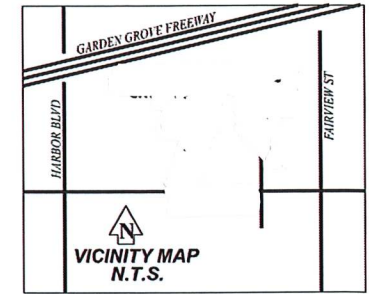


GRADING PLAN

PROPOSED NEW UNIT PER SB9 & NEW ADU

GARDEN GROVE, CA 92843



- ALL WORK SHALL CONFORM TO THE CITY OF GARDEN GROVE LATEST ORDINANCE NO. 2835 STANDARD PLANS AND SPECIFICATIONS, THE 2022 STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, THE CITY OF GARDEN GROVE ORDINANCE NO. 2590 THE 2022 CALIFORNIA BUILDING CODE, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK) 2021 EDITION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY THE CITY OF GARDEN GROVE WATER DEPARTMENT AND ALL OTHER UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PHASES OF CONSTRUCTION WITH THE VARIOUS UTILITY COMPANIES INVOLVED.
- SUBMITTAL DOCUMENT REQUIREMENTS SHALL AT A MINIMUM CONFORM TO ALL REQUIREMENTS OF SECTIONS 107 AND 110 OF THE CALIFORNIA BUILDING CODE, INCLUDING THE FOLLOWING:
 - GRADING PLAN WITH SITE PLAN SHOWING TO SCALE THE SIZE AND LOCATION OF NEW CONSTRUCTION AND EXISTING STRUCTURES ON THE SITE AND ADJACENT TO THE SITE A MINIMUM OF THIRTY FEET (30') FROM THE PROPERTY BOUNDARY;
 - HORIZONTAL AND VERTICAL DISTANCES AND ELEVATIONS IN RELATION TO THE PROPERTY LOT LINES AND NEAREST CITY BENCHMARKS FOR TOPOGRAPHIC CONTROL. (TEMPORARY BENCH MARKS SHALL NOT BE USED FOR TOPOGRAPHIC CONTROL);
 - EXISTING STREET GRADES AND PROPOSED DESIGN GRADES FOR ALL PROJECT FRONTAGES AND ADJACENT ACCESS IMPROVEMENTS.
 - ALL SITE/GRADING PLANS SHALL BE BASED UPON AN ACCURATE BOUNDARY LINE SURVEY WITH MONUMENT AND HORIZONTAL/VERTICAL CONTROL DISPOSITION SHOWN ON THE PLANS; (SECTION 107.2.5 CALIFORNIA BUILDING CODE);
 - DEMOLITION WORK FOR IMPROVEMENTS TO BE REMOVED AND/OR PROTECTED IN PLACE;
 - ANY PHASING OF IMPROVEMENTS AS ALLOWED BY THE CITY.
- THE CONTRACTOR SHALL OBTAIN A SEPARATE PERMIT FOR ALL WORK WITHIN THE STREET RIGHT-OF-WAY. TEMPORARY A.C. PAVING SHALL BE PLACED WHERE SIDEWALK REMOVALS EXTEND LONGER THAN (24) TWENTY-FOUR HOURS AS DIRECTED BY THE CITY INSPECTOR.
- DUST SHALL BE CONTROLLED BY WATERING AND IF FULL CONFORMANCE WITH THE REQUIREMENTS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT GUIDELINES.
- SANITARY FACILITIES SHALL BE MAINTAINED ON SITE. FACILITIES SHALL BE LOCATED SUCH THAT SPILLS SHALL BE CONTAINED AND AT NO TIME ENTER A PUBLIC OR PRIVATE STORM DRAIN.
- PRIOR TO THE POURING OF ANY FOUNDATION MATERIALS, THE PAD ELEVATION AND THE BUILDING CORNERS MUST BE VERIFIED IN WRITING TO THE BUILDING SECTION BY THE REGISTERED CIVIL ENGINEER OR THE LICENSED LAND SURVEYOR IN CONFORMANCE WITH SECTION 1612 OF THE CALIFORNIA BUILDING CODE.
- NO FILL SHALL BE PLACED UNTIL THE BUILDING OFFICIAL AND THE SOILS ENGINEER APPROVE PREPARATION OF GROUND.
- FILLS SHALL BE COMPACTED THROUGHOUT TO 90% DENSITY AS DETERMINED BY A.S.T.M. D1557, A.S.T.M. D1556 (SAND CONE), AND/OR A.S.T.M. D2922 (NUCLEAR). SAND CONE METHOD MUST REPRESENT NO MORE THAN 20% OF TESTING. DRIVE TUBE TESTING IS NOT PERMITTED.
- FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SHALL HAVE NOT LESS THAN 90% COMPACTION OUT TO THE FINISH SURFACE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE UTILITIES OF EVERY NATURE WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR TOTAL COST OF REPAIR OR REPLACEMENT OF SAID UTILITIES DAMAGED BY OPERATIONS.
- A CONSTRUCTION DEMOLITION PLAN AND SCHEDULE SHALL BE PREPARED IN CONFORMANCE WITH CHAPTER 33 OF THE CALIFORNIA BUILDING CODE.
- THE CONTRACTOR SHALL MAKE PROVISIONS TO HAVE ALL EXISTING ON-SITE SEWER, WATER, GAS, ELECTRIC, IRRIGATION OR TELEPHONE LINES REMOVED, ABANDONED, OR RELOCATED IF THEY ARE INTERFERING WITH THE PROPOSED CONSTRUCTION.
- THE CONTRACTOR SHALL REMOVE, CAP, AND ABANDON ALL EXISTING ON-SITE WATER WELLS, CESSPOOLS, OR SEPTIC TANKS ENCOUNTERED DURING GRADING IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM PLUMBING CODE, THE DEPARTMENT OF HEALTH AND THE CITY MUNICIPAL CODE.
- ANY BROKEN OR DAMAGED IMPROVEMENTS ON ADJACENT PRIVATE PROPERTY OR PUBLIC RIGHT-OF-WAY SHALL BE REPLACED OR REPAIRED IN KIND AS DIRECTED BY THE CITY ENGINEER.
