

SCALE: 1" = 20'

MAJOR LAND DIVISION

SHEET 1 OF 1 SHEET

VESTING TENTATIVE TRACT NO. 71925

FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ENGINEER

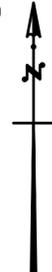
DENN ENGINEERS

3914 DEL AMO BLVD., STE. 921
TORRANCE, CA 90503
(310) 542-9433



DEPT OF REGIONAL PLANNING
AUG 30 2012 REV. (REV RECD)
RECEIVED CS INDEX NO.

DATE 3-15-14
GARY J. ROEHL R.C.E. 30826



10-358

LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- 106.76 EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BCR BEGINNING OF CURB RETURN
- C/L CENTERLINE
- E/LY EASTERLY
- FD FOUND
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANHOLE
- N'LY NORTHERLY
- PC PROPERTY CORNER
- PL, P/L PROPERTY LINE
- PP POWER POLE
- S&W SPIKE AND WASHER
- S'LY SOUTHERLY
- SPK SPIKE
- SSMH SANITARY SEWER MANHOLE
- STK STAKE
- STLT STREET LIGHT
- TC TOP OF CURB
- TW TOP OF WALL
- TX TOP OF DRIVEWAY APRON
- WLY WESTERLY
- WM WATER METER
- INDICATES DRAINAGE PATTERN

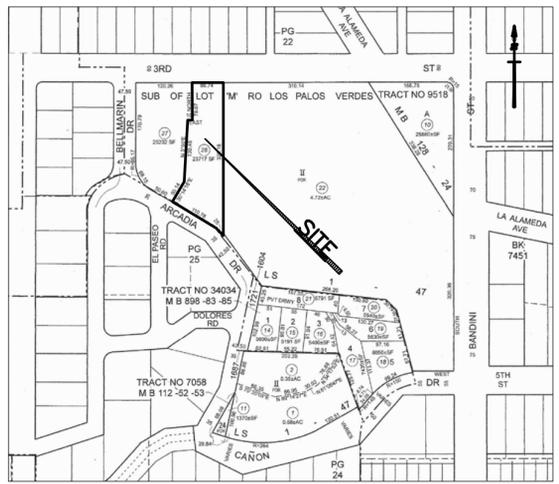
NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

EXISTING ZONING R-2
GENERAL PLAN CATEGORY 1
SEE RESIDENTIAL INFILL STUDY
INCREASED DENSITY TO
CATEGORY 2 6-12 DU/ACRE

SUBDIVIDER/OWNER FH O
BELLA ARCADIA DEVELOPMENT, LLC
414 MONTEREY BOULEVARD
HERMOSA BEACH, CA 90254

LEGAL DESCRIPTION
PARCEL 2 OF CERTIFICATE OF COMPLIANCE
NO. RLLA 2010 00020 RECORDED MAY 2,
2011 AS DOCUMENT NO. 20110628880, O.R.
NO CURRENT ADDRESS AVAILABLE
APN 7452-023-028



