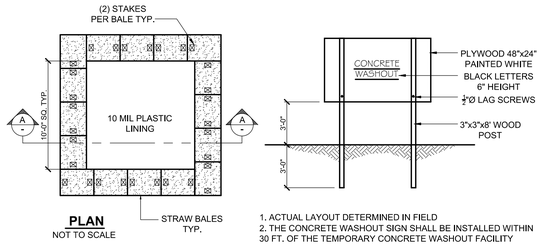
STANDARD NOTES:

1. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
2. 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 THE FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
3. NO FILL TO BE PLACED UNTIL CITY INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
4. 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. [>200 CY]
5. REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE (SITE EXCEEDS 60,000SF.) (CUT OR FILL SLOPES EXCEED 2:1) (CUT EXCEED 40FT. IN HEIGHT AND WITHIN 20FT. OF A PROPERTY LINE) (FOUNDATION EXCAVATION BELOW 1:1 PLANE FROM PROPERTY LINE) (PROJECTS INVOLVE UNUSUAL HAZARDS) (SHORING WORK INCLUDING SLOT-CUTS)
6. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
7. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
8. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
9. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMAPCTION 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.
10. 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.

BMP NOTES:

ATTACHMENT A
BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES*
STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL DEVELOPMENT/ CONSTRUCTION PROJECTS/CERTIFICATION STATEMENT THE FOLLOWING IS INTENDED AS MINIMUM NOTES OR AS AN ATTACHMENT FOR BUILDING AND GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING THAT MUST BE IMPLEMENTED ON ALL CONSTRUCTION SITES REGARDLESS OF SIZE. (APPLIES TO ALL PERMITS)
• 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.
• NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE
PROJECT SITE.
• 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 OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
• OTHER: _____
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 _____ DATE _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)*

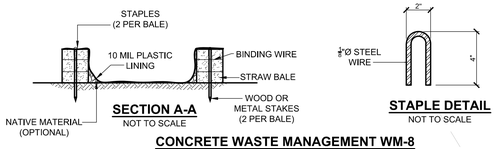
ADDITIONAL NOTES:
A. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
B. OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
D. NO WORK IS ALLOWED WITHIN THE PROTECTED ZONE OF OAK TREE WITHOUT AN OAK TREE REPORT AND PERMIT.
E. TOTAL PROPOSED LANDSCAPE AREA _____ SQUARE FEET
F. TOTAL TURF AREA _____ % (PERCENT OF TOTAL PROPOSED LANDSCAPING)
G. TOTAL DROUGHT TOLERANT LANDSCAPING AREA _____ % (PERCENT OF TOTAL PROPOSED LANDSCAPING)
H. HYDROZONING IRRIGATION TECHNIQUES SHALL BE INCORPORATED INTO THE LANDSCAPE DESIGN.



PLAN
NOT TO SCALE

1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)DETAIL 3
N.T.S.

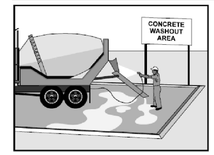


SECTION A-A
NOT TO SCALE

STAPLE DETAIL
NOT TO SCALE

CONCRETE WASTE MANAGEMENT WM-8
NOT TO SCALE

Concrete Waste Management WM-8



Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employee and subcontractors.

Suitable Applications
Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result form demolition activities
- Slurries containing portland cement concrete (PCC) or asphalt concrete (AC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition
- Concrete trucks and other concrete-coated equipment are washed onsite
- Mortar-mixing stations exist
- See also NS-8, Vehicle and Equipment Cleaning

Limitations
- Offsite washout of concrete wastes may not always be possible.

