

6772
Q3-14-14
DATE
SHEET
1 of 4
TITLE OF PROJECT: 710 WILSHIRE HOTEL RENOVATION

GENERAL NOTES:

1. WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," LATEST EDITION AND SUPPLEMENTS, THE CITY OF SANTA MONICA STANDARDS AND THIS PLAN.
2. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT, "GEOTECHNICAL ENGINEERING INVESTIGATION REPORT PROPOSED MIXED USE-PROJECT", BY HAMILTON & ASSOCIATES DATED APRIL 29, 2013.
3. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY DATED FEBRUARY 02, 2013 BY HAHN & ASSOCIATES.
4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
5. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
6. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION; ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
7. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
8. 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.
9. 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.
10. 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.
11. STRAIGHT GRADES SHALL BE MAINTAINED BETWEEN SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
12. 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.
13. ALL FILL SOILS OR SOILS DISTURBED OR OVER-EXCAVATED 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.
14. 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.
15. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
16. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
17. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
18. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
19. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
20. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
21. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
22. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF SANTA MONICA FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
23. 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.
24. 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.
25. CONTRACTOR SHALL COORDINATE WITH UTILITY OWNERS AFFECTED BY THE IMPROVEMENTS BEFORE START OF WORK.
26. ALL DESIGN ENGINEERING, SURVEYING, LABOR, EQUIPMENT AND MATERIAL (EXCEPT AS NOTED) REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.
27. AT LEAST 72 HOURS SHALL ELAPSE BETWEEN THE TIME CONCRETE IS PLACED AND VEHICULAR TRAFFIC IS PERMITTED.
28. CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLES, VAULTS, VALVE BOXES, METER BOXES, ETC. TO CONFORM TO FINISHED GRADES AS CONSTRUCTED WHETHER INDICATED ON PLANS OR NOT.
29. FORTY-EIGHT HOURS PRIOR TO REMOVAL OF ANY EXISTING PAVEMENTS, CONTRACTOR SHALL NOTIFY UTILITY OWNERS, ETC. CONTRACT UNDERGROUND SERVICE ALERT AT 1-800-422-4133.
30. SURVEYING AND GRADE SHEETS SHALL BE PROVIDED TO CITY BY CIVIL ENGINEER OR LAND SURVEYORS.
31. ASPHALT CONCRETE PAVEMENTS SHALL BE TYPE IC AR 4000 WITH 6.5% ASPHALT BINDER.
32. TACK COAT OF SS-1H ASPHALTIC EMULSION SHALL BE APPLIED TO ALL EXISTING PAVEMENT AGAINST WHICH NEW ASPHALT PAVEMENT IS TO BE PLACED.
33. BACKFILL FOR ALL UTILITY LATERALS SHALL BE CRUSHED AGGREGATE BASE MECHANICALLY DENSIFIED TO 95% RELATIVE COMPACTION FROM THE BOTTOM OF THE TRENCH TO THE PAVEMENT. (ALTERNATE: 3/4 SACK CEMENT SAND SLURRY MIX OR DECOMPOSED GRANITE MAY BE SUBSTITUTED FOR THE CRUSHED AGGREGATE BASE.) IN ACCORDANCE WITH CITY OF SANTA MONICA STANDARD DETAIL 15.
34. CROSS SLOPE FOR ALLEYS SHALL BE BETWEEN 2% AND 5%.
35. RESUBMIT REDLINE PLANS WITH CORRECTED ORIGINAL SHEETS FOR CITY ENGINEER'S SIGNATURE.
36. APPLICATIONS FOR CLOSING OF THE ALLEY SECTIONS DURING CONSTRUCTION SHALL BE OBTAINED FROM THE CITY OF SANTA MONICA, PARKING AND TRAFFIC DIVISION, PHONE (310) 458-8341. IF CLOSURE OF AN ALLEY SECTION IS APPROVED BY THE PARKING DIVISION, THE TIMES MUST BE COORDINATED WITH THE INDIVIDUAL PROPERTY OWNERS.
37. REQUIRE 1/2" SAWCUT JOINTS IN ACCORDANCE WITH CITY OF SANTA MONICA STANDARD DETAIL 3.
38. FOR CONCRETE PAVING, PROVIDE 1/2" WIDE BY 1 1/2" DEEP SAW CUT JOINTS AT 15FT ON CENTER FOR STREETS AND PER SM DETAIL 3 FOR ALLEYS.
39. CONSTRUCTION PCC ALLEY PER CITY OF SANTA MONICA STANDARD DETAIL 3.

