

MAJOR LAND DIVISION TENTATIVE TRACT NO. 062216 FOR CONDOMINIUM PURPOSES

LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
7914-7930 BROADWAY
POR. LOTS 15 - 17, LS 19-36; APN 8173-023-020 & 021
1 LOT 0.85 ACRES MAY 2016

SUBDIVIDER:
HQT HOMES 215 LLC
13821 NEWPORT AVENUE, SUITE 120
TUSTIN, CA 92780
TEL. (714) 508-3990 FAX (714) 508-3999

PREPARED BY:
OLSON & DETILLA ASSOCIATES
12733 BELLFLOWER BLVD.
DOWNEY, CALIF. 90240
TEL. (562) 803-4044 FAX (562) 803-4080

PROJECT ANALYSIS

**7914-7930 BROADWAY AVE.
WHITTIER, CALIFORNIA, 90605**

LOT AREA: 37,085 SQ.FT.
UNITS APPROVED: 20 UNIT CONDOMINIUM PROJECT

PROJECT:

PRESENT LAND USE: ONE SINGLE FAMILY DWELLING
PROPOSED LAND USE: 20 UNIT CONDOMINIUM COMPLEX
AREA NET: 37,085 SQ.FT.; 0.851 AC.
AREA GROSS: 45,359 SQ.FT.; 1.041 AC.
EXISTING ZONING: R-1
PROPOSED ZONING: R-3

PARKING:

PARKING REQUIRED:
1.5 PARKING PER UNIT COVERED 30 PARKING
1/2 PARKING PER UNIT UNCOVERED 5 PARKING
GUEST PARKING UNCOVERED 5 PARKING
HANDICAPPED PARKING 1 PARKING
TOTAL PARKING REQUIRED: 41 PARKING

PARKING PROVIDED:

COVERED PARKING 40 PARKING
UNCOVERED PARKING 5 PARKING
HANDICAPPED PARKING 1 PARKING
TOTAL PARKING PROVIDED 47 PARKING

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 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT DISTANT NORTH 74°57' WEST, THEREON, 105.71 FEET FROM THE SOUTHEASTLY 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 THE 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 TRUE POINT OF BEGINNING.

EASEMENT NOTES

- ⓑ - SOUTHERN CALIFORNIA EDISON CO. UTILITY EASEMENT RECORDED APRIL 14, 1947 AS INST NO.2020, OFFICIAL RECORDS, TO REMAIN.
- Ⓒ - SOUTHERN CALIFORNIA EDISON CO. UTILITY EASEMENT RECORDED APRIL 10, 1951 AS INST NO.2953, OFFICIAL RECORDS, TO BE REMOVED.
- Ⓓ - GENERAL TELEPHONE CO. UTILITY EASEMENT RECORDED JULY 24, 1957 AS INST NO.2570, OFFICIAL RECORDS, TO REMAIN.
- Ⓔ - GENERAL TELEPHONE CO. UTILITY EASEMENT RECORDED JULY 24, 1957 AS INST NO.2571, OFFICIAL RECORDS, TO BE REMOVED.
- Ⓕ - GENERAL TELEPHONE CO. UTILITY EASEMENT RECORDED JULY 29, 1957 AS INST NO.2305, OFFICIAL RECORDS, TO REMAIN.

BUILDING CODE OCCUPANCY CLASSIFICATION: R-3, U-1
LAND USE CATEGORY: H-30

PROPOSED EARTHWORK:

(SEE PRELIMINARY GRADING PLAN FOR DETAILS)
CUT = XXXXXX CU. YARDS
FILL = XXXXXX CU. YARDS
IMPORT = XXXXXX CU. YARDS

NOTE: THE DEVELOPER/ENGINEER ACKNOWLEDGES 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.

GENERAL PLAN:

CATEGORY 1

SERVICES:

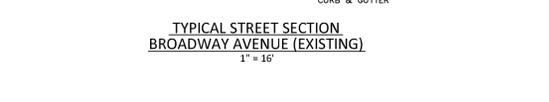
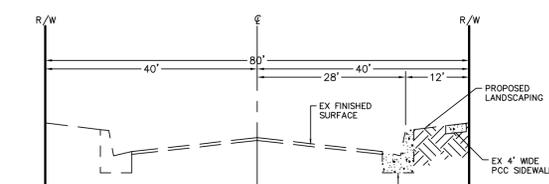
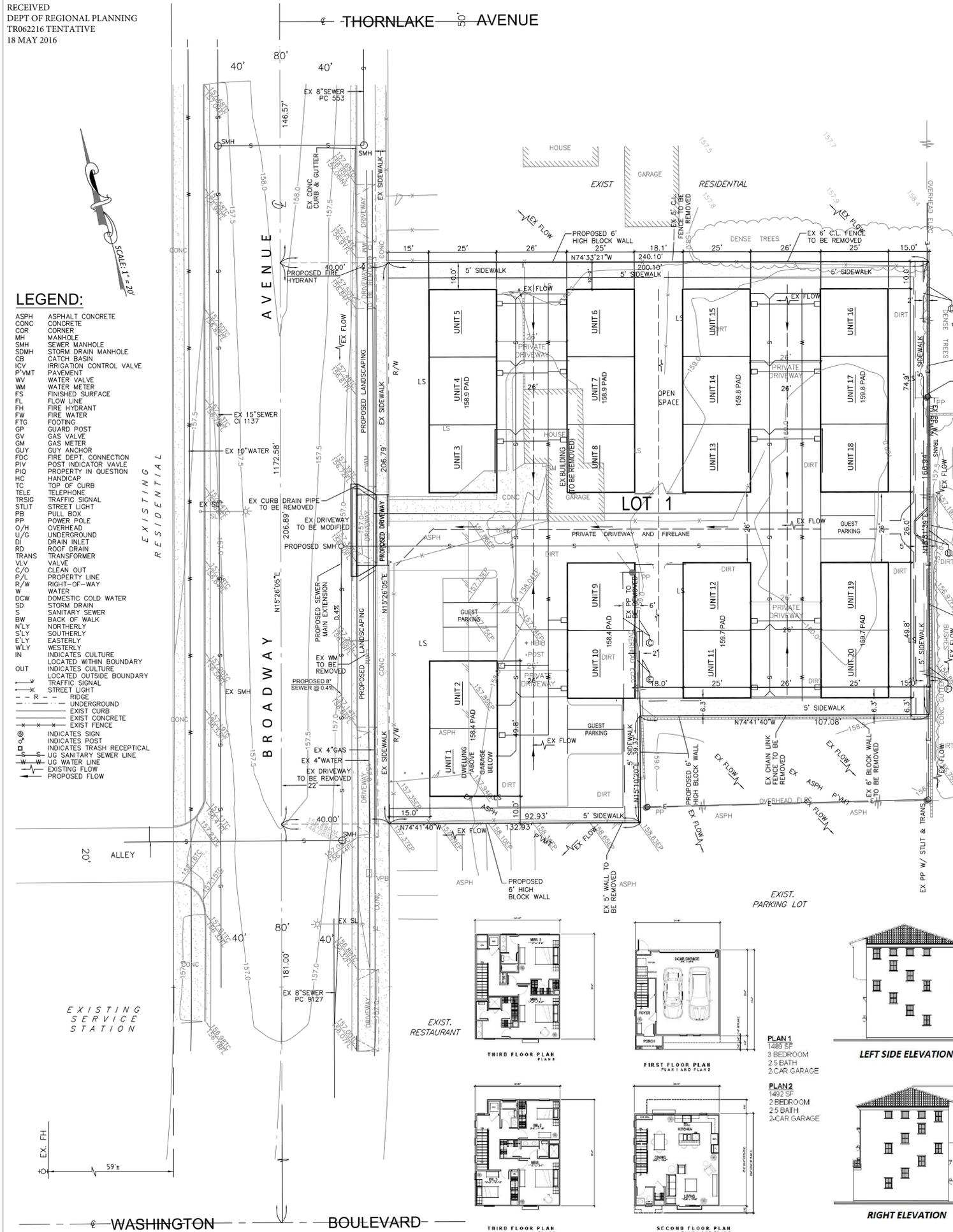
CLOSEST SHERIFF STATION: 6631 S. PASSONS BLVD., PICO RIVERA, CA
CLOSEST FIRE STATION: L.A. COUNTY FIRE DEPARTMENT; STATION NO.28; BATTALION 8; 7733 GREENLEAF AVE., WHITTIER, CA
WATER SERVICE: SAN GABRIEL VALLEY WATER COMPANY
SEWAGE DISPOSAL: LOS ANGELES COUNTY SANITATION DISTRICT NO. 18

SCHOOLS:

WHITTIER UNION HIGH SCHOOL DISTRICT; PIONEER HIGH SCHOOL, 10800 E. BENAVENT ST., WHITTIER, CA
EDWARDS MIDDLE SCHOOL (GRADES 6-8), 6812 S. NORWALK BLVD., WHITTIER, CA
DANIEL PHELAN ELEMENTARY SCHOOL, 7150 S. CULLY AVE., WHITTIER, CA

DEVELOPMENT NOTE:

ALL EXISTING ON-SITE STRUCTURES TO BE REMOVED
NO OAK TREES ARE PRESENT ON-SITE



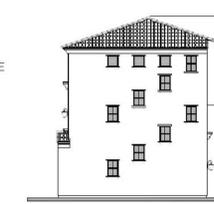
PLAN 1
1489 SF
3 BEDROOM
2.5 BATH
2 CAR GARAGE

PLAN 2
1492 SF
2 BEDROOM
2.5 BATH
2 CAR GARAGE



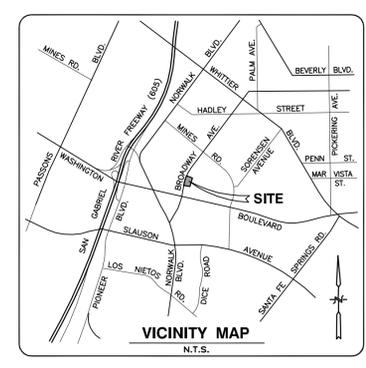
LEFT SIDE ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION



REVISIONS	BY

BENCH MARK:
BM NO. Y-3713 ELEV. 156.70
L&T 15th ELY BCR @ NW COR BROADWAY & WASHINGTON BLVD 44ft N & 40ft W/O C/L
INT MKD (BM)
SANTA FE QUAD 2005 ADJ
SUBTRACT 2.13 FEET TO BE ON MAP DATUM

HQT HOMES
13821 Newport Avenue, #120
Tustin, CA 92780
Call (714) 508-3990

12733 Bellflower Blvd., Downey, California 90242
Land Planning Engineering
Olson & Detilla Associates
Tel. (562) 803-4044
Fax. (562) 803-4084

**20 CONDOMINIUM UNITS
TENTATIVE TRACT
NO. 062216**

DATE: 5-17-16
DRAWN: DEH
SCALE: 1" = 20'
JOB No. 14692B
SHEET 1

PRELIMINARY DRAWINGS