

A NEW THREE STORY DUPLEX WITH JADU

# SMITH RESIDENCE

24 3RD STREET  
HERMOSA BEACH, CA. 90254



PROJECT

**SMITH  
RESIDENCE**  
24 3RD STREET  
HERMOSA BEACH, CA 90254

STAMP

PROJECT NUMBER

19034

PRINT DATE

10/15/2020 11:16:54 AM

REVISIONS

Revision Schedule		
Number	Description	Date

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DRAWING

**3D VIEWS**

SHEET NUMBER

**COVER**



CITY OF HERMOSA BEACH DEPT.  
OF PUBLIC WORKS PUBLIC RIGHT  
OF WAY REQUIREMENTS

THE FOLLOWING STANDARD CONDITIONS APPLY TO ALL PROJECTS REQUIRING A BUILDING PERMIT UNLESS IT IS DETERMINED UNNECESSARY BY THE PUBLIC WORKS DIRECTOR. A GRADING PLAN IS REQUIRED FOR ANY PROJECT REQUIRING A BUILDING PERMIT UNLESS WAIVED BY THE DIRECTOR OF PUBLIC WORKS. ALL CONSTRUCTION MUST COMPLY WITH THE CITY OF HERMOSA BEACH AND LOS ANGELES COUNTY STANDARDS.

PLAN REQUIREMENTS

- ALL PLANS FOR NEW AND/ OR ADDITIONS OVER FOUR HUNDRED (400) SQUARE FEET MUST BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT, PRIOR TO CONSTRUCTION, FOR PUBLIC RIGHT OF WAY REQUIRED IMPROVEMENTS.
- AN ENGINEERING PLAN SHOWING PROPOSED STORMWATER CONTROL FOR THE PROJECT SHALL BE MADE A PART OF THE PLAN. THIS PLAN SHALL SHOW THE EXISTING STREET CROSS SECTIONS, ELEVATIONS AND EXISTING CURB AND GUTTER ELEVATIONS FOR A DISTANCE OF ONE HUNDRED FEET (100') ON EACH SIDE OF THE PROPOSED PROJECT, AND THE PROPOSED ELEVATIONS FOR THE PLANNED PROJECT.
- A SURVEY OF THE PROJECT WILL BE REQUIRED WITH SURVEY POINTS SET AT THE CENTER LINE OF THE STREET AND OFFSET POINTS EITHER ON THE TOP OF THE CURB OR IN THE SIDEWALK. ALL SURVEY POINTS SHALL BE RE-ESTABLISHED IF THEY ARE REMOVED OR DESTROYED DURING CONSTRUCTIONS.

PERMIT REQUIREMENTS

- A SEWER CAP PERMIT MUST BE ACQUIRED BEFORE A DEMOLITION PERMIT WILL BE ISSUED.
- ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY A CURRENTLY LICENSED CONTRACTOR WITH A CLASS "A," "C-12" OR "C-34" LICENSE FOR ANY TRENCHING AND PAVING OR A CLASS "C-08" LICENSE FOR ALL CONCRETE WORK. A CLASS "B" LICENSE MAY BE ACCEPTABLE FOR MINOR CURB, GUTTER AND SIDEWALK WORK CONSTRUCTED IN CONJUNCTION WITH SINGLE FAMILY RESIDENTIAL STRUCTURE.
- ALL CONTRACTORS WORKING ON PUBLIC WORKS PROJECTS MUST HAVE A CURRENT CITY OF HERMOSA BEACH BUSINESS LICENSE.
- PUBLIC WORKS PERMITS SHALL BE 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. ANY OF THE WORK REQUIRING PERMIT(S) AND STARTED WITHOUT NECESSARY PERMIT(S) SHALL RESULT IN THE JOB BEING STOPPED UNTIL THE PERMIT(S) ARE OBTAINED AND A DOUBLE FEE FOR PERMIT(S) WILL BE CHARGED.
- A CASH DEPOSIT WILL BE REQUIRED FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY. THE AMOUNT OF THE SAID DEPOSIT WILL BE DETERMINED BY THE ENGINEERING DEPARTMENT (THE MINIMUM DEPOSIT IS SET AT \$1,600). THE CASH DEPOSIT WILL BE REQUIRED FOR EACH PROJECT AND WILL NOT BE TRANSFERRED FROM ON PROJECT TO ANOTHER. AFTER ALL IMPROVEMENTS ARE IN PLACE AND APPROVED THE CASH DEPOSIT WILL BE REFUNDED.
- ANYTHING EXISTING OR TO BE CONSTRUCTED ON CITY RIGHT-OF-WAY OTHER THAN REQUIRED CITY IMPROVEMENTS WILL REQUIRE AN ENCROACHMENT PERMIT.
- A CONSTRUCTION PERMIT WILL NOT BE ISSUED UNTIL PROPER PERMITS HAVE BEEN ISSUED FROM OTHER AGENCIES SUCH AS CALTRANS, LOS ANGELES COUNTY, SANITATION DISTRICT, WATER QUALITY CONTROL BOARD, ETC. IF SAID PERMITS ARE REQUIRED.
- APPLICANT SHALL MAINTAIN AND KEEP IN FORCE AT ALL TIMES DURING CONSTRUCTION A POLICY OF LIABILITY INSURANCE, NAMING THE CITY AS ADDITIONALLY INSURED IN THE AMOUNT OF ONE MILLION DOLLARS (\$1,000,000) MINIMUM.
- SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT AT (800) 227-2600 TWO WORKING DAYS BEFORE YOU DIG.

CONSTRUCTION REQUIREMENTS

- ALL EXISTING CURB, GUTTER, CONCRETE DRAINAGE SWALE, SIDEWALK AND DRIVEWAY WITHIN THE PROPERTY LIMITS SHALL BE REMOVED AND REPLACED, UNLESS IT IS DETERMINED BY THE CITY PUBLIC WORKS INSPECTOR THAT THEY MEET THE CURRENT CITY STANDARDS.
- IF THE CURB, GUTTER, CONCRETE DRAINAGE SWALE, SIDEWALK OR DRIVEWAY DO NOT EXIST THEY SHALL BE CONSTRUCTED.
- CURB AND GUTTER SHALL BE POURED MONOLITHICALLY, BUT SEPARATE FROM SIDEWALK.
- ALL DRIVEWAY SLOPES TO BE 2% FROM TOP OF CURB OR LIP OF SWALE TO RIGHT-OF-WAY.
- WHEELCHAIR RAMPS ARE REQUIRED ON CORNER LOTS AND MAY BE REQUIRED AT OTHER LOCATIONS.
- GRAFFITI IN FRESHLY POURED CONCRETE SHALL BE REMOVED BY WHATEVER MEANS NECESSARY UP TO AND INCLUDING REMOVE AND REPLACEMENT.
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY MUST HAVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL LANDSCAPE IRRIGATION MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION. ALL SITE DRAINAGE SHALL BE TERMINATED AT PUBLIC WAY VIA NON-EROSIVE DEVICE PER HBMC.
- SUMP PUMPS REQUIRE 2" ABS DISCHARGE LINE PER PUMP TO TERMINATE AT CURB.
- SEWER LATERALS MUST BE A MINIMUM 4" V.C.P. PIPE FOR SINGLE FAMILY HOMES ONE LATERAL PER UNIT.
- SEWER LATERALS FOR CONDOMINIUMS SHALL BE A MINIMUM 6" V.C.P. PIPE WITH A MINIMUM OF 4 UNITS PER LATERAL.
- EXISTING SEWER LATERALS MAY BE USED IF THE CRITERIA OUTLINED IN NOTES (10) AND (11) ARE MET AND A VIDEO TAPE HAS BEEN PROVIDED TO THE PUBLIC WORKS DEPARTMENT AND IF THE VIDEO SHOW THE LATERAL TO BE IN GOOD CONDITION.

DAMAGE TO PUBLIC PROPERTY

- ANY ASPHALT OR CONCRETE STREET WITHIN THE PROPERTY LIMITS THAT IS DAMAGED PRIOR TO CONSTRUCTION SHALL BE REMOVED AND REPLACED TO MEET CURRENT CITY STANDARDS.
- ANY PUBLIC PROPERTY DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND TO THE SATISFACTION OF THE CITY PUBLIC WORKS INSPECTOR. THE CITY SHALL AT ITS DISCRETION AND IN THE INTEREST OF PUBLIC SAFETY, MAKE ANY REPAIRS DEEMED NECESSARY, THE COST OF WHICH WILL BE DEDUCTED FROM THE DEPOSIT HELD BY THE CITY.

UTILITY REQUIREMENTS

- ANY UTILITY CUT WITHIN CITY STREETS SHALL BE EITHER PERPENDICULAR OR PARALLEL TO THE CENTER OF THE STREET. DIAGONAL CUTS WILL NOT BE ALLOWED.
- BACKFILL OF TRENCHES SHALL BE DONE IN LIFTS OF NO MORE THAN TWO FEET (2') WITH WATER JET AND APPROPRIATE COMPACTION TOOL 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 A MINIMUM OF TWO (2) WEEKS.
- THE PERMANENT PATCH WILL REQUIRE A ONE FOOT (1') MINIMUM OVERCUT ON EACH SIDE OF THE TRENCHLINE PRIOR TO THE FINAL PATCH. THE FINAL PATCH SHALL BE A MINIMUM OF FIVE INCHES (5') THICK OR ONE INCH (1") THICKER THAN THE EXISTING PAVEMENT.
- THE FINAL PATCH IN ASPHALT STREETS TO BE DONE IN TWO LIFTS, A BASE OF 3" MINIMUM 3/4 AGGREGATE AND A TOP LIF OF 2" OF 3/8" AGGREGATE. ALL EDGES OF THE CUT ASPHALT TO BE PACKED THOUOUGHLY AND THE PATCH COMPACTED BY MECHANICAL MEANS TO A HEIGHT SLIGHTLY HIGHER THAN THE EXISTING ASPHALT AND ALL EDGES TO BE TACKLED.
- THE FINAL PATCH ON CONCRETE STREETS TO BE CLASS 3500 P.S.I. (7 SACK), EXISTING CONCRETE TO BE DRILLED TWO AND HALF INCHES (2 1/2") BELOW THE SURFACE TO A DEPTH OF 6" MINIMUM AND DOWELLED WITH #5 REBAR ON 18" SPACING. FINISH TO MATCH EXISTING OR MEDIUM BROOM.
- ALL UTILITY BOXES ARE TO BE NEW AND ADJUSTED TO THE NEW GRADE. KEEP ALL UTILITY BOXES OUT OF DRAINAGE FLOW LINES, CURB RETURNS, DRIVEWAY APPROACH AND WHEEL CHAIR RAMPS IF AT ALL POSSIBLE.
- ALL UTILITIES SHALL BE UNDER GROUND. CONTRACTOR TO CONTACT THE SOUTHERN CALIFORNIA EDISON COMPANY FOR THEIR REVIEW.

STORM RUNOFF REQUIREMENTS

- PRECAUTIONS SHALL BE TAKEN TO PREVENT ANY CONSTRUCTION MATERIAL DEBRIS OR RUNOFF FROM ENTERING ANY CITY RIGHT-OF-WAY OR COUNTY STORM DRAIN. A SAW CUT RESIDUE MUST BE RETAINED WITH BERMS OR SAND BAGS AND VACUMMED TO PREVENT IT FROM ENTERING INTO ANY STORM DRAIN SYSTEM.
- SANDBAGS ARE REQUIRED FOR EROSION CONTROL DURING THE RAINY SEASON, OCTOBER 15th THROUGH APRIL 15th AND MAY BE REQUIRED AT OTHER TIMES.
- A POLLUTION PREVENTION PLAN IS REQUIRED FOR CONSTRUCTION SITES TWO ACRES OR MORE.
- STORM WATER MITIGATION PLANS ARE REQUIRED FOR THE FOLLOWING PROJECTS:
  - SINGLE FAMILY HILLSIDE DEVELOPMENTS WITH A SLOPE GREATER THAN 25%.
  - 10+ HOME DEVELOPMENTS.
  - PARKING LOTS, 25 SPACES OR MORE.
  - RESTAURANTS
  - SERVICE STATIONS
  - AUTO REPAIR FACILITIES
  - 100,000 SQUARE FEET COMMERCIAL DEVELOPMENTS.

SUCH PROJECTS MUST CAPTURE AND TREAT THEIR FIRST 3/4" INCH OF RAIN RUNOFF FROM THEIR SITE.

JOB SAFETY REQUIREMENTS

- 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 (W.A.T.C.H.) MANUAL.
- ANYTIME A STREET OR ALLEY IS GOING TO BE CLOSED THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT IS REQUIRED. ALSO THE POLICE AND FIRE DEPARTMENT DISPATCHER, SHALL BE NOTIFIED (310) 318-0313.
- STREET, ALLEY AND SIDEWALK CLOSURES REQUIRE PROPER SIGNAGE AND BARRICADES AS REQUIRED BY THE (W.A.T.C.H.) MANUAL.
- ALL CONSTRUCTION FENCES ARE TO BE BEHIND THE SIDEWALK AND ALL CONSTRUCTION MATERIAL WITHOUT PERMITS ARE TO BE BEHIND THE FENCE. SIDEWALKS ARE TO BE ACCESSIBLE TO PEDESTREANS AT ALL TIMES.
- IF SCAFFOLDING IS NEEDED ON THE PUBLIC RIGHT OF WAY, A PERMIT WILL BE REQUIRED AND ALL PROVISIONS OF THE 1997 UNIFORM BUILDING CODE SECTION 3303 OR THE LATEST EDITION MUST BE MET.
- NO CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIAL, PORTABLE TOILETS, DUMPSTERS, ETC. SHALL BE LEFT ON PUBLIC PROPERTY OVERNIGHT WITHOUT PROPER PERMITS. THESE OBSTRUCTIONS MUST HAVE PROPER BARRICADES WITH FLASHING YELLOW LIGHTS OPERATING AFTER DARK.
- NO OVERNIGHT CLOSURES WILL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
- ANY PUBLIC SIDEWALK DAMAGE TO THE POINT OF CAUSING A TRIP HAZARD DURING CONSTRUCTION, THAT PANEL OF CONCRETE SHALL BE REMOVED IMMEDIATELY AND PATCHED WITH A TEMPORARY ASPHALT PATCH WHICH MUST BE KEPT IN GOOD REPAIR UNTIL THE PERMANENT SIDEWALK IS CONSTRUCTED.
- ALL VEHICLES THAT INTRUDE INTO A NORMAL TRAFFIC LANE MUST HAVE PROPER SIGNAGE AND BARRICADES AS REQUIRED BY THE (WATCH) MANUAL.
- ALL WORK VEHICLES ARE SUBJECT TO ALL APPLICABLE PARKING RESTRICTIONS.
- MATERIAL DROPOFF IS NOT ALLOWED ON THE PUBLIC RIGHT OF WAY WITHOUT FIRST OBTAINING A PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
- FLAGMEN ARE REQUIRED FOR ANY VEHICLES THAT BLOCK THE TRAVEL LANE AND REQUIRE TRAFFIC TO USE THE OPPOSING LANES TO PASS.
- PEDESTRIAN PROTECTION SHALL COMPLY WITH UBC, SECTION 3303 DURING CONSTRUCTION.
- ALL ACTIVITIES PERFORMED IN PUBLIC RIGHT OF WAY DURING THE COURSE OF CONSTRUCTION REQUIRE PUBLIC WORKS PERMIT.

INSPECTION REQUIREMENTS

- CALL FOR INSPECTION 24 HOURS IN ADVANCE (310) 318-0214.
- INSPECTIONS WILL ONLY BE DONE MONDAY THROUGH THURSDAY 8:30 AM TO 12:30 PM AND 1:30 PM TO 4:30 PM OFFICE COUNTER HELP WILL BE AVAILABLE FROM 7:00 AM TO 8:30 AM AND 4:30 PM TO 6:00 PM.
- ALL FORMS AND COMPACTION SHALL BE INSPECTED PRIOR TO ANY CONCRETE BEING POURED OR ASPHALT BEING PLACED.
- SEWER LATERAL PERMITS WILL NOT BE FINAL UNLESS A SEWER LATERAL DIAGRAM HAS BEEN COMPLETED AND APPROVED.

GENERAL NOTES

- BUILDING COMPLIES WITH 2013 CBC, 2013 CMC, 2013 CPC, 2013 CEC, AND CITY OF HERMOSA BEACH.
- AQMD NOTIFICATION IS REQUIRED 10 DAYS BEFORE BEGINNING ANY DEMOLITION WORK. REQUIRED FORM IS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT. PROVIDE PROOF OF NOTIFICATION (MAIL WITH RETURN RECEIPT) 10 DAYS BEFORE BUILDING PERMIT IS ISSUED, OR COMPLETE ASBESTOS NOTIFICATION WAIVER.
- ALL BUILDING FEATURES PROJECTING INTO REQUIRED SETBACKS ARE INDICATED ON SITE/PLAT PLAN.
- SOILS REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT FOR ALL CUTS, FILLS, AND EARTHWORK AS REQUIRED BY CBC SECTION 1804.
- STUMPS AND ROOTS SHALL BE REMOVED TO A DEPTH OF 12" IN THE AREA OCCUPIED BY THE BUILDING.
- INSTALLATION OF INTERIOR AND EXTERIOR WALL AND CEILING COVERINGS SHALL CONFORM TO CHAPTER 25 UBC.
- ALL WATER CLOSETS TO FLUSH WITH 1.6 GALLON MAX. AND ALL NEW PLUMBING FIXTURES SHALL BE CERTIFIED LOW FLOW FIXTURES.
- ALL HOSE BIBS MUST BE PROTECTED BY BACK FLOW PREVENTION AND HAVE AN ANTI-SIPHON DEVICE.
- PROVIDE APPROVED BACKWATER VALVE FOR ALL PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. PROVIDE CAST IRON WASTE PIPE RISERS.
- ALL WINDOW COVERINGS REQUIRED BY CFIR. FORM SHALL BE POSTED PRIOR TO FINAL INSPECTION.
- WRITTEN APPROVAL FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD), (714)386-2000 PER RULE 1403 FOR THE PROPER DISPOSAL OF ASBESTOS.
- ONLY LOS ANGELES COUNTY HEALTH DEPARTMENT APPROVED DEVICES MAY BE UTILIZED FOR LANDSCAPE IRRIGATION BACK FLOW PREVENTION DEVICES.
- ALL SITE DRAINAGE SHALL BE TERMINATED AT PUBLIC WAY VIA NON-EROSIVE DEVICE PER HBMC.
- PROVIDE DRIP PAN OR SIMILAR DEVICE FOR LAUNDRY ROOM, WATER HEATER, AND DISHWASHER.
- PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
- THE ARCHITECT IS NOT RESPONSIBLE FOR SITE GRADING OR DRAINAGE.
- IAPMO APPROVAL REQUIRED FOR ONE PIECE LAVATORY.
- POST INSULATION COMPLIANCE CARD IN CONSPICUOUS LOCATION IN DWELLING PRIOR TO FINAL INSPECTION.
- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BUILDING IS WITHIN THE HEIGHT LIMIT PRIOR TO FRAMING THE ROOF RAFTERS. CONTACT THE CIVIL SURVEY CONSULTANTS.
- CONTROL VALVE FOR SHOWERS AND TUB/SHOWERS SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. UPC, SECT. 410.7.
- VERIFY CLEARANCES WITH OVERHEAD UTILITY LINES FROM ALL PERMANENT AND TEMPORARY STRUCTURE INCLUDING SCAFFOLDING AND OTHER WORKING AREAS DURING CONSTRUCTION. CLEARANCE TO BE 8 FT. HORIZONTAL AND 12 FT. VERTICAL. VERIFY WITH SOUTHERN CALIFORNIA EDISON CO. BEFORE COMMENCING CONSTRUCTION.
- PROVIDE PROTECTION TO PEDESTRIANS PER UBC SECTION 3303 DURING CONSTRUCTION.
- BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER CBC SEC. 501.
- THE STRUCTURE SHALL COMPLY WITH THE SECURITY REQUIREMENTS OF "APPENDIX CHAPTER 10 SECURITY" OF HBMC.
- COOKING EQUIPMENT MUST BE LISTED FOR RESIDENTIAL USE.
- ALL DOORS PROVIDING DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54" AFF. ALL THESE DOORS SHALL BE EQUIPPED WITH EXIT ALARMS. CBC SECTION 3109.4.1.8.
- UNDERGROUND ELECTRICAL SERVICE REQUIRED FOR ALL REPAIRS, REMODELS OR EXPANSION EXCEPT WHERE THE VALUE OF SUCH REPAIRS OR REMODELS IN A FIVE-YEAR PERIOD DOES NOT EXCEED FIFTY PERCENT OF THE EXISTING VALUATION PRIOR TO CONSTRUCTION.
- ALL WATER FIXTURES SHALL BE WATER CONSERVING CPC 402.0
- DRAINAGE FIXTURE LOCATED BELOW THE NEXT UPSTREAM MANHOLE OR BELOW THE MAIN SEWER LEVEL REQUIRES INVESTIGATION TO ASCERTAIN THE NECESSITY FOR SEWER BACKWATER DEVICE CPC 710.0

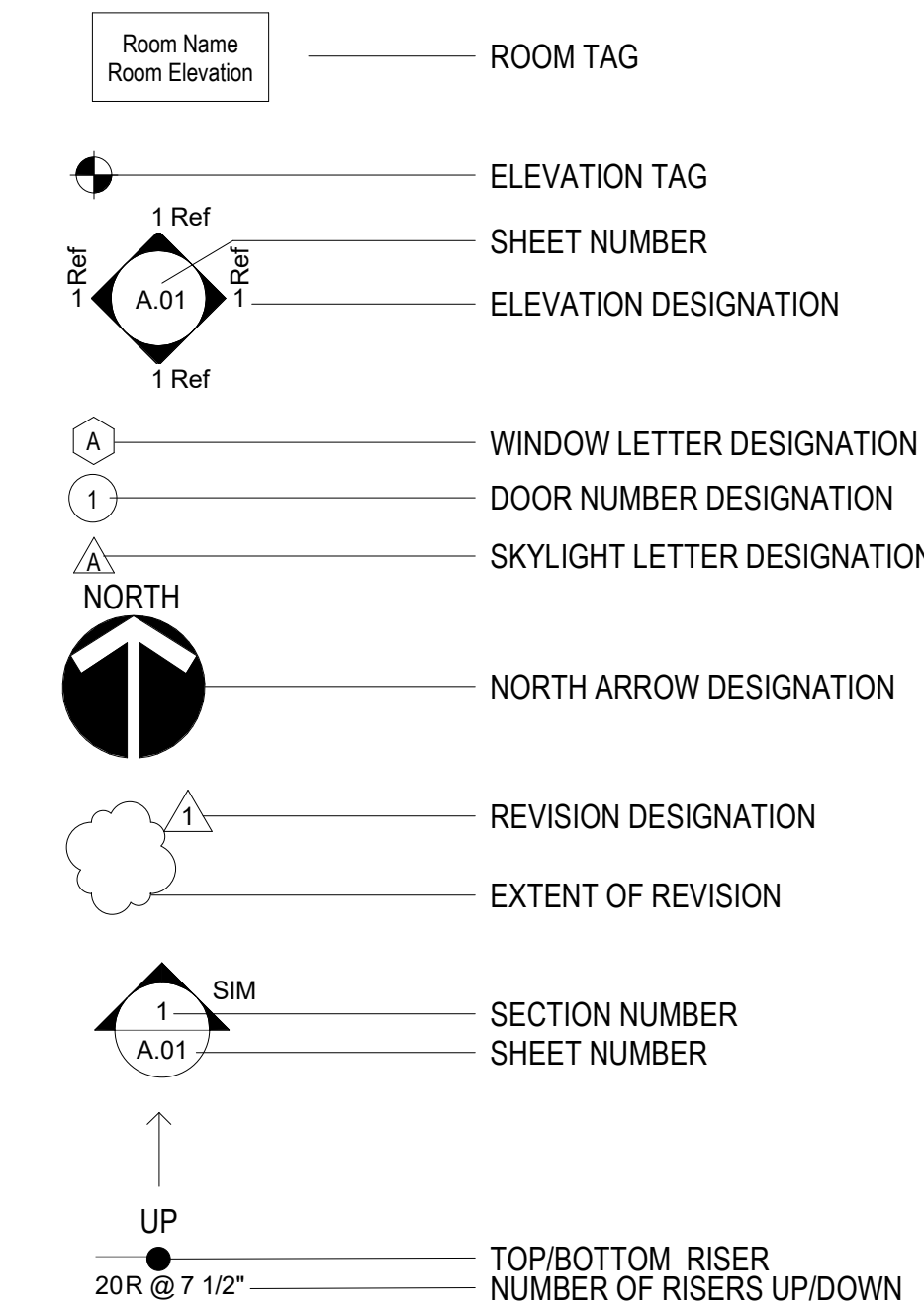
EXCAVATION NOTES

- PROVIDE CONTINUOUS INSPECTION DURING EXCAVATION OF SHORING AND INSTALLATION OF SHORING MEMBERS
- AN EXCAVATION/CONSTRUCTION PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY. THIS INCLUDES, BUT IS NOT LIMITED TO, STANDARD SIDEWALKS, CURBS, GUTTERS, DRIVEWAY APPROACHES, OR UNDERGROUNDING OF UTILITIES.
- CONTRACTOR TO PROVIDE EVIDENCE OF PERMIT FROM CALIFORNIA STATE DEPARTMENT OF INDUSTRIAL SAFETY FOR EXCAVATION 5' OR DEEPER. CALL 213.736.3041.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "DIG ALERT" PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. (800) 227-2600
- PROVIDE TEMPORARY SHORING OF ADJACENT PROPERTY. QUALIFIED PERSONS REGISTERED WITH THE STATE SHALL DESIGN SHORING.
- A PERMIT IS REQUIRED FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATION 5' (1.52 METERS) OR DEEPER OR BUILDING/STRUCTURE OVER 3 STORIES HIGH, OR BUILDING OVER 36' (11 METERS) HIGH.

