

GENERAL NOTES

- All grading and construction shall conform to Chapter 33 and Chapter 71 (Latest Edition) of the Los Angeles Building Code unless specifically noted on these plans.
- Any modifications of, or changes to, approved grading plans must be approved by the Building Official.
- 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, City grading inspector(s) or their representatives, and when required the archaeologist or other jurisdictional agencies. Permittee or his agent are responsible for arranging Pre-grade meeting and must notify the Building Official at least two business days prior to proposed pre-grade meeting.
- Approval of these plans reflect solely the review of plans in accordance with the Los Angeles Building Code and does not reflect any position by the City 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 City of Los Angeles or the Department of Public Works.
- All grading and construction activities shall comply with Los Angeles Code, Title 12, and Section 12.12.030 that controls and restricts noise from the use of construction and grading equipment from the hours of 8:00 PM to 6:30 AM, and on Sundays and Holidays. (More restrictive construction activity times may govern, as required by the Department of Regional Planning and should be shown on the grading plans when applicable.)
- California Public Resources Code (Section 5097.98) and Health and Safety Code (Section 7050.5) address the discovery and disposition of human remains. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the law requires that grading immediately stops and no further excavation or disturbance of the site, or any nearby area where human remains may be located, occur until the following measures have been taken:
 - The County Coroner has been informed and has determined that no investigation of the cause of death is required, and
 - 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, with appropriate dignity, of the human remains and any associated grave goods.
- The location and protection of all utilities is the responsibility of the Permittee.
- All export of material from the site must go to a permitted site approved by the Building Official or a legal dumpsite. Receipts for acceptance of excess material by a dumpsite are required and must be provided to the Building Official upon request.
- 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.
- Site boundaries, easements, drainage devices, restricted use areas shall be located per construction staking by 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.
- No grading or construction shall occur within the protected zone of any oak tree as required per Title Chapter 22.56 of the Los Angeles Zoning Code. The protected zone shall mean that area within the drip line of an oak tree extending there from point at least five feet outside the drip line, or 15 feet from the trunk(s) of a tree, whichever is greater.
- 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. Geogrid fabric and segmental retaining walls do not require a separate retaining wall permit. Details and construction notes for all Geogrid walls must be on the grading plan.
- A preventive program to protect the slopes from potential damage from burrowing rodents is required per Section 3307.6 of the 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.
- If grading authorized by this plan is to extend through the rainy season, October 1 through April 15 of the following year, separate updated plans for erosion control must be submitted prior to October per Section 3319.3 of the Los Angeles Building Code.
- Transfer of Responsibility: If the civil engineer, the soils engineer, or the engineering geologist of record 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 commencement of such grading.

INSPECTION NOTES

- The permittee or his agent shall notify the Building Official at least one working day in advance of required inspections at following stages of the work. (Section 3317 of the Building Code.)
 - 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.
 - When approximate final elevations have been established, drainage terraces, swales and berms installed at the top of the slope and the required in this Section have been received.
 - When grading has been all drainage devices installed, slope planting established, irrigation systems installed and the As-Built plans, required statements, and reports have been submitted and approved.
 - In addition to the inspection required of the Building Official for regular grading, reports and statements shall be submitted to the Building Official in accordance with Sections 3317 and 3318 of the Los Angeles Building Code.
 - All graded sites must have drainage swales, berms, and other drainage devices installed prior to rough grading approval. (Section 3317.6 of the Los Angeles Building Code)
 - The grading contractor shall submit the statement to the grading inspector as required by Section 3318.1 of the Los Angeles Building Code at the completion of rough grading.
 - Final grading must be approved before occupancy of buildings will be allowed per Section 3318 of the Los Angeles Building Code.
- DRAINAGE NOTES**
- Roof drainage must be diverted from graded slopes.
 - Provisions shall be made for contributory drainage at all times.

- All construction and grading within a storm drain easement are to be done per Private Drain PD No. or miscellaneous Transfer Drain MD No.
- All storm drain work is to be done under continuous inspection by the Field Engineer. Weekly status reports shall be submitted by the Field Engineer to the local Building and Safety District Office.
- AGENCY NOTES (Add - Applicable Notes)
- An encroachment permit from City of Los Angeles is required for all work within or affecting road right of way. All work within road right-of-way shall conform to City of Los Angeles encroachment permit.
- An encroachment permit/connection permit is required from the Los Angeles County Flood Control District for all work within the Los Angeles County Flood Control District Right of Way. All work shall conform within conditions set by the Permit.

