

TENTATIVE TRACT MAP NO. 74495

LOCATED IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOT 1, LOT 2, LOT 3, LOT 4 AND LOT 5 EX OF STREET OF TRACT NO. 7007, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORD IN BOOK 85 PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF COUNTY RECORDED OF SAID COUNTY.

APN: 8577-011-014, 8577-011-015 AND 8577-011-016

FOR COMMERCIAL CONDOMINIUM PURPOSES

BANCHMARK:

COUNTY OF LOS ANGELES
BENCHMARK NO. MG 2529
L&T IN N CB 1FT E/O BCR @ NW
COR VALLEY BLVD & ROWLAND AVE.
ELEVATION: 278.524'

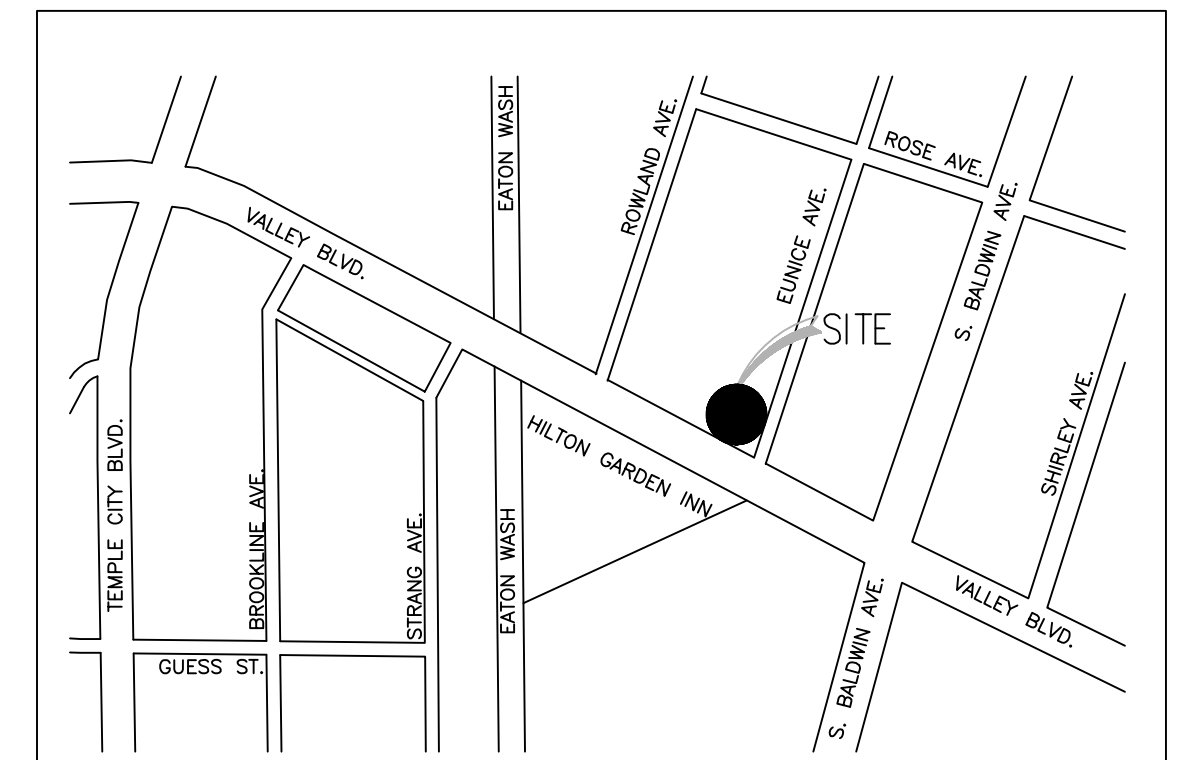
OWNER:

LA VALLEY GARDEN PLAZA LP
9911 VALLEY BLVD, EL MONTE,
CA 91731
TEL 626-688-8637

PREPARED BY:

JACK LEE, RCE 40870
CAL LAND ENGINEERING, INC.
576 E. LAMBERT ROAD,
BREA, CA 92821
TEL: (714) 671-1050
FAX: (714) 671-1090

FIRST FLOOR



VICINITY MAP

UTILITY SERVICES:

