NOTES:

1. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM THE ENVIRONMENTAL AND PUBLIC WORKS MANAGEMENT DEPARTMENT – ADMINISTRATIVE SERVICES, ROOM 113.
2. OWNER IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE TO OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK AT (310) 458-8737.
3. NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES.
4. WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION AND SHALL BE PREVENTED FROM PERMEATING INTO FOUNDATION WALLS AND FOOTING OF THE PROPOSED IMPROVEMENTS.
5. NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED WITHIN PUBLIC RIGHT-OF-WAY.
6. RUNOFF LEAVING THE SITE SHALL NOT CONTAIN SEDIMENT OR WASTES .
7. THE CITY STRONGLY URGES THE APPLICANT TO INSPECT THE EXISTING SEWER CONNECTION. IF THE CONNECTION IS DAMAGED OR OVER 30 YEARS OLD, THE CITY RECOMMENDS THAT THE APPLICANT SHOW ON THE PLANS THE CONSTRUCTION OF THE NEW 6-INCH DIAMETER VCP SANITARY SEWER CONNECTION FROM PROPERTY LINE TO SANITARY SEWER MAIN IN ACCORDANCE WITH CITY OF SANTA MONICA STANDARDS (SEWER PERMIT REQUIRED).
8. ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.
9. ALL OFFSITE WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS/ DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION AS AMENDED BY THE CITY OF SANTA MONICA AND CITY OF SANTA MONICA STANDARDS .
12. IF FIRE SPRINKLERS ARE REQUIRED TO BE INSTALLED BY BUILDING & SAFETY AND/OR FIRE DEPARTMENT, CONTRACTOR SHALL INSTALL A DOUBLE CHECK DETECTOR ASSEMBLY ON SITE AND ABOVE GROUND PER CITY STANDARDS; THE LOCATION OF WHICH SHALL BE READILY ACCESSIBLE TO ALL CITY AGENCIES. THE DCDA REQUIRES 3'X8' CLEAR SPACE.
13. PRIOR TO BACKFILLING OR COVERING UP ANY URBAN RUNOFF MITIGATION RELATED EXCAVATIONS AND/OR STRUCTURES, CONTACT THE CITY URBAN RUNOFF COORDINATOR AT (310) 458-8223 FOR INSPECTION.
14. PRIOR TO COMMENCING ANY UNDERGROUND UTILITY WORK, OBTAIN SEPARATE UTILITY EXCAVATION PERMITS AND STREET USE PERMITS FOR UTILITY EXCAVATION. CONTACT EPMM ADMINISTRATIVE SERVICES, ROOM 113.
15. THE SITE MUST COMPLY WITH SMMC CHAPTER 7.10.060 URBAN RUNOFF POLLUTION ORDINANCE FOR CONSTRUCTION ACTIVITIES AND TEMPORARY BMPS.
16. PRIOR TO THE INSTALLATION OF ANY GREASE INTERCEPTOR OR CLARIFIER, CONTACT WATER RESOURCE PROTECTION PROGRAMS AT (310) 458-8235.
17. NO DOORS OR FENCES ARE ALLOWED TO SWING OPEN INTO THE PUBLIC ROW.
18. A NON-SLIP PAVED ACCESS IS REQUIRED FROM THE REFUSE/RECYCLING TO THE VEHICLE ROADWAY.
19. NO GRADING WHATSOEVER SHALL COMMENCE UNTIL THE CITY GRADING INSPECTOR HAS BEEN NOTIFIED.
20. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON SHALL BE SUBMITTED AND APPROVAL OBTAINED PRIOR TO OCTOBER 1. THE CONTROL DEVICES SHOWN ON SAID PLANS SHALL BE INSTALLED BY NO LATER THAN OCTOBER 1, AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15. (PLANS ARE TO BE PREPARED BY THE CIVIL ENGINEER).
21. NO FILL SOILS SHALL BE PLACED DURING UNFAVORABLE WEATHER CONDITIONS WHEN WORK IS INTERRUPTED BY RAINS, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL THE FIELD TESTS BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONTENT AND DENSITY OF THE FILL ARE AS PREVIOUSLY SPECIFIED.
22. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY AND ALL PURPORTED LIABILITY, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
23. ALL EXCAVATIONS SHALL COMPLY WITH THE REQUIREMENT OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY. NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH, INTO WHICH A PERSON IS REQUIRED TO DESCENT SHALL BE CONSTRUCTED WITHOUT THE NECESSARY PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY. TEMPORARY SHORING IS REQUIRED FOR EXCAVATIONS THAT REMOVE THE LATERAL SUPPORT FROM A PUBLIC RIGHT OF WAY OR EXISTING STRUCTURE. THE CONTRACTOR SHALL DESIGN, OBTAIN PERMIT, FURNISH AND INSTALL ALL THE REQUIRED TEMPORARY SHORING, UNDERPINNING AND BRACING TO SAFELY EXECUTE THE WORK AND PROTECT EXISTING IMPROVEMENTS.
24. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATIONS.
25. THE GEOLOGIST AND SOILS ENGINEER SHALL INSPECT ALL EXCAVATIONS TO DETERMINE THAT CONDITIONS ANTICIPATED IN THE REPORT HAVE BEEN ENCOUNTERED AND TO PROVIDE RECOMMENDATIONS FOR THE CORRECTION OF HAZARDS FOUND DURING CONSTRUCTION.

