

TENTATIVE TRACT MAP NO. 83037

13615-13633 SOUTH VERMONT AVENUE
FOR CONDOMINIUM PURPOSES
CITY OF GARDENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

OWNER/DEVELOPER:
MELIA HOMES
8951 RESEARCH DRIVE, #100
IRVINE, CA 92618
T (949) 759-4367
CHAD BROWN, VICE PRESIDENT OF
PLANNING & DEVELOPMENT

CIVIL ENGINEER:
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6 ORCHARD, SUITE 200
LAKE FOREST, CA 92630
T (949) 916-3800
DANE MCDUGALL, P.E., PRINCIPAL

ARCHITECT:
SUMMA ARCHITECTURE
5256 S. MISSION ROAD, SUITE 404
GARDENA, CA 90203
T (760) 724-1198

SITE ADDRESS:
13615-13633 SOUTH VERMONT AVENUE
GARDENA, CA 90247

LAND AREA:
NET: 180,549 SF (4.145 AC)
GROSS: 184,148 SF (4.227 AC)

PROPOSED LAND USE:
R-4: HIGH DENSITY MULTIPLE
FAMILY RESIDENTIAL

EXISTING LAND USE:
C-3: GENERAL COMMERCIAL

LEGAL DESCRIPTION:
BEING A PORTION OF LOT 5, AND ALL OF LOTS 6 AND 7, IN BLOCK "A" OF THE
STRAWBERRY PARK TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA AS PER MAP FILED IN BOOK 4, PAGES 27 AND 28 OF MAPS IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.

VESTED OWNER:
TAKESHI ISHII AND KATHLEEN Y. ISHII, TRUSTEES OF THE TAKESHI AND KATHLEEN
Y. ISHII FAMILY TRUST DATED MARCH 20, 1991, AS TO AN UNDIVIDED ONE-HALF
INTEREST; AND GARY M. ISHII, A SINGLE MAN, AS TO AN UNDIVIDED ONE-HALF
INTEREST, AS TO PARCELS A AND B

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY SHOWN HEREON ARE BASED ON THE CALIFORNIA
COORDINATE SYSTEM OF 1983, CCS83, ZONE V 2010.00 EPOCH IN ACCORDANCE
WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID
BEARING BEING NORTH 14°53'22" WEST BETWEEN CALIFORNIA SPATIAL REFERENCE
CENTER STATIONS "CRHS" AND "P799"

DATUM STATEMENT:
ALL COORDINATES SHOWN HEREON ARE GRID VALUES. ALL DISTANCES
SHOWN HEREON ARE GROUND VALUES UNLESS OTHERWISE NOTED. A
GENERALIZED COMBINATION SCALE FACTOR OF 1.00003152 WAS USED FOR
THIS PROJECT AT NORTHING 1788967.984, EASTING 6472844.699. TO
OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE
COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:
CITY OF LOS ANGELES BENCHMARK NO. 18-06908
ELEV: 64.925 (NAVD88 LEVELED 2014)
DESCRIBED AS: "WIRE SPK IN E CURB VERMONT AVE, 65.6FT
N OF BC CURB RETURN N OF ROSECRANS AVE, N END CB"

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREAS
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN" PER FEMA MAP NO. 06037C1795F, A PRINTED
PANEL, EFFECTIVE SEPTEMBER 26, 2008.

TOPOGRAPHY NOTE:
TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR
INTERVALS FROM AERIAL PHOTOGRAMMETRY

EARTHWORK QUANTITIES:

| | |
|-----------------------------|---------|
| RAW CUT: | 1067 CY |
| ASSUMED WET UTILITY SPOILS: | 1100 CY |
| ASSUMED FOUNDATION SPOILS: | 4200 CY |
| RAW FILL: | 6852 CY |
| TOTAL FILL: | 485 CY |

NOTE: QUANTITY DOES NOT INCLUDE DRY
UTILITY SPOILS

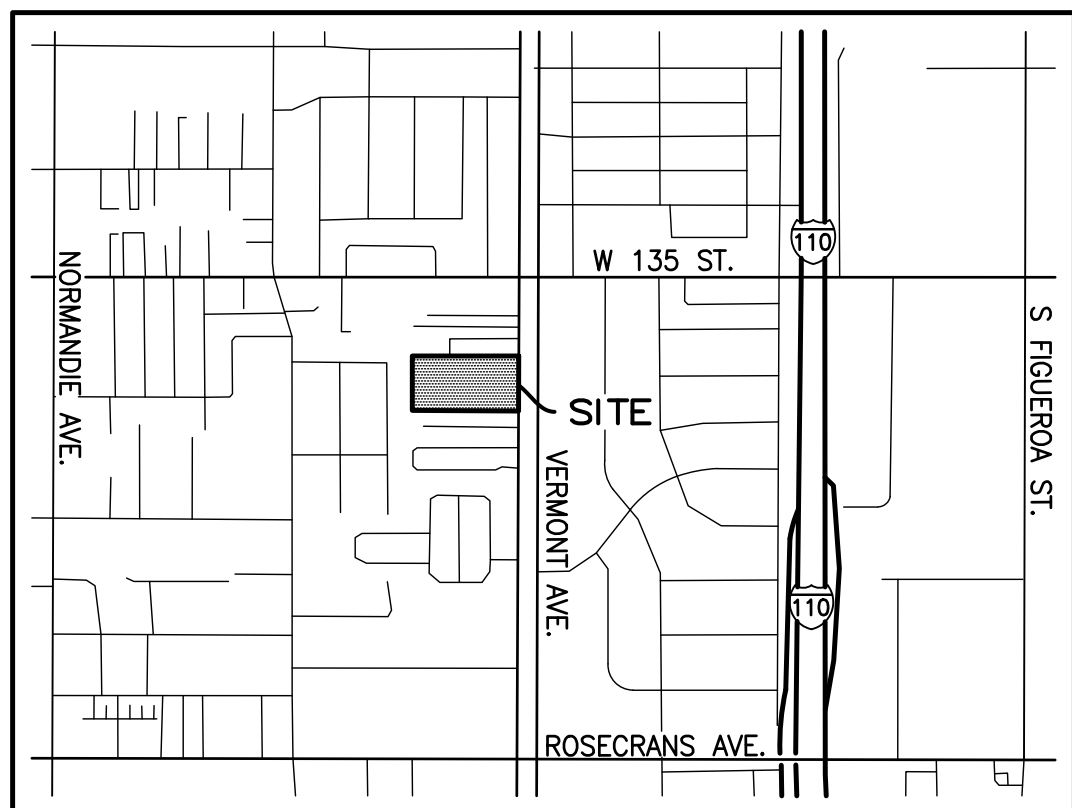
UTILITY PURVEYORS:

| | |
|--|--|
| CABLE: AT&T URVERSE PHONE: (800) 288-2020 | SEWER: CITY OF GARDENA (OWNER/MAINTAINED) PHONE: (310) 217-9500 |
| DIRECT TV: PHONE: (855) 802-3473 | COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY: PHONE: (562) 699-7411 |
| DISH NETWORK: PHONE: (888) 856-3109 | ELECTRICITY: SOUTHERN CALIFORNIA EDISON PHONE: (909) 592-3737 |
| TIME WARNER CABLE: PHONE: (800) 892-2253 | |
| WATER: GOLDEN STATE WATER COMPANY PHONE: (800) 999-4033 | |

NOTES:

1. EXISTING ONSITE REMOVALS ARE SHOWN PER SEPARATE FUTURE ONSITE
DEMOLITION PLAN.

Hardcopy rec. by CDD on 9-18-20



VICINITY MAP
NOT TO SCALE

LEGEND:

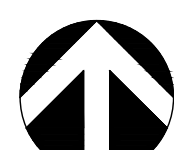
- CENTERLINE
- - - PROPERTY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- (8" SS) - EXISTING SEWER
- (12" DW) - EXISTING WATER
- 2" G - EXISTING GAS
- - - PROPOSED WALL
- - - EXISTING WALL
- - - EXISTING CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- GUY WIRE
- POWER POLE

ABBREVIATIONS:

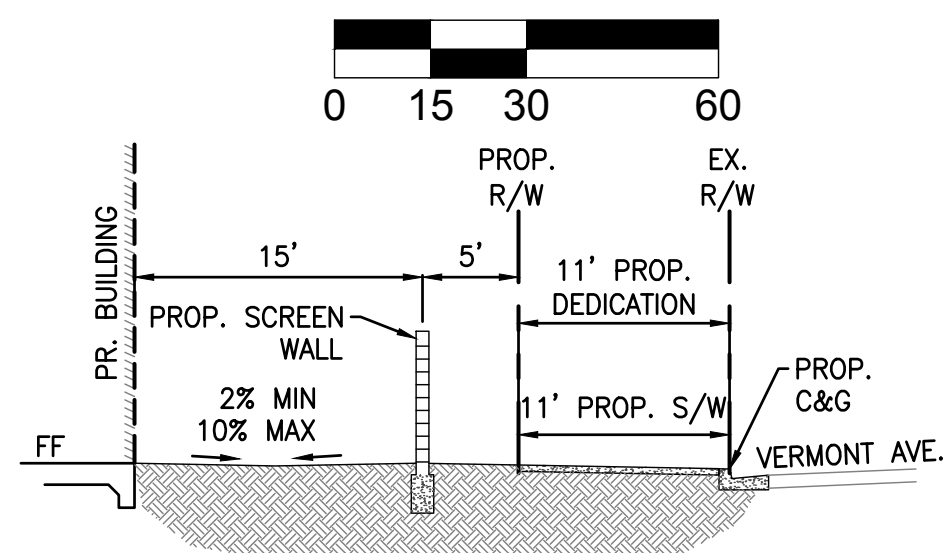
- | | | | |
|-------|-----------------------------|------|--------------------------|
| PCC | PORTLAND CEMENT CONC | BLDG | BUILDING |
| MH | MAN HOLE | PP | POWER POLE |
| LP | LIGHT POLE | BW | BACK OF WALK |
| CB | CATCH BASIN | TW | TOP OF WALL |
| CLF | CHAIN LINK FENCE | AC | ASPHALT PAVEMENT |
| ST | STREET LIGHT | MFH | MULTI FAMILY HOME |
| TE | TRASH ENCLOSURE | CL | CENTERLINE |
| TR | ELECTRICAL TRANSFORMER | C&G | CURB AND GUTTER |
| EP | EDGE OF PAVEMENT | P/L | PROPERTY LINE |
| FS | FINISHED SURFACE | R/W | RIGHT OF WAY |
| FF | FINISHED FLOOR | INV | INVERT |
| FG | FIRE HYDRANT | FF | FINISHED FLOOR |
| NH | NATURAL GROUND | IRR | IRRIGATION |
| TC | TOP OF CURB | PA | PLANTER |
| FL | FLOW LINE | PUE | PUBLIC UTILITY EASEMENT |
| TG | TOP OF GRATE | PB | PULL BOX |
| GB | GRADE BREAK | ICV | IRRIGATION CONTROL VALVE |
| DDC | DOUBLE DETECTOR CHECK VALVE | ARV | AIR RELEASE VALVE |
| SP | SIGN POST | DED. | DEDICATION |
| S/W | SIDEWALK | EX. | EXISTING |
| CB | CATCH BASIN | UTIL | UTILITY |
| PV | POST INDICATOR VALVE | EVA | EMERGENCY VEHICLE ACCESS |
| PROP. | PROPOSED | ESMT | EASEMENT |
| | | JS | JUNCTION STRUCTURE |

