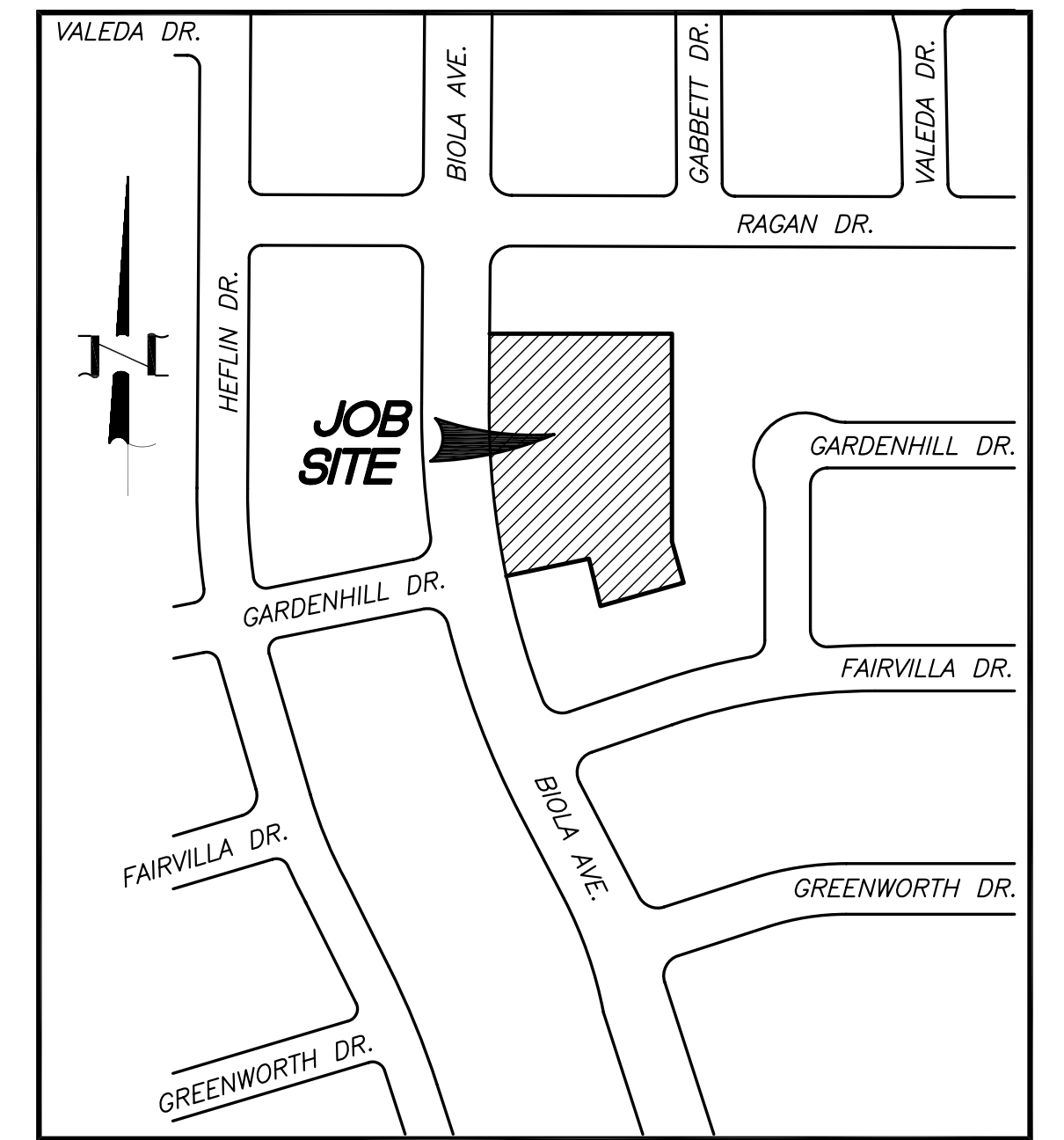
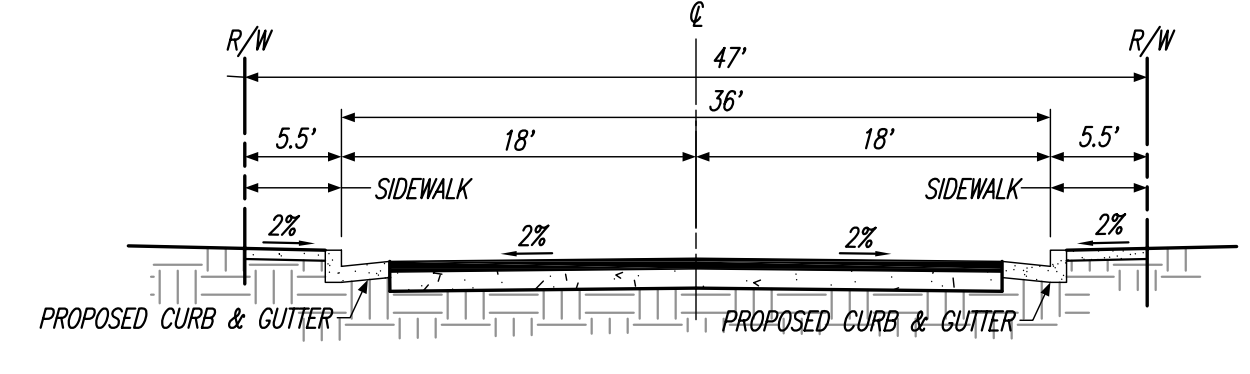


