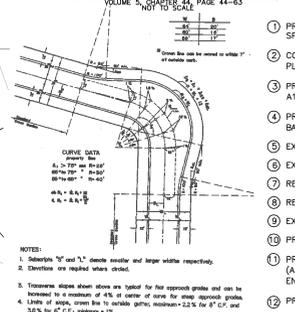


**TYPICAL RESIDENTIAL KNUCKLE DETAIL**



**CONSTRUCTION NOTES**

- PROPOSED 4" WIDE LONGITUDINAL GUTTER PER SPWC STD. PLAN 122-1.
- CONSTRUCT 6" CURB & GUTTER PER SPWC STD. PLAN 120-1, A2-150(6) W=18".
- PROPOSED 6" CURB PER SPWC STD. PLAN 120-1, A1-150(6).
- PROPOSED 4" A.C. PAVEMENT OVER 6" AGGREGATE BASE (OR PER SOILS ENGINEER'S RECOMMENDATION).
- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING PARK AND RIDE SPACES.
- REMOVE EXISTING CURB.
- REMOVE EXISTING 6" WROUGHT IRON FENCE.
- EXISTING CALTRANS GATE TO REMAIN.
- PROPOSED CALTRANS SECURITY GATE.
- PROPOSED 8'x10'-3/4" RC STORM DRAIN BOX (A LARGER SECTION MAY BE REQUIRED IN THE ENGINEERING PHASE).
- PROPOSED 24" STORM DRAIN LINE.
- PROPOSED ST. IMPROVEMENTS TO THE DEPT. OF PUBLIC WORKS SATISFACTION.
- EXISTING 8'x10' RC. BOX TO BE ABANDONED.
- EXISTING UTILITIES TO BE RELOCATED.
- EXISTING CALTRANS GATE TO BE REMOVED AND RELOCATED.
- EXISTING AREA DRAIN TO REMAIN.
- EXISTING PAVEMENT TO REMAIN.
- EXISTING HANDICAP RAMP PER CALTRANS STD. PLAN ABBA, CASE A.
- EXISTING STRUCTURES TO BE REMOVED.
- PROPOSED PEDESTRIAN SIDEWALK.
- EXISTING STREET LIGHT TO REMAIN.
- EXISTING STREET LIGHT TO BE REMOVED.
- EXISTING PARKING LOT LIGHT TO BE RELOCATED.
- PROPOSED 24"x24" BROOKS BASIN PER STD# 2424.
- EXISTING TRAFFIC SIGNALS TO REMAIN AND MODIFIED TO THE SATISFACTION OF COUNTY OF LOS ANGELES.
- EXISTING SIGNS TO BE REMOVED.
- EXISTING UTILITIES TO REMAIN.
- EXISTING UTILITIES TO BE REMOVED.
- EXISTING UTILITY POST TO REMAIN.
- EXISTING UTILITY POST TO BE RELOCATED.
- EXISTING POWER POLE TO BE RELOCATED.
- EXISTING BILLBOARD AND POST TO BE REMOVED.
- EXISTING CATCH BASIN TO BE REMOVED AND OR RELOCATED.
- EXISTING OVERPASS COLUMNS TO BE REMAIN.
- SAWCUT AND JOIN TO EXISTING PAVEMENTS.
- EXCESS RIGHT OF WAY FOR 116TH REQUESTED TO BE THE DEPARTMENT OF PUBLIC WORKS.
- EXISTING ELECTRICAL FACILITIES TO REMAIN.
- EXISTING TURN AROUND TO BE REMOVED.
- PROPOSED DRIVEWAY PER CALTRANS STD. PLAN AB7A.
- PROPOSED 15" STORM DRAIN EASEMENT TO LOS ANGELES COUNTY FIRE CONTROL DISTRICT.
- EXISTING 8" VCP SEWER TO BE ABANDONED.
- EXISTING 8" VCP SEWER TO BE REMOVED.
- PROPOSED EMERGENCY ACCESS GATE TO THE SATISFACTION OF L.A. CO. FIRE DEPARTMENT.
- EXISTING UTILITY BOX TO BE RELOCATED.
- EXISTING FIRE HYDRANT TO REMAIN.
- REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
- EXISTING CALTRANS FENCE TO REMAIN.
- EXISTING CATCH BASIN TO REMAIN.
- PROPOSED CROSS GUTTER PER APWA STD. 122-1.
- PROPOSED STRIPING PER CALTRANS STD. A20A, A20B.
- EXISTING FUEL TANKS AND OIL HOUSE TO REMAIN.
- EXISTING CALTRANS WASH RACK BUILDING TO BE RELOCATED.
- MTA EMERGENCY AND FIRE ACCESS GATE.
- PROPOSED CURB OPENING CATCH BASIN PER SPWC STD. PLAN 300-3, V=3.5.
- PROPOSED 8" SEWER PIPE TO THE SATISFACTION OF DPW.
- PROPOSED SEWER MANHOLE.
- EXISTING DRIVEWAY TO REMAIN.
- EXISTING CONCRETE SWALE TO REMAIN.
- EXISTING 18" RCP TO REMAIN.
- PROPOSED INFILTRATION BASIN PER APPROVED DRAINAGE CONCEPT/HYDROLOGY STUDY/SUSMP/LID PLAN DATED 02/23/10.
- EXISTING CALTRANS FENCE TO BE REMOVED.
- EXISTING TRAFFIC SIGNAL TO BE RELOCATED.
- INSTALL FIRE HYDRANT TO THE SATISFACTION OF L.A.C.F.D.
- EXISTING PAVEMENT TO BE REMOVED.
- FIRE DEPARTMENT FIRE TRUCK CONCRETE FIRE LANE.
- PROPOSED ROLLED CONCRETE CURB (TO BE PAINTED RED) AND ADDITIONAL 5' W TO CONSTRUCT STANDARD KNUCKLE.

