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CBS TELEVISION CITY
 FUEL CELL INSTALLATION PROJECT

ID	DATE	REMARKS
1	11/15/12	PLAN CHECK CORRECTIONS
2	11/20/12	PLAN CHECK
3	12/14/12	BD CLARIFICATIONS
4	12/19/12	UTC RECOMMENDED CORRECTIONS
5	12/25/12	UTC COMMENTS/REVISIONS

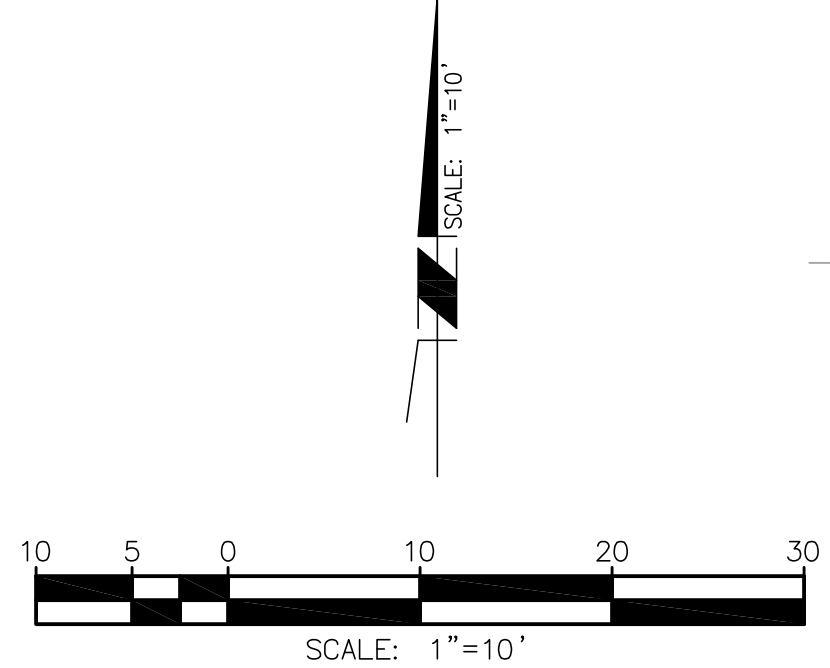
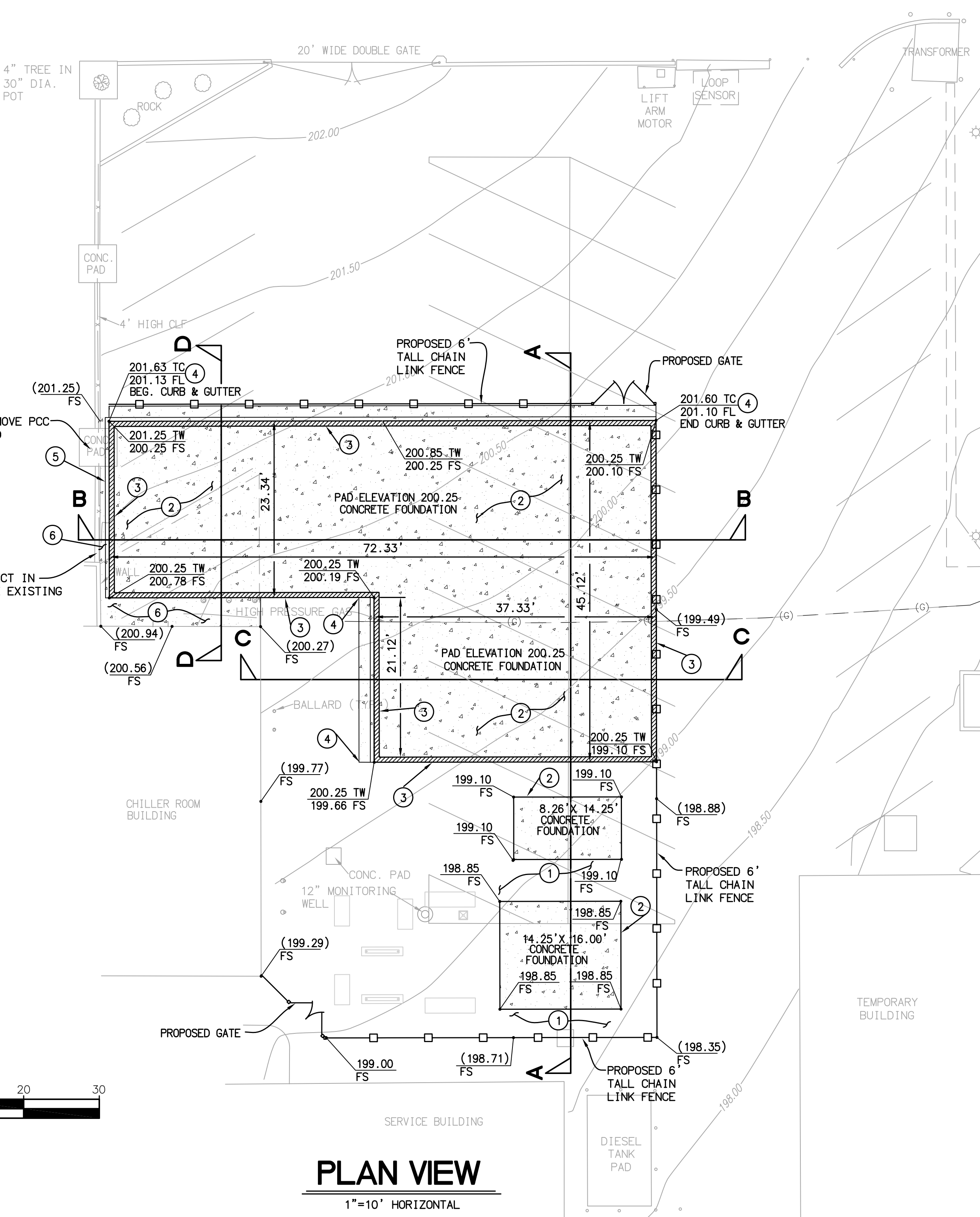
DRWN BY: _____
 CHCKD BY: _____
 DATE: 9/19/12
 JOB NO.: 12-010
 SCALE: AS NOTED

