

GENERAL NOTES:

1.

WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," LATEST EDITION AND SUPPLEMENTS, THE CALIFORNIA BUILDING CODE (EXCAVATION AND GRADING), AND CITY OF SANTA MONICA LOCAL ORDINANCES AS APPLICABLE.
2.

ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL ENGINEERING SERVICES BY GEO DESIGN, INC. DATED OCTOBER 8, 2010.
3.

EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY DATED FEBRUARY 8, 2011 BY JMC² .
4.

THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
5.

PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
6.

ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
7.

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
8.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
9.

THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
10.

IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
11.

THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
12.

STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
13.

ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
14.

ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
15.

THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
16.

DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
17.

ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
18.

THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
19.

CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
20.

THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
21.

CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.
22.

ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
23.

ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
24.

CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
25.

WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
26.

CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF SANTA MONICA FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
27.

STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
28.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

CITY OF SANTA MONICA PUBLIC WORKS GENERAL NOTES:

1.

NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT OF WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM PUBLIC WORKS 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 MITIGATED FROM PERMEATING INTO FOUNDATION WALL AND FOOTING OF THE NEW PROPOSED IMPROVEMENTS.
5.

NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
6.

NO RUNOFF OF SEDIMENT OR WASTES IS ALLOWED IN WATER LEAVING THE SITE.
7.

ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE NEAREST OFFSITE UTILITY POLE. CONTRACTOR/DEVELOPER HAS MADE ARRANGEMENTS WITH THE UTILITY COMPANIES TO PLACE ALL OVERHEAD UTILITIES UNDERGROUND.
8.

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 A 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).
9.

ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.
10.

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.
11.

OWNER/CONTRACTOR SHALL COMPLY WITH THE UTILITY DIVISION CROSS CONNECTION GUIDELINES. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, CROSS CONNECTION CONTROL INSPECTION MUST BE COMPLETED. CONTACT THE CITY WATER DIVISION AT (310) 458-8531.
12.

PRIOR TO INSTALLATION OF ANY CROSS-CONNECTION DEVICE, PLEASE CONTACT THE CITY'S CROSS-CONNECTION INSPECTOR AT (310) 458-8535.
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 PW 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.

TREE PROTECTION ZONE (TPZ) 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 FEET (4 ½') 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 DESCRIBED IN THIS OUTLINE SHOULD BE FOLLOWED.
9.

AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TPZ.
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:

GENERAL

CIVIL LIMITS OF WORK

ANNOTATION

100.00 XX
(100.00 XX)
XX
2.0%
2:1
XX
CX
FF=100.00

SURFACE ELEVATION/UTILITY ELEVATION
EXISTING SURFACE ELEVATION/UTILITY ELEVATION
CONSTRUCTION NOTE
FLOW (DIRECTION AND GRADE)
SLOPE (DIRECTION AND RUN-RISE)
HORIZONTAL CONTROL POINT LABEL
CURVE DATA LABEL
PAD/FINISHED FLOOR ELEVATION

SITE

CURB/BACK OF CURB/GUTTER
RETAINING WALL/SITE WALL
FOUNTAIN
PROPERTY LINE/RIGHT OF WAY
CENTER LINE
FENCE
TO BE DEMOLISHED

EROSION CONTROL

SANDBAGS
EXISTING DRAINAGE DIRECTION OF FLOW

GRADING

100
102
GB
R

PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
FLOW LINE
GRADE BREAK LINE
RIDGE LINE

UTILITY

SD
PERFORATED PIPE
CAP OR PLUG
UTILITY CLEANOUT
STORM DRAIN INLET
AREA DRAIN/PLANTER DRAIN
TRENCH DRAIN

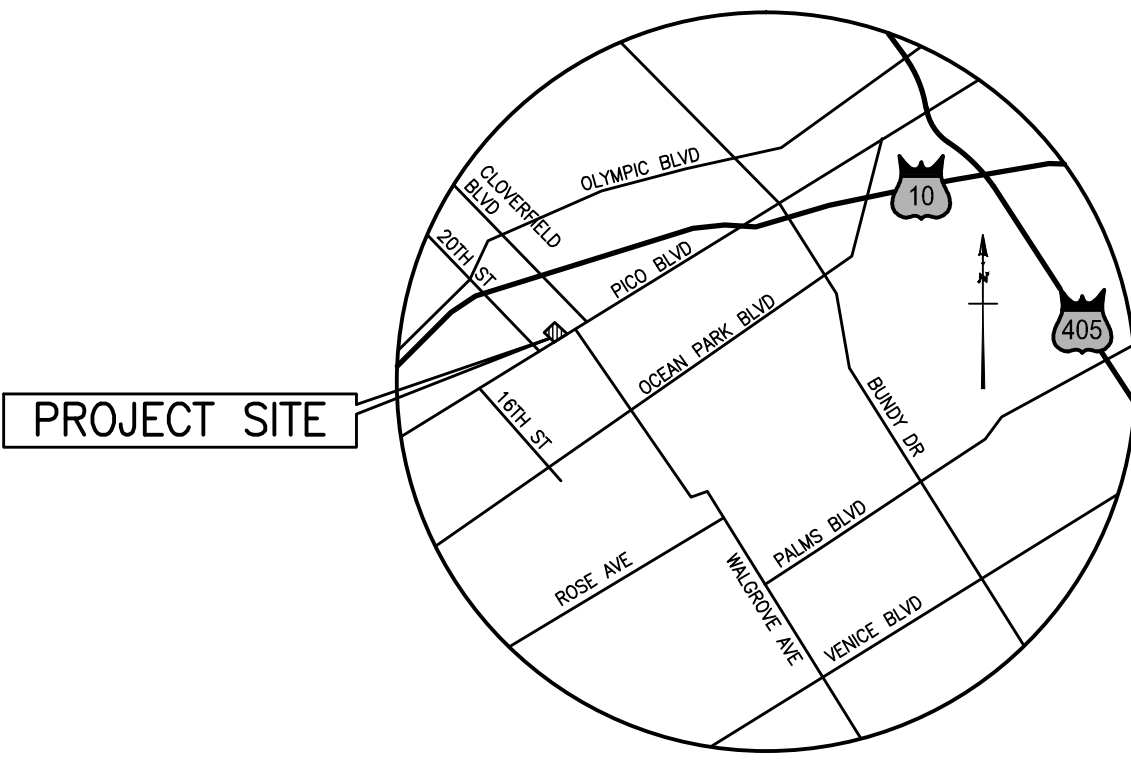
ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	(N)	NORTH
BW	BACK OF WALK	NTS	NOT TO SCALE
BLDG	BUILDING	PA	PLANTER AREA
BM	BENCH MARK	POC	POINT OF CONNECTION
BOS	BOTTOM OF STAIRS	PW	POST INDICATOR VALVE
BMP	BEST MANAGEMENT PRACTICES	PCC	PORTLAND CEMENT CONCRETE
CB	CATCH BASIN	PRV	PRESSURE REDUCING VALVE
CI	CAST IRON	PVC	POLYVINYL CHLORIDE
CL	CENTER LINE	R	RADIUS
CMU	CONCRETE MASONRY UNIT	RCIP	RECTANGULAR CAST IRON PIPE
CO	CLEANOUT	RD	ROOF DRAIN
CONC	CONCRETE	RW	RIGHT-OF-WAY
CF	CURB FACE	(S)	SOUTH
DW	DOMESTIC WATER	S=	SLOPE EQUALS
(E)	EAST	SD	STORM DRAIN
EG	EDGE OF GUTTER	SSMH	SANITARY SEWER MANHOLE
EL. OR ELEV	ELEVATION	SS	SANITARY SEWER
ELEC	ELECTRIC, ELECTRICAL	STD	STANDARD
EX. OR EXIST.	EXISTING	SDMH	STORM DRAIN MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	TC	TOP OF CURB
FF	FINISHED FLOOR	TEL	TELEPHONE
FG	FINISHED GRADE (LANDSCAPE)	TG	TOP OF GRATE
FS	FINISHED SURFACE (HARDSCAPE)	TOS	TOP OF STAIRS
FH	FIRE HYDRANT	TPZ	TREE PROTECTION ZONE
FL	FLOW LINE	TW	TOP OF WALL
FT	FOOT OR FEET	TS	TRAFFIC SIGNAL
FU	FIXTURE UNITS	TSB	TRAFFIC SIGNAL BOX
FV	GATE VALVE	TYP	TYPICAL
FW	FIRE WATER	TV	TELEVISION
GP	GALLONS PER MINUTE	VIF	VERIFY IN FIELD
HDPE	HIGH DENSITY POLYETHYLENE	VLT	VAULT
HP	HIGH POINT	VCP	VITRIFIED CLAY PIPE
INV.	INVERT	(W)	WEST
LP	LOW POINT	W	WATER
MAX.	MAXIMUM	WM	WATER METER
MIN.	MINIMUM	WV	WATER VALVE
MH	MANHOLE		

SHEET INDEX:

CIVIL DRAWINGS	
C0.10	TITLE SHEET
C1.00	EROSION CONTROL PLAN
C1.10	DEMOLITION PLAN
C1.20	GRADING AND DRAINAGE PLAN
C1.21	GRADING AND DRAINAGE PLAN
C1.30	HORIZONTAL CONTROL AND PAVING PLAN
C1.40	UTILITY PLAN
C5.00	CIVIL DETAILS
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS

ESTIMATED EARTHWORK QUANTITIES	
CUT:	540 CUBIC YARDS
FILL:	395 CUBIC YARDS
NET CUT:	145 CUBIC YARDS
NOTES: 1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY. 2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS. 3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES. 4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK. 5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING; HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT. 6. THE ESTIMATED QUANTITIES PROVIDED ABOVE INCLUDE EXCAVATION FOR THE PROPOSED POOL AND SPA	



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE, LOS ANGELES EDITION
PAGE: 671 GRID: H11

PROJECT

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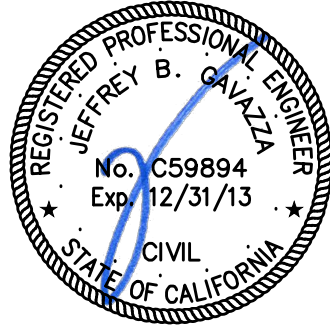
ARCHITECT'S PROJECT NO.

1001

ARCHITECT

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APPROVED BY: Mersam Mulder
Architecture Services Manager
CITY OF SANTA MONICA
DEPARTMENT OF PUBLIC WORKS

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REVIEWED BY: DATE: 20

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CITY CLIENT

NO.	DATE	BY	DESCRIPTION
1	07/16/12		BULLETIN 1
2	06/21/12		PLAN CHECK 2
3	05/07/12		PLAN CHECK 1
4	03/06/12		ADDENDUM 3
5	02/21/12		ADDENDUM 2