OPEN SPACE MANAGEMENT:

1. COORDINATE ALL OFF-SITE IMPROVEMENTS WITHIN THE TPZ WITH THE COMMUNITY FORESTERS OFFICE.
2. NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA.

TREE PROTECTION ZONE GUIDELINES:

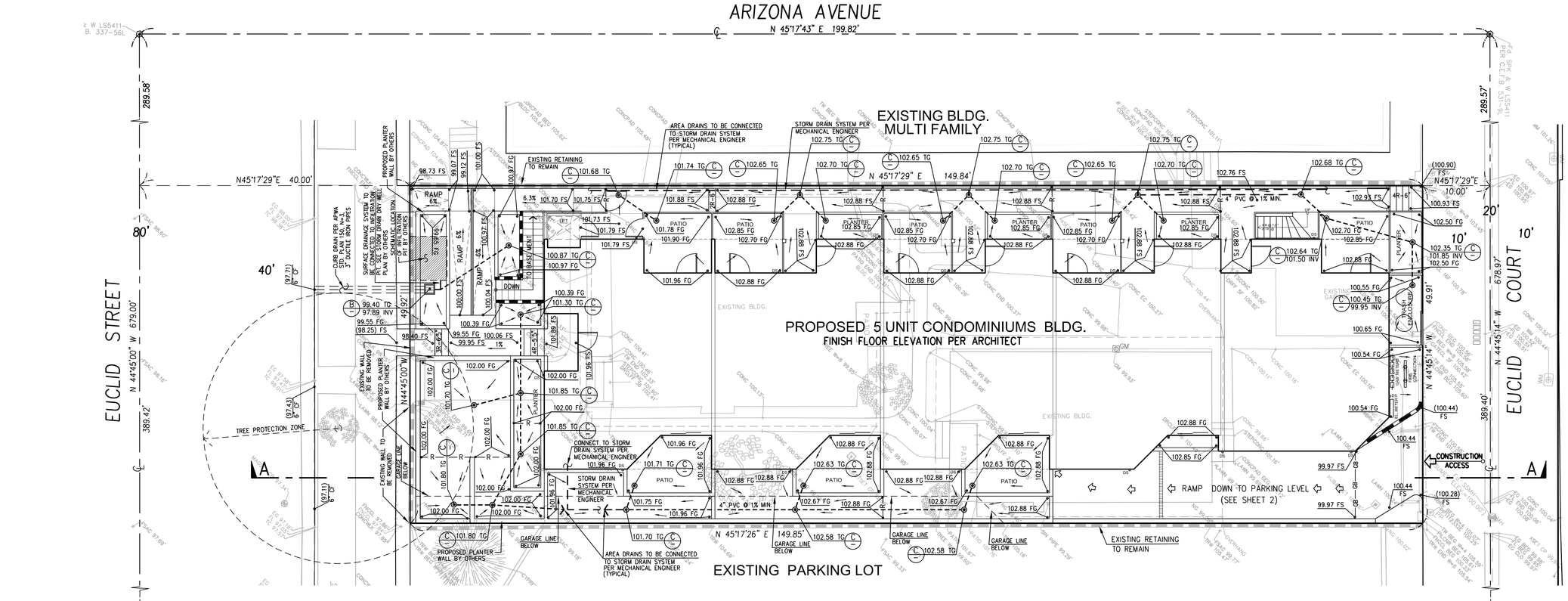
1. TREES WITHIN THE PUBLIC RIGHT-OF-WAY MAY NOT BE REMOVED FOR ANY REASON AND ARE TO BE PROTECTED FROM INJURY OR DAMAGE DURING CONSTRUCTION. THIS TREE IS A SIGNIFICANT TREE IN THE CITY OF SANTA MONICA. PRUNING SHALL ONLY BE DONE BY CITY TREE TRIMMERS TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES. ALL QUESTIONS REGARDING STREET TREES ARE TO BE DIRECTED TO THE COMMUNITY FORESTER.
2. THE TYPICAL TPZ SHOULD ENCOMPASS THE CANOPY PLUS AN ADDITIONAL RADIAL WIDTH OF TEN FEET (10'). HOWEVER, SINCE THESE CONDITIONS ARE UNIQUE, THE APPLICATION SHOULD BE EVALUATED WITH THE FINAL LIMITS OF THE TPZ BEING ESTABLISHED BY THE COMMUNITY FORESTER.
3. MULCH THE ENTIRE AREA OF THE TPZ IN AN EFFORT TO IMPROVE THE GROWING ENVIRONMENT FOR THE ROOTS. DURING CONSTRUCTION PHASE MAINTAIN A FOUR TO SIX INCH LAYER OF CHIP MULCH OVER THE SOIL SURFACE TO REDUCE SOIL COMPACTION, IMPROVE AERATION, ENHANCE MOISTURE RETENTION AND REDUCE TEMPERATURE EXTREMES. MULCH GENERALLY CONSISTS OF SHREDDED LEAVES OR BARK, PINE STRAW, PEAT MOSS, WOOD CHIPS OR COMPOSTED GREENWASTE.
4. FENCE THE TPZ WITH SUITABLE FENCING MATERIAL TO PREVENT WOUNDS TO THE TREE AND SOIL COMPACTION WITHIN THE ROOT ZONE. POST THE FENCE WITH A SIGN STATING "TREE PROTECTION ZONE – KEEP OUT".
5. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE TPZ ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING SHALL BE CUT WITH PRUNING SAWS. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE TPZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED BY BORING.
6. REMOVAL OF HARDSCAPE MATERIALS FROM WITHIN THE TPZ SHALL BE DONE MANUALLY.
7. THE MINIMUM DISTANCE BETWEEN AN OPEN TRENCH AND ANY TREE SHALL BE BETWEEN SIX INCHES (6") TO ONE FOOT (1') FOR EVERY INCH OF TRUNK DIAMETER MEASURED AT FOUR AND A HALF 41/2" ABOVE EXISTING GRADE, DEPENDING ON THE SPECIES OF TREE. MINIMUM CLEARANCE SHALL BE TEN FEET (10') FROM THE TRUNK OF THE TREE.
8. IN THE EVENT ROOT PRUNING IS REQUIRED TO ACCOMMODATE GRADE CHANGES OR THE INSTALLATION OF HARDSCAPE FEATURES THE ROOT PRUNING PROCEDURES DESCIBED IN THIS OUTLINE SHOULD BE FOLLOWED.
9. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TPZ UNLESS NECESSARY.
10. PRUNE AND FERTILIZE THE TREES AFTER THE COMPLETION OF ALL EXTERIOR WORK ON THE BUILDING AND AT THE BEGINNING OF THE LANDSCAPE PHASE.
11. CALL THE COMMUNITY FORESTERS OFFICE TO SET A SITE VISIT TO DETERMINE THE EXACT LOCATION OF THE TPZ FENCE BEFORE START OF WORK (310) 458-8974.
12. ALL QUESTIONS REGARDING THE CITY TREE ADJACENT TO YOUR PROJECT MAY BE DIRECTED TO THE COMMUNITY FORESTER, WALT WARRINER AT (310) 458-8974.

