PROJECT

2400 PUERCO CANYON ROAD

County Of Los Angeles, Ca

SW 1/4 OF NW 1/4 OF Section- 25

OWNER

PAN-PACIFIC REALTY 1, LLC.

CONSULTANTS

GEOTECHNICAL CONSULTANT:

GEOSOILS CONSULTANTS, INC.
6634 Valjean Avenue
Van Nuys, CA 91406
Tel: (818) 785-2158

SEPTIC DESIGN

Scott Hogrefe
Gold Coast Services, Inc.
5217 Verdugo Way, Suite B
Camarillo, CA 93012

BIOLOGIST

PCR SERVICES CORP.
Daryl Koutnick
1 Ventura , Suite 150
Irvine, CA, 92618

SURVEYOR:

CHRIS NELSON & ASSOCIATES, INC.
3128 Via Colinas, Suite C
Westlake, CA 91362

CIVIL ENGINEER

B & E Engineers
Innovative Engineering Design, Inc.
20 E. Foothill Blvd., Suite 230
Arcadia, CA 91006

SITE INFO

PROJECT ADDRESS	2400 PUERCO CANYON ROAD County Of Los Angeles, Ca
Assessor Parcel Number:	4457-004-059
Legal Description:	SW 1/4 OF NW 1/4 OF Section- 25 C of C-00-314
Parcel Area (Approx.):	1,626,630.30 Sq. Ft. (37.34 Acre)
Fire District:	Single Family Residence
Construction:	
Stories:	2
Use:	Single Family Residence

LANDSCAPE SUMMARY

NUMBER OF NEW TREES PROVIDED: THREE 15-GALLON AND THREE 48" BOX TREES, ALL DROUGHT-TOLERANT.

TOTAL LANDSCAPE AREA : 27,434.50 SQ. FT.

DROUGHT-TOLERANT LANDSCAPING: 25,895.32 SQ. FT.
PERCENTAGE OF DROUGHT-TOLERANT LANDSCAPING: 94.38%

TURF AREA: 1,539.18 SQ. FT.
PERCENTAGE OF TURF AREA: 5.62%

PROJECT INFO

BUILDING AREA:

First Floor:	3,210.50	Sq. Ft.
Second Floor:	550.00	Sq. Ft.
Total Habitable:	3,760.50	Sq. Ft.
Total Garage:	613.75	Sq. Ft.

MAX. HEIGHT 35'-0"

GRADING:

Grading For Pad:	FILL = 5,360 Cu. Yds.
Grading For Buttress:	FILL = 9,840 Cu. Yds.

C of C Refernce
2007 00314

APPROVALS

Plot Plan RPP 200900363
Approved on 4/23/2009, Amended 7/12/2010, 4/5/2011, 10/18/ 2012

Oak Tree Permit 200900029-(3)
Approved 9/24/2009 expires 9/23/2019

County Of Los Angeles, Fire Department Approvals
Preliminary Fuel Modification Plan #5038-FFM T201200203
Fire Department Fire Protection Engineering Access Requirments Only Approved 7/24/2012

INDEX OF DRAWINGS

GENERAL

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FLOOR PLANS

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ELEVATIONS

A-2.1	EXTERIOR ELEVATIONS

FUEL MODIFICATION

FM	FUEL MODIFICATION

GREEN BUILDING

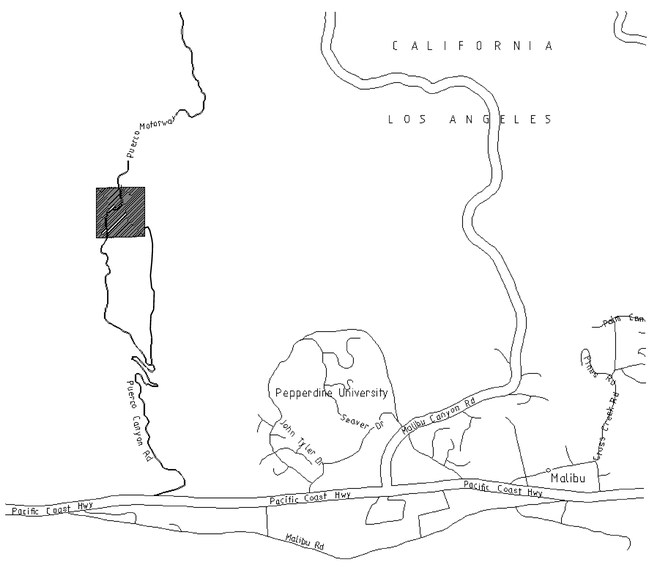
GB-1.1	GREEN BUILDING PLAN	Sc. 1" = 50'-0"
GB-1.2	GREEN BUILDING PLAN	Sc. 1" = 25'-0"
GB-1.3	GREEN BUILDING DESIGN REQUIREMENTS	

NOTES

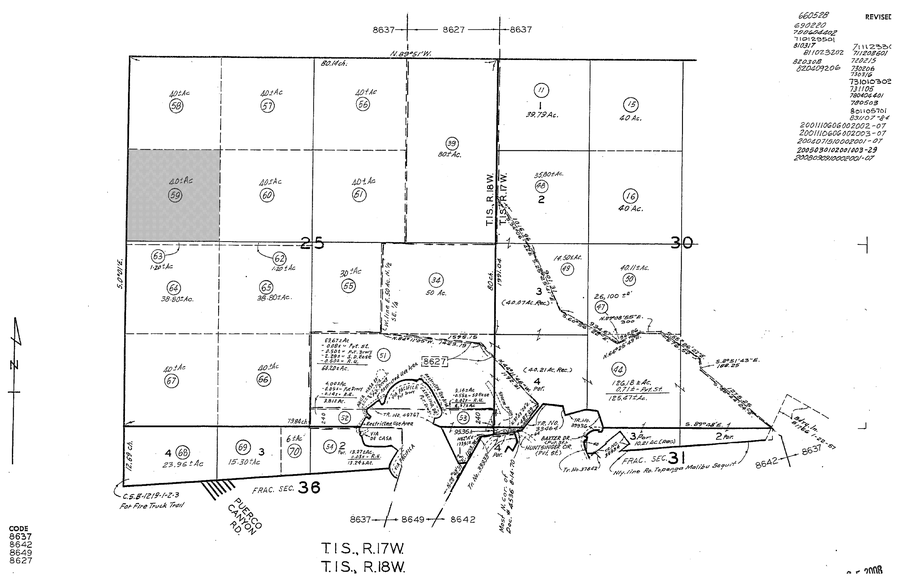
Per Conditions of Approval of OTP 04 070-(3):

1. Two parking areas for emergency vehicles will be provided along the main driveway;
2. Earth tone colors of the surrounding areas shall be used on all structures (i.e.; roof, walls, and drainage improvement) to minimize potential visual impacts to the viewshed.;
3. Fencing and walls shall be limited to those necessary to provide security around the immediate area of the residence, and shall not be designed to inhibit animal movement through the subject property. Said fencing and walls shall not extend more than 200 feet from the proposed residences;
4. Exterior night lighting shall be directed downward, of low intensity, at low height and shielded to prevent the illumination of surrounding properties and undeveloped areas. Security lighting, if any is used, shall be on a motion detector.

VICINITY MAP



LOCATION MAP



Permit Date

Project

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County Of Los Angeles, Ca

Client

PAN-PACIFIC REALTY 1, LLC.

SIA architectural design

20230 Wells Drive
Woodland Hills, CA 91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

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TITLE SHEET

10/2/2012

scale:

prepared by:

job #: 2000-21

AG-0

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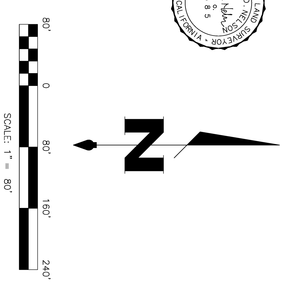


SHEET NO.
1
OF 1 SHEETS

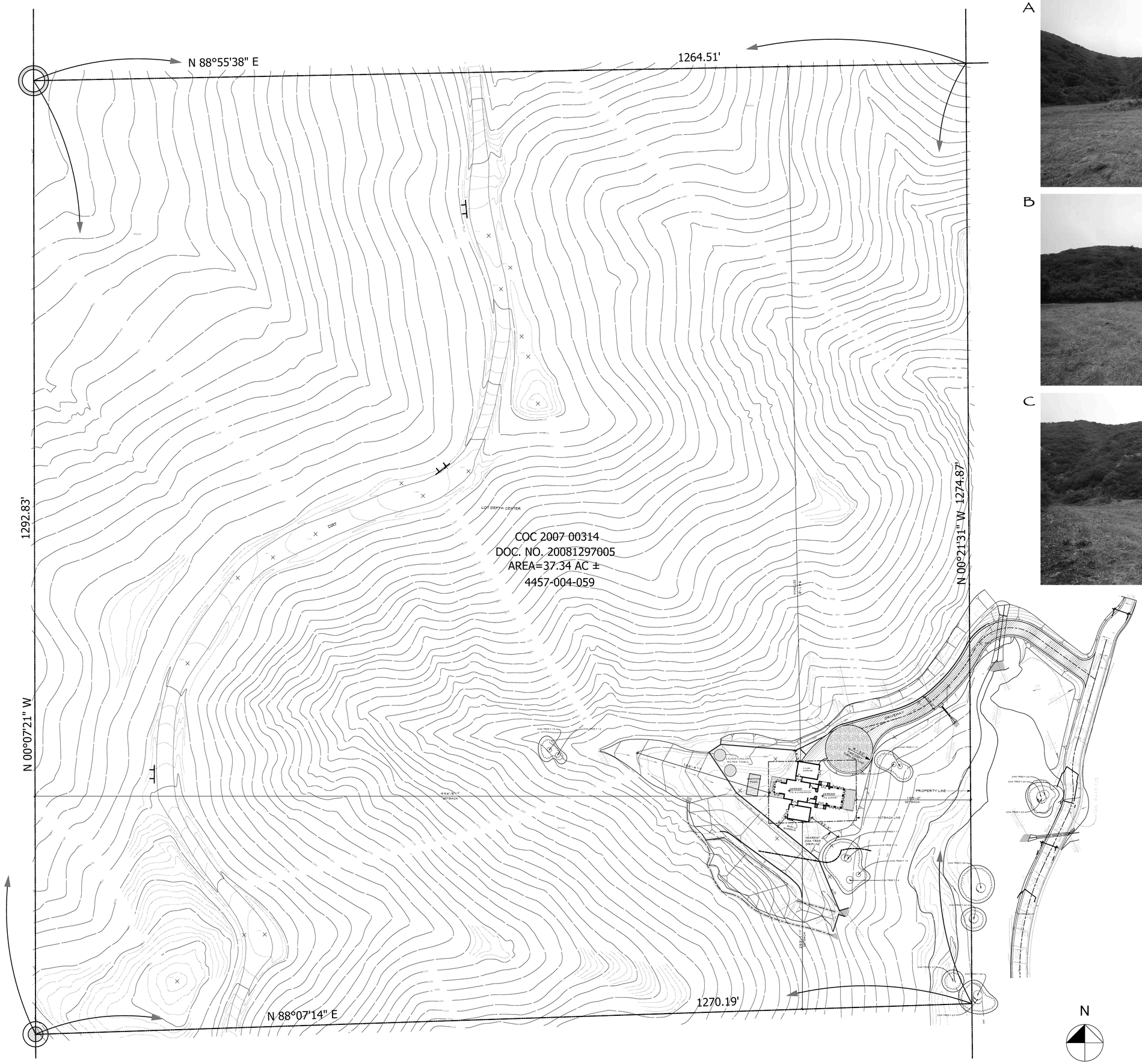
JOB NO. 08-1925
SCALE: 1" = 80'
DATE: OCT. 2012

