

PACIFIC CREST CEMETERY
NEW MAUSOLEUM

2701 182nd STREET
REDONDO BEACH, CA 90278
CONCRETE CAST-IN-PLACE MAUSOLEUM

PRELIMINARY SET:
NOT FOR
CONSTRUCTION

JURISDICTION
APPROVAL STAMP

PROJECT TEAM

OWNER
SCI CALIFORNIA FUNERAL SERVICES
DBA PACIFIC CREST CEMETERY
3520 E WASHINGTON STREET
COLTON, CA 92324
CONTACT: DOUG HARDENBROOK
PHONE: (818) 263-1509
FAX: (866) 883-2776

APPLICANT
LANDMARK CONTROL SERVICES, INC.
4216 W 7TH AVE, UNIT F
EUGENE, OR 97402
CONTACT: SOPHIA MATTHEWS
PHONE: (541) 844-6006

DRAWING PREPARATION / STRUCTURAL ENGINEER
GRALUND ENGINEERING, INC.
1213 FOREST DRIVE
RIVERTON, WY 82501-3051
CONTACT: MATTHEW GRALUND, PE
PHONE: (307) 463-0431

GEOTECHNICAL ENGINEER
GEOTECHNICAL SOILUTIONS, INC.
11080 TUXFORD STREET
SUN VALLEY, CA 91352
CONTACT: MESROP, MESROP
PHONE:(818) 261-2253

CIVIL ENGINEER
KREUZER CONSULTING GROUP
18872 MACARTHUR BLVD, SUITE 210
IRVINE, CA 92612
CONTACT: RICK KREUZER
PHONE: (714) 656-0160

SURVEYOR
STARLIGHT SURVEYING, INC.
17955 SKY PARK CIR. STE. F
IRVINE, CA 92614
CONTACT: THEODORE M. KRULL
PHONE: (949) 757-0613

LEGAL DESCRIPTION:
MR 15-21-22 3074 ACSUNSOLD POR OF 16.94 MORE OR LESS ACS POR PF LOT 7
APN: 4082020033

CODES AND ORDINANCES

BUILDING 2022 CBC AS AMENDED BY CITY OF REDONDO BEACH

MECHANICAL 2022 CMC AS AMENDED BY CITY OF REDONDO BEACH

ELECTRICAL 2022 CEC AS AMENDED BY CITY OF REDONDO BEACH

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE



north
VICINITY MAP

PRODUCT INVENTORY

DESCRIPTION	CASKET SPACES
COMPANIONS	156
312	
TOTAL	312

DESCRIPTION	
NICHES	
CAST-IN-PLACE	552
IN-WALL GLASS FRONT NICHE	96
TOTAL	648

GRAPHIC SYMBOLS

- SECTION / ELEVATION
REFERENCE
- DETAIL REFERENCE
- MODIFICATION INDICATOR
- ELEVATION LINE

ABBREVIATIONS

CV = CRYPT VENT
EJ = EXPANSION JOINT
CJ = CONTROL JOINT

MATERIAL LEGEND

- COMPACTED EARTH FILL
- CONCRETE
- FINISH

PROJECT DESCRIPTION

CONSTRUCTION OF NEW 1,892sf CONCRETE CAST-IN-PLACE MAUSOLEUM STRUCTURE AND NICHE WALL WITH A 570sf LANDSCAPED AREA IN FRONT AND A 383sf INTERIOR ROOM FOR INTURNMENT OF URNS CONTAINING ASHES OF HUMAN REMAINS. THE REMAINDER OF THE BUILDING TO HAVE OPENINGS THAT WILL BE SEALED BY GRANITE SHUTTERS CONTAINING CASKETS OR URNS WITH HUMAN REMAINS. STRUCTURE IS LOCATED IN EXISTING CEMETERY.

PROJECT INFORMATION / CODE COMPLIANCE

CONSTRUCTION TYPE: II B
ZONE: R-1
TYPE: INSTITUTIONAL
LOT SIZE: APPROX. 16.93 ACRES

BUILDING AREA

FOOTPRINT: 1,892 SQ. FT.
ROOF: 2,129 SQ. FT.
SIDEWALKS: 1,186 SQ. FT.

HEIGHT: 16'-3"
MAXIMUM HEIGHT: 30'-0"
OF STORIES: 1
MAXIMUM # OF STORIES: 2

CRYPT SPACE OCCUPANCY: S-2 NON-SPRINKLERED
OCCUPANCY LOAD: 10

USE: MAUSOLEUM

PARKING:

NO ADDITIONAL PARKING REQUIRED
(ADDING 1 PASSENGER LOADING ZONE)

CONCRETE:

FOOTING fc =3500
SLAB fc =3500
PIERS fc =3500
GRADE BEAMS fc =3500
GROUT PSI =1500
MORTAR PSI =1500
MAX W/C RATIO =0.45 FOR SLABS & WALLS

REBAR: #3 GRADE 40
#4 & LARGER GRADE 60 A615
REINFORCING BARS USED IN SHEAR WALL SHALL COMPLY WITH ACI 318-16, s21.2.5

SOILS: (AS IDENTIFIED BY GEOTECHNICAL REPORT)

SOIL TYPE: SILTY FINE SAND, SOFT TO MEDIUM DENSE AND VERY MOIST TO MOIST

BEARING PRESSURE: 1,000 PSF

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OWNER INFORMATION

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DRAWING TITLE

COVER

REVISION

NO. DATE BY

PROJECT INFORMATION

DATE: 06-17-2025
SCALE: AS INDICATED
DRAWN BY: SRM
CHECKED BY: XX
PROJECT NO: 24-6006

SHEET NO: A0

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LEGEND

PROPERTY LINE

CEMETERY ROAD

TRASH CAN

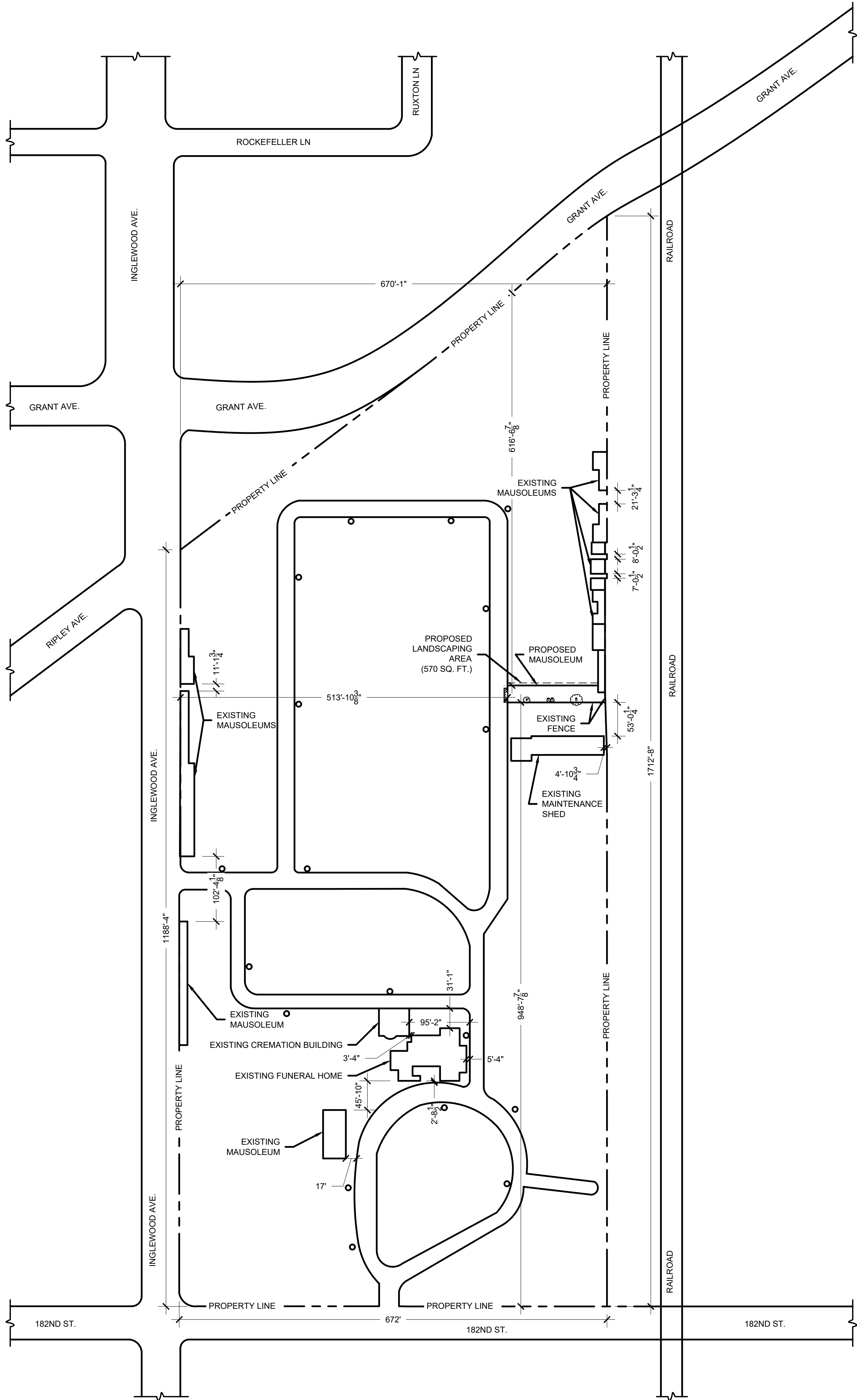
north

1

A0.1

SITE PLAN

SCALE: 1" = 100'-0"