- Permission to operate in Fire Zone 4 must be obtained from the Fire Prevention Bureau or the local Fire Station prior to commencing work.
- All work within the streambed and areas outlined on grading plans shall conform to:
 - Army Corp. 404 Permit No.
 - California Fish & Game Permit No.:

GENERAL GEOTECHNICAL NOTES

- All work must be in compliance with the recommendations included in the geotechnical consultant's report(s) and the approved grading plans and specifications.
- 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.
- 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.
- 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 3318.1 of the Los Angeles County Building Code). The final report(s) must be submitted to the Geotechnical and Materials Engineering Division for review and approval.
- Foundation, wall and soil excavations must be inspected and approved by the consulting geologist and soil engineer, prior to the placing of steel or concrete.
- Building pads/soil/fill transition areas shall be over-excavated a minimum of three (3) feet below the proposed bottom of footing.
- The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector.

ATTACHMENT "A" NOTES

- Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
- 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.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- 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 up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- 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.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- 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 swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded vegetation must be stabilized so as to inhibit erosion by wind and water.
- 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 _____ (Owner or authorized agent of the owner)
 Signature _____ (Owner or authorized agent of the owner)
 Date _____

GRADING NOTES:

- "General Specifications for All Grading Plans" - Department Building and Safety form B-164 is a part of the plans.
- All grading slopes shall be planted and sprinklered. Sec. 91.7012.1
- Standard 12 inch high berm is required at top of all graded slopes. Sec. 91.7013.3
- No fill to be placed until the city grading inspector has inspected and approved the bottom excavation.
- Man-made fill shall be compacted to a minimum relative compaction of 90% max. dry density within 40 feet below finish grade and 93% of max. dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90% of max. dry density) is justified by the soils engineer.
- Temporary erosion control to be installed between October 1 and April 15. Obtain Grading Inspector's and Department of Public Works approval of proposed procedures. (2200 c.yl7007.1)
- Registered Deputy Grading Inspector is required on grading and foundation earthwork where (site exceeds 60,000 sf) (cut or fill slopes exceed 2:1) (cut exceed 40 ft in height and within 20 ft of a property line) (foundation excavation below a 1:1 plane from property line) (projects involve unusual hazards) (shoring work including slot-cuts)
- Retaining walls located closer to the property line than the height of the wall shall be backfilled not later than 10 days after construction of the wall and necessary structural supporting members unless recommended otherwise by responsible engineer.

ATTACHMENT "B" NOTES

- The following BMPs are outlined in, but not limited to, the California Stormwater Best Management Practice Handbook, January 2003 or the latest revised edition, may apply during the construction of this project (additional measures may be required if deemed appropriate by County Inspectors)
- EROSION CONTROL**
- EC1 - SCHEDULING
 - EC2 - PRESERVATION OF EXISTING VEGETATION
 - EC3 - HYDRAULIC MULCH
 - EC4 - HYDROSEEDING
 - EC5 - SOIL BINDERS
 - EC6 - STRAW MULCH
 - EC7 - GEOTEXTILES & MATS
 - EC8 - WOOD MULCHING
 - EC9 - EARTH DIKES AND DRAINAGE SWALES
 - EC10 - VELOCITY DISSIPATION DEVICES
 - EC11 - SLOPE DRAINS
 - EC12 - STREAMBANK STABILIZATION
 - EC13 - POLYACRYLAMIDE

- 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

- WIND EROSION CONTROL**
- WE1 - WIND EROSION CONTROL

- EQUIPMENT TRACKING CONTROL**
- TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
 - TC2 - STABILIZED CONSTRUCTION ROADWAY
 - TC3 - ENTRANCE/EXIT TIRE WASH