SITE SURVEY
4457-004-059

PUERCO CANYON
MALIBU, CALIFORNIA 90265

PREPARED FOR:
PAN PACIFIC REALTY 1, LLC

chris nelson
& Associates, inc.
PROFESSIONAL LAND SURVEYORS
31238 Via Colinas Suite F, Westlake Village, CA. 91362
Voice: 818.991.1040 Fax: 818.991.0614



A

B

C

SITE SUMMARY

LOT AREA:	1,626,630.30	SQ. FT.
IMPERVIOUS AREA CALCULATION:		
BUILDING FOOTPRINT:	4,590.40	SQ. FT.
DRIVEWAY	4,706.59	SQ. FT.
HARDSCAPE:	764.81	SQ. FT.
POOL:	420.05	SQ. FT.
WATER TANKS:	402.12	SQ. FT.
DRAINAGE SWALE:	2,102.11	SQ. FT.
RAIN BARRELS:	9.42	SQ. FT.
TOTAL:	12,995.50	SQ. FT.
RATIO OF IMPERVIOUS AREA TO LOT AREA:	0.79%	
PERMEABLE AREA CALCULATION:		
FIRE DEPARTMENT TURNAROUND (WITH PERMEABLE PAVERS):	3,216.99	SQ. FT.

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SITE PLAN
Sc. 1" = 50'-0"

10/6/2012

scale: 1" = 50'-0"

prepared by:

job #: 2000-21

A-0.1

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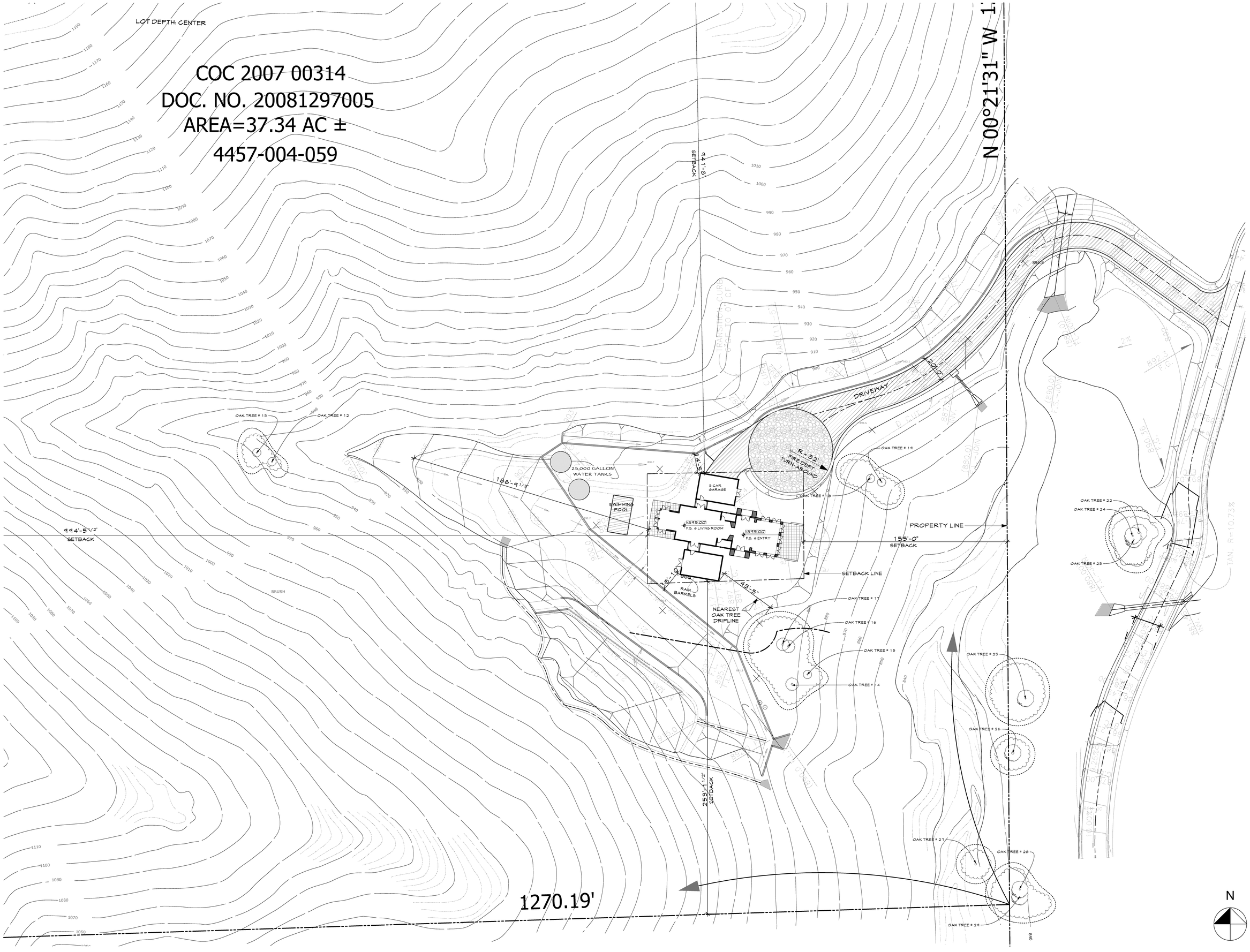

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SITE PLAN
Sc.1"= 25'-0"

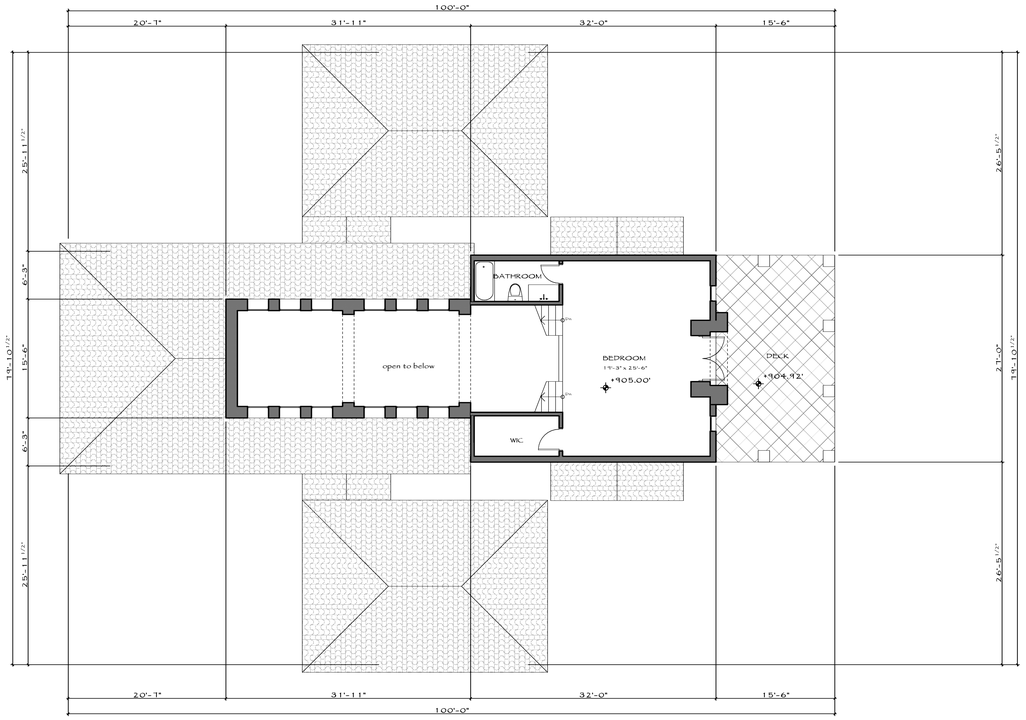
10/6/2012

scale: 1" = 25'-0"

prepared by:

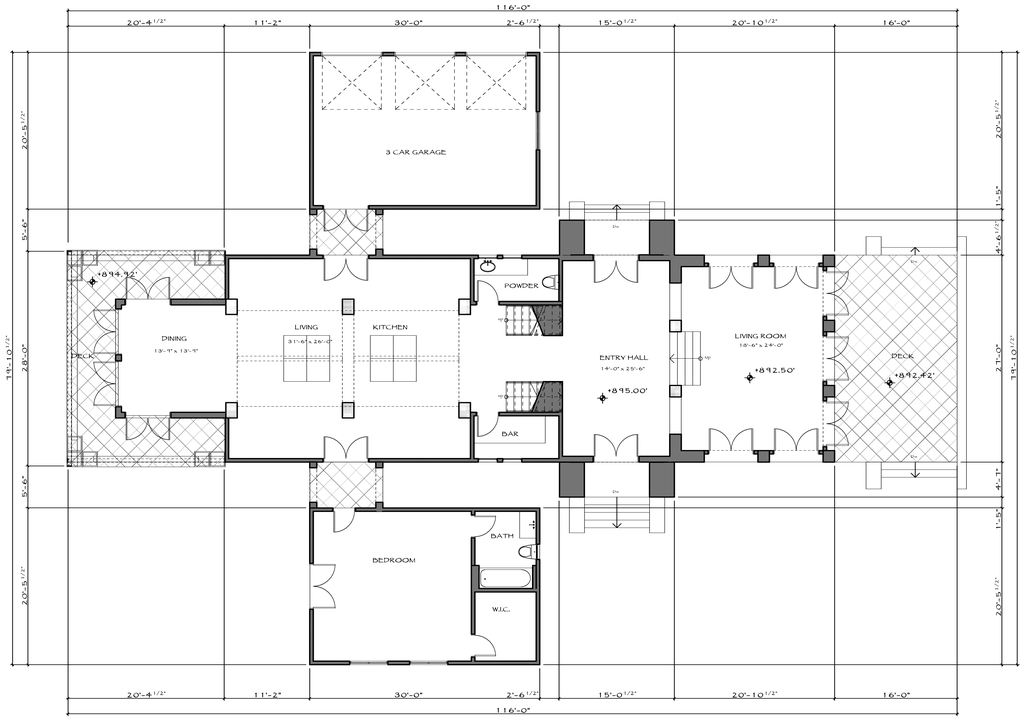
job #: 2000-21

A-0.2



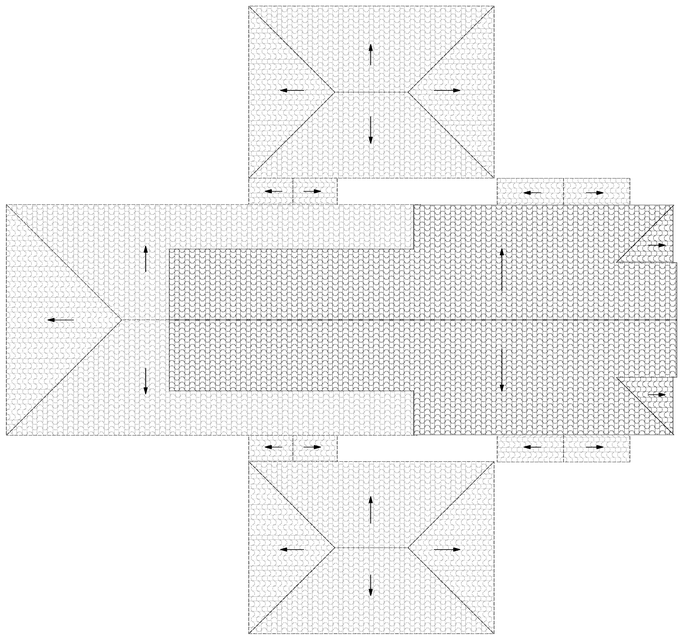
SECOND FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

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FLOOR PLANS

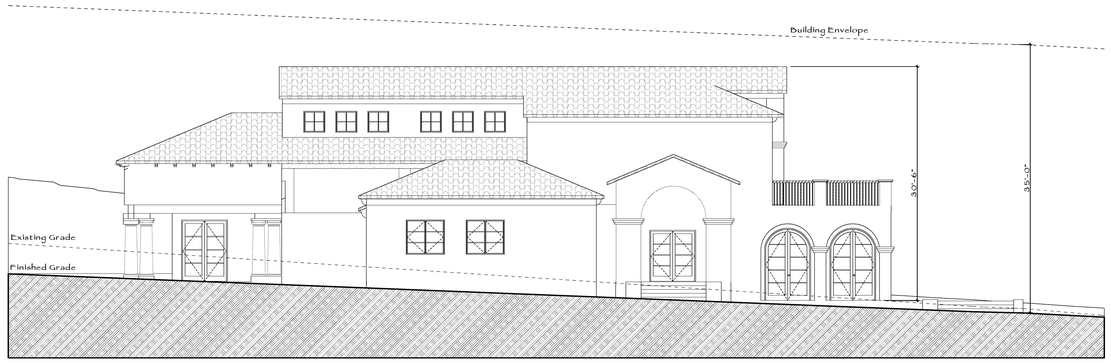
10/1/2012

scale:

prepared by: M.D.

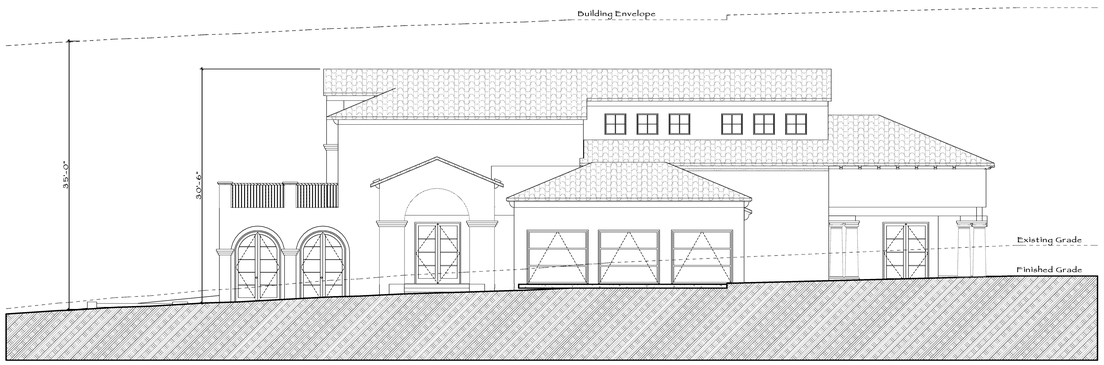
job #: 2000-21

A-1.1



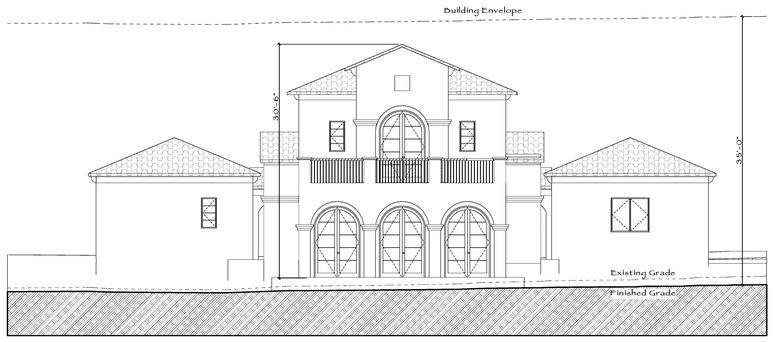
NORTH ELEVATION

1/8" = 1'-0"



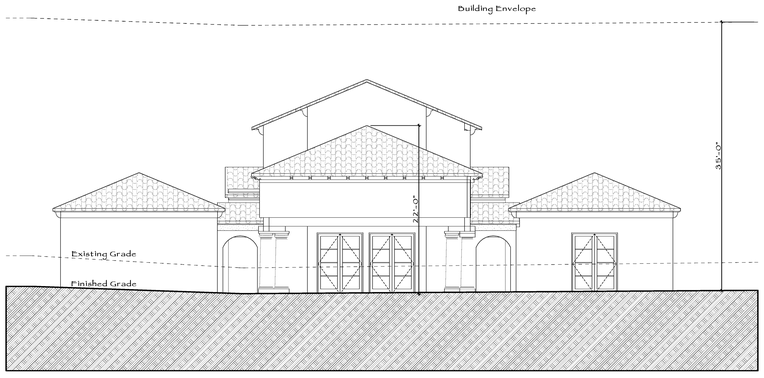
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

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EXTERIOR ELEVATIONS

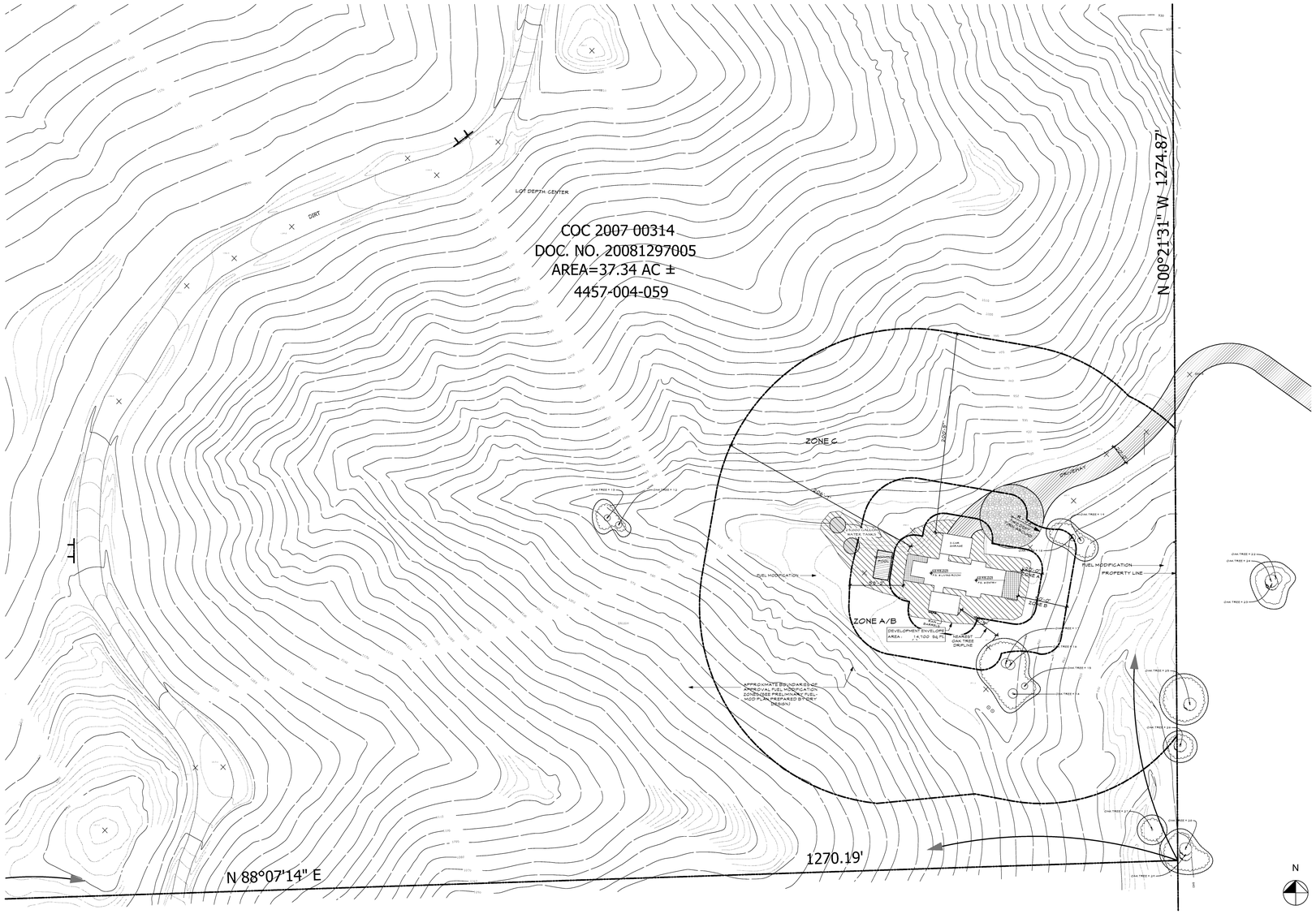
7/20/2012

scale:

prepared by: M.D.

job #: 2000-21

A-2.1



FUEL MODIFICATION NOTES

PLANT MATERIALS LIST

PLEASE NOTE: THIS LIST INCLUDES ALTERNATIVES, OR CHOICES IN EACH PLANT CATEGORY.
ALL OF THE MATERIALS LISTED ARE NOT INTENDED TO BE USED ON THIS PARTICULAR PROJECT.

