

**NOTES: THE MAINTAINANCE OF ALL DRAINAGE AND WATER QUALITY DEVICES SHALL BE THE RESPONSIBILITY OF THE OWNER**

**THE PEAK MITIGATION FLOW RATE:**  
 $Q_{pm} = Cd * I_x * A_{tot} = 0.019 \text{ cfs}$   
 $A_{tot} = 0.227 \text{ Acres}$   
 % OF PROJECT IMPERVIOUS = 0.27% (0.062 Acres)  
 % OF PROJECT PERVIOUS = 0.24% (0.053 Acres)  
 % OF PROJECT CONTRIBUTING UNDEVELOPED AREA = 0.49% (0.112 Acres)



**EARTHWORK CALCULATIONS**

- DECK AREA:  
A = 304 sq ft. Average H = +1.9', V = -21 cu yds.
- POOL AREA:  
A = 300 sq ft. Average H = -6.0', V = -67 cu yds.
- WEST PORTION OF DECK AREA:  
A = 185 sq ft. Average H = -4.0', V = -27 cu yds.
- BUILDING AREA:  
A = 1805 sq ft. Average H = +2.5', V = +167 cu yds.
- NORTH PORTION BEYOND PAL:  
A = 1482 sq ft. Average H = +0.8', V = +46 cu yds.
- AREA NOT INCLUDED IN 1-4:  
A = 5730 sq ft. Average H = 0.0', V = 0 cu yds.

CUT = 94 cu yds  
 FILL = 234 cu yds  
 IMPORT = 140 cu yds  
 EXPORT = 0 cu yds

**NOTES**

- EARTH QUANTITIES SHOWN HEREIN ARE ESTIMATED.
- FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS OWN QUANTITY ESTIMATES FOR HIS BID. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE GRADING AND DRAINAGE PLAN ARE BASED ON AVAILABLE INFORMATION AND COMPUTER GENERATED DRAWINGS THAT MAY NOT HAVE THE SAME SCRUTINY AS HUMANS DO. ADJUST AS REQUIRED TO CONFORM TO ACTUAL FIELD CONDITIONS. IN CASE OF DISCREPANCY, NOTIFY CIVIL ENGINEER.

**SOILS ENGINEER'S CERTIFICATE**

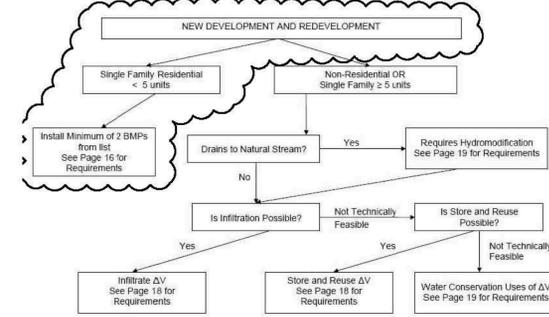
This plan has been reviewed by SASSAN Geosciences, Inc. (SAS) and found to be in conformance with the recommendations outlined in the reports.  
 Dated: 10-29-12  
 File No. (s): 2MAK129  
 By: SASSAN Geosciences, Inc.  
 Date: 1-14-2014

NOTE: SAS make no representation to the accuracy of dimensions, measurements, or calculations of any portion of the design.

**ALL EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF STEEL**



**LID DESIGN REQUIREMENTS**



**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 original home footprint are 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.
    - Cistern/rain barrel
      - Direct roof downspouts to rain barrels or cisterns. The stored stormwater can then be used for irrigation or other nonpotable uses.
    - 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. Limit the total area not directed toward vegetated areas or water quality BMPs to 10 percent or less of the area of the lot.
  - Dry well
    - Install a dry well to infiltrate stormwater. The dry well shall be sized to hold at least 200 gallons of stormwater.

- LEGEND:**
- (1918.15) EX. ELEVATIONS
  - (1915) EX. CONTOUR LINES
  - 1912 PROP. CONTOUR LINES
  - 4" dia SOLID PVC PIPE
  - DIRECTION OF FLOW
  - 1920.80 FL FLOW LINE
  - X-X- CHAIN LINK FENCE
  - EXIST. STRUCTURE
  - 12"x12" INLET AND CATCH BASIN
  - PROPERTY LINE
  - #18 TREE NUMBER & LOCATION WITHIN THE PROPERTY
  - OP-7 TREE NUMBER & LOCATION OUTSIDE OF THE PROPERTY

All drawings prepared by SASSAN Geosciences, Inc. (SAS) are the exclusive property of SAS and, unless otherwise agreed, SAS shall be deemed the author of them and shall retain all common law, statutory and other reserved rights.

REVISION	BY
01-14-2014	SAS

CLIENT  
 MR. EDDIE MAKABI  
 5906 BECKFORD AVENUE  
 TARZANA, CA 91356  
 PHONE No: (818) 645-1460

**SITE PLAN**  
 TRACT 10895, LOT 16, 540 THRIFT ROAD  
 LOS ANGELES COUNTY

PREPARED BY  
**SASSAN GEOSCIENCES, INC.**  
 1200 NORTH LAKE AVENUE, SUITE 904  
 PASADENA, CALIFORNIA 91104-2869  
 (626) 345-1819 . fax: (626) 345-1820 . sasginc@aol.com

DRAWN	MR
CHECKED	SAS
DATE	JANUARY 13, 2014
SCALE	AS SHOWN
BAR FILE NO.	2MAK129

**SHEET C-4**

GENERAL NOTES:

- 1. All grading and construction shall conform to the 2011 County of Los Angeles Building Codes and the State Model Water Efficiency Landscape Ordinance unless specifically noted on these plans.
2. Any modifications of or changes to approved grading plans must be approved by the Building Official.
3. No grading shall be started without first notifying the Building Official. A Pre-grading meeting at the site is required before the start of the grading with the following people present: Owner, grading contractor, design civil engineer, soils engineer, geologist, County grading inspector(s) or their representatives, and when required the archeologist or other jurisdictional agencies.
4. Approval of these plans reflect solely the review of plans in accordance with the County of Los Angeles Building Code and does not reflect any position by the County of Los Angeles or the Department of Public Works regarding the status of any title issues relating to the land on which the improvements may be constructed.
5. All grading and construction activities shall comply with County of Los Angeles Code, Title 12, Section 12.12.030 that controls and restricts noise from the use of construction and grading equipment from the hours of 8:00 PM to 6:30 AM, and on Sundays and Holidays.
6. California Public Resources Code (Section 5097.98) and Health and Safety Code (Section 7050.5) address the discovery and disposition of human remains.
7. The location and protection of all utilities is the responsibility of the Permittee.
8. All export of material from the site must go to a permitted site approved by the Building Official or a legal dumpsite.
9. A copy of the grading permit and approved grading plans must be in the possession of a responsible person and available at the site at all times.
10. Site boundaries, easements, drainage devices, restricted use areas shall be located per construction staking by Field Engineer or licensed surveyor.
11. No grading or construction shall occur within the protected zone of any oak tree as required per Title Chapter 22.56 of the County of Los Angeles Zoning Code.
12. The standard retaining wall details shown on the grading plans are for reference only.
13. A preventive program to protect the slopes from potential damage from burrowing rodents is required per Section J101.8 of the County of Los Angeles Building Code.
14. If grading authorized by this plan is to extend through the rainy season, November 1 Through April 15 of the following year, separate updated plans for erosion control must be submitted prior to October per Section J111.3 of the County of Los Angeles Building Code.
15. Transfer of Responsibility: If the Field Engineer, the Soils Engineer, or the Engineering Geologist of record is changed during technical competence for approval upon completion of the work, it shall be the duty of the permittee to notify the Building Official in writing of such change prior to the commencement of such grading.

INSPECTION NOTES

- 16. The permittee or his agent shall notify the Building Official at least one working day in advance of required inspections at the following stages of the work.
(a) Pre-Grade - Before the start of any earth disturbing activity or construction.
(b) Initial - When the site has been cleared of vegetation and unapproved fill has been scarified, benched or otherwise prepared for fill.
(c) Rough - When approximate final elevations have been established; drainage terraces, swales and berms installed at the top of the slope; and the statements required in this Section have been received.
(d) Final - When grading has been completed; all drainage devices installed; slope planting established, irrigation systems installed and the As-Built plans, required statements, and reports have been submitted and approved.
17. In addition to the inspection required by the Building Official for grading, reports and statements shall be submitted to the Building Official in accordance with Section J105 of the County of Los Angeles Building Code.
18. Unless otherwise directed by the Building Official, the Field Engineer for all engineered grading projects shall prepare routine inspection reports as required under Section J105.11 of the County of Los Angeles Building Code.
19. All graded sites must have drainage swales, berms, and other drainage devices installed prior to rough grading approval per Section J105.7 of the County of Los Angeles Building Code.
20. The grading contractor shall submit the statement to the grading inspector as required by Section J105.12 of the County of Los Angeles Building Code at the completion of rough grading.
21. Final grading must be approved before occupancy of buildings will be allowed per Section J105 of the County of Los Angeles Building Code.

DRAINAGE NOTES

- 22. Roof drainage must be diverted from graded slopes.
23. Provisions shall be made for contributory drainage at all times.
24. All construction and grading within a storm drain easement are to be done per Private Drain PD No. \_\_\_\_\_ or miscellaneous Transfer Drain MTD No. \_\_\_\_\_.
25. All storm drain work is to be done under continuous inspection by the Field Engineer. Status reports required under note 18 and Section J 1 05.11 of the County of Los Angeles Building Code shall include inspection information and reports on the storm drain installation.

AGENCY NOTES (Add - Applicable Notes)

- 26. An encroachment permit from (County of Los Angeles Department of Public Works) (CAL TRANS) (City of \_\_\_\_\_) is required for all work within or affecting road right of way.
27. An encroachment permit/connection permit is required from the County of Los Angeles Flood Control District for all work within the County of Los Angeles Flood Control District Right of Way.
28. Permission to operate in Very High Fire Hazard Severity Zone must be obtained from the Fire Prevention Bureau or the local Fire Station prior to commencing work.
29. All work within the streambed and areas outlined on grading plans shall conform to:
- Army Corp 404 Permit Number: \_\_\_\_\_
- California Fish & Game Permit No.: \_\_\_\_\_
30. All construction/demolition, grading, and storage of bulk materials must comply with the local AQMD rule 403 for Fugitive Dust. Information on rule 403 is available at AQMD's website http://www.aqamd.com.

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GENERAL GEOTECHNICAL NOTES

- 31. All work must be in compliance with the recommendations included in the geotechnical consultant's report(s) and the approved grading plans and specifications.
32. Grading operations must be conducted under periodic inspections by the geotechnical consultants with monthly inspection reports to be submitted to the Geology and Soils Section.
33. The Soil Engineer shall provide sufficient inspections during the preparation of the natural ground and the placement and compaction of the fill to be satisfied that the work is being performed in accordance with the plan and applicable Code requirements.
34. Rough grading must be approved by a final engineering geology and soils engineering report.
35. Foundation, wall and pool excavations must be inspected and approved by the consulting geologist and soil engineer, prior to the placing of steel or concrete.
36. Building pads located in cut/fill transition areas shall be over-excavated a minimum of three (3) feet below the proposed bottom of footing.

FILL NOTES

- 37. All fill shall be compacted to the following minimum relative compaction criteria:
a. 90 percent of maximum dry density within 40 feet below finish grade.
b. 93 percent of maximum dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the geotechnical engineer.

The relative compaction shall be determined by A.S.T.M. soil compaction test 01557-91 where applicable. Where not applicable, a test acceptable to the Building Official shall be used.
38. Field density shall be determined by a method acceptable to the Building Official.
39. Sufficient tests of the fill soils shall be made to determine the relative compaction of the fill in accordance with the following minimum guidelines:
a. One test for each two-foot vertical lift.
b. One test for each 1,000 cubic yards of material placed.
c. One test at the location of the final fill slope for each building site (lot) in each four-foot vertical lift or portion thereof.
d. One test in the vicinity of each building pad for each four-foot vertical lift or portion thereof.
40. Sufficient tests of fill soils shall be made to verify that the soil properties comply with the design requirements, as determined by the Soil Engineer including soil types, shear strengths parameters and corresponding unit weights in accordance with the following guidelines:
a. Prior and subsequent to placement of the fill, shear tests shall be taken on each type of soil or soil mixture to be used for all fill slopes steeper than three (3) horizontal to one vertical.
b. Shear test results for the proposed fill material must meet or exceed the design values used in the geotechnical report to determine slope stability requirements.
41. Fill shall not be placed until stripping of vegetation, removal of unsuitable soils, and installation of subdrain (if any) have been inspected and approved by the Soil Engineer.
42. Rock or similar material greater than 12 inches in diameter shall not be placed in the fill unless recommendations for such placement have been submitted by the Soil Engineer and approved in advance by the Building Official.
43. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all fill placement and compaction operations where fills have a depth greater than 30 feet or slope surface steeper than 2:1.
44. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all subdrain installation.
45. All subdrain outlets are to be surveyed for line and elevation. Subdrain information must be shown on an "As Built" grading plan.
46. Fill slopes in excess of 2:1 steepness ratio are to be constructed by the placement of soil at sufficient distance beyond the proposed finish slope to allow compaction equipment to be operated at the outer limits of the final slope surface. The excess fill is to be removed prior to completion of rough grading. Other construction procedures may be used when it is demonstrated to the satisfaction of the Building Official that the angle of slope, construction method and other factors will have equivalent effect.

