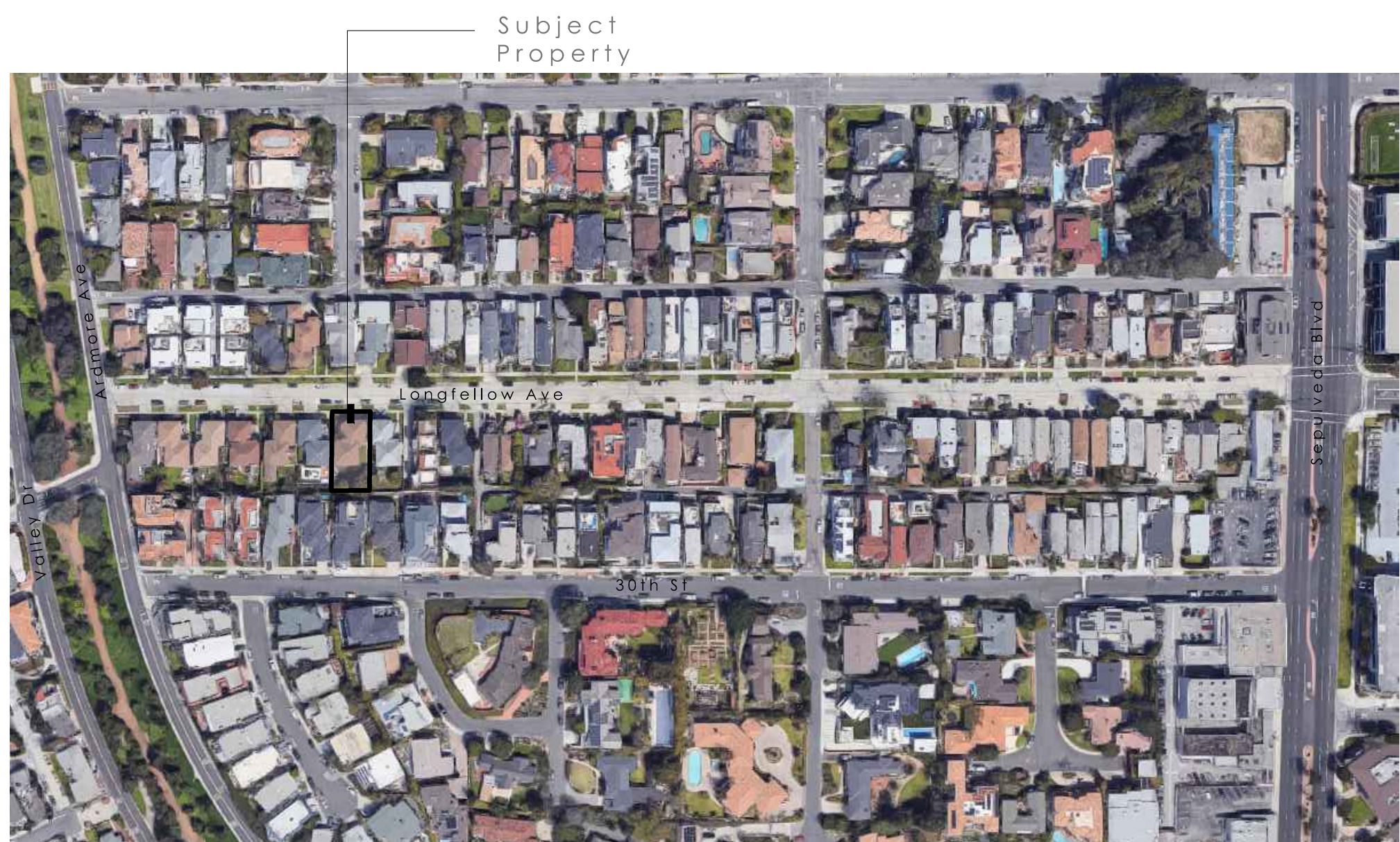


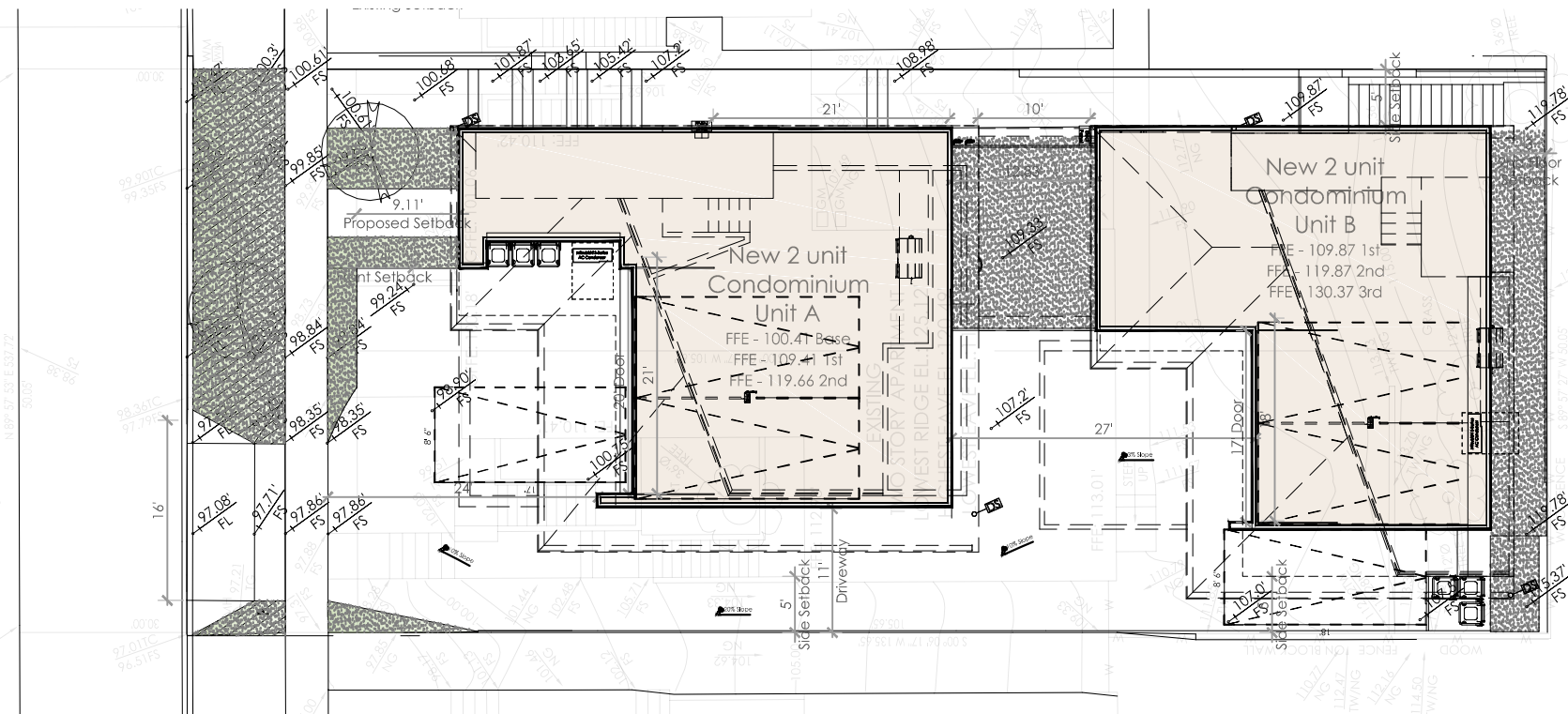


Vicinity Map
N.T.S.

MILTON STREET RESIDENTIAL

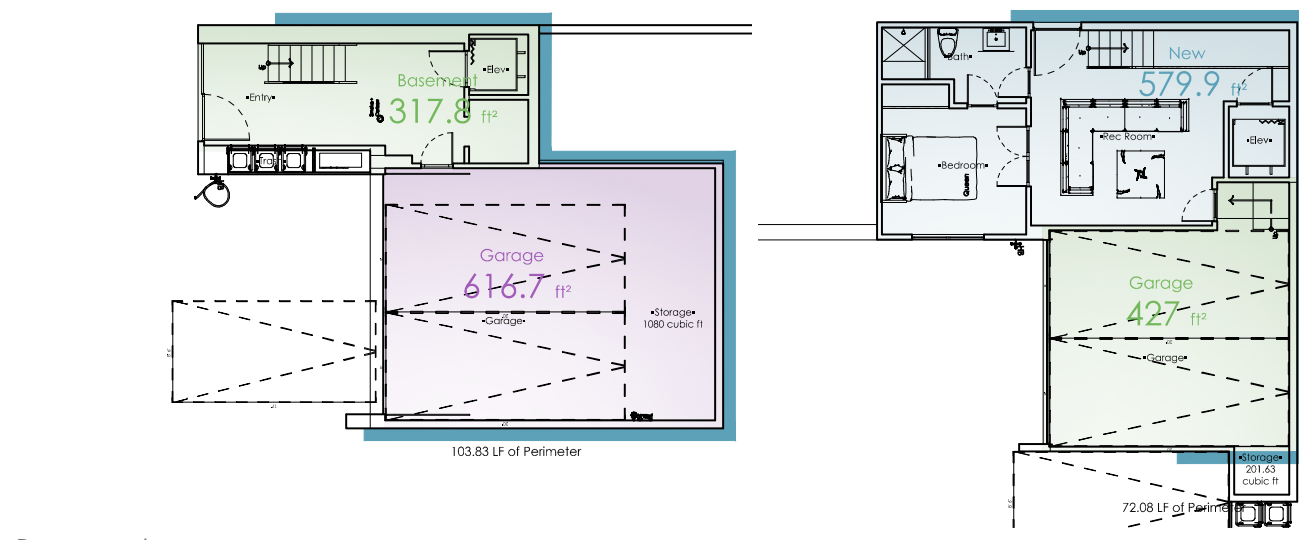
626 Longfellow Ave, Hermosa Beach, California 90254

