING 106 spaces (5 HC)
- LEASING OFFICE PARKING 12 spaces (1 HC)
- RESIDENTIAL GUEST APARTMENTS 28 spaces (2 HC)
- RESIDENTIAL GUEST CONDOMINIUMS 70 spaces (2 HC)
- RESIDENTIAL PARKING CONDOMINIUMS 81 spaces (12 HC)

PARKING SUMMARY

	PARKING SPACES		
	STANDARD	TANDUM	TOTAL
RETAIL	106	0	106
LEASING OFFICE	12	0	12
RESIDENTIAL GUEST	82	0	98
RESIDENTIAL APARTMENTS	160	78	160
RESIDENTIAL CONDOMINIUMS	195	226	421
TOTAL			797

HANDICAP PARKING SUMMARY

RETAIL	5
LEASING OFFICE	1
RESIDENTIAL GUEST	4
RESIDENTIAL APARTMENTS & RESIDENTIAL CONDOMINIUMS	12
TOTAL	22

PARKING ALLOCATION
STREET LEVEL FLOOR PLAN

scale: 1" = 40'-0"
0 40 80 120 160

DIAGRAMS

AVIATION STATION

LOS ANGELES, CALIFORNIA
TRACT MAP NO. 070853
July 07, 2010

Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425
JOB NO. A8055

DEVELOPER:
KROEZE FAMILY, LLC
11604 AVIATION BLVD., INGLEWOOD, CA, 90304
PH: (310) 643-9769

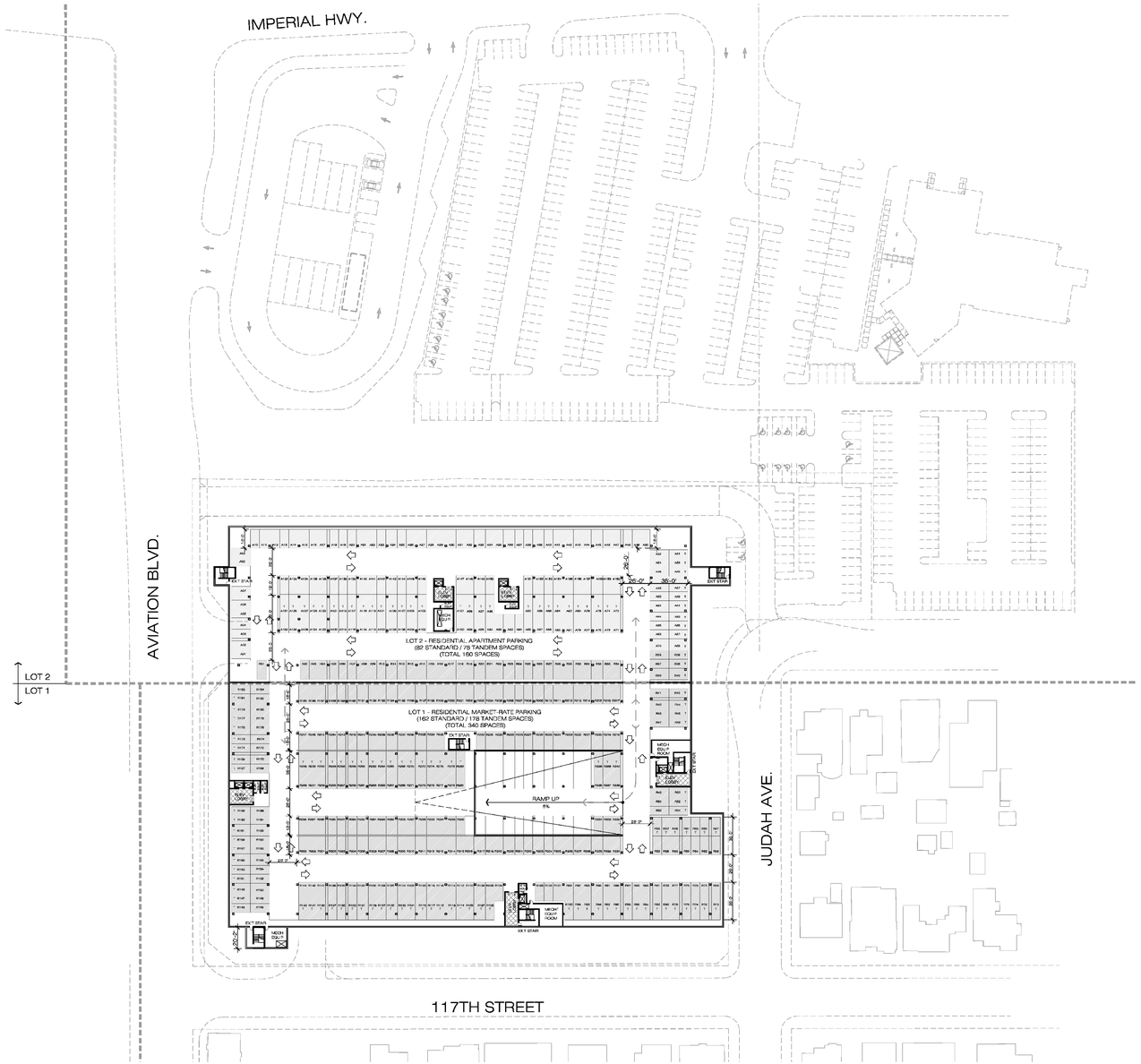
C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
70853
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