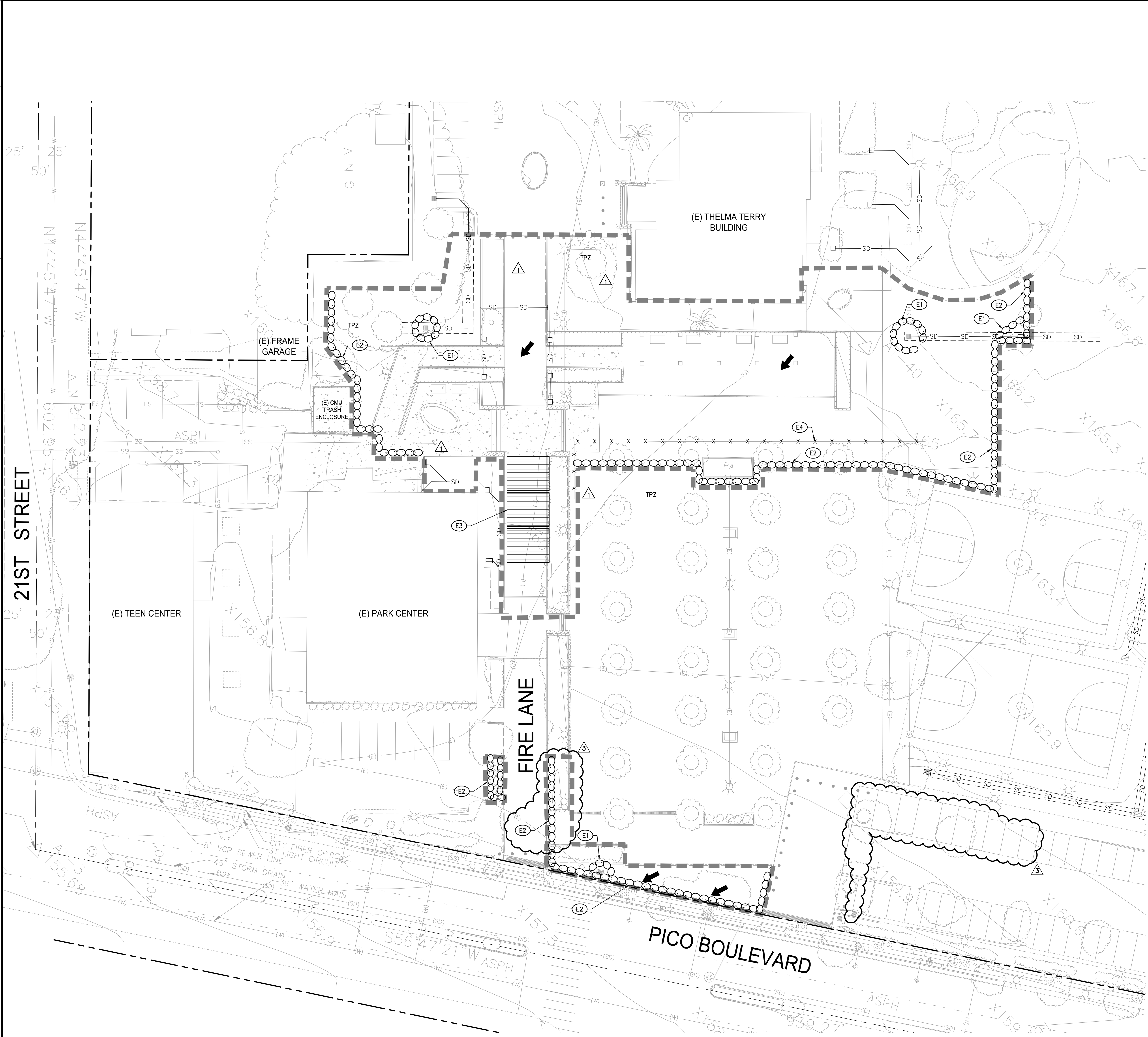
REVISIONS

ISSUE
100% CONSTRUCTION DOCUMENTS

DATE: 07/16/2012
DRAWING NO. 6693

SHEET TITLE
Title Sheet

SHEET NO.
C0.10



- TREE PROTECTION ZONE (TPZ) NOTES:**
- COORDINATE ALL OFF-SITE IMPROVEMENTS WITHIN THE TPZ WITH THE COMMUNITY FORESTERS OFFICE.
 - NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA.
 - PRUNING OF CITY TREES TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY OF SANTA MONICA COMMUNITY FOREST OPERATIONS.
 - FENCE THE TPZ AS SHOWN WITH A 6' CHAIN LINK FENCE 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".
- REFER TO TREE PROTECTION ZONE GUIDELINES ON SHEET C0.10 FOR FURTHER INFORMATION.

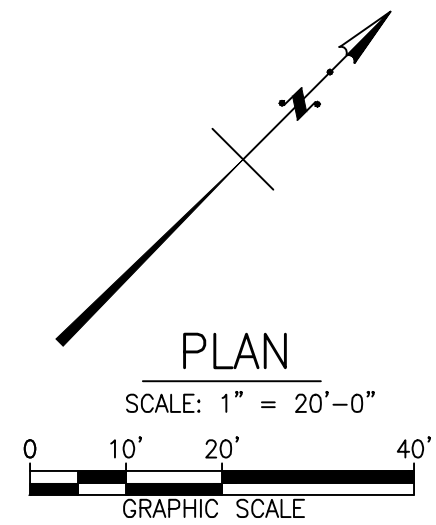
- BMP NOTES:**
- THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, NOVEMBER 2009, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):
- | | |
|---|---|
| EROSION CONTROL | WIND EROSION CONTROL |
| EC1-SCHEDULING | WE1-WIND EROSION CONTROL |
| EC2-PRESERVATION OF EXISTING VEGETATION | |
| EC3-HYDRAULIC MULCH | NON-STORMWATER MANAGEMENT |
| EC4-HYDROSEEDING | NS1-WATER CONSERVATION PRACTICES |
| EC5-SOIL BINDERS | NS2-DEWATERING OPERATIONS |
| EC6-STRAW MULCH | NS3-PAVING AND GRINDING OPERATIONS |
| EC7-GEOTEXTILES AND MATS | NS4-TEMPORARY STREAM CROSSING |
| EC8-WOOD MULCHING | NS5-CLEAR WATER DIVERSION |
| EC9-EARTH DIKES AND DRAINAGE SWALES | NS6-LLIGHT CONNECTION/DISCHARGE |
| EC10-VELOCITY DISSIPATION DEVICES | NS7-POTABLE WATER/IRRIGATION |
| EC11-SLOPE DRAINS | NS8-VEHICLE AND EQUIPMENT CLEANING |
| EC12-STREAMBANK STABILIZATION | NS9-VEHICLE AND EQUIPMENT FUELING |
| EC13-RESERVED | NS10-VEHICLE AND EQUIPMENT MAINTENANCE |
| EC14-COMPOST BLANKET | NS11-PILE DRIVING OPERATIONS |
| EC15-SOIL PREPARATION/ROUGHENING | NS12-CONCRETE CURING |
| EC16-NON-VEGETATIVE STABILIZATION | NS13-CONCRETE FINISHING |
| | NS14-MATERIAL AND EQUIPMENT USE |
| TEMPORARY SEDIMENT CONTROL | NS15-DEMOLITION ADJACENT TO WATER |
| SE1-SILT FENCE | NS16-TEMPORARY BATCH PLANTS |
| SE2-SEDIMENT BASIN | |
| SE3-SEDIMENT TRAP | WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL |
| SE4-CHECK DAM | WM1-MATERIAL DELIVERY AND STORAGE |
| SE5-FIBER ROLLS | WM2-MATERIAL USE |
| SE6-GRAVEL BAG BERM | WM3-STOCKPILE MANAGEMENT |
| SE7-STREET SWEEPING AND VACUUMING | WM4-SPILL PREVENTION AND CONTROL |
| SE8-SANDBAG BARRIER | WM5-SOLID WASTE MANAGEMENT |
| SE9-STRAW BALE BARRIER | WM6-HAZARDOUS WASTE MANAGEMENT |
| SE10-STORM DRAIN INLET PROTECTION | WM7-CONTAMINATED SOIL MANAGEMENT |
| SE11-ACTIVE TREATMENT SYSTEMS | WM8-CONCRETE WASTE MANAGEMENT |
| SE12-TEMPORARY SILT DIKE | WM9-SANITARY/SEPTIC WASTE MANAGEMENT |
| SE13-COMPOST SOCKS AND BERMS | WM10-LIQUID WASTE MANAGEMENT |
| SE14-BIOFILTER BAGS | |
| EQUIPMENT TRACKING CONTROL | |
| TC1-STABILIZED CONSTRUCTION ENTRANCE/EXIT | |
| TC2-STABILIZED CONSTRUCTION ROADWAY | |
| TC3-ENTRANCE/OUTLET TIRE WASH | |

- EROSION CONTROL NOTES:**
- TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
 - ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
 - WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
 - STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
 - EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
 - SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
 - A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
PHONE NUMBER: _____

- EROSION CONTROL NOTES:**
- DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
 - WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
 - UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
 - ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
 - PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
 - PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
 - LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

- EROSION CONTROL CONSTRUCTION NOTES:**
- (E1) PROVIDE INLET PROTECTION PER DETAIL 1, ON SHEET C5.00.
 - (E2) PLACE SANDBAGS TRIPLE ROW PER DETAIL 2, ON SHEET C5.00.
 - (E3) STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3, ON SHEET C5.00.
 - (E4) 6' CHAIN LINK FENCE AROUND PARKWAY, TREE PROTECTION ZONE, PER CITY OF SANTA MONICA STANDARDS.

- LEGEND:**
- LIMIT LINE OF EROSION CONTROL
 - SANDBAGS
 - FLOW ARROWS
 - 6' CHAIN LINK FENCE AROUND CITY STREET TREES PROTECTION ZONE DURING ALL STAGES OF CONSTRUCTION
 - TPZ TREE PROTECTION ZONE, SEE SHEET C0.10 FOR ADDITIONAL DETAILS



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ARCHITECT'S PROJECT NO.
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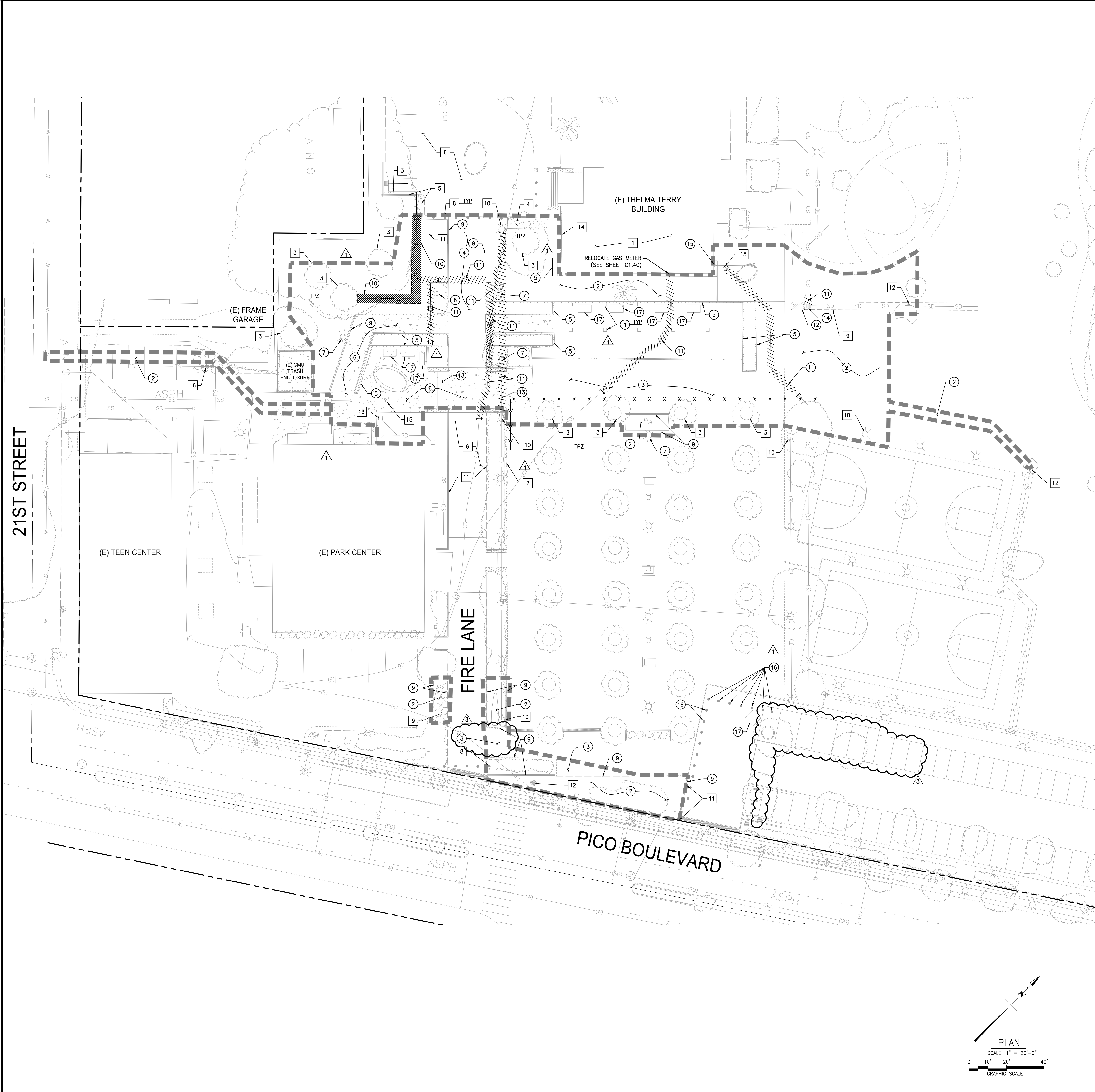
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07/16/2012

DRAWING NO.
6693

SHEET TITLE
Erosion Control Plan



GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

DEMOLITION NOTES:

PROTECT-IN-PLACE

1. PROTECT-IN-PLACE EXISTING BUILDING. SEE ARCHITECTURAL PLANS FOR SELECTIVE DEMOLITION.
2. PROTECT-IN-PLACE EXISTING SEAT WALL.
3. PROTECT-IN-PLACE EXISTING TREE.
4. PROTECT-IN-PLACE EXISTING SIDEWALK.
5. PROTECT-IN-PLACE EXISTING CURB AND GUTTER.
6. PROTECT-IN-PLACE EXISTING ASPHALT PAVEMENT.
7. NOT USED.
8. PROTECT-IN-PLACE EXISTING BOLLARDS.
9. PROTECT-IN-PLACE PORTION OF EXISTING INFILTRATION TRENCH.
10. PROTECT-IN-PLACE EXISTING YARD LIGHT.
11. PROTECT-IN-PLACE EXISTING CURB.
12. PROTECT-IN-PLACE EXISTING CATCH BASIN.
13. PROTECT-IN-PLACE EXISTING PLANTER DRAIN.
14. PROTECT-IN-PLACE EXISTING SITE WALL.
15. PROTECT-IN-PLACE EXISTING SANITARY SEWER CLEANOUT.
16. PROTECT-IN-PLACE EXISTING BACKFLOW PREVENTION DEVICE.

