

VESTING TENTATIVE TRACT MAP NO. 84271

LOT 1 FOR CONDOMINIUM PURPOSES
IN THE CITY OF PICO RIVERA, STATE OF CALIFORNIA

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF PICO RIVERA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO PASO DE BARTOLO, IN THE CITY OF PICO RIVERA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF TRACT 4245 AS PER MAP RECORDED IN BOOK 47 PAGE 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT WESTERLY THEREON 10.03 CHAINS FROM THE MOST SOUTHERLY CORNER OF SAID TRACT 4245, SAID POINT OF BEGINNING ALSO BEING THE POINT OF BOUNDARY OF TRACT 14489, AS PER MAP RECORDED IN BOOK 365 PAGES 43 TO 46 INCLUSIVE OF SAID MAPS, IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID TRACT 14489, SOUTH 27 DEGREES 31' 58" WEST 637.39 FEET TO THE SOUTHWESTERLY CORNER OF LOT 155 OF SAID TRACT 14489; THENCE ALONG THE PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 155, NORTH 62 DEGREES 24' 45" WEST TO THE SOUTHWESTERLY LINE OF ROSEMEAD BOULEVARD, 100 FEET WIDE, AS DESCRIBED IN THE DEEDS TO THE STATE OF CALIFORNIA, RECORDED ON DECEMBER 13, 1948, AS INSTRUMENT NO. 2472 IN BOOK 28940 PAGE 6, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND RECORDED ON DECEMBER 30, 1948 AS INSTRUMENT NO. 2698 IN BOOK 29389 PAGE 190 OFFICIAL RECORDS; THENCE NORTHERLY ALONG SAID ROSEMEAD BOULEVARD TO THE SOUTHERLY LINE OF SAID TRACT 4245; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THE NORTHEASTERLY 213 FEET, MEASURED AT RIGHT ANGLES OF SAID LAND.
APN: 6378-017-004

SITE ADDRESS:
6540 ROSEMEAD BOULEVARD,
PICO RIVERA, CALIFORNIA 90660

VESTED OWNER:
LIN & SONS INVESTMENT, INC. A CALIFORNIA CORPORATION

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 45°10'03.2" WEST BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORRS, "WHC1" AND "GVR5".

DATUM STATEMENT:
ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CGCS83, ZONE 5, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RECORDS CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 1.000008068 WAS USED FOR THIS PROJECT AT NORTHING 1817343.371, EASTING 6532974.053. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

NORTHING EASTING
WHC1: 1815062.759 6552220.355
GVR5: 1839667.589 6527471.202

BENCHMARK STATEMENT:
LOS ANGELES COUNTY BENCHMARK NO. LY1666A
ELEV: 163.154 (NAVD88)
DESCRIBED AS: RDBM TAG IN N CB 49FT W/O BCR @ NW COR ROSEMEAD BLVD & WASHINGTON BLVD

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREA WITH REDUCED FLOOD RISK DUE TO LEVEE" PER FEMA MAP NO. 06037C1830F, A PRINTED PANEL, EFFECTIVE SEPTEMBER 26, 2008.

LAND USE SUMMARY:
LOT 1 FOR CONDOMINIUM PURPOSES
TOTAL DWELLING UNITS: 95 RESIDENTIAL UNITS
GROSS AREA: 4.43 ACRES
NET AREA: 4.04 ACRES
LOT COVERAGE: 86%
FAR: 76,803 S.F. / 175,983 S.F.
LANDSCAPING AREA: 25,047 S.F.
PAVING AREA: 81,796 S.F.
EXISTING USE: C-G (GENERAL COMMERCIAL)
PROPOSED USE: R-M (MULTIFAMILY RESIDENTIAL)
EXISTING ZONING: GENERAL COMMERCIAL
PROPOSED ZONING: RM ZONING RESIDENTIAL
TOTAL PROPOSED LOTS: 1 (NUMBERED)
PARKING SPACES REQUIRED: 202
PARKING SPACES PROVIDED: 214

UTILITY PURVEYORS & SERVICES:

WATER:
PICO WATER DISTRICT
(562) 692-3756
CITY OF PICO RIVERA WATER SERVICES
(562) 801-4316

CABLE/INTERNET:
SPECTRUM
(855) 707-7328

TELEPHONE:
FRONTIER COMMUNICATIONS
(800) 921-8101

TRASH:
NASA SERVICES INC.
(888) 888-0388

ELECTRICITY:
SOUTHERN CALIFORNIA EDISON
(800) 655-4555

SCHOOL DISTRICT:
EL RANCHO UNIFIED SCHOOL DISTRICT
(562) 942-1500

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
(800) 427-2000

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON JUNE 29, 2023.

FD. SPIKE AND WASHER
"LS 5411" AT CENTERLINE
INTERSECTION OF
ROSEMEAD BOULEVARD AND
CARRON DRIVE PER
P.W.F.B. 1025-1026-1027

DANE P. MCDUGALL, L.S. 9297

ENGINEER'S STATEMENT:

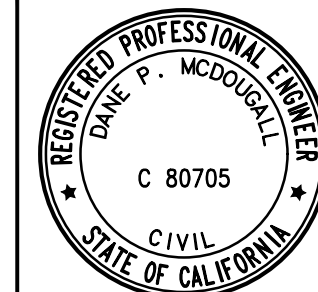
THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON MARCH 28, 2024.

DANE P. MCDUGALL, R.C.E. 80705

SHEET INDEX

- C1 VESTING TENTATIVE TRACT MAP
- C2 EXISTING SITE PLAN
- C3 PRELIMINARY GRADING PLAN
- C4 PRELIMINARY UTILITY PLAN
- C5 PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

PREPARED BY:



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PREPARED FOR:

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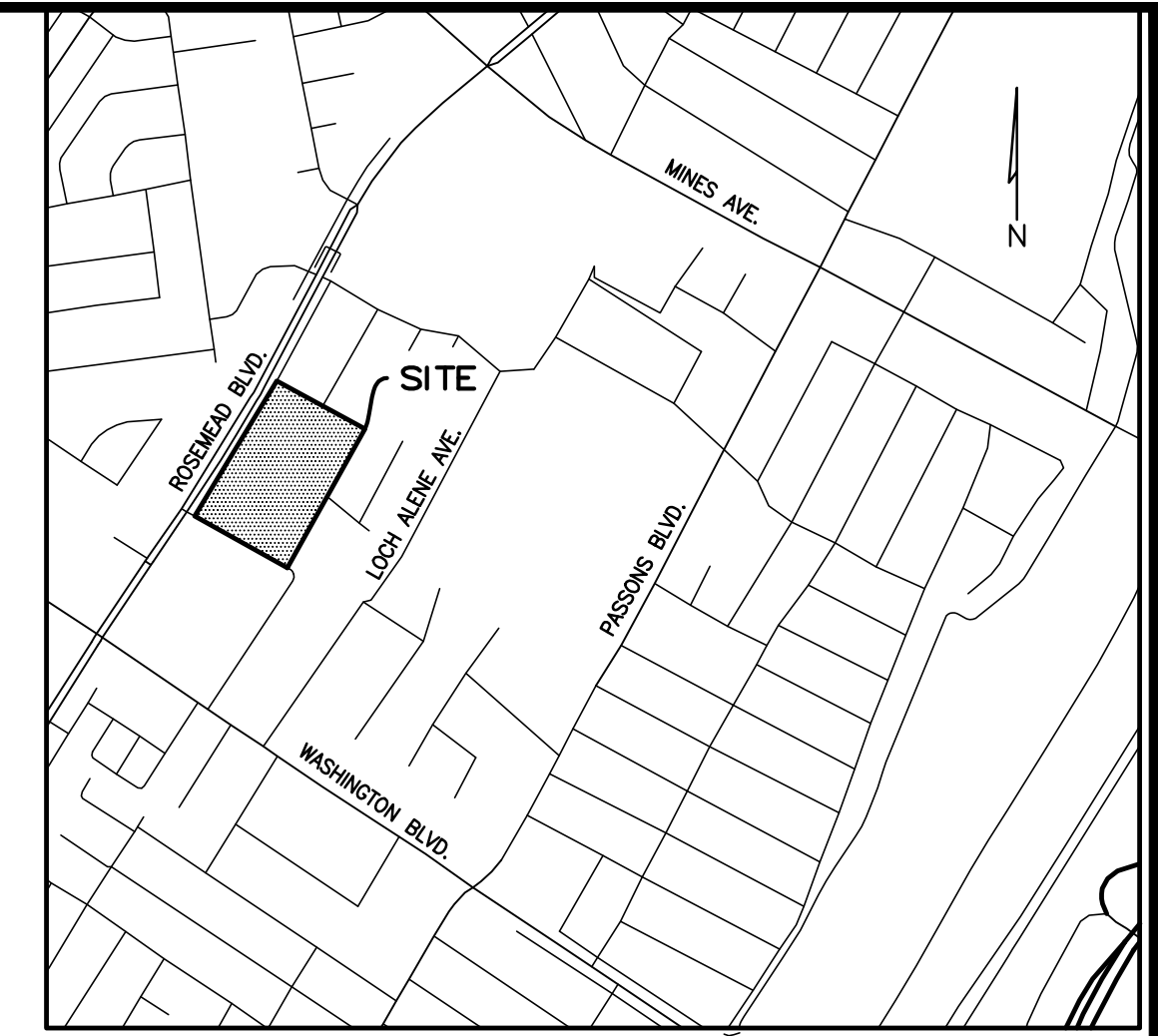
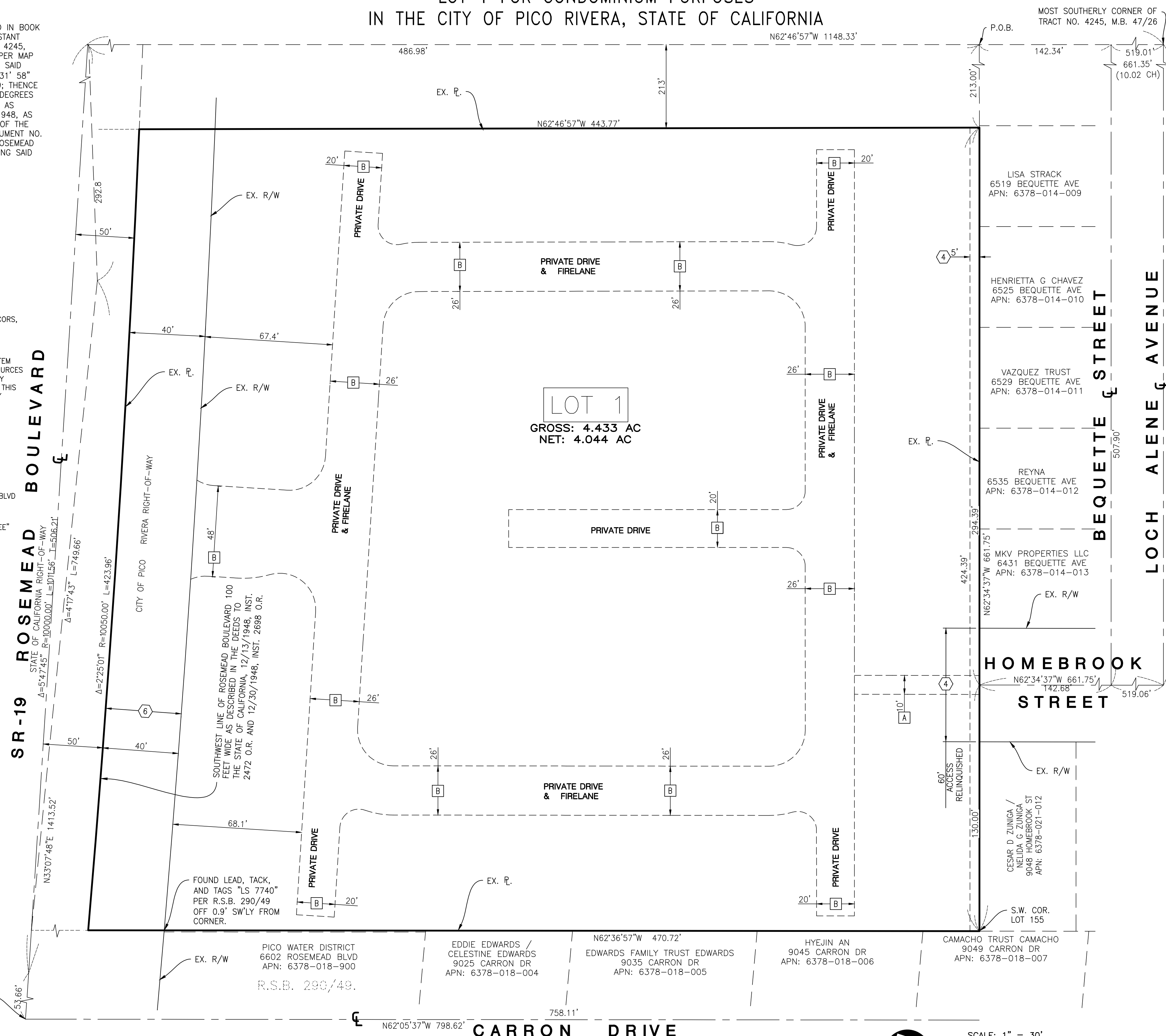
CITY OF PICO RIVERA
COMMUNITY DEVELOPMENT DEPARTMENT