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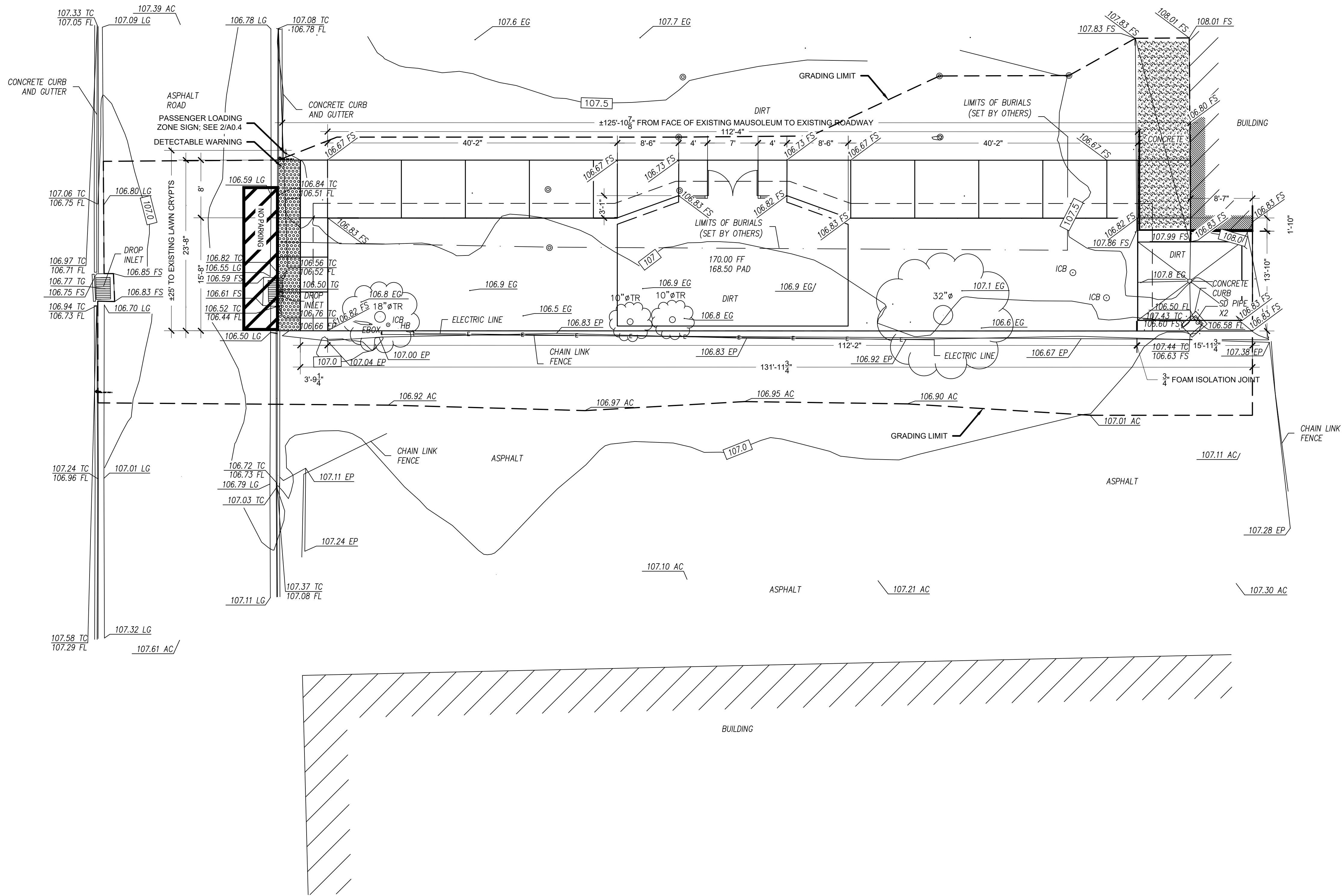
DRAWING TITLE

SITE PLAN

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SHEET NO: A0.1



**ENLARGED
SITE PLAN**

1
A0.2

SCALE: 1/8" = 1'-0"

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ENLARGED
SITE PLAN

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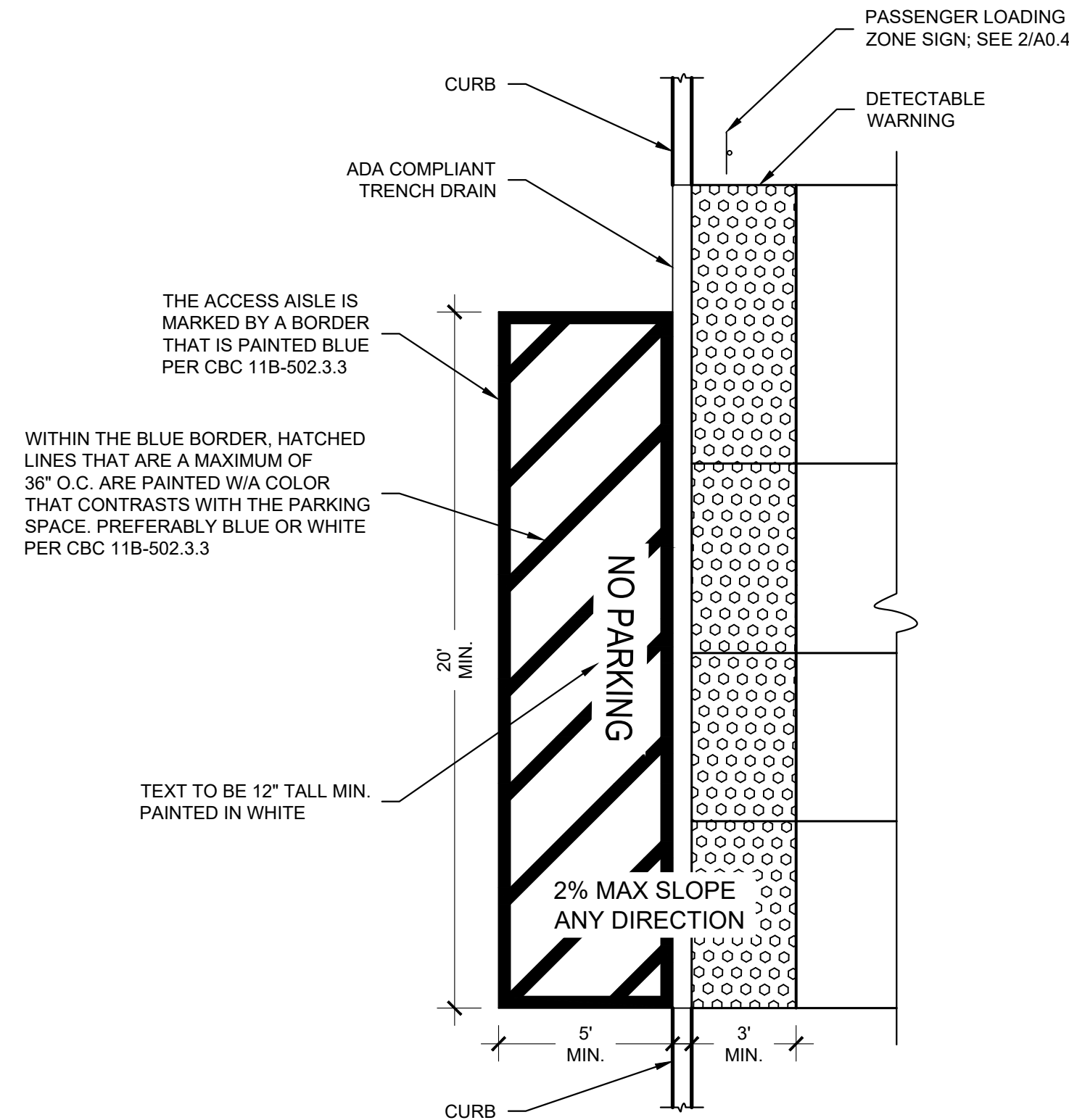
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PROJECT NO: 24-6006

