

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS, WHICH IS UNDER THE JURISDICTION OF THE BOARD OF PUBLIC WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," (LATEST EDITION AND SUPPLEMENTS), AND IN THE PRESENCE OF AN INSPECTOR APPOINTED BY THE BOARD OF PUBLIC WORKS.
2. GRADING SHALL CONFORM TO CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY GENERAL SPECIFICATIONS FOR GRADING PLANS, FORM B-164, WHICH SHALL BE CONSIDERED A PART OF THESE PLANS.
3. THE LETTER FROM THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY, LOG #XXXXXX DATED XX, 2025 AND ITS AMENDMENTS ARE HERE BY MADE PART OF THESE PLANS.
4. THE GEOTECHNICAL DATED SEPTEMBER 18, 2025 PROJECT NO. 250813 PREPARED BY CREATIVE GEOTECHNICAL, INC. AT 14428 HAMLIN STREET, SUITE 300, VAN NUYS, CA 91401 ARE HERE BY MADE PART OF THESE PLANS.

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED SEPTEMBER 18, 2025.

GEOTECHNICAL ENGINEER DATE

GEOLOGIST DATE

5. NO WORK SHALL COMMENCE UNTIL A GRADING PERMIT IS ISSUED BY CITY OF LOS ANGELES, DEPARTMENT OF BUILDING & SAFETY.
6. LOTS DRAINING INTO THE STREET SHALL DO SO AT AN APPROVED OUTLET STRUCTURE.
7. CONCENTRATED DRAINAGE INCLUDING ROOF WATER MUST BE CONDUCTED TO THE STREET IN APPROVED NON-EROSIVE DEVICES OR TO EXISTING STORM DRAIN SYSTEM.
8. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
9. DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES.
10. FILL MATERIAL SHALL BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557-91.
11. THIS PLAN IS FOR GRADING PURPOSES ONLY AND DOES NOT CONSTITUTE APPROVAL OF BUILDINGS.
12. CUT OR FILL SLOPES IN PRIVATE PROPERTY, INCLUDING ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 (26°).
13. NO FILL TO BE PLACED, UNTIL THE GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
14. IF AT ANY TIME DURING GRADING OPERATIONS ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
15. THE SOIL 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 ANY FILL IS PLACED. NO FILL TO BE PLACED UNTIL THE GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
16. STATE AND FLAG PROPERTY LINES IN ACCORDANCE WITH SITE SURVEY MAP, AS PREPARED BY LICENSED SURVEYOR.
17. WET WEATHER EROSION CONTROL MEASURES TO BE INSTALLED BETWEEN NOVEMBER 1 AND APRIL 15.
18. ALL MAN-MADE FILL SHALL BE COMPACTED TO A MIN. OF 90% OF THE MAX. DRY DENSITY OF THE FILL MATERIAL PER THE LATEST VERSION OF ASTM D-1557, AND THE RECOMMENDATIONS OF THE SOILS ENGINEER; OR 95% WHERE LESS THAN 15% FINE MATERIAL PASSED 0.005MM SIEVE.
19. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
20. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE DEPARTMENT OF BUILDING & SAFETY.
21. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS AND OTHER DRAINAGE DEVICES APPROVED AT THE ROUGH GRADING STAGE.
22. ALL WASTE SHALL BE DISPOSED OF PROPERLY. USE APPROPRIATELY LABELED RECYCLING BINS TO RECYCLE CONSTRUCTION MATERIALS INCLUDING: SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND VEGETATION. NON RECYCLABLE MATERIALS/WASTES MUST BE TAKEN TO AN APPROPRIATE LANDFILL. TOXIC WASTES MUST BE DISCARDED AT A LICENSED REGULATED DISPOSAL SITE.
23. CLEAN UP LEAKS, DRIPS AND SPILLS IMMEDIATELY TO PREVENT CONTAMINATED SOIL ON PAVED SURFACES THAT CAN BE WASHED AWAY INTO THE STORM DRAINS.
24. DO NOT HOSE DOWN PAVEMENT AT MATERIAL SPILLS. USE DRY CLEANUP METHODS WHENEVER POSSIBLE.
25. COVER AND MAINTAIN DUMPSTERS. PLACE UNCOVERED DUMPSTERS UNDER A ROOF OR COVER WITH TARPS OR PLASTIC SHEETING.
26. USE GRAVEL APPROACHES WHERE TRUCK TRAFFIC IS FREQUENT TO REDUCE SOIL COMPACTION AND LIMIT THE TRACKING OF SEDIMENT INTO STREETS.
27. CONDUCT ALL VEHICLE/EQUIPMENT MAINTENANCE, REPAIR, AND WASHING AWAY FROM STORM DRAINS. ALL MAJOR REPAIRS ARE TO BE CONDUCTED OFF-SITE. USE DRIP PANS OR DROP CLOTHES TO CATCH DRIPS AND SPILLS.
28. EXCAVATION AND GRADING ACTIVITIES SHALL BE SCHEDULED DURING DRY WEATHER PERIODS. IF GRADING OCCURS DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 1), CONSTRUCT DIVERSION DIKES TO CHANNEL RUNOFF AROUND THE SITE. LINE CHANNELS WITH GRASS OR ROUGHENED PAVEMENT TO REDUCE RUNOFF VELOCITY.
29. INCORPORATE APPROPRIATE EROSION CONTROL AND DRAINAGE DEVICES TO THE SATISFACTION OF THE BUILDING AND SAFETY DEPARTMENT, SUCH AS INTERCEPTOR TERRACES, BERMS, VEE-CHANNELS, AND INLET AND OUTLET STRUCTURES, AS SPECIFIED BY SECTION 91.7013 OF THE BUILDING CODE, INCLUDING PLANTING FAST-GROWING ANNUAL AND PERENNIAL GRASSES IN AREAS WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED. THESE WILL SHIELD AND BIND THE SOIL.
30. STOCKPILES AND EXCAVATED SOIL SHALL BE COVERED WITH SECURED TARPS OR PLASTIC SHEETING.
31. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
32. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
33. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
34. 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.
35. 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.

DIGALERT

Call Toll Free
1-800-422-4133

2 Working Days Before You Dig
Underground Service Alert
of Southern California

AIR QUALITY NOTES:

- A. MATERIALS SUCH AS OIL-BASED ARCHITECTURAL COATINGS, PAINTS AND ASPHALT USED IN CONSTRUCTION SHALL BE CONTROLLED ACCORDING TO SCAQMD REGULATIONS.
- B. ALL MATERIALS TAKEN OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.
- C. ON-SITE VEHICLE SPEED SHALL BE POSTED AT 15 MILES PER HOUR. STREETS ADJACENT TO THE SITE SHALL BE SWEEP AS NEEDED TO REMOVE SILT WHICH MAY HAVE ACCUMULATED FROM CONSTRUCTION ACTIVITIES.
- D. ENGINES MUST BE MAINTAINED IN GOOD CONDITION ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- E. BOTH GRADING AND CONSTRUCTION ACTIVITIES ARE TO BE SCHEDULED TO EVEN OUT EMISSION PEAKS. GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND STAGE SMOG ALERTS.
- F. THE SITE SHALL BE FENCED TO REDUCE WIND-BLOWN DUST. CONSTRUCTION MATERIALS NOT STORED BEHIND THE TEMPORARY FENCES SHALL BE COVERED. ALL STORED SOIL AND SAND SHALL BE COVERED WITH SOIL BINDERS.
- G. ALL UNPAVED DEMOLITION AND CONSTRUCTION AREAS SHALL BE WETTED AT LEAST TWICE DAILY DURING EXCAVATION AND CONSTRUCTION, AND TEMPORARY DUST COVERS SHALL BE USED TO REDUCE DUST EMISSIONS AND MEET SCAQMD DISTRICT RULE 403. WETTING COULD REDUCE FUGITIVE DUST BY AS MUCH AS 50 PERCENT.
- H. THE OWNER OR CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPENED TO CONTROL DUST CAUSED BY GRADING AND HAULING, AND AT ALL TIMES PROVIDE REASONABLE CONTROL OF DUST CAUSED BY WIND.
- I. ALL LOADS SHALL BE SECURED BY TRIMMING, WATERING OR OTHER APPROPRIATE MEANS TO PREVENT SPILLAGE AND DUST.
- J. ALL CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES SHALL BE DISCONTINUED DURING PERIODS OF HIGH WINDS (I.E., GREATER THAN 15 MPH), SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.
- K. GENERAL CONTRACTORS SHALL MAINTAIN AND OPERATE CONSTRUCTION EQUIPMENT SO AS TO MINIMIZE EXHAUST EMISSIONS.

NOTICE TO CONTRACTORS:

1. ALL WORK PERFORMED IN THE CONTRACT SHALL CONFORM TO PROJECT SPECIFICATIONS.
2. UNLESS OTHERWISE STATED, THE CONTRACTOR SHALL PERFORM ALL THE WORK SPECIFIED ON THE DRAWINGS AND WITHIN THE VARIOUS NOTES SHOWN HEREON.
3. ALL OFF SITE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL GOVERNING AGENCY. CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED CONSTRUCTION PERMITS.
4. CONSTRUCT DESIGN GRADES SHOWN ON PLAN. CONSTRUCT STRAIGHT GRADES BETWEEN INDICATED ELEVATIONS UNLESS INTERRUPTED BY A GRADE CHANGE LINE. ANY DEVIATIONS FROM GRADING PLAN MUST HAVE PRIOR APPROVAL OF THE PROJECT ENGINEER.
5. NO CRUSHING OF EXISTING ASPHALTIC CONCRETE PAVEMENT IS ALLOWED ON SITE.
6. THE EXISTING CONDITIONS SHOWN ON THE PLANS WERE OBTAINED FROM AS-BUILT DRAWINGS AND FIELD SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE JOB SITE AND VERIFY THE EXACT EXISTING CONDITIONS BEFORE SUBMITTING HIS BID.
7. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING AND DRAINAGE WORK. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OR THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
8. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA.
9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
10. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
11. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT OR THE ENGINEER BEFORE PROCEEDING WITH THE WORK IN QUESTION.
12. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRANCHES OR EXCAVATIONS, WHICH ARE 5 FEET OR DEEPER.
13. CONSTRUCTION SHALL BE RESTRICTED TO THE HOURS OF 7:00AM TO 6:00PM MONDAY THROUGH FRIDAY, AND 8:00AM TO 6:00PM ON SATURDAY.
14. THE PROJECT SPONSOR MUST COMPLY WITH THE NOISE INSULATION STANDARDS OF TITLE 24 OF THE CALIFORNIA CODE REGULATIONS, WHICH INSURE AN ACCEPTABLE INTERIOR NOISE ENVIRONMENT.

FILL NOTES:

1. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE CITY ENGINEER.
2. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE DENSITY THEREOF.
3. THE MINIMUM NUMBER OF TESTS SHALL BE AS FOLLOWS:
- ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
- ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
- 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 COMPLIANCE OF THE SOIL PROPERTIES WITH THE DESIGN REQUIREMENTS INCLUDING SOILS TYPES AND SHEAR STRENGTHS.
4. NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAINS (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
5. NO ROCK OR SIMILAR MATERIAL GREATER THAN 12" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE GEOTECHNICAL ENGINEER AND APPROVED IN ADVANCE BY THE DEPUTY INSPECTOR.
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 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.
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.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOT 6, BLOCK 13 OF TRACT NO. 9377, AS PER MAP RECORDED IN BOOK 129, PAGES 3 THROUGH 7 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4411-012-006

LAND AREA

CONTAINING AN AREA OF 8,204.84 SQ. FT., OR 0.18836 ACRES, MORE OR LESS.

BENCHMARK

BM ID: 14-01780 (NAVD 1988)
FOUND SSM ON THE INTER OF C/L TANGENT; FROM THE S OF CHATAQUA BLVD & C/L TANGENT FROM THE NW OF SUNSET BLVD IN TRAFIC ISLAND; 2FT E OF W CURB LINE AT A POINT 50FT N OF S END OF ISLAND.
ELEV. = 287.628 FT.

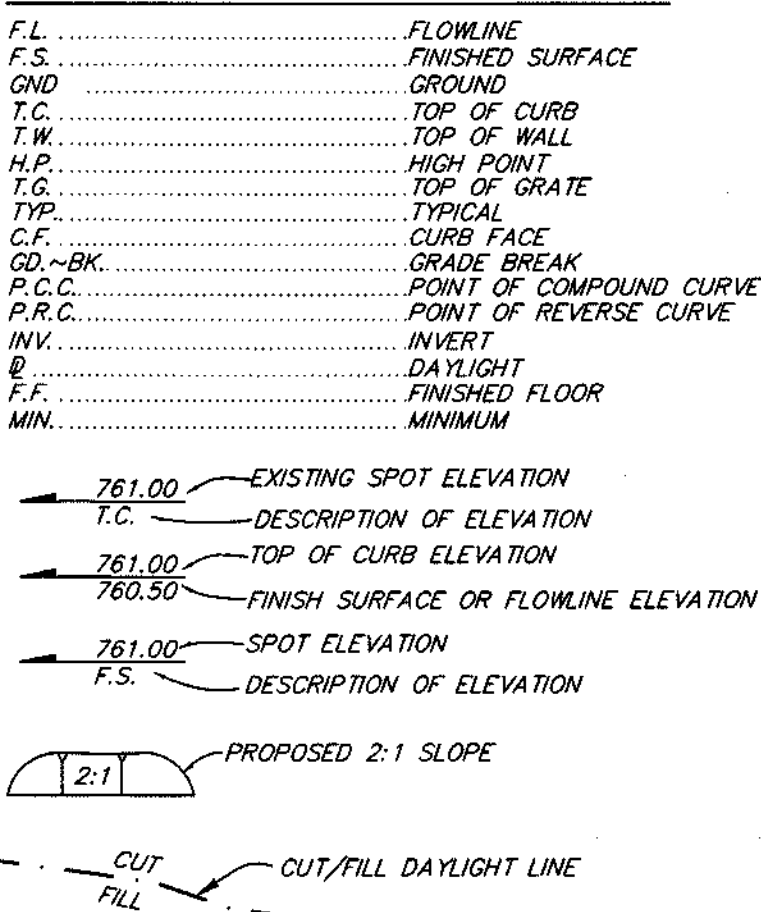
BASIS OF BEARINGS

THE BEARING NORTH 01°40'36" WEST, ON THE TANGENT LINE OF OCAMPO DRIVE AS SHOWN ON TRACT NO. 9377, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 129, PAGES 3 THROUGH 7 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GENERAL UTILITY NOTES

1. SPECIAL PROVISIONS SUCH AS FLEXIBLE OR SWING JOINTS SHALL BE MADE FOR BURIED UTILITIES TO ALLOW FOR DIFFERENTIAL VERTICAL DISPLACEMENT.
2. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE.
3. INSTALLATION OF PIPES IN TRENCHES SHALL BE IN ACCORDANCE WITH SECTION 308 OF THE STANDARD SPECIFICATIONS, AND APPLICABLE CITY OF LOS ANGELES STANDARD PLANS.
4. THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES AND BENDS IN NEW WATER LINES PER REFERENCED DETAIL FOR THRUST BLOCK BASE SIZES SEE TABLE IN DETAIL 1 ON THIS SHEET.
5. DIMENSIONS TO PIPELINES ARE TO CENTERLINE, UNLESS OTHERWISE SHOWN.
6. ALL WATER LINE FITTINGS SHALL BE DUCTILE IRON, MECHANICAL JOINTS, CLASS 350, WRAPPED IN PLASTIC, UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR MAY VARY THE GRADE AND/OR ALIGNMENT OF THE WATER LINE IF FIELD CONDITIONS WARRANT WITH APPROVAL OF THE ENGINEER.
8. ALL SANITARY SEWER PIPE AND FITTINGS SHALL BE EXTRA STRENGTH D.I. MANUFACTURED PER ASTM C-700, UNLESS OTHERWISE NOTED.
9. STORM DRAIN PIPE AND FITTINGS WITH INSIDE DIAMETER OF 18" OR LARGER SHALL BE HIGH-DENSITY POLYETHYLENE (HDPE) SOLID-WALL, SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SEC. 207-19, AND SEC. 200-1.3; AND REINFORCED CONCRETE PIPE (RCP) MANUFACTURED PER ASTM C-76 AND CONFORMING TO SEC. 207-2 OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (CSPWC).
10. INSTALLATION AND TESTING OF FIRE SERVICE LINE SHALL BE PER NFPA 24. FIRE DEPARTMENT IS TO WITNESS HYDROSTATIC TEST (8-9.3) AND FLUSH OF THE SYSTEM (8-9).
11. EXISTING FIRE MAINS SHALL BE TESTED WITH THE NEW INSTALLATION.
12. ALL UNDERGROUND PIPES AND STRUCTURES ARE TO CONFORM WITH THE SOIL CORROSION STUDY, OF THE SOILS REPORT DATED DECEMBER '98, NO. 983-1981.
13. CONTRACTOR TO PROTECT IN PLACE OR ADJUST WHERE NECESSARY ALL EXISTING UTILITY LINES, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS, THAT LAY WITHIN THE LIMITS OF THE NEW CONSTRUCTION, AND ARE NOT SPECIFICALLY MARKED TO BE REMOVED OR ABANDONED.
14. STORM DRAIN PIPE AND FITTINGS WITH INSIDE DIAMETER UP TO 15" SHALL BE PVC, SDR 35 AS PER ASTM D-3034.
15. ALL EXISTING IRRIGATION LINES AND FIXTURES, DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED, RECONNECTED OR REROUTED.
16. ALL TRENCHES SHALL BE RESURFACED AS PER THE SSPWC AND PROJECT SPECIFICATIONS.
17. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD, TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT SHALL NOT EXCEED THE FOLLOWING:
- | GRADE OF THE STREET | INTERVAL AS REQUIRED |
|---------------------|----------------------|
| LESS THAN 2% | 100 FEET |
| 2% TO 4% | 50 FEET |
| 4% TO 10% | 25 FEET |
| OVER 10% | 25 FEET |
18. THE CONTRACTOR SHALL PROVIDE THE DESIGN OF, OBTAIN THE REQUIRED PERMITS FOR, AND FURNISH AND INSTALL ALL THE TEMPORARY SHORING, UNDERPINNING AND BRACING REQUIRED TO SAFELY EXECUTE THE WORK AND PROTECT EXISTING IMPROVEMENTS.
19. CONTRACTOR SHALL EXPOSE EXISTING SEWER LINES AT THE DOWNSTREAM CONNECTION LOCATIONS FOR VERIFICATION OF JOIN ELEVATION BY THE CITY.
20. REMOVE EXISTING TREES INTERFERING WITH THE CONSTRUCTION, IN CONJUNCTION WITH THE LANDSCAPE PLANS.
21. CONTRACTOR TO REPLACE DAMAGED LANDSCAPE FEATURES.

LEGEND:



ATTCHMENT 'A'

CITY OF LOS ANGELES STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION MINIMUM WATER QUALITY PROTECTION FOR ALL CONSTRUCTION PROJECTS/CERTIFICATION STATEMENT

THE FOLLOWING NOTES SHALL BE EITHER INCORPORATED OR ATTACHED TO THE APPROVED PLAN AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSE KEEPING WHICH MUST BE IMPLEMENTED ON ALL CONSTRUCTION PROJECTS.

