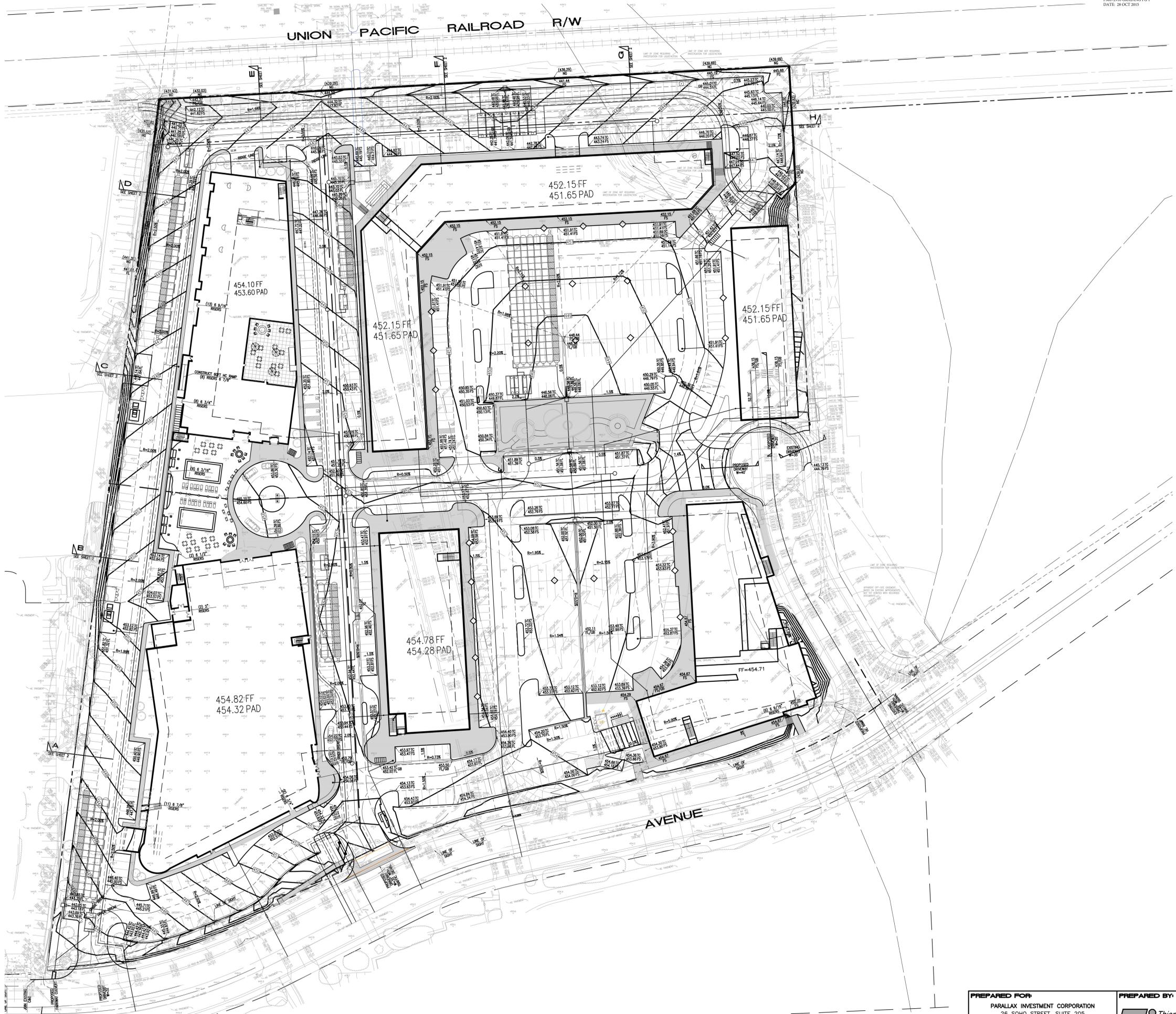


VICINITY MAP
 NOT TO SCALE



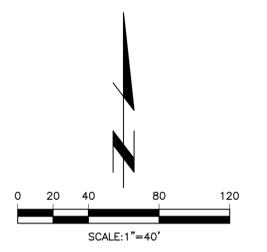
EARTHWORK ANALYSIS:

MATERIAL AVAILABLE:		MATERIAL REQUIRED:	
EXCAVATION (CUY)	145,890 C.Y.	FILL	130,534 C.Y.
OVER EXCAVATION	446,195 C.Y.	APPROXIMATE EXPORT	48,301 C.Y.
TOTAL EXCAVATION (CUY)	192,085 C.Y.	UTILITY SPILLS	+46,888 C.Y.
UTILITY SPILLS	+46,888 C.Y.	SUBSIDENCE (0.10')	-2,297 C.Y.
SITE & OVER EXCAVATION	-19,642 C.Y.	SHRINKAGE (1.0%)	
ADJUSTED EXCAVATION (CUY)	178,835 C.Y.		

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

SHEET INDEX

1	CONCEPTUAL GRADING PLAN
2	CONCEPTUAL GRADING PLAN (UNDERGROUND)
3	CONCEPTUAL UTILITY PLAN
4	WALL PROFILES



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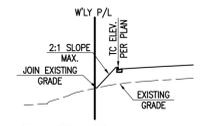
COUNTY OF LOS ANGELES
 PUBLIC WORKS DEPARTMENT
CONCEPTUAL GRADING PLAN
ROWLAND HEIGHTS HOTEL
DEVELOPMENT
GALE AVENUE

PREPARED FOR:
 PARALLAX INVESTMENT CORPORATION
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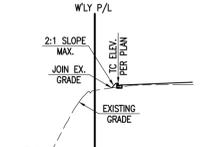
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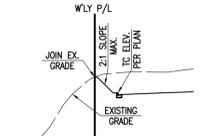
Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. XXXXX
Date _____		
Designed by _____		
Date _____		
Checked by _____		
Date _____		
Sheet 1 of 4		Sheets



