

ABBREVIATIONS:

Table of abbreviations and their corresponding full names, including Q25, Q26, ADA, AC, BW, BCR, BM, BMP(S), BOS, BX, CATV, CAB, CALTRANS, CRTN, CIP, CB, CL, CLF, CLB, COLB, CFS, COM, COMMH, CONOC, DS, DW, DWY, E, ELY, EGC, EG, ELEC, E-BX, EMH, EL OR ELEV., ECR, (E) OR EX., FF, FG, FH, FS, FW, FL, FD, GPM, G, GV, GB, HWY, IMP, IN, INP, LT, LL, MH, MB, MSL, MSC, MW, MON, NGVD29, NG, [N]

STORMWATER OBSERVATION REPORT FORM (Residential ≥ 5 units & All other Development) LOW IMPACT DEVELOPMENT. Includes project address, LID plan, and verification details.

Law Impact Development (LID) Post Construction Stormwater Mitigation Best Management Practices (BMPs) STORMWATER BMP(S) VERIFICATION. Includes a table for itemized BMPs and their descriptions.

City of Los Angeles Bureau of Engineering Sewer Capacity Availability Request (SCAR). Includes project details, SIMM map, proposed facility description, and remarks.

LA DBS STORM WATER POLLUTION CONTROL FORM GRN 1 (2020 Los Angeles Green Building Code). Includes project address and stormwater pollution control requirements.

City of Los Angeles Fire Service Pressure Flow Report. Includes proposed service details, residual flow/pressure table, and meter assembly capacities.

BOARD OF PUBLIC WORKS MEMBERS CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS. Includes names of board members and project details.

GENERAL NOTES: 1. WORK ON PLANS SHALL BE COMPLETED PER LOCAL BUILDING CODE AND DETAILS AND LATEST 'GREENBOOK' STANDARDS...

CITY OF LA GRADING NOTES: 1. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED. (7012.1) 2. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. (7013.3)...

PROJECT INFORMATION: LEGAL DESCRIPTION: LOT 483 TRACT 5780. CIVIL ENGINEER: JOANNA OSTRANDER...

CIVIL SHEET INDEX: C0.01 TITLE SHEET, C0.02 SOILS APPROVAL LETTER, C1.00 SURVEY (FOR REFERENCE ONLY), C1.10 EROSION CONTROL AND DEMOLITION PLAN...


Project information and metadata including ARCHITECT (biARCH), MODULAR MANUFACTURER (WEST MODULAR MANUFACTURING), PROJECT ADDRESS (2853 West Boulevard, Los Angeles, CA 90016), and SHEET INFORMATION (C0.01).



IMPORTANT NOTICE: SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID...



CITY OF LOS ANGELES
CALIFORNIA


ERIC GARCETTI
MAYOR

SOILS REPORT APPROVAL LETTER

September 2, 2021

LOG # 118468
SOILS/GEOLOGY FILE - 2
LIQ

Hexa Group, LLC
128 B 132 St.
New York, NY 11694

TRACT: 5780
LOT(S): 483
LOCATION: 2853 S. West Blvd.

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Soils Report	3303	07/01/2021	Rybak Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provide recommendations for the proposed 6 story residential building. The earth materials at the subsurface exploration locations consist of artificial fill over native soils. The consultants recommend to support the proposed structure(s) on conventional foundations bearing on properly placed fill.

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study included as a part of the report/s demonstrates that the site soils are subject to liquefaction. However, these settlement magnitudes are considered by the Department to be within acceptable levels. The requirements of the 2020 City of Los Angeles Building Code have been satisfied.

As of January 1, 2020, the City of Los Angeles has adopted the new 2020 Los Angeles Building Code (LABC). The 2020 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2020.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

LADBS 0-5 (Rev. 04/02/2020) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

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- The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).
- All recommendations of the report(s) that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
- A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
- A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
- All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
- If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
- Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater (7011.3).
- Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
- Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
- The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
- Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring or constructed using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
- Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report

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2853 S. West Blvd.

shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)

- Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
- The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).
- Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
- Shoring shall be designed for the lateral earth pressures specified on page 28 of the report; all surcharge loads shall be included into the design.
- Shoring shall be designed for a maximum lateral deflection of 1/4 inch where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.
- A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
- Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 10 feet in height and not exceeding 8 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.
- All foundations shall derive entire support from properly placed fill, as recommended.
- Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), 1/2-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
- The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).
- The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
- Retaining walls shall be designed for the lateral earth pressures specified on page 21 of the report. All surcharge loads shall be included into the design.

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2853 S. West Blvd.

- All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
- With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
- Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
- Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
- Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
- Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)
- All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).
- All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
- The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
- Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
- Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; ABC slot cuts; protection fences; and, dust and traffic control will be scheduled (108.9.1).
- Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).

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2853 S. West Blvd.

- Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
- No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

ALAN DANIC
Structural Engineering Associate II

AD/ad
Log No. 118468
213-482-0480

cc: Rybak Geotechnical, Inc., Project Consultant
LA District Office

7842 WEST BLVD

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
2845 West LLC
3780 Kilroy Airport Way
200
Long Beach, CA 90806

2. Article Number: (Transfer from service label)
7020 1290 0001 8614 3479

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature: C 620
B. Received by (Printed Name): C CHEPM
C. Date of Delivery: 7/2/21

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type:
 Adult Signature
 Certified Mail
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Registered Mail
 Registered Mail Restricted Delivery
 Signature Confirmation
 Signature Confirmation Restricted Delivery

4515 W 29TH ST

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
Genetta Walker
5670 Cologne St
LA, CA 90016

2. Article Number: (Transfer from service label)
7020 1290 0001 8614 3486

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature: JG
B. Received by (Printed Name): Genetta Walker
C. Date of Delivery: 7/1/21

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type:
 Adult Signature
 Certified Mail
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Registered Mail
 Registered Mail Restricted Delivery
 Signature Confirmation
 Signature Confirmation Restricted Delivery

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF OUR ENGINEER. CALCULATIONS HAVE NOT BEEN CHECKED BY ME.

Proj. 3303 DATED 7/1/21

3/16/22

GE 2131

3/16/22

b|ARCH

Justin Brechtel, AIA
6740 Hillpark Drive, #102
Los Angeles, California, 90068
310 908 2910
justin.brechtel@gmail.com

WEST
MODULAR
MANUFACTURING

Carretera Libre Tijuana -
Mexicali 22219 Interior B
Colonia Fidecomiso El Florido
Tijuana, Baja California C.P. 2224

DKE
DK ENGINEER, CORP

6420 WILSHIRE BLVD., #1000
LOS ANGELES, CA 90048
310.926.0248

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PROJECT TITLE
2853 West Boulevard
Los Angeles, CA 90016

PROJECT ADDRESS

Joanna Osterlander
2853 West Boulevard
Los Angeles, CA 90016

2853 West
Building Department Submittal - In progress - Not for Construction

REVISIONS
Rev. # Date Desc.

Plan Check Number
Zoning Number

SHEET TITLE
SHEET INFORMATION

Soils Approval Letter

PHASE: 2101
JOB NUMBER: As indicated
SCALE: 3/16/22
DATE: 8/9/2021 2:30:25 PM
DRAWN BY: Author
CHECK BY: Checker

C0.02

REGISTERED PROFESSIONAL ENGINEER
No. C7504
CIVIL
STATE OF CALIFORNIA

TOPOGRAPHICAL SURVEY

LEGAL DESCRIPTION

LOT 483, OF TRACT NO. 5780, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66, PAGES 91 TO 95 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY DEPOSITS OF OIL, GAS OR OTHER HYDROCARBON SUBSTANCES AND WATER UNDERLYING SAID LAND, PROVIDED HOWEVER, THAT SUCH RESERVED RIGHTS SHALL NOT BE DEEMED TO GIVE THE SELLER ANY RIGHT OF ENTRY UPON SAID PREMISES FOR THE DEVELOPMENT OF ANY SUCH WATER, OIL GAS OR OTHER HYDROCARBON SUBSTANCES, AS RESERVED IN DEED FROM TITLE GUARANTEE AND TRUST COMPANY, RECORDED IN BOOK 2950, PAGE 393, OFFICIAL RECORDS.

APN: 5050-011-022

BENCH MARK

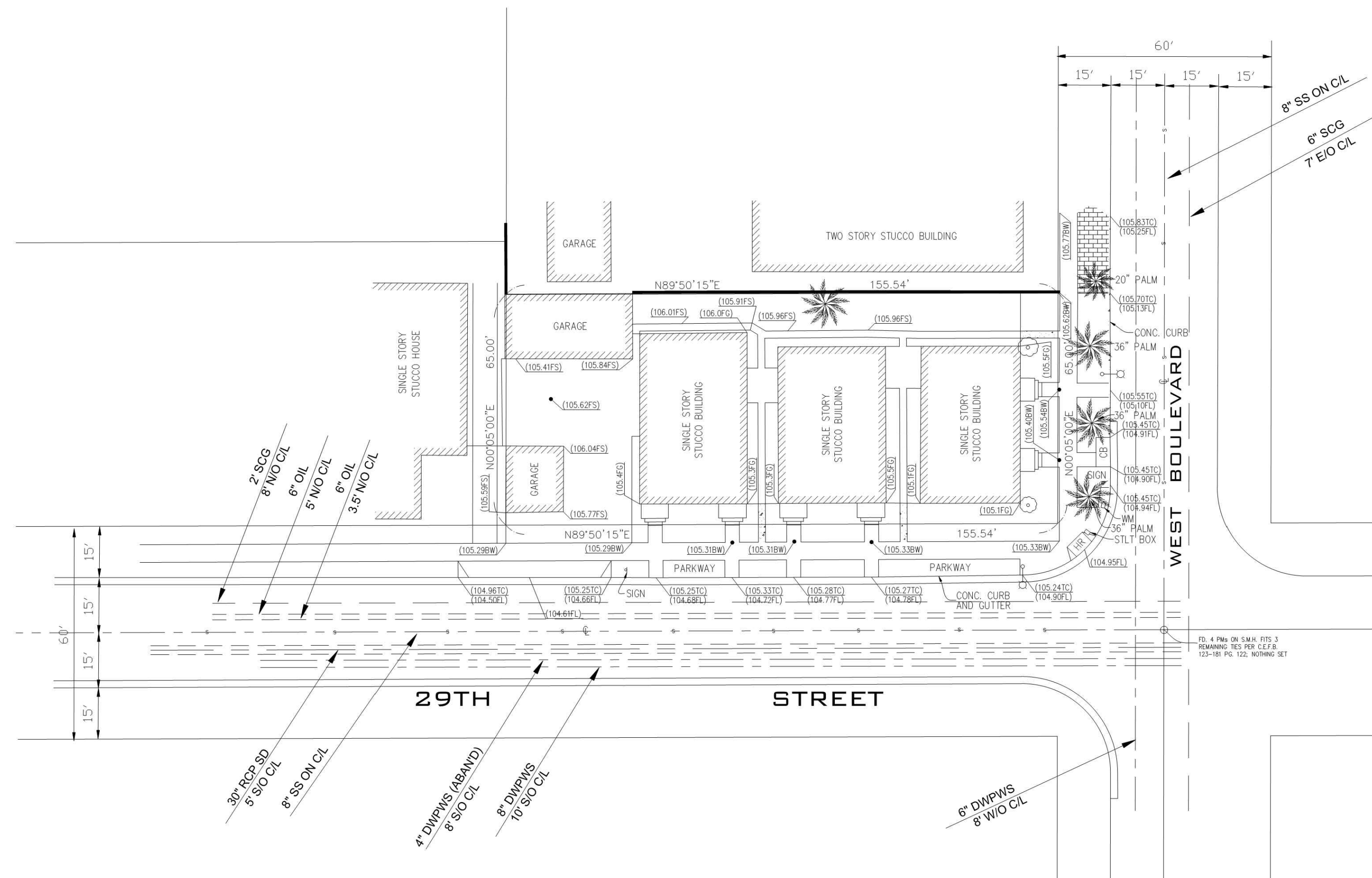
SPK S CURB ADAMS BLVD; 4.0' E.O. BCE E/O WEST BLVD. W END CB

NAVD 1988 2000ADJ

BM # 13-01431 ELEV = 106.175 FEET

LEGEND

A.C.	ASPHALTIC CONCRETE
CL	CENTERLINE
BW	BACK OF WALK
CONC.	CONCRETE
EP	EDGE OF PAVEMENT
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
TC	TOP OF CURB
WM	WATER METER
---	PROPERTY LINE
---	CENTER LINE
---	BUILDING FOOTPRINT
---	WALL



THIS PLAN HAS BEEN REVIEWED AND CONFIRMS THE RECOMMENDATIONS OF OUR R. THE CALCULATIONS HAVE NOT BEEN CHECKED BY I.

Proj. 3303 DATED 7/1/21

GF 2191 3/16/22

Professional Engineer Seal: State of California, No. 2191, Exp. 3/31/23

DATE	REVISIONS	PREPARED BY: WESTCON ENGINEERING, INC. LAND PLANNING ENGINEERING LAND SURVEYING 6355 TOPANGA CANYON BLVD., SUITE 345 WOODLAND HILLS, CA 91367 818-226-0444 VOICE 818-226-0448 FAX E-MAIL: info@westconeng.com	PREPARED FOR: ALFREDDO JAIME 11050 S. FLOWER STREET SUITE B19 LOS ANGELES, CA 90015	PROJECT: 2851 WEST BLVD LOS ANGELES, CA 90016	W.O. 453 SCALE: 1"=20' DATE: 5/13/2021 SHEET 1 OF 1
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FOR REFERENCE ONLY

ARCHITECT
b|ARCH
 Justin Brechtel, AIA
 6740 Hillpark Drive, #102
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 310 908 2910
 justin.brechtel@gmail.com

MODULAR MANUFACTURER
WEST MODULAR MANUFACTURING
 Carretera Libre Tijuana - Mexicali 22219 Interior B
 Colonia Fidecosmisso El Florida
 Tijuana, Baja California C.P. 2224

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PROJECT TITLE
2851 West
 Building Department Submittal - In progress - Not for Construction

PROJECT ADDRESS
 Joana Olander
 2853 West Boulevard
 Los Angeles, CA 90016

REVISIONS

Rev. #	Date	Desc.