CONSTRUCTION INCLUDES ACTIVITIES SUCH AS CONSTRUCTION, CLEARING, GRADING OR EXCAVATION THAT RESULTS IN SOILS DISTURBANCE. CONSTRUCTION INCLUDES STRUCTURE TEARDOWN. IT DOES NOT INCLUDE ROUTINE MAINTENANCE TO MAINTAIN ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, OR ORIGINAL PURPOSE OF FACILITY. EMERGENCY CONSTRUCTION ACTIVITIES REQUIRED TO IMMEDIATELY PROTECT PUBLIC HEALTH AND SAFETY; INTERIOR REMODELING WITH NO OUTSIDE EXPOSURE OF CONSTRUCTION MATERIAL; OF CONSTRUCTION WASTE TO STORM WATER; MECHANICAL PERMIT WORK; OR SIGN PERMIT WORK.

ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE OR WIND.

STOCKPILE OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS NOR THE SURFACE WATERS. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

NON-STORM WATER 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 DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ONSITE UNTIL THEY CAN BE APPROPRIATELY DISPOSED OF OR RECYCLED.

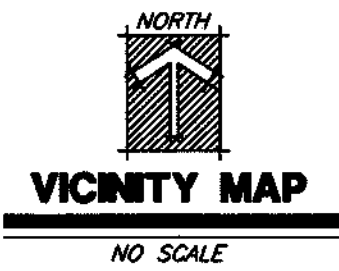
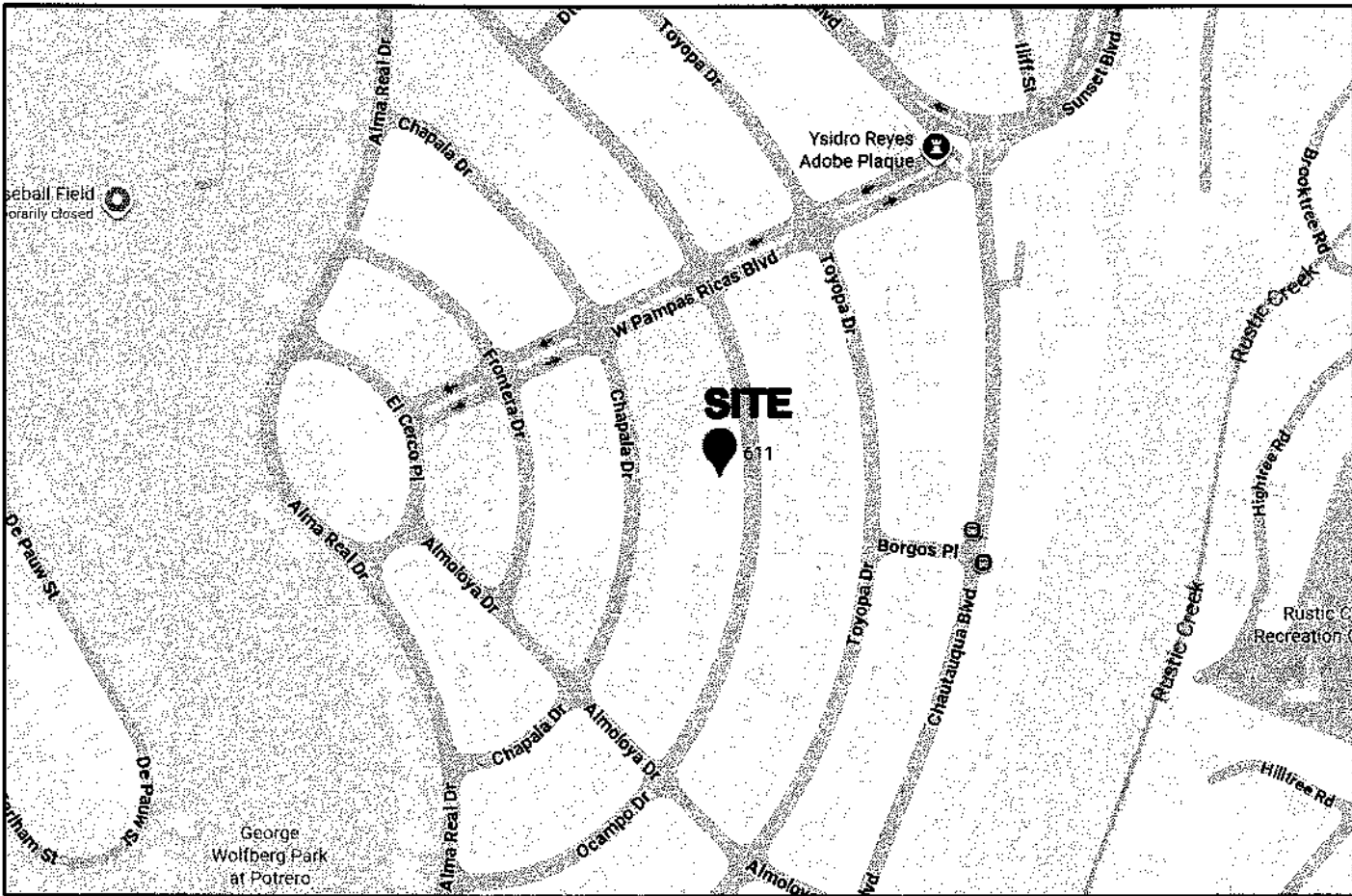
TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

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 PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY OTHER MEANS.

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.

ADDITIONAL NOTES:

- A. REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE (SITE EXCEEDS 60,000 SF) (CUT OR FILL SLOPES EXCEED 2:1) (CUTS 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).
- B. CONTINUOUS INSPECTION BY THE SOILS ENGINEERING/GEOLOGIST IS REQUIRED FOR GRADING AND FOUNDATION EARTHWORK.
- C. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
- D. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
- E. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- F. 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.
- G. 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.
- H. NO GRADING PERMIT CAN BE ISSUED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WHEN SITE IS LOCATED WITHIN AREA DESIGNATED AS GRADING ORDINANCE HILLSIDE.
- J. 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.
- K. 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.



YARDAGE CALCULATIONS:
GROSS YARDAGE VOLUMES:
CUT = 1,160 c.y.
FILL = 208 c.y.
NET = 952 c.y. EXPORT

EARTH WORK QUANTITIES SHOWN ON PLANS IS AN ENGINEERING ESTIMATE PROVIDED FOR SOLE USE OF THE BUILDING DEPARTMENT FOR ESTABLISHING CHECKING, PERMIT AND BOND FEES. ESTIMATED QUANTITIES ARE NOT TO BE USED FOR BIDDING OR CONTRACTING PURPOSES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN QUANTITIES.

THANG LE & ASSOCIATES

319 E FOOTHILL BLVD, SUITE C, ARCADIA, CA 91006
Phone: (626) 538-2702 Email: Thang@thanglese.com

Project: 611 Ocampo Dr

GRADING BOND ESTIMATE					
EARTHWORK					
EXCAVATION	\$1,000.00 + \$1.00 PER C.Y.				
	INITIAL COST				
	CUT	1160 C.Y.	\$1.00	\$1,160.00	
	FILL	208 C.Y.	\$0.00	\$0.00	
				SUBTOTAL	\$2,160.00
				SUBTOTAL	\$2,160.00
				CONTINGENCY	10%
				TOTAL	\$2,376.00

PROPERTY OWNER:
WALTER & ALESSANDRA MATTHEWS
611 OCAMPO DRIVE
PACIFIC PALISADES, CA 90272

SURVEYOR:
CYNTHIA A. DE LEON
CIVIL ENGINEERING & LAND SURVEYING
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CA 90211
(310) 659-0871

SOILS ENGINEER:
RAYMOND M. HADDAD, G.E.
CREATIVE GEOTECHNICAL, INC.
14428 HAMLIN STREET, SUITE 300
VAN NUYS, CA 91401
(818) 923-5800

DESIGN ARCHITECT:
DANIEL SHURINOV
BUREAU NAIMS, LLC
2925 1/2 MAIN STREET
SANTA MONICA, CA 90405
(213) 239-4277

CIVIL ENGINEER:
THANG LE, P.E.
THANG LE & ASSOCIATES
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CA 91008
(626) 731-1539

SHEET INDEX

- CIVIL:**
- C-1 GRADING NOTES
 - C-2 GRADING & DRAINAGE PLAN
 - C-3 EROSION CONTROL PLAN
 - C-4 SITE SECTIONS
 - C-5 GRADING DETAILS

NEW RESIDENCE

611 OCAMPO DRIVE
PACIFIC PALISADES, CA 90272

GRADING NOTES

C1

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)/
WET WEATHER EROSION (WWECP) GENERAL NOTES:

- IN CASE OF EMERGENCY, CALL THANG LE AT (626) 731-1539.
- A STAFF-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILES AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROCEEDED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- GRADED AREAS ADJACENT TO TILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DRAINING OPERATIONS.
- THE REPLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN PLACEMENTS AND LOCATIONS OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NONSTORM WATER FROM THE PROJECT SITES 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 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 SOILS 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.
- DEVELOPER/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP'S ARE INSTALLED AND FUNCTIONING PROPERLY AND ARE TO MAINTAIN THE PROPER FUNCTIONING OF THE CONSTRUCTION SITE. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
- TRASH AND CONSTRUCTION-RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF NEIGHBORHOOD AND AESTHETIC 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 SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN AND OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENURED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- AS THE ARCHITECT/ENGINEER OR RECORD, I HAVE SELECTED APPROPRIATE BMP'S TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMP'S MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMP'S NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITY.

CIVIL ENGINEER/ARCHITECTS SIGNATURE _____ DATE 02/06/2026

20. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS TO CONTROL STORM WATER QUALITY, EROSION AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS. I, OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER, OR ENGINEER WILL MAKE CERTAIN THAT ALL BMP'S SHOWN ON THIS PLAN WILL BE FULLY IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL BE KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTIONS OF THE BMP'S WILL BE CONDUCTED AND CURRENT LOG, SPECIFYING THE EXACT NATURE OF THE INSPECTION AND ANY REMEDIAL MEASURES, WILL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES AND WILL BE AVAILABLE FOR THE REVIEW BY THE BUILDING OFFICIAL.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER THE EVALUATE THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHOSE SYSTEM OR PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE LOCAL SWPPP TO REFLECT CHANGES OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE LOCAL SWPPP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW.

CIVIL ENGINEER/ARCHITECTS SIGNATURE _____ DATE 02/06/2026

21. THE FOLLOWING BMP FROM THE "CALIFORNIA STORM WATER BMP HANDBOOK" - JANUARY 2003, MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. BMP'S FROM THE "CALIFORNIA STORM WATER BMP HANDBOOK" - MARCH 1993 MAY BE USED IF DETAIL IS INDICATED.

- 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 DICES AND DRAINAGE SWALES
 - EC10 - VELOCITY DISSIPATION DEVICES
 - EC11 - SLOPE DRAINS
 - EC12 - STREAMBANK STABILIZATION
 - EC13 - RESERVED
 - EC14 - COMPOST BLANKETS
 - EC15 - SOIL PREPARATION/ROUGHENING
 - EC16 - NON-VEGETATED STABILIZATION

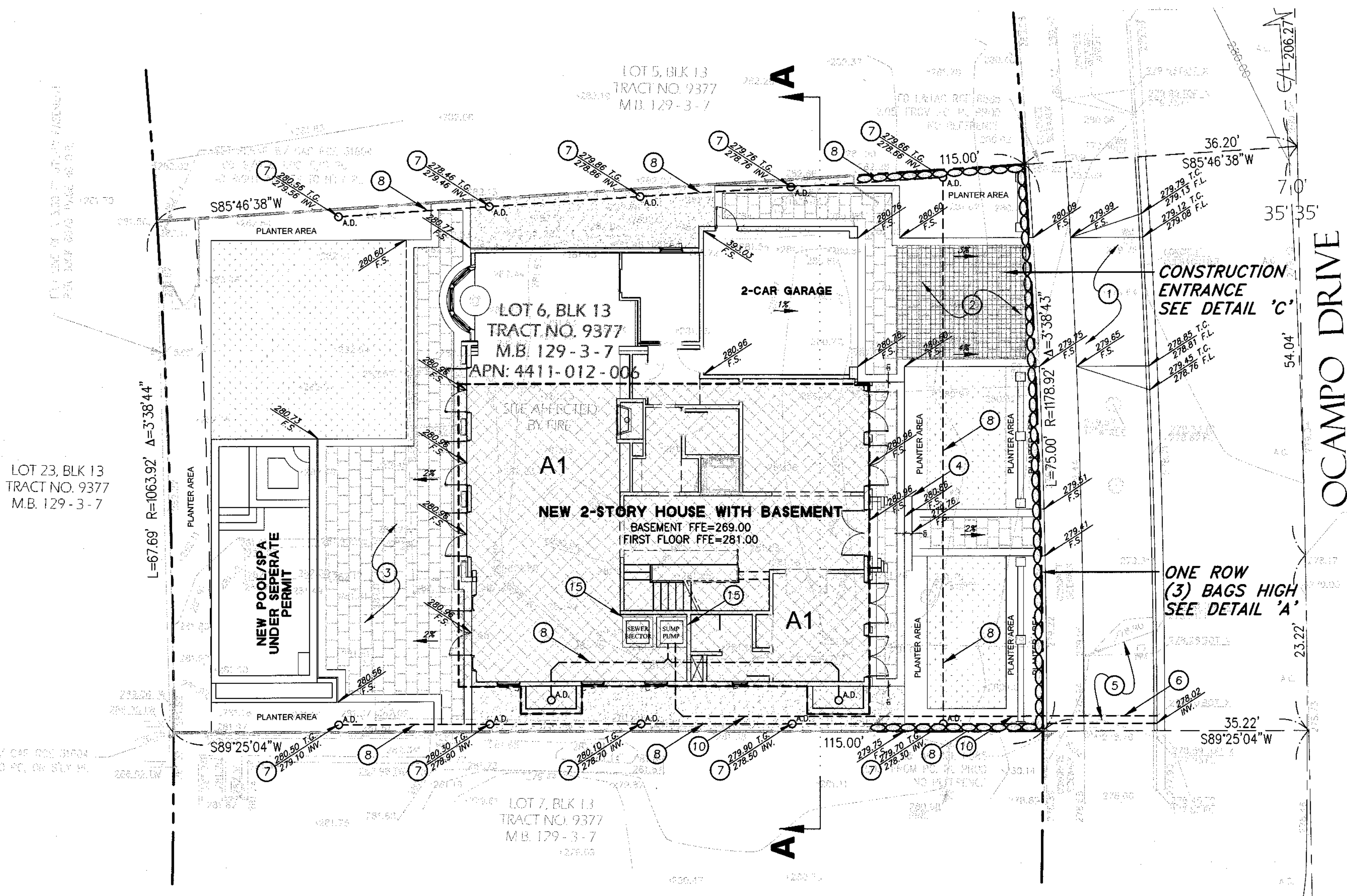
- TEMPORARY SEDIMENT CONTROL**
- SE1 - SILT FENCE
 - SE2 - SEDIMENT BASIN
 - SE3 - SEDIMENT TRAP SEA - CHECK DAM
 - SE4 - FIBER ROLLS
 - SE5 - GRAVEL BAG BERM
 - SE6 - STREET SWEEPING AND VACUUMING
 - SE7 - SANDBAG BARRIER
 - SE8 - STRAW BALE BARRIER
 - SE9 - STORM DRAIN INLET PROTECTION
 - SE10 - ACTIVE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

- WIND EROSION CONTROL**
- WE1 - WIND EROSION CONTROL
- EQUIPMENT TRACKING CONTROL**
- TE1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
 - TE2 - STABILIZED CONSTRUCTION ROADWAY
 - TE3 - ENTRANCE/OUTLET TIRE WASH

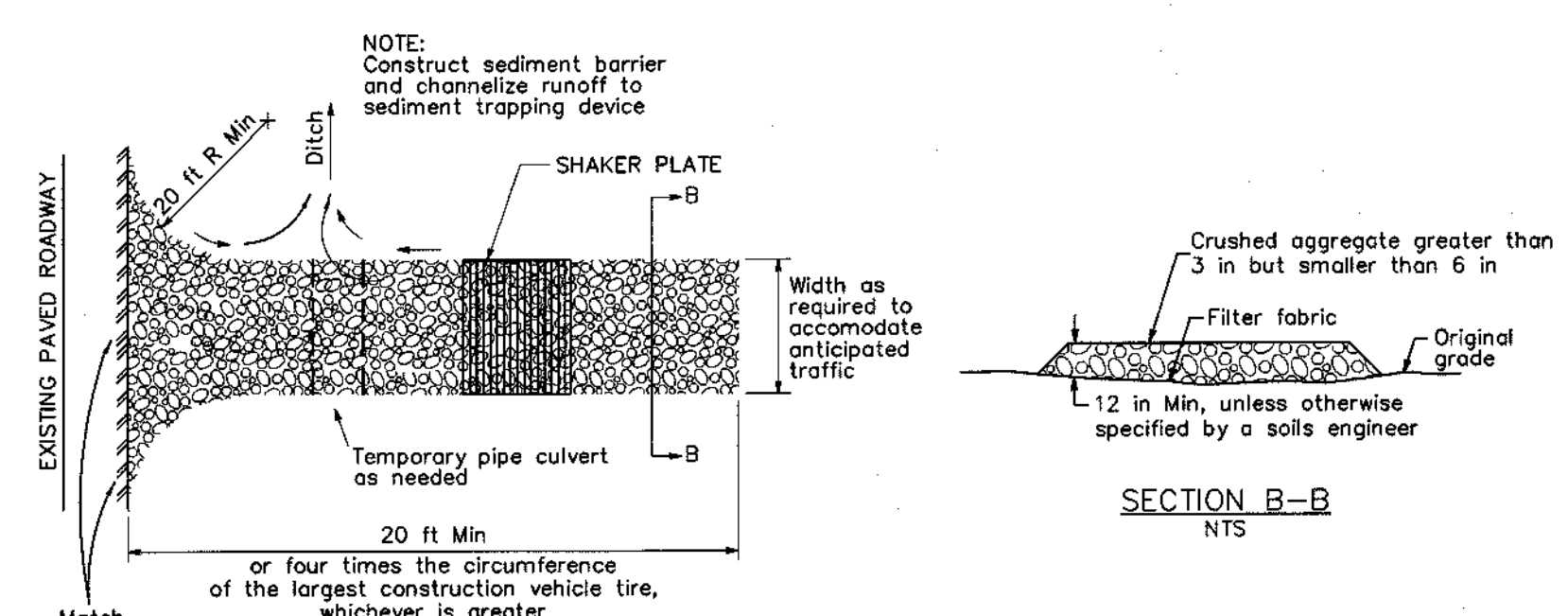
- NON-STORMWATER MANAGEMENT**
- NS1 - WATER CONSERVATION PRACTICES
 - NS2 - LEAK DETECTION OPERATIONS
 - NS3 - PAVING AND DRAINING OPERATIONS
 - NS4 - TEMPORARY STREAM CROSSING
 - NS5 - CLEAR WATER DIVERSION
 - NS6 - ILLICIT CONNECTION/DISCHARGE
 - NS7 - POTABLE WATER IRRIGATION
 - NS8 - VEHICLE AND EQUIPMENT CLEANING
 - NS9 - VEHICLE AND EQUIPMENT FUELING
 - NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
 - NS11 - FUEL 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 - CONTAMINATED SOIL MANAGEMENT
 - WM8 - CONCRETE WASTE MANAGEMENT
 - WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
 - WM10 - LIQUID WASTE MANAGEMENT

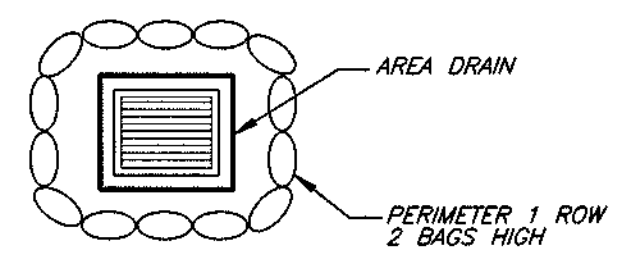
* THE ABOVE NOTES AND BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE BMP HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTAL, CALIFORNIA 1993, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY COUNTY INSPECTORS).