REMOVE & DEMOLISH

1. DEMOLISH EXISTING TRELLIS. SEE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR DETAILS.
2. SEE GENERAL DEMOLITION NOTES HEREIN.
3. DEMOLISH EXISTING RESIN PAVEMENT.
4. DEMOLISH EXISTING ASPHALT PAVEMENT.
5. DEMOLISH EXISTING SITEWALL.
6. DEMOLISH EXISTING CONCRETE PAVEMENT.
7. REMOVE AND RELOCATE EXISTING YARD LIGHT. SEE ELECTRICAL PLANS FOR NEW LOCATION.
8. REMOVE AND RELOCATE EXISTING FLAG POLE. SEE ARCHITECTURAL PLANS FOR NEW LOCATION.
9. DEMOLISH EXISTING CONCRETE CURB.
10. DEMOLISH EXISTING INFILTRATION TRENCH INCLUDING ITS LONGITUDINAL PERFORATED PIPE AND TEST STATION.
11. DEMOLISH EXISTING UTILITY. CONTRACTOR TO CONFIRM SIZE AND LOCATION OF EXISTING UTILITY PRIOR TO CONSTRUCTION.
12. DEMOLISH PORTION OF EXISTING INFILTRATION TRENCH INCLUDING ITS LONGITUDINAL PERFORATED PIPE.
13. DEMOLISH EXISTING CONCRETE STAIRS.
14. REMOVE EXISTING CATCH BASIN.
15. REMOVE AND RELOCATE EXISTING WATER VALVE.
16. REMOVE EXISTING BOLLARDS FOR REUSE.
17. REMOVE EXISTING CONCRETE TABLE AND CHAIR WHERE OCCUR.

LEGEND:

- LIMIT LINE OF DEMOLITION
- x - x - 6' CHAIN LINK FENCE AROUND CITY STREET TREES PROTECTION ZONE DURING ALL STAGES OF CONSTRUCTION
- ////// TO BE DEMOLISHED
- TPZ TREE PROTECTION ZONE, SEE SHEET C0.10 FOR ADDITIONAL DETAILS
-] CAP PIPE FUTURE FOR POINT OF CONNECTION/STUB OUT

TREE PROTECTION ZONE (TPZ) NOTES:

1. COORDINATE ALL OFF-SITE IMPROVEMENTS WITHIN THE TPZ WITH THE COMMUNITY FORESTERS OFFICE.
2. NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA.
3. PRUNING OF CITY TREES TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY OF SANTA MONICA COMMUNITY FOREST OPERATIONS.
4. FENCE THE TPZ AS SHOWN WITH A 6' CHAIN LINK FENCE 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". REFER TO TREE PROTECTION ZONE GUIDELINES ON SHEET C0.10 FOR FURTHER INFORMATION.

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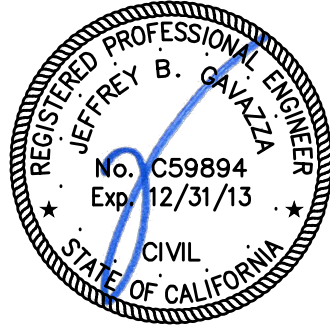
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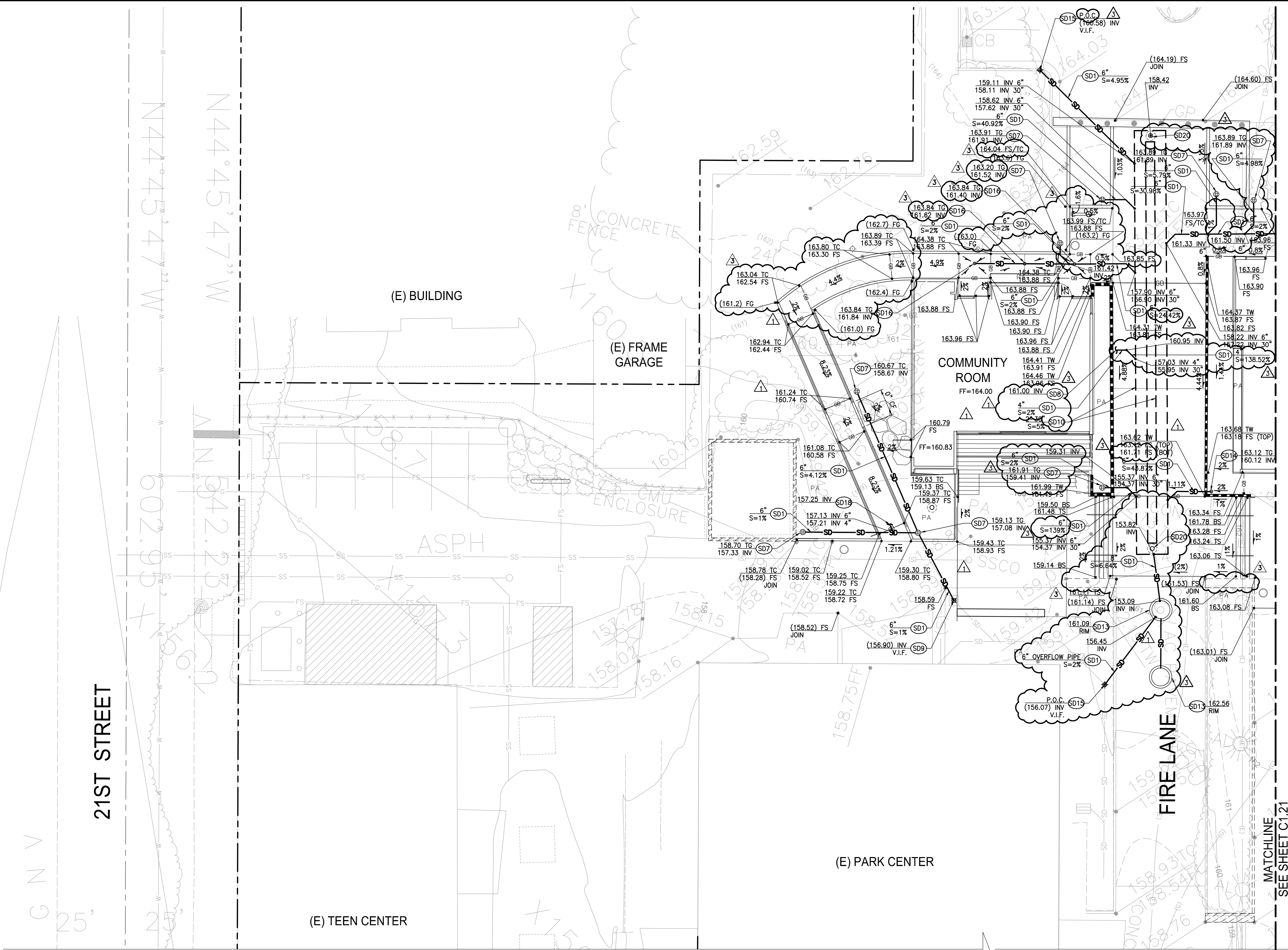
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SHEET TITLE

Demolition Plan

SHEET NO.

C1.10



UTILITY CONSTRUCTION NOTES:

STORM DRAIN

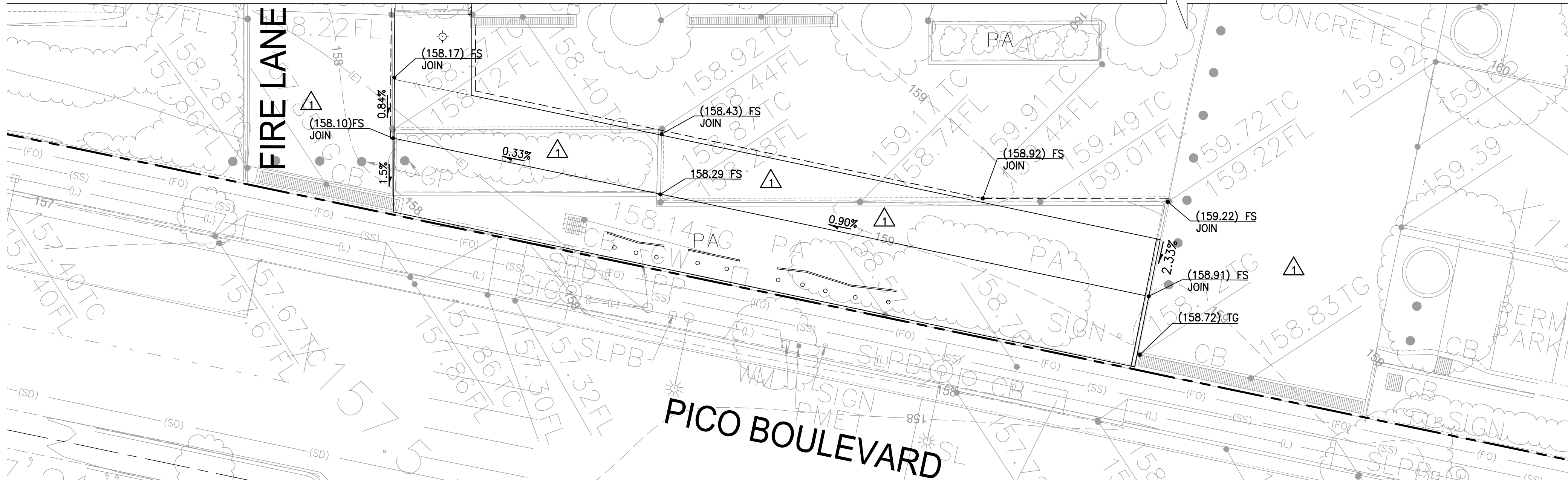
- (SD1) PVC, SDR-35 STORM DRAIN PIPE PER DETAIL 8, ON SHEET C5.00. SIZE AND SLOPE PER PLAN.
- (SD2) 24"x24" PRECAST CONCRETE CATCH BASIN PER BROOKS PRODUCTS 2424 CB WITH PARKWAY RATED CAST IRON GRATE OR APPROVED EQUAL. SEE DETAIL 2, ON SHEET C5.01.
- (SD3) CONSTRUCT TEST STATION MARKER PER DETAIL 5, ON SHEET C5.00. REFER TO INFILTRATION TRENCH DETAIL 7, ON SHEET C5.00 FOR APPLICATION.
- (SD4) CONSTRUCT INFILTRATION TRENCH PER DETAIL 7, ON SHEET C5.00. LONGITUDINAL PIPE IS 6" DIAMETER PERFORATED PIPE. WHILE EXCAVATING TRENCH ALL TREE ROOTS ENCOUNTERED SHALL BE HAND SAWN.
- (SD5) CDS 2015-4 PRECAST CONCRETE WATER QUALITY SYSTEM PER DETAIL 1, ON SHEET C5.02.
- (SD6) STANDARD CLEANOUT PER DETAIL 6, ON SHEET C5.00.
- (SD7) PLANTER DRAIN PER DETAIL 1, ON SHEET C5.01.
- (SD8) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (SD9) CONNECTION TO EXISTING PLANTER DRAIN. CONTRACTOR TO COORDINATE LOCATION AND INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
- (SD10) HDPE STORM DRAIN PIPE, SIZE AND SLOPE PER PLAN.
- (SD11) 12"x12" PRECAST CONCRETE CATCH BASIN PER BROOKS PRODUCTS 1212 CB WITH PARKWAY RATED CAST IRON GRATE OR APPROVED EQUAL. SEE DETAIL 5, ON SHEET C5.01.
- (SD12) SHALLOW DEPTH CLEANOUT PER DETAIL 6, ON SHEET C5.01.
- (SD13) MODIFIED MAXWELL PLUS DRAINAGE SYSTEM PER DETAIL 8, ON SHEET C5.01.
- (SD14) AREA DRAIN PER JAY R. SMITH 2005 Y-PIPE SIZE ASPB OR APPROVED EQUIVALENT. LATERALS FROM AREA DRAIN SHALL BE 6" PVC UNLESS NOTED OTHERWISE.
- (SD15) CONNECT TO EXISTING 6" PVC STORM DRAIN PIPE. CONTRACTOR TO COORDINATE LOCATION AND INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
- (SD16) AREA DRAIN PER JAY R. SMITH 2005 Y-PIPE SIZE ASPB OR APPROVED EQUIVALENT. LATERALS FROM AREA DRAIN CONNECTING TO MAIN SHALL BE 6" PVC UNLESS NOTED OTHERWISE.
- (SD17) NOT USED.
- (SD18) POINT OF CONNECTION. SEE LANDSCAPE DRAWINGS FOR CONTINUATION.
- (SD19) BREAK INTO EXISTING CATCH BASIN AND CONNECT NEW OVERFLOW PIPE. CONTRACTOR TO COORDINATE LOCATION AND INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
- (SD20) INSTALL 12" MONITORING WELL.

TREE PROTECTION ZONE (TPZ) NOTES:

- COORDINATE ALL OFF-SITE IMPROVEMENTS WITHIN THE TPZ WITH THE COMMUNITY FORESTERS OFFICE.
 - NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA.
 - PRUNING OF CITY TREES TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY OF SANTA MONICA COMMUNITY FOREST OPERATIONS.
 - FENCE THE TPZ AS SHOWN WITH A 6" CHAIN LINK FENCE 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".
- REFER TO TREE PROTECTION ZONE GUIDELINES ON SHEET C0.10 FOR FURTHER INFORMATION.
- SEE LANDSCAPE DRAWINGS FOR TREE PROTECTION PLAN.

