GENERAL CONTRACT NOTES

1. Specifications attached are part of this contract.
2. Do not scale drawings. Written dimensions take precedence over scaled dimensions. All dimensions shall be field verified and coordinated with all of the work of all trades. The architect shall be notified immediately if any discrepancies are discovered.
3. Dimensions shown on plans are to face of exterior masonry, concrete, column or grid lines and finished face of walls unless otherwise noted detailed.
4. The contracter shall examine the condition of the project area and prior to commencement of work report all discerpancies to the architect. Verify all required openings and sleeves in beams, slabs, walls, etc., with all trades before start of work. Commencing with construction signifies acceptance of condition of project area.
5. Should the drawings disagree in themselves or with the specifications or should the specifications disagree with themselves, the better quality and/or greater quantity of work or material shall be estimated upon and unless otherwise ordered in writing shall be furnished and installed.
6. If any error or omissions appear in the contract documents, contractor shall notify architect in writing of such error or omission. If contractor fails to give such notice, he will be held responsible for results of such errors or omissions and for cost of rectifying same.
7. General contractor shall coordinate work performed by other contractors. Discrepancies, if any, should be brought to the attnetion of the archtiect for resolution before proceeding with work.
8. General contractor shall, in the work of all trades, perform any and all cutting, patching, repairing, restoring, and the like necessary to complete the work and to restore any damaged or affected surfaces resulting from the work of this contract to their original condition, and to the satisfaction of the architect and the owner.
9. The general contractor shall be responsible for the timely arrival of all specified finish materials, equipment, light fixtures and any other such materials to be utilized on this project. The general contractor shall notify the architect in writing within ten (10) days of date of contract of those specified items that may not be readily available and the alternate items that the contractor recommends as readily available of equal quality and description. If notification is not received by the architect, the contractor accepts responsibility for the proper ordering and follow-up of specified items and will pursue whatever means necessary at no additional cost to the owner, ensure availability of all specified items so as not to create hardship on the owner and not to delay progress of the work. No extension of time to the contract will be allowed for the contractor's inability to secure specified items. The general contractor is also responsible for unloading all owner supplied materials at the job site (uncrate, assemble, and place where indicated on plan or per owner's instructions).
10. Safety: All conduct, work equipment and materials shall be in full accordance with the latest safety rules and regulations of all authorities and agencies having jurisdiction over the work.
11. The contractor shall be responsible for and obtain all permits, licenses and pay required fees.
    A. Prior to the issuance of a building permit, the contractor shall have evidence of current workman's compensation insurance coverage on file with the department in compliance with the local labor code.
    B. All required permits must be obtained form the required governing agencies before buildings are occupied.
12. Temporary toilet facilties to be provided per requirements of local governing agency.
13. Each contractor shall leave the site in a neat, clean and orderly condition upon conclusion of his work. All waste, rubbish and excess materials shall be removed from the site properly.
14. Post excavation notice ten (10) days before excavation if excavation is at the property line adjoining with neighbors.
15. Provide pedestrian protection as required by section 3303 of the Uniform Building Code. A separate permit shall be required for any fences or site walls, as required.
16. Check layout of foundation with architect and structural engineer prior to forming as required.
17. Separate permit applications and permits are required for:
    a. Grading/ excavation/ backfill/ removal and recompaction
    b. Shoring
    c. Retaining wall
    d. Construction canopy
    e. Sign
    f. Fire sprinkler system
    g. Demolition of any existing structure

NOTE: If the structure is connected to a sewer, the sewer must be capped prior to the issuance of the demolition permit. Further, buildings or structures shall be certified as being free from asbestos by a certified person or firm prior to the issuance of the demolition permit.

18. The final Certificate of Occupancy cannot be issued until a written release is obtained from the Southern California Air Quality Management District (CAB 3205).
19. State Assembly Bill 13 prohibits smoking in an enclosed place of employment:
    a. A sign stating "No Smoking" must be posted at each entrance.
    b. A sign stating "Smoking is prohibited except in designated areas" must be posted at each entrance when such areas are permissible per A.B. 13.
    c. Smoking is not permitted.
20. Water closets and urinals shall be 'ultra low-flow' and showerheads shall be 'low-flow' (BHMC 9-4.)
21. Toilet facilities are required during construction (BHMC 9-4).
22. Provide an approved type of garbage grinder readily accessible and properly connected to the sewer drain (BHPC 911).
23. Roof drains discharging water must be conducted under sidewalk (UBC 1506.5)
24. Drainage piping serving fixtures located below the main sewer level or below the next upstream manhole shall be protected from back flow with an approved backwater valve (UPC 710).
25. Unprotected openings are prohibited in envelope protection type ceilings. All duct openings require fire dampers and are limited in area to 100 sq. in. in any 100 sq. ft. of ceiling. Acess openings require one-hour fire rated assemblies with closing devices approved by the department (UBC 710.2).
26. Draft stops shall be installed in floor - ceiling assemblies within concealed spaces (UBC 708.3.1.1.3.).
27. Draft stops shall be installed in attics, mansards, overhangs, and other concealed roof spaces (UBC 708.3.1.2.2.).
28. Sound level of operating equipment is limited to five (5) decibels above ambient at the property line (5) (BHMC Art. 4, Chapter 8).
29. All roof equipment must be screened from view (UBC 3601 (e)/ BH Amend. 9-1.202).
30. The final Certificate of Occupancy cannot be issued until a written release is obtained from the Souther California Quality Management District (CAB 3205).

EROSION AND SEDIMENT CONTROL

27. Erosion control measures shall be maintained at all times.
28. Erosion control measures shall be installed as per the approved grading and erosion control plans.
29. All operational storm drain inlets shall be protected from sediment inflow.
30. Sediment control measures (traps, filters, barriers, etc.) shall be maintained at all times.
31. Temporary soil stock and other stockpiled granular materials shall be kept covered, contained, or bermed.
32. Sediment-laden runoff shall not flow under, around, or diversion structures.
33. Sediment, sediment-laden runoff of dewatering effluent shall not flow off the site.
34. Sediment, debris or mud shall not be deposited or tracked onto public roads or rights of way.
35. Seeded or landscaped areas shall be maintained to provide effective ground cover.

CHEMICAL AND WASTE CONTROLS

1. All chemicals (paints, fuels, concrete mix, fertilizers, etc.) shall be properly stored to prevent storm water contamination.
2. All waste products (building materials, wood, sheet metal, broken glass, concrete or paving, paints, etc.) shall be disposed of or recycled properly.
3. All contaminated waters generated during construction shall be properly contained, treated and or disposed of.
4. All storm drain inlets in the vicinity of the site shall be protected from inflow during saw-cutting, sealing, paving, and building washing operations.
5. All heavy equipment shall be parked in a designated area well away from storm drain inlets.
6. All equipment repaired or maintained on site shall have drip pans, absorbent pads, berms, or other methods used to prevent contamination of soil runoff.
7. A spill response plan shall be in place and all spills shall be cleaned up properly and promptly using dry cleaning methods.
8. Trash receptacles shall be provided for containing solid wastes generated on site and shall be covered during the rainy season.

PROJECT DIRECTORY

OWNER
Zev Beckerman
2570 Encinal Canyon Road
Malibu, CA. 90265

ARCHITECT
DAYArchitecture
323-702-3336
johnathen@dayarchitecturalstudio.com
Contact: Johnathen Day

PERMIT EXPEDITOR
Shelly Coulson
310-245-7991
topanga22@me.com

SEPTIC DESIGNER
The Friday Group
P.O. Box 12269,
La Crescenta, CA. 91224
818-644-0638
Contact: Lyndon Yiu

GEOTECHNICAL ENGINEER
Subsurface Design, INC.
12848 Foothill Blvd.
Sycamor, CA. 91342
Contact: Mark Triebold

SURVEYOR
Pearson Land Surveying
23371 Mulholland Dr. #330
Woodland Hills, CA 91364
(818) 468-9714
Email: tmcdermott@pearsonlandsurveying.com
Contact: Thomas McDermott

CIVIL ENGINEER
TEG Engineering Group
130 Pine Street, 3rd Floor
Long Beach, CA. 90803
310-613-9980
Contact: James Tuchscher

BIOLOGY ASSESSMENT
Padre Associates INC.
1861 Knoll Drive
Ventura, CA. 93003
Contact: Matt Ingamells

BUILDING INFORMATION

Job Address:	2570 Encinal Canyon Road. Malibu, CA. 90265
APN:	4472-027-017 / 4472-027-031
Zone:	RR3
Occupancy Group:	R3 / U1 (Single Family Dwelling)
Construction Type:	Type V-B
Sprinklered:	Yes
Gross Lot Area:	1,090,429 SF (= 25.0328 Acres)
FEE Lot Area:	979,247 SQ. FT. (= 22.4804 Acres)
Net Lot Area:	942,816 SF (= 21.6441 Acres)

This plan review has been made to verify conformance to missing requirements of codes and ordinances adopted by the Los Angeles County.

Codes:

Newly constructed low-rise residential buildings, and additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned volume or size, shall comply with the 2017 County of Los Angeles Green Building Standards Code.

Codes in effect for this project include the 2019 editions of the California Building Code (CBC), California Green Building Code (CGBC), California Plumbing Code (CFC), California Mechanical Code (CMC), California Electrical Code (CEC), and California Energy Code (CENC). TheCBC is based on the 2018 editions of the international building code which was published by the international code council. The CPC and CMC are based on the 2018 edition of the uniform plumbing and mechanical codes, respectively, which were published by IAPMO. the CEC is based on the 2017 edition of the national electrical code published by the national fire protection association (NFPA). Applicable code sections are referenced after each item in this list.

DRAWING INDEX

CITY STAMPS

ABREVIATIONS

ACOUST.	Accoustical	F.C.	Fixture Contractor	PERIM.	Perimeter
ADJ.	Adjustable	FIN.	Finished	PERP.	Perpendicular
A.F.F.	Above Finished Floor	FLUOR.	Fluorescent	P.C.	Plumbing Contractor
ARCH.	Architectural or Architect	FT.	Feet	PRELIM.	Preliminary
BET	Between	FUR.	Furring	PT.	Point
BLDG.	Building	GA.	Gauge	R OR RAD.	Radius
BLK	Black	GALV.	Galvanized	REF.	Refer/ Reference
BLKG	Blocking	G.C.	General Contractor	REQ'D.	Required
BM.	Beam	GYP. BD.	Gypsum Board	REV.	Revision
BOT.	Bottom	HORIZ.	Horizontal	RM.	Room
C.L.	Center Line	HT.	Height	SCH.	Schedule
CLR.	Clear	HVAC	Heating, Ventilation & Air Conditioning	SECT.	Section
CLG.	Ceiling	IN.	Inch	SHT.	Sheet
CLKG.	Caulking	INST.	Install	SIM.	Similar
COL.	Column	INT.	Interior	SPECS.	Specifications
CONT.	Continuous	JT.	Joint	STD.	Standard or Stud
DET.	Detail	MAX.	Maximum	STRUCT.	Structural
DIA.	Diameter	MECH.	Mechanical	SUSP.	Suspended
DIAG.	Diagonal	MERCH.	Merchandise	TEMP.	Tempered
DIM.	Dimension	MFR.	Manufacturer	THK.	Thick
DISP.	Display	MIR.	Mirror	TYP.	Typical
DWG.	Drawing	MULL.	Mullion	U.O.N.	Unless Otherwise
E.C.	Electrical Contractor	N.I.C.	Not In Contract	VAR.	Noted
EQ.	Equal	N.T.S.	Not To Scale	VERIF.	Varies/ Variable
EXIST.	Existing	O.C.	On Center	VERT.	Verify/ Verification
EXP.	Exposed or Expansion	OPP.	Opposite		Vertical
EXT.	Exterior				

SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE 3,600 SF
  W/ DETACHED 2-CAR GARAGE 440 SF & WORK ROOM 350 SF
- NEW POOL 50' L x 10' W
  W/ INTERNAL SPA 7'x7'
- NEW SEPTIC TANK W/ PITS
- NEW 20'-0" WIDE DRIVEWAY W/ ENTRY GATES NEAR STREET

ENERGY NOTES:

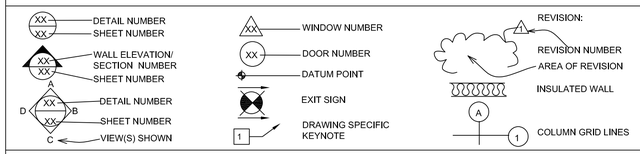
PER THE ENERGY REPORT, A PHOTOVOLTAIC SYSTEM IS REQUIRED:

a) THE PHOTOVOLTAIC SYSTEM WILL BE UNDER A SEPARATE PERMIT AND PLAN CHECK, AND BE SIZED PER THE TITLE 24 ENERGY REPORT ON THIS PERMIT.

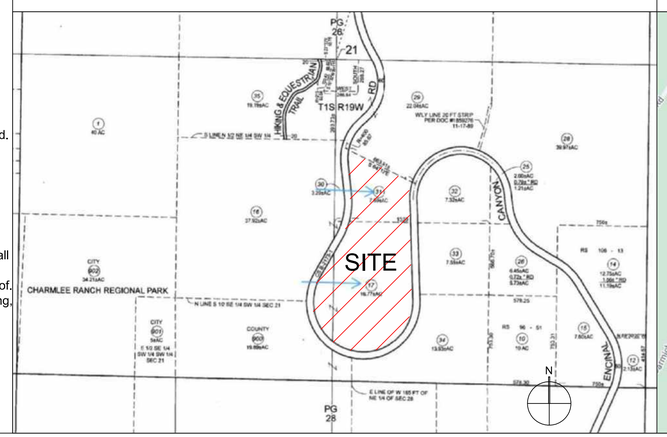
b) THE PHOTOVOLTAIC PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO THE ROUGH ELECTRICAL INSPECTION.

c) THIS PERMIT WILL NOT BE FINALED UNTIL THE PHOTOVOLTAIC PERMIT IS FINALED.

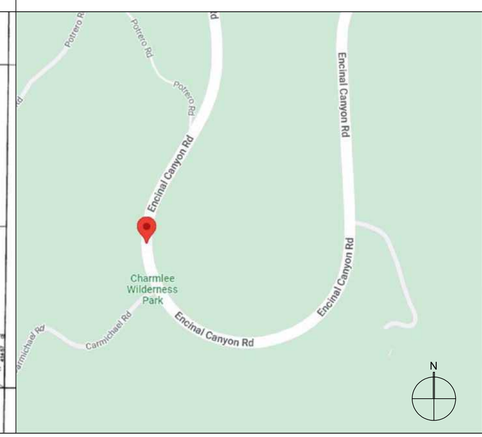
KEY SYMBOLS



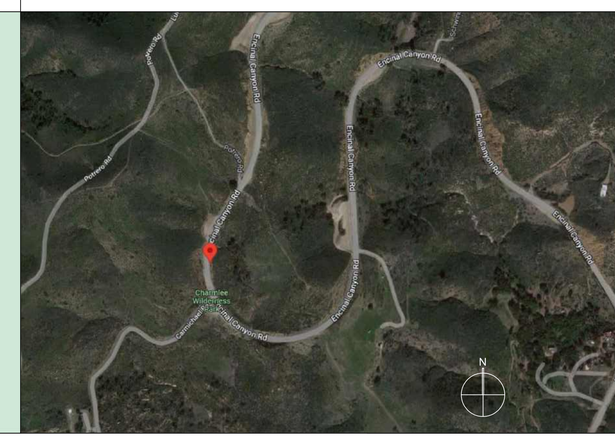
LEGAL MAP



VICINITY MAP



AERIAL VIEW



DAY ARCHITECTURE
5965 Ramirez Canyon Road
Studio A
Malibu, CA. 90265
323 702 3336

BECKERMAN RESIDENCE
2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

REVISIONS:

STAMP

LICENSED ARCHITECT JOHNATHEN DAY C-40432 STATE OF CALIFORNIA

Date: 12/01/22

Project Name:

Coordinator: J.D.

Drawn By: IR

Checked By:

Sheet Number:

A0.0

4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

3.4.3 Community noise

1. Ensure air-conditioner noise level does not exceed 55 dBA at the neighboring property line.

3.4.4 Air Quality Recommendation

During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides immitis, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District regulations.

For questions regarding the above comments, please contact Yonas Taye, Environmental Hygiene Program, at (626) 430-5201 or ytaye@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_NOT CLEARED_APN-4472-027-017_RPPL2024002247_06.26.2024

incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period.

3.2 Construction Noise

Ordinance:

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited (See Table 2 and 3).

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed.

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed.

3.3 Community Noise

Ordinance:

12.08.530 Residential air conditioning or refrigeration equipment

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited (See Table 4).

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 4. dBA levels not to be exceeded on the neighboring property.

Findings:

The subject site was zoned for residential use and was surrounded by residential and governmental use properties to the south and residential use to the east, west and north.

3.4 Recommendations

3.4.1 Exterior Noise

The operation of the subject site must adhere to the Los Angeles County Exterior Noise Standards. All other applicable Noise Control Ordinance of the County of Los Angeles must also be complied with.

3.4.2 Construction Noise

Noise mitigation measures should be applied if applicable to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.

1. Drinking Water Program

1.1 The project will be required to have an *approved safe and reliable* potable water source either from an approved onsite source (i.e. ground water well) or permitted nearby public water system that meets water demands of the proposed project.

1.2 When a public water system is intended to be utilized as potable water source, submit a copy of a current (issued within the past 12 months) signed water "Will Serve" letter from the approved public water system purveyor in the service area. *Conditional "Will Serve" letters may not be accepted until either the conditions are met or agreed to in writing by the applicant*, as determined by the Department.

For questions regarding drinking water, please contact Beverly Tway, Drinking Water Program at (626) 430-5420 or btway@ph.lacounty.gov.

2. Onsite Wastewater Treatment Program: Wastewater

2.1 Records indicate that the project site obtained pre-Coastal approval on 3/19/2024 from the OWT Program for the proposed Onsite Wastewater Treatment System (OWTS).

2.2 Once Coastal Commission approval is granted, a post-coastal review by the OWT Program is required prior to obtaining building permits.

For questions regarding wastewater, please contact Tigran Khachatryan, Onsite Wastewater Treatment Program at (626) 430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards), 12.08.440 (Construction Noise) and 12.08.530 (Residential Air-Conditioning).

3.1 Exterior Noise

Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

June 26, 2024

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: Tyler Montgomery

FROM: Charlene Contreras
Director, Community Protection Branch
Department of Public Health

SUBJECT: COASTAL DEVELOPMENT PERMIT (CDP-SMMLCP) REQUEST (MINOR)
CASE: RPPL2024002247
PROJET: NEW SFR at 2570 ENCINAL CANYON ROAD
APN: 4427-027-017

Thank you for the opportunity to review the application and project located at the address above. The applicant requests to build a new single-family residence with detached garage, work room and swimming pool.

☐ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.

☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

DAY ARCHITECTURE

5965 Ramirez Canyon Road
Studio A
Malibu, CA. 90265
323 702 3336

BECKERMAN RESIDENCE
2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

REVISIONS:

SIGN & SEAL

LICENSED ARCHITECT
TIMOTHY DAY
C-40432
11-30-2023
EXPIRES
STATE OF CALIFORNIA

Date: 05/19/17
Project Name:
Coordinator: J.D.
Drawn By:
Checked By:
Sheet Number:
A0.0b

BOUNDARY AND TOPOGRAPHIC SURVEY

VACANT LAND, ENCINAL CANYON ROAD

CLIENT: ZEV BECKERMAN
530 PARK SPRINGS CT.
OAK PARK, CA 91377

SITE ADDRESS: VACANT LAND AT ENCINAL CANYON RD.
MALIBU, CA 90265

ASSESSOR'S PARCEL NO: 4472-027-017, -031

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: THE CENTERLINE OF ENCINAL CANYON RD., SHOWN AS HAVING A BEARING OF N29°48'04"E ON LOS ANGELES COUNTY SURVEYOR MAP CSB 5387, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
2. AERIAL SURVEY: THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY DATED 20/21/2022, AT A SCALE OF 1"=30' AND CONTOUR INTERVAL OF 1 FOOT. BUILDING OUTLINES INDICATE DRIP LINE BUT MAY ALSO INCLUDE STAIRS AND APPURTENANCES. FEATURES IN SHADOWS, VEGETATION AND SNOW MAY BE OBSCURED. FEATURES NEAR TALL OBJECTS MAY BE OBSCURED DUE TO PHOTOGRAPHIC ANGLE "LEAN". MAPPING OUTSIDE LIMITS OF SURVEY CONTROL PERIMETER MAY NOT MEET MAP ACCURACY STANDARDS.

LEGEND

P.W.F.B.	PUBLIC WORKS FIELD BOOK
O/S	OFFSET
P/L	PROPERTY LINE
C/L, ℄	CENTERLINE
R/W	RIGHT-OF-WAY
S. & W.	SPIKE & WASHER
I.P.	IRON PIPE
C.N.	CONCRETE NAIL
MAG N.	MAG NAIL
R/R SPK.	RAILROAD SPIKE
P.M.	PUNCH MARK
L. & TAG	LEAD & TAG
L. & TK.	LEAD & TK.
T.C., TC	TOP OF CURB
PROJ.	PROLONGATION OF LINE
P.R.C.	POINT OF REVERSE CURVE
AD	AREA DRAIN
RD	ROOF DRAIN
GB	GRADE BREAK
RD	ROOF DRAIN
S.M.H.	SEWER MANHOLE
P.I.	POINT OF INTERSECTION
B.C.	BEGINNING OF CURVE
E.C.	END OF CURVE
CB	CATCH BASIN
MH	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
PP	POWER POLE
DS	DOWNSPOUT
GM/WM	GAS/WATER METER
GV/WV	GAS/WATER VALVE
PL	PLANTER
GP	GUARD POST
APPR.	DRIVEWAY APPROACH
WI	WROUGHT IRON (FENCE)
CHLK	CHAIN LINK (FENCE)
FL	FLOW LINE
TW	TOP OF WALL
TX	TOP OF X
BX	BOTTOM OF X
CD	CURB DRAIN
ST.LT	STREET LIGHT
SJ/B	STREET LIGHT PULL BOX
S'LY, E'LY, ETC.	SOUTHERLY, EASTERLY, ETC.
S/F, E/F, ETC.	SOUTH FACE, EAST FACE, ETC., OF IMPROVEMENT
( )	RECORD DATA PER UNDERLYING MAP
[ ]	RECORD DATA PER C.E.F.B.
	BUILDING FOOT PRINT LINE
	OVERHANG LINE
	EDGE OF ASPHALT
	OVERHEAD UTILITY LINE
2"UG	UNDERGROUND LINE W/SIZE OF LINE
	WALL
	YARD LIGHT
	DOOR
8"	TREE WITH TRUNK DIAMETER
	DIRECTION OF WATER DRAINAGE FLOW

BENCHMARK

LOS ANGELES COUNTY BENCHMARKS, NAVD 1988 DATUM, 2020 ADJUSTMENT

BENCHMARK NO. DY 11494
L&T NR GRADE BREAK TOP OF NLY WALL ROCK & CONC DRAIN 23' W/O C/L ENCINAL CYN RD & 125' S'WLY #19398211E @MM 4.89
ELEV. = 1225.187 FEET

BENCHMARK NO. DY 6363
DPW BM TAG E END ON ROCK WALL DRAIN 50' E/O C/L ENCINAL CYN RD 3.45MI N/O PACIFIC COAST HWY 79' N/O PP #19398191E & 185' N/O MI MKR 5.09 DY6363
ELEV. = 1186.144 FEET

LEGAL DESCRIPTION

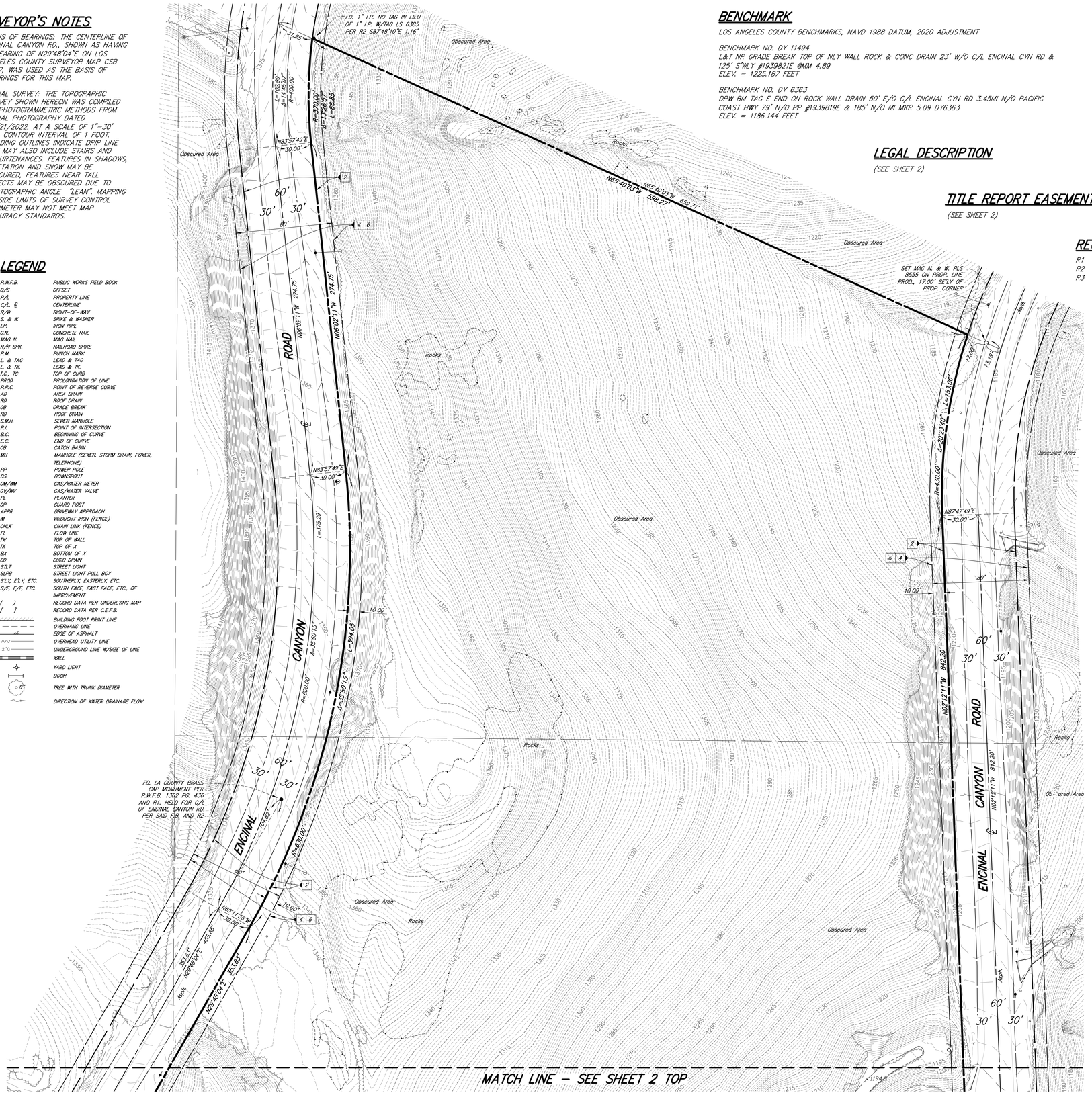
(SEE SHEET 2)

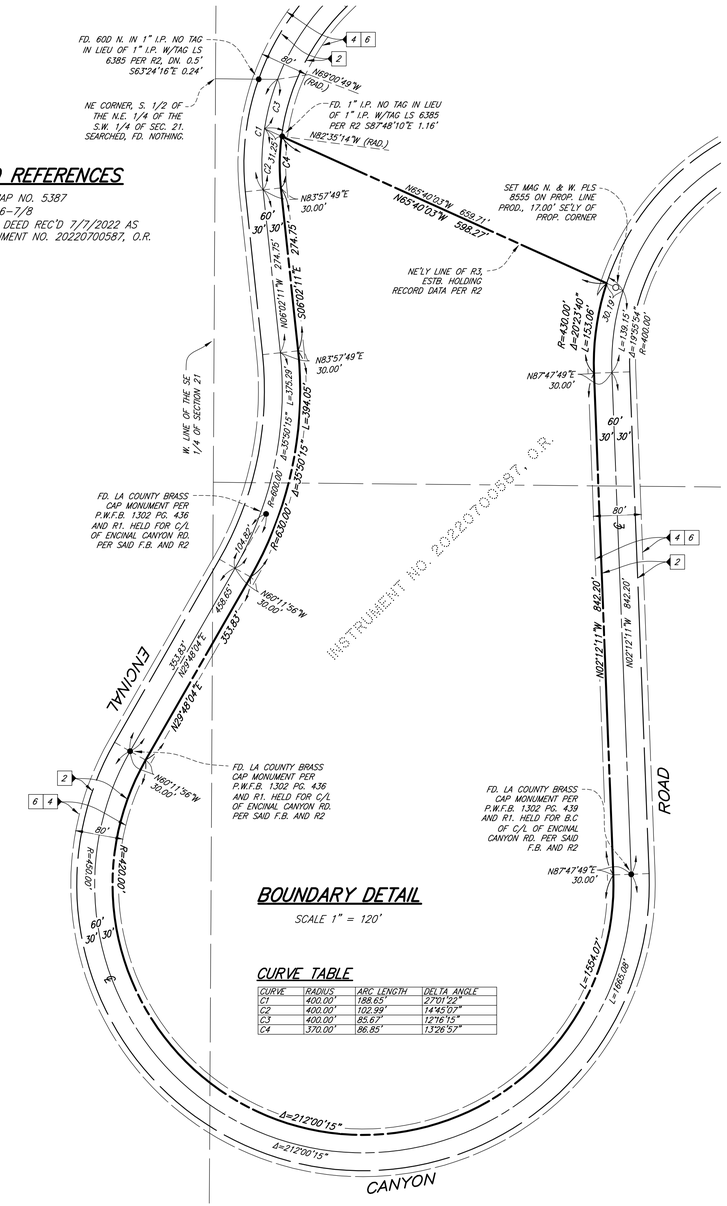
TITLE REPORT EASEMENTS

(SEE SHEET 2)

RECORD REFERENCES

R1 CSB MAP NO. 5387
R2 RS 266-7/8
R3 GRANT DEED REC'D 7/7/2022 AS INSTRUMENT NO. 20220700587, O.R.





