

NOTES:

TOTAL LOT AREA: 14,676 S.F. (0.337 ACRE)
 COMMON AREA: 10,423 S.F. (0.239 ACRE)
 NUMBER OF CONDOMINIUM UNITS: 6
 NUMBER OF STORIES: 3
 NUMBER OF PARKING: 1 HANICAP, 2 GUEST PARKING, 12 COVERED (2/UNIT), 15 SPACES TOTAL (INCL. 1 HC VAN SPACE)
 ASSESSOR'S PARCEL NUMBER: 611-035-015
 TOPOGRAPHIC SURVEY WAS PERFORMED ON FEBRUARY 02, 2020 BY FORESIGHT ENGINEERING
 EXISTING LAND USE: MULTI-RESIDENCE
 PROPOSED LAND USE: RESIDENTIAL CONDOMINIUM
 ALL THE EXISTING STRUCTURES WITHIN THE PROPERTY TO BE DEMOLISHED.

TENTATIVE TRACT MAP NO. 083100

IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE SOUTHERLY 300.00 FEET OF THE EASTERLY THREE-FIFTHS OF LOT 5 OF JAMES L. GRIFFIN'S SUBDIVISION OF LOTS 13 AND 16 OF THE GARDENA TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGER 10 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES :

FOR CONDOMINIUM PURPOSES ONLY

NOTE : TITLE ITEMS PER LAWYERS TITLE COMPANY REPORT ORDER NO. 220252358 DATED MARCH 17, 2020, ITEMS NO. INSIDE HEXAGONAL O INDICATES THAT THESE ITEMS ARE PLOTTED ON THE MAP WITH THE SAME SYMBOL AND ITEM NO.

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: CONVEYANCE OF WATER IN PIPES AND AQUEDUCTS
 RECORDING NO.: BOOK 743, PAGE 64, OF DEEDS
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
 SAID EASEMENT CAN NOT BE LOCATED FROM AVAILABLE RECORDS

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PIPELINE
 RECORDING NO.: BOOK 1992, PAGE 35, OF DEEDS
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
 AND RECORDING DATE:
 AND RECORDING NO.: BOOK 2331, PAGE 50, OF OFFICIAL RECORDS
 SAID EASEMENT CAN NOT BE LOCATED FROM AVAILABLE RECORDS

UTILITY PURVEYORS :

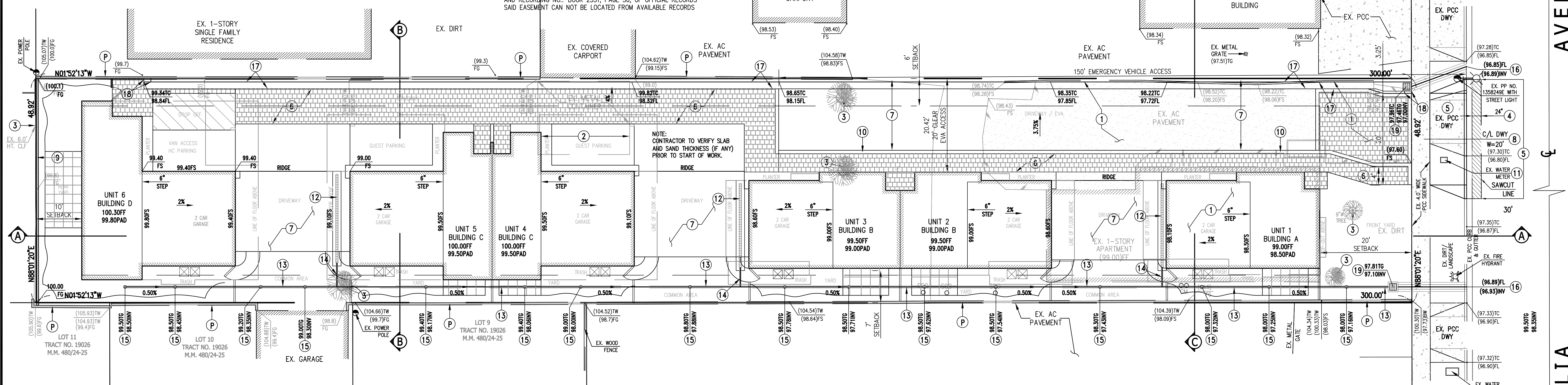
- 1. WATER - GOLDEN STATE WATER COMPANY TEL NO. (323) 559-8406
- 2. ELECTRIC - SOUTHERN CALIFORNIA EDISON TE NO. (800) 655-4555
- 3. GAS - SOCAL GAS TEL NO. (800) 427-2200
- 4. SEWER - GARDENA PUBLIC WORKS TEL NO. (310) 217-9568
- 5. WASTE - WASTE RESOURCES TEL NOS. (310) 366 7600 / (888) 467 7600
- 6. CABLE - AT&T UVERSE TEL NO. (800) 288 2020
 DIRECTTV TEL NO. (855) 802 3473
 TIME WARNER TEL NO. (888) 892 2253
 VIASAT TEL NO. (855) 894 5665

SHEET INDEX :

- SHEET 1 - TENTATIVE MAP
- SHEET 2 - FLOOR PLANS
- SHEET 3 - SECTIONS & DETAILS

VERMONT AVENUE

SCALE: 1" = 10'



LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

THE SOUTHERLY 300.00 FEET OF THE EASTERLY THREE-FIFTHS OF LOT 5 OF JAMES L. GRIFFIN'S SUBDIVISION OF LOTS 13 AND 16 OF THE GARDENA TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGER 10 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 149 FEET THEREOF.

APN NO. 6113-035-015

BASIS OF BEARING :

THE BEARING OF N 88° 01' 20" E OF THE CENTERLINE OF MAGNOLIA AVENUE AS SHOWN ON TRACT NO. 19026 M.B. 480/24-25 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

SITE ADDRESS :

1031 MAGNOLIA AVENUE, GARDENA, CA 90247

OWNER / SUBDIVIDER :

SIGA SIGA, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY.
 CONTACT PERSON: STEVE STAPAKIS
 82 GOLDEN EAGLE, IRVINE, CA 92603
 TEL. NO: (949) 500-3427

TITLE REPORT :

LAWYERS TITLE COMPANY
 16755 VON KARMAN, SUITE 100
 IRVINE, CA 92606
 TEL. NO. (949) 223-5560 FAX NO. (818) 252-4518
 ORDER NO: 220252358
 DATED: MARCH 17, 2020

LICENSED SURVEYOR :

FORESIGHT ENGINEERING, INC.
 CONTACT PERSON: NADER J. QOBORSI
 17621 IRVINE BLVD., SUITE 210
 TUSTIN, CA 92780
 TEL. NO: (714) 542-1214
 FAX. NO. (714) 542-0117

ESTIMATED EARTHWORK QUANTITIES :

- SITE GRADING:
- 1. RAW CUT 200 CY
 - 2. RAW FILL 200CY
 - 3. ESTIMATED IMPORT OF DIRT FROM THE SITE 0 CY

EARTHWORK NOTE :

EARTHWORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SHRINKAGE AND SUBSIDENCE FACTORS OR ANY MATERIAL GENERATED BY UTILITY, TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRED TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FLOOD ZONE:

FLOOD ZONE: X (MINIMUM FLOODING HAZARD)
 PER FEMA MAP NO. 06037C1795F DATED SEPT. 26, 2008

CONSTRUCTION NOTES:

NO.	DESCRIPTION
(P)	PROTECT IN PLACE.
(1)	DEMOLISH & REMOVE EXISTING HOUSE, PCC CURB & AC PAVEMENTS.
(2)	REMOVE AND RELOCATE EXISTING METAL CONTAINER.
(3)	REMOVE EXISTING TREES AND CHAIN LINK FENCE.
(4)	SAWCUT AND RECONSTRUCT 24" WIDE FULL DEPTH AC PAVEMENT.
(5)	SAWCUT AND REMOVE EXISTING PCC DRIVEWAY, CURB & GUTTER.
(6)	CONSTRUCT ENHANCED PCC PAVING PER ARCHITECT'S DRAWINGS.
(7)	CONSTRUCT 4" THICK PCC DRIVEWAY.
(8)	CONSTRUCT PCC DRIVEWAY DRIVEWAY APPROACH PER CITY STANDARD.
(9)	CONSTRUCT 6" HIGH BLOCK WALL PER ARCHITECT'S DRAWINGS.
(10)	CONSTRUCT 0" PCC CURB.
(11)	ADJUST EXISTING WATER METER TO NEW GRADES.
(12)	CONSTRUCT 6" WIDE TRENCH DRAIN NDS DURA SLOPE (TRAFFIC QUALITY GRATE) DETAIL ON SHEET 3.
(13)	CONSTRUCT 6" SCHEDULE 40 PVC PIPE
(14)	CONSTRUCT 4" SCHEDULE 40 PVC PIPE
(15)	CONSTRUCT 6" DIA ARE ARAIN PER NDS PRODUCTS OR EQUAL
(16)	CONSTRUCT PARKWAY DRAIN PER SPPWC STD. PLAN 151-2 S=12"
(17)	CONSTRUCT PCC CURB & GUTTER (6" CF, 18" GUTTER) PER DETAIL ON SHEET 3.
(18)	CONSTRUCT 18" PCC CURB TRANSITION PER DETAIL ON SHEET 3.
(19)	CONSTRUCT 18"x18" CATCH BASIN BROOKS PRODUCTS OR EQUAL.

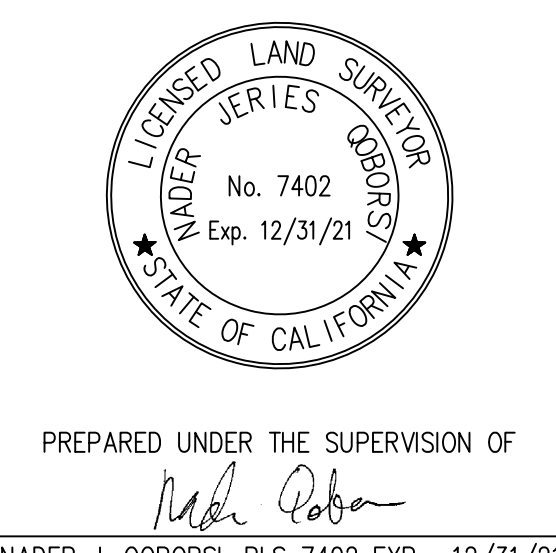
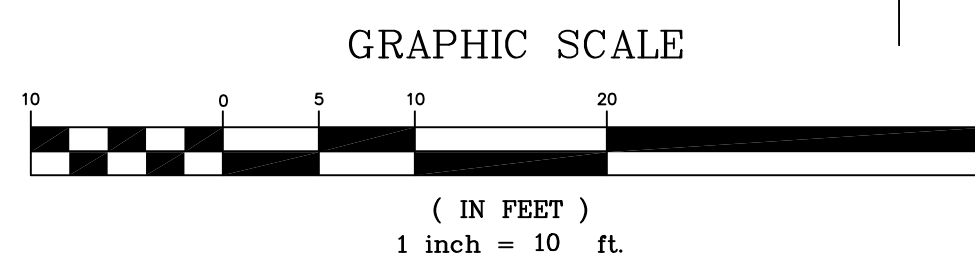
ABBREVIATIONS :

- AB = AGGREGATE BASE
- AC = ASPHALT PAVEMENT
- AD = AREA DRAIN
- BRMP = BOTTOM OF RAMP
- CB = CATCH BASIN
- CF = CURB FACE
- CLF = CHAIN LINK FENCE
- EG = EDGE OF GUTTER
- EP = EDGE OF PAVEMENT
- FF = FINISH FLOOR
- FG = FINISH GRADE
- FH = FIRE HYDRANT
- FL = FLOW LINE
- FS = FINISH SURFACE
- GB = GRADE BREAK
- GM = GAS METER
- GP = GAS PIPE
- HP = HIGH POINT
- IE = INVERT ELEVATION
- LP = LOW POINT
- NG = NATURAL GROUND ELEVATION
- OHV = OVERHEAD WIRE
- PP = POWER POLE
- PC = PROPERTY CORNER
- PCC = PORTLAND CEMENT CONCRETE
- RCE = REGISTERED CIVIL ENGINEER
- RB = RETAINING WALL
- SB = SPLASH BOX
- SDMH = STORM DRAIN MANHOLE
- SMH = SEWER MANHOLE
- SPB = SIGNAL PULL BOX
- STLT = STREET LIGHT
- T.B.M. = TEMPORARY BENCHMARK
- TC = TOP OF CURB
- TG = TOP OF GRATE ELEVATION
- TW = TOP OF WALL
- WDFCE = WOOD FENCE
- WIFCE = WROUGHT IRON FENCE
- WM = WATER METER
- WV = WATER VALVE
- (00.00) = EXISTING ELEVATION
- 00.00 = PROPOSED ELEVATION
- E- = ELECTRICAL
- G- = GAS
- W- = WATER
- S- = SEWER
- T- = TELEPHONE