NOTE:

- EXCAVATION SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.

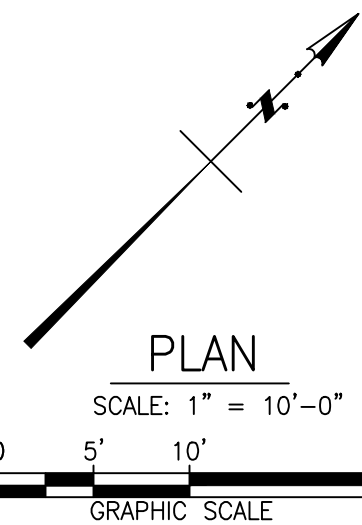


THE GEOTECHNICAL ENGINEER HAS REVIEWED AND APPROVED THE URBAN RUN-OFF MITIGATION SYSTEM, INCLUDING CONFIRMING ADEQUATE PERCOLATION.

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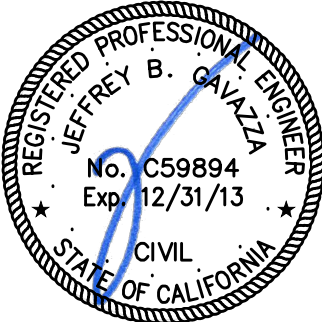
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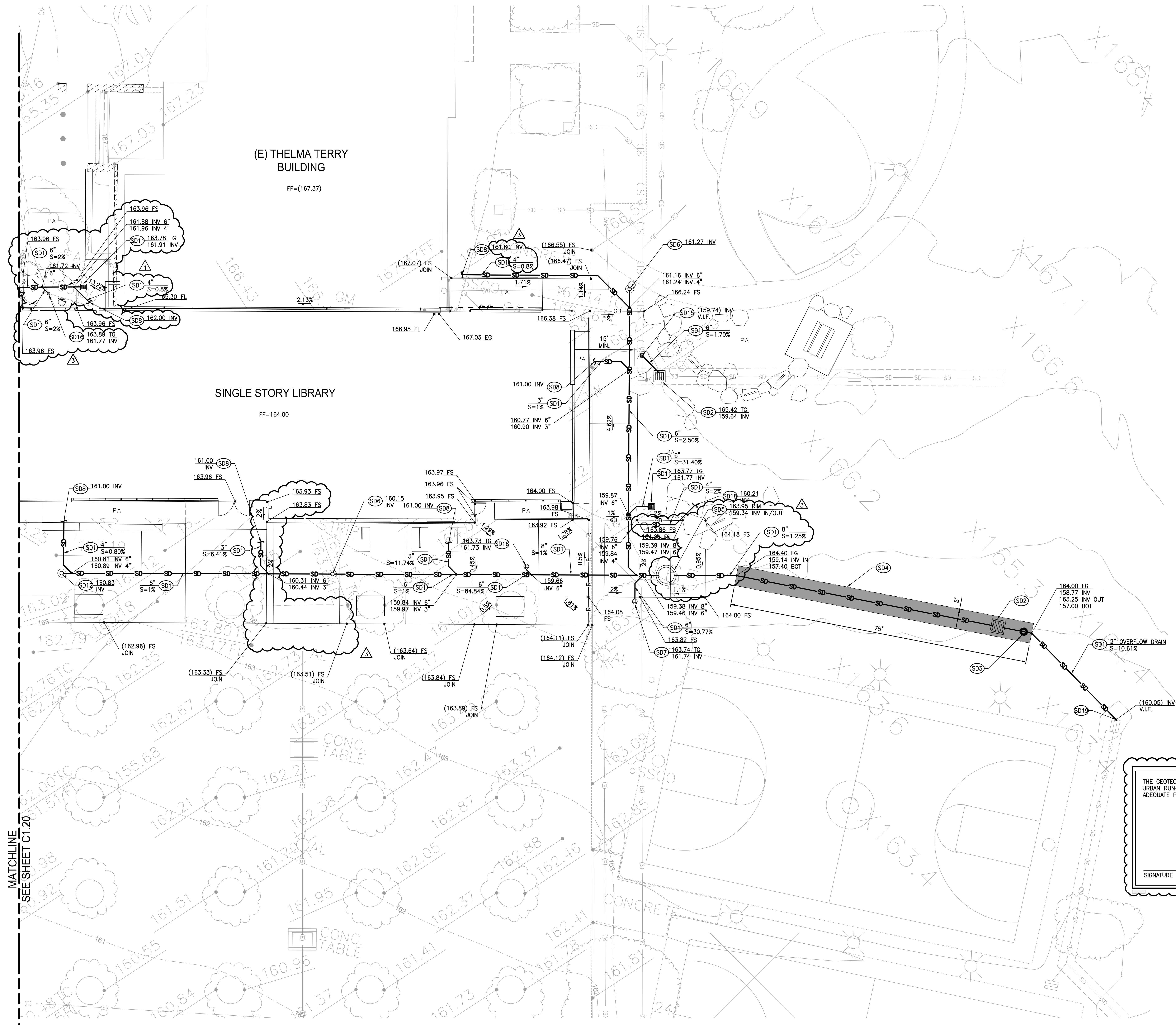
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SHEET TITLE
Grading and Drainage Plan

SHEET NO.



UTILITY CONSTRUCTION NOTES:

STORM DRAIN

- (SD1) PVC, SDR-35 STORM DRAIN PIPE PER DETAIL 8, ON SHEET C5.00. SIZE AND SLOPE PER PLAN.
- (SD2) 24"x24" PRECAST CONCRETE CATCH BASIN PER BROOKS PRODUCTS 2424 CB WITH PARKWAY RATED CAST IRON GRATE OR APPROVED EQUAL. SEE DETAIL 2, ON SHEET C5.01.
- (SD3) CONSTRUCT TEST STATION MARKER PER DETAIL 5, ON SHEET C5.00. REFER TO INFILTRATION TRENCH DETAIL 7, ON SHEET C5.00 FOR APPLICATION.
- (SD4) CONSTRUCT INFILTRATION TRENCH PER DETAIL 7, ON SHEET C5.00. LONGITUDINAL PIPE IS 6" DIAMETER PERFORATED PIPE. WHILE EXCAVATING TRENCH ALL TREE ROOTS ENCOUNTERED SHALL BE HAND SAWN.
- (SD5) CDS 2015-4 PRECAST CONCRETE WATER QUALITY SYSTEM PER DETAIL 1, ON SHEET C5.02.
- (SD6) STANDARD CLEANOUT PER DETAIL 6, ON SHEET C5.00.
- (SD7) PLANTER DRAIN PER DETAIL 1, ON SHEET C5.01.
- (SD8) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (SD9) CONNECTION TO EXISTING PLANTER DRAIN. CONTRACTOR TO COORDINATE LOCATION AND INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
- (SD10) **HIDE STORM DRAIN PIPE, SIZE AND SLOPE PER PLAN**
- (SD11) 12"x12" PRECAST CONCRETE CATCH BASIN PER BROOKS PRODUCTS 1212 CB WITH PARKWAY RATED CAST IRON GRATE OR APPROVED EQUAL. SEE DETAIL 5, ON SHEET C5.01.
- (SD12) SHALLOW DEPTH CLEANOUT PER DETAIL 6, ON SHEET C5.01.
- (SD13) **MODIFIED MAXWELL PLUS DRAINAGE SYSTEM PER DETAIL 8, ON SHEET C5.01**
- (SD14) AREA DRAIN PER JAY R. SMITH 2005 Y-PIPE SIZE ASPB OR APPROVED EQUIVALENT. LATERALS FROM AREA DRAIN SHALL BE 6" PVC UNLESS NOTED OTHERWISE.
- (SD15) CONNECT TO EXISTING 6" PVC STORM DRAIN PIPE. CONTRACTOR TO COORDINATE LOCATION AND INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
- (SD16) AREA DRAIN PER JAY R. SMITH 2005 Y-PIPE SIZE ASPB OR APPROVED EQUIVALENT. LATERALS FROM AREA DRAIN CONNECTING TO MAIN SHALL BE 6" PVC UNLESS NOTED OTHERWISE.
- (SD17) NOT USED.
- (SD18) POINT OF CONNECTION. SEE LANDSCAPE DRAWINGS FOR CONTINUATION.
- (SD19) BREAK INTO EXISTING CATCH BASIN AND CONNECT NEW OVERFLOW PIPE. CONTRACTOR TO COORDINATE LOCATION AND INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
- (SD20) **INSTALL 12" MONITORING WELL**

TREE PROTECTION ZONE (TPZ) NOTES:

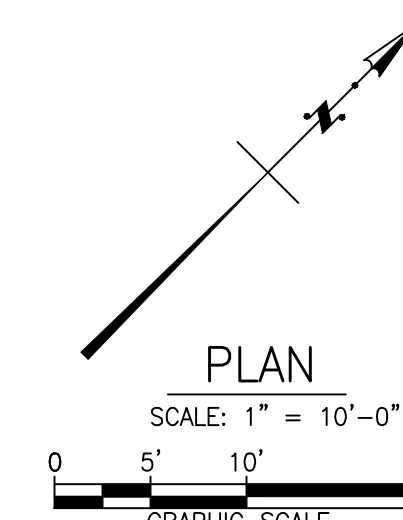
- COORDINATE ALL OFF-SITE IMPROVEMENTS WITHIN THE TPZ WITH THE COMMUNITY FORESTERS OFFICE.
 - NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA.
 - PRUNING OF CITY TREES TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY OF SANTA MONICA COMMUNITY FOREST OPERATIONS.
 - FENCE THE TPZ AS SHOWN WITH A 6" CHAIN LINK FENCE 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".
- REFER TO TREE PROTECTION ZONE GUIDELINES ON SHEET C0.10 FOR FURTHER INFORMATION.
- SEE LANDSCAPE DRAWINGS FOR TREE PROTECTION PLAN.

NOTE:

- EXCAVATION SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.

THE GEOTECHNICAL ENGINEER HAS REVIEWED AND APPROVED THE URBAN RUN-OFF MITIGATION SYSTEM, INCLUDING CONFIRMING ADEQUATE PERCOLATION.

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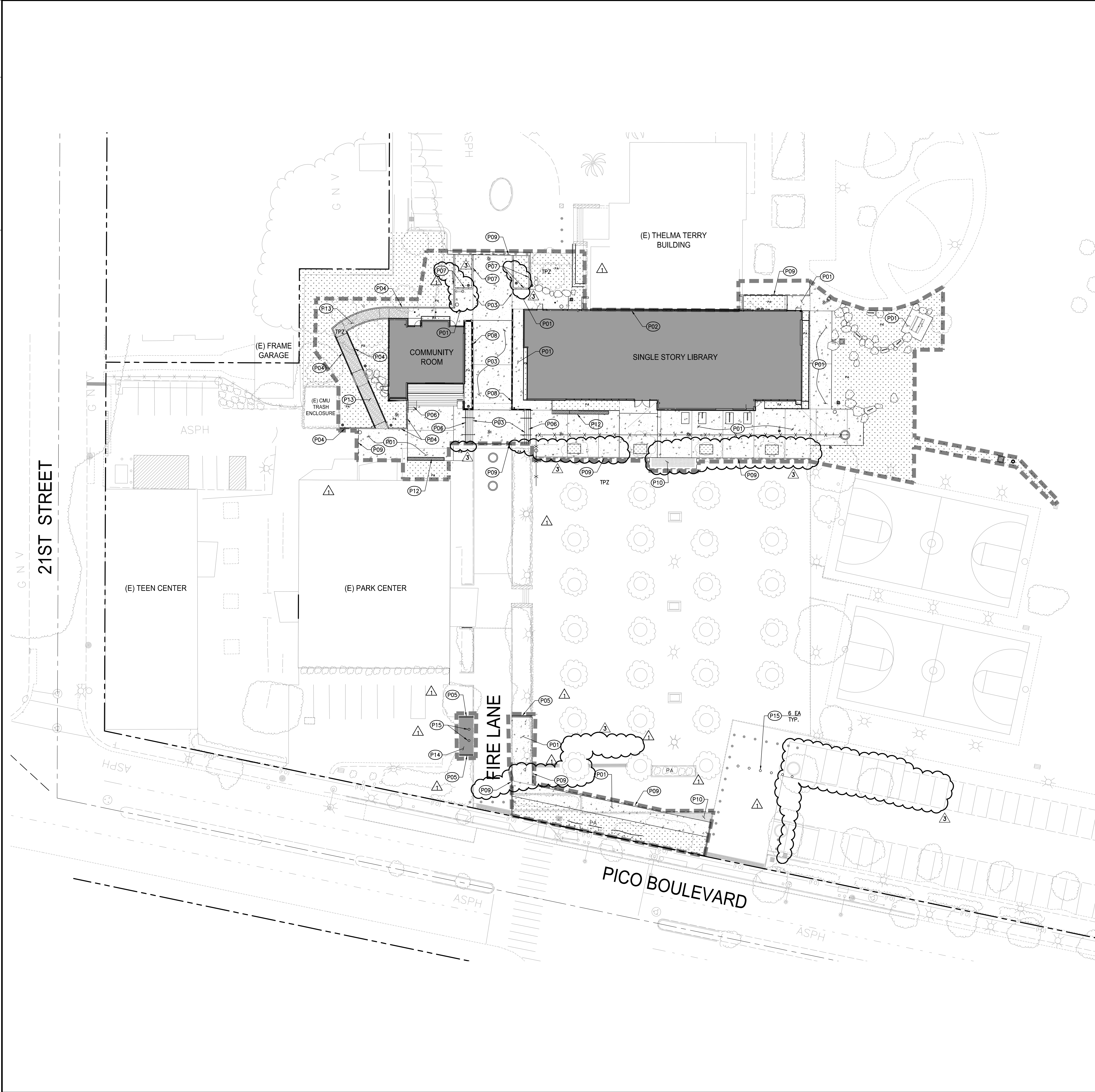
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C1.21



