GENERAL SPECIFICATIONS FOR ALL GRADING PLANS

1. Specifications shall have precedence over drawings.
2. The stamped set of plans shall be on the job site at all times.
3. All recommendations and conditions of the approved soils and/or geological report and the Department's approval letters shall be part of the plans and shall be at the job site at all times.
4. No work shall be started in or about a grading project without first notifying the grading inspector.
5. No grading work, including import and export, shall be done between the hours of 6:00 p.m. and 7:00 a.m. on any day and no work shall be done on Sunday at any time, except in emergencies as provided in Section 91.7001(f) of the Building Code. A haul route satisfactory to the Grading Division or approved by the Board of Building and Safety commissioners shall be shown on the plans. The Traffic Bureau of the Long Beach Police Department shall be notified prior to the start of hauling (213)485–3106.
6. Owner shall keep the construction area sufficiently damp to control dust caused by grading and construction. Owner shall, at all times, provide reasonable control of dust caused by wind.
7. If the grading job extends over a period of time exceeding six months, the Department may require planting of those portions of the job where all other grading requirements have been met in order to prevent dust and erosion.
8. Highway equipment shall be kept in good operating condition and muffled as required by law.
9. Except in emergency cases, the repair of construction equipments or the delivery of construction materials is not permitted before 8:00 a.m. or after 6:00 p.m. on Saturday nor any time on Sunday.
10. The fill materials in each truckload shall be kept low enough to prevent spillage and shall be sufficiently wet down to prevent dust.
11. No person shall, when hauling any earth, sand, gravel, rock, stone debris, paper or any other substance over any public street, alley or other public place, allow such materials to blow or spill over and upon the public street, alley, or other public place or adjacent private property.
12. No person shall, when excavating, compacting, hauling or moving earth, sand, gravel, rock, stone, debris, or any other similar substance, cause, allow or permit such materials to drop, be deposited, or fall from the body, tires, or wheels of any vehicle so used upon any public street or alley without immediately and permanently removing the same therefrom.
13. Permission shall be secured from the Department of Public Works if the trucks are loaded in the street.
14. The loading or dumping of excess soil shall be approved by the grading inspector prior to starting excavation.
15. Brushing and scarifying of slopes shall process only as far as periodically cleared by the grading inspector.
16. Prior to placing fill, slopes shall be properly prepared by brushing and benching.
17. Loose material shall not exceed 3" in depth on a graded slope.
18. All debris and foreign material shall be removed from the site.
19. All loose materials shall be removed or compacted per approved plan.
20. If at any stage of work on an excavation or fill the department determines that further work as authorized by an existing permit is likely to endanger any property or public way, the Department may require as a condition to allow the work to continue, that plans for such work be amended to include adequate safety precautions.
21. Sanitary facilities shall be maintained on the site from the beginning to completion of grading operations.
22. The engineering geologist, soils engineer and civil engineer shall comply with RGA 4–67 and S–67 and shall provide the Department with a grading certification upon completion of the job.
23 An as–graded plan at a scale of 1" = 40' (or other scales deemed appropriate by the Department) prepared by the tract civil engineer shall be submitted with the required grading certifications to the Department upon job completion.
24. The permittee shall provide supervisory control during the grading operation to insure compliance with approved plans and with the Municipal Code. When necessary, the permittee shall avail himself of geological and foundation engineering services and the services of a Grading Deputy Inspector to implement his supervisory control.

EARTHWORK QUANTITIES

REMOVAL AND RECOMPACTION = 778 CU. YDS.

CUT: 444 CU. YDS. FILL: 0 CU. YDS.
EXPORT: 444 CU. YDS. IMPORT: ø CU. YDS.
DISPOSAL SITE G.P.# ★ SOURCE G.P.#
★CONTRACTOR TO VERIFY AND NOTIFY CITY INSPECTOR 10 DAYS PRIOR TO EXPORTING MATERIALS.

CONTRACTORS NOTE:

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

Attachment "A"

Job Address 425 E. 5TH ST LONG BEACH, CA 90802
Permit# _____–_____–_____

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

THE FOLLOWING NOTES SHALL BE EITHER INCORPORATED OR ATTACHED TO THE APPROVED CONSTRUCTION/GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING WHICH MUST BE IMPLEMENTED ON ALL CONSTRUCTION PROJECTS.

CONSTRUCTION MEANS CONSTRUCTING, CLEARING, GRADING OR EXCAVATION THAT RESULTS IN SOIL DISTURBANCE. CONSTRUCTION INCLUDES STRUCTURE TEARDOWN. IT DOES NOT INCLUDE ROUTINE MAINTENANCE ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, OR ORIGINAL PURPOSE OF FACILITY; EMERGENCY CONSTRUCTION ACTIVITIES REQUIRED TO IMMEDIATELY PROTECT PUBLIC HEALTH AND SAFETY; INTERIOR REMODELING WITH NO OUTSIDE EXPOSURE OF CONSTRUCTION MATERIAL OR CONSTRUCTION WASTE TO STORM WATER; MECHANICAL PERMIT WORK; OR SIGN PERMIT WORK. –NPDES PERMIT PART 5 "DEFINITIONS"

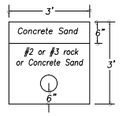
- ERODED SEDIMENTS AND POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION–RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED TOXIC STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- NON–STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON–SITE UNTIL THEY CAN BE APPROPRIATELY DISPOSED OF OR RECYCLED.
- TRASH AND CONSTRUCTION–RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.
- RETENTION BASINS OF SUFFICIENT SIZE SHALL BE PROVIDED TO RETAIN STORM WATER RUNOFF ON–SITE AND SHALL BE PROPERLY LOCATED TO COLLECT ALL TRIBUTARY SITE RUNOFF.
- WHERE RETENTION OF STORM WATER RUNOFF ON–SITE IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, RUNOFF MAY BE CONVEYED TO THE STREET AND THE STORM DRAIN SYSTEM PROVIDED THAT AN APPROVED FILTERING SYSTEM IS INSTALLED AND MAINTAINED ON–SITE DURING THE CONSTRUCTION DURATION.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS, LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

PRINT NAME _____ (OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE _____ DATE (OWNER OR AUTHORIZED AGENT OF THE OWNER)

25. Subdrains shall be laid under all fills placed in natural watercourses. Subdrain shall be placed along the watercourse flow line and along the flowline of any branches tributary thereto. Additional subdrain shall be installed to collect any active or potential springs or seeps which will be covered by the fill. Subdrains shall be installed after the watercourse has been excavated to firm materials in preparation for receiving the fill. Individual design shall be shown on each plan for City approval, based on the recommendations of the soils engineer and geologist to the satisfaction of the Department.



Perforated subdrain conduits shall be either transite or corrugated galvanized iron hot–dipped in asphalt, or approved PVC. asphalt, or approved PVC.

Such conduits shall be 6" min. Diameter for runs of 500' or less and 8" min. Dia. For over 500'.
Fabric may be used to wrap around the gravel pocked provided it it is recommended by a soils engineer.

Surface drainage shall not be permitted to discharge into a subdrain.

26. Temporary erosion control shall be installed between October 1st and April 15th. (Department of Public Work's approval is required.)
27. Grading which involves removal of lateral support of public ways required Department of Public Works approval.

Inspections of Excavation and Fills. The permittee or his agent shall notify the Grading Inspector when the grading operation is ready for each of the following inspection:

1. Initial Inspection: When the permittee is ready to begin work, but before grading or brushing is started.
2. Toe Inspection: After the natural ground is exposed and prepared to receive fill, but before any fill is placed.
3. Excavation Inspection: After the excavation is started, but before the vertical depth of the excavation exceeds ten feet.
4. Fill Inspection: After the fill emplacement is started, but before the vertical height of the lift exceeds ten feet.
5. Drainage Device Inspection: After forms and pipe are in place, but before any concrete is place.
6. Rough Grading: When all rough grading has been completed. This inspection may be called for at the completion of the rough grading without the necessity of the Department having previously reviewed and approved the reports.
7. Final: When all work, including installation of all drainage structures and other protective devices, has been completed and the as–graded plan and required reports have been submitted.

Special (Continuous) Inspection: Continuous inspection by a registered deputy grading inspector shall be provided for the following conditions;

1. A contiguous grading area exceeding 60,000 square feet.
2. An excavated or filled slope steeper than two horizontal to one vertical.
3. An excavated slope exceeding 40 feet in height and the top of which is within 20 feet of a property line coterminous with improved private property or a public way.
4. Foundation excavations below a one horizontal to one vertical plane inward and down from the property line.
5. Special cases where the work, in the opinion of the building official, involves unusual hazards or conditions. For example, all shoring, underpinning, and slop cutting work requires the presence of a deputy grading inspector.

Issuance of Certificate. If, upon final inspection of any excavation or fill, it is found that the work authorized by the grading permit has been satisfactorily completed in accordance with requirements of this Code, Grading Certificate covering such work shall be issued to the owner by the a Superintendent of Building. Upon the owner's request, a separate certificate will be issued for each lot for which building permits have been issued or applied for prior to the completion of

ADDITIONAL NOTES:

1. Grading general requirements (B–164) shall be attached to and made a part of the plans.
2. Existing non–conforming slopes shall be cut back at 2:1 (26') or retained.
3. No trenches or excavations 5 feet or more in depth into which a person is required to descend, or obtain necessary permit from the State of California Division of Industrial Safety prior to the issuance of a building or grading permit.
4. All concentrated drainage including roof water shall be conducted to the street in an approved device at 2% minimum.
5. All cut and fill slopes shall be no steeper than 2:1 (26').
6. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to an approved location in an acceptable manner and in a non–erosive device.
7. Footing adjacent to a descending slope steeper than 3:1 in gradient shall be located a distance of one–third the vertical height of the slope with a minimum of 5 feet but need not exceed 40 feet measured horizontally from the face of the fill slope.
8. All footings shall be founded into natural undisturbed soils as per code, or approved fill.
9. All fill or backfill shall be compacted to a minimum of 90% relative compaction as determined by A.S.T.M. Method D–1557. Subdrains shall be provided where required by code. Cohesionless soils with less than 15% finer than .005 mm requires 95% compaction.
10. The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins, and for bottom inspection, before any fill is placed. Fill may not be placed without approval of the grading inspector.
11. Stake and flag the property lines in accordance with a licensed survey map.
12. NOTE ON PLANS:
    a) "General Specifications for all Grading Plans" – Building and Safety form B–164 is a part of the plans.
    b) All graded slopes shall be planted and sprinklered.
    c) Standard 12–inch high berm is required at top of all graded slopes.
    d) No fill to be placed until the City grading inspector has inspected and approved the bottom excavation.
    e) Building and Safety letter dated_____and referenced reports are a part of these plans (attach a copy to the plans).
    f) City Planning letter dated_____is a part of these plans (attach a copy to the plans).
13. This plan has been reviewed and conforms to recommendations of Soils Engineering by SOILS PACIFIC Reports dated JAN–22–2018 Signature and date_____
    This plan has been reviewed and conforms to recommendations of Geological Reports by dated JAN–22–2018 Signature and date_____ SOILS PACIFIC
14. Comply with provisions of Section 91.1804.4 for expansive soil conditions.
15. Temporary erosion control to be installed between October 1 and April 15. Obtain Grading Inspector's and Department of Public Works approval of proposed procedures.
16. Registered Deputy Grading Inspector is required on grading and foundation earthwork where (site exceeds 60,000 s.f.) (cut of fill slopes exceeds 2:1) (cuts exceed 40 ft. in height and within 20 ft. of a property line) (foundation excavation below a 1:1 plane from property line) (projects involve unusual hazards)
17. A Registered deputy grading Inspector is required on all shoring work including slot–cuts.
18. 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.
19. 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.