ABBREVIATION

A.H.	ACTUAL HEIGHT
A.W.	AWNING WINDOW
B.O.W.	BOTTOM OF WALL
C.H.	CRITICAL HEIGHT
CL.G.	CEILING
CL.R.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
C.W.	CASEMENT WINDOW
DIM.	DIMENSION
DN.	DOWN
ELEV.	ELEVATION
F.A.	FROM ABOVE
FLR.	FLOOR
FX	FIXED
HORZ.	HORIZONTAL
HT.	HEIGHT
LAND.	LANDING
LT.WT.	LIGHT WEIGHT CONCRETE
MAX.	MAXIMUM
MIN.	MINIMUM
OP.	OPERABLE
PL.	PROPERTY LINE
REQ.	REQUIRED
SECT.	SECTION
S.F.E	SUB FLOOR ELEVATION
SHT.	SHEET
SK.	SKWEED
SL.	SLOPED
T.O.W.	TOP OF WALL

SYMBOL LEGEND



PROJECT SUMMARY

PROJECT LOCATION:

LEGAL DESCRIPTION:

ASSESSOR PARCEL NO:

ZONING:

SCOPE OF WORK:

24 3RD ST.

HERMOSA BEACH LOT 9 BLOCK 3

APN: 4188-007-009

R3

NEW 3 STORY DUPLEX WITH A JADU

GENERAL BUILDING INFORMATION (NOTE: FOR ADDITION AND REMODEL PROJECTS, PLEASE PROVIDE INFORMATION FOR EXISTING AREA AND ADDED AREA.)

	UNIT A	UNIT B	JADU
GARAGE (INTERIOR DIMENSIONS)	17' 5 1/4" X 40' 0"		
1ST LEVEL LIVING AREA	711 SF		313 SF
DECKS/ BALCONIES			
2ND LEVEL LIVING AREA	961 SF	580 SF	
DECKS/ BALCONIES	132 SF	172 SF	
3RD FLOOR LIVING AREA	264 SF	412 SF	
DECKS/ BALCONIES	437 SF	175 SF	
TOTAL LIVING AREA	1,938 SF	992 SF	313 SF
TOTAL DECKS/ BALCONIES	569 SF	589 SF	
NO. OF BEDROOMS	2	2	1
NO. OF BATHROOMS	4	3	1

ZONING INFORMATION

	REQUIRED	PROVIDED
AREA		
LOT AREA		2,843 SF
LOT COVERAGE	65%	65%
YARDS		
FRONT	5'	5'
SIDE	3'	3'
REAR	3'	3'
PARKING AND DRIVEWAYS		
NUMBER OF SPACES	4	4
GUEST SPACES	1	1
PARKING SETBACK	3'	3'
PARKING STALL DIMENSION	8'6" X 20'-0"	8'-8 1/2" X 20' 0"
TURNING AREA	23'	23'
DRIVEWAY WIDTH	12'	12'
DRIVEWAY MAXIMUM SLOPE	12.5%	12.4%
OPEN SPACE		
ON GRADE	0	0
DECKS/ BALCONIES	600 SF	653 SF
TOTAL	600 SF	653 SF

BASEMENT QUALIFICATION CALCULATION

REQUIRED FOR ALL PROJECTS EXCEPTING TWO STORIES AND BASEMENT

N/A

PROJECT DATA

PROPERTY OWNERS

BARRY AND JILL SMITH  
24 3RD ST.  
HERMOSA BEACH, CA 90254

LEGAL DESCRIPTION

LOT 9  
BLOCK 3  
HERMOSA BEACH  
M.B. 1-25-26  
APN 4188-007-009

OCCUPANCY AND ZONING

OCCUPANCY: R3/U  
ZONING: R3  
CONSTRUCTION TYPE: TYPE V-B, SPRINKLER  
NUMBER OF UNITS: 3  
NUMBER OF STORIES: 3

CITY, STATE, NATIONALLY APPLICABLE  
CODES

2019 CRC, 2019 CBC, 2019 CMC, 2019 CPC, 2019 CEC, STATE OF CALIFORNIA, AND THE CITY OF HERMOSA BEACH

AREA CALCULATIONS

LOT SIZE: 2,843 SF

LOT COVERAGE:

MAX ALLOWABLE LOT COVERAGE: 1,848 SF (65%)  
PROPOSED LOT COVERAGE: 1,847 SF (65%)

LIVING AREA:	UNIT A	UNIT B	JADU
FIRST FLOOR:	711 SF		313 SF
SECOND FLOOR:	961 SF	580 SF	
THIRD FLOOR:	264 SF	412 SF	
TOTAL LIVING:	2,001 SF	992 SF	313 SF
TOTAL LIVING AREA		3,241 SF	
GARAGE		731 SF	
BALCONIES/DECKS		989 SF	

HEIGHT CALCULATIONS

MAXIMUM ALLOWABLE HEIGHT = 30' - 0"  
ACTUAL HEIGHT = SEE SHEET A.05.1 FOR HEIGHT INFO

OPEN SPACE CALCS.

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED	=	UNIT A 300 SF	UNIT B 300 SF
FIRST FLOOR	=	0 SF	0 SF
SECOND FLOOR	=	125 SF	102 SF
THIRD FLOOR	=	179 SF	217 SF
ROOF DECK	=	0 SF	0 SF
TOTAL OPEN SPACE	=	404 SF	319 SF

CONSULTANTS  
SURVEYOR

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

CIVIL ENGINEER

PERU & ASSOCIATES (310) 270-0811  
1976 W 234TH ST.  
TORRANCE, CA 90501

SHEET INDEX

SHEET # SHEET NAME

COVER 3D VIEWS

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PROJECT

SMITH  
RESIDENCE

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HERMOSA BEACH, CA 90254

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PROJECT NUMBER

19034

PRINT DATE

10/5/2020 4:44:53 PM

REVISIONS

Revision Schedule		
Number	Description	Date

VICINITY MAP



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DRAWING

PROJECT  
INFORMATION

SHEET NUMBER

HERMOSA BEACH, CA

G.00



# ARCHITECTURE

2617 NORTH SEPULVEDA BLVD.  
MANHATTAN BEACH, CA 90266  
TEL: 310-318-8089 WWW.TOMARO.COM

DENN ENGINEERS

3914 DEL AMO BLVD, SUITE 921  
TORRANCE, CA 90503 (310) 542-9433

## SURVEY AND TOPOGRAPHY

FOR  
BARRY SMITH  
24 3RD STREET  
HERMOSA BEACH, CA 90254  
PHONE 310-994-8956

**JOB ADDRESS**

24 3RD STREET  
HERMOSA BEACH, CA 90254

## LEGAL DESCRIPTION

LOT 9, BLOCK 3  
HERMOSA BEACH  
M.B. 1-25-26  
APN 4188-007-009

THIS MAP CORRECTLY REPRESENTS A SURVEY  
MADE BY ME OR UNDER MY DIRECTION IN  
CONFORMANCE WITH THE REQUIREMENTS OF  
PROFESSIONAL LAND SURVEYORS' ACT

## PROJECT

**SMITH  
RESIDENCE**

24 3RD STREET  
HERMOSA BEACH, CA 90254

**STAMP**

GARY J. ROEHL      R.C.E. 30826

DRAWN BY KW CHECK BY TS



DRAWN ON \_\_\_\_\_ NOVEMBER 5, 2019




## REVISIONS

## REVISIONS

## LEGEND

 EXISTING BUILDING
  BRICK

 CONCRETE
  WOOD DECK

° 106.76      EXISTING ELEVATION  
      EXISTING CONTOUR  
      BLOCK WALL  
      EXISTING FENCE

BCR	BEGINNING OF CURB RETURN
CL	CENTERLINE
CL.F	CHAIN LINK
ELY	EASTERLY
EM	ELECTRIC METER
FD	FOUND
FE	FENCE
FF	FINISH FLOOR
FL	FIRE HYDRANT
FL	FLOW LINE
GF	GARAGE FINISH FLOOR
GM	GAS METER
GW	GUY WIRE
L&T	LEAD AND LAG
NH	NAIL
NLY	NORTHERLY
PC	PROPERTY CORNER / PROP. CORNER
PL, PL	PROPERTY LINE / PROP. LINE
PP	POWER POLE
PPT	PARAPET
S&W	SPIKE AND WASHER
SPY	SOUTHERLY
SPK	SPIKE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STK	STAIR STAY & TAG
STLT	STREET LIGHT
TC	TOP OF CURB
TW	TOP OF WALL / T.O.W.
TX	TOP OF DRIVEWAY 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.

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ANY CHANGES OR MODIFICATIONS MADE TO THIS  
PLAN WITHOUT WRITTEN CONSENT OF DENN  
ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM  
ANY LIABILITY OR DAMAGE RESULTING FROM SUCH  
CHANGES OR MODIFICATIONS, INCLUDING ANY  
ATTORNEYS FEES OR COSTS INCURRED IN ANY  
PROCEEDING THAT DENN ENGINEERS MAY BE JOINED

SHEET 1 OF 1

**JOB NO. 19-455**

PROJECT NUMBER

19034

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## REVISIONS

Revision Schedule		
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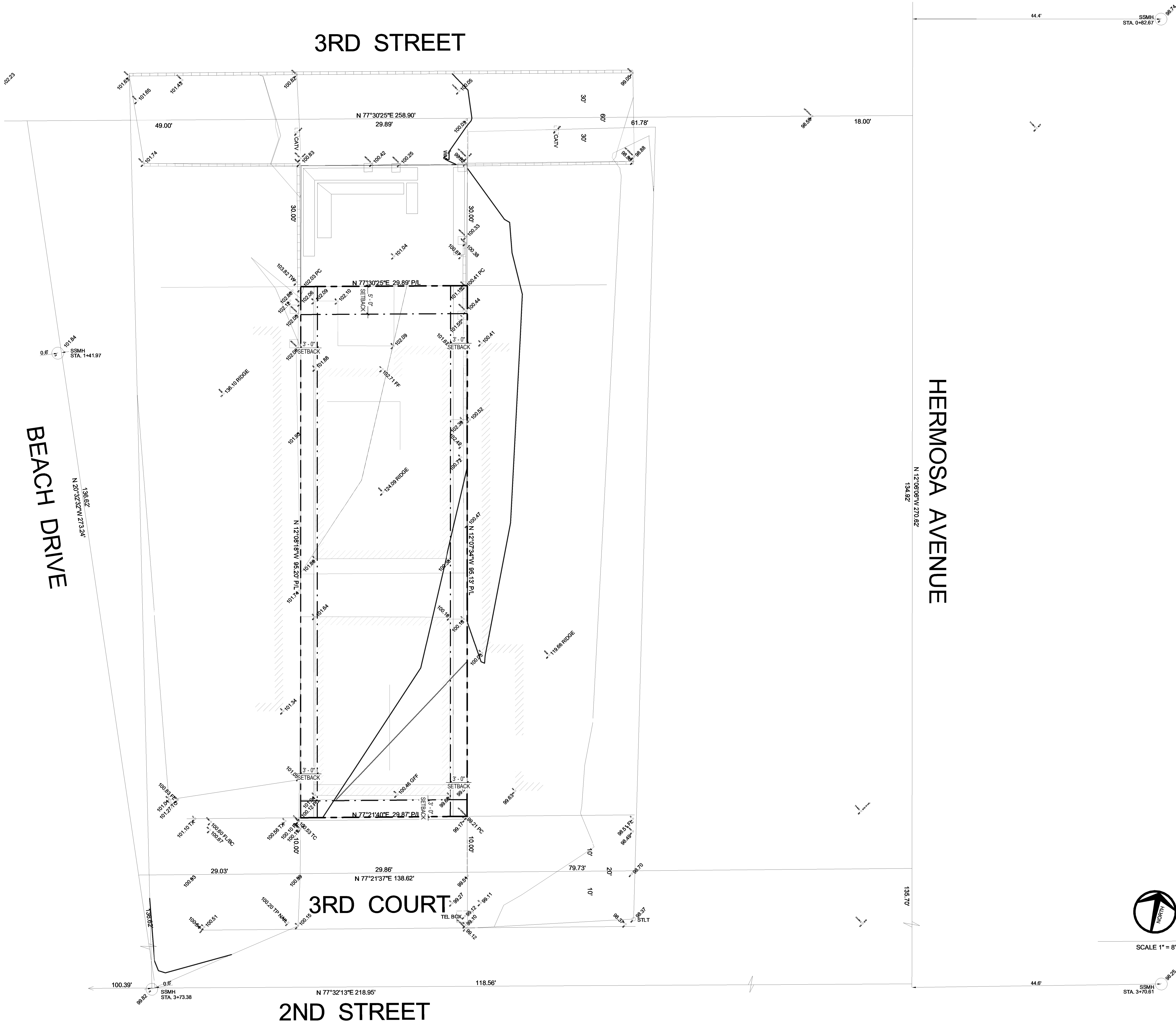
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## DRAWING

## CIVIL SURVEY

**SHEET NUMBER**

# C.01





AREA CALCULATIONS:			
	UNIT A	UNIT B	JADU
FIRST FLOOR	= 711 SF	0 SF	313 SF
SECOND FLOOR	= 961 SF	580 SF	0 SF
THIRD FLOOR	= 264 SF	412 SF	0 SF
TOTAL LIVING	= 1,936 SF	992 SF	313 SF
TOTAL LIVING AREA	= 3,241 SF		
GARAGE	= 731 SF		
BALCONIES	= 989 SF		

OPEN SPACE CALCULATION:		
	UNIT A	UNIT B
OPEN SPACE REQUIRED	= 300 SF	300 SF
FIRST FLOOR	= 0 SF	0 SF
SECOND FLOOR	= 125 SF	102 SF
THIRD FLOOR	= 179 SF	217 SF
ROOF DECK	= 100 SF	0 SF
TOTAL OPEN SPACE	= 404 SF	319 SF

LOT COVERAGE CALCULATIONS:	
LOT SIZE	= 2,843 SF
MAX ALLOWABLE LOT COVERAGE	= 1,848 SF (65%)
PROPOSED LOT COVERAGE	= 1,847 SF (65%)

LEGEND

- UNIT A LIVING
- UNIT B LIVING
- UNIT A OPEN SPACE
- UNIT B OPEN SPACE

PROJECT

**SMITH  
RESIDENCE**  
24 3RD STREET  
HERMOSA BEACH, CA 90254

STAMP

PROJECT NUMBER  
19034

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Number	Description	Date

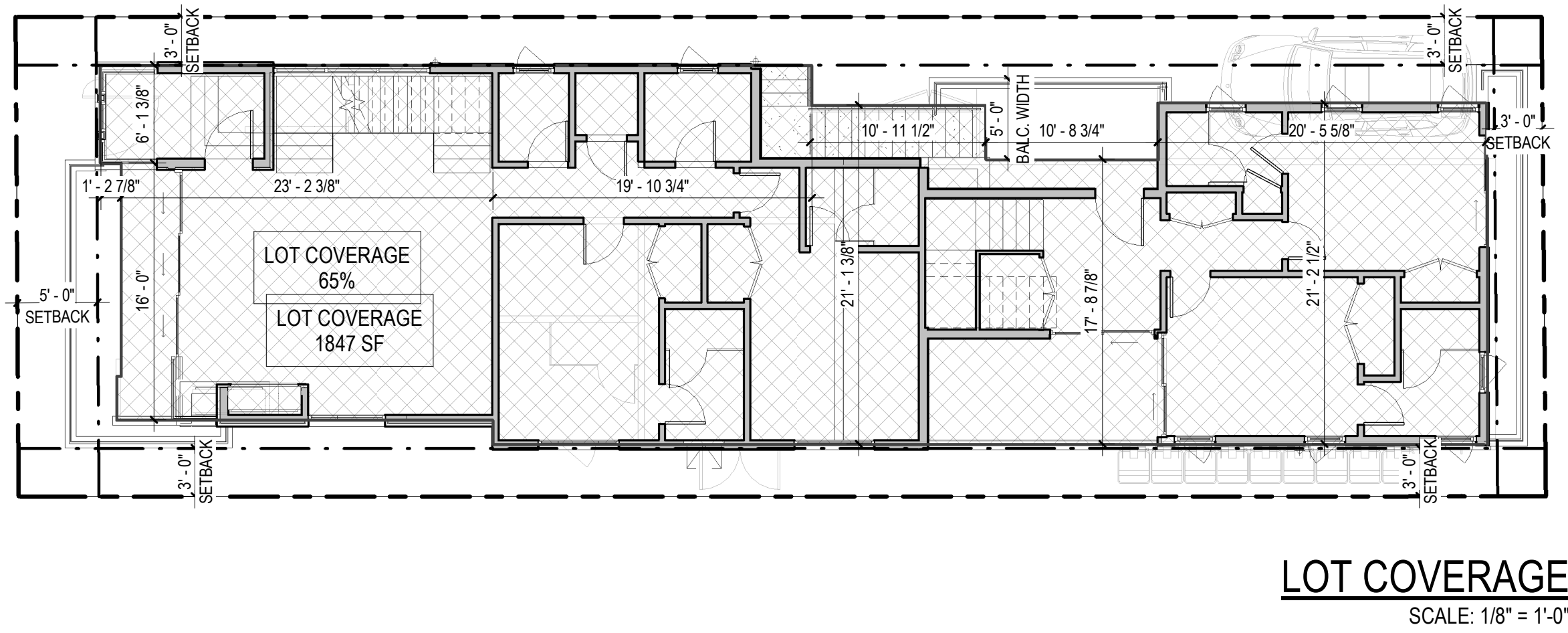
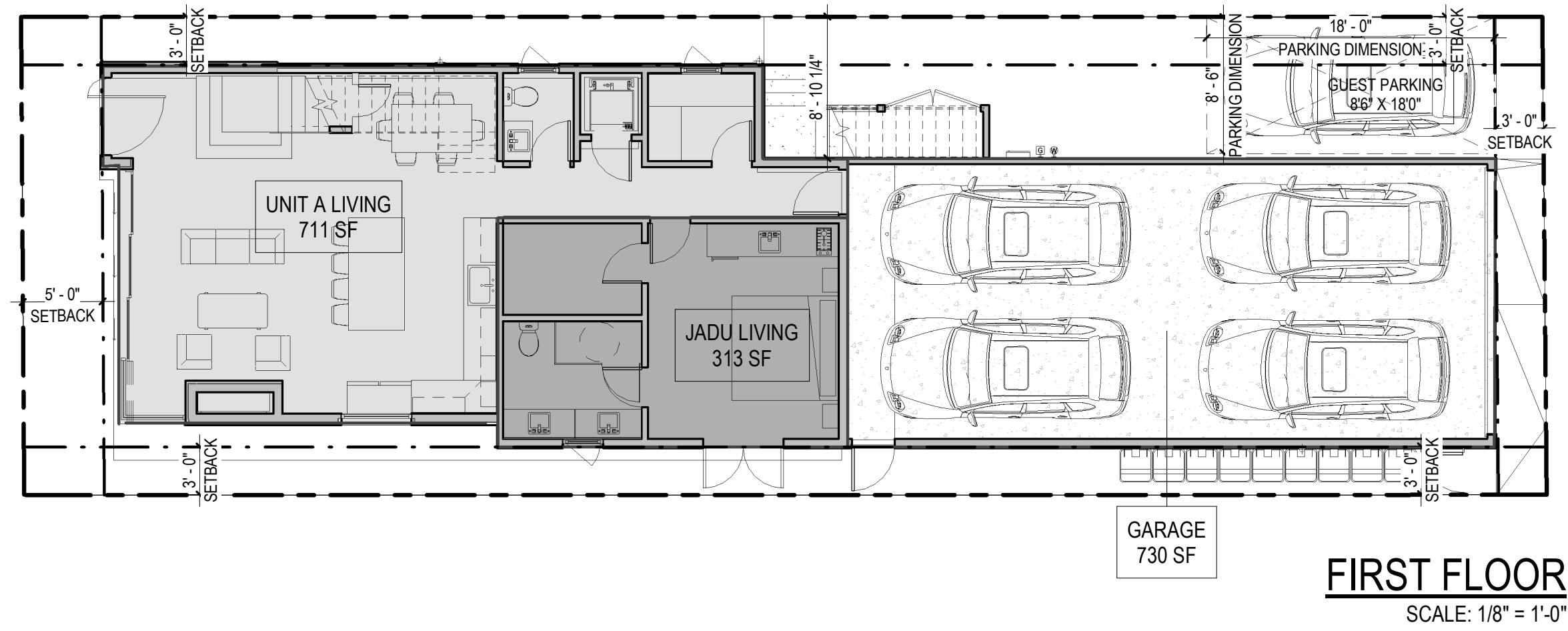
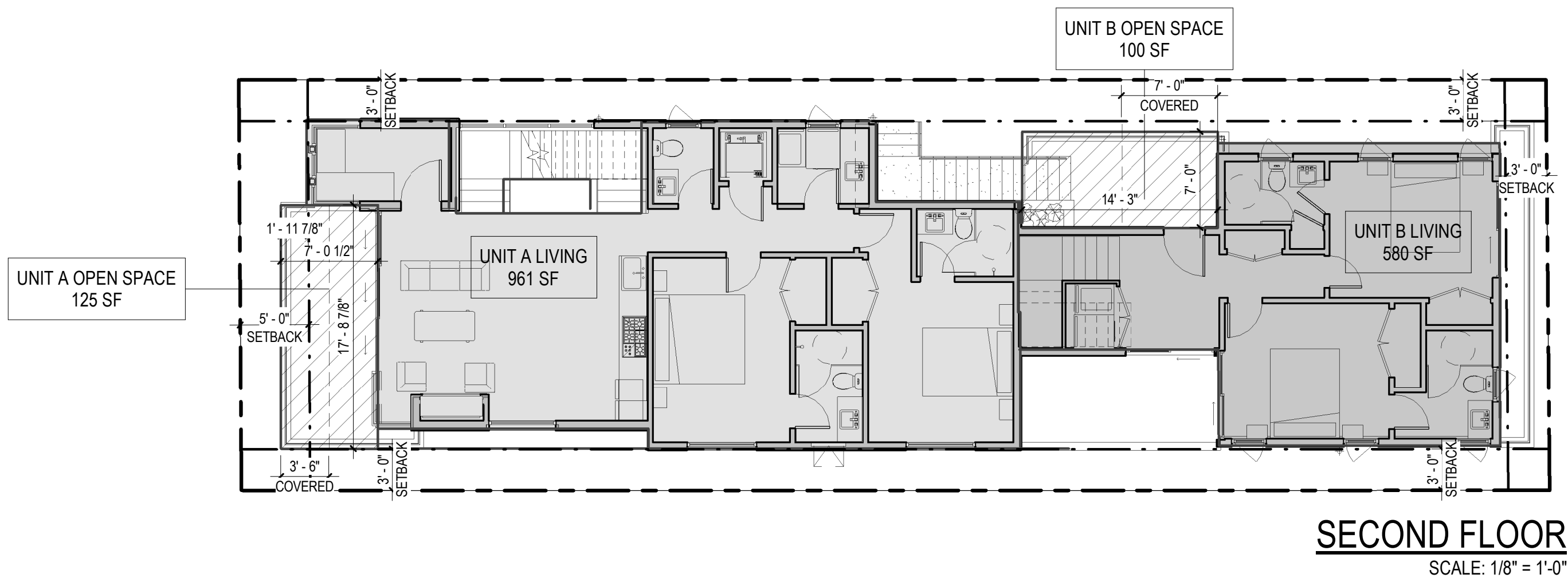
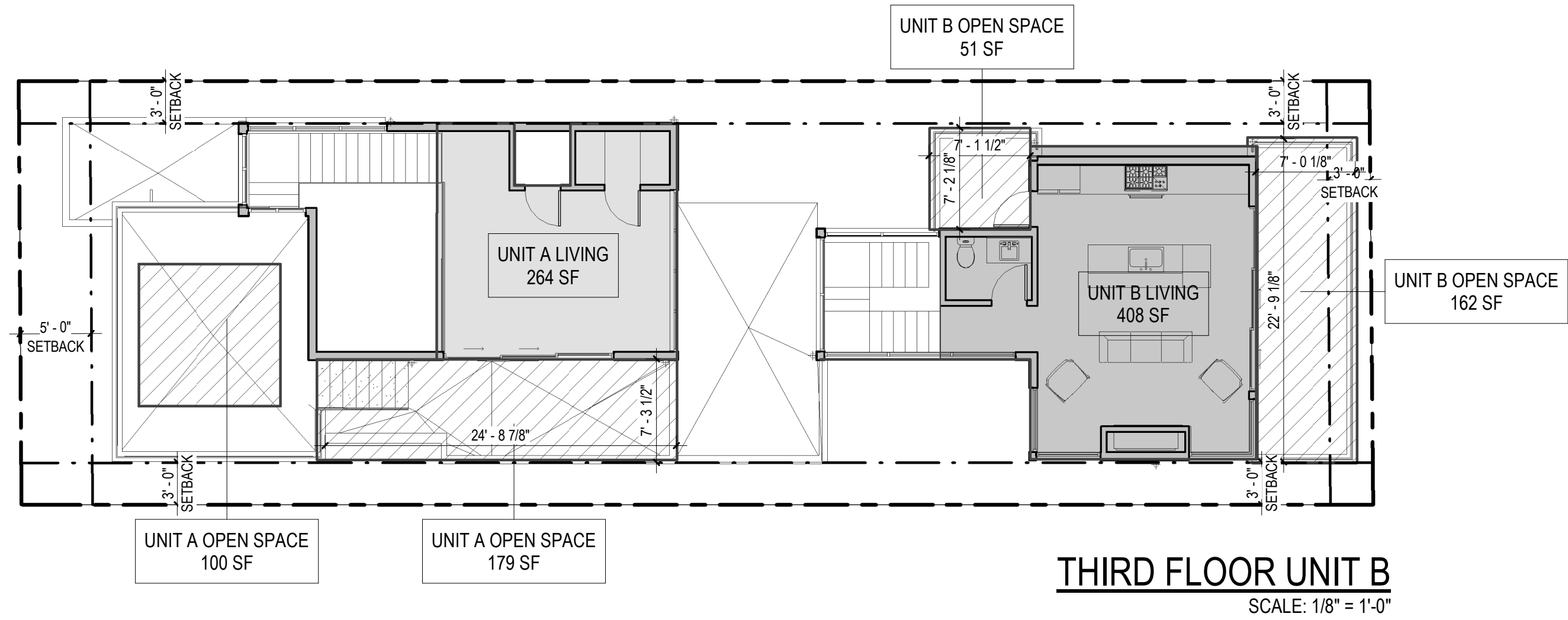
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DRAWING

