

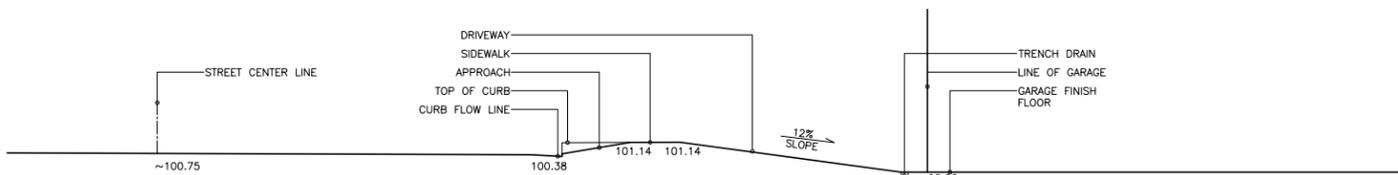
PUBLIC WORKS NOTES

1. ALL LANDSCAPE IRRIGATION BACKFLOW DEVICES MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION.
2. NO DISCHARGE OF CONSTRUCTION WASTEWATER, BUILDING MATERIALS, DEBRIS, OR SEDIMENT FROM THE SITE IS PERMITTED.
3. A PROPERTY LINE CLEANOUT MUST BE INSTALLED ON THE SANITARY SEWER LATERAL. THE SEWER LATERAL MUST STAY WITHIN THE JOB SITE'S PROPERTY LINES. SEE CITY STANDARD PLAN ST-5. CLEANOUT MUST BE ADDED TO THE SITE PLAN.
4. A BACKWATER VALVE IS REQUIRED ON THE SANITARY SEWER LATERAL IF THE DISCHARGES FROM FIXTURES WITH FLOOD LEVEL RIMS ARE LOCATED BELOW THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER. SEE CITY STANDARD PLAN ST-24. MUST BE SHOWN ON PLAN IF APPLICABLE.
5. ALL EXISTING OR CONSTRUCTION RELATED DAMAGED OR DISPLACED SIDEWALK OR DRIVEWAY APPROACH MUST BE REPLACED AND SHOWN ON PLANS.
6. SIDEWALK, DRIVEWAY, CURB AND GUTTER REPAIRS OR REPLACEMENT MUST BE COMPLETED PER PUBLIC WORKS SPECIFICATIONS. SEE CITY STANDARD PLANS ST-1, ST-2 AND ST-3. THE PLANS MUST HAVE A PROFILE OF THE DRIVEWAY, PERCENTAGE (%) OF SLOPE ON DRIVEWAY, AND DRIVEWAY ELEVATIONS. IN THE CASE WHERE THE GARAGE LEVEL IS BELOW THE STREET DRAINAGE FLOW LINES, THE COMBINED SLOPE OF PUBLIC AND PRIVATE APPROACH SHALL NOT EXCEED 15%.
7. RESIDENTIAL PROPERTIES MUST PROVIDE AN ENCLOSED STORAGE AREA FOR REFUSE CONTAINERS. THESE AREAS MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS OF M.B.M.C. 5-24.030. THE AREA MUST BE SHOWN IN DETAIL ON THE PLANS BEFORE A PERMIT IS ISSUED.
8. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE. WATER METER PLACEMENT MUST BE SHOWN ON THE PLANS.
9. IF THE WATER METER BOX IS REPLACED, IT MUST BE PURCHASED FROM THE CITY, AND MUST HAVE A TRAFFIC RATED LID IF THE BOX IS LOCATED IN THE DRIVEWAY.
10. IF ANY PARKWAY TREES ARE REMOVED, THEY MUST BE REPLACED WITH TREES SELECTED FROM THE CITY'S APPROVED PARKWAY TREE LIST, AND PLANTED IN ROOT BARRIER BOXES.
11. EROSION AND SEDIMENT CONTROL DEVICES BMPs (BEST MANAGEMENT PRACTICES) MUST BE IMPLEMENTED AROUND THE CONSTRUCTION SITE TO PREVENT DISCHARGES TO THE STREET AND ADJACENT PROPERTIES. BMPs MUST BE IDENTIFIED AND SHOWN ON THE PLAN. CONTROL MEASURES MUST ALSO BE TAKEN TO PREVENT STREET SURFACE WATER ENTERING THE SITE.
12. ALL STORM WATER, NUISANCE WATER, ETC. DRAIN LINES INSTALLED WITHIN THE STREET RIGHT OF WAY MUST BE CONSTRUCTED OF DUCTILE IRON PIPE. DRAINS MUST BE SHOWN ON PLANS.
13. PLAN HOLDER MUST HAVE THE PLANS RECHECKED AND STAMPED FOR APPROVAL BY THE PUBLIC WORKS DEPARTMENT BEFORE THE BUILDING PERMIT IS ISSUED.

- SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.
- FENCE/WALL/HANDRAIL AND HEDGE HEIGHTS, AS MEASURED FROM THE LOWEST FINISH GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF 42" IN THE FRONT YARD SETBACK, AND 6' AT ALL OTHER LOCATIONS ON SITE (3' IN DRIVEWAY VISIBILITY TRIANGLE AND IN THE TRAFFIC VISION CLEARANCE TRIANGLE).
- INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEATER A CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.

PROJECT NOTES-

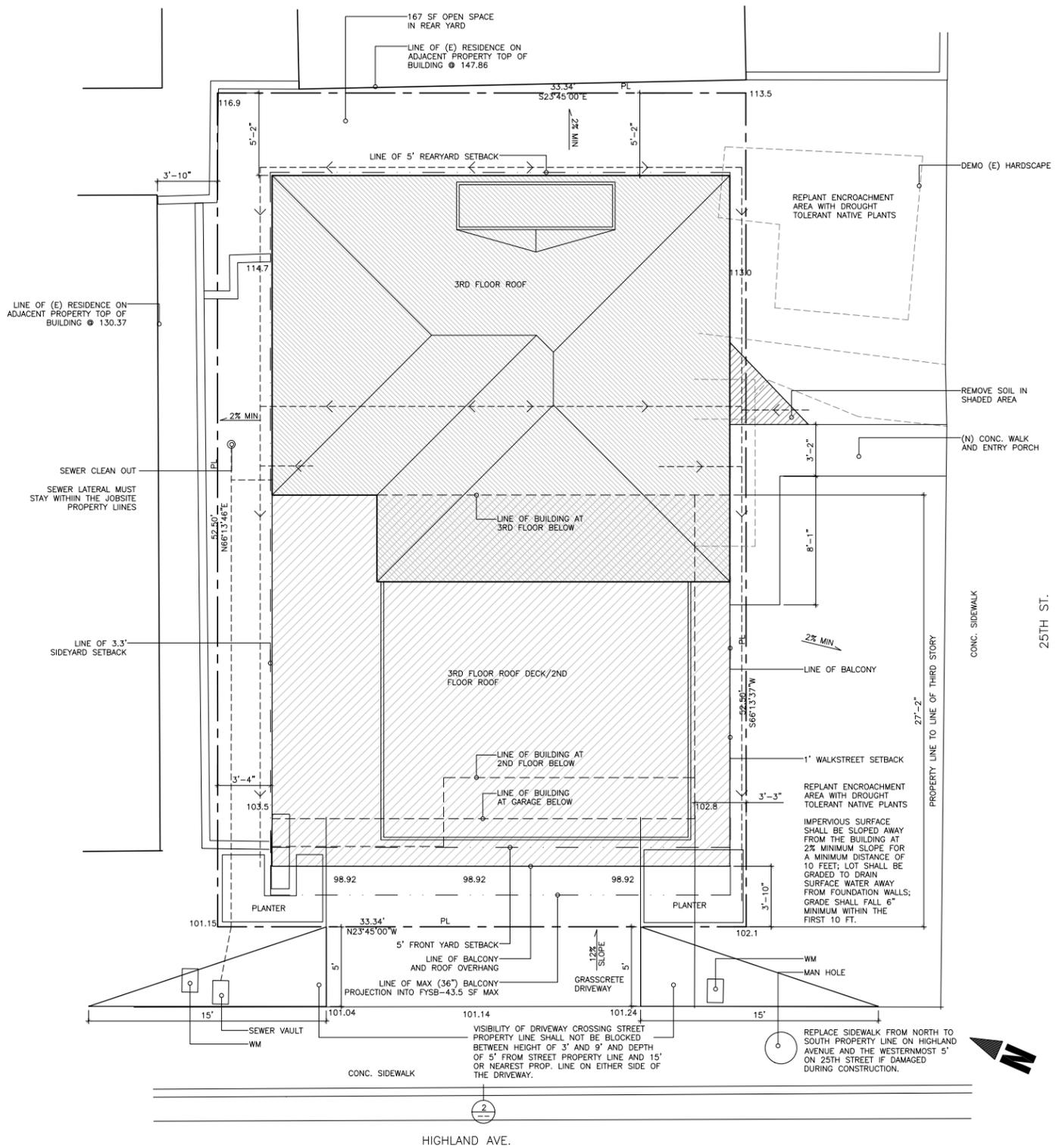
- 2010 CALIFORNIA RESIDENTIAL CODE
- BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF .5"-PER R319.1
- INSTALL AN AUTOMATIC SPRINKLER SYSTEM PER R313.2, P2904 & NFPA 13
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED INSIDE ALL BEDROOMS, ON THE CEILING OR WALL OUTSIDE OF EACH BEDROOM AND IN EVERY STORY PER R314.3 & R 315.1
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED PER R314.3, R 314.4 & R315.1
- BATHROOMS SHALL BE MECHANICALLY VENTILATED OR PROVIDED WITH A WINDOW AREA OF NOT LESS THAN 3 SF, AT LEAST 50% OPENABLE PER R303.3



