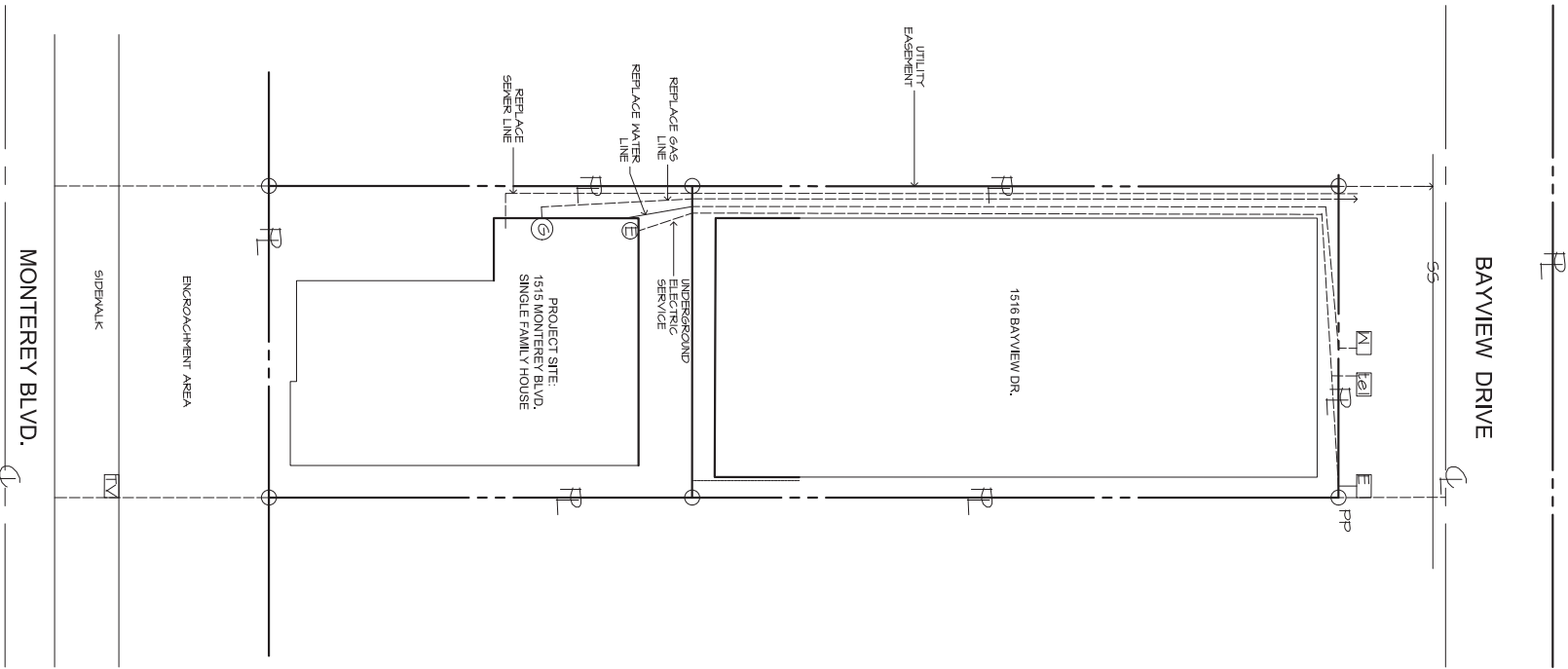




SITE PLAN

MONTEREY BLVD.

BAYVIEW DRIVE

RESIDENCE

EXISTING RESIDENCE

POWER POLE AT BAYVIEW DRIVE BEYOND

FOUND UTI RCE 30226
OF PROP. CORNER
TAG ELEV = 44.671

ELECTRICAL CABINET WILL BE PROVIDED
FROM THE ELEC SERVICE PANEL TO THE
ROOF TO ACCOMMODATE FOR FUTURE SOLAR
INSTALLATION PERMITANT TO HBMC SECTION
152140.

FOUND UTI RCE 30226
TAG ELEV = 44.521

PARCEL 2.214' WIDE EASEMENT
FOR PEDESTRIAN PURPOSE
PER DEED 052674632

THREE-STORY SINGLE
FAMILY RESIDENCE

1ST FLR. F.F.E.=46.75
2ND FLR. F.F.E.=105.22
3RD FLR. F.F.E.=115.15

PROPOSED
SUMP PUMP

6" ROOF
OVERHANG

2ND AND 3RD
FLR ABOVE

42" MAX. HEIGHT
FENCE/ WALL WITHIN
2' FROM SETBK.

CONC.

FOUND UTI. NO TAG
OF PROP. CORNER
TAG ELEV = 46.287

FOUND UTI. NO TAG
OF PROP. CORNER
TAG ELEV = 45.719

ENCROACHMENT AREA.
30% LANDSCAPE
14' X 241' = 4014 (30%) = 122 SQ.FT.
NOTE: ALL WORK WITHIN THE PUBLIC
RIGHT-OF-WAY (ENCROACHMENT AREA) IS
SUBJECT TO REVIEW AND APPROVAL BY THE
CITY'S PUBLIC WORKS DEPARTMENT.



SITE PLAN

MONTEREY BLVD.

PROJECT: NEW SINGLE FAMILY RESIDENCE
CLIENT: STEVE LAZAR
ADDRESS: 1515 MONTEREY BLVD., HERMOSA BEACH, CA 90254

DESIGN + BUILD BY
SouthSwell

1307 Curtis Avenue
Manhattan Beach
California 90266
Tel. (310) 617-8167
info@dbSouthSwell.com
www.dbSouthSwell.com

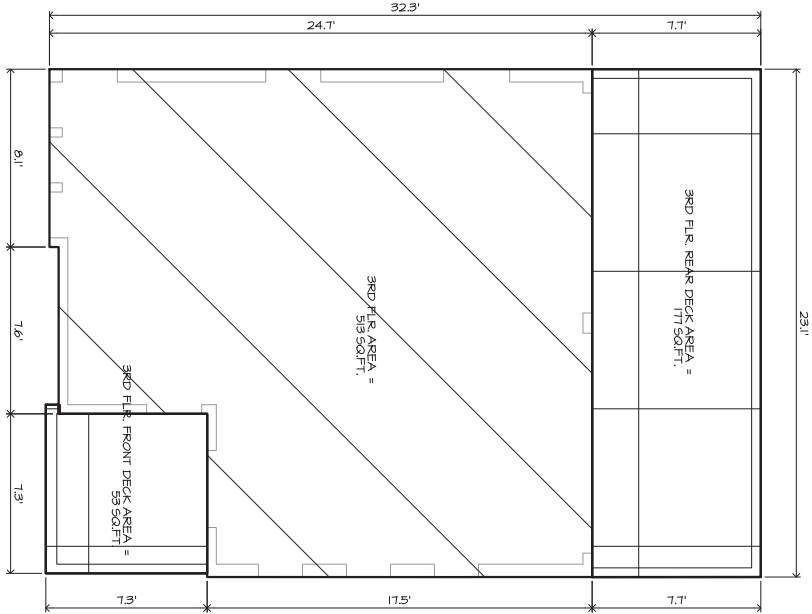
SHEET

A1

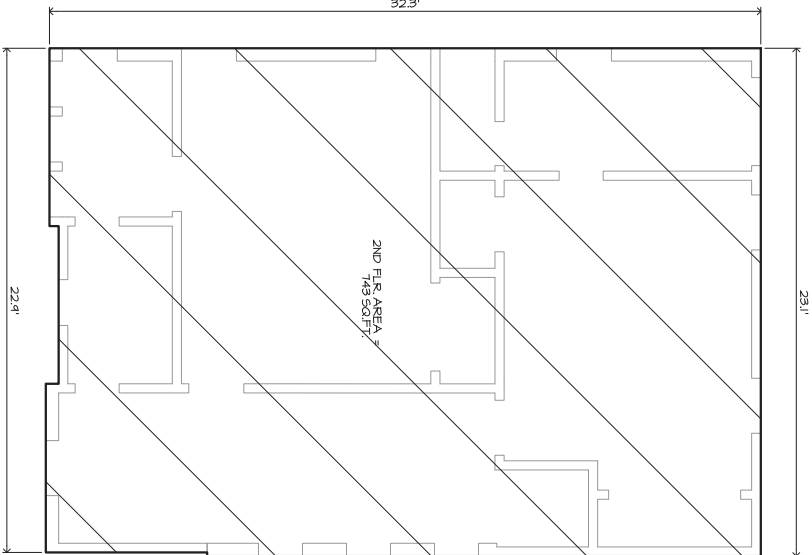
2014-03-14

LIVING AREA	
AREA	SQ.FT.
1ST FLR.	434
2ND FLR.	143
3RD FLR.	1696

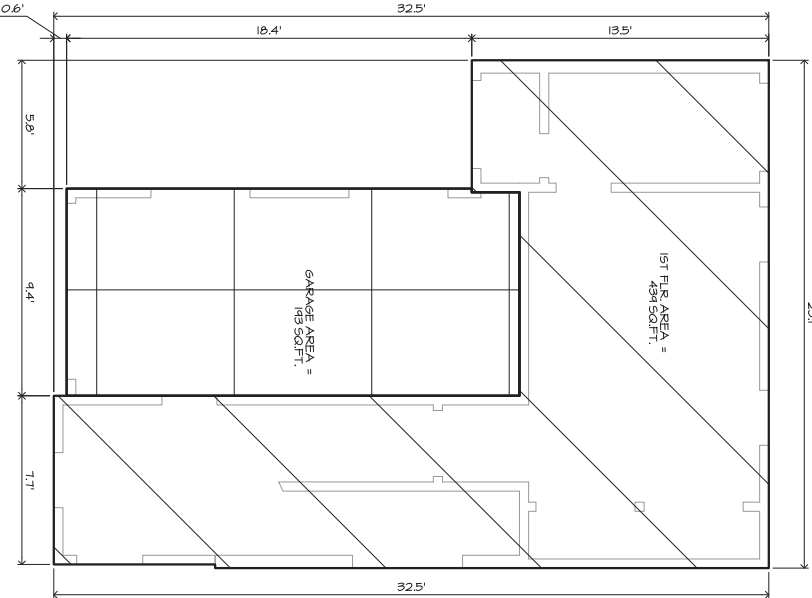
BUILDING AREA	
AREA	SQ.FT.
1ST FLR.	434
2ND FLR.	143
3RD FLR.	53
3RD FLR. FRONT DECK	177
3RD FLR. REAR DECK	117
GARAGE	2120



3RD FLR. AREA = 513 SQ.FT.
3RD FLR. REAR DECK AREA = 117 SQ.FT.

