

DEVELOPMENT PROGRAM

PROJECT LOCATION: HERMOSA BEACH
 OWNER'S NAME: NICK LIND TEL: (949) 735-8493
 ADDRESS: 622 1ST PLACE, HERMOSA BEACH, CA 90254
 LEGAL DESCRIPTION: LOT 123 HALTER RANSOM CO'S VARIABLE PLAGE
 RB 4-150 AIN 4188-023-018 ZONING: R-2

GENERAL BUILDING INFORMATION

LOT AREA:	4575 SQFT	TOTAL BUILDING AREA:	2910.0 SQFT
UNIT 1	UNIT 2	UNIT 3	UNIT 4
1ST LEVEL LIVING AREA	425.10 SQFT	454.30 SQFT	
GARAGE	480.80 SQFT	441.20 SQFT	
2ND LEVEL LIVING AREA	1344.00 SQFT	1347.90 SQFT	
DECKS / BALCONIES	0	0	
3RD LEVEL LIVING AREA	1171.20 SQFT	1084.30 SQFT	
DECKS / BALCONIES	134.20 + 108.50 SQFT	202.50 + 42.00 SQFT	
TOTAL LIVING AREA	2145.30 SQFT	2086.50 SQFT	
TOTAL DECKS / BALCONIES	242.70 SQFT	244.50 SQFT	
NO. OF BEDROOMS	4	4	
NO. OF BATHROOMS	3.5		

ZONING INFORMATION

AREA:	REQUIRED	PROVIDED
LOT AREA PER DWELLING UNIT	4575 SQFT	
LOT COVERAGE	2473.75 SQFT (55%)	2410.0 SQFT (53.4%)

YARD:

FRONT	10	10
SIDE	4 (10%)	4 (10%)
REAR	5	5

PARKING AND DRIVENAYS:

NUMBER OF SPACES	2 PER UNIT	2 PER UNIT
GUEST SPACES	1	1
PARKING SETBACK		
PARKING STALL DIMENSION	18' X 20'	20' X 20' AND 20' X 21'-6"
TURNING AREA	24 FT.	24 FT.
DRIVEWAY WIDTH	4 FT.	4 FT.
DRIVEWAY MAXIMUM SLOPE	18 %	18 %

FENCES / WALLS:

HEIGHT FROM FINISHED SURFACE	
LINEAL FEET	

OPEN SPACE:

TOTAL	300.0 SQFT / UNIT	
PRIVATE (PER UNIT)		UNIT 1: 342.7 SQFT UNIT 2: 302.5 SQFT UNIT 3: UNIT 4:
PRIVATE STORAGE SPACE:	200 CUFT	
CUBIC FEET PER UNIT		UNIT 1: 200 CUFT UNIT 2: 200 CUFT UNIT 3: UNIT 4:

BASEMENT QUALIFICATION CALCULATION

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
1ST LEVEL F.F. ELEVATION	74.80	74.80		
LINEAL FEET (LF) OF PERIMETER	124' - 8"	136' - 4"		
LF OF PERIMETER < 6' FROM GRADE TO F.F. ABOVE	124' - 8"	136' - 4"		
% OF PERIMETER < 6' TO F.F. ABOVE	100 %	100 %		

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

Notes must be shown as worded, on the title sheet of the plan

- In the case of emergency call NICK LIND at Work Phone or Home Phone
- Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents, asbestos fibers, paint flakes or stucco fragments, fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or flammable wastes; wastes from any engine/equipment clean cleaning or chemical degreasing and superchlorinated potable water line flushing.
- During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
- Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities of adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

CONSULTANTS

TOPOGRAPHIC SURVEYOR

PENN Engineers
 3914 DEL AMO BLVD, SUITE 421
 TORRANCE, CA 90503
 (310) 542-4433

CIVIL ENGINEERING

B.A. SIMS Engineering Inc.
 1341 ORIZABA AVENUE
 LONG BEACH, CA 90804
 (562) 735-4455

GEOTECHNICAL ENGINEERING

GMU GEOTECHNICAL, INC.
 DAVE HANSEN
 23241 ARROYO VISTA
 RANCHO SANTA MARGARITA, CA 92688
 949-888-6513 EX 226
 (949) 888-1380

LANDSCAPE ARCHITECT

CENTENO'S NURSERY & LANDSCAPING
 JESSICA CENTENO
 17514 S FIGUEROA ST,
 GARDENA, CA 90248
 (310) 768-4084

STRUCTURAL ENGINEERING

ENERGY ENGINEERING

LOT COVERAGE CALCULATION

TOTAL LOT AREA 4575.00 SQ. FT.
 TOTAL BUILDING FOOTPRINT (63.4%) 2,910.00 SQ. FT.
 NOTE: BUILDING FOOTPRINT & AREA UNDER THE ROOF EAVES & SOLID ROOFS ARE INCLUDED IN THE CALCULATION OF THE LOT COVERAGE

SCOPE OF WORK

NEW 2 UNITS OF 2-STORY CONDOMINIUM PROJECT WITH FINISHED BASEMENT (5831.80 SQ. FT.) & GARAGE (972.00 SQ. FT.)

UNIT 1	
FIRST LEVEL	425.10 SQFT
SECOND LEVEL	1344.00 SQFT
THIRD LEVEL	1171.20 SQFT
TOTAL LIVING AREA	2145.30 SQFT
GARAGE	480.80 SQFT
DECKS (3RD LEVEL)	242.70 SQFT

UNIT 2	
FIRST LEVEL	454.30 SQFT
SECOND LEVEL	1347.90 SQFT
THIRD LEVEL	1084.30 SQFT
TOTAL LIVING AREA	2086.50 SQFT
GARAGE	441.20 SQFT
DECKS (3RD LEVEL)	244.50 SQFT

BUILDING DATA

GOVERNING AUTHORITY CITY OF HERMOSA BEACH, CA

GOVERNING CODE 2019 C.B.C.,
2019 C.R.C.,
2019 C.E.C.,
2019 C.M.C.,
2019 C.P.C.,
2019 C. ENERGY CODE
2019 CALGREEN

OCCUPANCY GROUP R2/U

CONSTRUCTION TYPE V-B

SPRINKLERED YES / NFPA 13D

AFN No. 4188-023-018

CITY OF HERMOSA BEACH & STATE OF CALIFORNIA ADOPTED AMENDMENTS

SEPARATE PERMITS

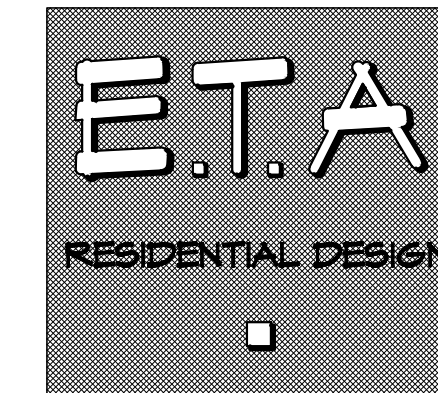
- FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D
- GRADING PERMIT

NOTE:
THE ENGINEER OF RECORD SHALL REVIEW THE SUBMITTALS, VERIFY THEIR CONFORMANCE WITH THE BUILDING DESIGN AND CERTIFY PRIOR TO SUBMITTAL FOR PLAN REVIEW.

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ERIC TRABERT & ASSOCIATES



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622 1ST PLACE
HERMOSA BEACH, CA 90254

AFN: 4188-023-018

OWNER
NICK LIND
16520 BAKE PKWY., STE. 105
IRVINE, CA 92618

PROJECT ADDRESS
622 1ST PLACE
HERMOSA BEACH, CA 90254

SUBMITTALS:

07-14-20 PLANNING SUB 1

REVISIONS:

08-04-20 PLANNING PG. 1 - JT

STYLE:

DATE 01.22.2020

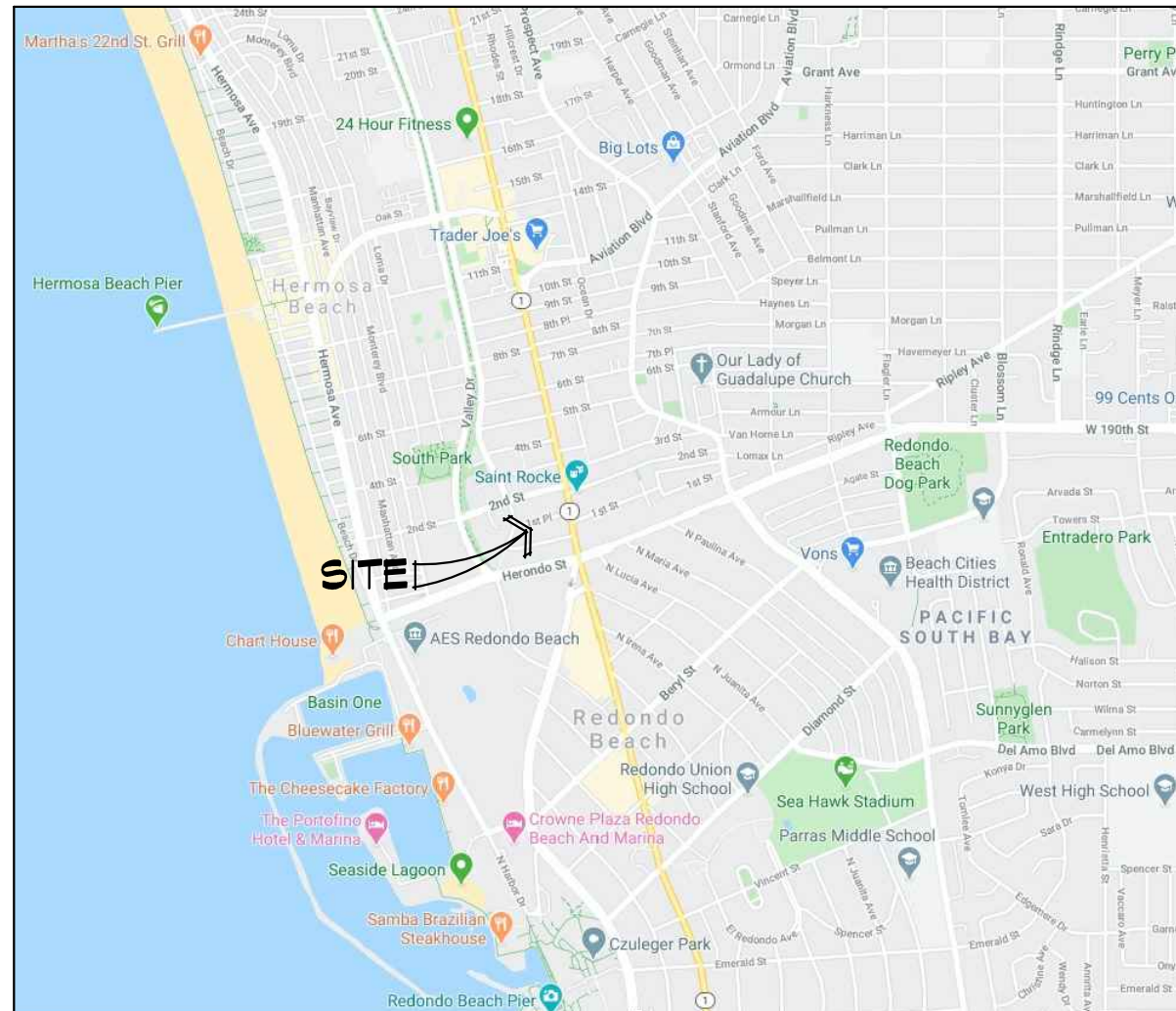
DRAWN BY: 010-CVR-LIND

JOB NO. NOT TO SCALE

SCALE 1.0

SHEET

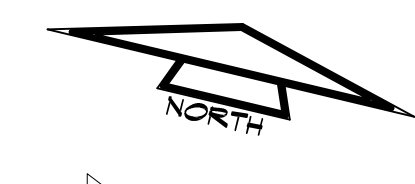
VICINITY MAP



NICK LIND
622 1st Place
Hermosa Beach, CA 90254

NOT FOR CONSTRUCTION

1ST PLACE



FOUND L&T, NO TAG ON PROD.
FOUND S&W LS 5411 PER TIES
FOUND S&W RCE 30826 PER TIES
FOUND L&T, NO TAG 7.24' N'LY OF CORNER ON PROP. LINE PROD. PER TRACT

ARDMORE AVENUE

OWNER
NICK LIND
16520 BAKE PKWY, STE. 105
IRVINE, CA 92618

JOB ADDRESS
622 1ST PLACE
HERMOSA BEACH, CA 90254

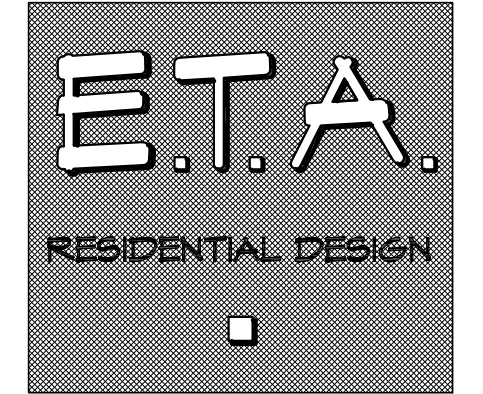
LEGAL DESCRIPTION
LOT 124 WALTER RANSOM CO'S
VENABLE PLACE M.B. 9-150
APN 4108-023-018

DESCRIPTION OF WORK
NEW 2 UNITS OF 2-STORY CONDOMINIUM PROJECT WITH FINISHED BASEMENT (5831.80 SQ. FT.) & GARAGE (412.00 SQ. FT.)

SITE FOOTAGE CALCULATION
TOTAL LOT AREA 4,575.00 SQ. FT.
TOTAL BUILDING FOOTPRINT (63.4%) 2,901.00 SQ. FT.

NOTE
A CONDUIT WILL BE PROVIDED FROM THE ROOF TO THE ELECTRIC SERVICE PANEL TO ACCOMMODATE FOR FUTURE SOLAR INSTALLATION(S).

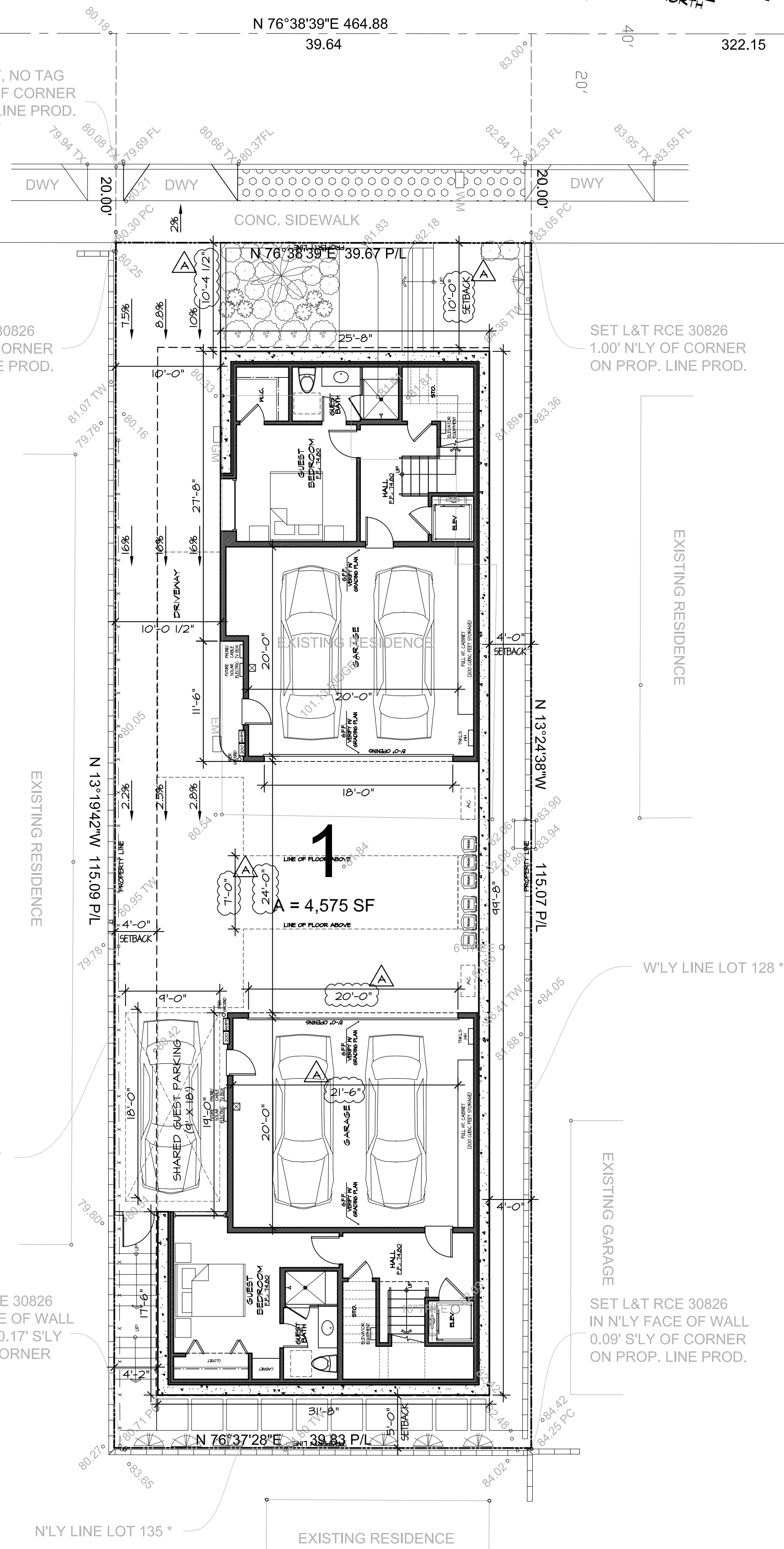
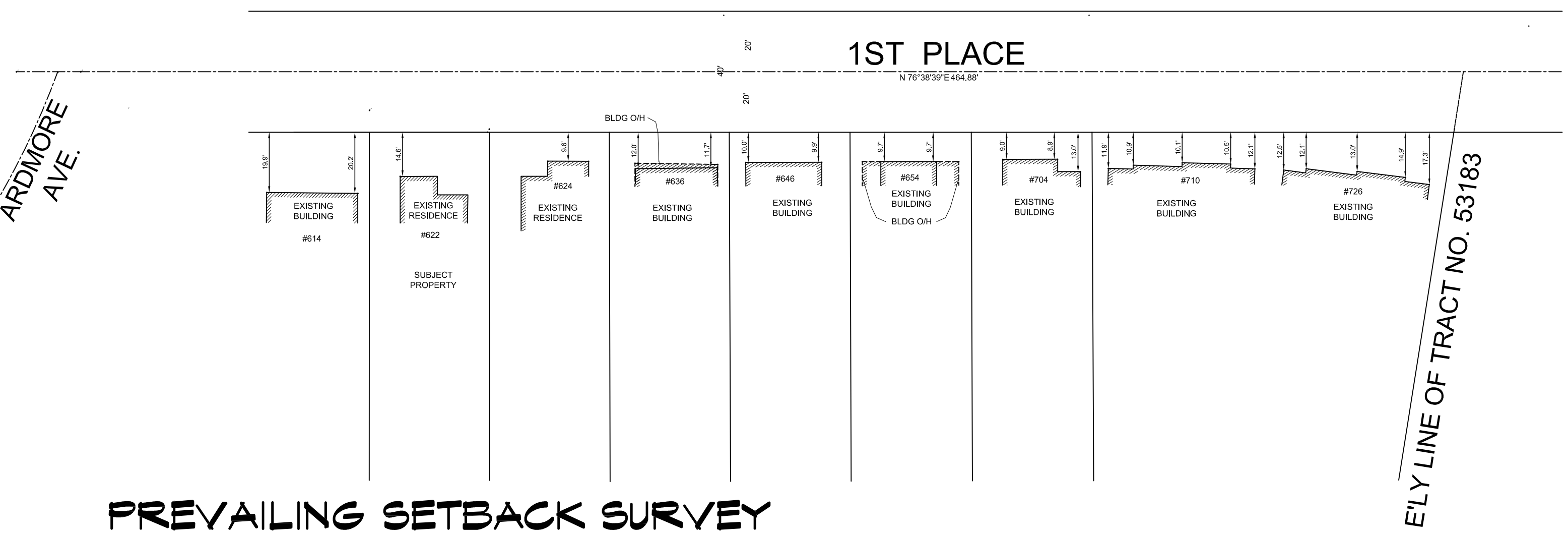
ERIC TRABERT & ASSOCIATES



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APN: 4108-023-018



SITE PLAN

SUBMITTALS:

REVISIONS:

08-04-20 PLANNING PC 1 - JT

STYLE: -

DATE: 01.22.2020

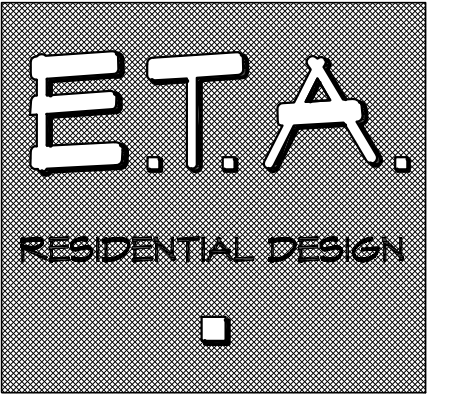
DRAWN BY: JT

JOB NO.: 02-SP-LIND

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

SHEET: **2**

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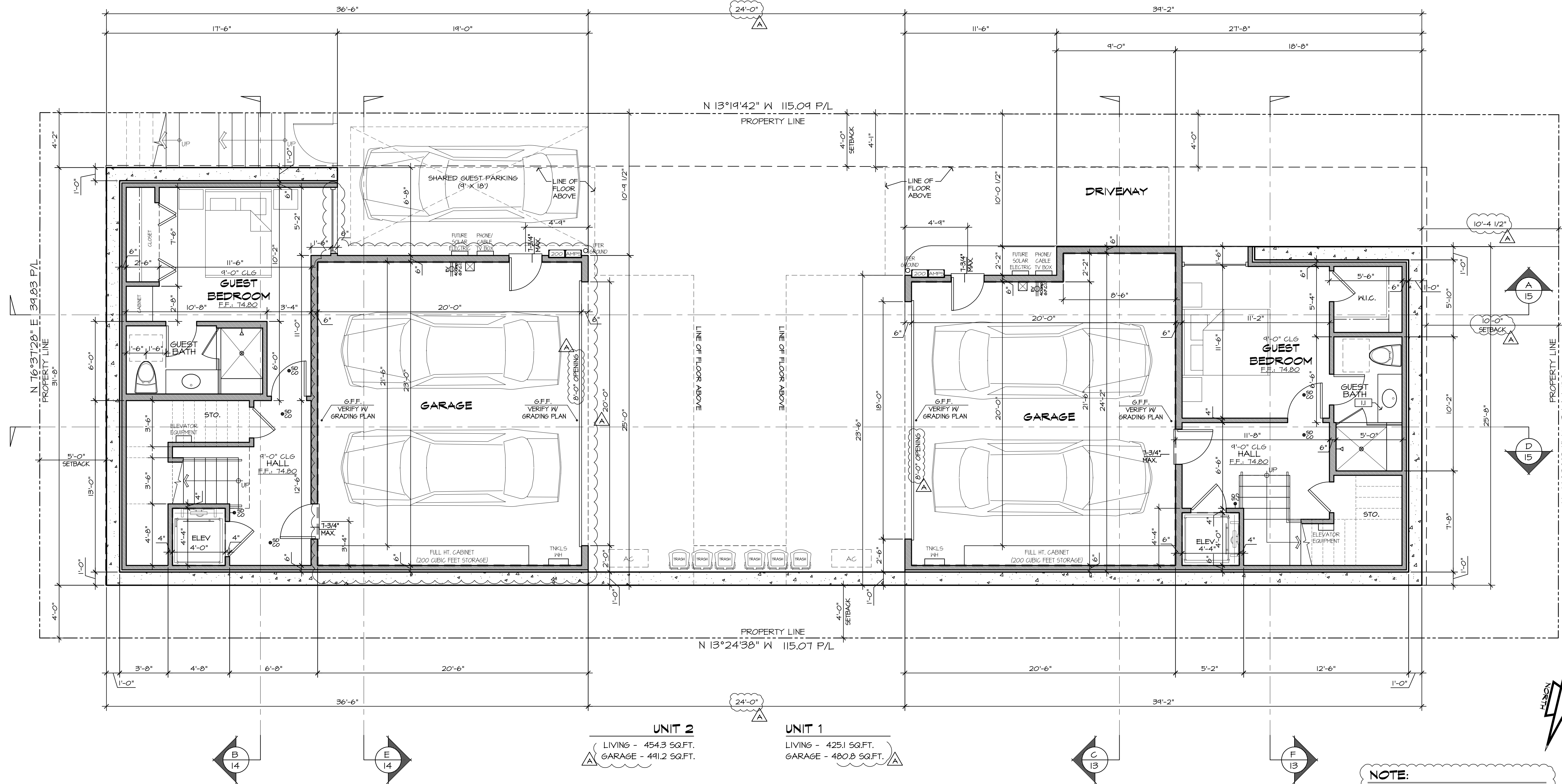
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FIRST LEVEL PLAN

1ST PLACE



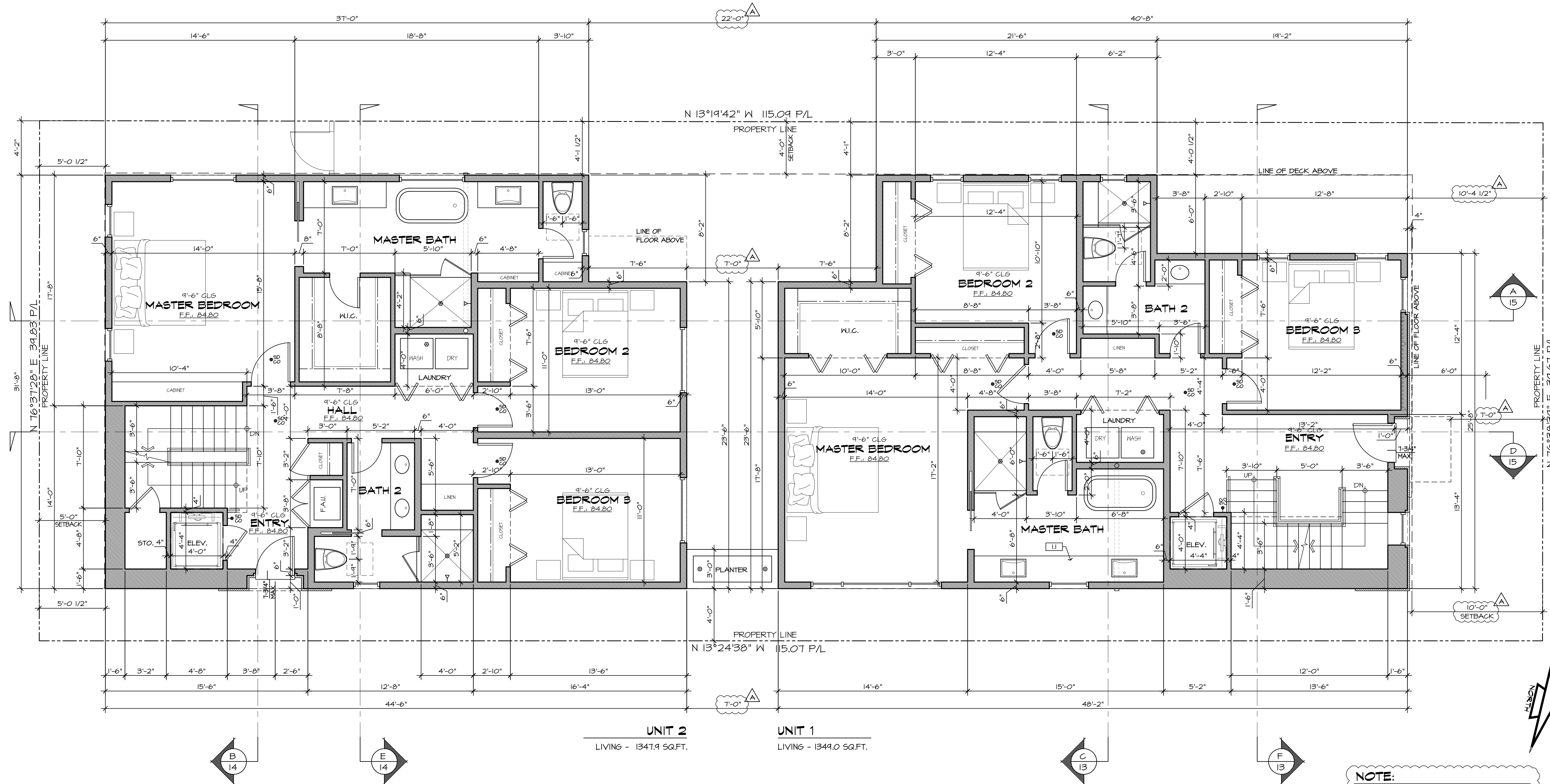
NOTE:
THE PROPOSED INTERIOR STAIRWAY WILL HAVE A MINIMUM OF ONE OPEN WALL THAT IS NOT MORE THAN FORTY-TWO (42) INCHES IN HEIGHT OPEN GUARD RAIL PURSUANT TO HEMC SECTION 17.04.040 (GENERAL DEFINITIONS).

SUBMITTALS:

REVISIONS:
A 08-04-20 PLANNING PC 1 - JT

STYLE: -
DATE: 01.22.2020
DRAWN BY: JT
JOB NO.: 06-IFP-LIND
SCALE: 1/4" = 1'-0"
SHEET: 6

NOT FOR CONSTRUCTION



UNIT 2
LIVING - 1347.9 SQ.FT.

UNIT 1
LIVING - 1349.0 SQ.FT.

1ST PLACE

SECOND LEVEL PLAN

NOTE:
THE PROPOSED INTERIOR STAIRWAY WILL HAVE A MINIMUM OF ONE OPEN WALL THAT IS NOT MORE THAN FORTY-TWO (42) INCHES IN HEIGHT OPEN GUARD RAIL PURSUANT TO HEMC SECTION 17.04.040 (GENERAL DEFINITIONS).

SUBMITTALS:

REVISIONS:

A	08-04-20
	PLANNING PC 1 - JT

STYLE: -

DATE: 01.22.2020

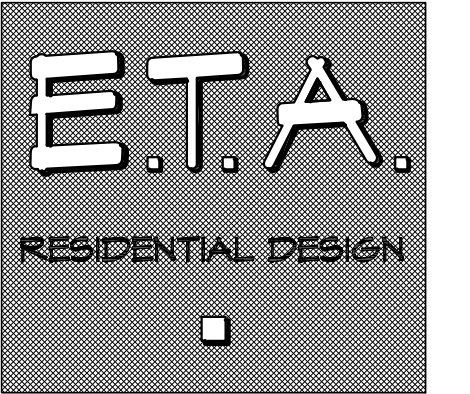
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JOB NO.: 07-2FP-LIND

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

SHEET: **7**

NOT FOR CONSTRUCTION



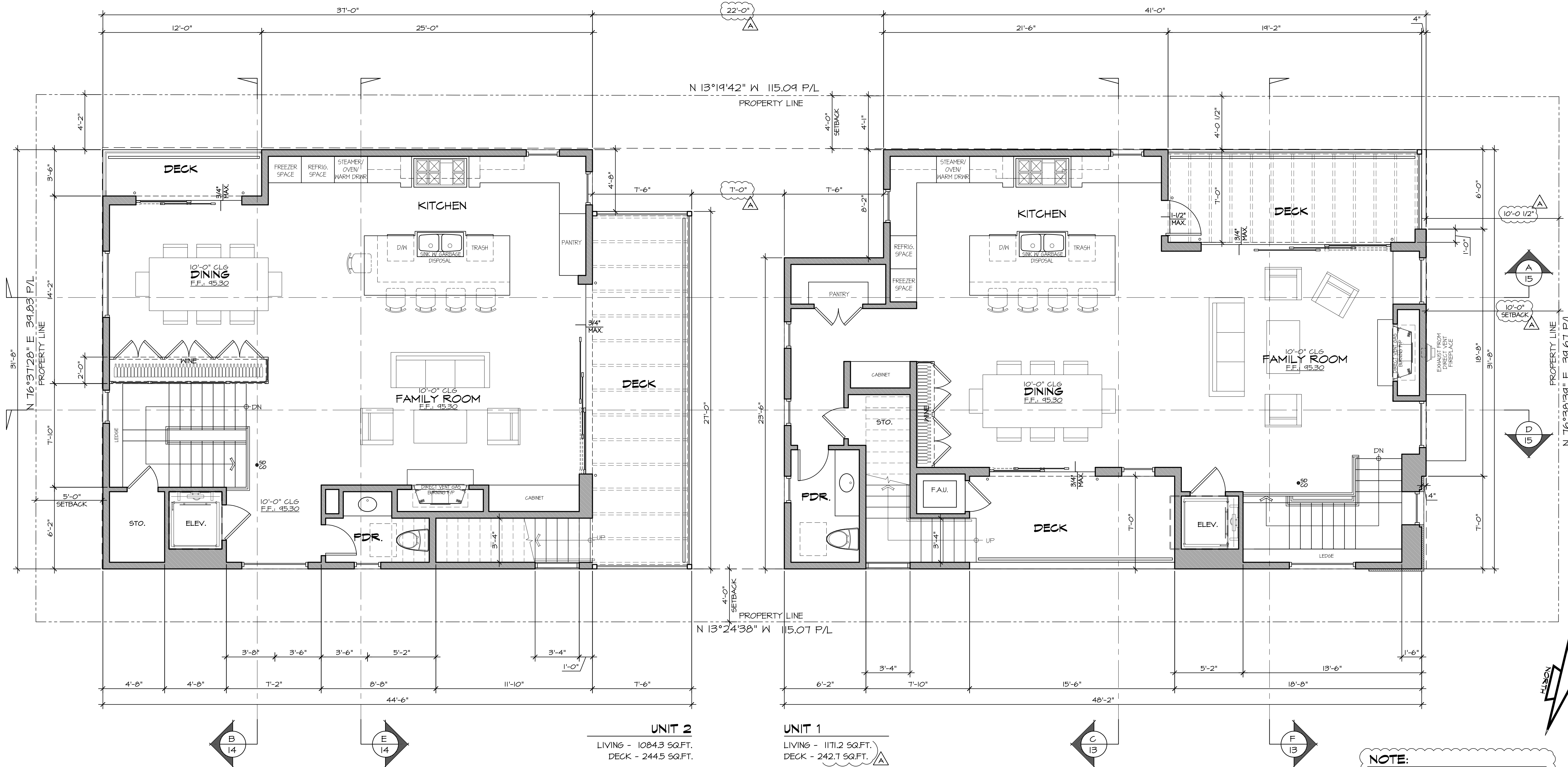
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NICK LIND

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APN: 4188-023-018

THIRD LEVEL PLAN



UNIT 2
LIVING - 1084.3 SQ.FT.
DECK - 244.5 SQ.FT.

UNIT 1
LIVING - 1171.2 SQ.FT.
DECK - 242.7 SQ.FT.

NOTE:
THE PROPOSED INTERIOR STAIRWAY WILL HAVE A MINIMUM OF ONE OPEN WALL THAT IS NOT MORE THAN FORTY-TWO (42) INCHES IN HEIGHT OPEN GUARD RAIL PURSUANT TO HEMC SECTION 17.04.040 (GENERAL DEFINITIONS).

1ST PLACE

SUBMITTALS:

REVISIONS:

STYLE: -

DATE: 01.22.2020

DRAWN BY: JT

JOB NO.: 08-3FP-LIND

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

SHEET: 8

NOT FOR CONSTRUCTION

PLANNING DEPT. NOTE

THE NET BAR ON THE ROOF DECK MUST HAVE A LIMITED SINK AND APPLIANCES, INCLUDING A FRIDGE UNDER THE COUNTER AND A SINK WITHOUT A GARBAGE DISPOSAL. DISHWASHERS ARE NOT PERMITTED. THE ROOF DECK SINK SHALL BE COVERED AT ALL TIMES WHEN NOT IN USE TO PREVENT STORM WATER ENTERING THE SANITARY SEWER SYSTEM.

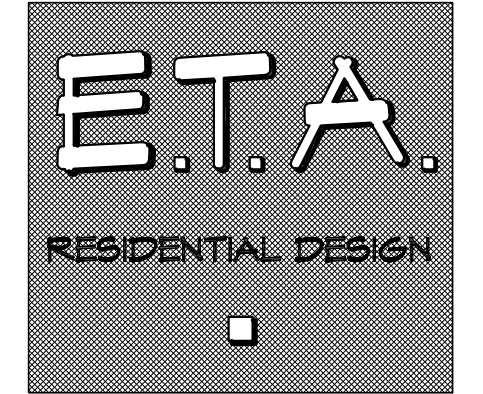
ROOF MATERIAL NOTES

- 1 MAIN ROOFING TO BE: "CUSTOM-BUILT" STANDING SEAM METAL ROOF PANELS ICC-ES ESR-2048 CLASS "A" ROOFING COLOR TO BE ZINC GRAY SRI-24 (MAXIMUM)
- 2 BUILT-UP ROOF: UL T&FUR306 "GAF" OR APPROVED EQ. CLASS "A" ROOFING SYSTEM BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF AFF. GRANULATED 80 LB. MODIFIED CAPSHEET USING A TORCH OVER ONE LAYER 20 LB. FIBERGLASS BASE SHEET MECHANICALLY FASTENED. COLOR TO BE LIGHT TAN GRAVEL.
- 3 UNVENTED ENCLOSED RAFTER TO HAVE FULL DEPTH INSULATION PER CRC SECTION R206.5. PROVIDE AIR-IMPERMEABLE INSULATION IN DIRECT CONTACT WITH SHEATHING & AIR-PERMEABLE INSULATION IN DIRECT CONTACT WITH AIR-IMPERMEABLE INSULATION. SEE DETAILS.
- 4 DOWNSPOUT SHALL NOT BE COPPER.
- 5 TILE NAILING SHALL COMPLY WITH TABLE 1501.3.1.
- 6 ROOF DRAINAGE SYSTEM MUST BE TIED TO LOT AREA DRAIN.

ROOF LEGEND

- DD ROOF DECK DRAIN & OVERFLOW DRAIN
- DS DOWNSPOUT LOCATION
- H.P. HIGH POINT
- 1/4" MIN SLOPE

ERIC TRABERT & ASSOCIATES

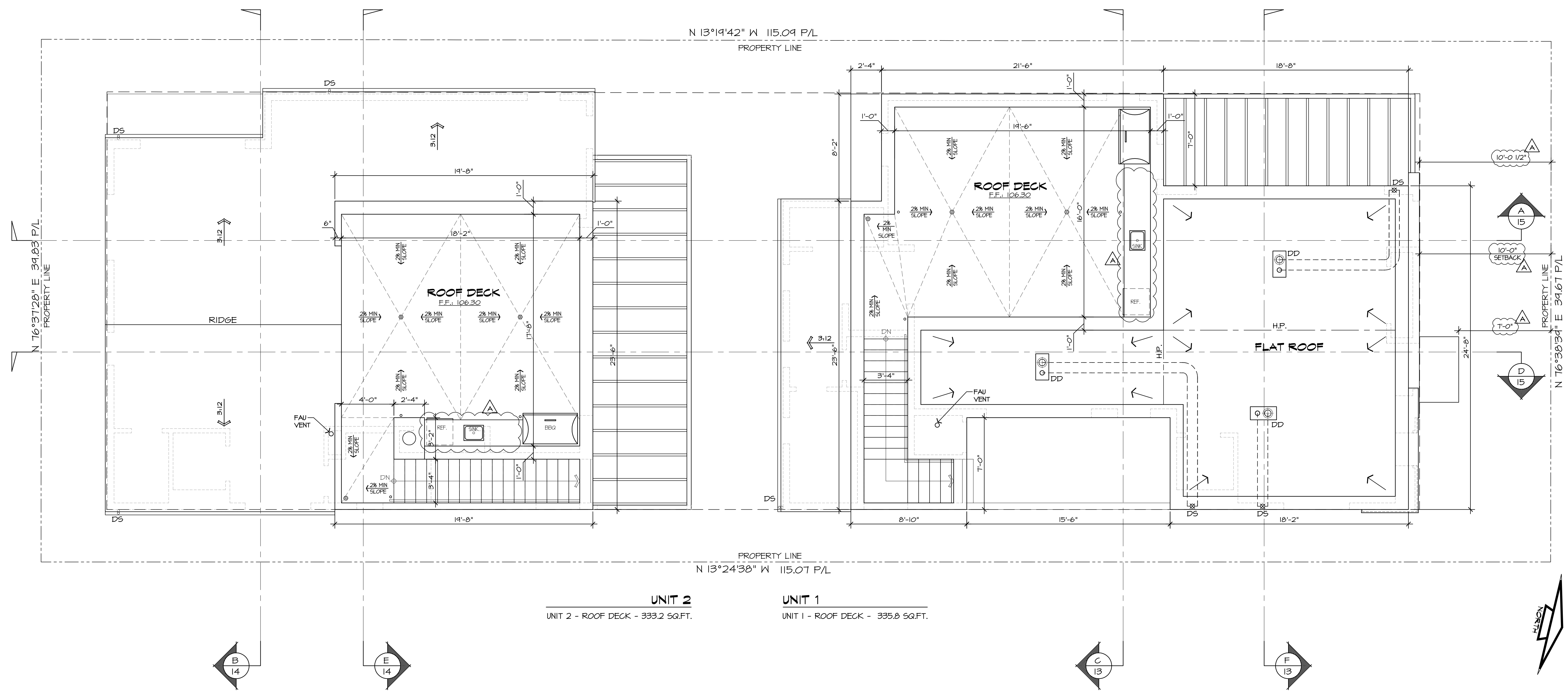


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APN: 4188-023-018

ROOF DECK PLAN



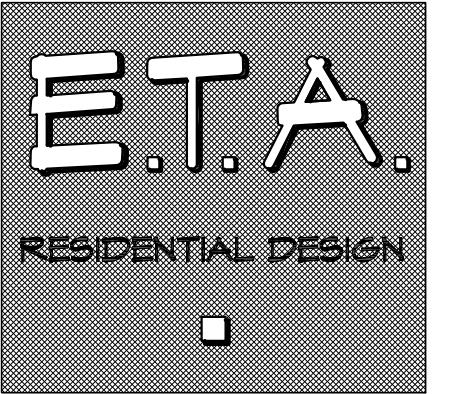
SUBMITTALS:

REVISIONS:

A	08-04-20 PLANNING PC 1 - JT

STYLE:	-
DATE:	01.22.2020
DRAWN BY:	JT
JOB NO.:	04-RP-LIND
SCALE:	1/4" = 1'-0"
SHEET:	9

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APN: 4188-023-018

(UNIT 1)
NORTH & SOUTH
ELEVATIONS

SUBMITTALS:

REVISIONS:
08-04-20
PLANNING PC 1 - JT

STYLE: -

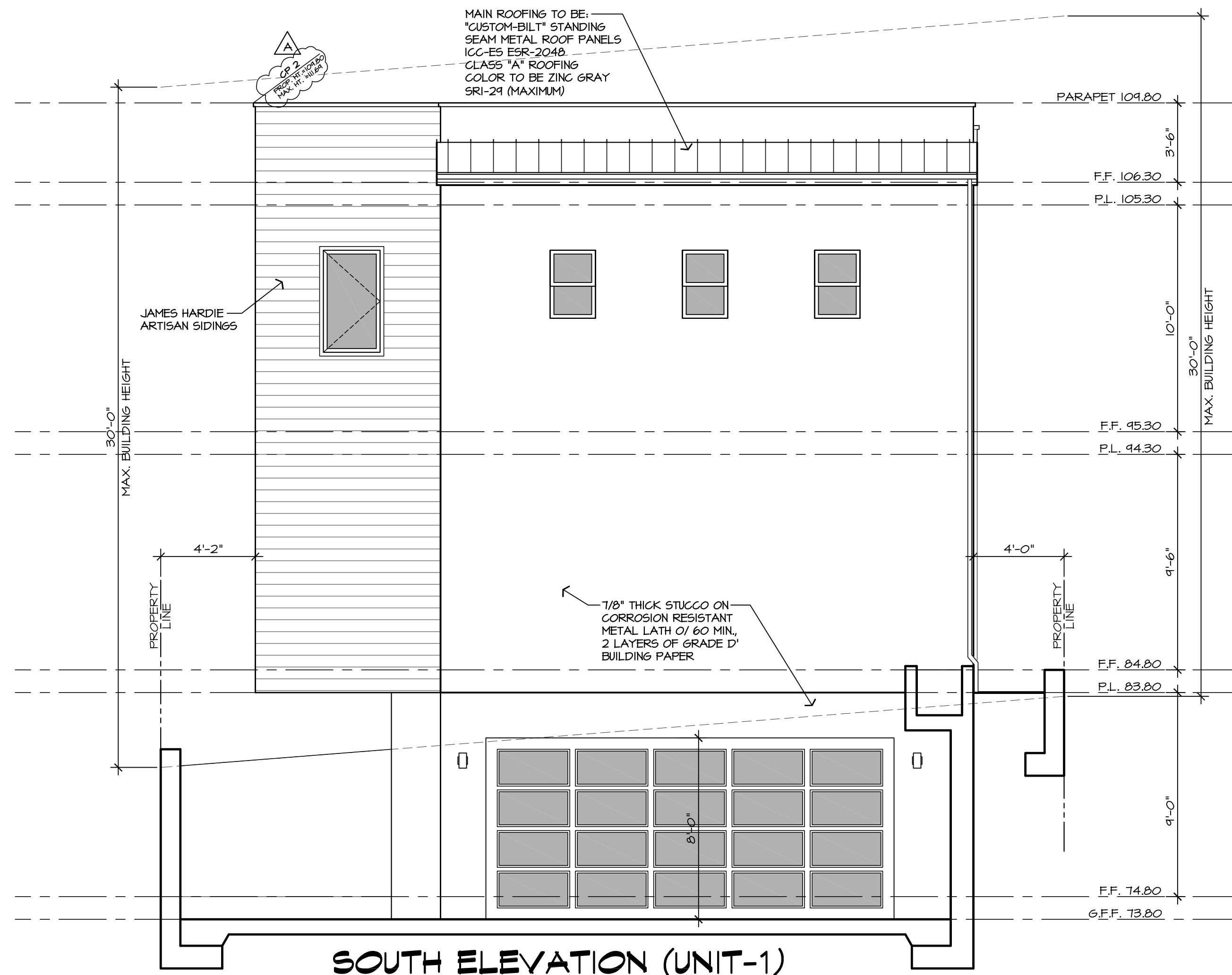
DATE: 01.22.2020

DRAWN BY: JT

JOB NO. 10-ELE-LIND

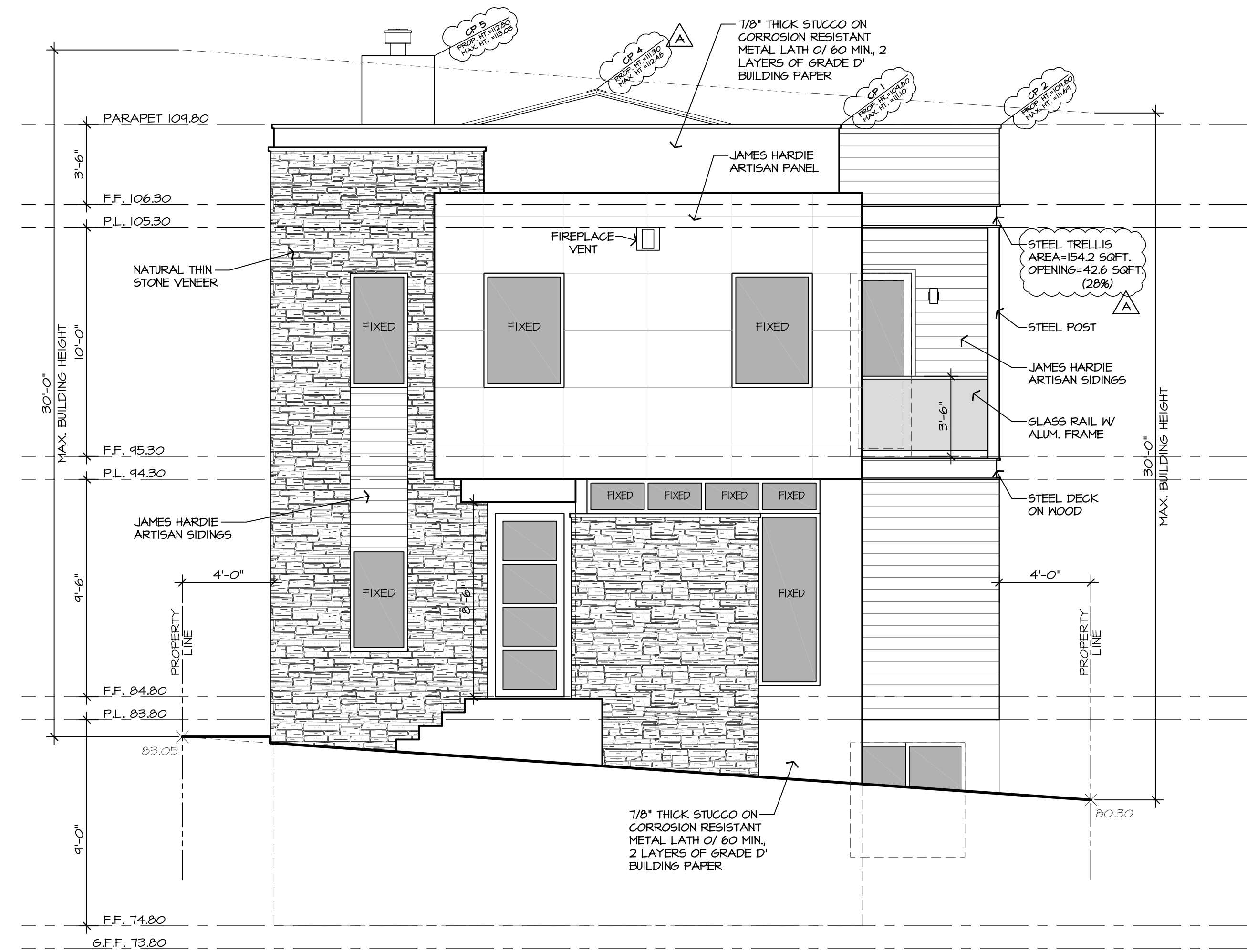
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SHEET 10



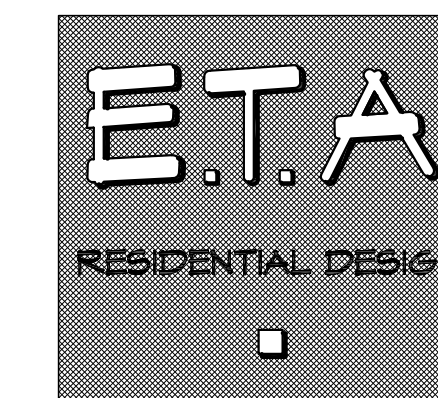
SOUTH ELEVATION (UNIT-1)

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



NORTH ELEVATION (UNIT-1)

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



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APN: 4188-023-018

**(UNIT 2)
NORTH & SOUTH
ELEVATIONS**

SUBMITTALS:

REVISIONS:

08-04-20
PLANNING PC 1 - JT

STYLE: -

DATE 01.22.2020

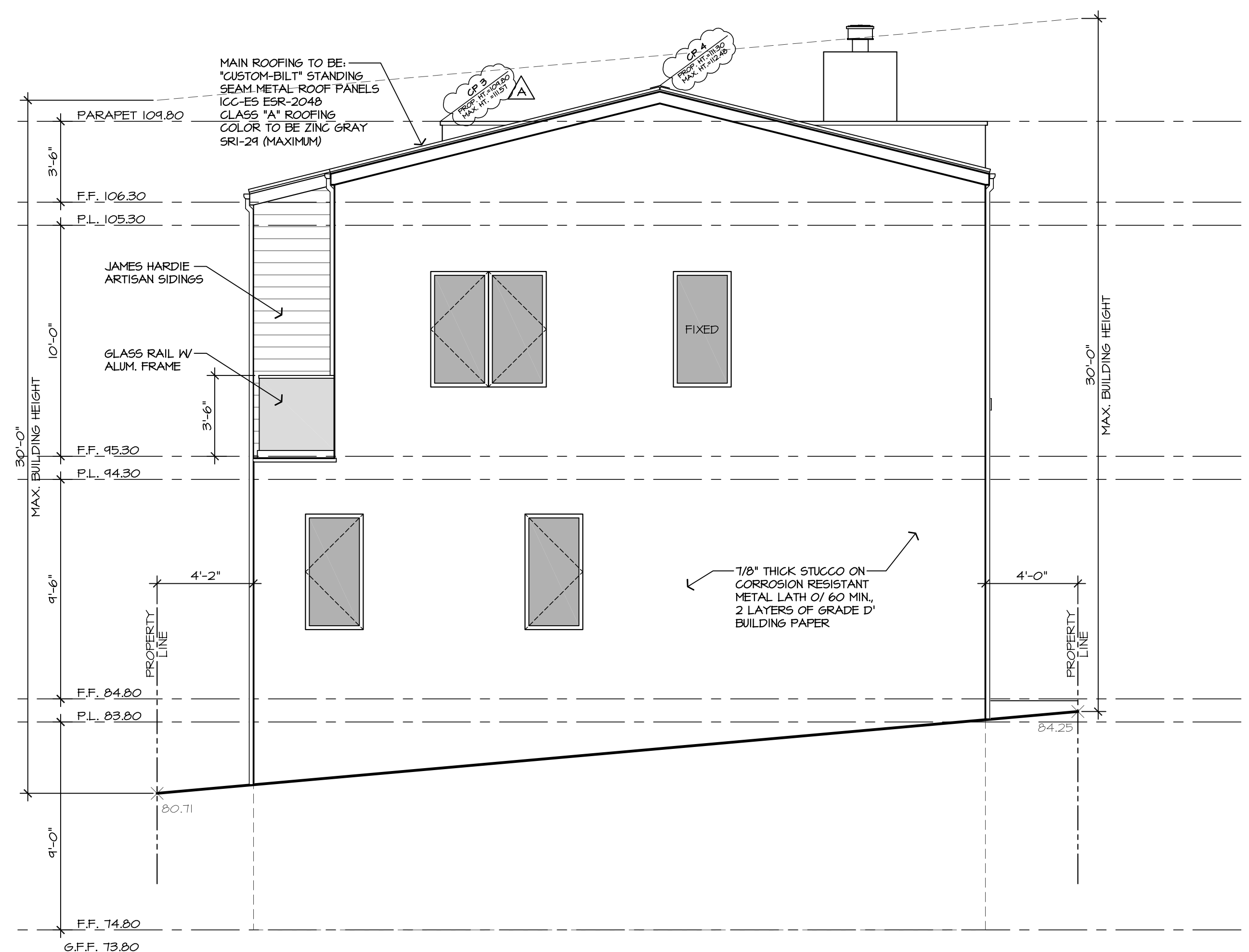
DRAWN BY: JT

JOB NO. 11-ELE-LIND

SCALE 1/4" = 1'-0"

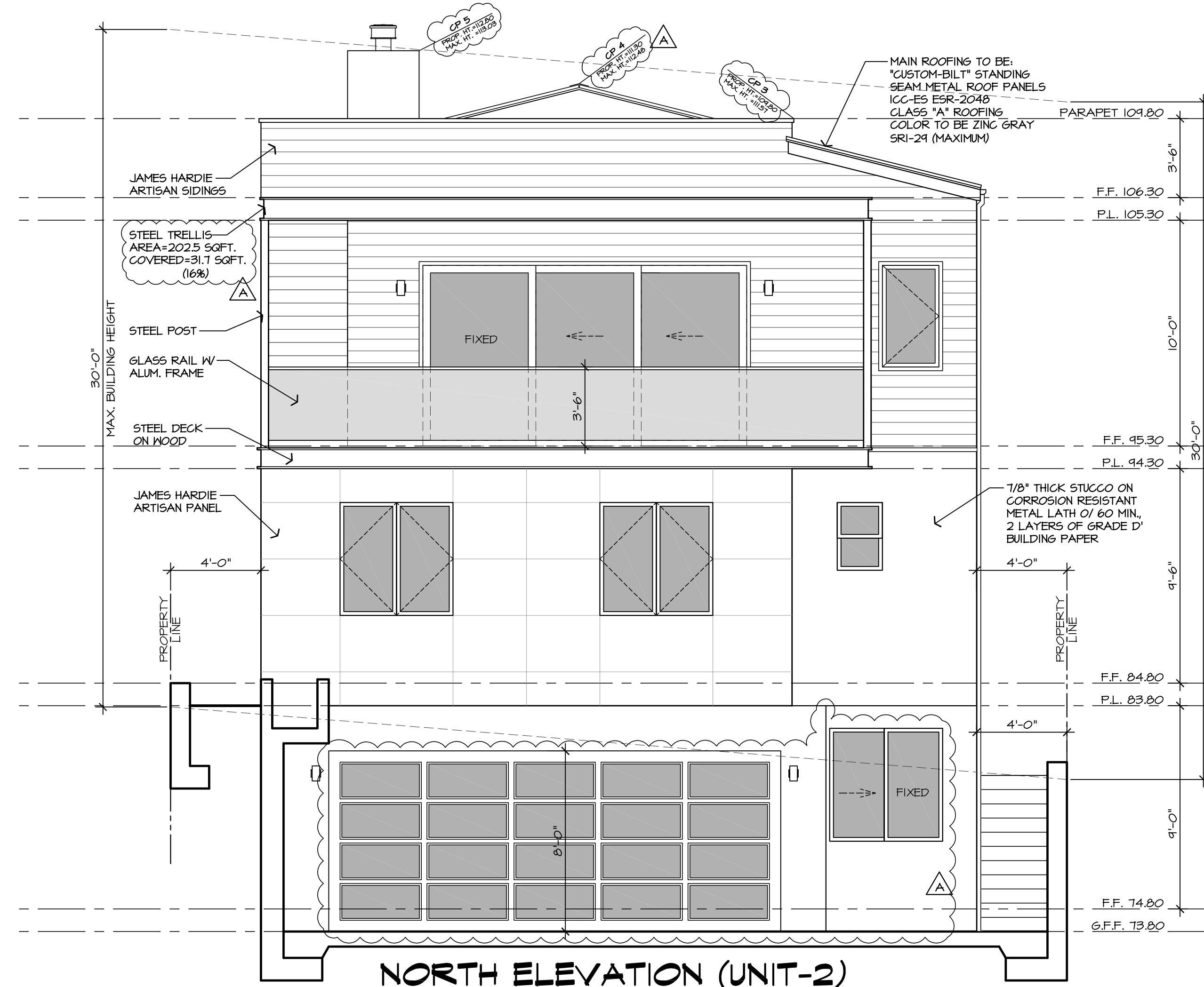
SHEET 11

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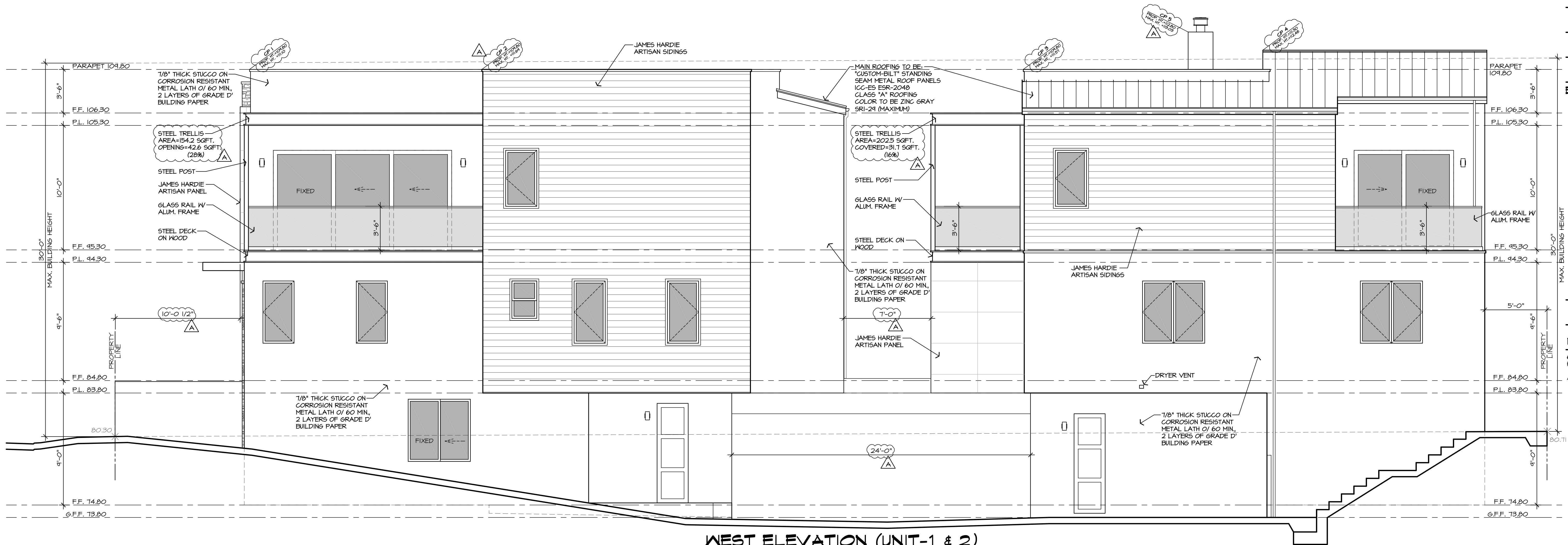
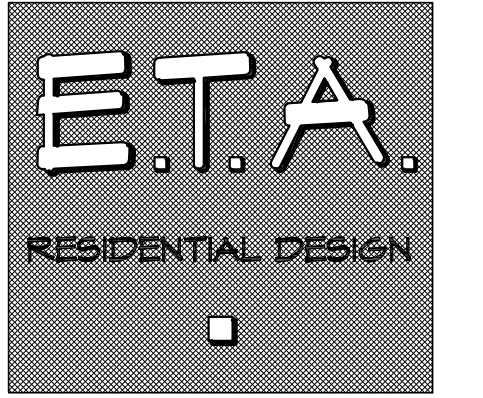
SOUTH ELEVATION (UNIT-2)

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



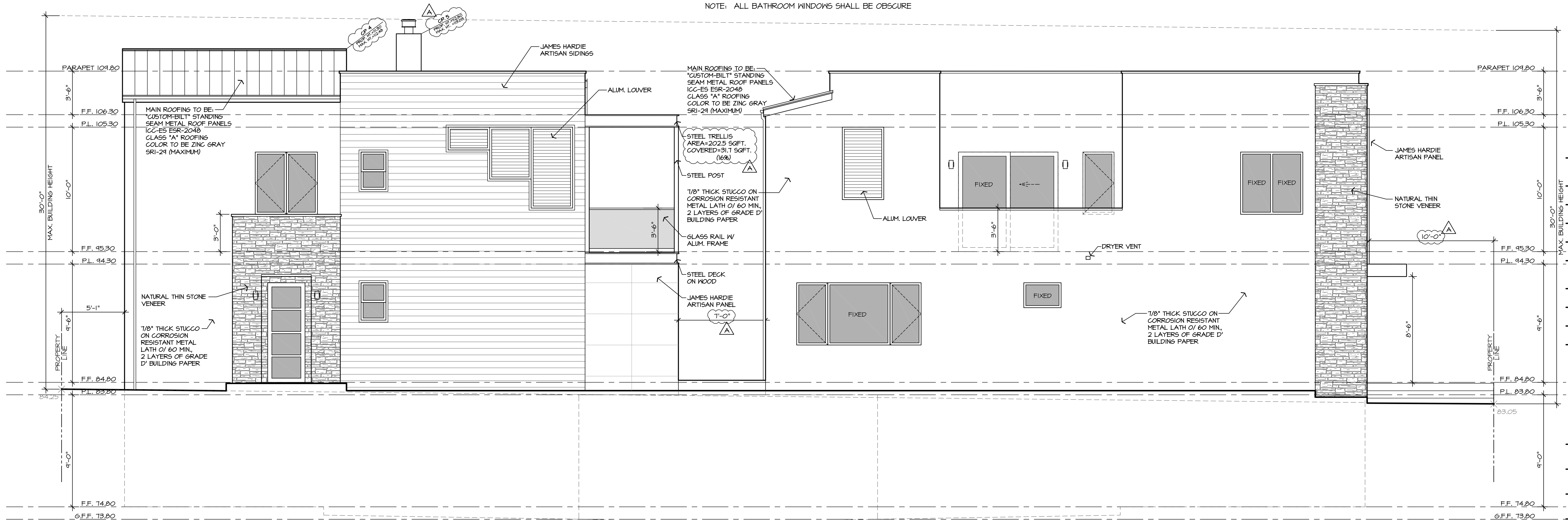
NORTH ELEVATION (UNIT-2)

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



WEST ELEVATION (UNIT-1 & 2)

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



EAST ELEVATION (UNIT-1 & 2)

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

SUBMITTALS:

REVISIONS:

▲	08-04-20	PLANNING PC 1 - JT

STYLE: -

DATE 01.22.2020

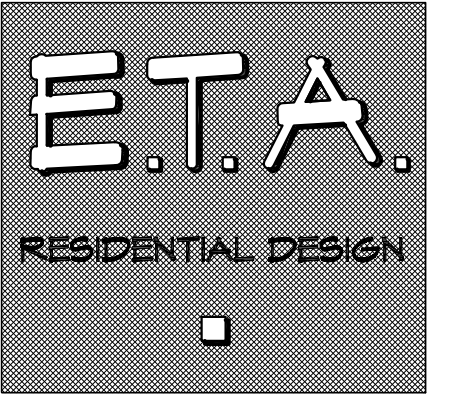
DRAWN BY: JT

JOB NO. 12-ELE-LIND

SCALE 1/4" = 1'-0"

SHEET 12

ERIC TRABERT & ASSOCIATES



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IRVINE, CALIFORNIA 92618

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NICK LIND

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HERMOSA BEACH, CA 90254
APN: 4188-023-018

(UNIT 1)
SECTIONS

SUBMITTALS:

REVISIONS:

STYLE: -

DATE 01.22.2020

DRAWN BY: JT

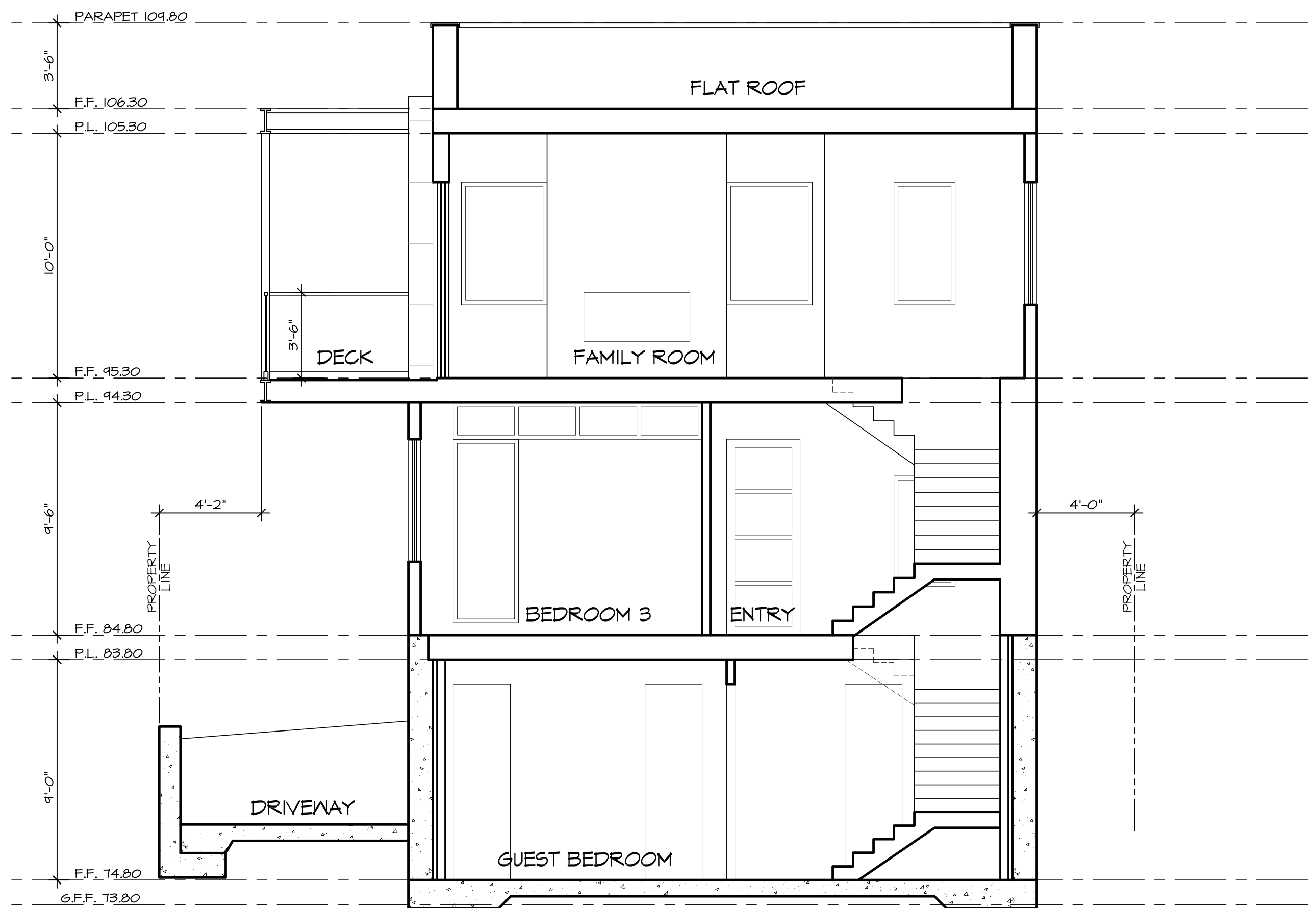
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SCALE 1/4" = 1'-0"

SHEET 13

8/4/2020 3:09:00 PM, JT

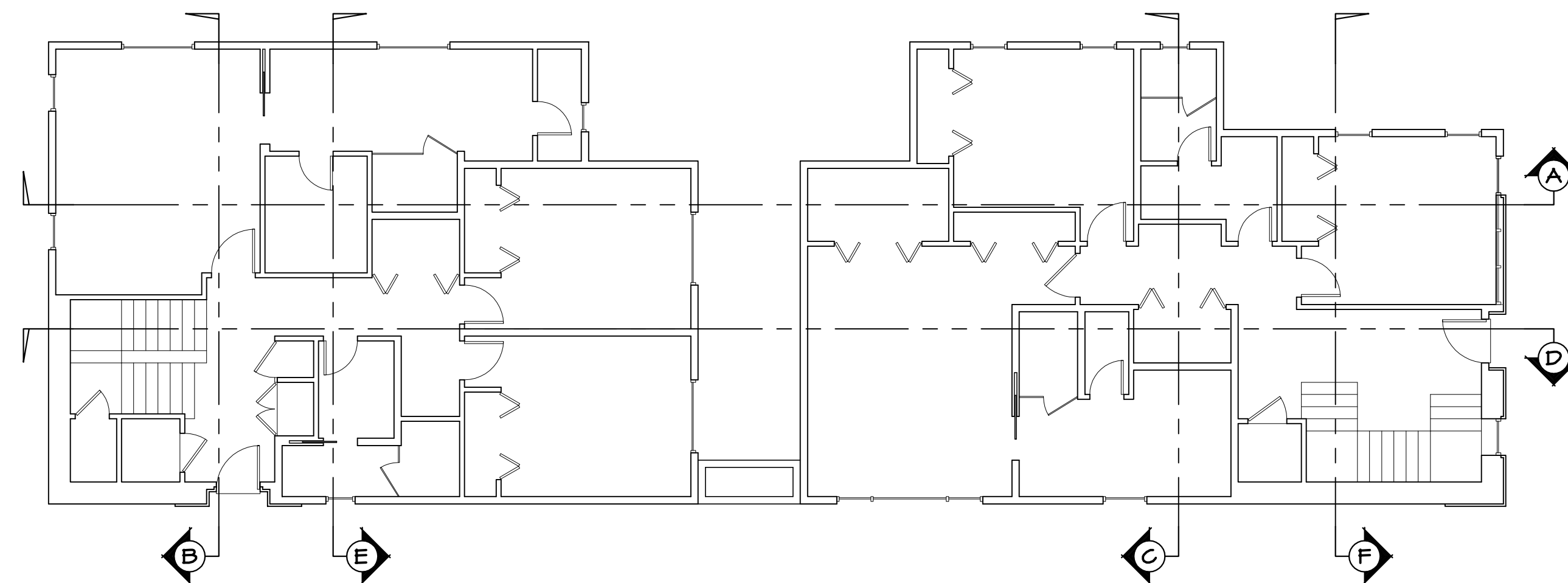
NOT FOR CONSTRUCTION

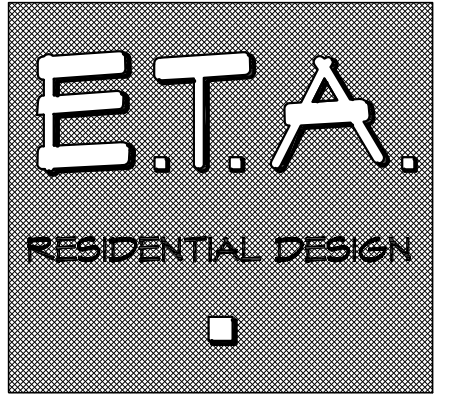


SECTION - F (UNIT-1)



SECTION - C (UNIT-1)



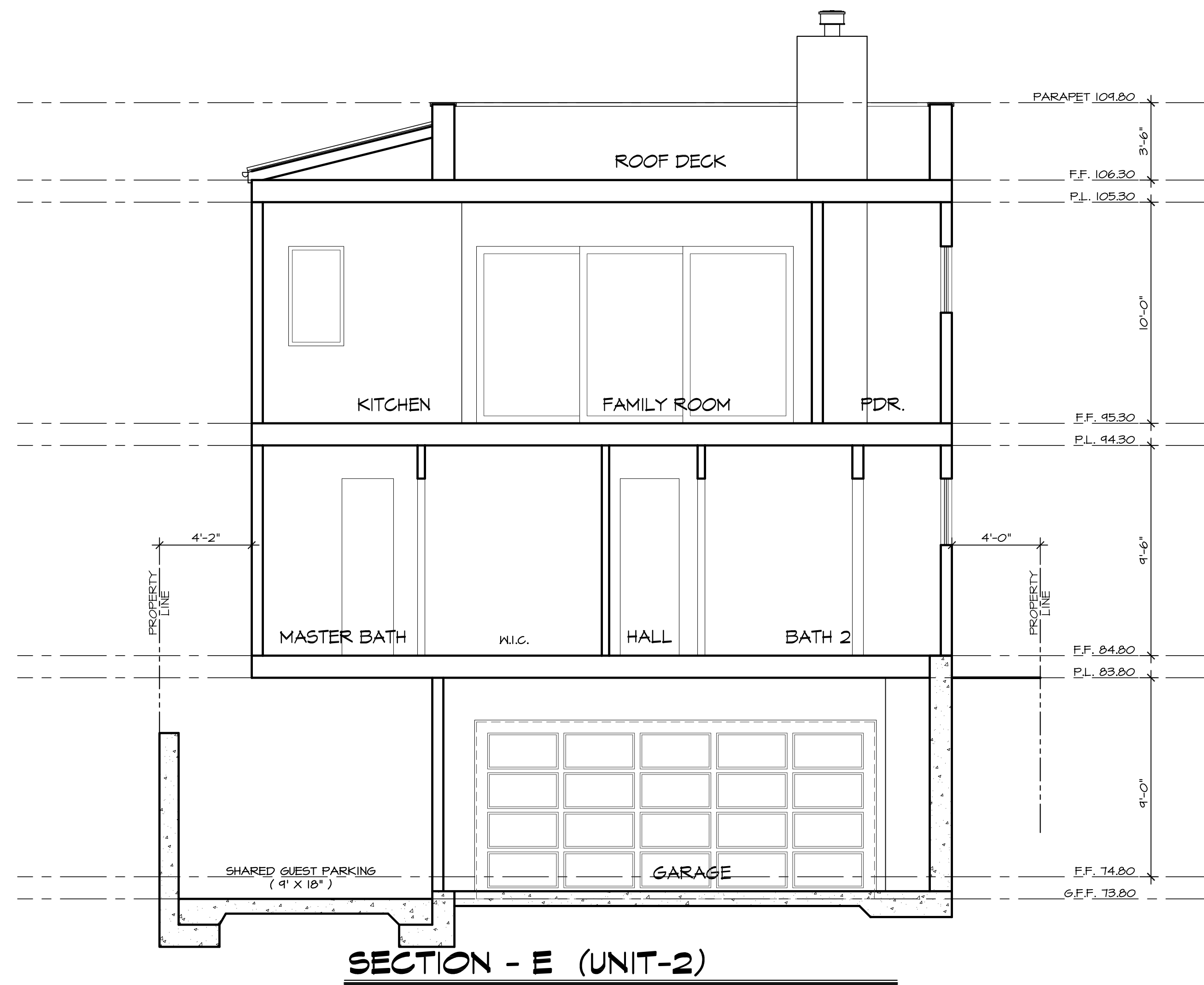


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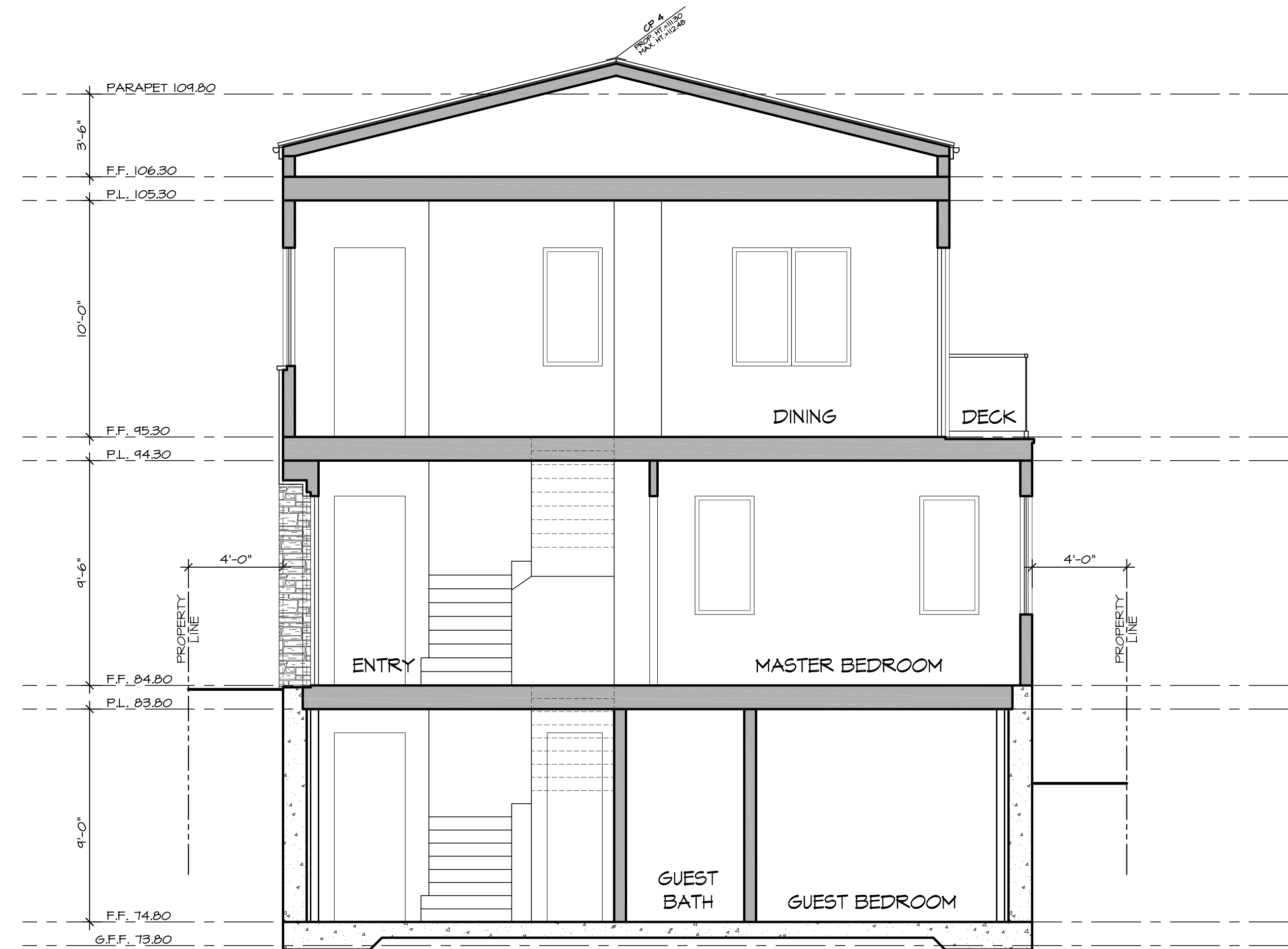
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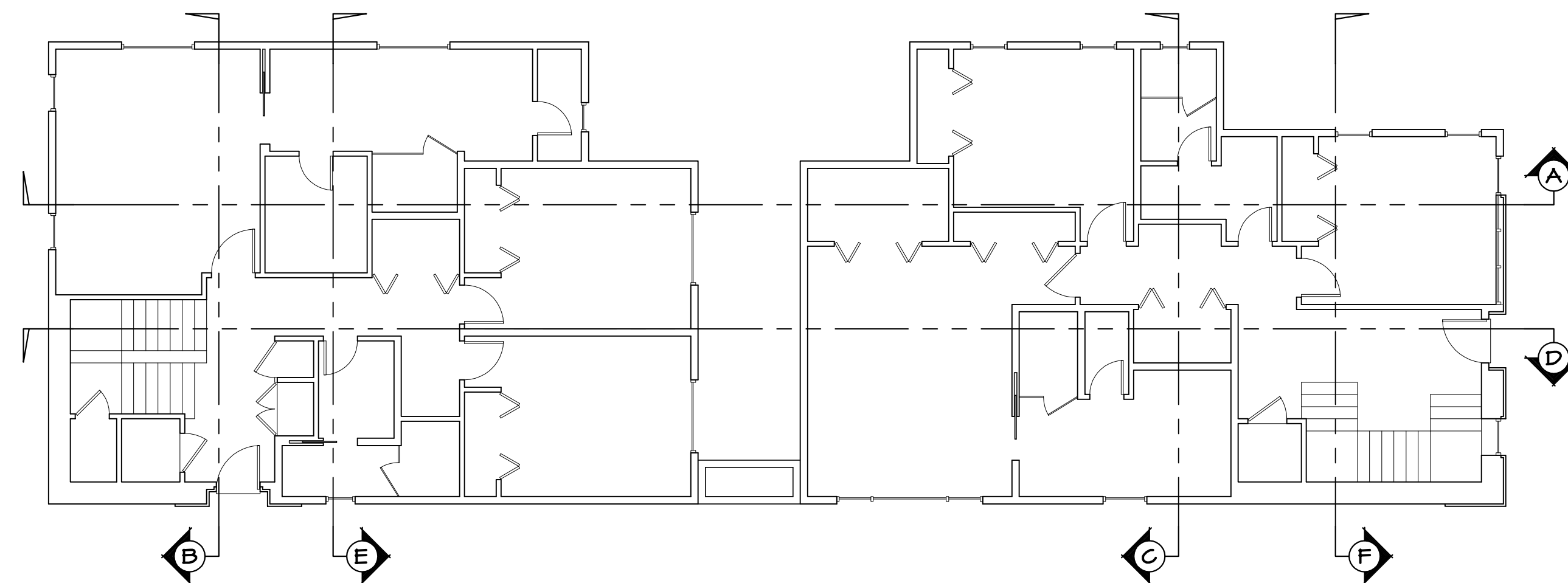
622 1ST PLACE
HERMOSA BEACH, CA 90254
APN: 4188-023-018



SECTION - E (UNIT-2)



SECTION - B (UNIT-2)



**(UNIT 2)
SECTIONS**

SUBMITTALS:

REVISIONS:

STYLE: -

DATE: 01.22.2020

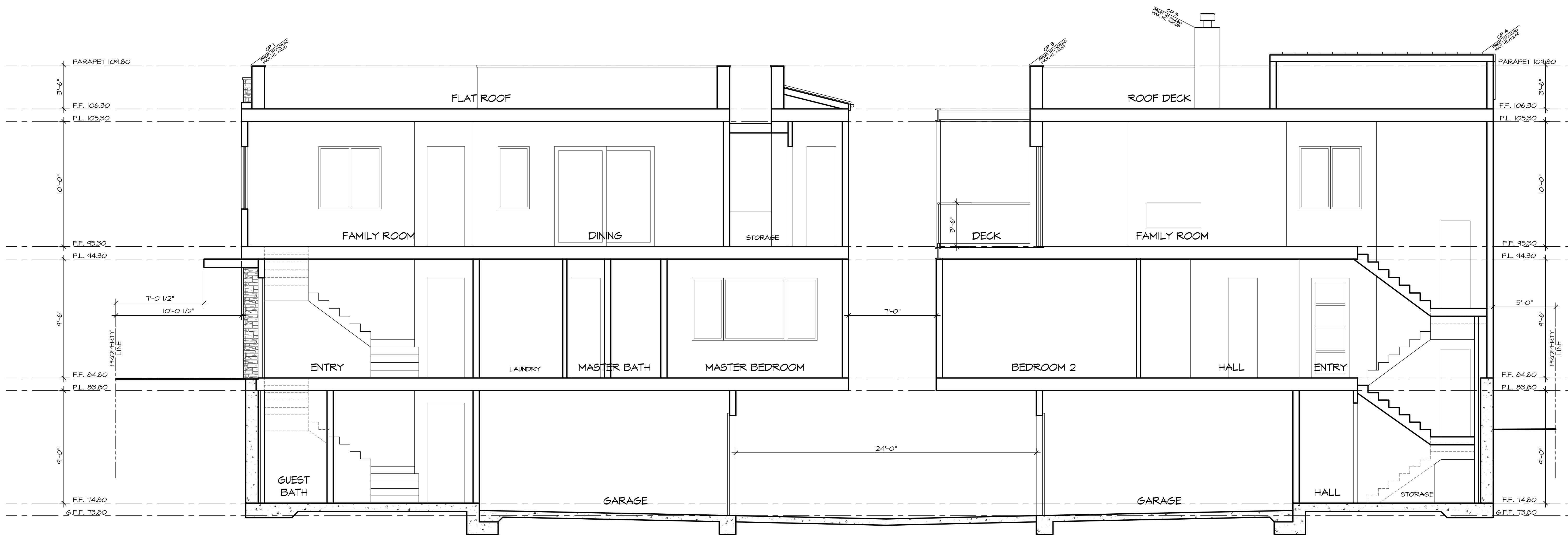
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JOB NO.: 14-SEC-LIND

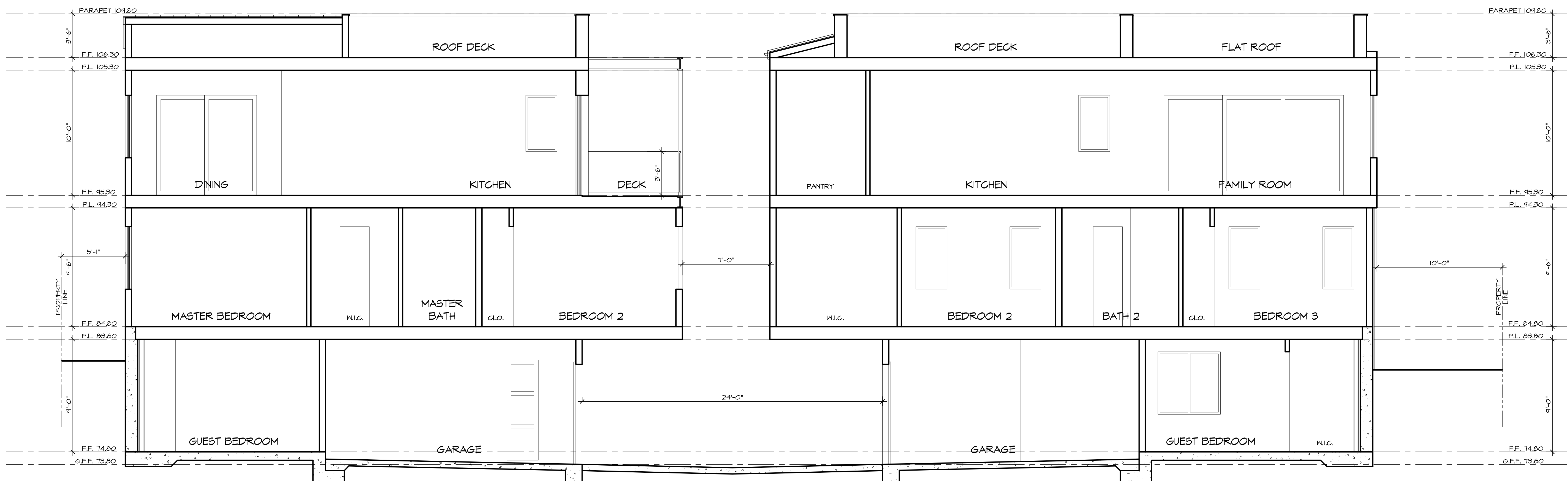
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SHEET: **14**