Objectives

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Objective
☑ Secondary Objective

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives
None

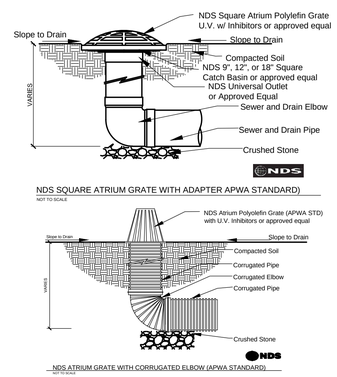
CASQA

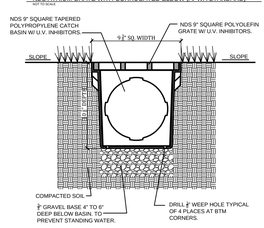
LA NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCES TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WEATHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPANSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. PER ORDINANCE 170, 158) (SEPARATE PLUMBING PERMIT IS REQ'D)
3. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI / APSP-7 (3109.5)
4. WHERE A PERMIT IS REQUIRED FOR ALTERNATIONS, REPAIRS OR ADDITIONS EXCEEDING $1,000 EXISTING DWELLING OR SLEEPING UNIT THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCE SHALL BE PROVIDE WITH A CARBON MONOXIDE ALARM IN ACCORDANCE W/ SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.(R315.1)
5. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FROM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL ACTIVATE WITHIN 7 SECONDS AND SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPEN IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (3109.4.1.8

GRADING LEGEND :

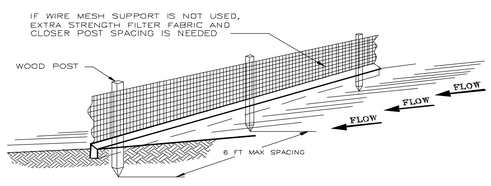
100	EXIST. CONTOUR LINES
	PROP.. CONTOUR LINES
	PROPERTY LINE
	4" SDR35 PIPE
T.G.	TOP GRADE
F.F.	FINISH FLOOR
N.G.	NATURAL GRADE
F.S.	FINISH SURFACE
T.D.	TOP OF DRAIN
INV.	INVERT ELEVATION
T.G.	TOP GRATE
T.C.	TOP OF CURB
F.L.	FLOW LINE
	4" NDS FLAT METAL GRATE(DETAIL 4/GP-3)
	4" ATRIUM GRATE (DETAIL 4/GP-3)
	FLOW DIRECTION
	3" CURB CORE