LEGEND

- P.C.C. SLAB
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- RETAINING WALL
- WOOD FENCE
- TREES
- STUMP
- PALM

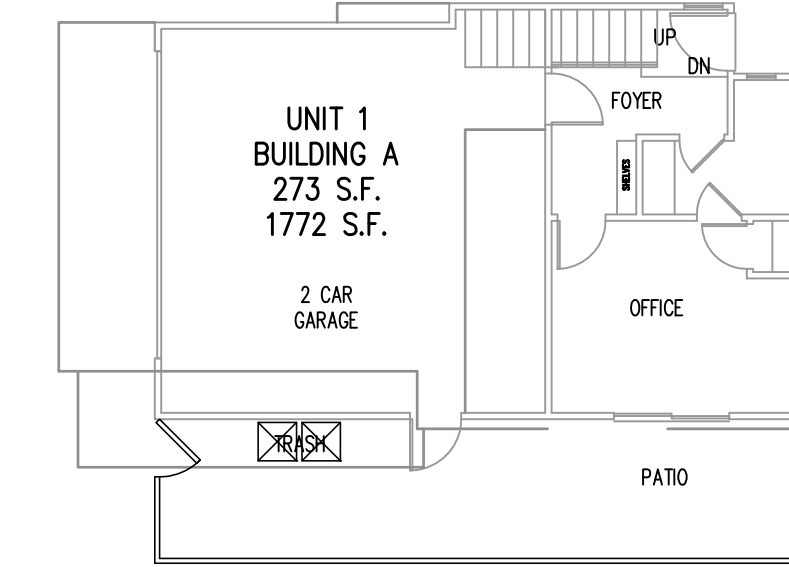
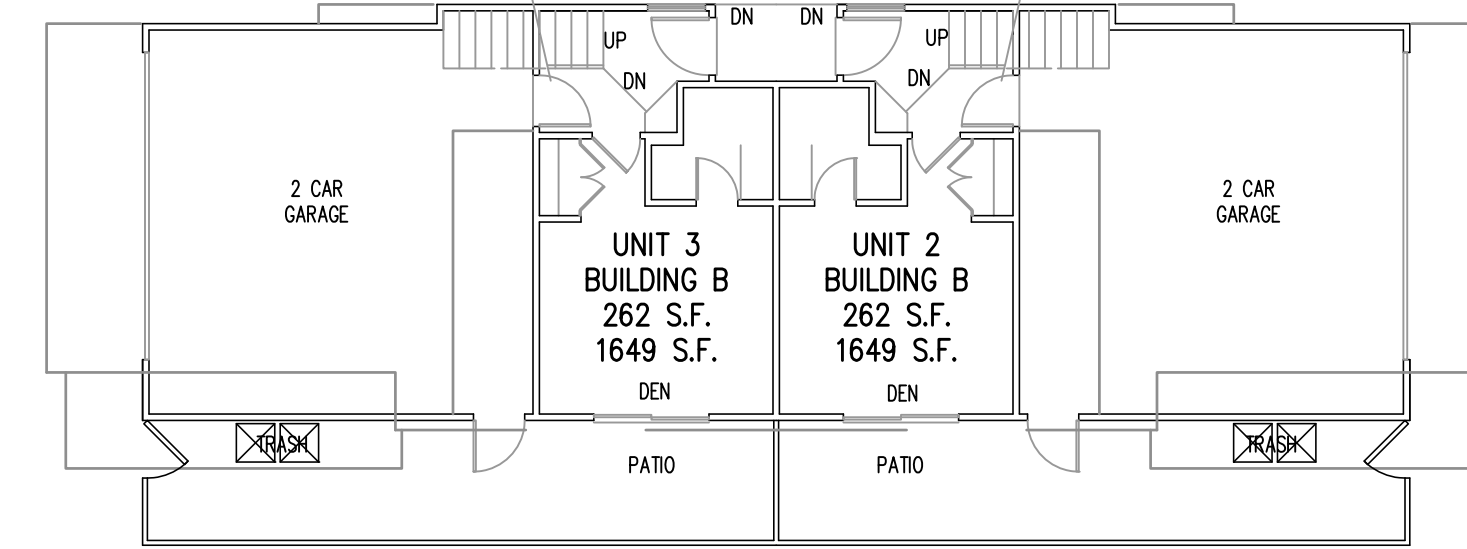
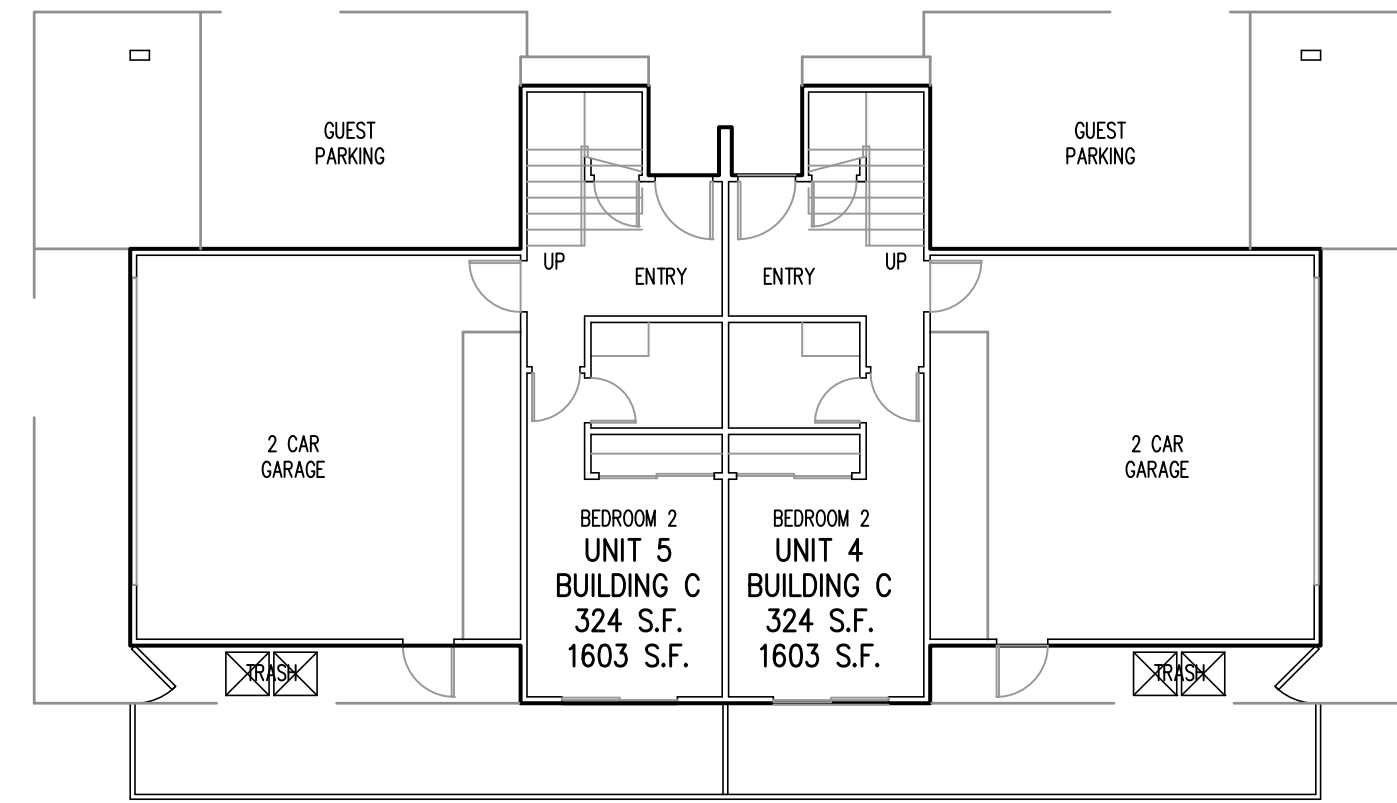
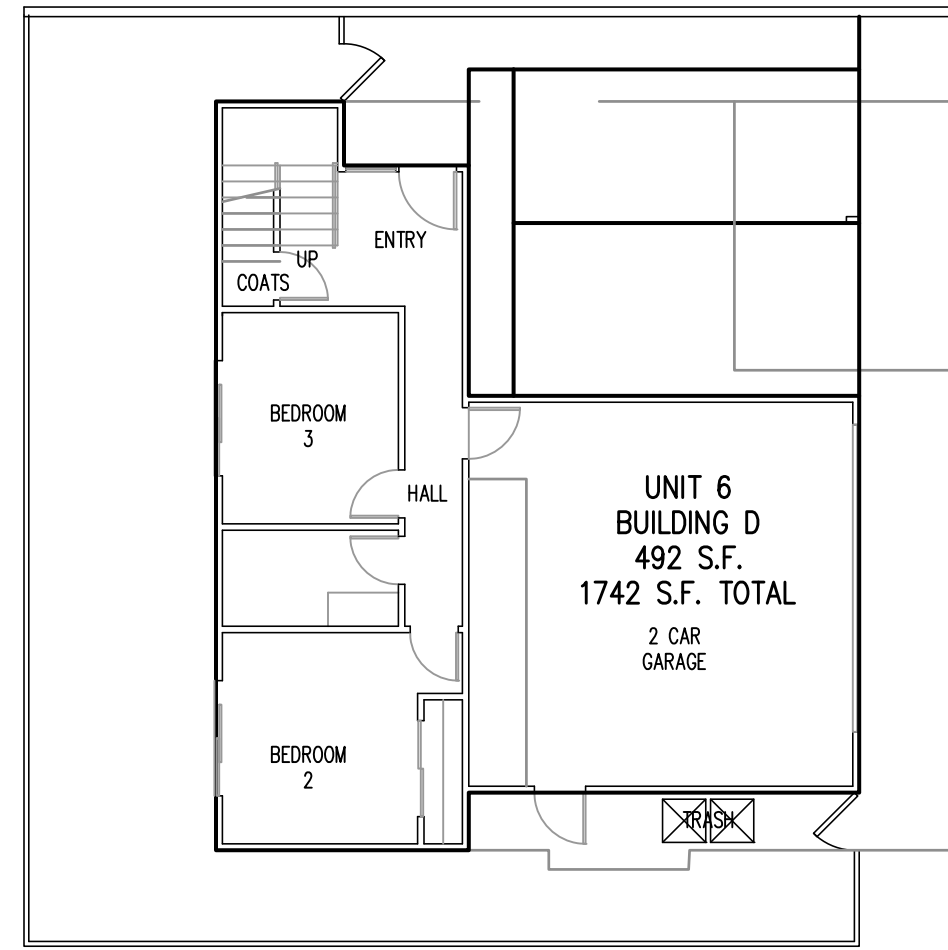
BUDLONG AVENUE



