

GENERAL NOTES:

- 1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2011 COUNTY OF LOS ANGELES BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
2. ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTORS OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADING MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADING MEETING.
4. APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODES AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.
5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH COUNTY OF LOS ANGELES CODE, TITLE 12, SECTION 12.0300 THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 6:00 PM TO 7:00 AM, AND ON SUNDAYS AND HOLIDAYS. MORE RESTRICTIVE CONSTRUCTION ACTIVITY AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHERE APPLICABLE.
6. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.0) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OR DISPOSING AS REQUIRED BY THE COUNTY OF LOS ANGELES, THE PERMITTEE SHALL STOP WORK IMMEDIATELY AND NOTIFY THE COUNTY OF LOS ANGELES. HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING MEASURES HAVE BEEN TAKEN:
A. THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
B. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING OF THE REMAINS WITH DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
7. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
8. ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMP SITE. PERMITS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMP SITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
9. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
10. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION PERMITS, FIELD ENGINEER OR LICENSED SURVEYOR. PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
11. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE AS REQUIRED PER TITLE CHAPTER 22.06 OF THE COUNTY OF LOS ANGELES ZONING CODE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DSB LINE OF THE FILL TO BE EXTENDING THERE FROM A POINT AT LEAST 5 FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.
IF AN OAK TREE PERMIT IS OBTAINED, (ADD THE FOLLOWING NOTE)
ALL GRADING AND CONSTRUCTION WITHIN THE PROTECTED ZONE OF ALL OAK TREES SHALL BE PERMITTED PER THE OAK TREE PERMIT. ALL RECOMMENDATIONS IN THE PERMIT AND ASSOCIATED OAK TREE REPORT MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING PLAN. A COPY OF THE OAK TREE PERMIT AND ASSOCIATED REPORTS SHALL BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
12. THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS.
NOTE: THIS NOTE ONLY APPLIES TO STANDARD RETAINING WALLS. GEOTEXTILE FABRIC AND SEGMENTAL RETAINING WALLS DO NOT REQUIRE A SEPARATE RETAINING WALL PERMIT. DETAILS AND CONSTRUCTION NOTES FOR ALL GEOTEXTILE WALLS MUST BE ON THE GRADING PLAN.
13. A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED PER SECTION 1010.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE. OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.
14. IF GRADING AUTHORIZED BY THIS PLAN IS TO EXTEND THROUGH THE RAINY SEASON NOVEMBER 1 THROUGH APRIL 15 OF THE FOLLOWING YEAR, SEPARATE UPDATED PLANS FOR EROSION CONTROL MUST BE SUBMITTED PRIOR TO OCTOBER PER SECTION 1011.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
15. TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.
INSPECTION NOTES:
16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT THE FOLLOWING STAGES OF THE WORK (SECTION 1005.7 OF THE BUILDING CODE)
(A) PRE-GRADING - BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION
(B) INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION NOTE PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.
(C) ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED, DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
(D) FINAL - WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES INSTALLED, SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.
17. IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION 1005 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
18. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION 1005.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES", SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:
1. BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
2. MONTHLY, AT ALL OTHER TIMES; AND
3. AT ANY TIMES WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL.
SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEBSITE: HTTP://DPW.ALCOUNTY.GOV/BSB/DC/DEFAULT.ASPX. "REPORT OF GRADING ACTIVITIES" SHALL BE SCANNED AND UPLOADED AT THE WEBSITE OR FAXED TO (310) 530-5482. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP WORK" ORDER.
19. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION 1005.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

DRAINAGE NOTES:

- 22. ROUGH DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
23. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
24. ALL CONSTRUCTION AND GRADING WITHIN A STORM DRAIN EASEMENT ARE TO BE DONE PER PRIVATE DRAIN NO. N/A OR MISCELLANEOUS TRANSFER DRAIN MTD NO. N/A.
25. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS REQUIRED UNDER NOTE 18 AND SECTION 1005.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

AGENCY NOTES:

- 26. AN ENCROACHMENT PERMIT FROM CITY OF N/A IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING ROAD RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO CITY OF N/A ENCROACHMENT PERMIT.
27. AN ENCROACHMENT PERMIT/CONNECTION PERMIT IS REQUIRED FROM THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT FOR ALL WORK WITHIN THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT RIGHT OF WAY. ALL WORK SHALL CONFORM TO CONDITIONS SET BY THE PERMIT.
28. PERMISSION TO OPERATE IN VERY HIGH FIRE HAZARD SEVERITY ZONE MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU OR THE LOCAL FIRE STATION PRIOR TO COMMENCING WORK.
29. ALL WORK WITHIN THE STREAMBED AND AREAS OUTLINED ON GRADING PLANS SHALL CONFORM TO:
ARMY CORPS 404 PERMIT NUMBER: N/A
CALIFORNIA FISH & GAME AGREEMENT NO.: N/A
30. ALL CONSTRUCTION/DEMOLITION, GRADING, AND STORAGE OF BULK MATERIALS MUST COMPLY WITH THE LOCAL AGMD RULE 403 FOR FLUATITE DUST. INFORMATION ON RULE 403 IS AVAILABLE AT AGMD'S WEBSITE: HTTP://WWW.AVAGMD.COM.

GENERAL GEOTECHNICAL NOTES:

- 31. ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS. SEE RTF&A REPORT "PRECISE GRADING PLAN REVIEW AND SUMMARY OF GEOTECHNICAL RECOMMENDATIONS" DATED JUNE 6, 2013, PLAN NO. 99-348-021.
32. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION. (900 S. FREMONT, ALHAMBRA, CA 91803 - 3D FLOOR)
33. THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.
34. ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC MAP MUST BE INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS (SECTION 1005.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE). THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
35. FOUNDATION, WALL AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE FOUNDATION GEOLOGIST AND SOIL ENGINEER, PRIOR TO THE PLACING OF STEEL OR CONCRETE.
36. BUILDING PADS LOCATED IN CUT/FILL TRANSITION AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED BOTTOM OF FOOTING.

FILL NOTES:

- ALL FILL SHALL BE COMPACTED IN THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:
A. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
B. 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER.
THE RELATIVE COMPACTION SHALL BE DETERMINED BY ASTM SOIL COMPACTION TEST D1557-09 WHERE APPLICABLE. WHERE NOT APPLICABLE, A TEST ACCORDING TO THE ACCEPTABLE TO THE BUILDING OFFICIAL (SECTION 1017.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE).
38. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL (SECTION 1017.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND SHALL BE OBTAINED BY THE SAND CONE METHOD.
39. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:
A. ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
B. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
C. ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
D. ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.

INSPECTION NOTES:

- 16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT THE FOLLOWING STAGES OF THE WORK (SECTION 1005.7 OF THE BUILDING CODE)
(A) PRE-GRADING - BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION
(B) INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION NOTE PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.
(C) ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED, DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
(D) FINAL - WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES INSTALLED, SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.
17. IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION 1005 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
18. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION 1005.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES", SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:
1. BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
2. MONTHLY, AT ALL OTHER TIMES; AND
3. AT ANY TIMES WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL.
SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEBSITE: HTTP://DPW.ALCOUNTY.GOV/BSB/DC/DEFAULT.ASPX. "REPORT OF GRADING ACTIVITIES" SHALL BE SCANNED AND UPLOADED AT THE WEBSITE OR FAXED TO (310) 530-5482. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP WORK" ORDER.
19. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION 1005.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

- 41. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS. (SECTION 1017.2 OF THE COUNTY OF ANGELES BUILDING CODE)
42. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN "AS-BUILT" GRADING PLAN.
43. FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW CONSTRUCTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILL IS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION OPERATIONS MAY BE USED WHERE DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTORS WILL HAVE EQUIVALENT EFFECT. (SECTION 1017.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
44. PLANTING AND IRRIGATION ON GRADED SLOPES MUST COMPLY WITH THE FOLLOWING MINIMUM GUIDELINES:
A. THE SURFACE OF ALL CUT SLOPES MORE THAN 5 FEET IN HEIGHT AND FILL SLOPES MORE THAN 3 FEET IN HEIGHT SHALL BE PROTECTED AGAINST DAMAGE BY EROSION BY PLANTING WITH GRASS OR GROUNDCOVER PLANTS. SLOPES EXCEEDING 15 FEET IN VERTICAL HEIGHT SHALL ALSO BE PLANTED WITH SHRUBS, SPACED AT NOT TO EXCEED 10 FEET ON CENTERS, OR TREES, SPACED AT NOT TO EXCEED 20 ON CENTERS, OR A COMBINATION OF SHRUBS AND TREES AT EQUIVALENT SPACING. IN ADDITION TO THE GRASS OR GROUNDCOVER PLANTS, THE PLANTS SELECTED AND PLANTING METHODS USED SHALL BE SUITABLE FOR THE SOIL AND CLIMATIC CONDITIONS OF THE SITE. PLANT MATERIAL SHALL BE SELECTED WHICH WILL PRODUCE A COVERAGE OF PERMANENT PLANTING EFFECTIVELY CONTROLLING EROSION. CONSIDERATION SHALL BE GIVEN TO DEEP-ROOTED PLANTING MATERIAL, NEEDING LIMITED WATERING, MAINTENANCE, HIGH ROOT TO SHOOT RATIO, WIND SUSCEPTIBILITY AND FIRE-RETARDANT CHARACTERISTICS. PLANTING METHODS MUST BE APPROVED BY THE BUILDING OFFICIAL (SECTION 1010.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE).
NOTE: PLANTING MAY BE MODIFIED FOR THE SITE IF SPECIFIC RECOMMENDATIONS ARE PROVIDED BY BOTH THE SOILS ENGINEER AND A LANDSCAPE ARCHITECT. SPECIFIC RECOMMENDATIONS MUST CONSIDER SOILS AND CLIMATIC CONDITIONS, IRRIGATION REQUIREMENTS, PLANTING METHODS, FIRE RETARDANT CHARACTERISTICS, WATER EFFICIENCY, MAINTENANCE NEEDS, AND OTHER REGULATORY REQUIREMENTS. RECOMMENDATIONS MUST INCLUDE A METHOD THAT THE ALTERNATIVE PLANTING WILL PROVIDE A PERMANENT AND EFFECTIVE METHOD OF EROSION CONTROL. MODIFICATIONS TO PLANTING MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION.
B. SLOPES REQUIRED TO BE PLANTED BY SECTION 1010.3 SHALL BE PROVIDED WITH AN APPROVED SYSTEM OF IRRIGATION THAT IS DESIGNED TO COVER ALL PORTIONS OF THE SLOPE. IRRIGATION SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. A FUNCTIONAL TEST OF THE SYSTEM MAY BE REQUIRED. FOR SLOPES LESS THAN 20 FEET IN VERTICAL HEIGHT, HOSE BIBS TO PERMIT HAND WATERING WILL BE ACCEPTABLE IF SUCH HOSE BIBS ARE INSTALLED AT CONVENIENTLY ACCESSIBLE LOCATIONS WHERE A HOSE NO LONGER THAN 50 FEET IS NECESSARY FOR IRRIGATION. THE REQUIREMENTS FOR PERMANENT IRRIGATION SYSTEMS MAY BE MODIFIED UPON SPECIFIC RECOMMENDATION OF A LANDSCAPE ARCHITECT OR EQUIVALENT AUTHORITY THAT, BECAUSE OF THE TYPE OF PLANTS SELECTED, THE PLANTING METHODS USED AND THE SOIL AND CLIMATIC CONDITIONS AT THE SITE, IRRIGATION WILL NOT BE NECESSARY FOR THE MAINTENANCE OF THE SLOPE PLANTING. (SECTIONS 1010.4 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
C. OTHER GOVERNMENTAL AGENCIES MAY HAVE ADDITIONAL REQUIREMENTS FOR LANDSCAPE AND IRRIGATION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE WITH OTHER AGENCIES TO MEET THEIR REQUIREMENTS WHILE MAINTAINING COMPLIANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODE.
45. THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING. PRIOR TO FINAL GRADING APPROVAL, ALL REQUIRED SLOPE PLANTING MUST BE ESTABLISHED. (SECTION 1010.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
46. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES. (TITLE 31, SECTION 54072.1)
47. PRIOR TO ROUGH GRADE APPROVAL, THIS PROJECT REQUIRES A LANDSCAPE PERMIT. LANDSCAPE PLANS IN COMPLIANCE WITH THE "MODEL WATER EFFICIENT LANDSCAPE ORDINANCE" TITLE 23, CHAPTER 27 OF CALIFORNIA CODE OF REGULATIONS (AS 9891) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT DIVISION (900 S. FREMONT AVE., ALHAMBRA-3RD FLOOR, CA 91803 (626) 458-4921). TO OBTAIN LANDSCAPE PERMIT APPROVED PLANS AND WATER PURVEYOR ACKNOWLEDGMENT FORM MUST BE SUBMITTED TO THE LOCAL BUILDING AND SAFETY OFFICE.