DRAWN BY SF			
CHECKED BY SH			
DESIGNED BY MS	06/28/10	SH	ADD PARKING SUMMARY TABLE
	DATE CHANGED	CHANGED BY	REVISION

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcs.com
ROBERT S. SIMS R.C.E. No. 27649
03-11-2010 DATE

LDC
Proj. No. 08005-001
SHEET 5 OF 14



LEGEND

RESIDENTIAL PARKING
APARTMENTS
160 spaces

RESIDENTIAL PARKING
CONDOMINIUMS
340 spaces

PARKING SUMMARY

	PARKING SPACES		
	STANDARD	TANDUM	TOTAL
RETAIL	106	0	106
LEASING OFFICE	12	0	12
RESIDENTIAL GUEST	82	0	98
RESIDENTIAL APARTMENTS	160	78	160
RESIDENTIAL CONDOMINIUMS	195	226	421
TOTAL			797

HANDICAP PARKING SUMMARY

RETAIL	5
LEASING OFFICE	1
RESIDENTIAL GUEST	4
RESIDENTIAL APARTMENTS & RESIDENTIAL CONDOMINIUMS	12
TOTAL	22

PARKING ALLOCATION
BASEMENT LEVEL FLOOR PLAN

scale: 1" = 40'-0"
0 40 80 120 160

DIAGRAMS

AVIATION STATION

LOS ANGELES, CALIFORNIA
TRACT MAP NO. 070853
July 07, 2010

Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425
JOB NO. A8055

DEVELOPER:
KROEZE FAMILY, LLC
11604 AVIATION BLVD., INGLEWOOD, CA, 90304
PH: (310) 643-9769

C.U.P. EXHIBIT "A"

