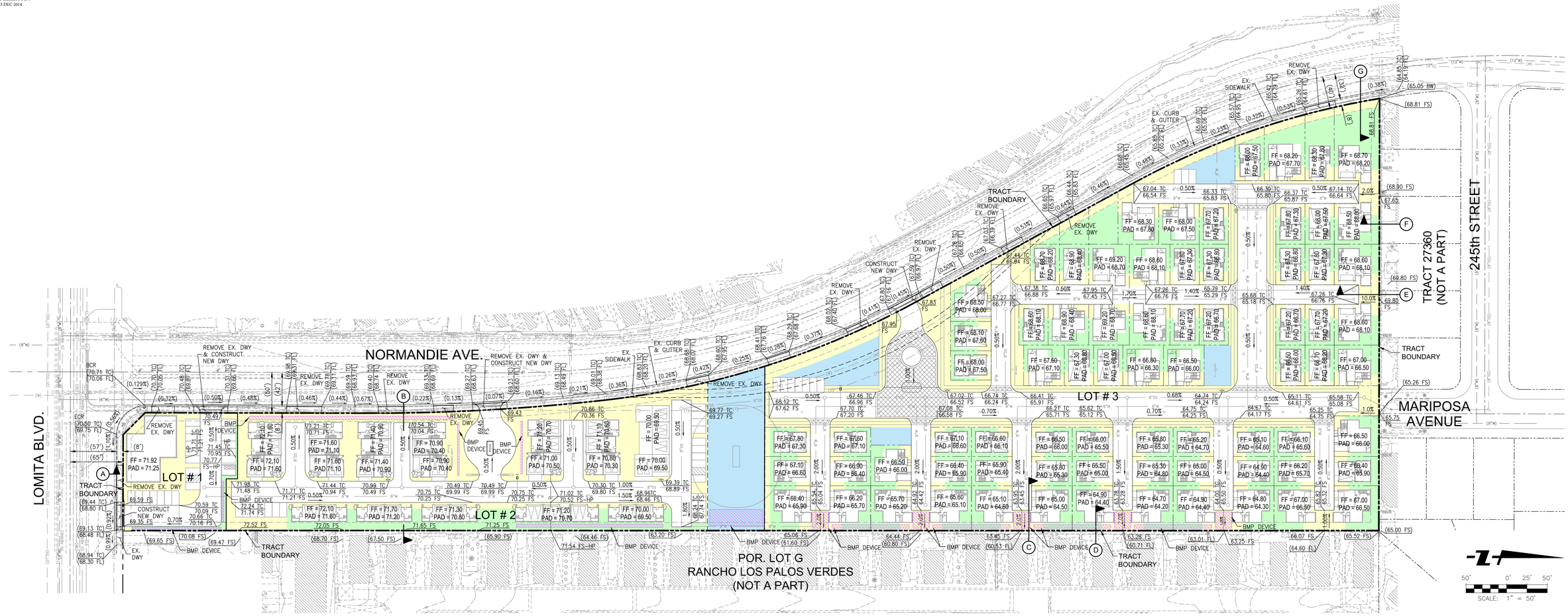
RECEIVED
DEPT OF REGIONAL PLANNING
TR073203 EXHIBIT PG 1
DATE: 03 DEC 2014




## LEGEND & ABBREVIATIONS

- EXISTING PARCEL BOUNDARY
- NEW PARCEL BOUNDARY
- LOT LINE
- CENTER LINE
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING SEWER
- EXISTING TELEPHONE
- EXISTING WATER
- AREA OF MS4 INFILTRATION BMP DEVICE
- PROPOSED FIRE HYDRANT
- FLOW DIRECTION

| | |
|---|---|
| AC | ASPHALT CONCRETE |
| BLDG. | BUILDING |
| CAB | CRUSHED AGGREGATE BASE |
| ℄ | CENTER LINE |
| CY | CUBIC YARD |
| DWY | DRIVEWAY |
| EL | ELEVATION |
| EX | EXISTING |
| FF | FINISHED FLOOR |
| FG | FINISHED GRADE |
| FL | FLOW LINE |
| FS | FINISHED SURFACE |
| GB | GRADE BREAK |
| HP | HIGH POINT |
| LP | LOW POINT |
| LDSC. | LANDSCAPE |
| MWS | MODULAR WETLAND SYSTEM |
| N/A | NOT APPLICABLE |
| ℄ | PROPERTY LINE |
| PCC | PORTLAND CEMENT CONCRETE |
| SF | SQUARE FOOTAGE |
| TC | TOP OF CURB |

