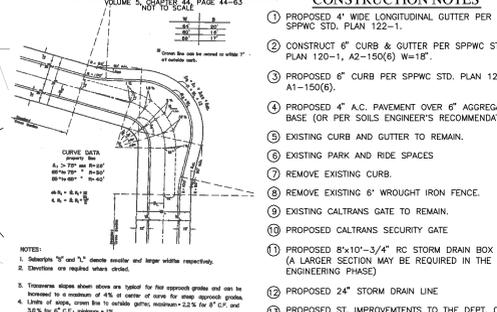


TYPICAL RESIDENTIAL KNUCKLE DETAIL



CONSTRUCTION NOTES

- PROPOSED 4" WIDE LONGITUDINAL GUTTER PER SPWPC STD. PLAN 122-1.
- CONSTRUCT 6" CURB & GUTTER PER SPWPC STD. PLAN 120-1, A2-150(6) W=18".
- 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.
- PROPOSED 8" WROUGHT IRON FENCE.
- EXISTING WROUGHT IRON FENCE TO BE RELOCATED.
- EXISTING BLOCK WALL TO BE REMOVED.
- EXISTING 8'x10' RC BOX TO BE ABANDONED.
- EXISTING UTILITIES TO BE RELOCATED.
- EXISTING DRIVEWAY TO BE REMOVED & CONSTRUCT STANDARD CURB, GUTTER AND SIDEWALK PER SPWPC STD. A2-150.
- EXISTING CALTRANS GATE TO BE REMOVED AND RELOCATED.
- EXISTING AREA DRAIN TO REMAIN.
- EXISTING PAVEMENT TO REMAIN.
- PROPOSED HANDICAP PAMP 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 LIGHT TO BE RELOCATED.
- PROPOSED 24"x24" BROOKS BASIN PER STD# 2424.
- EXISTING TRAFFIC SIGNALS TO REMAIN AND MODIFIED TO THE 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 REMOVED.
- SAW CUT AND JOIN TO EXISTING PAVEMENT.
- EXCESS RIGHT OF WAY FOR 16TH REQUEST TO BE VACATED ON FINAL MAP.
- EXISTING ELECTRICAL FACILITIES TO REMAIN.
- EXISTING TURN AROUND TO BE REMOVED.
- PROPOSED DRIVEWAY PER CALTRANS STD. PLAN ABBA.
- PROPOSED 15" STORM DRAIN EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.
- EXISTING 8" VOP SEWER TO BE ABANDONED.
- EXISTING 8" VOP SEWER TO BE REMOVED.
- PROPOSED EMERGENCY ACCESS GATE TO THE SATISFACTION OF L.A.O. 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 EXISTING WASH RACK BUILDING TO BE RELOCATED.
- MTA EMERGENCY AND FIRE ACCESS GATE.
- PROPOSED CURB OPENING CATCH BASIN PER SPWPC STD. PLAN 300-2, V=3.5.
- PROPOSED 8" SEWER PIPE TO THE SATISFACTION OF DPW.
- PROPOSED SEWER LATERAL TO BUILDING.
- PROPOSED SEWER MANHOLE.
- EXISTING DRIVEWAY TO REMAIN.
- EXISTING CONCRETE SWALE TO REMAIN.
- EXISTING CONCRETE SWALE TO BE REMOVED.
- EXISTING 18" ROP 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 COUNTY FIRE DEPT.

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: 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, EXCEPT THEREFROM THE WEST 51.00 FEET OF SAID LOT 77. ALSO EXCEPT THEREFROM ALL APN: 4140-002-001

PARCEL 2: THE WEST 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 THEREFROM THE WEST 51.00 FEET OF SAID LOT 77. ALSO EXCEPT THEREFROM ALL 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 THEREFROM THE WEST 51.00 FEET OF SAID LOT 77. ALSO EXCEPT THEREFROM ALL 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, EXCEPT THE WEST 66 FEET THEREOF. 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, EXCEPT THE WEST 66 FEET THEREOF. 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 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 66 FEET THEREOF. APN: 4140-002-031

PARCEL 9: THE WEST 51 FEET 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 WEST 66 FEET THEREOF. APN: 4140-002-032

PARCEL 10: THE WEST 51 FEET 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 WEST 66 FEET THEREOF. APN: 4140-002-033

PARCEL 11: 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 WEST 66 FEET THEREOF. APN: 4140-002-035

PARCEL 12: 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 WEST 66 FEET THEREOF. APN: 4140-002-033

PARCEL 13: 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 WEST 66 FEET THEREOF. APN: 4140-002-035

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 WEST 66 FEET THEREOF. APN: 4140-002-035

PARCEL 15: 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 WEST 66 FEET THEREOF. APN: 4140-002-035

PARCEL 16: 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 WEST 66 FEET THEREOF. APN: 4140-002-035

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 WEST 51.00 FEET THEREOF. 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 66 FEET THEREOF. APN: 4140-002-030

PARCEL 19: 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 66 FEET THEREOF. APN: 4140-002-030

PARCEL 20: 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 66 FEET THEREOF. APN: 4140-002-030

PARCEL 21: 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 66 FEET THEREOF. APN: 4140-002-030

PARCEL 22: 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 66 FEET THEREOF. APN: 4140-002-030

PARCEL 23: 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 66 FEET THEREOF. APN: 4140-002-030

PARCEL 24: 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 66 FEET THEREOF. APN: 4140-002-030

PARCEL 25: 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 66 FEET THEREOF. APN: 4140-002-030

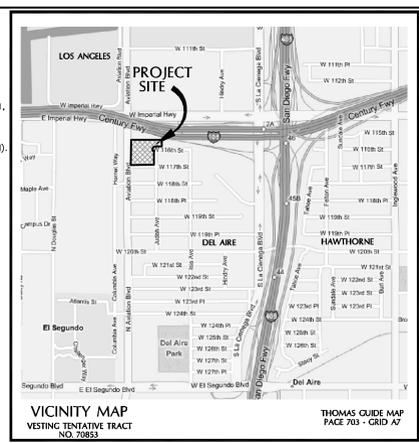
PARCEL 26: LOT 111 OF TRACT NO. 2663, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE WEST 66 FEET THEREOF. APN: 4140-002-030

PARCEL 27: 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 66 FEET THEREOF. APN: 4140-002-030

PARCEL 28: 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 66 FEET THEREOF. APN: 4140-002-030

PARCEL 29: 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 66 FEET THEREOF. APN: 4140-002-030

PARCEL 30: 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 66 FEET THEREOF. APN: 4140-002-030



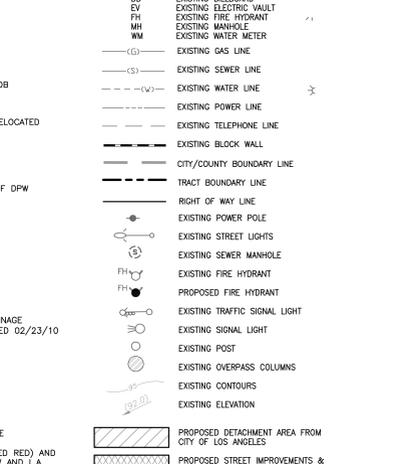
GENERAL NOTES

- AREA: 5.90 AC. GROSS
- EXISTING ZONING: C1, R1, PF
- PROPOSED ZONING: MDD - DP
- 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 CONTROLLED 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: MDD - DP
- EXISTING CITY OF LOS ANGELES ZONING: PF (PUBLIC FACILITY)
- DENSITY/GROSS: 57.2 DU/AC GROSSING
- TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
- TOTAL GUT: 55200 C.Y. TOTAL EXPORT: 655000 C.Y.
- SEE A.P.N. TABLE BELOW
- RETAIL SPACE: 29,500 S.F.
- ALL SLOPES OVER 5 FEET IN HEIGHT TO BE LANDSCAPED AND IRRIGATED PER COUNTY ORDINANCE
- THERE ARE NO DM (DMS) WITHIN PROJECT BOUNDARY
- UNIT FINISHING IS REQUESTED TO THE SATISFACTION OF DEPARTMENT OF REGIONAL PLANNING (DOP)
- PENNSION IS REQUESTED TO ABANDON A PORTION OF THE COUNTY EASEMENTS FOR ROADS AND STORM DRAIN PURPOSES INCLUDING: VACATION OF PORTION OF 116 TH BY THE FINAL MAP PERMISSIBLE TO SEC. 66482.0 1/2 OF THE STATE GOVERNING CODE OF ANY RIGHT IS RESERVED TO ADJUST LOT LINES, ADD OPEN SPACE LOTS AND MERGE LOTS ON THE FINAL MAP TO THE SATISFACTION OF REGIONAL PLANNING
- PROPOSED 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 ON THE COUNTY HIGHWAY PLAN) AND WHERE ALL PLANNED INTERSECTIONS OF HIGHWAYS OR THE ROADS SERVE A COMMERCIAL OR INDUSTRIAL DEVELOPMENT PLUS ADDITIONAL PORTION OF RAMP FOR CONCRETE 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 PARALLEL IMPROVEMENTS (SIDEWALKS, DRIVEWAYS, CURB RAMP, LANDING, ETC.) THAT SERVE OR FORM OF A PEDESTRIAN ACCESS ROUTE TO MEET LOCAL REQUIREMENTS 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 AVENUE TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS
- APPROVED SENE AREA STUDY P.C. 12117 DATED 12/17/09 TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS
- APPROVED CONCEPTUAL SIGNED AND STRIPING 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 INTERFERORS

- WATER SERVICES - GOLDER STATE WATERWORKS (GOW)
- SEWER SERVICES - LOS ANGELES COUNTY SANITATION DISTRICT 5
- ELECTRIC - SOUTHERN CALIFORNIA Edison COMPANY
- GAS - SOUTHERN CALIFORNIA GAS COMPANY
- AT&T TELEPHONE - AT&T TELEPHONE COMPANY
- WISCONSIN SCHOOL - WISCONSIN SCHOOL DISTRICT
- SCHOOL DISTRICT - CENTINELLA 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	VTM PLAN
2	SITE PLAN
3	DETACHMENT EXHIBIT & BUILDING SECTIONS
4	ARCHITECTURE SITE PLANS
5	PARKING STRIP LEVEL
6	PARKING BASEMENT LEVEL
7	LEVEL 1 FLOOR PLAN
8	BUILDING ELEVATIONS
9-10	BUILDING SECTIONS
11-12	BUILDING SECTIONS
13-14	TYPICAL UNIT PLANS

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

PREPARED BY
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Angeles Street, Suite 200, Pasadena, California 91101
PH (626) 978-7000, FAX (626) 978-7073
http://www.ldc.com