Scope of Work

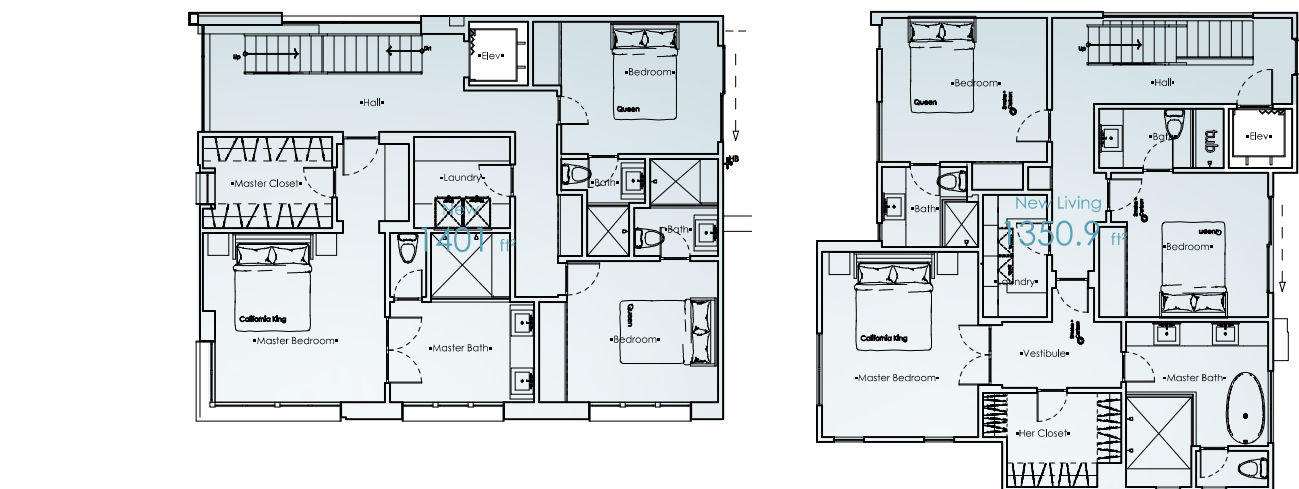


Unit A

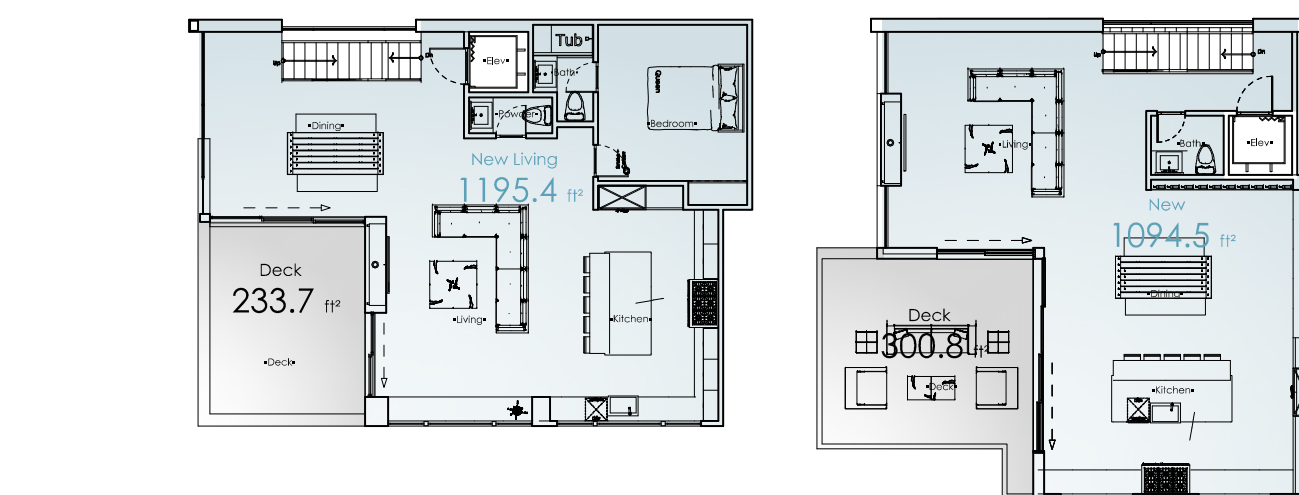
Unit B



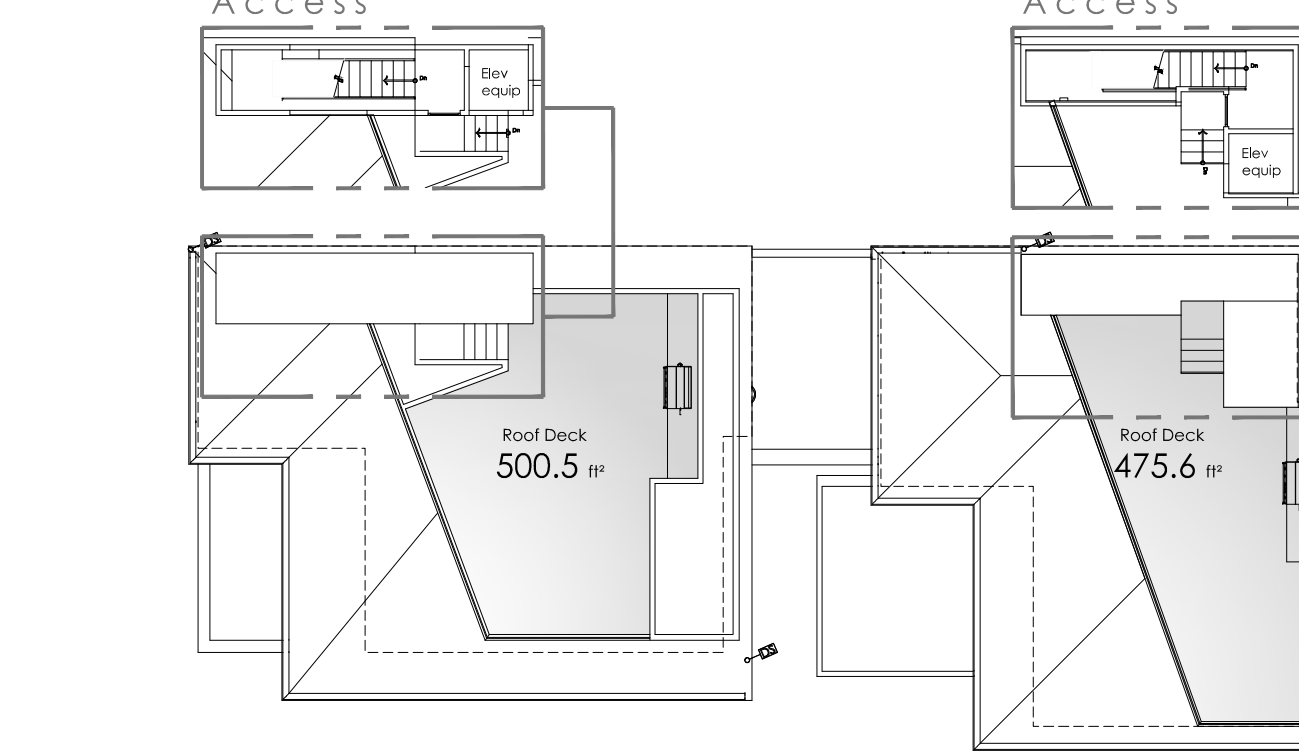
Basement



First Floor



Second Floor



Roof Plan

Project Summary

Project Address	626 Longfellow Ave
Legal Description	Southern California Convention Hall and Marine View Park Lots 75 And Lot 76
Assessors Parcel No.	4169-031-012
Zoning	R2B
Scope of Work	New 2 unit Condominium
Type of Construction:	V-B
Occupancies:	R3/U
Sprinklers:	NFPA 13D

Unit A Areas

Zoning Information	Required	Provided	General Building Information (Note: For addition and remodel projects, Please provide information for existing area and added area)
Area:			
Lot Area	5,287.8	3,001 ft ² (57%)	Garage (Interior Dimensions) 21'-0" x 20'-0" (min 10.5' x 20' per stall)
Lot Coverage	65% Max		Basement Living Area 317.8
Yards:			1st Level Living Area 1,401
Front	5'	9.1'	2nd Level Living Area 1,195.4
Side	5'-0"	5'-0"	3rd Level Living Area 0
Rear	5'-0"	5'-0"	Roof Deck 233.7
Parking and Driveways:			Decks/Balconies 233.7
Number of Spaces	4	4	Total Living Area 2,914.2
Guest Spaces	2	2	Total Decks/Balconies 734.2
Parking Setback	N/A	N/A	No. of Bedrooms 4
Parking Stall Dimension	8.5' x 17'	8.5' x 17'	No. of Bathrooms 4.5
Turning Area			
Driveway Width	17'	17'	
Driveway Maximum Slope	20%	15.4%	
Open Space:			
On Grade	0	218.3	Garage (Interior Dimensions) 18'-0" x 20'-0" (min 8.5' x 20' per stall)
Decks/Balconies	200	734.5	Basement Living Area 0
Total	600	952.8	1st Level Living Area 579.9

Unit A Basement Qualification Calculation (Required for all projects proposing two stories and basement)	
1st Level F.F. Elevation	108.5
Lineal Feet (LF) of Perimeter	161.4
LF of Perimeter <6' from grade to F.F. above	91.4
% of Perimeter <6' to F.F. above	56.6%

Unit B Areas	
General Building Information (Note: For addition and remodel projects, Please provide information for existing area and added area)	
Garage (Interior Dimensions)	18'-0" x 20'-0" (min 8.5' x 20' per stall)
Basement Living Area	0
1st Level Living Area	579.9
2nd Level Living Area	1,350.9
3rd Level Living Area	1,094.5
Roof Deck	475.6
Decks/Balconies	300
Total Living Area	3,025.3
Total Decks/Balconies	775.6
No. of Bedrooms	4
No. of Bathrooms	4.5

Unit B Basement Qualification Calculation (Required for all projects proposing two stories and basement)	
1st Level F.F. Elevation	109.87
Lineal Feet (LF) of Perimeter	123.8
LF of Perimeter <6' from grade to F.F. above	63.9
% of Perimeter <6' to F.F. above	51.6%

Architect & Consultants

Architect:
Buchmann Design, Architectural Corp.
746 4th Street
Hermosa Beach, CA 90254
(310) 896-8331 Office

Applicant:
Milton Street Residential
6728 S Bright Ave, Suite C
Whittier, CA 90601, California 90254

Civil Engineer:
Christian J. Perez
Peru Consultants, LLP
(310) 270-0811 Office
peruconsultants@live.com

Surveyor:
Sam A. Soliven, P.L.S.
The Land Surveyor
2230 W. Chapman Ave #156
Orange, CA 92868
(714) 376-7123 Office
sam@thelandsurveyor.com

Sheet Index

Cover Sheet + Project Information	1.0
Site Plan	2.0
Landscape Plan	2.1
Basement Floor Plan	3.0
1st Floor Plan	4.0
2nd Floor Plan	5.0
Roof Plan	6.0
Proposed Building Elevations	7.0
Proposed Building Elevations	8.0
Topographic Survey	9.0



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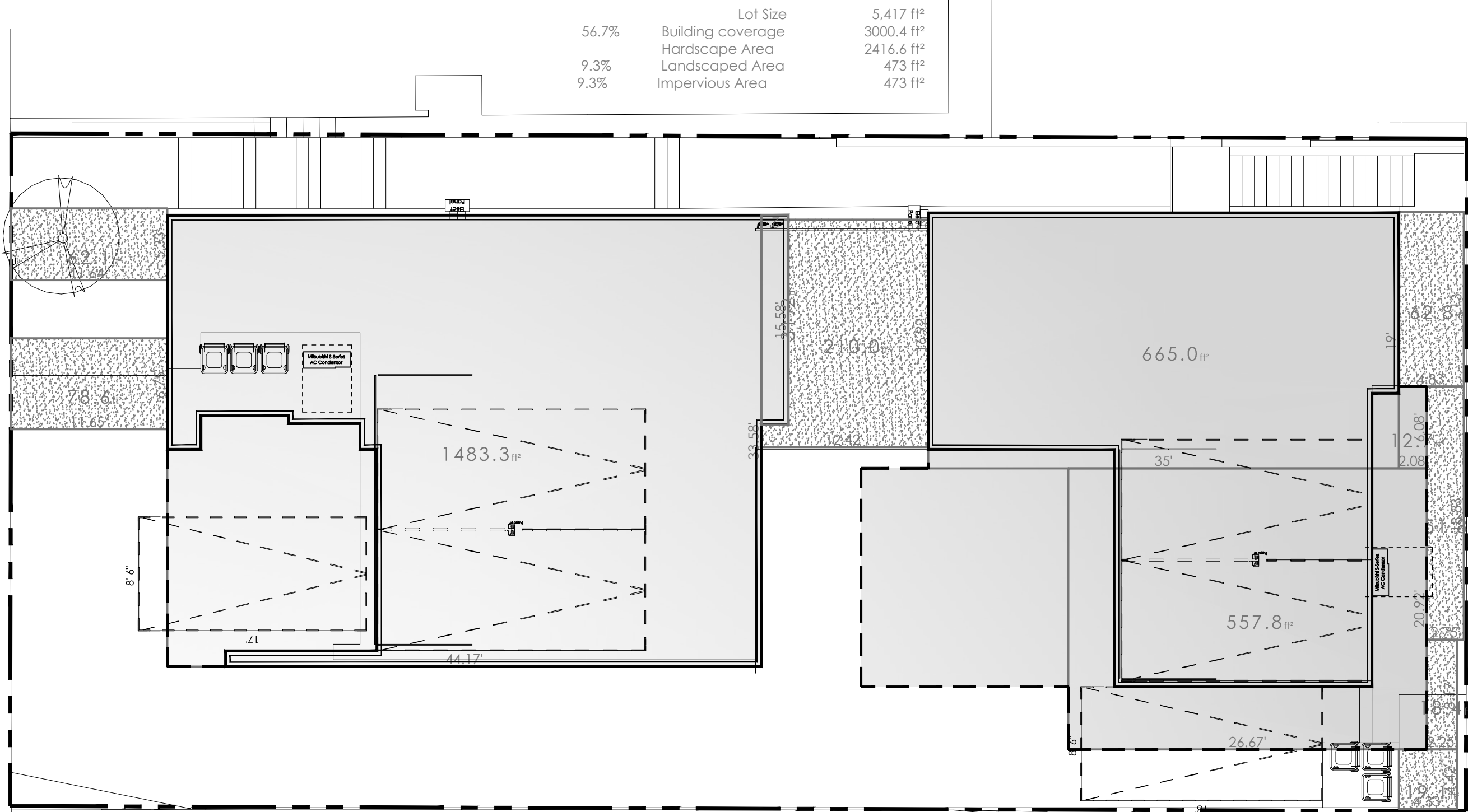
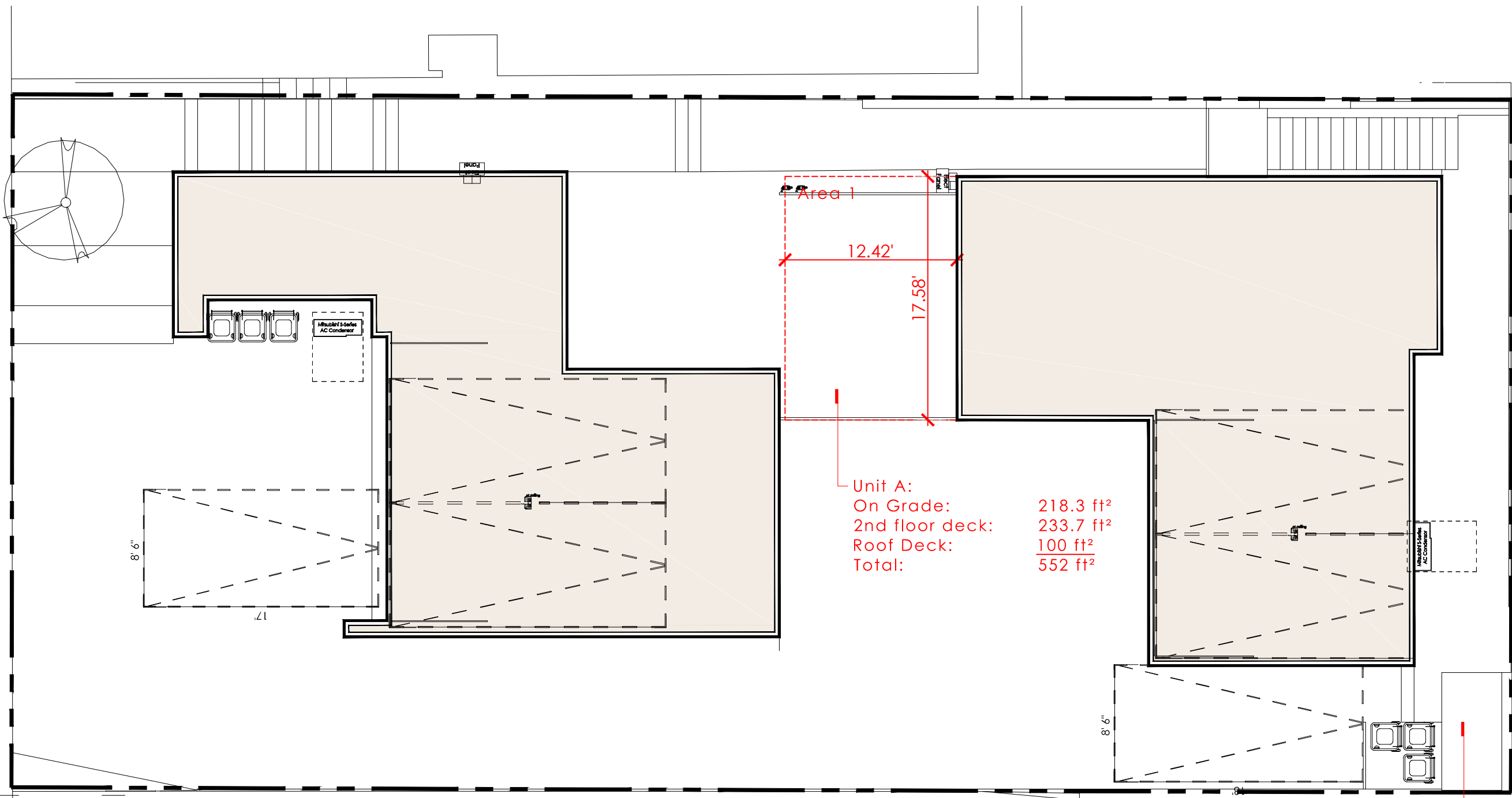
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-Cover Sheet-