Plan Check Number -
 Zoning Number

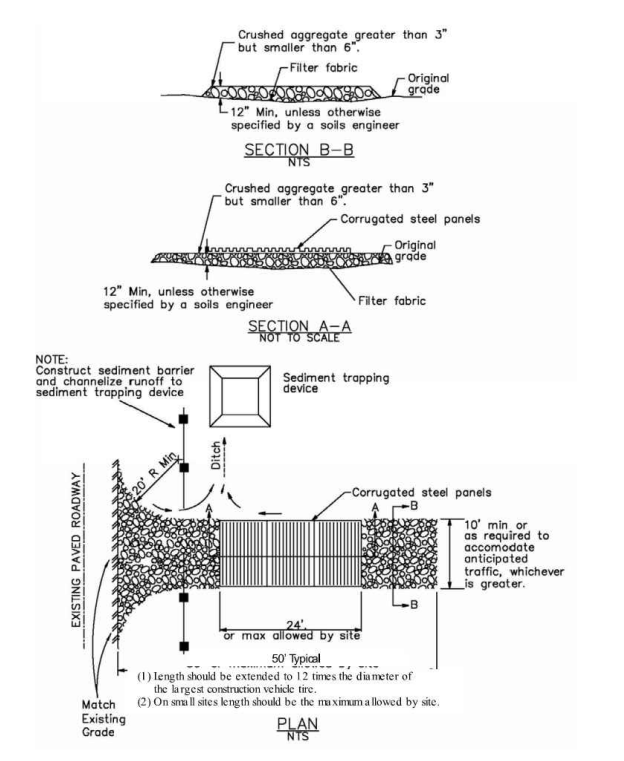
SHEET TITLE

SHEET INFORMATION

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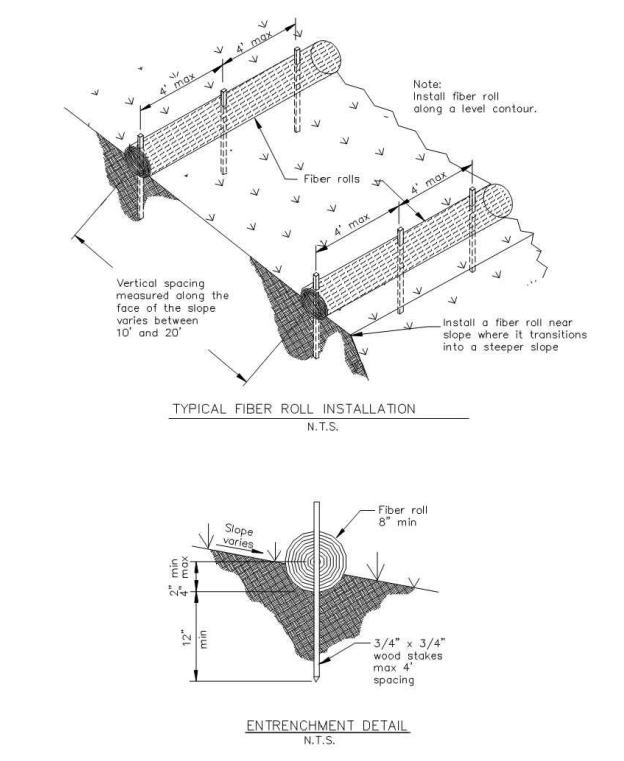
SHEET NUMBER
C1.00

Stabilized Construction Entrance/Exit TC-1

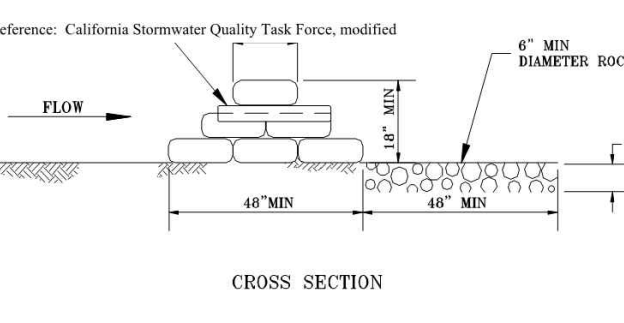


1 STABILIZED CONSTRUCTION ENTRANCE
HEREON N.T.S.

Fiber Rolls SE-5

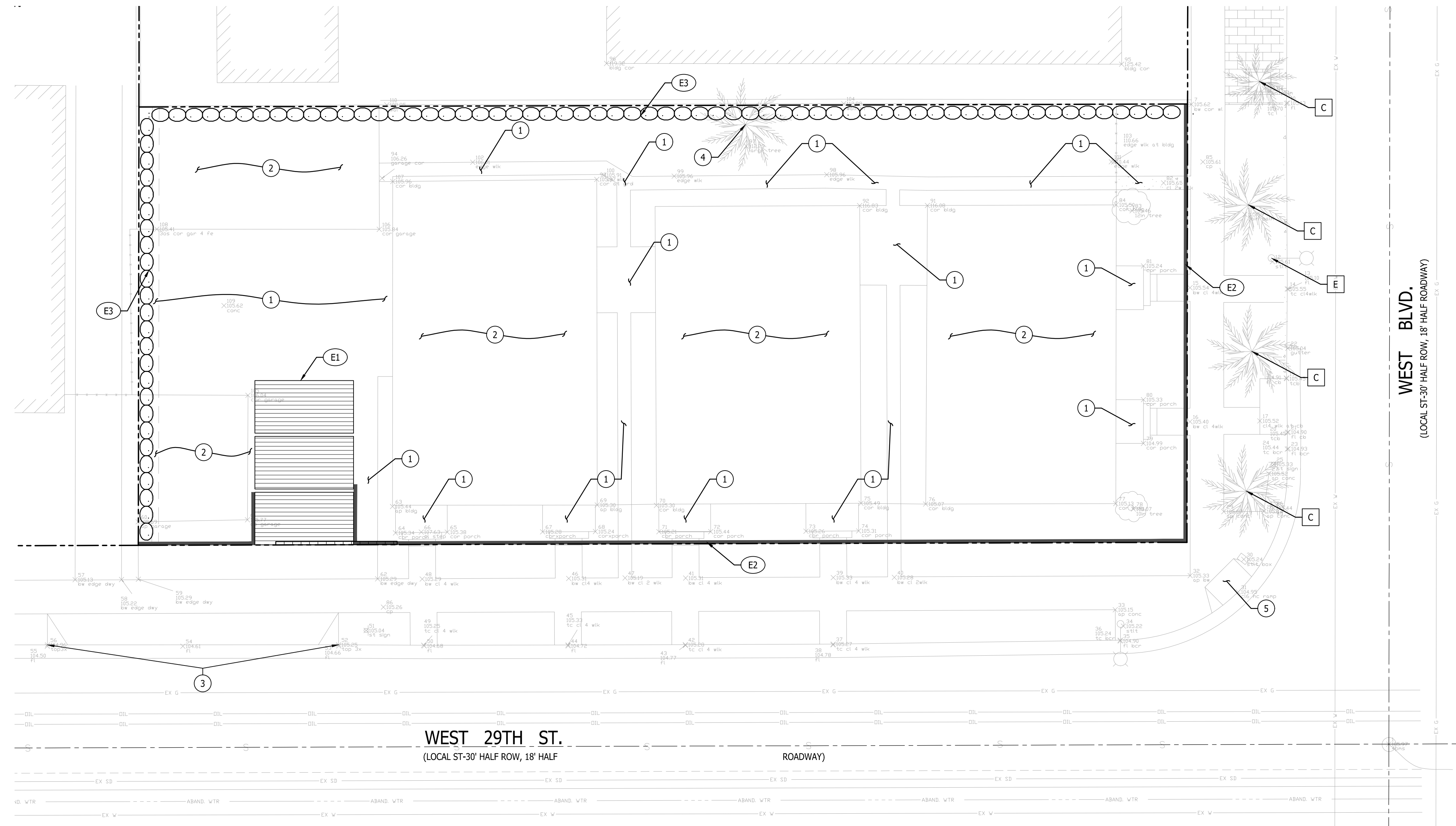


2 FIBER ROLLS
HEREON N.T.S.



SANDBAG BARRIER		BMP MANUAL
DEPARTMENT OF PUBLIC WORKS	SECTION 02110	SECTION 02110
BUREAU OF SANITATION	SECTION 02110	SECTION 02110
DATE: 1/15/15	DESIGNED BY: JAY	DATE: 1/15/15
DATE: 1/15/15	DESIGNED BY: JAY	DATE: 1/15/15

3 SANDBAGS
HEREON N.T.S.



WEST 29TH ST.
(LOCAL ST-30' HALF ROW, 18' HALF ROADWAY)

PROJECT INFORMATION

JOB ADDRESS 2853 WEST BOULEVARD
LOS ANGELES, CA 90016

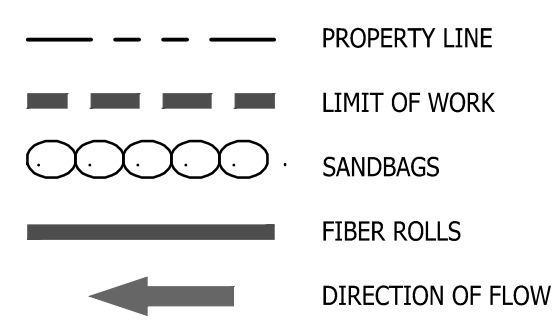
APN 5050-011-022

OWNER 2853 WEST LLC
3780 KILROY AIRPORT WAY, STE 200
LONG BEACH, CA 90806

24-HR EMERGENCY CONTACT

TOTAL DISTURBANCE 10,110 SF (0.23 acres)

LEGEND:



NOTES TO CONTRACTOR:

- CONTRACTOR TO MOVE BMPs AS NEEDED TO FACILITATE CONSTRUCTION OPERATIONS.
- ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
- NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.
- THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25 FEET.
- CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.
- APPROVAL OF PROTECTION FENCE AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.
- ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM.
- STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED () PSF LIVE LOAD.

BMP NOTES:

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL	NON-STORMWATER MANAGEMENT
EC1-SCHEDULING	NS1-WATER CONSERVATION PRACTICES
EC2-PRESERVATION OF EXISTING VEGETATION	NS3-PAVING AND GRINDING OPERATIONS
	NS12-CONCRETE CURING
	NS13-CONCRETE FINISHING
TEMPORARY SEDIMENT CONTROL	WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL
SE7-STREET SWEEPING AND VACUUMING	WM1-MATERIAL DELIVERY AND STORAGE
SE8-SANDBAG BARRIER	WM2-MATERIAL USE
	WM3-STOCKPILE MANAGEMENT
	WM4-SPILL PREVENTION AND CONTROL
	WM5-SOLID WASTE MANAGEMENT
	WM6-HAZARDOUS WASTE MANAGEMENT
	WM7-CONTAMINATED SOIL MANAGEMENT
	WM8-CONCRETE WASTE MANAGEMENT
	WM9-SANITARY/SEPTIC WASTE MANAGEMENT
	WM10-LIQUID WASTE MANAGEMENT
EQUIPMENT TRACKING CONTROL	
TC1-STABILIZED CONSTRUCTION ENTRANCE/EXIT	
TC3-ENTRANCE/OUTLET TIRE WASH	
WIND EROSION CONTROL	
WE1-WIND EROSION CONTROL	

DUST CONTROL NOTES:

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

DEMOLITION NOTES:

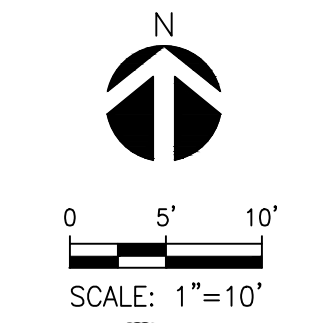
- REMOVE AND DEMOLISH EXISTING PAVEMENT.
- REMOVE AND DEMOLISH EXISTING STRUCTURE.
- REMOVE AND DEMOLISH EXISTING DRIVEWAY. SEE SHEET C1.30 FOR NEW DRIVEWAY LIMITS.
- REMOVE EXISTING TREE.
- REMOVE EXISTING CONCRETE CURB RAMP. SEE C130 FOR REMOVAL AND REPLACEMENT LIMITS.

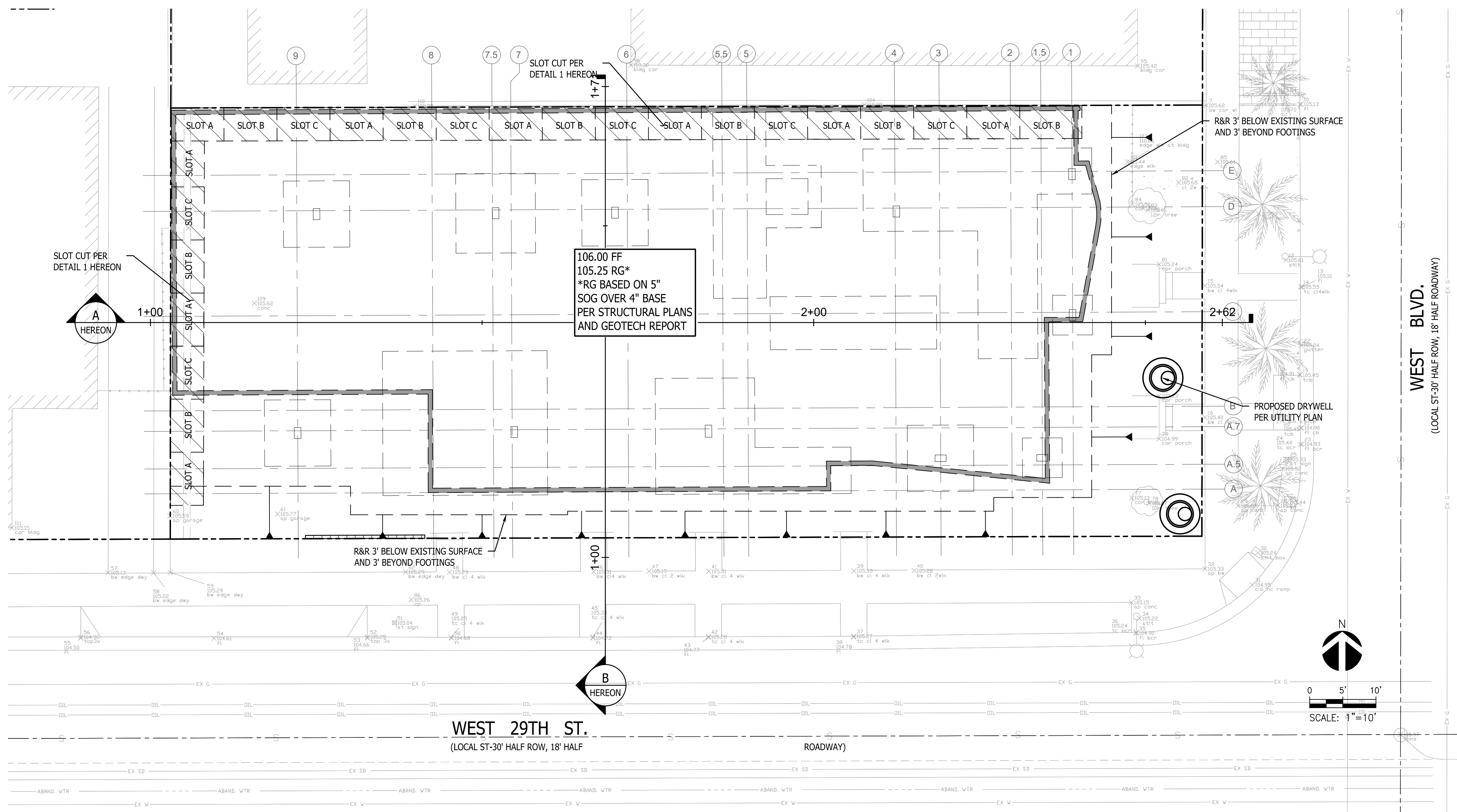
PROTECTION NOTES:

- | | |
|---|--|
| A | PROTECT IN PLACE EXISTING WATER METER. |
| B | PROTECT IN PLACE EXISTING POWER POLE. |
| C | PROTECT IN PLACE EXISTING TREE. |
| D | PROTECT IN PLACE EXISTING PARKING METER. |
| E | PROTECT IN PLACE EXISTING STREET LIGHT & PULL BOX. |

EROSION CONTROL NOTES:

- STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 1, HEREON.
- FIBER ROLLS PER DETAIL 2, HEREON.
- SANDBAGS PER DETAIL 3, HEREON.

