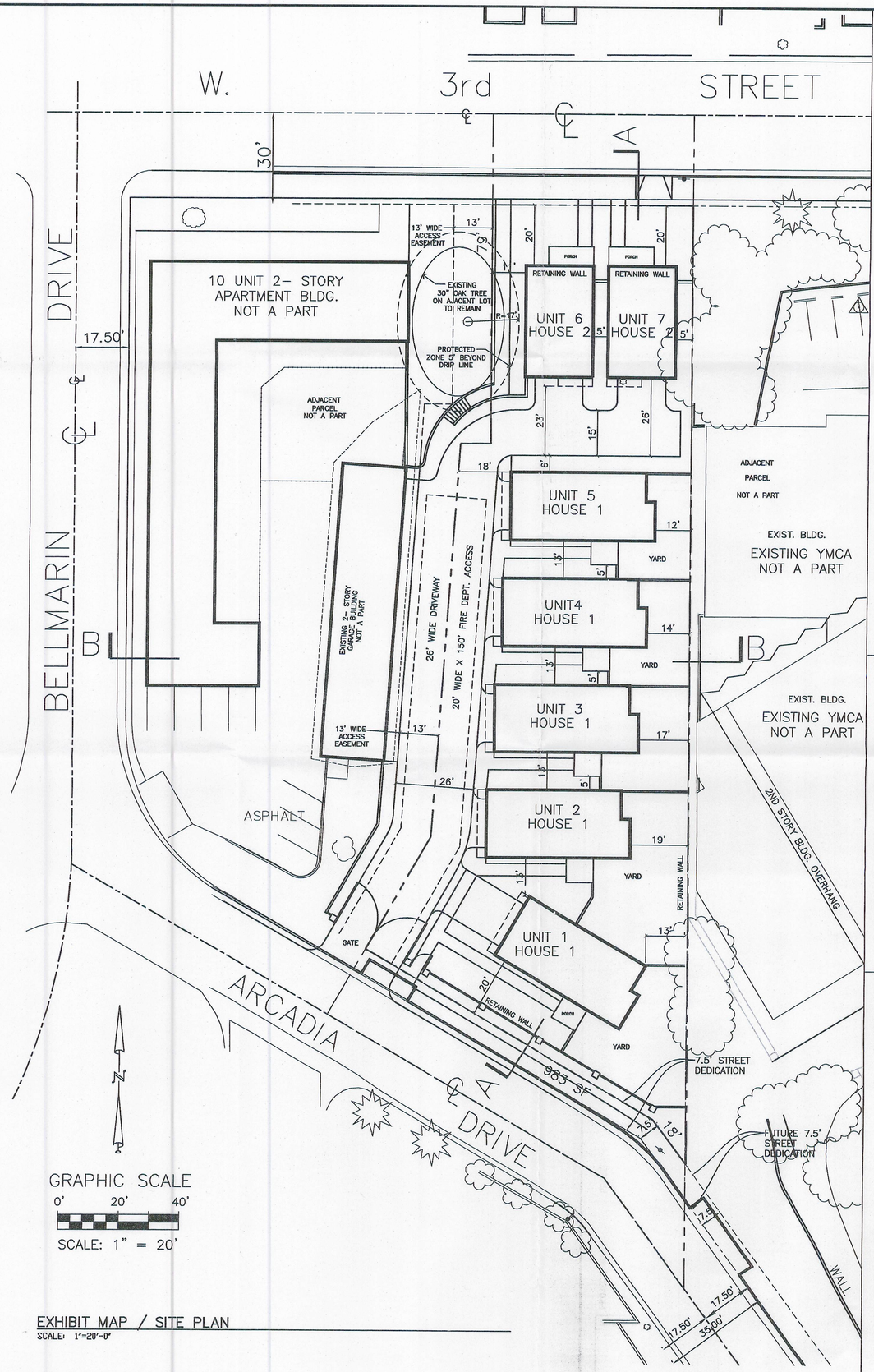
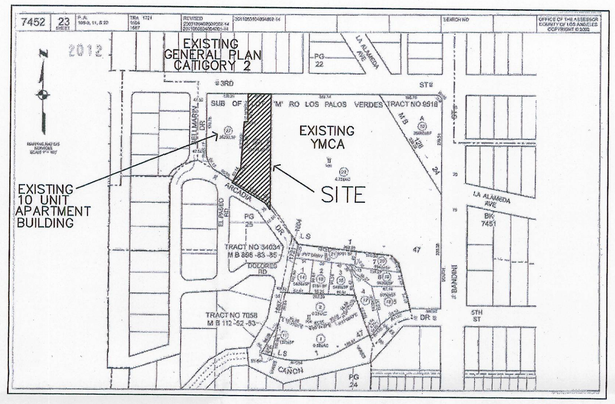


EXHIBIT MAP / SITE PLAN
SCALE: 1"=20'-0"