EXISTING EASEMENT NOTES:

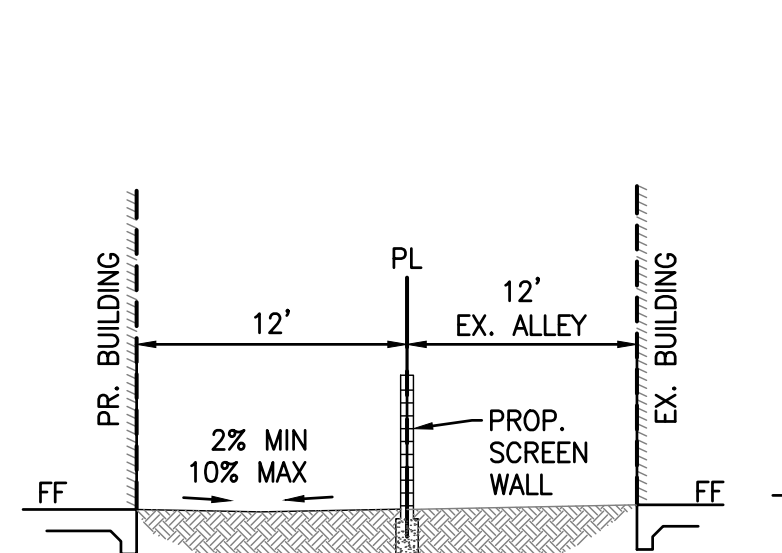
- ③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROAD PURPOSES
RECORDING NO: BOOK 1930, PAGE 345 OFFICIAL RECORDS
- ⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES
RECORDING NO: BOOK 2022, PAGE 10 OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN



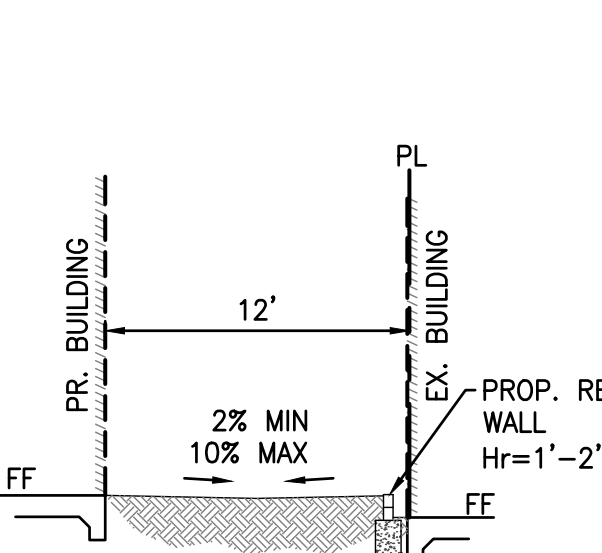
1" = 30'



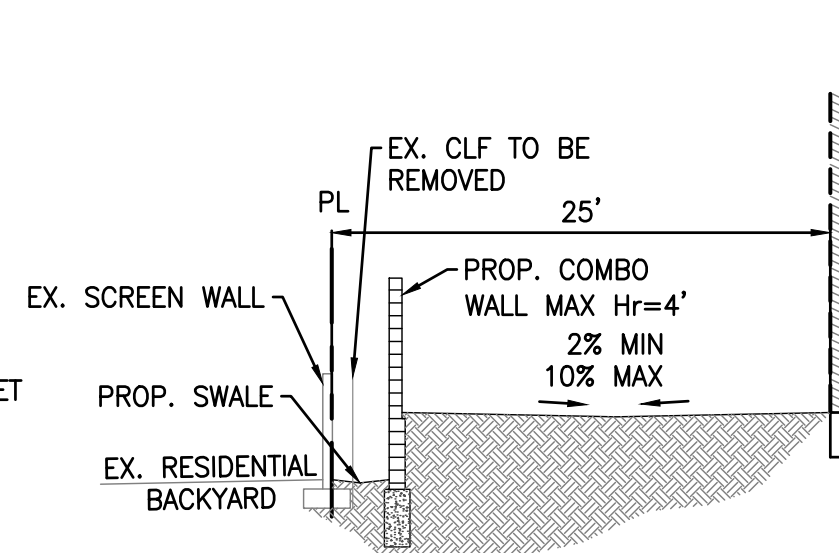
SECTION A-A
VERMONT AVENUE
NOT TO SCALE



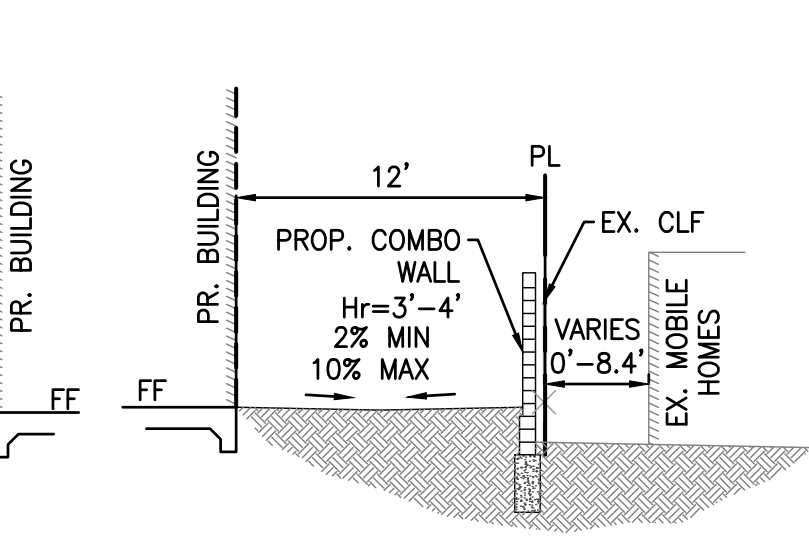
SECTION B-B
NORTHERN PROPERTY LINE
NOT TO SCALE



