

## **SURVEYS:**

### **FOR SUBMITTAL:** CRHOA Required Survey, Slope Band Analysis, and Site Plan

A fully dimensioned certified survey, prepared by a certified land surveyor, must be included with your submission, which survey must show: (1) the entire property and areas adjacent to it (and must include outlines of all structures and improvements currently existing on the property), with dimensions from the outside corners of all structures on the property to property lines; (2) spot elevations and labeled contour lines; (3) all sidewalks, driveways, patios and other hardscape; (4) all walls and fences, with heights, whether on the property itself or adjacent to it; (5) an outline of the adjacent sides and corners of structures on the adjacent properties and their distances to the boundary line between the two properties; (6) the City-owned parkway in front of the property, from the street/curb to the front property line(s), with dimensions from the front property line to the street side of the City standard curb, if any, adjacent to the street (or if no City standard curb, to the equivalent; or, if none, to the street paving), at: (a) each front corner of the property, (b) at or adjacent to each driveway and each pedestrian entrance, and (c) near the center of the front property line(s) if that is not near one of the above required dimensions; (7) all easements, if any, and the surveyor's source of the information about them; (8) any encroachments affecting the property; (9) the size, in square feet, of the property; (10) the building setbacks required under the California Riviera CC&Rs and Architectural Guidelines with respect to the property as to which the submission is being made; (11) the dates of the field work for the survey, of the survey itself and of its certification; and (12) who prepared the survey and for whom it was prepared.

The site plan and other plans submitted must be based on that survey; and the site plan must show, among other things, the points from which the height datum for the property was determined.

In addition to that survey, a certified slope band analysis map, prepared by the certified surveyor, is required for all projects on properties that include slopes that are 2:1 or steeper (which sloped areas are excluded from the "Buildable Lot Area" of the property pursuant to Paragraph 9 of the CRHOA Architectural Guidelines and CRHOA CC&Rs for various purposes), showing areas of the lot with a slope less than 2 horizontal to 1 vertical, areas of the lot sloped 2:1 or steeper, and the square footage of each such area.

In the case of a corner property, the Site Plan and all landscaping and hardscaping plans must show the "visibility triangle" as defined in Section 62.200 of the Los Angeles Municipal Code.

### **AFTER THE START OF CONSTRUCTION:**

The Association approves, documents, and monitors construction in the California Riviera Tract, acting through its Architectural Review Committee ("ARC"). An as-built survey is required at the completion of the foundation and then again after framing.

To document that and to confirm that the work conforms to the ARC-approved plans for the project, please submit an updated fully dimensioned as-built survey of the property, prepared by a licensed land surveyor, showing the location and dimensions of:

- (a) the as-built foundation/basement walls/slab for each structure on the property;
- (b) any light wells;
- (c) any stairs or ramps serving any subterranean level;
- (d) any retaining walls; and
- (e) any property perimeter walls (or any foundations for them if the walls themselves have not yet been constructed);

including, for each segment: (i) the elevation of the top of that foundation wall, slab, or other feature; (ii) the distance from the exterior of that foundation, slab, or other feature to the applicable CRHOA required setback line(s) and to the property line(s) adjacent to that segment; and (iii) if there is a basement, the elevation of the top of the basement slab.

Also, when you have completed framing, you will need to submit an updated fully dimensioned as-built survey of the property prepared by a licensed land surveyor, showing, among other things:

- (a) the location of all structures on the site, with distances from each exterior wall of each structure to the CRHOA required setback line(s) and property line(s) adjacent thereto;
- (b) the location of each porch, balcony, and covered patio, with distances from each to the CRHOA setback line(s) and property line(s) adjacent thereto;
- (c) the elevation of each portion of the first floor of each structure (including the elevation of the garage floor and of any covered patio);
- (d) the elevation of the eaves and the distance from each eave to the structure and to the CRHOA setback line(s) and property line(s) adjacent thereto;
- (e) the location (relative to the CRHOA setback line(s) and adjacent property line(s)) and the elevation of the roof at its intersection with top plate of the second story of the structure;
- (f) the location (relative to the CRHOA setback line(s) and adjacent property line(s)) and the elevation of the highest portion of the roof; and
- (g) the location (or, if not yet installed, the designated location) of all pool equipment, AC and other condensers, heat pumps, generators, electrical panels and other exterior equipment, and the distance from each to the CRHOA setback line(s) and property line(s) adjacent thereto.