

PARCEL MAP NO.84793

SUBDIVIDER
 IODA CONSTRUCTION
 ANNABELLA IODA - GUL
 326 S. PACIFIC COAST HIGHWAY, SUITE 206
 REDONDO BEACH, CA 90277
 PHONE (310) 750-7541

JOB ADDRESS
 714 & 722 LOMA DRIVE
 HERMOSA BEACH, CA 90254

LEGAL DESCRIPTION
 LOT 9 & NLY HALF OF LOT 8, BLOCK V,
 TRACT NO. 2002, M.B. 22-152-155,
 APN 4187-030-012
 LOT 7 & SLY HALF OF LOT 8, BLOCK V,
 TRACT NO. 2002, M.B. 22-152-155,
 APN 4187-030-011

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

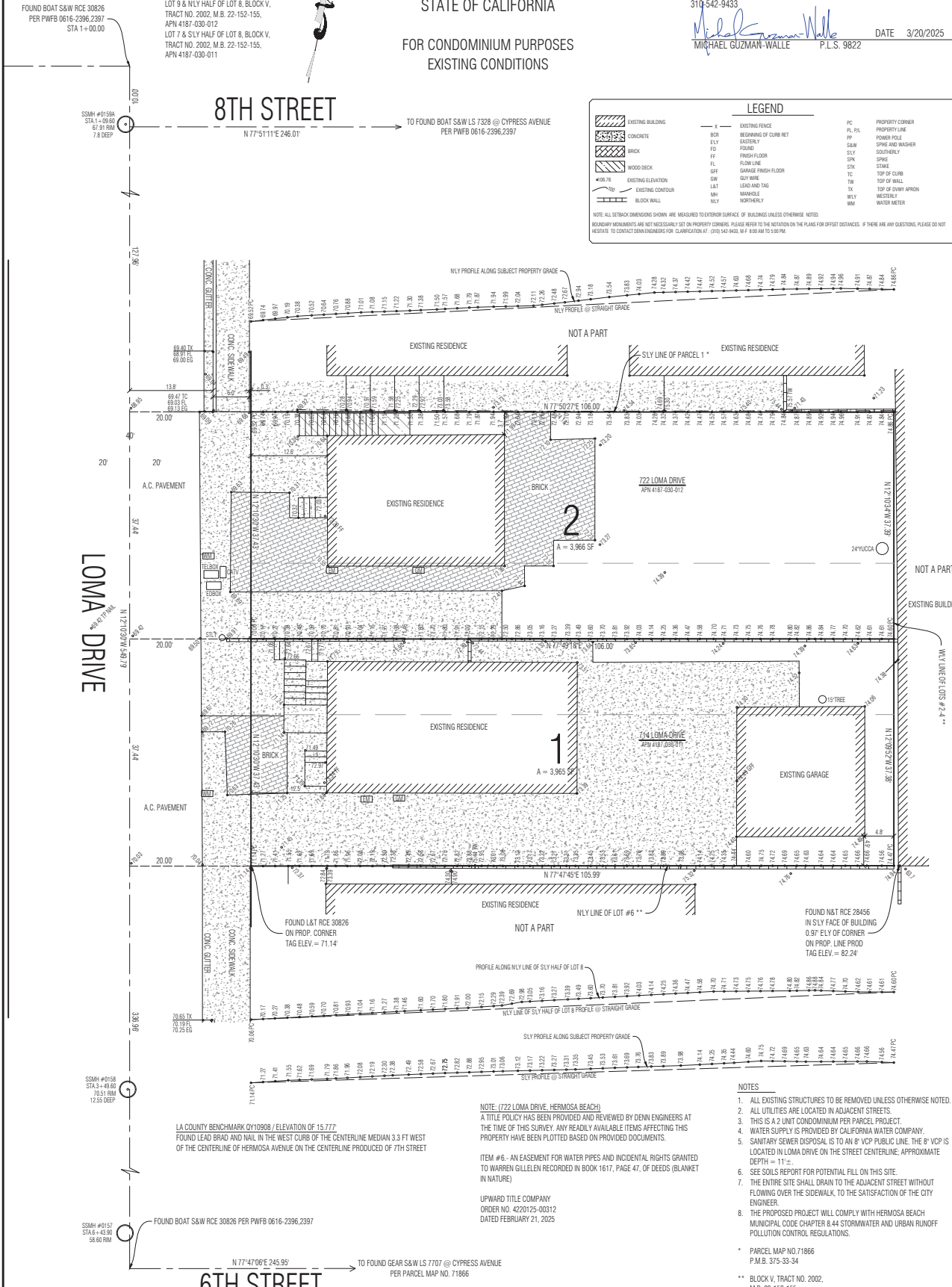
FOR CONDOMINIUM PURPOSES
 EXISTING CONDITIONS

