

ENGINEER:
JCA
JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566
e-mail: jca@jonescahl.com
JOB NO.: 16-2185

RCVD. 07.07.17
REGISTERED PROFESSIONAL ENGINEER
No. 21005
Exp. 9/30/17
CIVIL
STATE OF CALIFORNIA

R.H. CAHL
R.C.E. 21005 EXP. 9/30/17

DATE

PROJECT ADDRESS:
414 AND 424 MAIN STREET, HUNTINGTON BEACH, CA

ASSESSORS PARCEL NO.:
024-134-004 AND 024-134-005

LEGAL DESCRIPTION:

PARCEL 1: 414 MAIN STREET
LOTS 30, 31, AND 32 OF BLOCK 403 OF THE MAP OF
HUNTINGTON BEACH MAIN STREET SECTION RECORDED IN
M.M. 3 PAGE 43 IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
ASSESSOR'S PARCEL NUMBER: 024-134-005

PARCEL 2: 424 MAIN STREET
LOTS 33, 34, AND 35 OF BLOCK 403 OF THE MAP OF
HUNTINGTON BEACH MAIN STREET SECTION RECORDED IN
M.M. 3 PAGE 43 IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
ASSESSOR'S PARCEL NUMBER: 024-134-004

BASIS OF BEARINGS:
THE BEARINGS FOR THIS DRAWING ARE BASED ON THE CENTERLINE
OF MAIN STREET HAVING A BEARING OF N00°46'07"W PER TRACT MAP
NO. 12268 RECORDED IN M.B. 593, PAGES 27-29, IN THE ORANGE
COUNTY SURVEYOR'S OFFICE.

BENCHMARK:
BM HB-266-89 (1995 ADJUSTMENT)

DESCRIBED BY OCS 1989 AT THE NORTHERLY PORTION OF THE
INTERSECTION OF LAKE STREET AND ATLANTA AVENUE AND
ORANGE AVENUE, IN HUNTINGTON BEACH, SET AT THE
SOUTHEASTLY CORNER OF A 4.5 FT. BY 22 FT. CATCH
BASIN, 56.3 FT. NORTHWESTERLY OF THE CENTERLINE, PROD OF
LAKE STREET, 36.3 FT. NORTHEASTERLY OF THE CENTERLINE
OF ORANGE AVENUE, 4 FT. BEHIND CURB FACE.

ELEVATION = 34.572 FEET (NAVD88), 2005 YEAR LEVELED

FLOOD ZONE:
ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN.

COMMUNITY PANEL NO.: 065034 0261 J
MAP NO.: 06059C0261J

EFFECTIVE DATE: DECEMBER 3, 2009
DATUM: NAVD 1988

OWNER/SUBDIVIDER:
TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
D-414 MAIN STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN
UNDIVIDED 25% INTEREST AND F-424 MAIN STREET LLC, A CALIFORNIA LIMITED LIABILITY
COMPANY, AS TO AN UNDIVIDED 12.5% INTEREST; TIO3 INVESTMENT, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED TWELVE AND ONE-HALF PERCENT
(12.5%) INTEREST AND DAVID SREHRENIK, AN UNMARRIED MAN AN UNDIVIDED 25% INTEREST
AND TO DANIEL SCHWARZBLATT AN UNMARRIED MAN AN UNDIVIDED 25% INTEREST

ARCHITECT:
WHITTE MALCOLM ARCHITECTS
2251 WEST 190TH STREET
TORRANCE, CA 90504
PHONE: (310) 217-8885
DIRECT: (424) 286-6940
FAX: (310) 217-0425

SURVEY BY:
DANIEL RUBIO, P.E., P.L.S.
JONES, CAHL & ASSOCIATES
18090 BEACH BLVD. SUITE #12
HUNTINGTON BEACH, CA 92648
TELEPHONE: (714) 848-0566
FAX: (714) 848-6322
E-MAIL: JCA@JONESCAHL.COM

CONTACT: LORENZ A QUINLEY

UTILITY PROVIDERS:

WATER DISTRICT: CITY OF HUNTINGTON BEACH

SANITATION DISTRICT AREA: CITY OF HUNTINGTON BEACH

ELECTRICAL PROVIDER: SOUTHERN CALIFORNIA EDISON

GAS PROVIDER: SOUTHERN CALIFORNIA GAS

CABLE PROVIDER: TIME WARNER CABLE

GENERAL NOTES:

- DATE OF PREPARATION: JUNE 2016
- GROSS ACREAGE: 19,709.07 S.F. = 0.452 ACRES
- EXISTING ZONING: SP5
- GENERAL PLAN LAND USE:
M > 30 - d - sp - pd
- SITE IS CURRENTLY VACANT
- ALL DIMENSIONS ARE APPROXIMATE.
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF
HUNTINGTON BEACH SHALL BE INSTALLED TO THE
SATISFACTION OF THE CITY ENGINEER.