AREA  
CALCULATIONS

SHEET NUMBER

**A.00**

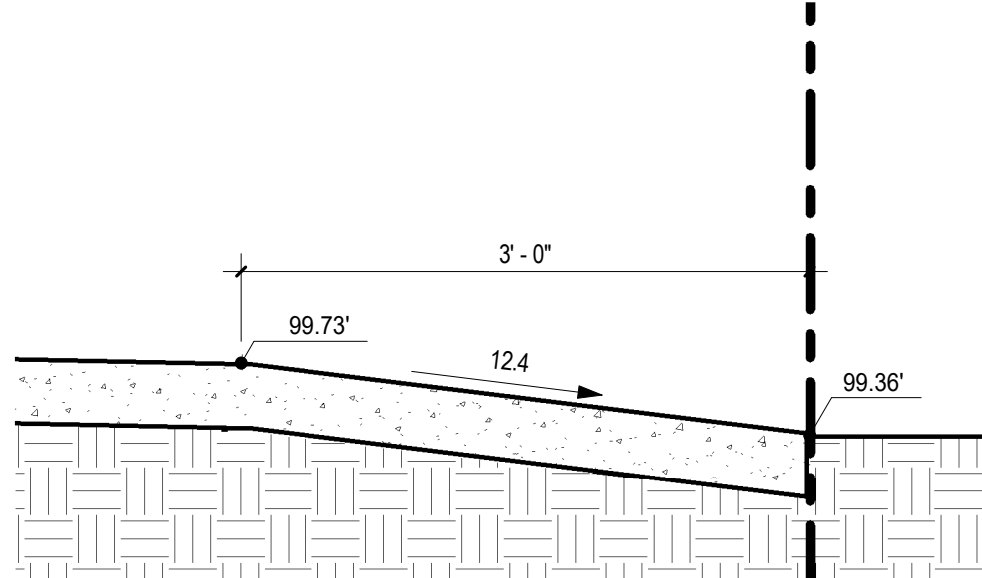




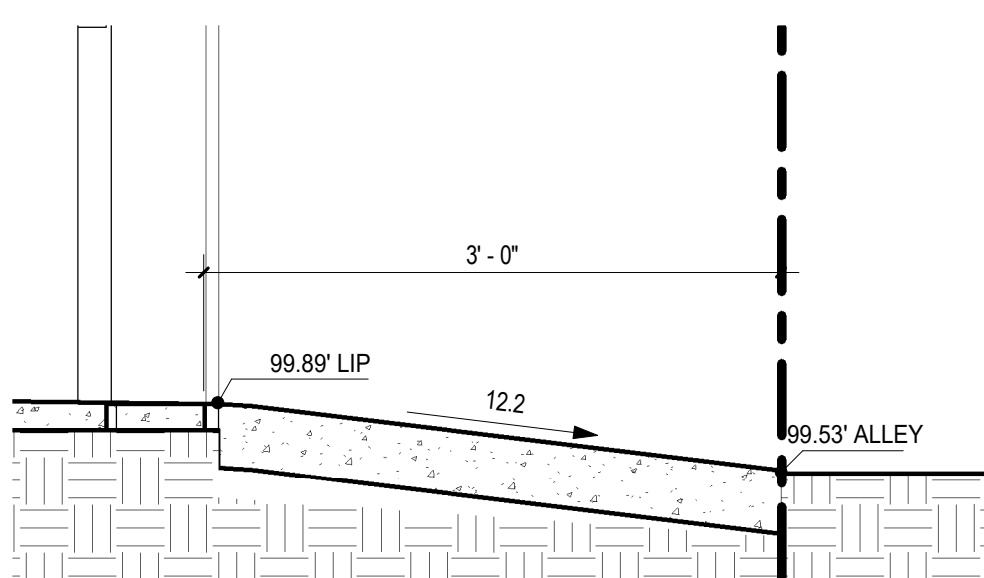
PLANTING LIST				
SYM.	BOTANICAL NAME	QTY	SIZE	WUCOLS CLASS
10	CORDYLINE 'FESTIVE GRASS'	4	1g	L/M
19	KALANCHOE THYRSIFLORA 'PADDLE PLANT'	12	1g	L
19	AEONIUM 'TREE HOUSELEEK'	15	1g	L

- NOTES:
- PROVIDE CONDUIT FROM THE ROOF TO THE ELECTRIC SERVICE PANEL TO ACCOMMODATE FOR FUTURE SOLAR INSTALLATION(S)
  - THERE ARE NO PROPOSED PROPERTY FENCE(S) / WALL(S) PROVIDED ON-SITE

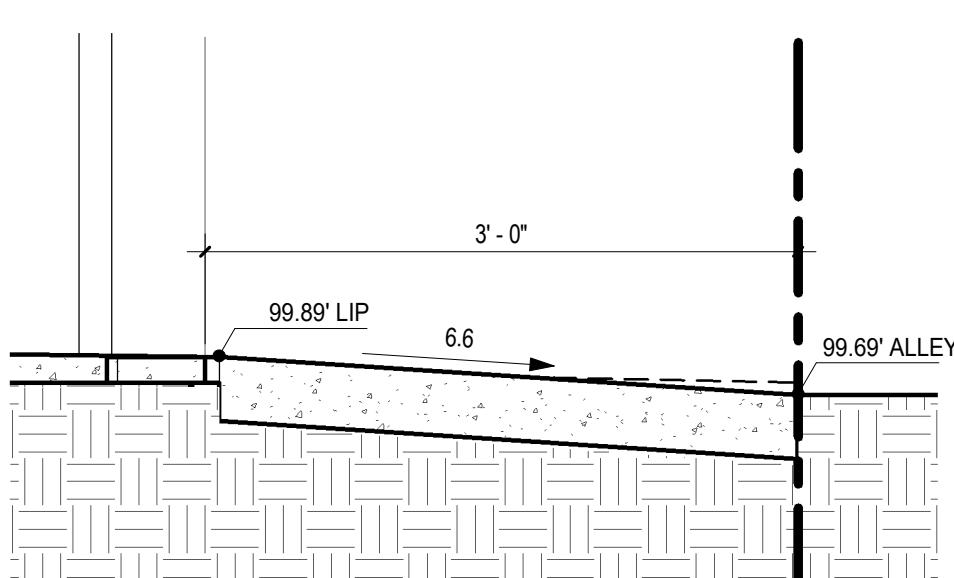
KEYNOTE LEGEND	
SYM	KEYNOTE TEXT
10	NEW CONC. SITE WALL TO HAVE SMOOTH TROWELED STUCCO FINISH [HEIGHT NOT TO EXCEED 42" MAX HT.]
14	NEW WOOD GATE
19	NEW DECK TO BE COLORED CONCRETE WITH ACID WASH FINISH, SCORED AS SHOWN, VERIFY WITH ARCHITECT TO SELECT PATTERN AND COLOR



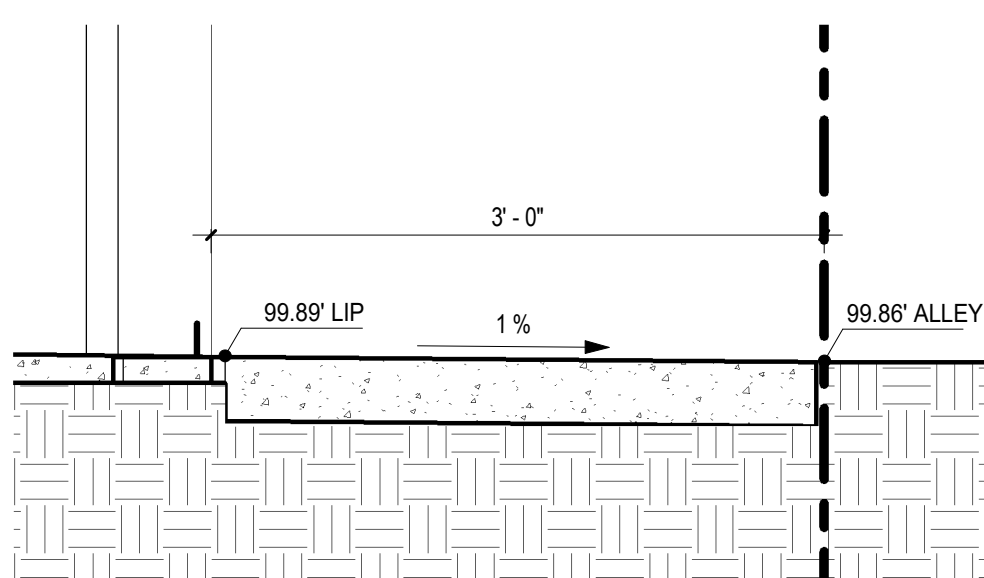
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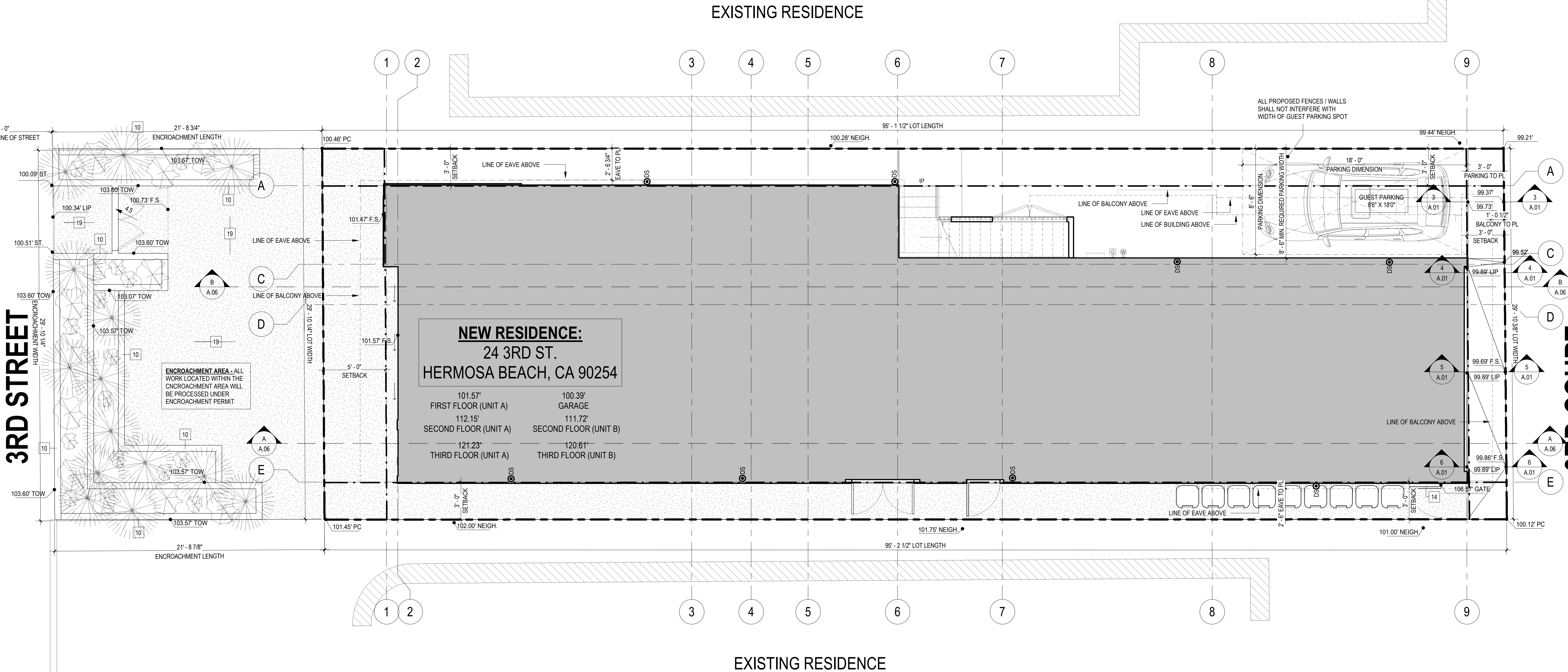
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SCALE: 1" = 1'-0"



Section 5-5  
SCALE: 1" = 1'-0"



Section 6-6  
SCALE: 1" = 1'-0"



PROJECT  
**SMITH RESIDENCE**  
24 3RD STREET  
HERMOSA BEACH, CA 90254

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19034

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

DRAWING  
**SITE PLAN**

SHEET NUMBER  
**A.01**



**NOTARIZED OWNER'S AGREEMENT**

• PROVIDE NOTARIZED OWNER'S ENCROACHMENT PERMIT AGREEMENT AND AGENCY SIGNED INSURANCE ENDORSEMENT FORM #1 (GENERAL) TO COMMUNITY DEVELOPMENT PRIOR TO FINAL INSPECTION

**ENCROACHMENT CALCULATIONS**

AREA OF ENCROACHMENT IN PUBLIC RIGHT OF WAY

$\approx 21'-8" \times 29'-10" = 651 \text{ SF}$

**LANDSCAPING CALCULATIONS**

LANDSCAPING REQUIRED =  $\frac{1}{3}$  OF ENC. AREA  
 $= \frac{1}{3} \times 651 = 217 \text{ SF}$

LANDSCAPING PROVIDED =  $189 + 50 = 239 \text{ SF}$

\*ACTUAL LANDSCAPE AREA > REQUIRED LANDSCAPE AREA

**ENCROACHMENT NOTES:**

- ALL WALLS AND GATES IN ENCROACHMENT AREA TO BE LESS THAN 42"
- CONTRACTOR TO PROVIDE FOR AUTOMATIC IRRIGATION FOR ALL LANDSCAPED AREAS PER MUNICIPAL CODE
- LANDSCAPING WITHIN ENCROACHMENT AREA NOT TO EXCEED 42" MAX HEIGHT PER MUNICIPAL CODE

**PLANTING LIST**

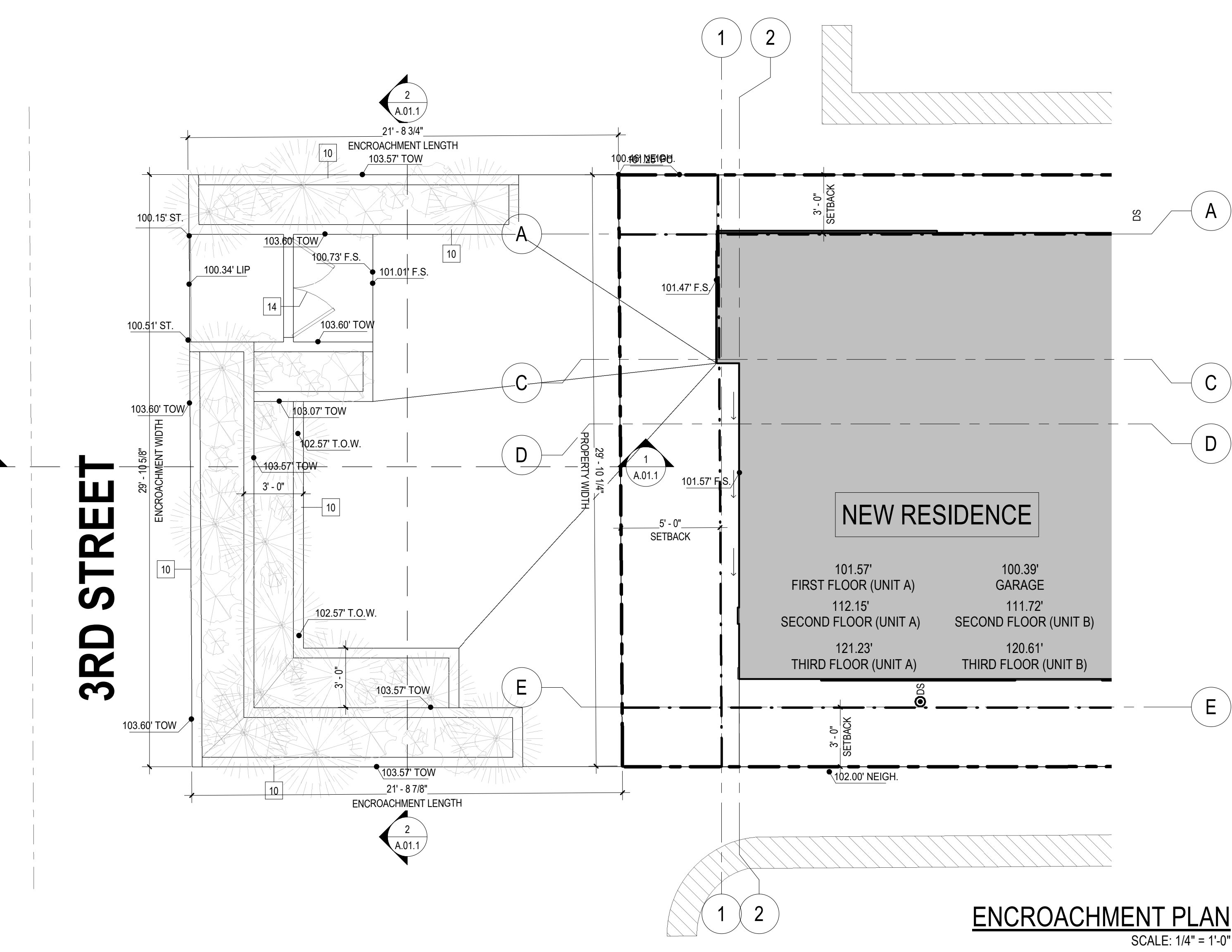
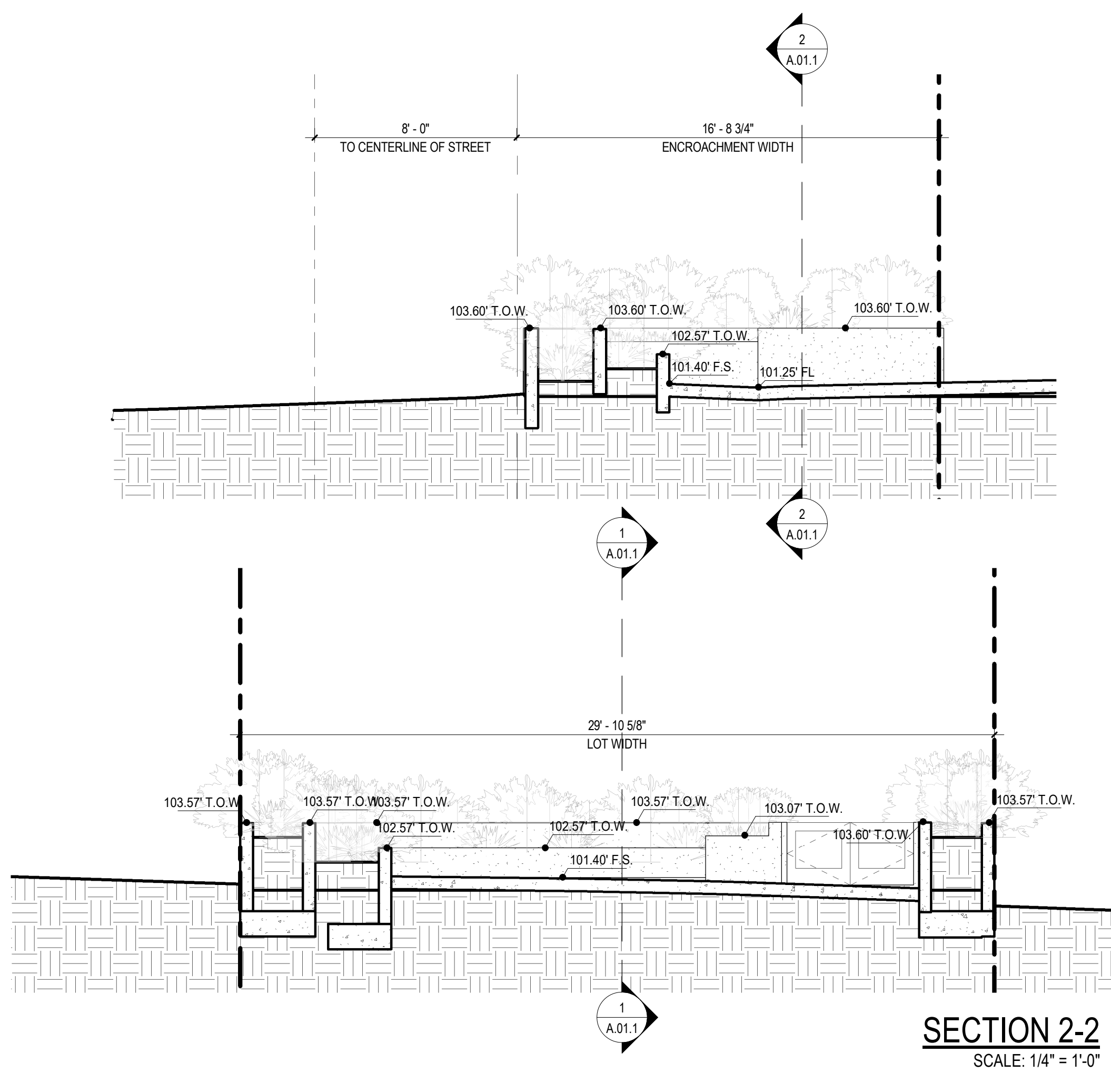
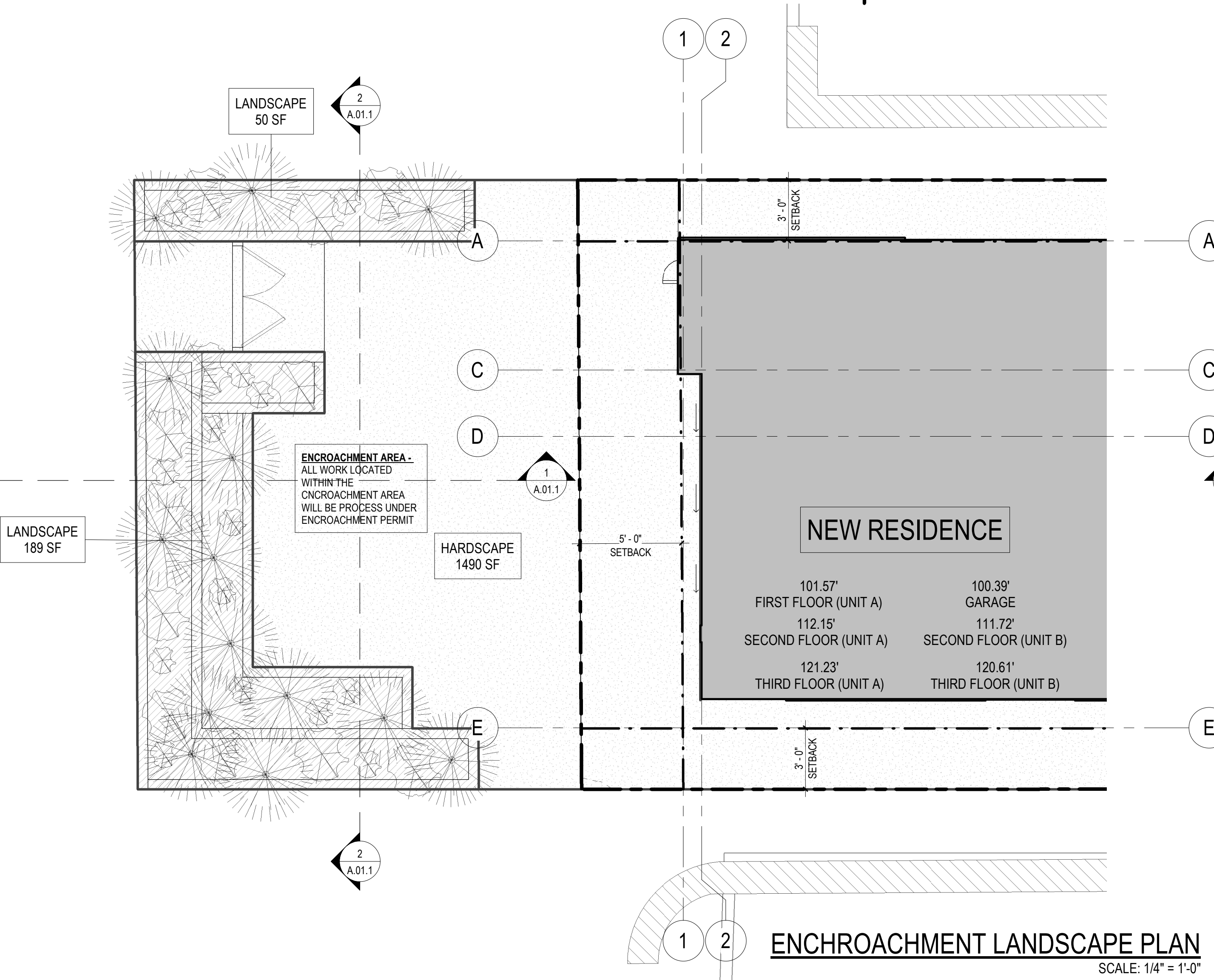
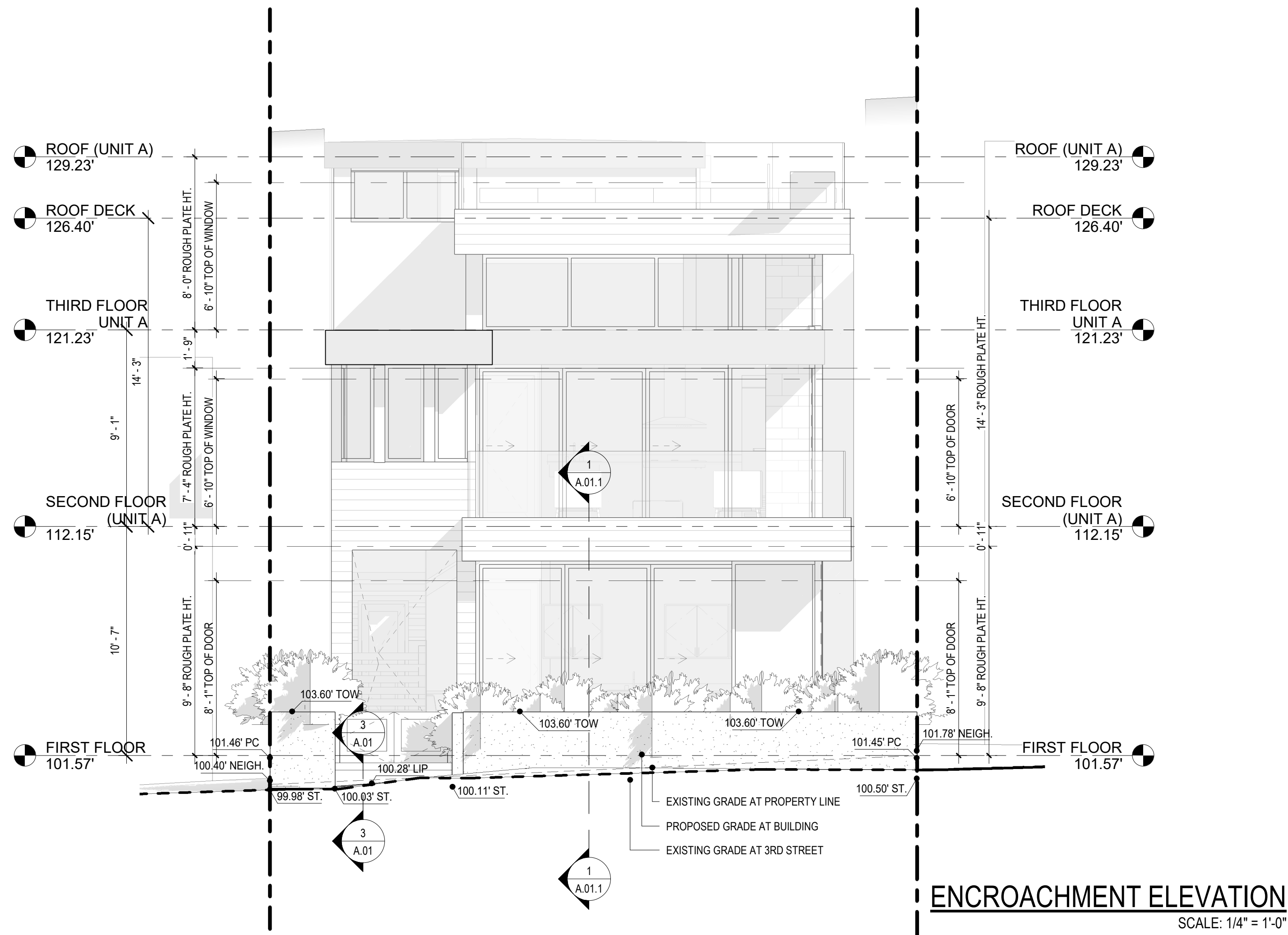
SYM.	BOTANICAL NAME	QTY	SIZE	WUCOLS CLASS
	CORDYLINE 'FESTIVE GRASS'	4	1g	L/M
	KALANCHOE THYRSIFLORA 'PADDLE PLANT'	12	1g	L
	AEONIOUM 'TREE HOUSELEEK'	15	1g	L

