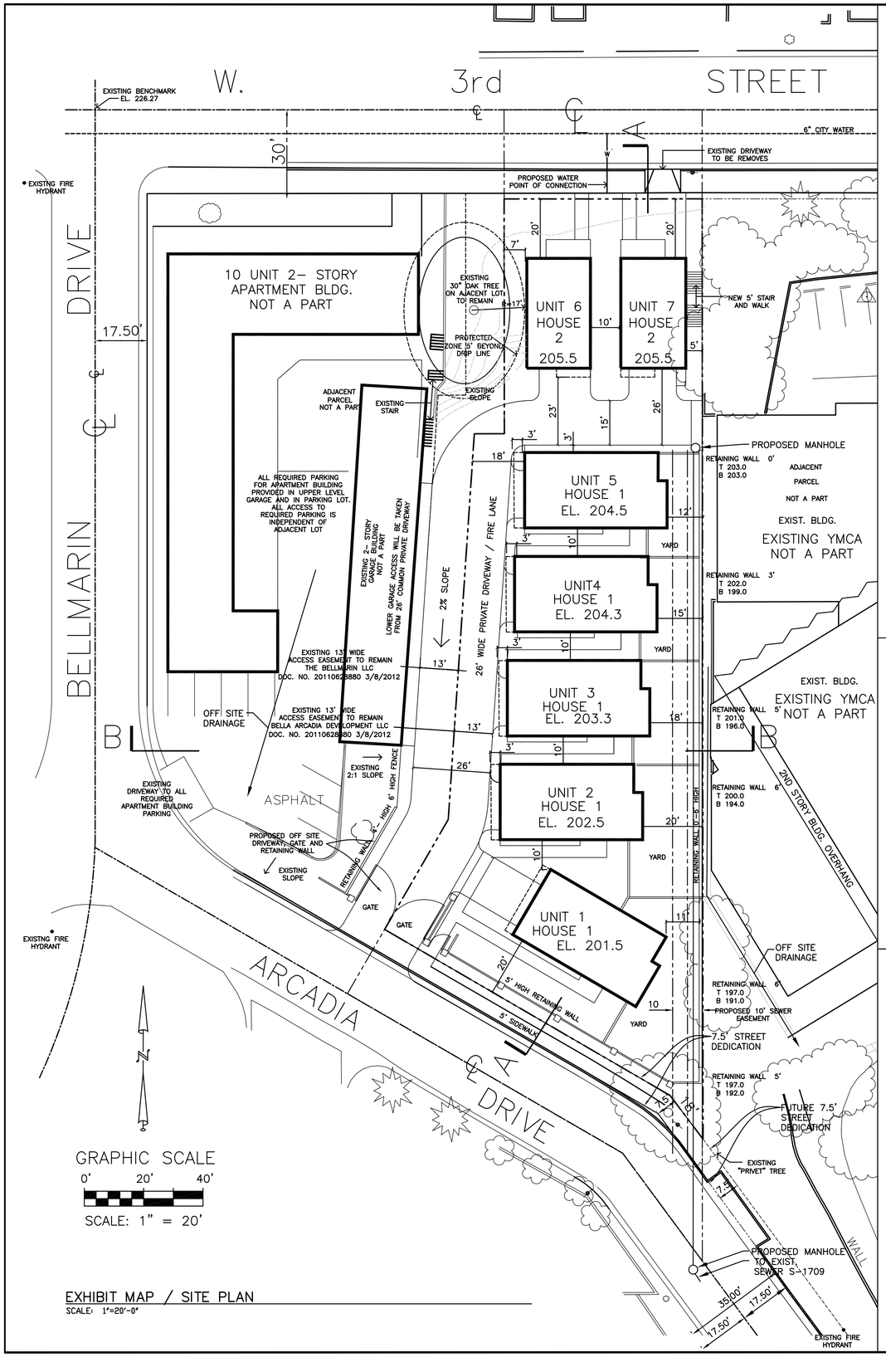
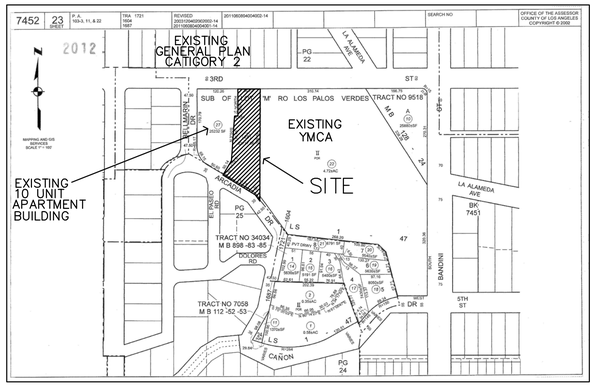


EXHIBIT MAP / SITE PLAN
SCALE: 1"=20'-0"



VICINITY MAP

NOTES:
1. MAINTENANCE OF ALL SLOPES, LANDSCAING AND DRAINAGE DEVEICES WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCATION.

SHEET INDEX

A-1.01	EXHIBIT MAP / SITE PLAN
A-1.02	FIRE ACCESS DIAGRAM
A-2.01	HOUSE 1 PLANS
A-2.02	HOUSE 2 PLANS
A-3.01	HOUSE 1 ELEVATIONS
A-3.02	HOUSE 2 ELEVATIONS

PROJECT SUMMARY

THERE IS NO CURRENT ADDRESS AVAILABI
APN NO. 7452-023-028

DEPT OF REGIONAL PLANNING
DEC 18 2012
EXHIBIT ___

LEGAL DESCRIPTION

PARCEL 2 OF CERTISICATE OF COMPLIANC
RECORDED MAY 2, 2011 AS DOCUMENT NO. 20110628880, O.R.

LOT AREA

GROSS LOT AREA (TO CENTER LINE OF R.O.W.)	28,224 S.F.
LOT AREA	23,730 S.F.
ARCADIA DRIVE R.O.W. DEDICATION	830 S.F.
NET LOT AREA	22,900 S.F.