FORESIGHT ENGINEERING INC.
 CIVIL ENGINEERING & LAND SURVEYING
 17621 IRVINE BLVD., SUITE 210
 TUSTIN, CA 92780
 TEL (714)542 1214 • FAX (714)542 0117

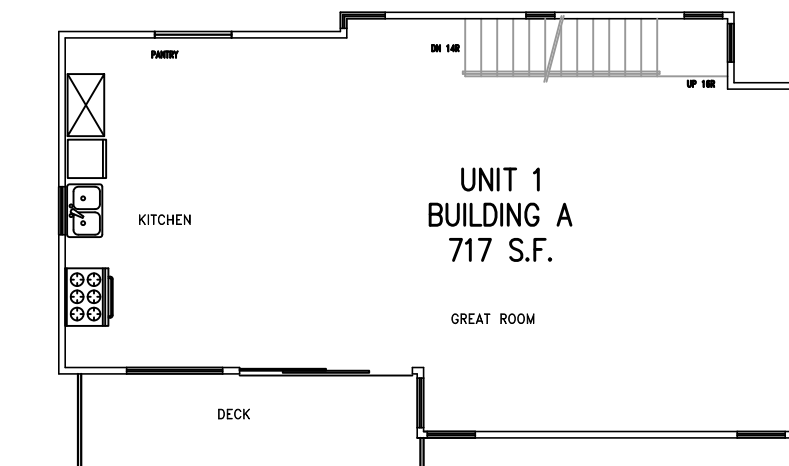
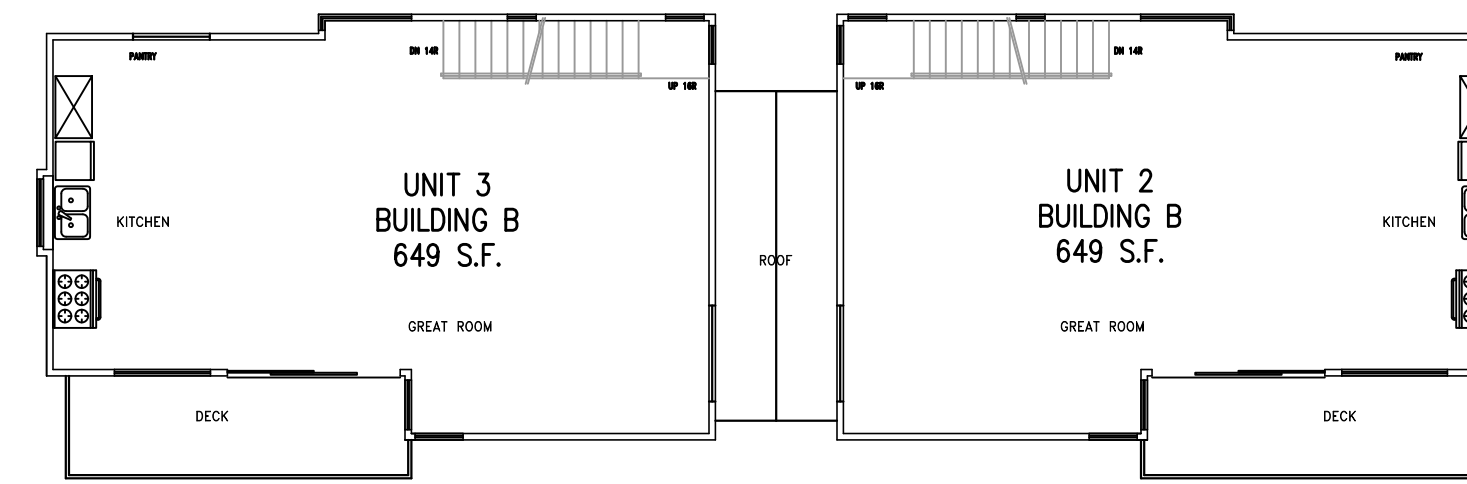
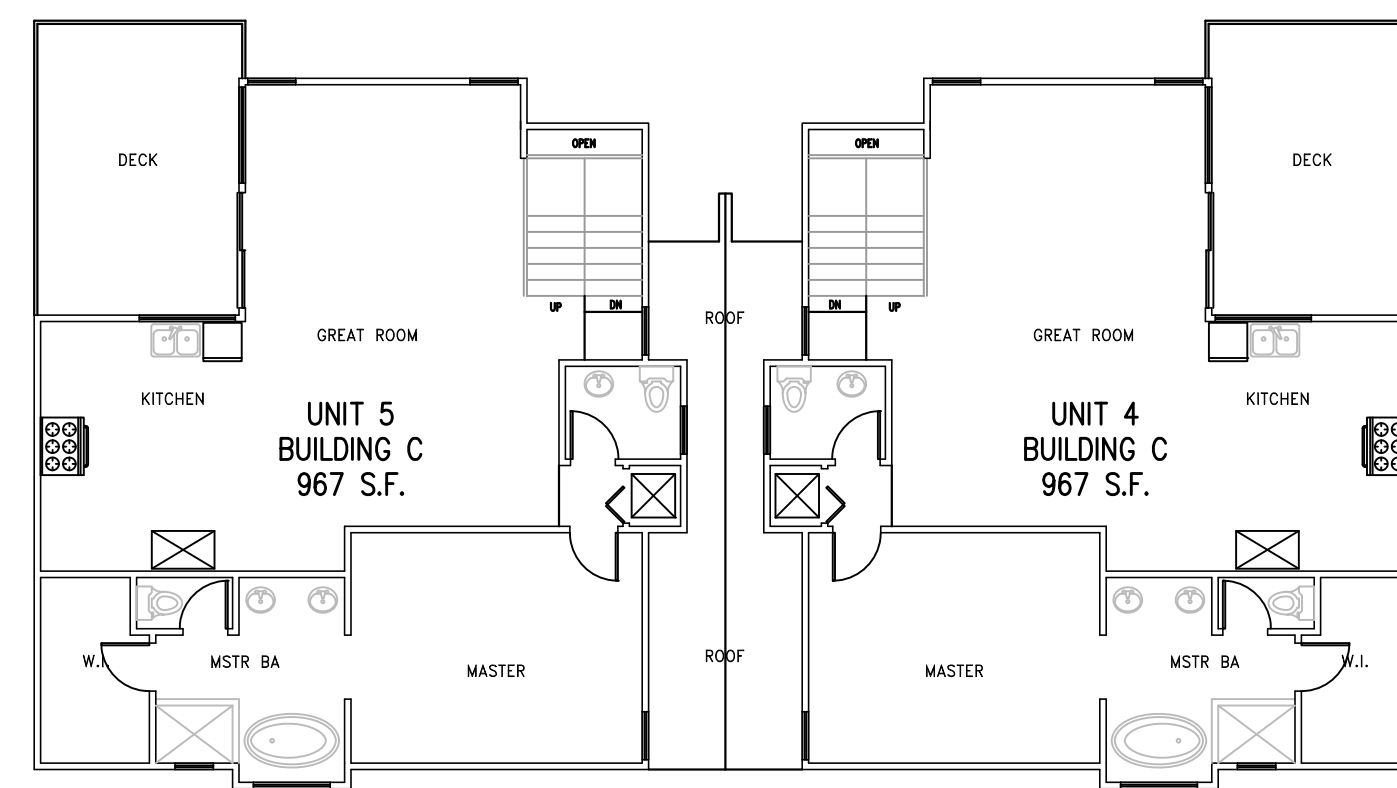
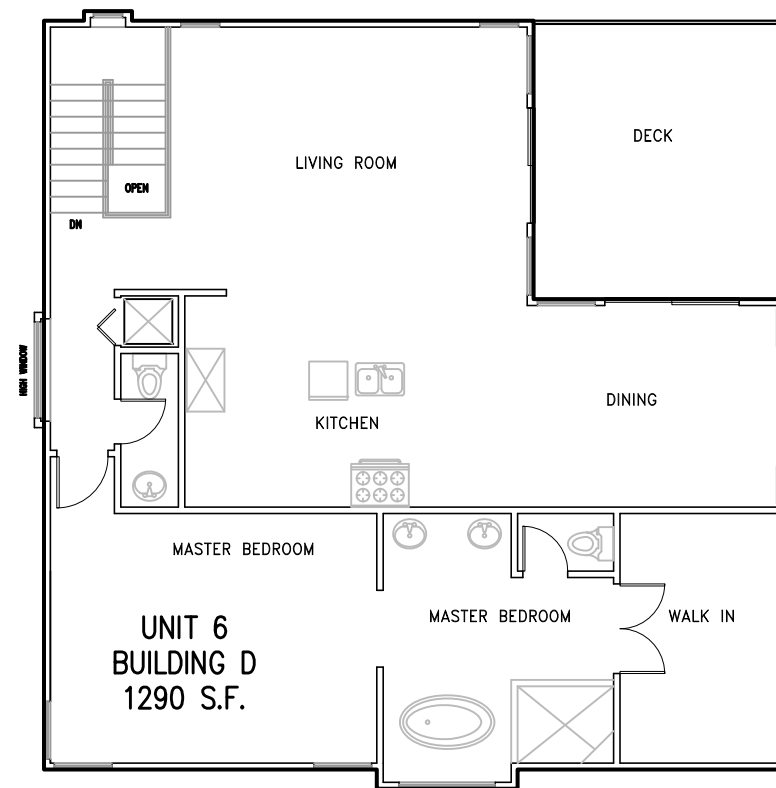
TENTATIVE TRACT MAP NO. 083100
 1031 MAGNOLIA AVENUE,
 GARDENA, CA 90247