- TEMPORARY TRAFFIC CONTROL AND PEDESTRIAN ACCESS AND PROTECTION DURING CONSTRUCTION SHALL CONFORM TO THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT'S LATEST "PUBLIC CONVENIENCE AND TRAFFIC CONTROL SPECIFICATION" SHEET, AND THE "WATCH MANUAL" AS PUBLISHED BY THE APWA, CHAPTER 33 OF THE CALIFORNIA BUILDING CODE AND THE REQUIREMENTS OF THE CITY ENGINEER.
- ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED, RELOCATED, OR REMOVED TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER PRIOR TO THE REMOVAL, PARTIAL REMOVAL OR TRIMMING OF TREES OVERHANGING OR LYING PARTIALLY OR FULLY WITHIN EXISTING RIGHT-OF-WAY.
- THE SOILS REPORT PREPARED BY GEOBODEN INC. DATED 12/09/2024, AND ALL RECOMMENDATIONS CONTAINED THEREIN, SHALL BE MADE A PART OF THESE PLANS. SOILS REPORTS AND TESTING SHALL BE DONE BY A CIVIL OR GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA/NOT USED
- PRIOR TO THE IMPORTATION OF ANY SOIL MATERIAL TO THIS SITE, AN INVESTIGATION SHALL BE MADE AND A REPORT FILED WITH THE BUILDING OFFICIAL. USE OF THE SOIL WILL NOT BE PERMITTED IF IT IS DETERMINED BY THE TEST RESULTS THAT THE EXPANSION INDEX IS IN EXCESS OF TWENTY (20). AN "R" VALUE TEST SHALL ALSO BE PERFORMED ON IMPORT SOIL AND RESULTS SUBMITTED TO THE GRADING ENGINEER. IMPORT SOIL SHALL BE CLEAN AND FREE OF ANY DEBRIS. FAILURE TO CONFORM TO THESE REQUIREMENTS SHALL BE CAUSE FOR REMOVAL AND REPLACEMENT OF SAID SOIL.
- STATEMENT OF QUANTITIES - INCLUDING ALL REMEDIAL GRADING AS RECOMMENDED IN THE SOILS REPORT;
 - CUT 0 CUBIC YARDS (GROSS) (SEE TABLE)
 - FILL 10 CUBIC YARDS (GROSS) (SEE TABLE)
- ALL EARTHWORK AND OTHER QUANTITIES ARE ESTIMATED FOR BONDING AND PLAN CHECK FEE PURPOSES ONLY -- NOT FOR BIDDING PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE ESTIMATE.
- WATER METER AND SERVICE TO BE INSTALLED BY CITY FORCES UPON PAYMENT OF APPLICABLE FEES.
- PRIOR TO PLACEMENT OF PARKING LOT STRUCTURAL SECTION, DEVELOPER SHALL COMPACT SUB-GRADE TO 90% MIN. RELATIVE COMPACTION. AGGREGATE BASE SHALL BE CLASS 3/4" TO 1 1/2" RELATIVE COMPACTION. THE DEVELOPER'S GEOTECHNICAL ENGINEER SHALL SUBMIT COMPACTION TESTS TO THE CITY PER ASTM D1557 (METHOD C FOR AGGREGATE BASE). ASPHALT CONCRETE SHALL BE CLASS C2 DENSE MEDIUM ASPHALT CONCRETE. MIX PER TABLE 203-6.4.3(4) OF THE "GREENBOOK" 2021 EDITION CONFORMING TO PAGE 70-10).
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN A SIX (6) FOOT HIGH CHAIN LINK FENCE TO SECURE THE PROJECT PERIMETER. THE FENCE SHALL BE REMOVED UPON CONSTRUCTION OF PERMANENT PERIMETER FENCING AND/OR COMPLETION OF THE PROJECT.
- CONCRETE FORM ELEVATIONS FOR CURB AND DRAINAGE GUTTERS ARE TO BE VERIFIED FOR PLAN GRADE BY A LICENSED SURVEYOR PRIOR TO CONCRETE POUR. ANY DEVIATIONS FROM THESE APPROVED PLANS SHALL REQUIRE APPROVAL BY THE CITY ENGINEER OR CORRECTED PRIOR TO PLACEMENT OF CONCRETE BY SUBMITTAL OF A REQUEST FOR REVISION TO THE APPROVED PLAN.
- UPON COMPLETION OF ALL WORK, THE REGISTERED CIVIL ENGINEER OF RECORD SHALL CERTIFY IN WRITING THAT THE PROJECT IS IN COMPLIANCE WITH THE LINES, GRADES, AND ELEVATIONS ON THE APPROVED GRADING PLAN. IF THE BUILDING IS IN A FLOOD ZONE HAZARD AREA, THE CIVIL ENGINEER SHALL SUPPLY ADDITIONAL CERTIFICATIONS VERIFYING THAT THE LOWEST FINISH FLOOR ELEVATIONS COMPLY WITH THE FEMA FLOOD HAZARD ELEVATIONS AS REQUIRED UNDER 16124 OF THE CALIFORNIA BUILDING CODE. (CERTIFICATION FORMS SHALL BE OBTAINED FROM THE CITY AND WET-SIGNED BY THE ENGINEER OF RECORD).
- ALL CONCRETE FOR CURBS, GUTTERS, AND SIDEWALKS SHALL BE 2500 PSI AT 28 DAYS. CATCH BASINS AND TRUCK WELLS SHALL BE 3000 PSI AT 28 DAYS.
- PROVIDE THE FOLLOWING SIGNING AND STRIPING. EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON A DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND WHEN IN THE PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES FROM THE PARKING SPACE FINISHED GRADE. GROUND OR SIDEWALK PARKING STALL LAYOUT SHALL CONFORM TO TITLE 24 2022 CALIFORNIA BUILDING CODE, CHAPTERS 11A AND 11B, AND THE DEPARTMENT OF JUSTICE STANDARDS, LATEST EDITION.
- AN ADDITIONAL SIGN SHALL ALSO BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17 INCHES X 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:

- UNAUTHORIZED VEHICLES PARKED IN DESIGNATED HANDICAPPED SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLE MAY BE RECLAIMED BY TELEPHONING (714) 741-5704
*VERIFY NUMBER WITH POLICE DEPARTMENT PRIOR TO FABRICATION OF SIGNS.
- IN ADDITION TO THE ABOVE-REQUIRED SIGNS, THE SURFACE OF EACH PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION OF EITHER OF THE FOLLOWING:
 - OUTLINE THE STALL IN BLUE AND PROVIDE A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE (OR OTHER CONTRASTING COLOR).
 - PROVIDE A 36 INCHES X 36 INCHES PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON A BLUE BACKGROUND. SYMBOL SHALL BE LOCATED SUCH THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN THE VEHICLE IS PARKED.
 - ALL COMPACT PARKING STALLS SHALL BE INDIVIDUALLY STRIPED AND MARKED ON THE PARKING SPACE SURFACE. ALL PARKING STALLS SHALL BE HAIRPIN STRIPED. ALL CURBS NOT ASSOCIATED WITH A PARKING STALL SHALL BE PAINTED RED.
- ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE, AT THE LEVEL SURFACE OR LANDING OF THE SIDEWALK, ALONG THE TOP OF THE RISE AND EACH SIDE ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 1/4 INCHES INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27 INCHES ABOVE THE FINISHED FLOOR MAY NOT PROTRUDE ANY AMOUNT.
- FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12 INCHES MAXIMUM FROM 27 INCHES TO 80 INCHES ABOVE THE GROUND OR FINISHED FLOOR. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR VIEW OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE. ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE OBSTRUCTION.
- WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80 INCHES MINIMUM CLEAR HEADROOM. ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4 INCHES IN A VERTICAL DIMENSION, SUCH AS AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP-OFF.
- WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTERED 3 INCHES PLUS OR MINUS ONE INCH ABOVE THE SURFACE OF THE WALK OR SIDEWALK. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF TITLE 24, 2022 CALIFORNIA BUILDING CODE, CHAPTER 11A AND 11B AND THE DEPARTMENT OF JUSTICE STANDARDS, LATEST EDITION.
- ALL HANDICAP PARKING STALLS SHALL CONFORM TO THE DETAIL(S) SHOWN ON THE PLANS, AND TITLE 24, 2022 CALIFORNIA BUILDING CODE CHAPTER 11A AND 11B, AND THE DEPARTMENT OF JUSTICE STANDARDS, LATEST EDITION.
- DRAINAGE SHALL BE CHECKED BY FLOODING OF PAVED AREAS AND CONCRETE GUTTERS. ANY CONCRETE AREAS HOLDING WATER SHALL BE REMOVED AND REPLACED. ANY PAVEMENT AREAS HOLDING WATER SHALL BE REMOVED AND REPLACED TO A UNIFORM DEPTH OF 1" AND CAPPED TO THE SATISFACTION OF THE CITY ENGINEER.
- LANDSCAPE TREATMENT AND GROUND CONTOURING AS PER THE APPROVED LANDSCAPE PLAN, INCLUDING LIGHTING STANDARDS, SHALL BE SHOWN ON THE GRADING PLAN. LOCATION OF TREES SHALL ALSO BE SHOWN.
- THE DEVELOPER SHALL SWEEP ALL STREETS IN THE AREA OF THE CONSTRUCTION SITE ON A DAILY BASIS AS REQUIRED BY THE CITY ENGINEER. WASHING DOWN OF ANY STREET SHALL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER AFTER ALL DEBRIS AND SILT HAVE BEEN REMOVED. FAILURE TO COMPLY WITH THIS SECTION SHALL BE CAUSE FOR IMMEDIATE SUSPENSION OF ALL WORK ON THE DEVELOPMENT AS WELL AS SUSPENSION OF ALL PERMITS APPROVED TO DATE.
- ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST NPDES PERMIT AND CITY OF GARDEN GROVE LOCAL IMPLEMENTATION PLAN (LIP) AND ADOPTED LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS. COPIES OF APPROVED EROSION CONTROL PLANS AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHERE REQUIRED, SHALL BE AT THE CONSTRUCTION SITE AT ALL TIMES AND MADE AVAILABLE UPON REQUEST FOR REVIEW AND IMPLEMENTATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL IMPORTED AND EXPORTED SOIL IS FREE OF THE RED IMPORTED FIRE ANT (RIFA).
- ALL ON-SITE CATCH BASINS SHALL BE STENCILED NOTIFYING THE PUBLIC THAT NO DUMPING IS PERMITTED AND THAT ALL FLOWS DRAIN TO THE OCEAN. THE CONTRACTOR SHALL OBTAIN THE LATEST STENCIL FROM THE CITY STREETS DIVISION-714.741.5278.

