PROJECT GENERAL NOTES

1. Location of service shall be approved by Southern California Edison Company.
2. All interior doors shall be Douglas fir paneled doors with 1-3/4" thickness solid core approved by owner.
3. Doors that swing over a landing or porch require a landing equal to the width of the floor in length and not more than 1/2" below threshold. Doors that do not swing over a top step or landing may open on a landing or top step that is not more than 8" below floor level.
4. Provide a water saving low flush water closet. Max. 1.6 gallons per flush. Shower heads (1.5 Gallons Per Minute), & faucets (2.0 GPM).
5. Materials other than structural elements shall be moisture resistant. Wall coverings shall be cement plaster or tile, 70" high above drain of shower or tub with shower. Thin set tile on 5/8" water resistant Gypsum Board at walls. Set tile over min. ¾" mortar bed over approved shower pan at floors.
6. Glass doors and walls panels of bathtubs and shower enclosures shall be laminated, fully tempered or wire glass.
7. Glass, which is less than 60" from a floor and within a 24" arc of a doorway's vertical edge, must be tempered glass.
8. Drip pans or other devices for laundry room, waters and dishwashers must be approved.
9. Provide a one horsepower waste disposal.
10. Building address shall be provided on the building in such a position as to be plainly visible and legible from the street per CRC Section R319.1.
11. All plumbing walls shall be 2 x 6 studs.
12. Provide tile or granite countertops at bathrooms per owner. All bathroom countertops heights to be 36" high.
13. Provide granite countertops at kitchen per owner.
14. See Elevations for all exterior finishes.
15. Provide R-13 insulation at interior walls of all bathrooms and bedrooms. Provide R-30 insulation between floors.
16. Provide a sectional roll-up garage door with automatic opener, and detail as shown on elevation.
17. French doors shall be recessed as shown on plans.
18. Provide Heavy Asphalt Shingle Roofing.
19. Handrail or guardrail on open side shall not allow that a 4" diameter sphere pass through; and the open space at riser, tread and bottom element of guardrail shall not allow a 6" diameter sphere pass through.
20. All hose bibs shall be protected by back flow prevention device.
21. Important Note: HVAC installer shall confer with designer for necessary furr down locations. Consult with owner for possible FAU with Air Conditioning capability. Provide zoned heating.
22. All heating systems shall have automatic thermostats with a clock mechanism which the building occupant can manually set back; and thermostat set point at least 2 periods within 24 hours, per Section 150 (F) of CEC.
23. F.A.U. in attic

    A. Provide plywood sheathing at entire attic space.
    B. Double joists supporting FAU unit and provide seismic sway braces.
    C. Provide electrical outlet, light and switch @ access
    D. Condensation drain to approved plumbing fixture required, if any.
    E. Provide a 30" x 30" working space in front of the FAU, with 30" headroom
24. Provide circulation intake air supply duct of 2 square inches per 1000 BTU for F.A.U.
25. Clothes dryer moisture exhaust ducts are limited to 14' with two elbows. Reduce this length by 2' for each elbow in excess of two. Duct shall be minimum 4" diameter smooth metal.
26. Provide "FMI" Fireplace ESR-2542 or approved equal at fireplaces. (NON-WOOD BURNING)
27. Provide 1-1/8" plwd. floor sheathing typical. Provide 5/8" plywood roof sheathing typical.
28. All windows and French doors shall have wood finish.
29. Building address shall be provided on the building in such a position as to be plainly visible from the street, CBC section 502. Internally illuminated address sign shall not contain a screw-base socket and consume no more than 5 watts of power as determined according to Section 130(d) - per Section 150 (K) 14.
30. Provide a 12" minimum access panel to bathtub trap slip joint connection or use rigid type connections.
31. Control valve for shower and tub shall be of the pressure balance or thermostatic mixing valve type, section 410.7 CPC.
32. Laundry room door shall have 200 square inch minimum for dryer make up air (CMC section 908.2).
33. Provide baseboard and window and door casing and crown moulding as selected by general contractor and approved by owners.
34. Provide straight edge at interior walls, typical.
35. Provide smooth texture at all walls and ceilings.
36. Provide tankless water heater.
37. Provide water heater vent to outside.
38. Slope grade or paving away from building, minimum 2% slope.
39. Provide stone over membrane over exterior garage (CCX) plwd. for exterior deck.
40. Provide the following at all stairways/steps:
    a. Minimum 36" wide stairway and landings.
    b. Maximum 7.75" rise; minimum 10" run for private stairways (7" rise, 11" run for common areas serving R1).
    c. The largest rise or run in a flight of stairs may not exceed the smallest by more that 3/8".
    d. Headroom over stairs to be 6'-8" minimum from nosing of tread.
    e. Guardrail on open side of stairs over 30" above floor or adjacent grade. May serve as handrail also. Guardrail may be 34" to 38" high only at open side of stairs.
    f. Handrail (required for 4 or more risers) 34" to 38" above tread nosing,
    g. 1 ½" clearance to wall, 1 ½" to 2" in cross section, with ends returned to wall or terminate at newel or safety post. Show handrail continuous for the length of the stairs. Enclosed usable space under stairs to be protected by 1-hour fire resistive materials.
41. Exterior doors, doors between house and garage, and their hardware shall conform to the following security provisions:
    a. Doors shall be equipped with dead locking latch and dead bolt with hardened insert with 1" minimum throw and 5/8" minimum embedment into jamb. Both are to be key operated from the outside.
    b. Windows and door lights within 40" of the locking device shall be fully tempered/burglary resistant/or protected by bars.
    c. Overhead and sliding garage doors shall be capable of being securely locked when not otherwise locked by power operation.
    d. Sliding glass doors and sliding windows shall be capable of withstanding forced entry attempts as outlined in [6706.7].
42. Parking Note:
    a. Required parking area is to be one 17' x 20' clear of any obstruction not less than (7) feet above the finished floor to any ceiling, beam, pipe, vent, mechanical equipment or similar construction.
    b. Non-structural storage improvement, including wall mounted shelves, storage surface racks, or cabinets may encroach into the vertical clearance, provided a minimum of 4.5 feet vertical clearance is maintained above the finished floor of the garage within the front (3) feet of the parking space.
    c. The minimum height of access opening at garage door shall be 6'-8" high and 8'-0" wide.
43. See Detail A2 for typical cutting, boring and notching through wood framing.
44. See Detail A1 for typical one-hour wall and ceiling details.
45. See Detail A3 for typical door and window opening frame details.
46. All utilities serving the site shall be installed per City of Hermosa Beach "Standard Underground Connection" subject to field inspection and verification.
47. Obtain Sanitation District approval for any new sewer construction.
48. An approved backwater valve is required for drainage piping serving fixtures located below the elevation of the next upstream manhole cover. Fixtures above such elevation shall not discharge through the backwater valve (UPC 710.1).
49. Check city records to determmine existence of cesspool on property. Any existing cesspool shall be located and inspected by city personnel before demolition or building permits can be issued.
50. Section 9.01.100 Sustainable Building Requirements for R-2 and R-3 Occupancies:
    Section 419.7 is hereby added per the above climatic findings as follows:
    - Sustainable building. All new R-2 and R-3 occupancies are required to incorporate all the following sustainable building practices in addition to the requirements of the CEC, Title 24, Part 6 unless waived by the building official.
        1. Insulate all hot water piping
        2. Install low emitting insulation in required areas of walls, floors, ceilings, and roof.
        3. Use low volatile organic compund (VOC) caulking.
        4. Pre-plumbing piping and sensor wiring from wate heater to attic for future solar water heating.
        5. Use duct mastic on all duct joints.
        6. Install "Energy Star" or equivalent bathroom fan vented to the outside.
51. The fire resistance rating of exterior walls shall comply with the provisions of CBC 704.5, section 704, table 704.8, and table 602. Fire resistance-rated exterior wall construction shall be maintained through crawl spaces, floor framing, and attic spaces in accordance with CBC 705.6. Further, projections located where openings are required to be protected shall be non-combustible, heavy timber, or one hour construction. All exterior walls with a fire separation distance of 5' or less shall be 1 hour fire-resistance rating for exposure to fire from both sides.
52. Smoke alarms (i.e. smoke detectors) shall be installed and maintained at all of the following locations:
    a) In each room used for sleeping purposess.
    b) On the ceiling or wall outside immediate vicinity of sleeping room.
    c) In each story, basement or split level within a dwelling unit.
    d) In enclosed common stairwells of two or more dwelling units.
    Where more than one smoke alarm is required to be installed, it shall be interconnected in such a manner so that the activation of one alarm will activate all of the alarms.
    In new construction, smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal.
53. Means of egress doors shall be detailed as follows:
    a) Min. 32" (max 48") clear opening width of exit doorway. For swinging door, clear width is measured between the face of the door and the stop, with the door open 90 degrees. For non-swinging door, the clear width is to be measured from the face of the door jamb.
    b) Min. height of 80" for exterior exit doorway, 78" for interior doorway, and 76" for all other exterior doorway. (CBC 1008.1.1)
    c) Exterior egress door shall be side-hinged swinging (CBC 1008.1.2)
    d) Max. 0.75" threshold height at sliding doors and max. 0.5" for other doors.
    e) Min. width of landing at door shall not be less than width of stairway or door.
    f) Min. 36" length of landing at door measured in the direction of travel.
    g) Max. 7.75" below the top threshold height of an exterior doorway not part of required means of egress provided the door, other than storm or screen doors, does not swing over the landing. Door handles, pulls, latches, locks, and other operating devices shall be a minimum 34" to max 48" height above the floor. Manually operated flush bolts or surface bolts are not permitted on doors required for egress.
54. Straight run stairways shall be detailed as follows:
    a) Max. 7.75" and min. 4" rise height.
    b) Min. 10" tread depth.
    c) Min. 36" clear width.
    d) Min. 6'-8" vertical headroom measured vertically from a line connecting the edge of the nosing.
55. Stair treads and risers shall be detailed as follows:
    a) The tolerance between the largest and smallest riser height or tread depth shall not exceed 0.375" in any flight of stair.
    b) The radius of curvature at the leading edge of the tread or beveling of nosing shall not exceed 0.5" (CBC 1009.3.3)
    c) Risers shall be vertical or sloped a max. 30 degrees from the vertical. (CBC 1009.3.3)
    d) Leading edge of tread shall not project more than 1.25" beyond tread below.
    e) Opening between treads shall not permit the passage of a 4" diameter sphere.
56. Walls and soffits within enclosed useable space under stairways shall be protected as follows: Interior stairs require 0.5" gypsum board on the enclosed side.
57. The walking surface of treads and landings shall not be sloped steeper than 2% (1:48) in any direction.
58. Provide emergency escape and rescue from sleeping rooms. Min. net clear opening dimensions of 24" height, 20" clear width, 5.7 sq. ft. area (5.0 sq. ft. at grade floor) and 44" max to bottom of clear opening is required.
59. Rooms containing bathtubs, showers, spas, and similar bathing fixtures shall be mechanically ventilated. Provide an exhaust fan with a min. capacity of 50 CFM. Ductless fans are unacceptable.
60. Garage door extensions springs shall be fabricated from either hard drawn-spring wire or oil tempered wire and installed in accordance with the manufacturer's instruction. Garage door springs shall comply with requirements of CBC Sect. 1211.
61. Attached garage or carport to dwelling shall be separated as follows:
    a) Min. ½" gypsum board required on the garage side separating dwelling and attic area from garage.
    b) Min.⅝" gypsum board required between garage or carport and all habitable rooms located above garage or carport (including structural members supporting the upper floor, ceiling, post and beam).
    c) Min. 1⅜" thick solid wood doors or solid or honeycomb core steel door, or min. 20 minute rated fire door assembly.
    d) Doors to be self-closing and self-latching.
    e) Garage shall not open directly into a room used for sleeping purposes.
    f) Min. 0.019" sheet steel with no opening for ducts in walls and ceilings that penetrate into the garage.
62. Penetrations in fire-resistance-rated walls shall comply with CBC 712.3. Through penetrations shall comply with CBC 712.3.1.1, CBC 712.3.1.2, or 712.3.1.

    a) Steel, ferrous or copper pipes may penetrate fire-resistance rated walls, provided the opening is protected as follows:
        i) Item penetrating concrete or masonry walls is a max. 6" nominal diameter and the area of the opening through the wall does not exceed 144 sq. in., concrete, grout or mortar is permitted where it is installed the full thickness of the wall or the thickness required to maintain the fire resisting rating ; or
        ii) When the annular spaces is protected with material ASTM E 119.

    b) Penetrations shall be fire-stopped by a system installed as tested in accordance with ASTM E 814 or UL 1479, and shall have an F rating or not less than the required fire-resisting-rating of the wall penetrated (CBC 712.3.1.2)

    c) Membrane penetrations of max 2 hr. fire resistance rated walls by steel electrical boxes are permitted, provided that each does not exceed 16 sq. in. in area and the total area of such openings does not exceed 100 sq. in. for any 100 sq. ft. of wall area, and the space between the wall membrane and the box does not exceed ⅛". Additionally, outlet boxes on opposite sides of the wall shall be separated by a horizontal distance of not less than 24."
    e) A fire sprinkler shall be permitted to be unprotected provided such a space is covered by a metal escutcheon plate.
    f) Where walls are penetrated by other materials or openings larger than those mentioned above, they must be qualified by tests in accordance with (CBC 703.2).
63. Fireblocking shall be installed in combustible concealed locations in accordance with CBC 717.2.
    a) In concealed spaces of stud walls and partitions including furred spaces and parallel rows of studs or staggered studs as follows:
        i) Vertically at the ceiling and floor levels
        ii) Horizontally at intervals not exceeding 10"
    b) At all interconnections between concealed vertical stud wall or partition spaces and concealed horizontal spaces created by and assembly of floor joists or trusses, and between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings, and similar locations.
    c) In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall also comply with CBC 1009.5.3.
    d) When annular space protection is provided in accordance with CBC 707.2 EX. 6, CBC 712.4.1.2 EX. 1, or CBC 712.4.2, fireblocking shall be installed at all openings around vents, pipes, ducts, chimneys, and fireplaces with an approved material to resist the free passage of flame and the products combustion.
64. Draftstopping shall be installed in combustiable concealed locations in accordance with CBC 717.3 and 717.4, respectively, at the following locations:
    a) In floor-ceiling assembley and located above and in line with the dwelling unit separation in duplexes not equipped with and automatic sprinkler system.
    b) In attics and concealed roof spaces such that any horizontal area does not exceed 3,000 sq. ft. in dwelling not equipped with and automatic sprinkler system.
    c) Draftstopping materials shall not be less than ½" gypsum board, ⅜" wood structural panel, ⅜" particle board, 1" nominal lumber, cement fiberboard, batts or blankets of mineral wool or glass fiber, or other approved materials adequately supported.
    d) Openings in the partitions shall be protected be self-closing doors with automatic latches constructed as required for the partitions.
65. Wall, floor, and ceiling shall not exceed the flame spread classifications in CBC T-803.5.
66. Interior floor finish and floor covering materials shall comply with CBC 804.2 through 804.4.1.
67. Curved stairways shall have a minimum 6" tread depth with a minimum 10" tread depth measured at right angle to the tread's leading edge at a point 12" from the side where the treads are narrower. (CBC 1009.3, 1009.7)
68. All electrical, telephone, cable television system, and similar service wires and cables shall be installed under ground. Underground future stub out is required.
69. Each pane of saftey glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety glazing standard. The following shall be considered specific hazardous locations for the purposed of saftey glazing. Glazing in:
    a) Swing doors.
    b) Fixed and sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies.
    c) Storm doors.
    d) Unframed swinging doors.
    e) Door and enclosures for hot tubs, whirlpools, saunas, steam rooms, bath tubs, and showers.
    f) Fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within 24" arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60" above the walking surface. Read code for exceptions.
    g) Fixed or operable panel, other than the described in items e and f, which meets all of the following conditions.
        i) Exposed area of an individual pane greater than 9 sq. ft.
        ii) Exposed bottom edge less than 18" above the floor.
        iii) Exposed top edge greater than 36" above the floor.
        iv) One or more walking surfaces within 36" horizontally of the plane of the glazing.
    h) Guards and railings regardless of area or height above a walking surface. Included are structural baluster panels and non-structural in-fill panels.
    i) Walls and fences enclosing indoor and outdoor swimming pools and spas where all of the following conditions are present:
        i) The bottom edge of the glazing is less than 60" above a walking surface on the pool or spa side of glazing.
        ii) The glazing is within 60" of a swimming pool or spa water's edge.
    j) Adjacent to stairways, landings and ramps within 36" horizontally of a walking surface; when the exposed surface of the glass is less than 60" above the plane of the adjacent walking surface. (Read the code for exceptions with installation)
    k) Adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread.
70. Access to mechanical appliances in under-floor areas, in attic spaces, and on roofs, or elevated structures shall be in accordance with the California Mechanical Code.
71. Driveway approaches shall comply with Standard Detail ST-1 of the Department of Public Works, maximum slope shall not exceed 15%.
72. Guards shall be detailed as such:
    a) Guards shall be located along open-sided walking surfaces, mezzanines, stairways, ramps and landings that are more than 30" above the floor or grade above.
    b) Guard whose top rail does not serve as a handrail shall have a height of 42" high above the leading edge of the tread.
    c) Guard whose top rail serves as a handrail shall have a height of 34" to 38" high above the leading edge of the tread.
    d) Triangular opening formed by tread, stair, and bottom rail shall not permit a 6" diameter sphere to pass through. (CBC 1013.3)
73. Handrails shall be detailed as follows:
    a) Continuous handrail is required when 4 or more treads are provided (CBC 1009.10).
    b) Min 34" to max 38" high above the stair tread nosing (CBC 1012.2).
    c) Min 1.25" to max. 2" circular cross section for handgrip portion of handrail.
    d) Min. 4" to max. 6.25" perimeter dimension with max 2.25" cross section for non-circular handgrip portion of handrail (CBC 1012.3).
    e) Min. 0.01" radius for edge of handrail (no sharp corner).
74. Weather proof all decks and balconies by providing Dex-o-tex (ESR-1757) or an approved equal.

    Roof drainage system shall comply with the following requirements:
    a) Size the roof drains and overflow drains in accordance with Chapter 11 of the CPC.
    b) System shall be sized for min. rain intensity of 3" per hour.
    c) The roof drain and overflow drain must maintain independent lines to the yard box.
    d) Roof drainage is not permitted to flow over public property.
    e) Secondary roof drains having the same size as the primary roof drains shall be installed with the inlet flow line located a min. 2" above the low point of the roof.
    f) Scuppers through parapet walls adjacent to the low point of the roof may be used as secondary roof drainage. Scupper openings shall be a minimum of 4" high and have a width equal to the circumference of the roof drain required for the area served.
    g) Overflow scuppers shall be designed in accordance to CPC T-11-1.

DEVELOPMENT PROGRAM

PROJECT LOCATION: **620 11th Street, Hermosa Beach**
OWNER'S NAME: **George and Sabine Branch** TEL: **310-623-7569**
ADDRESS: **620 11th Street, Hermosa Beach**
LEGAL DESCRIPTION: **Portion of Lot 3, Block 78, Second Addition to Hermosa Beach**
APN: **4187-026-010** ZONING: **R2**

GENERAL BUILDING INFORMATION:

LOT AREA:	UNIT 1	UNIT 2	TOTAL BUILDING AREA: UNIT 3	UNIT 4
1ST LEVEL LIVING AREA	375	375		
GARAGE	500	500		
2N LEVEL LIVING AREA	1,353	1,289		
DECKS/BALCONIES	90	69		
3R LEVEL LIVING AREA	1,160	1,160		
DECKS/BALCONIES	238 / 461	201 / 461		
TOTAL LIVING AREA	2,888	2,920		
TOTAL DECKS/BALCONIES	798	731		
NO. OF BEDROOMS	3	3		
NO. OF BATHROOMS	3.5	3.5		

ZONING INFORMATION	REQUIRED	PROVIDED
AREA:		
LOT AREA PER DWELLING UNIT	< 65%	< 65%
LOT COVERAGE	< 65%	64.42%
YARDS: PREVAILING FRONT SETBACK	5'	
FRONT	5'	5.08'
SIDE	3.8'	3.92'
REAR	5'	5.14'
PARKING AND DRIVEWAYS:		
NUMBER OF SPACES	2 EACH UNIT	2 EACH UNIT
GUEST SPACES	1 FOR TWO UNITS	1
PARKING SETBACKS	N/A	N/A
PARKING STALL DIMENSION	19'-6" X 20'-0"	21'-8" X 20'-1"
TURNING AREA	26'-0"	26'-6"
DRIVEWAY WIDTH	9'-0"	9'-7"
DRIVEWAY MAXIMUM SLOPE	<12.5%	2.14%
FENCES/WALLS:		
HEIGHT FROM FINISHED SURFACE	6'-0" MAX.	6'-0" MAX.
LINEAL FEET	0	282
OPEN SPACE:		
TOTAL	300 MIN PER UNIT	
PRIVATE (PER UNIT)	300 MIN PER UNIT	UNIT 1: 302 SQ. FT. UNIT 2: 302 SQ. FT. UNIT 3: UNIT4:
PRIVATE STORAGE SPACE:	200 CU.FT. MIN PER UNIT	
CUBIC FEET PER UNIT		UNIT 1: 205 SQ. FT. UNIT 2: 205 SQ. FT. UNIT 3: UNIT4:

BASEMENT QUALIFICATION CALCULATION: **NOT APPLICABLE**

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
1ST LEVEL F.F. ELEVATION				
LINEAL FEET (LF) OF PERIMETER				
LF OF PERIMETER <6' FROM GRADE TO F.F. ABOVE				
% OF PERIMETER <6' TO F.F. ABOVE				

VICINITY MAP

SHEET INDEX

CS: General Project Information

A1: Site Plan
A2: First Floor Plan
A3: Second Floor Plan
A4: Third Floor Plan
A5: Room Finish Schedule
Door & Window Schedule
A6: Exterior Elevations
A7: Exterior Elevations
A8: Building Sections
A9: Building Sections
A10: Roof Plan and Details
A11: Details
A12: Details
A13: Details
A14: Details

S1: Structural Notes
S2: Foundation Plan
S3: Second Floor Framing Plan
S4: Third Floor Framing Plan
S5: Roof Framing Plan
S6: Structural Details
S7: Structural Details
S8: Structural Details
S9: Structural Details
S10: Structural Details
S11: Structural Details
S12: Hardy Frame Details
S13: Hardy Frame Details
S14: Hardy Frame Details
S15: Soils Recommendations

E1: First Floor Electrical Plan
E2: Second Floor Electrical Plan
E3: Third Floor Electrical Plan

GN1: General Notes
GN2: General Notes / Title 24 Calcs
GN3: Title 24 Calcs
GBS-1: Green Building Standards
GBS-2: Green Building Standards
GBS-3: Green Building Standards
GBS-4: Energy Standards

TS: Topographic Survey

L1: Landscape Plan
L2: Irrigation Plan
L3: Landscape Notes
L3.1: Landscape Notes

C1: Title Sheet
C2: Abbreviations and Legend
C3: General Notes
C4: Grading Plan
C5: Erosion Control Plan
C6: Storm Water Plan
C7: Civil Details
C8: Civil Details
C9: Civil Details

ARCHITECT & CONSULTANTS

ARCHITECT: JOSEPH FOURNIER DESIGN
Joseph Fournier
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Long Beach, CA 90814
Phone: (310) 617-4856

STRUCTURAL ENGINEER: PARSA & ASSOCIATES
Abdy Parsa
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TITLE 24 CALCULATIONS: MELISSA ALVES
Melissa Alves
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Redondo Beach, CA 90277
Phone: (310) 341-8658

SURVEYOR: DENN ENGINEERS
3914 Del Amo Blvd., Ste. 921
Torrance, CA 90503
Phone: (310) 542-9433
Fax: (310) 542-9491

OWNER: GEORGE BRANCH
620eleventh@gmail.com

CODE RESEARCH

Codes:	2019 CBC/CRC/CEC/CMC/CPC
Zoning:	R2
Setbacks:	
Prev. Front Setback:	5'
Front Setback:	5' Required
Rear Setback:	5' Required at First Floor 3' Required at Second / Third Floor
Side Setbacks	3.8' Required
Height Limit:	30'-0" Maximum - See Roof Plan
Parking:	2 Enclosed: Provided at Garage Each Unit - One Shared Guest Spot
Type of Construction:	V-B
Occupancies:	R3 at Living; U at Garage
Number of Stories:	3
Sprinkler System:	Provide Throughout Entire Residence and Garage

LEGAL DESCRIPTION

Portion of Lot 3 Block: 78
Second Addition to Hermosa Beach M.B. 1230-90-91
APN: 4187-026-010

AREAS

	Unit #1	Unit #2
First Floor Living	375 sq. ft.	471 sq. ft.
Second Floor Living	1,353 sq. ft.	1,289 sq. ft.
Third Floor Living	1,160 sq. ft.	1,160 sq. ft.
Total Living	2,888 sq. ft.	2,920 sq. ft.
Garage	550 sq. ft.	550 sq. ft.
Decks	798 sq. ft.	731 sq. ft.
Lot Area	4,258 sq. ft.	
Lot Coverage Allowable	4,258 x 0.65 = 2,767 sq. ft.	
Proposed Lot Coverage	2,743 sq. ft. < 2,767 sq. ft.	
Lot Coverage Percentage	2,743 / 4,258 = 64.42%	

PROPOSED 2 UNIT CONDIMINIUMS FOR

GEORGE AND SABINE BRANCH

620 11th Street, Hermosa Beach

JOSEPH FOURNIER DESIGN
362 TERMINO AVENUE, LONG BEACH, CA 90814
PHONE: 310-617-4856
INSTAGRAM: JFOURNIERDESIGN
WEBSITE: WWW.JFOURNIERDESIGN.COM

GEORGE AND SABINE BRANCH
620 11th Street, Hermosa Beach

DATE

SIGNATURE

JOSEPH FOURNIER

REVISED
1
2
3
4
5

PROJECT # 2020 - 17

CS

STORM WATER DURING CONSTRUCTION

1. Contractor shall manage storm water drainage during construction and erosion control per CGBC 4.106.2. and 4.106.3 See details (11/A1?) and (12/A1?) .