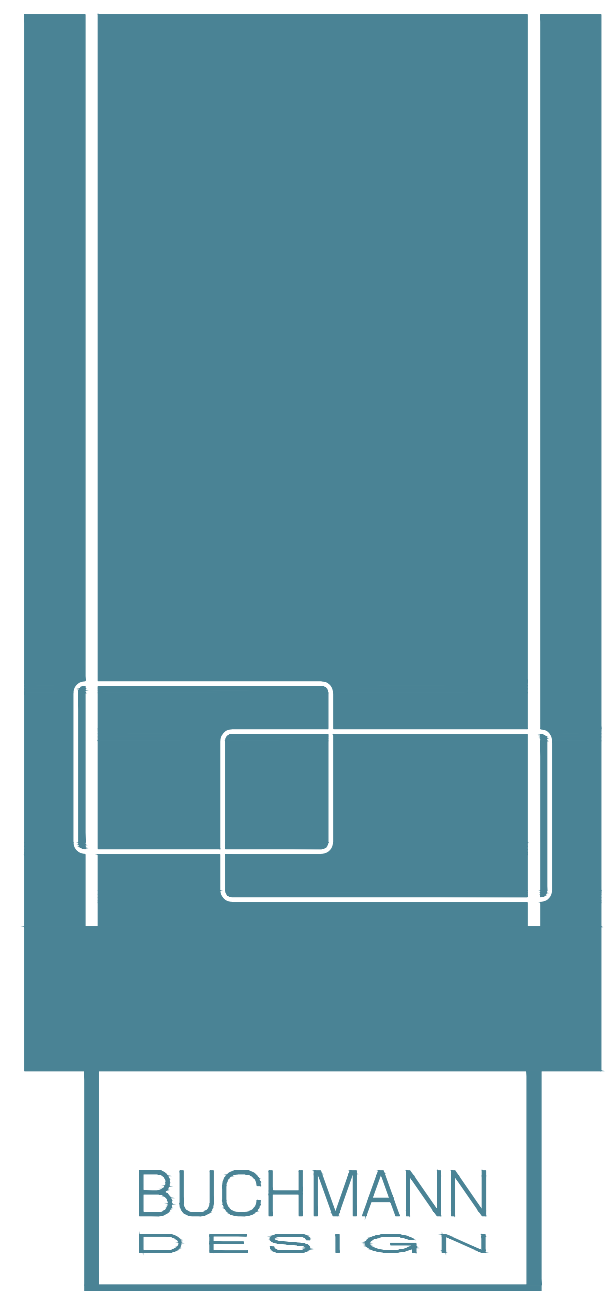
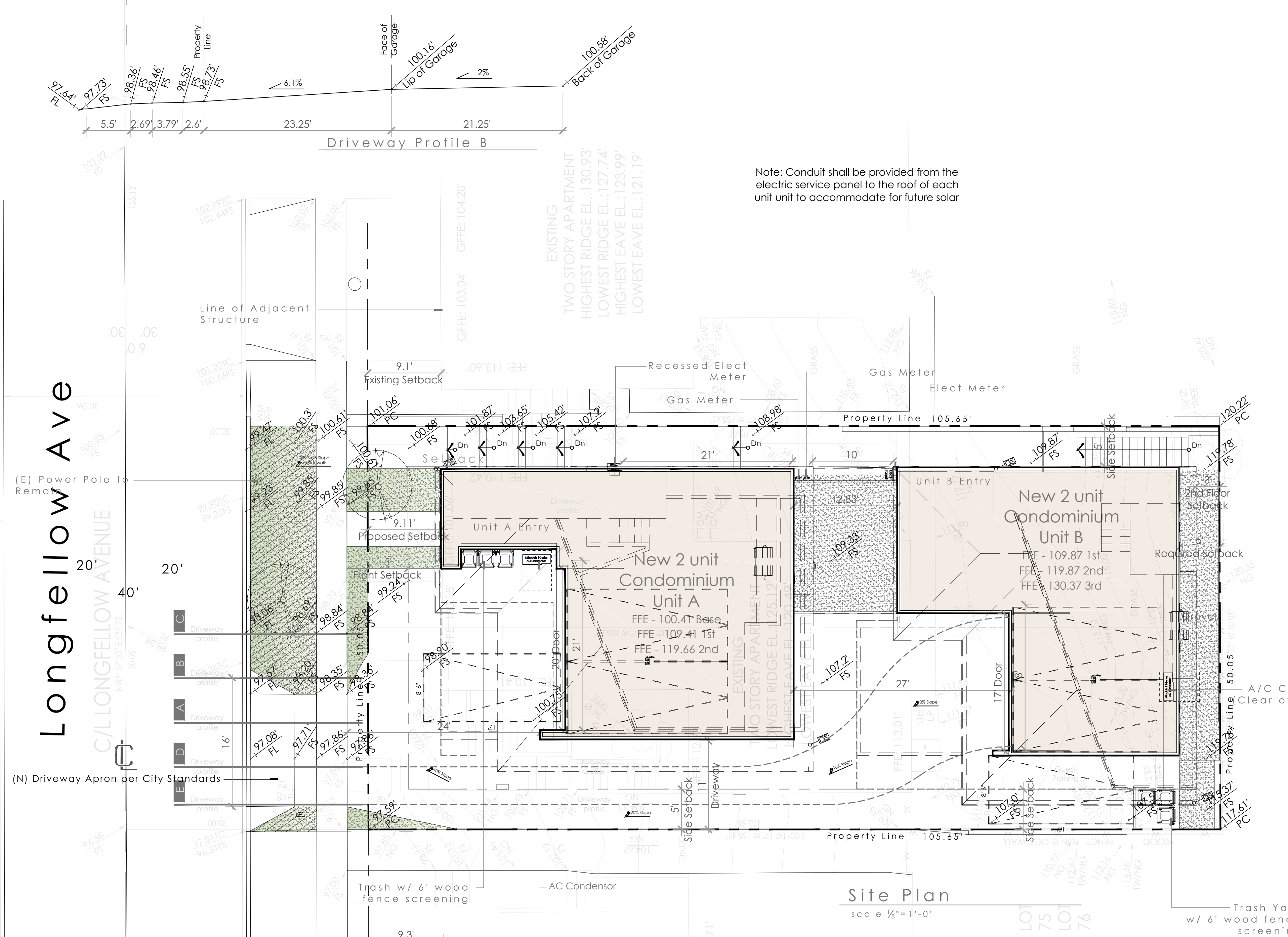
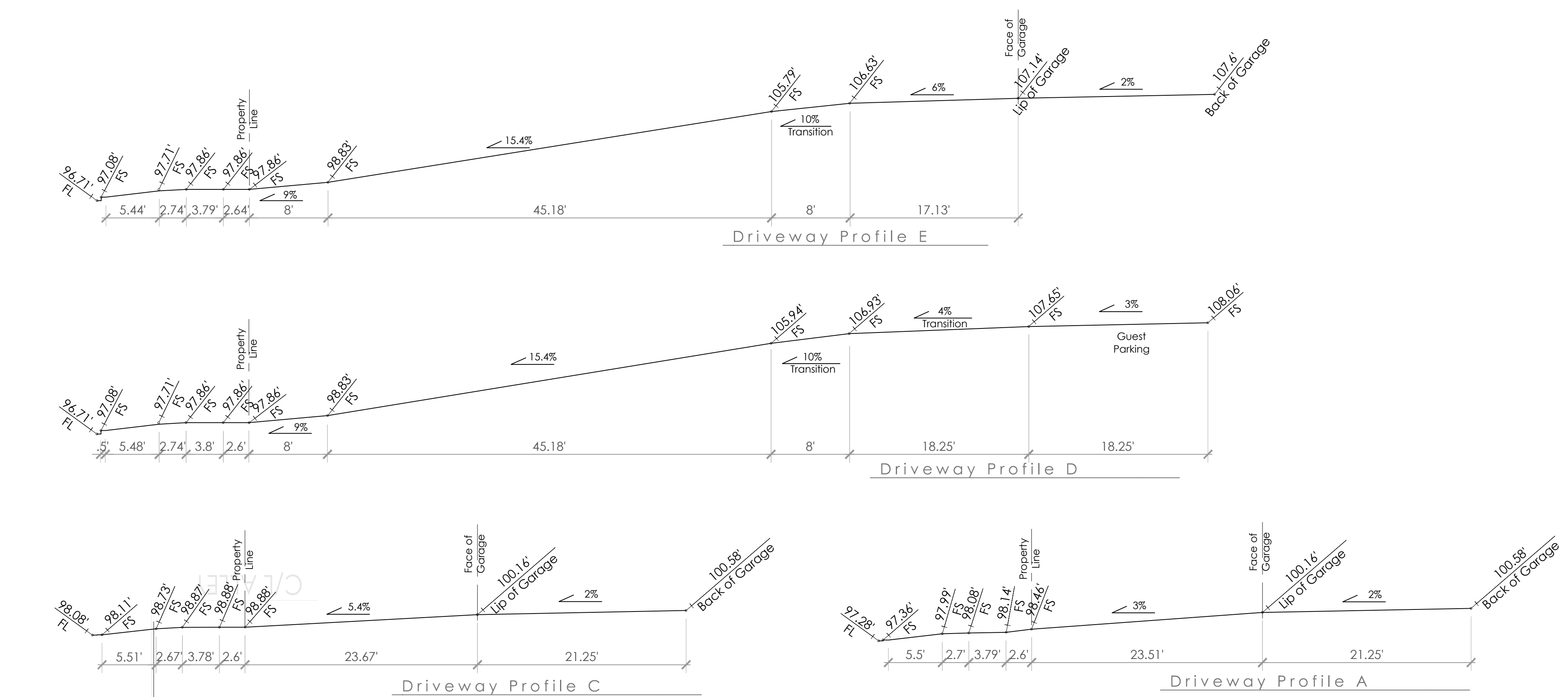
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Lot Coverages
scale 1/8"=1'-0"

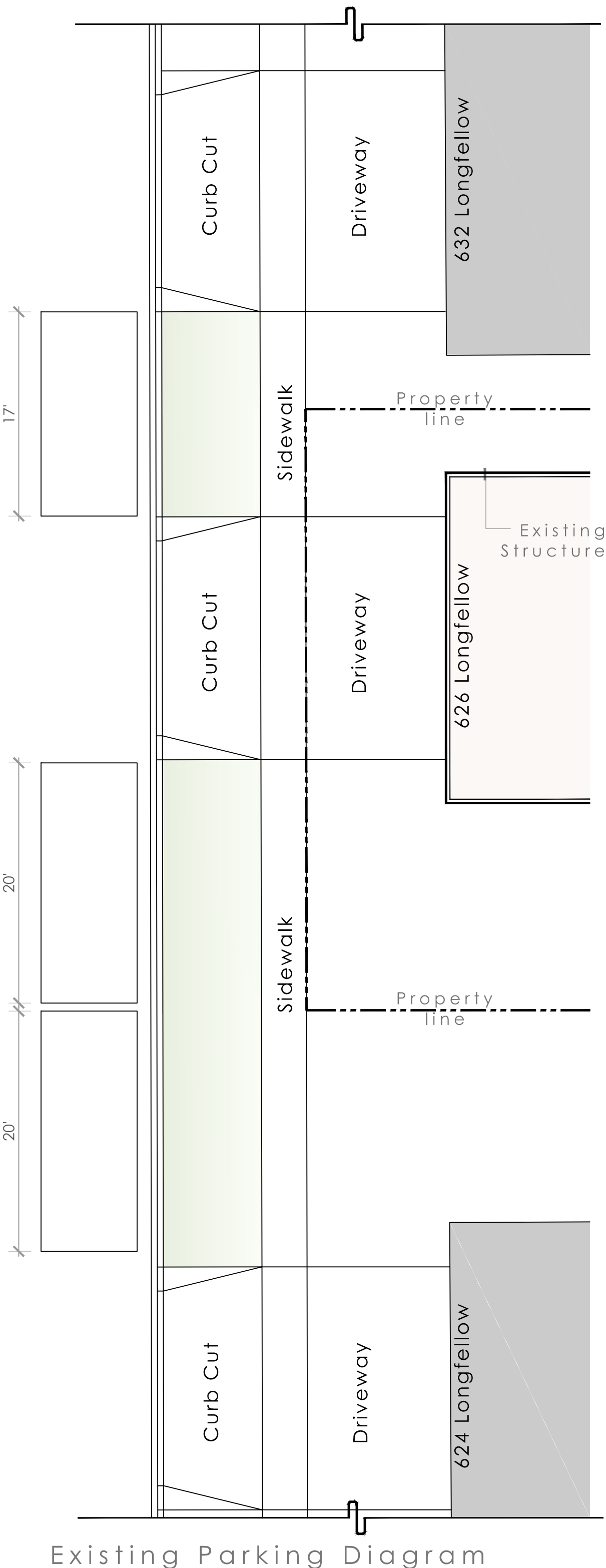


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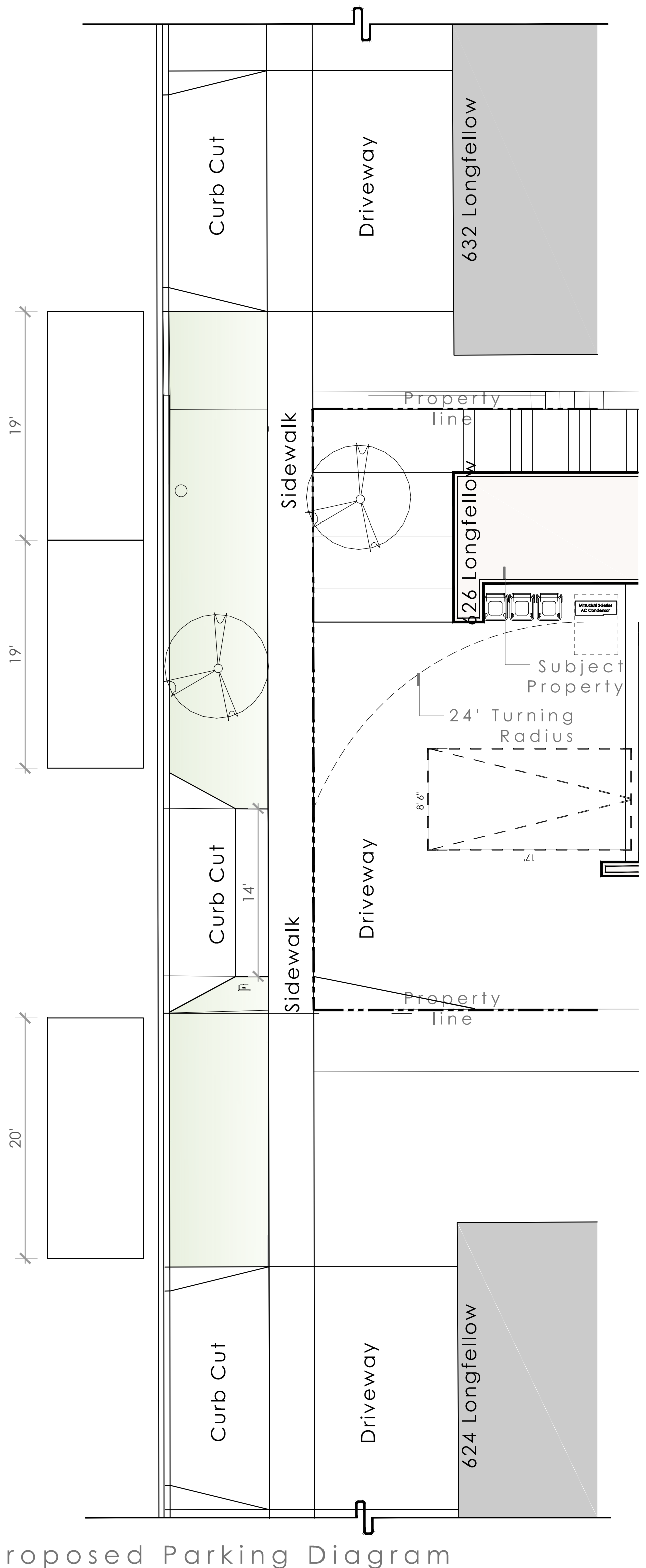
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Longfellow Ave



Longfellow Ave



Longfellow Ave

Lot Square Footage: 5287.8
Building Footprint: 2126.41
Driveway: 1841.97
Total Exterior Surface Area = Lot Sq. Ft. - Building Footprint
= 5287.8 sq. ft. - 2126.41 sq. ft.