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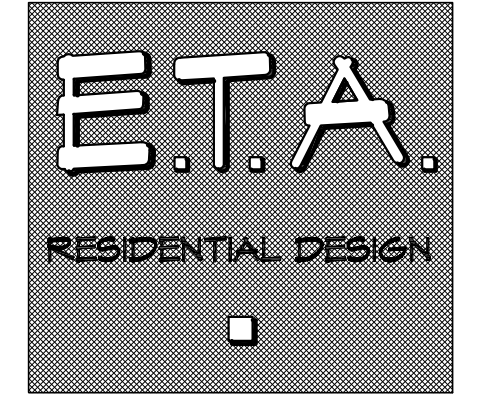


SECTION - D (UNIT-1 & 2)



SECTION - A (UNIT-1 & 2)

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**(UNITS 1 & 2)
SECTIONS**

SUBMITTALS:

REVISIONS:

STYLE: -

DATE: 01.22.2020

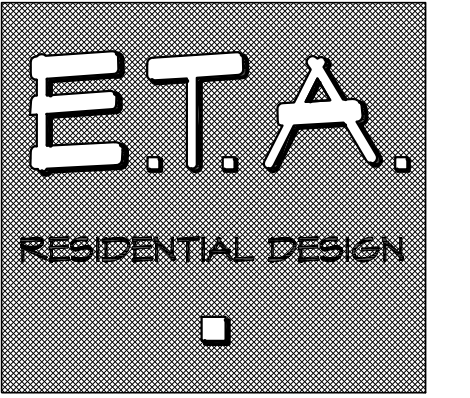
DRAWN BY: JT

JOB NO.: 15-SEC-LIND

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

SHEET: **15**

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**CRITICAL HEIGHT
CALCULATIONS**

SUBMITTALS:

REVISIONS:

STYLE: -

DATE 01.22.2020

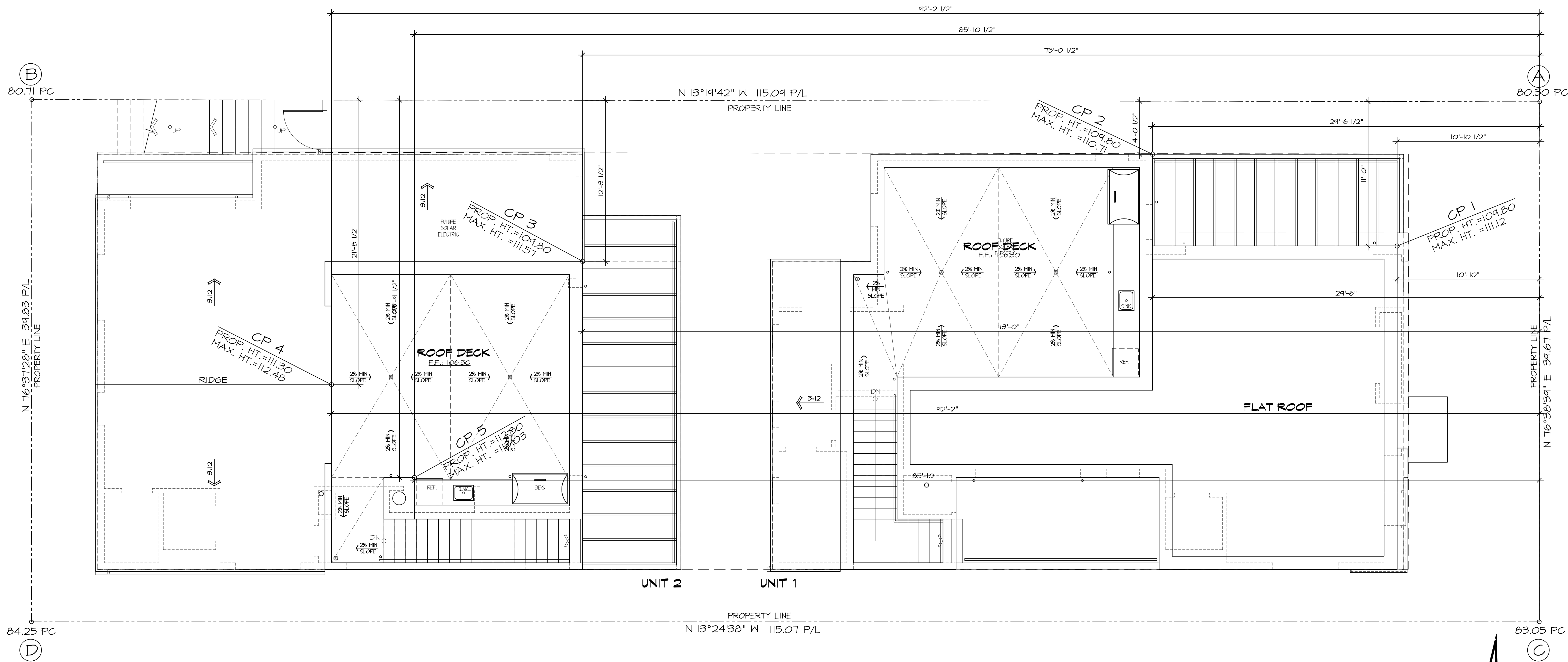
DRAWN BY: JT

JOB NO. 16-CHK-LIND

SCALE 1/4" = 1'-0"

SHEET 16

NOT FOR CONSTRUCTION



CP 5

Elev. Pt. A		80.3
Elev. Pt. B		80.71
Length A-B		115.09
Length A-AB'		85.87
	Elev. AB':	80.605906
Elev. Pt. C		83.05
Elev. Pt. D		84.25
Length C-D		115.07
Length C-CD'		85.83
	Elev. CD':	83.945073
Length AB'-CD'		39.67
Length AB'-CP5		28.79
	Elev. CP5:	83.029264
Height Limit		30
Max. Ht. @ CP5:		113.03
Prop. Ht. @ CP5:		112.8

CP 4

Elev. Pt. A		80.3
Elev. Pt. B		80.71
Length A-B		115.09
Length A-AB'		92.21
	Elev. AB':	80.628492
Elev. Pt. C		83.05
Elev. Pt. D		84.25
Length C-D		115.07
Length C-CD'		92.17
	Elev. CD':	84.011189
Length AB'-CD'		39.67
Length AB'-CP4		21.71
	Elev. CP4:	82.479723
Height Limit		30
Max. Ht. @ CP4:		112.48
Prop. Ht. @ CP4:		111.3

CP 3

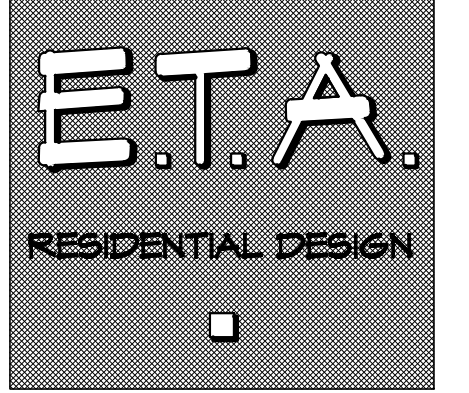
Elev. Pt. A		80.3
Elev. Pt. B		80.71
Length A-B		115.09
Length A-AB'		73.04
	Elev. AB':	80.5602
Elev. Pt. C		83.05
Elev. Pt. D		84.25
Length C-D		115.07
Length C-CD'		73
	Elev. CD':	83.811276
Length AB'-CD'		39.67
Length AB'-CP3		12.29
	Elev. CP3:	81.567402
Height Limit		30
Max. Ht. @ CP3:		111.57
Prop. Ht. @ CP3:		109.8

CP 2

Elev. Pt. A		80.3
Elev. Pt. B		80.71
Length A-B		115.09
Length A-AB'		29.54
	Elev. AB':	80.405234
Elev. Pt. C		83.05
Elev. Pt. D		84.25
Length C-D		115.07
Length C-CD'		29.5
	Elev. CD':	83.357639
Length AB'-CD'		39.67
Length AB'-CP1		4.04
	Elev. CP1:	80.705908
Height Limit		30
Max. Ht. @ CP1:		110.71
Prop. Ht. @ CP1:		109.8

CP 1

Elev. Pt. A		80.3
Elev. Pt. B		80.71
Length A-B		115.09
Length A-AB'		10.88
	Elev. AB':	80.338759
Elev. Pt. C		83.05
Elev. Pt. D		84.25
Length C-D		115.07
Length C-CD'		10.83
	Elev. CD':	83.16294
Length AB'-CD'		39.67
Length AB'-CP1		11
	Elev. CP1:	81.12187
Height Limit		30
Max. Ht. @ CP1:		111.12
Prop. Ht. @ CP1:		109.8

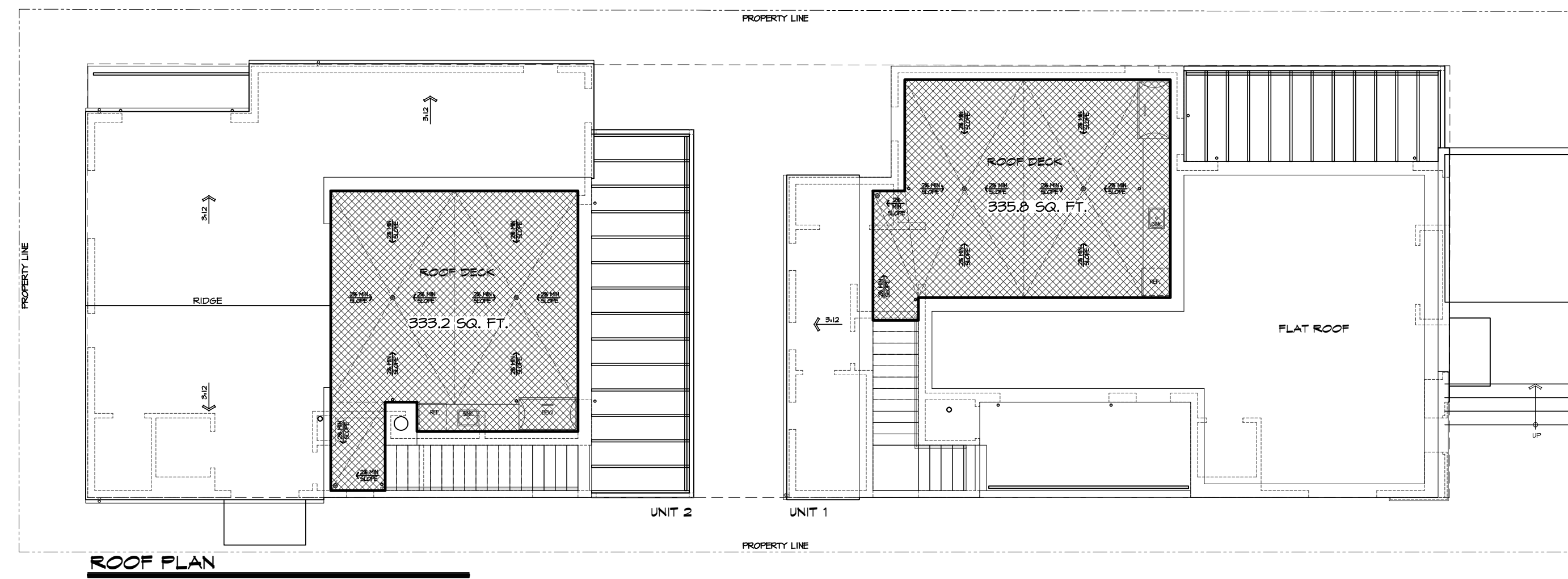


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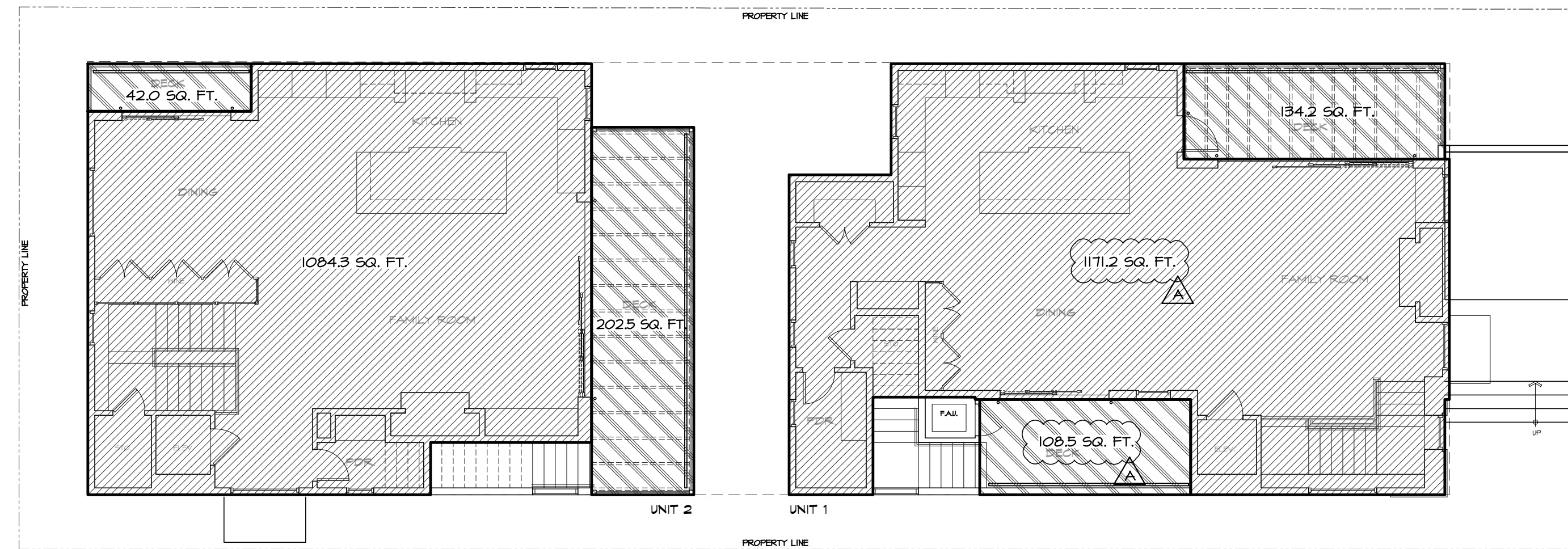
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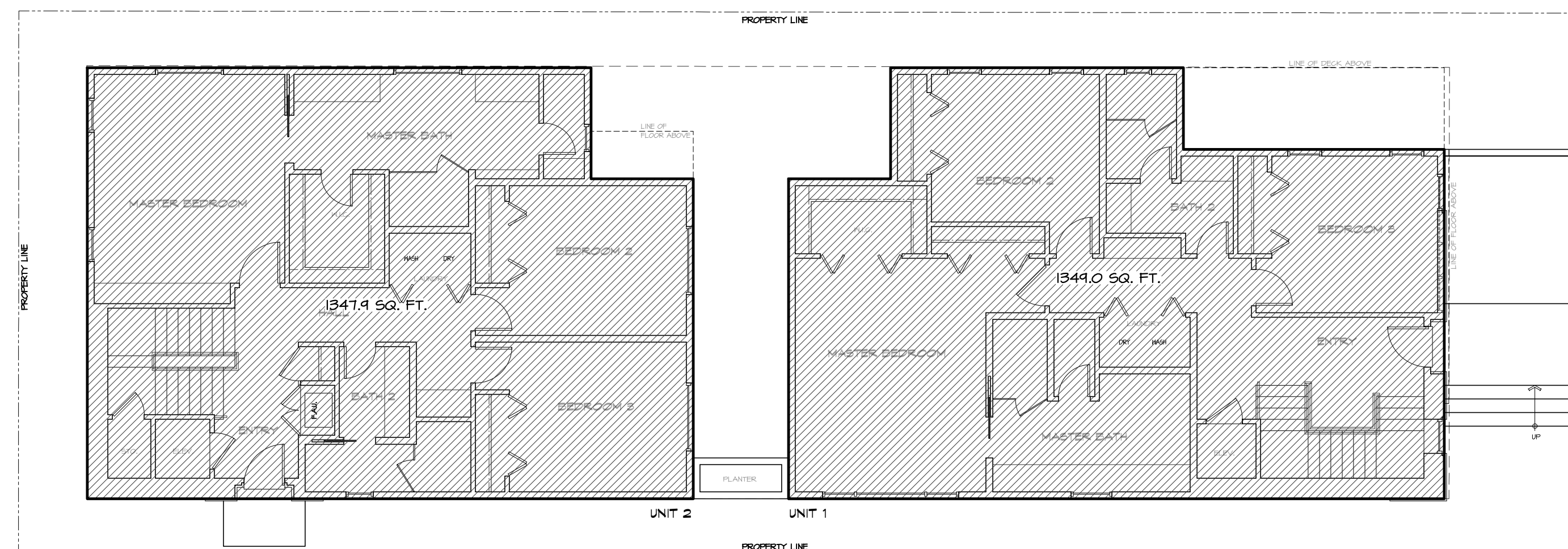
622 1ST PLACE
HERMOSA BEACH, CA 90254
APN: 4188-023-018



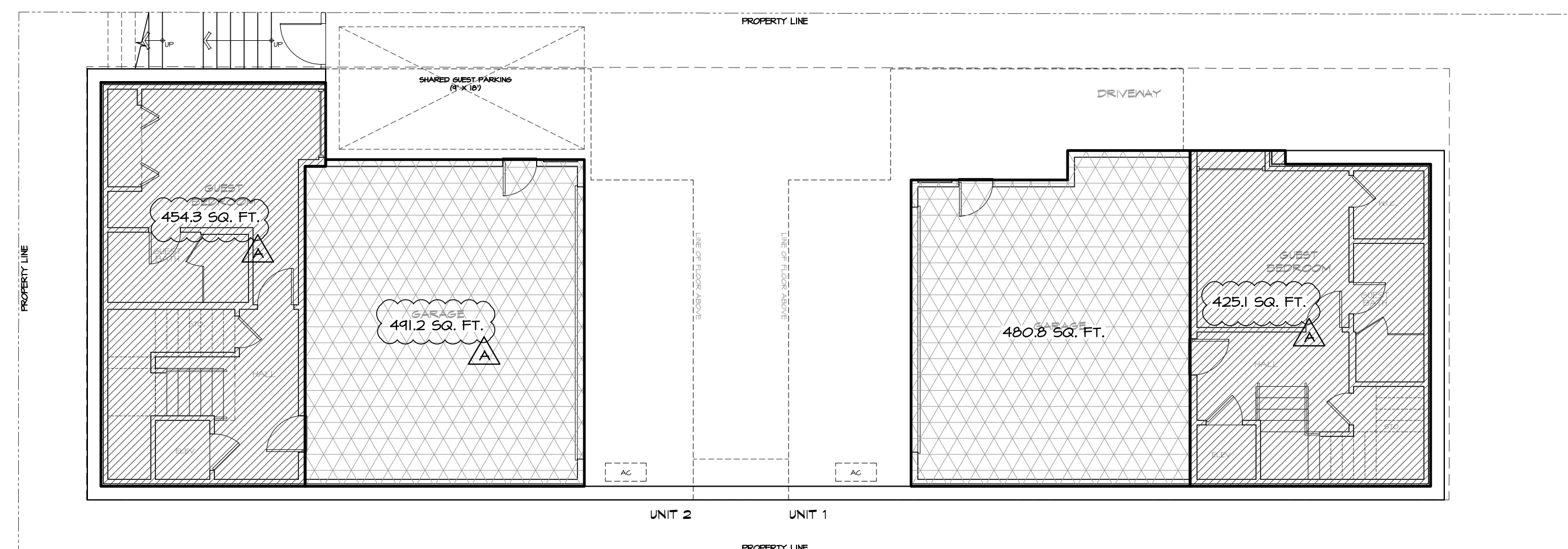
ROOF PLAN



THIRD LEVEL PLAN



SECOND LEVEL PLAN



FIRST LEVEL PLAN

DEVELOPMENT PROGRAM

PROJECT LOCATION: HERMOSA BEACH
OWNER'S NAME: NICK LIND TEL: (949) 390-2431
ADDRESS: 622 1ST PLACE, HERMOSA BEACH, CA 90254
LEGAL DESCRIPTION: LOT 121 HALTER SANSON GOS VENABLE PLACE
MB 9-150 APN 4188-023-018 ZONING: R-2

GENERAL BUILDING INFORMATION		TOTAL BUILDING AREA: 2301.0 SQFT			
LOT AREA: 4575 SQFT	UNIT 1	UNIT 2	UNIT 3	UNIT 4	
1ST LEVEL LIVING AREA	425.10 SQFT	454.30 SQFT			
GARAGE	480.80 SQFT	441.20 SQFT			
2ND LEVEL LIVING AREA	1344.00 SQFT	1347.40 SQFT			
DECKS / BALCONIES	0	0			
3RD LEVEL LIVING AREA	1171.20 SQFT	1084.30 SQFT			
DECKS / BALCONIES	134.20 + 108.50 SQFT	2025.00 + 42.00 SQFT			
TOTAL LIVING AREA	2145.30 SQFT	2086.50 SQFT			
TOTAL DECKS / BALCONIES	242.70 SQFT	244.50 SQFT			
NO. OF BEDROOMS	4	4			
NO. OF BATHROOMS	3.5	3.5			