**LANDSCAPE NOTES:**

- 1) ALL LANDSCAPE IRRIGATION PROVIDED BY POTABLE (NOT RECLAIMED) WATER MUST USE DRIP OR MICROSPRAY IRRIGATION SYSTEMS.
- 2) AT LEAST 20% OF ALL VISIBLE PORTIONS OF A REQUIRED FRONT OR CORNER SIDE YARD SHALL BE PLANTING AREA. MBMC 10.12.030

**KEYNOTE LEGEND**

SYM	KEYNOTE TEXT
10	NEW CONC. SITE WALL TO HAVE SMOOTH TROWELED STUCCO FINISH [HEIGHT NOT TO EXCEED 42" MAX HT.]
14	NEW WOOD GATE








LANDSCAPE NOTES:

- 1) ALL LANDSCAPE IRRIGATION PROVIDED BY POTABLE (NOT RECLAIMED) WATER MUST USE DRIP OR MICROSPRAY IRRIGATION SYSTEMS.  
2) PROPOSED LANDSCAPE MUST MEET HERMOSA BEACH MUNICIPAL CODES CHAPTER 8.56 - WATER CONSERVATION AND 8.60 - EFFICIENT LANDSCAPING




PERMEABLE AREA CALCULATION

LOT AREA	2843 SF
BUILDING FOOTPRINT	1798 SF
EXTERIOR SURFACE AREA	1696 SF
LANDSCAPE AREA	239 SF
NON-PERMEABLE SURFACE (HARDSCAPE)	1490 SF
PERMEABLE SURFACE (HARDSCAPE)	000 SF
PERMEABLE AREA	239 SF
AT LEAST 50% (848 SF) OF THE EXTERIOR SURFACE AREA MUST BE PERMEABLE OR AN INFILTRATION SYSTEM MUST BE PROVIDED	

PLANTING LIST

SYM.	BOTANICAL NAME	QTY	SIZE	WUCOLS CLASS
	CORDYLINE 'FESTIVE GRASS'	4	1g	L/M
	KALANCHOE THYRSIFLORA 'PADDLE PLANT'	12	1g	L
	AEONIUM 'TREE HOUSELEEK'	15	1g	L

LANDSCAPING LEGEND

-  BUILDING FOOTPRINT  
 HARDSCAPE  
 LANDSCAPE

PROJECT

**SMITH  
RESIDENCE**  
24 3RD STREET  
HERMOSA BEACH, CA 90254

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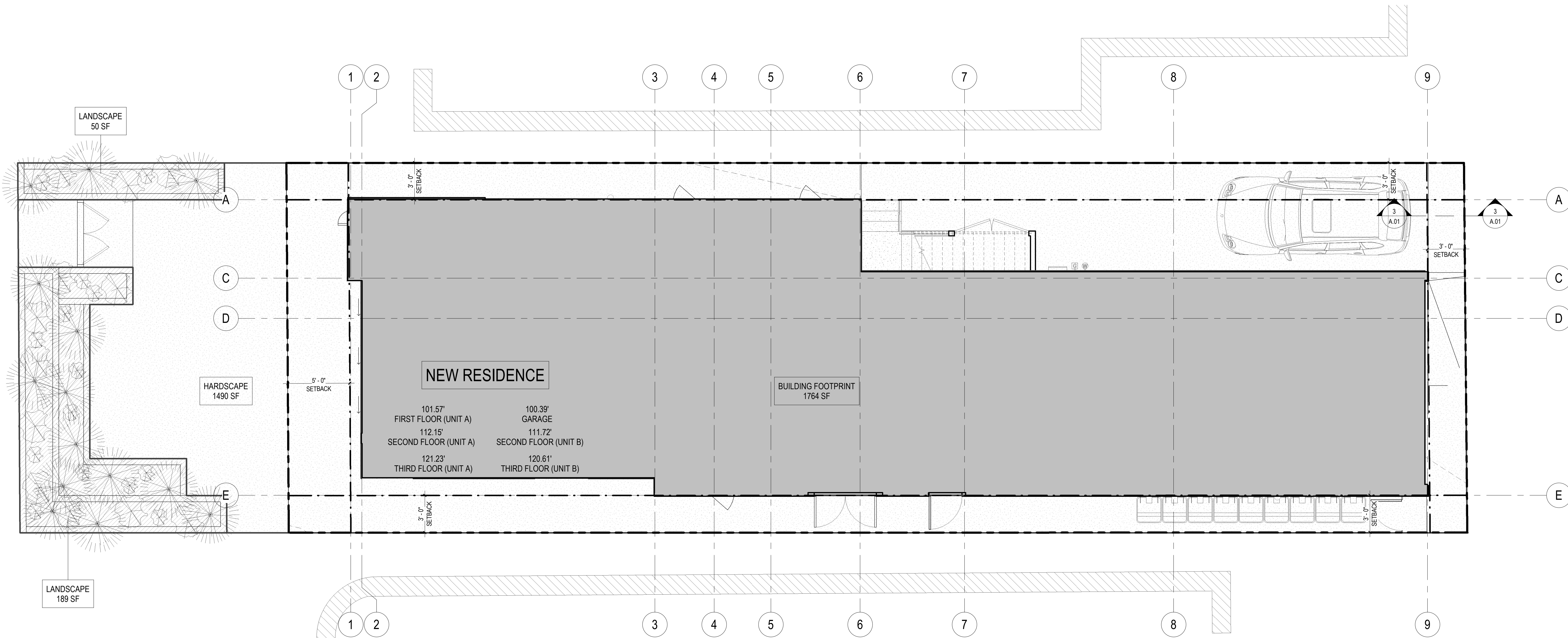
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DRAWING

**SUSTAINABLE  
LANDSCAPE  
PLAN**

SHEET NUMBER

**A.01.2**





3RD STREET

3RD COURT

SECOND FLOOR

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



FIRST FLOOR

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



3RD STREET

3RD COURT

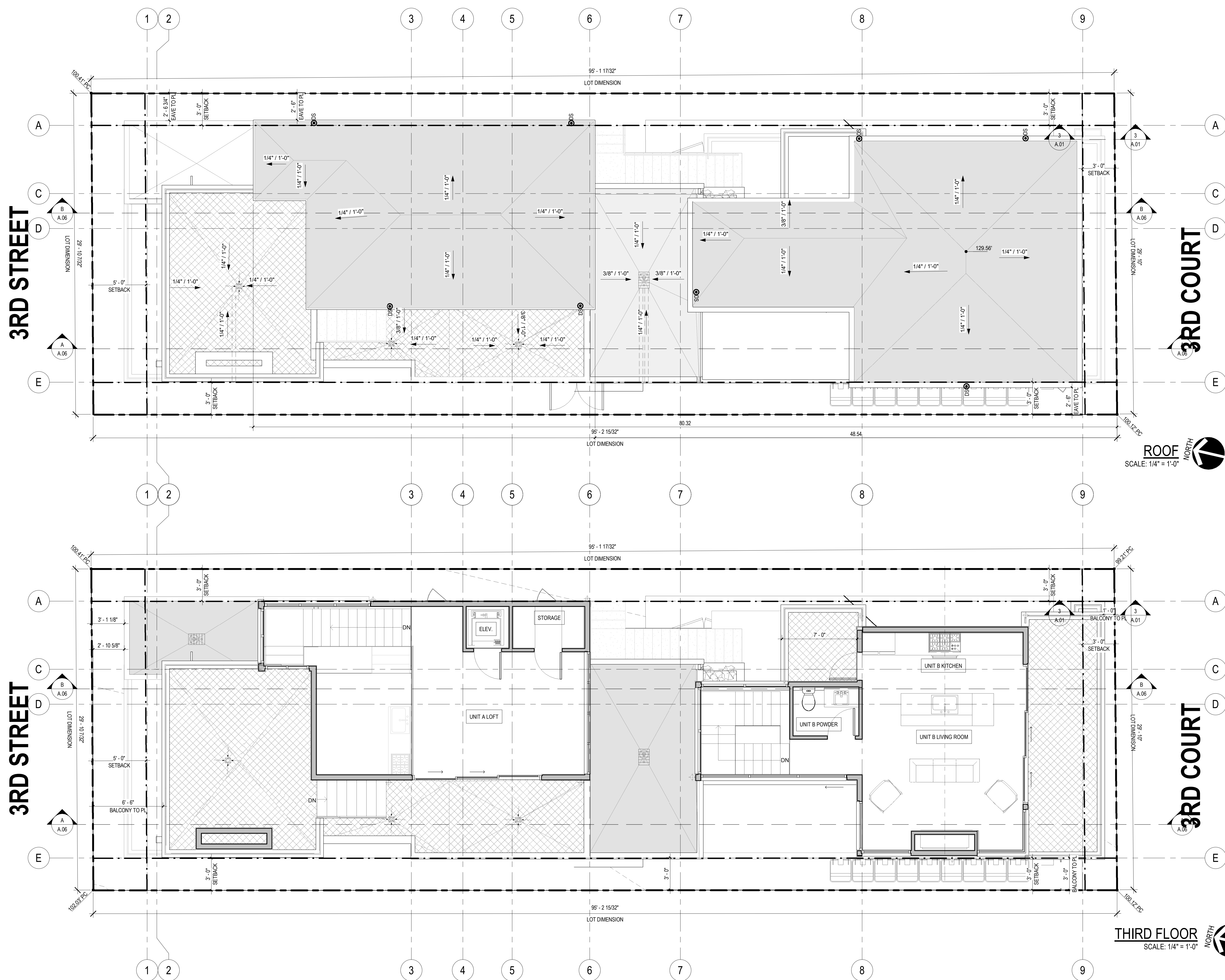
FIRST FLOOR

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





Number	Description	Date







2617 NORTH SEPULVEDA BLVD.  
MANHATTAN BEACH, CA 90266  
TEL: 310-318-8089 WWW.TOMARO.COM

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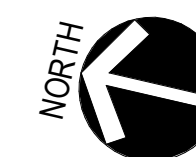
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### A.03.1



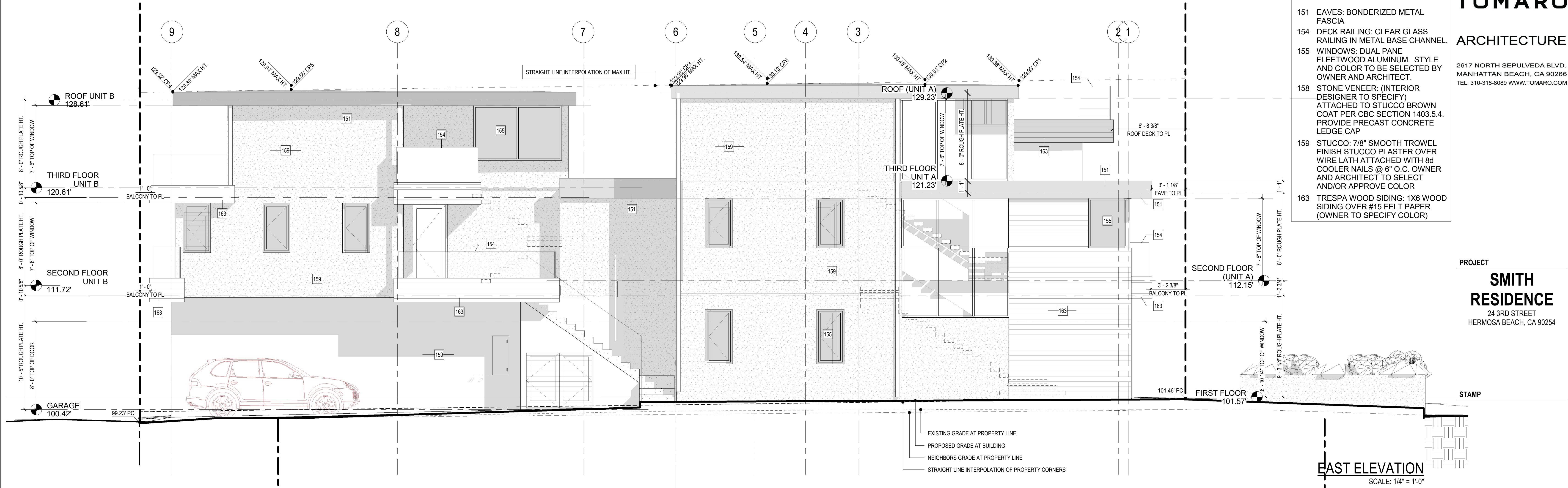


PROJECT

**SMITH  
RESIDENCE**  
24 3RD STREET  
HERMOSA BEACH, CA 90254

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KEYNOTE LEGEND	
SYM	KEYNOTE TEXT
151	EAVES: BONDERIZED METAL FASCIA
154	DECK RAILING: CLEAR GLASS RAILING IN METAL BASE CHANNEL.
155	WINDOWS: DUAL PANE FLEETWOOD ALUMINUM. STYLE AND COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
158	STONE VENEER: (INTERIOR DESIGNER TO SPECIFY) ATTACHED TO STUCCO BROWN COAT PER CBC SECTION 1403.5.4. PROVIDE PRECAST CONCRETE LEDGE CAP
159	STUCCO: 7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. OWNER AND ARCHITECT TO SELECT AND/OR APPROVE COLOR
163	TRESPA WOOD SIDING: 1X6 WOOD SIDING OVER #15 FELT PAPER (OWNER TO SPECIFY COLOR)



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

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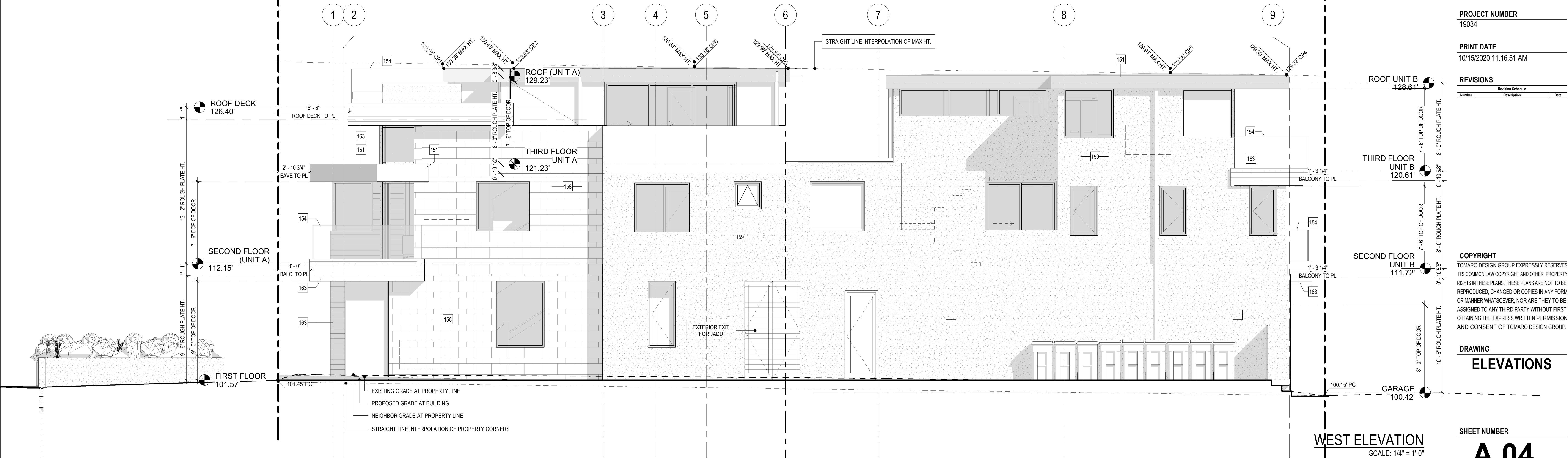
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DRAWING