Max 20% of landscaped area may be used for high water use landscape (turf and plants) as listed in the Water Use Classification for Landscape Species (WUCOLS)
113.19 sq. ft. (landscaped areas) x 20% (max high water use)
Max high water use = 22.63 sq. ft.
= 0 sq. ft. proposed < 22.63 sq. ft

Minimum 50% of exterior surface area must consist of water permeable surfaces as required in HBMC.

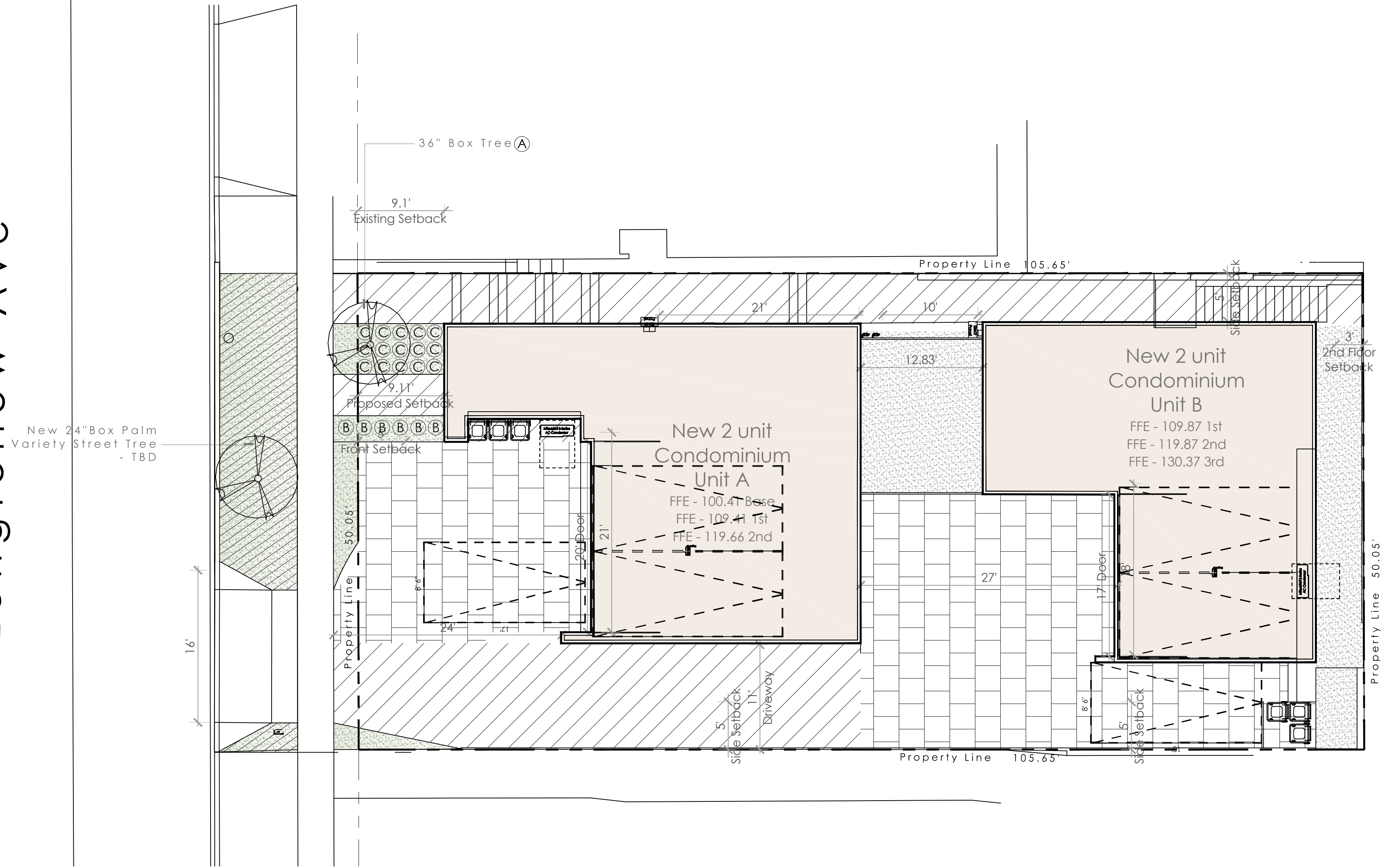
Permeable Areas: 1993.9 sq. ft.
Nonpermeable Areas: 1240.83 sq. ft.

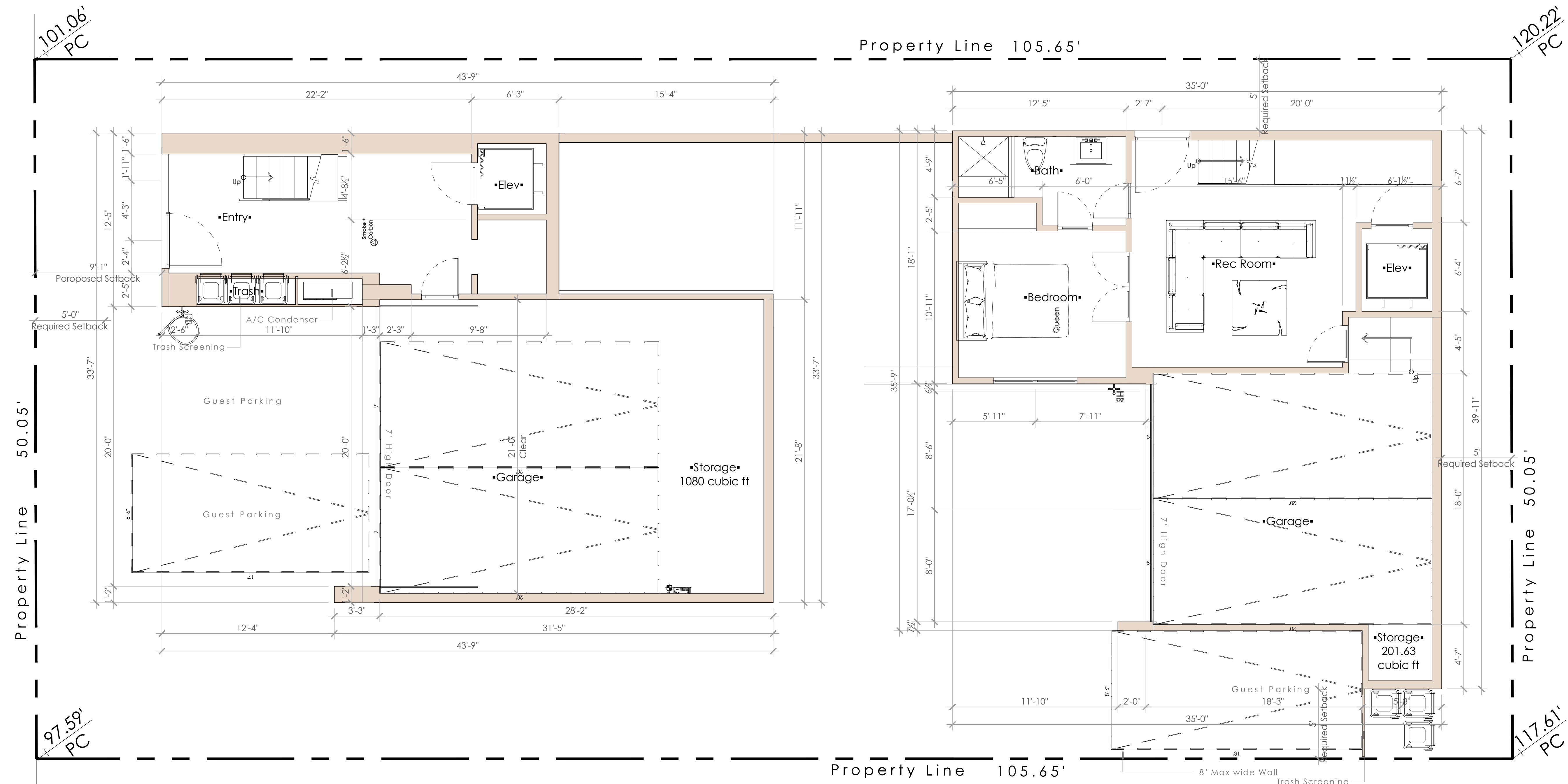
Permeable Areas 1864.58 sq. ft./3161.39 sq. ft. = 58% permeable

Water Permeable Surface Area(s)	
Landscaped Areas	113.19
Gravel Area	430.29
Permeable Pavers	1450.42

Impervious Surface Area	
Hardscaped Areas	1240.83

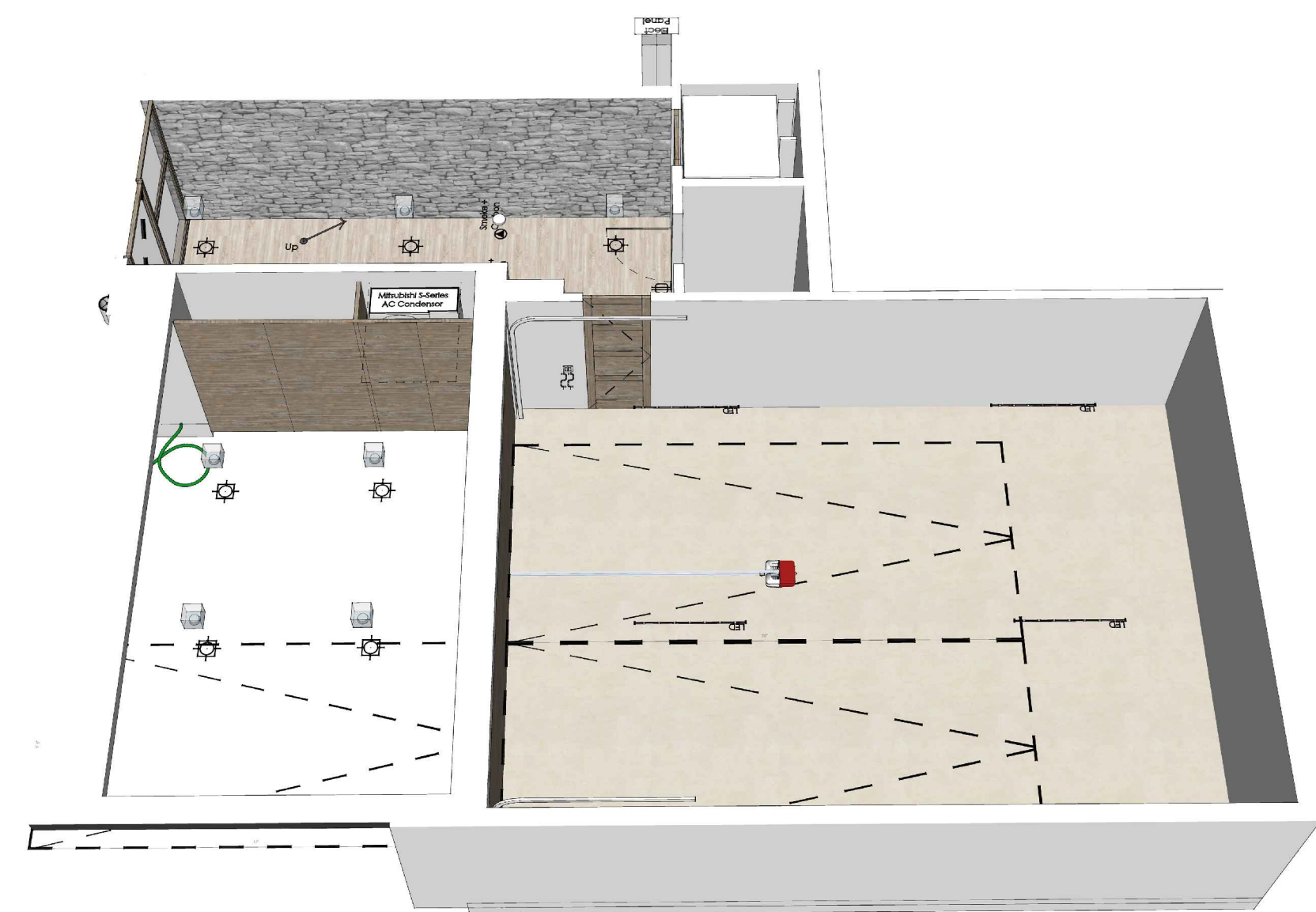
Planting Legend									
Picture	Symbol	Type	Botanical Name	Common Name	Wucols	Size	Diameter	Mature Height	Qty
	A	Tree	Syagrus Romanzoffiana	Queen Palm	Med	36" Box	15' W	30' H	1
	B	Shrub	Stipa Tenivissima	Mexican Feather Grass	Low	5g	3' W	2' H	16
	C	Shrub	Senecio Vitalis	Narrow Leaf Chalksticks	Low	5g	3' W	2' H	46
		Shrub	Senecio Serpens	Dwarf Blue Sticks	Low	4"	3' W	1' H	