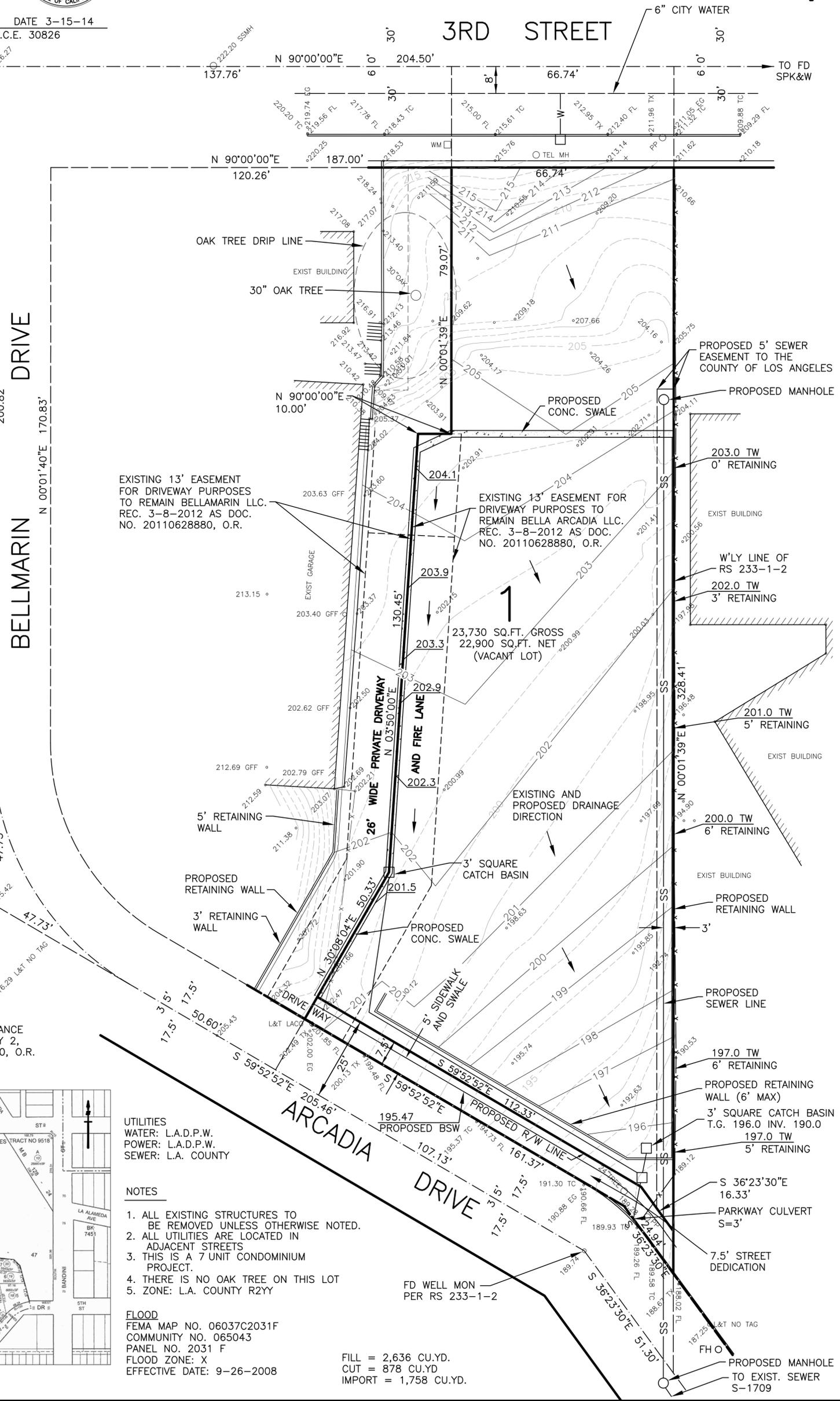
VICINITY MAP
NOT TO SCALE

UTILITIES
WATER: L.A.D.P.W.
POWER: L.A.D.P.W.
SEWER: L.A. COUNTY

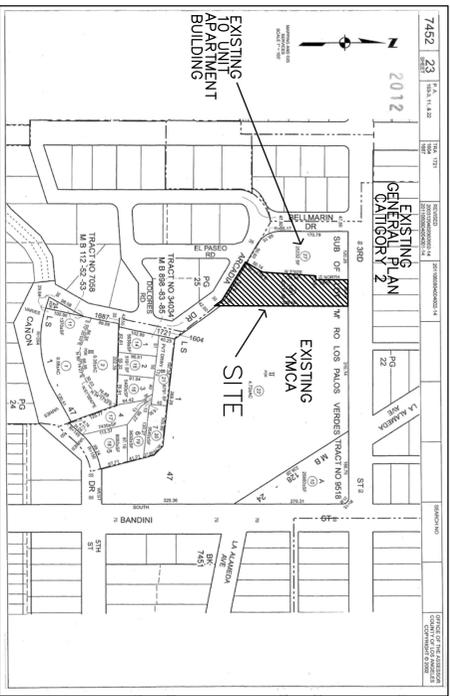
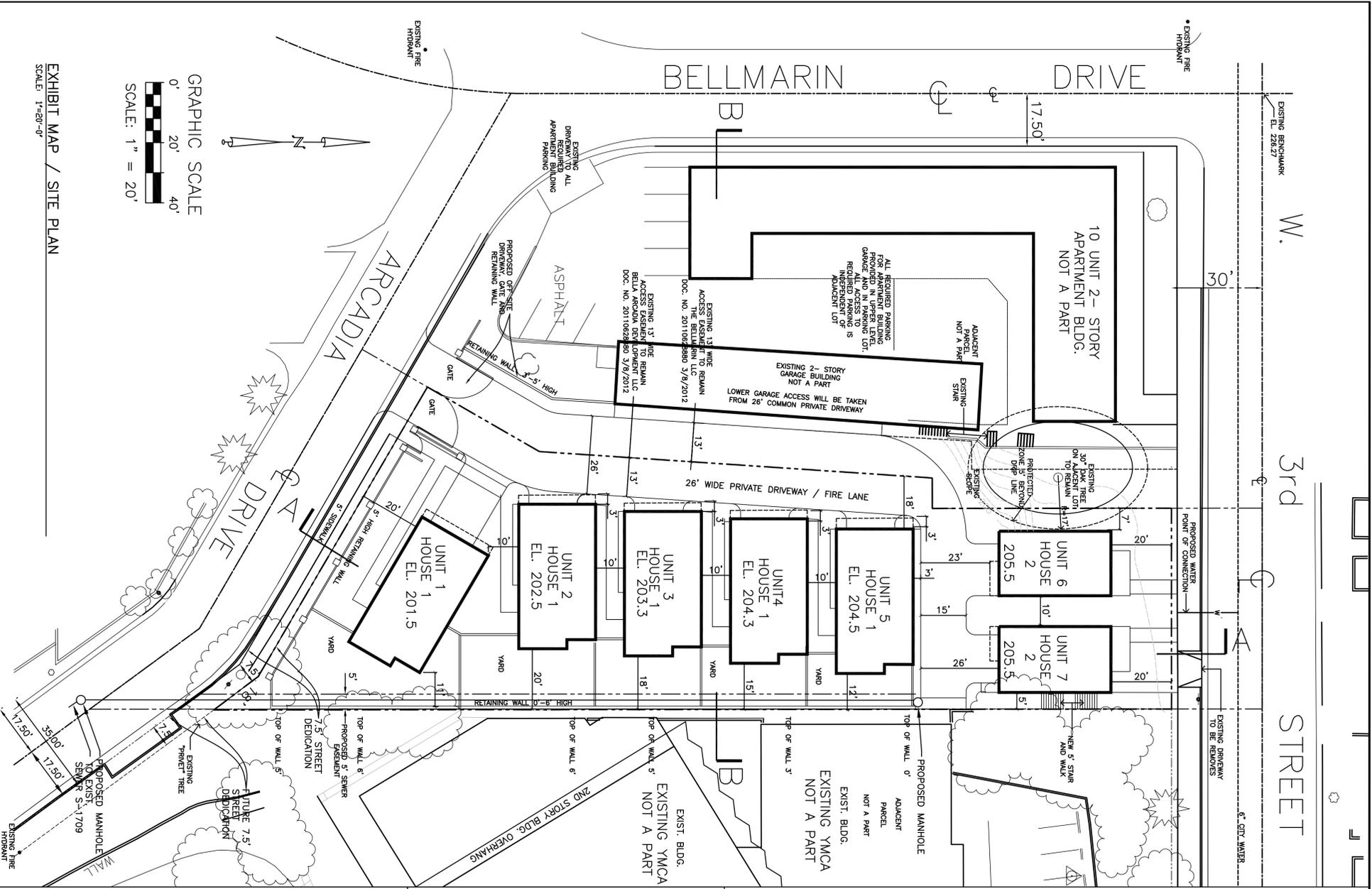
- NOTES**
- ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
 - ALL UTILITIES ARE LOCATED IN ADJACENT STREETS
 - THIS IS A 7 UNIT CONDOMINIUM PROJECT.
 - THERE IS NO OAK TREE ON THIS LOT
 - ZONE: L.A. COUNTY R2YY

FLOOD
FEMA MAP NO. 06037C2031F
COMMUNITY NO. 065043
PANEL NO. 2031 F
FLOOD ZONE: X
EFFECTIVE DATE: 9-26-2008

FILL = 2,636 CU.YD.
CUT = 878 CU.YD.
IMPORT = 1,758 CU.YD.



