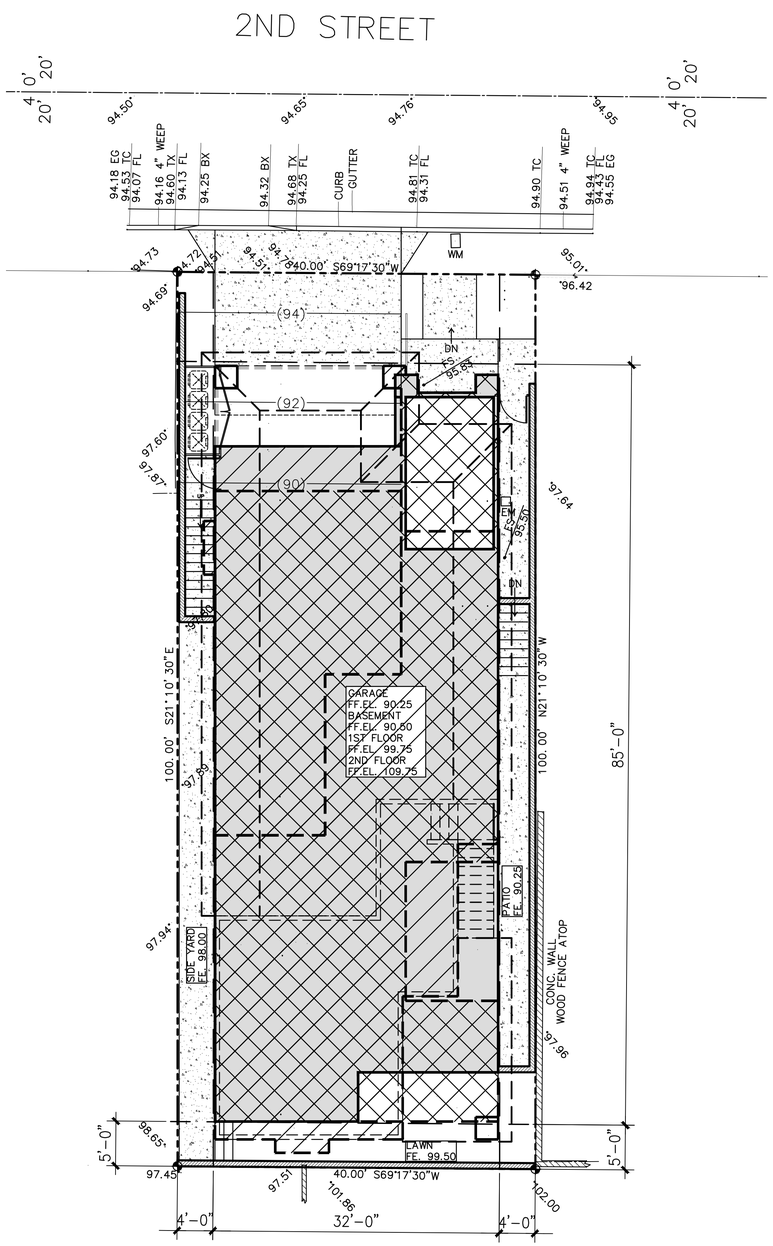

SITE PLAN

SCALE:1/8"=1'-0"

PLAN CHECK NOTES

PROJECT SUMMARY

PROJECT ADDRESS: 554 SECOND STREET HERMOSA BEACH, CA 90254

OWNER:

OWNER AGENT: PACIFIC DESIGN DEVELOPMENT INC.
25332 NARBONNE AVE SUITE 100 LOMITA CA 907171

SCOPE OF WORK:

CONSTRUCTION OF A NEW TWO STORY WITH BASEMENT RESIDENCE WITH ATTACHED THREE CAR GARAGE AND THE DEMOLITION OF THE EXISTING SINGLE STORY HOME WITH DETACHED GARAGE.

CONSTRUCTION TYPE: TYPE V-B

APN#: 4188-021-010

LEGAL: TRACT # 256 NE 15 FT OF LOT 8 AND ALL OF LOT 9

ZONE: R-1

FLOOD ZONE: NONE

OCCUPANCY: R-3 / U

STORIES: TWO STORIES WITH BASEMENT

LOT SIZE: 4,000 SQUARE FEET

MAX ALLOWED LOT COVERAGE= 65% (2,600 SQ. FT.)