CITY OF SANTA MONICA STANDARD NOTES

1. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS, ADMINISTRATIVE SERVICES, ROOM 113.
2. OWNER IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE TO OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORK INSPECTOR FOR INSPECTION OF OFF-SITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK AT (310)458-8737.
3. ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.
4. ALL OFF-SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS/DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION AS AMENDED BY THE CITY OF SANTA MONICA AND CITY OF SANTA MONICA STANDARDS.
5. ALL SURVEY POINTS SHALL BE PROTECTED OR RE-ESTABLISHED IF THEY ARE REMOVED, DAMAGED OR DESTROYED DURING CONSTRUCTION.
6. NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES.
7. WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION AND SHALL BE MITIGATED FROM PERMEATING INTO FOUNDATION WALL AND FOOTING OF THE NEW PROPOSED IMPROVEMENTS.
8. NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
9. WHERE DETERMINED TO BE NECESSARY BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS OR HIS OR HER DESIGNATED REPRESENTATIVE, A TEMPORARY SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED.
10. EROSION DRAINAGE CONTROLS SHALL BE UTILIZED DEPENDING ON THE EXTENT OF PROPOSED GRADING AND TOPOGRAPHY OF THE PARCEL TO PREVENT RUNOFF.
11. ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE NEAREST OFFSITE UTILITY POLE. CONTRACTOR/DEVELOPER HAS MADE ARRANGEMENTS WITH THE UTILITY COMPANIES TO PLACE ALL OVERHEAD UTILITIES UNDERGROUND.
12. THE CITY STRONGLY URGES THE APPLICANT TO INSPECT THE EXISTING SEWER CONNECTION. IF THE CONNECTION IS DAMAGED OR OVER 30 YEARS OLD, THE CITY RECOMMENDS THAT THE APPLICANT SHOW ON THE PLANS THE CONSTRUCTION OF A NEW 6-INCH DIAMETER VCP SANITARY SEWER CONNECTION FROM PROPERTY LINE TO SANITARY SEWER MAIN IN ACCORDANCE WITH CITY OF SANTA MONICA STANDARDS, (SEWER PERMIT REQUIRED).
13. IF FIRE SPRINKLERS ARE REQUIRED TO BE INSTALLED OR ALTERED BY BUILDING & SAFETY AND/OR FIRE DEPARTMENT, CONTRACTOR SHALL INSTALL A DOUBLE CHECK DETECTOR ASSEMBLY ON SITE AND ABOVE GROUND PER CITY STANDARDS, THE LOCATION OF WHICH SHALL BE READILY ACCESSIBLE TO ALL CITY AGENCIES. THE DCDA REQUIRES 3'x8" CLEAR SPACE.
14. OWNER/CONTRACTOR SHALL COMPLY WITH THE UTILITY DIVISION CROSS-CONNECTION CONTROL GUIDELINES. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, CROSS-CONNECTION CONTROL INSPECTION MUST BE COMPLETED. CONTACT THE CITY'S CROSS CONNECTION INSPECTOR AT (310) 458-8535 AND THE CITY WATER DIVISION AT (310) 458-8531.
15. PRIOR TO INSTALLATION OF ANY CROSS-CONNECTION DEVICE PLEASE CONTACT THE CITY'S CROSS CONNECTION INSPECTOR AT (310) 458-8535.
16. 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.
17. MULTI-FAMILY UNITS WITH MORE THAN 4 UNITS REQUIRE A MASTER METER. WHEN THERE IS A MASTER METER, A SUB-METER IS REQUIRED FOR EACH UNIT.
18. PRIOR TO COMMENCING ANY UNDERGROUND UTILITY WORK, OBTAIN SEPARATE UTILITY EXCAVATION PERMITS AND STREET USE PERMITS FOR UTILITY EXCAVATION. CONTACT PW ADMINISTRATIVE SERVICES, ROOM 113.