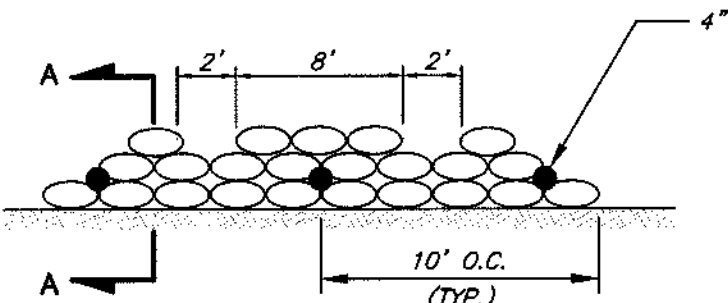
6.25.2026



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



CATCH BASIN B AS NEEDED



CHECK DAM A

DIGALERT
Call Toll Free
1-800-422-4133
2 Working Days Before You Dig
Underground Service Alert
of Southern California

THANG LE & ASSOCIATES, INC.
STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539
EMAIL: THANG@THANGLESE.COM



NEW RESIDENCE
611 Ocampo Drive
Pacific Palisades, CA 90272

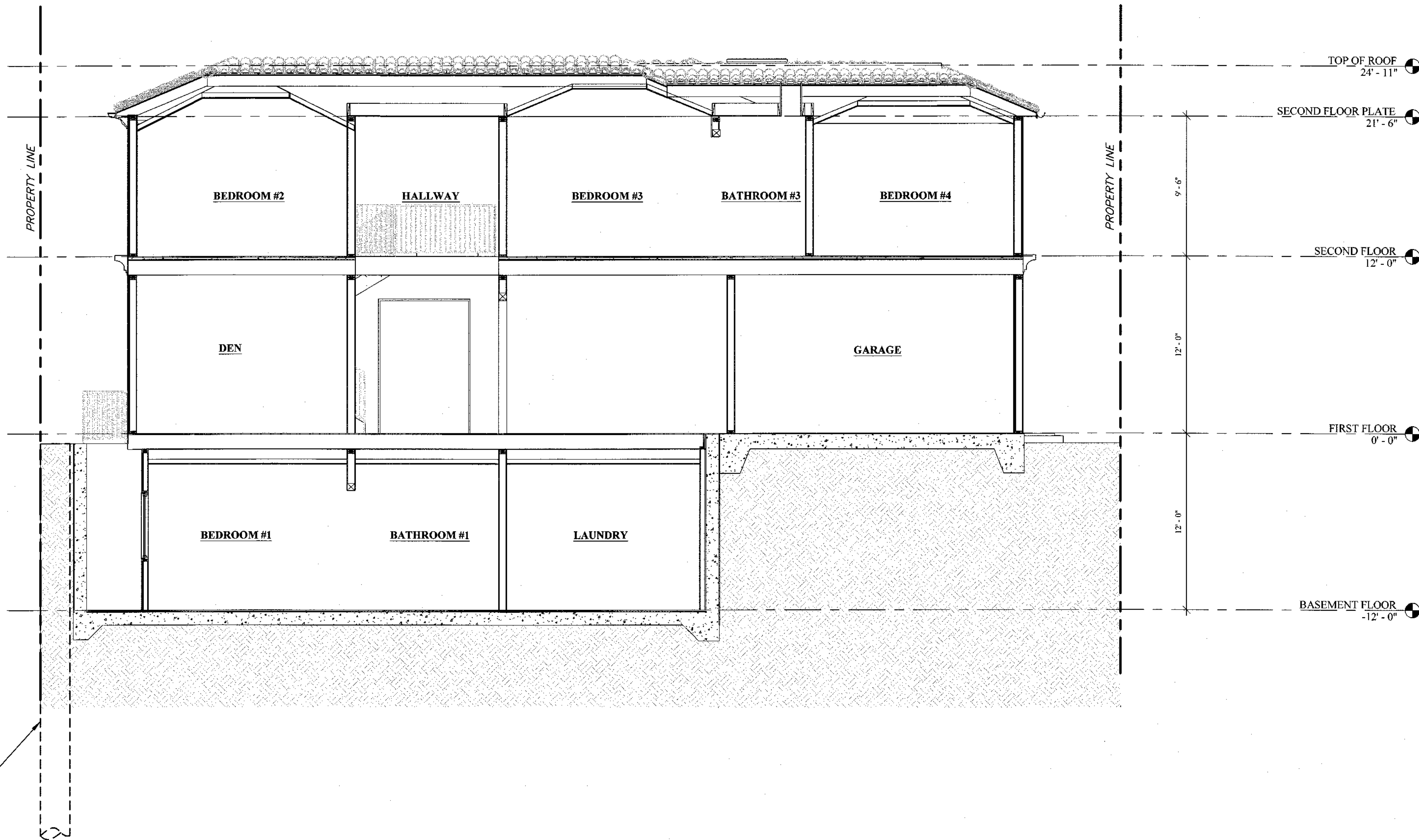
EROSION CONTROL PLAN

C3



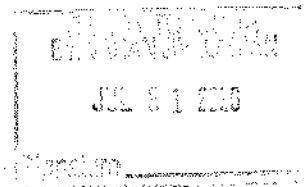
06.25.2026

TEMPORARY SHORING
UNDER SEPARATE PERMIT



SITE SECTION A-A

SCALE: 1"=5'-0"



No.	DATE	REVISION DESCRIPTION	
		BUILDING DEPARTMENT SUBMITTAL	PLAN CHECK CORRECTIONS
1	02-06-2026		
2	06-01-2026		
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.

319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539
EMAIL: THANG@THANGLE.COM

REGISTERED PROFESSIONAL ENGINEER
THANG H. LE
C 63174
EXP 08/30/28
CIVIL
STATE OF CALIFORNIA

06.01.2026

NEW RESIDENCE

611 OCAMPO DRIVE
PACIFIC PALISADES, CA 90272

SITE SECTIONS

C4.0

GENERAL NOTES

INSTALLATION PROCEDURE FOR SOLDIER BEAMS

- 1. DRILL SHAFTS. SHAFTS SHALL NOT BE DRILLED ADJACENTLY; A TWO-PHASE SEQUENCE IS REQUIRED (UNLESS OTHERWISE NOTICED BY THE GEOTECHNICAL ENGINEER OR REPRESENTATIVE). DRILLED SHAFTS ARE NOT PERMITTED TO BE LEFT OPEN OVERNIGHT.
- 2. PLACE SOLDIER BEAMS IN SHAFT. SEE TYPICAL PLAN SECTION FOR LOCATIONS.
- 3. FILL SHAFT WITH CONCRETE UP TO BOTTOM OF PROPOSED FOOTING ELEVATIONS AS SHOWN ON ELEVATIONS.
- 4. FILL BALANCE OF SHAFT WITH SLURRY. SEE APPLICABLE SECTIONS FOR CONCRETE STRENGTH.
- 5. TAKE ALL INITIAL MONITORING READINGS. SEE SOLDIER BEAM SURVEY MONITORING FOR REQUIREMENTS.
- 6. START EXCAVATION ONLY AFTER CONCRETE HAS CURED A MINIMUM OF 7 DAYS. EXCAVATION OF 3 FEET MAXIMUM IS PERMISSIBLE AFTER SLURRY HAS CURED A MINIMUM OF 24 HOURS.
- 7. LAGGING BETWEEN SOLDIER BEAMS IS REQUIRED.
- 8. TIMBER LAGGING SHALL BE TREATED. SEE THE MATERIAL SPECIFICATION, TIMBER FOR REQUIREMENTS.
- 9. CAREFUL INSTALLATION OF THE LAGGING WILL BE NECESSARY TO ACHIEVE FULL BEARING AGAINST THE RETAINED EARTH. FILL VOIDS BEHIND LAGGING WITH SLURRY TO INSURE BEARING OF SOIL ALONG FULL LENGTH OF LAGGING. LIFTS ARE NOT TO EXCEED 5 FEET.

MONITORING

- A. ESTABLISH CONTROL POINTS AT THE TOP OF ALL PILES TO MONITOR HORIZONTAL AND VERTICAL MOVEMENTS. LATERAL MOVEMENT ALONG THE ENTIRE LENGTH OF PILES SELECTED BY THE GEOTECHNICAL ENGINEER SHALL ALSO BE MONITORED. A SURVEYOR LICENSED IN THE STATE OF CALIFORNIA SHALL OBTAIN ALL MOVEMENT READINGS. SUBMIT INITIAL READINGS TO ARCHITECT (STRUCTURAL ENGINEER), GEOTECHNICAL ENGINEER, AND GOVERNING CODE AUTHORITY. PRIOR TO EXCAVATING. SUBMIT MOVEMENT REPORTS WEEKLY AS EXCAVATION PROGRESSES AND THROUGHOUT CONSTRUCTION PERIOD UNTIL PERMANENT SUPPORT IS PROVIDED. OBTAIN ADDITIONAL READINGS WHEN REQUESTED BY ARCHITECT (STRUCTURAL ENGINEER), GEOTECHNICAL ENGINEER, OR GOVERNING CODE AUTHORITY.
- B. IF HORIZONTAL OR VERTICAL MOVEMENT AT THE TOP OF SHORED EMBANKMENT EXCEEDS 1/2 INCH, DISCONTINUE EXCAVATING IMMEDIATELY. ARCHITECT (STRUCTURAL ENGINEER) AND GEOTECHNICAL ENGINEER WILL EVALUATE SUCH MOVEMENT AND RECOMMEND CORRECTIVE MEASURES, IF NECESSARY, BEFORE CONTINUING WITH EXCAVATION.
- C. LOADS ON SELECTED ANCHORS SHALL BE CHECKED PERIODICALLY AS REQUIRED BY GEOTECHNICAL ENGINEER.

STATEMENT OF SPECIAL INSPECTIONS

- 1. THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION DURING CONSTRUCTION. THE SPECIAL INSPECTOR(S) SHALL BE QUALIFIED TO THE SATISFACTION OF THE BUILDING OFFICIAL TO INSPECT THE KIND OF CONSTRUCTION BEING EMPLOYED IN THIS PROJECT. THE SPECIAL INSPECTOR SHALL SUBMIT REPORTS INDICATING RESULTS AND OBSERVATIONS OF TESTS AND INSPECTIONS AND STATING COMPLIANCE OR NONCOMPLIANCE WITH CONTRACT DOCUMENTS TO STRUCTURAL ENGINEER AND TO GOVERNING CODE AUTHORITY.
- 2. TESTING LABORATORY SHALL PROVIDE SPECIAL INSPECTION, COMPLYING WITH CBC SECTION 1701 (UNLESS OTHERWISE NOTED), FOR THE FOLLOWING:
 - A. EPOXY ANCHORS
 - B. BOLTS INSTALLED IN CONCRETE
 - C. SHEATHED SHEAR WALL WHEN SHEAR EXCEEDS 350 POUNDS PER LINEAR FOOT
 - D. CONCRETE AND REINFORCING STEEL WHERE SPECIFIED CONCRETE COMPRESSIVE STRENGTH IS GREATER THAN 2,500 PSI.
- 3. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE CITY INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECTION 1706.11.
- 4. CONTINUOUS SPECIAL INSPECTOR BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH $f'_c > 2,500$ PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES.
- 5. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.

The following stamped sheets of the plans have been reviewed by Creative Geotechnical, Inc. from a geology and/or geotechnical engineering standpoint and appear to be in general conformance with the project report(s) prepared and/or accepted by Creative Geotechnical, Inc. The project report(s) should be considered part of the plans. However, for any discrepancies between the project report(s) recommendations and the project plans, the more restrictive recommendations shall prevail and supersede. Additionally, our office shall be contacted for clarification. This review is not to be construed as an authentication of any dimensions, calculations, or elevations shown on the plans. No on-site infiltration within ten feet from any proposed foundations or structures.



25.2026

D. CAST-IN-PLACE CONCRETE (CONTINUED)

- 9. ROUGHED CONCRETE SURFACE TO FULL AMPLITUDE OF 1/16 INCH WHERE MASONRY WALLS INTERSECT CONCRETE.
- 10. PERFORM WORK IN COMPLIANCE WITH ACI 301.
- 11. SUBMIT CONCRETE DESIGN MIX DATA FOR EACH TYPE AND COMPRESSIVE STRENGTH OF CONCRETE REQUIRED SIGNED BY AND BEARING THE SEAL OF A REGISTERED CIVIL ENGINEER IN STATE TO ARCHITECT OR ENGINEER.
- 12. SUBMIT SHOP DRAWINGS TO ARCHITECT OR ENGINEER INDICATING LOCATIONS OF CONCRETE CONSTRUCTION JOINTS FOR REVIEW PRIOR TO PLACING CONCRETE.

E. ROUGH CARPENTRY

- 1. ALL LUMBER SHALL BE GRADE MARKED DOUGLAS FIR - LARCH (DF-L).
- 2. MINIMUM LUMBER GRADES (UNLESS OTHERWISE NOTED):
 - WOOD LAGGING DF-L #2 (PRESSURE TREATED)

F. STRUCTURAL STEEL

- 1. PROVIDE STRUCTURAL STEEL COMPLYING WITH THE 2017 LABC CHAPTER 22 AND THE FOLLOWING ASTM STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED:
 - a. ALL STRUCTURAL STEEL UNLESS OTHERWISE NOTED BELOW ASTM A36
 - b. ANCHOR BOLTS OR UNFINISHED MACHINE BOLTS ASTM A307
 - c. PIPES ASTM A53, GRADE B (35 KSI)
 - d. TUBES ASTM A500, GRADE B (46 KSI)
 - e. W SHAPES ASTM A992 (50 KSI)
 - f. THREADED ROUND STOCK ASTM A36
 - g. REINFORCING STEEL SEE REINFORCING STEEL SECTION
- 2. HIGH STRENGTH BOLTS
 - a. PROVIDE HIGH STRENGTH BOLTS, NUTS, AND WASHERS COMPLYING WITH ASTM A325 UNLESS OTHERWISE NOTED. ALL HIGH STRENGTH BOLTS SHALL BE BEARING TYPE WITH THREADS INCLUDED IN SHEAR PLANE (A325-N), UNLESS OTHERWISE NOTED. PROVIDE SLIP-CRITICAL HIGH STRENGTH BOLTS (A325-SC) ONLY WHERE SPECIFICALLY INDICATED ON PLANS.
 - b. ASSEMBLE HIGH STRENGTH BOLTS IN COMPLIANCE WITH "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 FOR A490 BOLTS" AND THE IBC STANDARD 27-1 AND 27-7.
- 3. FABRICATE AND ERECT STRUCTURAL STEEL IN COMPLIANCE WITH THE LATEST EDITION OF AISC "LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
- 4. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI / AWS D1.1 AND AISC "SPECIFICATIONS," CHAPTER J.
 - a. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY
 - b. WELDING SHALL BE DONE BY ELECTRONIC ARC PROCESS USING E70XX ELECTRODES UNLESS OTHERWISE NOTED.
 - c. WELDING MAY BE PERFORMED USING SUBMERGED ARC PROCESS WITH AUTOMATIC WELDING (SAW-1).
 - d. PERFORM SHOP WELDING AND BY A FABRICATOR APPROVED BY GOVERNING CODE AUTHORITY.
 - f. PROVIDE SPECIAL INSPECTION FOR ALL FIELD WELDING.
- 5. A CITY OF MANHATTAN BEACH LICENSED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL.

H. GEOTECHNICAL DESIGN CRITERIA

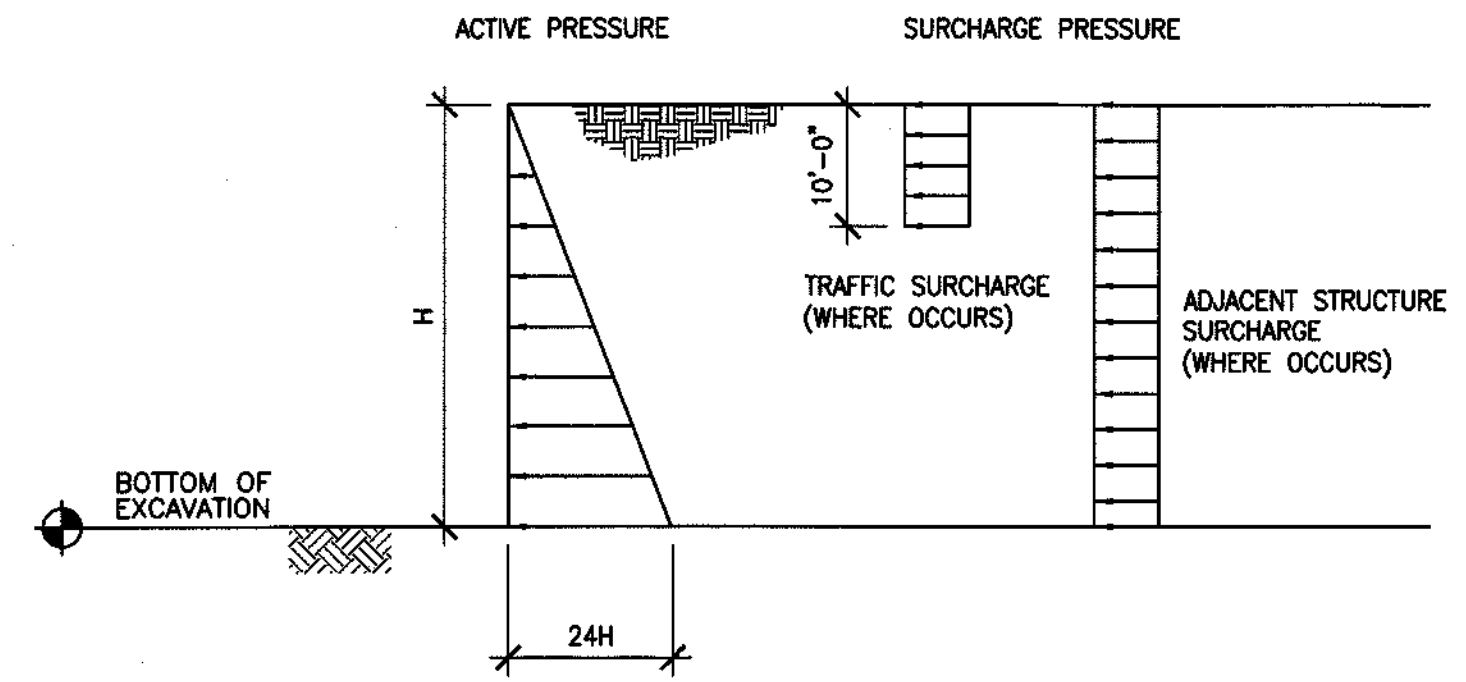
- 1. THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT BY CREATIVE GEOTECHNICAL, INC. ARE USED FOR THE DESIGN VALUES.

FOUNDATION DESIGN IS BASED ON RECOMMENDATIONS OF
CREATIVE GEOTECHNICAL, INC.
14428 HAMLIN STREET, SUITE 300, VAN NUYS, CA 91401
REPORT NO. 250813 DATED SEPTEMBER 18, 2025

CANTILEVERED TEMPORARY SHORING:
EQUIVALENT FLUID PRESSURE = 24H PCF FOR TRIANGULAR DISTRIBUTION
WHERE H IS THE RETAINING HEIGHT

ALLOWABLE PASSIVE PRESSURE = 350 PCF (3,500 PSF MAX.)
PASSIVE RESISTANCE (FIXITY) MAY BE TAKEN TO 5 FEET BELOW LOWEST EXCAVATED GRADE.

