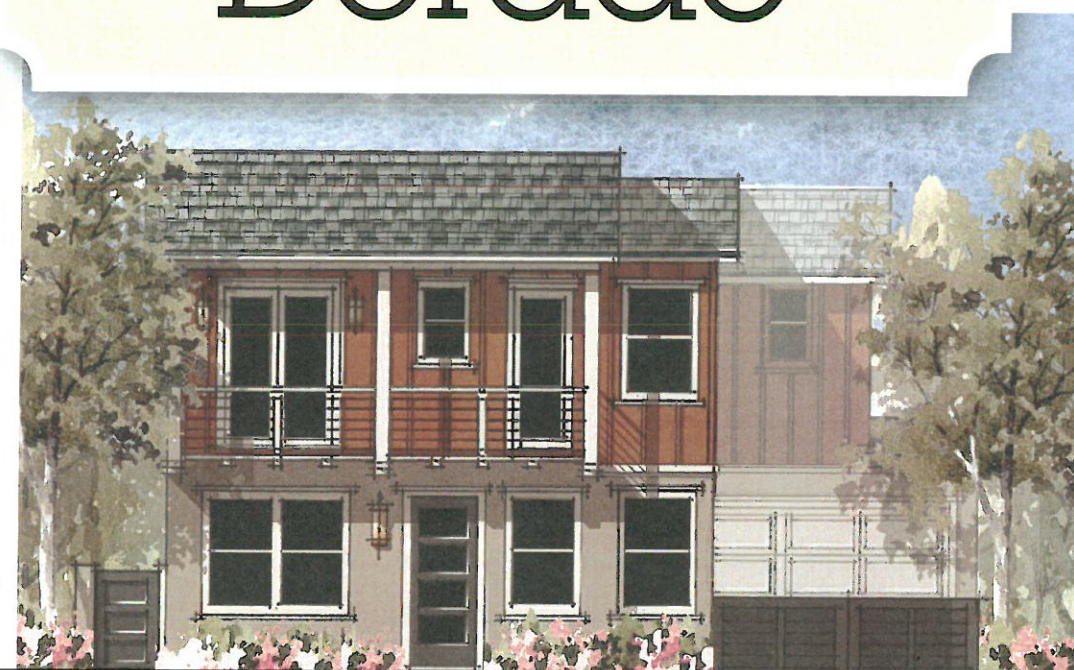
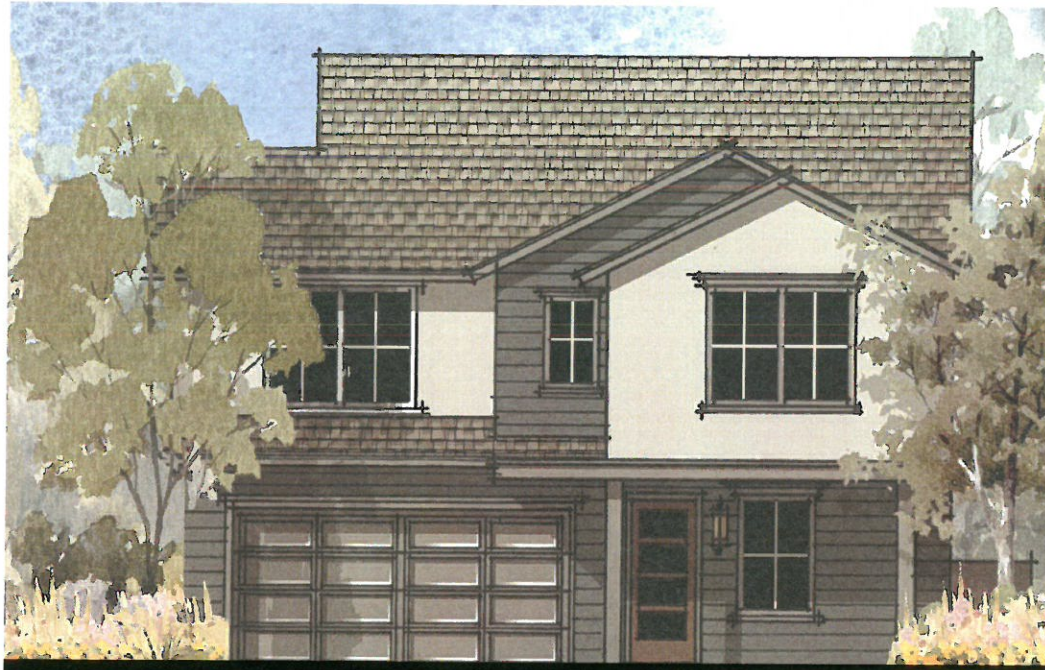


LB El Dorado Park 3655, LLC

Dorado

September 7, 2016



Our Team

Developer:

Contact: Matt Hamilton
Business: 949.335.3300

LB El Dorado Park 3655, LLC
4100 MacArthur Blvd., Suite 330
Newport Beach, CA 92660

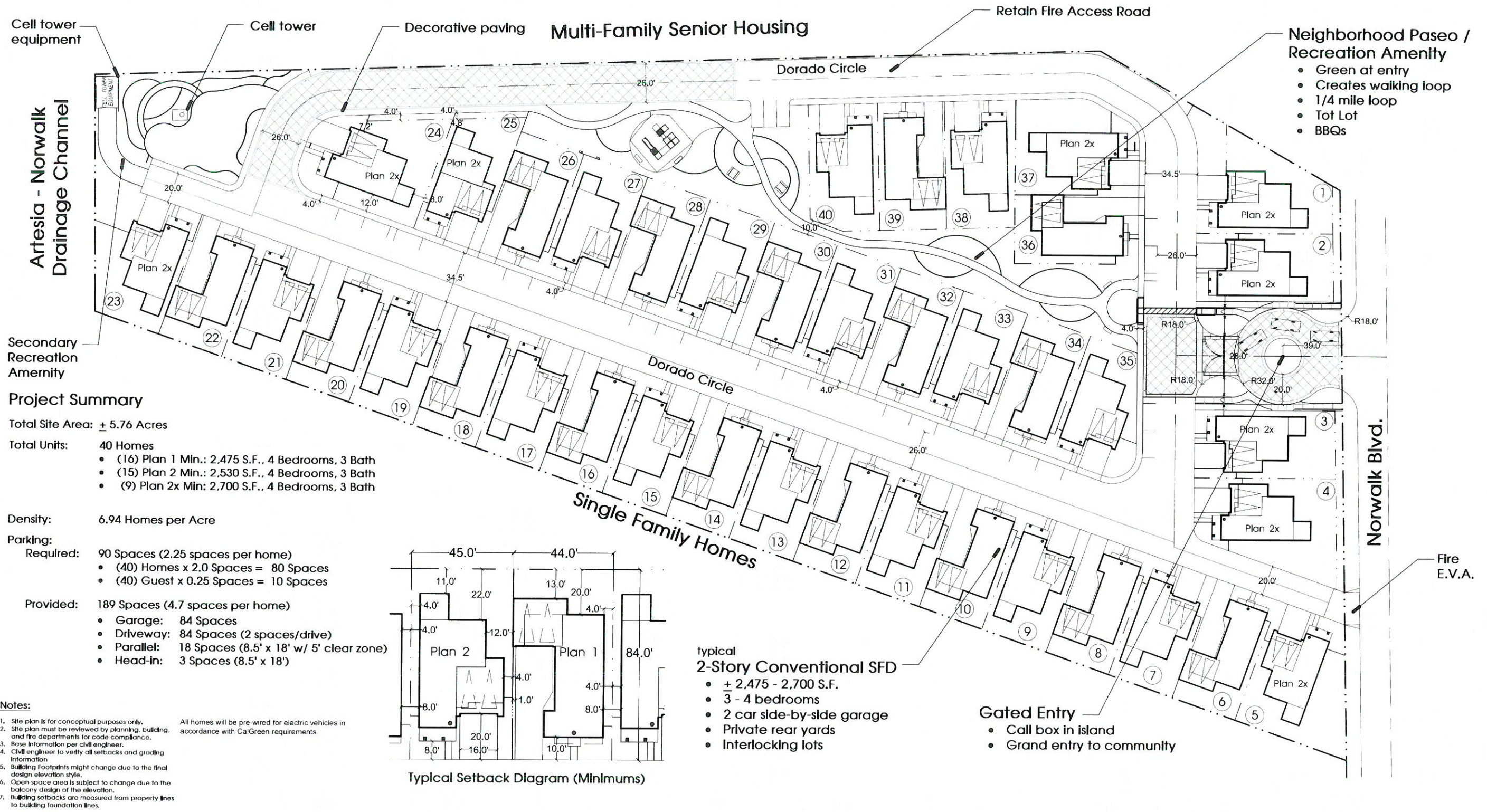
Architect/Planner:

Designer: Nick Monea
Planning: Denise Ashton
Business: 949.250.0607
wharchitects.com

William Hezmodhalch Architects, Inc.
2850 Redhill Avenue, Suite 200
Santa Ana, CA 92705

List of Exhibits:

- Conceptual Technical Site Plan SP-1
- Plan 1: Floor Plan A-1
- Plan 1: Roof Plan & Sections A-2
- Plan 1: Elevations A-3
- Plan 2: Floor Plan A-4
- Plan 2: Roof Plan & Sections A-5
- Plan 2: Elevations A-6
- Plan 2x: Floor Plan A-7
- Plan 2x: Roof Plan & Sections A-8
- Plan 2X: Elevations A-9
- Conceptual Landscape Plan L-1
- Conceptual Landscape Plan L-2
- Vesting Tentative Tract C-1
- Vesting Tentative Tract C-2
- Vesting Tentative Tract C-3



Cell tower equipment
Cell tower
Decorative paving

Multi-Family Senior Housing

Retain Fire Access Road

- Neighborhood Paseo / Recreation Amenity**
- Green at entry
 - Creates walking loop
 - 1/4 mile loop
 - Tot Lot
 - BBQs

Secondary Recreation Amenity

Project Summary

Total Site Area: ± 5.76 Acres

- Total Units: 40 Homes**
- (16) Plan 1 Min.: 2,475 S.F., 4 Bedrooms, 3 Bath
 - (15) Plan 2 Min.: 2,530 S.F., 4 Bedrooms, 3 Bath
 - (9) Plan 2x Min.: 2,700 S.F., 4 Bedrooms, 3 Bath

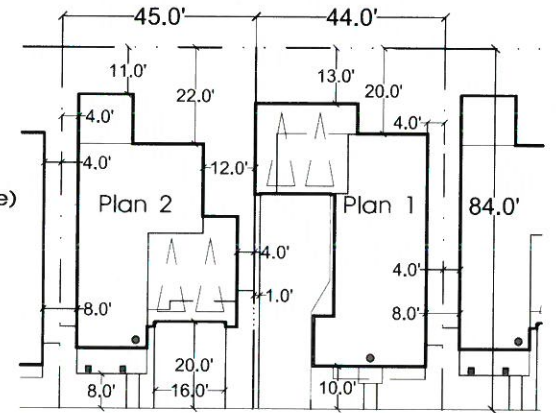
Density: 6.94 Homes per Acre

Parking:

- Required: 90 Spaces (2.25 spaces per home)**
- (40) Homes x 2.0 Spaces = 80 Spaces
 - (40) Guest x 0.25 Spaces = 10 Spaces
- Provided: 189 Spaces (4.7 spaces per home)**
- Garage: 84 Spaces
 - Driveway: 84 Spaces (2 spaces/drive)
 - Parallel: 18 Spaces (8.5' x 18' w/ 5' clear zone)
 - Head-in: 3 Spaces (8.5' x 18')

Notes:

1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base Information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints might change due to the final design elevation style.
 6. Open space area is subject to change due to the balcony design of the elevation.
 7. Building setbacks are measured from property lines to building foundation lines.
- All homes will be pre-wired for electric vehicles in accordance with CalGreen requirements.



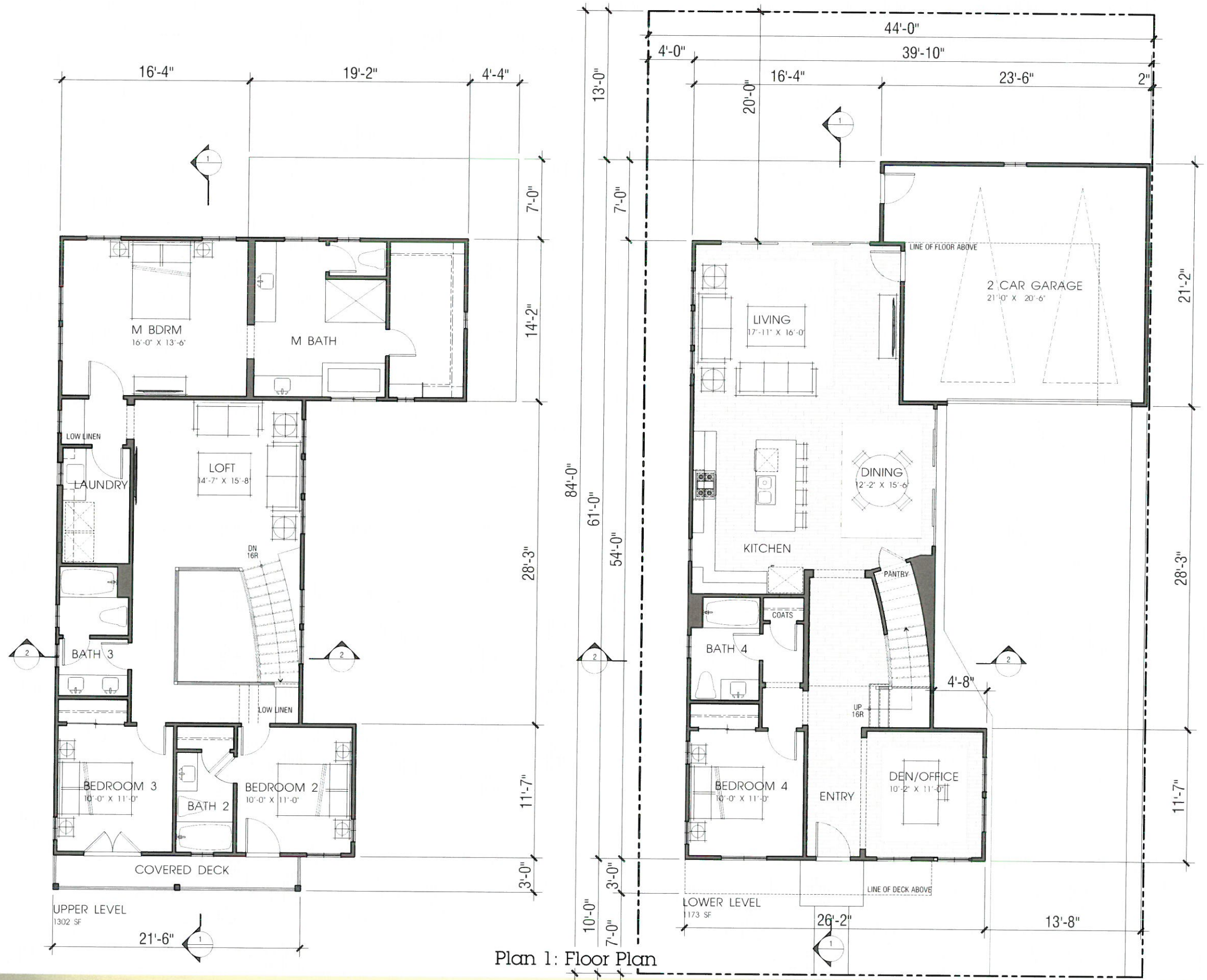
Typical Setback Diagram (Minimums)