CALGREEN NOTES:

1. See GBS Sheets for all CalGreen Notes. Contractor to provide documentation showing compliance with all CalGreen requirements to the city of Hermosa Beach.

EXCAVATIONS AT OR NEAR PROPERTY LINES

Because of the relatively small lot size, close proximity of structures and lack of cohesive soils in Hermosa Beach, the Community Development Department must regulate excavations at or near property lines. Section 3301.1 of the California Building Code (CBC) should be construed to pertain to permanent and temporary cuts and fills. Section 3301 of the CBC reads (in part) as follows:

SECTION 3301 - EXCAVATIONS AND FILLS

3301 - General. Excavation or fills for buildings or structures shall be so constructed or protected that they do not endanger life or property.

Slopes for permanent (or temporary) fills shall not be steeper than 1 unit vertical in 2 units horizontal (50% sloope). Cut slopes for permanent (or temporary) excavations shall not be steeper than 1 unit vertical in 2 units horizontal (50% slope) unless substantiating data justifying steeper cut slopes is submitted. Deviation from the foregoing limitations for cut slopes shall be permitted only upon the presentaition of a soil investigation report acceptable to the building official.

SHORING NOTES

1. Contractor to submit shoring plans and calculations prepared by a civil engineer to the city for approval prior to pulling a Building Permit.

SOLAR CONDUIT

1. Contractor to provide solar conduit for each unit for future solar panels. Verify location with City of Hermosa Beach

EROSION CONTROL NOTES

1. See Detail (-/A-) for Sand Bags for Erosion Control Purposes

2. See Detail (-/A-) for Sediment Retention

DRAINAGE NOTES

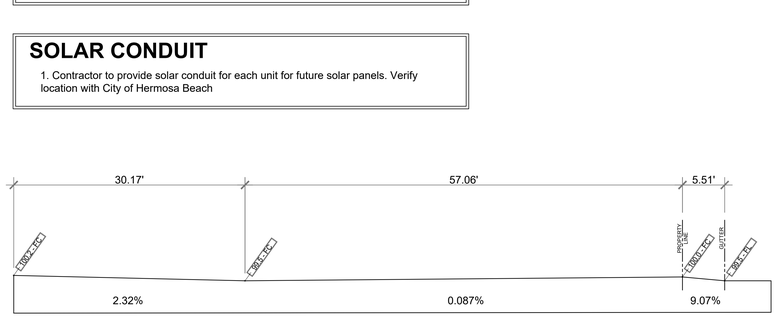
1. All site drainage shall be terminated at public way via non-erosive device per HBMC.
2. All drainage is shown on C sheets.

STRUCTURAL CODE NOTE

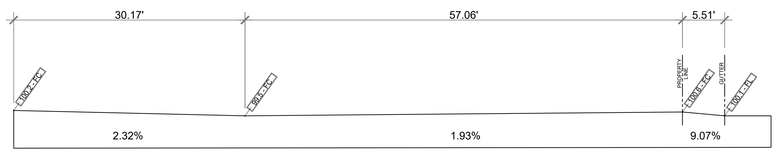
Structural observation per section 1702 of the CBC shall be provided when so designated by the Architect or Engineer of record or, when such observation is specifically required by the Building Official.

SCOPE OF WORK

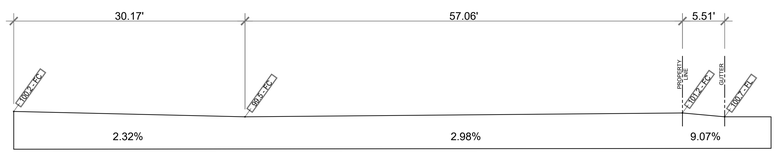
1. Demolish existing house and garage.
2. Construct new 2 - story single family residence w/ attached 2 car garage.
3. Site improvements per city approvals.



DRIVEWAY PROFILE A



DRIVEWAY PROFILE B



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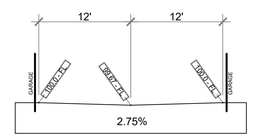

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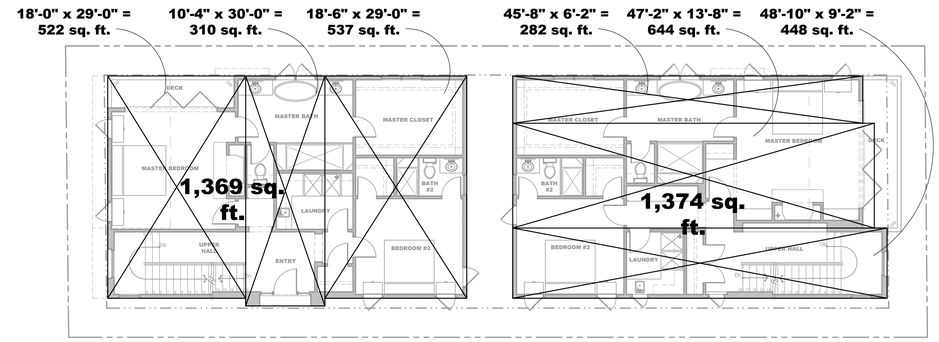
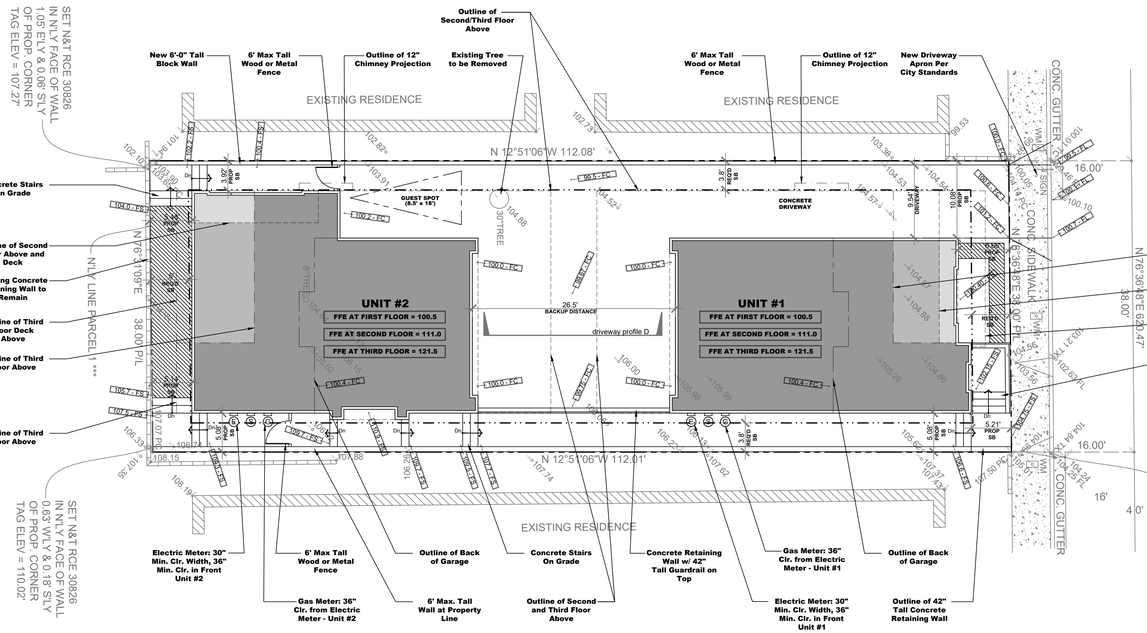


LOT COVERAGE CALCULATION

1/8" = 1'-0"

TOTAL LOT COVERAGE = 2,743 SQ. FT.



SITE PLAN

1/8" = 1'-0"

NORTH

LEGEND

- Landscaping
- One Story Element
- Two Story Element
- Three Story Element
- Block Wall
- Existing Grade
- Proposed Grade
- Setback Line
- F.C. Finished Concrete
- T.W. Top of Wall
- T.R. Top of Railing
- F.F.E Finished Floor Elevation
- T.C. Top of Curb
- F.L. Flowline at Street
- F.S. Finshed Surface
- E.P. Edge of Pavement

SUBDIVIDER

SABINE & GEORGE BRANCH
1133 SAPPHIRE STREET
SAN DIEGO, CA 92019-1855
PHONE 310-623-7569

LEGAL DESCRIPTION

PORTION OF LOT 3, BLOCK 78
SECOND ADDITION TO HERMOSA BEACH
M.B. 3-11-12
APN 4187-026-010

JOB ADDRESS

620 11TH STREET
HERMOSA BEACH, CA 90254

JOSEPH FOURNIER DESIGN
362 TERMINO AVENUE, LONG BEACH, CA 90814
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WEBSITE: WWW.JFOURNIERDESIGN.COM

GEORGE AND SABINE BRANCH

620 11th Street, Hermosa Beach

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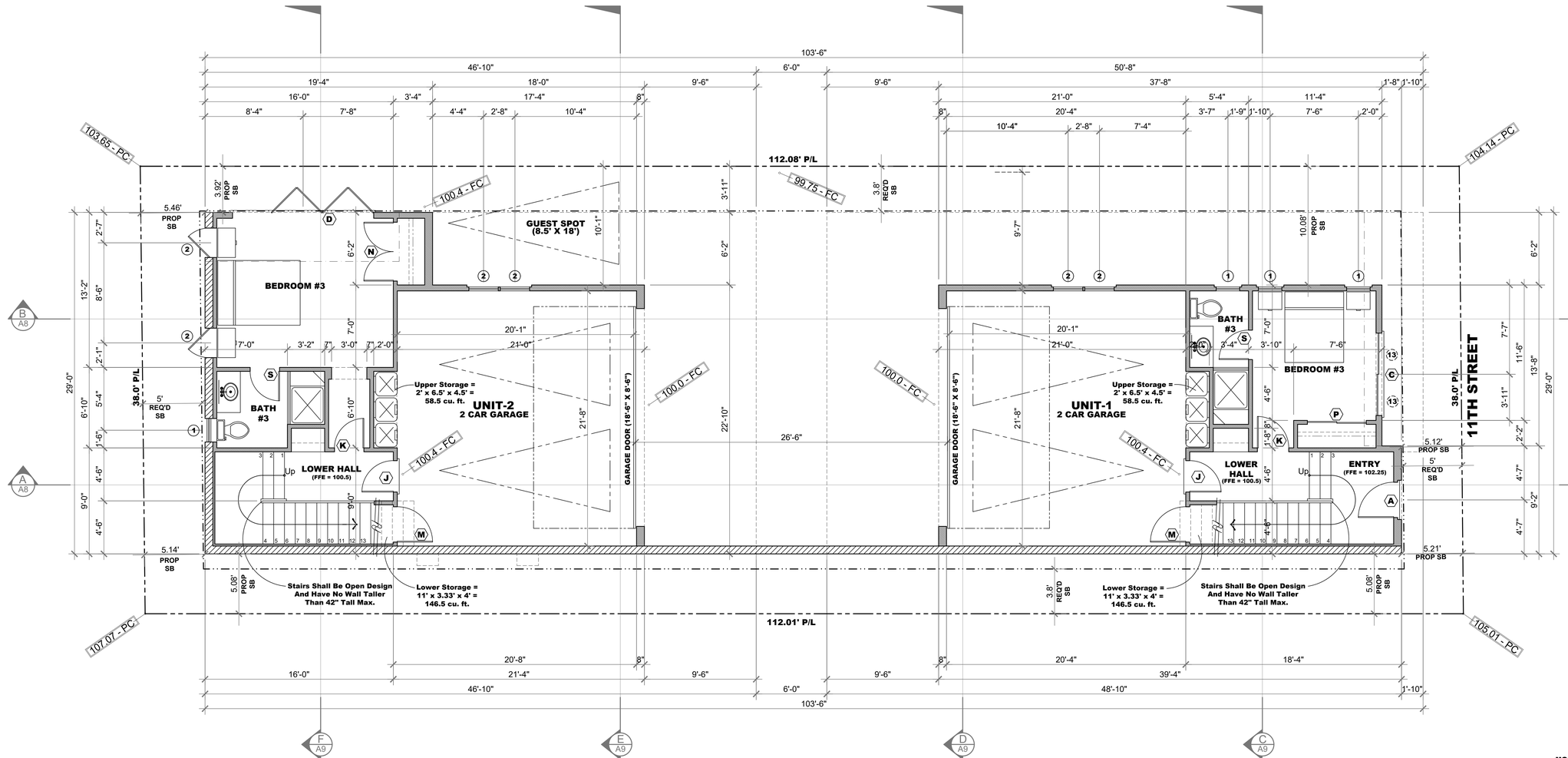
A1



FIRST FLOOR PLAN

1/4" = 1'-0"

NORTH

Unit#1: Living 375 sq ft Garage 500 sq ft
Unit#2: Living 471 sq ft Garage 500 sq ft

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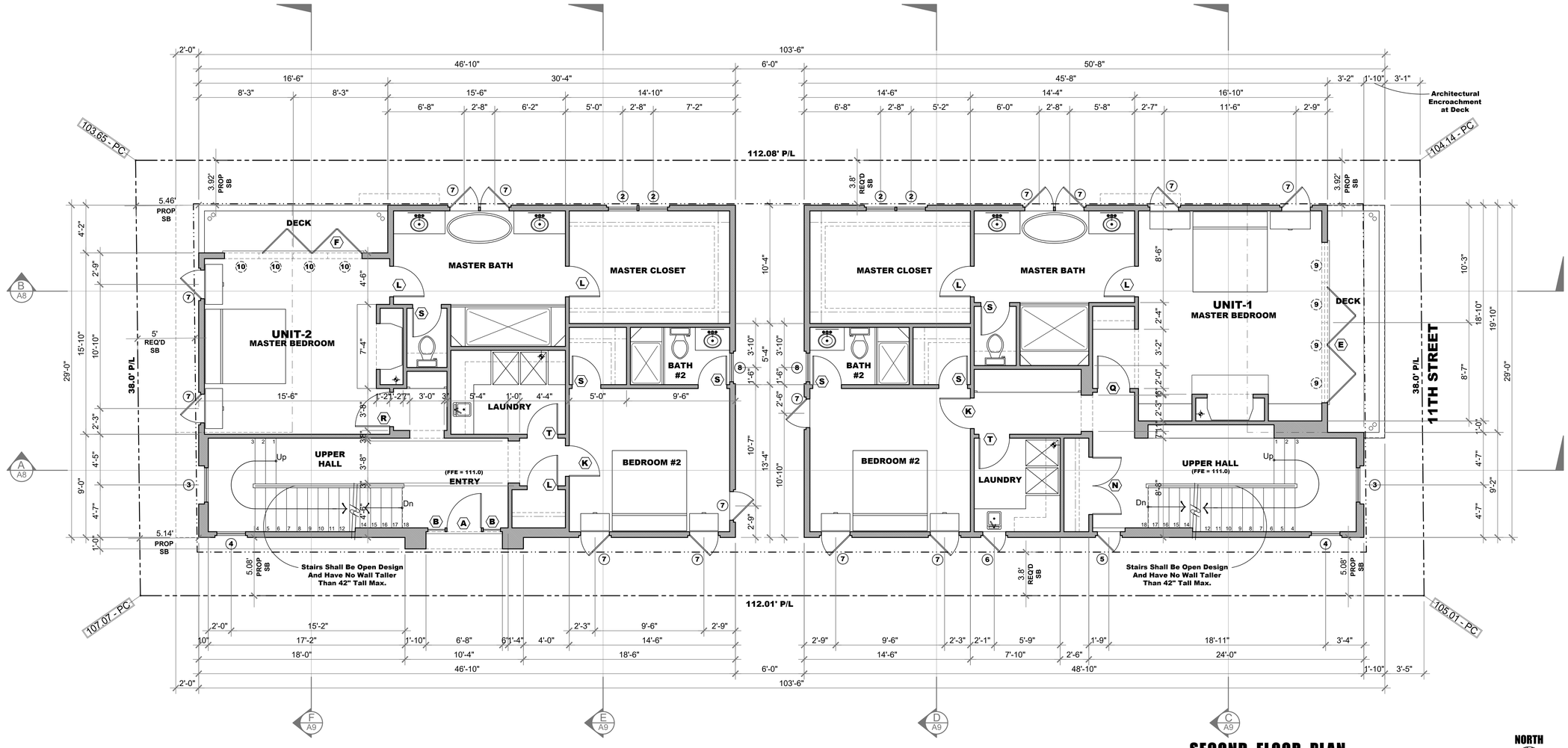
A2



SECOND FLOOR PLAN

1/4" = 1'-0"

NORTH

Unit#1: Living 1,353 sq ft
Unit#2: Living 1,289 sq ft

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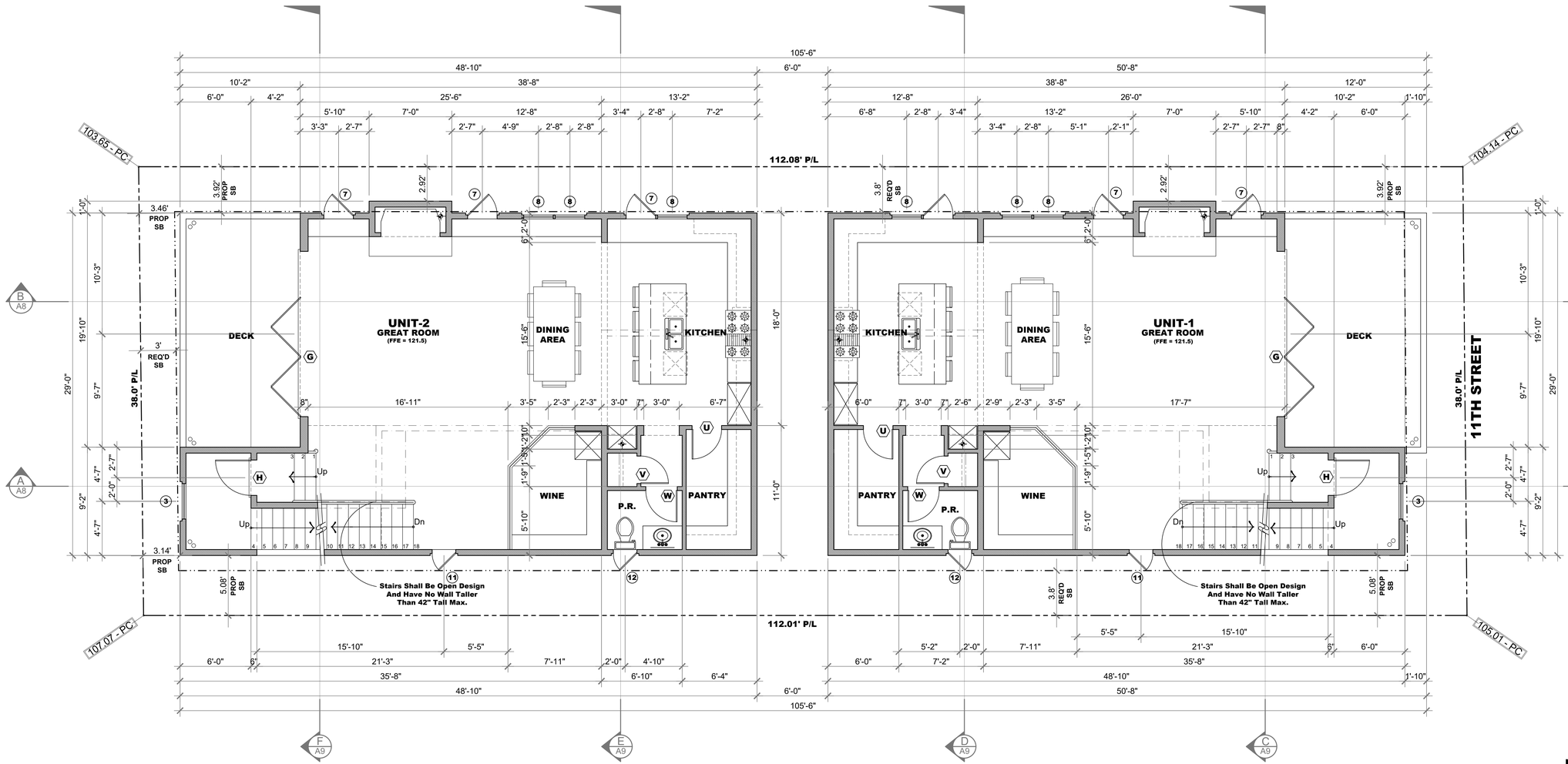
A3



THIRD FLOOR PLAN

1/4" = 1'-0"

NORTH

Unit#1: Living 1,160 sq ft
Unit#2: Living 1,160 sq ft

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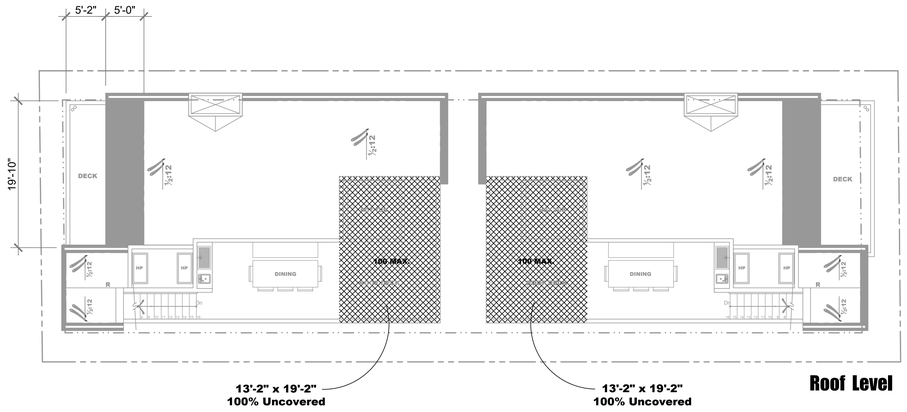
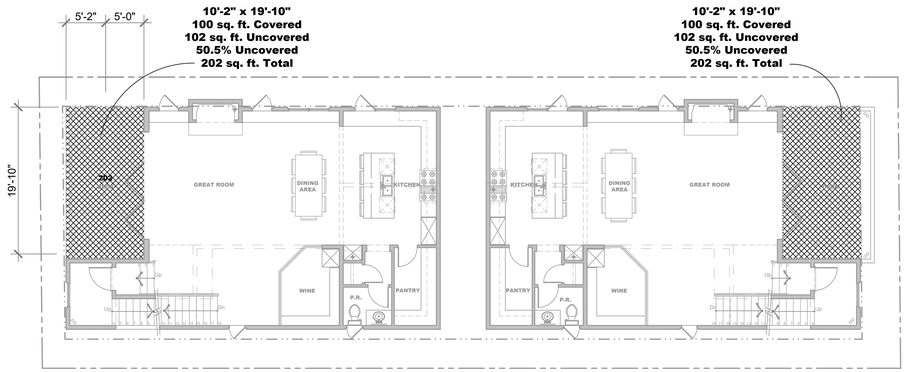
A4



Roof Level



Third Level

Open Space	Unit-1	Unit-2
Req'd Open Space = _____	300.0 sq. ft.	300.0 sq. ft.
Provided @ Third Floor (Great Room Deck) = _____	202.0 sq. ft.	202.0 sq. ft.
Provided @ Roof (Roof Deck) = _____	100sq. ft. Max.	100sq. ft. Max.
Total Provided = _____	302 sq. ft. Provided = 300 sq ft. Required	302 sq. ft. Provided = 300 sq ft. Required

OPEN SPACE CALCULATION

1/8" = 1'-0"

