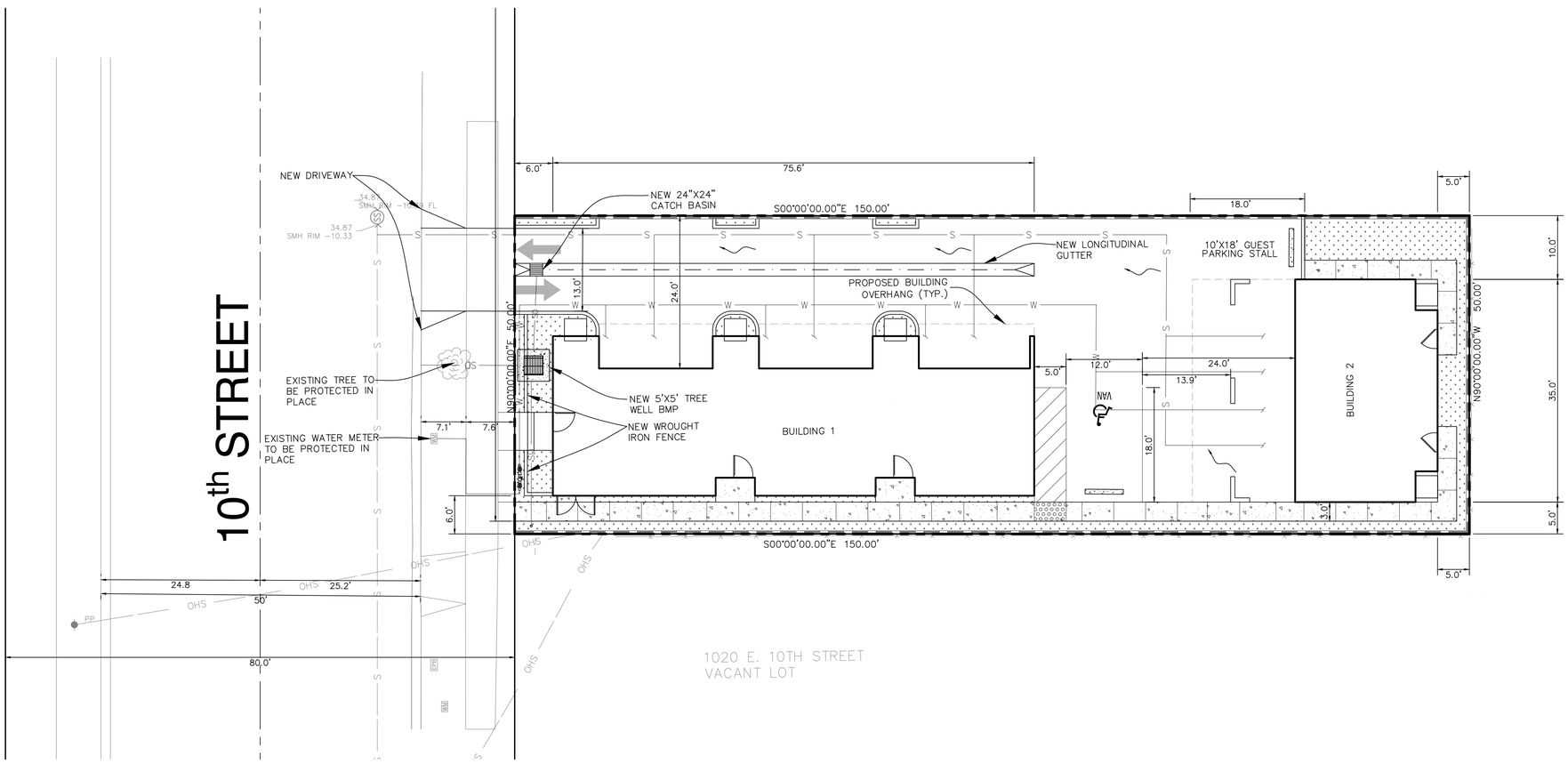
ATTACHMENT B

TENTATIVE TRACT NO. 82587

(FOR CONDOMINIUM PURPOSES)



LEGAL DESCRIPTION:

LOT 4, IN BLOCK 19 OF SUBDIVISION OF VILLA LOTS 19 AND 20 OF THE AMERICAN COLONY TRACT, AS PER MAP RECORDED IN BOOK 2 PAGE(S) 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7274-023-007