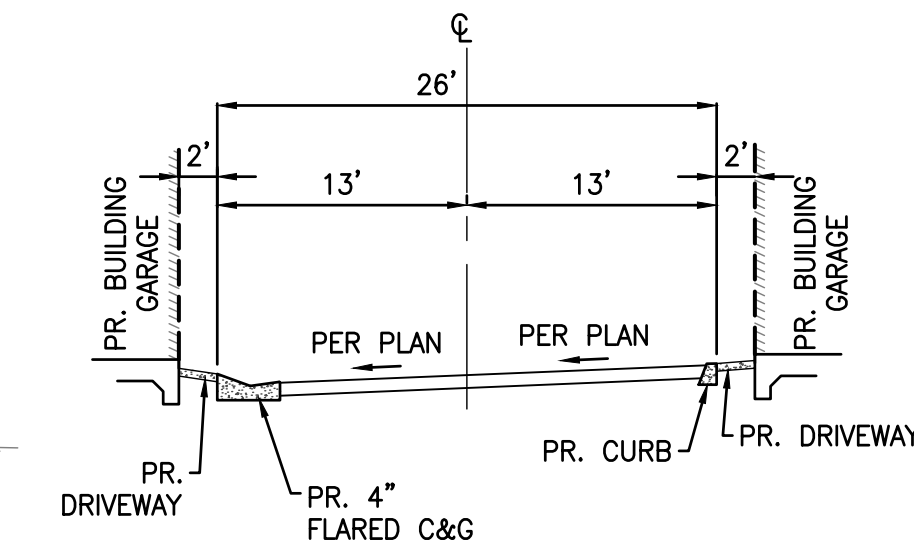
SECTION C-C
NORTHERN PROPERTY LINE
NOT TO SCALE



SECTION D-D
WESTERN PROPERTY LINE
NOT TO SCALE



SECTION E-E
SOUTHERN PROPERTY LINE
NOT TO SCALE



SECTION F-F
PRIVATE DRIVE
NOT TO SCALE

REVISIONS

| NO | DATE | INITIAL | DESCRIPTION | APP | DATE |
|----|------|---------|-------------|-----|------|
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| | | | | | |

OWNER/DEVELOPER



MELIA HOMES
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CVC-INC.NET
LAND PLANNING & SURVEYING



I hereby certify that :
1. These plans have been prepared under my supervision;
2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
3. Existing ground contours and elevations were obtained by field survey performed on JANUARY 2019

ENGINEER _____ DATE _____
RCE 68167

TENTATIVE TRACT MAP No. 83037

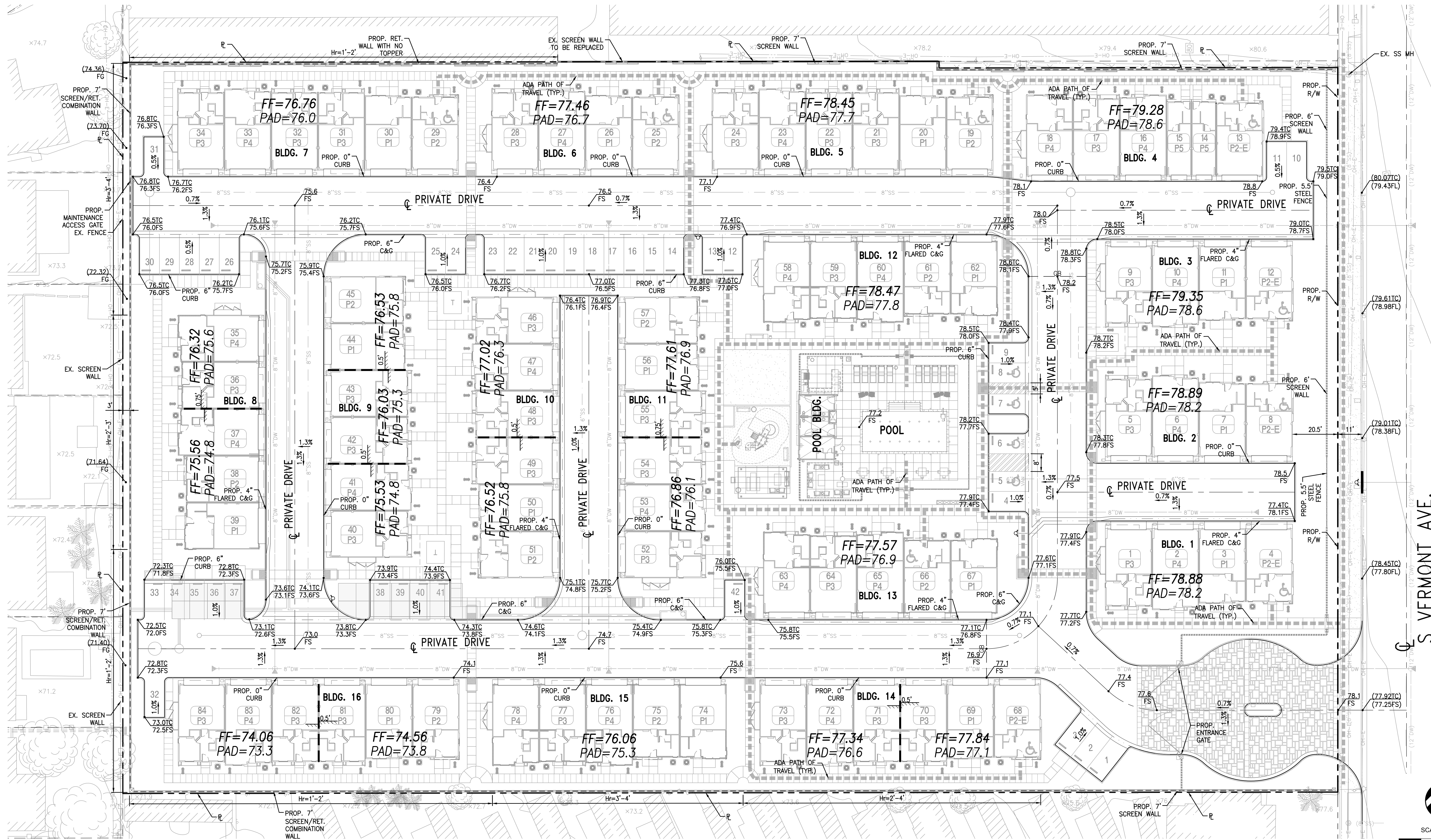
13615 & 13633 S VERMONT AVE.
GARDENA, CA 90249