PROJECT NO. 08005-001
SHEET 1 OF 14

EASEMENTS LEGEND

- EASEMENT FOR POLES AND INCIDENTAL PURPOSES RECORDED IN BOOK 17123, PAGE 99 OF OFFICIAL RECORDS, (TO BE QUILTAIEMED OR ABANDONED)
- EASEMENT FOR CONDUITS, POLE LINES, PIPE LINES AND INCIDENTAL PURPOSES RECORDED IN BOOK 18612, PAGE 8 OF OFFICIAL RECORDS, (TO BE QUILTAIEMED OR ABANDONED)
- EASEMENT FOR PUBLIC ROAD, HIGHWAY AND INCIDENTAL PURPOSES RECORDED APRIL 100 EAST IN BOOK 54338, PAGE 82 OF OFFICIAL RECORDS, (TO REMAIN)
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 19569, PAGE 280 OF DEEDS, (TO BE QUILTAIEMED OR ABANDONED)
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 23, 1937 IN BOOK 15248, PAGE 370 OF OFFICIAL RECORDS, (TO BE QUILTAIEMED OR ABANDONED)
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 17253, PAGE 100 OF DEEDS, (TO BE QUILTAIEMED OR ABANDONED)
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 19839, PAGE 230 OF OFFICIAL RECORDS, (TO BE QUILTAIEMED OR ABANDONED)
- EASEMENT FOR POLES, CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 19839, PAGE 230 OF OFFICIAL RECORDS, (TO BE QUILTAIEMED OR ABANDONED)
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 14822, PAGE 368 OF OFFICIAL RECORDS, (TO BE QUILTAIEMED OR ABANDONED)
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED MARCH 12, 1937 AS BOOK 14832, PAGE 52 OF OFFICIAL RECORDS, (TO BE QUILTAIEMED OR ABANDONED)
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 12255, PAGE 231 OF OFFICIAL RECORDS, (TO BE QUILTAIEMED OR ABANDONED)
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 16020, PAGE 347 OF OFFICIAL RECORDS, (TO BE QUILTAIEMED OR ABANDONED)
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 17128, PAGE 32 OF OFFICIAL RECORDS, (TO BE QUILTAIEMED OR ABANDONED)
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 19157, PAGE 288 OF OFFICIAL RECORDS, (TO BE QUILTAIEMED OR ABANDONED)
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED AUGUST 26, 1940 IN BOOK 17816, PAGE 21 OF OFFICIAL RECORDS, (TO BE QUILTAIEMED OR ABANDONED)
- EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 18245, PAGE 273 OF OFFICIAL RECORDS, (TO BE QUILTAIEMED 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 QUILTAIEMED OR ABANDONED WITHIN V.T.M. 70853

LIST OF REQUESTED ENTITLEMENT

- VESTING TENTATIVE MAP
- CONDIIONAL USE PERMIT FOR MDX ZONE
- FOR MIXED USE, RESIDENTIAL/RETAIL DEVELOPMENT/TRANSIT
- ZONE CHANGE TO MDD-3P TO U4-HIGH DENSITY RESIDENTIAL
- PARKING PERMIT FOR SHARED PARKING BETWEEN LOT 1 & 2.

A.P.N. TABLE

APN	DESCRIPTION	
4140-002-001	4140-002-002	4140-002-003
4140-002-004	4140-002-005	4140-002-006
4140-002-007	4140-002-008	4140-002-011
4140-002-032	4140-002-033	4140-002-034
4140-002-035	4140-002-038	4140-002-039

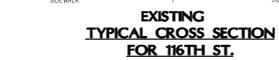
LINE TABLE

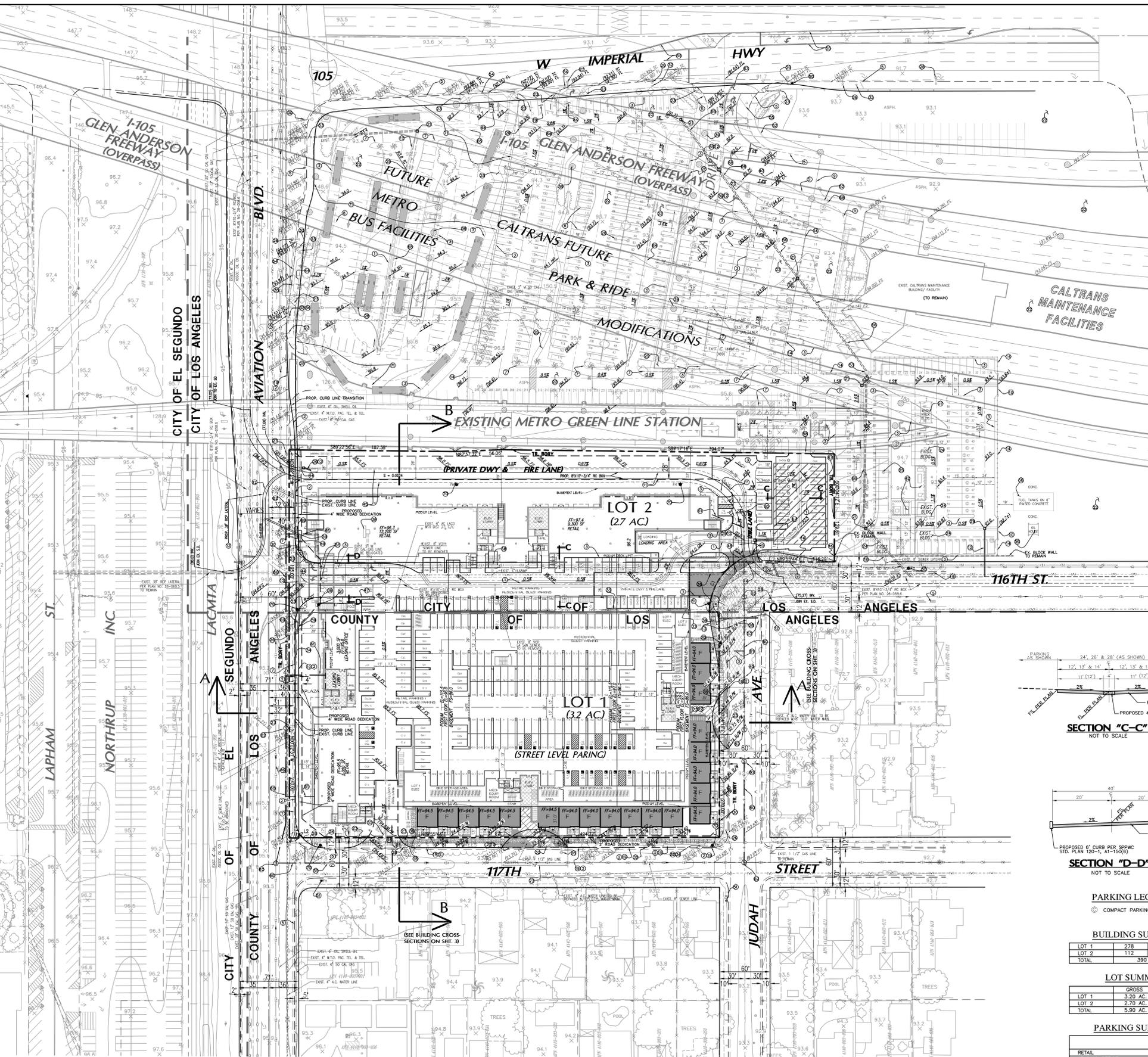
LINE	LENGTH	BEARING
L1	15.00'	S89°54'48"W
L2	7.07'	N45°03'23"W
L3	5.00'	N02°02'31"W
L4	11.00'	N45°03'23"W
L5	11.58'	N89°55'44"E

CURVE TABLE

CURVE	DELTA (LENGTH)	RADIUS(ANGLE)
C1	567.87(01)	70.841 (72.00)
C2	72.00(01)	174.00(1.58)

GRAPHIC SCALE
1 inch = 40. FT.





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.C.O. 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
LOT AREA - GROSS	3.20 acres
TOTAL RESIDENTIAL UNITS	278
TOTAL RETAIL	8,000 sf
DENSITY (# of units / General Plan Amendment)	71.28 Du/acre
FAR	2.42
LOT COVERAGE	116,223 sf
OPEN SPACE	43,826 sf

LOT 2

LOT AREA - NET	2.63 acres
LOT AREA - GROSS	2.70 acres
TOTAL RESIDENTIAL UNITS	112
TOTAL RETAIL	21,500 sf
DENSITY (# of units / General Plan Amendment)	38.36 Du/acre
FAR	1.96
LOT COVERAGE	54,266 sf
OPEN SPACE	48,288 sf

SITE TOTALS (LOT 1 + LOT 2)

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

PROGRAM SUMMARY

PLAN	DESCRIPTION	QNTY	GROSS AREA	PARKING RATIO (inc. 0.25 Guest)	PARKING PROVIDED (inc. 0.25 Guest)
RETAIL	LEASING / RETAIL		5,000 sf	1 / 250	20
			3,000 sf	1 / 250	12
A	STUDIO	4 (4%)	543 sf	1.25	5
B	1 BR 1 BA	43 (46%)	720 sf	1.25	53.75
C	2 BR 2 BA	4 (4%)	1,217 sf	2.25	9
D	2 BR 2 BA	35 (37%)	1,043 sf	2.25	78.75
E	2 BR 2 BA	4 (4%)	1,140 sf	2.25	9
G	3 BR 2 BA	4 (4%)	1,288 sf	2.25	9
SUBTOTAL UNITS:		94			197

LOT 1 - BUILDING 1A

PLAN	DESCRIPTION	QNTY	GROSS AREA	PARKING RATIO (inc. 0.25 Guest)	PARKING PROVIDED (inc. 0.25 Guest)
RETAIL	LEASING / RETAIL		5,000 sf	1 / 250	20
			3,000 sf	1 / 250	12
A	STUDIO	4 (4%)	543 sf	1.25	5
B	1 BR 1 BA	43 (46%)	720 sf	1.25	53.75
C	2 BR 2 BA	4 (4%)	1,217 sf	2.25	9
D	2 BR 2 BA	35 (37%)	1,043 sf	2.25	78.75
E	2 BR 2 BA	4 (4%)	1,140 sf	2.25	9
G	3 BR 2 BA	4 (4%)	1,288 sf	2.25	9
SUBTOTAL UNITS:		94			197

LOT 1 - BUILDING 1B

PLAN	DESCRIPTION	QNTY	GROSS AREA	PARKING RATIO (inc. 0.25 Guest)	PARKING PROVIDED (inc. 0.25 Guest)
A	STUDIO	12 (7%)	543 sf	1.25	15
B	1 BR 1 BA	78 (41%)	720 sf	1.25	95
C	2 BR 2 BA	12 (7%)	1,217 sf	2.25	27
D	2 BR 2 BA	52 (28%)	1,043 sf	2.25	117
E	2 BR 2 BA	12 (7%)	1,140 sf	2.25	27
F	2 BR 2 BA	20 (11%)	1,194 sf	2.25	45
SUBTOTAL UNITS:		184			326

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	32 (57%)	720 sf	1.25	40
D	2 BR 2 BA	20 (36%)	1,043 sf	2.25	45
G	3 BR 2 BA	4 (7%)	1,288 sf	2.25	9
SUBTOTAL UNITS:		56			143

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	32 (57%)	720 sf	1.25	40
D	2 BR 2 BA	20 (36%)	1,043 sf	2.25	45
G	3 BR 2 BA	4 (7%)	1,288 sf	2.25	9
SUBTOTAL UNITS:		56			131

TOTAL LOT 1

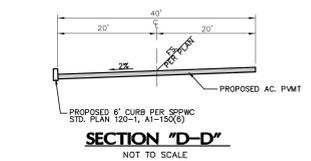
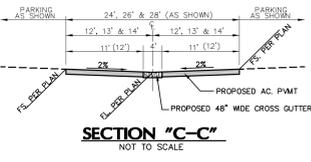
RETAIL UNITS	8,000 sf	
RESIDENTIAL UNITS	278	623 spaces provided

TOTAL LOT 2

RETAIL UNITS	21,500 sf	
RESIDENTIAL UNITS	112	274 spaces provided

TOTAL LOT 1 + 2

RETAIL UNITS	29,500 sf	
RESIDENTIAL UNITS	390	797 spaces provided



PARKING LEGEND

- ⊙ COMPACT PARKING SPACE

BUILDING SUMMARY

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

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

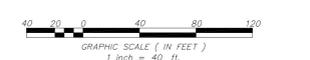
	STANDARDS	TITANIUM	TOTAL
RETAIL	106	0	106
LEASING OFFICE	12	0	12
RESIDENTIAL GUEST	82	0	82
RESIDENTIAL APARTMENTS	160	78	160
RESIDENTIAL CONDOMINIUMS	195	226	421
TOTAL			797

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:
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C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.