10-358



NOTES:
1. MAINTENANCE OF ALL SLOPES, LANDSCAPING AND DRAINAGE DEVICES WILL BE THE RESPONSIBILITY OF THE HOME OWNER AND HOME OWNERS ASSOCIATION IF PRESENT.

SHEET INDEX

A-101	EXHIBIT MAP / SITE PLAN
A-102	FIRE ACCESS DIAGRAM
A-201	HOUSE 1 PLANS
A-202	HOUSE 2 PLANS
A-301	HOUSE 1 ELEVATIONS
A-302	HOUSE 2 ELEVATIONS

PROJECT SUMMARY

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

LEGAL DESCRIPTION
PARCEL 2 OF CERTIFICATE OF COMPLIANCE NO. RLLA 2010 00020
RECORDED MAY 2, 2011 AS DOCUMENT NO. 20110628880, DR.

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 1
DENSITY: 7 UNITS / ACRE
GROSS LOT AREA (TO CENTER LINE OF R.O.W.) 28,224 S.F. / .065 ACRES
TOTAL NUMBER OF UNITS 108 UNITS / ACRE
(SEE RESIDENTIAL INFILL STUDY FOR INCREASED DENSITY TO CATEGORY 2, 6-12 UNITS / ACRE)

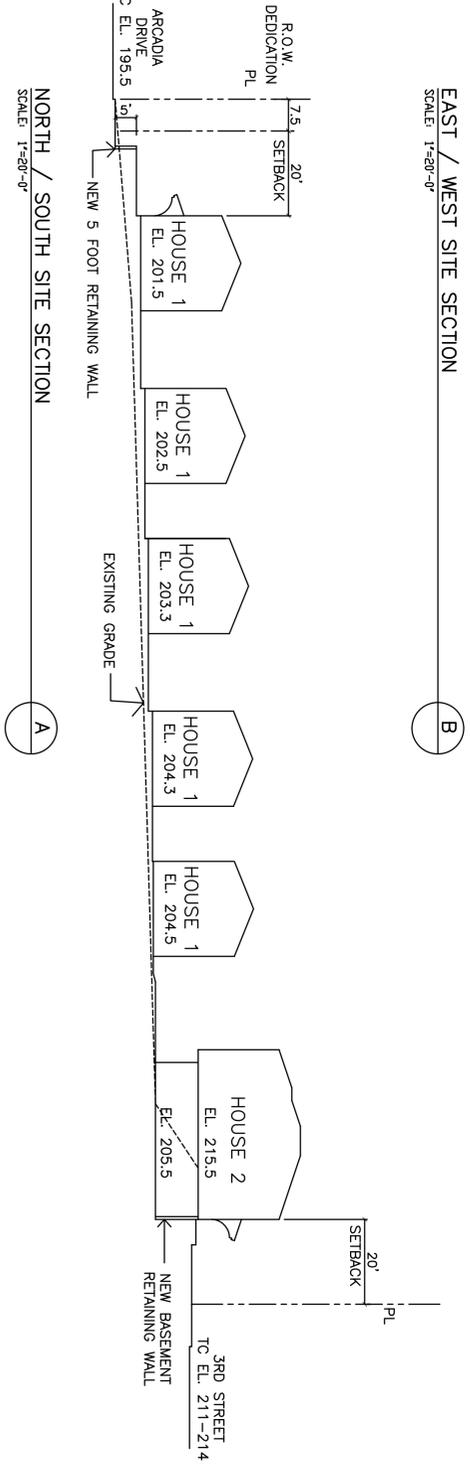
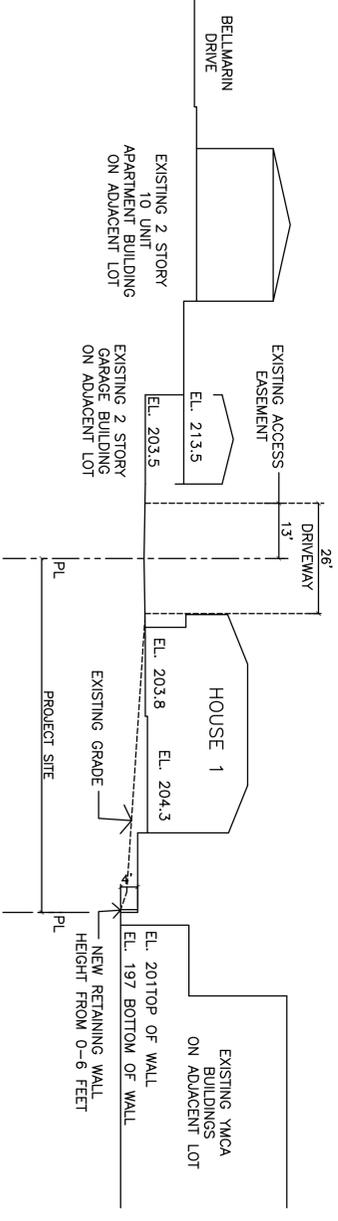
RESIDENTIAL SUMMARY