PLANTING AND IRRIGATION NOTES:

- 48. THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING. PRIOR TO FINAL GRADING APPROVAL, ALL REQUIRED SLOPE PLANTING MUST BE ESTABLISHED. (SECTION 1010.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
49. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES. (TITLE 31, SECTION 54072.1)
50. PRIOR TO ROUGH GRADE APPROVAL, THIS PROJECT REQUIRES A LANDSCAPE PERMIT. LANDSCAPE PLANS IN COMPLIANCE WITH THE "MODEL WATER EFFICIENT LANDSCAPE ORDINANCE" TITLE 23, CHAPTER 27 OF CALIFORNIA CODE OF REGULATIONS (AS 9891) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT DIVISION (900 S. FREMONT AVE., ALHAMBRA-3RD FLOOR, CA 91803 (626) 458-4921). TO OBTAIN LANDSCAPE PERMIT APPROVED PLANS AND WATER PURVEYOR ACKNOWLEDGMENT FORM MUST BE SUBMITTED TO THE LOCAL BUILDING AND SAFETY OFFICE.
UNDERGROUND UTILITY NOTES:
1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS IS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO ANY ON-SITE WORK.
NOTES TO CONTRACTORS:
1. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS" CONSTRUCTION SAFETY ORDERS.
3. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH ANY OF THE GOVERNMENT, STATE OR CITY RULES AND REGULATIONS. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT FOR THE LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING. PRIOR TO EXCAVATION THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 1-800-422-4133.
GEOLOGY AND SOILS NOTES:
1. IN-GRADING INSPECTIONS MUST BE MADE BY THE CONSULTING SOILS ENGINEER. MONTHLY IN-GRADING INSPECTION REPORTS MUST BE SUBMITTED DIRECTLY TO THE GEOLOGY AND SOILS SECTION BY THE CONSULTANTS.
2. ROUGH GRADING MUST BE APPROVED BY A FINAL SOILS ENGINEERING REPORT. AN AS-BUILT MAP MUST BE INCLUDED IN THE FINAL REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS (SECTION 1005.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE). THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
3. FOUNDATION, WALL, AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING SOILS ENGINEER PRIOR TO THE PLACING OF STEEL OR CONCRETE.

- 48. THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING. PRIOR TO FINAL GRADING APPROVAL, ALL REQUIRED SLOPE PLANTING MUST BE ESTABLISHED. (SECTION 1010.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
49. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES. (TITLE 31, SECTION 54072.1)
50. PRIOR TO ROUGH GRADE APPROVAL, THIS PROJECT REQUIRES A LANDSCAPE PERMIT. LANDSCAPE PLANS IN COMPLIANCE WITH THE "MODEL WATER EFFICIENT LANDSCAPE ORDINANCE" TITLE 23, CHAPTER 27 OF CALIFORNIA CODE OF REGULATIONS (AS 9891) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT DIVISION (900 S. FREMONT AVE., ALHAMBRA-3RD FLOOR, CA 91803 (626) 458-4921). TO OBTAIN LANDSCAPE PERMIT APPROVED PLANS AND WATER PURVEYOR ACKNOWLEDGMENT FORM MUST BE SUBMITTED TO THE LOCAL BUILDING AND SAFETY OFFICE.

UNDERGROUND UTILITY NOTES:

- 1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS IS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO ANY ON-SITE WORK.

NOTES TO CONTRACTORS:

- 1. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS" CONSTRUCTION SAFETY ORDERS.
3. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH ANY OF THE GOVERNMENT, STATE OR CITY RULES AND REGULATIONS. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT FOR THE LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING. PRIOR TO EXCAVATION THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 1-800-422-4133.

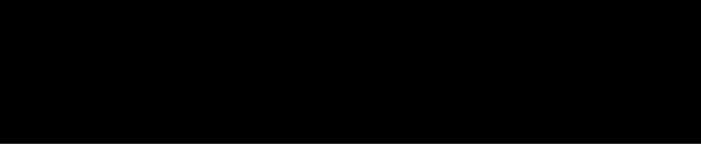
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GEOLOGY AND SOILS NOTES:

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3. FOUNDATION, WALL, AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING SOILS ENGINEER PRIOR TO THE PLACING OF STEEL OR CONCRETE.

PRECISE GRADING PLAN FOR



ATTACHMENT A NOTES:

- 1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST 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 IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SKILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. 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.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENIED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

PRINT NAME: [Redacted]
OWNER OR AUTHORIZED AGENT OF THE OWNER: [Redacted]
SIGNATURE: [Redacted] DATE: [Redacted]

ATTACHMENT B NOTES:

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE LATEST EDITION OF THE CALIFORNIA BMP HANDBOOK (CONSTRUCTION) OR CALTRANS STORMWATER QUALITY HANDBOOKS (CONSTRUCTION SITE BMP MANUAL), OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL.

EROSION CONTROL

- E01 - SCHEDULING
E02 - PRESERVATION OF EXISTING VEGETATION
E03 - HYDRAULIC MULCH
E04 - HYDROSEEDING
E05 - SOIL BINDERS AND GRADING OPERATIONS
E06 - STRAW MULCH
E07 - GEOTEXTILES & MATS
E08 - WOOD MULCHING
E09 - EARTH DIKES AND DRAINAGE SWALES
E10 - VELOCITY DISSIPATION DEVICES
E11 - SLOPE DRAINS
E12 - STREAMBANK STABILIZATION
E13 - RESERVED
E14 - COMPOST BLANKETS
E15 - SOIL PREPARATION/ROUGHENING
E16 - NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

- SE1 - SILT FENCE
SE2 - SEDIMENT BASIN
SE3 - SEDIMENT TRAP
SE4 - CHECK DAM
SE5 - FIBER ROLLS
SE6 - GRAVEL BAG BERM
SE7 - STREET SWEEPING AND VACUUMING
SE8 - SANDBAG BARRIER
SE9 - STRAW BALE BARRIER
SE10 - STORM DRAIN INLET PROTECTION
SE11 - ACTIVE TREATMENT SYSTEMS
SE12 - TEMPORARY SILT DIKE
SE13 - COMPOST BASKETS & BERMS
SE14 - BIOFILTER BAGS

WIND EROSION CONTROL

- WE1 - WIND EROSION CONTROL

SOIL ENGINEER:

R.T. FRANKIAN & ASSOCIATES
1329 SCOTT ROAD
BURBANK, CA 91504
PH: (818) 5311501
CONTACT: ALAN RASPLICKA



NO OAK TREES ARE AFFECTED BY THIS DEVELOPMENT.

SUSMP NOTES: A TREATMENT BASIN HAS BEEN CONSTRUCTED PER MASTER GRADING PERMIT OF TRACT [Redacted]

BENCH MARK: L.A. CO. BM 5292
DPW BM TAG IN N CB 5FT E/O BCR @ N CORNER SECO CYN RD AND COPPER HILL DR 70FT E AND 32 FT N/O C/L INTERSECTION (W END CB).
NGVD 29 1993 ADJUSTMENT ELEV. 1342.69'

Table with columns: DEVELOPER, PREPARED BY, PLANS PREPARED UNDER THE DIRECTION OF, DATE, NO., DATE, REVISIONS, BY, APPR.

CONTRACTOR'S RESPONSIBILITY

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL AND OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL OR OWNER.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

EASEMENT STATEMENT

AS CIVIL ENGINEER/LAND SURVEYOR OF THIS PROJECT, I HAVE IDENTIFIED THE LOCATION OF ALL EASEMENTS WHICH ARE DEPICTED ON THESE PLANS. I HAVE REVIEWED THE PROPOSED EASEMENT DOCUMENTS AND VERIFIED THE PROPOSED CONSTRUCTION DOES NOT CONFLICT OR INTERFERE WITH THE INTENDED EASEMENT USE.

OIL WELL STATEMENT

I CERTIFY THAT I HAVE CONDUCTED A THOROUGH AND ACCURATE REPLY REVIEW OF THE FIELD CONDITIONS AND REVIEWED THE DEPARTMENT OF CONSERVATION'S DIVISION OF OIL, GAS & GEOTHERMAL RESOURCES (DOGGR) DATABASE OF OIL WELLS AND HAVE IDENTIFIED 2 WELLS THAT EXIST WITHIN THE BOUNDARIES OF THE PROJECT SITE. THESE WELLS WERE RE-ABANDONED ON MAY 18, 2006 PER DOGGR'S LETTER DATED NOVEMBER 29, 2006.

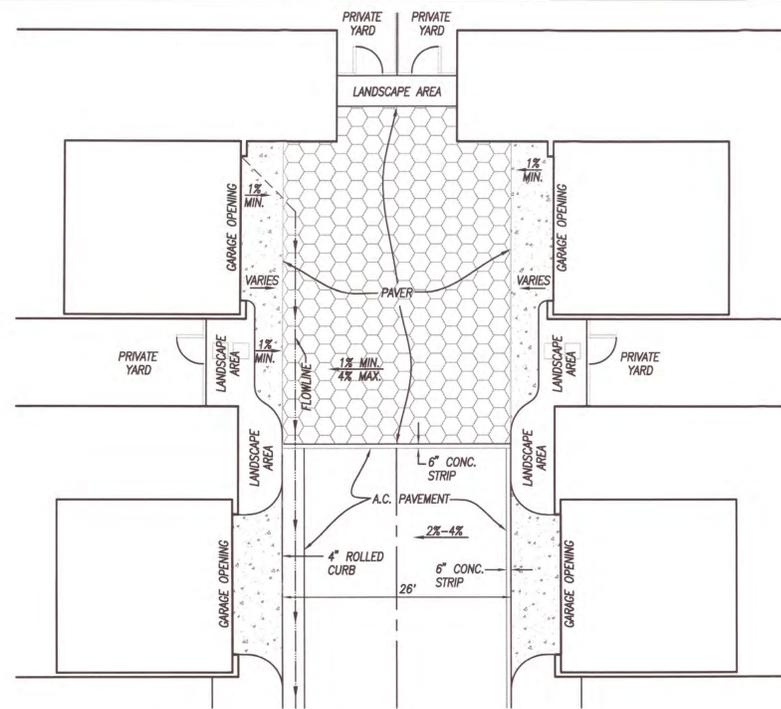
SOILS ENGINEER STATEMENT

R.T. FRANKIAN & ASSOCIATES (RTF&A) HAS REVIEWED THE GEOTECHNICAL ASPECTS OF THIS PLAN. THE PLAN IS FOUND TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF THE "PRECISE GRADING PLAN REVIEW AND SUMMARY OF GEOTECHNICAL RECOMMENDATIONS" REPORT PREPARED BY RTF&A, DATED JUNE 6, 2013.

SOIL REPORT: 6/5/13, 7/15/14
DATE: 09/10/14

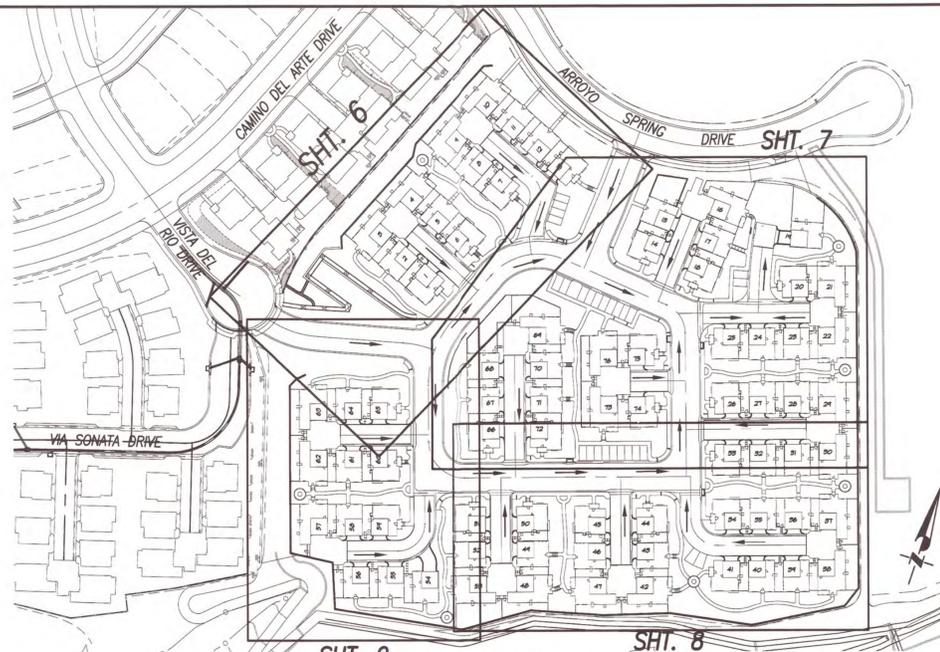
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PRIVATE ENGINEER'S NOTES