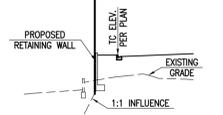
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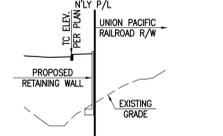
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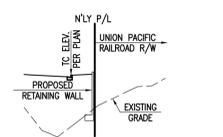
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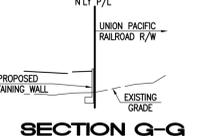
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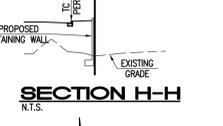
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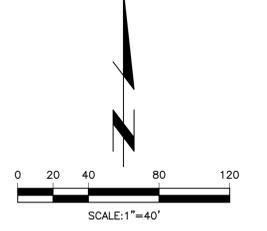
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SECTION H-H
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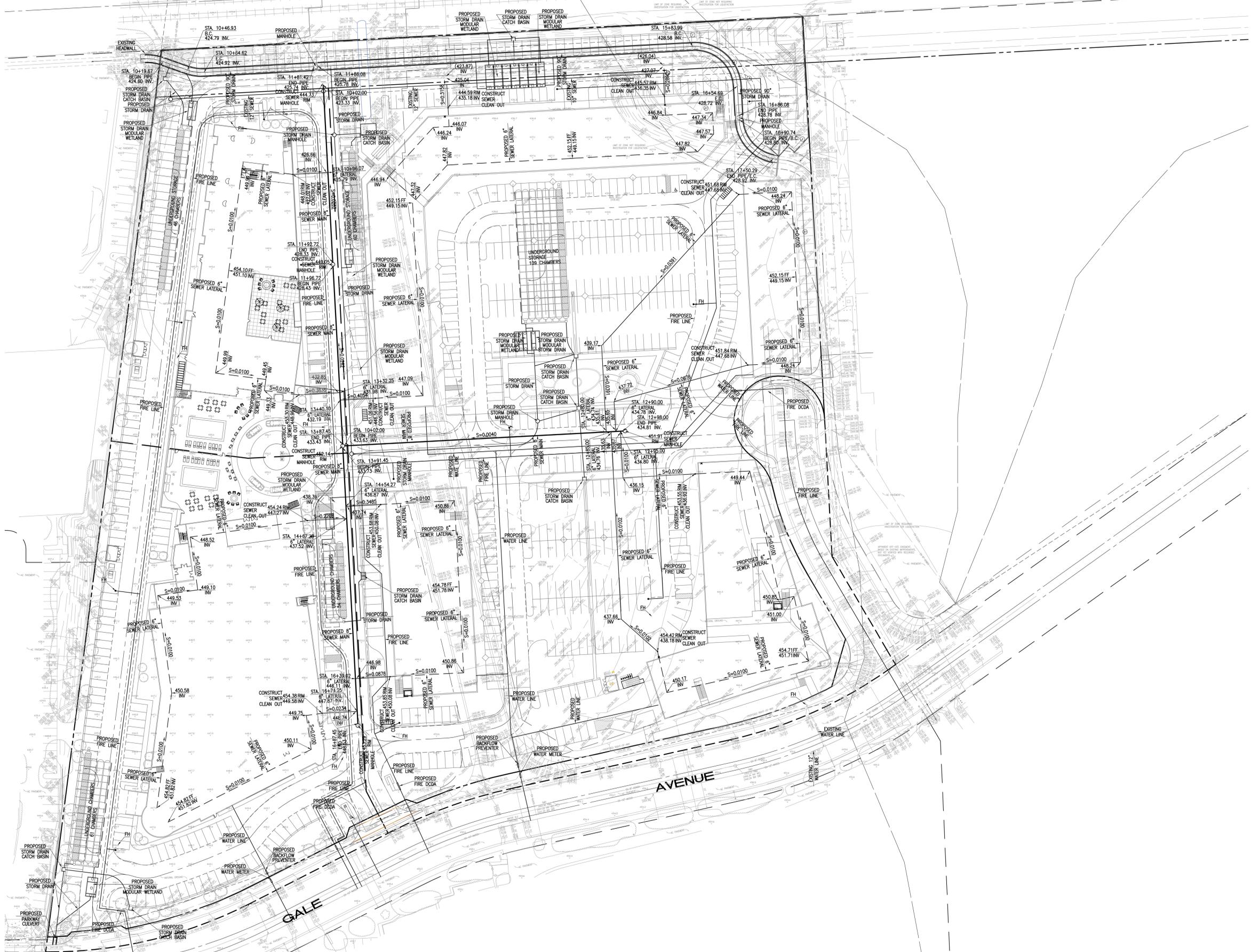
COUNTY OF LOS ANGELES
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CONCEPTUAL GRADING PLAN
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Designed by	Approved by	Date
Checked by	Public Works Director	R.C.E. XXXXX
Designed by		
Checked by		
Date	Sheet	2 of 4 Sheets

UNION PACIFIC RAILROAD R/W



INSTRUCTION TO BIDDERS REF: EARTHWORK BALANCE-VALUE ENGINEERING.

THE CONSULTANT'S GRADING DESIGN IS INTENDED TO PROVIDE FOR A 'BALANCED' SITE WITHIN AN ALLOWABLE TOLERANCE. BASED ON THE GEOTECHNICAL REPORT PROVIDED, THE CONSULTANT HAS COMPLETED AN EARTHWORK CALCULATION USING A SHRINKAGE FACTOR CALCULATED FROM THE IN PLACE DENSITIES SHOWN IN BORING LOGS AND MAY NOT AGREE WITH THE STATED SHRINKAGE GIVEN IN THE SOILS REPORT. IN ADDITION, SITE WORK MAY UNCOVER UNSTABLE MATERIAL, ROCKS OR UNDESIRABLE FILL THAT WOULD NOT HAVE BEEN PART OF THE CALCULATIONS AND COULD AFFECT THE EARTHWORK BALANCE. THENES ENGINEERING WILL ADJUST THE PRECISE GRADING PLANS DURING THE GRADING OPERATIONS TO COMPENSATE FOR THESE VARIABLE CONDITIONS AS NECESSARY TO BALANCE THE EARTHWORK AND ELIMINATE NECESSITY TO IMPORT AND EXPORT EARTH. GIVEN THE RANGE OF POTENTIAL SHRINKAGE VALUES ALLOWED FOR IN THE GEOTECHNICAL REPORT AND THE POTENTIAL OF UNFORESEEN FIELD CONDITIONS, THE CONSULTANT WILL PROVIDE A GLOBAL (ENTIRE SITE) VERTICAL FIELD ADJUSTMENT TO FINISH GRADE ELEVATIONS AS REQUIRED TO ACHIEVE THE BALANCE INTENDED.