ZONE	BOTANICAL/COMMON NAME
B	*CUPANIOPSIS ANACARDIOIDES/CARROT WOOD TREE;
B	*METROSIDEROS EXCELSUS/NEW ZEALAND CHRISTMAS TREE;
B	*OLEA EUROPEA 'SWAN HILL'/NON-BEARING OLIVE;
B	PLATANUS RACEMOSA/ CALIF. SYCAMORE;
B	QUERCUS AGRIFOLIA/COAST LIVE OAK; 30'-0" FROM STRUCTURE
B	UMBELLULARIA CALIFORNICA/ CALIFORNIA BAY
	NOTE: ALL TREES TO BE PLANTED AT LEAST 20' AWAY FROM STRUCTURES OR PROJECTIONS, PLEASE SEE PLAN FOR LOCATIONS.
A/B	*CERCIS OCCIDENTALIS/WESTERN REDBUD; 10'-0" FROM STRUCTURE
B	*FEIJOA SELLOWIANA/PINEAPPLE GUAVA;
B	*MELALEUCA NESOPHILA/PINK MELALEUCA;
A/B	PRUNUS CERASIFERA ' KRAUTER VESUVIUS/PURPLE LEAF PLUM 10'-0" FROM STRUCTURE
A/B	HETEROMELES ARBUTIFOLIA/TOYON; 15'-0" FROM STRUCTURE
B	MYRICA CALIFORNICA/PACIFIC WAX MYRTLE;
B	SAMBUCUS MEXICANUS/ELDERBERRY
A/B	*CITRUS SP./DWARF CITRUS ;
A/B	*DWARF STONE FRUIT TREES ;
A/B	*PUNICA GRANATUM/POMEGRANATE
B	*EUPHORBIA COTINIFOLIA/CARIBBEAN COPPER PLANT;
A/B	NERIUM OLEANDER 'SISTER AGNES'/WHITE OLEANDER
B	MALACOTHAMNUS FASCICULATUS/BUSH MALLOW; OR,
B	RHUS INTEGRIFOLIA/LEMONADEBERRY; 40'-0" FROM STRUCTURE
B	*ROMNEYA COULTERI/MATILIJA POPPY;
A/B	*BERBERIS THUBERGII 'CULTIVARS'/JAPANESE BARBERRY;
B	*MYRTUS COMMUNIS 'COMPACTA'/COMPACT MYRTLE;
A/B	*ROSA SP./ROSE;
B	*SALVIA LEUCANTHA 'SANTA BARBARA'/MEXICAN BUSH SAGE SELECTION;
B	*ROSMARINUS OFFICINALIS 'TUSCAN BLUE'/ROSEMARY;
A/B	*WESTRINGIA FRUTICOSA/FALSE ROSEMARY 10'-0" FROM STRUCTURE
B	ENCELIA CALIFORNICA/COAST SUNFLOWER ;
B	ISOMERIS ARBOREA/BLADDERPOD;
B	LUPINUS LONGIFOLIUS/BUSH LUPINE;
B	ERIOGONUM CINEREUM/ASHY-LEAF BUCKWHEAT (GROUPS OF 8 - 10 SPACED 30" APART);
B	SALVIA LEUCOPHYLLA/PURPLE SAGE ;
B	TRICHOSTEMA LANATUM/WOOLLY BLUE CURLS
B/C	TRIMMED, THINNED EXISTING NATIVE AND NON-NATIVE VEGETATION
	GROUND COVERS:
B	BACCHARIS PILULARIS 'STEVE HARRIS'/COYOTE BRUSH SELECTION;
B	CEANOTHUS HORIZONTALIS 'YANKEE POINT' @ 5' O.C. INITIALLY, THIN TO 10' O.C.;
A/B	*FESTUCA OVINA GLAUCA/BLUE FESCUE (ON SLOPES WITH LESS THAN 1:8 GRADIENT);
B	*MAHONIA REPENS/CREEPING MAHONIA;
B	RIBES VIBURNIFOLIUM/CATALINA PERFUME;
B	*SENECIO MANDRALISCAE/BLUE CHALK STICKS; THINNED, TRIMMED EXISTING NATIVE AND NON-NATIVE VEGETATION
A/B	TURF - MARATHON III - FLAT AREAS ONLY - SLOPES UNDER 10% GRAVEL OR D.G.
A/B	*AGAVE ATTENUATA 'NOVA' OR 'RED MARGIN';
B	*ARTEMESIA 'POWIS CASTLE;
A/B	*EUPHORBIA TIRUCALLI/STICKS ON FIRE;
A/B	*IRIS SP.;
A/B	*LAVANDULA DENTATA/FRENCH LAVENDER; 10'-0" FROM STRUCTURE
A/B	*LAVANDULA STOECHAS/SPANISH LAVENDER; 10'-0" FROM STRUCTURE
A/B	*STRELITZIA REGINAE/BIRD OF PARADISE;
A/B	*ANIGOZANTHOS FLAVIDUS DWARF HYBRIDS/KANGAROO PAWS;
A/B	*ELYMUS CONDENSATUS 'CANYON PRINCE'/CANYON PRINCE WILD RYE;
A/B	*HELICTOTRICHON SEMPERVIRENS/BLUE OAT GRASS;
A/B	*KNIPHOFIA UVARIA/REDHOT POKER;
A/B	*PHORMIUM TENAX (CULTIVARS UNDER 3-1/2')
B	YUCCA WHIPPLEI/OUR LORD'S CANDLE
A/B	OPUNTIA LITTORALIS/ COAST PRICKLY PEAR
	SEED, IN DRIFTS OF SINGLE SPECIES:
A/B	DELPHINIUM CARDINALE/SCARLET LARKSPUR;
A/B	ESCHSCHOLZIA CALIFORNICA/CALIF. POPPY;
A/B	ESCHSCHOLZIA MARITIMA/COAST POPPY;
A/B	LUPINUS SUCCULENTUS/SUCCULENT LUPINE;
B	MIMULUS LONGIFLORUS/MONKEYFLOWER;
A/B	PENSTEMON SP./PENSTEMON;
A/B	SILENE LACINATA/INDIAN PINK;
B	ZAUSCHNERIA CALIFORNICA/CALIF. FUCHSIA;
B/C	THINNED, TRIMMED EXISTING NATIVE AND NON-NATIVE VEGETATION
B	BROMUS CARINATUS/CALIFORNIA BROME;
A/B	MELICA IMPERFECTA/QUAKING MELIC;
A/B	SISYRINCHIUM BELLUM/BLUE-EYED GRASS
B/C	THINNED, TRIMMED EXISTING NATIVE AND NON-NATIVE VEGETATION

NOTE:

FUEL MODIFICATION ONLY APPLIES WITHIN PROPERTY BOUNDARIES.

FIRE ACCESS ROAD

1. EXTENDS 10 FEET FROM THE EDGE OF ANY PUBLIC OR PRIVATE ROADWAY THAT MAY BE USED AS ACCESS FOR FIRE-FIGHTING APPARATUS OR RESOURCES;
2. CLEAR AND REMOVE FLAMMABLE GROWTH FOR A MINIMUM OF 10 FEET ON EACH SIDE OF ACCESS ROAD (F.C. 1117.10);
3. FIRE ACCESS ROADS, DRIVEWAYS AND TURNAROUNDS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FIRE CODE. FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED VERTICAL CLEARANCE TO THE SKY (F.C. 902.2.2.1);
4. LANDSCAPING AND NATIVE PLANTS WITHIN THE 10 FOOT FIRE ACCESS ROAD ZONE SHALL BE APPROPRIATELY SPACED AND MAINTAINED TO PROVIDE SAFE EGRESS IN WILDLAND FIRE ENVIRONMENTS;
5. PROPOSED TREES SHALL BE PLANTED OUTSIDE THE 10 FOOT CLEARANCE ZONE

ZONE A - SETBACK ZONE

REQUIREMENTS

1. EXTENDS A MINIMUM OF 20' BEYOND THE EDGE OF COMBUSTIBLE STRUCTURE, ATTACHED ACCESSORY STRUCTURES, OR APPENDAGES AND PROJECTIONS;
2. IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO LANDSCAPING TO MAINTAIN HEALTHY VEGETATION WITH HIGH LIVE FUEL MOISTURE AND GREATER FIRE RESISTANCE;
3. LANDSCAPING AND VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS AND ADEQUATELY SPACED SHRUBS AND TREES. THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT;
4. PLANTS IN ZONE A SHALL BE INHERENTLY HIGHLY FIRE RESISTANT AND SPACED APPROPRIATELY. SPECIES SELECTION SHOULD BE MADE REFERENCING THE FUEL MODIFICATION PLANT REFERENCE. OTHER SPECIES MAY BE UTILIZED SUBJECT TO APPROVAL;
5. EXCEPT FOR DWARF VARIETIES OR MATURE TREES SMALL IN STATURE, TREES ARE GENERALLY NOT RECOMMENDED WITHIN ZONE A;
6. TARGET TREE SPECIES (INCLUDING BUT NOT LIMITED TO EUCALYPTUS, JUNIPER, CYPRESS, PINE CEDAR, CANARY ISLAND DATE PALM, CALIFORNIA FAN PALM, MEXICAN FAN PALM AND BOUGAINVILLEA) ARE NOT ALLOWED WITHIN TEN FEET OF COMBUSTIBLE STRUCTURE;
7. VINES OR CLIMBING PLANTS SHALL NOT BE ALLOWED ON ANY COMBUSTIBLE STRUCTURE.

ZONE B - IRRIGATED ZONE

REQUIREMENTS

1. EXTENDS FROM THE OUTERMOST EDGE OF ZONE A TO 50' FROM THE STRUCTURE OR TO THE PROPERTY LINE, WHICH EVER IS LESS;
2. IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO LANDSCAPING TO MAINTAIN HEALTHY VEGETATION WITH HIGH LIVE FUEL MOISTURE AND GREATER FIRE RESISTANCE;
3. LANDSCAPING AND VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS AND ADEQUATELY SPACED SHRUBS AND TREES. THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT;
4. PLANTS IN ZONE A SHALL BE INHERENTLY HIGHLY FIRE RESISTANT AND SPACED APPROPRIATELY. SPECIES SELECTION SHOULD BE MADE REFERENCING THE FUEL MODIFICATION PLANT REFERENCE. OTHER SPECIES MAY BE UTILIZED SUBJECT TO APPROVAL;
5. IRRIGATION AWAY FROM NATIVE OAK TREES AND OUTSIDE THE DRIPLINE.