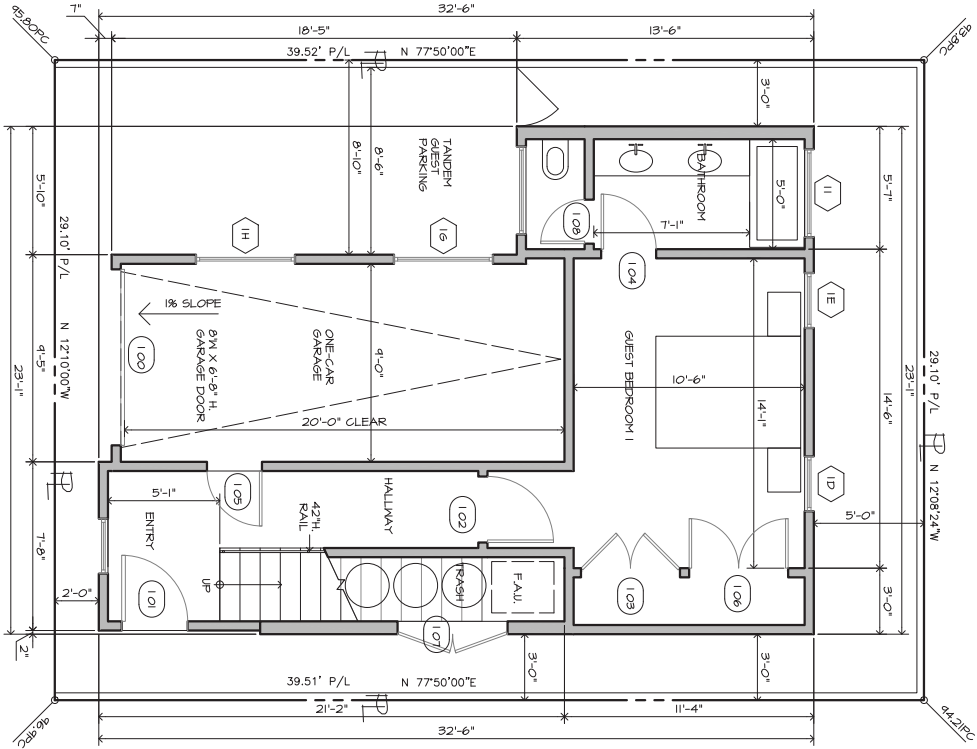


2ND FLR. AREA = 143 SQ.FT.



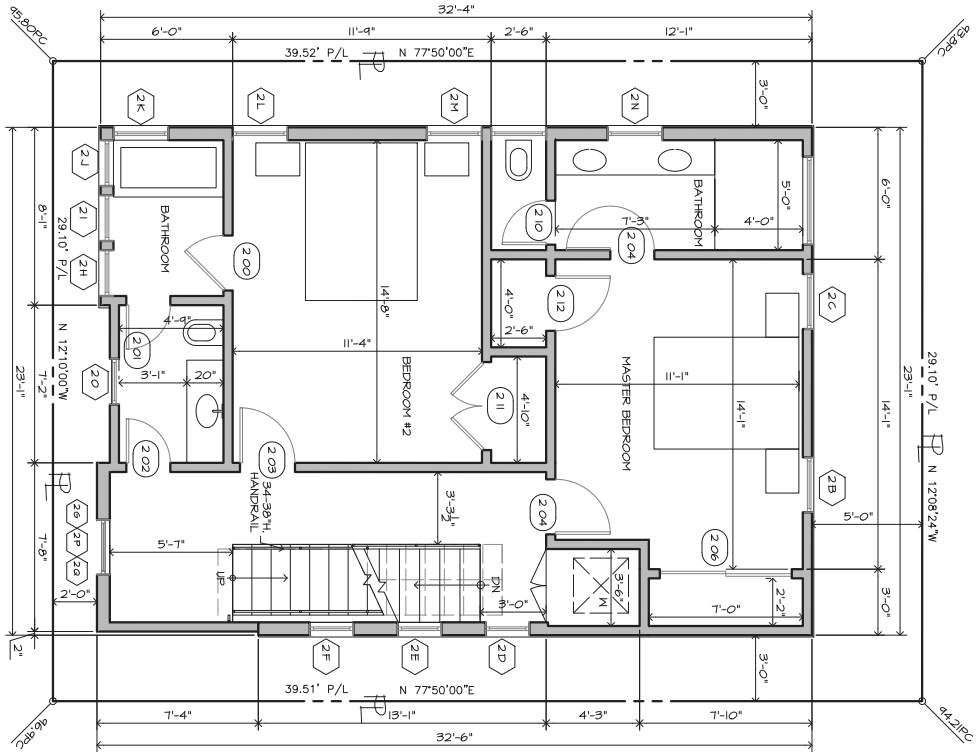
1ST FLR. AREA = 434 SQ.FT.
GARAGE AREA = 143 SQ.FT.

AREA ANALYSIS PLAN



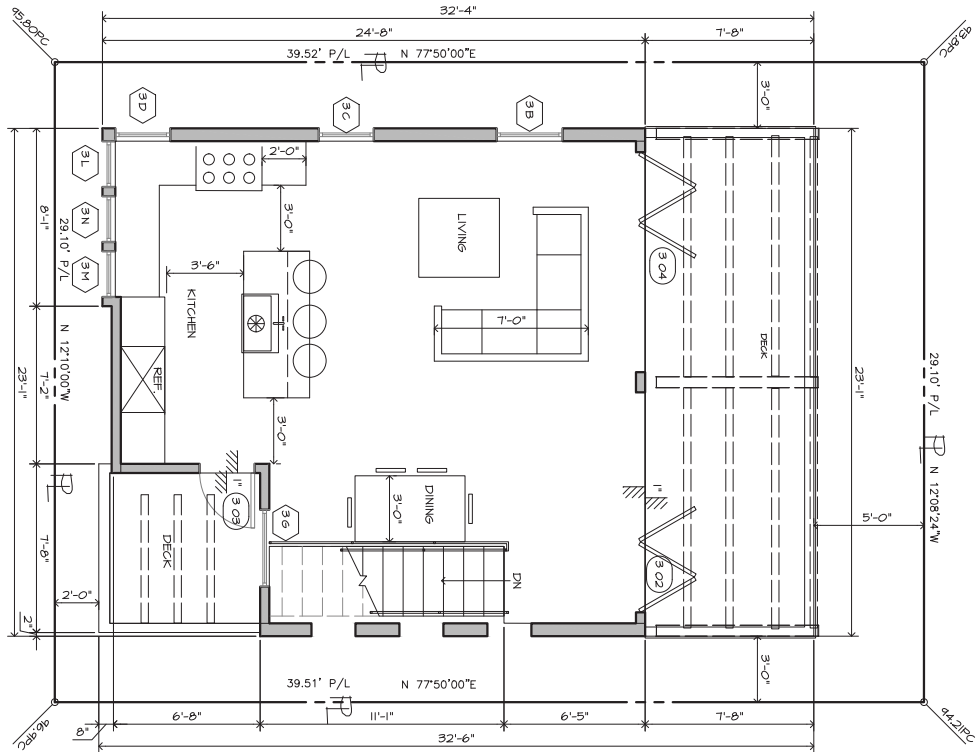
1ST FLOOR PLAN

1/4" = 1'-0"



2ND FLOOR PLAN

1/4" = 1'-0"



3RD FLOOR PLAN

1/4" = 1'-0"

AREA CALCULATION

LOT AREA: 1,150 SQ. FT.
BUILDING FOOTPRINT: 624 SQ. FT.
LANDSCAPE AREA: 244 SQ. FT.
LANDSCAPE AREA: 262 SQ. FT.

IRRIGATION SYSTEMS AND SPECIFICATIONS:
AUTOMATIC SPRINKLER SYSTEM BY RAIN BIRD ESP-SWT SMART CONTROL SYSTEM.

