

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED: January 15, 2026

HEARING DATE: January 20, 2026 **AGENDA ITEM:** 4

PROJECT NUMBER: 2019-000833-(3)

PERMIT NUMBER(S): Minor Coastal Development Permit (“Minor CDP”)
RPPL2020001110
Variance No. RPPL2022005027

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 1714 Decker School Lane, Malibu

OWNER: Miriam Colin Hoff

APPLICANT: Neelima Gadicherla, Schmitz and Associates

CASE PLANNER: Tyler Montgomery, Principal Regional Planner
TMontgomery@planning.lacounty.gov

BACKGROUND

This agenda item is a request to Minor CDP for proposed additions, improvements, and restoration associated with a single-family residence (“Project”), including adding 1,407 square feet (“SF”) to the 2,354-SF residence, a 496-SF attached garage, three (3) storage sheds, four (4) 5,000-gallon water tanks, two (2) propane tanks, wildlife permeable fencing, outdoor gas fixtures, shade structures, landscaping, a play structure, a pool deck, concrete planter, a new onsite wastewater treatment system (“OWTS”), and widening of a 1,200-foot-long access driveway. A Variance is required for widening an existing driveway that exceeds 300 feet in length. Playground equipment, outdoor stairs, a greenhouse, landscaping, and a temporary dwelling unit—all of which were unpermitted—will be removed. Grading associated with these improvements includes 679 cubic yards of cut; 480 cubic yards of fill; 790 cubic yards of over-excavation, removal, and recompaction, and 199 cubic yards export for a total of 1,949 cubic yards of grading. A previous single-family residence on the property was destroyed in the 2018 Woolsey Fire, and a CDP Exemption for reconstruction of the residence has already been approved.

ADDITIONAL INFORMATION

The previous Staff Report to the Hearing Officer dated January 8, 2026 did not include the Project's grading and retaining wall plan as part of the attached Exhibit "A." This plan has been included as an attachment here (Exhibit A-1).

In addition, Draft Finding No. 27 in the previous Staff Report (page 9 of 12 of Exhibit C) incorrectly states that the building site area for the Project is 9,288 square feet. Staff recommends that this finding be replaced with the following text:

BUILDING SITE AREA. The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1910.I (Land Planning and Development Standards). The Project does not propose an increase to the existing approved building site area of 19,669 square feet.

Staff's recommendation for Project approval remains unchanged. If you have any questions or need additional information, please contact Tyler Montgomery of the Coastal Development Services Section at tmontgomery@planning.lacounty.gov.

Report
Reviewed By: *Rob Glaser*
Robert Glaser, Supervising Regional Planner

Report
Approved By: *Carmen Sainz for Mitch Glaser*
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A-1	Grading and Retaining Wall Plan

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 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. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE MEETING.
4. APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE LOS ANGELES COUNTY 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. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.
5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOS ANGELES COUNTY CODE, TITLE 12, SECTION 12.10.03 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. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)
6. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY PART OF A DEDICATED OR UNLICENSED GRADING, THE GRADING CONTRACTOR SHALL IMMEDIATELY STOP AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURED: HAS BEEN TAKEN.
a. THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
b. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING OF, WITH APPROPRIATE DIGNITY, THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
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 DUMP SITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMP SITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
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. PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
11. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE BY ANY OAK TREE AS REQUIRED PER TITLE CHAPTER 22.56 OF THE LOS ANGELES COUNTY ZONING CODE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIFLINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIFLINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.
12. THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS.
NOTE: THIS NOTE ONLY APPLIES TO STANDARD RETAINING WALLS. GEGRID FABRIC AND SEGMENTAL RETAINING WALLS DO NOT REQUIRE A SEPARATE RETAINING WALL PERMIT. DETAILS & CONSTRUCTION NOTES FOR ALL GEGRID WALLS MUST BE ON THE GRADING PLAN.
13. A PREVENTING PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED PER SECTION 1101.8 OF THE LOS ANGELES COUNTY BUILDING CODE. OWNER TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.
14. WHERE A GRADING PERMIT IS ISSUED AND THE BUILDING OFFICIAL DETERMINES THAT THE GRADING WILL NOT BE COMPLETED PRIOR TO NOVEMBER 1, THE OWNER OF THE SITE ON WHICH THE GRADING IS BEING PERFORMED SHALL, ON OR BEFORE OCTOBER 1, FILE OR CAUSE TO BE FILED WITH THE BUILDING OFFICIAL AN ESCP PER SECTION J110.8.3 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 GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF 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 RECOMMENCEMENT 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 FOLLOWING STAGES OF THE WORK. (SECTION J105.7 OF THE BUILDING CODE)
(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. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.
(c) ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIREMENTS IN THIS SECTION HAVE BEEN RECEIVED.
(d) FINAL - WHEN DRAINAGE HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPEPLANTING 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. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES" SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:
1. BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE.
2. MONTHLY, AT ALL OTHER TIMES; AND
3. AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL. SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE, THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEB SITE: HTTP://WWW.LAWLA.COM/BSO/DOCS/DEFAULT.ASPX. REPORT OF GRADING ACTIVITIES" MAY BE SCANNED AND UPLOADED AT THE WEB SITE OR FAXED TO (310) 530-5482. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP WORK ORDER"
19. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES PRIOR TO APPROVAL OF ROUGH GRADING PER SECTION J105.7 OF THE LOS ANGELES COUNTY BUILDING CODE.
20. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE LOS ANGELES COUNTY 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.