VESTING TENTATIVE TRACT MAP NO. 84271

VESTING TENTATIVE TRACT MAP
6540 ROSEMEAD BOULEVARD
PICO RIVERA, CALIFORNIA 90660

PROJECT NO.
BWHX-048

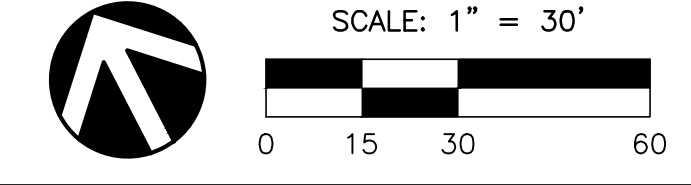
SHEET
OF
C1
C5



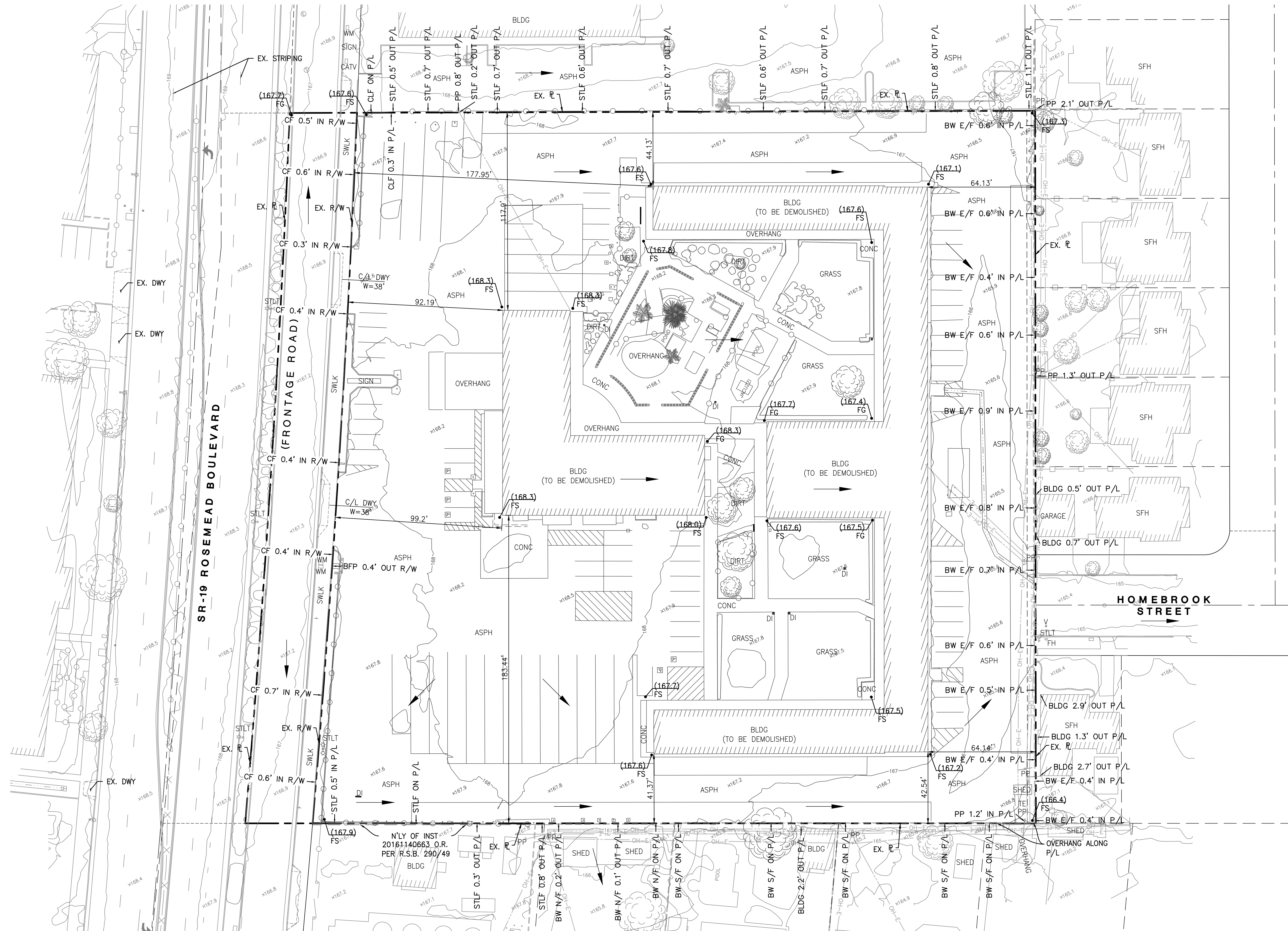
DEVELOPER/SUBDIVIDER:
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2355 MAIN STREET, SUITE 220
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(949) 392-2078
CHRIS COURTNEY

CIVIL ENGINEER:
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DANE MCDUGALL, P.E., PRINCIPAL

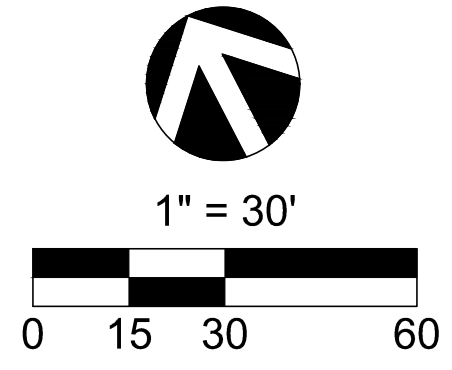
- PROPOSED EASEMENTS:**
- A PROPOSED A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES TO THE CITY OF PICO RIVERA.
 - B INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES PURPOSE DEDICATED TO THE CITY OF PICO RIVERA.
- EXISTING EASEMENTS:**
- # DENOTES PLOTTED ITEM.
 - 3 A WAIVER IN FAVOR OF STATE OF CALIFORNIA OF ANY CLAIM FOR DAMAGES TO SAID LAND BY REASON OF THE CONSTRUCTION OF A CENTRAL DIVISION STRIP WITH OPENINGS THEREIN TO BE DESIGNATED BY PUBLIC AUTHORITY IN THE HIGHWAY CONSTRUCTION CONTIGUOUS THERETO, AS CONTAINED IN THE DEEDS FROM R.W. CATE, RECORDED DECEMBER 13, 1948 IN BOOK 28940 PAGE 6, OF OFFICIAL RECORDS, AFFECTING THE SOUTHERLY 167.85 FEET OF SAID LAND AND FROM VELLA N. GALE RECORDED DECEMBER 30, 1948 IN BOOK 29389 PAGE 190, OF OFFICIAL RECORDS, AFFECTING THE NORTHERLY 257 FEET, MORE OR LESS, OF SAID LAND. A WAIVER IN FAVOR OF THE STATE OF CALIFORNIA OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING, MAINTENANCE OF A HIGHWAY CONTIGUOUS THERETO, AS CONTAINED IN THE DEEDS ABOVE MENTIONED. (ITEM IS FOR PROPERTY CONTIGUOUS WITH ROSEMEAD BOULEVARD)
 - 4 AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 4, 1950 AS BOOK 33039 PAGE 206 OF OFFICIAL RECORDS.
 - 5 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM A PUBLIC STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JUNE 8, 1959 AS BOOK D-494 PAGE 216 OF OFFICIAL RECORDS.
 - 6 AN EASEMENT FOR ROADS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 27, 1962 AS INSTRUMENT NO. 4154 OF OFFICIAL RECORDS.



DATE: 3/29/2024 BY: DANIEL REIS



- LEGEND:**
- AP ANGLE POINT
 - ASPH ASPHALT PAVEMENT
 - BC BUILDING CORNER
 - BEG BEGIN
 - BFP BACKFLOW PROTECTOR
 - BO BLOW-OFF VALVE
 - BLDG BUILDING
 - BW BLOCK WALL
 - CATV CABLE TELEVISION
 - CB CATCH BASIN
 - CF CURB FACE
 - CLF CHAIN LINK FENCE
 - CMF CORRUGATED METAL FENCE
 - CONC CONCRETE PAVEMENT
 - CO CLEAN-OUT
 - CTYD COURTYARD
 - DCDA DOUBLE DETECTOR CHECK DETECTOR ASSEMBLY
 - DI DRAIN INLET
 - DWY DRIVEWAY
 - ELEC ELECTRIC
 - FDC FIRE DEPARTMENT CONNECTION
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - FS FINISHED SURFACE
 - FW FIRE WATER
 - GB GRADE BREAK
 - GM GAS METER
 - HL HOUSE LATERAL
 - HP HIGH POINT
 - LP LOW POINT
 - LS LANDSCAPING
 - MH MANHOLE
 - PIV POST INDICATOR VALVE
 - PKWY PARKWAY
 - P/L PROPERTY LINE
 - RET RETAINING
 - R/W RIGHT-OF-WAY
 - SFH SINGLE-FAMILY HOME
 - STLF STEEL FENCE
 - ST LT STREET LIGHT
 - SW'LY SOUTHWESTERLY
 - TC TOP OF CURB
 - TE TRASH ENCLOSURE
 - TEMP TEMPORARY
 - TELE TELECOMMUNICATIONS
 - TF TRANSFORMER
 - UGCV UNDERGROUND CHECK VALVE
 - V VALVE
 - WF WOOD FENCE
 - WL WALL
 - WM WATER METER
- IN P/L** INSIDE OF PROPERTY LINE
OUT P/L OUTSIDE OF PROPERTY LINE
IN R/W INSIDE OF ROW (OFF SITE)
OUT R/W OUTSIDE OF ROW (ON SITE)
- N/F** NORTH FACE
S/F SOUTH FACE
E/F EAST FACE
W/F WEST FACE
- SYMBOLS:**
- BO BLOW-OFF VALVE
 - DI DRAIN INLET
 - △ FH FIRE HYDRANT
 - ⊙ LGS LIGHT STANDARD
 - ⊙ BOW BLOW-OFF VALVE
 - ⊙ SSM SANITARY SEWER MANHOLE
 - ⊙ EM ELECTRIC MANHOLE
 - ⊙ TM TELECOMMUNICATIONS MANHOLE
 - ⊙ SP SIGN POST
 - ⊙ GM GAS METER
 - ⊙ WM WATER METER
 - ⊙ UV UTILITY VALVE
 - ⊙ UP UTILITY/POWER POLE
 - ⊙ BRS BLOCK/RETAINING SCREEN WALL
 - ⊙ BRL BLOCK/RETAINING LOW WALL
 - ⊙ PDM PLANTER/DECORATIVE WALL
 - ⊙ OH-E OVERHEAD WIRE
 - ⊙ EAP EDGE OF ASPHALT PAVEMENT
 - ⊙ WIF WOOD/WROUGHT IRON FENCE
 - ⊙ CLF CHAIN LINK FENCE
 - ⊙ 93 MINOR CONTOUR (1' INTERVAL)
 - ⊙ 100 MAJOR CONTOUR (5' INTERVAL)
 - ⊙ 91.5 SPOT ELEVATION
 - ⊙ HPT EXISTING BUILDING
 - ⊙ ET EXISTING TREE
 - ⊙ ADA ADA STALL
 - ⊙ CG CROSS GUTTER
 - ⊙ STRIPING STRIPING
 - ⊙ SFD SURFACE FLOW DIRECTION
 - ⊙ BE BUILDING ENTRY
- BUILDING OVERHANG NOTE:**
 ALL BUILDING OVERHANGS SHOWN HEREON ARE REFLECTIVE OF THE BUILDING ROOF LINES AND OVERHANGS AS OBSERVED FROM AERIAL PHOTOGRAMMETRY AND MAY NOT REPRESENT A BUILDING LOCATION AT GROUND LEVEL.
- DEMOLITION NOTE:**
 ALL EXISTING STRUCTURES SHOWN TO BE DEMOLISHED PER SEPARATE PLAN AND PERMIT