70853

CITY OF LOS ANGELES
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
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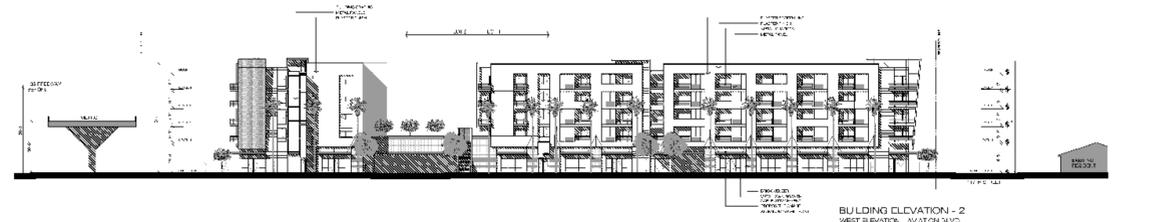
PROJECT NO. 08005-01
SHEET 2 OF 14

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

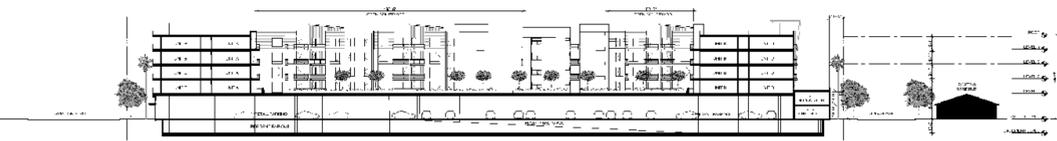




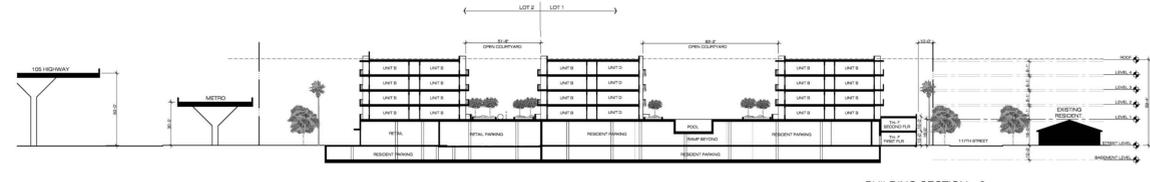
BUILDING ELEVATION - 3
SOUTH ELEVATION - 117TH STREET



BUILDING ELEVATION - 2
WEST ELEVATION - AVIATION BLVD



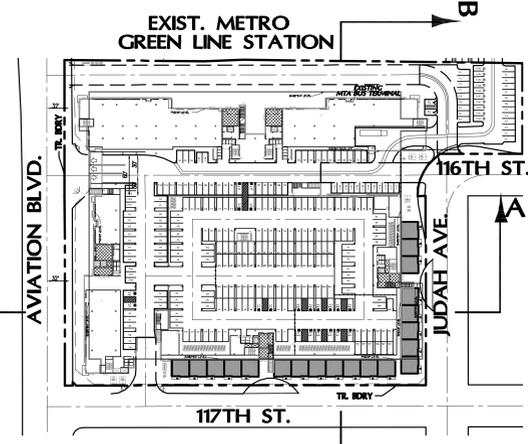
BUILDING SECTION - 1



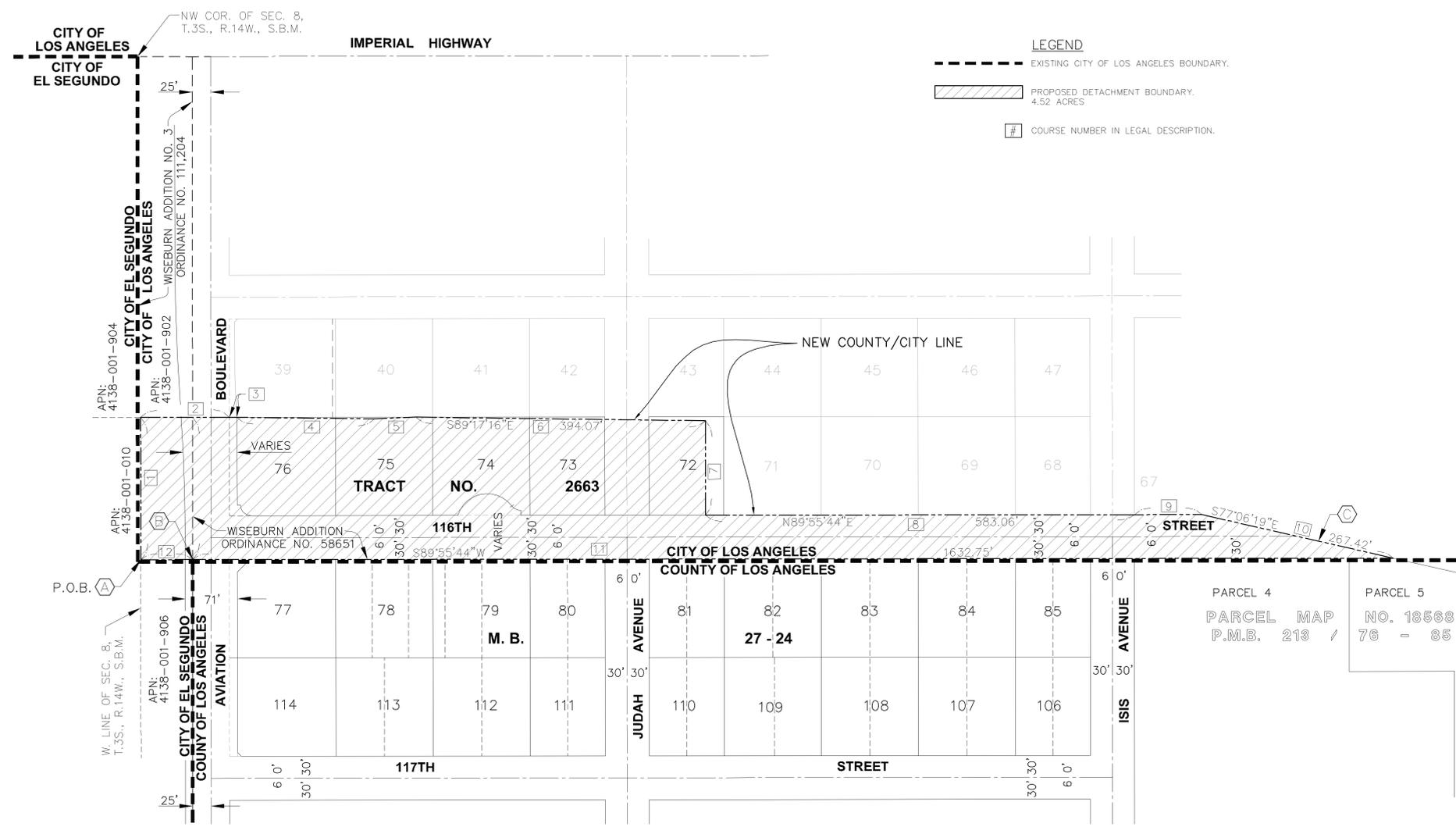
BUILDING SECTION - 2

BUILDING SECTION A
SCALE: 1"=20'

BUILDING SECTION B
SCALE: 1"=20'



LEGEND:
SCALE: 1"=80'



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

- LEGEND**
- Ⓐ SW 1/4 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.
 - Ⓑ SW 1/4 COR. OF WISEBURN ADDITION TO THE CITY OF LOS ANGELES, ORDINANCE NO. 58651, FILED WITH THE SECRETARY OF STATE ON FEBRUARY 10, 1928.
 - Ⓒ S 1/2 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"



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C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.

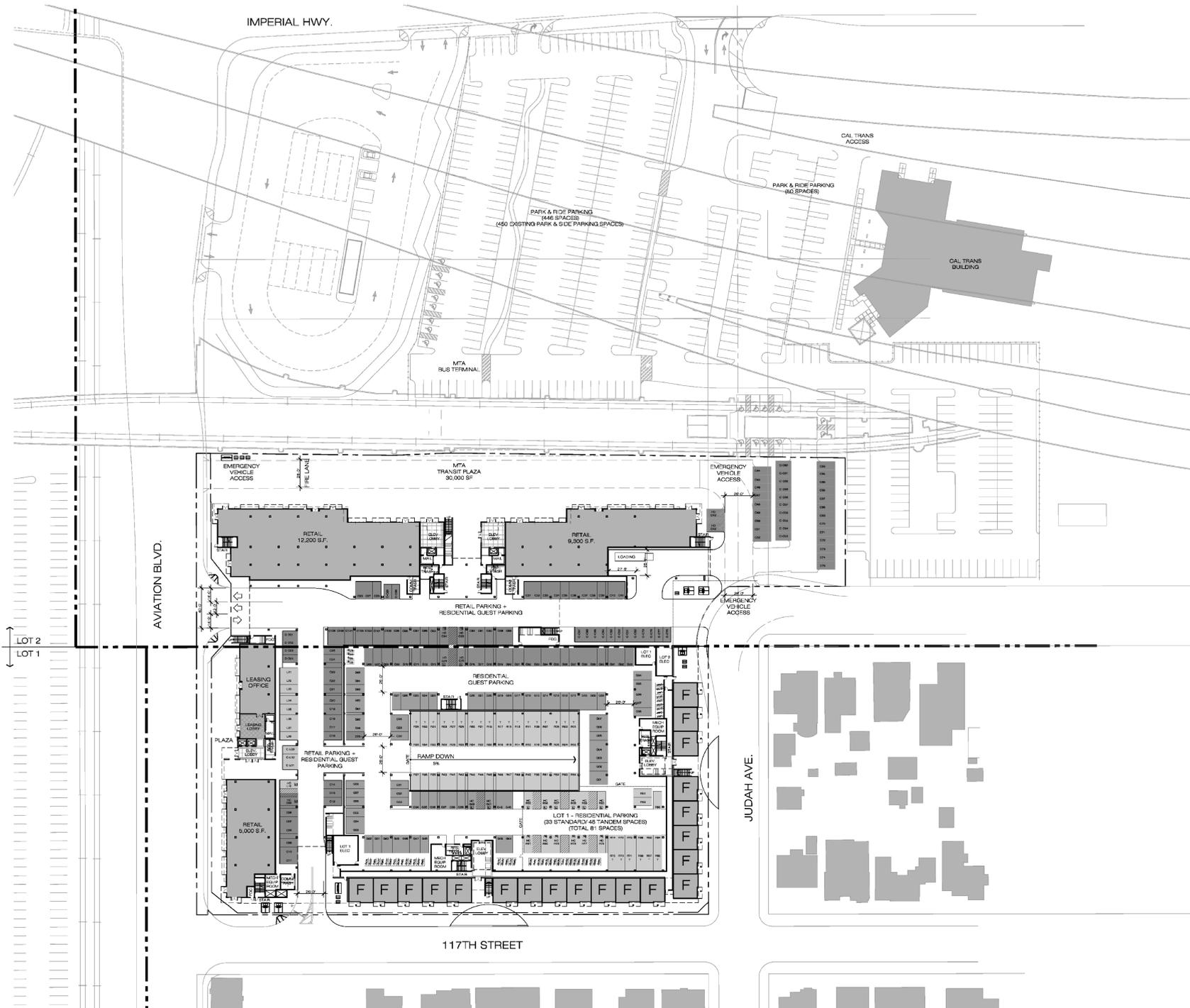
70853

COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

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LAND DESIGN CONSULTANTS, INC.
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Proj No. 08005-001
SHEET 3 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)

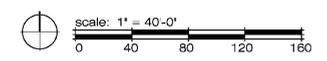
PARKING SUMMARY

	STANDARD	TANDEM	TOTAL
RETAIL	106	0	106
LEASING OFFICE	12	0	12
RESIDENTIAL GUEST APARTMENTS	82	0	82
RESIDENTIAL APARTMENTS	160	78	238
RESIDENTIAL CONDOMINIUMS	195	228	423
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



DIAGRAMS

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

Withee Malcolm Architects, LLP
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C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.