ATTACHMENT B NOTES

THE FOLLOWING BMP's AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY PROJECT ENGINEER OR THE BUILDING OFFICIAL)

EROSION CONTROL

EC1– SCHEDULING
EC2– PRESERVATION OF EXISTING VEGETATION
EC3– HYDRAULIC MULCH
EC4– HYDROSEEDING
EC5– SOIL BINDER
EC6– STRAW MULCH
EC7– GEOTEXTILES & MATS
EC8– WOOD MULCHING
EC9– EARTH DIKES AND DRAINAGE SWALES
EC10–VELOCITY DISSIPATION DEVICES
EC11–SLOPE DRAINS
EC12–STREAMBANK STABILIZATION
EC13–POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL

SE1– SILT FENCE
SE2– SEDIMENT BASIN
SE3– SEDIMENT TRAP
SE4– CHECK DAM
SE5– FIBER ROLLS
SE6– GRAVEL BAG BERM
SE7– STREET SWEEPING AND VACUUMING
SE8– SANDBAG BARRIER
SE9– STRAW BALE BARRIER
SE10–STORM DRAIN INLET PROTECTION

EQUIPMENT TRACKING CONTROL

TC1– STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2– STABILIZED CONSTRUCTION ROADWAY
TC3– ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

WE1– WIND EROSION CONTROL

NON–STORMWATER MANAGEMENT

NS1– WATER CONSERVATION PRACTICES
NS2– DEWATERING OPERATIONS
NS3– PAVING AND GRINDING OPERATIONS
NS4– TEMPORARY STREAM CROSSING
NS5– CLEAR WATER DIVERSION
NS6– ILLICIT CONNECTION/DISCHARGE
NS7– POTABLE WATER/IRRIGATION
NS8– VEHICLE AND EQUIPMENT CLEANING
NS9– VEHICLE AND EQUIPMENT FUELING
NS10–VEHICLE AND EQUIPMENT MAINTENANCE
NS11–PILE DRIVING OPERATIONS
NS12–CONCRETE CURING
NS13–CONCRETE FINISHING
NS14–MATERIAL AND EQUIPMENT USE
NS15–DEMOLITION ADJACENT TO WATER
NS16–TEMPORARY BATCH PLANTS

WATE MANAGEMENT & MATERIAL POLLUTION CONTROL

WM1– MATERIAL DELIVERY AND STORAGE
WM2– MATERIAL USE
WM3– STOCKPILE MANAGEMENT
WM4– SPILL PREVENTION AND CONTROL
WM5– SOLID WASTE MANAGEMENT
WM6– HAZARDOUS WASTE MANAGEMENT
WM7– CONTAMINATION SOIL MANAGEMENT
WM8– CONCRETE WASTE MANAGEMENT
WM9– SANITARY/SEPTIC WASTE MANAGEMENT
WM10–LIQUID WASTE MANAGEMENT

STORM WATER POLLUTION CONTROL

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work.
(Order No. 01–182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction–related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non–storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on–site until it can be appropriately disposed of or recycled.
6. Trash and construction–related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on–site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on–site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on–site during the construction duration.

LEGAL DESCRIPTION — LOTS 23 & 24, BLOCK 53 OF TOWN SITE OF LONG BEACH TRACT, RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS OF THE LOS ANGELES COUNTY RECORDS.

OWNERS — VISTA MESA INVESTMENT GROUP, LLC.
1158 LAS PULGAS ROAD
PACIFIC PALISADES, CA
TELL: (310) 925–2525
E–MAIL: MESALLCS@OUTLOOK.COM
CONTACT: MOHSEN GHANE

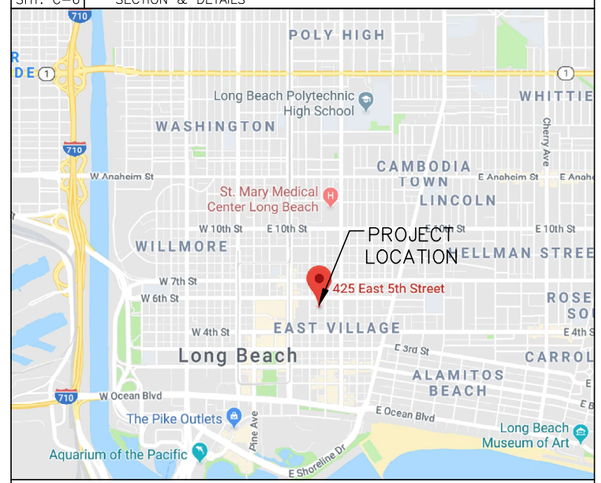
CIVIL — GREYSTONE ENGINEERING GROUP INC.
9023 W. PICO BLVD.
LOS ANGELES, CA. 90035
TEL: 310–405–2341
CONTACT: SOHEIL MOEINI

GEOTECHNICAL — SOILS PACIFIC
675 NORTH ECKHOFF STREET SUITE #A
ORANGE, CA 92868
TELL: 714–879–1203
CONTACT: YONNES KABIR

SURVEYOR — H.J. BURKE, INC.
ADD: 830 S. DURANGO DR. # 100, LAS VEGAS, NEVADA 89145
TELL: 310–633–1213, 702–452–8753
FAX: 702–562–9876
EMAIL: INFO@HJBURKE.COM
CONTACT:HOOSHMAND JAHANPOUR–BURKE
LS 8230

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL TOLL FREE
1–800–227–2600
TWO WORKING DAYS BEFORE YOU DIG

SHEET INDEX



VICINITY MAP

AERO COLLECTIVE
209 S. MARKET ST.
INGLEWOOD, CA. 90301
323.553.2376

CLIENT INFO:
VISTA MESA INVESTMENT GROUP, LLC.
1158 LAS PULGAS ROAD
PACIFIC PALISADES, CA

CONSULTANT LOGO:
GREYSTONE
ENGINEERING GROUP, INC.
9023 W. PICO BLVD LOS ANGELES, CA. 90035
(310) 405–2341 EMAIL: INFO@GREYSTONEENG.COM

E. 5TH ST. APARTMENTS

425 E. 5TH ST.
LONG BEACH, CA 90802
PROJECT #17010

05.07.18
PLAN CHECK SUBMITTAL

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES / REVISIONS	DATE

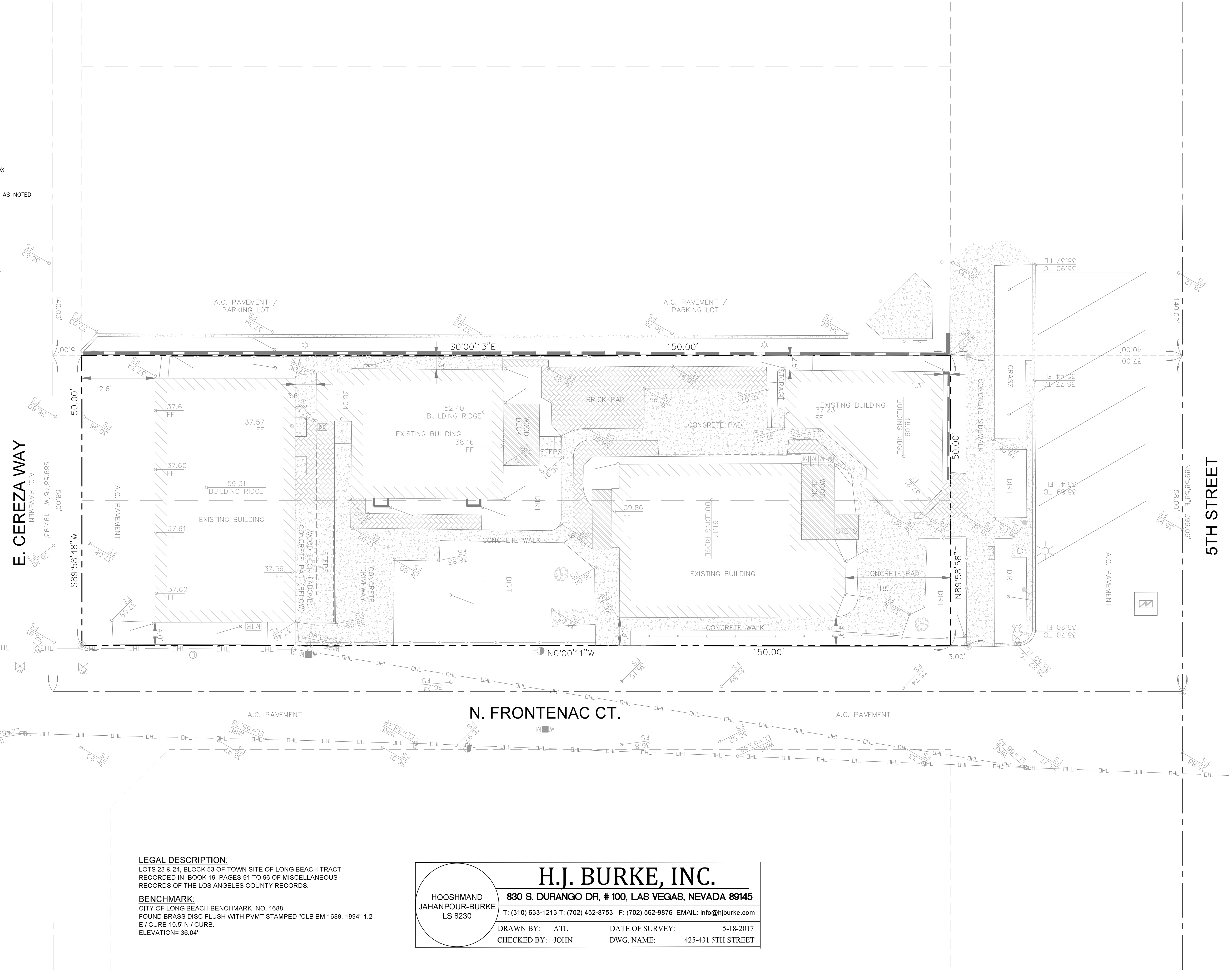
COVER SHEET & NOTES

ISSUE DATE: 05.07.2018

C–1

LEGEND

- PROPERTY LINE
- LOT LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD UTILITY LINE (OHL)
- WALL
- EXISTING BUILDING
- FS — FINISHED SURFACE
- FF — FINISHED FLOOR
- FL — FLOWLINE
- NG — DIRT
- TC — TOP OF CURB
- ELECTRIC VAULT/PULL BOX
- ELECTRIC MANHOLE
- FIRE HYDRANT
- FOUND OR SET MONUMENT AS NOTED
- GUY ANCHOR OR POLE
- UTILITY POLE
- AREA LIGHT
- 9" DIAMETER VENT
- GUARD POST
- SIGN
- MAIL BOX
- MTR — METER BOX
- SANITARY SEWER MANHOLE
- GAS METER
- WATER METER
- WATER VALVE
- STREET LIGHT
- STL — STREET LIGHT PULL BOX
- TREE



SURVEY

SCALE: 1"=8'-0"

LEGAL DESCRIPTION:

LOTS 23 & 24, BLOCK 53 OF TOWN SITE OF LONG BEACH TRACT, RECORDED IN BOOK 19, PAGES 91 TO 96 OF MISCELLANEOUS RECORDS OF THE LOS ANGELES COUNTY RECORDS.

BENCHMARK:

CITY OF LONG BEACH BENCHMARK NO. 1688,
FOUND BRASS DISC FLUSH WITH PVMT STAMPED "CLB BM 1688, 1994" 1.2' E / CURB 10.5' N / CURB.
ELEVATION= 36.04'

HOOSHMAND JAHANPOUR-BURKE
LS 8230

H.J. BURKE, INC.

830 S. DURANGO DR, # 100, LAS VEGAS, NEVADA 89145

T: (310) 633-1213 T: (702) 452-8753 F: (702) 562-9876 EMAIL: info@hjburke.com

DRAWN BY:	ATL	DATE OF SURVEY:	5-18-2017
CHECKED BY:	JOHN	DWG. NAME:	425-431 5TH STREET

AERO COLLECTIVE

209 S. MARKET ST.
INGLEWOOD, CA. 90301
323.553.2376

CLIENT INFO:
VISTA MESA INVESTMENT GROUP, LLC.
1158 LAS PULGAS ROAD
PACIFIC PALISADES, CA

CONSULTANT LOGO:
GREYSTONE
ENGINEERING GROUP, INC.
9023 W. PICO BLVD. LOS ANGELES, CA. 90035
(310) 405-2341 EMAIL: INFO@GREYSTONEENG.COM

E. 5TH ST. APARTMENTS

425 E. 5TH ST.
LONG BEACH, CA 90802
PROJECT # 17010

05.07.18
PLAN CHECK SUBMITTAL

STAMP:

NOT FOR CONSTRUCTION

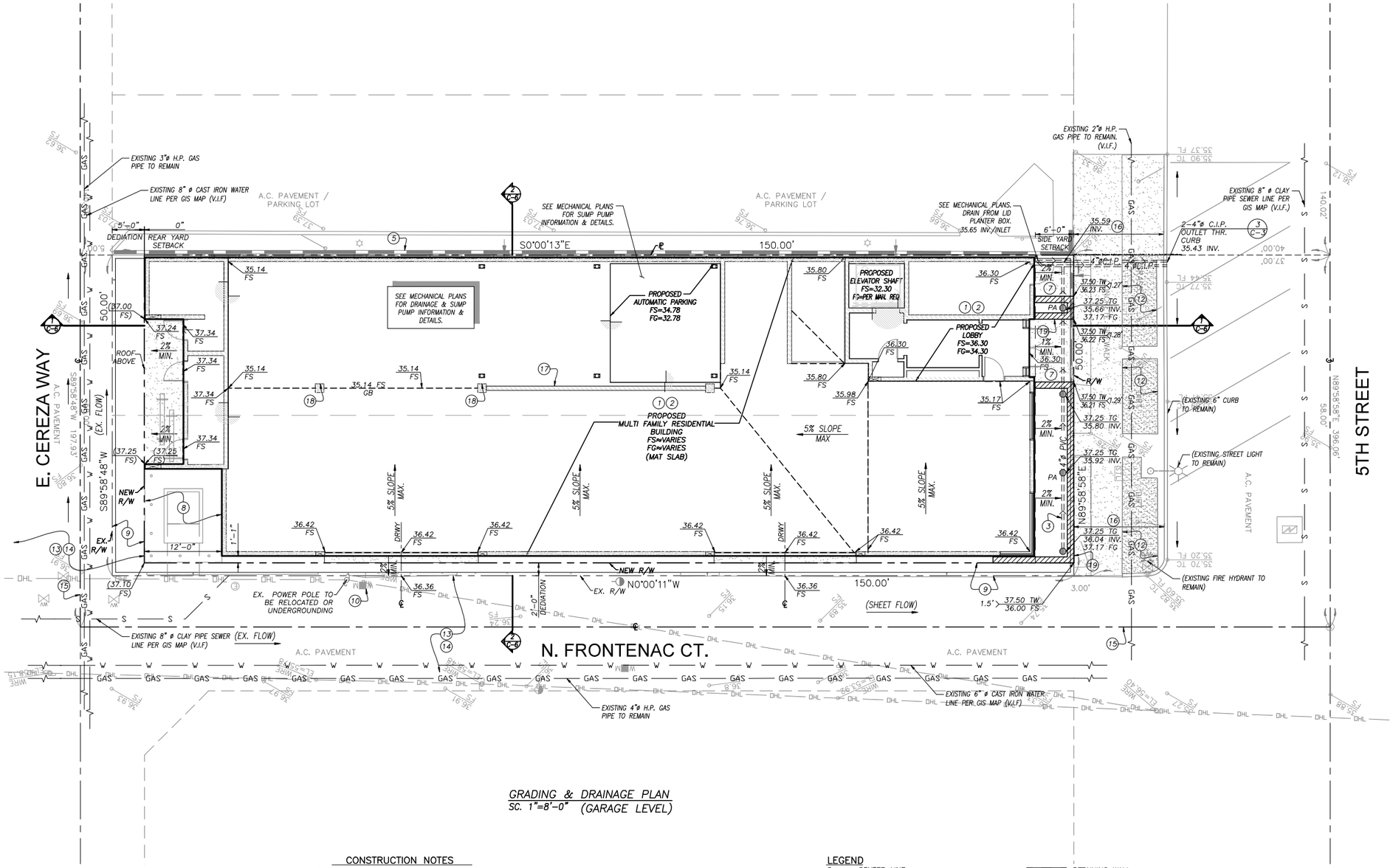
NO.	ISSUES / REVISIONS	DATE

E. 5TH ST.

SURVEY

ISSUE DATE: 05.07.2018

C-2



GRADING & DRAINAGE PLAN
SC. 1"=8'-0" (GARAGE LEVEL)

CONSTRUCTION NOTES

1. STRUCTURAL FOUNDATION AND MAT SLAB PER ARCHITECT/STRUCTURAL PLANS AND GEOTECHNICAL REPORT.
2. OVER EXCAVATE UNDER FOUNDATION 3.5' BELOW AND BEYOND FOOTING PER SOILS ENGINEER RECOMMENDATIONS.
3. CONSTRUCT SDR 35 PVC PIPE (SIZE AS SHOWN) AT 1% MINIMUM SLOPE (MIN. PIPE SIZE 4"ø.)
4. CONSTRUCT DRIVEWAY (PER DETAIL 2 ON SHEET C-6.
5. EXISTING TO REMAIN.
6. EXISTING TO BE REMOVED.
7. CONSTRUCT 5" THK. SLAB ON GRADE WITH #4 REBARS AT 16" O.C. BOTH WAYS PER SOILS REPORT RECOMMENDATION.
8. CONSTRUCT CONC. PAD FOR PROPOSED GENERATOR PER MANUFACTURE SPECIFICATIONS.
9. CONSTRUCT BASE & ASPHALT PER PUBLIC WORKS DEPARTMENT REQUIREMENT.
10. EX. WATER METER TO BE RELOCATED PER SEPARATE PLAN.
11. EX. GAS METER TO BE RELOCATED PER SEPARATE PLAN.
12. CONSTRUCT PLANTER AREA PER LANDSCAPE PLANS.
13. RELOCATE OR UNDERGROUNDING EXISTING FACILITY TO ACCOMMODATE THE ALLAY WIDENING PER SEPARATE PERMIT.
14. RECONSTRUCT FULL WIDTH OF THE ALLEYS WITH PORTLAND CEMENT CONCRETE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS PER SEPARATE PERMIT.
15. RECONSTRUCT THE ALLEY INTERSECTION TO ALIGN WITH THE NEW ALLEY WIDENING PER SEP. PERMIT.
16. RECONSTRUCT THE SIDE WALK PARKING, RESULTING IN A 15-FOOT PUBLIC SIDE WALK; 6-FOOT WIDE PARKWAY AND 9-FOOT WIDE SIDE WALK PAVING.
17. CONSTRUCT WALL PER STRUCTURAL PLANS.
18. CONSTRUCT COLUMN PER STRUCTURAL PLANS.
19. CONSTRUCT PLANTER WALL MAX. 18" HEIGHT.

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY THE LOCATIONS OF ALL PROPOSED STRUCTURES, ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

LEGEND

℄	CENTER LINE
CO	CLEANOUT
DG	DECOMPOSED GRANITE
⌀	DAYLIGHT LINE
DN	DOWN
● DS	DOWNSPOUT
FF	FINISH FLOOR
FP	FIRE PLACE
FG	FINISH GRADE
FL	FLOW LINE
FP	FIRE PLACE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
PA	PLANTER AREA
℄	PROPERTY LINE
NG	NATURAL GRADE
TC	TOP OF CURB
TD	TOP OF DECK
TG	TOP OF GRATE
TW	TOP OF WALL
UNO	UNLESS NOTED OTHERWISE

RETAINING WALL
BLOCK WALL
FS — CONTRACTOR TO VERIFY HARD SURFACE THICKNESS PER ARCHITECTURAL SPECIFICATIONS AND DETAILS TO DETERMINE ROUGH GRADE ELEVATIONS.
12" SQ. CATCH BASIN PER NDS PLASTIC PRODUCTS PART NO. 1200-1204. U.N.O.
6"ø SPEE-D BASIN PER NDS PLASTIC PRODUCTS PART NO. 101, 201, 300. U.N.O.
INDICATES 4"ø PERF. SUBDRAIN
185.5 TC — EXISTING SPOT ELEVATIONS
V.I.F. — VERIFY IN THE FIELD
GRADE BREAK
GAS — GAS PIPE LINE
W — WATER PIPE LINE
S — SEWER PIPE LINE

SCALE: 1"=8'
0 8 16 24

AERO COLLECTIVE
209 S. MARKET ST.
INGLEWOOD, CA. 90301
323.553.2376

CLIENT INFO:
VISTA MESA INVESTMENT GROUP, LLC.
1158 LAS PULGAS ROAD
PACIFIC PALISADES, CA

CONSULTANT LOGO:
GREYSTONE
ENGINEERING GROUP, INC.
9023 W. PICO BLVD. LOS ANGELES, CA. 90035
(310) 405-2341 EMAIL: INFO@GREYSTONEENG.COM

E. 5TH ST. APARTMENTS

425 E. 5TH ST.
LONG BEACH, CA 90802
PROJECT # 17010

05.07.18
PLAN CHECK SUBMITTAL

STAMP:

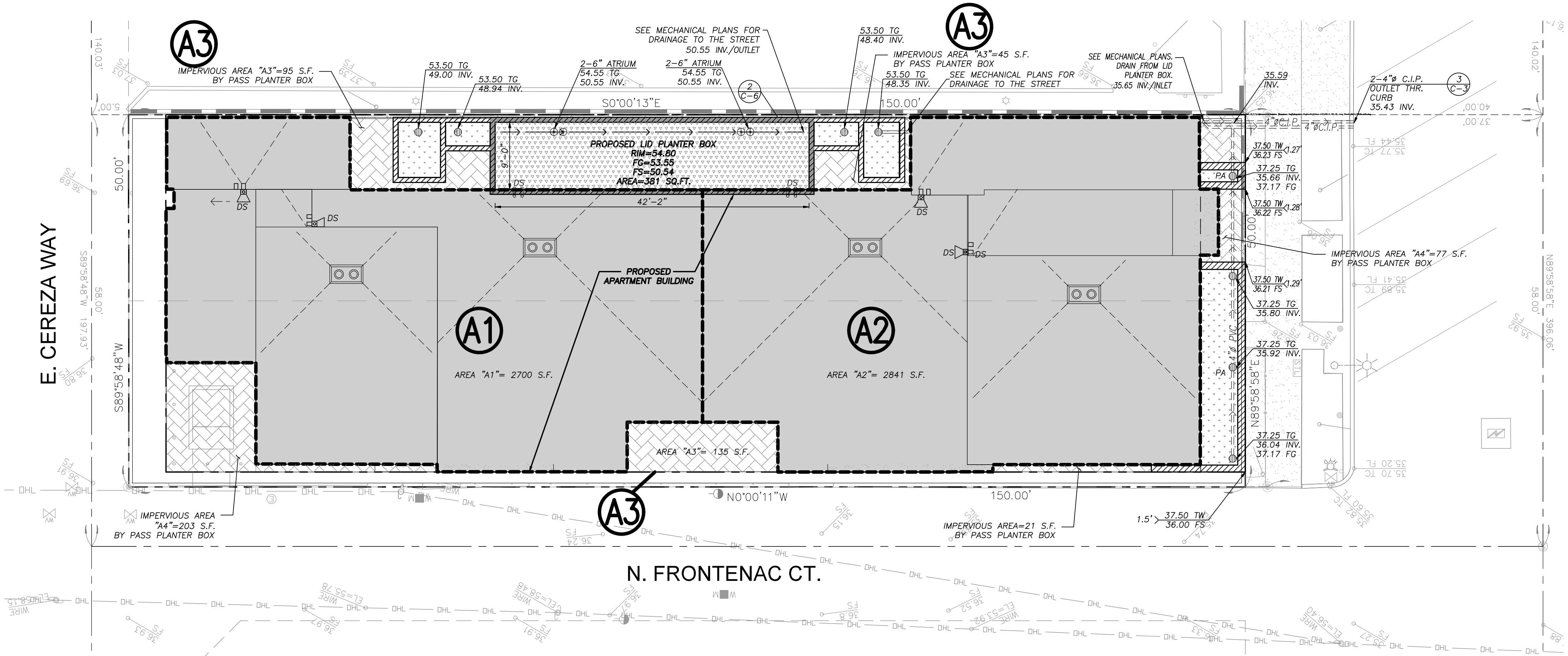
NOT FOR CONSTRUCTION

NO.	ISSUES / REVISIONS	DATE

GRADING & DRAINAGE PLAN

ISSUE DATE: 05.07.2018

C-3



LID PLAN

SC. 1"=8'

SCALE: 1"=8'

0 8 16 24

LEGEND

A1 — SUBAREA DESIGNATION

SUBAREA BOUNDARY

INDICATES IMPERVIOUS AREA

INDICATES PLANTER BOX

INDICATES PLANTER AREA

INDICATES IMPERVIOUS AREA

LEGEND

℄	CENTER LINE
CO	CLEANOUT
DG	DECOMPOSED GRANITE
ⅅ	DAYLIGHT LINE
DN	DOWN
● DS	DOWNSPOUT
FF	FINISH FLOOR
FP	FIRE PLACE
FG	FINISH GRADE
FL	FLOW LINE
FP	FIRE PLACE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT
PA	PLANTER AREA
ℙ	PROPERTY LINE
NG	NATURAL GRADE
TC	TOP OF CURB
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TW	TOP OF WALL
UNO	UNLESS NOTED OTHERWISE
	RETAINING WALL
	BLOCK WALL
FS	CONTRACTOR TO VERIFY HARD SURFACE THICKNESS PER ARCHITECTURAL SPECIFICATIONS AND DETAILS TO DETERMINE ROUGH GRADE ELEVATIONS.
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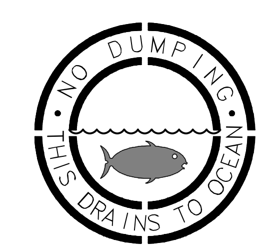

DETAIL NO. 1

SCALE: NTS

STENCIL TO BE PAINTED NEAR CATCH BASINS THAT DRAIN INTO PLANTER BOXES

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E. 5TH ST.