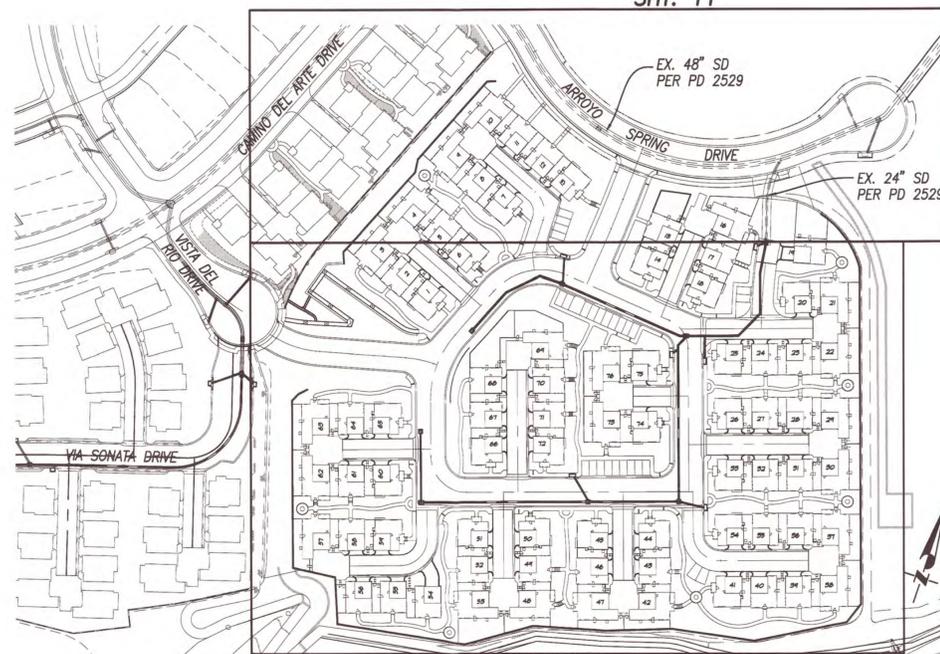
TYPICAL END OF PRIVATE DRIVEWAY

NOT TO SCALE



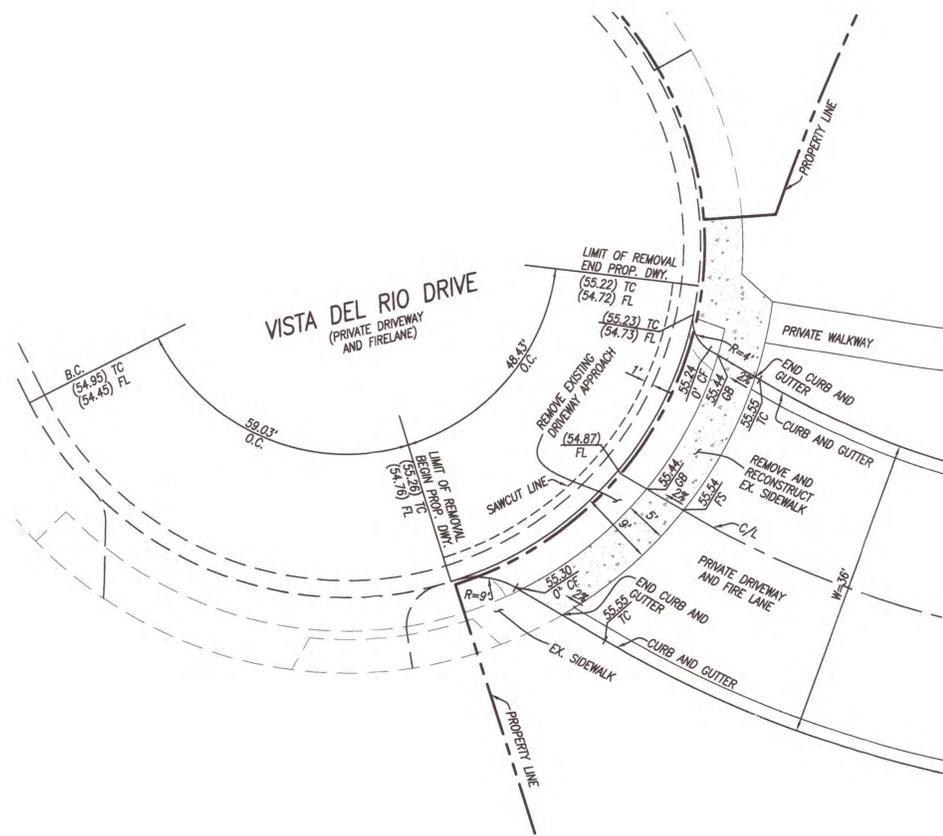
SHT. 9 GRADING INDEX MAP

SCALE: 1"=100"



SHT. 10 STORM DRAIN INDEX MAP

SCALE: 1"=100"



DETAIL "A" MODIFIED DRIVEWAY APPROACH TO LOT 1

PER A.P.W.A. STD. 110-2, TYPE C
SCALE: 1"=10'



CATCH BASIN STENCIL DETAIL

ALL CATCH BASINS AND INLETS THAT DISCHARGE INTO AN EXISTING OR PROPOSED STORM DRAIN MUST BE STENCILED TO DISCOURAGE ILLEGAL DUMPING OF POLLUTANTS. THIS STENCIL SHALL HAVE A MINIMUM DIAMETER OF 30 INCHES.

PRIVATE STORM DRAIN TO BE MAINTAINED BY HOMEOWNER ASSOCIATION.

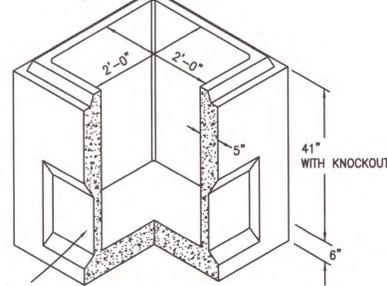
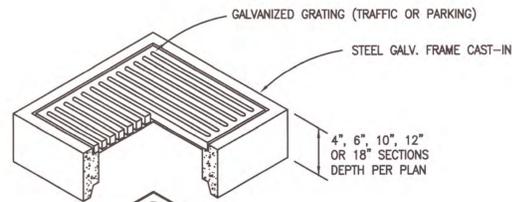


R. T. Franklan & Associates (RTF&A) has reviewed the geotechnical aspects of this plan. The plan is found to be in general conformance with the recommendations of the RTF&A geotechnical report(s) for this project dated: [REDACTED]

COUNTY OF LOS ANGELES
PRECISE GRADING PLAN

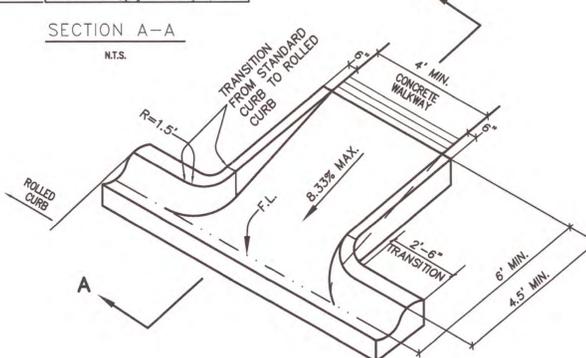
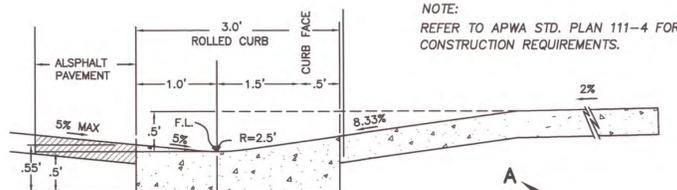
PCC W.O.:12-10B2

DEVELOPER:	PREPARED BY:	PLANS PREPARED UNDER THE DIRECTION OF:	DATE:	NO.	DATE	REVISIONS	BY	APPR
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

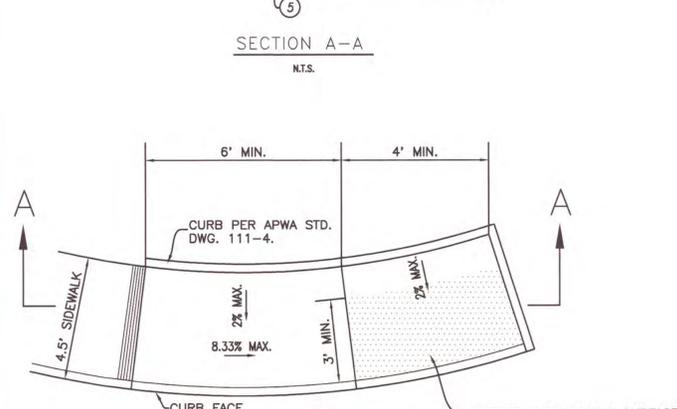
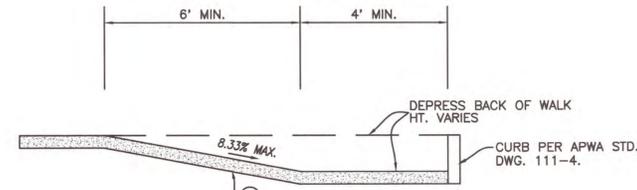


NOTES:
 USE GALVANIZED STEEL FRAME & GRATING FOR 12" OR 18" SECTIONS
 BOX TO BE PLACED ON 6" DEPTH OF COMPACTED ROCK OR SAND.
 EXCAVATE 4'6" X 4'6" X DEPTH HOLE TO SUIT THE JOB.
 (SERIES CB-2424 PER BROOKS PRODUCTS OR APPROVED EQUAL)

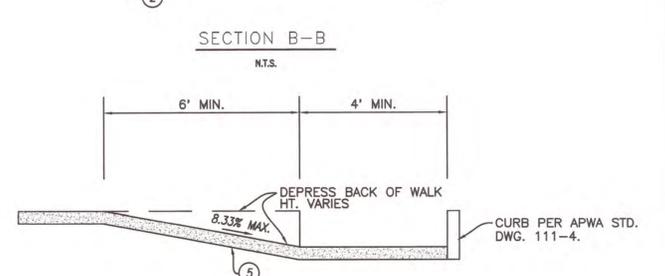
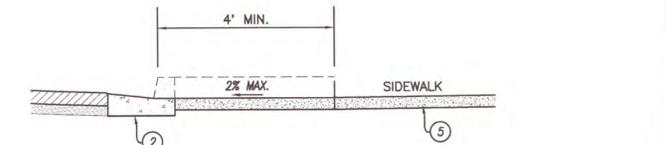
Q 24" X 24" DROP INLET
 NOT TO SCALE



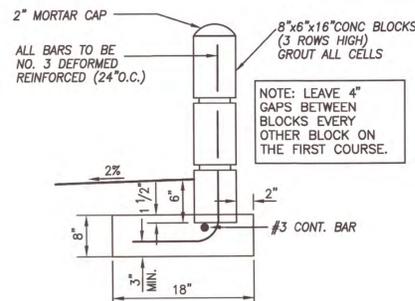
R CURB RAMP DETAIL AT ROLLED CURB
 NOT TO SCALE



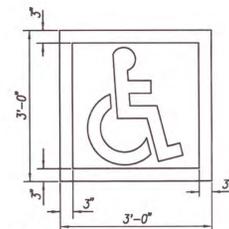
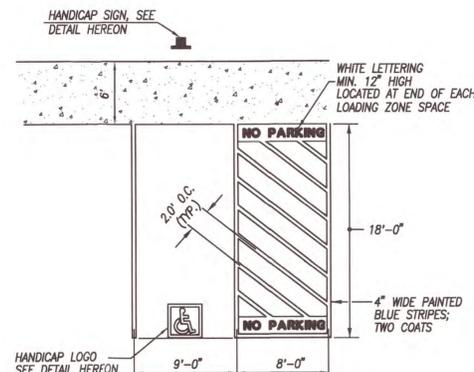
S MODIFIED CURB RAMP A
 NOT TO SCALE



T MODIFIED CURB RAMP B
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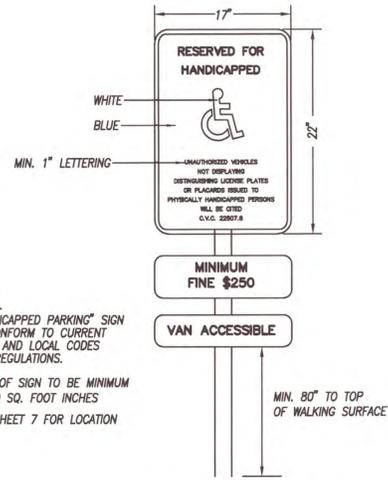


U SLOUGH WALL
 NOT TO SCALE



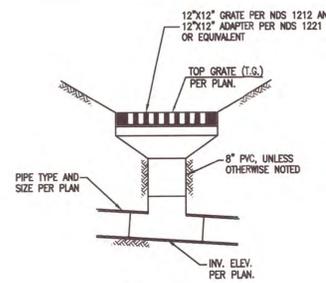
NOTES:
 1. ALL STROKES TO BE 3" WIDE.
 2. PROVIDE TWO COATS OF PAINT.
 3. BLUE BACKGROUND WITH WHITE SYMBOL.
 4. LOCATE SYMBOL AT CENTER OF STALL WHERE SHOWN ON SITE PLAN.
 5. ONE SYMBOL FOR EACH HANDICAP PARKING SPACE.