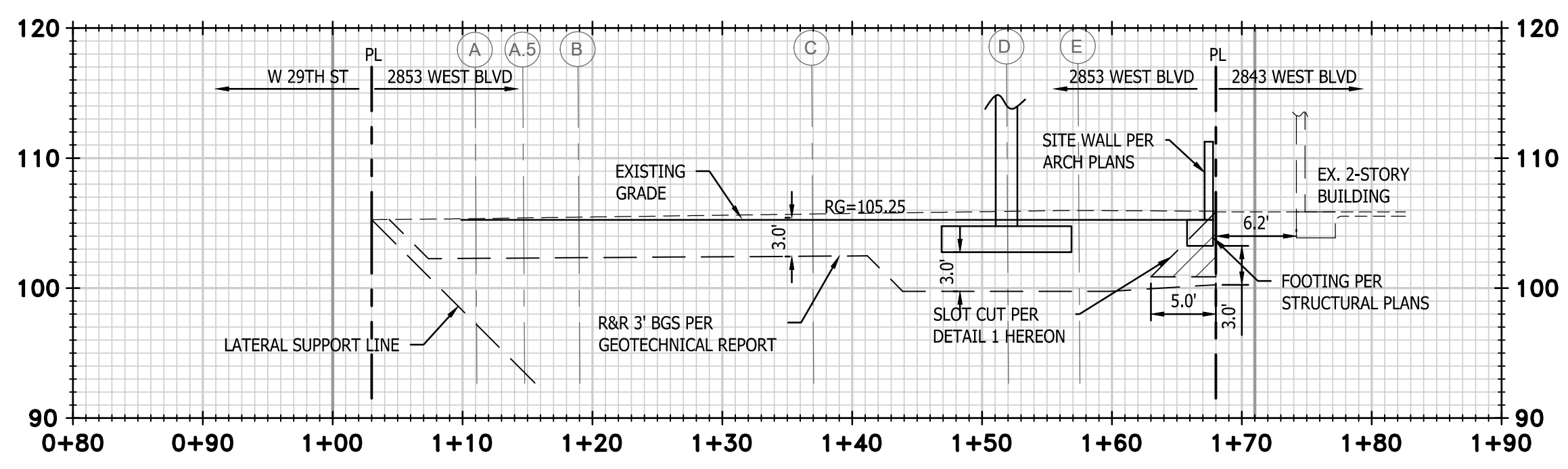
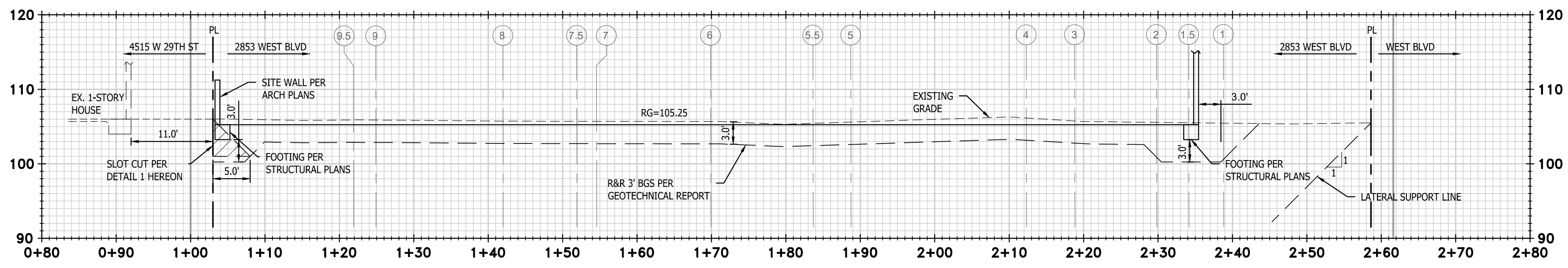
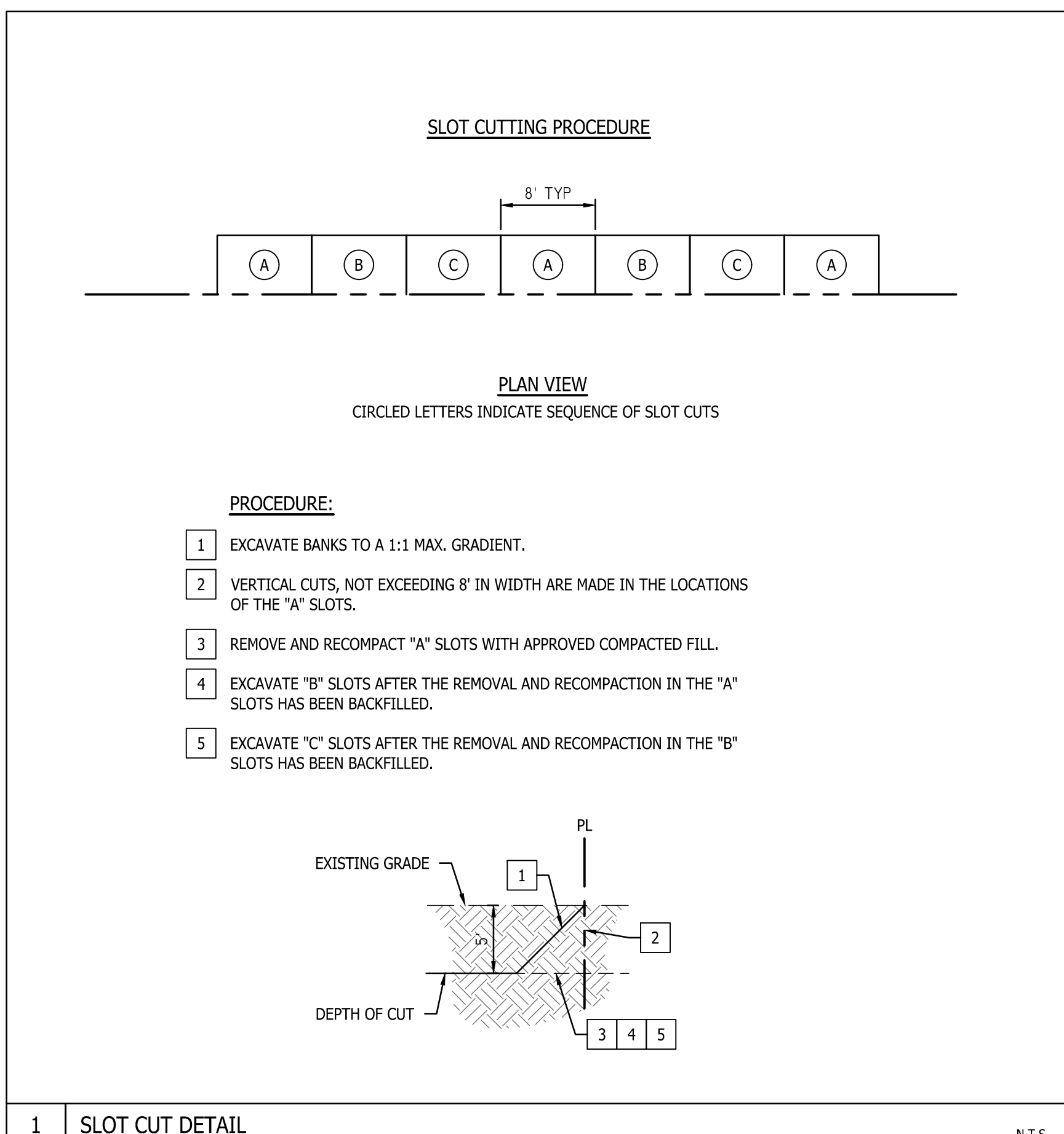




ESTIMATED EARTHWORK QUANTITIES	
CUT:	45 CUBIC YARDS
FILL:	20 CUBIC YARDS
APPROXIMATE CUT FOR FOOTINGS:	186 CUBIC YARDS
REMOVAL AND RECOMPACTION:	975 CUBIC YARDS
(SHRINKAGE 10%)	97 CUBIC YARDS
NET (EXPORT):	114 CUBIC YARDS

NOTES:
 1. QUANTITIES SHOWN ON HERE ARE FOR PLAN CHECK PURPOSES ONLY. CONTRACTOR TO GENERATE OWN QUANTITIES FOR BIDDING PURPOSES.

LEGEND:
 [Symbol] BUILDING WALL EXTERIOR WALL PER STRUCTURAL
 [Symbol] SLOT CUT PER DETAIL 1 HEREON



1 SLOT CUT DETAIL N.T.S.

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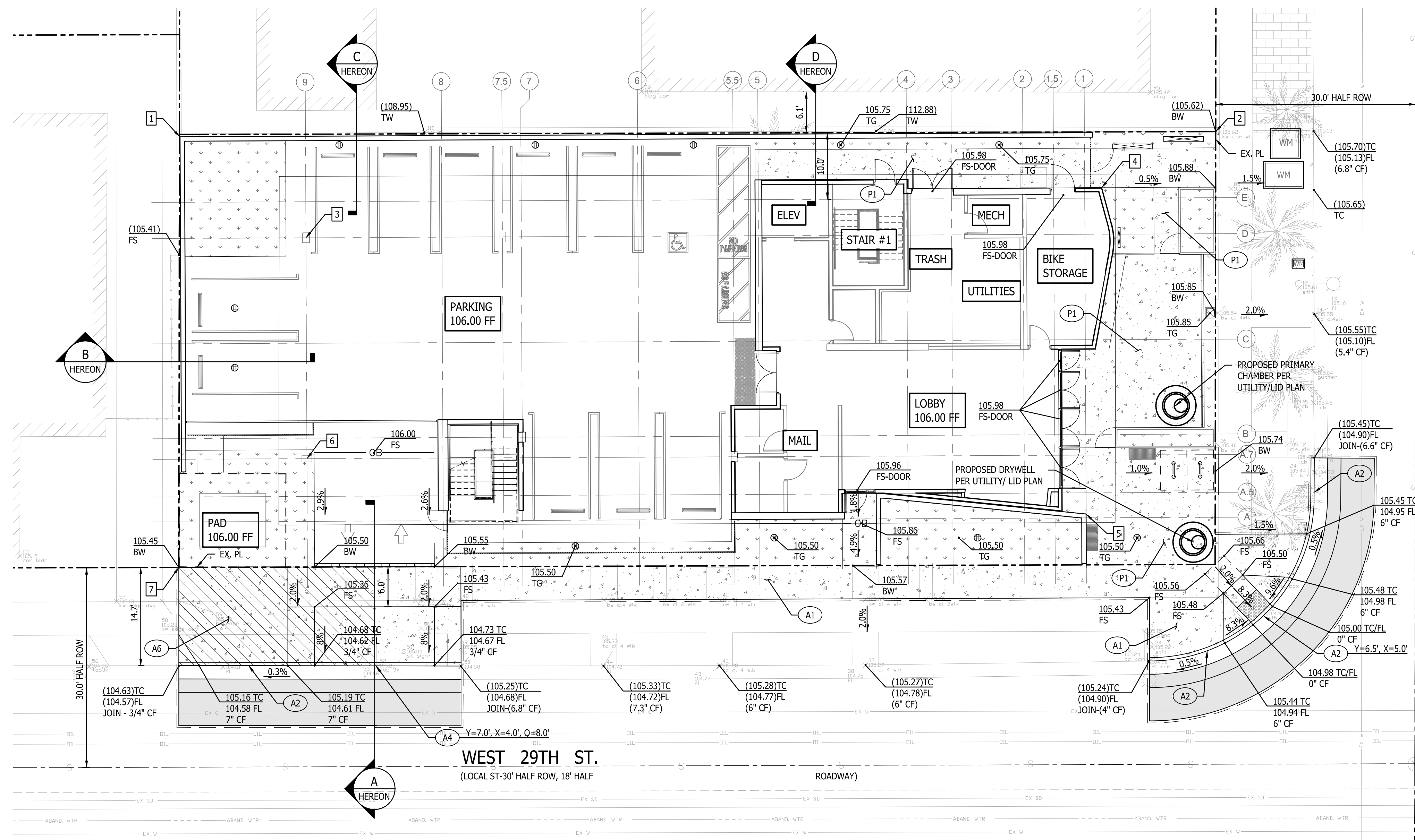
Proj. 3303 DATED 7/1/21

GE 2131 3/16/22



REVISIONS	Rev. #	Date	Desc.