ZONING / DENSITY

ZONING: R-2
EXISTING GENERAL PLAN CATEGORY CATIGORY 1 6 UNITS / ACRE

GROSS LOT AREA (TO CENTER LINE OF R.O.W.) 28,224 S.F. / .065 ACRES
TOTAL NUMBER OF UNITS 7 UNITS
DENSITY 10.8 UNITS / ACRE
(SEE RESIDENTIAL INFILL STUDY FOR INCREASED DENSITY TO CATIGORY 2, 6-12 UNITS / ACRE)

RESIDENTIAL SUMMARY

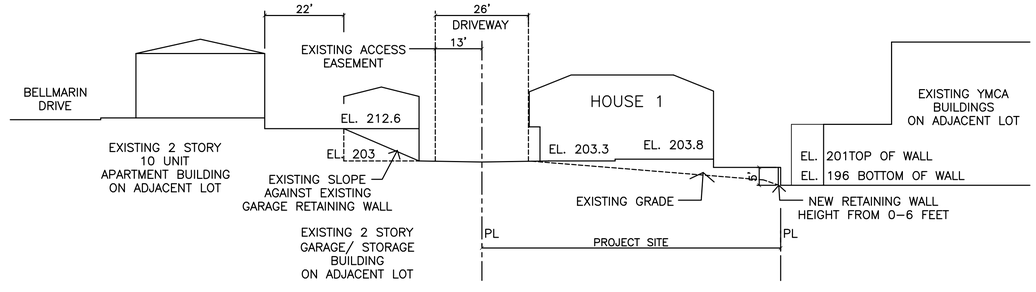
HOUSE 1	2 STORY	3 BEDROOM / 3 BATH	1,659 S.F.	5 UNITS
HOUSE 2	2 STORY + BSMT.	3 BEDROOM / 3 BATH	1,726 S.F.	2 UNITS
TOTAL			11,747 S.F.	7 UNITS

ALL HOUSES HAVE AN ATTACHED 2 CAR GARAGE

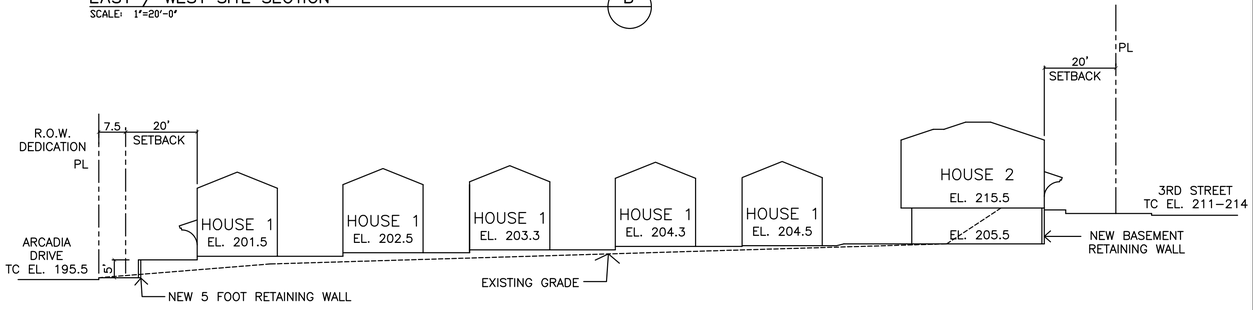
BUILDING TYPE TYPE V
OCCUPANCY CLASS R-1

PROPOSED GRADING

CUT	878 CU.YD.
FILL	2,636 CU.YD.
INPORT	1,758 CU.YD.



EAST / WEST SITE SECTION
SCALE: 1"=20'-0" — B



NORTH / SOUTH SITE SECTION
SCALE: 1"=20'-0" — A

ISSUED FOR:	
3/26/12	5/25/2012 REVISIONS
7/20/12	LARGER BLDG. FOOTPRINTS
BID DATE:	
PERMITTED:	
PLAN CHECK:	

WALDRON + WALDRON
ARCHITECTS
6043 SCOTMIST DRIVE
RANCHO PALOS VERDES, CA. 90275
PHONE (310) 213 8850
E-MAIL: waldron_john@msn.com

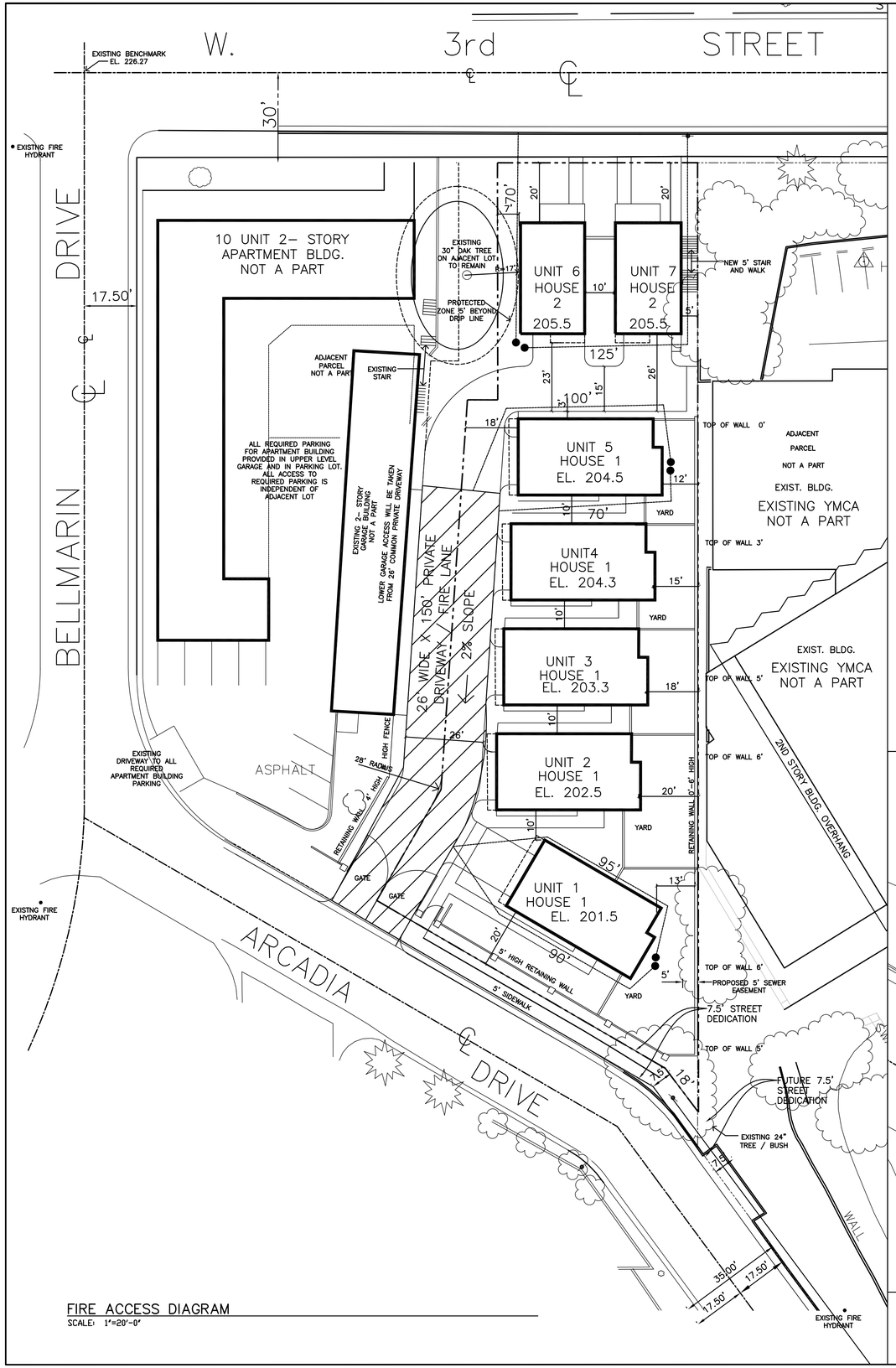
OWNER: BELLA ARCADIA, LLC
414 MONTEREY BLVD.
HERMOSA BEACH
CA 90254