HANDICAP LOGO
 NOT TO SCALE

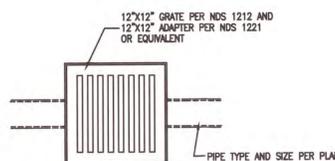


HANDICAP SIGN
 NOT TO SCALE

HANDICAP STALL AND SIGNAGE DETAIL
 NOT TO SCALE



PROFILE



PLAN

V 12"x12" YARD DRAIN DETAIL
 N.T.S.



R. T. Frankin & Associates (RTF&A) has reviewed the geotechnical aspects of this plan. The plan is found to be in general conformance with the recommendations of the RTF&A geotechnical report(s) for this project dated: [REDACTED]

COUNTY OF LOS ANGELES

PRECISE GRADING PLAN

PCC W.O.:12-1082

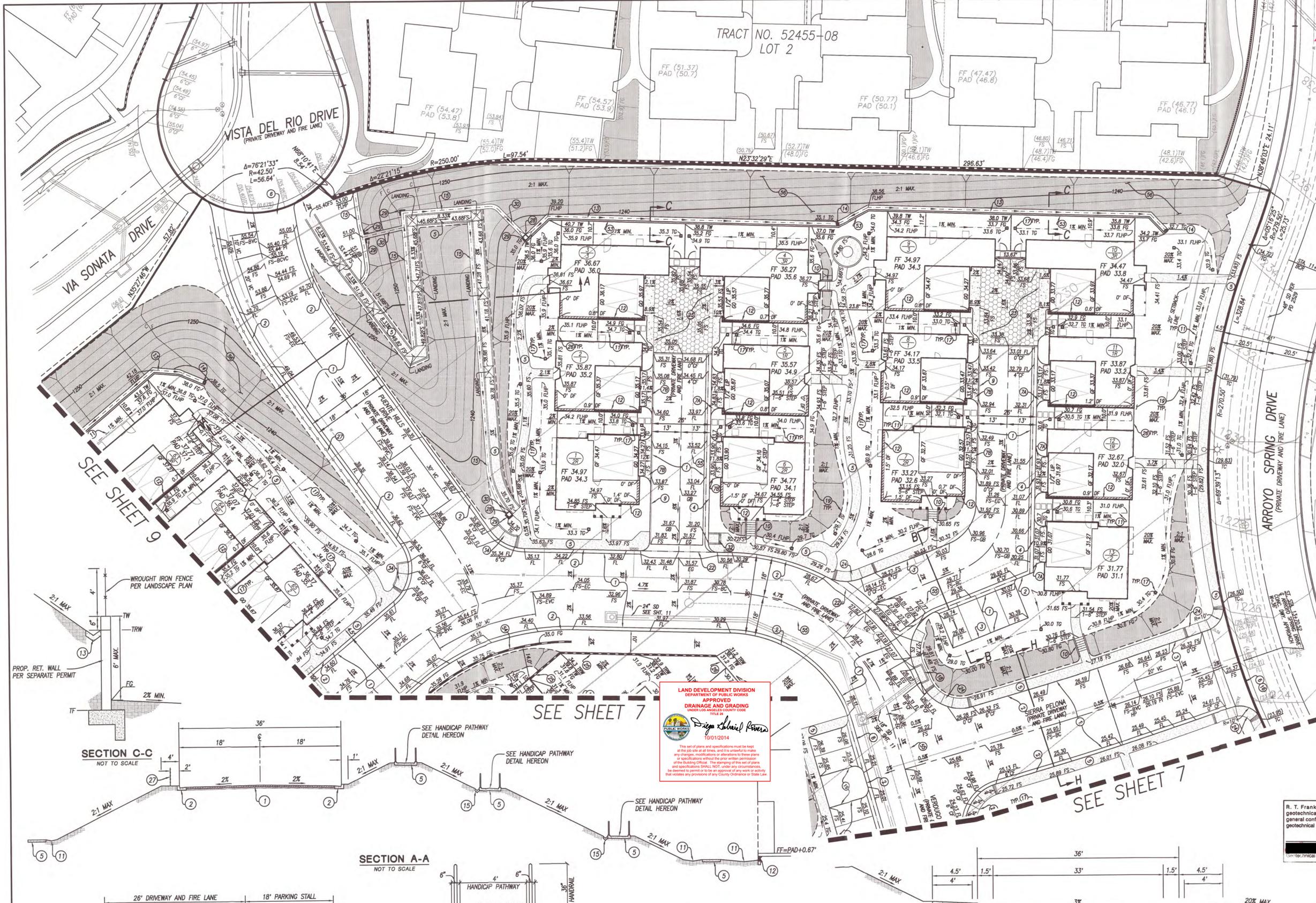
DEVELOPER:	PREPARED BY:	PLANS PREPARED UNDER THE DIRECTION OF:
[REDACTED]	[REDACTED]	[REDACTED]
DATE:	DATE:	DATE:

NO.	DATE	REVISIONS	BY	APPR



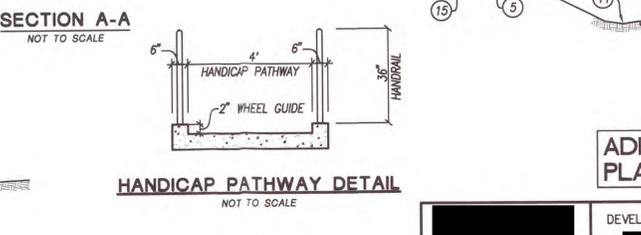
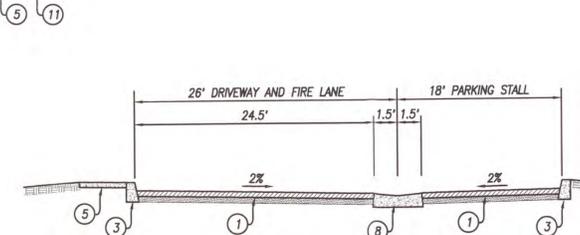
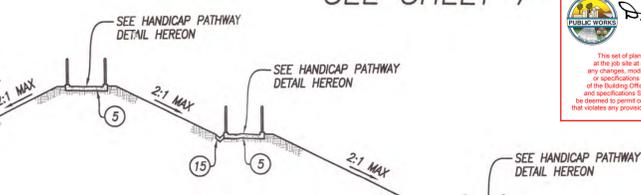
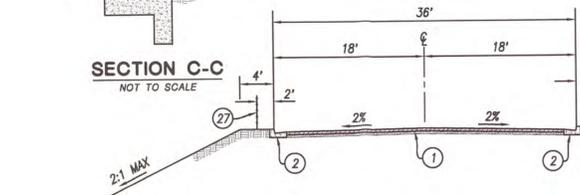
TRACT NO. 52455-08
LOT 2

- CONSTRUCTION NOTES**
- ** 1 CONSTRUCT 3" AC PAVEMENT, MIN. 1" FINISH COURSE (CR-AR-4000) MIN. 2" BASE COURSE (B-AR-4000) ON 8" MIN. PROCESSED CALIFORNIA MISCELLANEOUS BASE ON TRAFFIC LANES, 5" MIN. P.M.B.-ON PARKING STALLS. SEE R.T. FRANKLIN & ASSOCIATES PRECISE GRADING PLAN REVIEW AND SUMMARY OF GEOTECHNICAL RECOMMENDATIONS DATED JUNE 5, 2013 (JOB NO. 99-346-021) FOR PAVEMENT SECTION RECOMMENDATIONS.
 - 2 CONSTRUCT 6" CURB AND GUTTER PER APWA STD. DWG. NO. 120-2 TYPE A2-6(150). W=1.5'
 - 3 CONSTRUCT 6" CURB PER DETAIL "B" ON SHEET 4.
 - 4 CONSTRUCT 4" ROLLED CURB PER DETAIL "E" ON SHEET 4.
 - 5 CONSTRUCT 4" PCC WALK WITH 2% CROSSFALL. CURB AND SIDEWALK JOINS PER APWA STD. DWG 112-2.
 - 6 CONSTRUCT 6" PCC COMMERCIAL DRIVEWAY PER APWA STD. DWG. NO. 110-2, TYPE C; W=36". SEE DETAIL "A" ON SHEET 3.
 - 7A CONSTRUCT 4" PCC DRIVEWAY PER DETAIL ON SHEET 2, TYPE A.
 - 7B CONSTRUCT 4" PCC DRIVEWAY PER DETAIL ON SHEET 2, TYPE B.
 - 8 CONSTRUCT CONCRETE RIBBON GUTTER PER DETAIL "F" ON SHEET 4.
 - 9 CONSTRUCT 6" WIDE CONCRETE STRIP PER DETAIL ON SHEET 2.
 - * 10 CONCRETE STEP AND RISER PER DETAIL "K" ON SHEET 4.
 - 11 GRADED SWALE PER DETAIL ON SHEET 2.
 - 12 CONSTRUCT EXTRA DEPTH FOOTING PER DETAIL "D" ON SHEET 4.
 - 13 CONSTRUCT BACK OF WALL V-GUTTER PER DETAIL "G" ON SHEET 4.
 - 14 CONSTRUCT BACK OF WALL INLET PER DETAIL "H" ON SHEET 4.
 - 15 CONSTRUCT V-GUTTER PER DETAIL "M" ON SHEET 4.
 - 16 SAWCUT AND REMOVE EXISTING DRIVEWAY, SIDEWALK, CURB AND GUTTER.
 - 17 CONSTRUCT 12"x12" GRATE PER NDS 1212 AND 12"x12" ADAPTER PER NDS 1221 OR EQUIVALENT PER DETAIL "V" ON SHEET 5. SEE PRIVATE STORM DRAIN PLAN.
 - 18 CATCH BASIN FOR PRIVATE STORM DRAIN PLAN.
 - 19 LANDSCAPE AREA PER LANDSCAPE PLAN.
 - 20 STRIPING AND DIMENSIONS AND SIGNS PER ARCHITECT PLANS AND TITLE 24 OF THE CALIFORNIA STATE ACCESSIBILITY STANDARD AND ADA STANDARDS.
 - 21 TRANSITION FROM 4" ROLLED CURB TO 6" CURB PER DETAIL "J" ON SHEET 4.
 - 22 CONSTRUCT CONCRETE CROSS GUTTER PER DETAIL "L" ON SHEET 4.
 - * 23 CONCRETE PAVEMENT PER LANDSCAPE PLAN.
 - 24 CONSTRUCT CURB RAMP PER APWA STD. DWG. NO. 111-5, CASE B, TYPE 1.
 - 25 CONSTRUCT PROTO-II COMBO WALL. 2'8" MAX. RET. WITH 5'6" GARDEN WALL ATOP.
 - 26 CONSTRUCT 5'6" PROTO-II STANDARD WALL.
 - * 27 SAFETY/DECORATIVE RAILING PER LANDSCAPE PLAN.
 - 28 CONSTRUCT 24"x24" PARKWAY GRATE SCR-2424P PER BROOKS PRODUCTS CB-2424. SEE DETAIL "Q" ON SHEET 5.
 - 29 CONSTRUCT SLOUGH WALL PER DETAIL "U" ON SHEET 5.
 - 30 CONSTRUCT DOWNDRAIN PER DETAIL "M" ON SHEET 4. DOWNDRAIN TO CATCH BASIN TRANSITION PER DETAIL "P" ON SHEET 4.
 - 31 CONSTRUCT RESIDENTIAL DRIVEWAY PER APWA STD. DRAWING NO. 110-2, TYPE B, W=16"
 - 32 CONSTRUCT CURB RAMP PER DETAIL "R" ON SHEET 5.
 - 33 CONSTRUCT CURB RAMP PER APWA STD. DRAWING NO. 111-4, CASE D, TYPE 1.
 - 34 CONSTRUCT MODIFIED CURB RAMP PER DETAIL "S" ON SHEET 5.
 - 35 CONSTRUCT MODIFIED CURB RAMP PER DETAIL "T" ON SHEET 5.
 - 51 CONSTRUCT DEEPEDED EDGE AT PATIO PER DETAIL "O" ON SHEET 4.
 - 52 CONSTRUCT HANDICAP STALL AND SIGNAGE PER DETAIL ON SHEET 5.
 - * 53 RETAINING WALL TO BE CONSTRUCTED PER SEPARATE PLAN AND PERMIT.
 - 54 CONSTRUCT 2.5' GARDEN WALL WITH 3" W.I.F. ATOP, NON-RETAINING.
 - * 55 PROPOSED 8" VCP SEWER PER PC 12189
 - 56 CONSTRUCT SLOPE.
 - * PER SEPARATE PLAN AND PERMIT.
 - ** ASSUME R-VALUE OF 20 AS PER R.T. FRANKLIN & ASSOCIATES PRECISE GRADING PLAN REVIEW AND SUMMARY OF GEOTECHNICAL RECOMMENDATIONS DATED JUNE 5, 2013 (JOB NO. 99-346-021). R-VALUE TO BE REVISED IN FIELD BASED ON R-VALUE TEST. R-VALUE TEST SHOULD BE PERFORMED ON SOILS DRIVEN FROM NEAR FINISH GRADE TO DETERMINE THE PAVEMENT SECTIONS FOR THE DEVELOPMENT.