SHEET TITLE	SHEET INFORMATION
Rough Grading Plan and Sections <td>PHASE: 2101 JOB NUMBER: As Indicated SCALE: 1/8"=1'-0" DATE: 9/9/2021 2:30:25 PM DRAWN BY: Author CHECK BY: Checker</td>	PHASE: 2101 JOB NUMBER: As Indicated SCALE: 1/8"=1'-0" DATE: 9/9/2021 2:30:25 PM DRAWN BY: Author CHECK BY: Checker



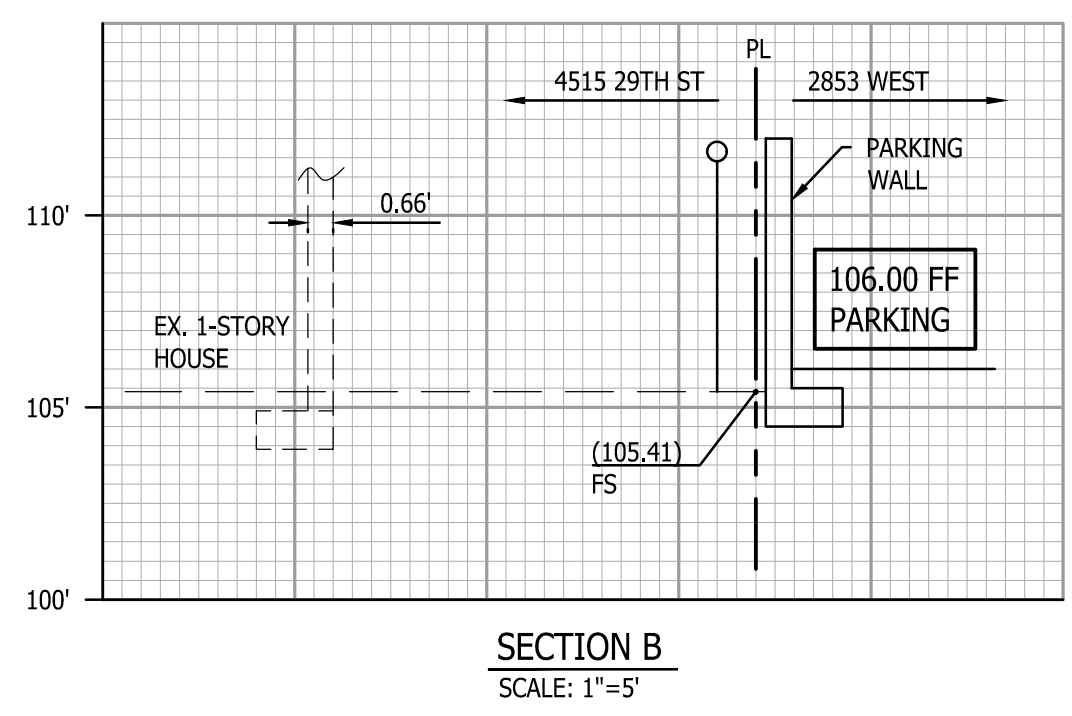
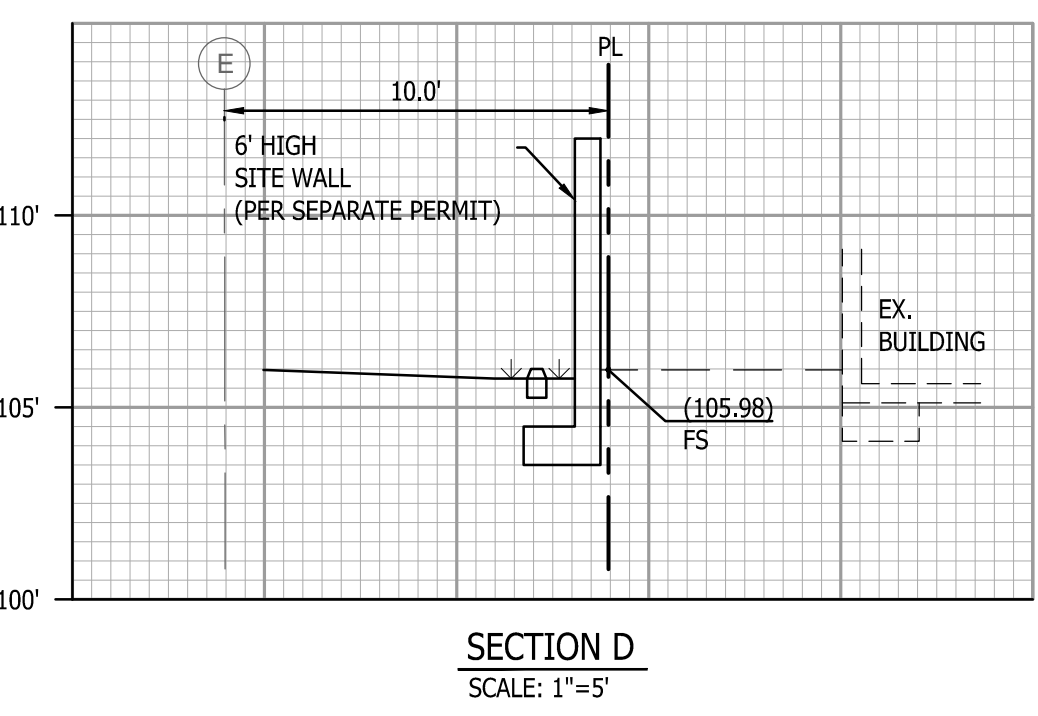
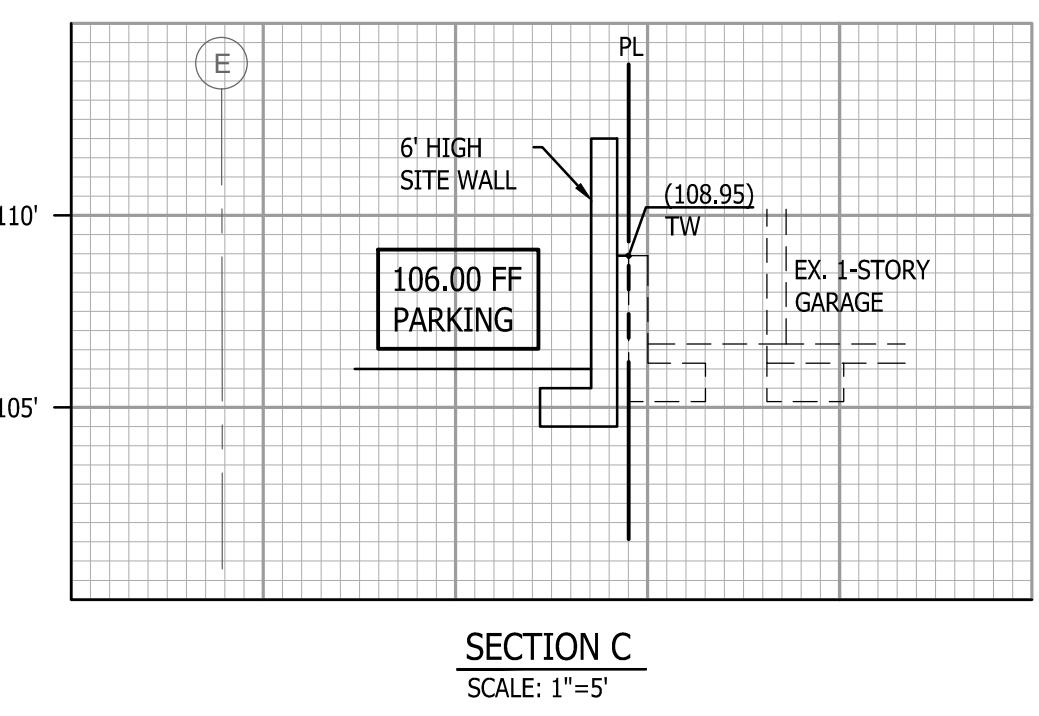
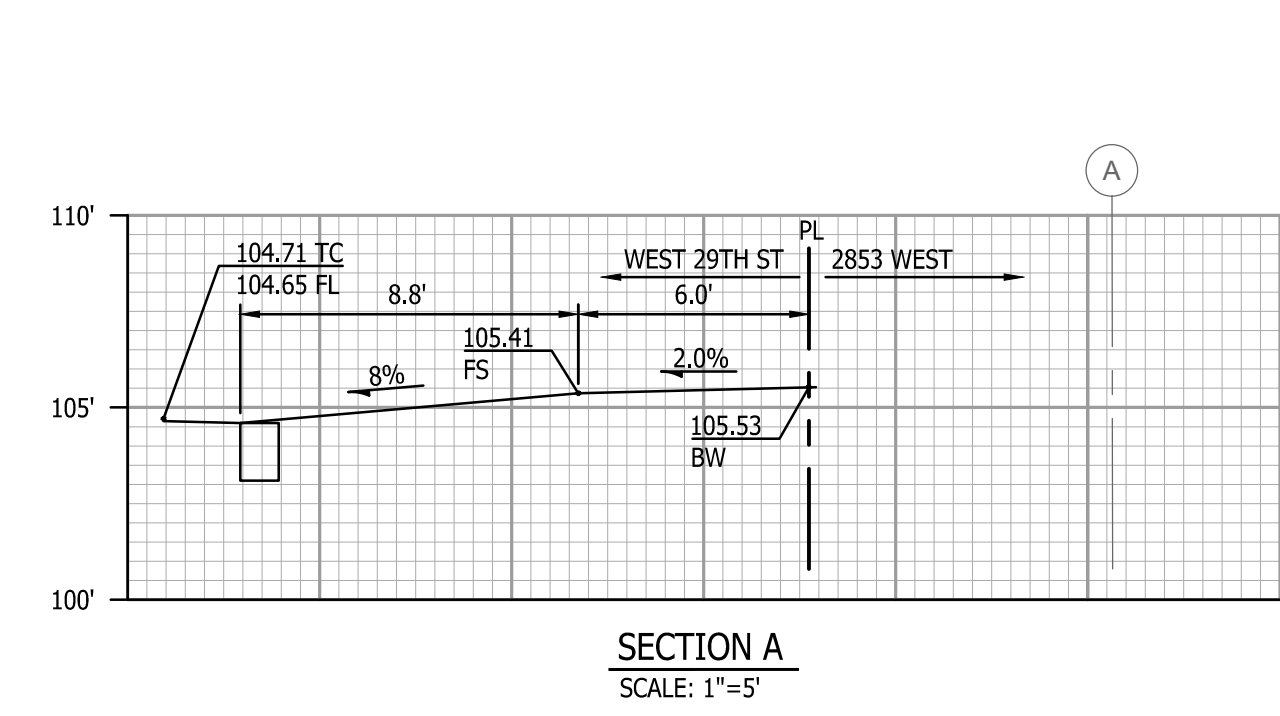
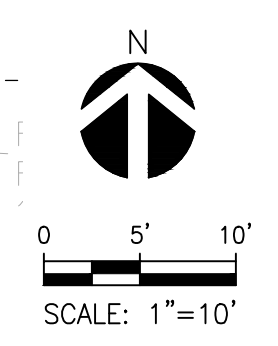
- A-PERMIT CONSTRUCTION NOTES:**
- X SF A1 CONCRETE SIDEWALK PER LA CITY STD PLAN S-444-0, SEE DETAIL 2, C2.00.
 - X LF A2 CURB AND GUTTER PER LA CITY STD PLAN S-410-2. SEE DETAIL 1, C2.00.
 - A3 STREET TREE PER LANDSCAPE ARCHITECT.
 - A4 DRIVEWAY PER LA CITY STD PLAN S-440-4.
 - A5 CURB RAMP PER LA CITY STD PLAN S-442-6.
 - A6 SIDEWALK WITHIN LIMITS OF LADWP STAGING AREA SHALL BE 6" THICK CONCRETE OVER 4" THICK CMB, PER CITY OF LOS ANGELES STD PLAN NO. S-440-4. STAGING AREA SHALL EXTEND 3' BEYOND PROPOSED TRANSFORMER PADS.

- ON-SITE CONSTRUCTION NOTES:**
- P1 PEDESTRIAN RATED CONCRETE ON GRADE WITH #4 REBAR @ 16" EACH WAY PER DETAIL 3, C2.00.
 - P2 6' HIGH CMU WALL EPR ARCHITECTURAL PLANS.
 - P3 TRAFFIC RATED CONCRETE ON GRADE WITH #4 REBAR @ 16" EACH WAY PER DETAIL 3, C2.00.

- LEGEND:**
- PROPERTY LINE
 - [Pattern] PLANTER AREA PER LANDSCAPE
 - [Pattern] GRAVEL PER LANDSCAPING PLANS
 - [Pattern] CONCRETE PAVING

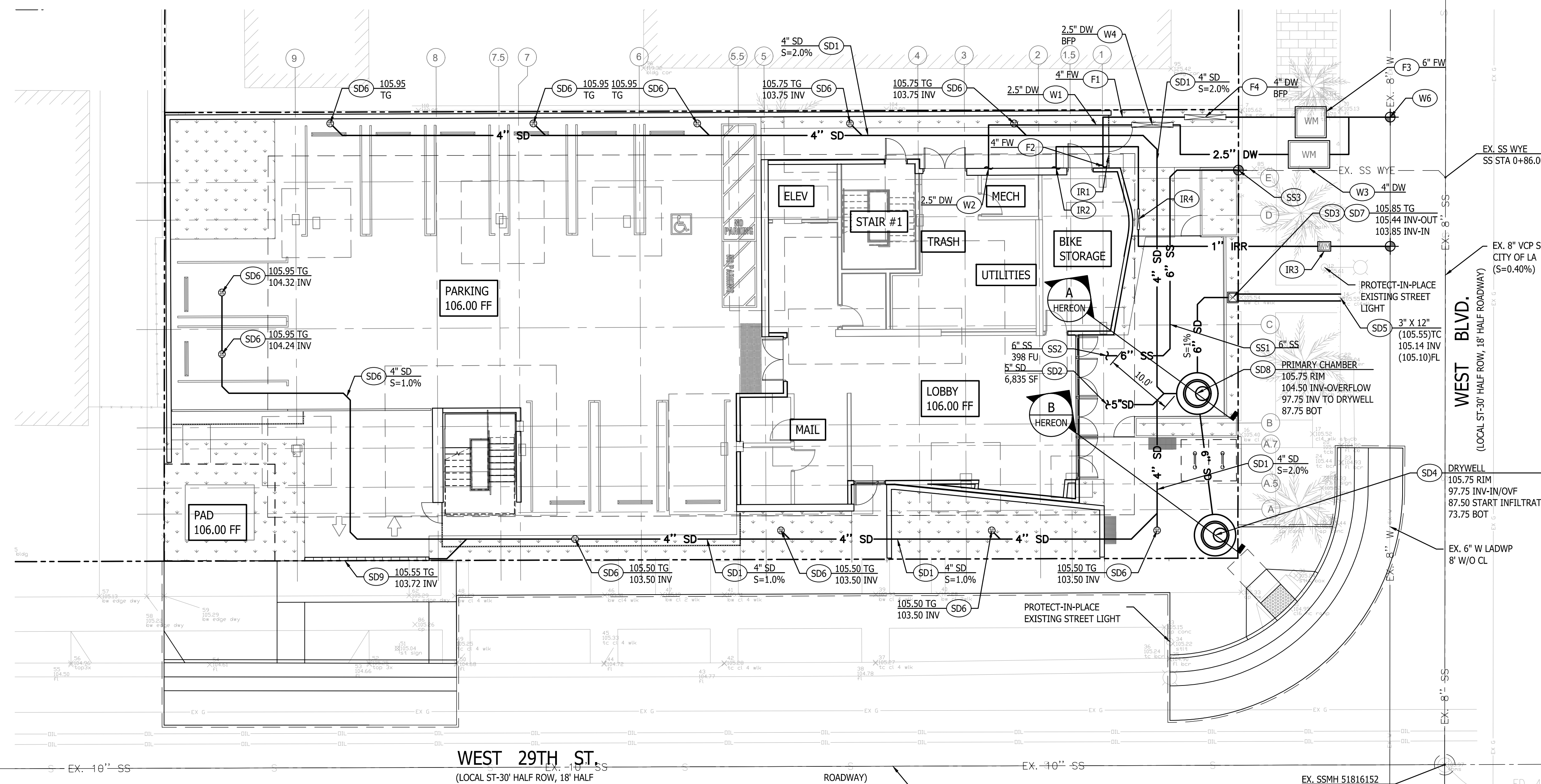
POINT TABLE

POINT NO.	NORTHING	EASTING	DESCRIPTION
1	5064.04	9784.62	NW CORNER PL
2	5064.83	9940.09	NE CORNER PL
3	5048.89	9803.54	GRIDLINE 9, D
4	5056.40	9922.99	GRIDLINE 1, E
5	5007.41	9920.64	GRIDLINE 1, A
6	5015.72	9803.69	GRIDLINE 9.5, B
7	4999.40	9784.46	SW CORNER PL



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 Proj. 3303
 DATED 7/1/21
 GE 2131
 3/16/22





UTILITY CONSTRUCTION NOTES:

- STORM DRAIN**
- (SD1) INSTALL SDR-35 PVC STORM DRAIN PIPE. BEDDING PER DETAIL 6, SHEET C2.00.
 - (SD2) POINT OF CONNECTION TO BUILDING. SEE PLUMBING DRAWINGS FOR CONTINUATION.
 - (SD3) INSTALL 12" X 12" CATCH BASIN PER DETAIL 3, SHEET C2.01. SEE DETAIL 3, SHEET C2.01.
 - (SD4) INSTALL A 6' DIA, 32' DEPTH DRYWELL BY TORRENT PER DETAIL 4, SHEET C2.01.
 - (SD5) INSTALL RECTANGULAR DRAIN BY CURB-O-LET. CP-SPA14. SEE DETAIL 1, SHEET C2.01.
 - (SD6) INSTALL 4" ATRIUM DRAIN BY NDS OR APPROVED EQUAL. SEE DETAIL 7, SHEET C2.00.
 - (SD7) PROVIDE STORM WATER STENCIL PER DETAIL 2, C2.01.
 - (SD8) INSTALL A 6' DIA, 18" DEEP PRIMARY CHAMBER BY TORRENT PER DETAIL 4, SHEET 2.01.
 - (SD9) INSTALL 4" WIDE TRENCH DRAIN BY ZURN OR APPROVED EQUAL.
- SEWER**
- (SS1) INSTALL SDR-35 PVC SEWER PIPE BEDDING PER DETAIL 6, SHEET C2.00.
 - (SS2) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE PLUMBING PLANS FOR CONTINUATION.
 - (SS3) CONNECT TO EXISTING SANITARY SEWER LATERAL PER CITY OF LA STD PLAN S-110-1. IF LATERAL NOT SALVAGEABLE THEN CONTRACTOR TO MAKE NEW HOUSE CONNECTION. PER STANDARD PLAN NO. S-110-1. SEE DETAIL 4, SHEET C2.00.
- WATER**
- (W1) INSTALL C-900 PVC WATER PIPE, PIPE BEDDING PER DETAIL 6, SHEET C2.00.
 - (W2) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE PLUMBING PLANS FOR CONTINUATION.
 - (W3) 4" WATER METER VAULT BY LADWP. CONTRACTOR TO COORDINATE INSTALLATION WITH LADWP.
 - (W4) INSTALL 4" REDUCED PRESSURE BACKFLOW PREVENTER BY FEBCO OR APPROVED EQUAL. CONTRACTOR TO FOLLOW MANUFACTURER AND LADWP SPECS FOR INSTALLATION.
 - (W5) EXISTING WATER METER. SIZES PER LADWP RECORDS. CONTRACTOR TO COORDINATE WITH LADWP FOR METER & LATERAL RE-USE.
 - (W6) POINT OF CONNECTION TO WATER MAIN. CONTRACTOR TO ORDER SERVICE FROM LADWP. SEE SAR ON C0.01.
- FIRE WATER**
- (F1) INSTALL C-900 PVC WATER PIPE, PIPE BEDDING PER DETAIL 6, SHEET C2.00.
 - (F2) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE FIRE SPRINKLER DRAWINGS FOR CONTINUATION.
 - (F3) FIRE WATER METER VAULT BY LADWP. COORDINATE WITH DESIGN BUILD FIRE SPRINKLER CONSULTANT. CONTRACTOR TO COORDINATE INSTALLATION WITH LADWP.
 - (F4) INSTALL DOUBLE CHECK DETECTOR ASSEMBLY (DCCA) BACKFLOW PREVENTER SIZE PER FIRE SPRINKLER CONSULTANT.
 - (F5) FIRE DEPARTMENT CONNECTION (FDC) PER ARCHITECT DRAWINGS.
- IRRIGATION**
- (IR1) INSTALL SCH 40 PVC PIPE. SEE DETAIL 2, SHEET C2.00 FOR BEDDING DETAILS.
 - (IR2) POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.
 - (IR3) 1" IRRIGATION METER BY LADWP. CONTRACTOR TO COORDINATE INSTALLATION WITH LADWP.
 - (IR4) REDUCED PRESSURE BACKFLOW PREVENTER. SEE IRRIGATION PLANS FOR DETAILS.

NOTE TO CONTRACTOR:
EXISTING UTILITY INFO TAKEN FROM NAVIGATE LA. CONTRACTOR TO CONFIRM LOCATION, SIZE, AND SLOPE IN FIELD.

LID NOTES:

1. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICE(S) (BMPs) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION ON BMP(S).
2. ALL ROOF DRAINS SHALL DISCHARGE INTO DRYWELL.

LEGEND:

- PROPERTY LINE
- [Pattern] CONCRETE PAVING ON GRADE PER DETAIL 3, C2.00.
- [Pattern] PLANTER AREA PER LANDSCAPE PLANS
- [Pattern] GRAVEL PER LANDSCAPE PLANS

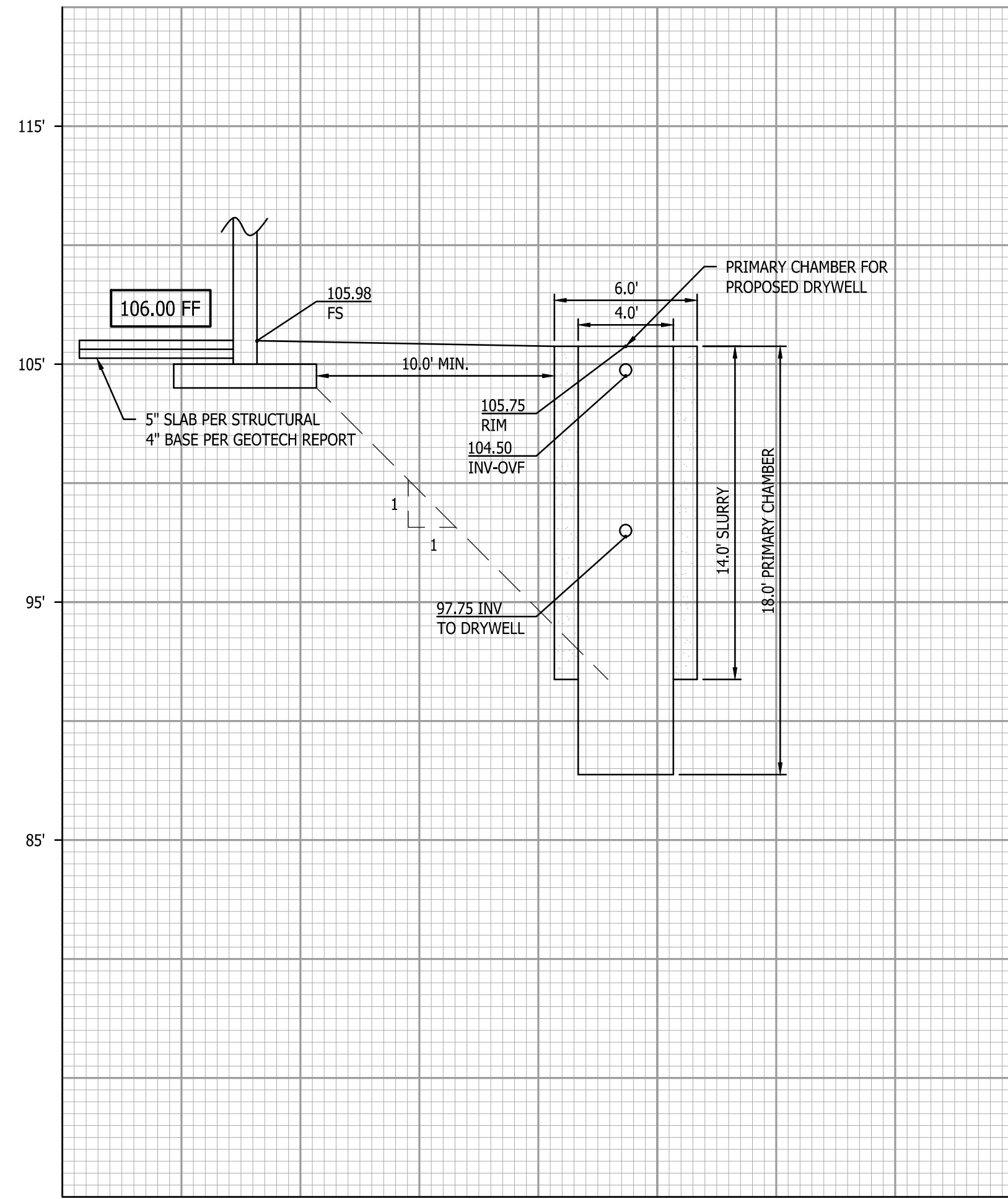
2853 WEST LID SUMMARY TABLE

	A _r	A _s	A _p	V _m	BMP
ROOF	6,835 SF	6,835 SF	0 SF	CF	DRYWELL
SITE	3,225 SF	1,674 SF	1,551 SF	CF	DRYWELL
TOTAL SITE	10,060 SF	8,509 SF	1,551 SF	VOL required = 708 CF (GAL)	VOL PROVIDED = 714 CF (GAL)

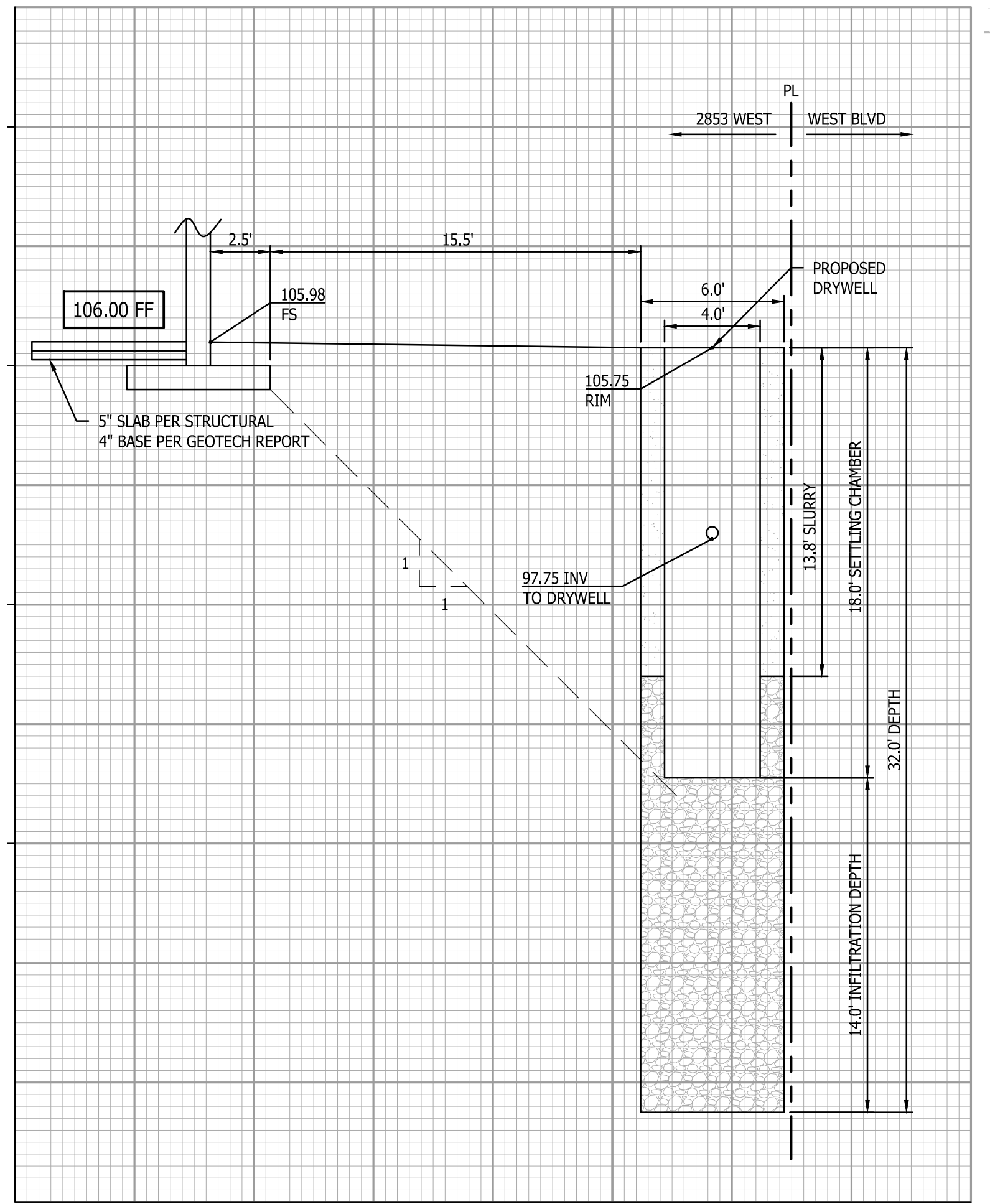
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Proj. 3303
Professional Engineer
Dated 7/1/21
G.E. 2131
3/16/22

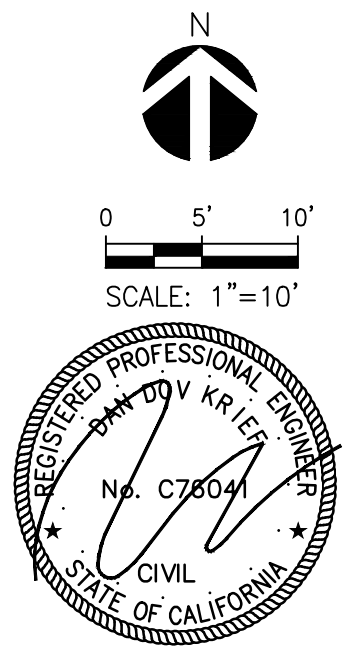
SSMH 51816177
(104.07)RIM
(92.92) INV
SS STA 8+85.85