- WATER - CALIFORNIA AMERICAN WATER.
- SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT & CITY OF EL MONTE
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
- TELEPHONE - AT&T
- SCHOOL - CITY OF EL MONTE SCHOOL
- FIRE - COUNTY OF FIRE DEPARTMENT
- POLICE - CITY OF EL MONTE POLICE
- GAS - SOUTHERN CALIFORNIA GAS COMPANY

NOTE:

ALL UTILITIES SHOWN ON THE TENTATIVE MAP ARE FOR REFERENCE ONLY. EXACT LOCATION SHOULD BE VERIFIED ON THE FIELD DURING CONSTRUCTION.

LEGENDS:

- (527.63).....EXISTING ELEVATION
- 520.00.....PROPOSED ELEVATION
- (530)--.....EXISTING COUNTOUR
-PROPOSED DRAINAGE PATTERN
-PROPOSED CONTOUR
-PROPOSED BLOCK WALL
- SW.....SIDE WALK
-CENTER LINE
-PROPERTY LINE
-CONSTRUCTION NOTES
- T.C.....TOP OF CURB
- F.L.....FLOW LINE
- F.G.....FINISH GRADE
- F.S.....FINISH SURFACE
- F.F.....FLOOR FINISH
- H.P.....HIGH POINT
- P.P.....POWER POLE
- D/W.....DRIVEWAY
- W.M.....WATER METER
- INV.....INVERT ELEVATION
- T.G.....TOP OF GRATE

NOTES:

- NO. OF EX. LOT: 3
- NO OF PROP. LOT: 1
- SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

PROJECT NAME: LA VALLEY GARDEN PLAZA
PROJECT ADDRESS: 9933 VALLEY BLVD., EL MONTE, CA 91731
DEVELOPERS: CALIFORNIA INVESTMENT REGIONAL CENTER LLC
OWNER: LA VALLEY GARDEN PLAZA LP
9911 VALLEY BLVD, EL MONTE, CA 91731
TEL: (626) 688-8637

LEGAL DESCRIPTION: A.P.N.: 8577-011-014/015/016
LOT SIZE: 22,648 SF. (.52 ACRES)
ZONING: C-4
BUILDING HEIGHT/STORY: 38'-0" / 2-STORY
TYPE OF CONSTRUCTION: 2-STORIES TYPE V-A COMMERCIAL BUILDING WITH SURFACE AND TWO LEVEL BASEMENT PARKING

FLOOR AREA:

2ND FLOOR: RESTAURANTS (UNIT 201.202)	9,433 SF
1ST FLOOR: RETAILS (UNIT 101.102)	7,318 SF
TOTAL:	16,751 SF

UNDERGROUND PARKING GARAGE LEVEL 1: 18,744 SF
UNDERGROUND PARKING GARAGE LEVEL 2: 18,744 SF
TOTAL (P1 & P2) 37,488 SF

F.A.R.: 16,751 SF / 22,648 SF. = 0.739 < 0.75
LOT COVERAGE: 11,630 SF / 22,648 SF. = 52%

PARKING SPACE:

RESTAURANTS:	9,433 SF / 150	= 63 SPCS
RETAILS:	7,318 SF / 250	= 30 SPCS
TOTAL REQUIRED:	16,751 SF	= 93 SPCS

PROVIDED:

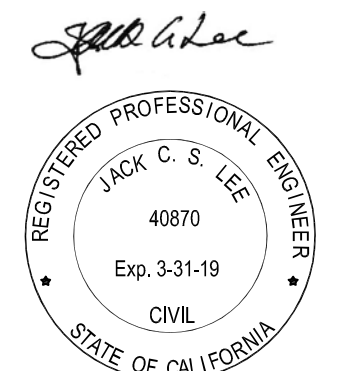
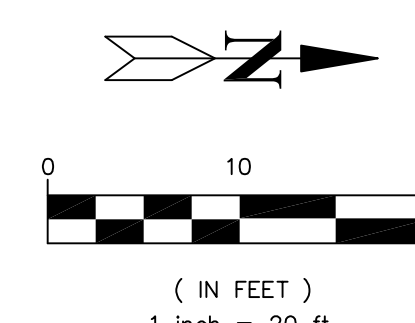
GROUND FLOOR PARKING:
15 SPACES (13 STANDARD + 2 H.C. PARKING)