LID PLAN

ISSUE DATE: 05.07.2018

C-4

PLANTER BOX:

A1	ROOF AREA	2700 S.F
A2	ROOF AREA	2841 S.F
A3	BALCONY AND COURT AREA	275 S.F
A4	GENARATOR & FRONT SLAB AREA	300 S.F
TOTAL	TOTAL AREA	6116 S.F
REQUIRED PLANTER BOX AREA:		318 S.F
PROVIDED PLANTER BOX AREA:		381 S.F

LID Design Rainfall Depth:

Project Site 85th Percentile 24-hr Rainfall: 0.5 in.

(Check at:) http://ladpw.org/wrd/hydrologygis/

Design Rainfall Depth: **0.75** in.

(85th Percentile Rainfall or 3/4", whichever is greater)

Areas draining to BMP

Red values to be changed by user.			
Black values are automatically calculated.			
Drainage Area	**Total Area**	**Impervious Area**	**% IMP**
	sqft	*sqft*	*%*
DA-1	6116	6116	100%
DA-2			
DA-3&4			
DA-4			
DA-5			
DA-6			
DA-7			
DA-8			
DA-9			
DA-10			
TOTAL	*6116*	*6116*	

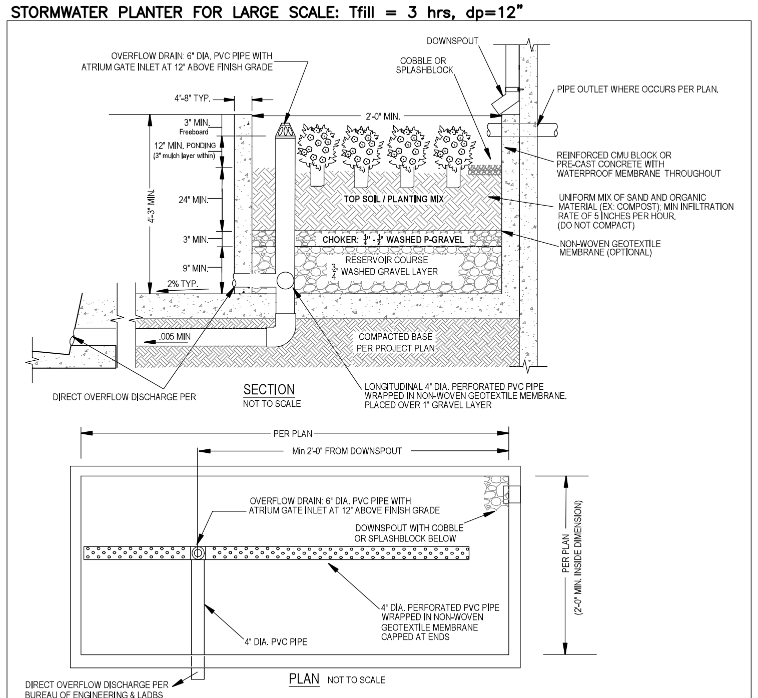
Planter Box#1 Sizing

Note: Red values to be changed by user.
Black values are automatically calculated.

[1]	Total Area (SF)		6116
[2]	Impervious Area (SF)		6116
[3]	Pervious Area (SF)	**[1]-[2] =**	0
[4]	Catchment Area (SF)	**|*0.9)+([3]*0.1) =**	5504
[5]	Design Rainfall Depth (in)	**Greater of 0.75", 85th percentile**	0.75
[6]	V_{design} (CF)	**1.5*[5]/12*[4] =**	516
[7]	$K_{sat,media}$ (in/hr)		5.0
[8]	FS		2.0
[9]	$K_{sat,design}$ (in/hr)	**[7]/[8] =**	2.5
[10]	d_{p_max}, Max. Ponding Depth (ft)	**|(1, [9]*48/12) =**	1.0
[11]	d_p, Ponding Depth (ft)	**1' max.**	1.0
[12]	T_{fill} (hr)		3
[13]	**A_{min} (sq. ft)**	**)]*[12]/12 + [11])**	**318**

Source: LID Handbook, City of LA (May 2012)

STORMWATER PLANTER FOR LARGE SCALE: Tfill = 3 hrs, dp=12"



STORMWATER PLANTER FOR LARGE SCALE

NOTES:

1. AT LEAST 15 INCHES SHALL BE PROVIDED BETWEEN THE PLANTING SURFACE AND THE CREST OF EACH PLANTER
2. PLANTERS SHALL NOT BE LOCATED ON UNEVEN OR SLOPED SURFACES.
3. TOP SOIL/PLANTING MIX IS AT LEAST 24" DEEP.
4. TOP SOIL CONTAINS NO MORE THAN 30% COMPOST.
5. MINIMUM GRAVEL LAYER SHALL BE 12" DEEP.
6. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
7. PLANTING IS REQUIRED. CONSULT LANDSCAPE ARCHITECT FOR SPECIFIC PLANT TYPES.

DETAIL NO. 2
SCALE: NTS

Peak Flow Hydrologic Analysis

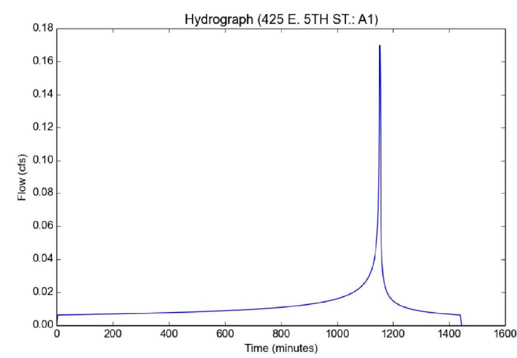
File location: C:/Users/Greystone Eng 3/Documents/Dropbox (Greystone Eng)/Greystone Engineering/Mesa LLC/425 E. 5th St. Long Beach/LID Calcula
Version: HydroCalc 1.0.2

Input Parameters

Project Name	425 E. 5TH ST.
Subarea ID	A1
Area (ac)	0.062
Flow Path Length (ft)	80.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.1
Percent Impervious	1.0
Soil Type	14
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.1
Peak Intensity (in/hr)	3.0428
Undeveloped Runoff Coefficient (Cu)	0.7435
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.1698
Burned Peak Flow Rate (cfs)	0.1698
24-Hr Clear Runoff Volume (ac-ft)	0.0235
24-Hr Clear Runoff Volume (cu-ft)	1024.4883



Peak Flow Hydrologic Analysis

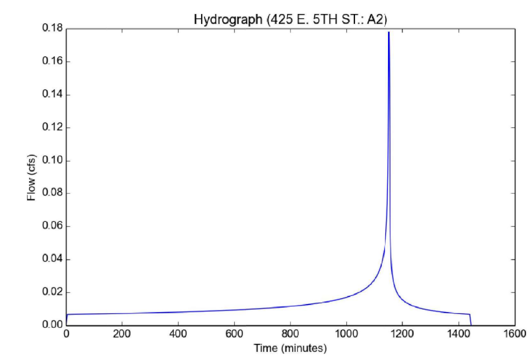
File location: C:/Users/Greystone Eng 3/Documents/Dropbox (Greystone Eng)/Greystone Engineering/Mesa LLC/425 E. 5th St. Long Beach/LID Calcula
Version: HydroCalc 1.0.2

Input Parameters

Project Name	425 E. 5TH ST.
Subarea ID	A2
Area (ac)	0.065
Flow Path Length (ft)	80.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.1
Percent Impervious	1.0
Soil Type	14
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.1
Peak Intensity (in/hr)	3.0428
Undeveloped Runoff Coefficient (Cu)	0.7435
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.178
Burned Peak Flow Rate (cfs)	0.178
24-Hr Clear Runoff Volume (ac-ft)	0.0247
24-Hr Clear Runoff Volume (cu-ft)	1074.0603



Peak Flow Hydrologic Analysis

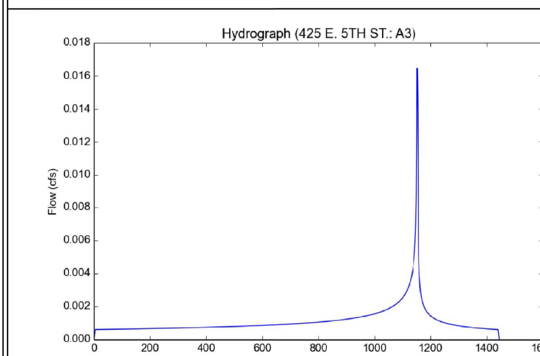
File location: C:/Users/Greystone Eng 3/Documents/Dropbox (Greystone Eng)/Greystone Engineering/Mesa LLC/425 E. 5th St. Long Beach/LID Calcula
Version: HydroCalc 1.0.2

Input Parameters

Project Name	425 E. 5TH ST.
Subarea ID	A3
Area (ac)	0.006
Flow Path Length (ft)	60.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.1
Percent Impervious	1.0
Soil Type	14
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.1
Peak Intensity (in/hr)	3.0428
Undeveloped Runoff Coefficient (Cu)	0.7435
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.0164
Burned Peak Flow Rate (cfs)	0.0164
24-Hr Clear Runoff Volume (ac-ft)	0.0023
24-Hr Clear Runoff Volume (cu-ft)	99.144



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PROJECT # 170010

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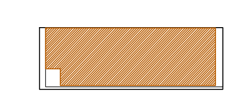

LID DETAILS

ISSUE DATE: 05.07.2018

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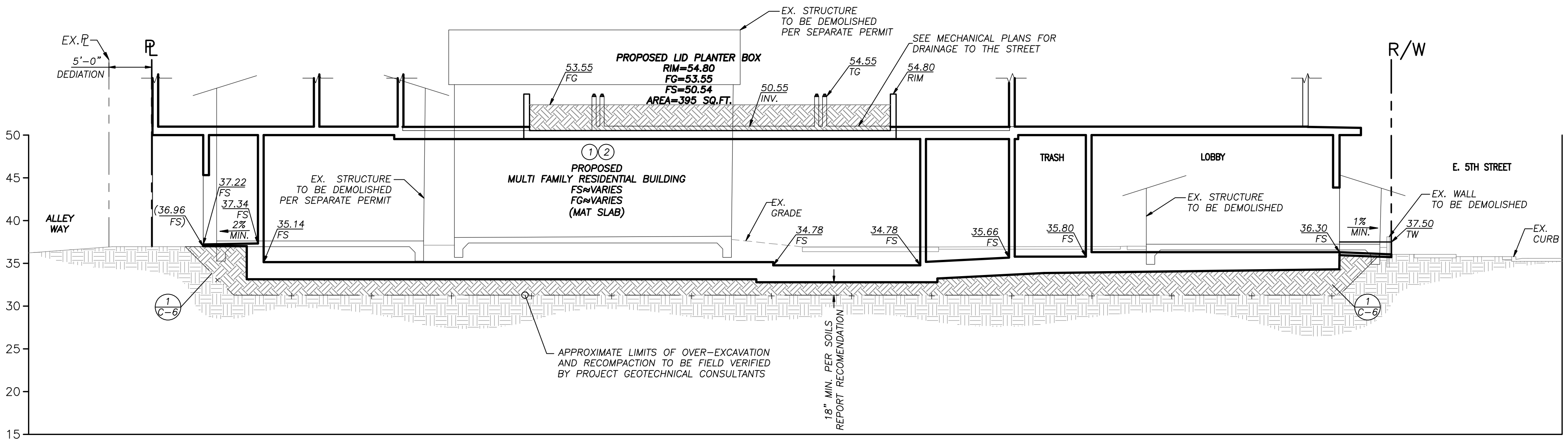
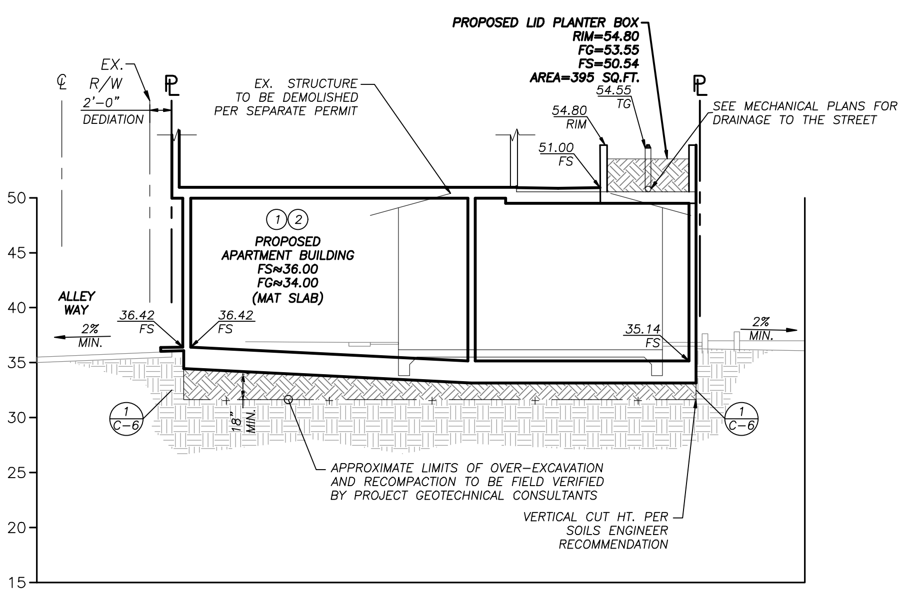
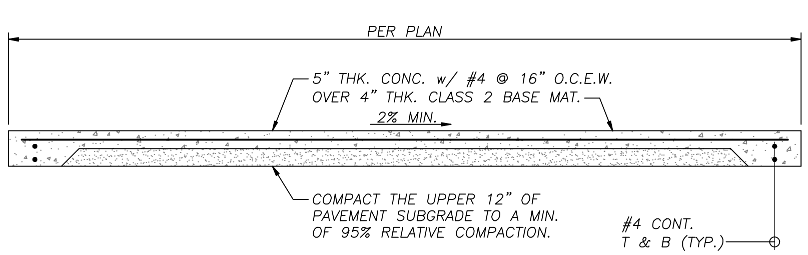