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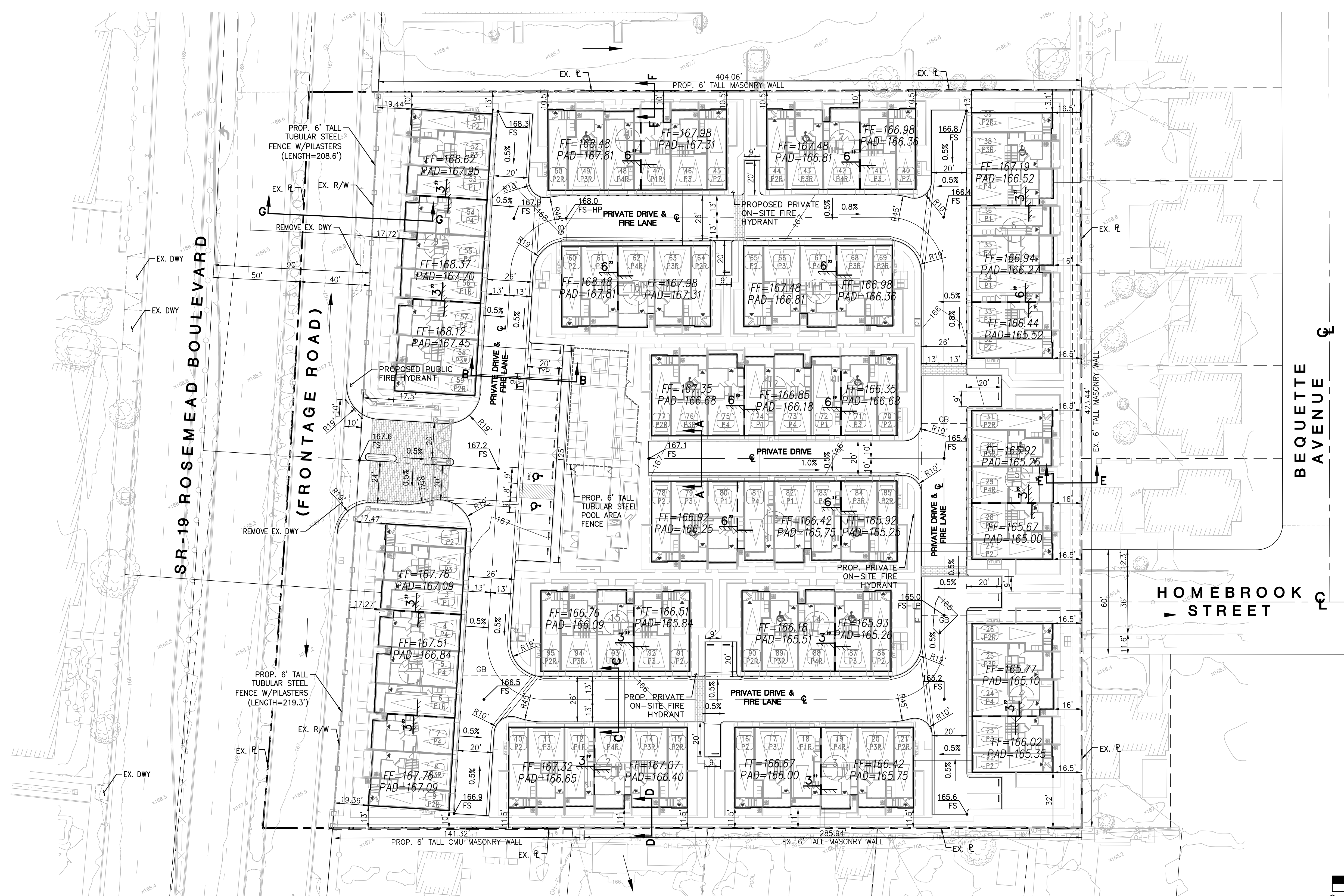
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CITY OF PICO RIVERA
 COMMUNITY DEVELOPMENT DEPARTMENT