DRIVEWAY PROFILE

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

2

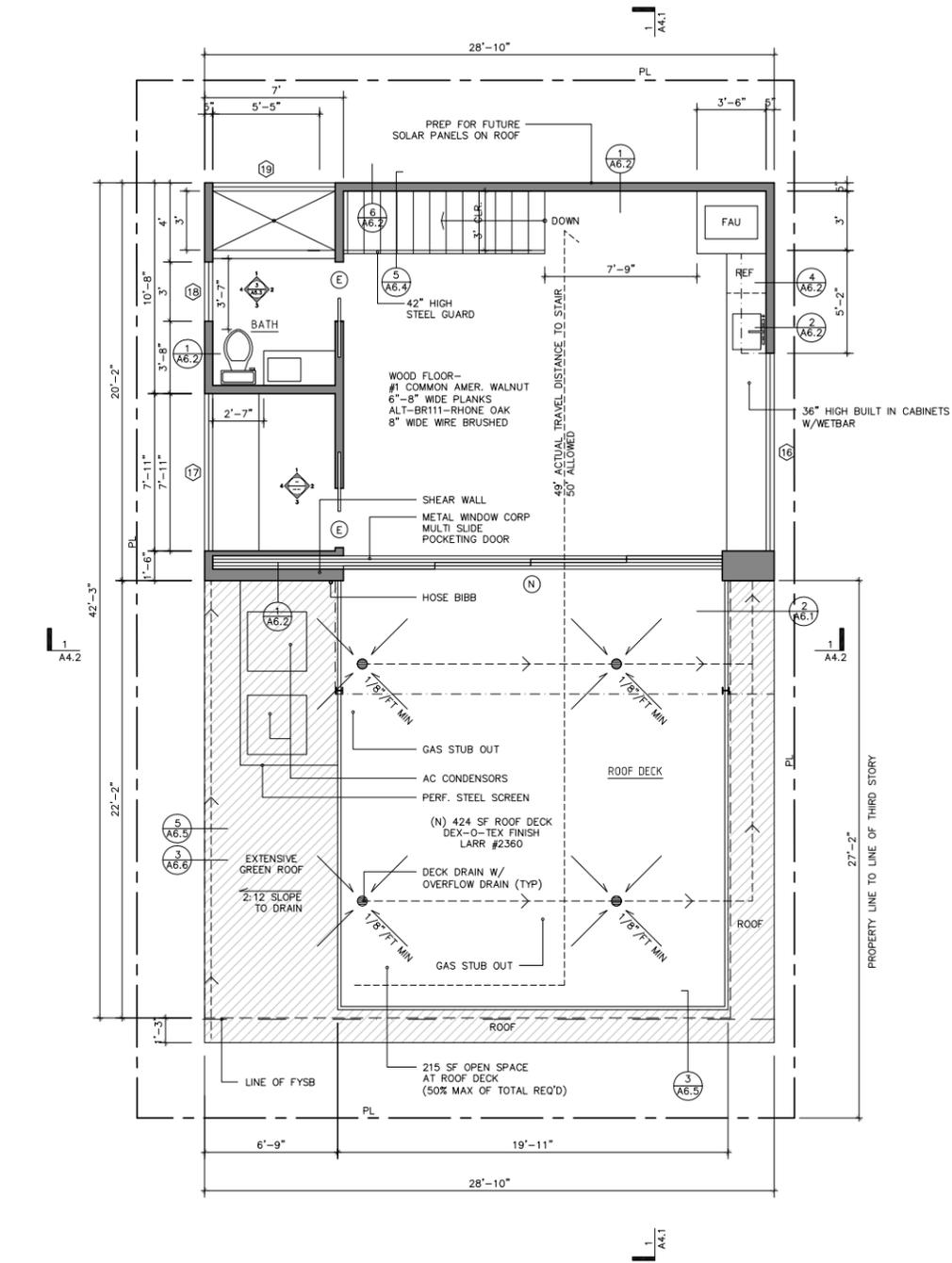


SITE PLAN

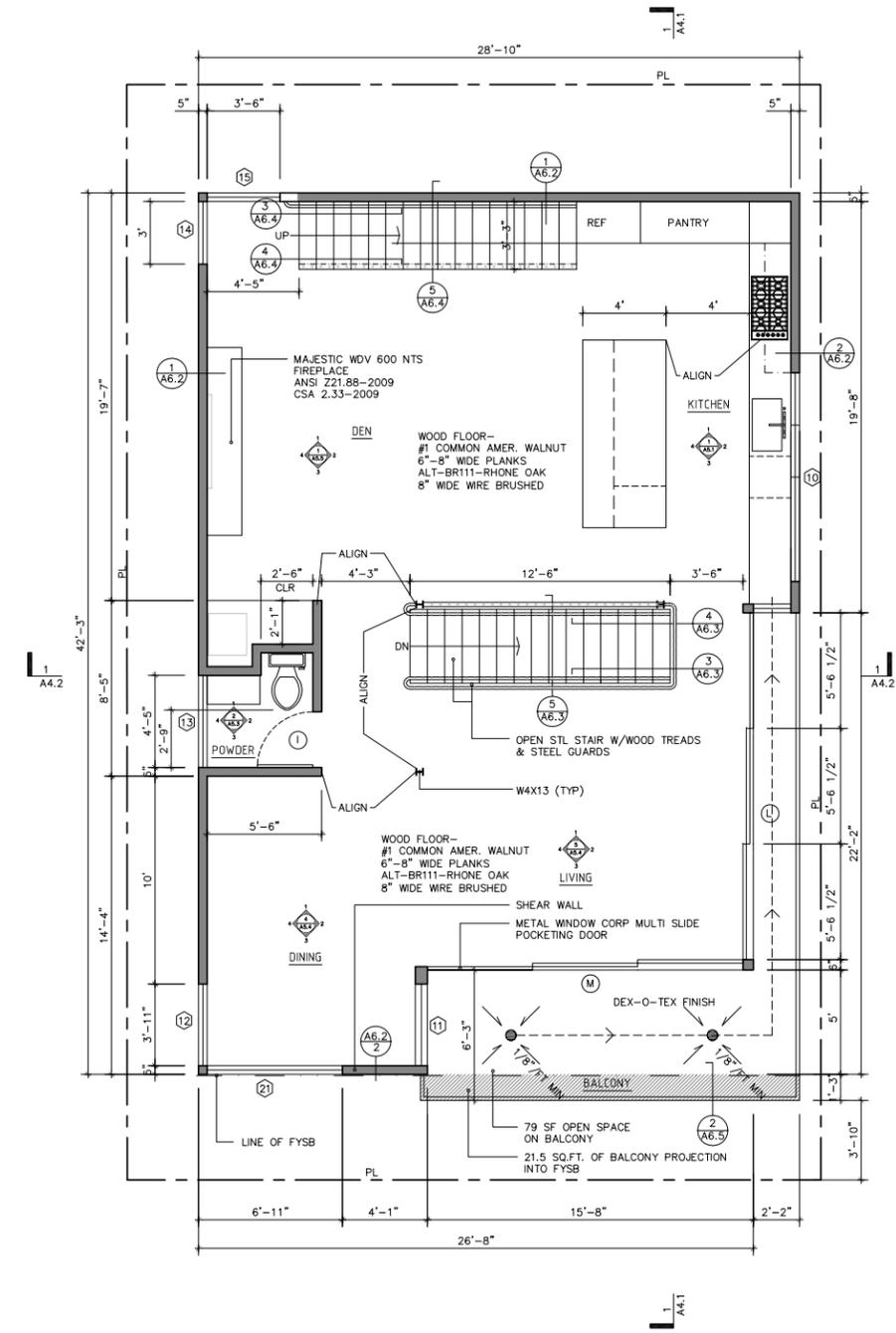
SCALE: 1/4"=1'-0"