TENTATIVE TRACT MAP NO. 18068
FOR CONDOMINIUM PURPOSES
IN THE CITY OF HUNTINGTON BEACH
DATE: JULY 5, 2017
EXISTING TOPOGRAPHY
SHEET 1 OF 4

REVISIONS			
NO.	DATE	DESCRIPTION	BY

FOR CONDOMINIUM PURPOSES

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA



DATE _____

UTILITY PROVIDERS:

WATER DISTRICT: CITY OF HUNTINGTON BEACH

SANITATION DISTRICT AREA: CITY OF HUNTINGTON BEACH

ELECTRICAL PROVIDER: SOUTHERN CALIFORNIA EDISON

GAS PROVIDER: SOUTHERN CALIFORNIA GAS

CABLE PROVIDER: TIME WARNER CABLE

TENTATIVE TRACT MAP NO. 18068
FOR CONDOMINIUM PURPOSES
IN THE CITY OF HUNTINGTON BEACH
DATE: JULY 5, 2017
BOUNDARY MAP
SHEET 2 OF 4

REVISIONS			
NO	DATE	DESCRIPTION	BY

TENTATIVE TRACT MAP NO. 18068

FOR CONDOMINIUM PURPOSES CONCEPTUAL GRADING PLAN - FIRST FLOOR

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

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M.M. 3 PAGE 43 IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
ASSESSOR'S PARCEL NUMBER: 024-134-005

PARCEL 2: 424 MAIN STREET
LOTS 33, 34, AND 35 OF BLOCK 403 OF THE MAP OF
HUNTINGTON BEACH MAIN STREET SECTION RECORDED IN
M.M. 3 PAGE 43 IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
ASSESSOR'S PARCEL NUMBER: 024-134-004

BASIS OF BEARINGS:

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OF MAIN STREET HAVING A BEARING OF N00°46'07"W PER TRACT MAP
NO. 12268 RECORDED IN M.B. 593, PAGES 27-29, IN THE ORANGE
COUNTY SURVEYOR'S OFFICE.

BENCHMARK:

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ELEVATION = 34.572 FEET (NAVD88), 2005 YEAR LEVELED

FLOOD ZONE:

ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN.

COMMUNITY PANEL NO.: 065034 0261 J
MAP NO.: 06059C0261J

EFFECTIVE DATE: DECEMBER 3, 2009
DATUM: NAVD 1988

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LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED TWELVE AND ONE-HALF PERCENT
12.5% INTEREST AND DAVID SRENBRENN, AN UNMARRIED MAN AN UNDIVIDED 25% AND
TO DANIEL SCHWARZBLATT AN UNMARRIED MAN AN UNDIVIDED 25% INTEREST

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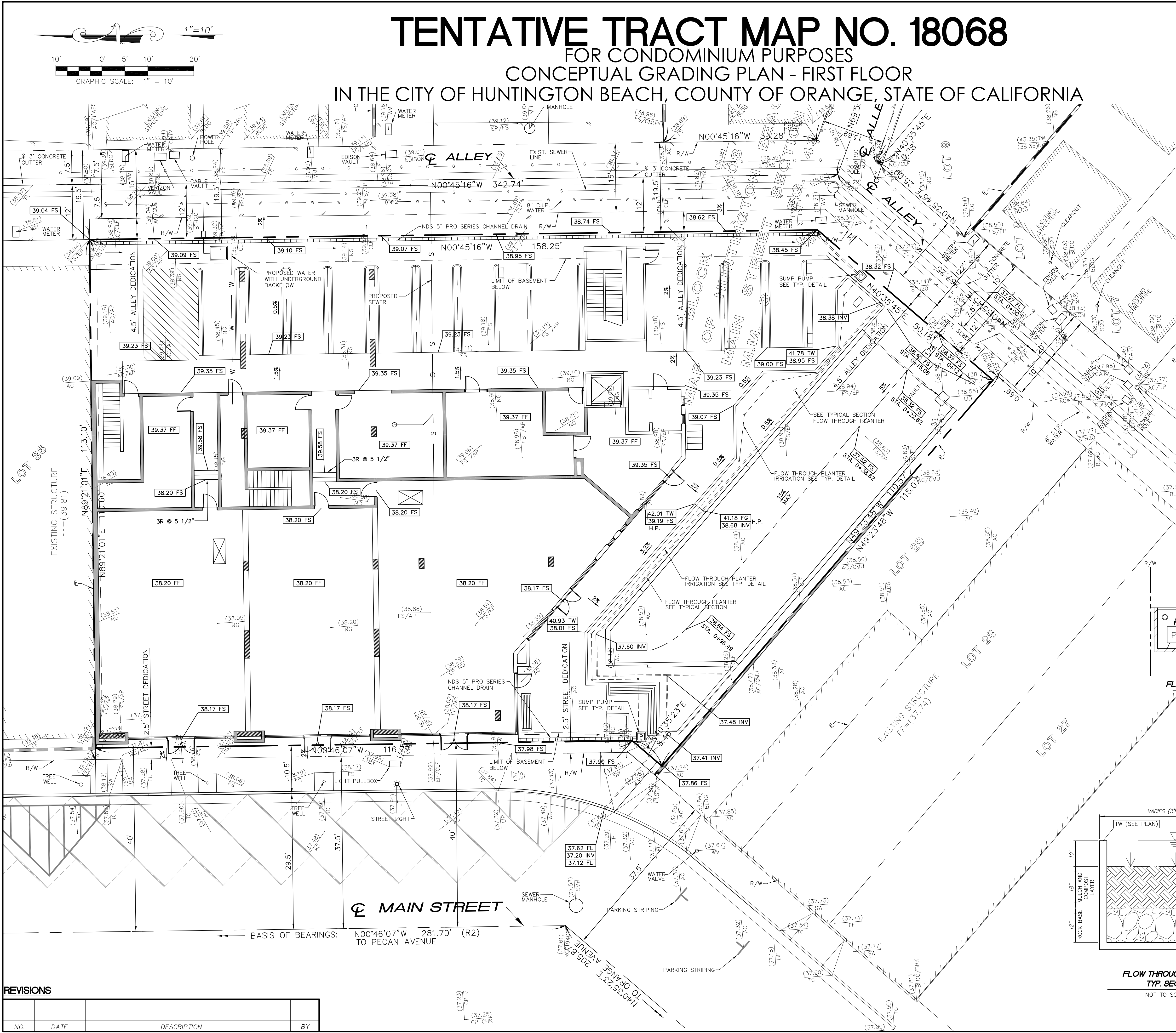
UTILITY PROVIDERS:

WATER DISTRICT: CITY OF HUNTINGTON BEACH
SANITATION DISTRICT AREA: CITY OF HUNTINGTON BEACH
ELECTRICAL PROVIDER: SOUTHERN CALIFORNIA EDISON
GAS PROVIDER: SOUTHERN CALIFORNIA GAS
CABLE PROVIDER: TIME WARNER CABLE

GENERAL NOTES:

- DATE OF PREPARATION: JUNE 2016
- GROSS ACREAGE: 19,709.07 S.F. = 0.452 ACRES
- EXISTING ZONING: SPS
- GENERAL PLAN LAND USE:
M > 30 - d - sp - pd
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TENTATIVE TRACT MAP NO. 18068
FOR CONDOMINIUM PURPOSES
IN THE CITY OF HUNTINGTON BEACH
DATE: JULY 5, 2017
CONCEPTUAL GRADING PLAN - FIRST FLOOR
SHEET 3 OF 4



LEGEND:

- BLDG = BUILDING
 - BW = BACK OF WALK
 - CATV = CABLE TELEVISION
 - CH. LINK = CHAIN LINK FENCE
 - CL = CENTERLINE OF INTERSECTION
 - COR = CORNER
 - ELEC = ELECTRIC
 - EP = EDGE OF PAVEMENT
 - FG = FINISH GRADE
 - FH = FIRE HYDRANT
 - FL = FLOWLINE
 - FS = FLOW SURFACE
 - GM = GAS METER
 - MAG = MAGNETIC
 - PIL = PILLAR
 - PP = POWER POLE
 - S&W = SPIKE & WASHER
 - SMH = SEWER MANHOLE
 - ST = STREET
 - TC = TOP OF CURB
 - WM = WATER METER
 - WV = WATER VALVE
- CENTERLINE
--- BOUNDARY LINE
--- EXISTING LOT LINE

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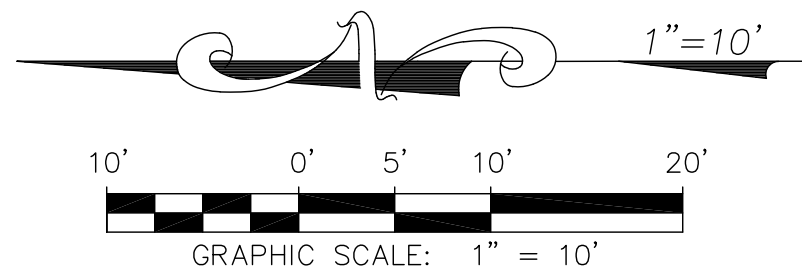
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REVISIONS

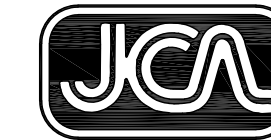
NO.	DATE	DESCRIPTION	BY

TENTATIVE TRACT MAP NO. 18068

FOR CONDOMINIUM PURPOSES
CONCEPTUAL GRADING PLAN - BASEMENT
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA



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MAP NO.: 0605900261J

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12.5% INTEREST AND DAVID SRENBREK, AN UNMARRIED MAN AN UNDIVIDED 25% INTEREST
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TENTATIVE TRACT MAP NO. 18068
FOR CONDOMINIUM PURPOSES
IN THE CITY OF HUNTINGTON BEACH
DATE: JULY 5, 2017
CONCEPTUAL GRADING PLAN - BASEMENT
SHEET 4 OF 4

REVISIONS

NO.	DATE	DESCRIPTION	BY