**LEGAL DESCRIPTION FOR LOT 2:**

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

**FOR LOT 1:**

PARCEL 1: 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, EXCEPT THE WEST 51.00 FEET OF SAID LOT 75. ALSO EXCEPT THEREFROM ALL OIL, GAS RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREON AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HERENAFORE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OR BENEATH OR BEYOND THE EXTERIOR LIMITS HEREOF, AND TO REDELL, RETURN, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE SUCH WELLS, TUNNELS AND SHAFTS UNDER AND OPERATE SUCH WELLS, TUNNELS AND SHAFTS WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HERENAFORE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS.

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, EXCEPT THE WESTERLY 49.50 FEET THEREOF. ALSO EXCEPT THEREFROM ALL OIL, GAS RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREON AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HERENAFORE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OR BENEATH OR BEYOND THE EXTERIOR LIMITS HEREOF, AND TO REDELL, RETURN, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE SUCH WELLS, TUNNELS AND SHAFTS UNDER AND OPERATE SUCH WELLS, TUNNELS AND SHAFTS WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HERENAFORE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS.

PARCEL 3: THE EAST 78 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, EXCEPT THE WEST 66 FEET THEREOF.

PARCEL 4: THE EAST 51 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, EXCEPT THE WEST 66 FEET THEREOF.

PARCEL 5: 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, EXCEPT THE WEST 51 FEET THEREOF.

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, EXCEPT THE WEST 51 FEET THEREOF.

PARCEL 7: 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, EXCEPT THE WEST 51 FEET THEREOF.

PARCEL 8: 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, EXCEPT THE WEST 51 FEET THEREOF.

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, EXCEPT THE WEST 51 FEET THEREOF.

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, EXCEPT THE EAST ONE-HALF THEREOF.

PARCEL 11: 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, EXCEPT THE EAST ONE-HALF THEREOF.

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, EXCEPT THE EAST ONE-HALF THEREOF.

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 THE EAST ONE-HALF THEREOF.

PARCEL 14: LOT 114 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 ONE-HALF THEREOF.

PARCEL 15: THE WEST 44 FEET OF LOT 74, 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 WEST 44 FEET THEREOF.

PARCEL 16: THE WEST 44 FEET OF LOT 74, 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 WEST 44 FEET THEREOF.

PARCEL 17: THE EAST 49.50 FEET OF THE WEST 66 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, EXCEPT THE WESTERLY 49.50 FEET THEREOF.

PARCEL 18: 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, EXCEPT THE NORTH 67.5 FEET THEREOF.

PARCEL 19: 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 THEREOF.

**EASEMENTS LEGEND**

- EASEMENT FOR POLES AND INCIDENTAL PURPOSES RECORDED IN BOOK 17123, PAGE 99, OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR CONDUITS, POLE LINES, PIPE LINES AND INCIDENTAL PURPOSES RECORDED IN BOOK 18612, PAGE 8 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR PUBLIC ROAD, HIGHWAY AND INCIDENTAL PURPOSES RECORDED APRIL 26, 1957 IN BOOK 54336, PAGE 82 OF OFFICIAL RECORDS, (TO REMAIN).
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 19569, PAGE 280 OF DEEDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 23, 1937 IN BOOK 15248, PAGE 370 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 17253, PAGE 100 OF DEEDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 18839, PAGE 230 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR POLES, CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 18839, PAGE 230 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 14678, PAGE 106 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 2, 1934 IN BOOK 14389, PAGE 117 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED JANUARY 5, 1937 IN BOOK 14682, PAGE 104 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 17820, PAGE 323 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 14492, PAGE 368 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED MARCH 12, 1937 AS BOOK 14832, PAGE 52 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 15255, PAGE 231 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 16020, PAGE 347 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 17123, PAGE 99 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED AUGUST 26, 1940 IN BOOK 17816, PAGE 21 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 18245, PAGE 273 OF OFFICIAL RECORDS, (TO BE QUILTIMED OR ABANDONED).
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 4, 1966 AS INSTRUMENT NO. 2831 OF OFFICIAL RECORDS, (TO REMAIN).
- EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES RECORDED DECEMBER 30, 1966 AS INSTRUMENT NO. 576 OF OFFICIAL RECORDS, (TO REMAIN).
- EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN DEED REGISTERED MAY 6, 1941 AS DOCUMENT NO. 10891-1, A PORTION OF EASEMENT TO BE QUILTIMED OR ABANDONED WITHIN V.C.T.M. 70853.

**LIST OF REQUESTED ENTITLEMENT**

- VESTING TENTATIVE MAP
- CONDOMINIUM USE PERMIT FOR MDX ZONE
- FOR MIXED USE, RESIDENTIAL/RETAIL DEVELOPMENT/TRANSIT
- ZONE CHANGE TO MDX-20
- GENERAL PLAN AMENDMENT TO U4-HIGH DENSITY RESIDENTIAL
- PARKING PERMIT FOR SHARED PARKING BETWEEN LOT 1 & 2.

**A.P.N. TABLE**

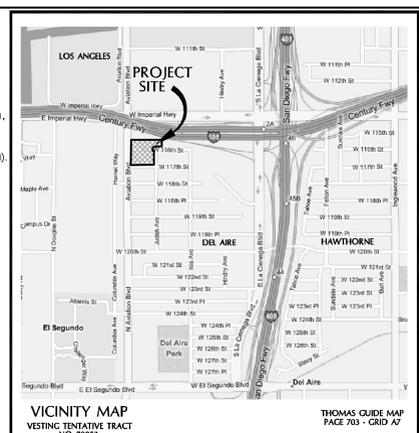
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4140-002-010	4140-002-011	4140-002-012
4140-002-013	4140-002-014	4140-002-015
4140-002-016	4140-002-017	4140-002-018
4140-002-019	4140-002-020	4140-002-021
4140-002-022	4140-002-023	4140-002-024
4140-002-025	4140-002-026	4140-002-027
4140-002-028	4140-002-029	4140-002-030

