

370 REDONDO BEACH BLVD GARDENA, CA

NOTES:

- 1 PROPOSED 24'X 62' APPROX MODULAR OFFICE ADMIN. BUILDING.
- 2 TOTAL LANDSCAPING: 8,875 SQ.FT INCLUDES OFFSET, PER 2003 EXHIBIT APPROVAL A.
- 3 EMPLOYEE/ DRIVER PARKING: APPROX. 93 SPACES SHOWN.
- 4 EXISTING 8' HIGH DECORATIVE, TEXTURED COLORED CMU WALL W/ (2) WELDED STEEL ROLLING GATES.
- 5 EMPLOYEE PARKING ADJACENT TO ADMIN BUILDING: 8 SPACES SHOWN
- 6 EXISTING SOUND WALL: 12 FT SOUND WALL AND 50 FT OPERATIONAL SETBACK.
- 7 EXISTING CURB CUT TO REMAIN
- 8 SPACES WILL NOT BE STRIPED.
- 9 EXISTING LIGHT STANDARD TYP.

LEGAL DESCRIPTION PORTION:

APN: 6129-019-041
THE EASTERLY 5 ACRES OF LOT "D" OF THORPE'S SUBDIVISION OF LOT 52 OF GARDENA TRACT, IN THE COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 3, PAGE 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



PROJECT DESCRIPTION:

1. PROPOSED PROJECT:
THE APPLICANT REQUESTS MODIFICATION TO A CUP IN THE WEST RANCHO DOMINGUEZ VICTORIA CSD TO STORE AND PARK BUSES, TRUCKS, VEHICLES, TRAILERS, CONTAINERS, AND OTHER EQUIPMENT IN AN M-2 ZONED PROPERTY THE 5.0-AC SITE IN THE UNINCORPORATED AREA OF ATHENS/ WILLOWBROOK.

A. LOCATION:
370 E. REDONDO BEACH BLVD. - WITH 326 -FT OF FRONTAGE SITUATED 700- FT. WEST OF SAN PEDRO ST., ON THE SOUTH SIDE OF REDONDO BEACH BLVD. THE NEAREST FREEWAY ON RAMP IS THE REDONDO BEACH BLVD./ 110 FRWY - TO THE WEST.

B. ACCESS/ CIRCULATION: ACCESS FOR TRUCKS AND EMPLOYEES IS RESTRICTED TO E. REDONDO BEACH BLVD.

- NUMBER OF PARKING SPACES: THE SITE WILL HAVE 140 SPACES FOR PROPOSED USE AND 93 SPACES FOR EMPLOYEE PARINGS. (TRAFFIC STUDY DATED NOVEMBER 13, 2002 ALLOWS UP TO 160 TRUCK / TRAILER / CONTAINERS.)

- PERIMETER FENCING: THE ENTIRE SITE WILL CONTINUE TO BE ENCLOSED - THERE IS A 10 - 12 FT TALL OPAQUE METAL FENCE ALONG THE SOUTH, WEST AND NORTH SIDES, AND 6 FT BLOCK WALL ALONG THE EAST SIDE. GATE SECURITY WILL BE AT BOTH DRIVEWAYS. (12' AT REAR, 8' AT WEST, 7' AT EAST)

- NO MAINTENANCE OR REPAIR WILL OCCUR ON SITE.

- EMPLOYEE PARKING: DRIVERS WILL PARK PERSONAL VEHICLES IN PARKING SPACES LOCATED ALONG THE SOUTH PROPERTY LINE.

2. ENTITLEMENTS REQUIRED:

A. A CUP MODIFICATION TO STORE AND PARK BUSES, TRUCKS, VEHICLES, TRAILERS, CONTAINERS, AND OTHER EQUIPMENT.

FIRE DEPARTMENT NOTES:

1. THE REQUIRED FIRE FLOW FOR THIS DEVELOPMENT IS 1500 GALLONS PER MINUTE FOR 2 HOURS. THE WATER MAINS IN THE STREET FRONTING THIS PROPERTY MUST BE CAPABLE OF DELIVERING THIS FLOW AT 20 PSI RESIDUAL PRESSURE.