**ELEVATIONS**

SHEET NUMBER

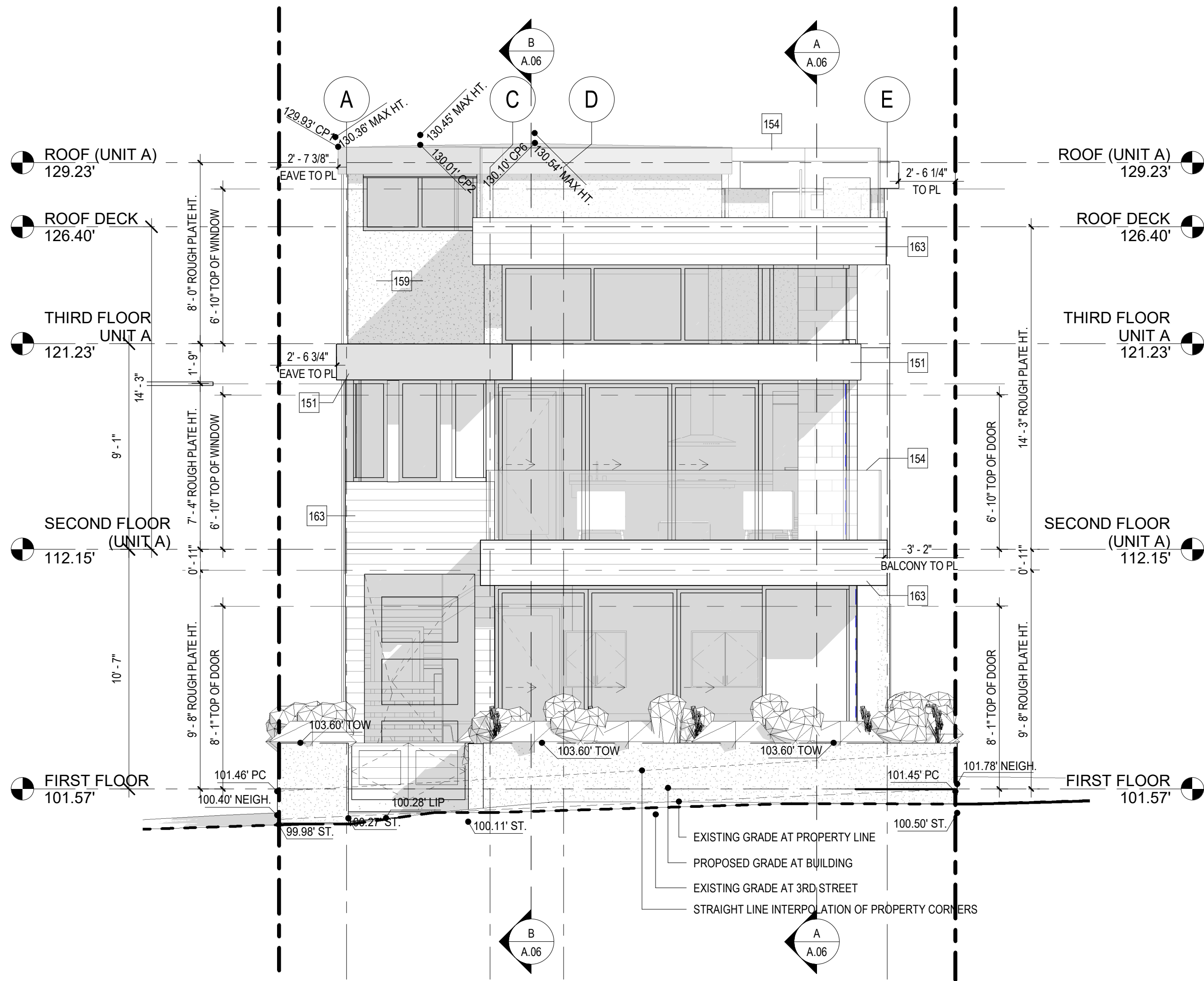
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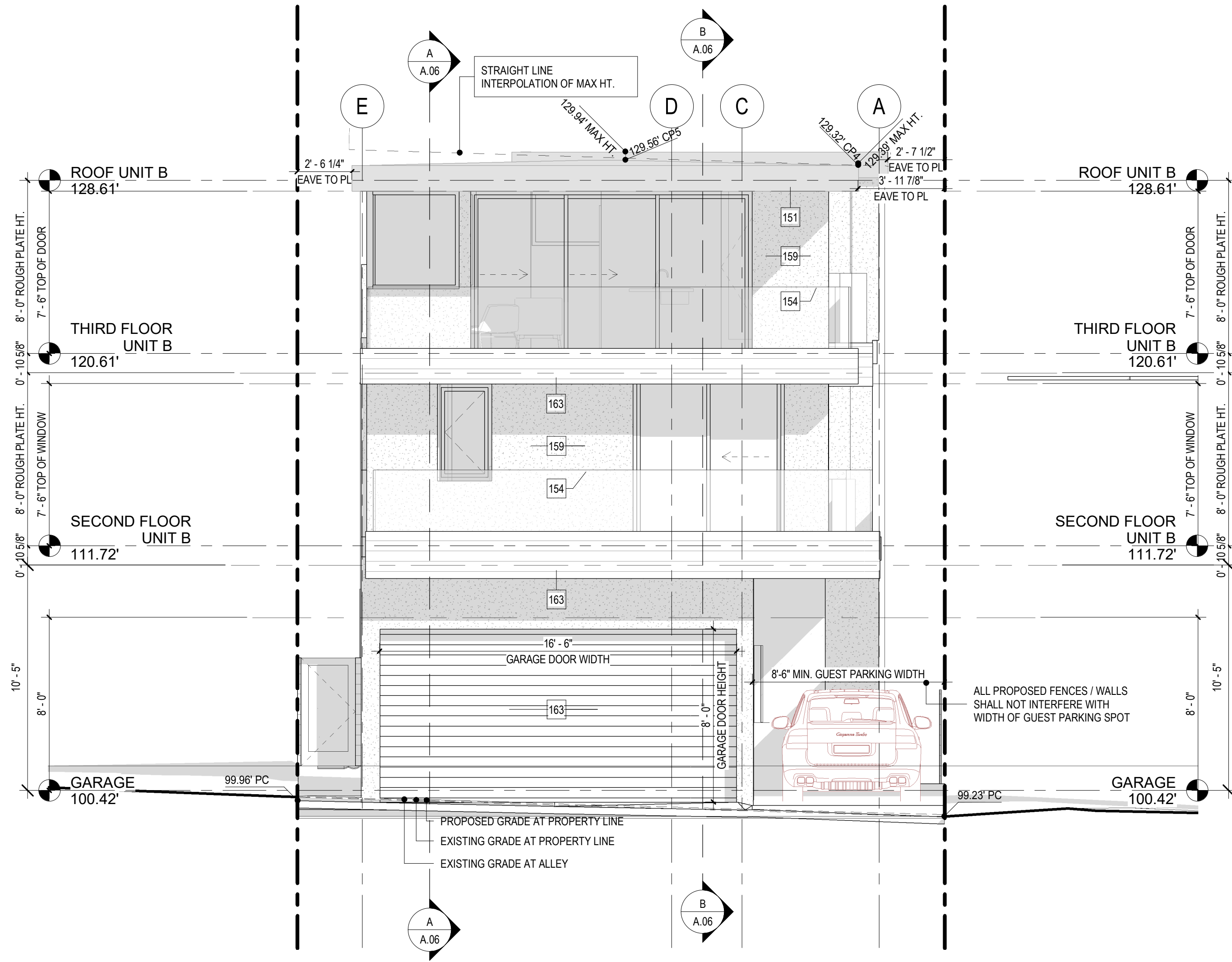
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



KEYNOTE LEGEND	
SYM	KEYNOTE TEXT
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154	DECK RAILING: CLEAR GLASS RAILING IN METAL BASE CHANNEL.
159	STUCCO: 7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. OWNER AND ARCHITECT TO SELECT AND/OR APPROVE COLOR
163	TRESPA WOOD SIDING: 1X6 WOOD SIDING OVER #15 FELT PAPER (OWNER TO SPECIFY COLOR)



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT

**SMITH  
RESIDENCE**  
24 3RD STREET  
HERMOSA BEACH, CA 90254

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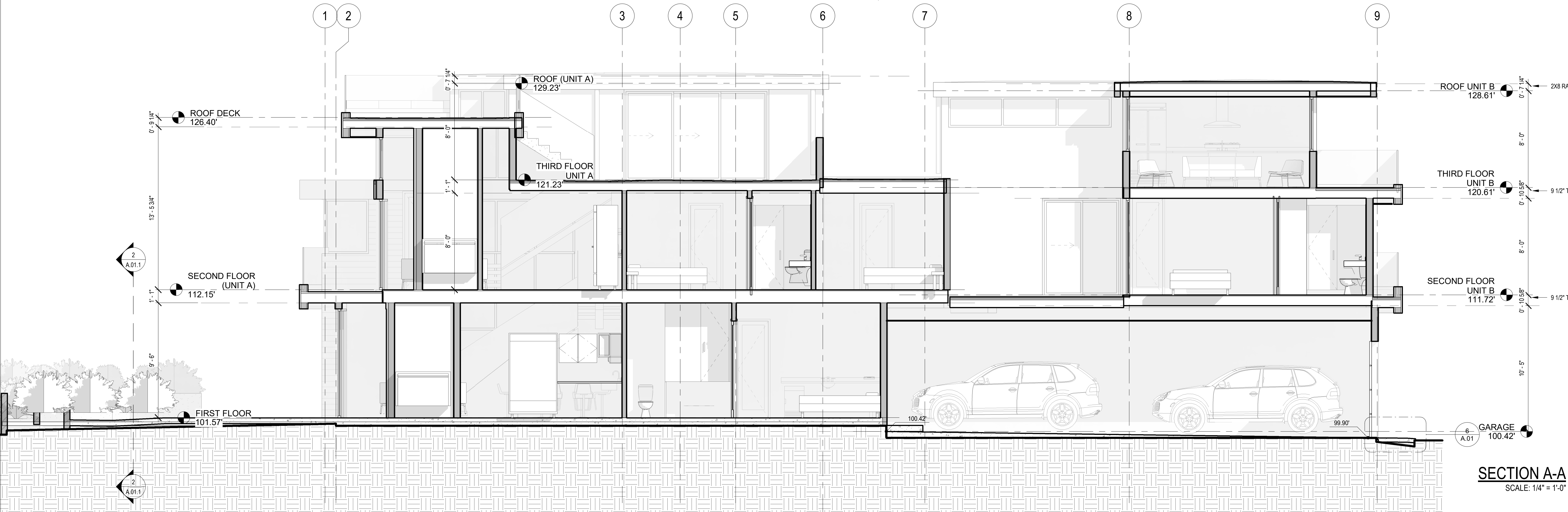
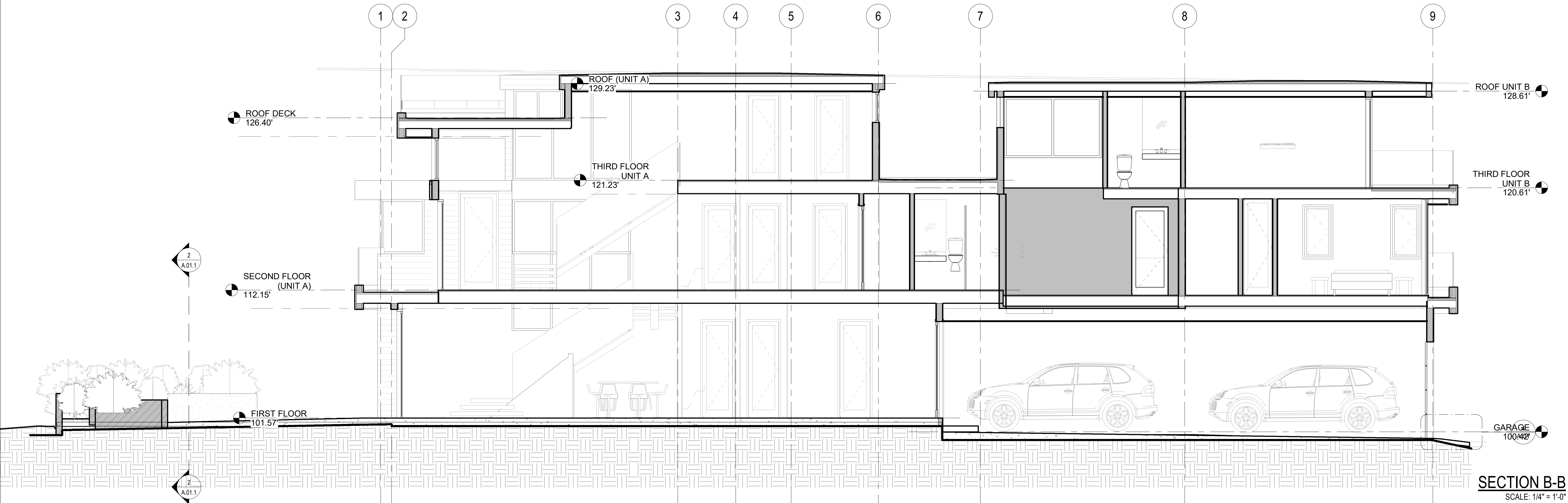
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**ELEVATIONS**

SHEET NUMBER

**A.05**







PUBLIC WORKS STANDARD NOTES

GENERAL CONSTRUCTION NOTES:

- CONSTRUCTION WORK HOURS ARE LIMITED TO 8:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY. WORK PROHIBITED ON SATURDAYS, SUNDAYS AND NATIONAL HOLIDAYS.
- 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
- ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY A LICENSED CONTRACTOR WITH A CLASS A; C-8 OR C-12 LICENSE FOR ALL SIDEWALK, CURB AND GUTTER; C-12 LICENSE FOR ALL STREET PAVEMENT WORK; AND CLASS C-34 LICENSE FOR UTILITY WORK SUCH AS SEWER LATERAL, SEWER CAP AND UNDERGROUND UTILITY WORK IN CONJUNCTION WITH A SINGLE FAMILY RESIDENTIAL STRUCTURE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS. PUBLIC WORKS TEMPORARY RIGHT-OF-WAY 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.
- ALL CONTRACTORS WORKING ON PUBLIC WORKS PROJECTS MUST HAVE A CURRENT CITY OF HERMOSA BEACH BUSINESS LICENSE.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2800 TWO WORKING DAYS BEFORE PERFORMING ANY DIGGING. SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES THAT A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID.
- 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.
- CONTACT PUBLIC WORKS FOR INSPECTION AT LEAST 24 HOURS IN ADVANCE. INSPECTIONS ARE AVAILABLE MONDAY THROUGH FRIDAY, 8:30 A.M. TO 12:00 A.M. AND 1:00 P.M. TO 4:30 P.M.; OFFICE COUNTER ASSISTANCE IS AVAILABLE FROM 7:00 A.M. TO 8:30 A.M. AND 4:30 P.M. TO 6:00 P.M.
- ALL FORMS AND COMPACTION SHALL BE INSPECTED PRIOR TO ANY CONCRETE POUR OR ASPHALT BEING PLACED.
- ALL SURVEY POINTS AND MONUMENTS SHALL BE PROTECTED IN PLACE OR RE-ESTABLISHED IF THEY ARE REMOVED OR DESTROYED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL, DUST CONTROL, AND TEMPORARY DRAINAGE CONTROL AT ALL TIMES.
- ALL CONSTRUCTION TO BE IN CONFORMANCE WITH THE REGULATIONS OF CAL-OSHA.

GENERAL NOTES FOR STREET AND STORM DRAIN IMPROVEMENTS:

- 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) MANUAL. STREET CLOSURES APPROVED BY THE CITY ENGINEER WILL REQUIRE A MINIMUM OF 48 HOUR NOTICE TO BE POSTED AND DISTRIBUTED WITH PROPER DOOR-HANGERS 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.
- GRAFFITI IN FRESHLY POURED CONCRETE SHALL BE REMOVED BY WHATEVER MEANS NECESSARY UP TO AND INCLUDING REMOVAL AND REPLACEMENT.
- 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.
- ANY PUBLIC PROPERTY DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND OR BETTER TO THE SATISFACTION OF THE CITY PUBLIC WORKS INSPECTOR. THE CITY SHALL AT ITS DISCRETION, AND IN THE INTEREST OF PUBLIC SAFETY, MAKE ANY REPAIRS DEEMED NECESSARY; THE COST OF WHICH WILL BE DEDUCTED FROM THE DEPOSIT HELD BY THE CITY.
- ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW-CUT OR WHEEL-CUT AND REMOVED TO CLEAN STRAIGHT LINES.
- AT ALL LOCATIONS WHERE NEW PAVEMENT JOINS EXISTING, THE EXISTING PAVEMENT SHALL BE COATED WITH AN ASPHALTIC EMULSION.

GENERAL NOTES FOR SEWER AND UTILITY IMPROVEMENTS:

- SEPARATION OF SEWER AND WATER FACILITIES SHALL BE IN CONFORMANCE WITH LATEST EDITION OF THE STATE OF CALIFORNIA DEPT OF HEALTH SERVICES.
- SEWER LATERALS SHALL BE CONNECTED TO THE SEWER MAIN WITH WYES.
- THE SEWER LINE SHALL BE TESTED PRIOR TO MAKING PERMANENT SERVICE CONNECTIONS.
- 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. THE CONTRACTOR SHALL FOLLOW THE LATEST HERMOSA BEACH STANDARD PLANS FOR AC AND P.C.C. PAVEMENT.
- 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.
- 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.
- 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:

- 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.
- 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.
- 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 AFTER DARK.
- 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.
- ALL VEHICLES THAT INTRUDE INTO A NORMAL TRAFFIC LANE MUST HAVE PROPER SIGNAGE AND BARRICADES AS REQUIRED BY THE (WATCH) MANUAL.
- ALL WORK VEHICLES ARE SUBJECT TO ALL APPLICABLE PARKING RESTRICTIONS.
- FLAGMEN ARE REQUIRED FOR ANY VEHICLES THAT BLOCK THE TRAVEL LANE AND REQUIRE TRAFFIC TO USE THE OPPOSING LANE TO PASS.

WATER QUALITY REQUIREMENTS:

- 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 RETAINED WITH BERMS OR SANDBAGS AND VACUUMED TO PREVENT IT FROM ENTERING INTO ANY STORM DRAIN SYSTEM.
- 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. SANDBAGS SHALL BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.
- MAKE SURE BROKEN PAVEMENT DOES NOT COME IN CONTACT WITH RAINFALL OR RUNOFF.
- 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.
- COVER OR BARRICADE STORM DRAIN OPENINGS DURING SAW-CUTTING.
- DURING CONSTRUCTION:
  - PROTECT CATCH BASINS AND MAINTENANCE HOLES WHEN APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, ETC.
  - USE CHECK DAMS, DITCHES OR BERMS TO DIVERT RUNOFF AROUND EXCAVATIONS.
  - COLLECT AND RECYCLE EXCESS ABRASIVE GRAVEL OR SAND.
  - AVOID OVER-APPLICATION BY WATER TRUCKS FOR DUST CONTROL.
  - NEVER HOSE DOWN "DIRTY" PAVEMENT OR SURFACES. CLEAN UP ALL SPILLS AND LEAKS USING "DRY" METHODS (WITH ABSORBENT MATERIALS AND /OR RAGS), OR DIG UP AND REMOVE CONTAMINATED SOIL. FOR DISPOSAL INFORMATION CALL (800) 552-5218.
  - CATCH DRIPS FROM PAVER WITH DRIP PANS OR ABSORBENT MATERIAL (CLOTH, RAGS, ETC.) PLACED UNDER MACHINE WHEN NOT IN USE.

PROJECT DESCRIPTION:

NEW 3 STORY DUPLEX WITH A JADU.  
LOT AREA: 2,843 SF.

DRAINAGE NOTE:

PROVISIONS FOR CONTRIBUTORY DRAINAGE SHALL BE MADE AT ALL TIMES.

GRADING NOTES:

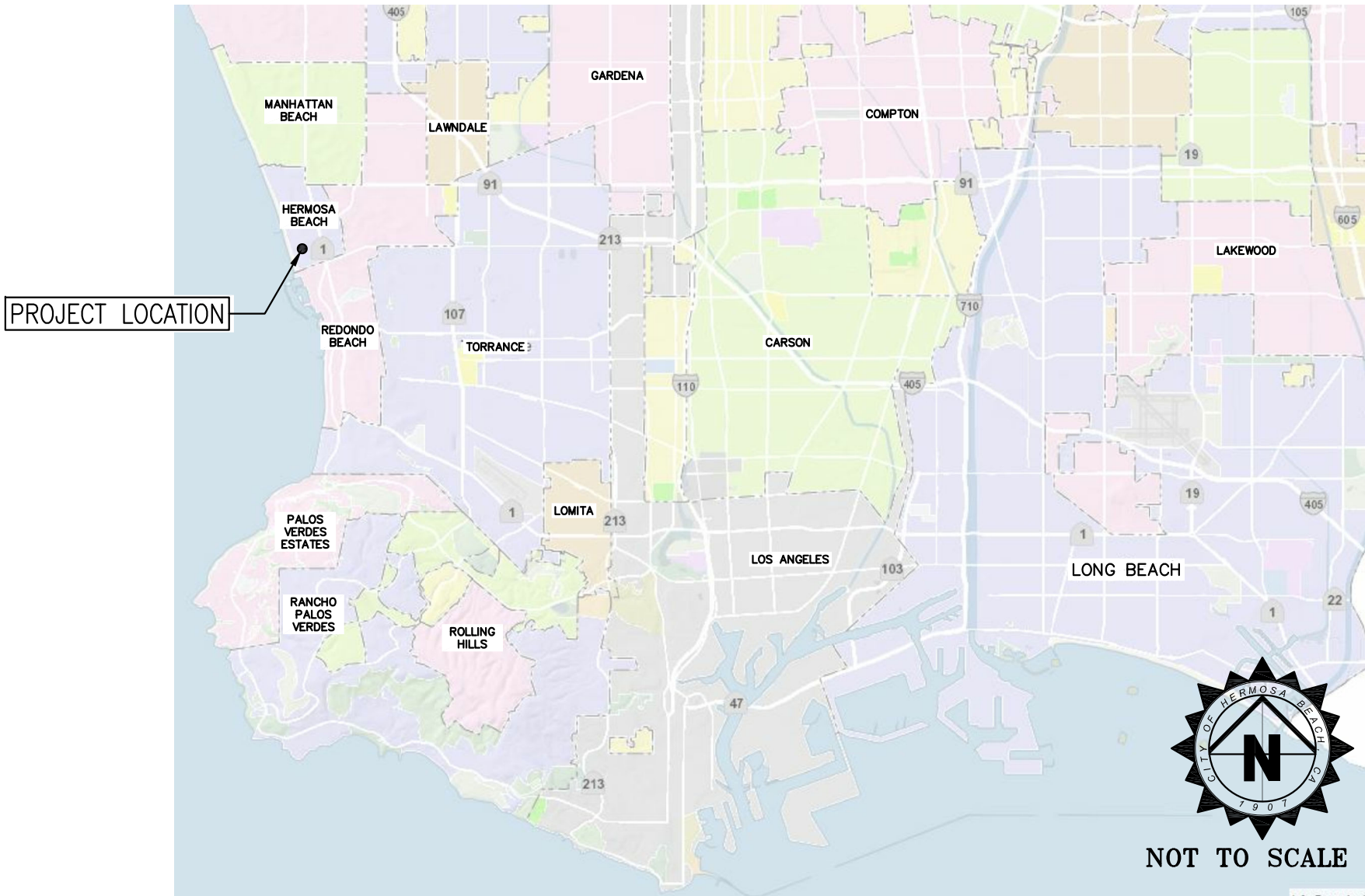
- HAUL ROUTE MUST BE APPROVED BY ENGINEERING SERVICES. SEE CITY'S APPROVED ROUTE ON VICINITY MAP HEREIN.
- OFFSITE GRADING APPROVAL MUST BE OBTAINED IN WRITING.
- BORROW OR DISPOSAL SITE MUST BE PERMITTED & BONDED (IF WITHIN CITY) AND PERMITTED.
- SEWER MAIN/LATERAL SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION OF FIRST FLOOR.
- UTILITY LINES LOCATION SHALL BE PERMANENTLY IDENTIFIED ON CURB FACE. FONT 2" HEIGHT AND 1/2" DEPTH.
- IT IS RESPONSIBILITY OF DEVELOPER TO HAVE ALL STRIPING AND UTILITY TRENCHES PROPERLY RESTORED PER CITY STANDARD PLANS PRIOR TO RECEIVING PUBLIC WORKS FINAL SIGN OFF.
- IF SHORING REQUIRED, CONTRACTOR SHALL PROVIDE PRIOR TO ANY EXCAVATION ACTIVITY A "SHORING PLAN" DESIGNED TO BE IN ACCORDANCE WITH THE SOILS REPORT RECOMMENDATIONS.