**LINE TABLE**

LINE	LENGTH	BEARING
L1	15.00'	S89°54'48"W
L2	7.07'	N45°03'23"W
L3	5.00'	N52°02'31"W
L4	11.00'	N109°02'00"W
L5	11.58'	N85°55'44"E

**CURVE TABLE**

CURVE	DELTA	LENGTH	RADIUS	ANGLE
C1	58°27'00"	70.94'	74.00'	138.65°



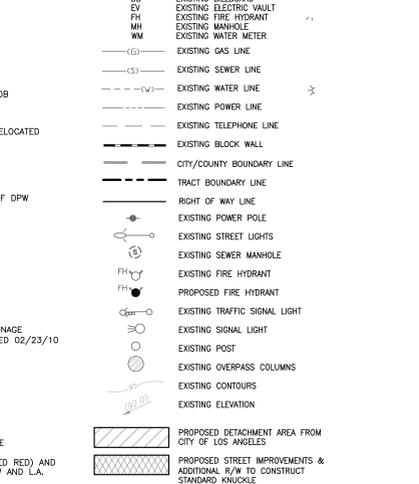
**GENERAL NOTES**

- AREA: 5.90 AC. GROSS
- EXISTING ZONING: C1, R1, PF
- PROPOSED ZONING: MDX-20
- EXISTING SITE USE: COMMERCIAL/S.F. RESIDENTIAL/AMBI
- DEVELOPMENT TYPE: MAX USE RESIDENTIAL/RETAIL/TRANSIT
- TOTAL NUMBER OF LOTS: 380
- TOTAL NUMBER OF RESIDENTIAL UNITS: 890
- TOPOGRAPHY IS BASED ON CONTROLLING TOPO W/ CONTOUR INTERVALS 1 AND 10 FEET.
- BOUNDARY LINES ESTABLISHED FROM RECORD MAPS.
- EXISTING COUNTY-WIDE GENERAL PLAN: 1
- EXISTING CITY OF LOS ANGELES GENERAL PLAN: 1
- EXISTING COUNTY OF LOS ANGELES ZONING: M1, R
- EXISTING CITY OF LOS ANGELES ZONING: PF (PUBLIC FACILITY)
- DENSITY / GROSS: 57.2 DU/AC GROSS
- TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
- TOTAL GUT: 5520' C.I. TOTAL EXPORT: 65500' C.I.
- SEE A.P.N. TABLE BELOW
- RETAIL SPACE: 29,500 S.F.
- ALL SLOPES OVER 3 FEET IN HEIGHT TO BE UNLANDSCAPED AND IRRIGATED PER COUNTY ORDINANCE
- THERE ARE NO DOW GRASS TREES WITHIN PROJECT BOUNDARY
- UNITS FINISHING IS REQUESTED TO THE SATISFACTION OF DEPARTMENT OF REGIONAL PLANNING (DORP)
- PENNSION IS REQUESTED TO ABANDON A PORTION OF THE COUNTY EASEMENTS FOR ROADS AND STORM DRAIN PURPOSES INCLUDING CE VACATION OF PORTION OF 116 TH BY THE FINAL MAP PERMITANT TO SEE 664920 1/2 OF THE STATE GOVERNING CODE OF ANY THE RIGHT IS RESERVED TO ADJUST LOT LINES, ADJ OPEN SPACE LOTS AND MERGE LOTS ON THE FINAL MAP TO THE SATISFACTION OF REGIONAL PLANNING
- PROPOSE PROPERTY LINE RETURN RAMP OF 12 FEET AT ALL LOCAL STREET INTERSECTIONS, AND 27 FEET AT THE INTERSECTION OF LOCAL STREETS WITH PLANNED HIGHWAYS (THOSE OF THE COUNTY HIGHWAY PLAN) AND WHERE ALL PLANNED INTERSECTIONS OF HIGHWAY ONE OF THE ROADS SERVE A COMMERCIAL OR INDUSTRIAL DEVELOPMENT PLUS ADDITIONAL PORTION OF RAMP FOR CORNER CUT OFF TO MEET CURRENT GUIDELINES OF THE AMERICAN WITH DISABILITIES ACT (ADA) TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS
- RECONSTRUCT OR CONSTRUCT PARKWAY IMPROVEMENTS (CROSSWALKS, OVERCROSS, CURB RAMP, LANDING, ETC.) THAT SERVE OR FORM OF A PEDESTRIAN ACCESS ROUTE TO MEET CURRENT REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS
- 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
- CLOSE ANY UNLINED DRIVEWAY W/STD. CURB, GUTTER & SIDEWALK ALONG THE PROPERTY FRONTAGE ON AVIATION BLVD. 117 TH STREET & ADJACENT TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS
- APPROVED SENEER AREA STUDY P.C. 12117 DATED 12/17/09 TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS
- APPROVED CONCEPTUAL SIGNED AND STRIPED PLAN DATED 6/22/10 TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS
- APPROVED DRAINAGE CONCEPT/HYDROLOGY STUDY/SUSMP/LID PLAN DATED 02/23/10 TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS

**UTILITY INTERVEYORS**

- WATER SERVICES - COLDEN STATE WATER COMPANY (COWC)
- SEWER SERVICES - LOS ANGELES COUNTY SANITATION DISTRICT 5
- ELECTRIC - SOUTHERN CALIFORNIA Edison COMPANY
- GAS - SOUTHERN CALIFORNIA GAS COMPANY
- AT&T TELEPHONE COMPANY
- WISCONSIN SCHOOL DISTRICT
- CENTINELA VALLEY ANIM HIG SCHOOL DISTRICT

**LEGEND**



**LOT SUMMARY**

LOT	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	VITM PLAN
2	SITE PLAN
3	DETACHMENT EXHIBIT & BUILDING SECTIONS
4	ARCHITECTURE SITE PLANS