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

Michael Guzman-Walle
 MICHAEL GUZMAN-WALLE P.L.S. 9822 DATE 3/20/2025



25-075



LEGEND	
[Symbol]	EXISTING BUILDING
[Symbol]	CONCRETE
[Symbol]	BRICK
[Symbol]	WOOD DECK
[Symbol]	EXISTING ELEVATION
[Symbol]	EXISTING CONTOUR
[Symbol]	BLOCK WALL
[Symbol]	EXISTING FENCE
[Symbol]	BEARING OF CURB MET
[Symbol]	EASTERLY
[Symbol]	FOUND
[Symbol]	FRESH FLOOR
[Symbol]	FLOW LINE
[Symbol]	SANDED FRESH FLOOR
[Symbol]	GR
[Symbol]	GUY WIRE
[Symbol]	LEAT
[Symbol]	MANHOLE
[Symbol]	NORTHERLY
[Symbol]	PC
[Symbol]	PL, PL
[Symbol]	POWER POLE
[Symbol]	SPRINKLER WASHER
[Symbol]	SUB
[Symbol]	SOUTHERLY
[Symbol]	SPK
[Symbol]	STAKE
[Symbol]	ETK
[Symbol]	TC
[Symbol]	TOP OF CURB
[Symbol]	TOP OF WALL
[Symbol]	TR
[Symbol]	TOP OF DRIVE APRON
[Symbol]	WLY
[Symbol]	WESTERLY
[Symbol]	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, BY 8:00 AM TO 5:00 PM.

- NOTES**
1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
 2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
 3. THIS IS A 2 UNIT CONDOMINIUM PER PARCEL PROJECT.
 4. WATER SUPPLY IS PROVIDED BY CALIFORNIA WATER COMPANY.
 5. SANITARY SEWER DISPOSAL IS TO AN 8" VCP PUBLIC LINE. THE 8" VCP IS LOCATED IN LOMA DRIVE ON THE STREET CENTERLINE. APPROXIMATE DEPTH = 11'.
 6. SEE SOILS REPORT FOR POTENTIAL FILL ON THIS SITE.
 7. THE ENTIRE SITE SHALL DRAIN TO THE ADJACENT STREET WITHOUT FLOWING OVER THE SIDEWALK TO THE SATISFACTION OF THE CITY ENGINEER.
 8. THE PROPOSED PROJECT WILL COMPLY WITH HERMOSA BEACH MUNICIPAL CODE CHAPTER 8.4 STORMWATER AND URBAN RUNOFF POLLUTION CONTROL REGULATIONS.
- * PARCEL MAP NO. 71866
 P.M.B. 375-33-34
 ** BLOCK V, TRACT NO. 2002,
 M.B. 22-152-155

NOTE: (722 LOMA DRIVE, HERMOSA BEACH)
 A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

ITEM #6 - AN EASEMENT FOR WATER PIPES AND INCIDENTAL RIGHTS GRANTED TO WARREN GILLENRECORD IN BOOK 1617, PAGE 47, OF DEEDS (BLANKET IN NATURE)

UPWARD TITLE COMPANY
 ORDER NO. 4220125-00312
 DATED FEBRUARY 21, 2025

LA COUNTY BENCHMARK 010909 / ELEVATION OF 15.777
 FOUND LEAD BRAD AND NAIL IN THE WEST CURB OF THE CENTERLINE MEDIAN 3.3 FT WEST OF THE CENTERLINE OF HERMOSA AVENUE ON THE CENTERLINE PRODUCED OF 7TH STREET

