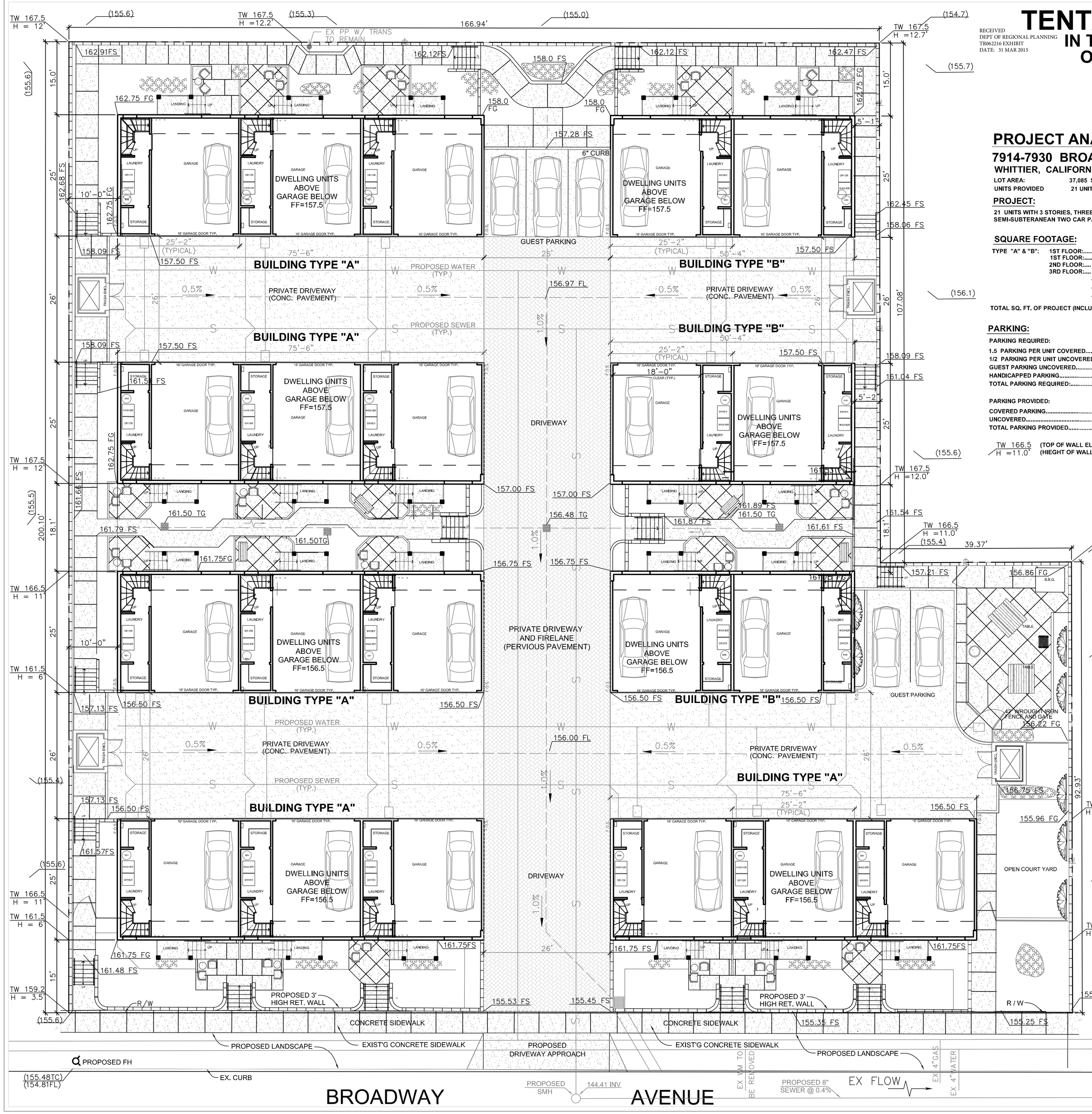
TENTATIVE TRACT NO. 062216
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

RECEIVED
DEPT OF REGIONAL PLANNING
TR062216 EXHIBIT
DATE: 31 MAR 2015



PROJECT ANALYSIS

7914-7930 BROADWAY AVE.
WHITTIER, CALIFORNIA, 90605

LOT AREA: 37,085 SQ. FT.
UNITS PROVIDED 21 UNIT CONDOMINIUM COMPLEX

PROJECT:

21 UNITS WITH 3 STORIES, THREE BEDROOMS EACH OVER SEMI-SUBTERANEAN TWO CAR PARKING GARAGE AND LAUNDRY.

SQUARE FOOTAGE:

TYPE "A" & "B":	1ST FLOOR:.....(GARAGE).....	424.50 SQ.FT.
	1ST FLOOR:.....(LAUNDRY).....	147.75 SQ.FT.
	2ND FLOOR:..... (LIVING AREA)	572.39 SQ.FT.
	3RD FLOOR:..... (LIVING AREA)	670.76 SQ.FT.
	TOTAL LIVING AREA	1,390.90 SQ.FT.
	TOTAL GARAGE AREA	424.50 SQ.FT.
	TOTAL AREA	1,815.40 SQ.FT.
TOTAL SQ. FT. OF PROJECT (INCLUDING GARAGE)AREA		38,123.40 SQ.FT.