VESTING TENTATIVE TRACT MAP NO. 84271
 EXISTING SITE PLAN
 6540 ROSEMEAD BOULEVARD
 PICO RIVERA, CALIFORNIA 90660

PROJECT NO. BWHX-048
 SHEET C2 OF C5

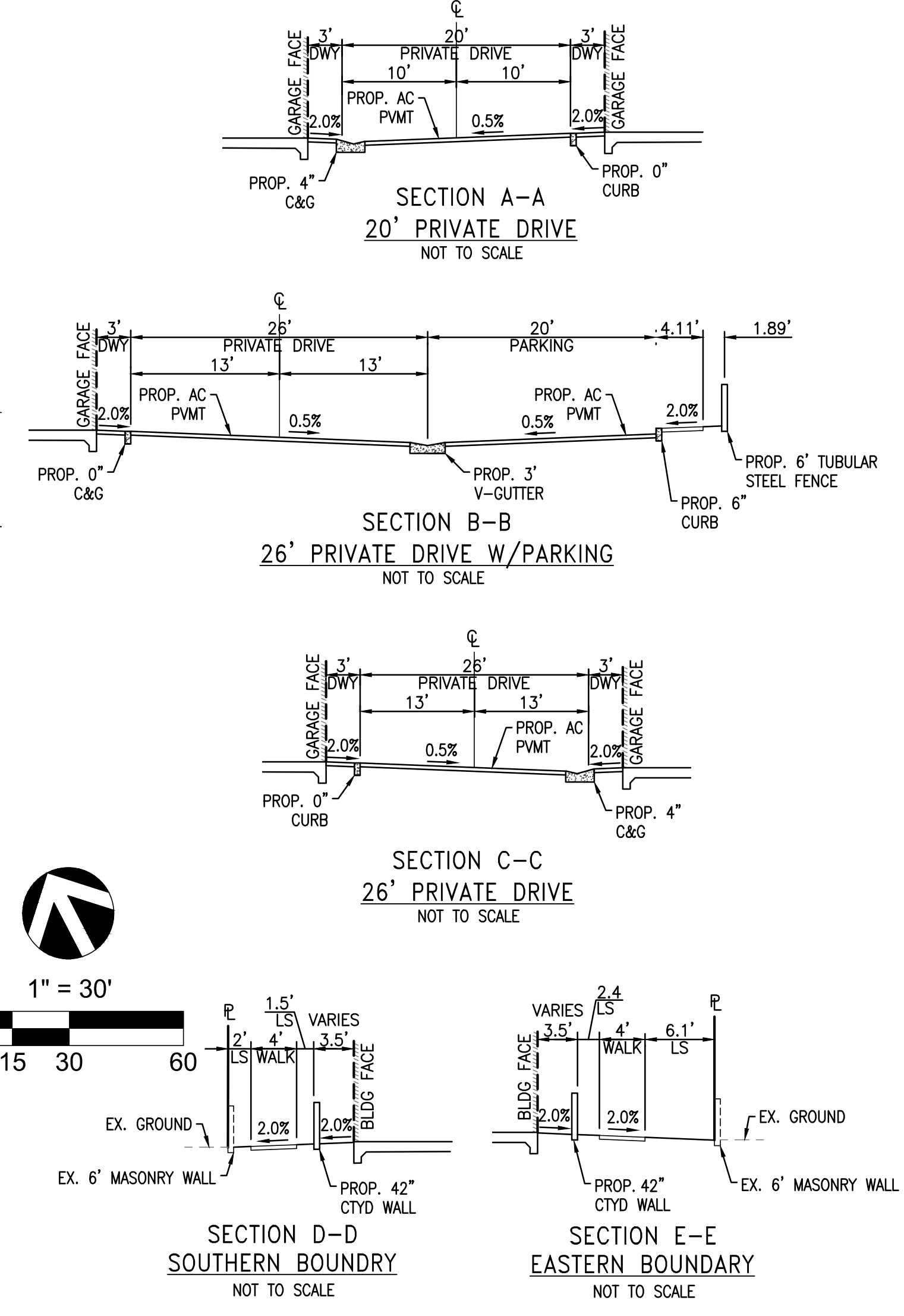
DATE: 3/29/2024 BY: MICHEL REYES



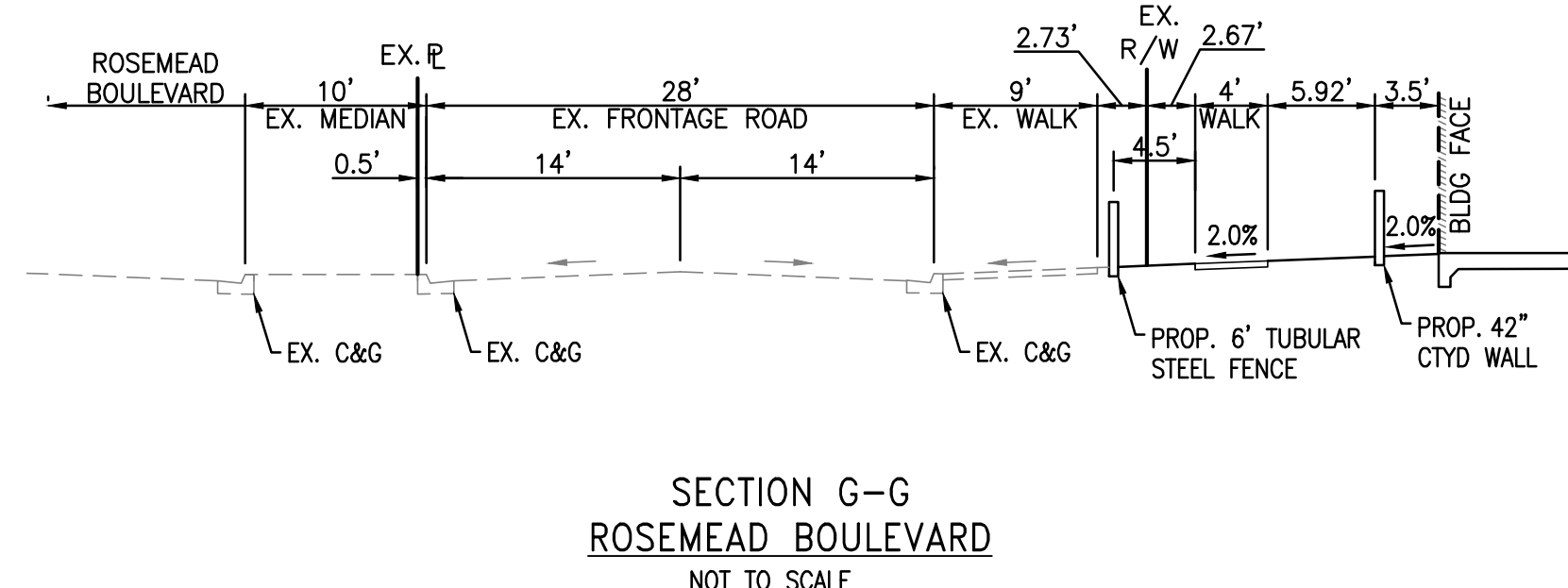
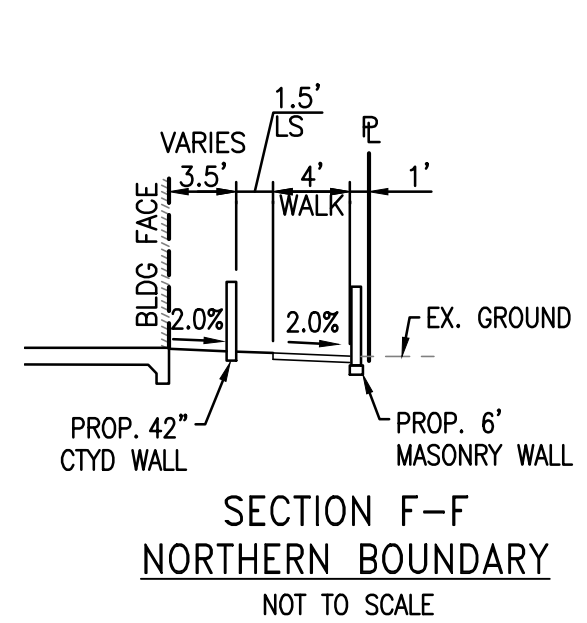
BUILDING SUMMARY:
MULTI-FAMILY DWELLING
 5-PLEX BLDG 4, 5, 7, 10, 11, 14 & 15
 BUILDING AREA: 12,282 FT
 CONSTRUCTION TYPE: VB
 6-PLEX BLDG 2, 3 & 8
 BUILDING AREA: 14,591 FT
 CONSTRUCTION TYPE: VB
 8-PLEX BLDG 6, 12 & 13
 BUILDING AREA: 17,662 FT
 CONSTRUCTION TYPE: VB
 9-PLEX BLDG 1 & 9
 BUILDING AREA: 22,564 FT
 CONSTRUCTION TYPE: VB

NOTE
 ALL PROPOSED GATES SHALL BE EQUIPPED WITH A FIRE DEPARTMENT APPROVED LOCKING DEVICE.

NOTE
 PROPOSED DEVELOPMENT WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, WHICH SHALL BE IN COMPLIANCE WITH CURRENT LA COUNTY FIRE AND BUILDING CODES, TO RECEIVE APPLICABLE FIRE FLOW REDUCTIONS. THIS INFORMATION IS REQUIRED IN ORDER TO APPLY ALLOWABLE REDUCTIONS IN THE REQUIRED FIRE FLOW PER THE COUNTY OF LOS ANGELES FIRE CODE APPENDIX B, FIRE CODE 507.3 & APPENDIX B105.1