MAXIMUM DEFLECTION = 1/2 INCH
- 2. THE GEOTECHNICAL DESIGN VALUES USED ARE AS FOLLOWS:
 - A. ACTIVE PRESSURE: 24 PCF (CANTILEVER - TRIANGULAR)
 - B. PASSIVE PRESSURE: 350 PCF ISOLATED PILES
 - C. LAGGING PRESSURE: 400 PSF (MAX.)
 - D. CUT SLOPES: UNSURCHARGED 5 FT. VERTICAL IN EXCESS OF THIS HEIGHT CUT AT 1:1 SLOPE OVERALL.



CANTILEVERED SHORING

SOIL/GEOTECHNICAL ENGINEER STATEMENT

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED APRIL 24, 2025.

SIGNATURE

DATE

B. FOUNDATION

- 1. PERFORM FOUNDATION WORK COMPLYING WITH REPORT AND ADDENDA. GEOTECHNICAL REPORT AND ADDENDA HEREBY BECOME PART OF THESE CONTRACT DOCUMENTS AND SHALL BE KEPT ON JOB SITE AT ALL TIMES.

FOUNDATION DESIGN IS BASED ON RECOMMENDATIONS OF
CREATIVE GEOTECHNICAL, INC.
14428 HAMLIN STREET, SUITE 300, VAN NUYS, CA 91401
REPORT NO. 250813 DATED SEPTEMBER 18, 2025

ALLOWABLE SOIL BEARING = 2,000 PSF
ACTIVE EARTH PRESSURE = 45 PCF
AT-REST EARTH PRESSURE = 100 PCF
SEISMIC EARTH PRESSURE = 15 PCF
PASSIVE EARTH PRESSURE = 350 PCF TO A MAXIMUM OF 3,500 PSF
FRICTION COEFFICIENT = 0.25
- 2. FOUNDATION EXCAVATIONS ARE TO BE OBSERVED BY AND ACCEPTABLE TO A GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACEMENT OF FILL, REINFORCING STEEL, OR CONCRETE.
- 3. PERFORM FILLING, BACKFILLING, COMPACTION, ETC... AS INDICATED IN GEOTECHNICAL REPORT AND ONLY UNDER SUPERVISION OF A GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.
- 5. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS PRIOR TO COMPLETION AND INSPECTION OF WATERPROOFING, ADEQUATELY SHORE RETAINING WALLS DURING BACKFILL OPERATION. UNLESS ADEQUATELY SHORED, DO NOT PLACE BACKFILL BEHIND BUILDING STRUCTURE RETAINING WALLS. EXCLUDING SITE RETAINING WALLS, UNTIL CONCRETE AT ELEVATED FLOOR LEVELS ADJACENT TO WALLS ARE COMPLETELY POURED AND HAVE CURED FOR AT LEAST 7 DAYS.
- 6. THE APPROVED SOILS REPORT SHALL BE A PART OF THE PLANS AND SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.

C. REINFORCING STEEL

- 1. REINFORCING STEEL COMPLYING WITH ASTM A615, GRADE 60 DEFORMED BARS, EXCEPT #3 BAR CAN BE GRADE 40 OR STRONGER.
- 2. WELDED REINFORCING STEEL COMPLYING WITH ASTM A706, GRADE 60 DEFORMED BARS.
- 3. SMOOTH WELDED WIRE FABRIC COMPLYING WITH ASTM A185. LAP FABRIC 1-1/2 SPACES (12" MINIMUM). PROVIDE DEFORMED WIRE STIRRUPS, SIZE D4 AND LARGER ONLY, COMPLYING WITH ASTM A97.
- 2. SPLICE REINFORCING STEEL WHERE INDICATED. IF SPLICE LOCATIONS ARE NOT SPECIFICALLY SHOWN OR INDICATED, VERIFY SPLICE LOCATIONS WITH ARCHITECT/ENGINEER PRIOR TO DEVELOPING REINFORCING STEEL SHOP DRAWINGS.
- 3. LAP REINFORCING STEEL AT SPLICES TO THE FOLLOWING MINIMUM LENGTHS, UNLESS OTHERWISE NOTED, (APPLICABLE TO 3,000 PSI OR HIGHER, NORMAL WEIGHT CONCRETE ONLY):

BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	TOP BARS	OTHER BARS
#3	1'-9"	1'-4"	#8	6'-10"	5'-3"
#4	2'-4"	1'-10"	#9	8'-8"	6'-8"
#5	2'-11"	2'-3"	#10	11'-0"	8'-6"
#6	3'-10"	2'-11"	#11	13'-6"	10'-6"
#7	5'-3"	4'-0"			

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW REBAR.

OTHER BARS ARE HORIZONTAL BARS WITH LESS THAN 12 INCHES OF CONCRETE CAST BELOW BARS AND ALL VERTICAL BARS.

- 4. MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL, INCLUDING SPLICED REINFORCING STEEL, SHALL BE 1 INCH OR 1 BAR DIAMETER, WHICHEVER IS GREATER. FOR BUNDLED BARS, MINIMUM CLEAR DISTANCES BETWEEN UNITS OF BUNDLED BARS SHALL BE SAME AS SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.
- 5. MAINTAIN THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE UNLESS OTHERWISE NOTED:
 - a. SLAB-ON-GRADE C/L OF SLAB
 - b. CONCRETE BELOW GRADE, FORMED 2 INCHES
 - c. CONCRETE BELOW GRADE, UNFORMED 3 INCHES
 - d. WALLS ABOVE GRADE, EXPOSED TO WEATHER 2 INCHES
 - e. WALLS ABOVE GRADE, NOTE EXPOSED TO WEATHER 1 INCHES
 - f. COLUMNS, CLEAR TO FACE OF TIES 1-1/2 INCHES
 - g. BEAMS, CLEAR TO FACE OF TIES 1-1/2 INCHES
- 6. BEND REINFORCING STEEL COLD UNLESS OTHERWISE ACCEPTED BY ARCHITECT OR ENGINEER.
- 7. CHAIRS OR SPACERS FOR REINFORCING SHALL BE PLASTIC OR PLASTIC COATED WHEN RESTING ON EXPOSED SURFACES.
- 8. WELD REINFORCING STEEL COMPLYING WITH AWS D1.4. DO NOT WELD REINFORCING STEEL OTHER THAN THOSE CONFORMING TO ASTM A706.
- 9. SECURELY TIE ANCHOR BOLTS, REINFORCING STEEL, INSERTS, ETC... IN PLACE PRIOR TO PLACING CONCRETE OR GROUT.
- 10. SUBMIT REINFORCING STEEL SHOP DRAWINGS INDICATING REINFORCING PLACEMENT, INCLUDING SPLICE LOCATIONS AND LENGTHS, TO ARCHITECT/ENGINEER FOR REVIEW AND ACCEPTANCE.

D. CAST-IN-PLACE CONCRETE

- 1. NORMAL WEIGHT AGGREGATES OF NATURAL SAND AND ROCK COMPLYING WITH ASTM C33.
- 2. PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE II.
- 3. NORMAL WEIGHT CONCRETE (145 PCF), WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%, ATTAINING MINIMUM COMPRESSIVE STRENGTHS (f'_c) AT 28 DAYS AS FOLLOWS:
 - FOUNDATIONS 2,500 PSI
 - CONCRETE BASEMENT WALL 3,000 PSI
 - STRUCTURAL SLAB 3,000 PSI
 - CONCRETE PILE 3,000 PSI
 - SLAB-ON-GRADE 2,500 PSI
 - UNLESS OTHERWISE NOTED 2,500 PSI
- 4. SLUMP NOT TO EXCEED 4 INCHES.
- 5. DO NOT USE CONCRETE OR GROUT CONTAINING CHLORIDES
- 6. DO NOT EMBED CONDUITS, PIPES, OR SLEEVES OTHER THAN ELECTRICAL CONDUITS 1 INCH DIAMETER AND SMALLER IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY DETAILED OR ACCEPTED BY ARCHITECT OR ENGINEER.
- 7. FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC... WITH 3/4 INCH CHAMFERS UNLESS OTHERWISE DETAILED.
- 8. PROVIDE KEYS IN CONSTRUCTION JOINTS UNLESS OTHERWISE DETAILED.
- 9. ROUGHED CONCRETE SURFACE TO FULL AMPLITUDE OF 1/16 INCH WHERE MASONRY WALLS INTERSECT CONCRETE.
- 10. PERFORM WORK IN COMPLIANCE WITH ACI 301.

A. GENERAL

- 1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOS ANGELES BUILDING CODE 2023 EDITION (LABC 2023), REFERENCED STANDARDS OF CHAPTER 35 AND ALL APPLICABLE CODES AND ORDINANCES.

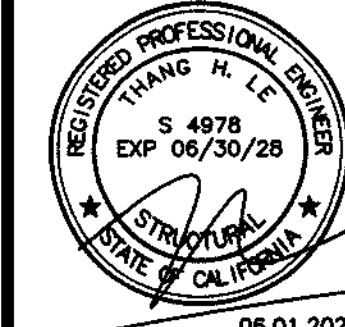
BASIS OF DESIGN:
a. SEISMIC LOADS
 - + IMPORTANCE FACTOR, $I_e = 1.0$
 - + $S_s = 1.953g$
 - + $S_1 = 0.698g$
 - + SITE CLASS: D
 - + $S_{ds} = 1.302g$
 - + $S_{d1} = N/A$
 - + $R_{ho} = 1.3$ (REDUNDANCY FACTOR)
 - + SEISMIC DESIGN CATEGORY: D
 - + RISK CATEGORY: II
 - + BASIC SEISMIC-FORCE-RESISTING SYSTEM: SHEATHED SHEAR BEARING WALLS
 - + DESIGN BASE SHEAR = 24,400 LBS
 - + SEISMIC RESPONSE COEFFICIENT, $C_s = 0.200$ (STRENGTH), $C_s = 0.143$ (SERVICE)
 - + RESPONSE MODIFICATION FACTOR, $R = 6.5$
 - + ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE
 - b. WIND LOAD
 - + BASIC WIND SPEED = 110 MPH (ULTIMATE)
 - + EXPOSURE C
 - + IMPORTANCE FACTOR, $I_w = 1.0$
 - + INTERNAL PRESSURE COEFFICIENT = 0.18
 - + DESIGN WIND PRESSURE = 27.5 PSF
 - + COMPONENTS AND CLADDING WIND PRESSURE = 39 PSF
 - c. LIVE LOADS
 - + ROOF = 20 PSF
 - + FLOOR = 40 PSF
 - + DECK/BALCONY = 60 PSF
 - d. DEAD LOADS
 - + ROOF = 20 PSF
 - + FLOOR = 20 PSF
2. AISC360 - SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING.
3. ACI318 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
4. ALL ASTM SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE OF THE LATEST REVISION.
5. WRITTEN INFORMATION AND DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC INFORMATION. DO NOT SCALE DRAWINGS.
6. ALL DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, ELEVATIONS, SECTIONS, AND DETAILS.
7. ANY DISCREPANCIES ON THE PLANS OR ANY DEVIATIONS FROM THE PLANS WHICH ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATES ON THE PLANS, SHALL BE CALLED TO THE ATTENTION OF THANG LE, S.E. PRIOR TO CONTINUING CONSTRUCTION. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN THE TRADES WHERE REQUIRED, IS ACCOMPLISHED.
8. SEE ARCHITECTURAL DRAWING FOR KINDS OF FLOOR FINISH, DEPRESSION IN SLAB, OPENINGS IN WALLS AND ROOF REQUIRED BY DOOR, WINDOWS, DUCTS, VENTS, HATCHES, PLUMBING, ETC...; ALL TYPE OF FLASHING, INSERTS, ANCHORS, HANGERS, ETC... EMBEDDED OR ATTACHED TO CONCRETE STRUCTURE; LAGGING, WALKS, STAIRS, RAMPS, CURBS, PARAPETS, TERRACES, ETC...; EXTERIOR GRADES; ROOF SLABS, CRICKETS AND DRAINS.
9. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AS TO LAYOUT DIMENSIONS AND ELEVATIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THANG LE, S.E. AND THE OWNER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
10. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
11. THE BUILDER SHALL TAKE FULL AND FINAL RESPONSIBILITY FOR CONSTRUCTING A FINAL PRODUCT OF APPROPRIATE QUALITY AND SERVICEABILITY CONSISTENT WITH THE INFORMATION AND REQUIREMENTS CONTAINED IN THE CONSTRUCTION DOCUMENTS OR REASONABLY INFERRABLE THEREFROM, AND/OR CONTAINED IN THE REQUIREMENTS OF ANY GOVERNMENTAL ENTITY WITH JURISDICTION OVER THE PROJECT.
12. THE BUILDER SHALL TAKE FULL RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES INCLUDING WITHOUT LIMITATION DEMOLITION, EXCAVATION AND ERECTION PROCEDURES.
13. STRUCTURAL OBSERVATION VISITS TO SITE BY REPRESENTATIVES OF THANG LE, S.E. DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION MEANS AND METHODS. OBSERVATIONS PERFORMED BY ENGINEER DURING CONSTRUCTION ARE NOT CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE PERFORMED BY OTHERS. OBSERVATIONS PERFORMED BY ENGINEER ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTANDS DESIGN INTENT CONVEYED IN CONTRACT DOCUMENTS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
14. MODIFICATIONS OR SUBSTITUTIONS: DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE INDICATED OR SPECIFIED MAY BE CONSIDERED FOR USE PROVIDED A WRITTEN REQUEST, SUBJECT TO REVIEW, IS SUBMITTED TO OWNER, ARCHITECT, ENGINEER AND GOVERNING CODE AUTHORITY PRIOR TO ITS USE OR INCLUSION ON ANY SHOP DRAWING.
15. BRACE PIPING AND DUCTS COMPLYING WITH LATEST ADDITION OF GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION.
16. INSTALL AND ANCHOR MECHANICAL AND ELECTRICAL EQUIPMENT TO STRUCTURE COMPLYING ASCE/SEI 7-16, ISOLATORS, FASTENERS AND ANY OTHER ELEMENT PROVIDING STABILITY FOR EQUIPMENT SHALL BE APPROVED BY ICC-ES OR EQUIVALENT TESTING PROCEDURE. PROVIDE SUSPENDED EQUIPMENT WITH APPROVED LATERAL OR SWAY BRACING.
17. TESTING LABORATORY SHALL PROVIDE SPECIAL INSPECTION, COMPLYING WITH CBC SECTIONS 1704 AND 1705 (UNLESS OTHERWISE NOTED), FOR THE FOLLOWING:
 - a. CONCRETE AND REINFORCING STEEL WHERE SPECIFIED CONCRETE COMPRESSIVE STRENGTH IS GREATER THAN 2,500 PSI.
 - b. BOLTS INSTALLED IN CONCRETE
 - c. FIELD WELDING
 - d. EPOXY ANCHORS
18. ALL STRUCTURAL WELDING SHALL BE DONE IN AN AISC APPROVED FABRICATING SHOP. IN ABSENCE OF AN AISC APPROVED FABRICATING SHOP, STRUCTURAL WELDING SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED SPECIAL INSPECTOR PER CBC 1705.2.
19. STRUCTURAL WELDING SHALL CONFORM TO AWS D1.1 AND THE AISC ASD SPECIFICATIONS.
20. FABRICATION OF STRUCTURAL STEEL SHALL BE BY AN LABOS LICENSED FABRICATOR OR FABRICATOR SHALL BE CONTINUOUSLY INSPECTED BY A REGISTERED INSPECTOR.

REVISION	DESCRIPTION	DATE
02-06-2026	BUILDING DEPARTMENT SUBMITTAL	
06-01-2025	PLAN CHECK CORRECTIONS	

DATE ISSUED	DRAWN BY	CHECKED BY
02-06-2026	ML	TL

THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.

319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 536-2702

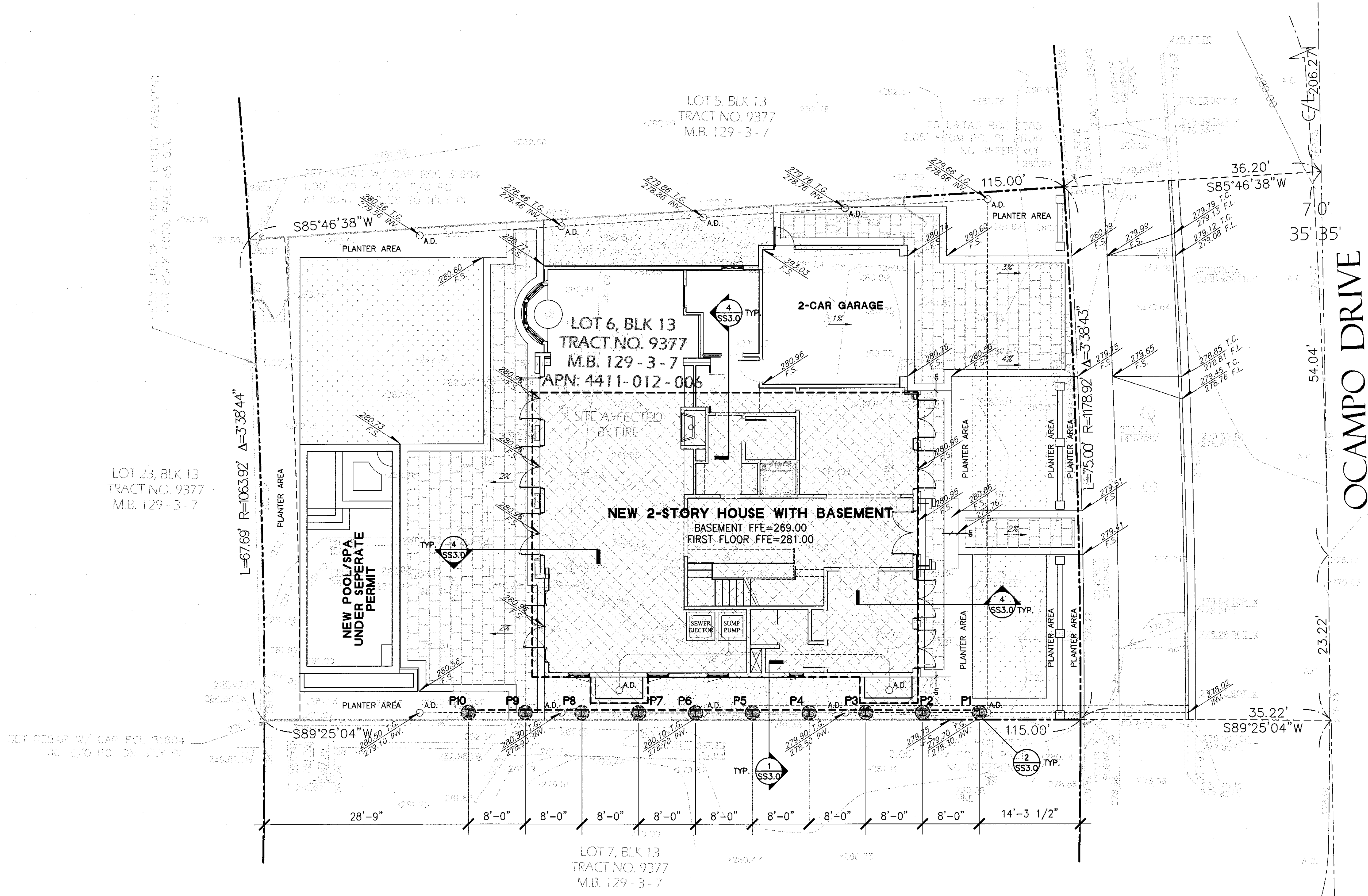


NEW RESIDENCE

611 OCAPO DRIVE
PACIFIC PALISADES, CA 90272

GENERAL NOTES

SS1.0



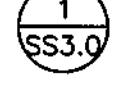
06.25.2026



TEMPORARY SHORING PLAN

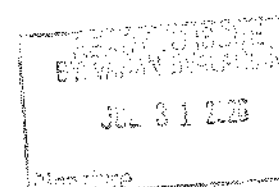
SCALE: 1/8"=1'-0"

NOTES:

1.  INDICATES TYPE OF SOLDIER BEAM PER SCHEDULE ON  1 SS3.0
2. THE MAXIMUM DEFLECTION ALLOWED FOR PILES IS 1/2 INCH.
3. TO PROTECT THE PUBLIC, PROVIDE MEASURES ALONG THE WALKWAY ROW ADJACENT TO SLOT CUTS AND TEMPORARY EXCAVATIONS PER CBC 2022 SECTION 3306 AND CAL-OSHA SAFETY ORDERS.
4. IF ANY ADJACENT ROW STRUCTURES AND SUB-STRUCTURES ARE DAMAGED DUE TO THE UN-RETAINED SOILS FROM THE SLOT CUTS AND TEMPORARY EXCAVATIONS, THE DEVELOPING OWNER/CONTRACTOR WILL NEED TO REPAIR IT AT NO COST TO THE CITY PER CBC 2022 SECTION 3307. MONITORING SYSTEM MAY BE REQUIRED TO MONITOR LATERAL AND VERTICAL DEFLECTION OF EXISTING BUILDING FOUNDATION.

