

GENERAL NOTES:

- 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.
- ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT, "GEOTECH INVESTIGATION FOR 710 WILSHIRE BLVD., SANTA MONICA, CA (PROJECT #2814C-1119)", BY COASTLINE GEOTECHNICAL CONSULTANTS INC. DATED AUGUST 23, 2010.
- EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY BY HAHN & ASSOCIATES DATED JANUARY 2, 2013.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
- 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.
- 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.
- 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.
- DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
- CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
- THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
- CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.
- ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
- CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF SANTA MONICA FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- 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.
- 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.

LEGEND:

GENERAL

CIVIL LIMITS OF WORK  
SHEET MATCH LINE

ANNOTATION

100.00 XX  
100.00 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  
PROPERTY LINE/RIGHT OF WAY  
CENTER LINE  
FENCE  
TO BE DEMOLISHED

EROSION CONTROL

SANDBAGS  
FIBER ROLL  
PROPOSED BUILDING EXCAVATION OUTLINE  
EXISTING DRAINAGE DIRECTION OF FLOW  
PROTECT TREE IN PLACE

GRADING

100  
102  
OB  
R  
EARTHEN SWALE  
SANWCUT  
LIMITS OF GRADING  
GRADING BENCH  
GRADED SLOPE (HORIZONTAL/VERTICAL)  
TOP  
TOE

UTILITY

SS  
W  
DW  
FW  
SD  
G  
E  
T  
PERFORATED PIPE  
POINT OF CONNECTION  
COORDINATION POINT  
CAP OR PLUG  
UTILITY MANHOLE  
UTILITY CLEANOUT  
STORM DRAIN INLET  
AREA DRAIN/PLANTER DRAIN  
TRENCH DRAIN  
FIRE HYDRANT  
THRUST BLOCK  
FIRE DEPARTMENT CONNECTION (FDC)  
POST INDICATOR VALVE (PIV)  
WATER VALVE  
BACKFLOW ASSEMBLY  
UTILITY METER VAULT

ABBREVIATIONS:

AC ASPHALTIC CONCRETE MH MANHOLE  
BW BACK OF WALK (N) NORTH  
BLDG BUILDING NTS NOT TO SCALE  
BM BENCH MARK PA PLANTER AREA  
BOS BOTTOM OF STAIRS POC POINT OF CONNECTION  
BMP BEST MANAGEMENT PRACTICES PIV POST INDICATOR VALVE  
CB CATCH BASIN PCC PORTLAND CEMENT CONCRETE  
CI CAST IRON PRV PRESSURE REDUCING VALVE  
CL CENTER LINE PVC POLYVINYL CHLORIDE  
CMU CONCRETE MASONRY UNIT R RADIUS  
CO CLEANOUT RCIP RECTANGULAR CAST IRON PIPE  
CONC CONCRETE RD ROOF DRAIN  
CP CURB FACE RW RIGHT-OF-WAY  
DW DOMESTIC WATER (S) SOUTH  
(E) EAST S= SLOPE EQUALS  
(E) OR ELEV SD STORM DRAIN  
ELEC ELECTRIC, ELECTRICAL SSMH SANITARY SEWER MANHOLE  
EX, OR EXIST. SS SANITARY SEWER  
FDC FIRE DEPARTMENT CONNECTION STD STANDARD  
FI FINISHED FLOOR SDMH STORM DRAIN MANHOLE  
FG FINISHED GRADE (LANDSCAPE) TEL TELEPHONE  
FS FINISHED SURFACE (HARDSCAPE) TO TOP OF GRATE  
FH FIRE HYDRANT TOS TOP OF STRUCTURE  
FL FLOW LINE TW TOP OF WALL  
FT FOOT OR FEET TS TRAFFIC SIGNAL  
FU FIXTURE UNITS TSB TRAFFIC SIGNAL BOX  
FW FIRE WATER TYP TYPICAL  
GPM GALLONS PER MINUTE TV TELEVISION  
GV GATE VALVE 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

PATTERN LEGEND:

CONCRETE PAVING  
ASPHALT (MATCH EXISTING)  
GRAVEL (REFER TO ARCHITECTURAL PLANS FOR DETAILS)  
PA PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)  
WATER FEATURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)  
GREEN ROOF (REFER TO ARCHITECTURAL PLANS FOR DETAILS)  
SAND (REFER TO ARCHITECTURAL PLANS FOR DETAILS)  
PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

ESTIMATED EARTHWORK QUANTITIES	
CUT:	65,875 CUBIC YARDS
FILL:	0 CUBIC YARDS
NET (CUT/FILL):	65,875 CUBIC YARDS
NOTES:	
1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.	
2. ESTIMATED EARTH-WORK 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.	

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGICAL REPORT BY COASTLINE GEOTECHNICAL CONSULTANTS INC. DATED AUGUST 23, 2013.		
SIGNATURE	DATE	STAMP

GENERAL INFORMATION

- TOTAL DISTURBED AREA 1.14 ACRES
- TOTAL PROPOSED LANDSCAPE AREA 2099.13 SQUARE FEET
- PRE-DEVELOPMENT IMPERVIOUS AREA 1.13 ACRES
- POST-DEVELOPMENT IMPERVIOUS AREA 1.09 ACRES

PROPERTY INFORMATION

- PROPERTY ADDRESS 710 WILSHIRE BLVD., SANTA MONICA 90401.
- PROPERTY OWNER MR. ALEX GORBY, PRESIDENT, MAXSER AND CO. LTD., 710 WILSHIRE BLVD., SUITE 650, SANTA MONICA, CA 90407
- ASSESSORS ID NUMBER 4291-007-14, 4291-007-15, 4291-007-16, 4291-007-17, 4291-007-18, 4291-007-19, 4291-007-21