SHEET NAME: EXHIBIT MAP
SITE PLAN

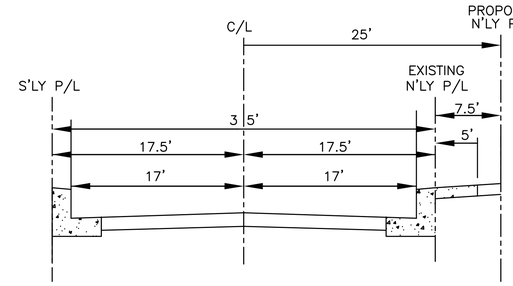
PROJECT : BELLA ARCADIA
CONDOMINIUM PLAN
SAN PEDRO, CA

PROJECT NO. :	USERNAME:	SCALE: AS SHOWN	11-27-2012
A2011-102			

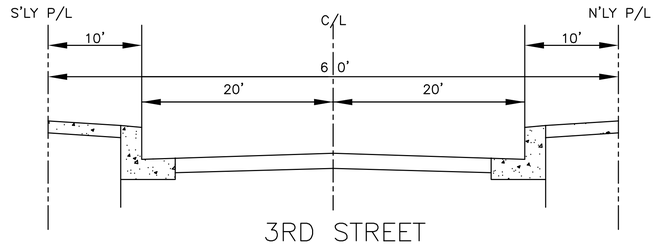
SHEET NO: A1.01



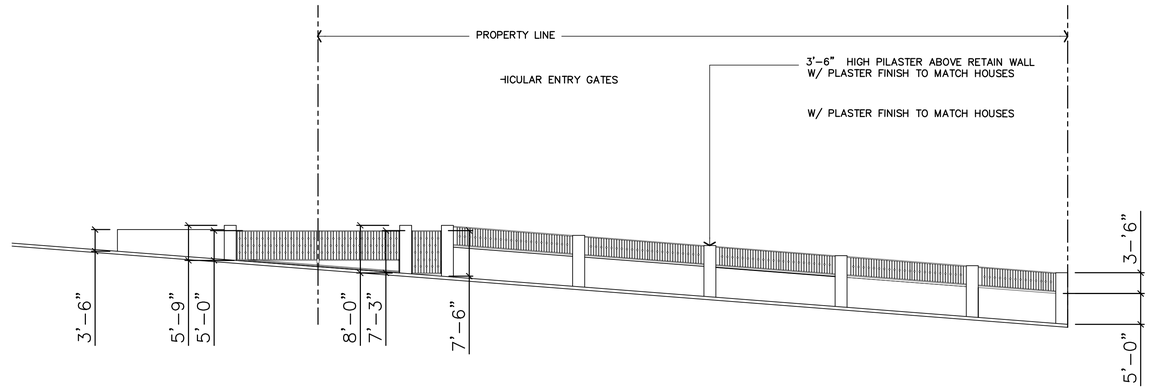
FIRE ACCESS DIAGRAM
SCALE: 1"=20'-0"

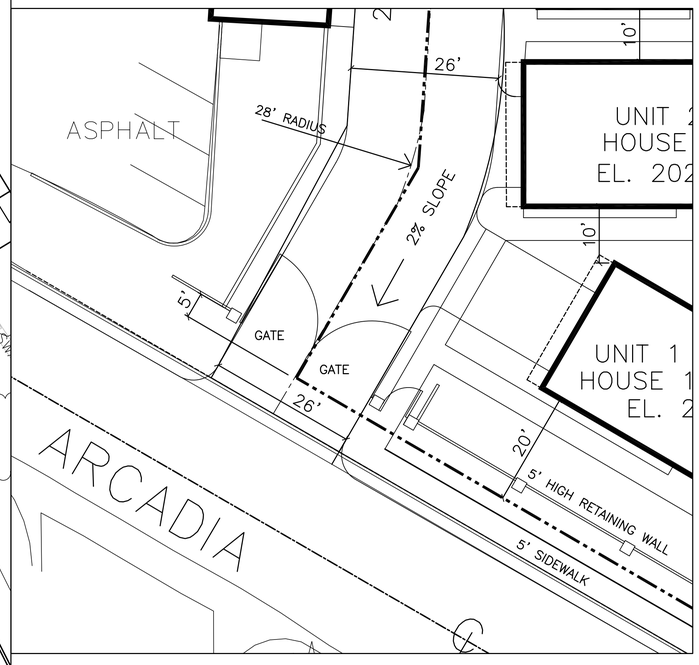


ARCADIA DRIVE



3RD STREET





ISSUED FOR:
BID DATE:
PERMITTED:
PLAN CHECK:

WALDRON + WALDRON
ARCHITECTS
6043 SCOTMIST DRIVE
RANCHO PALOS VERDES, CA. 90275
PHONE (310) 213 8850
E-MAIL: waldron_john@msn.com

