

Legal Description

APN: 101-080-71 SUBDIVISION: RANCHO LOS BOLSAS
SUBD: RANCHO LOS BOLSAS S TWP 5 RGE 10 SEC 3 SEC 3 T 5 R 10 POR SW 1/4
AND

APN: 101-311-25 TRACT NUMBER: 1710
TR#: 1710 N TR 1710 BLK LOT 91 TR 1710 LOT 91 AND LOTS 9

Basis of Bearings

THE BEARING OF NORTH 01°04'45\"/>

Bench Mark

OCS B.M. NO. 1F-167-99 ALUMINUM BENCHMARK DISK LOCATED ON TOP OF THE SOUTHWEST CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWEST PORTION OF THE INTERSECTION OF HARBOR BLVD. AND WESTMINSTER AVENUE, 60' WEST OF THE CENTERLINE OF HARBOR BLVD. AND 85' NORTH OF THE CENTERLINE OF WESTMINSTER AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK
ELEV = 87.063 FT. (NAVD88).

Legend

- BOUNDARY OF THIS SURVEY
- FOUND SURVEY MONUMENT
- NOTE BEARING AND DISTANCES ARE RECORD AND MEASURED.

Notes:

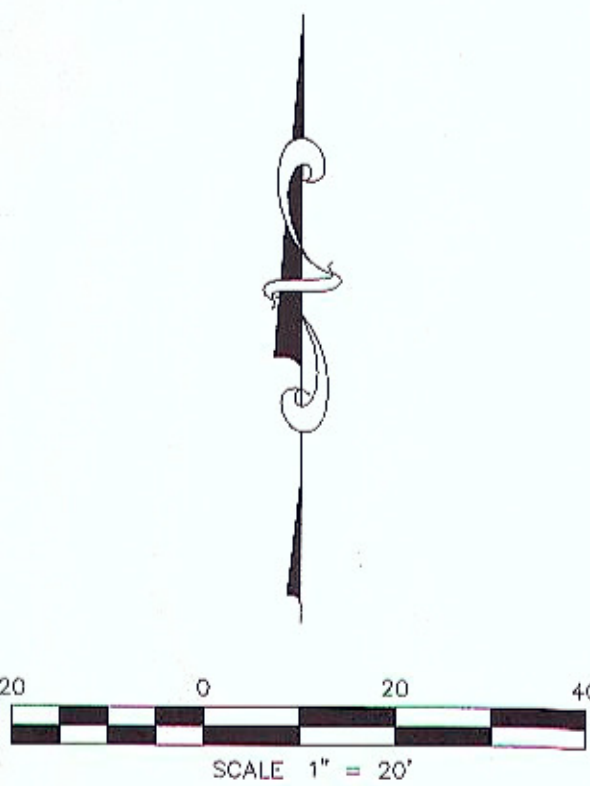
ELEVATIONS IN PARENTHESIS INDICATES EXISTING.