- typical 2-Story Conventional SFD**
- ± 2,475 - 2,700 S.F.
 - 3 - 4 bedrooms
 - 2 car side-by-side garage
 - Private rear yards
 - Interlocking lots

- Gated Entry**
- Call box in island
 - Grand entry to community

Conceptual Technical Site Plan





Plan 1
 2,475 sf
 4 beds/3 bath
 2 Car Garage

Plan 1: Floor Plan

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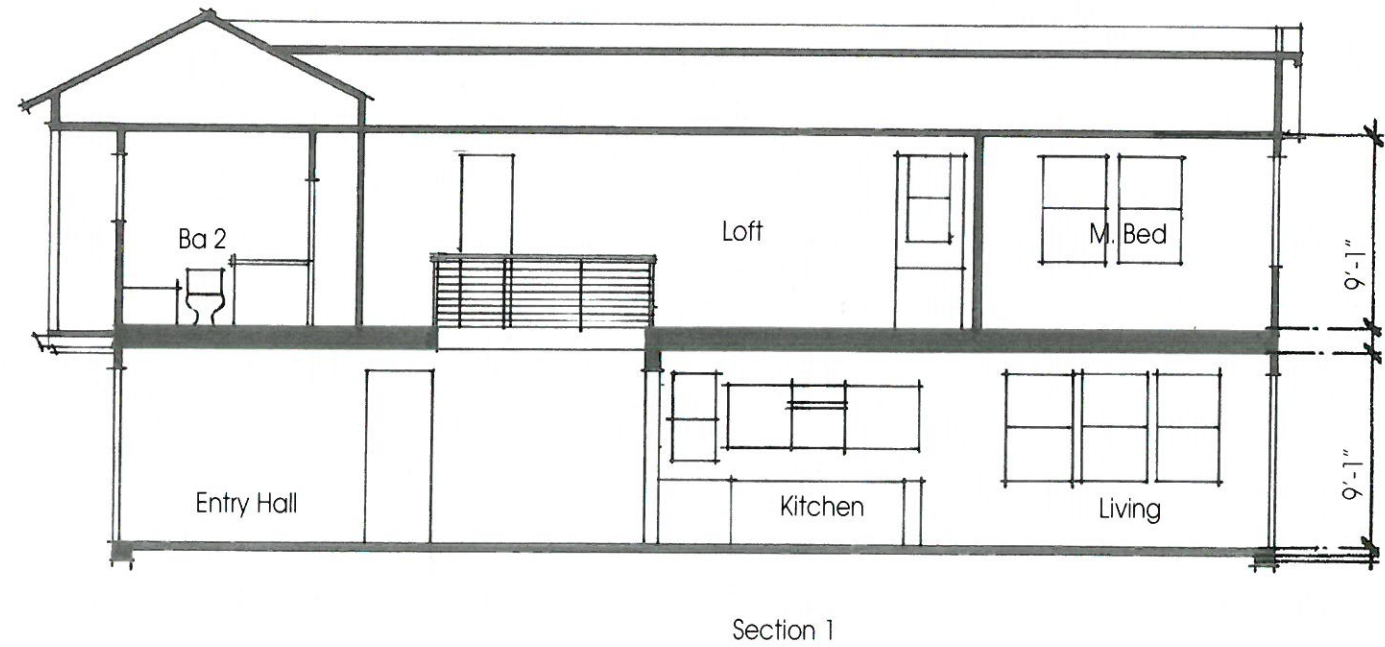
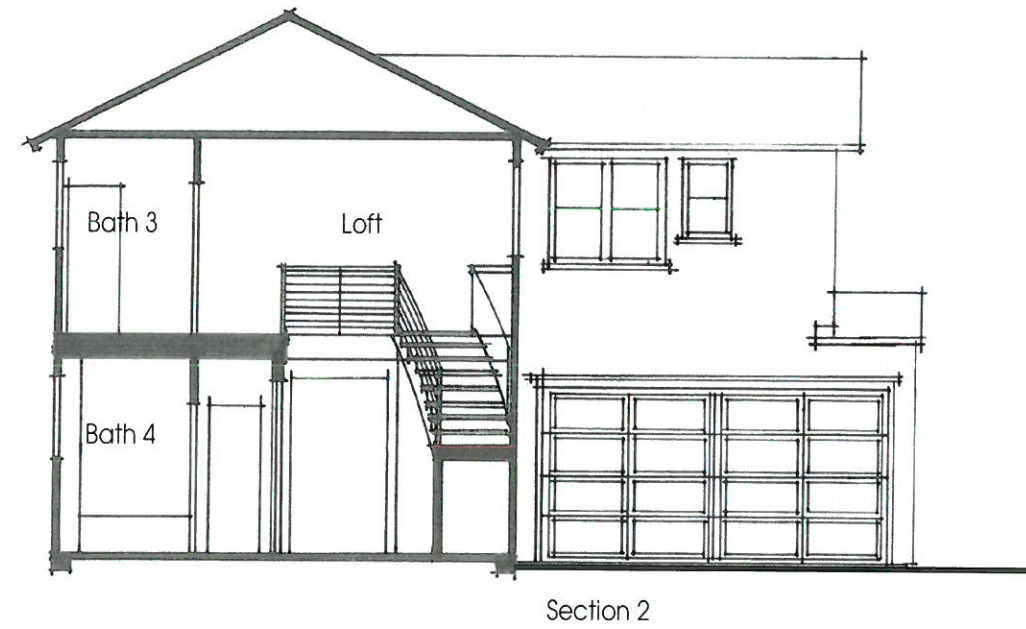
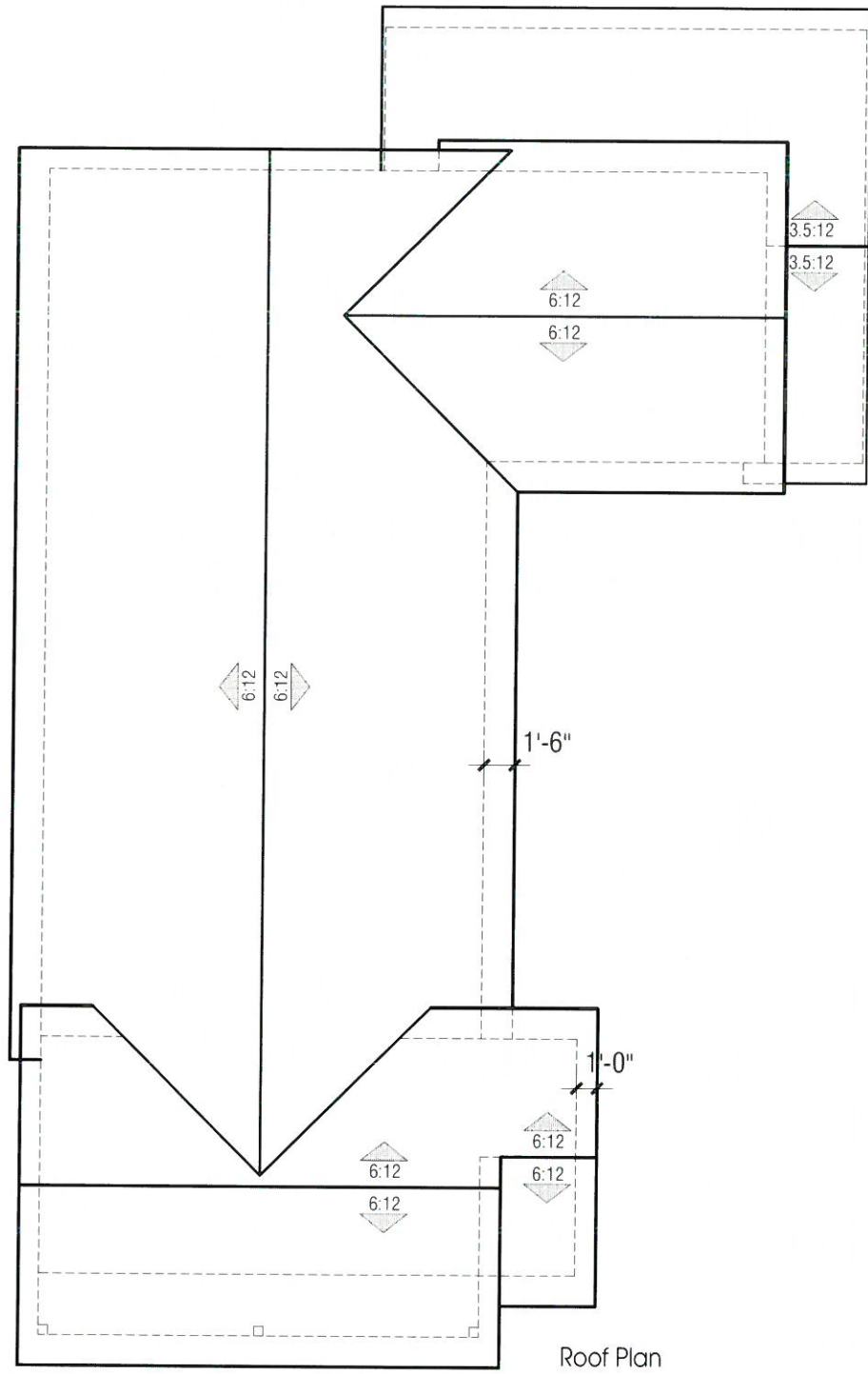
LB El Dorado
 Park 3655, LLC



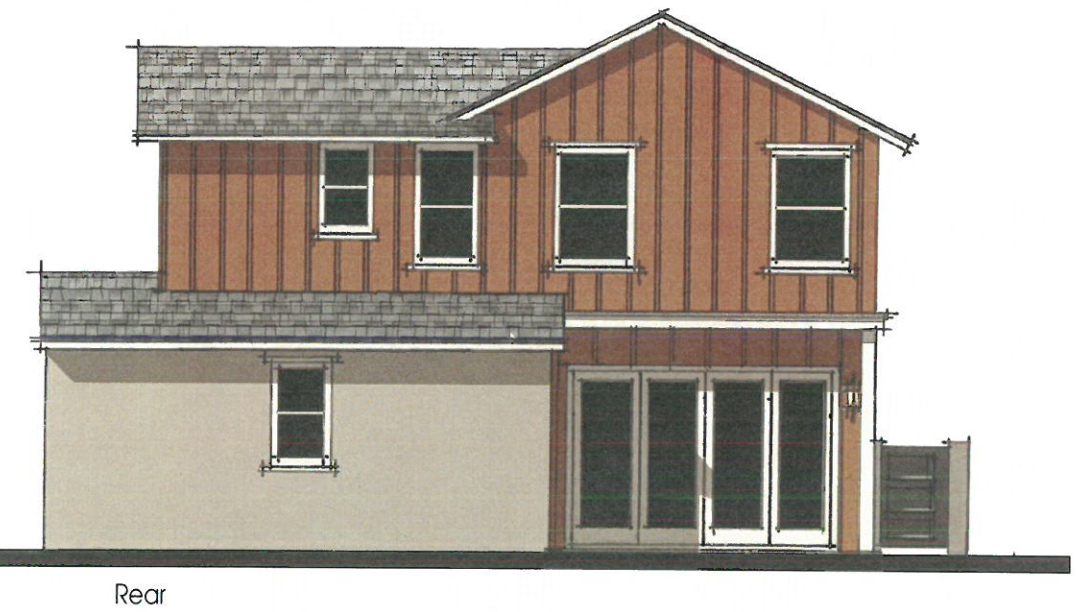
Dorado
 Long Beach, CA

WILLIAM HEZMALHALCH
 ARCHITECTS, INC.