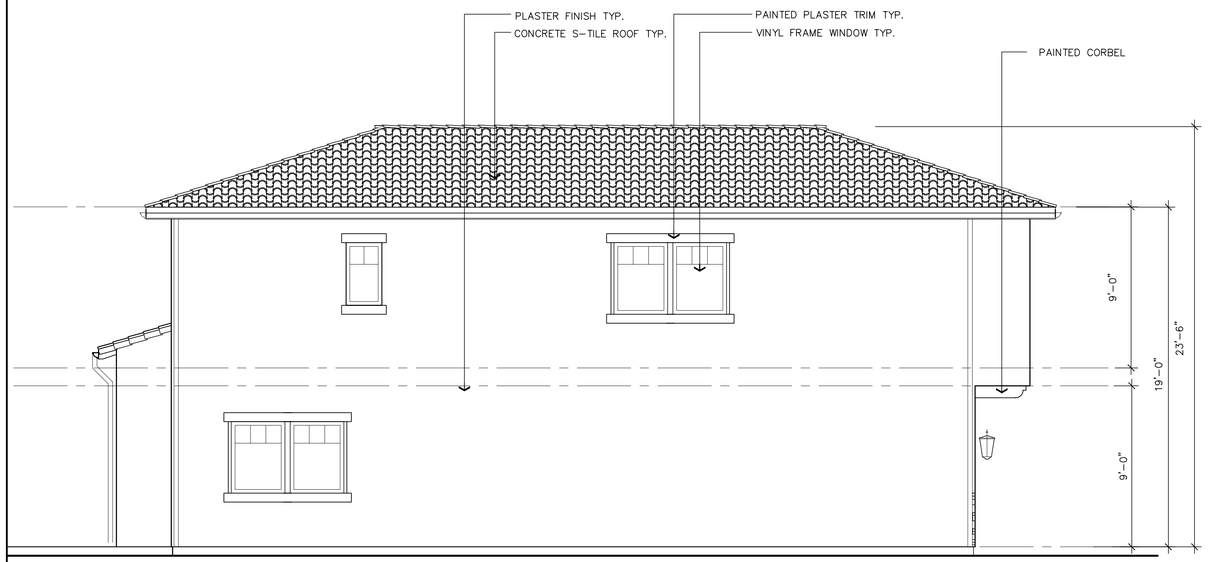
OWNER:
BELLA ARCADIA, LLC
414 MONTEREY BLVD.
HERMOSA BEACH
CA 90254

SHEET NAME: FIRE ACCESS

PROJECT : BELLA ARCADIA CONDOMINIUM PLAN
SAN PEDRO, CA

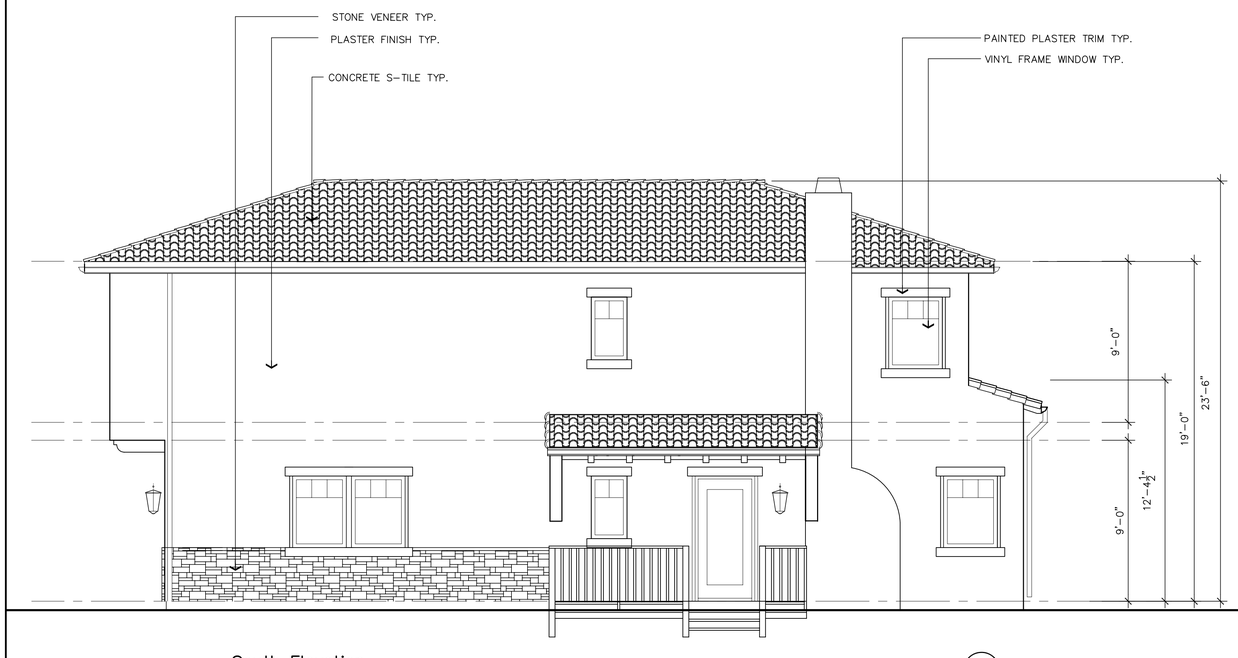
PROJECT NO. : A2011-102
USERNAME:
SCALE: AS SHOWN

SHEET NO: A1.02

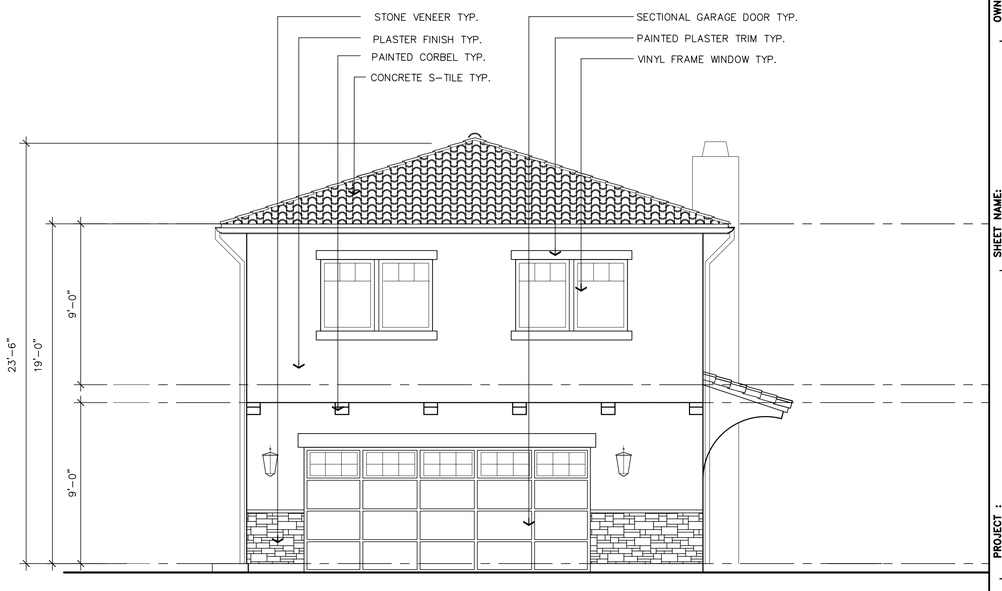


North Elevation
SCALE: 1/4"=1'-0" (4)

East Elevation
SCALE: 1/4"=1'-0" (2)