BOUNDARY DETAIL

SCALE 1" = 120'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	400.00'	188.65'	27°01'23"
C2	400.00'	102.99'	14°45'07"
C3	400.00'	85.62'	12°16'15"
C4	370.00'	86.85'	13°26'57"

PROFESSIONAL LAND SURVEYOR THOMAS P. MCDERMOTT No. 8555 STATE OF CALIFORNIA

N

40' 20' 0' 40' 80'
SCALE: 1" = 40'

SIGNED _____ DATE: _____

PEARSON LAND SURVEYING
Thomas McDermott, LS 8555
23371 Mulholland Dr. #330
Woodland Hills, CA 91364
Phone: (818) 468-9714
info@pearsonlandsurveying.com

DRAWN BY: IA	JOB NO.: 22BCK0101	DATE: 11/29/2022
CHECKED BY: TPM	SCALE: 1" = 40'	SHEET 1 OF 2

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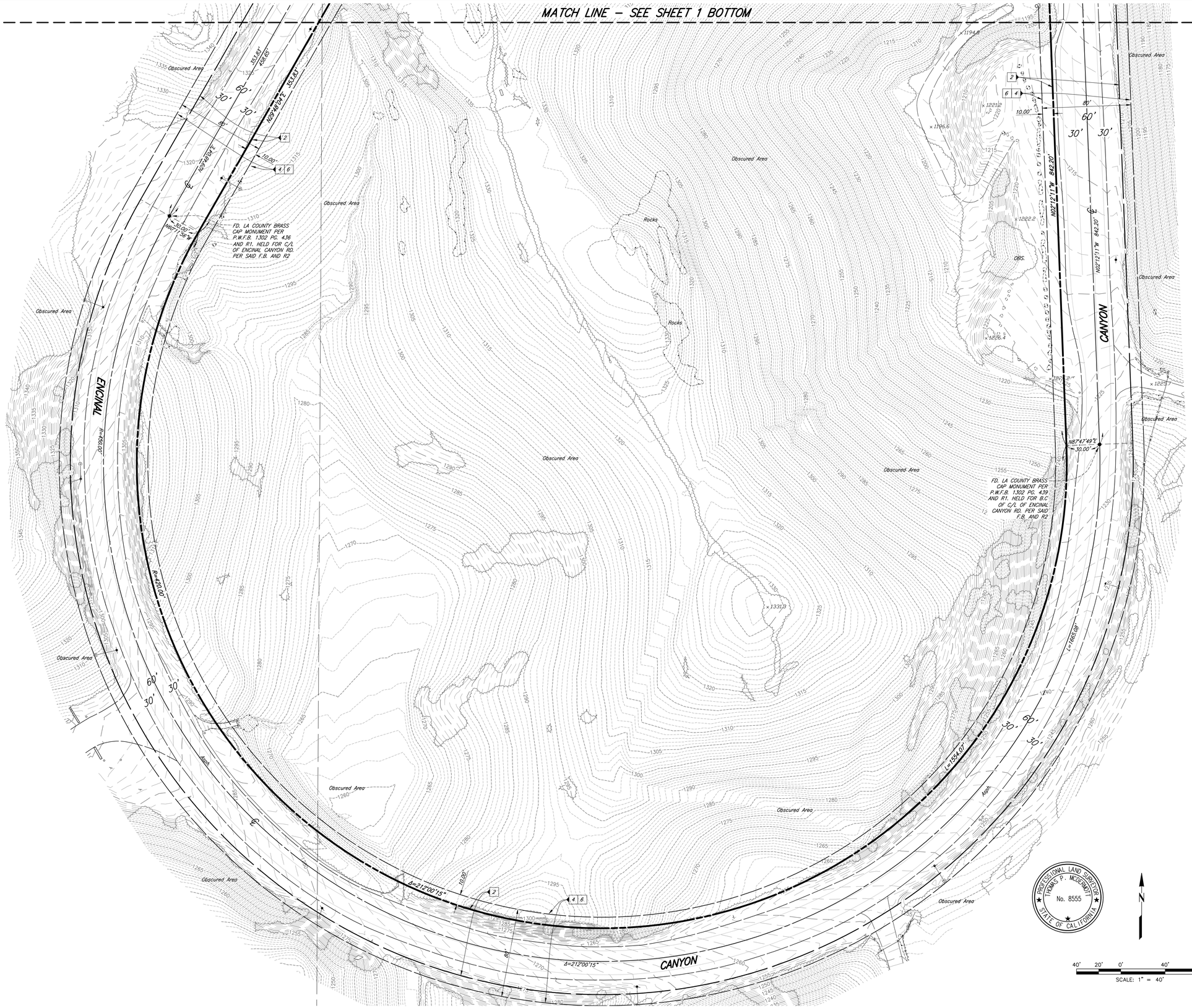

BOUNDARY AND TOPOGRAPHIC SURVEY

VACANT LAND, ENCINAL CANYON ROAD

CLIENT: ZEV BECKERMAN
530 PARK SPRINGS CT.
OAK PARK, CA 91377

SITE ADDRESS: VACANT LAND AT ENCINAL CANYON RD.
MALIBU, CA 90265

ASSESSOR'S PARCEL NO: 4472-027-017, -031

EASEMENTS

PER EQUITY TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 3910122-03954, DATED 5/2/2022

2 60.00' WIDE EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES TO THE COUNTY OF LOS ANGELES PER ROAD DEED RECORDED 1/24/1952 IN BOOK 38112 PG. 120 AND ACCEPTED BY RESOLUTION RECORDED 1/8/1952 IN BOOK 38000 PG. 136, O.R. PLOTTED HEREON.

3 20.00' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES PER GRANT OF EASEMENT RECORDED 11/7/1989 AS INSTRUMENT NO. 89-1859276, O.R. NOT PLOTTED, THIS EASEMENT DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON (THE EASEMENT IS A ROAD STARTING AT A POINT ON ENCINAL CANYON RD. E'LY OF THE PROPERTY, AS SHOWN ON R2).

4 80.00' WIDE EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES TO THE COUNTY OF LOS ANGELES PER IRREVOCABLE OFFER TO DEDICATE RECORDED 12/17/1991 AS INSTRUMENT NO. 91-1979045, O.R. PLOTTED HEREON.

6 80.00' WIDE EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES TO THE COUNTY OF LOS ANGELES PER IRREVOCABLE OFFER TO DEDICATE RECORDED 12/17/1991 AS INSTRUMENT NO. 91-1979049, O.R. PLOTTED HEREON.

LEGAL DESCRIPTION

PER GRANT DEED REC'D 7/7/2022 AS INSTRUMENT NO. 20220700587, O.R.

THOSE PORTIONS, OF THE NORTHWEST QUARTER, OF THE SOUTHEAST QUARTER, AND OF THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER, AND OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 19 WEST, S.B.M., IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT THE NORTHEAST CORNER, OF THE SOUTH HALF, OF THE NORTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 21; THENCE, EASTERLY ALONG THE PROLONGATION OF THE NORTHERLY LINE OF SAID SOUTH HALF TO THE CENTERLINE OF ENCINAL CANYON ROAD, 60.00 FEET WIDE, PER DOCUMENT RECORDED JANUARY 24, 1952 AS INSTRUMENT NO. 1786, OF OFFICIAL RECORDS, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, FROM WHICH A RADIAL LINE BEARS NORTH 67° 32' 46" WEST, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 400.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12° 16' 15", AND AN ARC DISTANCE OF 85.87 FEET TO THE TRUE POINT OF BEGINNING.

THENCE, SOUTHERLY, SOUTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY, AND NORTHERLY, ALONG SAID CENTERLINE TO A LINE THAT BEARS SOUTH 64° 12' 00" EAST, FROM THE TRUE POINT OF BEGINNING;

THENCE, NORTH 64° 12' 00" WEST, 663.51 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 4, 1993 AS INSTRUMENT NO. 93-218872, OF OFFICIAL RECORDS.

SIGNED _____ DATE: _____

PEARSON LAND SURVEYING
Thomas McDermott, LS 8555
23371 Mulholland Dr. #330
Woodland Hills, CA 91364
Phone: (818) 468-9714
info@pearsonlandsurveying.com

DRAWN BY: IA	JOB NO.: 22BCK0101	DATE: 11/29/2022
CHECKED BY: TPM	SCALE: 1" = 40'	SHEET 2 OF 2

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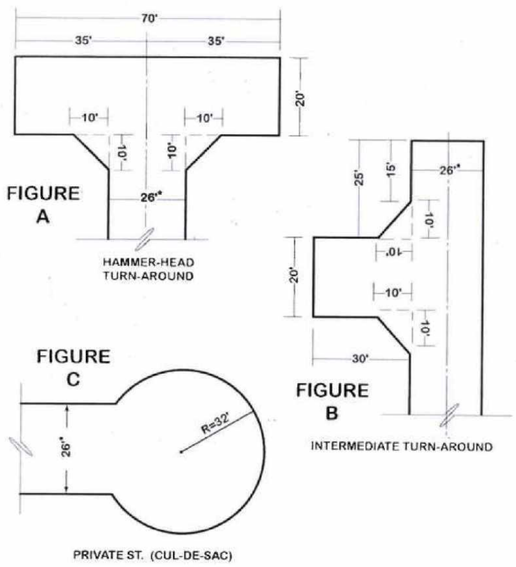
COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

REV 04/03

FIRE APPARATUS TURNAROUND STANDARD PUMPER



★ MAY BE REDUCED TO 20' FOR SINGLE FAMILY RESIDENCES

FIRE DEPT. TURNAROUND 7

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

1. One set of grading, retaining wall, garage, and residence plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"
5. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
6. Show the onsite wastewater treatment system on the Site Plan.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
8. A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.
2. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.

Retaining Walls (As Applicable)

1. Show retaining wall backdrain and backfill design, as recommended by the Geotechnical Consultant, on the Plans.
2. Retaining walls separate from a residence require separate permits. Contact the Building and Safety Department for permit information. One set of retaining wall plans shall be submitted to the City for review by City geotechnical staff. Additional concerns may be raised at that time which may require a response by the Project Geotechnical Consultant and applicant.

GEOTHECHNICAL NOTES 5

FORM 195
Rev. 02/22

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION
Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes, and Accessory Dwelling Unit's

INSTRUCTIONS:

Complete parts I, II (A), & II (B)

Verifying fire flow, fire hydrant location and fire hydrant size.

PROJECT INFORMATION
(To be Completed by Applicant)

PART I

Building Address: 2570 Encinal Cyn. Road
City or Area: Malibu (LA COUNTY) APN 4472-027-017 ~~4-031~~
Nearest Cross Street: Carmichael Road
Distance of Nearest Cross Street: 500 ft
Property Owner: Zev Beckerman Telephone: 310) 245-7991
Address: 530 Park Springs Court
City: Oak Park Zip Code 91301
Occupancy (Use of Building): SFR Sprinklered: Yes ☑ No ☐
Type of Construction V
Square Footage: 3600 SF Number of Stories: 1

Sherry Cowan 12-5-22
Applicant's Signature Date
Topanga22@Verizon.net
310-245-7991

FIRE FLOW AVAILABILITY FORM 1

DAY ARCHITECTURE
5965 Ramirez Canyon Road
Studio A
Malibu, CA. 90265
323 702 3336

BECKERMAN RESIDENCE
2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

2570 Encinal Canyon Rd

FIRE HYDRANT LOCATION 6

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FUEL MODIFICATION UNIT
605 NORTH ANGELENO AVENUE
AZUSA, CA. 91702
(626) 969-5205
forestryfuelmodification@fire.lacounty.gov
www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/
"Proud Protectors of Life, Property, and the Environment"

ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

BOARD OF SUPERVISORS
HILDA L. SOLIS FIRST DISTRICT
HOLLY J. MITCHELL SECOND DISTRICT
LINSDEY P. HORVATH THIRD DISTRICT
JANICE HAHN FOURTH DISTRICT
KATHRYN BARGER FIFTH DISTRICT

December 12, 2023

Dear Mehra:

FUEL MODIFICATION PLAN – 2570 ENCINAL CYN RD., CITY OF MALIBU
PARCEL #4472-027-017 FM PROJECT #11096 – FFFM #202300327

The Preliminary Fuel Modification Plan has been reviewed. The project is approved in concept and needs to be resubmitted for final review and approval prior to granting building permits.

Questions regarding this response should be directed to the Fuel Modification Unit. Office hours are Monday through Thursday, from 8:00 a.m. to 4:00 p.m. Plan checkers are available by appointment. The Fuel Modification Unit may be reached at our email (forestryfuelmodification@fire.lacounty.gov)

Very truly yours,

WILLIAM ROMO, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

WR:ls

Enclosures

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CARSON	EL MONTE	INGLEWOOD	LAWNDALE	PICO RIVERA	SIGNAL HILL
ARTESIA	CERRITOS	GARDENA	IRWINDALE	LOMITA	POMONA	SOUTH EL MONTE
AZUSA	CLAREMONT	GLENDORA	LA CANADA-FLINTRIDGE	LYNWOOD	RANCHO PALOS VERDES	SOUTH GATE
BALDWIN PARK	COMMERCE	HAWAIIAN GARDENS	LA HABRA	MALIBU	ROLLING HILLS	TEMPLE CITY
BELL	COVINA	HAWTHORNE	LA MIRADA	MAYWOOD	ROLLING HILLS ESTATES	VERNON
BELL GARDENS	CUDAHY	HERMOSA BEACH	LA PUENTE	NORWALK	ROSEMEAD	WALNUT
BELLFLOWER	DIAMOND BAR	HIDDEN HILLS	LAKEWOOD	PALMDALE	SAN DIMAS	WEST HOLLYWOOD
BRADBURY	DUARTE	HUNTINGTON PARK	LANCASTER	PALOS VERDES ESTATES	SANTA CLARITA	WESTLAKE VILLAGE
CALABASAS		INDUSTRY		PARAMOUNT		WHITTIER

FUEL MOD. APPROVAL LETTER 4

PART II (A) **INFORMATION ON FIRE FLOW AVAILABILITY**
(Part II A and II B to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 874' feet via vehicular access. The fire flow services will be rendered from a 10" inch diameter water main. The hydrant is located on East side of Encinal Canyon Rd (Direction/side) (Street)
2,462' (Feet) North (Direction) of Carmichael Rd (Nearest Cross - Street)
Static PSI 117 Residual PSI _____ Orifice size _____ Pitot__
Fire Flow at 20 PSI 1250 for one-hour duration ☐ Flow Test Date / Time_____
☒ Hydraulic model
Domestic Meter Size N/A

PART II (B)
Las Virgenes Municipal Water District — Water Purveyor
818-251-2240 — Phone Number
11/13/2023 — Date
For: — Signature
Planning & New Development Technician — Title

PART III **Conditions for Approval by the Building Department**
(To be Completed by Building Department)

The building permit may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and is not located in a Fire Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour if non-sprinklered
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour if sprinklered.
- The total area of the entire structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of a new single family, two-family or townhome construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.
- A new detached ADU that is fire sprinklered, the 150-foot distance to all portions of the structure can be extended to 300 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY _____ DATE _____ OFFICE _____

This Information is Considered Valid for Twenty-Four Months

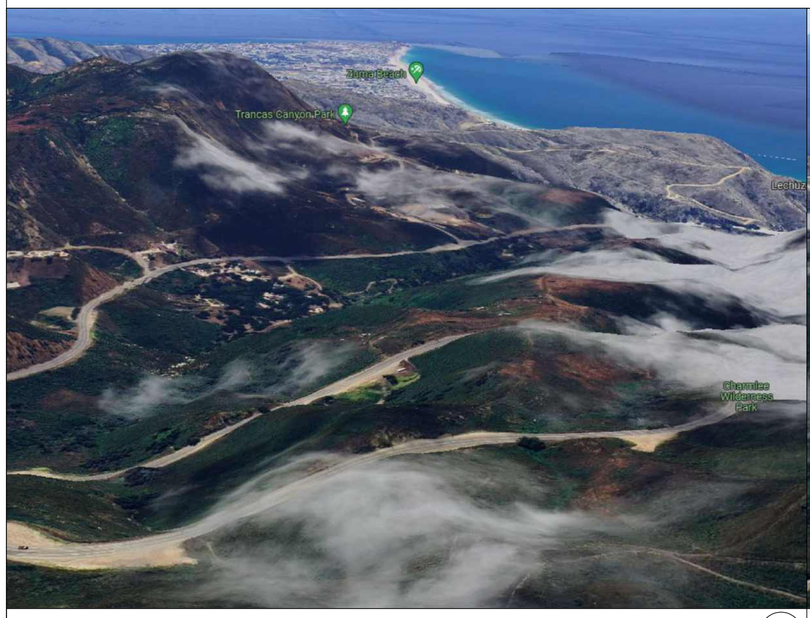
When the project does not meet all of the above requirements for approval by the **Building Department**, the project must be sent to the **Fire Prevention Division** for approval before a Building Permit can be issued by the **Building Department**.

FIRE FLOW AVAILABILITY FORM 2

REVISIONS:
09/21/22

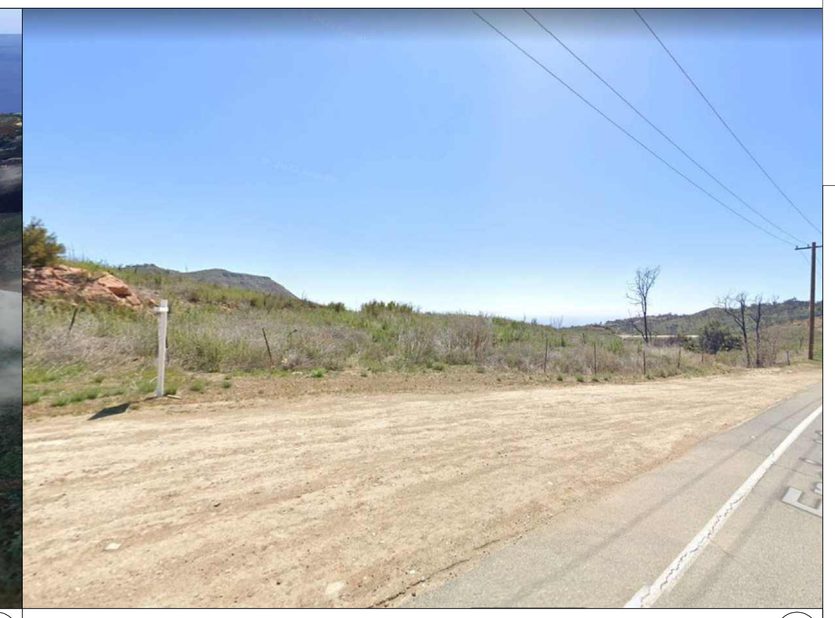
SIGN & SEAL
LICENSED ARCHITECT
COUNTY OF LA
C-40432
17 DEC 2022
EXPIRES
DATE
STATE OF CALIFORNIA

Date: 06/28/22
Project Name:
Coordinator: J.D.
Drawn By:
Checked By:
Sheet Number:
A0.1e

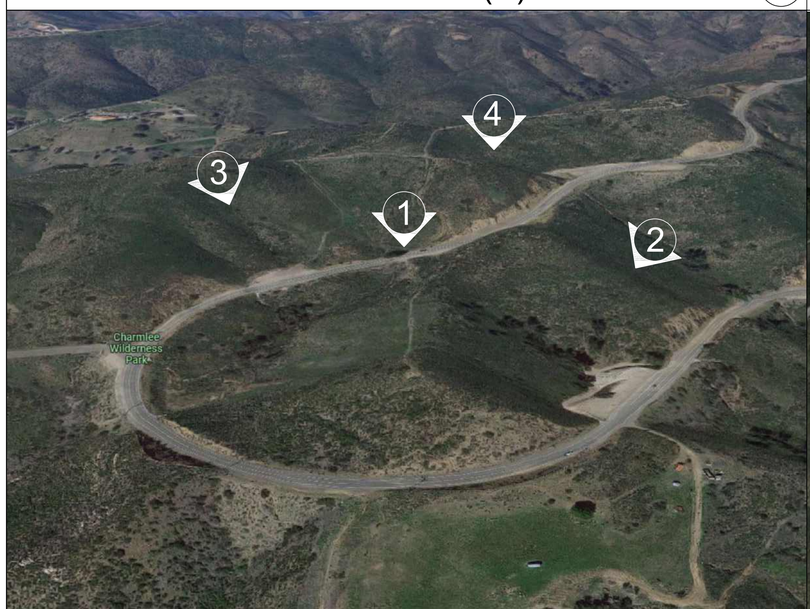


(E) SITE PHOTO 3

(PRE FIRE CONDITION) (E) SITE PHOTO 2

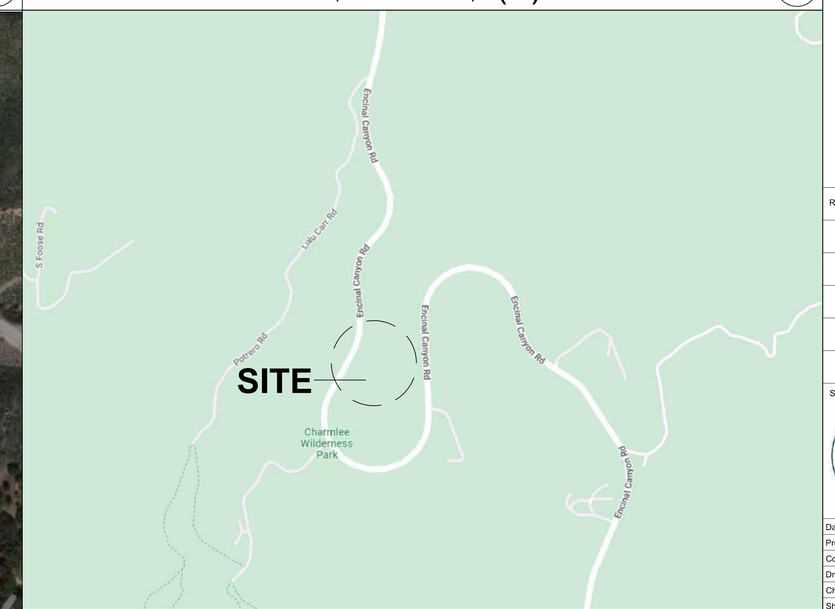


(ROAD ENTRY) (E) SITE PHOTO 1



(E) OVERHEAD SITE PHOTO 5

(E) ARIEL SITE PHOTO 4



VICINITY MAP

DAY ARCHITECTURE
5965 Ramirez Canyon Road
Studio A
Malibu, CA. 90265
323 702 3336

BECKERMAN RESIDENCE
2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

REVISIONS:

SIGN & SEAL

LICENSED ARCHITECT
DAVID A. DAY
C-40432
REGISTERED PROFESSIONAL ENGINEER
DATE
STATE OF CALIFORNIA

Date: 12/05/22
Project Name:
Coordinator: J.D.
Drawn By:
Checked By:
Sheet Number:
A0.2

DAY ARCHITECTURE

5965 Ramirez Canyon Road
Studio A
Malibu, CA. 90265
323 702 3336

BECKERMAN RESIDENCE
2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

REVISIONS:

SIGN & SEAL

LICENSED ARCHITECT
C-40432
STATE OF CALIFORNIA

Date: 11/04/21
Project Name:
Coordinator: J.D.
Drawn By:
Checked By:
Sheet Number:

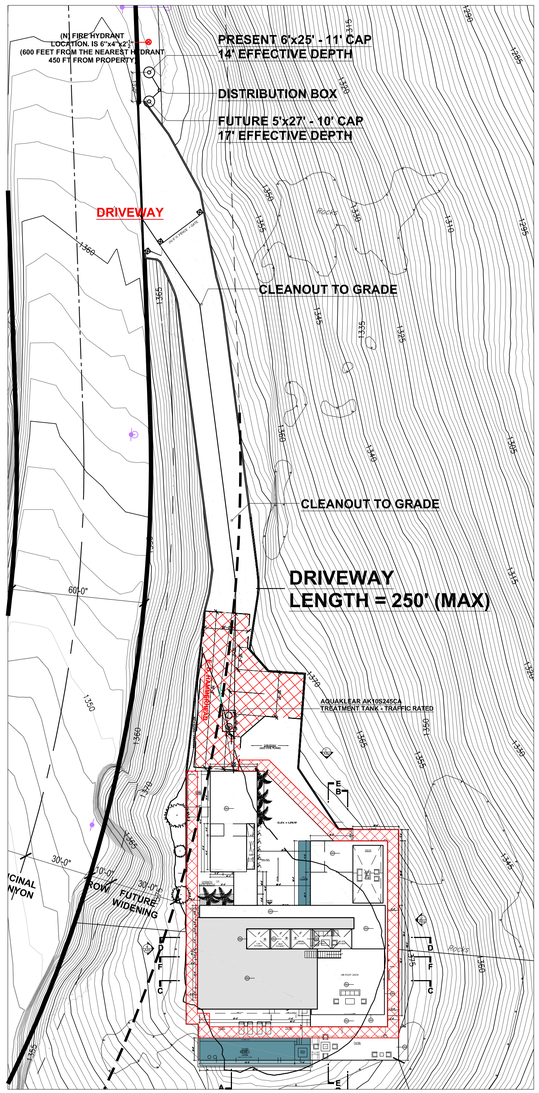
A0.3

FIRE DEPARTMENT NOTES:

1. WHEN ELECTRONIC SECURITY GATES ARE PROPOSED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.
2. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,250 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF ONE (1) HOUR OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.
3. SPACING OF FIRE HYDRANTS SHALL NOT EXCEED THE DISTANCES SPECIFIED IN FIRE CODE C105.2 & C106.
4. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
5. PROVIDE A CONFIRMATION LETTER WRITTEN BY THE WATER PURVEYOR (LA COUNTY WATERWORKS DISTRICT #29) THAT INDICATES THAT THE UPGRADE WORK SERVING YOUR PROPERTY HAS BEGUN. THE APPROXIMATE DATE THAT THIS WORK WILL BE COMPLETED WILL ALSO NEED TO BE INCLUDED IN THIS CONFIRMATION LETTER.
6. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
REASON: FIRE CODE 903.2.8 AND 903.2.11.7
LOCATION: RESIDENCE AND DETACHED GARAGE
TYPE OF FIRE SPRINKLER SYSTEM: FIRE CODE 903.3.1.3 - NFPA 13D
7. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.3
8. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.4
9. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1
10. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
11. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)
12. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4)
13. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH, VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1)
(SEE VENT DETAIL ON SHT. A13a)
14. ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS SHALL MEET ONE OF THE FOLLOWING: **("c")**
a. NONCOMBUSTIBLE MATERIAL OR
b. IGNITION-RESISTANT MATERIAL OR
c. **ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING.**
d. 1-HOUR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK
e. CONFORM TO PERFORMANCE STANDARD SFM 12-7A-3 (RESIDENTIAL CODE R327.7.5 AND BUILDING CODE 707A.5) **(SEE DETAIL 5D SHT. A21A)**
15. THE FIRE-RESISTANCE RATING OF EXTERIOR WALLS AND OPENINGS WITH A FIRE SEPARATION DISTANCE SHALL COMPLY WITH BUILDING CODE TABLE 602, TABLE 715.4, AND TABLE 715.5. BUILDING CODE 602.1, 705.8.2 **1HR WALLS, ROOF AND FLOORING (SEE DETAIL 5, 6 & 12 SHT. A21a)**
16. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, & GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING: **("a")**
a. **MULTI-PANE GLAZING UNITS WITH A MINIMUM OF ONE TEMPERED PANE** OR
b. GLASS BLOCK UNITS OR
c. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257 OR
d. MEET THE PERFORMANCE STANDARDS OF SFM 12-7A-2 (RESIDENTIAL CODE R327.8.2.1 AND BUILDING CODE 708A.2.1)
17. EXTERIOR DOOR ASSEMBLIES SHALL MEET ONE OF THE FOLLOWING: **("a")**
a. **THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL** OR
b. SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8-INCH THICK WITH RAISED PANELS THICKNESS NOT LESS THAN 1-1/4-INCH THICK OR
c. MINIMUM 20 MINUTE FIRE RESISTANCE RATING WHEN TESTED ACCORDING TO NFPA 252 OR
d. CONFORM TO PERFORMANCE STANDARD SEM 12-7A-1 (RESIDENTIAL CODE R327.8.3 AND BUILDING CODE 708A.3)
18. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING: **("a")**
a. **IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4AND SFM 12-7A-5** OR
b. APPROVED NONCOMBUSTIBLE CONSTRUCTION OR
c. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR
d. EXTERIOR FIRE RETARDANT TREATED WOOD CONSTRUCTION (RESIDENTIAL CODE R327.9.1 AND BUILDING CODE 9A.3)
(a) REFERENCE A18a AND A18b
19. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325
20. A FUEL MODIFICATION PLAN, APPROVED BY THE FORESTRY DIVISION, IS REQUIRED PRIOR TO FIRE DEPARTMENT BUILDING PLAN APPROVAL. IMPLEMENTATION OF THE APPROVED FINAL FUEL MODIFICATION PLAN AND FINAL INSPECTION WILL BE REQUIRED TO APPROVAL OF FINAL OCCUPANCY. FUEL MODIFICATION PLAN MAY NEED TO SUBMITTED TO AND/OR OBTAINED FROM THE FUEL MODIFICATION UNIT. LOCATION: LACOFD FIRE STATION 32, 605 N. ANGELENO AVENUE, AZZUSA 91702-2904. PHONE (626) 969-5205, FAX (626) 969-4848 (FIRE CODE 4908).
21. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL OBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXCA.OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. FIRE CODE 503.1.1 & 503.2.1
22. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF TIRE APPARATUS WEIGHING 50,000 LBS. AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3
23. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4
24. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 20 PERCENT UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7
25. ABRUPT CHANGES IN GRADE SHALL NOT EXCEED THE MAXIMUM ANGLES OF APPROACH AND DEPARTURE FOR FIRE APPARATUS. THE FIRST 10 FEET OF ANY ANGLE OF APPROACH OR DEPARTURE OR BREAK-OVER SHALL NOT EXCEED A 10 PERCENT CHANGE OR 5.7 DEGREES. FIRE CODE 503.2.8
26. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
27. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE 503.2.5
28. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
29. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OFFRE APPARATUS WEIGHING _25_TONS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3
30. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4
31. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 10 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE 503.2.5 THE ORIENTATION OF THE TURNAROUND SHALL BE PROPERLY PLACED IN THE DIRECTION OF TRAVEL OF THE ACCESS ROADWAY.
32. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15 PERCENT UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7 NO GRADE SHALL EXCEED 14.907. SLOPE 10.6% SLOPE, PER PLAN
33. ABRUPT CHANGES IN GRADE SHALL NOT EXCEED THE MAXIMUM ANGLES OR APPROACH AND DEPARTURE FOR FIRE APPARATUS. THE FIRST 10 FEET OF ANY ANGLE OR APPROACH OR DEPARTURE OR BREAK-OVER SHALL NOT EXCEED A 10 PERCENT CHANGE OR 5.7 DEGREES. FIRE CODE 503.2.8 AND INDICATE ANGLE OR APPROACH AND DEPARTURE AT ALL ABRUPT CHANGES IN GRADE.
34. WHEN SECURITY GATES ARE INSTALLED THEY SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.
35. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDING'S EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSE. FIRE CODE 504.1 (WALKING ACCESS MUST BE UNOBSTRUCTED AND CLEAR TO THE SKY) (INDICATE THE SLOPE ALONG THE WALKING ACCESS ROUTE. IF AT ANY POINT THE SLOPE EXCEEDS 10% SLOPE IT MUST BE PAVED THE SURFACE), THE WALKWAY AROUND THE BUILDING SHALL BE PAVED AND NO SLOPE SHALL EXCEED 10%
36. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
37. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS _1250_ GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.
THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

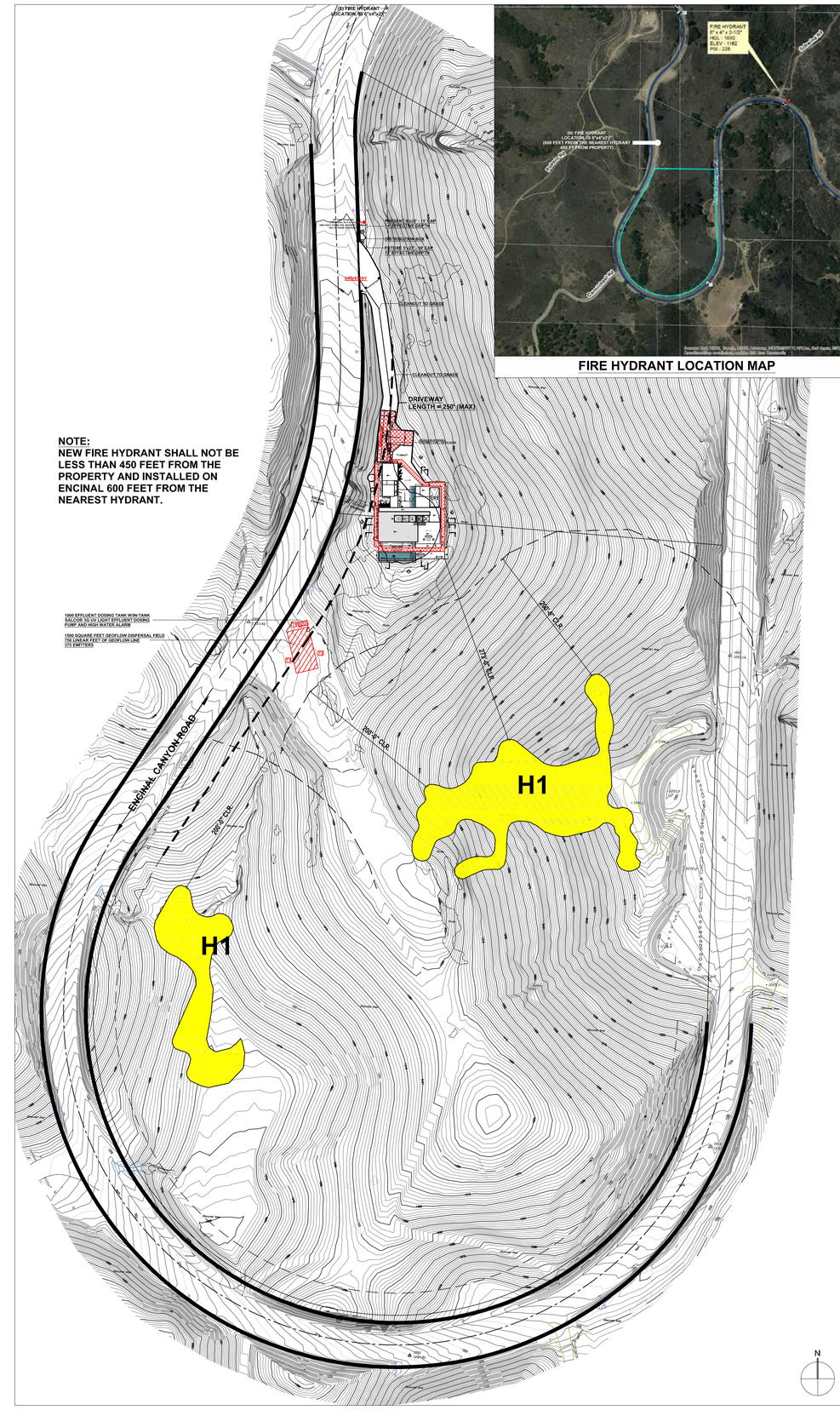
TYPE OF CONSTRUCTION PER THE BUILDING CODE	T YPE_VB
VHFHSZ	YES X_NO
SIZE OF LOT (ACRES)	1.19_ ACRES
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA	2250_GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%)	1000_GPM
TOTAL FIRE FLOW REQUIRED	1250 GPM

38. SPACING OF FIRE HYDRANTS SHALL NOT EXCEED THE DISTANCE SPECIFIED IN FIRE CODE C105.2 & C106.
SHOW ALL EXISTING PUBIC AND PRIVATE ON-SITE FRE HYDRANTS ON THE SITE PLAN. INCLUDE THE LOCATION OF ALL PUBLIC FIRE HYDRANTS WITHIN 30 FEET OF THE LOT FRONTAGE ON BOTH SIDES OF THE STREET. ADDITIONAL FIRE HYDRANT REQUIREMENTS MAY BE NECESSARY AFTER THIS INFORMATION IS PROVIDED
39. ALL REQUIRED PUBLIC FIRE HYDRANTS HALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
40. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION REASON: (VHFHSZ) REQUIREMENT_ TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1.903.3.1.2.903.3.1.3
41. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325
42. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS" **NO PARKING FIRE LANE**'. SIGNS SHALL HAVE A MINIMUM DIMENSIONS OF 12INCHES WIDE BY 18INCHS HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND, SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 503.3



ENLARGED FIRE ACCESS PLAN
SCALE 1/32" = 1'-0"

FIRE HYDRANT LOCATION MAP



NEW SEPTIC INFORMATION:

PROJECT -	New 5-Bedroom
TANKS -	1. Aquaklear AK10S245C Treatment Tank Traffic Rated 2. 1000 gallon effluent holding tank with in-tank Salcor 3G UV Light and dosing pumps (to be installed with the future Geoflow dispersal field)
PERC RATE -	P-01-24.50, P-02-24.38, P-03-13.41 gals/sq.ft./day
LOADING RATE -	0.8 GALS/SQ.FT./DAY - (Loam) Future Field
PRESENT -	1. (P01) 5'x25' - 11' cap/14' effective depth 2. (P02) 5'x27' - 10' cap/17' effective depth Total Percolation Capacity - 9,979 Gallons / Day
FUTURE -	1500 sq. ft. Geoflow dispersal field / 750 linear feet of Geoflow line, 375 emitters.