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

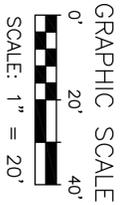
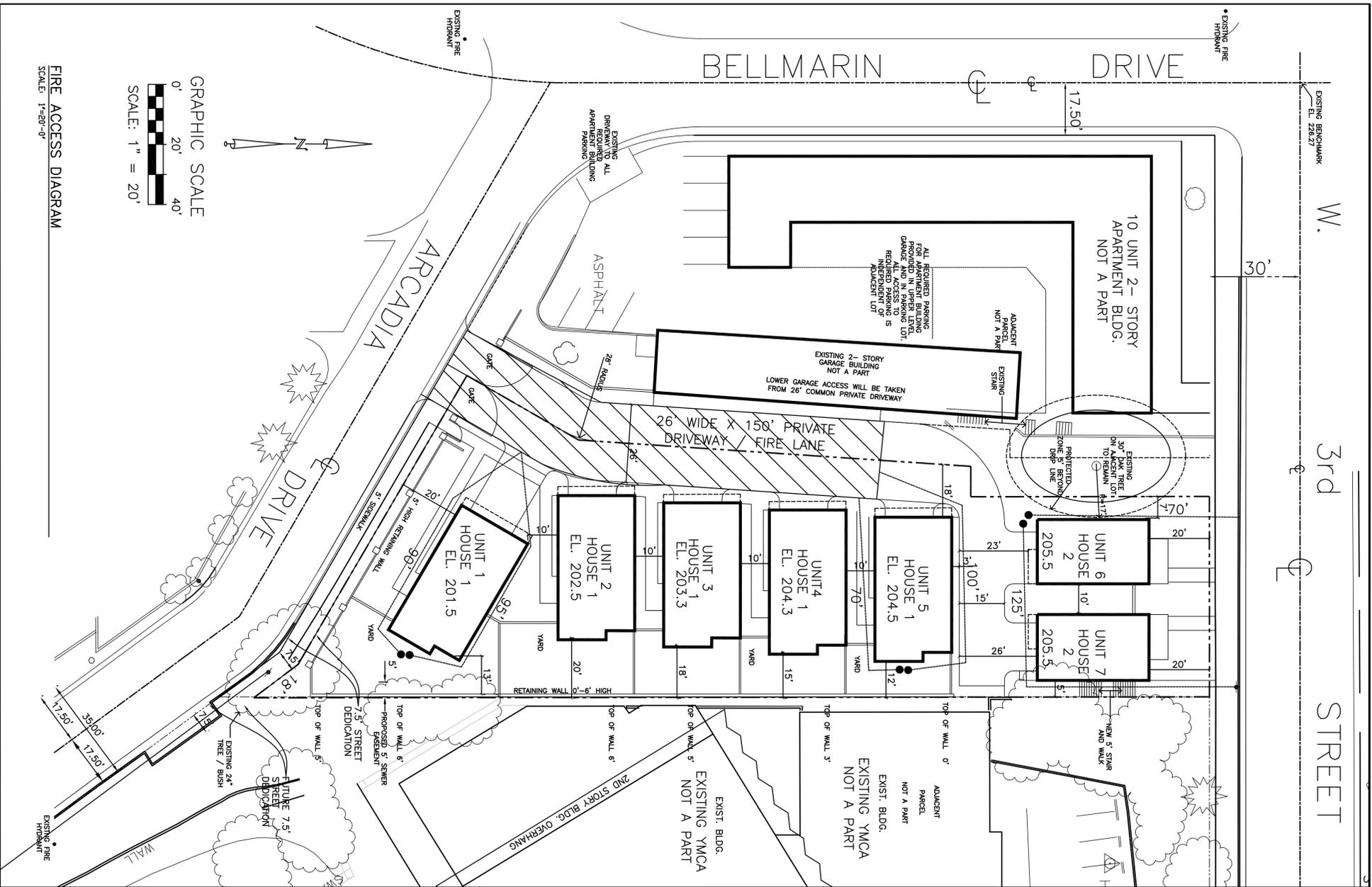
ALL HOUSES HAVE AN ATTACHED 2 CAR GARAGE