PROJECT CUBIC YARDAGE DATA

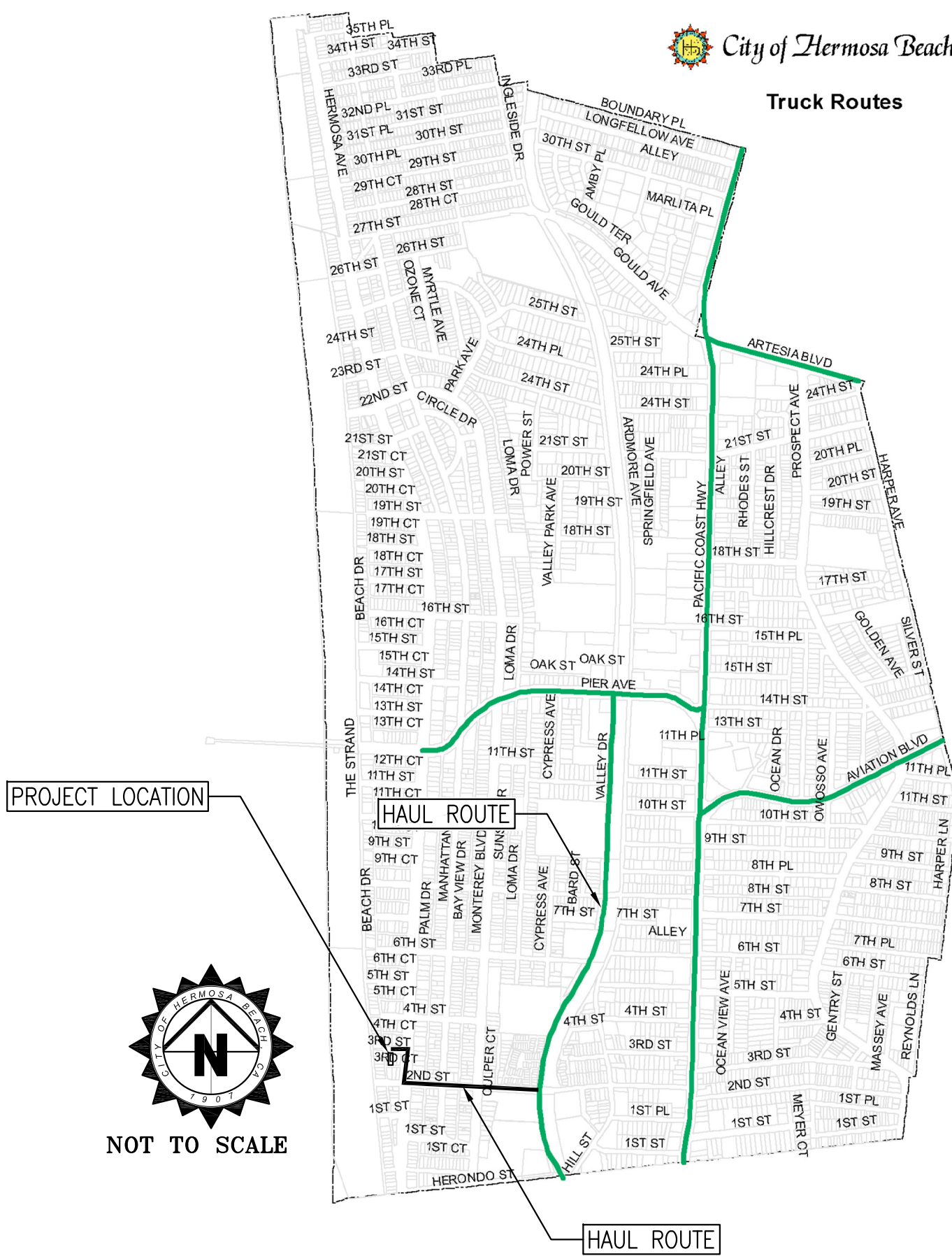
TOTAL CUT SOILS:	20 CUBIC YARDS ±
TOTAL FILL SOILS:	0 CUBIC YARDS ±
TOTAL EXPORT SOILS:	20 CUBIC YARDS ±
TOTAL IMPORT SOILS:	0 CUBIC YARDS ±

- CONTRACTOR IS RESPONSIBLE FOR COMPLETING HIS OWN CUT AND FILL CALCULATIONS. VOLUMES SHOWN ARE FOR OWNERS PLANNING PURPOSES ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED REGARDING THEIR ACCURACY.

REGIONAL MAP



VICINITY MAP



OWNER'S INFORMATION

BARRY AND JILL SMITH  
24 3RD STREET, SUITE C  
HERMOSA BEACH, CA 90254

CONSULTANT LIST:

ARCHITECT:  
TOMARO ARCHITECTURE  
2617 NORTH SEPULVEDA BLVD.  
MANHATTAN BEACH, CA 90266  
(310) 318-8089, WWW.TOMARO.COM

SURVEYOR:  
DENN ENGINEERS (310) 542-9433.  
3914 DEL AMO BLVD. STE. 921  
TORRANCE, CA 90503

CIVIL ENGINEER  
PERU CONSULTANTS, INC.  
1976 W 234TH STREET, TORRANCE, CA 90501  
PH: (310) 270-0811

SOIL ENGINEER  
NOR CAL ENGINEERING.  
SOILS AND GEOTECHNICAL CONSULTANTS.  
10641 HUMBOLT STREET, LOS ALAMITOS, CA 90720.  
PH: (562) 799-9469, FAX (562) 799-9459

SHEET INDEX

- C-0 TITLE SHEET
- C-1 GRADING & DRAINAGE PLAN
- C-2 PUBLIC IMPROVEMENTS
- C-3 DETAILS
- C-4 DRIVEWAY PROFILE AND SECTIONS
- C-5 EROSION CONTROL PLAN

PROPERTY INFORMATION:

APN: 4188-007-009  
HERMOSA BEACH LOT 9 BLOCK 3.  
LATITUDE & LONGITUDE: 33°51'18.9"N 118°23'54.9"W  
PROPERTY TYPE: R3  
LOT SIZE: 2,843 SF  
SITE ADDRESS: 24 3RD STREET, HERMOSA BEACH, CA 90254

LID INFORMATION

SOIL INFILTRATION RATE: 120 IN/HR (FS=2.0)  
SOIL TYPE: SILTY SAND  
BMP TYPE: INFILTRATION  
TOTAL DRAINAGE AREA (ACRES): 0.065 ACRES

IMPERVIOUS AREA: 3,282 SF  
PERVIOUS AREA: 210 SF  
PDESIGN: 0.80 IN

CATCHMENT AREA (SF) = IMPERVIOUS AREA (SF)\*0.9 + PERVIOUS AREA (SF)\*0.1  
SQWQV (CF) = CATCHMENT AREA (SF)\*PDESIGN\*0.083(FT/IN)

CATCHMENT AREA (SF) = 2,975 SF  
SQWQV (CF) = 198 CF

STORAGE CAPACITY (CUBIC FEET): 725 CF (ONE SINGLE ECORAIN TANK)  
STORM WATER QUALITY DESIGN VOLUME (CUBIC FEET): 198 CF

GEOTECHNICAL ENGINEERING CONSULTANT STATEMENT

THE UNDERSIGNED GEOTECHNICAL ENGINEERING HAVE REVIEWED THESE PLANS, AND FOUND THEM TO BE IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDELINES OF NORCAL ENGINEERING REPORT DATED 03/30/2020, PROJECT No. 21721-20.

GEOTECHNICAL ENGINEER:  
KEITH D. TUCKER R.G.E 841

DATE

STAMP

STANDARD DESING PLATES & DETAILS

STANDARD PLAN FOR PUBLIC WORKS CONSTRUCTION (2009 EDITION)

- 150-3 CURB DRAIN
- 222-2 HOUSE CONNECTION SEWER

CITY OF HERMOSA BEACH STANDARD DETAILS

- 100 CURBS
- 101 COMBINED CURB AND GUTTER
- 102 RESIDENTIAL DRIVEWAY
- 106 SIDEWALK
- 115 CONCRETE PAVEMENT REPLACEMENT
- 116 SIDEWALK & DRIVEWAY REPLACEMENT
- 117 UTILITY TRENCH REPAIR

LEGEND & ABBREVIATIONS:

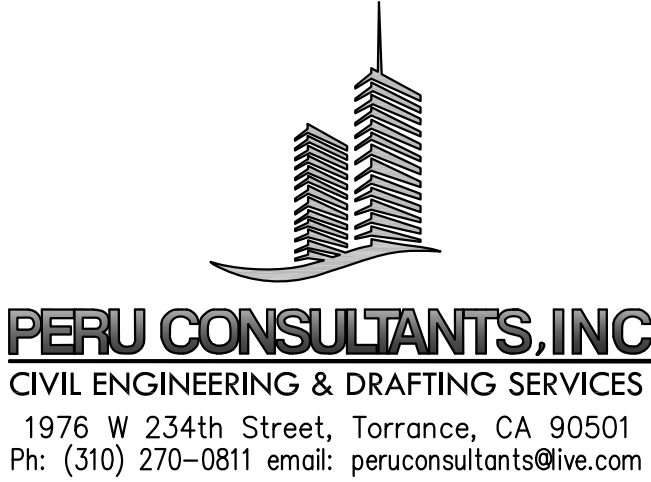
FOR LEGEND AND ABBREVIATIONS, SEE DRAWING C-1.

SUBMITTALS				
No.	DESCRIPTION	DATE	No.	DESCRIPTION
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3	3RD SUBMITTAL	08/06/2020		

BENCH MARK:  
  
TEMPORARY BENCHMARK TO BE N&T RCE 30826 2.00' S'LY OF CORNER  
ON PROP. LINE PROP. ELEVATION. 100.17 FEET.  
SEE KEYNOTE ⑤ ON C-1.



REVISIONS		
No.	DESCRIPTION	DATE
△		



PLANS PREPARED BY:



CHRISTIAN J. PEREZ, RCE LICENSE No. 80680

09/15/2020

DATE







CITY OF HERMOSA BEACH  
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

FILE NUMBER	
20017-CIVIL	
BUILDING PERMIT:	
B20-00173	
C-0	
SHT. 1 OF 6	












CONSTRUCTION NOTES

- ① 4" PVC SDR-35 SOLID PIPE. SLOPE=0.01 MIN.
- ② DOWNSPOUTS LOCATED INSIDE BUILDING. SEE ARCHITECTURAL DRAWINGS.
- ③ DOWNSPOUTS CONNECTED UNDERGROUND. 
- ④ 5% MIN. SLOPE AWAY FROM BUILDING FOR UNPAVED/LANDSCAPE ADJACENT TO BUILDING AND 2% MIN. SLOPE AWAY FROM BUILDING FOR PAVEMENT ADJACENT TO BUILDING.
- ⑤ TEMPORARY BENCHMARK (TBM). TO BE N&T RCE 30826 2.00' S'LY OF CORNER ON PROP. LINE PROD. ELEVATION 100.17 FEET
- ⑥ INSTALL 2.25' X 1.34' X 1.50' DEEP INFILTRATION PIT (1) DOUBLE ECORAIN TANK, INFILTRATION ALLOWED AT THE BOTTOM OF THE TANKS ONLY. WRAP THE SIDES WITH IMPERMEABLE FABRIC. 
- ⑦ 4" WIDE TRENCH DRAIN. 
- ⑧ INSTALL (2) ZOELLER PUMP MODEL 53, INSIDE A 2.5' X 2.5' X 4' DEEP SUMP PIT. 
- ⑨ (2) 3" DIA. CAST IRON FORCE MAIN.
- ⑩ 12" x 12" BUBBLER CATCH BASIN. 
- ⑪ PLANTER WALL. FOR WALL HEIGHT AND DETAILS, SEE ENCROACHMENT PERMIT PREPARED BY ARCHITECT.
- ⑫ 12"x12" CATCH BASIN WITH FILTER INSERT MANUFACTURED BY KRISTAR ENTERPRISES, INC. (800-579-8819 OR WWW.KRISTAR.COM) MODEL FG-M1212.
- ⑬ FLOWLINE.
- ⑭ 6" DIA. STORM DRAIN CLEANOUT.
- ⑮ FOUNDATION ELEVATION SHALL EXTEND ABOVE FLOW LINE A MINIMUM OF 12 INCHES PER CBC 1808.7.4.
- ⑯ BACKUP POWER LOCATION. INSTALL TESLA WALL INSIDE GARAGE PER MANUFACTURER'S RECOMMENDATIONS (WWW.TESLA.COM, OR 877-798-3752).
- ⑰ 4" DIA. VENT. PIPE. 

ABBREVIATIONS:

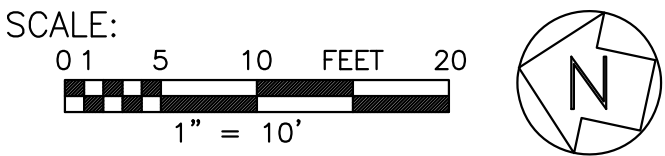
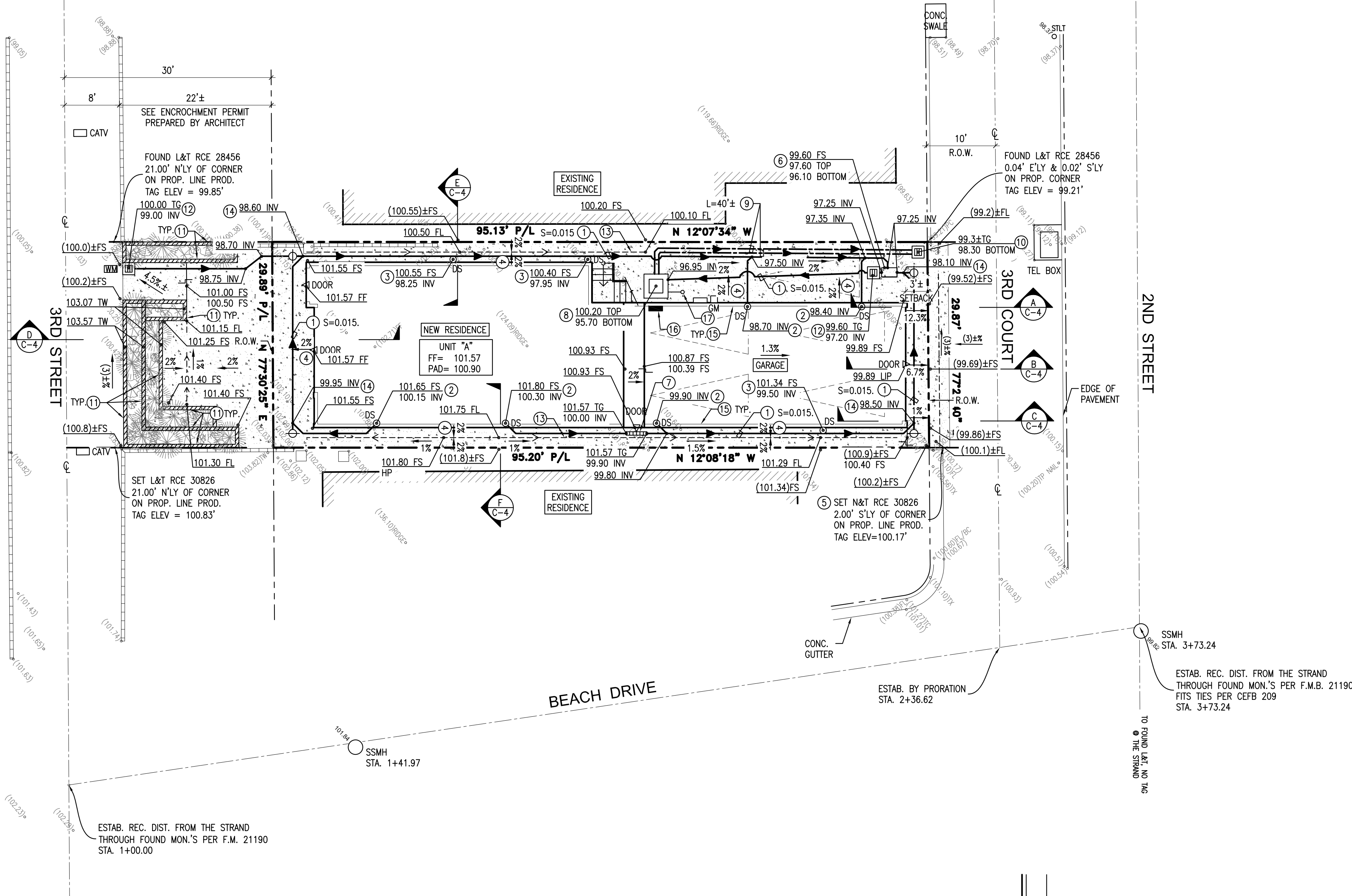
BOTT. BOTTOM OF BASIN ELEVATION.  
DS DOWNSPOUT  
(E) EXISTING  
ELE. ELEVATION  
EM ELECTRICAL METER  
FF FINISH FLOOR  
FL FLOW LINE  
FS FINISH SURFACE  
FG FINISH GRADE  
GM GAS METER  
GTEPB GTE PULLBOX  
GB GRADE BREAK  
H HEIGHT  
HP HIGH POINT  
INV INVERT ELEVATION  
PC PROPERTY CORNER  
P.O.C POINT OF CONNECTION  
PP POWER POLE  
RIM RIM ELEVATION  
SD STORM DRAIN  
TC TOP OF CURB  
TF TOP OF FOOTING  
TG TOP OF GRATE  
TVPB TELEVISION PULL BOX  
TW TOP OF WALL  
TYP. TYPICAL  
TT. TOP OF TANK

LEGEND:

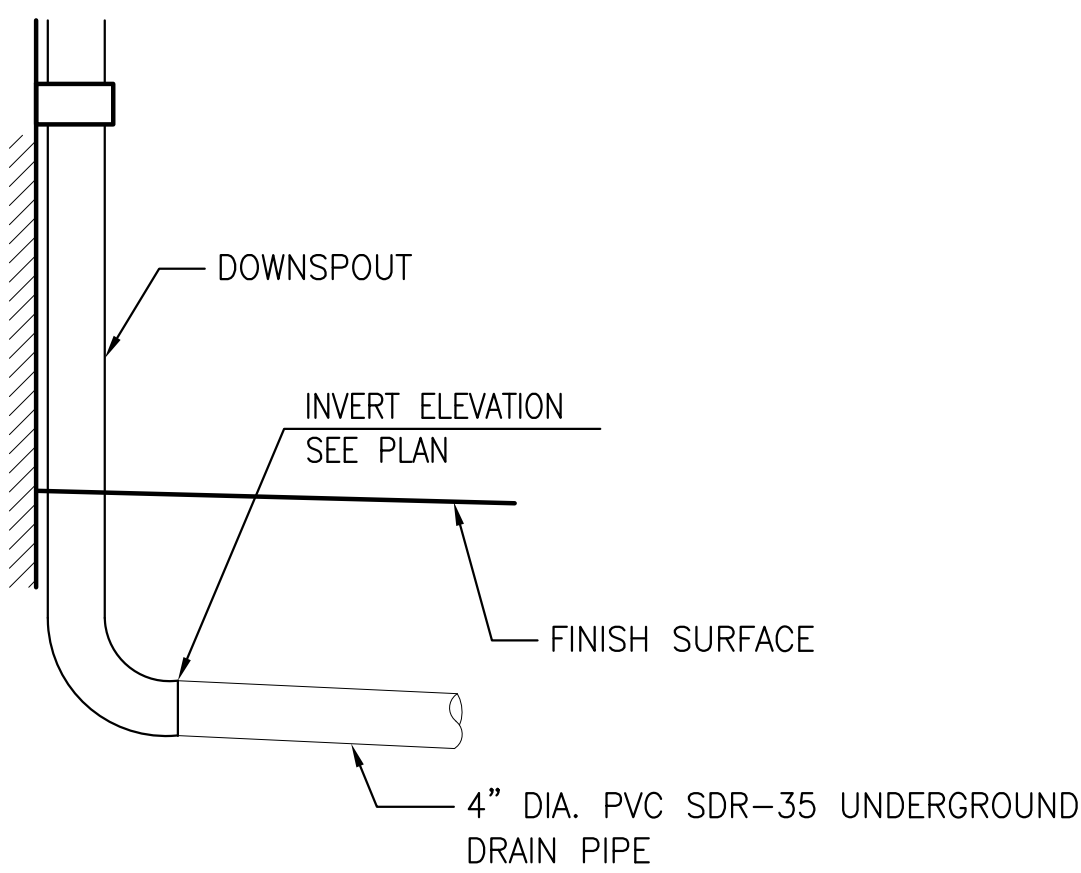
 CATCH BASIN WITH FILTER INSERT  
 6" DIA. PVC SDR-35 SANITARY SEWER PIPE  
 4" DIA. PVC SDR-35 STORM DRAIN PIPE  
 LIMIT OF NEW PAVING  
 BASEMENT LINE  
 POINT OF CONNECTION  
 GRASS/LANDSCAPE SURFACE  
 CONCRETE PAVING SURFACE  
 PERMEABLE SURFACE  
  
79.50 FS PROPOSED ELEVATION  
(79.50)FS EXISTING ELEVATION

SUBMITTALS					
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FILE NUMBER	
20017-CIVIL	
BUILDING PERMIT:	
B20-00173	
C-1	
SHT. 2 OF 6	



NOTE:  
FOR STREET IMPROVEMENT PLAN, SEE DRAWING C-2.



DOWNSPOUT

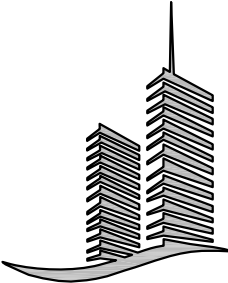
NOT TO SCALE

1  
C-1

BENCH MARK:  
TEMPORARY BENCHMARK TO BE N&T RCE 30826 2.00' S'LY OF CORNER ON PROP. LINE PROD. ELEVATION. 100.17 FEET.  
SEE KEYNOTE ⑤ ON C-1.



REVISIONS		
No.	DESCRIPTION	DATE
△		

  
**PERU CONSULTANTS, INC.**  
CIVIL ENGINEERING & DRAFTING SERVICES  
1976 W 234th Street, Torrance, CA 90501  
Ph: (310) 270-0811 email: peruconsultants@live.com

PLANS PREPARED BY:



CHRISTIAN J. PEREZ, RCE LICENSE No. 80680

09/15/2020

DATE

CITY OF HERMOSA BEACH  
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE

PRIVATE IMPROVEMENT PLANS

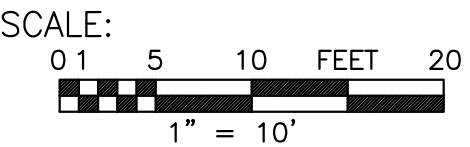
24 3RD STREET  
CIVIL PLANS  
GRADING & DRAINAGE PLAN



CONSTRUCTION NOTES

- 1 ALL OVERHEAD UTILITIES IN 3RD COURT & 3RD STREET SHALL BE UNDERGROUNDED. OBTAIN PLAN FROM SCE FOR UG. APPLY FOR PERMIT FROM THE CITY. ABANDONED UTILITY WIRES SHALL BE CLEANED UP. CONTACT UTILITY COMPANY.
- 2 CONTRACTOR TO BUILD NEW 8" DIA. PVC SDR-35 SEWER MAIN PER CITY'S DESIGN PREPARED BY PSOMAS.
- 3 EXISTING SEWER LATERAL SHALL BE CAPPED AT LATERAL CONNECTION IN 3RD COURT IF PROPERTIES ARE STILL BEING SERVED BY THE LATERAL AT THE TIME OF CONSTRUCTION. IF ALL PROPERTIES SERVED BY THE LATERAL HAVE BEEN CONNECTED TO NEW MAIN, CAP EXISTING LATERAL AT MAIN. OBTAIN A PERMIT FROM PUBLIC WORKS FOR THE SEWER CAP. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
- 4 NO TRASH AREA IS PERMITTED WITHIN THE PUBLIC RIGHT OF WAY.
- 5 NO METER BOXES ARE PERMITTED WITHIN 2 FT OF DRIVEWAY APPROACH. COORDINATE WITH CAL WATER TO RELOCATE, IF REQUIRED.
- 6 PROTECT SURVEY MONUMENT PER NOTE #10 OF THE GENERAL CONSTRUCTION NOTES HEREON IF REQUIRED.
- 7 TRENCH SEPARATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH CALIFORNIA DEPARTMENTS OF HEALTH SERVICES, "CRITERIA FOR THE SEPARATION OF WATER MAINS AND NON-POTABLE PIPELINES." TRENCHING SHALL BE PER CITY OF HERMOSA BEACH STANDARD PLAN No. 117.
- 8 BACKFLOW PREVENTION VALVE.
- 9 6" CLEANOUT.
- 10 ELECTRIC METER LOCATION.
- 11 CONSTRUCT 2' WIDE GUTTER PER CITY STD REFERENCE PLAN NO.102, FROM P/L TO P/L OR THE NEXT CONSTRUCTION JOINT WHICHEVER IS GREATER. ALIGN WITH EXISTING CONCRETE SWALE UP STREET (2.5' WIDE APPROX.) UTILITY LINES SHALL BE PERMANENTLY IDENTIFIED ON CURB FACE. FONT 2" HEIGHT AND 1/4" DEPTH.
- 12 SAWCUT (E) PAVING.
- 13 INSTALL UNDERGROUND UTILITIES. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND DEPTH OF EXISTING MAIN UTILITY LINES (CONTACT DIG ALERT). COORDINATE WITH THE UTILITY COMPANY & PUBLIC WORKS PRIOR TO INSTALLATION. REPAIR PAVING TO MATCH EXISTING, PER CITY STANDARD PLAN No. 117, IF INSTALLATION IS IN A MORATORIUM STREET, PUBLIC WORKS WILL DETERMINE THE EXTENT OF THE AREA TO BE REPAVED. SEE GENERAL CONSTRUCTION NOTES ON C-0.
- 14 PROTECT IN PLACE EXISTING UTILITY.
- 15 PLANTER WALL FOR WALL HEIGHT AND DETAILS, SEE ENCROACHMENT PERMIT PREPARED BY ARCHITECT.
- 16 JOIN TO MATCH EXISTING GRADE.
- 17 24" WIDE FULL DEPTH AC PATCHBACK.
- 18 REPAINT RED FIRE LANE, TO MATCH EXISTING.
- 19 REMOVE AND REPLACE PCC PAVEMENT PER HERMOSA BEACH STANDARD PLAN No. 115 AND CRUSHED AGGREGATE BASE PER CITY STANDAR PLAN No. 111, 1/2 STREET, PL TO PL OR THE NEXT CONSTRUCTION JOINT, WHICHEVER IS GREATER.
- 20 GRIND AND CONSTRUCT 2" AC OVERLAY. USE 1/2" FINE. REMOVE AND REPLACE DETERIORATED AC PAVEMENT. REPLACEMENT SHALL BE PER CITY STANDARD PLANS. 1/2 STREET, PL TO PL OR THE NEXT CONSTRUCTION JOINT, WHICHEVER IS GREATER.
- 21 CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BMPs. THE PUBLIC R.O.W. SHALL NOT BE USED AS STORAGE AREA AND AREA SURROUNDING SITE SHALL BE CLEAR OF DEBRIS. SEE DRAWING C-5 FOR EROSION CONTROL PLAN.
- 22 CONTRACTOR TO BUILD NEW MANHOLE PER CITY'S DESIGN PREPARED BY PSOMAS.
- 23 CONSTRUCT NEW 6" VCP SEWER LATERAL PER APWA STD PLAN No 222-1. CONNECTION INTO MAIN LINE SHALL INCORPORATE THE INSTALLATION OF A NEW "WYE". SADDLES SHALL NOT BE ALLOWED. SEWER MAIN/LATERAL SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE FIRST FLOOR.