PROCEDURE:

THE FOLLOWING PROCEDURE WILL BE FOLLOWED TO OBTAIN A BALANCED SITE (FIELD BALANCE); THIS PROCEDURE SHALL BE MONITORED BY THENES ENGINEERING FIELD SURVEY CREWS WHO WILL PROVIDE CONSTRUCTION STAKING AND FIELD ENGINEERING SERVICES UNDER A SEPARATE CONTRACT.

1. THE GRADING SUBCONTRACTOR SHALL REVIEW THE PLANS, ANTICIPATED FOOTING, POOR STRIP AND UTILITY SPOILS AND RECOMMEND AN ADJUSTMENT NEEDED TO GENERATE A BALANCED SITE. THENES ENGINEERING WILL PROVIDE AN INITIAL ADJUSTMENT TO THE GRADING PLANS BASED ON THE GRADING CONTRACTOR'S RECOMMENDATION, IF NECESSARY.
2. THE GRADING CONTRACTOR SHALL PROVIDE A UNIT PRICE PER CUBIC YARD ALONG WITH AN ESTIMATE OF CUBIC YARDS PER TRUCK LOAD (TO ALLOW SITE SUPERINTENDENT TO VERIFY QUANTITIES) AS AN ALTERNATE TO BALANCING THE SITE AND TO ACCOUNT FOR A REASONABLE MARGIN OF ERROR. CONTRACTOR SHALL BE COMPENSATED FOR ANY EXCESS OR SHORTAGE OF EARTH (NOT BOTH) AT THE COMPLETION OF GRADING.
3. THE GRADING CONTRACTOR SHALL PROVIDE FOR A TEN PERCENT INCREASE IN THE SOILS ENGINEER'S REQUIRED FILL BLANKET BELOW THE PROPOSED FOOTINGS. IF THE SOILS REPORT REQUIRES A 3 FOOT FILL BLANKET THE GRADING CONTRACTOR SHALL PROVIDE A 3.3 FOOT FILL BLANKET BELOW THE PROPOSED FOUNDATIONS. THE ADDITIONAL FILL BLANKET WILL ALLOW FOR A POTENTIAL NEGATIVE SITE ADJUSTMENT OF THE ENTIRE SITE.
4. THE GRADING CONTRACTOR SHALL MONITOR THE INITIAL GRADING OPERATIONS TO VERIFY ANY DEPARTURE FROM THE ASSUMED SHRINKAGE OR SUBSIDENCE ESTIMATES. IN THE EVENT THE GRADING CONTRACTOR EXPERIENCES EXCESSIVE OR ADDITIONAL SHRINKAGE OR ADDITIONAL OVER EXCAVATION IS ENCOUNTERED, THE GRADING CONTRACTOR SHALL NOTIFY THENES ENGINEERING AS SOON AS ANY CHANGE IN THESE CONDITIONS ARE ENCOUNTERED.
5. IN THE EVENT UNSUITABLE SOILS ARE ENCOUNTERED OR DEBRIS REQUIRING REMOVAL DURING THE OVER EXCAVATION PROCESS ARE ENCOUNTERED, THE GRADING CONTRACTOR SHALL NOTIFY THENES ENGINEERING TO DETERMINE IF ANY FURTHER MODIFICATIONS ARE REQUIRED. IT IS ALSO THE INTENT OF THIS PROJECT TO BE ADJUSTED TO BALANCE FOR UNDESIRABLE SOILS CONDITIONS IN ADDITION TO VARIABLES IN THE SHRINKAGE AND SUBSIDENCE ESTIMATES.
6. THE GRADING CONTRACTOR SHALL STOP GRADING OPERATIONS WHEN THE MAJORITY OF GRADING HAS BEEN COMPLETED (APPROXIMATELY 90 PERCENT, OR AT GRADING CONTRACTOR'S RECOMMENDATION) AND BEFORE THE BUILDING PAD HAS BEEN FINISHED. THE GRADING CONTRACTOR SHALL LEAVE THE SITE IN A RELATIVELY SMOOTH CONDITION NECESSARY TO PROVIDE AN ACCURATE TOPOGRAPHIC SURVEY OF THE GRADED CONDITIONS. GRADING CONTRACTOR SHALL PROVIDE THENES ENGINEERING 48 HOURS NOTICE PRIOR TO THE TEMPORARY STOP OF GRADING (2 BUSINESS DAYS NOTICE) TO ALLOW THENES ENGINEERING TWO BUSINESS DAYS TO COMPLETE AN AS-GRADED TOPOGRAPHIC SURVEY.
