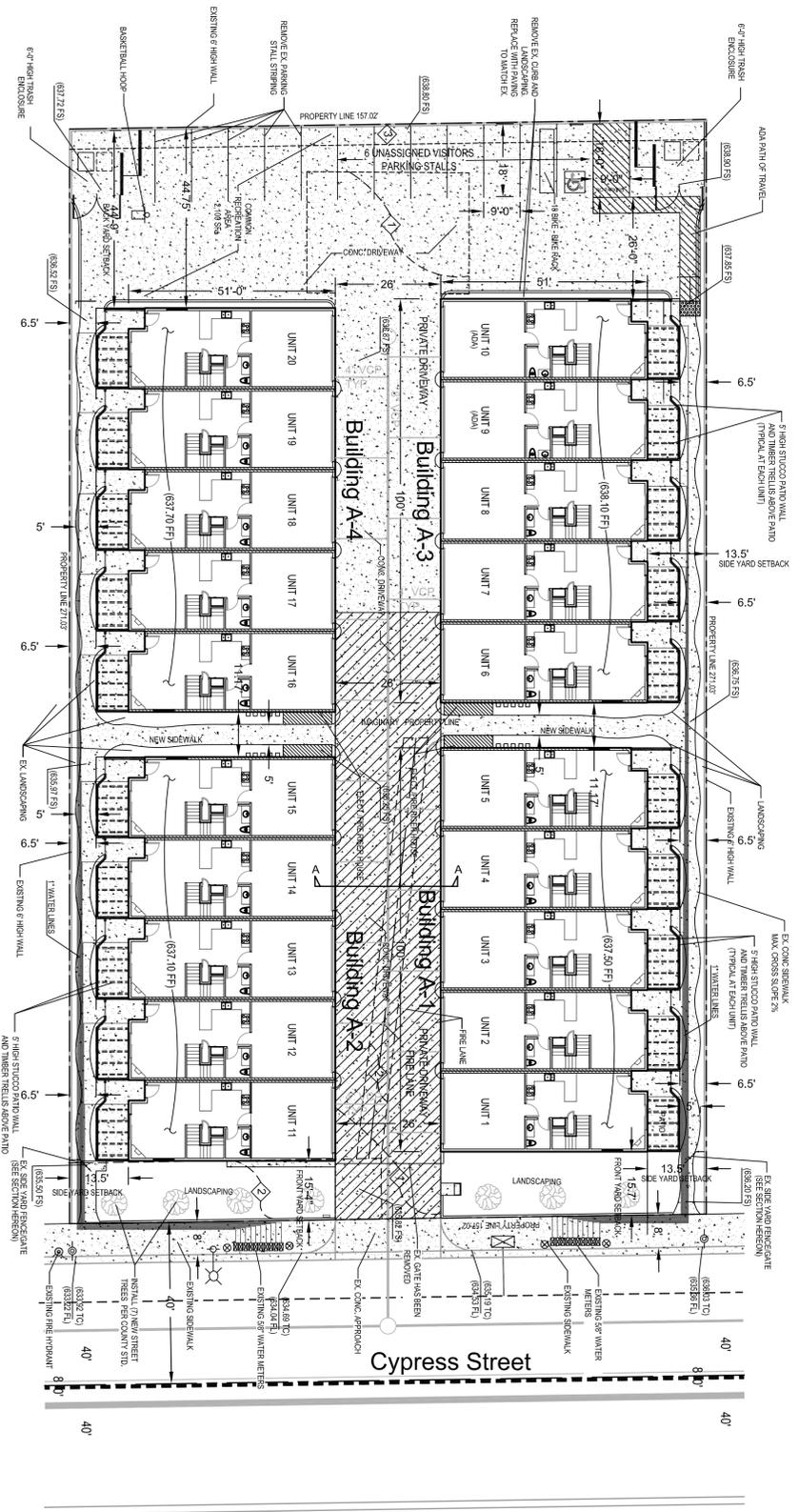


ALL SITE IMPROVEMENTS
 SHOWN ARE EXISTING.

