

Appendix A Project Plans [Tentative Parcel Map No. 83421 (TPM21-0001),
Conceptual Grading Plan, Development Review No. DRP22-0021
Site Plan, Floor Plans, Elevations, and Roof Plan and Accessory
Dwelling Unit No. ADU24-0090]

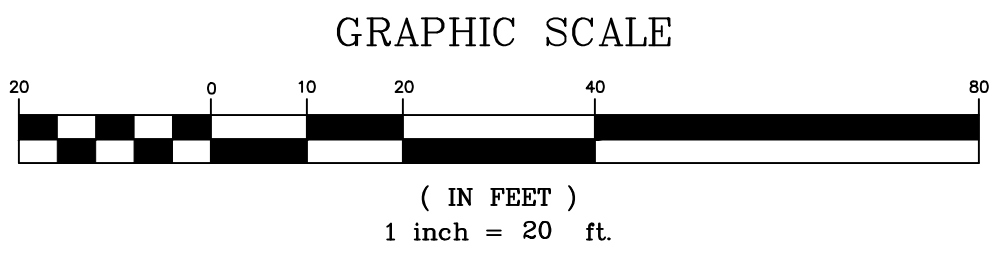
TENTATIVE PARCEL MAP NO. 83421

NOTES

1. GROSS AREA: 31,934 SQ. FT.
NET AREA: 30,534 sq. ft.
2. EXISTING ZONING: R1
3. PROPOSED USE: SINGLE FAMILY DWELLING
4. SEWAGE DISPOSAL: EXISTING PUBLIC SYSTEM
5. METHOD OF DRAINAGE: CONTROLLED TOWARD THE STREET
6. WATER SUPPLY: EXISTING PUBLIC SERVICE
7. THE PROJECT IS NOT WITHIN A KNOWN HAZARDOUS AREA.
8. THERE ARE NO OAK TREES IN THIS PROPERTY.
9. NUMBER OF PARCELS: 4



VICINITY MAP
NOT TO SCALE



LEGEND

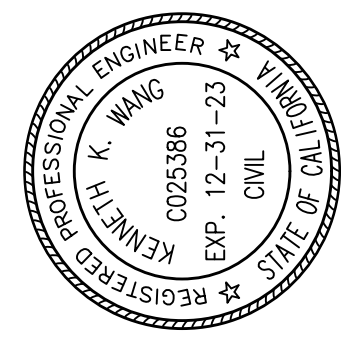
H.	HIGH
CONC.	CONCRETE
TBM	TEMPORARY BENCHMARK
P.A.	PLANTING AREA
A.C.	ASPHALT CONCRETE
TC	TOP OF CURB
FL	FLOWLINE
FF	FINISH FLOOR
TG	TOP OF GRATE
RET.	RETAINING
---	EXISTING STRUCTURE
x 105.50	EXISTING SPOT ELEVATION
⊕	CENTERLINE
—P—	PROPERTY LINE
- - - S - - -	SEWER MAIN

SURROUNDING LAND USE PLAN
SCALE 1"=40'

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOT 9 OF THE C G WARNER TRACT IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGES 102 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT FROM SAID LOT THAT PORTION LYING WITHIN THE LINES OF TRACT NO. 22153, AS PER MAP RECORDED IN BOOK 695, PAGES 46 OF MAPS, RECORDS OF SAID COUNTY.
RESERVING UNTO GRANTEE ANY AND ALL OIL AND GAS RIGHTS AS REFERRED TO IN THAT CERTAIN OIL AND GAS LEASE DATED APRIL 12, 1926 IN BOOK 4580 PAGE 233 OF OFFICIAL RECORDS.

APN: 8126-033-025



ENGINEER
Kenneth K. Wang
Kenneth K. Wang RCE 25386
EXP. 12-31-23

PREPARED BY:
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OWNER OR DEVELOPER:
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WHITTIER, CA 90603
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CONCEPTUAL GRADING PLAN
PROJECT ADDRESS: _____ BEVERLY DRIVE AND PICKERING AVE
A.P.N. 8126-033-025

- GENERAL GRADING NOTES: ALL WORK SHALL BE DONE UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER. DURING AND UPON COMPLETION OF THE WORK, A CERTIFICATE SIGNED BY A REGISTERED CIVIL ENGINEER SHALL BE FILED WITH THE CITY ENGINEER CERTIFYING THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE PERMIT AND THE WHITTIER MUNICIPAL CODE. INCLUDED WITH THIS CERTIFICATE SHALL BE A MAP SHOWING THE ELEVATIONS OF THE LOTS AND SLOPES OF ALL BANKS, AS CONSTRUCTED.
2. DURING ALL GRADING OPERATIONS, ADEQUATE PROTECTION SHALL BE PROVIDED FOR ADJOINING PROPERTY OR PROPERTY LOCATED AT LOWER ELEVATIONS WHERE EROSION MAY CAUSE DAMAGE OR NUISANCE. PROTECTION SHALL ALSO BE PROVIDED FOR ADJOINING PUBLIC WAYS. A DESILTING BASIN SHALL BE MAINTAINED ON THE PROPERTY AT ALL TIMES TO RETAIN ALL DIRT AND SILT WHICH THE PROPOSED DEVELOPMENT BOUNDARIES. THE APPLICANT SHALL SUBMIT A PLAN IN WRITING SPECIFYING THE MANNER IN WHICH PROTECTION WILL BE PROVIDED FOR THE ADJOINING PROPERTIES.
3. A COMPREHENSIVE GENERAL LIABILITY INSURANCE CERTIFICATE SHALL BE PRESENTED TO THE CITY ENGINEER SHOWING SAME TO BE IN EFFECT FOR NOT LESS THAN \$500,000 COVERING SINGLE LIMIT OCCURRENCE. THE APPLICANT SHALL FURNISH THE CITY WITH A CERTIFICATE CONTAINING A THIRTY (30) DAY CANCELLATION NOTICE CLAUSE AND SHALL NAME THE CITY AS ADDITIONAL INSURED.
4. A SURETY BOND OR CASH DEPOSIT IN THE SUM OF \$_____ SHALL BE PROVIDED TO THE CITY ENGINEER GUARANTEEING THE COMPLETION OF EXCAVATION WORK SHOWN ON THE GRADING PLAN AND IN THE MANNER THE COMPLETION OF THE EXCAVATION WORK SHOWN ON THE GRADING PLAN AND IN THE MANNER SPECIFIED IN THE GRADING PERMIT. THE FOLLOWING WORK SHALL BE COVERED BY THIS BOND:
 - a. THE COMPLETION OF THE EXCAVATION WORK AS SHOWN ON THE GRADING PLAN AND IN THE MANNER SPECIFIED IN THE GRADING PERMIT AND UNDER THE CONDITIONS SET FOR THE APPROVAL OF THE DEVELOPMENT.
 - b. INSTALLATION OF PAVED DRAINS AS SHOWN ON THE APPROVED GRADING PLAN.
 - c. CONSTRUCTION OF DRAINAGE PIPES, CONDUITS, AND DRAINAGE STRUCTURES AS SHOWN ON THE APPROVED GRADING PLAN AND AS REQUIRED BY THE GRADING PERMIT.
 - d. THE PROTECTION OF ALL SLOPES IMMEDIATELY UPON COMPLETION WITH SEEDING OR OTHER FORMS OF APPROVED EROSION CONTROL DEVICE.
 - e. THE IMPROVEMENT OF ALL STREETS AS REQUIRED BY THE TENTATIVE APPROVAL OF THE DEVELOPMENT.
5. THE GRANTING OF THIS PERMIT SHALL NOT BE CONSTRUED TO AUTHORIZE APPLICANT TO DO GRADING WORK OUTSIDE THE BOUNDARIES OF THE PROPERTY OWNED BY THE APPLICANT. EVIDENCE OF PERMISSION TO WORK ON ADJOINING PROPERTIES SHALL BE SUBMITTED IN WRITING TO THE CITY ENGINEER BEFORE DOING ANY WORK ON SUCH PROPERTY.
6. NO WORK SHALL BE DONE BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. OR ON SUNDAYS.
7. ALL RETAINING WALLS SHALL BE CONSTRUCTED UNDER PERMIT FROM THE CITY OF WHITTIER BUILDING DEPARTMENT.
8. ALL DRIVEWAY APFONS SHALL BE APPROVED BY THE TRAFFIC ENGINEER AND CONSTRUCTED UNDER PERMIT FROM THE CITY OF WHITTIER PUBLIC WORKS DEPARTMENT.
9. DUST SHALL BE CONTROLLED BY SPRINKLING AS REQUIRED BY THE CITY ENGINEER.
10. BEFORE REPORTING ANY DIRT FROM THE SITE, A HAUL PERMIT SHALL BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF WHITTIER.
11. ADDITIONAL CONDITIONS MAY BE IMPOSED FROM TIME TO TIME BY THE CITY ENGINEER TO ALLEVIATE TRAFFIC AND NUISANCE CONDITIONS.
12. CUT SLOPES: THE MAXIMUM ALLOWABLE STEEPNESS OF CUT SLOPES IS 2:1. STEEPER SLOPES MAY BE PERMITTED BY THE CITY ENGINEER ONLY AFTER INVESTIGATION AND RECOMMENDATION BY A SOILS ENGINEER OR GEOLOGIST THAT THE PROPOSED STEEPER SLOPE WILL BE STABLE AND NOT CREATE HAZARD. AN APPROVED DRAINAGE DITCH SHALL BE CONSTRUCTED ACROSS THE TOP OF ALL CUT SLOPES.
13. FILL SLOPES: THE ALLOWABLE SLOPE FOR FILL BANKS IS 2:1 MAXIMUM.
14. COMPACTION OF FILLS:
 - a. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL, AND CERTIFICATES FROM AN ACCREDITED LABORATORY OR CIVIL ENGINEER SHOWING THE DEGREE OF COMPACTION SHALL BE PROVIDED TO THE CITY ENGINEER AND BUILDING SUPERINTENDENT, TOGETHER WITH A TABULATION OF THE PERCENT COMPACTION OBTAINED IN THEIR VARIOUS TESTS AND A PLAN SHOWING THE LOCATION OF THE TESTS.
 - b. COMPACTION MAY BE REDUCED TO A MINIMUM OF 85% WITHIN THE OUTER EIGHT INCHES OF FILL SLOPE SURFACES, WHEN COMPACTION EFFORT SIMILAR TO GRID ROLLING IS USED ON THE SURFACE, OR
 - c. COMPACTION MAY BE LESS THAN 80% IF THE FILL IS NOT INTENDED TO SUPPORT STRUCTURES AND COMPACTION IS NOT OTHERWISE REQUIRED FOR SAFETY. PRIOR APPROVAL WILL BE REQUIRED FROM THE CITY ENGINEER FOR COMPACTION OF LESS THAN 80%.
 - d. SLOPE SURFACES MAY BE SCARIFIED OR TOP SOIL ADDED, PROVIDED SUCH LOOSE MATERIALS ARE NOT OVER THREE INCHES THICK.
15. DRAINAGE FROM ALL LOTS SHALL BE CARRIED TO THE CURB LINE IN A MANNER THAT WILL PREVENT DAMAGE TO THE PROPOSED IMPROVEMENTS.
16. COMPACTION METHODS:
 - a. THE SPACE OVER WHICH FILLS ARE TO BE MADE SHALL FIRST BE CLEARED OF ALL TRASH, BRUSH, TREES, STUMPS, TIMBER, OR DEBRIS AND SHALL BE SCARIFIED.
 - b. WHEN AN EXISTING FILL IS TO BE WIDENED OR A NEW FILL IS TO BE MADE, THE NEW MATERIAL SHALL BE BONDED TO THE OLD BY PLOWING DEEP LONGITUDINAL FURROWS.
 - c. ALL FILLING SHALL BE DONE WITH GOOD SOUND EARTH OR GRAVEL, AND NO OLD CASK, MACADAM, BITUMINOUS PAVEMENT, CONCRETE OR OTHER LUMPY MATERIAL SHALL BE USED IN THE FILL UNLESS THE SAME IS SCATTERED AND THE LUMPS DO NOT EXCEED FOUR (4) INCHES IN DIAMETER AND ARE NOT PLACED WITHIN ONE (1) FOOT OF SUB-GRADE.
 - d. SLOPE BENCHING (5 FEET MINIMUM WIDTH) SHALL BE REQUIRED WHERE FILLS ARE PLACED ON A NATURAL GRADE EXCEEDING FIVE (5) FEET VERTICAL TO ONE (1) FOOT VERTICAL.
17. A ROUGH GRADING INSPECTION CERTIFICATE ALONG WITH THE COMPACTION REPORT STAMPED & SIGNED BY THE SOILS ENGINEER MUST BE APPROVED BEFORE A BUILDING PERMIT IS ISSUED.