REFERENCE DRAWINGS	
WATER	DRAWING NO. A-169.8 TRACT NO 1992 PLANS & PROFILE FOR STREET IMPROVEMENTS

BASIS OF BEARING:
 APN: 101-433-32
 TR 1992, LOT 129, BOOK 73, PAGE 29
 THE CENTER LINE OF BLACKBIRD STREET IN TRACT NO. 1992 RECORDED IN BOOK 73, PAGE 29 OF MISCELLANEOUS MAPS SHOWN THEREON AS N 0° 33' 02" W

ESTIMATE OF EARTHWORK QUANTITIES:
 CUT = 0 C.Y. FILL = 10 C.Y.
 OVER EXCAVATION = 30 C.Y.
 IMPORT = 10 C.Y.
 EXPORT = 0 C.Y.
 ACREAGE = 0.16 ACRE

INDEX TO PROJECT DRAWINGS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRECISE GRADING PLAN, DETAILS
3	EROSION & HORIZONTAL CONTROL PLAN
4	EXISTING SITE PLAN
5	ELEVATION CERTIFICATE - SB9
6	ELEVATION CERTIFICATE - ADU

UTILITY	Contact	Address	Tel	Cell	Fax	Email
AT&T	Yvette Martinez-Garfano MAP REQUEST	*1265 N Van Buren Rm 180 Anaheim CA 92807	714.666.5692		714.630.6617	ym7332@att.com attmsb@att.com
AT&T (Construction & Engineering)	Robert Fleisher	*5959 E Coronado Anaheim CA 92807	714.237.6165			rf2259@att.com
City of Garden Grove Sanitary Division	Brent Hayes	13802 Newhope Street Garden Grove CA 92840	714.741.5976	714.290.9318	714.638.9906	bhay@llcinciv.org
City of Garden Grove Water Division	Carina Dan	13802 Newhope Street Garden Grove CA 92840	714.741.5346	714.448-1456	714.638.9906	carinad@llcinciv.org
City of Garden Grove Traffic Division	Dai Yin	11222 Acacia Parkway, Garden Grove, CA 92840	714.741.5189			dayin@llcinciv.org
EDISON	EDISON MAP REQUEST	MUST COMPLETE FORM				MapRequests@edison.com
Edison	UTILITY NOTICES Gail Gardner	*SCE Attn: Design Support/UNO 9901 Geary Ave. Santa Fe	562.903.3167			UND@sce.com
Edison	Jodie Reyes	1241 S Grand Avenue Santa Ana CA 92705	714.973.5406		714.973.5790	jodie.reyes@sce.com
EDISON	Tissac Puentes SCE Ryan Lopez	MAP REQUEST & PRECON MAP REQUEST	MEETINGS			tpuentes@sempuallitics.com rlopez2@sempuallitics.com
GASCO	Don J. Amador	1919 S State College Blvd Anaheim CA 92806-6114	714.634.3039		714.634.7287	damador@sempuallitics.com
GASCO - Transmission Dept. MAP REQUEST	Rosalyn Squitrus	Southern Region Transmission 9400 Oakdale Ave	818.701.4546			*Requests@sempuallitics.com socialtransmission@llcinciv.org
Maps of Edison Facilities	Kim Garfile	Building D P.O. Box 11982 Santa Ana Ca 92711-1982	714.796.9932			
OCSO	Qayuh Nguyen - MAP REQUEST	10844 Ellis Avenue Fountain Valley CA 92708				onoyun@ocsd.com
Regional Pipeline Manager	Greg Kern		714.634.5005		714.634.3101	
TIME WARNER/oka Spectrum Charter Communications	Curtis Vasquez	12051 Industry Ave Garden Grove CA 92841	714.719.7880			curtis.vasquez@charter.com
XO Communications	Lee Arnold	1924 Deere Ave	(949) 417-7700		(949) 417-7762	lee.arnold@llcinciv.com
Frontier/Verizon	Mike Madrid	7352 Slater Huntington Beach 92647	714.375.6720			mike.madrid@ftr.com
Red Flex System INC	Marc Carroll	5835 A Uplander Plz Culver City, CA 90230	530.957.2856			mcarroll@redflex.com
Crimson Pipeline Land Dept	Jennifer Lovigville	3760 Kilroy Airport Hwy #300 Long Beach, CA 90806	562.283.4195			llonoville@crimson.com
Conflict Inquiry Specialist CA Asset Algor Chevron Pipe Line Company	Dave Aerier Pastoral Alvarez	2600 Homestead Pl Long Beach CA 90806	310.669.4014			davaerier@chevron.com PDZP@chevron.com