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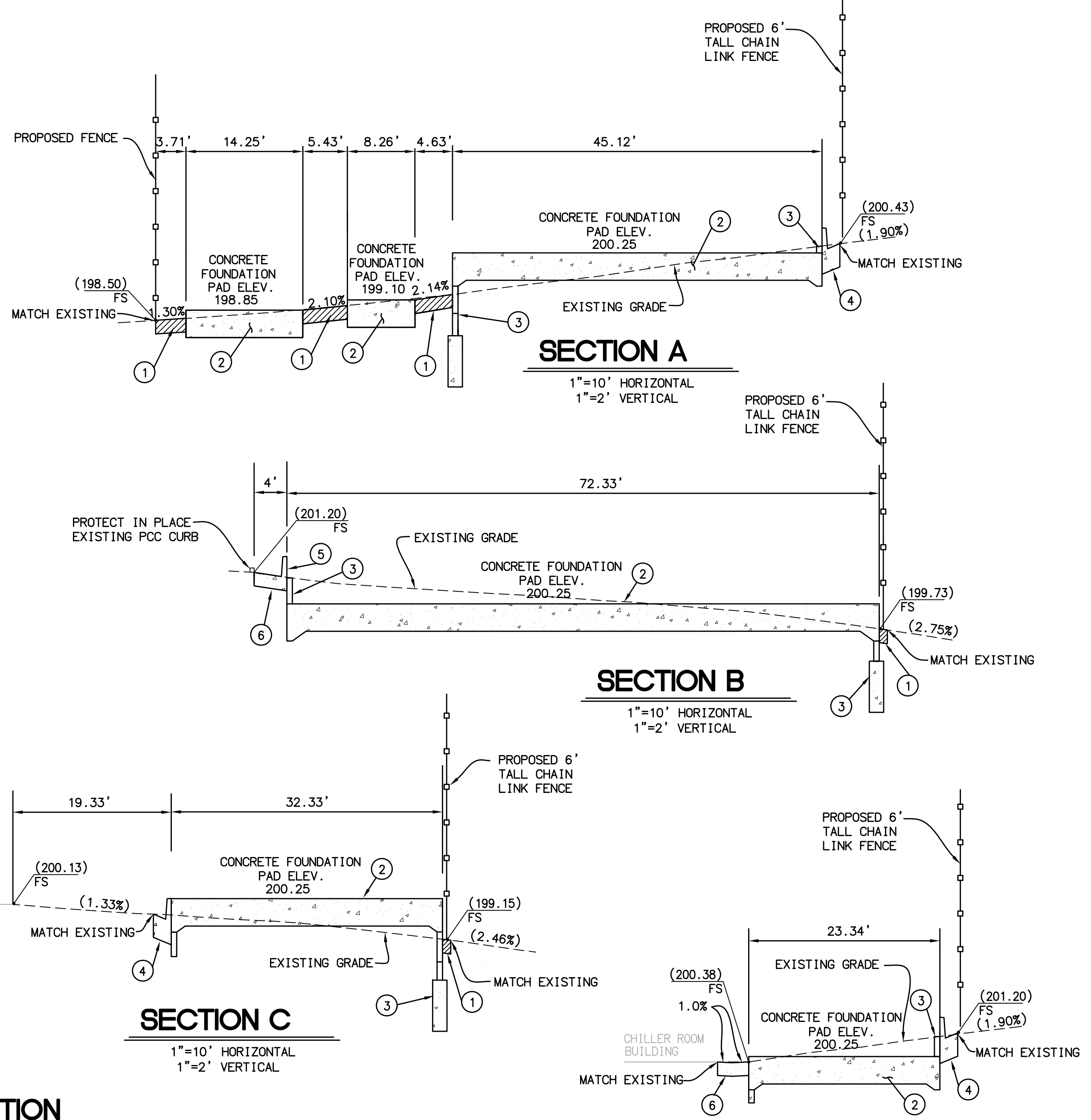
PREPARED BY: _____
 DATE: _____