70853

COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

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Proj No. 08005-001
SHEET 5 OF 14

DATE	CHANGED BY	REVISION
08/11/2010		ADD PARKING SUMMARY TABLE

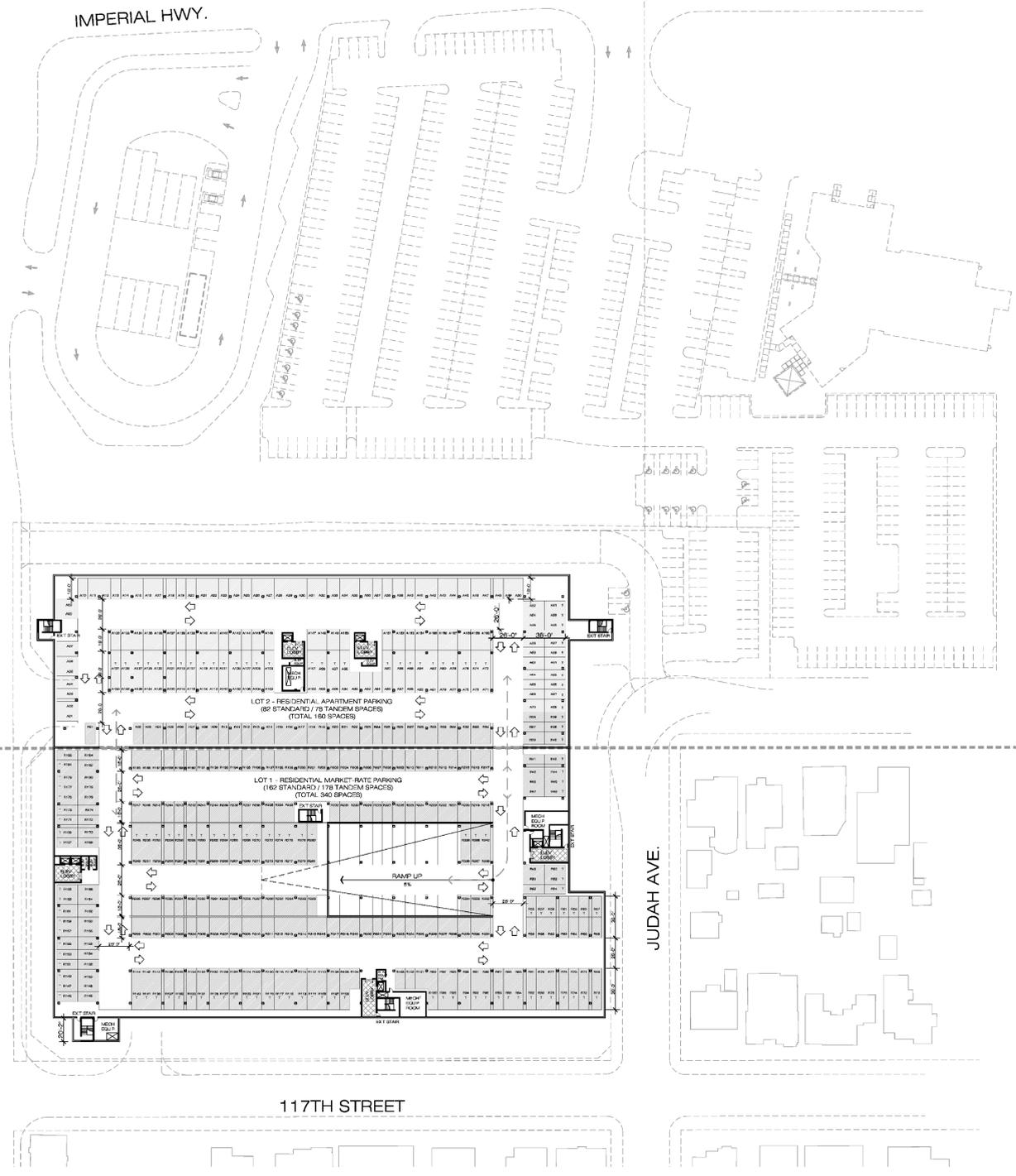
IMPERIAL HWY.

AVIATION BLVD.

JUDAH AVE.

117TH STREET

LOT 2
LOT 1



LEGEND

- RESIDENTIAL PARKING APARTMENTS
160 spaces
- RESIDENTIAL PARKING CONDOMINIUMS
340 spaces

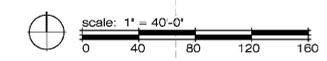
PARKING SUMMARY

	PARKING SPACES		TOTAL
	STANDARD	TANDEM	
RETAIL	106	0	106
LEASING OFFICE	12	0	12
RESIDENTIAL GUEST	62	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



DIAGRAMS

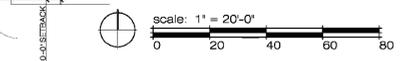
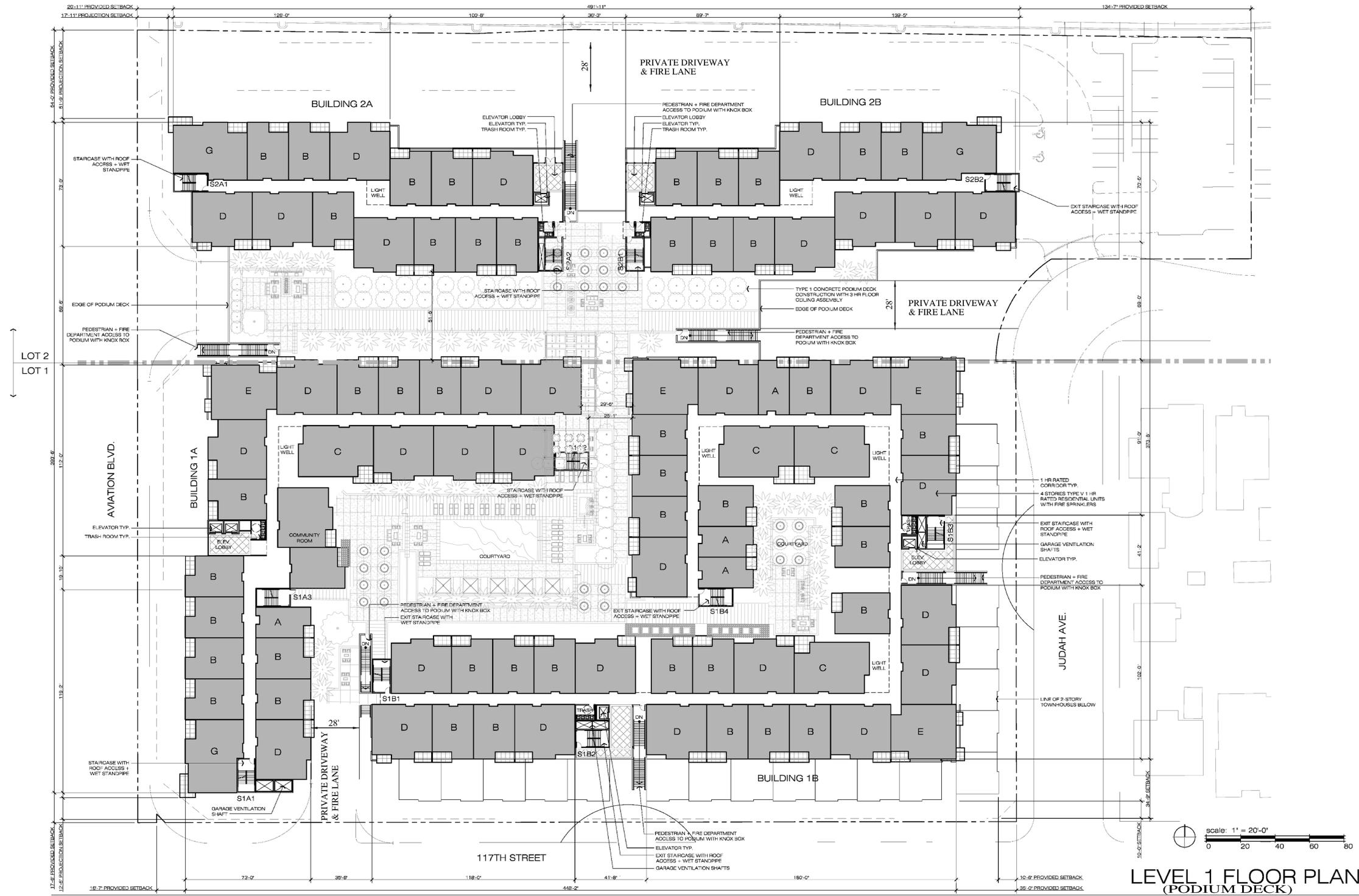
AVIATION STATION
LOS ANGELES, CALIFORNIA
TRACT MAP NO. 070853
July 07, 2010

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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 200, Pasadena, California 91101 Ph: (626) 578-7000 Fax: (626) 578-7373 http://www.ldc.com
PREPARED BY: LDC Proj. No. 08005-001 SHEET 6 OF 14

DATE CHANGED	BY	REVISION
08/26/10	SH	ADD PARKING SUMMARY TABLE



**LEVEL 1 FLOOR PLAN
(PODIUM DECK)**

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

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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.	
<h1>70853</h1>	
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA	
PREPARED BY: LAND DESIGN CONSULTANTS, INC. <small>Land Planning, Civil Engineering, Surveying & Environmental Services</small> 199 South Los Robles Ave. Suite 200 Pasadena, California 91101 Ph: (626) 578-7000 Fax: (626) 578-7373 http://www.ldc.com	LDC Proj No. 08005-001 SHEET 7 OF 14
DRAWN BY: SF CHECKED BY: SH DESIGNED BY: MS	PREPARED BY: DATE: 06/29/10 BY: SH ADD: FIRE LINES DATE CHANGED: BY: REVISION