DOOR SCHEDULE

QTY	SYM	SIZE	TYPE	MATERIAL	FRAME	HINGE	GLAZING	MUNTIN PATTERN	REMARKS
	A	3'-0" x 9'-0" x 1 3/4"	ENTRY	ALUMINUM CLAD	PAINT GRADE	PER PLAN	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	B	1'-6" x 9'-0" x 1 3/4"	ENTRY SIDELITE	ALUMINUM CLAD	PAINT GRADE	PER PLAN	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	C	(2) - 3'-6" x 7'-0" x 1 3/4"	SLIDING FRENCH	ALUMINUM CLAD	PAINT GRADE	SLIDING	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	D	(4) - 3'-0" x 7'-0" x 1 3/4"	BIFOLD FRENCH	ALUMINUM CLAD	PAINT GRADE	PER PLAN	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	E	(4) - 3'-6" x 7'-0" x 1 3/4"	BIFOLD FRENCH	ALUMINUM CLAD	PAINT GRADE	PER PLAN	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	F	(4) - 3'-0" x 7'-0" x 1 3/4"	BIFOLD FRENCH	ALUMINUM CLAD	PAINT GRADE	PER PLAN	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	G	(4) - 3'-6" x 9'-0" x 1 3/4"	BIFOLD FRENCH	ALUMINUM CLAD	PAINT GRADE	PER PLAN	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	H	3'-0" x 7'-0" x 1 3/4"	EXTERIOR	ALUMINUM CLAD	PAINT GRADE	PER PLAN	PER ENERGY CALCS	NONE	EXTERIOR - TO ROOF DECK
	J	3'-0" x 8'-0" x 1 3/4"	RAISED PANEL	SOLID WOOD	PAINT GRADE	PER PLAN	NONE	NONE	1 HOUR FIRE RATED, SELF CLOSING, SELF LATCHING
	K	2'-8" x 8'-0" x 1 3/4"	RAISED PANEL	SOLID CORE	PAINT GRADE	PER PLAN	NONE	NONE	INTERIOR
	L	2'-8" x 8'-0" x 1 3/4"	RAISED PANEL	SOLID CORE	PAINT GRADE	PER PLAN	NONE	NONE	INTERIOR
	M	3'-0" x 8'-0" x 1 3/4"	RAISED PANEL	SOLID CORE	PAINT GRADE	PER PLAN	NONE	NONE	INTERIOR
	N	(2) - 2'-6" x 8'-0" x 1 3/4"	RAISED PANEL	SOLID CORE	PAINT GRADE	PER PLAN	NONE	NONE	INTERIOR
	P	5'-0" x 8'-0" x 1 3/4"	WARDROBE SLIDER	SOLID CORE	PAINT GRADE	SLIDING	NONE	NONE	INTERIOR
	Q	2'-10" x 8'-0" x 1 3/4"	RAISED PANEL	SOLID CORE	PAINT GRADE	PER PLAN	NONE	NONE	INTERIOR
	R	3'-0" x 8'-0" x 1 3/4"	RAISED PANEL	SOLID CORE	PAINT GRADE	PER PLAN	NONE	NONE	INTERIOR
	S	2'-6" x 8'-0" x 1 3/4"	RAISED PANEL	SOLID CORE	PAINT GRADE	PER PLAN	NONE	NONE	INTERIOR
	T	2'-8" x 8'-0" x 1 3/4"	RAISED PANEL	SOLID WOOD	PAINT GRADE	PER PLAN	NONE	NONE	200 sq. in. LOUVERED OPENING FOR COMBUSTION AIR DIVIDE OPENING BETWEEN TOP AND BOTTOM - INTERIOR
	U	2'-6" x 7'-0" x 1 3/4"	PANTRY	ALUMINUM CLAD	PAINT GRADE	PER PLAN	PER ENERGY CALCS	CONSULT OWNER POSSIBLE GLASS	INTERIOR - AT PANTRY
	V	2'-4" x 7'-0" x 1 3/4"	RAISED PANEL	SOLID CORE	PAINT GRADE	PER PLAN	NONE	NONE	INTERIOR
	W	2'-6" x 7'-0" x 1 3/4"	RAISED PANEL	SOLID CORE	PAINT GRADE	PER PLAN	NONE	NONE	INTERIOR
	X								
	Y								
	Z								

WINDOW SCHEDULE

QTY	SYM	SIZE	MATERIAL	TYPE	FINISH	HINGE	GLAZING	MUNTIN PATTERN	REMARKS
	1	2'-0" x 1'-9"	ALUMINUM CLAD	AWNING	PAINT GRADE	AT TOP	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	2	2'-6" x 1'-9"	ALUMINUM CLAD	AWNING	PAINT GRADE	AT TOP	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	3	3'-0" x 6'-9"	ALUMINUM CLAD	FIXED	PAINT GRADE	FIXED	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	4	2'-6" x 6'-9"	ALUMINUM CLAD	FIXED	PAINT GRADE	FIXED	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	5	2'-0" x 5'-6"	ALUMINUM CLAD	CASEMENT	PAINT GRADE	PER PLAN	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	6	2'-0" x 5'-0"	ALUMINUM CLAD	CASEMENT	PAINT GRADE	PER PLAN	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	7	2'-6" x 5'-6"	ALUMINUM CLAD	CASEMENT	PAINT GRADE	PER PLAN	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	8	2'-6" x 5'-6"	ALUMINUM CLAD	FIXED	PAINT GRADE	FIXED	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	9	3'-6" x 1'-9"	ALUMINUM CLAD	TRAMSON	PAINT GRADE	FIXED	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	10	3'-0" x 1'-9"	ALUMINUM CLAD	TRAMSON	PAINT GRADE	FIXED	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	11	2'-0" x 5'-0"	ALUMINUM CLAD	CASEMENT	PAINT GRADE	PER PLAN	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	12	2'-0" x 4'-0"	ALUMINUM CLAD	CASEMENT	PAINT GRADE	PER PLAN	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	13	3'-6" x 1'-9"	ALUMINUM CLAD	TRAMSON	PAINT GRADE	FIXED	PER ENERGY CALCS	NONE	EXTERIOR - SEE ELEVATION
	14								
	15								

NOTES:

1. CONTRACTOR SHALL VERIFY ALL DOOR AND WINDOW OPENINGS AND THEIR SIZES BEFORE ORDERING. ANY DISCREPANCIES OR CONCERNS BETWEEN THE CONSTRUCTION DOCUMENTS AND WORK IN THE FIELD SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION AND RESOLVED BEFORE MOVING FORWARD.
2. ALL DOORS AND WINDOWS SHALL HAVE A MINIMUM "U" FACTOR OF 0.40 OR HIGHER - REVIEW ENERGY CALCULATIONS FOR EXACT "U" FACTOR.

ROOM FINISH SCHEDULE UNIT 1 & 2

LOCATION	FLOOR	LOCATION	FLOOR	LOCATION	FLOOR	LOCATION	FLOOR

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GEORGE AND SABINE BRANCH

620 11th Street, Hermosa Beach

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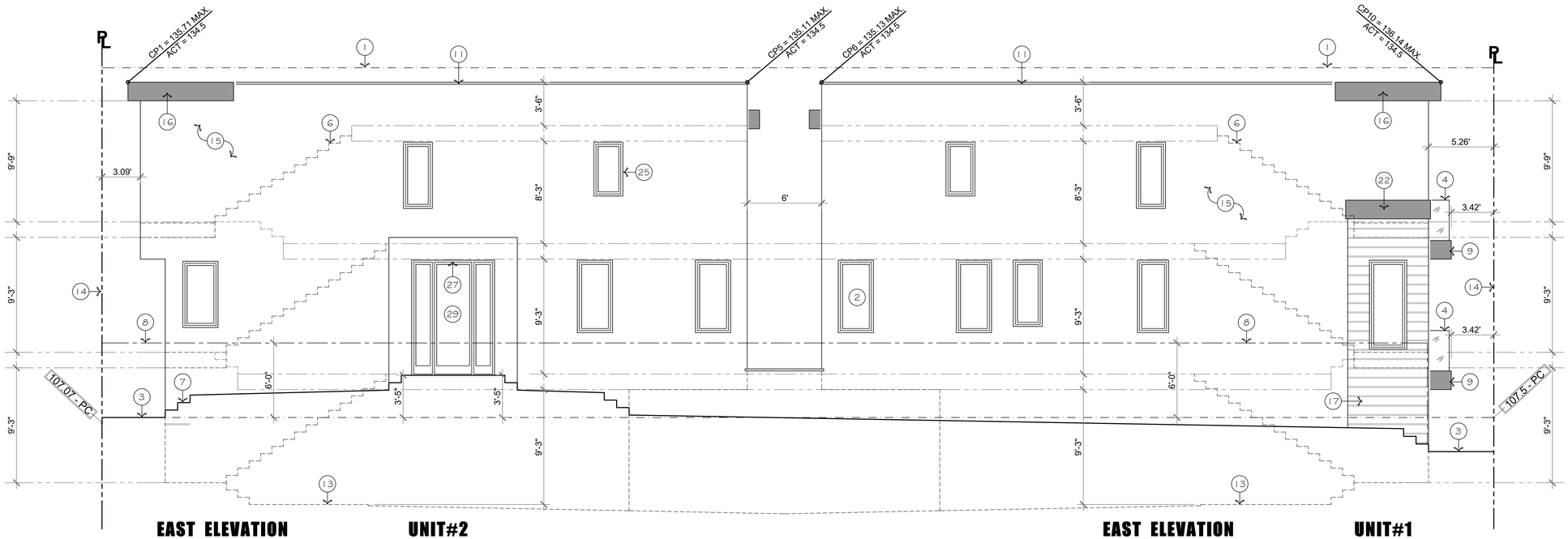
A5

ELEVATION NOTES:

1. Outline of height limit
2. Typ. casement window w/ clad finish - See floor plan notes for windows recessed into 2x6 or 2x8 studs
3. Outline of finished grade
4. Glass guardrail min. 42" above deck per detail -/A- or -/A-
5. Sliding french doors
6. Outline of exterior roof deck steps
7. Concrete steps on grade w/ min. 11" tread per -/A-
8. Outline of 6'-0" tall interpolated wall line
9. Metal cladding below deck per detail -/A-
10. 18'-6" x 8"-6" sectional roll-up garage door as shown
11. See detail -/A- for 3'-6" tall pony wall @ roof deck
12. Outline of 3'-6" tall interpolated wall line
13. Outline of first floor below grade
14. Outline of property line
15. Exterior stucco w/ smooth steel trowel finish
16. Provide metal cladding @ eave @ flat roof area per detail -/A-
17. 8"± wide reclaimed wood siding (to be specified) with ⅞" recessed groove between and mitered corners
18. Provide stone veneer per details -/A- -/A-
19. Provide stucco surround chimney
20. Decorative light fixture
21. Outline of grade at 11th Street
22. Metal cladding at hatched areas
23. Awning glass panels above recessed doors
24. Fixed glass panels - see door and window schedule
25. Typ. head, jamb and sill details @ windows per details -/A- , -/A- & -/A- with stucco
26. Bifold french doors - consult window/ door manufacturer
27. Typ. head, jamb and sill details @ door per details -/A- , -/A- , -/A- & -/A-
28. Garage head & jamb detail per detail -/A- -/A-
29. Glass entry door per developer
30. Typical head, jamb, and sill details at fixed window per details -/A- -/A- -/A-
31. See detail -/A- for sill at full height window

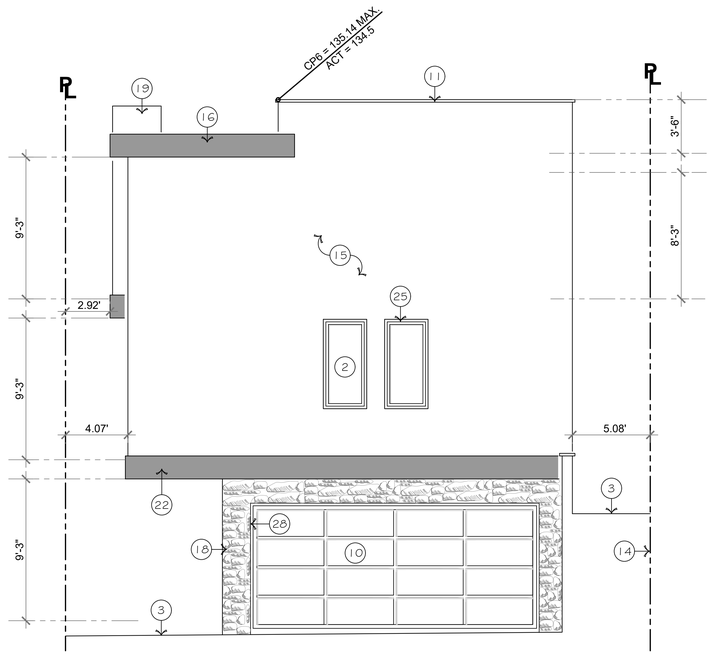
VERY IMPORTANT NOTES

1.Framer and general contractor shall verify exact elevation of highest roof beam and shall notify architect of this elevation prior to any roof framing. Adjustment may be required with respect to height limit.
2.Parapets, satellite antennae, rails, skylight, and roof equipment must be within the height limit.
3.Provide 2-layers of 15" felt at wall plywood (shear panels)

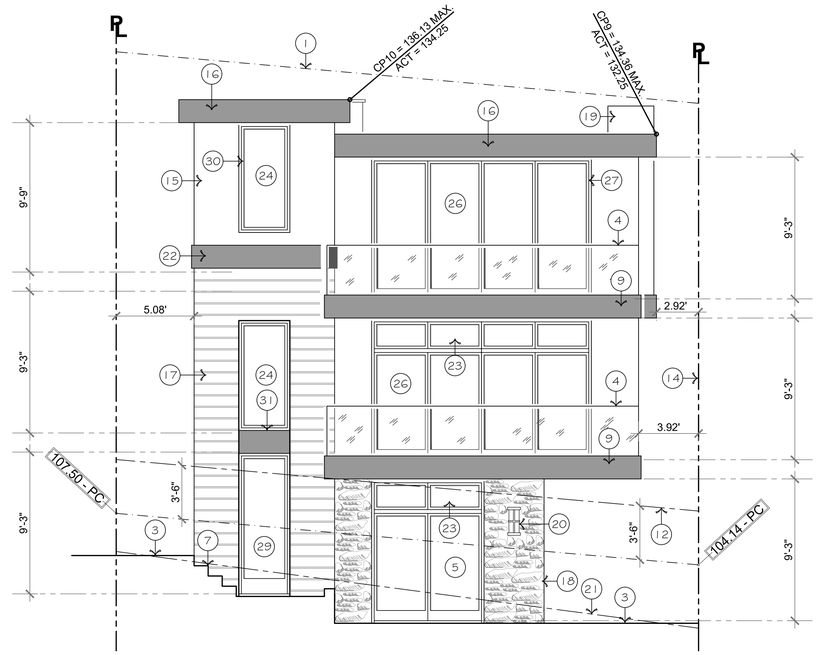


EAST ELEVATION UNIT#2
1/4" = 1'-0"

EAST ELEVATION UNIT#1
1/4" = 1'-0"



SOUTH ELEVATION UNIT#1
1/4" = 1'-0"



FRONT NORTH ELEVATION UNIT#1
1/4" = 1'-0"

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620 11th Street, Hermosa Beach

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PROJECT # 2020 - 17

A6

ELEVATION NOTES:

1. Outline of height limit
2. Typ. casement window w/ clad finish - See floor plan notes for windows recessed into 2x6 or 2x8 studs
3. Outline of finished grade
4. Glass guardrail min. 42" above deck per detail -/A- or -/A-
5. Sliding french doors
6. Outline of exterior roof deck steps
7. Concrete steps on grade w/ min. 11" tread per -/A-
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16. Provide metal cladding @ eave @ flat roof area per detail -/A-
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18. Provide stone veneer per details -/A- -/A-
19. Provide stucco surround chimney
20. Decorative light fixture
21. Outline of grade at 11th Street
22. Metal cladding at hatched areas
23. Awning glass panels above recessed doors
24. Fixed glass panels - see door and window schedule
25. Typ. head, jamb and sill details @ windows per details -/A- , -/A- & -/A- with stucco
26. Bifold french doors - consult window/ door manufacturer
27. Typ. head, jamb and sill details @ door per details -/A- , -/A- , -/A- & -/A-
28. Garage head & jamb detail per detail -/A- -/A-
29. Glass entry door per developer
30. Typical head, jamb, and sill details at fixed window per details -/A- -/A- -/A-
31. See detail -/A- for sill at full height window

VERY IMPORTANT NOTES

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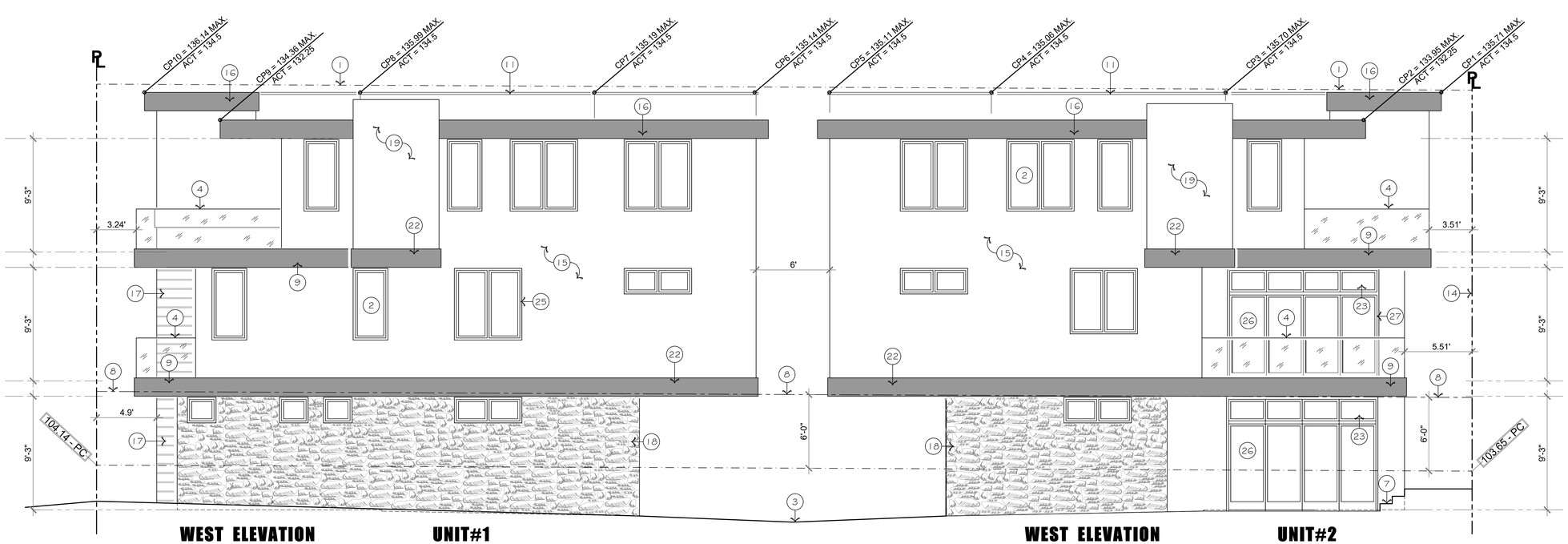
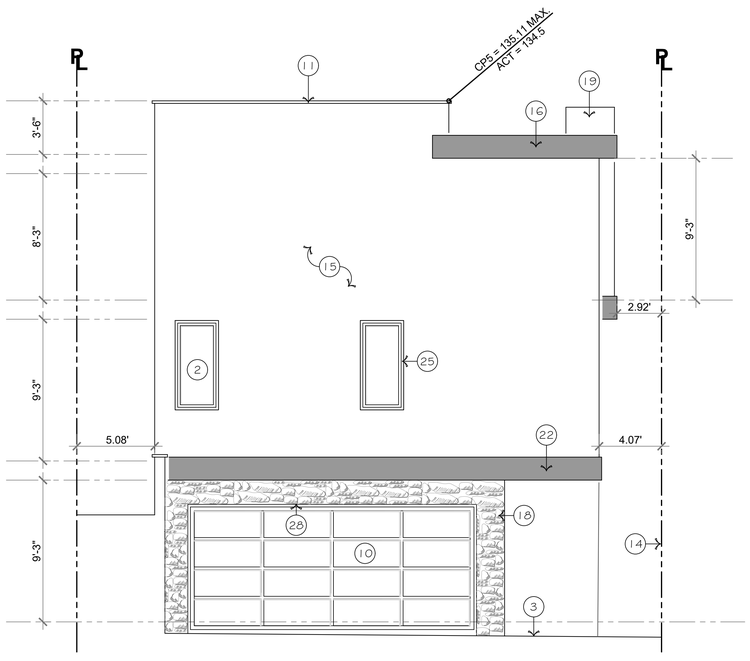
2.Parapets, satellite antennae, rails, skylight, and roof equipment must be within the height limit.
3.Provide 2-layers of 15" felt at wall plywood (shear panels)

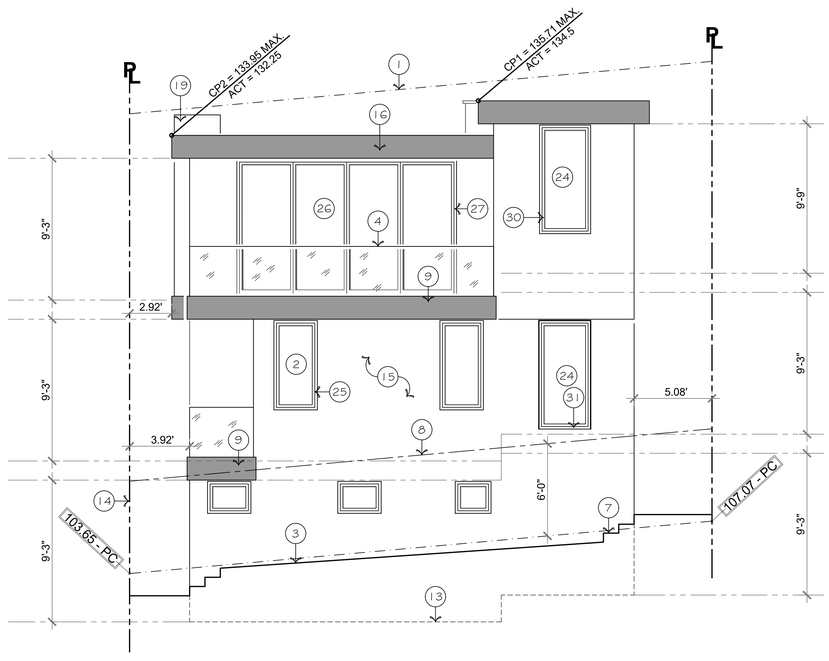


WEST ELEVATION UNIT#1
1/4" = 1'-0"

WEST ELEVATION UNIT#2
1/4" = 1'-0"



NORTH ELEVATION UNIT#2
1/4" = 1'-0"



REAR SOUTH ELEVATION UNIT#2
1/4" = 1'-0"

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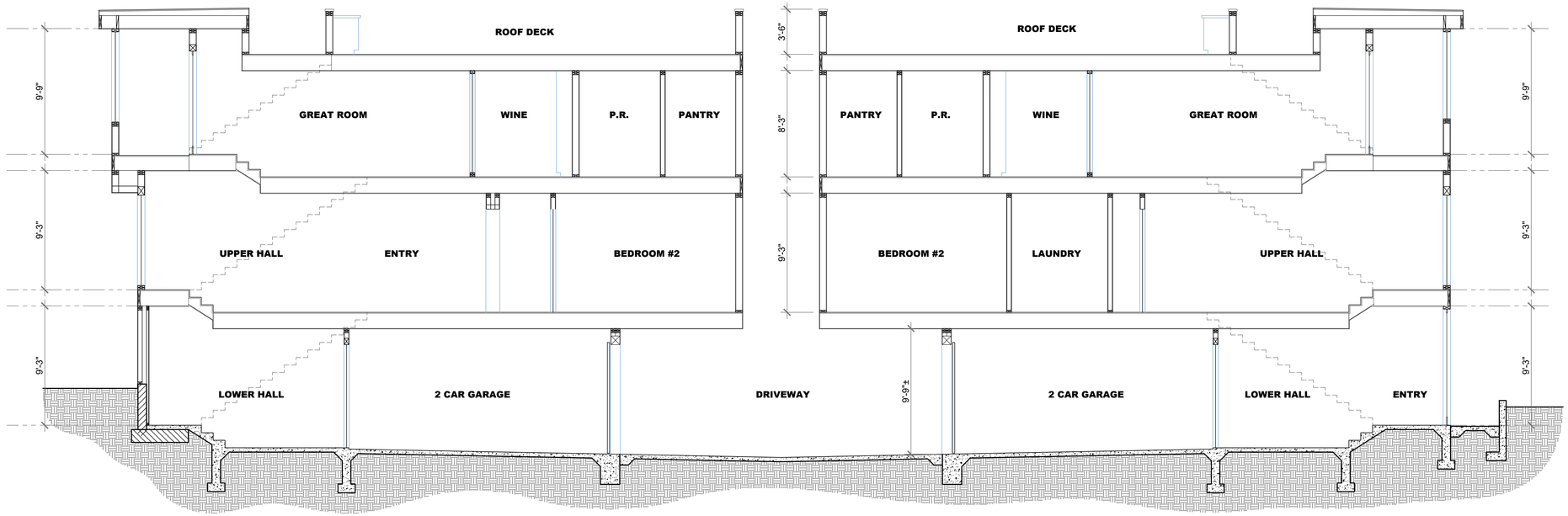
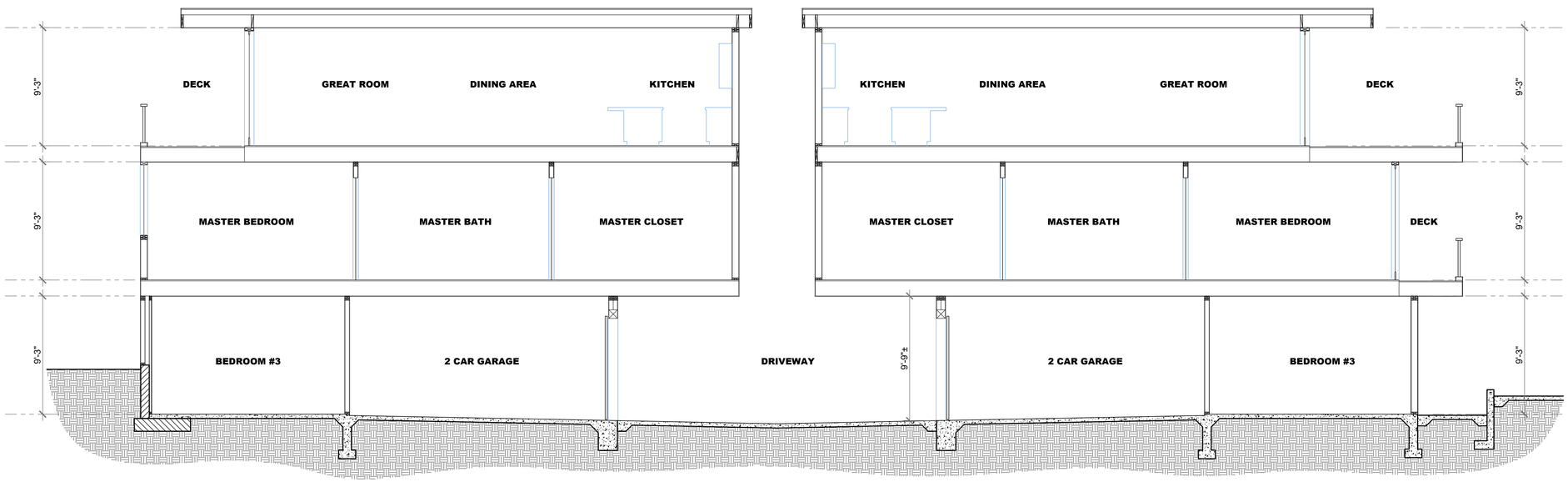