ZONING INFORMATION		REQUIRED	PROVIDED
AREA:			
LOT AREA PER DWELLING UNIT		4575 SQFT	
LOT COVERAGE		2913.75 SQFT (63%)	2901.0 SQFT (63.4%)
YARD:			
FRONT		10	10
SIDE		4 (0%)	4 (0%)
REAR		5	5
PARKING AND DRIVEWAYS:			
NUMBER OF SPACES		2 PER UNIT	2 PER UNIT
GUEST SPACES		1	1
PARKING SETBACK:			
PARKING STALL DIMENSION		18' X 20'	20' X 20' AND 20' X 21'-6"
TURNING AREA		24 FT.	24 FT.
DRIVEWAY WIDTH		4 FT.	4 FT.
DRIVEWAY MAXIMUM SLOPE		10 %	16 %
FENCES / WALLS:			
HEIGHT FROM FINISHED SURFACE			
LINEAL FEET			
OPEN SPACE:			
TOTAL		300.0 SQFT / UNIT	
PRIVATE (PER UNIT)			UNIT 1: 942.7 SQFT UNIT 2: 302.5 SQFT UNIT 3: UNIT 4:
PRIVATE STORAGE SPACE:			
CUBIC FEET PER UNIT		200 CUFT	UNIT 1: 200 CUFT UNIT 2: 200 CUFT UNIT 3: UNIT 4:

BASEMENT QUALIFICATION CALCULATION				
	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
1ST LEVEL F.F. ELEVATION	74.80	74.80		
LINEAL FEET (LF) OF PERIMETER	124' - 8"	136' - 4"		
LF OF PERIMETER < 6' FROM GRADE TO F.F. ABOVE	124' - 8"	136' - 4"		
% OF PERIMETER < 6' TO F.F. ABOVE	100 %	100 %		

LEGEND

- LIVING AREA
- GARAGE
- DECKS
- ROOF DECK

FLOOR AREA CALCULATIONS

SUBMITTALS:

REVISIONS:

08-04-20	PLANNING PG. 1 - JT
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STYLE: -

DATE: 01.22.2020

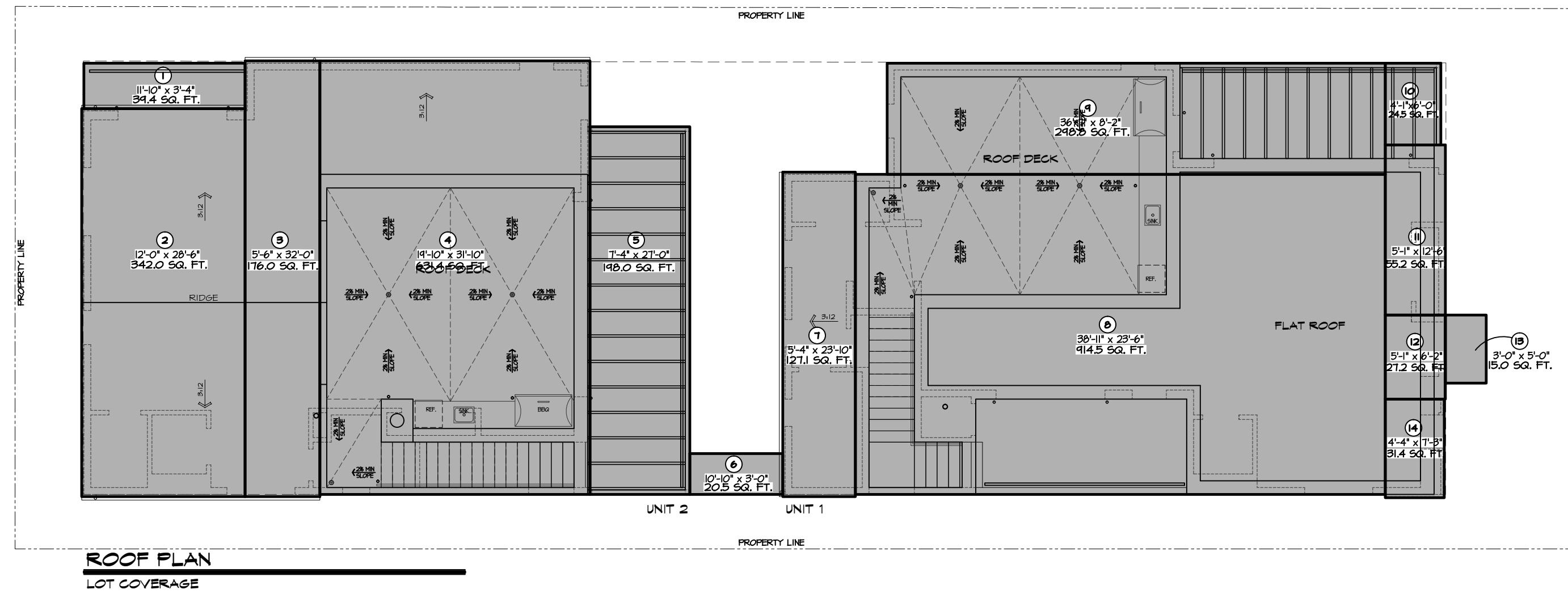
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JOB NO: 17-FAR-LIND

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

SHEET: 17

NOT FOR CONSTRUCTION

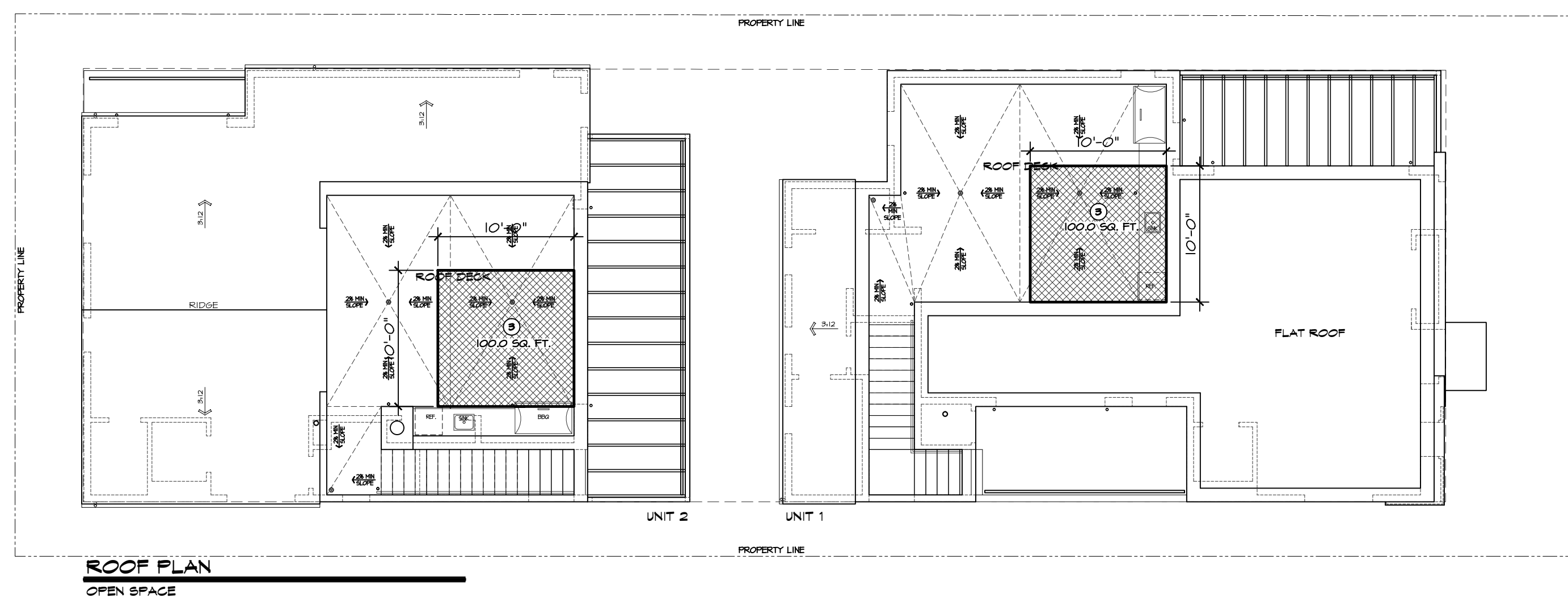


ROOF PLAN
LOT COVERAGE

LOT COVERAGE	
①	34.4 SQ. FT.
②	342.0 SQ. FT.
③	176.0 SQ. FT.
④	631.4 SQ. FT.
⑤	180.0 SQ. FT.
⑥	205.5 SQ. FT.
⑦	1271.5 SQ. FT.
⑧	414.5 SQ. FT.
⑨	240.0 SQ. FT.
⑩	24.5 SQ. FT.
⑪	55.2 SQ. FT.
⑫	27.2 SQ. FT.
⑬	15.0 SQ. FT.
⑭	31.4 SQ. FT.
TOTAL = 2401.0 SQ. FT.	

LEGEND

■ LOT COVERAGE



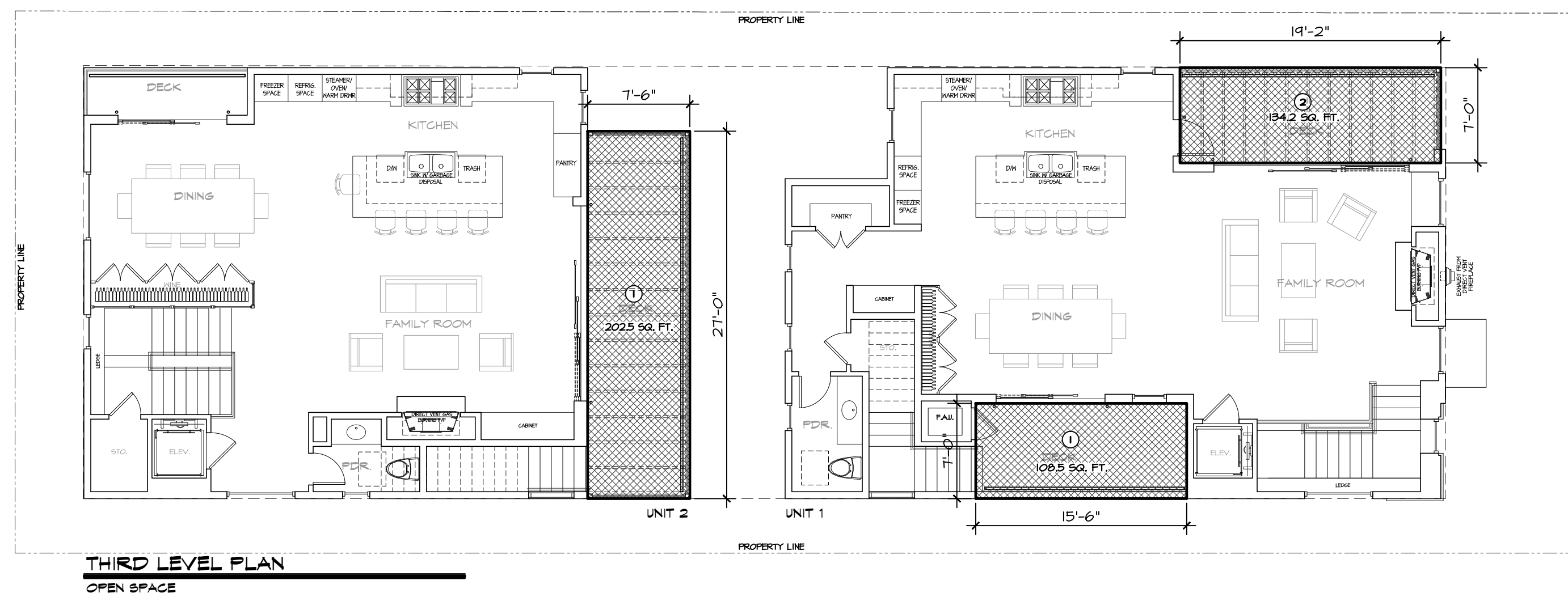
ROOF PLAN
OPEN SPACE

OPEN SPACE (UNIT 1)	
①	100.0 SQ. FT.
②	134.2 SQ. FT.
③	100.0 SQ. FT.
TOTAL = 342.1 SQ. FT.	

OPEN SPACE (UNIT 2)	
①	202.5 SQ. FT.
②	100.0 SQ. FT.
TOTAL = 302.5 SQ. FT.	

LEGEND

■ OPEN SPACE

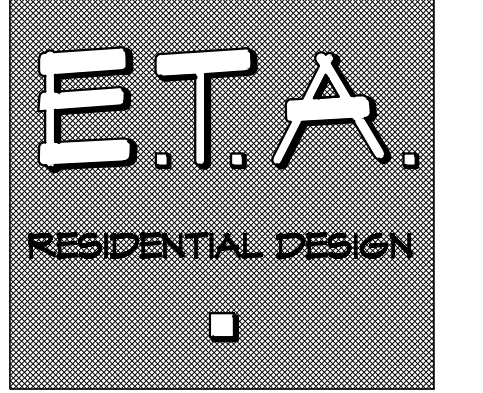


THIRD LEVEL PLAN
OPEN SPACE

LEGEND

■ OPEN SPACE

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APN: 4188-023-018

LOT COVERAGE
OPEN SPACE CALCULATIONS

SUBMITTALS:

REVISIONS:
08-04-20 PLANNING PG. 1 - JT

STYLE: -

DATE 01.22.2020

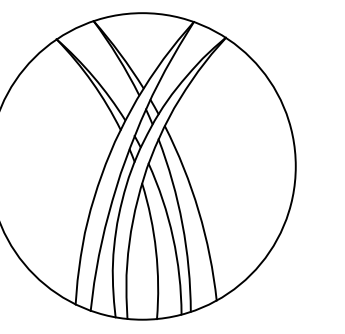
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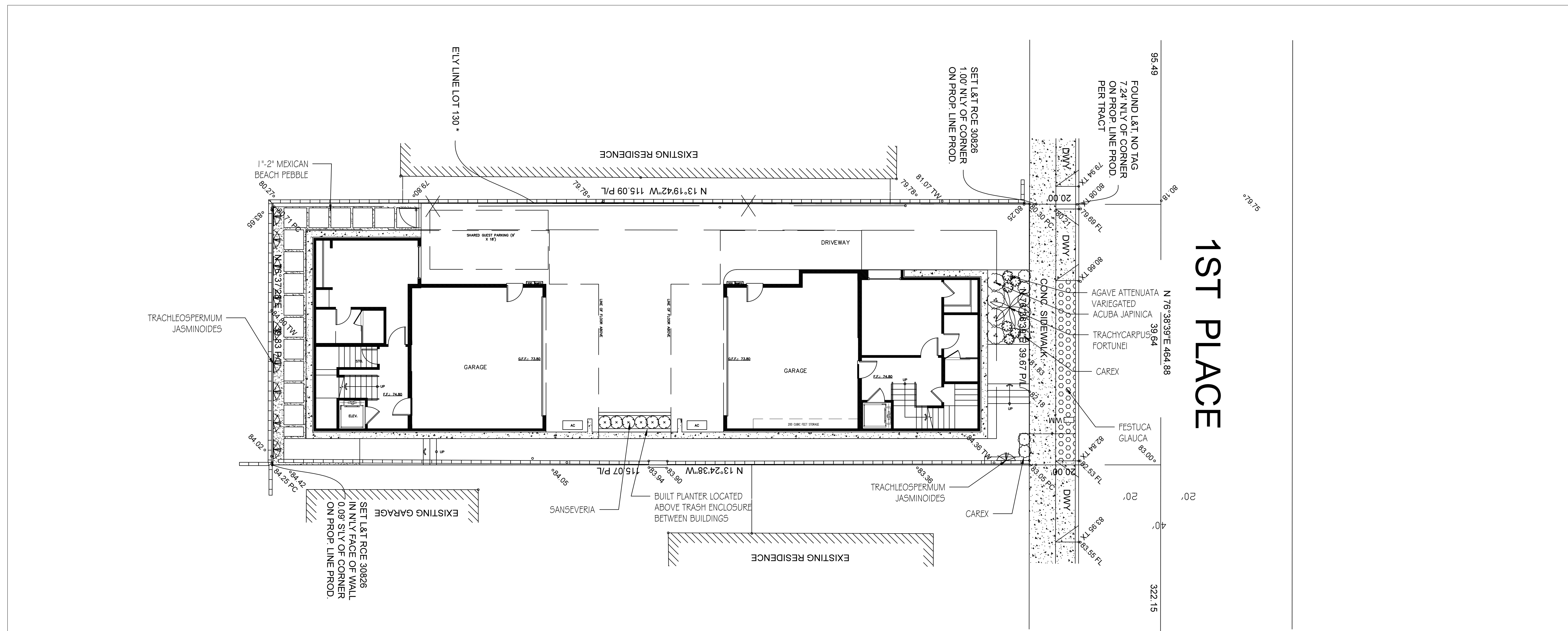
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SHEET 18

NOT FOR CONSTRUCTION



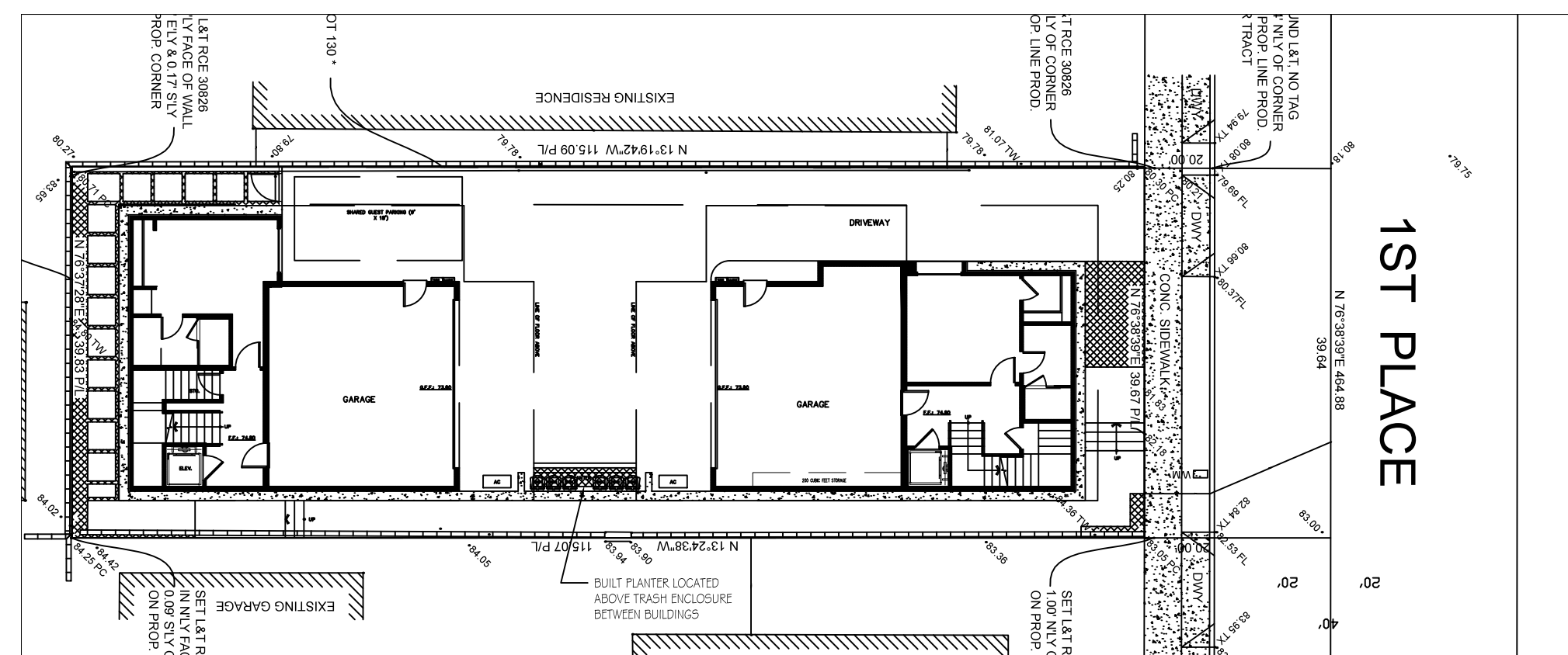
622 HERMOSA BEACH, LLC
622 1ST PLACE
HERMOSA BEACH, CA 90254



1ST PLACE

LANDSCAPE PLANTING PLAN

1/8" = 1'



1/16" = 1'

AREA CALCULATION

Lot Square Footage =	4,575 sq. ft
Building Footprint =	1,995 sq. ft
Exterior surface area =	2,580 sq. ft (50% must be permeable or infiltration device must be provided)
Minimum permeable area	1,290 sq. ft
Hardscape Area =	1,134 sq. ft
Landscape Area =	164 sq. ft
Permeable Area =	207 sq. ft

PERMEABLE AREA

207 SQ. FT
PERMEABLE LANDSCAPE
PLANTED AREAS

PLANT LEGEND

PICTURE OF PLANTS	SYMBOL	VEGETATION TYPE	BOTANICAL NAME	COMMON NAME	REGIONAL EVALUATIONS WATER NEEDS	SIZE	DIAMETER (MATURED)	HEIGHT (MATURED)	QUANTITY	NOTES
		TREE	TRACHYCARPUS FORTUNEI	WINDMILL PALM	LOW	24"	5"	15'	1	
		PERENIAL	SANSEVERA TRIFACIAT	SNAKE PLANT	LOW	5 GAL	24"	24"	6	
		PERENIAL	AUCUBA JAPONICA	GOLD DUST PLANT	MODERATE	5 GAL	36"	48"	4	
		PERENIAL	AGAVE ATTENUATA "CARA"	VARIEGATED FOXTAIL AGAVE	LOW	5 GAL	24"	24"	6	
		PERENIAL	CAREX TUMULICOLA	BERKLEY SEDGE	MODERATE	5 GAL	24"	18"	8	
		VINE	TRACHYCARPUS JASMINOIDES	STAR JASMINE	MODERATE	5 GAL	-	-	10	WIRE ONTO FENCE
		GROUNDCOVER	FESTUCA GLAUCA ELIJAH BLUE	BLUE FESCUE	LOW	4"	18"	8"	192	PLANT 8" O.C.

Planting Notes:

- All construction debris is to be removed prior to planting.
- All exposed areas to be covered with 2" of mulch

STORMWATER AND URBAN RUNOFF POLLUTION CONTROL REGULATIONS

SECTION 8.44.095

F. Incorporation of Low Impact Development Program Requirements into Project Plans.

1. New development and redevelopment projects are required to control pollutants and runoff volume from the project site by minimizing the impervious surface area through effective site design and use of water permeable surfaces (e.g., permeable paving or landscaping) to the extent it is technically feasible on not less than fifty (50) percent of exterior surface areas excluding building footprints, and controlling runoff through infiltration, bioretention, and/or rainfall harvest and use, in accordance with the standards set forth in the Municipal NPDES Permit.