09/02/2020

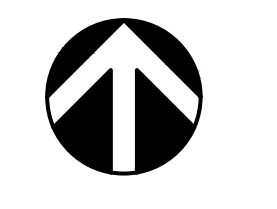
SHEET 1 OF 4

SCALE: AS SHOWN DRAWN BY: DA CHECKED BY: MM

CITY OF GARDENA



S VERMONT AVE.



SCALE: 1" = 20'

| REVISIONS | | | | | |
|-----------|------|---------|-------------|-----|------|
| NO | DATE | INITIAL | DESCRIPTION | APP | DATE |
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OWNER/DEVELOPER

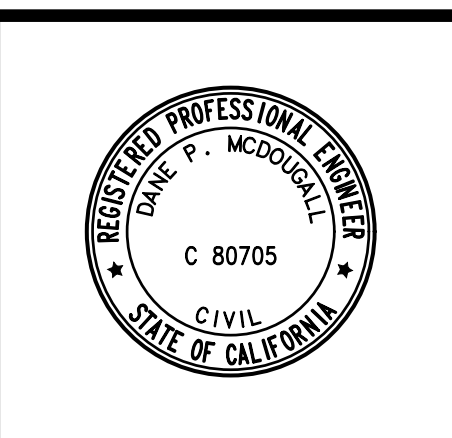
MH MELIA HOMES

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ENGINEER _____ DATE _____

RCE 68167

PRELIMINARY GRADING PLAN
TENTATIVE TRACT MAP No. 83037

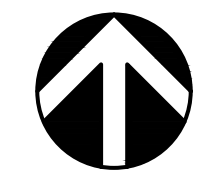
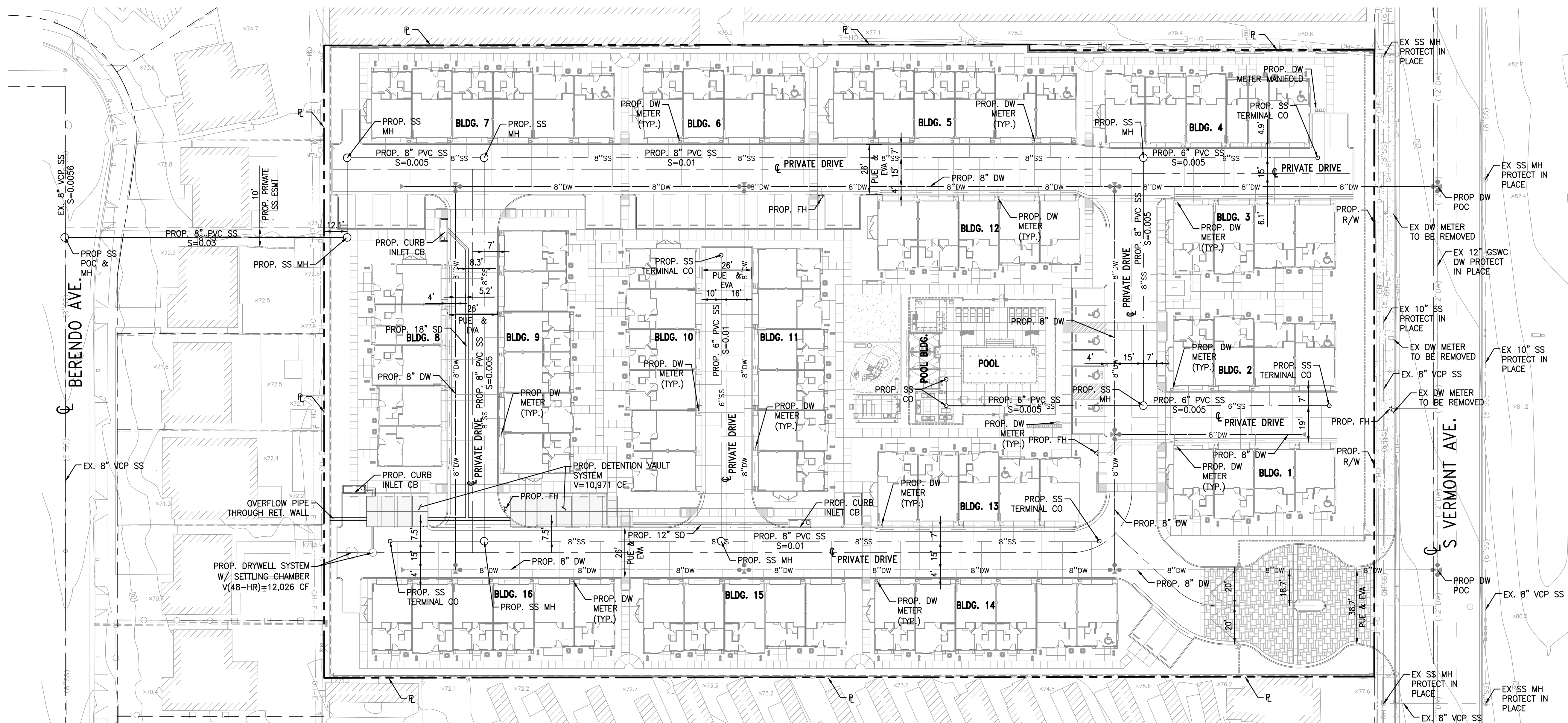
13615 & 13633 S VERMONT AVE.
GARDENA, CA 90249

