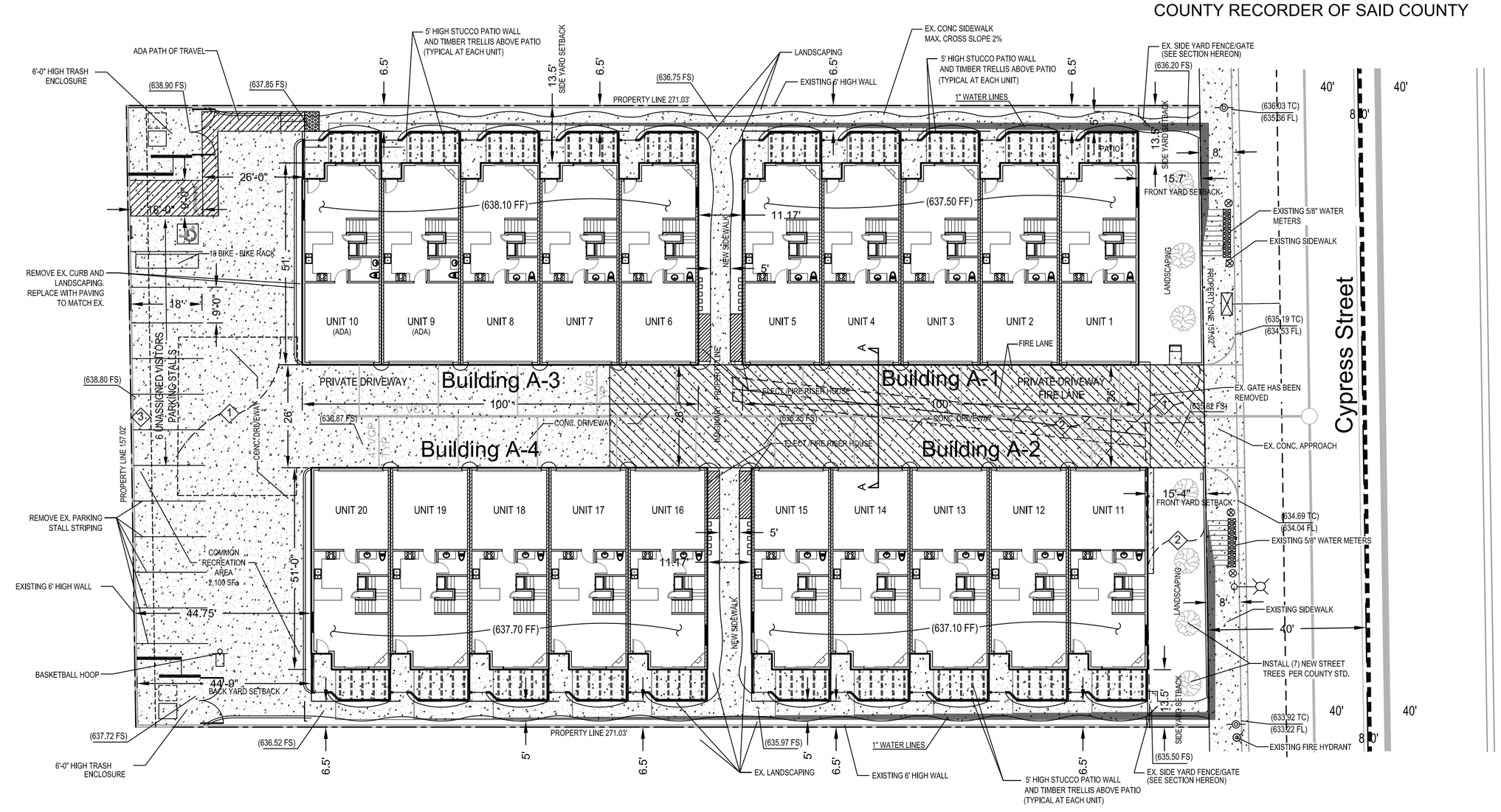
RECEIVED
DEPT OF REGIONAL PLANNING
TR073392 EXHIBIT
DATE: 28 JUL 2015