1

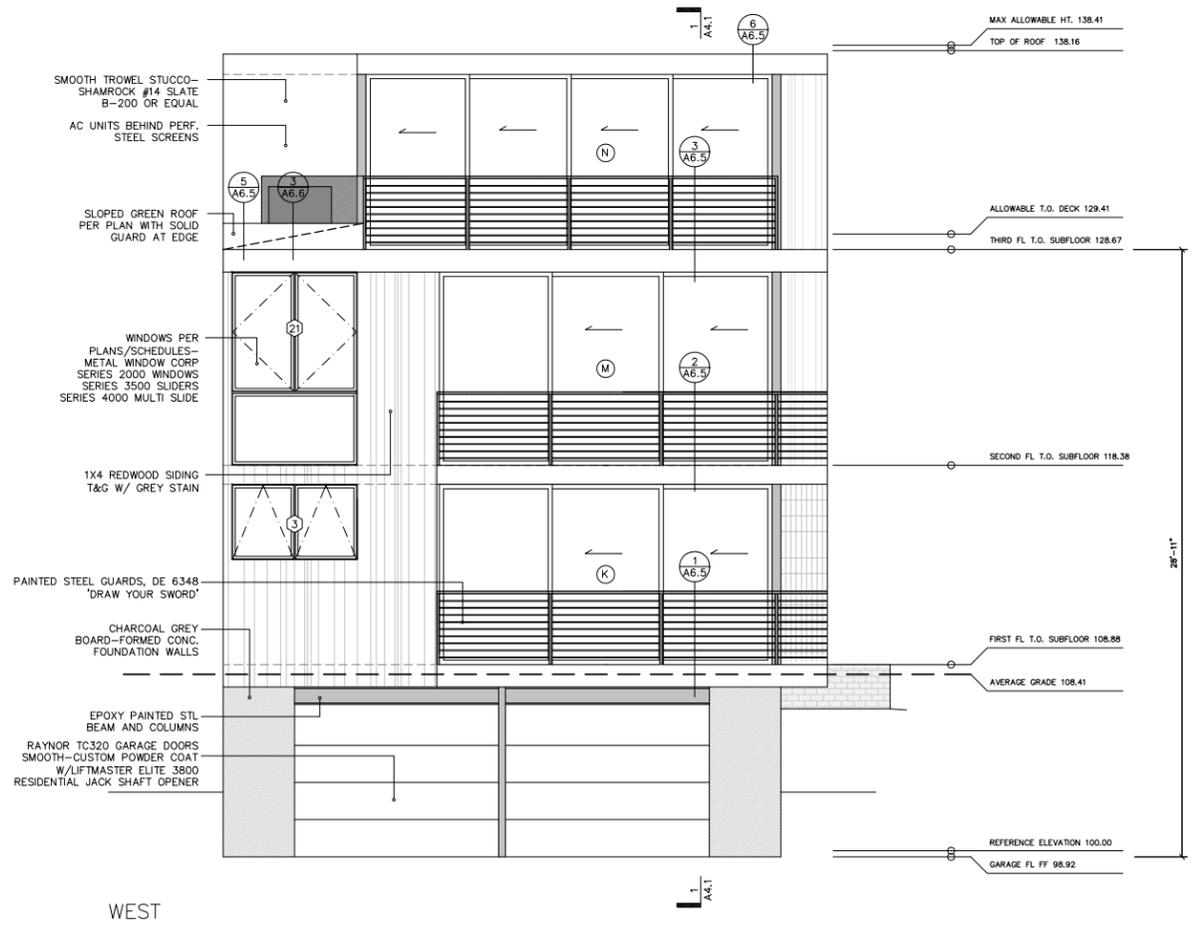
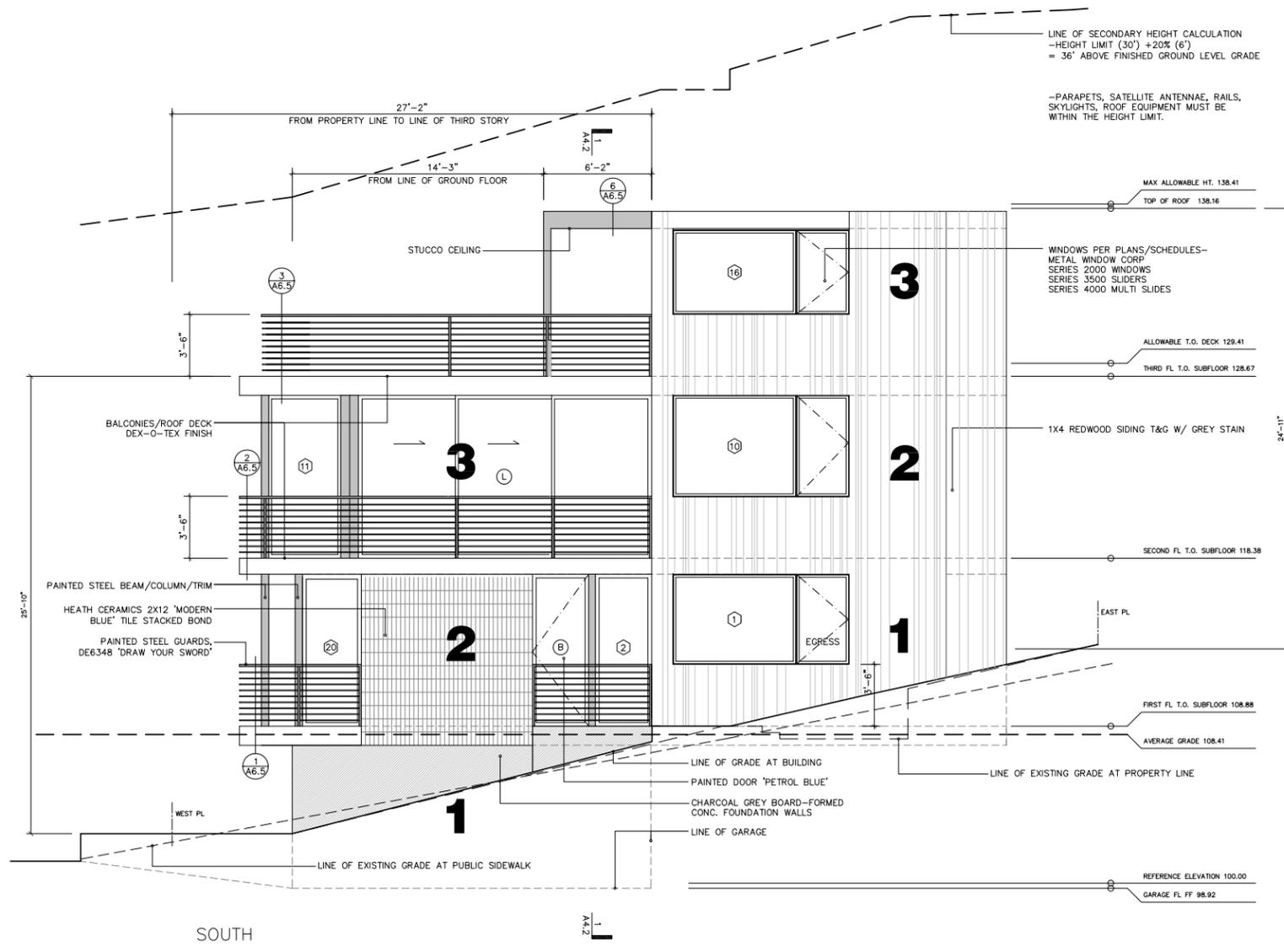




