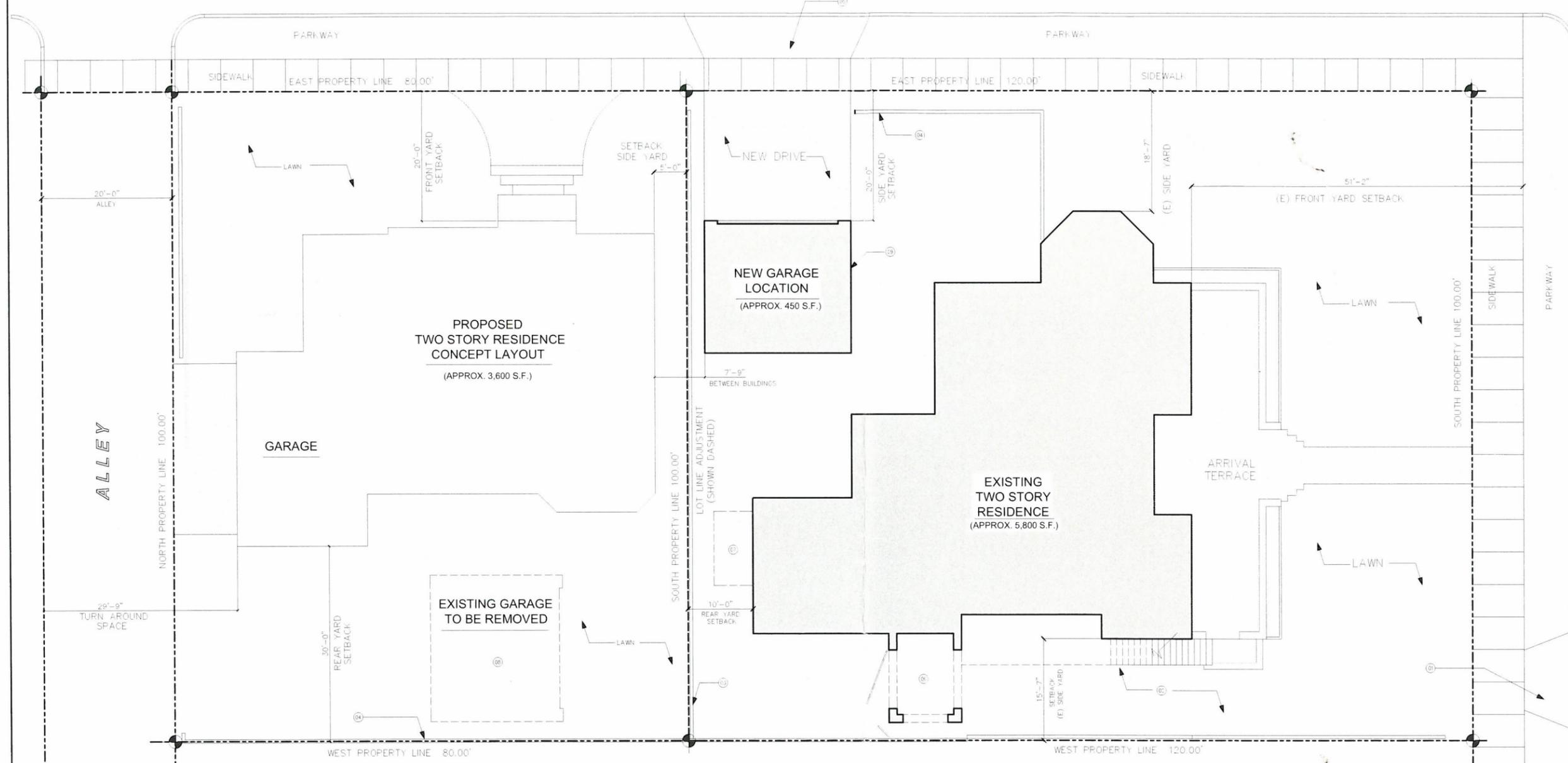


PALOMA AVE



PROPOSED SITE PLAN W/ LOT LINE ADJUSTMENT

SITE PLAN KEY NOTES		GENERAL NOTES
SYM	DET	DESCRIPTION
(01)		EXISTING CONCRETE DRIVE APPROACH TO BE REMOVED. FILL IN CURB, GUTTER AND WALK.
(02)		EXISTING CONCRETE DRIVE TO BE REMOVED AND FILL WITH LAWN AND LANDSCAPING.
(03)		NEW 6" HIGH CMU WALL.
(04)		EXISTING 6" HIGH CMU WALL.
(05)		NEW CURB CUT AND CONC. DRIVE APPROACH.
(06)		EXISTING STRUCTURE TO REMAIN.
(07)		EXISTING ONE STORY STRUCTURE TO BE REMOVED.
(08)		EXISTING ONE STORY GARAGE STRUCTURE TO BE REMOVED.
(09)		RELOCATION OF NEW 2 CAR GARAGE.

- REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION.
- CITY GRADING ENGINEER SHALL BE CONTACTED PRIOR TO START OF GRADING TO SCHEDULE A PRE-GRADING MEETING.
- REFER TO GRADING PLAN FOR PRECISE GRADING INFORMATION.
- REFER TO SOILS REPORT FOR GRADING REQUIREMENTS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE GRADING, COMPACTION, BACK-FILLING, FOOTING AND UTILITY INSPECTIONS COMPLETED PRIOR TO BEGINNING NEXT PHASE OF CONSTRUCTION.
- SEPARATE PERMIT REQUIRED FOR EACH BUILDING OR STRUCTURE, I.E. FENCE WALLS, RETAINING WALLS, SWIMMING POOLS, ETC.
- BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. FIRE CODE 901.4.4.
- FINISH GRADE WITHIN 10 FEET OF THE NEW STRUCTURE SHALL BE SLOPED A MINIMUM OF 5% AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES.