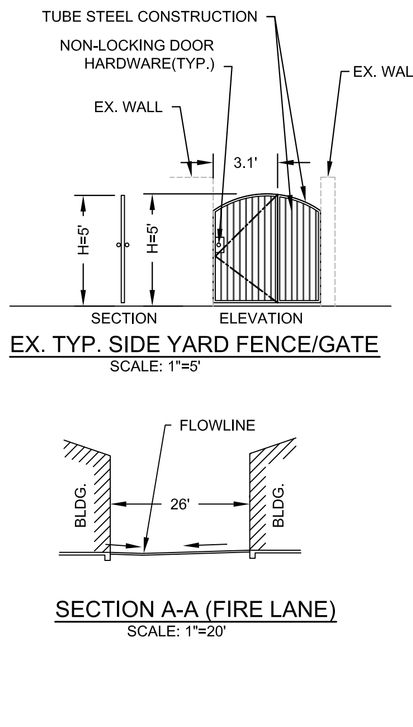
EXHIBIT MAP
MAJOR LAND SUBDIVISION
TENTATIVE TRACT NUMBER 073392
FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THAT PORTION OF LOT 1 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, AND PART OF SECTION 7, SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE, AND A PORTION OF THE RANCHO SAN JOSE, COUNT OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 21 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ALL SITE IMPROVEMENTS SHOWN ARE EXISTING.