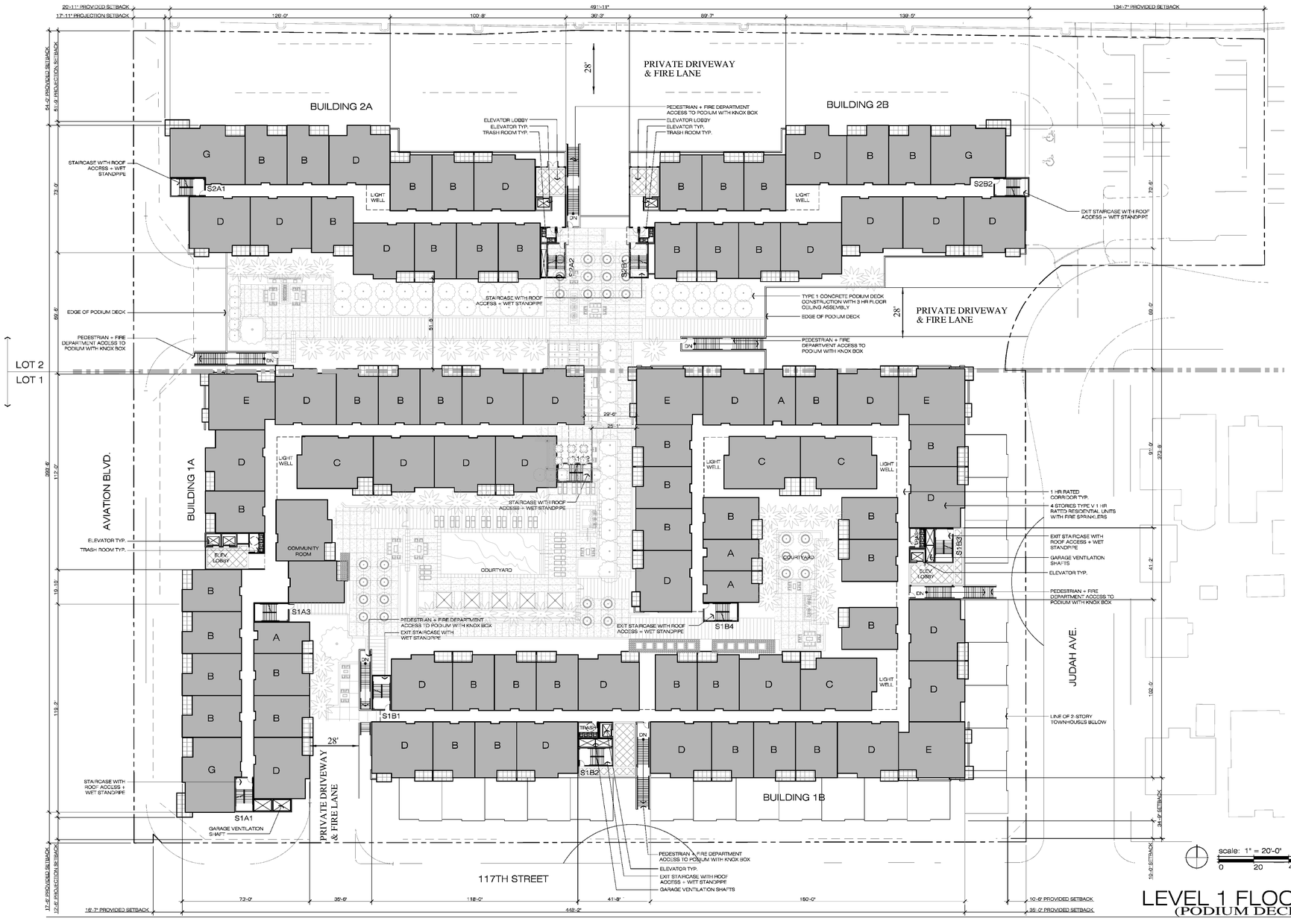
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
70853
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

DRAWN BY: SF
CHECKED BY: SH
DESIGNED BY: MS

DATE CHANGED	CHANGED BY	REVISION
06/28/10	SH	ADD PARKING SUMMARY TABLE

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldci.com
ROBERT S. SIMS R.C.E. No. 29649 — DATE 03-11-2010

LDC
Proj. No. 08005-001
SHEET 6 OF 14



LEVEL 1 FLOOR PLAN
(PODIUM DECK)

AVIATION STATION

LOS ANGELES, CALIFORNIA
TRACT MAP NO. 070853
July 07, 2010

Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425
JOB NO. A8055

DEVELOPER:
KROEZE FAMILY, LLC
11604 AVIATION BLVD., INGLEWOOD, CA, 90304
PH. (310) 643-9769

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
70853
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