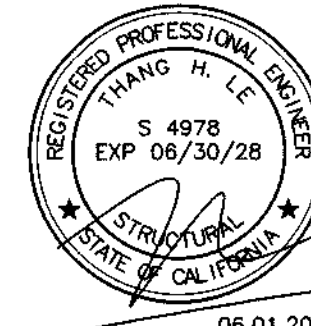
5. STOCKPILING OF EXCAVATED MATERIAL SHALL NOT BE ALLOWED ADJACENT TO OPEN EXCAVATIONS.
6. NOTE: DUE TO POSSIBLE FLUCTUATION IN GROUNDWATER LEVEL SINCE 2006, GROUNDWATER MAY BE ENCOUNTERED DURING DRILLING.
7. CONTINUOUS INSPECTION BY THE SOIL ENGINEER/GEOLOGIST IS REQUIRED FOR SHORING.
8. A BUILDING MATERIALS PERMIT FROM THE BUREAU OF STREET SERVICES, AS REQUIRED BY SECTION 62.45 OF THE LAMC, MUST BE SECURED FOR TEMPORARY CONSTRUCTION AREAS IN THE PUBLIC RIGHT OF WAY. STRUCTURAL SUPPORT FOR THE PLACEMENT AND OPERATION OF THE EQUIPMENT IS NOT A PART OF THE E-PERMIT APPROVAL.
9. FOUNDATION MAY NOT ENCR OACH INTO THE ADJACENT PROPERTY.

10. TEMPORARY CUT SLOPED SHALL NOT EXCEED THOSE RECOMMENDED IN THE GEOTECHNICAL ENGINEERING INVESTIGATION REPORT. DO NOT PERMIT ANY PERSON TO DESCEND INTO TRENCHES OR EXCAVATIONS GREATER THAN FIVE FEET IN DEPTH UNLESS NECESSARY PERMIT FROM STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY IS OBTAINED PRIOR TO ISSUANCE OF BUILDING OR GRADING PERMIT. CONTRACTOR TO PROVIDE FOR DESIGN, PERMIT, AND INSTALLATION OF ALL SHORING AND SHEATHING NECESSARY TO SAFELY RETAINING EARTH BANKS.
11. CONTRACTOR TO PROVIDE FOR DEWATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER OR SEEPAGE. DEWATERING SHALL EFFECTIVELY ELIMINATE ANY HYDROSTATIC PRESSURE ON SHORING. ENSURE THAT CONTAMINATED WATER IS NOT DISPOSED OF IN PUBLIC SEWER OR STORM DRAIN SYSTEM AND ENSURE THAT DIRTY WATER IS NOT DISPOSED OF INTO PUBLIC RIGHT-OF-WAY.



REVISION DESCRIPTION	DATE	DATE
BUILDING DEPARTMENT SUBMITTAL	02-06-2026	02-06-2026
PLAN CHECK CORRECTIONS	06-01-2026	06-01-2026

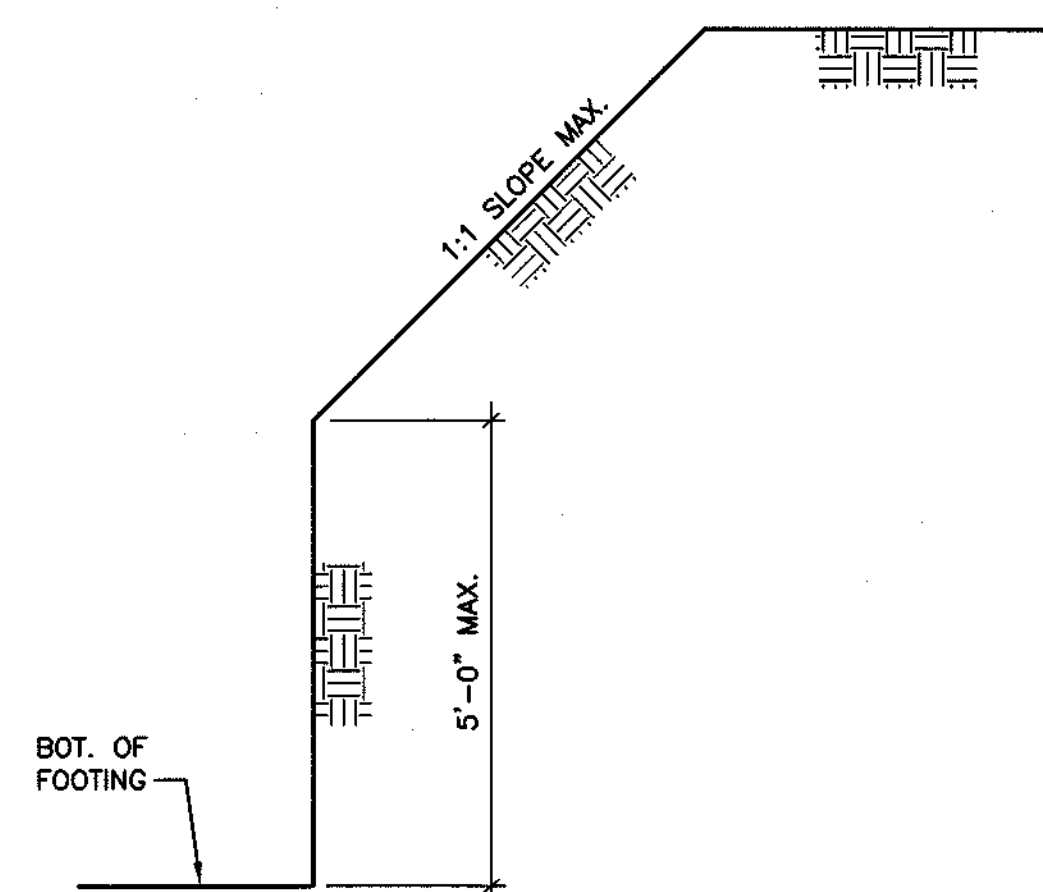
THANG LE & ASSOCIATES, INC.
STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 538-2702



NEW RESIDENCE
611 OCAMPO DRIVE
PACIFIC PALISADES, CA 90272

TEMPORARY SHORING PLAN

SS2.0

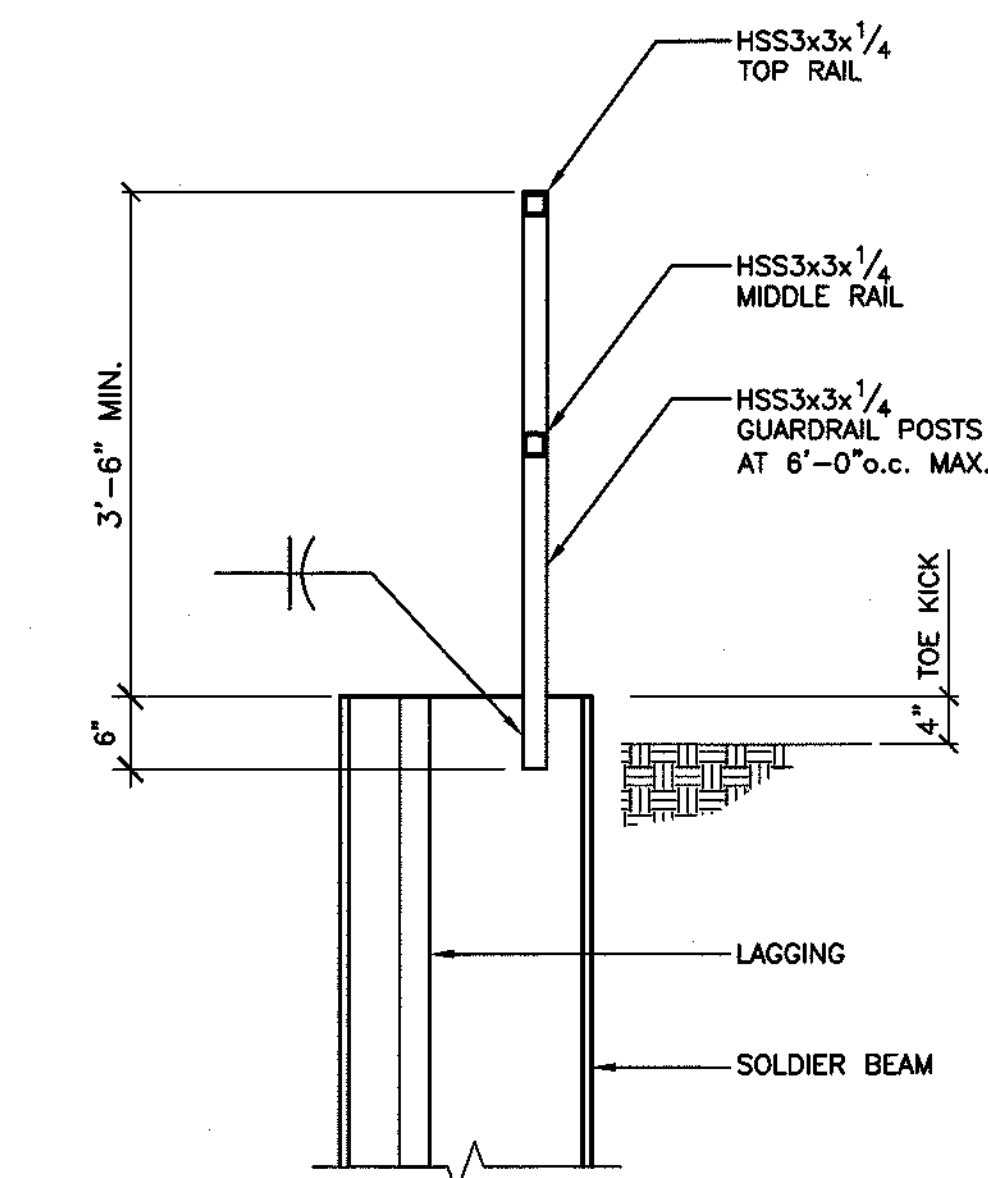


SEQUENCE OF CONSTRUCTION

- 1- CUT EARTH WITH VERTICAL AND SLOPED EARTH AS INDICATED
- 2- CONSTRUCT FOOTING AND WALL WITH DRAINAGE
- 3- CONSTRUCT BASEMENT CONCRETE SLAB
- 4- BACKFILL AFTER FIRST FLOOR FRAMING IS FULLY INSTALLED.

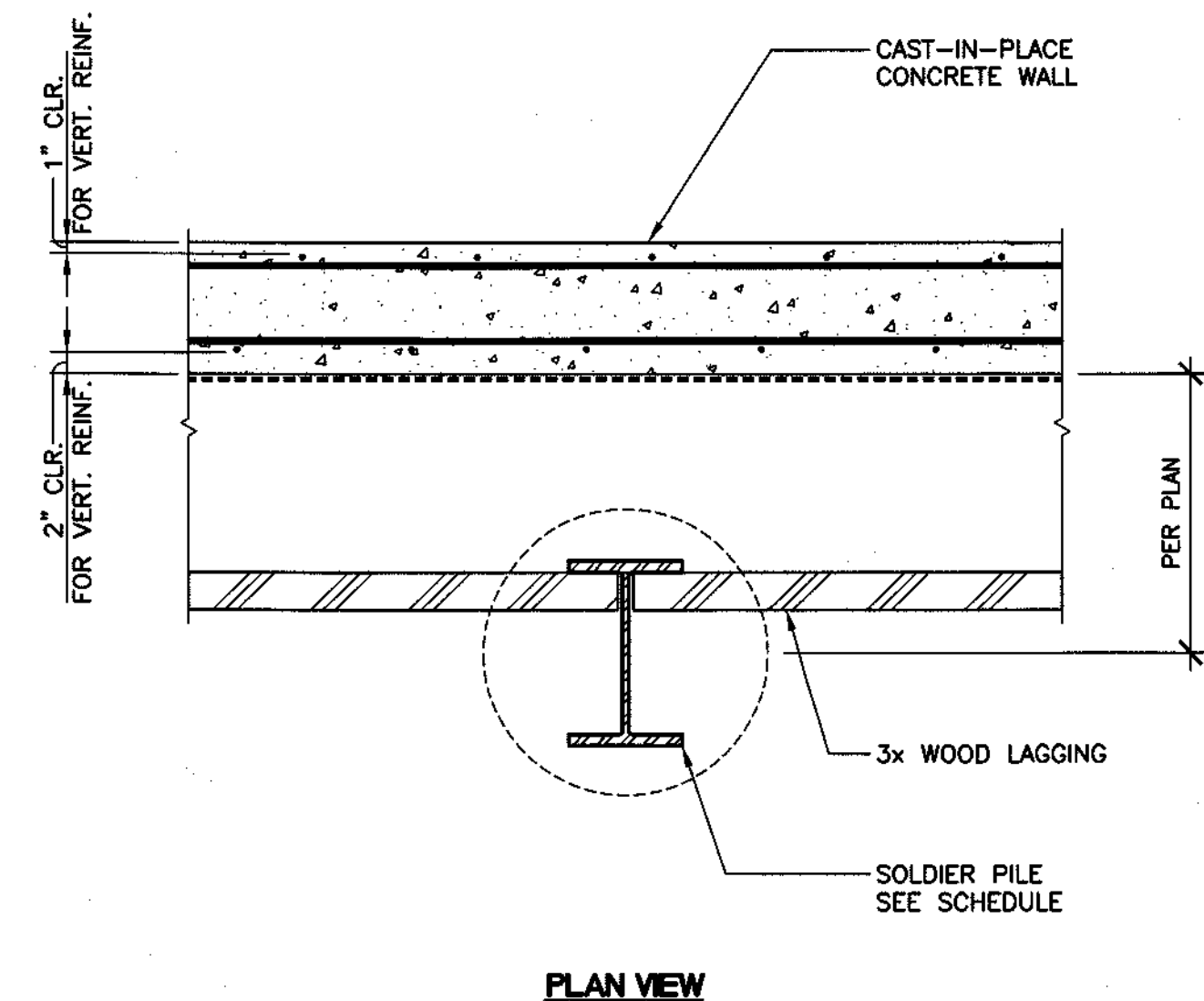
UNSHORED VERTICAL CUT DETAIL

3/4"-1



PEDESTRIAN PROTECTION

3/4"-1



PLAN VIEW

TYPICAL SHORING PILE

3/4"-1

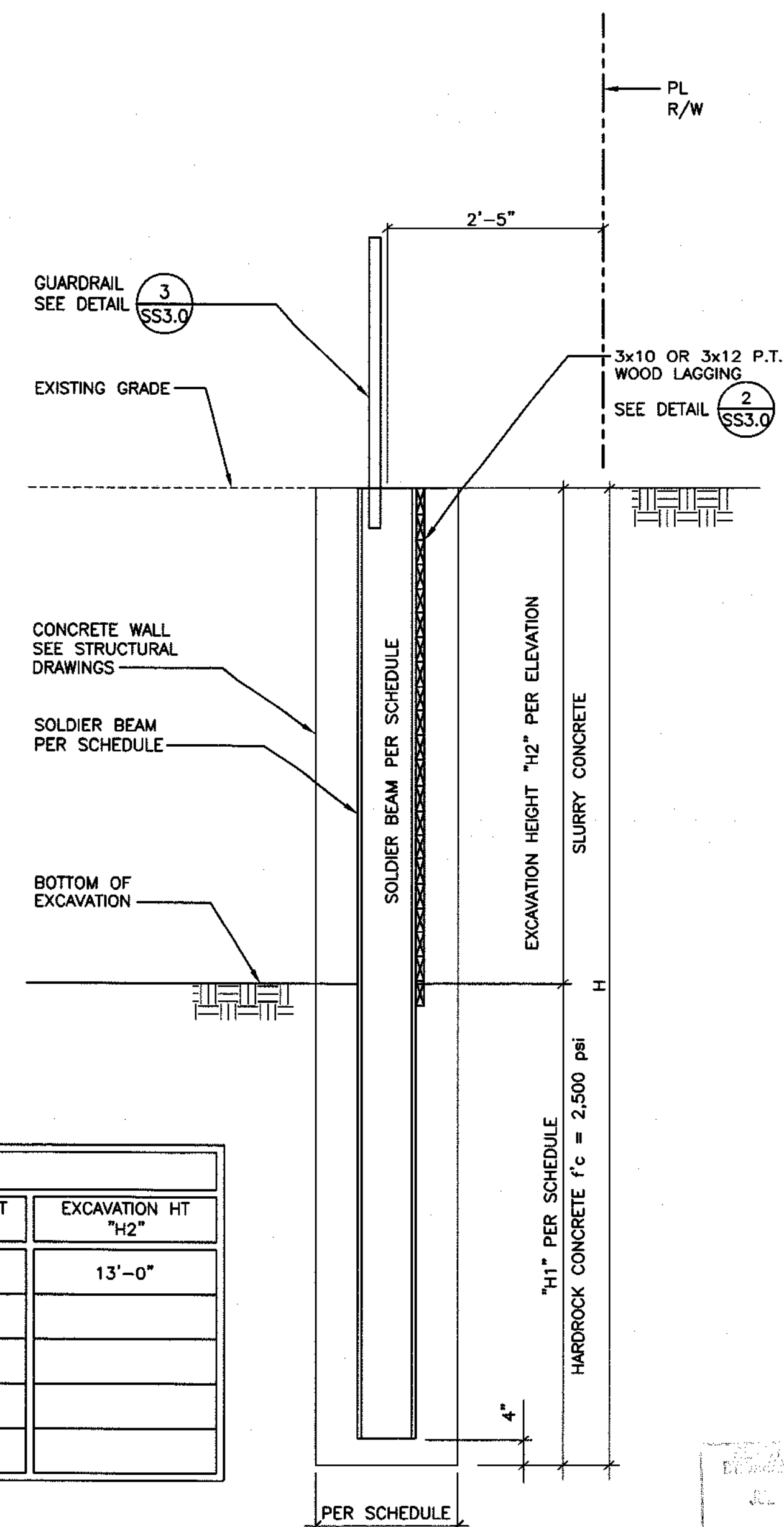
SEQUENCE OF CONSTRUCTION

- 1- DRILL SHAFT 24" DIA. x H.
- 2- INSTALL SOLDIER BEAM AS SHOWN.
- 3- POUR CONCRETE $f'c=2,500$ FOR THE DEPTH H1.
- 4- POUR SLURRY CONCRETE DEPTH H2.
- 5- EXCAVATE VERTICAL AT FACE OF SOLDIER BEAM. REMOVE SLURRY AS NEEDED.
- 6- PROVIDE 3x10 OR 3x12 TREATED WOOD LAGGING BETWEEN SOLDIER BEAMS.
- 7- LAGGING FACE IF PROPER & CLEAN, CAN BE USED AS CONCRETE WALL FORM.