7800 BEVERLY BLVD.
 LOS ANGELES, CALIFORNIA 90036

PRECISE GRADING PLAN



PLAN VIEW
 1"=10' HORIZONTAL



SECTION A
 1"=10' HORIZONTAL
 1"=2' VERTICAL

SECTION B
 1"=10' HORIZONTAL
 1"=2' VERTICAL

SECTION C
 1"=10' HORIZONTAL
 1"=2' VERTICAL

SECTION D
 1"=10' HORIZONTAL
 1"=2' VERTICAL

EARTHWORK QUANTITIES	
CUT	87 CU. YD.
FILL	43 CU. YD.
EXPORT	44 CU. YD.

LEGAL DESCRIPTION

ADDRESS: 7800 BEVERLY BLVD., LOS ANGELES, CA. 90036 LOT 1,
 TRACT 15680, MAPBOOK 424, PAGE 3&4
 ACRES: 25.08
 DISTRICT MAP 5464
 CENSUS TRACT 2145
 ZONE C2-4-0
 FIRE DISTRICT 1
 AFFIDAVITS 15078 ZA11412
 DISTRICT OFFICE LOS ANGELES
 APN 551-200-1003
 TRACT TR 15680 LOT FRLT1

APPLICANT

WILLIAM BISSET
 KEYSTONE ENGINEERING SOLUTION
 9550 RESEARCH DR.
 IRVINE, CA. 92618
 (949)336-7806

DEVELOPER

UTC POWER
 195 GOVERNOR'S HIGHWAY
 SOUTH WINDSOR, CT. 06074
 (860)308-3691

CIVIL ENGINEER

SBR ENGINEERING CONSULTANTS, INC.
 9980 INDIANA AVE., SUITE 14
 RIVERSIDE, CA 92503
 (951)675-1706

SOILS ENGINEER and GEOLOGIST

CONVERSE CONSULTANTS WEST
 3393 EAST FOOTHILL BLVD., SUITE A
 PASADENA, CA. 91107-3112
 (818) 440-0800

UTILITY LOCATION

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE IN LOCATION AND ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.

EROSION CONTROL

EROSION CONTROL IS REQUIRED FOR GRADING OPERATIONS DURING THE RAINY SEASON FROM OCTOBER 15TH TO APRIL 15TH. SAND BAGS OR OTHER APPROVED DEVICES SHALL BE PLACED TO PREVENT GRADED AREAS FROM DEPOSITING SILT INTO PUBLIC STREETS AND STORM DRAINS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR PERMITEE TO ASSURE THAT EROSION CONTROL IS PROPERLY PLACED AND MAINTAINED DURING CONSTRUCTION ON THE SITE IN ACCORDANCE WITH THE CITY OF LOS ANGELES REQUIREMENTS.