DATE	CHANGED BY	REVISION
06/29/10	SH	ADD FIRE LINES



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

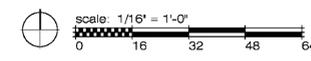
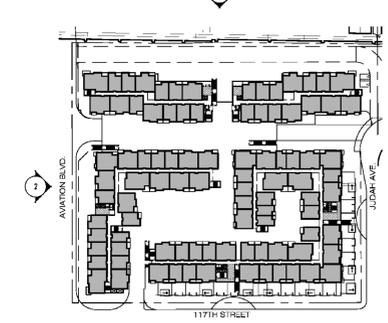
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LEVEL 2, 3, + 4 FLOOR PLAN

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

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. <h1>70853</h1> COUNTY OF LOS ANGELES, STATE OF CALIFORNIA	
PREPARED BY: LAND DESIGN CONSULTANTS, INC. <small>Land Planning, Civil Engineering, Surveying & Environmental Services</small> 199 South Los Robles Ave. Suite 200 Pasadena, California 91101 Ph: (626) 578-7000 Fax: (626) 578-7373 http://www.ldc.com	LDC Proj No. 08005-001 SHEET 8 OF 14



BUILDING ELEVATIONS

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

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 Torrance, Ca 90504
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 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

PREPARED BY:
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LDC
 Proj. No. 08005-001
 SHEET 9 OF 14

ROBERT S. SIMS K.C.E. No. 2849 08/11/2010 DATE

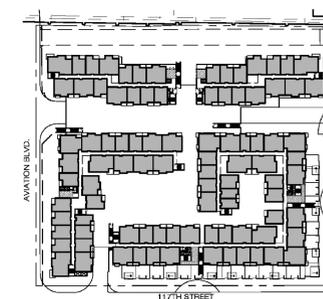
DATE CHANGED	BY	REVISION
07/07/10	SH	REVISED PER PROJECT REVISIONS



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

Wither Malcolm Architects, LLP

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Fax (310) 217-0425
JOB NO. A8055



DEVELOPER
KROEZE FAMILY, LLC
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PH: (310) 643-9769

C.U.P. EXHIBIT "A"

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.

70853

COUNTY OF LOS ANGELES,
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Proj No. 08005-001

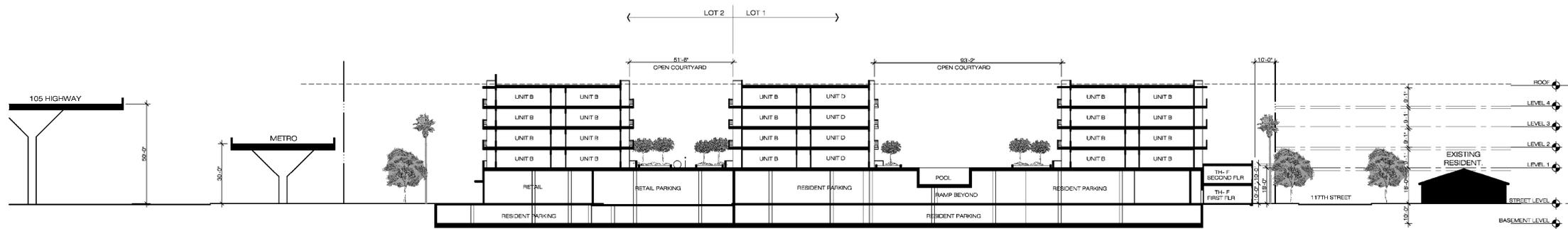
DRAWN BY SF			
CHECKED BY SH			
DESIGNED BY MS			
DATE 07/07/10	BY SH	REVISION REVISED PER PROJECT REVISIONS	
DATE CHANGED	BY	REVISION	

ROBERT S. SIMS R.C.E. No. 2849

08-11-2010

DATE

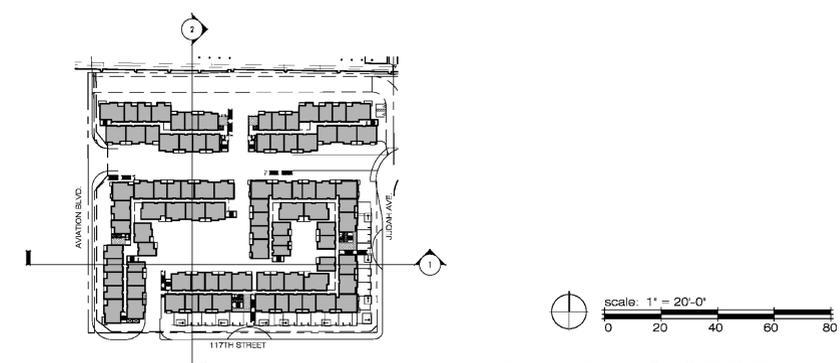
SHEET 10 OF 14



BUILDING SECTION - 2



BUILDING SECTION - 1



BUILDING SECTIONS

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

Wither 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

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
 http://www.ldc.com

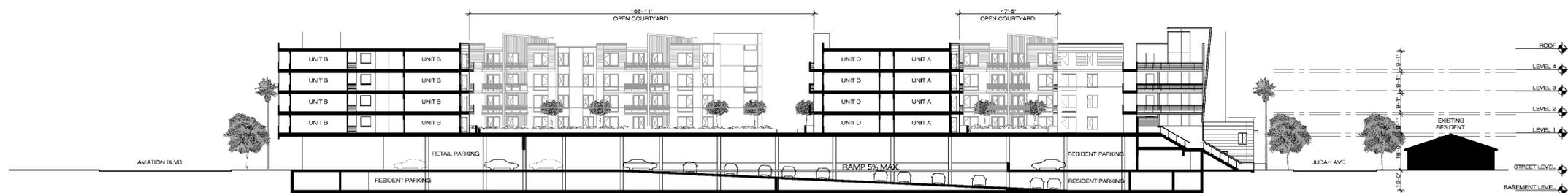
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 Proj No. 08005-001
 SHEET 11 OF 14

ROBERT S. SIMS R.C.E. No. 2849
 08-17-2010 DATE

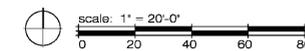
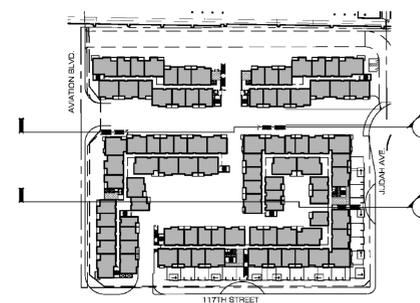
DATE CHANGED	BY	REVISION
07/07/10	SH	REVISED PER PROJECT REVISIONS



BUILDING SECTION - 4



BUILDING SECTION - 3



BUILDING SECTIONS

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

Wither Malcolm Architects, LLP



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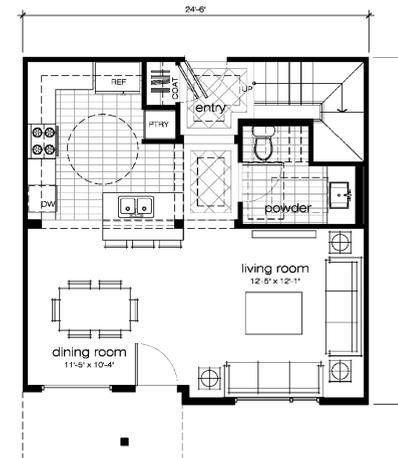
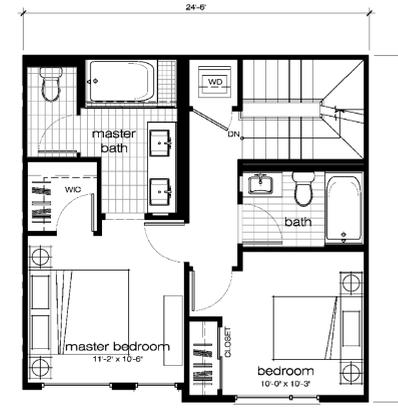
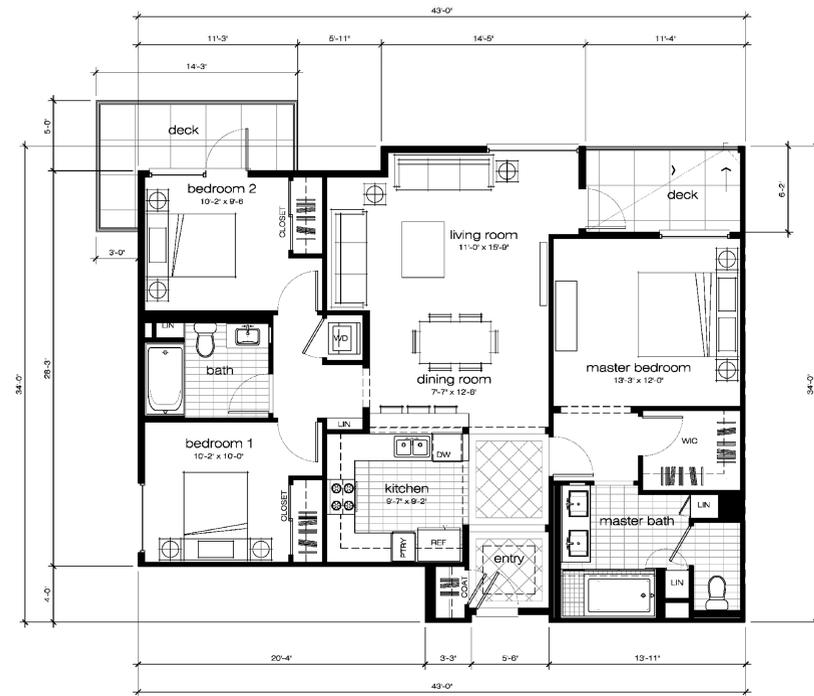
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07/07/10	SH	REVISED PER PROJECT REVISIONS