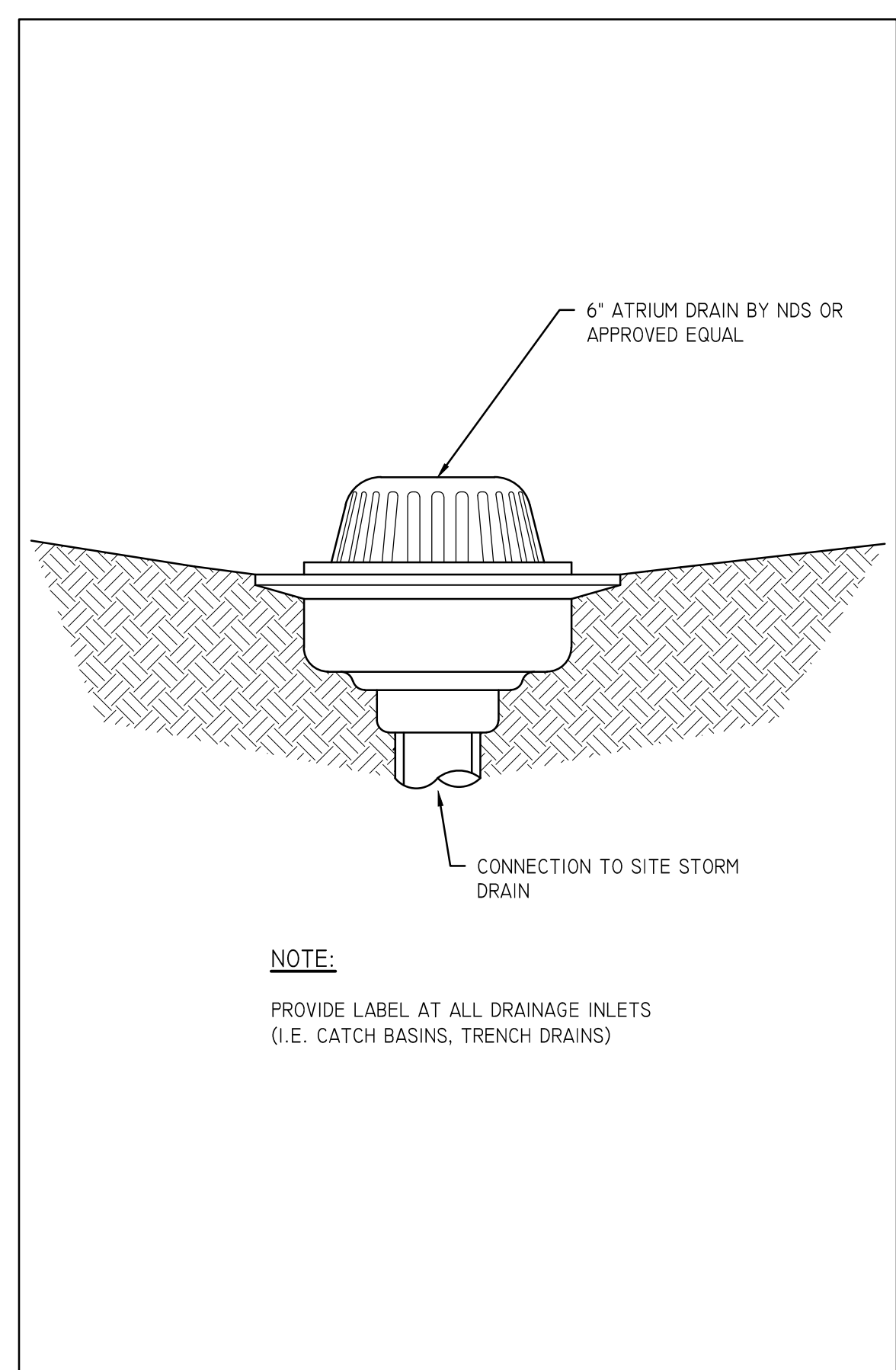


SECTION A
SCALE: 1"=5'

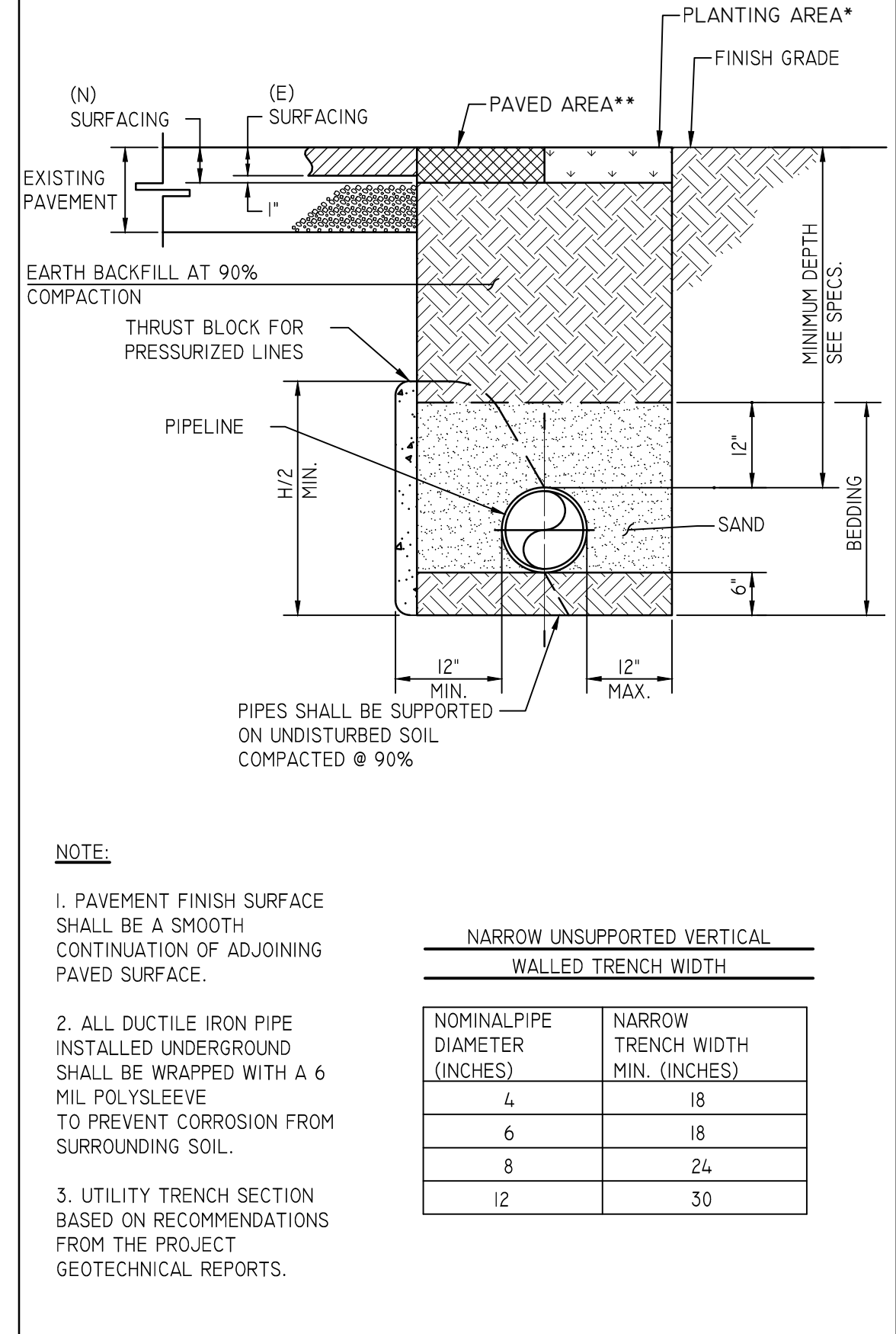


SECTION B
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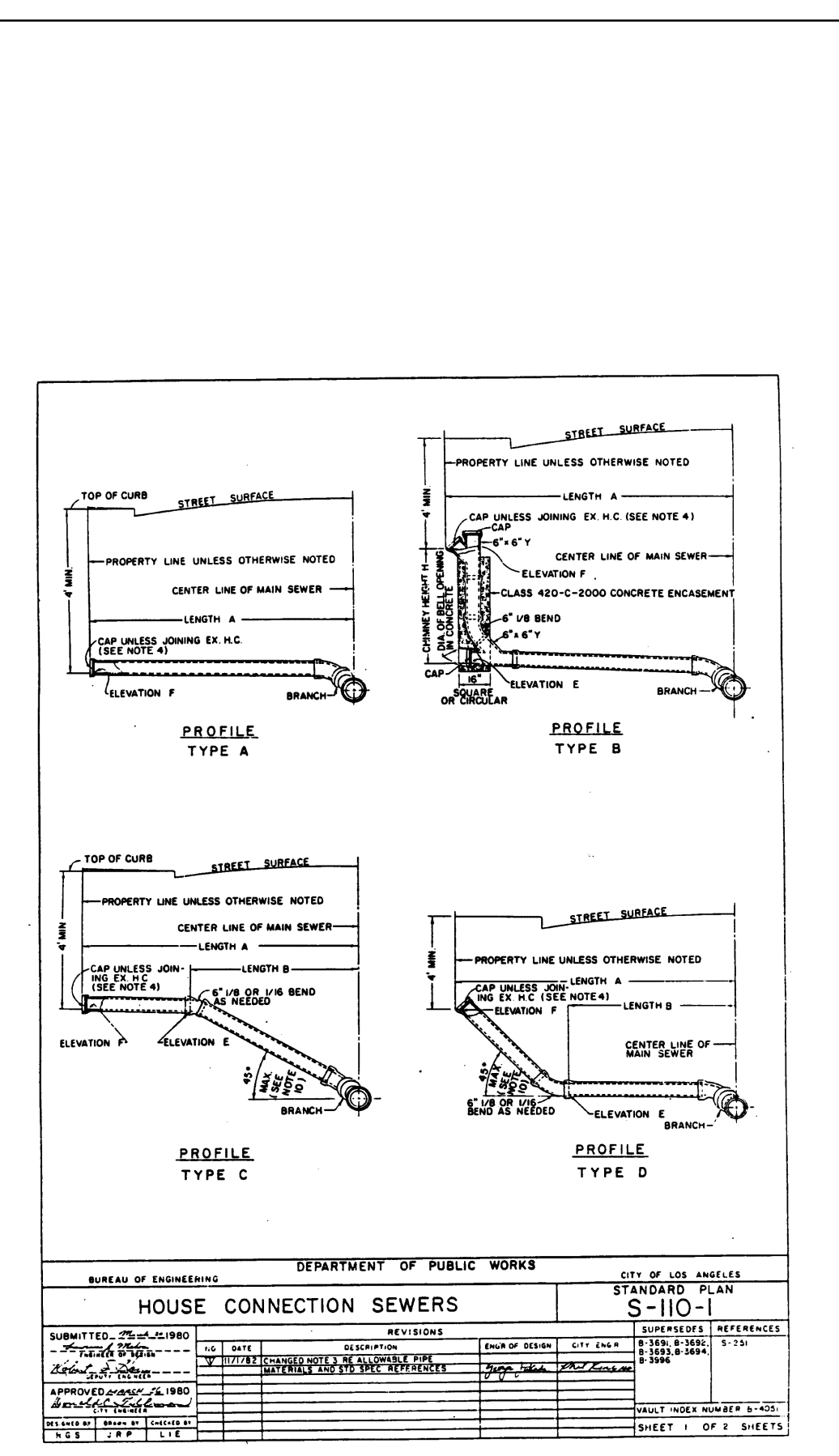




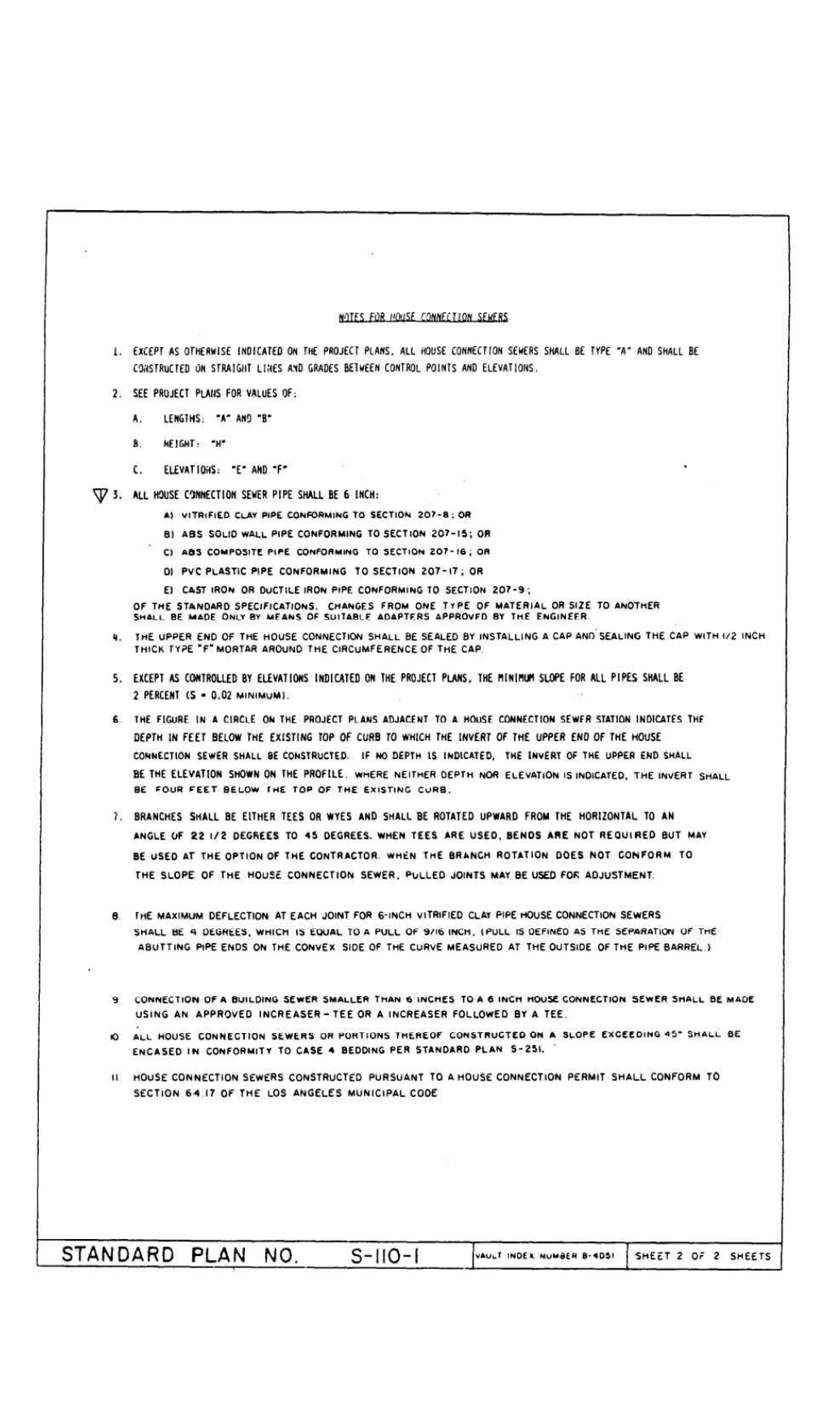
7 ATRIUM DRAIN N.T.S.