## "OPEN SPACE" CATEGORIES

| LOT NUMBER | PARKWAY, FRONT YARD & PASEO | SIDE & REAR YARD | AMENITY |
|---|---|---|---|
| 1 | 3,815 sq. ft. (4.62%) | 1,163 sq. ft. (1.93%) | 0 sq. ft. (0.00 %) |
| 2 | 22,011 sq. ft. (26.64%) | 7,097 sq. ft. (11.81%) | 13,422 sq. ft. (61.29%) |
| 3 | 57,808 sq.ft. (68.74%) | 51,853 sq. ft. (86.26%) | 8,478 sq. ft. (38.71%) |

## OPEN SPACE

| LOT NUMBER | TOTAL SQ. FT. | PERCENT OF OPEN SPACE AREA |
|---|---|---|
| 2 | 42,530 sq. ft. | 41.55% |
| 3 | 118,139 sq. ft. | 41.20% |

ZONING REQUIREMENT = 9.06 X 30% = 2.72Ac

PROJECT PROVIDED = 40.71% (3.69Ac)

## GENERAL NOTES

1. DEVELOPER TO REPAIR ANY DAMAGED IMPROVEMENTS ALONG THE PROPERTY FRONTAGE DURING CONSTRUCTION TO THE SATISFACTION OF THE PUBLIC WORKS.
2. COUNTY WILL BE RESPONSIBLE FOR SEWER MAINTENANCE. UTILITY PURVEYOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DOMESTIC & FIRE WATER LINES. PRIVATE ASSOCIATIONS WILL BE RESPONSIBLE FOR THE MAINTENANCE FOR ALL BMP DEVICES.
3. DROUGHT TOLERANT LANDSCAPING SHALL BE USED.
4. PRIVATE DEVELOPMENT SHALL BE A GATED COMMUNITY.
5. DETAILED EXHIBITS FOR STREET TREES, STREET LIGHTING, TRASH & LANDSCAPE WILL BE ORDINANCE COMPLIANT & FORTH COMING UNDER SEPARATE SUBMITTAL.

## PHASING

OWNER TO PHASE WITH SEQUENCING FOR FINAL MAPPING/DEVELOPMENT OCCUPATION MUTUALLY AGREEABLE TO BOTH OWNER AND LOS ANGELES COUNTY.

## PRELIMINARY EARTHWORK

| | | | |
|---|---|---|---|
| RAW CUT | 7,500 C.Y. | RAW FILL | 7,900 C.Y. |
| | | | |
| "O/X" (5' ACROSS BLDG. AREA) | 20,800 C.Y. | REPLACE "O/X" (5") | 20,800 C.Y. |
| CLEAR & GRUB | 7,600 C.Y. | SHRINKAGE ON "O/X" (7.5%) | 1,560 C.Y. |
| UTILITY & LOT TRIMMINGS | 5,000 C.Y. | UTILITY & LOT TRIMMINGS | 5,000 C.Y. |
| | | | |
| NET AVAILABLE CUT | 40,900 C.Y. | TOTAL FILL REQUIRED | 35,260 C.Y. |
| | | NET EXPORT (RAW) | 5,640 C.Y. |

NOTE: EARTHWORK VALUES SHOWN ABOVE ARE PRELIMINARY AND FOR PERMITTING PURPOSES ONLY.

## PARKING COUNT

| LOT NUMBER | REQUIRED NUMBER * OF PARKING SPACE | PROVIDED NUMBER OF PARKING SPACE | NUMBER OF UNIT ** PARKING SPACE | NUMBER OF GUEST PARKING SPACE |
|---|---|---|---|---|
| 1 | 16 | 21 | | |
| 2 | 90 | 100 | 80 | 20 |
| 3 | 148 | 198 | 148 | 50 |

* REQUIREMENT NOTE

LOT 1: 1 PARKING SPACE FOR EACH 250 SQ.FT. OF FLOOR SPACE. THE PROPOSED BUILDING SIZE IS 4,000 SQ.FT.

