

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES :

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development
Construction Projects/Certification Statement

The following is intended as minimum for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

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 sheetflow, 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. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
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. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law.

RONALD CHANG
(Architect & Authorized Agent of the Owner)

ADDITIONAL NOTES :

1. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
2. OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
3. THERE ARE NO OAK TREES ON THIS SITE. NO WORK IS ALLOWED WITHIN THE PROTECTED ZONE OF OAK TREE WITHOUT AN OAK TREE REPORT AND PERMIT.
4. FINISH FLOOR SHALL BE 8" MINIMUM ABOVE FINISHED GRADE.
5. TOTAL PROPOSED LANDSCAPE AREA IS 72 SQUARE FEET FOR (2) NEW PLANTERS BOXES.
6. TOTAL DROUGHT TOLERANT LANDSCAPING AREA 80 % OF EACH PLANTER BOX.
7. TOTAL PROPOSED LANDSCAPE AREA IS 72 SQUARE FEET FOR (2) NEW PLANTERS BOXES.

BEST MANAGEMENT PRACTICES IMPEMENTATION REQUIREMENTS:

Residential development and redevelopment of four units or less are required to implement at least two of the following simple BMPs into the site design:

1. Porous pavement: Install porous pavement to allow stormwater runoff 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 at the site must be porous.
2. Landscaping and landscape irrigation: Provide a minimum of two 15 gallon trees to be planted and maintained. Trees shall be located near impervious surfaces (10 foot maximum distance). Both of the trees are to be on the drought-tolerant plant list as required under the County's Green Building Ordinance (http://planning.lacounty.gov/assets/upl/project/green_drought-tolerant-garden.pdf). This is a Very High Fire Hazard Severity Zone. General Contractor is to verify compliance with Fire Department's requirements. The General Contractor is to upgrade existing Landscape Irrigation system with new SMART IRRIGATION CONTROLLERS. Install per all manufacturers recommendations.

NOTE:
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HYDROLOGY CALCULATIONS

IMPERVIOUS ROOF AREA CONTRIBUTING TO STORM WATER PLANTERS
GARAGE ROOF AREA: 1412 SQ. FT.
KITCHEN ADDITION ROOF AREA: 600 SQ. FT.
TOTAL CATCHMENT AREA: 2000 SQ. FT.

6' DIAMETER PLANTER AREA EA.:
3.14X3'X3' = 28. SQ. FT.
3.14 X1.5'X1.5' = 7 SQ. FT. CORE
NET AREA EA. PLANTER = 21' SQ. FT.

ASSUMED SOIL IN-SITU MINIMUM INFILTRATION (DESIGN) = 0.3 in/hr
ASSUME SURFACE PONDING DEPTH d = 1.0 FT
CALCULATE THE TIME OR THE SELECTED PONDING DEPTH TO FILTER THROUGH THE PLANTING MEDIA

$TP = \frac{d}{(f_{design}/12)} = \frac{1.0}{(0.3/12)} = 40 \text{ hr} < 48 \text{ hr}$

DETERMINE REQUIRED STORM WATER PLANTER AREA:

$A = \frac{Vb}{d}$
A= BOTTOM SURFACE AREA OF BIO-FILTRATION AREA (ft x ft)