PLANTING AND IRRIGATION NOTES:

- 47. Planting and irrigation on graded slopes must comply with the following minimum guidelines:
a. The surface of all cut slopes more than 5 feet in height and fill slopes more than 3 feet in height shall be protected against damage by erosion by planting with grass or groundcover plants. Slopes exceeding 15 feet in vertical height shall also be planted with shrubs, spaced at not to exceed 10 feet on centers; or trees, spaced at not to exceed 20 feet on centers, or a combination of shrubs and trees at equivalent spacing, in addition to the grass or groundcover plants.
b. Slopes required to be planted by Section J110.3 shall be provided with an approved system of irrigation that is designed to cover all portions of the slope.
c. Other governmental agencies may have additional requirements for landscaping and irrigation.
48. The planting and irrigation systems shall be installed as soon as practical after rough grading.
49. Landscape irrigation system shall be designed and maintained to prevent spray on structures.
50. Prior to rough grade approval this project requires a landscape permit. Landscape plans in compliance with the "Model Water Efficient Landscape Ordinance" Title 23, Chapter 2.7 of California Code of Regulations (AB 1881) must be submitted to the Department of Public Works, Land Development Division, 900 S. Fremont Ave. Alhambra - 3RD Floor, CA 91803 (626) 458-4921.

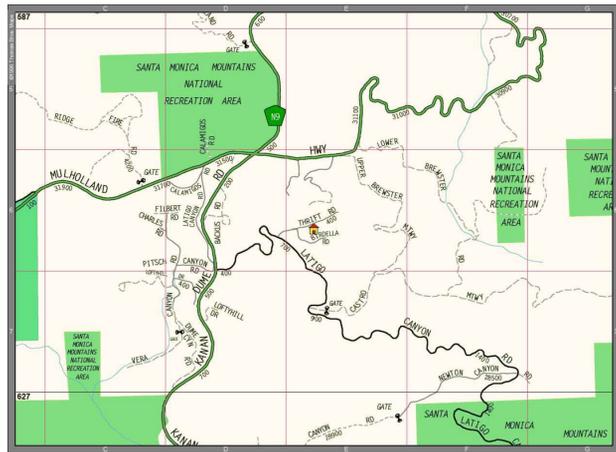
BEST MANAGEMENT PRACTICE NOTES:

- 1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. Excess or waste concrete may not be washed into the public way or any other drainage system.
5. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
6. Sediments and other materials may not be tracked from the site by vehicle traffic.
7. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
8. As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name \_\_\_\_\_ (Owner or authorized agent of the owner)
Signature \_\_\_\_\_ Date \_\_\_\_\_ (Owner or authorized agent of the owner)

PROJECT INFORMATION:

- (General Information)
- Grading Permit Application No. GR \_\_\_\_\_ 121128003 \*
- Earthwork Volumes Cut \_\_\_\_\_ (cy), Fill \_\_\_\_\_ 234(cy)\*
- Over Excavation/ Alluvial Removal & Compaction \_\_\_\_\_ 364(cy)\*
- Export \_\_\_\_\_ (cy), Export Location: \_\_\_\_\_ N/A\*
- Total Disturbed Area \_\_\_\_\_ 0.15(Acres)\*
- Total Proposed Landscape Area \_\_\_\_\_ 8,152 Square Feet \*
- Total Turf Area \_\_\_\_\_ 13% (Percent of Total Proposed Landscaping) \*
- Total Drought Tolerant Landscaping Area \_\_\_\_\_ 48% (Percent of Total Proposed Landscaping) \*
- Pre-Development Impervious area \_\_\_\_\_ 0.00(Acres) \*
- Post-Development Impervious area \_\_\_\_\_ 0.06(Acres) \*
- Waste Discharge Identification Number (WDID #) \_\_\_\_\_ N/A
- Construction & Demolition Debris Recycling and Reuse Plan (RPP ID) \_\_\_\_\_ 102813-100
(Property Information)
- Property Address \_\_\_\_\_ 540 Thrift Rd, Los Angeles (if exist\*)
- Tract / Parcel Map No. \_\_\_\_\_ Track 10595 Lot / Parcel No. \_\_\_\_\_ Lot 16
- Property Owner \_\_\_\_\_ Eddie Makabi\*
- Assessors ID Number(s) \_\_\_\_\_ 4464-012-016\*
(Zoning, Regional Planning, and other Agency Information)
- Property Zoning \_\_\_\_\_ \*
- Intended Land Use: \_\_\_\_\_ Single Family Residence\*
- Certificate of Compliance: CC NO. \_\_\_\_\_ (For proposed graded areas - i.e., Single Family Residence)
- Plot Plan Number: PP NO. \_\_\_\_\_ not assigned at this time
- Conditional Use Permit CUP NO. \_\_\_\_\_ Expiration Date: \_\_\_\_\_
- Oak Tree Permit Number: OTP NO. \_\_\_\_\_ 2013-00019 Expiration Date: \_\_\_\_\_ April 18th 2015
- Community Standards District: \_\_\_\_\_
- California Coastal Commission Area: \_\_\_\_\_ Yes \_\_\_ No \_\_\_ X \_\_\_ Approved volume: \_\_\_\_\_ (cy)
- Coastal Development Permit CDP \_\_\_\_\_ Expiration Date: \_\_\_\_\_
- Fish & Game, Army Corp of Engineers, Regional Water Control Board, AQMD & Other Agency Permits should be added as applicable. (Permit Number \_\_\_\_\_ N/A, Expiration Date \_\_\_\_\_)
Note: Items marked \* are required on all grading plan.



VICINITY MAP

Best Management Practice Notes (BMP Notes) to be added to all Grading Plans

- BEST MANAGEMENT PRACTICE NOTES:
1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters.
5. Excess or waste concrete may not be washed into the public way or any other drainage system.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
9. As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name \_\_\_\_\_ (Owner or authorized agent of the owner)
Signature \_\_\_\_\_ Date \_\_\_\_\_ (Owner or authorized agent of the owner)

SOILS ENGINEER'S CERTIFICATE

This plan has been reviewed by SASSAN Geosciences, Inc. (SAS) and found to be in conformance with the recommendations outlined in the reports
Dated: 10-29-12
File No.(s): 2MAK129
By: SASSAN Geosciences, Inc.
Date: 10-28-2013

NOTE: SAS make no representation to the accuracy of dimensions, measurements, or calculations of any portion of the design.



NOTES: ALL WORK TO OAK TREES SHALL BE IN ACCORDANCE TO THIS PROJECTS 'OAK TREE REPORT' BY TREES, ETC. (RICHARD IBARRA, OAK TREE CONSULTANT), AS DATED AUGUST 8, 2013.

Table with 2 columns: REVISION, BY. Rows include dates from 01-18-2013 to 10-28-2013 and initials SAS.

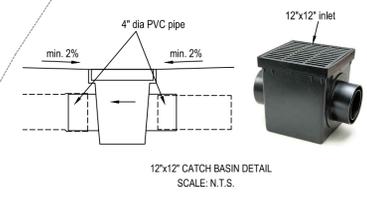
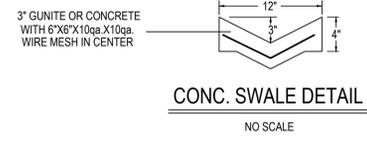
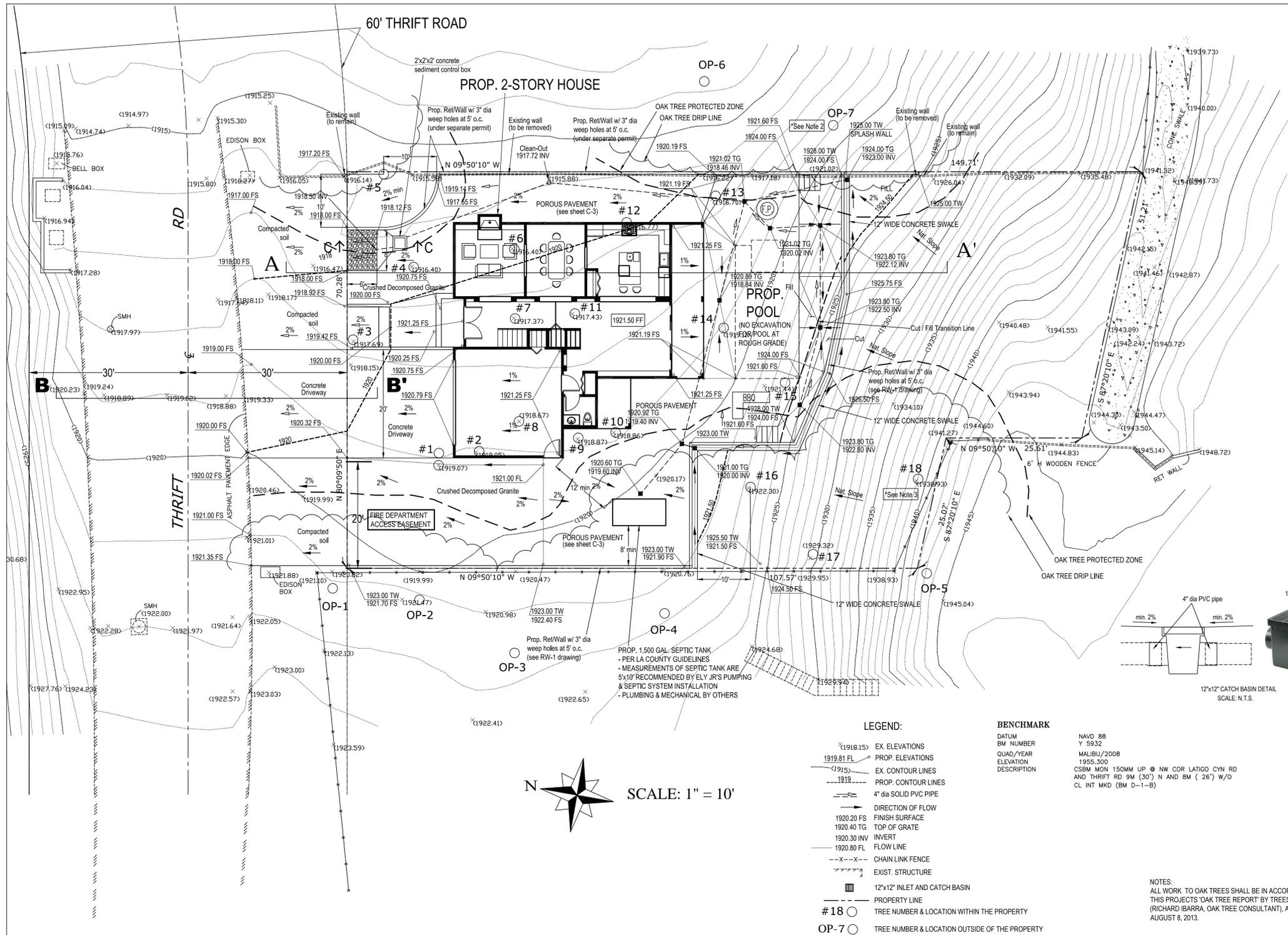
CLIENT
MR. EDDIE MAKABI
5905 BECKFORD AVENUE
TARZANA, CA 91356
PHONE No: (818) 645-4160

GRADING NOTES
TRACT 10595, LOT 16, 540 THRIFT ROAD
LOS ANGELES COUNTY

PREPARED BY
SASSAN GEOSCIENCES, INC.
1290 NORTH LAKE AVENUE, SUITE 204
PASADENA, CALIFORNIA 91104-2869
(626) 345-1819, fax: (626) 345-1820, sasgeoinc@aol.com

Table with 2 columns: DRAWN, CHECKED, DATE, NOMINATED, SCALE, AS SHOWN, SAS Firm No. Rows include MN, SAS, DATE, NOVEMBER 13, 2012, SCALE, AS SHOWN, 2MAK129.