PARKING:

PARKING REQUIRED:

1.5 PARKING PER UNIT COVERED.....	31 PARKING
1/2 PARKING PER UNIT UNCOVERED.....	5 PARKING
GUEST PARKING UNCOVERED.....	5 PARKING
HANDICAPPED PARKING.....	NONE
TOTAL PARKING REQUIRED:.....	41 PARKING

PARKING PROVIDED:

COVERED PARKING.....	42 PARKING
UNCOVERED.....	5 PARKING
TOTAL PARKING PROVIDED.....	47 PARKING

TW 166.5 / H =11.0' (TOP OF WALL ELEVATIONS) (HIEGHT OF WALL FROM ADJOINING PROPERTY)

LEGAL DESCRIPTION

THAT PORTION OF LOT 1, OF THE JAMES M. KING TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE(S) 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. DESCIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT DISTANT NORTH 74°55' WEST, THEREON, 105.71 FEET FROM THE SOUTHESTERLY CORNER THEREOF, THENCE NORTH 14°57' EAST 181 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 74°55' WEST TO THE WESTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO SOUTHERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE WESTERLY LINE OF THE NORTHERLY 712 FEET OF SAID LOT THENCE EASTERLY ALONG LAST SOUTHERLY LINE OF SAID EASTERLY LINE TO THE NORTHERLY LINE TO A LINE BEARING NORTH 14° 57' EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 14°57' WEST 39.37' MORE OR LESS TO THE POINT OF BEGINNING.

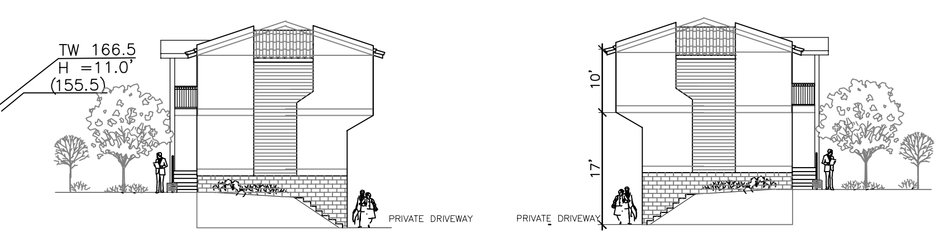
ASSESSOR'S PARCEL No: 8173-023-020 / 021

BUILDING CODE OCCUPANCY CLASSIFICATION:	R-3, U-1
BUILDING TYPE	V-N
BUILDING CODE:	
LAND USE CATEGORY:	3

PROPOSED EARTHWORK:

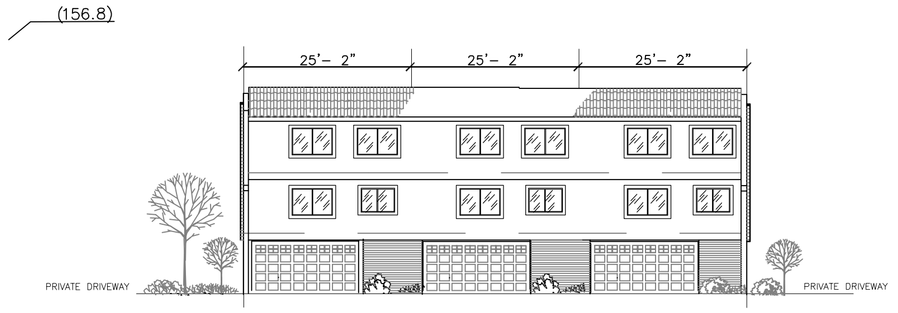
(SEE PRELIMINARY GRADING PLAN FOR DETAILS)
CUT= 480 CU. YARDS
FILL= 1575 CU. YARDS
IMPORT= 1095 CU. YARDS

NOTE: THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.



NORTH / SOUTH ELEVATION SC: 1" = 16'

NORTH / SOUTH ELEVATION SC: 1" = 16'



EAST / WEST ELEVATION FROM PRIVATE DRIVEWAY SC: 1" = 16'

EXTERIOR FRONT ELEVATION OF BUILDINGS

EXTERIOR ELEVATIONS BUILDING TYPE "A"

REVISIONS	BY

VILLA DI NAPOLI

Alfonso DiPalma Designs
9814 Pangborn Avenue Downey, CA. 90240 (562) 869-9600

21 CONDOMINIUM UNITS
TENTATIVE TRACT No. 62216
FOR
ALFONSO DIPALMA
7914-7930 BROADWAY WHITTIER, CA 90605

SITE PLAN

DATE:	3-26-15
DRAWN:	A.D.
SCALE:	1" = 10'
JOB No.	14-1
SHEET	A-1

PRELIMINARY DRAWINGS