PILE SCHEDULE				
MARK	SOLDIER BEAM	PILE DIAMETER	PILE EMBEDMENT "H1"	EXCAVATION HT "H2"
P1-P10	W18x60	24"	18'-0"	13'-0"

TYPICAL SHORING DETAIL

3/4"-1



THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.

319 E. FOOTHILL BVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 538-2702



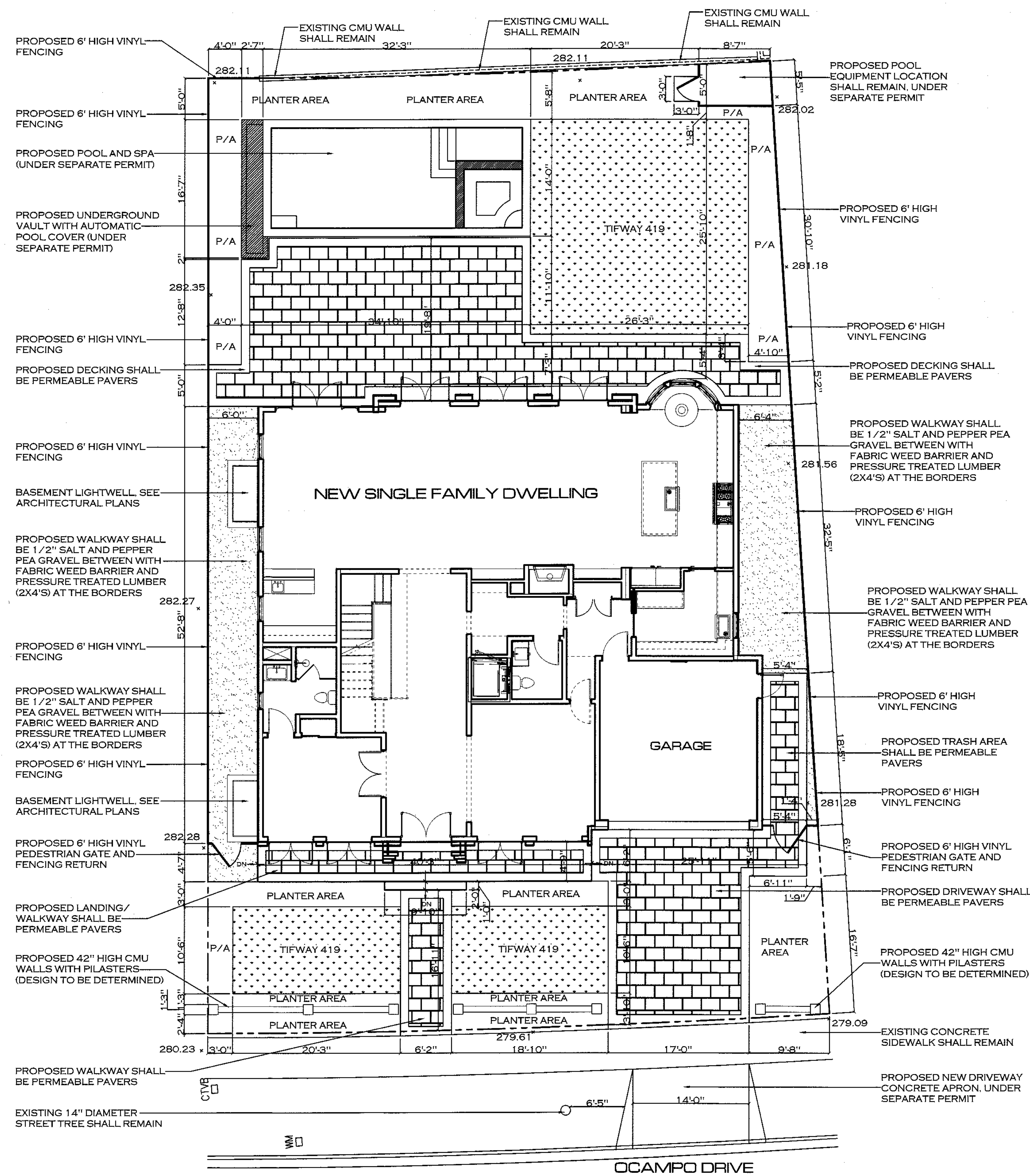
NEW RESIDENCE

611 OCAMPO DRIVE
PACIFIC PALISADES, CA 90272

SHORING DETAILS

SS3.0

SITE PLAN

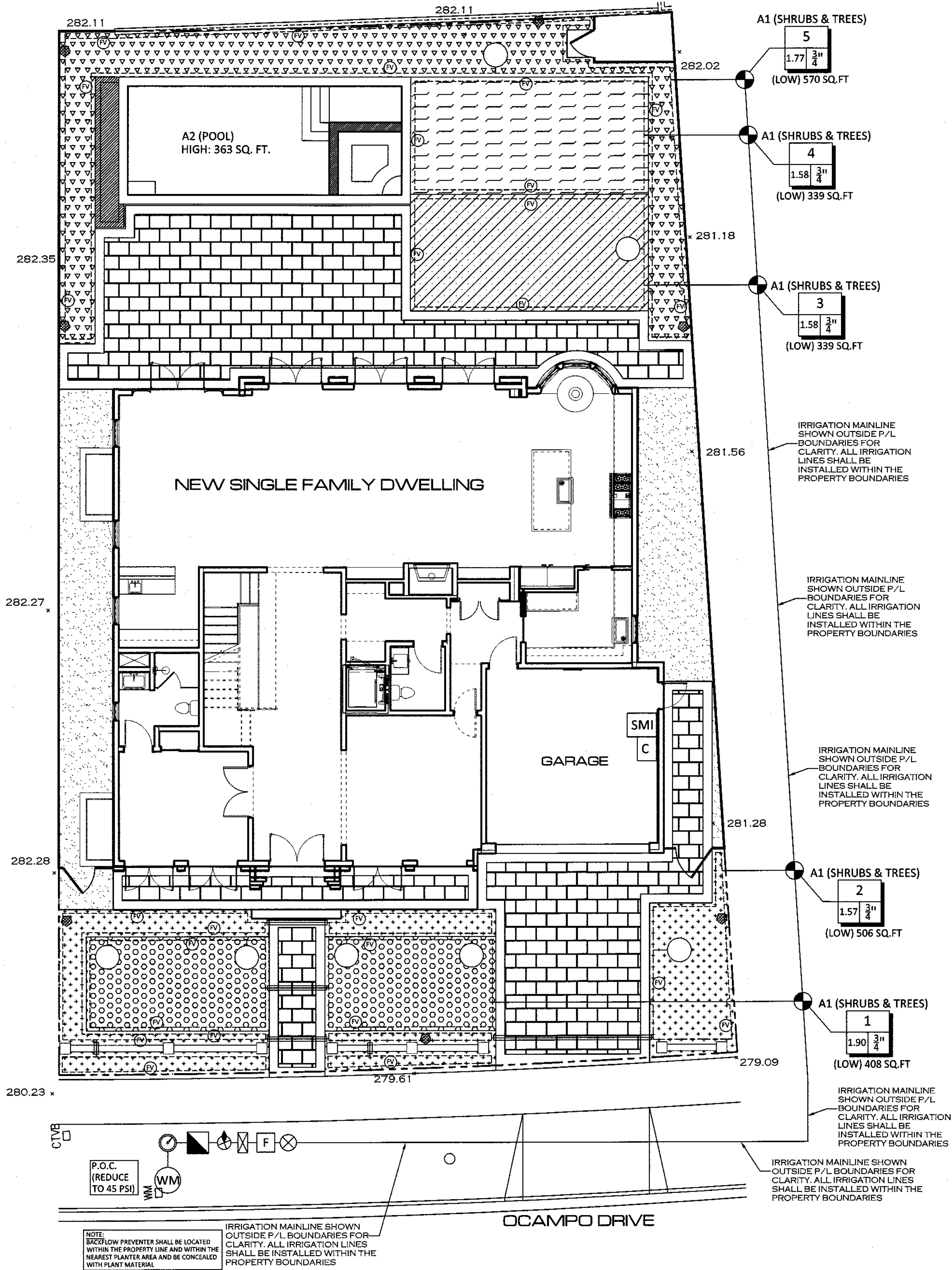


SCALE: 1/8"=1'-0"

611 N. OCAMPO DRIVE

SITE PLAN

IRRIGATION PLAN & WATER CALCS.



SITE PLAN
SCALE: 1/8"=1'-0"

IRRIGATION SCHEDULE FOR ESTABLISHMENT PERIOD	
(WATERING TIMES WILL AUTOMATICALLY ADJUST BY SMART CONTROLLER)	
DAILY RUN TIMES (IN MINUTES) 3 DAYS A WEEK	
JANUARY	10
FEBRUARY	14
MARCH	16
APRIL	18
MAY	22
JUNE	22
JULY	24
AUGUST	20
SEPTEMBER	16
OCTOBER	12
NOVEMBER	10
DECEMBER	10

NOTE: NO IRRIGATION SHALL BE APPLIED BETWEEN THE HOURS OF 10 AM & 6 PM

MONTHLY AVERAGE REFERENCE EVAPOTRANSPIRATION LOS ANGELES

JANUARY	2.2
FEBRUARY	2.7
MARCH	3.7
APRIL	4.7
MAY	5.5
JUNE	5.8
JULY	6.2
AUGUST	5.9
SEPTEMBER	5.0
OCTOBER	3.9
NOVEMBER	2.6
DECEMBER	1.9
ANNUAL ETO	50.1

REFERENCE: http://cityplanning.lacity.org/Forms_Procedures/2405.pdf
Appendix C
Reference Evapotranspiration (ETo) Table

LAYOUT KEY

SYMBOL	DESCRIPTION	DETAIL
(M)	MANUAL FLUSH VALVE: NETAFIM MODEL TISOV. INSTALL IN VALVE BOX WITH GRAVEL SUMP. REFER TO DETAILS AND SPEC. FOR QUANTITY AND LOCATION	A
(S)	LOW/HIGH FLOW CONTROL ZONE KIT KIT IS PRE-ASSEMBLED WITH CONTROL VALVE, FILTER, AND PRESSURE REGULATOR	B
(H)	HUNTER PRO-ASV DTS REMOTE CONTROL VALVE WITH FLOW CONTROL	I
(WM)	EXISTING 1" POTABLE WATER METER FOR RESIDENCE	
P.O.C.	MAKE CONNECTION TO (E) POTABLE WATER LINE ON DISCHARGE SIDE OF (E) 2" WATER METER. CITY STATIC WATER PRESSURE (TBD) SYSTEM REQUIRES APPROX. 6 GPM	
(W)	WILKINS MODEL # 500XL PRESSURE REDUCING VALVE, W/ REDUCED PRESSURE SET AT 42 PSI	V
(SMI)	HUNTER SOIL-CLIK (SOIL MOISTURE INTERFACE)	J
(C)	HUNTER 12 PRO-C STATION CONTROLLER WITH HUNTER MODEL WSS SOLAR SYNC PANEL MOUNTED ON INSIDE OF GARAGE WALL (GFCI OUTLET REQUIRED)	J
---	1" PVC PRESSURE MAINLINE- SCHED. 40, BURY 18" DEEP (1")	
---	17MM DRIPLINE (DIAGRAMMATIC, REFER TO INSTALLATION DETAILS & BBL LEGEND FOR ACTUAL LAYOUT & SPACING)	SHEET L-4
---	PVC SCHEDULE 40 LATERAL PIPING 3/4" & PVC SCHEDULE 40 SLEEVING (2x SIZE OF WORKING PIPE) PLACE UNDER HANDSCAPE	
(H)	HOSE BIB (7)	
(F)	FEBCO 765 REDUCED PRESSURE BACKFLOW PREVENTER	U
(K)	KING BRO B.T.U. BALL VALVE SHUTOFF (OR EQUAL) (1 1/2")	
(F)	IRRTROL FS-B-100 FLOW SENSOR 0.75 SIZE IN PVC "T"	S
(O)	0.75" IRRIGATION SUB-METER: NETAFIM WM-100-1.0-RS-M (DISPLAY IN GALLONS FOR HOMEOWNER) INSTALL IN (1) #1419 CARSON BOX W/ LID	SHEET L-4
(V)	PCN-50 (0.5 GPM) TREE FLOOD BUBBLER W/ ROOT ZONE WATERING KIT	T
(X)	SUPERIOR 3200 NORMALLY CLOSED MASTER VALVE LINE SIZE	I
(V)	VALVE ZONE (STATION)	
(V)	VALVE ZONE (STATION)	
(V)	VALVE SIZE	
(V)	MAX. GPM DEMAND	

WATER EFFICIENT LANDSCAPE WORKSHEET

AREAS (SQUARE FOOTAGES)	
LANDSCAPE AREA	2,525 SQUARE FEET
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
Maximum Applied Water Allowance shall be calculated using this equation: MAWA = (ETo) (0.62) [(ETAF x LA) + (0.45 x SLA)]	
(50.1) (0.62) [(0.55 x 2,525) + (0.45 x 0)] 31,062 (1,389) 43,145	
MAWA= 43,145 GALLONS PER YEAR	
where: MAWA = Maximum Applied Water Allowance (gallons per year) ETo= reference evapotranspiration (inches per year: 50.1") ETAF= ET Adjustment Factor (0.55) LA = Landscaped Area includes Special Landscape Area (square feet) 0.62 = Conversion factor (to gallons per square foot) SLA = Portion of the landscape area identified as Special Landscape Area (square feet) 0.45 = the additional ET Adjustment Factor for Special Landscape Area	

TOTAL M.A.W.A.
43,145 GALLONS PER YEAR

NOTES

- DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED, WHEN IT IS OBVIOUS THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGNING. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE, OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THIS DESIGN IS DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARIFICATION ONLY, AND IS TO BE INSTALLED IN PLANTING AREA WHEREVER POSSIBLE.
- UNLESS OTHERWISE NOTED, 120 VOLT ELECTRICAL POWER FOR CONTROLLER(S) TO BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR WILL MAKE FINAL ELECTRICAL CONNECTION TO AUTOMATIC CONTROLLER(S) FROM OUTLET PROVIDED BY OTHERS.
- ALL WIRES FROM CONTROLLER TO AUTOMATIC VALVES TO BE COPPER, DIRECT BURIAL, MIN. #14 GAUGE. INSTALL IN SAME TRENCH AS MAINLINE PIPING WHERE POSSIBLE. MIN. COVERAGE OVER WIRE TO BE 18". COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRES TOGETHER MIN. 20' ON CENTER.
- FINAL LOCATIONS FOR BACKFLOW PREVENTER(S) AND CONTROLLER(S) TO BE DETERMINED BY OWNERS AUTHORIZED REPRESENTATIVE, IN THE FIELD.
- INSTALL EQUIPMENT AS PER DETAILS.
- INSTALL ALL EQUIPMENT (VALVES, GATE VALVES, BOXES ETC.) IN PLANTING AREAS ONLY, NOT IN LAWN AREAS.
- PROVIDE MIN. 18" COVERAGE OVER ALL PRESSURE LINES, AND A MIN. OF 12" COVERAGE OVER ALL NON-PRESSURE LINES. ALL PIPING UNDER PAVING TO BE MIN. SCHEDULE 40 P.V.C. AND TO HAVE MIN. 24" COVER OVER PIPING.
- IRRIGATION CONTRACTOR TO FLUSH ALL LINES AND ADJUST ALL SPRINKLERS FOR MAXIMUM PERFORMANCE, AND TO PREVENT OVERSPRAY ONTO WALKS, DRIVES, BUILDINGS, ETC.. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ACTUAL SITE CONDITIONS.
- ALL SPRINKLER HEADS WILL BE ADJUSTED TO THROW "HEAD TO HEAD", WITH NO OVERSPRAY.
- DRIPPERLINE WILL BE INSTALLED MAXIMUM 2" FROM HARDSURFACE AND WILL BE SPACED AT MAXIMUM 18" ON CENTER IN PLANTING AREAS. ALL TUBING WILL BE CONNECTED TO EITHER P.V.C. HEADER OR TO OTHER TUBING THERE WILL BE NO "DEAD ENDS" DRIPPERLINE WILL BE INSTALLED ON SURFACE OF FINISH GRADE, AND STAPLED IN PLACE, AND COMPLETELY COVERED WITH A LAYER OF MULCH. TUBING WILL NOT BE VISIBLE. TUBING LOCATION ARE DIAGRAMMATIC AND WILL BE INSTALLED TO COVER ENTIRE AREA WHERE SHOWN.
- IRRIGATION CONTRACTOR WILL INSTALL SWING CHECK VALVES OR SPRING LOADED CHECK VALVES AS REQUIRED TO ELIMINATE DRAINAGE FROM LOW SPRINKLERS. THIS WILL BE IN ADDITION TO ANY CHECK VALVES SHOWN ON PLAN.
- ALL P.V.C. MAINLINE FITTINGS TO BE "LONG SOCKET" TYPE AS MANUFACTURED BY DURA COMPANY.
- UPON COMPLETION, IRRIGATION CONTRACTOR TO SUPPLY TO OWNER, A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. DRAWINGS WILL SHOW LOCATION OF ALL VALVES, CROSSINGS, QUICK COUPLING VALVES, ETC. EACH CONTROLLER TO HAVE ITS OWN CONTROLLER CHART. CHART WILL CLEARLY SHOW EACH AREA SPRINKLED IN A DIFFERENT COLOR, AND WILL BE LAMINATED BETWEEN 2 LAYERS OF 10 MIL. CLEAR PLASTIC.
- THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY IRRIGATION CONTRACTOR AT NO COST TO OWNER.