- 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. N/A OR MISCELLANEOUS TRANSFER DRAIN MTD NO. N/A.
25. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS REQUIRED UNDER NOTE 18 AND SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

- 26. AN ENCROACHMENT PERMIT FROM COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING THE ROAD RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS ENCROACHMENT PERMIT.
27. AN ENCROACHMENT PERMIT/CONNECTION PERMIT IS REQUIRED FROM COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT FOR ALL WORK WITHIN THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT RIGHT OF WAY. ALL WORK SHALL CONFORM TO CONDITIONS SET BY THE PERMIT.
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 CORPS 404 PERMIT NUMBER N/A
CALIFORNIA FISH & WILDLIFE PERMIT NO. N/A
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.aqmd.gov.

- 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 GEOLOGIC INSPECTIONS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION. (900 S. FREMONT, ALHAMBRA CA 91803 - 3RD FLOOR)
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 CITY REQUIREMENTS.
34. ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC MAP MUST BE INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS (SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE). THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
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.

GENERAL GEOTECHNICAL 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 D1557-91, WHERE APPLICABLE; WHERE NOT APPLICABLE, A TEST ACCEPTABLE BUILDING OFFICIAL SHALL BE USED. (SECTION J107.5 OF THE COUNTY LOS OF ANGELES BUILDING CODE).
c. 95 PERCENT OF MAXIMUM DRY DENSITY IS REQUIRED FOR ALL FIRE LANES UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT.
38. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, SHALL BE OBTAINED BY THE SAND CONE METHOD.
39. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL ON 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. OTHERWISE, THE SLOPE MUST BE REEVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE.
c. FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.

- 41. FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN COMPLETED AND INSPECTED AND APPROVED BY THE SOILS ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A "STANDARD TEST METHOD FOR MOISTURE, ASH, ORGANIC MATTER, PEAT OR OTHER ORGANIC SOILS" ASTM D-2974-87 ON ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. SOIL CONTAINING SMALL AMOUNTS OF ROOTS MAY BE ALLOWED PROVIDED THAT THE ROOTS ARE IN A QUANTITY AND DISTRIBUTED IN A MANNER THAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND THE SOILS ENGINEER APPROVES THE USE OF SUCH MATERIAL.

- 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. LOCATION, EXTENT, AND ELEVATION OF ROCK DISPOSAL AREAS MUST BE SHOWN ON AN "AS-BUILT" GRADING PLAN.
43. CONTINUOUS INSPECTION BY THE SOILS 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. (SECTION J107.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
44. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS. (SECTION J107.2 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
45. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN "AS-BUILT" GRADING PLAN.
46. ALL SLOPES WITH A STEEPNESS RATIO OF 2:1 STEEPER 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 LIMITATION OF THE FAN-LOPE PERFECT. 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. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

- 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 TREES AT EQUIVALENT SPACING, IN ADDITION TO THE GRASS OR GROUNDCOVER PLANTS. THE PLANTS SELECTED AND PLANTING METHODS USED SHALL BE SUITABLE FOR THE SOIL AND CLIMATIC CONDITIONS OF THE SITE. PLANT MATERIAL SHALL BE SELECTED WHICH WILL PRODUCE A COVERAGE OF PERMANENT PLANTING EFFECTIVELY CONTROLLING EROSION. CONSIDERATION SHALL BE GIVEN TO DEEP-ROOTED PLANTING MATERIAL NEEDING LIMITED WATERING, AND TO HIGH WIND TO WIND SUSCEPTIBILITY AND TO FIRE-RETARDANT CHARACTERISTICS. ALL PLANT MATERIALS MUST BE APPROVED BY THE BUILDING OFFICIAL. (SECTION J110.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
NOTE: PLANTING MAY BE MODIFIED FOR THE SITE SPECIFIC RECOMMENDATIONS PROVIDED BY BOTH THE SOILS ENGINEER AND A LANDSCAPE ARCHITECT. SPECIFIC RECOMMENDATIONS MUST CONSIDER SOILS AND CLIMATIC CONDITIONS, IRRIGATION REQUIREMENTS, PLANTING METHODS, FIRE RETARDANT CHARACTERISTICS, WATER EFFICIENCY, MAINTENANCE NEEDS, AND OTHER REGULATORY REQUIREMENTS. RECOMMENDATIONS MUST INCLUDE A FINDING THAT THE ALTERNATIVE PLANTING WILL PROVIDE PERMANENT AND EFFECTIVE METHOD OF EROSION CONTROL. MODIFICATIONS TO PLANTING MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION.
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. IRRIGATION SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. A FUNCTIONAL TEST OF THE SYSTEM MAY BE REQUIRED. FOR SLOPES LESS THAN 20 FEET IN VERTICAL HEIGHT, HOSE BIBS TO PERMIT HAND WATERING WILL BE ACCEPTABLE IF SUCH HOSE BIBS ARE INSTALLED AT CONVENIENTLY ACCESSIBLE LOCATIONS WHERE A HOSE NO LONGER THAN 50 FEET IS NECESSARY FOR IRRIGATION. THE REQUIREMENTS FOR PERMANENT IRRIGATION SYSTEMS MAY BE MODIFIED UPON SPECIFIC RECOMMENDATION OF A LANDSCAPE ARCHITECT OR EQUIVALENT AUTHORITY THAT, BECAUSE OF THE TYPE OF PLANTS SELECTED, THE PLANTING METHODS USED AND THE SOIL AND CLIMATIC CONDITIONS AT THE SITE, IRRIGATION WILL NOT BE NECESSARY FOR THE MAINTENANCE OF THE SLOPE PLANTING. (SECTION J110.4 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
c. OTHER GOVERNMENTAL AGENCIES MAY HAVE ADDITIONAL REQUIREMENTS FOR LANDSCAPING AND IRRIGATION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE WITH OTHER AGENCIES TO MEET THEIR REQUIREMENTS WHILE MAINTAINING COMPLIANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODE.