DRAWING PREPARED FOR:
 DRAWN BY: JLB SCALE: 1" = 10' 02/26/2021
 CHECKED BY: NJQ PROJ. NO. 374-113 SHEET 1 OF 3



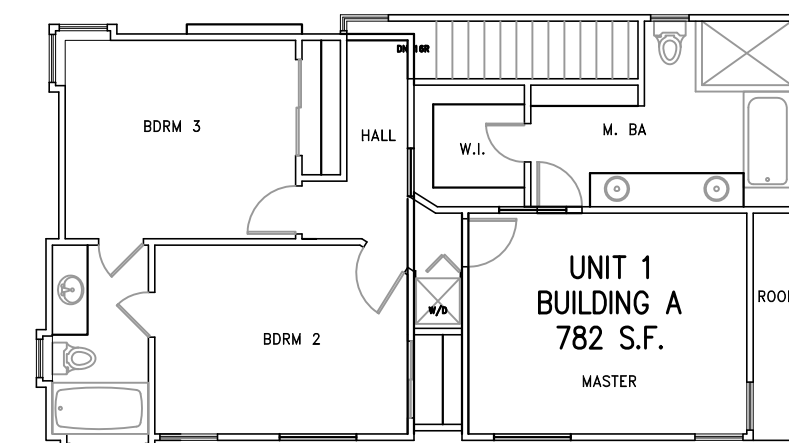
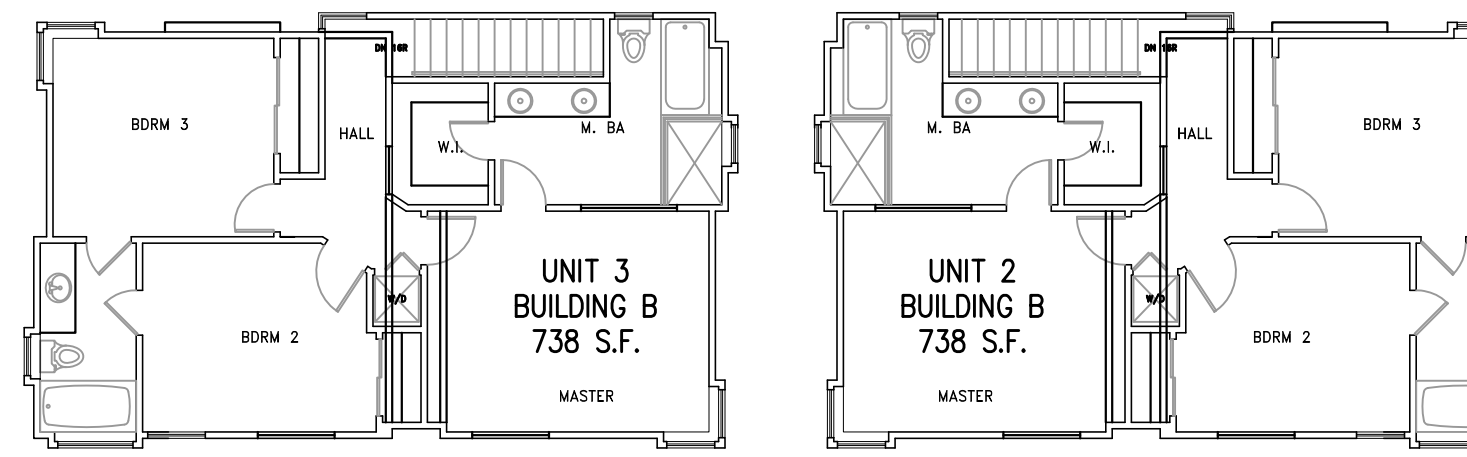
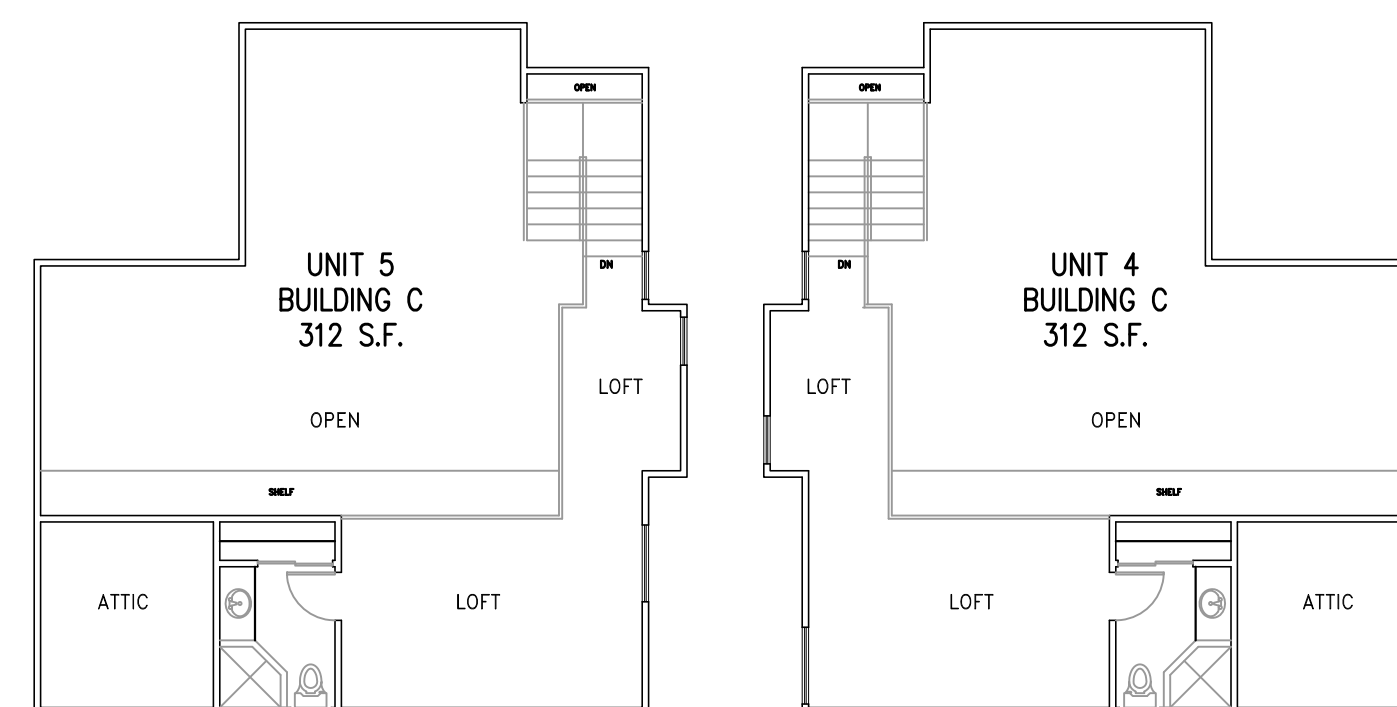
FIRST FLOOR PLAN