FIRE DEPARTMENT NOTES:

017. USABLE SPACE UNDER INTERIOR STAIRWAYS

CATEGORY: FBU - FIRE/LIFE SAFETY

PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

REASON: FIRE CODE 903.2.8 AND 903.2.11.7
LOCATION: RESIDENCE AND DETACHED GARAGE
TYPE OF FIRE SPRINKLER SYSTEM: FIRE CODE 903.3.1.3 - NFPA 13D

024 DUMPSTERS NEAR BUILDINGS

CATEGORY: FBU - FIRE/LIFE SAFETY

WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE- RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. BUILDING CODE 1009.6.3

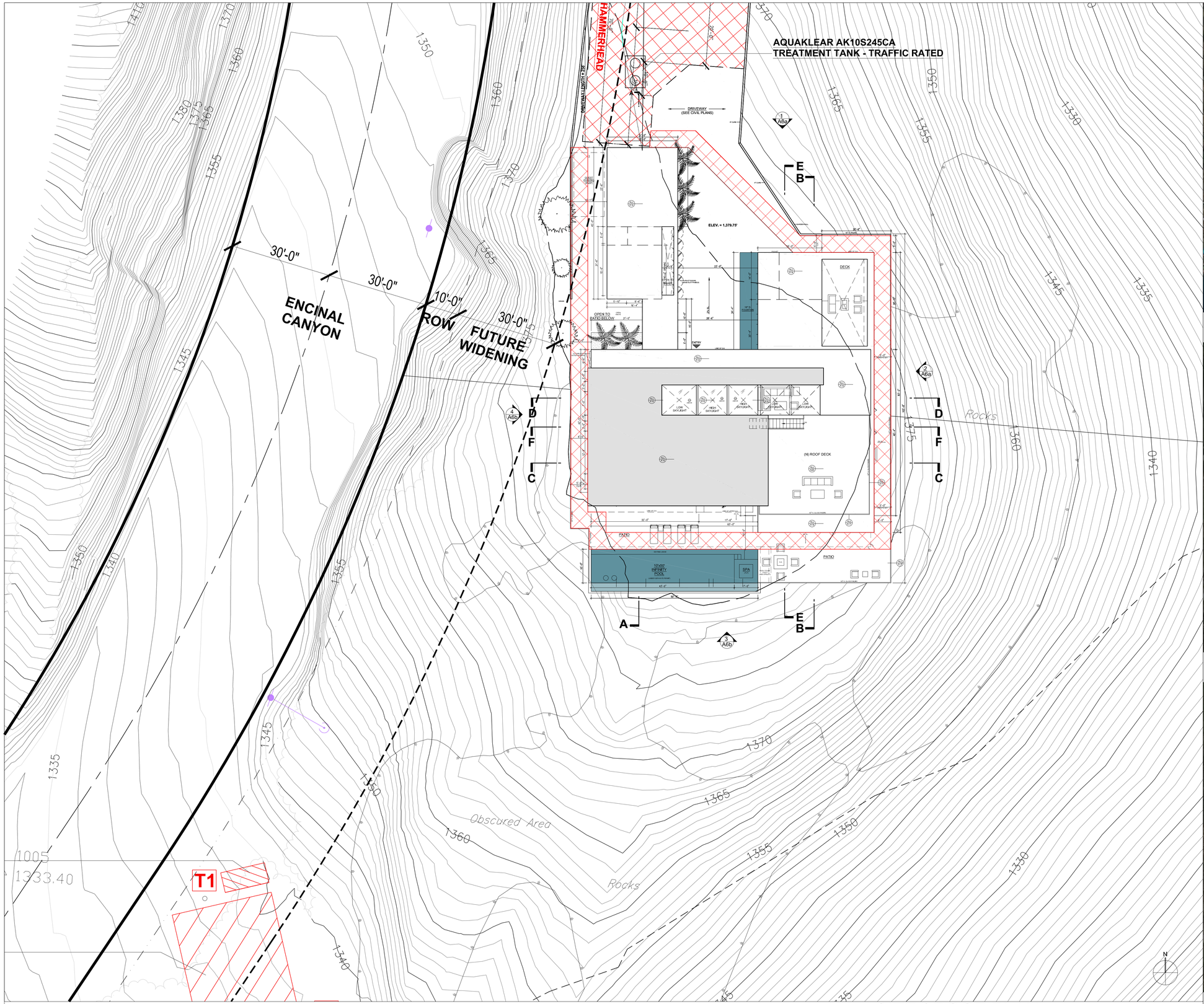
DAY ARCHITECTURE
5965 Ramirez Canyon Road
Studio A
Malibu, CA 90265
323 702 3336

ENCINAL CANYON RESIDENCE
2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

REVISIONS:

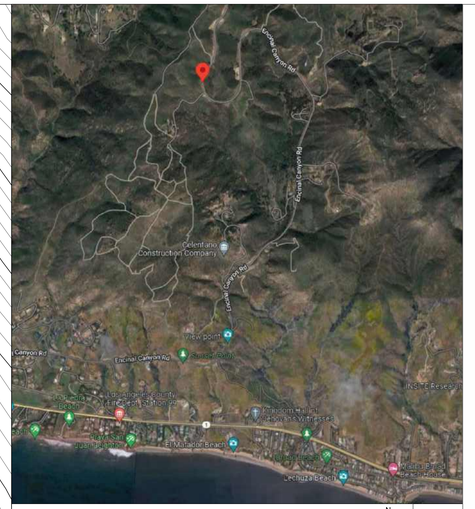
SIGN & SEAL
LICENSED ARCHITECT
DAVID DAY
C-40432
31-Jan-2025
RENEWAL DATE
STATE OF CALIFORNIA

Date: 12/01/22	
Project Name:	
Coordintor: J.D.	
Drawn By:	
Checked By:	
Sheet Number:	A1a



SITE / ROOF PLAN

SCALE 1/24" = 1'-0"



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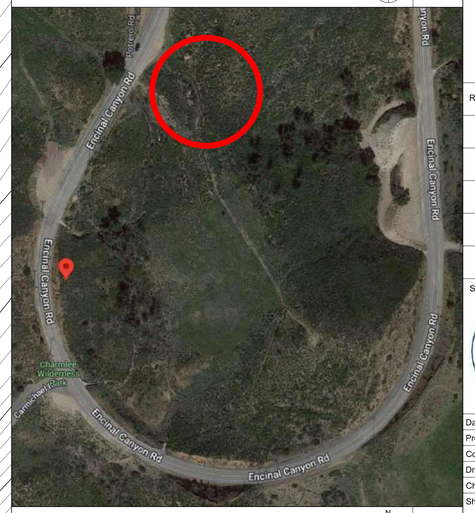

3

DAY ARCHITECTURE

5965 Ramirez Canyon Road
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323 702 3336

ENCINAL CANYON RESIDENCE

2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

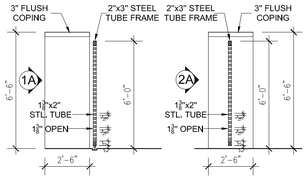
REVISIONS:

SIGN & SEAL

LICENSED ARCHITECT
JOHN E. DAY
C-40432
11-30-2025
RENEWAL DATE
STATE OF CALIFORNIA

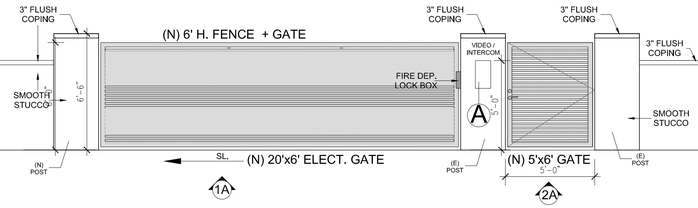
Date: 12/01/22
Project Name:
Coordinator: J.D.
Drawn By:
Checked By:
Sheet Number:

A1b



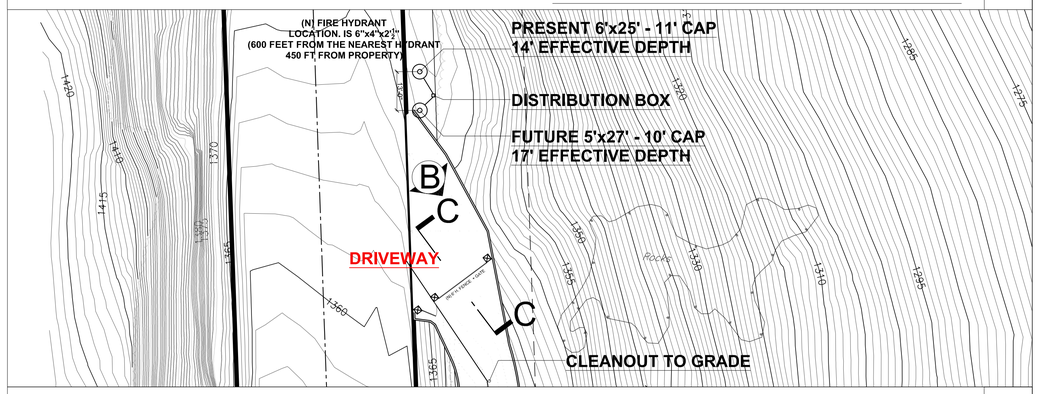
SCALE 1/4" = 1'-0"

ENTRY GATE SECTION | C



SCALE 1/4" = 1'-0"

ENTRY GATE ELEVATION | B



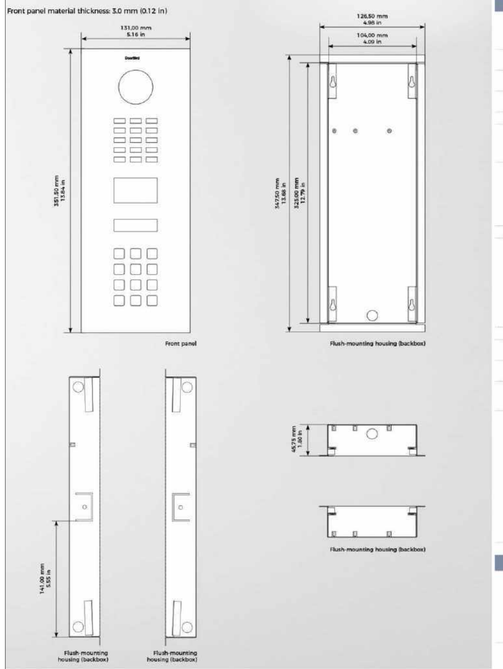
SCALE 1/24" = 1'-0"

ENTRY GATE + DRIVEWAY | A

TECHNICAL DRAWINGS

DoorBird Technology meets Design.

Front panel material thickness: 3.0 mm (0.12 in)



TECHNICAL SPECIFICATIONS

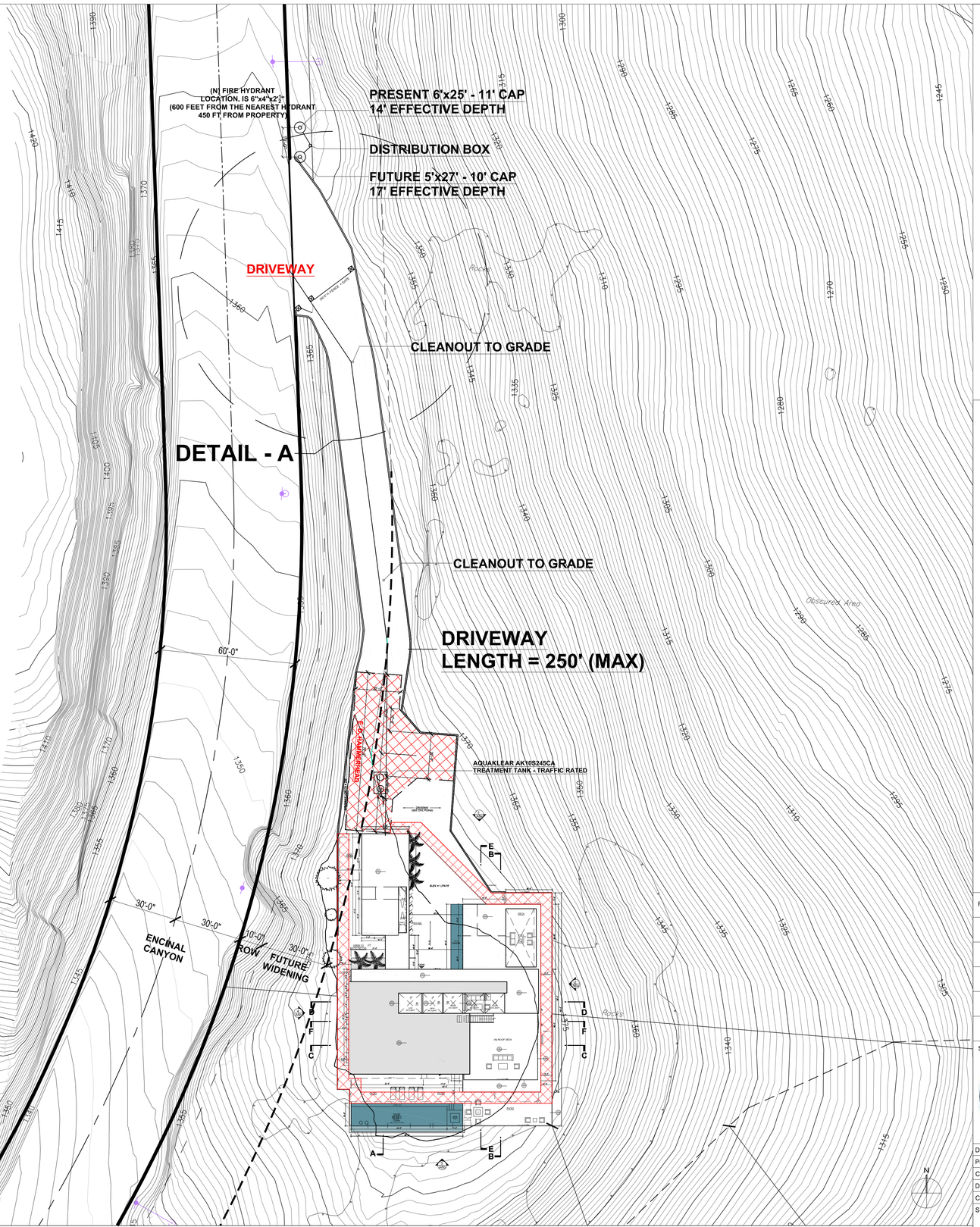
DoorBird Technology meets Design.

GENERAL	
Front panel	3 mm (0.12 in) Available in brushed stainless steel V2A / V4A and V4A with bronze and titanium finish. DB 703, RAL 7016
Mounting housing (backbox)	Stainless steel
Mounting type	Flush-mounted, surface-mounting housing sold separately
Power supply	15 V DC (max. 15 W) or Power over Ethernet (PoE 802.3af Mode-A)
Call button	Illuminated
Nameplate	Stainless Steel, Bell symbol, engraved through material for illumination, self-adhesive Engravable metal nameplate sold separately, see www.doorbird.com/buy
Keypad Module	12 keys, illuminated, configurable via App, e.g. - Individual PIN codes - Individual events (e.g. switch a relay, HTTP(s) request) - Individual schedules - Up to 100 PIN codes manageable - 30 most recent entries viewable in history
Weight	2040g
Connectors	- RJ45, for LAN/PoE - Bistable latching relay #1, max. 24 V DC/AC, 1 Ampere, e.g. for electric door opener - Bistable latching relay #2, max. 24 V DC/AC, 1 Ampere, e.g. for electric door opener - External input for external door opener button - 15 V DC input (- , 1 max. 15 W - Relays can be expanded / detached with DoorBird I/O Door Controller
Weather-proof	Yes, IP65
Approvals	IP65, CE, FCC, IC, RoHS, WEEE, REACH, IEC/EN 62368, IEC/EN 62471
Dimensions	351.5 x 131 x 49.6 mm (H x W x D) 13.84 x 5.16 x 1.95 in (H x W x D)
Operating conditions	-25 to +55°C / -13 to 131°F Humidity 10 to 85 % RH (non-condensing)
Scope of delivery	1x Main Electrical Unit 1x Front panel 1x Nameplate for 1 call button, stainless steel, bell symbol 1x Nameplate for 1 call button, plastic, transparent 1x Flush-mounting housing (backbox) 1x Power supply unit (mains adaptor) with four country-specific outlet adaptors (110 - 240 V AC to 15 V DC) 1x RFID key fob 1x Screwdriver 1x Quickstart guide with Digital Passport 1x Installation manual 1x Small parts
Warranty	see www.doorbird.com/warranty
CURRENT SYSTEM REQUIREMENTS	
System requirements	Mobile device: Newest iOS on iPhone/iPad, newest Android on Smartphone/Tablet Internet: High-Speed Landline Broadband Internet connection, DSL, cable or fiber optic, no socks or proxy server Network: Ethernet Network, with DHCP
Recommended installation height	Camera lens should be at a min. height of 145 cm (57 in). Before the installation please determine your optimal installation height.

VIDEO	
Camera	HDTV 720p, dynamic (VGA - HDTV)
Lens	High-end ultra wide-angle hemispheric lens 110° (D), 140° (H), 100° (V), straightened, IR-capable
Night vision	Yes, light sensor, automatic IR-cut filter, 12 Infrared LEDs (850 nm)
AUDIO	
Audio components	Speaker and microphone, noise reduction and echo cancellation (ANR, AEC)
Audio streaming	Two-way, full duplex
NETWORK	
Ethernet	RJ45 jack, PoE 802.3af Mode-A, 10/100 Base-T
Supported protocols	HTTP, HTTPS, SSL/TLS, Bonjour, DNS, RTSP, RTP, TCP, UDP, RTCP, ICMP, DHCP, ARP, SIP, DTMF (RTP [RFC 2833], SIP INFO [RFC 2976]), STM
MOTION SENSOR	
Type	Active
Detection angle	54° (H), 70° (V)
Range	1 - 10 m (3.3 - 32.9 ft), depends on environment, configurable in 1 m (3.3 ft) steps
Technology	4D, based on multiple integrated sensors and algorithms, e.g. Radio Frequency Energy (RFE)
Configuration	Via App, e.g. - Range (1 - 10 m / 3.3 - 32.9 ft) - Movement direction (coming, leaving, both) - Individual events (e.g. switch a relay, push notification, SIP call [audio/video], HTTP(s) notification) - Individual schedules
RFID	
Type	Active Reader Passive Tag (ARPT) system
Standard	ISO/IEC 18000-2:2009 Part 2, EM4100, EM4102
Frequency	125 KHz
Range	0 - 3 cm, depends on environment
Antenna	Internal
Compatible transponder	RFID key fobs, sold separately, see www.doorbird.com/buy Up to 100 tags manageable
Configuration	Via App, e.g. - Tag (add, delete) - Individual events (e.g. switch a relay, SIP call [audio/video], HTTP(s) notification) - Individual schedules - RFID history available for 60 minutes in the app
INTEGRATED WIRELESS MODULES	
RFID	125 KHz
Sensor	24 GHz, can be disabled
THIRD-PARTY INTEGRATION (DOORBIRD CONNECT)	
Partnerintegrations	see www.doorbird.com/connect
API	see www.doorbird.com/api
Simultaneous video streams	One, for event based and continuous recording
OPTIONAL ACCESSORIES	
Sold separately	see www.doorbird.com/buy

Special remarks:
Assembly requires professional skills or a technician.

PEDESTRIAN VIDEO INTERCOM | A



ENTRY GATE - SITE FLOOR PLAN

DAY ARCHITECTURE

5965 Ramirez Canyon Road
Studio A
Malibu, CA. 90265
323 702 3336

ENCINAL CANYON RESIDENCE
2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

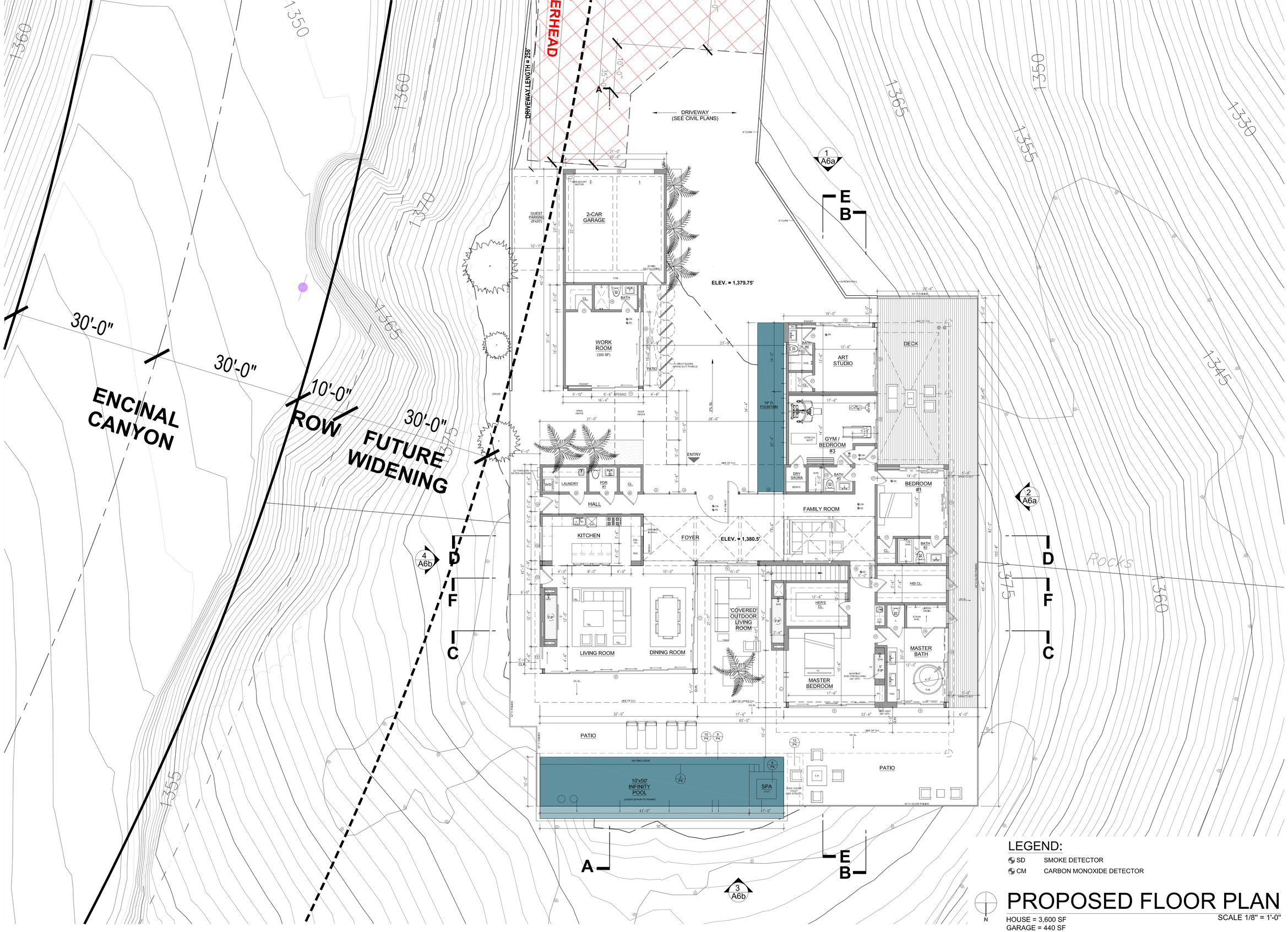
REVISIONS:

SIGN & SEAL

LICENSED ARCHITECT
JOHN D. DAY
C-30432
31 DEC 2020
EXPIRATION DATE
STATE OF CALIFORNIA

Date: 12/01/22
Project Name:
Coordinator: J.D.
Drawn By:
Checked By:
Sheet Number:

A1c



LEGEND:

SD SMOKE DETECTOR

CM CARBON MONOXIDE DETECTOR

PROPOSED FLOOR PLAN

SCALE 1/8" = 1'-0"

HOUSE = 3,600 SF
GARAGE = 440 SF
WORK ROOM = 350 SF

DAY ARCHITECTURE
5965 Ramirez Canyon Road
Studio A
Malibu, CA. 90265
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BECKERMAN RESIDENCE
2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

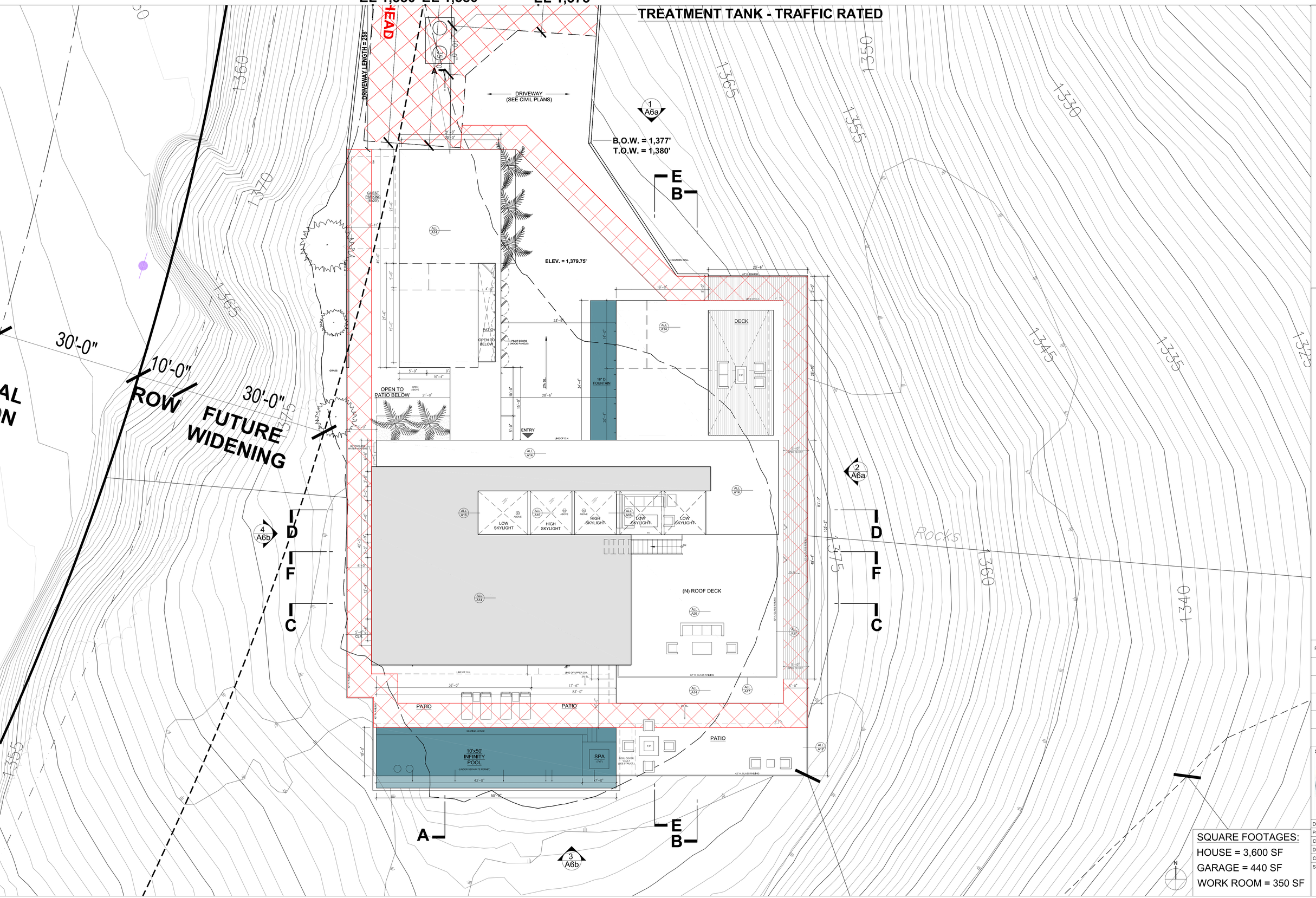
REVISIONS:

SIGN & SEAL

LICENSED ARCHITECT
JOHN A. DAY
C-40432
11-30-2020
EXPIRATION DATE
STATE OF CALIFORNIA

Date: 10/21/22
Project Name:
Coordinator: J.D.
Drawn By:
Checked By:
Sheet Number:

A4



SQUARE FOOTAGES:
HOUSE = 3,600 SF
GARAGE = 440 SF
WORK ROOM = 350 SF

DAY ARCHITECTURE

5965 Ramirez Canyon Road
Studio A
Malibu, CA. 90265
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2570 ENCINAL CANYON ROAD
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REVISIONS:

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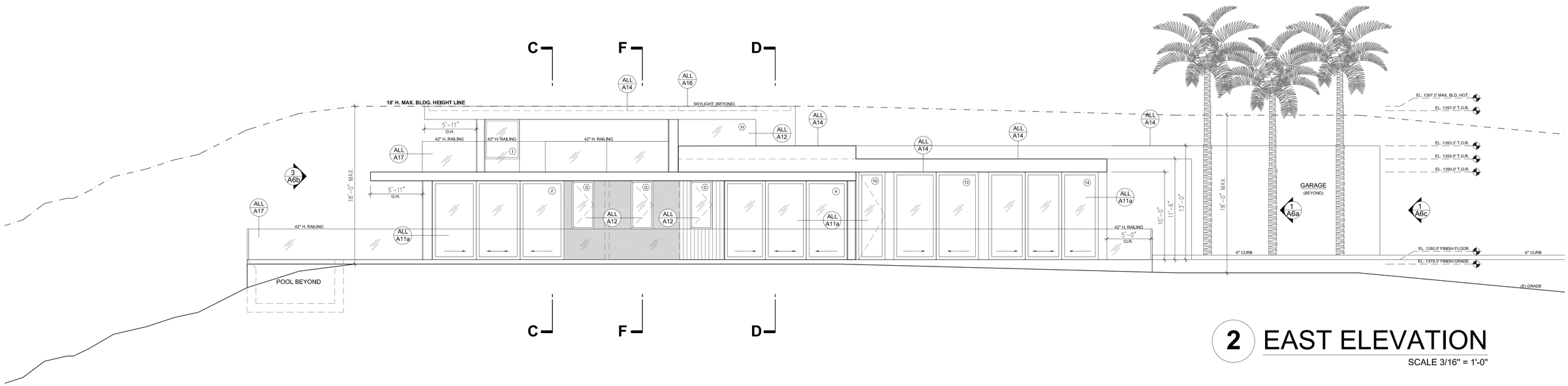
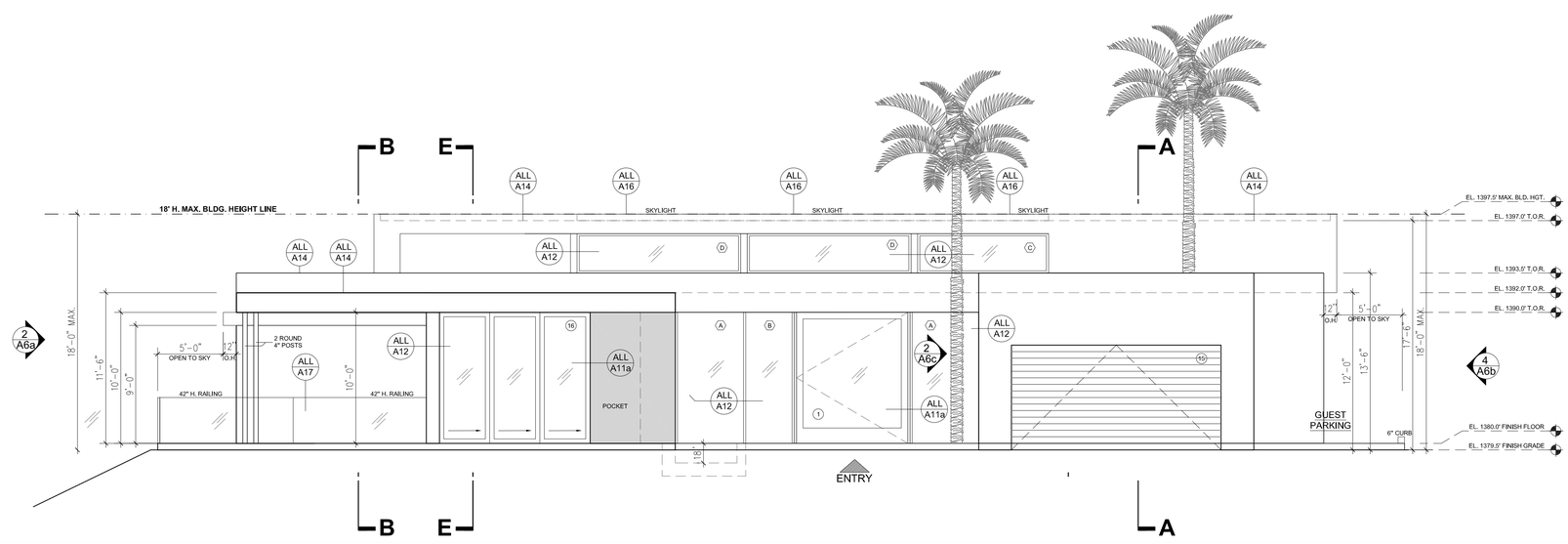
LICENSED ARCHITECT
SUSAN DAY
C-40432
12-30-2025
RENEWAL DATE
STATE OF CALIFORNIA

Date: 12/01/22	
Project Name:	
Coordinator: J.D.	
Drawn By:	
Checked By:	
Sheet Number:	A5a



2 EAST ELEVATION

SCALE 3/16" = 1'-0"



1 SOUTH ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED ELEVATIONS

SCALE 3/16" = 1'-0"

DAY ARCHITECTURE
5965 Ramirez Canyon Road
Studio A
Malibu, CA. 90265
323 702 3336

BECKERMAN RESIDENCE
2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

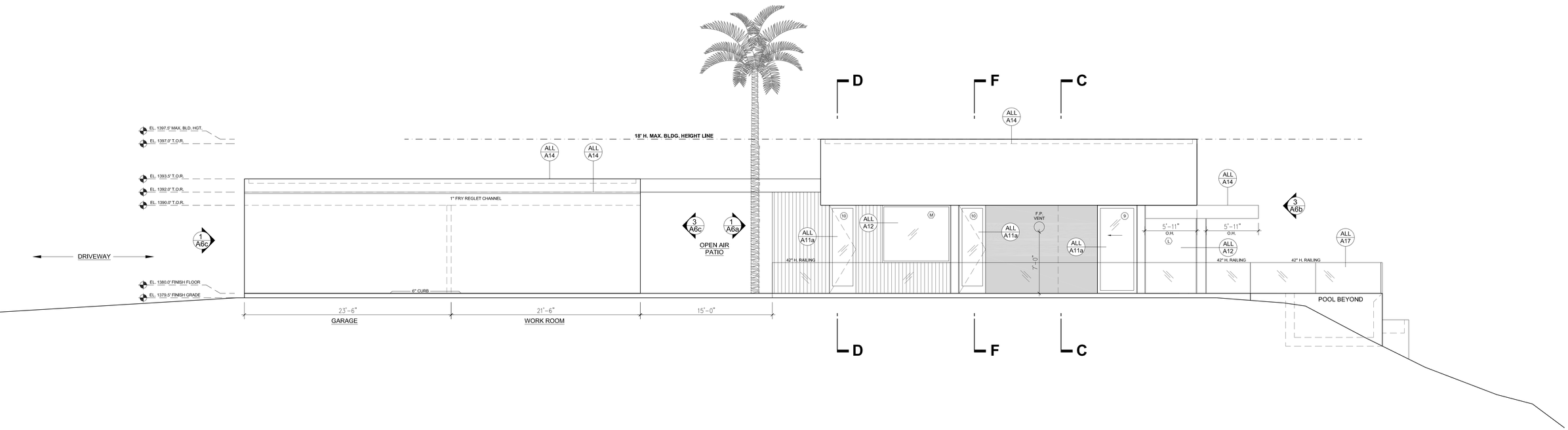
REVISIONS:

SIGN & SEAL

LICENSED ARCHITECT JOHN E. DAY C-40432 STATE OF CALIFORNIA

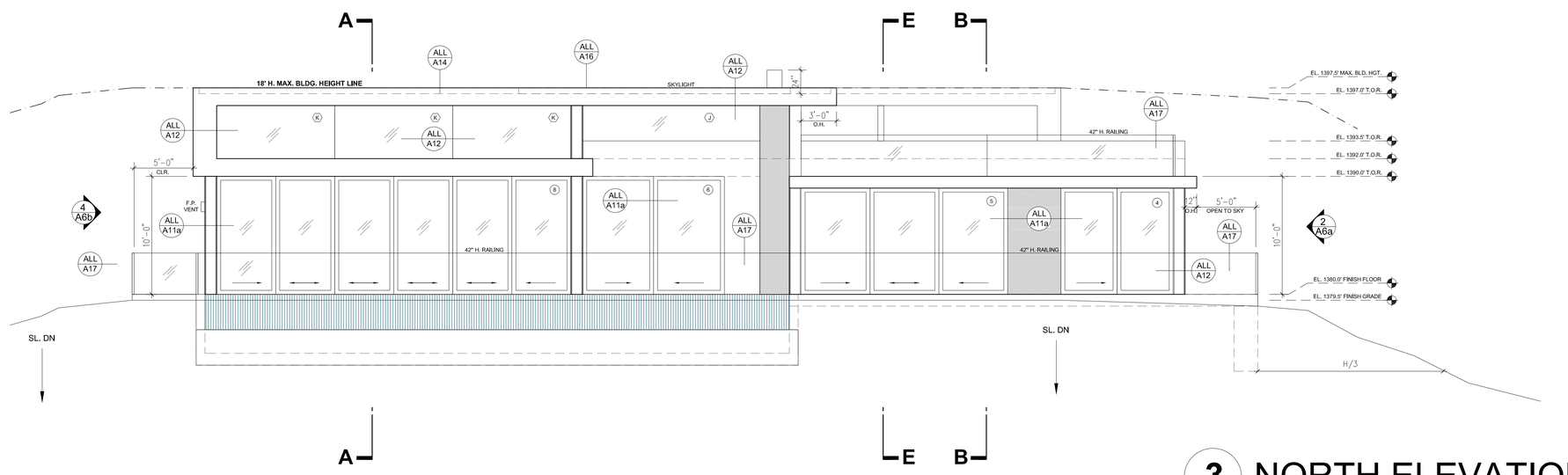
Date: 12/01/22
Project Name:
Coordintor: J.D.
Drawn By:
Checked By:
Sheet Number:

A6a



4 WEST ELEVATION

SCALE 3/16" = 1'-0"



3 NORTH ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED ELEVATIONS

SCALE 3/16" = 1'-0"

DAY ARCHITECTURE
5965 Ramirez Canyon Road
Studio A
Malibu, CA. 90265
323 702 3336

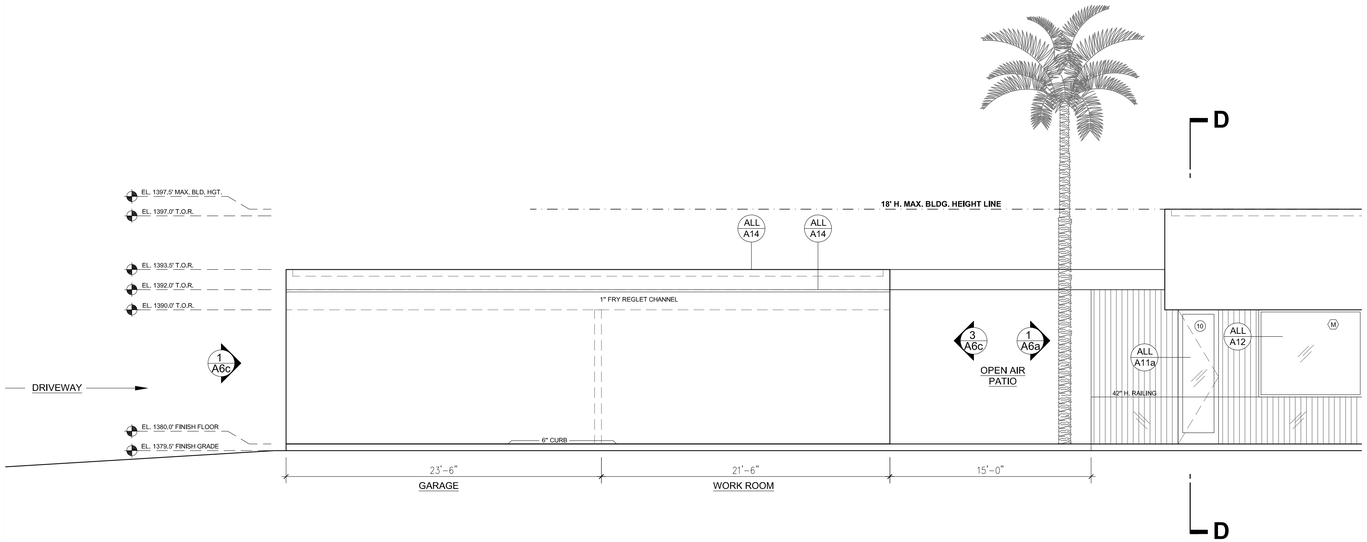
BECKERMAN RESIDENCE
2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

REVISIONS:

SIGN & SEAL

LICENSED ARCHITECT JOHN E. DAY C-40432 STATE OF CALIFORNIA

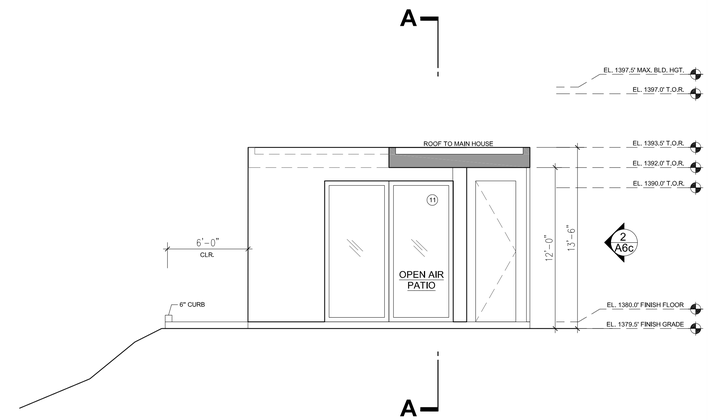
Date: 12/01/22	
Project Name:	
Coordintor: J.D.	
Drawn By:	
Checked By:	
Sheet Number:	A6b



'GARAGE'

4 WEST ELEVATION

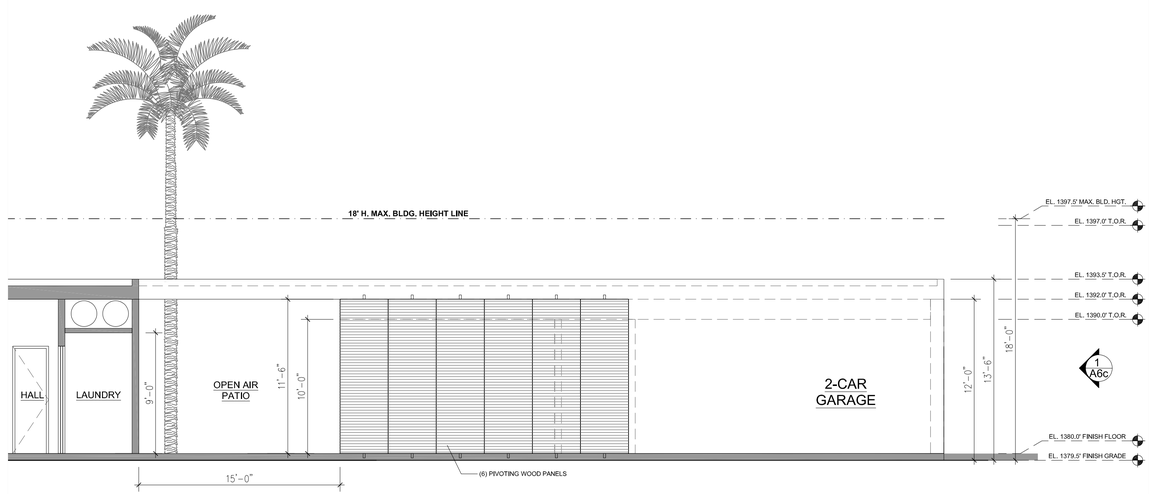
SCALE 3/16" = 1'-0"



'GARAGE'

3 SOUTH ELEVATION

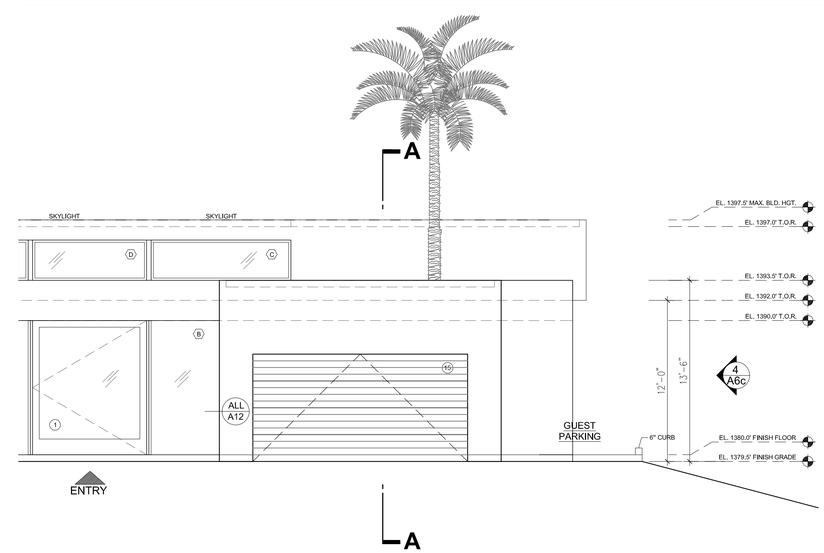
SCALE 3/16" = 1'-0"



'GARAGE'

2 EAST ELEVATION

SCALE 3/16" = 1'-0"



'GARAGE'

1 SOUTH ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED 'GARAGE' ELEVATIONS

SCALE 3/16" = 1'-0"

DAY ARCHITECTURE
5965 Ramirez Canyon Road
Studio A
Malibu, CA. 90265
323 702 3336

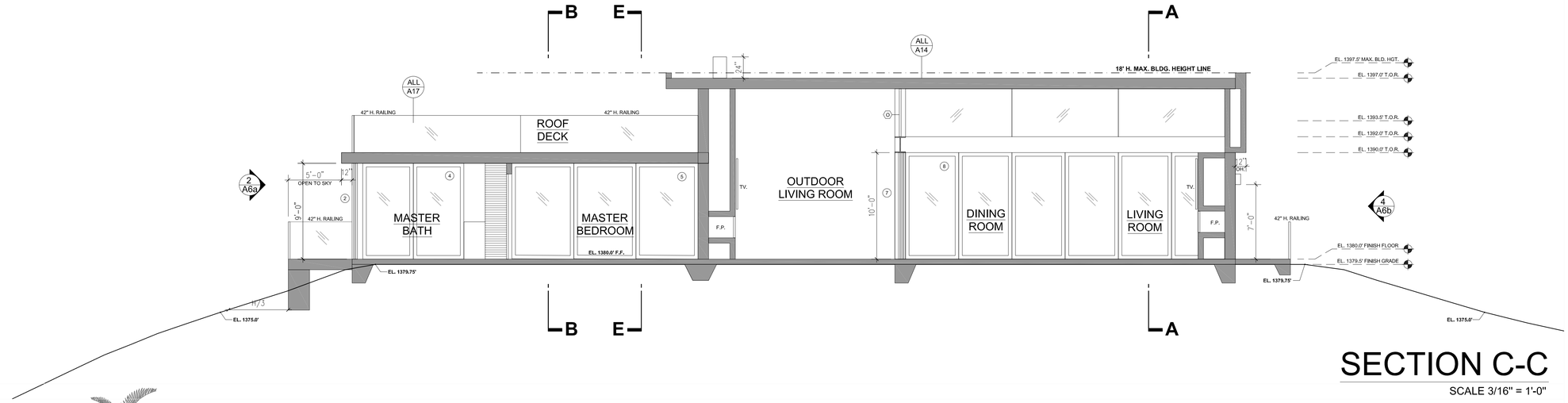
BECKERMAN RESIDENCE
2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

REVISIONS:

SIGN & SEAL

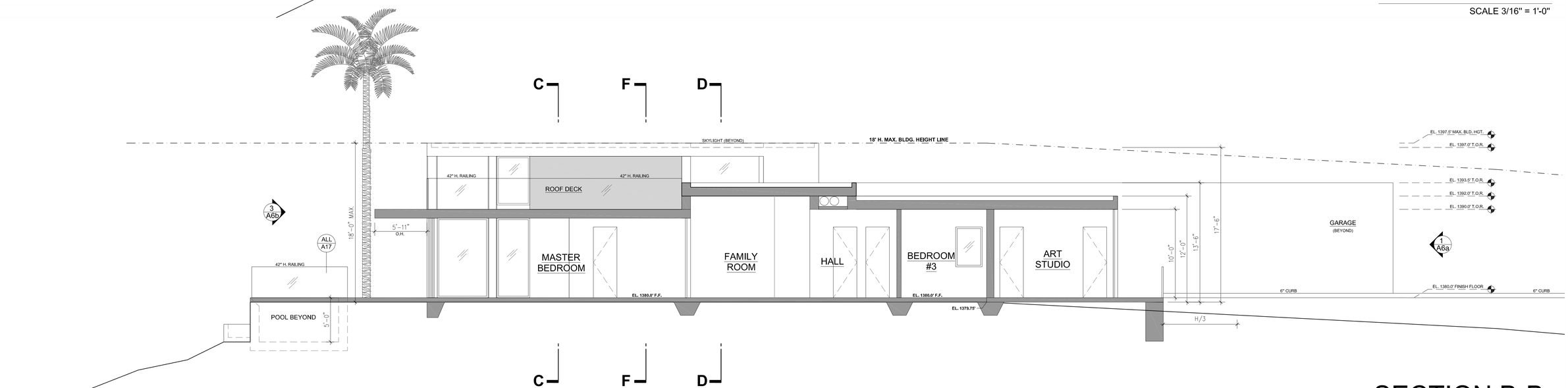
LICENSED ARCHITECT
JOHN E. DAY
C-40432
11-30-2020
EXPIRATION DATE
STATE OF CALIFORNIA

Date: 12/01/22
Project Name:
Coordinator: J.D.
Drawn By:
Checked By:
Sheet Number:
A6c



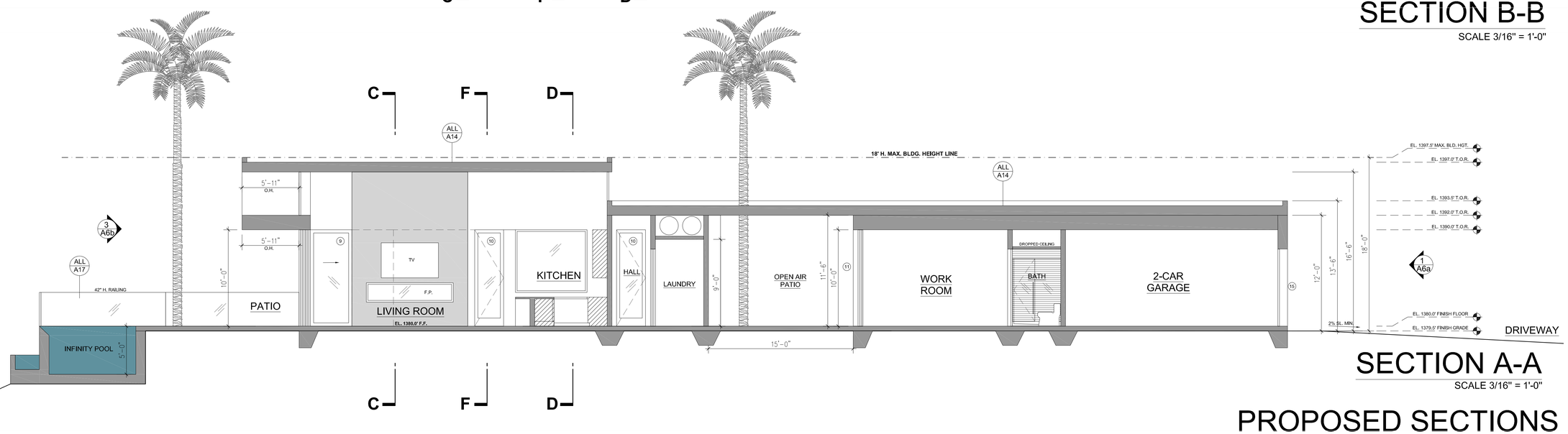
SECTION C-C

SCALE 3/16" = 1'-0"



SECTION B-B

SCALE 3/16" = 1'-0"



SECTION A-A

SCALE 3/16" = 1'-0"

PROPOSED SECTIONS

SCALE 3/16" = 1'-0"

DAY ARCHITECTURE

5965 Ramirez Canyon Road
Studio A
Malibu, CA. 90265
323 702 3336

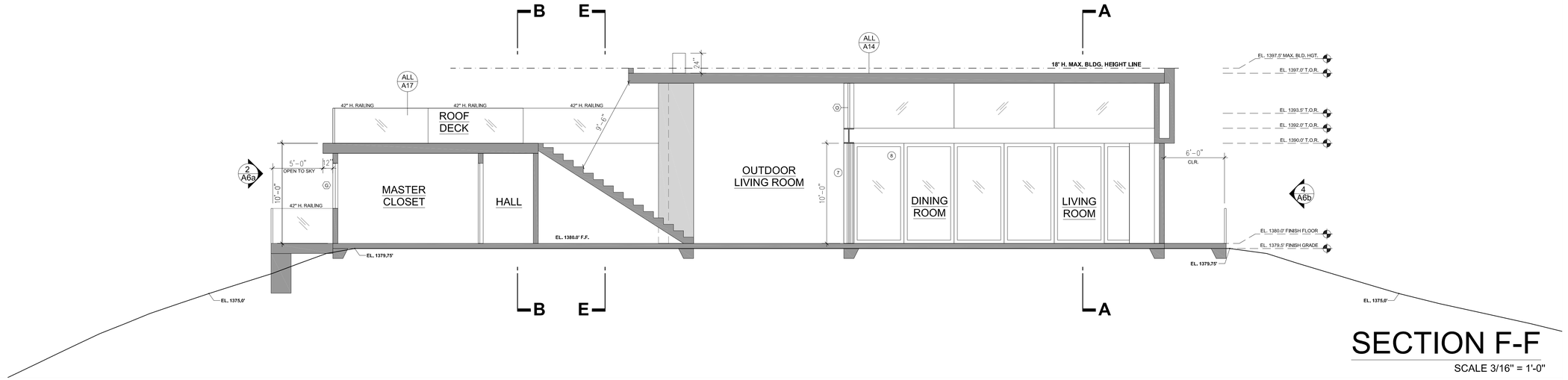
BECKERMAN RESIDENCE
2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

REVISIONS:

SIGN & SEAL

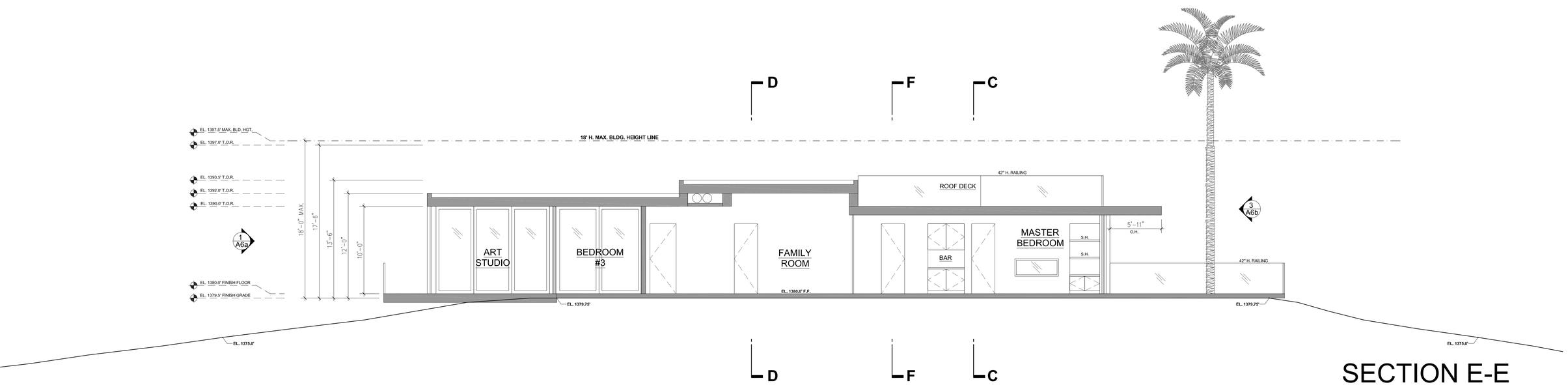
LICENSED ARCHITECT
JOHN D. DAY
C-40432
11-30-2020
RENEWAL DATE
STATE OF CALIFORNIA

Date: 12/01/22	
Project Name:	
Coordintor: J.D.	
Drawn By:	
Checked By:	
Sheet Number:	A7a



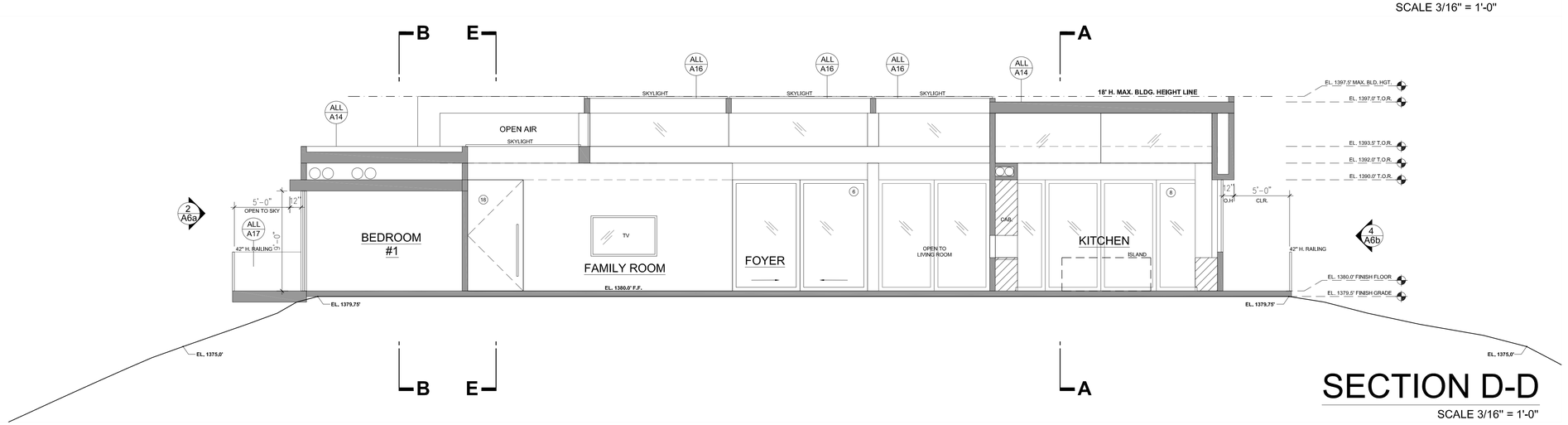
SECTION F-F

SCALE 3/16" = 1'-0"



SECTION E-E

SCALE 3/16" = 1'-0"



SECTION D-D

SCALE 3/16" = 1'-0"

PROPOSED SECTIONS

SCALE 3/16" = 1'-0"

DAY ARCHITECTURE
5965 Ramirez Canyon Road
Studio A
Malibu, CA. 90265
323 702 3336

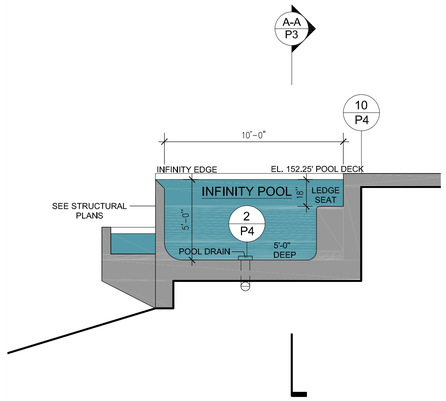
BECKERMAN RESIDENCE
2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