09/02/2020

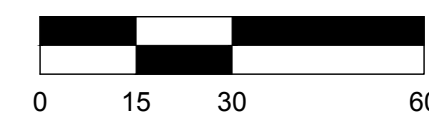
SHEET 2 OF 4

SCALE: AS SHOWN DRAWN BY: EP CHECKED BY: MM

CITY OF GARDENA



SCALE: 1" = 30'



| REVISIONS | | | | | |
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OWNER/DEVELOPER

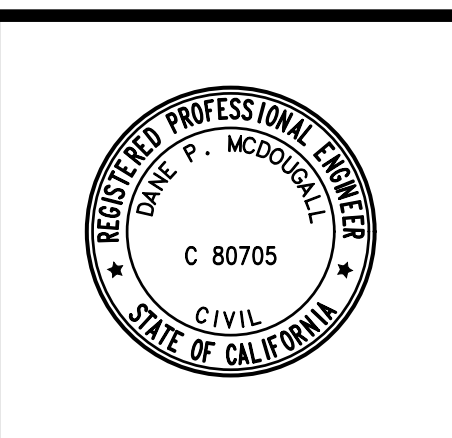
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ENGINEER _____ DATE _____

RCE 68167

PRELIMINARY UTILITY PLAN
TENTATIVE TRACT MAP No. 83037

13615 & 13633 S VERMONT AVE.
GARDENA, CA 90249

09/02/2020

SHEET 3 OF 4

SCALE: AS SHOWN | DRAWN BY: EP | CHECKED BY: MM

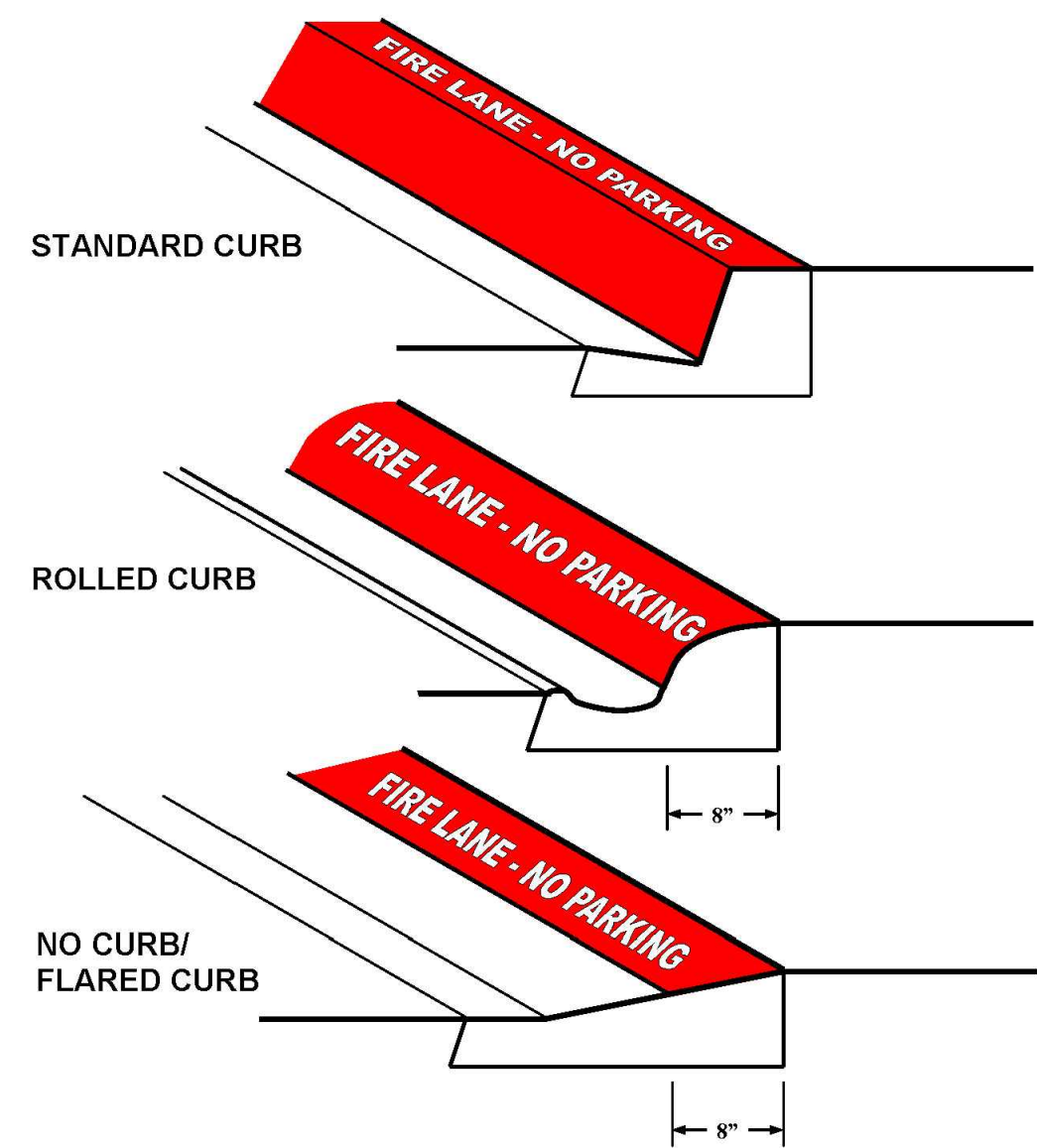
CITY OF GARDENA

PLAN SET: P504
 DATE: 09/02/2020
 8" X 11" PLOT
 9/25/20 12:30 PM

FIRE ACCESS & HYDRANT LOCATION PLAN FOR TENTATIVE TRACT MAP No. 83037

