

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Compliant submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Compliant submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3b. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All materials in response to a Recommendation Report or additional comments which were received by the Commission Executive Assistant electronically no later than 48 hours prior to the Commission meeting AND which do not exceed ten (10) pages including exhibits are included in this file.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

DAY OF HEARING SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3c. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All submissions distributed to the Commission during the Commission Meeting are included in this file.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SUBMITTED BY:

Applicant

FILE COPY

Budget for: Goldberg Residence- Roadway Improvement
Oakmont Place
West Hills CA 91304

RECEIVED
CITY OF LOS ANGELES
MAR 07 2019



Prepared by ESTRIN-HINDS Construction Co., Inc. CITY PLANNING DEPT. ESTRIN-HINDS
5330 Derry Ave. Ste. D AREA PLANNING COMMISSION CONSTRUCTION CO., INC.
Agoura Hills, CA. 90301 License # 721024
Phone: 310-456-5316 Fax: 310-456-6404

March 7, 2019

No engineering and design drawing provided. This budgetary estimate is based on best interpretation of scope of work needed for road widening and improvement of existing worn-out asphalt roadway

Item	Description Of Work	Budget
1	Erosion control	\$ 8,000.00
2	Earthworks -cut and haul away soil spoils	\$ 25,000.00
3	Redo existing garden fence, gates and stone steps and planter	\$ 35,000.00
4	Concrete work	
4.1	RW-retaining wall with retained earth = /or < 5'-0"	\$ 100,000.00
4.2	Curb & Gutter	\$ 18,160.00
5	Site utilities relocation	
5.1	Site sewer -lower existing manhole and sewer lateral to new grade	\$ 50,000.00
5.2	Lower existing gas line	\$ 40,000.00
6	Roadway Construction, consisting of the following scope of work -clearing of vegetation and trees along the proposed 20'-0" width lay-out -remove and haul-away existing asphalt/concrete roadway -rough and fine grading -install new base course material -install new 4" thick asphalt roadway, 20'-0" wide X 227'-0" with concrete swale at centerline	\$ 60,000.00
7	Waterproofing	
7.1	Below-grade waterproofing CCW MiraDri & MiraDrain	\$ 18,160.00
7.2	RW-French drain	\$ 22,700.00
7.3	WP termination bar at finish grade	\$ 3,632.00
8	Stone veneer on retaining wall, approx 23'-0" x 4'-0" h x 2'-0" cap	\$ 8,970.00
9	Repaint metal fence and gate	\$ 1,200.00
10	General Conditions -Allowance	
10.1	Traffic control management	\$ 1,000.00
10.2	Temp Office- Allowance	\$ 1,500.00
10.3	Temp Toilet- Allowance	\$ 1,000.00
10.4	Temp Water & Power - By owner	NIC
10.5	Rough Clean-up and Disposal-haul away, Site Labor- Allowance	\$ 6,000.00
10.6	Final Clean-up	NIC
10.7	Supervision- Allowance	\$ 20,000.00
10.8	Contingency- Allowance	\$ 50,000.00
Sub Total:		\$ 470,322.00
O&P (includes insurance) :		\$ 70,548.30
Total:		\$ 540,870.30

5330 Derry Ave. Ste. D Agoura Hills, CA. 91301 (310) 456.5316 Fax (310) 456.6404 Lic. # 721024



ESTRIN-HINDS
CONSTRUCTION CO., INC.

Budget for: Goldberg Residence-Roadway

Construction Note:

1. Oakmont Place requires for complete road closure in order to re-grade existing road to meet minimum city standard.
2. Oakmont PI is the only access to another residence. There is currently no available route to use as a bypass road for this residence. A bypass road would likely be required in order to maintain access to the home during road construction

Exclusions, Notes, & Alternates:

- 1 Excludes any MEP engineering drawing
- 2 Excludes asbestos, lead, or mold testing or abatement
- 3 Excludes public utilities fee
- 4 Excludes Plans & Permitting & Other City Fees
- 5 Excludes deputy inspection, surveyor, geologist or soil engineering fees
- 6 Allowance for additionally insured certificates \$100.00 each
- 7 Excludes blue prints
- 8 Exclude any scope of work not listed above
- 9 Allowances: Actual cost will vary and if the actual cost exceeds the allowance, a change order will be issued.
- 10 Excludes Landscape and irrigation
- 11 Excludes any site utilities work
- 12 Excludes any off site work
- 13 Price good for 30 days

5330 Derry Ave. Ste. D Agoura Hills, CA. 91301 (310) 456.5316 Fax (310) 456.6404 Lic. # 721024

CAHILL - LEESE ARCHITECTS

8737 Venice Blvd. Suite 103 Los Angeles, Ca. 90034
Tel: 310-202-9343 cahill.leese@gmail.com

March 5, 2019

**Estimated Engineering Costs for Oakmont Place Widening
related to residence addition at 8637 Valley Circle Drive.**

Civil Engineering Fee_____ \$ 20,000.

Soils Engineering Fee_____ \$ 8,500.

Structural Engineering Fee_____ \$ 10,000.
retaining walls

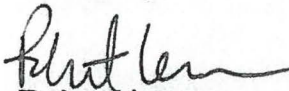
Hydrology Fee_____ \$ 5,000.

Topographic Survey update_____ \$ 3,500.

Total Fees_____ \$ 47,000. est.

These anticipated costs are estimates only and not based on actual bids. Once there is a detailed plan and scope of work from L. A. City Bureau of Engineering, more accurate engineering fees can be established.

Sincerely,



Robert Leese
Architect

March 7, 2019

Re: 8637 Valley Circle

Plan Check, Bonds and Permit Fees associated with the off-site improvements (roadway) plus the associated private property work triggered when widening the road.

1	Approval	Type	Amount	Notes
2	B-permit	Plan Check	\$7-10,000	Fees to start review of the road widening. Note, the City charges by the hour, these are base estimates only.
3	B-permit	Bond	\$366,000	Includes 15% contingency required by the BOE. Based on core costs for road widening
4	B-permit	Permit/Inspection	\$15-20,000	City charges hourly, these are base estimates
5	Surety Bond		\$5,000	Fee for a surety company to issue a surety bond required for a B-permit. Or, the owner must post a Cash Bond (Typ 1-2% of bond amount)
6	Soils Report	Plan Check	\$1,600	Required by Building & Safety for the relocated retaining wall on private property
7	Retaining wall	Plan Check & Permit	\$2500	Private property retaining walls that would need to be relocated
8	LID	Plan Check	\$500	Required when impact more than 500 SF of area
9	Grading	Plan Check & Permit	\$1000	Based on cubic yards of grading & required if grade more than 50 CY of dirt
10	Grading Pre-Inspection		\$230	
11	Grading	Bond	\$5000	Required when grading more than 250 CY of dirt (\$1000 + CY + Valuation of retaining walls and Drainage)
12	TOTAL Fees		\$37,830-45,780	

MAR 07 2019

CITY PLANNING DEPT.
PLANNING COMMISSION

FILE COPY

SUBMITTED BY:

ApplicantFrom: Ali Nahass <ali.nahass@lacity.org>

Sent: Friday, February 22, 2019 12:42 PM

To: Kimberlina Whettam <kimberlina@kwhettam.com>Cc: Bertram Moglebust <bertram.moglebust@lacity.org>; Kory Kipp <kory@kwhettam.com>;Yeapremian, Shaun <shaun.yeapremian@lacity.org>

Subject: Re: 8637 Valley Circle Basic Investigation #201900075 urgent request for case # ZA-2017-3906-ZAD-1A

Good afternoon Kimberlina,

Please see the email below which was sent by Shaun Yeapremian to Maya Zaitzevsky (Associate ZA) from City Planning. Thanks.

Good afternoon Maya,

R3 report would not apply for a hillside sfd projects. R3 reports are established for improvements on lots zone R3 or less restrictive. In this instance, we have the hillside referral form which highlights the dedication and improvements required. Attached is a copy of the original completed referral form. We were asking for an 8'-0" dedication, and for standard improvements, with a typical street section and sidewalk etc. This would be the best design from the City's prospective.

As a compromise, as we had discussed we would consider a lesser amount of improvements given the existing structures/circumstances. If we consider this alternative, our improvement would be a 20'-0" alley section, with the gutter in the center of the roadway and no sidewalks. It really is not ideal, as we lose sidewalks, and drainage control. In this instance we would not require additional dedication. However, we should require a Hydraulic/Hydrology report, to determine the tributary stormwater run-off to the street, and determine if this section even has the capacity to handle the demand.

Without the H/H report, it would be difficult for us to recommend the alley street section.

Therefore I would recommend two different options;

Option (1) ask for the applicant to hire a private engineer to prepare a H/H report illustrating the anticipated rainfall and the capacity of the alley-section given the steep grade of the street. They would then apply for a B-permit and submit the report to our office to review. In these instances we typically require a \$5,000 deposit, for staff to charge time to for review. If it is verified that the alley section will work in this instance, we would revise our report to not require the 8'-0" dedication, and improve the roadway with a gutter down the center. If the volume of water can not be supported by such a section, then our recommendation would remain as stated on the attached report, and it will be up to the Commission to waive the improvements all together.

Sometimes its better for the commission to waive the improvements altogether, rather than try to force something in today, and we (the city) end up with a potential liability in the future.

Also, once the extent of the improvements have been determined, the owners engineer will submit a plan and quantity take-off of the required improvements, and our staff will verify, and determine the required bond amount. Without this additional information, we will be guesstimating.

Our stance is always in support of the improvements to provide better accessibility, flow control, etc. However, as option #2, if the Planning Commission would like to waive the street improvements without the option (1) exercise, that is obviously at their discretion.

Let's talk further regarding potentially having staff available at the hearing.

Thank you,

Shaun J Yepremian, P.E.

Valley District Office | Assistant Division Engineer

Bureau of Engineering | Department of Public Works

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CITY OF LOS ANGELES

MAR 07 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION



FILE COPY

SUBMITTED BY:

Applicant

Councilman Greig Smith
Twelfth District

February 7, 2019

North Valley Area Planning Commission
Attn: Eric Nam, President
City Hall, Room 272
Los Angeles, CA 90012

RE: ZA-2017-3906-ZAD-1A
8637 Valley Circle Boulevard

President Nam and Honorable Commissioners:

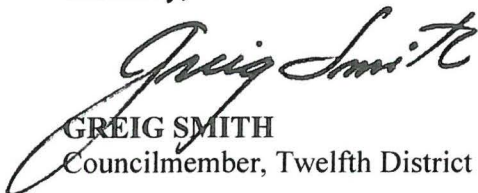
Thank you for the opportunity to comment on the above referenced case.

The neighbor appeal before you requests the removal of the dedication and improvement requirement for Oakmont Place.

I am generally supportive of the process by which the City is able to obtain incremental improvements across individual properties to eventually widen hillside streets to minimum City standards. However, in this case, the proposed addition to the subject property has been designed to take access from Valley Circle Boulevard, actually reducing vehicular use of Oakmont Place by the subject property. Also, the improvement to Oakmont Place would require the removal of existing mature landscaping, trees and natural features, as well as longstanding features of the existing residential property, in exchange for minimal access improvement across the site.

For these reasons, I support of the Commission's granting of the appeal.

Sincerely,


GREIG SMITH
Councilmember, Twelfth District

GS:hl

RIGGINS
CONSTRUCTION
& MANAGEMENT, INC.

1816 Old Tustin Avenue, Santa Ana, CA 92705
Phone (714) 953-6333 | Fax (714) 543-7601 | License #B-335720
www.rigginsconst.com | info@rigginsconst.com

Invoice

AIA 16147.016 24176

DATE: December 31, 2018
JOB: EIF- Potential S.W. Drive Extension and Staging Area
9223 Owensmouth Avenue
Chatsworth CA 91311
TO: Bookends, LLC
9201 Owensmouth Avenue
Chatsworth, CA 91311
TERMS: Due January 22, 2019 *
2% per Month on unpaid balance
DESC: PER APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice Number: **16147.016** *

P.O.# or Contract#:

RECEIVED
CITY OF LOS ANGELES
MAR 07 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

SUBMITTED BY:

Applicant

Original Contract: \$11,170.87

Contract changes to date: \$407,441.26

Current Contract Amount: \$418,612.13

Paid to Date: \$297,690.24

Previously Unpaid Invoices: \$0.00

Amount Due This Invoice: \$21,921.59

Total Due This Draw: \$21,921.59 *

Remaining Contract: \$99,000.30

PLEASE PAY FROM THIS INVOICE, NO STATEMENT WILL BE SENT.

APPLICATION AND CERTIFICATE FOR PAYMENT

Page 1 of 2

TO: Bookends, LLC
24176 9201 Owensmouth Avenue
Chatsworth, CA 91311

PROJECT: EIF- Potential S.W. Drive Extension and
Staging Area
9223 Owensmouth Avenue
Chatsworth CA 91311

APPLICATION NUMBER: SIXTEEN

APPLICATION DATE: 12/31/2018

PERIOD TO: 12/31/2018

ARCHITECT'S PROJECT N°: C-16R05

CONTRACTOR'S PROJECT N°: 16147

CONTRACT DATE: 10/28/2016

PO# or CONTRACT #:

INVOICE N°: 16147.016

FROM: Riggins Construction & Management, Inc.
1 1816 Old Tustin Avenue, Ste. A
Santa Ana, CA 92705-7810

ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

By: 
Riggins Construction & Management, Inc.

Date: 12/31/18

1 ORIGINAL CONTRACT SUM	\$11,170.87
2 NET CHANGE BY CHANGE ORDERS	\$407,441.26
3 CONTRACT SUM TO DATE (line 1+2)	\$418,612.13
4 TOTAL COMPLETED & STORED TO DATE (Total of Column G on Continuation Sheet)	\$319,611.83
5 RETAINAGE (Total of Column I on Continuation Sheet)	\$0.00
6 TOTAL EARNED LESS RETAINAGE	\$319,611.83
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$297,690.24
8 CURRENT PAYMENT DUE	\$21,921.59
9 BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$99,000.30

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED\$

ARCHITECT:

BY:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Page 2 of 2

APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.

APPLICATION NUMBER: SIXTEEN

APPLICATION DATE: 12/31/2018

PERIOD TO: 12/31/2018

ARCHITECT'S PROJECT N°: C-16R05

CONTRACTOR'S PROJECT N°: 16147

In tabulations below, amounts are stated to the nearest dollar.
Use of column I is for variable retainage on line items.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE			D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE	
		ORIGINAL	CHANGES	CURRENT	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD		% (GOC)			TOTAL	THIS APPLI- CATION
1	BLUE PRINTS	300.00	172.39	472.39	472.39			472.39	100	0.00	0.00	
2	TRAVEL		1,375.00	1,375.00	1,375.00			1,375.00	100	0.00	0.00	
3	SOILS TESTING		6,300.00	6,300.00	6,300.00			6,300.00	100	0.00	0.00	
4	INSPECTIONS		4,300.00	4,300.00	1,690.00			1,690.00	39	2,610.00	0.00	
5	SURVEYING	8,850.00		8,850.00	8,850.00			8,850.00	100	0.00	0.00	
6	PROJECT MANAGEMENT	800.00	2,173.07	2,973.07	2,973.07			2,973.07	100	0.00	0.00	
7	ENGINEERING DESIGN		24,789.94	24,789.94	24,789.94			24,789.94	100	0.00	0.00	
8	CONSTRUCTION FACILITIES AND		850.00	850.00	850.00			850.00	100	0.00	0.00	
9	EROSION CONTROL DEVICES		1,500.00	1,500.00	1,200.00	300.00		1,500.00	100	0.00	0.00	0.00
10	CLEARING AND GRADING		62,764.00	62,764.00	59,625.80			59,625.80	95	3,138.20	0.00	
11	PAVING AND SURFACES		31,292.00	31,292.00					0	31,292.00		
12	SEWAGE AND DRAINAGE		86,519.00	86,519.00	45,260.82	13,193.78		58,454.60	68	28,064.40	0.00	0.00
13	FENCING		7,538.00	7,538.00					0	7,538.00		
14	LANDSCAPING		1,200.00	1,200.00					0	1,200.00		
15	CONCRETE		58,407.55	58,407.55	53,384.50	2,948.00		56,332.50	96	2,075.05	0.00	0.00
16	MASONRY		18,668.00	18,668.00	18,668.00			18,668.00	100	0.00	0.00	
17	WATERPROOFING		12,960.00	12,960.00	9,605.83	1,140.00		10,745.83	83	2,214.17	0.00	0.00
18	ELECTRICAL		13,474.00	13,474.00	10,365.05			10,365.05	77	3,108.95	0.00	
19	PERMITS & FEES		7,068.99	7,068.99	7,068.99			7,068.99	100	0.00	0.00	
20	GENERAL CONDITIONS		21,560.00	21,560.00	12,967.48	1,944.00		14,911.48	69	6,648.52	0.00	0.00
21	CONTRACTORS FEE	922.37	33,641.96	34,564.33	24,579.96	1,810.04		26,390.00	76	8,174.33	0.00	0.00
22	OVERHEAD / INSURANCES	298.50	10,887.36	11,185.86	7,663.41	585.77		8,249.18	74	2,936.68	0.00	0.00
Totals		11,170.87	407,441.26	418,612.13	297,690.24	21,921.59		319,611.83	76	99,000.30	0.00	0.00

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

(CA CIVIL CODE §8132)

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information:

Name of Claimant: Riggins Construction & Management, Inc.