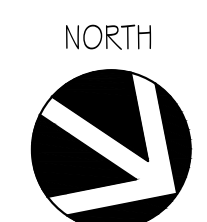
Revision	Date	By

Date: 4-27-20

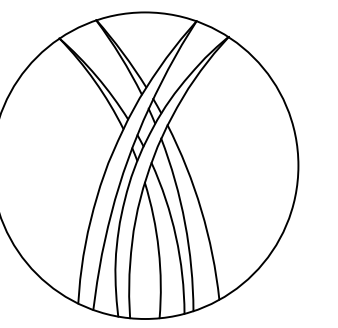
Scale: AS NOTED

Drawn by: JC

Sheet:



L-1



622 HERMOSA BEACH, LLC
622 1ST PLACE
HERMOSA BEACH, CA 90254

Revision	Date	By

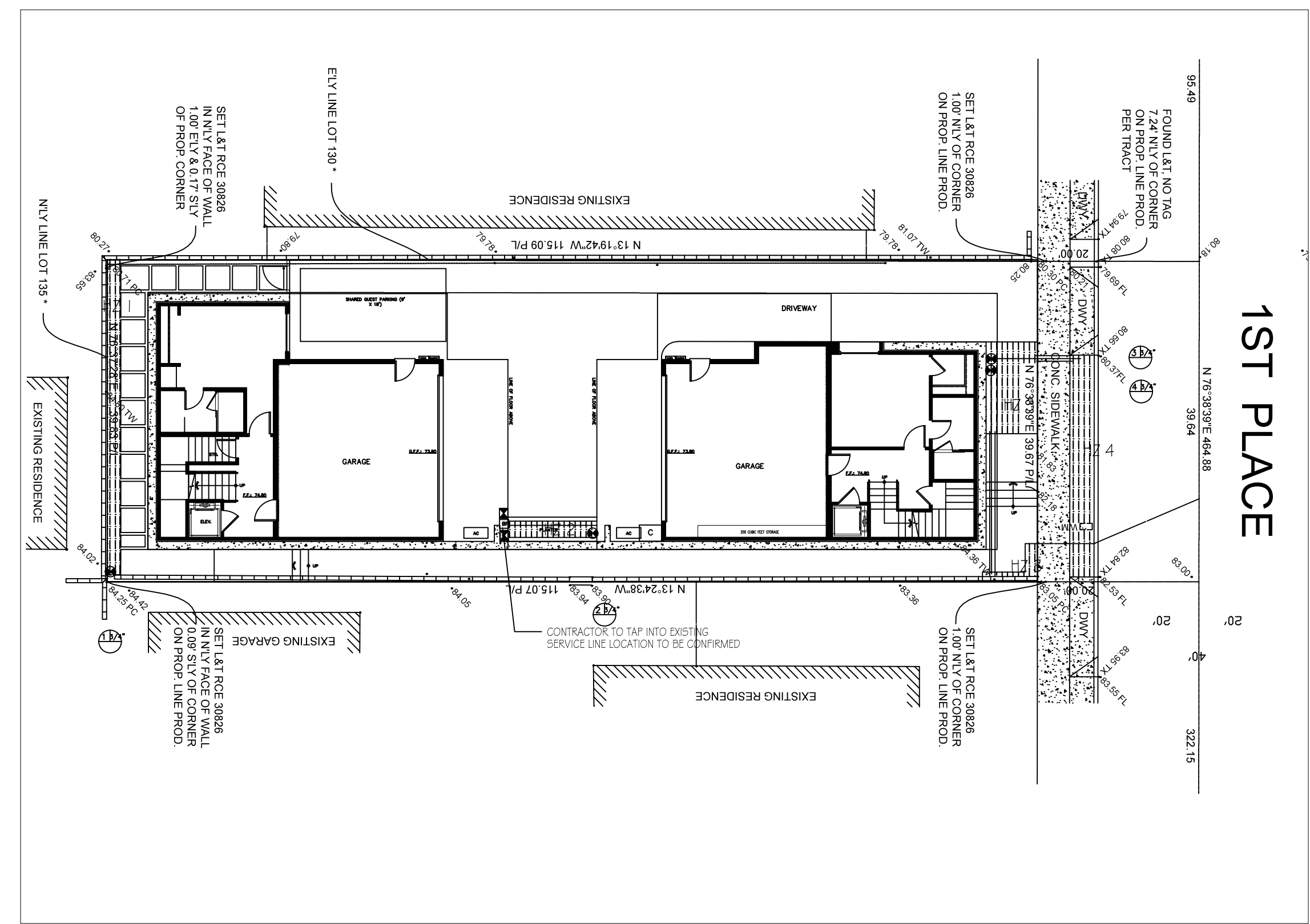
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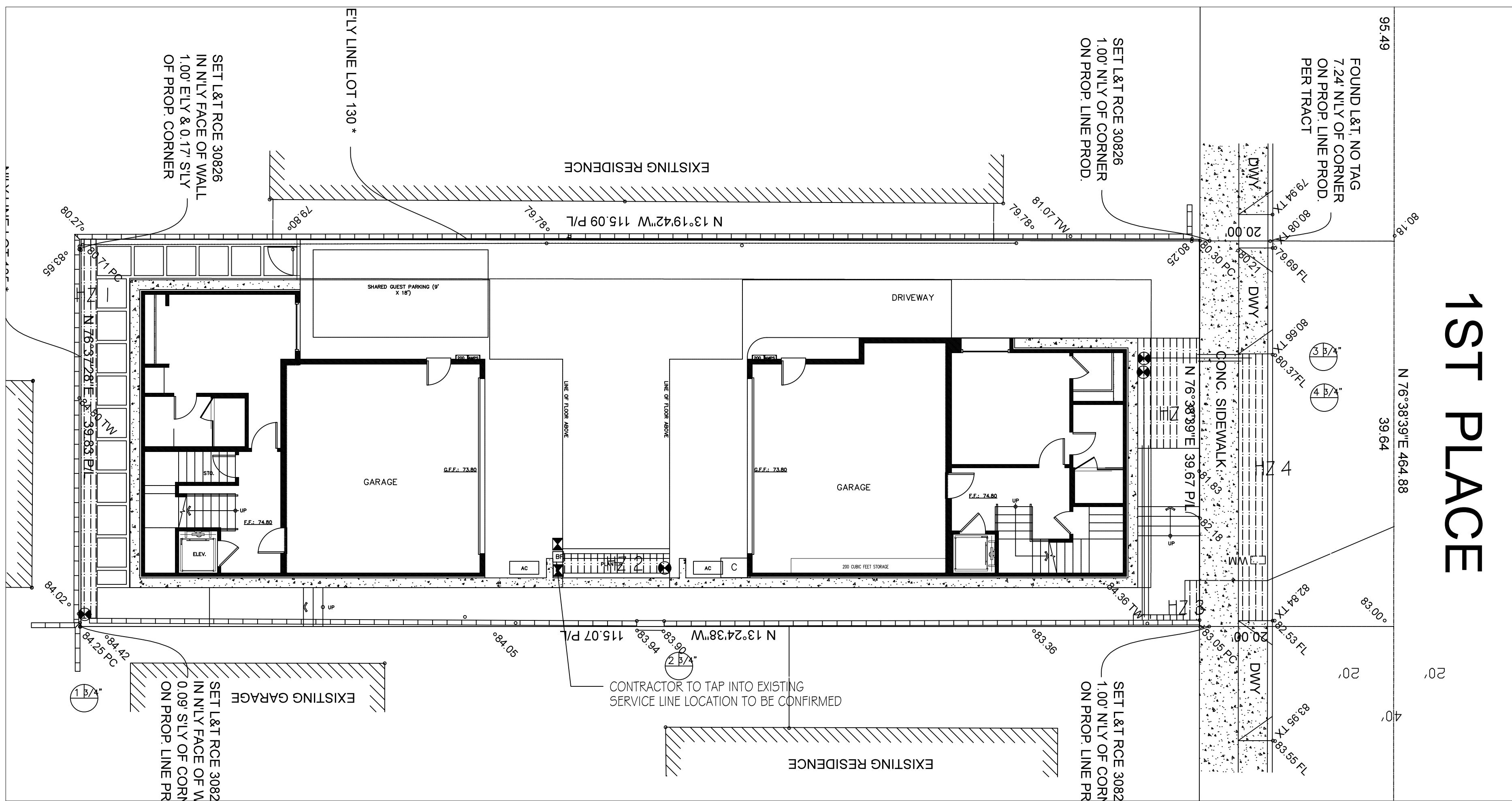
Drawn by: JC

Sheet:

L-2



HYDROZONE AREAS
N.T.S



1ST PLACE

VALVE #	HYDROZONE	PLANT WATER USE TYPE(S)	(PF) PLANT FACTOR	HA AREA	PF X HA	IE	ETWU GAL/YR
1	1	LOW	.3	61	18	.9	521
2	2	LOW	.3	22	7	.9	203
3	2	LOW	.3	81	24	.9	694
4	2	LOW	.3	81	24	.9	694
						TOTAL	2112

MAWA = Maximum Applied Water Allowance (gallons per year)

MAWA = (42.00 inches) (0.62) [(0.7 x 207 sq ft) + (0.3 x 0)] = 3,773 gallons per year

ETWU = (42.00) (0.62) [(73/0.9) + 0] = 2,112 gallons per year

AREA CALCULATION

Lot Square Footage =	4,575 sq. ft
Building Footprint =	1,995 sq. ft
Exterior surface area =	2,580 sq. ft (50% must be permeable or infiltration device must be provided)
Minimum permeable area	1,290 sq.ft
Hardscape Area =	1,134 sq. ft
Landscape Area =	164 sq. ft
Permeable Area =	207 sq. ft

IRRIGATION NOTES

1. THIS IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL ALL COMPONENTS IN PLANTING AREAS WHEREVER POSSIBLE.

DUE TO THE SCALE OF THE DRAWINGS IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.

2. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN ADDRESSED IN THE DESIGN OF THE IRRIGATION SYSTEM.

3. SET ALL VALVES AND QUICK COUPLERS NEXT TO WALKS OR PAVED SURFACES IN LOCATIONS WITH NO ADJACENT PAVING, COORDINATE FINAL LOCATION WITH OWNER.

4. CONTROLLER LOCATION IS DIAGRAMMATIC. OBTAIN FINAL LOCATION APPROVAL FROM THE OWNER PRIOR TO INSTALLATION.

5. PENDING 120VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION IS NOT A PART OF THE IRRIGATION SYSTEM. COORDINATE POWER REQUIREMENTS WITH GENERAL CONTRACTOR AND/OR OWNER.

6. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH THE EXISTING SITE CONDITIONS, UTILITIES GRADE DIFFERENCES, LOCATION OF WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC.

7. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE NEW SYSTEM HAS THE CORRECT PSI IN ORDER FOR ALL THE VALVES TO OPERATE AS PER PLAN.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER MODEL / DESCRIPTION	GPM	PSI	PRECIP. RATE	COMMENTS
	HUNTER LIMITS OF DRIP LINE : PLD-06-12	.60 GPH	30 PSI	N/A	INSTALL PER MANUFACTURER SPECIFICATIONS
	NIBCO BALL VALVE : T-FB-600A				INSTALL WITH CARSON 10" ROUND #910
	3/4" FEBCO 825Y REDUCED PRESSURE SONE ASSEMBLY				
	RAINBIRD REMOTE CONTROL ZONE KIT: XACZ-075				
	HUNTER 6 STATION X-CORE-OUTDOOR IRRIGATION CONTROLLER WITH WIRELESS SOLAR SYNC SENSOR: XC-600-WWS-SEN				INSTALL PER MANUFACTURER SPECIFICATIONS TO BE MOUNTED
	3/4" SCHEDULE 40 LATERAL LINE				SOLVENT WELD
	SCHEDULE 40 PIPE AND WIRE SLEEVING				PVC SLEEVE UNDER ALL PAVING TWO PIPE SIZES GREATER THAN THE PIPING WHICH IS TO RUN IN THE SLEEVE. COVER DEPTH SHALL BE THE SAME AS THE MAINLINE OR LATERAL LINE SOLVENT WELD
	1" SCHEDULE 40 IRRIGATION MAINLINE				

STATION NO. VALVE SIZE STATION GPM

LANDSCAPE IRRIGATION PLAN

1/8" = 1'-0"

NORTH



Chapter 8.56 Water Conservation and Drought Management Plan

8.56. 010 Title.

This Chapter shall be known as the “City of Hermosa Beach Water Conservation and Drought Management Plan Ordinance.”

8.56. 020 Findings

- A. A reliable supply of potable water is essential to the public health, safety and welfare of the people and economy of the State, the southern California region and City of Hermosa Beach.
- B. The State of California, southern California region and the City of Hermosa Beach suffer from periodic water shortages, and a growing population, climate change, environmental concerns, periodic energy shortages, and other factors make the region highly susceptible to water supply reliability issues.
- C. An active water conservation program with conservation measures applicable to all sources and uses of water is essential to ensure a reliable supply of water for drinking, sanitation and fire protection, and to protect the public health, safety and welfare.
- D. A Water Conservation and Drought Management Plan is necessary to properly manage water supplies and mitigate the effects of water shortages within the City by reducing water consumption by residents, businesses and visitors, while minimizing the hardship caused to the general public to the greatest extent possible.
- E. Recycled water (including water reclaimed by the West Basin Municipal Water District, graywater to the extent allowed by law and capture of rainwater) is a valuable resource that can be used to offset imported and other water supplies and shall therefore be regulated under this Chapter.

8.56. 030 Purpose and Intent

- A. The purposes of this Chapter are to increase the conservation and efficient use of potable water, maximize the use of recycled water, and provide a drought management plan. The plan will reduce water consumption and extend available water supplies, minimize the effects and hardship of water shortages on the City and the general public to the greatest extent possible, and maximize the socioeconomic and environmental benefits associated therewith.
- B. This Ordinance is intended solely to further the conservation of water. It is not intended to implement or supersede any federal, state, or local statute, Ordinance or regulation relating to protection of water quality or control of drainage or runoff.
- C. This Ordinance does not modify, terminate or otherwise affect the water services or water rates of any person.

8.56. 040 Definitions.

- The terms in this Chapter relating to various uses of property shall be as defined in Title 17 (Zoning) and shall be broadly construed to achieve the purposes of this Chapter. In addition:
- “Approval Authority” means the City Manager or his/her designee.
- “Commercial” means commercial, industrial, or any other nonresidential business or use.
- “Discretionary planning entitlement” means a land use permit or approval granted by the planning commission necessary to proceed with development.
- “Existing” as used in this Chapter means, as applicable:
- A. An existing building means a building that was constructed or had received all required approvals to commence construction on or prior to April 1, 2010.
 - B. An existing establishment means a business establishment that was in operation on or prior to April 1, 2010.

- G. All commercial establishments
 1. Single pass cooling systems. Single-pass cooling systems shall not be installed in new commercial buildings. When single pass cooling systems in existing businesses are replaced, single pass cooling system shall not be installed as a replacement.
 2. Toilets. New commercial establishments shall install and use only water-efficient toilets. All existing commercial establishments shall install and use only water-efficient toilets by January 1, 2014.
 - H. Eating and drinking establishments. The following provisions shall also apply to all restaurants, cafes, snack shops, bars, other eating and drinking establishments, and food catering businesses:
 1. All establishments shall only provide drinking water to customers upon request.
 2. All establishments shall install and use low-flow pre-rinse dishwashing spray nozzles by July 1, 2011.
 3. All establishments shall use low-flow technologies for washing and cleaning floors and surfaces, such as using a hand-held bucket or similar container and mop, water brooms or pressure washers.
 4. New establishments shall install and use water-efficient dishwashing machines or systems. When dishwashing machines in existing businesses are replaced, water-efficient dishwashing machines or systems shall be installed. All existing establishments shall install and use only water-efficient dishwashing machines or systems by January 1, 2014.
 - I. Hotels and motels. The following provisions shall apply to all hotels, motels, hostels, bed and breakfast and similar temporary accommodation establishments:
 1. All establishments shall provide customers the option of choosing not to have towels and linens laundered daily and shall prominently display notice of this option in each bathroom and sleeping room using clear and easily understood language.
 2. All establishments that provide on-premises facilities for laundering towels or linens shall comply with Subsection J of this Section.
 3. All establishments that provide food services shall comply with Subsection H of this Section.
 - J. Laundry businesses. New commercial laundry businesses shall install and use water recycling systems. When washing machines in existing businesses are replaced, water-efficient laundry washing or water recycling systems shall be installed. All existing laundry businesses shall install and use only water-efficient laundry washing machines or water recycling systems by January 1, 2014.
 - K. Commercial car wash facilities. New commercial conveyor-type car wash facilities shall install water recycling systems. All existing conveyor car wash systems shall install and operate only water recycling systems by January 1, 2012. All existing commercial car wash operations, including those accessory to another use, shall use high pressure, low volume wash systems, bucket or similar container, and/or a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle, or similar low-flow device by January 1, 2012.
 - L. Exceptions. The provisions of this Section are not applicable to uses of water that are necessary to protect public health and safety or for essential governmental services when such uses of water cannot be reduced, such as for fire-fighting and other similar emergency services.

8.56. 080 Drought Response Level 1 – Drought Alert Condition.

 - A. The City Council may by Resolution declare a Drought Alert condition and implement the Level 1 conservation measures set forth in this Section on the grounds that, due to water supply cutbacks caused by drought or reduction in supplies for other reasons, an overall consumer demand reduction of up to ten (10) percent is required in order to have sufficient water supplies available to meet anticipated demands.
 - B. Except as otherwise stated in this Chapter, during a Level 1 Drought Alert condition all persons using water shall comply with the following additional conservation measures:
 1. Watering days and duration. Limit lawn and landscape watering or irrigation to no more than three (3) days per week. Above-ground spray irrigation shall be limited to no more than fifteen (15) minutes per watering station or area; this limitation shall not apply to the use of recycled water to maintain public parks and facilities. The City Council may by Resolution establish a schedule of permissible watering days. This provision shall not apply to commercial nurseries, drip irrigation systems, use of a hand-held bucket or similar container and/or a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle.

- "Irrigation system" or "landscape irrigation system" means an irrigation system with pipes, hoses, spray heads, or sprinkling devices that is operated through an automated system.
- “New” means as applicable:
- A. "New building" means a building that is constructed, or receives all required approvals to commence construction, after April 1, 2010.
 - B. “New establishment,” “new business” or “new facility” mean a business establishment that initiates operation, or receives all required approvals to initiate operation, after April 1, 2010.
- "Person" means any natural person or persons, corporation, public or private entity, governmental agency or institution, or any other user of water within the City.
- "Positive action quick-release shutoff valve or nozzle" means a hand-held sprayer or similar device that quickly, automatically and absolutely stops the flow of water when the user stops exerting pressure. Water-efficient devices emit not more than three (3) gallons of water per minute.
- "Pre-rinse dishwashing spray nozzle" means a hand-held device that uses a spray of water to remove food and grease from dishware, utensils and pans before placing them in the dishwasher that emits not more than 1.6 gallons of water per minute.
- "Pressure washer" means a water conserving cleaning device that emits not more than three (3) gallons of water per minute.
- "Recycled water" or "recycling system" means the capture, reclamation and reuse of non-potable water for beneficial use.
- "Single pass cooling system" means equipment where water is circulated only once to cool equipment before the water is disposed.
- "Water broom" means a water conserving sweeping device with spray jets that emit not more than three (3) gallons of water per minute.
- “Water-efficient” means a water conserving fixture, device or system that complies with the water conservation standards of the most current edition of the California Plumbing Code or, if no standard applies, is EPA WaterSense labeled or its equivalent. In no case shall the fixture, device or system use more water than is indicated by the standard stated in this section.
- "Water-efficient irrigation systems" means systems using water conserving devices, including but not limited to weather based controllers, drip/micro-irrigation systems with emitters that emit not more than two (2) gallons of water per hour, and stream rotor sprinklers that meet a seventy (70) percent or greater efficiency standard.
- "Water-efficient dishwashing machines or systems" mean devices that use not more than one (1) gallon of water per rack.
- "Water-efficient laundry washing machines" means machines have a water factor of 6.0 or less, wherein water factor means the number of gallons of water used per cycle, divided by the tub volume.
- "Water-efficient toilet" means toilets using not more than 1.6 gallons per flush or urinals using not more than one (1) gallon per flush.
- "Water recycling system" means a system that reclaims and reuses non-potable water.

8.56. 050 Applicability.

This Chapter is applicable to every person, commercial business, or other water user in the use of any water within the City. The City Council may by Resolution exempt pilot programs or special programs of limited scope undertaken by the City or undertaken in conjunction with the City's water providers.

8.56. 060 Water Conservation and Drought Management Plan.

This Chapter establishes a water conservation and drought management plan consisting of both permanent regulations designed to reduce water usage and increase the efficiency of water use on an ongoing basis, and three increasingly restrictive levels of drought response actions to be implemented in times of drought conditions.

8.56. 090 Drought Response Level 2 – Drought Critical Condition

- A. The City Council may by Resolution declare a Drought Critical condition and implement the Level 2 conservation measures set forth in this Section on the grounds that, due to water supply cutbacks caused by drought or reduction in supplies for other reasons, an overall consumer demand reduction of ten (10) to twenty (20) percent is required in order to have sufficient water supplies available to meet anticipated demands.
- B. During a Drought Critical condition all persons using water shall comply the following additional conservation measures:
 1. Watering days and duration. Limit lawn and landscape watering or irrigation to no more than two (2) days per week, provided that the City Council may by Resolution limit lawn and landscape watering or irrigation to no more than one (1) day per week to achieve a reduction of up to twenty (20) percent. Above-ground spray irrigation shall be limited to no more than fifteen (15) minutes per watering station or area; this limitation shall not apply to the use of recycled water to maintain public parks and facilities. The City Council may by Resolution establish a schedule of permissible watering days. This provision shall not apply to commercial nurseries, drip irrigation systems, use of a hand-held bucket or similar container and/or a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle.