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

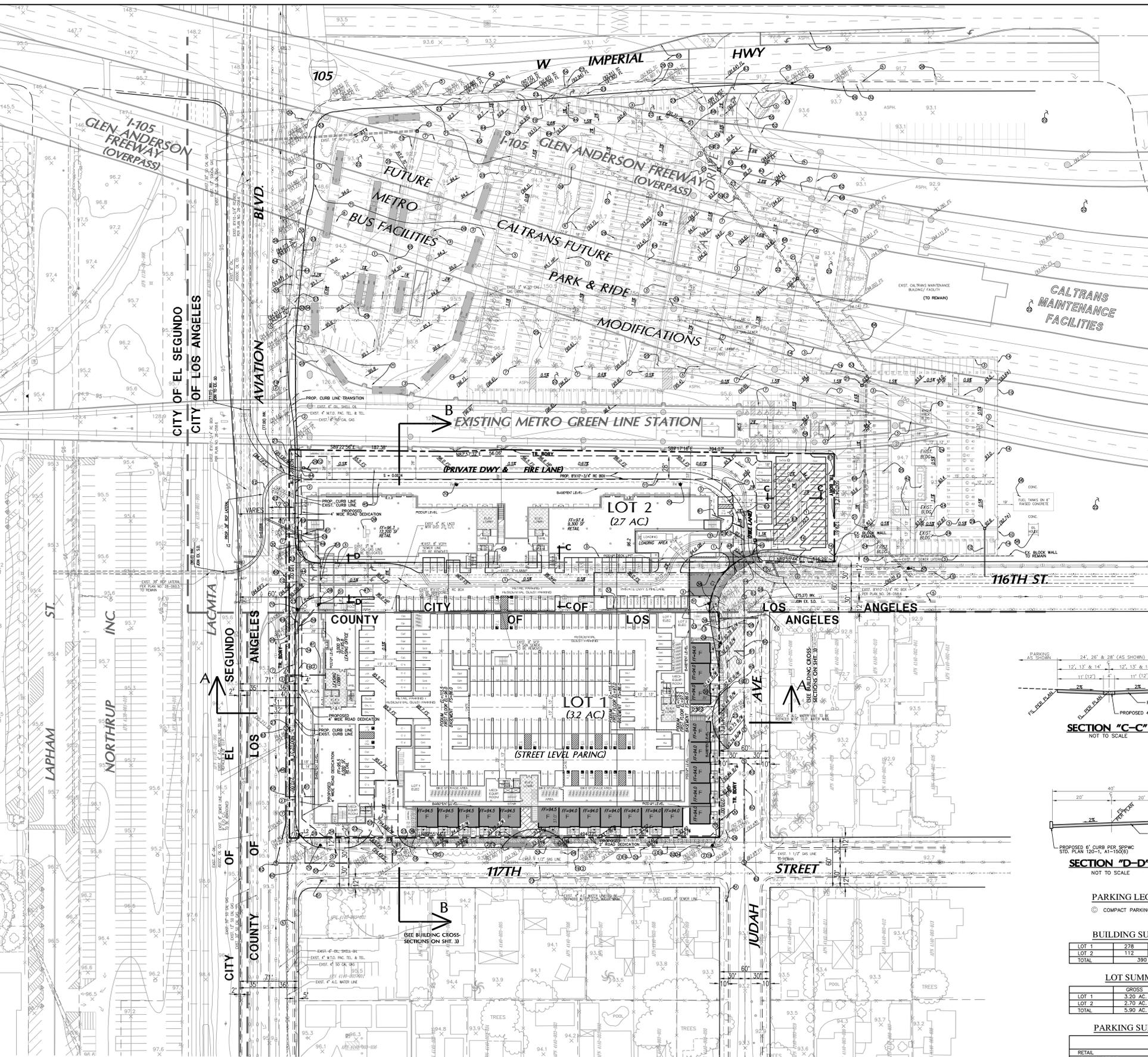
**VESTING TENTATIVE TRACT MAP NO. 70853**

MAJOR LAND DIVISION  
VESTING TENTATIVE TRACT MAP NO. 70853

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED BY: LDC  
LAND DESIGN CONSULTANTS, INC.  
199 South Los Angeles Street, Suite 200, Pasadena, California 91101  
PH: (626) 978-7000 FAX: (626) 978-7071  
http://www.ldc.com

PROJECT NO. 08005-001  
SHEET 1 OF 4



**CONSTRUCTION NOTES**

- 1 PROPOSED 4" WIDE LONGITUDINAL GUTTER PER SPWC STD. PLAN 122-1.
- 2 CONSTRUCT 6" CURB & GUTTER PER SPWC STD. PLAN 120-1, A2-150(6) W=18".
- 3 PROPOSED 6" CURB PER SPWC STD. PLAN 120-1, A1-150(6).
- 4 PROPOSED 4" AC 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 SIZE 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 6'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 SPWC 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 AB8A, 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 AB7A
- 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 SPWC 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.

**SITE SUMMARY**

LOT 1	LOT 2
LOT AREA - NET	3.15 acres 137,214 sf
LOT AREA - GROSS	3.20 acres 139,992 sf
TOTAL RESIDENTIAL UNITS	278
TOTAL RETAIL	8,000 sf
DENSITY (# of units / General Plan Amendment)	2.42
FAR	71.28 DuSacre 3.90 acres
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 Amendment)	1.94
FAR	38.36 DuSacre 2.92 acres
LOT COVERAGE	54,266 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 257,604 sf
TOTAL RESIDENTIAL UNITS	390
TOTAL RETAIL	29,500 sf
DENSITY (# of units / General Plan Amendment)	57.18 DuSacre 6.82 acres
FAR	119.64
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**

PLAN	DESCRIPTION	QNTY	GROSS AREA	PARKING RATIO (inc. 0.25 Guest)	PARKING PROVIDED (inc. 0.25 Guest)
<b>LOT 1 - BUILDING 1A</b>					
RETAIL	LEASING / RETAIL		5,000 sf	1 / 250	20
			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
<b>SUBTOTAL UNITS:</b>		<b>94</b>			<b>197</b> 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	78 ( 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
<b>SUBTOTAL UNITS:</b>		<b>184</b>			<b>326</b> spaces provided