South Elevation
SCALE: 1/4"=1'-0" (3)



West Elevation
SCALE: 1/4"=1'-0" (1)

ISSUED FOR:
3/26/12
5/25/2012 REVISIONS
BID DATE:
PERMITTED:
PLAN CHECK:

WALDRON + WALDRON
ARCHITECTS
6043 SCOTMIST DRIVE
RANCHO PALOS VERDES, CA. 90275
PHONE (310) 213 8850
E-MAIL: waldron_john@msn.com

OWNER:
BELLA ARCADIA , LLC
414 MOTEREY BLVD.
HERMOSA BEACH
CA 90254
Tel.: (310) 379-6762

SHEET NAME:
House 1
Two Story
Elevations

PROJECT :
BELLA ARCADIA
CONDOMINIUM PLAN
SAN PEDRO, CA

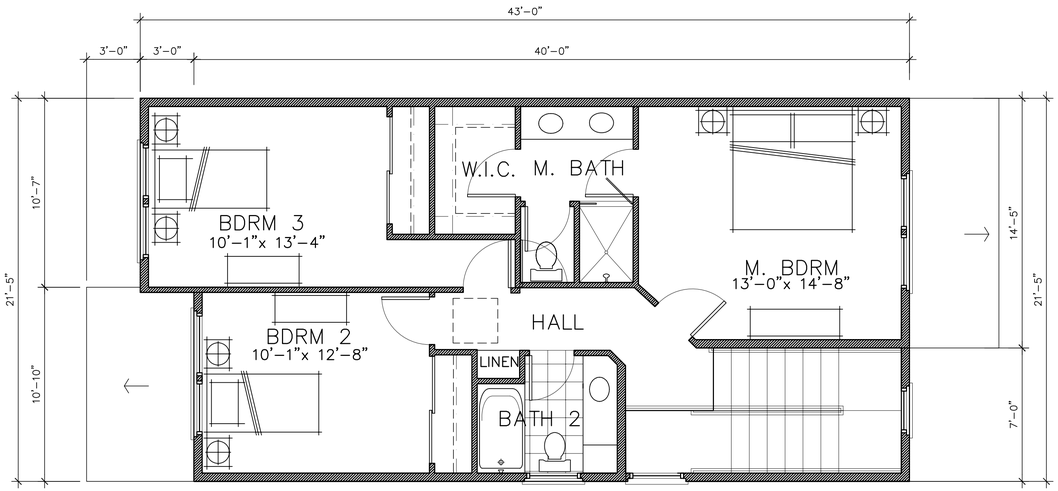
PROJECT NO. :
A2010-004

USERNAME:

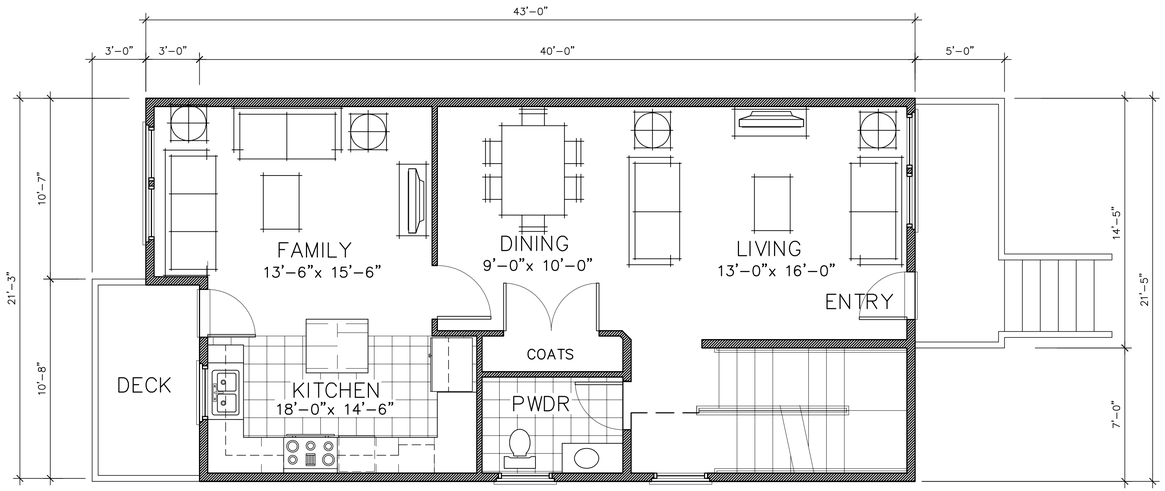
DIMSCALE: AS SHOWN

DATE:11-19-2012

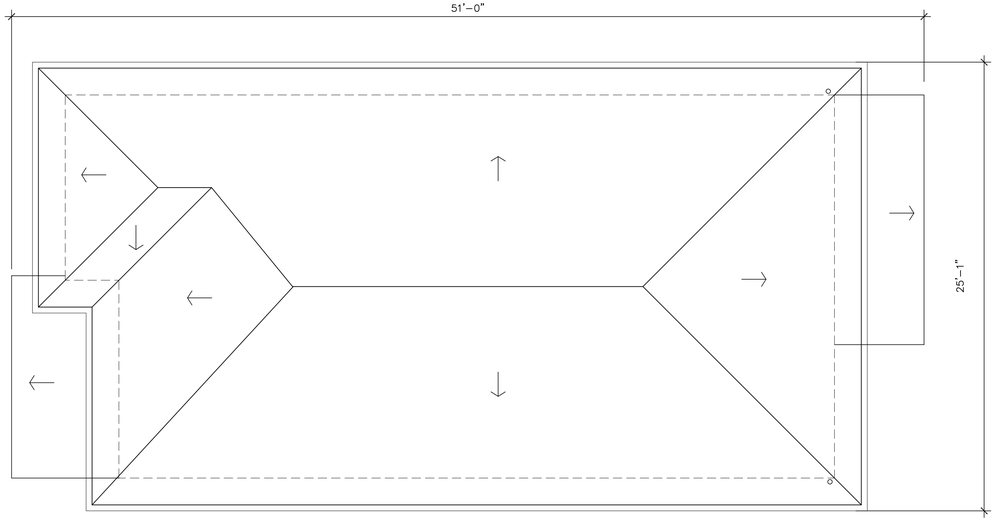
SHEET NO:
A3.01



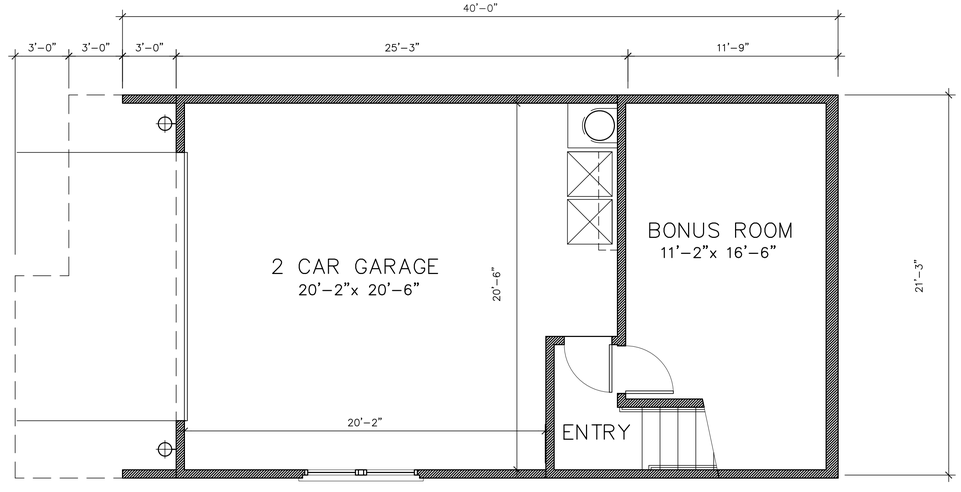
Second Floor Plan 790 SF (4)
SCALE: 1/4"=1'-0"



First Floor Plan 890 SF (2)
SCALE: 1/4"=1'-0"



Roof Plan (3)
SCALE: 1/4"=1'-0"



Basement Floor Plan 295 SF (1)
SCALE: 1/4"=1'-0"

ISSUED FOR:
BID DATE:
PERMITTED:
PLAN CHECK:

WALDRON + WALDRON
ARCHITECTS
6043 SCOTMIST DRIVE
RANCHO PALOS VERDES, CA. 90275
PHONE (310) 213 8850
E-MAIL: waldron_john@msn.com

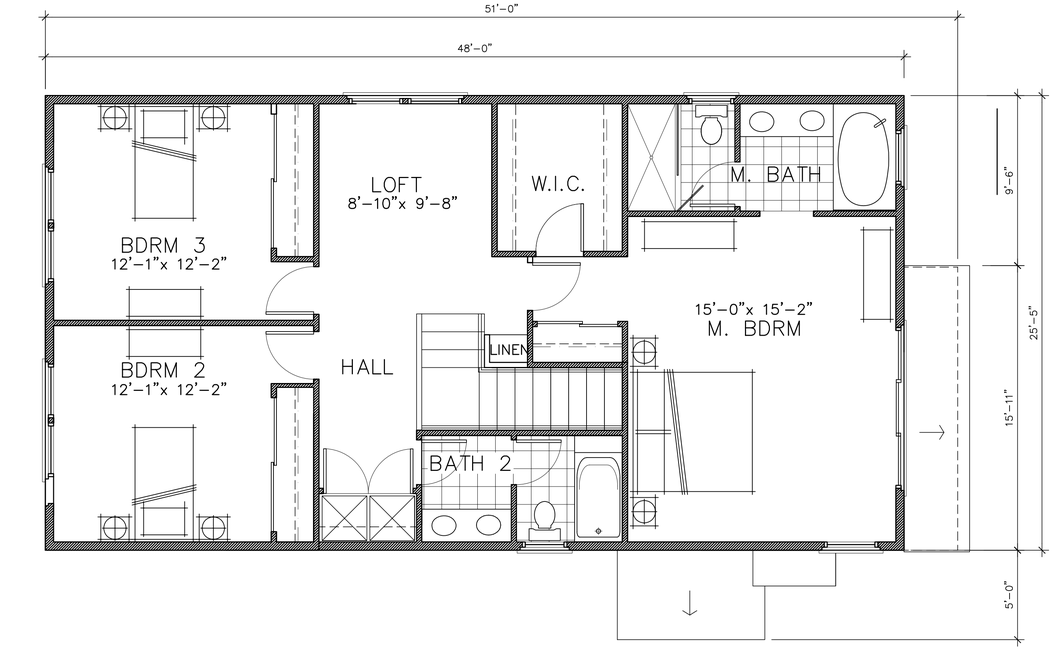
OWNER: BELLA ARCADIA , LLC
414 MOTEREY BLVD.
HERMOSA BEACH
CA 90254
Tel.: (310) 379-6762

SHEET NAME: House 2 Floor Plans

PROJECT : BELLA ARCADIA CONDOMINIUM PLAN
SAN PEDRO, CA

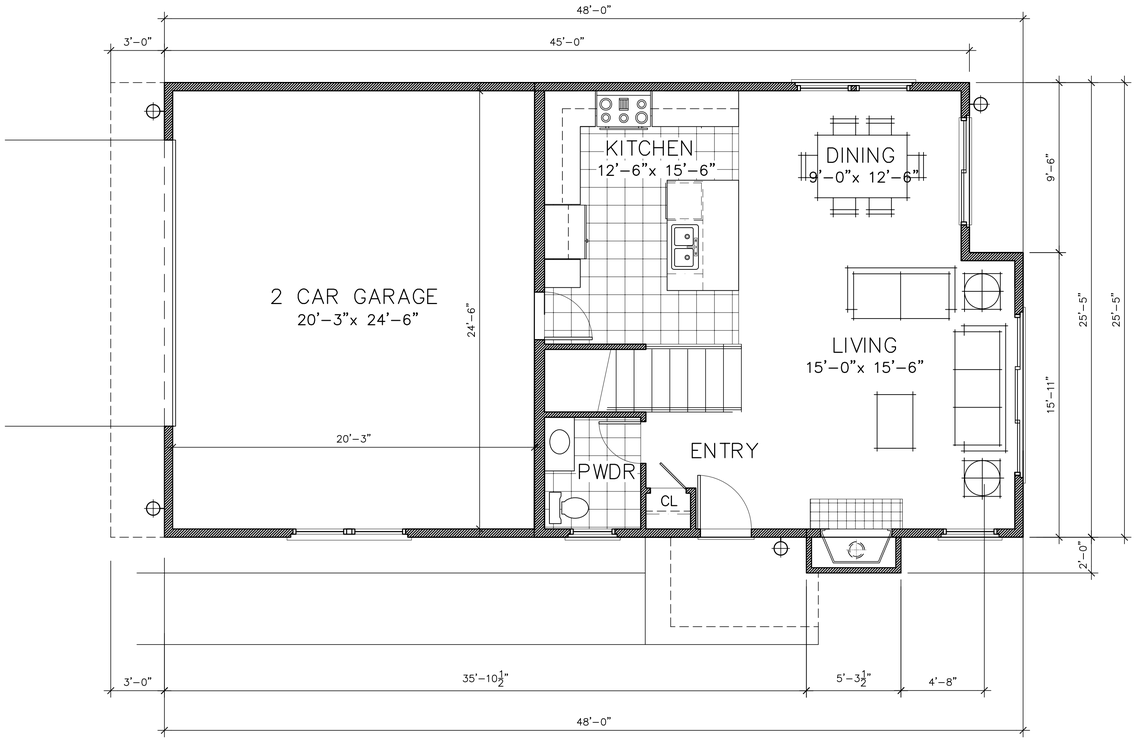
PROJECT NO. : A2010-004
USERNAME:
DIMSCALE: AS SHOWN
DATE:11-19-2012