SECTION A
1/4" = 1'-0"



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

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INSTAGRAM: JFOURNIERDESIGN
WEBSITE: WWW.JFOURNIERDESIGN.COM

GEORGE AND SABINE BRANCH
620 11th Street, Hermosa Beach

DATE

SIGNATURE

JOSEPH FOURNIER

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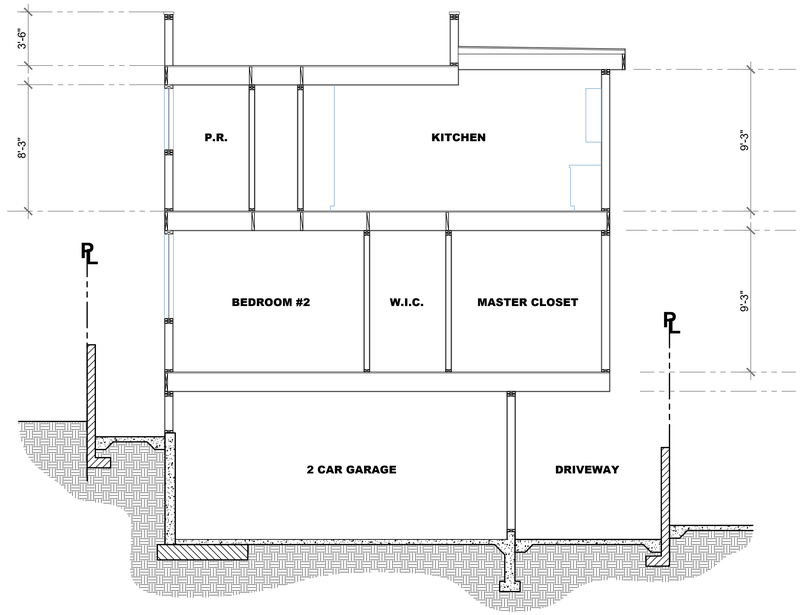
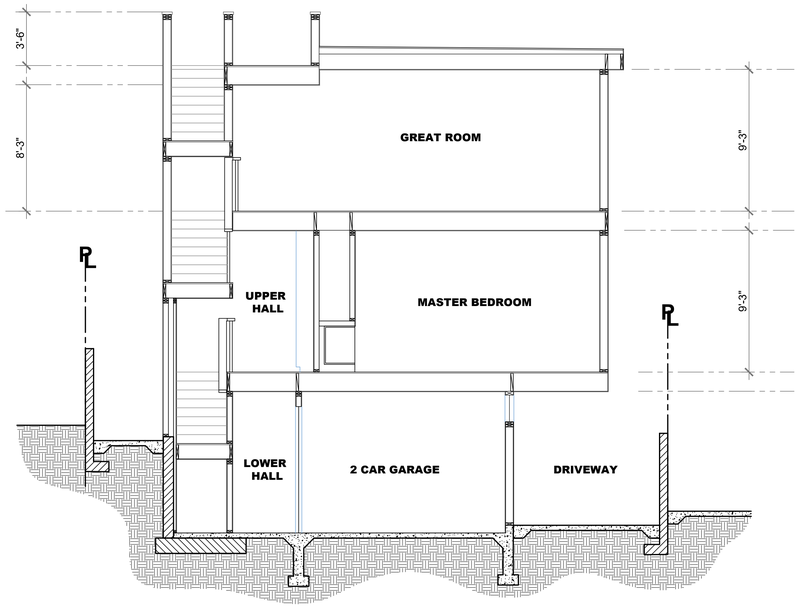
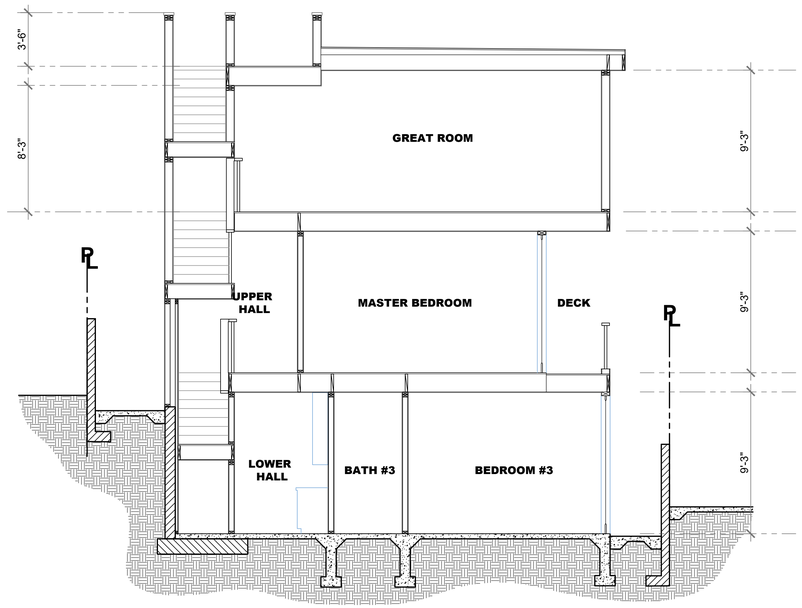


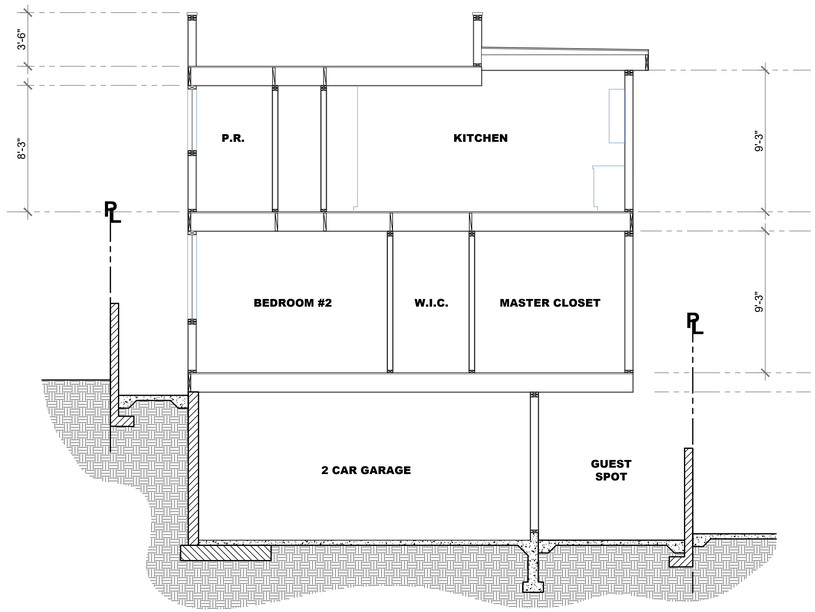
SECTION — D
1/4" = 1'-0"



SECTION — C
1/4" = 1'-0"



SECTION — F
1/4" = 1'-0"



SECTION — E
1/4" = 1'-0"

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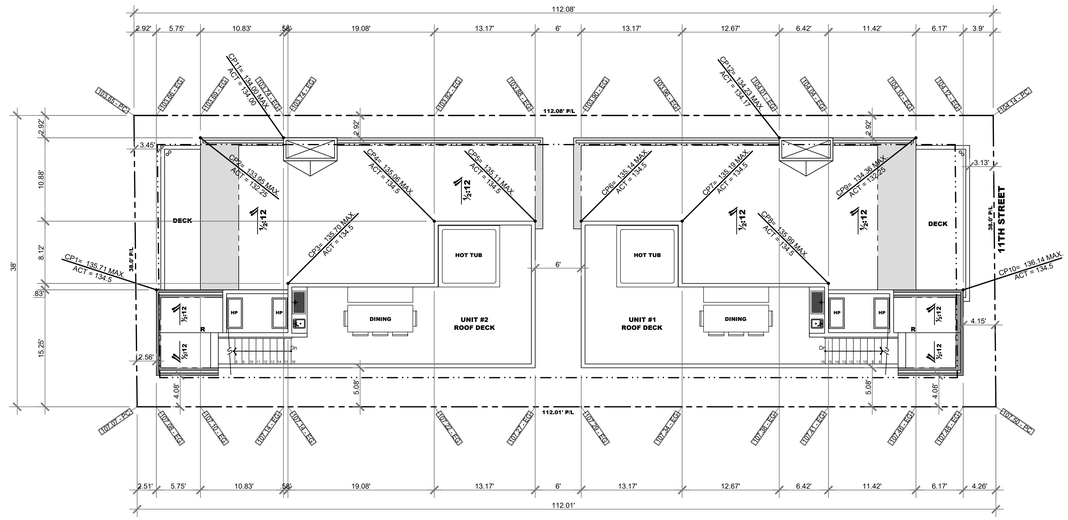

ROOF PLAN

1/8" = 1'-0"

NORTH

ROOF PLAN NOTES

1. Built-up roofing "GAF MATERIALS" ESR-1274 (For slope less than 2:12) - 2 layers 15# felt with 90# cap sheet. Minimum slope ½:12 nail base sheet per table 15-E. Hot mop in between layers, ½" per foot slope. Material must meet cool roof standards: Reflectance = 0.02 Min. and Emittance = 0.85 Min.

2. Roof Pitch = See Plans

3. Fireplaces to be provided with approved spark arrestor. Decorative chimney caps must be listed assembly.

4. Attic Vent Calculations:
   Lower level attic area = 0 sq. ft. / 150 = 0.00 sq. ft. of vents -- 0 vents provided ( )
   Upper level attic area = 0 sq. ft. / 150 = 0.00 sq. ft. of vents -- 0 vents provided ( )
   16 sq. attic vents - provided - Concrete Model "Flat" Vents by O'Hagins Inc. (ICC = 9650A)

5. Gutters shall be built into eave. See eave details on this sheet

6. New house shall have a spare raceway for future solar panels - per Solar Code.

7. A cap cover shall be provided for all roof deck sinks.

8. Roof deck hot tubs shall be under a separate permit.

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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 PROJECT.
4. WATER SUPPLY IS PROVIDED BY CALIFORNIA WATER COMPANY.
5. SANITARY SEWER DISPOSAL IS TO AN 6" CONCRETE (NON-REINFORCED) PUBLIC LINE. THE 6" CONCRETE (NON-REINFORCED) IS LOCATED IN 11TH STREET; APPROXIMATE DEPTH = 4.5'±.
6. SEE SOILS REPORT FOR POTENTIAL FILL ON THIS SITE.
7. SITE DRAINAGE IS SURFACE FLOW WITH DISCHARGE TO ADJACENT STREETS.

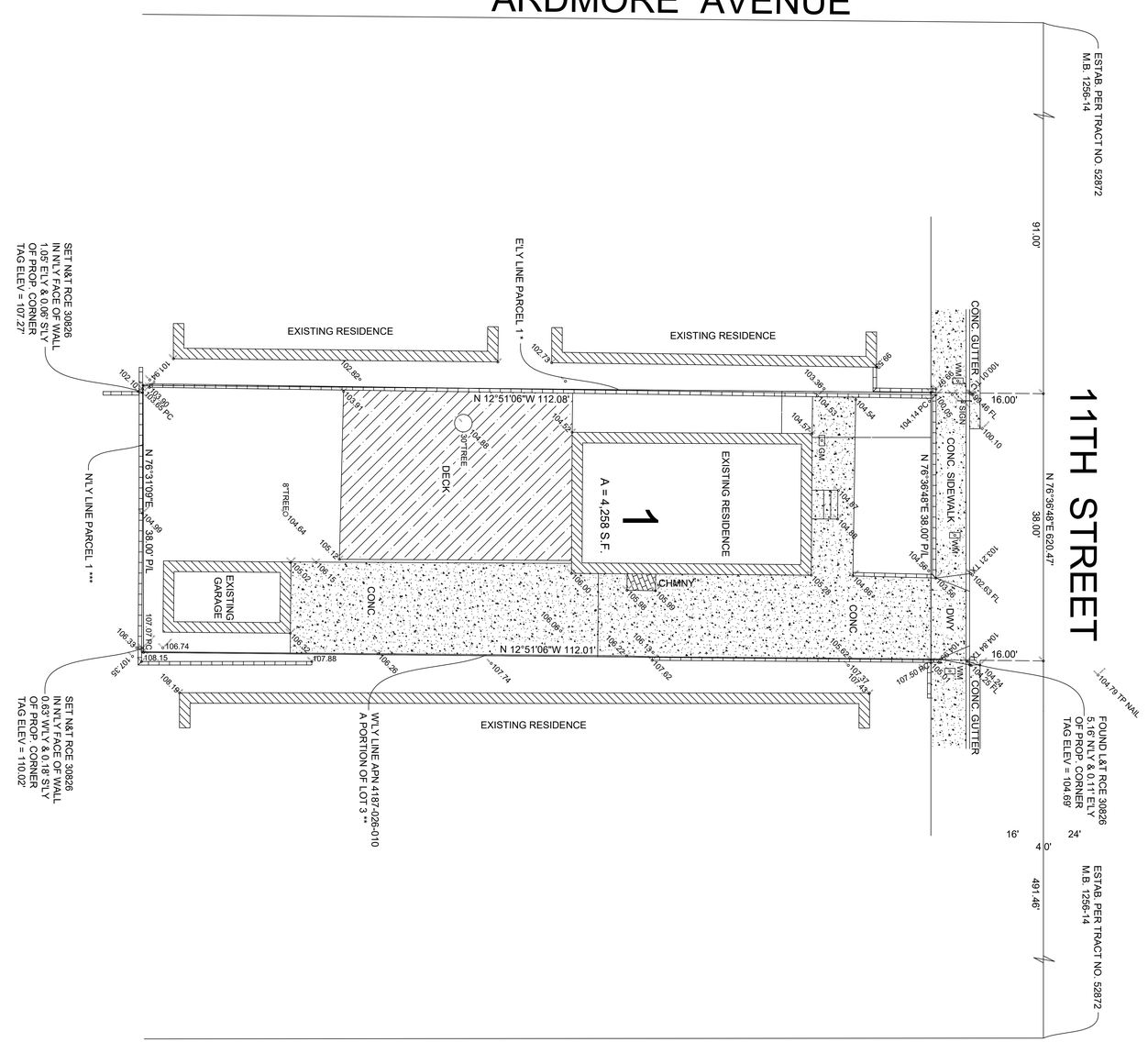
* PARCEL MAP NO. 25064
P.M.B. 291-100

** BLOCK 78
SECOND ADDITION TO
HERMOSA BEACH
M.B. 3-11-12

*** PARCEL MAP NO. 60847
P.M.B. 334-47

VESTING TENTATIVE

PARCEL MAP NO.83147



PACIFIC COAST HIGHWAY

LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- ×106.76 EXISTING ELEVATION
- 100 EXISTING CONTOUR
- BLOCK WALL
- — x — EXISTING FENCE

BCR	BEGINNING OF CURB RET
E'LY	EASTERLY
FD	FOUND
FF	FINISH FLOOR
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
N'LY	NORTHERLY
PC	PROPERTY CORNER
PL, P/L	PROPERTY LINE
PP	POWER POLE
S&W	SPIKE AND WASHER
S'LY	SOUTHERLY
SPK	SPIKE
STK	STAKE
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF DWWY APRON
W'LY	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.

SUBDIVIDER
SABINE & GEORGE BRANCH
1133 SAPPHIRE STREET
SAN DIEGO, CA 92019-1855
PHONE 310-623-7569

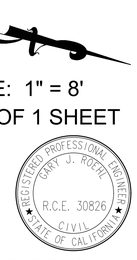
LEGAL DESCRIPTION
PORTION OF LOT 3, BLOCK 78
SECOND ADDITION TO HERMOSA BEACH
M.B. 3-11-12
APN 4187-026-010

JOB ADDRESS
620 11TH STREET
HERMOSA BEACH, CA 90254

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

FOR CONDOMINIUM PURPOSES

SCALE: 1" = 8'
SHEET 1 OF 1 SHEET



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

DATE 6/15/2020
GARY J. ROEHL R.C.E. 30826

20-200

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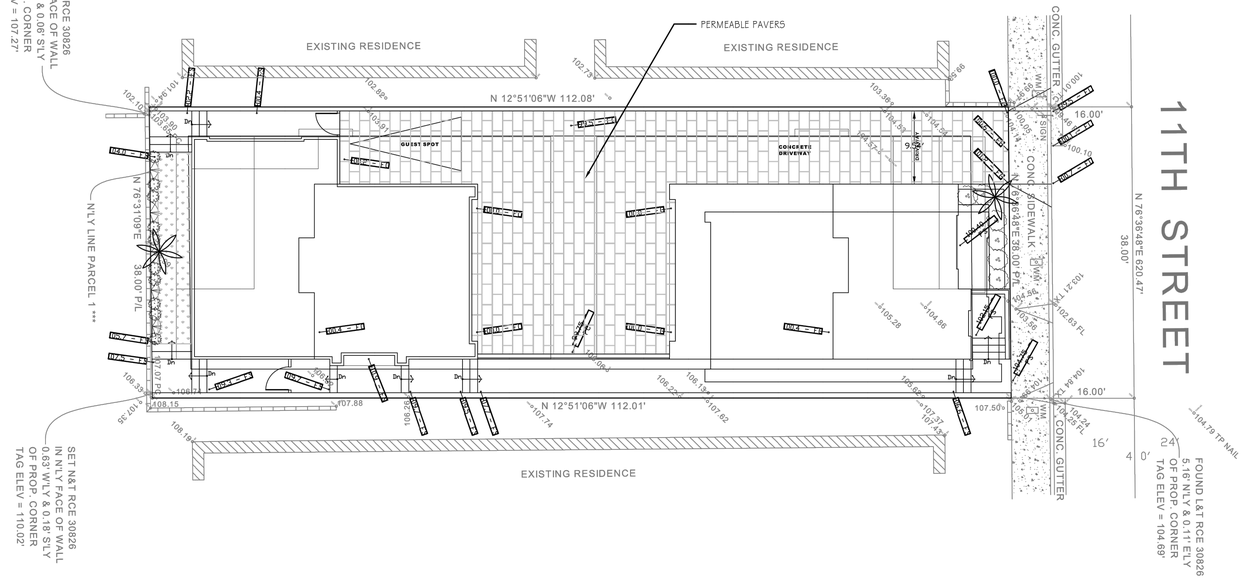
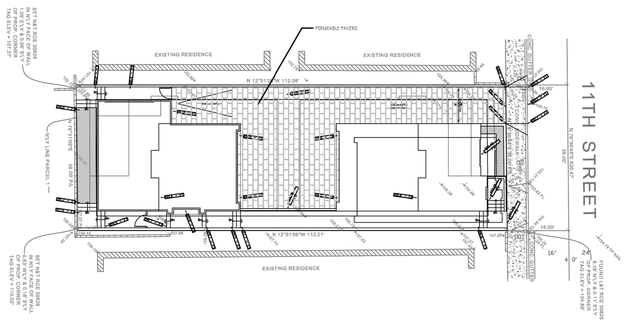


LANDSCAPE PLANTING PLAN

1/8" = 1'



PERMEABLE AREA

1/16" = 1'

162 SQFT PERMEABLE LANDSCAPE PLANTED AREAS

1,414 PERMEABLE PAVER AREAS

AREA CALCULATION

Lot Square Footage =	4,352 sq. ft
Building Footprint Unit1 + Unit 2 =	1,768 sq. ft
Exterior surface area=	2,584 sq. ft (50% must be permeable or infiltration device must be provided)
Minimum permeable area	1,292 sq.ft
Hardscape Area =	2,422 sq. ft
Total Permeable Area =	1,576 sq. ft

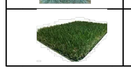
STORMWATER AND URBAN RUNOFF POLLUTION CONTROL REGULATIONS

SECTION 8.44.095

F. Incorporation of Low Impact Development Program Requirements into Project Plans.

1. New development and redevelopment projects are required to control pollutants and runoff volume from the project site by minimizing the impervious surface area through effective site design and use of water permeable surfaces (e.g., permeable paving or landscaping) to the extent it is technically feasible on not less than fifty (50) percent of exterior surface areas excluding building footprints, and controlling runoff through infiltration, bioretention, and/or rainfall harvest and use, in accordance with the standards set forth in the Municipal NPDES Permit

PLANT LEGEND

PICTURE OF PLANTS	SYMBOL	VEGETATION TYPE	BOTANICAL NAME	COMMON NAME	REGIONAL EVALUATIONS WATER NEEDS	SIZE	DIAMETER (MATURED)	HEIGHT (MATURED)	QUANTITY	NOTES
		TREE	TRACHYCARPUS FORTUNEI	WINDMILL PALM	LOW	24" BOX	6'	8'–10'	2	2– 24" TREES PER CITY REQUIREMENT
		SHRUB	OLEA LITTLE OLLIVE	DWARF OLIVE	LOW	15 GAL	36"	42"	7	MUST BE NON FRUITING
		VINE	TRACHELOSPRMUM JASMINOIDES	STAR JASMINE	MODEERATE	15 GAL	–	–	5	WIRE TO FENCE
		GROUNDCOVER	FESTUCA GLAUCA ELIJAH BLUE	BLUE FESCUE	LOW	4"	18"	8"	10	PLANT AT 6" OC
		GROUNDCOVER	ARTIFICIAL TURF	–	ZERO	–	–	–	–	OWNER TO SELECT VARIETY

Planting Notes:

1. All construction debris is to be removed prior to planting.
2. All exposed areas to be covered with 2" of mulch

NORTH

Centeno's Landscaping Co. Inc.

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f.310.719.7147
info@centenos-inc.com

620 11TH STREET
HERMOSA BEACH, CA 90254

Revision	Date	By
	10/6/21	

Date: 07/07/21

Scale: AS NOTED

Drawn by: JC

Sheet: L-1

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GEORGE AND SABINE BRANCH

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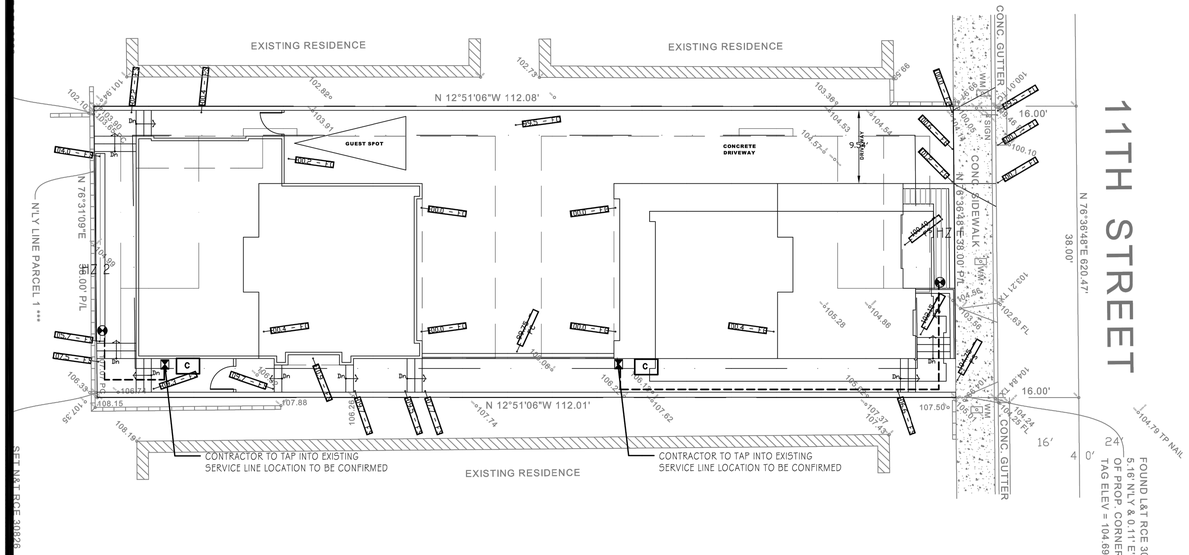


IRRIGATION LEGEND					
SYMBOL	MANUFACTURER MODEL / DESCRIPTION	GPM	PSI	PRECIP. RATE	COMMENTS
	HUNTER LIMITS OF DRIP LINE : PLD-06-12	.60 GPH	30 PSI	N/A	INSTALL PER MANUFACTURER SPECIFICATIONS
	NIBCO BALL VALVE : T-FB-600A				INSTALL WITH CARSON 10" ROUND #910
BF	3/4" FEBCO 825Y REDUCED PRESSURE SONE ASSEMBLY				
	RAINBIRD REMOTE CONTROL ZONE KIT: XACZ-075				
C	HUNTER 6 STATION X-CORE-OUTDOOR IRRIGATION CONTROLLER WITH WIRELESS SOLAR SYNC SENSOR: XC-600-WWS-SEN				INSTALL PER MANUFACTURER SPECIFICATIONS TO BE MOUNTED
	3/4" SCHEDULE 40 LATERAL LINE				SOLVENT WELD
	SCHEDULE 40 PIPE AND WIRE SLEEVING				PVC SLEEVE UNDER ALL PAVING TWO PIPE SIZES GREATER THAN THE PIPING WHICH IS TO RUN IN THE SLEEVE. COVER DEPTH SHALL BE THE SAME AS THE MAINLINE OR LATERAL LINE SOLVENT WELD
	1" SCHEDULE 40 IRRIGATION MAINLINE				

STATION NO. — VALVE SIZE / STATION GPM

IRRIGATION NOTES

1. THIS IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL ALL COMPONENTS IN PLANTING AREAS WHEREVER POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETCH AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.

2. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN ADDRESSED IN THE DESIGN OF THE IRRIGATION SYSTEM.

3.SET ALL VALVES AND QUICK COUPLERS NEXT TO WALKS OR PAVED SURFACES IN LOCATIONS WITH NO ADJACENT PAVING, COORDINATE FINAL LOCATION WITH OWNER.

4. CONTROLLER LOCATION IS DIAGRAMMATIC. OBTAIN FINAL LOCATION APPROVAL FROM THE OWNER PRIOR TO INSTALLATION.

5. PENDING 120VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION IS NOT A PART OF THE IRRIGATION SYSTEM. COORDINATE POWER REQUIREMENTS WITH GENERAL CONTRACTOR AND/OR OWNER.

6. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH THE EXISTING SITE CONDITIONS, UTILITIES GRADE DIFFERENCES, LOCATION OF WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC.

7. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE NEW SYSTEM HAS THE CORRECT PSI IN ORDER FOR ALL THE VALVES TO OPERATE AS PER PLAN.

AREA CALCULATION

Lot Square Footage =	4,352 sq. ft
Building Footprint Unit1 + Unit 2 =	1,768 sq. ft
Exterior surface area=	2,584 sq. ft (50% must be permeable or infiltration device must be provided)
Minimum permeable area	1,292 sq.ft
Hardscape Area =	2,422 sq. ft
Total Permeable Area =	1,576 sq. ft

STORMWATER AND URBAN RUNOFF POLLUTION CONTROL REGULATIONS

SECTION 6.44.095

F. Incorporation of Low Impact Development Program Requirements into Project Plans.

1. New development and redevelopment projects are required to control pollutants and runoff volume from the project site by minimizing the impervious surface area through effective site design and use of water permeable surfaces (e.g., permeable paving or landscaping) to the extent it is technically feasible on not less than fifty (50) percent of exterior surface areas excluding building footprints, and controlling runoff through infiltration, bioretention, and/or rainfall harvest and use, in accordance with the standards set forth in the Municipal NPDES Permit

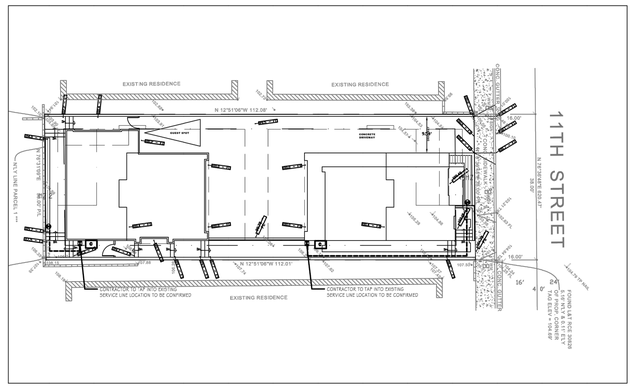
ESTIMATED TOTAL WATER USE CALCULATIONS (BASED ON Eto=42)

VALVE #	HYDROZONE	PLANT WATER USE TYPE(S)	(PF) PLANT FACTOR	HA AREA	PF X HA	IE	ETWU GAL/YR
1	1	LOW	.3	34	10	.9	289
2	2	MODERATE	.6	30	18	.9	521
						TOTAL	810

MAWA = Maximum Applied Water Allowance (gallons per year)

MAWA = (42.00 inches) (0.62) [(0.7 x 162 sq ft) + (0.3 x 0) = **2,953 gallons per year**

ETWU = (42.00) (0.62) [(28/0.9) +0)] = 810 **gallons per year**



HYDROZONE AREAS

N.T.S

LANDSCAPE IRRIGATION PLAN

1/8" = 1'-0"

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Date: 07/07/21

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Sheet: L-2

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PROJECT # 2020 - 17

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Chapter 8.56 Water Conservation and Drought Management Plan

8.56. 010 Title.
This Chapter shall be known as the "City of Hermosa Beach Water Conservation and Drought Management Plan Ordinance."

8.56. 020 Findings
A. A reliable supply of potable water is essential to the public health, safety and welfare of the people and economy of the State, the southern California region and City of Hermosa Beach.
B. The State of California, southern California region and the City of Hermosa Beach suffer from periodic water shortages, and a growing population, climate change, environmental concerns, periodic energy shortages, and other factors make the region highly susceptible to water supply reliability issues.
C. An active water conservation program with conservation measures applicable to all sources and uses of water is essential to ensure a reliable supply of water for drinking, sanitation and fire protection, and to protect the public health, safety and welfare.
D. A Water Conservation and Drought Management Plan is necessary to properly manage water supplies and mitigate the effects of water shortages within the City by reducing water consumption by residents, businesses and visitors, while minimizing the hardship caused to the general public to the greatest extent possible.
E. Recycled water (including water reclaimed by the West Basin Municipal Water District, graywater to the extent allowed by law and capture of rainwater) is a valuable resource that can be used to offset imported and other water supplies and shall therefore be regulated under this Chapter.

8.56. 030 Purpose and Intent
A. The purposes of this Chapter are to increase the conservation and efficient use of potable water, maximize the use of recycled water, and provide a drought management plan. The plan will reduce water consumption and extend available water supplies, minimize the effects and hardship of water shortages on the City and the general public to the greatest extent possible, and maximize the socioeconomic and environmental benefits associated therewith.
B. This Ordinance is intended solely to further the conservation of water. It is not intended to implement or supersede any federal, state, or local statute, Ordinance or regulation relating to protection of water quality or control of drainage or runoff.
C. This Ordinance does not modify, terminate or otherwise affect the water services or water rates of any person.

8.56. 040 Definitions.
The terms in this Chapter relating to various uses of property shall be as defined in Title 17 (Zoning) and shall be broadly construed to achieve the purposes of this Chapter. In addition:
"Approval Authority" means the City Manager or his/her designee.
"Commercial" means commercial, industrial, or any other nonresidential business or use.
"Discretionary planning entitlement" means a land use permit or approval granted by the planning commission necessary to proceed with development.
"Existing" as used in this Chapter means, as applicable:
A. An existing building means a building that was constructed or had received all required approvals to commence construction on or prior to April 1, 2010.
B. An existing establishment means a business establishment that was in operation on or prior to April 1, 2010.

"Irrigation system" or "landscape irrigation system" means an irrigation system with pipes, hoses, spray heads, or sprinkling devices that is operated through an automated system.
"New" means as applicable:
A. "New building" means a building that is constructed, or receives all required approvals to commence construction, after April 1, 2010.
B. "New establishment," "new business" or "new facility" mean a business establishment that initiates operation, or receives all required approvals to initiate operation, after April 1, 2010.
"Person" means any natural person or persons, corporation, public or private entity, governmental agency or institution, or any other user of water within the City.
"Positive action quick-release shutoff valve or nozzle" means a hand-held sprayer or similar device that quickly, automatically and absolutely stops the flow of water when the user stops exerting pressure. Water-efficient devices emit not more than three (3) gallons of water per minute.
"Pre-rinse dishwashing spray nozzle" means a hand-held device that uses a spray of water to remove food and grease from dishware, utensils and pans before placing them in the dishwasher that emits not more than 1.6 gallons of water per minute.
"Pressure washer" means a water conserving cleaning device that emits not more than three (3) gallons of water per minute.
"Recycled water" or "recycling system" means the capture, reclamation and reuse of non-potable water for beneficial use.
"Single pass cooling system" means equipment where water is circulated only once to cool equipment before the water is disposed.
"Water broom" means a water conserving sweeping device with spray jets that emit not more than three (3) gallons of water per minute.
"Water-efficient" means a water conserving fixture, device or system that complies with the water conservation standards of the most current edition of the California Plumbing Code or, if no standard applies, is EPA WaterSense labeled or its equivalent. In no case shall the fixture, device or system use more water than is indicated by the standard stated in this section.
"Water-efficient irrigation systems" means systems using water conserving devices, including but not limited to weather based controllers, drip/micro-irrigation systems with emitters that emit not more than two (2) gallons of water per hour, and stream rotor sprinklers that meet a seventy (70) percent or greater efficiency standard.
"Water-efficient dishwashing machines or systems" mean devices that use not more than one (1) gallon of water per rack.
"Water-efficient laundry washing machines" means machines have a water factor of 6.0 or less, wherein water factor means the number of gallons of water used per cycle, divided by the tub volume.
"Water-efficient toilet" means toilets using not more than 1.6 gallons per flush or urinals using not more than one (1) gallon per flush.
"Water recycling system" means a system that reclaims and reuses non-potable water.

8.56. 050 Applicability.
This Chapter is applicable to every person, commercial business, or other water user in the use of any water within the City. The City Council may by Resolution exempt pilot programs or special programs of limited scope undertaken by the City or undertaken in conjunction with the City's water providers.

8.56. 060 Water Conservation and Drought Management Plan.
This Chapter establishes a water conservation and drought management plan consisting of both permanent regulations designed to reduce water usage and increase the efficiency of water use on an ongoing basis, and three increasingly restrictive levels of drought response actions to be implemented in times of drought conditions.

8.56. 060 Water Conservation and Drought Management Plan.
This Chapter establishes a water conservation and drought management plan consisting of both permanent regulations designed to reduce water usage and increase the efficiency of water use on an ongoing basis, and three increasingly restrictive levels of drought response actions to be implemented in times of drought conditions.

8.56. 070 Water Conservation Requirements.
The following water conservation requirements shall apply to all persons:
A. Landscaping.
1. Watering hours and duration. No lawn or landscaped area shall be irrigated or watered by any means between the hours of 9:00 a.m. and 6:00 p.m. on any day. Above-ground spray irrigation or watering shall not exceed fifteen (15) minutes per irrigation station or area. This provision shall not apply to drip irrigation systems, use of a hand-held bucket or similar container, use of a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle, irrigation necessary to establish newly planted low water usage plants, or water expended for limited periods of time necessary for irrigation system maintenance or leak repair.
2. Over-watering: No lawn or landscaped area shall be irrigated or watered to the point where excess water ponds, sprays or runs off the lawn or landscaped area onto any walkways, sidewalks, driveways, streets, alleys or storm drains.
3. Irrigation during rainfall: No lawn or landscaped area shall be irrigated or watered during rainfall or within 24 hours after measurable rainfall.
4. Landscape maintenance: All lawns and landscaping shall be regularly maintained to reduce water use by such methods as aerating, thatching and mulching.
5. Landscape irrigation system maintenance: Landscape irrigation systems shall be regularly inspected, maintained and repaired to eliminate leaks, remove obstructions to water emission devices and eliminate over spraying.
B. Pools and spas. New pools and spas shall be equipped with a cover. Not later than July 1, 2012, all existing pools and spas shall be constructed, installed or equipped with a cover. Pools and spas shall be covered overnight and daily when use is concluded.
C. Water fountains and decorative water features. No person shall operate a fountain or other decorative water feature that does not recycle or re-circulate the water utilized by the device.
D. Cleaning. No person shall use water to wash or clean any sidewalks, walkways, patios, driveways, alleys, parking or similar areas, whether paved or unpaved; however, use of water brooms or pressure washers or similar low flow technology, or water recycling systems to clean these surfaces, is permitted. In no case shall such water run off the property or drain onto any walkways, sidewalks, streets, alleys or storm drains.
E. Car washing. No person shall use water to wash or clean any motorized or un-motorized vehicle, including, but not limited to, an automobile, truck, boat, van, bus, motorcycle, trailer or similar vehicle, except by use of a bucket or similar container or a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle. This subsection shall not apply to any commercial car washing facility that uses a water recycling system to capture or reuse water.
F. Waste and leaks. No person shall:
1. Cause, permit or allow water to leak from any exterior or interior pipe, hose or plumbing fixture.
2. Cause, permit or allow water to flow from any source on private or public property onto walkways, sidewalks, streets, alleys or storm drains, except as a result of rainfall or pumping excessive groundwater infiltration, such as by means of a sump pump.
3. The use of water for cleaning, washing and other uses shall be performed in an efficient manner to reduce waste and total water use.

G. All commercial establishments
1. Single pass cooling systems. Single-pass cooling systems shall not be installed in new commercial buildings. When single pass cooling systems in existing businesses are replaced, single pass cooling system shall not be installed as a replacement.
2. Toilets. New commercial establishments shall install and use only water-efficient toilets. All existing commercial establishments shall install and use only water-efficient toilets by January 1, 2014.
H. Eating and drinking establishments. The following provisions shall also apply to all restaurants, cafes, snack shops, bars, other eating and drinking establishments, and food catering businesses:
1. All establishments shall only provide drinking water to customers upon request.
2. All establishments shall install and use low-flow pre-rinse dishwashing spray nozzles by July 1, 2011.
3. All establishments shall use low-flow technologies for washing and cleaning floors and surfaces, such as using a hand-held bucket or similar container and mop, water brooms or pressure washers.
4. New establishments shall install and use water-efficient dishwashing machines or systems. When dishwashing machines in existing businesses are replaced, water-efficient dishwashing machines or systems shall be installed. All existing establishments shall install and use only water-efficient dishwashing machines or systems by January 1, 2014.
I. Hotels and motels. The following provisions shall apply to all hotels, motels, hostels, bed and breakfast and similar temporary accommodation establishments:
1. All establishments shall provide customers the option of choosing not to have towels and linens laundered daily and shall prominently display notice of this option in each bathroom and sleeping room using clear and easily understood language.
2. All establishments that provide on-premises facilities for laundering towels or linens shall comply with Subsection J of this Section.
3. All establishments that provide food services shall comply with Subsection H of this Section.
J. Laundry businesses. New commercial laundry businesses shall install and use water recycling systems. When washing machines in existing businesses are replaced, water-efficient laundry washing or water recycling systems shall be installed. All existing laundry businesses shall install and use only water-efficient laundry washing machines or water recycling systems by January 1, 2014.
K. Commercial car wash facilities. New commercial conveyor-type car wash facilities shall install water recycling systems. All existing conveyor car wash systems shall install and operate only water recycling systems by January 1, 2012. All existing commercial car wash operations, including those accessory to another use, shall use high pressure, low volume wash systems, bucket or similar container, and/or a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle, or similar low-flow device by January 1, 2012.
L. Exceptions. The provisions of this Section are not applicable to uses of water that are necessary to protect public health and safety or for essential governmental services when such uses of water cannot be reduced, such as for fire-fighting and other similar emergency services.

8.56. 080 Drought Response Level 1 – Drought Alert Condition.
A. The City Council may by Resolution declare a Drought Alert condition and implement the Level 1 conservation measures set forth in this Section on the grounds that, due to water supply cutbacks caused by drought or reduction in supplies for other reasons, an overall consumer demand reduction of up to ten (10) percent is required in order to have sufficient water supplies available to meet anticipated demands.
B. Except as otherwise stated in this Chapter, during a Level 1 Drought Alert condition all persons using water shall comply with the following additional conservation measures:
1. Watering days and duration. Limit lawn and landscape watering or irrigation to no more than three (3) days per week. Above-ground spray irrigation shall be limited to no more than fifteen (15) minutes per watering station or area; this limitation shall not apply to the use of recycled water to maintain public parks and facilities. The City Council may by Resolution establish a schedule of permissible watering days. This provision shall not apply to commercial nurseries, drip irrigation systems, use of a hand-held bucket or similar container and/or a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle.

8.56. 090 Drought Response Level 2 – Drought Critical Condition
A. The City Council may by Resolution declare a Drought Critical condition and implement the Level 2 conservation measures set forth in this Section on the grounds that, due to water supply cutbacks caused by drought or reduction in supplies for other reasons, an overall consumer demand reduction of ten (10) to twenty (20) percent is required in order to have sufficient water supplies available to meet anticipated demands.
B. During a Drought Critical condition all persons using water shall comply the following additional conservation measures:
1. Watering days and duration. Limit lawn and landscape watering or irrigation to no more than two (2) days per week, provided that the City Council may by Resolution limit lawn and landscape watering or irrigation to no more than one (1) day per week to achieve a reduction of up to twenty (20) percent. Above-ground spray irrigation shall be limited to no more than fifteen (15) minutes per watering station or area; this limitation shall not apply to the use of recycled water to maintain public parks and facilities. The City Council may by Resolution establish a schedule of permissible watering days. This provision shall not apply to commercial nurseries, drip irrigation systems, use of a hand-held bucket or similar container and/or a hand-held hose equipped with a positive action quick-release shutoff valve or nozzle.

8.56. 100 Drought Response Level 3 – Drought Emergency Condition
A. The City Council may by Resolution declare a Drought Emergency condition and implement the Level 3 conservation measures set forth in this section on the grounds that overall consumer demand reduction of more than twenty (20) percent is required because the ordinary demands and requirements of water consumers cannot be satisfied without depleting water supplies to the extent that there would be insufficient water for human consumption, sanitation, and fire protection.
B. During a Drought Emergency condition all persons using water shall comply with Sections 8.56.070 (Water Conservation Requirements) and the following additional mandatory conservation measures:
1. Irrigation and watering prohibition. No lawn or landscaping watering or irrigation shall be allowed. This subsection shall not apply to the following, provided that watering days and watering duration shall comply with Subsection B of Section 8.56.090:
a. Irrigation or watering using recycled water.
b. Irrigation necessary to establish new plantings of low water usage plants or commercial nurseries.
c. Water efficient landscape irrigation systems using water efficient devices, including but not limited to weather based controllers, drip/micro-irrigation systems with emitters that emit no more than two (2) gallons per hour and stream rotor sprinklers that meet a seventy (70) percent or greater efficiency standard.
d. Maintenance of trees and shrubs that are watered by using a bucket or other watering container, hand-held hose equipped with positive action quick-release shutoff valve or nozzle, or similar low-volume non-spray irrigation.
e. Maintenance of existing landscaping necessary for fire protection as specified by the Fire Chief.
f. Maintenance of existing landscaping on slopes exceeding ten (10) percent for erosion control.
g. Maintenance of landscaping within active public parks and playing fields, day care center play areas, and school grounds.
h. Public works projects.
i. Maintenance of plant materials identified to be rare, threatened or endangered or essential to the health of documented rare, threatened or endangered animals.
2. Cleaning surfaces. Water shall not be used to wash, clean or clear any sidewalks, walkways, patios, driveways, alleys, parking or similar areas, whether paved or unpaved; except commercial or industrial establishments may use water broom, pressure washer or similar low flow technology or water recycling systems when necessary to comply with health, safety, water quality or other regulations verified by the approval authority. Pressure washers may be used to clean surfaces in preparation for painting, construction, or occasional seasonal maintenance when other methods are not practical.

3. Car Washing. Vehicles shall not be washed, except at commercial car wash facilities that recycle water or use high pressure, low volume wash systems. Subject to Subsection E of Section 8.56.070, this provision shall not apply to car washes held as fund raising activities for bona fide community organizations, washing of garbage trucks, or washing of vehicles used to transport food and perishables, and washing of other mobile equipment for which frequent cleaning is essential for the protection of the public health, safety and welfare.
4. Ornamental Ponds and Lakes. Ornamental ponds or lakes if empty shall not be filled, and if filled shall not be refilled or replenished.
5. Hotels and Motels: Mandatory Laundry Opt-Out. Hotels, motels, hostels, bed and breakfasts and similar establishments shall not provide daily towel and linen laundering service to customers, except upon a specific request.

8.56. 110 Procedures for Declaration and Notification of Drought Response Level and Additional Water Conservation Measures.
A. The City Council shall declare a Drought Response Level 1, 2 or 3 by Resolution in the manner required by law and City procedures.
B. The City Council shall declare the end to any Drought Response Level by the adoption of a Resolution in the manner required by law and City procedures.

8.56. 120 Exception
A. An exception to any water conservation requirement of this Chapter may be granted or conditionally granted in accordance with the following requirements.
1. Application. Any water user may file an application with the Community Development Department for an exception from one or more water conservation measures on a form provided by the City, including supporting documents and information demonstrating the grounds for the requested exception, accompanied by a fee set by Resolution of the City Council.
2. Findings. The approving authority may approve, conditionally approve or deny an application for an exception from water conservation measures. An application for an exception shall be denied unless the approval authority finds, based on the information provided in the application, supporting documents or such additional information as may be requested, all of the following:
a. That, due to special circumstances applicable to the property or its use, the strict application of this Ordinance would disproportionately impact the property or use when compared to similar types of uses or properties; and
b. That other water conserving measures to substantially off-set the proposed water use have been or will be employed as a condition of the approval, or the lack of such measures will not materially affect the ability of the City to achieve the purposes of this Chapter; and
c. That the exception does not constitute a grant of special privilege inconsistent with the limitations upon other residents and businesses.
3. Approval authority. The approval authority shall act upon any application no later than ten (10) days after receipt of a complete application, and may approve, conditionally approve, or deny the exception. The applicant requesting the exception shall be promptly notified in writing of any action taken. Unless otherwise specified at the time an exception is approved, the exception shall only apply during the period of the specific circumstances from which an exception is requested.
4. Appeals. An applicant may appeal the approval authority's decision, or any conditions placed on the approval, to the City Council within ten (10) days of the date of decision. A written request shall be submitted to the City Clerk stating the grounds for the appeal accompanied by a fee adopted by Resolution of the City Council. The City Council shall review the appeal at the next available meeting that the item may be heard.

8.56. 130 Penalties and Remedies
Violations of the provisions of this Chapter are subject to the administrative penalty provisions of Chapter 1.10.

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Revision	Date	By
	10/6/21	

Date: 07/07/21
Scale:
Drawn by: JC
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L-3

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8.60. 060 Standards for New Landscape.
"New landscape" as defined in Section 8.60.040 shall be designed and managed to use the minimum amount of water required to maintain plant health. New landscape shall comply with all of the requirements in Sections 492.6 through 492.15 of the Model Efficient Ordinance and the following, whichever is more restrictive, unless an exception is granted pursuant to Section 8.60.050(D).
A. Plant material.
1. Plant species and landscape design shall be adapted to the climate, soils, topographical conditions, and shall be able to withstand exposure to localized urban conditions such as pavement heat radiation, vehicle emissions and dust, and urban runoff. Water conserving plant and turf species shall be used.
2. Plant species or specifications shall comply with any official list of species, guidelines or regulations adopted by the City to the extent that such lists, guidelines or regulations do not conflict with this Chapter
3. Plants listed in the current Invasive Plant Inventory for the southwest region by the California Invasive Plant Council or similar source acceptable the Community Development Director are prohibited, except for known non-fruiting, non-invasive, sterile varieties or cultivars. Plants known to be susceptible to disease or pests in this Climate Zone six (6) shall not be used.
4. The landscape area of projects proposing exclusively commercial or industrial uses shall be designed using exclusively water conserving plants. Single family residential, multi-family residential, mixed use and institutional use projects shall be designed with not more than twenty (20) percent of the total landscaped area in turf or high water use plants in the Water Use Classification for Landscape Species (WUCOLS). Turf may be used as a bio-swale or bio-filter or for functional purposes such as active recreational areas as determined by the Community Development Director. Public agencies shall be exempt from this requirement.
5. Turf shall not be allowed on slopes greater than twenty (20) percent. Where the toe of the slope is adjacent to an impermeable surface, alternatives to turf should be considered on slopes exceeding twenty (20) percent, meaning one (1) foot of vertical elevation change for every five (5) feet of horizontal length. Approved turf areas may be watered at 1.0 of the reference evapotranspiration (ETo).
6 .Planted areas shall be covered with a minimum of two (2) inches of organic mulch, except in areas covered by groundcovers or within twenty-four (24) inches of the base of a tree, or where a reduced application is indicated. Additional mulch material shall be added from time to time as necessary to maintain the required depth of mulch.
7. Species and landscape design shall complement and to the extent feasible in compliance with this Chapter be proportional to the surroundings and streetscape and incorporate deciduous trees to shade west and south exposures. Landscaping shall not interfere with safe sight distances for vehicular traffic, the vision clearance in Section 17.46.060, height restrictions for hedges in 17.46.130, pedestrian or bicycle ways, or overhead utility lines or lighting.
B. Water features, pools and spas.
1. Recirculating water systems shall be used for water features. Where available, recycled water shall be used as a source for decorative water features.
2. Pools and spas shall be equipped with a cover and covered overnight and daily when use is concluded.
C. Grading and runoff. Landscape design shall minimize soil erosion and runoff.
1. Grading plans shall avoid disruption of natural drainage patterns to the extent feasible.
2. Grading plans shall demonstrate that normal rainfall and irrigation will remain within the property lines and not drain onto impermeable surfaces, walkways, sidewalks, streets, alleys, gutters, or storm drains.
3. Plans and construction shall protect against soil compaction within landscape areas.
4. Stormwater best management practices to minimize runoff, to increase on-site retention and infiltration, and control pollutants shall be incorporated into project plans. Rain gardens, cisterns, swales, structural soil, permeable pavement, connected landscape areas, and other landscape features and practices that increase onsite rainwater capture, storage and infiltration, emphasizing natural approaches over technology-based approaches that require ongoing maintenance, shall be considered during project design. Plans and practices shall comply with Chapter 8.44.