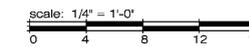
ROBERT S. SIMS R.C.E. No. 2849

08-17-2010 DATE

SHEET 12 OF 14



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



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
 PHE (310) 643-9769

C.U.P. EXHIBIT "A"
 MAJOR LAND DIVISION
 VESTING TENTATIVE TRACT MAP NO.
70853
 COUNTY OF LOS ANGELES,
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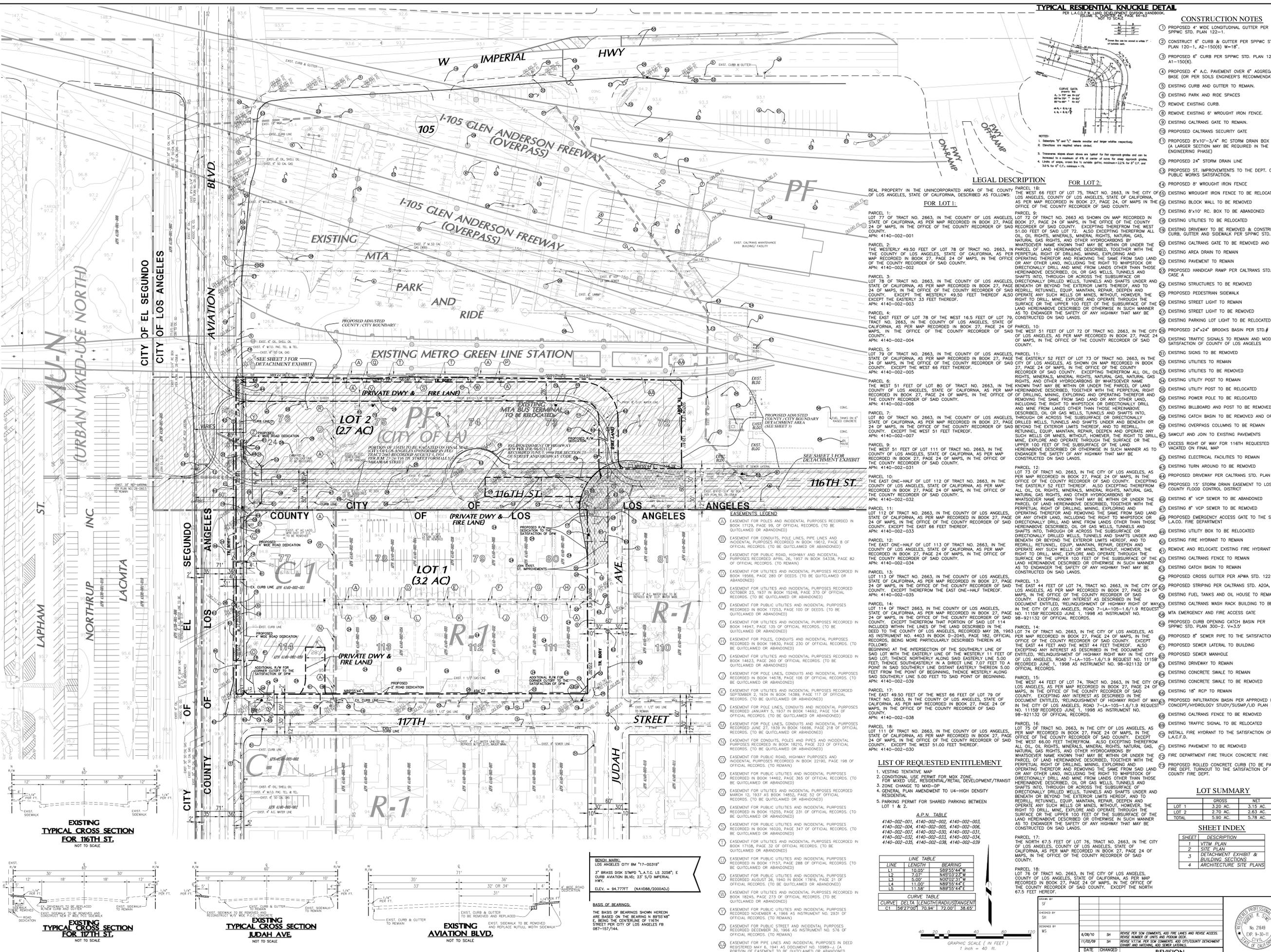
DATE CHANGED	BY	REVISION
07/07/10	SH	REVISED PER PROJECT REVISIONS
		REVISION

ROBERT S. SIMS K.C.E. No. 2849

08-17-2010

DATE

SHEET 14 OF 14



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" RC 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 HEREBY 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 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 HEREBY 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 AND THE EASTERLY 23 FEET THEREOF.

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 WEST 66 FEET THEREOF.

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, EXCEPT THE WEST 16.5 FEET THEREOF.

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.

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: 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 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 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 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: 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 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 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 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: LOT 74 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 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 WEST 51.00 FEET THEREOF.

PARCEL 18: LOT 79 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 WEST 66 FEET THEREOF.

LIST OF REQUESTED ENTITLEMENT

- VESTING TENTATIVE MAP
- CONDOMINIUM USE PERMIT FOR MDX ZONE
- FOR MIXED USE, RESIDENTIAL/RETAIL DEVELOPMENT/TRANSIT
- GENERAL PLAN CHANGE TO MDX-20
- GENERAL PLAN CHANGE TO UH-4 HIGH DENSITY RESIDENTIAL
- 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	4140-002-008	4140-002-009
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

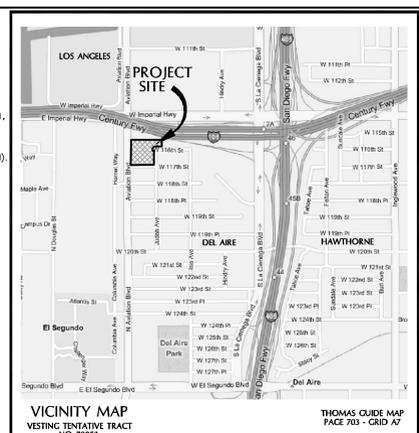
LINE TABLE

LINE	LENGTH	BEARING
L1	15.00'	S89°54'42"W
L2	7.07'	N45°03'23"W
L3	5.00'	N52°02'31"W
L4	11.00'	N45°03'23"W
L5	11.58'	N89°55'42"E

CURVE TABLE

CURVE	DELTA (LENGTH)	RADIUS (ANGLE)
C1	587.0700'	70.941° / 74.001° / 58.652°

GRAPHIC SCALE



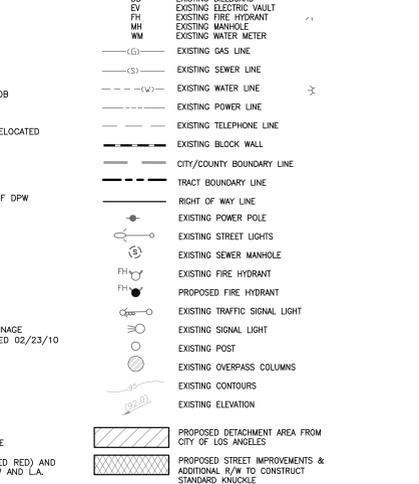
GENERAL NOTES

- 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: 2
- TOTAL NUMBER OF RESIDENTIAL UNITS: 380
- 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: C1, R1, 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 SERVICE A COMMERCIAL OR INDUSTRIAL DEVELOPMENT PLUS ADDITIONAL PORTION OF RAMP FEET 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 PARALLEL IMPROVEMENTS (SIDEWALKS, DRIVEWAYS, CURB RAMP, LANDING, ETC.) THAT SERVE OR FORM OF A PEDESTRIAN ACCESS ROUTE TO MEET CURRENT REQUIREMENTS 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/ST. CURB, GUTTER & SIDEWALK ALONG THE PROPERTY FRONTAGE ON AVIATION BLVD. 117 TH STREET & ADJACENT TO THE SATISFACTION OF THE COUNTY OF LOS ANGELES DEPT. 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 INTERFERORS

- WATER SERVICES - GOLDER STATE WATERWORKS (GOWM)
- 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
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VESTING TENTATIVE TRACT MAP NO. 70853

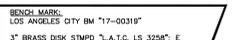
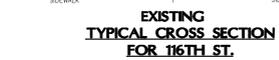
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 70853

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED BY:
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

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SHEET 1 OF 4

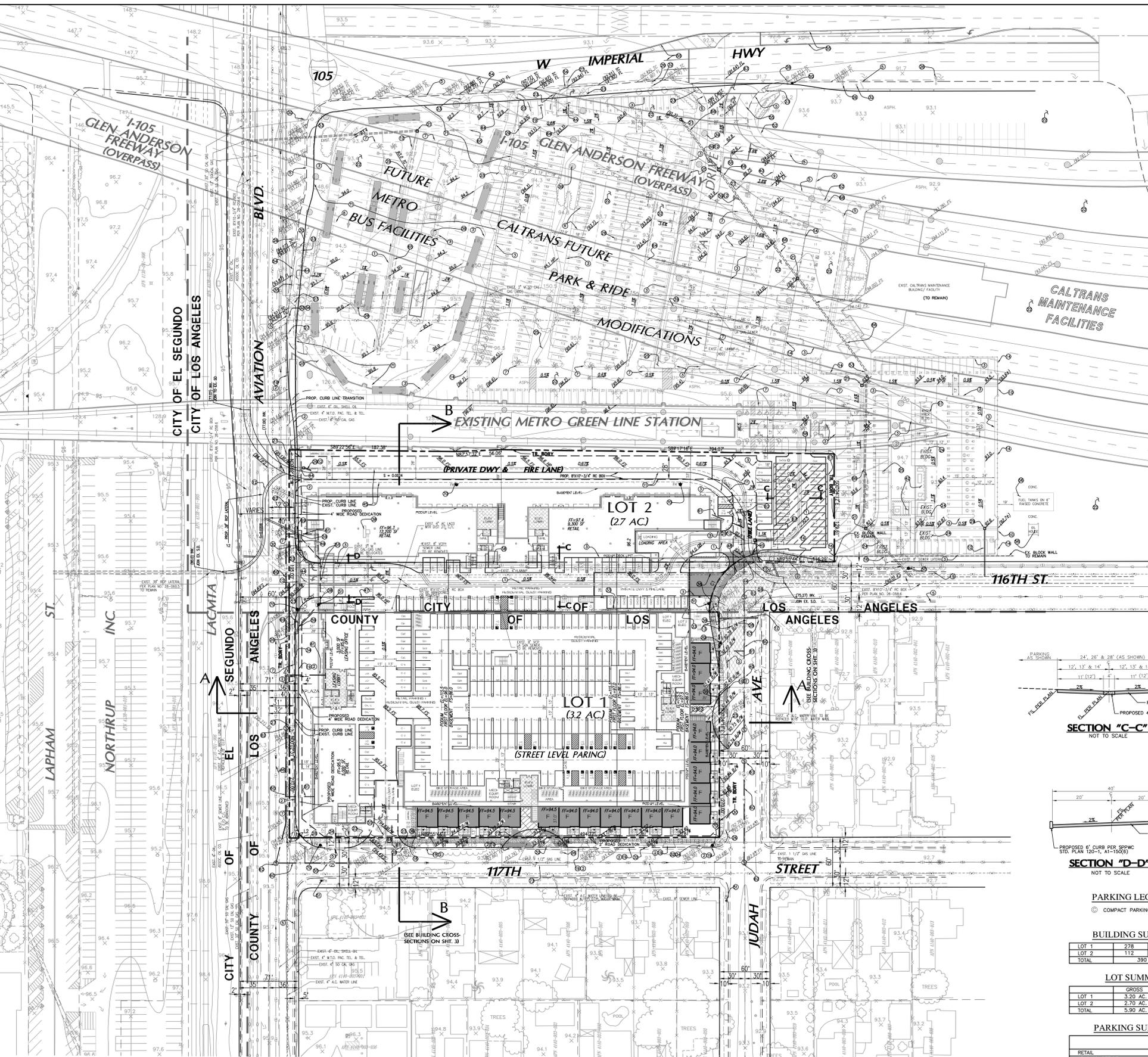


BASIS OF BEARINGS:
THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE "M" BEING THE CENTERLINE OF 116TH STREET PER CITY OF LOS ANGELES FB 087-157/44.

EASEMENT FOR POLES AND INCIDENTAL PURPOSES RECORDED IN BOOK 19569, PAGE 280 OF DEEDS (TO BE QUILTAIEMED OR ABANDONED)

EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 19569, PAGE 280 OF DEEDS (TO BE QUILTAIEMED OR ABANDONED)

EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED IN BOOK 19569, PAGE 280 OF DEEDS (TO BE QUILTAIEMED OR ABANDONED)



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" 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 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 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.C.O. 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 LA COUNTY FIRE DEPT.