20115375 - September 7, 2016

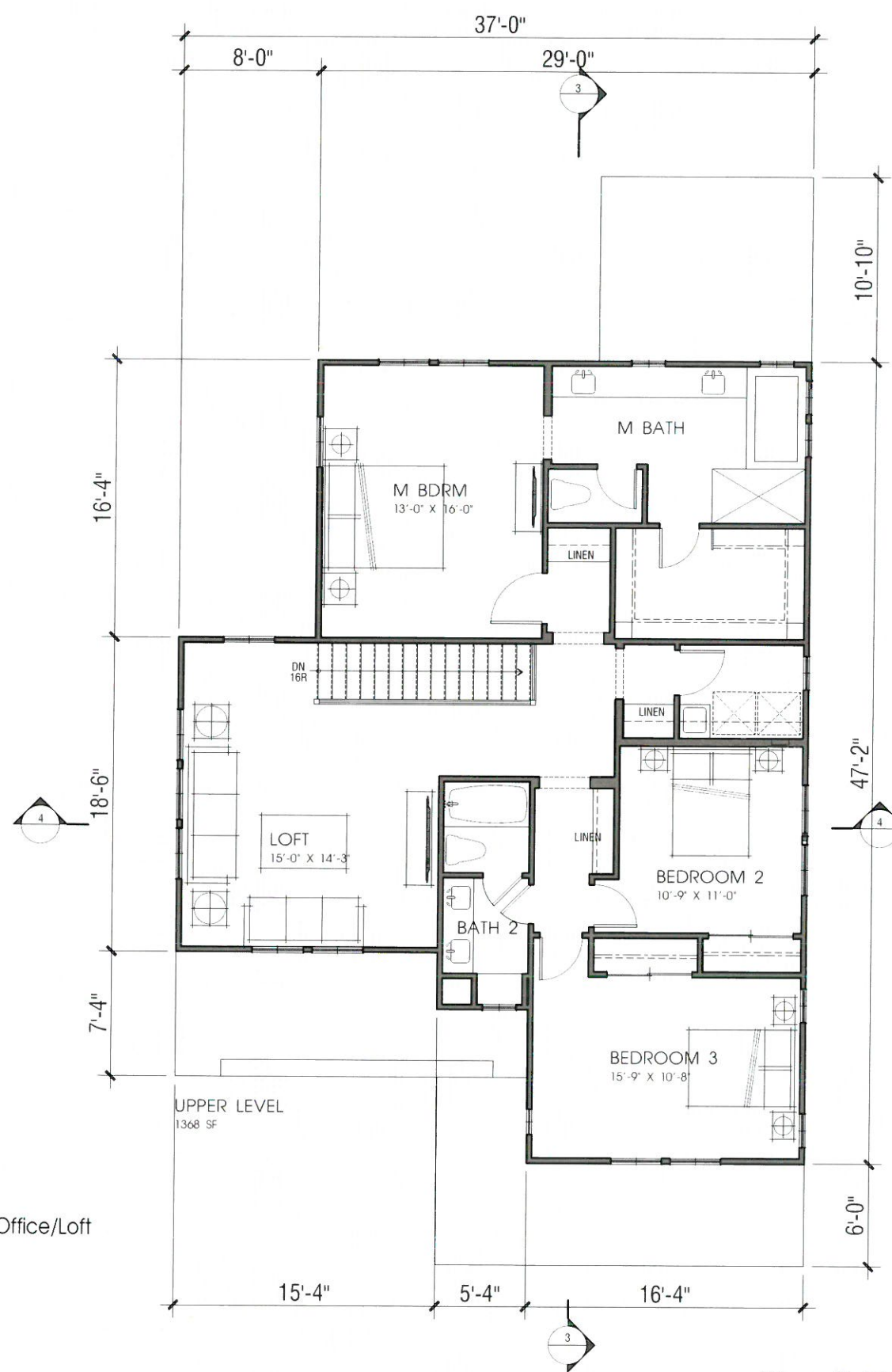


Plan 1: Roof Plan & Sections



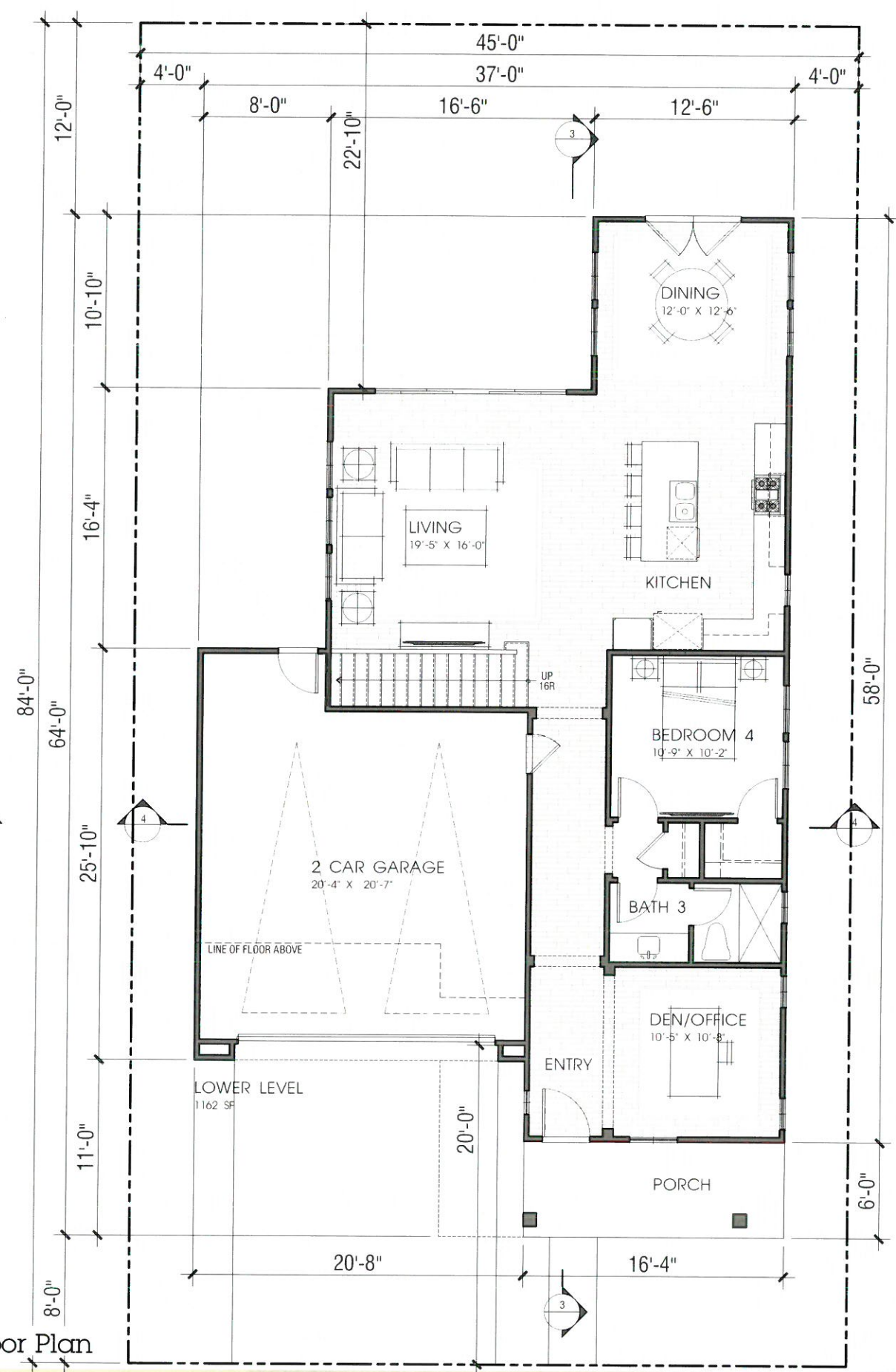
Plan 1: Elevations





UPPER LEVEL
1368 SF

Plan 2
2,530 sf
4 beds/3 bath/Office/Loft
2 Car Garage



LOWER LEVEL
1162 SF

Plan 2: Floor Plan

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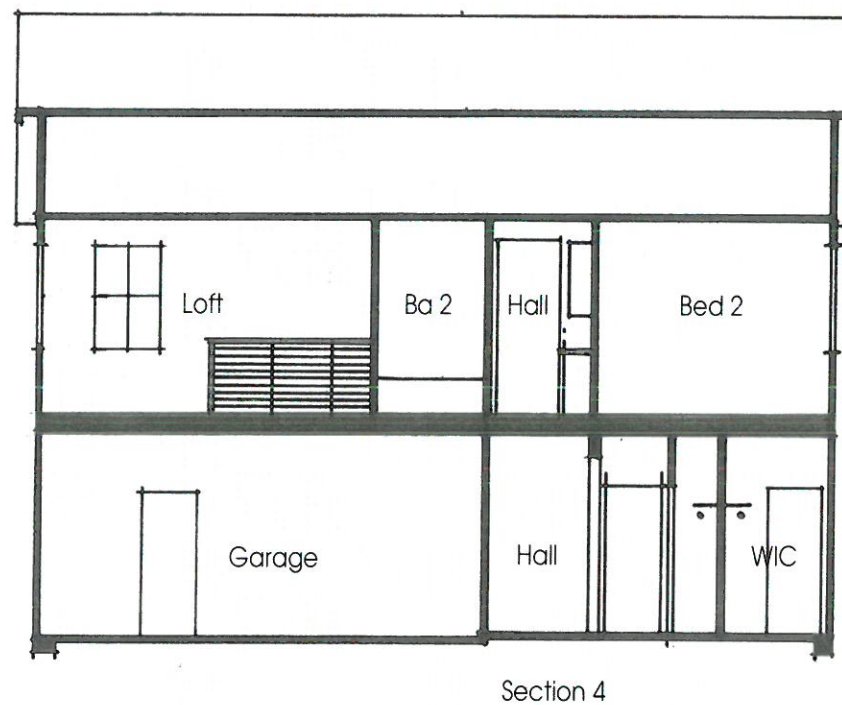
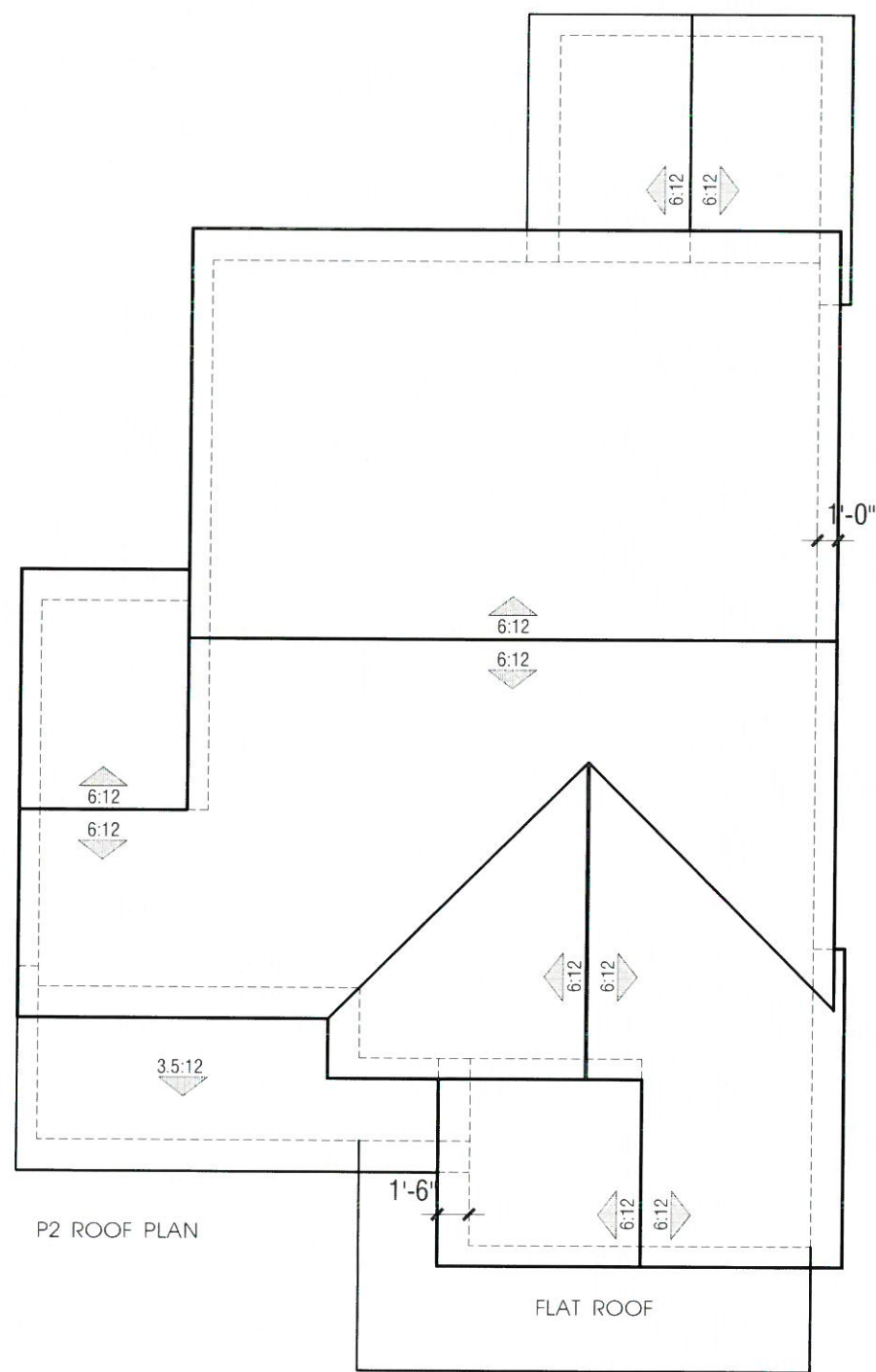
LB El Dorado
Park 3655, LLC



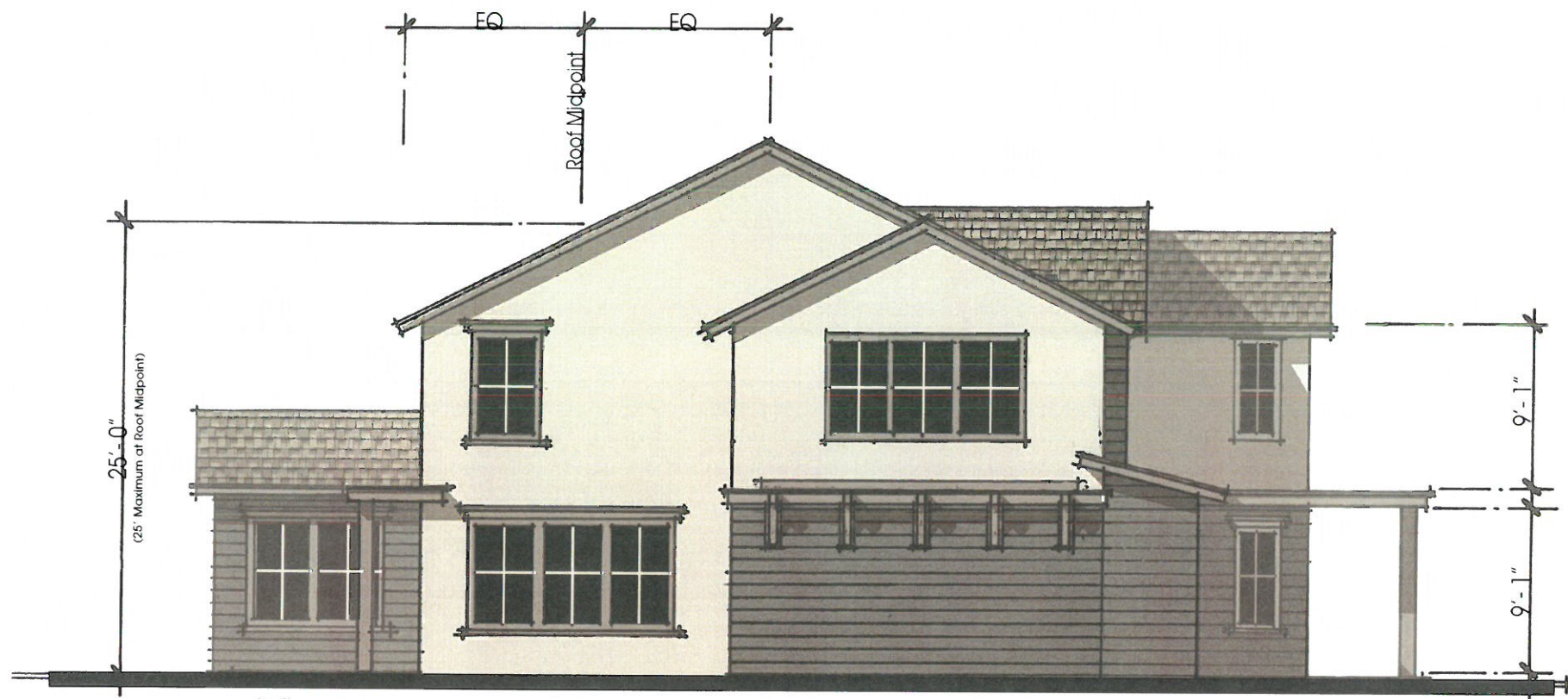
Dorado
Long Beach, CA

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ARCHITECTS, INC.