PROJECT SUMMARY:

1. TOTAL EXISTING LOTS: 1
2. TOTAL PROPOSED LOTS: 1
3. TOTAL GROSS AREA: 7,500 SQ. FT. (0.172 AC.)
4. PROPOSED 5 CONDOMINIUM UNITS.
5. PROPOSED PARKING:

RESIDENTIAL PARKING PROVIDED:	10	2 CAR GARAGE SPACES (8'-6" X 18')
GUEST PARKING PROVIDED:	1	PARKING SPACE (10' X 18')
VAN ACCESSIBLE PARKING PROVIDED:	1	PARKING SPACES (17'-6" X 18')
TOTAL PARKING PROVIDED:	12	SPACES

6. LOT COVERAGE: 2,417 SQ. FT.
7. BUILDING AREA:

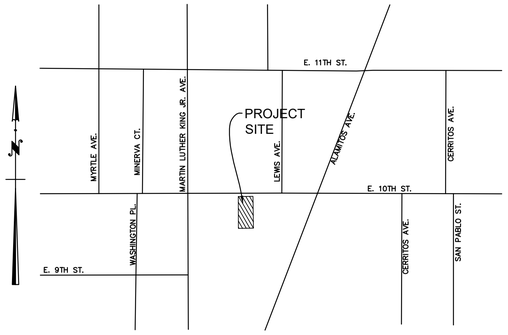
BUILDING 1: 1ST FLOOR = 1,564 SQ.FT.
2ND FLOOR = 1,984 SQ.FT.
3RD FLOOR = 1,984 SQ.FT.
LOFT = 927 SQ.FT.
TOTAL = 6,459 SQ.FT.

BUILDING 2: 1ST FLOOR = 743 SQ.FT.
2ND FLOOR = 1,348 SQ.FT.
3RD FLOOR = 1,286 SQ.FT.
LOFT = 478 SQ.FT.
TOTAL = 3,896 SQ.FT.

8. FLOOR AREA RATIO: 10,354 SQ.FT. / 7,500 SQ.FT. = 1.38
9. BUILDING SETBACK (REQUIRED):
   FRONT YARD: 6'-0"
   INTERIOR SIDE YARD: 5'-0"
   REAR YARD: 5'-0"
10. FOR LANDSCAPE DETAILS REFER TO LANDSCAPE PLANS.

LEGEND:

	CENTERLINE
	PROPERTY LINE
	PROPOSED BLOCK WALL
OHS	EXISITING OVERHEAD LINE
S	EXISTING SEWER LINE
	EXISTING RETAINING WALL
	EXISTING ROD IRON FENCE
	EXISTING CHAINLINK FENCE
	EXISTING WOOD PANEL FENCE
	PROPOSED DRAINAGE
	PROPOSED 5'X5' TREE WELL BMP
S	NEW 6" SEWER LINE
W	NEW 4" WATER LINE
SD	NEW 4" STORM DRAIN LINE



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DIG ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

PROFESSIONAL LAND SURVEYOR
CESAR MORAN
P.L.S. 9376
Exp. 9/30/21
STATE OF CALIFORNIA

PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
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Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

DATE: 1/14/21 | JOB № 218055 | DRAWN BY: RK

REVISIONS

N°	DATE	BY	DESCRIPTION

PLANS PREPARED FOR:
MIGUEL A. PALOS, JR.
5848 W. OLYMPIC BLVD; APT 304
LOS ANGELES, CA 90036
PHONE (323) 712-3896
FAX (XXX) XXX-XXXX
E-Mail Address: mapalos@gmail.com

PROJECT TITLE: 1028 10th STREET

TRACT NO.: 82587

PROJECT ADDRESS: 1028 EAST 10th LONG BEACH, CA 90813

SCALE: PER PLAN

LEGAL DESCRIPTION: SEE HEREON

SHEET: 1 OF 1

SHEET TITLE: TENTATIVE MAP

PROJ: 211041 DWG: W:\Projects\218055 - 1028 10th Avenue Long Beach (Ricky De la Rosa)\Engineering\Sheets\Tentativemap\C-TENT-SHT.dwg BY: mathermon Feb 25, 2021 - 10:39:22am