SITE SUMMARY

LOT 1	LOT 2
LOT AREA - NET	3.15 acres
LOT AREA - GROSS	3.20 acres
TOTAL RESIDENTIAL UNITS	278
TOTAL RETAIL	8,000 sf
DENSITY (# of units / General Plan Amendment)	71.28 Du/acre
FAR	2.42
LOT COVERAGE	116,223 sf
OPEN SPACE	43,826 sf

LOT 2

LOT AREA - NET	2.63 acres
LOT AREA - GROSS	2.70 acres
TOTAL RESIDENTIAL UNITS	112
TOTAL RETAIL	21,500 sf
DENSITY (# of units / General Plan Amendment)	38.36 Du/acre
FAR	1.96
LOT COVERAGE	54,266 sf
OPEN SPACE	48,288 sf

SITE TOTALS (LOT 1 + LOT 2)

LOT AREA - NET	5.78 acres
LOT AREA - GROSS	5.90 acres
TOTAL RESIDENTIAL UNITS	390
TOTAL RETAIL	29,500 sf
DENSITY (# of units / General Plan Amendment)	57.18 Du/acre
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

PLAN	DESCRIPTION	QNTY	GROSS AREA	PARKING RATIO (inc. 0.25 Guest)	PARKING PROVIDED (inc. 0.25 Guest)
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
SUBTOTAL UNITS:		94			197

LOT 1 - BUILDING 1A

PLAN	DESCRIPTION	QNTY	GROSS AREA	PARKING RATIO (inc. 0.25 Guest)	PARKING PROVIDED (inc. 0.25 Guest)
RETAIL	LEASING / RETAIL		5,000 sf	1 / 250	20
			3,000 sf	1 / 250	12
A	STUDIO FLAT	4 (7%)	543 sf	1.25	5
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
SUBTOTAL UNITS:		184			326

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			143

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			131

TOTAL LOT 1

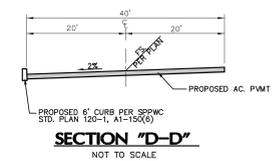
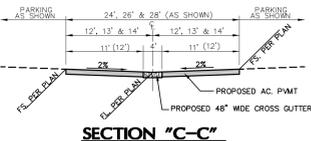
RETAIL UNITS	8,000 sf	
RESIDENTIAL UNITS	278	623 spaces provided

TOTAL LOT 2

RETAIL UNITS	21,500 sf	
RESIDENTIAL UNITS	112	274 spaces provided

TOTAL LOT 1 + 2

RETAIL UNITS	29,500 sf	
RESIDENTIAL UNITS	390	797 spaces provided



PARKING LEGEND

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

BUILDING SUMMARY

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

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

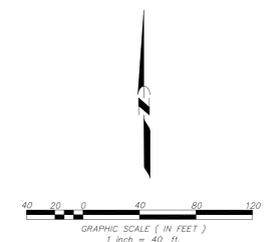
	STANDARDS	TITANIUM	TOTAL
RETAIL	106	0	106
LEASING OFFICE	12	0	12
RESIDENTIAL GUEST	82	0	82
RESIDENTIAL APARTMENTS	160	78	160
RESIDENTIAL CONDOMINIUMS	195	226	421
TOTAL			797

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:
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Ph: (626) 578-7000 Fax: (626) 578-7373
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PROJECT NO. 08005-001
SHEET 2 OF 4

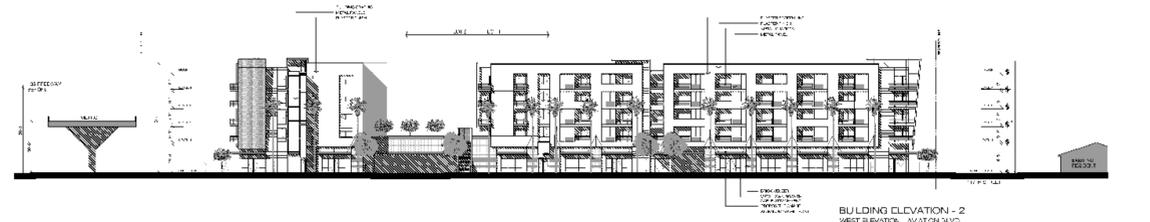


REVISION

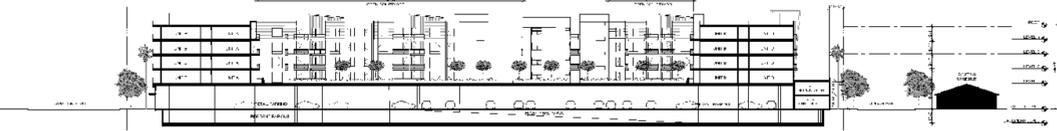
DATE	BY	DESCRIPTION
06/26/10	MS	ISSUE PROJECT SUMMARY, PARKING & UTILS. REVIEW SITE PER VESTING APARTMENTS PLAN.
07/26/10	MS	REVISE MAP PER 11/17/10 CIVIL COMMENTS, CLARIFY AVIATION R/W, RELOCATE UTILS. GENERAL NOTES, DETAILS & RAISING FOOTINGS.
08/17/2010	MS	DATE CHANGED



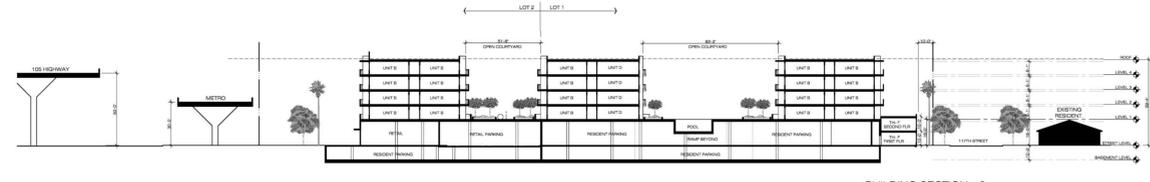
BUILDING ELEVATION - 3
SOUTH ELEVATION - 117TH STREET



BUILDING ELEVATION - 2
WEST ELEVATION - AVIATION BLVD



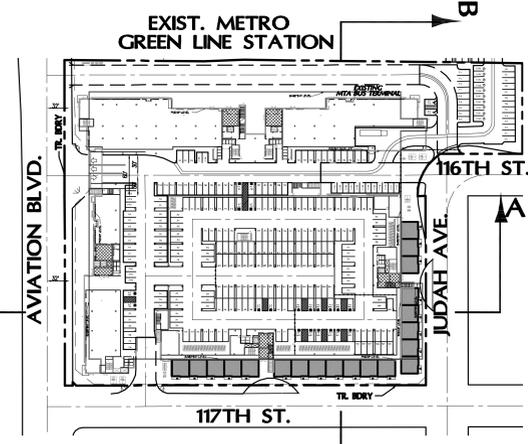
BUILDING SECTION - 1



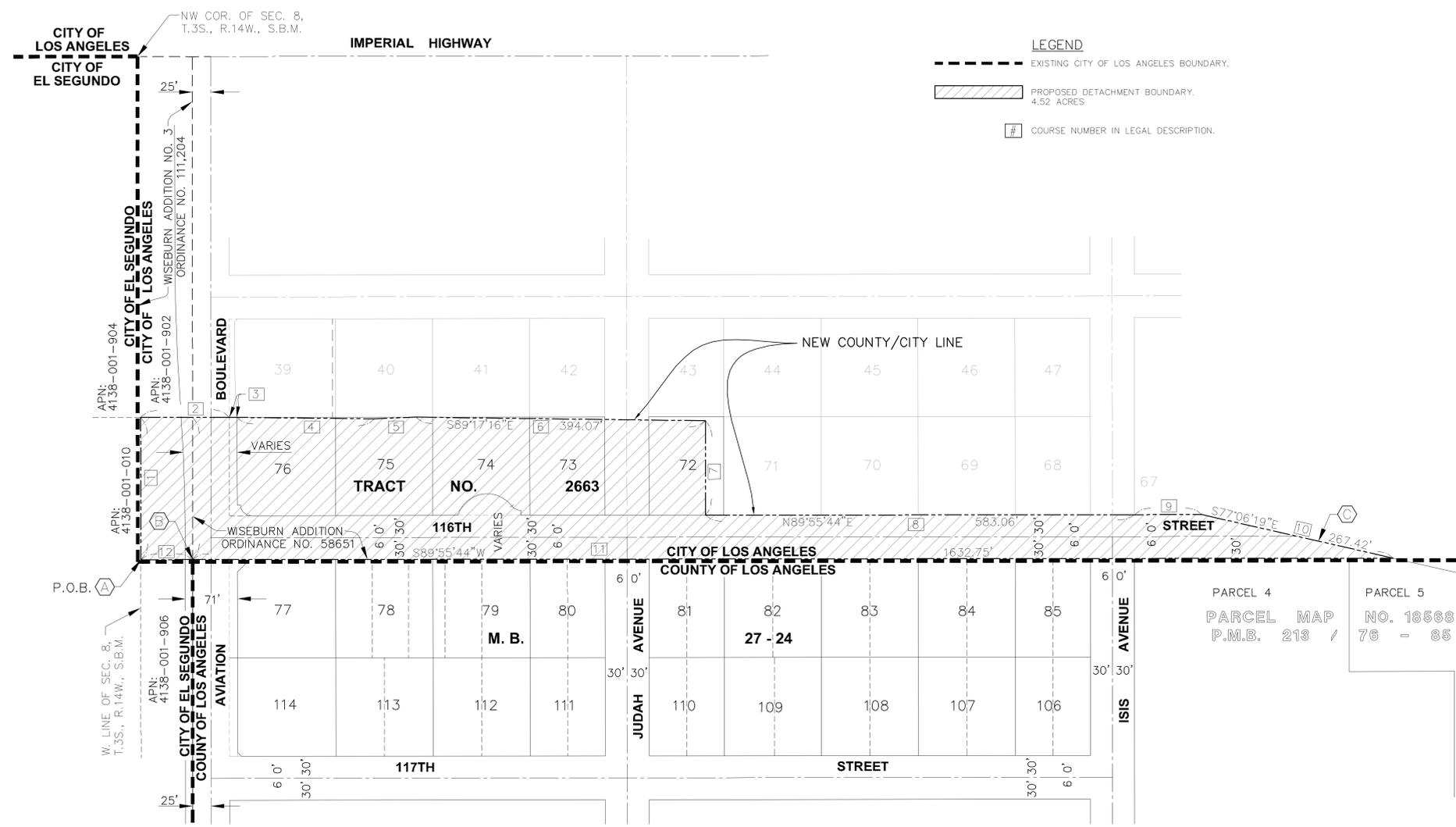
BUILDING SECTION - 2

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
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DETACHMENT EXHIBIT & BUILDING SECTIONS