2011-5375 • September 7, 2016



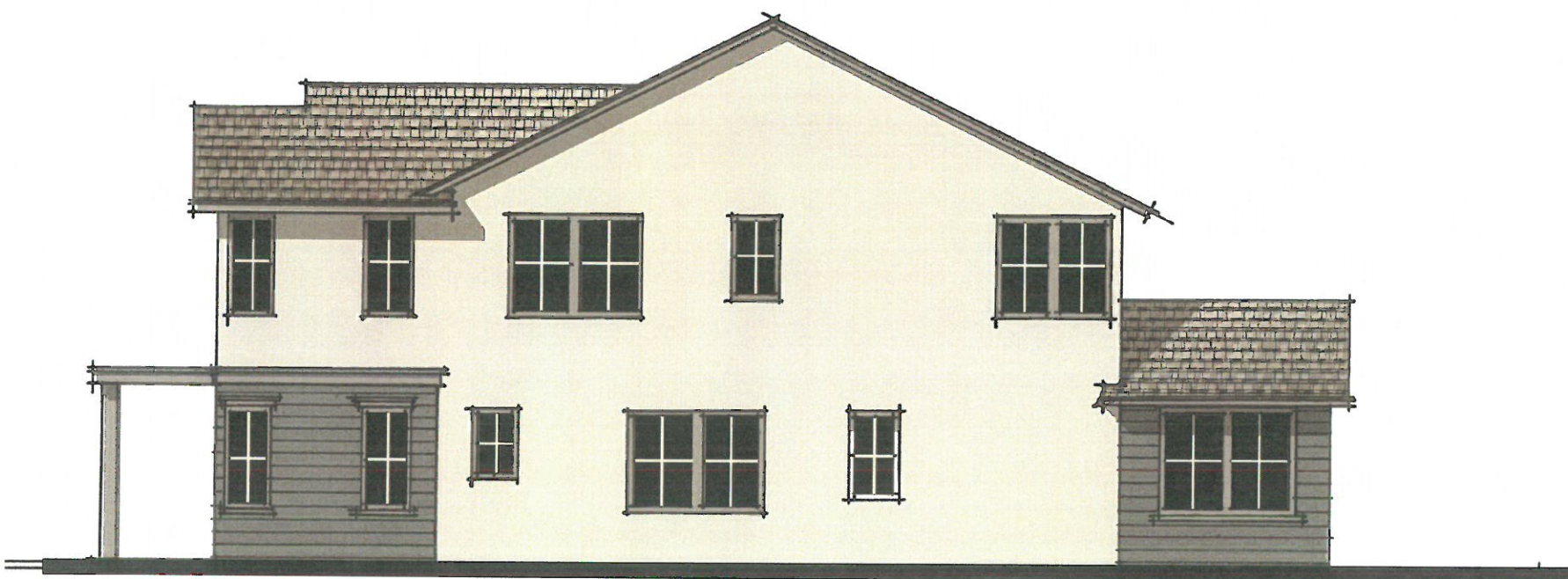
Plan 2: Roof Plan & Sections



Left



Front



Right



Rear

Plan 2: Elevations

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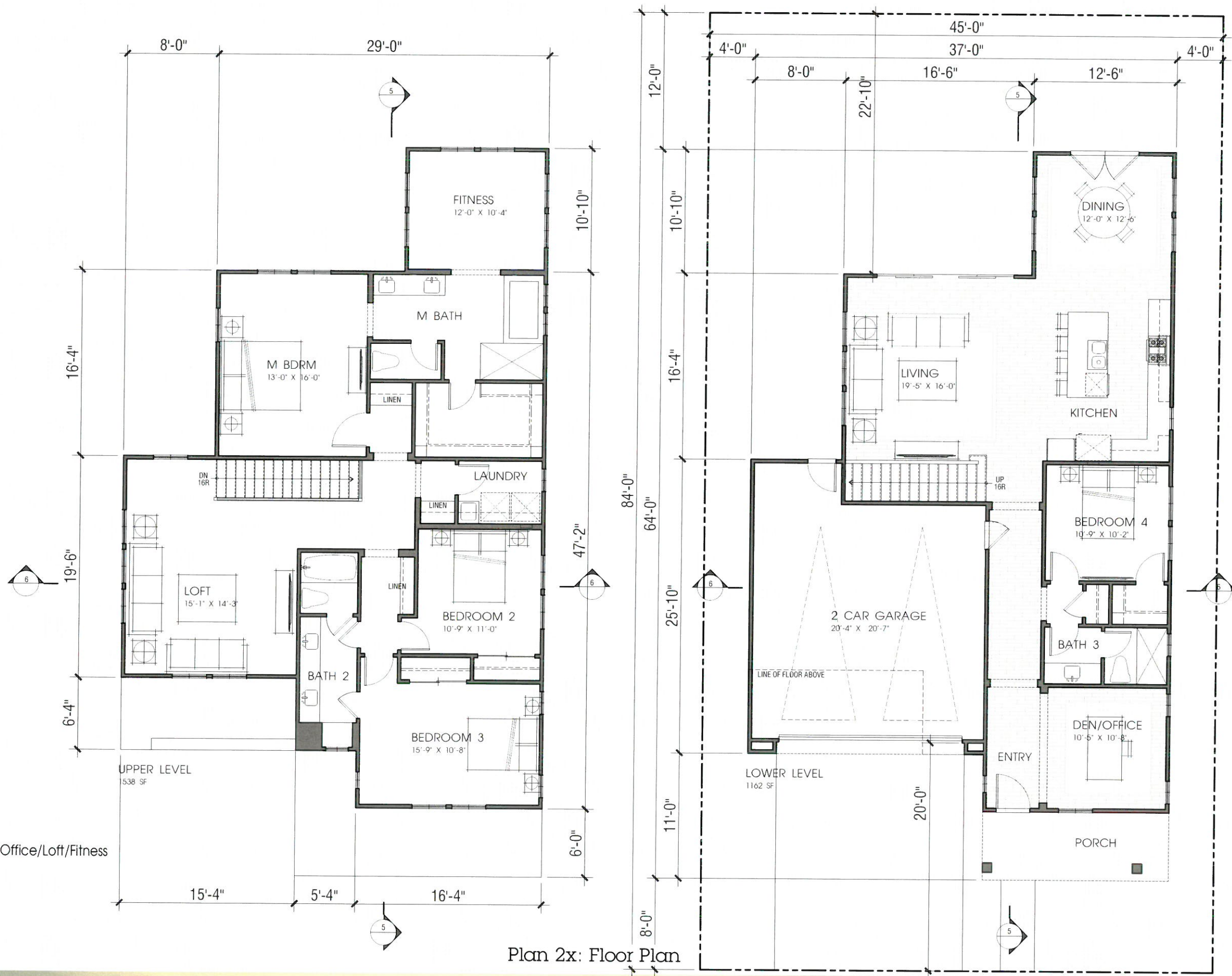
LB El Dorado
Park 3655, LLC



Dorado
Long Beach, CA

WILLIAM HEZMALHALCH
ARCHITECTS P.C.

2015875 • September 7, 2016



Plan 2x
 2,700 sf
 4 beds/3 bath/Office/Loft/Fitness
 2 Car Garage

Plan 2x: Floor Plan

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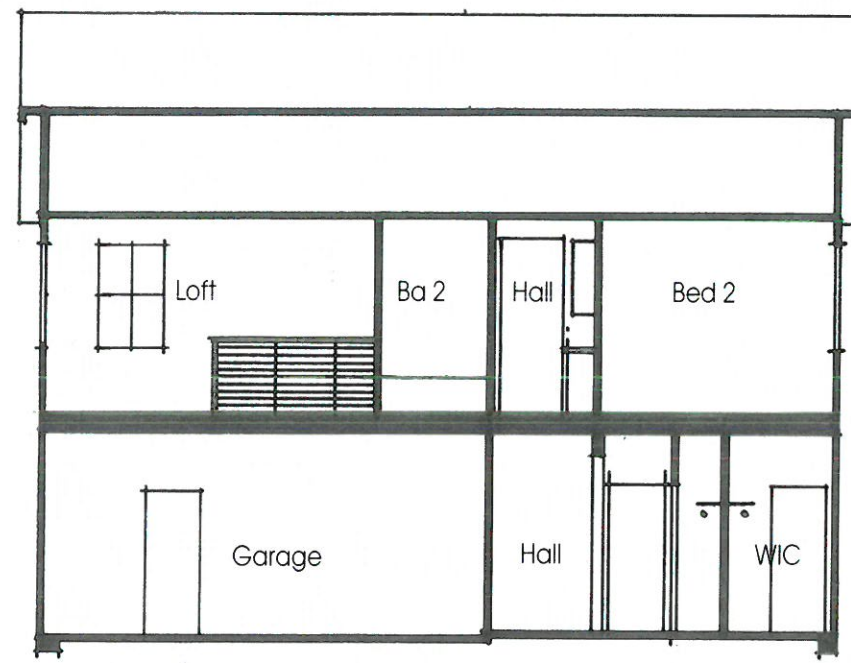
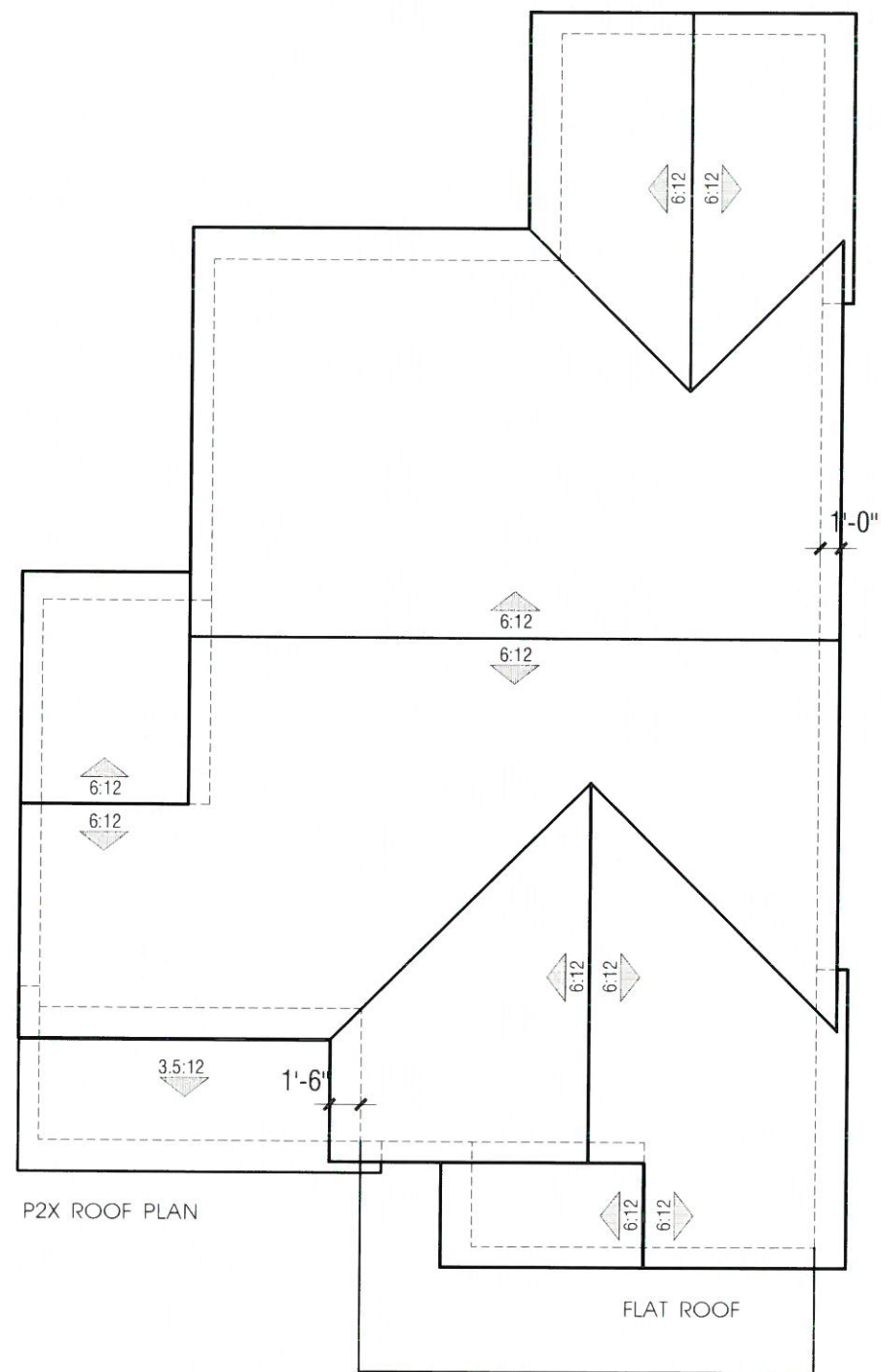
LB El Dorado
 Park 3655, LLC