7. THENES ENGINEERING SHALL PROVIDE A TOPOGRAPHIC SURVEY OF THE ENTIRE SITE WITH SPOT ELEVATIONS AT 25 FOOT INTERVALS AND PROVIDE THE GRADING CONTRACTOR WITH AN ELECTRONIC COPY OF THE SURVEY INCLUDING A DTM MODEL. THENES ENGINEERING SHALL ALSO PROVIDE A RECOMMENDATION OF ANY SITE ADJUSTMENTS AND GRADING CONTRACTOR SHALL ALSO RE-RUN THEIR OWN CALCULATIONS AND CONFIRM WITH THENES ENGINEERING'S CALCULATIONS AND PROVIDE THEIR OWN RECOMMENDATION.
8. THE GRADING CONTRACTOR SHALL PROVIDE FOR A SITE ADJUSTMENT DURING THE GRADING OPERATIONS IN CONTRACTOR'S BASE BID. CONTRACTOR SHALL NOT FINE GRADE THE SITE UNTIL AFTER THE COMPLETION OF THE AS-GRADED TOPOGRAPHIC SURVEY AND THENES ENGINEERING PROVIDES A RECOMMENDATION OF A SITE BALANCE. GRADING CONTRACTOR'S BASE BID SHALL ANTICIPATE THAT ADDITIONAL EARTH MOVING WILL BE REQUIRED AS A RESULT OF AN ADJUSTMENT OF THE GRADING PLAN DURING THE GRADING OPERATIONS.
9. THE GRADING CONTRACTOR SHALL INCLUDE/ALLOW FOR UTILITY SPOILS (ACCOUNTING FOR BACKFILL MATERIAL) FOUNDATION AND POUR STRIP SPOILS MATERIAL IN THEIR EARTHWORK QUANTITY ESTIMATE.
10. THENES ENGINEERING WILL MODIFY THE GRADING PLANS IN A TIMELY FASHION AND PROVIDE A REVISED PRECISE GRADING PLAN WITH THE BUILDING CERTIFICATION. ASSUME 48 HOURS FOR A WRITTEN DIRECTIVE OF THE PROPOSED ADJUSTMENT VALUE (SUCH AS RAISE ENTIRE SITE 0.4') AND ONE WEEK FOR A REVISED PRECISE GRADING PLAN. GRADING OPERATIONS SHALL CONTINUE AFTER THENES ENGINEERING PROVIDES A WRITTEN DIRECTIVE OF GLOBAL SITE BALANCE. CONTINUANCE OF GRADING SHALL NOT BE DEPENDANT OF THENES ENGINEERING PROVIDING REVISED GRADING PLANS.
11. AT THE COMPLETION OF THE PAD CERTIFICATION NO FURTHER SITE ADJUSTMENTS WILL BE PROVIDED. ANY IMPORT OR EXPORT OF EARTH SHALL BE BROUGHT TO OR REMOVED FROM THE SITE BY GRADING CONTRACTOR ON A TIME AND MATERIALS BASIS IN ACCORDANCE WITH GRADING CONTRACTOR'S ALTERNATE BID FOR IMPORT AND EXPORT. WHILE THE GRADING CONTRACTOR SHALL BE ADDITIONALLY COMPENSATED FOR ANY EXCESS IMPORT OR SHORTAGE OF EARTH, THE GRADING CONTRACTOR SHALL NOT BE COMPENSATED FOR EXPORTING IF THEY HAVE BEEN COMPENSATED FOR IMPORTING EARTH. IN OTHER WORDS, THE GRADING CONTRACTOR SHALL NOT BE PAID TO IMPORT THEN EXPORT EARTH.
12. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL OTHER CONDITIONS AND RESTRICTIONS IMPOSED BY THE GENERAL CONTRACTOR AND BID COMPLETE JOB.