Name of Customer: Bookends, LLC

Job Location: 9223 Owensmouth Avenue Chatsworth, CA

Owner: Bookends, LLC

Through Date: 12/31/2018

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: Bookends, LLC

Amount of Check: \$21921.59 ✕

Check Payable to: Riggins Construction & Management, Inc.

Exceptions This document does not affect any of the following:

(1) Retentions, (2) Extras for which the claimant has not received payment.

(3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:

Date(s) of waiver and release: _____

Amount(s) of unpaid progress payment(s): \$ _____

(4) Contract rights, including:

(A) a right based on rescission, abandonment, or breach of contract, and

Dated: 12/31/18

SS484(b) OF THE CALIFORNIA PENAL CODE PROVIDES IN PART AS FOLLOWS:

Any person who receives money for the purpose of obtaining or paying for services, labor, materials or equipment and willfully fails to apply such money for such purpose by either willfully failing to complete the improvements for which funds were provided or willfully failing to pay for services, labor, materials or equipment provided incident to such construction, and wrongfully diverts the funds to a use other than that for which the funds were received, shall be guilty of a public offense and punishable by a fine not exceeding five thousand dollars (\$5,000) or by imprisonment in the state prison not exceeding five years, or in the county jail not exceeding one year, or by both

SS484(C) OF THE CALIFORNIA PENAL CODE PROVIDES IN PART AS FOLLOWS:

Any person who submits a false voucher to obtain construction loan funds and does not use the funds for the purpose for which the claim was submitted is guilty of embezzlement.

SS206.5 OF THE CALIFORNIA LABOR CODE PROVIDES:

No employer shall require the execution of any release of any claim or right on account of wages due, or to become due, or made as an advance on wages to be earned, unless payment of such wages has been made. Any release required or executed in violation of the provisions of this section shall be null and void as between the employer and the employee and the violation of the provisions of this section shall be a misdemeanor.

Signed Release is to be returned to:

Bookends, LLC

Riggins Construction & Management, Inc.

Signature: _____

Title: _____

Signature: _____

Title: _____

SS532(e) OF THE CALIFORNIA PENAL CODE PROVIDES AS FOLLOWS:

Any person who receives money for the purpose of obtaining or paying for services, labor, materials or equipment incident to constructing improvements on real property and willfully rebates any part of the money to a on behalf of anyone contracting with such person, for provision of the services, labor materials or equipment for which the money was given shall be guilty of a misdemeanor: provided, however, that normal trade discount for prompt payment

Job N° 16147

Client P.O./Contract #:

COST CODE:

Client N°: 24176

ChkIDpstNumber

ChkIDpstDate

BILLING N°: AIA

16147.016

ZA CASE FINDINGS

#	CASE FINDINGS FROM THE ZONING ADMINISTRATOR	LIMEROCK TR	OAKMONT PL
1	IT IS ONLY ACCESSED BY ONE SFD (PG 10)	X	SAME BUT NOT APPLIED
1	THE APPLICANT DOES NOT TAKE ACCESS FROM LIMEROCK TRAIL	X	SAME BUT NOT APPLIED
1	DEDICATION AND IMPROVEMENT WOULD REQUIRE EXTENSIVE GRADING THAT WOULD CAUSE UNDUE HARDSHIP ON THE OWNER AND DISRUPT THE NATURAL LANDSCAPE	X	SAME BUT NOT APPLIED
1	DRIVEWAY ACCESS WILL BE FROM VALLEY CIRCLE	X	SAME BUT NOT APPLIED
2	NO LETTERS OF OPPOSITION WERE SUBMITTED TO THE FILE	X	SAME BUT NOT APPLIED
4c	STRICT ADHERENCE TO THE ON-SITE IMPROVEMENTS AND WIDENING ALONG LIMEROCK TRAIL IS IMPRACTICAL AND INFEASIBLE FOR THE APPLICANT	X	SAME BUT NOT APPLIED
4c	WIDENING LIMEROCK TRAIL WOULD REQUIRE EXTENSIVE AMOUNTS OF GRADING DUE TO THE SLOPING TOPOGRAPHY		SAME BUT NOT APPLIED
4a	THE PROJECT WILL PROVIDE A TWO-CAR GARAGE, AND WILL CONSTRUCT A DRIVEWAY TO BE ACCESSED OFF VALLEY CIRCLE BOULEVARD AND REDUCE TRAFFIC ON OAKMONT PLACE	X	SAME BUT NOT APPLIED

ALL LOCAL, REGIONAL, AND NATIONAL MAPS AND PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE CONTROLLED BY AND THE PROPERTY OF C.W. HOWE PARTNERS, INC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, OR DISTRIBUTED BY OTHERS, IN ANY MANNER, WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO C.W. HOWE PARTNERS, INC. COWH01605-03.1

NOTICE TO CONTRACTORS:

- SITE TO BE BUILT PER PERMITTED PLANS, ONLY PERMITTED CONSTRUCTION DOCUMENTS SHALL BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. ALL OTHER PLANS ARE NOT FOR CONSTRUCTION. DO NOT GIVE FINAL BIDS ON PLANS THAT HAVE ONLY BEEN SUBMITTED TO THE BUILDING DEPARTMENT AND NOT APPROVED. THE CONTRACTOR SHALL VERIFY CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND SITE CONDITIONS, OR BETWEEN THE GRADING AND THE ARCHITECTURAL PLANS TO THE ENGINEER BEFORE FINAL BIDDING AND/OR CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IN WRITTEN FORM EXPLAINING THE DISCREPANCY. ALL GRADING AND DRAINAGE CONSTRUCTION QUESTIONS ARE TO BE WRITTEN FORM AND SENT TO THE ENGINEER OF RECORD AT C.W. HOWE PARTNERS INC. (FAX: (310) 838-5380) AND ALSO SENT TO THE ARCHITECT OR RECORD BY THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS.
- ALL WORK PERFORMED SHALL CONFORM TO SPWVC GREENBOOK SPECIFICATIONS, UNLESS OTHERWISE STATED. THE CONTRACTOR SHALL PERFORM ALL THE WORK SPECIFIED ON THE DRAWINGS AND WITHIN THE VARIOUS NOTES SHOWN HEREON.
- ALL OFFSITE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL GOVERNING AGENCY. CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED CONSTRUCTION PERMITS.
- CONTRACTOR TO CONSTRUCT DESIGN GRADES SHOWN ON PLAN, CONSTRUCT STRAIGHT GRADE BETWEEN INDICATED ELEVATIONS UNLESS INTERRUPTED BY A GRADE CHANGE LINE. ANY DEVIATIONS FROM GRADING PLAN MUST HAVE PRIOR APPROVAL OF THE PROJECT ENGINEER.
- NO CRUSHING OF EXISTING ASPHALTIC CONCRETE PAVEMENT IS ALLOWED ON SITE.
- THE EXISTING CONDITIONS SHOWN ON THE PLANS WERE OBTAINED FROM AS-BUILT DRAWINGS AND FIELD SURVEY PROVIDED BY CALVADA SURVEYING, INC., DATED OCTOBER 31, NOVEMBER 1-2, 2016. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE JOB SITE AND VERIFY THE EXACT EXISTING CONDITIONS BEFORE SUBMITTING HIS BID.
- 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 ARCHITECT AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE DISCREPANCY HAS BEEN EVALUATED.
- THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB 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.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
- 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.
- THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS, WHICH ARE 5 FEET OR DEEPER.
- CONSTRUCTION SHALL BE RESTRICTED TO THE HOURS OF 7:00AM TO 6:00PM MONDAY THROUGH FRIDAY, AND 8:00AM TO 6:00PM ON SATURDAY.
- 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.

GENERAL SPECIFICATIONS FOR ALL

GRADING PLANS:

- THIS GRADING PLAN HAS BEEN REVIEWED BY THE GEOTECHNICAL ENGINEER AND IS ACCEPTABLE IN REGARD TO SOILS (AND GEOLOGIC, IF APPLICABLE) CONDITIONS AND CONFORMS TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
DATED _____, PREPARED BY _____, AND UPDATED _____
BY _____, GEOTECHNICAL ENGINEER, G.E.
BY _____, ENGINEERING GEOLOGIST, C.E.G.
- CONTINUOUS INSPECTION BY THE SOILS ENGINEER/GEOLOGIST IS REQUIRED FOR _____

CITY OF LOS ANGELES BUILDING

AND SAFETY GRADING NOTES:

- ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLED. (7012.1)
- STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. (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. (>200 CY) (7007.1).

GRADING:

- CHAPTER IX, DIVISION 70 OF THE LOS ANGELES MUNICIPAL CODE ADDRESSES GRADING, EXCAVATIONS, AND FILLS. ALL GRADING ACTIVITIES REQUIRE GRADING PERMITS FROM THE DEPARTMENT OF BUILDING AND SAFETY. ADDITIONAL PROVISIONS ARE REQUIRED FOR GRADING ACTIVITIES WITHIN "HILLSIDE" AREAS. THE APPLICATION OF BMPS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING MITIGATION MEASURES:
- EXCAVATION AND GRADING ACTIVITIES SHALL BE SCHEDULED DURING DRY WEATHER PERIODS. IF GRADING OCCURS DURING THE RAINY SEASON (OCTOBER 1 THROUGH APRIL 15), CONSTRUCT DIVERSION DIKES TO CHANNEL RUNOFF AROUND THE SITE. LINE CHANNELS WITH GRASS OR ROUGHENED PAVEMENT TO REDUCE RUNOFF VELOCITY.
- INCORPORATE APPROPRIATE EROSION CONTROL AND DRAINAGE DEVICES TO THE SATISFACTION OF THE BUILDING AND SAFETY DEPARTMENT SHALL BE INCORPORATED, 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.
- STOCKPILES AND EXCAVATED SOIL SHALL BE COVERED WITH SECURED TARPS OR PLASTIC SHEETING.

PROJECT INFORMATION:

OWNER'S INFORMATION

BOOKENDS LLC
9201 OWENSMOUTH AVE
CHATHAMWORTH GA 30111

ARCHITECT

RIGGINS CONSTRUCTION & MANAGEMENT, INC.
1816 OLD TUSTIN AVE
SANTA ANA, CA 92705
714-953-6333

SOILS ENGINEER

BYER GEOTECHNICAL, INC.
1461 E CHEVY CHASE DRIVE SUITE 200
GLENDALE, CA 91205
818-549-9959

CIVIL ENGINEER

C.W. HOWE PARTNERS, INC.
4358 SEPULVEDA BLVD
CULVER CITY, CA 90230
KATHERINE BLVD, PE
PROJECT NO. C-16R05
310-838-5380

SURVEY INFORMATION:

SURVEYOR'S INFORMATION

CALVADA SURVEYING, INC.
411 JENKS CIR., SUITE 205
CORONA, CA 92880

BASIS OF BEARINGS

THE STATE PLANE COORDINATE SYSTEM
OF 1983 (NAD 83), CALIFORNIA ZONE 5.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LOS ANGELES BENCH MARK 08-08250, ELEVATION 890.329 FEET (NAVD 88).

LEGAL DESCRIPTION

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

PARCEL 1:
THAT PORTION OF LOT 6 OF TRACT NO. 4326, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48 PAGES 16 TO 19 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE PARCEL OF LAND CONVEYED TO THE FIRST PATRIOTIC CHURCH OF THE UNITED STATES OF AMERICA ASSOCIATION BY DEED RECORDED IN BOOK 13860 PAGE 258 OFFICIAL RECORDS OF SAID COUNTY, DISTANT NORTH 0° 00' 19" WEST, THEREON 790 FEET FROM THE CENTER LINE OF NORDHOFF STREET, AS SHOWN ON SAID MAP; THENCE SOUTH 89° 59' 30" WEST, PARALLEL WITH SAID CENTER LINE OF NORDHOFF STREET, 305.86 FEET; THENCE NORTH 0° 00' 19" WEST PARALLEL WITH SAID EAST LINE 150 FEET; THENCE NORTH 89° 59' 30" EAST, PARALLEL WITH SAID CENTER LINE OF NORDHOFF STREET, 305.86 FEET TO SAID EAST LINE; THENCE SOUTH 0° 00' 19" EAST, ALONG SAID EAST LINE 150 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:
A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THAT PORTION OF LOT 6 OF TRACT NO. 4326, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48 PAGES 16 TO 19 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF NORDHOFF STREET, AS SHOWN ON THE MAP OF SAID TRACT NO. 4326, DISTANT SOUTH 89° 59' 30" WEST, THEREON 145.93 FEET FROM THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO THE FIRST PATRIOTIC CHURCH OF THE UNITED STATES OF AMERICA ASSOCIATION RECORDED IN BOOK 13860 PAGE 258, OFFICIAL RECORDS; THENCE NORTH 0° 00' 19" WEST, PARALLEL WITH SAID EAST LINE 180 FEET; THENCE SOUTH 89° 59' 30" WEST, PARALLEL WITH SAID NORTH LINE OF NORDHOFF STREET 160.43 FEET; THENCE NORTH 0° 00' 19" WEST, PARALLEL WITH SAID EAST LINE 580 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 89° 59' 30" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 1, 30 FEET; THENCE SOUTH 89° 59' 30" WEST, PARALLEL WITH SAID EAST LINE 150 FEET; THENCE NORTH 89° 59' 30" EAST PARALLEL WITH THE NORTH LINE OF NORDHOFF STREET, 160.43 FEET; THENCE SOUTH 0° 00' 19" EAST, 210 FEET TO THE NORTH LINE OF NORDHOFF STREET; THENCE SOUTH 89° 59' 30" WEST, 30 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION WITHIN PARCEL MAP L.A. NO. 2004-4110 AS PER MAP FILED IN BOOK 358 PAGES 3 AND 4 OF PARCEL MAPS, LYING SOUTHERLY OF A LINE PARALLEL WITH AND 210 FEET NORTHERLY FROM THE NORTH LINE OF NORDHOFF STREET AS SAID STREET IS SHOWN ON THE MAP OF SAID TRACT NO. 4326.

TOGETHER WITH A 60.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AND ROAD PURPOSES OVER THAT PORTION OF LOT 6 OF TRACT NO. 4326, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48 PAGES 16 TO 19 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AS A POINT IN THE NORTH LINE4 OF NORDHOFF STREET, 60 FEET WIDE, AS SAID STREET IS SHOWN ON THE MAP OF SAID TRACT 4326, DISTANCE SOUTH 89° 59' 30" WEST 1435.43 FEET FROM THE CENTERLINE OF CANOGA AVENUE, 60 FEET WIDE AS SAID SREET IS SHOWN ON SAID MAP; THENCE NORTH 00° 00' 19" WEST, PARALLEL WITH SAID CENTERLINE OF CANOGA AVENUE, 210 FEET; THENCE SOUTH 89° 59' 30" WEST, PARALLEL WITH SAID NORTH LINE OF NORDHOFF STREET, 160.43 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 59' 30" WEST, PARALLEL WITH SAID NORTH LINE OF NORDHOFF STREET, 60.00 FEET; THENCE SOUTH 00° 00' 19" EAST, PARALLEL WITH SAID CENTERLINE OF CANOGA AVENUE 210 FEET TO SAID NORTH LINE OF NORDHOFF STREET; THENCE NORTH 89° 59' 30" EAST ALONG SAID NORTH LINE 60.00 FEET; THENCE SOUTH 0° 00' 19" WEST, PARALLEL WITH SAID CENTERLINE OF CANOGA AVENUE, 210 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:
THAT PORTION OF LOT 6 OF TRACT NO. 4326, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STA OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48 PAGES 16 TO 19 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF PROPERTY DESCRIBED IN DEED TO THE FIRST PATRIOTIC CHURCH OF THE UNITED STATES OF AMERICA ASSOCIATION, RECORDED IN BOOK 13860 PAGE 258 OFFICIAL RECORDS OF SAID COUNTY, DISTANT NORTH 0° 00' 19" WEST, THEREON 990 FEET FROM THE CENTER LINE OF NORDHOFF STREET, AS SHOWN ON SAID MAP; THENCE SOUTH 89° 59' 30" WEST PARALLEL WITH SAID CENTER LINE OF NORDHOFF STREET, 305.86 FEET; THENCE NORTH 0° 00' 19" WEST PARALLEL WITH SAID EAST LINE 100 FEET; THENCE NORTH 89° 59' 30" EAST, PARALLEL WITH SAID CENTER LINE OF NORDHOFF STREET, 160.43 FEET TO SAID EAST LINE; THENCE SOUTH 0° 00' 19" EAST, ALONG SAID EAST LINE 100 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:
A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER THAT PORTION OF LOT 6 OF TRACT NO. 4326, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48 PAGES 16 TO 19 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIPS OF LAND OF UNIFORM WIDTH OF 30 FEET, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF NORDHOFF STREET AS SHOWN ON THE MAP OF SAID TRACT NO. 4326, DISTANT SOUTH 89° 59' 30" WEST, THEREON 145.93 FEET FROM THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO THE FIRST PATRIOTIC CHURCH OF THE UNITED STATES OF AMERICA ASSOCIATION RECORDED IN BOOK 13860 PAGE 258 OFFICIAL RECORDS; THENCE NORTH 0° 00' 19" WEST PARALLEL WITH SAID EAST LINE 180 FEET; THENCE SOUTH 89° 59' 30" WEST PARALLEL WITH SAID NORTH LINE OF NORDHOFF STREET 160.43 FEET; THENCE NORTH 0° 00' 19" WEST, PARALLEL WITH SAID EAST LINE 580 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE EASTERLY ALONG SAID SOUTH LINE 30 FEET; THENCE SOUTH 0° 00' 19" EAST 750 FEET; THENCE NORTH 89° 59' 30" EAST, 160.43 FEET; THENCE SOUTH 0° 00' 19" EAST 210 FEET TO SAID NORTH LINE OF NORDHOFF STREET; THENCE WESTERLY ALONG SAID NORTH LINE 30 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION WITHIN PARCEL MAP L.A. NO. 2004-4110 AS PER MAP FILED IN BOOK 358 PAGES 3 AND 4 OF PARCEL MAPS, LYING SOUTHERLY OF A LINE PARALLEL WITH AND 210 FEET NORTHERLY FROM THE NORTH LINE OF NORDHOFF STREET AS SAID STREET IS SHOWN ON THE MAP OF SAID TRACT NO. 4326.