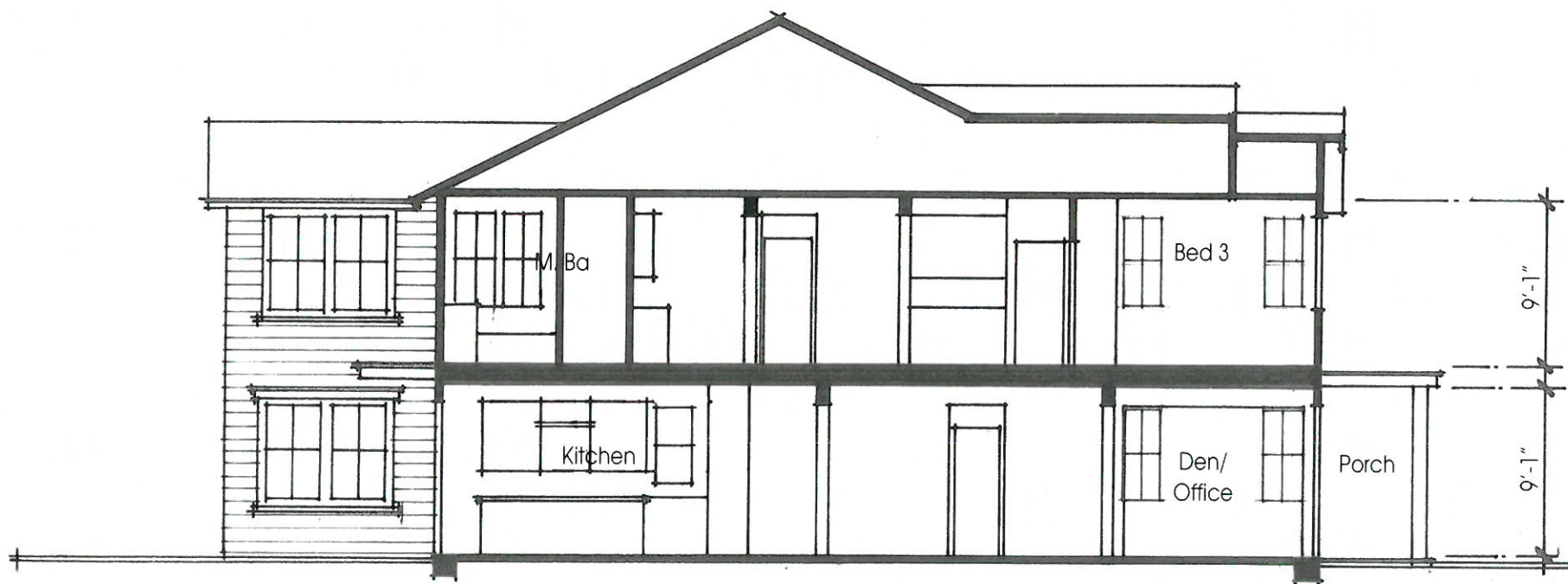
Dorado
 Long Beach, CA

WILLIAM HEZMALHALCH
 ARCHITECTS, INC.

2015375 • September 7, 2016

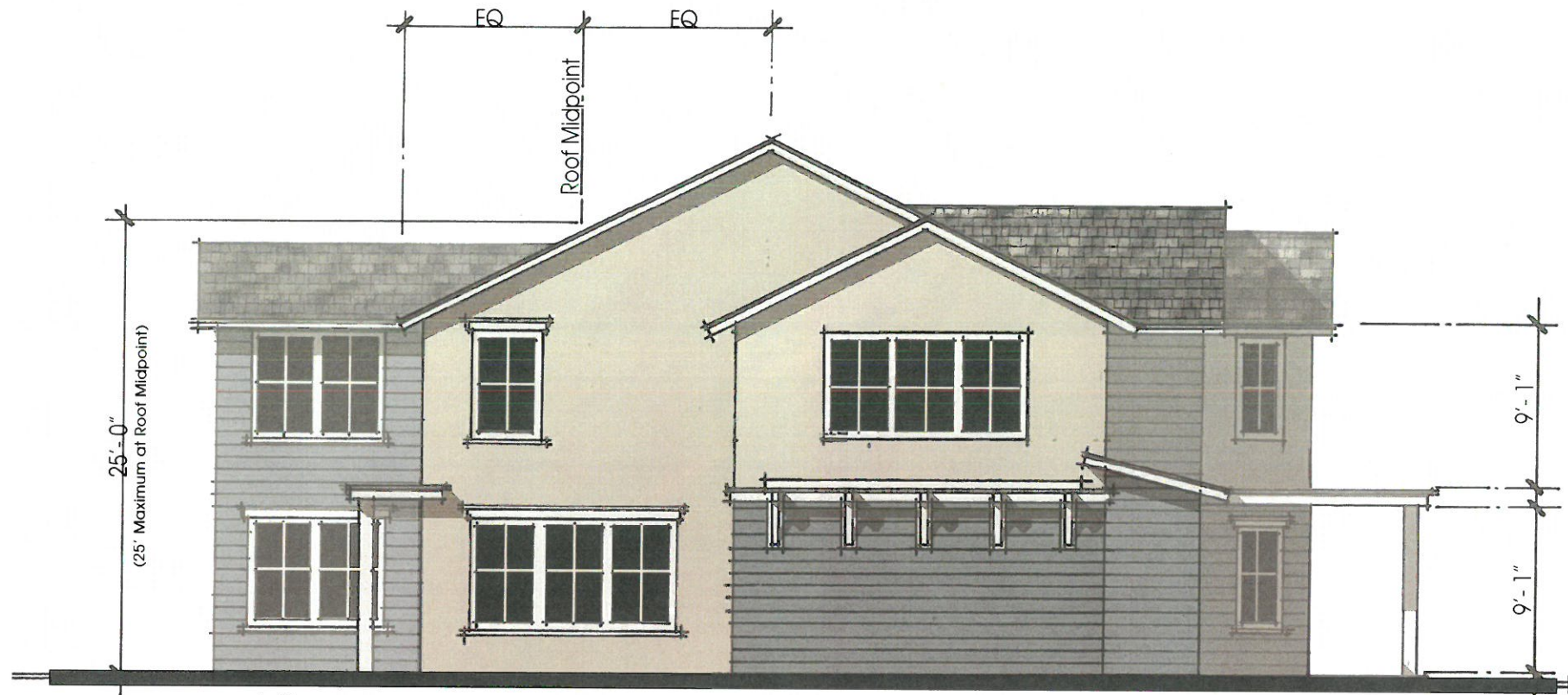


Section 6



Section 5

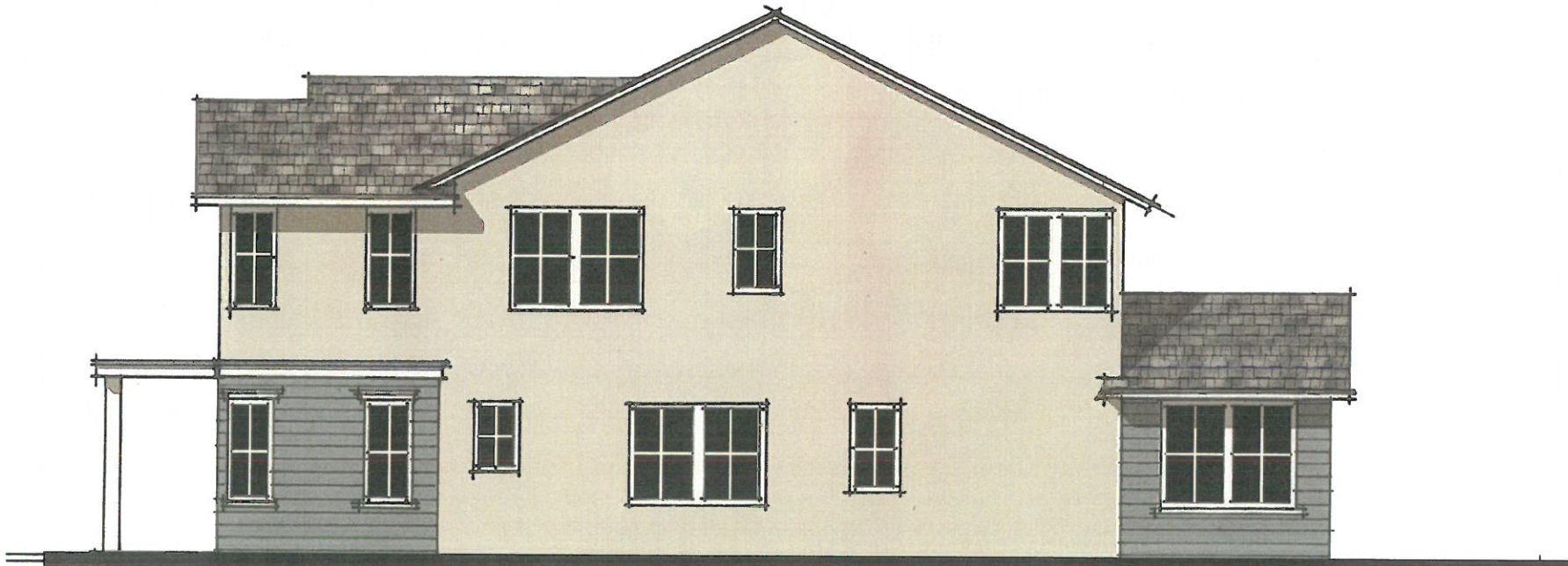
Plan 2x: Roof Plan & Sections



Left



Front



Right



Rear

Plan 2X: Elevations

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LB El Dorado
Park 3655, LLC



Dorado
Long Beach, CA

WILLIAM HEZMALHALCH
ARCHITECTS, INC.
2015895 • September 7, 2016



PLANT PALETTE

Symbol	Botanical Name	Common Name	Size	WATER USE PER MUCCS
	Arbutus Marina	Strawberry Tree	24" box	L
	Brachycton papuense	Bottle Tree	24" box	L
	Geijera parvifolia	Australian Willow	24" box	L
	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	24" box	M
	Albizia julibrissin	Silk Tree	24" box	L
	Pinus canariensis	Canary Island Pine	24" box	L
	Platanus racemosa	California Sycamore	48" box	M
	Schinus molle	California Pepper	24" box	L
	Tabebuia impetiginosa	Pink Trumpet Tree	24" box	L

SHRUBS AND GROUND COVERS

Symbol	Botanical Name	Common Name	Size	WATER USE PER MUCCS
	Aloe rooseae	Little Red Ridinghood Aloe	5 gallon	L
	Aloe vera	Aloe Vera	5 gallon	L
	Bougainvillea 'Go La La'	Bougainvillea	5 gallon	L
	Bougainvillea 'Raspberry Ice'	Variiegated Bougainvillea	5 gallon	L
	Dianella revivida 'Little Rev'	Little Rev Flax Lily	5 gallon	L
	Crassia Campfire	Campfire Crassia	5 gallon	L
	Echeveria 'Harris' 'Pink Olive'	Red Echeveria	4" pots	L
	Grevillea 'Coastal Gem'	Flaky Grevillea	5 gallon	L
	Hesperaloe parviflora	Red Yucca	5 gallon	L
	Kalanchoe lucida	Paddle Plant	5 gallon	L
	Sedum 'Copperstone'	Copperstone Sedum	5 gallon	L

NOTES

PLANT MATERIAL NOT LISTED MAY BE USED SUBJECT TO APPROVAL BY THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

ALL LANDSCAPE INSTALLATION EXCEPT BACKYARDS SHALL BE PERMANENTLY MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA).

BACKYARD BEYOND SIDE FENCE SHALL BE LANDSCAPED AND MAINTAINED BY INDIVIDUAL HOME OWNER.

A SEPARATE IRRIGATION BACKFLOW PREVENTOR WILL BE PROVIDED FOR HOA MAINTAINED LANDSCAPE IRRIGATION AREAS.

AS WATER CONSERVATION MEASURES:

MOST PLANT MATERIAL WILL BE LOW WATER USE PLANTS.

IRRIGATION SYSTEM SHALL BE EQUIPPED WITH MASTER SHUT-OFF VALVE, FLOW METER, IRRIGATION HEADS WITH CHECK VALVES, LOCAL WEATHER DATA BASED AUTOMATIC CONTROLLER WITH WEATHER SENSOR.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH LOW VOLUME OR POINT SOURCE NOZZLES TO MINIMIZE WATER RUN-OFF.

EACH HYDRO ZONE WILL BE HAVE SEPARATE IRRIGATION CONTROL VALVE.

ALL LANDSCAPE AREA WILL RECEIVE 2" LAYER OF MULCH.