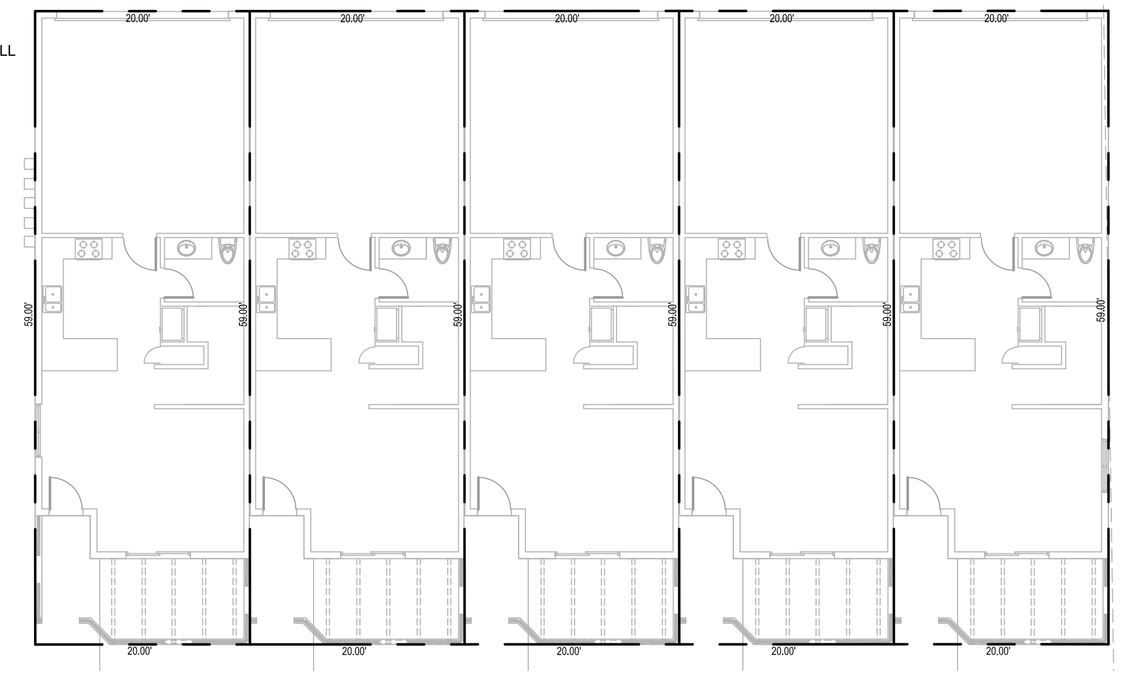


SITE PLAN
1"=20'
1

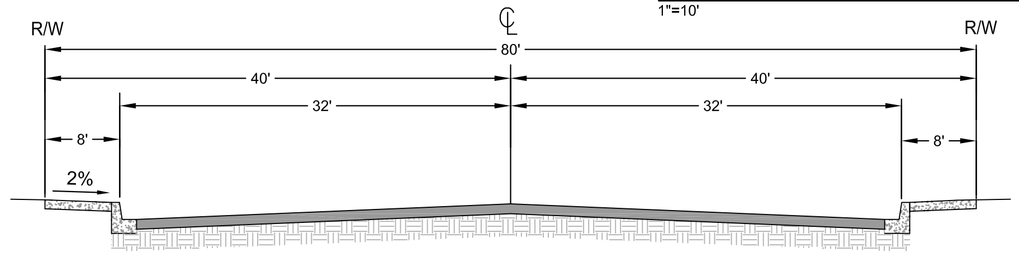


EX. TYP. SIDE YARD FENCE/GATE
SCALE: 1"=5'

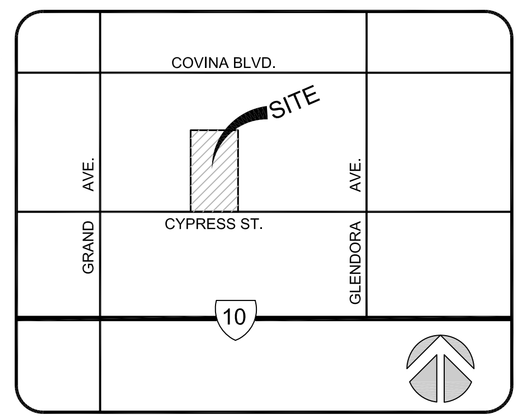
SECTION A-A (FIRE LANE)
SCALE: 1"=20'



TYPICAL PROPOSED UNIT LINES
1"=10'
2



TYPICAL STREET SECTION FOR CYPRESS STREET
SCALE: 1"=10'



VICINITY MAP
N.T.S.
THOMAS GUIDE 599-04

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

THAT PORTION OF LOT 1 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, AND PART OF SECTION 7, SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE, AND A PORTION OF THE RANCHO SAN JOSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 21 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CYPRESS STREET, FORMERLY CYPRESS AVENUE, (AS SHOWN ON THE MAP OF TRACT NO. 21951, RECORDED IN BOOK 601, PAGES 83 THROUGH 84, INCLUSIVE, OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER), WITH A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 411 FEET 10 INCHES FROM THE WESTERLY LINE OF LOT 1; THENCE EASTERLY, ALONG SAID CENTERLINE, 97 FEET, TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF TRACT NO. 51087, RECORDED IN BOOK 1203, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, BEING A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 508 FEET 10 INCHES FROM SAID WESTERLY LINE; THENCE NORTHERLY, ALONG SAID WESTERLY LINE OF SAID TRACT NO. 51087 TO THE SOUTHERLY LINE, OF SAID TRACT NO. 21951; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 97 FEET TO A LINE THAT IS PARALLEL WITH SAID WESTERLY LINE AND PASSES THROUGH THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE 311 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE EAST 60 FEET OF THE WEST 411 FEET 10 INCHES, OF THE SOUTH 311 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, BEING A PORTION OF THE SUBDIVISION OF THE RANCHO ADDITION OF SAN JOSE, A PORTION OF THE RANCHO SAN JOSE, AS PER MAP RECORDED IN BOOK 22, PAGE 21, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. THE LEGAL DESCRIPTION FOR THE LAST ABOVE DESCRIBED REAL PROPERTY IS TO BE PROLONGED OR SHORTENED TO (1) TIE TO THE EASTERLY BOUNDARY OF THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO PAUL FORGETTER, ET UX., DATED FEBRUARY 6, 2002, AND RECORDED AS INSTRUMENT NO. 02-0746839 OF OFFICIAL RECORDS; (2) TIE TO THE WESTERLY LINE OF THE LAND FIRST ABOVE DESCRIBED, AND (3) TIE TO THE SOUTHERLY LINE OF SAID TRACT NO. 21951 REFERENCED ABOVE. EXCEPT THEREFROM THAT PORTION OF THE ABOVE DESCRIBED REAL PROPERTY LYING WITHIN THE LINES OF ANY PUBLIC ROAD.