BASEMENT PARKING LEVEL 1:
40 SPACES (39 STANDARD + 1 H.C. PARKING)

BASEMENT PARKING LEVEL 2:
42 SPACES (41 STANDARD + 1 H.C. PARKING)

TOTAL PROVIDED: 97 SPACES (>93 SPACES REQUIRED) 4 SPACES SURPLUS

LANDSCAPE:
LANDSCAPE AREA WITHOUT FRONT SETBACK: 2,310.9 SF
2,310.9 / 22,648 = 10.20% > 5%

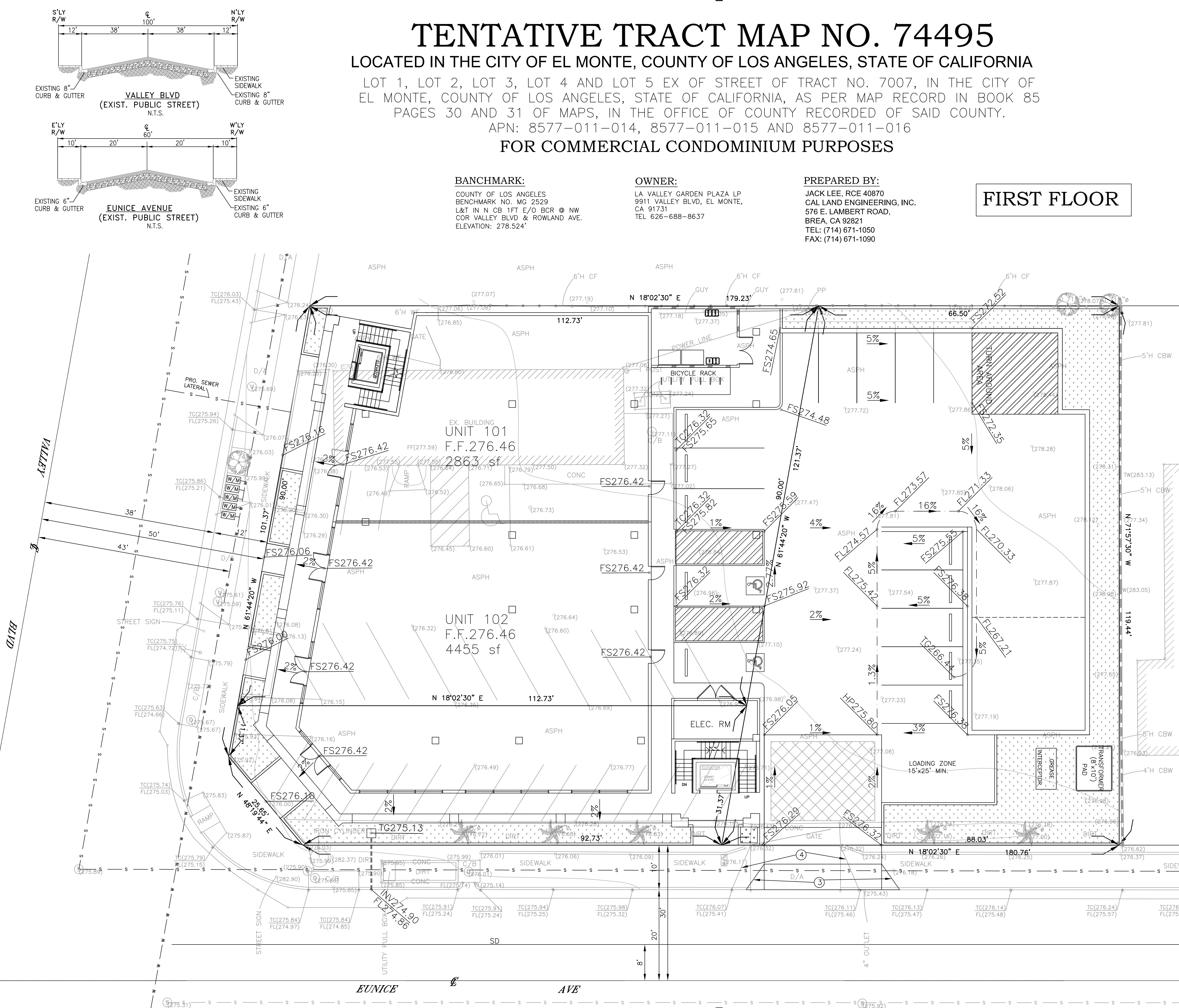


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PROJECT LOCATION:
**9933 VALLEY BLVD,
EL MONTE, CA 91731**