Vb= BIFILTRATION DESIGN VOLUME (FT³) = 200 gal. = 26.74CF

SURFACE PONDING DEPTH d = 1.0 FT

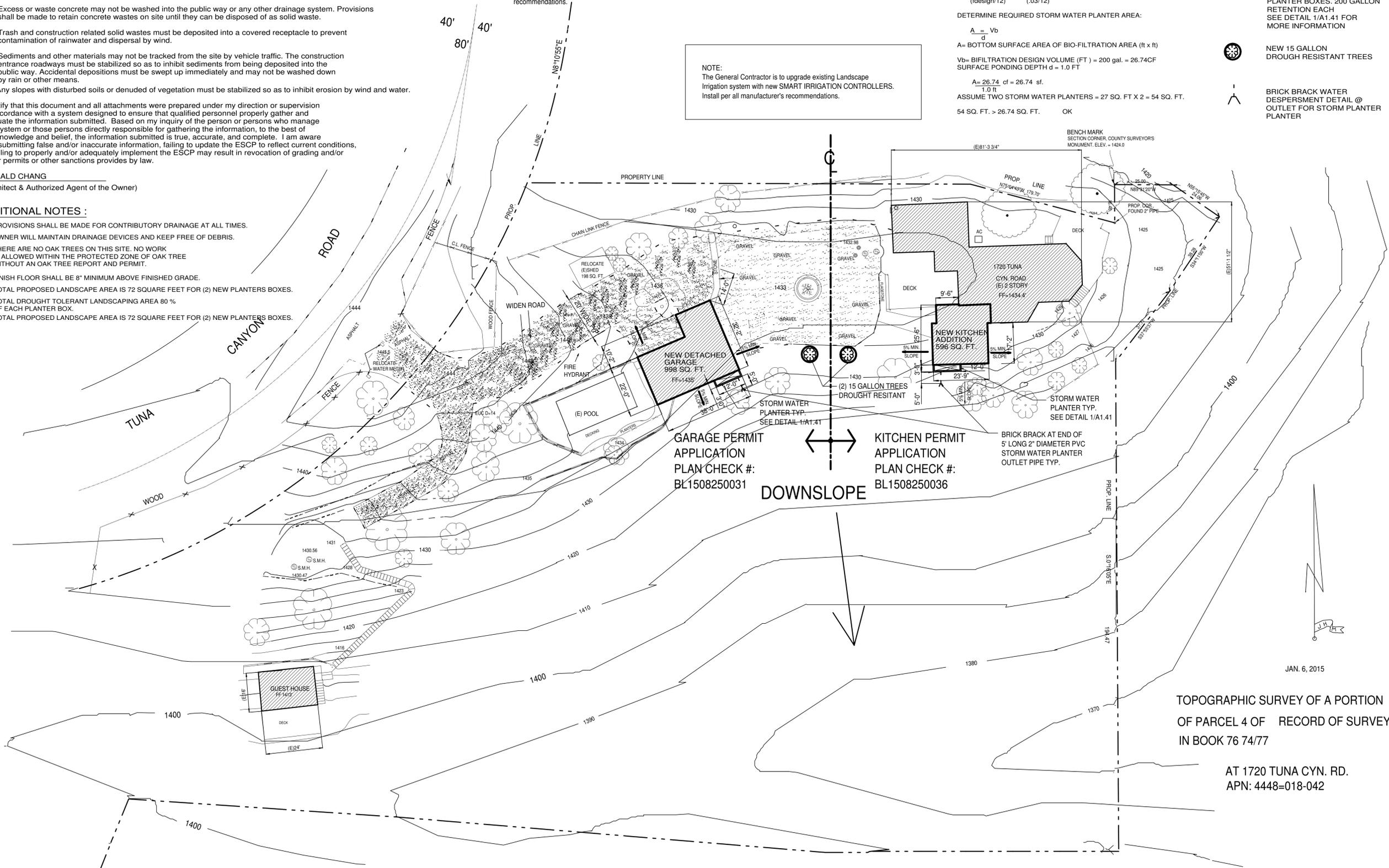
$A = \frac{26.74 \text{ cf}}{1.0 \text{ FT}} = 26.74 \text{ sq. ft.}$

ASSUME TWO STORM WATER PLANTERS = 27 SQ. FT X 2 = 54 SQ. FT.

54 SQ. FT. > 26.74 SQ. FT. OK

LEGEND

- GRAVEL /POROUS
- APSHALT/ NON POUROUS
- EXISTING BUILDING AREA
- NEW BUILDING AREA
- 3' X 12' (NET 27 SQ FT) PLANTER BOXES, 200 GALLON RETENTION EACH SEE DETAIL 1/A1.41 FOR MORE INFORMATION
- NEW 15 GALLON DROUGH RESISTANT TREES
- BRICK BRACK WATER DESPERMENT DETAIL @ OUTLET FOR STORM PLANTER



1720 Tuna Canyon Road

REMODEL/ADDITION
CLIENT

Angelo & Carmen Paparella
1720 Tuna Canyon Road
Topanga Canyon, CA.

Date • 02/11/2016

Scale • 1" = 20'-0"

Revisions

Consultants



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Architect

Sheet Name

DRAINAGE PLAN

Job Number
8386.0

Sheet No. 2 of

A2.0

TOPOGRAPHIC SURVEY OF A PORTION OF PARCEL 4 OF RECORD OF SURVEY IN BOOK 76 74/77

AT 1720 TUNA CYN. RD.
APN: 4448-018-042

JAN. 6, 2015