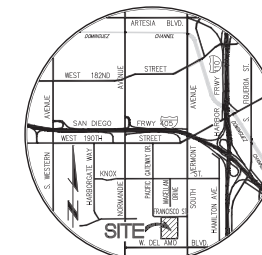


TENANT IMPROVEMENTS – PRECISE GRADING AMAZON DCX-7

970 FRANCISCO ST., LOS ANGELES



VICINITY MAP
N.T.S.

GENERAL SPECIFICATIONS FOR ALL GRADING PLANS

- JOB ADDRESS: 970 FRANCISCO, LOS ANGELES, CA
- SPECIFICATIONS SHALL HAVE PRECEDENCE OVER DRAWINGS.
 - THE STAMPED SET OF PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
 - 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.
 - NO WORK SHALL BE STARTED OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. SEC.91.108.9.1.
 - NO GRADING WORK, INCLUDING IMPORT AND EXPORT, SHALL BE DONE BETWEEN THE HOURS OF 8:00 P.M. AND 7:00 A.M. ON ANY DAY AND ON ANY SUNDAY OR PUBLIC HOLIDAY. EXCEPT IN EMERGENCIES AS PROVIDED IN SECTION 91.7005.4 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 LOS ANGELES POLICE DEPARTMENT SHALL BE NOTIFIED PRIOR TO THE START OF HAULING. (213) 485-3105.
 - 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.
 - 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.
 - HIGHWAY EQUIPMENT SHALL BE KEPT IN GOOD OPERATING CONDITION AND MUFFLED AS REQUIRED BY LAW.
 - EXCEPT IN EMERGENCY CASES, THE REPAIR OF CONSTRUCTION EQUIPMENT OR THE DELIVERY OF CONSTRUCTION MATERIALS IS NOT PERMITTED BEFORE 8:00 A.M. OR AFTER 6:00 P.M. ON SATURDAY NOR AT ANY TIME ON SUNDAY.
 - THE FILL MATERIALS IN EACH TRUCKLOAD SHALL BE KEPT LOW ENOUGH TO PREVENT SPILLAGE-AND SHALL BE SUFFICIENTLY WET DOWN TO PREVENT DUST.
 - 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.
 - 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.
 - PERMISSION SHALL BE SECURED FROM THE DEPARTMENT OF PUBLIC WORKS IF THE TRUCKS ARE LOADED IN THE STREET. THE LOADING OR DUMPING OF EXCESS SOIL SHALL BE APPROVED BY THE GRADING INSPECTOR PRIOR TO STARTING EXCAVATION.
 - BRUSHING AND SCARIFYING OF SLOPES SHALL PROCEED ONLY AS FAR AS PERIODICALLY CLEARED BY THE GRADING INSPECTOR.
 - PRIOR TO PLACING FILL, SLOPES SHALL BE PROPERLY PREPARED BY BRUSHING AND BENCHING.
 - LOOSE MATERIAL SHALL NOT EXCEED 1" IN DEPTH OR SLURRY ON GRAD AT ANY TIME, EXCEPT IN EMERGENCIES AS PROVIDED IN SECTION 91.7005.4 OF THE BUILDING CODE. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE.
 - ALL LOOSE MATERIALS SHALL BE REMOVED OR COMPACTED PER APPROVED PLAN.
 - 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.
 - SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM THE BEGINNING TO COMPLETION OF GRADING OPERATIONS.
 - THE ENGINEERING GEOLOGIST, SOILS ENGINEER AND CIVIL ENGINEER SHALL COMPLY WITH RGA 5-67 AND SHALL PROVIDE THE DEPARTMENT WITH A GRADING CERTIFICATION UPON COMPLETION OF THE JOB.
 - AN AS-GRADED PLAN AT A SCALE OF 1" = 40' (OR OTHER SCALE DEEMED APPROPRIATE BY THE DEPARTMENT) PREPARED BY THE CIVIL ENGINEER SHALL BE SUBMITTED WITH THE REQUIRED GRADING CERTIFICATION TO THE DEPARTMENT UPON JOB COMPLETION FOR ALL HILLSIDE TRACT GRADING AND GRADING WORK IN EXCESS OF 5000 CU. YD. OF EITHER CUT OR FILL OR A COMBINATION THEREOF.
 - THE PERMITEE SHALL PROVIDE SUPERVISORY CONTROL DURING THE GRADING OPERATION TO INSURE COMPLIANCE WITH APPROVED PLANS AND WITH THE MUNICIPAL CODE. WHEN NECESSARY, THE PERMITEE SHALL AVAIL HIMSELF OF GEOLOGICAL AND FOUNDATION ENGINEERING SERVICES AND THE SERVICES OF A GRADING DEPUTY INSPECTOR TO IMPLEMENT HIS SUPERVISORY CONTROL.