SHEET C-1



**SOILS ENGINEER'S CERTIFICATE**  
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 File No(s): 2MAK129  
 By: SASSAN Geosciences, Inc.  
 Date: 01-03-2014

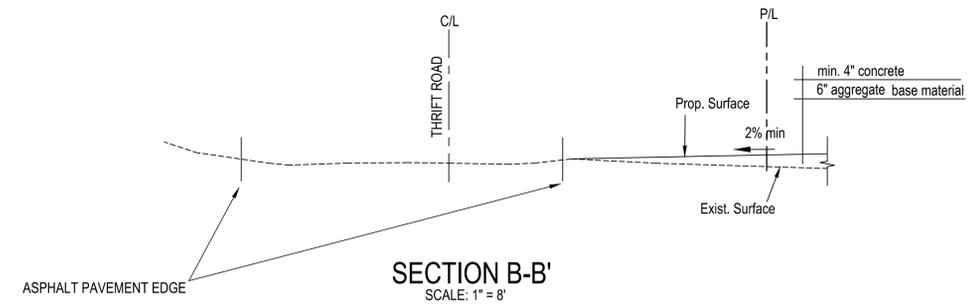
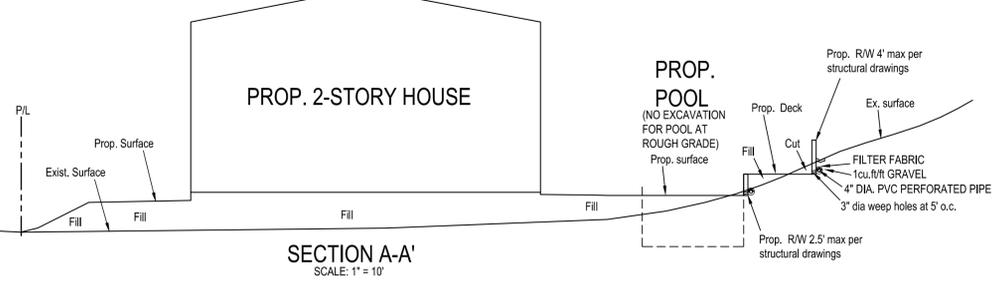
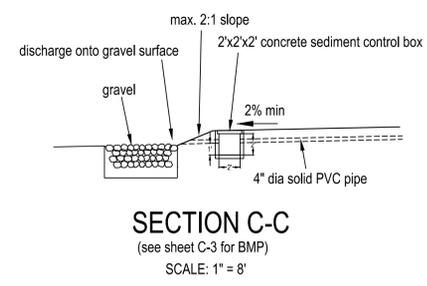
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  - 1919.81 FL PROP. ELEVATIONS
  - (1915) EX. CONTOUR LINES
  - 1919 PROP. CONTOUR LINES
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  - 1920.40 TG TOP OF GRATE
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  - EXIST. STRUCTURE
  - 12"x12" INLET AND CATCH BASIN
  - PROPERTY LINE
  - #18 TREE NUMBER & LOCATION WITHIN THE PROPERTY
  - OP-7 TREE NUMBER & LOCATION OUTSIDE OF THE PROPERTY
- BENCHMARK:**
- NAVD 88
  - Y 5932
  - HAULBU/2008
  - 1955.000
  - CSBM MON 150MM UP @ NW COR LATIGO CYN RD AND THRIFT RD 9M (30') N AND BM (26') W/O CL INT MKD (BM D-1-B)



NOTES:  
 ALL WORK TO OAK TREES SHALL BE IN ACCORDANCE TO THIS PROJECTS 'OAK TREE REPORT' BY TREES, ETC. (RICHARD IBARRA, OAK TREE CONSULTANT), AS DATED AUGUST 8, 2013.



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REVISION	BY
04-08-2013	SAS
05-04-2013	SAS
05-17-2013	SAS
07-22-2013	SAS
08-09-2013	SAS
09-16-2013	SAS
10-28-2013	SAS
01-03-2014	SAS

CLIENT  
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 5905 BECKFORD AVENUE  
 TARZANA, CA 91356  
 PHONE NO: (818) 645-4160

**GRADING & DRAINAGE PLAN**  
 TRACT 10895, LOT 16, 540 THRIFT ROAD  
 LOS ANGELES COUNTY

PREPARED BY  
**SASSAN GEOSCIENCES, INC.**  
 1200 NORTH LAKE AVENUE, SUITE 904  
 PASADENA, CALIFORNIA 91104-2869  
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DRAWN	MIN
CHECKED	SAS
DATE	10-29-12
MEMBER	13, 2012
SCALE	AS SHOWN
SAS Firm No.	2MAK129

SHEET  
**C-2**

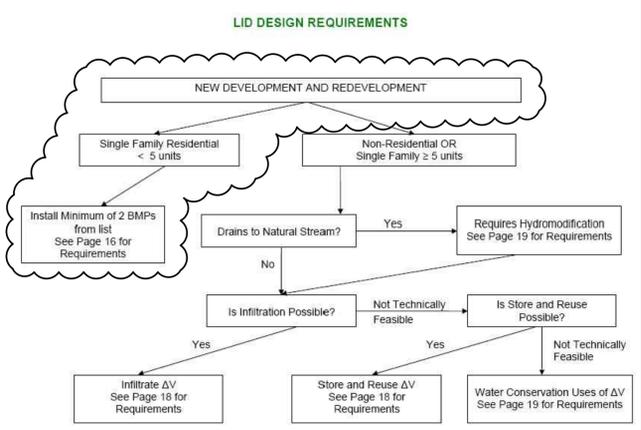
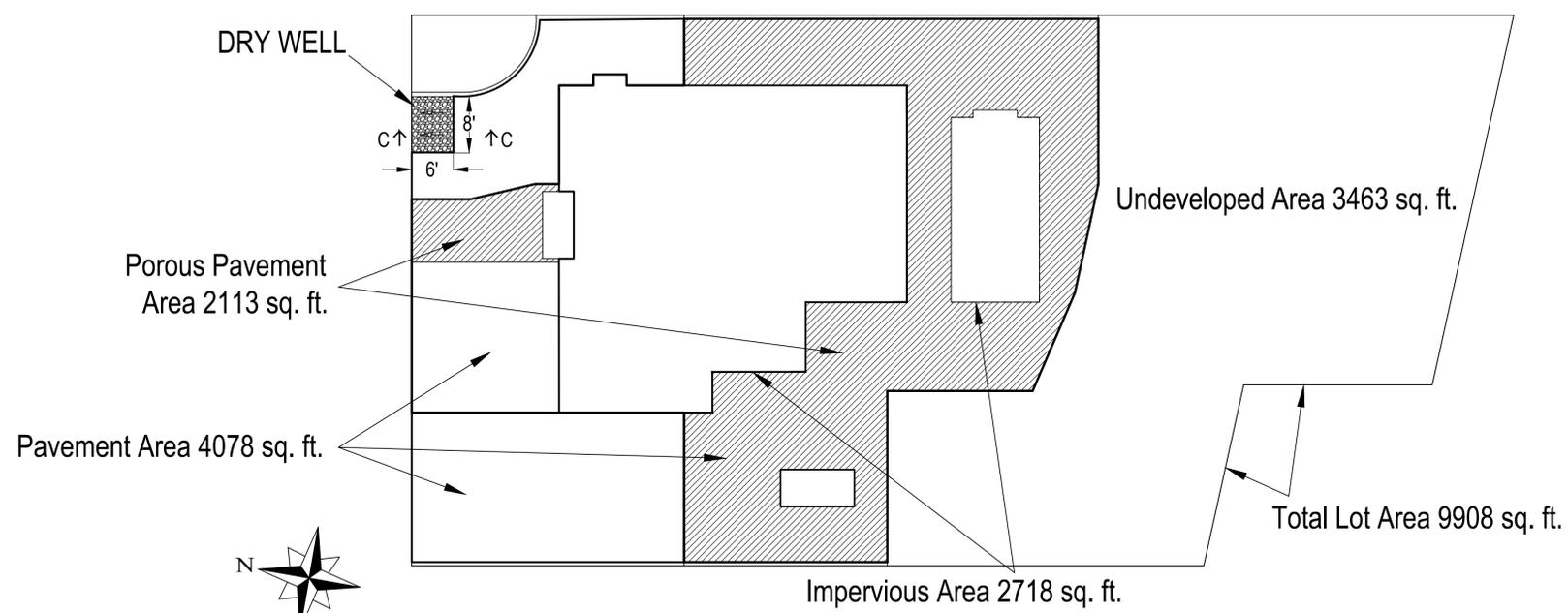
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07-05-2013	SAS
07-22-2013	SAS
08-09-2013	SAS
09-16-2013	SAS
01-03-2014	SAS

CLIENT  
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**LOW IMPACT DEVELOPMENT**  
 TRACT 10895, LOT 16, 540 THRIFT ROAD  
 LOS ANGELES COUNTY

PREPARED BY  
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 (626) 345-1819 fax (626) 345-1820 sassan@nol.com

DRAWN	MIN
CHECKED	SAS
DATE	APRIL 22, 2013
SCALE	AS SHOWN
SAS Firm No.	2MAK129
<b>SHEET</b>	
<b>C-3</b>	



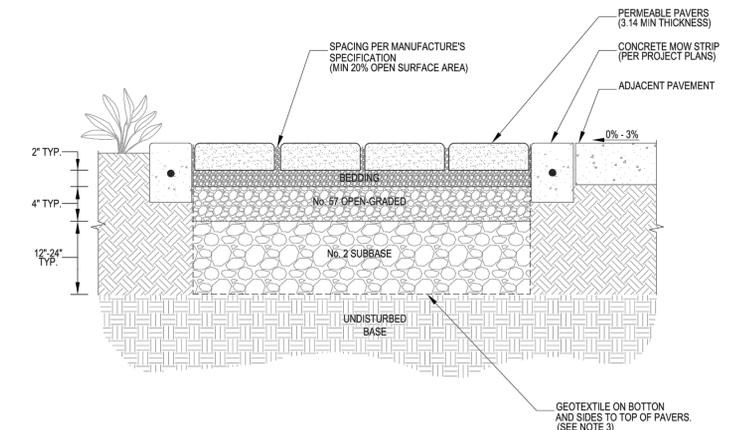
**CHAPTER 3: DESIGN REQUIREMENTS**

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.

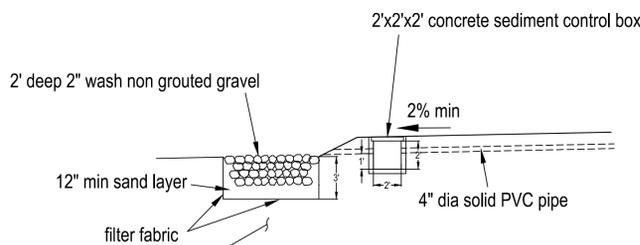
**REQUIREMENTS FOR SMALL SCALE RESIDENTIAL PROJECTS**

Residential development and redevelopment of four units or less, or remodels affecting more than 50 percent of the original home footprint are 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.
    - Cistern/rain barrel
      - Direct roof downspouts to rain barrels or cisterns. The stored stormwater can then be used for irrigation or other nonpotable uses.
    - 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. Limit the total area not directed toward vegetated areas or water quality BMPs to 10 percent or less of the area of the lot.
- Dry well
  - Install a dry well to infiltrate stormwater. The dry well shall be sized to hold at least 200 gallons of stormwater.



**POROUS PAVEMENT TYPICAL DETAIL**  
 SCALE: N.T.S.



**SECTION C-C DRY WELL**  
 SCALE: 1" = 8'

POROUS PAVEMENT AND DRY WELL ARE TWO ITEMS INCLUDED IN THE SITE DESIGN (SEE ATTACHED PAGES FOR REQUIREMENTS)

- 1) POROUS PAVEMENT:  
 TOTAL PAVEMENT AREA IS 4078 SQ.FT. 50% OF THIS AREA IS 4078/2 = 2039 SQ.FT. POROUS PAVEMENT AREA IS 2113 SQ.FT. > 2039 O.K.  
 CONTRACTOR TO INSTALL POROUS PAVEMENT PER LA COUNTY SPECIFICATIONS. A MIN OF 30" DEEP IMPERVIOUS LINER AND OR EDGE RESTRAINT WITHIN 5' OF PUBLIC RIGHT OF WAY, PROPERTY LINES AND STRUCTURES IS NOT REQUIRED BY SOILS ENGINEER. CONTRACTOR TO PROVIDE H-20 LOADING FOR FIRE DEPARTMENT ACCESS WHICH IS LOCATED AT THE WEST SIDE OF THE PROPERTY.
- 2) DRY WELL:  
 DRY WELL SHOULD HOLD AT LEAST 200 GALLONS OF STORM WATER. WHEN FILL WITH GRAVEL DRY WELL IS NOT DEEPER THAN ITS WIDEST SURFACE DIMENSION THEREFORE IT IS NOT REGULATED BY THE EPA. THE MATERIALS USED TO CONSTRUCT THE DRY WELL SHOULD MATCH TO LA COUNTY DRY WELL SPECIFICATIONS.

NOTES:  
 ALL WORK TO OAK TREES SHALL BE IN ACCORDANCE TO THIS PROJECTS 'OAK TREE REPORT' BY TREES, ETC. (RICHARD IBARRA, OAK TREE CONSULTANT), AS DATED AUGUST 8, 2013.