DRAWN BY: SF
CHECKED BY: SH
DESIGNED BY: MS

DATE CHANGED	CHANGED BY	REVISION
06/28/10	SH	ADD FIRE LANES

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph: (626) 578-7200, Fax: (626) 578-7373
http://www.ldcla.com
ROBERT S. SIMS R.C.E. No. 29649 — 03/11/2010 DATE

LDC
Proj. No. 08005-001
SHEET 7 OF 14

LEVEL 2, 3, + 4 FLOOR PLAN

AVIATION STATION

LOS ANGELES, CALIFORNIA

TRACT MAP NO. 070853

July 07, 2010

Withee Malcolm Architects, LLP

2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425

JOB NO. A8055

DEVELOPER:
KROEZE FAMILY, LLC
11604 AVIATION BLVD., INGLEWOOD, CA, 90304
PH: (310) 643-9769

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.

70853

COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

DRAWN BY: SF
CHECKED BY: SH
DESIGNED BY: MS

DATE CHANGED	CHANGED BY	REVISION
07/07/10	SH	ADD FIRE LANES

PREPARED BY:

LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph: (626) 578-7200, Fax: (626) 578-7373
http://www.ldcla.com

ROBERT S. SIMS R.C.E. No. 29649 — 03/11/2010 DATE

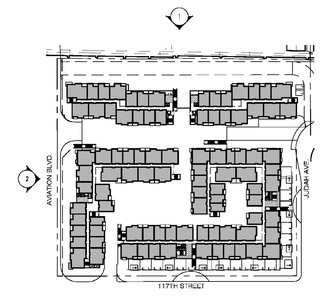
LDC

Proj. No. 08005-001

SHEET 8 OF 14

BUILDING ELEVATION - 1
NORTH ELEVATION

BUILDING ELEVATION - 2
WEST ELEVATION - AVIATION BLVD.



scale: 1/16" = 1'-0"
0 16 32 48 64

BUILDING ELEVATIONS

AVIATION STATION

LOS ANGELES, CALIFORNIA
TRACT MAP NO. 070853
July 07, 2010

Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425
JOB NO. A8055

DEVELOPER:
KROEZE FAMILY, LLC
11604 AVIATION BLVD, INGLEWOOD, CA, 90304
PH: (310) 643-9769

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
70853
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

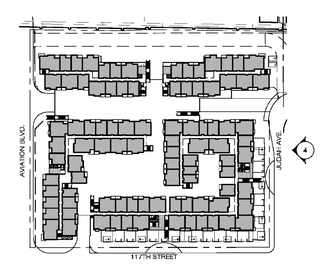
DRAWN BY SF			
CHECKED BY SH			
DESIGNED BY MS			
	07/07/10	SH	REVISED PER PROJECT REVISIONS
	DATE CHANGED	CHANGED BY	REVISION

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph: (626) 578-1200, Fax (626) 578-7373
http://www.ldcla.com
ROBERT S. SIMS R.C.E. No. 29649
03-11-2010
DATE

LDC
Proj. No. 08005-001
SHEET 9 OF 14

BUILDING ELEVATION - 3
SOUTH ELEVATION - 117TH STREET

BUILDING ELEVATION - 4
EAST ELEVATION - JUDAH AVE.



scale: 1/16" = 1'-0"
0 16 32 48 64

BUILDING ELEVATIONS

AVIATION STATION

LOS ANGELES, CALIFORNIA
TRACT MAP NO. 070853
July 07, 2010

Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425
JOB NO. A8055

DEVELOPER:
KROEZE FAMILY, LLC
11604 AVIATION BLVD., INGLEWOOD, CA, 90304
PH: (310) 643-9769

C.U.P. EXHIBIT "A"