LOT 2: 1 ½ COVERED + ½ UNCOVERED PARKING SPACES FOR EACH UNIT. 1 GUEST PARKING SPACE FOR EACH 4 UNITS.

LOT 3: 2 COVERED PARKING SPACES PER EACH SINGLE FAMILY RESIDENCE.

** RESIDENTIAL UNIT PARKING

ALL RESIDENTIAL UNITS WILL HAVE 2 COVERED PARKING SPACES.

## SETBACKS SUMMARY

REQUIRED FOR M-1 STANDARDS

NO BUILDING SETBACK REQUIRED.

REQUIRED FOR RPD-PD STANDARDS

ALL YARDS SAME AS R-1 WHICH IS:

FRONT: 20 FEET, EXCEPT AS PROVIDED IN SPECIAL STANDARDS DISTRICT
REAR: 15 FEET OR 20% OF AVERAGE DEPTH OF SHALLOW LOT, BUT NOT LESS THAN 10 FEET.
SIDE YARDS: 5 FEET OR 10% OF AVERAGE WIDTH OF NARROW LOT, BUT NOT LESS THAN 6 FEET.
CORNER YARDS: 5 FEET, EXCEPT ON REVERSED CORNER LOT, WHICH IS 10 FEET.

OR ALTERNATE SETBACKS ESTABLISHED PURSUANT TO LOS ANGELES COUNTY CODE SECTION 22.20.460.B

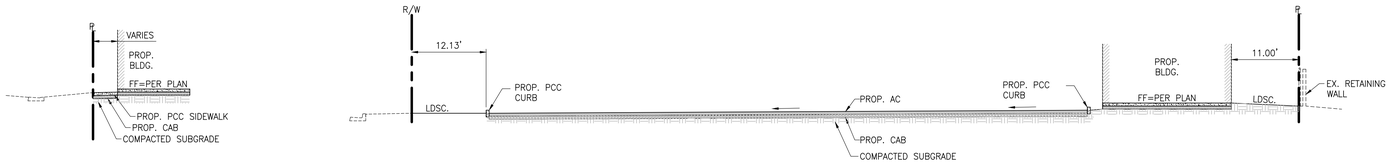
PROJECT SITE SETBACKS

LOT 1

NO BUILDING SETBACK REQUIRED.

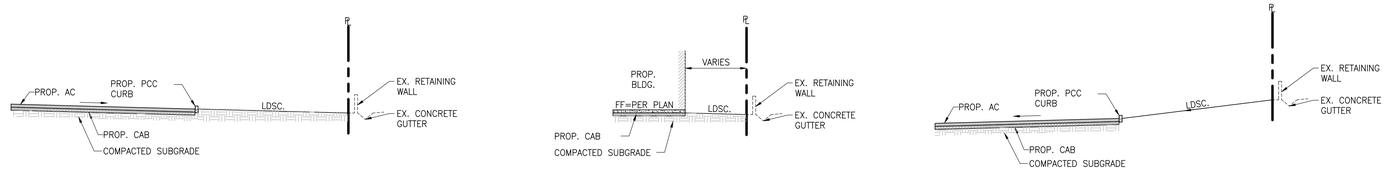
LOTS 2&3

AS SPECIFIED PER CUP IN ACCORDANCE WITH LOS ANGELES COUNTY CODE SECTION 22.20.460.B




SECTION "A"
SCALE: 1"=10'

SECTION "B"
SCALE: 1"=10'




SECTION "C"
SCALE: 1"=10'

SECTION "D"
SCALE: 1"=10'

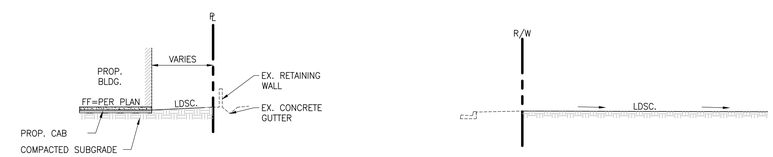
SECTION "E"
SCALE: 1"=10'