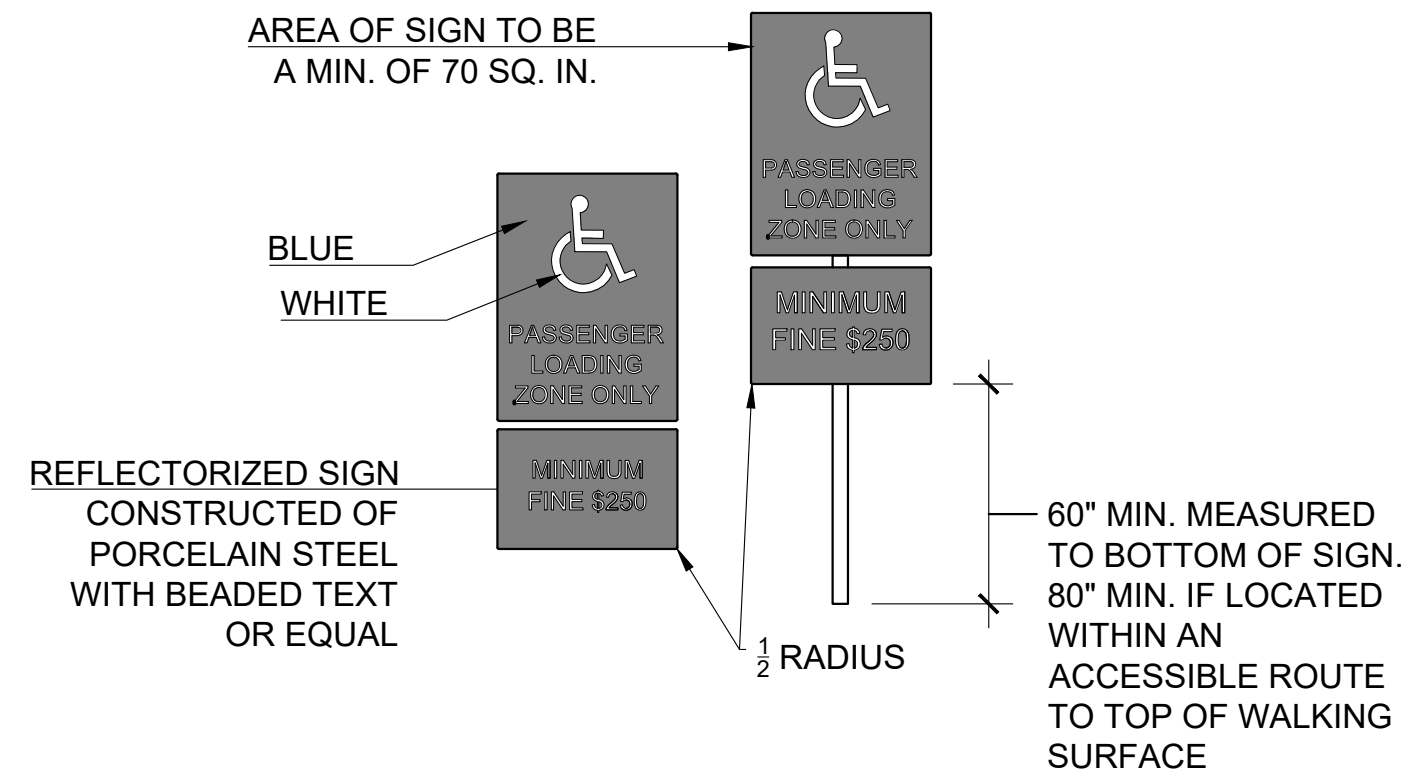
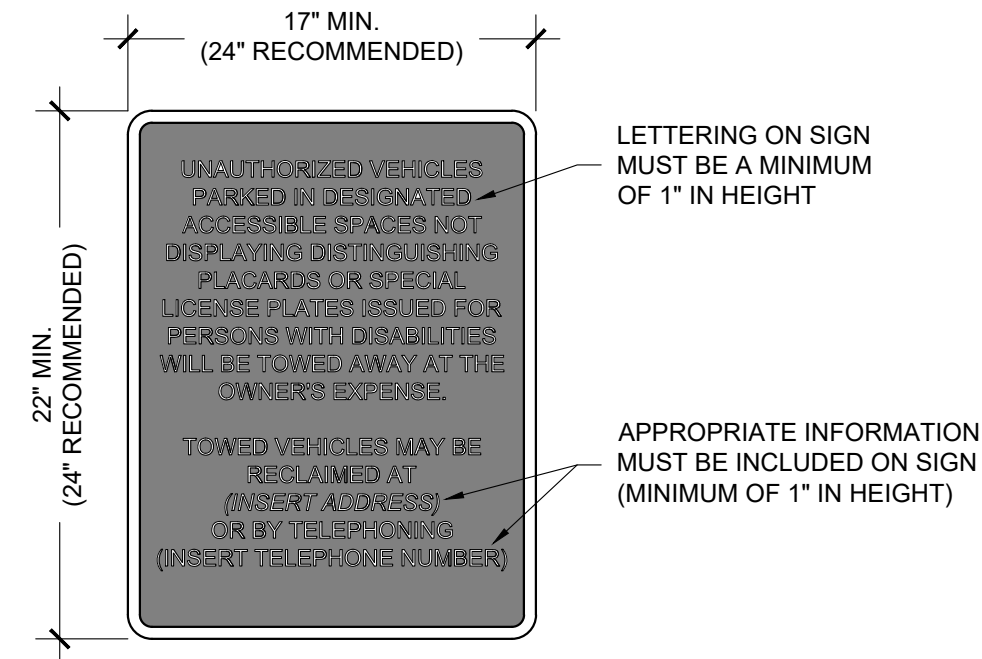
SHEET NO: A0.2



**ACCESSIBLE PASSENGER
LOADING ZONE DETAIL**

1
A0.4

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



**ACCESSIBLE
SIGNAGE DETAIL**

2
A0.4

SCALE: 3/16" = 1'-0"

TABLE 11B-208.2 PARKING SPACES		
TOTAL NUMBER OF PARKING SPACES PROVIDED IN FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES	NUMBER OF EXISTING ACCESSIBLE PARKING SPACES ON SITE
1 TO 25	1 VAN ACCESSIBLE SPACE	0
26 TO 50	2 INCLUDING 1 VAN ACCESSIBLE SPACE	N/A
51 TO 75	3 INCLUDING 1 VAN ACCESSIBLE SPACE	N/A
75 TO 100	4 INCLUDING 1 VAN ACCESSIBLE SPACE	N/A
101 TO 150	5 INCLUDING 1 VAN ACCESSIBLE SPACE	N/A
151 TO 200	6 INCLUDING 1 VAN ACCESSIBLE SPACE	N/A
201 TO 300	7 INCLUDING 1 VAN ACCESSIBLE SPACE	N/A
301 TO 400	8 INCLUDING 1 VAN ACCESSIBLE SPACE	N/A
401 TO 500	9 INCLUDING 2 VAN ACCESSIBLE SPACE	N/A
501 TO 1000	2% INCLUDING 3 VAN ACCESSIBLE SPACES	N/A
1001 +	20+ 1 PER 100 OR FRACTION, INCLUDING MIN. 1 VAN ACCESSIBLE SPACE PER 8 ACCESSIBLE SPACES OR FRACTION THEREOF	N/A

- NOTE:**
WALK & SIDEWALK REQUIREMENTS
- WIDTH = 48" MIN.
 - SLOPE = 1 IN 20 MAX.
 - CHANGE IN LEVEL = MAX $\frac{1}{4}$ ", $\frac{1}{4}$ " - $\frac{1}{2}$ " BEVELED (1:2) 1 VERTICAL TO 2 HORIZONTAL
 - CROSS SLOPE = MAX $\frac{1}{4}$ " PER FOOT
 - LEVEL AREAS AT DOORS AND GATES = 60" x 60" SWING SIDE AND 48" WIDE x 44" DEEP ON PUSH SIDE.
 - SWING SIDE STRIKE EDGE CLEARANCE = 24"
 - HANDRAIL NOT REQUIRED

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DRAWING TITLE

ACCESSIBILITY
PLAN &
DETAILS

REVISION

NO. DATE BY

PROJECT INFORMATION

DATE: 02-07-2025

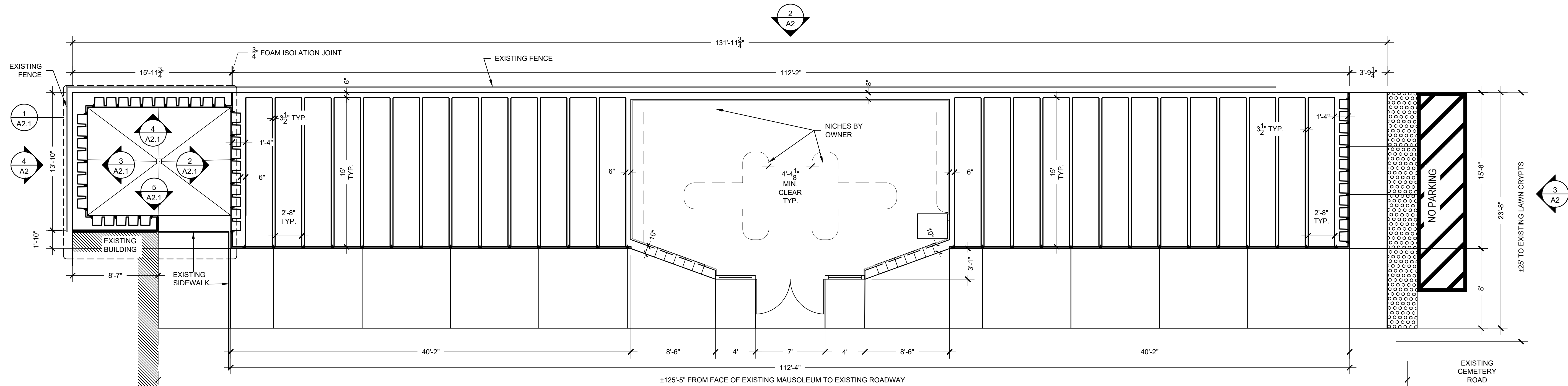
SCALE: AS INDICATED

DRAWN BY: SRM

CHECKED BY: XX

PROJECT NO: 24-6006

SHEET NO: A0.4



FLOOR PLAN
SCALE: 3/16" = 1'-0"
north

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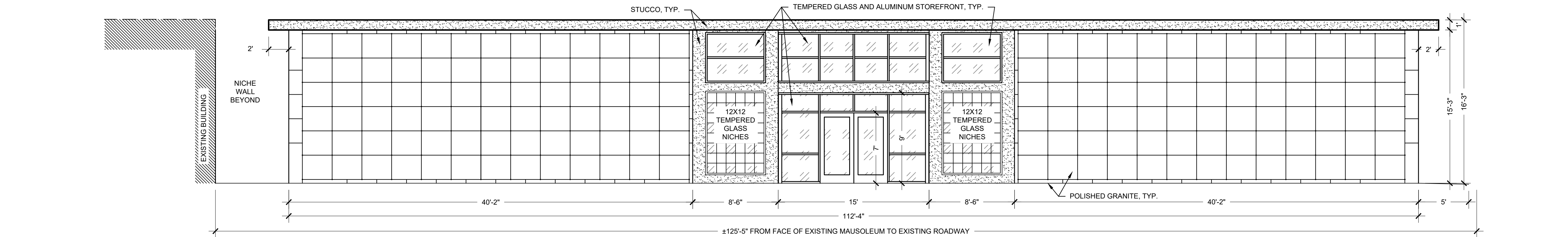
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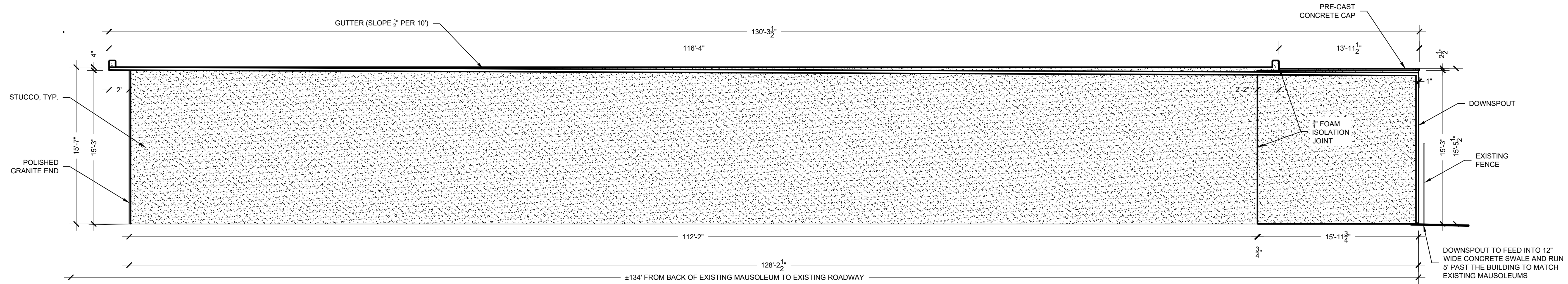
DRAWING TITLE
FLOOR
PLAN