NOTE: SAID LAND IS ALSO DESCRIBED AND DELINEATED ON THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED ON DECEMBER 1, 2008, AS INSTRUMENT NO. 20082107512 OF OFFICIAL RECORDS.

Legend:
1-HOUR FIRE WALL REQUIRED AT WALLS CLOSER THAN 5'-0" TO PROPERTY LINE SEE TABLE 705.8 CBC. SEE DETAILS 3 AND 4 SHEET A4-1

SURFACE FLOWLINE

Utility Summary:
WATER - GOLDEN STATE WATER
SEWER - LA COUNTY SANITATION
ELECTRIC - SOUTHERN CALIFORNIA EDISON
TELPHONE - VERIZON TELEPHONE

EASEMENTS:

GAS - EASEMENTS - RECORDED IN BOOK 2014-00516157 - 5' EITHER SIDE OF ACTUAL GAS LINE CONSTRUCTION - (NOT PLOTTABLE)

1. SEWER EASEMENTS - RECORDED IN BOOKS 2011-01259061 AND 2011-1259062 - PLOTTED ON MAP. TO REMAIN
2. SCE EASEMENTS - RECORDED IN BOOK 2010-01588977 - PLOTTED ON MAP. TO REMAIN
3. EASEMENT TO GEORGE WATER AND JENNIE WATERMAN FOR IRRIGATION PURPOSES RECORDED 12/9/1947 INAS 28946-P, CERTIFICATE NO. TO-59098, TORRENS AS PLOTTED ON MAP. TO REMAIN

Dwelling Units Summary (Net Sq. Ft.):

UNIT SUMMARY (NET FLOOR AREA SQUARE FEET)						
UNIT TYPE	UNIT DESCRIPTION	1ST FLOOR	2ND FLOOR	DWELLING	GARAGE	UNIT TOTAL
PLAN A	3 BR. + 2.5 BA	586.83	943.17	1,530	413.25	1,943.25

UNIT SUMMARY PER BUILDING (NET FLOOR AREA SQUARE FEET)						
NUMBER OF UNITS	UNIT DESCRIPTION	1ST FLOOR	2ND FLOOR	DWELLING	GARAGE	UNIT TOTAL
5	3 BR. + 2.5 BA EA.	2,934.15	4,715.85	7,650	2,066.25	9,716.25
20	3 BR. + 2.5 BA	11,736.6	18,863.40	30,600	8,265	38,865

Dwelling Units Summary (Gross Sq. Ft.):

UNIT		1ST FLOOR HABITABLE	1ST FLOOR GARAGE	2ND FLOOR	TOTAL
BUILDING A-1	(5 UNITS)	3,035 SQ. FT.	2,065 SQ. FT.	5,100 SQ. FT.	10,200 SQ. FT. GROSS
BUILDING A-2	(5 UNITS)	3,035 SQ. FT.	2,065 SQ. FT.	5,100 SQ. FT.	10,200 SQ. FT. GROSS
BUILDING A-3	(5 UNITS)	3,035 SQ. FT.	2,065 SQ. FT.	5,100 SQ. FT.	10,200 SQ. FT. GROSS
BUILDING A-4	(5 UNITS)	3,035 SQ. FT.	2,065 SQ. FT.	5,100 SQ. FT.	10,200 SQ. FT. GROSS
TOTAL	20 UNITS	12,140 SQ. FT.	8,260 SQ. FT.	20,400 SQ. FT.	40,800 SQ. FT. GROSS