ZONE C - THINNING ZONE

REQUIREMENTS

1. EXTENDS FROM THE OUTERMOST EDGE OF ZONE B TO 200' FROM STRUCTURE, OR TO THE PROPERTY LINE, WHICHEVER IS LESS;
2. IRRIGATION SYSTEMS ARE NOT REQUIRED FOR THIS ZONE. (NATIVE PLANTS ARE GENERALLY NOT COMPATIBLE WITH REGULAR, UN-SEASONAL SUPPLEMENTAL WATER).
3. LANDSCAPING AND VEGETATION IN THIS ZONE MAY CONSIST OF MODIFIED EXISTING NATIVE PLANTS, ADEQUATELY SPACED ORNAMENTAL SHRUBS AND TREES, OR BOTH. THERE MAY ALSO BE REPLACEMENT LANDSCAPE PLANTING WITH ORNAMENTAL OR LESS FLAMMABLE NATIVE SPECIES TO MEET MINIMUM SLOPE COVERAGE REQUIREMENTS OF CITY OR COUNTY PUBLIC WORKS OR PARKS & RECREATION LANDSCAPE OR HILLSIDE ORDINANCES. IN ALL CASES, THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT;
4. EXISTING NATIVE VEGETATION SHALL BE MODIFIED BY THINNING AND REMOVAL OF SPECIES CONSTITUTING A HIGH FIRE RISK, INCLUDING, BUT NOT LIMITED TO LAUREL SUMAC, CHAMISE, CEANOTHUS, SAGE, SAGE BRUSH, BUCKWHEAT AND CALIFORNIA JUNIPER. PLEASE REFERENCE THE FUEL MODIFICATION PLANT REFERENCE;
5. FUEL LOADS SHALL BE REDUCED BY PRUNING UP THE LOWER 1/3 OF REMAINING TREES OR SHRUBS AND REMOVING DEAD WOOD. NATIVE PLANTS MAY BE THINNED BY REDUCED AMOUNTS AS THE DISTANCE FROM DEVELOPMENT INCREASES;
6. PLANTS IN ZONE C SHALL BE SPACED APPROPRIATELY. SPECIES SELECTION SHOULD BE MADE REFERENCING THE FUEL MODIFICATION PLANT REFERENCE. OTHER SPECIES MAY BE UTILIZED SUBJECT TO APPROVAL.
7. GENERAL SPACING FOR EXISTING NATIVE SHRUBS IS 15 FEET BETWEEN CANOPIES;
8. GENERAL SPACING FOR EXISTING NATIVE TREES IS 20 FEET BETWEEN CANOPIES.

MAINTENANCE & FUEL MANAGEMENT - ALL ZONES

ROUTINE MAINTENANCE SHALL BE REGULARLY PERFORMED IN ALL ZONES WHICH REQUIRES:

1. REMOVAL OF THINNING UNDESIRABLE COMBUSTIBLE VEGETATION AND REPLACEMENT OF DEAD AND DYING LANDSCAPING;
2. PRUNING AND THINNING TO REDUCE THE OVERALL FUEL LOAD AND CONTINUITY WITH OTHER FUEL LOADS;
3. PRUNING LOWER BRANCHES OF TREES AND TREE-FORM SHRUBS TO 1/3 OF THEIR HEIGHT (OR 6' FROM LOWEST HANGING BRANCHES) TO HELP TO PREVENT FIRE FROM SPREADING UPWARD INTO THE CROWN;
4. GROUND COVERS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 18 INCHES. ANNUAL GRASSES AND WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 INCHES;
5. ACCUMULATED PLANT LITTER AND DEAD WOOD SHALL BE REMOVED. DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHOULD BE REMOVED FROM THE SITE OR CHIPPED AND EVENLY DISPERSED IN THE SAME AREA TO A MAXIMUM DEPTH OF 5 INCHES;
6. MANUAL AND AUTOMATIC IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR OPERATIONAL INTEGRITY AND PROGRAMMING. EFFECTIVENESS SHOULD BE REGULARLY EVALUATED TO AVOID OVER OR UNDER-WATERING;
7. COMPLIANCE WITH THE FIRE CODE IS A YEAR ROUND RESPONSIBILITY. ENFORCEMENT WILL OCCUR FOLLOWING INSPECTION BY THE FIRE DEPT. ANNUALLY, AND AS NEEDED. ANNUAL INSPECTIONS ARE CONDUCTED FOLLOWING THE NATURAL DYING OF GRASSES AND FINE FUELS, BETWEEN THE MONTHS OF APRIL AND JUNE DEPENDING UPON THE GEOGRAPHIC REGION;
8. BRUSH CLEARANCE ISSUES ON ADJACENT PROPERTIES SHOULD BE DIRECTED TO THE COUNTY OF LOS ANGELES FIRE DEPARTMENT'S BRUSH CLEARANCE UNIT AT (626)969-2375;
9. ALL FUTURE PLANTINGS SHALL BE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FUEL MODIFICATION GUIDELINES AND APPROVED PRIOR TO INSTALLATION;
10. QUESTIONS REGARDING LANDSCAPE PLANTING AND MAINTENANCE WITH REGARD TO FIRE SAFETY SHOULD BE DIRECTED TO THE FIRE DEPARTMENT'S FUEL MODIFICATION UNIT AT (626) 969-5205;
11. PLANT SPACING FOR INTRODUCED PLANTS IS 30 FEET BETWEEN CANOPIES FOR TREES AND 15 FEET, OR THREE TIMES THE INDIVIDUAL CROWNS FOR LARGE SHRUBS;
12. GRAVEL OR DECOMPOSED GRANITE FIRE BREAKS ARE TO BE KEPT WEED FREE;
13. SEE WATERSHED PROTECTION AREA FUEL MANAGEMENT NOTES FOR MAINTENANCE OF EXISTING NATIVE PLANT SPECIES TO REMAIN ON SITE;
14. FUEL MANAGEMENT SHALL BE ACCOMPLISHED THROUGH MOWING (WEEDS) OR THE USE OF WEED WHIPS (HERBACEOUS PERENNIALS AND GRASSES) AND HAND TRIMMING (EVERGREEN PERENNIALS, SHRUBS AND TREES). DISKING IS SPECIFICALLY PROHIBITED AS A MEANS OF VEGETATION MANAGEMENT OR FUEL MODIFICATION.

Permit Date

Project

2400 PUERCO CANYON ROAD

County Of Los Angeles, Ca

Client

PAN-PACIFIC REALTY 1, LLC.

SIA architectural design

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FUEL MODIFICATION

10/2/2012

scale: 1" = 50'-0"

prepared by:

job #: 2000-21

FM

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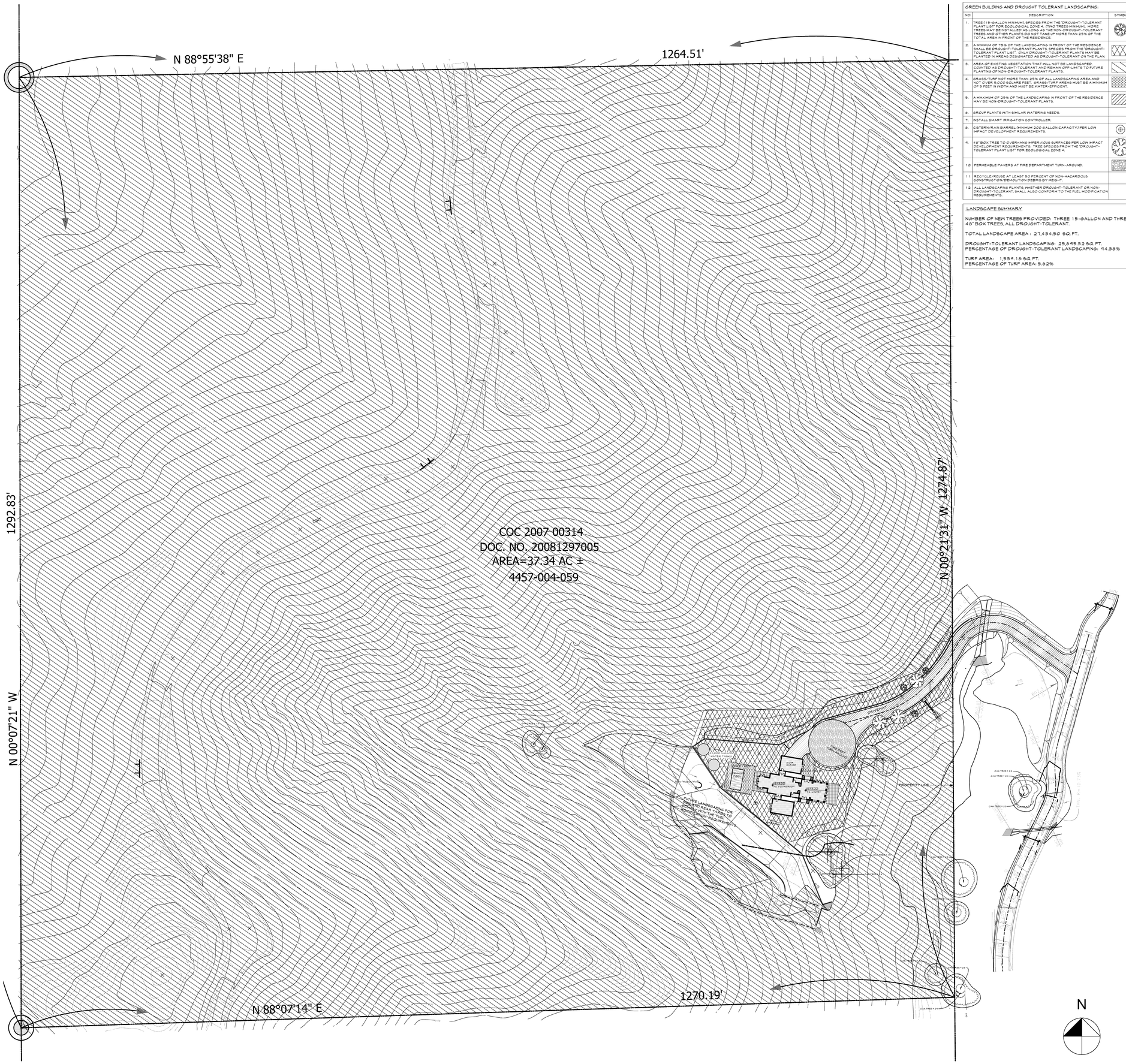

