

TENTATIVE PARCEL MAP NO. 82792

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

BEING A SUBDIVISION OF LOT 47 OF TRACT NO. 6365, AS PER MAP RECORDED IN BOOK 70, PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 47 OF TRACT NO. 6365, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.

ASSESSOR'S PARCEL NUMBER: 4208-020-033

BASIS OF BEARING :

THE BEARING OF N 33° 16' 00" W OF THE CENTERLINE OF GIRARD AVENUE AS SHOWN ON PARCEL MAP 18704 PAGE 223/37-38 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

BENCHMARK :

CUT SPIKE IN SE COR CB; 3.5 FT E OF E CURB MIDVALE AVE; 2 FT N OF VENICE BLVD.

B.M. NO. 13-02970 ELEV. = 74.860 NAVD88 2000

SITE ADDRESS :

3826 GIRARD AVENUE, CULVER CITY, CA 90232

OWNER / SUBDIVIDER :

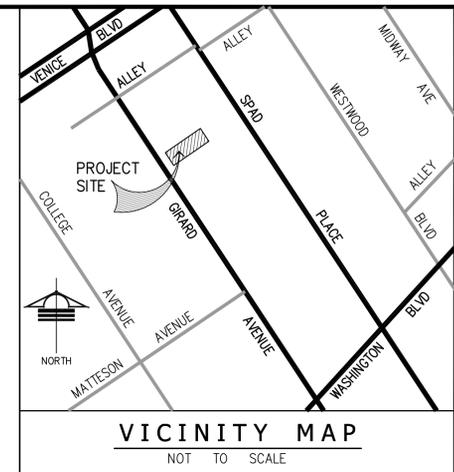
SIGA SIGA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.
CONTACT PERSON: STEVE STAPAKOS
82 GOLDEN EAGLE, IRVINE, CA 92603
TEL. NO: (949) 500-3427

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

TITLE REPORT :

LAWYERS TITLE COMPANY
3480 VINE STREET, SUITE 300,
RIVERSIDE, CA 92507
TEL. NO: (951) 774-0825
FILE NO: 619660000 REF NO: 3826 GIRARD



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS :

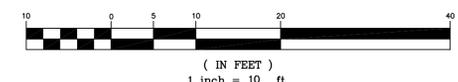
AB	=	AGGREGATE BASE
AC	=	ASPHALT PAVEMENT
AD	=	AREA DRAIN
BRMP	=	BOTTOM OF RAMP
CB	=	CATCH BASIN
CF	=	CURB FACE
CLF	=	CHAIN LINK FENCE
EG	=	EDGE OF GUTTER
EL PB	=	ELECTRICAL PULL BOX
EP	=	EDGE OF PAVEMENT
EPB	=	ELECTRIC PULL BOX
EV	=	ELECTRIC VAULT
EVB	=	ELECTRICAL VENTILATION BOX
FF	=	FINISH FLOOR
FG	=	FINISH GRADE
FH	=	FIRE HYDRANT
FL	=	FLOW LINE
FS	=	FINISH SURFACE
GM	=	GAS METER
HP	=	HIGH POINT
IE	=	INVERT ELEVATION
LP	=	LOW POINT
NG	=	NATURAL GROUND ELEVATION
PP	=	POWER POLE
PB	=	PULL BOX
PC	=	PROPERTY CORNER
PCC	=	PORTLAND CEMENT CONCRETE
RCE	=	REGISTERED CIVIL ENGINEER
RW	=	RETAINING WALL
SDMH	=	STORM DRAIN MANHOLE
SMH	=	SEWER MANHOLE
SPB	=	SIGNAL PULL BOX
STLT	=	STREET LIGHT
T.B.M.	=	TEMPORARY BENCHMARK
TC	=	TOP OF CURB
TW	=	TOP OF WALL
WDFCE	=	WOOD FENCE
WIFE	=	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	
BLOCK WALL	
RETAINING WALL	
WOOD FENCE	