ADA ACCESSIBLE UNITS REQUIRED - 2 UNITS (10% OF TOTAL MULTI-STORY UNITS)
ADA ACCESSIBLE UNITS PROVIDED - 2 UNITS (UNITS #9 AND #10)

Unprotected Wall Openings Summary
(5'-0" TO 10'-0" SETBACK 25% UNPROTECTED WALL OPENINGS ALLOWED)

BUILDING	TOTAL WALL	WALL OPENINGS	%
BUILDING A-1 NORTH WALL (GRID 1)	893 SQ. FT.	58,66 SQ. FT.	6,3 %
BUILDING A-2 NORTH WALL (GRID 1)	893 SQ. FT.	58,66 SQ. FT.	6,3 %
BUILDING A-3 SOUTH WALL (GRID 6)	893 SQ. FT.	(92) 74.1 SQ. FT.	8,3 %
BUILDING A-4 SOUTH WALL (GRID 6)	893 SQ. FT.	(92)74.1 SQ. FT.	8,3 %

Parking Summary:
GARAGE PARKING REQUIRED: 40 STALLS (TWO PER UNIT)
GARAGE PARKING PROVIDED: 40 STALLS (TWO PER UNIT)
GUEST PARKING REQUIRED: 5 STALLS (0.25 PER UNIT)
GUEST PARKING PROVIDED: 6 STALLS

TOTAL PARKING PROVIDED: 46 STALLS

ADA UNASSIGNED GUEST PARKING REQUIRED: 1 STALL (16% OF 6 STALLS)
ADA PARKING PROVIDED: 1 STALL (ONE VAN-ACCESSIBLE)

OWNER:
ALLIANCE PROPERTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
100 N. BARRANCA AVE. STE. 800
WEST COVINA, CA 91791 - 626-967-6888

Project Summary:
ZONING (EXISTING AND PROPOSED) R-3
GENERAL PLAN - H18
EXISTING USE: 20 UNIT RESIDENTIAL (APARTMENTS)
PROPOSED USE: 20 UNIT RESIDENTIAL (CONDOMINIUMS)
GROSS LOT AREA: 48,830 SQ. FT.
NET LOT AREA: 42,550 SQ. FT.
SITE COVERAGE: 20,400 SQ. FT. (48%)
APN 8404-004-090

LICENSED LAND SURVEYOR
WILLIAM M. RAYMOND JR.
REGISTRATION EXPIRES 12-31-16
NO. 7279
STATE OF CALIFORNIA

WILLIAM M. RAYMOND JR. L.S. 7279 EXP.12/31/2016

Benchmark: G 2949
RDBM TAG IN E CB 300MM S/O BCR @ NE
COR GRAND AVE & CYPRESS ST
ELEV =630.499
SAN DIMAS QUAD 2005

MEG
· LAND PLANNING
· CIVIL ENGINEERING
· GPS & ROBOTIC SURVEYING
· LEED® CERTIFICATION
· STORMWATER QUALITY DESIGN & INSPECTION

MARSHALL ENGINEERING GROUP, INC.
625 E. ARROW HWY., STE. 7, GLENDORA, CA 91740
PHONE: (626) 914-5788 FAX: (626) 914-5757 WEB: www.megi.us

COUNTY OF LOS ANGELES
ENGINEERING DIVISION

EXHIBIT MAP FOR TENTATIVE MAP 073392
19533 E. CYPRESS ST.
COVINA, CA 91723

Approved by:	Plan No.: 14-085	Scale: AS NOTED
City Engineer RCE Date	Date: 7/27/2015	Drawn by: SWM
	Sheet 1 of 1 Sheets	File No.:

Date: 28 Jul 15 - 11:46 am
File: G:\MCS_DATA\EDRAW\EDRAW_14114-085\14-085.dwg