 - SUBDRAINS SHALL BE LAID UNDER ALL FILLS PLACED IN NATURAL WATERCOURSES. SUBDRAINS SHALL BE PLACED ALONG THE WATERCOURSE FLOW LINE AND ALONG THE FLOW LINE OF ANY BRANCHES TRIBUTARY THERETO. ADDITIONAL SUBDRAINS 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 MATERIAL 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 TRANSCENT OR CORRUGATED GALVANIZED IRON HOT-DIPPED IN 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 POCKET PROVIDED IT IS RECOMMENDED BY A SOILS ENGINEER. SURFACE DRAINAGE SHALL NOT BE PERMITTED TO DISCHARGE INTO A SUBDRAIN.
 - GRADING WHICH INVOLVES REMOVAL OF LATERAL SUPPORT OF PUBLIC WAYS REQUIRES DEPARTMENT OF PUBLIC WORKS APPROVAL.
 - ALL FILL OR BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION AS DETERMINED BY ASTM METHOD D-1557, OR AS OUTLINED IN THE PROJECT SPECIFIC GEOTECHNICAL REPORT.
 - THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON 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.
 - RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACK-FILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY SUPPORTING STRUCTURAL MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
 - GENERAL SPECIFICATIONS FOR ALL GRADING PLANS -- DEPARTMENT BUILDING AND SAFETY FORM B-164 IS A PART OF THE PLANS.
B. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED. SEC. 91.7012.1
C. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. SEC. 91.7013.3
D. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION. E. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% COHESION LESS SOILS WITH LESS THAN 15% FINER THAN .075 MM REGION. SEC. 91.7013.3
F. 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. (>200 CY) SEC. 91.7007.1
31. INSPECTIONS OF EXCAVATION AND FILLS. THE PERMITEE OR HIS AGENT SHALL NOTIFY THE GRADING INSPECTOR WHEN THE GRADING OPERATION IS BEING INITIATED BY THE FOLLOWING INSPECTIONS:
A. INITIAL MEETING/INSPECTION: WHEN THE PERMITEE IS READY TO BEGIN WORK, BUT BEFORE GRADING OR BRUSHING IS STARTED. A MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR AND THE INSPECTOR TO DISCUSS THE APPROVED PLANS, SOILS REPORT, AND THE SEQUENCE OF THE GRADING OPERATION.
B. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE ANY FILL IS PLACED.
C. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN FEET.
D. FILL INSPECTION: AFTER THE FILL EMBLEMMENT IS STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE LIFT EXCEEDS TEN FEET.
E. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPE ARE IN PLACE, BUT BEFORE ANY CONCRETE IS PLACED.
F. 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.
G. 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.
32. SPECIAL (CONTINUOUS) INSPECTIONS: CONTINUOUS INSPECTION BY A REGISTERED DEPUTY GRADING INSPECTOR SHALL BE PROVIDED FOR THE FOLLOWING CONDITIONS:
A. A CONTIGUOUS GRADING AREA EXCEEDING 60,000 SQUARE FEET.
B. AN EXCAVATED OR FILLED SLOPE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL.
C. AN EXCAVATED SLOPE EXCEEDING 40 FEET IN HEIGHT AND THE TOP OF WHICH IS WITHIN 20 FEET OF A PROPERTY LINE CONTIGUOUS WITH IMPROVED PRIVATE PROPERTY OR A PUBLIC WAY.
D. FOUNDATION EXCAVATIONS BELOW A ONE HORIZONTAL TO ONE VERTICAL PLANE INWARD AND DOWN FROM THE PROPERTY LINE.
E. SPECIAL CASES WHERE THE WORK, IN THE OPINION OF THE BUILDING OFFICIAL, INVOLVES UNUSUAL HAZARDS OR CONDITIONS. FOR EXAMPLE, ALL SHORING, UNDERPINNING, AND SLOT CUTTING WORK REQUIRES THE PRESENCE OF A DEPUTY GRADING INSPECTOR.
33. CONTINUOUS INSPECTION BY THE SOILS ENGINEER/GEOLOGIST IS REQUIRED FOR EXCAVATIONS, REMOVAL AND RECOMPACTION.