- NON-STORMWATER MANAGEMENT**
- NS1 - WATER CONSERVATION PRACTICES
 - NS2 - DEWATERING OPERATIONS
 - NS3 - PAVING AND GRINDING OPERATIONS
 - NS4 - TEMPORARY STREAM CROSSING
 - NS5 - CLEAR WATER DIVERSION
 - NS6 - ILLICIT CONNECTION/DISCHARGE
 - NS7 - POTABLE WATER/IRRIGATION
 - NS8 - VEHICLE AND EQUIPMENT CLEANING
 - NS9 - VEHICLE AND EQUIPMENT FUELING
 - NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
 - NS11 - PILE DRIVING OPERATIONS
 - NS12 - CONCRETE CURING
 - NS13 - CONCRETE FINISHING
 - NS14 - MATERIAL AND EQUIPMENT USE
 - NS15 - DEMOLITION ADJACENT TO WATER
 - NS16 - TEMPORARY BATCH PLANTS

- WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL**
- WM1 - MATERIAL DELIVERY AND STORAGE
 - WM2 - MATERIAL USE
 - WM3 - STOCKPILE MANAGEMENT
 - WM4 - SPILL PREVENTION AND CONTROL
 - WM5 - SOLID WASTE MANAGEMENT
 - WM6 - HAZARDOUS WASTE MANAGEMENT
 - WM7 - CONTAMINATION SOIL MANAGEMENT
 - WM8 - CONCRETE WASTE MANAGEMENT
 - WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
 - WM10 - LIQUID WASTE MANAGEMENT

FILL NOTES

- All fill, shall be compacted to the following minimum relative compaction criteria:
 - 30 percent of maximum dry density within 40 feet below finish grade.
 - 93 percent of maximum dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the geotechnical engineer.
- The relative compaction shall be determined by A.S.T.M. soil compaction test D1557-31 where applicable; where not applicable, a test acceptable to the Building Official shall be used. (Section 3313.4 of the Los Angeles County Building Code.)
- Field density shall be determined by a method acceptable to the Building Official. (Section 3313.4 of the 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.
- Sufficient tests of the fill soils shall be made to determine the relative compaction of the fill in accordance with the following minimum guidelines:
 - One test for each two-foot vertical lift.
 - One test for each 1,000 cubic yards of material placed.
 - One test at the location of the final fill slope, for each building site (lot), in each four-foot vertical lift or portion thereof.
- One test in the vicinity of each building pad for each four-foot vertical lift or portion thereof.
- Sufficient tests of fill soils shall be made to verify that the soil properties comply with the design requirements, as determined by the Soil Engineer including soil types, shear strengths parameters and corresponding unit weights in accordance with the following guidelines:
 - Prior and subsequent to placement of the fill, shear tests shall be taken on each type of soil or soil mixture to be used for all fill slopes steeper than three (3) horizontal to one vertical.
 - Shear test results for the proposed fill material must meet or exceed the design values used in the geotechnical report to determine slope stability requirements. Otherwise, the slope must be reevaluated using the actual shear test value of the fill material that is in place.
- Fill soils shall be free of deleterious materials.
- Fill shall not be placed until stripping of vegetation, removal of unsuitable soils, and installation of subdrains (if any) have been completed and approved by the Soil Engineer. The Building Official may require a standard Test Method for moisture, ash, organic matter, peat or other organic soils by ASTM D-2974-87 on any suspect material. Detrimental amounts of organic material shall not be permitted in fills. Soil containing small amounts of roots may be allowed, provided that the roots are in a quantity and distributed in a manner that will not be detrimental to the future use of the site and the soils engineer approves the use of such material.
- Rock or similar material greater than 12 inches in diameter shall not be placed in the fill unless recommendations for such placement have been submitted by the Soil Engineer and approved in advance by the Building Official. Location, extent, and depth of rock disposal areas must be shown on an As-Built grading plan.
- Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all fill placement and compaction operations where fills have a depth greater than 30 feet or slope surface steeper than 2:1. (Section 3313.7 of the Los Angeles Building Code)
- Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all subdrain installation. (Section 3313.2 of the Los Angeles Building Code)
- All subdrain outlets are to be surveyed for line and elevation. Subdrain information must be shown on an As-Built grading plan.
- 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 compaction 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 procedures may be used when it is demonstrated to the satisfaction of the Building Official that the angle of slope, construction method and other factors will have equivalent effect. (Section 3313.4 of the Los Angeles Building Code.)