- 48. THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING. PRIOR TO FINAL GRADING APPROVAL ALL REQUIRED SLOPE PLANTING MUST BE WELL ESTABLISHED. (SECTION J110.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
49. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES. (TITLE 31, SECTION 5.4072.1)

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- 50. RECYCLING AND REUSE PLAN FROM ENVIRONMENTAL PROGRAMS DIVISION IS REQUIRED FOR ALL GRADING PERMITS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES IN ACCORDANCE WITH THE CONSTRUCTION AND DEMOLITION (C&D) DEBRIS RECYCLING AND REUSE ORDINANCE (CH 20.87 OF THE LOS ANGELES COUNTY CODE). APPLICATIONS CAN BE SUBMITTED ONLINE AT WWW.BBCLCA.COM AND ARE AVAILABLE AT THE LOCAL BUILDING AND SAFETY OFFICE OR DIRECTLY FROM ENVIRONMENTAL PROGRAMS DIVISION. APPLICATIONS CAN BE SUBMITTED BY HAND, BY MAIL (SEE ADDRESS, ABOVE) OR FAX: (626) 458-3593. PROOF OF APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF THE GRADING PERMIT.

- 51. RECYCLING AND REUSE PLAN FROM ENVIRONMENTAL PROGRAMS DIVISION IS REQUIRED FOR ALL GRADING PERMITS IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES IN ACCORDANCE WITH THE CONSTRUCTION AND DEMOLITION (C&D) DEBRIS RECYCLING AND REUSE ORDINANCE (CH 20.87 OF THE LOS ANGELES COUNTY CODE). APPLICATIONS CAN BE SUBMITTED ONLINE AT WWW.BBCLCA.COM AND ARE AVAILABLE AT THE LOCAL BUILDING AND SAFETY OFFICE OR DIRECTLY FROM ENVIRONMENTAL PROGRAMS DIVISION. APPLICATIONS CAN BE SUBMITTED BY HAND, BY MAIL (SEE ADDRESS, ABOVE) OR FAX: (626) 458-3593. PROOF OF APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF THE GRADING PERMIT.

PROJECT INFORMATION:
GENERAL INFORMATION:
GRADING PERMIT APPLICATION NO. GRAD _____
EARTHWORK VOLUMES CUT 679 (CY), FILL 480 (CY)
SHRINKAGE FACTOR _____
PRE-DEVELOPMENT IMPERVIOUS AREA 0.34 (ACRES)(EXCLUDES SFR)
POST-DEVELOPMENT IMPERVIOUS AREA 0.37 (ACRES)(EXCLUDES SFR)
WASTE DISCHARGE IDENTIFICATION NUMBER (WID) _____
CONSTRUCTION & DEMOLITION DEBRIS RECYCLING _____
AND REUSE PLAN (RPP ID) N/A
POST-CONSTRUCTION BMP FEATURE(S) _____
GPS COORDINATES X N/A Y _____

PROPERTY INFORMATION:
PROPERTY ADDRESS (IF EXIST) 1714 DECKER SCHOOL LANE (90265)
TRACT/PARCEL MAP NO. N/A LOT/PARCEL NO. N/A
PROPERTY OWNER MIRIAM HOFF
ASSESSOR'S ID NO. 4472-029-020

ZONING, REGIONAL PLANNING, AND OTHER AGENCY INFORMATION:
PROPERTY ZONING R-C-40
INTENDED LAND USE SFR (NO CHANGE)
CERTIFICATE OF COMPLIANCE CO NO. N/A
PLOT PLAN NUMBER: PP NO. N/A
CONDITIONAL USE PERMIT: CUP NO. N/A
ONLINE TREE PERMIT NUMBER: OTP NO. N/A
COMMUNITY STANDARDS DISTRICT N/A
CALIFORNIA COASTAL COMMISSION AREA X YES, NO APPROVED VOLUME: _____ (CY)
COASTAL DEVELOPMENT PERMIT: CDP _____ EXP. DATE: _____

ATTACHMENT A: BEST MANAGEMENT PRACTICE NOTES:

- 1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT 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 COURSE, OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIAL MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIAL 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 SWEEP 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.
9. "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."