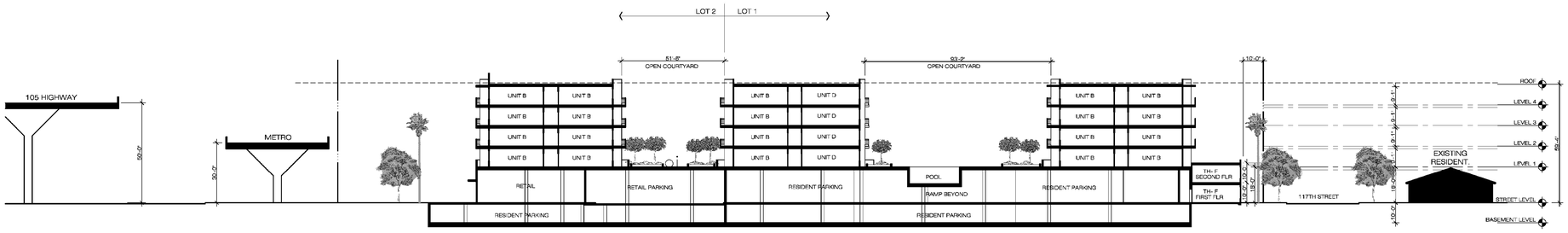
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
70853
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

DRAWN BY: SF
CHECKED BY: SH
DESIGNED BY: MS

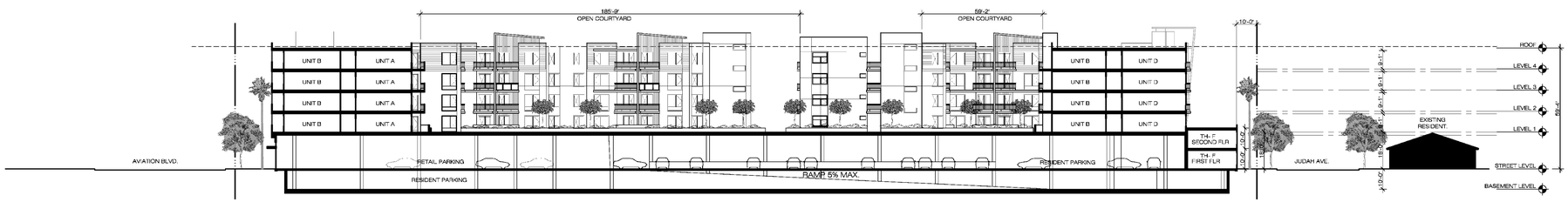
DATE CHANGED	CHANGED BY	REVISION
07/07/10	SH	REVISED PER PROJECT REVISIONS

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph: (626) 578-7200, Fax (626) 578-7373
http://www.ldcla.com
ROBERT S. SIMS R.C.E. No. 29649 — 03-15-2010 DATE

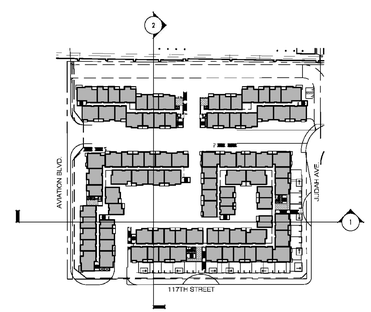
LDC
Proj. No. 08005-001
SHEET 10 OF 14



BUILDING SECTION - 2



BUILDING SECTION - 1



scale: 1" = 20'-0"
0 20 40 60 80

BUILDING SECTIONS

AVIATION STATION

LOS ANGELES, CALIFORNIA
TRACT MAP NO. 070853
July 07, 2010

Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425
JOB NO. A8055

DEVELOPER:
KROEZE FAMILY, LLC
11604 AVIATION BLVD., INGLEWOOD, CA, 90304
PH: (310) 643-9769

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
70853
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