AREA TABULATION IN SQUARE FEET

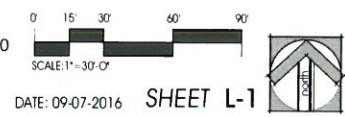
TOTAL LANDSCAPE AREA BY BUILDER/ HOA MAINTAINED	85,394
RECREATIONAL/OPEN SPACE	18,620
LOT 'A' CELL TOWER OPEN SPACE	6,305
TURF	2,521
PLANTING AREA	3,465
D.S. PAVING	321
LOT 'B' PASEO PARK	12,315
PLAYGROUND SURFACE	1,501
TURF	1,871
PLANTING AREA	6,154
D.S. PAVING	945
CONCRETE SIDEWALK	2,743
PLANTING AREA	
SHRUB AND GROUND COVER PLANTING	15,220
LANDSCAPE AREA BY HOME OWNERS	91,514

DORADO - 40 UNITS

3655 NORTH NORWALK BLVD., LONG BEACH CA

CONCEPTUAL LANDSCAPE PLAN

LB EL DORADO PARK 3655, LLC.
4100 MACARTHUR BLVD., STE. 330
NEWPORT BEACH, CA 92660



conceptual design & planning company

3195-C Airport Loop Dr. Studio One, Costa Mesa, CA 92626
T: 949.399.0870 F: 949.399.0882 www.cdpcnc.com

8659 Morro Road, Atascadero, CA 93422
T: 805.466.3385 F: 805.466.3304

DATE: 09-07-2016 SHEET L-1

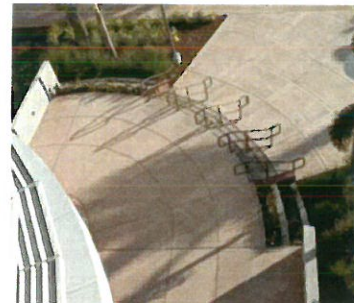
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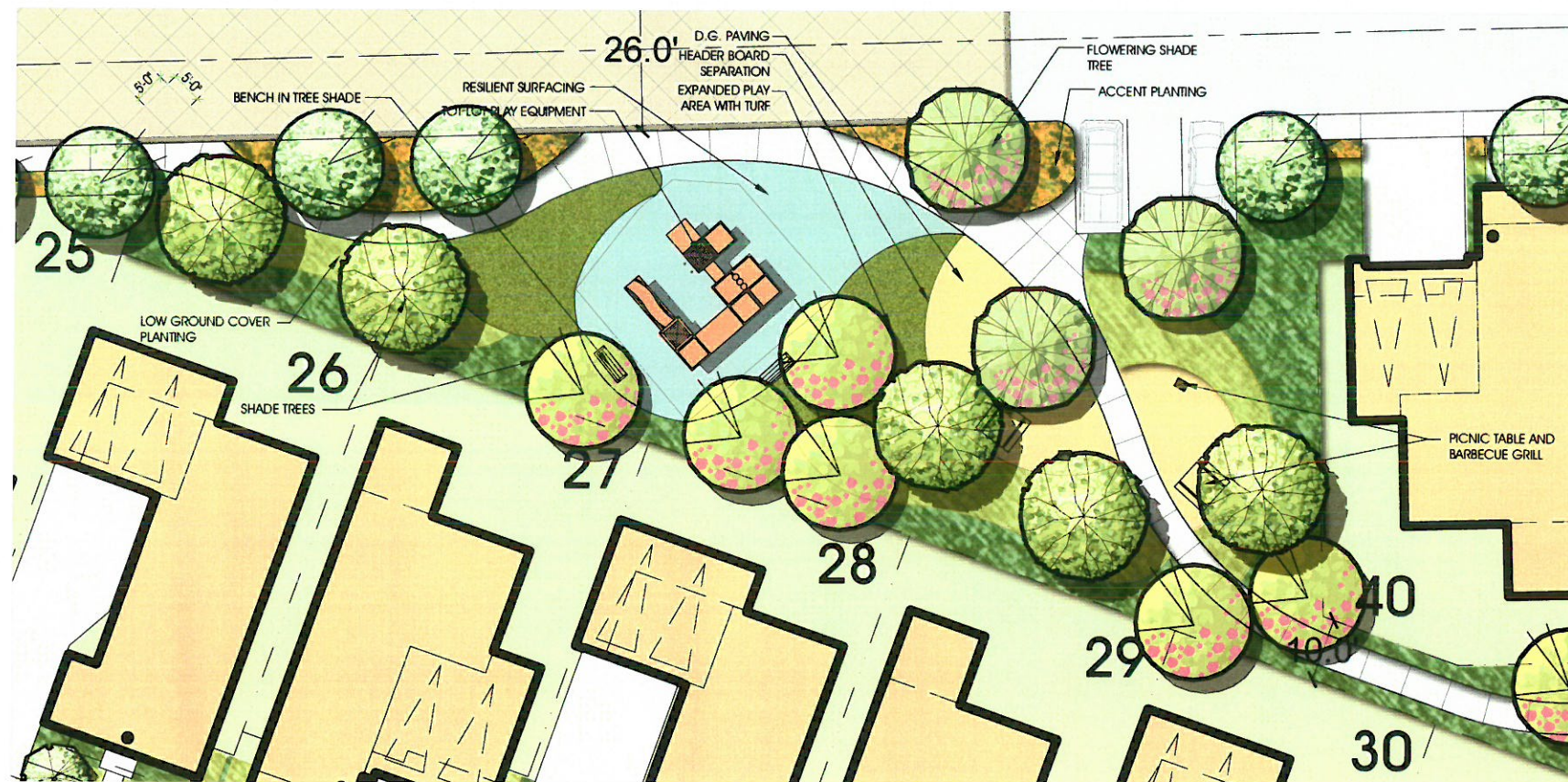
RECREATION AREA



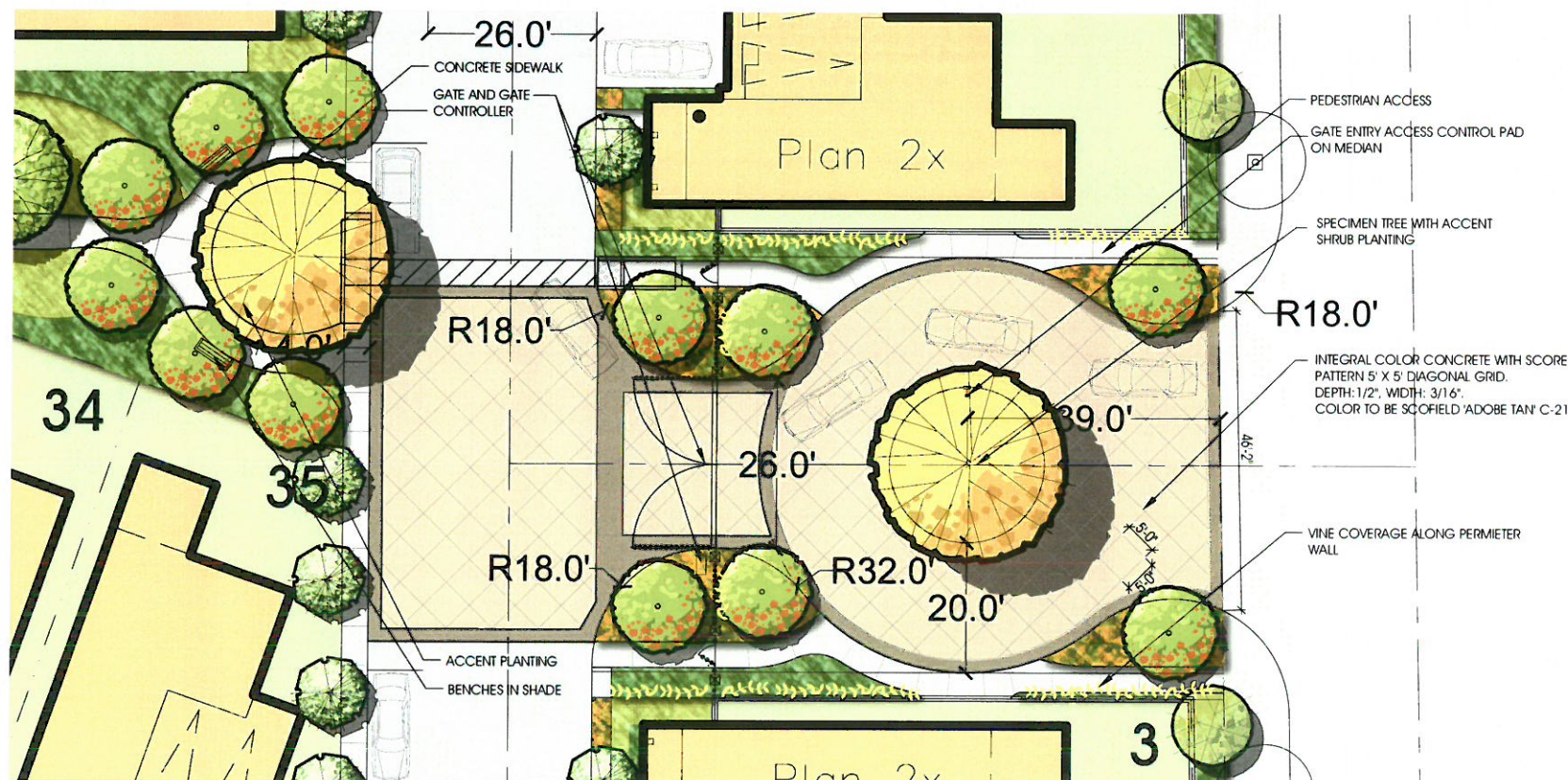
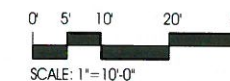
GATE AT ENTRY DRIVEWAY



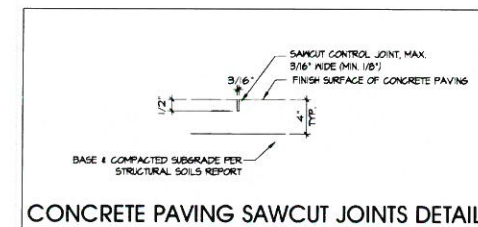
ENHANCED CONCRETE PAVING
 COLOR: SCOFIELD 'ADOBE TAN' C-21
 SAWCUT SCORE PATTERN: 5' X 5' DIAGONAL



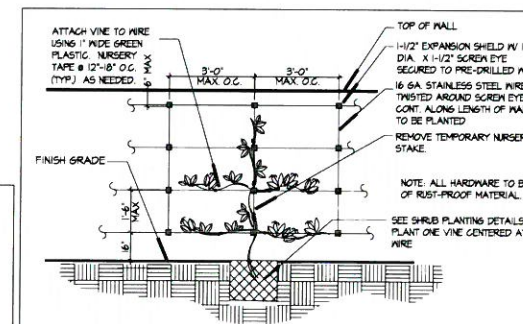
RECREATION AREA



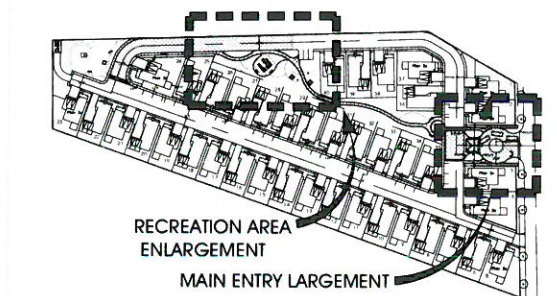
ENTRY DRIVEWAY AND PASEO ENTRANCE



CONCRETE PAVING SAWCUT JOINTS DETAIL



VINE ATTACHMENT AT ENTRY STUCCO WALL



KEY PLAN N.T.S.

DORADO - 40 UNITS

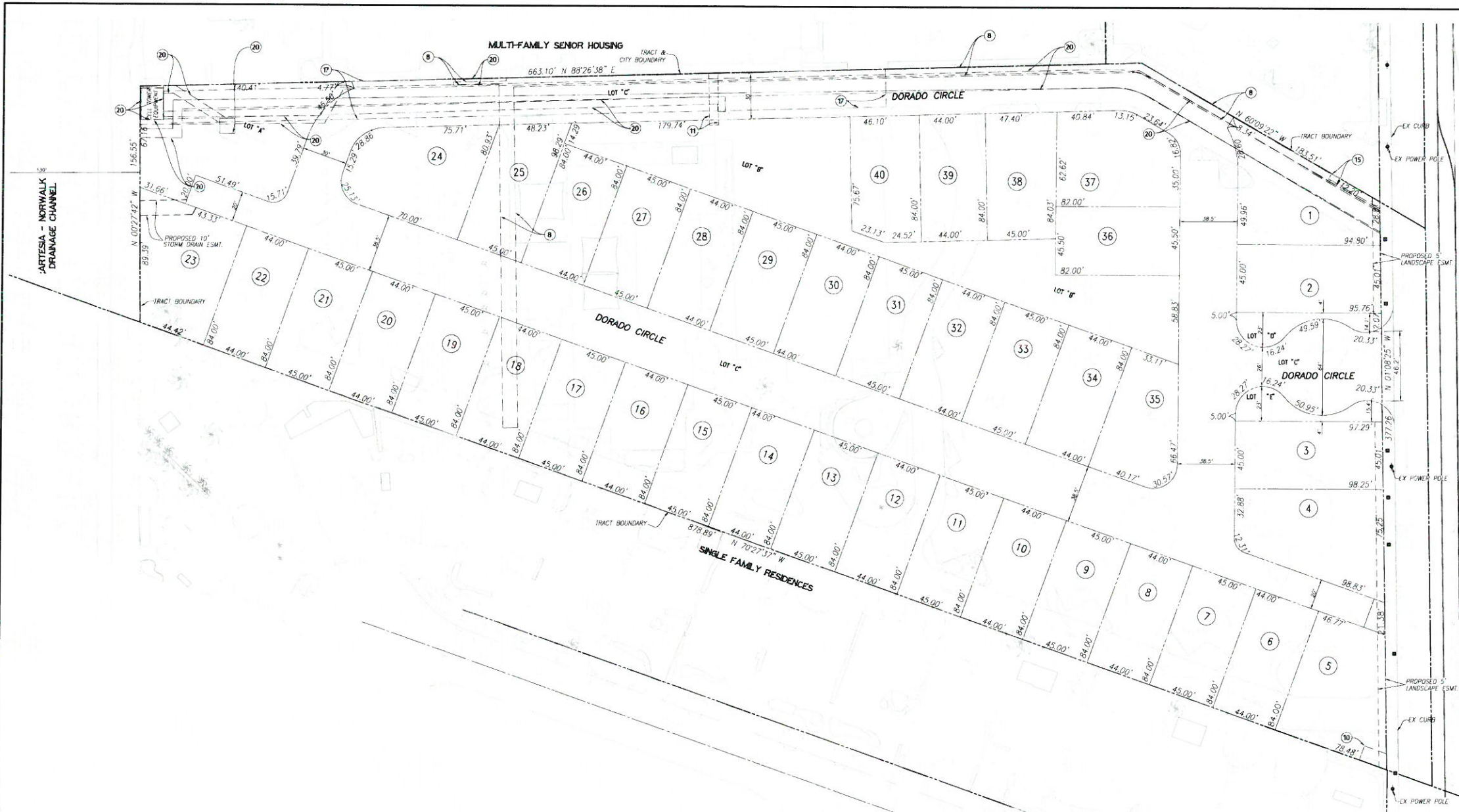
3655 NORTH NORWALK BLVD., LONG BEACH CA

CONCEPTUAL LANDSCAPE PLAN

LB EL DORADO PARK 3655, LLC.
 4100 MACARTHUR BLVD., STE. 330
 NEWPORT BEACH, CA 92660

conceptual design & planning company
 3395-C Airport Loop Dr. Studio One, Costa Mesa, CA 92626
 T: 949.399.0870 F: 949.399.0882 www.cdpc.com
 6659 Morro Road, Arroyo Viejo, CA 94012
 T: 805.466.3385 F: 805.466.3204