FOR CITY USE:

PERMIT NO

PERMIT ISSUED

Garden Grove Community Development
Building & Safety Division

CITY OF GARDEN GROVE
JULY 1974
CALIFORNIA

The approval of plans and specifications does not permit the violation of any sections of the Building Ordinance Code or other City Ordinances or State Law. Approved plans and specifications shall be kept on the job site at all times. It is unlawful to alter approved plans without obtaining permission from the City of Garden Grove. Work shall remain accessible and exposed for inspection purposes. The City of Garden Grove and its officers shall not be liable for expenses incurred in the removal of any materials as required by the Ordinance Code.

Underground Service Alert

Call: TOLL FREE
1-800-422-4133

BENCH MARK

BENCHMARK: SA-222-70 (O.C.S. ADJ 1995)
 EL = 100.478 - NAD 83

MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF TRASK AVENUE AND CLINTON STREET, 38 FT. SOUTHERLY OF THE CENTERLINE OF TRASK AVENUE AND 25 FT. WESTERLY OF THE CENTERLINE OF CLINTON STREET. MONUMENT IS 0.3 FT. LOWER THAN THE SIDEWALK.

REVISIONS				
REV.	DATE	BY	DESCRIPTION	APP'VD

DEVELOPER/OWNER

GEOBODEN INC.

SOILS ENGINEER

LY PHAN, PE
 RCE 63391
 EXP. 09-30-2026
 10820 KEERAN PL.
 STANTON, CA 90680
 TEL: (714) 741-5478

PROFESSIONAL ENGINEER

2742

STATE OF CALIFORNIA

714-548-1233

DRAWN BY:	KN	12/2024
DESIGNED BY:	LP	12/2024
CHECKED BY:	BT	12/2024
PREPARED UNDER THE SUPERVISION OF:		