REVISION		
NO.	DATE	BY
1	12-22-2022	JDF

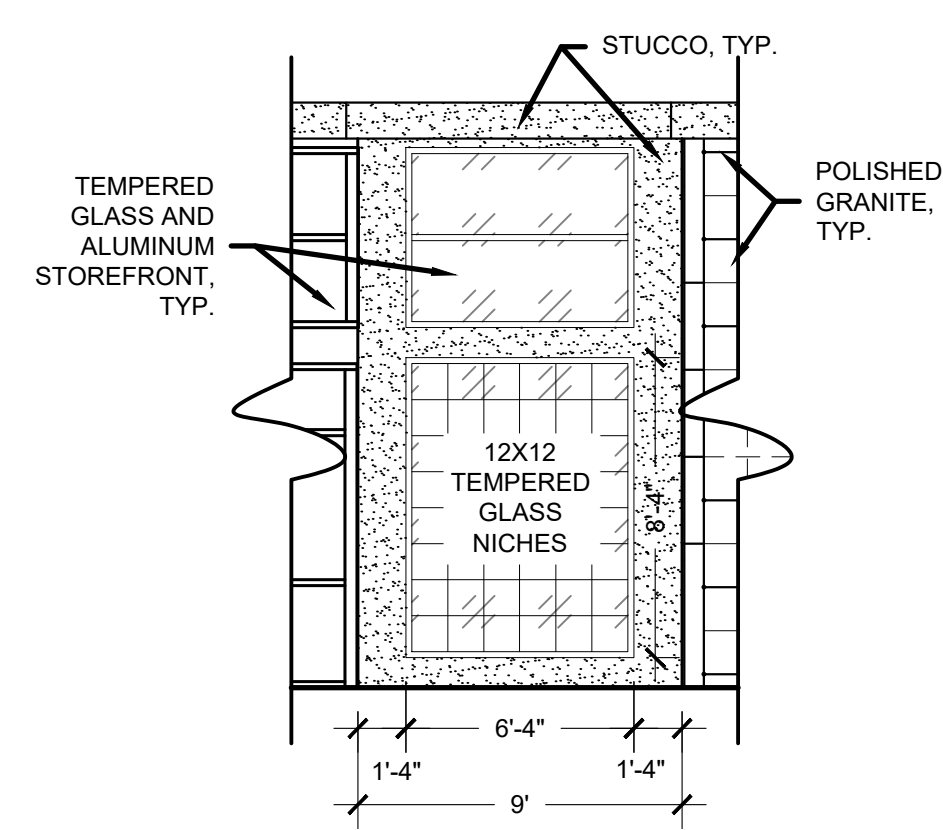
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SHEET NO: **A1.1**



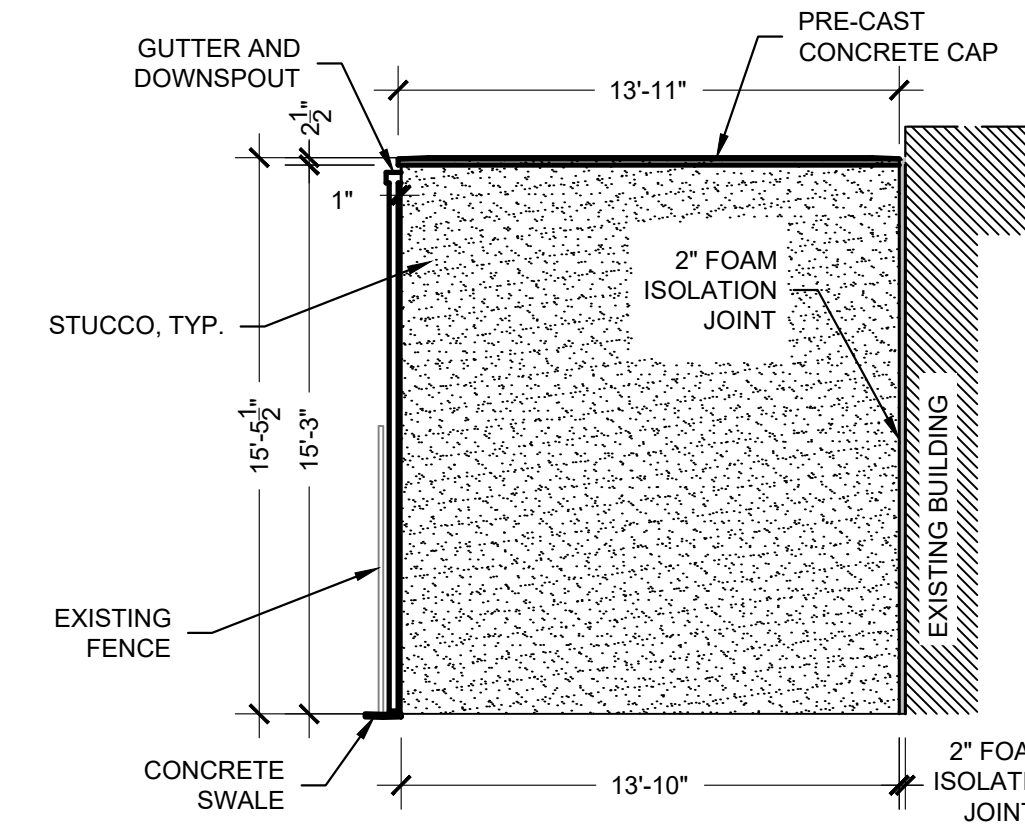
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



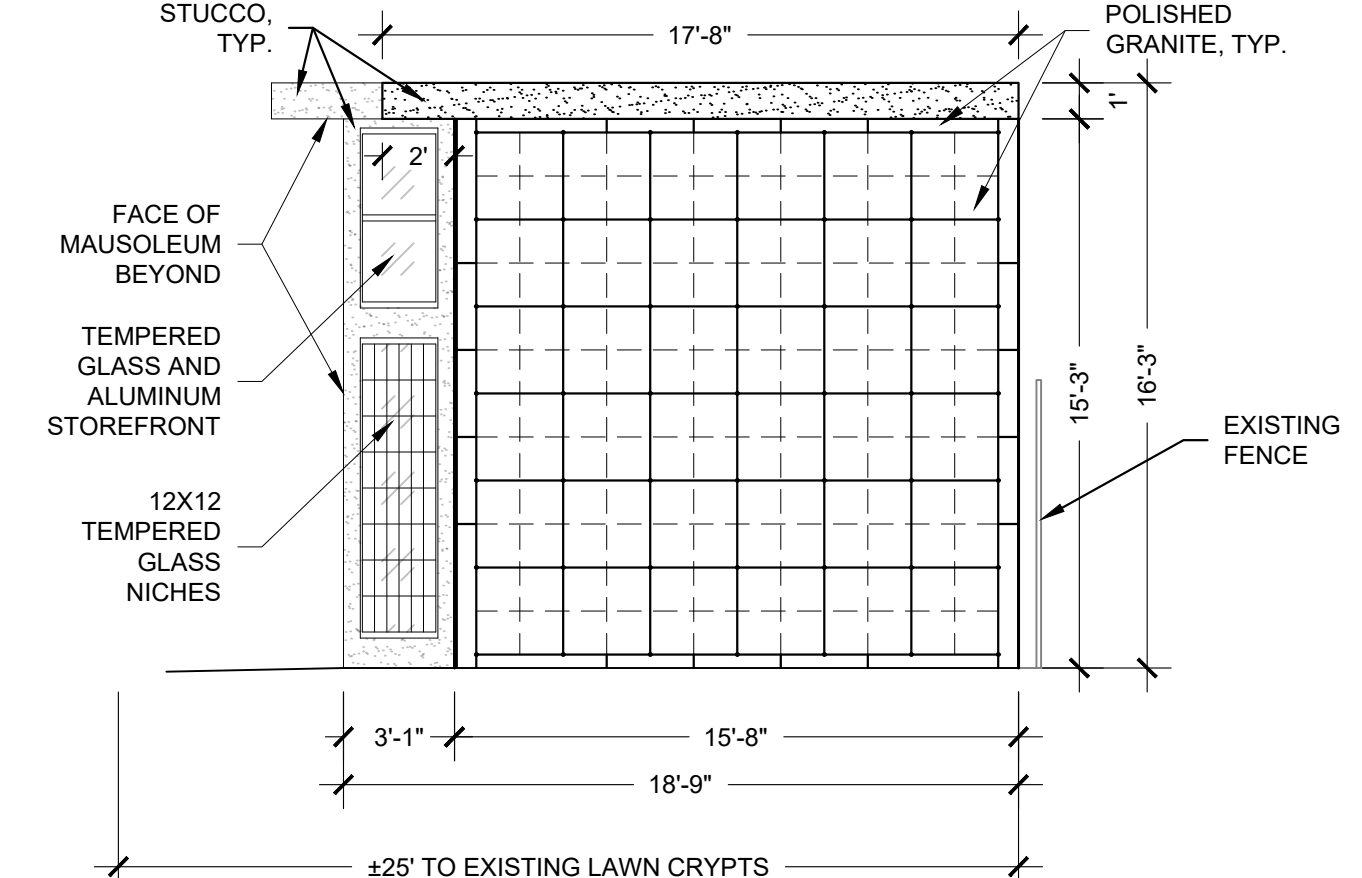
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:

- ALL EXTERIOR FINISHES TO MATCH ADJACENT EXISTING MAUSOLEUM FINISHES

MATERIAL LEGEND		
	POLISHED GRANITE TO MATCH EXISTING	
	PAINT- STUCCO FINISH, COLOR TO CLOSELY MATCH EXISTING	
	TEMPERED GLASS	

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DRAWING TITLE

ELEVATIONS

REVISION		
NO.	DATE	BY

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SHEET NO: A2

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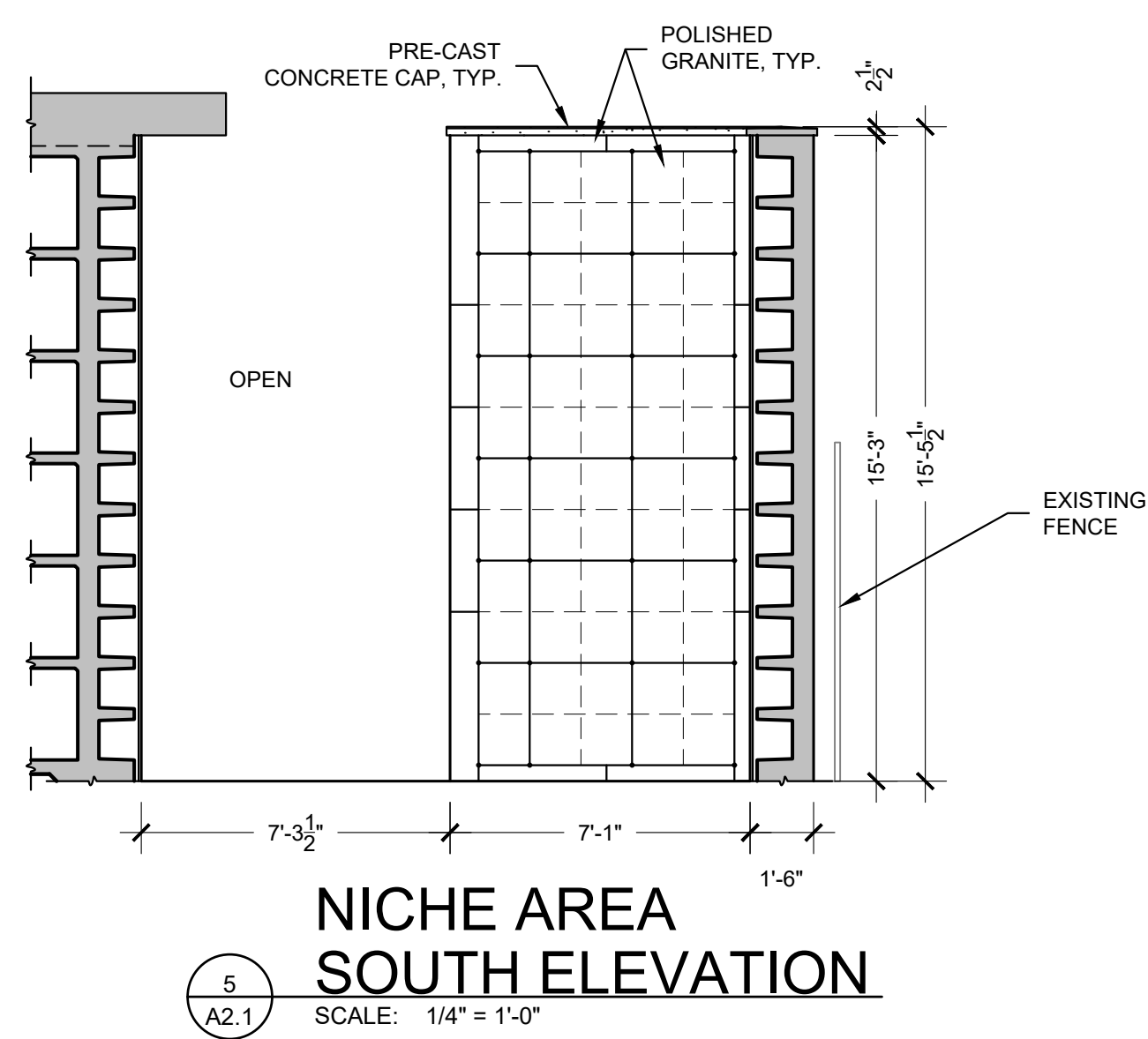
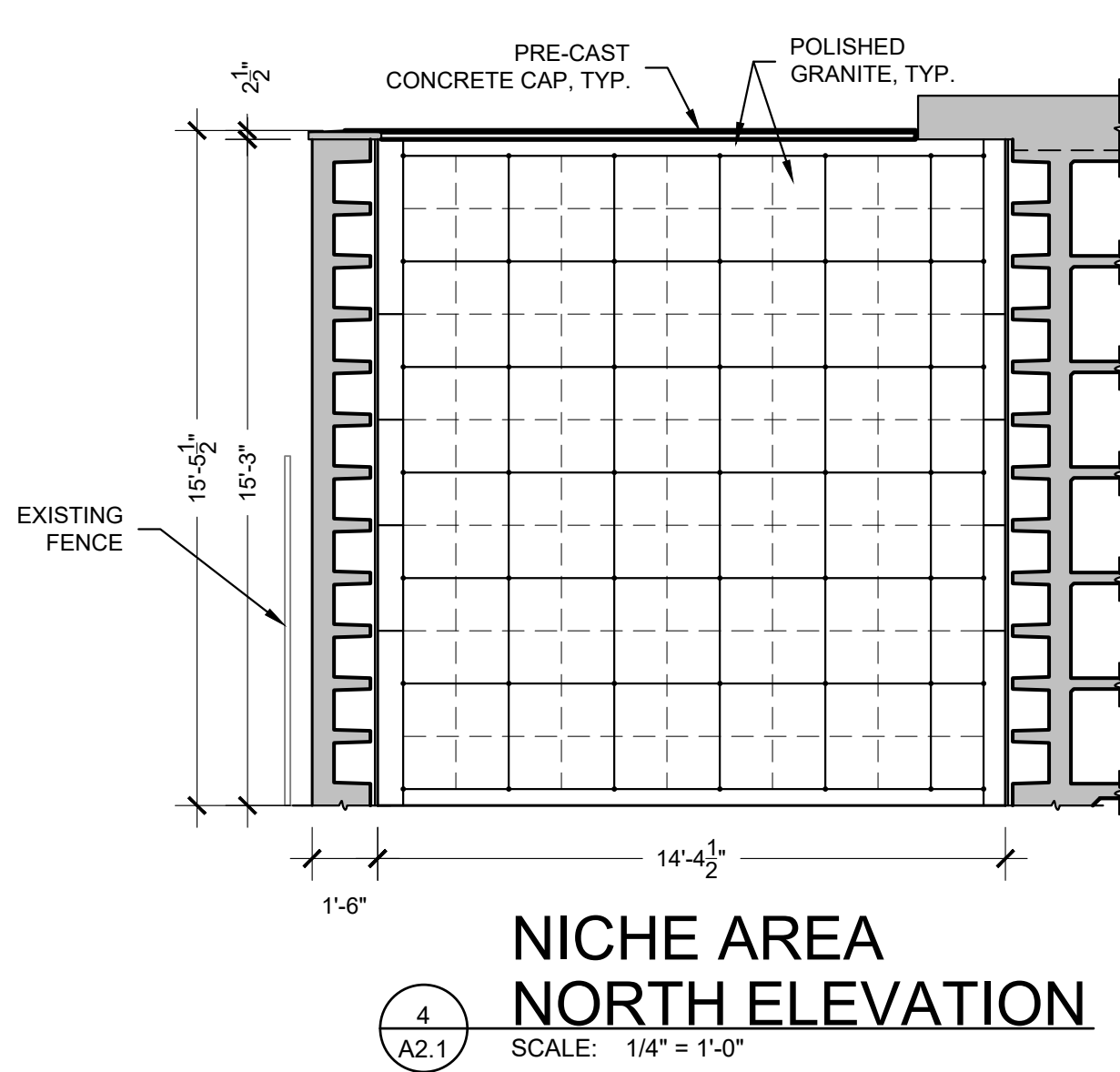
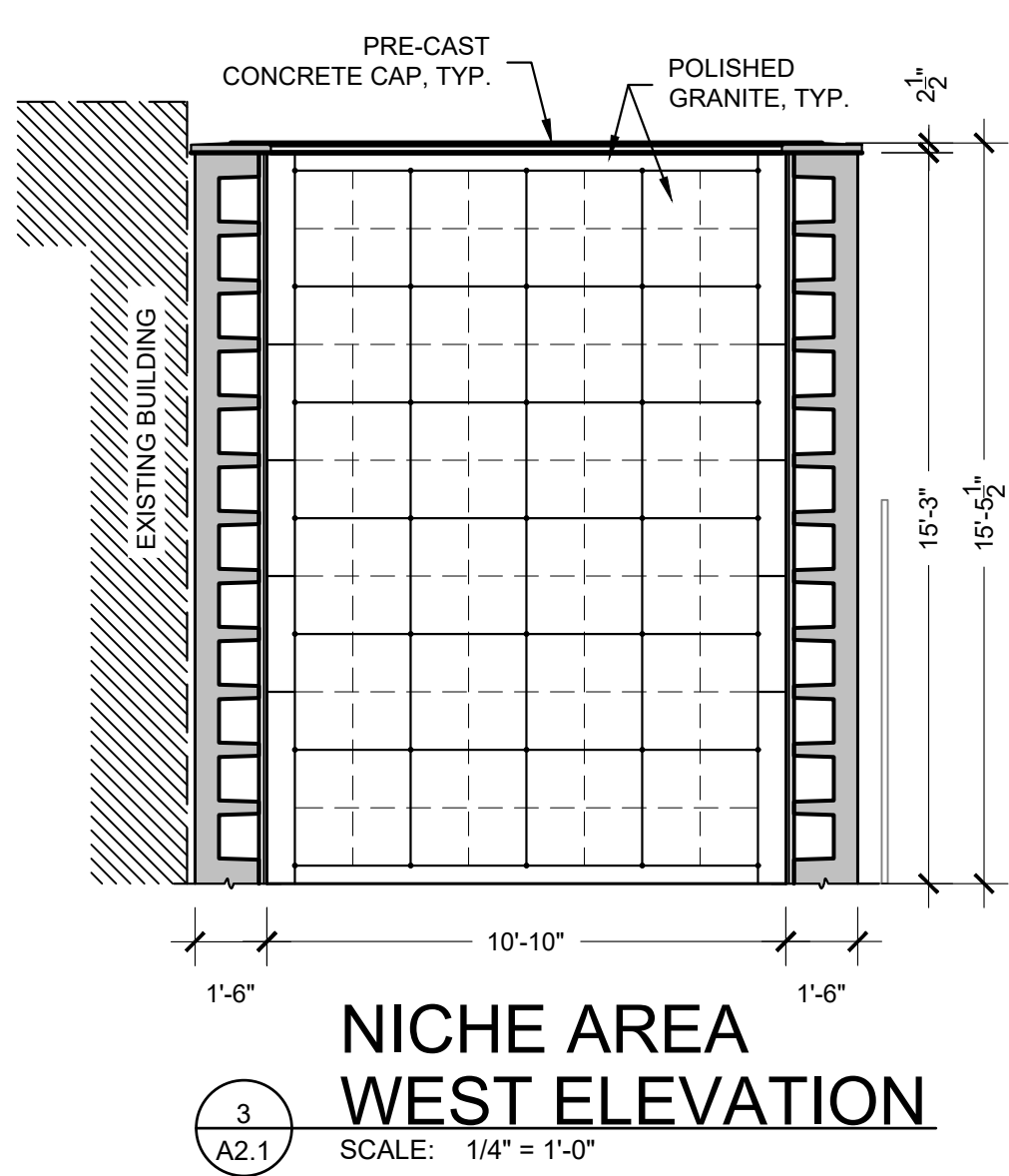
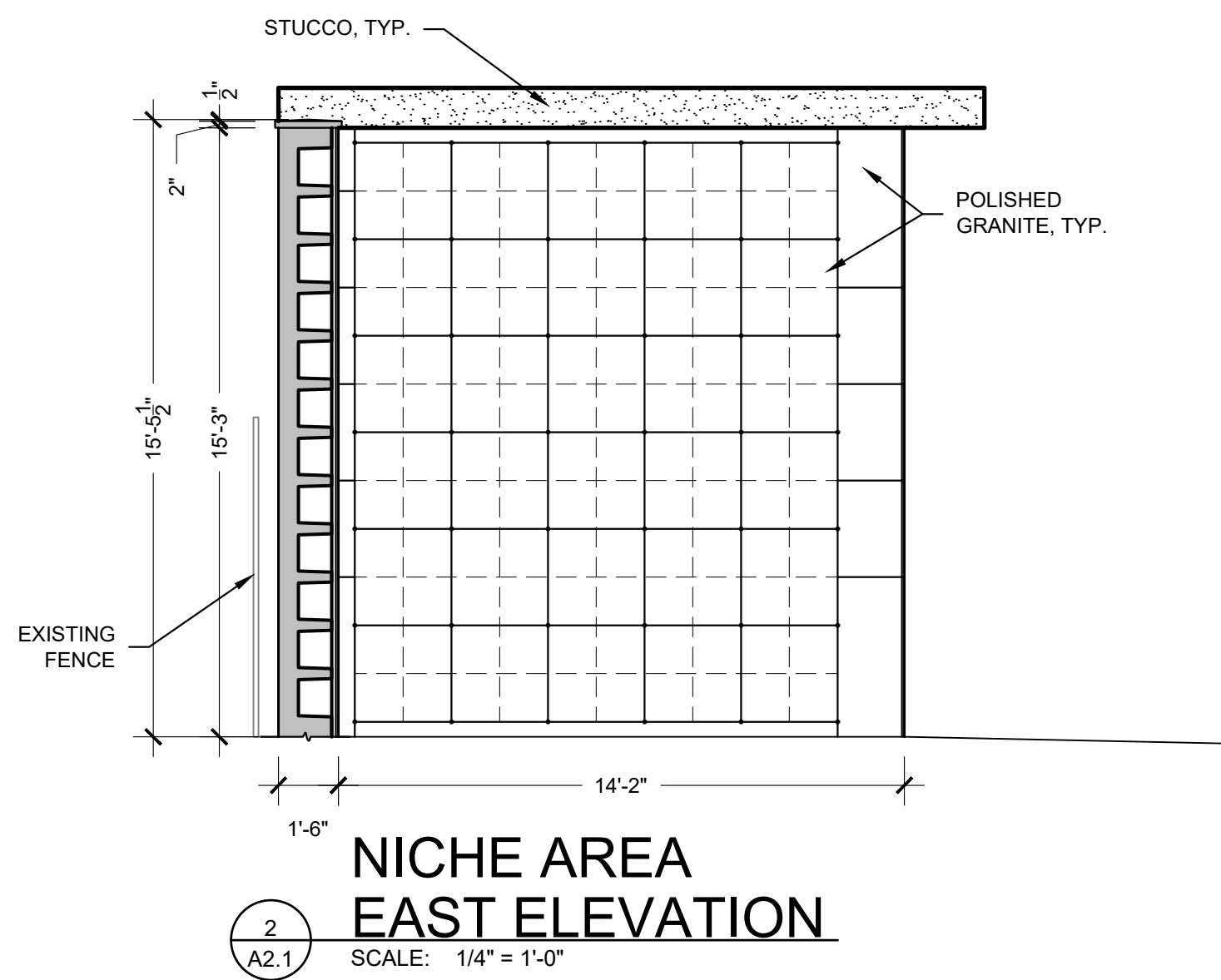
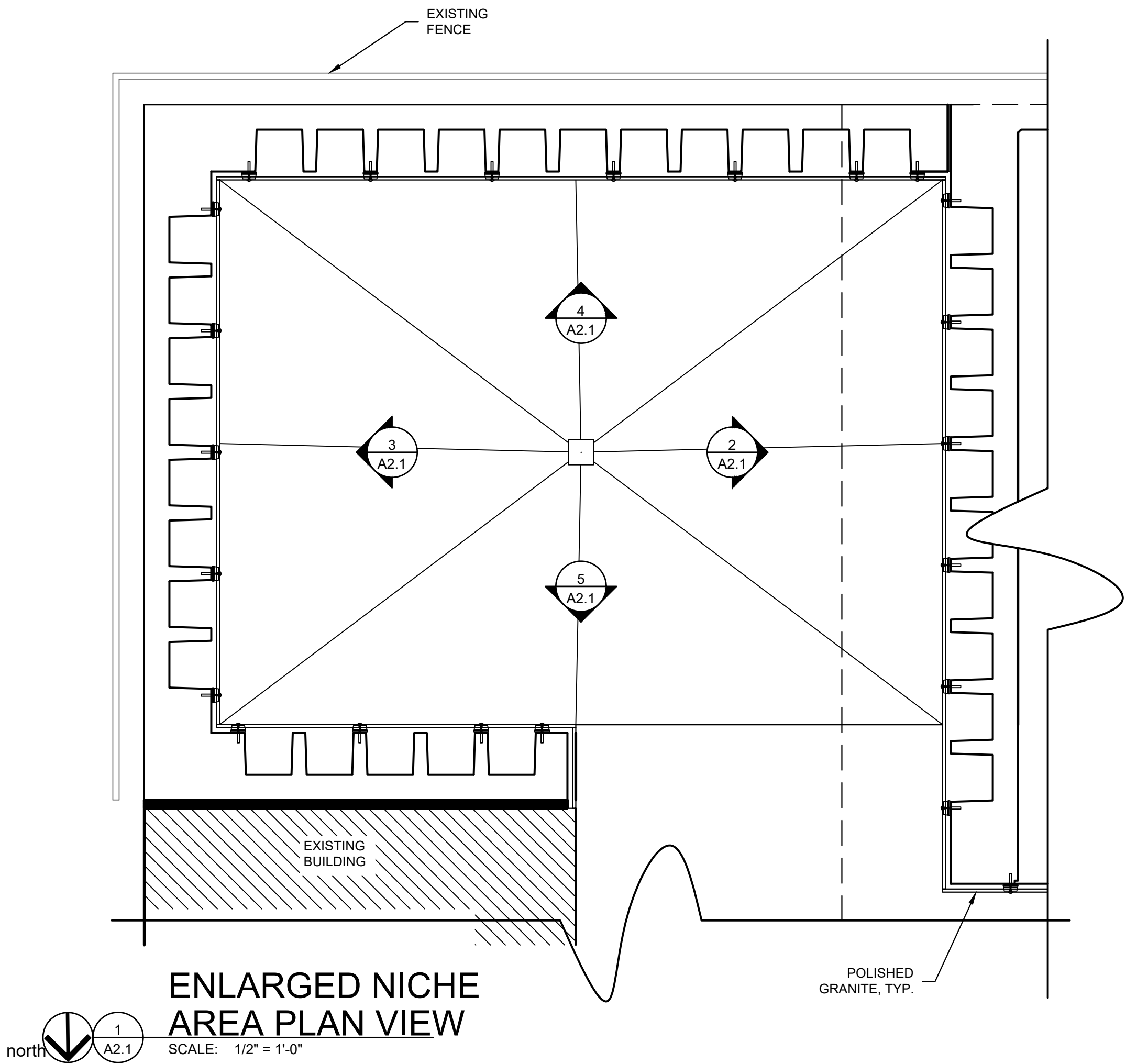
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DRAWING TITLE
ELEVATIONS
OUTDOOR
NICHE AREA