1" = 30'
 0 15 30 60



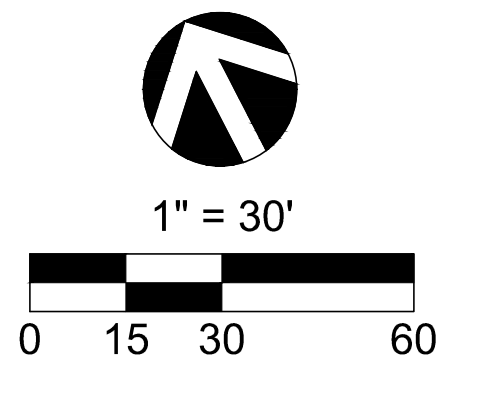
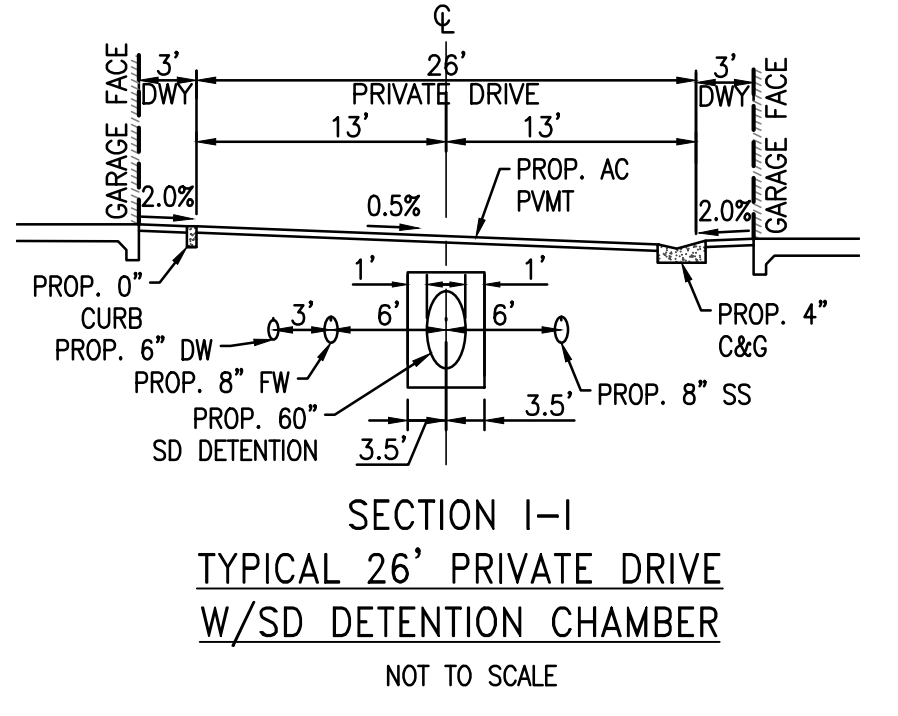
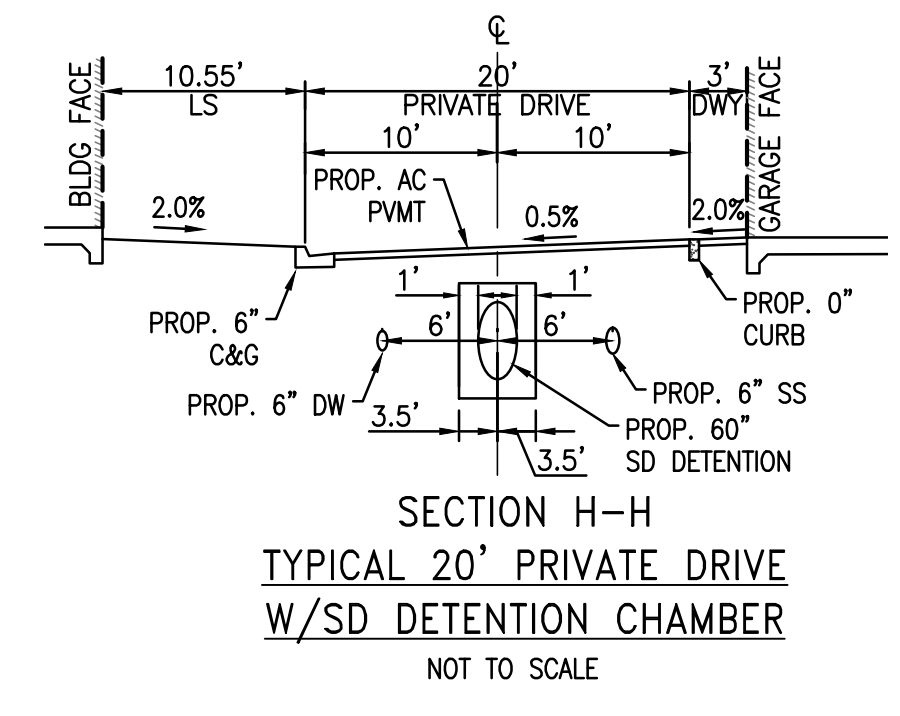
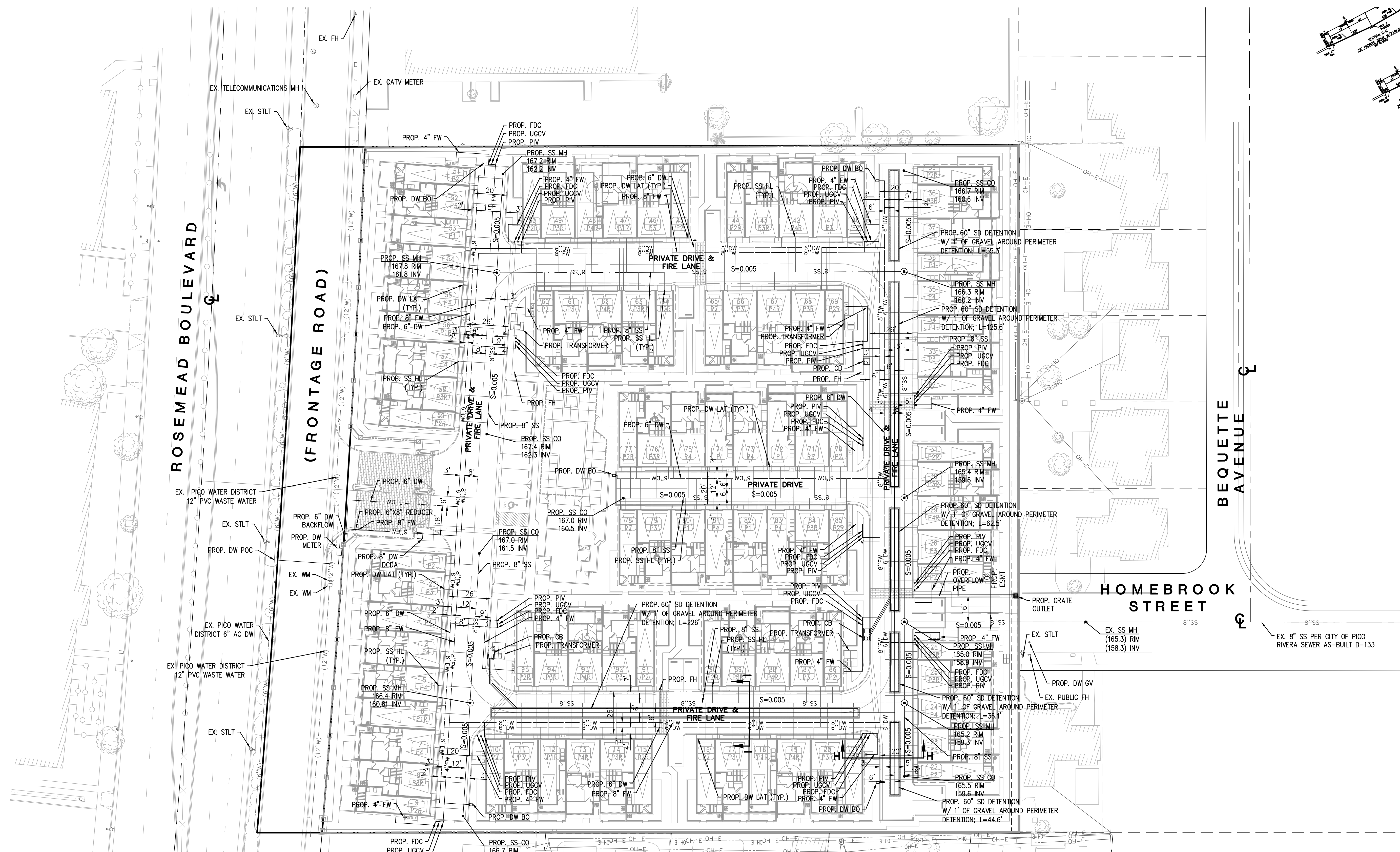
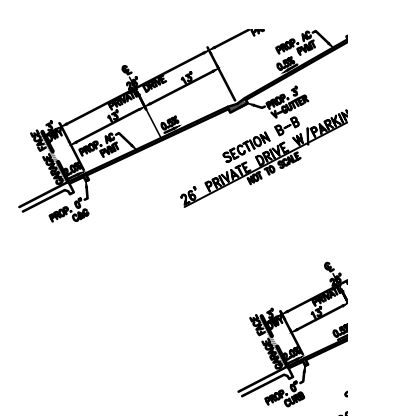
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CITY OF PICO RIVERA
 COMMUNITY DEVELOPMENT DEPARTMENT
VESTING TENTATIVE TRACT MAP NO. 84271
PRELIMINARY GRADING PLAN
 6540 ROSEMEAD BOULEVARD
 PICO RIVERA, CALIFORNIA 90660