NOTE:  
FOR GRADING & DRAINAGE PLAN, SEE DRAWING C-1.



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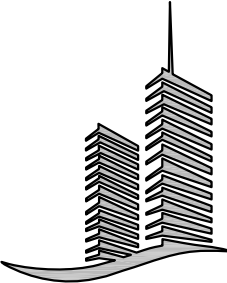
BENCH MARK:

TEMPORARY BENCHMARK TO BE N&T RCE 30826 2.00' S'LY OF CORNER ON PROP. LINE PROP. ELEVATION. 100.17 FEET.


SEE KEYNOTE 5 ON C-1.



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PLANS PREPARED BY:

  
CHRISTIAN J. PEREZ, RCE LICENSE No. 80680

09/15/2020  
DATE

**CITY OF HERMOSA BEACH  
PUBLIC WORKS DEPARTMENT**

RECOMMENDED FOR PERMIT ISSUANCE:

DATE

**PRIVATE IMPROVEMENT PLANS**

FILE NUMBER  
20017-CIVIL

**24 3RD STREET  
CIVIL PLANS**

BUILDING PERMIT:  
B20-00173

**C-2**

SHT. 3 OF 6



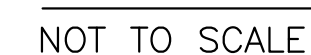
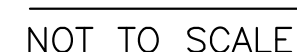


1. EXCAVATE TRENCH LARGER THAN SPECIFIED TANK SIZE.
2. COMPACT BASE TO 35 PSI.
3. ADD SAND TO BASE, COMPACT AND LEVEL WITH A STRAIGHT EDGE.
4. LAY GEOTEXTILE MATERIAL IN BOTTOM AND ON SIDES OF TRENCH, ENOUGH TO FULLY WRAP TANK, WITH 12" SEAM OVERLAPS.
5. INSTALL TANKS UPRIGHT FOR MAXIMUM STRENGTH.
6. COVER ECORAN TANKS WITH GEOTEXTILE MATERIAL-WRAP TIGHT, CUT AWAY EXCESS FOLDS, OVERLAP AND/OR SEAL JOINTS WITH TAPE.
7. BACKFILL SIDES WITH SANDY FILL IN MAXIMUM 12" LAYER-COMPACTING EACH LAYER AT LEAST 95%.
8. INFILTRATION OCCURS AT THE BOTTOM OF THE PIT ONLY. THE WALLS SHALL BE WRAPPED WITH IMPERMEABLE FABRIC. SEE SECTION VIEW.

CONTACT STORMWATER SOLUTIONS REGARDING INSTALLATION.



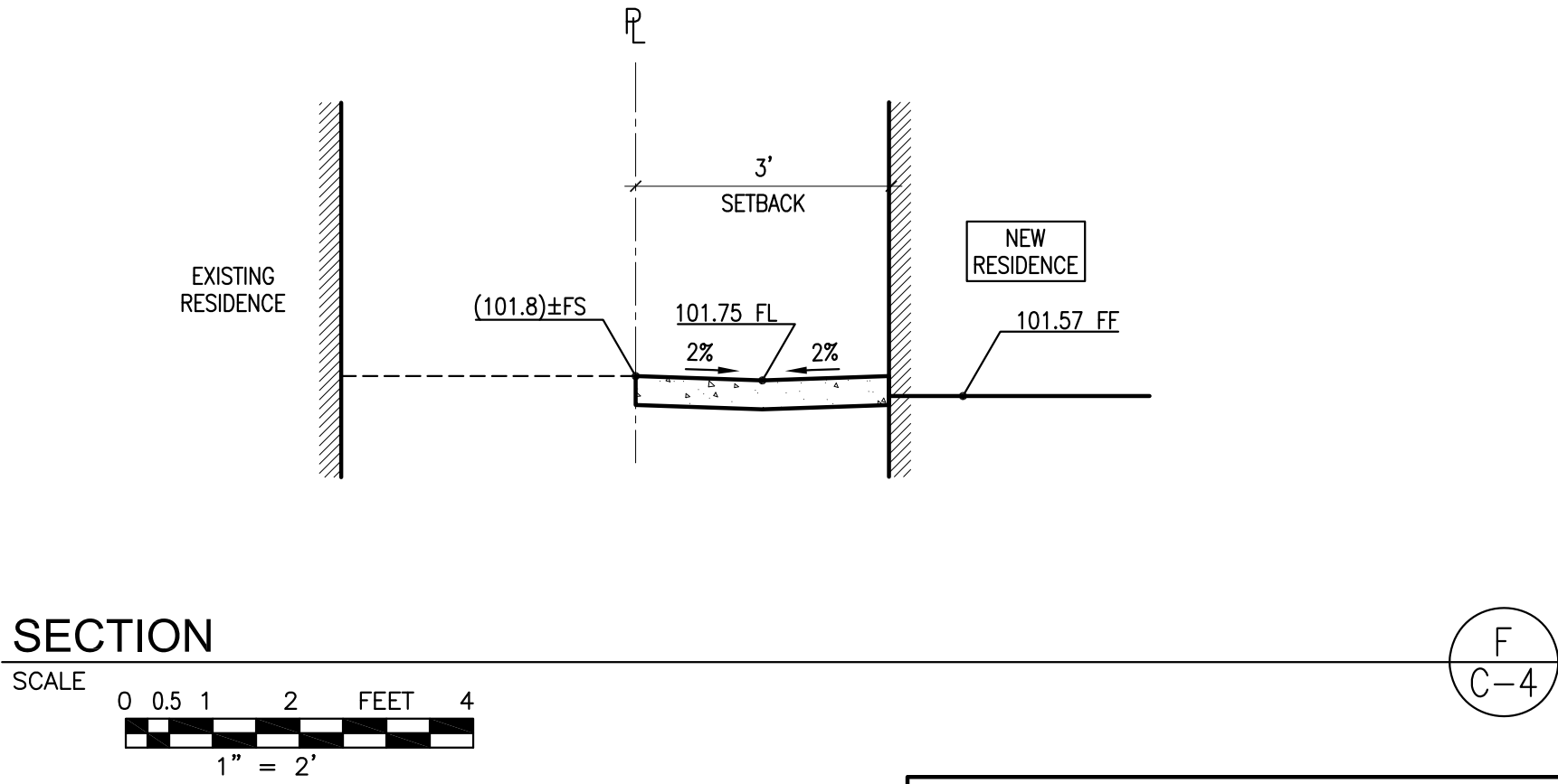
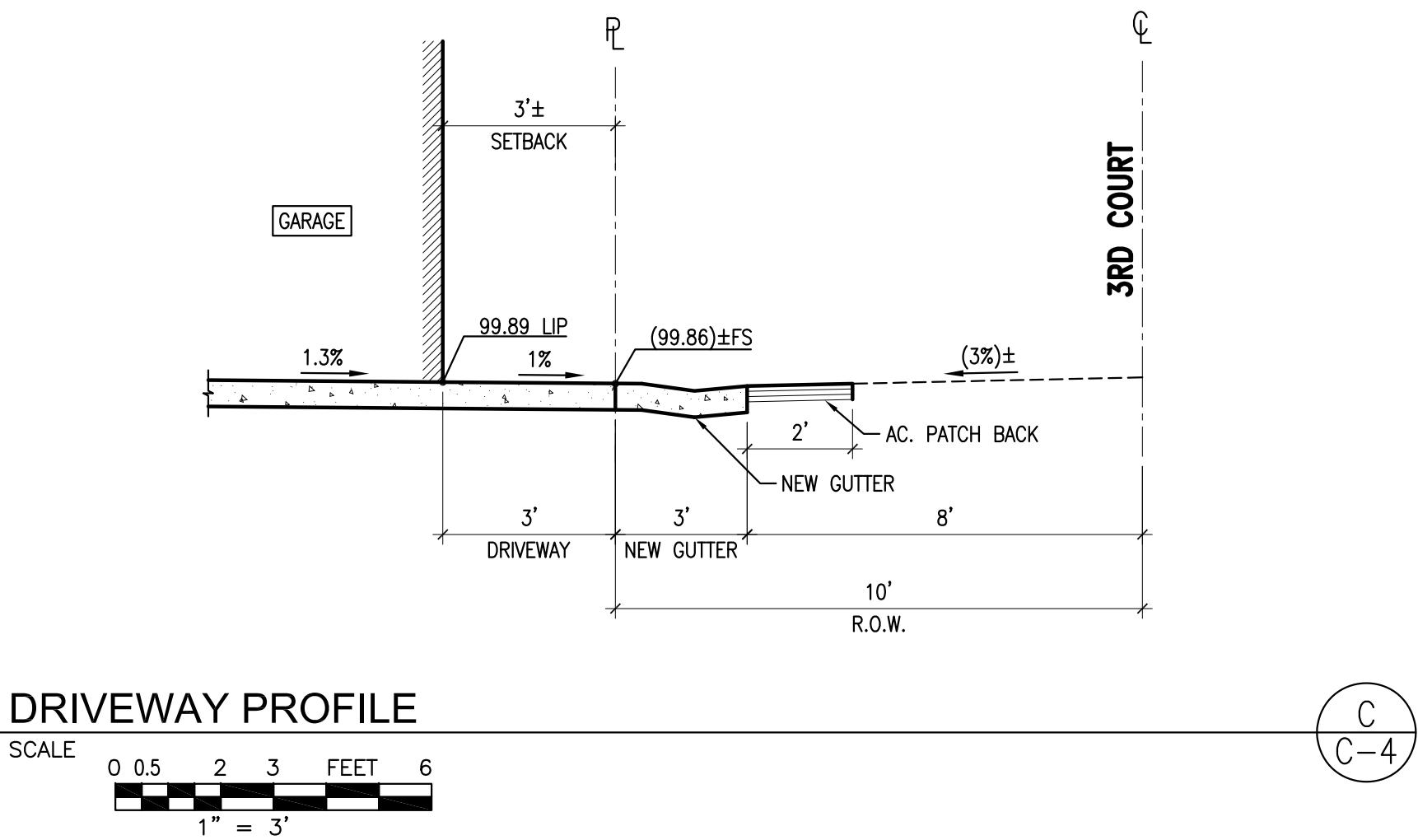
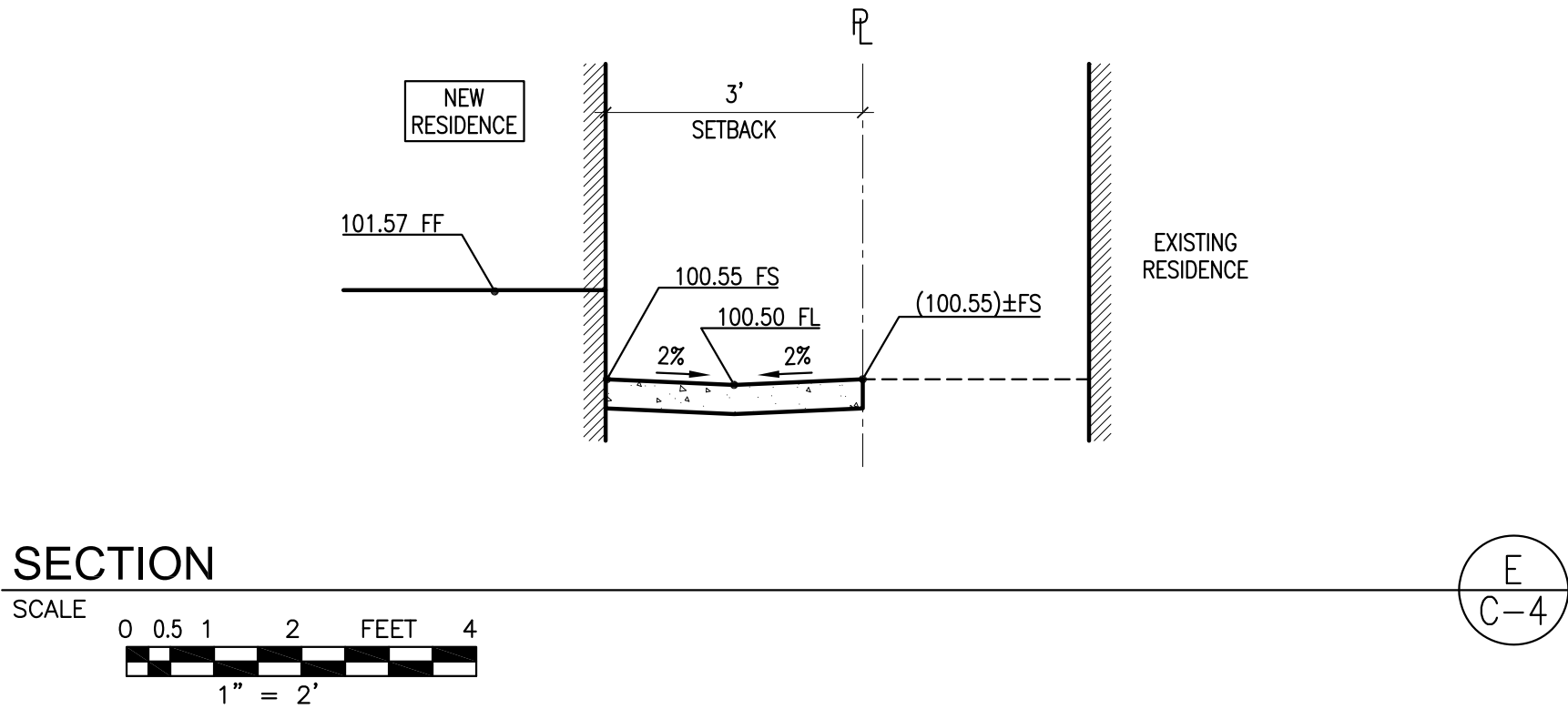
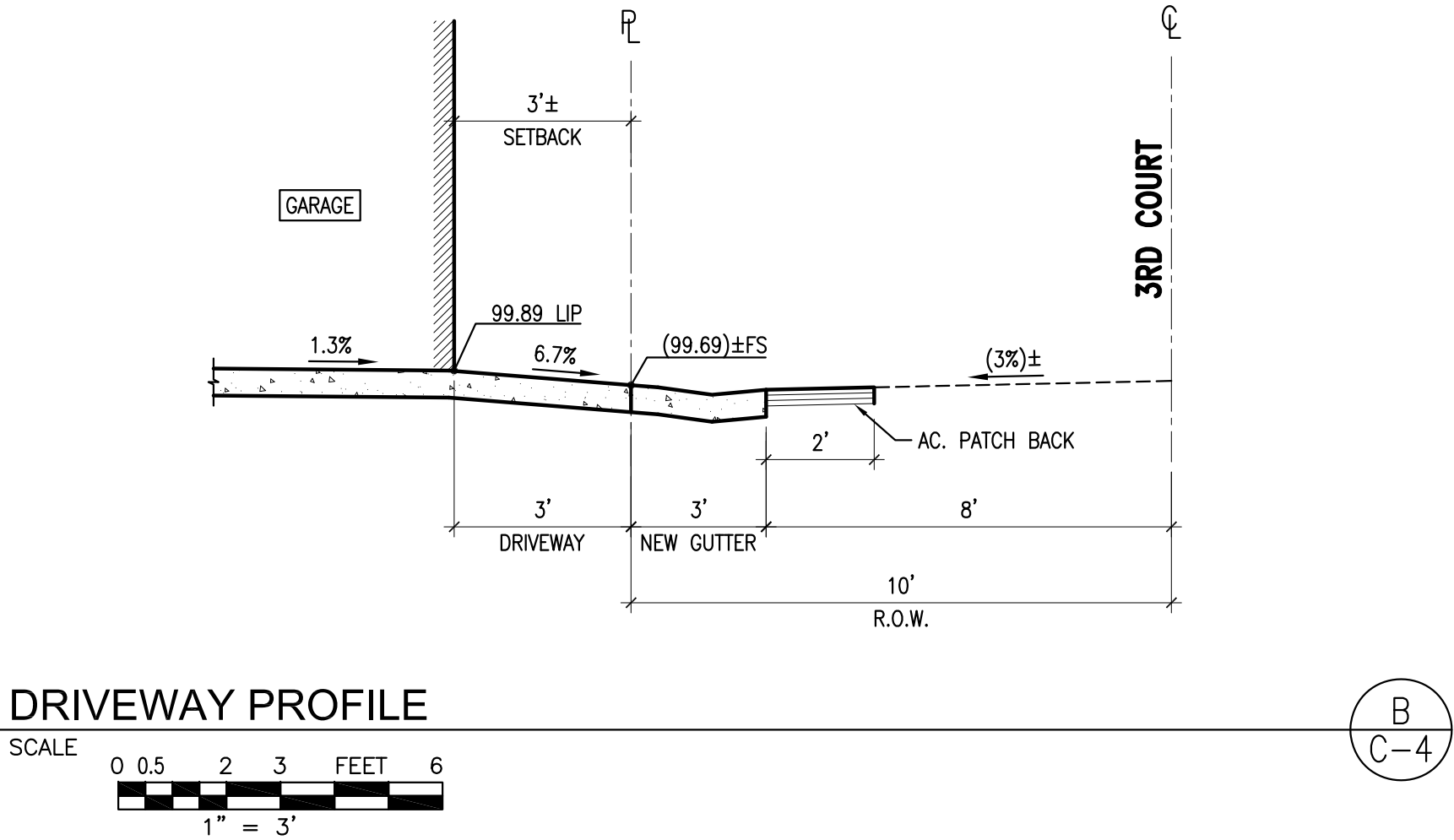
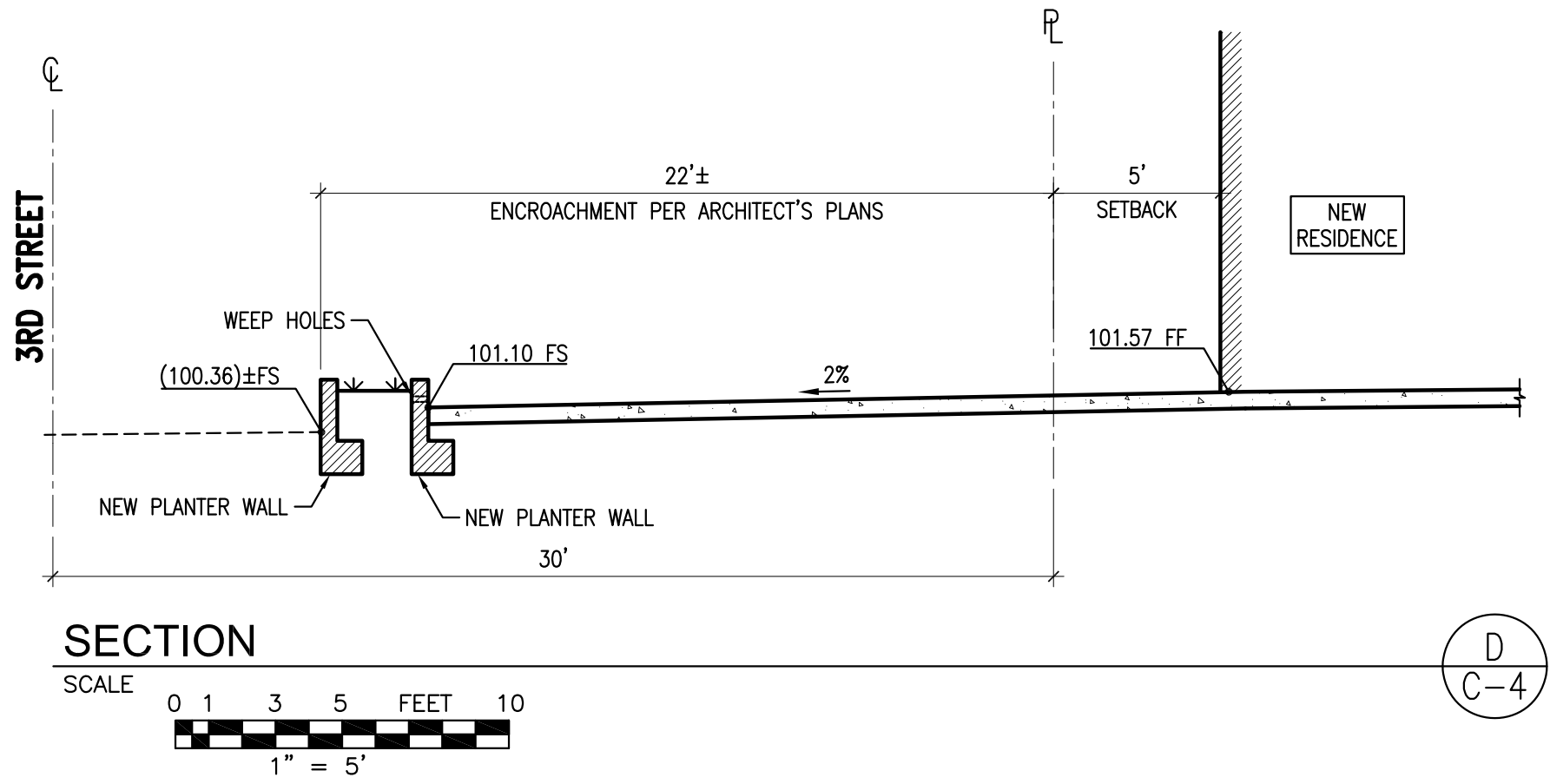
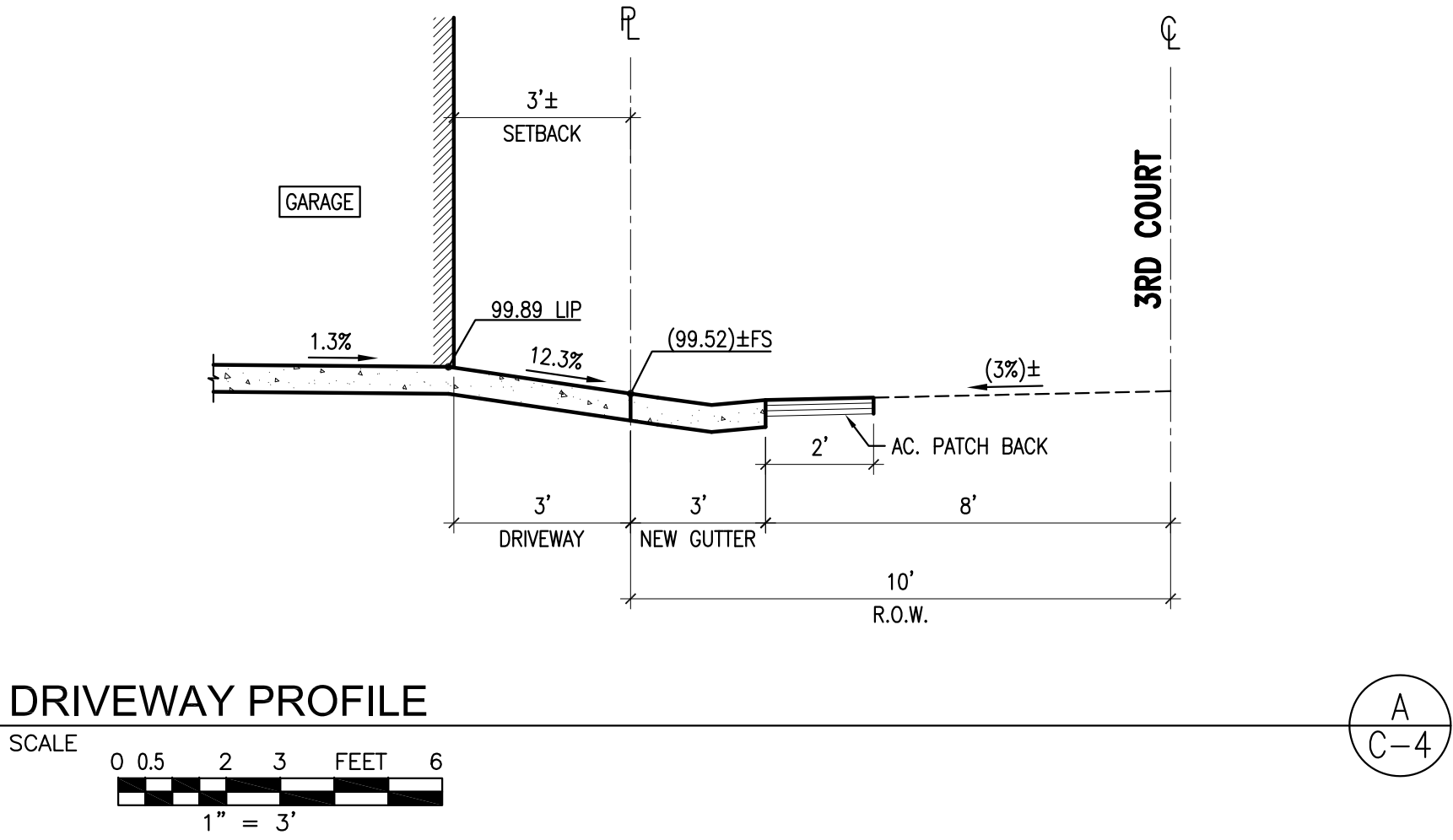
NOT TO SCALE



<h1 style="margin: 0;">CIVIL PLANS</h1> <h2 style="margin: 0;">DETAILS</h2>	<div style="font-size: 2em; font-weight: bold; margin: 0;">C-3</div> <div style="font-size: 0.8em; margin: 0;">SHT. 4 OF 6</div>
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PRIVATE IMPROVEMENT PLANS	FILE NUMBER 20017-CIVIL
	BUILDING PERMIT: B20-00173
24 3RD STREET CIVIL PLANS	C-3
	SHT. 4 OF 6



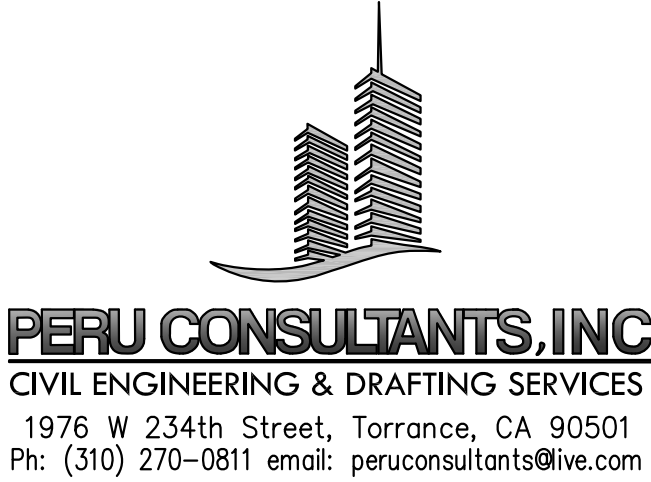


SUBMITTALS					
No.	DESCRIPTION	DATE	No.	DESCRIPTION	DATE
1	1ST SUBMITTAL	04/30/2020	4	4TH SUBMITTAL	09/15/2020
2	2ND SUBMITTAL	07/16/2020			
3	3RD SUBMITTAL	08/06/2020			

BENCH MARK:  
TEMPORARY BENCHMARK TO BE N&T RCE 30826 2.00' S'LY OF CORNER  
ON PROP. LINE PROP. ELEVATION. 100.17 FEET.  
SEE KEYNOTE ⑤ ON C-1.