PRECISE GRADING AND DRAINAGE PLAN

OWENSMOUTH CONNECTION
9201 & 9223 OWENSMOUTH AVE
LOS ANGELES, CA

SHEET INDEX

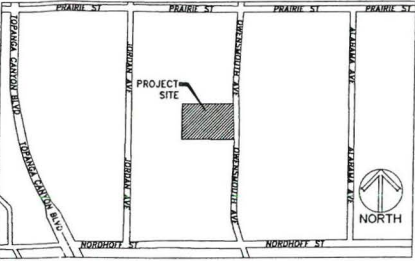
SHEET NO.	DESCRIPTION
C-1	TITLE SHEET AND GENERAL NOTES
C-1-1	OVERALL SITE PLAN
C-1-2	SOILS APPROVAL LETTER AND SPECIFICATIONS
C-2	GRADING AND DRAINAGE PLAN
C-2-1	STRUCTURAL SECTION
C-2-2	CROSS SECTIONS
C-3	STORM DRAIN/LOW IMPACT DEVELOPMENT PLAN
C-3-1	LOW IMPACT DEVELOPMENT DOCUMENTS
C-4	SUMP PUMP RISER DIAGRAM
C-4-1	SUMP PUMP CALCULATIONS AND SPECIFICATIONS
C-5	EROSION CONTROL DETAILS

LEGEND AND SYMBOLS:

PROPERTY LINE	---
CENTERLINE	---
STORM DRAIN	SD
RIDGE LINE	R
FLOW LINE	---
PROP ELEVATION	52.39
EXIST ELEVATION	52.39

ABBREVIATIONS:

BW	BOTTOM OF WALL
EXIST	EXISTING
EG	EDGE OF CUTTER
FG	FINISHED GRADE
FS	FINISHED SURFACE
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
PROP	PROPOSED
ROW	RIGHT OF WAY
SD	STORM DRAIN
SPWVC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
STD	STANDARD
TC	TOP OF CURB
TG	TOP OF GRATE



VICINITY MAP
TO SCALE
LOS ANGELES COUNTY THOMAS GUIDE PAGE
500, GRID A7

NOTES:

- OVER EXCAVATION AND SUBDRAIN PLACEMENT TO BE DETERMINED BY AN ENGINEER/ENGINEERING GEOLOGIST FROM MATERIALS DIVISION.
- ALL PIPES SHALL BE PVC (SCHEDULE 40) OR APPROVED EQUIVALENT. WHERE REQUIRED, PERFORATIONS SHALL BE 1/4-INCH DIAMETER WITH MINIMUM 16 PER LINEAR FOOT IN BOTTOM HALF OF PIPE.
- OUTLET PIPES SHALL BE NON-PERFORATED AND SPACED A MAXIMUM OF 40 FEET ON CENTER.

GEOTECHNICAL NOTES:

- THE AREAS TO RECEIVE COMPACTED FILL SHALL BE STRIPPED OF ALL VEGETATION, EXISTING FILL, AND SOFT OR DISTURBED SOILS. ANY VEGETATION OR ASSOCIATED ROOT SYSTEM LOCATED WITHIN THE FOOTPRINT OF THE PROPOSED STRUCTURES SHOULD BE REMOVED DURING GRADING. ANY EXISTING OR ABANDONED UTILITIES LOCATED WITHIN THE FOOTPRINT OF THE PROPOSED STRUCTURES SHOULD BE REMOVED OR RELOCATED. THE EXCAVATED AREAS SHALL BE OBSERVED BY THE SOILS ENGINEER PRIOR TO PLACING COMPACTED FILL.
- THE EXPOSED GRADE SHALL THEN BE SCARIFIED TO A DEPTH OF SIX INCHES, MOISTENED TO OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO 90 PERCENT OF THE MAXIMUM DENSITY.
- FILL CONSISTING OF SOIL APPROVED BY THE SOILS ENGINEER, SHALL BE PLACED IN COMPACTED LAYERS WITH SUITABLE COMPACTION EQUIPMENT. THE EXCAVATED ONSITE MATERIALS ARE CONSIDERED SATISFACTORY FOR REUSE IN THE CONTROLLED FILLS, PROVIDED DEBRIS IS REMOVED, ANY IMPORTED FILL SHALL BE OBSERVED BY THE SOILS ENGINEER PRIOR TO USE IN FILL AREAS. ROCKS LARGER THAN SIX INCHES IN DIAMETER SHALL NOT BE USED IN THE FILL. IMPORTED SOILS, WHICH WILL BE UTILIZED IN THE BUILDING PAD AREAS, SHOULD HAVE AN EXPANSION INDEX LESS THAN 50. THE FILL SHALL BE COMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM LABORATORY DENSITY FOR THE MATERIALS USED. THE MAXIMUM DENSITY SHALL BE DETERMINED BY ASTM D 1557 OR EQUIVALENT.
- FIELD OBSERVATION AND TESTING SHALL BE PERFORMED BY A PRIVATE TESTING AGENCY, SUBMITTED BY THE CONTRACTOR FOR APPROVAL BY THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY, DURING GRADING TO ASSIST THE CONTRACTOR IN OBTAINING THE REQUIRED DEGREE OF COMPACTION AND THE PROPER MOISTURE CONTENT. WHERE COMPACTION IS LESS THAN REQUIRED, ADDITIONAL COMPACTIVE EFFORT SHALL BE MADE WITH ADJUSTMENT OF THE MOISTURE CONTENT, AS NECESSARY UNTIL 95 PERCENT COMPACTION IS OBTAINED. FILL MATERIAL SHOULD BE PROPERLY COMPACTED AND CERTIFIED PRIOR TO FOUNDATION EXCAVATION.
- PIPES WITHIN UTILITY TRENCHES SHOULD BE BEDDED WITH CLEAN SANDS TO A DEPTH OF AT LEAST ONE FOOT OVER THE PIPE. THE REMAINDER OF THE BACKFILL MAY BE ONSITE SOIL COMPACTED 90 PERCENT PER ASTM D-1557.
- EXCAVATION: VERTICAL EXCAVATION UP TO 3 FEET IN HEIGHT MAY BE MADE, WHERE SUFFICIENT SPACE IS AVAILABLE WHERE NOT SURCHARGED BY ADJACENT TRAFFIC OR STRUCTURES. THE TOPS OF THE SLOPES SHOULD BE BARRICADED TO PREVENT VEHICLES AND STORAGE LOADS WITHIN SEVEN FEET OF THE TOPS OF THE SLOPES. NO VEHICULAR SURCHARGE SHOULD BE ALLOWED WITHIN 10 FEET OF THE TOP OF AN UNSHORED CUT.
- 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.
- ALL MAN MADE FILL SHALL BE COMPACTED TO A MINIMUM 90 PERCENT OF THE MAXIMUM DRY DENSITY OF THE FILL MATERIAL PER THE LATEST VERSION OF ASTM D1557. WHERE COHESION SOIL HAVING LESS THAN 15 PERCENT FINER THAN 0.005 MILLIMETERS IS USED FOR FILL, IT SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT RELATIVE COMPACTION BASED ON MAXIMUM DRY DENSITY (D1557). PLACEMENT OF GRAVEL IN LIEU OF COMPACTED FILL IS ALLOWED ONLY IF COMPLYING WITH SECTION 91.7011.3 OF THE CODE. (7011.3)

AIR QUALITY:

- 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 SCA/QMD DISTRICT RULE 403. WETTING COULD REDUCE FUGITIVE DUST BY AS MUCH AS 50 PERCENT.
- THE OWNER OR CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPENED TO CONTROL DUST CAUSED BY UNPAVED AREAS, AND AT ALL TIMES PROVIDE REASONABLE CONTROL OF DUST CAUSED BY WIND.
- ALL LOADS SHALL BE SECURED BY TRIMMING, WATERING OR OTHER APPROPRIATE MEANS TO PREVENT SPILLAGE AND DUST.
- ALL MATERIALS TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNT OF DUST.
- 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.
- GENERAL CONTRACTORS SHALL MAINTAIN AND OPERATE CONSTRUCTION EQUIPMENT SO AS TO MINIMIZE EXHAUST EMISSIONS.

BEGINNING AS A POINT IN THE NORTH LINE4 OF NORDHOFF STREET, 60 FEET WIDE, AS SAID STREET IS SHOWN ON THE MAP OF SAID TRACT 4326, DISTANCE SOUTH 89° 59' 30" WEST 1435.43 FEET FROM THE CENTERLINE OF CANOGA AVENUE, 60 FEET WIDE AS SAID SREET IS SHOWN ON SAID MAP; THENCE NORTH 00° 00' 19" WEST, PARALLEL WITH SAID CENTERLINE OF CANOGA AVENUE, 210 FEET; THENCE SOUTH 89° 59' 30" WEST, PARALLEL WITH SAID NORTH LINE OF NORDHOFF STREET, 160.43 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 59' 30" WEST, PARALLEL WITH SAID NORTH LINE OF NORDHOFF STREET, 60.00 FEET; THENCE SOUTH 00° 00' 19" EAST, PARALLEL WITH SAID CENTERLINE OF CANOGA AVENUE 210 FEET TO SAID NORTH LINE OF NORDHOFF STREET; THENCE NORTH 89° 59' 30" EAST ALONG SAID NORTH LINE 60.00 FEET; THENCE SOUTH 0° 00' 19" WEST, PARALLEL WITH SAID CENTERLINE OF CANOGA AVENUE, 210 FEET TO THE TRUE POINT OF BEGINNING.

REVISIONS DATE



C. W. Howe Partners Inc.
Structural & Civil Engineering
4358 Sepulveda Blvd Culver City, CA 90230
(310) 838-5380 Fax (310) 838-5380
www.cwhowe.com



OWENSMOUTH CONNECTION
9201 AND 9223 OWENSMOUTH AVENUE
LOS ANGELES, CA

DUST CONTROL MEASURES FOR THE PROJECT MUST COMPLY WITH THE REQUIREMENTS OF SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 403, FUGITIVE DUST, WHICH REQUIRES THE IMPLEMENTATION OF REASONABLY AVAILABLE CONTROL MEASURES (ACM) FOR ALL FUGITIVE DUST SOURCES, AND THE AIR QUALITY MANAGEMENT PLAN (AQMP), WHICH IDENTIFIES BEST AVAILABLE CONTROL MEASURES (BACM) AND BEST AVAILABLE CONTROL TECHNOLOGIES (BACT) FOR AREA SOURCES AND POINT SOURCES, RESPECTIVELY. STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION MEASURES (I.E., THE GREEN BOOK, SEC. 7-8.1 "CLEAN UP AND DUST CONTROL") TO CONTROL FUGITIVE DUST AND EQUIPMENT EXHAUST DURING CONSTRUCTION WILL BE ADHERED TO.

THE FOLLOWING MITIGATION MEASURES WILL BE IMPLEMENTED:

- COMPLY WITH THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT'S RULE 403;
- CONDUCT WATERING AS NECESSARY TO PREVENT VISIBLE DUST EMISSIONS OUTSIDE OF PROPERTY.
- SWEEP THE WORK AREA AT THE CLOSE OF OPERATIONS EACH DAY;
- SUSPEND TRENCHING AND BACKFILLING OPERATIONS WHEN THE WIND SPEED EXCEEDS 25 MPH;
- COVER ALL HAUL VEHICLES OR COMPLY WITH THE FREEBOARD REQUIREMENTS OF SECTION 23114 OF THE CALIFORNIA VEHICLE CODE;
- TURN EQUIPMENT OFF WHEN NOT IN USE;
- SUSPEND CONSTRUCTION DURING SECOND STAGE SMOG ALERTS.

PROJECT NUMBER: C-16R05

PROJ. ENG. / DRAWN: JAA / MO

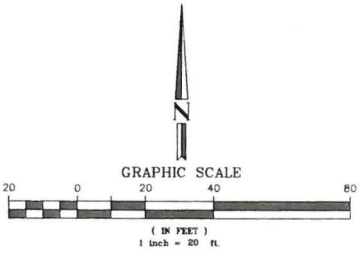
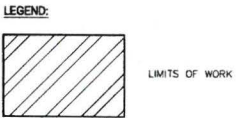
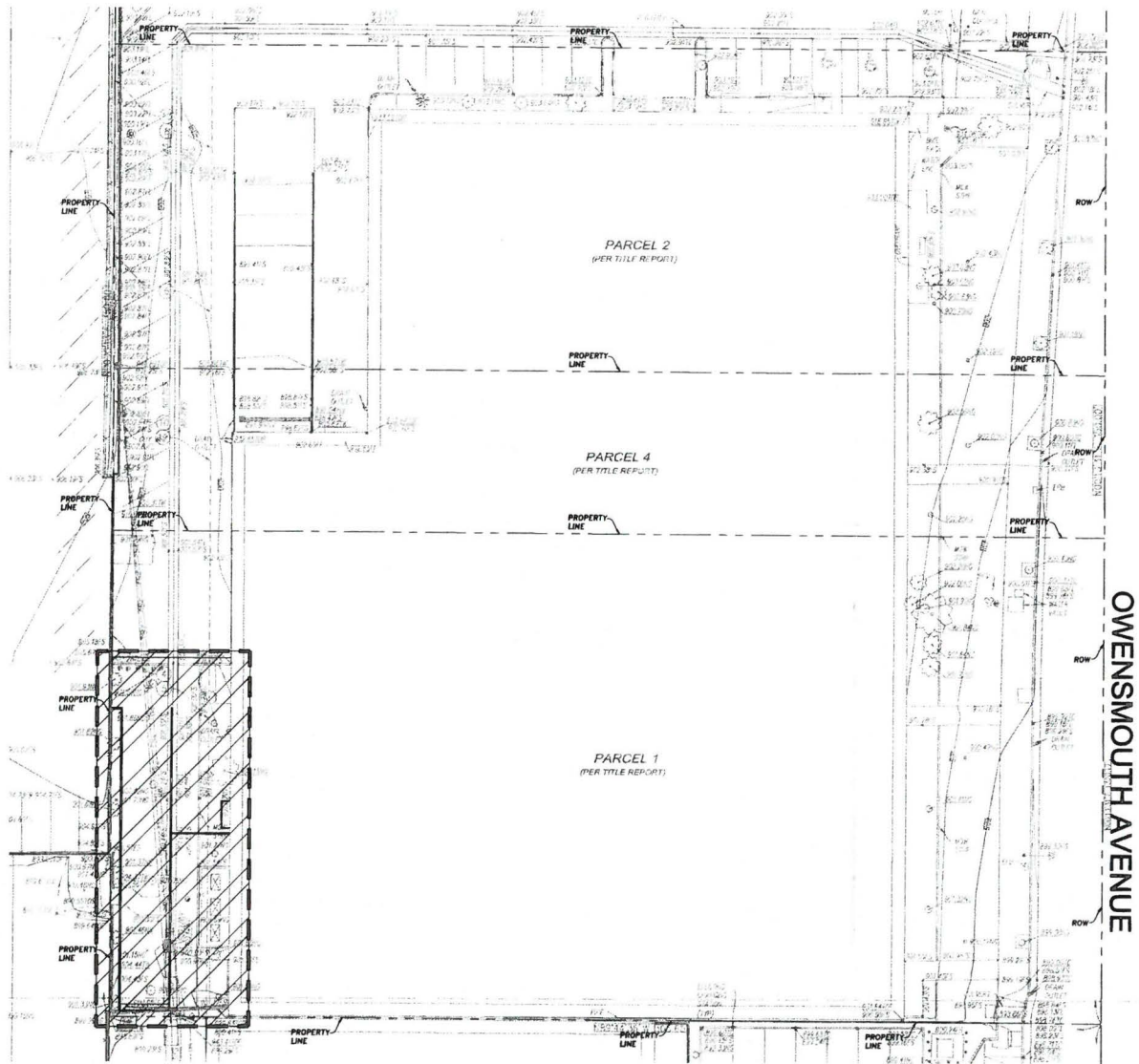
DATE: FEB. 13, 2018