PROPOSED LANDSCAPING FOR PROTECT ADDRESS 111 BARNEY CT, HERMOSA BEACH
THE ORIENT BELOW IS BASED ON INFORMATION FROM ADOCS WATER USE CLASSIFICATION OF LANDSCAPE SPECIES.

PERMEABLE SURFACES CALCULATION

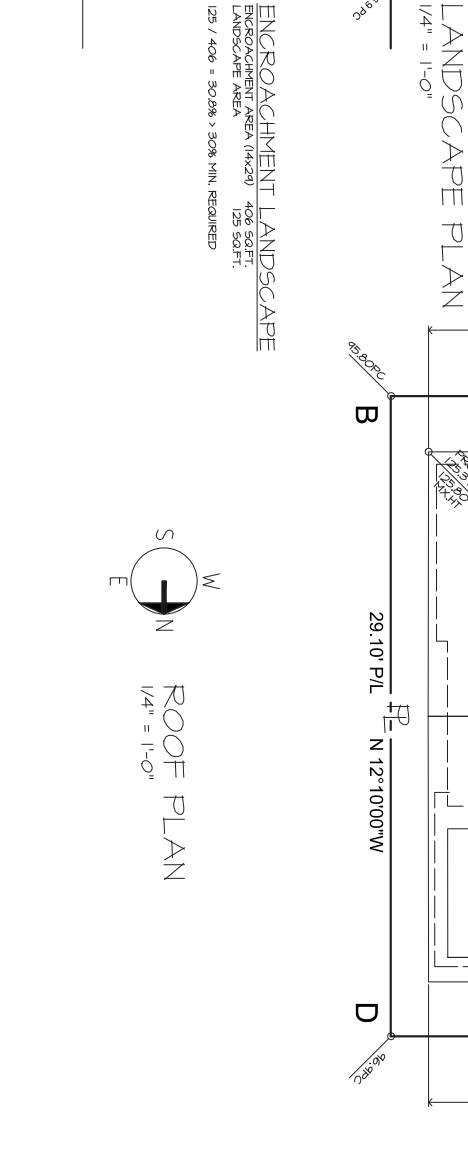
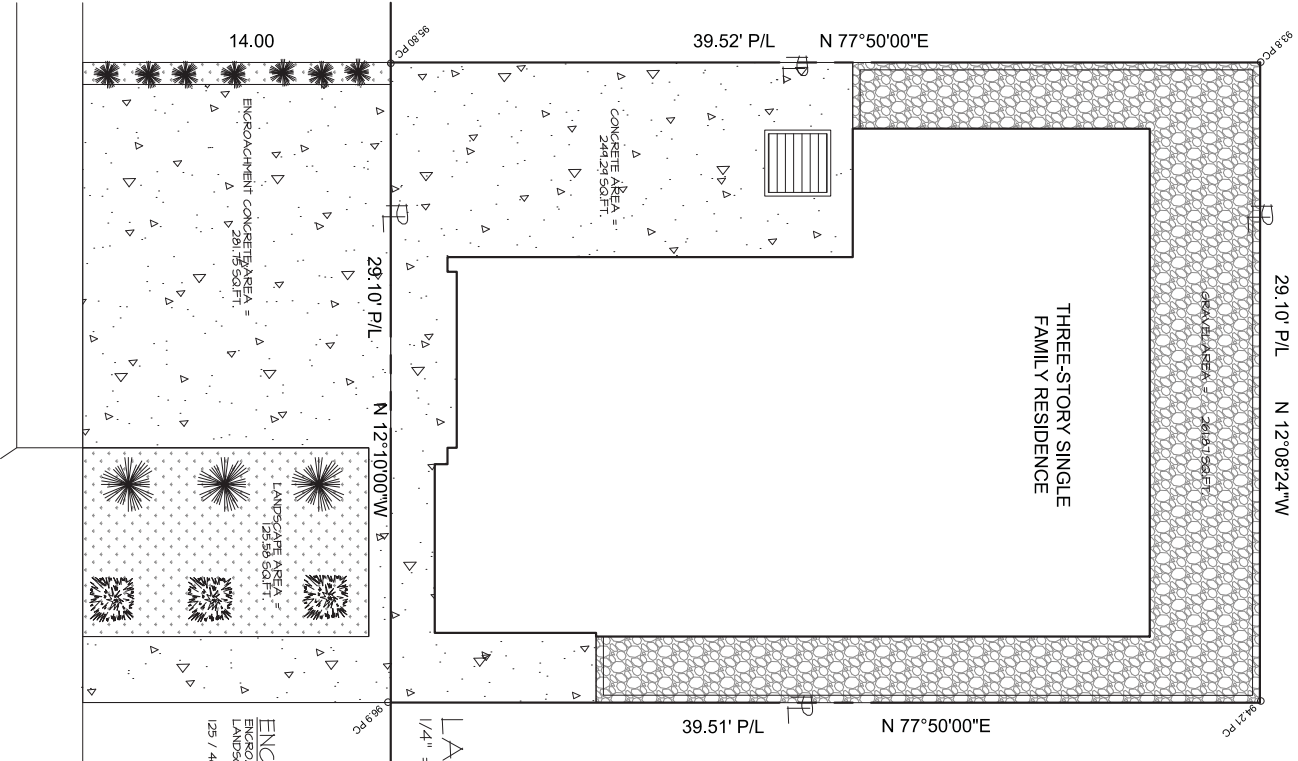
BUILDING FOOTPRINT: 624 SQ. FT.
LOT AREA: 1,150 SQ. FT.
1,150 - 624 = 521
50% MIN PERMEABLE REQUIRED
= 521 / 2 = 261 SQ. FT.
PROVIDED = 262 SQ. FT.

NOTE:
50% OUTSIDE OF BUILDING FOOTPRINT MUST BE OF PERMEABLE NATURE
HERMOSA BEACH MUNICIPAL CODE 8.56, 8.60, 8.60.060, 8.60.070

PLANT LEGEND					
SYMBOL	VEGETATION TYPE	BOTANICAL NAME	COMMON NAME	REGIONAL PLANT WATER NEEDS	SIZE
	Succul/ succulent	Collophila Eriophylla	Ferny Duster	Very LOW	1' GAL
	Perennial	Muhlenbergia Rigens	Deer Grass	LOW	1 GAL 2'-4'
	Groundcover/ Succulent	Synedra Nondulciscae	Kieria	LOW	1 GAL 3' 1'-2'
					6 1' 1'

Elev. PL A	93.8	Elev. PL A	93.8
Elev. PL B	95.8	Elev. PL B	95.8
Length A-B	39.52	Length A-B	39.52
Length A-AB'	4.8	Length A-AB'	12.2
Elev. AB'	94.042915	Elev. AB'	94.41740891
Elev. PL C	94.21	Elev. PL C	94.21
Elev. PL D	96.9	Elev. PL D	96.9
Length C-D	39.51	Length C-D	39.51
Length C-C'	4.8	Length C-C'	12.2
Elev. CD'	94.5368533	Elev. CD'	95.04062516
Length AB'-CD'	29.1	Length AB'-CD'	29.1
Length AB-CF1	3	Length AB-CF1	2.5
Elev. CF1:	94.0938313	Elev. CF1:	94.47094982
Height Limit	30	Height Limit	30
Max. Hgt. @ CF1:	124.0938313	Max. Hgt. @ CF2:	124.47095

Elev. PL A	93.8	Elev. PL A	93.8
Elev. PL B	95.8	Elev. PL B	95.8
Length A-B	39.52	Length A-B	39.52
Length A-AB'	37.8	Length A-AB'	12.2
Elev. AB'	95.7129555	Elev. AB'	94.41740891
Elev. PL C	94.21	Elev. PL C	94.21
Elev. PL D	96.9	Elev. PL D	96.9
Length C-D	39.51	Length C-D	39.51
Length C-C'	37.8	Length C-C'	12.2
Elev. CD'	96.7835763	Elev. CD'	95.04062516
Length AB'-CD'	29.1	Length AB'-CD'	29.1
Length AB-CF1	2.5	Length AB-CF1	2.5
Elev. CF1:	95.8049332	Elev. CF1:	95.8049332
Height Limit	30	Height Limit	30
Max. Hgt. @ CF1:	125.8049332	Max. Hgt. @ CF2:	125.8049332