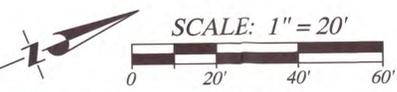
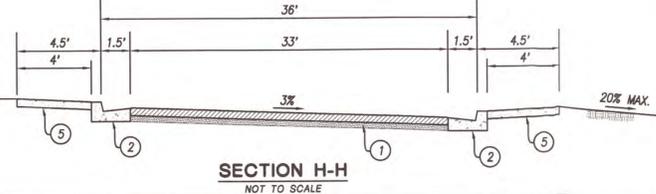


LAND DEVELOPMENT DIVISION
DEPARTMENT OF PUBLIC WORKS
APPROVED
DRAINAGE AND GRADING
UNDER LOS ANGELES COUNTY CODE
TITLE 18
Diana Schmitt Powers
10/01/2014

R. T. Franklin & Associates (RTFA) has reviewed the geotechnical aspects of this plan. The plan is found to be in general conformance with the recommendations of the RTFA geotechnical report(s) for this project dated: [REDACTED]
Geotechnical Engineer Date

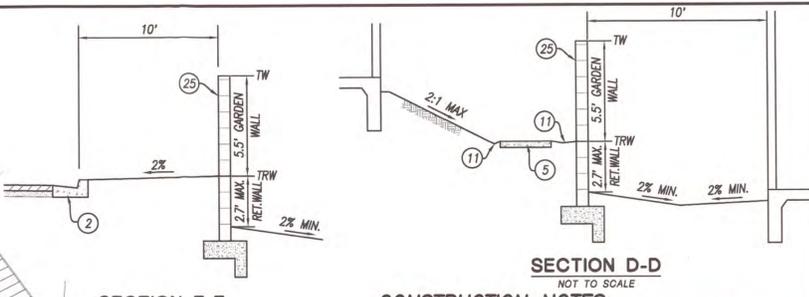
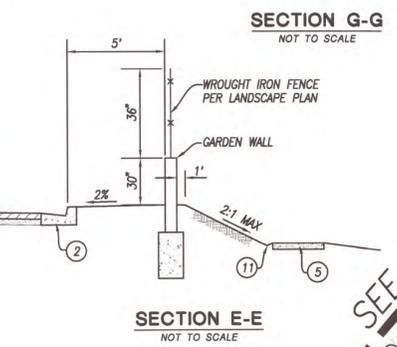
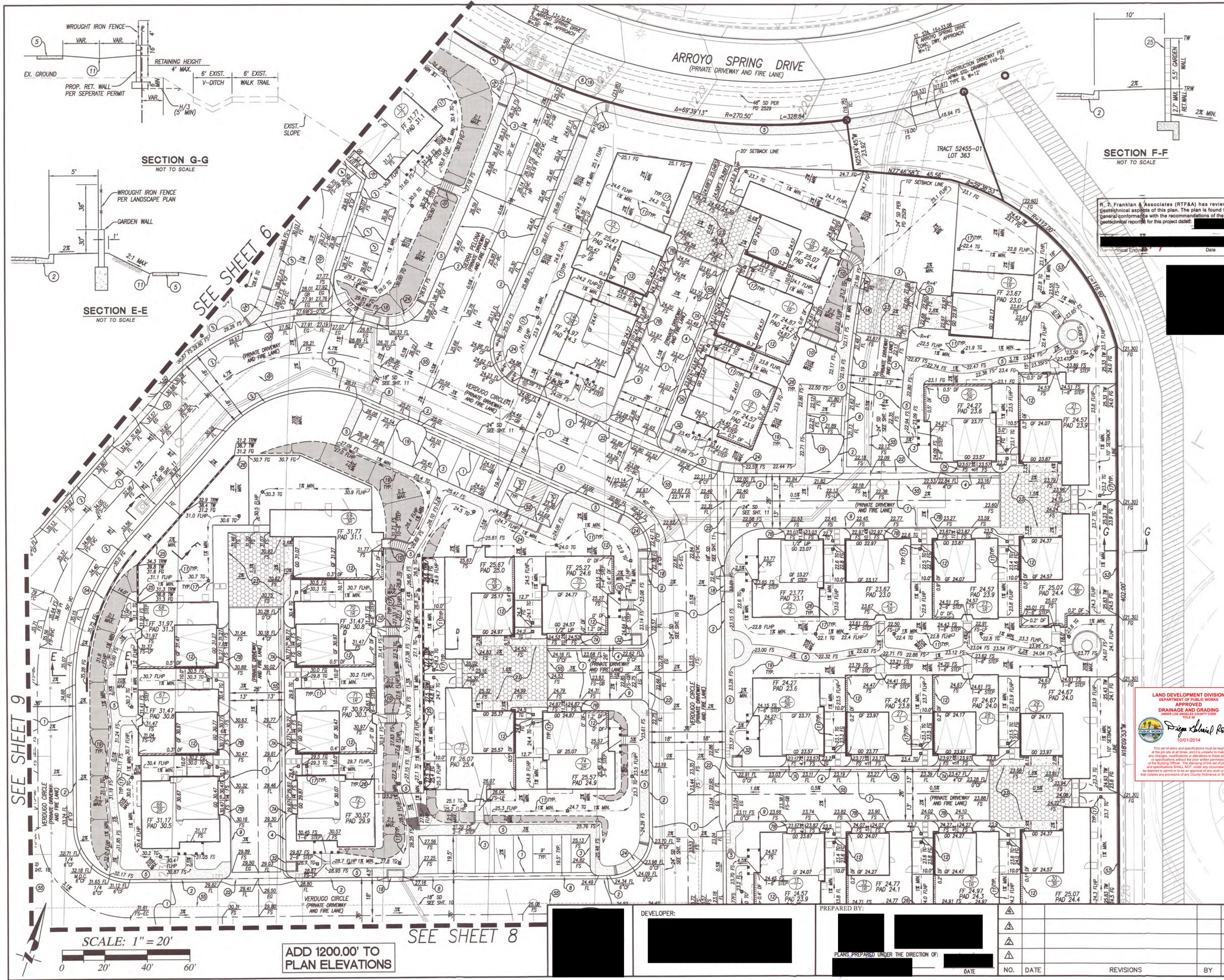


ADD 1200.0' TO PLAN ELEVATIONS



DEVELOPER:	PREPARED BY:	DATE:	NO.:	DATE:	REVISIONS:	BY:	APPR:
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

COUNTY OF LOS ANGELES
PRECISE GRADING PLAN
PCC W.O.: 12-1082
SHEET 6 OF 15 SHEETS
PLAN DATE: 9/10/2014



CONSTRUCTION NOTES

1. CONSTRUCT 3" AC PAVEMENT, MIN. 1" FINISH COURSE (CR-AR-4000) MIN. 2" BASE COURSE (B-AR-4000) ON 8" MIN. PROCESSED-MISCELLANEOUS BASE ON TRAFFIC LANES; 5" MIN. FILL ON PARKING STALLS. SEE R.T. FRANKLIN & ASSOCIATES' PRECISE GRADING PLAN REVIEW AND SUMMARY OF GEOTECHNICAL RECOMMENDATIONS DATED JUNE 5, 2013 (JOB NO. 99-346-021) FOR PAVEMENT SECTION RECOMMENDATIONS. *CSE*

2. CONSTRUCT 6" CURB AND GUTTER PER APWA STD. DWG. NO. 120-2 TYPE A2-6(150), W=1.5'

3. CONSTRUCT 6" CURB PER DETAIL "B" ON SHEET 4.

4. CONSTRUCT 4" ROLLED CURB PER DETAIL "E" ON SHEET 4.

5. CONSTRUCT 4" PCC WALK WITH 2% CROSSFALL. CURB AND SIDEWALK JOINS PER APWA STD. DWG. 112-2.

6. CONSTRUCT 6" PCC COMMERCIAL DRIVEWAY PER APWA STD. DWG. NO. 110-2, TYPE C; W=36". SEE DETAIL "A" ON SHEET 3.

7A. CONSTRUCT 4" PCC DRIVEWAY PER DETAIL ON SHEET 2, TYPE A.

7B. CONSTRUCT 4" PCC DRIVEWAY PER DETAIL ON SHEET 2, TYPE B.

8. CONSTRUCT CONCRETE RIBBON GUTTER PER DETAIL "F" ON SHEET 4.

9. CONSTRUCT 6" WIDE CONCRETE STRIP PER DETAIL ON SHEET 2.

10. CONCRETE STEP AND RISER PER DETAIL "K" ON SHEET 4.

11. GRADED SWALE PER DETAIL ON SHEET 2.

12. CONSTRUCT EXTRA DEPTH FOOTING PER DETAIL "D" ON SHEET 4.

13. CONSTRUCT BACK OF WALL V-GUTTER PER DETAIL "G" ON SHEET 4.

14. CONSTRUCT BACK OF WALL INLET PER DETAIL "H" ON SHEET 4.

15. CONSTRUCT V-GUTTER PER DETAIL "M" ON SHEET 4.

16. SAWCUT AND REMOVE EXISTING DRIVEWAY, SIDEWALK, CURB AND GUTTER.

17. CONSTRUCT 12"x12" GRATE PER NDS 1212 AND 12"x12" ADAPTER PER NDS 1221 OR EQUIVALENT PER DETAIL "V" ON SHEET 5. SEE PRIVATE STORM DRAIN PLAN.

18. CATCH BASIN PER PRIVATE STORM DRAIN PLAN.

19. LANDSCAPE AREA PER LANDSCAPE PLAN.

20. STRIPING AND DIMENSIONS AND SIGNS PER ARCHITECT PLANS AND TITLE 24 OF THE CALIFORNIA STATE ACCESSIBILITY STANDARD AND ADA STANDARDS.

21. TRANSITION FROM 4" ROLLED CURB TO 6" CURB PER DETAIL "J" ON SHEET 4.

22. CONSTRUCT CONCRETE CROSS GUTTER PER DETAIL "L" ON SHEET 4.

23. CONCRETE PAVEMENT PER LANDSCAPE PLAN.

24. CONSTRUCT CURB RAMP PER APWA STD. DWG. NO. 111-5, CASE B, TYPE I.

25. CONSTRUCT PROTO-II COMBO WALL. 2'8" MAX. RET. WITH 5"6" GARDEN WALL ATOP.

26. CONSTRUCT 5'6" PROTO-II STANDARD WALL.

27. SAFETY/DECORATIVE RAILING PER LANDSCAPE PLAN.

28. CONSTRUCT 24"x24" PARKWAY GRATE SCR-2424P PER BROOKS PRODUCTS CB-2424, SEE DETAIL "Q" ON SHEET 5.

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40. PROPOSED 8" VCP SEWER PER PC 12189

41. CONSTRUCT SLOPE.

42. PER SEPARATE PLAN AND PERMIT.

** ASSUME R-VALUE OF 20 AS PER R.T. FRANKLIN & ASSOCIATES' PRECISE GRADING PLAN REVIEW AND SUMMARY OF GEOTECHNICAL RECOMMENDATIONS DATED JUNE 5, 2013 (JOB NO. 99-346-021). R-VALUE TO BE REVISED IN FIELD BASED ON R-VALUE TEST. R-VALUE TEST SHOULD BE PERFORMED ON SOILS OBTAINED FROM NEAR FINAL GRADE TO DETERMINE THE PAVEMENT SECTIONS FOR THE DEVELOPMENT.

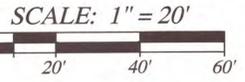
R. T. Franklin & Associates (RTFA) has reviewed the geotechnical aspects of this plan. The plan is found to be in general conformance with the recommendations of the RTFA geotechnical report for this project dated: [REDACTED]

Geotechnical Engineer: [REDACTED] Date: [REDACTED]

LAND DEVELOPMENT DIVISION
DEPARTMENT OF PUBLIC WORKS
APPROVED
DRAINAGE AND GRADING
DRG 10012014

Drigo Khalil Peters
10/1/2014

This set of plans and specifications must be kept at the job site at all times, and is subject to any changes, modifications or alterations to these plans and specifications without the prior written permission of the Building Official. The stamping of this set of plans and specifications shall be void under any circumstances, and the contractor shall be held responsible for any work or activity that does not conform to any provisions of any County Ordinance or State Law.