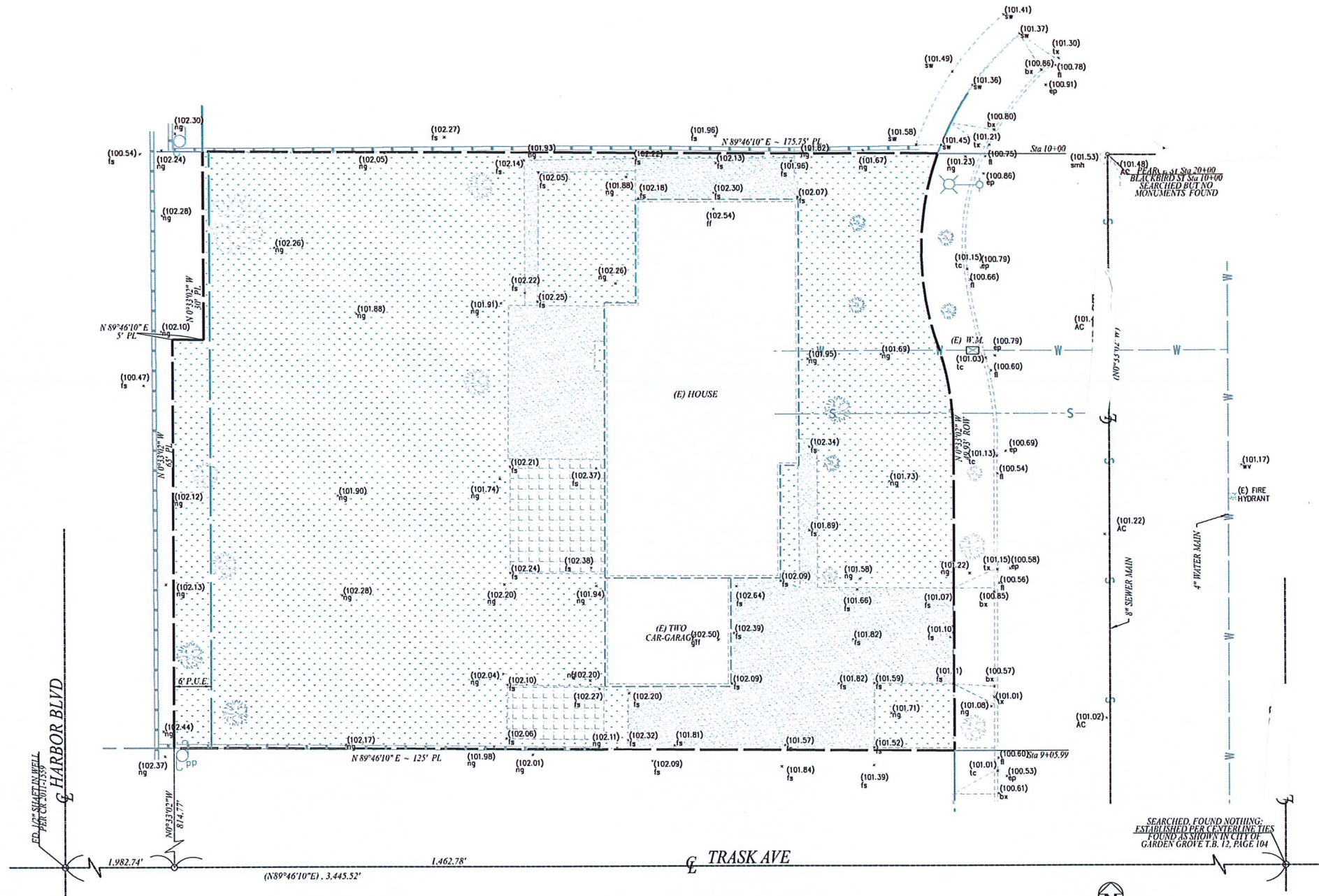
TITLE G-000

PRECISE GRADING PLAN

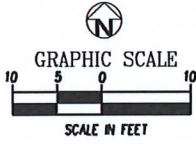
GARDEN GROVE, CA 92843

SHEET 1 OF 6

NOTES:
 THIS IS A TOPOGRAPHIC MAP AND NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN HEREON IS RECORD DATA AS SHOWN IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY CALIFORNIA.
 THIS SURVEY DOES NOT PURPORT TO DISCLOSE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, IF ANY. IF UNDERGROUND UTILITIES, OTHER STRUCTURES OR ZONES, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION AND ANY USER OF THIS MAP IS URGED TO CONTACT THE UTILITY OR GOVERNING AGENCY DIRECTLY.



EXISTING SITE PLAN



Underground Service Alert



BENCH MARK

BENCHMARK: SA-222-70 (O.C.S. ADJ 1995)
 EL = 100.478' - NAVD 88
 MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF TRASK AVENUE AND CLINTON STREET, 58 FT. SOUTHERLY OF THE CENTERLINE OF TRASK AVENUE AND 25 FT. WESTERLY OF THE CENTERLINE OF CLINTON STREET. MONUMENT IS 0.3 FT. LOWER THAN THE SIDEWALK.

REVISIONS

REV.	DATE	BY	DESCRIPTION	APP'VD

DEVELOPER PERMITTED ENGINEER

Garden Grove Community Development & Safety Division
 Application by: **GEOBODEN INC.**
 and sponsor: **CIRUS RADFAR**
 GE 2742, EXP. 6-30-2024
 HODGENVILLE HOME, CALIFORNIA 92620
 TEL: (949) 872-9455
 Garden Grove and its officers shall not be held liable in the removal of any materials as per S.A.C. (949) 743-2935



LY PHAN, PE
 RCE 63381
 EXP. 09-30-2026
 10820 KEENAN PL.
 STANTON, CA 90680
 TEL: (714) 543-1283



DRAWN BY:	KN	12/2024
DESIGNED BY:	LP	12/2024
CHECKED BY:	BT	12/2024

PREPARED UNDER THE SUPERVISION OF:

**GRADING PLAN
 EXISTING SITE PLAN**

GARDEN GROVE, CA 92843

G-000

SHEET 4 OF 6

GRADING PLAN

PROPOSED NEW UNIT PER SB9 & NEW ADU

GARDEN GROVE, CA 92843

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1050-0008
Expiration Date: 06/30/2028

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: _____ Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>31</u>	Policy Number: _____ Company NAIC Number: _____
City: <u>GARDEN GROVE</u> State: <u>CA</u> ZIP Code: <u>92843</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>TR. 1992, LOT 129 APN 101-433-32</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>SB9</u>	
A5. Latitude/Longitude: Lat <u>33-46'10"N</u> Long <u>117-54'48"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>1B</u>	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): _____ sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____ d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): _____ sq. ft. f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): _____ sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: _____ sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____ d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): _____ sq. ft. f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): _____ sq. ft.	
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>CITY OF GARDEN GROVE</u> B1.b. NFIP Community Identification Number: <u>060220</u>	
B2. County Name: <u>ORANGE COUNTY</u> B3. State: <u>CA</u> B4. Map Panel No.: <u>06059C0143</u> B5. Suffix: <u>J</u>	
B6. FIRM Index Date: <u>09/15/1989</u> B7. FIRM Panel Effective/Revised Date: <u>12/03/2009</u>	
B8. Flood Zone(s): <u>A</u> B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): _____	
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other: <u>2022 California Residential Building Code R322.1</u>	
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22) Page 2 of 19