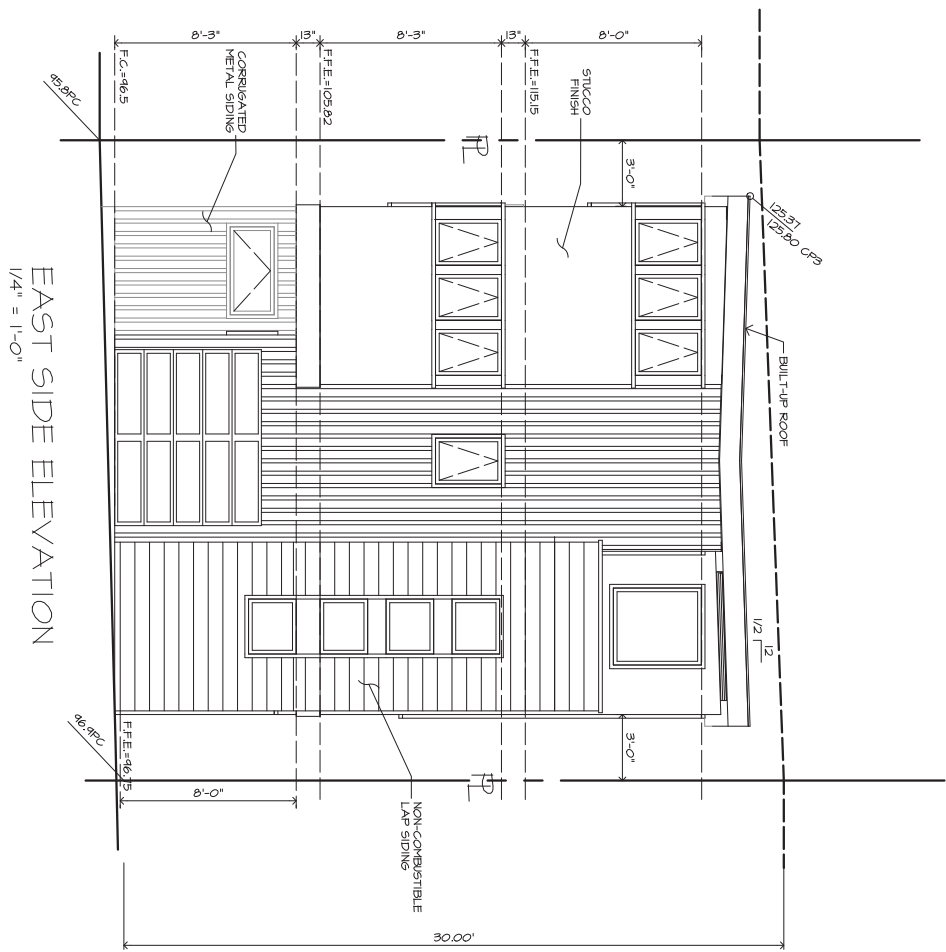
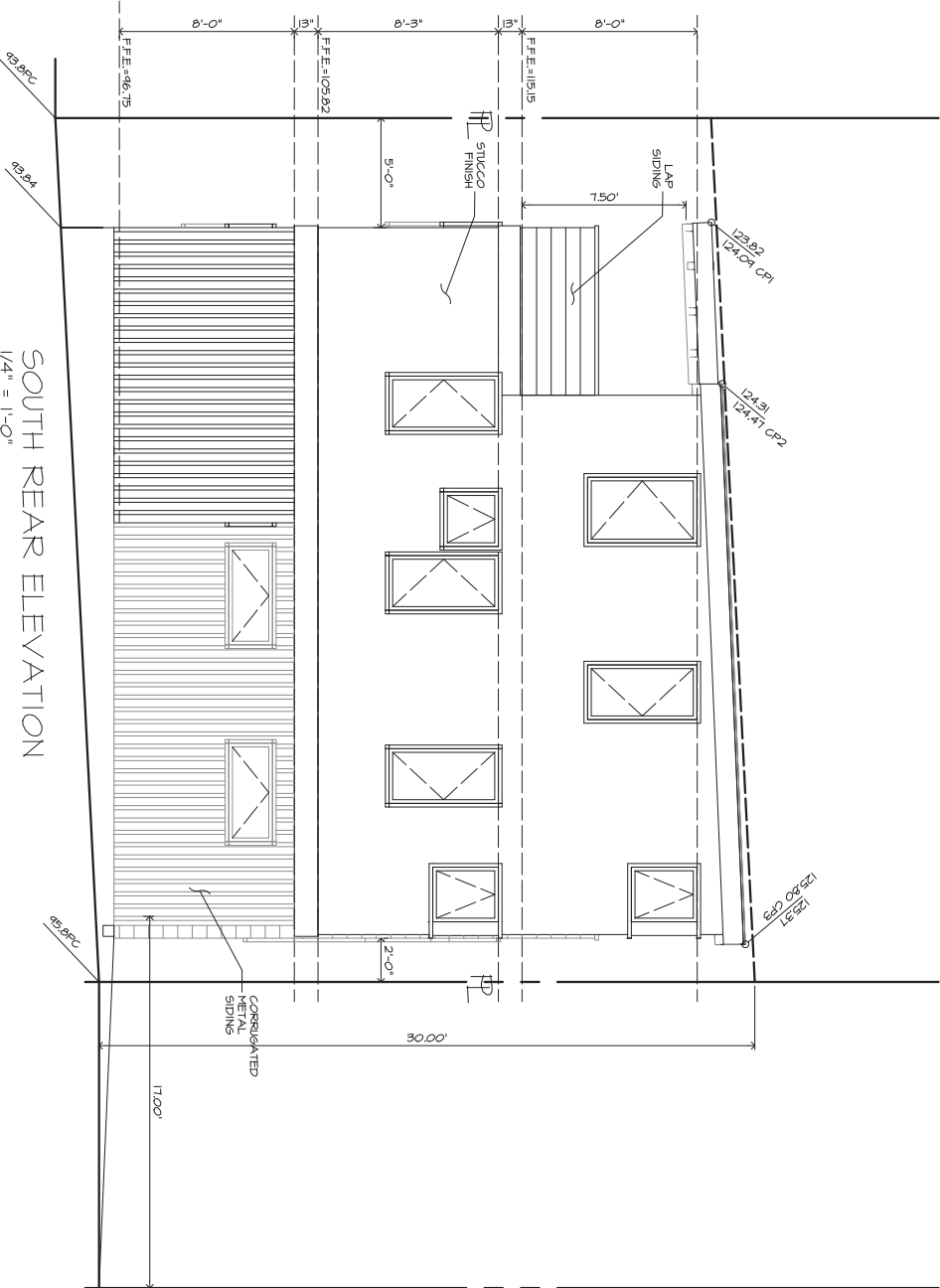
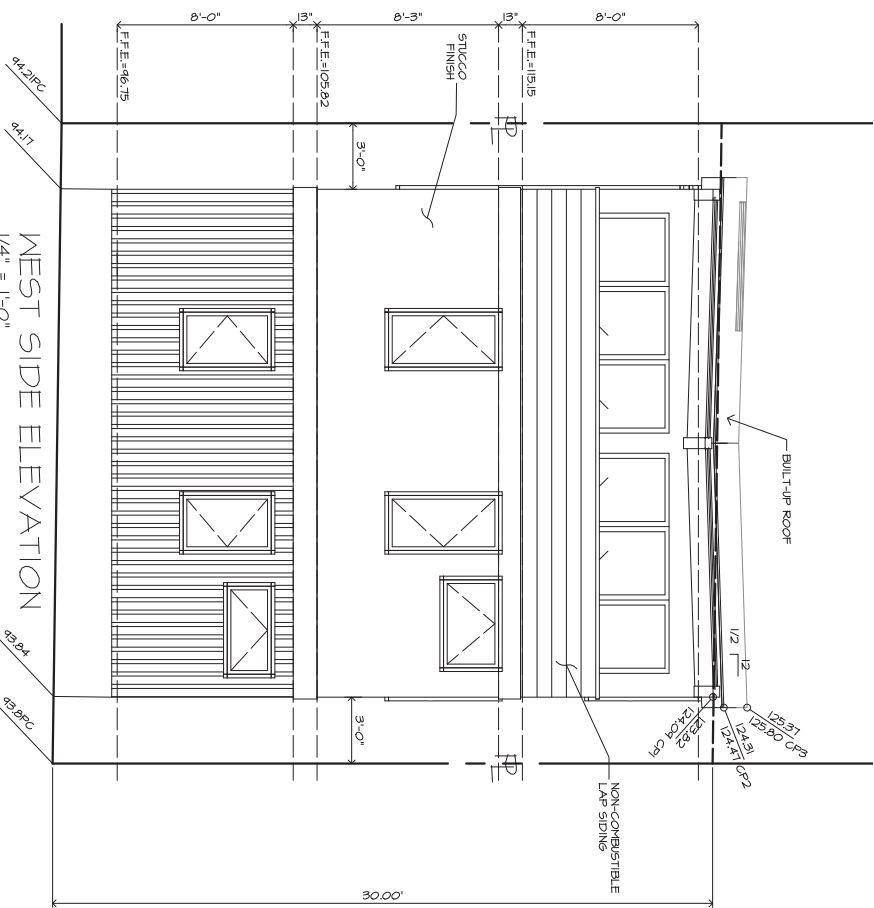
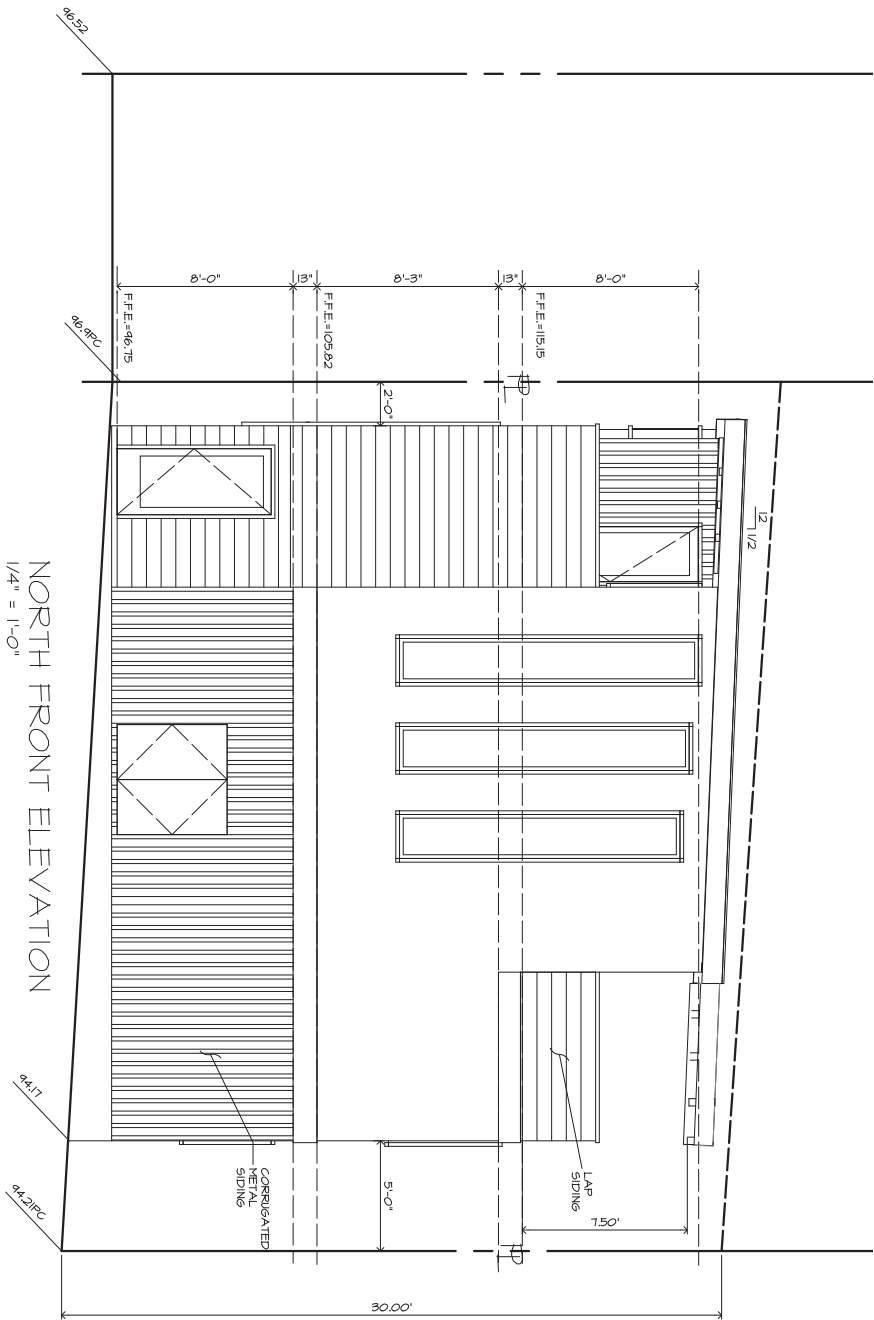