1. ALL WORK SHALL CONFORM SUBSTANTIALLY TO THE ATTACHED GRADING PLAN, EXCEPT AS MODIFIED BY THE APPROVED STREET IMPROVEMENT PLANS FOR STREETS WITHIN AND ADJACENT TO TRACT NO. N/A AND SHALL BE DONE IN ACCORDANCE WITH ALL THE PROVISIONS OF THE WHITTIER MUNICIPAL CODE. THE REPORTS OF N/A COVERING THIS PROPERTY ARE HEREBY MADE A PART OF THIS PERMIT AND ALL RECOMMENDATIONS CONTAINED THEREIN SHALL BE ADHERED TO.
2. GRADING WITHIN THE STREETS SHOWN ON THE TENTATIVE MAP OF TRACT NO. N/A SHALL CONFORM TO THE APPROVED STREET PLANS AND THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
3. DRAINAGE CHANNELS, CONDUITS AND APPURTENANT STRUCTURES SHALL BE CONSTRUCTED TO CARRY DRAINAGE IN ACCORDANCE WITH THE ATTACHED GRADING PLANS, STREET IMPROVEMENT PLANS AND APPROVED STORM DRAIN PLANS FOR TRACT NO. N/A.
4. BERM PERIPHERY OF ALL LEVELED AREAS (18" MINIMUM).
5. PAD DRAINAGE: A 2% SLOPE, AWAY FROM THE UPPER EDGES OF SLOPES AND TOWARDS THE STREET OR APPROVED DRAINAGE DEVICE, WILL BE REQUIRED ON ALL BUILDING PADS. THIS REQUIRED SLOPE, PLUS SUBSTANTIAL BERMS AT THE TOP OF THE CUT OR FILL SLOPES, SHALL BE PROVIDED AT ROUGH GRADING STAGE.
6. TERRACE DRAINS: DRAINAGE BENCHES AND TERRACE DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, CHAPTER 70, SECTION 7012 AND LA COUNTY GRADING CODE.
7. LEVELED AREAS SHALL HAVE A MINIMUM GRADES FOR DRAINAGE OF 2% ON FILL AND 1% ON CUT.
8. NO STREET TREES ARE TO BE REMOVED WITHOUT THE APPROVAL AND THE PERMIT FROM THE CITY OF WHITTIER PARKS DEPARTMENT.
9. DRAINAGE CHANNELS TO BE 3" PORTLAND CEMENT CONCRETE; OR 2" MINIMUM GUNITE REINFORCED WITH 2"x 2" SPACING, 14 X 14 GAUGE WIRE MESH AND 2"x 4" FORM ON EACH SIDE.
10. SAID WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

COMMENCE GRADING
GRADING COMPLETE, INCLUDING PAVED BENCHES AND PLANTING
STORM DRAINS COMPLETE
SEWERS INSTALLED
CURBS AND UTILITIES
PAVEMENT COMPLETE

1. ALL GRADING SHALL CONFORM TO THE CITY OF WHITTIER GRADING ORDINANCE AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SPSPC).
2. AT LEAST THREE (3) WORKING DAYS BEFORE COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE REGIONAL NOTIFICATION CENTER UNDERGROUND SERVICE AGENCY OF SOUTHERN CALIFORNIA (U.S.A.) AT 811 TO OBTAIN AN INQUIRY IDENTIFICATION NUMBER AND TO REQUEST THE UTILITY OWNERS TO MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR SUBSURFACE FACILITIES. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES, INCLUDING ALL SERVICE CONNECTIONS, WHICH HAVE BEEN MARKED BY THE RESPECTIVE OWNERS AND WHICH MAY AFFECT OR BE AFFECTED BY ITS OPERATIONS. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND AT THE SITE.

3. THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK, UNTIL FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABSTAIN FROM CAUSING EXCESSIVE DUST OR NOISE. THE CONTRACTOR SHALL PREVENT EXCESSIVE DUST NUISANCE BY CLEANING, SWEEPING AND SPRINKLING WITH WATER AND USING DUST FENCES OR OTHER METHODS AS DIRECTED BY THE CITY THROUGHOUT THE CONSTRUCTION OPERATION.
4. ALL DAMAGE CAUSED TO PUBLIC STREETS, INCLUDING HAUL ROUTES, ALLEYS, SIDEWALKS, CURBS OR STREET FURNISHINGS, OR TO PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ENGINEER'S SATISFACTION.
5. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTATION DURING GRADING AND ALL SUBSEQUENT CONSTRUCTION. CONTRACTOR SHALL GIVE THE ENGINEER ADEQUATE NOTICE, BEFORE DISTURBING SAID MONUMENTS, SO THE ENGINEER CAN REPLACE OR RELOCATE ANY EXISTING SURVEY MONUMENTATION.
6. THE EARTHWORK QUANTITIES SHOWN ON THE COVER SHEET ARE FOR PUBLIC WORK REQUIREMENTS ONLY AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES. NO SHRINKAGE OR SUBSIDENCE HAS BEEN CONSIDERED IN THE QUANTITIES.
7. ALL TRUCKS THAT WILL HAUL EXCAVATED OR GRADED MATERIAL OFF-SITE SHALL COMPLY WITH STATE VEHICLE CODE SECTION 23114, WITH SPECIAL ATTENTION TO SECTIONS 23114(b)(1), (b)(2) AND (b)(4) AS AMENDED, REGARDING THE PREVENTION OF SUCH MATERIAL SPILLING ONTO PUBLIC STREETS AND ROADS.

1. DURING THE TERM OF THIS PERMIT, THE CONTRACTOR, THEIR EMPLOYEES, AND SUBCONTRACTORS SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT POLLUTION TO LOCAL WATERSHEDS. SEDIMENTS, CONSTRUCTION DEBRIS, PAINT, OIL, AND OTHER POLLUTANTS SHALL NOT BE DISCHARGED INTO STORM DRAINAGE SYSTEMS. POLLUTANTS SHALL NOT BE STORED IN STREETS UNPROTECTED, OR WASHED IN STORM DRAINS, CAUSING POLLUTION IN LOCAL WATERSHEDS VIA THE STORM DRAIN SYSTEM, AND IS AGAINST CITY ORDINANCE AND STATE LAW. THE BMPs IMPLEMENTED SHALL BE CONSISTENT WITH CITY ORDINANCE NO. 8.36 THE APPROVED STORM WATER POLLUTION PREVENTION PLAN/USEFUL RUNOFF MITIGATION PLAN, AND THE REGIONAL CONTROL PLAN FOR THE CITY. FAILURE TO IMPLEMENT APPROPRIATE BMPs SHALL RESULT IN PROJECT DELAYS THROUGH CITY-ISSUED STOP WORK NOTICES AND/OR FINES levied AGAINST THE CONTRACTOR. FOR INFORMATION, PLEASE CONTACT THE PUBLIC WORKS DEPARTMENT AT (562) 464-3510.
2. STORM DAMAGE PREVENTION MEASURES OR PREVENTION DEVICES REQUIRED BY THE CITY SHALL BE INSTALLED BY OCTOBER 1 OR AS GRADING PROGRESSES AND MAINTAINED UNTIL APRIL 15 OF THE SUCCEEDING YEAR OR UNLESS EARLY REMOVAL IS AGREED TO BY THE STORMWATER MANAGER.
3. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND REGIONAL CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE REGIONAL CONTROL DEVICES SHOWN ON SAID PLAN MUST BE INSTALLED BY NO LATER THAN OCTOBER 1, AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15 OF THE FOLLOWING YEAR.



1. A COPY OF THE GRADING PERMIT AND THE APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES. ANY MODIFICATIONS OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE CITY PRIOR TO THE START OF WORK.
2. A STATE NOTICE OF INTENT (NOI) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES DURING CONSTRUCTION OPERATIONS POSSESSES DISTURBING 1 ACRE OR MORE OF LAND.
3. THE RETAINING WALL DETAILS SHOWN ON THE PLANS SHALL BE CONSTRUCTED BY SEPARATE BUILDING PERMIT.

THE EXISTENCE OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES, PIPELINES, AND THE LIKE, AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES OR FACILITIES, SHOWN OR NOT SHOWN.

THE LAND OWNERS MUST FILE A NOTICE OF INTENT (N.O.I.) WITH THE STATE WATER RESOURCES CONTROL BOARD WHEN THE GRADING CONSTRUCTION ACTIVITY RESULTS IN LAND DISTURBANCE OF ONE ACRES OR MORE.