REVISIONS:

SIGN & SEAL

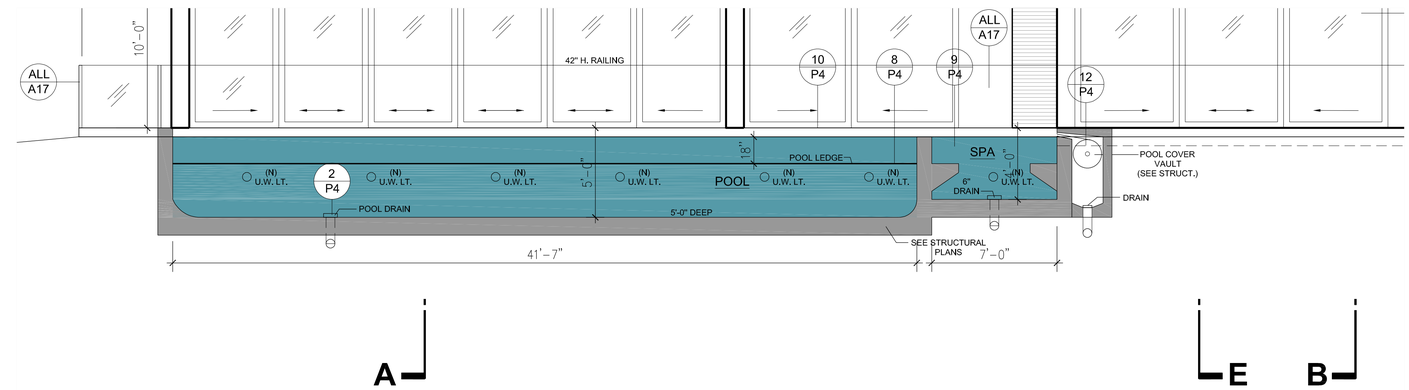
LICENSED ARCHITECT
JOHN E. DAY
C-40432
11-30-2020
EXPIRATION DATE
STATE OF CALIFORNIA

Date: 12/01/22
Project Name:
Coordintor: J.D.
Drawn By:
Checked By:
Sheet Number:
A7b



SECTION B-B

SCALE 3/16" = 1'-0"

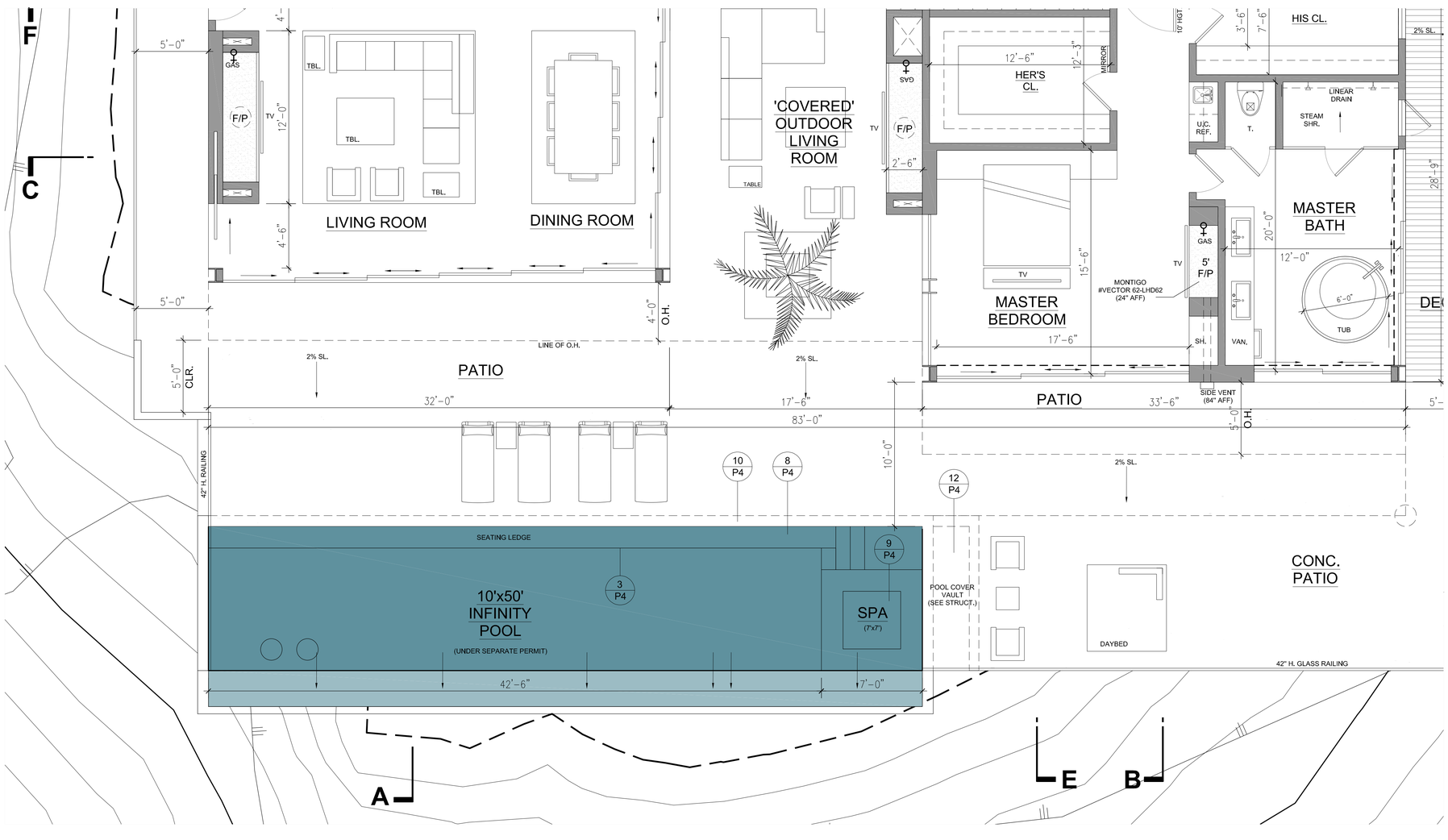


SECTION A-A

SCALE 3/16" = 1'-0"

PROPOSED POOL SECTIONS

SCALE 3/16" = 1'-0"



LIGHT LEGEND	(JANDY UNDERWATER LED LIGHTS)	
NOTE: LIGHTS IN THE POOL SHALL BE PLACED 6" BELOW THE BENCH TO REDUCE SHADOWS. LIGHTS IN SUN SHELVES / BAJA BENCHES SHALL BE POSITIONED 4" BELOW THE WATER LEVEL. LIGHTS IN SPA SHALL BE PLACED BELOW THE BENCH OR IN FOOT WELL.		
SYMBOL	QT.	DESCRIPTION
◎		NICHLESS LIGHTS IN BASIN PLACED VERTICALLY 20W (#JLU4C20W150)
○		20W (#JUL4C20W150)
◦		9W (#JUL4C9W150)

N

PROPOSED FLOOR PLAN

(N) 6,484 SF

SCALE 1/4" = 1'-0"

DAY ARCHITECTURE
5965 Ramirez Canyon Road
Studio A
Malibu, CA. 90265
323 702 3336

BECKERMAN RESIDENCE
2570 ENCINAL CANYON ROAD
MALIBU, CA. 90265

REVISIONS:

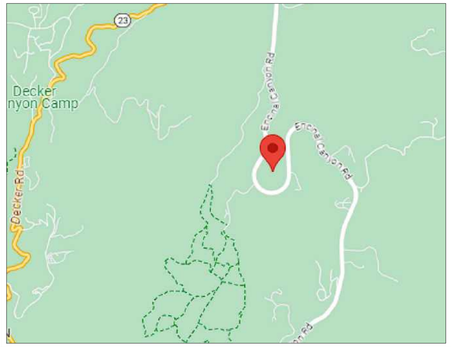
SIGN & SEAL

LICENSED ARCHITECT
JOHN D. DAY
C-40432
31 DEC 2022
RENEWAL DATE
STATE OF CALIFORNIA

Date: 10/21/22
Project Name:
Coordintor: J.D.
Drawn By:
Checked By:
Sheet Number:

P3

2570 ENCINAL CANYON: CIVIL PLANS



VICINITY MAP 1

PROJECT LOCATION
2570 ENCINAL CANYON ROAD
MALIBU, CA 90265

LEGAL DESCRIPTION
ASSESSOR ID#: 4472-027-017 & 4472-027-031

PROJECT INFORMATION
ZONING: R-C-10
LOT SIZE: 741631.93 (17.0255 AC) & 240343.18 (5.5175 AC)

FLOOD ZONE: X
TSUNAMI INUNDATION ZONE: NO
HILLSIDE GRADING AREA: YES
LANDSLIDE AREA: YES

PROJECT DATA 2

OWNER
ZEV BECKERMAN
3509 ENCINAL CANYON ROAD
MALIBU, CA 90265
E: ZEVBECKERMAN@GMAIL.COM
P: 818.422.8500

PROJECT DESIGNER/ARCHITECT
DAY ARCHITECTURE
5965 RAMIREZ CANYON ROAD
STUDIO A
MALIBU, CA 90265
P:323.702.3336

CIVIL ENGINEER
JAMES TUCHSCHER, P.E.
TEG, INC.
130 PINE AVE, 3RD FLOOR
LONG BEACH, CA 90802
310.613.9980

PROJECT DIRECTORY 3

GRADING SUMMARY

	WITHIN FOOTPRINT	OUTSIDE OF FOOTPRINT	REMOVE AND RECOMPACT	TOTAL
CUT	0 CU.YD.	720.9 CU.YD.	0 CU.YD.	720.9 CU.YD.
FILL	93.9 CU.YD.	302.1 CU.YD.	0 CU.YD.	396 CU.YD.
			TOTAL	1116.9 CU.YD.
			324.9 CU.YD.	EXPORT

GRADING INFORMATION 4

SHEET INDEX 5

GENERAL INFORMATION

GRADING PERMIT APPLICATION #		
EARTHWORK VOLUMES	CUT	720.9 CU.YD.
	FILL	396 CU.YD.
	OVER EXCAVATION / REMOVAL AND RECOMPACT	0 CU.YD.
	EXPORT	324.9 CU.YD.
EXPORT LOCATION		
TOTAL PROPOSED LANDSCAPE AREA		
TOTAL TURF AREA		
TOTAL DROUGHT TOLERANT LANDSCAPING		
PRE-DEVELOPMENT IMPERVIOUS AREA	AC.	
POST-DEVELOPMENT IMPERVIOUS AREA	AC.	
WASTE DISCHARGE IDENTIFICATION NUMBER (WDID #)		
CONSTRUCTION & DEMOLITION DEBRIS RECYCLING AND REUSE PLAN (RPP ID)		
POST-CONSTRUCTION BMP FEATURES GPS COORDINATES		

PROPERTY INFORMATION

PROPERTY ADDRESS	2570 ENCINAL CANYON ROAD MALIBU, CA 90265
TRACT/PARCEL MAP #	4472-27
LOT/PARCEL #	17 & 31
PROPERTY OWNER	ZEV BECKERMAN
ASSESSOR ID #	4472-027-017, 031

ZONING, REGIONAL PLANNING, AND OTHER AGENCY INFORMATION

PROPERTY ZONING	R-C-10	
INTENDED LAND USE	SINGLE FAMILY RESIDENCE	
CERTIFICATE OF COMPLIANCE	CC #	
PLOT PLAN NUMBER	PP #	
CONDITIONAL USE PERMIT	CUP#	EXP.
OAK TREE PERMIT	OTB #	EXP.
COMMUNITY STANDARDS DISTRICT		
CALIFORNIA COASTAL COMMISSION AREA		
	APPROVED VOL.	
COASTAL DEVELOPMENT PERMIT		
FISH & WILDLIFE		
AMY CORP OF ENGINEERS		
RETIONAL WATER CONTROL BOARD		
AQMD		

PROJECT INFORMATION 6

GRADING GENERAL NOTES

1) ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2020 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. 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 COUNTY OF LOS ANGELES BUILDING CODES 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 SOLEY 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 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. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING MEASURES HAVE 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, WITH APPROPRIATE DIGNITY, OF 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 DUMPSITE. RECEIPTS FOR THE ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE MAY BE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.

9) A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST 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 A 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 OF ANY OAK TREE AS REQUIRED PER TITLE CHAPTER 22.56 OF THE COUNTY OF LOS ANGELES ZONING CODE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, 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.

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. OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND AT FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.

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 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 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. 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 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 HTTP://DPW.LACOUNTY.GOV/BSD/DG/DEFAULT.ASPX. " REPORT OF GRADING ACTIVITIES" MAY BE SCANNED AND UPLOADED AT THE WEBSITE 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 INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

20) THE GRADING CONTRACTOR SHALL SUBMIT 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 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.

GEOTECHNICAL GENERAL 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. (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 CODE REQUIREMENTS.

34) ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC MAP MUST 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.

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. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
THE RELATIVE COMPACTION SHALL BE DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-91 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. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND 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 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 STRENGTH 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 PLANTED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL 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 PLACEMENTS HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OR ROCK DISPOSAL AREAS MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.

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. (SECTION 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 INSTALLATION. (SECTION OF 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) 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 FILLS 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 FACTS WILL HAVE EQUIVALENT EFFECT. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

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 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. 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, MAINTENANCE, HIGH ROOT TO SHOOT RATIO, WIND SUSCEPTIBILITY AND FIRE-RETARDANT CHARACTERISTICS. (SECTION J110.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
NOTE: PLANTING MAY BE MODIFIED FOR THE SITE IF SPECIFIC RECOMMENDATIONS ARE 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 A PERMANENT AND EFFECTIVE METHOD OF EROSION CONTROL. MODIFICATIONS TO PLANING MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION.
B. SLOPES REQUIRED TO BE PLANTED 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 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 5.407.2.1).

AGENCY NOTES

26) AN ENCROACHMENT PERMIT FROM THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING 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 THE 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 OF THE LOCATION 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 AND WILDLIFE 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.AVAGMD.COM.

GENERAL NOTES 7

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DRAWING
TITLE SHEET

PROJECT
2570 ENCINAL CANYON
2570 ENCINAL CANYON ROAD
MALIBU, CA 90265

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JOB #: 23-2669
DATE: 11/15/2023
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SHEET 1 OF 21

PLANNING PC#1

2570 ENCINAL CANYON

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SHEET 2 OF 21

SCALE: NTS

DATE: 11/15/2023

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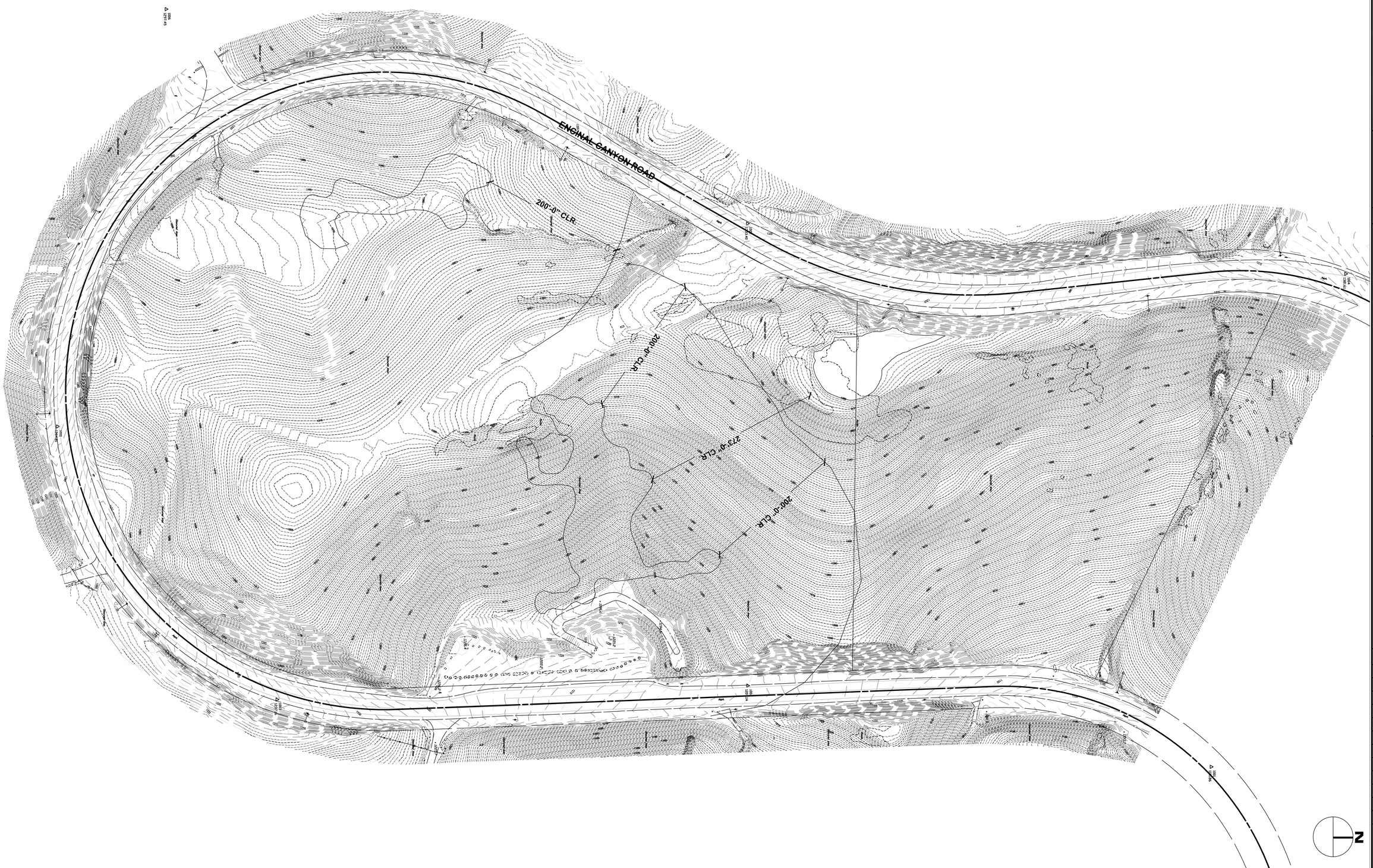

EXISTING SITE PLAN

SCALE: 1" = 60'-0"

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DATE: 11/15/2023

SCALE: 1" = 60'-0"

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SHEET 3 OF 21

2570 ENCINAL CANYON

PLANNING PC#1

GRADING INDEX

SCALE: 1" = 60'-0"

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GRADING INDEX

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2570 ENCINAL CANYON
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MALIBU, CA 90265

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JOB #: 23-2669

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SCALE: 1" = 60'-0"

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SHEET 4 OF 21

2570 ENCINAL CANYON

PLANNING PC#1

MATCH LINE
MATCH LINE

MATCH LINE
MATCH LINE

GENERAL GRADING NOTES

1. REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK FOR THE FOLLOWING CONDITIONS:

   SITE EXCEEDS 60,000 SQUARE FEET
   CUT OF FILL SLOPES EXCEED 2:1
   CUTS EXCEED 40 FT IN HEIGHT & WITHIN 20 FT OF A PROPERTY LINE
   FOUNDATION EXCAVATION BELOW A 1:1 PLANE FROM A PROPERTY LINE
   PROJECTS INVOLVING UNUSUAL HAZARDS
   SHORING WORK INCLUDING SLOT CUTS

2. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.

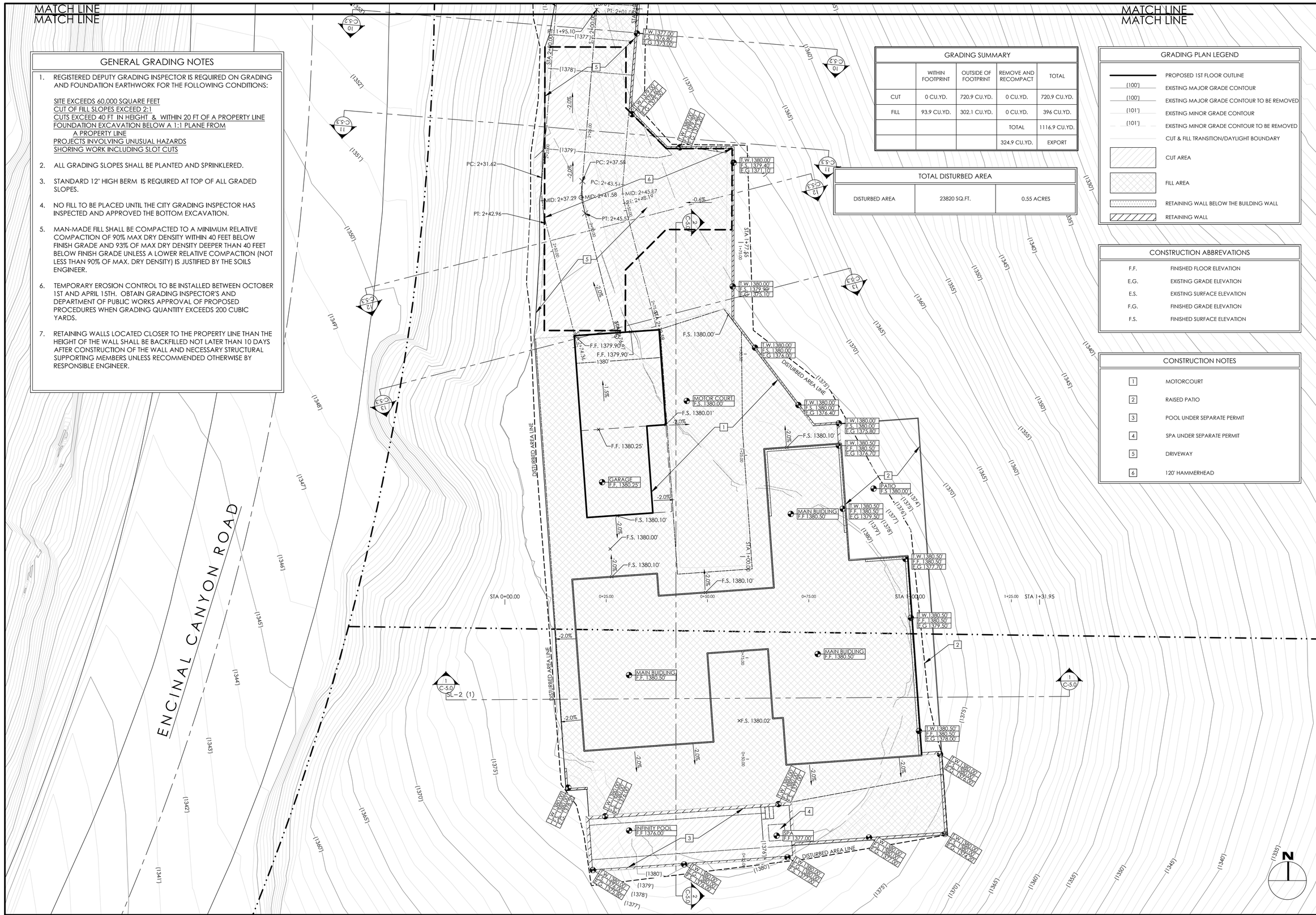
3. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.

4. NO FILL TO BE PLACED UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.

5. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.

6. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1ST AND APRIL 15TH. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES WHEN GRADING QUANTITY EXCEEDS 200 CUBIC YARDS.

7. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.



GRADING SUMMARY

	WITHIN FOOTPRINT	OUTSIDE OF FOOTPRINT	REMOVE AND RECOMPACT	TOTAL
CUT	0 CU.YD.	720.9 CU.YD.	0 CU.YD.	720.9 CU.YD.
FILL	93.9 CU.YD.	302.1 CU.YD.	0 CU.YD.	396 CU.YD.
			TOTAL	1116.9 CU.YD.
			324.9 CU.YD.	EXPORT

TOTAL DISTURBED AREA

DISTURBED AREA	23820 SQ.FT.	0.55 ACRES

GRADING PLAN LEGEND

- PROPOSED 1ST FLOOR OUTLINE
- (100') EXISTING MAJOR GRADE CONTOUR
- (100') EXISTING MAJOR GRADE CONTOUR TO BE REMOVED
- (101') EXISTING MINOR GRADE CONTOUR
- (101') EXISTING MINOR GRADE CONTOUR TO BE REMOVED
- CUT & FILL TRANSITION/DAYLIGHT BOUNDARY
- CUT AREA
- FILL AREA
- RETAINING WALL BELOW THE BUILDING WALL
- RETAINING WALL

CONSTRUCTION ABBREVATIONS

F.F.	FINISHED FLOOR ELEVATION
E.G.	EXISTING GRADE ELEVATION
E.S.	EXISTING SURFACE ELEVATION
F.G.	FINISHED GRADE ELEVATION
F.S.	FINISHED SURFACE ELEVATION

CONSTRUCTION NOTES

1	MOTORCOURT
2	RAISED PATIO
3	POOL UNDER SEPARATE PERMIT
4	SPA UNDER SEPARATE PERMIT
5	DRIVEWAY
6	120' HAMMERHEAD

GRADING PLAN

SCALE: 1" = 10'-0"

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DRAWING
GRADING PLAN

PROJECT
2570 ENCINAL CANYON
2570 ENCINAL CANYON ROAD
MALIBU, CA 90265

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DATE: 11/15/2023
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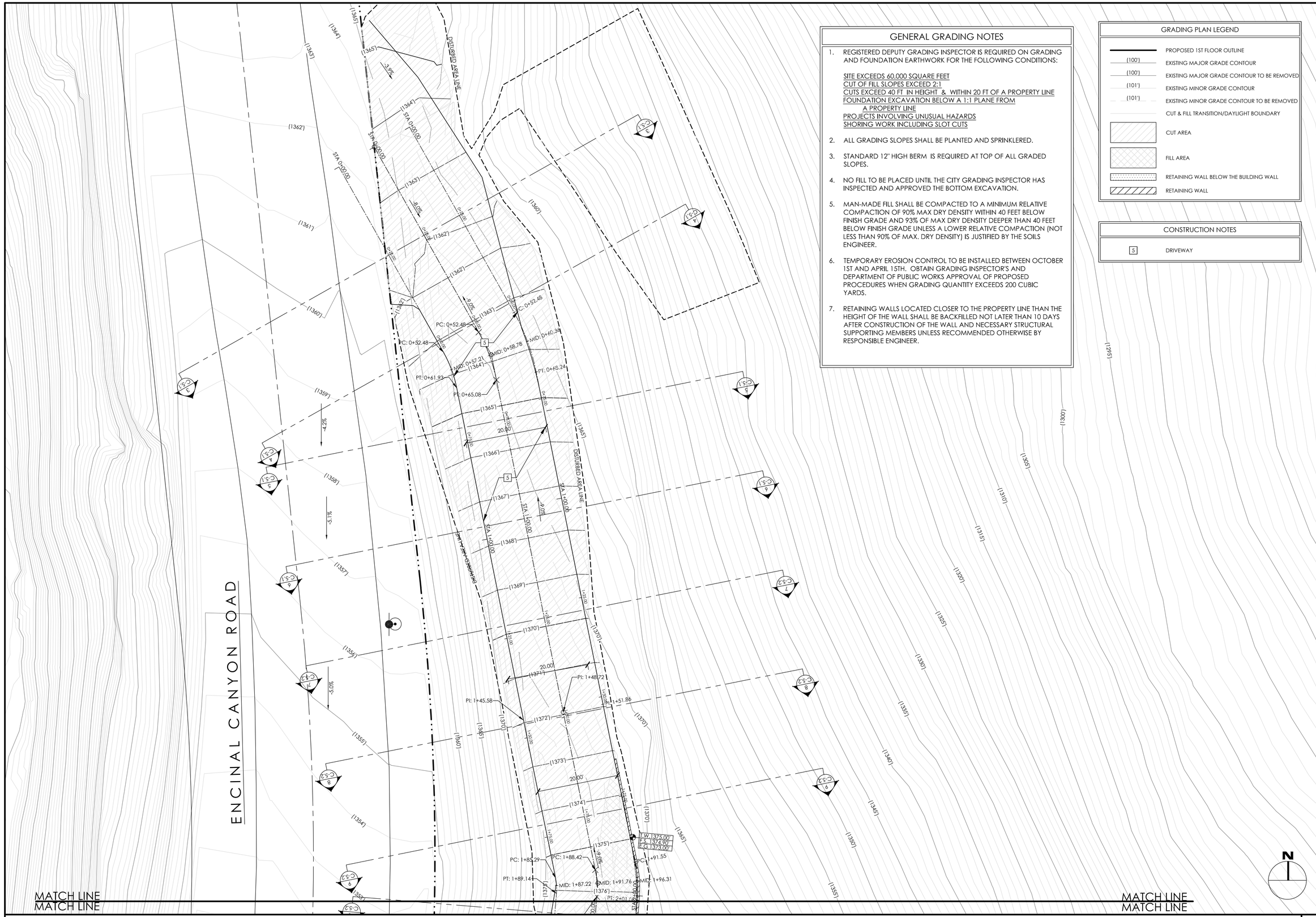
SHEET 5 OF 21

2570 ENCINAL CANYON PLANNING PC#1



GENERAL GRADING NOTES

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   SITE EXCEEDS 60,000 SQUARE FEET
   CUT OF FILL SLOPES EXCEED 2:1
   CUTS EXCEED 40 FT IN HEIGHT & WITHIN 20 FT OF A PROPERTY LINE
   FOUNDATION EXCAVATION BELOW A 1:1 PLANE FROM A PROPERTY LINE
   PROJECTS INVOLVING UNUSUAL HAZARDS
   SHORING WORK INCLUDING SLOT CUTS

2. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
3. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
4. NO FILL TO BE PLACED UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
5. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
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GRADING PLAN LEGEND

	PROPOSED 1ST FLOOR OUTLINE
(100')	EXISTING MAJOR GRADE CONTOUR
(100')	EXISTING MAJOR GRADE CONTOUR TO BE REMOVED
(101')	EXISTING MINOR GRADE CONTOUR
(101')	EXISTING MINOR GRADE CONTOUR TO BE REMOVED
	CUT & FILL TRANSITION/DAYLIGHT BOUNDARY
	CUT AREA
	FILL AREA
	RETAINING WALL BELOW THE BUILDING WALL
	RETAINING WALL

CONSTRUCTION NOTES

5	DRIVEWAY

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GRADING PLAN

PROJECT
2570 ENCINAL CANYON
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MALIBU, CA 90265

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SHEET 6 OF 21

2570 ENCINAL CANYON PLANNING PC#1

GRADING PLAN

SCALE: 1" = 10'-0"

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MATCH LINE
MATCH LINE

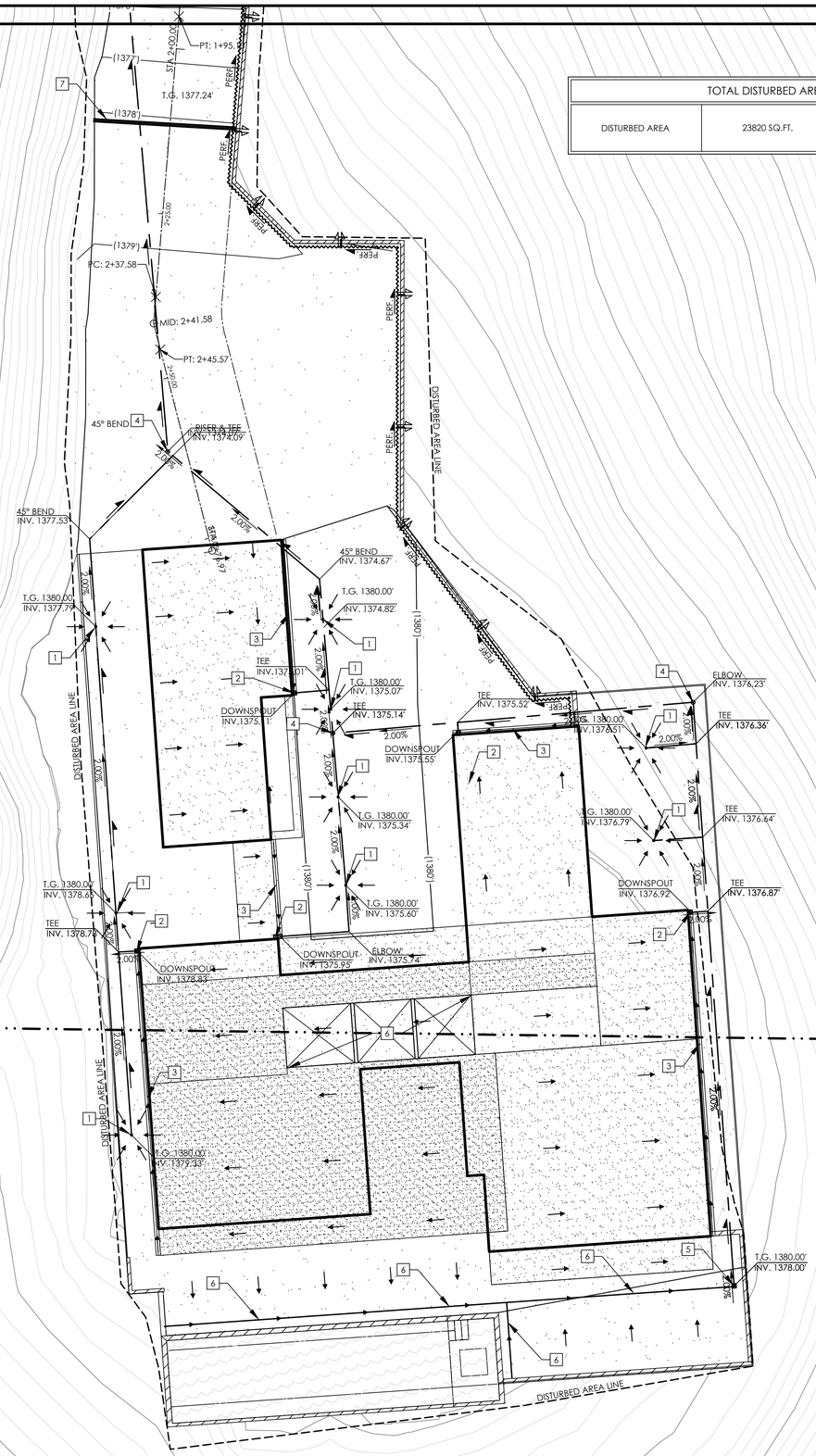
MATCH LINE
MATCH LINE

DRAINAGE NOTES

1. 2% MIN. SLOPE TO DRAINAGE DEVICE AND / OR STREET AT ALL PAD AREAS.
2. 2% MIN. SLOPE AWAY FROM BUILDINGS AT AREAS OF HARDSCAPE AT ADJACENT 5 FEET.
3. 5% MIN. SLOPE AWAY FROM BUILDINGS AT AREAS OF SOFTSCAPE AT ADJACENT 5 FEET.
4. PROVIDE CATCH BASIN INLET DRAINS WITH STENCIL PER DETAIL 1/C-6.0.