SCALE: 1"=10'



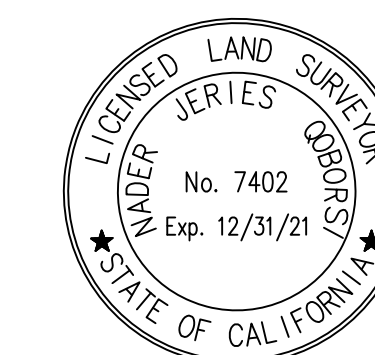
SECOND FLOOR PLAN

SCALE: 1"=10'



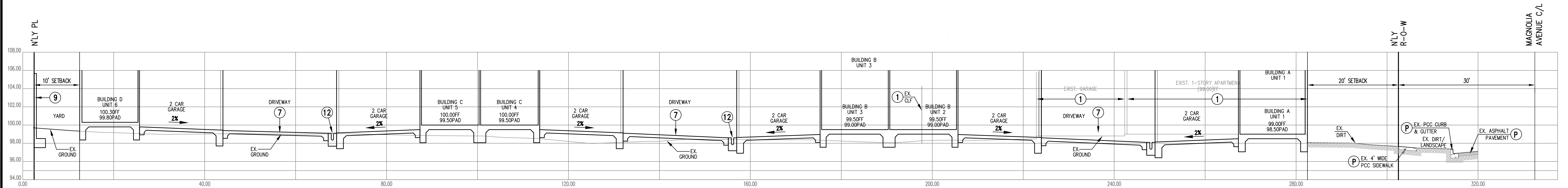
THIRD FLOOR PLAN

SCALE: 1"=10'