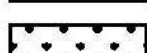
	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	TOTAL
CUT=	263	456	32	177	928
FILL=	190	0	209	106	505
EXPORT=	73	456	0	71	602
IMPORT=	0	0	177	0	177

13919 PENN STREET
WHITTIER, CA 90602
(562) 698-1223 TEL (562) 907-7750 TEL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 9 OF THE C G WARNER TRACT IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, AS SHOWN ON MAPS, RECORDS OF SAID COUNTY, BOOK 12, PAGES 102 OF 104, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT FROM SAID LOT THAT PORTION LYING WITHIN THE LINES OF TRACT NO. 22153, AS PER MAP RECORDED IN BOOK 695, PAGES 46 OF MAPS, RECORDS OF SAID COUNTY.

NOTHING INTEND TO GRANT ANY AND ALL OIL AND GAS RIGHTS AS REFERRED TO IN THAT CERTAIN OIL AND GAS LEASE DATED APRIL 12, 1926 IN BOOK 4580 PAGE 233 OF OFFICIAL RECORDS.

RIGHT OF WAY	_____
CENTERLINE	_____
PROPOSED TELEPHONE	_____
PROPOSED GAS (GAS CO.)	_____
PROPOSED ELECTRICAL (SCE)	_____
PROPOSED STORM DRAIN	_____
EXISTING 6" WATER	_____
PROPOSED 2" WATER	_____
PROPOSED SEWER	_____
	PROPOSED SEWER SEPAGE PIT
	FUTURE EXPANSION SEWER SEPAGE PIT
TREE	
UTILITY VALVE	
FIRE HYDRANT	
STREET LIGHT	
MANHOLE	
RAMP	
DRIVEWAY	
CATCH BASIN	
TRAFFIC SIGNAL	
POWER POLE	
EXISTING ELEVATION	(0.00)
PROPOSED ELEVATION	1.10
CONCRETE (HARDSCAPE)	
LANDSCAPE	

ABD	ABANDONED
AC	ASPHALT CONCRETE
CC	CATCH BASIN
CL	CENTER LINE
CO	CLEANOUT
CONC	CONCRETE
D	DEPTH
DS	DOWNSPOUT
EL	ELEVATION
EXIST	EXISTING
FM	FIRE HYDRANT
MH	MANHOLE
NTS	NOT TO SCALE
PP	PORTLAND CEMENT CONCRETE
PAB	CRUSHED AGGREGATE BASE
CB	POWDER POLE
ROW	RIGHT OF WAY
R/R	REMOVE AND REPLACE
STA	STATION
SD	STORM DRAIN
TC	TOP OF CURB
EG	EDGE OF GUTTER
UV	UTILITY VALVE
BM	BENCHMARK
GR	TOP OF GRATE
TCO	TOP OF COVER

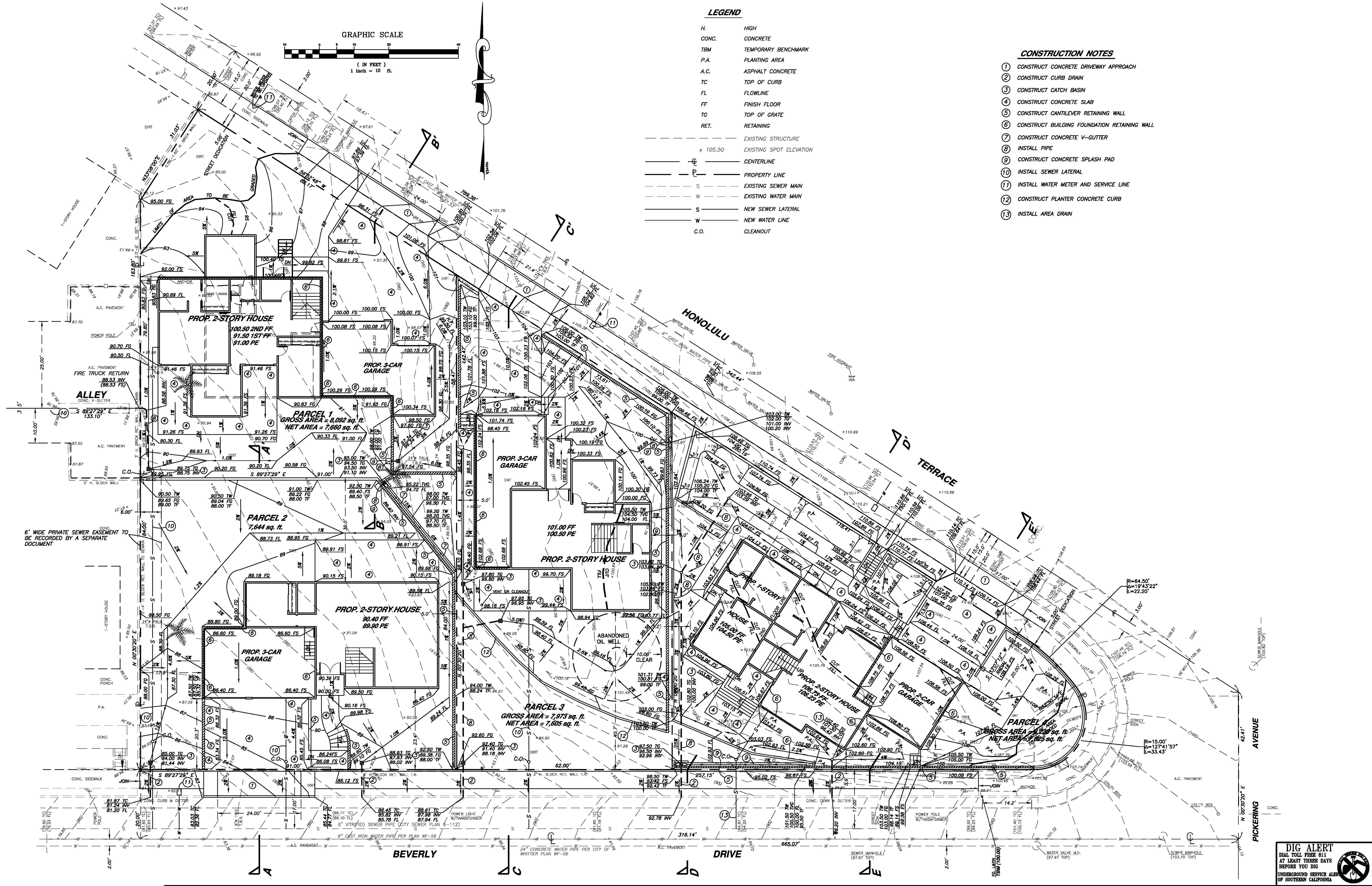
1 OF 4	TITLE SHEET
2 OF 4	CONCEPTUAL GRADING PLAN
3 OF 4	CROSS-SECTIONS
4 OF 4	CONCEPTUAL LOW IMPACT DEVELOPMENT PLAN



I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS 'AS-BUILT', HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.	MARK	DATE	DESCRIPTION	BY	CHKD.	APPROVED
_____ SIGNATURE DATE	_____ SIGNATURE DATE					
SOILS ENGINEER	AS-BUILT DRAWING					
REVISIONS						

REFERENCE PLANS		APPROVED	
		_____ KYLE CASON CITY ENGINEER	
		_____ DATE _____	
BENCH MARK		COMMUNITY DEVELOPMENT	
ASSUMED ELEVATION (100.00) ON FOUND LEAD AND TIN ON THE NORTH CURB OF BEVERLY DR., 14.2' FT WEST FROM THE BCR AT THE NW INV. OF SOVEREY DRIVE AND PICKERING AVENUE		REVIEWED BY _____ IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS OF APPROVAL	
		SIGNATURE _____ DATE _____ TITLE _____	
VERTICAL DATUM		PUBLIC WORKS	
NONE		REVIEWED BY _____ IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS OF APPROVAL	
		SIGNATURE _____ DATE _____ TITLE _____	

 DIG ALERT DIAL TOLL FREE 811 AT LEAST THREE DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	
CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS	
TITLE PAGE	
PROJECT ADDRESS BEVERLY DR. & PICKERING AVE, WHITTIER, CA A.P.N. 8126-033-025	
PREPARED FOR: ROBERT SALAMONE (CSED) 869-0597 TEL 15111 WHITTIER, BLVD, WHITTIER, CA 90603	SHEET: 1 OF 4 GRADING PERMIT NO. GP21-_____



LEGEND

- H. HIGH
- CONC. CONCRETE
- TBM. TEMPORARY BENCHMARK
- P.A. PLANTING AREA
- A.C. ASPHALT CONCRETE
- TC. TOP OF CURB
- FL. FLOWLINE
- FF. FINISH FLOOR
- TG. TOP OF GRATE
- RET. RETAINING
- EXISTING STRUCTURE
- x 105.50 EXISTING SPOT ELEVATION
- CENTERLINE
- PROPERTY LINE
- S. EXISTING SEWER MAIN
- W. EXISTING WATER MAIN
- S. NEW SEWER LATERAL
- W. NEW WATER LINE
- C.O. CLEANOUT

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE DRIVEWAY APPROACH
2. CONSTRUCT CURB DRAIN
3. CONSTRUCT CATCH BASIN
4. CONSTRUCT CONCRETE SLAB
5. CONSTRUCT CANTILEVER RETAINING WALL
6. CONSTRUCT BUILDING FOUNDATION RETAINING WALL
7. CONSTRUCT CONCRETE V-GUTTER
8. INSTALL PIPE
9. CONSTRUCT CONCRETE SPLASH PAD
10. INSTALL SEWER LATERAL
11. INSTALL WATER METER AND SERVICE LINE
12. CONSTRUCT PLANTER CONCRETE CURB
13. INSTALL AREA DRAIN



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(562) 325-8993 TEL
(562) 309-6181 FAX
evengineering@yahoo.com
JOB NO. VA021_021
DATE 10/23/23