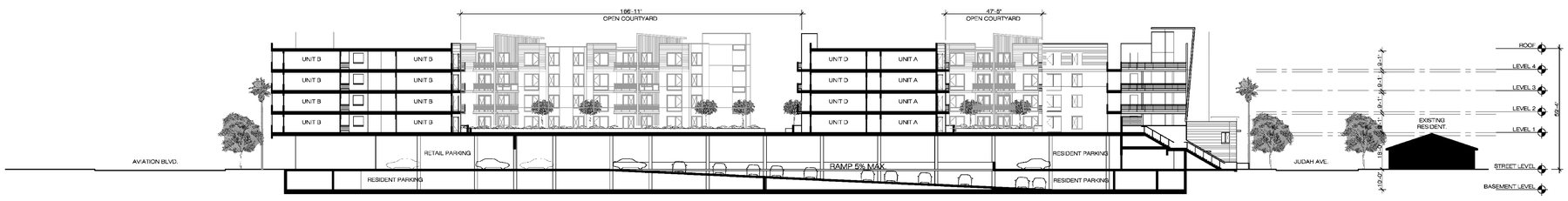
DRAWN BY: SF
CHECKED BY: SH
DESIGNED BY: MS

DATE CHANGED	CHANGED BY	REVISION
07/07/10	SH	REVISED PER PROJECT REVISIONS

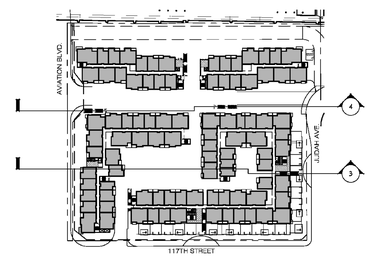
PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcii.com
ROBERT S. SIMS R.C.E. No. 29649
03-11-2010
DATE

LDC
Proj. No. 08005-001
SHEET 11 OF 14

BUILDING SECTION - 4



BUILDING SECTION - 3



scale: 1" = 20'-0"
0 20 40 60 80

BUILDING SECTIONS

AVIATION STATION

LOS ANGELES, CALIFORNIA
TRACT MAP NO. 070853
July 07, 2010

Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425
JOB NO. A8055

DEVELOPER:
KROEZE FAMILY, LLC
11604 AVIATION BLVD, INGLEWOOD, CA, 90304
PH: (310) 643-9769

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
70853
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

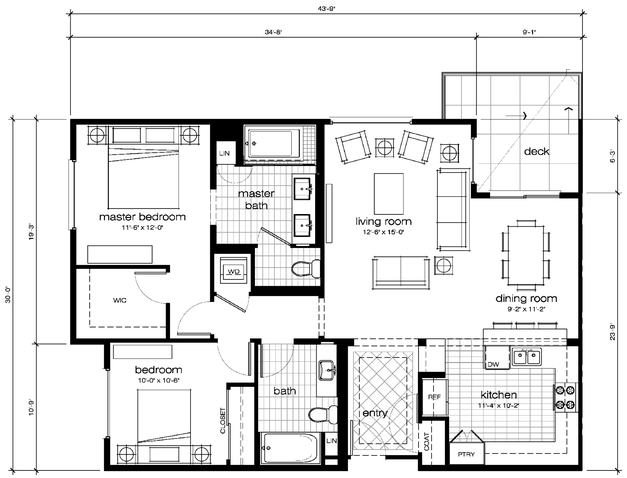
DRAWN BY: SF
CHECKED BY: SH
DESIGNED BY: MS

DATE CHANGED	CHANGED BY	REVISION
07/07/10	SH	REVISED PER PROJECT REVISIONS

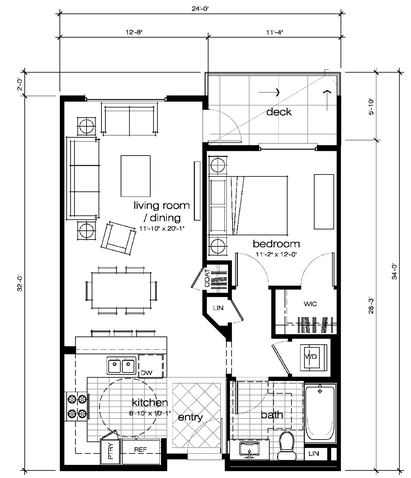
PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph: (626) 578-7200, Fax (626) 578-7373
http://www.ldcla.com