PAVING CONSTRUCTION NOTES:

- P01 CONCRETE WALK PER DETAIL 1 ON SHEET C5.01 SEE LANDSCAPE PLANS FOR COLOR, PATTERN, TEXTURE AND FINISH.
- P02 CONCRETE VALLEY CURB PER DETAIL 2 ON SHEET C5.01 SEE LANDSCAPE PLANS FOR COLOR, PATTERN, TEXTURE AND FINISH.
- P03 CONCRETE PAVEMENT PER DETAIL 10 ON SHEET C5.00.
- P04 RAISED CURB. REFER TO LANDSCAPE PLANS FOR DETAILS.
- P05 RAISED CURB. REFER TO LANDSCAPE PLANS FOR DETAILS.
- P06 C.I.P. CONCRETE STEPS WITH HANDRAILS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- P07 MOW CURB. REFER TO LANDSCAPE PLANS FOR DETAILS.
- P08 C.I.P. CONCRETE RETAINING WALL. REFER TO LANDSCAPE PLANS FOR DETAILS.
- P09 SAWCUT AND JOIN EXISTING ASPHALT CONCRETE PAVEMENT/CONCRETE WALK/CONCRETE PAVEMENT AND/OR RESIN PAVING.
- P10 RESIN PAVEMENT. REFER TO LANDSCAPE PLANS FOR DETAILS.
- P11 NOT USED.
- P12 C.I.P. CONCRETE SEAT WALL. REFER TO LANDSCAPE PLANS FOR DETAILS.
- P13 POROUS PAVING. REFER TO LANDSCAPE PLANS FOR DETAILS.
- P14 ASPHALT CONCRETE PAVEMENT PER DETAIL 9 ON SHEET C5.00.
- P15 RELOCATED BOLLARDS.

LEGEND:

- PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- CONCRETE (REFER TO SHEET C5.00 AND C5.01 FOR DETAILS)
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)
- RESIN PAVEMENT (REFER TO LANDSCAPE PLANS FOR DETAILS)
- CONCRETE SEAT WALL (REFER TO LANDSCAPE PLANS FOR DETAILS)
- POROUS PAVING (REFER TO LANDSCAPE PLANS FOR DETAILS)
- ASPHALT PAVING (REFER TO SHEET C5.00 FOR DETAILS)
- CIVIL LIMIT OF WORK
- 6" CHAIN LINK FENCE AROUND CITY STREET TREES PROTECTION ZONE DURING ALL STAGES OF CONSTRUCTION
- TPZ TREE PROTECTION ZONE, SEE SHEET C0.10 FOR ADDITIONAL DETAILS
- SAWCUT AND JOIN

TREE PROTECTION ZONE (TPZ) NOTES:

- COORDINATE ALL OFF-SITE IMPROVEMENTS WITHIN THE TPZ WITH THE COMMUNITY FORESTERS OFFICE.
 - NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA.
 - PRUNING OF CITY TREES TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY OF SANTA MONICA COMMUNITY FOREST OPERATIONS.
 - FENCE THE TPZ AS SHOWN WITH A 6" CHAIN LINK FENCE 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".
- REFER TO TREE PROTECTION ZONE GUIDELINES ON SHEET C0.10 FOR FURTHER INFORMATION.

PICO BRANCH LIBRARY
2201 Pico Blvd.
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PROJECT
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310.828.0719 fax www.kearch.com

ARCHITECTS PROJECT NO.
1001

ARCHITECT
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SUBMITTED BY: DATE: 07/16/2012

APPROVED BY: Miriam Mulder, Architecture Services Manager
CITY OF SANTA MONICA
DEPARTMENT OF PUBLIC WORKS

REVIEWED BY: DATE: 07/16/2012

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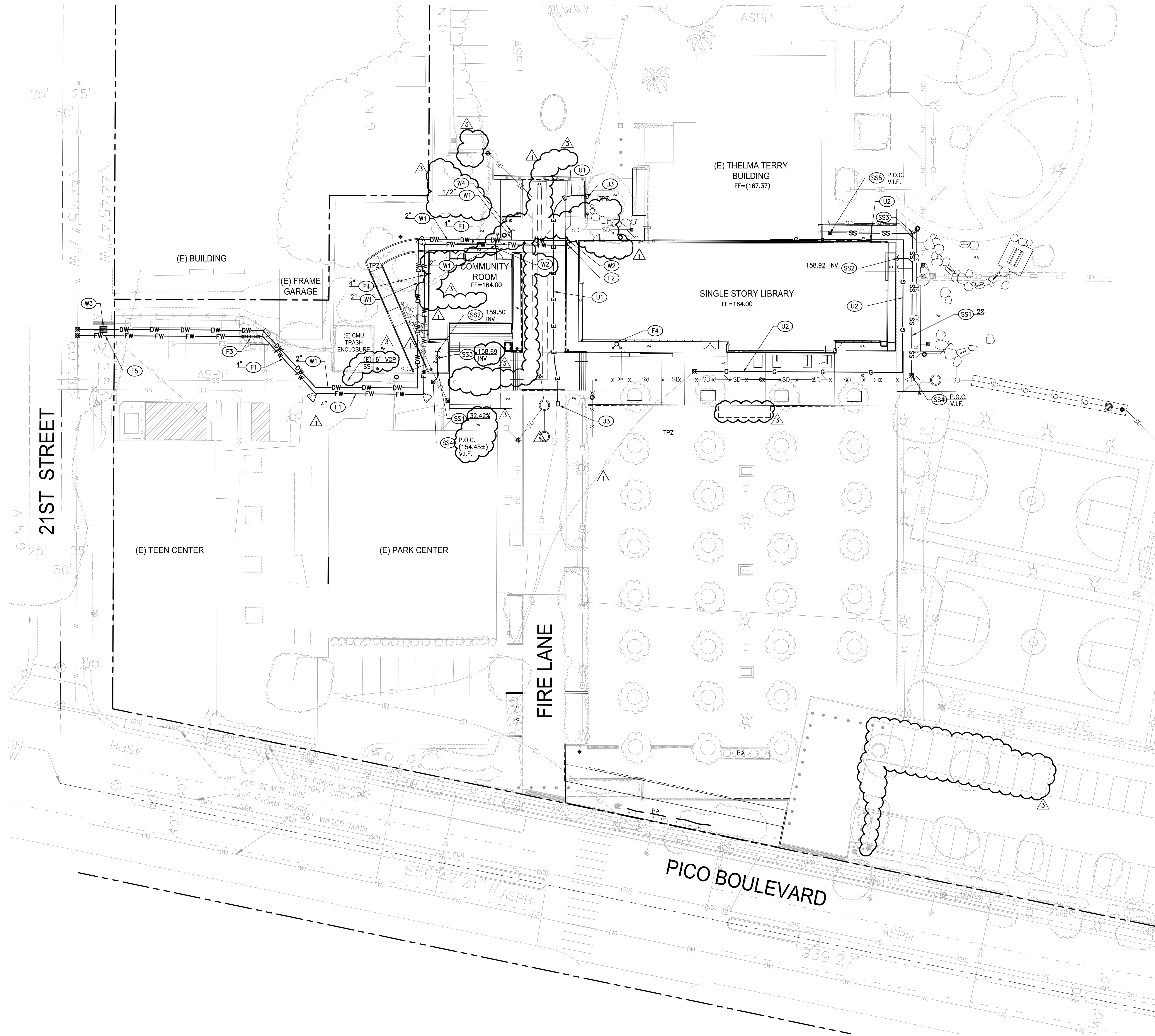
CITY CLIENT

NO.	DATE	BY	DESCRIPTION
1	07/16/12		BULLETIN 1
2	06/21/12		PLAN CHECK 2
3	05/07/12		PLAN CHECK 1
4	03/06/12		ADDENDUM 3
5	02/21/12		ADDENDUM 2

ISSUE
100% CONSTRUCTION DOCUMENTS
DATE: 07/16/2012
DRAWING NO. **6693**

SHEET TITLE
Paving and Horizontal Control Plan

SHEET NO.
C1.30



UTILITY CONSTRUCTION NOTES:

SANITARY SEWER

- (SS1) 4" PVC, SDR-35 SANITARY SEWER PIPE PER DETAIL 8, ON SHEET C5.00. SLOPE PER PLAN.
- (SS2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (SS3) CLEANOUT. PER DETAIL 6, ON SHEET C5.00.
- (SS4) CONNECTION TO EXISTING SANITARY SEWER PIPE. CONTRACTOR TO COORDINATE LOCATION AND INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
- (SS5) CONNECTION TO EXISTING SANITARY SEWER CLEANOUT. CONTRACTOR TO COORDINATE LOCATION AND INVERT ELEVATIONS.
- (SS6) NOT USED.
- (SS7) NOT USED.

DOMESTIC WATER

- (W1) PVC SCH-40 DOMESTIC WATER PIPE. SIZE PER PLAN.
- (W2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (W3) WATER METER VAULT. INSTALLATION BY CITY OF SANTA MONICA WATER DEPARTMENT. SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH LOCAL PROVIDER.
- (W4) POINT OF CONNECTION 5 FEET FROM DRINKING FOUNTAIN. SEE PLUMBING DRAWINGS FOR CONTINUATION.

FIRE WATER

- (F1) PVC SCH-80 FIRE WATER PIPE. SIZE PER PLAN.
- (F2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (F3) BACKFLOW PREVENTION DEVICE PER DETAIL 4, ON SHEET C5.00.
- (F4) FIRE DEPARTMENT CONNECTION. SEE PLUMBING DRAWINGS FOR DETAILS.
- (F5) FIRE SERVICE CONNECTION. INSTALLATION BY CITY OF SANTA MONICA WATER DEPARTMENT. SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH LOCAL PROVIDER.
- (F6) NOT USED.

OTHER UTILITIES

- (U1) ELECTRICAL CONDUIT. SEE ELECTRICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS. SHOWN FOR COORDINATION PURPOSES ONLY.
- (U2) GAS LINE. SEE GAS COMPANY DRAWINGS FOR DETAILS AND SPECIFICATIONS. SHOWN FOR COORDINATION PURPOSES ONLY.
- (U3) ELECTRICAL PULL BOX. SEE ELECTRICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS. SHOWN FOR COORDINATION PURPOSES ONLY.

LEGEND:

- x — x — x — 6" CHAIN LINK FENCE AROUND CITY STREET TREES PROTECTION ZONE DURING ALL STAGES OF CONSTRUCTION
- TPZ TREE PROTECTION ZONE, SEE SHEET C0.10 FOR ADDITIONAL DETAILS

TREE PROTECTION ZONE (TPZ) NOTES:

1. COORDINATE ALL OFF-SITE IMPROVEMENTS WITHIN THE TPZ WITH THE COMMUNITY FORESTERS OFFICE.
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REFER TO TREE PROTECTION ZONE GUIDELINES ON SHEET C0.10 FOR FURTHER INFORMATION.

PROJECT

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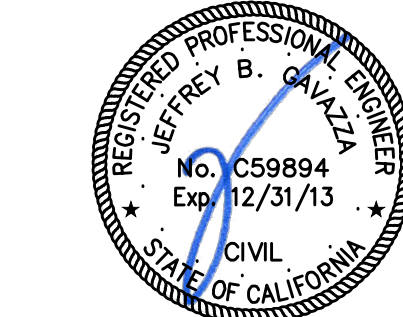
ARCHITECT'S PROJECT NO.