SIGNATURE DATE
CIVIL ENGINEER

SIGNATURE DATE
SOILS ENGINEER

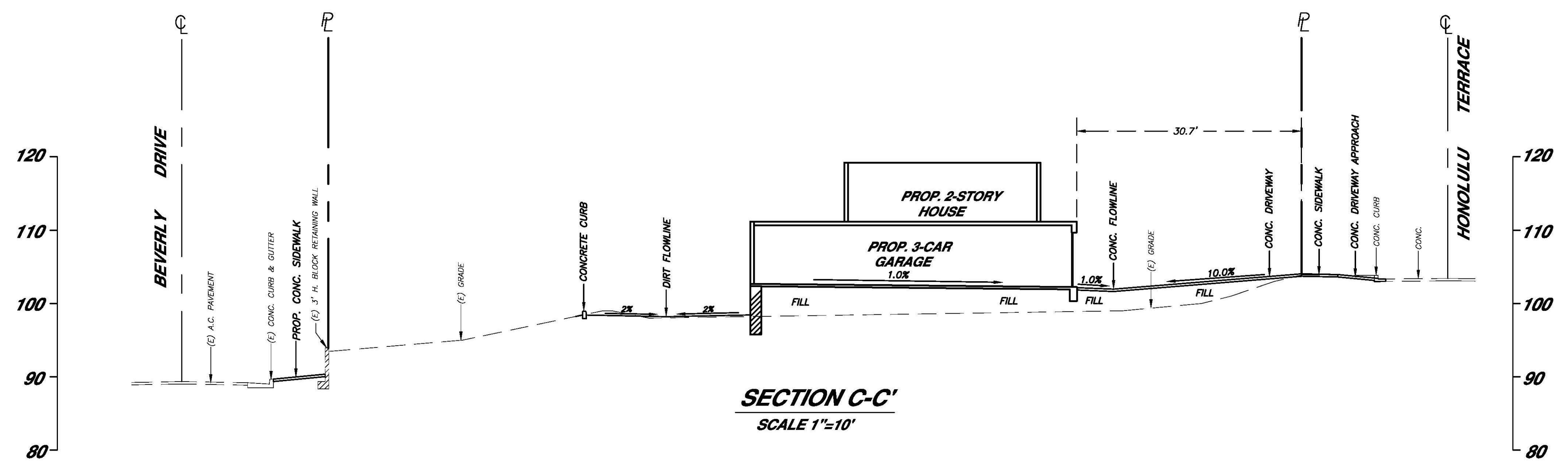
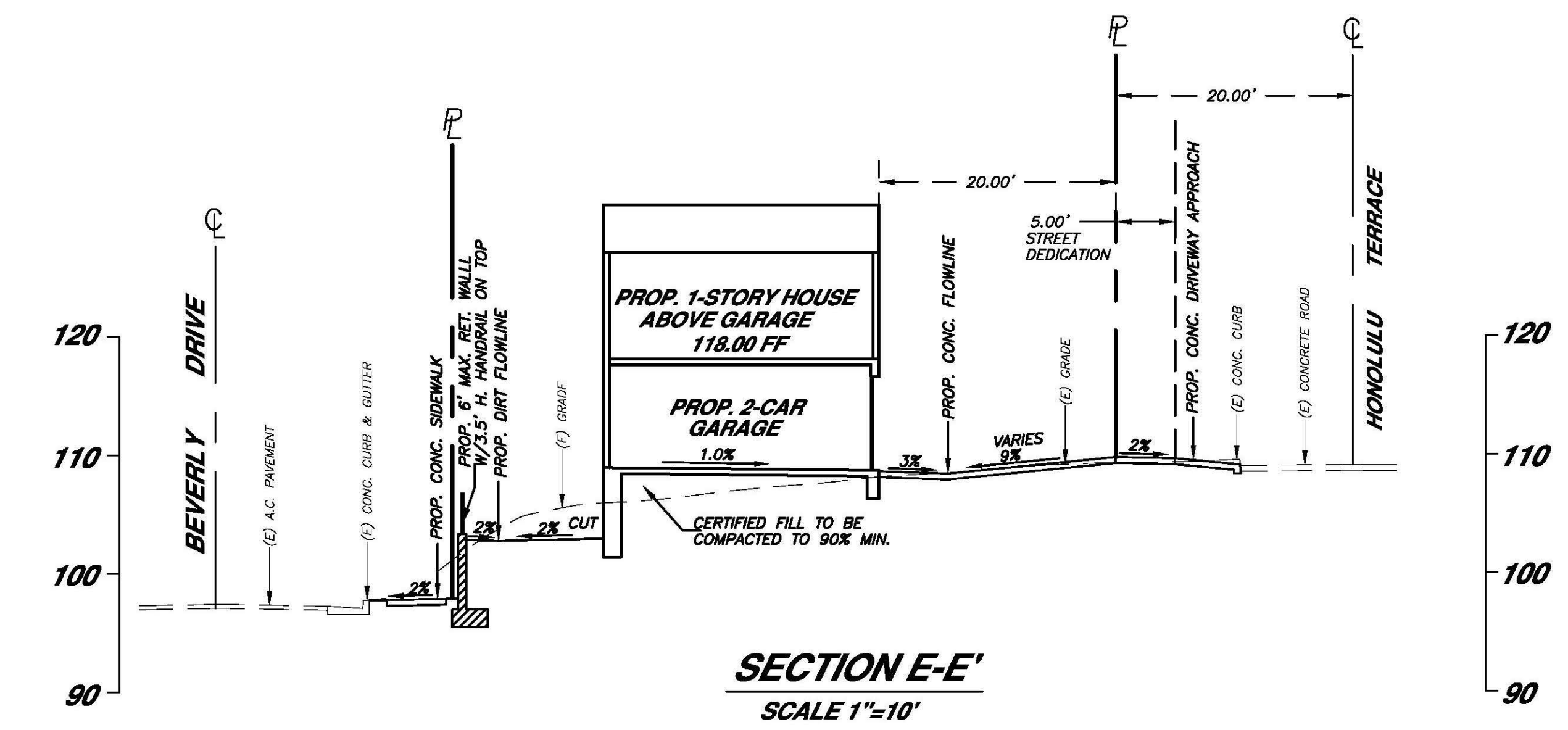
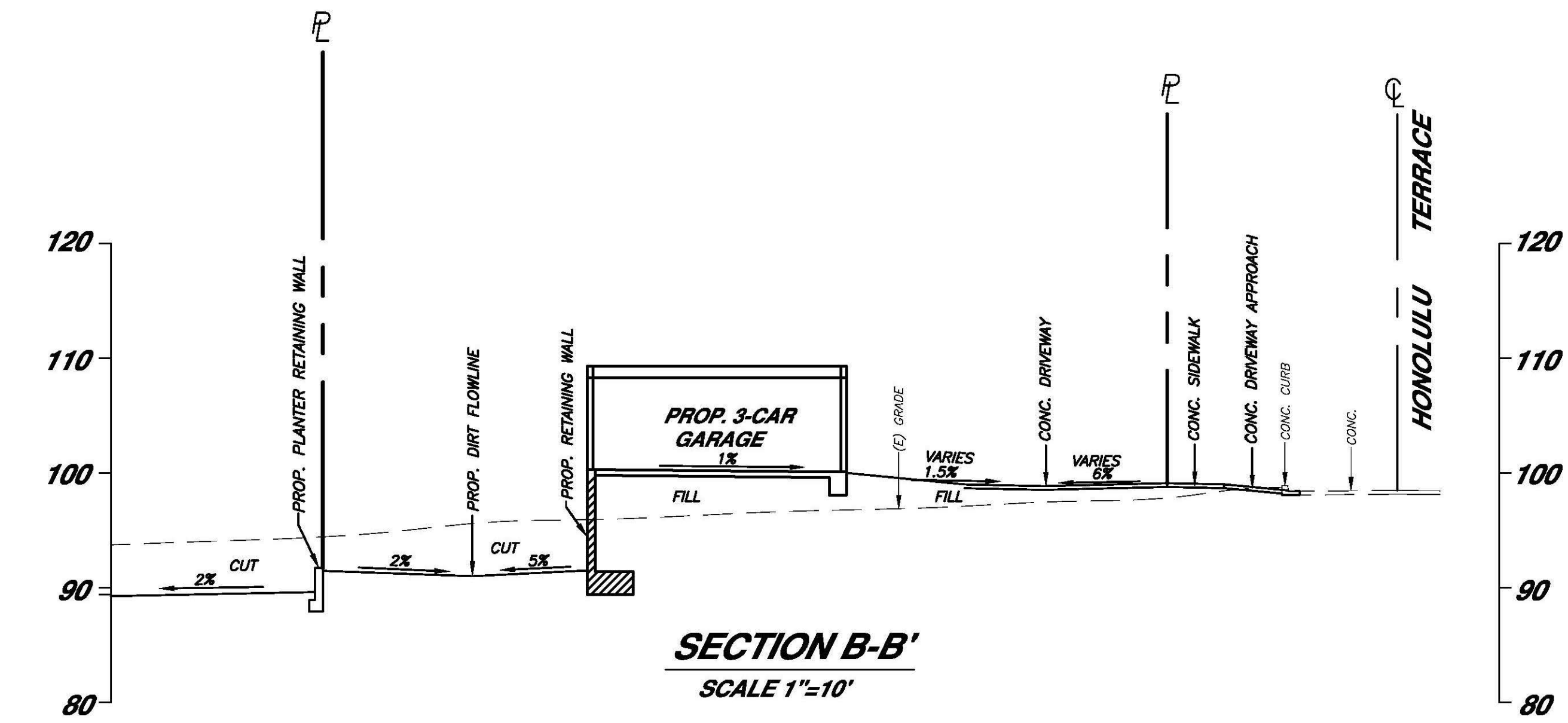
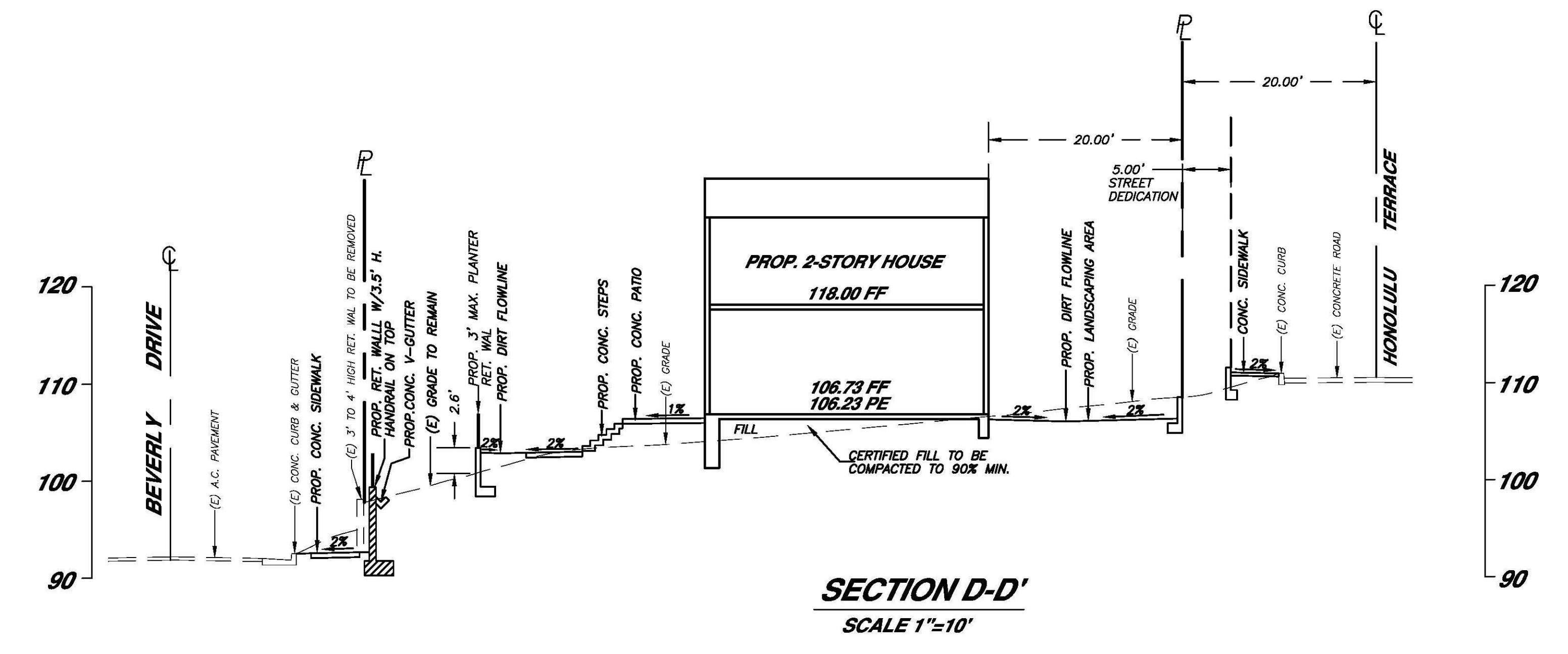
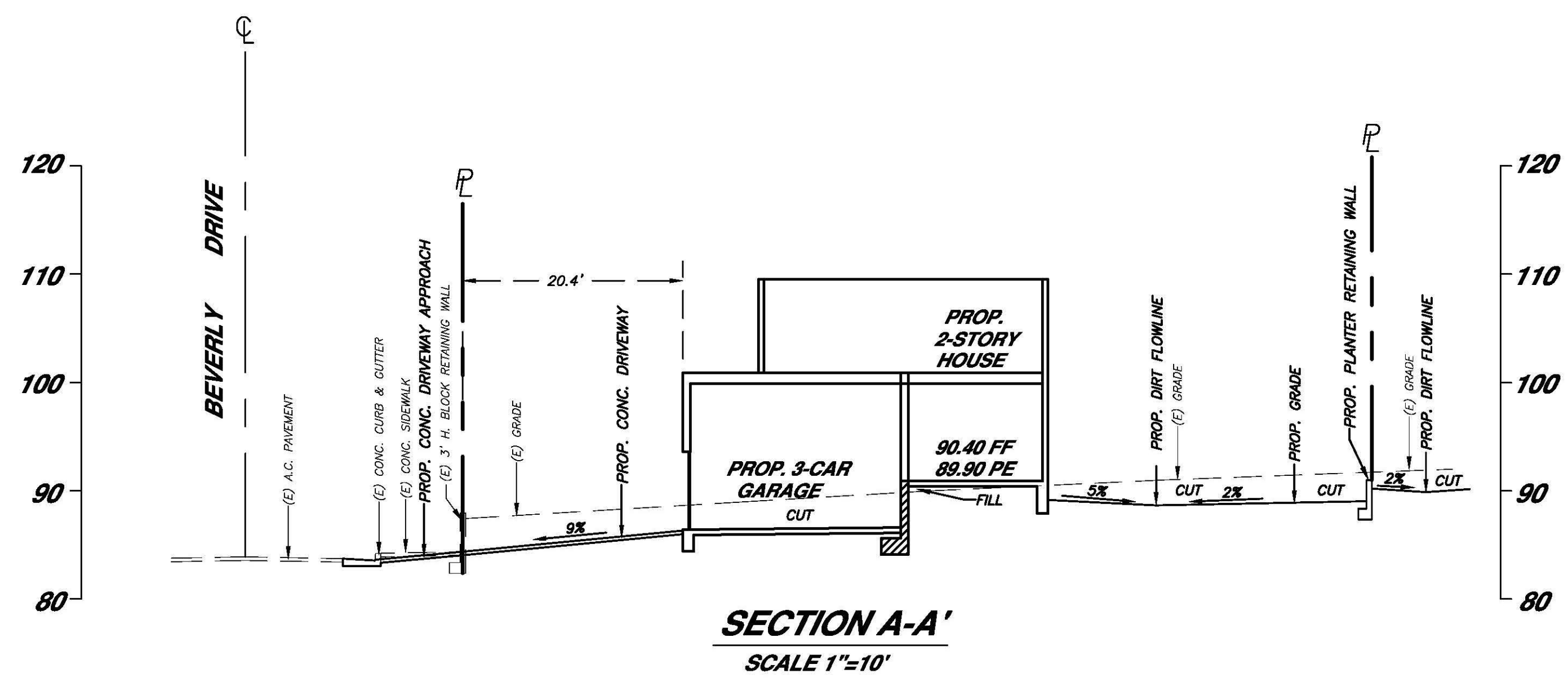
SIGNATURE DATE
AS-BUILT DRAWING