- NOTES**
- EXISTING LAND USE: CHURCH, PRE-SCHOOL, ADMINISTRATION BUILDINGS & PARKING LOT.
 - PROPOSED LAND USE: SINGLE FAMILY RESIDENCES
 - EXISTING ZONING: INSTITUTIONAL
 - PROPOSED ZONING: SINGLE FAMILY (R-1-M)
 - EXISTING GENERAL PLAN: INSTITUTIONAL AND SCHOOL DISTRICT
 - PROPOSED GENERAL PLAN: SINGLE FAMILY (R-1-M)
 - WATER SERVICE PROVIDED BY: CITY OF LONG BEACH WATER DEPT.
 - SANITARY SEWER SERVICE PROVIDED BY: CITY OF LONG BEACH
 - ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON COMPANY
 - GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY
 - TELEPHONE SERVICE PROVIDED BY: GENERAL TELEPHONE ELECTRIC (GTE)
 - CABLE SERVICE PROVIDED BY: CHARTER COMMUNICATIONS
 - SOLID WASTE MANAGEMENT IS UNDER THE JURISDICTION OF CITY OF LONG BEACH AND THE LOS ANGELES COUNTY SANITATION DISTRICT
 - PROJECT IS LOCATED WITHIN THE JURISDICTION OF THE LONG BEACH UNIFIED SCHOOL DISTRICT
 - ALL PROPOSED UTILITIES TO BE UNDERGROUND
 - ALL GRADING SHALL CONFORM TO THE CITY OF LONG BEACH GRADING AND EROSION CODE
 - ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE NOTED
 - ALL UNUSED DRIVEWAYS ARE TO BE REMOVED AND REPLACED WITH STANDARD FULL HEIGHT CURB
 - SUBDIVIDER SHALL COMPLY WITH ADA REQUIREMENTS AND CITY OF LONG BEACH DISABLED ACCESS REGULATIONS IN THE PUBLIC SIDEWALK AREA ADJACENT TO THE PROJECT SITE
 - ANY OFF-SITE IMPROVEMENTS FOUND DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RECONSTRUCTED BY THE SUBDIVIDER TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS

- EASEMENT NOTES**
- (8) SOUTHERN CALIFORNIA EDISON COMPANY, INSTRUMENT NO. 5785, BOOK D-2199, PAGE 87, OF OFFICIAL RECORDS
 - (10) LONG BEACH WATER DEPARTMENT EASEMENT, BOOK D-2368, PAGE 988 OF OFFICIAL RECORDS
 - (11) SOUTHERN CALIFORNIA EDISON COMPANY, INSTRUMENT NO. 2996, OF OFFICIAL RECORDS
 - (16) GENERAL TELEPHONE COMPANY, INSTRUMENT NO. 2904, OF OFFICIAL RECORDS
 - (17) FIRE AND EMERGENCY VEHICULAR ACCESS, INSTRUMENT NO. 90-88485 OF OFFICIAL RECORDS
 - (20) COMMUNICATIONS EASEMENT, INSTRUMENT NO. 2011273467 OF OFFICIAL RECORDS

- UTILITIES**
- ELECTRIC** — SOUTHERN CALIFORNIA EDISON COMPANY
125 ELM AVENUE, 1ST FLOOR
LONG BEACH, CA 90802
(562) 491-3803
 - TELEPHONE** — VERIZON
5597 E. STREET
LONG BEACH, CA 90804
(562) 986-5300
 - GAS** — LONG BEACH GAS & OIL
2400 E. SPRING STREET
LONG BEACH, CA 90806
(562) 570-2000
 - WATER** — LONG BEACH WATER DEPARTMENT
1800 WARDLOW ROAD
LONG BEACH, CA 90807
(562) 570-2300
 - SEWER** — LONG BEACH WATER DEPARTMENT
1800 WARDLOW ROAD
LONG BEACH, CA 90807
(562) 570-2300
 - CABLE TV** — CHARTER COMMUNICATIONS
2310 BELLFLOWER BLVD., #102
LONG BEACH, CA 90815
(562) 491-3803
 - SCHOOL DISTRICT** — LONG BEACH UNIFIED SCHOOL DISTRICT
1515 HUGHES WAY
LONG BEACH, CA 90810
(562) 997-8000

A.P. No.
ASSESSOR PARCEL No.: 075-020-003

FEE OWNER:
LB EL DORADO PARK 3655, LLC.
4100 MACARTHUR BOULEVARD, SUITE 330
NEWPORT BEACH, CA 92660

STATEMENT OF OWNERSHIP
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

Philip D. Dowty DATE: 10/3/16
PHILIP D. DOWTY RCE 42038

NO. # _____
DESIGNED BY: _____
DRAFTED BY: _____
CHECKED BY: _____ DATE: 2016-10-3

PREPARED FOR:
LB EL DORADO PARK 3655, LLC.
4100 MACARTHUR BOULEVARD, SUITE 330
NEWPORT BEACH, CA 92660

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
PHILIP D. DOWTY R.C.E. 42038 EXP. 3/31/16

VESTING TENTATIVE TRACT NO. 73385
DORADO
PROJECT ADDRESS: 3655 NORTH NORWALK BLVD., LONG BEACH CA
SHEET C-1 OF 3

LOT SUMMARY TABLE

LOT AREAS 40 RESIDENTIAL LOTS					
LOT NO.	GROSS SQ.FT.	LOT NO.	GROSS SQ.FT.	LOT NO.	GROSS SQ.FT.
1	5,359	16	3,696	31	3,780
2	4,288	17	3,780	32	3,696
3	4,400	18	3,696	33	3,780
4	5,681	19	3,780	34	3,696
5	5,260	20	3,696	35	3,911
6	3,696	21	3,780	36	3,731
7	3,780	22	3,696	37	4,857
8	3,696	23	5,015	38	3,881
9	3,780	24	5,429	39	3,696
10	3,696	25	4,032	40	3,783
11	3,780	26	3,696	LOT A	8,192
12	3,696	27	3,780	LOT B	16,936
13	3,780	28	3,696	LOT C	63,090
14	3,696	29	3,780	LOT D	1,208
15	3,780	30	3,696	LOT E	1,246

TOTAL 251,099 S.F.
5.764 Acres
TOTAL LAND AREA PER RESIDENTIAL LOT 6,277 S.F.

LEGAL DESCRIPTION

THE LAND SURVEYED AND SHOWN ON THIS MAP IS SITUATED IN THE CITY OF LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN UPON A MAP RECORDED IN BOOK 41819, PAGE 141, E1 SEQ., OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF DOHN ROAD (NOW PART OF NORWALK BLVD) 40 FEET WIDE, AS CONVEYED TO THE COUNTY OF LOS ANGELES, BY DEED RECORDED IN BOOK 1040, PAGE 109 OF DEEDS, IN SAID OFFICE OF THE COUNTY RECORDER, WITH THE SOUTHWESTERLY LINE NORTH 70°00'20" WEST 911.13 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE "ARTESIA-NORWALK STORM DRAIN" AS CONDEMNED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT IN THE FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 630298, SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF WHICH DECREE WAS RECORDED ON JULY 28, 1955 AS DOCUMENTED NO. 4122 IN BOOK 48493.

PAGE 356 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, NORTH 156.55 FEET; THENCE NORTH 88°54'20" WEST 663.10 FEET; THENCE SOUTH 59°41'40" EAST 218.67 FEET, MORE OR LESS, TO SAID WESTERLY LINE OF DOHN ROAD (NOW PART OF NORWALK BLVD); THENCE ALONG SAID WESTERLY LINE SOUTH 0°41'20" EAST 370.45 FEET TO THE POINT OF BEGINNING.

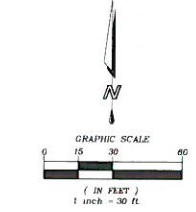
EXCEPTING THEREFROM THE INTEREST RESERVED FOR ROADS, RAILROADS, RAILROADS AND DITCHES OVER THAT PORTION OF A 30 FOOT STRIP OF LAND (THE CENTERLINE OF WHICH IS THE NORTH AND SOUTH CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES), IN THE DEED FROM STEARNS RANCHO COMPANY, RECORDED IN BOOK 1203, PAGE 1 OF DEEDS, IN SAID OFFICE OF THE COUNTY RECORDER, WHICH INTEREST PASSED TO THE COUNTY OF LOS ANGELES, BY DEED RECORDED ON JUNE 10, 1918 IN BOOK 6678, PAGE 217 OF SAID DEED.

BASES OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF NORWALK BLVD., BEING NORTH 01°13'08" WEST, AS SHOWN ON TRACT 39212, RECORDED IN BOOK 970, PAGES 63 & 64 OF MAPS, IN THE OFFICE OF LOS ANGELES COUNTY RECORDER.

NOTE

PROPERTY SURVEY PER THOMAS TERWILIGER, L.S. 9091



LOT INFORMATION

TOTAL AREA 251,099 SF 5.7644 AC
 LOTS 1-40 RESIDENTIAL
 LOT A OPEN SPACE
 LOT B OPEN SPACE / PASEO AREA
 LOT C COMMON ACCESS / UTILITIES
 LOT D & E OPEN SPACE / LANDSCAPE

DENSITY:
 40 DWELLING UNITS/
 5.76 AC =
 6.94 D.U./ACRE

DATE	REVISION DESCRIPTION

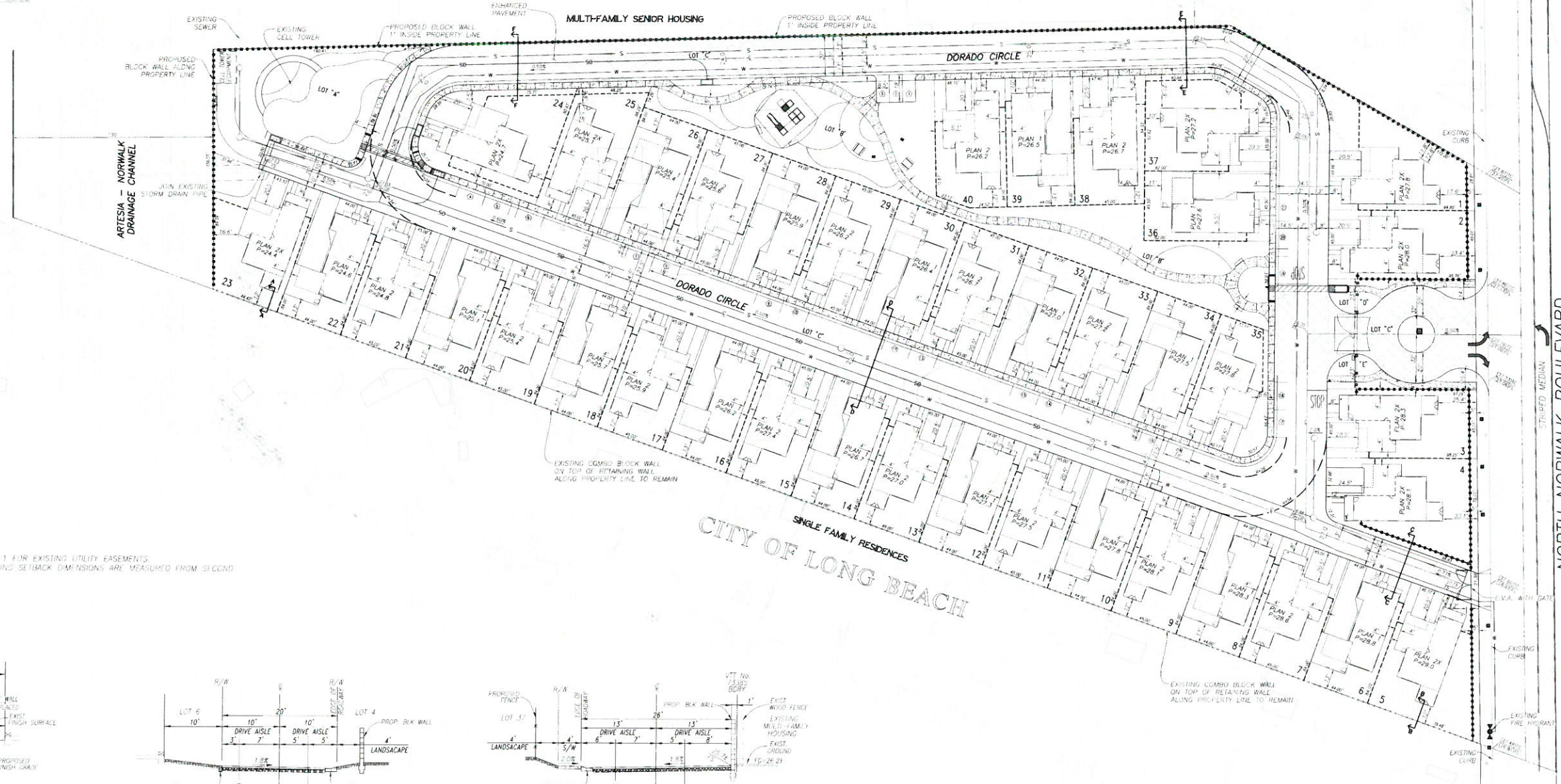
CONCEPTUAL GRADING PLAN

3655 NORTH NORWALK BLVD., LONG BEACH CA



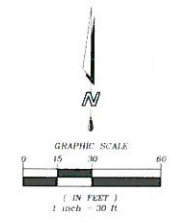
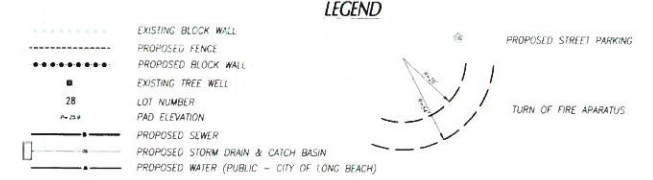
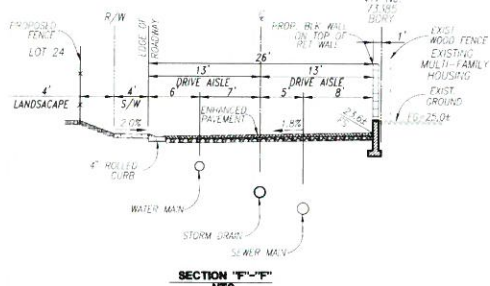
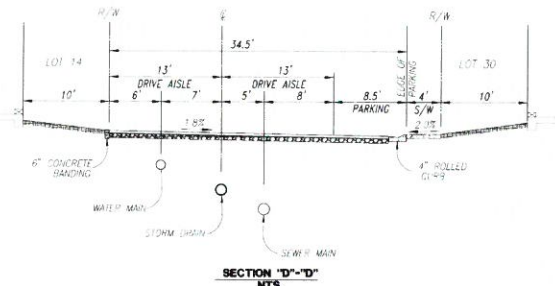
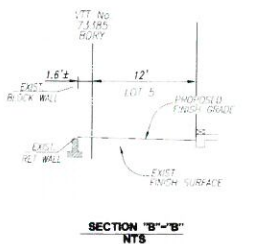
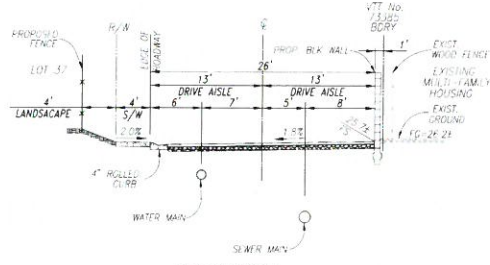
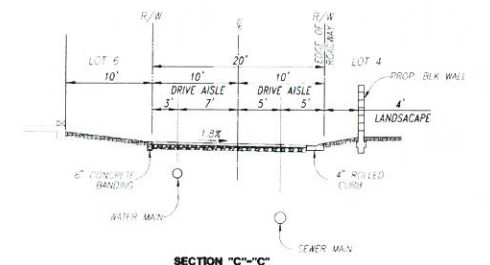
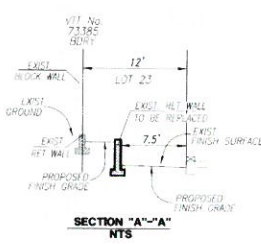
VICINITY MAP
1/8" = 1' SCALE