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: _____
City: <u>GARDEN GROVE</u> State: <u>CA</u> ZIP Code: <u>92843</u>
Policy Number: _____ Company NAIC Number: _____
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)
C1. Building elevations are based on: <input checked="" type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.
C2. Elevations - Zones A1-A30, AE, AH, AO, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, A99. Complete Items C2.a-h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: <u>SA-222-70</u> Vertical Datum: <u>NAVD 88</u>
Indicate elevation datum used for the elevations in Items a) through h) below: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other: _____
Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the source of the conversion factor in the Section D Comments area.
Check the measurement used: a) Top of bottom floor (including basement, crawlspace, or enclosure floor): _____ <u>103.22</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters b) Top of the next higher floor (see Instructions): _____ <input type="checkbox"/> feet <input type="checkbox"/> meters c) Bottom of the lowest horizontal structural member (see Instructions): _____ <input type="checkbox"/> feet <input type="checkbox"/> meters d) Attached garage (top of slab): _____ <input type="checkbox"/> feet <input type="checkbox"/> meters e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): _____ <input type="checkbox"/> feet <input type="checkbox"/> meters f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished <u>102.19</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished <u>102.63</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.
Were latitude and longitude in Section A provided by a licensed land surveyor? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Check here if attachments and describe in the Comments area.
Certifier's Name: <u>LY PHAN</u> License Number: <u>C63381</u>
Title: <u>CIVIL ENGINEER</u>
Company Name: _____ Address: <u>10820 KEENAN PL.</u> City: <u>STANTON</u> State: <u>CA</u> ZIP Code: <u>90680</u>
Signature: _____ Date: <u>01/25/2024</u>
Telephone: (714) 543-1283 Ext: _____ Email: _____
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner. Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments): <u>ITEM C2.f AND C2.g ARE DESIGNED LAG AND HAG NEXT TO THE PROPOSED SB9</u>

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22) Page 3 of 19

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: _____
City: <u>GARDEN GROVE</u> State: <u>CA</u> ZIP Code: <u>92843</u>
Policy Number: _____ Company NAIC Number: _____
SECTION E - BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)
For Zones AO, AR/AO, and A (without BFE), complete Items E1-E5. For Items E1-E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters. Building measurements are based on: <input checked="" type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.
E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG. a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ <u>0.59</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG. b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ <u>1.03</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG. E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1-2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG. E3. Attached garage (top of slab) is: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG. E4. Top of platform of machinery and/or equipment servicing the building is: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG. E5. Zone AO only. If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown The local official must certify this information in Section G.
SECTION F - PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge. <input type="checkbox"/> Check here if attachments and describe in the Comments area.
Property Owner or Owner's Authorized Representative Name: <u>MINH HOANG DUONG</u>
Address: _____ City: <u>GARDEN GROVE</u> State: <u>CA</u> ZIP Code: <u>92843</u>
Signature: _____ Date: <u>03/11/2025</u>
Telephone: (714) 867-8139 Ext: _____ Email: _____
Comments: _____

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22) Page 4 of 19

Underground Service Alert
Call: TOLL FREE
1-800-422-4133



BENCH MARK

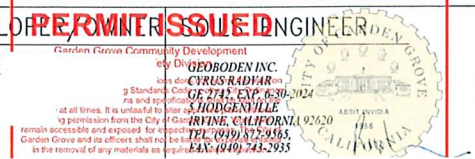
BENCHMARK: SA-222-70 (O.C.S. ADJ 1995)
EL = 100.478' - NAVD 88

MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF TRASK AVENUE AND CLINTON STREET, 58 FT. SOUTHERLY OF THE CENTERLINE OF TRASK AVENUE AND 23 FT. WESTERLY OF THE CENTERLINE OF CLINTON STREET. MONUMENT IS 0.3 FT. LOWER THAN THE SIDEWALK.

REVISIONS				
REV.	DATE	BY	DESCRIPTION	APP'VD

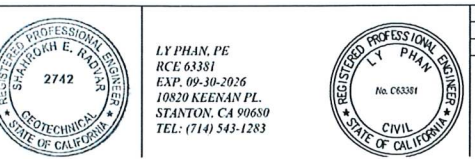
DEVELOPER PERMIT ISSUED ENGINEER

Garden Grove Community Development
City of Garden Grove
CIVIL ENGINEER
No. C63381
EXP. 09-30-2026
10820 KEENAN PL.
STANTON, CA 90680
TEL: (714) 543-1283



REGISTERED PROFESSIONAL ENGINEER

LY PHAN, PE
RCE 63381
EXP. 09-30-2026
10820 KEENAN PL.
STANTON, CA 90680
TEL: (714) 543-1283



DRAWN BY: KN	12/2024
DESIGNED BY: LP	12/2024
CHECKED BY: BT	12/2024

PREPARED UNDER THE SUPERVISION OF:

Signature

TITLE G-001

ELEVATION CERTIFICATE - SB9

GARDEN GROVE, CA 92843

SHEET **5**
OF
6

GRADING PLAN

PROPOSED NEW UNIT PER SB9 & NEW ADU

GARDEN GROVE, CA 92843

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1665-0008
Expiration Date: 06-30-2028