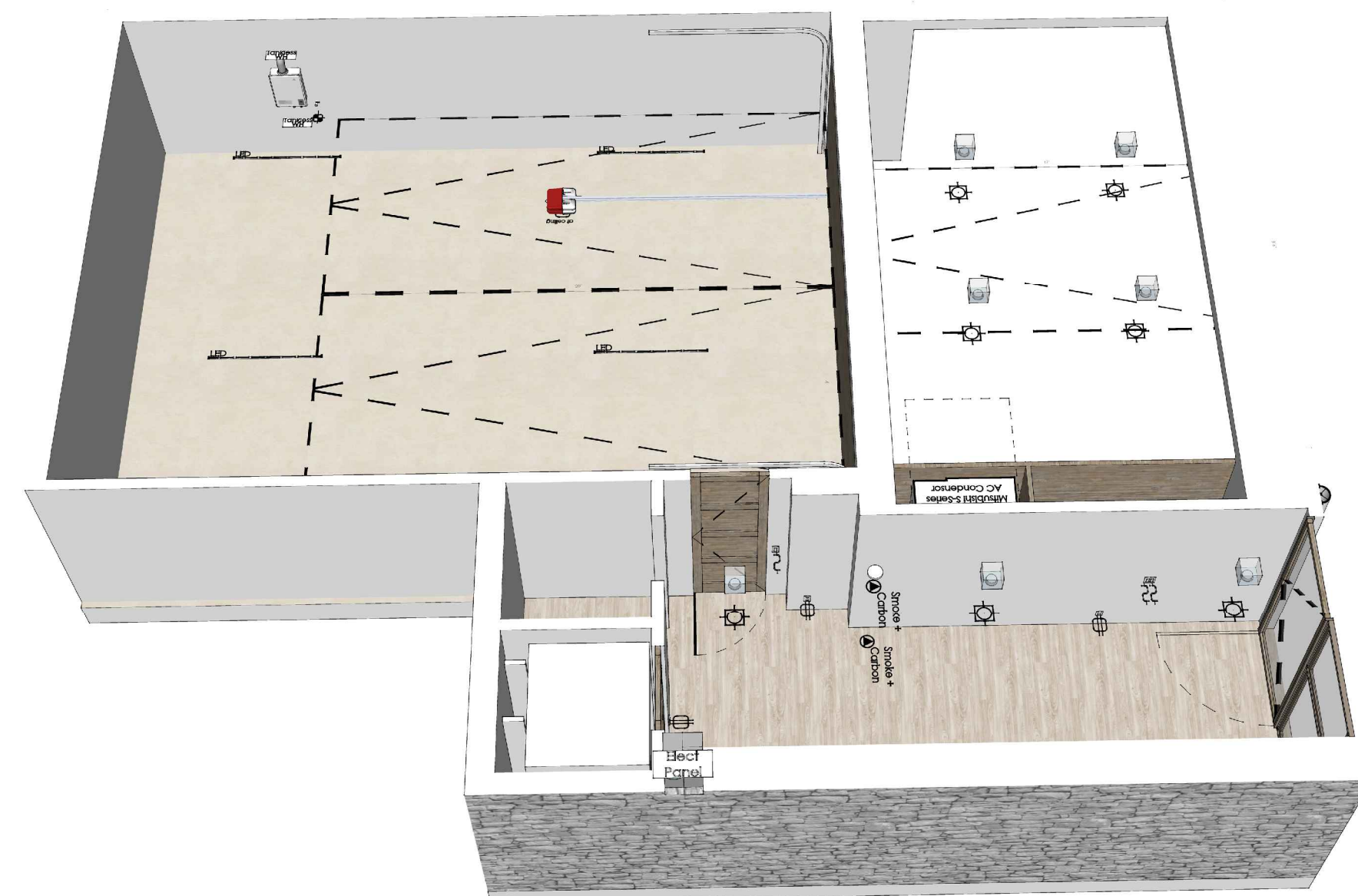


Basement Floor Plan (Unit A)
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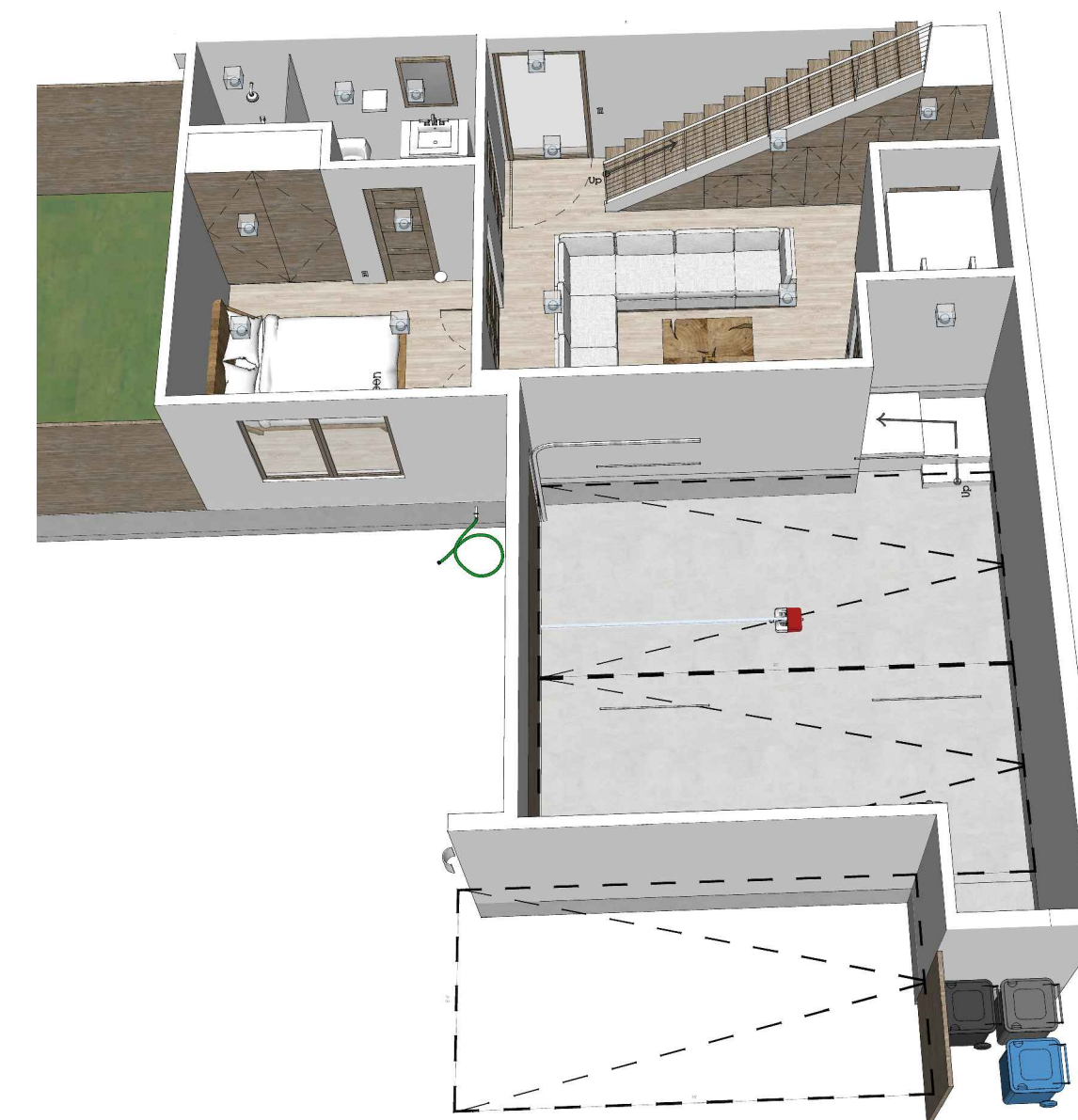
Basement Floor Plan (Unit B)
scale 1/4"=1'-0"



Basement Floor Plan (Unit A)



Basement Floor Plan (Unit A)



Basement Floor Plan (Unit B)



Basement Floor Plan (Unit B)

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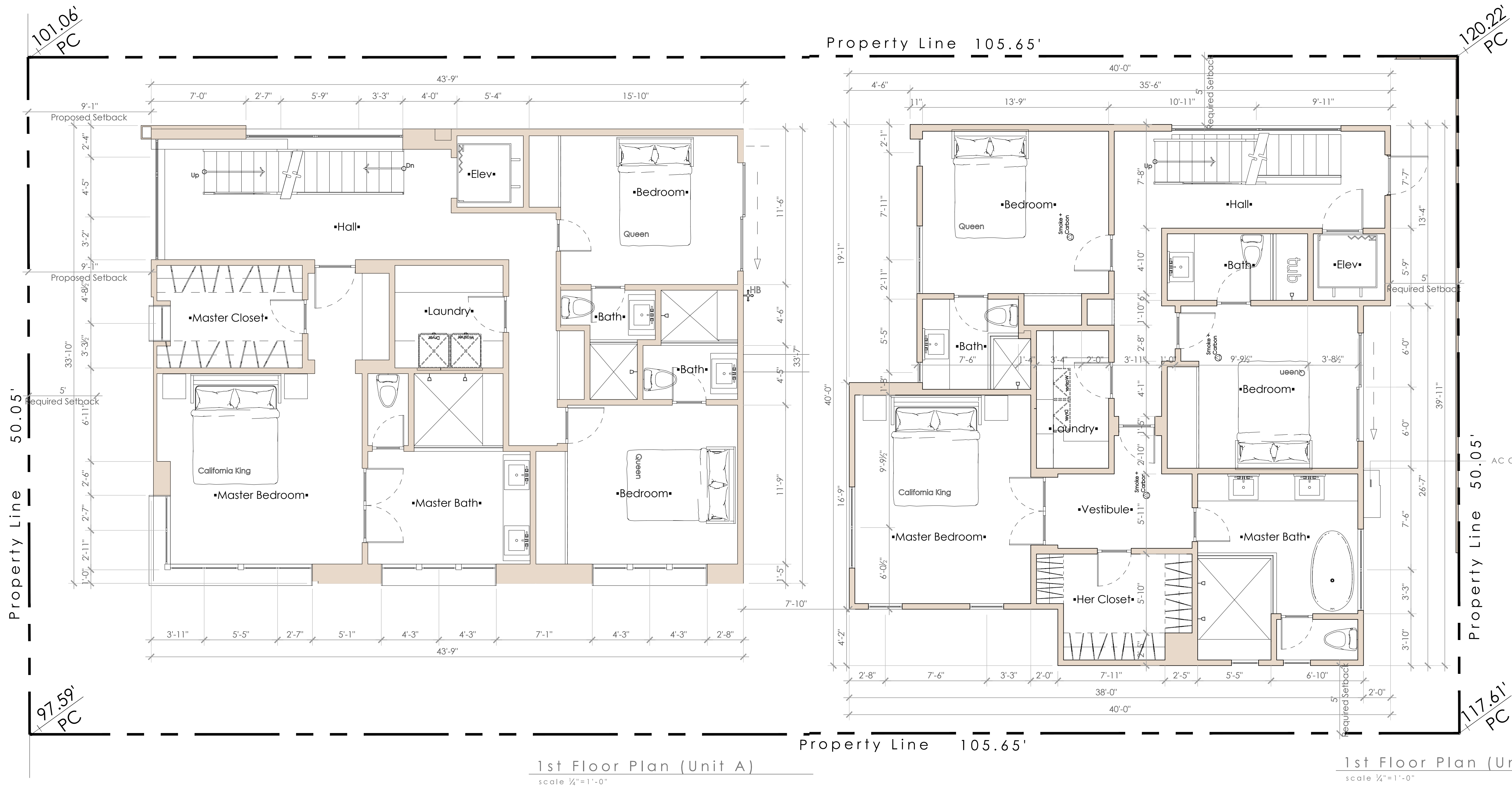
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office@buchmann-design.com

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Preliminary Floor Plans

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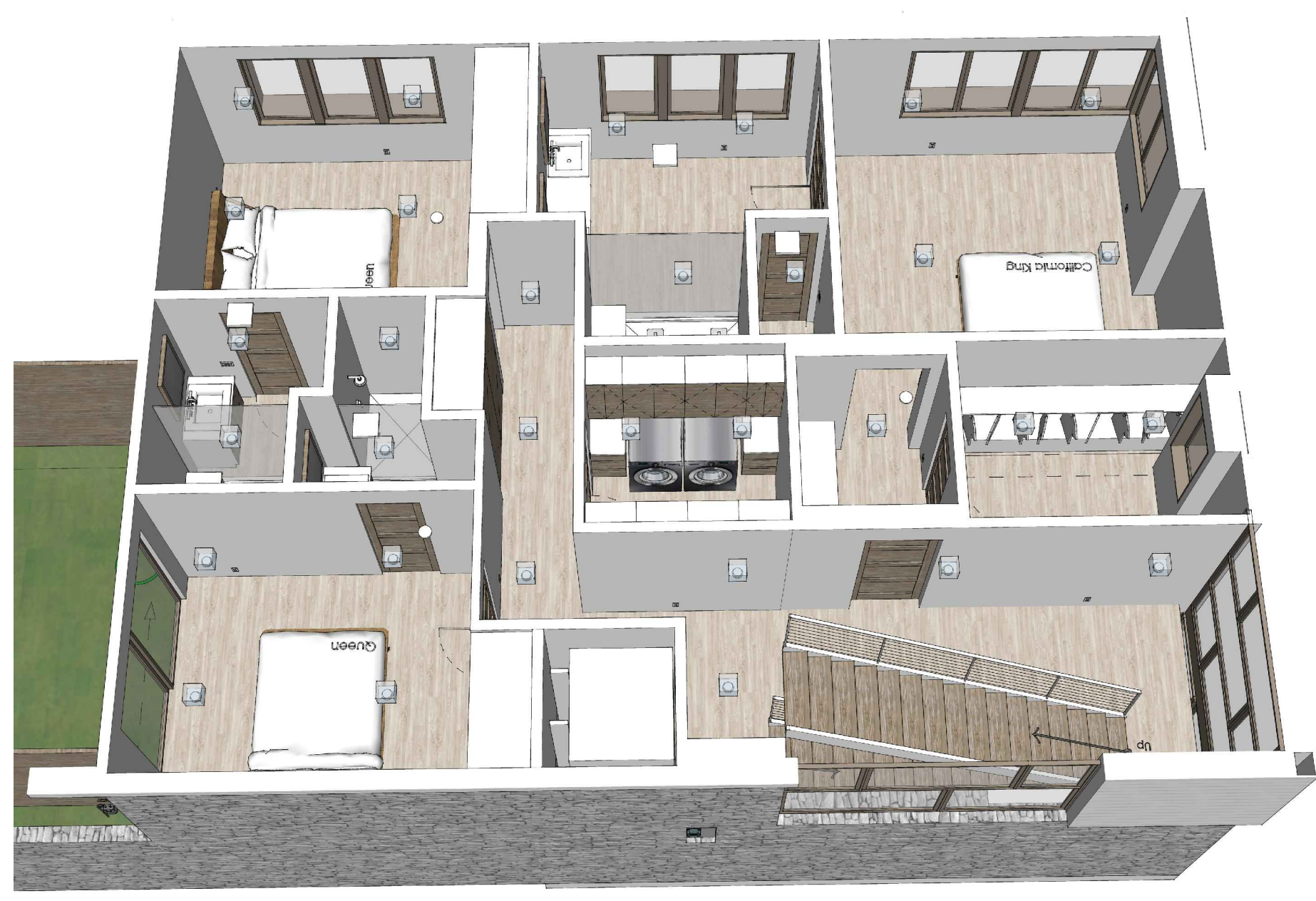


1st Floor Plan (Unit A)
scale 1/4"=1'-0"

1st Floor Plan (Unit B)
scale 1/4"=1'-0"



1st Floor Plan (Unit A)