MARK DATE DESCRIPTION BY CHKD. APPROVED

BENCH MARK
ASSUMED ELEVATION (100.00) ON FOUND LEAD AND TIN ON THE NORTH CURB OF BEVERLY DR. 14.2 FT WEST FROM THE BCR AT THE NW INT. OF BEVERLY DRIVE AND PICKERING AVENUE.
VERTICAL DATUM
NONE

COMMUNITY DEVELOPMENT
REVIEWED BY
IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS OF APPROVAL.
SIGNATURE DATE
PUBLIC WORKS
REVIEWED BY
IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS OF APPROVAL.
SIGNATURE DATE

CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS
CONCEPTUAL GRADING PLAN
PROJECT ADDRESS
BEVERLY DR. & PICKERING AVE, WHITTIER, CA
A.P.N. 8126-033-025
PREPARED FOR: ROBERT SALAMONE (562) 889-0397 TEL
1511 WHITTIER, BLVD., WHITTIER, CA 90603
SHEET: 2 OF 4
GRADING PERMIT NO. GP21



LANDEVELOPMENT ENGINEERING, INC.
PRESIDENT: EDUARDO VILLARREAL
7008 BRIGHT AVENUE
WHITTIER, CA 90602
(562) 325-8893 TEL
(562) 309-6161 FAX
evengineering@yahoo.com
JOB NO. VA021_021
SIGNATURE: *K. Wang* DATE: 10/23/23
CIVIL ENGINEER

SIGNATURE: _____ DATE: _____
SOILS ENGINEER

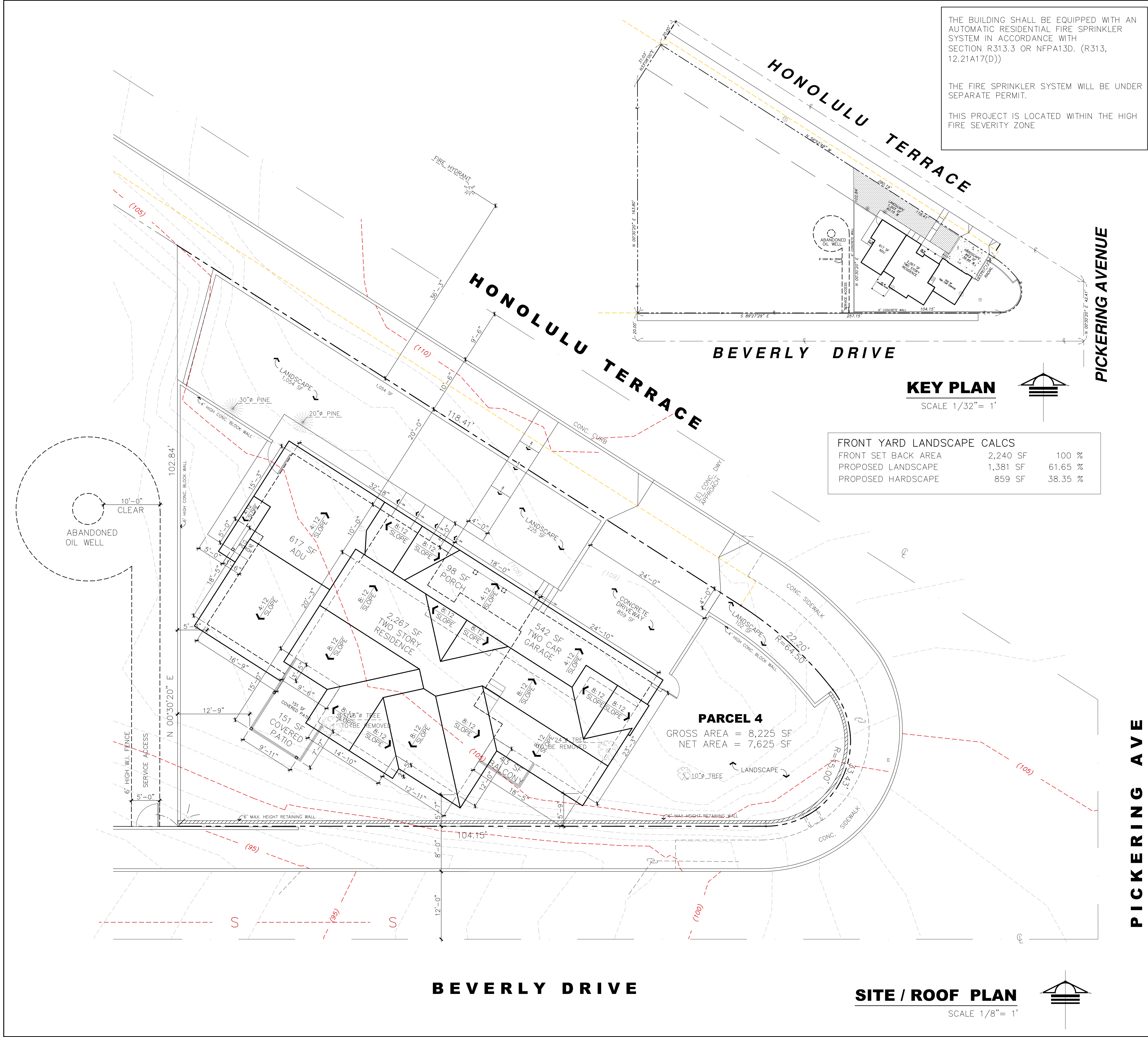
I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS "AS-BUILT", HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.
SIGNATURE: _____ DATE: _____
AS-BUILT DRAWING