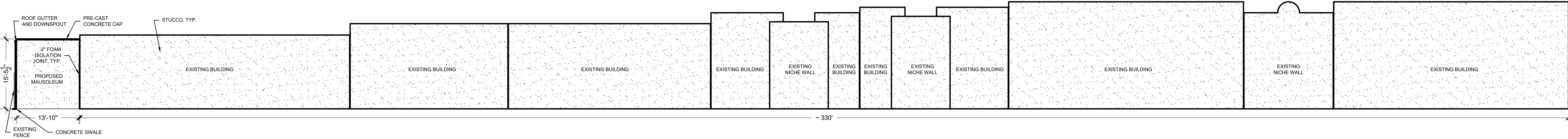
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- NOTE:**
- ALL EXTERIOR FINISHES TO MATCH ADJACENT EXISTING MAUSOLEUM FINISHES

MATERIAL LEGEND	
	POLISHED GRANITE - COLOR TO MATCH EXISTING
	PAINT- STUCCO FINISH, COLOR TO MATCH EXISTING



EAST ELEVATION
WITH EXISTING MAUS

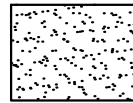
1
A2.2

SCALE: 3/32" = 1'-0"

NOTE:

- ALL EXTERIOR FINISHES TO MATCH ADJACENT EXISTING MAUSOLEUM FINISHES

MATERIAL LEGEND



PAINT- STUCCO FINISH, COLOR TO MATCH EXISTING

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DRAWING TITLE

ELEVATION
WITH
EXISTING
MAUSOLEUM

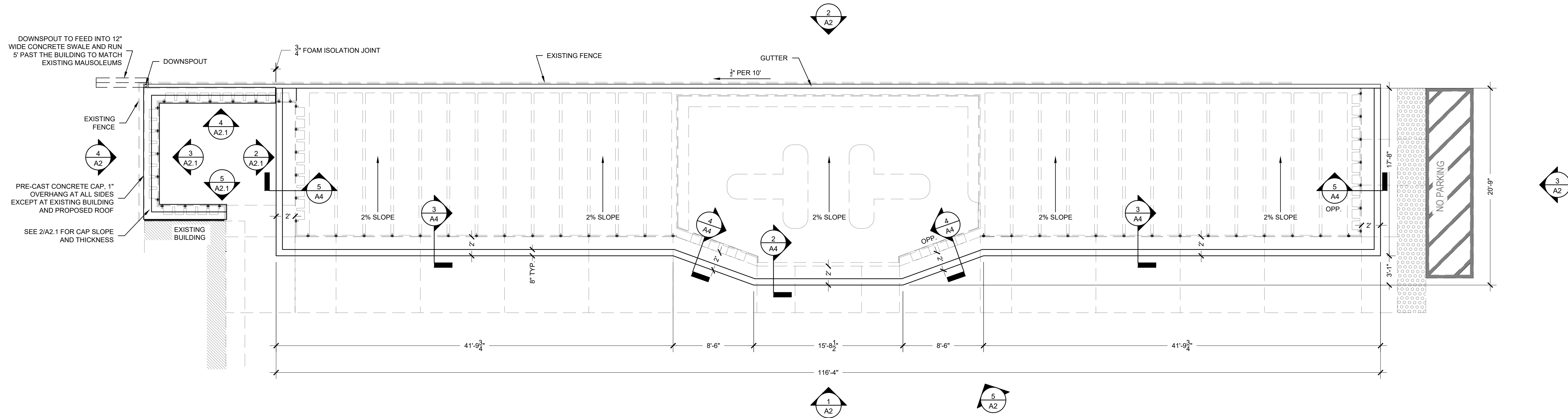
REVISION

NO.	DATE	BY

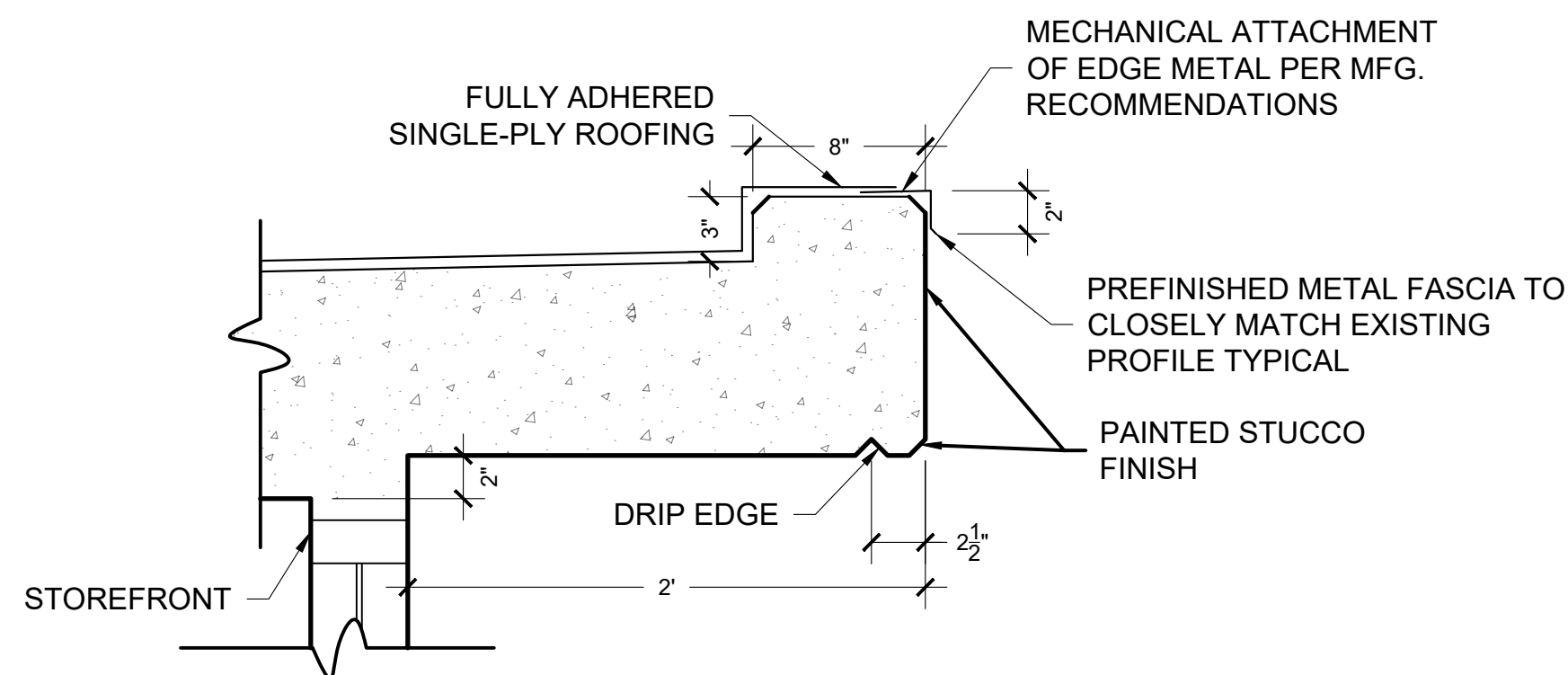
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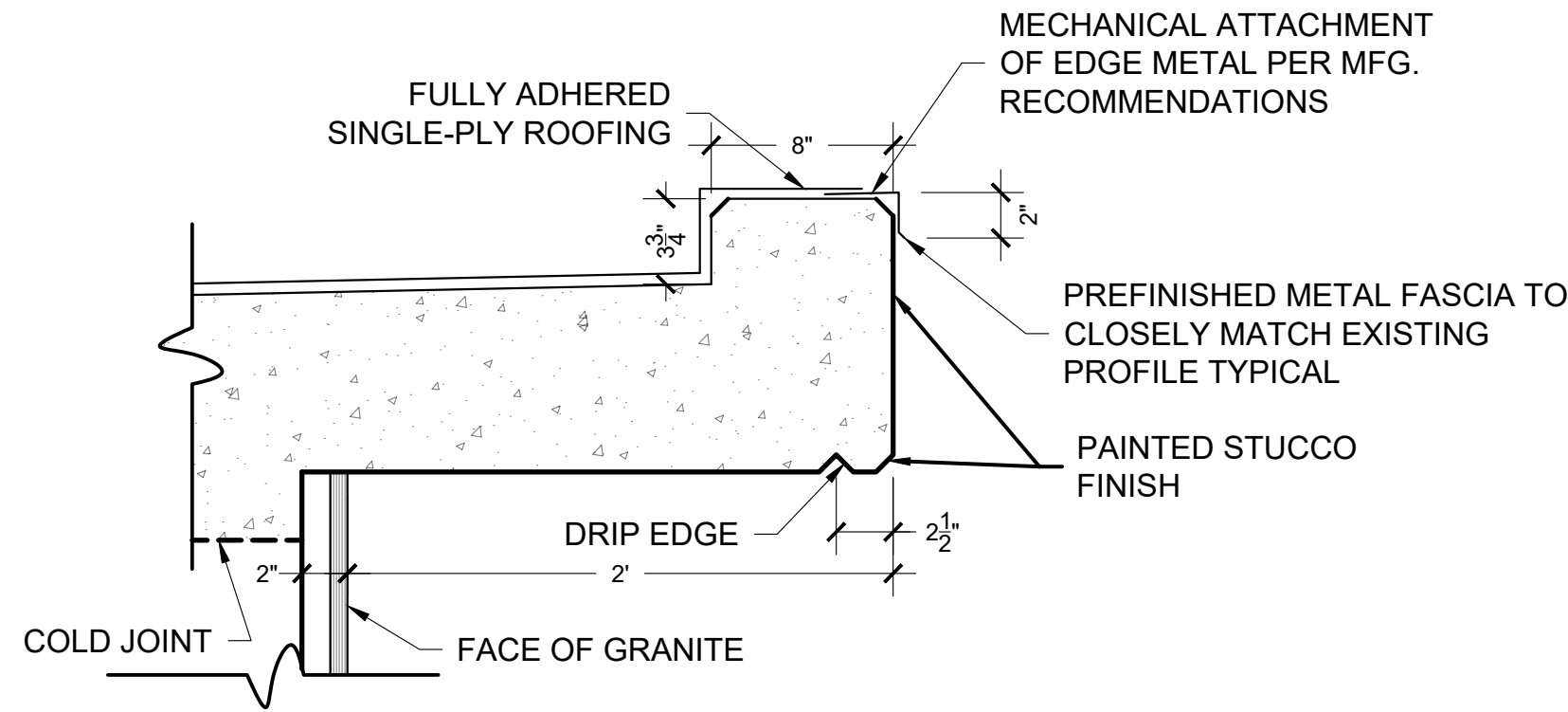
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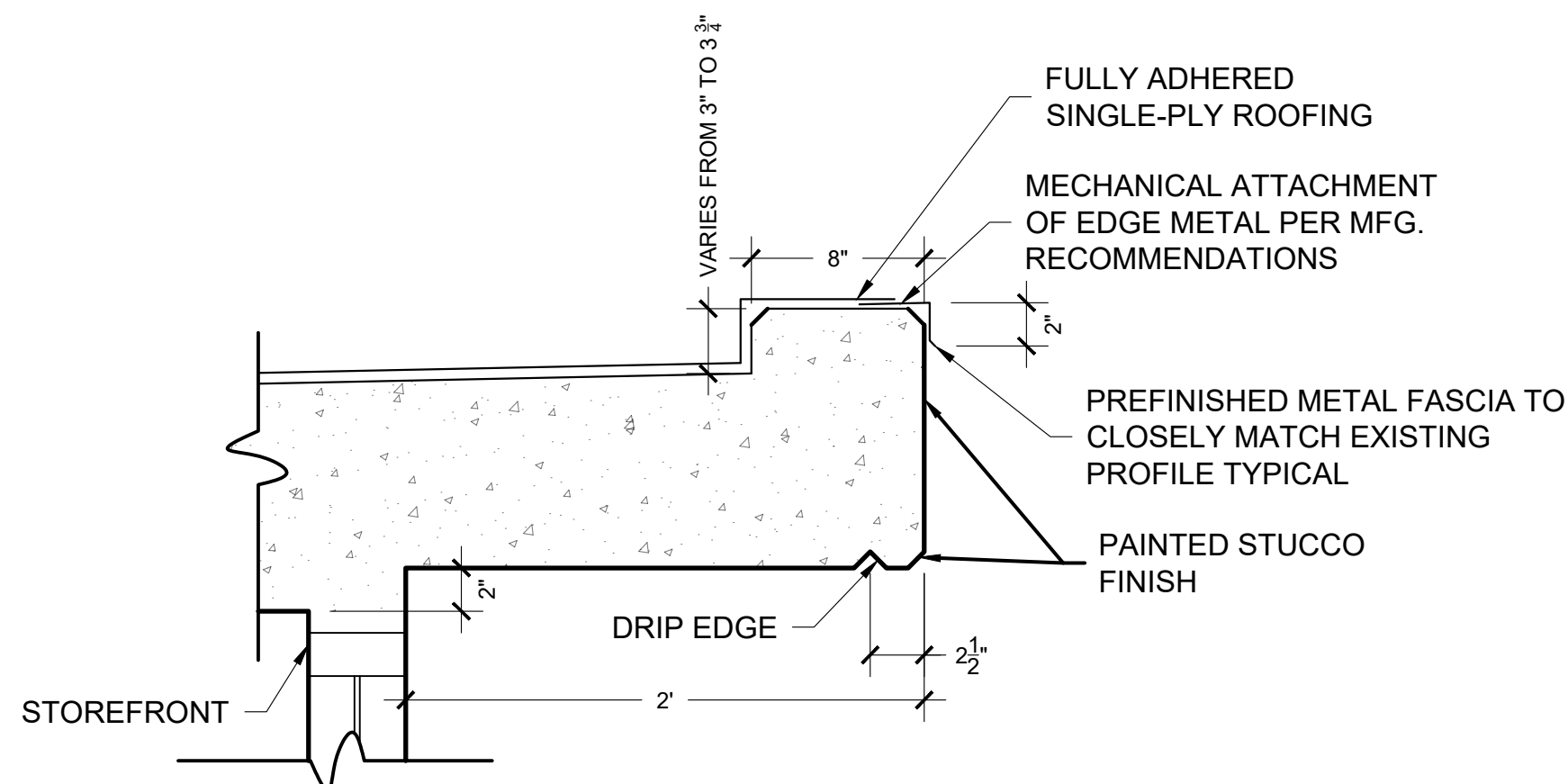
1
A4
ROOF PLAN
SCALE: 3/16" = 1'-0"