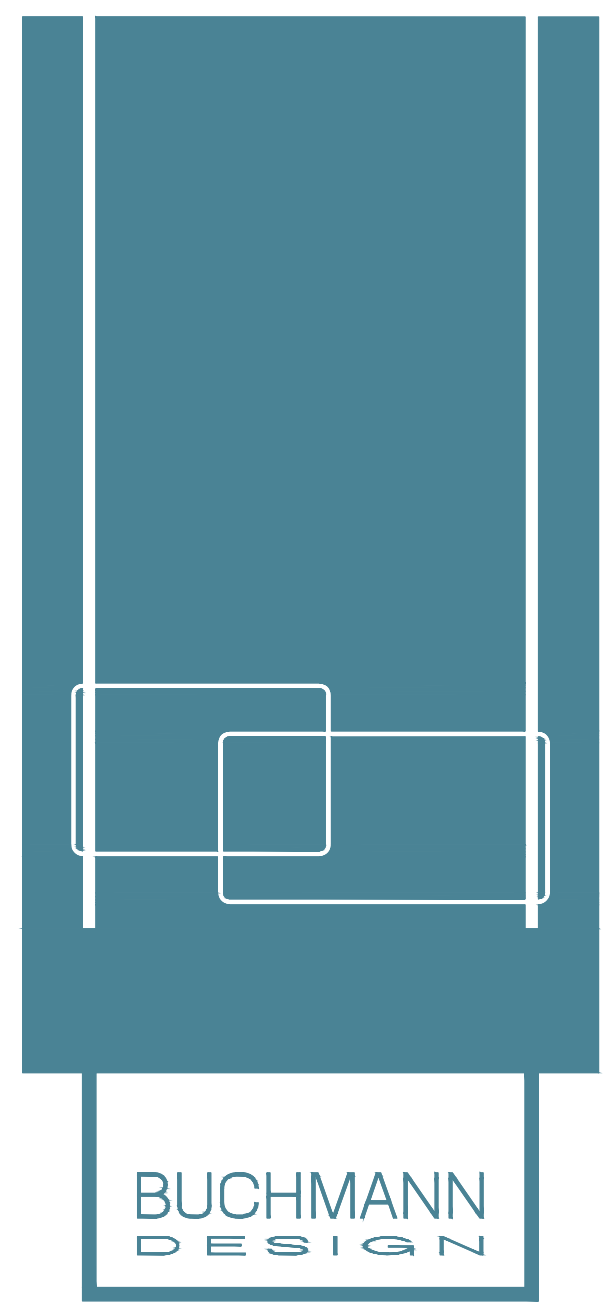
1st Floor Plan (Unit A)



1st Floor Plan (Unit B)

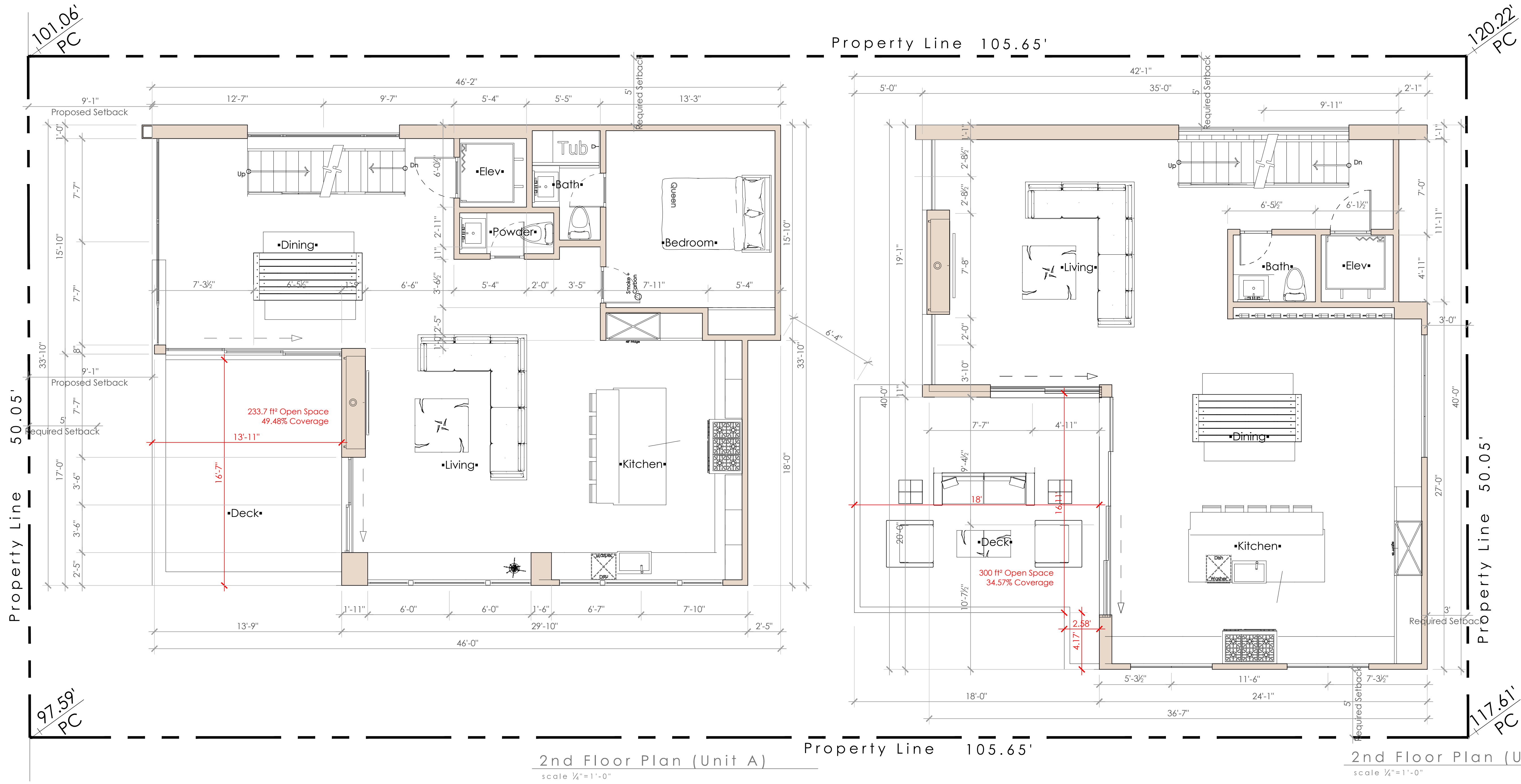


1st Floor Plan (Unit B)



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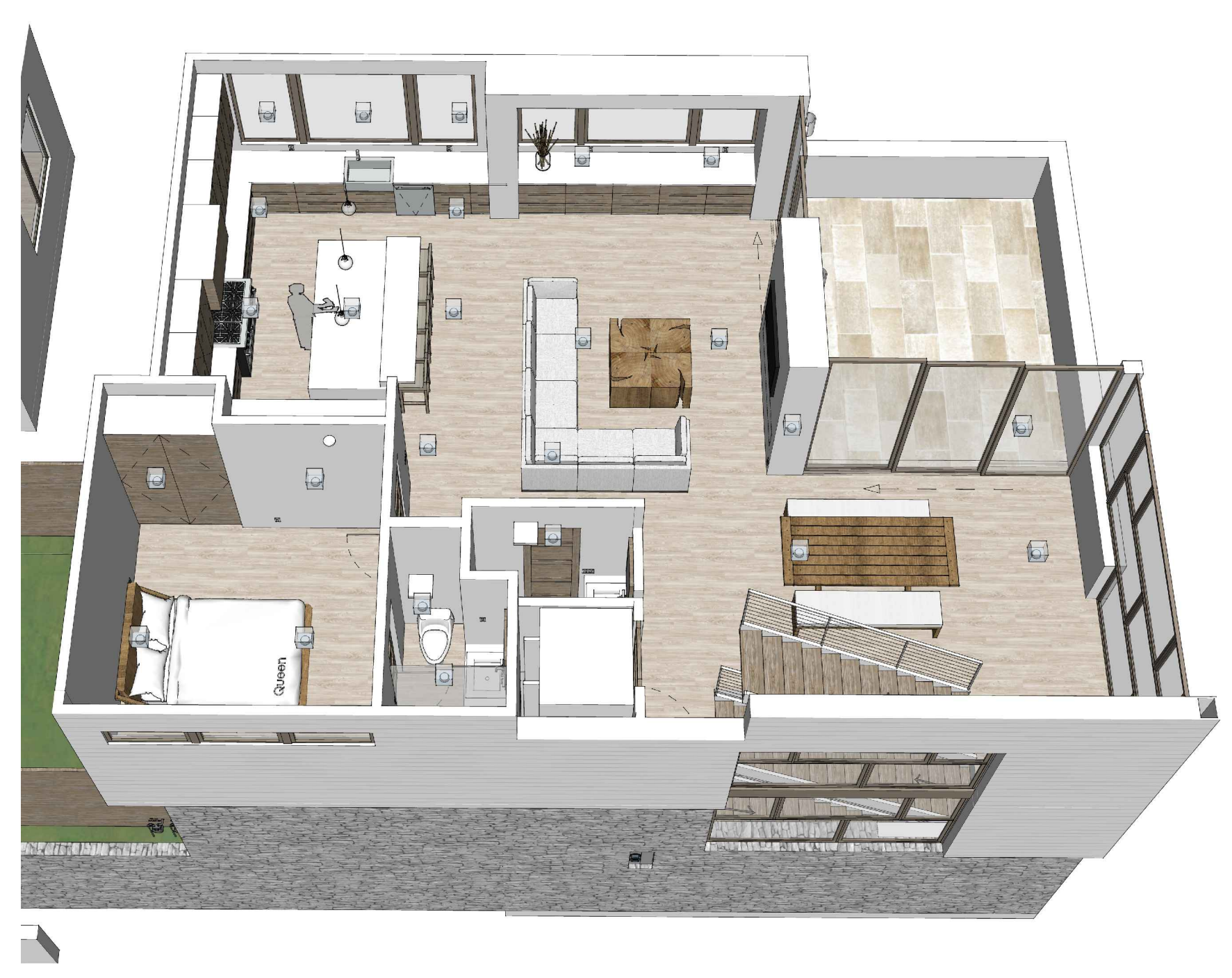


2nd Floor Plan (Unit A)
scale 1/4"=1'-0"

2nd Floor Plan (Unit B)
scale 1/4"=1'-0"



2nd Floor Plan (Unit A)



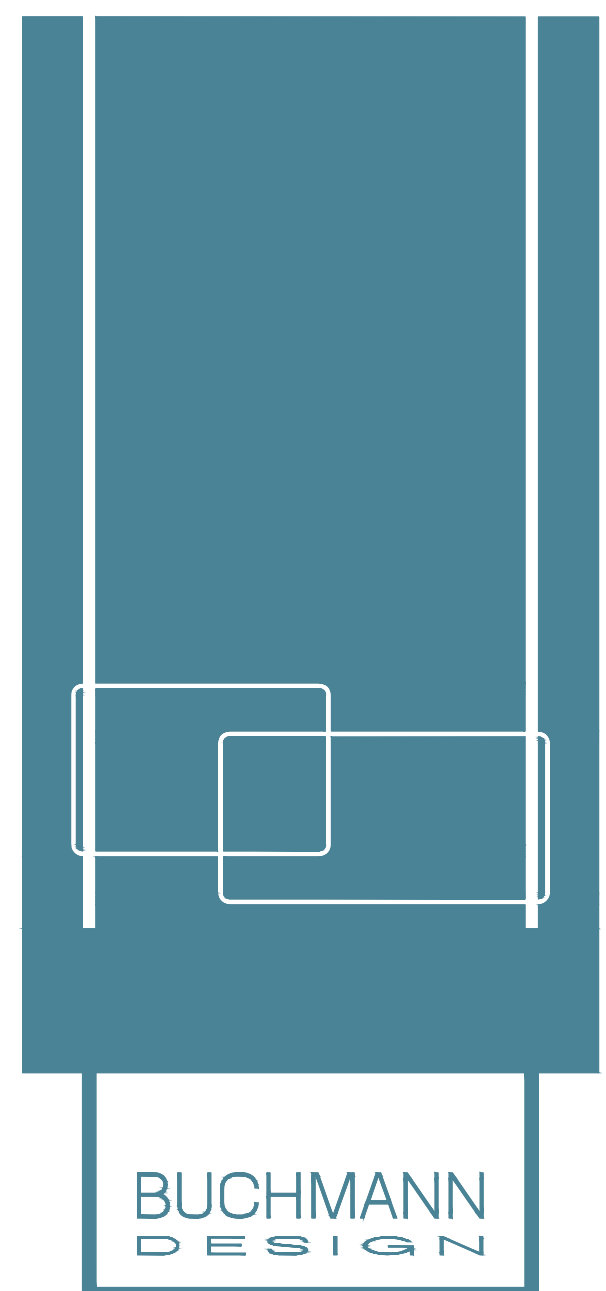
2nd Floor Plan (Unit A)



2nd Floor Plan (Unit B)



2nd Floor Plan (Unit B)