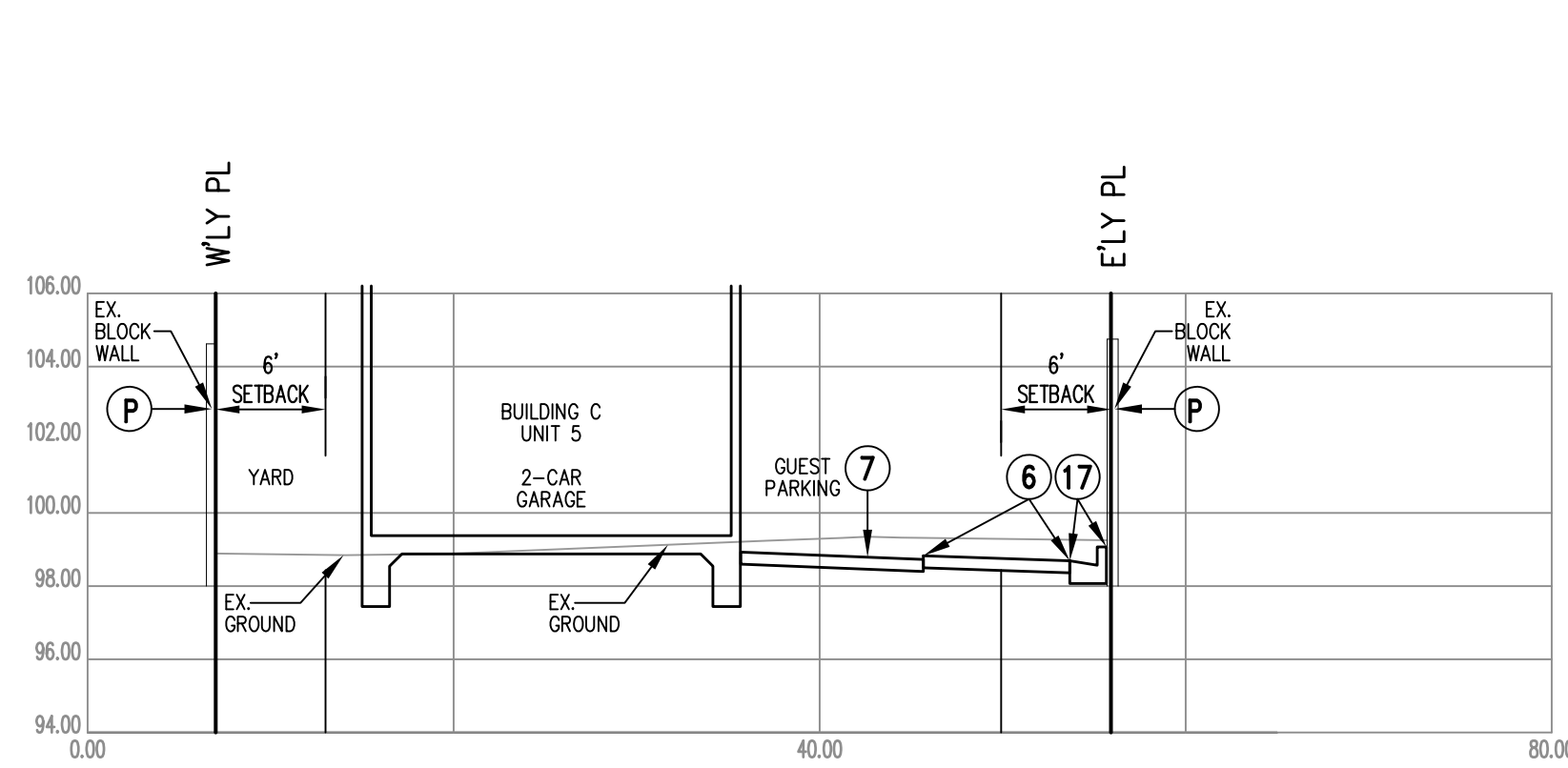


PREPARED UNDER THE SUPERVISION OF
Nader Qoborski
 NADER J. QOBORSKI, PLS 7402 EXP. 12/31/21

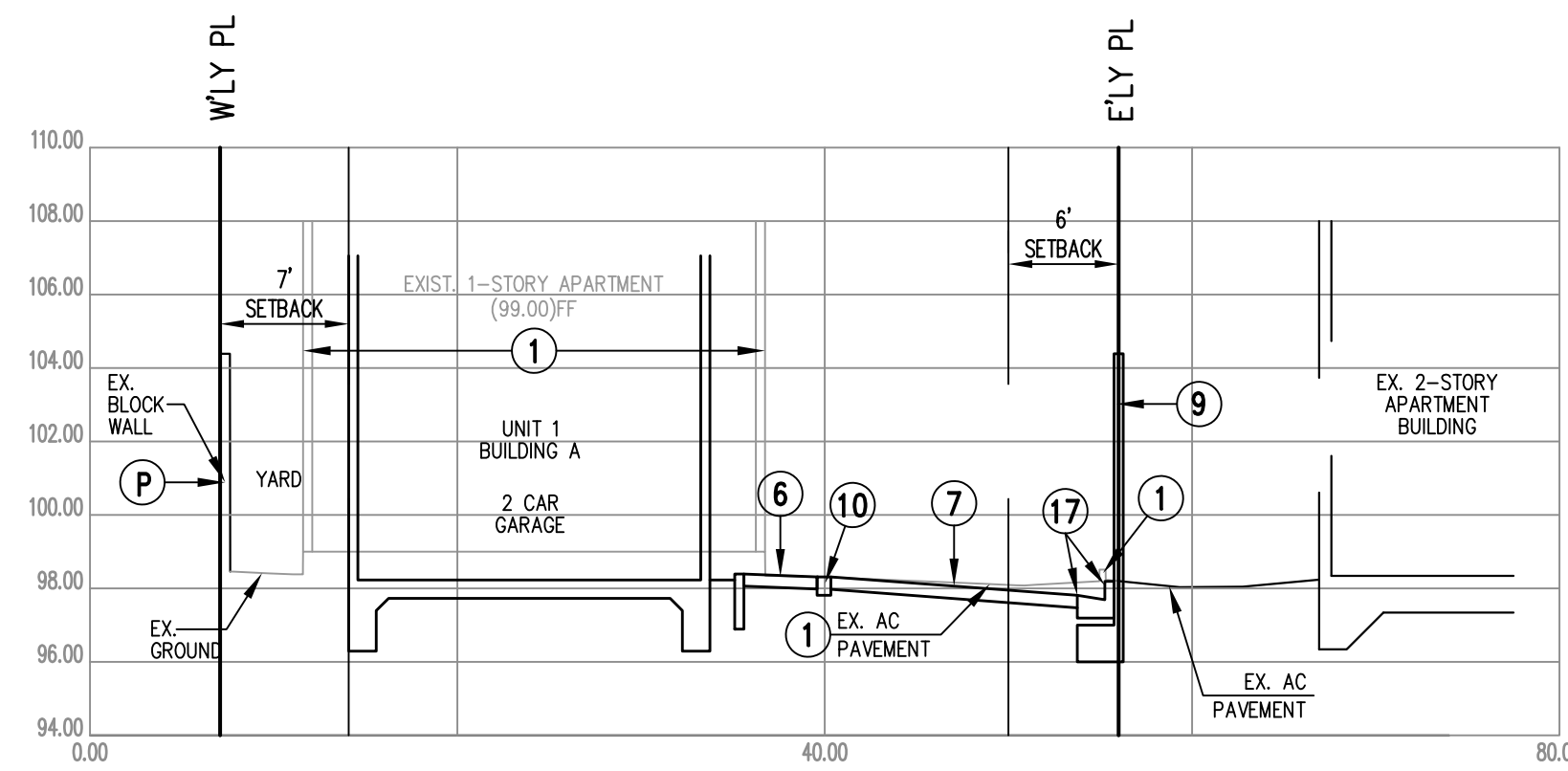
FORESIGHT ENGINEERING INC. CIVIL ENGINEERING & LAND SURVEYING 17621 IRVINE BLVD, SUITE 210 TUSTIN, CA 92780 TEL (714)542 1214 • FAX (714)542 0117		
TENTATIVE TRACT MAP NO. 083100 1031 MAGNOLIA AVENUE, GARDENA, CA 90247		
DRAWING PREPARED FOR:		
DRAWN BY: JLB	SCALE: 1" : 10'	02/26/2021
CHECKED BY: NJQ	PROJ. NO. 374-113	SHEET 2 OF 3



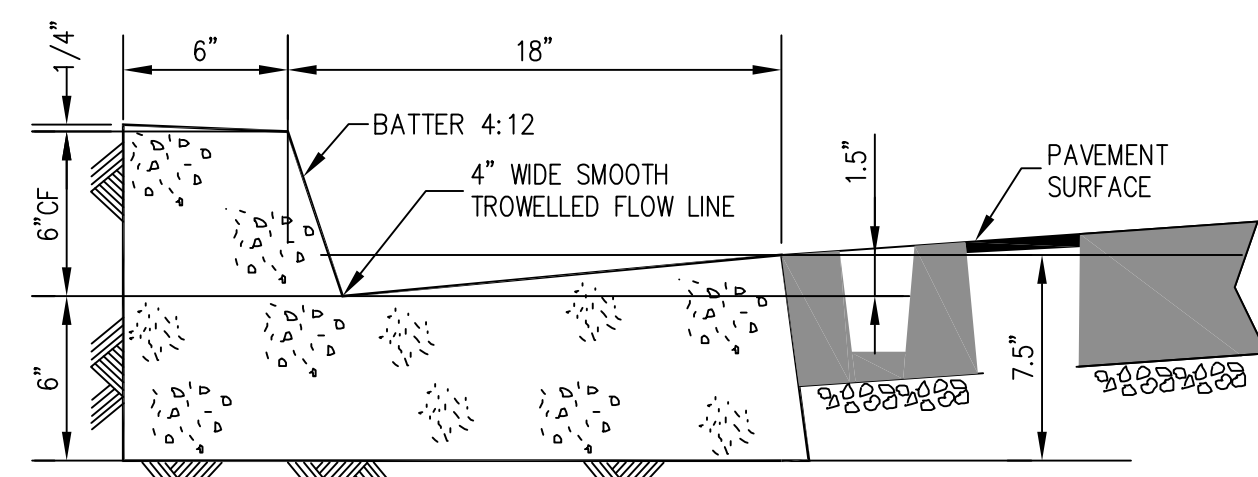
SECTION A-A



SECTION B-B
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'