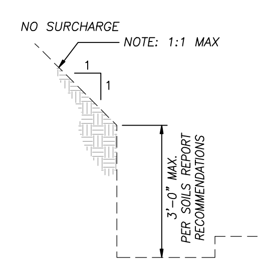
SECTION 1
SC. 1"=8'



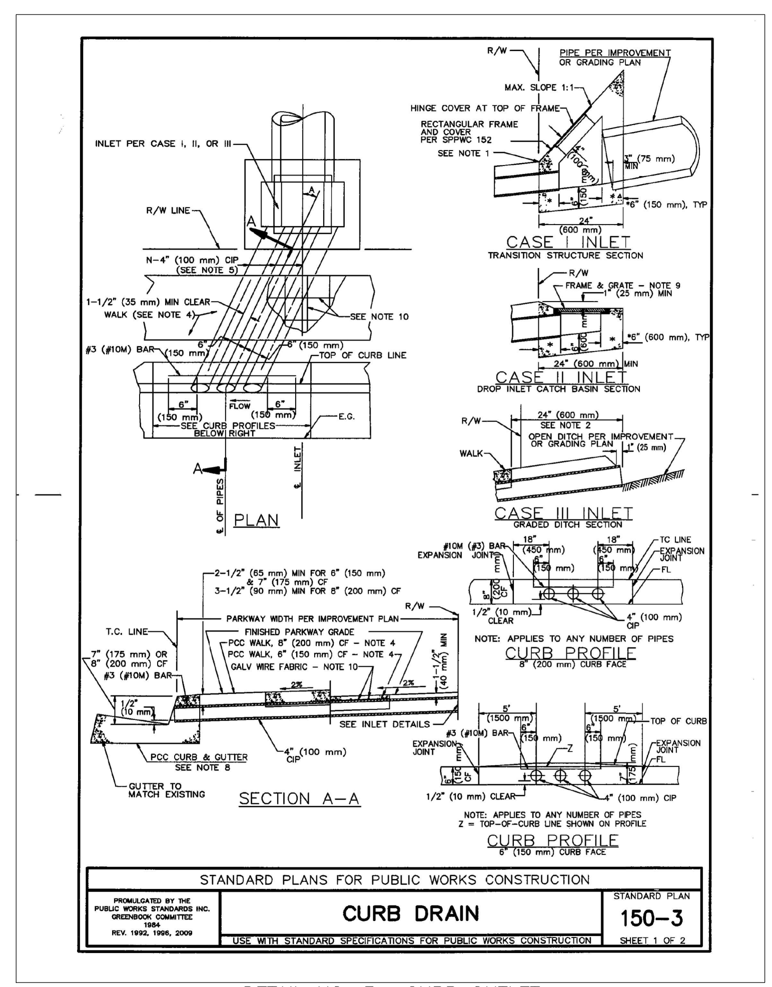
SECTION 2
SC. 1"=8'



DETAIL NO. 2 CONCRETE DRIVEWAY
N.T.S.



DETAIL 1. TEMP. EXCAVATION
N.T.S.



DETAIL NO. 3 CURB OUTLET
N.T.S.

LEGEND

℄	CENTER LINE
CO	CLEANOUT
DG	DECOMPOSED GRANITE
DL	DAYLIGHT LINE
DN	DOWN
● DS	DOWNSPOUT
FF	FINISH FLOOR
FP	FIRE PLACE
FG	FINISH GRADE
FL	FLOW LINE
FP	FIRE PLACE
FS	FINISH SURFACE
HP	HIGH POINT
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PA	PLANTER AREA
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TC	TOP OF CURB
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UNO	UNLESS NOTED OTHERWISE
(hatch)	RETAINING WALL
(hatch)	BLOCK WALL
FS	CONTRACTOR TO VERIFY HARD SURFACE THICKNESS PER ARCHITECTURAL SPECIFICATIONS AND DETAILS TO DETERMINE ROUGH GRADE ELEVATIONS.
(symbol)	12" SQ. CATCH BASIN PER NDS PLASTIC PRODUCTS PART NO. 1200-1204, U.N.O.
(symbol)	6"ø SPEE-D BASIN PER NDS, PLASTIC PRODUCTS PART NO. 101, 201, 300. U.N.O.
(arrow)	INDICATES 4"ø PERF. SUBDRAIN
185.5 TC	EXISTING SPOT ELEVATIONS

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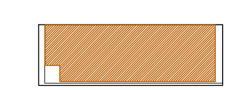


SECTIONS & DETAILS

ISSUE DATE: 05.07.2018

C-6

WET WEATHER EROSION CONTROL PLAN (WWECP) GENERAL NOTES:

1. IN CASE OF EMERGENCY, CALL MOHSEN GHANE AT 310-925-2525
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVALIABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS EMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THERE ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
7. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
8. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICAL.
9. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICAL.
10. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NONSTORM WATER FROM THE PROJECT SITES AT ALL TIMES.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COARSE, OR WIND.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY FORCES OF WIND OR WATER.
13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STARAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTED ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP's ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PERCIPITATION, AND AFTER ACTUAL PERCIPITATION. A CONSTRUCTION SITE INSPECTION CHECK LIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVALIABLE FOR REVIEW BY THE BUILDING OFFICAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
16. TRASH AND CONTRUCTION-RELATED SOILED WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTERANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
18. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. AS THE PROJECT ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRCTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITY.

CIVIL ENGINEERS/ARCHITECTS SIGNATURE DATE

20. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTOOD THE REQUIREMENTS TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS. I, OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER, OR ENGINEER WILL MAKE CERTAIN THAT ALL BMP SHOWN ON THIS PLAN WILL BE FULLY IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL BE KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTIONS OF THE BMPs WILL BE CONDUCTED AND A CURRENT LOG, SPECIFYING THE EXACT NATURE OF THE INSPECTION AND ANY REMEDIAL MEASURES, WILL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES AND WILL BE AVAILABLE FOR THE REVIEW OF THE BUILDING OFFICIAL.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE LOCAL SWPPP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE LOCAL SWPPP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW.

OWNER OR AUTHORIZED AGENT OF THE OWNER DATE

21. THE FOLLOWING BMP FROM THE "CALIFORNIA STORM WATER BMP CONSTRUCTION HANDBOOK"- JANUARY 2003, MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. BMP'sw FROM THE "CALIFORNIA STORM WATER BMP HANDBOOK"- MARCH 1993 MAY BE USED IF DETAIL IN INDICATED.

EROSION CONTROL

EC1-SCHEDULING
EC2-PRESERVATION OF EXISTING VEGETATION
EC3-HYDRAULIC MULCH
EC4-HYDROSEEDING
EC5-SOIL BINDER
EC6-STRAW MULCH
EC7-GEOTEXTILES & MATS
EC8-WOOD MULCHING
EC9-EARTH DIKES AND DRAINAGE SWALES
EC10-VELOCITY DISSIPATION DEVICES
EC11-SLOPE DRAINS
EC12-STREAMBANK STABILIZATION
EC13-POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL

SE1-SILT FENCE
SE2-SEDIMENT BASIN
SE3-SEDIMENT TRAP
SE4-CHECK DAM
SE5-FIBER ROLLS
SE6-GRAVEL BAG BERM
SE7-STREET SWEEPING AND VACUUMING
SE8-SANDBAG BARRIER
SE10-STORM DRAIN INLET PROTECTION

WIND EROSION CONTROL

WE1-WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

TC1-STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2-STABILZED CONSTRUCTION ROADWAY
TC3-ENTERANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

NS1-WATER CONSERVATION PRACTICES
NS2-DEWATERING OPERATIONS
NS3-PAVING AND GRINDING OPERATIONS
NS4-TEMPORARY STREAM CROSSING
NS5-CLAER WATER DEVERTION
NS6-ILLICIT CONNECTION/DISCHARGE
NS7-POTABLE WATER/IRRAGATION
NS8-VEHICLE AND EQUIPMENT CLEANING
NS9-VEHICLE AND EQUIPMENT FUELING
NS10-VEHICLE AND EQUIPMENT MAINTENANCE
NS11- PILE DRIVING OPERATIONS
NS12- CONCRETE CURING
NS13- CONCRETE FINISHING
NS14- MATERIAL AND EQUIPMENT USE
NS15- DEMOLITION ADJACENT TO WATER
NS16- TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

WM1- MATERIAL DELIVERY AND STORAGE
WM2- MATERIAL USE
WM3- STOCKPILE MANAGEMENT
WM4- SPILL PREVENTION AND CONTROL
WM5- SOLID WASTE MANAGEMENT
WM6- HAZARDOUS WASTE MANAGEMENT
WM7- CONTAMINATION SOIL MANAGEMENT
WM8- CONCRETE WASTE MANAGEMENT
WM9- SANITARY/SEPTIC WASTE MANAGEMENT
WM10-LIQUID WASTE MANAGEMENT

ASPHALT AND BITUMINOUS PRODUCTS

PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS FROM ASPHALT AND BITUMINOUS OPERATIONS, BY PREVENTING RUN-ON AND RUN-OFF DURING THE OPERATION, PROPERLY DISPOSING OF WASTES, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

- AVOID PRIME OR TACK COATING DURING WET WEATHER.
- STORE MATERIALS AWAY FROM DRAINAGE COURSES TO PREVENT MATERIAL FROM ENTERING THE RUN-OFF.
- COVER CATCH BASINS AND MANHOLES WHEN APPLYING SEAL COAT, TACK COAT, SLURRY SEAL, FOG SEAL, ETC.
- MAKE SURE SAND OR GRAVEL PLACED OVER NEW ASPHALT DOESN'T WASH INTO STORM DRAINS, STREETS, OR CREEKS.
- DISPOSE OF OLD ASPHALT PROPERLY. COLLECT AND REMOVE ALL BROKEN ASPHALT FROM THE SITE AND RECYCLE WHENEVER POSSIBLE. DO NOT DISPOSE OF ASPHALT PRODUCTS INTO WATERWAYS.
- FOLLOW THE STORM WATER PERMITTING REQUIREMENTS FOR INDUSTRIAL ACTIVITIES IF PAVING INVOLVES AN ON-SITE MIXING PLANT.

ADDITIONAL GENERAL NOTES

TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON

OCTOBER 1 TO APRIL 15

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE WWECP 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.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
3. WHEN DIRECTED BY THE INSPECTOR, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. PROVIDE VELOCITY CHECK DAMS ACROSS THE OUTLET OF ALL LOTS DRAINING INTO THE STREET.
5. ALL FILLS SHALL BE GRADED TO PROMOTE DRAINAGE AWAY FROM THE EDGES OF THE FILL.
6. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. STORM AND SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING UPWARD, TO WITHIN TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT TO EXCEED THE FOLLOWING:

GRADE OF STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

7. PROVIDE STANDARD "VELOCITY CHECK DAMS" AT ALL UNPAVED STREET AREAS AT THE INTERVALS INDICATED IN PARAGRAPH 6 ABOVE. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF SANDBAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIAL APPROVED BY THE INSPECTOR AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DAMS MAY NOT BE USED AS "VELOCITY CHECK DAMS".
8. PROVIDE STANDARD "VELOCITY CHECK DAMS" IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW.