**TOTAL LOT 1**

RETAIL	8,000 sf	
UNITS	278	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
<b>SUBTOTAL UNITS:</b>		<b>56</b>			<b>143</b> spaces provided

**LOT 2 - BUILDING 2B**

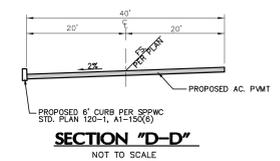
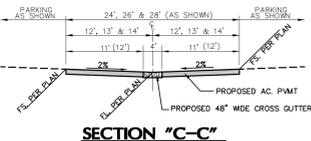
PLAN	DESCRIPTION	QNTY	GROSS AREA	PARKING RATIO (inc. 0.25 Guest)	PARKING PROVIDED (inc. 0.25 Guest)
RETAIL			9,300 sf	1 / 250	37.2
B	1 BR 1 BA FLAT	32 ( 57%)	720 sf	1.25	40
D	2 BR 2 BA FLAT	20 ( 36%)	1,043 sf	2.25	45
G	3 BR 2 BA FLAT	4 ( 7%)	1,288 sf	2.25	9
<b>SUBTOTAL UNITS:</b>		<b>56</b>			<b>131</b> spaces provided

**TOTAL LOT 2**

RETAIL	21,500 sf	
UNITS	112	274 spaces provided

**TOTAL LOT 1 + 2**

RETAIL	29,500 sf	
UNITS	390	797 spaces provided



**PARKING LEGEND**

(Symbol)	COMPACT PARKING SPACE
----------	-----------------------

**BUILDING SUMMARY**

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

**LOT SUMMARY**

LOT	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**

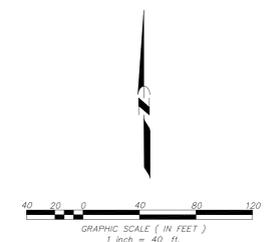
RETAIL	STANDARDS	TANDOLM	TOTAL
RETAIL	106	0	106
LEASING OFFICE	12	0	12
RESIDENTIAL GUEST	82	0	82
RESIDENTIAL APARTMENTS	160	78	160
RESIDENTIAL CONDOMINIUMS	195	226	421
TOTAL			797

**HANDICAP PARKING SUMMARY**

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

BENCH MARK:  
LOS ANGELES CITY BM "17-00319"  
3" BRASS DISK STUMP "L.A.T.C. LS 3258"; E CURB AVIATION BLVD; 23' S/O IMPERIAL HWY.  
ELEV. = 94.7777' (NAV88/2000AD)

**BASIS OF BEARINGS.**  
THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 80°25'48" 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

**SITE PLAN - 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 200, Pasadena, California 91101  
Ph: (626) 578-7000, Fax: (626) 578-7373  
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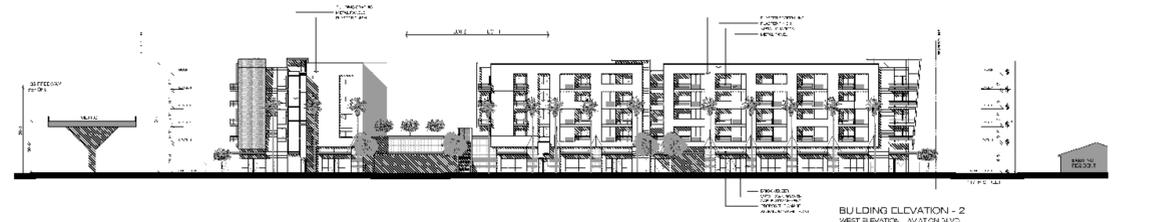
PROJECT NO. 08005-001  
SHEET 2 OF 4

**REVISION**

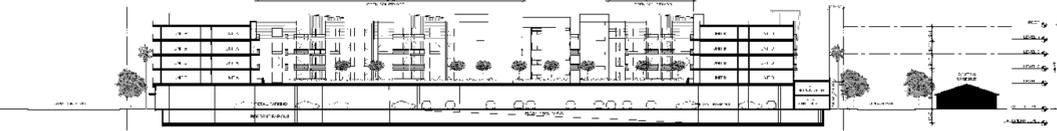
DATE	BY	REVISION
06/26/10	MS	ISSUE PROJECT SUMMARY, PARKING & UTILS. REVIEW SITE PER VESTING APARTMENTS PLAN.
07/26/10	MS	REVISE MAP PER 11/17/10 CIVIL COMMENTS, CLARIFY AVIATION R/W, RELOCATE UTILITY GENERAL NOTES, DETAILS & RAISING FOOTINGS.



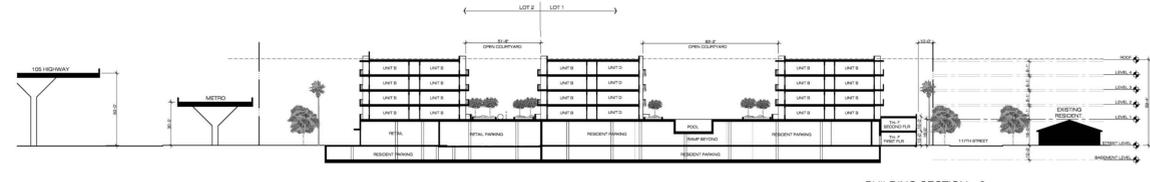
BUILDING ELEVATION - 3  
SOUTH ELEVATION - 117TH STREET