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, 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



SITE PLAN
 1"=20'

Legend:

LANDSCAPING: EXISTING PLANTINGS TO REMAIN
 EXISTING PLANTINGS TO BE REMOVED
 NEW PLANTINGS TO BE INSTALLED
 EXISTING SIDEWALKS TO REMAIN
 NEW SIDEWALKS TO BE INSTALLED
 EXISTING DRIVEWAYS TO REMAIN
 NEW DRIVEWAYS TO BE INSTALLED

Dwelling Units Summary (Net Sq. Ft.):

UNIT TYPE	UNIT DESCRIPTION	1ST FLOOR	2ND FLOOR	DWELLING	GARAGE	UNIT TOTAL
FLAUNA	3 BR. + 2.5 BA	586.83	943.17	1,530	413.25	1,943.25
UNIT SUMMARY (NET FLOOR AREA SQUARE FEET)						
UNIT TYPE	UNIT DESCRIPTION	1ST FLOOR	2ND FLOOR	DWELLING	GARAGE	UNIT TOTAL
5	3 BR. + 2.5 BA EA	2,834.15	4,715.95	7,550	2,066.25	9,716.25
20	3 BR. + 2.5 BA	11,736.6	18,833.40	30,000	8,265	38,865
ADJ. ACCESSIBLE UNITS PROVIDED: 2 (UNITS 9 AND 10)						

Dwelling Units Summary (Gross Sq. Ft.):

UNIT	1ST FLOOR	2ND FLOOR	TOTAL
BUILDING A-1	3,035 SQ. FT.	2,965 SQ. FT.	5,999 SQ. FT. (GROSS)
BUILDING A-2	3,035 SQ. FT.	5,100 SQ. FT.	8,135 SQ. FT. (GROSS)
BUILDING A-3	3,035 SQ. FT.	5,100 SQ. FT.	8,135 SQ. FT. (GROSS)
BUILDING A-4	3,035 SQ. FT.	5,100 SQ. FT.	8,135 SQ. FT. (GROSS)
TOTAL	12,140 SQ. FT.	18,265 SQ. FT.	30,405 SQ. FT. (GROSS)

Unprotected Wall Openings Summary

BUILDING	TOTAL WALL	WALL OPENINGS	%
BUILDING A-1 NORTH WALL (GROSS)	893 SQ. FT.	56.68 SQ. FT.	6.3%
BUILDING A-2 NORTH WALL (GROSS)	893 SQ. FT.	56.68 SQ. FT.	6.3%
BUILDING A-3 NORTH WALL (GROSS)	893 SQ. FT.	56.71 SQ. FT.	6.3%
BUILDING A-4 SOUTH WALL (GROSS)	893 SQ. FT.	56.71 SQ. FT.	6.3%

Parking Summary:

ADJ. ACCESSIBLE UNITS PROVIDED: 2 (UNITS 9 AND 10)
 GUEST PARKING PROVIDED: 45 STALLS (125 PER UNIT)
 TOTAL PARKING PROVIDED: 87 STALLS

OWNER:

ALLIANCE PROPERTY, LLC A CALIFORNIA LIMITED LIABILITY COMPANY
 1011 N. BARRACUDA AVE, STE. 200
 WEST COVINA, CA 91791 - 626-967-8888

PROJECT SUMMARY:

ZONING: EXISTING AND PROPOSED: R-3
 GENERAL PLAN: H-18
 EXISTING USE: 20 UNIT RESIDENTIAL (APARTMENTS)
 PROPOSED USE: 20 UNIT RESIDENTIAL (CONDOMINIUMS)
 NET LOT AREA: 42,550 SQ. FT.
 SITE COVERAGE: 20,400 SQ. FT. (48%)
 APN: 804-004-030