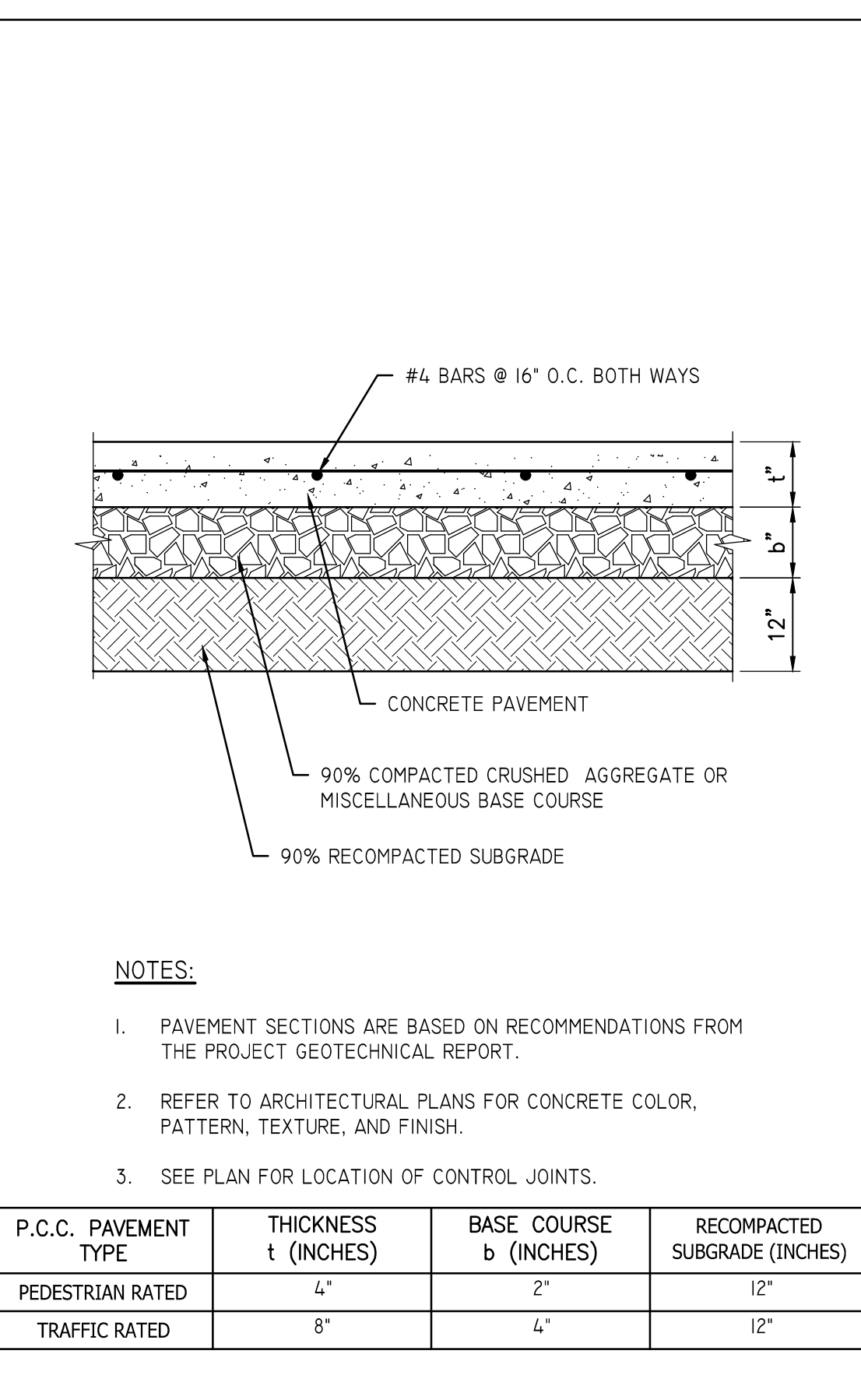
6 FLEXIBLE PIPE BEDDING N.T.S.



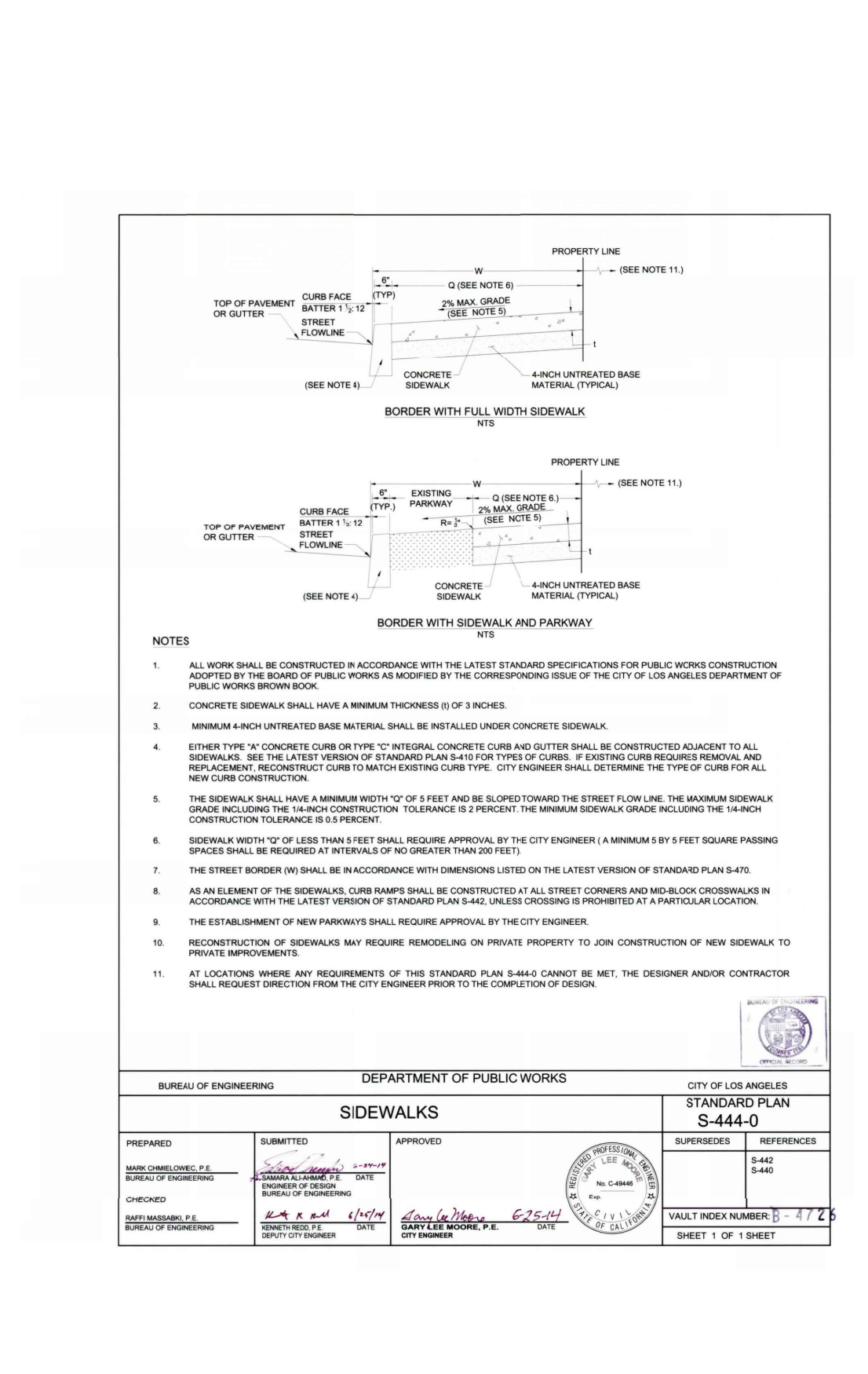
4 SEWER HOUSE CONNECTION N.T.S.



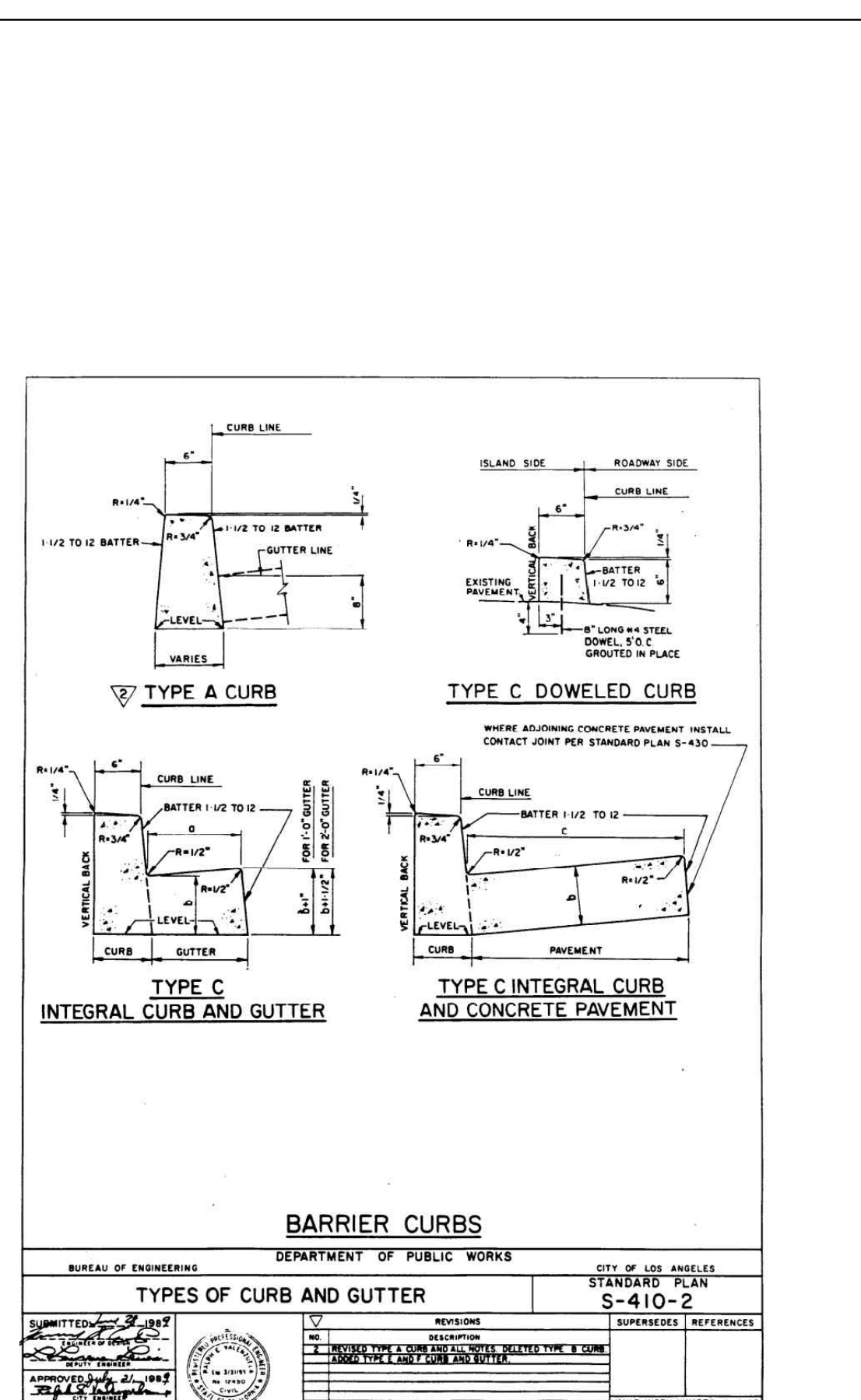
2 LA CITY SIDEWALK DETAIL S-444-0 N.T.S.



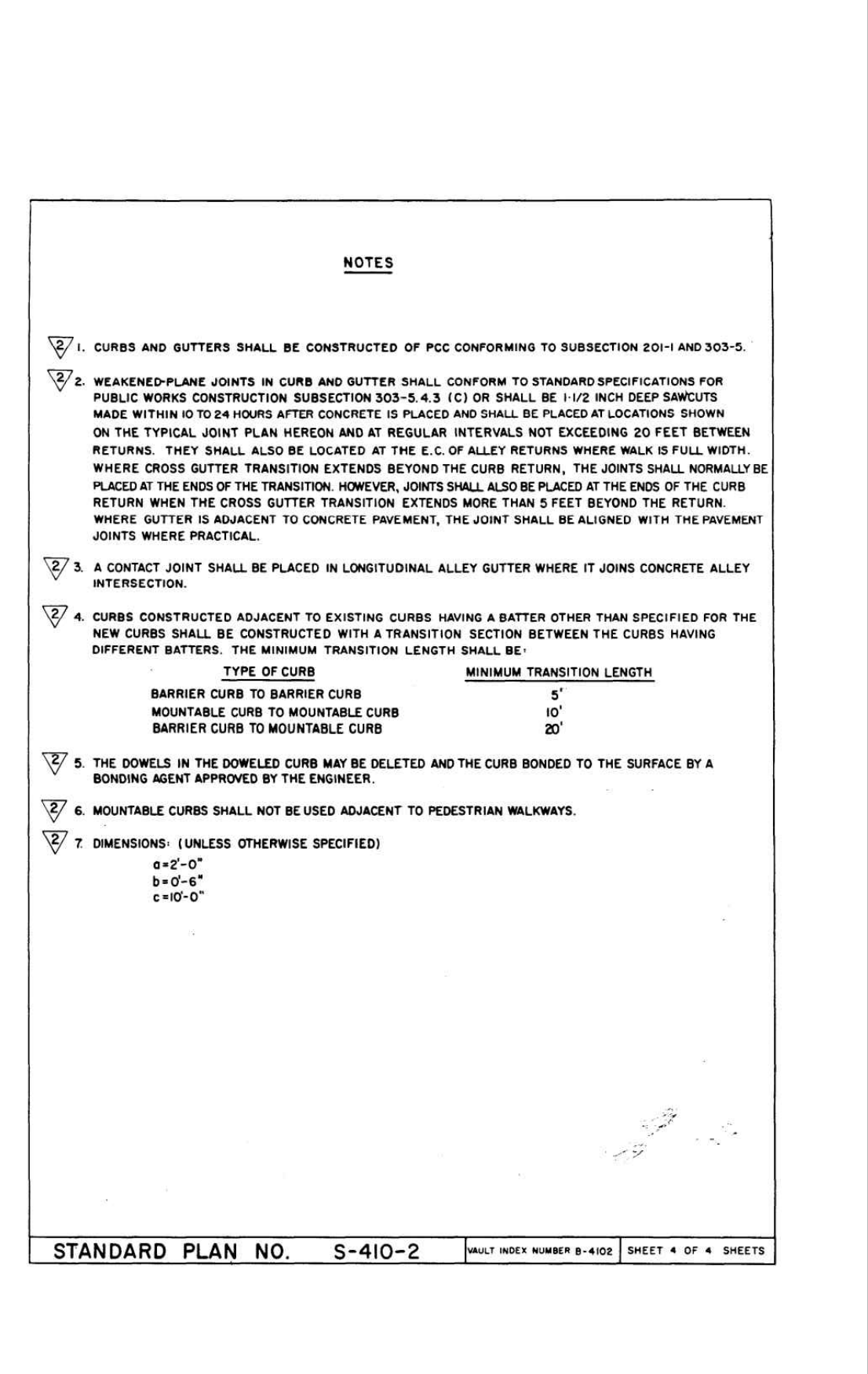
3 CONCRETE PAVEMENT N.T.S.