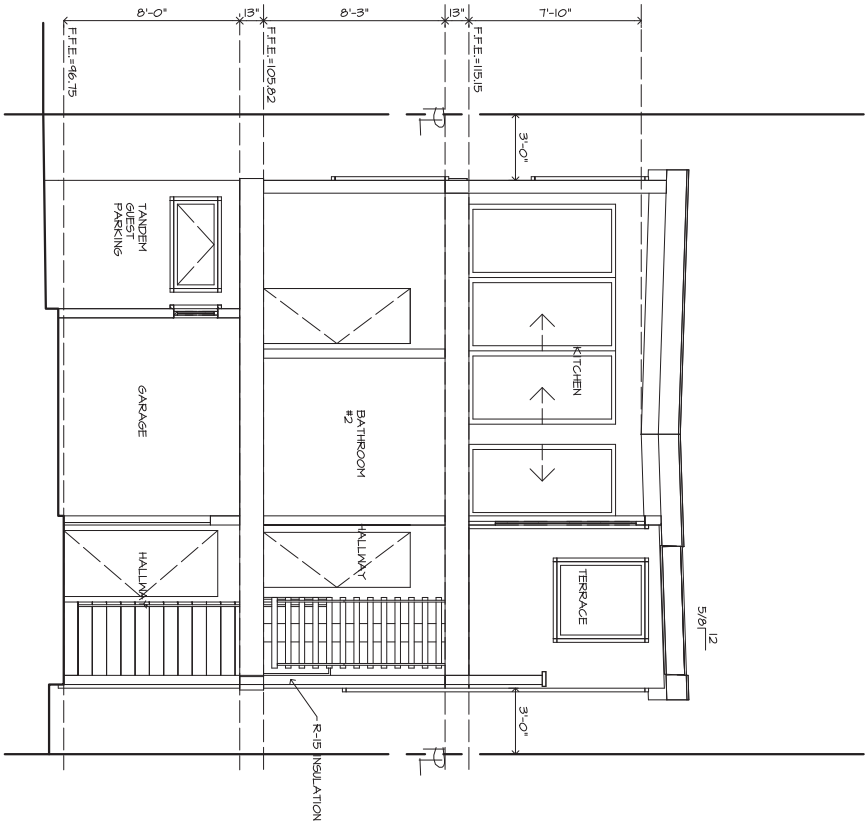
PROJECT: NEW SINGLE FAMILY RESIDENCE
CLIENT: STEVE LAZAR
ADDRESS: 1515 MONTEREY BLVD., HERMOSA BEACH, CA 90254

DESIGN + BUILD BY
SouthSwell

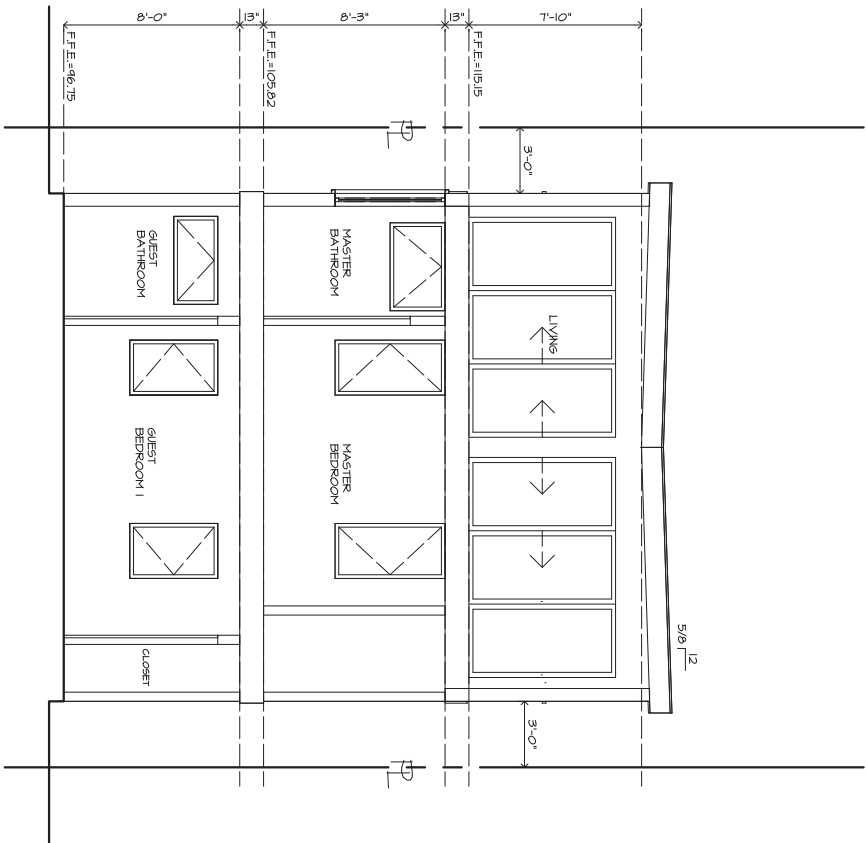
1307 Curtis Avenue
Manhattan Beach
California 90266
Tel. (310) 617-8167
info@dbSouthSwell.com
www.dbSouthSwell.com