TREE PROTECTION ZONE GUIDELINES

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

JOB ADDRESS

710 WILSHIRE BLVD.
SANTA MONICA CA, 90401

LEGAL DESCRIPTION:

LOTS D, R, S, T, U, V, W, X AND Z IN BLOCK 117 OF SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39 PAGES 45 TO 51 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DEVELOPER'S NAME & ADDRESS

MAXSER AND CO. LTD.
710 WILSHIRE BLVD, SUITE 404
SANTA MONICA, CA 90401

BASIS OF BEARING

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

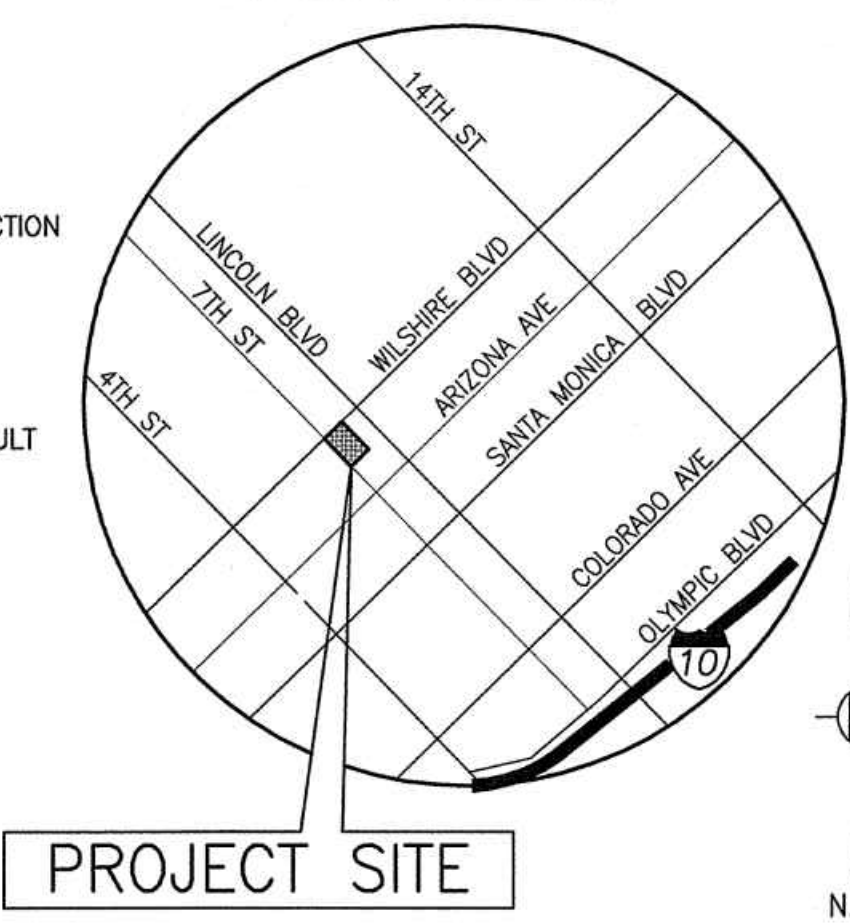
ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	SSMH	SANITARY SEWER MANHOLE
BW	BACK OF WALK	SS	SANITARY SEWER
CL	CENTER LINE	STD	STANDARD
CF	CURB FACE	SDMH	STORM DRAIN MANHOLE
EG	EDGE OF GUTTER	TC	TOP OF CURB
FG	FINISHED GRADE (LANDSCAPE)	TG	TOP OF GRATE
FS	FINISHED SURFACE (HARDSCAPE)	TS	TRAFFIC SIGNAL
FL	FLOW LINE	TSB	TRAFFIC SIGNAL BOX
INV	INVERT	TYP	TYPICAL
MAX.	MAXIMUM	VF	VERIFY IN FIELD
MIN.	MINIMUM	VLT	VAULT
MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
(N)	NORTH	W	WATER
NTS	NOT TO SCALE	WM	WATER METER
RW	RIGHT-OF-WAY	WV	WATER VALVE