DRAWN: AS
CHECKED:
DATE: 11/28/2017
JOB NO: 15-087-010
SCALE: 1" = 10'
FILE NAME:

T-1



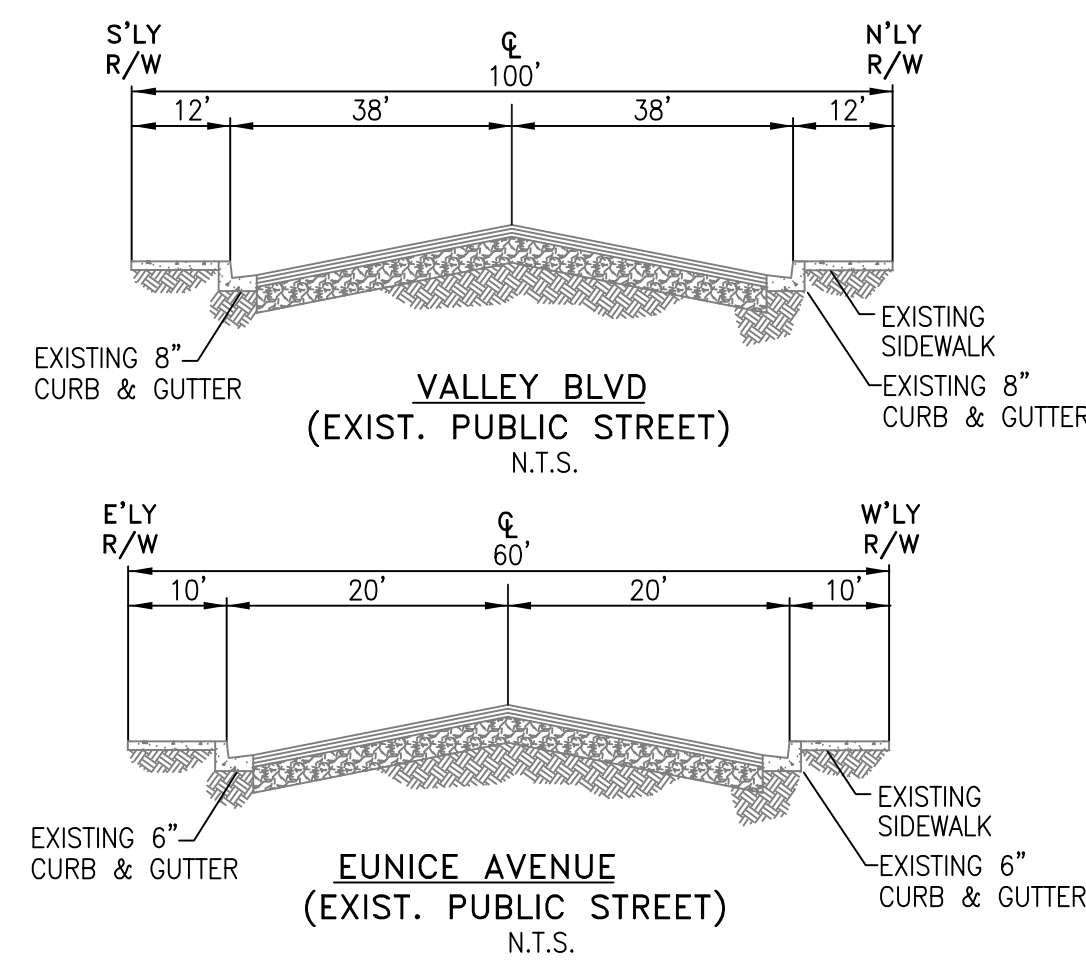