ADD 1200.00' TO PLAN ELEVATIONS

SEE SHEET 8

DEVELOPER:

PREPARED BY:

PLANS PREPARED UNDER THE DIRECTION OF:

NO.	DATE	REVISIONS	BY	APPR

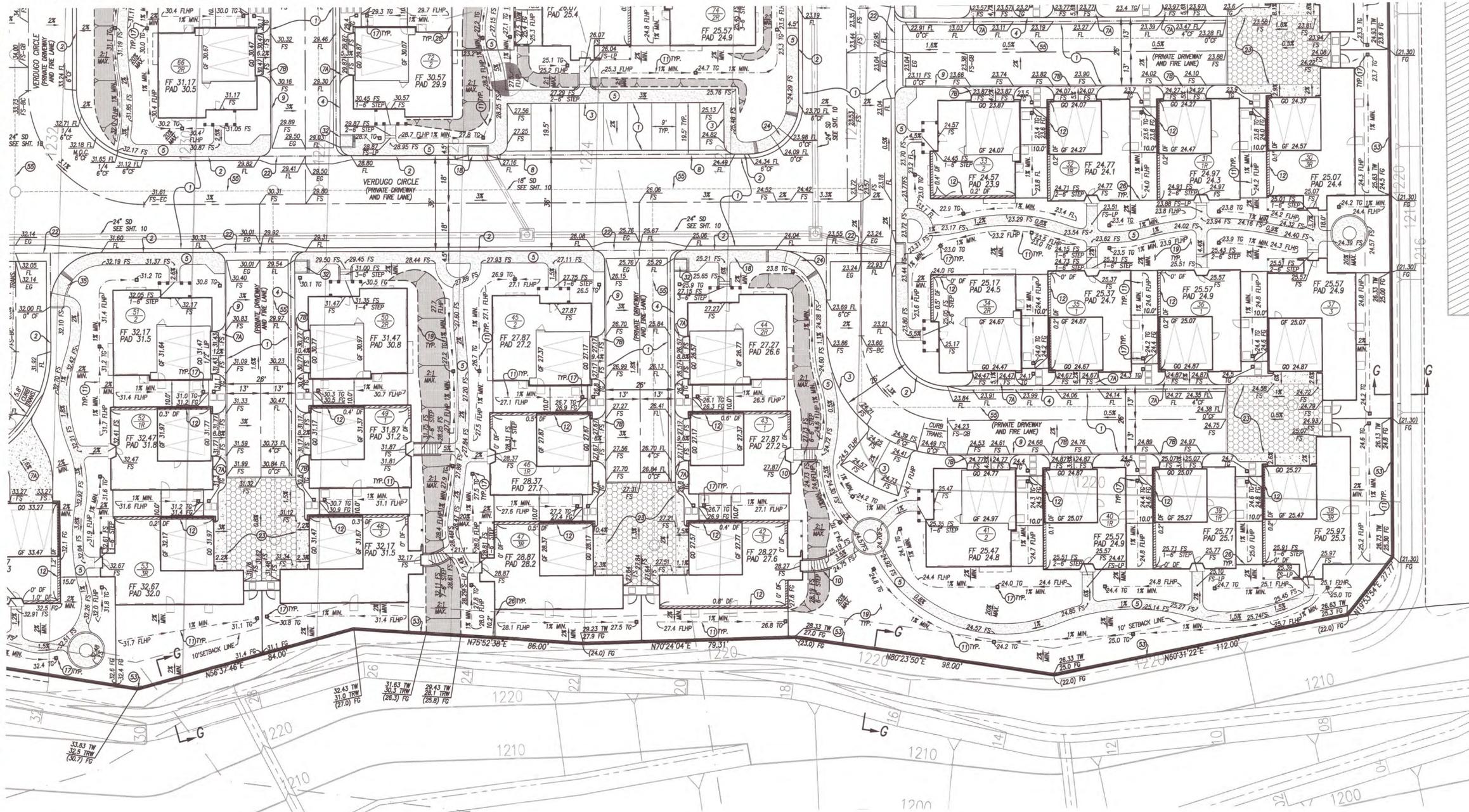
COUNTY OF LOS ANGELES
PRECISE GRADING PLAN

PCC W.O.: 12-1082

SHEET 7 OF 15 SHEETS
PLAN DATE: 9/10/2014

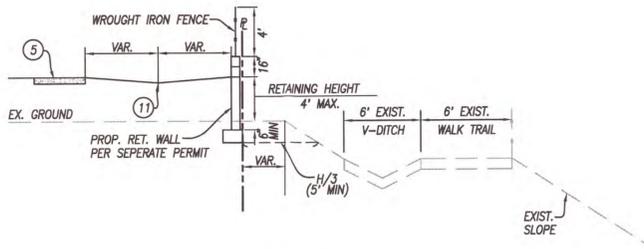
SEE SHEET 7

SEE SHEET 9



CONSTRUCTION NOTES

- 1. CONSTRUCT 3" AC PAVEMENT, MIN. 1" FINISH COURSE (CR-AR-4000) MIN. 2" BASE COURSE (B-AR-4000) ON 8" MIN. PROCESSED CRUSHED MISC. BASE ON TRAFFIC LANES, 5" MIN. P.M.D. ON PARKING STALLS. SEE R.T. FRANKLIN & ASSOCIATES' PRECISE GRADING PLAN REVIEW AND SUMMARY OF GEOTECHNICAL RECOMMENDATIONS DATED JUNE 5, 2013 (JOB NO. 99-346-021) FOR PAVEMENT SECTION RECOMMENDATIONS.
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- 18. CATCH BASIN FOR PRIVATE STORM DRAIN PLAN.
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SECTION G-G NOT TO SCALE



LAND DEVELOPMENT DIVISION
DEPARTMENT OF PUBLIC WORKS
APPROVED
DRAINAGE AND GRADING
UNDER LOS ANGELES COUNTY CODE
TITLE 8
Diya Khalid Peters
10/1/2014

This set of plans and specifications must be kept at the job site at all times, and it is intended to make any changes, modifications or alterations to these plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity, that violates any provisions of any County Ordinance or State Law.

R. T. Franklin & Associates (RTFA) has reviewed the geotechnical aspects of this plan. The plan is found to be in general conformance with the recommendations of the RTFA geotechnical report(s) for this project dated: [REDACTED]

Geotechnical Engineer [REDACTED] Date [REDACTED]

ADD 1200.00' TO PLAN ELEVATIONS

COUNTY OF LOS ANGELES
PRECISE GRADING PLAN

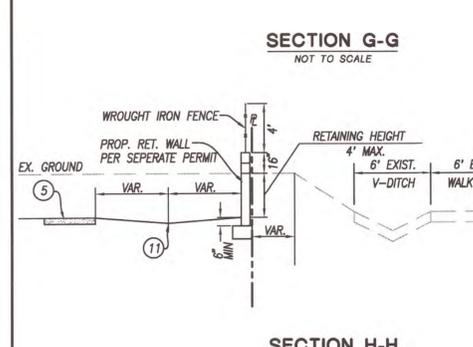
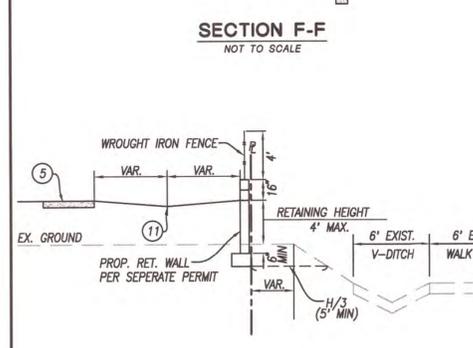
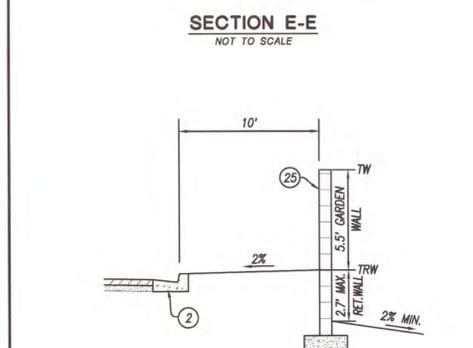
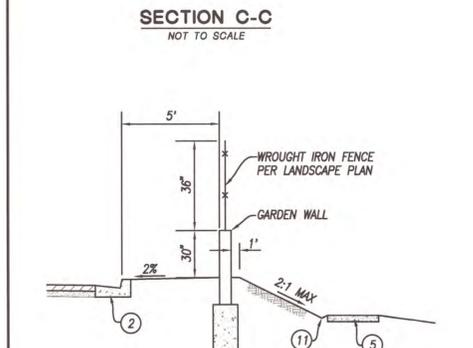
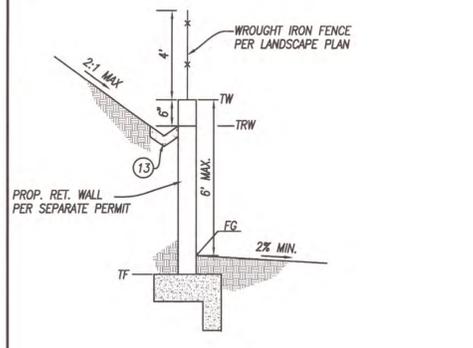
DEVELOPER:	PREPARED BY:	PLANS PREPARED UNDER THE DIRECTION OF:	DATE	NO.	DATE	REVISIONS	BY	APPR
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

PCC W.O.:12-1082
SHEET 8 OF 15 SHEETS
PLAN DATE: 9/10/2014

SEE SHEET 6

CONSTRUCTION NOTES

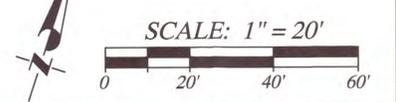
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- 18 CATCH BASIN FOR PRIVATE STORM DRAIN PLAN, LANDSCAPE AREA PER LANDSCAPE PLAN.
- 20 STRIPING AND DIMENSIONS AND SIGNS PER ARCHITECT PLANS AND TITLE 24 OF THE CALIFORNIA STATE ACCESSIBILITY STANDARD AND ADA STANDARDS.
- 21 TRANSITION FROM 4" ROLLED CURB TO 6" CURB PER DETAIL "J" ON SHEET 4.
- 22 CONSTRUCT CONCRETE CROSS GUTTER PER DETAIL "L" ON SHEET 4.
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- 25 CONSTRUCT PROTO-II COMBO WALL. 2'8" MAX. RET. WITH 5'6" GARDEN WALL ATOP.
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- 28 CONSTRUCT 24"x24" PARKWAY GRATE SCR-2424P PER BROOKS PRODUCTS CB-2424, SEE DETAIL "O" ON SHEET 5.
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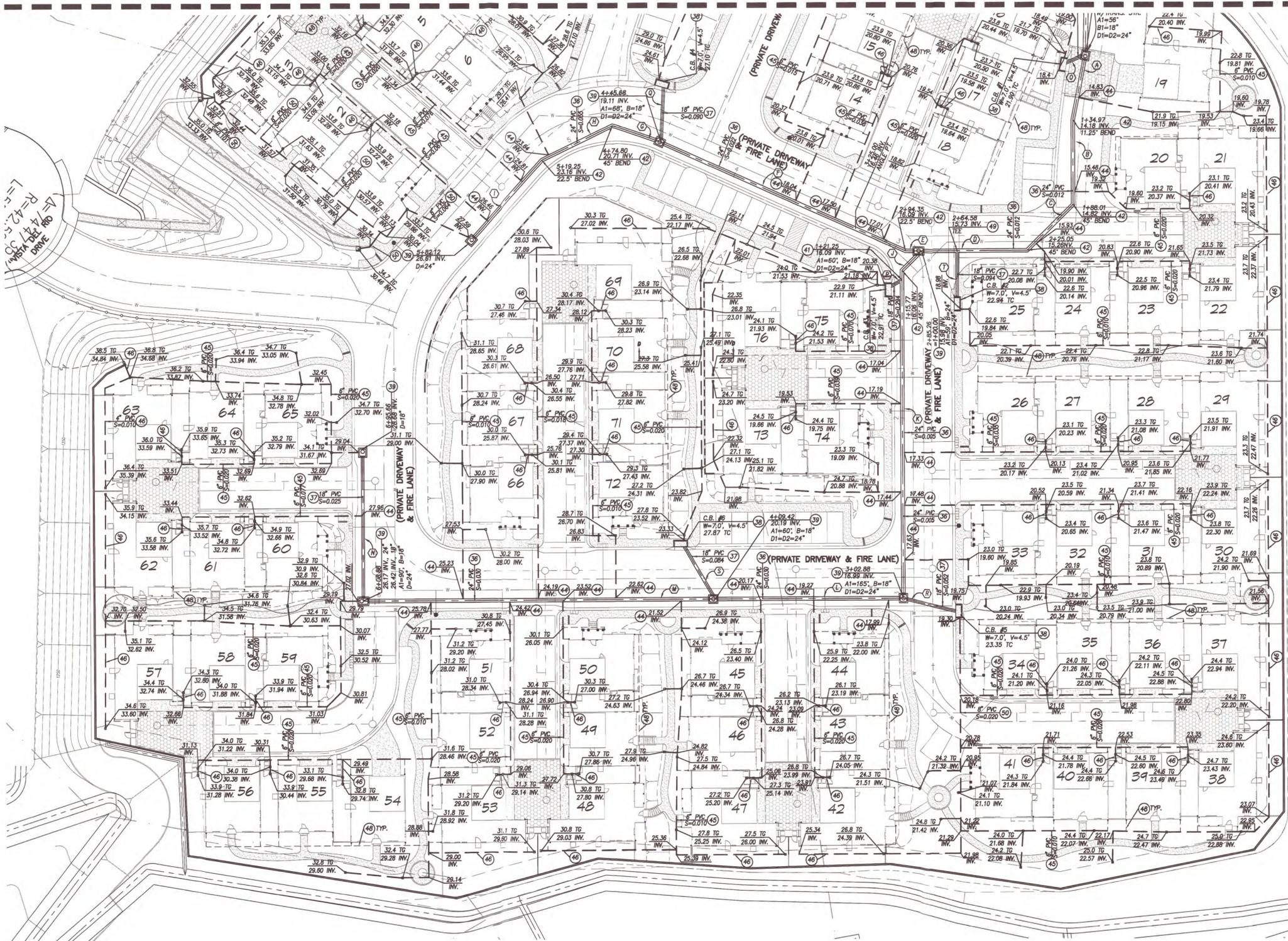
ADD 1200.00' TO PLAN ELEVATIONS