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

Underground Service Alert

DIGALERT Call: TOLL FREE 811

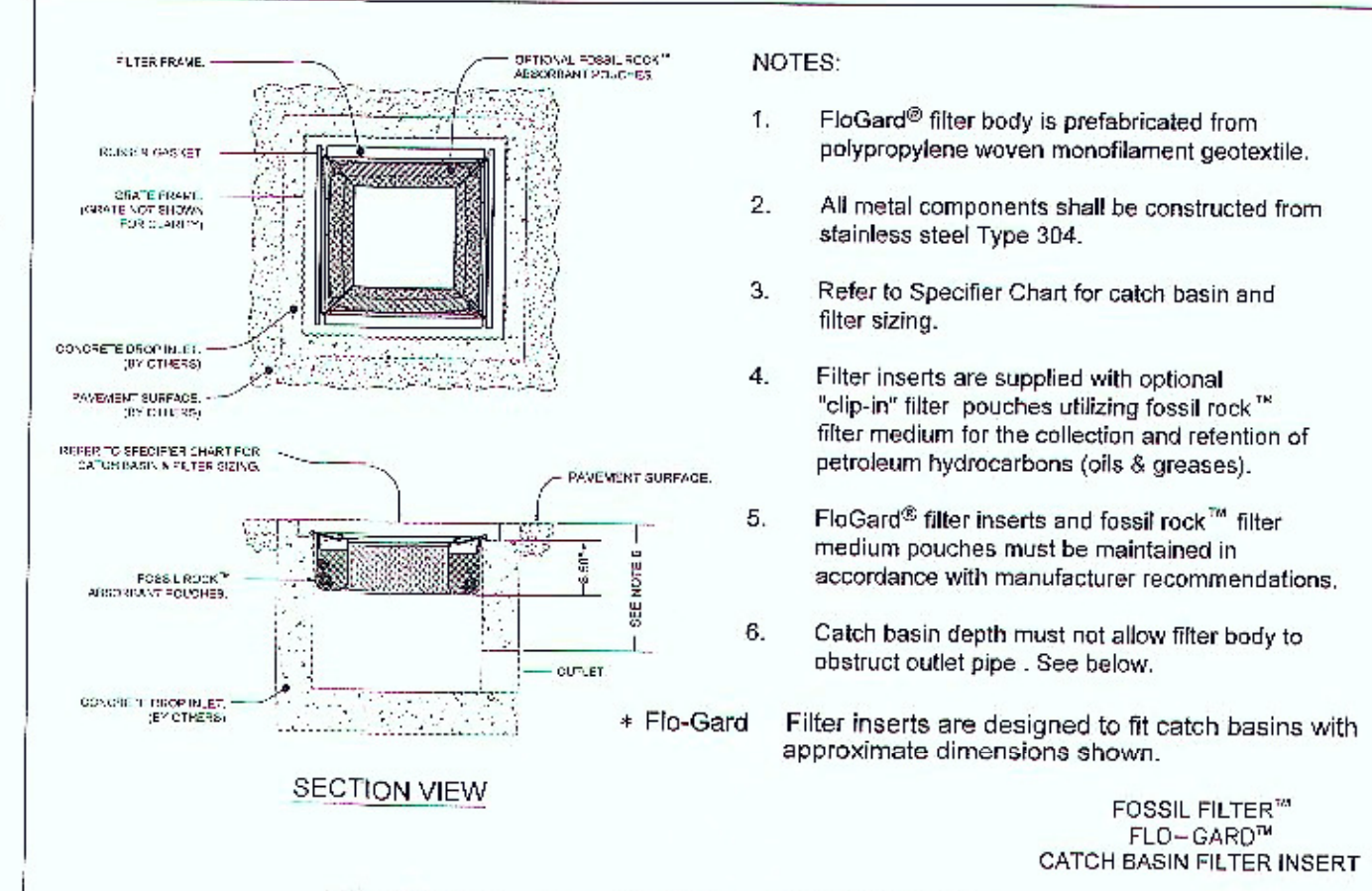
TWO WORKING DAYS BEFORE YOU DIG



G City Of Garden Grove
Department Of Public Works

TOPOGRAPHIC SURVEY
13732-13752 HARBOR BLVD

REV. 03 06/29/14
DRAWING NUMBER
G-1287
SHEET 2 OF 16



- NOTES:**
1. FloGard® filter body is prefabricated from polypropylene woven monofilament geotextile.
 2. All metal components shall be constructed from stainless steel Type 304.
 3. Refer to Specifier Chart for catch basin and filter sizing.
 4. Filter inserts are supplied with optional "clip-in" filter pouches utilizing fossil rock™ filter medium for the collection and retention of petroleum hydrocarbons (oils & greases).
 5. FloGard® filter inserts and fossil rock™ filter medium pouches must be maintained in accordance with manufacturer recommendations.
 6. Catch basin depth must not allow filter body to obstruct outlet pipe. See below.
- Filter inserts are designed to fit catch basins with approximate dimensions shown.