BUILDING TYPE TYPE V
OCCUPANCY CLASS R-1

PROPOSED GRADING
CUT 878 CU.YD.
FILL 2,636 CU.YD.
IMPORT 1,758 CU.YD.

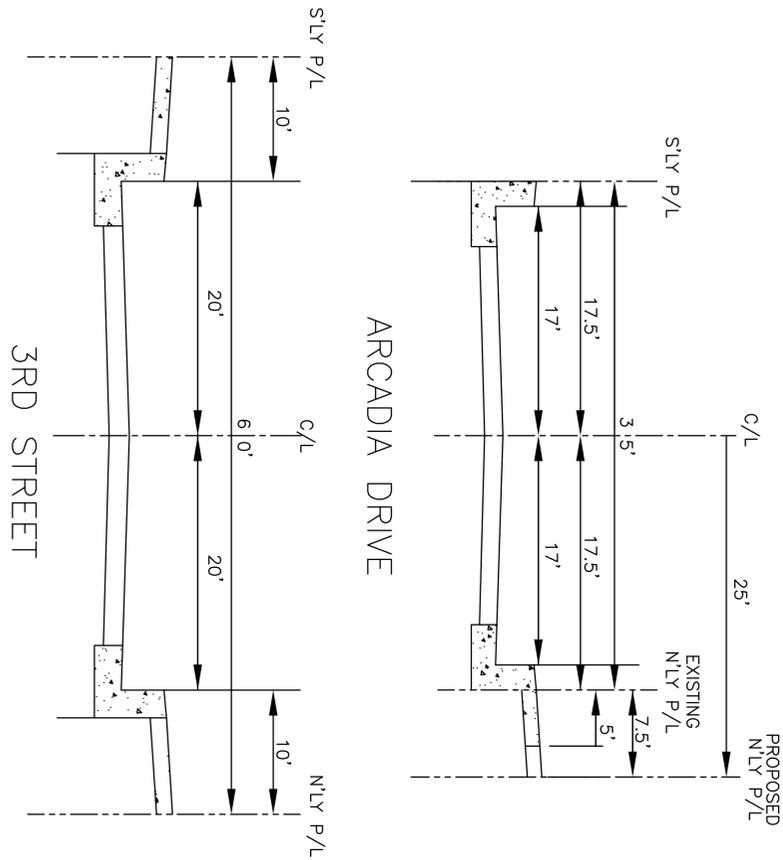


PROJECT NO. : A2011-102	PROJECT : BELLA ARCADIA CONDOMINIUM PLAN SAN PEDRO, CA	SHEET NAME: EXHIBIT MAP SITE PLAN DEPT OF REGIONAL PLANNING AUG 30 2012 EXHIBIT MAP 1 OF 2 RECEIVED CS INDEX NO.	OWNER: BELLA ARCADIA, LLC 414 MONTEREY BLVD. HERMOSA BEACH CA 90254	ISSUED FOR: 3/26/12 5/25/2012 REVISIONS 7/20/12 LARGER BLDG. FOOTPRINTS
USERNAME: SCALE: AS SHOWN 8-23-2012	<p>WALDRON + WALDRON ARCHITECTS</p> <p>6043 SOMMER DRIVE RANCHO PALOS VERDES, CA 90275 PHONE (310) 213 8890 E-MAIL: waldron_john@waldron.com</p>		<p>WALDRON + WALDRON ARCHITECTS</p> <p>BID DATE: PERMITTED: PLAN CHECK:</p>	