1 LA CITY CURB AND GUTTER DETAIL S-410-2 N.T.S.



1 LA CITY CURB AND GUTTER DETAIL S-410-2 N.T.S.



4 SEWER HOUSE CONNECTION N.T.S.



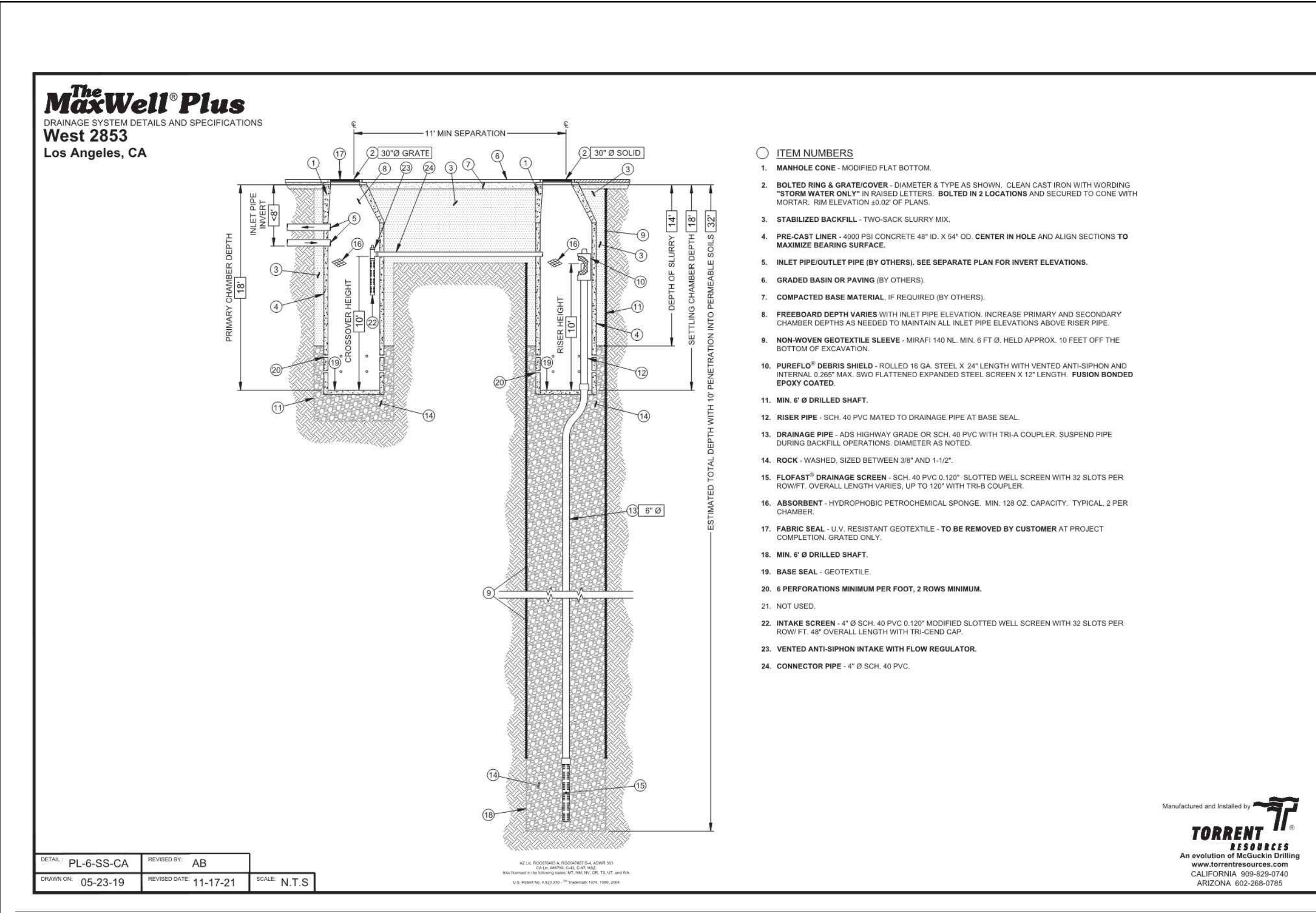
6 FLEXIBLE PIPE BEDDING N.T.S.

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 GE 2131
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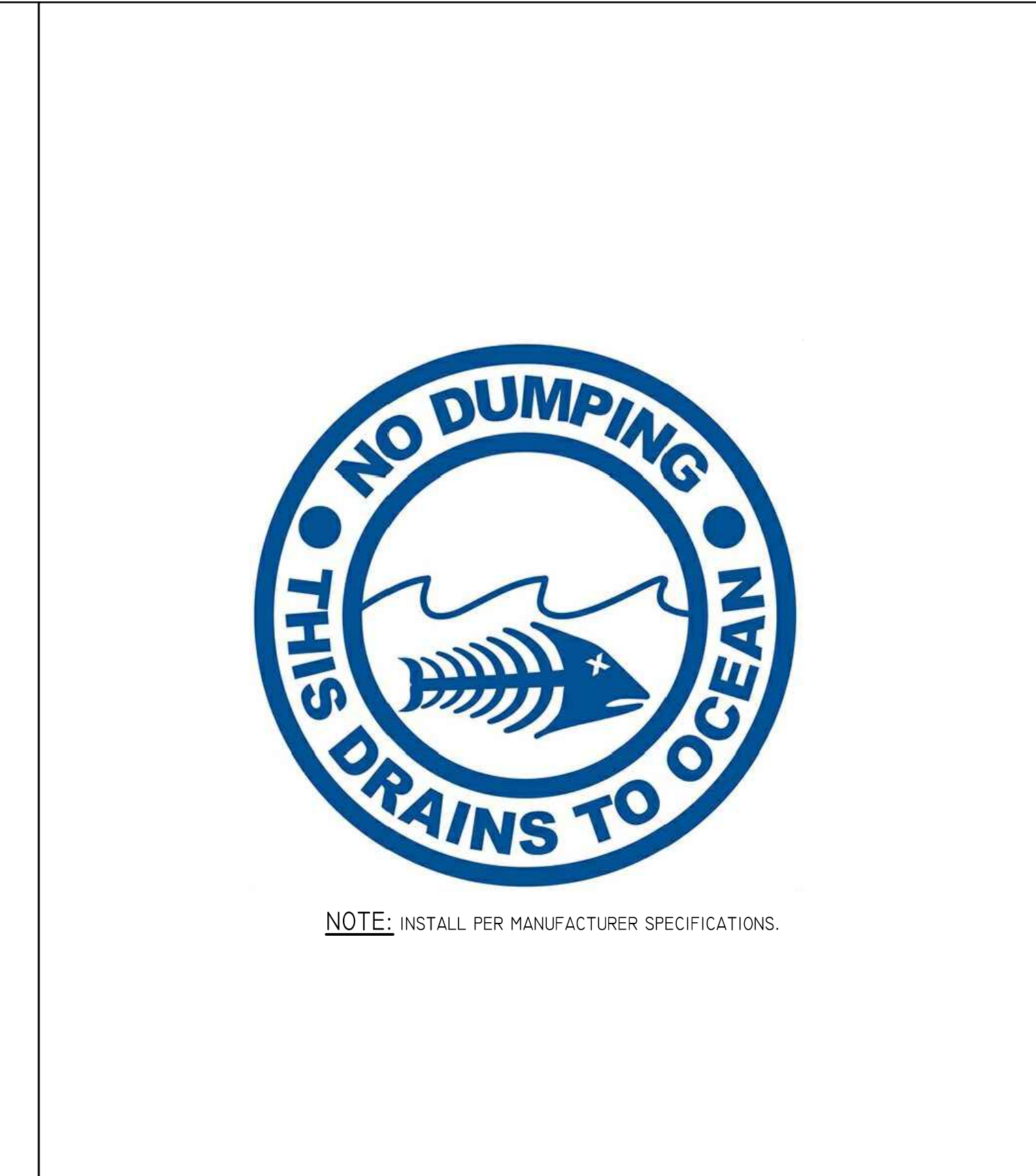




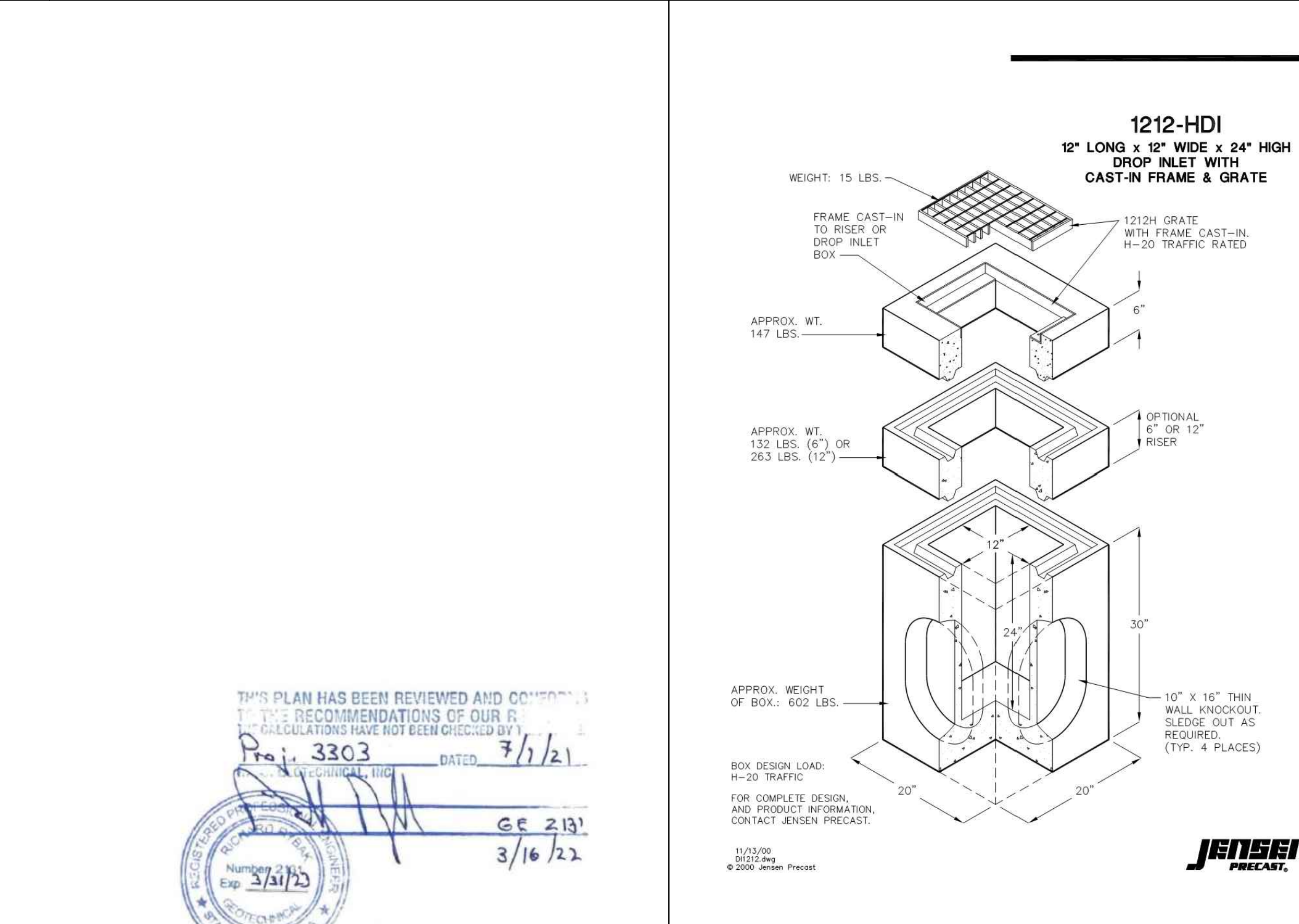
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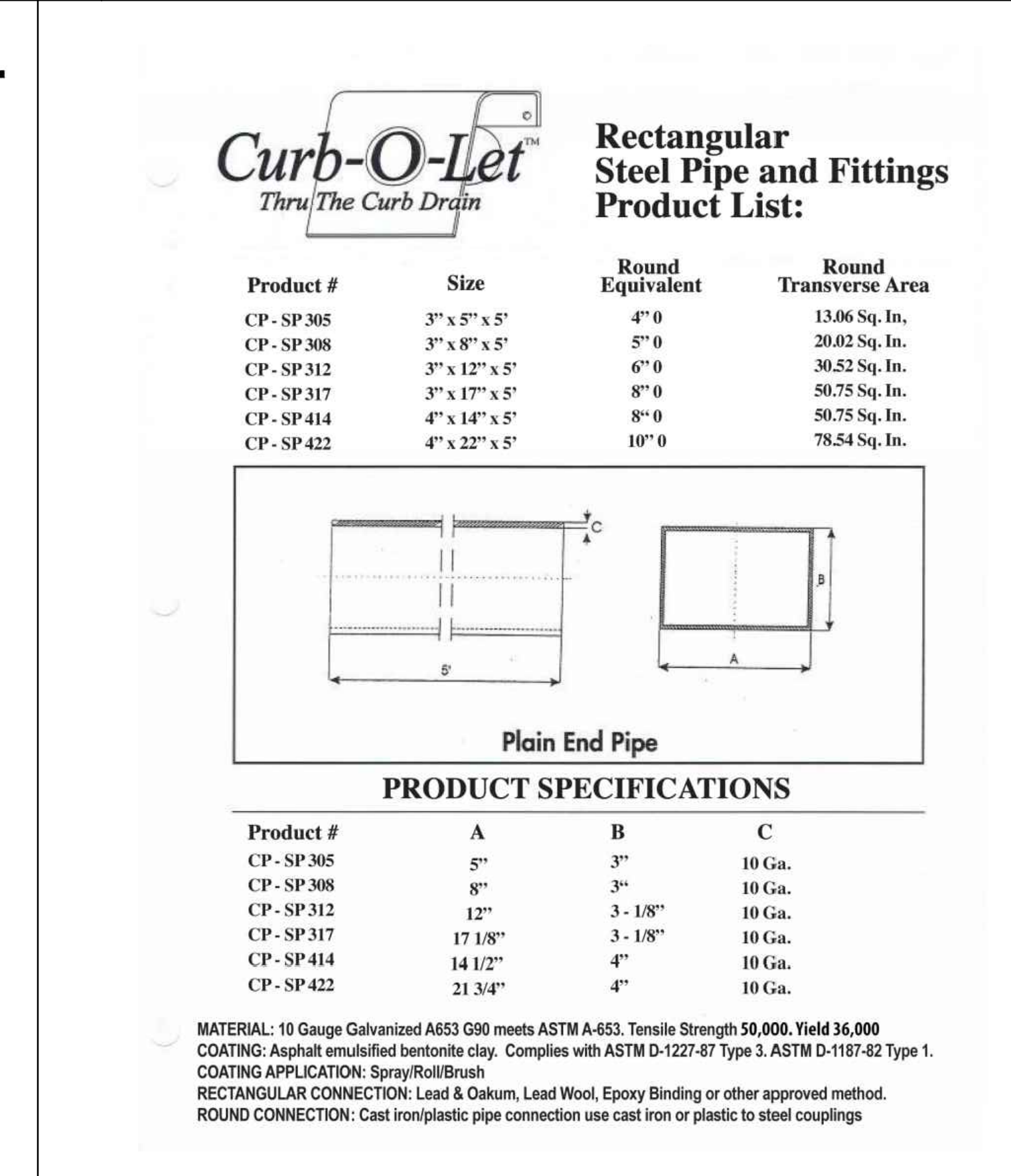
4 TORRENT DRYWELL DETAIL N.T.S.



2 STORMWATER STENCIL N.T.S.



3 12"x12" CATCH BASIN N.T.S.



1 CURB-O-LET CURB DRAIN N.T.S.