FOUND BOAT S&W RCE 30826 PER PWF 0616-2396-2397
 N 77°47'06"E 245.95' → TO FOUND GEAR S&W L/S 7707 @ CYPRESS AVENUE PER PARCEL MAP NO. 71866

SSM# #0158 STA 3 + 49.60 76.51 RIM 12.55 DEEP
 SSM# #0157 STA 4 + 45.81 58.60 RIM
 SSM# #0159A STA 1 + 09.60 67.91 RIM 7.8 DEEP
 SSM# #0159B STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159C STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159D STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159E STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159F STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159G STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159H STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159I STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159J STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159K STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159L STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159M STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159N STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159O STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159P STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159Q STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159R STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159S STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159T STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159U STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159V STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159W STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159X STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159Y STA 1 + 09.60 66.03 EL 80.15 DEEP
 SSM# #0159Z STA 1 + 09.60 66.03 EL 80.15 DEEP

PARCEL MAP NO. 84793

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

FOR CONDOMINIUM PURPOSES
 PROPOSED

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

Michael Guzman-Walle DATE 3/20/2025
 MICHAEL GUZMAN-WALLE P.L.S. 9822



25-075

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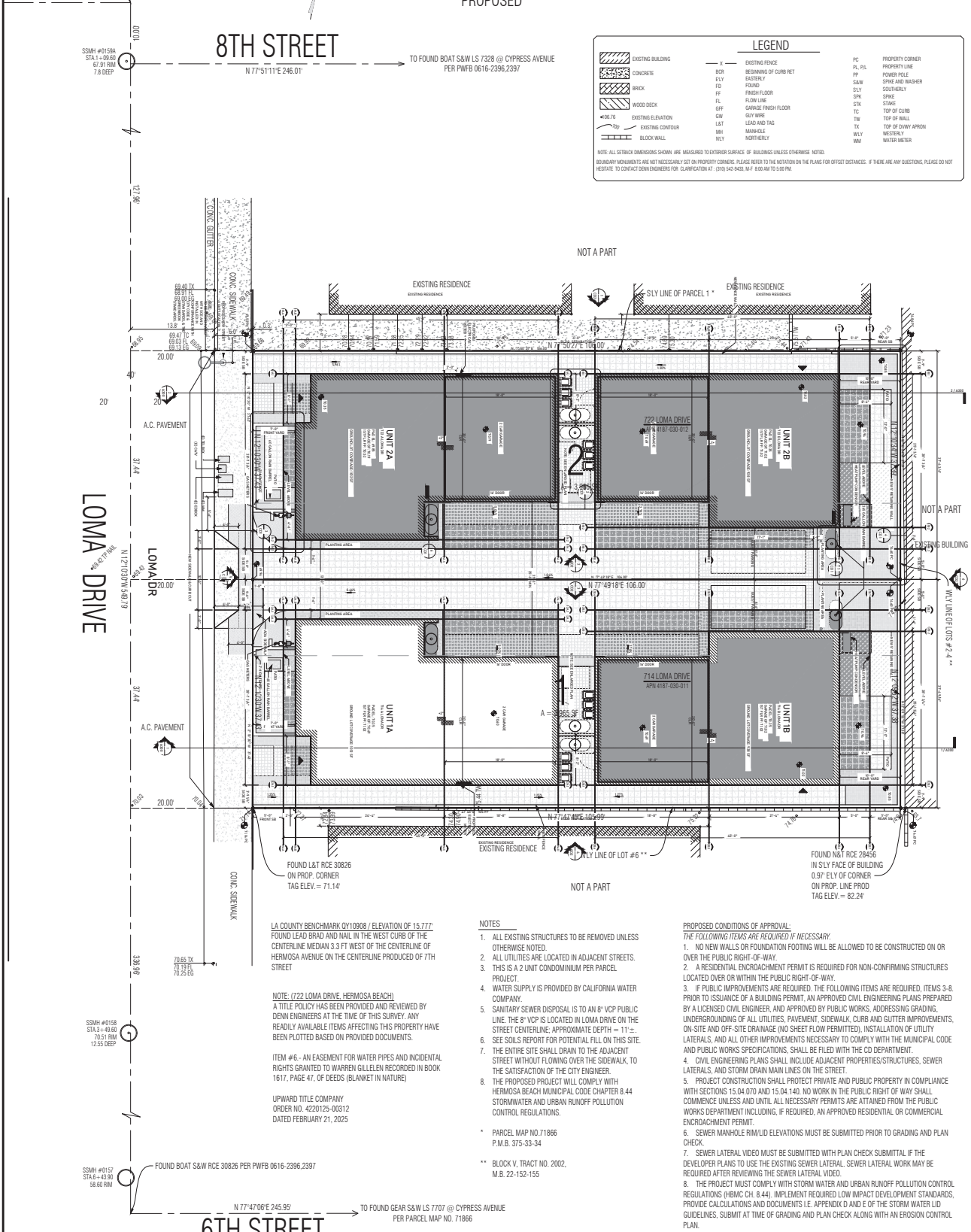
FOUND BOAT S&W RCE 30826
 PER PWF 0616-2396.2397
 STA 1+00.00