LEGEND:

①	CONSTRUCTION NOTE
2.0%	FLOW (DIRECTION AND GRADE)
100.00 XX	FINISHED SURFACE ELEVATION
100.00 XX	ELEVATION AT GRADE BREAK
(100.00 XX)	EXISTING FINISHED SURFACE ELEVATION
---	PROPERTY LINE/RIGHT OF WAY
---	CENTER LINE
---	CURB/BACK OF CURB/GUTTER
---	SAW CUT AND JOIN
SS	SANITARY SEWER
W	WATER
FW	FIRE WATER
SD	STORM DRAIN
G	GAS
E	ELECTRIC
T	TELEPHONE
---	POINT OF CONNECTION
---	THRUST BLOCK
WV	WATER VALVE
---	UTILITY METER VAULT

VICINITY MAP



PROJECT SITE

SHEET INDEX:

CIVIL DRAWINGS	
SHEET	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS
3	PLAN AND PROFILE - 7TH COURT
4	PLAN AND PROFILE - 7TH COURT

ARCHITECT/ENGINEER IS RESPONSIBLE FOR COORDINATION OF ON-SITE BUILDING GRADES WITH OFF-SITE IMPROVEMENTS GRADES.

SIGNATURE



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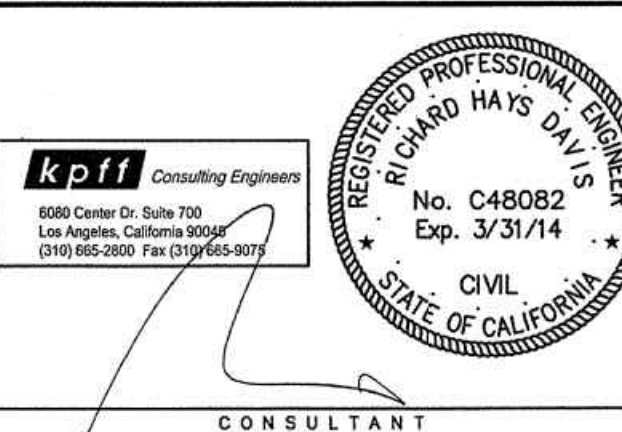
REFERENCE:	710 WILSHIRE HOTEL
DATE: 3/26-2014	COMPUTER FILE NAME:
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APPROVED BY: [Signature]	DATE: 3-26-2014

ALLEY IMPROVEMENT
PLANS
AT 710 WILSHIRE BLVD.
TITLE SHEET

DESIGNED BY:	DJ
DRAWN BY:	SS
CHECKED BY:	DK
CONSULTANT JOB No. DATE	110229 3.14.2014
DRAWING NO.	6772
SHT	1 of 4 SHTS

City of Santa Monica
Civil Engineering
1437 4TH STREET, SUITE 300, SANTA MONICA, CA 90401
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smengineering@santa-monica.org

NO.	DATE	BY	DESCRIPTION	APPROVED



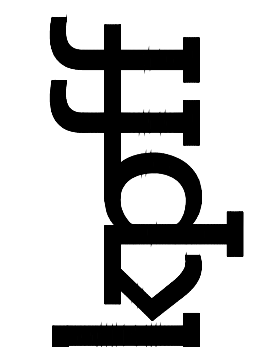
REVISION	NO.	DATE	DESCRIPTION



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710 WILSHIRE BOULEVARD
MIXED-USE HOTEL PROJECT
SANTA MONICA, CALIFORNIA 90401
ALLEY IMPROVEMENT PLAN - TITLE SHEET

DRAWN	SS
CHECKED	SR
APPROVED	RD
SCALE	AS SHOWN
SHEET	

C-600

DATE: June 25, 2013
PROJECT NUMBER: HLA 000000-00000