ETWU CALCULATION

HYDROZONE	TYPE	PLANT FACTOR	AREA (HA)	PF x HA
A1 (SHRUBS & TREES)	LOW (DRIP)	0.3	2,162 SF	649
A2 (POOL)	HIGH	1.0	363 SF	363
SUM			2,525 SF	1,012

E.T.W.U. FOR HYDROZONES A1 (DRIP) LOW

ETWU = (ETo) (0.62) $\left(\frac{PF \times HA}{IE} + SLA \right)$
 $50.1(0.62) \left(\frac{649}{0.81} + 0 \right)$
 $31,062 \left(801 \right)$
24,881

E.T.W.U. FOR HYDROZONES A2 (POOL) HIGH

ETWU = (ETo) (0.62) $\left(\frac{PF \times HA}{IE} + SLA \right)$
 $50.1(0.62) \left(\frac{363}{1.0} + 0 \right)$
 $31,062 \left(363 \right)$
11,276

where:
ETWU = ETWU = (ETo) (0.62) $\left(\frac{PF \times HA}{IE} + SLA \right)$
ETo= Reference evapotranspiration (inches per year)
PF= Plant Factor from WUCOLS, Water Use Classification of Landscape Species published by UC Extension, DWR and USBR, 2000.
HA= Hydrozone area in sq. ft.
SLA= Special landscape area in sq. ft.
0.62= Conversion factor (to gallons per sq. ft.)
IE= Irrigation efficiency (min. 0.71) overhead spray= 0.75, drip devices= 0.81

TOTAL E.T.W.U.
36,157 GALLONS PER YEAR

HYDROZONE TABLE

ZONE	PLANT TYPE	HYDROZONE DESCRIPTION	IRR. METHOD	SQ. FT.	% OF TOTAL LANDSCAPE AREA
A1	SHRUBS & TREES	LOW / 0.3	DRIP	2,162	86 %
A2	POOL	HIGH / 1.0	N/A	363	14 %
TOTAL				2,525 SQ. FT.	100%

IRRIGATION LEGEND

HYDROZONE	STATION	SYMBOL	DESCRIPTION	GPM	PSI	LAYOUT TYPE	CONTROL ZONE KIT & BULK PIPING	DETAIL	APPLICATION RATE	MAX LENGTH SINGLE LATERAL	TIME TO APPLY 1" OF WATER	RANGE OF PRECIPITATION RATE	FEET OF DRIPLINE	# OF DRIPPERS	# OF TISE STAPLES	PRESSURE REGULATOR MODEL #
A1 (SHRUBS & TREES)	1	(LOW-DRIP)	NETAFIM DRIP IRRIGATION- TECHLINE CV EMITTER APPLICATION RATE: 1.90 GPH	1.90	45	1" ETE SURFACE, 18" LATERAL SPACING, 12" DRIPPER SPACING 3 x TL04-1201	1 x LVCZS8010075-LF 1 x DF075-120	C,D,F,H	0.45 IN/HR	436	33 MINUTES	0.45"- 0.68"	272	272	136	1 x PRV075LF50V2K
A1 (SHRUBS & TREES)	2	(LOW-DRIP)	NETAFIM DRIP IRRIGATION- TECHLINE CV EMITTER APPLICATION RATE: 1.57 GPH	1.57	45	1" ETE SURFACE, 18" LATERAL SPACING, 12" DRIPPER SPACING 4 x TL04-1801	1 x LVCZS8010075-LF 1 x DF075-120	C,D,F	0.30 IN/HR	620	50 MINUTES	0.34"- 0.45"	337	225	113	1 x PRV075LF50V2K
A1 (SHRUBS & TREES)	3	(LOW-DRIP)	NETAFIM DRIP IRRIGATION- TECHLINE CV EMITTER APPLICATION RATE: 1.58 GPH	1.58	45	1" ETE SURFACE, 18" LATERAL SPACING, 12" DRIPPER SPACING 3 x TL04-1201	1 x LVCZS8010075-LF 1 x DF075-120	C,D,F,H	0.45 IN/HR	436	33 MINUTES	0.45"- 0.68"	226	226	113	1 x PRV075LF50V2K
A1 (SHRUBS & TREES)	4	(LOW-DRIP)	NETAFIM DRIP IRRIGATION- TECHLINE CV EMITTER APPLICATION RATE: 1.58 GPH	1.58	45	1" ETE SURFACE, 18" LATERAL SPACING, 12" DRIPPER SPACING 3 x TL04-1201	1 x LVCZS8010075-LF 1 x DF075-120	C,D,F,H	0.45 IN/HR	436	33 MINUTES	0.45"- 0.68"	226	226	113	1 x PRV075LF50V2K
A1 (SHRUBS & TREES)	5	(LOW-DRIP)	NETAFIM DRIP IRRIGATION- TECHLINE CV EMITTER APPLICATION RATE: 1.77 GPH	1.77	45	1" ETE SURFACE, 18" LATERAL SPACING, 12" DRIPPER SPACING 4 x TL04-1801	1 x LVCZS8010075-LF 1 x DF075-120	C,D,F	0.30 IN/HR	620	50 MINUTES	0.34"- 0.45"	380	253	127	1 x PRV075LF50V2K
TOTAL																

611 N. OCAMPO DRIVE

REVISIONS
6.17.26
APRON

GOMEZ DESIGNS
LANDSCAPE DESIGN & INSTALLATION
0.806.520.1297 - C. 806.823.5068
CAL CONTRACTORS UC #011989
AGOMEZDESIGNS.COM



SHEET TITLE:
IRRIGATION PLAN
& WATER CALCS.

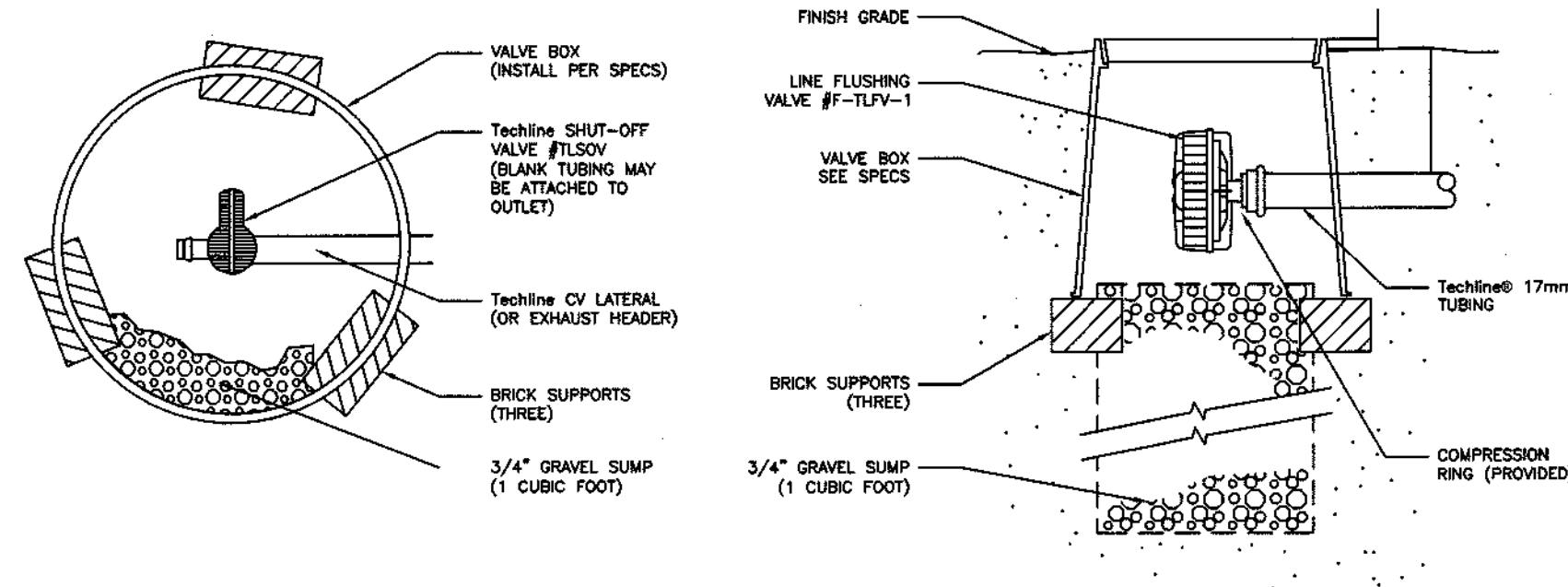
PROJECT ADDRESS:
MATTHEWS RESIDENCE
611 N. OCAMPO DRIVE
LOS ANGELES, CA. 90072

DRAWN BY:
AG
CHECKED BY:
AG
DATE
1.9.26
SCALE
AS NOTED
JOB NO:

SHEET TITLE

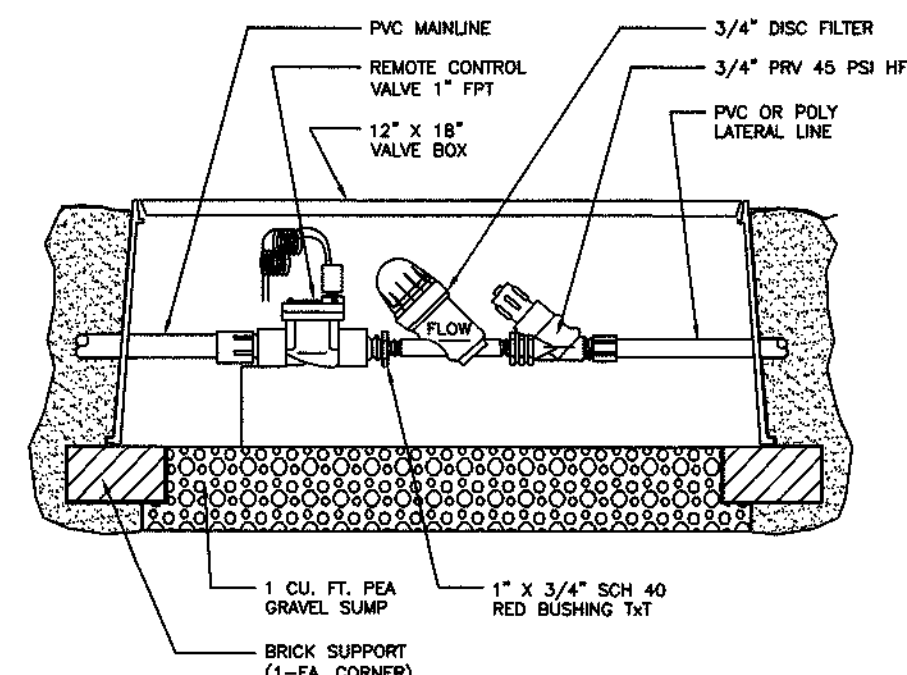
L-3

IRRIGATION PLAN & WATER CALCS.