ATTACHMENT 9

Fire Lane Identification – Red Curbs



1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted red.
3. "FIRE LANE - NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

1. CURBS SHALL BE PAINTED RED
2. "FIRE LANE - NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3" WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

2 RED CURB PAVEMENT MARKING NOT TO SCALE

CONSTRUCTION NOTES:

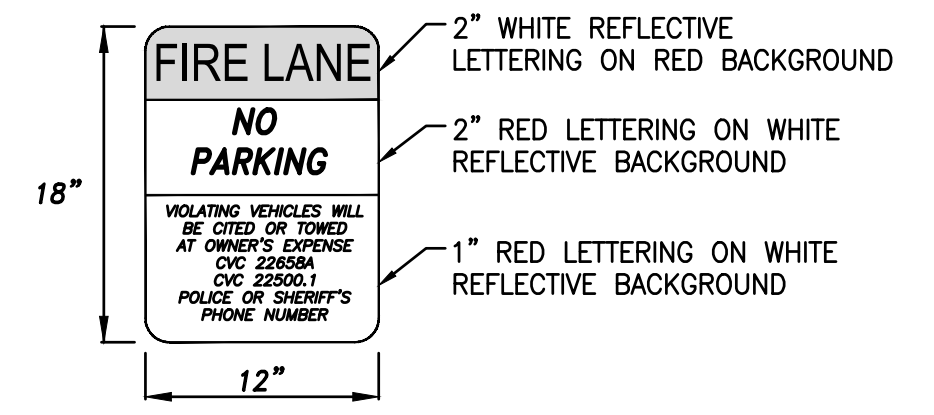
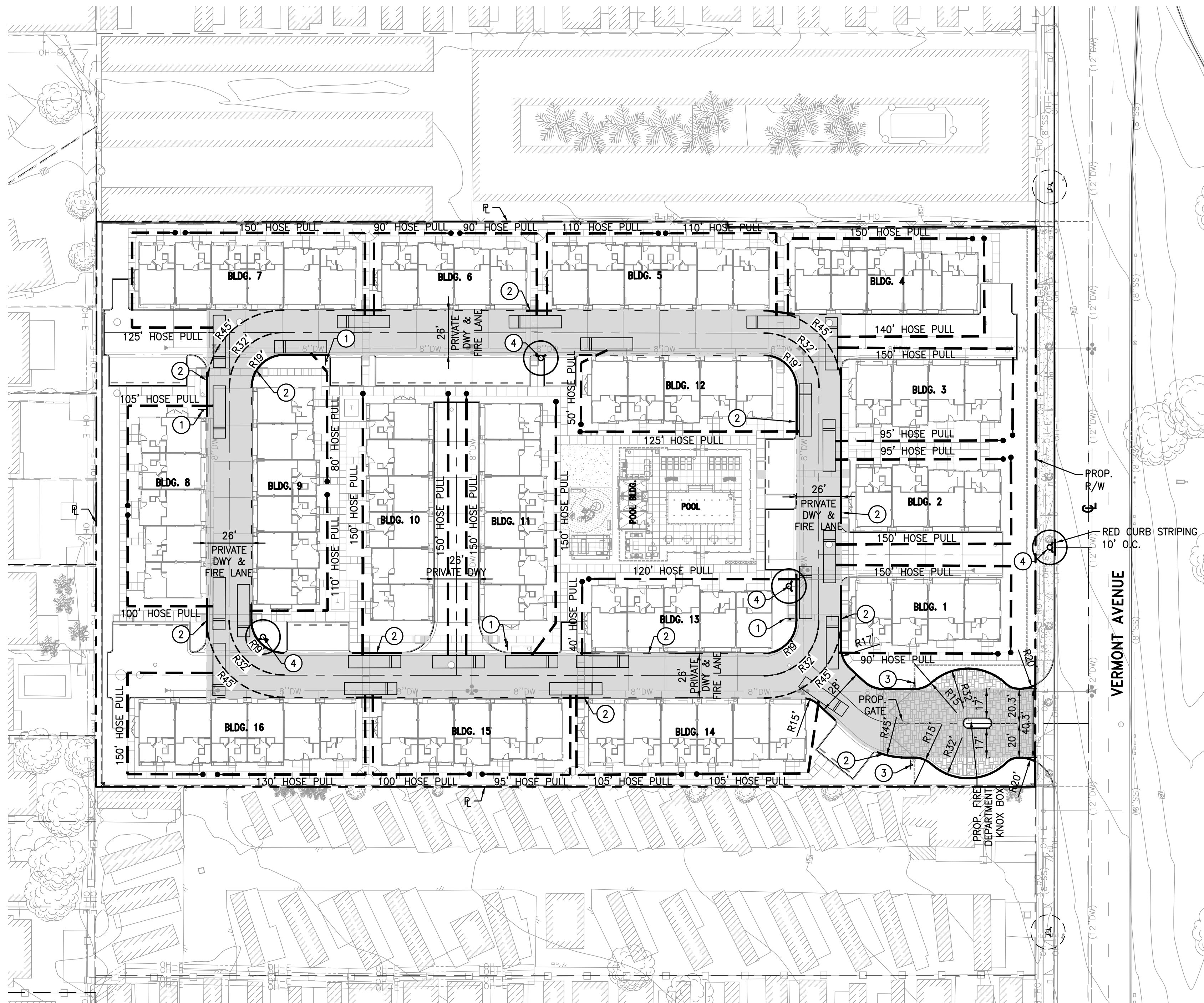
1. INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
2. FIRE LANE IDENTIFICATION-RED CURBS PER DETAIL 2 HEREON.
3. INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 3 HEREON.
4. PROPOSED FIRE HYDRANT LOCATION