PRINT NAME MIRIAM HOFF
(Owner or authorized agent of the owner)
SIGNATURE _____ Date _____
(Owner or authorized agent of the owner)

ATTACHMENT B NOTES

- THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE LATEST EDITION OF THE CALIFORNIA BMP HANDBOOK (CONSTRUCTION) OR CALTRANS STORMWATER QUALITY HANDBOOKS (CONSTRUCTION SITE BMP MANUAL), MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL)
NON-STORMWATER MANAGEMENT:
E01- SCHEDULING
E02- PRESERVATION OF EXISTING VEGETATION
E03- HYDRAULIC MULCH
E04- HYDROSEEDING
E05- SOIL BINDER
E06- STRAW MULCH
E07- GEOTEXTILES & MATS
E08- WOOD CHIPS
E09- EARTH OAKS AND DRAINAGE SWALES
E10- VEGETATION
E11- SLOPE DRAINS
E12- STREAMBANK STABILIZATION
E13- RESERVED
E14-COMPOST BLANKETS
E15-SOIL PREPARATION/ROUGHENING
E16-NON-VEGETATED STABILIZATION

- WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL:
W01- MATERIAL DELIVERY AND STORAGE
W02- MATERIAL USE
W03- STOCKPILE MANAGEMENT
W04- SPILL PREVENTION AND CONTROL
W05- SOLID WASTE MANAGEMENT
W06- HAZARDOUS WASTE MANAGEMENT
W07- CONTAMINATION SOIL MANAGEMENT
W08- CONCRETE WASTE MANAGEMENT
W09- SANITARY/SEPTIC WASTE MANAGEMENT
W10-LIQUID WASTE MANAGEMENT

- WIND EROSION CONTROL:
W11- WIND EROSION CONTROL
W12- STABILIZED CONSTRUCTION ENTRANCE EXIT
W13- STABILIZED CONSTRUCTION ROADWAY
W14- ENTRANCE/OUTLET TIRE WASH

- EQUIPMENT TRACKING CONTROL:
T01- WIND EROSION CONTROL
T02- STABILIZED CONSTRUCTION ENTRANCE EXIT
T03- ENTRANCE/OUTLET TIRE WASH

EARTHWORK QUANTITIES (CU YD)

Table with columns: EARTHWORK AREA, CUT, FILL, PROP. RESTORATION, IMPROVEMENTS, TOTAL. Rows include DECKS, PLAYGROUNDS, DRIVEWAY WIDENING, STAIRS, SHEDS, WATER TANK PADS, GARDEN, FD TURNAROUND, RESIDENCE, 5' FIRE ACCESS LANE, OWTS, OTHER, and TOTAL.

PROPERTY ADDRESS (IF EXIST) 1714 DECKER SCHOOL LANE (90265)
TRACT/PARCEL MAP NO. N/A LOT/PARCEL NO. N/A
PROPERTY OWNER MIRIAM HOFF
ASSESSOR'S ID NO. 4472-029-020
ZONING, REGIONAL PLANNING, AND OTHER AGENCY INFORMATION:
PROPERTY ZONING R-C-40
INTENDED LAND USE SFR (NO CHANGE)
CERTIFICATE OF COMPLIANCE CO NO. N/A
PLOT PLAN NUMBER: PP NO. N/A
CONDITIONAL USE PERMIT: CUP NO. N/A
ONLINE TREE PERMIT NUMBER: OTP NO. N/A
COMMUNITY STANDARDS DISTRICT N/A
CALIFORNIA COASTAL COMMISSION AREA X YES, NO APPROVED VOLUME: _____ (CY)
COASTAL DEVELOPMENT PERMIT: CDP _____ EXP. DATE: _____

RETAINING WALLS

Table with columns: NUMBER, LENGTH(FT), MAX HEIGHT(FT), DISPOSITION. Rows 1-20 showing wall details and proposed/reproposed status.

± PROPOSED RETAINING WALLS SHALL NOT EXCEED A MAXIMUM HEIGHT OF 6.0'
* EXISTING RETAINING WALL TO BE REPLACED WITH SAME ALIGNMENT

LEGAL DESCRIPTION LOT/EX OF S10COM AT SW COR OF NW 1/4 OF SW 1/4 OF SEC 16 T 15 S R 19W TH S 89°25'00" E TO E LINE OF W 1/2 OF NW 1/4 OF SW 1/4 OF SD SEC TH N THEREON TO A PT S 540.52 FT FROM NE COR OF SD W 1/2 OF NW 1/4 OF SW 1/4 TH N 89°22'20" W TO E LINE OF LAND DESC IN DOC NO 2132, 10-5-65 TH S AND FOLLOWING BDRY LINE OF SD LAND TO W LINE OF SD SEC TH S THEREON TO BEC FOR OF NW 1/4 OF SW 1/4 OF SEC 16 T 15 S R 19W

BENCHMARK B.M. NO. DY7614 NAVD 1988 LOS ANGELES COUNTY PUBLIC WORKS

ELEVATION = 1625.919 FEET (ADJUSTMENT 2008)

CIVIL ENGINEER LC ENGINEERING GROUP, INC. 889 PIERCE COURT SUITE 101 THOUSAND OAKS, CA 91360 (805) 497-1244 (818) 991-7148 CONTACT: LENNIE LISTON

SURVEYOR CHRIS NELSON & ASSOCIATES 31238 VIA COLINAS SUITE H WESTLAKE VILLAGE, CA 91362 (818) 991-1040

GEOTECHNICAL GEO CONCEPTS INC. 14428 HAMLIN STREET, #200 VAN NUYS, CA 91401 (818) 994-8895 PROJECT 4377 REPORT DATE MARCH 30, 2018 CONTACT: SCOTT J. WALTER