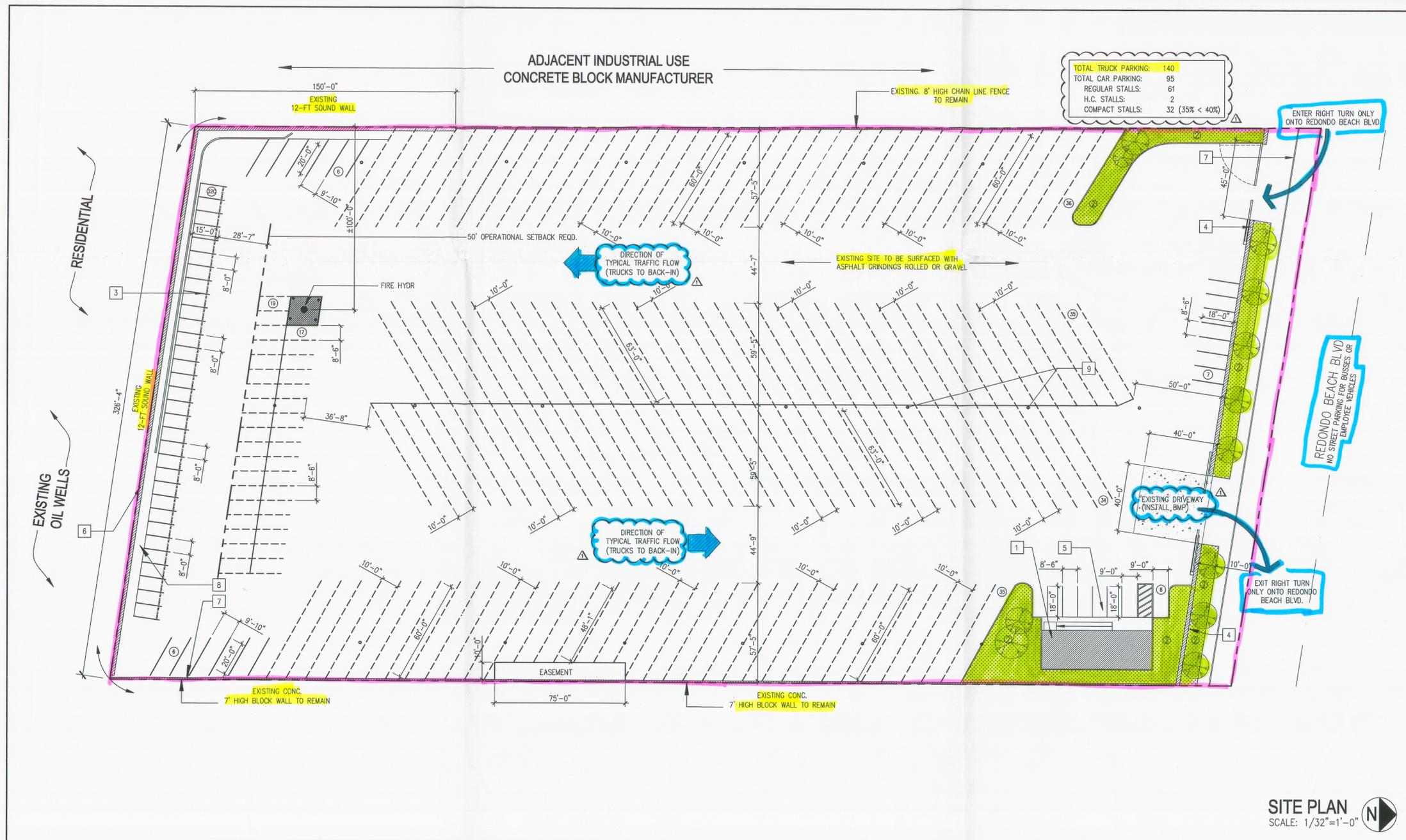
2. VERIFY 6"x4"x 2.1/2" FIRE HYDRANT CONFORMING TO AWWA C503-75 OR APPROVED EQUAL. ALL INSTALLATIONS MUST MEET FIRE DEPARTMENT SPECIFICATIONS. FIRE HYDRANT SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY MANUAL OF ORDINANCE 7834 AND ALL INSTALLATIONS MUST BE INSPECTED AND FLOW TESTED PRIOR TO FINAL APPROVAL.

3. COMMENTS:
ADDITIONAL ON-SITE FIRE HYDRANT SHALL BE ESTABLISHED WHEN ON-SITE ACCESS IS CORRECTLY SHOWN. THE REQUIRED FIRE FLOW FOR THE ADDITIONAL ON-SITE FIRE HYDRANT SHALL BE 1250 GALLONS PER MINUTE FOR 2 HOURS, OVER AND ABOVE THE DAILY DEMANDS.

4. LOCATION:
VERIFY THE FIRE FLOW FROM THE PUBLIC HYDRANT LOCATED ON THE SOUTH SIDE OF REDONDO BEACH BLVD. IN FRONT OF THE SUBJECT PROPERTY.

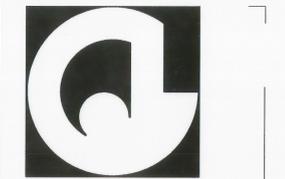
5. ACCESS:
ACCESS SHALL BE MAINTAINED AT A MINIMUM WIDTH OF 26' CLEAR, SAID ACCESS SHALL BE PROVIDED AROUND THE PERIMETER OF THE YARD FROM THE ENTRANCE TO THE EXIT OF SAID PROPERTY. ALL INTERIOR ACCESS SHALL ALSO MAINTAIN A MINIMUM CLEARANCE OF 26' FOR ALL VEHICULAR ACCESS PATHS.

6. SPECIAL REQUIREMENTS:
THE OFFICE SHALL HAVE A DAILY MANIFEST INDICATING MATERIALS WITHIN THE CONTAINERS ALONG WITH THEIR LOCATIONS WITHIN THE YARD.



SITE PLAN
SCALE: 1/32"=1'-0" N

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BY: _____



ARCHITECTURE . ENGINEERING

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PROJECT NAME & SITE ADDRESS:

370 REDONDO BEACH BLVD
GARDENA, CALIFORNIA

Drawing Content :

SITE PLAN

Revisions : Date :

PLAN_CHECK 03-01-2012

Designer : J.C
Manager : J.C
Date : DATE
Job No : 2012-020
Scale : AS_NOTED

Drawing No :

A-1

SHEET : # SHEETS OF : OF