PROJECT GENERAL NOTES:

1. ALL FIRE ACCESS LANES MEET LACOFD MINIMUM REQUIREMENTS 19' & 45' RADII.
2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2016 EDITION.
4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACOFD GUIDELINE FOR FIRE APPARATUS ROADS.
5. LARGEST BUILDING SQ. FOOTAGE = 13,142 SQ. FT.
6. BUILDINGS ARE DESIGNATED TYPE-VB.
7. BUILDING OCCUPANCIES ARE R-3 FOR ATTACHED MULTI-FAMILY UNITS.
8. THE BUILDING HEIGHTS ARE APPROXIMATELY 40 FEET MAX OVERALL AND 30' MAX TO FASCIA ABOVE FINISH GRADE.
9. ALL R-3 BUILDINGS ON THE SITE WILL BE SPRINKLERED PER NFPA-13D
10. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.
11. A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.
12. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 2500 GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.
13. THE REQUIRED FIRE FLOW FOR ON-SITE FIRE HYDRANTS AT THIS LOCATION IS _____ GPM AT 20 PSI RESIDUAL PRESSURE. WHEN TWO OR MORE ON-SITE HYDRANTS ARE REQUIRED, THE FIRE FLOW SHALL BE _____ GPM, WITH EACH ON-SITE FIRE HYDRANT BEING CAPABLE OF FLOWING _____ GPM AT 20 PSI RESIDUAL PRESSURE. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.
14. ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/12" BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
15. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
16. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4

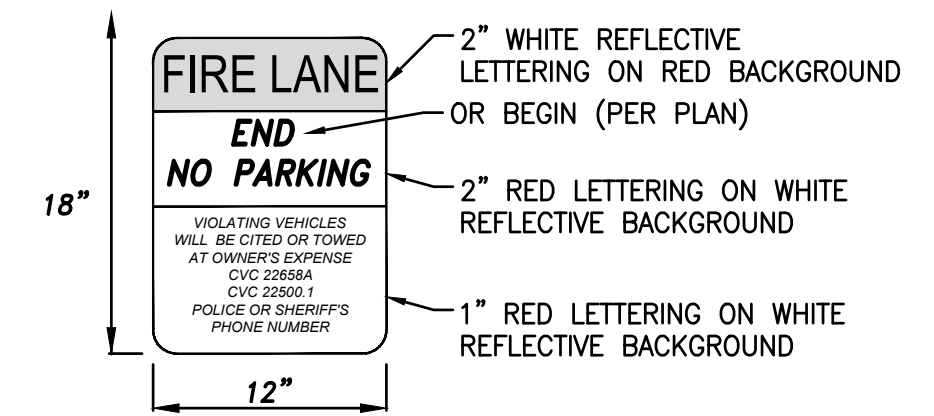
NOTES:

- 1) OVERALL BUILDING HEIGHT IS 40' MAX
- 2) HEIGHT FROM FINISH GRADE TO BUILDING FASCIA IS 30' MAX



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.
SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

1 NO PARKING SIGN NOT TO SCALE

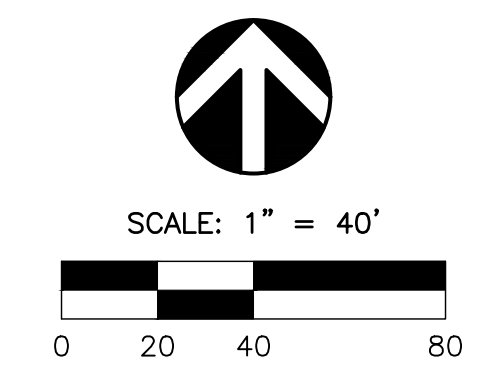


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3 BEGIN & END NO PARKING SIGN OR BEGIN (PER PLAN) NOT TO SCALE

LEGEND

- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE TRUCK ACCESS
- HOSE PULL
- PROPERTY LINE
- RED CURB STRIPING
- FIRE HYDRANT
- PROPOSED
- EXISTING
- PROPERTY LINE
- RIGHT OF WAY
- TYPICAL



| REVISIONS | | | | | |
|-----------|------|---------|-------------|-----|------|
| NO | DATE | INITIAL | DESCRIPTION | APP | DATE |
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OWNER/DEVELOPER

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LAND PLANNING & SURVEYING
CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
DANE P. MCDONOUGH
C 80705
CIVIL
STATE OF CALIFORNIA

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3. Existing ground contours and elevations were obtained by field survey performed on JANUARY 2019

ENGINEER _____ DATE _____
RCE 68167

**FIRE ACCESS & HYDRANT
LOCATION PLAN
TENTATIVE TRACT MAP No. 83037**
13615 & 13633 S VERMONT AVE.
GARDENA, CA 90249

09/02/2020
SHEET 4 OF 4

SCALE: AS SHOWN DRAWN BY: DA CHECKED BY: MM
CITY OF GARDENA

PLAN SET: P504
DATE: 09/02/2020
9:16 AM - 9:25 AM