RECEIVED
DEPT OF REGIONAL PLANNING
TR072939 EXHIBIT
DATE: 16 DEC 2014

# CONDOMINIUM EXHIBIT

18- UNITS
183/205 E. PALM AVENUE ALTADENA, CA




A–A TYPICAL SECTION @ BUILDINGS
1"= 10'

## PROPOSED GRADING

| | |
|---|---|
| CUT (CUBIC YARDS) | 15,000 |
| FILL (CUBIC YARDS) | 15,000 |
| NET | 0 |

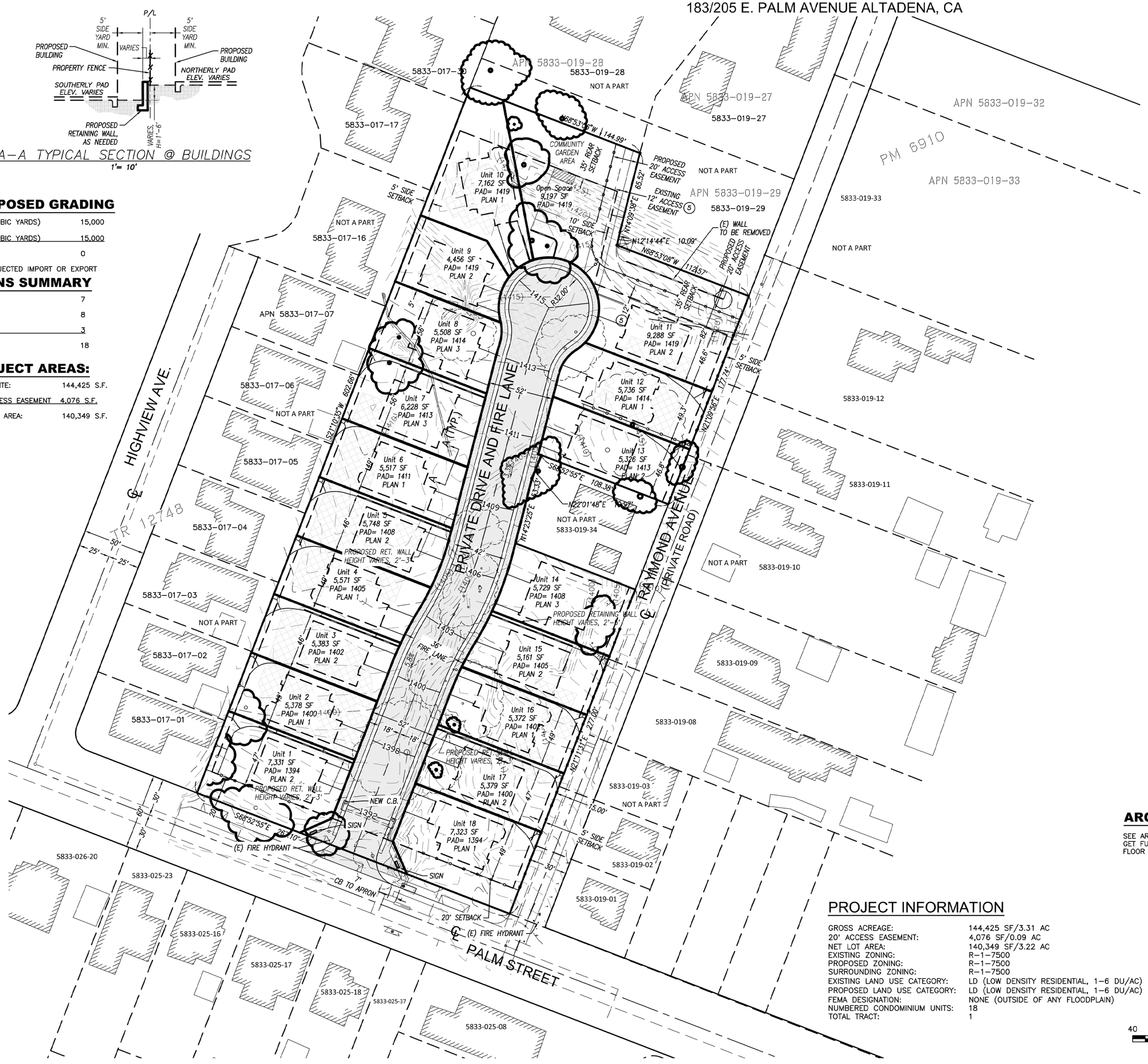
NO PROJECTED IMPORT OR EXPORT

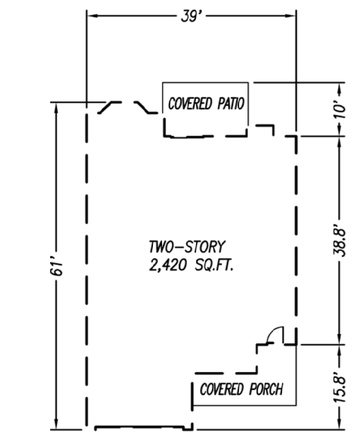
## PLANS SUMMARY

| | |
|---|---|