D. Irrigation systems.
1. An automatic irrigation system using either evapotranspiration or soil moisture sensor data, with a rain shut-off sensor, shall be installed. Drip irrigation emitters shall emit no more than two (2) gallons per hour.
2. An average landscape irrigation efficiency of 0.71 shall be used for the purpose of determining Maximum Applied Water Allowance. Irrigation systems shall be designed, maintained, and managed to meet or exceed this efficiency. Landscapes using recycled water are considered Special Landscape Areas, where the ET Adjustment Factor shall not exceed 1.0.
3. The irrigation system shall be designed to prevent water waste resulting in runoff, overspray, or similar conditions where irrigation water ponds or flows onto non-irrigated areas, walkways, sidewalks, streets, alleys, gutters, storm drains, adjacent property, or similar untargeted areas. Runoff to other permeable or impermeable surfaces shall not be allowed.
4. Narrow or irregularly shaped areas, including turf less than eight (8) feet in width in any direction, shall be irrigated with subsurface irrigation or low volume above-ground irrigation system.
5. Overhead irrigation shall not be permitted within two (2) feet of any impermeable surface. Drip, drip line, or other low flow non-spray technology shall be used.
6. All sprinklers shall have matched precipitation rates within each valve and circuit. All irrigation systems shall be designed to include optimum distribution uniformity, head to head spacing, and setbacks from sidewalks, pavement and impermeable surfaces.
7. All irrigation systems shall provide backflow prevention devices in accordance with the current edition of the California Building/Plumbing Code and check valves at the low end of irrigation lines to prevent unwanted draining of irrigation lines. Pressure regulators may be required if the pressure at the sprinkler head exceeds the manufacturer's recommended optimal operating pressure.
8. Reclaimed water and graywater irrigation systems shall be used when reasonably feasible and shall conform to the current edition of the California Building/Plumbing Code, and all other applicable local, state and federal laws.
E. Irrigation system hydrozones.
1. The irrigation system shall conform to the hydrozones of the landscape design plan.
2. Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use where the plant factor of the higher water using plant is used for calculations. No hydrozone shall mix high and low water use plants.
3. Sprinkler heads and other emission devices shall be appropriate for the plant type within that hydrozone. Where feasible, trees shall be placed on separate valves from turf, shrubs and groundcovers.
4. No landscape plan or restriction of any type, including those applicable to common interest developments such as condominiums, shall prohibit or include conditions that have the effect of prohibiting native or water conserving plants.
F. Landscape and irrigation maintenance.
1. All landscape and related elements shall be designed and properly maintained to insure long-term health and shall maintain conformance with the requirements of this Chapter.
2. Irrigation scheduling shall be regulated by automatic irrigation controllers.
3. Watering hours and duration shall be scheduled compliant with the requirements of Chapter 8.56.
4. A regular maintenance schedule shall include, but not be limited to, routine inspection, adjustment and repair of the irrigation system, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning, weeding and removing any obstruction to emission devices.
5. Repair of all irrigation equipment shall be promptly undertaken, using the originally installed components, or equivalent or enhanced components compatible with the irrigation system.
6. Landscape areas shall be permanently maintained and kept free of weeds, debris and litter; plant materials shall be maintained in a healthy growing condition and diseased or dead plant materials shall be replaced, in kind, pursuant to the approved plans within thirty (30) days. Alternatively, diseased or dead plant materials may be replaced with plant materials that have low water needs, as rated in the current edition of the Water Use Classification of Landscape Species.

7. The use, storage and disposal of all landscape and lawn care products shall comply with all manufacturer's specifications and applicable laws, and minimize the discharge of pollutants to the environment.
G. Notwithstanding the requirements of this Section, landscape design and maintenance shall additionally comply with the requirements of Chapters 8.44 and 8.56, Title 17 (Zoning), any other applicable provisions of this code, and the requirements of a development permit, whichever is more restrictive.

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Revision	Date	By
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Date: 07/07/21
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2020 - 17

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GRADING AND DRANAGE PLAN FOR NEW 2-UNIT CONDOMINIUMS

620 11TH STREET
HERMOSA BEACH, CA 90254

PUBLIC WORKS STANDARD NOTES

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION WORK HOURS ARE LIMITED TO 8:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY. WORK PROHIBITED ON SATURDAYS, SUNDAYS AND NATIONAL HOLIDAYS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREENBOOK"), AND CITY OF HERMOSA BEACH PUBLIC WORKS STANDARD PLANS.
3. ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY A LICENSED CONTRACTOR WITH A CLASS A; C-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.
4. 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.
5. ALL CONTRACTORS WORKING ON PUBLIC WORKS PROJECTS MUST HAVE A CURRENT CITY OF HERMOSA BEACH BUSINESS LICENSE.
6. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 TWO WORKING DAYS BEFORE PERFORMING ANY DIGGING. SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES THAT A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID.
7. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORKING DAY AND ROADS OPENED TO VEHICULAR TRAFFIC UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
8. 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.
9. ALL FORMS AND COMPACTION SHALL BE INSPECTED PRIOR TO ANY CONCRETE POUR OR ASPHALT BEING PLACED.
10. ALL SURVEY POINTS AND MONUMENTS SHALL BE PROTECTED IN PLACE OR RE-ESTABLISHED IF THEY ARE REMOVED OR DESTROYED DURING CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL, DUST CONTROL, AND TEMPORARY DRAINAGE CONTOL AT ALL TIMES.
12. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH THE REGULATIONS OF CAL-OSHA.

GENERAL NOTES FOR STREET AND STORM DRAIN IMPROVEMENTS:

1. ALL STREET CLOSURES REQUIRE A TRAFFIC CONTROL PLAN TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL TRAFFIC CONTROL SHALL BE PER THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) 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.
2. GRAFFITI IN FRESHLY POURED CONCRETE SHALL BE REMOVED BY WHATEVER MEANS NECESSARY UP TO AND INCLUDING REMOVAL AND REPLACEMENT.
3. ANY ASPHALT OR CONCRETE PAVEMENT WITHIN THE PROPERTY LIMITS THAT IS DAMAGED PRIOR TO CONSTRUCTION SHALL BE REMOVED AND REPLACED TO MEET CURRENT CITY STANDARDS.
4. ANY PUBLIC PROPERTY DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND OR BETTER TO THE SATISFACTION OF THE 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.
5. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW-CUT OR WHEEL-CUT AND REMOVED TO CLEAN STRAIGHT LINES.
6. 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:

1. SEPARATION OF SEWER AND WATER FACILITIES SHALL BE IN CONFORMANCE WITH LATEST EDITION OF THE STATE OF CALIFORNIA DEPT OF HEALTH SERVICES.
2. SEWER LATERALS SHALL BE CONNECTED TO THE SEWER MAIN WITH WYES.
3. THE SEWER LINE SHALL BE TESTED PRIOR TO MAKING PERMANENT SERVICE CONNECTIONS.
4. BACKFILL OF TRENCHES SHALL BE DONE IN LIFTS OF NO MORE THAN 8-INCHES WITH WATER AND APPROPRIATE COMPACTION TOOLS USED BETWEEN EACH LIFT. ONE SACK SLURRY MIX CAN BE USED IN PLACE OF NATIVE SOIL. AFTER BACKFILLING THE TRENCH, A TEMPORARY ASPHALT PATCH SHALL BE PLACED OVER THE TRENCH AND REMAIN FOR NO MORE THAN TWO WEEKS. THE FINAL PATCH SHALL BE A MINIMUM OF 5" THICK OR 1" THICKER THAN THE EXISTING PAVEMENT. THE CONTRACTOR SHALL FOLLOW THE LATEST HERMOSA BEACH STANDARD PLANS FOR AC AND P.C.C. PAVEMENT.
5. THE FINAL PATCH IN ASPHALT STREETS SHALL BE DONE IN TWO LIFTS, A BASE OF 3" MINIMUM 3/4" AGGREGATE AND A TOP LIFT OF 2" OF 3/8" AGGREGATE. ALL EDGES OF THE CUT ASPHALT TO BE TACKED THOROUGHLY AND THE PATCH COMPACTED BY MECHANICAL MEANS TO A HEIGHT SLIGHTLY HIGHER THAN THE EXISTING ASPHALT AND ALL EDGES TO BE TACKLE.
6. THE FINAL PATCH ON CONCRETE STREETS TO BE CLASS 3500 P.S.I (7 SACK), EXISTING CONCRETE TO BE DRILLED TWO AND ONE HALF INCHES (2 ½") BELOW THE SURFACE TO A DEPTH OF 6" MINIMUM AND DOWELLED WITH #5 REBAR ON 18" SPACING. FINISH TO MATCH EXISTING OR MEDIUM BROOM.
7. ALL UTILITY BOXES ARE TO BE ADJUSTED TO THE NEW GRADE. DAMAGED BOXES SHALL BE REPLACED. KEEP ALL UTILITY BOXES OUT OF DRAINAGE FLOW LINES, CURB RETURNS, DRIVEWAY APPROACH AND WHEEL CHAIR RAMPS, UNLESS APPROVED BY THE CITY ENGINEER.
8. SEWER MAIN/LATERAL SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION OF FIRST FLOOR.
9. UTILITY LINES LOCATION SHALL BE PERMANENTLY IDENTIFIED ON CURB FACE. FONT DIMENSIONS SHALL BE 2-INCHES IN HEIGHT AND 1/4-INCHES IN DEPTH.

JOB SAFETY REQUIREMENTS:

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

WATER QUALITY REQUIREMENTS:

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

SOILS ENGINEER SIGNATURE:

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS AND CONCLUSIONS OF SOILS REPORT NO. 22085-20, DATED OCTOBER 12, 2020 BY NORCAL ENGINEERING SHALL BE THOROUGHLY COMPLIED WITH. WHERE CONFLICTING INFORMATION BETWEEN THIS GRADING PLAN AND/OR THE PROJECT EARTHWORK SPECIFICATIONS & THE MENTIONED REPORT OCCUR, NOTIFY THE LOCAL AGENCY.

SIGNATURE _____ DATE _____.

EARTHWORK QUANTITY

EARTHWORK QUANTITY			
A) AMOUNT OF CUT	1,139 CY	D) MAXIMUM HEIGHT OF CUT SLOPE	8 FT
B) AMOUNT OF FILL	746 CY	E) MAXIMUM HEIGHT OF FILL SLOPE	5 FT
C) AMOUNT OF EXPORT	393 CY	F) LOCATION OF BORROW OR DISPOSAL SITE	BY OTHERS

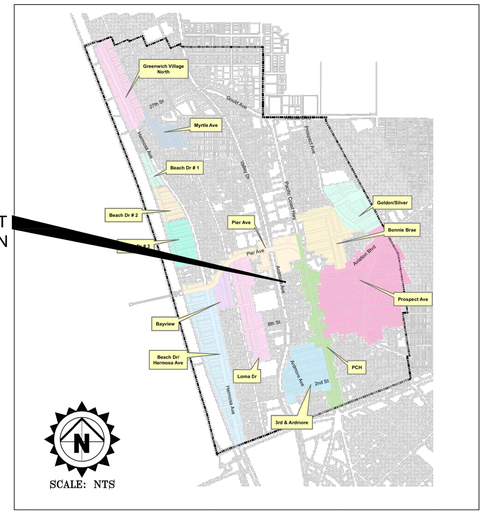
NOTE:
EARTHWORK VOLUMES SHOWN ON THIS PLAN ARE ESTIMATES ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ACTUAL EARTHWORK VOLUMES.

CONTRACTOR NOTE:

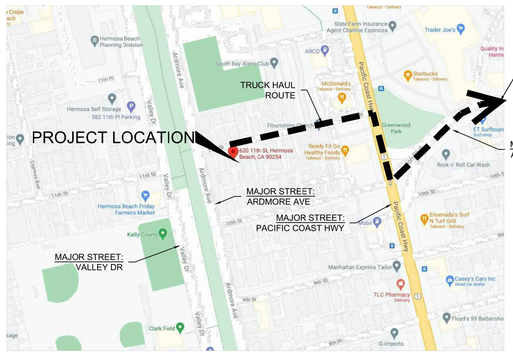
ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

FOR PERMIT

THESE DRAWINGS ARE SUFFICIENTLY COMPLETE FOR SUBMISSION TO THE JURISDICTION HAVING AUTHORITY FOR PERMIT. THE CONTRACTOR SHALL NOT USE THESE DRAWINGS FOR CONSTRUCTION UNTIL CONTRACTOR RECEIVES WRITTEN APPROVAL FOR USE IN CONSTRUCTION BY JURISDICTION HAVING AUTHORITY AND BY THE REGISTERED PROFESSIONAL ENGINEER.



REGIONAL MAP



NOTE:
1. HAUL ROUTE SHALL BE APPROVED BY ENGINEERING SERVICES
2. TRUCK HAUL ROUTE PER CONTRACTOR. SHOWN FOR REFERENCE ONLY.

SITE MAP

SCALE: NTS

SHEET INDEX

DESCRIPTION	SHEET NUMBER
TITLE SHEET	C-1
ABBREVIATIONS & LEGEND	C-2
GENERAL NOTES	C-3
GRADING & DRAINAGE PLAN	C-4
EROSION CONTROL PLAN	C-5
DETAILS	C-5 TO C-8

PROJECT TEAM

OWNER
GEORGE BRANCH
620 11TH STREET
HERMOSA BEACH, CA 90254

ARCHITECT
JOSEPH FOURNIER DESIGN
362 TERMINO AVENUE
LONG BEACH, CA 90814
(310) 617-4856

CIVIL ENGINEER
FGB & ASSOCIATES LLC
17410 ELAINE AVENUE
ARTESIA, CA 90701
TEL: (562) 584-1071

GEOTECH ENGINEER
NORCAL ENGINEERING
10641 HUMBOLDT STREET
LOS ALAMITOS, CA 90720
TEL: (562) 799-9469
PROJ NO.: 22085-20

NOTE:
PROPERTY OWNER TO PROVIDE NOTARIZED AND SIGNED "ASSUMPTION OF RISK AND RELEASE REGARDING SURFACE WATERS, GROUND WATERS, AND SEWER LINE BACK UPS" AND COVENANT AGREEMENT REGARDING BMP LID MAINTENANCE

PROPERTY INFORMATION:

APN: 4187-026-010
PORTION OF LOT 3, BLOCK 78
M.B. 3-11-12
LAT: 33.86265 LONG: -118.39412
SINGLE FAMILY RESIDENCE
LOT SIZE = 4,258 S.F.
BUILDING SQUARE FOOTAGE = 5,789 S.F.
SITE ADDRESS: 620 11TH STREET, HERMOSA BEACH

LID INFORMATION

SOIL INFILTRATION RATE: 21.8 IN/HR
SOIL TYPE: SILTY SAND
BMP TYPE: INFILTRATION METHOD
TOTAL DRAINAGE AREA (ACRES): 0.098 ACRES
STORAGE TYPE: ECORAIN TANKS
STORAGE CAPACITY (CUBIC FEET):
LID#1: STORAGE PROVIDED = 137.90 CUBIC FEET
LID#2: STORAGE PROVIDED = 125.40 CUBIC FEET
STORM WATER QUALITY DESIGN REQUIREMENTS:
LID#1 VOLUME REQ'D = 128.81 CUBIC FEET
LID#2 VOLUME REQ'D = 116.60 CUBIC FEET
PERCENT OF IMPERVIOUSNESS OF DRAINAGE AREA: 96%
BMP DESIGN PROVIDED:
LID#1 STORAGE PROVIDED = 137.90 CUBIC FEET
LID#2 STORAGE PROVIDED = 125.40 CUBIC FEET
PROPERTY OWNER INFORMATION: GEORGE BRANCH
PERVIOUS AREA: 0.004 ACRES
IMPERVIOUS AREA: 0.094 ACRES

APPLICABLE STANDARDS

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (2012)
CALIFORNIA RESIDENTIAL CODE (2016)
CITY OF HERMOSA BEACH STORM WATER LOW IMPACT DEVELOPMENT GUIDE
CITY OF HERMOSA BEACH PUBLIC WORKS STANDARD PLAN
- STANDARD PLAN NO. -

DEFERRED SUBMITTALS:

THE SUBMITTALS OUTLINED BELOW ARE UNDER A SEPARATE PERMIT AND DONE BY OTHERS:
1. DEMOLITION PLAN
2. RETAINING WALLS
3. SHORING PLANS
4. BORROW AND DISPOSAL SITE

BENCH MARK:

FOUND L&T RCE 30826
5.16' N'LY & 0.11' E'LY
OF PROP. CORNER
TAG ELEV = 104.69'

CALL: 811
TWO WORKING DAYS BEFORE YOU DIG

REVISIONS		
No.	DESCRIPTION	DATE

FGB & ASSOCIATES
17410 ELAINE AVENUE
ARTESIA, CA 90701
TEL: 562.584.1071
FGBANDASSOCIATES.COM

PLANS PREPARED BY:
FRANKLOYD G. BUENDIA, RCE 84848
06/23/2021
DATE

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
RECOMMENDED FOR PERMIT ISSUANCE:
DATE

PRIVATE IMPROVEMENT PLANS
NEW SFR
620 11TH STREET
HERMOSA BEACH, CA
TITLE SHEET

FILE NUMBER 17014-CIVIL
BUILDING #: BXX-XXX
C-1
SHT. 1 OF 8

JOSEPH FOURNIER DESIGN
362 TERMINO AVENUE.
LONG BEACH, CA 90814
PHONE: 310-617-4856
INSTAGRAM: JFOURNIERDESIGN
WEBSITE: WWW.JFOURNIERDESIGN.COM

GEORGE AND SABINE BRANCH
620 11th Street, Hermosa Beach

DATE
SIGNATURE
JOSEPH FOURNIER
REVISED
1
2
3
4
5
PROJECT # 2020 - 17

C1

ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT
ADD'L	ADDITIONAL
AD	AREA DRAIN
ADJ	ADJACENT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX.	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASSY	ASSEMBLY
BLDG	BUILDING
BM	BENCHMARK
BNDRY	BOUNDARY
BOW	BOTTOM OF WALL (AT FINISHED GRADE)
BS	BOTTOM OF STEP
CTV	CABLE TV
C&G	CURB AND GUTTER
CB	CATCH BASIN
CC	CONCRETE CURB
CD	CONCRETE DRIVE
CF	CUBIC FEET (FOOT)
CI	CAST IRON
CJ	CONSTRUCTION JOINT
CL	CLASS
℄	CENTER LINE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CONST.	CONSTRUCTION
CPEP	CORRUGATED POLYETHYLENE PIPE
CTR	CENTER(ED)
CY	CUBIC YARD
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DDCV	DOUBLE DETECTOR CHECK VALVE
DEPT.	DEPARTMENT
DET	DETAIL
D.I.	DUCTILE IRON
DIA (Ø)	DIAMETER
DIM	DIMENSION
DS	DOWN SPOUT
DWG	DRAWING
E	EAST(ING)
EC	ELECTRICAL CONDUIT
ECC	EXTRUDED CONCRETE CURB
EL.=	ELEVATION
EOP	EDGE OF PAVEMENT
EQUIV.	EQUIVALENT
EVC	END OF VERTICAL CURVE
EXIST.	EXISTING
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLANGED
FLR	FLOOR
FOC	FACE OF CURB
F.S.	FINISHED SURFACE
FT (')	FOOT (FEET)
FTG	FOOTING
G	GAS MAIN
GB	GRADE BREAK
GFE	GARAGE FINISH ELEVATION
GM	GAS METER
GRD	GRADE
GV	GATE VALVE
HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ(H)	HORIZONTAL
HT	HEIGHT
HYD	HYDRANT
ID	INSIDE DIAMETER
I.E.	INVERT ELEVATION
IN (")	INCH(ES)
INV	INVERT
IRR	IRRIGATION WATER
LB	POUND(S)
LCPE	LINED CORRUGATED POLYETHYLENE PIPE
LF	LINEAR FEET
MAT'L	MATERIAL
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MJ	MECHANICAL JOINT
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N	NORTH(ING)
NO (#)	NUMBER
OC	ON CENTER
O/W	OIL WATER
P	POWER
PC	POINT OF CURVATURE
PIV	POST INDICATOR VALVE
PP	POWER POLE
PL OR℄	PROPERTY LINE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
QTY.	QUANTITY
RAD (R)	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REF	REFERENCE
REQD.	REQUIRED
RET	RETAINING
ROW	RIGHT OF WAY
SD	STORM DRAIN
S.F.	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
TOE	TOE OF WALL, OR SLOPE
T	TELEPHONE WIRE
TBM	TEMPORARY BENCH MARK
T.C.	TOP OF CURB
TG OR RIM	TOP OF GRATE
TEMP.	TEMPORARY
TOP	TOP OF SLOPE
TOW	TOP OF WALL
TV	TELEVISION WIRE
TYP.	TYPICAL
TS	TOP OF STEP
VERT (V)	VERTICAL
WM	WATER METER
W/	WITH
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD DRAIN

ENGINEER'S GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 7-10, PUBLIC CONVENIENCE AND SAFETY, OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), IN REGARDS TO SAFETY ORDERS.

2. SCOPE OF WORK:

   A. FURNISH ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT & FACILITIES NECESSARY TO FURNISH, FABRICATE, DELIVER, STORE AND INSTALL ALL WORK NOTED ON THE DRAWINGS.

   B. THE CONTRACTOR SHALL FURNISH & INSTALL ALL WORK NECESSARY TO MAKE A COMPLETE SYSTEM WHETHER OR NOT SUCH DETAILS ARE MENTIONED IN THESE SPECIFICATIONS OR SHOWN ON THE PLANS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE SYSTEM, EXCEPTING ONLY THOSE PORTIONS THAT ARE SPECIFICALLY MENTIONED HEREIN OR PLAINLY MARKED ON THE ACCOMPANYING DRAWINGS AS BEING INSTALLED UNDER ANOTHER SECTION OF THE SPECIFICATION.

3. SITE INSPECTION: CONTRACTOR SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS & EXACT NATURE OF THE WORK. SUBMISSION OF A BID ACKNOWLEDGES FULL RESPONSIBILITY FOR FURNISHING A COMPLETE & FUNCTIONAL SYSTEM. NO CHANGES IN CONTRACT WILL MADE TO ACCOMMODATE OR ALLOW EXTRA FUNDING FOR ANY OMISSIONS WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.

4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AVAILABLE SPACES FOR INSTALLING THE WORK.

5. COORDINATION: THE DRAWINGS ARE DIAGRAMMATIC & INTENDED TO SHOW SCOPE. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE BEST ARRANGEMENT OF ALL DUCT, PIPES, CONDUIT, ETC.

6. WORKMANSHIP: THE WORK SHALL BE ACCOMPLISHED BY THE USE OF COMPETENT MECHANICS SKILLED IN THEIR TRADE. THE ENGINEER AND ARCHITECT SHALL HAVE THE RIGHT TO INTERPRET COMPLIANCE OF WORKMANSHIP WITH THE CONTRACT DOCUMENTS.

7. GUARANTEE: CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR & MATERIAL ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP WITH THE CONTRACT DOCUMENTS.

8. MATERIALS: ALL MATERIALS, APPLIANCES & EQUIPMENT SHALL BE NEW &THE BEST OF THEIR RESPECTIVE KIND. FREE FROM ALL DEFECTS AND OF THE MAKE, BRAND, AND QUANTITY SPECIFIED.

9. CLEAN-UP: UPON COMPLETION OF THE WORK UNDER THIS SECTION THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, EQUIPMENT & DEBRIS INCIDENTAL TO THIS WORK & LEAVE THE PREMISES CLEAN AND ORDERLY.

ENGINEER'S NOTICE TO CONTRACTORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPOSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ALL CONTRACTOR OR SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF OF LABOR AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS" THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR OR SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

LEGEND

STORM DRAIN PIPE

NEW & EXISTING CATCH BASINS

NEW & EXISTING AREA DRAINS

NEW AND EXISTING STORM MANHOLES — SDMH / SDMH

SANITARY SEWER PIPE

NEW AND EXISTING SANITARY SEWER MANHOLE — SSMH / SSMH

WATER METERS

SURFACE WTR AND PIPE DIRECTION FLOW — OR

EXISTING CONTOUR LABELS — 457

PROPOSED CONTOUR LABELS — 457

EXISTING SURFACE ELEVATIONS — (+ XXX.XX EG) / (+ XXX.XX TC) (+ XXX.XX FS)

FINISHED SURFACE ELEVATIONS — XXX.XX F.S. / XXX.XX T.C. XXX.XX F.S.

NEW EASEMENT

NEW DITCH

SLOPE INDICATORS — 3:1 / 2:1

CLEANOUTS (C.O.) SS, AND RWL (NEW AND EXISTING) — CO / CO

INTERCEPTOR AND BIO-SWALES

COORDINATES, & LEADERS

STUBBED & PLUGGED LINE

CONCRETE CURB

CONCRETE CURB & GUTTER

BACKWATER VALVE

EXISTING RETAINING WALL

GARAGE/ BASEMENT LIMIT

BENCH MARK:

FOUND L&T RCE 30826
5.16' N'LY & 0.11' E'LY
OF PROP. CORNER
TAG ELEV = 104.69'

CALL: 811

CALL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

REVISIONS

No.	DESCRIPTION	DATE

FGB & ASSOCIATES
A CIVIL ENGINEERING COMPANY
FGB & ASSOCIATES
17410 ELAINE AVENUE
ARTESIA, CA 90701
TEL: 562.584.1071
FGBANDASSOCIATES.COM

PLANS PREPARED BY:

CIVIL PROFESSIONAL ENGINEER — FRANKLOYD G. BUENDIA — No. C 84848 — Exp. 03/31/22 — CIVIL — STATE OF CALIFORNIA

06/23/2021

FRANKLOYD G. BUENDIA, RCE 84848 — DATE

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE

PRIVATE IMPROVEMENT PLANS

NEW SFR
620 11TH STREET
HERMOSA BEACH, CA
ABBREVIATIONS & LEGEND

FILE NUMBER
17014-CIVIL

BUILDING #:
BXX-XXX

C-2

SHT. 2 OF 8

JOSEPH FOURNIER DESIGN
362 TERMINO AVENUE.
LONG BEACH, CA 90814
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310-617-4856
INSTAGRAM:
JFOURNIERDESIGN
WEBSITE:
WWW.JFOURNIERDESIGN.COM

GEORGE AND SABINE BRANCH
620 11th Street, Hermosa Beach

DATE

SIGNATURE

JOSEPH FOURNIER

REVISED
1
2
3
4
5

PROJECT #
2020 - 17

C2

CAUTION:

1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA - U.S.A AT 811 - FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL EXISTING ELEVATIONS MARKED WITH AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO PROJECT MANAGER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT DEFEND, INDEMNIFY, AND HOLD THE CLIENT, THE CONSULTING ENGINEER, AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

DEMOLITION NOTES

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE CLIENT. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.
2. AN ELECTRONIC FILE WILL BE MADE AVAILABLE TO THE CONTRACTOR UPON REQUEST FOR THE CONTRACTOR'S SURVEYOR TO LAYOUT THE STAKING PLAN WITH. THE SURVEYOR OR CONTRACTOR WILL NEED TO SIGN A WAIVER FORM BEFORE RELEASE OF ELECTRONIC DRAWINGS IS APPROVED.
3. REFER TO ARCHITECTURAL PLANS FOR MORE DIMENSION INFORMATION.