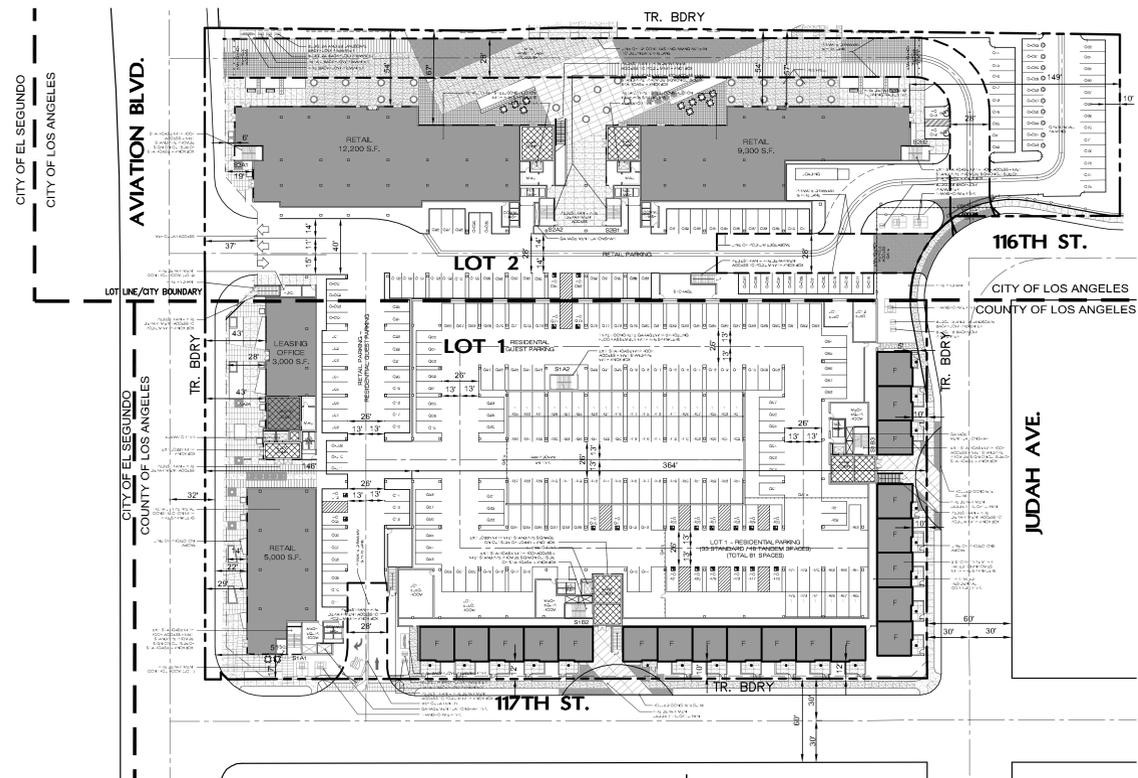
MAJOR LAND DIVISION
 VESTING TENTATIVE TRACT MAP NO.

70853

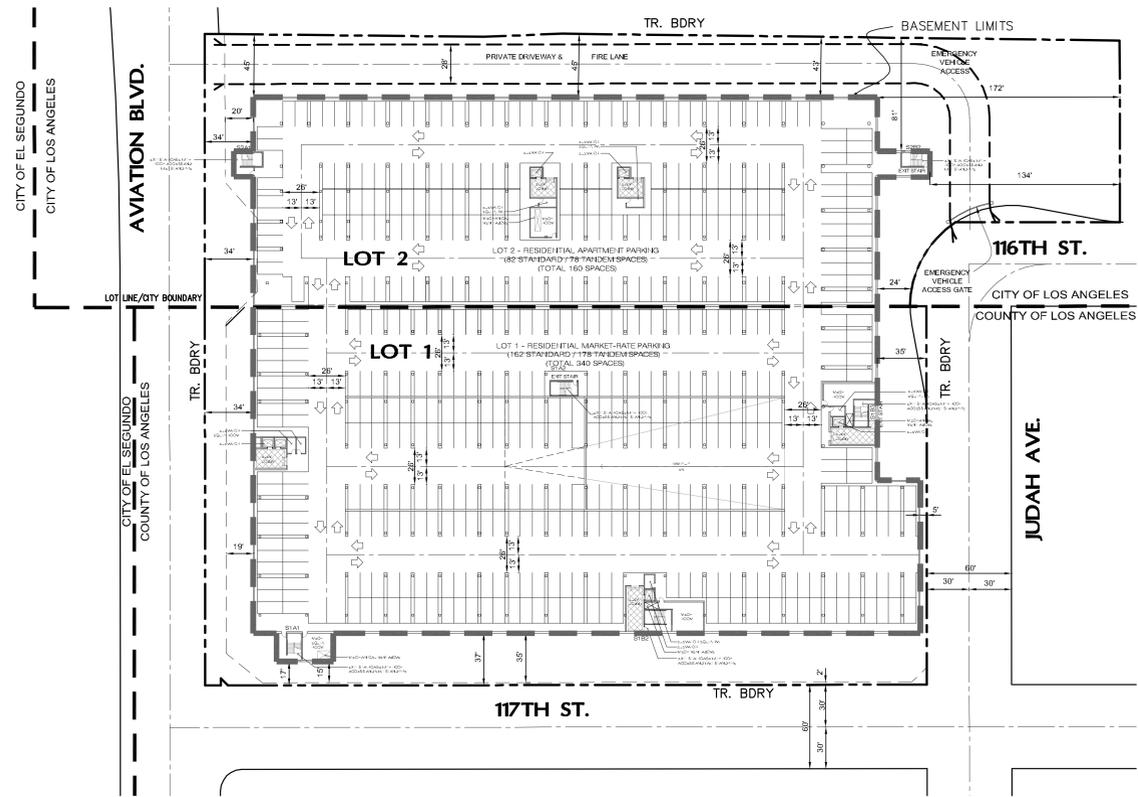
COUNTY OF LOS ANGELES,
 STATE OF CALIFORNIA

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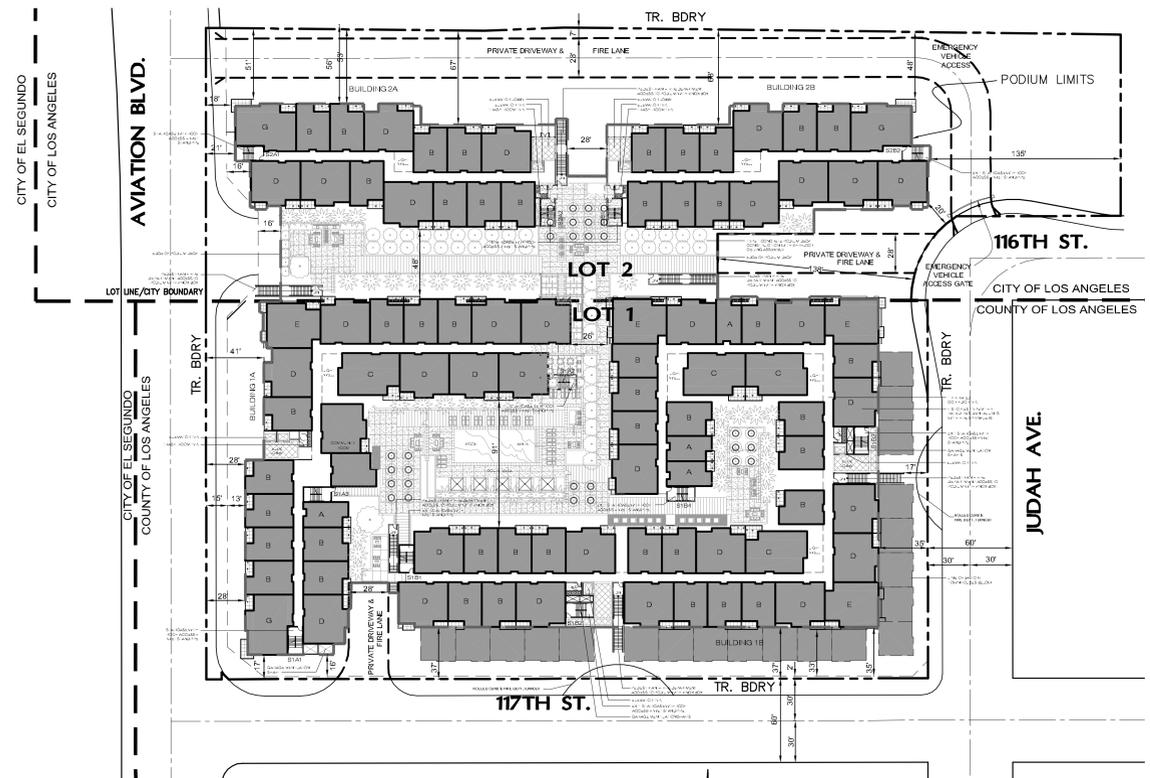
PROJ. NO. 08005-001
 SHEET 3 OF 4



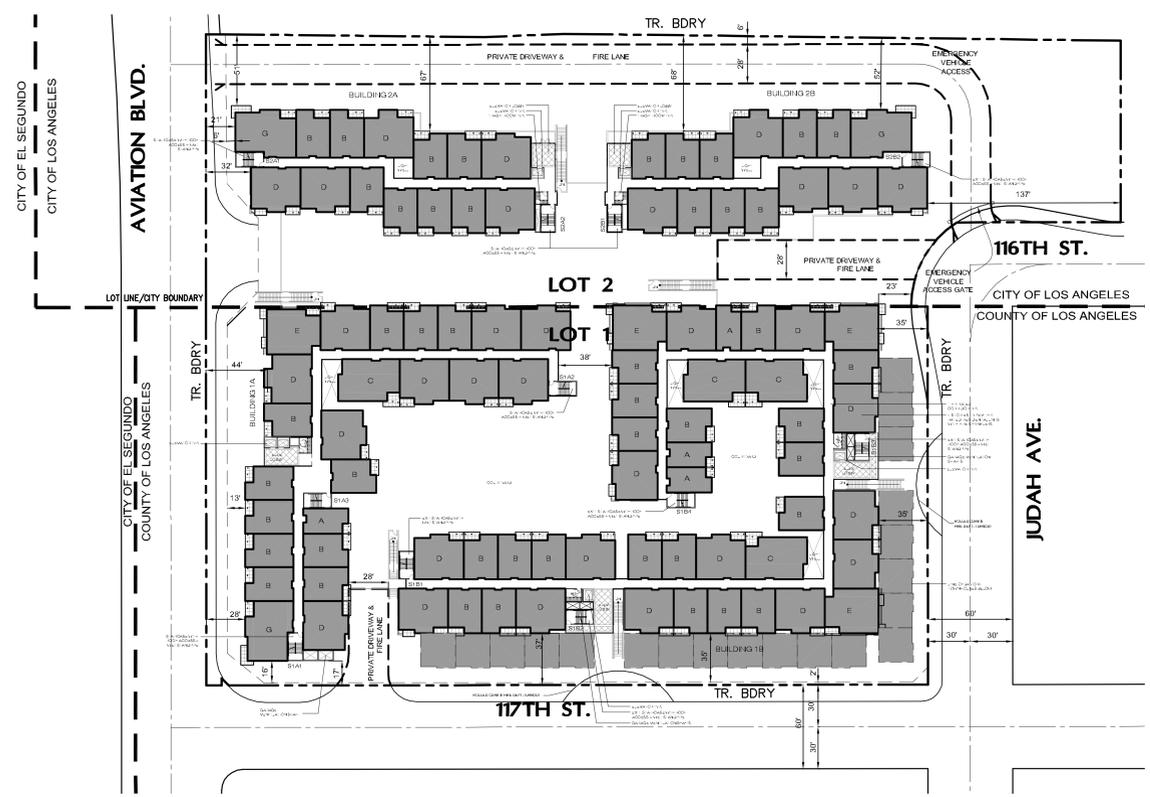
STREET LEVEL
SCALE: 1"=40'



BASEMENT LEVEL
SCALE: 1"=40'

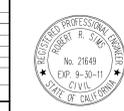


PODIUM LEVEL 1
SCALE: 1"=40'



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

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ROBERT S. SIMS KCE No. 71649

PROJ. No. 08005-001
SHEET 4 OF 4