SHEET
A4
2014-03-14

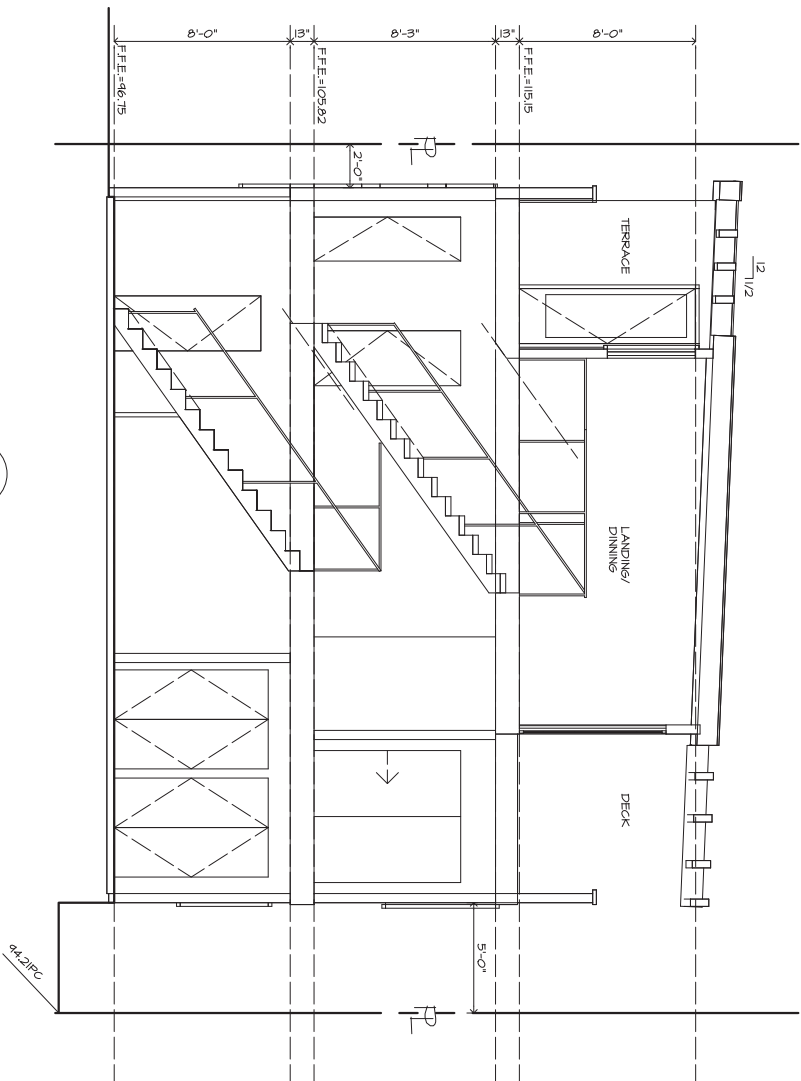




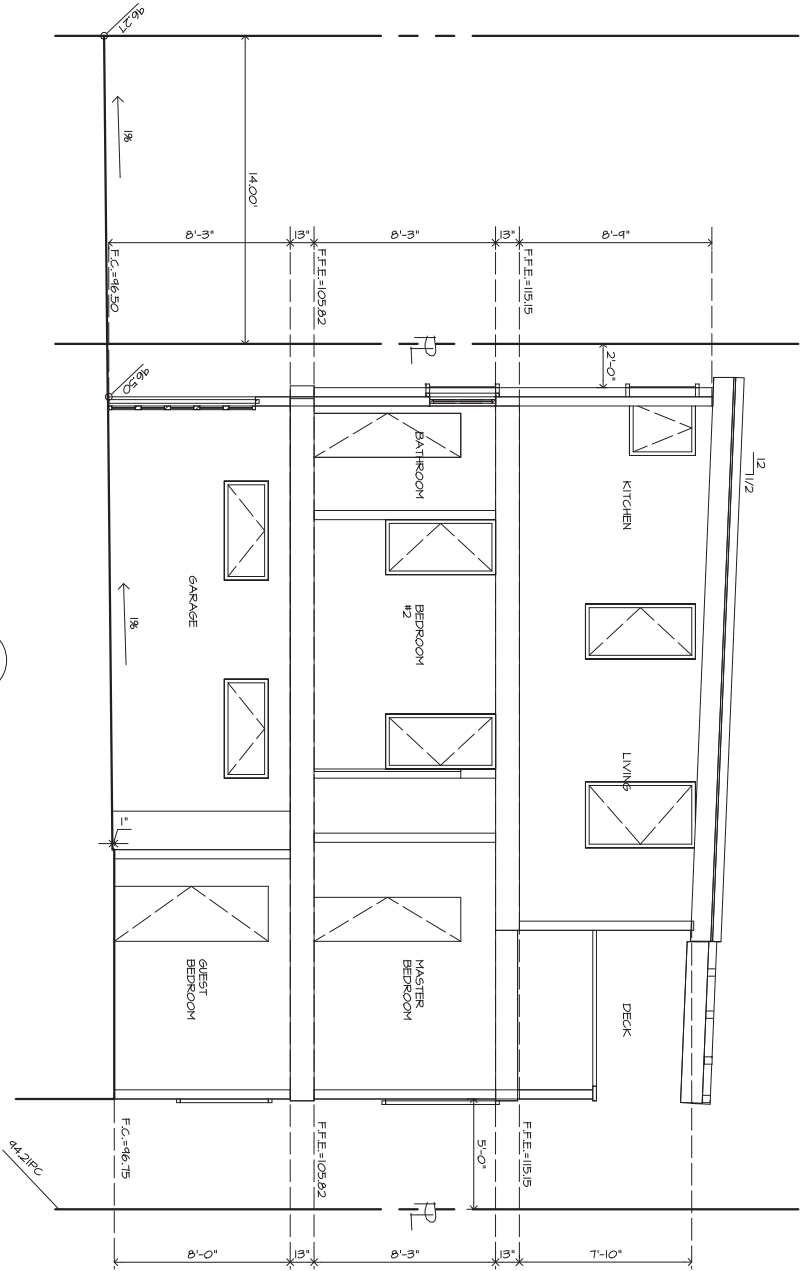
SECTION 1
1/4" = 1'-0"



SECTION 2
1/4" = 1'-0"



SECTION 3
1/4" = 1'-0"



SECTION 4
1/4" = 1'-0"

STA 7+67.62

PER RS 271-056

PROGNATH

PHONE 310-617-8167

JOB ADDRESS

HERMOSA BEACH, CA 90254

LEGAL DESCRIPTION

APN 4183-013-030

PROFESSIONAL LAND SURVEYORS' ACT

LEGEND

_____ BLOCK WALL

BCB BEGINNING OF CIBB RA

C.I.F. CHAIN-LINK

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100	100

FF	FINISH FLOOR
EH	FIRE HYDRANT

GFF GARAGE FINISH FLOOR

18T	LEAD AND TAG
GVV	GOI WML

ONLY
NORTHERLY

PP	POWER POLE
----	------------

S&W SPIKE AND WASHER
CO. Y SOUTHMEY

SSCO SANITARY SEWER CLEANING

STREET LIGHT

TOP OF WALL / T.O.W.

WATER METER

ARE MEASURED TO EXTERIOR SUR-

BOUNDARY MONUMENTS ARE NOT

DISTANCES. IF THERE ARE ANY OL

(310) 542-8433, M-F 8:00 AM TO 5:00

COPYRIGHT

ANY CHANGES OR MODIFICATIONS MADE TO THE

ENGINEERS MAY BE JOINED.

SHEET 1 OF 1

JOB NO. 10-400

PUBLIC WORKS STANDARD NOTES
GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION WORK HOURS ARE LIMITED TO 8:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY AND 9:00 AM TO 7:00 PM ON SATURDAY. WORK PROHIBITED ON SUNDAYS AND NATIONAL HOLIDAYS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREENBOOK"), AND CITY OF HERMOSA BEACH PUBLIC WORKS STANDARD PLANS.
3. ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY A LICENSED CONTRACTOR WITH A CLASS A, C-12 OR C-34 LICENSE FOR ALL TRENCHING AND PAVING OR A CLASS C-08 LICENSE FOR ALL CONCRETE WORK. A CLASS E FRAME RESISTAL STRUCTURE MINOR CURB, GUTTER AND SIDEWALK WORK CONSTRUCTED IN CONJUNCTION WITH A CLASS E FRAME RESISTAL STRUCTURE.
4. IF SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS. PUBLIC WORKS TEMPORARY ENCROACHMENT PERMITS ARE REQUIRED FOR ANY SCAFFOLDING, UTILITY TRENCHING, LUMBER DROPS, CRANES, DUMPSTERS, ETC. ON PUBLIC PROPERTY. THE PUBLIC WORKS PERMIT MUST BE ON THE JOB SITE AND AVAILABLE FOR REVIEW BY CITY OFFICIALS AT ALL TIMES. IF ANY WORK HAS BEGUN BEFORE OBTAINING A PERMIT, THE JOB WILL BE STOPPED UNTIL THE PERMIT IS OBTAINED.
5. ALL CONTRACTORS WORKING ON PUBLIC WORKS PROJECTS MUST HAVE A CURRENT CITY OF HERMOSA BEACH BUSINESS LICENSE.
6. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 TWO WORKING DAYS BEFORE PERFORMING ANY DIGGING. SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES THAT A DOCUMENT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID.
7. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORKING DAY AND ROADS OPENED TO VEHICULAR TRAFFIC UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
8. CALL PUBLIC WORKS FOR INSPECTION AT LEAST 24 HOURS IN ADVANCE (310) 318-0262. INSPECTIONS ARE AVAILABLE MONDAY THROUGH THURSDAY, 8:30 A.M. TO 12:00 A.M. AND 1:00 P.M. TO 4:30 P.M.; OFFICE COUNTER HELP IS AVAILABLE FROM 7:00 A.M. TO 8:30 A.M. AND 4:30 P.M. TO 6:00 P.M.
9. ALL FORMS AND COMPACTION SHALL BE INSPECTED PRIOR TO ANY CONCRETE POUR OR ASPHALT BEING PLACED.
10. ALL SURVEY POINTS SHALL BE PROTECTED OR RE-ESTABLISHED IF THEY ARE REMOVED OR DESTROYED DURING CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL, DUST CONTROL, AND TEMPORARY DRAINAGE CONTROL AT ALL TIMES.
12. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH THE REGULATIONS OF CAL-0594.