NOTICE TO CONTRACTOR

SUBSTRUCTURE DEMOLITION NOTE:

ALL UNDERGROUND CONTRACTORS SHALL BE AWARE THAT PROPOSED UTILITY LINES PASS THROUGH UNDERGROUND ABANDONED FOUNDATIONS. SOME DEMOLITION OF THESE FOUNDATIONS WILL BE REQUIRED FOR UTILITY INSTALLATION. WHEN STRUCTURES ARE ENCOUNTERED, UNDERGROUND CONTRACTORS SHALL "BLACK OUT" THE AFFECTED PORTION OF WORK WHILE DEMOLITION CONTRACTOR REMOVES THE CONFLICTING FOUNDATION. AFTER DEMOLITION, CONTRACTOR SHALL MOVE BACK IN AND COMPLETE UNDERGROUND WORK.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. THEY MUST OBEY THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND CALIFORNIA STATE INDUSTRIAL RELATIONS "CONSTRUCTION AND SAFETY ORDERS" AND KEEP THE ENGINEER HARMLESS FROM ANY PROBLEMS.

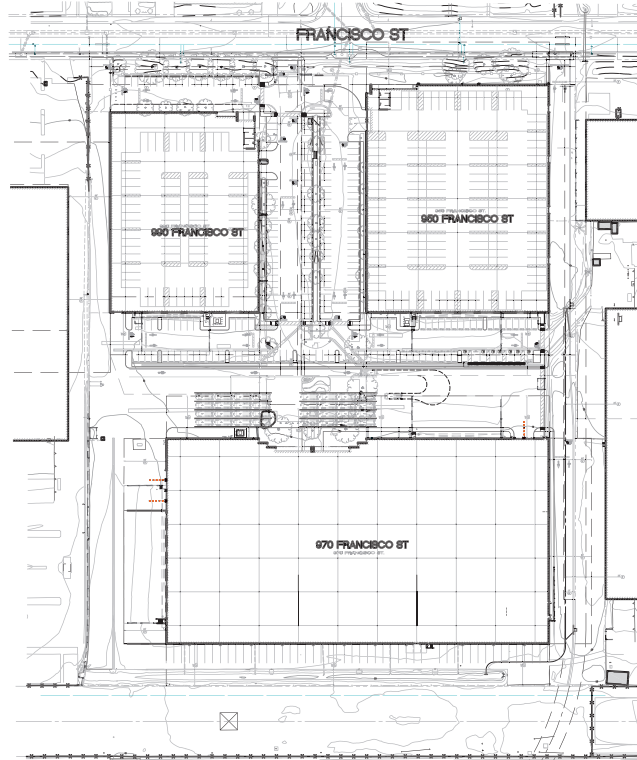
THE CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS CONDITION SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER OR ENGINEER.

PRIOR TO ANY WORK BEING DONE WITHIN THE METROPOLITAN WATER DISTRICTS' EASEMENT, TWO WORKING DAYS NOTIFICATION MUST BE GIVEN TO MR. KIMBERLY ROSE OF THE WATER SYSTEMS OPERATION GROUP, TELEPHONE (323) 276-7804.

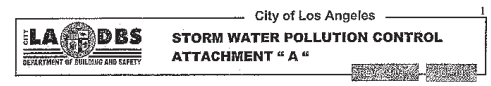
NOTICE TO CONTRACTOR

IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO REVIEW THE GRADING PLANS AND SOILS REPORT THOROUGHLY PRIOR TO SITE MOBILIZATION. IT IS ALSO THE GRADING CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CIVIL AND SOILS ENGINEERS IF ON-SITE DISCREPANCIES ARE OBSERVED THAT WOULD AFFECT THE EARTHWORK QUANTITIES.