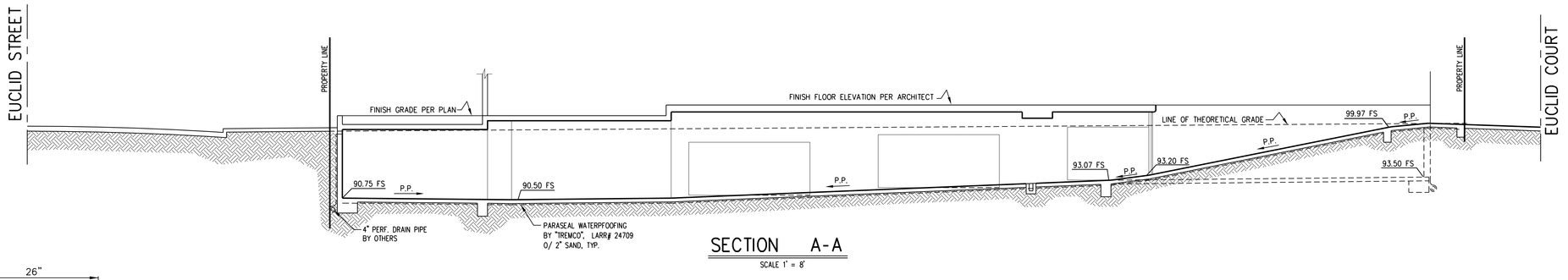
LEGEND

- DAYLIGHT LINE
- 1200.0 PROPOSED ELEVATION
- (1200.0) EXISTING ELEVATION
- DETAIL / SHEET NUMBER (1/1)
- SLOPE DIRECTION/ RATE 2.0%
- FLOW DIRECTION/ RATE 1%MIN
- PROPOSED ELEVATION ARROW
- 4" PVC PIPE @ 1% MIN
- RETAINING WALL
- OVERFLOW PATH

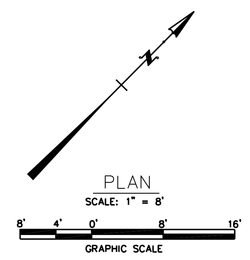
ELEVATIONS:

FG	FINISH GRADE
FS	FINISH SURFACE
TG	TOP OF GRATE
INV	INVERT ELEVATION
TC	TOP OF COVER
FC	FLOW LINE
BW	BACK OF WALL
TW	TOP OF WALL
TF	TOP OF FENCE
EX FG	EXISTING FINISH GROUND
TW	TOP OF WALL
TF	TOP OF FENCE
EX FG	EXISTING FINISH GROUND
P.P.	PER PLAN
GB	GRADE BREAK