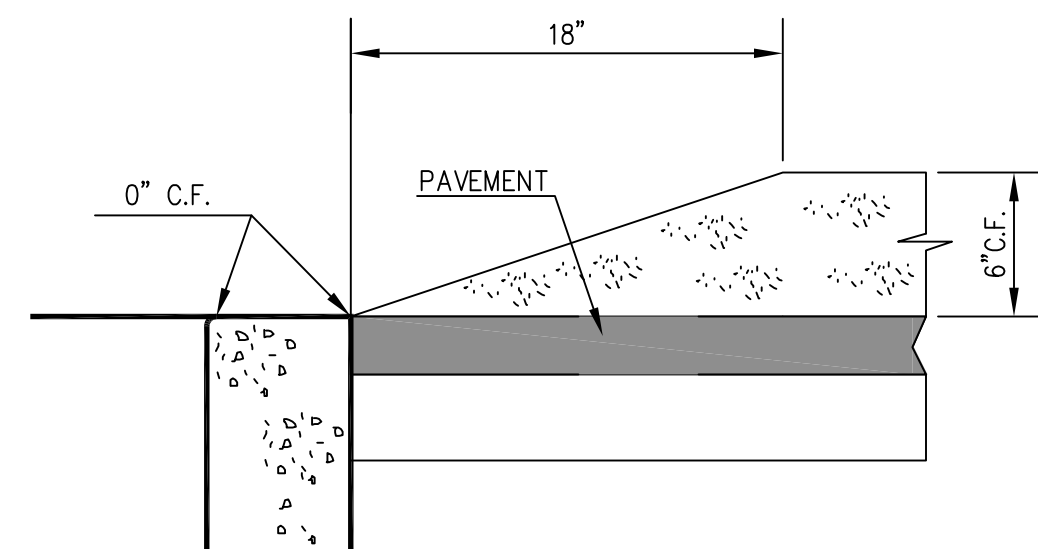


SECTION C-C
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'

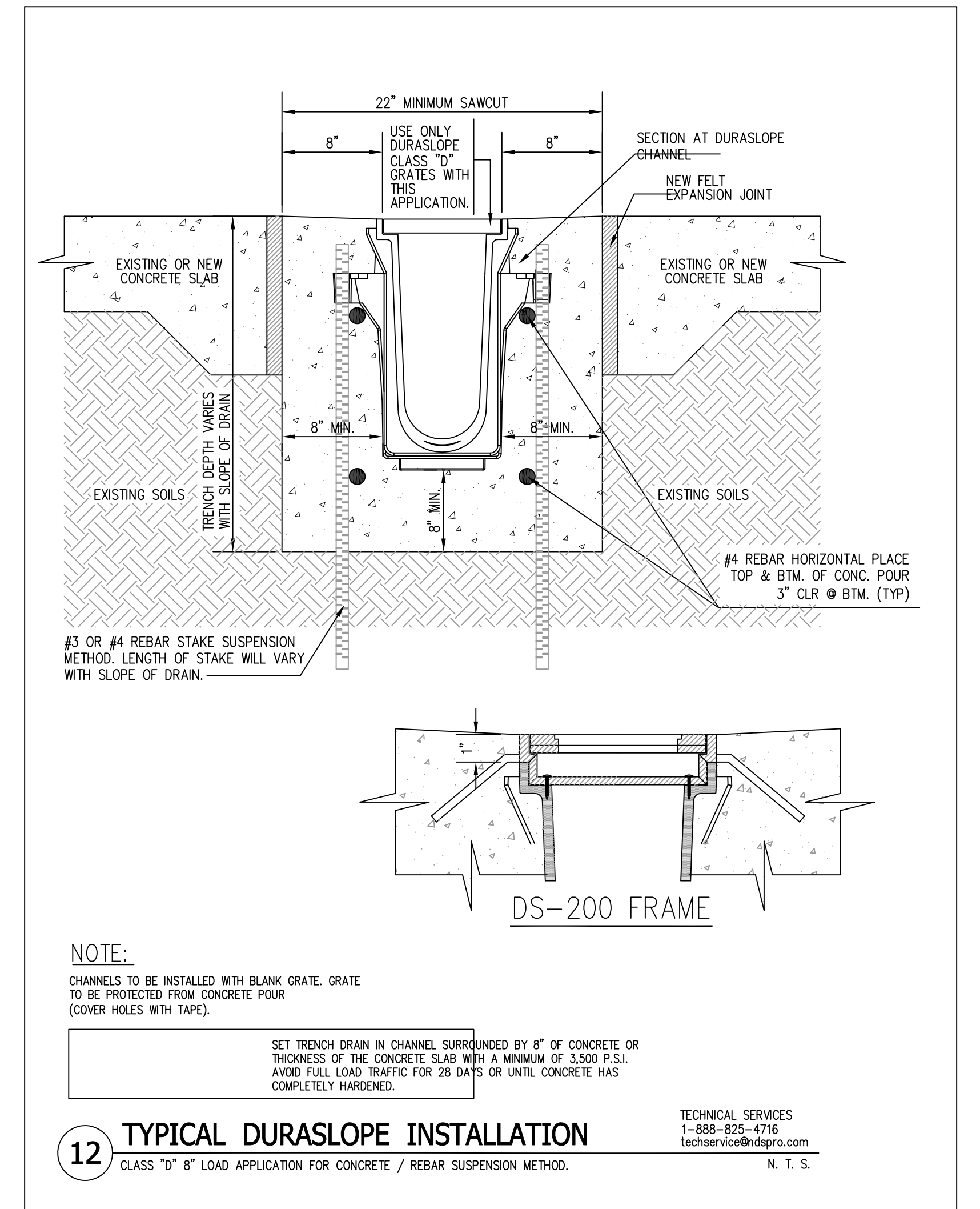


NOTE: ALL EXPOSED CORNERS TO BE ROUNDED WITH A 3/4" R.

17 6" CURB & 18" GUTTER DETAIL
NOT TO SCALE



18 18" CURB TRANSITION DETAIL
NOT TO SCALE

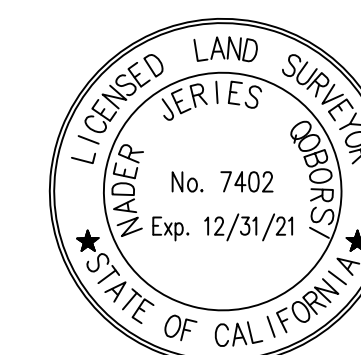


NOTE:
CHANNELS TO BE INSTALLED WITH BLANK GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR (COVER HOLES WITH TAPE).

SET TRENCH DRAIN IN CHANNEL SURROUNDED BY 8" OF CONCRETE OR THICKNESS OF THE CONCRETE SLAB WITH A MINIMUM OF 3,500 P.S.I. AVOID FULL LOAD TRAFFIC FOR 28 DAYS OR UNTIL CONCRETE HAS COMPLETELY HARDENED.

12 TYPICAL DURASLOPE INSTALLATION
CLASS "D" 8" LOAD APPLICATION FOR CONCRETE / REBAR SUSPENSION METHOD.

TECHNICAL SERVICES
1-888-825-4716
techservices@dspro.com
N. T. S.



PREPARED UNDER THE SUPERVISION OF
Nader Qoborsi
NADER J. QOBORSI, PLS 7402 EXP. 12/31/21

FORESIGHT ENGINEERING INC. CIVIL ENGINEERING & LAND SURVEYING 17621 IRVINE BLVD, SUITE 210 TUSTIN, CA 92780 TEL (714)542 1214 • FAX (714)542 0117		
TENTATIVE TRACT MAP NO. 083100 1031 MAGNOLIA AVENUE, GARDENA, CA 90247		
DRAWING PREPARED FOR:		
DRAWN BY: JLB	SCALE: 1" : 10'	02/26/2021
CHECKED BY: NJQ	PROJ. NO. 374-113	SHEET 3 OF 3