BENCHMARK INFORMATION

THE ELEVATION OF 118.440 ON BENCH MARK NO. 1188 (P.K., NAIL IN SOUTHEAST CURB OF WILSHIRE BOULEVARD 16.5 FT. FROM THE SOUTHWEST OF SOUTHWEST CURB OF 7TH STREET), AS SHOWN IN THE CITY OF SANTA MONICA GIS DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

BASIS OF BEARINGS:

THE BEARING OF N44°45'00"W ALONG THE SIDELINE OF 7TH STREET AS SHOWN ON MAP No. 0869, IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF SANTA MONICA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

CITY OF SANTA MONICA STANDARD NOTES

- NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES.
- WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION AND SHALL BE MITIGATED FROM PERMEATING INTO FOUNDATION WALL AND FOOTING OF THE NEW PROPOSED IMPROVEMENTS.
- NO RUNOFF OF SEDIMENT OR WASTES IS ALLOWED IN WATER LEAVING THE SITE.
- 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.
- PRIOR TO COMMENCING ANY UNDERGROUND UTILITY WORK, OBTAIN SEPARATE UTILITY EXCAVATION AND STREET USE PERMITS FOR UTILITY EXCAVATION. CONTACT EPWW ADMINISTRATIVE SERVICES, ROOM 113.

PROJECT DIRECTORY

Owner:  
Alex Gorby For  
Anger Realty, Inc. for Maxser and Co. Ltd.  
710 Wilshire Blvd. Suite 409  
Santa Monica, CA 90401  
T: 310-394-6100  
F: 310-301-9461

Architect:  
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Howard Laks Architects  
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Santa Monica, CA 90401  
T: (310) 393-4455  
F: (310) 393-2230

Preservation Architect:  
Chattel, Inc.  
13417 Ventura Blvd.  
Sherman Oaks, CA 91423  
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Civil Engineer:  
KPF Consulting Engineers  
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Landmark Structural Engineer:  
Structural Focus  
David Cooke  
19210 S. Vermont Avenue, Building B, Suite 210  
Gardena, California 90248  
Los Angeles, CA 90067  
T: (310) 323-9113  
F: (310) 323-9925

Structural Engineer:  
Saiful Bouquet  
Tom Bouquet  
155 N. Lake Ave., 6th Floor  
Pasadena, CA 91101  
T: 626-304-2616  
F: 626-304-2676

Shoring Engineer:  
Burnett and Young, Inc.  
Larry Burnett  
650 Sierra Madre Villa Avenue, Suite 206  
Pasadena, CA 91107  
T: (626) 351-3367  
F: (626) 351-3247

Mechanical, Electrical, Plumbing Engineers:  
Donald F. Dickerson Associates  
Phillip M. Truffon  
18425 Burbank Boulevard, 404  
Torrance, CA 91356  
T: (818) 385-3600  
F: (818) 990-1669

Geotechnical Consultants, Inc.  
Hamilton & Associates  
Richard Martin  
1641 Border Avenue  
Torrance, CA 90501  
T: (310) 618-2190  
F: (310) 618-2191

Landscape Architect  
Katherine Spitz Assoc. Inc.  
4212 J Glencoe Ave.  
Marina Del Rey, CA 90292  
T: (310) 574-4460  
F: (310) 574-4462

Land Surveyor:  
Hahn and Associates, Inc.  
Brandon M. Hahn, Principal  
Land Surveying Service Company  
28074 Avenue Hall, Suite #2  
Santa Clarita, CA 91355  
T: (661) 775-9500 ext. 224  
F: (661) 775-9939

Building Code Solutions Specialist:  
Younghusband Consulting  
John Younghusband  
2785 Pacific Coast Hwy. Suite 295  
Torrance, CA 90505  
T: (310) 367-8857

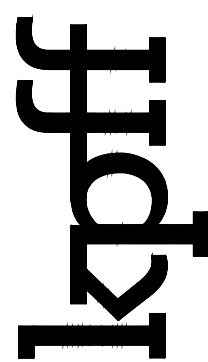
RESPONSE	DATE	DESCRIPTION
NO	06/07/2015	Medium 02
NO	08/04/2015	Medium 03
NO	10/29/2015	Medium 04
NO	06/27/2016	Medium 05



howard laks architects  
1545 12th Street  
Santa Monica, CA 90401  
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CONSULTANTS

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710 WILSHIRE BOULEVARD  
MIXED-USE HOTEL PROJECT  
SANTA MONICA, CALIFORNIA 90401

TITLE SHEET

DRAWN	SS
CHECKED	SR
APPROVED	RD
SCALE	AS SHOWN
SHEET	C-001
DATE	June 25, 2013
PROJECT NUMBER	HLA 000000-00000



1-800-227-2600  
CALL USA/SC FOR  
UNDERGROUND LOCATING  
48 HOURS BEFORE YOU  
DIG!

**IMPORTANT NOTICE**  
SECTION 4216/4217 OF THE GOVERNMENT CODE  
REQUIRES A DIGALERT IDENTIFICATION NUMBER  
BE ISSUED BEFORE A "PERMIT TO EXCAVATE"  
WILL BE VALID. FOR YOUR DIGALERT I.D.  
NUMBER CALL UNDERGROUND SERVICE ALERT  
TOLL FREE 1-800-227-2600 TWO WORKING  
DAYS BEFORE YOU DIG