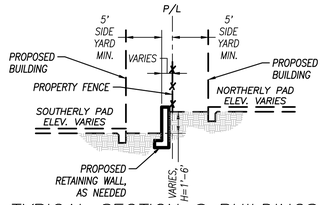
RECEIVED
DEPT OF REGIONAL PLANNING
TR072939 EXHIBIT
DATE: 30 DEC 2015

EXHIBIT A

16 - 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	5
PLAN 2	8
PLAN 3	2
PLAN 4	1
TOTAL	16

PROJECT AREAS:

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

FLOOR AREA		
PLAN	QTY.	AREA (SQ.FT.)
1	5	12,100
2	5	13,800
3	2	5,816
4	4	9,872
TOTAL FLOOR AREA		41,588

FLOOR COVERAGE CALCULATION		
LOT AREA	FLOOR AREA	FLOOR COVERAGE RATIO
140,349	41,588	29.6%

BUILDING FLOOR INCLUDES 2ND FLOOR OF AREA

LOT COVERAGE		
AREA	AREA (SQ.FT.)	COVERAGE %
BLDG	29,954	20.7%
LANDSCAPE	73,026	50.6%
HARDSCAPE	31,573	21.9%
EASEMENT	9,872	6.8%
TOTAL	144,425	100%

– BUILDING FLOOR DOES NOT INCLUDE 2ND FLOOR.
– HARDSCAPE INCLUDES ALL CONCRETE AND ASPHALT AREAS.

PROPERTY WIDTH:

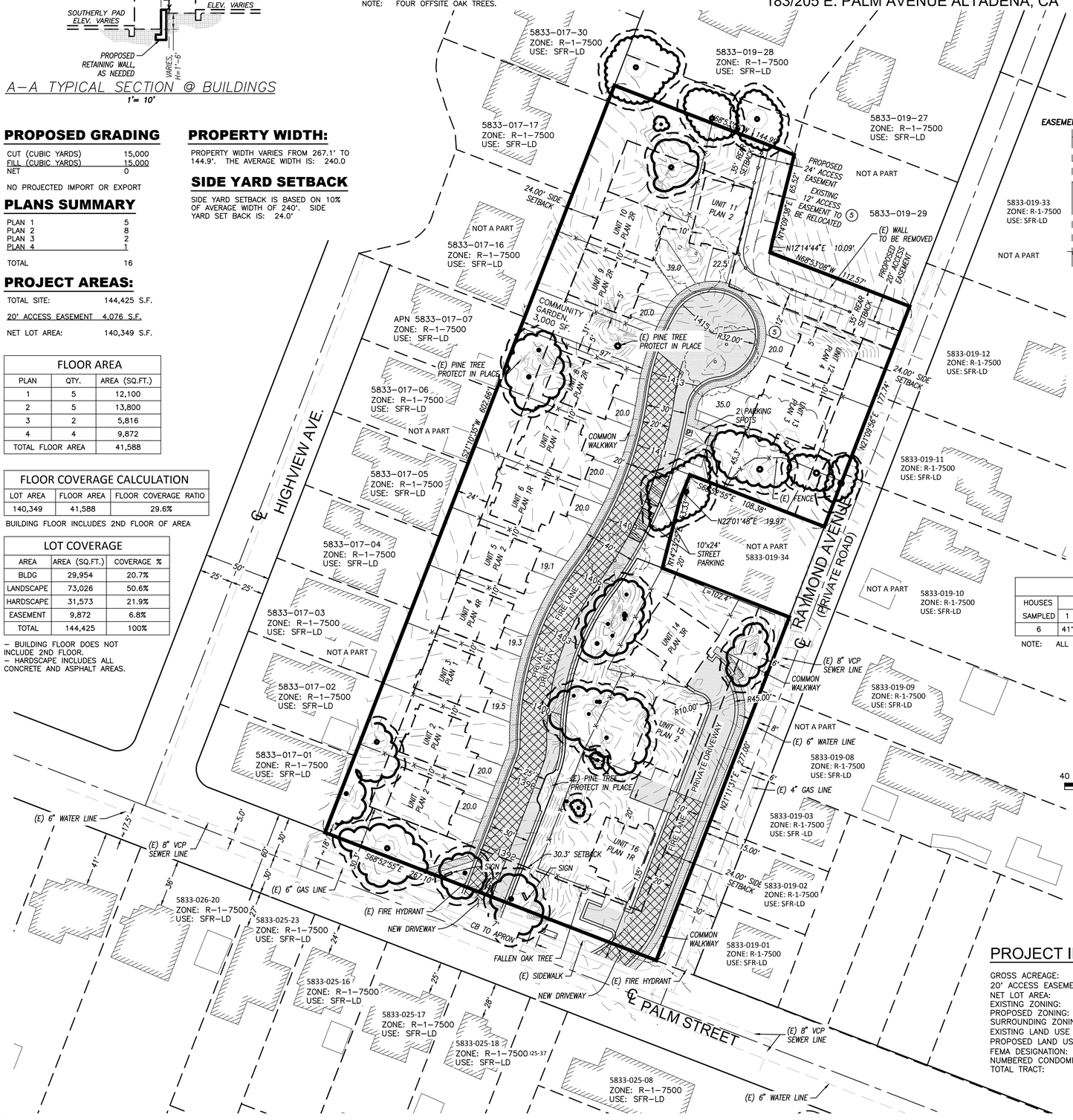
PROPERTY WIDTH VARIES FROM 267.1' TO 144.9'. THE AVERAGE WIDTH IS: 240.0