**LOT SUMMARY**

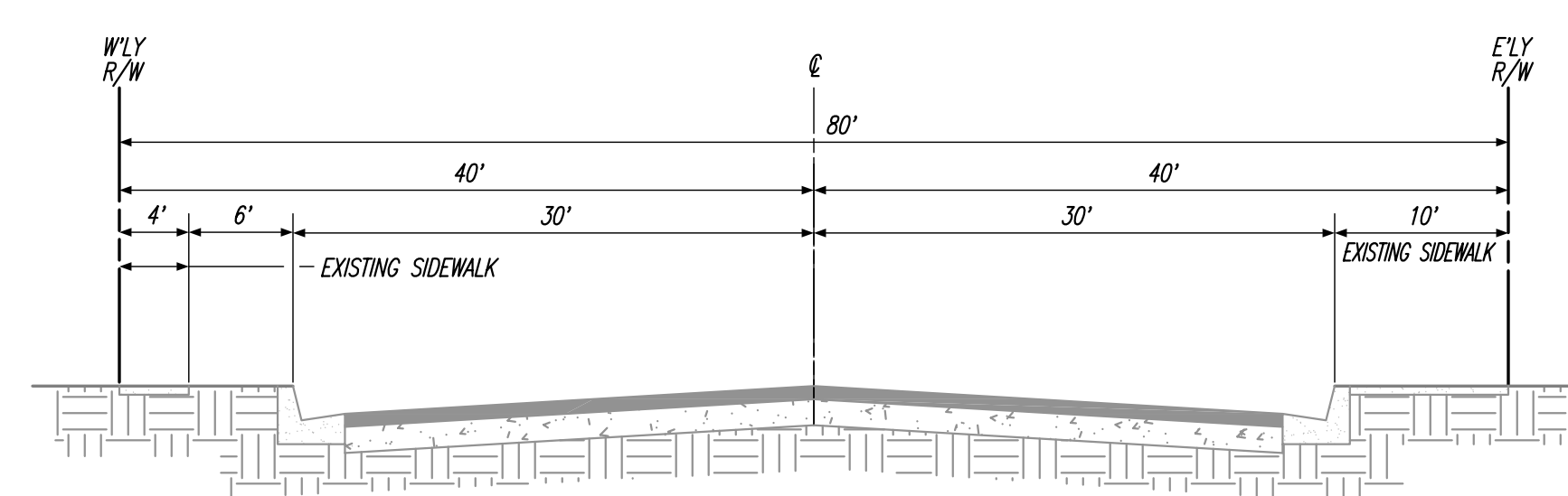
LOT #	PLAN TYPE	LOT AREA (SF)	LOT AREA (AC)	HOUSE FOOTPRINT (SF)	LOT COVERAGE (%)	TOTAL HOUSE AREA	F.A.R.
1	1	9,131	0.21	2,880	31.5	3,017	33.0
2	2	8,016	0.18	2,074	25.9	3,596	44.9
3	1	8,700	0.20	2,880	33.1	3,017	34.7
4	1	8,196	0.19	2,880	35.1	3,017	36.8
5	2	7,649	0.18	2,074	27.1	3,596	47.0
6	2	7,508	0.17	2,074	27.6	3,596	47.9
SUBTOTAL	1	49,200	1.13				
'A'		11,902	0.27				
BIOLA AVE.		1,187	0.03				
TOTAL		62,289	1.43				