VICINITY MAP

SHEET INDEX

A-1.01	EXHIBIT MAP / SITE PLAN
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

LEGAL DESCRIPTION

PARCEL 2 OF CERTISICATE OF COMPLIANCE NO. RLLA 2010 00020 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	23,781 S.F.
ARCADIA DRIVE R.O.W. DEDICATION	983 S.F.
NET LOT AREA	22,798 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)

RESIDENTIAL SUMMARY

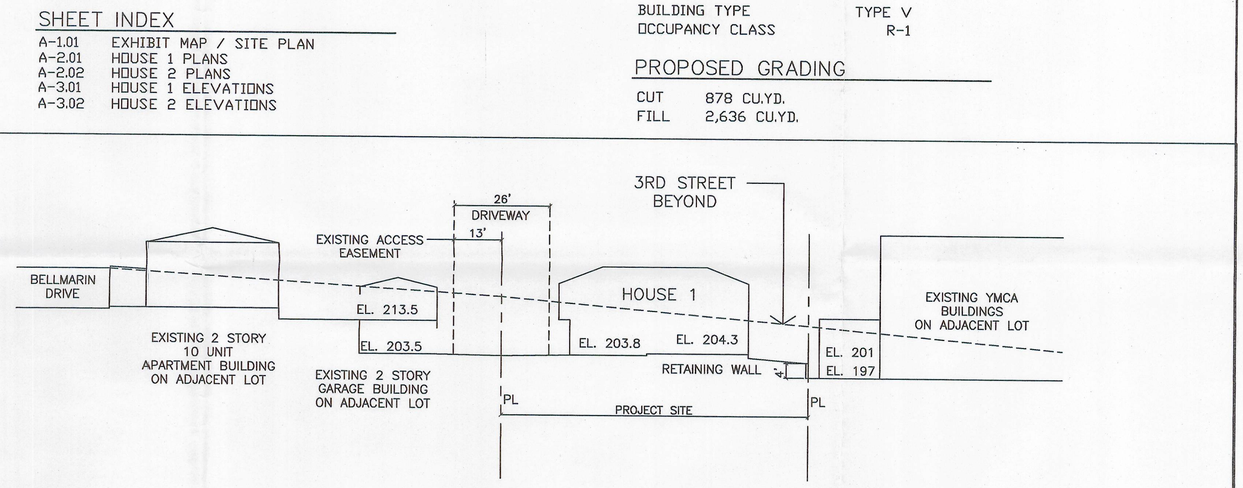
HOUSE 1	2 STORY	3 BEDROOM / 3 BATH	1,659 S.F.	5 UNITS
HOUSE 2	2 STORY + BSMT.	3 BEDROOM / 3 BATH	1,726 S.F.	2 UNITS
TOTAL			11,747 S.F.	7 UNITS

ALL HOUSES HAVE AN ATTACHED 2 CAR GARAGE

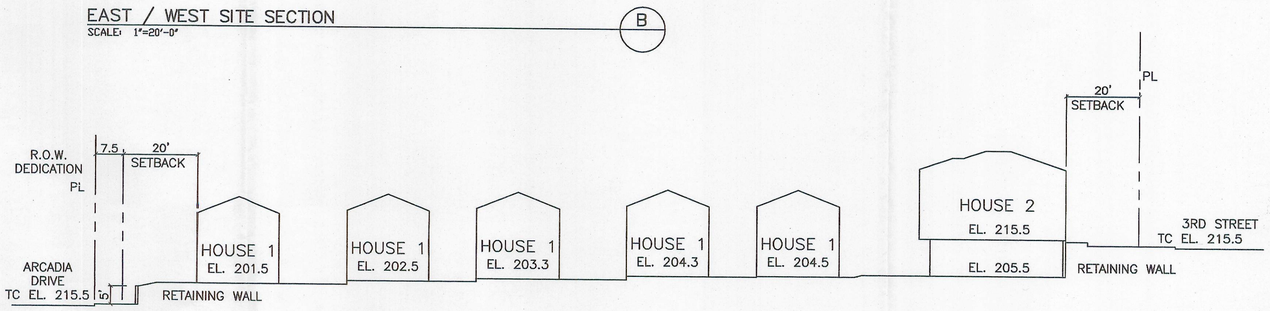
BUILDING TYPE TYPE V
OCCUPANCY CLASS R-1

PROPOSED GRADING

CUT 878 CU.YD.
FILL 2,636 CU.YD.



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



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

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

ISSUED FOR:
BID DATE:
PERMITTED:
PLAN CHECK:

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

SHEET NAME: EXHIBIT MAP SITE PLAN

DEPT OF REGIONAL PLANNING
APR 19 2012 EXHIBIT
RECEIVED CS INDEX NO.

PROJECT : BELLA ARCADIA CONDOMINIUM PLAN SAN PEDRO, CA

PROJECT NO. : A2011-102
USERNAME:
SCALE: AS SHOWN
4-10-2012

SHEET NO: A1.01