PLANTING AND IRRIGATION NOTES

- All cut slopes over five (5) feet and fill slopes over three (3) feet shall be planted with an approved ground cover and provided with an irrigation system as soon as practical after rough grading. (Sections 3316.3 & 3316.4 of the Los Angeles County Building Code)
- Prior to final grading approval all required slope planting must be well established. (Section 3316.7 of the Los Angeles Building Code)
- This project requires a landscape plan per Chapter 71 of the Los Angeles Building Code. Prior to rough grade approval Landscape Plans must be submitted and approved by the Department of Public Works, Land Development Division, 1900 S. Fremont Ave., Alhambra - 3RD Floor, CA 91803 (626) Each new appliance provided and installed meets ENERGY STAR if an ENERGY STAR designation is applicable for that appliance (9.210). Each new appliance provided and installed meets ENERGY STAR if an ENERGY STAR designation is applicable for that appliance (9.210). Materials delivered to the construction site shall be protected from rain or other sources of moisture (9.407.4).
- Only a City of Los Angeles certified hauler will be used for hauling of construction waste (9.408). An Operation and Maintenance Manual, including, at a minimum, the items listed in Section 9.410.1, shall be completed and placed in the building at the time of final inspection (9.410.1).
- Architectural paint and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 9.504.1-9.504.3 (9.504.2-1-9.504.2-3).
- Construction waste reduction - comply with Section 66.32 et seq. of Los Angeles Municipal Code.
- Comply with the specifications in 99.10.504.3 Covering of Duct Openings and Protection of Mechanical Equipment During Construction.
- The soils engineer is to approve the key or bottom and leave a certificate onsite for the grading inspector.
- The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector.

LEGEND:

- EXIST. CONTOUR
- TRACT BOUNDARY
- CUT-FILL LINE
- RETAINING WALL
- FINISHED FLOOR
- FINISHED GRADE
- GARAGE FLOOR
- RETAINING WALL

This plan has been reviewed and conforms to recommendations of soils engineering/geological reports dated: _____

LEGAL DESCRIPTION

ALL OR PART OF TRACT 2046 IN THE UNINCORPORATED COUNTY OF L.A., STATE OF CALIFORNIA, AS PER MAPS RECORDED IN BOOK 389 9.504.1-9.504.3 (9.504.2-1-9.504.2-3)

EARTH WORK QUANTITIES

BUILDING
 RAW CUT= 153 CY.
 RAW FILL= 8 CY.

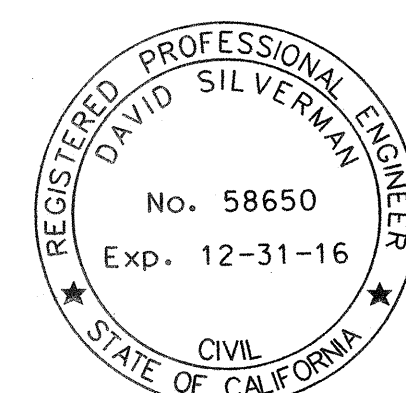
BASEMENT
 RAW CUT= 278 CY.
 RAW FILL= 0 CY.

TOTAL
 RAW CUT= 431 CY.
 RAW FILL= 8 CY.
 EXPORT= 431 CY

PREPARED UNDER THE DIRECTION OF

DAVID SILVERMAN
 PE 58650

DATE



Advanced Engineering

DATE
 DRAWN
 DESIGNED
 CHECKED
 IN CHARGE

OWNER/SUBOWNER:
 SHERY SCHOE
 1030 ANOKA PLACE
 PACIFIC PALMDES, CA 90772
 PHONE: 310-464-1025

SOIL ENGINEER & GEOLOGIST
 BYER GEOTECHNICAL, INC.
 1461 EAST CHEVY CHASE DRIVE,
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ADVANCED ENGINEERING AND CONSULTING
 22837 VENTURA BLVD, SUITE 100
 WOODLAND HILLS, CA 91364
 PHONE: 818-222-7982

TOPOGRAPHIC SURVEY
 PREPARED BY
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GRADING & DRAINAGE PLAN
 1030 ANOKA PLACE
 LOS ANGELES, CA 90722

SHEET TITLE
 SHEET NO.

1
 OF 4 SHEETS