| PLAN 1 | 7 |
| PLAN 2 | 8 |
| PLAN 3 | 3 |
| TOTAL | 18 |

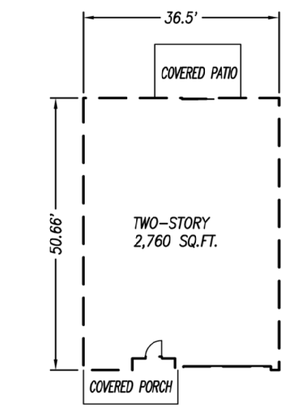
## PROJECT AREAS:

| | |
|---|---|
| TOTAL SITE: | 144,425 S.F. |
| 20' ACCESS EASEMENT | 4,076 S.F. |
| NET LOT AREA: | 140,349 S.F. |

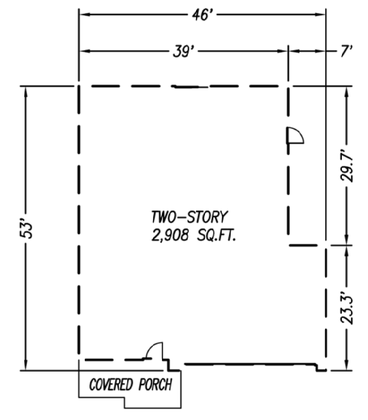


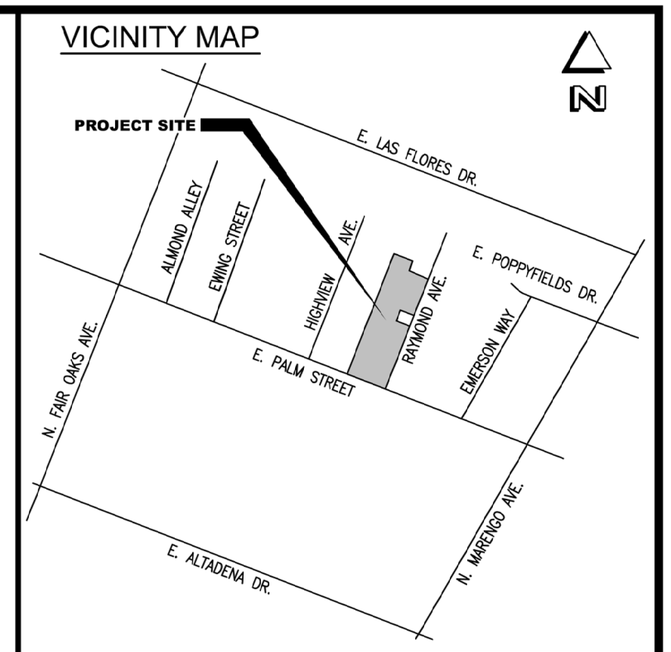

**PLAN 1**




**PLAN 2**




**PLAN 3**




## NOTE

– ONLY TREE'S EXCEEDING 8" IN TREE TRUNK DIAMETER ARE SHOWN.