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ARCHITECT

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APPROVED BY:

Miriam Mulder
Architecture Services Manager

CITY OF SANTA MONICA
DEPARTMENT OF PUBLIC WORKS

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5	02/21/12		ADDENDUM 2
REVISIONS			

ISSUE

100% CONSTRUCTION DOCUMENTS

DATE: 07/16/2012

DRAWING NO. 6693

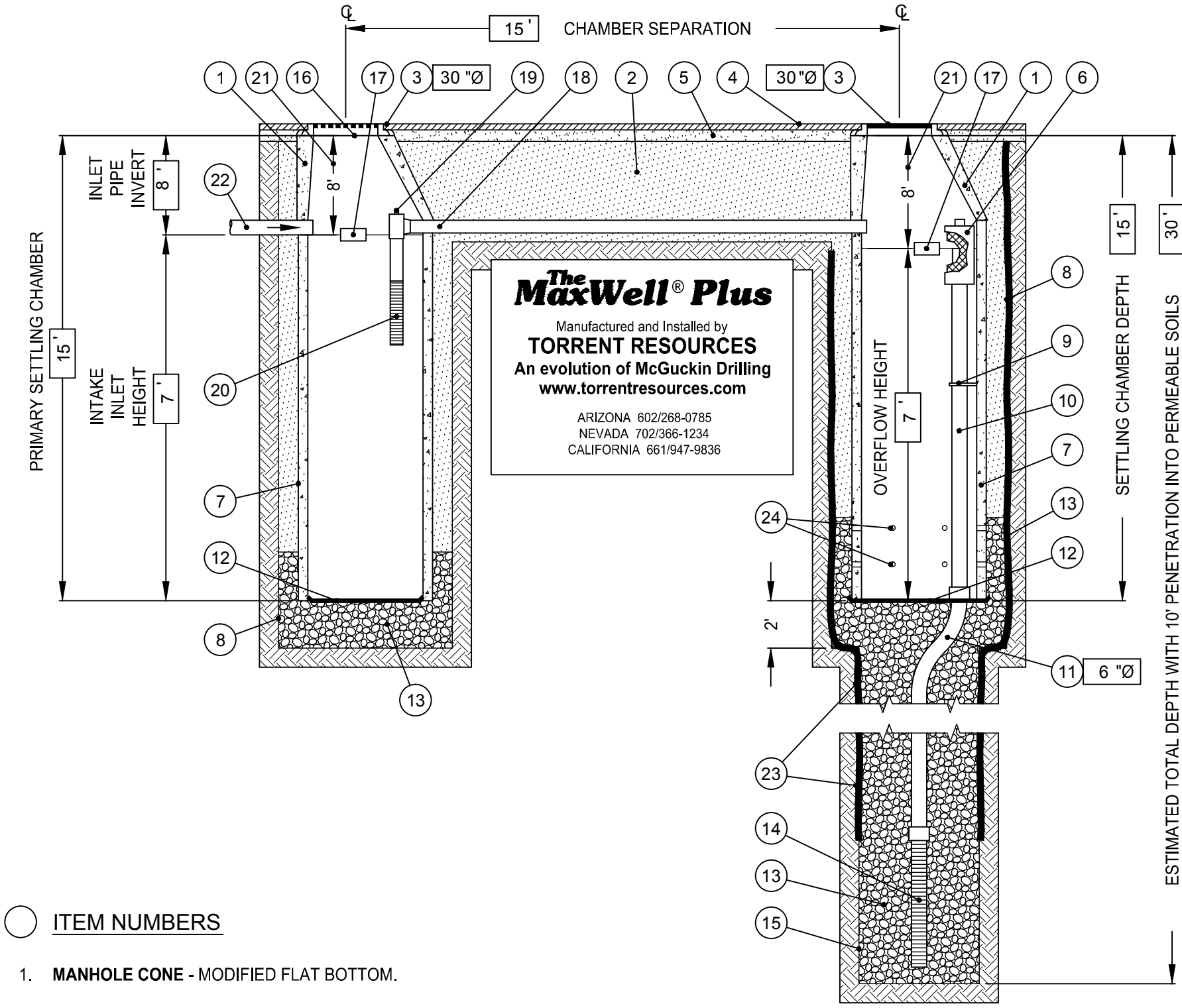
SHEET TITLE

Utility Plan

SHEET NO.

C1.40

Modified Maxwell Plus Drainage System Detail And Specifications



The Maxwell® Plus
Manufactured and Installed by
TORRENT RESOURCES
An evolution of McGuckin Drilling
www.torrentresources.com
ARIZONA 602268-0785
NEVADA 702356-1234
CALIFORNIA 661947-9836

THE GEOTECHNICAL ENGINEER HAS REVIEWED AND APPROVED THE
URBAN RUN-OFF MITIGATION SYSTEM, INCLUDING CONFIRMING
ADEQUATE PERCOLATION.

SIGNATURE _____ DATE _____ STAMP _____

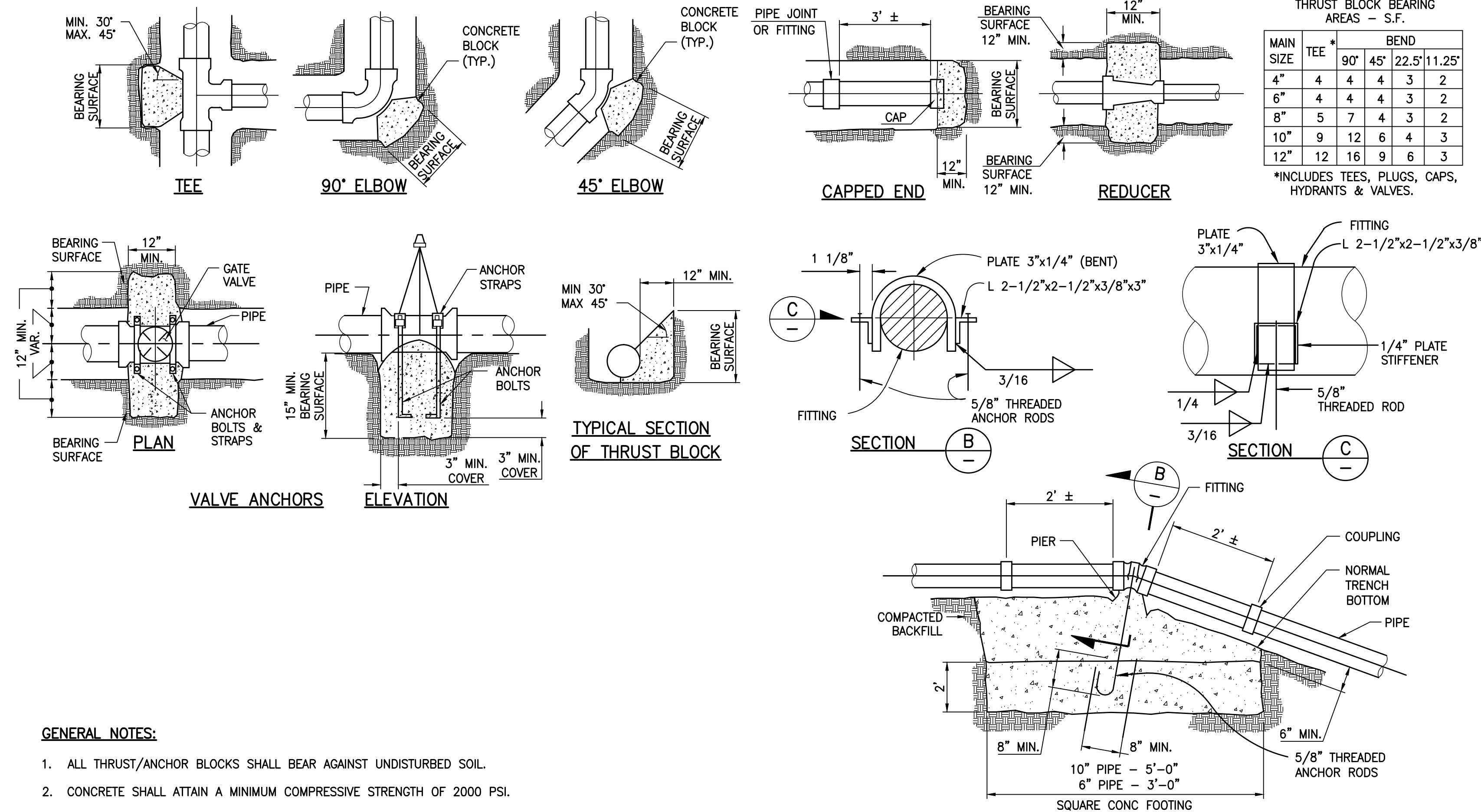
ITEM NUMBERS

- MANHOLE CONE - MODIFIED FLAT BOTTOM.
- STABILIZED BACKFILL - TWO-SACK SLURRY MIX.
- BOLTED RING & GRATE/COVER - DIAMETER AS SHOWN, CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.
- GRADED BASIN OR PAVING (BY OTHERS).
- COMPACTED BASE MATERIAL (BY OTHERS).
- PUREFLO® DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL 260" MAX. S.W.O. FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
- PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
- MIN. 6" Ø DRILLED SHAFT.
- SUPPORT BRACKET - FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.
- OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
- DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
- BASE SEAL - GEOTEXTILE, POLY LINER OR CONCRETE SLURRY.
- ROCK - CLEAN AND WASHED 3/8" TO 1-1/2" AGGREGATE.
- FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. DIAMETER VARIES 96" OVERALL LENGTH WITH TRI-B COUPLER.
- MIN. 4" Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
- FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.
- ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY. TYPICAL TWO (2) PER CHAMBER.
- CONNECTOR PIPE - 4" Ø SCH. 40 PVC.
- VENTED ANTI-SIPHON INTAKE WITH FLOW REGULATOR.
- INTAKE SCREEN - 4" Ø SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TRI-C CAP.
- FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE PRIMARY/SECONDARY SETTLING CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE CONNECTOR PIPE OVERFLOW.
- OPTIONAL INLET PIPE (BY OTHERS).
- NON-WOVEN GEOTEXTILE SLEEVE, MIRAFI 140 NL MIN. 6 FT Ø, HELD APPROX. 10 FEET OFF THE BOTTOM OF EXCAVATION.
- EIGHT (8) 1.25" DIAMETER HOLES PER FOOT WHERE NOTED.

AZ Lic. R00070465 A. R00070467 B-4. A04W9363
CA Lic. 52880. C-42. H42.
NV Lic. 000550 A - NM Lic. 9856 CDFM
U.S. Patent No. 4,923,330 - P. Trusmark 1074, 1090, 2004
NOTE: DRAWING NOT TO SCALE

8 MODIFIED MAXWELL PLUS DRAINAGE SYSTEM DETAIL AND SPECIFICATIONS

N.T.S.

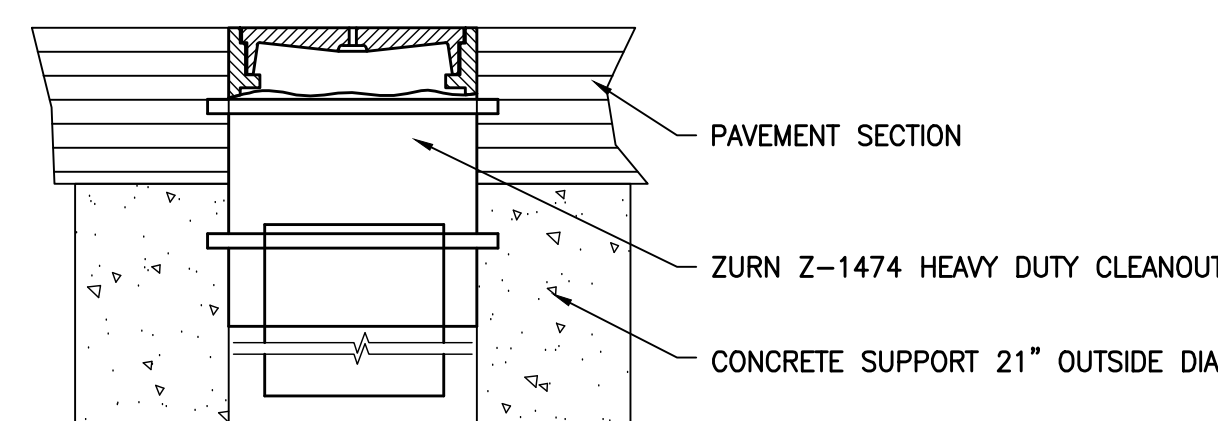


GENERAL NOTES:

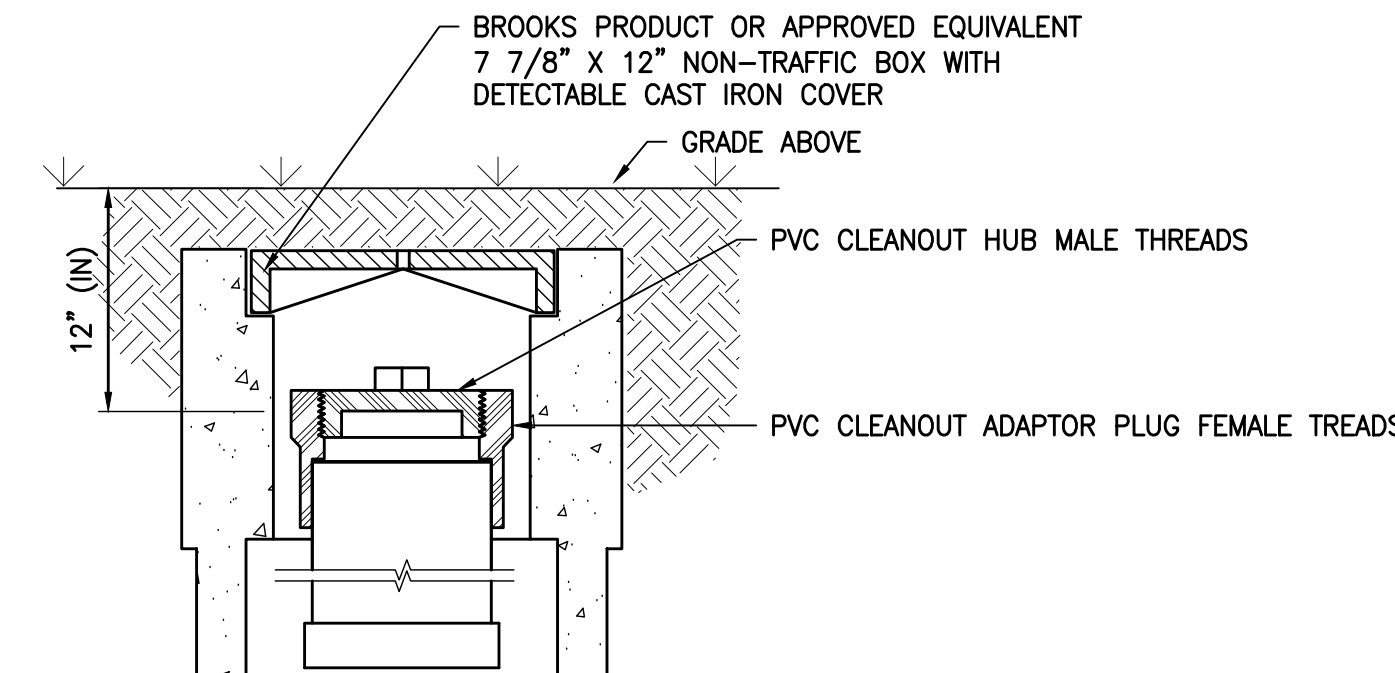
- ALL THRUST/ANCHOR BLOCKS SHALL BEAR AGAINST UNDISTURBED SOIL.
- CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
- ALL ANCHOR RODS AND ANCHOR BOLTS SHALL BE MINIMUM 5/8" DIA. & ANCHOR STRAPS SHALL BE 3"x1/4".
- THRUST BLOCK DESIGN IS BASED ON A WATER PRESSURE OF 150 P.S.I., AND A MINIMUM ALLOWABLE SOIL BEARING VALUE OF 2000 P.S.F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SOIL BEARING VALUES AND THE POSITION AND SIZE OF BEARING AREAS, BASED UPON N.F.P.A. 24.
- THE RATIO OF WIDTH TO HEIGHT OF THRUST BLOCKS SHALL NOT EXCEED 1.5 TO 1.

7 THRUST AND ANCHOR BLOCK DETAILS

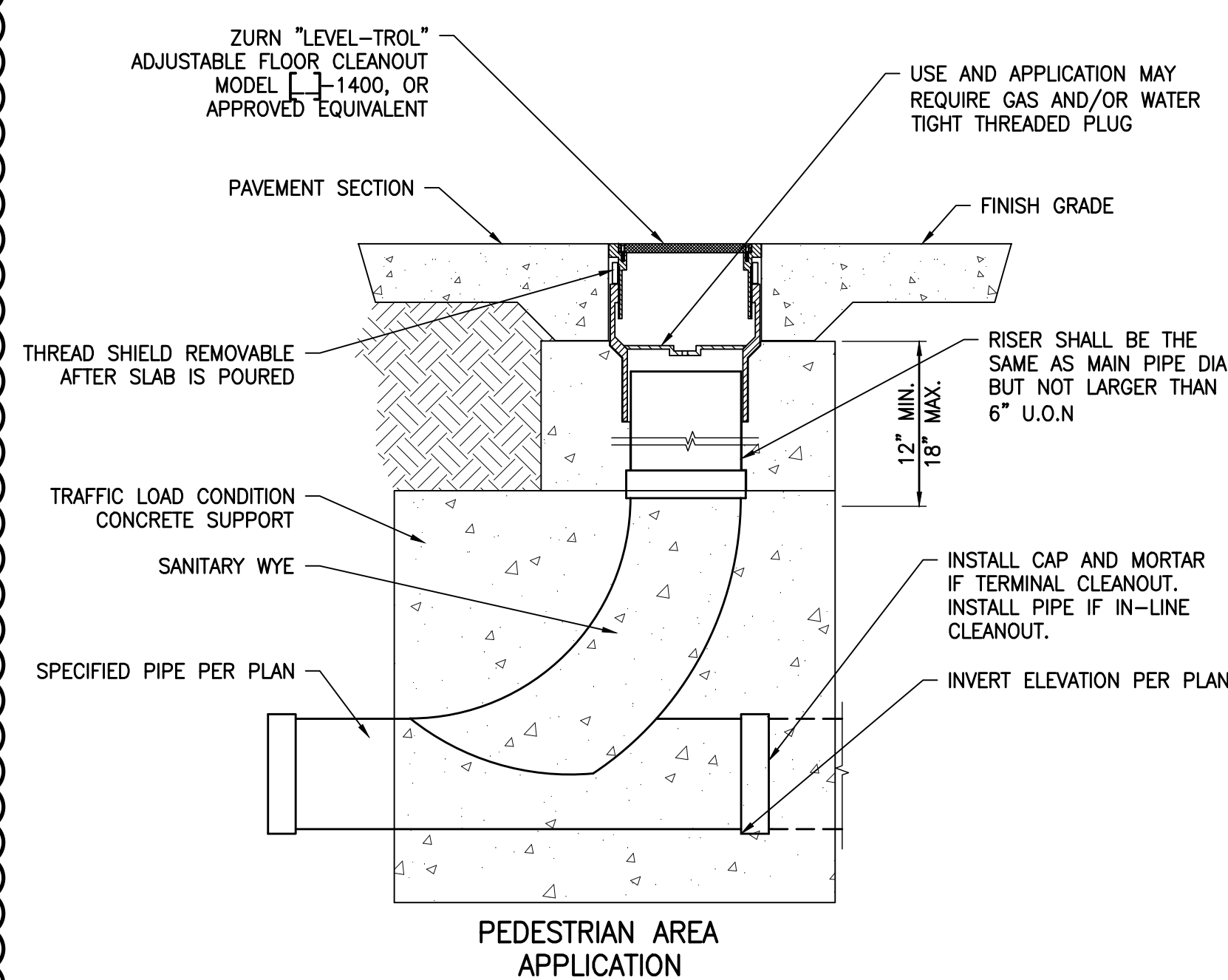
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HEAVY DUTY - TRAFFIC APPLICATION



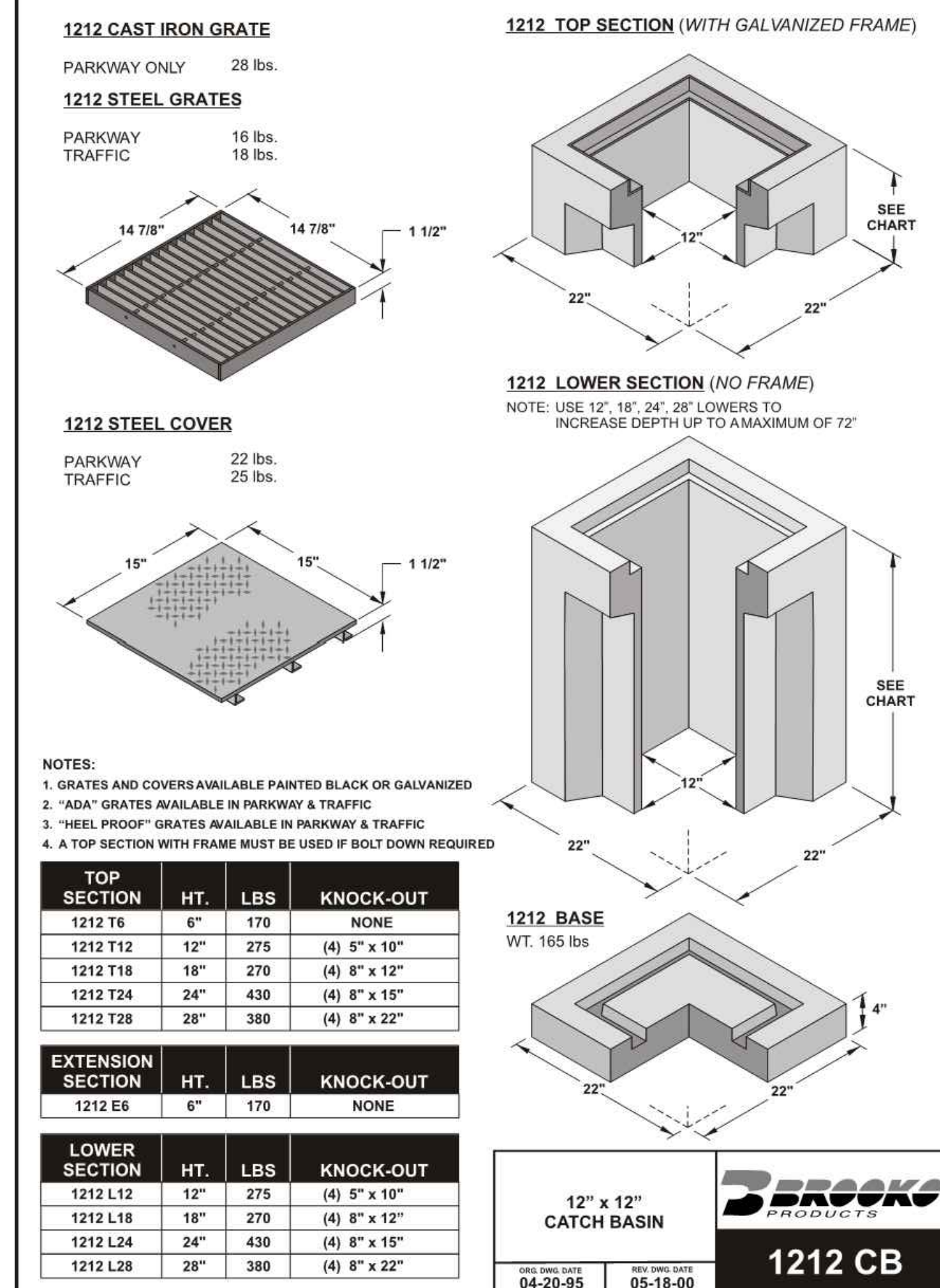
BURIED IN GROUND APPLICATION



REFER TO APWA STD. PLAN NO. 204-0 WHEN INVERT DEPTH IS GREATER THAN 38"(N.) BELOW THE SURFACE

6 CLEANOUT SHALLOW DEPTH-38" OR LESS

N.T.S.

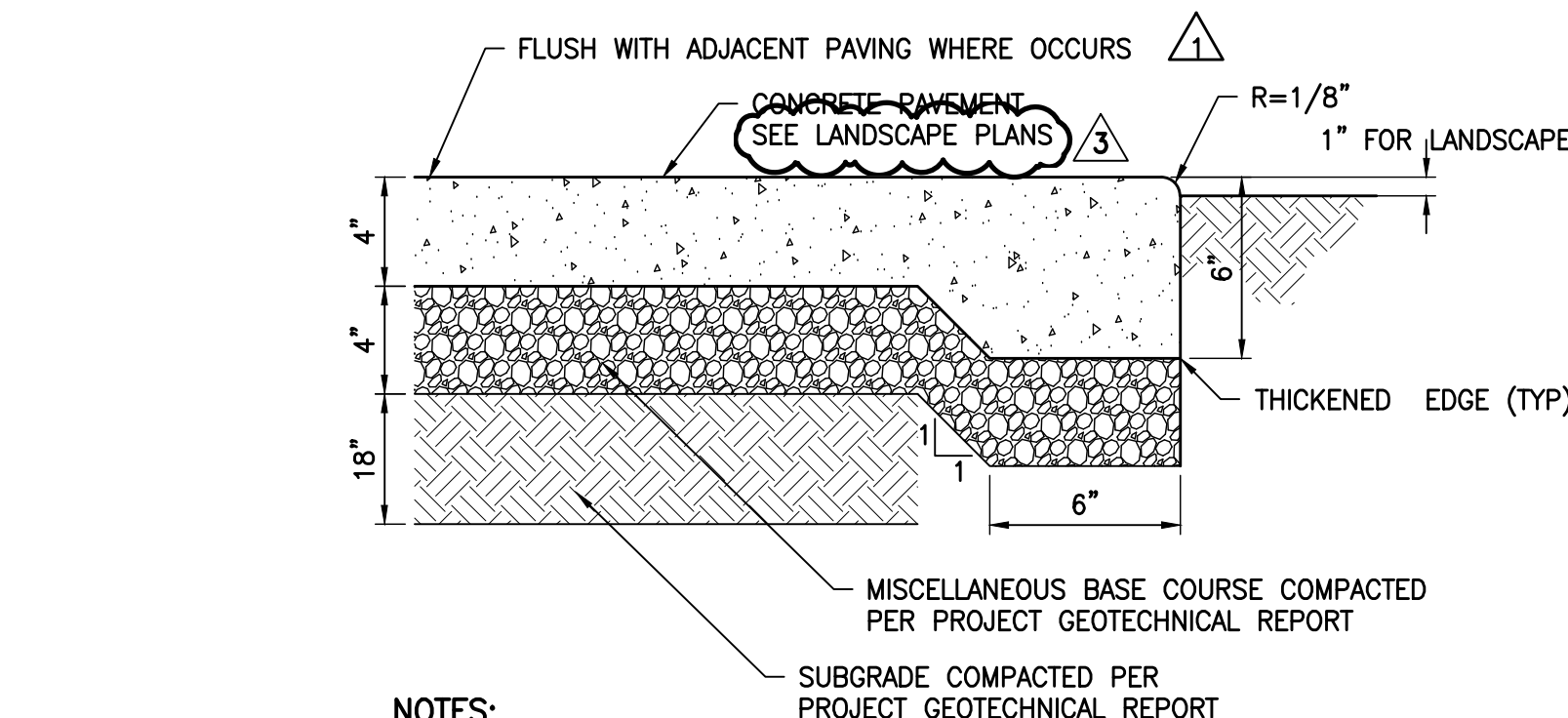


NOTES:
1. GRATES AND COVERS AVAILABLE PAINTED BLACK OR GALVANIZED
2. "ADA" GRATES AVAILABLE IN PARKWAY & TRAFFIC
3. "HEEL PROOF" GRATES AVAILABLE IN PARKWAY & TRAFFIC
4. A TOP SECTION WITH FRAME MUST BE USED IF BOLT DOWN REQUIRED