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THESE PLANS, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), WITH SUPPLEMENTS, AND THE STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF LOS ANGELES. ALL WORK SHALL ALSO BE IN COMPLIANCE TO CITY OF LOS ANGELES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIM/HERSELF WITH THE JOB SITE AND THE LOCATION OF UNDERGROUND FACILITIES SHOWN OR NOT SHOWN ON THESE PLANS. NEITHER THE CITY OF LOS ANGELES NOR THE ENGINEER WILL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND FACILITIES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL THE CITY ENGINEER'S OFFICE FOR INSPECTION 24 HOURS PRIOR TO PERFORMING ANY WORK. WORK PERFORMED WITHOUT CALLING FOR INSPECTION SHALL BE REJECTED AND SHALL BE REMOVED SOLELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL AT ALL TIMES.
- ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO CLEAN STRAIGHT LINES.
- AT ALL LOCATIONS WHERE PAVEMENT JOINS EXISTING, THE EXISTING PAVEMENT SHALL BE CLEANED AND COATED WITH AN ASPHALTIC EMULSION. UNSOUND OR CRACKED PAVEMENT SHALL BE REPLACED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY VALVES, BOXES, COVERS, AND ADJUSTING OF ALL CITY WATER VALVE BOXES AND COVERS TO FINISH GRADE.
- THE CONTRACTOR SHALL RESET MANHOLE RINGS TO SURROUNDING A.C. PAVEMENT GRADE.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.), PHONE NUMBER 1 (800) 227-2600, TWO WORKING DAYS BEFORE DIGGING.
- OBSERVANCE OF THE CONTRACTOR'S WORK BY REPRESENTATIVES OF THE CITY ENGINEER'S OFFICE SHALL NOT RELIEVE THE CONTRACTOR OF THE FINAL AND ULTIMATE RESPONSIBILITY FOR THE CONTRACTOR OF THE IMPROVEMENTS IN ACCORDANCE WITH THESE PLANS AND ANY REFERENCED SPECIFICATIONS, STANDARD DRAWINGS OR DETAILS.
- ALL EXPOSED CONCRETE SHALL CONFORM IN GRADE, COLOR AND FINISH TO ALL ADJOINING CURBS AND SIDEWALKS.
- THE CONTRACTOR(S) SHALL COORDINATE CONSTRUCTION WITH ALL UTILITIES AND OTHER IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, GAS, TELEPHONE, ELECTRICAL, LIGHTING, TELEVISION CABLE, LANDSCAPING, LANDSCAPING IRRIGATION, DOMESTIC WATER, RECLAIMED WATER, SEWER, STORM DRAINAGE, FLOOD CONTROL SYSTEMS, ETC.
- ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
- NO FILL SHALL BE PLACED UNTIL THE CITY INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- MAN MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
- 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.

CONSTRUCTION NOTES

- CONSTRUCT 4" AC PAVEMENT OVER COMPACTED NATIVE.
- CONSTRUCT 8" CONCRETE PAD OVER COMPACTED NATIVE.
- CONSTRUCT CMU RETAINING WALL PER STRUCTURAL PLANS (HEIGHT VARIES). REMOVE A MINIMUM OF 1' OF EXISTING AC FOR CMU WALL CONSTRUCTION AND REPLACE WITH A MINIMUM OF 4" AC PAVEMENT OVER NATIVE OR MATCH EXISTING; WHICHEVER IS GREATER.
- SAWCUT AND REMOVE EXISTING AC PAVEMENT NECESSARY TO CONSTRUCT 6" TALL CURB AND GUTTER. GUTTER WIDTH SHALL BE 18" AND DEPTH SHALL BE 1.5". PCC SHALL HAVE A THICKNESS OF 6" AND GUTTER LIP SHALL MATCH FLUSH WITH EXISTING AC.
- SAWCUT AND REMOVE EXISTING AC AND CONSTRUCT 6" CURB MONOLITHIC WITH PCC SLAB.
- REMOVE EXISTING AC BETWEEN PROPOSED FOUNDATION AND EXISTING RETAINING WALL. CONSTRUCT 4" THICK PCC SLAB. PROTECT IN PLACE EXISTING RETAINING WALL.

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED JUNE 1, 1990.

SIGNED: _____
 DATED: _____