

SCALE: 1"=10'
SHEET 1 OF 1

SUBDIVIDER

ALBERTO BOTTENE
1035 LOMA DR.
HERMOSA BEACH, CA 90254
310-989-2728

LEGAL DESCRIPTION

LOT 28
BLOCK 35
TRACT NO. 1516 BOOK 25 PAGE 39
APN : 4187-012-013

JOB ADDRESS

1035 LOMA DRIVE
HERMOSA BEACH, CA 90254

NOTES:

- ALL EXISTING STRUCTURES TO BE REMOVED.
- ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
- THIS IS A TWO UNIT CONDOMINIUM PROJECT.
- UTILITY COMPANY INFORMATION:
CALIFORNIA WATER SERVICE
SOUTHERN CALIFORNIA EDISON
SOUTHERN CALIFORNIA GAS
SEWER - CITY OF HERMOSA BEACH
- SANITARY SEWER DISPOSAL IS TO AN 8" VITRIFIED CLAY PIPE PUBLIC LINE. THE 8" VITRIFIED CLAY PIPE IS LOCATED IN LOMA DRIVE APPROXIMATE DEPTH = 3.1' +/-
- EARTHWORK QUANTITY:

A) AMOUNT OF CUT	115 CY
B) AMOUNT OF FILL	2 CY
C) AMOUNT OF EXPORT	113 CY
- EXISTING AND PROPOSED ZONING IS R-3.
- THERE ARE NO PROTECTED TREES ON THIS SITE.
- FLOOD ZONE X. FLOOD MAP 06037C1907G, EFFECTIVE DATE 04/21/2021. THE SUBJECT SITE IS IN FEMA FLOOD HAZARD ZONE 'X', NOT SUBJECT TO INUNDATION OR STORM WATER OVERFLOWS.
- THE ENTIRE SITE SHALL DRAIN TO THE ADJACENT STREET WITHOUT FLOWING OVER THE SIDEWALK, TO THE SATISFACTORY OF THE CITY ENGINEER.
- THE PROPOSED PROJECT WILL COMPLY WITH CITY OF HERMOSA BEACH MUNICIPAL CODE, CHAPTER 8.44 STORM WATER AND URBAN RUNOFF POLLUTION CONTROL REGULATIONS.
- THERE IS A BLANKET EASEMENT FOR PUBLIC UTILITIES THAT AFFECTS SAID LAND PER BOOK 1617 PAGE 47 OF DEEDS.
- OWNER/SUBDIVIDER SHALL OFFER EASEMENT DEDICATIONS (AS REQUIRED) TO CITY FOR ANY ADA ACCESS REQUIREMENTS (E.G., SIDEWALKS, CURB RAMPS) ADJACENT TO PARCEL TO THE SATISFACTION OF THE CITY ENGINEER.
- TYPE OF CONSTRUCTION IS V-B

VESTING TENTATIVE PARCEL MAP NO. 84794

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

FOR CONDOMINIUM PURPOSES

LAND SURVEYOR

EAGLE EYE LAND SURVEYING

1311 MANHATTAN BEACH BLVD, UNIT 4
MANHATTAN BEACH CA 90266
(562) 452-3519

Michael Profet

DATE 8/22/2025

MICHAEL PROFET L.S. 9806



ABBREVIATIONS :

- BOS = BOTTOM OF STAIRS
- BX/TX = TOP/BOTTOM OF CURB
- EG = EDGE OF GUTTER
- EL = ELEVATION
- E'LY = EASTERLY
- FL = FLOW LINE
- FF = FINISHED FLOOR
- FS = FINISHED SURFACE
- LTT = LEAD, TACK & TAG
- N'LY = NORTHERLY
- PC = PROPERTY CORNER
- PL = PROPERTY LINE
- RH = RIDGE HEIGHT
- S'LY = SOUTHERLY
- TC = TOP OF CURB
- TF = TOP OF FENCE
- TOS = TOP OF STAIRS
- TW = TOP OF WALL
- TX/BX = TOP/BOTTOM OF CURB
- W = WIDTH OF TREE IN INCHES
- W'LY = WESTERLY