PROJECT NO.
BWHX-048
 SHEET
C3
 OF
C5

DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 DATE: 3/28/2024



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CITY OF PICO RIVERA
 COMMUNITY DEVELOPMENT DEPARTMENT
VESTING TENTATIVE TRACT MAP NO. 84271
PRELIMINARY UTILITY PLAN
 6540 ROSEMEAD BOULEVARD
 PICO RIVERA, CALIFORNIA 90660

PROJECT NO.
BWHX-048
 SHEET
C4
 OF
C5

PROJECT GENERAL NOTES:

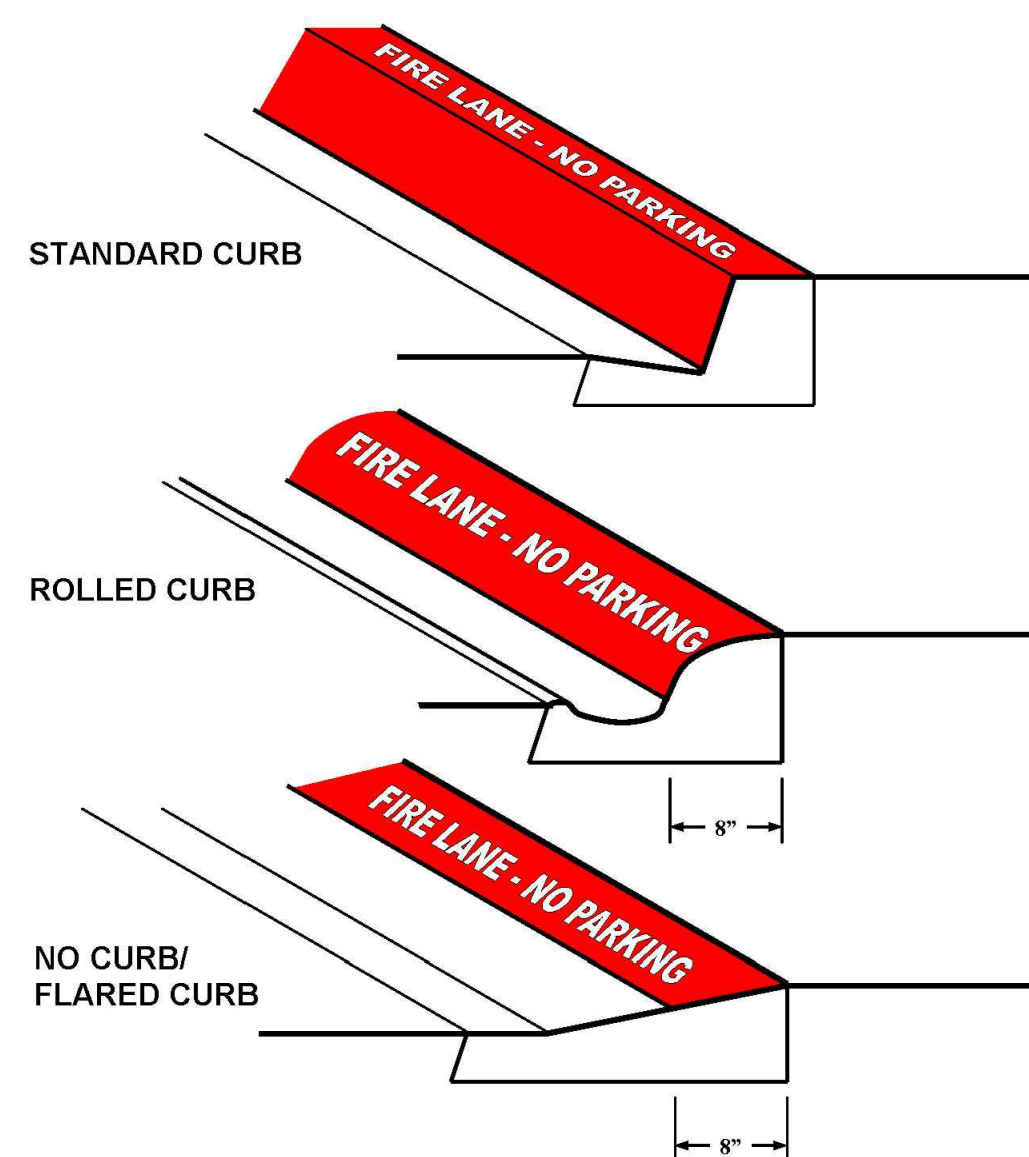
- ALL FIRE ACCESS LANES MEET LACoFD MINIMUM REQUIREMENTS 19' & 45' RADII.
- THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WLD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
- THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2022 EDITION.
- ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.
- THE BUILDING HEIGHTS ARE APPROXIMATELY 39'-9" FEET MAX.
- ALL BUILDINGS ON THE SITE WILL BE SPRINKLERED PER FULL NFPA-13.
- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMBERS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH AND A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- 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.
- THE REQUIRED FIRE FLOW FOR THE FIRE HYDRANTS AT THIS LOCATION IS _____ GALLONS PER MINUTE, AT _____ PSI RESIDUAL PRESSURE, FOR A DURATION OF _____ HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.
- ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/2", 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
- ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
- 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

FIRE ACCESS PLAN NOTES:

- FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER THROUGHOUT CONSTRUCTION TO ALL FIRE HYDRANTS. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO CONSTRUCTION.
- PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR.
- WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 26 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6. (NO ENTRY GATE PROPOSED ON THIS PROJECT.)
- ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1.
- PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.3.
- DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
- FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.

ATTACHMENT 9

Fire Lane Identification - Red Curbs



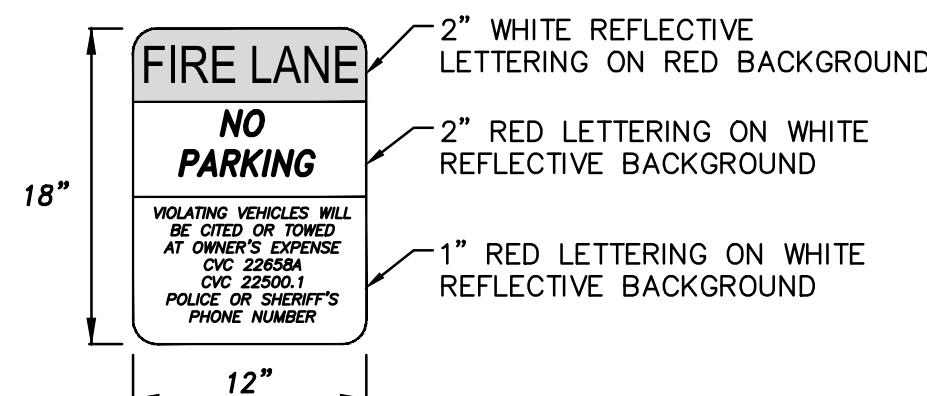
- Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
- Curbs shall be painted OSHA safety red.
- "FIRE LANE - NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30" on center or portion thereof.