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

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

TENTATIVE PARCEL MAP NO. 82792
3826 GIRARD AVENUE,
CULVER CITY, CA 90232

DRAWING PREPARED FOR:
DRAWN BY: JLB SCALE: 1" : 10' 05/03/2022
CHECKED BY: NJQ PROJ. NO. 374-112 SHEET 1 OF 3

CONSTRUCTION NOTES:

NO.	DESCRIPTION
(P)	PROTECT IN PLACE
(1)	DEMOLISH & REMOVE EXISTING HOUSE, PCC & AC PAVEMENTS, FENCES, BLOCK CONCRETE WALLS, TREES, DRIVEWAY.
(2)	CONSTRUCT BLOCK CONCRETE BOUNDARY WALL PER ARCHITECT PLANS
(3)	CONSTRUCT RETAINING WALL (UNDER SEPARATE PERMIT) PER STRUCTURAL
(4)	NOT USED
(5)	NOT USED
(6)	SAWCUT AND REMOVE EXIST. PCC CURB & GUTTER.
(7)	SAWCUT AND REMOVE 12" WIDE AC PAVEMENT.
(8)	CONSTRUCT 12" WIDE FULL-DEPTH AC PAVEMENT.
(9)	CONSTRUCT PCC CURB & GUTTER TO MATCH EXISTING.
(10)	CONSTRUCT 6" THICK PCC DRIVEWAY
(11)	CONSTRUCT 6" WIDE TRENCH DRAIN PER DETAIL ON SHEET 2.
(12)	CONSTRUCT 4" THICK PCC WALKWAY.
(13)	CONSTRUCT AREA DRAIN 4" DIA, PER NDS SP-D OR EQUAL
(14)	CONSTRUCT 24"x24" CATCH BASIN (BROOKS PRODUCTS) WITH SUMP PUMP
(15)	CONSTRUCT 24"x24" CATCH BASIN BROOKS PRODUCTS OR EQUAL.
(16)	CONSTRUCT 4" PVC SCHEDULE 40 PIPES
(17)	CONSTRUCT 12"x12" CATCH BASIN BROOKS PRODUCTS OR EQUAL
(18)	CONSTRUCT PARKWAY DRAIN PER SPPWC STAND. PLAN NO. 152-1 S=12"
(19)	CONSTRUCT 6" PVC SCHEDULE 40 PIPES

NOTES:

TOTAL LOT AREA: 6,125 S.F. (0.141 ACRE)
COMMON AREA: 5,150 S.F.
NUMBER OF CONDOMINIUM UNITS: 4
NUMBER OF STORIES: 2 + 1 BASEMENT (PARKING)
NUMBER OF PARKING: 9
ASSESSOR'S PARCEL NUMBER: 4208-020-033
TOPOGRAPHIC SURVEY WAS PERFORMED ON OCTOBER 02, 2018 BY FORESIGHT ENGINEERING
ZONING DESIGNATION: CCR4
FLOOD ZONE: X (MINIMUM FLOOD HAZARD)
EXISTING LAND USE: RESIDENTIAL R1
PROPOSED LAND USE: RESIDENTIAL CONDOMINIUM
ALL THE EXISTING STRUCTURES WITHIN THE PROPERTY TO BE DEMOLISHED.

UTILITY COMPANY:

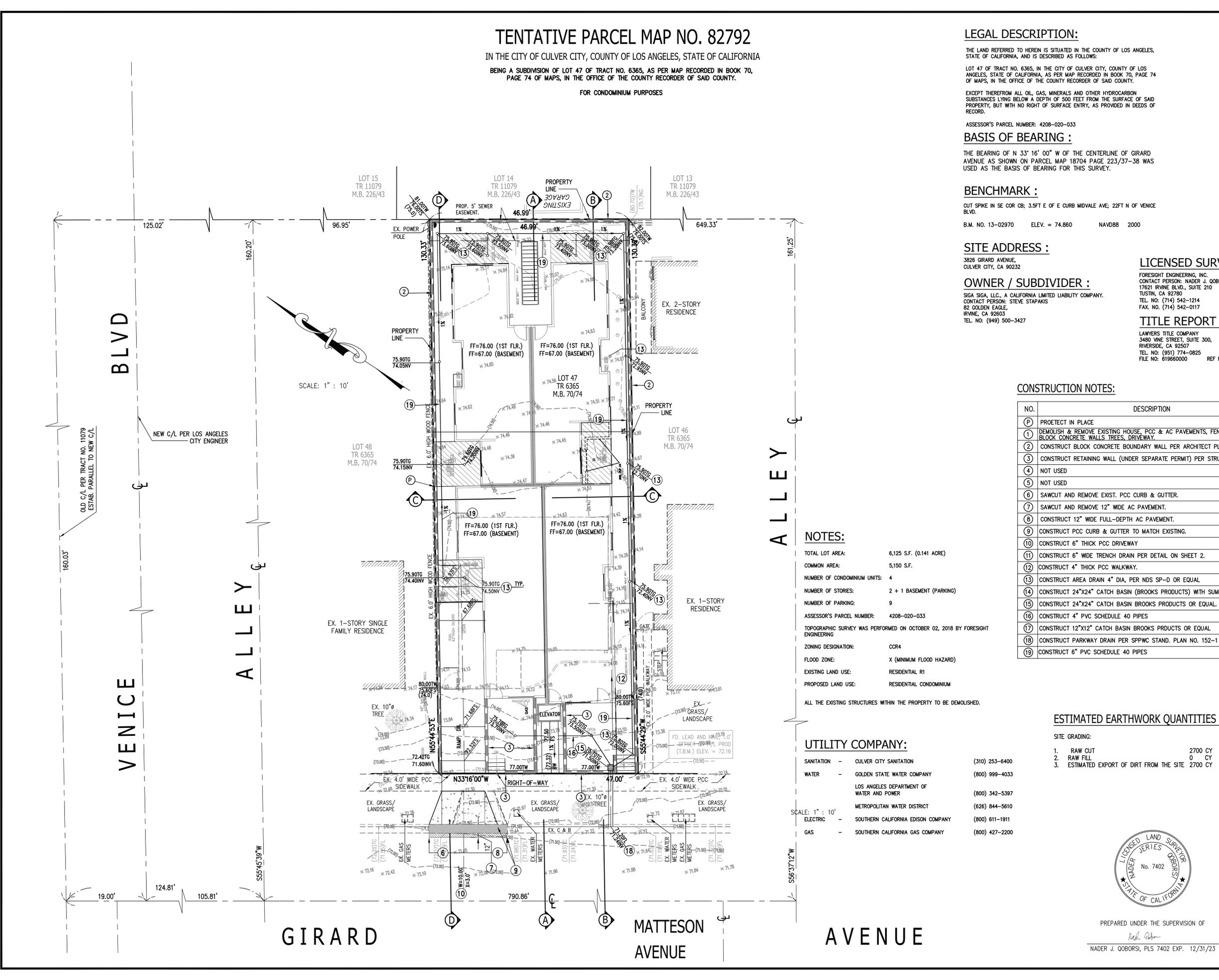
SANITATION - CULVER CITY SANITATION (310) 253-6400
WATER - GOLDEN STATE WATER COMPANY (800) 999-4033
LOS ANGELES DEPARTMENT OF WATER AND POWER (800) 342-5397
METROPOLITAN WATER DISTRICT (626) 844-5610
ELECTRIC - SOUTHERN CALIFORNIA EDISON COMPANY (800) 611-1911
GAS - SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200

ESTIMATED EARTHWORK QUANTITIES :