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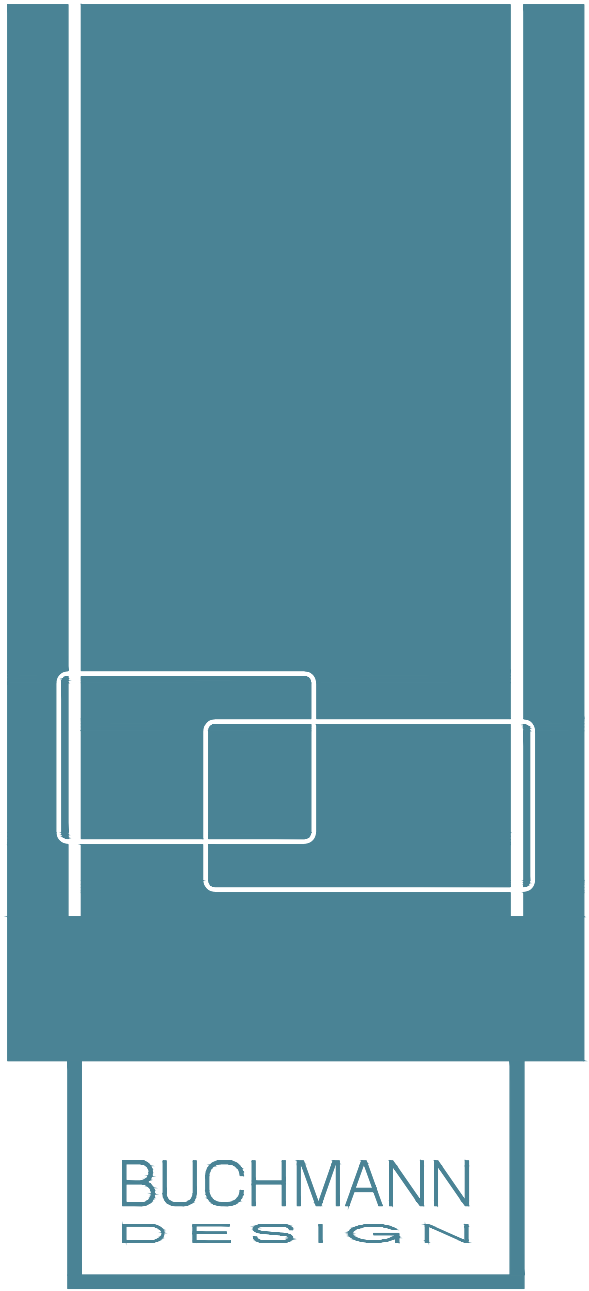
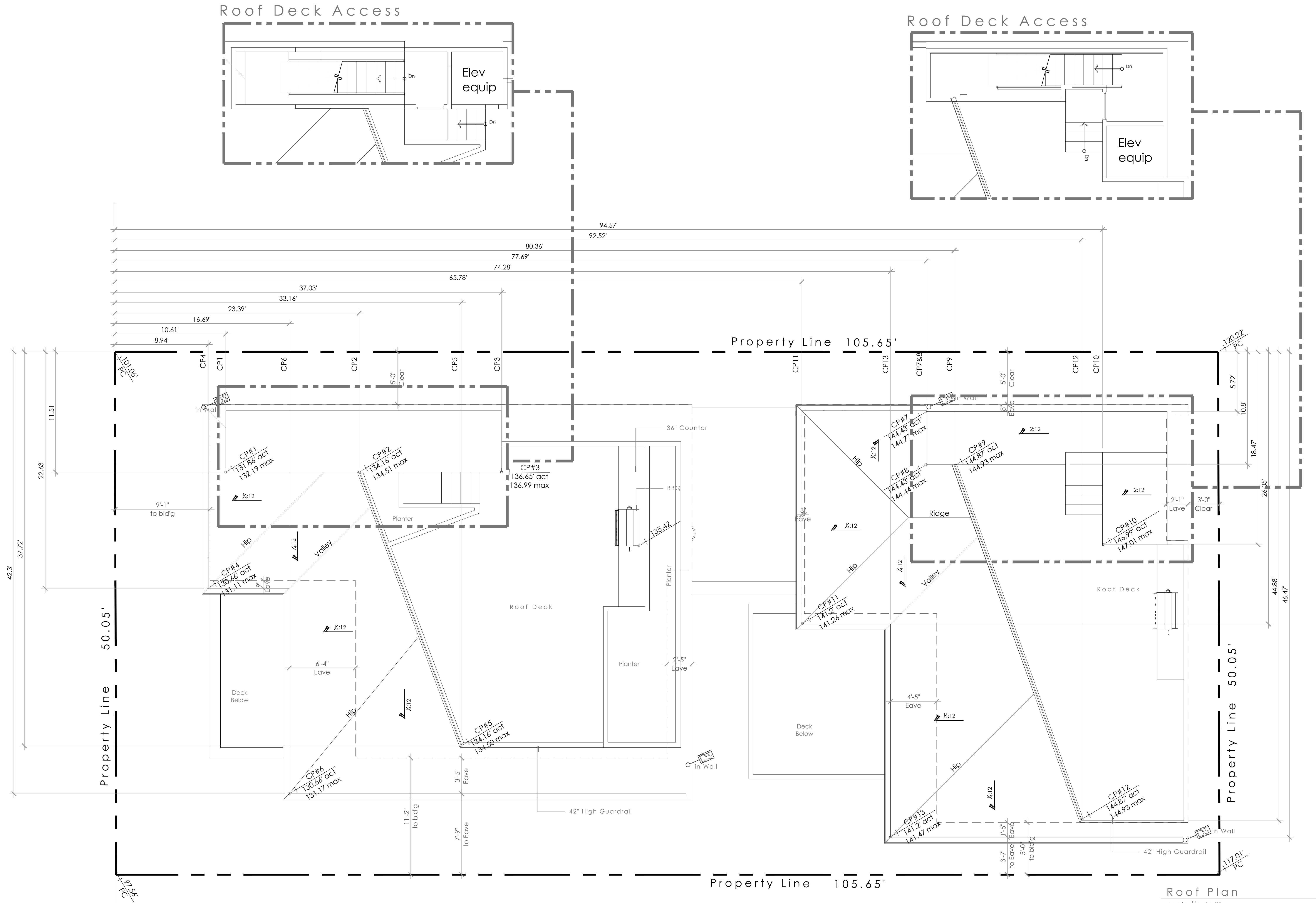
•Preliminary Floor Plans•



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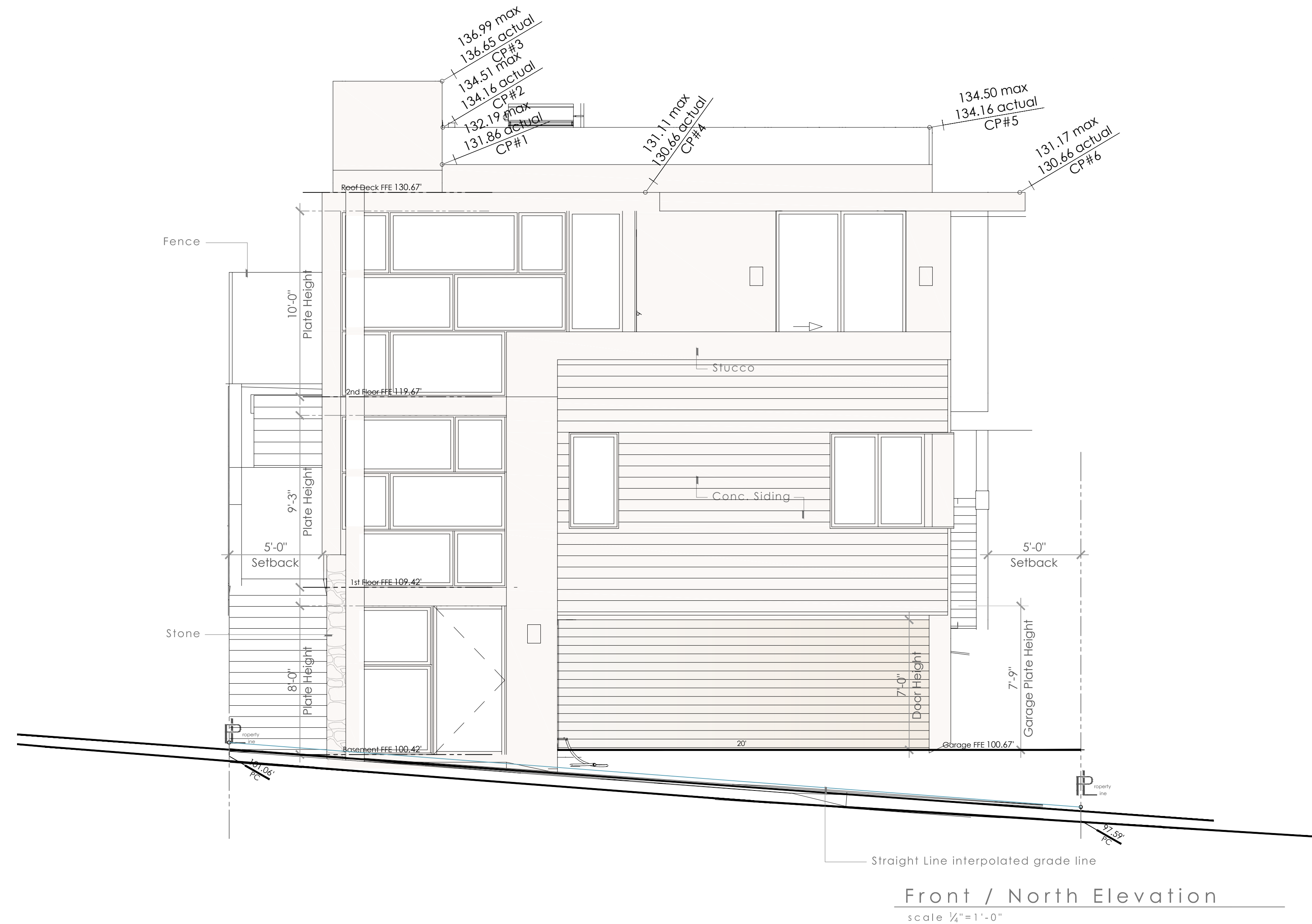
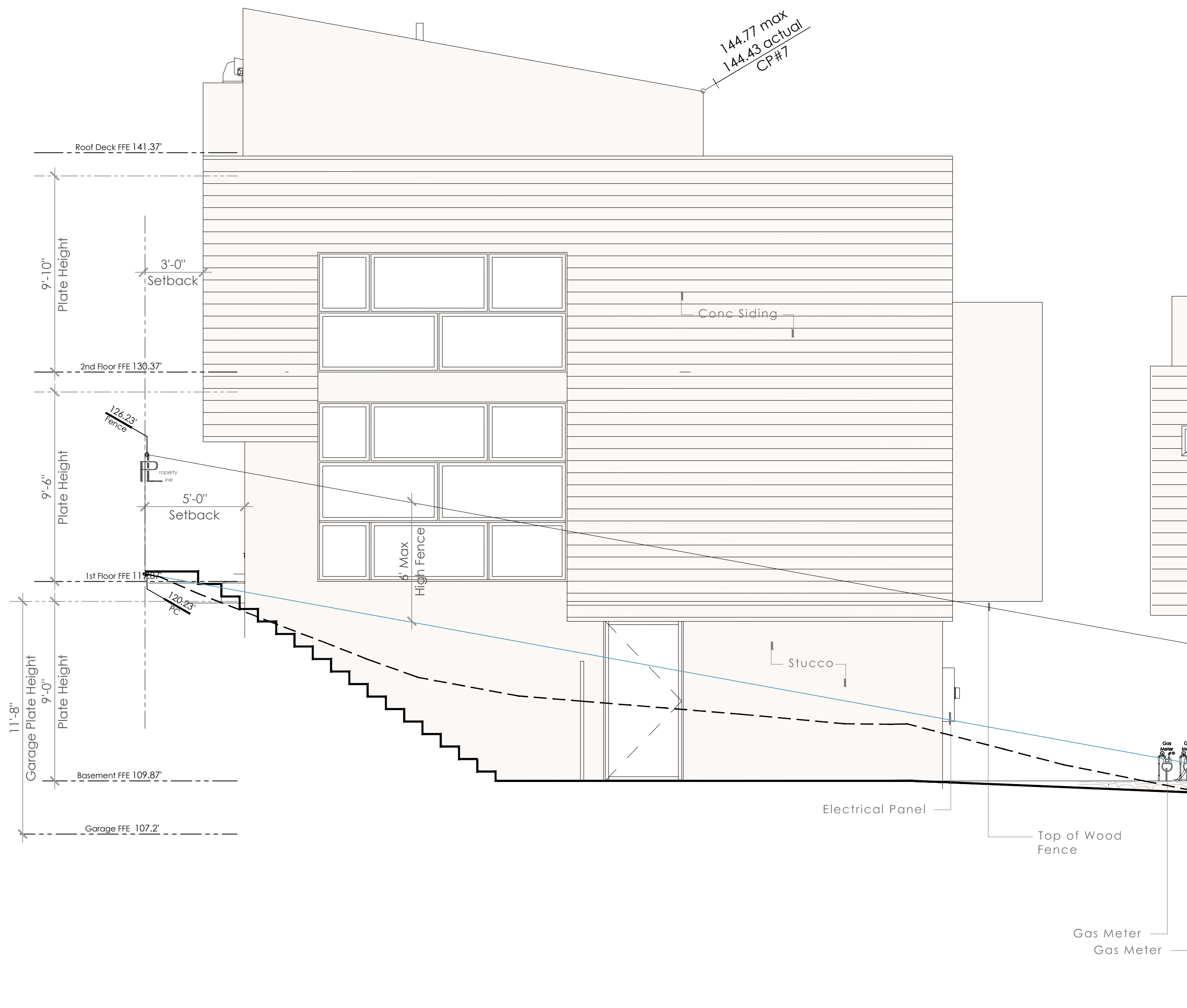
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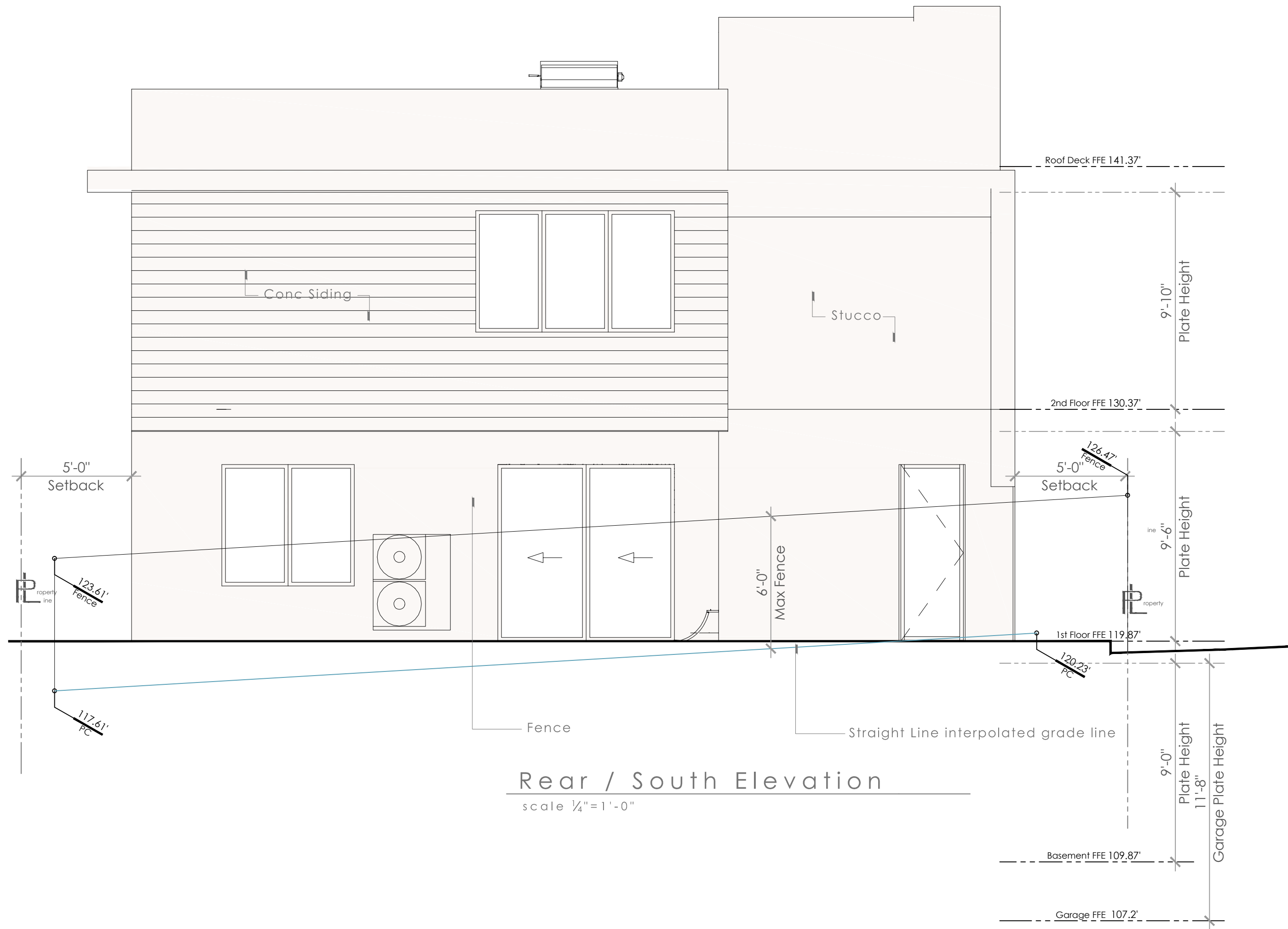
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-Preliminary Elevations-