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

9. THE STANDARD "VELOCITY CHECK DAM" SHALL HAVE A MINIMUM HEIGHT OF 12-INCHES. VELOCITY CHECK DAMS ACROSS OUTLETS OF ALL LOTS SHALL HAVE A MINIMUM HEIGHT OF 18-INCHES. VELOCITY CHECK DAMS CONSTRUCTED WITH SANDBAGS THAT ARE 18-INCHES HIGH SHALL BE BUILT WITH A DOUBLE ROW.
10. AFTER SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHEN TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
11. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEED 40% AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).
12. AFTER EACH STORM, ALL "DESILTING BASINS" AND "VELOCITY CHECK DAMS" SHALL BE PUMPED DRY AND REMOVED OF ALL DEBRIS AND SILT WITH IN 24 HOURS AND RESTORED TO THEIR ORIGINAL CAPACITY.
13. EROSION CONTROL DEVICES SHALL BE STOCKPILED IN PARKWAYS AT INTERVALS SHOWN ON THE WWECP, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED OR WHEN DIRECTED BY THE INSPECTOR.
14. ALL CUT AND FILL SLOPES GREATER THAN 1 VERTICAL TO 3 HORIZONTAL SHALL BE COVERED WITH 10 MIL PLASTIC SHEETING HELD IN PLACE WITH SANDBAGS (UNLESS PLANTED OR HYDRO-SEEDED).
15. BRUSH AND VEGETATIVE GROUND COVER MAY NOT BE REMOVED MORE THAN 10-FEET ABOVE FILLS DURING THE RAINY SEASON WHICH OCCURS BETWEEN OCTOBER 1 AND APRIL 15.

JOB ADDRESS:

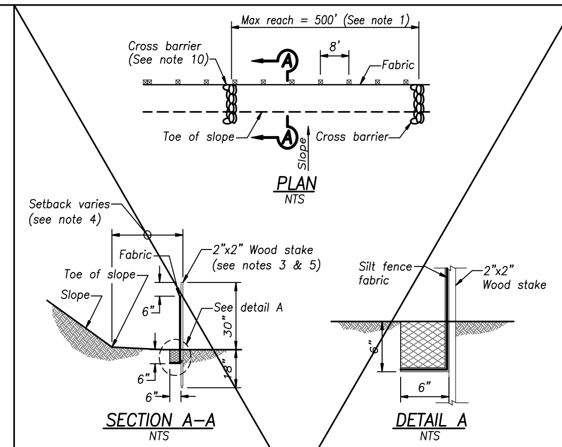
OWNER: NAME – ADDRESS – PHONE –
VISTA MESA INVESTMENT GROUP, LLC.
1158 LAS PULGAS ROAD
PACIFIC PALISADES, CA
TELL: (310) 925-2525
E-MAIL: MESALLCS@OUTLOOK.COM
CONTACT: MOHSEN GHANE

24 HR. EMERGENCY CONTACT: NAME – ADDRESS – PHONE –

FOR DESILTING BASINS:

1. ALL "DESILTING BASINS" BUILT ON LOTS ADJACENT TO DWELLINGS MUST BE COMPLETELY LINED WITH AC-2 OR GUNITE.
2. SIZES OF "DESILTING BASINS" AND "WEIRS" SHALL BE SHOWN ON THE PLANS AND HAVE THE CAPACITY TO SERVICE THE AFFECTED WATERSHED.
3. ALL SPILLWAYS FROM BASINS SHALL BE PAVED TO EXISTING PAVED STREETS, EXISTING STORM DRAIN CATCH BASINS OR OTHER APPROVED WATERCOURSES.
4. RETENTION OR DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE PUBLIC WORKS ENGINEER UNTIL ALL SURFACE IMPROVEMENTS HAVE BEEN COMPLETED.
5. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE. SEWER LINES SHALL FIRST BE ENCASED IN CONCRETE BEFORE SANDBAGS ARE PLACED.
6. "DESILTING" AND "RETENTION" BASINS SHALL BE CONSTRUCTED AS FOLLOWS:
   (A.) OUTLET AND APRON – (AS DESCRIBED ON BMP ESC56, "TEMPORARY SEDIMENT BASIN").
   (B.) DIKES:
   1. SHALL BE COMPACTED TO 95% COMPACTION AND SHALL BE CONSTRUCTED UNDER THE DIRECT SUPERVISION OF THE PUBLIC WORKS EROSION CONTROL INSPECTOR.
   2. THE PLACEMENT OF SPILLWAYS AND OUTLET PIPES SHALL BE AS FAR AS PRACTICABLE FROM INLETS.
   3. BASIN WALLS SHALL NOT EXCEED 2:1 SLOPE.
   (C) INLET TO BASINS:
   1. WALLS SHALL BE PAVED WITH AC-3 OR CONSTRUCTED SANDBAG BERMS WHEN APPROVED BY THE PUBLIC WORKS EROSION CONTROL INSPECTOR.
   2. SLOPE OF INLETS SHALL BE EQUAL TO OR MORE THAN THE SLOPE OF THE CARRYING SURFACE IMMEDIATELY ABOVE THE INLET TO AVOID "SILTING UP" OF THE INLETS.
   (D) IF A GRAVITY PIPE IS IMPRACTICABLE, A STAND-BY PUMP SHALL BE PROVIDED FOR EACH DESILTING BASIN. A GUARD IS TO BE ON CONTINUOUS DUTY WHILE THE BASIN CONTAINS WATER.
   (E) DESILTING BASINS REQUIRED FOR TEMPORARY EROSION CONTROL SHALL NOT BE PERMITTED IN THE STREET AREAS UNLESS SPECIFICALLY AUTHORIZED BY THE PUBLIC WORKS ENGINEER.
7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE DEVELOPER OR CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:

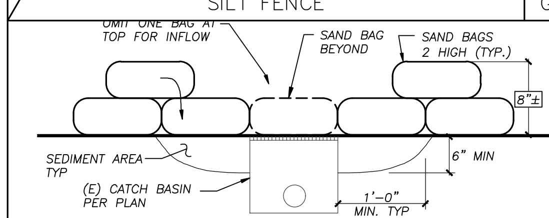
NAME:
TELEPHONE: (__) __–__



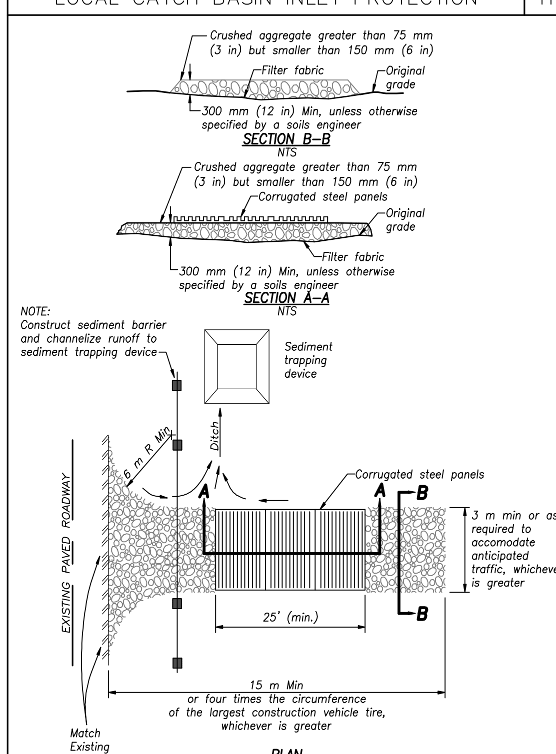
NOTES:
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed ⅓ the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'-0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at 8'-0" maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of ⅓ and a maximum of ½ the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers should be offset to eliminate gaps.

SE-1

SILT FENCE | G



LOCAL CATCH BASIN INLET PROTECTION | H



TC-1

STABILIZED CONSTRUCTION ENTRANCE/EXIT | I

Dust Control Practices

Dust control BMPs generally stabilize exposed surfaces and minimize activities that suspend or track dust particles. The following table presents dust control practices that can be applied to varying site conditions that could potentially cause dust. For heavily traveled and disturbed areas, wet suppression (watering), gravel asphalt surfacing, temporary gravel construction entrances, equipment wash-out areas, and haul truck covers can be employed as dust control applications. Permanent or temporary vegetation and mulching can be employed for areas of occasional or no construction traffic. Preventive measures include minimizing surface areas to be disturbed, limiting onsite vehicle traffic to 15 mph or less, and controlling the number and activity of vehicles on a site at any given time.

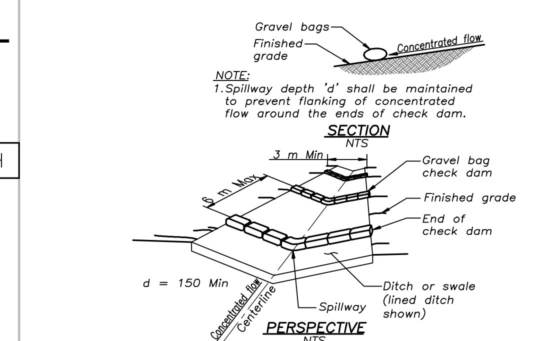
Site Condition	Permanent Vegetation	Mulching	Wet Suppression (Watering)		Gravel or Asphalt	Temporary Gravel Construction Entrances/ Equipment Wash Down	Synthetic Covers	Minimize Extent of Disturbed Area
Disturbed Areas not Subject to Traffic	X	X	X		X			X
Disturbed Areas Subject to Traffic			X		X	X		X
Material Stockpiles		X	X				X	X
Demolition			X			X	X	
Clearing/ Excavating			X					X
Truck Traffic on Unpaved Roads			X		X	X	X	
Tracking					X	X		

Additional Preventative Measures include:
- *Schedule construction activities to minimize exposed area (see CASQA BMP EC-1, Scheduling).*
- *Quickly treat exposed soils using water, mulching, or stone/gravel layering.*
- *Identify and stabilize key access points prior to commencement of construction.*
- *Minimize the impact of dust by anticipating the direction of prevailing winds.*
- *Restrict construction traffic to stabilized roadways within the project site, as practicable.*
- *Water should be applied by means of pressure-type distributors or pipelines equipped with a spray system or hoses and nozzles that will ensure even distribution.*
- *All distribution equipment should be equipped with a positive means of shutoff.*
- *Unless water is applied by means of pipelines, at least one mobile unit should be available at all times to apply water or dust palliative to the project.*
- *If reclaimed waste water is used, the sources and discharge must meet California Department of Health Services water reclamation criteria and the Regional Water Quality Control Board (RWQCB) requirements. Non-potable water should not be conveyed in tanks or drain pipes that will be used to convey potable water and there should be no connection between potable and non-potable supplies. Non-potable tanks, pipes, and other conveyances should be marked, NON-POTABLE WATER – DO NOT DRINK.*
- *Pave access points where unpaved traffic surfaces adjoin paved roads.*
- *Provide covers for haul trucks transporting materials that contribute to dust.*
- *Provide for rapid clean up of sediments deposited on paved roads. Furnish stabilized construction road entrances and wheel wash areas.*
- *Stabilize inactive areas of construction sites using temporary vegetation.*

Inspection & Maintenance
- *Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities.*
- *BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.*
- *Check areas protected to ensure coverage.*
- *Most water-based dust control measures require frequent application, often daily or even multiple times per day.*

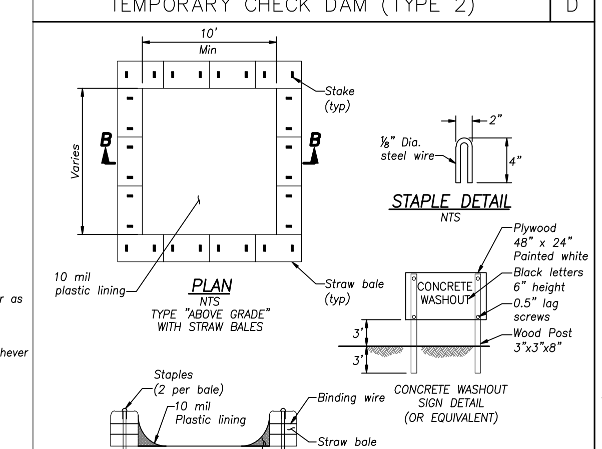
WE-1

WIND EROSION CONTROL | C



SC-4

TEMPORARY CHECK DAM (TYPE 2) | D



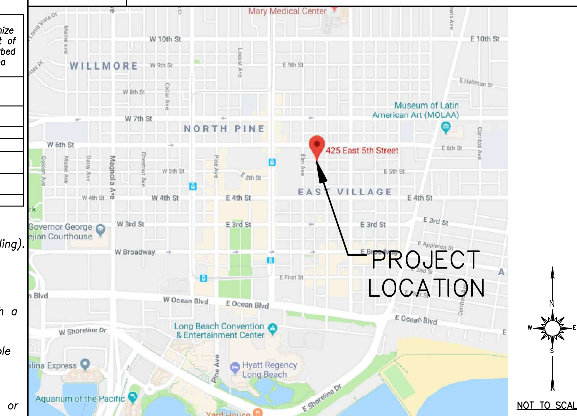
NOTES:
1. Actual layout determined in field.
2. The concrete washout sign shall be installed within 30 ft. of the temporary concrete washout facility.