- THE EXISTING TOPOGRAPHY AS DELINEATED ON THESE DRAWINGS SHALL BE VERIFIED FOR ACCURACY BY THE CONTRACTOR PRIOR TO MOBILIZATION. SAID TOPOGRAPHY SHALL BE PRESUMED TO BE ACCEPTABLE TO ALL INTERESTED PARTIES UNLESS A DEVIATION IS FOUND PRIOR TO THE START OF GRADING IN ANY SPECIFIC AREA. ANY DEVIATION SO DETERMINED SHALL BE PROMPTLY TRANSMITTED TO ALL INTERESTED PARTIES.
- THE CONTRACTOR IS REQUIRED TO ESTIMATE THE QUANTITIES OF GRADING WORK TO BE DONE AND INCLUDE ALL COSTS THEREFOR IN HIS BID, AS NO ADDITIONAL ALLOWANCE WILL BE MADE WITHOUT PRIOR CONSENT FROM THE OWNER.
- OVER-EXCAVATION AND/OR EXCESS BACKFILLING OR DUPLICATION OF GRADING ACTIVITIES IS NOT A BASIS FOR ADDITIONAL COMPENSATION. THIS ALSO APPLIES WHERE MATERIAL IS TO BE REMOVED AND REPLACED TO REDUCE MOISTURE CONTENT.
- OFF-SITE DISPOSAL OF FOOTING, UTILITIES, PAVING AND LANDSCAPING EXCAVATION MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN HIS BID. THE CONTRACTOR SHALL HOLD THE OWNER AND ENGINEER HARMLESS AS A RESULT OF ANY CLAIMS ARISING FROM ACTIONS ENROUTE OR AWAY FROM THE SITE.
- EARTH VOLUMES SHOWN HEREIN ARE ESTIMATES BASED UPON THE GEOTECHNICAL ANALYSIS PERFORMED BY THE NAMED SOILS ENGINEER AND TOPOGRAPHIC SURVEY OF THE EXISTING GROUND SURFACE AT THE TIME OF PLAN PREPARATION. EARTHWORK VOLUMES ARE COMPUTED BY METHODS COMMONLY USED IN STANDARD ENGINEERING PRACTICE AND ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. ACTUAL PREPARATION EARTHWORK QUANTITIES MAY VARY AS A RESULT.



INDEX MAP
SCALE 1"=100'



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, cleaning, grading or excavation that result in soil disturbance. Construction includes structure demolition. It does not include routine maintenance to maintain original site 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. (APD/CES Permit Part 5 "Definitions")

- Eroded sediments and pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage course or wind.
- Sloopholes 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 labeling 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 disposal 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.

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 _____ (Owner or authorized agent of the owner) Date _____

As a special equity order Title 18 of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and facilities. For additional funding of information internally used in the internal conversion to this new format of code-related and administrative information solutions including MUD and RGA that were previously issued will also allow flexibility and timely distribution of information to the public.

EARTHWORK ESTIMATE	QUANTITIES	
	CUT	FILL
PRECISE GRADING (RAW)	2552 CY	1199 CY
SHRINKAGE (10%)	-----	255 CY
SHRINKAGE OVER-EXCAVATION	-----	258 CY
SUB-TOTAL PROJECT EARTHWORK QUANTITIES	2552 CY	1712 CY
IMPORT	840 CY	

DISTURBED AREA=69,787 SF
(1.60 AC)

NOTE: EARTHWORK FIGURES SHOWN ARE APPROXIMATE FIGURES, AND ARE TO BE USED BY BIDDING DEPARTMENT ONLY. CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES AND BID A COMPLETE JOB.

SHEET INDEX	
1	TITLE SHEET
2	DEMOLITION PLAN
2	CROSS SECTIONS AND DETAILS
4	GRADING PLAN
5	DIMENSIONAL PLAN
6	EROSION CONTROL PLAN
7	EROSION CONTROL DETAILS

STORMWATER BMP NOTES

ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICES (BMPs) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(s).