TOTAL DISTURBED AREA

DISTURBED AREA	23820 SQ.FT.	0.55 ACRES



DRAINAGE PLAN LEGEND

- 1ST FLOOR OUTLINE
- 2ND FLOOR OUTLINE
- 3TH FLOOR OUTLINE
- 4"Ø SOLID SCHEDULE 40 PVC PIPE
- 4"Ø PERFORATED SCHEDULE 40 PVC PIPE
- DOWNSPOUT PER PLAN
- AREA DRAIN PER PLAN
- CLEANOUT
- 4" GUTTER
- IMPERMEABLE AREA
- OUT OF SCOPE
- POOL AREA
- ASSOCIATED LANDSCAPING AREA
- NATURAL GRADE
- DIRECTION OF SHEET FLOW
- DIRECTION OF PIPE FLOW
- PERF. PERFORATED PIPE FLOW
- DIRECTION OF DISCHARGE

CONSTRUCTION NOTES

1. 4" AREA DRAIN PER DETAIL 2/C-6.0
2. 4" DOWNSPOUT PER DETAIL 4/C-6.0
3. 4" GUTTER TO DOWNSPOUT W/ MIN. 2% SLOPE PER DETAIL 4/C-6.0
4. CLEANOUT
5. 8" SQUARE CONCRETE CATCH BASIN PER DETAIL 3/C-6.1
6. SKYLIGHT
7. SLOT DRAIN PER DETAIL 6/C-6.0
8. TRENCH DRAIN PER DETAIL 5/C-6.0

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DRAWING
DRAINAGE PLAN

PROJECT
2570 ENCINAL CANYON
2570 ENCINAL CANYON ROAD
MALIBU, CA 90265

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SHEET 7 OF 21

PLANNING PC#1

2570 ENCINAL CANYON

DRAINAGE PLAN

SCALE: 1" = 10'-0"

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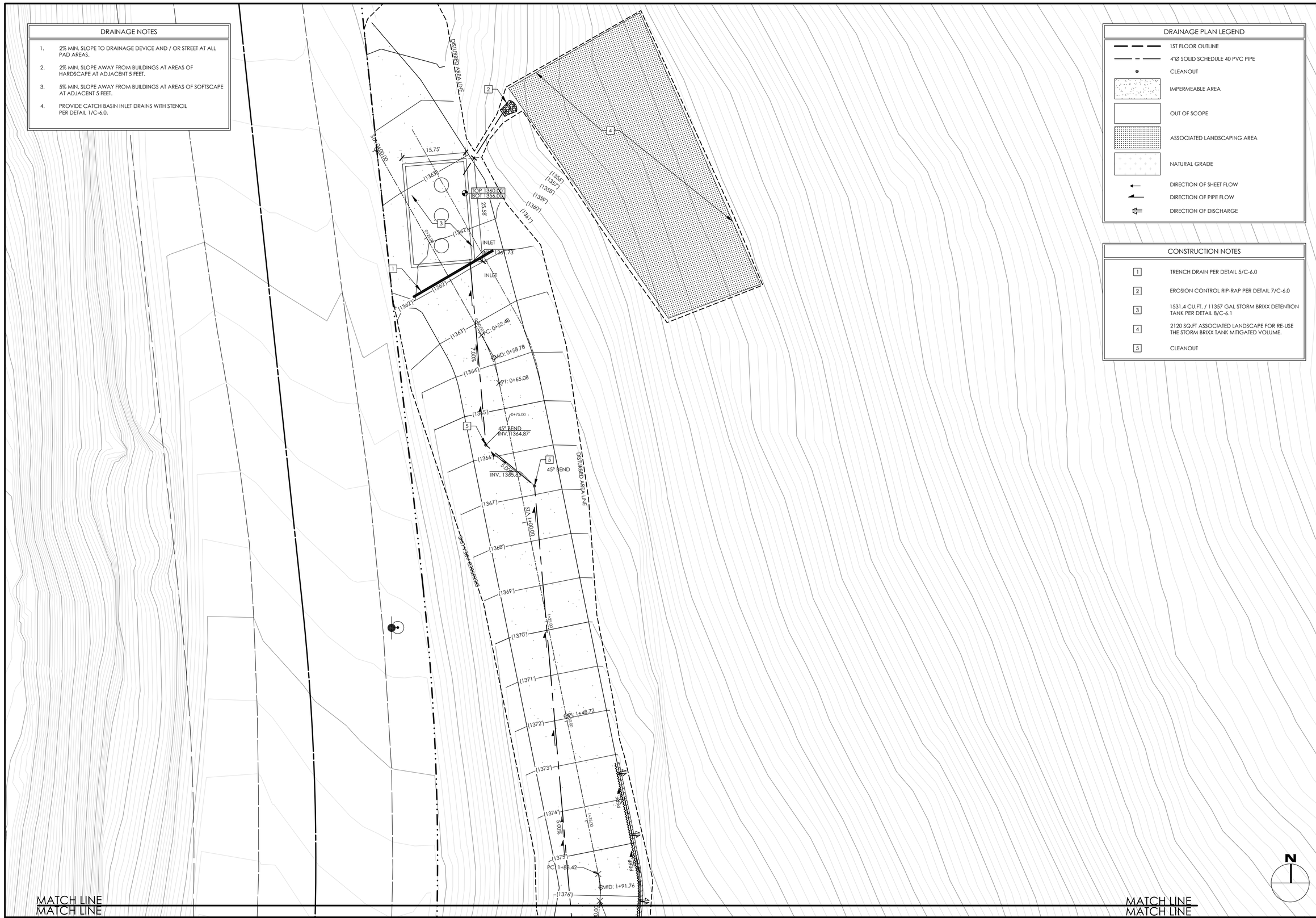
DRAINAGE NOTES

1. 2% MIN. SLOPE TO DRAINAGE DEVICE AND / OR STREET AT ALL PAD AREAS.
2. 2% MIN. SLOPE AWAY FROM BUILDINGS AT AREAS OF HARDSCAPE AT ADJACENT 5 FEET.
3. 5% MIN. SLOPE AWAY FROM BUILDINGS AT AREAS OF SOFTSCAPE AT ADJACENT 5 FEET.
4. PROVIDE CATCH BASIN INLET DRAINS WITH STENCIL PER DETAIL 1/C-6.0.



DRAINAGE PLAN LEGEND

- 1ST FLOOR OUTLINE
- 4"Ø SOLID SCHEDULE 40 PVC PIPE
- CLEANOUT
- IMPERMEABLE AREA
- OUT OF SCOPE
- ASSOCIATED LANDSCAPING AREA
- NATURAL GRADE
- DIRECTION OF SHEET FLOW
- DIRECTION OF PIPE FLOW
- DIRECTION OF DISCHARGE

CONSTRUCTION NOTES

1. TRENCH DRAIN PER DETAIL 5/C-6.0
2. EROSION CONTROL RIP-RAP PER DETAIL 7/C-6.0
3. 1531.4 CU.FT. / 11357 GAL STORM BRIXX DETENTION TANK PER DETAIL 8/C-6.1
4. 2120 SQ.FT ASSOCIATED LANDSCAPE FOR RE-USE THE STORM BRIXX TANK MITIGATED VOLUME.
5. CLEANOUT

DRAINAGE PLAN

SCALE: 1" = 10'-0"

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SHEET 8 OF 21

PLANNING PC#1

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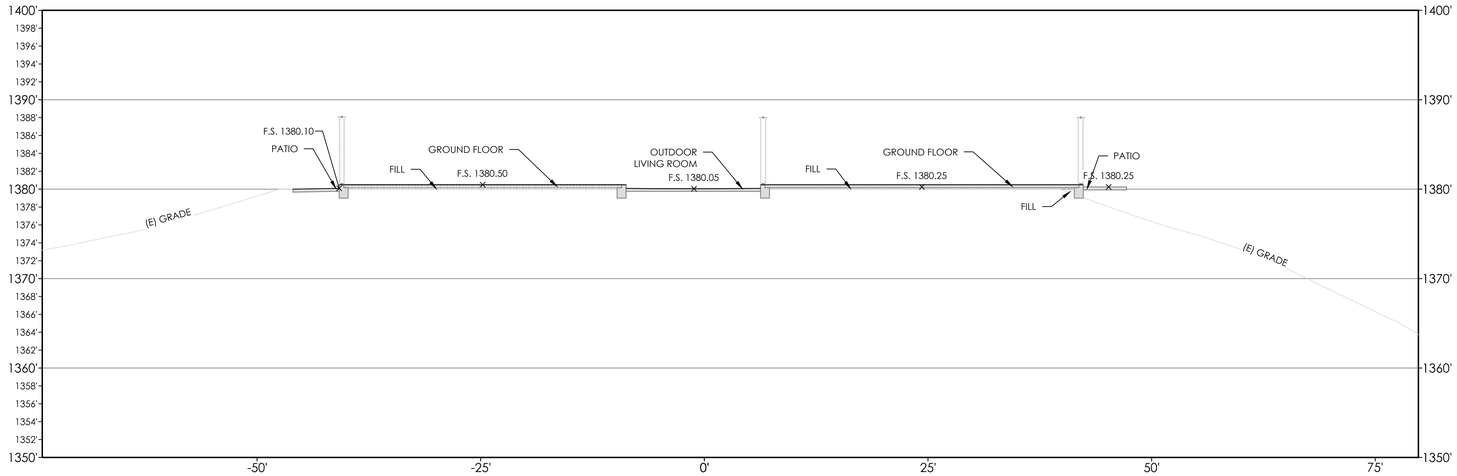
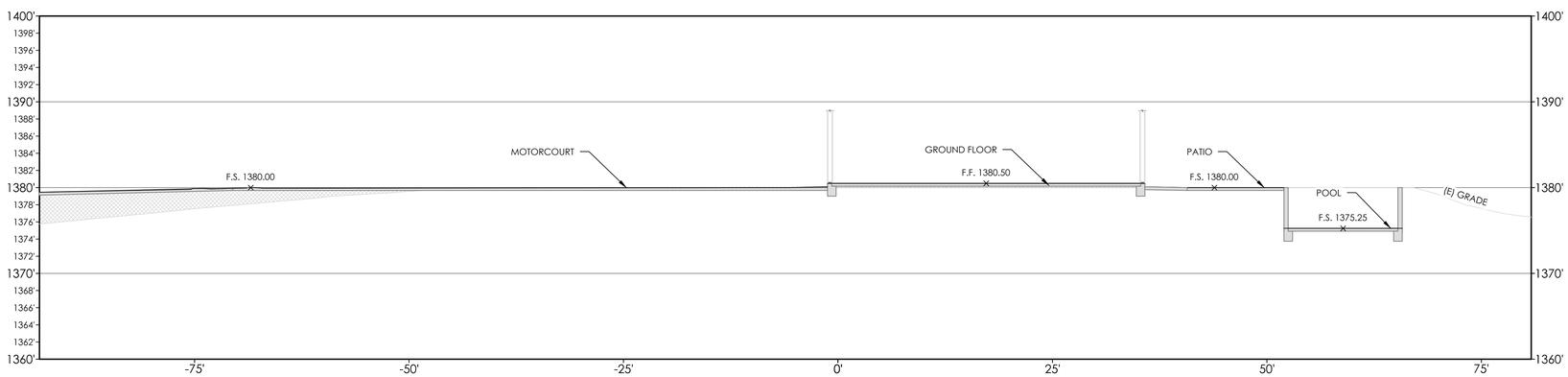


GRADING SECTION

SCALE: 1/8" = 1'-0" | 1



GRADING SECTION

SCALE: 1/8" = 1'-0" | 2

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GRADING SECTIONS

PROJECT
2570 ENCINAL CANYON
2570 ENCINAL CANYON ROAD
MALIBU, CA 90265

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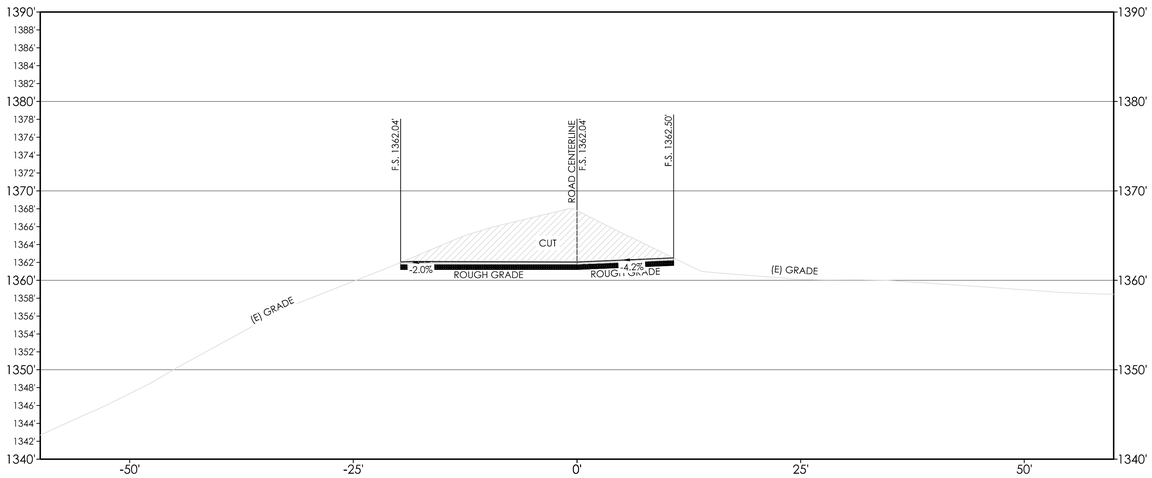
JOB #: 23-2669
DATE: 11/15/2023
SCALE: 1/8" = 1'-0"

C-5.0

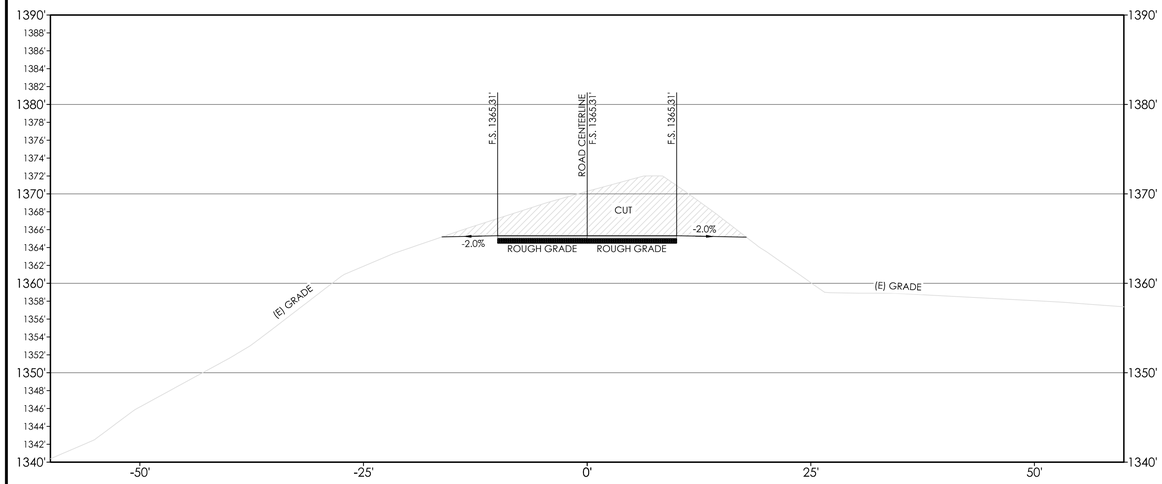
SHEET 9 OF 21

PLANNING PC#1

2570 ENCINAL CANYON



STA : 0+25.00' SCALE: 1/8" = 1'-0" 3



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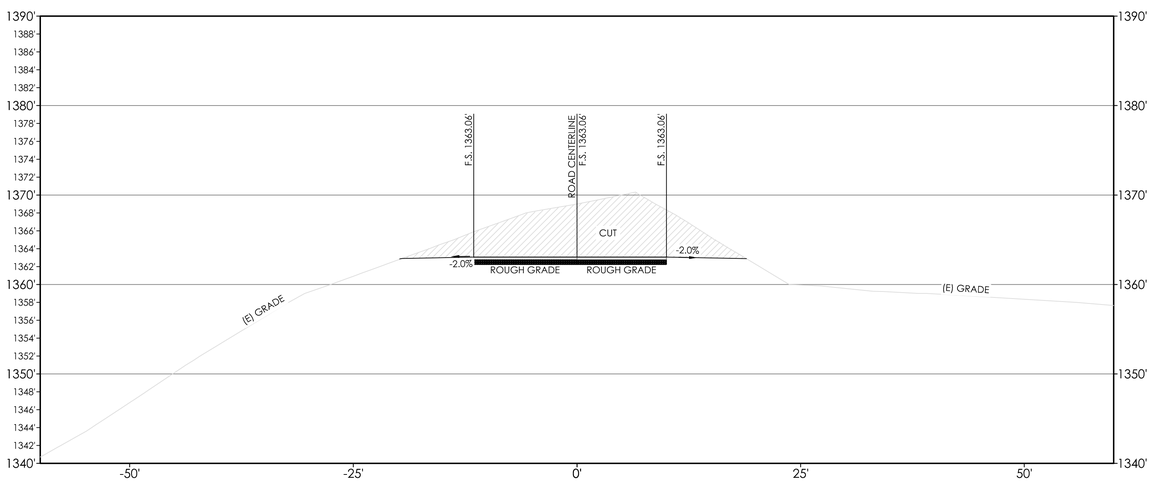

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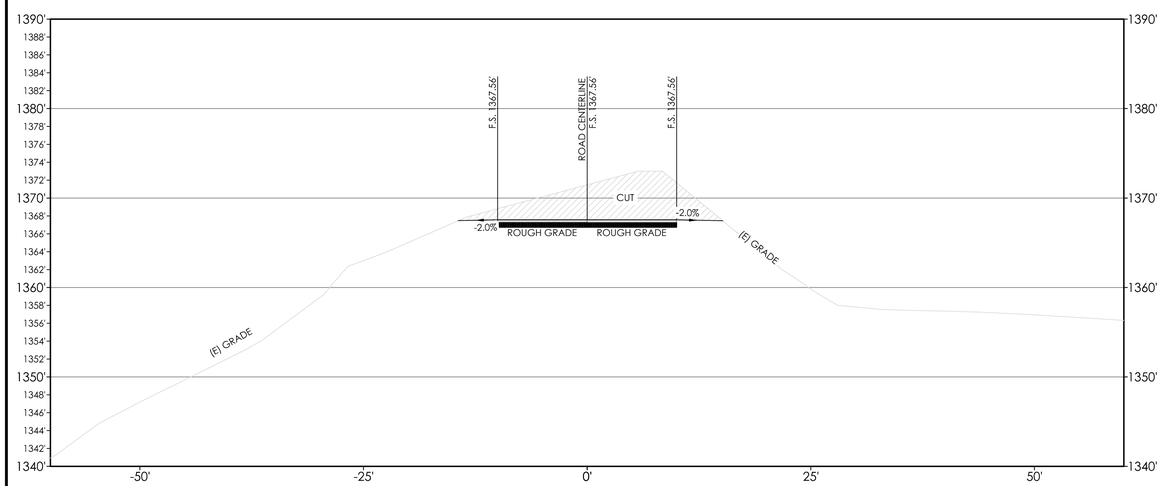

STA : 1+00.00' SCALE: 1/8" = 1'-0" 6

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STAMP DATE

DRAWING
GRADING SECTIONS

PROJECT
2570 ENCINAL CANYON
2570 ENCINAL CANYON ROAD
MALIBU, CA 90265

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JOB #: 23-2669
DATE: 11/15/2023
SCALE: 1/8" = 1'-0"

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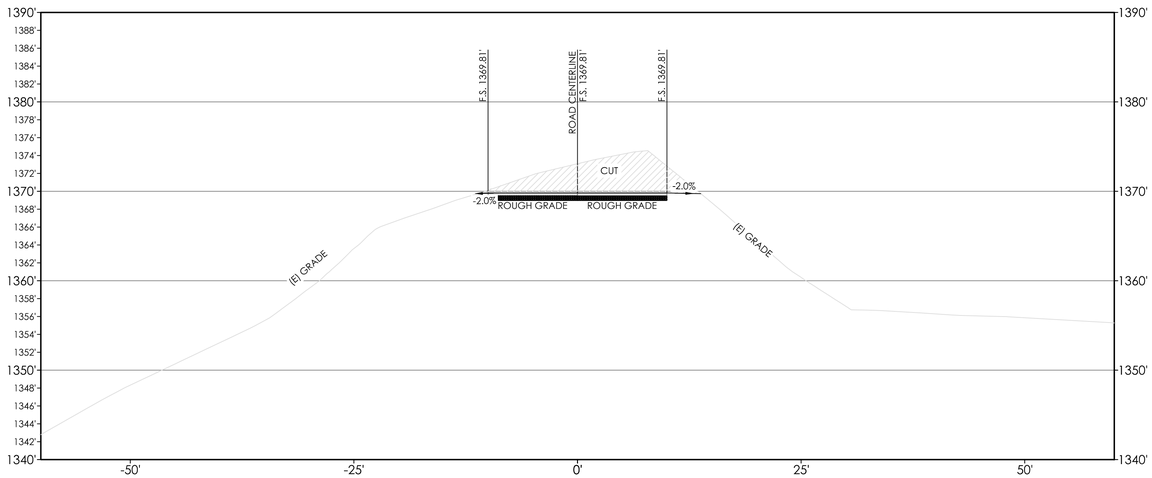
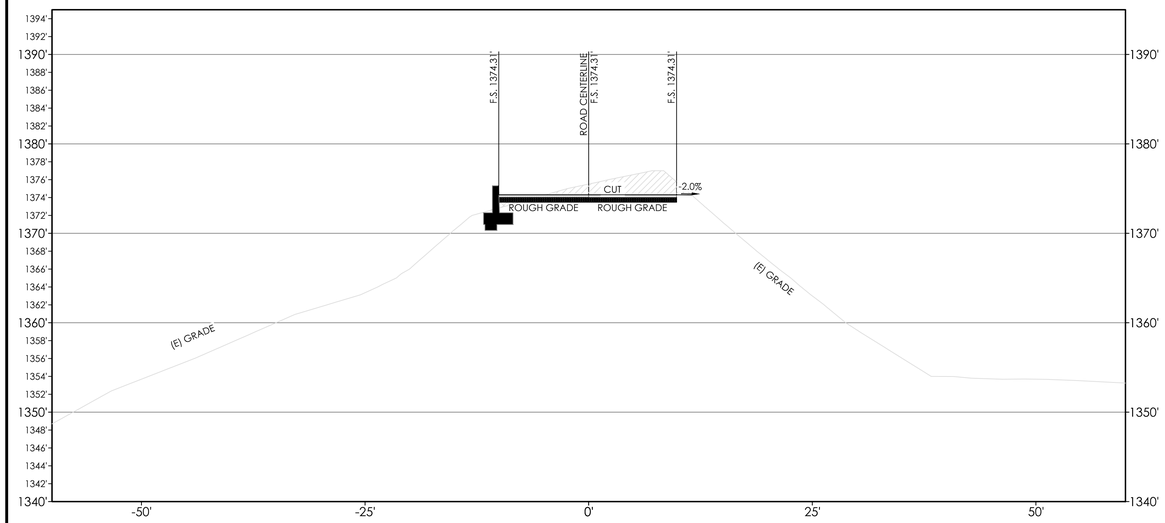
SHEET 10 OF 21

PLANNING PC#1

2570 ENCINAL CANYON



STA : 1+25.00' SCALE: 1/8" = 1'-0" 7



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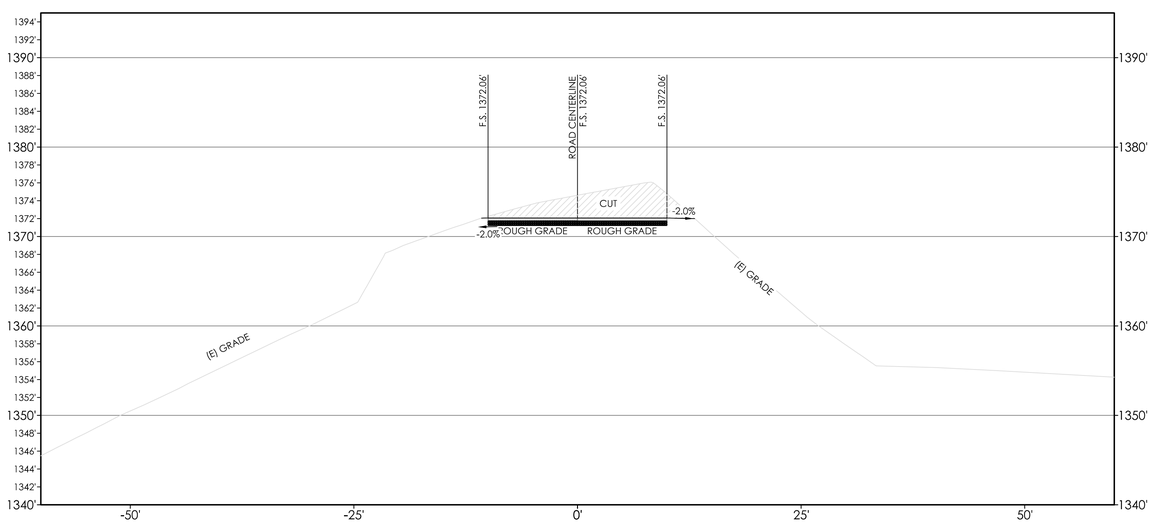

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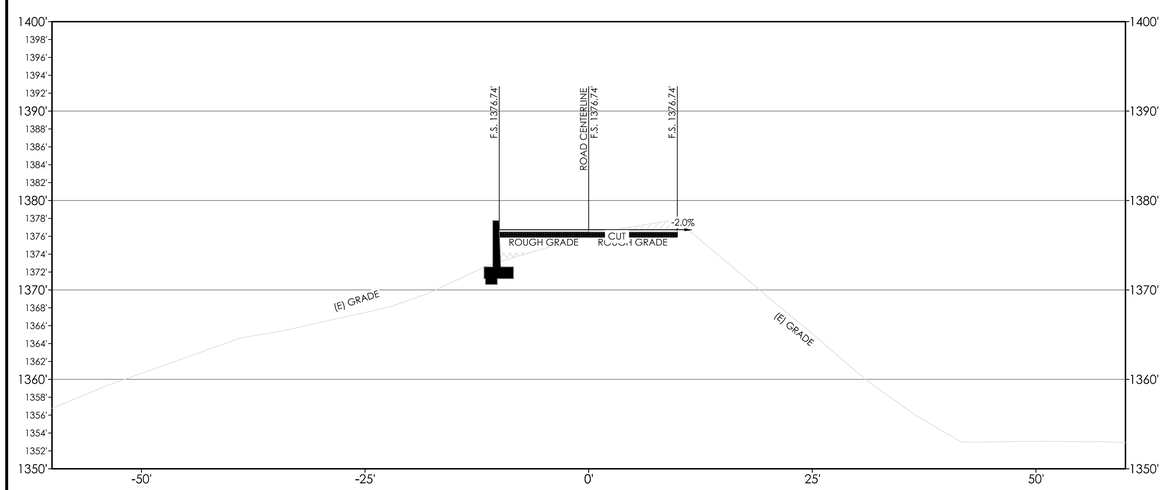

STA : 2+00.00' SCALE: 1/8" = 1'-0" 10

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GRADING SECTIONS

PROJECT
2570 ENCINAL CANYON
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MALIBU, CA 90265

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JOB #: 23-2669
DATE: 11/15/2023
SCALE: 1/8" = 1'-0"

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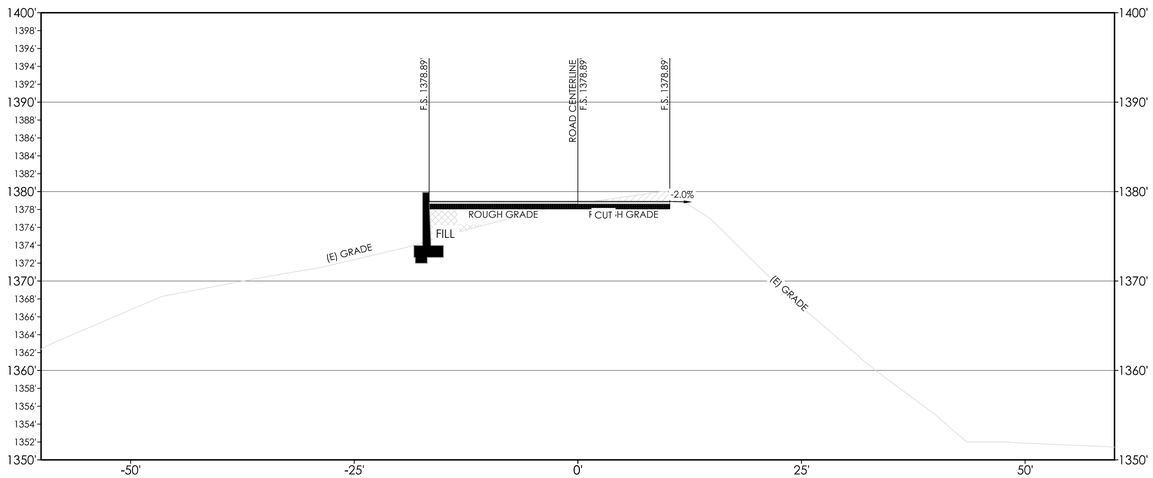
SHEET 11 OF 21