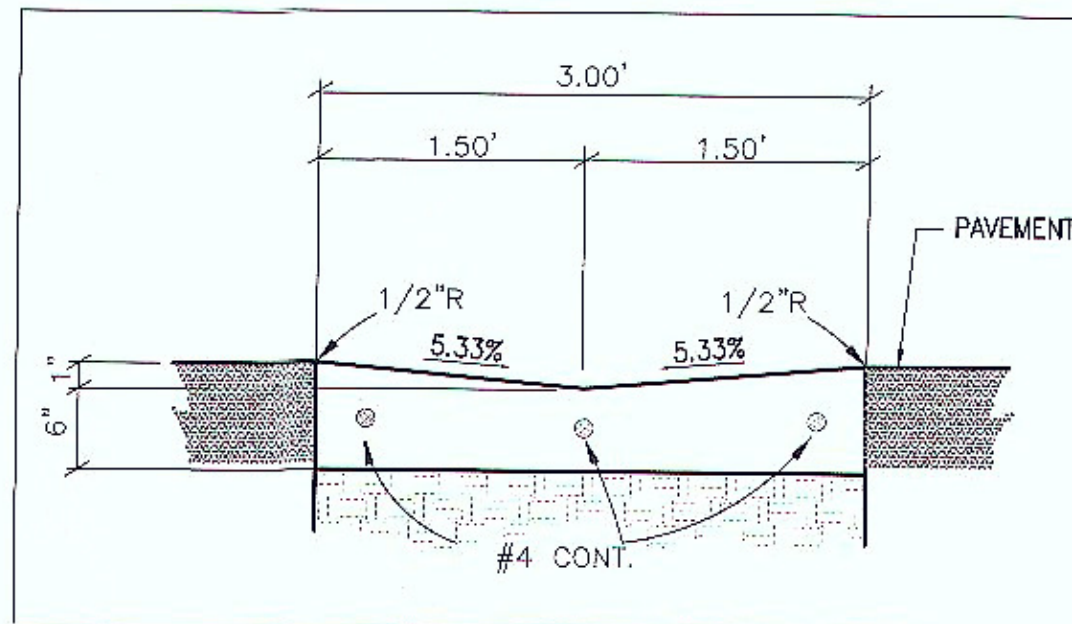
**Fossil Filter™
FLO-GARD™
CATCH BASIN FILTER INSERT**