REVISIONS		
No.	DESCRIPTION	DATE
△		



PLANS PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER  
CHRISTIAN J. PEREZ  
No. C80680  
CIVIL  
STATE OF CALIFORNIA

09/15/2020  
DATE

CHRISTIAN J. PEREZ, RCE LICENSE No. 80680  
DATE

CITY OF HERMOSA BEACH  
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE

FILE NUMBER  
20017-CIVIL

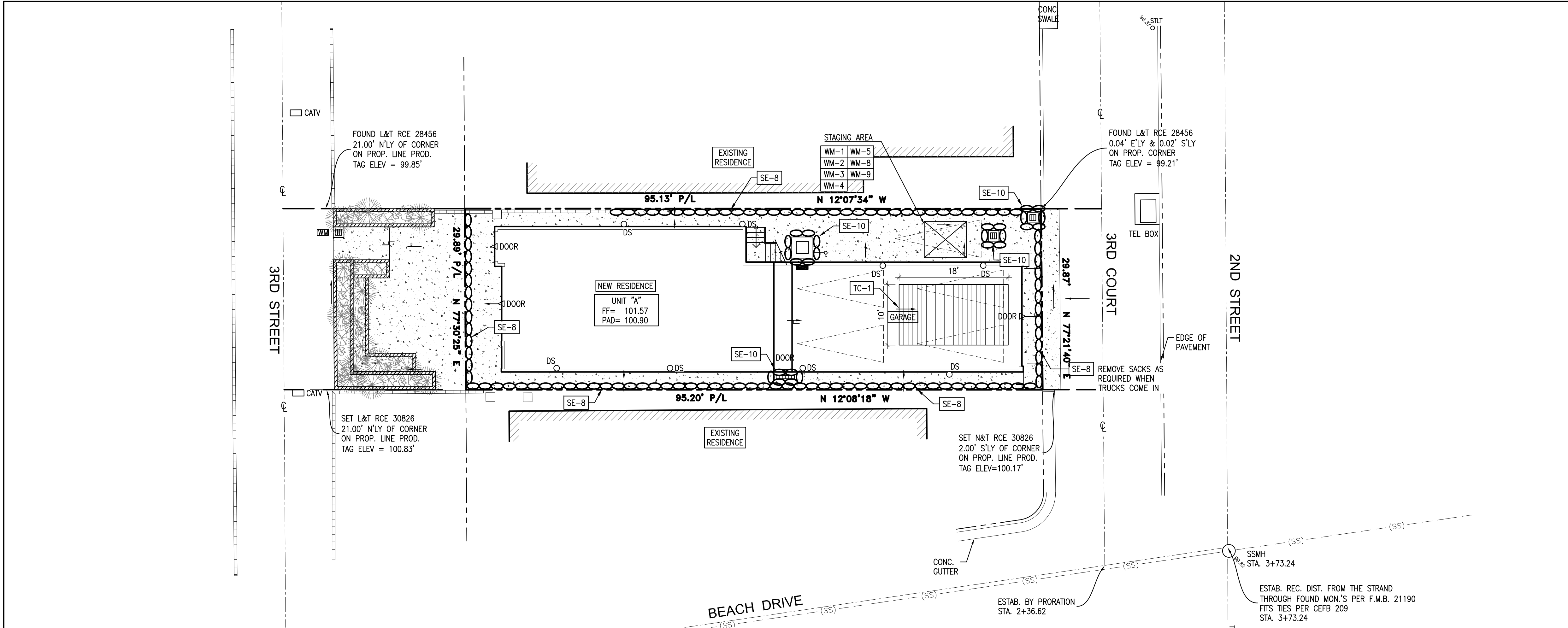
BUILDING PERMIT:  
B20-00173

24 3RD STREET  
CIVIL PLANS

DRIVEWAY PROFILES AND SECTIONS

C-4  
SHT. 5 OF 6

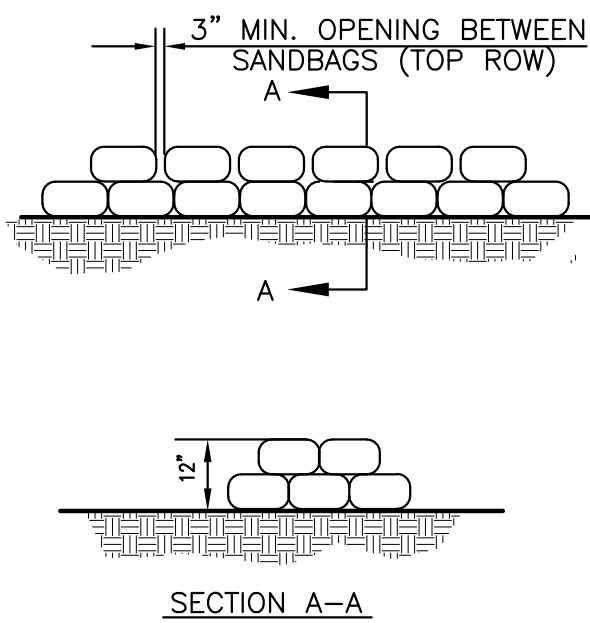




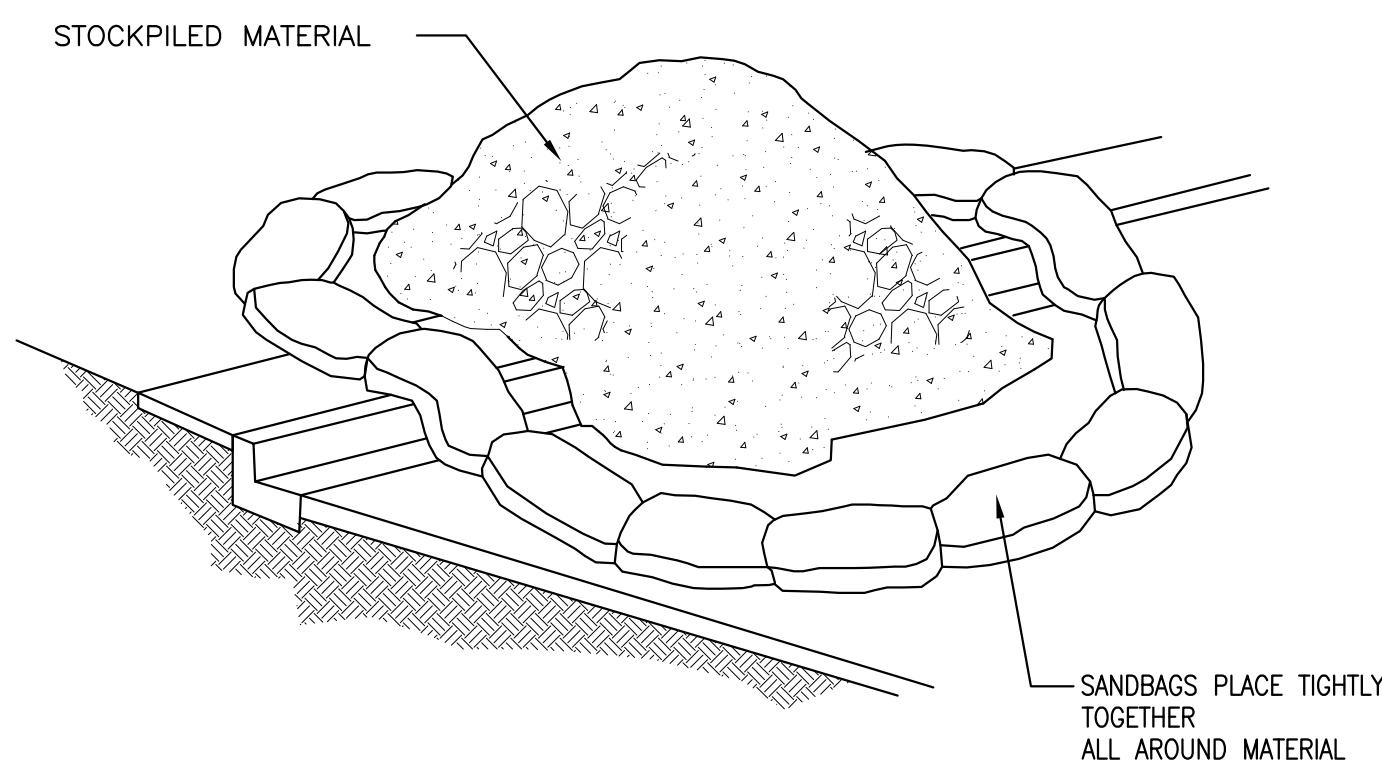
OCEAN, LAKE AND RIVER POLLUTION PREVENTION

IT IS UP TO US. RAIN WATER OR URBAN RUN OFF MIXES WITH URBAN POLLUTANTS CREATES STORMWATER POLLUTION. THE POLLUTANTS INCLUDE: OIL AND OTHER AUTOMOTIVE FLUIDS, PAINT AND CONSTRUCTION DEBRIS, YARD AND PET WASTES, PESTICIDES AND LITTER. THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) WILL INSURE A CLEANER OCEAN AND CITY.

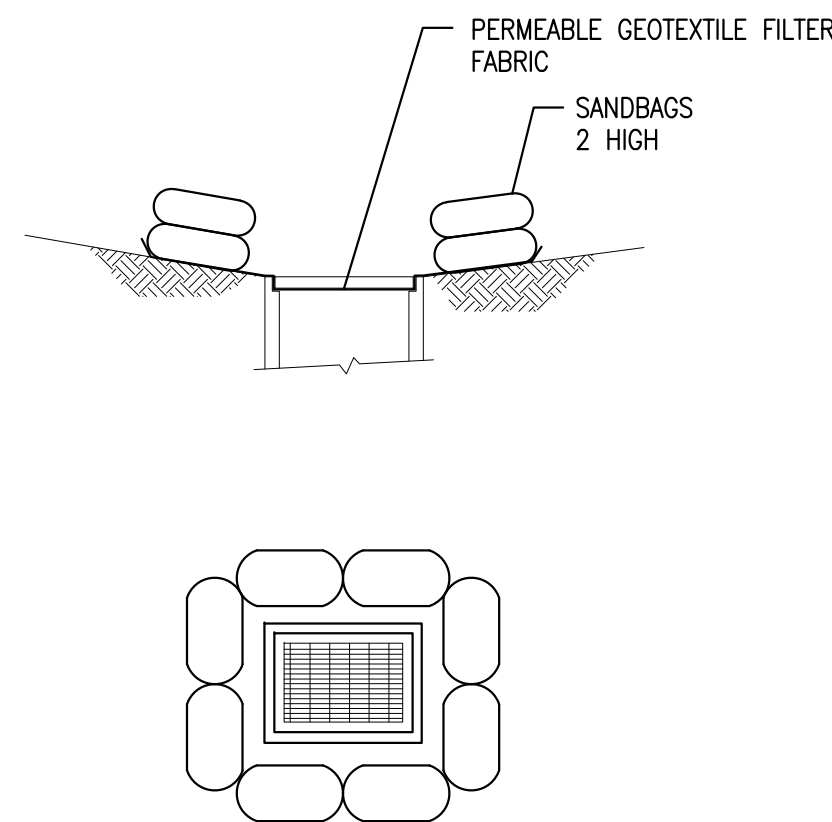
- GENERAL BUSINESS PRACTICES
  - KEEP MATERIALS OUT OF THE RAIN. STORE THEM UNDER COVER, WITH TEMPORARY ROOFS OR PLASTIC SHEETS, PROTECTED FROM RAINFALL, RUNOFF AND THE WIND.
  - SCHEDULE EXCAVATION AND GRADING WORK FOR DRY WEATHER.
  - DEVELOP AND IMPLEMENT EROSION AND SEDIMENT CONTROL PLANS FOR EMBANKMENTS.
- EQUIPMENT MAINTENANCE
  - MAINTAIN ALL VEHICLES AND HEAVY EQUIPMENT. INSPECT FREQUENTLY FOR LEAKS.
  - CONDUCT ALL VEHICLE/EQUIPMENT MAINTENANCE AND REFUELING AT ONE LOCATION - AWAY FROM STORM DRAINS.
  - PERFORM MAJOR EQUIPMENT/VEHICLE REPAIRS AND WASHING WHERE IT IS PERMITTED.
  - DO NOT USE DIESEL OIL TO LUBRICATE OR CLEAN EQUIPMENT OR PARTS.
- ASPHALT AND CONCRETE REMOVAL
  - AFTER BREAKING UP PAVING, BE SURE TO REMOVE ALL CHUNKS AND PIECES. RECYCLE THEM AT A CRUSHING COMPANY. USE THE REFERRAL NUMBERS LISTED BELOW.
  - DISPOSE OF SMALL AMOUNTS OF DRY CONCRETE IN THE TRASH.
  - MAKE SURE BROKEN PAVEMENT DOES NOT COME IN CONTACT WITH RAINFALL OR RUNOFF.
  - 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.
  - COVER OR BARRICADE STORM DRAIN OPENINGS DURING SAW-CUTTING.
- ASPHALT AND CONCRETE DISPOSAL OPTIONS
  - USE A CRUSHING COMPANY LIKE THOSE LISTED BELOW TO RECYCLE CEMENT, ASPHALT AND PORCELAIN RATHER THAN TAKING THEM TO A LANDFILL.
    - BLUE DIAMOND, SOUTH GATE, 800-300-6120
    - COPP CRUSHING, ANAHEIM, TEMECULA, CHINO AND SANTA FE SPRINGS, 310-802-2141
    - RJ NOBLE, SANTA ANA, 714-637-1550
- DURING CONSTRUCTION
  - COVER CATCH BASINS AND MAINTENANCE HOLES WHEN APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, ETC.
  - USE CHECK DAMS, DITCHES OR BERMS TO DIVERT RUNOFF AROUND EXCAVATIONS.
  - NEVER WASH MATERIALS FROM EXPOSED AGGREGATE CONCRETE, ASPHALT, OR SIMILAR TREATMENTS INTO A STREET, DRAIN OR STORM DRAIN. COLLECT AND RECYCLE, OR LEGALLY DISPOSE OF.
  - COLLECT AND RECYCLE EXCESS ABRASIVE GRAVEL OR SAND.
  - AVOID OVER-APPLICATION BY WATER TRUCKS FOR DUST CONTROL.
- SPILLS
  - NEVER HOSE DOWN "DIRTY" PAVEMENT OR SURFACES. CLEAN UP ALL SPILLS AND LEAKS USING "DRY" METHODS (WITH ABSORBENT MATERIALS AND/OR RAGS), OR DIG UP AND REMOVE CONTAMINATED SOIL. FOR DISPOSAL INFORMATION, CALL (800) 552-5218.
  - CATCH DRIPS FROM PAVER WITH DRIP PANS OR ABSORBENT MATERIAL (CLOTH, RAGS, ETC.) PLACED UNDER MACHINE WHEN NOT IN USE.



SE-8 SANDBAG BARRIER  
NOT TO SCALE



WM-3 STOCKPILE MANAGEMENT  
NOT TO SCALE



SE-10 INLET PROTECTION  
NOT TO SCALE

BMP SELECTION AND LEGEND:

BMP'S SPECIFIED ON THIS PLAN REFERENCE THE NOVEMBER 2009 EDITION OF CASQA "CALIFORNIA STORMWATER HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BMP DETAILS AVAILABLE AT WWW.CAQO.ORG.

THE FOLLOWING BMP'S ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMP'S INTO THE PROJECT SCOPE:

- |       |                                     |
|-------|-------------------------------------|
| EC-1  | PROJECT SCHEDULE                    |
| EC-2  | PRESERVATION OF EXISTING VEGETATION |
| NS-1  | WATER CONSERVATION                  |
| NS-3  | PAVING AND GRINDING                 |
| NS-6  | DISCHARGE REPORTING                 |
| NS-7  | POTABLE WATER/IRRIGATION            |
| NS-8  | VEHICLE CLEANING                    |
| NS-9  | VEHICLE FUELING                     |
| NS-10 | VEHICLE MAINTENANCE                 |
| WE-1  | WIND EROSION CONTROL                |

THE FOLLOWING BMP'S ARE SPECIFIED ON THIS PLAN:

- |       |                                       |
|-------|---------------------------------------|
| SE-1  | SILT FENCE                            |
| SE-8  | SANDBAG BARRIER                       |
| SE-10 | INLET PROTECTION                      |
| TC-1  | STABILIZED CONSTRUCTION ENTRANCE/EXIT |

THE FOLLOWING BMP'S SHALL BE USED IN THE CONTRACTOR STAGING AREA:

- |      |                            |
|------|----------------------------|
| WM-1 | MATERIAL STORAGE           |
| WM-2 | MATERIAL USAGE             |
| WM-3 | STORAGE MANAGEMENT         |
| WM-4 | SPILL PREVENTION KIT       |
| WM-5 | SOLID WASTE (TRASH)        |
| WM-8 | CONCRETE WASTE (WASHOUT)   |
| WM-9 | SEPTIC/SANITARY FACILITIES |

DEWATERING NOTES:

- UTILIZE APPROPRIATE DEWATERING SYSTEMS AND TECHNIQUES TO MAINTAIN THE EXCAVATED AREA SUFFICIENTLY DRY FROM GROUNDWATER AND/OR SURFACE RUNOFF SO AS NOT TO ADVERSELY AFFECT CONSTRUCTION PROCEDURES OR CAUSE EXCESSIVE DISTURBANCE OF UNDERLYING NATURAL GROUND.
- PROVIDE AND STORE AUXILIARY DEWATERING EQUIPMENT ON THE SITE IN THE EVENT OF BREAKDOWN. PROVIDE NON-WOVEN FILTER FABRIC WHERE REQUIRED FOR UNDERDRAIN SYSTEMS. THE NON-WOVEN FILTER FABRIC SHALL BE SPECIFICALLY DESIGNED FOR SUBSURFACE DRAINAGE APPLICATIONS.
- WATER FROM THE TRENCHES AND EXCAVATIONS SHALL BE DISPOSED OF IN SUCH A MANNER AS TO AVOID PUBLIC NUISANCE, INJURY TO PUBLIC HEALTH OR THE ENVIRONMENT, DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR DAMAGE TO THE WORK COMPLETED OR IN PROGRESS. DO NOT DISCHARGE WATER INTO ANY SANITARY SEWER SYSTEM. SILTATION BARRIERS SHALL BE UTILIZED AS NECESSARY.
- WATER FROM TRENCHES AND EXCAVATIONS SHALL NOT BE DISCHARGED DIRECTLY TO STORM DRAIN SYSTEMS. PROPER TREATMENT TO A SEDIMENTATION AREA IS TO TAKE PLACE PRIOR TO DISCHARGE TO ANY DRAINAGE SYSTEMS.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM THE FAILURE OF THE DEWATERING OPERATIONS OR FROM FAILURE TO MAINTAIN ALL THE AREAS OF WORK IN SUITABLE DRY CONDITION.
- PRECAUTIONS SHALL BE TAKEN TO PROTECT NEW WORK FROM FLOODING DURING STORMS OR FROM OTHER CAUSES. GRADING IN THE AREAS SURROUNDING ALL EXCAVATIONS SHALL BE PROPERLY SLOPED TO PREVENT WATER FROM RUNNING INTO THE EXCAVATED AREA OR TO ADJACENT PROPERTIES. WHERE REQUIRED, TEMPORARY DITCHES SHALL BE PROVIDED FOR DRAINAGE. UPON COMPLETION OF THE WORK AND WHEN DIRECTED, ALL AREAS SHALL BE RESTORED IN A SATISFACTORY MANNER AND AS DIRECTED.
- ALL PIPELINES OR STRUCTURES NOT STABLE AGAINST UPLIFT DURING CONSTRUCTION OR PRIOR TO COMPLETION SHALL BE THOROUGHLY BRACED OR OTHERWISE PROTECTED.
- DO NOT EXCAVATE UNTIL THE DEWATERING SYSTEM IS OPERATIONAL AND THE EXCAVATION MAY PROCEED WITHOUT DISTURBANCE TO THE FINAL SUBGRADE.
- UNLESS OTHERWISE SPECIFIED, CONTINUE DEWATERING UNINTERRUPTED UNTIL THE STRUCTURES, PIPES, AND APPURTENANCES TO BE BUILT HAVE BEEN PROPERLY INSTALLED. WHERE SUBGRADE MATERIALS ARE UNABLE TO MEET THE SUBGRADE DENSITY REQUIREMENTS DUE TO IMPROPER DEWATERING TECHNIQUES, REMOVE AND REPLACE THE MATERIALS AS DIRECTED BY THE INSPECTOR.

BENCH MARK:  
  
TEMPORARY BENCHMARK TO BE N&T RCE 30826 2.00' S'LY OF CORNER  
ON PROP. LINE PROP. ELEVATION. 100.17 FEET.  
SEE KEYNOTE ⑤ ON C-1.



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**PERU CONSULTANTS, INC.**  
CIVIL ENGINEERING & DRAFTING SERVICES  
1976 W 234th Street, Torrance, CA 90501  
Ph: (310) 270-0811 email: peruconsultants@live.com

PLANS PREPARED BY:

09/15/2020  
DATE

CHRISTIAN J. PEREZ, RCE LICENSE No. 80680

**CITY OF HERMOSA BEACH  
PUBLIC WORKS DEPARTMENT**

RECOMMENDED FOR PERMIT ISSUANCE:

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PRIVATE IMPROVEMENT PLANS		FILE NUMBER 20017-CIVIL
24 3RD STREET CIVIL PLANS  EROSION CONTROL PLAN		BUILDING PERMIT: B20-00173
		C-5 SHT. <u>6</u> OF <u>6</u>