SHEET NO.: A1.01				

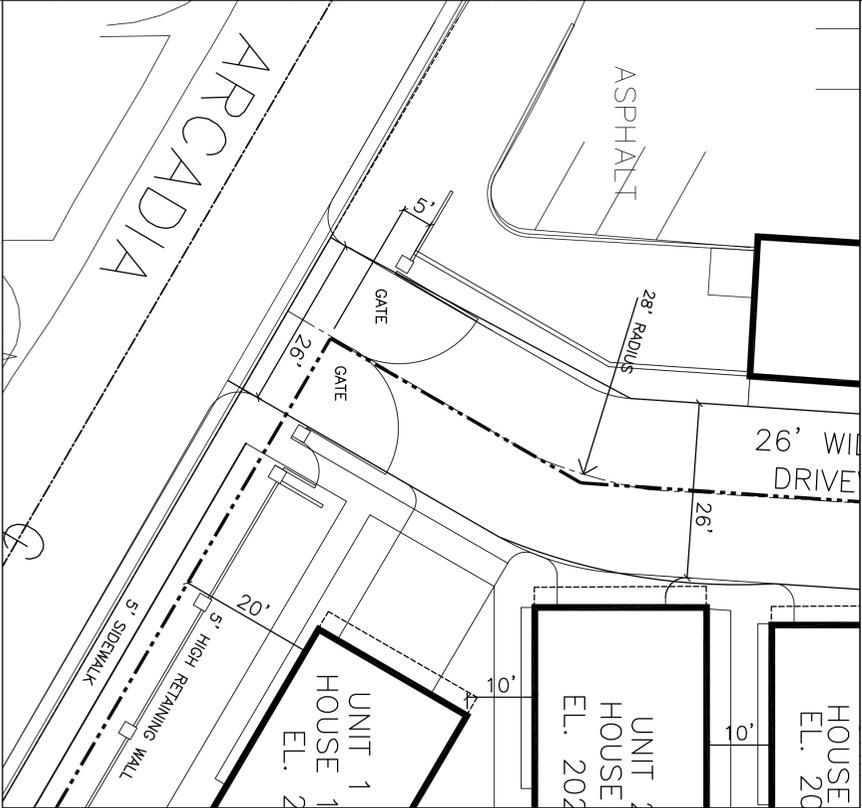


FIRE ACCESS DIAGRAM
SCALE: 1"=20'-0"

STREET CROSS SECTIONS
SCALE: NTS



ENTRY GATE
SCALE: 1"=30'-0"



PROJECT NO. :	A2011-102
USERNAME:	
SCALE: AS SHOWN	
8-23-2012	

PROJECT :
**BELLA ARCADIA
CONDOMINIUM PLAN
SAN PEDRO, CA**

SHEET NAME:
**FIRE ACCESS
DIAGRAM AND
STREET SECTIONS**
DEPT OF REGIONAL PLANNING
AUG 30 2012 EXHIBIT MAP 2 OF 2
RECEIVED CS INDEX NO.

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

6043 SOUTHWEST DRIVE
RANCHO PALMS VILLAGE, CA 90275
PHONE (310) 213 8880
E-MAIL: waldron_john@ramac.com

**WALDRON
+
WALDRON**
ARCHITECTS

ISSUED FOR:	
BID DATE:	
PERMITTED:	
PLAN CHECK:	