PAVEMENT SECTION:

1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.
3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
4. ALL PAVING SHALL BE IN CONFORMANCE WITH THE LATEST GREENBOOK STANDARD SPECIFICATIONS.

SITE MAINTENANCE:

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
3. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
4. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
5. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.
6. UPON PROJECT COMPLETION THE CLIENT SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON A BIANNUAL BASIS OR AS FOUND NECESSARY.

DUST CONTROL:

1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
5. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
6. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH NPDES AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS.

SITE FENCE NOTES:

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION SITE TO THE CITY STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

GENERAL UTILITY SYSTEM NOTES:

1. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
2. CLEAN OUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE).
3. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, SATELLITE DISH, TRANSFORMER, GAS METER, ETC.) AND MEET WITH CLIENT TO REVIEW LOCATION PRIOR TO INSTALLATION. PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.
4. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, THE UTILITIES SHOWN ON THE CIVIL DRAWINGS, AND THE SITE POWER, CONDUITS AND LIGHTING SHOWN ON THE ELECTRICAL PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INCLUDED AS DESIGNED BY THE DESIGN/BUILD UNDERGROUND FIRE SPRINKLER CONTRACTOR.
5. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, IF RECOMMENDED BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH OWNER'S PROJECT MANAGER.
6. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
7. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
8. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
9. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
10. VERTICAL SEPARATION REQUIREMENTS:

    A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

    WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
11. HORIZONTAL SEPARATION REQUIREMENTS:

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED.

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
13. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.

SHORING NOTES:

1. A SHORING PERMIT IS REQUIRED FOR ANY VERTICAL CUT OR FILL THAT IS 4'-0" IN HEIGHT OR OVER. ENGINEERED SHORING PLANS AND CALCULATIONS MUST BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL PER SECTION 3301.2 OF THE CBC, THE HOLDER OF A SHORING PERMIT SHALL NOTIFY IN WRITING TO ALL ADJOINING PROPERTY OWNERS, NOT LESS THAN 10 DAYS BEFORE SUCH EXCAVATIONS IS TO COMMENCE. AN OSHA PERMIT IS ALSO REQUIRED A COPY OF WHICH SHALL BE SUBMITTED TO THE BUILDING DIVISION.
2. SHORING CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (1-800-422-4133) PRIOR TO ANY EXCAVATION.

CALIFORNIA GREEN BUILDING CODE (CGBC)

1. COMPLY WITH SECTION 301.3.2 REGARDING WASTE DIVERSION REQUIRED FOR ALTERATION (T.I.) THAT REQUIRES BUILDING PERMIT.
2. COMPLY WITH SECTION 4.408 REGARDING CONSTRUCTION WASTE REDUCTION DISPOSAL AND RECYCLING.

NPDES REQUIREMENTS:

1. ALL CONSTRUCTION ON OFF-SITE OR ON-SITE IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. CLEAN UP ALL SPILLS USING DRY METHODS.
10. SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION SITE.
11. CALL 911 IN CASE OF A HAZARDOUS SPILL.
12. BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS).
13. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.

STORM DRAIN MAINTENANCE NOTES:

PLEASE NOTE THAT REGULAR MAINTENANCE ON GRADING AND DRAINAGE STRUCTURES IS REQUIRED TO ENSURE FUNCTIONALITY THROUGHOUT THE LIFE OF THE PROPERTY. MAINTENANCE SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE CLEARING OF DEBRIS AND SEDIMENTS FROM THE STORM DRAIN LINES, SUMP PITS, SUMP PUMPS, ECORAIN TANKS, FILTER INSERTS, AND DRAINAGE BASINS
2. ROOF GUTTERS AND DOWNSPOUTS SHOULD BE CLEARED BEFORE THE BEGINNING OF EACH RAINY SEASON AND AS NEEDED THROUGHOUT THE WINTER MONTHS.
3. FOUNDATION SUBDRAINS SHOULD BE INSPECTED VIA CLEANOUTS ONCE EVERY 5 YEARS AND SNAKED AS NEEDED TO CLEAR DEBRIS.
4. SURFACE GRADING MAY ALSO REQUIRE CONTINUED REFINEMENT TO MINIMIZE PONDING, MAINTAIN POSITIVE DRAINAGE AWAY FROM IMPROVEMENTS AND PROTECT AGAINST EROSION.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

BENCH MARK:

FOUND L&T RCE 30826
5.16' N'LY & 0.11' E'LY
OF PROP. CORNER
TAG ELEV = 104.69'

CALL: 811

TWO WORKING DAYS BEFORE YOU DIG

REVISIONS		
No.	DESCRIPTION	DATE

FGB & ASSOCIATES
17410 ELAINE AVENUE
ARTESIA, CA 90701
TEL: 562.584.1071
FGBANDASSOCIATES.COM

PLANS PREPARED BY:

FRANKLOYD G. BUENDIA, No. C 84848, Exp. 03/31/22, CIVIL, STATE OF CALIFORNIA

06/23/2021

FRANKLOYD G. BUENDIA, RCE 84848 DATE

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE

PRIVATE IMPROVEMENT PLANS

NEW SFR
620 11TH STREET
HERMOSA BEACH, CA
GENERAL NOTES

FILE NUMBER
17014-CIVIL

BUILDING #:
BXX-XXX

C-3

SHT. 3 OF 8

JOSEPH FOURNIER DESIGN
362 TERMINO AVENUE.
LONG BEACH, CA 90814
PHONE:
310-617-4856
INSTAGRAM:
JFOURNIERDESIGN
WEBSITE:
WWW.JFOURNIERDESIGN.COM

GEORGE AND SABINE BRANCH
620 11th Street, Hermosa Beach

DATE

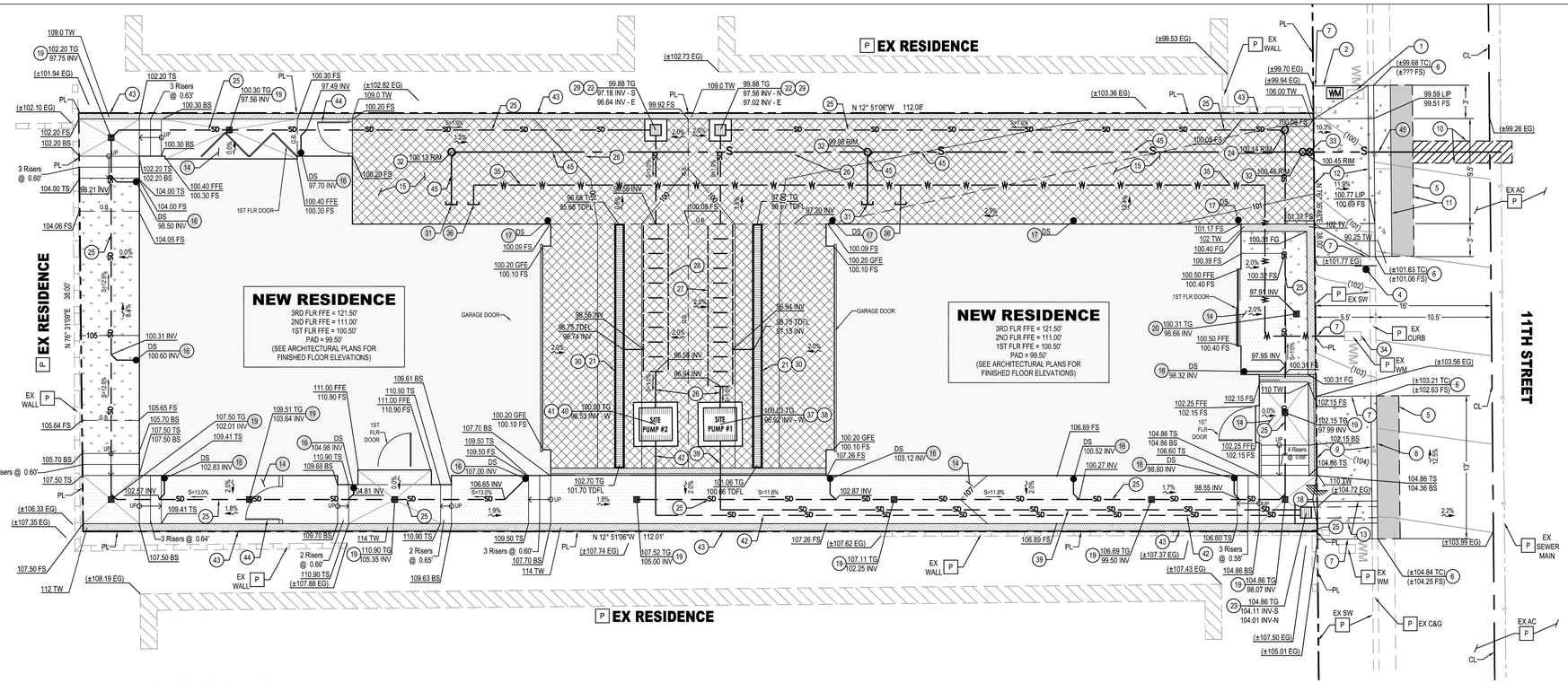
SIGNATURE

JOSEPH FOURNIER

REVISED
1
2
3
4
5

PROJECT #
2020 - 17

C3



HATCH LEGEND

- ON-SITE PAVEMENT PER LANDSCAPE PLANS
- NEW PCC CONCRETE
- NEW LANDSCAPING PER LANDSCAPE PLANS
- NEW BUILDING
- NEW DRIVEWAY PCC
- FULL DEPTH PAVEMENT
- UTILITY TRENCHING
- GRIND AND OVERLAY
- NEW WALL PER ARCHITECTURAL PLANS.
- AREA DRAIN PAVEMENT GRADING (TYP.) SLOPES SHALL BE 2% MAX AT PAVED AREAS AND 5% MAX AT LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
- STEP. (HEIGHT PER PLAN)

CONSTRUCTION NOTES

P PROTECT IN PLACE EXISTING IMPROVEMENTS

1. RELOCATE EXISTING WATER METER
2. NEW LOCATION OF RELOCATED WATER METER
3. RELOCATE EXISTING SIGN
4. NEW LOCATION OF EXISTING SIGN
5. SAWCUT AND MATCH EXISTING PAVEMENT
6. SAWCUT AND MATCH EXISTING CURB AT NEAREST JOINT
7. SAWCUT AND MATCH EXISTING SIDEWALK TO NEAREST JOINT
8. CONSTRUCT 6" CURB PER CITY OF HERMOSA BEACH STD PLAN NO. 100.
9. CONSTRUCT 4" PCC SIDEWALK PER CITY OF HERMOSA BEACH STD PLAN NO. 106 (CASE 3)
10. UTILITY TRENCH REPAIR PER CITY OF HERMOSA BEACH STD PLAN NO. 117 (ONLY APPLIES TO UTILITY IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY)
11. CONSTRUCT 24" WIDE FULL DEPTH AC PAVEMENT.
12. CONSTRUCT DRIVEWAY APPROACH PER CITY OF HERMOSA BEACH STD PLAN NO. 102
13. CONSTRUCT 12" WIDE PARKWAY DRAIN PER SPPWC STD PLAN 151-2
14. CONSTRUCT ON-SITE HARDSCAPE PER LANDSCAPE ARCHITECT
15. CONSTRUCT DRIVEWAY PCC CONCRETE PER DETAIL 'A' C-7
16. DOWNSPOUT PER ARCHITECTURAL PLANS. DOWNSPOUT TO CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL 'B' C-7
17. DOWNSPOUT PER ARCHITECTURAL PLANS. DOWNSPOUT TO DAYLIGHT AT GRADE AND SHEET FLOW TO NEAREST AREA DRAIN INLET. SEE DETAIL 'C' C-7
18. CONSTRUCT STEP PER DETAIL 'G' C-7 FOR STEEP HILLS
19. CONSTRUCT 6" AREA DRAIN FOR CONCRETE AREAS PER DETAIL 'D' C-7
20. CONSTRUCT 6" ATRIUM DRAIN FOR PLANTER AREAS PER DETAIL 'H' C-7
21. CONSTRUCT 6" WIDE TRENCH DRAIN WITH TRAFFIC RATED GRATE. SEE DETAIL 'F' C-7 FOR CHANNEL DRAIN OUTLET DETAIL.
22. CONSTRUCT 12"X12" PRECAST CONCRETE BOX WITH TRAFFIC RATED GRATE, BROOKS PRODUCT OR APPROVED EQUAL
23. CONSTRUCT 12"X12" PRECAST CONCRETE BOX WITH PEDESTRIAN RATED GRATE, BROOKS PRODUCT OR APPROVED EQUAL
24. CONSTRUCT STORM DRAIN CLEANOUT PER DETAIL 'I' C-7
25. CONSTRUCT 4" SDR35 PVC PIPE AND FITTINGS OR APPROVED EQUAL. SEE DETAIL 'E' C-7 FOR TRENCHING DETAILS.
26. CONSTRUCT 6" SDR35 PVC PIPE AND FITTINGS OR APPROVED EQUAL. SEE DETAIL 'E' C-7 FOR TRENCHING DETAILS.
27. FURNISH AND INSTALL (11) ECORAIN TANKS (ET-1503) OR APPROVED EQUAL. SEE DETAIL 'A' C-8
28. FURNISH AND INSTALL (10) ECORAIN TANKS (ET-1503) OR APPROVED EQUAL. SEE DETAIL 'B' C-8
29. FURNISH AND INSTALL FLOGARD LOPRO FG-M12 OR APPROVED EQUAL. SEE DETAIL 'J1' C-7
30. FURNISH AND INSTALL TRENCH DRAIN FILTER INSERT, OLDCASTLE FG-TDOF8 OR APPROVED EQUAL
31. SEWER POC TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION
32. CONSTRUCT SEWER CLEANOUT PER SPPWC STD PLAN NO. 204-2
33. FURNISH AND INSTALL BACKWATER VALVE
34. CONTRACTOR TO VERIFY IF WATER METER SERVES THE PROJECT SITE. IF DETERMINED TO NOT SERVE THE EXISTING RESIDENCE, CONTRACTOR SHALL FIELD VERIFY WHICH WATER METER SERVES THE PROJECT SITE AND REROUTE THE PROPOSED WATER LINE ACCORDINGLY
35. CONSTRUCT 1" SCHEDULE 40 PVC PIPE. AND FITTINGS. VERIFY SIZING WITH PLUMBING ENGINEER. SEE DETAIL 'E' C-7 FOR TRENCHING DETAILS.
36. WATER POC TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
37. CONSTRUCT 36"X36" CAST-IN-PLACE CONCRETE BOX WITH TRAFFIC RATED INLET GRATE PER DETAIL 'C' C-8
38. FURNISH AND INSTALL (2) SUBMERSIBLE PUMP WITH STAND. SEE DETAIL 'C' C-8
39. CONSTRUCT 1 1/2" SCHEDULE 80 PVC FORCE MAIN PIPE TO CONNECT TO DISCHARGE INTO CATCH BASIN PER DETAIL 'E' C-8. RESTRAINT JOINTS SHALL BE PROVIDED AT ALL BENDS
40. CONSTRUCT 36"X36" CAST-IN-PLACE CONCRETE BOX WITH TRAFFIC RATED INLET GRATE PER DETAIL 'D' C-8
41. FURNISH AND INSTALL (2) SUBMERSIBLE PUMP WITH STAND. SEE DETAIL 'D' C-8
42. CONSTRUCT 1 1/2" SCHEDULE 80 PVC FORCE MAIN PIPE TO CONNECT TO DISCHARGE INTO CATCH BASIN PER DETAIL 'E' C-8. RESTRAINT JOINTS SHALL BE PROVIDED AT ALL BENDS
43. NEW RETAINING WALL PER SEPARATE PERMIT
44. NEW GATE PER ARCHITECTURAL PLANS
45. 72 HOURS PRIOR TO CONSTRUCTION, POTHOLE AND VERIFY LOCATION, DEPTH, MATERIAL, SIZE, AND CONDITION OF EXISTING SEWER LATERAL. REPORT FINDINGS TO CIVIL ENGINEER PRIOR TO CONSTRUCTION. CONSTRUCT NEW 6" VCP SEWER LATERAL PER SPPWC (2012) STD. PLAN 222-1, CONNECTION INTO MAIN LINE SHALL INCORPORATE THE INSTALLATION OF A NEW "WYE" CONNECTION. SADDLES SHALL NOT BE ALLOWED.

GENERAL NOTE:

1. TOP OF WALL (TOW) AND TOP OF FOOTING (TOF) ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL BUILD WALLS PER ARCHITECTURAL PLANS.
2. PROTECT IN PLACE ALL PROPERTY MONUMENTS.
3. CONTRACTOR IS REQUIRED TO RESTORE ALL EXISTING IMPROVEMENTS TO THE SAME CONDITION, THAT ARE NOT PART OF THIS PROJECT, THAT EXISTED PRIOR TO HIS STARTING CONSTRUCTION.
4. CONSTRUCTION TOLERANCES DO NOT PERMIT THE VARIATION OF DIMENSIONS OR GRADES AND SLOPES AND THEIR RELATIONSHIPS REQUIRED BY CODE. ADJUST WORK AS REQUIRED TO COMPLY WITH SUCH REQUIREMENTS.
5. STRAIGHT GRADES SHALL BE CONSTRUCTED BETWEEN SPOT ELEVATIONS OR CONTOURS INDICATED, EXCEPT WHERE GRADE BREAKS INTERVENE.
6. ALL SLOPES MUST BE VEGETATED.
7. CONTRACTOR TO TAKE EXTREME CARE NOT TO DISTURB EXISTING UNDERGROUND PIPES/ CONDUITS IN AREA OF NEW WORK SPECIFIED TO BE PROTECTED IN PLACE.
8. CONTRACTOR TO VERIFY PAD ELEVATION WITH STRUCTURAL AND GEOTECHNICAL ENGINEER PRIOR TO GRADING
9. BUILDING SETBACK DIMENSION ARE SHOWN FOR REFERENCE ONLY. VERIFY WITH ARCHITECTURAL PLANS.
10. INTERIOR GARAGE SLOPES AND LIMITS SHOWN FOR REFERENCE ONLY. ALL BUILDING FEATURES ARE BY OTHERS.
11. ALL EXISTING SURVEY POINTS, MONUMENTS, BENCHMARKS SHALL BE PROTECTED IN PLACE. TAMPERED, REMOVED, OR DAMAGED SHALL BE RESET
12. ALL EXISTING OVERHEAD UTILITIES ENTERING THE PROPERTY SHALL BE UNDERGROUNDED. CONTACT UTILITY AGENCY TO CLEAN UP

0 5 15

GRADING & DRAINAGE PLAN

SCALE: 1"=5'

BENCH MARK:

FOUND L&T RCE 30826
5.16' N'LY & 0.11' E'LY
OF PROP. CORNER
TAG ELEV = 104.69'

CALL: 811
USA DIG ALERT
TWO WORKING DAYS BEFORE YOU DIG

REVISIONS		
No.	DESCRIPTION	DATE

FGB & ASSOCIATES
A CIVIL ENGINEERING COMPANY
FGB & ASSOCIATES
17410 ELAINE AVENUE
ARTESIA, CA 90701
TEL: 562.584.1071
FGBANDASSOCIATES.COM

PLANS PREPARED BY:
REGISTERED PROFESSIONAL ENGINEER
FRANKLOYD G. BUENDIA
No. C 84848
Exp. 03/31/22
CIVIL
STATE OF CALIFORNIA
06/23/2021
FRANKLOYD G. BUENDIA, RCE 84848 — DATE

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
RECOMMENDED FOR PERMIT ISSUANCE:
DATE

PRIVATE IMPROVEMENT PLANS
NEW SFR
620 11TH STREET
HERMOSA BEACH, CA
GRADING & DRAINAGE PLAN

FILE NUMBER
17014-CIVIL
BUILDING #:
BXX-XXX
C-4
SHT. 4 OF 8

JOSEPH FOURNIER DESIGN
362 TERMINO AVENUE.
LONG BEACH, CA 90814
PHONE:
310-617-4856
INSTAGRAM:
JFOURNIERDESIGN
WEBSITE:
WWW.JFOURNIERDESIGN.COM

GEORGE AND SABINE BRANCH
620 11th Street, Hermosa Beach

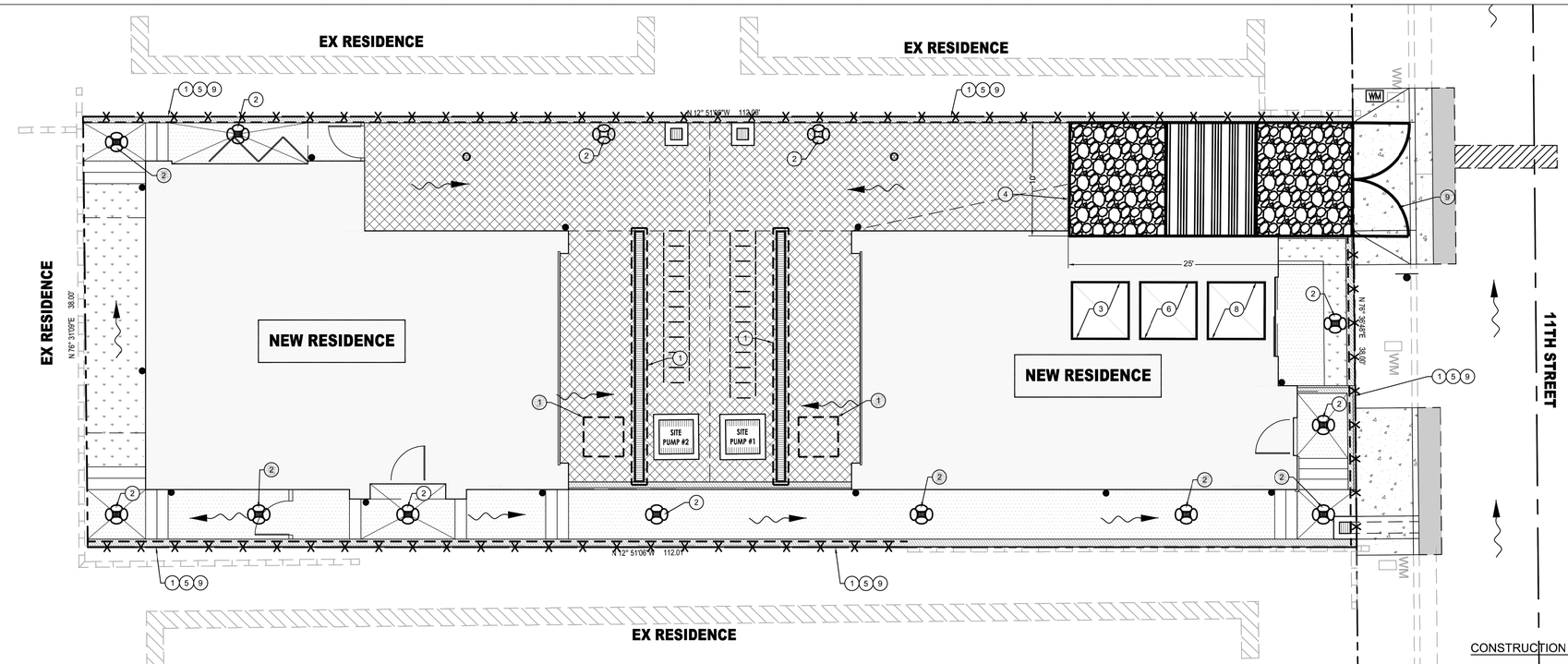
DATE

SIGNATURE

JOSEPH FOURNIER
REVISED
1
2
3
4
5

PROJECT #
2020 - 17

C4



EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

1. IN CASE OF EMERGENCY, CALL GEORGE BRANCH AT (310) 623-7569
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.\
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
7. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS.
8. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
9. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL BY THE BUILDING OFFICIAL.
10. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS , NATURAL DRAINAGE COURSES, OR WIND
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASH INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
15. DEVELOPERSA/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GRATER PROBABILITY OF PREDICTED PRECIPITATION AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AL ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST)
16. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
18. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER
19. AS THE ENGINEER, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

FRANKLOYD BUENDIA
CIVIL ENGINEER

06/24/2021
DATE

20. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/ OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/ OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITTEE) — DATE

21. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.
22. THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE LATEST EDITION OF THE CASQA CONSTRUCTION BMP ONLINE HANDBOOK OR CALTRANS STORMWATER QUALITY HANDBOOKS (CONSTRUCTION SITE BMP MANUAL), MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL)

EROSION CONTROL
EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PREPARATION/ROUGHENING
EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL
SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION

WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL
TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT
NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION/DISCHARGE
NS7 – POTABLE WATER/IRRIGATION
NS8 – VEHICLE AND EQUIPMENT CLEANING
NS9 – VEHICLE AND EQUIPMENT FUELING
NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
NS11 – PILE DRIVING OPERATIONS
NS12 – CONCRETE CURING
NS13 – CONCRETE FINISHING
NS14 – MATERIAL AND EQUIPMENT USE
NS15 – DEMOLITION ADJACENT TO WATER
NS16 – TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

EROSION CONTROL PLAN
SCALE: 1"=5'

CONSTRUCTION NOTES

1. INSTALL FIBER ROLLS (SE-5) PER DETAIL 'E', ON SHEET C-7
2. INSTALL DRAIN INLET PROTECTION (SE-10) PER DETAIL 'A', ON SHEET C-7. THIS IS TYPICAL AT ALL PROPOSED INLET LOCATIONS ON THE PROJECT SITE.
3. INSTALL MATERIAL DELIVERY AND STORAGE AREA (WM-1) PER DETAIL 'C' ON SHEET C-7 AND DETAIL WM-1 OF THE LATEST CASQA HANDBOOK.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT (TC-1, TC-2, & TC-3) PER DETAIL 'B' ON SHEET C-7
5. INSTALL TEMPORARY 6' HIGH CHAIN LINK FENCE WITH VISUAL SCREEN.
6. INSTALL SANITARY/SEPTIC WASTE MANAGEMENT (WM-9) PER THE LATEST CASQA HANDBOOK.
7. CONDUCT STREET SWEEPING AND VACUUMING (SE-7) PER THE LATEST CASQA HANDBOOK.
8. INSTALL CONCRETE WASTE MANAGEMENT (WM-8) PER DETAIL 'D' ON SHEET C-7
9. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BMPS. THE PUBLIC RIGHT-OF-WAY SHALL NOT BE USED AS STORAGE AREA AND AREA SURROUNDING SITE SHALL BE CLEARED OF DEBRIS
10. INSTALL TEMPORARY GATE

LEGEND:

= SANBAGS
= FLOW DIRECTION
= STABILIZED CONSTRUCTION ENTRANCE
= CONSTRUCTION FENCE
= FIBER ROLL

BENCH MARK:

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No.	DESCRIPTION	DATE

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ARTESIA, CA 90701
TEL: 562.584.1071
FGBANDASSOCIATES.COM

PLANS PREPARED BY:
FRANKLOYD G. BUENDIA — No. C 84848 — Exp. 03/31/22 — CIVIL — STATE OF CALIFORNIA — PROFESSIONAL ENGINEER

06/23/2021
DATE

FRANKLOYD G. BUENDIA, RCE 84848

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE

PRIVATE IMPROVEMENT PLANS

NEW SFR
620 11TH STREET
HERMOSA BEACH, CA
EROSION CONTROL PLAN

FILE NUMBER
17014-CIVIL

BUILDING #:
BXX-XXX

C-5
SHT. 5 OF 8

JOSEPH FOURNIER DESIGN
362 TERMINO AVENUE,
LONG BEACH, CA 90814
PHONE:
310-617-4856
INSTAGRAM:
JFOURNIERDESIGN
WEBSITE:
WWW.JFOURNIERDESIGN.COM

GEORGE AND SABINE BRANCH
620 11th Street, Hermosa Beach

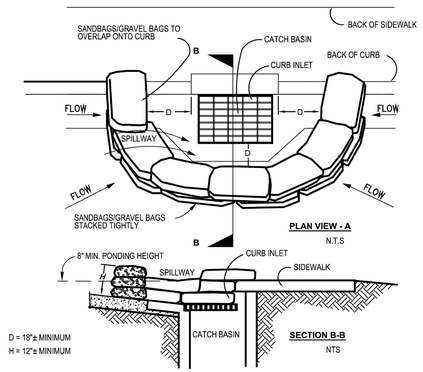
DATE

SIGNATURE

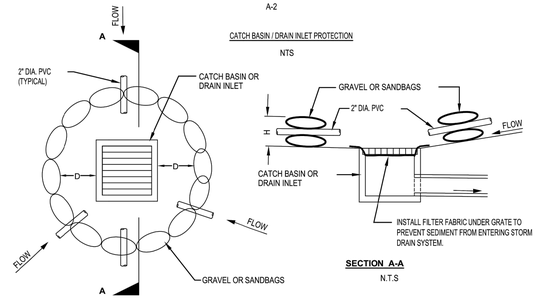
JOSEPH FOURNIER
REVISED
1
2
3
4
5

PROJECT #
2020 - 17

C5



A-2



CATCH BASIN / DRAIN INLET PROTECTION

NTS

PLAN VIEW - A-2

N.T.S

SECTION A-A

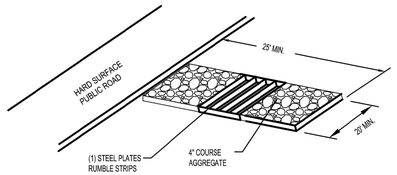
N.T.S

NOTES:

1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS: EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
4. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED.
5. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM
6. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY. ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

(A) CATCH BASIN/ DRAIN INLET PROTECTION (SE-10)

NOT TO SCALE



NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:

   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR ROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.

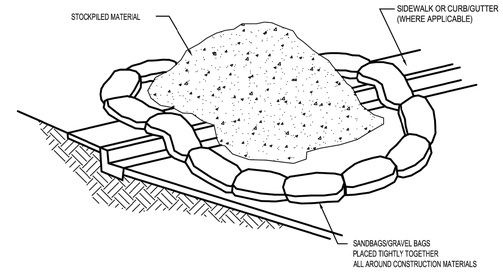
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 4" COARS AGGREGATE WITH LENGTH, WIDTH, AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED AREAS.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

(B) STABILIZED CONSTRUCTION ENTRANCE (TC-1, TC-2, & TC-3)

NOT TO SCALE

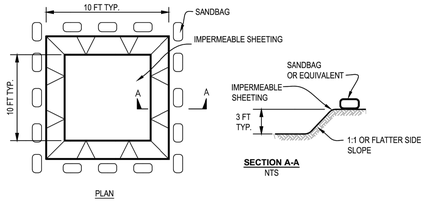


NOTES:

1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER. COVER MATERIAL WITH PLASTIC SHEETS (MIN. 10 MIL.) WITH SAND BAGS FOR ANCHORING.

(C) MATERIAL STORAGE (WM-1)

NOT TO SCALE



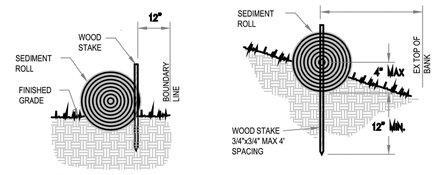
PLAN

NOTES:

1. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
2. ACTUAL LAYOUT WILL BE DETERMINED IN THE FIELD.

(D) CONCRETE WASTE MANAGEMENT (WM-8)

NOT TO SCALE



ENTRENCHMENT DETAIL IN FLAT AREA

ENTRENCHMENT DETAIL IN SLOPE AREA

INSTALLATION PROCEDURE:

1. FIBER ROLLS ARE TUBES MADE FROM POROUS BIODEGRADABLE FIBER STUFFED IN A PHOTO-DEGRADABLE OPEN WEAVE NETTING. THEY ARE APPROX. 8" DIAMETER.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 2"-4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. ROLLS SHOULD BE ABUTTED SECURELY TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

(E) FIBER ROLL (SE-5)

NOT TO SCALE

BENCH MARK:

FOUND L&T RCE 30826
5.16' N'LY & 0.11' E'LY
OF PROP. CORNER
TAG ELEV = 104.69'

CALL: 811

TWO WORKING DAYS BEFORE YOU DIG

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PLANS PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER FRANKLOYD G. BUENDIA No. C 84848 Exp. 03/31/22 CIVIL STATE OF CALIFORNIA

06/23/2021

FRANKLOYD G. BUENDIA, RCE 84848 DATE

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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PRIVATE IMPROVEMENT PLANS

NEW SFR
620 11TH STREET
HERMOSA BEACH, CA
DETAILS

FILE NUMBER
17014-CIVIL

BUILDING #:
BXX-XXX

C-6

SHT. 6 OF 8

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GEORGE AND SABINE BRANCH
620 11th Street, Hermosa Beach

DATE

SIGNATURE

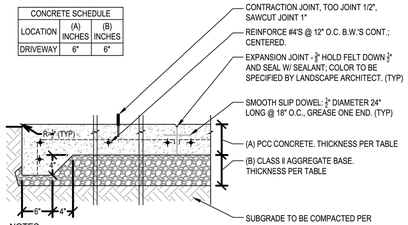
JOSEPH FOURNIER

REVISED
1
2
3
4
5

PROJECT #
2020 - 17

C6

CONCRETE SCHEDULE		
LOCATION	(A) INCHES	(B) INCHES
DRIVEWAY	6"	6"

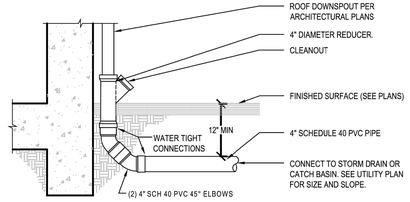


NOTES:

1. SLOPE ALL CONCRETE AS SHOWN ON PLAN
2. EASE ALL EDGES R=1/2".
3. FELT SHALL BE NON-ASPHALTIC IMPREGNATED
4. SEE LANDSCAPE PLANS FOR COLOR AND FINISH
5. PCC CONCRETE SHALL BE 520-C-2500.
6. MEDIUM BROOM FINISH REQUIRED ON WALK SURFACES UP TO 6% SLOPE.
7. JOINTS AND SUBGRADE COMPACTION PER GEOTECH REPORT.

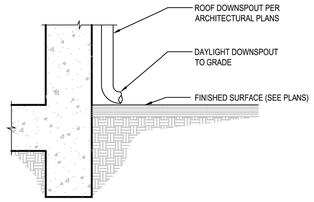
(A) CONCRETE PAVING DETAIL

NOT TO SCALE



(B) DOWNSPOUT CONNECTION TO STORM DRAIN

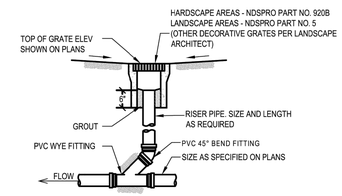
NOT TO SCALE



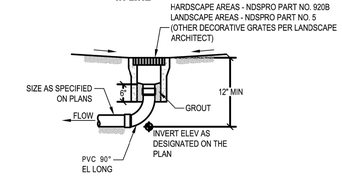
(C) DOWNSPOUT DETAIL - DAYLIGHT TO GRADE

NOT TO SCALE

GRATE OPENING NOTICE TO CONTRACTOR:
PER THE 2016 C.B.C. 11B.302.3: OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER EXCEPT AS ALLOWED IN 2016 C.B.C. SECTIONS 11B-407.4..3, 11B-409.4.3, 11B-410.4, 11B-810.5.3 AND 11B-810.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.



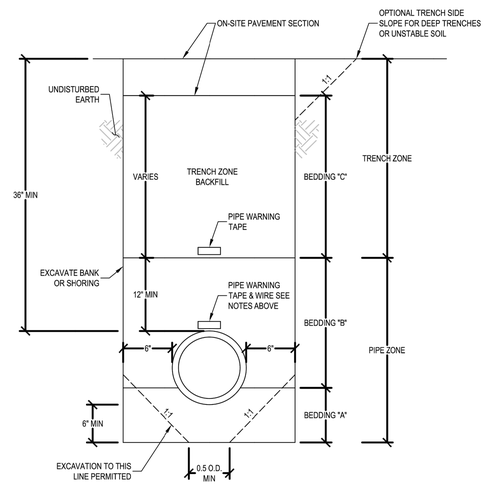
IN-LINE



END OF LINE

(D) AREA DRAIN DETAIL

NOT TO SCALE



PIPE TAPE NOTES:

1. PIPE WARNING TAPE SHALL BE CONTINUALLY INSTALLED ON ALL PIPES.
2. A METTALLIC LINED TAPE SHALL BE SECURELY ATTACHED TO THE PIPE AT 5 FT INTERVALS. PIPE WRAP TAPE SHALL BE WRAPPED AROUND THE ENTIRE CIRCUMFERENCE OF PIPE.
3. ON-SITE STORM DRAIN SHALL BE GREEN COLOR TAPE STATING "CAUTION STORM DRAIN LINE BELOW"
4. DOMESTIC WATER PIPE SHALL BE BLUE COLOR TAPE STATING "CAUTION BURIED WATER LINE BELOW"
5. FIRE WATER PIPE SHALL BE BLUE COLOR TAPE STATING "FIRE WATER"
6. TRACING WIRE TO BE TAPED TO TOP OF PIPES & LOOPED/SPOOLED AT VALVE CANS FOR WATER & RECLAIMED WATER MAINS.

BACKFILL SPECIFICATIONS:

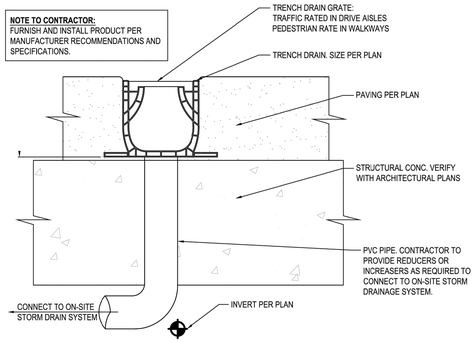
BEDDING "A" = SAND (SAND EQUIVALENT NOT LESS THAN 30)
BEDDING "B" = SAND OR OTHER GRANULAR MATERIAL (SAND EQUIVALENT OF NOT LESS THAN 30) AND COMPACTED TO NOT LESS THAN 90% RELATIVE COMPACTION
BEDDING "C" = NATIVE BACKFILL, MINIMUM RELATIVE COMPACTION OF 90%

NOTE:
TRENCHING, BEDDING, AND BACKFILL SHALL BE PER GEOTECHNICAL RECOMMENDATIONS.

(E) UTILITY TRENCHING DETAIL

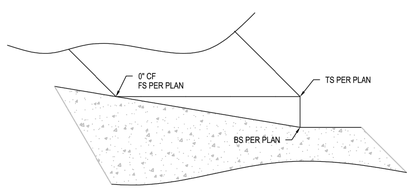
NOT TO SCALE

NOTE TO CONTRACTOR:
FURNISH AND INSTALL PRODUCT PER MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.



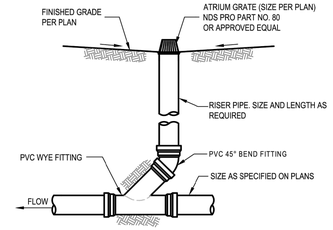
(F) TRENCH DRAIN BOTTOM OUT DETAIL

NOT TO SCALE



(G) STEPS ON STEEP STREETS DETAIL

NOT TO SCALE



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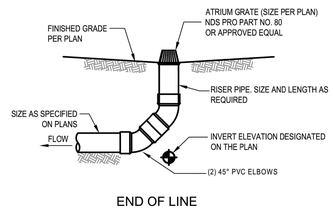
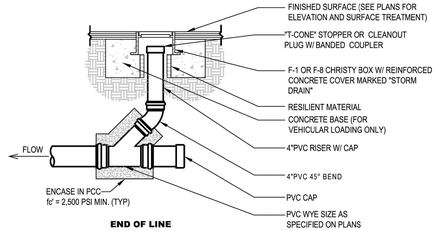


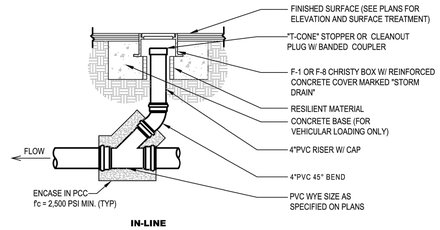
END OF LINE

(H) ATRIUM DRAIN DETAIL

NOT TO SCALE



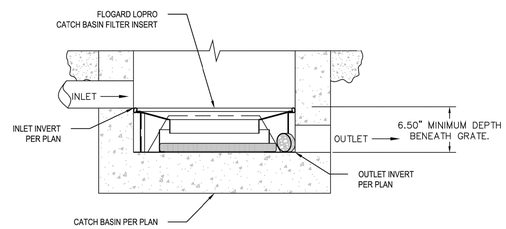
END OF LINE



IN-LINE

(I) STORM DRAIN CLEANOUT DETAIL

NOT TO SCALE



(J) CATCH BASIN FILTER INSERT DETAIL

NOT TO SCALE

BENCH MARK:

FOUND L&T RCE 30826
5.16' N'LY & 0.11' E'LY
OF PROP. CORNER
TAG ELEV = 104.69'

CALL: 811

TWO WORKING DAYS BEFORE YOU DIG

REVISIONS		
No.	DESCRIPTION	DATE

FGB & ASSOCIATES
17410 ELAINE AVENUE
ARTESIA, CA 90701
TEL: 562.584.1071
FGBANDASSOCIATES.COM

PLANS PREPARED BY:

FRANKLOYD G. BUENDIA, No. C 84848, Exp. 03/31/22, CIVIL, STATE OF CALIFORNIA, REGISTERED PROFESSIONAL ENGINEER

06/23/2021
FRANKLOYD G. BUENDIA, RCE 84848 DATE

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE

PRIVATE IMPROVEMENT PLANS

NEW SFR
620 11TH STREET
HERMOSA BEACH, CA
DETAILS

FILE NUMBER
17014-CIVIL

BUILDING #:
BXX-XXX

C-7

SHT. 7 OF 8

JOSEPH FOURNIER DESIGN
362 TERMINO AVENUE,
LONG BEACH, CA 90814
PHONE:
310-617-4856
INSTAGRAM:
JFOURNIERDESIGN
WEBSITE:
WWW.JFOURNIERDESIGN.COM

GEORGE AND SABINE BRANCH
620 11th Street, Hermosa Beach

DATE

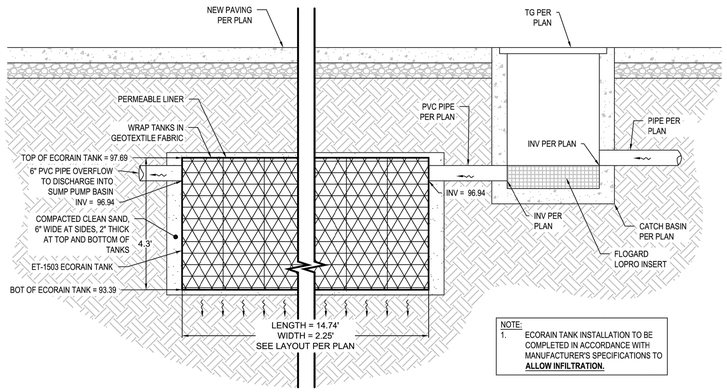
SIGNATURE

JOSEPH FOURNIER

REVISED
1
2
3
4
5

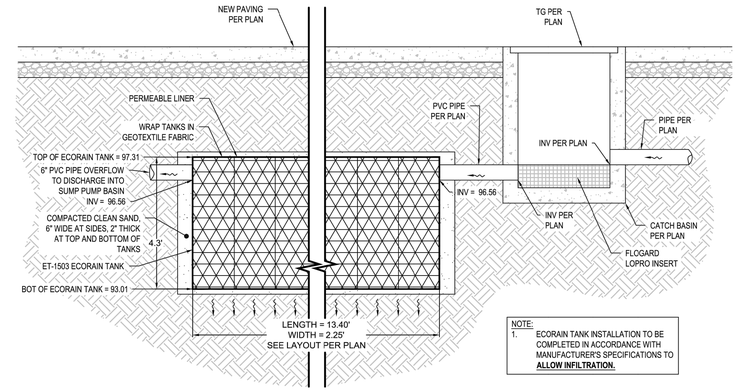
PROJECT #
2020 - 17

C7



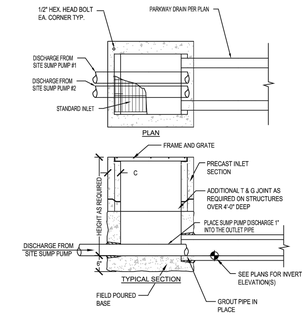
(A) LID #1 ECORAIN TANK - INFILTRATION DETAIL

NOT TO SCALE



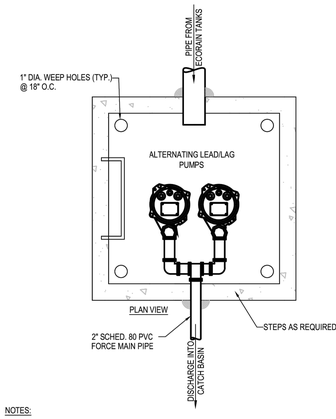
(B) LID #2 ECORAIN TANK - INFILTRATION DETAIL

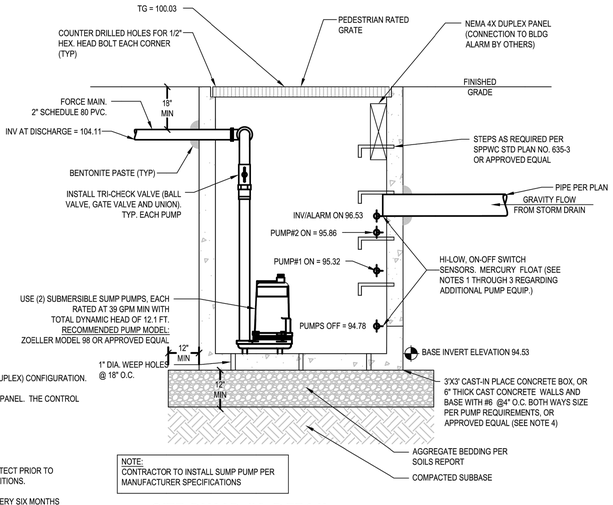
NOT TO SCALE



(E) SUMP PUMP DISCHARGE TO CATCH BASIN DETAIL

NOT TO SCALE



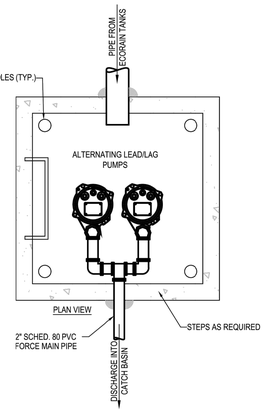


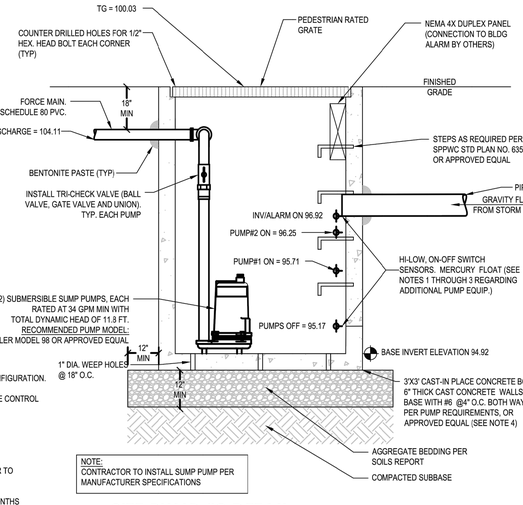
(C) SITE PUMP #1 DETAIL

NOT TO SCALE

NOTES:

1. INSTALL PUMP(S) PER MANUFACTURES RECOMMENDATIONS IN ALTERNATING LEAD/LAG (DUPLEX) CONFIGURATION.
2. CONTRACTOR SHALL SUPPLY A COMPLETELY SELF-CONTAINED DUPLEX MOTOR CONTROL PANEL. THE CONTROL PANEL SHALL PROVIDE SHORT CIRCUIT AND OVERLOAD PROTECTION FOR THE PUMPS.
3. PROVIDE HIGH-WATER ALARM SYSTEM AND CONNECT TO HOUSE SECURITY SYSTEM.
4. PROVIDE BENTONITE PASTE AT ALL PIPE CONNECTIONS TO PUMP BASIN.
5. CONTRACTOR SHALL COORDINATE LOCATION OF SUMP PUMP BASIN WITH PROJECT ARCHITECT PRIOR TO CONSTRUCTION AND FIELD VERIFY ACTUAL BASE ELEVATION BASED ON FINAL FIELD CONDITIONS.
6. SUMP PUMP MAINTENANCE REQUIREMENTS: CLEAN PUMP VAULT AND PUMP OF DEBRIS EVERY SIX MONTHS MINIMUM.
7. CONTRACTOR SHALL PROVIDE CONNECTION TO ONSITE GENERATOR OR PROVIDE BATTERY BACKUP FOR EMERGENCY OPERATION.
8. PROVIDE QUICK DISCONNECT ASSEMBLY FOR EASY ACCESSIBILITY FOR SERVICING.
9. PUMP ON AND OFF ELEVATIONS ARE PROVIDED FOR REFERENCE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PUMP ON AND OFF ELEVATIONS PER MANUFACTURER SPECIFICATIONS





(D) SITE PUMP #2 DETAIL

NOT TO SCALE

NOTES:

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2. CONTRACTOR SHALL SUPPLY A COMPLETELY SELF-CONTAINED DUPLEX MOTOR CONTROL PANEL. THE CONTROL PANEL SHALL PROVIDE SHORT CIRCUIT AND OVERLOAD PROTECTION FOR THE PUMPS.
3. PROVIDE HIGH-WATER ALARM SYSTEM AND CONNECT TO HOUSE SECURITY SYSTEM.
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PLANS PREPARED BY:

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GEORGE AND SABINE BRANCH
620 11th Street, Hermosa Beach

DATE

SIGNATURE

JOSEPH FOURNIER

REVISED
1
2
3
4
5

PROJECT #
2020 - 17

C8