GENERAL NOTES FOR STREET AND STORM DRAIN IMPROVEMENTS:

1. ALL STREET CLOSURES REQUIRE A TRAFFIC CONTROL PLAN TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL TRAFFIC CONTROL SHALL BE PER THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND THE CITY ENGINEER'S OFFICE. ALL STREET CLOSURES SHALL BE POSTED WITH TRAFFIC CONTROL SIGNS AND BARRICADES AND DISTRIBUTED WITH PROPER DOOR-HINGERS TO ALL RESIDENCES ON SAME BLOCK. THE CONTRACTOR SHALL ALSO NOTIFY THE DISPATCH CENTER FOR HERMOSA BEACH POLICE AND FIRE DEPARTMENTS AT (310) 524-2750 OF ANY CLOSURES OR RESTRICTIONS IN ACCESS.
2. GRAVEL IN FRESHLY POURED CONCRETE SHALL BE REMOVED BY WHATEVER MEANS NECESSARY UP TO AND INCLUDING REMOVAL AND REPLACEMENT.
3. ANY ASPHALT OR CONCRETE PAVEMENT WITHIN THE PROPERTY LIMITS THAT IS DAMAGED PRIOR TO CONSTRUCTION SHALL BE REMOVED AND REPLACED TO MEET CURRENT CITY STANDARDS.
4. ANY PUBLIC PROPERTY DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND OR BETTER TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR. THE CITY SHALL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO PUBLIC PROPERTY.
5. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW-CUT OR WHEEL-CUT AND REMOVED TO CLEAN STRAIGHT LINES. ALL ADJACENT AREAS WHERE NEW PAVEMENT JOINS EXISTING, THE EXISTING PAVEMENT SHALL BE COATED WITH AN ASPHALT EMULSION.

GENERAL NOTES FOR SEWER AND UTILITY IMPROVEMENTS:

1. SEPARATION OF SEWER AND WATER FACILITIES SHALL BE IN CONFORMANCE WITH LATEST EDITION OF THE STATE OF CALIFORNIA DEPT. OF HEALTH SERVICES.
2. SEWER LATERALS SHALL BE CONNECTED TO THE SEWER MAIN WITH WYES.
3. THE SEWER LINE SHALL BE TESTED PRIOR TO MAKING PERMANENT SERVICE CONNECTIONS.
4. BACKFILL OF TRENCHES SHALL BE DONE IN LIFTS OF NO MORE THAN 8-INCHES WITH WATER AND APPROPRIATE COMPACTION TOOLS USED BETWEEN EACH LIFT. ONE SACK SLURRY MIX CAN BE USED IN PLACE OF NATIVE SOIL. AFTER BACKFILLING THE TRENCH, A TEMPORARY ASPHALT PATCH SHALL BE PLACED OVER THE TRENCH AND REMAIN FOR NO MORE THAN TWO WEEKS. THE FINAL PATCH SHALL BE A MINIMUM OF 5" THICK OR 1" THICKER THAN THE EXISTING PAVEMENT. SEE THE ATTACHED CITY STANDARD PLAN NO. 117 FOR AC PAVEMENT AND NO. 115 FOR P.C.C. PAVEMENT.
5. THE FINAL PATCH IN ASPHALT STREETS SHALL BE DONE IN TWO LIFTS, A BASE OF 3" MINIMUM 3/4" AGGREGATE AND A TOP LIFT OF 2" OF 3/8" AGGREGATE. ALL EDGES OF THE CUT ASPHALT TO BE TACKED THOROUGHLY AND THE PATCH COMPACTED BY MECHANICAL MEANS TO A HEIGHT SLIGHTLY HIGHER THAN THE EXISTING ASPHALT AND ALL EDGES TO BE TACKLE.
6. THE FINAL PATCH ON CONCRETE STREETS TO BE CLASS 3500 P.S.I. (7 SACK). EXISTING CONCRETE TO BE DRILLED TWO AND ONE HALF INCHES (2 1/2) BELOW THE SURFACE TO A DEPTH OF 6" MINIMUM AND DOWELED WITH #5 REBAR ON 18" SPACING. FINISH TO MATCH EXISTING OR MEDIUM BROOM.
7. ALL UTILITY BOXES ARE TO BE ADJUSTED TO THE NEW GRADE. DAMAGED BOXES SHALL BE REPLACED. KEEP ALL UTILITY BOXES OUT OF DRAINAGE FLOW LINES, CURB RETURNS, DRIVEWAY APPROACH AND WHEEL CHAIR RAMPS, UNLESS APPROVED BY THE CITY ENGINEER.

JOB SAFETY REQUIREMENTS:

1. PROPER BARRICADES SHALL BE PLACED AROUND ANY CONSTRUCTION SITE WITHIN THE PUBLIC RIGHT-OF-WAY. THESE BARRICADES SHALL COMPLY WITH THE REQUIREMENTS OF THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) MANUAL.
2. ALL CONSTRUCTION FENCING SHALL BE BEHIND THE SIDEWALK AND ALL CONSTRUCTION MATERIAL WITHOUT PERMITS ARE TO BE BEHIND THE FENCE. SIDEWALKS ARE TO BE ACCESSIBLE TO PEDESTRIANS AT ALL TIMES.
3. NO CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIAL, PORTABLE TOILETS, DUMPSTERS, ETC. SHALL BE LEFT ON THE PUBLIC RIGHT-OF-WAY WITHOUT PROPER PERMITS. THESE OBSTRUCTIONS MUST HAVE PROPER BARRICADES WITH FLASHING YELLOW LIGHTS TO BE PLACED AROUND THEM.
4. ANY PUBLIC SIDEWALK DAMAGED TO THE POINT OF CAUSING A TRIP HAZARD MUST BE REPAIRED IMMEDIATELY. THE PANEL OF CONCRETE SHALL BE REMOVED AND PATCHED WITH A TEMPORARY ASPHALT PATCH AND MUST BE KEPT IN GOOD REPAIR UNTIL THE PERMANENT SIDEWALK IS CONSTRUCTED.
5. ALL VEHICLES THAT INTRUDE INTO A NORMAL TRAFFIC LANE MUST HAVE PROPER SIGNAGE AND BARRICADES AS REQUIRED BY THE (WATCH) MANUAL.
6. ALL WORK VEHICLES ARE SUBJECT TO ALL APPLICABLE PARKING RESTRICTIONS.
7. FLAGMEN ARE REQUIRED FOR ANY VEHICLES THAT BLOCK THE TRAVEL LANE AND REQUIRE TRAFFIC TO USE THE OPPOSING LANE TO PASS.

WATER QUALITY REQUIREMENTS:

1. PRECAUTIONS SHALL BE TAKEN TO PREVENT ANY CONSTRUCTION MATERIAL, DEBRIS OR RUNOFF FROM ENTERING ANY PUBLIC RIGHT-OF-WAY OR COUNTY STORM DRAIN. ALL SAW CUT RESIDUE MUST BE REMOVED WITH BERRNS OR SANDBAGS AND VACUUMED TO PREVENT IT FROM ENTERING INTO ANY STORM DRAIN SYSTEM.
2. SANDBAGS ARE REQUIRED FOR EROSION CONTROL DURING THE RAINY SEASON, OCTOBER 15TH THROUGH APRIL 15TH, AND MAY BE REQUIRED AT OTHER TIMES. SANDBAGS ARE REQUIRED AT NEARBY CATCH BASINS DURING CONSTRUCTION.
3. MAKE SURE BROKEN PAVEMENT DOES NOT COME IN CONTACT WITH RAINFALL OR RUNOFF.
4. SHOVEL OR VACUUM SAW-CUT SLURRY AND REMOVE FROM THE SITE. FOR DISPOSAL INFORMATION CONTACT THE L.A. COUNTY DEPARTMENT OF PUBLIC WORKS AT 800-552-5218.
5. COVER OR BARRIAGE STORM DRAIN OPENINGS DURING SAW-CUTTING.
6. DURING CONSTRUCTION:
 - A. PROTECT CATCH BASINS AND MAINTENANCE HOLES WHEN APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, ETC.
 - B. USE CHECK DAMS, DITCHES OR BERRNS TO DIVERT RUNOFF AROUND EXCAVATIONS.
 - C. COLLECT AND RECYCLE EXCESS ABRASIVE GRAVEL OR SAND.
 - D. AVOID OVER-APPLICATION BY WATER TRUCKS FOR DUST CONTROL.
 - E. NEVER HOSE DOWN "DIRTY" PAVEMENT OR SURFACES. CLEAN UP ALL SPILLS AND LEAKS USING "DIRY" METHODS (WITH ABSORBENT MATERIALS AND /OR RAGS), OR DIG UP AND REMOVE CONTAMINATED SOIL. FOR DISPOSAL INFORMATION CALL (800) 552-5218.