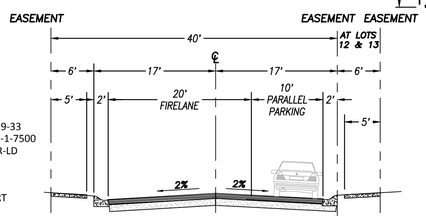
SIDE YARD SETBACK

SIDE YARD SETBACK IS BASED ON 10% OF AVERAGE WIDTH OF 240'. SIDE YARD SET BACK IS: 24.0'

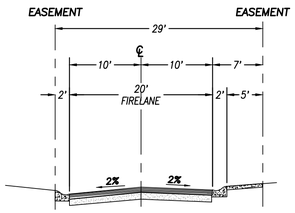
OAK TREE SUMMARY				
OVERALL	EXEMPT	REPORT EFFECTED		NET TOTAL
SITE TOTAL	<8"	PROTECT	REMOVE	OAK TREE'S EFFECTED
41	2	30	7	37

NOTE: FOUR OFFSITE OAK TREES.





PRIVATE DRIVE AND FIRE LANE
1"= 10'

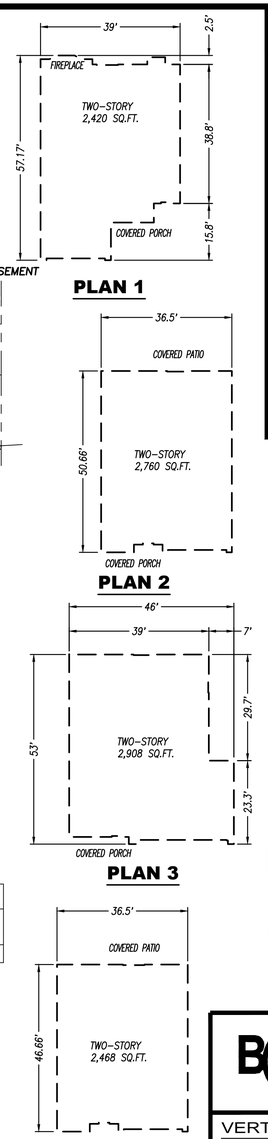


PRIVATE DRIVE AND FIRE LANE
1"= 10'

FRONT YARD CALCULATION							
HOUSES	HOUSES					TOTAL FRONT	AVERAGE FRONT
SAMPLED	1	2	3	4	5	6	YARD DISTANCE	YARD LENGTH
6	41'	36'	27'	24'	25'	28'	181'	30.17'

NOTE: ALL SIX HOUSES SHOWN ON MAP.

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



ARCHITECTURAL PLAN NOTE

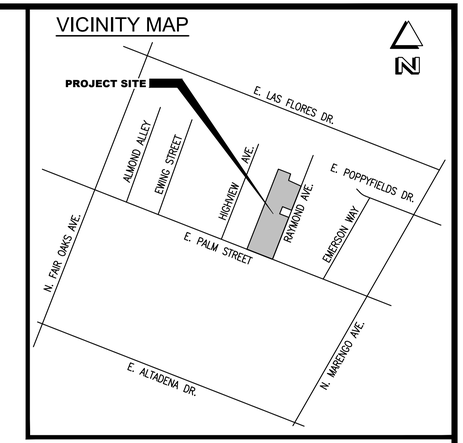
SEE ARCHITECTURAL PLANS A–2 THROUGH A–4.2 TO GET FULL DIMENSIONS, AREA AND DETAILS REGARDING FLOOR PLANS.

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:	16
TOTAL TRACT:	1

REGISTERED PROFESSIONAL ENGINEER JAMES T. STANFORD No. C-70944 Exp. 6-30-17 CIVIL STATE OF CALIFORNIA
12/29/15

VICINITY MAP



NOTE

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

– ALL EXISTING BUILDINGS TO BE REMOVED.

LEGEND

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

EXISTING TREE TO BE REMOVED
PROECTED ZONE
EXISTING TREE TO REMAIN PROTECTED IN PLACE
EXISTING STRUCTURES (OFF SITE)
PROPOSED MEANDERING PEDESTRIAN WALKWAY/SIDEWALK
PROPOSED STREET (AC PAVING)
PROPOSED 24'x10' STREET PARKING
PROPOSED 20' WIDE FIRE LANE
PROPERTY LINE
FENCE

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VERTICAL DATUM

BENCH MARK: DESCRIBED BY LA COUNTY CA 1968 1.8 MI E FROM DEVILS GATE RESERVOIR ALTADENA 1.8 MI E OF THE DEVILS GATE RESERVOIR, ALTADENA DRIVE AND MARENGO AVE, AT THE NE CORNER, 49.2' E OF THE CENTER OF MARENGO AVE, 21.5' N OF THE CENTER OF ALTADENA DR, 6.5' SE OF PP. SET IN TEH TOP OF THE CURB .8' W OF THE W EDGE OF A CONCRETE CATCH BASIN. TOP OF CURB CHISELED AE 289

VERTICAL DATUM NGVD 29
ELEVATION 1345.02

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.

EXHIBIT A

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	1
CHECKED BY: EB	JOB NO: 133923		
DISREGARD PRINTS BEARING EARLIER REVISION DATES	12-29-15		