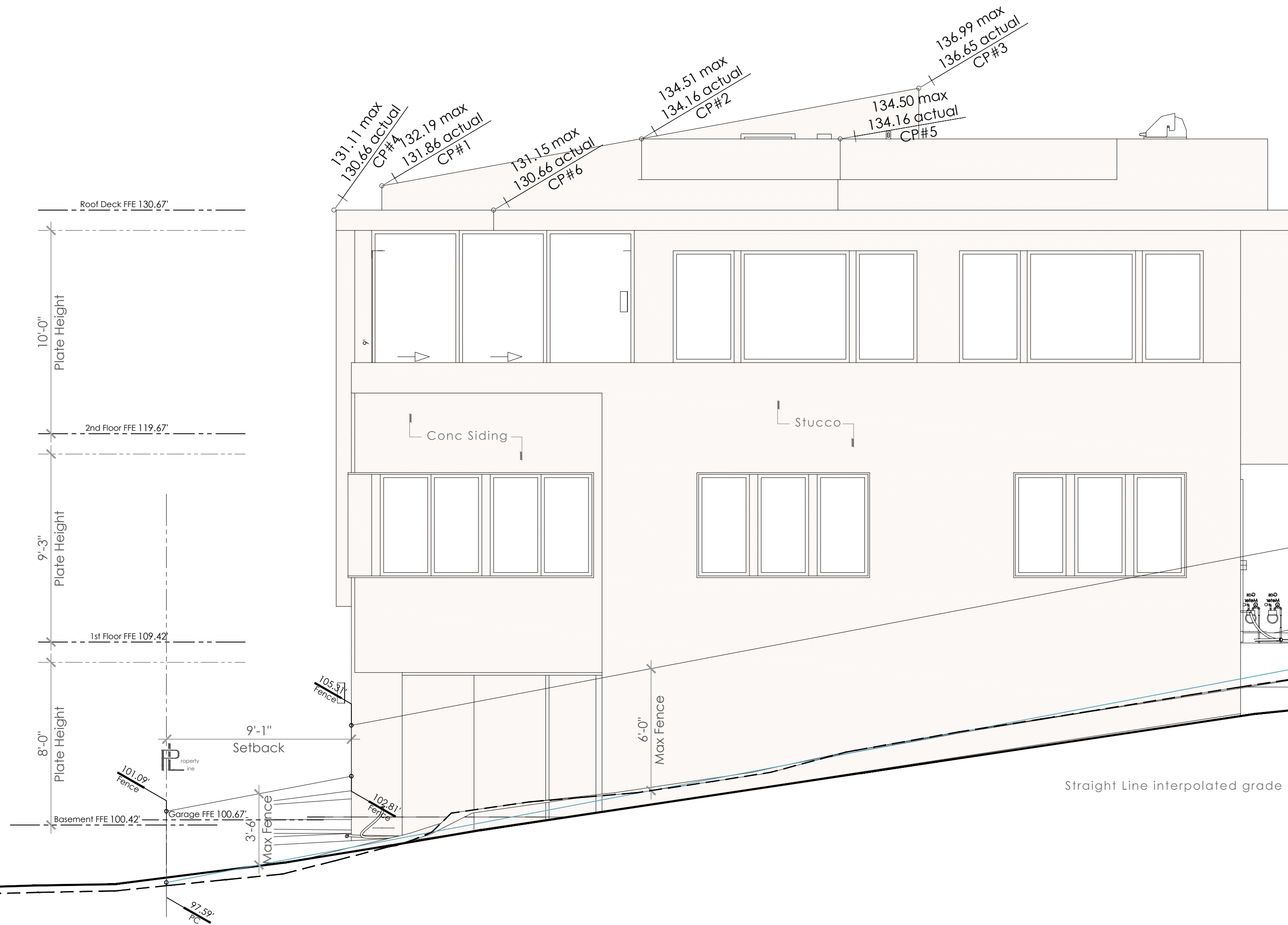
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October 1, 2019



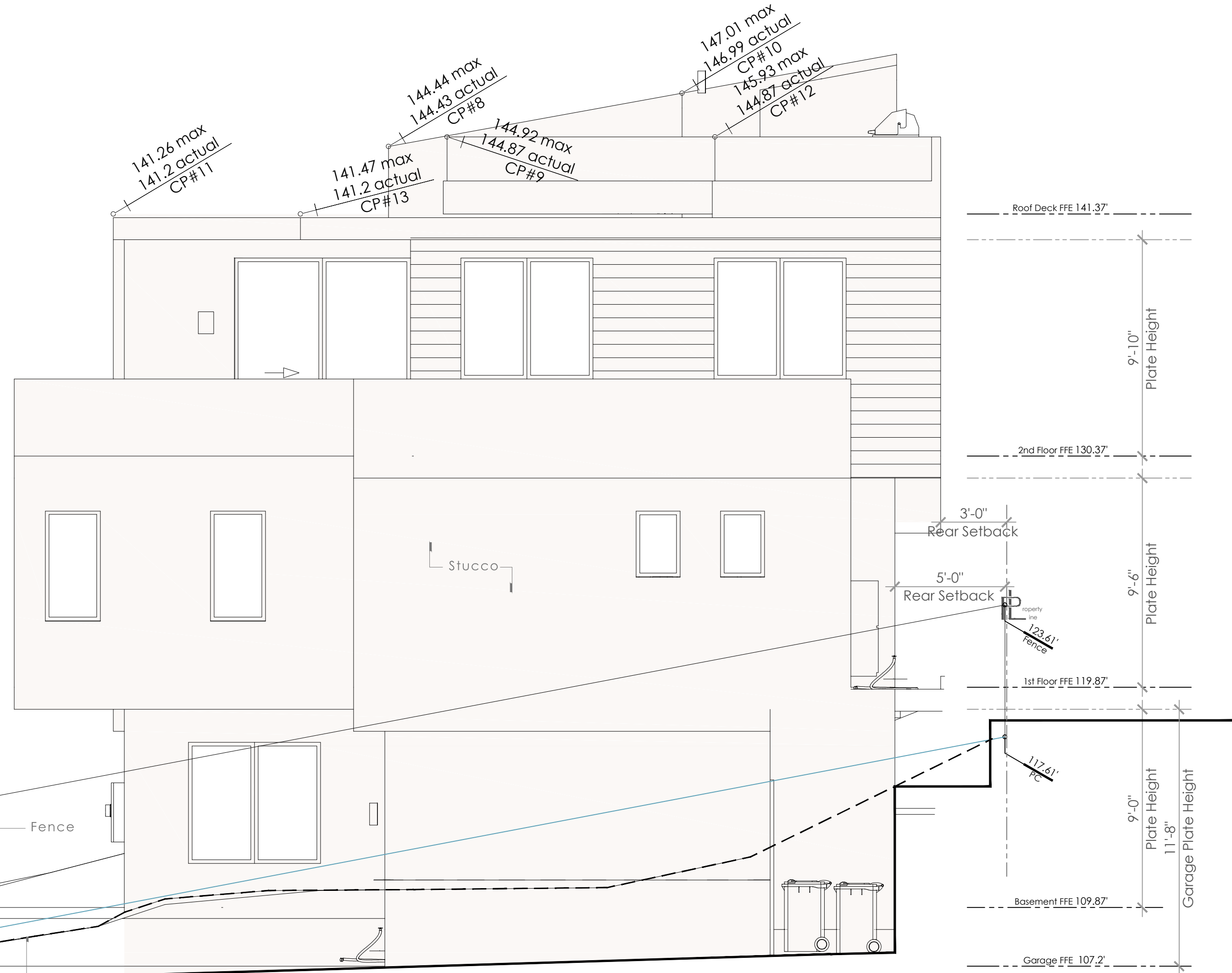
Rear / South Elevation

scale 1/4"=1'-0"



Left Side / East Elevation

scale 1/4"=1'-0"



Right Side / West Elevation

scale 1/4"=1'-0"

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-Preliminary Elevations-

8.0

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October 1, 2019

TOPOGRAPHIC SURVEY

PREPARED BY:

SAM A. SOLIVEN, P.L.S.
2230 W. CHAPMAN AVENUE #156
ORANGE, CA 92868
PH: (714) 376-7123
FAX: (714) 599-9848
EMAIL: SAM@THELANDSURVEYOR.COM

SAM A. SOLIVEN

DATE:

PREPARED FOR:

BERTO GONZALEZ
6728 BRIGHT AVENUE, SUITE C
WHITTIER, CA 90601

PROJECT ADDRESS:

626 LONGFELLOW AVENUE
HERMOSA BEACH, CA 90254

BRIEF LEGAL DESCRIPTION:

LOTS 75 AND 76, SOUTHERN CALIFORNIA CONVENTION
HALL AND MARINE VIEW PARK, M.B. 18/2-3

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE
BEARING OF LONGFELLOW AVENUE BEING N 89° 57' 53" E, PER
CORNER RECORD, P.W.F.B. 0616 PAGES 1392 AND 1393

DATE OF SURVEY:

AUGUST 20, 2018

BASIS OF ELEVATIONS:

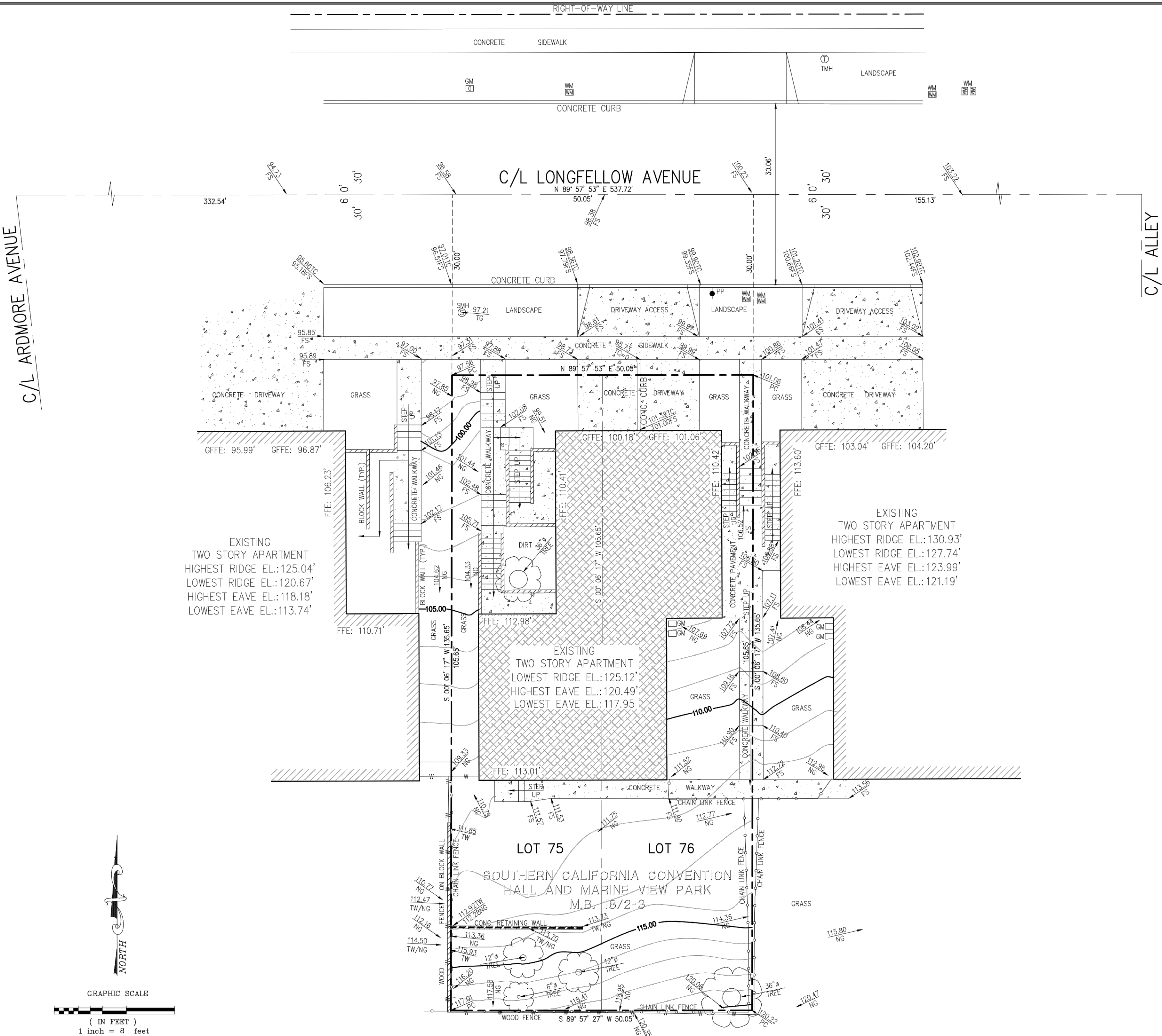
BENCHMARK ID: Y8383
ELEVATION: 29.590 FEET
YEAR: 2005
LOCATION/DESCRIPTION: RDBM TAG IN W CB OF BIKE PATH 17FT S/O
C/L PROD 30TH STR AND 38FT W/O C/L
HERMOSA AVE

NOTE:

EASEMENTS, DEDICATIONS, IF ANY, NOT PLOTTED

LEGEND:

C/L	CENTERLINE
CONC	CONCRETE
EL	ELEVATION
FFE	FINISHED FLOOR ELEVATION
GFFE	GARAGE FINISHED FLOOR ELEVATION
FS	FINISHED SURFACE
GM	GAS METER
L&T	LEAD AND TAG
LS	LICENSED LAND SURVEYOR
MB	MAP BOOK
NG	NATURAL GRADE
O/S	OFFSET
N'LY	NORTHERLY
P/L	PROPERTY LINE
PROD	PRODUCTION/PROLONGATION
PP	POWER POLE
PC	PROPERTY CORNER
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
TMH	TELEPHONE MANHOLE
SMH	SEWER MANHOLE
WM	WATER METER
W'LY	WESTERLY



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-Survey-

9.0

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