COUNTY OF LOS ANGELES PRECISE GRADING PLAN

DEVELOPER:	PREPARED BY:	PLANS PREPARED UNDER THE DIRECTION OF:	DATE	NO.	DATE	REVISIONS	BY	APPR



SEE SHEET 11



- CONSTRUCTION NOTES**
- 36 INSTALL 24" PVC STORM DRAIN PIPE, OR APPROVED EQUAL. SEE BEDDING DETAIL HEREON
 - 37 INSTALL 18" PVC STORM DRAIN PIPE, OR APPROVED EQUAL. SEE BEDDING DETAIL HEREON.
 - 38 CONST. CURB OPENING CATCH BASIN PER A.P.W.A. STD. 300-3 (W PER PLAN).
 - 39 CONST. MANHOLE PIPE TO PIPE PER A.P.W.A. STD. 321-2.
 - 40 CONST. TRANSITION STRUCTURE PIPE TO PIPE PER A.P.W.A. STD. 340-2.
 - 41 INSTALL 4"x18" FABRICATED REDUCING 60° WYES.
 - 42 INSTALL BEND ; ANGLE & SIZE PER PLAN.
 - 43 INSTALL CLEANOUT.
 - 44 INSTALL 24"x6" FABRICATED REDUCING TEE.
 - 45 INSTALL 6" SCH 40 PVC STORM DRAIN PIPE, OR APPROVED EQUAL. SEE BEDDING DETAIL HEREON.
 - 46 INSTALL 4" SCH 40 PVC STORM DRAIN PIPE, OR APPROVED EQUAL. SEE BEDDING DETAIL HEREON.
 - 47 INSTALL 12" PVC STORM DRAIN PIPE, OR APPROVED EQUAL. SEE BEDDING DETAIL HEREON.
 - 48 ROOF DRAIN CONNECTION, INSTALL 4" PVC STORM DRAIN PIPE, OR APPROVED EQUAL. SEE BEDDING DETAIL HEREON.
 - 49 INSTALL 24"x18" FABRICATED REDUCING TEE.
 - 50 INSTALL 8" PVC STORM DRAIN PIPE, OR APPROVED EQUAL. SEE BEDDING DETAIL HEREON.

LINE DATA

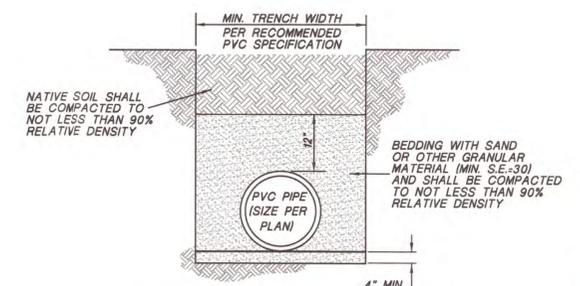
NO.	BEARING	LENGTH
A	N06°54'53"W	31.33'
B	N18°09'53"W	50.52'
C	N26°50'07"E	38.58'
D	N71°50'07"E	58.82'
E	N73°35'53"E	4.57'
F	N83°53'56"W	149.82'
G	N88°57'31"W	25.97'
H	N46°02'29"E	44.45'
I	N23°32'29"E	58.54'
J	N28°50'08"E	12.82'
K	N18°09'52"W	184.78'
L	N71°50'07"E	103.25'
M	N71°50'07"E	193.16'
N	N18°09'53"W	80.36'
O	N48°54'46"E	9.14'
P	N41°50'08"E	6.93'
Q	N15°19'03"W	29.21'
R	N85°52'19"E	28.78'
S	N48°09'53"W	32.23'
T	N18°09'53"W	25.50'

LAND DEVELOPMENT DIVISION
DEPARTMENT OF PUBLIC WORKS
APPROVED
DRAINAGE AND GRADING
UNDER LOS ANGELES COUNTY CODE
TITLE 18
Diana Schmidt Rivera
10/01/2014

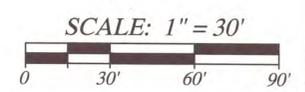
This set of plans and specifications must be kept at the job site at all times. It is intended to make any changes, modifications or alterations to these plans and specifications without the professional signature of the Building Official. The quantity of this set of plans and specifications SHALL NOT, under any circumstances, be deemed to permit or to be an approval of any work or activity that includes any provisions of any County Ordinance or State Law.

R. T. Franklan & Associates (RT&A) has reviewed the geotechnical aspects of this plan. The plan is found to be in general conformance with the recommendations of the RT&A geotechnical report(s) for this project dated: [REDACTED]

Technical Engineer [REDACTED] Date [REDACTED]



PVC BEDDING AND PVC PIPE
NOT TO SCALE

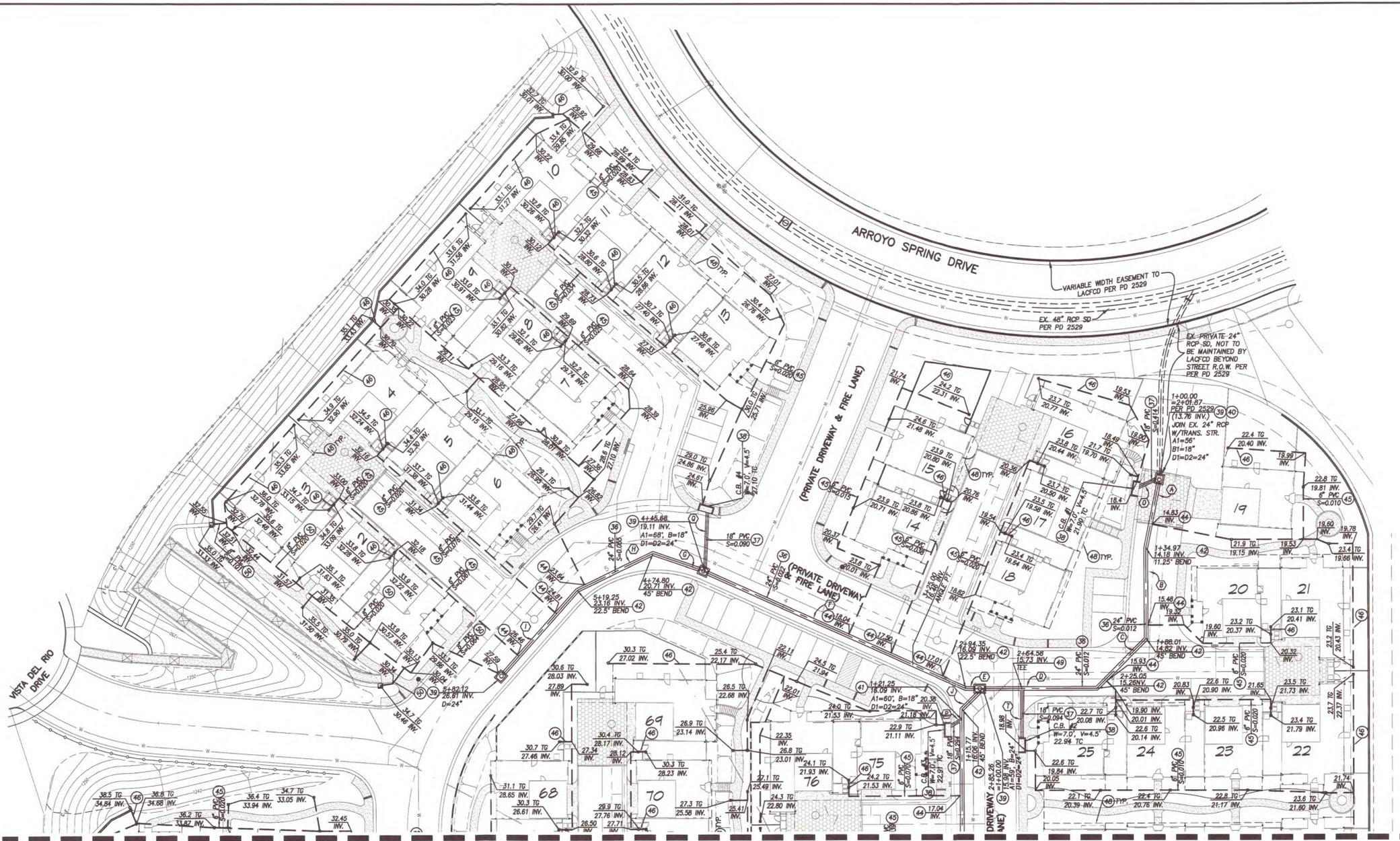


COUNTY OF LOS ANGELES
PRIVATE STORM DRAIN PLAN

PRIVATE STORM DRAIN
TO BE MAINTAINED BY
HOMEOWNER ASSOCIATION.

DEVELOPER: [REDACTED]	PREPARED BY: [REDACTED]
PLANS BASED UPON THE DESIGN OF: [REDACTED]	DATE: [REDACTED]

NO.	DATE	REVISIONS	BY	APPR



- CONSTRUCTION NOTES**
- 36 INSTALL 24" PVC STORM DRAIN PIPE, OR APPROVED EQUAL. SEE BEDDING DETAIL ON SHEET 10.
 - 37 INSTALL 18" PVC STORM DRAIN PIPE, OR APPROVED EQUAL. SEE BEDDING DETAIL ON SHEET 10.
 - 38 CONST. CURB OPENING CATCH BASIN PER A.P.W.A. STD. 300-3 (W PER PLAN).
 - 39 CONST. MANHOLE PIPE TO PIPE PER A.P.W.A. STD. 321-2.
 - 40 CONST. TRANSITION STRUCTURE PIPE TO PIPE PER A.P.W.A. STD. 340-2.
 - 41 INSTALL 24"x18" FABRICATED REDUCING 60° WYES.
 - 42 INSTALL BEND ; ANGLE & SIZE PER PLAN.
 - 43 INSTALL CLEANOUT.
 - 44 INSTALL 24"x6" FABRICATED REDUCING TEE.
 - 45 INSTALL 6" SCH 40 PVC STORM DRAIN PIPE, OR APPROVED EQUAL. SEE BEDDING DETAIL ON SHEET 10.
 - 46 INSTALL 4" SCH 40 PVC STORM DRAIN PIPE, OR APPROVED EQUAL. SEE BEDDING DETAIL ON SHEET 10.
 - 47 INSTALL 12" PVC STORM DRAIN PIPE, OR APPROVED EQUAL. SEE BEDDING DETAIL ON SHEET 10.
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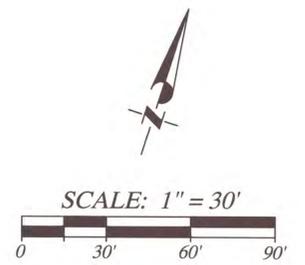
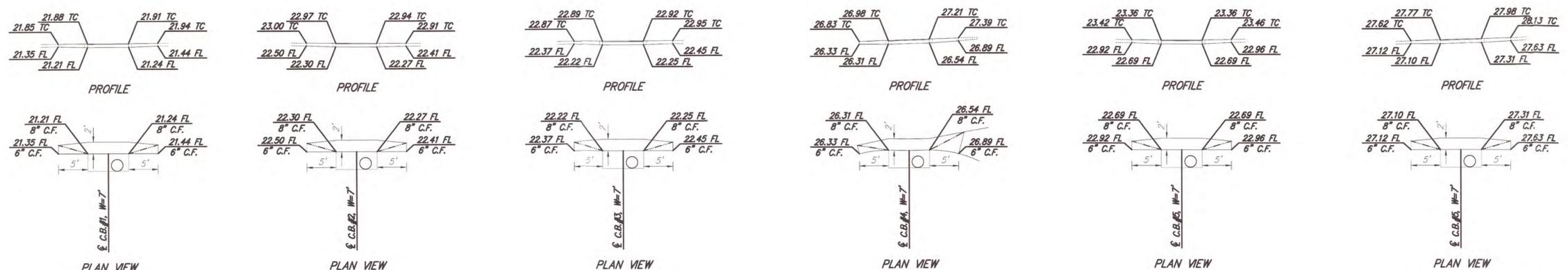
LINE DATA

NO.	BEARING	LENGTH
A	N06°54'53"W	31.33'
B	N18°09'53"W	50.52'
C	N26°50'07"E	38.58'
D	N71°50'07"E	58.62'
E	N73°35'53"E	4.57'
F	N83°53'56"W	149.82'
G	N88°57'31"W	25.97'
H	N46°02'29"E	44.45'
I	N23°32'29"E	58.54'
J	N26°50'08"E	12.82'
K	N18°09'52"W	184.78'
L	N71°50'07"E	103.25'
M	N71°50'07"E	193.16'
N	N18°09'53"W	80.36'
O	N48°54'46"E	9.14'
P	N41°50'08"E	6.93'
Q	N15°19'03"W	29.21'
R	N85°52'19"E	28.78'
S	N48°09'53"W	32.23'
T	N18°09'53"W	25.50'

LAND DEVELOPMENT DIVISION
DEPARTMENT OF PUBLIC WORKS
APPROVED
DRAINAGE AND GRADING
UNDER LOCAL COUNTY CODE
TITLE 26
Diana Schaefer Powers
10012014

This set of plans and specifications must be kept at the job site at all times, and is unlawful to make any changes, modifications or alterations to these plans or specifications without the prior written permission of the Planning Director. The responsibility for any errors and omissions shall rest with the contractor. Any work or activity shall be done in accordance with the provisions of any County Ordinance or State Law.