BUILDING ELEVATION - 2  
WEST ELEVATION - AVIATION BLVD



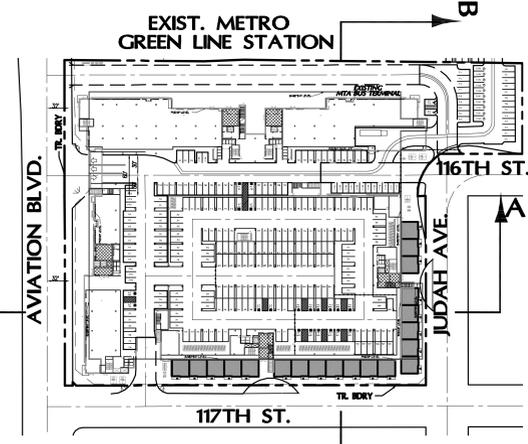
BUILDING SECTION - 1



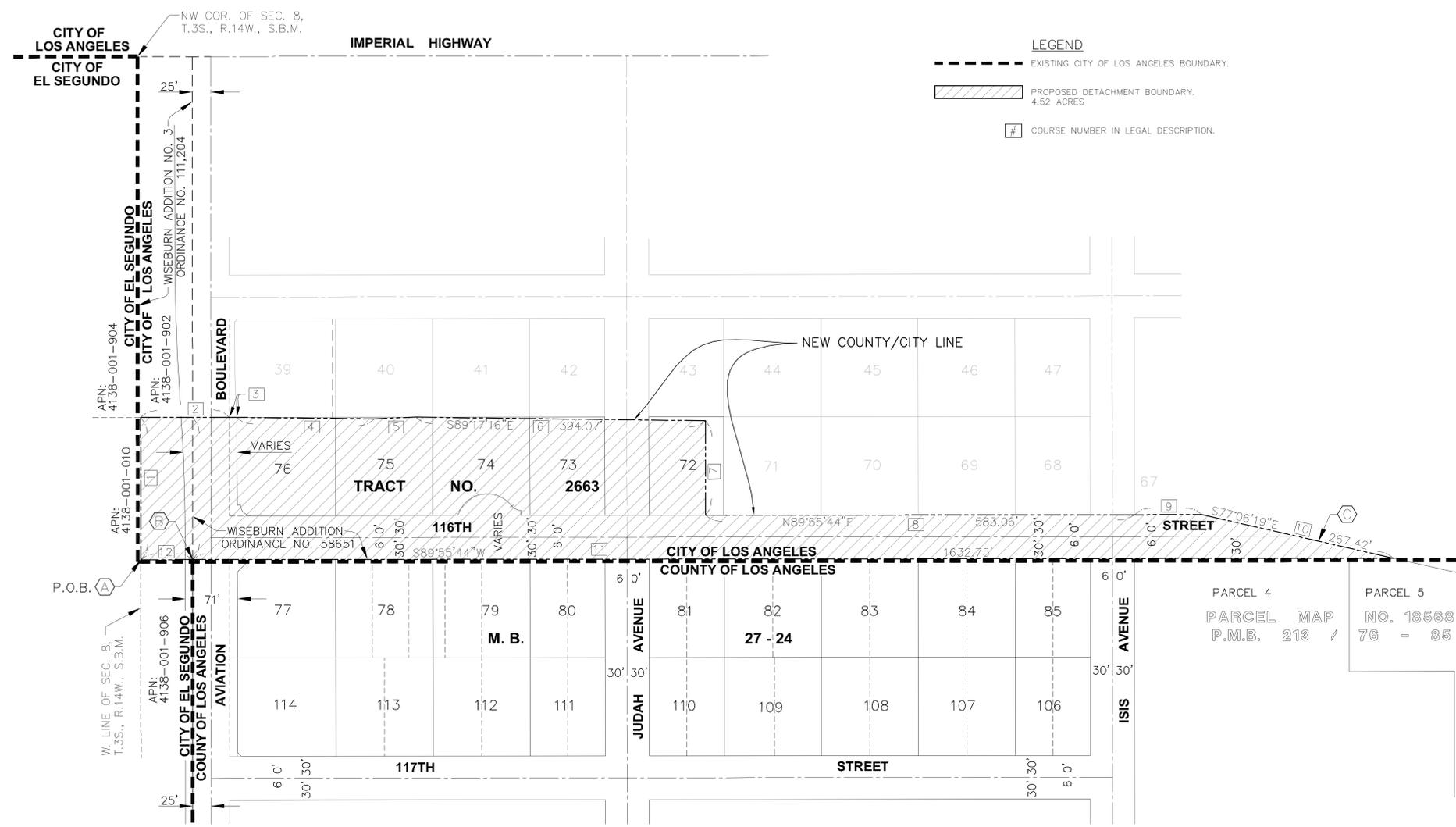
BUILDING SECTION - 2

**BUILDING SECTION A**  
SCALE: 1"=20'

**BUILDING SECTION B**  
SCALE: 1"=20'



**LEGEND:**  
SCALE: 1"=80'



**LEGEND**  
 - - - - - EXISTING CITY OF LOS ANGELES BOUNDARY.  
 [Hatched Area] PROPOSED DETACHMENT BOUNDARY. 4.52 ACRES  
 [Numbered Box] 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'