MARK	DATE	DESCRIPTION	BY	CHKD.	APPROVED

BENCH MARK
ASSUMED ELEVATION (100.00) ON FOUND LEAD AND TIN ON THE NORTH CURB OF BEVERLY DR. 14.2 FT WEST FROM THE BCR AT THE NW INT. OF BEVERLY DRIVE AND PICKERING AVENUE
VERTICAL DATUM
NONE

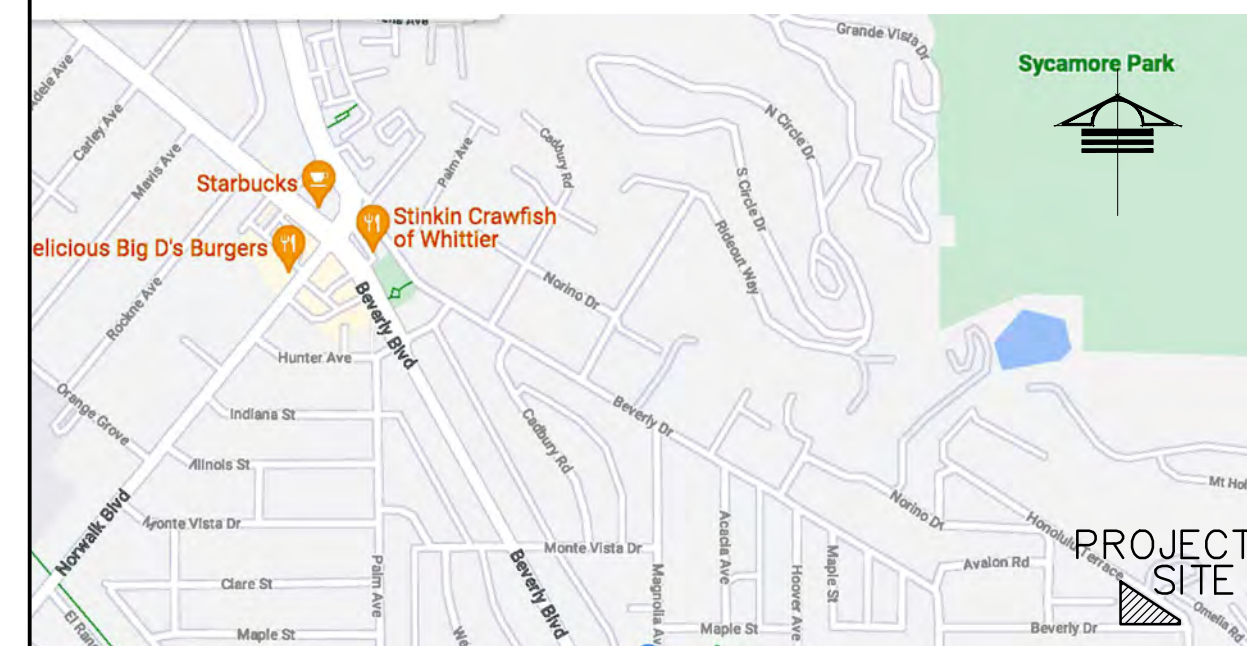
COMMUNITY DEVELOPMENT
REVIEWED BY: _____
IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS OF APPROVAL.
SIGNATURE: _____ DATE: _____
PUBLIC WORKS
REVIEWED BY: _____
IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS OF APPROVAL.
SIGNATURE: _____ DATE: _____

CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS
CROSS-SECTIONS
PROJECT ADDRESS: BEVERLY DR. & PICKERING AVE, WHITTIER, CA A.P.N. 8126-033-025
PREPARED FOR: ROBERT SALAMONE (562) 889-0397 TEL 15111 WHITTIER, BLVD., WHITTIER, CA 90603
SHEET: 3 OF 4
GRADING PERMIT NO. GP21-_____



NEW RESIDENCE & ADU

HONOLULU TERRACE WHITTIER, CA 90601



VICINITY MAP 4

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES TO INCLUDE LOCAL AMENDMENTS		2022 CBC 2022 CBC VOL 1 & 2 2022 CMC 2022 CPC 2022 CEC 2022 CFC 2022 CBSAC 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BLDG STNDS. CODE 2022 CA REF STNDS. CODE
TYPE OF CONSTRUCTION:	V-B	
OCCUPANCY GROUP	R3/U	
ZONING:	R1	
NO. OF STORIES	2	
FIRE ZONE	HIGH FIRE SEVERITY ZONE	
SITE AREA	31,646 SF	
LOT COVERAGE	7.97 %	
FLOOR AREA RATIO	10.82 %	
TWO CAR GARAGE	542 SF	
PORCH	98 SF	
PATIO	151 SF	
OPEN DECK	151 SF	
FIRST FLOOR	1,066 SF	
SECOND FLOOR	1,201 SF	
TOTAL RESIDENCE	2,267 SF	
ADU	617 SF	
LEGAL DESCRIPTION:		
PARCEL #	8126-033-025	
TRACT:	22153	
LOT NO:	9	

BUILDING DATA 3

DESIGNER: GONZALO HERRERA 245 N COUNTRY CLUB RD GLENORA, CA 91741 (626) 533-6120	OWNER: ROBERT SALAMONE 946 N LEMON ST ORANGE, CA 92867 (562) 889-0597
STRUCTURAL: KY ENGINEERING LLC. 3130 E WILLOW ST SIGNAL HILL, CA 90755 (323) 868-2054	ENERGY CALCS: ALI NEHME P.E. 22914 DRY CREEK RD DIAMOND BAR, CA 91765 (818) 612-9316

CONSULTANTS 2

T-1	SITE / ROOF PLAN
L-1	FUEL MODIFICATION / LANDSCAPE PLAN
A-1	FLOOR PLAN
A-2	N & W ELEVATIONS
A-3	S & E ELEVATIONS
A-4	COLOR N & W ELEVATIONS
A-5	COLOR S & E ELEVATIONS
A-6	ROOF PLAN

SHEET INDEX 1

GONZALO HERRERA

9 concepts

245 N COUNTRY CLUB RD
GLENORA, CA 91741
TEL: 626.533.6120
gonzalo@9designstudio.com

D E S I G N S T U D I O

NEW RESIDENCE & ADU

HONOLULU TERRACE

WHITTIER, CA 90601

PROJECT TITLE

SITE PLAN

SHEET TITLE

REVISIONS

NO.	DATE	DESCRIPTION
1		

DRAWN G. H.

CHK.

APP.

SCALE AS SHOWN

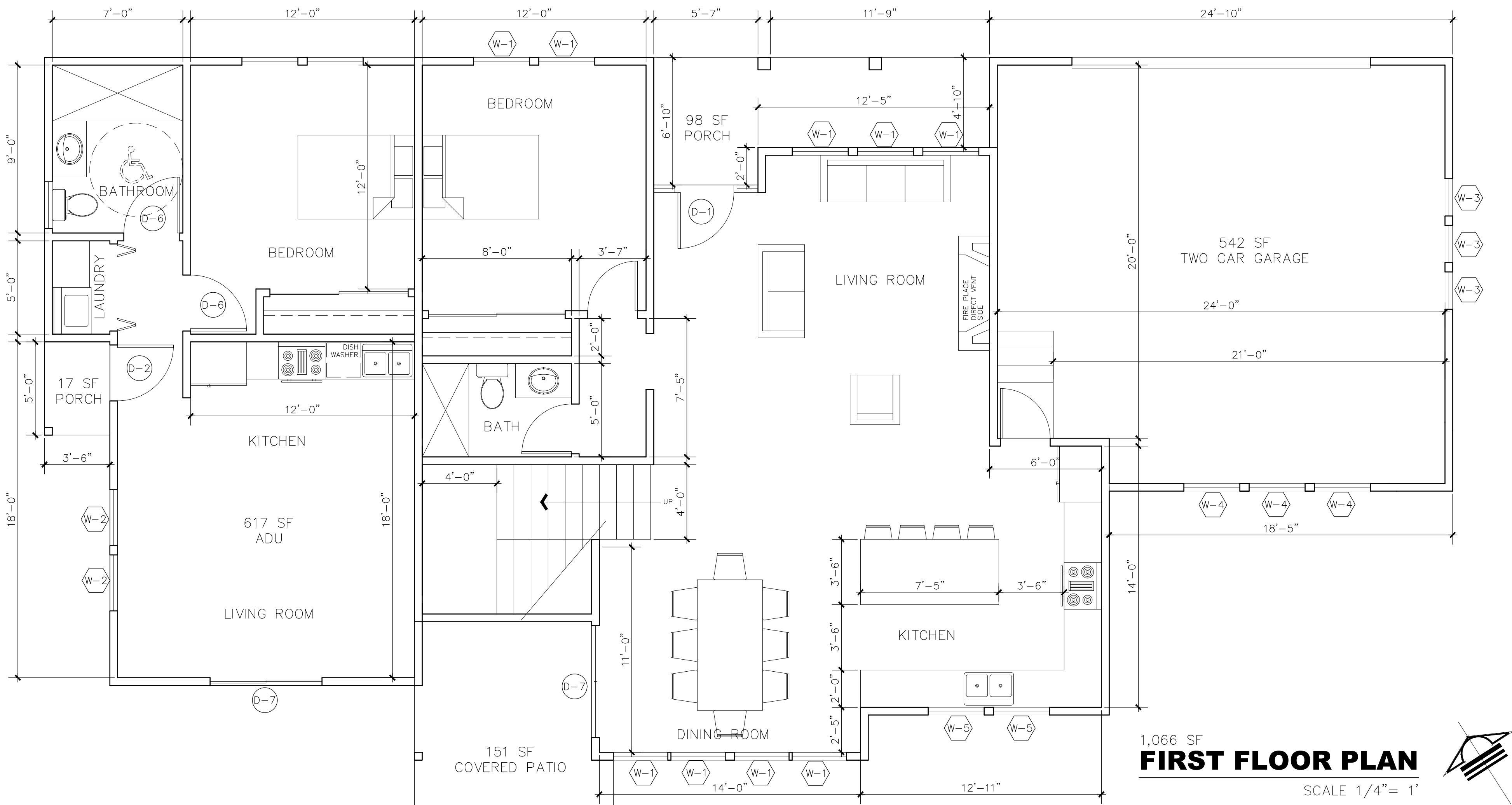
JOB NO.