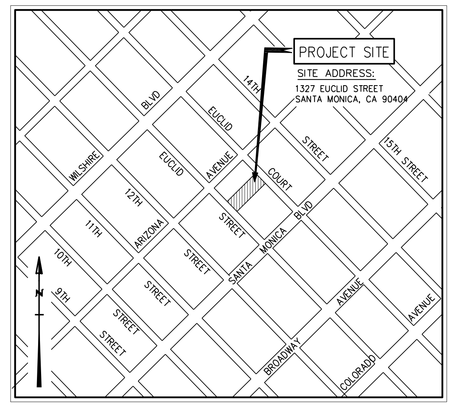




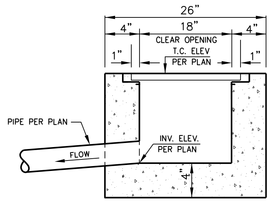
SECTION A-A
SCALE 1" = 8'



PLAN
SCALE: 1" = 8'
8' 4' 0' 8' 16'
GRAPHIC SCALE

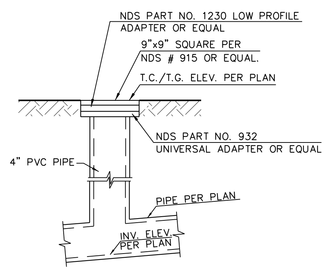


VICINITY MAP
N.T.S.



NOTES:
1. CATCH BASIN SHOULD BE POURED MONOLITHICALLY AGAINST UNDISTURBED OR COMPACTED GROUND.
2. BOTTOM OF BOX SHOULD BE STEEL TROWELLED SMOOTH AND HAVE 2% MIN. SLOPE TOWARD THE OUTLET PIPE.
3. TRAFFIC FRAME & GRATING SHALL BE ALHAMBRA FOUNDRY NO. A-2012 SIZE 20" X 20" OR EQUAL
4. CONTRACTOR MAY SUBSTITUTE A PRECAST BOX OF EQUAL SIZE.

(B) INLET STRUCTURE
N.T.S.



(C) AREA DRAIN
N.T.S.

NOTE:

ALL AREA DRAINS TO BE CONNECTED TO THE STORM DRAIN SYSTEM PER MECHANICAL ENGINEER.

NOTE:

1. THE SCOPE OF WORK OF GM ENGINEERING IS LIMITED TO ON SITE GRADING (OUTSIDE OF THE STRUCTURE).
2. STORM DRAIN SYSTEM INSIDE OF THE STRUCTURE PER MECHANICAL ENGINEER.
3. UNDERGROUND PARKING AND FLOOR PLAN PER ARCHITECT.

The Geotechnical Engineer has reviewed and approved the Urban Run-off mitigation system, including confirming adequate percolation.

Soils Engineer (sign & stamp)

OWNER:	LEGAL DESCRIPTION:	PREPARED FOR:
ALI MADANI, HOSSEIN ASHTIANI 21820 MULHOLLAND DRIVE, WOODLAND HILLS. CA 91364	LOT 5 OF BLOCK 136 OF MAP OF THE TOWN OF SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN M.B. 39, PAGES 45-51 OF M.R.	ALI MADANI, HOSSEIN ASHTIANI

REGISTERED PROFESSIONAL ENGINEER FELIX LEVITAS No. 62311 EXP. 09-30-07 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF :

FELIX LEVITAS RCE 62311

REV. 5 DATE 06/22/07

C:\Land Projects\12581110\dwg\ gp 001st.dwg KAREN 10:05:37 06/22/07

GRUTMAN - MAZLER ENGINEERING, INC.
GM Engineering
civil engineers, land surveyors & general contractors
GM ENGINEERING, 14550 HAYNES ST., SUITE 100, VAN NUYS, CA 91411
tel (818) 908-3824 fax# (818) 908-3038 gmengineering.com

NO	REVISIONS	DATE	ENGR
		04-11-07	

DRAWN K.D.
DESIGNED K.K.
CHECKED F.L.

PREPARED EXCLUSIVELY FOR: ALI MADANI AND HOSSEIN ASHTIANI

SHEET TITLE: DRAINAGE PLAN GROUND LEVEL

SHEET NO. 1 OF 1 SHEETS

JOB NO. 12581110