SCALE: AS NOTED

SHEET NUMBER: C-1

TITLE SHEET AND GENERAL NOTES

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(310) 838-0383 or (310) 838-0380 fax www.swhowe.com



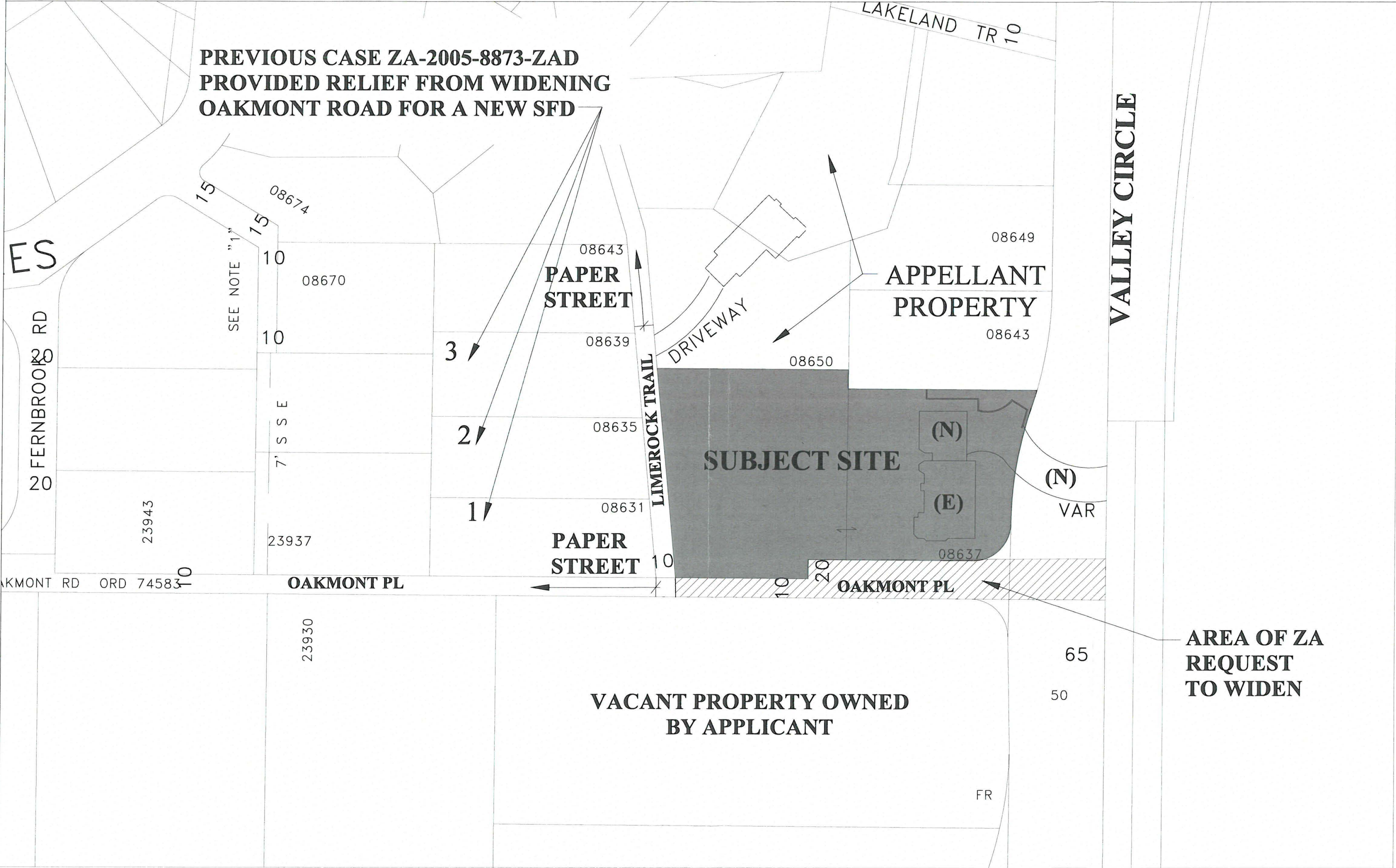
OWENSMOUTH CONNECTION
9201 AND 9223 OWENSMOUTH AVENUE
LOS ANGELES, CA

OVERALL SITE PLAN

PROJECT NUMBER: C-16R05
PROJ. ENG. / DRAWN: JAA / MO
DATE: FEB. 13, 2018
SCALE: AS NOTED
SHEET NUMBER: C-11

8637 N. VALLEY CIRCLE BOULEVARD

PREVIOUS CASE ZA-2005-8873-ZAD
PROVIDED RELIEF FROM WIDENING
OAKMONT ROAD FOR A NEW SFD



SOILS REPORT APPROVAL LETTER

December 26, 2017

LOG # 98202-01
SOILS/GEOTECH FILE - 2

Bookends, LLC
9201 Owensmouth Avenue
Chatsworth, CA 91311

TRACT: 4326
LOT(S): PT 6 (Arb 7)
LOCATION: 9223 N. Owensmouth Avenue

CURRENT REFERENCE REPORT (LETTER) No. BG 19373 DATE OF DOCUMENT 12/03/2017 PREPARED BY Byer Geotechnical, Inc.
Addendum Report BG 19373
Overlaid Doc.

PREVIOUS REFERENCE REPORT (LETTER) No. 98202 DATE OF DOCUMENT 06/07/2017 PREPARED BY LADBS
Dept. Review Letter BG 19373 02/27/2017 Byer Geotechnical, Inc.
Soils Report

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for the proposed construction of a truck ramp, pass-through roadway to connect the rear truck roadways of the commercial properties at 9201 and 9223 N. Owensmouth Avenue, and retaining walls as shown on the Revised Site Plan in the referenced 12/05/2017 report. In addition, a storm water infiltration system, consisting of a 30 foot deep dry well to infiltrate below a depth of 10 feet into the more granular alluvium soil layers, is proposed as shown on the Revised Site Plan and Sheet No. C-3 in the 12/05/2017 report.

Two borings to depths of 11.5 and 31.5 feet were drilled at the locations shown on the Revised Site Plan. The earth materials at the subsurface exploration locations consist of up to 5 feet of fill underlain by alluvium consisting of silty sand and gravelly sand. According to the consultants, any fill onsite is not considered compacted and is not suitable for support of the proposed project (see pgs. 6 & 11, item A, of the 02/27/2017 report). Groundwater was not encountered to the maximum depths explored and historically highest groundwater level is at about 70 feet below the ground surface per the consultants. The site is relatively level.

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Page 2
9223 N. Owensmouth Avenue

The consultants recommend to support the proposed retaining walls on conventional foundations bearing on native undisturbed soils. The proposed truck ramp and pass-through roadway are recommended to bear on the future compacted fill.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2017 City of LA Building Code. P/B/C numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the Internet at LADBS.ORG.)

- The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer, and, that the plans included the recommendations contained in their reports (7006.1).
- All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
- A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
- A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
- All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.075 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.701.3.
- Existing unconfined fill shall not be used for support of footings, concrete slabs or new fill (see pgs. 6 & 11, item A, of the 02/27/2017 report). (1809.2, 7011.3)
- Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
- Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).
- 6262 Van Nuys Blvd. Ste 351, Van Nuys (818) 374-4605
- All loose foundation excavation material shall be removed prior to commencement of framing. (7005.3).
- The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).

Page 3
9223 N. Owensmouth Avenue

- Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be constructed using ABC slot cuts, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or on adjacent property. (3307.3.1)
- Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than the existing foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
- Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soils engineer shall submit a supplementary report with revised recommendations to the Department for approval.
- Unsurcharged temporary excavations in fill shall be trimmed back at a uniform gradient not exceeding 1:1, from top to bottom of excavation, as recommended.
- Unsurcharged temporary excavation may be cut vertical up to 5 feet in alluvium. For excavations over 5 feet in alluvium, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.
- Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 5 feet in height and not exceeding 8 feet in width, as recommended in Calculation Sheet # 4 in the 02/27/2017 report. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.
- Foundations for the proposed retaining walls shall derive entire support from native undisturbed soils, and the proposed truck ramp and pass-through roadway shall bear on the future compacted fill, as recommended and approved by the soils engineer by inspection.
- Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4) #4, 1/2-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
- The foundation/slab design shall satisfy all requirements of the Information Bulletin P/B/C 2014-116 "Foundation Design for Expansive Soils" (1803.5.3). Note: Soils with an Expansion Index greater than 20 are considered to be expansive, in accordance with Section 1803.5.3 of the 2014 LABC.
- The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
- Retaining walls up to 6 feet in height with a level backside shall be designed for the lateral earth pressure (minimum equivalent fluid pressure (EFF) of 43 PCF) as specified in the

Page 4
9223 N. Owensmouth Avenue

- section titled "Retaining Walls" starting on page 12 of the 02/27/2017 report. All surcharge loads shall be included into the design.
- In the event retaining walls higher than 6 feet are proposed, then provide retaining wall design calculations and recommendations for lateral earth pressure due to earthquake motions, as required by section 1803.5.12 of the 2017 Los Angeles Building Code.
 - All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to an approved drainage device/facility, or to the street, in an acceptable manner (7013.11).
 - With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
 - Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
 - Prefabricated drainage composites (Minedrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
 - The infiltration facility design and construction shall comply with the minimum requirements specified in the Information Bulletin P/B/C 2017-118.
 - The infiltration system shall be constructed at the location shown on the Revised Site Plan and Sheet No. C-3 in the 12/05/2017 report.
 - The construction of the infiltration system shall be provided under the inspection and approval of the soils engineer.
 - An overflow outlet shall be provided to conduct water to the street in the event that the infiltration system capacity is exceeded (P/B/C 2017-118).
 - Approval for the proposed infiltration system from the Bureau of Sanitation, Department of Public Works shall be secured.
 - A minimum distance of 10 feet (in any direction) shall be provided from adjacent proposed/existing footings to the discharge of the proposed infiltration system. A minimum distance of 10 feet horizontally shall be provided from private property lines to the proposed infiltration system.
 - The dry well area between the blank casing and the surround soils shall be sealed to a minimum depth of 10 feet below the bottom of any adjacent foundation with bentonite slurry (or equivalent) to prevent unintended leakage or horizontal infiltration.
 - All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).

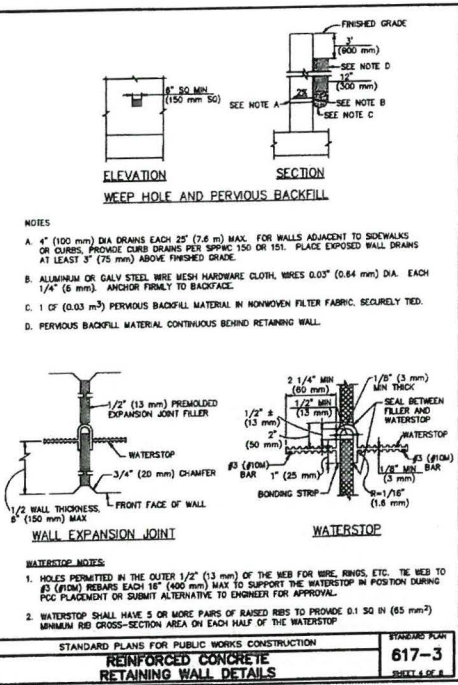
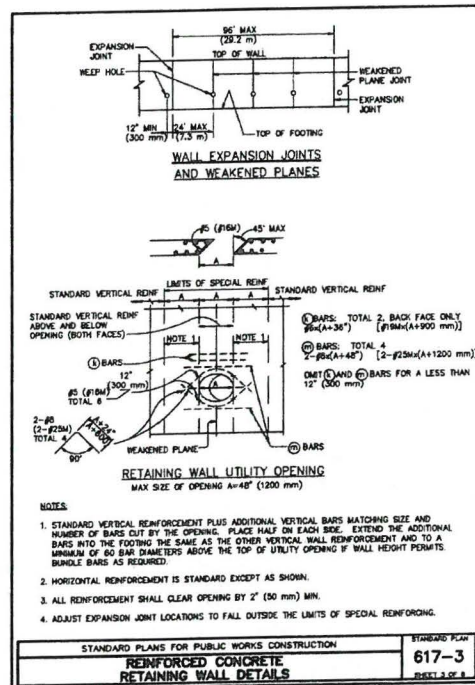
Page 5
9223 N. Owensmouth Avenue

- The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008 & 1705.6).
- Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
- Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; ABC slot cuts; protection fences; and, dust and traffic control will be scheduled (108.9.1).
- Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6).
- Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).

GLEN RAAD
Geotechnical Engineer I

Log No. 98202-01
213-482-0480

cc: Tom Higgins (Higgins Construction & Management), Applicant
Byer Geotechnical, Inc., Project Consultant
VH District Office



REVISIONS DATE



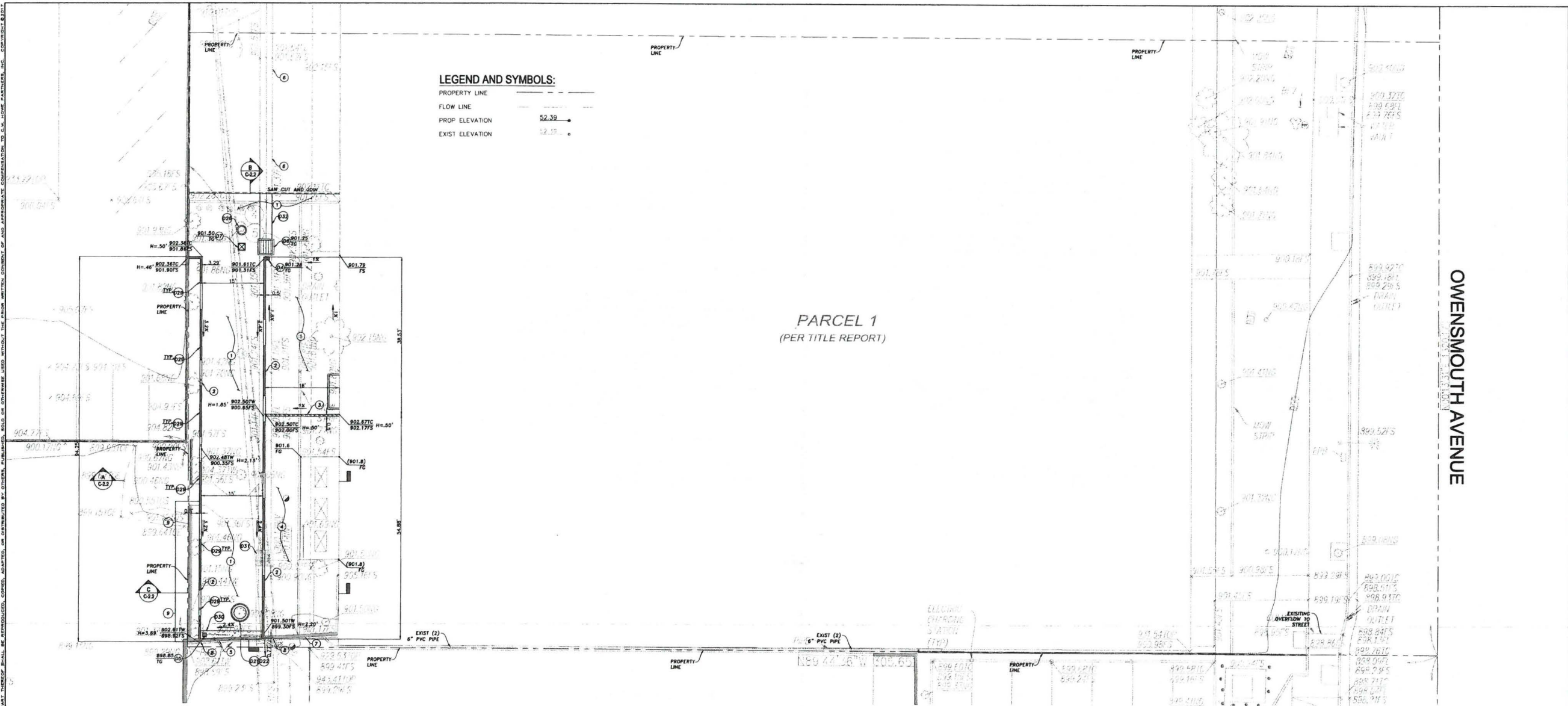
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(310) 273-0303 or (310) 273-0304
www.cwhpartners.com