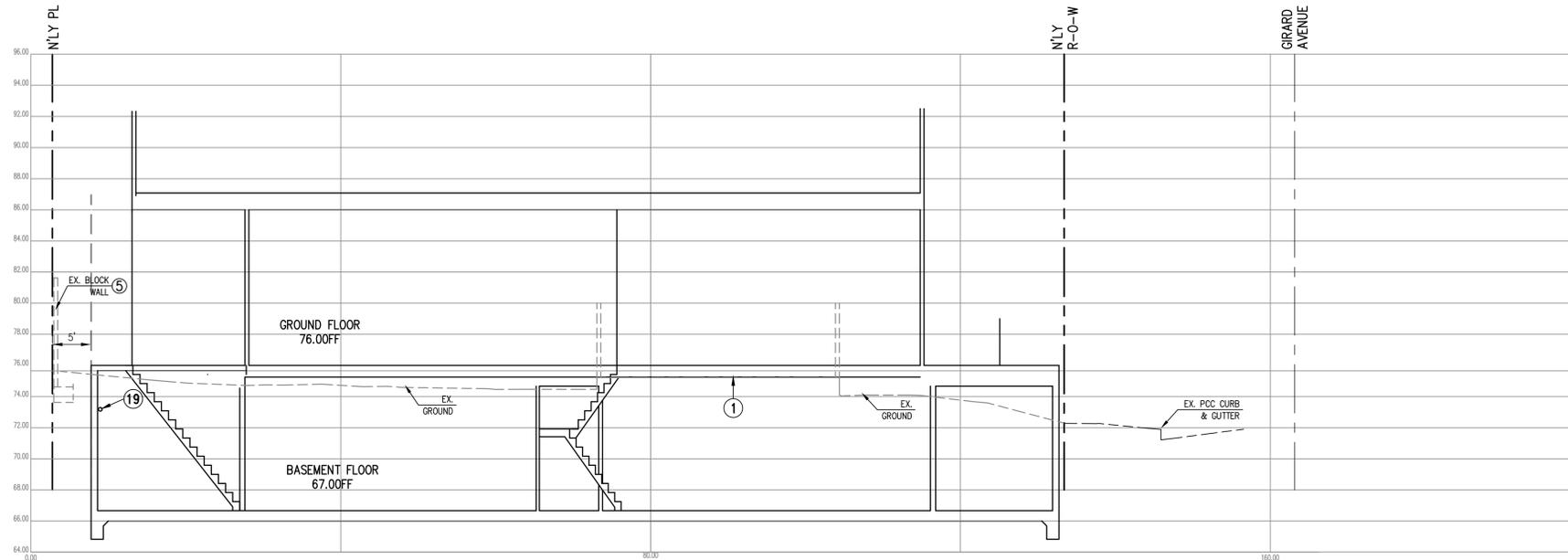
SITE GRADING:
1. RAW CUT 2700 CY
2. RAW FILL 0 CY
3. ESTIMATED EXPORT OF DIRT FROM THE SITE 2700 CY