COUNTY OF LOS ANGELES ENGINEERING DIVISION

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

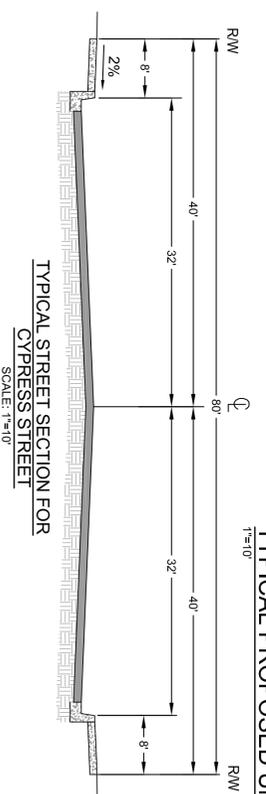
LAND PLANNING
 CIVIL & ROBOTIC SURVEYING
 LEED CERTIFICATION
 SUSTAINABLE DESIGN & ANALYSIS

MARSHALL ENGINEERING GROUP, INC.
 625 E. ARROWHAWK, STE 7, GLENDALE, CA 91240
 PHONE: (626) 914-5798 FAX: (626) 914-5757 WEB: www.meg.us

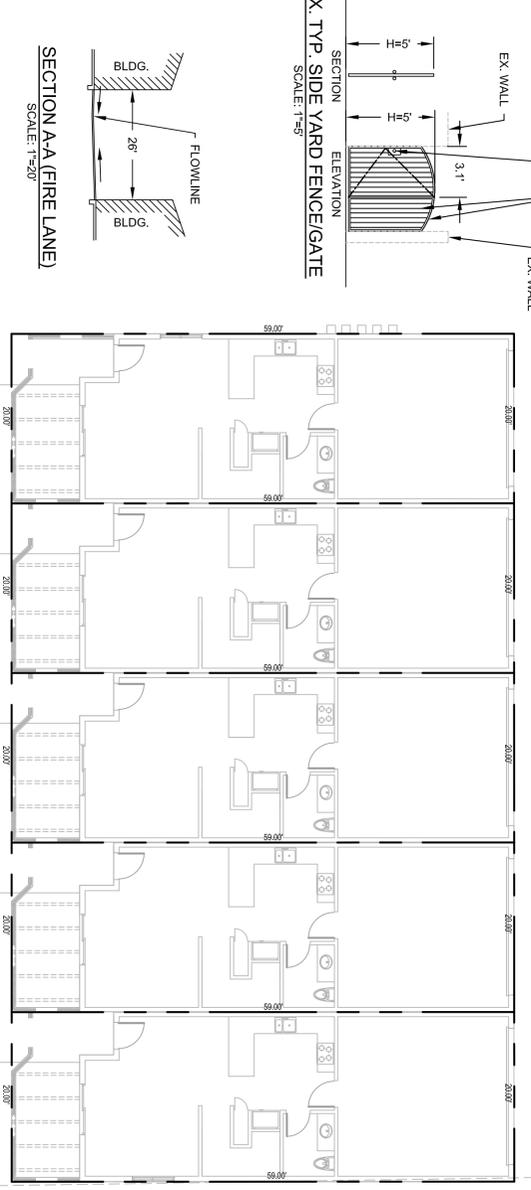
Approved by: _____ Date: 7/21/2015

City Engineer RCE _____ Date: _____

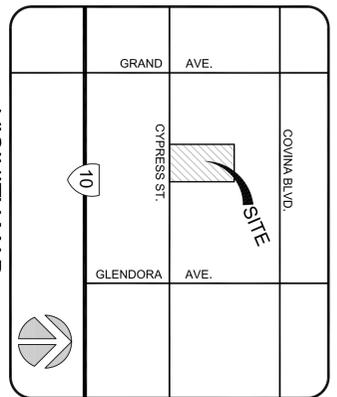
Plan No.: 144085 Scale: AS NOTED
 Date: 7/21/2015 Drawn by: SWM
 Sheet 1 of 1 Sheets



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



TYPICAL PROPOSED UNIT LINES
 1"=10'



VICINITY MAP
 N.T.S.
 THAMES CODE 896-94