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19


Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: _____	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: _____	Company NAIC Number: _____
City: <u>GARDEN GROVE</u> State: <u>CA</u> ZIP Code: <u>92843</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>TR. 1992, LOT 129 APN 101-433-32</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>ADU</u>	
A5. Latitude/Longitude: Lat. <u>33-46'10"N</u> Long. <u>117-54'48"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>1B</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): _____ sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 10 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____	
d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation - see instructions): _____ sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable - see instructions): _____ sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: _____ sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the attached garage within 10 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____	
d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation - see instructions): _____ sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable - see instructions): _____ sq. ft.	
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>CITY OF GARDEN GROVE</u> B1.b. NFIP Community Identification Number: <u>060220</u>	
B2. County Name: <u>ORANGE COUNTY</u> B3. State: <u>CA</u> B4. Map/Panel No.: <u>06059C0143</u> B5. Suffix: <u>J</u>	
B6. FIRM Index Date: <u>09/15/1989</u> B7. FIRM Panel Effective/Revised Date: <u>12/03/2009</u>	
B8. Flood Zone(s): <u>A</u> B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): _____	
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other: <u>2022 California Residential Building Code R322.1</u>	
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22)

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	FOR INSURANCE COMPANY USE
C1. Building elevations are based on: <input checked="" type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	Policy Number: _____
C2. Elevations - Zones A1-A30, AE, AH, AO, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, A99. Complete Items C2.a-h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: <u>SA-222-70</u> Vertical Datum: <u>NAVD 88</u>	Company NAIC Number: _____
Indicate elevation datum used for the elevations in items a) through h) below: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other: _____	
Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the source of the conversion factor in the Section D Comments area.	Check the measurement used: <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
a) Top of bottom floor (including basement, crawlspace, or enclosure floor): <u>103.92</u>	
b) Top of the next higher floor (see Instructions): _____	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (see Instructions): _____	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab): _____	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): _____	<input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished <u>102.21</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished <u>102.83</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: _____	<input type="checkbox"/> feet <input type="checkbox"/> meters
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
Were latitude and longitude in Section A provided by a licensed land surveyor? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input type="checkbox"/> Check here if attachments and describe in the Comments area.	
Certifier's Name: <u>LY PHAN</u> License Number: <u>C63381</u>	
Title: <u>CIVIL ENGINEER</u>	
Company Name: _____ Address: <u>10820 KEENAN PL.</u>	
City: <u>STANTON</u> State: <u>CA</u> ZIP Code: <u>90680</u>	
Signature: _____ Date: <u>01/25/2024</u>	
Telephone: (714) 543-1283 Ext.: _____ Email: _____	
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.	
Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments): <u>ITEM C2.f AND C2.g ARE DESIGNED LAG AND HAG NEXT TO THE PROPOSED ADU</u>	

Page 3 of 19
FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22)

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

SECTION E - BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)	FOR INSURANCE COMPANY USE
E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.	Policy Number: _____
a) Top of bottom floor (including basement, crawlspace, or enclosure) is: <u>1.09</u> feet <input checked="" type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.	Company NAIC Number: _____
b) Top of bottom floor (including basement, crawlspace, or enclosure) is: <u>1.71</u> feet <input checked="" type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.	
E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1-2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.	
E3. Attached garage (top of slab) is: _____ feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.	
E4. Top of platform of machinery and/or equipment servicing the building is: _____ feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.	
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown The local official must certify this information in Section G.	
SECTION F - PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION	
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.	
<input type="checkbox"/> Check here if attachments and describe in the Comments area.	
Property Owner or Owner's Authorized Representative Name: <u>MINH HOANG DUONG</u>	
Address: <u>13327 BLACKBIRD ST</u>	
City: <u>GARDEN GROVE</u> State: <u>CA</u> ZIP Code: <u>92843</u>	
Signature: _____ Date: <u>03/11/2025</u>	
Telephone: (714) 867-8139 Ext.: _____ Email: _____	
Comments: _____	

Page 4 of 19
FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22)

Underground Service Alert

Call: TOLL FREE
1-800-422-4133



BENCH MARK

BENCHMARK: SA-222-70 (O.C.S. ADJ 1995)
EL = 100.478' - NAVD 88

MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF TRASK AVENUE AND CLINTON STREET, 58 FT. SOUTHERLY OF THE CENTERLINE OF TRASK AVENUE AND 23 FT. WESTERLY OF THE CENTERLINE OF CLINTON STREET. MONUMENT IS 0.3 FT. LOWER THAN THE SIDEWALK.

REVISIONS				
REV.	DATE	BY	DESCRIPTION	APP'VD

DEVELOPER PERMIT ISSUED ENGINEER

Garden Grove Community Development
Judy D. GEORODEN INC.
also do: CYRUS RADPAR
Judy D. GEORODEN INC.
10820 KEENAN PL.
STANTON, CA 90680
TEL: (714) 543-2935
FAX: (714) 543-2935



REGISTERED PROFESSIONAL ENGINEER


SHANGHUI E. HAO
2742
CIVIL
STATE OF CALIFORNIA



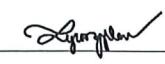
LY PHAN, PE
RCE 63381
EXP. 09-30-2026
10820 KEENAN PL.
STANTON, CA 90680
TEL: (714) 543-1283

REGISTERED PROFESSIONAL ENGINEER

LY PHAN
No. C63381
CIVIL
STATE OF CALIFORNIA



DRAWN BY:	KN	12/2024
DESIGNED BY:	LP	12/2024
CHECKED BY:	BT	12/2024

PREPARED UNDER THE SUPERVISION OF:


TITLE G-00C

ELEVATION CERTIFICATE - ADU

GARDEN GROVE, CA 92843

SHEET **6** OF **6**