**LEGEND**  
N1S  
(I.G. 797-F2)



**PROPOSED BIOLA AVENUE (PRIVATE)**  
SCALE: 1"=10'



**EXISTING BIOLA AVENUE (PUBLIC)**  
SCALE: 1"=10'

**GENERAL NOTES**

- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- EXISTING ADJACENT LAND USES:  
NORTH: EXISTING SINGLE FAMILY RESIDENTIAL  
EAST: EXISTING SINGLE FAMILY RESIDENTIAL  
WEST: EXISTING SINGLE FAMILY RESIDENTIAL  
SOUTH: EXISTING SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING: RI-7500
- PROPOSED ZONING: RI-7500
- PROJECT IS NOT WITHIN A FLOOD ZONE.
- ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED ON PLAN.
- STREET IMPROVEMENTS SHALL BE CONSTRUCTED PER THE CITY OF LA MIRADA SPECIFICATIONS
- DAMAGE TO CURB AND GUTTER AND ANY PAVEMENT ALONG THE PROPERTY FRONTAGE ON BIOLA AVENUE SHALL BE REPLACED TO THE SATISFACTION OF THE CITY ENGINEER.
- ALL EXISTING PERIMETER WOOD OR CHAIN LINK FENCES SHALL BE REMOVED AND REPLACED WITH 6' HIGH DECORATIVE BLOCK WALL (SEE LANDSCAPE PLAN)
- THE PROPOSED PERIMETER WALL SHALL BE MASONRY BLOCK AND PROVIDED WITH A STUCCO FINISH.
- ALL INTERIOR PROPERTY LINE FENCING SHALL BE 6' HIGH VINYL FENCE.
- ALL EXISTING ON-SITE POWER POLES SHALL REMAIN.

**LEGEND**

- EXISTING UTILITY EASEMENT
- EXISTING POWER POLES
- PROPOSED LOT NUMBER
- PROPOSED SIDEWALK EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL HEIGHT
- PROPOSED 2:1 SLOPE (UNLESS OTHERWISE NOTED ON PLAN)
- PROPOSED TRACT BOUNDARY
- PROPOSED BUILDING SETBACKS
- PROPOSED SIDEWALK

**PLAN SUMMARY**

PLAN NO.	# OF BLDGS.	PERCENT (%)
1	3	50
2	3	50
TOTAL	6	100

**ELEVATION SUMMARY**

ELEVATION TYPE	PLAN 1	PLAN 2	SUBTOTAL	PERCENT (%)
TRADITIONAL (A)	2	2	4	66.7
CRAFTSMAN (B)	1	1	2	33.3
TOTAL	3	3	6	100.0

**ELEVATION LEGEND**

- A TRADITIONAL
- B CRAFTSMAN

**LEGAL DESCRIPTION**

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES AS SHOWN ON MAP RECORDED IN BK. 41819, PG. 141, EL SEQ., OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY.

**A.P.N.**

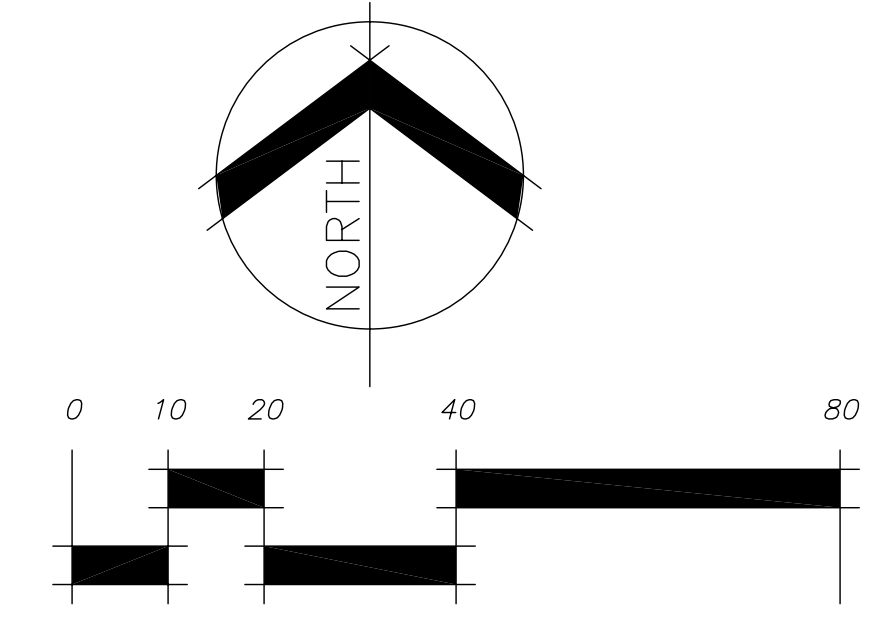
8041-009-021

**OWNER**

O.C. INFILL PARTNERS, L.L.C.  
20201 S.W. BIRCH STREET  
SUITE 100  
NEWPORT BEACH, CA. 92660  
(949) 252-1122  
ATTN: RAY DORAME

**APPLICANT/DEVELOPER**

MASTER CRAFT RESIDENTIAL GROUP  
20201 S.W. BIRCH STREET  
SUITE 100  
NEWPORT BEACH, CA. 92660  
(949) 252-1122  
ATTN: RAY DORAME



PREPARED FOR:  
**MasterCraft Residential**

PREPARED BY:

**MDS CONSULTING**  
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FAX 949-251-0566  
PLANNERS ENGINEERS SURVEYORS

**13400 BIOLA AVENUE  
TRACT MAP 61591  
SITE PLAN**  
CITY OF LA MIRADA, STATE OF CALIFORNIA  
SHEET 1 OF 1