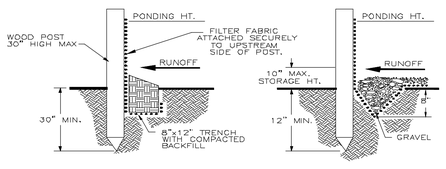




DETAIL4
NOT TO SCALE

SILT FENCE DETAIL 2

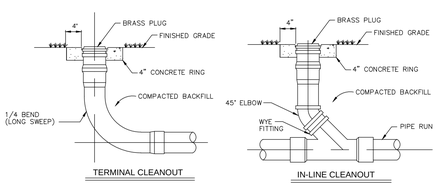




STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

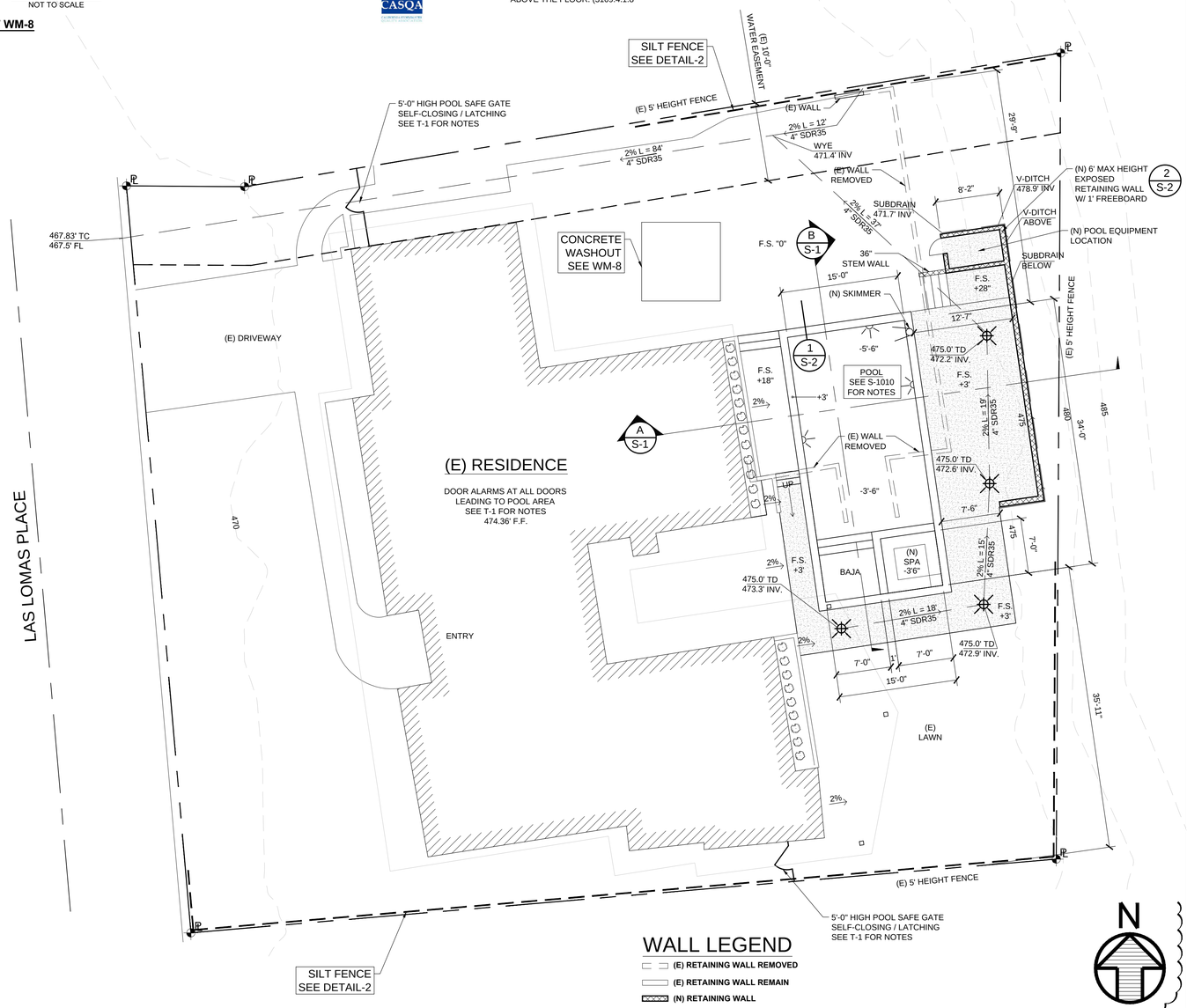
NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



TERMINAL CLEANOUT

IN-LINE CLEANOUT

NOTE: CONCRETE COLLAR REQUIRED IN UNPAVED AREAS
STANDARD CONSTRUCTION DETAIL
CLEANOUT DETAIL



WALL LEGEND

- (E) RETAINING WALL REMOVED
- (E) RETAINING WALL REMAIN
- (N) RETAINING WALL

SITE PLAN

SCALE 1/8" = 1'-0" -

CONTRACTOR'S NAME:

OWNER 3:

HOFFMAN RESIDENCE
1228 LAS LOMAS PLACE,
PACIFIC PALISADES, CA 90272

UNIVERSAL ENGINEERING,INC
1700 E GARRY AVE. STE 106
SANTA ANA, CA 92705

REGISTERED PROFESSIONAL ENGINEER
YAO ZHANG
74572
EXP. 12/31/2019
CIVIL
STATE OF CALIFORNIA

DATE	REV.	REASON	BY
02/08/18	0	FIRST SUBMITTAL	AG
04/03/18	1	PLAN CHECK	CA
08/01/18	2	PLAN CHECK	AG

JOB TITLE: POOL/SPA & WALL
DWG OF: SITE PLAN
JOB №: 180105-01
SHEET: A-1

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