– STREET FRONTAGE:
EXISTING 267.1 L.F.
PROPOSED 267.1 L.F.

– ALL EXISTING BUILDINGS TO BE REMOVED.

## LEGEND

| | |
|---|---|
| AC ASPHALTIC CONCRETE SURFACE | REM REMOVE EXISTING TREE |
| CB STORM DRAIN CATCH BASIN | SF SQUARE FEET |
| (E) EXISTING | S/W SIDEWALK |
| R RADIUS | |

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN PROTECTED IN PLACE
- EXISTING STRUCTURES (OFF SITE)
- PROPOSED MEANDERING PEDESTRIAN WALKWAY/SIDEWALK
- PROPOSED STREET (AC PAVING)
- EXISTING BUILDING TO BE DEMOLISHED
- STREET DEDICATION
- EXISTING BUILDING TO BE DEMOLISHED

## ARCHITECTURAL PLAN NOTE

SEE ARCHITECTURAL PLANS A–2 THROUGH A–4.2 TO GET FULL DIMENSIONS, AREA AND DETAILS REGARDING FLOOR PLANS.

## PROJECT INFORMATION

| | |
|---|---|
| GROSS ACREAGE: | 144,425 SF/3.31 AC |
| 20' ACCESS EASEMENT: | 4,076 SF/0.09 AC |
| NET LOT AREA: | 140,349 SF/3.22 AC |
| EXISTING ZONING: | R–1–7500 |
| PROPOSED ZONING: | R–1–7500 |
| SURROUNDING ZONING: | R–1–7500 |
| EXISTING LAND USE CATEGORY: | LD (LOW DENSITY RESIDENTIAL, 1–6 DU/AC) |
| PROPOSED LAND USE CATEGORY: | LD (LOW DENSITY RESIDENTIAL, 1–6 DU/AC) |
| FEMA DESIGNATION: | NONE (OUTSIDE OF ANY FLOODPLAIN) |
| NUMBERED CONDOMINIUM UNITS: | 18 |
| TOTAL TRACT: | 1 |

40 0 40 80 120
SCALE: 1"= 40'


BONADIMAN
JOSEPH E. BONADIMAN & ASSOCIATES, INC.
ENGINEERS • G.I.S. • SURVEYING • PLANNING
TEL. (909) 885-3806
234 NORTH ARROWHEAD AVE.
SAN BERNARDINO, CA 92403
FAX (909) 381-1721
www.bonadiman.com


## VERTICAL DATUM

BENCH MARK: N/A

VERTICAL DATUM _____ N/A
ELEVATION _____ N/A

## HORIZONTAL DATUM

BASIS OF BEARINGS:
CENTERLINE OF PALM AVENUE, BEING N 69°00'25"W, AS SHOWN ON PARCEL MAP No. 6910 P.M.B. 76, PAGE 68.

## CONDOMINIUM EXHIBIT

183/205 E. PALM AVENUE
ALTADENA, CA
APN: 5833-019-31, 35

REVISIONS

| NO | DESCRIPTION | BY | APPROVED | DATE |
|---|---|---|---|---|
| | | | | |

PREPARED FOR: PALM HEIGHTS DEVELOPMENT, INC.

| | | | | | |
|---|---|---|---|---|---|
| DRAWN BY: | MR | SCALE: | 1" = 40' | SHEET: 1 OF 1 | SP1 |
| CHECKED BY: | EB | JOB NO: | 133923 | | |
| DISREGARD PRINTS BEARING EARLIER REVISION DATES → | | 10-30-14 | | | |