SHEET NO: A2.02



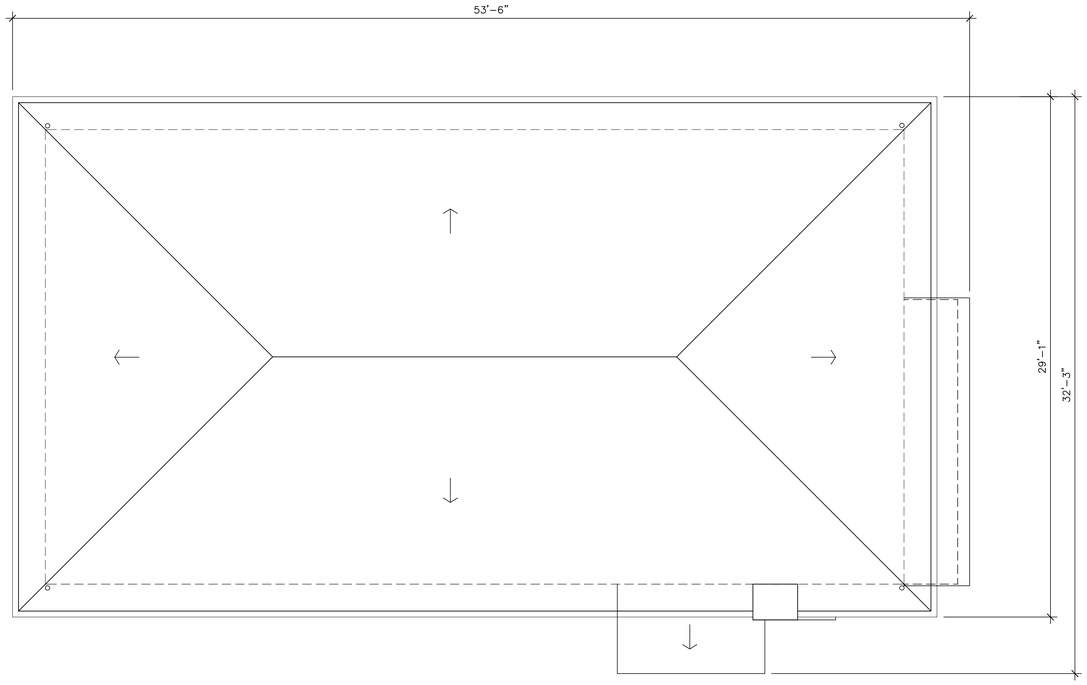
SECOND FLOOR
1,220 SF
TOTAL 1,885 SF

Second Floor Plan 1220 SF
SCALE: 1/4"=1'-0" (3)



FIRST FLOOR
665 SF

First Floor Plan 665 SF
SCALE: 1/4"=1'-0" (1)



Roof Plan
SCALE: 1/4"=1'-0" (2)

ROOF PLAN

ISSUED FOR:
BID DATE:
PERMITTED:
PLAN CHECK:

WALDRON + WALDRON
ARCHITECTS
6043 SCOTMIST DRIVE
RANCHO PALOS VERDES, CA. 90275
PHONE (310) 213 8850
E-MAIL: waldron_john@msn.com

OWNER:
BELLA ARCADIA , LLC
414 MOTEREY BLVD.
HERMOSA BEACH
CA 90254
Tel.: (310) 379-6762

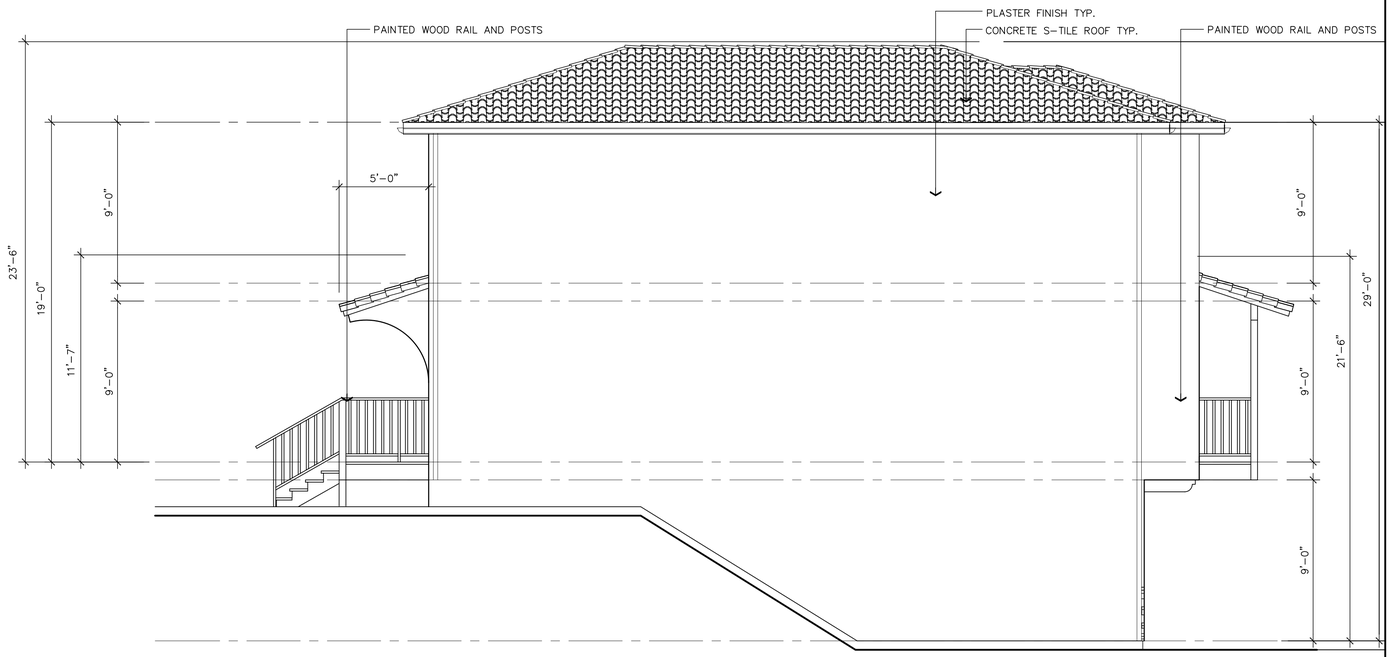
SHEET NAME:
House 1
Two Story
Floor Plans