PLANS PREPARED BY: G&G STRUCTURES, INC.
CIVIL & STRUCTURAL ENGINEERING
24702 NARBORNE AVE.
LOMITA, CA 90707
TEL: (310) 294-8111
ENGINEER@GSTRUCTURES.COM

BENCH MARK:
No. _____, ELEV. _____
DATE ADJ. _____, QUAD. _____



G&G
CIVIL & STRUCTURAL ENGINEERING
24702 NARBORNE AVE.
LOMITA, CA 90707
TEL: (310) 294-8111
ENGINEER@GSTRUCTURES.COM

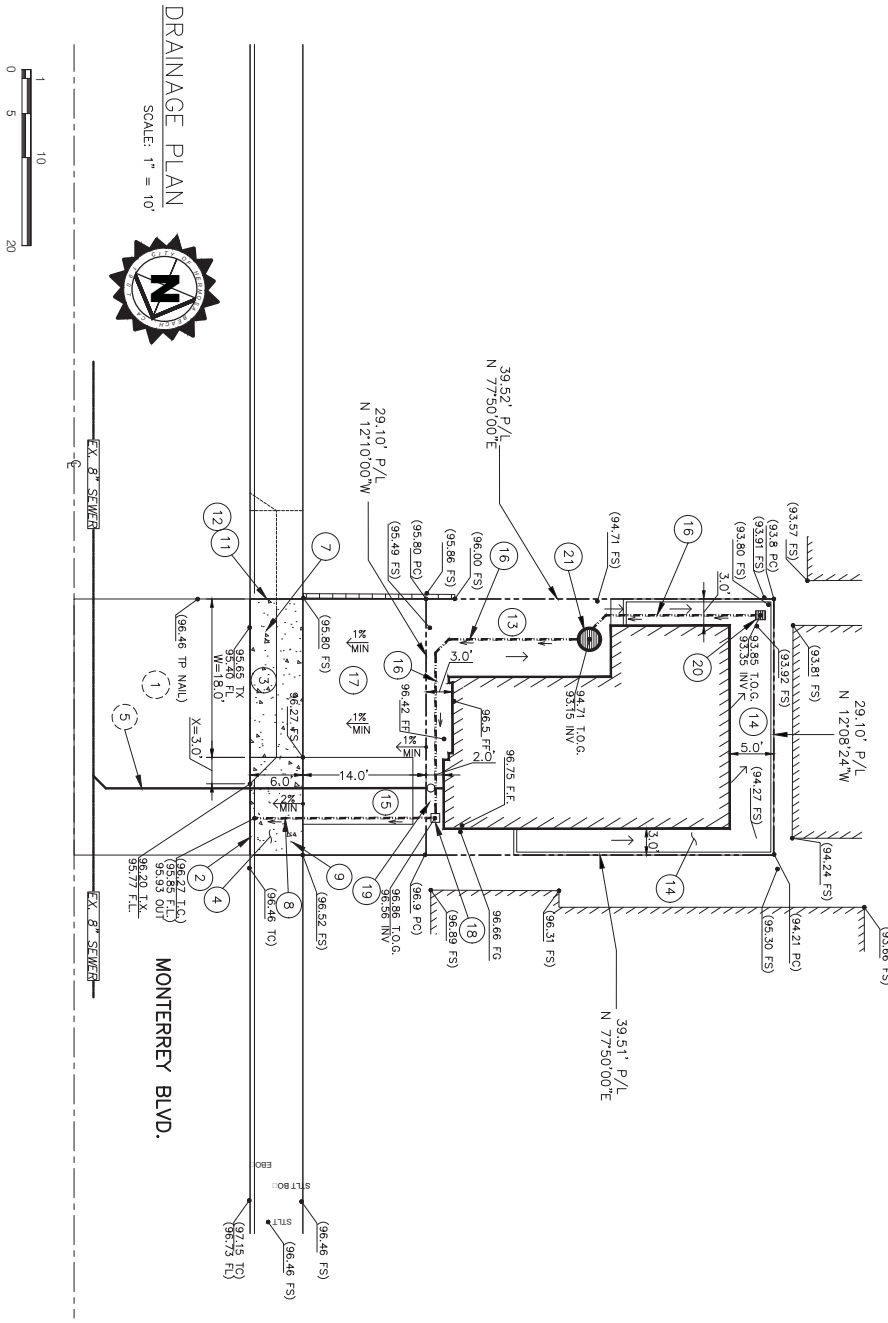
OWNER(S):
CITY OF HERMOSA BEACH
1515 MONTERREY BLVD.
HERMOSA BEACH, CA 90254
TEL: (310) 901-4687

CITY & STRUCTURAL ENGINEER:
MICHAEL J. GILBERT
1515 MONTERREY BLVD.
HERMOSA BEACH, CA 90254
EXP. DATE: 12/31/20
DRAWN BY: C.M.
JOB NO: 18-0302

REVISIONS	
No.	DESCRIPTION



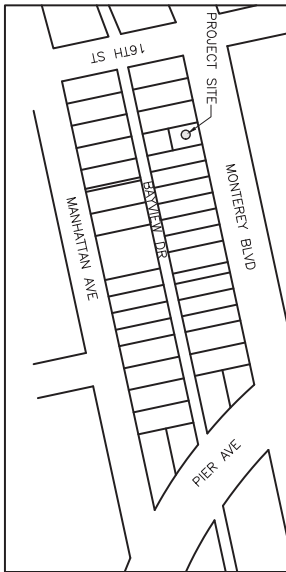
EXP. DATE: 12/31/20



ALL PUBLIC IMPROVEMENTS TO BE PUBLIC WORKS DEPARTMENT SATISFACTION PRIOR TO APPROVAL OF FINAL INSPECTION.

LEGAL DESCRIPTION:

PORTION OF LOT 24, BLOCK
TRACT NO. 1069
M.B.17-136
APN 4183-013-030




VICINITY MAP
NOT TO SCALE

CONSTRUCTION NOTES

1. EXISTING ASPHALT STREET TO REMAIN AND IN GOOD CONDITION WITH NO DIFFERENTIAL SETTLEMENT.
2. CONSTRUCT NEW PCC CURB AND GUTTER PER CITY OF HERMOSA BEACH STANDARD PLAN NO. 101.
3. CONSTRUCT NEW 6" PCC DRIVEWAY PER CITY OF HERMOSA BEACH STANDARD PLAN NO. 102
4. CONSTRUCT NEW 4" PCC SIDEWALK, R. TO R..
5. (E) 6" SEWER LATERAL CONNECTION IN TO MAIN LINE TO REMAIN. OWNER WILL PROVIDE VIDEO OF EXISTING SEWER LATERALS TO CITY ENGINEER TO SHOW THE LATERAL IS AT CITY EASEMENT AND THE CONNECTION IS ADEQUATE.
6. CORNER PROPERTIES SHALL REQUIRE THE CONSTRUCTION OF A CURB RAMP PER THE CITY OF HERMOSA BEACH STANDARD PLAN NO. 114.
7. DEVELOPER SHALL RELOCATE ANY EXIST UTILITY VAULTS, PULL BOXES, ETC THAT ARE CONTAINED WITHIN PROPOSED CURB RAMPS, CURBS AND GUTTERS, DRIVEWAYS, AND/OR DRAINAGE PATHS.
8. TRENCH SEPARATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH CALIFORNIA DEPARTMENT OF HEALTH SERVICES "BRIEFING" FOR THE SEPARATION OF WATER MAINS AND NON-PROBABLE PIPELINES.
9. ALL EXISTING OVERHEAD UTILITY SERVICES ENTERING THE PROPERTY SHALL BE UNDERGROUND. EXISTING POINT OF SERVICE CONNECTIONS FOR ALL SERVICES SHALL BE SHOWN ON THE PLAN.
10. ALL EXISTING SURVEY POINTS, MONUMENTS, BENCHMARKS SHALL BE PROTECTED IN PLACE. TAMPERED, REMOVED, OR DAMAGED POINTS SHALL BE RESET.
11. SMCUT (E) ADJACENT DRIVEWAY AT PROPERTY LINE.
12. OMMIT DRIVEWAY APRRON TO PROVIDE CONTINUOUS DRIVEWAY WITH ADJACENT PROPERTY
13. NEW 4" CONCRETE SLAB W/ #4 BARS @ 16" O.C.
14. DEMO (E) CONCRETE SLAB FOR NEW LANDSCAPE AREA PER ARCH.
15. NEW LANDSCAPE AREA PER ARCH.
16. NEW 4"Ø PVC SCH 40 DRAIN PIPE.
17. CONSTRUCT NEW 4" CONCRETE SLAB (UNREINFORCED) FOR DRIVEWAY EXTENSION.
18. CONSTRUCT 12"x12" CATCH BASIN.
19. PROVIDE NEW SEWER CLEAN OUT.
20. 12" S.O. AREA DRAIN.
21. CONSTRUCT NEW SWAMP PUMP PIT.

LEGEND

- A.C. ASPHALT CONCRETE PAVEMENT
CONC. CONCRETE
DMY. DRIVEWAY
F.F. FINISHED FLOOR
F.S. FINISHED SURFACE
F.L. FLOW LINE
E.G. EDGE OF GUTTER
E.M. ELECTRIC METER
G.M. GAS METER
H.M. HANDICAP RAMP
P.C. PROPERTY CORNER
S.S. STOP SIGN
T.C. TOP OF CURB
P.C. PROPERTY CORNER
- CHAIN-LINK FENCE
WOOD FENCE
TREE AND TRUNK DIAMETER
W.M. WATER METER
S.C.O. SEWER CLEAN OUT
(E) EXISTING
BM BENCHMARK

PLAN LEGEND:

- 60.00°F PROPOSED ELEVATIONS
(60.00°F) EXISTING ELEVATIONS
CONCRETE SLAB
LANDSCAPE
DRAIN PVC PIPE.
SHEET FLOW.
12" SQ. AREA DRAIN.
TO REMAIN
NEW ITEM

PRIVATE IMPROVEMENT PLANS

1515 MONTERREY BLVD.
CIVIL PLANS

FILE NUMBER

C-1

SHT. 1 OF 1