ABBREVIATION	LEGEND
R	RIGHT OF WAY
C	CENTERLINE
Q	ARCHITECTURAL
F.L.	FINISH SURFACE
F.S.	FINISH SURFACE
T.S.	TOP OF CONCRETE SLAB
H.P.	HIGH POINT
R.D.	ROOF DRAIN
R.C.P.	REINFORCED CONCRETE PIPE
INV.	INVERT
S	SLOPE
G.P.	GRADE
S.D.	STORM DRAIN
T.R.	TOP OF RAIL
ST.L.T.	STREET LIGHT
G.B.	GRADE BREAK
H.	HIGH POINT
H.P.	HEIGHT OF RETAINING CURB FACE
L.S.	LANDSCAPING
A.B.	AGGREGATE BASE
P.V.C.	POLYVINYLCHLORIDE
C.I.P.	CAST IRON PIPE
F.H.	FIRE HYDRANT
P.P.	POWER POLE
C.B.	CATCH BASIN
B.C.R.	BEGINNING OF CURB RETURN
E.C.R.	END OF CURB RETURN
L.P.	LOW POINT
S.W.	STEM WALL
B.O.P.	BOTTOM OF PIPE
R	RADIUS
T.F.	TOP OF FOOTING
T.W.	TOP OF WALL
C.M.B.	CRUSHED MISC. BASE
S.F.	SQUARE FEET
(0.00)	EXISTING ELEVATION
B.O.W.	BOTTOM OF WALL
T.G.	TOP OF GRATE
N.G.	NATURAL GRADE
T.O.P.	TOP OF SLOPE
T.O.E.	TOE OF SLOPE
E.P.	EDGE OF PAVEMENT
A.C.	ASPHALT CONCRETE
C.L.F.	CHAIN LINK FENCE
C.	CONCRETE
P.W.Y. DRAIN	PARKWAY DRAIN
H.C.	HANDICAP
EXIST.	EXISTING
TRANS. PAD	TRANSFORMER PAD
BUILD.	BUILDING
M.H.	MANHOLE
T.B.	TOP OF BERM
EXIST. FIRE HYDRANT	EXIST. CABLE TV CONDUIT
EXIST. WATER METER	EXIST. EDGE OF A.C. PAVEMENT
EXIST. WATER VALVE	EXIST. CURB AND GUTTER
EXIST. GAS VALVE	EXIST. SANITARY SEWER
GUY WIRE/DEADMAN	EXIST. STORM DRAIN
EXIST. POWER POLE	EXIST. GAS LINE
EXIST. TRAFFIC SIGNAL	EXIST. TELEPHONE CONDUIT
EXIST. CROSSWALK SIGNAL	EXIST. WATER LINE
STREET LIGHTING BOX	EXIST. CONTOUR
EXIST. STREET LIGHT	NEW PIPE LINE
EXIST. STORMDRAIN MANHOLE	PROPERTY LINE
EXIST. SEWER MANHOLE	NEW FIRE HYDRANT
EXIST. VALVE	NEW WATER METER
EXIST. SIGN	NEW WATER VALVE
TREE	NEW THRUST BLOCK
EXIST. TRAFFIC SIGNAL BOX	NEW SEWER MANHOLE
EXIST. GAS METER	NEW SEWER CLEAN OUT
EXIST. MAIL BOX	NEW SEWER MANHOLE
EXIST. TELEPHONE MANHOLE	NEW CATCH BASIN
EXIST. GRADE ELEVATION	CONSTRUCTION NOTES BUBBLE
	PROPOSED CONTOUR

HATCH LEGEND:

- FULL DEPTH AC PAVEMENT (12" THICK)
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PERVIOUS CONCRETE PAVEMENT/SIDEWALK

NOTE:

PARKING, AND A.D.A. SIGNAGE & STRIPING PER ARCHITECTURAL PLANS

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, A GRADING CERTIFICATE COVERING SUCH WORK SHALL BE ISSUED TO THE OWNER BY THE 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 THE GRADING.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1:
PARCELS A, AS SHOWN ON PARCEL MAP NO. 4760, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 129, PAGE 23 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 7351-034-066
ADDRESS: 970 FRANCISCO STREET



THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS.
DATED 0X/XX/19 PROJECT NO. XXXXX-XX

SIGNATURE _____ DATE _____
SOILS ENGINEER:

BENCHMARK:
CITY OF LOS ANGELES BENCHMARK NO. "21-02291"
LEAD AND TAG IN SOUTHEAST CURB RETURN KNOX STREET AND NORMANDIE AVENUE; 13.0 FEET NORTH OF BOR SOUTH OF KNOX STREET
ELEVATION = 49.776 FEET (NAVD '88 / 2014 ADJ.)

REV.	DESCRIPTION	DATE	APPR'D.