## BUILDING COVERAGE

| LOT NUMBER | BUILDING AREA (SF) | NET LOT AREA (SF) | PERCENT COVERAGE |
|---|---|---|---|
| 1 | 3,900 | 19,166 | 20.3% |
| 2 | 27,547 | 102,366 | 26.9% |
| 3 | 80,813 | 286,625 | 28.2% |
| TOTAL | 112,260 | 408,157 | 27.5% |

## MS4/LID REQUIREMENT TABLE

| SUB AREA | TOTAL AREA (AC) | $Q_{50}$ (cfs) | $Q_{100}$ (cfs) | $SWQD_v$ (cf) | BMP DEVICE | VOLUME PROVIDED |
|---|---|---|---|---|---|---|
| A-1 | 0.32 | 0.66 | 0.04 | 679 | CUDO STORAGE GALLERY | 1,280 CU FT |
| A-2 | 1.42 | 2.93 | 0.16 | 3,011 | CUDO STORAGE GALLERY | 6,080 CU FT |
| A-3 | 7.64 | 15.79 | 0.86 | 16,201 | CUDO STORAGE GALLERY | 22,160 CU FT |




SECTION "F"
SCALE: 1"=10'

SECTION "G"
SCALE: 1"=10'

| NO. | REVISIONS | APP'D. | DATE |
|---|---|---|---|
| | | | |

PREPARED BY:

FUSCOE ENGINEERING
600 Wilshire, Suite 1470, Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com

REGISTERED PROFESSIONAL ENGINEER — NORMAN JEFFERSON WILLIAMS — No. C49881 — Exp. 09/30/16 — CIVIL — STATE OF CALIFORNIA

Name Date

DEVELOPER:

NORMANDIE HARBOR CITY INVESTORS, LLC
1880 CENTURY PARK EAST, SUITE 600
LOS ANGELES, CA 90067

VESTING TENTATIVE TRACT MAP 73203
HARBOR CITY MIXED-USE
24906 & 24500 NORMANDIE AVENUE
& 1133 LOMITA BOULEVARD
HARBOR CITY, CA 90710
EXHIBIT 'A'

| | |
|---|---|
| DRAWN: | F.E.I.L.A |
| DESIGN: | AW |
| CHECKED: | AW |
| SCALE: | AS SHOWN |
| JOB NO.: | 1318-003 |
| DATE: | 12/02/14 |