SCOPE OF WORK (PROPOSED)

- (01) - REMOVE EXISTING CONCRETE DRIVE APPROACH AND FILL IN WITH APPROVED CURB, GUTTER AND WALK AS PER CITY STANDARDS
- (05) - CUT IN NEW CONCRETE DRIVE APPROACH TO COMFORM TO CITY STANDARDS
- (08) - REMOVE EXISTING GARAGE
- (09) - CONSTRUCT NEW GARAGE TO CONFORM TO CITY REGULATIONS AND HISTORICAL DISTRICT STANDARDS

PROJECT DATA

CLIENT:

PROJECT ADDRESS
3065 E. OCEAN BLVD.
SEAL BEACH, CA 90740

ZONING INFORMATION

ZONE:	F-2L
OCCUPANCY:	R
CONSTRUCTION TYPE:	TYPE V-B
MAXIMUM HEIGHT:	35 FT. (31 FT. PROVIDED)
MAX. LOT COVERAGE:	60% (33% PROVIDED)
MIN. LOT SIZE:	8,000 SQ.FT. (8,000 SQ.FT. PROVIDED)

SETBACKS:

FRONT:	15'-0"	20'-0" PROVIDED
REAR:	10'-0" REQUIRED	30'-0" PROVIDED
SIDE YARD:	4'-0" REQUIRED	5'-0" PROVIDED

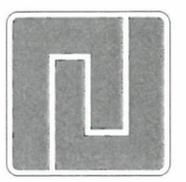
REVISIONS

NO.	DESCRIPTION

SHEET TITLE:

PROPOSED LOT LINE ADJUSTMENT / SITE PLAN

PROJECT NO.:	2044-14
DATE:	2 MAY 2014
DRAWN BY:	RJT
SCALE:	N.T.S.
FILE:	3065 E OCEAN.dwg
SHEET NO.:	



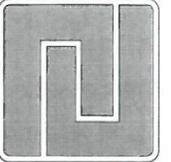
ROBERT J. TAVASCI ARCHITECT
3351 ORANGEWOOD AVE
LOS ALAMITOS, CA 90720
PH: 562.843.1494



OWNER:
WEATHERING HEIGHTS, LLC
3605 E. OCEAN BLVD.
LONG BEACH, CA. 90803

PROJECT:
LOT LINE ADJUSTMENT PROJECT
3065 E. OCEAN BLVD.
LONG BEACH, CA. 90803

Study Session
Attachment



ROBERT J TAVASCI
ARCHITECT
3351 ORANGEWOOD AVE.
LOS ALAMITOS, CA 90720
PH: 562-843-1494



OWNER:
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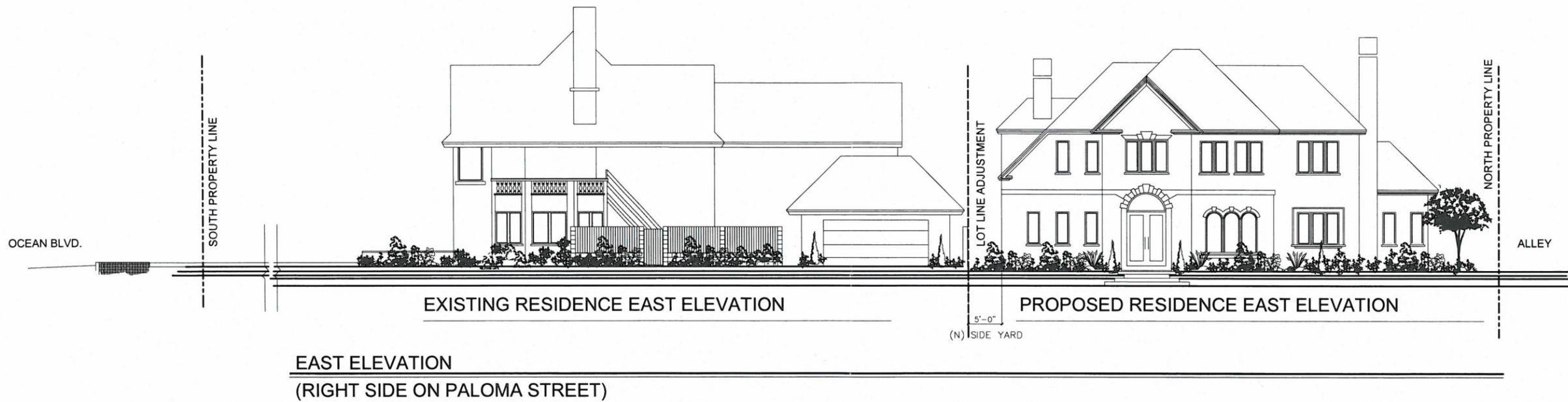
PROJECT:

REVISIONS

SHEET TITLE:
EXTERIOR
ELEVATIONS OF
EXISTING AND
PROPOSED
RESIDENCE

PROJECT NO. 2044-14
DATE 2 MAY 2014
DRAWN BY: RJT
SCALE: NTS
FILE: 3065 E OCEAN.dwg
SHEET NO.

T-1.3



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