GEOLOGIST GEO CONCEPTS INC. 14428 HAMLIN STREET, #200 VAN NUYS, CA 91401 (818) 994-8895 PROJECT 4377 REPORT DATE MARCH 30, 2018 CONTACT: MARK A. BARRETT

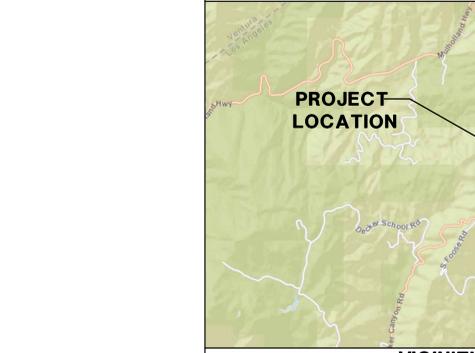
CONTRACTORS NOTE: THE EARTHWORK QUANTITIES ARE PROVIDED AS A COURTESY AND CONVENIENCE TO THE OWNERS, AND ARE FOR BONDING AND PLAN CHECK PURPOSES ONLY. THE YARDAGE FIGURES SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND DESIGNED ROUGH GRADE ELEVATIONS. THE CALCULATIONS MAKE NO PROVISIONS FOR STRIPPING, SHRINKAGE, BULKING OR ANY OTHER CONDITION NOT IMPLIED. FOR THIS REASON, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE PROJECT'S SOILS ENGINEER AND GEOLOGIC INVESTIGATIONS, AND TO DETERMINE FOR HIMSELF, THE QUANTITIES OF EARTH MOVING THAT WILL BE REQUIRED TO COMPLETE THIS PROJECT.

NOTE:

NO GRADES ON DRIVEWAY GREATER THAN 20% PER UPDATED SURVEY.

SHEET INDEX table with columns: NUMBER, DESCRIPTION. Rows 1.0 COVER SHEET, 2.0 OVERALL GRADING PLAN, 2.1 ENLARGED GRADING PLAN, 3.0 CROSS SECTIONS & DETAILS.

WITHOUT ENGINEER'S SEAL AND WET SIGNATURE, THESE PLANS (THIS SHEET AND ALL ATTACHED SHEETS) ARE CONSIDERED PRELIMINARY, UNAPPROVED AND NOT FOR CONSTRUCTION.



HOFF RESIDENCE

HOFF RESIDENCE 1714 DECKER SCHOOL LANE MALIBU, CALIFORNIA COVER SHEET. Includes date 12/12/2024, scale N.T.S., and sheet number 7854.

IC ENGINEERING GROUP, INC. CONSULTING ENGINEERS CIVIL • STRUCTURAL • GEOTECHNICAL 889 Pierce Court, Suite 101, Thousand Oaks, California 91360 818-991-7144 • 805-497-1244 • icengrpgroup.com • info@icengrpgroup.com

FOR PLAN CHECK ONLY THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.

Table with columns: SUBMITTAL/REVISION, DATE, REVIEW. Rows for various revision stages.

DATE: 12/12/2024 SCALE: N.T.S. DRAWN: JRD CHECKED: N/A SHEET NO: 7854 SHEET C 1.0



FOR PLAN CHECK ONLY
 THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.

REV#	DATE	SUBMITTAL/REVISION

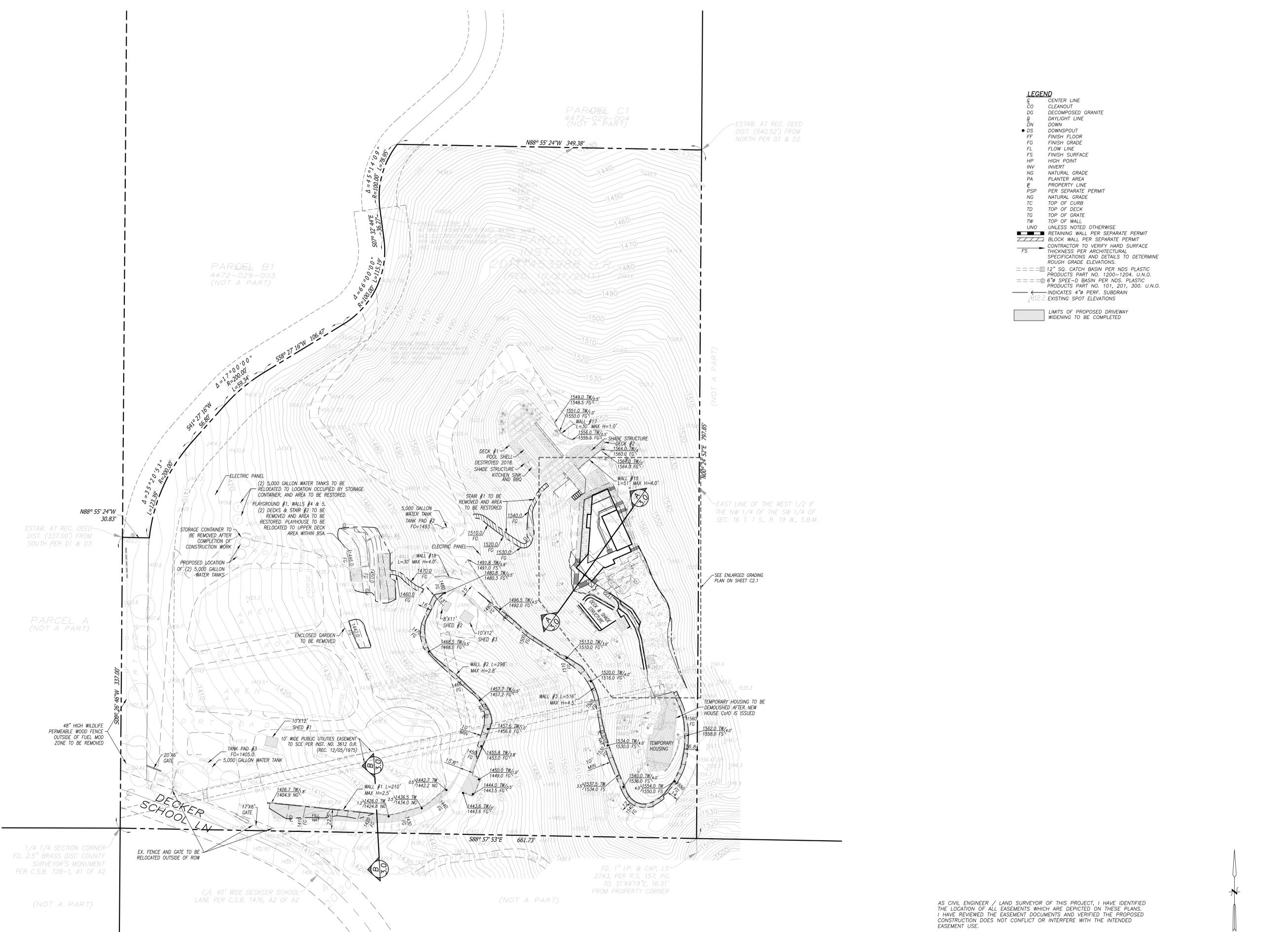
HOFF RESIDENCE
 1714 DECKER SCHOOL LANE
 MALIBU, CALIFORNIA