DATE 10/5/22

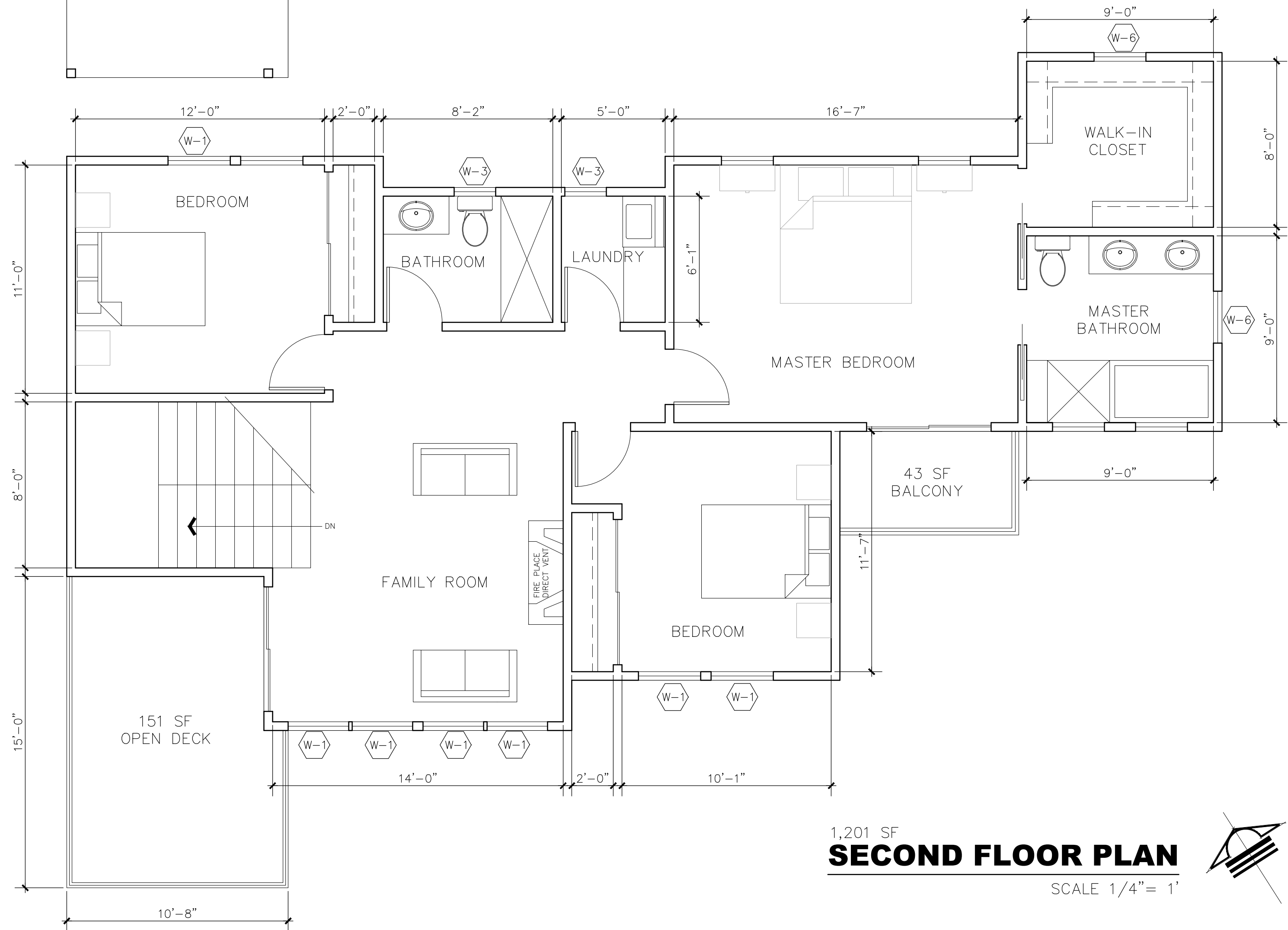
SHEET NO.

T-1

OF



1,066 SF
FIRST FLOOR PLAN
SCALE 1/4" = 1'



1,201 SF
SECOND FLOOR PLAN
SCALE 1/4" = 1'

PLUMBING FIXTURES TABLE

PLUMBING FIXTURE TYPE	MAX. FLOW RATE
WATER CLOSETS	1.28 gpf
SHOWERHEADS	1.8 gpm @ 80 psi
KITCHEN FAUCETS	1.8 gpm @ 60 psi
RESIDENTIAL LAVATORY FAUCETS	1.2 gpm @ 60 psi MAX.
	0.8 gpm @ 20 psi MIN.
PUBLIC LAVATORY FAUCETS	0.5 gpm @ 60 psi
METERING FAUCETS	0.25 GALLONS/CYCLE

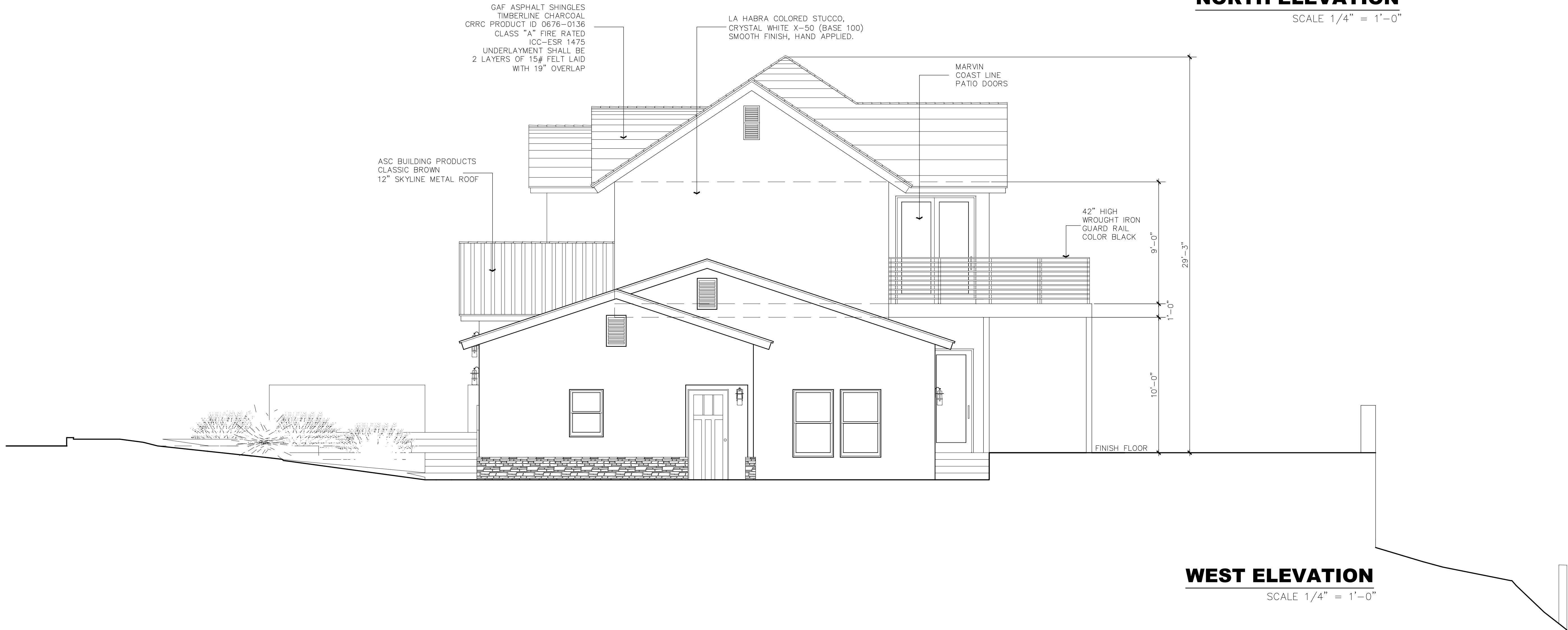
W I N D O W S C H E D U L E						
CODE	QUAN	SIZE	MATERIAL	NOTES	U-FACTOR	SHGC
	21	3'-0"x6'-0"	VINYL SINGLE HUNG WINDOW	SILL HEIGHT 44" MAX. 5.7 SQFT MIN. OPENABLE AREA	0.28	0.20
	2	3'-0"x5'-0"	VINYL SINGLE HUNG WINDOW		0.28	0.20
	6	2'-0"x4'-0"	VINYL SINGLE HUNG WINDOW		0.28	0.20
	3	3'-0"x3'-0"	VINYL FIXED WINDOW		0.28	0.20
	3	3'-0"x4'-6"	VINYL SINGLE HUNG WINDOW		0.28	0.20
	3	2'-6"x5'-0"	VINYL SINGLE HUNG WINDOW		0.28	0.20
	2	2'-6"x6'-0"	VINYL SINGLE HUNG WINDOW		0.28	0.20

DOOR SCHEDULE					
CODE	QUAN	SIZE	MATERIAL	NOTES	
D-1	1	4'-0"X8'-0"	SOLID CORE EXTERIOR WOOD DOOR	TEMPERED GLASS TOP PANEL AND SIDE LITES	
D-2	1	3'-0"X6'-8"	SOLID CORE EXTERIOR WOOD DOOR		
D-3	1	2'-8"X6'-8"	SOLID CORE 1-3/8" THICK DOOR	1-3/8" SELF-CLOSING, TIGHT FITTING SELF -LATCHING SOLID WOOD DOOR; 20 MINUTE FIRE RATED	
D-4	8	2'-8"X6'-8"	HOLLOW CORE SWING DOOR		
D-5	2	2'-8"X6'-8"	HOLLOW CORE POCKET DOOR		
D-6	2	3'-0"X6'-8"	HOLLOW CORE SWING DOOR		
D-7	3	6'-0"X7'-8"	SLIDING GLASS DOOR	TEMPERED GLASS	
D-8	2	16'-0"X7'-0"	ALUMINUM & GLASS GARAGE DOOR	TEMPERED GLASS	
D-9	1	8'-0"X7'-0"	ALUMINUM & GLASS GARAGE DOOR	TEMPERED GLASS	



NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

SHEET TITLE

PROJECT TITLE

N&W ELEVATIONS

**NEW RESIDENCE
& ADU**
HONOLULU TERRACE
WHITTIER, CA 90601

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

1		
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DRAWN	G. H.
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CHK.	
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APP.	
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SCALE	AS SHOWN
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JOB NO.	
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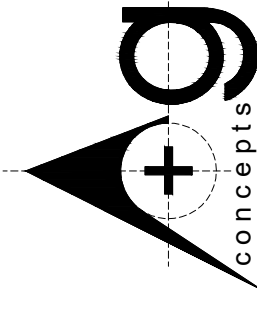
DATE	10/5/22
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SHEET NO.	
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A-2