**SOILS ENGINEER'S CERTIFICATE**  
 This plan has been reviewed by SASSAN Geosciences, Inc. (SAS) and found to be in conformance with the recommendations outlined in the reports  
 Dated: 10-29-12  
 File No. (s): 2MAK129  
 By: SASSAN Geosciences, Inc.  
 Date: 01-03-2014

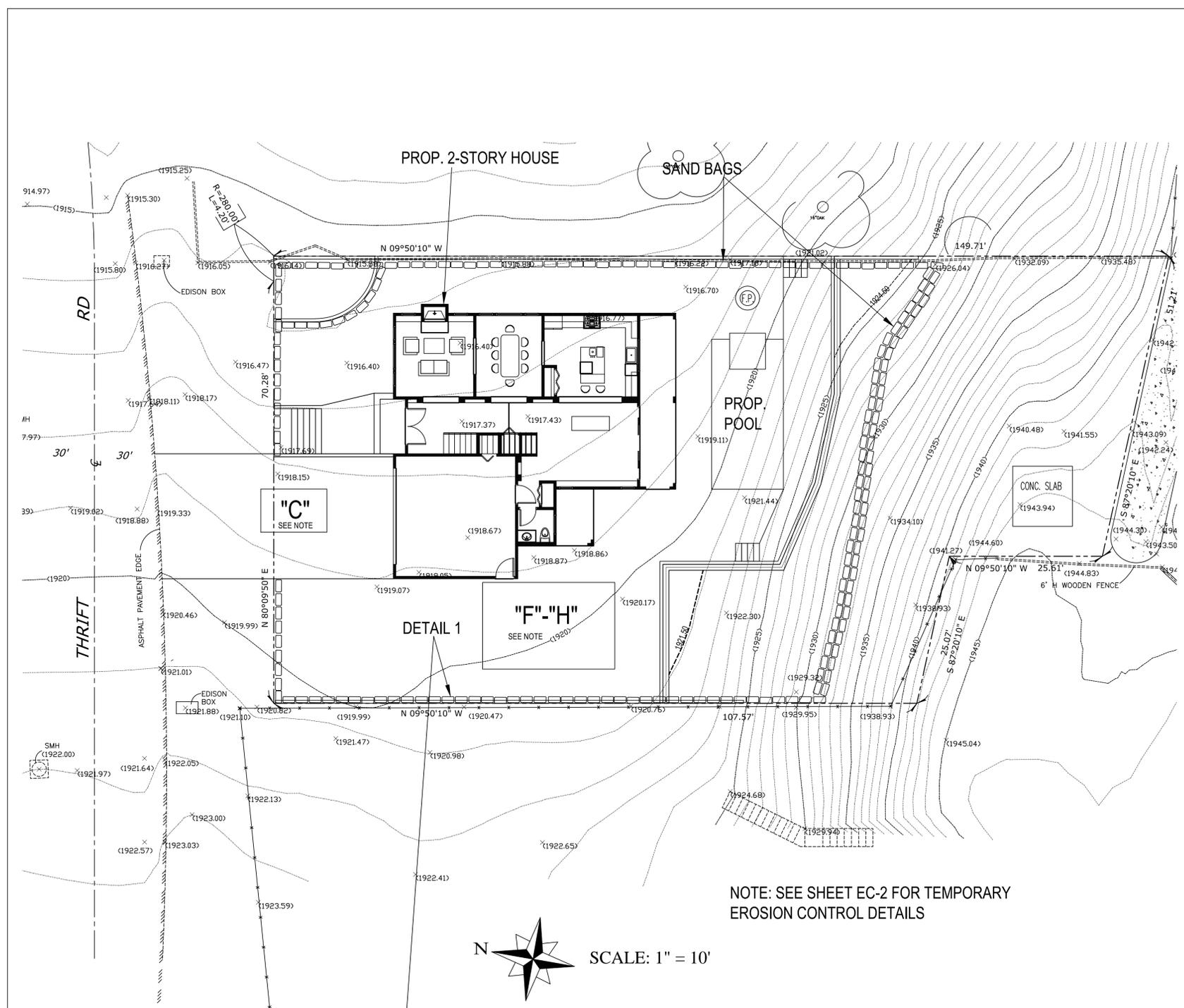
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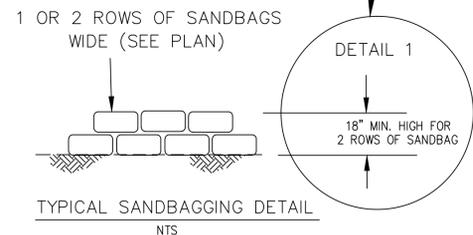
**ALL EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF STEEL**

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NOTE: SEE SHEET EC-2 FOR TEMPORARY EROSION CONTROL DETAILS



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 Dated: 10-29-12  
 File No.(s): 2MAK129  
 By: SASSAN Geosciences, Inc.  
 Date: 10-28-2013

NOTE: SAS make no representation to the accuracy of dimensions, measurements, or calculations of any portion of the design.

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DEPARTMENT OF PUBLIC WORKS  
 COUNTY OF LOS ANGELES

EROSION CONTROL NOTES

TEMPORARY EROSION CONTROL MEASURES SHALL BE IN EFFECT DURING THE RAINY SEASON WHICH BEGINS ON OCTOBER 15th AND ENDS ON APRIL 15th.

TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE THE FOLLOWING REQUIREMENTS:

- Temporary erosion control devices shown on the Erosion Control Plan which interfere with the work shall be relocated or modified as and when the Inspector so directs as the work progresses to meet "as graded" conditions.
- All loose soil and debris shall be removed from the street areas upon starting operations and periodically thereafter as directed by the Inspector.
- When directed by the Inspector, a 12-inch berm shall be maintained along the top of the slope of those fills on which grading is not in progress.
- Provide "velocity check dams" across the outlets of all lots draining into the street.
- All fills shall be graded to promote drainage away from the edges of the fill.
- Storm or sewer drain trenches that are cut through basin dikes or basin inlet dikes shall be plugged with sandbags from the top of the pipe to the top of the dike. Sewer lines shall first be encased in concrete before placing sandbags.
- All utility trenches shall be blocked at the prescribed intervals from the bottom to the top with a double row of sandbags prior to backfill. Storm and sewer trenches shall be blocked at the prescribed intervals with a double row of sandbags extending upward to within two sandbags from the graded surface of the street. Sandbags are to be placed with alternate header and stretcher courses. The intervals prescribed between sandbag blocking shall depend on the slope of the ground surface, but not exceeding the following:

Grade of the street	Interval
Less than 2%	As required
2% to 5%	100 feet
4% to 10%	50 feet
Over 10%	25 feet

- Provide standard "velocity check dams" at all unpaved street areas at the intervals indicated in paragraph 7 above. Velocity check dams may be constructed of sandbags, timber, or other erosion resistant materials approved by the Inspector, and shall extend completely across the street or channel at right angles to the centerline of the street. Earth dams may not be used as a "velocity check dam".
  - Provide standard "velocity check dams" at all unpaved graded channels at the intervals indicated below.
- | Grade of channel | Check Dam Intervals |
|------------------|---------------------|
| Less Than 3%     | 100 feet            |
| 3% to 6%         | 50 feet             |
| Over 6%          | 25 feet             |
- The standard "velocity check dam" shall have a minimum height of 12-inches. Velocity check dams cross outlets of all lots shall have a minimum height of 18-inches. Velocity check dams constructed with sandbags that are 18-inches high shall be built with a double row.
  - After sewer and utility trenches are backfilled and compacted, the surfaces over such trenches shall be mounded slightly to prevent channeling of water in the trenches. Care shall be exercised to provide for cross flows at frequent intervals where trenches are not on the center line of a crowned street.
  - Except as otherwise directed by the Inspector, all devices shown shall be in place at the end of each working day when rain is forecast, and shall be so maintained during the rainy season of October 15 to April 15.
  - After each storm, all "de-silting basins" and velocity check dams shall be pumped dry and removed of all debris and silt within 24 hours and restored to their original capacity.
  - All "de-silting basins" built on lots adjacent to dwellings shall be completely lined with AC-2 or gunite.
  - Sizes of "de-silting basins" and "weirs" shall be shown on the plans and shall have the capacity to adequately service the affected watershed.
  - All spillways from "de silting basins" shall be paved to existing street, existing storm drain catch basin, or other Public Works approved watercourse.
  - Erosion control devices shall be stockpiled in the parkway at intervals shown on the Erosion Control Plan, ready to be placed in position when rain is forecasted or when directed by the Inspector.
  - Retention or de-silting basins may not be removed or made inoperative without prior approval of the Public Works Engineer and not until all surface improvements have been completed.
  - Brush and vegetative ground cover shall not be removed beyond 10-feet above fills during the rainy season which occurs between November 1st and April 15th.
  - De-silting and "retention" basins shall be constructed as follows:

- Outlets and aprons - per Department of Public Works latest standard details.
- Dikes -
  - Shall be compacted to 95% compaction and shall be constructed under the direct supervision of the Public Works Erosion Control Inspector.
  - The placement of spillways and outlet pipes shall be as far as practicable from the inlets.
  - Basin walls shall not exceed 2:1 slope.
- Inlets to basins -
  - Walls shall be paved with AC-3 or constructed of sandbag berms when approved by the Public Works Erosion Control Inspector.
  - Slopes of inlets shall be equal to or more than the slope of the carrying surface immediately above the inlet to avoid "silting up" of the inlets.
- De-silting basins required for temporary erosion control shall not be permitted in the street areas unless specifically authorized by the Public Works Engineer.
- A "standby emergency crews" shall be alerted by the permittee or the contractor to perform emergency work during rainstorms. The party to be contacted is:

\*Name: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ - \_\_\_\_\_

REVISION	BY
05-04-2013	SAS
05-17-2013	SAS
07-22-2013	SAS
08-09-2013	SAS
10-28-2013	SAS

CLIENT  
 MR. EDDIE MAKABI  
 5905 BECKFORD AVENUE  
 TARZANA, CA 91356  
 PHONE No: (818) 645-4160

TEMPORARY EROSION CONTROL PLAN  
 TRACT 10895, LOT 16, 540 THRIFT ROAD  
 LOS ANGELES COUNTY

PREPARED BY  
 SASSAN GEOSCIENCES, INC.  
 1200 NORTH LAKE AVENUE, SUITE 204  
 PASADENA, CALIFORNIA 91104-2869  
 (626) 345-1819 fax (626) 345-1820 sasgeoinc@aol.com

DRAWN	MIN
CHECKED	SAS
DATE	JANUARY 3, 2013
SCALE	AS SHOWN
SAS FIRM No.	2MAK129

SHEET  
 EC-1

REVISION	BY
05-04-2013	SAS
05-17-2013	SAS
07-22-2013	SAS
08-09-2013	SAS

CLIENT  
**MR. EDDIE MAKABI**  
 5905 BECKFORD AVENUE  
 TAZKANA, CA 91356  
 PHONE No: (818) 645-4160

**TEMPORARY EROSION CONTROL DETAILS**  
 TRACT 10095, LOT 16, 540 THRIFT ROAD  
 LOS ANGELES COUNTY

PREPARED BY  
**SASSAN GEOSCIENCES, INC.**  
 1200 NORTH LAKE AVENUE, SUITE 204  
 PASADENA, CALIFORNIA 91104-2869  
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DATE	JANUARY 3, 2013
SCALE	AS SHOWN
SAS Firm No.	2MAK129
<b>SHEET EC-1</b>	

**GENERAL NOTES**

BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.

ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPCP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE LOS ANGELES COUNTY STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS063339.

THE SWPCP SHALL:  
 IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.  
 BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.  
 BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVES ARE TO BE MADE IMMEDIATELY.

NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.

DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).

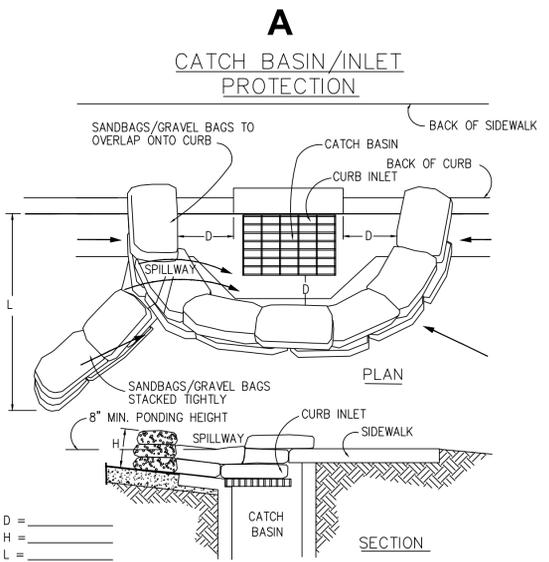
POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.

A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCT. 15 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.

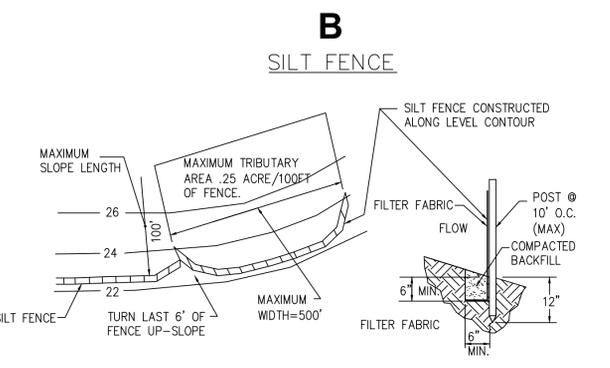
PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.

EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.

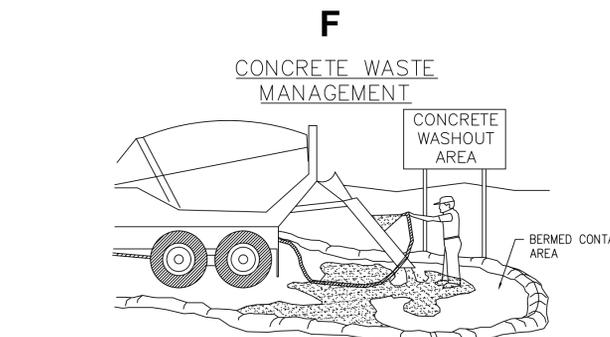
SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.



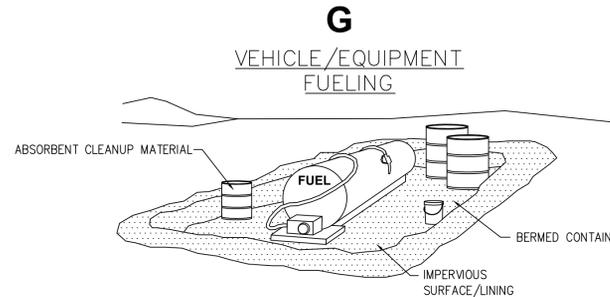
- NOTES:
- CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
  - INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS: EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
  - MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
  - INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
  - INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
  - DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
  - ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.