County of Los Angeles
PUBLIC WORKS DEPARTMENT

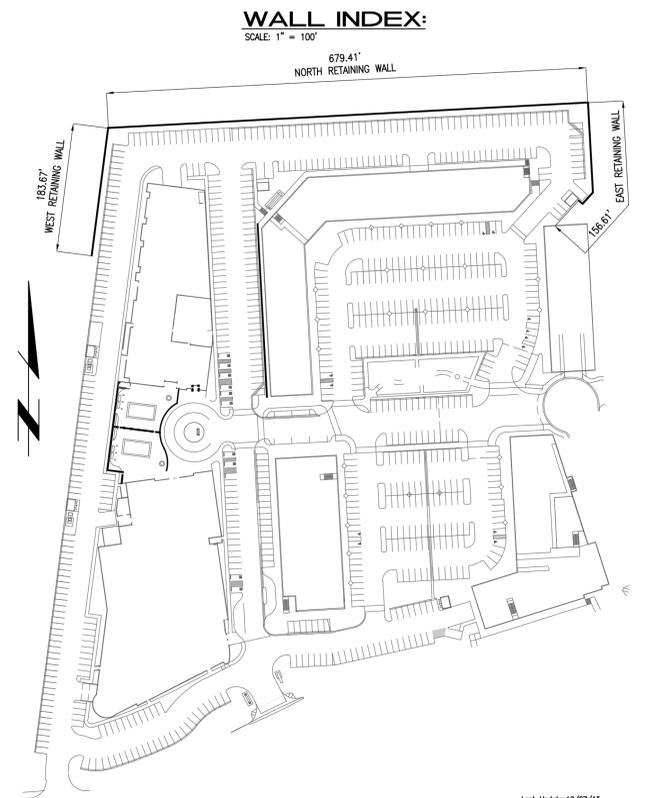
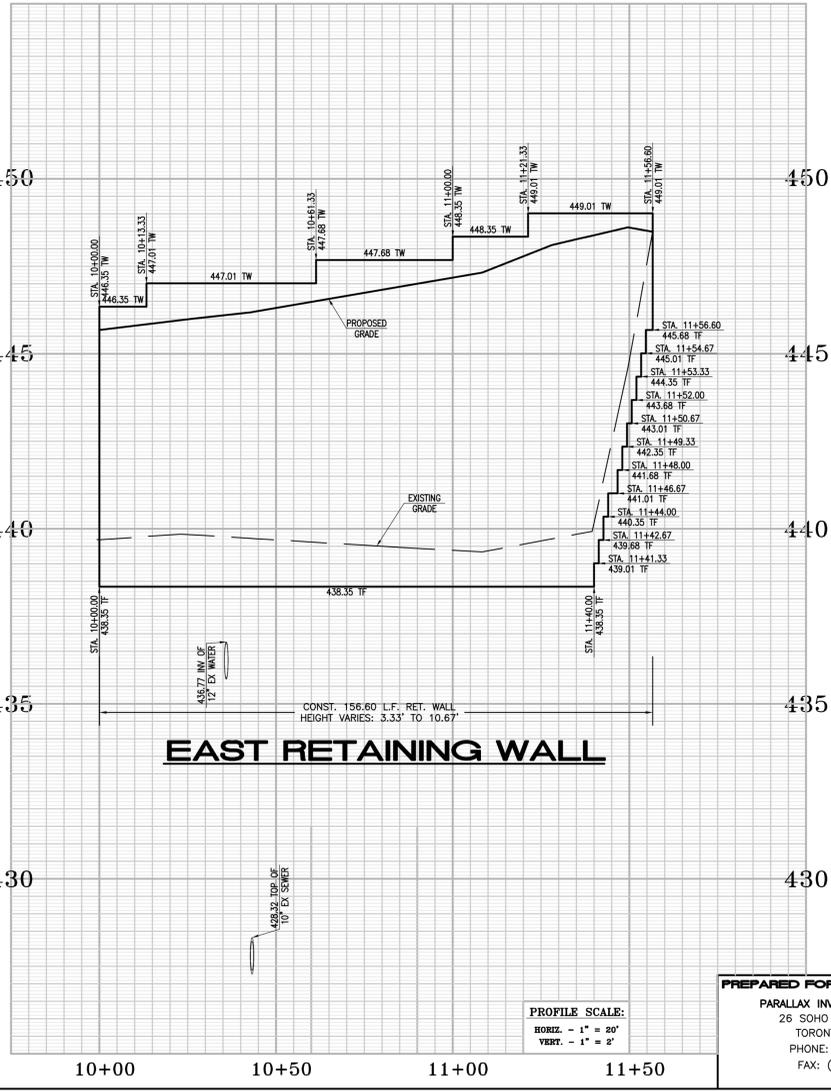
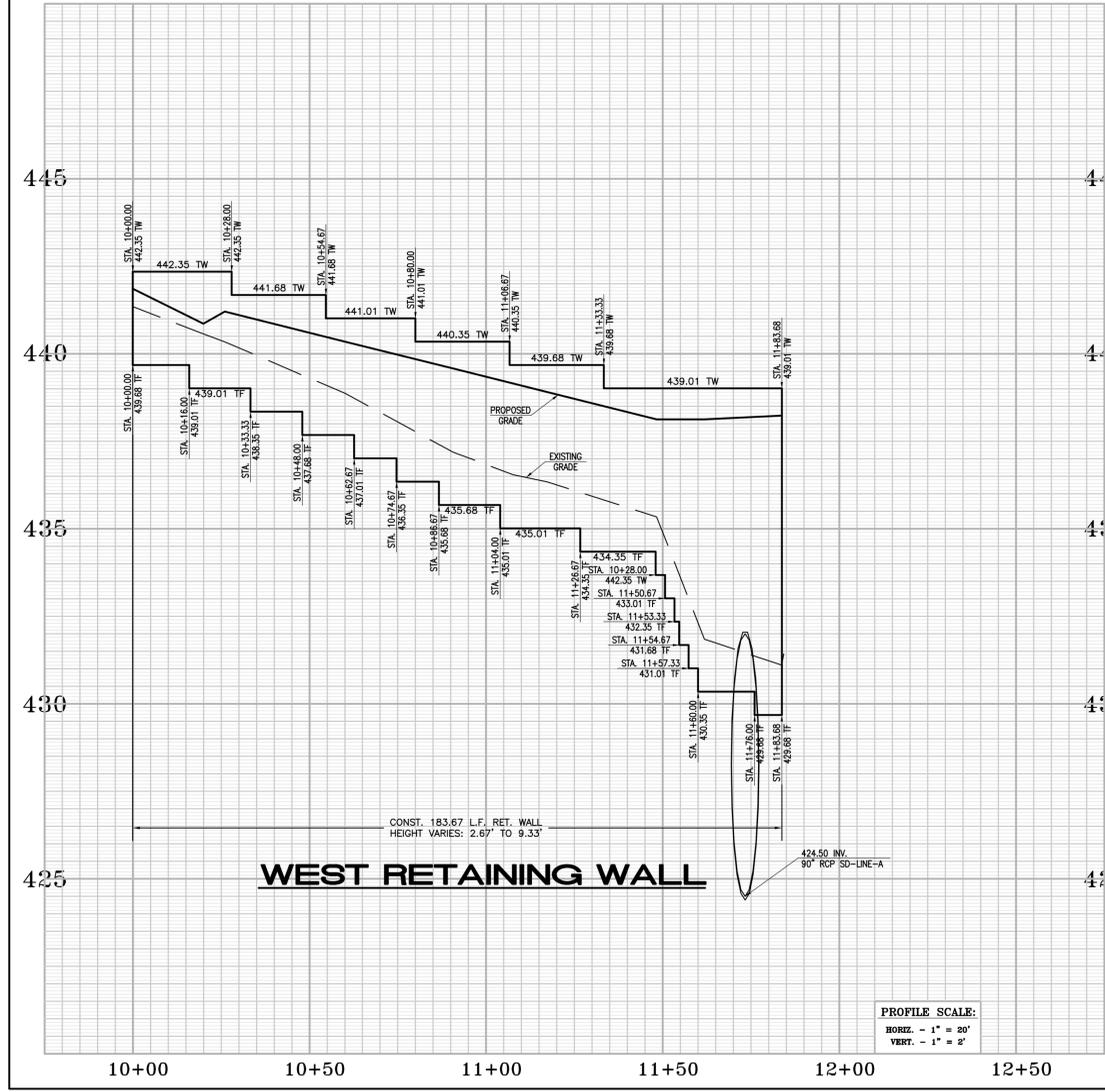
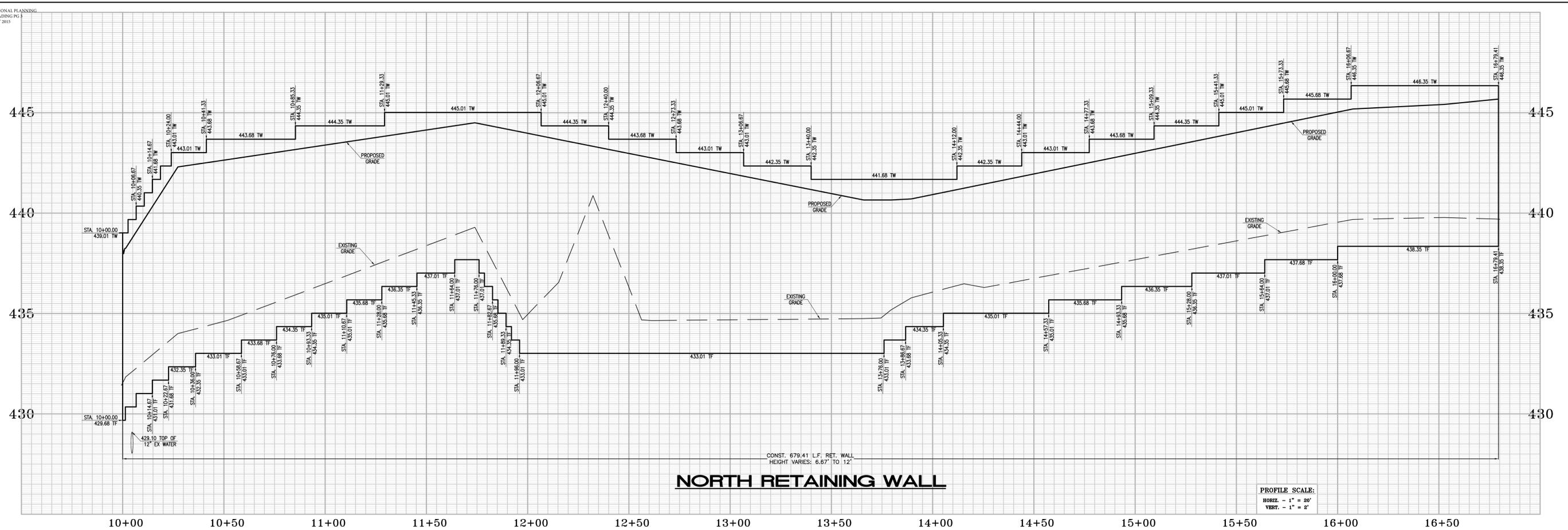
CONCEPTUAL UTILITY PLAN
ROWLAND HEIGHTS HOTEL
DEVELOPMENT
GALE AVENUE

Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. XXXXX
Designed by _____		
Checked by _____		

Sheet **3** of **4** Sheets

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COUNTY OF LOS ANGELES PUBLIC WORKS DEPARTMENT	
RETAINING WALL PROFILES ROWLAND HEIGHTS HOTEL DEVELOPMENT GALE AVENUE	
Designed by _____	Approved by _____ Date _____
Checked by _____	Public Works Director R.C.E. XXXXX
Designed by _____	Date _____
Checked by _____	Date _____
Sheet 4 of 4 Sheets	