ROBERT S. SIMS R.C.E. No. 29649 — 03-11-2010 DATE

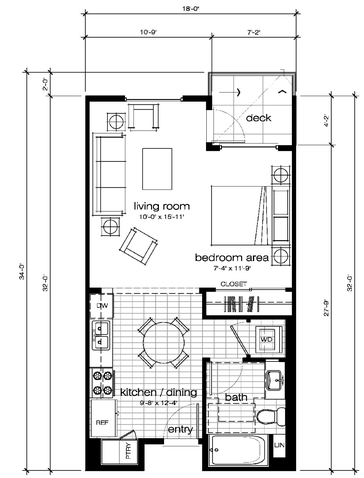
LDC
Proj. No. 08005-001
SHEET 12 OF 14



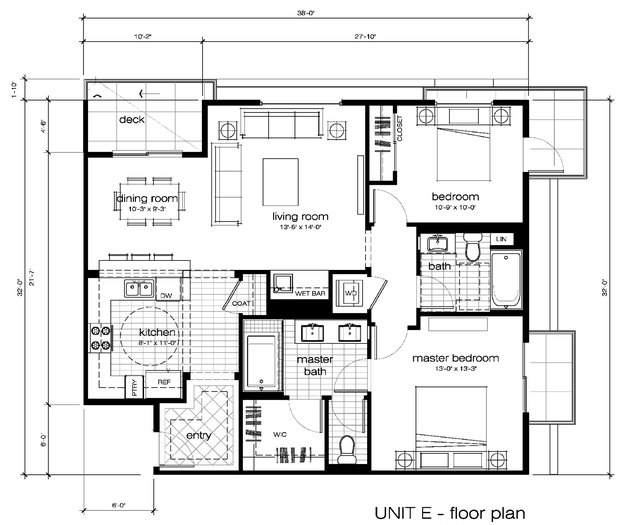
UNIT C - floor plan
AREA GROSS: 1,217 sf
AREA NET: 1,148 sf
BALCONY: 97 sf



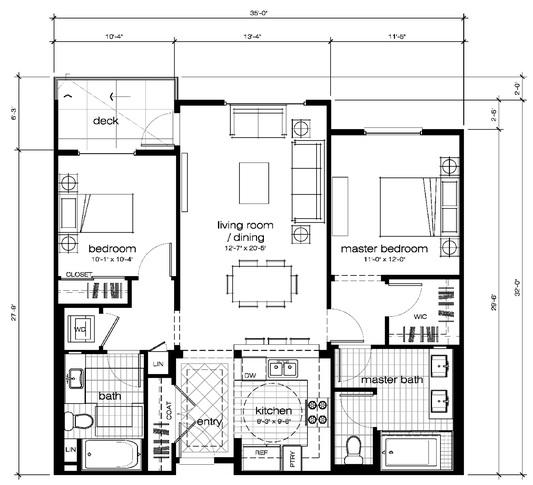
UNIT B - floor plan
AREA GROSS: 720 sf
AREA NET: 669 sf
BALCONY: 60 sf



UNIT A - floor plan
AREA GROSS: 534 sf
AREA NET: 488 sf
BALCONY: 41 sf



UNIT E - floor plan
AREA GROSS: 1,139 s.f.
AREA NET: 1,079 s.f.
BALCONY: 58 s.f.



UNIT D - floor plan
AREA GROSS: 1,043 sf
AREA NET: 976 sf
BALCONY: 60 sf

scale: 1/4" = 1'-0"
0 4 8 12 16

TYPICAL UNIT PLANS

AVIATION STATION

LOS ANGELES, CALIFORNIA
TRACT MAP NO. 070853
July 07, 2010

Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425
JOB NO. A8055

DEVELOPER:
KROEZE FAMILY, LLC
11604 AVIATION BLVD, INGLEWOOD, CA, 90304
PH: (310) 643-9769

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
70853
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