- NOTES:
- CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
  - SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
  - PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
  - TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
  - LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
  - DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
  - WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.



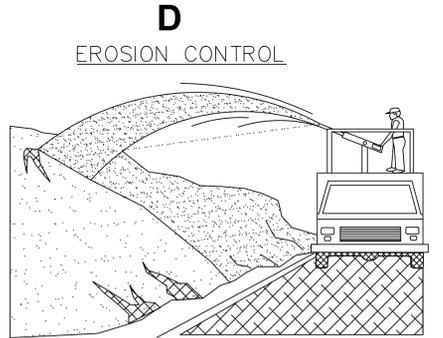
- NOTES:
- EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
  - FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
  - SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



- 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.

**SOILS ENGINEER'S CERTIFICATE**  
 This plan has been reviewed by SASSAN Geosciences, Inc. (SAS) and found to be in conformance with the recommendations outlined in the reports  
 Dated: 10-29-12  
 File No.(s): 2MAK129  
 By: SASSAN Geosciences, Inc.  
 Date: 08-09-2013

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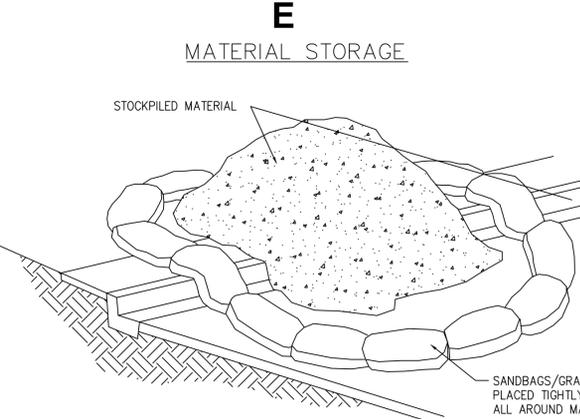
SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.

SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM NOVEMBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.

STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.

WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.

WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.



- 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.

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DOOR SCHEDULE					
SYM.	SIZE	TYPE	THK.	REMARKS	
1	3'-0" x 8'-0"	ENTRY DR.	1-3/4"	TEMP'D. GL., EXTERIOR DR. W/ SECURITY HARDWARE	
2	3'-0" x 8'-0"	20 MIN. DR.	-	TIGHT FITTING, SELF CLOSING, SELF LATCHING, PER OWNER	
3	3'-0" x 8'-0"	SOLID CORE	-	EXTERIOR DR. W/ SECURITY HARDWARE	
4	16'-0" x 8'-0"	GARAGE DR.	-	SECTIONAL ROLL-UP DOORS, ARCHED TOP	
5	2'-8" x 8'-0"	SOLID CORE	-	INTERIOR DOOR, PER OWNER	
6	3'-0" x 8'-0"	BI FOLD DR	-	INTERIOR DOOR, PER OWNER	
7	4'-0" x 8'-0"	BI FOLD DR	-	INTERIOR DOOR, PER OWNER	
8	2'-6" x 6'-0"	BI FOLD DR	-	INTERIOR DOOR, PER OWNER	
9	12'-0" x 8'-0"	SLIDING DOOR	DUAL	"MILGARD" (LOW-E) GLASS, TEMP'D.	
10	2'-6" x 3'-0"	BI FOLD DR	-	STORAGE DOOR, PER OWNER	

NOTE: CONTRACTOR MUST REFER TO TM COBB OR O.A.E FOR DOORS

WINDOW SCHEDULE						
SYM.	SIZE	TYPE	GLASS	U-FACTOR	SHGC	REMARKS
A	4'-0" x 5'-0"	PICTURE	DUAL	0.340	0.33	"MILGARD" (LOW-E) GLASS, TEMP'D.
B	2'-0" x 5'-0"	SINGLE HUNG	DUAL	0.340	0.33	"MILGARD" (LOW-E) GLASS, TEMP'D.
C	5'-0" x 4'-6"	SLIDER	DUAL	0.340	0.33	"MILGARD" (LOW-E) GLASS, TEMP'D.
D	2'-0" x 5'-0"	SINGLE HUNG	DUAL	0.340	0.33	"MILGARD" (LOW-E) GLASS, TEMP'D.
E	3'-0" x 4'-0"	SLIDER	DUAL	0.340	0.33	"MILGARD" (LOW-E) GLASS, TEMP'D.

NOTE: CONTRACTOR TO FULLY REVIEW T-24 GLAZING REQUIREMENTS PRIOR TO ORDERING DOORS AND WINDOWS

THIS PROJECT IS LOCATED WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONE. ALL WINDOWS AND GLAZED DOORS ARE TEMPERED GLASS.

### FLOOR PLAN NOTES:

- |   |  |   |
|---|--|---|
| 1 = NEW 2x STUD WALLS PER PLAN, TYP. (U.N.O.)                           | 13 = UNDER COUNTER 24" WIDE BEVERAGE REFRIGERATOR, PER OWNER   | 26 = 200 AMP ELEC. PANEL                                    |
| 2 = LINE OF SECOND FLOOR ABOVE  | 14 = "DESA FM" PRE-FABRICATED 42" FIREPLACE, ESR-2542 (O.A.E.); PER OWNER. MODEL 36EC II (NOTE: DIRECT VENT SEALED COMBUSTION) | 27 = 12" HIGH HEARTH  |
| 3 = WOOD STAIRCASE PER PLAN   | 15 = BATHROOM SINK UNIT, PER OWNER   | 28 = PROPANE TANK LOCATION                                  |
| 4 = KITCHEN CABINETS, PER OWNER   | 16 = 1.28 G.P.F. WATER CLOSET, PER OWNER   | 29 = WATER HEATER IN METAL ENCLOSURE                        |
| 5 = GRANITE COUNTER-TOPS, PER OWNER                                     | 17 = 5/8" TYPE "X" GYP. BRD. AT ALL GARAGE WALLS & CEILING FOR 1-HR. SEPARATION  | 30 = CONC. LANDING  |
| 6 = ISLAND W/ BUILT-IN CUTTING-BOARD, GRANITE COUNTER-TOP, PER OWNER    | 18 = WINE RACK, PER OWNER  | 31 = DOOR ALARM (PART OF POOL ENCLOSURE, SEE NOTE SHT. T-1) |
| 7 = UNDER-COUNTER TRASH DRAWERS, PER OWNER                              | 19 = 30" RANGE W/ HOOD, PER OWNER ("VIKING" D3, MODEL RDSOC230-5B)   |   |
| 8 = 24" W. STAINLESS DISHWASHER, PER OWNER ("VIKING" D3, MODEL RDOB201) | 20 = UPPER KITCHEN CABINETS, PER OWNER   |   |
| 9 = SINK, PER OWNER   | 21 = SHELVES, PER OWNER  |   |
| 10 = MICROWAVE, PER OWNER ("VIKING" D3, MODEL RDMOR206, W/ HOOD)        | 22 = ELLIPTICAL ARCH OPENING   |   |
| 11 = 7" D. ART NICHE, PER PLAN  | 23 = 36" HANDRAIL, PER OWNER   |   |
| 12 = 36" W. REFRIGERATOR PER OWNER ("VIKING" D3, MODEL RDDFF236-36)     | 24 = LINE OF CEILING CHANGE  |   |
|   | 25 = A/C UNITS ATOP CONC. PAD  |   |
- S = HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP  
 CB = PROVIDE CARBON MONOXIDE ALARM AS REQUIRED  
 E = EXHAUST FAN, SEE ELEC. PLAN

A LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF STAIRWAYS. EXCEPTION: FOR TOP OF AN INTERIOR FLIGHT OF STAIRS AND STAIRS IN AN ENCLOSED GARAGE (R311.7.5)

THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF THE DOOR WHICH IS AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. EXCEPTION: THE DOOR MAY OPEN OVER A LANDING NOT MORE THAN 7.75' BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. (CRC R311.3)

LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36". (CRC R311.3)

CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INSTALLED FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING \$1,000. CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EACH AREA GIVING ACCESS TO A SLEEPING ROOM AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. (CRC R315)

CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.

BATTERY-OPERATED SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING \$1,000. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. (CRC R314)

HARDWIRED SMOKE ALARMS TO BE COMPLIANT WITH UL 217 (NFPA 72, 907.2.10)

ATTIC AREA HAVING A CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (20"x30" MIN.) (R807.1)

NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS.

THE COMBINED FLOW RATE OF MULTIPLE SHOWERHEADS SERVING A SINGLE SHOWER SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20% COLUMN CONTAINED IN TABLE 4.303.2 (CGBCS 4.303.2)

EVERY DWELING SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (CRC R303.8)

FIREBLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R302.11. FIREBLOCKING MATERIALS SHALL CONSIST OF ONE LISTED IN SECTION R302.11.1.

NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. (9.506.1)

GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3

PROVIDE 15" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CPC 407.6)  
PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET (CPC 407.6)

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION AND WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)

EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTIONS R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (R303.1)

PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)

KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)

BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALLS SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (R307.2)

PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

PROVIDE 70" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE (R308)

STAIRWAYS SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES

STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING

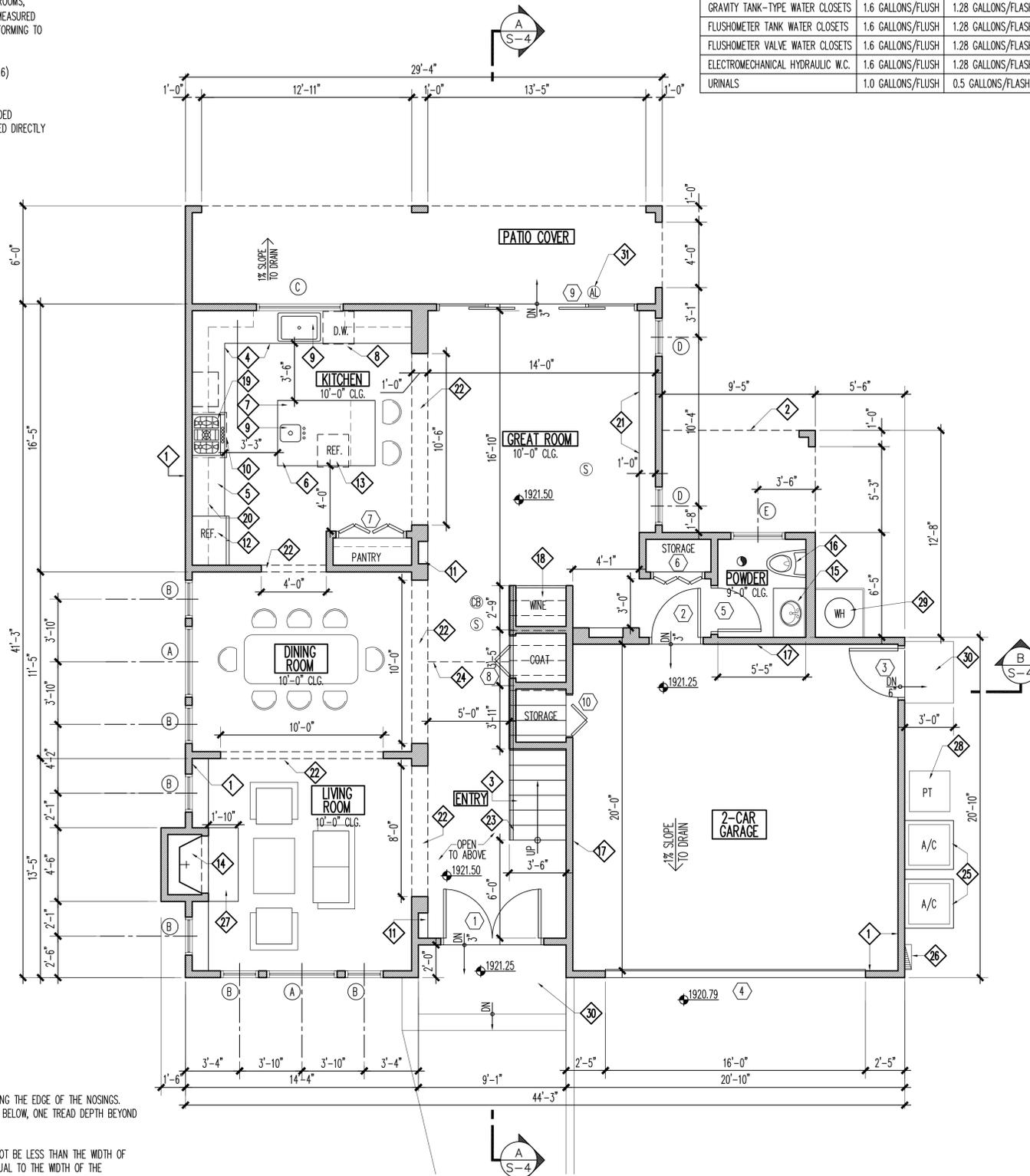
THE MAXIMUM RISER HEIGHT SHALL BE 7.75 INCHES; THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. IN GROUP R-3 OCCUPANCIES, A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.

HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE SHALL BE UNIFORM, NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES

HANDRAIL-GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS. HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES OR SHALL PROVIDE EQUIVALENT GRASPABILITY.

OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4-INCH-DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING.

ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX).



## PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLUMBING FIXTURES MUST MEET REQUIREMENTS FROM CGBCS 4.303

FIXTURE TYPE	FLOW RATE	MAX. FLOW RATE AT ≥ 20% REDUCTION
SHOWERHEADS	2.5 GPM @ 80 PSI	2.0 GPM @ 80 PSI
LAVATORY FAUCETS, RESIDENTIAL	2.2 GPM @ 60 PSI	1.5 GPM @ 60 PSI
KITCHEN FAUCETS	2.2 GPM @ 60 PSI	1.8 GPM @ 60 PSI
GRAVITY TANK-TYPE WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLASH
FLUSHMETER TANK WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLASH
FLUSHMETER VALVE WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLASH
ELECTROMECHANICAL HYDRAULIC W.C.	1.6 GALLONS/FLUSH	1.28 GALLONS/FLASH
URINALS	1.0 GALLONS/FLUSH	0.5 GALLONS/FLASH

REVISIONS		BY
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RESIDENTIAL AND COMMERCIAL PLANNERS

2-STORY CUSTOM RESIDENCE

FOR: MAYRA FLORES & EDWARD MAKABI

ADDRESS: 540 THRIFT ROAD, MALIBU, CA 90265

DRAWN: M.P.  
CHECKED: R. MATOLA  
DATE: 04/03/13  
SCALE: 1/4" = 1'-0"  
JOB: 12--  
FILENAME: MAKABI FLORES  
SHEET: A-1  
OF - SHEETS

DOOR SCHEDULE				
SYM.	SIZE	TYPE	THK.	REMARKS
1	2'-8" x 8'-0"	SOLID CORE	1-3/4"	INTERIOR DOOR, PER OWNER
2	3'-0" x 8'-0"	SLIDING	-	CLOSET DOOR, PER OWNER
3	3'-6" x 8'-0"	SLIDING	-	CLOSET DOOR, PER OWNER
4	DBL. 2'-6" x 8'-0"	SOLID CORE	-	INTERIOR DOOR, PER OWNER
5	DBL. 2'-6" x 8'-0"	FRENCH DOOR	DUAL	"MILGARD" (LOW-E) GLASS, TEMP'D.
6	DBL. 2'-6" x 8'-0"	FRENCH DOOR	DUAL	"MILGARD" (LOW-E) GLASS, TEMP'D.

NOTE: CONTRACTOR TO FULLY REVIEW T-24 GLAZING REQUIREMENTS PRIOR TO ORDERING DOORS AND WINDOWS

WINDOW SCHEDULE						
SYM.	SIZE	TYPE	GLASS	U-FACTOR	SHGC	REMARKS
F	5'-0" x 4'-0"	PICTURE	DUAL	0.340	0.33	"MILGARD" (LOW-E) GLASS, TEMP'D.
C	2'-0" x 2'-0"	SLIDER	DUAL	0.340	0.33	"MILGARD" (LOW-E) GLASS, TEMP'D.
H	3'-0" x 6'-0"	CASEMENT	DUAL	0.340	0.33	"MILGARD" (LOW-E) GLASS, TEMP'D.
L	2'-6" x 6'-0"	SINGLE HUNG	DUAL	0.340	0.33	"MILGARD" (LOW-E) GLASS, TEMP'D.
J	2'-0" x 2'-0"	SLIDER	DUAL	0.340	0.33	"MILGARD" (LOW-E) GLASS, TEMP'D.
K	4'-0" x 5'-0"	FIXED	DUAL	0.340	0.33	"MILGARD" (LOW-E) GLASS, ARCHED TOP, TEMP'D.
L	4'-0" x 2'-0"	SLIDER	DUAL	0.340	0.33	"MILGARD" (LOW-E) GLASS, TEMP'D.
M	2'-0" x 4'-0"	SINGLE HUNG	DUAL	0.340	0.33	"MILGARD" (LOW-E) GLASS, TEMP'D.
N	3'-0" x 4'-0"	SLIDER	DUAL	0.340	0.33	"MILGARD" (LOW-E) GLASS, TEMP'D.
O	1'-6" x 8'-0"	SIDELITE	DUAL	0.340	0.33	FIXED, NO GRID, "PLY GEM", TEMP'D.

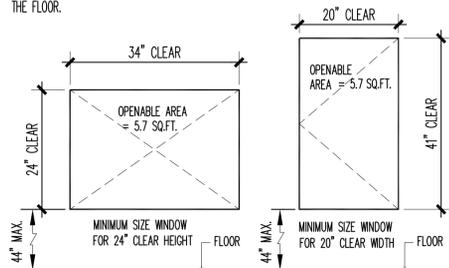
NOTE: CONTRACTOR TO FULLY REVIEW T-24 GLAZING REQUIREMENTS PRIOR TO ORDERING DOORS AND WINDOWS

THIS PROJECT IS LOCATED WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONE. ALL WINDOWS AND GLAZED DOORS ARE TEMPERED GLASS.

FLOOR PLAN NOTES:

- 1 = 2x STUD WALLS PER PLAN
  - 2 = WOOD STAIRCASE PER PLAN
  - 3 = BATHROOM SINK UNIT, PER OWNER
  - 4 = 1.28 G.P.F. WATER CLOSET, PER OWNER
  - 5 = TUB/SHOWER COMBO W/ TEMP'D. GLASS, PER OWNER
  - 6 = TEMPERED GLASS SHOWER ENCLOSURE
  - 7 = JACUZZI TUB, PER OWNER
  - 8 = WASHER & DRYER, PER OWNER
  - 9 = UTILITY SINK, PER OWNER
  - 10 = POLE & SHELVES, PER OWNER
  - 11 = 36" H. HANDRAIL, PER OWNER
  - 12 = 42" GUARDRAIL, PER OWNER
  - 13 = ROOF LINE FOR FIRST FLOOR
  - 14 = FLOWER SHELVES, PER OWNER
  - 15 = NEW "DEX-O-TEX" SLIP RESISTANT SURFACE, ICC ESR-1757 DECKING OR 12" SQ. SLIP RESISTANT ITALIAN PAVERS W/ 1% SLOPE (CLASS "A")
  - 16 = ATTIC ACCESS HATCH
  - 17 = ATTIC MOUNTED HVAC LOCATION (SEE TRUSS DESIGN), PLATFORM PER DTL. 2/S-4
- S = HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP  
 CB = PROVIDE CARBON MONOXIDE ALARM AS REQUIRED (SEE NOTES SHT. A-1)  
 E = EXHAUST FAN, SEE ELECT. PLAN

ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.



WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS.

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABOVE THE DRAIN INLET. (CRC R307.2) THE COMBINED FLOW RATE OF MULTIPLE SHOWERHEADS SERVING A SINGLE SHOWER SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20% COLUMN CONTAINED IN TABLE 4.303.2 (CGBCS 4.303.2)

EVERY DWELING SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (CRC R303.8)

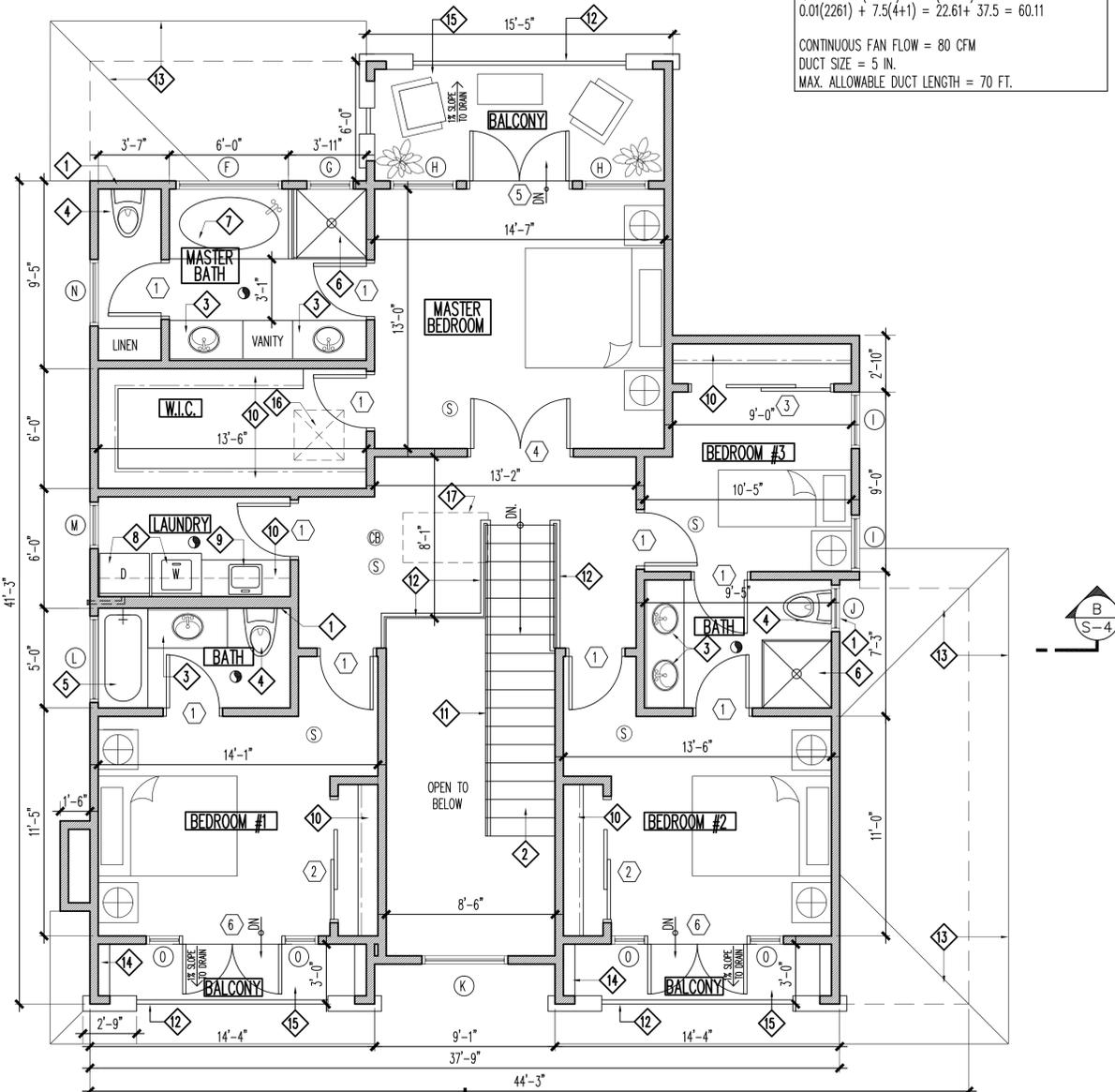
FIREBLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R302.11. FIREBLOCKING MATERIALS SHALL CONSIST OF ONE LISTED IN SECTION R302.11.1.

CLOTHES DRYER MOISTURE EXHAUST DUCT MUST BE 4" IN DIAMETER AND LENGTH IS LIMITED TO 14', WITH 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2' FOR EVERY ELBOW IN EXCESS OF TWO. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE.

LOCAL EXHAUST BATHROOM VENTILATION RATE SUMMARY  
 BATHROOM FAN FLOW = 50 CFM (# OF BATHROOMS - 4)  
 DUCT SIZE = 5 IN.  
 MAX. ALLOWABLE DUCT LENGTH = NO LIMIT

LOCAL EXHAUST KITCHEN VENTILATION RATE SUMMARY  
 KITCHEN FAN FLOW = 100 CFM (# OF KITCHENS - 1)  
 DUCT SIZE = 5 IN.  
 MAX. ALLOWABLE DUCT LENGTH = 35 FT.

WHOLE BUILDING VENTILATION RATE SUMMARY  
 $Q_{fan} = 0.01(A_{floor}) + 7.5(N_{br+1})$   
 $0.01(2261) + 7.5(4+1) = 22.61 + 37.5 = 60.11$   
 CONTINUOUS FAN FLOW = 80 CFM  
 DUCT SIZE = 5 IN.  
 MAX. ALLOWABLE DUCT LENGTH = 70 FT.



PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

VERY HIGH SEVERITY ZONE

CLASS "A" ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4, 1505) VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019" (No.26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF No. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (704a.1.3) ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (704A.1.5) ROOF/ATTIC/EXTERIOR WALL VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4" OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (704A.2.1, 704A.3.2.1, 704A.2.2, 7207.3) EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (704A.2.3) EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (704A.3.1) EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.2) EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2010, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (704A.3.2.2) EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2074. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED, WOOD VEHICLE ACCESS DOORS) (704A.3.2.3) BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (704A.2.2, 7207.1) ALL UTILITIES, PIPES, FURNANCES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING

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 RESIDENTIAL AND COMMERCIAL PLANNERS

2-STORY CUSTOM RESIDENCE  
 FOR: MAYRA FLORES & EDWARD MAKABI  
 ADDRESS: 540 THRIFT ROAD, MALIBU, CA. 90265

DRAWN	M.P.
CHECKED	R. MATOLA
DATE	04/03/13
SCALE	1/4" = 1'-0"
JOB	12--
FILENAME	MAKABI FLORES
SHEET	A-2
OF - SHEETS	

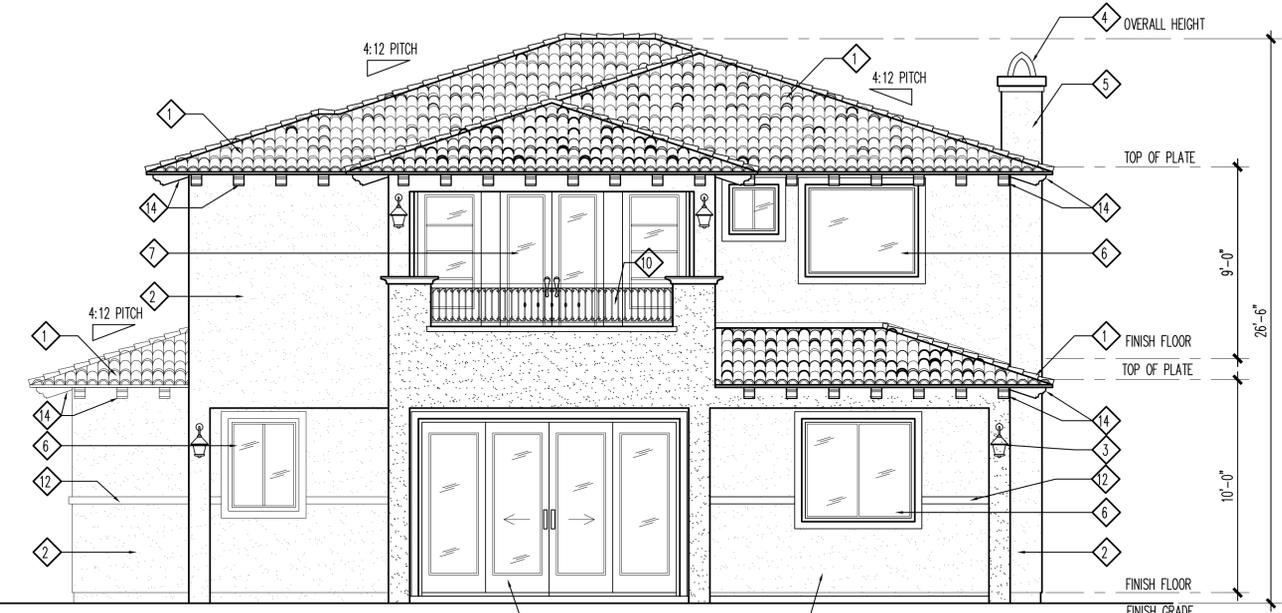
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**MAYRA FLORES & EDWARD MAKABI**  
ADDRESS: 540 THRIFT ROAD, MALIBU, CA 90265

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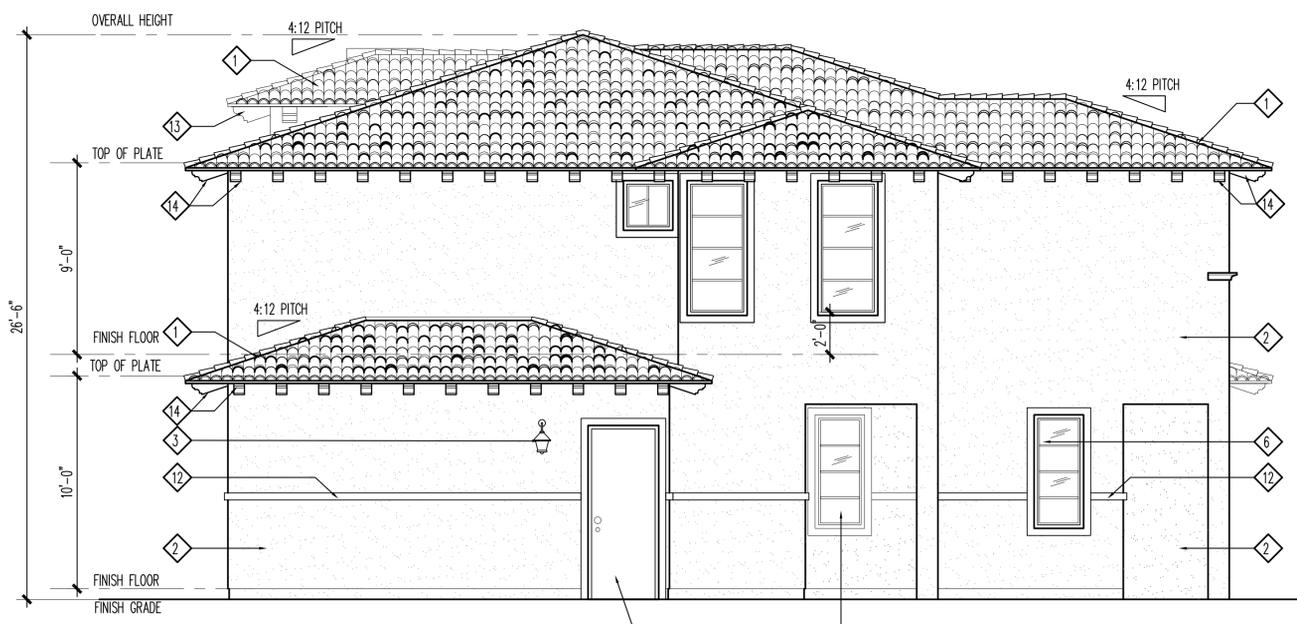
WEST SIDE ELEVATION



EAST SIDE ELEVATION



SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION

**EXTERIOR ELEVATION NOTES:**

- 1 = MONIER CONCRETE S-TILES ICC# ESR-1647 (CLASS "A"), ANY STANDARD COLOR PER OWNER
- 2 = SAND FINISH 7/8" STUCCO OVER BUILDING PAPER AS REQUIRED
- 3 = DECORATIVE WEATHER PROOF EXTERIOR LIGHTS, PER OWNER
- 4 = APPROVED SPARK ARRESTOR, PER OWNER
- 5 = CHIMNEY SHALL EXTEND 24" HIGHER THAN ANY ROOF WITHIN 10'-0", TYP.
- 6 = WINDOWS PER PLAN
- 7 = DOORS PER PLAN
- 8 = ENTRY DOOR, PER OWNER
- 9 = SECTIONAL, ROLL-UP GARAGE DOOR, PER OWNER
- 10 = NEW 42" HIGH BLACK OR BRONZED DECORATIVE WROUGHT IRON RAILINGS LESS THAN 4" CLEAR. SPHERE SHALL NOT PASS THROUGH ANY OPENING WITHIN ANY PORTION OF THE DECORATIVE RAILING
- 11 = 8" PRECAST CONCRETE TRIM
- 12 = 4" FOAM CONCRETE TRIM
- 13 = 8" x 9" CORBEL BEAMS, PER PLAN
- 14 = 6" x 6" CORBEL BEAMS, PER PLAN

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE VENTILATED SPACE WITH 50 PERCENT OF THE REQUIRED OPENING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

A CORROSION RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA.

A MINIMUM OF ONE LAYER OF No. 15 ASPHALT FELT SHALL BE ATTACHED TO THE STUDS OR SHEATHING, WITH FLASHING AS DESCRIBED IN SECTION R703.2, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER. (CRC R703.1 & R703.2)  
ALL WALL COVERINGS SHALL BE SECURELY FASTENED IN ACCORDANCE WITH TABLE R703 OR WITH OTHER APPROVED ALUMINUM, STAINLESS STEEL, ZINC-COATED OR OTHER APPROVED CORROSION-RESISTIVE FASTENERS. (CRC R703.4)  
A MINIMUM 26 GAGE, CORROSION-RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA. (CRC R703.6.2.1)  
THE VALLEY FLASHING SHALL EXTEND AT LEAST 11" FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1" HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AND END LAP OF NOT LESS THAN 4". FOR ROOF SLOPES OF 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL AND OVER, THE VALLEY FLASHING SHALL HAVE A 36" WIDE UNDERLAYMENT OF EITHER ONE LAYER OF TYPE I UNDERLAYMENT RUNNING THE FULL LENGTH OF THE VALLEY, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET IN ADDITION TO OTHER REQUIRED UNDERLAYMENT. (CRC R905.3)

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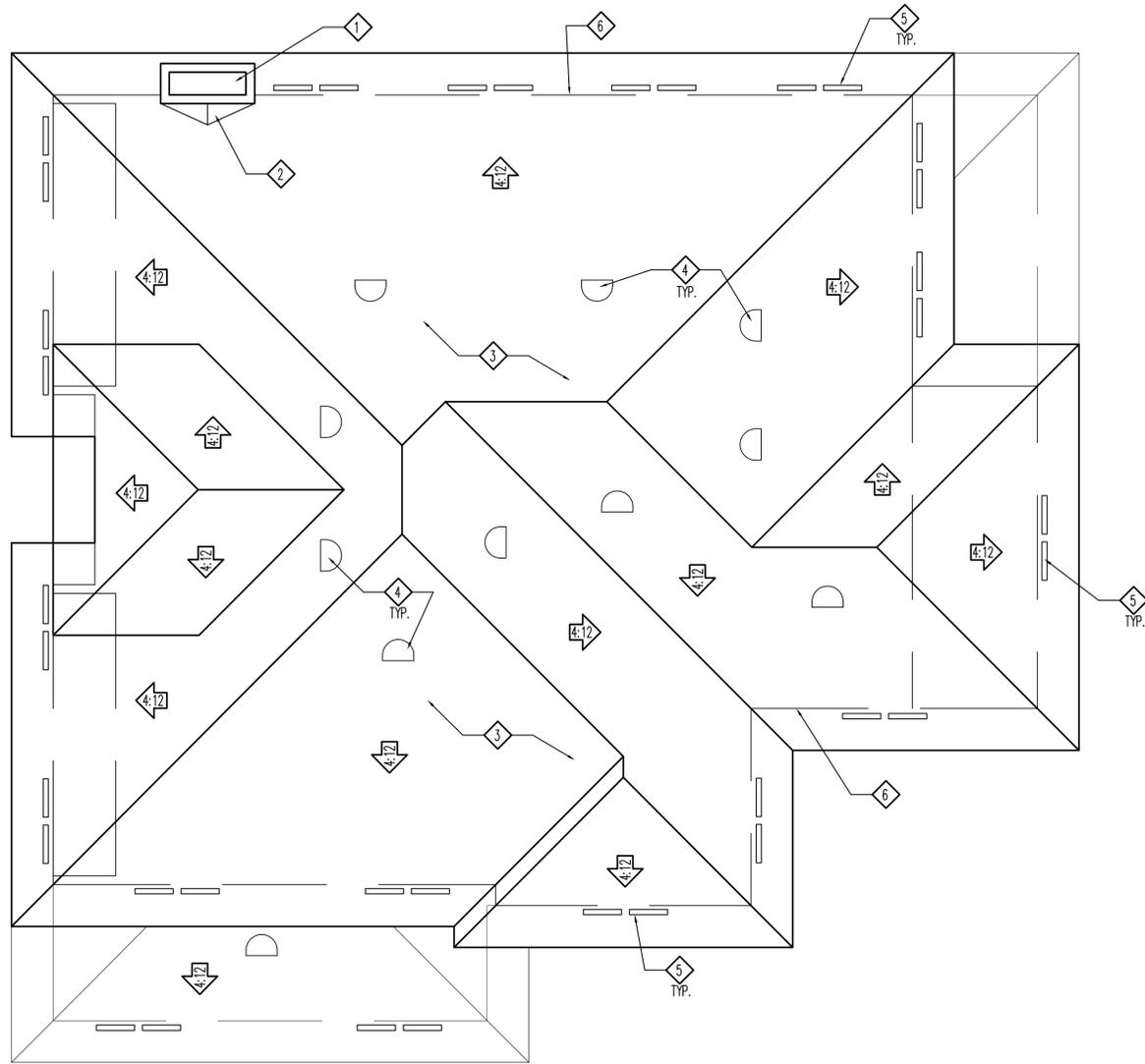
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2-STORY CUSTOM RESIDENCE

FOR  
**MAYRA FLORES & EDWARD MAKABI**

ADDRESS: 540 THRIFT ROAD, MALIBU, CA 90265

DRAWN  
M.P.  
CHECKED  
R. MATOLA  
DATE  
09/26/13  
SCALE  
1/4" = 1'-0"  
JOB  
12--  
FILENAME  
MAKABI FLORES  
SHEET  
**A-4**  
OF - SHEETS



**ROOF PLAN NOTES:**

- 1 = CHIMNEY SHALL EXTEND 24" HIGHER THAN ANY ROOF WITHIN 10'-0", TYP.  
NOTE: CHIMNEYS SHALL HAVE SPARK ARRESTERS
- 2 = G.I. CRICKET TO DRAIN AS REQUIRED
- 3 = CLASS "A" S-TILES, SEE ELEVATIONS
- 4 = 24" HALF ROUND ATTIC VENTS AT ROOF. PAINT TO MATCH ROOFING.  
BRANDGUARD DORMER VENTS (72 SQ.IN. FREE VENT AREA)
- 5 = BRANDGUARD UNDER EAVE VENTS 22x3.5 (22 SQ.IN. FREE VENT AREA)
- 6 = OUTLINE OF EXTERIOR WALL