TOP SECTION	HT.	LBS	KNOCK-OUT
1212 T6	6"	170	NONE
1212 T12	12"	275	(4) 5" x 10"
1212 T18	18"	270	(4) 8" x 12"
1212 T24	24"	430	(4) 8" x 15"
1212 T28	28"	380	(4) 8" x 22"

LOWER SECTION	HT.	LBS	KNOCK-OUT
1212 L12	12"	275	(4) 5" x 10"
1212 L18	18"	270	(4) 8" x 12"
1212 L24	24"	430	(4) 8" x 15"
1212 L28	28"	380	(4) 8" x 22"

EXTENSION SECTION	HT.	LBS	KNOCK-OUT
1212 E6	6"	170	NONE

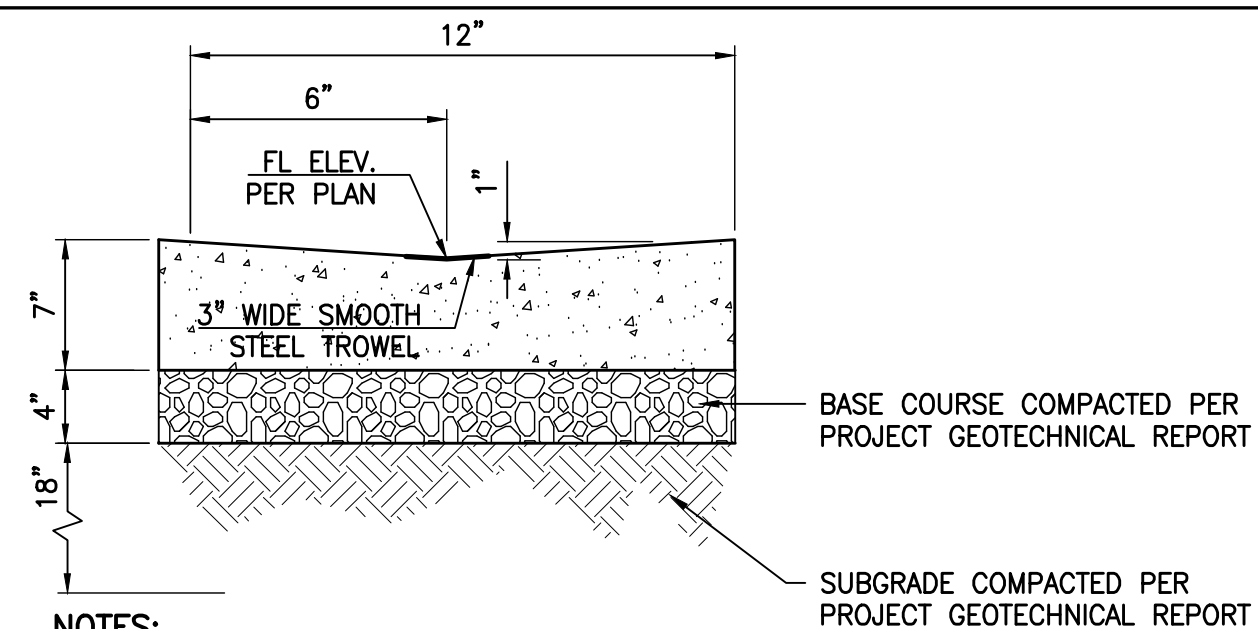


NOTES:

- ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
- REFER TO LANDSCAPE DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
- SEE LANDSCAPE DRAWINGS FOR LOCATION OF CONTROL JOINTS AND CONCRETE TYPES.

4 CONCRETE WALK SECTION

N.T.S.

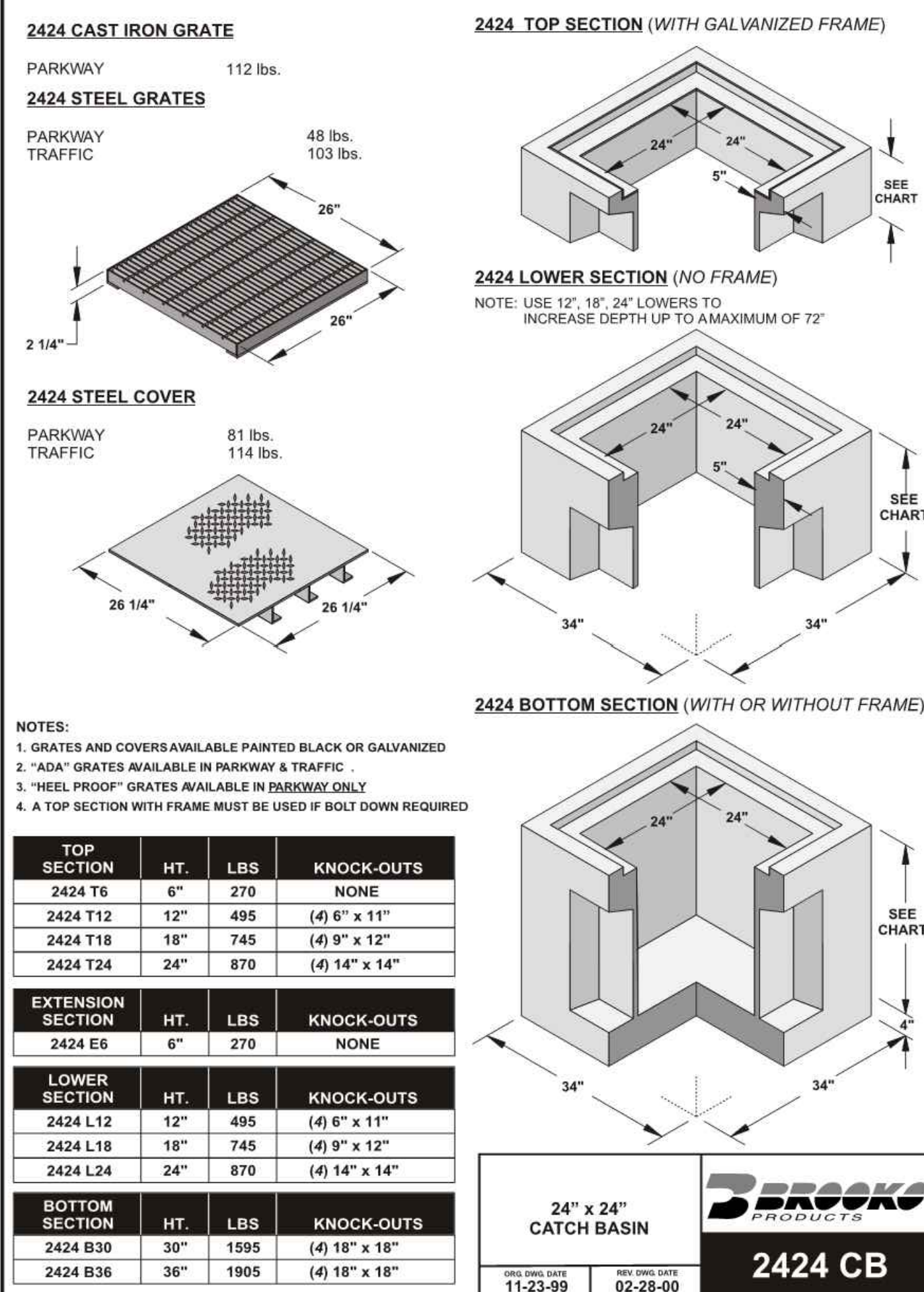


NOTES:

- ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
- CONTROL JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 10' INTERVALS O.C.

3 CONCRETE VALLEY GUTTER

N.T.S.



NOTES:
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3. "HEEL PROOF" GRATES AVAILABLE IN PARKWAY & TRAFFIC
4. A TOP SECTION WITH FRAME MUST BE USED IF BOLT DOWN REQUIRED

TOP SECTION	HT.	LBS	KNOCK-OUTS
2424 T6	6"	270	NONE
2424 T12	12"	495	(4) 6" x 11"
2424 T18	18"	745	(4) 9" x 12"
2424 T24	24"	870	(4) 14" x 14"

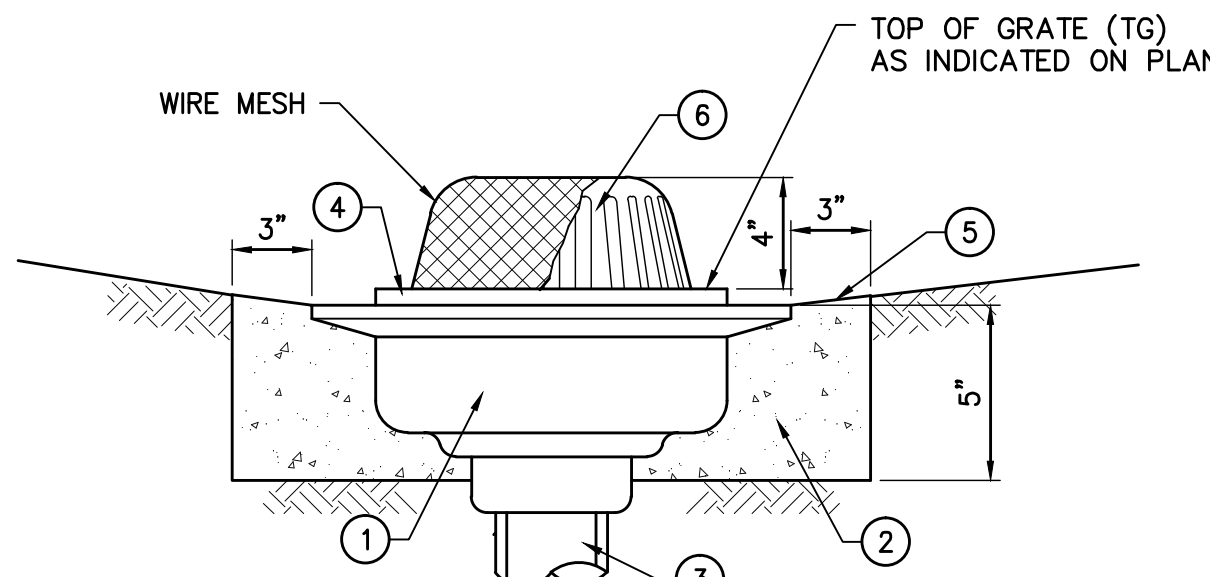
EXTENSION SECTION	HT.	LBS	KNOCK-OUTS
2424 E6	6"	270	NONE

LOWER SECTION	HT.	LBS	KNOCK-OUTS
2424 L12	12"	495	(4) 6" x 11"
2424 L18	18"	745	(4) 9" x 12"
2424 L24	24"	870	(4) 14" x 14"

BOTTOM SECTION	HT.	LBS	KNOCK-OUTS
2424 B30	30"	1595	(4) 18" x 18"
2424 B36	36"	1905	(4) 18" x 18"

2 24" X 24" CATCH BASIN

N.T.S.



LEGEND:

- GALVANIZED CAST IRON BODY AND GRATE AREA DRAIN.
- 2,500 PSI PORTLAND CEMENT CONCRETE PAD (PAD MAY BE EITHER ROUND OR SQUARE IN PLAN VIEW).
- OUTLET PIPE TO MATCH PIPE SIZE PER PLAN.
- TOP OF DRAIN ELEVATION PER PLAN.
- FINISH GRADE PER PLAN.
- DOMES TOP WHERE INDICATED ON PLAN (SEE TABLE BELOW)

SIZE	TYPE	ITEM DESCRIPTION	MODEL NO.	FREE AREA (SQ. IN.)
12" DIA.	DOMES	ZURN PLUMBING PRODUCTS	Z121-VF-G	78
12" DIA.	DOMES	JAY R. SMITH MFG. CO.	2675-G	53

1 PLANTER DRAIN DETAIL

N.T.S.

NO.	DATE	BY	DESCRIPTION	REVISIONS
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