PROJECT :
BELLA ARCADIA
CONDOMINIUM PLAN
SAN PEDRO, CA

PROJECT NO. :
A2010-004

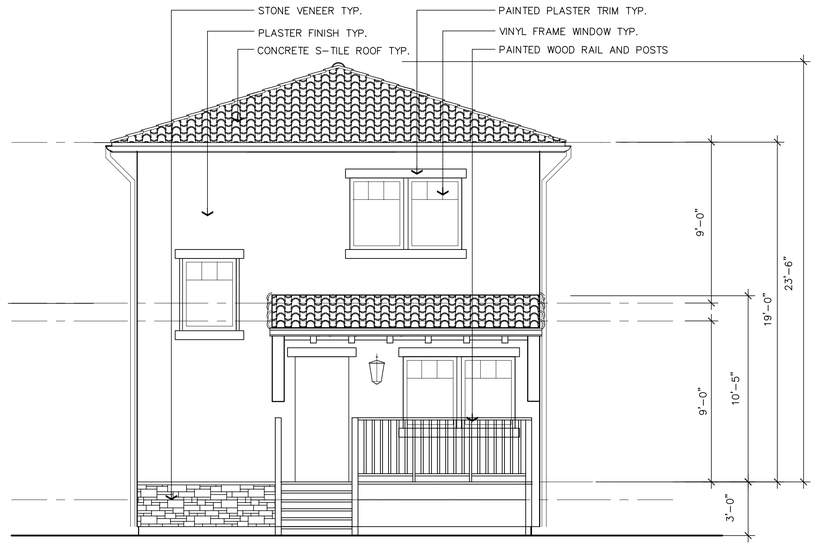
USERNAME:
DIMSCALE: AS SHOWN
DATE:11-19-2012

SHEET NO:
A2.01



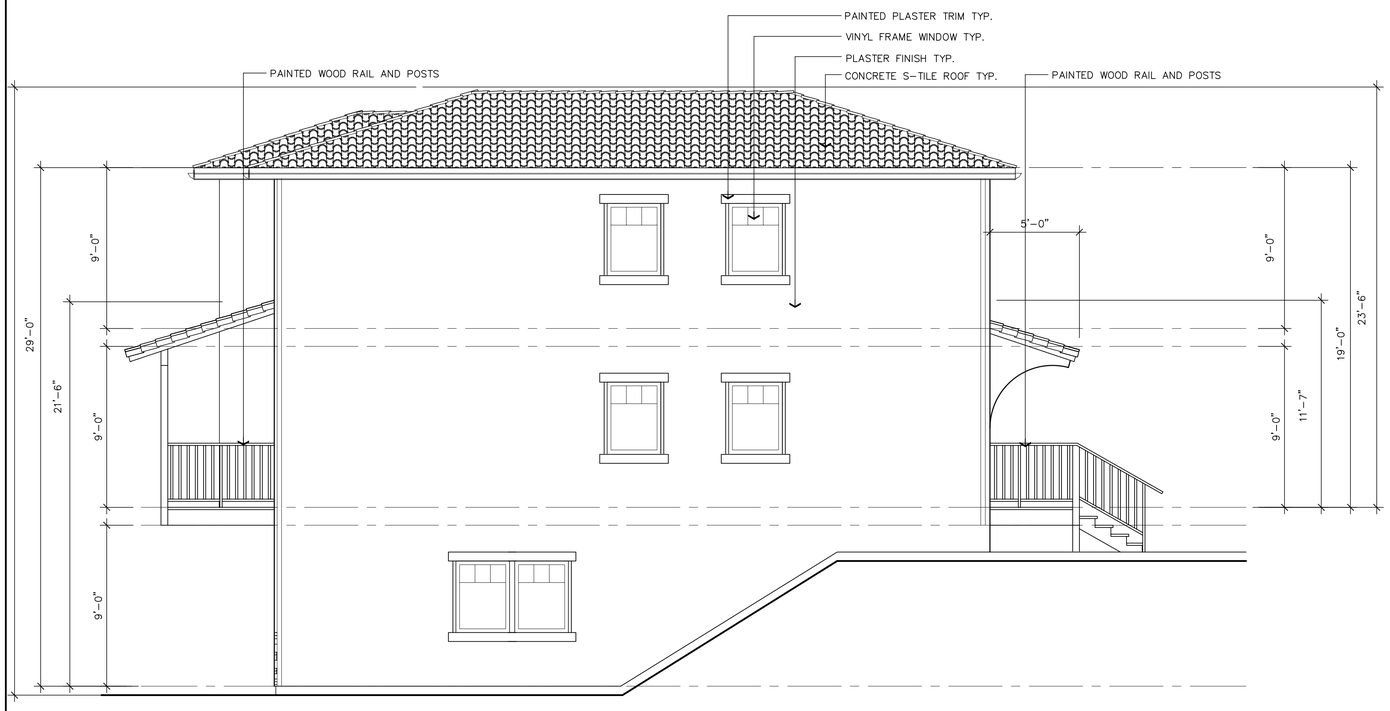
East / West Elevation
SCALE: 1/4"=1'-0"

4



North Elevation
SCALE: 1/4"=1'-0"

2



East / West Elevation
SCALE: 1/4"=1'-0"

3

South Elevation
SCALE: 1/4"=1'-0"

1

ISSUED FOR:
BID DATE:
PERMITTED:
PLAN CHECK:

WALDRON
+
WALDRON
ARCHITECTS
6043 SCOTMIST DRIVE
RANCHO PALOS VERDES, CA. 90275
PHONE (310) 213 8850
E-MAIL: waldron_john@msn.com

OWNER:
BELLA ARCADIA , LLC
414 MOTEREY BLVD.
HERMOSA BEACH
CA 90254
Tel.: (310) 379-6762

SHEET NAME:
House 2
Elevations

PROJECT :
BELLA ARCADIA
CONDOMINIUM PLAN
SAN PEDRO, CA

PROJECT NO. :
A2010-004

USERNAME:

DIMSCALE: AS SHOWN

DATE:11-19-2012

SHEET NO:
A3.02