A

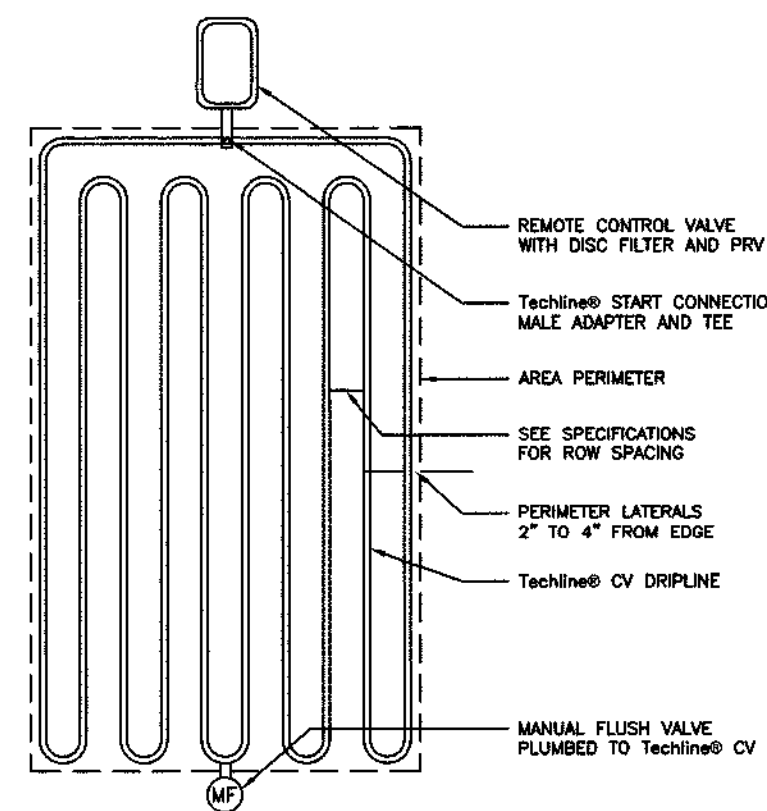
TECHLINE CV MANUAL LINE FLUSH VALVE



P/N LVCS80-10075-HF 4.5 - 17.6 GPM

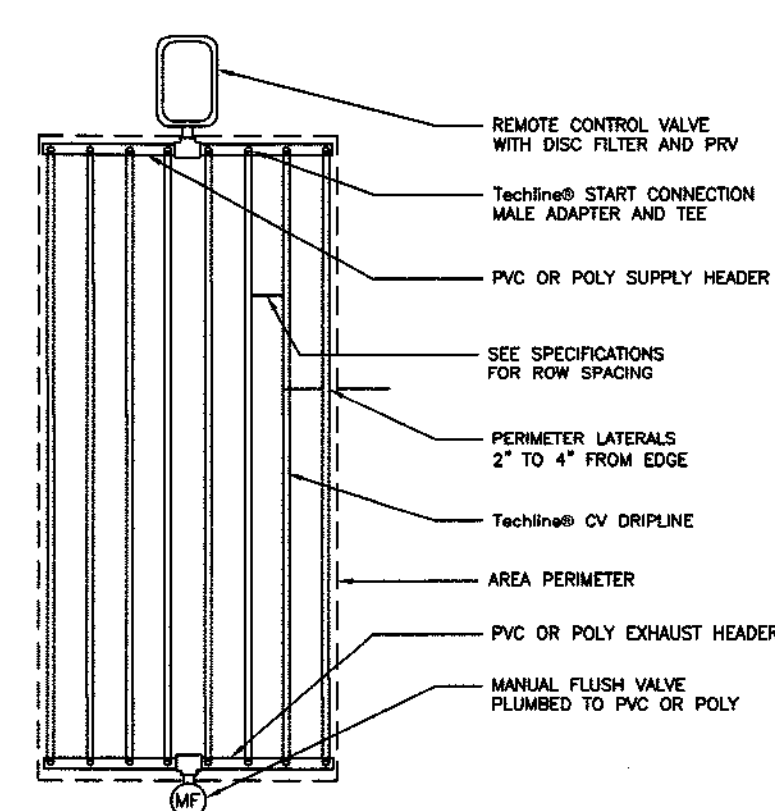
B

LOW VOLUME CONTROL ZONE ASSEMBLY



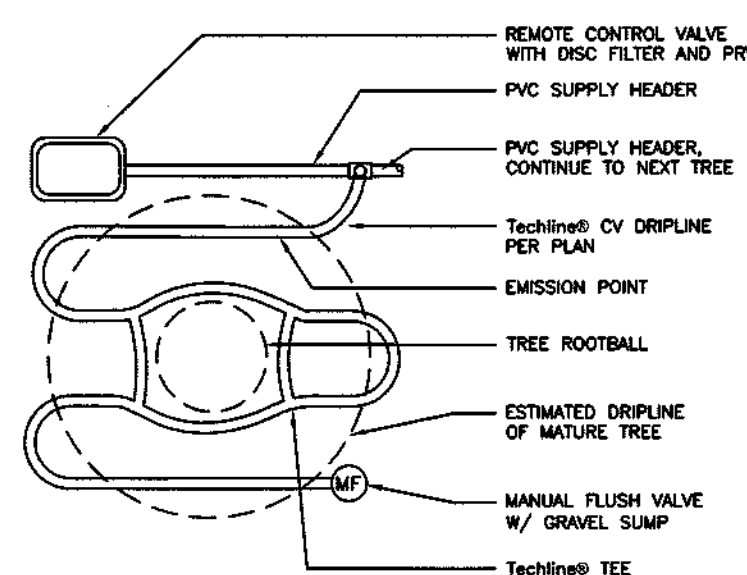
C

TECHLINE CV LITE END FEED LAYOUT



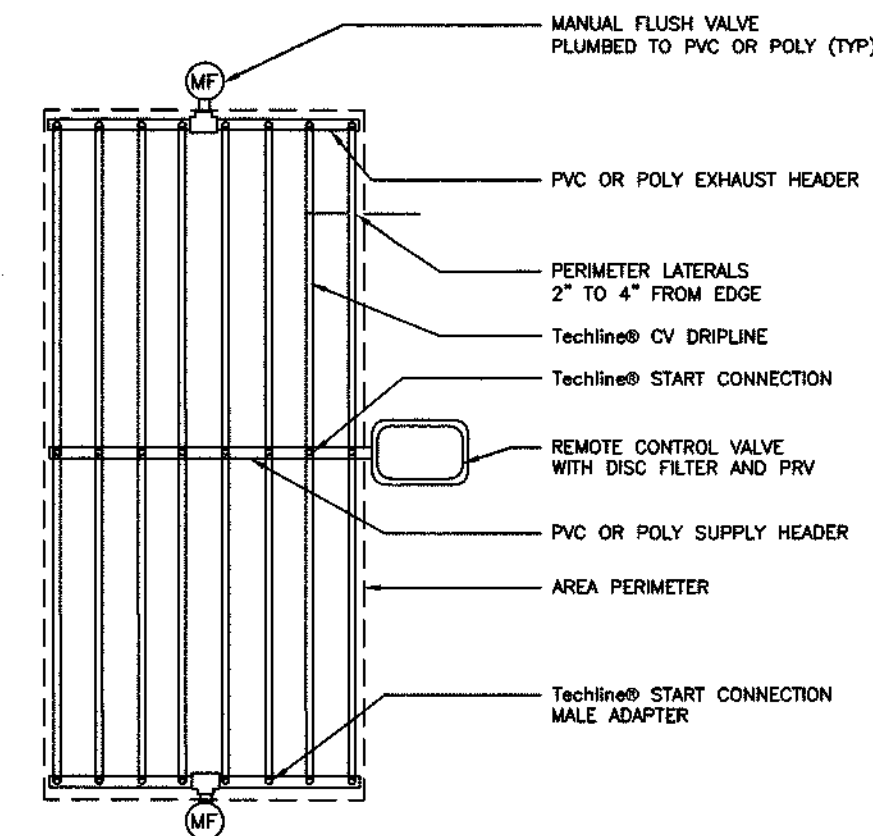
D

TECHLINE CV LITE END FEED LAYOUT



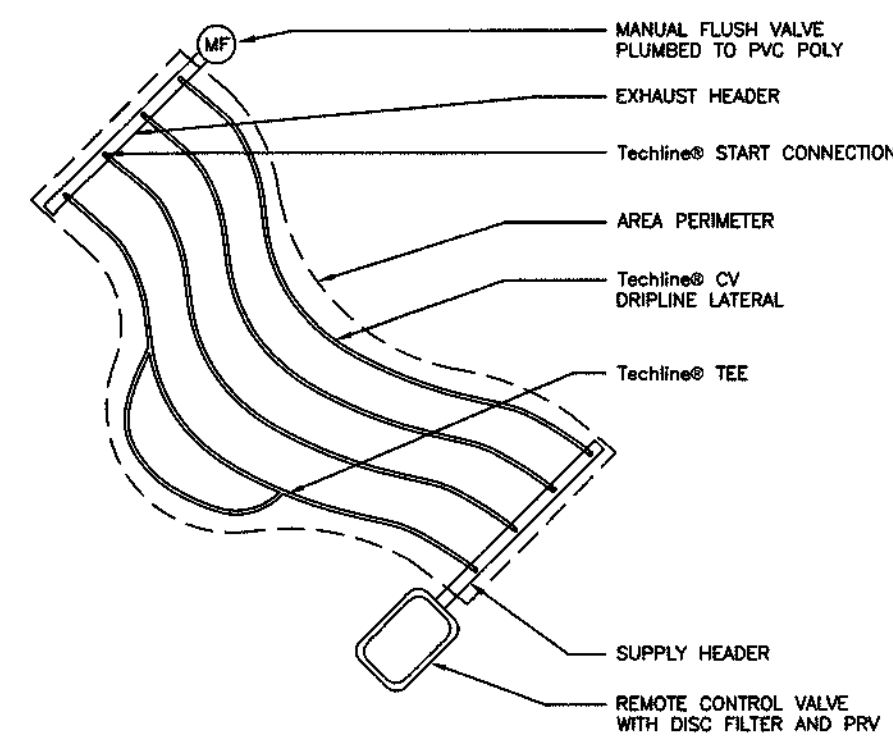
E

TECHLINE CV TUBING & ACCESSORIES FOR TREE



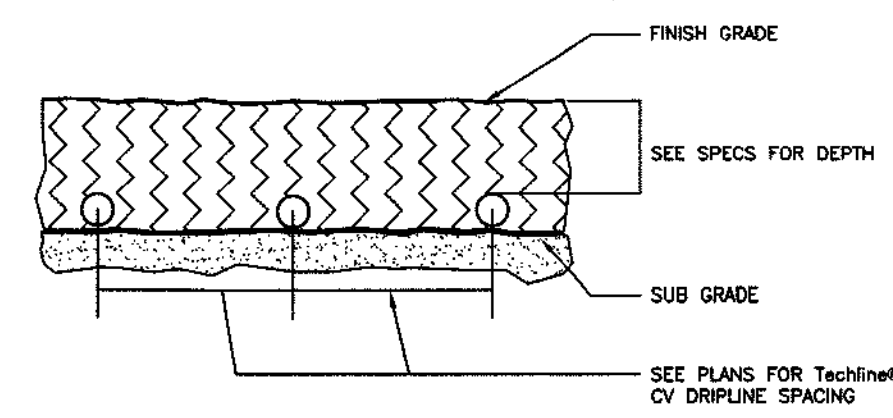
F

TECHLINE CV CENTER FEED LAYOUT



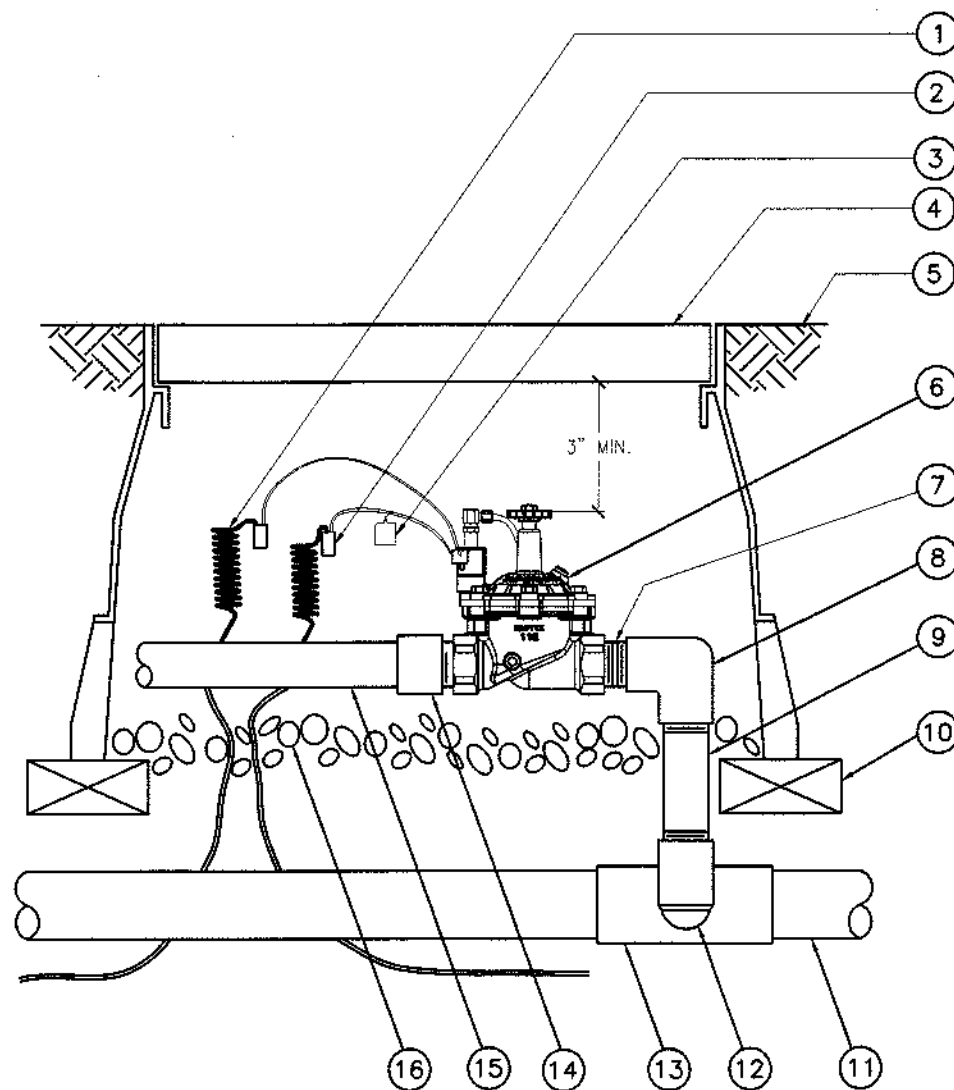
G

TECHLINE CV IRREGULAR AREAS



H

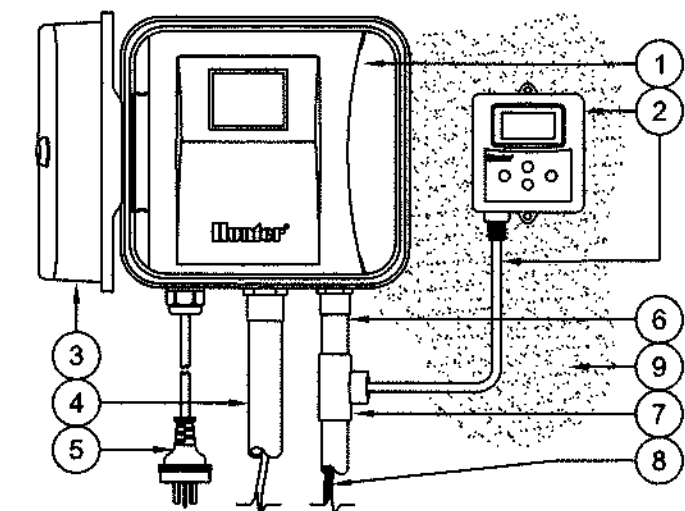
TECHLINE CV SUBGRADE INSTALLATION



- 1 30-INCH LINEAR LENGTH WIRE, COILED
- 2 WATERPROOF CONNECTION
- 3 ID TAG
- 4 VALVE BOX WITH COVER
- 5 FINISH GRADE/TOP OF MULCH
- 6 CONTROL VALVE: SUPERIOR 3200 SERIES VALVE
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (AS REQD LENGTH)
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN)
- 13 AND SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 PVC SCH 40 MALE ADAPTER
- 16 PVC LATERAL PIPE
- 17 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

I

MASTER VALVE 3200 SERIES



DETAIL LEGEND:

- 1 IRRIGATION CONTROLLER, INDOOR/OUTDOOR WALL MOUNT, PER PLAN
- 2 SOIL-CLIK MODULE AND PROVIDED CABLE
- 3 PLASTIC CONTROLLER DOOR
- 4 CONTROL WIRE CONDUIT TO PLANTER, SIZE AS REQUIRED
- 5 120 VAC CABLE & PLUG FOR CONNECTION TO GROUNDED 120 VAC POWER RECEPTACLE
- 6 SOIL-CLIK WIRE CONDUIT, 3/4"19mm] SIZE.
- 7 3/4"19mm] TEE FOR SOIL-CLIK SENSOR CABLE
- 8 TWO (2) WIRES TO PROBE
- 9 SURFACE TO MOUNT CONTROLLER PER PLAN

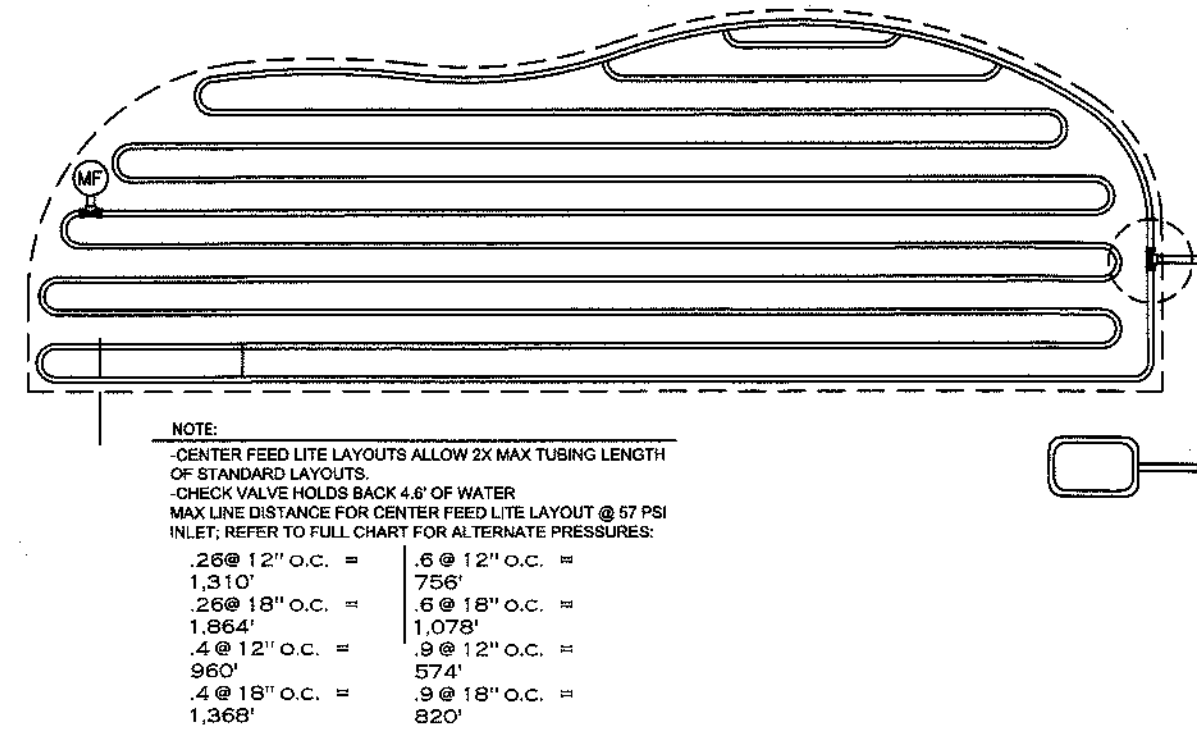
NOTES:

- A. COMPLETE INSTALLATION IN ACCORDANCE WITH HUNTER'S SPECIFICATIONS. REFER TO PRODUCT INSTALLATION GUIDE PRIOR TO INSTALLATION.
- B. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL). HARD WIRE OR PLUG INTO A GROUNDED POWER SOURCE.
- C. MODEL NUMBER AND SPECIFICATIONS PER PLAN.
- D. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL WHEN FEASIBLE..

IRRIGATION CONTROLLER,
WALL MOUNT WITH SOIL-CLIK
Hunter

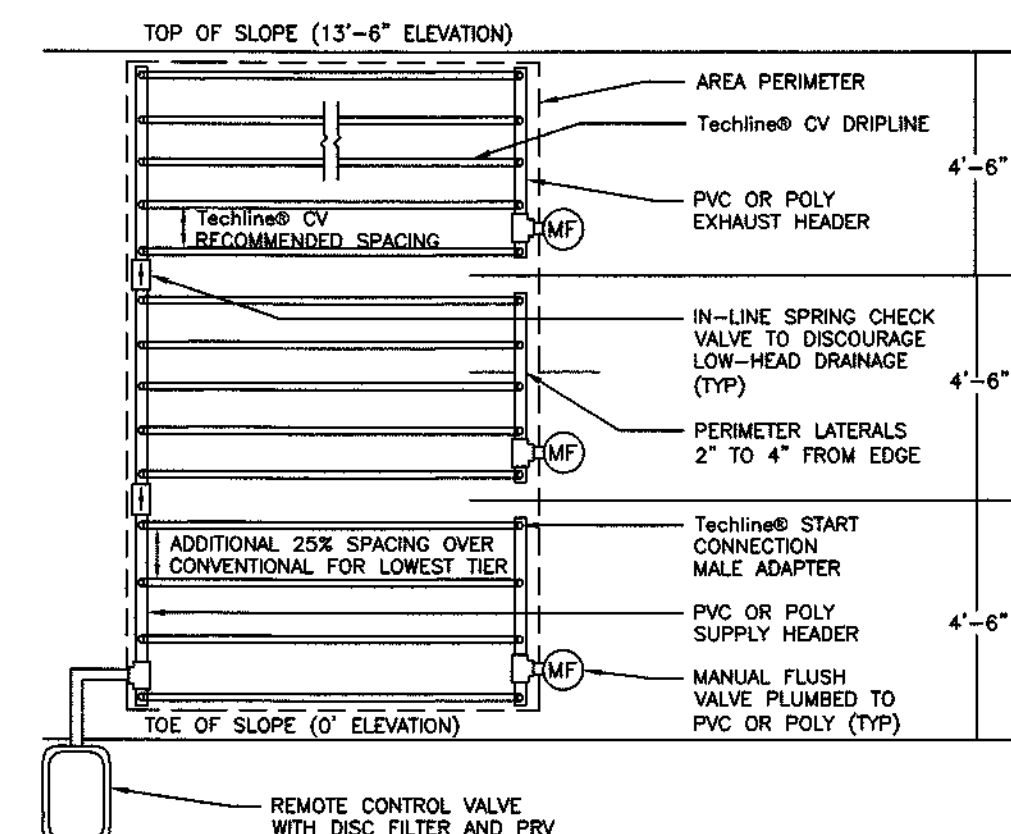
J

CONTROLLER



K

TECHLINE CV LITE IRREGULAR AREAS



L

TECHLINE CV SLOPE LAYOUT

REVISIONS:

GOMEZ DESIGNS
LANDSCAPE DESIGN & INSTALLATION
0.805.820.1287 • C. 0.805.823.9088
AGOMEZDESIGNS.COM



SHEET TITLE:
IRRIGATION DETAILS

PROJECT ADDRESS:
MATTHEW'S RESIDENCE
811 N. OCAWPO DRIVE
LOS ANGELES, CA. 90072

DRAWN BY:
AG
CHECKED BY:
AG
DATE
19.26
SCALE
AS NOTED
JOB NO:

SHEET TITLE

L-5

IRRIGATION DETAILS

M

- ## IN-LINE VALVES



BACKFLOW PREVENTER



FEBCO 765 REDUCED PRESSURE BACKFLOW PREVENTER

N

- ## IN-LINE VALVES WITH UNIONS



GATE VALVE



WILKINS 500XL PRESSURE REDUCING VALVE

- ## IN-LINE VALVES WITH ISOLATION VALVE



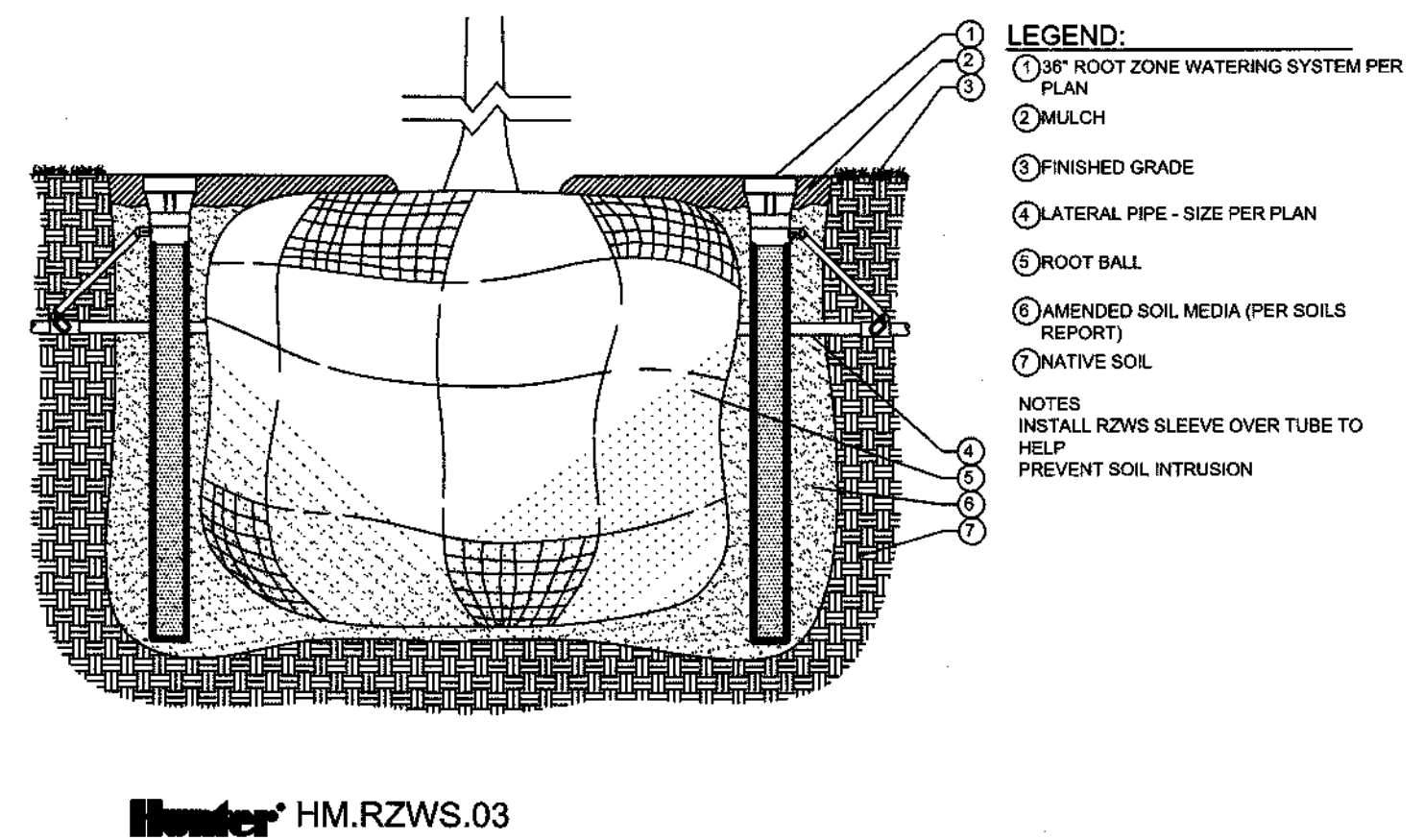
IRRITROL FLOW SENSOR

P

- ## IN-LINE VALVES WITH UNIONS & ISOLATION VALVE



ROOT ZONE WATERING SYSTEM



FEBCO 765 REDUCED PRESSURE BACKFLOW PREVENTER

Note: Weights shown do not include union end ball valves and are approximate.

REVISIONS:

THESE DRAWINGS ARE FOR AESTHETIC USE ONLY, AND SHALL BE DESIGNED BY A STRUCTURAL ENGINEER DESIGNER IS NOT CREATING IN THE MANNER OF A LICENSED ARCHITECT OR ENGINEER. ALL DIMENSIONS AND PROPERTY LINES SHALL BE THE SOLE RESPONSIBILITY OF THE USER. THE USER OF THIS DESIGNER IS NOT RESPONSIBLE FOR ANY MEASUREMENTS OF PROPERTY LINE OR ACCURACY. DESIGNER WAS NOT A LICENSED ARCHITECT OR ENGINEER.

GOMEZ DESIGNS
LANDSCAPE DESIGN & INSTALLATION
O. 805.520.1297 • C. 805.823.5068
ALGOMEZDESIGNS.COM



SHEET TITLE:
IRRIGATION DETAILS
CONT.

PROJECT ADDRESS:
MATTHEWS RESIDENCE
611N. OCAMPO DRIVE
LOS ANGELES, CA 90079

DRAWN BY:
AG
CHECKED BY:
AG
DATE
1.9.26
SCALE
AS NOTE
JOB NO:

SHEET TITLE

L-E

IRRIGATION DETAILS CONT.