OWENSMOUTH CONNECTION
9201 AND 9223 OWENSMOUTH AVENUE
LOS ANGELES, CA

GEOLOGY AND
SOILS REPORT
APPROVAL LETTER
AND SPECIFICATIONS

PROJECT NUMBER: C-16R05
PROJ. ENG. / DRAWN: JAA / MO
DATE: FEB. 13, 2018
SCALE: AS NOTED
SHEET NUMBER: C-12

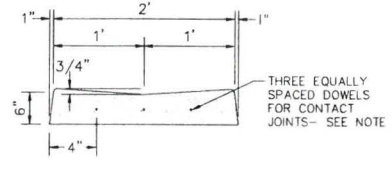


- NOTES:**
- REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE SITE EXCEEDS 6000 SF, CUT OR FILL SLOPES EXCEED 2:1 CUTS EXCEED 40 FT IN HEIGHT AND WITHIN 20 FT OF A PROPERTY LINE. FOUNDATION EXCAVATION BELOW 1:1 PLAN FROM PROPERTY LINE. PROJECTS INVOLVE UNUSUAL HAZARDS, SHORING WORK INCLUDING SLOT CUTS.
 - SURVEY SHOWN WAS USED AS A BASIS FOR THIS PLAN AND DESIGN. CONTRACTOR SHOULD VERIFY ALL ELEVATIONS PROPOSED AND EXISTING PRIOR TO CONSTRUCTION AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES.
 - RETAINING WALLS TO BE CONSTRUCTED PER SEPARATE PERMIT.
 - CONTRACTOR SHALL TO THE BEST OF THEIR ABILITIES SHALL INCLUDE THE MINIMUM REQUIREMENTS FOR CONSTRUCTION PROJECTS BY IMPLEMENTING THE BEST MANAGEMENT PRACTICES AS DETAILED IN THE BMP HANDBOOK AND ADOPTED BY THE CITY OF LOS ANGELES.
 - DIRECT ALL ROOF DRAINAGE VIA GRAVITY FLOW AND OUTLET THRU AN APPROVED DEVICE TO AN APPROVED LOCATION.
 - CONTRACTOR TO ALLOW FOR DEMOLITION AND REPLACEMENT OF EXISTING SIDEWALK, CURB AND GUTTER ALONG PROPERTY LINES IF DAMAGED AT OWENSMOUTH AVENUE.
 - ALL DAMAGED OR OFF-GRADE CURB, GUTTER, SIDEWALK, DRIVEWAY APPROACH OR A.C. PAVEMENT SHALL BE REPAIRED OR REPLACED.
 - ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A PUBLIC WORKS PERMIT.
 - A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL SHORING WORK INCLUDING SLOT CUTS. (SEC 1701.5)
 - CONTRACTOR SHALL PROVIDE A COPY OF PERMIT FROM CALIFORNIA DIVISION OF INDUSTRIAL SAFETY FOR EXCAVATIONS OR TRENCHES OVER 5 FEET VERTICAL CUTS OR WORK THAT MAY JEOPARDIZE WORKERS.
 - DECORATIVE CONCRETE AND HARDSCAPE PER ARCHITECTURAL PLANS.
 - DIMENSIONAL CONTROL PLAN AND STRIPING PLAN PER ARCHITECTURAL PLANS.
 - A PRECONSTRUCTION CONFERENCE SHOULD BE HELD AT THE SITE PRIOR TO THE BEGINNING OF GRADING OPERATIONS WITH THE OWNER, CONTRACTOR, CIVIL ENGINEER AND GEOTECHNICAL ENGINEER IN ATTENDANCE. SPECIAL SOIL HANDLING REQUIREMENTS CAN BE DISCUSSED AT THAT TIME.

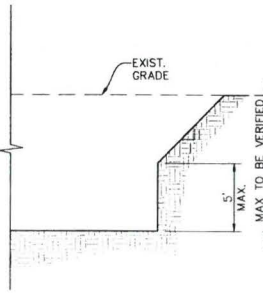
- NOTES:**
- GRADING SHOULD COMMENCE WITH THE REMOVAL OF ALL EXISTING VEGETATION AND EXISTING IMPROVEMENTS FROM THE AREA TO BE GRADED. ALL EXISTING UNDERGROUND IMPROVEMENTS PLANNED FOR REMOVAL SHOULD BE COMPLETELY EXCAVATED AND THE RESULTING DEPRESSIONS PROPERLY BACKFILLED. DELETERIOUS DEBRIS SUCH AS WOOD AND ROOT STRUCTURES SHOULD BE EXPORTED FROM THE SITE SHOULD NOT BE MIXED WITH THE FILL SOILS. ASPHALT AND CONCRETE SHOULD NOT BE MIXED WITH THE FILL SOILS UNLESS APPROVED BY THE GEOTECHNICAL ENGINEER.
 - CONTRACTOR TO PLACE ALL EXISTING AND PROPOSED UTILITIES IN ALLEY UNDERGROUND PER PLUMBING PLANS.
 - POTABLE WATER AND SEWER CONNECTIONS PER CONCEPTUAL PLUMBING PLANS.
 - SEWER CONNECTION ON PUBLIC RIGHT-OF-WAY SHALL REQUIRE A SEPARATE PERMIT FROM ENGINEERING DIVISION.
 - UTILITY TRENCHES SHOULD BE PROPERLY BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GREEN BOOK (LATEST EDITION). THE PIPE SHOULD BE BEDDED WITH CLEAN SANDS (SAND EQUIVALENT GREATER THAN 30) TO A DEPTH OF AT LEAST ONE FOOT OVER THE PIPE. THE USE OF GRAVEL IS NOT ACCEPTABLE UNLESS USED IN CONJUNCTION WITH FILTER FABRIC. THE REMAINDER OF THE TRENCH BACKFILL MAY BE DERIVED FROM ONSITE SOIL OR APPROVED IMPORT SOIL COMPACTED AS NECESSARY, UNTIL THE REQUIRED COMPACTION IS OBTAINED.
 - ALL TRENCH AND FOUNDATION EXCAVATION BOTTOMS MUST BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING BEDDING SANDS, FILL, STEEL, GRAVEL OR CONCRETE.
 - 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.
 - CONTRACTOR TO INSTALL A 42" GUARDRAIL ON TOP OF WALLS FOR YARD AREAS WHICH DROP MORE THAN 30 INCHES.

- STORM DRAIN CONSTRUCTION NOTES:**
- CONTRACTOR TO INSTALL 9" CATCH BASIN NDS PART NO. 900BKIT WITH 9" GALVANIZED STEEL GRATE NDS PART NO. 915 OR APPROVED EQUIVALENT.
 - CONTRACTOR TO INSTALL 12" CATCH BASIN NDS PART NO. 1210 OR APPROVED EQUIVALENT.
 - CONTRACTOR TO INSTALL 48" CATCH BASIN.
 - CONTRACTOR TO INSTALL 18" x 18" SEDIMENT TANK.
 - CONTRACTOR TO INSTALL TWO (2) ZOELLER PUMPS MODEL D284 PER MANUFACTURER SPECIFICATIONS, OR APPROVED EQUIVALENT. CONTRACTOR TO SET HIGH/LOW LEVEL CONTROLLER PER MANUFACTURER RECOMMENDATIONS.
 - CONTRACTOR TO INSTALL A 4" DIAMETER BY 5' DEEP FIBERGLASS BASIN TOPPS INDUSTRIES, INC MODEL FB4BX060 WITH AIR TIGHT LID.
 - CONTRACTOR TO INSTALL 30-FOOT DEEP MAXWELL DRYWELL PER DETAIL ON SHEET C-3 PER MANUFACTURER SPECIFICATIONS.
 - CONTRACTOR TO CONSTRUCT 4" DIAMETER WEEP HOLES 8 FT O.C. PER SPPWC STD. PLAN 617-3. SEE SHEET C-1.2 FOR SPECIFICATION.
 - CONTRACTOR TO CONSTRUCT 2-FOOT WIDE CONCRETE SWALE. SEE DETAIL HEREON.
 - EXISTING CATCH BASIN CONTRACTOR TO REMOVE.
 - CONTRACTOR TO RECONSTRUCT EXISTING CONCRETE SWALE.

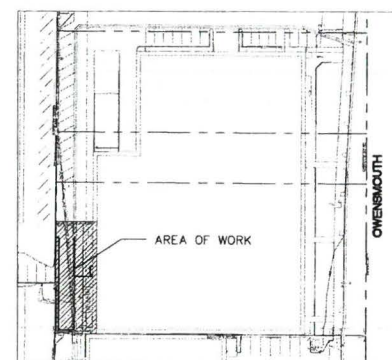
- CONSTRUCTION NOTES:**
- CONTRACTOR TO CONSTRUCT 5.5-INCH THICK AC PAVEMENT OVER 8-INCH CLASS II AGGREGATE BASE OVER TWO FEET OF REMOVE AND RE-COMPACTED SOIL PER APPROVED SOILS REPORT.
 - RETAINING WALL PER SEPARATE PERMIT.
 - CONTRACTOR TO CONSTRUCT 6-INCH CURB.
 - PROPOSED LANDSCAPE AREA.
 - CONTRACTOR TO REMOVE EXISTING WALL.
 - EXISTING CONCRETE SWALE CONTRACTOR TO PROTECT-IN-PLACE.
 - EXISTING WALL CONTRACTOR TO PROTECT-IN-PLACE.
 - CONTRACTOR TO JOIN PROPOSED WALL TO EXISTING WALL.
 - CONTRACTOR TO INSTALL 42" GUARDRAIL ON TOP OF WALLS FOR YARD AREAS WHICH DROPS MORE THAN 30".



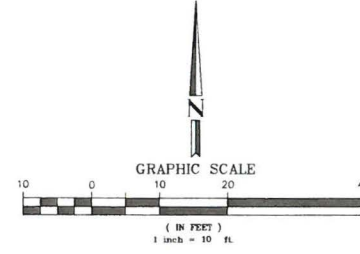
NOTE 3: DOWELS FOR CONTACT JOINTS SHALL BE #3 BARS 18" LONG
CONCRETE SWALE DETAIL
NOT TO SCALE



TEMPORARY EXCAVATION IN FILL
BYER GEOTECHNICAL, INC.
PROJECT No. BG 19373
PAGE No. 14
DATED: FEBRUARY 27, 2017
TEMPORARY EXCAVATIONS
SCALE H: 1"=5'



KEY MAP
NOT TO SCALE



REVISIONS
DATE

Underground Service Alert
Call: 1-800-487-2600
227-2600
TOLL FREE
BEFORE YOU DIG

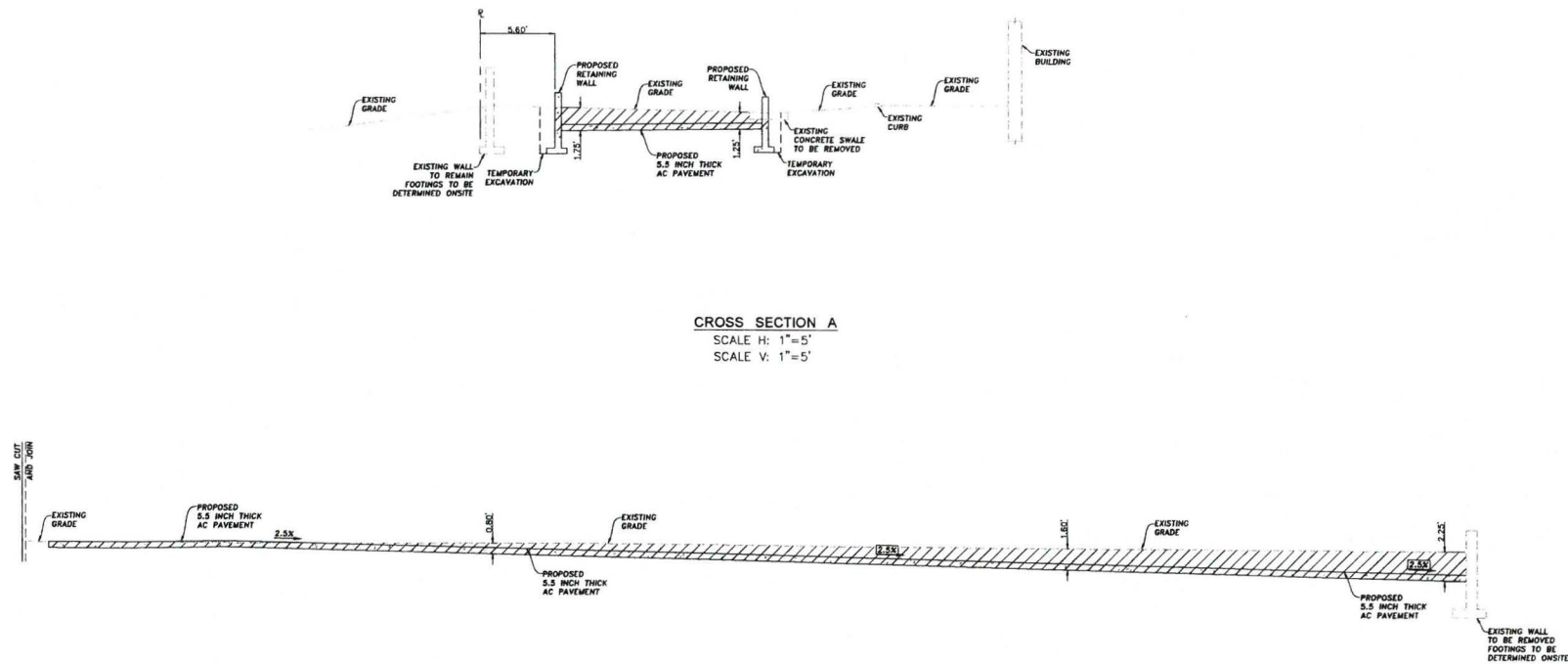
C. W. Howe Partners Inc.
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OWENSMOUTH CONNECTION
9201 AND 9223 OWENSMOUTH AVENUE
LOS ANGELES, CA

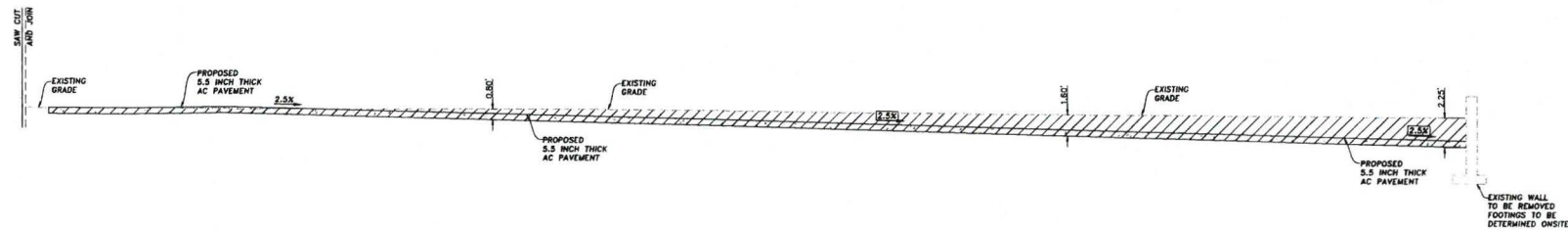
GRADING AND DRAINAGE PLAN

PROJECT NUMBER: C-16R05
PROJ. ENG. / DRAWN: JAA / MO
DATE: FEB. 13, 2018
SCALE: AS NOTED
SHEET NUMBER: C-2

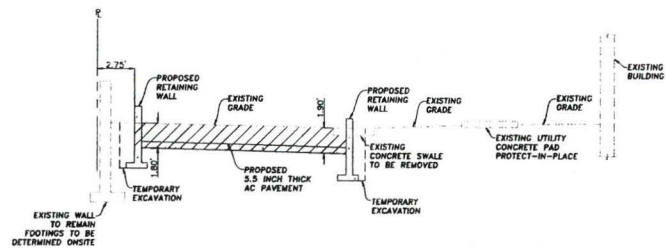
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CROSS SECTION A
SCALE H: 1"=5'
SCALE V: 1"=5'



CROSS SECTION B
SCALE H: 1"=5'
SCALE V: 1"=5'



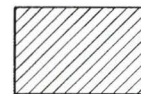
CROSS SECTION C
SCALE H: 1"=5'
SCALE V: 1"=5'

Earthwork	Volumes (CY)		Balance
	Cut	Fill	
Site	82	0	82
Infiltration Device	6	0	6
Total	88	0	88 Export

THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE ACTUAL VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR DESIGN AND BONDING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES.