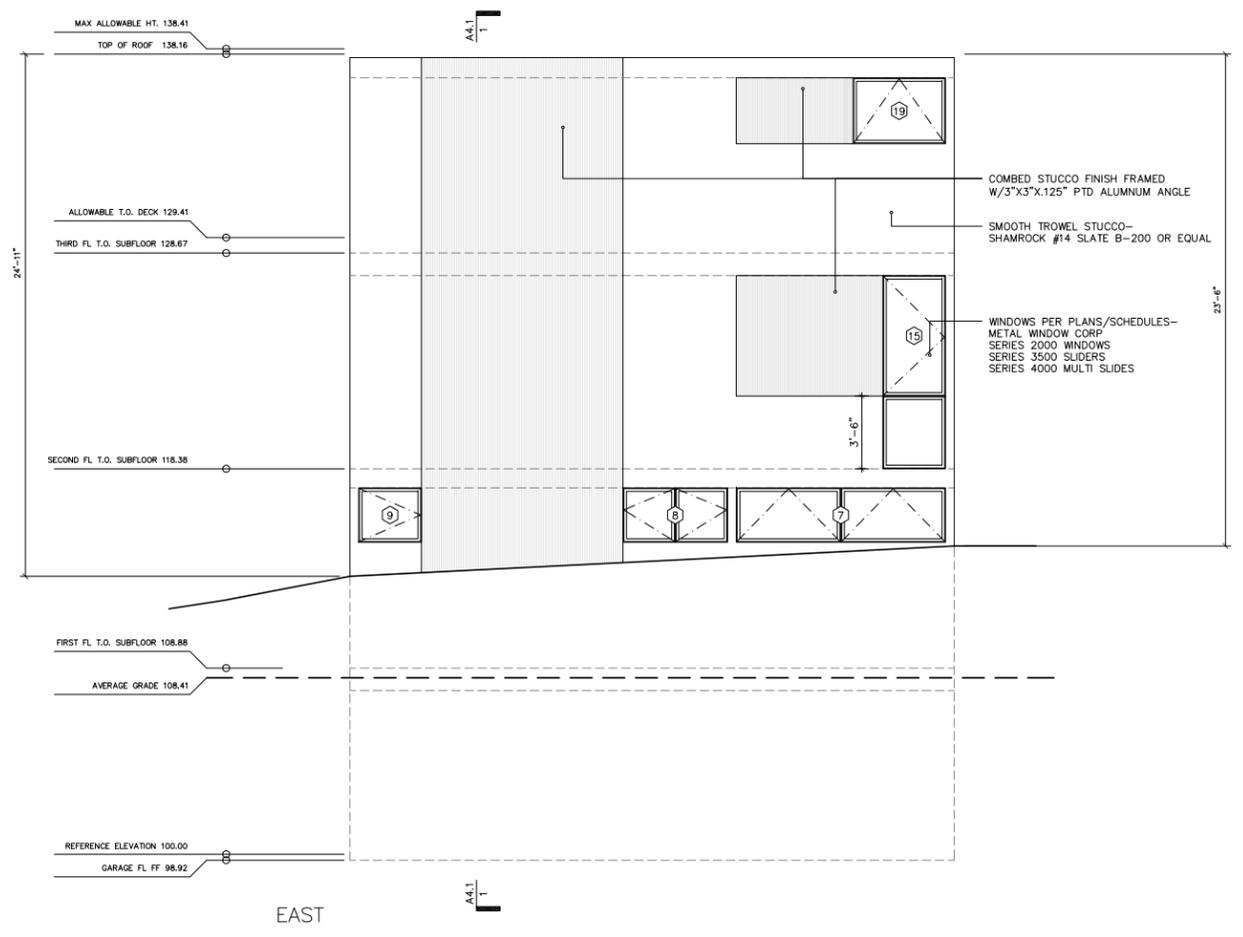
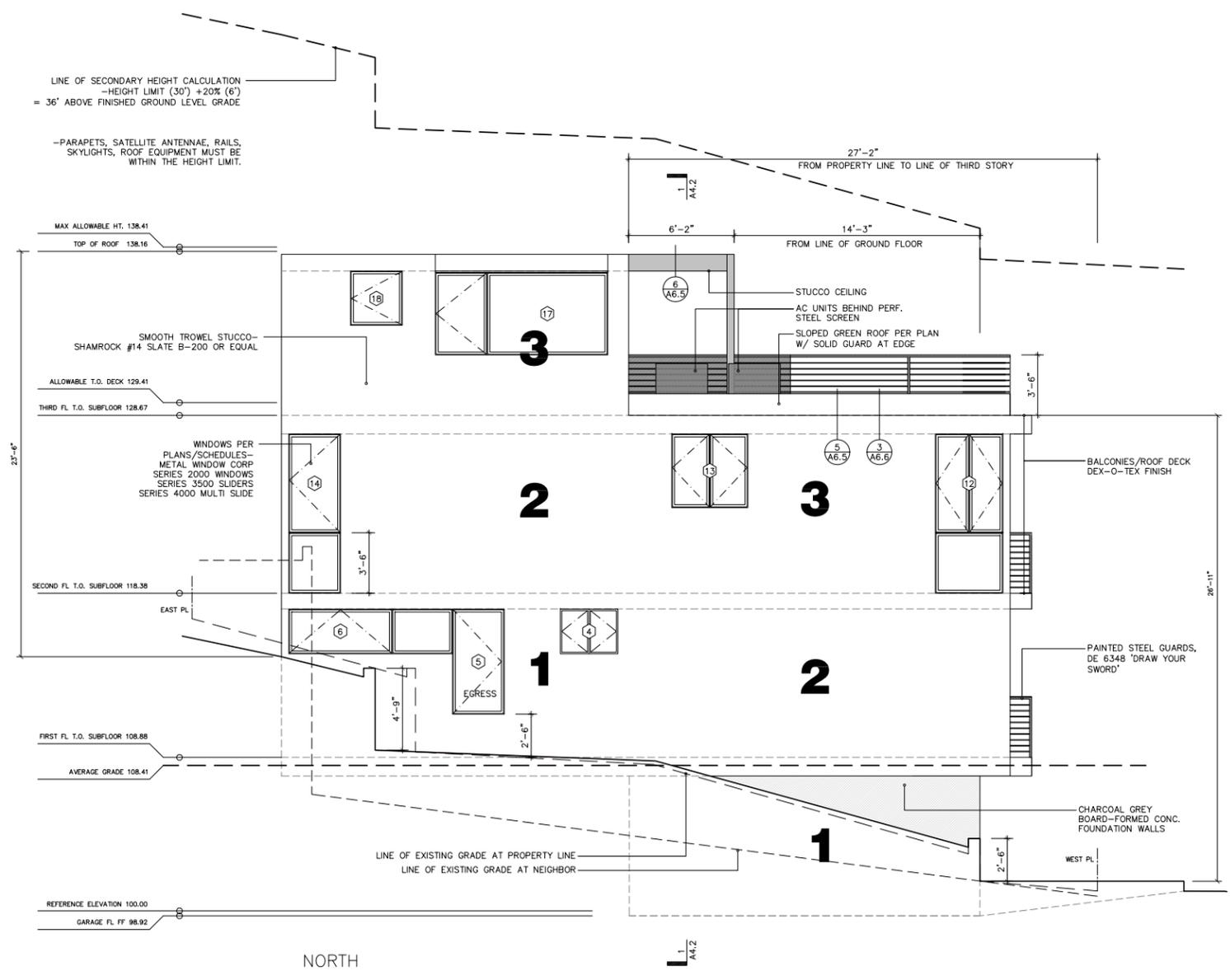
TRUE NORTH  
**THIRD FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
2