2 RED CURB PAVEMENT MARKING
NOT TO SCALE

NOTE
ALL PROPOSED GATES SHALL BE EQUIPPED WITH A FIRE DEPARTMENT APPROVED LOCKING DEVICE

SITE INFORMATION

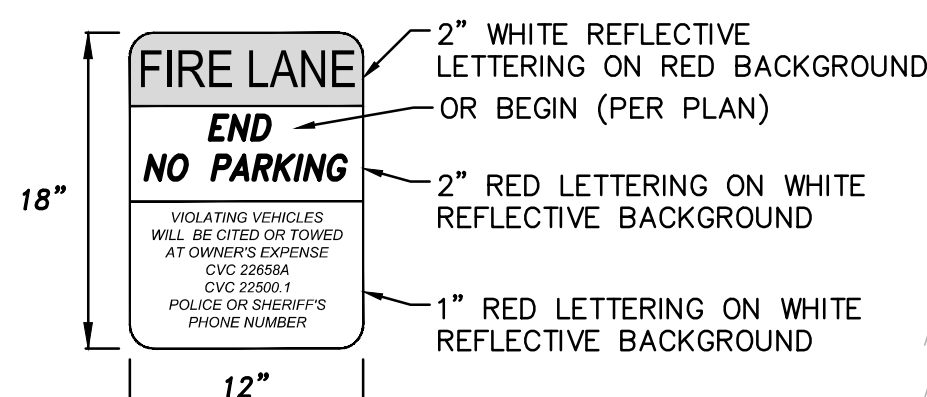
- LARGEST BLDG SQ. FOOTAGE (9-PLEX BLDG) = 22,564 SQ. FT.
- CONSTRUCTION TYPE: VB
- FIRE SPRINKLER SYSTEM TYPE: 13R



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.

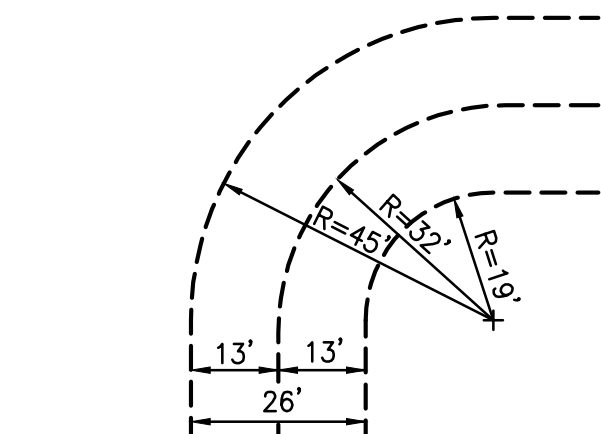
1 NO PARKING SIGN
NOT TO SCALE



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.

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



FIRE LANE TURNING RADIUS
TYPICAL DETAIL
NOT TO SCALE

CONSTRUCTION NOTES:

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

PROPOSED EASEMENTS:

- A** INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SERVICE VEHICLES

LACFD NOTE:

UNDERGROUND PIPING PLANS FOR THE REQUIRED 2 PUBLIC FIRE HYDRANTS AND 3 PRIVATE FIRE HYDRANTS SHALL BE SUBMITTED FROM THE LOCAL WATER PURVEYOR THROUGH EPICLA.LACOUNTY.GOV TO THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION LAND DEVELOPMENT UNIT AND REFERENCE FLDU2023006269, FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION

LEGEND

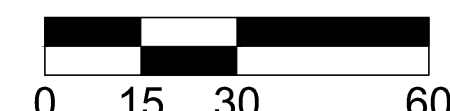
- EXISTING STREET LIGHT
- PROPOSED FIRE TRUCK ACCESS
- EX. POWER POLE
- PROPOSED SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE TRUCK
- HOSE PULL
- PROPERTY LINE
- RED CURB STRIPING

ABRIEVIATIONS

- FH FIRE HYDRANT
- PR. PROPOSED
- EX EXISTING
- PL PROPERTY LINE
- R/W RIGHT OF WAY
- TYP. TYPICAL
- BLDG BUILDING

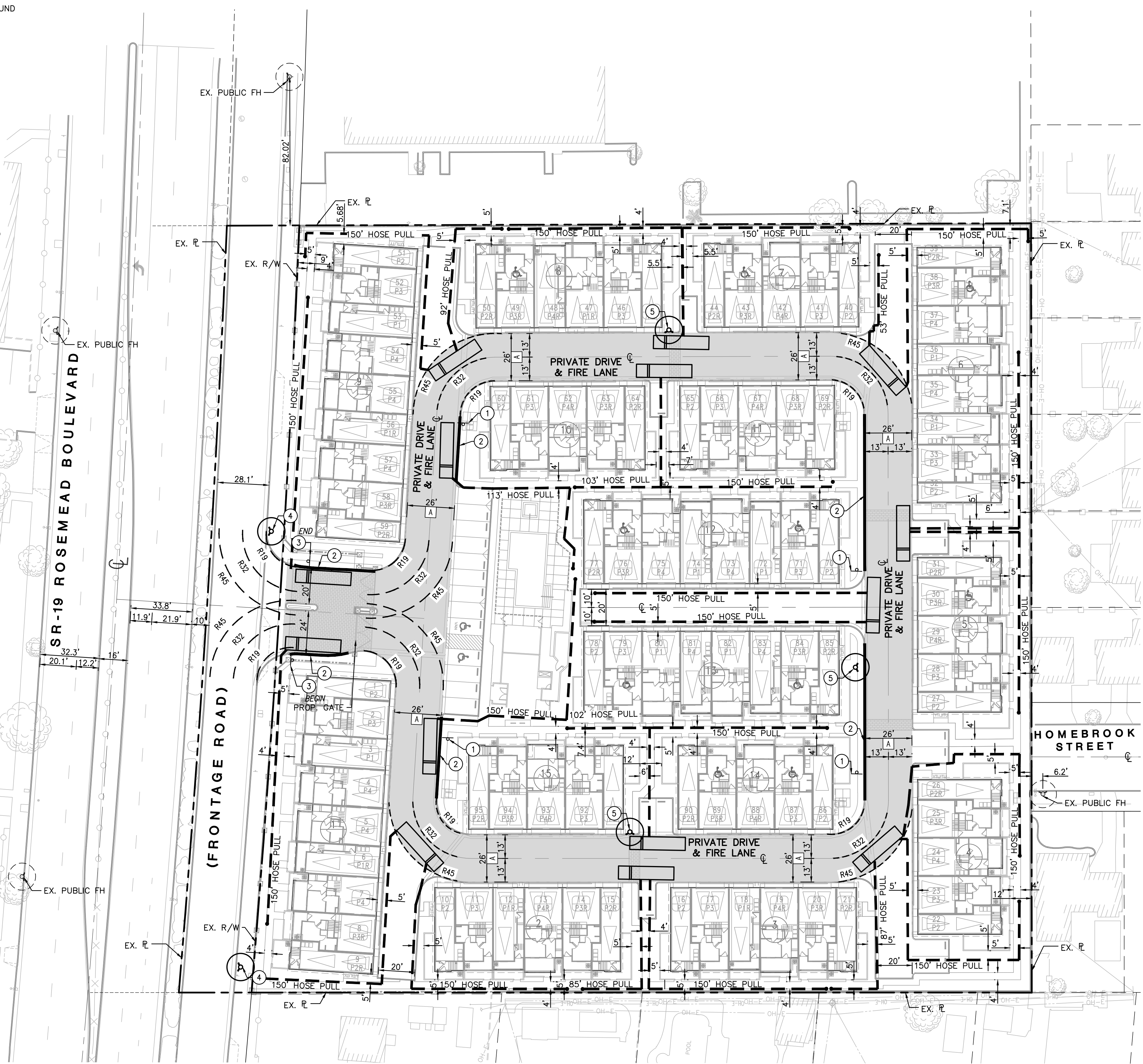


1" = 30'



NOTE

PROPOSED DEVELOPMENT WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, WHICH SHALL BE IN COMPLIANCE WITH CURRENT LA COUNTY FIRE AND BUILDING CODES, TO RECEIVE APPLICABLE FIRE FLOW REDUCTIONS. THIS INFORMATION IS REQUIRED IN ORDER TO APPLY ALLOWABLE REDUCTIONS IN THE REQUIRED FIRE FLOW PER THE COUNTY OF LOS ANGELES FIRE CODE APPENDIX B. FIRE CODE 507.3 & APPENDIX B105.1



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CITY OF PICO RIVERA
COMMUNITY DEVELOPMENT DEPARTMENT

VESTING TENTATIVE TRACT MAP NO. 84271
PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
6540 ROSEMEAD BOULEVARD
PICO RIVERA, CALIFORNIA 90660

PROJECT NO.
BWHX-048

SHEET
OF
C5
OF
C5

DATE: 7/13/2024 BY: MICHELLE