PREPARED UNDER THE SUPERVISION OF
Nader J. Qoborsi
NADER J. QOBORSI, PLS 7402 EXP. 12/31/23

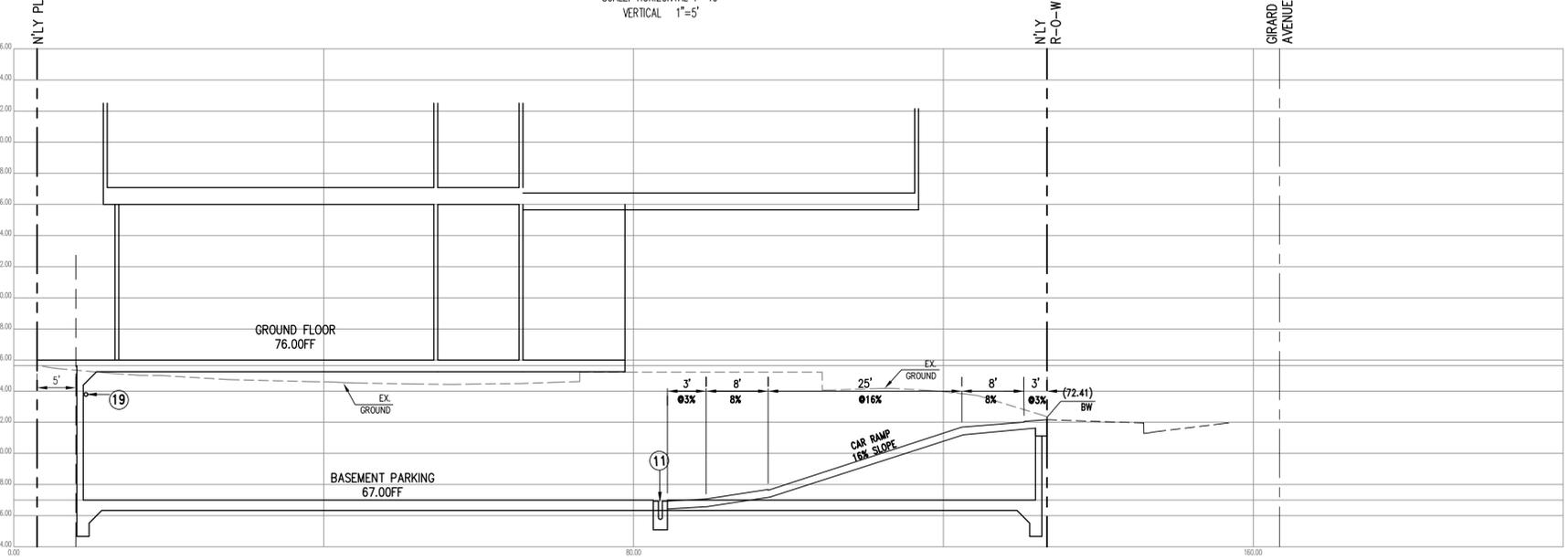


GIRARD AVENUE VENICE BLVD ALLEY MATTESON AVENUE



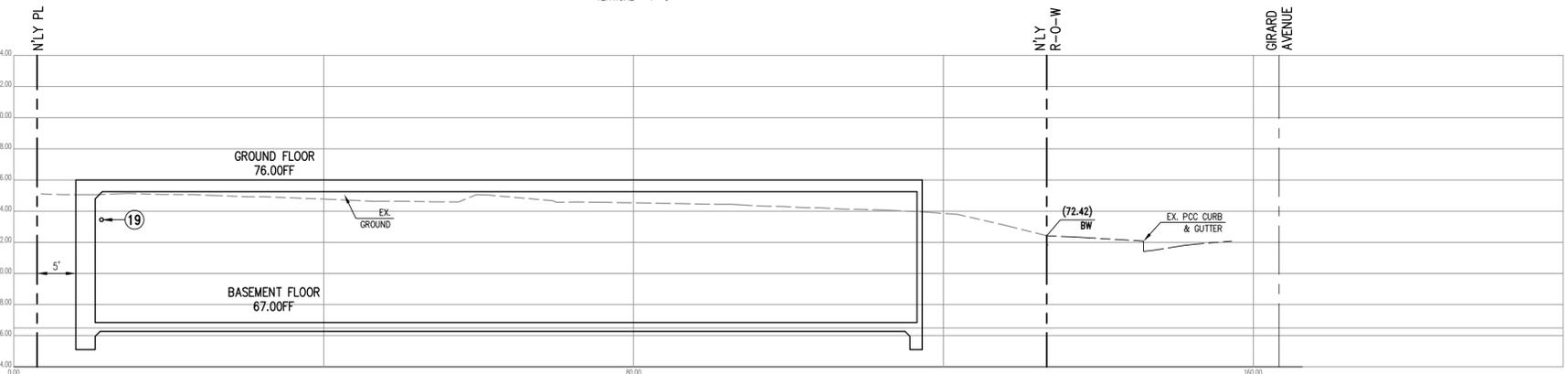
SECTION "A" - "A"