8TH STREET
 N 77°51'11"E 246.01'

TO FOUND BOAT S&W L.S. 7328 @ CYPRESS AVENUE
 PER PWF 0616-2396.2397

LEGEND	
	EXISTING BUILDING
	CONCRETE
	BRICK
	WOOD DECK
	WALLS
	EXISTING ELEVATION
	EXISTING CONTOUR
	BLOCK WALL
	EXISTING FENCE
	BEARING OF CURB MET
	EASTERLY
	FOUNDED
	FRESH FLOOR
	FLOW LINE
	GRADE FRESH FLOOR
	GUY WIRE
	LEAD AND TAG
	MANHOLE
	NORTHERLY
	PROPERTY CORNER
	FL, PL
	PROPERTY LINE
	PP
	POWER POLE
	SPINE AND WADDER
	SUB
	SLY
	SOUTHERLY
	SPR
	STAKE
	TC
	TOP OF CURB
	TR
	TOP OF WALL
	TX
	TOP OF CURB APPROX
	WLY
	WESTERLY
	WM
	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.
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LA COUNTY BENCHMARK 0Y10908 / ELEVATION OF 15.777
 FOUND LEAD BRAD AND NAIL IN THE WEST CURB OF THE
 CENTERLINE MEDIAN 3.3 FT WEST OF THE CENTERLINE OF
 HERMOSA AVENUE ON THE CENTERLINE PRODUCED OF 7TH
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NOTE: (722 LOMA DRIVE, HERMOSA BEACH)
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ITEM #6 - AN EASEMENT FOR WATER PIPES AND INCIDENTAL
 RIGHTS GRANTED TO WARREN GILLEN RECORDED IN BOOK
 1617, PAGE 47, OF DEEDS (BLANKET IN NATURE)

UPWARD TITLE COMPANY
 ORDER NO. 4220125-00312
 DATED FEBRUARY 21, 2025

NOTES

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 2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
 3. THIS IS A 2 UNIT CONDOMINIUM PER PARCEL PROJECT.
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 5. SANITARY SEWER DISPOSAL IS TO AN 8" VCP PUBLIC LINE. THE 8" VCP IS LOCATED IN LOMA DRIVE ON THE STREET CENTERLINE. APPROXIMATE DEPTH = 11' ±.
 6. SEE SOILS REPORT FOR POTENTIAL FILL ON THIS SITE.
 7. THE ENTIRE SITE SHALL DRAIN TO THE ADJACENT STREET WITHOUT FLOWING OVER THE SIDEWALK TO THE SATISFACTION OF THE CITY ENGINEER.
 8. THE PROPOSED PROJECT WILL COMPLY WITH HERMOSA BEACH MUNICIPAL CODE CHAPTER 8.44 STORMWATER AND URBAN RUNOFF POLLUTION CONTROL REGULATIONS.
- * PARCEL MAP NO. 71866
 P.M.B. 375-33-34
 ** BLOCK V, TRACT NO. 2002,
 M.B. 22-152-155

PROPOSED CONDITIONS OF APPROVAL:

- THE FOLLOWING ITEMS ARE REQUIRED IF NECESSARY.
1. NO NEW WALLS OR FOUNDATION FOOTING WILL BE ALLOWED TO BE CONSTRUCTED ON OR OVER THE PUBLIC RIGHT-OF-WAY.
 2. A RESIDENTIAL ENCROACHMENT PERMIT IS REQUIRED FOR NON-CONFORMING STRUCTURES LOCATED OVER OR WITHIN THE PUBLIC RIGHT-OF-WAY.
 3. IF PUBLIC IMPROVEMENTS ARE REQUIRED, THE FOLLOWING ITEMS ARE REQUIRED: ITEMS 3-8. PRIOR TO ISSUANCE OF A BUILDING PERMIT, AN APPROVED CIVIL ENGINEERING PLANS PREPARED BY A LICENSED CIVIL ENGINEER, AND APPROVED BY PUBLIC WORKS, ADDRESSING GRADING, UNDERGROUNDINGS OF ALL UTILITIES, PAVEMENT, SIDEWALK, CURB AND GUTTER IMPROVEMENTS, ON-SITE AND OFF-SITE DRAINAGE (NO SHEET FLOW PERMITTED), INSTALLATION OF UTILITY LATERALS, AND ALL OTHER IMPROVEMENTS NECESSARY TO COMPLY WITH THE MUNICIPAL CODE AND PUBLIC WORKS SPECIFICATIONS, SHALL BE FILED WITH THE CD DEPARTMENT.
 4. CIVIL ENGINEERING PLANS SHALL INCLUDE ADJACENT PROPERTY/STRUCTURES, SEWER LATERALS, AND STORM DRAIN MAIN LINES ON THE STREET.
 5. PROJECT CONSTRUCTION SHALL PROTECT PRIVATE AND PUBLIC PROPERTY IN COMPLIANCE WITH SECTIONS 15.04.070 AND 15.04.140. NO WORK IN THE PUBLIC RIGHT OF WAY SHALL COMMENCE UNLESS AND UNTIL ALL NECESSARY PERMITS ARE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT INCLUDING, IF REQUIRED, AN APPROVED RESIDENTIAL OR COMMERCIAL ENCROACHMENT PERMIT.
 6. SEWER MANHOLE RIM/LID ELEVATIONS MUST BE SUBMITTED PRIOR TO GRADING AND PLAN CHECK.
 7. SEWER LATERAL VIDEO MUST BE SUBMITTED WITH PLAN CHECK SUBMITTAL IF THE DEVELOPER PLANS TO USE THE EXISTING SEWER LATERAL. SEWER LATERAL VIDEO MAY BE REQUIRED AFTER REVIEWING THE SEWER LATERAL VIDEO.
 8. THE PROJECT MUST COMPLY WITH STORM WATER AND URBAN RUNOFF POLLUTION CONTROL REGULATIONS (HBMC CH. 8.44). IMPLEMENT REQUIRED LOW IMPACT DEVELOPMENT STANDARDS, PROVIDE CALCULATIONS AND DOCUMENTS I.E. APPENDIX D AND E OF THE STORM WATER LID GUIDELINES, SUBMIT AT TIME OF GRADING AND PLAN CHECK ALONG WITH AN EROSION CONTROL PLAN.

LOMA DRIVE
 N 127°03'09"E 387.79'

LOMA DR
 N 127°03'09"E 387.79'

SSM# #0158
 STA 3+49.60
 76.51 R.M.
 12.55 DEEP

SSM# #0157
 STA 4+45.80
 58.60 R.M.