GRADING PLAN - OVERALL

DATE: 12/12/2024
 SCALE: 1"=40'
 DRAWN: JRD
 CHECKED: 7854
 SHEET

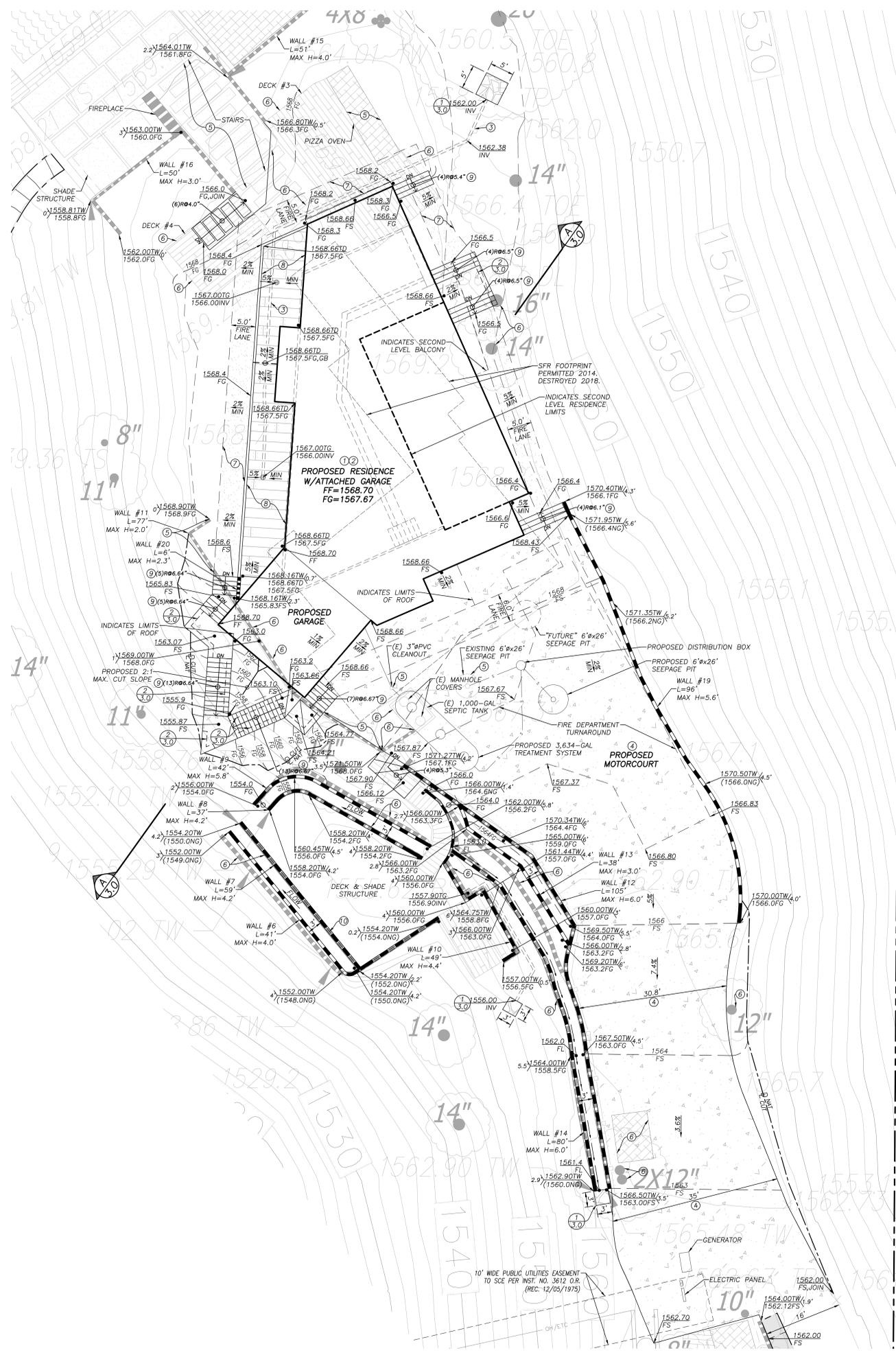
C 2.0

- LEGEND**
- CL CENTER LINE
 - CO CLEANOUT
 - DS DECOMPOSED GRANITE
 - D DAYLIGHT LINE
 - DN DOWN
 - DS DOWNSPOUT
 - FF FINISH FLOOR
 - FG FINISH GRADE
 - FL FLOW LINE
 - FS FINISH SURFACE
 - HP HIGH POINT
 - INV INVERT
 - NG NATURAL GRADE
 - PA PLANTER AREA
 - P PROPERTY LINE
 - PSP PER SEPARATE PERMIT
 - NG NATURAL GRADE
 - TC TOP OF CURB
 - TD TOP OF DECK
 - TG TOP OF GRATE
 - TW TOP OF WALL
 - UNO UNLESS NOTED OTHERWISE
 - RETAINING WALL PER SEPARATE PERMIT
 - BLOCK WALL PER SEPARATE PERMIT
 - CONTRACTOR TO VERIFY HARD SURFACE THICKNESS PER ARCHITECTURAL SPECIFICATIONS AND DETAILS TO DETERMINE ROUGH GRADE ELEVATIONS.
 - 12" SQ. CATCH BASIN PER NDS PLASTIC PRODUCTS PART NO. 1200-1204, U.N.O.
 - 6" SPEE-D BASIN PER NDS PLASTIC PRODUCTS PART NO. 101, 201, 300, U.N.O.
 - INDICATES 4" PERF. SUBDRAIN
 - EXISTING SPOT ELEVATIONS
 - LIMITS OF PROPOSED DRIVEWAY WIDENING TO BE COMPLETED



AS CIVIL ENGINEER / LAND SURVEYOR OF THIS PROJECT, I HAVE IDENTIFIED THE LOCATION OF ALL EASEMENTS WHICH ARE DEPICTED ON THESE PLANS. I HAVE REVIEWED THE EASEMENT DOCUMENTS AND VERIFIED THE PROPOSED CONSTRUCTION DOES NOT CONFLICT OR INTERFERE WITH THE INTENDED EASEMENT USE.

CIVIL ENGINEER / LAND SURVEYOR DATE

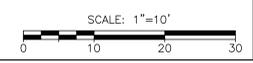


- LEGEND**