OF

GONZALO HERRERA



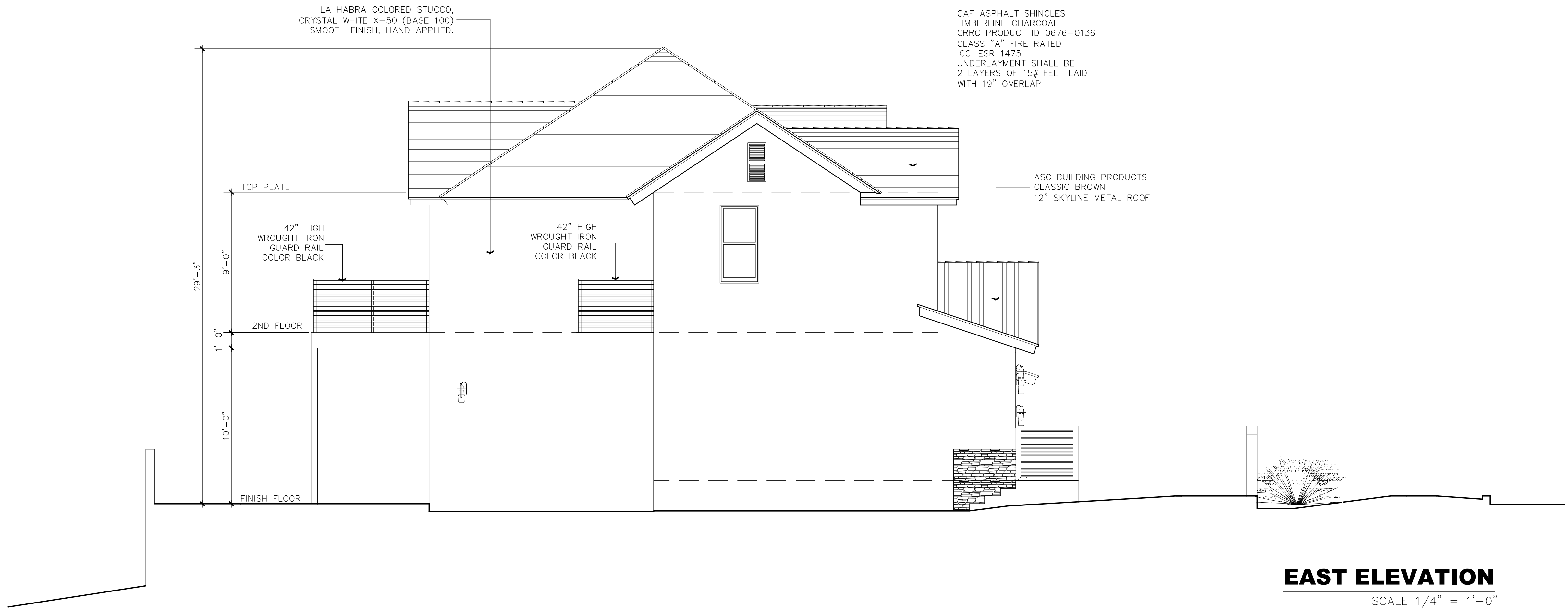
245 N COUNTRY CLUB RD
GLENDALE, CA 91741
TEL: 626.533.8120
ggonzalezdesign@gmail.com

DESIGN STUDIO



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

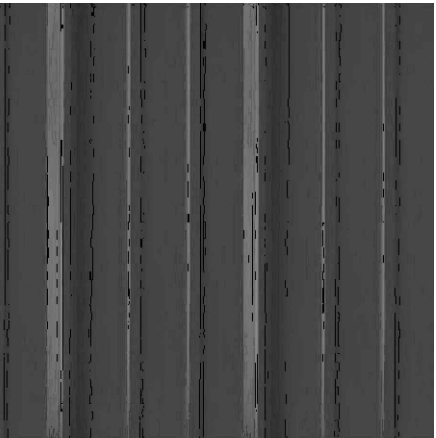
SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

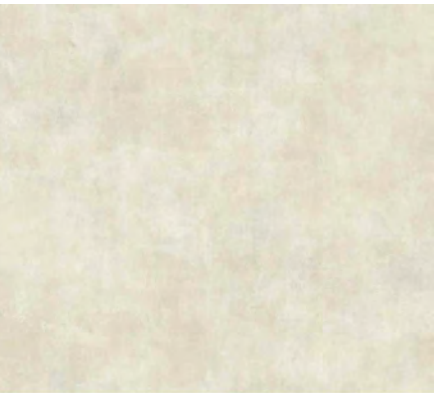
MATERIALS LEGEND



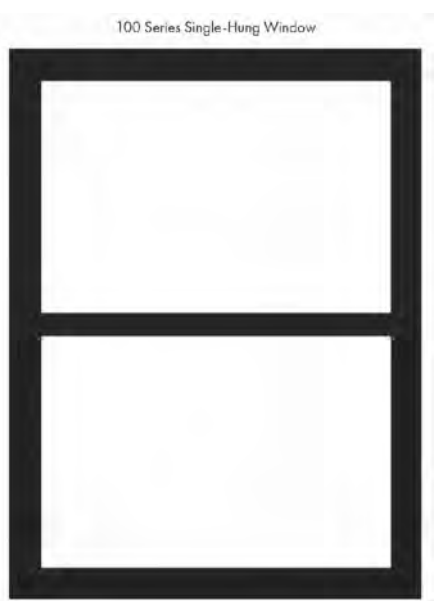
ASC BUILDING PRODUCTS
CLASSIC BROWN
12" SKYLINE METAL ROOF



GAF ASPHALT SHINGLES
TIMBERLINE CHARCOAL
CRRG PRODUCT ID
0676-0136
CLASS "A" FIRE RATED
ICC-ESR 1475



LA HABRA COLORED
STUCCO, CRYSTAL WHITE
X-50 (BASE 100) SMOOTH
FINISH, HAND APPLIED.



ANDERSEN
SINGLE HUNG
VINYL WINDOW
100 SERIES
COLOR BLACK



CORONADO
PRO-LEDGE
STONE
BLACK FOREST



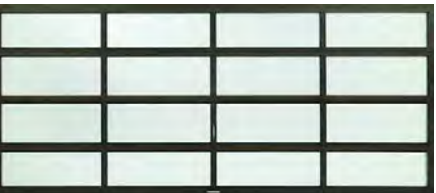
LAMP PLUS
QUOIZEL UMA 11 1/4"
HIGH MATTE BLACK
OUTDOOR LANTERN
WALL LIGHT



CUSTOM BLACK
MULTI HORIZONTAL PLANK
WOOD DOOR (1-3/4")
W/ TOP & SIDE
TEMPERED GLASS LITE



MARVIN
COAST LINE
PATIO DOORS



GARAGE DOOR ALUMINUM
AND GLASS COLOR
BRONZE
W/ TEMPERED OBSCURE
GLASS



SOUTH ELEVATION

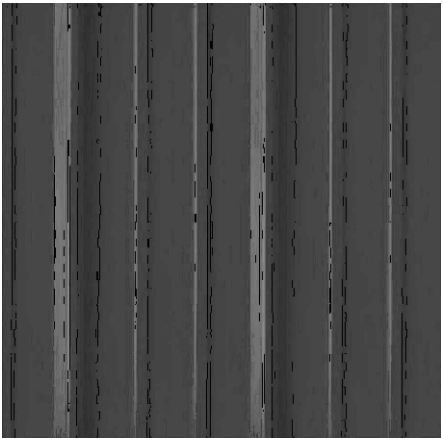
SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

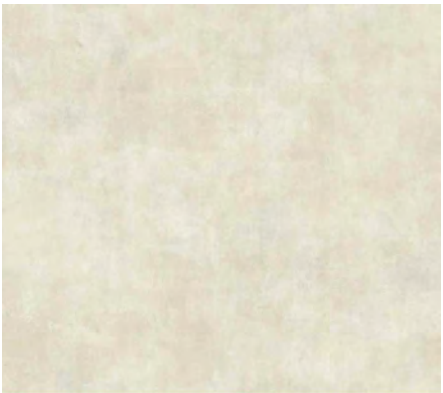
MATERIALS LEGEND



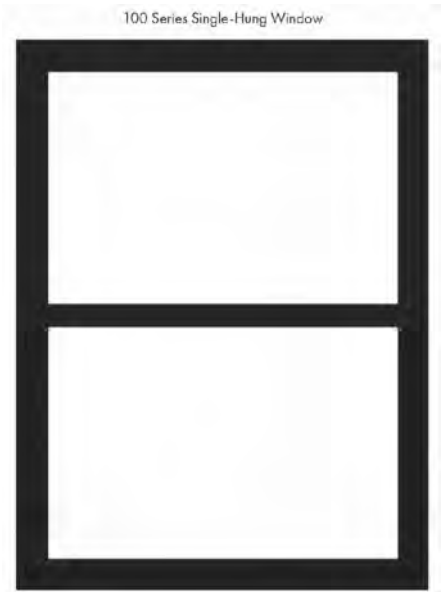
ASC BUILDING PRODUCTS
CLASSIC BROWN
12" SKYLINE METAL ROOF



GAF ASPHALT SHINGLES
TIMBERLINE CHARCOAL
CRRRC PRODUCT ID
0676-0136
CLASS "A" FIRE RATED
ICC-ESR 1475



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STUCCO, CRYSTAL WHITE
X-50 (BASE 100) SMOOTH
FINISH, HAND APPLIED.



ANDERSEN
SINGLE HUNG
VINYL WINDOW
100 SERIES
COLOR BLACK



CORONADO
PRO-LEDGE
STONE
BLACK FOREST



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QUOIZEL UMA 11 1/4"
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WOOD DOOR (1-3/4")
W/ TOP & SIDE
TEMPERED GLASS LITE



MARVIN
COAST LINE
PATIO DOORS



GARAGE DOOR ALUMINUM
AND GLASS COLOR
BRONZE
W/ TEMPERED OBSCURE
GLASS



SHEET TITLE

ROOF PLAN

REVISIONS

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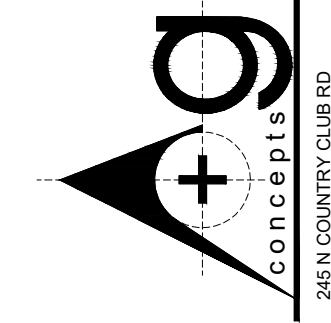
A-6

OF

PROJECT TITLE

**NEW RESIDENCE
& ADU
HONOLULU TERRACE
WHITTIER, CA 90601**

GONZALO HERRERA



TEL. 626.533.6120

GLEN DORA, CA 91741
agoonceptds@gmail.com