6TH STREET
 N 77°47'06"E 245.95'

TO FOUND GEAR S&W L.S. 7707 @ CYPRESS AVENUE
 PER PARCEL MAP NO. 71866

SCALE: NOT TO SCALE

VESTING TENTATIVE

SHEET 3 OF 3 SHEETS

PARCEL MAP NO.84793

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FOR CONDOMINIUM PURPOSES
DETAIL OF PROPOSED SITE PLAN

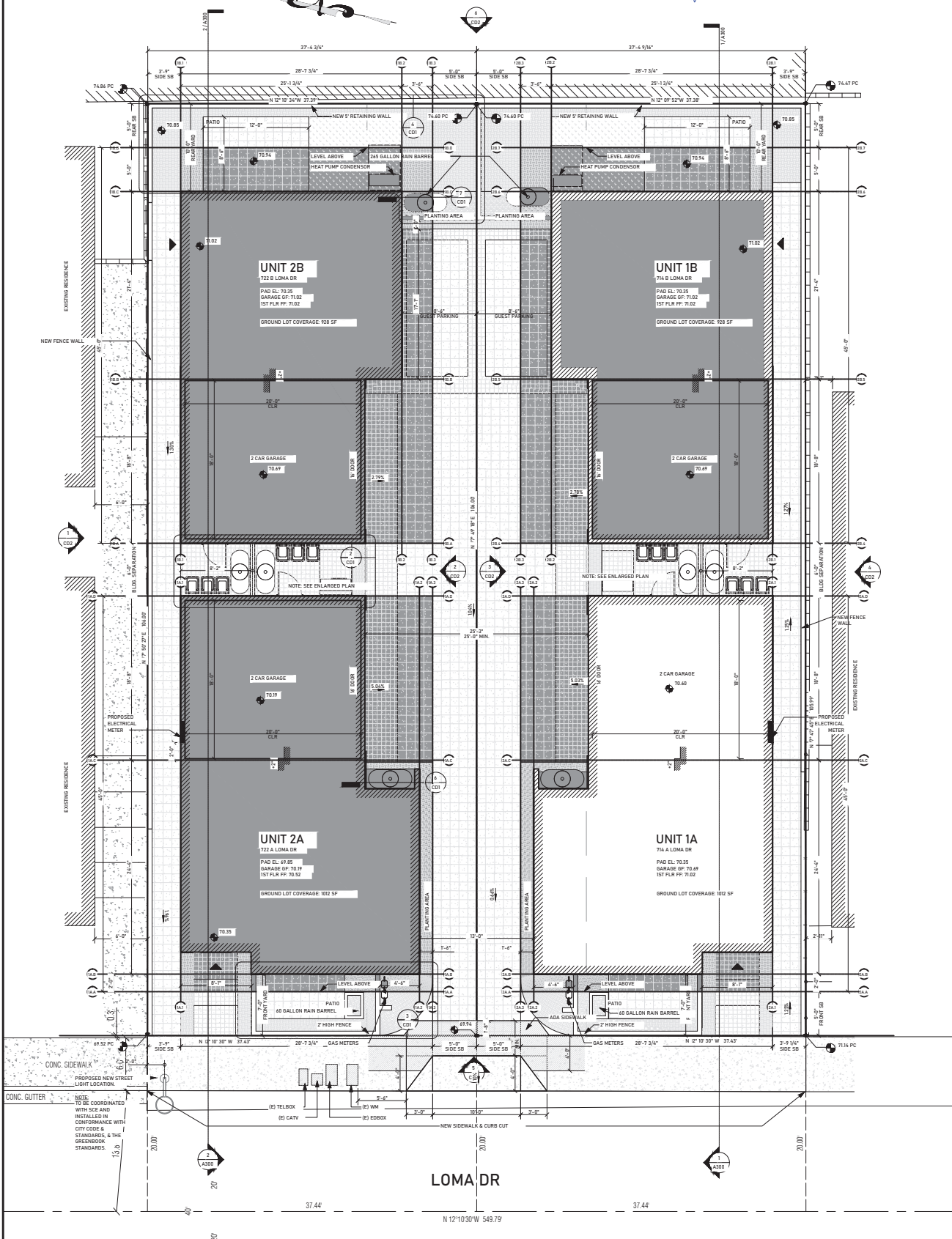
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714 & 722 LOMA DRIVE
HERMOSA BEACH, CA 90254

Michael Guzman-Walle
MICHAEL GUZMAN-WALLE P.L.S. 9822 DATE 3/20/2025

25-075



NOTE TO BE COORDINATED WITH SEE AND INSTALLED IN CONFORMANCE WITH CITY CODE & STANDARDS, & THE GREENBOOK STANDARDS.

LOMA DR

N 12° 10' 30" W 549.79'

25-075