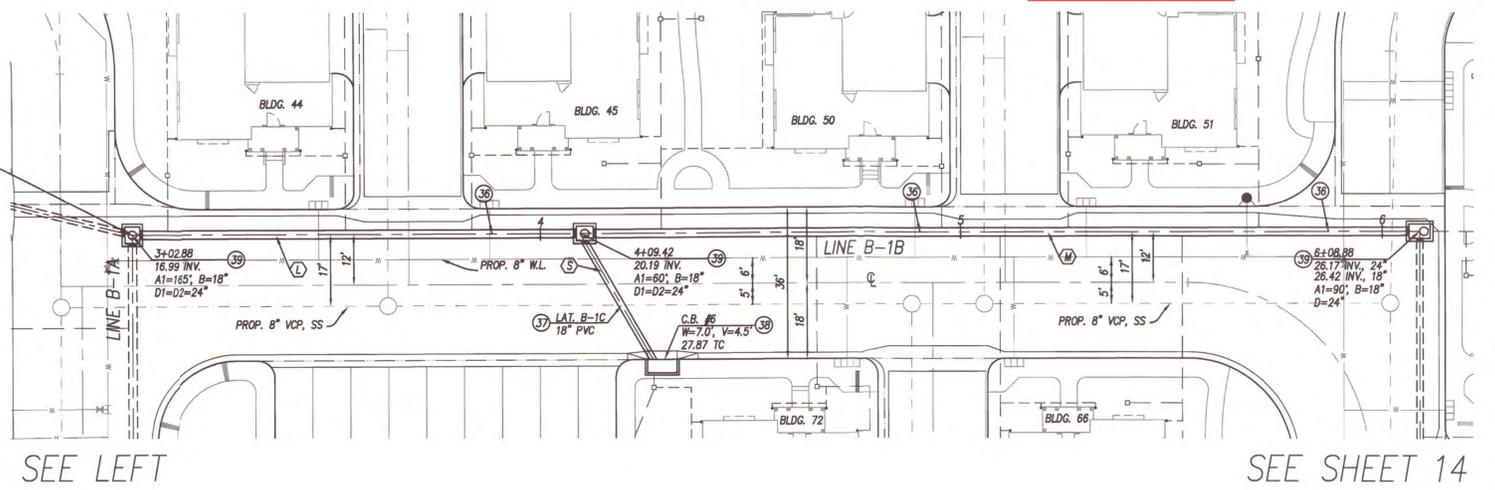
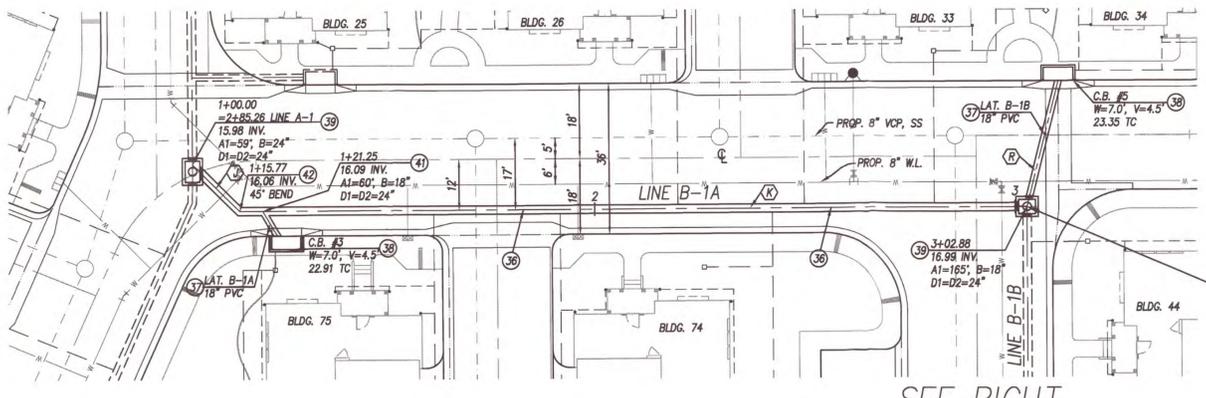
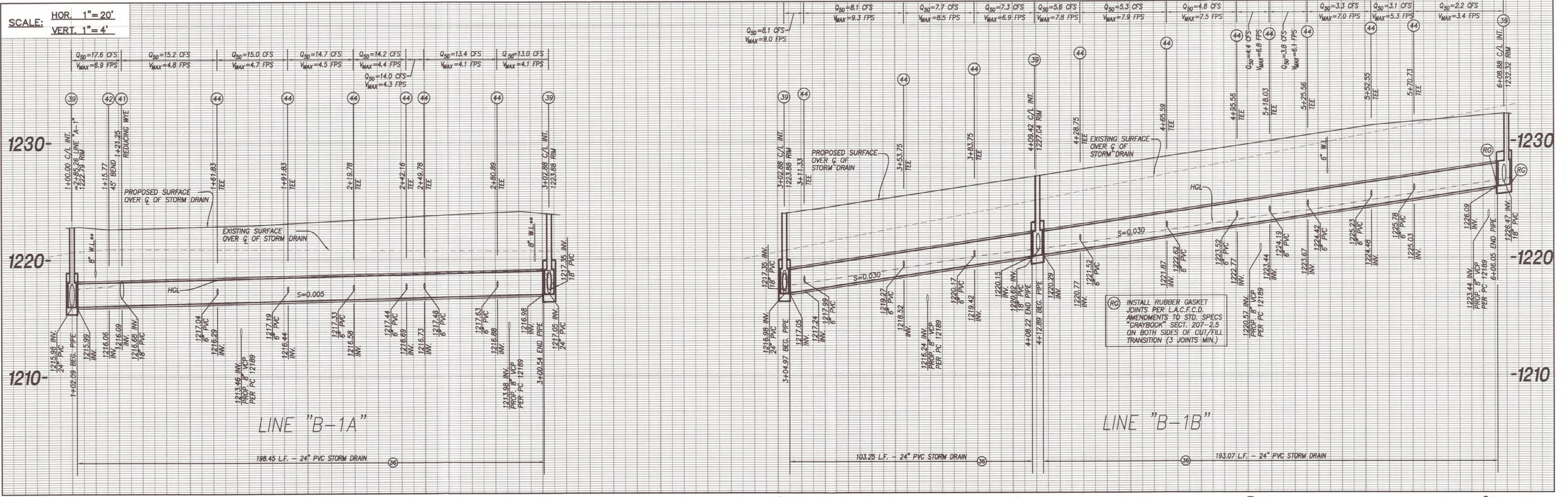
SEE SHEET 10



PRIVATE STORM DRAIN TO BE MAINTAINED BY HOMEOWNER ASSOCIATION.

COUNTY OF LOS ANGELES
PRIVATE STORM DRAIN PLAN

DEVELOPER:	PREPARED BY:	PLANS PREPARED UNDER THE DIRECTION OF:	NO.	DATE	REVISIONS	BY	APPR



LAND DEVELOPMENT DIVISION
 DEPARTMENT OF PUBLIC WORKS
 APPROVED
 DRAINAGE AND GRADING
 UNDER LOS ANGELES COUNTY CODE
 TITLE 18
Diana Schmidt Rivera
 10/012014

CONSTRUCTION NOTES

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LINE DATA

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A	N06°54'53"W	31.33'	K	N18°09'52"W	184.78'
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**PRIVATE STORM DRAIN
 TO BE MAINTAINED BY
 HOMEOWNER ASSOCIATION.**

DEVELOPER: [REDACTED]

PREPARED BY: [REDACTED]

PLANS PREPARED UNDER THE DIRECTION OF: [REDACTED]

DATE: [REDACTED]

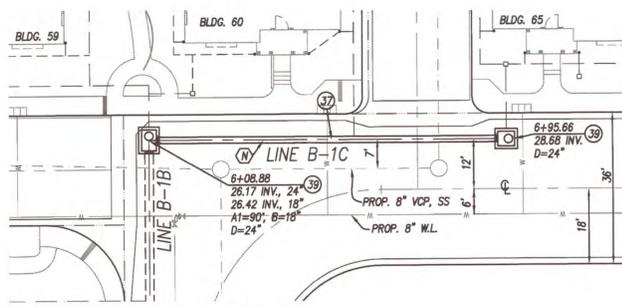
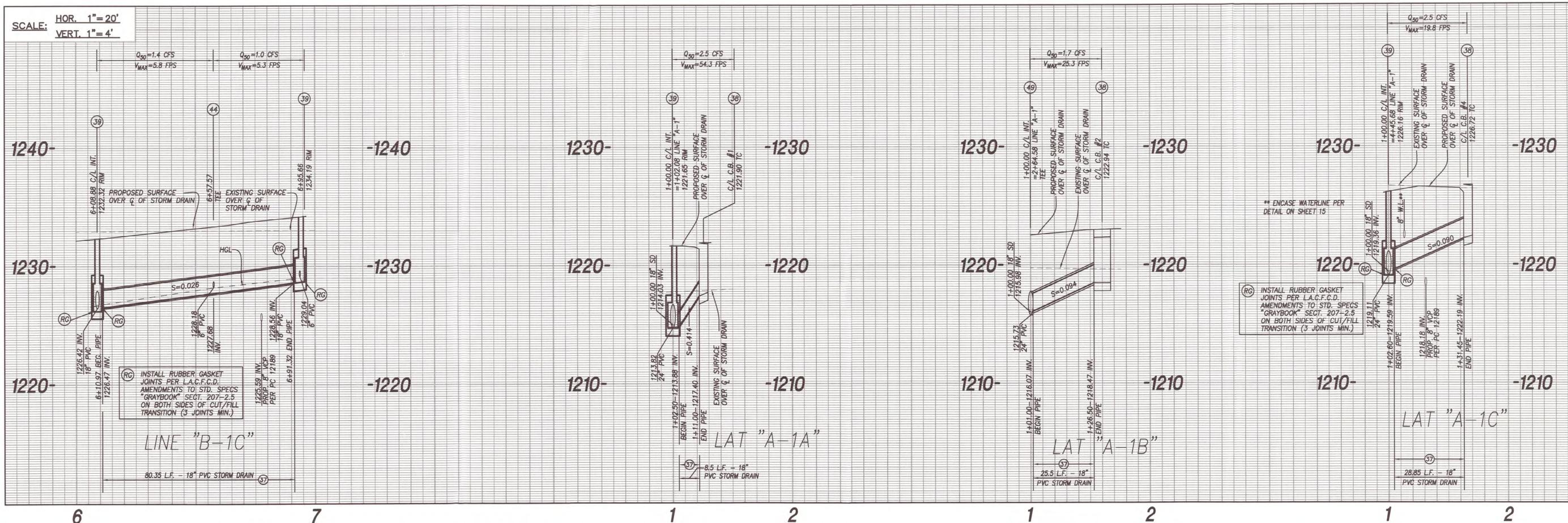


COUNTY OF LOS ANGELES
 PRIVATE STORM DRAIN PLAN
 PCC W.O. 12-1082

NO.	DATE	REVISIONS	BY	APPR

SHEET 13 OF 15 SHEETS
 PLAN DATE: 9/10/2014

SCALE: HOR. 1" = 20'
VERT. 1" = 4'



SEE SHEET 13

CONSTRUCTION NOTES

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



LAND DEVELOPMENT DIVISION
DEPARTMENT OF PUBLIC WORKS
APPROVED
DRAINAGE AND GRADING
UNDER LOS ANGELES COUNTY CODE
TITLE 24
PUBLIC WORKS
Diego Schmitt-Rosen
10/01/2014

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**PRIVATE STORM DRAIN
TO BE MAINTAINED BY
HOMEOWNER ASSOCIATION.**

DEVELOPER: [REDACTED]

PREPARED BY: [REDACTED]

DATE: [REDACTED]

NO.	DATE	REVISIONS	BY	APPR

COUNTY OF LOS ANGELES
PRIVATE STORM DRAIN PLAN
PCC W.O.:12-1082
SHEET 14 OF 15 SHEETS
PLAN DATE: 9/10/2014