GREEN BUILDING AND DROUGHT TOLERANT LANDSCAPING:		
NO.	DESCRIPTION	SYMBOL
1.	TREE (15-GALLON MINIMUM) SPECIES FROM THE "DROUGHT-TOLERANT PLANT LIST" FOR ECOLOGICAL ZONE 4. (TWO TREES MINIMUM) MORE TREES AND OTHER PLANTS MAY BE FROM NON-DROUGHT-TOLERANT TREES AND OTHER PLANTS BUT DO NOT TAKE UP MORE THAN 25% OF THE TOTAL AREA IN FRONT OF THE RESIDENCE.	
2.	A MINIMUM OF 75% OF THE LANDSCAPING IN FRONT OF THE RESIDENCE SHALL BE DROUGHT-TOLERANT PLANTS. SPECIES FROM THE "DROUGHT-TOLERANT PLANT LIST". ONLY DROUGHT-TOLERANT PLANTS MAY BE PLANTED IN AREAS DESIGNATED AS DROUGHT-TOLERANT ON THE PLAN.	
3.	AREA OF EXISTING VEGETATION THAT WILL NOT BE LANDSCAPED, MAINTAINED AS DROUGHT-TOLERANT AND REMAIN OFF-LIMITS TO FUTURE PLANTING OF NON-DROUGHT-TOLERANT PLANTS.	
4.	GRASS/TURF NOT MORE THAN 25% OF ALL LANDSCAPING AREA AND NOT OVER 5,000 SQUARE FEET. GRASS/TURF AREAS MUST BE A MINIMUM OF 5 FEET IN WIDTH AND MUST BE WATER-EFFICIENT.	
5.	A MAXIMUM OF 25% OF THE LANDSCAPING IN FRONT OF THE RESIDENCE MAY BE NON-DROUGHT-TOLERANT PLANTS.	
6.	GROUP PLANTS WITH SIMILAR WATERING NEEDS.	
7.	INSTALL SMART IRRIGATION CONTROLLER.	
8.	CISTERN/RAIN BARREL (MINIMUM 200 GALLON CAPACITY) PER LOW IMPACT DEVELOPMENT REQUIREMENTS.	
9.	48" BOX TREE TO OVERHANG IMPERVIOUS SURFACES PER LOW IMPACT DEVELOPMENT REQUIREMENTS. TREE SPECIES FROM THE "DROUGHT-TOLERANT PLANT LIST" FOR ECOLOGICAL ZONE 4.	
10.	PERMEABLE PAVERS AT FIRE DEPARTMENT TURN-AROUND.	
11.	RECYCLE/REUSE AT LEAST 50 PERCENT OF NON-HAZARDOUS CONSTRUCTION/DEMOLITION DEBRIS BY WEIGHT.	
12.	ALL LANDSCAPING PLANTS, WHETHER DROUGHT-TOLERANT OR NON-DROUGHT-TOLERANT, SHALL ALSO CONFORM TO THE FUEL MODIFICATION REQUIREMENTS.	

LANDSCAPE SUMMARY

NUMBER OF NEW TREES PROVIDED: THREE 15-GALLON AND THREE 48" BOX TREES, ALL DROUGHT-TOLERANT.

TOTAL LANDSCAPE AREA: 27,434.50 SQ.FT.

DROUGHT-TOLERANT LANDSCAPING: 25,895.32 SQ.FT.
PERCENTAGE OF DROUGHT-TOLERANT LANDSCAPING: 94.38%

TURF AREA: 1,539.18 SQ.FT.
PERCENTAGE OF TURF AREA: 5.62%

Green Building Program Checklist

Please review carefully and sign your initials to acknowledge that you understand each requirement.

☐ **Green Building Requirements, Chapter 22.52, Part 20 (as applicable)**

Tree Planting
Depict on the site plan the location of the required trees to be planted (Section 22.52.2130.C.5). If the property currently has mature trees, as defined in Section 22.52.2110.M, these trees must be depicted on the site plan and shall constitute compliance with this requirement.

Smart Irrigation Controller (Section 22.52.2130.C.2a)
Note on the plans that a smart irrigation controller shall be installed for all landscaping.

Energy Conservation
Note on the plans that the project shall be designed to achieve at least 15% more energy efficiency than the 2005 California Energy Efficiency Standards, Title 24, Part 6 (Section 22.52.2130.C.1).

Resource Conservation
Note on the plans that the project shall recycle and/or salvage the minimum amount of non-hazardous construction and demolition debris (Section 22.52.2130.C.4) and in compliance with requirements set forth by the Department of Public Works, Environmental Programs Division.

Indoor Water Conservation (Non-residential with floor area > 10,000 sq. ft. or residential ≥ 5 units)
Note on the plans that the project shall comply with the requirement that tank-type toilets be high-efficiency toilets (maximum 1.28 gallons/flush) (Section 22.52.2130.C.3).

☐ **Drought-Tolerant Landscaping Requirements, Chapter 22.52, Part 21 (as applicable)**

Landscaping (Section 22.52.2230.A, B)
Depict all landscaping (existing and proposed) on the site plan. Include a table with the total landscaped area and percent of drought-tolerant landscaping to verify compliance with the minimum 75% drought-tolerant landscaping (for single-family residences, minimum 75% drought-tolerant landscaping in front of the residence only). Drought-tolerant plants must be selected from the County's "Drought-tolerant plant list." Also, group plants with similar watering needs (hydrozones).

Grass/Turf (Section 22.52.2230.A, B)
Depict all grass/turf (existing and proposed) on the site plan. Include a table with the area and percent of grass/turf to verify compliance with the maximum 25% of total landscaping and maximum 5000 square feet area. Grass/turf must be at least five feet in width and must be water-efficient.

Covenant (Section 22.52.2250)
The property owner must sign, notarize and record a covenant requiring compliance with the Drought-Tolerant Landscaping ordinance.

☐ **Low Impact Development (LID) Requirements, Chapter 22.52, Part 22 (as applicable)**

Impervious Surface Areas
Depict on the site plan any alteration of existing impervious surface area and/or creation of new impervious surface area. This includes any paving, roofed structures, etc.

Best Management Practices (BMPs)
Note on the plans that LID BMPs shall be installed as required by the Department of Public Works (DPW) pursuant to the County's "Low Impact Develoment Standards Manual," unless modified or waived by DPW. For residential projects ≤ 4 units, identify at least two of the following LID BMPs on the site plan: Porous pavement, cistern/rain barrel, raingarden/planter box, dry well, green roof, direct runoff to drain toward pervious surfaces, or plant two trees to overhang impervious surfaces.

1

GREEN BUILDING PROGRAM TABLE- To be completed by applicant

Green Building Requirements	
❖ A project where a complete building permit application was filed with the County Department of Public Works (DPW) prior to **January 1, 2009** shall be exempt from the requirements. For construction of a single family residence, this deadline is extended to **April 1, 2009**.	
Number of trees required/provided:	
Location of trees per green building requirements shall be approved as depicted on the plans unless waived or modified by DPW.	
Unless exempt, or waived/modified by DPW, the project shall comply with the energy efficiency, resource and water conservation provisions of the Green Building ordinance per DPW review.	
Drought-Tolerant Landscaping Requirements	
❖ A project where a complete building permit application was filed with the County Department of Public Works (DPW) prior to **January 1, 2009** shall be exempt from the requirements. For construction of a single family residence, this deadline is extended to **April 1, 2009**.	
Is landscaping required? ☐ Yes ☐ No Is landscaping proposed? ☒ Yes ☐ No • If you check yes for either question, complete the landscaping information below. • If you check no for both questions, skip to the next section- Green Building. Please be aware that if landscaping is proposed in the future, a new site plan review and applicable fees must be filed to ensure compliance with the Drought –Tolerant Landscaping Ordinance, Chapter 22.52, Part 21	
Required landscaping (sq. ft.) (if applicable):	Not Applicable
Total landscaping (sq. ft.):	27,434.50
Percent of total landscaping to be drought tolerant:	94.38%
Total grass/turf area (sq. ft):	1,539.18
Percent of total landscaping to be grass/turf:	5.62%
Grass/turf width must be minimum 5 feet and grass/turf must be water efficient.	
Plants shall be grouped in hydrozones (with similar water and sun needs)	
Low Impact Development (LID) Requirements	
❖ Any development where a complete permit application was filed with the County Departments of Regional Planning, Public Works (DPW), or Beaches and Harbors prior to **January 1, 2009** shall be exempt from the requirements.	
Percent alteration of EXISTING impervious surfaces:	
Total NEW impervious surfaces (sq. ft):	
For residential projects ≤ 4 units, install at least two of the following (check at least two): ☐ Porous pavement (minimum 50% of all paving) ☒ Cistern/rain barrel (minimum 200 gallon capacity) ☐ Raingarden/planter box (minimum 200 gallon capacity) ☐ Dry well (minimum 200 gallon capacity) ☐ Green roof (minimum 50% of total roof area) ☐ Direct runoff to drain toward pervious surfaces ☒ Plant 2 trees to overhang impervious surfaces	
Unless exempt, or waived/modified by DPW, the development shall comply with LID requirements per DPW review.	