PLANNING PC#1

2570 ENCINAL CANYON



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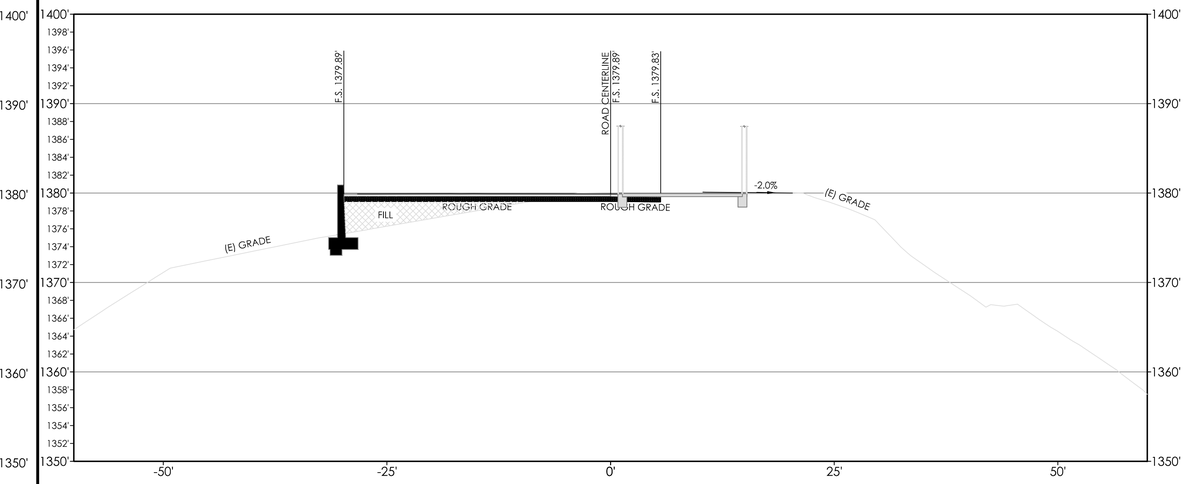
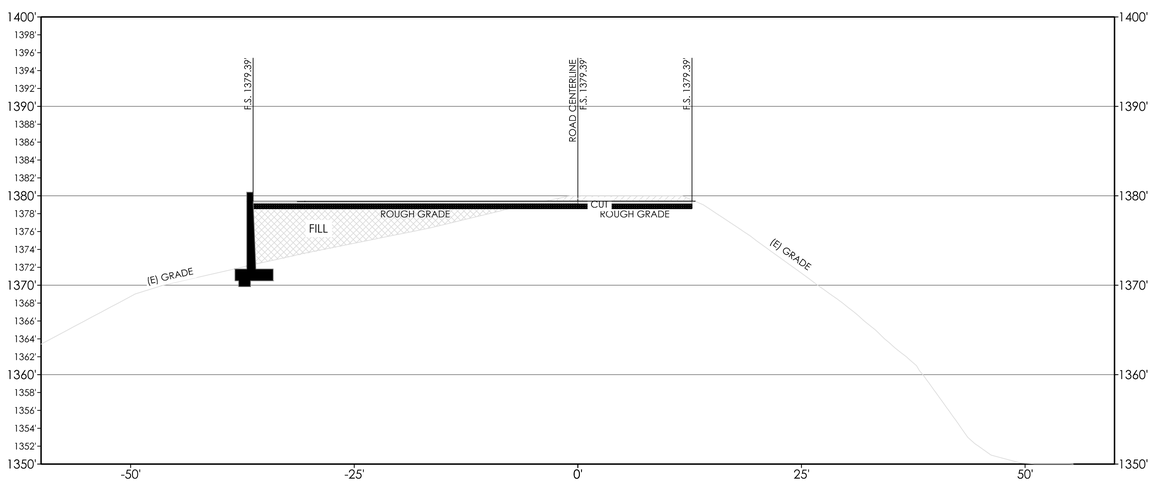


STA : 2+75.00' SCALE: 1/8" = 1'-0" 13



STA : 2+50.00' SCALE: 1/8" = 1'-0" 12

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DRAWING
GRADING SECTIONS

PROJECT
2570 ENCINAL CANYON
2570 ENCINAL CANYON ROAD
MALIBU, CA 90265

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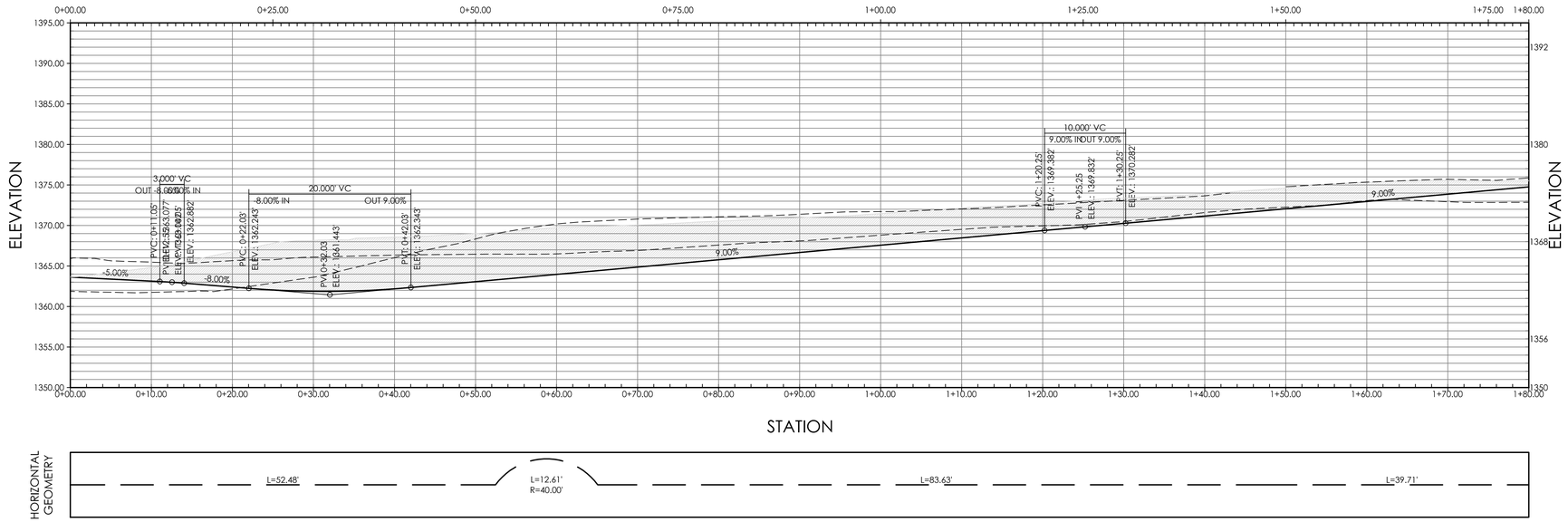
JOB #: 23-2669
DATE: 11/15/2023
SCALE: 1/8" = 1'-0"

C-5.3

SHEET 12 OF 21

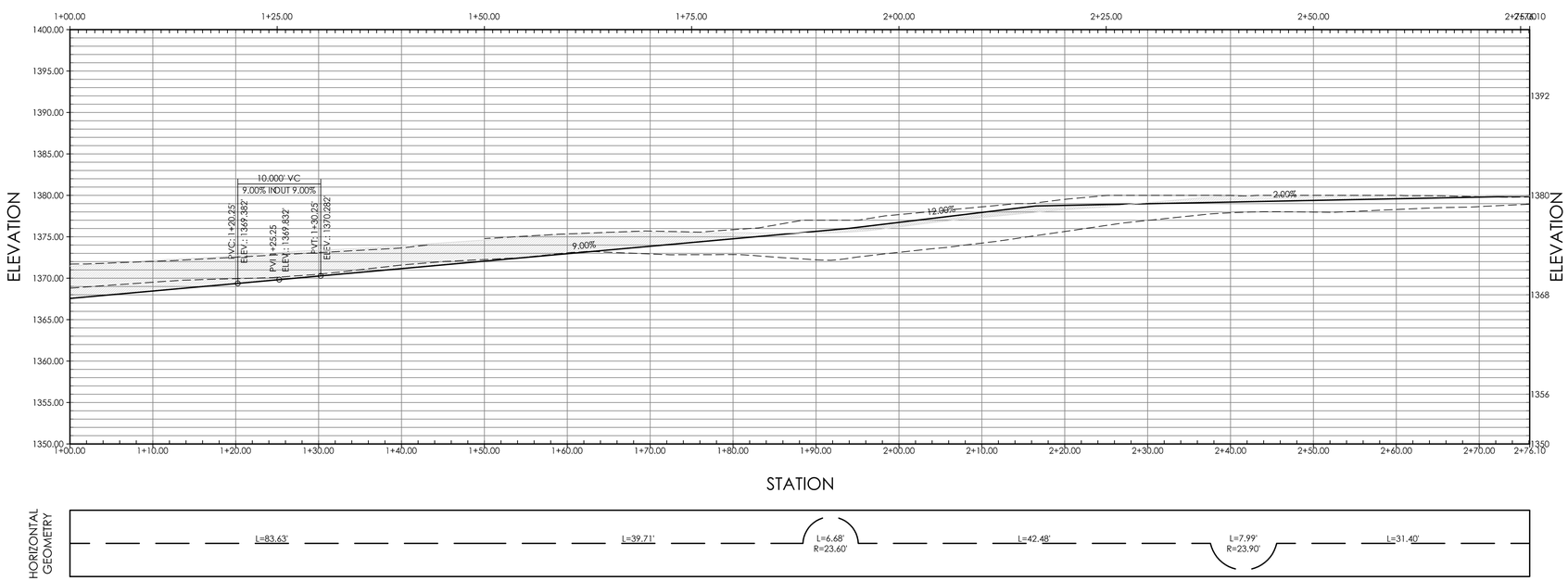
PLANNING PC#1

2570 ENCINAL CANYON



ROAD PROFILE

SCALE: 1/8" = 1'-0" | 1



ROAD PROFILE

SCALE: 1/8" = 1'-0" | 2

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DRAWING
ROAD PROFILE

PROJECT
2570 ENCINAL CANYON
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MALIBU, CA 90265

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JOB #: 23-2669
DATE: 11/15/2023
SCALE: 1/8" = 1'-0"

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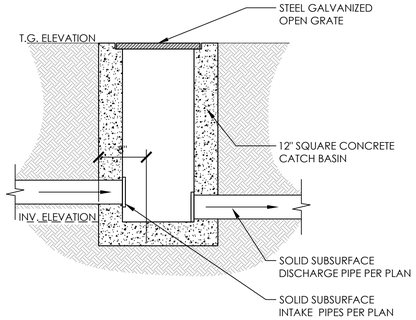
SHEET 13 OF 21

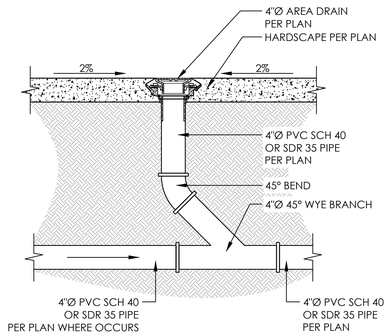
PLANNING PC#1

2570 ENCINAL CANYON

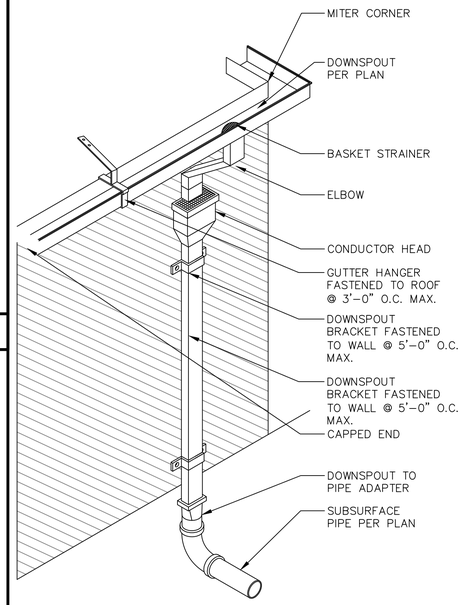
DRAIN SIGNAGE | 1



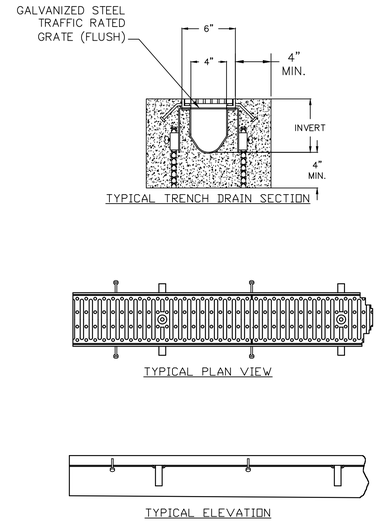
CATCH BASIN DETAIL | 3



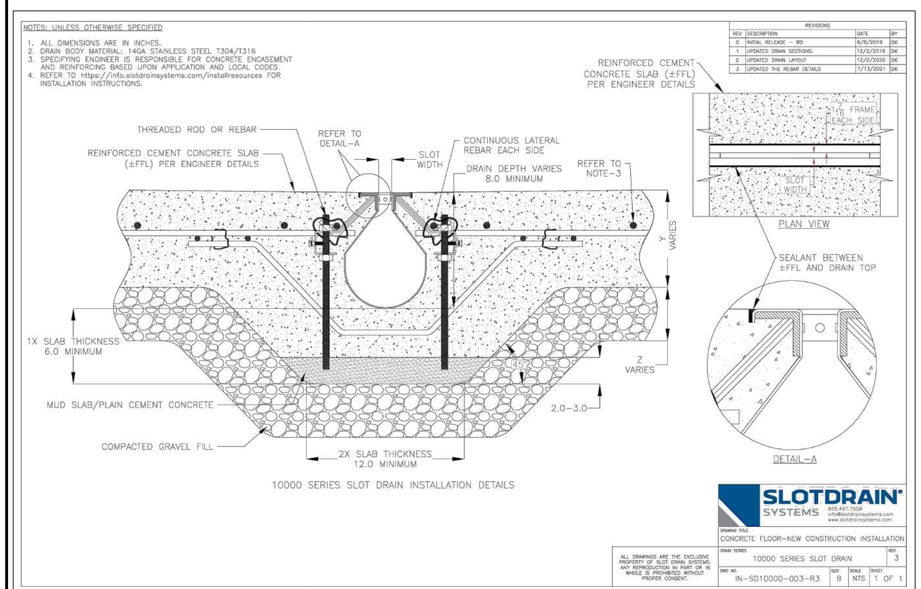
AREA DRAIN DETAIL | 2



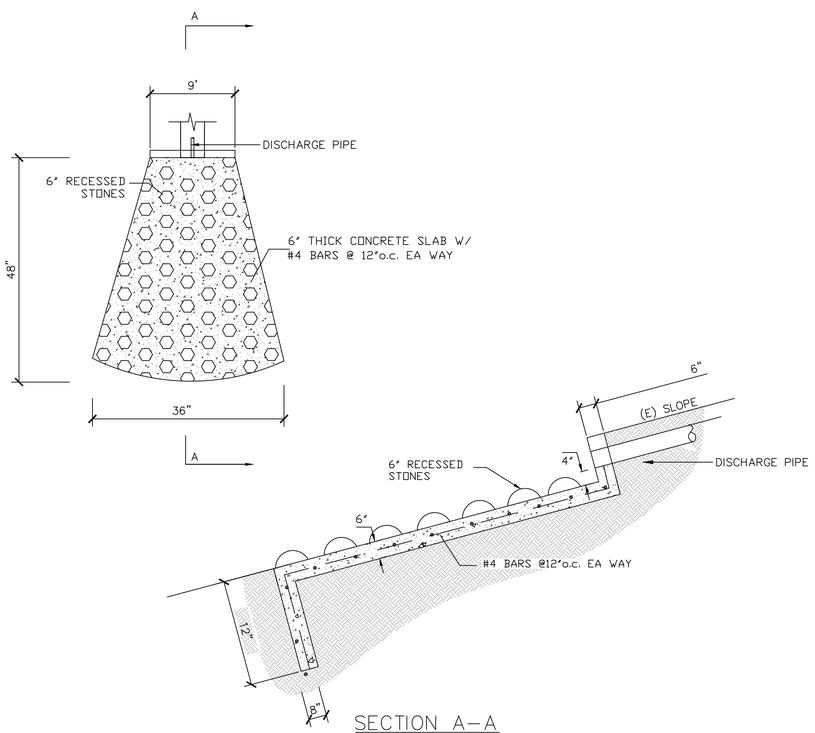
GUTTER AND DOWNSPOUT DETAIL | 4



TRENCH DRAIN DETAIL | 5



SLOT DRAIN DETAIL | 6



EROSION CONTROL RIP-RAP | 7

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PROJECT
2570 ENCINAL CANYON
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JOB #: 23-2669
DATE: 11/15/2023
SCALE: 1/8" = 1'-0"

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SHEET 14 OF 21

2570 ENCINAL CANYON PLANNING PC#1

ACO StormBrixx®

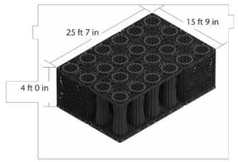
Online Project Configuration

Project Details
Description : 2570 Encinal Canyon
Date : 11-21-2023
City : Malibu
State : California
Zip Code : 90265
Country : USA

Customer Details
Contact : Ejaz Shahri
Email : ejaz@teglosangeles.com

Tank Configuration

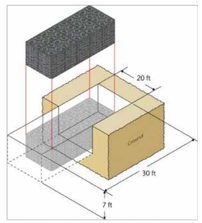
Tank Function	Detention/Retention
Product	Heavy Duty (HD)
Number of Layers	2
Total Net Volume (ft^3)	1,531.4 ft^3
Total Gross Volume (ft^3)	1,612.0 ft^3
Length of Tank (ft/in)	25 ft 7 in
Width of Tank (ft/in)	15 ft 9 in
Depth of Tank (ft/in)	4 ft 0 in



Cavity & Excavation Details

Length of Cavity (ft/in)	29 ft 7 in
Width of Cavity (ft/in)	19 ft 9 in
Depth of Cavity (ft/in)	6 ft 6 in
Volume of Material to be Excavated (ft^3)	3,798.3 ft^3
*Membrane Quantity (ft^2)	1,307.2 ft^2
Cover Dimension (ft/in)	2 ft 0 in
**Backfill Material (ft^3)	2,186.3 ft^3

* Calculation includes a 15% overlap
** Pavement not accounted for



* Diagram shows cavity size rounded to nearest foot

Project Configuration Inlets, Outlets, and Access

Inlets

	Qty
Inlets	**2**
Remote Access Unit	0
Side Panels	0
Horizontal Pipe Connector	2

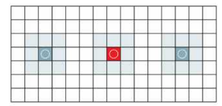
Outlets

	Qty
Outlets	**1**
Remote Access Unit	0
Side Panels	0
Horizontal Pipe Connector	1

Access

	Qty
Access Points	**3**
Remote Access Unit	1
Remote Access Plate	2

Grid Note
The grids below do not represent accurate dimensions or proportions they just give a general guide to both inlet / outlet and access placement on your StormBrixx scheme.



Inlet/Outlet Grid Key
Inlet/Outlet Pipe
Inlet/Outlet using Remote Access Unit

Access Grid Key
Remote Access Unit with maintenance access
Remote Access Plate with maintenance access

Bill of Materials

Pt No.		Description	Qty	Price Each ($)	Extended Price ($)	Weight Each (lbs)	Extended Weight (lbs)
314061		HD Half-Module	208	72.00	14,976.00	22.40	4,659.2
314062		HD Side Panel	84	18.00	1,512.00	3.79	318.4
140213		Stormbrixx Universal top cover	104	9.00	936.00	1.32	137.3
314023		HD Layer Connectors	156	1.00	156.00	0.03	4.7
27034		HD Remote Access Unit	2	420.00	840.00	70.50	141.0
314075		Remote Access Plate	2	70.00	140.00	10.78	21.6
314038		Extension Shaft	9	80.00	720.00	4.84	43.6
314053		Remote Access Vented Cover - Ductile Iron	3	275.00	825.00	83.60	250.8
27018		Vertical Inspection Point Connector	1	132.30	132.30	5.52	5.5
314044		Inspection Point Cover - Ductile Iron	1	230.00	230.00	34.54	34.5
93145		Horizontal Pipe Connector 4" SCH 40	7	87.30	611.10	1.93	13.5
Totals				**Price**	**21,078.40**	**Weight**	**5,630.0**

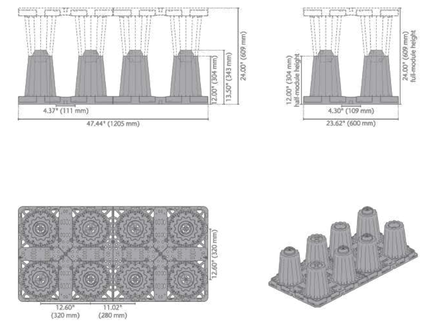
Notes:
1) These prices are the manufacturer's suggested retail price (MSRP). Please contact your local dealer or ACO Customer Service for more information.

2) You should have received an email with your output results from: no-reply@acosbconfigurator.com If you do not receive the confirmation within a few minutes, please check your spam folder.

ACO StormBrixx®
February 2024

StormBrixx HD

Half-Module HD
part no. 314061



Note: (2) half-modules are connected to form (1) full-module. (1) side panel fits (1) full-module.

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ACO Specification Information

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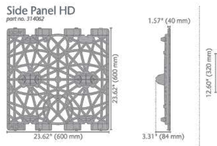
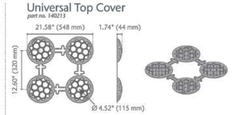
StormBrixx HD

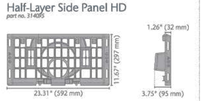
Side Panel HD
part no. 314062



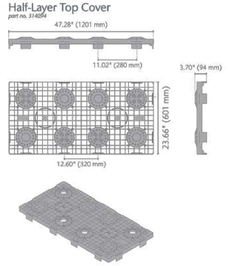
Universal Top Cover
part no. 140213



Half-Layer Side Panel HD
part no. 314095



Half-Layer Top Cover
part no. 314096



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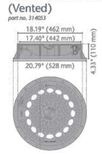
StormBrixx HD

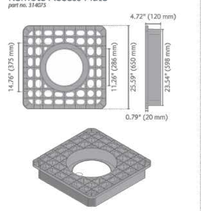
Remote Access Cover (Vented)
part no. 314053



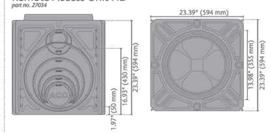
Remote Access Cover (Non-Vented)
part no. 314043

Inspection Point Cover
part no. 314044

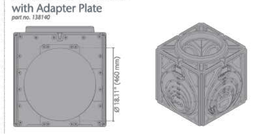
Remote Access Plate
part no. 314075



Remote Access Unit HD
part no. 27034



Remote Access Unit HD with Adapter Plate
part no. 138140



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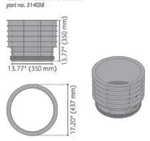
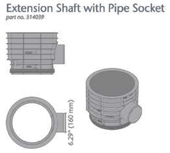
February 2024

StormBrixx HD

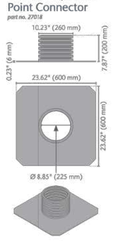
Extension Shaft
part no. 314038



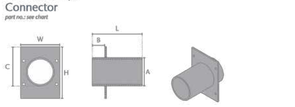
Extension Shaft with Pipe Socket
part no. 314039



Vertical Inspection Point Connector
part no. 27018



Horizontal Pipe Connector
part no.: see chart



Part No.	A	B in (mm)	C in (mm)	H in (mm)	W in (mm)	L in (mm)
93139	4" HDR 35	2.00 (51)	6.25 (158)	8.25 (209)	6.70 (170)	8.00 (203)
93145	4" SCH 40	2.00 (51)	7.47 (189)	8.29 (210)	6.70 (170)	8.00 (203)
93140	6" HDR 35	2.00 (51)	8.95 (227)	9.93 (252)	10.22 (259)	8.00 (203)
93146	6" SCH 40	2.00 (51)	9.11 (231)	9.93 (252)	10.22 (259)	8.00 (203)
93141	8" HDR 35	2.00 (51)	10.46 (265)	11.39 (289)	11.64 (295)	8.00 (203)
93147	8" SCH 40	2.00 (51)	10.57 (268)	11.39 (289)	11.64 (295)	8.00 (203)
93142	12" HDR 35	2.00 (51)	13.48 (342)	14.30 (363)	16.66 (423)	8.00 (203)
93144	15" SCH 40	2.00 (51)	17.28 (439)	19.25 (489)	19.25 (489)	8.00 (203)

ACO Specification Information

Telephone #: 888.490.9552

ACO StormBrixx®
February 2024

StormBrixx HD

Product Details

Product Name	Part No.	Length in (mm)	Width in (mm)	Depth in (mm)	Weight lbs
Half-Module HD	**314061**	47.44 (1205)	23.78 (604)	13.50 (343)	22.4
Side Panel HD	**314062**	23.62 (600)	23.62 (600)	2.17 (55)	3.8
Half-Layer Side Panel HD	**314095**	23.31 (592)	11.67 (297)	1.26 (32)	2.0
Universal Top Cover	**140213**	21.58 (548)	21.38 (548)	1.74 (44)	1.6
Half-Layer Top Cover	**314094**	47.28 (1201)	23.66 (601)	3.70 (94)	7.7
Layer Connector	**314093**	2.11 (54)	1.75 (44)	1.05 (27)	0.1
Remote Access Cover (Vented) - Ductile Iron (Load Class D400)	**314053**	-	Ø 20.79 (528)	4.33 (110)	83.6
Remote Access Cover (Non-Vented) - Ductile Iron (Load Class D400)	**314043**	-	Ø 20.79 (528)	4.33 (110)	86.5
Inspection Point Cover - Ductile Iron (Load Class D400)	**314044**	-	Ø 8.85 (225)	2.95 (75)	34.5
Remote Access Plate	**314075**	25.59 (650)	23.39 (594)	4.72 (120)	10.8
Remote Access Unit HD	**27034**	23.39 (594)	23.39 (594)	19.57 (497)	40.0
Remote Access Unit HD with Adapter Plate	**138140**	24.41 (620)	23.39 (594)	24.02 (610)	71.0
Extension Shaft	**314038**	-	Ø 17.20 (437)	13.77 (350)	4.8
Extension Shaft with Pipe Socket	**314039**	-	Ø 17.20 (437)	13.77 (350)	6.2
Vertical Inspection Point Connector	**27018**	-	Ø 8.85* (225)	7.87 (200)	5.5
4" HDR 35 Horizontal Pipe Connector	**93139**	8.00 (203)	6.70 (170)	8.25 (209)	1.9
4" SCH 40 Horizontal Pipe Connector	**93145**	8.00 (203)	6.70 (170)	8.29 (210)	1.9
6" HDR 35 Horizontal Pipe Connector	**93140**	8.00 (203)	10.22 (259)	9.93 (252)	3.2
6" SCH 40 Horizontal Pipe Connector	**93146**	8.00 (203)	10.22 (259)	9.93 (252)	3.2
8" HDR 35 Horizontal Pipe Connector	**93141**	8.00 (203)	11.64 (295)	11.39 (289)	5.5
8" SCH 40 Horizontal Pipe Connector	**93147**	8.00 (203)	11.64 (295)	11.39 (289)	5.5
12" HDR 35 Horizontal Pipe Connector	**93142**	8.00 (203)	16.66 (423)	14.30 (363)	5.5
15" SCH 40 Horizontal Pipe Connector	**93144**	8.00 (203)	19.25 (489)	19.25 (489)	5.5

* Internal width

Specification Summary

General
The StormBrixx stormwater management system shall be ACO StormBrixx HD as supplied by ACO, Inc.

ACO StormBrixx HD meets AASHTO H-25 and HS-25 loading conditions.

Geomembranes/Geotextiles
The StormBrixx stormwater system shall be wrapped in either appropriate permeable geotextile or impermeable geomembrane (supplied and specified by others) as indicated by project design engineer.

Accessories
The StormBrixx stormwater system may be used in conjunction with one or more optional products: remote access unit, remote access plate extension shaft, and/or inspection point connector.

Installation
The StormBrixx stormwater system shall be installed in strict accordance with the manufacturer's installation instructions and recommendations.

Materials
The half-module shall be manufactured from polypropylene and have minimum properties as follows:

- Tensile impact strength: 152 ft-lb/in² (319 kJ/m²)
- Tensile strength, ultimate: 3,480 psi (23,994 kPa)
- Minimum compressive failure: 66.0 psi (455 kPa)
- Water absorption: 0.01%
- Frost proof: YES
- Salt proof: YES
- Fuels/oils-resistant: YES

The stormwater tank shall provide an average 95% open area, holding up to 14.73 ft³ (0.42 m³) per module (2 half-modules assembled) and offer full access to all areas and levels for maintenance. Configuration and use of side/top panels will marginally impact these figures.

ACO, Inc.

ACO Specification Information

Telephone #: 888.490.9552

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PROJECT
2570 ENCINAL CANYON
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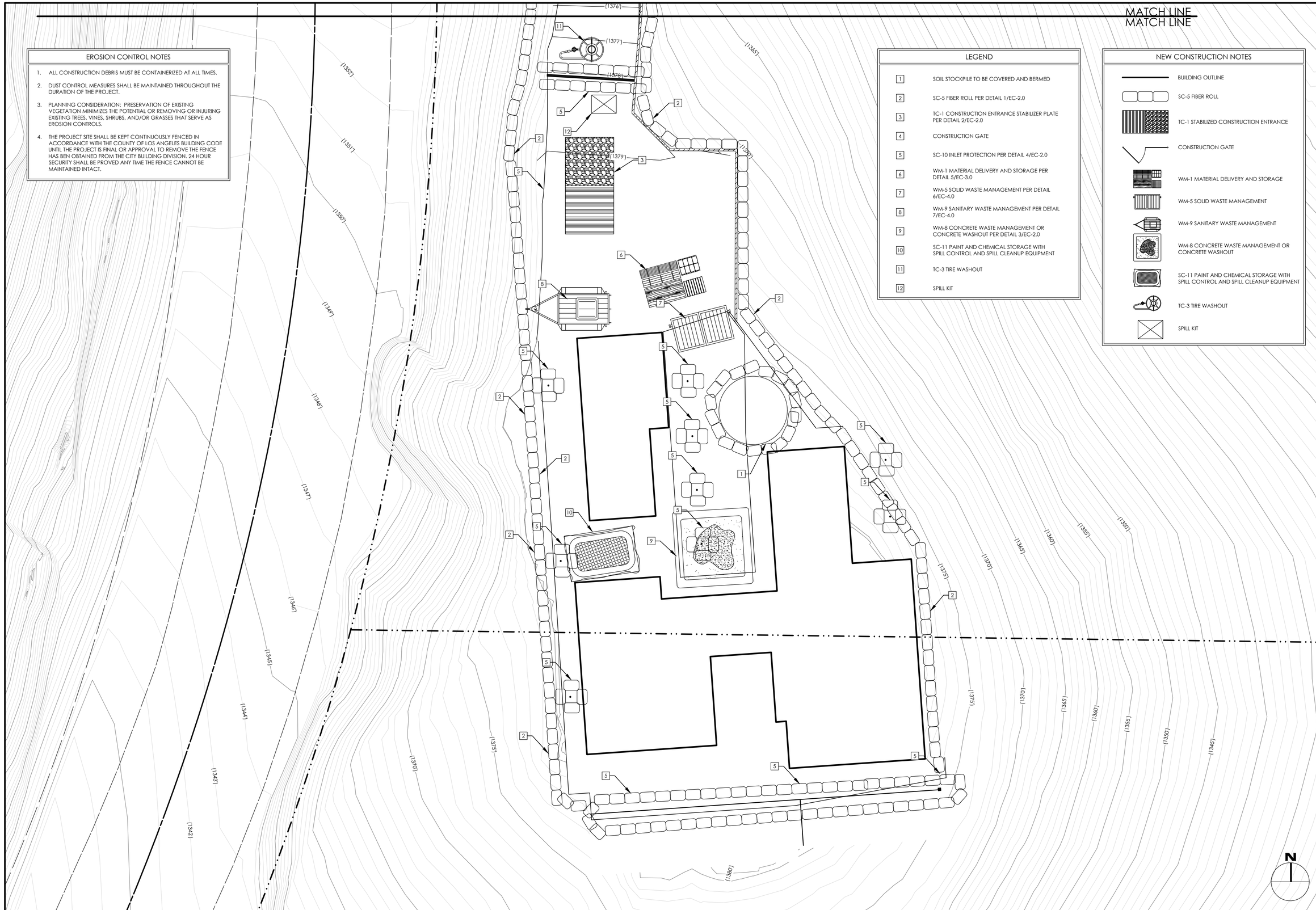
2570 ENCINAL CANYON PLANNING PC#1

EROSION CONTROL NOTES

1. ALL CONSTRUCTION DEBRIS MUST BE CONTAINERIZED AT ALL TIMES.
2. DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
3. PLANNING CONSIDERATION: PRESERVATION OF EXISTING VEGETATION MINIMIZES THE POTENTIAL OR REMOVING OR INJURING EXISTING TREES, VINES, SHRUBS, AND/OR GRASSES THAT SERVE AS EROSION CONTROLS.
4. THE PROJECT SITE SHALL BE KEPT CONTINUOUSLY FENCED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODE UNTIL THE PROJECT IS FINAL OR APPROVAL TO REMOVE THE FENCE HAS BEN OBTAINED FROM THE CITY BUILDING DIVISION. 24 HOUR SECURITY SHALL BE PROVED ANY TIME THE FENCE CANNOT BE MAINTAINED INTACT.