SHEET 1 OF 2

RECEIVED
DEPT OF REGIONAL PLANNING
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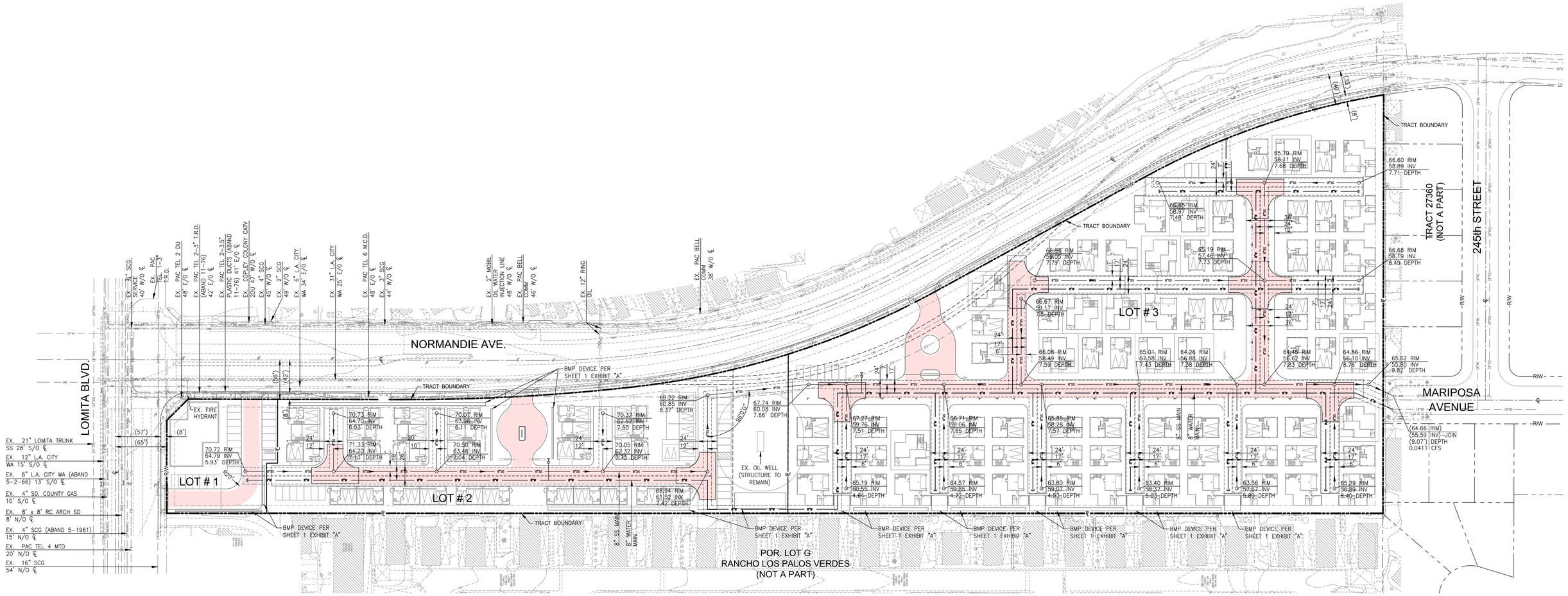


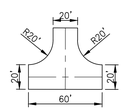

## HYDRANT AND ACCESS NOTES

ALL HYDRANTS SHALL BE INSTALLED IN CONFORMANCE WITH TITLE 20, COUNTY OF LOS ANGELES GOVERNMENT CODE AND COUNTY OF LOS ANGELES FIRE CODE, OR APPROPRIATE CITY REGULATIONS.

ALL HYDRANTS SHALL BE MEASURED 6"x4"x2-1/2" BRASS OR BRONZE, CONFORMING TO THE CURRENT AWWA STANDARD C503 OR APPROVED EQUAL.

ALL ONSITE HYDRANTS SHALL BE INSTALLED A MINIMUM 25 FEET FROM A STRUCTURE OR PROTECTED BY A TWO (2) HOUR FIRE RATED FIREWALL.

ALL HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED OR BONDED PRIOR TO FINAL MAP APPROVAL. VEHICULAR ACCESS SHALL BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.




TYPICAL FIRE
TURN AROUND TEMPLATE
INTERMEDIATE TURN-AROUND NTS

## LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- STREET CENTER LINE
- EASEMENT LINE
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING TELEPHONE
- EXISTING WATER
- EXISTING SEWER
- SEWER EASEMENT LINE
- WATER EASEMENT LINE
- PROPOSED FIRE HYDRANT
- 20' WIDE FIRE ACCESS LANE

## ABBREVIATIONS

| | |
|---|---|
| ABAND | ABANDONED |
| ℄ | CENTERLINE |
| CATV | CABLE TELEVISION |
| COMM | DATA COMMUNICATION |
| E/O | EAST OF |
| EX | EXISTING |
| FS | FINISHED SURFACE |
| G | GAS |
| INV | INVERT |
| LADWP | LOS ANGELES DEPARTMENT OF WATER & POWER |
| N/O | NORTH OF |
| POC | POINT OF CONNECTION |
| ℙ | PROPERTY LINE |
| REC | RECORD |
| R/W | RIGHT OF WAY |
| SCG | SOUTHERN CALIFORNIA GAS |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| STA | STATION |
| S/O | SOUTH OF |
| TEL | TELEPHONE |
| VCP | VITRIFIED CLAY PIPE |
| VIF | VERIFY IN FIELD |
| WA | WATER |
| W/O | WEST OF |

50' 0' 25' 50'
SCALE: 1" = 50'

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SHEET 2 OF 2