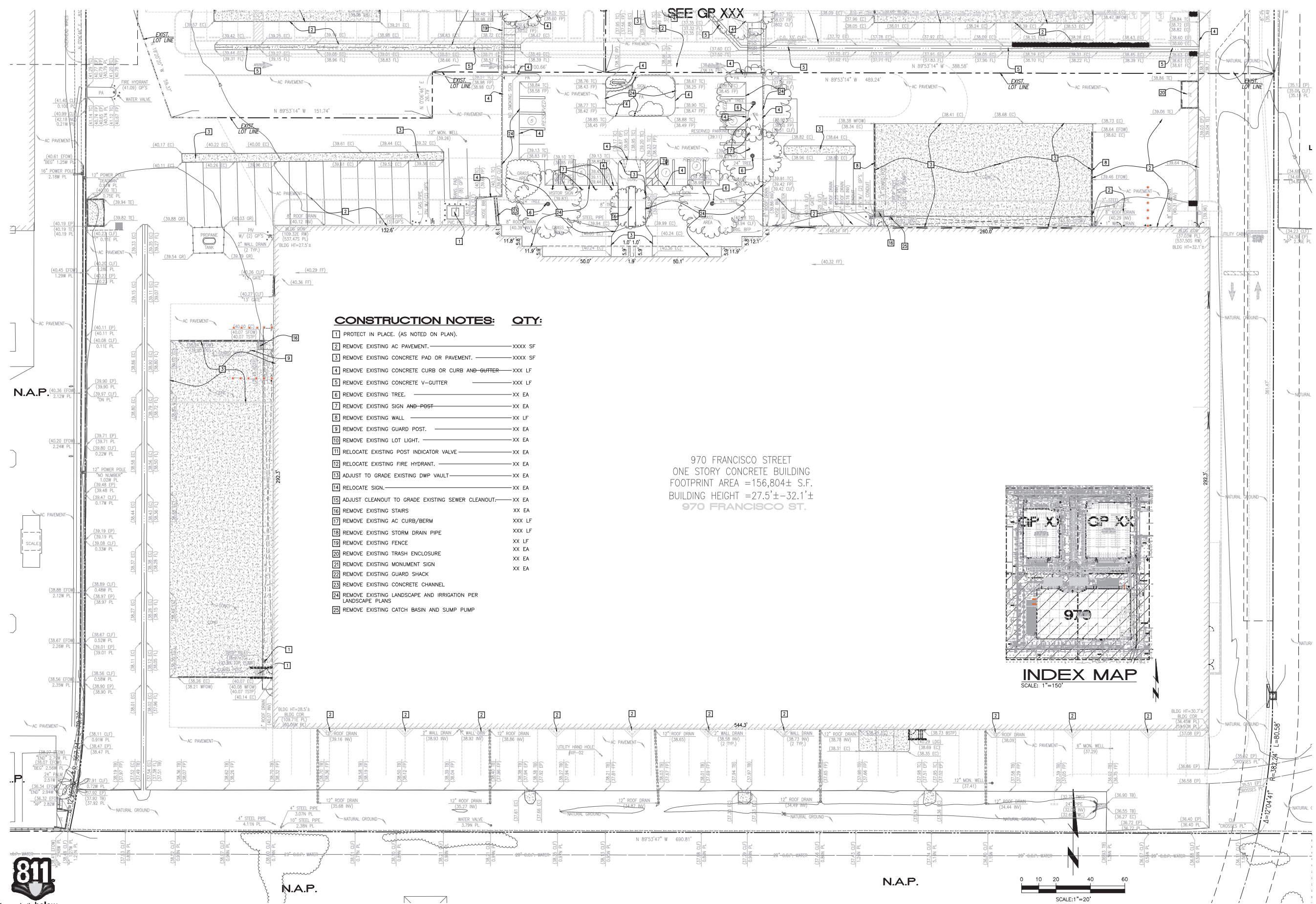
PLANS PREPARED UNDER THE SUPERVISION OF:
Reinhard Stenzel
DATE 03/05/20
R.C.E. 56155 - EXP. 12-31-20

ENGINEER:
Thienes Engineering, Inc.
CIVIL ENGINEERING & LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4911 FAX: (714) 521-4173

OWNER:
COGNAC PACIFIC GATEWAY LLC
19701 S. VERMONT AVE
TORRANCE, CA 90502

CITY OF LOS ANGELES
TITLE SHEET
FOR
AMAZON DCX7 TORRANCE
970 FRANCISCO STREET
LOS ANGELES

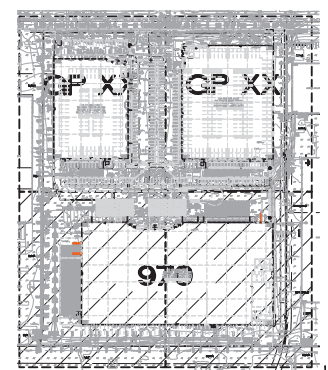
SHEET	1
OF	7
T.E. JOB NO.	3852



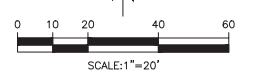
CONSTRUCTION NOTES: QTY:

- 1 PROTECT IN PLACE. (AS NOTED ON PLAN). _____ XXXX SF
- 2 REMOVE EXISTING AC PAVEMENT. _____ XXXX SF
- 3 REMOVE EXISTING CONCRETE PAD OR PAVEMENT. _____ XXXX SF
- 4 REMOVE EXISTING CONCRETE CURB OR CURB AND-GUTTER _____ XXX LF
- 5 REMOVE EXISTING CONCRETE V-GUTTER _____ XXX LF
- 6 REMOVE EXISTING TREE. _____ XX EA
- 7 REMOVE EXISTING SIGN AND-POST _____ XX EA
- 8 REMOVE EXISTING WALL _____ XX LF
- 9 REMOVE EXISTING GUARD POST. _____ XX EA
- 10 REMOVE EXISTING LOT LIGHT. _____ XX EA
- 11 RELOCATE EXISTING POST INDICATOR VALVE _____ XX EA
- 12 RELOCATE EXISTING FIRE HYDRANT. _____ XX EA
- 13 ADJUST TO GRADE EXISTING DWP VAULT _____ XX EA
- 14 RELOCATE SIGN. _____ XX EA
- 15 ADJUST CLEANOUT TO GRADE EXISTING SEWER CLEANOUT. _____ XX EA
- 16 REMOVE EXISTING STAIRS _____ XX EA
- 17 REMOVE EXISTING AC CURB/BERM _____ XXXX LF
- 18 REMOVE EXISTING STORM DRAIN PIPE _____ XXXX LF
- 19 REMOVE EXISTING FENCE _____ XX EA
- 20 REMOVE EXISTING TRASH ENCLOSURE _____ XX EA
- 21 REMOVE EXISTING MONUMENT SIGN _____ XX EA
- 22 REMOVE EXISTING GUARD SHACK _____ XX EA
- 23 REMOVE EXISTING CONCRETE CHANNEL _____ XX EA
- 24 REMOVE EXISTING LANDSCAPE AND IRRIGATION PER LANDSCAPE PLANS _____ XX EA
- 25 REMOVE EXISTING CATCH BASIN AND SUMP PUMP _____ XX EA

970 FRANCISCO STREET
 ONE STORY CONCRETE BUILDING
 FOOTPRINT AREA = 156,804± S.F.
 BUILDING HEIGHT = 27.5'±-32.1'±
 970 FRANCISCO ST.



INDEX MAP
 SCALE: 1"=150'



Know what's below.
 Call before you dig.

BENCHMARK:
 CITY OF LOS ANGELES BENCHMARK NO. "21-02291"
 LEAD AND TAG IN SOUTHEAST CURB RETURN KNOX STREET AND
 NORMANDIE AVENUE; 13.0 FEET NORTH OF BCR SOUTH OF KNOX STREET
 ELEVATION = 49.76 FEET (NAVD '88 / 2014 ADL)

SOILS ENGINEER:

REV.	DESCRIPTION	DATE	APPR'D.