LEGEND:

CUT AREA



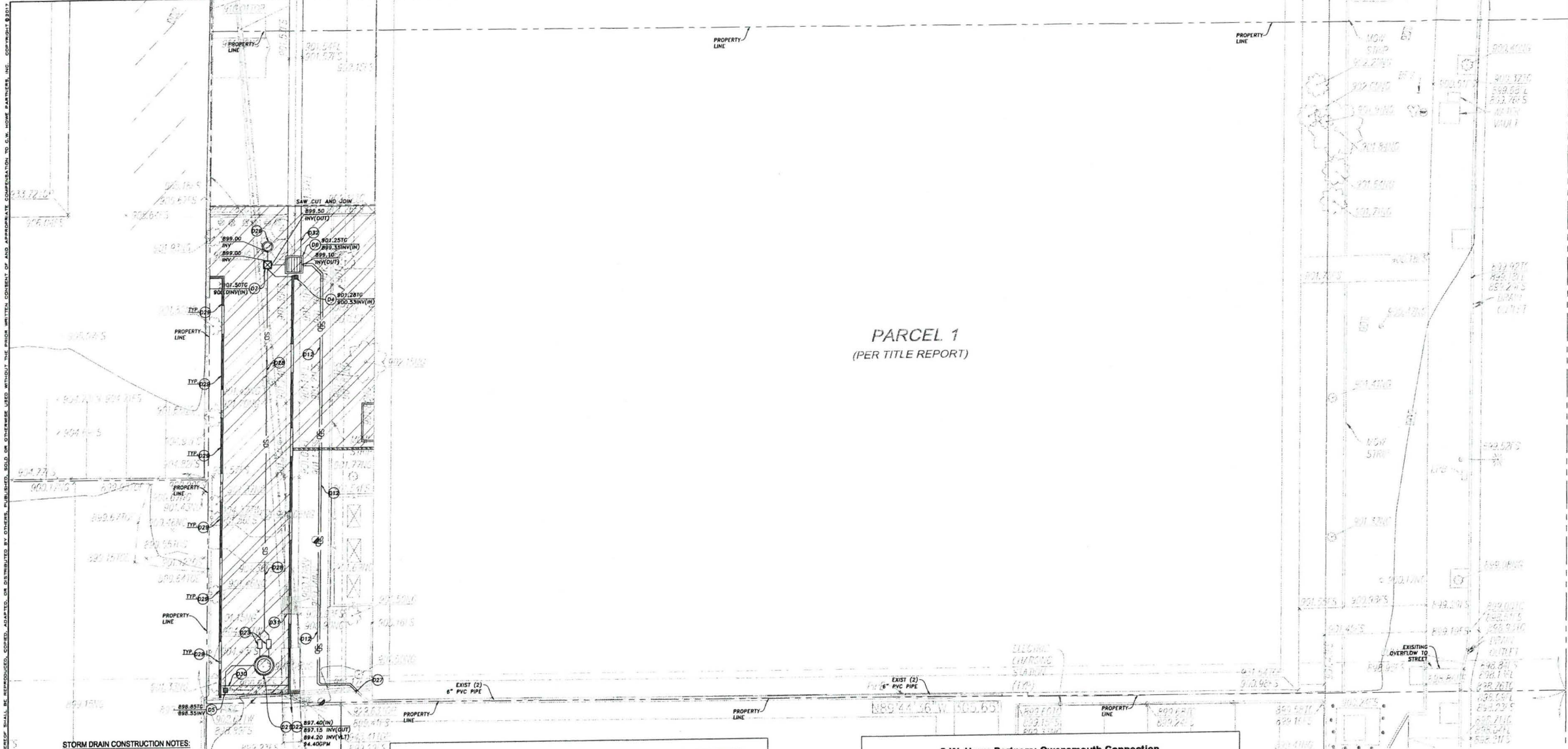
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www.cwhowepartners.com



OWENSMOUTH CONNECTION
9201 AND 9223 OWENSMOUTH AVENUE
LOS ANGELES, CA

CROSS SECTIONS

PROJECT NUMBER: C-16R05
PROJ. ENG. / DRAWN: JAA / MO
DATE: FEB. 13, 2018
SCALE: AS NOTED
SHEET NUMBER: C-2.2



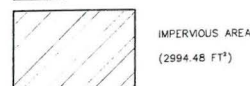
STORM DRAIN CONSTRUCTION NOTES:

- 05 CONTRACTOR TO INSTALL 12" CATCH BASIN NDS PART NO. 1210 OR APPROVED EQUIVALENT.
- 06 CONTRACTOR TO INSTALL 48" CATCH BASIN.
- 07 CONTRACTOR TO INSTALL 16" x 18" SEDIMENT TANK.
- 012 INSTALL 6" PVC STORM DRAIN, SCHEDULE 40, CONTRACTOR TO VERIFY POSITIVE FLOW TO EXISTING ON-SITE STORM DRAIN SYSTEM.
- 021 CONTRACTOR TO INSTALL TWO (2) ZOLLER PUMPS MODEL D284 PER MANUFACTURER SPECIFICATIONS, OR APPROVED EQUIVALENT. CONTRACTOR TO SET HIGH/LOW LEVEL CONTROLLER PER MANUFACTURER RECOMMENDATIONS.
- 022 CONTRACTOR TO INSTALL A 4" DIAMETER BY 5' DEEP FIBERGLASS BASIN TOPPS INDUSTRIES, INC. MODEL FB48X060 WITH AIR TIGHT LID.
- 023 CONTRACTOR TO INSTALL A CONCRETE VALVE BOX WITH GATE VALVE AND CHECK VALVE.
- 024 CONTRACTOR TO INSTALL 30-FOOT DEEP MAXWELL DRYWELL PER DETAIL ON SHEET C-3 PER MANUFACTURER SPECIFICATIONS.
- 027 CONTRACTOR TO CONNECT PROPOSED STORM DRAIN SYSTEM TO EXISTING ON-SITE STORM DRAIN SYSTEM.
- 028 3" CAST IRON PRESSURE PIPE.
- 029 CONTRACTOR TO CONSTRUCT 4" DIAMETER WEEP HOLES 8 FT O.C. PER SPPWC STD. PLAN 617-3. SEE SHEET C-1.2 FOR SPECIFICATION.
- 030 CONTRACTOR TO CONSTRUCT 2-FOOT WIDE CONCRETE SWALE. SEE DETAIL ON SHEET C-2.
- 031 EXISTING CATCH BASIN CONTRACTOR TO REMOVE.
- 032 CONTRACTOR TO RECONSTRUCT EXISTING CONCRETE SWALE.

STORMWATER MITIGATION NOTES:

1. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICE(S) (BMP(S)) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S).

LEGEND:



The endmark for drainage solutions



September 22, 2017

C.W. Howe Partners, Inc. - Culver City
Attn: Miriam Ortega / Jorge Arreola

Re: MaxWell® IV Drainage System Calculations for Owensmouth Connection - Los Angeles, CA

Given:	Measured Infiltration Rate	3.1 in/hr
	Safety Factor	3
	Design Volume	300 ft³
	Required Drawdown Time	3 hours
	Min. Depth to Infiltration	10 ft
	Max. Drywell Depth	30 ft
	Rock Porosity	40 %

Design: Actual Depth to Infiltration 10 ft
Actual Drywell Bottom Depth 30 ft

Convert Measured Infiltration Rate from in/hr to ft/sec.

$$3.1 \frac{\text{in}}{\text{hr}} \times \frac{1 \text{ ft}}{12 \text{ in}} \times \frac{1 \text{ hr}}{3600 \text{ sec}} = 0.000211 \frac{\text{ft}}{\text{sec}}$$

Apply Safety Factor to get Design Rate.

$$0.000211 \frac{\text{ft}}{\text{sec}} \times 3 = 0.000633 \frac{\text{ft}}{\text{sec}}$$

A 4 foot diameter drywell provides 12.57 SF of infiltration area per foot of depth, plus 12.57 SF at the bottom.

For a 30 foot deep drywell, infiltration occurs between 10 feet and 30 feet below grade. This provides 25 feet of infiltration depth in addition to the bottom area. Total infiltration area is calculated below.

$$20 \text{ ft} \times 12.57 \frac{\text{SF}}{\text{ft}} + 12.57 \text{ SF} = 264 \text{ SF}$$

Combine design rate with infiltration area to get flow (disposal) rate for drywell.

$$0.000633 \frac{\text{ft}}{\text{sec}} \times 264 \text{ SF} = 0.167 \frac{\text{ft}^3}{\text{sec}}$$

Volume of disposal based on various time frames are included below.

$$3 \text{ hours} \times 0.167 \frac{\text{ft}^3}{\text{sec}} \times 3600 \frac{\text{sec}}{\text{hr}} = 1836 \text{ ft}^3$$

Chamber diameter = 4 feet. Drywell rock shaft diameter = 4 feet.

Volume provided in each drywell with chamber depth of 15 feet.

$$15 \text{ ft} \times 12.566 \frac{\text{SF}}{\text{ft}} + 15 \text{ ft} \times 12.566 \frac{\text{SF}}{\text{ft}} \times 40 \% = 264 \text{ SF}$$

The volume provided in the chamber and void space in the rock is 264SF, adding the first 3 hours of the rain event credited towards the volume of 200CF, provides a total 468CF in the drywell system.

Units: American, SI

Project Engineer

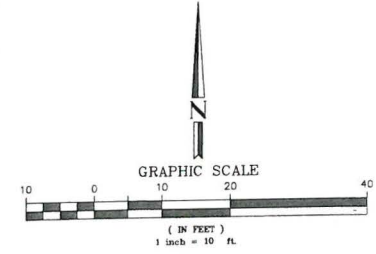
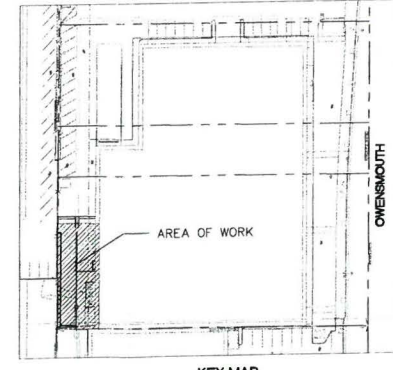
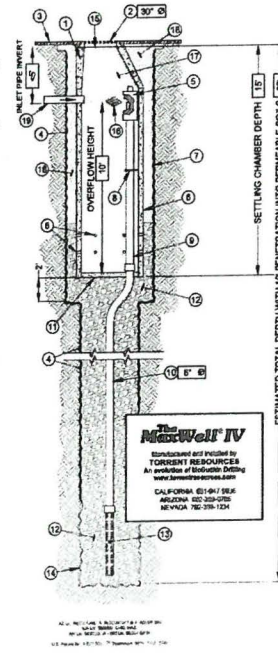
Torquent Resources (CA), Inc.

909-829-8740

C.W. Howe Partners: Owensmouth Connection The MaxWell® IV Drainage System Detail And Specifications

ITEM NUMBERS

1. MANHOLE CONE - MODIFIED FLAT BOTTOM.
2. BOLTED RING & GRATE - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORKING "STORM WATER ONLY" IN BASED LETTERS. BOLTED IN 2 LOCATIONS AND REQUIRED TO COME WITH MORTAR. RM ELEVATION ±0.02 OF PLANE.
3. GRADED BASIN OR PAVING (BY OTHERS).
4. NON-WOVEN GEOTEXTILE SLEEVE, BRAXFIM 140 NL. MIN. 4 FT. & HELD APPROX. 15 FEET OFF THE BOTTOM OF EXCAVATION.
5. PUREFLO® DEBRIS SHIELD - ROLLED 16 GA. STEEL X 34" LENGTH WITH VENTED ANTI-BYPASS AND INTERNAL 2ND MAX. BWD FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
6. PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 84" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE ROUNDING SURFACE. EXIST (B) PENETRATIONS PER FOOT, 2 ROWS MINIMUM.
7. MIN. 6" Ø DRILLED SHAFT.
8. SUPPORT BRACKET - FORMED 12 GA STEEL. FUSION BONDED EPOXY COATED.
9. OVERFLOW PIPE - 8CH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
10. DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TR-8 COUPLER. BUSHING PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
11. BASE SEAL - GEOTEXTILE OR CONCRETE BATTERY.
12. ROCK - WASHED, SIZED BETWEEN 3/4" AND 1-1/2" TO BEST COMPLEMENT SOIL CONDITIONS.
13. FLOTAST® DRAINAGE SCREEN - 8CH. 40 PVC Ø 120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW. 120" OVERALL LENGTH WITH TR-8 COUPLER.
14. MIN. 4" Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
15. FABRIC SEAL - UV RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.
16. ABSORBENT - HYDROPHOBIC PETROLEUM SPONGE. MAX. 10% CAPACITY. TYPICAL TWO PER CHAMBER.
17. FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE SETTLING CHAMBER DEPTH AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE OVERFLOW PIPE INLET.
18. STABILIZED BACKFILL - TWO-BACK SLURRY MIX.
19. INLET PIPE (BY OTHERS).



REVISIONS DATE



C.W. Howe Partners Inc.
STRUCTURAL & CIVIL ENGINEERING
4355B Sepulveda Blvd. Culver City, CA 90230
(310) 636-0363 Tel. (310) 636-8360 Fax. www.cwhowepartners.com



OWENSMOUTH CONNECTION
9201 AND 9223 OWENSMOUTH AVENUE
LOS ANGELES, CA

STORM DRAIN/
LOW IMPACT
DEVELOPMENT
PLAN

PROJECT NUMBER: C-16R05
PROJ. ENG. / DRAWN: JAA / MO
DATE: FEB. 13, 2018
SCALE: AS NOTED
SHEET NUMBER:

C-3

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF C.W. HOWE PARTNERS, INC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, LOANED, OR DISTRIBUTED BY OTHERS, PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO C.W. HOWE PARTNERS, INC. COMPRISED \$200.

Low Impact Development (LID)
Post Construction Stormwater Mitigation
Best Management Practices (BMPs)



STORMWATER BMP(s) VERIFICATION

Upon LADBS Inspector Verification that approved stormwater BMPs are in place, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation, 201 N. Figueroa, 3rd floor, station 18.

Project Address: 9201 AND 9223 OWENSMOUTH AVENUE, LOS ANGELES, CA

RESIDENTIAL (4 UNITS OR LESS, <10,000 SF, <2,500 SF within a ESA)

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) - 50 to 129 gal each		
2	Rain Tank(s) - > 130 gal min		
3	Shade Tree - min 15 gal		
4	Flow thru Planter(s)		
5	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental, total SF ☐ Infiltration, total SF	
6	Rain Garden	☐ # - Lined, total SF ☐ # - Unlined, total SF	
7	Dry Well		
8	SUMP Pump (modification was not applied)		

ALL OTHER DEVELOPMENT
(Residential: 8-2 units, 10,000-2 SF, within a ESA and 22,500SF)

	Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
Infiltration	1	Infiltration Basin / Trench		
	2	Dry Well	1 - 464 FT ³	C-2 AND C-3
	3	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental, total SF ☐ Infiltration, total SF	
Capture & Use	4	Rain Tank(s) - 500 gal min		
	5	Cistern	☐ Above Grade ☐ Below Grade	
Treat & Discharge	6	Flow thru Planter(s)		
	7	Biofiltration	☐ # - Lined, total SF ☐ # - Unlined, total SF	
	8	Vegetative Swale / Filter Strip		
	9	Catch Basin Filter(s)		
	10	Trench Drain Filter(s)		
	11	Down Spout Filter(s)		
	12	SUMP Pump (modification was not applied)		

* At a minimum: Site Plan, Architectural Elevations, Roof Plan, Civil Sheets and Detail

STORMWATER OBSERVATION REPORT FORM
LOW IMPACT DEVELOPMENT

STORMWATER OBSERVATION means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspection required by Section 108 or other sections of the City of Los Angeles Building Code.

STORMWATER OBSERVATION must be performed by the engineer or architect responsible for the approved LID Plan or designated staff in their employment. As part of the observation, provide photos of the BMPs taken during various construction phases.

STORMWATER OBSERVATION REPORT must be signed and stamped (see below) by the engineer or architect responsible for the approved LID Plan and submitted to the city prior to the issuance to the certificate of occupancy. PRIOR TO CERTIFICATE OF OCCUPANCY IC of OL SOR FORM, PRINTED PHOTOS OF THE BMPs TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.

Project Address:
9201 AND 9223 OWENSMOUTH AVENUE
LOS ANGELES, CA

Building Permit No.:

Name of Engineer/Architect responsible for the approved LID Plan:
KATHERINE F. BAAD

Phone Number:
310-838-0383

List all BMPs installed as part of the project. Coordinates of the most significant (or typical) BMPs:

BMP Type: DRY WELL # of units: 1

Lat: 34.237878 ; Long: -118.602881

Ex: Lat: 34.84152; Long: -118.25962 (5 sig digits)

BMP Type: # of units:

Lat: ; Long:

BMP Type: # of units:

Lat: ; Long:

Name of LID Plan Observer:

Phone Number:

1 I DECLARE THAT THE FOLLOWING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE:

1. I am the engineer or architect responsible for the approved LID Plan, and;

2. I, or designated staff under my responsible charge, has performed the required site visits at each significant construction stage and at the completion to verify that the Best Management Practices (BMPs) as shown on approved plans have been constructed and installed in accordance with the approved LID Plan.