DRAWN BY: SF
CHECKED BY: SH
DESIGNED BY: MS

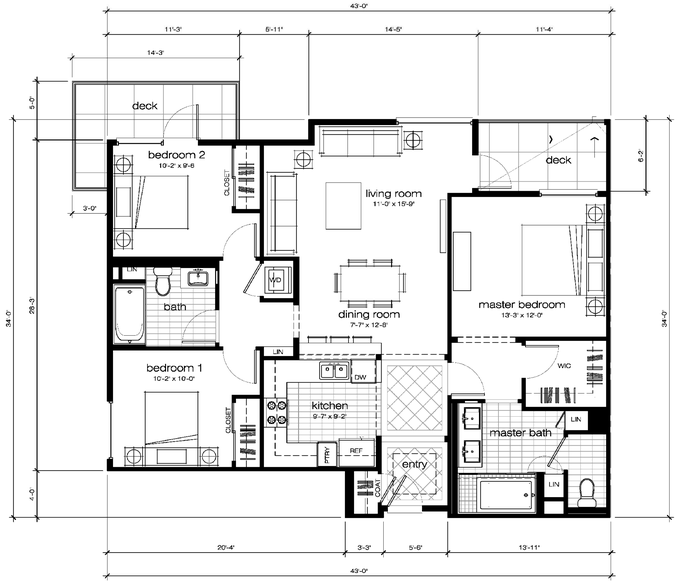
DATE CHANGED	CHANGED BY	REVISION
07/07/10	SH	REVISED PER PROJECT REVISIONS

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph: (626) 578-1200, Fax (626) 578-7373
http://www.ldcla.com
ROBERT S. SIMS R.C.E. No. 29649
03-11-2010 DATE

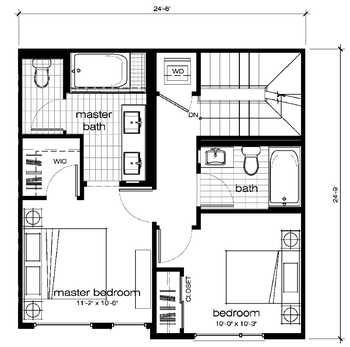
LDC

Proj. No. 08005-001
SHEET 13 OF 14

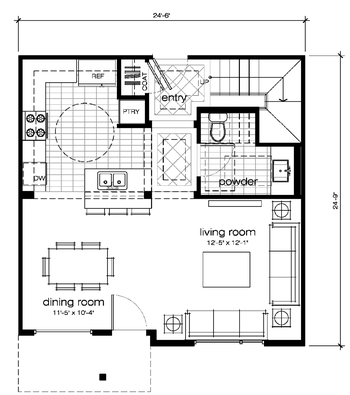
C:\PROJECTS\08005-001\Exhibits\08005-001 Exhibit A.dwg Layout: 13 - 1/4 Plan Plotted: 07/16/10 - 10:53:33 - Jeff Sims



UNIT G - floor plan
AREA GROSS: 1,288 sf
AREA NET: 1,214 sf
BALCONY: 64 sf



UNIT F - second floor plan
AREA GROSS: 597 sf
AREA NET: 529 sf



UNIT F - first floor plan
AREA GROSS: 597 sf
AREA NET: 560 sf

TOTAL AREA GROSS: 1,194 sf
TOTAL AREA NET: 1,089 sf

scale: 1/4" = 1'-0"
0 4 8 12 16

TYPICAL UNIT PLANS

AVIATION STATION

LOS ANGELES, CALIFORNIA
TRACT MAP NO. 070853
July 07, 2010

Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425
JOB NO. A8055

DEVELOPER:
KROEZE FAMILY, LLC
11604 AVIATION BLVD., INGLEWOOD, CA, 90304
PH: (310) 643-9769

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
70853
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

DRAWN BY: SF
CHECKED BY: SH
DESIGNED BY: MS

DATE CHANGED	CHANGED BY	REVISION
07/07/10	SH	REVISED PER PROJECT REVISIONS

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles Ave., Suite 250, Pasadena, California 91101
Ph: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcii.com
ROBERT S. SIMS R.C.E. No. 29649
03-11-2010
DATE

Proj. No. 08005-001
SHEET 14 OF 14