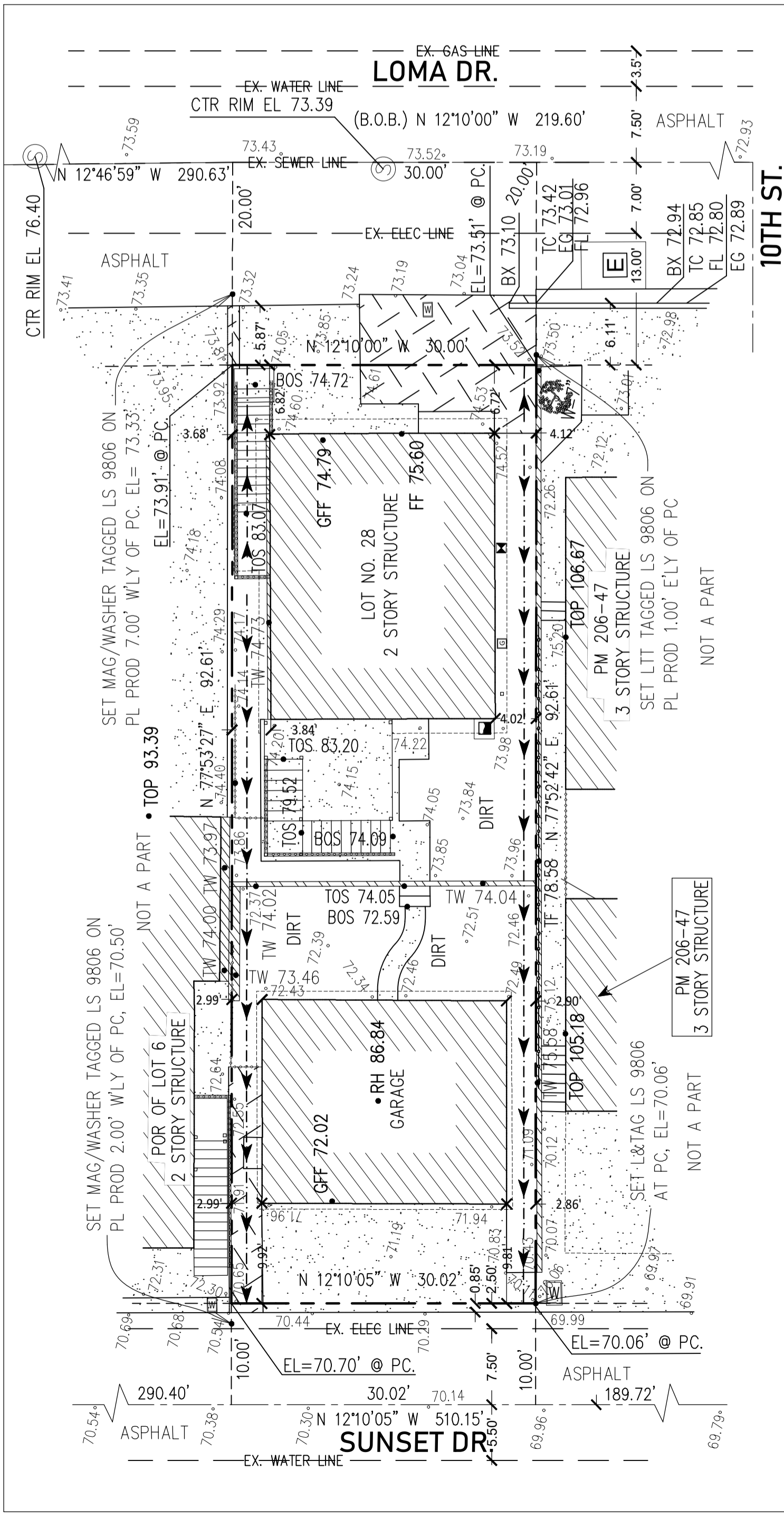
LEGEND:

- PROPERTY LINE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- BLOCK WALLS
- WOOD FENCE
- WATER DRAINAGE FLOW
- DIRECTION/FIRE ACCESS
- PATHWAY



AGGREGATE SQ FT:
UNIT A - 2984 SF
UNIT B - 3102 SF

EXISTING CONDITIONS



PROPOSED