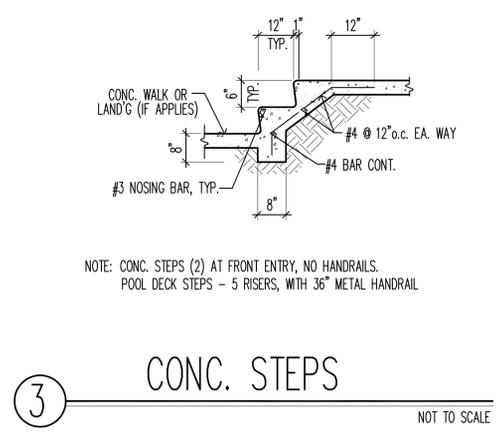
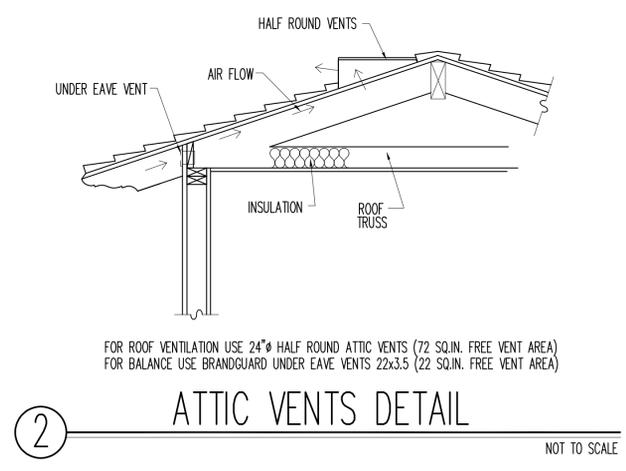
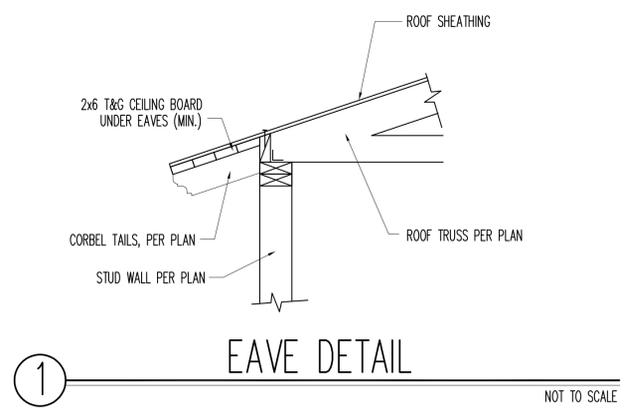
ATTIC FLOOR AREA TOTAL = 1,400 SQ.FT.  
1,400 S.F. / 300 = 4.67 SQ.FT. (MIN.)  
PROVIDE 10 HALF ROUND VENTS (10x0.5 = 5.0 SQ.FT.)  
PROVIDE 32 EAVE VENTS (4.89 SQ.FT.)

PORTION OF GARAGE ATTIC AREA = 136 SQ.FT.  
136 S.F. / 300 = 0.45 SQ.FT. (MIN.)  
PROVIDE 1 HALF ROUND VENTS (0.5 SQ.FT.)  
PROVIDE 4 EAVE VENTS (0.61 SQ.FT.)

OPENINGS SHALL HAVE CORROSION RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16" MINIMUM AND 1/8" MAXIMUM OPENING.

VALLEY FLASHING SHALL BE NOT LESS THAN 0.019 INCH (NO 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET MEETING ASTM D3909 RUNNING THE FULL LENGTH OF THE VALLEY. (705A.3; R327.5.3)  
VENT OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES, AND UNDERFLOOR VENTS SHALL RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENT OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH MINIMUM 1/16" AND MAXIMUM 1/8" OPENINGS. (706A.2; R327.6.2)

ROOF PLAN  
SCALE: 1/4"=1'-0" 



# PROJECT TEAM

## PROJECT DESIGNER:

ROBERT MATOLA / R.M. DESIGNS  
2205 FIRST ST. SUITE 106, SIMI VALLEY, CA. 93065  
(P) (805)526-3916 (F) (805)526-3996

## STRUCTURAL ENGINEER:

DAVID REITH AND ASSOCIATES, INC.  
1319 FEATHER AVENUE, THOUSAND OAKS, CA 91360  
(P) (805) 418-7294 (F) (805) 418-7925

## CIVIL ENGINEER:

SASSAN GEOSCIENCES, INC.  
1290 NORTH LAKE AVENUE, SUITE 204  
PASADENA, CALIFORNIA 91104-2869  
(P) (626) 345-1819

## TRUSS DESIGN

GOLDENWOOD TRUSS CORPORATION  
11032 Nardo Street, Ventura, CA 93004  
(P) (805)659-2520 (F) (805)659-1854

## ENERGY CALCULATIONS:

KEVIN LAUGHTON / TAILORED ENERGY SERVICES  
1640 W. LONGVIEW AVENUE  
STOCKTON, CA 95207  
(P) (888) 310-08085 (F) (877) 838-6167

# PROJECT INFORMATION

## LOT DESCRIPTION:

APN: 4464-012-016, 039  
TRACT NUMBER: 10595  
LOT NUMBER: 16 & portion of 17  
LOT SIZE: 9,906 S.F.

## PROJECT DESCRIPTION:

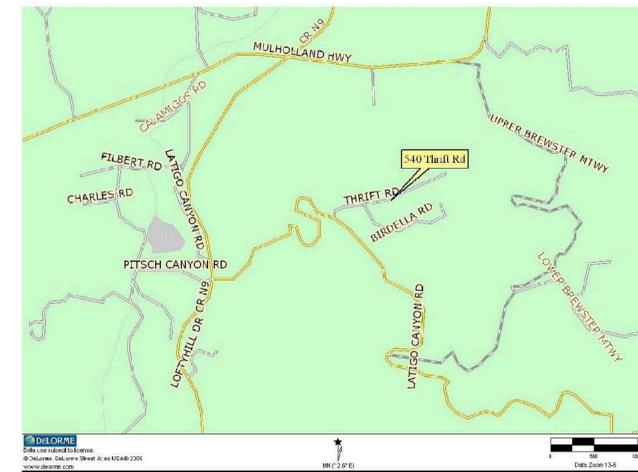
2-STORY RESIDENCE - TYPE OF CONSTRUCTION: V-B, FULLY SPRINKLERED  
OCCUPANCY GROUP: R3 / U

1st FLOOR AREA (CONDITIONED):	1,085 S.F.
2nd FLOOR AREA (CONDITIONED):	1,176 S.F.
TOTAL LIVING AREA (CONDITIONED):	2,261 S.F.
GARAGES (UNCONDITIONED):	400 S.F.
PATIO AREA:	176 S.F.
BALCONIES:	178 S.F.
RETAINING WALLS (TOTAL):	268 L.F.
POOL (25' x 12'):	306 S.F.

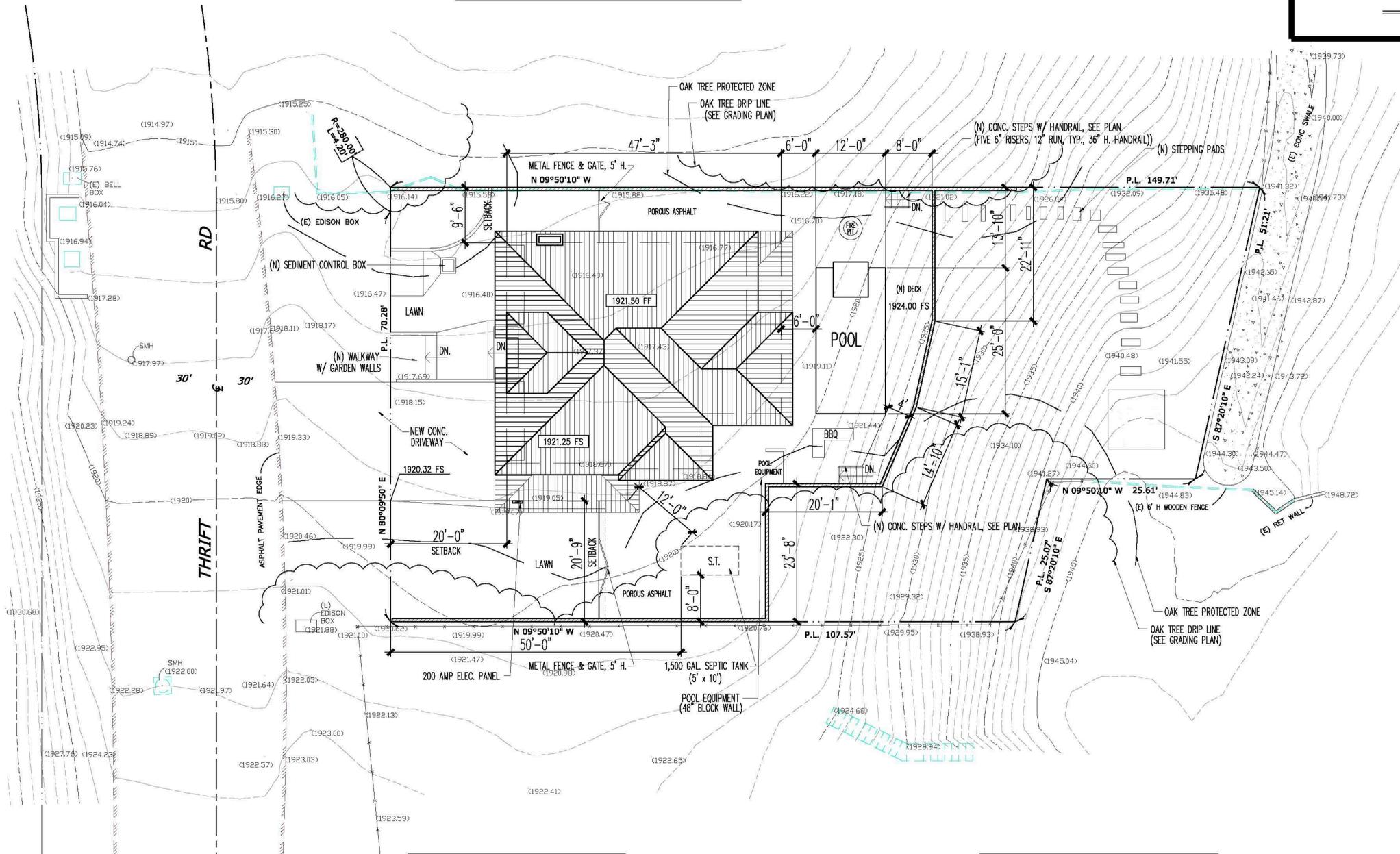
GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION IS SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5 PERCENT FOR A MINIMUM DISTANCE OF 10'. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. (CRC 401.3)  
DRAINAGE ACROSS INTERIOR LOT LINES CREATING CROSS-LOT DRAINAGE IS NOT PERMITTED NOR CHANGES IN THE DRAINAGE PATTERN WHICH ALTER OR INCREASE QUANTITY WHICH DISCHARGES TO ADJOINING PROPERTIES. (CBC APPENDIX J109.4)

IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2017. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (CBC 3109.4.1.8) (FOR DOOR LOCATIONS SEE FLOOR PLAN)



VICINITY MAP



△ Oak Tree Permit #201300019  
FOR DRAINAGE SEE GRADING & DRAINAGE PLANS  
THIS PROJECT IS IN A HIGH FIRE HAZARD AREA.

△ PLOT PLAN  
SCALE: 1" = 10'-0"

PROJECT MUST COMPLY WITH THE CITY'S CONSTRUCTION DEBRIS WASTE REDUCTION AND RECYCLING REQUIREMENTS

THIS PROJECT SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA BUILDING, RESIDENTIAL GREEN BUILDING STANDARDS, MECHANICAL, ELECTRICAL, AND PLUMBING CODE, 2008 CALIFORNIA ENERGY CODE, AND ALL APPLICABLE LOCAL CODES.

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- A-2 SECOND FLOOR PLAN, NOTES
- A-3 ELEVATIONS, NOTES
- A-4 ROOF PLAN, DETAILS
- SN-1 STRUCTURAL NOTES
- SN-2 STRUCTURAL NOTES
- S-1 FOUNDATION PLAN & NOTES
- S-2 FLOOR FRAMING PLAN & NOTES
- S-3 ROOF FRAMING PLAN & NOTES
- S-4 SECTIONS, NOTES
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- SD-2 STRUCTURAL DETAILS
- SD-3 STRUCTURAL DETAILS
- SD-4 STRUCTURAL DETAILS
- E-1 FIRST FLOOR ELECTRICAL PLANS
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- T24 TITLE 24
- RW-1 RETAINING WALLS
- P-1 POOL PLANS
- 240 POOL DETAILS
- 100 STANDARD POOL

REVISIONS	BY
△ PLAN CHECK CORR. 09-30-13	R.M.

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# R.M. DESIGNS

RESIDENTIAL AND COMMERCIAL PLANNERS

2-STORY CUSTOM RESIDENCE  
FOR  
MAYRA FLORES & EDWARD MAKABI  
ADDRESS: 540 THRIFT ROAD, MALIBU, CA. 90265

DRAWN  
M.P.  
CHECKED  
R. MATOLA  
DATE  
05/10/13  
SCALE  
1" = 10'-0"  
JOB  
12--  
FILENAME  
MAKABI FLORES  
SHEET  
T-1  
OF - SHEETS