WM-8

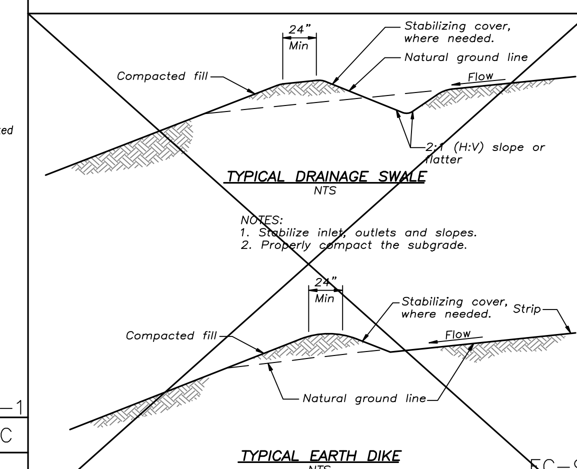
CONCRETE WASTE MANAGMENT | F

INDEX OF SHEETS

(2018-2019)

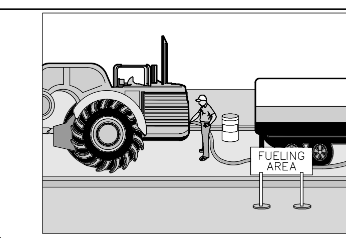


VICINITY MAP



EC-9

EARTH DIKES AND DRAINAGE SWALES | A



Implementation
- *Use offsite fueling stations as much as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can also be economical by eliminating the need for a separate fueling area at a site.*
- *Discourage "topping-off" of fuel tanks.*
- *Absorbent spill cleanup materials and spill kits should be available in fueling areas and on fueling trucks, and should be disposed of properly after use.*
- *Drip pans or absorbent pads should be used during vehicle and equipment fueling, unless the fueling is performed over an impermeable surface in a dedicated fueling area.*
- *Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly.*
- *Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and large excavators, most vehicles should be able to travel to a designated area with little lost time.*
- *Train employees and subcontractors in proper fueling and cleanup procedures.*
- *When fueling must take place onsite, designate an area away from drainage courses to be used. Fueling areas should be identified in the SWPPP.*
- *Dedicted fueling areas should be protected from stormwater runon and runoff, and should be located at least 50 feet away from downstream drainage facilities and watercourses. Fueling must be performed on level-grade areas.*
- *Protect fueling areas with berms and dikes to prevent runon, runoff, and to contain spills.*
- *Nozzles used in vehicle and equipment fueling should be equipped with an automatic shutoff to control drips. Fueling operations should not be left unattended.*
- *Use vapor recovery nozzles to help control drips as well as air polution where required by Air Quality Management Districts (AQMD).*
- *Federal, state, and local requirements should be observed for any stationary above ground storage tanks.*

Inspection and Maintenance
- *Inspect BMPs in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.*
- *Vehicles and equipment should be inspected each day of use for leaks. Leaks should be repaired immediately or problem vehicles or equipment should be removed from the project site.*
- *Keep ample supplies of spill cleanup materials onsite.*
- *Immediately clean up spills and properly dispose of contaminated soil and cleanup materials.*

NS-9

VEHICLE/EQUIPMENT FUELING | B

AERO COLLECTIVE
209 S. MARKET ST.
INGLEWOOD, CA. 90301
323.553.2376

CLIENT INFO:
VISTA MESA INVESTMENT GROUP, LLC.
1158 LAS PULGAS ROAD
PACIFIC PALISADES, CA

CONSULTANT LOGO:

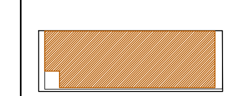
E. 5TH ST. APARTMENTS
425 E. 5TH ST.
LONG BEACH, CA 90802
PROJECT # 17010

05.07.18
PLAN CHECK SUBMITTAL

STAMP:

NOT FOR CONSTRUCTION

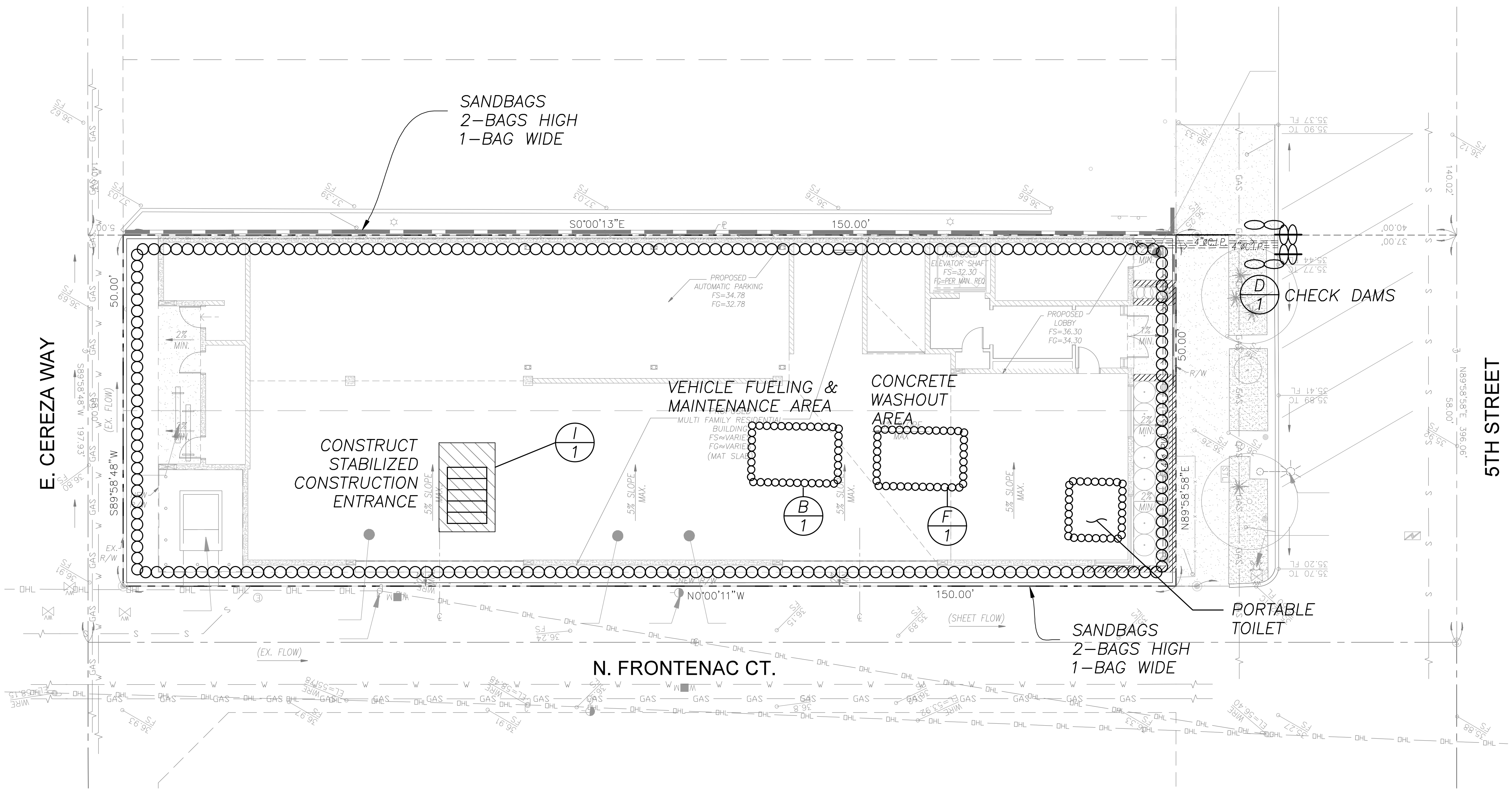
NO.	ISSUES / REVISIONS	DATE



COVER SHEET WET WEATHER EROSION CONTROL PLAN

ISSUE DATE: 05.07.2018

EC-1



GRADE BREAK

B/1 VEHICLE FUELING & MAINTENANCE AREA

D/1 CHECK DAMS

I/1 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE

F/1 CONCRETE WASHOUT AREA

G/1 SILT FENCE

NOTES:

1. ALL GRADED AND DISTURBED AREAS TO BE JUTTE NETTED OR PER EC3, EC4, EC7 & WE1, AS SOON AS GRADING IS COMPLETE.
2. CONTRACTOR TO REVIEW ALL BMP'S AND PROJECT ENGINEER AS SITE REQUIRES DURING ALL PHASES OF CONSTRUCTION.
3. AREAS BEYOND THE LIMITS OF GRADING AS SHOWN HEREON SHALL BE LEFT UNDISTURBED UNTIL LANDSCAPING IS TO BE DONE. NO STRIPPING OF THE EARTH OUTSIDE THE LIMITS OF GRADING UNTIL LANDSCAPING IS TO BE DONE.
4. ALL SEDIMENT TRAPS TO BE CLEANED AFTER EACH STORM DURING ALL PHASES OF CONSTRUCTION.
5. PROVIDE 4–MILL VISQUEEN OVER ALL DISTURBED VERTICAL EXCAVATIONS AND SLOPE AREAS.

N

SCALE: 1"=8'–0"

0 8 16 24

AERO COLLECTIVE

209 S. MARKET ST.
INGLEWOOD, CA. 90301
323.553.2376

CLIENT INFO:
VISTA MESA INVESTMENT GROUP, LLC.
1158 LAS PULGAS ROAD
PACIFIC PALISADES, CA

CONSULTANT LOGO:
GREYSTONE
ENGINEERING GROUP, INC.
9023 W. PICO BLVD. LOS ANGELES, CA. 90035
(310) 405-2341 EMAIL: INFO@GREYSTONEENG.COM

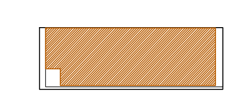
E. 5TH ST.
APARTMENTS
425 E. 5TH ST.
LONG BEACH, CA 90802
PROJECT #17010

05.07.18
PLAN CHECK SUBMITTAL

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES / REVISIONS	DATE



EROSION CONTROL PLAN

ISSUE DATE: 05.07.2018

EC-2

SWPPP BMP SELECTION

Table 3.2 Temporary Erosion Control BMPs

CASQA Fact Sheet	BMP Name	Meets a Minimum Requirement[(1)]	BMP Used YES	BMP Used NO	If not used, state reason
EC-1	Scheduling				
EC-2	Preservation of Existing Vegetation				
EC-3	Hydraulic Mulch				
EC-4	Hydroseed				
EC-5	Soil Binders				
EC-6	Straw Mulch				
EC-7	Geotextiles and Mats				
EC-8	Wood Mulching				
EC-9	Earth Dike and Drainage Swales				
EC-10	Velocity Dissipation Devices				
EC-11	Slope Drains				
EC-12	Stream Bank Stabilization				
EC-14	Compost Blankets				
EC-15	Soil Preparation-Roughening				
EC-16	Non-Vegetated Stabilization				
WE-1	Wind Erosion Control				
Alternate BMPs Used:					**If used, state reason:**

(1) Applicability to a specific project shall be determined by the QSD.
(2) The QSD shall ensure implementation of one of the minimum measures listed or a combination thereof to achieve and maintain the Risk Level requirements.
(3) Run-on from offsite shall be directed away from all disturbed areas, diversion of offsite flows may require design/analysis by a licensed civil engineer and/or additional environmental permitting

Table 3.3 Temporary Sediment Control BMPs

CASQA Fact Sheet	BMP Name	Meets a Minimum Requirement[(1)]	BMP used YES	BMP used NO	If not used, state reason
SE-1	Silt Fence				
SE-2	Sediment Basin				
SE-3	Sediment Trap				
SE-4	Check Dams				
SE-5	Fiber Rolls				
SE-6	Gravel Bag Berm				
SE-7	Street Sweeping				
SE-8	Sandbag Barrier				
SE-9	Straw Bale Barrier				
SE-10	Storm Drain Inlet Protection				
SE-11	ATS				
SE-12	Temporary Silt Dike				
SE-13	Compost Sock and Berm				
SE-14	Biofilter Bags				
TC-1	Stabilized Construction Entrance and Exit				
TC-2	Stabilized Construction Roadway				
TC-3	Entrance Outlet Tire Wash				
Alternate BMPs Used:					**If used, state reason:**