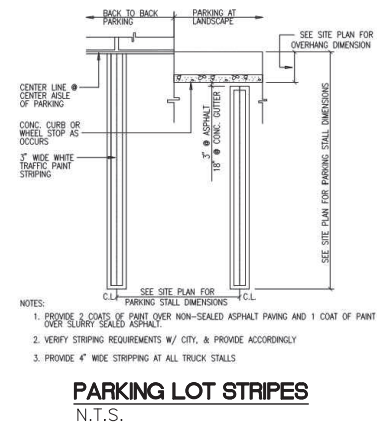
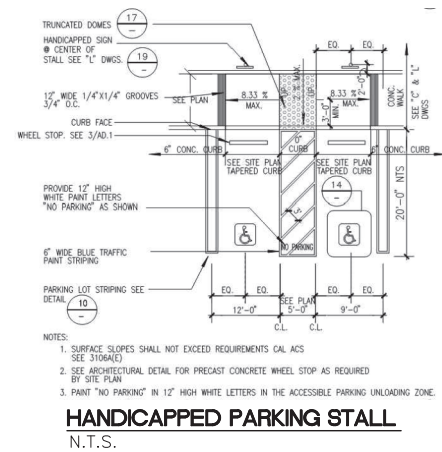
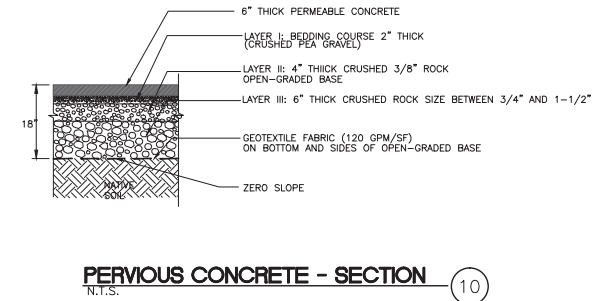
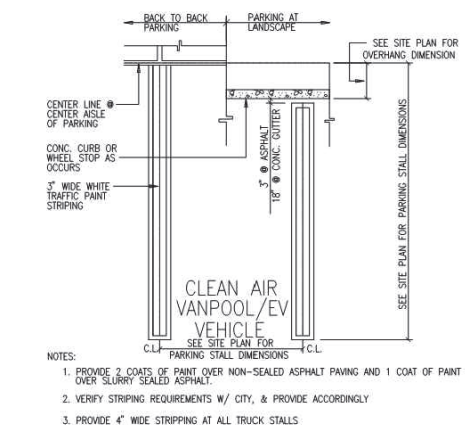
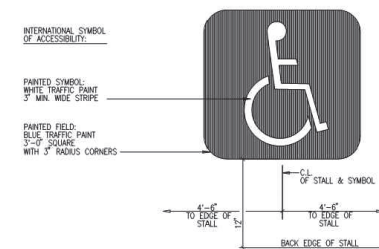
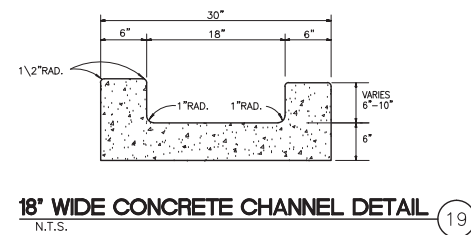
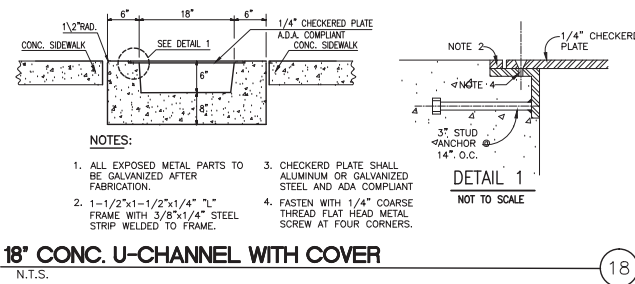
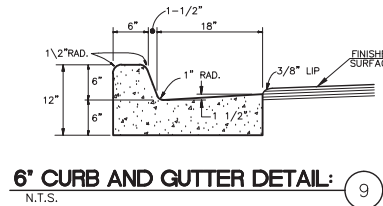
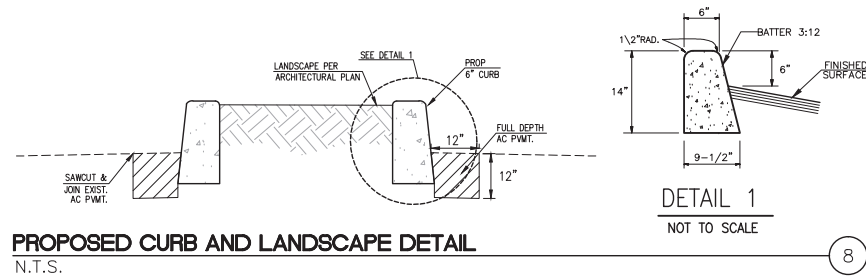
PLANS PREPARED UNDER
 THE SUPERVISION OF:
Renhard Stenzel
 R.C.E. 56155 - EXP. 12-31-20

ENGINEER:
Thienes Engineering, Inc.
 CIVIL ENGINEERING • LAND SURVEYING
 14349 FIRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH: (714) 521-4811 FAX: (714) 521-4173

OWNER:
COGNAC PACIFIC GATEWAY LLC
 19701 S. VERMONT AVE
 TORRANCE, CA 90502

CITY OF LOS ANGELES
DEMOLITION PLAN
 FOR
AMAZON DCX7 TORRANCE
 970 FRANCISCO STREET
 LOS ANGELES

SHEET
2
 OF
7
 T.E. JOB No. 3852



NOTE:
PARKING, AND A.D.A. SIGNAGE & STRIPING PER ARCHITECTURAL PLANS

HATCH LEGEND:

- PROPOSED LANDSCAPE PER ARCHITECTURAL PLAN.
- NEW AC PAVEMENT (MATCH EXIST. PAVEMENT)
- PROPOSED CONCRETE.



BENCHMARK:
CITY OF LOS ANGELES BENCHMARK NO. "21-02291"
LEAD AND TAG IN SOUTHEAST CURB RETURN KNOX STREET AND
NORMANDIE AVENUE, 13.0 FEET NORTH OF BOR SOUTH OF KNOX STREET
ELEVATION = 49.776 FEET (NAVD '88 / 2014 ADL)

SOILS ENGINEER:

REV.	DESCRIPTION	DATE	APPR'D.



PLANS PREPARED UNDER THE SUPERVISION OF:
R.C.E. 56155 - EXP. 12-31-20

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CITY OF LOS ANGELES

CROSS SECTIONS AND DETAILS

FOR
AMAZON DCX7 TORRANCE
970 FRANCISCO STREET
LOS ANGELES

SHEET **3** OF **7**
T.E. JOB No. 3852