

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR PERMITTEE TO CONTACT "UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA" BY PHONE AT 8-1-1 FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION FOR LOCATION OF POWER, TELEPHONE, OIL AND NATURAL GAS UNDERGROUND FACILITIES. CONTRACTOR OR PERMITTEE SHALL ALSO CONTACT THE APPROPRIATE AGENCY FOR THE LOCATION OF CABLE T.V., WATER, SEWER, DRAINAGE OR UNDERGROUND FACILITIES.

ALL WORK SHALL BE IN CONFORMANCE WITH THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODES BASED ON THE 2018 IRC, 2018 UMC, AND 2018 UPC, THE 2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE BASED ON THE 2017 NEC, THE 2019 CALIFORNIA ENERGY CODE AND THE 2019 CALIFORNIA GREEN BUILDING CODE.

THIS PROPERTY IS PARTIALLY LOCATED IN AN AE FLOOD ZONE,
THE WATER SURFACE OR BASE FLOOD ELEVATION (BFE) OF A
100-YR STORM IS 196' (NAVD 1998).

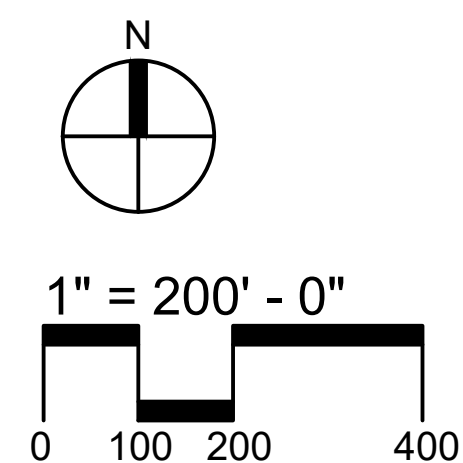
THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF PISMO BEACH. THEREFORE, ANY AND ALL STRUCTURES OR THE SUBSTANTIAL REMODEL OF EXISTING STRUCTURES SHALL COMPLY WITH ALL FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REQUIREMENTS AND THE CITY'S FLOOD DAMAGE PREVENTION REGULATIONS.

PROJECT ADDRESS:
100 RANCHO PISMO DR.,
PISMO BEACH, CA

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 61° 54' 53" E AS MEASURED BETWEEN POINT NO. 5 AND CITY OF PISMO BEACH BENCHMARK NO. 37 (SEE GEODETIC CONTROL DIAGRAM). BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5 NAD83.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DEFINED LOCALLY BY CITY BENCHMARK NO. 37 WITH A PUBLISHED ELEVATION OF 60.144 FEET.

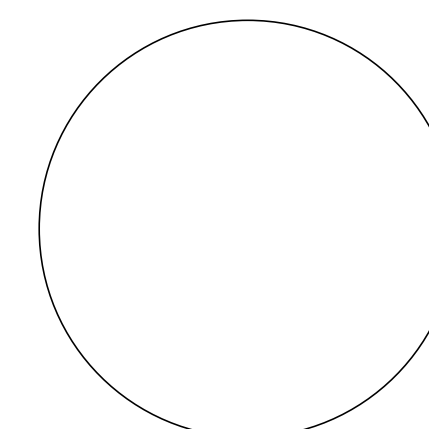
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<i>Sheet No.</i>	<i>Description</i>
L0-01	Cover Sheet & Vicinity Map
L0-02	General Notes
L1-01	Site Layout Plan
L2-01	Hardscape Plan
L2-02	Hardscape Details
L3-01	Planting Plan
L3-02	Plant Schedule and Details
L4-01	Grading Plan

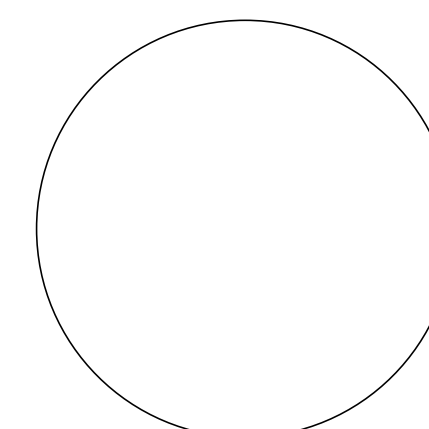
The logo of the City of Pismo Beach is a circular emblem. It features a yellow sun with rays rising over a blue ocean with white-capped waves. A wooden pier extends from the shore into the water. The words "CITY OF" are arched above the scene, and "PISMO BEACH" is arched below it, all in blue capital letters.

Pismo Beach, California

Price Historic Park



Landscape Architect Stamp



City Engineer Stamp

Approved By

Eric Eldridge, City Engineer

Approved Date

Specification No.

Date	2/5/2024
File No./Location	

Sheet

L0-00