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'



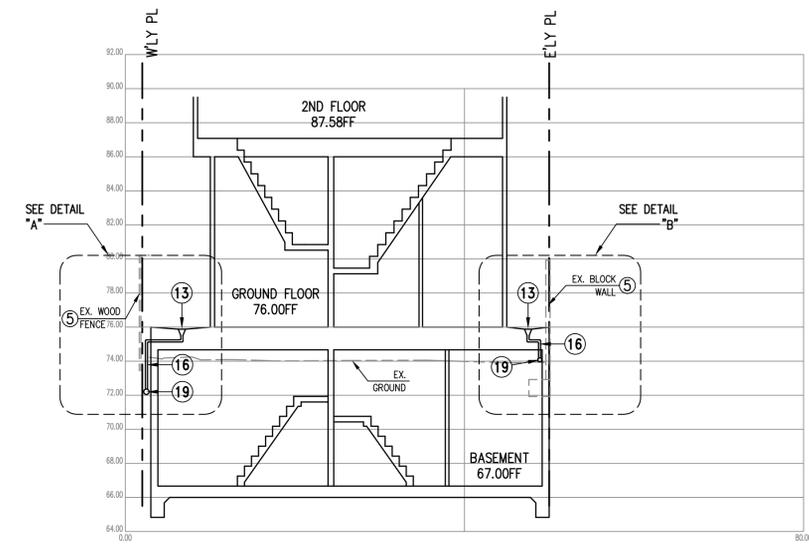
SECTION "D" - "D"

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'



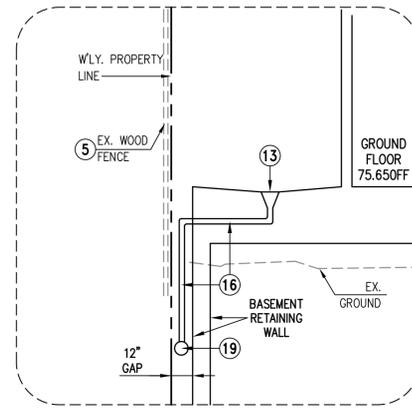
SECTION "B" - "B"

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'



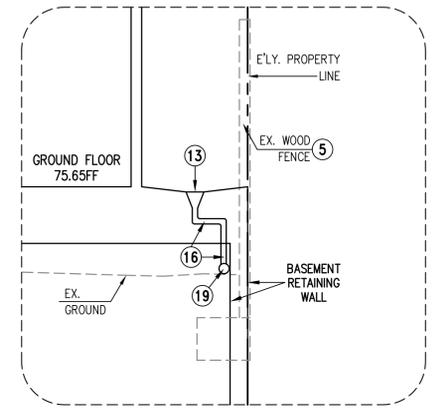
SECTION "C" - "C"

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'



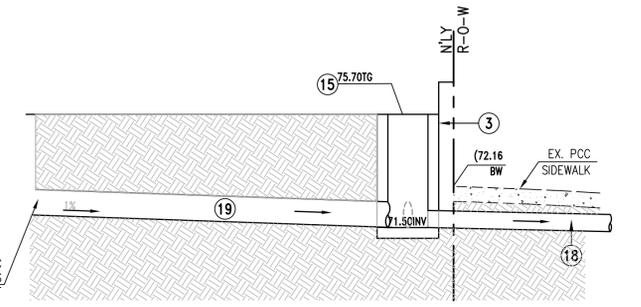
DETAIL "A"

NOT TO SCALE



DETAIL "B"

NOT TO SCALE

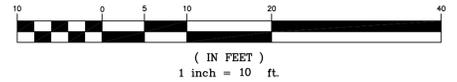


6" SD PIPE CONNECTION TO CATCH BASIN DETAIL

NOT TO SCALE



PREPARED UNDER THE SUPERVISION OF
Nader J. Qoborisi
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