CITY OF HAWAIIAN
GARDENS
HIGH DENSITY RESIDENTIAL - R4



NOTE

1. SEE SHEET 1 FOR EXISTING UTILITY EASEMENTS
2. REAR BUILDING SETBACK DIMENSIONS ARE MEASURED FROM SECOND STORY



DATE	REVISION DESCRIPTION

PREPARED FOR:
LB EL DORADO PARK 3655, LLC.
4100 MACARTHUR BOULEVARD, SUITE 330
NEWPORT BEACH, CA 92660

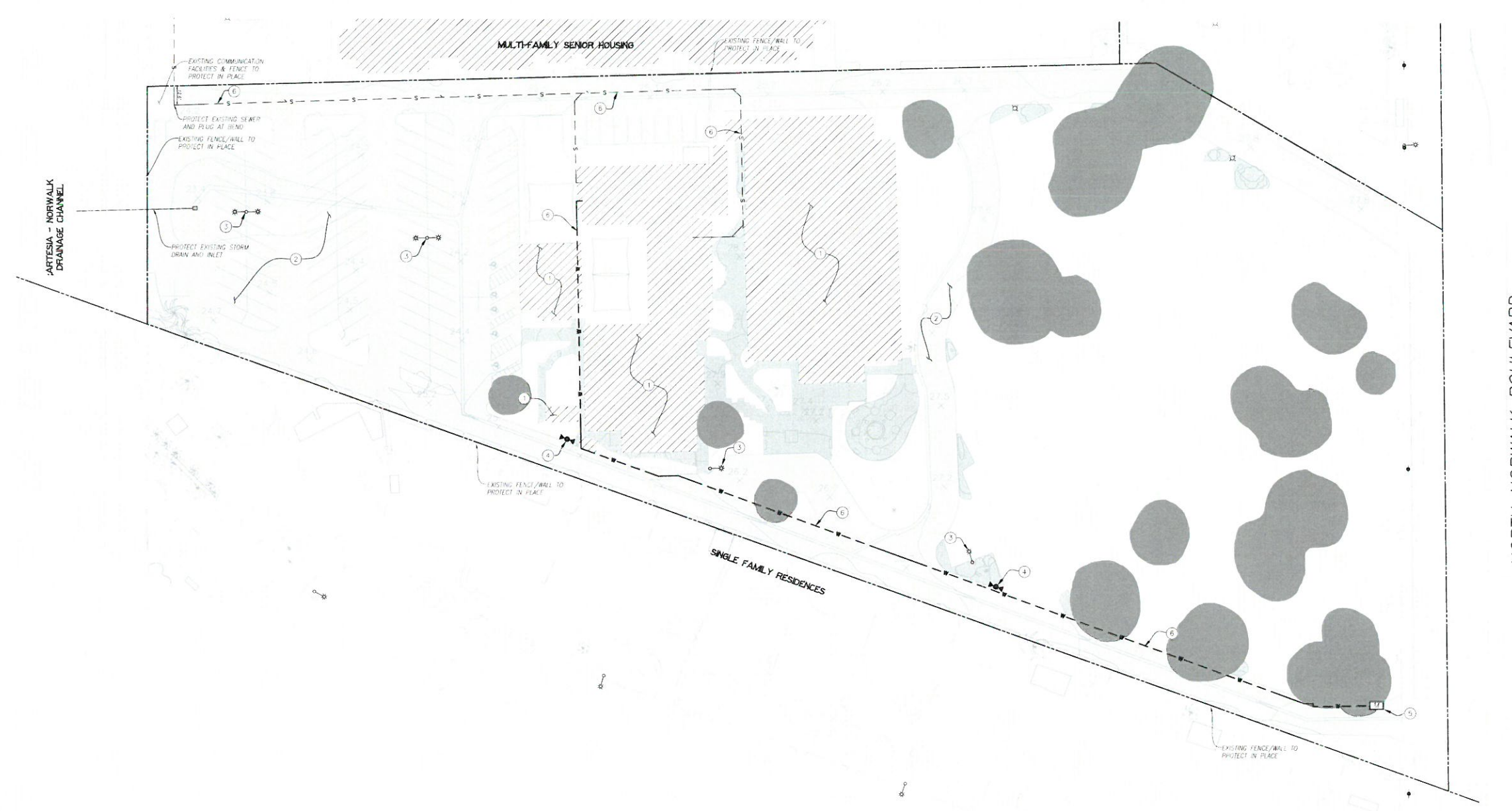
PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
3700 HIGHWAY 73, IRVINE, CA 92618 • PH: 949.261.9300 • FAX: 949.261.9309
PHILIP D. DOWDY R.C.E. 42038 EXP. 3/31/16

CITY OF LONG BEACH
CONCEPT GRADING AND UTILITIES

VESTING TENTATIVE TRACT NO. 73385 DORADO

PROJECT ADDRESS: 3655 NORTH NORWALK BLVD., LONG BEACH CA

SHEET C-2 OF 3



DEMOLITION NOTES:

PROJECT SCOPE: THIS PROJECT CONSISTS OF THE DEMOLITION OF BUILDING, BUILDING SLAB, CONCRETE & ASPHALT, CONCRETE FIBERGLASS DUTTER, PLASTER ARJAS, CATCH BASIN.

STORM WATER POLLUTION PREVENTION
AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AT ALL TIMES DURING THE DEMOLITION AND CLEAN-UP ACTIVITIES RELATING TO THIS PROJECT. SEE PLAN FOR SITE SPECIFIC REQUIREMENTS.

STORM WATER POLLUTION PREVENTION NOTES
STORM WATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF LONG BEACH. ALL SUCH PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUATE AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:
SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, GRADES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
SEDIMENTS OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCE OF WIND AND WATER FLOW.
FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL 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 NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
EXCESS OR WASTE CONCRETE MAY NOT BE WASHED 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.
TRUCKS AND CONSTRUCTION EQUIPMENT SHALL BE PROTECTED FROM BEING DEPOSITED INTO THE PUBLIC WAY CONTAMINATION OF RAINWATER AND DISPERSED BY WIND.
SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE CLEANED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY ANY OF STREET MEANS.
ANY SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO INHIBIT EROSION BY WIND AND WATER.
STORM WATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MAINTAINED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.
UPON COMPLETION OF THE PROJECT, SEMI-PERMANENT MEASURES SHALL BE IMPLEMENTED WHICH PROVIDE EFFECTIVE EROSION AND SEDIMENT CONTROL. A FINAL INSPECTION SHALL BE ARRANGED FOR THE PURPOSE OF REVIEWING IMPLEMENTATION. PERIODIC MAINTENANCE SHALL BE PROVIDED TO ENSURE EFFECTIVENESS.

HAZARDOUS MATERIALS NOTES:

COMPLIANCE WITH LAND: CONTRACTOR SHALL AT ITS SOLE COST AND EXPENSE, COMPLY, AND SHALL ENSURE THAT ALL OF CONTRACTOR'S REPRESENTATIVES PRESENT ON THE WORK SITE DESCRIBED PER THESE PLANS (THE "PROPERTY") OR THE PROJECT DURING THE WORK COMPLY WITH ALL APPLICABLE LOCAL, REGULATORY, LICENSING REQUIREMENTS, AND GOOD BUSINESS PRACTICES WITH RESPECT TO ANY HAZARDOUS MATERIAL LOCATED, USED, DEPOSITED OR BROUGHT ON THE PROPERTY OR THE PROJECT, OR RELEASED, DISPOSED OF, OR TRANSPORTED ON, TO, UNDER, FROM OR ABOUT THE PROPERTY OR THE PROJECT. CONTRACTOR'S RESPONSIBILITIES UNDER THIS PERMIT INCLUDE HAZARDOUS MATERIALS (SEE ENCOUNTERED ARE AS FOLLOWS WITH ANY PORTIONS OF THE ROUTING MATTERS CHECKLIST (ATTACHED AS ATTACHMENT 1 HEREIN) WHICH ARE APPLICABLE TO THE WORK FOR PURPOSES OF THIS PERMIT. THE TERM "HAZARDOUS MATERIALS" SHALL MEAN (A) ANY "HAZARDOUS MATERIAL" AS DEFINED IN SECTION 25001 OF THE CALIFORNIA HEALTH AND SAFETY CODE; (B) ANY SUBSTANCE OR MATTER WHICH RESULTS IN LIABILITY TO ANY PERSON OR ENTITY FROM THE CHARGE OF OR EXPOSURE TO SUCH SUBSTANCE OR MATTER UNDER ANY STATUTORY OR COMMON LAW THEORY; AND (C) ANY SUBSTANCE OR MATTER WHICH BECOMES SUBJECT TO ANY FEDERAL, STATE OR LOCAL AGENCY ORDER OR REQUIREMENT FOR REMOVAL, TREATMENT OR REMEDIATION.

UTILITIES

- ELECTRIC** - SOUTHERN CALIFORNIA Edison COMPANY
125 ELM AVENUE, 1ST FLOOR
LONG BEACH, CA 90802
(562) 437-1803
- TELEPHONE** - VERIZON
5597 E. STREET
LONG BEACH, CA 90804
(408) 386-5300
- GAS** - LONG BEACH GAS & ICE
2400 E. SPRING STREET
LONG BEACH, CA 90806
(562) 570-2000
- WATER** - LONG BEACH WATER DEPARTMENT
1800 WILLOW ROAD
LONG BEACH, CA 90807
(562) 570-2300
- SEWER** - LONG BEACH WATER DEPARTMENT
1800 WILLOW ROAD
LONG BEACH, CA 90807
(562) 570-2300
- CABLE TV** - CHARTER COMMUNICATIONS
2310 BILLOWAY BLVD, #102
LONG BEACH, CA 90805
(562) 491-3613

NOTE
CONTACT ALL UTILITY COMPANIES WITH FACILITY'S WORK PROJECT BOUNDARY, PRIOR TO REMOVAL OF EXISTING UTILITIES.

NOTE
EXISTING PERMANENT FENCE/WALL TO BE PROTECT IN PLACE

NOTE
ALL TREES, SHRUBS, LANDSCAPE, IRRIGATION TO BE REMOVED

WATER SERVICE NOTE
CONTACT WATER DISTRICT TO SHUT OFF METER PRIOR TO THE REMOVAL OF THE PRIVATE SERVICE LINE ON PROPERTY.

SEWER SERVICE NOTE
PLUG EXISTING SEWER LATERAL AT RIGHT-OF-WAY AND REMOVE PRIVATE CASITE SEWER LATERAL.

DATE	REVISION DESCRIPTION

LEGEND:

- POWER POLE
- STREET LIGHT
- EXISTING TREE TO BE REMOVED
- EXISTING PAVEMENT
- EXISTING CONCRETE
- ▨ EXISTING BUILDINGS
- W — EXISTING WATER LINE
- S — EXISTING SEWER LINE
- M EXISTING WATER METER
- EXISTING FIRE HYDRANT

DEMOLITION NOTES:

- 1 REMOVE EXISTING BUILDINGS
- 2 REMOVE EXISTING PAVEMENT/CONCRETE/CEILING & GUTTER
- 3 REMOVE EXISTING LIGHT POLES
- 4 REMOVE EXISTING FIRE HYDRANT
- 5 REMOVE EXISTING WATER METER
- 6 LOCATE AND REMOVE EXISTING WET UTILITY LINE

WATER SERVICE NOTE
CONTACT WATER DISTRICT TO SHUT OFF METER PRIOR TO THE REMOVAL OF THE PRIVATE SERVICE LINE ON PROPERTY.

SEWER SERVICE NOTE
PLUG EXISTING SEWER LATERAL AT RIGHT-OF-WAY AND REMOVE PRIVATE CASITE SEWER LATERAL.

PREPARED FOR:
LB EL DORADO PARK 3655, LLC.
4100 MACARTHUR BOULEVARD, SUITE 330
NEWPORT BEACH, CA 92660

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
THE HIGHTON GROUP, CA 92614 • P.O. BOX 983100 • FT. LAUDERDALE, FL 33409
PHILIP D. DOWDY R.C.E. 42058 EXP. 3/31/16

CITY OF LONG BEACH

VESTING TENTATIVE TRACT NO. 73385
DEMOLITION EXHIBIT
PROJECT ADDRESS: 3655 NORTH NORWALK BLVD., LONG BEACH CA
SHEET C-3 OF 3