TRUE NORTH  
**SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
1



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

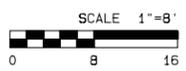
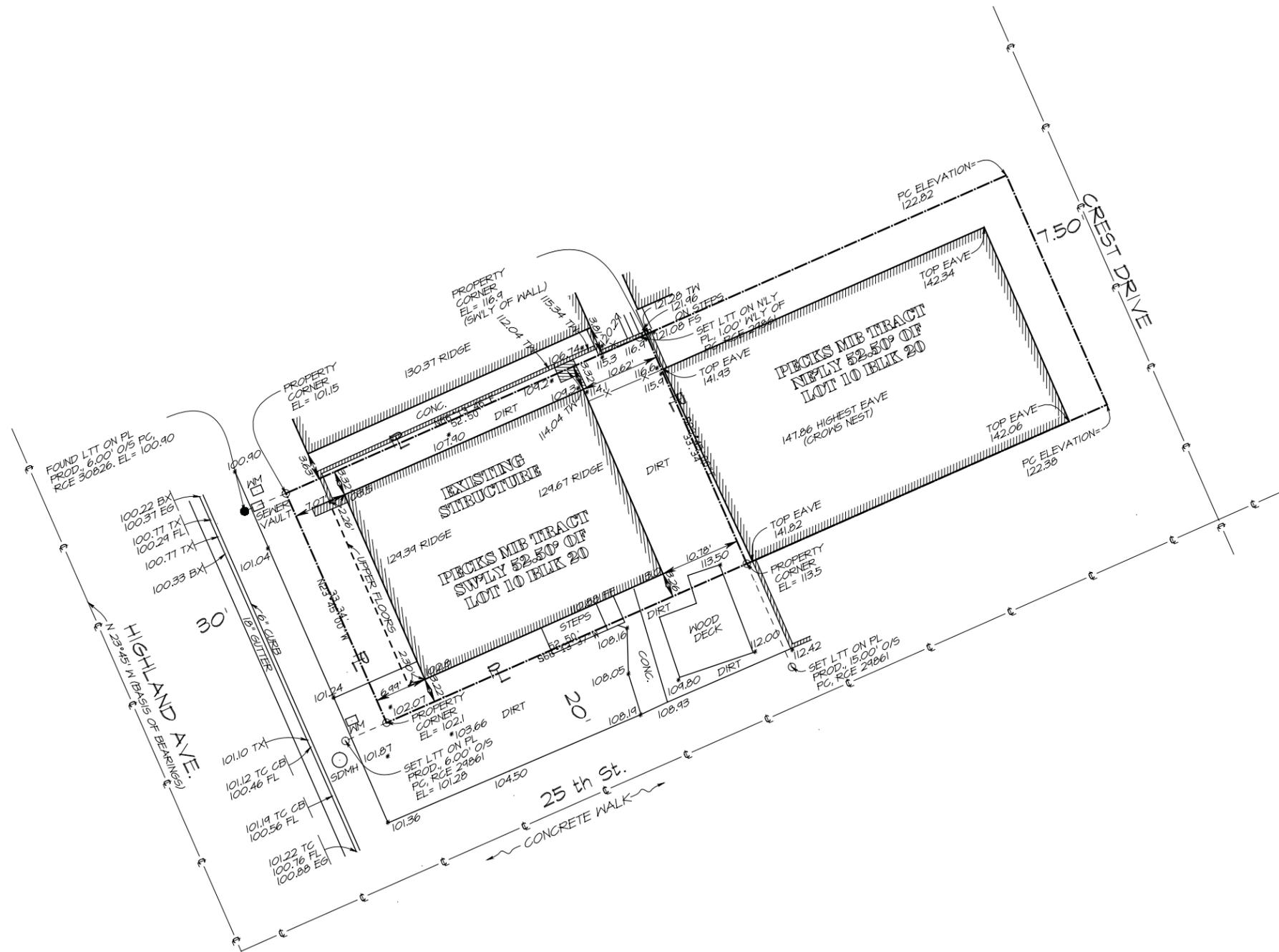


ELEVATIONS  
 SCALE: 1/4"=1'-0"

BASIS OF BEARINGS: N 28°45' W BEING THE CENTERLINE OF HIGHLAND AVE AS PER PECKS MANHATTAN BEACH TRACT, MAP BOOK 7 PAGE 34 AS FILED IN THE RECORDS OF LOS ANGELES COUNTY  
 BENCHMARK: ASSUMED EL= 100.80 AT NWLY LTT, STAMPED RCE 90826 (AS LABELED)

**IWS**  
 SURVEYING

CLIENT:  
 STEPHANIE PAUNOVICH  
 DATE OF SURVEY:  
 MARCH 2012  
 ASSESSOR'S I.D. NUMBER:  
 4177-015-020  
 LEGAL DESCRIPTION  
 PECKS MANHATTAN BEACH TRACT, BLK 20 PORTION LOT 10



**BOUNDARY/ TOPOGRAPHIC SURVEY**

2500 HIGHLAND AVE  
 MANHATTAN BEACH CA 90266

SITE ADDRESS:

**LEGEND**

N	NORTH
S	SOUTH
E	EAST
W	WEST
LTT	LEAD, TACK AND TAG
LT	LEAD AND TACK
SW	SPIKE AND WASHER
IP	IRON PIPE
PC	PROPERTY CORNER
PL	PROPERTY LINE
PROD.	PRODUCED
O/S	OFFSET
BM	BENCHMARK
BW	BACK OF WALK
FL	FLOW LINE
TC	TOP OF CURB
FF/FS	FINISHED FLOOR/SURFACE
TBOS	TOP/BOTTOM OF STAIRS
GB	GRADE BREAK
TS/BS	TOP/BOTTOM OF SLOPE
XXX	DIRT ELEVATION
XXXX	FS ELEVATION
EP	EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE
FD	FOUND
CONC.	CONCRETE

REGISTERED CIVIL ENGINEER:  
 THOMAS T. YUGE  
 RCE 29861

PREPARED BY:  
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