2

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GREEN BUILDING PLAN Sc. 1" = 50'-0"

10/2/2012

scale: 1" = 50'-0"

prepared by:

job #: 2000-21

GB-1.1

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DOC. NO. 20081297005
AREA=37.34 AC ±
4457-004-059

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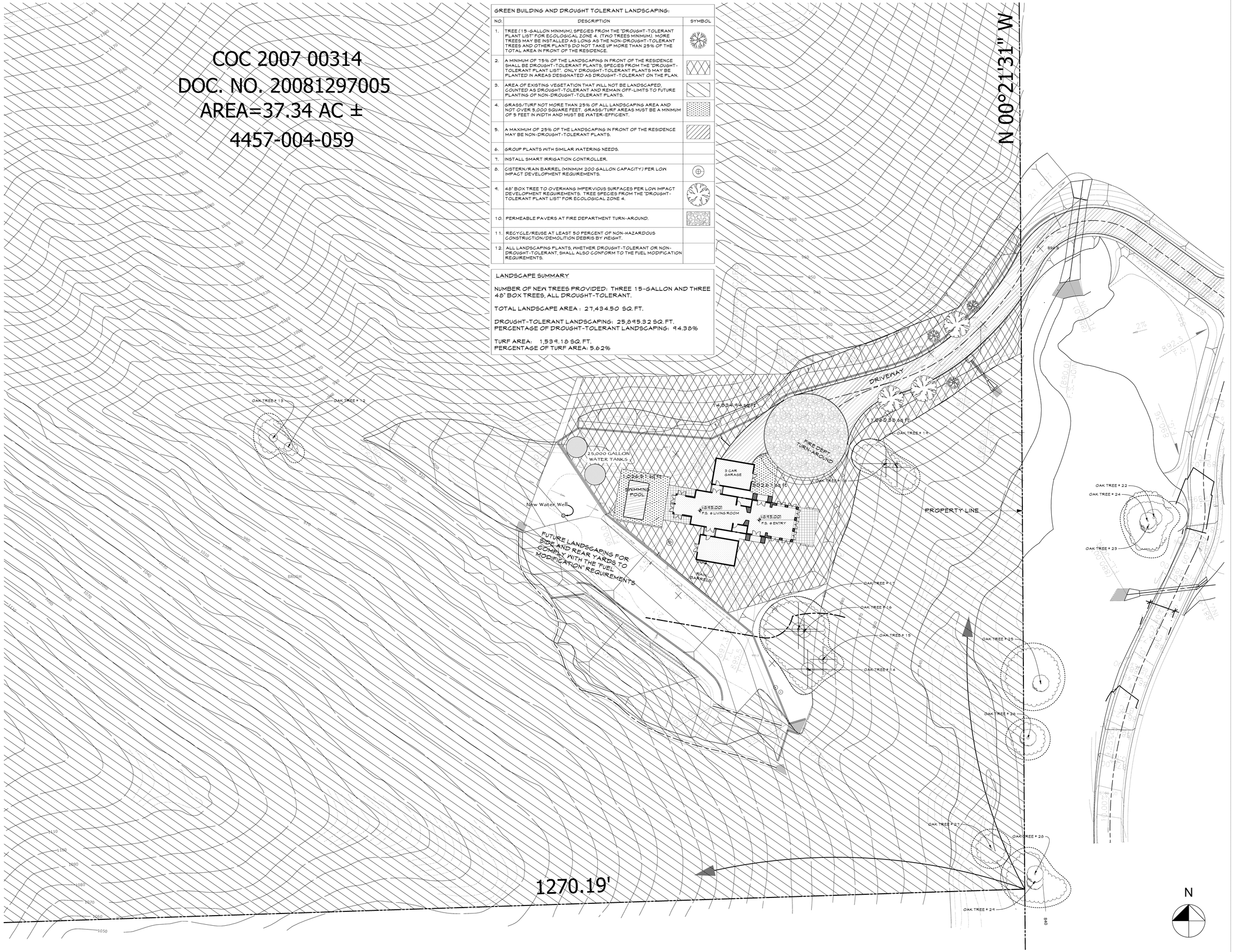

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GREEN BUILDING PLAN Sc. 1" = 25'-0"

10/2/2012

scale: 1" = 25'-0"

prepared by:

job #: 2000-21

GB-1.2

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CHAPTER 3: DESIGN REQUIREMENTS

All new development and redevelopment under the jurisdiction of the County of Los Angeles is required to meet LID requirements. The goals of LID are to increase groundwater recharge, enhance water quality, and prevent degradation to downstream natural drainage courses.

REQUIREMENTS FOR SMALL SCALE RESIDENTIAL PROJECTS

Residential development and redevelopment of four units or less, or remodels affecting more than 50 percent of the existing impervious surface area is not required to complete hydrologic analysis for the project site, but must include at least two of the following items into the site design:

- Porous pavement
  Install porous pavement that allows rainwater to infiltrate through it. Porous pavement includes, but is not limited to, porous asphalt, porous concrete, ungrouted paving blocks, and gravel. At least 50 percent of the pavement on the lot shall be porous.
- Downspout routing
  Each roof downspout shall be directed to one of the following BMPs. The sum of the capacity of the downspout BMPs shall be at least 200 gallons.
  a. Cistern/rain barrel
  Direct roof downspouts to rain barrels or cisterns. The stored stormwater can then be used for irrigation or other nonpotable uses as permitted under the Los Angeles County Building/Plumbing Code.
  b. Rain garden/planter box
  Direct roof downspouts to rain gardens or planter boxes that provide retention and treatment of stormwater.
- Disconnect impervious surfaces
  Slope driveways and other impervious surfaces to drain toward pervious surfaces. If possible, runoff should be directed toward vegetated areas or water quality BMPs. The ratio of impervious to pervious area shall be no less than 2:1. Limit the total area not directed toward vegetated areas or water quality BMPs to 10 percent or less of the impervious surfaces.
- Dry well
  Install a dry well to infiltrate stormwater. The dry well shall be sized to contain and infiltrate at least 200 gallons of stormwater in a 36 hour period.

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- Landscaping and landscape irrigation
  Plant trees near impervious surfaces to intercept rainfall in their leaves. Trees planted adjacent to impervious surfaces can intercept water that otherwise would have become runoff. A minimum of two 15 gallon trees shall be planted a maximum of 10 feet from impervious surfaces. Install irrigation systems that minimize water usage and eliminate dry-weather urban runoff.
- Green roof
  Install a green roof to retain and treat stormwater on the rooftop. A green roof shall cover at least 50 percent of the total rooftop area.

REQUIREMENTS FOR LARGE SCALE DEVELOPMENT

All residential developments of five units or greater and all nonresidential developments shall follow the LID Hydrologic Analysis techniques outlined in the Hydrologic Analysis Section of this manual.

LID Requirements

Large scale residential and nonresidential development projects shall prioritize the selection of BMPs to treat stormwater pollutants, reduce stormwater runoff volume, and promote groundwater infiltration and stormwater reuse in an integrated approach to protecting water quality and managing water resources. BMPs shall be implemented in the following order of preference:

1. BMPs that promote infiltration.
2. BMPs that store and beneficially use stormwater runoff.
3. BMPs that utilize the runoff for other water conservation uses including, but not limited to, BMPs that incorporate vegetation to promote pollutant removal and runoff volume reduction and integrate multiple uses, and BMPs that percolate runoff through engineered soil and allow it to discharge downstream slowly.
4. If the Director of Public Works determines that compliance with the above (No. 3) LID requirements is technically infeasible, in whole or in part, in response to an applicant's submittal, the Director shall require the applicant to submit a proposal for approval by the Director that incorporates design features demonstrating compliance with the LID requirements to the maximum extent practicable.

The LID goals of increasing groundwater recharge, enhancing water quality, and preventing degradation to downstream natural drainage courses shall be used in the evaluation, approval, and implementation of LID BMPs, as well as any determination of infeasibility.

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On-site Infiltration Requirements

The excess volume (ΔV) determined by the hydrologic analysis in Chapter 4 shall be infiltrated throughout the project site whenever possible. This can be accomplished on a lot-by-lot or on a subregional scale provided that equivalent benefit can be demonstrated. The following requirements apply:

- Infiltrate the ΔV from each lot at the lot level, or
- Infiltrate the ΔV from the entire project site including streets and public right of way in subregional facilities. The tributary area of a subregional facility shall generally be limited to 5 acres, but may be exceeded per the Director of Public Works.

Infiltration may not be possible in all development scenarios. Exceptions may include, but are not limited to, the following technical feasibility and implementation parameters:

- Locations where seasonal high groundwater is within 10 feet of the surface.
- Within 100 feet of a groundwater well used for drinking water.
- Brownfield development sites or other locations where pollutant mobilization is a documented concern.
- Locations with potential geotechnical hazards as outlined in a report prepared and stamped by a licensed geotechnical engineer.
- Locations with natural, undisturbed soil infiltration rates of less than 0.5 inches per hour that do not support infiltration-based BMPs.
- Locations where infiltration could cause adverse impacts to biological resources.
- Development projects in which the use of infiltration BMPs would conflict with local, State or Federal ordinances or building codes.
- Locations where infiltration would cause health and safety concerns

On-site Storage and Reuse Requirements

When infiltration is not possible, on-site storage and reuse of the ΔV is the next preferred LID BMP option. Storage and reuse of the ΔV may not be possible in all development scenarios. Exceptions may include, but are not limited to, the following technical feasibility and implementation parameters:

- Projects that would not provide sufficient irrigation or (where permitted) domestic grey water demand for use of stored runoff due to limited landscaping or extensive use of low water use plant palettes in landscaped areas.

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- Projects that are required to use reclaimed water for irrigation of landscaping.
- Development projects in which the storage and reuse of stormwater runoff would conflict with local, State or Federal ordinances or building codes.
- Locations where storage facilities would cause potential geotechnical hazards as outlined in a report prepared and stamped by a licensed geotechnical engineer.
- Locations where storage facilities would cause health and safety concerns.

Water Conservation Requirements

When infiltration or storage and reuse of the ΔV is not possible, LID BMPs that incorporate vegetation to promote pollutant removal and runoff volume reduction, integrate multiple uses and/or BMPs that percolate runoff through engineered soil and allow it to discharge downstream slowly shall be implemented. These LID BMPs shall be sized to detain and treat the ΔV.

Infeasibility

Compliance with the LID requirements in this manual in whole or in part may not be feasible in all development scenarios. In these situations, the applicant shall demonstrate the infeasibility of compliance with the LID requirements and submit a proposal for approval by the Director that incorporates design features demonstrating compliance with the LID requirements to the maximum extent practicable.

Water Quality Treatment Requirements

The runoff from the water quality design storm event associated with the developed site hydrology described in Chapter 4 must be treated before discharge in compliance with the National Pollutant Discharge Elimination System Municipal Stormwater Permit for the County of Los Angeles.

Hydromodification Requirements

California Drainage Law is a complicated and complex area with respect to the rights of upper and lower landowners. Therefore, it is in everyone's best interest to require developments to analyze all the factors that may contribute to changed drainage characteristics, which may contribute to downstream drainage impacts (increased flooding and erosion). Below is an outline of the procedure required to analyze drainage impacts on off-site property.

1. All projects are required to conduct hydrology and hydraulic analysis for SUSMP, LID, 2-, 5-, 10-, 25-, and 50-year storm events per the Los Angeles County Department of Public Works Hydraulic and Hydrology manuals.
2. HEC-RAS is required as the standard for analyzing changes in flow velocity, flow volume, and depth/width of flow for all natural drainage courses.

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3. Sediment transport analysis using HEC-RAS, SAMS, and HEC-6 is required to determine long-term impacts of streambed accretion and degradation for major drainage courses with Capital Storm flow rates (Q) greater than 5,000 cubic feet per second.
4. All projects are required to fully mitigate off-site drainage impacts caused by hydromodification and changes in water quality, flow velocity, flow volume, and depth/width of flow under all 7 hydrologic scenarios above.
5. If not fully mitigated, the developer is required to obtain Drainage Acceptance letters from impacted downstream property owners. If Drainage Acceptance letters cannot be obtained and mitigation is not feasible, the developer must recommend to Regional Planning that a Statement of Overriding Consideration be included in the California Environmental Quality Act document to disclose that there will be significant unmitigated downstream drainage impacts.