- CL CENTER LINE
 - CO CLEANOUT
 - DS DECOMPOSED GRANITE
 - DL DAYLIGHT LINE
 - DN DOWN
 - DS DOWNSPOUT
 - FF FINISH FLOOR
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 12" SQ. CATCH BASIN PER NDS PLASTIC PRODUCTS PART NO. 1200-1204, U.N.O.
 6" SUMP-BASIN PER NDS PLASTIC PRODUCTS PART NO. 101, 201, 300, U.N.O.
 INDICATES 4" PERFORATED SUBDRAIN
 EXISTING SPOT ELEVATIONS

- CONSTRUCTION NOTES**
1. STRUCTURAL FOUNDATION AND SLAB-ON-GRADE PER ARCHITECTURAL / STRUCTURAL PLANS AND GEOTECHNICAL REPORT.
 2. OVER EXCAVATE ENTIRE BUILDING BELOW FOUNDATIONS AS RECOMMENDED IN THE GEOTECHNICAL REPORT.
 3. CONSTRUCT SDR-35 PVC PIPE (SIZE AS SHOWN) AT 1% MINIMUM SLOPE (MIN. PIPE SIZE 4").
 4. CONSTRUCT 3" TYPE II A.C. ON 4" CRUSHED AGGREGATE BASE ON COMPACTED SOIL SUBGRADE.
 5. EXISTING TO REMAIN.
 6. EXISTING TO BE REMOVED.
 7. DD PER ARCHITECTURAL PLANS.
 8. PROPOSED WOOD DECK PER ARCHITECTURAL PLANS.
 9. CONSTRUCT CONC. STARTS ON GRADE PER DETAIL 3, SHT. C3.0.
 10. CONSTRUCT RAILING PER ARCHITECTURAL PLANS.

AS CIVIL ENGINEER / LAND SURVEYOR OF THIS PROJECT, I HAVE IDENTIFIED THE LOCATION OF ALL EASEMENTS WHICH ARE DEPICTED ON THESE PLANS. I HAVE REVIEWED THE EASEMENT DOCUMENTS AND VERIFIED THE PROPOSED CONSTRUCTION DOES NOT CONFLICT OR INTERFERE WITH THE INTENDED EASEMENT USE.

CIVIL ENGINEER / LAND SURVEYOR DATE



FOR PLAN CHECK ONLY
 THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.