8.56. 100 Drought Response Level 3 – Drought Emergency Condition

- A. The City Council may by Resolution declare a Drought Emergency condition and implement the Level 3 conservation measures set forth in this section on the grounds that overall consumer demand reduction of more than twenty (20) percent is required because the ordinary demands and requirements of water consumers cannot be satisfied without depleting water supplies to the extent that there would be insufficient water for human consumption, sanitation, and fire protection.
- B. During a Drought Emergency condition all persons using water shall comply with Sections 8.56.070 (Water Conservation Requirements) and the following additional mandatory conservation measures:
 1. Irrigation and watering prohibition. No lawn or landscaping watering or irrigation shall be allowed. This subsection shall not apply to the following, provided that watering days and watering duration shall comply with Subsection B of Section 8.56.090:
 - a. Irrigation or watering using recycled water.
 - b. Irrigation necessary to establish new plantings of low water usage plants or commercial nurseries.
 - c. Water efficient landscape irrigation systems using water efficient devices, including but not limited to weather based controllers, drip/micro-irrigation systems with emitters that emit no more than two (2) gallons per hour and stream rotor sprinklers that meet a seventy (70) percent or greater efficiency standard.
 - d. Maintenance of trees and shrubs that are watered by using a bucket or other watering container, hand-held hose equipped with positive action quick-release shutoff valve or nozzle, or similar low-volume non-spray irrigation.
 - e. Maintenance of existing landscaping necessary for fire protection as specified by the Fire Chief.
 - f. Maintenance of existing landscaping on slopes exceeding ten (10) percent for erosion control.
 - g. Maintenance of landscaping within active public parks and playing fields, day care center play areas, and school grounds.
 - h. Public works projects.
 - i. Maintenance of plant materials identified to be rare, threatened or endangered or essential to the health of documented rare, threatened or endangered animals.
 2. Cleaning surfaces. Water shall not be used to wash, clean or clear any sidewalks, walkways, patios, driveways, alleys, parking or similar areas, whether paved or unpaved; except commercial or industrial establishments may use water broom, pressure washer or similar low flow technology or water recycling systems when necessary to comply with health, safety, water quality or other regulations verified by the approval authority. Pressure washers may be used to clean surfaces in preparation for painting, construction, or occasional seasonal maintenance when other methods are not practical.

8.56. 060 Water Conservation and Drought Management Plan.

This Chapter establishes a water conservation and drought management plan consisting of both permanent regulations designed to reduce water usage and increase the efficiency of water use on an ongoing basis, and three increasingly restrictive levels of drought response actions to be implemented in times of drought conditions.

8.56. 070 Water Conservation Requirements.

The following water conservation requirements shall apply to all persons:

- A. Landscaping.
 1. Watering hours and duration. No lawn or landscaped area shall be irrigated or watered by any means between the hours of 9:00 a.m. and 6:00 p.m. on any day. Above-ground spray irrigation or watering shall not exceed fifteen (15) minutes per irrigation station or area. This provision shall not apply to drip irrigation systems, use of a hand-held bucket or similar container, use of a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle, irrigation necessary to establish newly planted low water usage plants, or water expended for limited periods of time necessary for irrigation system maintenance or leak repair.
 2. Over-watering: No lawn or landscaped area shall be irrigated or watered to the point where excess water ponds, sprays or runs off the lawn or landscaped area onto any walkways, sidewalks, driveways, streets, alleys or storm drains.
 3. Irrigation during rainfall: No lawn or landscaped area shall be irrigated or watered during rainfall or within 24 hours after measurable rainfall.
 4. Landscape maintenance: All lawns and landscaping shall be regularly maintained to reduce water use by such methods as aerating, thatching and mulching.
 5. Landscape irrigation system maintenance: Landscape irrigation systems shall be regularly inspected, maintained and repaired to eliminate leaks, remove obstructions to water emission devices and eliminate over spraying.
- B. Pools and spas. New pools and spas shall be equipped with a cover. Not later than July 1, 2012, all existing pools and spas shall be constructed, installed or equipped with a cover. Pools and spas shall be covered overnight and daily when use is concluded.
- C. Water fountains and decorative water features. No person shall operate a fountain or other decorative water feature that does not recycle or re-circulate the water utilized by the device.
- D. Cleaning. No person shall use water to wash or clean any sidewalks, walkways, patios, driveways, alleys, parking or similar areas, whether paved or unpaved; however, use of water brooms or pressure washers or similar low flow technology, or water recycling systems to clean these surfaces, is permitted. In no case shall such water run off the property or drain onto any walkways, sidewalks, streets, alleys or storm drains.
- E. Car washing. No person shall use water to wash or clean any motorized or un-motorized vehicle, including, but not limited to, an automobile, truck, boat, van, bus, motorcycle, trailer or similar vehicle, except by use of a bucket or similar container or a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle. This subsection shall not apply to any commercial car washing facility that uses a water recycling system to capture or reuse water.
- F. Waste and leaks. No person shall:
 1. Cause, permit or allow water to leak from any exterior or interior pipe, hose or plumbing fixture.
 2. Cause, permit or allow water to flow from any source on private or public property onto walkways, sidewalks, streets, alleys or storm drains, except as a result of rainfall or pumping excessive groundwater infiltration, such as by means of a sump pump.
 3. The use of water for cleaning, washing and other uses shall be performed in an efficient manner to reduce waste and total water use.

3. Car Washing. Vehicles shall not be washed, except at commercial car wash facilities that recycle water or use high pressure, low volume wash systems. Subject to Subsection E of Section 8.56.070, this provision shall not apply to car washes held as fund raising activities for bona fide community organizations, washing of garbage trucks, or washing of vehicles used to transport food and perishables, and washing of other mobile equipment for which frequent cleaning is essential for the protection of the public health, safety and welfare.
4. Ornamental Ponds and Lakes. Ornamental ponds or lakes if empty shall not be filled, and if filled shall not be refilled or replenished.
5. Hotels and Motels: Mandatory Laundry Opt-Out. Hotels, motels, hostels, bed and breakfasts and similar establishments shall not provide daily towel and linen laundering service to customers, except upon a specific request.

8.56. 110 Procedures for Declaration and Notification of Drought Response Level and Additional Water Conservation Measures.

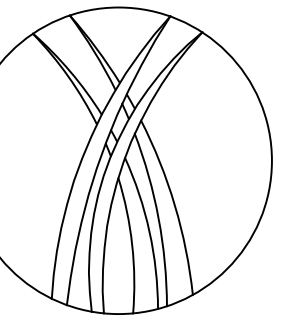
- A. The City Council shall declare a Drought Response Level 1, 2 or 3 by Resolution in the manner required by law and City procedures.
- B. The City Council shall declare the end to any Drought Response Level by the adoption of a Resolution in the manner required by law and City procedures.

8.56. 120 Exception

- A. An exception to any water conservation requirement of this Chapter may be granted or conditionally granted in accordance with the following requirements.
1. Application. Any water user may file an application with the Community Development Department for an exception from one or more water conservation measures on a form provided by the City, including supporting documents and information demonstrating the grounds for the requested exception, accompanied by a fee set by Resolution of the City Council.
 2. Findings. The approving authority may approve, conditionally approve or deny an application for an exception from water conservation measures. An application for an exception shall be denied unless the approval authority finds, based on the information provided in the application, supporting documents or such additional information as may be requested, all of the following:
 - a. That, due to special circumstances applicable to the property or its use, the strict application of this Ordinance would disproportionately impact the property or use when compared to similar types of uses or properties; and
 - b. That other water conserving measures to substantially off-set the proposed water use have been or will be employed as a condition of the approval, or the lack of such measures will not materially affect the ability of the City to achieve the purposes of this Chapter; and
 - c. That the exception does not constitute a grant of special privilege inconsistent with the limitations upon other residents and businesses.
 3. Approval authority. The approval authority shall act upon any application no later than ten (10) days after receipt of a complete application, and may approve, conditionally approve, or deny the exception. The applicant requesting the exception shall be promptly notified in writing of any action taken. Unless otherwise specified at the time an exception is approved, the exception shall only apply during the period of the specific circumstances from which an exception is requested.
 4. Appeals. An applicant may appeal the approval authority's decision, or any conditions placed on the approval, to the City Council within ten (10) days of the date of decision. A written request shall be submitted to the City Clerk stating the grounds for the appeal accompanied by a fee adopted by Resolution of the City Council. The City Council shall review the appeal at the next available meeting that the item may be heard.

8.56. 130 Penalties and Remedies

Violations of the provisions of this Chapter are subject to the administrative penalty provisions of Chapter 1.10.



Revision	Date	By

Date: 4-27-20

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8.60. 060 Standards for New Landscape.

"New landscape" as defined in Section 8.60.040 shall be designed and managed to use the minimum amount of water required to maintain plant health. New landscape shall comply with all of the requirements in Sections 492.6 through 492.15 of the Model Efficient Ordinance and the following, whichever is more restrictive, unless an exception is granted pursuant to Section 8.60.050(D).

A. Plant material.

1. Plant species and landscape design shall be adapted to the climate, soils, topographical conditions, and shall be able to withstand exposure to localized urban conditions such as pavement heat radiation, vehicle emissions and dust, and urban runoff. Water conserving plant and turf species shall be used.
2. Plant species or specifications shall comply with any official list of species, guidelines or regulations adopted by the City to the extent that such lists, guidelines or regulations do not conflict with this Chapter
3. Plants listed in the current Invasive Plant Inventory for the southwest region by the California Invasive Plant Council or similar source acceptable the Community Development Director are prohibited, except for known non-fruiting, non-invasive, sterile varieties or cultivars. Plants known to be susceptible to disease or pests in this Climate Zone six (6) shall not be used.
4. The landscape area of projects proposing exclusively commercial or industrial uses shall be designed using exclusively water conserving plants. Single family residential, multi-family residential, mixed use and institutional use projects shall be designed with not more than twenty (20) percent of the total landscaped area in turf or high water use plants in the Water Use Classification for Landscape Species (WUCOLS). Turf may be used as a bio-swale or bio-filter or for functional purposes such as active recreational areas as determined by the Community Development Director. Public agencies shall be exempt from this requirement.
5. Turf shall not be allowed on slopes greater than twenty (20) percent. Where the toe of the slope is adjacent to an impermeable surface, alternatives to turf should be considered on slopes exceeding twenty (20) percent, meaning one (1) foot of vertical elevation change for every five (5) feet of horizontal length. Approved turf areas may be watered at 1.0 of the reference evapotranspiration (ET_o).

6. Planted areas shall be covered with a minimum of two (2) inches of organic mulch, except in areas covered by groundcovers or within twenty-four (24) inches of the base of a tree, or where a reduced application is indicated. Additional mulch material shall be added from time to time as necessary to maintain the required depth of mulch.

7. Species and landscape design shall complement and to the extent feasible in compliance with this Chapter be proportional to the surroundings and streetscape and incorporate deciduous trees to shade west and south exposures. Landscaping shall not interfere with safe sight distances for vehicular traffic, the vision clearance in Section 17.46.060, height restrictions for hedges in 17.46.130, pedestrian or bicycle ways, or overhead utility lines or lighting.

B. Water features, pools and spas.

1. Recirculating water systems shall be used for water features. Where available, recycled water shall be used as a source for decorative water features.

2. Pools and spas shall be equipped with a cover and covered overnight and daily when use is concluded.

3. Grading and runoff. Landscape design shall minimize soil erosion and runoff.

1. Grading plans shall avoid disruption of natural drainage patterns to the extent feasible.
2. Grading plans shall demonstrate that normal rainfall and irrigation will remain within the property lines and not drain onto impermeable surfaces, walkways, sidewalks, streets, alleys, gutters, or storm drains.
3. Plans and construction shall protect against soil compaction within landscape areas.
4. Stormwater best management practices to minimize runoff, to increase on-site retention and infiltration, and control pollutants shall be incorporated into project plans. Rain gardens, cisterns, swales, structural soil, permeable pavement, connected landscape areas, and other landscape features and practices that increase onsite rainwater capture, storage and infiltration, emphasizing natural approaches over technology-based approaches that require ongoing maintenance, shall be considered during project design. Plans and practices shall comply with Chapter 8.44.

D. Irrigation systems.

1. An automatic irrigation system using either evapotranspiration or soil moisture sensor data, with a rain shut-off sensor, shall be installed. Drip irrigation emitters shall emit no more than two (2) gallons per hour.
2. An average landscape irrigation efficiency of 0.71 shall be used for the purpose of determining Maximum Applied Water Allowance. Irrigation systems shall be designed, maintained, and managed to meet or exceed this efficiency. Landscapes using recycled water are considered Special Landscape Areas, where the ET Adjustment Factor shall not exceed 1.0.
3. The irrigation system shall be designed to prevent water waste resulting in runoff, overspray, or similar conditions where irrigation water ponds or flows onto non-irrigated areas, walkways, sidewalks, streets, alleys, gutters, storm drains, adjacent property, or similar untargeted areas. Runoff to other permeable or impermeable surfaces shall not be allowed.
4. Narrow or irregularly shaped areas, including turf less than eight (8) feet in width in any direction, shall be irrigated with subsurface irrigation or low volume above-ground irrigation system.
5. Overhead irrigation shall not be permitted within two (2) feet of any impermeable surface. Drip, drip line, or other low flow non-spray technology shall be used.
6. All sprinklers shall have matched precipitation rates within each valve and circuit. All irrigation systems shall be designed to include optimum distribution uniformity, head to head spacing, and setbacks from sidewalks, pavement and impermeable surfaces.
7. All irrigation systems shall provide backflow prevention devices in accordance with the current edition of the California Building/Plumbing Code and check valves at the low end of irrigation lines to prevent unwanted draining of irrigation lines. Pressure regulators may be required if the pressure at the sprinkler head exceeds the manufacturer's recommended optimal operating pressure.
8. Reclaimed water and graywater irrigation systems shall be used when reasonably feasible and shall conform to the current edition of the California Building/Plumbing Code, and all other applicable local, state and federal laws.

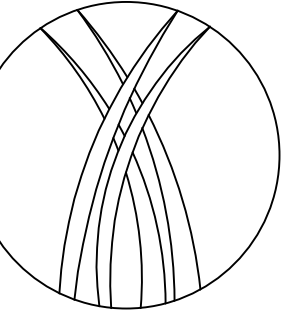
E. Irrigation system hydrozones.

1. The irrigation system shall conform to the hydrozones of the landscape design plan.
2. Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use where the plant factor of the higher water using plant is used for calculations. No hydrozone shall mix high and low water use plants.
3. Sprinkler heads and other emission devices shall be appropriate for the plant type within that hydrozone. Where feasible, trees shall be placed on separate valves from turf, shrubs and groundcovers.
4. No landscape plan or restriction of any type, including those applicable to common interest developments such as condominiums, shall prohibit or include conditions that have the effect of prohibiting native or water conserving plants.

F. Landscape and irrigation maintenance.

1. All landscape and related elements shall be designed and properly maintained to insure long-term health and shall maintain conformance with the requirements of this Chapter.
2. Irrigation scheduling shall be regulated by automatic irrigation controllers.
3. Watering hours and duration shall be scheduled compliant with the requirements of Chapter 8.56.
4. A regular maintenance schedule shall include, but not be limited to, routine inspection, adjustment and repair of the irrigation system, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning, weeding and removing any obstruction to emission devices.
5. Repair of all irrigation equipment shall be promptly undertaken, using the originally installed components, or equivalent or enhanced components compatible with the irrigation system.
6. Landscape areas shall be permanently maintained and kept free of weeds, debris and litter: plant materials shall be maintained in a healthy growing condition and diseased or dead plant materials shall be replaced, in kind, pursuant to the approved plans within thirty (30) days. Alternatively, diseased or dead plant materials may be replaced with plant materials that have low water needs, as rated in the current edition of the Water Use Classification of Landscape Species.

7. The use, storage and disposal of all landscape and lawn care products shall comply with all manufacturer's specifications and applicable laws, and minimize the discharge of pollutants to the environment.
G. Notwithstanding the requirements of this Section, landscape design and maintenance shall additionally comply with the requirements of Chapters 8.44 and 8.56, Title 17 (Zoning), any other applicable provisions of this code, and the requirements of a development permit, whichever is more restrictive.



622 HERMOSA BEACH, LLC
622 1ST PLACE
HERMOSA BEACH, CA 90254

Revision	Date	By

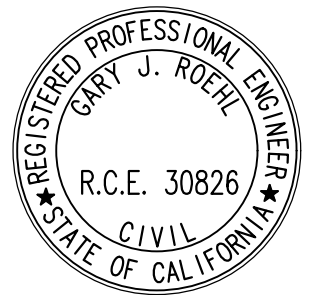
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PARCEL MAP NO.82983

IN THE CITY OF HERMOSA BEACH
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES



19-474

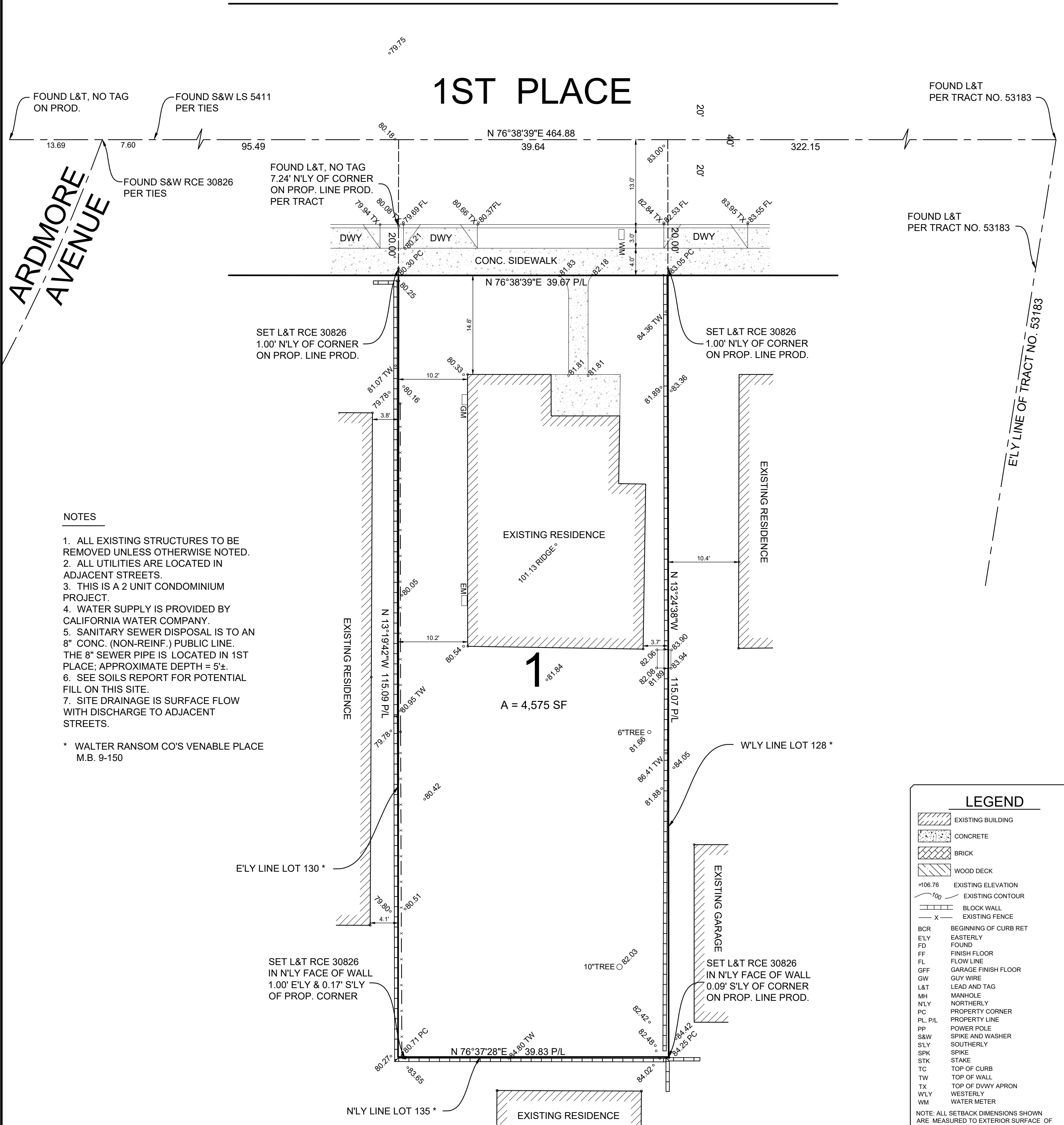
SUBDIVIDER
 WJK DEVELOPMENT
 NICK LIND
 2737 AMALFI
 NEWPORT BEACH, CA 92660
 PHONE 949-735-8431

ENGINEER
DENN ENGINEERS
 3914 DEL AMO BLVD., STE. 921
 TORRANCE, CA 90503
 310-542-9433

LEGAL DESCRIPTION
 LOT 129,
 WALTER RANSOM CO'S VENABLE PLACE
 M.B. 9-150
 APN 4188-023-018

JOB ADDRESS
 622 1ST PLACE
 HERMOSA BEACH, CA 90254

DATE 12/18/2019
 GARY J. ROEHL R.C.E. 30826



NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
3. THIS IS A 2 UNIT CONDOMINIUM PROJECT.
4. WATER SUPPLY IS PROVIDED BY CALIFORNIA WATER COMPANY.
5. SANITARY SEWER DISPOSAL IS TO AN 8" CONC. (NON-REINF.) PUBLIC LINE. THE 8" SEWER PIPE IS LOCATED IN 1ST PLACE; APPROXIMATE DEPTH = 5±.
6. SEE SOILS REPORT FOR POTENTIAL FILL ON THIS SITE.
7. SITE DRAINAGE IS SURFACE FLOW WITH DISCHARGE TO ADJACENT STREETS.

* WALTER RANSOM CO'S VENABLE PLACE
 M.B. 9-150

LEGEND	
	EXISTING BUILDING
	CONCRETE
	BRICK
	WOOD DECK
	EXISTING ELEVATION
	EXISTING CONTOUR
	BLOCK WALL
	EXISTING FENCE
BCR	BEGINNING OF CURB RET
ELY	EASTERLY
FD	FOUND
FF	FINISH FLOOR
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
NLY	NORTHERLY
PC	PROPERTY CORNER
PL, P/L	PROPERTY LINE
PP	POWER POLE
S&W	SPIKE AND WASHER
SLY	SOUTHERLY
SPK	SPIKE
STK	STAKE
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF DWYVY APRON
WLY	WESTERLY
WM	WATER METER

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.