**PROPOSED DETACHMENT EXHIBIT**  
SCALE: 1"=60'

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



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

**DETACHMENT EXHIBIT & BUILDING SECTIONS**

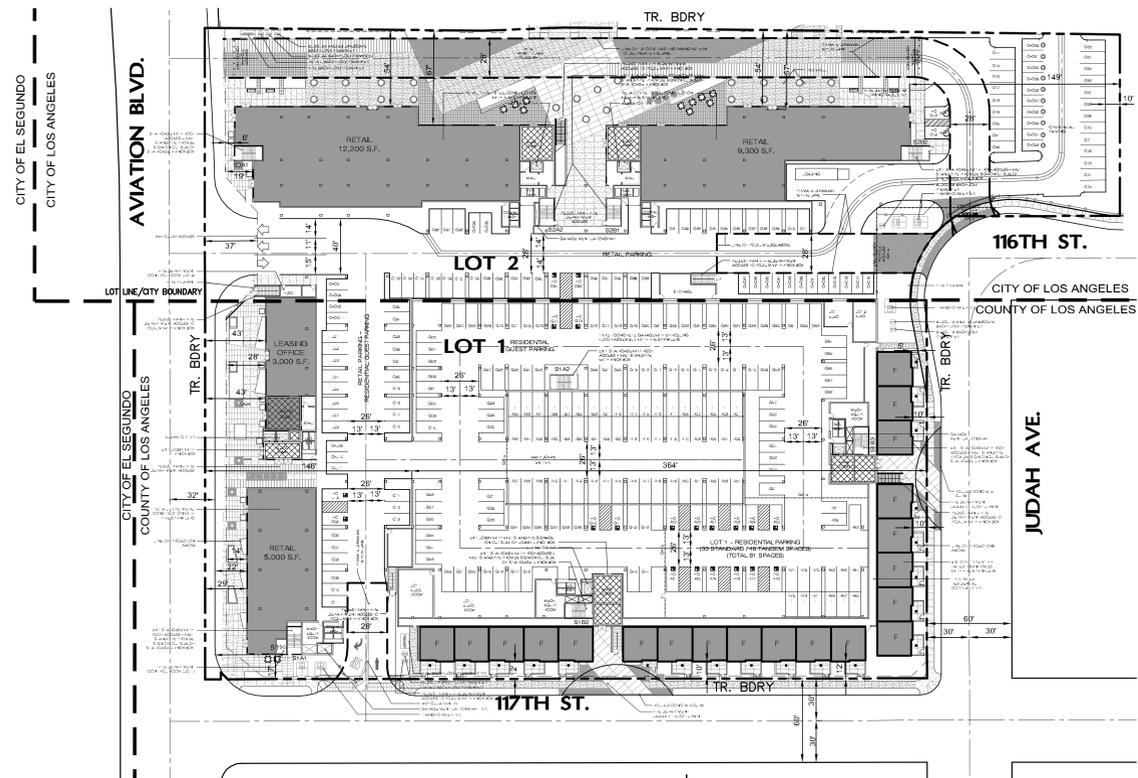
MAJOR LAND DIVISION  
 VESTING TENTATIVE TRACT MAP NO.

# 70853

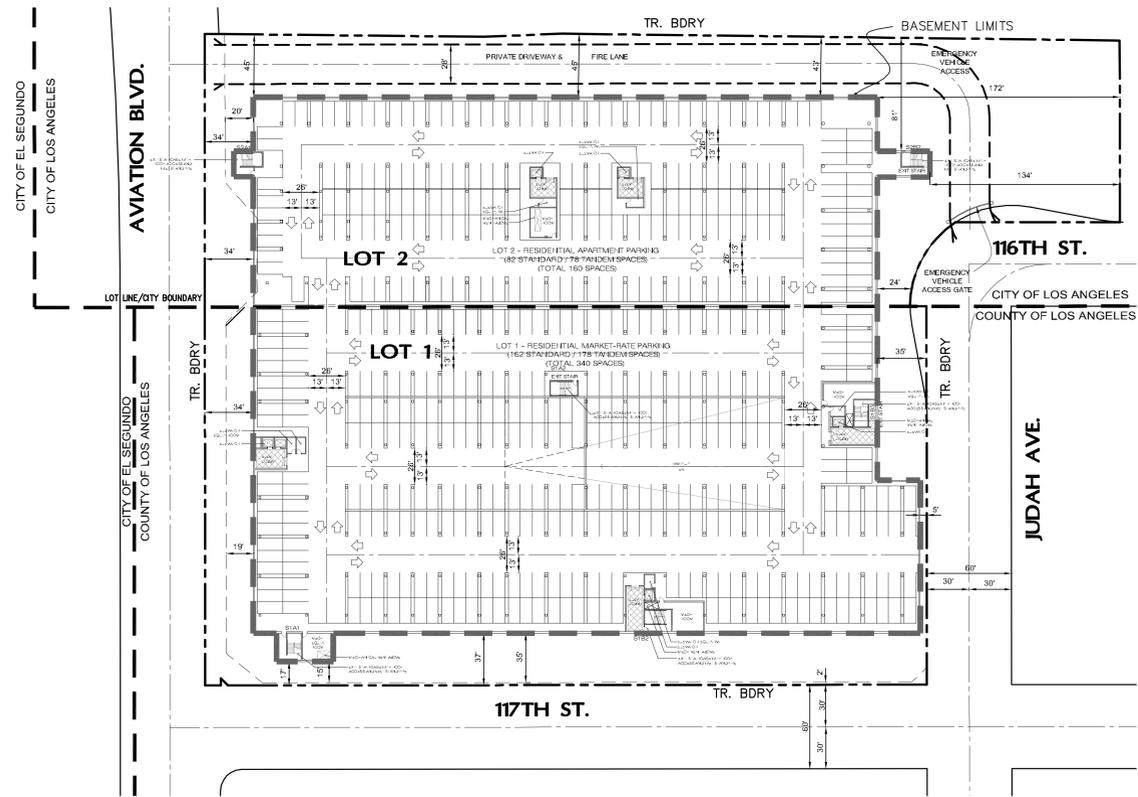
COUNTY OF LOS ANGELES,  
 STATE OF CALIFORNIA