REV#	DATE	SUBMITAL/REVISION

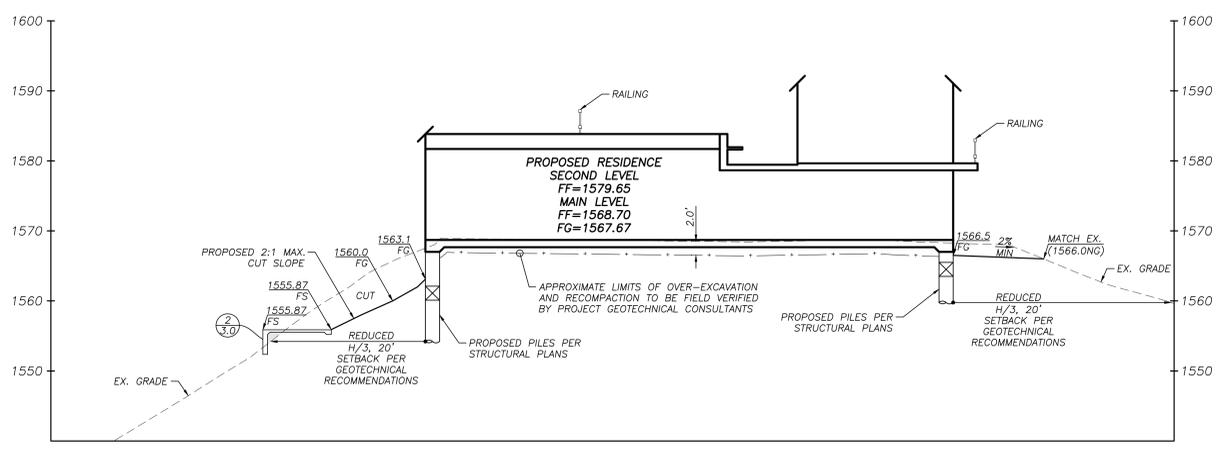
HOFF RESIDENCE
 1714 DECKER SCHOOL LANE
 MALIBU, CALIFORNIA

GRADING AND DRAINAGE PLAN - ENLARGED

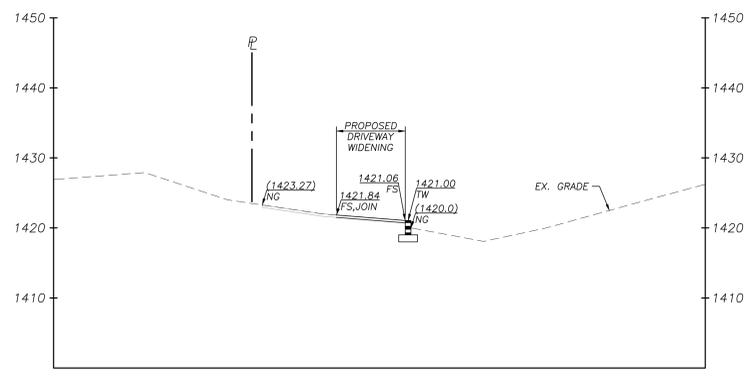
DATE: 12/12/2024
 SCALE: 1"=10'
 DRAWN: JRD
 JOB NO: 7854
 SHEET

C 2.1

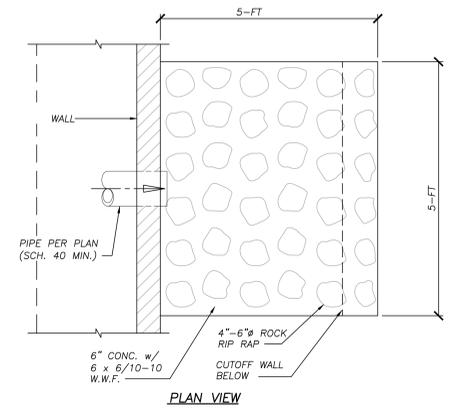
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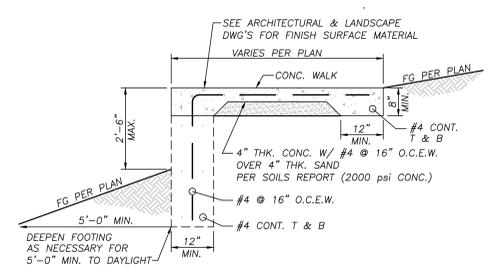
SECTION A
 1"=10'



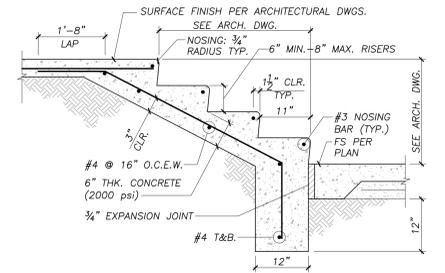
SECTION B
 1"=10'



DETAIL NO. 1
 N.T.S. RIP RAP



DETAIL NO. 2
 N.T.S. CONC. DEEPENED FOOTING



DETAIL NO. 3
 N.T.S. CONC. STAIRS ON GRADE

REV#	DATE	SUBMITAL/REVISION

HOFF RESIDENCE
 1714 DECKER SCHOOL LANE
 MALIBU, CALIFORNIA

CROSS SECTIONS & DETAILS

DATE: 12/12/2024
 SCALE: AS NOTED
 DRAWN: JRD
 JOB NO: 7854
 SHEET

C 3.0