(1) Applicability to a specific project shall be determined by the QSD
(2) The QSD shall ensure implementation of one of the minimum measures listed or a combination thereof to achieve and maintain the Risk Level requirements
(3) Risk Level 2 &3 shall provide linear sediment control along toe of slope, face of slope, and at the grade breaks of exposed slope

Table 3.4 Temporary Non-Stormwater BMPs

CASQA Fact Sheet	BMP Name	Meets a Minimum Requirement[(1)]	BMP used YES	BMP used NO	If not used, state reason
NS-1	Water Conservation Practices				
NS-2	Dewatering Operation				
NS-3	Paving and Grinding Operation				
NS-4	Temporary Stream Crossing				
NS-5	Clear Water Diversion				
NS-6	Illicit Connection- Illegal Discharge Connection				
NS-7	Potable Water Irrigation Discharge Detection				
NS-8	Vehicle and Equipment Cleaning				
NS-9	Vehicle and Equipment Fueling				
NS-10	Vehicle and Equipment Maintenance				
NS-11	Pile Driving Operation				
NS-12	Concrete Curing				
NS-13	Concrete Finishing				
NS-14	Material and Equipment Use Over Water				
NS-15	Demolition Removal Adjacent to Water				
NS-16	Temporary Batch Plants				
Alternate BMPs Used:					**If used, state reason:**

(1) Applicability to a specific project shall be determined by the QSD

Table 3.5 Temporary Materials Management BMPs

CASQA Fact Sheet	BMP Name	Meets a Minimum Requirement[(1)]	BMP used YES	BMP used NO	If not used, state reason
WM-01	Material Delivery and Storage				
WM-02	Material Use				
WM-03	Stockpile Management				
WM-04	Spill Prevention and Control				
WM-05	Solid Waste Management				
WM-06	Hazardous Waste Management				
WM-07	Contaminated Soil Management				
WM-08	Concrete Waste Management				
WM-09	Sanitary-Septic Waste Management				
WM-10	Liquid Waste Management				
Alternate BMPs Used:					**If used, state reason:**

(1) Applicability to a specific project shall be determined by the QSD.

JOB ADDRESS: 425 E. 5TH ST. LONG BEACH PERMIT #: ____ ____ ____

STORMWATER DEVELOPMENT CONSTRUCTION PROGRAM

PRIORITY PROJECTS

CERTIFICATION STATEMENT

AS THE OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THE APPROXIMATE BMP'S WILL BE IMPLEMENTED IS EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT CONTRACTOR IS AWARE THAT THE SELECTED BMP'S MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS, THE BMP'S NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES.

COMPLETED FORM TO BE ATTACHED TO THE LOCAL STORM WATER POLLUTION PREVENTION PLAN.

PRINT NAME: ______________________
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE: ______________________ DATE: __________
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

JOB ADDRESS: 425 E. 5TH ST. LONG BEACH PERMIT #: ____ ____ ____

DEPARTMENT OF BUILDING AND SAFETY

MINIMUM REQUIREMENTS FOR CONSTRUCTION PROJECTS/ CERTIFICATION STATEMENT

THE FOLLOWING IS INTENDED AS AN ATTACHMENT TO THE CONSTRUCTION/GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING WHICH MUST BE IMPLEMENTED ON ALL SITES CLASSIFIED AS DEVELOPMENT CONSTRUCTION PROJECTS.

DEVELOPMENT CONSTRUCTION PROJECTS ARE DEFINED AS PROJECTS WHERE THERE IS LESS THAN TWO ACRES OF DISTURBED SOIL, NOT LOCATED IN DESIGNATED HILLSIDE AREAS, AND NOT ON OR ADJACENT TO AN ENVIRONMENTAL SENSITIVE AREA. NOTE: A PROJECT IN A DESIGNATED HILLSIDE AREA WITH LESS THAN TWO ACRES OF DISTURBED SOIL AND NOT IN OR ADJACENT TO AN ENVIRONMENTAL SENSITIVE AREA, MAY BE CLASSIFIED AS A DEVELOPMENT CONSTRUCTION PROJECT IF THE GRADING PRE-INSPECTION (GPI) IS NOT REQUIRED OR THE ENTIRE LOT HAS A SLOPE OF TEN PERCENT OR LESS.

- ☐ *ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE, OR WIND.*
- ☐ *STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.*
- ☐ *FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.*
- ☐ *EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ONSITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.*
- ☐ *TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.*

INSPECTION LOG

THE SITE SHALL BE INSPECTED BEFORE STORM EVENTS WITH PREDICTED PROBABILITY OF 50% OR GREATER AND EVERY DAY DURING AND WITHIN 48 AFTER STORM EVENTS WITH 0.50 INCHES OR GREATER OF ACTUAL PRECIPITATION, AND DOCUMENTED ON THE CONSTRUCTION SITE INSPECTION CHECKLIST. INCIDENTS OF NON-COMPLIANCE MUST BE REPORTED TO THE ENGINEER.

Date and Time of Inspection:		Date Report Written:		
Inspection Type: (Circle one)	Weekly *Complete Parts I,II,III and VII*	Pre-Storm *Complete Parts I,II,III,IV and VII*	During Rain Event *Complete Parts I, II, III, V, and VII*	Post-Storm *Complete Parts I,II,III,VI and VII*

Part I. General Information

Site Information

Construction Site Name:			
Construction stage and completed activities:			Approximate area of site that is exposed:
Photos Taken: (Circle one)	Yes	No	Photo Reference IDs:

Weather

Estimate storm beginning: (date and time)	Estimate storm duration: (hours)
Estimate time since last storm: (days or hours)	Rain gauge reading and location: (in)

Is a "Qualifying Event" predicted or did one occur (i.e., 0.5" rain with 48-hrs or greater between events)? (Y/N) If yes, summarize forecast:

Exemption Documentation (explanation required if inspection could not be conducted). Visual inspections are not required outside of business hours or during dangerous weather conditions such as flooding or electrical storms.

Inspector Information

Inspector Name:	Inspector Title:
Signature:	Date:

Part II. BMP Observations. Describe deficiencies in Part III.

Minimum BMPs for Risk Level _____ Sites	Failures or other short comings (yes, no, N/A)	Action Required (yes/no)	Action Implemented (Date)
Good Housekeeping for Construction Materials			
Inventory of products (excluding materials designed to be outdoors)			
Stockpiled construction materials not actively in use are covered and bermed			
All chemicals are stored in watertight containers with appropriate secondary containment, or in a completely enclosed storage shed			
Construction materials are minimally exposed to precipitation			
BMPs preventing the off-site tracking of materials are implemented and properly effective			
Good Housekeeping for Waste Management			
Wash/rinse water and materials are prevented from being disposed into the storm drain system			
Portable toilets are contained to prevent discharges of waste			
Sanitation facilities are clean and with no apparent for leaks and spills Equipment is in place to cover waste disposal containers at the end of business day and during rain events			
Discharges from waste disposal containers are prevented from discharging to the storm drain system / receiving water			
Stockpiled waste material is securely protected from wind and rain if not actively in use			
Procedures are in place for addressing hazardous and non-hazardous spills			
Appropriate spill response personnel are assigned and trained			
Equipment and materials for cleanup of spills is available onsite			
Washout areas (e.g., concrete) are contained appropriately to prevent discharge or infiltration into the underlying soil			
Good Housekeeping for Vehicle Storage and Maintenance			
Measures are in place to prevent oil, grease, or fuel from leaking into the ground, storm drains, or surface waters			
All equipment or vehicles are fueled, maintained, and stored in a designated area with appropriate BMPs			
Vehicle and equipment leaks are cleaned immediately and disposed of properly			

Minimum BMPs for Risk Level _____ Sites	Adequately designed, implemented and effective (yes, no, N/A)	Action Required (yes/no)	Action Implemented (Date)
Good Housekeeping for Landscape Materials			
Stockpiled landscape materials such as mulches and topsoil are contained and covered when not actively in use			
Erodible landscape material has not been applied 2 days before a forecasted rain event or during an event			
Erodible landscape materials are applied at quantities and rates in accordance with manufacturer recommendations			
Bagged erodible landscape materials are stored on pallets and covered			
Good Housekeeping for Air Deposition of Site Materials			
Good housekeeping measures are implemented onsite to control the air deposition of site materials and from site operations			
Non-Stormwater Management			
Non-Stormwater discharges are properly controlled			
Vehicles are washed in a manner to prevent non-stormwater discharges to surface waters or drainage systems			
Streets are cleaned in a manner to prevent unauthorized non-stormwater discharges to surface waters or drainage systems.			
Erosion Controls			
Wind erosion controls are effectively implemented			
Effective soil cover is provided for disturbed areas inactive (i.e., not scheduled to be disturbed for 14 days) as well as finished slopes, open space, utility backfill, and completed lots			
The use of plastic materials is limited in cases when a more sustainable, environmentally friendly alternative exists.			
Sediment Controls			
Perimeter controls are established and effective at controlling erosion and sediment discharges from the site			
Entrances and exits are stabilized to control erosion and sediment discharges from the site			
Sediment basins are properly maintained			
Linear sediment control along toe of slope, face of slope an at grade breaks (Risk Level 2 & 3 Only)			
Limit construction activity to and from site to entrances and exits that employ effective controls to prevent offsite tracking (Risk Level 2 & 3 Only)			
Ensure all storm, drain inlets and perimeter controls, runoff control BMPs and pollutants controls at entrances and exits are maintained and protected from activities the reduce their effectiveness (Risk Level 2 & 3 Only)			
Inspect all immediate access roads daily (Risk Level 2 & 3 Only)			
Run-On and Run-Off Controls			
Run-on to the site is effectively managed and directed away from all disturbed areas.			
Other			
Are the project SWPPP and BMP plan up to date, available on-site and being properly implemented?			

Part III. Descriptions of BMP Deficiencies

Deficiency	Repairs Implemented: Note - Repairs must begin within 72 hours of identification and, complete repairs as soon as possible. Start Date	Action
1.		
2.		
3.		
4.		

Part IV. Additional Pre-Storm Observations. Note the presence or absence of floating and suspended materials, sheen, discoloration, turbidity, odors, and source(s) of pollutants(s).

	Yes, No, N/A
Do stormwater storage and containment areas have adequate freeboard? If no, complete Part III.	
Are drainage areas free of spills, leaks, or uncontrolled pollutant sources? If no, complete Part VII and describe below.	
Notes:	

Are stormwater storage and containment areas free of leaks? If no, complete Parts III and/or VII and describe below.	
Notes:	

Part V. Additional During Storm Observations. If BMPs cannot be inspected during inclement weather, list the results of visual inspections at all relevant outfalls, discharge points, and downstream locations. Note odors or visible sheen on the surface of discharges. Complete Part VII (Corrective Actions) as needed.

Outfall, Discharge Point, or Other Downstream Location

Location	Description
Location	Description
Location	Description
Location	Description
Location	Description
Location	Description
Location	Description
Location	Description

Part VI. Additional Post-Storm Observations. Visually observe (inspect) stormwater discharges at all discharge locations within two business days (48 hours) after each qualifying rain event, and observe (inspect) the discharge of stored or contained stormwater that is derived from and discharged subsequent to a qualifying rain event producing precipitation of ½ inch or more at the time of discharge. Complete Part VII (Corrective Actions) as needed.

Discharge Location, Storage or Containment Area	Visual Observation

Part VII. Additional Corrective Actions Required. Identify additional corrective actions not included with BMP Deficiencies (Part III) above. Note if SWPPP change is required.

Required Actions	Implementation Date

AERO COLLECTIVE

209 S. MARKET ST.
INGLEWOOD, CA. 90301
323.553.2376

CLIENT INFO:
VISTA MESA INVESTMENT GROUP, LLC.
1158 LAS PULGAS ROAD
PACIFIC PALISADES, CA

CONSULTANT LOGO:

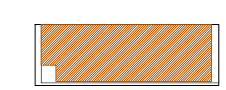
E. 5TH ST. APARTMENTS
425 E. 5TH ST.
LONG BEACH, CA 90802
PROJECT # 17010

05.07.18
PLAN CHECK SUBMITTAL

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES / REVISIONS	DATE


E. 5TH ST.

EROSION CONTROL ATTACHMENTS

ISSUE DATE: 05.07.2018

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