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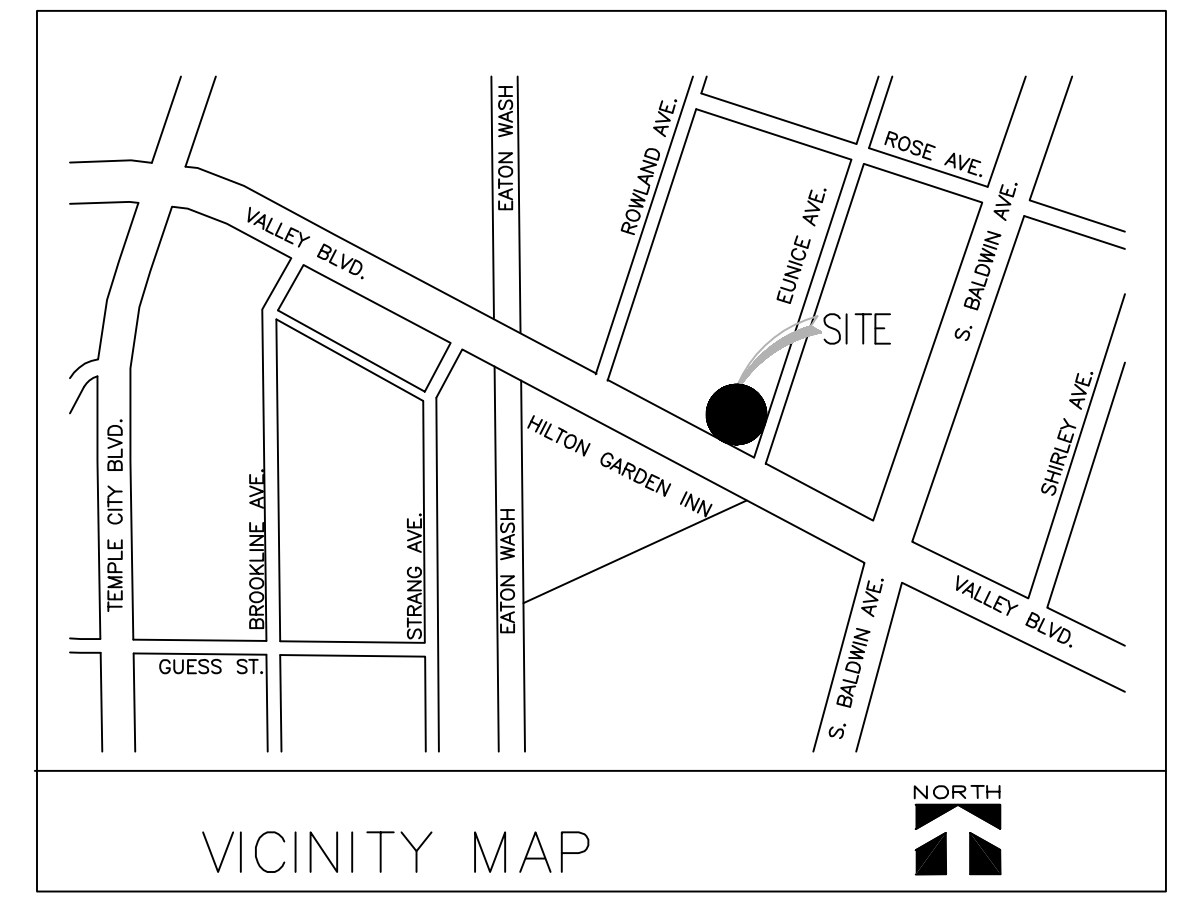
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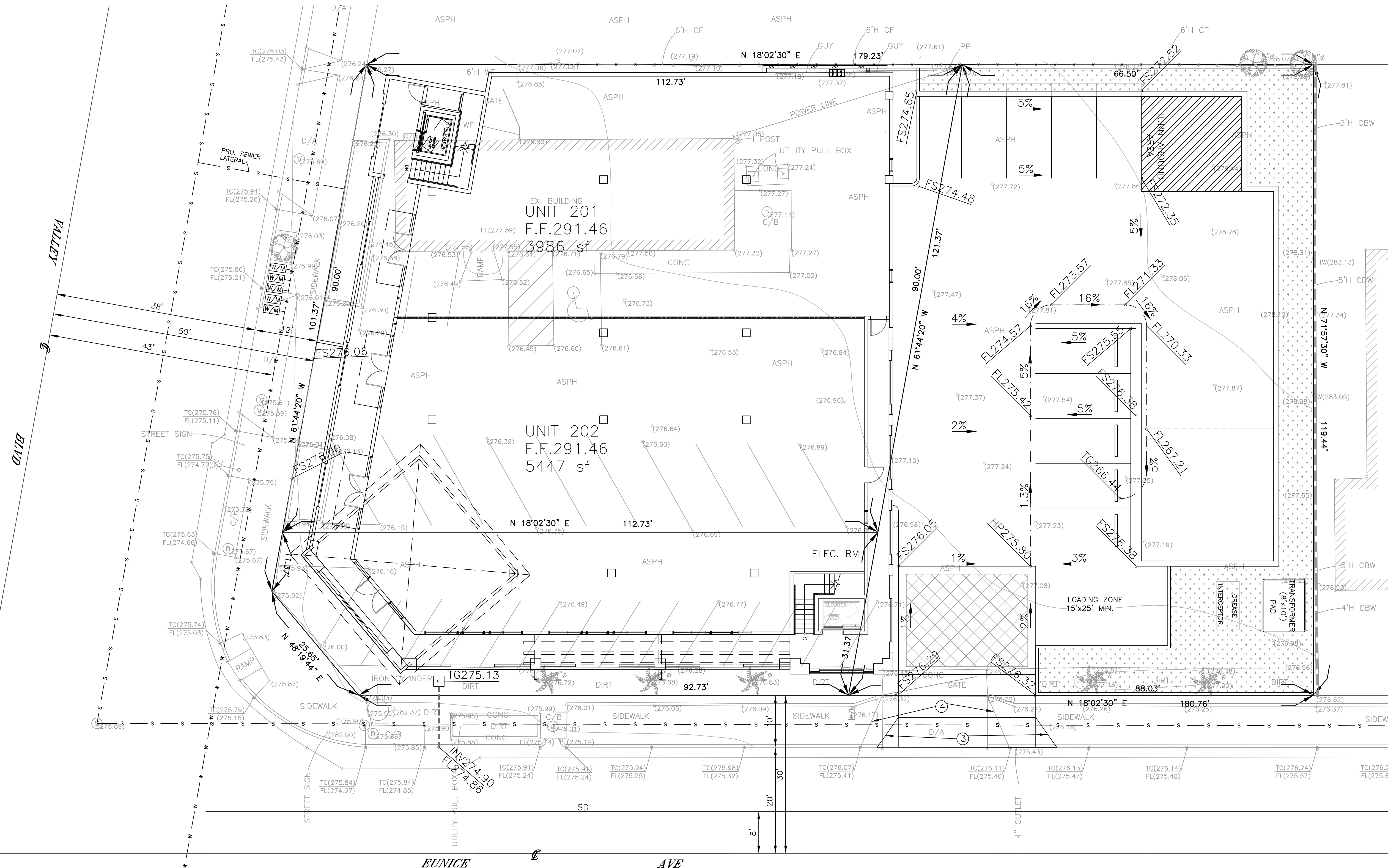
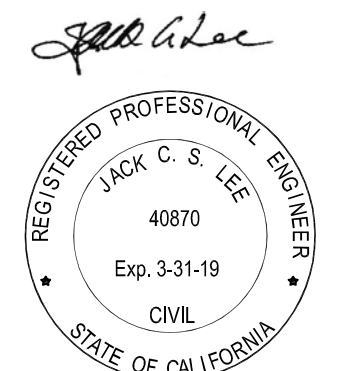
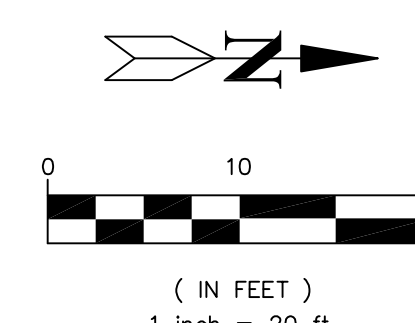
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T-2
SHEET 2 OF 2