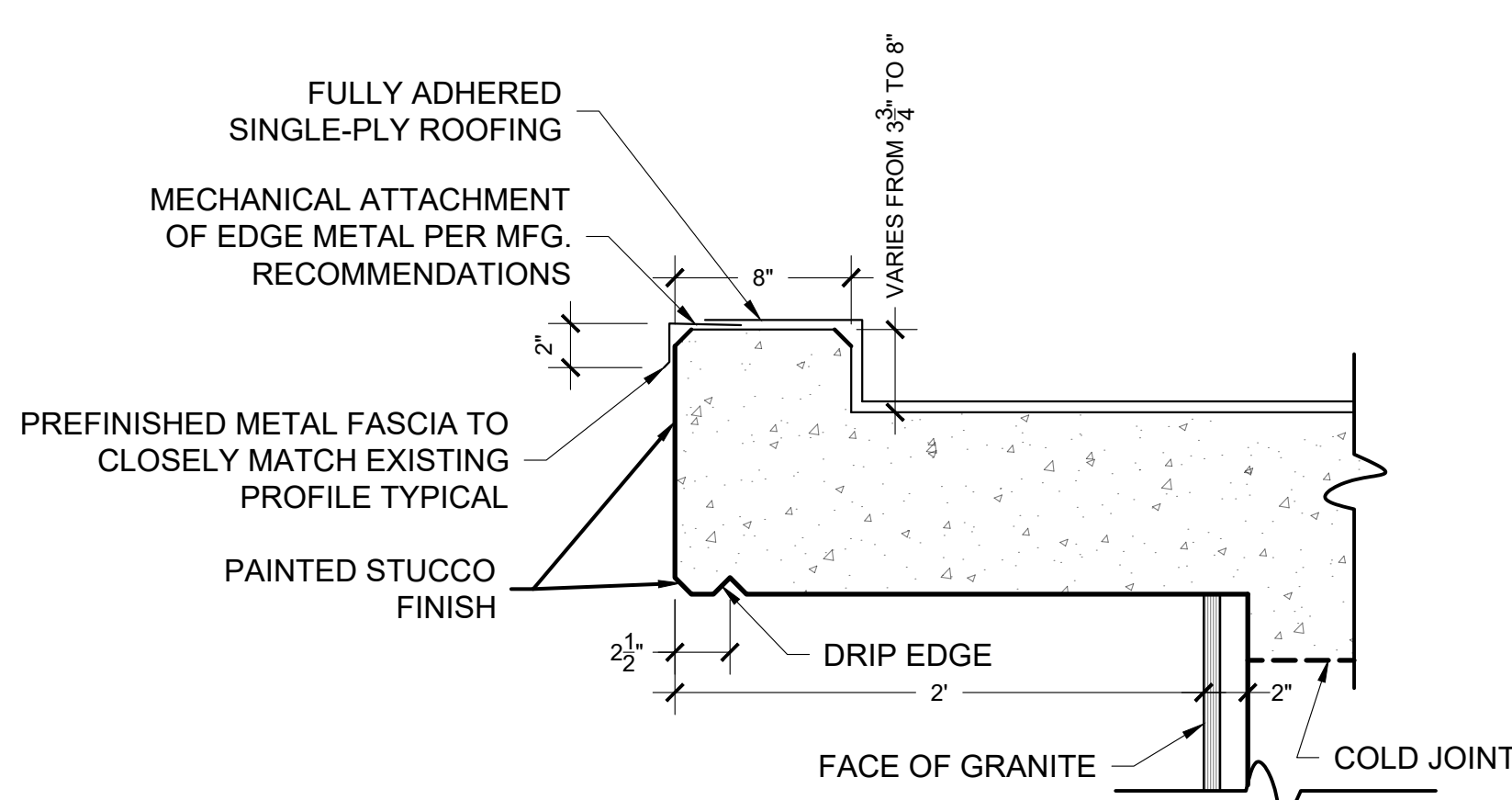
2
A4
ROOF OVERHANG
AT STOREFRONT
SCALE: 1-1/2" = 1'-0"



3
A4
ROOF OVERHANG
AT CRYPT FACE
SCALE: 1-1/2" = 1'-0"



4
A4
ROOF OVERHANG
AT ANGLED STOREFRONT
SCALE: 1-1/2" = 1'-0"



5
A4
ROOF OVERHANG
AT NICHE FACE
SCALE: 1-1/2" = 1'-0"

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ROOF PLAN

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