MAX FAR= NA

MAX ALLOWED HEIGHT = 30

PROPOSED LOT COVERAGE:

2,360 SQ. FT. 59 % BUILDING

2,360 SQ. FT. 59 % TOTAL NEW COVERAGE

PROPOSED FLOOR AREA:

2,184 SQ. FT. FIRST FLOOR
2,095 SQ. FT. SECOND FLOOR
1,541 SQ. FT. BASEMENT
648 SQ. FT. GARAGE
6,468 SQ. FT. TOTAL
5,820 SQ. FT. TOTAL-648 GARAGE

ADDITIONAL AREA INFORMATION

2,823 PAVED OR CONCRETE AREA (DRIVEWAY AND PATIOS)
250 LINEAR FT. OF RETAINING WALL
100 LINEAR FT. OF BLOCK WALL

SHEET NOTES

1. METAL OR WOOD GATES
2. NEW 400 AMP PANEL
3. SITTING AREA
4. NEW DRIVEWAY PER CITY OF TORRANCE STANDARDS
5. ROOF LINE
6. AC EQUIP. MUST BE OUT SIDE REQUIRED SIDE YARD SETBACK.
7. POOL EQUIP.
8. LINE OF BALCONY
9. EXISTING CONTOURS
10. NEW CONTOURS
11. TRASH YARD
12. LINE OF BUILDING TO BE REMOVED
13. BBQ
14. CONC. NATURAL GAS FIRE PIT 18" ABOVE PATIO
15. REPLACE GRINDED, LIFTED AND CRACKED SIDEWALK ADJACENT TO THE PROPOSED DRIVEWAY PER CITY OF TORRANCE STANDARDS.

LEDEND

DS DOWNSPOUT
SHEET NOTES REFERENCE
PROPERTY MARKER
127 NEW CONTOUR LINES
(127) EXISTING CONTOUR LINES
RAILING
5'-0" HIGH W.I. FENCE AT PROP. LINE TYP.
5'-0" FA 5 FOOT APPROVED FIREFIGHTER ACCESSPATH LINE. PER FIRE CODE 504.1
BASEMENT/GARAGE FLOOR AREA
NEW FIRST FLOOR AREA
NEW SECOND FLOOR AREA
CONC. AREA
SOFT SCAPE AREA

F.S. – FINISH SURFACE
T.O.F. – TOP OF FENCE
T.O.W. – TOP OF WALL
T.O.P. – TOP OF PILASTER
T.O.C. – TOP OF CURB OR CHIMNEY
T.O.T. – TOP OF TRELLIS
T.O.R. – TOP OF RAIL
T.O.G. – TOP OF GATE
T.D. – TRENCH DRAIN
B.O.P. – BOTTOM OF POOL
B.O.S. – BOTTOM OF SPA
L.A.G. – LOWEST ADJACENT GRADE

The design, details and ideas contained in this drawing are and shall remain the property of Pacific Design Group Inc. No part there of shall be copied, reproduced, disclosed to others, or used for any other work or project without the written consent of Pacific Design Group Inc.

Designer
Pacific Design Group
25332 NARBONNE AVE, SUITE 100
LOMITA, CA 90717
Phone: 310.808.7712
EMAIL: bcauthen@pddginc.com
www.pddginc.com

Consultants
CONSULTING ENGINEERS
STRUCTURAL DESIGN

NAMVAR ASSOCIATES
231 VISTA DEL MAR, STE. D
REDONDO BEACH, CA 90277
(310) 540-7788 FAX (310) 510-7733

JOB No. #####

REGISTERED PROFESSIONAL ENGINEER MOHAMMAD A. NAMVAR NO. 39797 EXP. 12-31-23 CIVIL STATE OF CALIFORNIA

REVISIONS

NO.	DATE	REMARKS

ISSUED

Issued for	Issued on
PROGRESS PRINTS	

PROJECT TITLE
NEW SINGLE FAMILY RESIDENCE

JOB ADDRESS
554 SECOND STREET
HERMOSA BEACH, CA 90254

OWNER

LEGAL DESCRIPTION
LOT: NE 15 FT. OF LOT 8 AND ALL OF LOT 9
TRACT: 256
APN#=4188-021-010

Sheet Title
SITE PLAN

Job No.: J-2306
Date: 09/05/23
Drawn by: B.C.
Checked by:
FILENAME

Drawing Type: PROGRESS PRINTS
Drawing No.: A-101

SHEET NO. OF SHEETS