Hydromodification Exemptions

All projects that comply with one or more of the following conditions are exempt from conducting a full analysis for hydromodification impacts. Applicants must still demonstrate that the project mitigates for hydromodification impacts to the satisfaction of the Director of Public Works.

- Projects that disturb less than one acre.
- Less than 10,000 square feet of new impervious area.
- Projects that do not increase impervious area or decrease the infiltration capacity of pervious areas compared to preproject conditions.
- Projects that are replacement, maintenance, or repair of an existing permitted flood control facility.
- Projects within a watershed or subwatershed where a geomorphically-based watershed study has been prepared that establishes that the potential for hydromodification impacts is not present based on appropriate assessment and evaluation of relevant factors, including: runoff characteristics, soil conditions, watershed size and conditions, channel conditions, and proposed levels of development within the watershed.
- Projects that discharge directly or via a storm drain into concrete or significantly hardened channels, which in turn discharge into a sump area under tidal influence, or other receiving water that is not susceptible to hydromodification impacts.
- Projects that have hydrologic control measures that include sufficient subregional, regional, in-stream control measures, or a combination thereof such that hydromodification will not occur.

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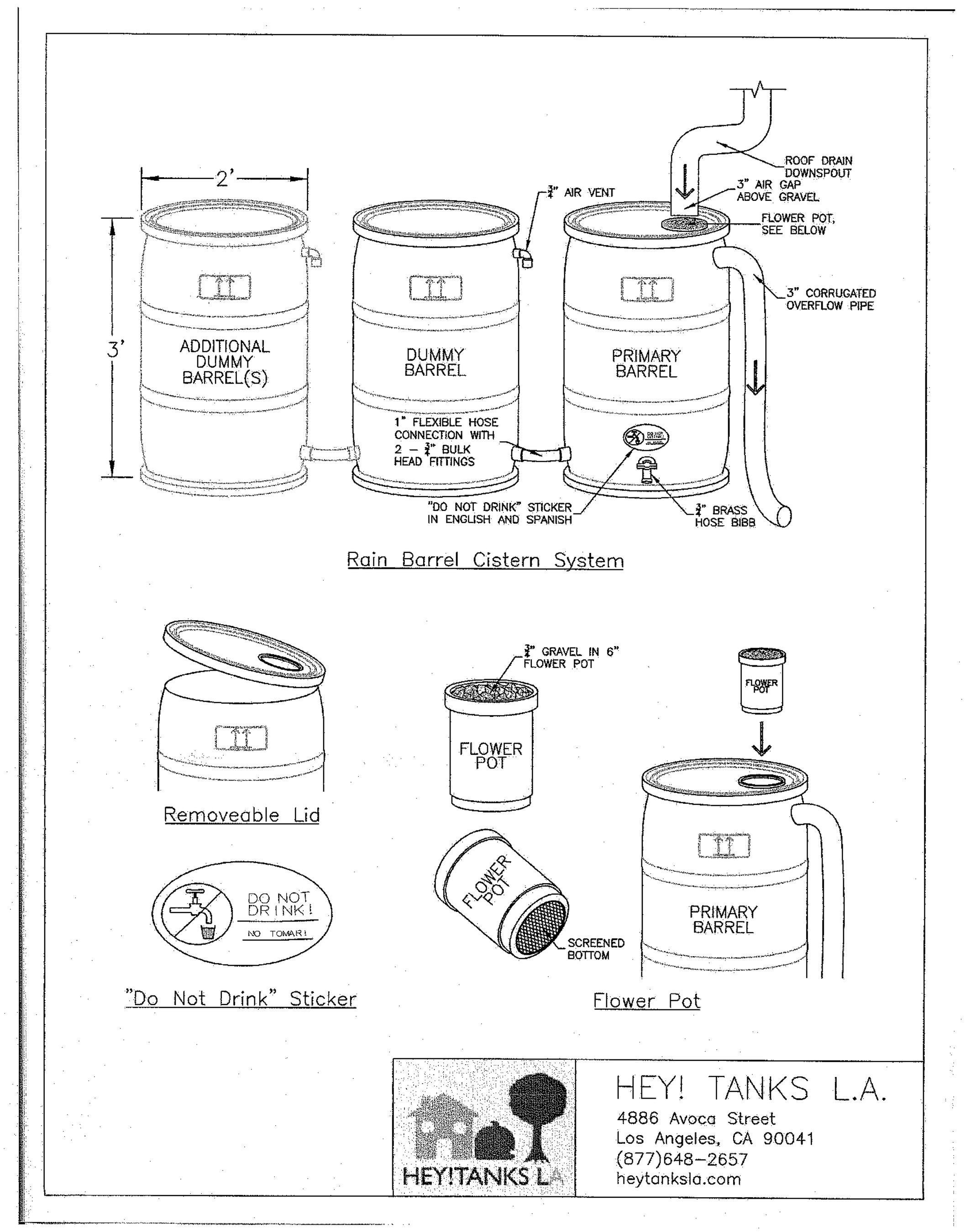
GREEN BUILDING DESIGN REQUIREMENTS



p. 877.648.2657
f. 323.254.9926

HEY!TANKS LA

4886 Avoca Street
Los Angeles, CA 90041
www.sales@heytanksla.com

HTLA Flower Pot Top (FPT) Rainbarrel Dimensions and Maintenance Procedure

Rainbarrel Dimensions (HTLA FPT):
- Height: 3' (+/- 1")
- Width (Diameter): 2' (+/- 1")
- Plastic Thickness: three sixteenths of and inch (Los Angeles County Approved)
- Invert (bottom) of the spigot is approximately 1 ½" from the bottom of the barrel

Maintenance (HTLA FPT):
- Prior to a rain event:
  1. Inspect inside of the Flower Pot, remove leaves and debris. For heavy debris loads, dump rocks, separate debris, clean the stainless steel mesh at the bottom of the pot, replace rocks.
  2. Remove Flower Pot and inspect inside the barrel. Remove any large debris and inorganic material. Light or medium sediment setting at the bottom of the barrel is okay. Sediment can help to clean water sitting in the barrel.
  3. Inspect rain gutters and roof, clean gutters and / or roof as necessary to allow a relatively clean flow to the rainbarrel.
- On odd or even numbered years (every other year):
  1. Remove Flower Pot, disconnect hose, and carefully tip barrel on its side.
  2. Use a high-pressure hose nozzle (as you would wash your car with) to clean the bottom of the barrel.
  3. Turn the barrel upside down to drain.
  4. Inspect the Flower Pot and screen for cracks or openings that debris could flow through. If any cracks or openings are found, please use contact information below to resource replacement parts.
- Please make certain "Do Not Drink" sticker is visible at all locations water from barrel can or may be accessed.
- Please coil any hose connected to barrel near the barrel itself, so that water source from hose may be easily identifiable
- For replacement parts or stickers, please contact:

Hey! Tanks LA
4886 Avoca Street
Los Angeles CA, 90041

(877) 648-2657
http://www.heytanksla.com

ARCSA
American Rainwater Catchment Systems Association

LIST OF APPROVED RAIN BARRELS

The following products meet the attached Los Angeles County requirements

Vendor information	Product description	Product number
Hey! Tank LA www.heytanksla.com (877)64-TANKS (877) 648-2657	55 gallon sealed top barrel (4)	FPT CT 01

RAIN BARREL DETAILS

Permit Date

Project

2400 PUERCO CANYON ROAD
County Of Los Angeles, Ca

Client

PAN-PACIFIC REALTY 1, LLC.

SIA architectural design

20230 Wells Drive
Woodland Hills, CA 91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

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GREEN BUILDING DESIGN REQUIREMENTS

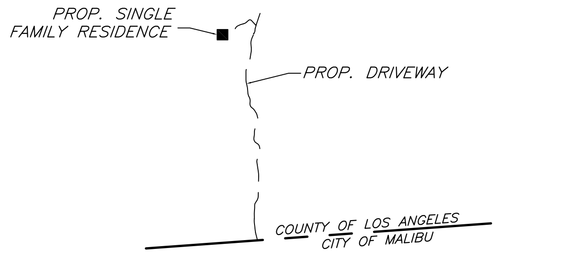
10/1/2012

scale:

prepared by:

job #: 2000-21

GB-1.3



VICINITY MAP
N.T.S

	PROPOSED		APPROVED*	
DRIVEWAY:	30,000 C.Y. CUT	14,800 C.Y. FILL	17,300 C.Y. CUT	
PAD:		5,360 C.Y FILL	16,000 C.Y. CUT	16,000 C.Y. FILL
DEBRIS BASIN:	0 C.Y.		1,900 C.Y. CUT	2,200 C.Y. FILL
PAD BUTTRESS FILL:		9,840 C.Y. FILL		
TOTAL:	30,000 C.Y CUT	30,000 C.Y. FILL	35,200 C.Y. CUT	18,200 C.Y FILL
IMPORT/EXPORT:	0 C.Y.		17,000 C.Y. EXPORT	
DRIVEWAY REMEDIAL:	47,800 C.Y.		55,000 C.Y.	
DISTURBED AREA:	338,322 S.F.		349,974 S.F.	
WALL:				
4' OR LESS WALL:	683 L.F.		124 L.F.	
6' OR LESS WALL:	1,842 L.F.		1,196 L.F.	
6' OR MORE WALL:	0 L.F.		365 L.F.	
TOTAL:	2,525 L.F.		1,685 L.F.	

* GRADING QUANTITIES FROM I.E.D. INC. MAP DATED 10/24/03, REVISED 2/16/04. FISH & GAME JURISDICTION PER RINCON CONSULTANTS, INC., 9/2012.

LEGEND:

- APPROVED DESIGN PLAN
- PROPOSED DESIGN PLAN
- EXISTING TOPO
- AREA OF FISH & GAME JURISDICTION
- EXISTING DRIVEWAY = 100,761 S.F.
- EXISTING PAD = 19,608 S.F.

SCALE 1"=100'

B & E ENGINEERS
CIVIL ENGINEERING,SURVEYING, & LAND PLANNING
20 E. FOOTHILL BLVD., STE 230
ARCADIA, CA 91006-2375
TEL.(626)446-4449

COMPARISON PLAN FOR
2400 PUERCO CANYON
LOCATED IN THE UNINCORPORATED AREA OF
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE:	JN 2011804-02	SHT. 1 OF 1 SHTS.
09-20-2012		