Signature

Date

Stamp of Engineer or Architect

REVISIONS

DATE

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WEEKS DATE
BEFORE YOU DIG







OWENSMOUTH CONNECTION
9201 AND 9223 OWENSMOUTH AVENUE
LOS ANGELES, CA

LOW IMPACT DEVELOPMENT DOCUMENTS

PROJECT NUMBER:
C-16R05

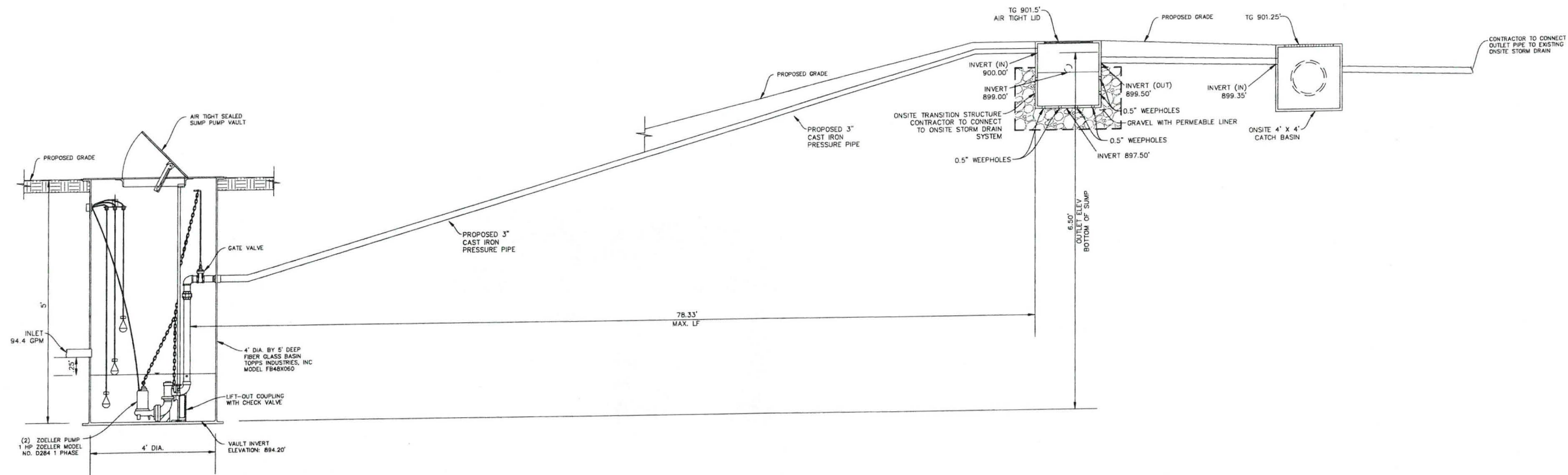
PROJ. ENG. / DRAWN:
JAA / MO

DATE:
FEB. 13, 2018

SCALE:
AS NOTED

SHEET NUMBER:
C-31

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1 SUMP PUMP RISER DIAGRAM
N.T.S.

REVISIONS
DATE



C. W. Howe Partners Inc.
5111 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
(310) 858-3383
www.cwhowepartners.com



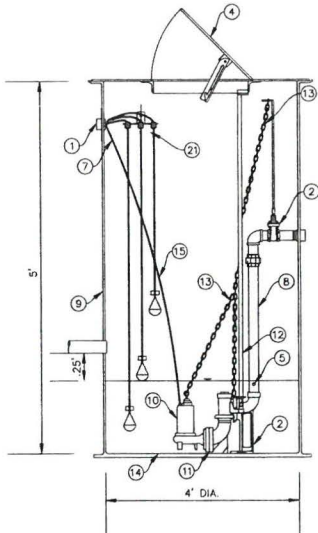
OWENSMOUTH CONNECTION
9201 AND 9223 OWENSMOUTH AVENUE
LOS ANGELES, CA

SUMP PUMP
RISER DIAGRAM

PROJECT NUMBER: C-16R05
PROJ. ENG. / DRAWN: JAA / MO
DATE: FEB. 13, 2018
SCALE: AS NOTED
SHEET NUMBER: C-4

ALL DESIGN, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF C.W. HOWE PARTNERS, INC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, OR DISTRIBUTED BY OTHERS, PUBLISHED, SOLD, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF AND APPROPRIATE CONFIRMATION TO C.W. HOWE PARTNERS, INC. COWH01-001

TWO (2) ZOELLER SUMP PUMP PART NO. D284 1 PHASE AND
PUMP VAULT TYPICAL DETAIL



1 SUMP PUMP DETAIL
N.T.S.

CONSTRUCTION NOTES:

1. ELECTRICAL WIRING AND PROTECTION MUST BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, AND ANY OTHER APPLICABLE STATE AND LOCAL ELECTRICAL REQUIREMENTS.
2. INSTALL PROPER FULL FLOW CHECK AND SHUT-OFF VALVE.
3. INSTALL PROPER CONTROLS. (OUTDOOR PANELS REQUIRE NAME 3R OR 4X ENCLOSURE)
4. ALL INSTALLATIONS REQUIRE A BASIN COVER TO PREVENT DEBRIS FROM FALLING INTO THE BASIN AND TO PREVENT ACCIDENTAL INJURY. ALHAMBRA FOUNDRY C.I. WATER TIGHT COVER AND TRAFFIC RATED APPROVED EQUIVALENT.
5. WHEN CHECK VALVE IS INSTALLED, DRILL A 3/16" DIAMETER HOLE IN THE DISCHARGE PIPE BELOW THE CHECK VALVE EVEN WITH THE TOP OF THE PUMP. NOTE: THE HOLE MUST BE BELOW THE BASIN COVER AND CLEANED PERIODICALLY. WATER STREAM WILL BE VISIBLE FROM THIS HOLE DURING PUMP RUN PERIODS. ALSO A VENT HOLE IS DRIFTED IN THE PUMP HOUSING. BE SURE THAT THIS HOLE IS CLEARED DURING ANY SERVICING.
6. VENT CASES AND ODORS TO THE ATMOSPHERE THROUGH VENT PIPE PER LOCAL AND STATE CODES.
7. SECURE POWER CORD TO AVOID ENTANGLEMENT WITH VARIABLE LEVEL FLOAT SWITCH MECHANISM.
8. PUMP DISCHARGE PIPE TO BE 3" DIAM.
9. BASIN MUST BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND SPECIFICATION. BASIN TO BE 4' DIAMETER BY 5' DEEP ROUND SUMP BASIN CONSTRUCTED OF POLYETHYLENE AND FIBERGLASS. TOPP INDUSTRIES, INC MODEL FB48X060 BASIN TO BE INSTALLED.
10. INSTALL TWO ZOELLER SUMP PUMPS PART NO. D284 1 PHASE PUMPS, ONE TO BE POWERED BY A SECONDARY BACKUP SOURCE.
11. IF RAIL SYSTEM IS USED, DISCHARGE ELBOW MUST BE FIRMLY ANCHORED TO THE BOTTOM OF THE BASIN.
12. FOR RAIL SYSTEM, THE GUIDE RAILS ARE 3/4" SCHEDULE 40 PIPE FOR THREADED VERTICAL DISCHARGE UNITS AND 2" SCHEDULE 40 PIPE FOR FLANGED HORIZONTAL DISCHARGE UNITS. BRASS, STAINLESS STEEL OR GALVANIZED STEEL IS RECOMMENDED.
13. INSTALL RING AND CABLE FOR LIFTING PUMP FROM PIT.
14. BASIN MUST BE CLEAN AND FREE OF DEBRIS AFTER INSTALLATION.

CONSTRUCTION NOTES:

15. CORDS MUST BE PROPERLY SEALED TO PREVENT MOISTURE AND GASSES FROM ENTERING THE CONTROL PANEL.
16. THE CONTRACTOR SHALL FURNISH AND INSTALL A DUPLEX SUBMERSIBLE NON-CLOG PUMP SYSTEM. THE CONTRACTOR SHALL FURNISH ALL PIPING, CHECK VALVES, INLET FACILITIES, LEVEL SENSOR AND MOTOR CONTROLS NECESSARY TO PROVIDE A FULLY OPERATIONAL PUMPING SYSTEM. ALL COMPONENTS OF THE PUMPING SYSTEM SHALL BE U.L. LISTED AND SUITABLE FOR OPERATION IN THE PROPOSED INSTALLATION.
17. THE PUMPS SHALL HAVE CAST IRON, VORTEX OR SEMI-OPEN, IMPELLER DESIGNED FOR NON-CLOG OPERATION. THE MOTORS SHALL BE PROVIDED WITH THERMAL OVERLOAD PROTECTION WITH AUTOMATIC RESET. THE PUMPS SHALL BE CAPABLE OF RUNNING DRY WITHOUT DAMAGE TO THE COMPONENTS AND SHALL BE DESIGNED FOR CONTINUOUS OPERATION WITHOUT DAMAGE WHEN FULLY SUBMERGED. THE PUMPS SHALL BE ZOELLER SUMP PUMP PART NO. D284 OR APPROVED EQUIVALENT.
18. THE DISCHARGE PIPING INSIDE THE WET WELL AND VALVE SHALL BE GALVANIZED IRON PIPE, STEEL PIPE, OR APPROVED EQUIVALENT. THE DISCHARGE PIPE OUTSIDE OF THE WET WELL OF VALVE SHALL BE DUCTILE IRON PIPE OR PVC (SCHEDULE 40 OR C900) PRESSURE PIPE WITH THE APPROPRIATE JOINTS. MATCH THE JOINING PIPES, PUMP AND VALVES.
19. THE PUMP STATION SHALL BE INSTALLED USING A TOPPS INDUSTRIES FIBERGLASS SUMP PUMP VAULT. THE VALVE MAY BE EITHER A POURED IN PLACE CONCRETE OR A PRECAST CONCRETE VAULT WITH REMOVAL COVERS.
20. AVAILABLE ELECTRICAL POWER SERVICE TO THE SITE SHALL BE VERIFIED. ALL ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE APPLICABLE CODES. THE ELECTRICAL POWER TO THE PUMP LOCATION SHALL BE PROVIDED BY OTHERS.
21. EACH PUMPS OPERATION SHALL BE CONTROLLED BY A FLOAT SWITCH AUTOMATICALLY STARTING AND STOPPING THE PUMPS AT THE LEVELS SHOWN. THE PUMP STATION SHALL BE PROVIDED WITH A DUPLEX WEATHER PROOF CONTROL PANEL WITH A TWO PUMP ALTERNATOR FOR LEAD AND LAG PUMP ON CONTROL.
22. THE CONTRACTOR MAY SELECT ALTERNATIVE MANUFACTURER AND MODEL FOR THE PUMP, CHECK VALVE, FLOAT SWITCHED, AND OTHER ACCESSORIES. ALL PRODUCTS SHALL MEET THE CRITERIA AND REQUIREMENTS SPECIFIED ABOVE. THE DOCUMENTATION SHALL INDICATE THE MAKE AND MODEL OF THE PRODUCT IS SUITABLE FOR THIS INTENDED USE.

Sump Pump Design

Project: Owensmouth Connection
Area = 0.083 ac
Q = 0.168 cfs

Needed Information:
 $\Delta H_{total} = \Delta H_{static} + \Delta H_{friction}$

Step 1 - Determine ΔH_{static}

$$\Delta H_{static} = 900.0 - 894.2 = 5.8 \text{ ft}$$

Elev. @ Outlet - Elev. @ Bottom of Pit

Step 2 - Determine $\Delta H_{friction}$

a) Calculate Hazen Williams Friction Head Factor C = 100

Hazen-Williams constant: D = 3 in.
Diameter of outlet pipe: C₁₇ = 0.17 cfs = 75.5 gpm
Q = 1.75 (FS) X Q = 0.21 cfs = 94.4 gpm
L = Length of Pipe (Assume 100')

$$H_f = 10.53 \times L \times Q^{1.85} \div C^{1.85} \times 1.48 = 0.045 \text{ ft/100' of pipe}$$

Step 3 - Determine Equivalent Length of Pipe

	#	EL	TL
Horizontal Length	78.33 LF	1 ft	78.33 ft
Gate Valve	1 EA	2 ft	2 ft
Check Valve	1 EA	16 ft	16 ft
Tee Line Flow	0 EA	0 ft	0 ft
Tee Branch Flow	0 EA	0 ft	0 ft
90deg Elbow	2 EA	10 ft	20 ft
45deg Elbow	4 EA	6 ft	24 ft
TOTAL =			140.33 ft

Step 4 - Determine Total Friction Head

$$\Delta H_{friction} = H_f \times \text{Total Length} = 6.295 \text{ ft}$$

Step 5 - Determine Total Dynamic Head

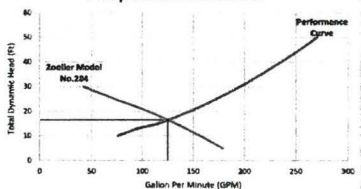
$$\Delta H_{total} = \Delta H_{static} + \Delta H_{friction}$$

$$\Delta H_{total} = 12.1 \text{ ft}$$

Step 6 - Choose pump for 12.1 ft of head at a Q of 94.4 gpm

Use Zoeller pump D284 1 phase single seal 1 HP

Pump Performance Curve



Operation Point:
Q=121 GPM
Headloss 18 Feet

quality service
Innovation. Integrity.

280 Series

Specifications

Motor Characteristics

Motor: 1/2 or 1 HP
Voltage: 115 - 275 V
Phase: 1 or 3 Ph
Hertz: 60 Hz
RPM: 1725 RPM
Type: Permanent split capacitor or 3 Ph
Insulation: Class E
Amperage: 1.4 - 16.7 A/Ph

Pump Characteristics

Operation: Automatic or manual
Auto On/Off Point: 18 1/2" (5' 10" (1.8 m) / 15.5 m)
Discharge Size: 2" or 2 1/2" (51 mm, 63.5 mm) with 2" or 2 1/2" (51 mm, 63.5 mm) flange
Suction Head: 2" (51 mm) max. (1" (25.4 mm) max. for 1/2 HP)
Total Length: 17" (430 mm) max. (18" (457 mm) max. for 1 HP)
Cord Type: U.S. listed 3 wire (ground, line and neutral)
Max Head: 35' (10.7 m)
Max Flow Rate: 1/2 GPM (19 LPM)
Max Operating Temp: 120° F (49° C)
Coating: Auto-vent thermal overload (1 Ph)

Materials Characteristics

Case: Cast iron
Motor Housing: Cast iron
Pump Housing: Cast iron
Base: Cast iron
Upper Bearing: Ball bearing
Lower Bearing: Ball bearing
Mechanical Seal: Carbon and ceramic
Impeller Type: Non-clogging vortex
Impeller: Cast iron
Housing: Cast iron
Motor Shaft: 11/16" (17.8 mm) dia. or 1/2" (12.7 mm) dia.
Outlet: N/A

Features

- This series of submersible pumps is designed for use in residential or light commercial dewatering and wastewater applications and can be used to transfer effluent or unsewered raw sewage. The innovative vortex impeller design reduces the risk of clogging and allows each pump to pass 2" (51 mm) spherical solids. These durable cast iron pumps include a powder coated epoxy finish to prevent corrosion and are designed to provide great total dispersion from the motor, ensuring a long service life. As with every Zoeller pump, each one is 100% pressure-tested, submerged and run to ensure quality and reliability for years of trouble-free performance!
- Automatic models include a float-operated, 2-pole mechanical switch, a stainless steel float guard and switch arm, and a buoyant polyethylene float.
- For non-automatic pumps, variable level control systems and controllers of various sizes are available for longer cycles.
- Double seal models are available to improve bearing lubrication and prevent leaks and damage to seals or bearings during dry run conditions.
- Includes a stainless steel handle for easy installation and removal.
- All models are hermetically sealed to be watertight, dust-tight, and completely submersible.

Reserve Powered Design. For unusual conditions, a reserve safety factor is engineered into the design of every pump.

ZOELLER
PUMP COMPANY
Zoeller Family of Water Solutions

280 Series

PUMP PERFORMANCE CURVE
MODELS 280/280/280/280

Model

Model Number	Base	Stroke	Valve	Phase	Amperage	HP	EL	TL	Rp
280	Single / 120	Auto	115	1	10.5	1/2	60	80	57
280/280/280	Single / 120	Auto	115	1	10.5	1/2	60	80	57
280	Single	Auto	220	1	6.0	1/2	60	80	57
280/280/280	Single / 120	Auto	220	1	6.0	1/2	60	80	57
280	Single	Auto	115	1	10.5	1/2	60	80	57
280/280/280	Single / 120	Auto	115	1	10.5	1/2	60	80	57
280	Single	Auto	220	1	6.0	1/2	60	80	57
280/280/280	Single / 120	Auto	220	1	6.0	1/2	60	80	57
280	Single	Auto	115	1	10.5	1/2	60	80	57
280/280/280	Single / 120	Auto	115	1	10.5	1/2	60	80	57
280	Single	Auto	220	1	6.0	1/2	60	80	57
280/280/280	Single / 120	Auto	220	1	6.0	1/2	60	80	57
280	Single	Auto	115	1	10.5	1/2	60	80	57
280/280/280	Single / 120	Auto	115	1	10.5	1/2	60	80	57
280	Single	Auto	220	1	6.0	1/2	60	80	57
280/280/280	Single / 120	Auto	220	1	6.0	1/2	60	80	57
280	Single	Auto	115	1	10.5	1/2	60	80	57
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280/280/280									



C. W. Howe Partners Inc.
Structural & Civil Engineering
4355 Sepulveda Blvd. Culver City, CA 90230
(310) 836-0363 fax (310) 836-5360 www.cwhowepartners.com

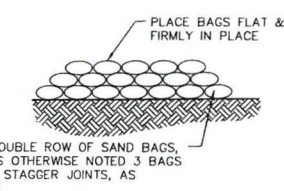
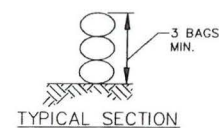


OWENSMOUTH CONNECTION
9201 AND 9223 OWENSMOUTH AVENUE
LOS ANGELES, CA

EROSION CONTROL
DETAILS

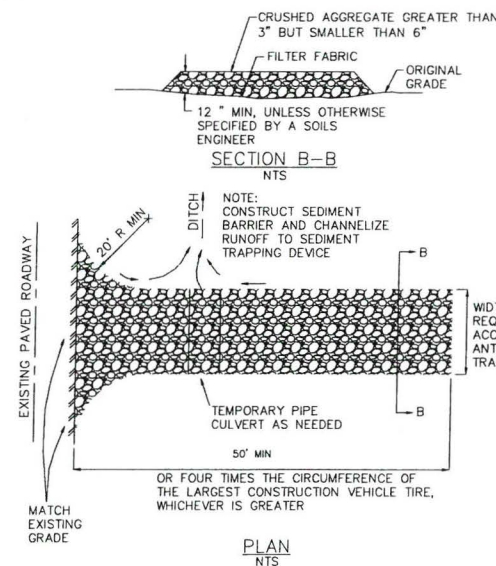
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PROJ. ENG. / DRAWN: JAA / MO
DATE: FEB. 13, 2018
SCALE: AS NOTED
SHEET NUMBER:

C-5



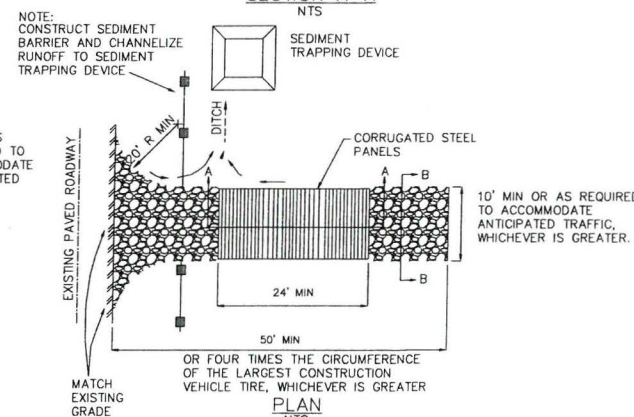
TYPICAL ELEVATION

SE-8 SAND BAG BARRIER

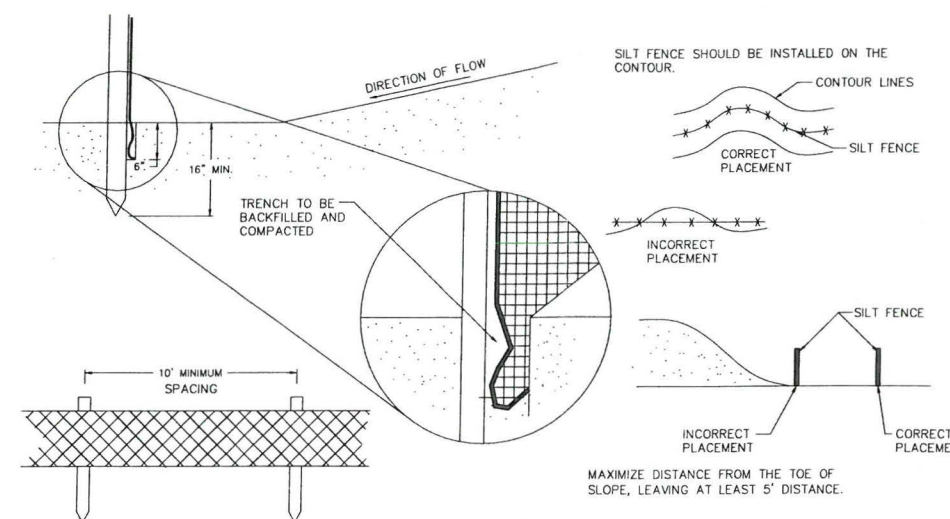


PLAN NTS

TC-1 STABILIZED CONSTRUCTION ENTRANCE



PLAN NTS



SILT FENCE SPECIFICATIONS

- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
- TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
- WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.
- THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE ADEQUATE UNIFORM TRENCH DEPTH.
- THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT THE 8 IN. OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-IN. DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
- SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
- MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.

CRITERIA FOR SILT FENCE MATERIALS

- FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 32 IN. LONG. WOOD POSTS WILL BE 2 BY 2 IN. HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.
- SILT FENCE FABRIC (SEE CHART BELOW)

FABRIC PROPERTIES	VALUES	TEST METHOD
GRAB TENSILE STRENGTH	90 LB. MINIMUM	ASTM D 1682
MULLEN BURST STRENGTH	190 PSI MINIMUM	ASTM D 3786
SLURRY FLOW RATE	0.3 GAL/MIN/FT MAXIMUM	
EQUIVALENT OPENING SIZE	40-80	US STD. SIEVE CW-02215
ULTRAVIOLET RADIATION STABILITY	90% MINIMUM	ASTM-G-26

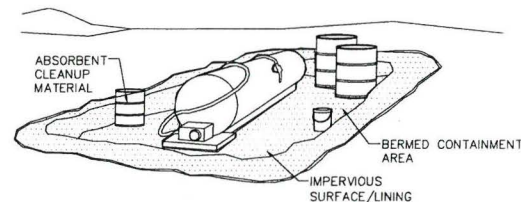
SE-1 SILT FENCE



NOTES:

- EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
- FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
- SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
- CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP #WM-8 FROM THE 2003 CALIFORNIA CONSTRUCTION BMP HANDBOOK

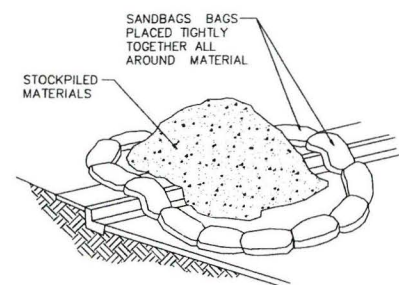
NS-10 CONCRETE WASTE MANAGEMENT



NOTES:

- FUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM DRAINAGE COURSES.
- ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

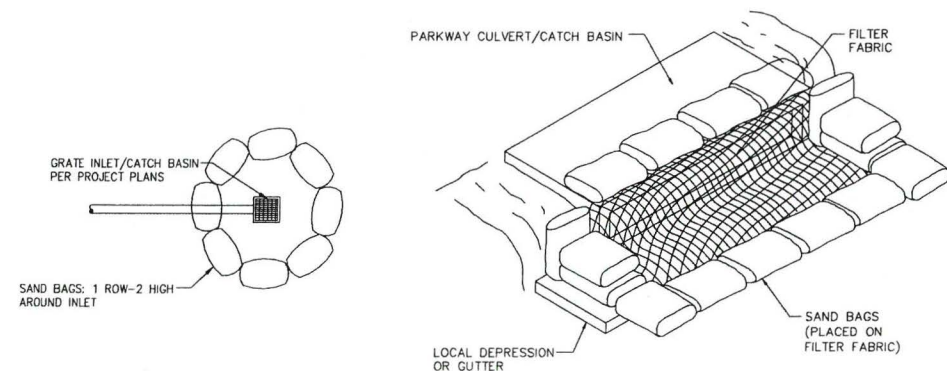
NS-9 VEHICLE/EQUIPMENT FUELING



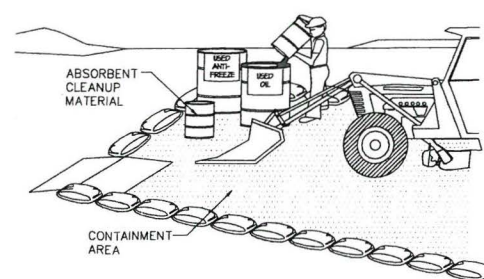
NOTES:

- DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
- ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

MATERIAL STORAGE



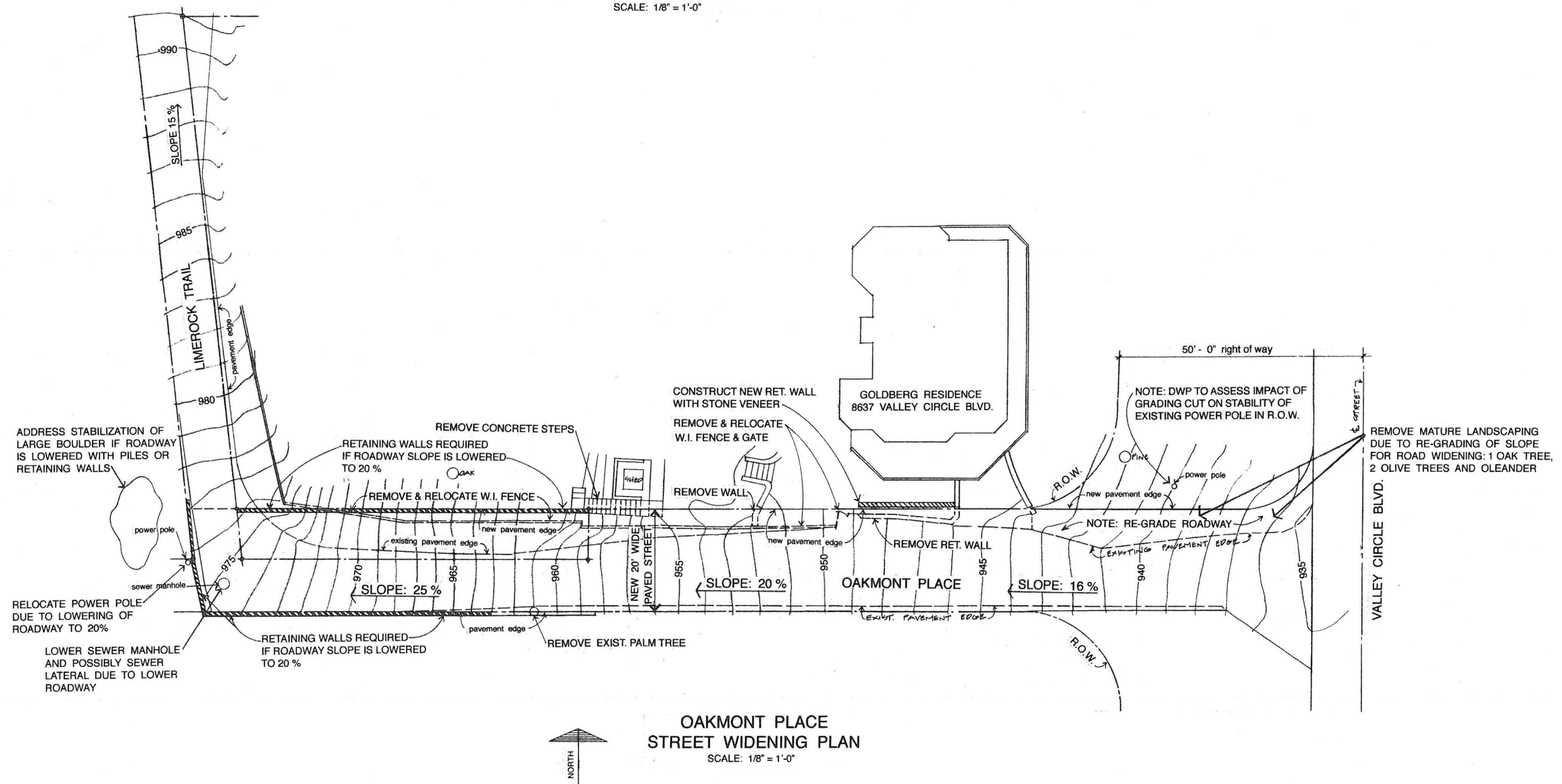
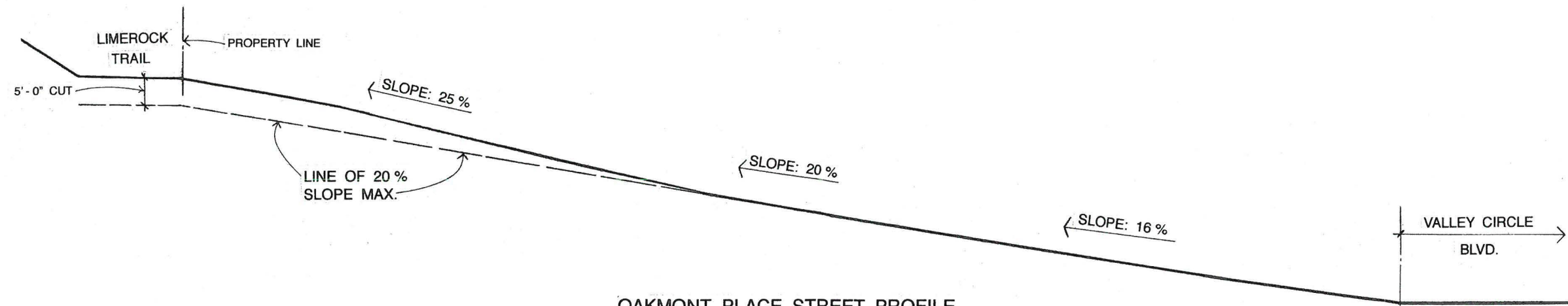
SE-10 DRAIN INLET PROTECTION



NOTES:

- LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.
- VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED, ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
- DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATER COURSES.
- ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
- LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
- PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
- MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.

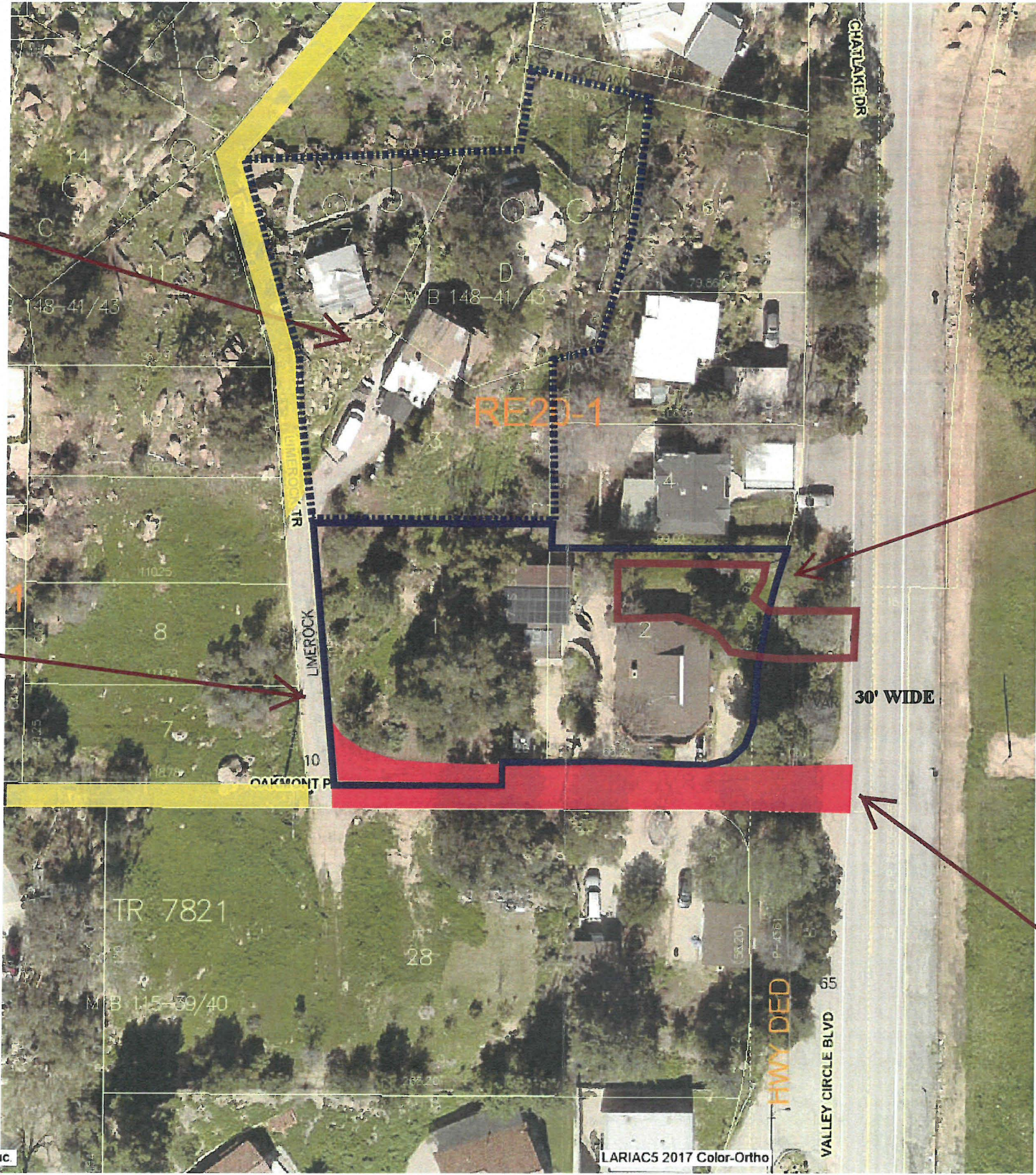
NS-10 EQUIPMENT REPAIR/MAINTENANCE



8637 VALLEY CIRCLE BLVD

APPELANTS ONLY
ACCESS TO HOME
IS VIA LIMEROCK
AND OAKMONT

ZA PROVIDED
RELIEF FROM
WIDENING THIS
ROADWAY



PROJECT

(E) SFD	1,821
(N) MASTER BEDROOM & 2-CAR GARGE	1,215
TOTAL	3,036

< 2,444 THE BHO ALLOWABLE

NEW 18'-0" WIDE
DRIVEWAY. 2-
CAR GARAGE
AND MASTER
BEDROOM
ADDITION (1215
SQUARE FEET)

PAPER STREET

ZA REQUEST TO WIDEN
OAKMONT PL TO 20'-0"
WIDE. NO NEXUS.
DISPROPORTIONATE
TO PROJECT SCOPE.