LEGEND

1	SOIL STOCKPILE TO BE COVERED AND BERMED
2	SC-5 FIBER ROLL PER DETAIL 1/EC-2.0
3	TC-1 CONSTRUCTION ENTRANCE STABILIZER PLATE PER DETAIL 2/EC-2.0
4	CONSTRUCTION GATE
5	SC-10 INLET PROTECTION PER DETAIL 4/EC-2.0
6	WM-1 MATERIAL DELIVERY AND STORAGE PER DETAIL 5/EC-3.0
7	WM-5 SOLID WASTE MANAGEMENT PER DETAIL 6/EC-4.0
8	WM-9 SANITARY WASTE MANAGEMENT PER DETAIL 7/EC-4.0
9	WM-8 CONCRETE WASTE MANAGEMENT OR CONCRETE WASHOUT PER DETAIL 3/EC-2.0
10	SC-11 PAINT AND CHEMICAL STORAGE WITH SPILL CONTROL AND SPILL CLEANUP EQUIPMENT
11	TC-3 TIRE WASHOUT
12	SPILL KIT

NEW CONSTRUCTION NOTES

- BUILDING OUTLINE
- SC-5 FIBER ROLL
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION GATE
- WM-1 MATERIAL DELIVERY AND STORAGE
- WM-5 SOLID WASTE MANAGEMENT
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- TC-3 TIRE WASHOUT
- SPILL KIT

EROSION CONTROL PLAN

SCALE: 1" = 10'-0"

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2570 ENCINAL CANYON PLANNING PC#1

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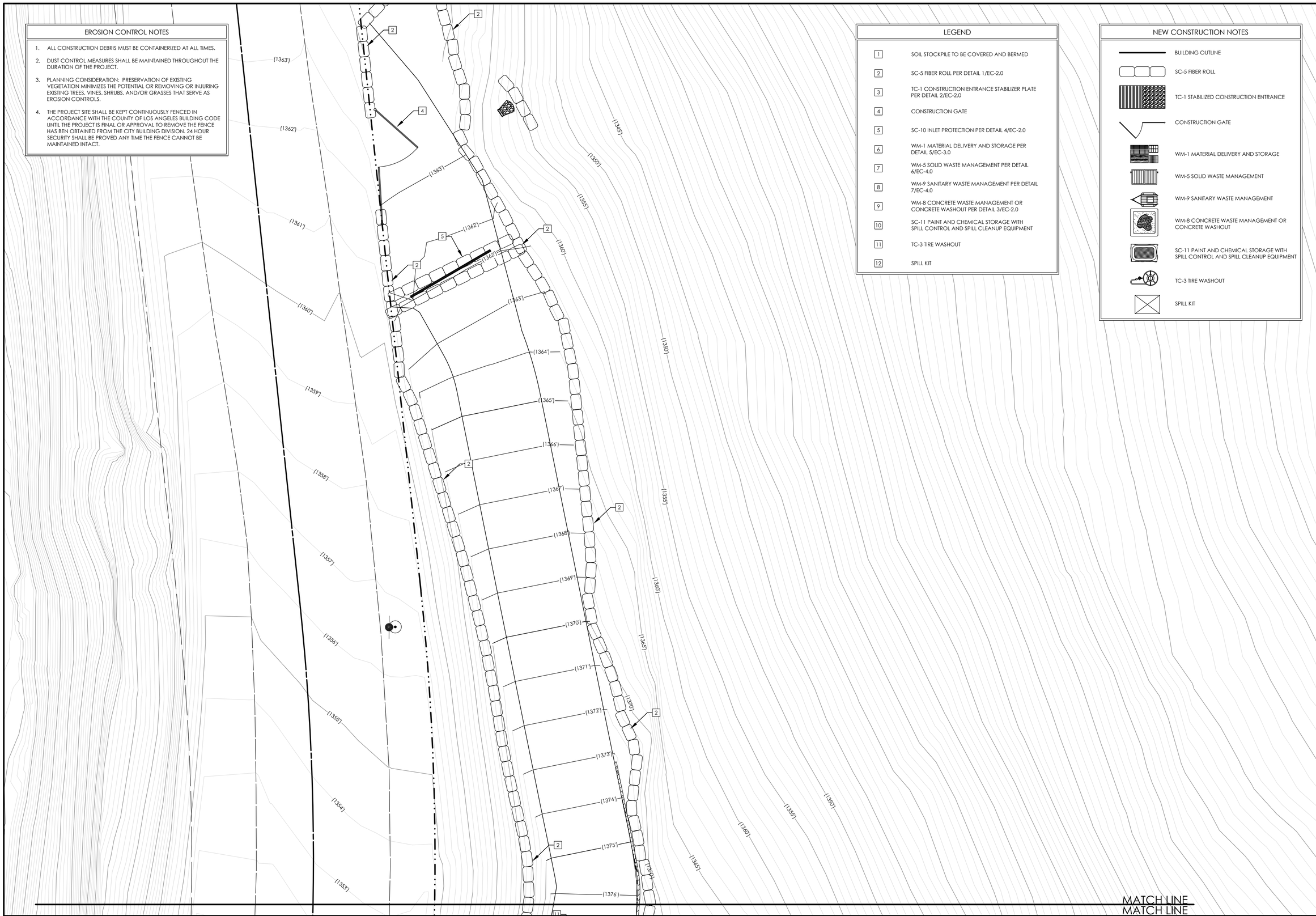

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EROSION CONTROL PLAN

SCALE: 1" = 10'-0"

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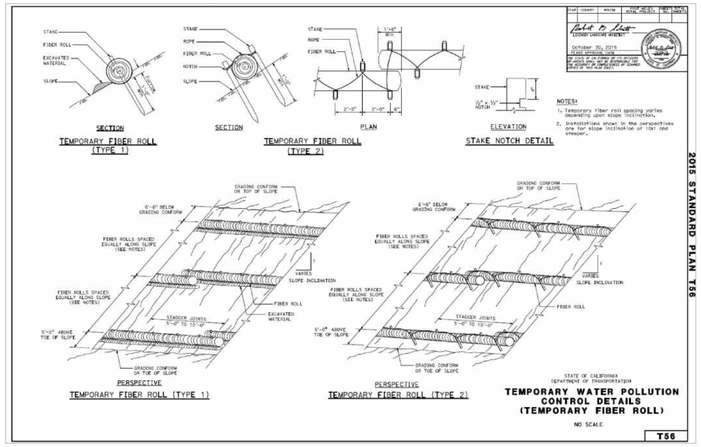
2570 ENCINAL CANYON PLANNING PC#1

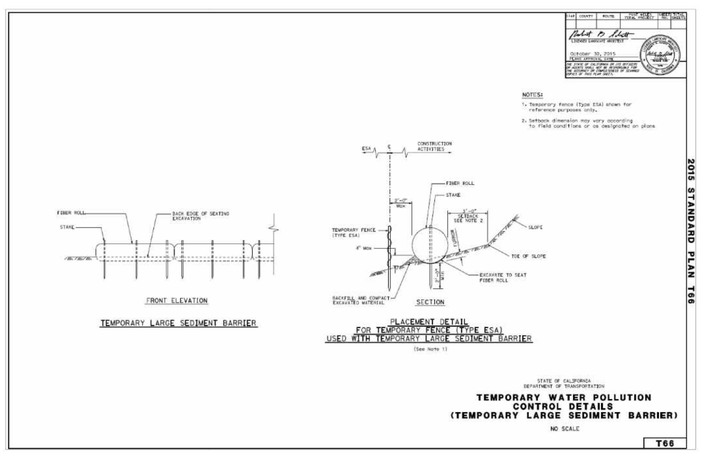
Fiber Rolls

SC-5



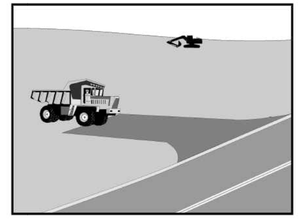
Fiber Rolls

SC-5



SC-5 FIBER ROLL DETAILS | 1

Stabilized Construction Entrance/Exit TC-1



Categories

EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

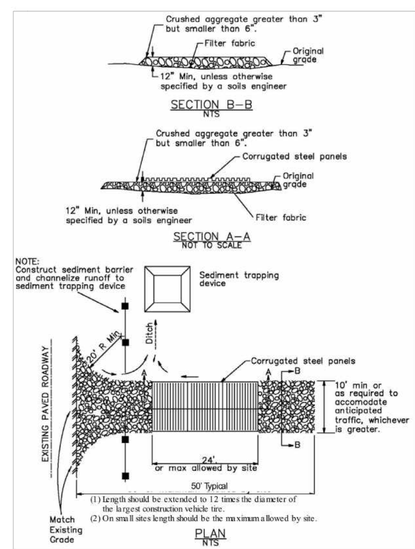
Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water runoff.

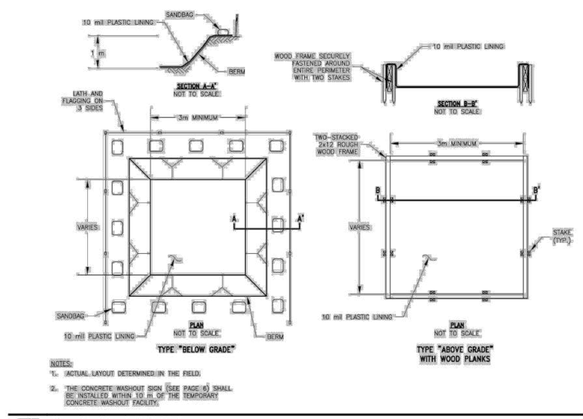
Stabilized Construction Entrance/Exit TC-1



TC-1 STABILIZED CONSTRUCTION ENTRANCE DETAIL | 2

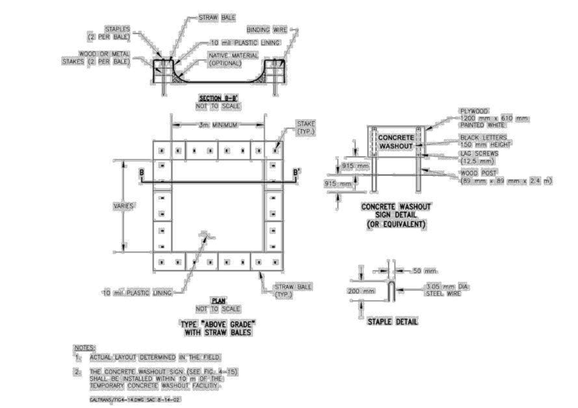
Concrete Waste Management

WM-8



Concrete Waste Management

WM-8



WM-8 CONCRETE WASHOUT MANAGEMENT DETAILS | 3

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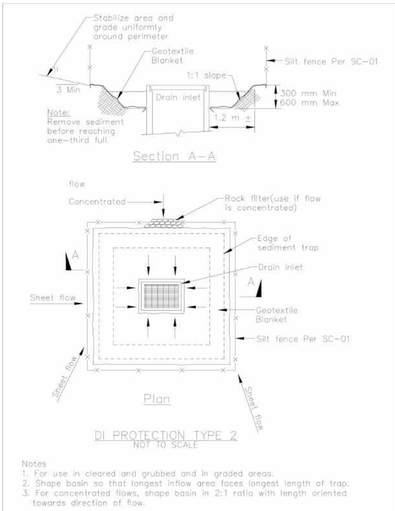
2570 ENCINAL CANYON

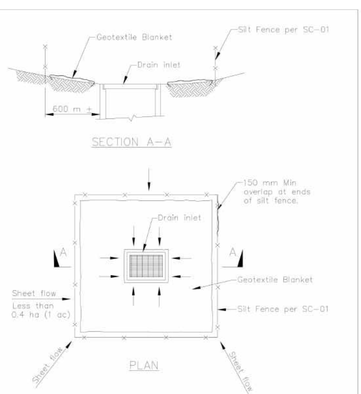
PLANNING PC#1

Storm Drain Inlet Protection — SC-10



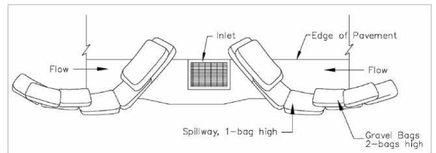
Notes
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

Storm Drain Inlet Protection — SC-10

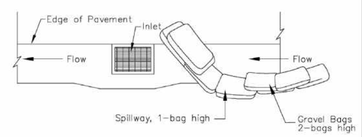


NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

Storm Drain Inlet Protection — SC-10



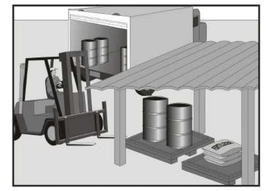
TYPICAL PROTECTION FOR INLET WITH OPPOSING FLOW DIRECTIONS



TYPICAL PROTECTION FOR INLET WITH SINGLE FLOW DIRECTION

NOTES:
1. Intended for short–term use.
2. Use to inhibit non–storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

Material Delivery and Storage — WM-1



MS
Standard Symbol

BMP Objectives
- ○ Soil Stabilization
- ○ Sediment Control
- ○ Tracking Control
- ○ Wind Erosion Control
- ● Non-Storm Water Management
- ● Materials and Waste Management

Definition and Purpose Procedures and practices for the proper handling and storage of materials in a manner that minimizes or eliminates the discharge of these materials to the storm drain system or to watercourses.

Appropriate Applications These procedures are implemented at all construction sites with delivery and storage of the following:

- Hazardous chemicals such as:
  - Acids,
  - lime,
  - glues,
  - adhesives,
  - paints,
  - solvents, and
  - curing compounds.
- Soil stabilizers and binders.
- Fertilizers.
- Detergents.
- Plaster.
- Petroleum products such as fuel, oil, and grease.
- Asphalt and concrete components.
- Pesticides and herbicides.

Material Delivery and Storage — WM-1

Limitations
- Other materials that may be detrimental if released to the environment.
- Space limitation may preclude indoor storage.
- Storage sheds must meet building & fire code requirements.

Standards and Specifications

General
- Train employees and subcontractors on the proper material delivery and storage practices.
- Temporary storage area shall be located away from vehicular traffic.
- Material Safety Data Sheets (MSDS) shall be supplied to the Resident Engineer (RE) for all materials stored.

Material Storage Areas and Practices
- Liquids, petroleum products, and substances listed in 40 CFR Parts 110, 117, or 302 shall be stored in approved containers and drums and shall be placed in temporary containment facilities for storage.
- Throughout the rainy season, each temporary containment facility shall have a permanent cover and side wind protection or be covered during non-working days and prior to and during rain events.
- A temporary containment facility shall provide for a spill containment volume able to contain precipitation from a 24-hour, 25-year storm event, plus the greater of 10% of the aggregate volume of all containers or 100% of the capacity of the largest container within its boundary, whichever is greater.
- A temporary containment facility shall be impervious to the materials stored therein for a minimum contact time of 72 hours.
- A temporary containment facility shall be maintained free of accumulated rainwater and spills. In the event of spills or leaks, accumulated rainwater and spills shall be collected and placed into drums. These liquids shall be handled as a hazardous waste unless testing determines them to be non-hazardous. All collected liquids or non-hazardous liquids shall be sent to an approved disposal site.
- Sufficient separation shall be provided between stored containers to allow for spill cleanup and emergency response access.
- Incompatible materials, such as chlorine and ammonia, shall not be stored in the same temporary containment facility.
- Materials shall be stored in their original containers and the original product labels shall be maintained in place in a legible condition. Damaged or otherwise illegible labels shall be replaced immediately.

Material Delivery and Storage — WM-1

-
- Bagged and boxed materials shall be stored on pallets and shall not be allowed to accumulate on the ground. To provide protection from wind and rain, throughout the rainy season, bagged and boxed materials shall be covered during non-working days and prior to rain events.
- Stockpiles shall be protected in accordance with BMP WM-3, "Stockpile Management."
- Minimize the material inventory stored on-site (e.g., only a few days supply).
- Have proper storage instructions posted at all times in an open and conspicuous location.
- Do not store hazardous chemicals, drums, or bagged materials directly on the ground. Place these items on a pallet and when possible, under cover in secondary containment.
- Keep hazardous chemicals well labeled and in their original containers.
- Keep ample supply of appropriate spill clean up material near storage areas.
- Also see BMP WM-6, "Hazardous Waste Management", for storing of hazardous materials.

Material Delivery Practices
- Keep an accurate, up-to-date inventory of material delivered and stored on-site.
- Employees trained in emergency spill clean-up procedures shall be present when dangerous materials or liquid chemicals are unloaded.

Spill Clean-up
- Contain and clean up any spill immediately.
- If significant residual materials remain on the ground after construction is complete, properly remove and dispose any hazardous materials or contaminated soil.
- See BMP WM-4, "Spill Prevention and Control", for spills of chemicals and/or hazardous materials.

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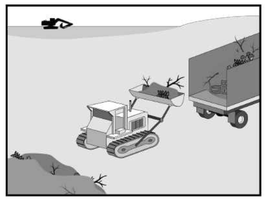
2570 ENCINAL CANYON PLANNING PC#1

Solid Waste Management **WM-5**



SWM

Standard Symbol

BMP Objectives
- ○ Soil Stabilization
- ○ Sediment Control
- ○ Tracking Control
- ○ Wind Erosion Control
- ● Non-Storm Water Management
- ● Materials and Waste Management

Definition and Purpose

Solid waste management procedures and practices are designed to minimize or eliminate the discharge of pollutants to the drainage system or to watercourses as a result of the creation, stockpiling, or removal of construction site wastes.

Appropriate Applications

Solid waste management procedures and practices are implemented on all construction projects that generate solid wastes.

Solid wastes include but are not limited to:

- Construction wastes including brick, mortar, timber, steel and metal scraps, sawdust, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials.
- Highway planting wastes, including vegetative material, plant containers, and packaging materials.
- Litter, including food containers, beverage cans, coffee cups, paper bags, plastic wrappers, and smoking materials, including litter generated by the public.

Limitations

- Temporary stockpiling of certain construction wastes may not necessitate stringent drainage related controls during the non-rainy season or in desert areas with low rainfall.

Solid Waste Management **WM-5**

Standards and Specifications

Education

- The Contractor's Water Pollution Control Manager (WPCM) shall oversee and enforce proper solid waste procedures and practices.
- Instruct employees and subcontractors on identification of solid waste and hazardous waste.
- Educate employees and subcontractors on solid waste storage and disposal procedures.
- Hold regular meetings to discuss and reinforce disposal procedures (incorporate into regular safety meetings).
- Require that employees and subcontractors follow solid waste handling and storage procedures.
- Prohibit littering by employees, subcontractors, and visitors.
- Wherever possible, minimize production of solid waste materials.

Collection, Storage, and Disposal

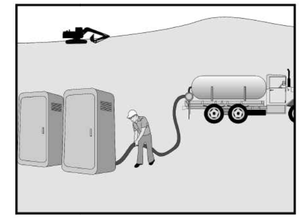
- Dumpsters of sufficient size and number shall be provided to contain the solid waste generated by the project and properly serviced.
- Littering on the project site shall be prohibited.
- To prevent clogging of the storm drainage system litter and debris removal from drainage grates, trash racks, and ditch lines shall be a priority.
- Trash receptacles shall be provided in the Contractor's yard, field trailer areas, and at locations where workers congregate for lunch and break periods.
- Construction debris and litter from work areas within the construction limits of the project site shall be collected and placed in watertight dumpsters at least weekly regardless of whether the litter was generated by the Contractor, the public, or others. Collected litter and debris shall not be placed in or next to drain inlets, storm water drainage systems or watercourses.
- Full dumpsters shall be removed from the project site and the contents shall be disposed of outside the highway right-of-way in conformance with the provisions in the Standard Specifications Section 7-1.13.
- Litter stored in collection areas and containers shall be handled and disposed of by trash hauling contractors.
- Construction debris and waste shall be removed from the site every two weeks or as directed by the RE.

Solid Waste Management **WM-5**

- Construction material visible to the public shall be stored or stacked in an orderly manner to the satisfaction of the RE.
- Storm water run-on shall be prevented from contacting stored solid waste through the use of berms, dikes, or other temporary diversion structures or through the use of measures to elevate waste from site surfaces.
- Solid waste storage areas shall be located at least 15 m (50 ft) from drainage facilities and watercourses and shall not be located in areas prone to flooding or ponding.
- Except during fair weather, construction and highway planting waste not stored in watertight dumpsters shall be securely covered from wind and rain by covering the waste with tarps or plastic sheeting or protected in conformance with the applicable Disturbed Soil Area protection section.
- Dumpster washout on the project site is not allowed.
- Notify trash hauling contractors that only watertight dumpsters are acceptable for use on-site.
- Plan for additional containers during the demolition phase of construction.
- Plan for more frequent pickup during the demolition phase of construction.
- Construction waste shall be stored in a designated area approved by the RE.
- Segregate potentially hazardous waste from non-hazardous construction site waste.
- Keep the site clean of litter debris.
- Make sure that toxic liquid wastes (e.g., used oils, solvents, and paints) and chemicals (e.g., acids, pesticides, additives, curing compounds) are not disposed of in dumpsters designated for construction debris.
- Dispose of non-hazardous waste in accordance with Standard Specification 7-1.13, Disposal of Material Outside the Highway Right of Way.
- For disposal of hazardous waste, see BMP WM-6, "Hazardous Waste Management." Have hazardous waste hauled to an appropriate disposal and/or recycling facility.
- Salvage or recycle useful vegetation debris, packaging and/or surplus building materials when practical. For example, trees and shrubs from land clearing can be converted into wood chips, then used as mulch on graded areas. Wood pallets, cardboard boxes, and construction scraps can also be recycled.

WM-5 SOLID WASTE MANAGEMENT | 6

Sanitary/Septic Waste Management **WM-9**



SS

Standard Symbol

BMP Objectives
- ○ Soil Stabilization
- ○ Sediment Control
- ○ Tracking Control
- ○ Wind Erosion Control
- ● Non-Storm Water Management
- ● Materials and Waste Management

Definition and Purpose

Procedures and practices to minimize or eliminate the discharge of construction site sanitary/septic waste materials to the storm drain system or to watercourses.

Appropriate Applications

Sanitary/septic waste management practices are implemented on all construction sites that use temporary or portable sanitary/septic waste systems.

Limitations

- None identified.

Standards and Specifications

Education

- Educate employees, subcontractors, and suppliers on sanitary/septic waste storage and disposal procedures.
- Educate employees, subcontractors, and suppliers of potential dangers to humans and the environment from sanitary/septic wastes.
- Instruct employees, subcontractors, and suppliers in identification of sanitary/septic waste.
- Hold regular meetings to discuss and reinforce disposal procedures (incorporate into regular safety meetings).
- Establish a continuing education program to indoctrinate new employees.

Storage and Disposal Procedures

- Temporary sanitary facilities shall be located away from drainage facilities, watercourses, and from traffic circulation. When subjected to high winds or risk.

Sanitary/Septic Waste Management **WM-9**

- Wastewater shall not be discharged or buried within the highway right-of-way.
- Sanitary and septic systems that discharge directly into sanitary sewer systems, where permissible, shall comply with the local health agency, city, county, and sewer district requirements.
- If using an on site disposal system, such as a septic system, comply with local health agency requirements.
- Properly connect temporary sanitary facilities that discharge to the sanitary sewer system to avoid illicit discharges.
- Ensure that sanitary/septic facilities are maintained in good working order by a licensed service.
- Use only reputable, licensed sanitary/septic waste haulers.

Maintenance and Inspection

- The Contractor's Water Pollution Control Manager (WPCM) shall monitor onsite sanitary/septic waste storage and disposal procedures at least weekly.

WM-9 SANITARY WASTE MANAGEMENT | 7

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TUCHSCHER ENGINEERING GROUP

STAMP

STAMP DATE

DRAWING
EROSION CONTROL DETAILS

PROJECT
2570 ENCINAL CANYON
2570 ENCINAL CANYON ROAD
MALIBU, CA 90265

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JOB #: 23-2669
DATE: 11/15/2023
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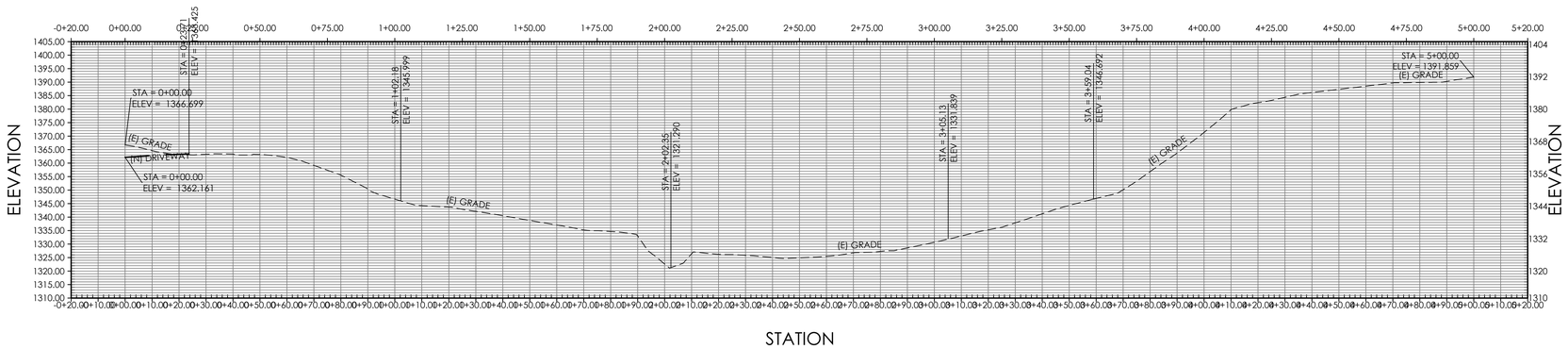
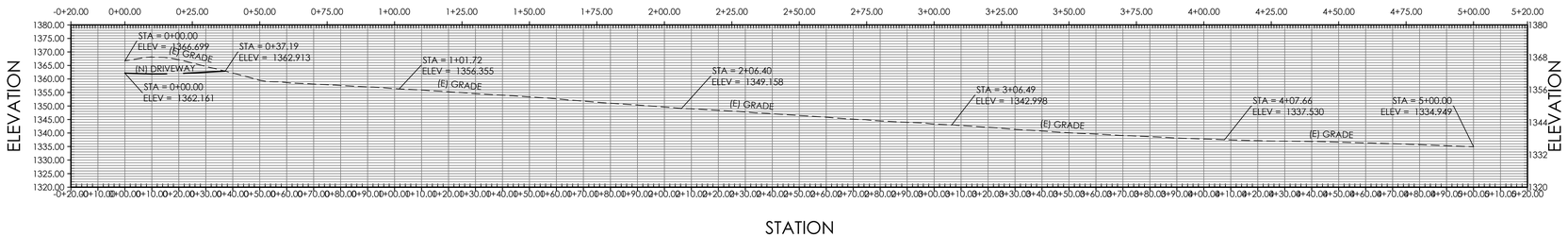
SHEET 20 OF 21

2570 ENCINAL CANYON PLANNING PC#1



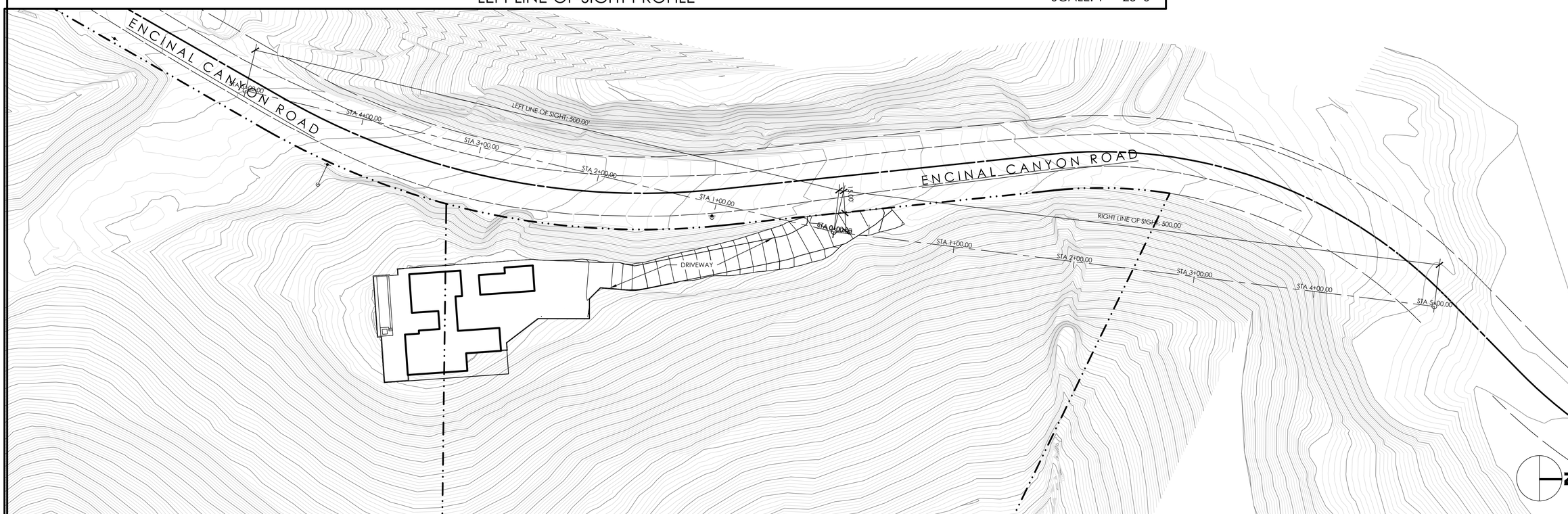
RIGHT LINE-OF-SIGHT PROFILE

SCALE: 1" = 25'-0"



LEFT LINE-OF-SIGHT PROFILE

SCALE: 1" = 25'-0"



LINE-OF-SIGHT EXHIBIT

SCALE: 1" = 40'-0"

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LEGEND

(100')	EXISTING MAJOR GRADE CONTOUR
(101')	EXISTING MINOR GRADE CONTOUR
100'	PROPOSED MAJOR GRADE CONTOUR
101'	PROPOSED MINOR GRADE CONTOUR
	PROPERTY LINE
	POWER POLE

NOTE: VEGETATION THAT BLOCKS THE LINE OF SIGHT SHALL BE TRIMMED

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DRAWING
LINE-OF-SIGHT EXHIBIT

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JOB #: 23-2669

DATE: 11/15/2023

SCALE: 1" = 40'-0"

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SHEET 21 OF 21

2570 ENCINAL CANYON PLANNING PC#1