PREPARED BY:  
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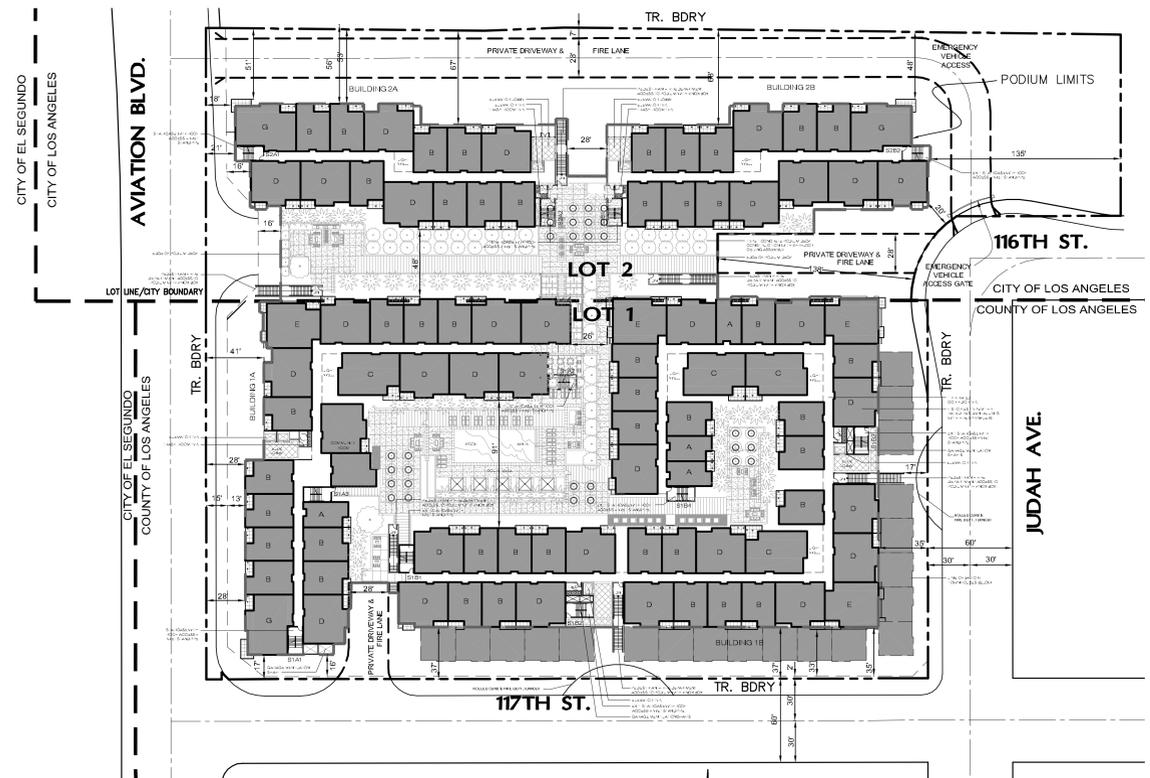
PROJECT NO. 08005-001  
 SHEET 3 OF 4



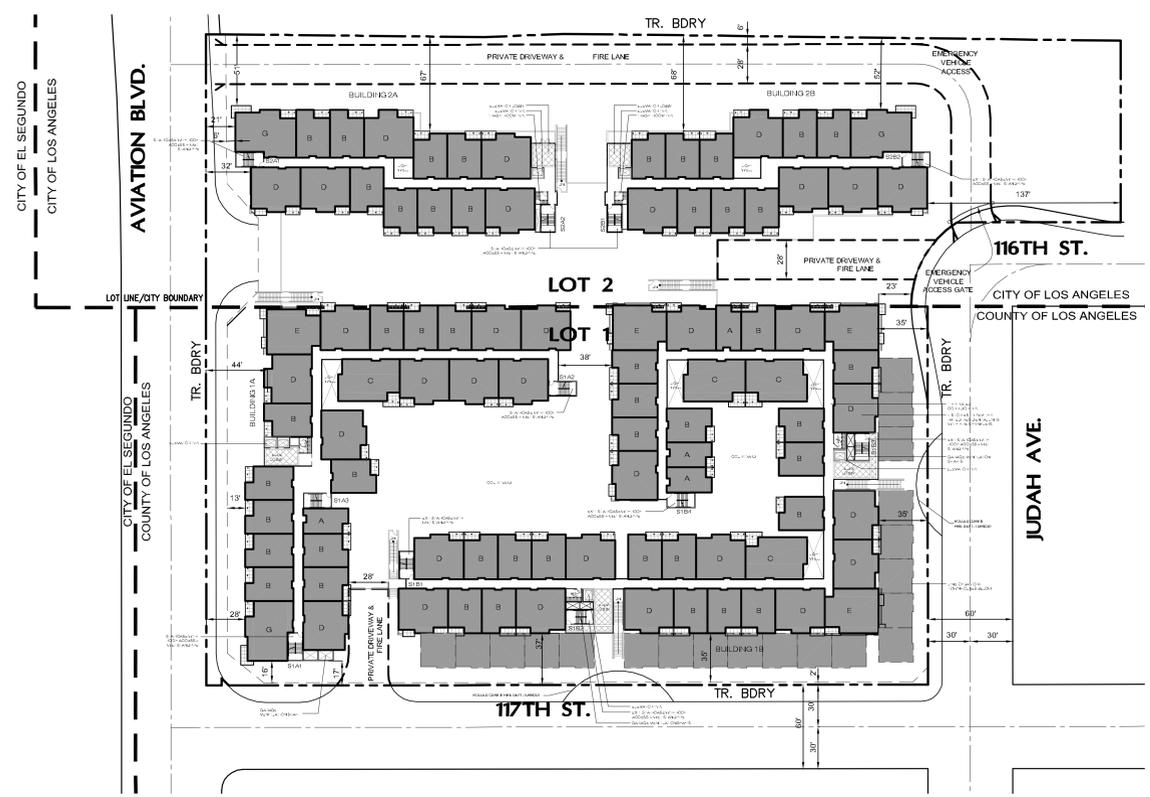
**STREET LEVEL**  
SCALE: 1"=40'



**BASEMENT LEVEL**  
SCALE: 1"=40'

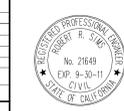


**PODIUM LEVEL 1**  
SCALE: 1"=40'



**LEVEL 2, 3 -4**  
SCALE: 1"=40'

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



DEVELOPER  
KROEZE FAMILY, LLC  
11604 AVIATION BLVD., INGLEWOOD, CA, 90304  
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**ARCHITECTURE SITE PLAN**  
MAJOR LAND DIVISION  
VESTING TENTATIVE TRACT MAP NO.  
**70853**  
COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA

PREPARED BY:  
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ROBERT S. SIMS KCE No. 71649

PROJ. No. 08005-001  
SHEET 4 OF 4