KriStar Enterprises, Inc., Santa Rosa, CA (800) 579-8819

SPECIFIER CHART

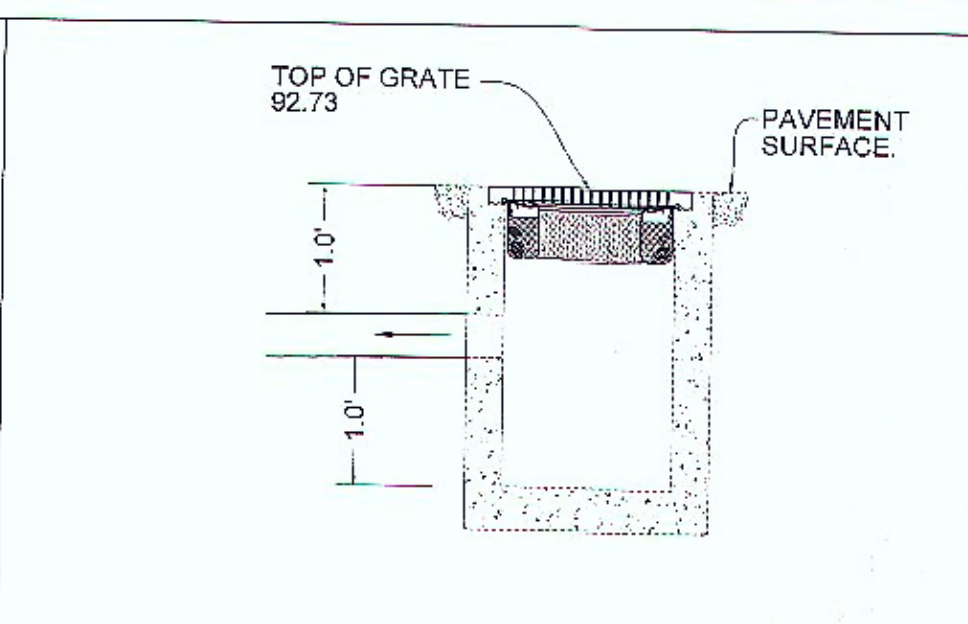
MODEL	INLET ID	GRATE OD	COMMENTS
FF-18D	18" X 18"	18" X 18"	GRATED INLET
FF-18D	18" X 18"	20" X 20"	GRATED INLET
FF-18RSD	18" X 30"	18" X 40"	GRATED INLET
FF-18RSDGO	18" X 30"	18" X 40"	COMBINATION INLET
FF-24D	24" X 24"	24" X 28"	GRATED INLET
FF-24DGO	24" X 24"	24" X 40"	GRATED INLET
FF-24RSD	24" DIA.	24" DIA.	CIRCULAR INLET
FF-24RSDGO	24" X 24"	18" X 28"	COMBINATION INLET
FF-24RSDGO	24" X 30"	24" X 40"	COMBINATION INLET
FF-36D (2 PIECE)	36" X 30"	36" X 40"	GRATED INLET
FF-36RSD (2 PIECE)	36" X 48"	40" X 48"	GRATED INLET

SCALE: NONE
FLO-Gard
FOSSIL FILTER DETAIL



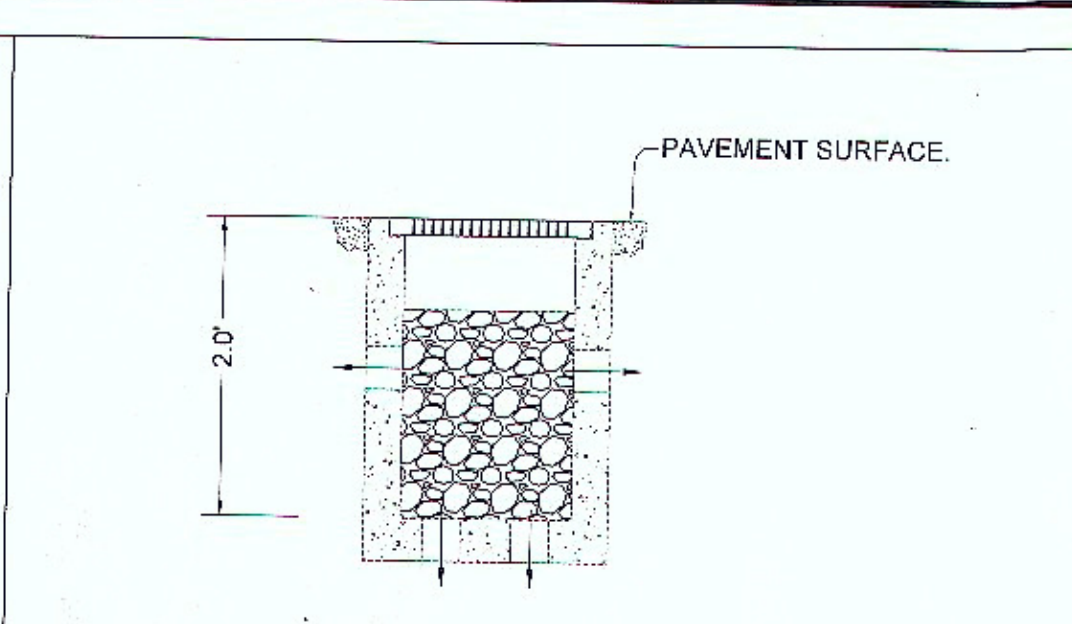
3' WIDE CONC. SWALE

N.T.S.



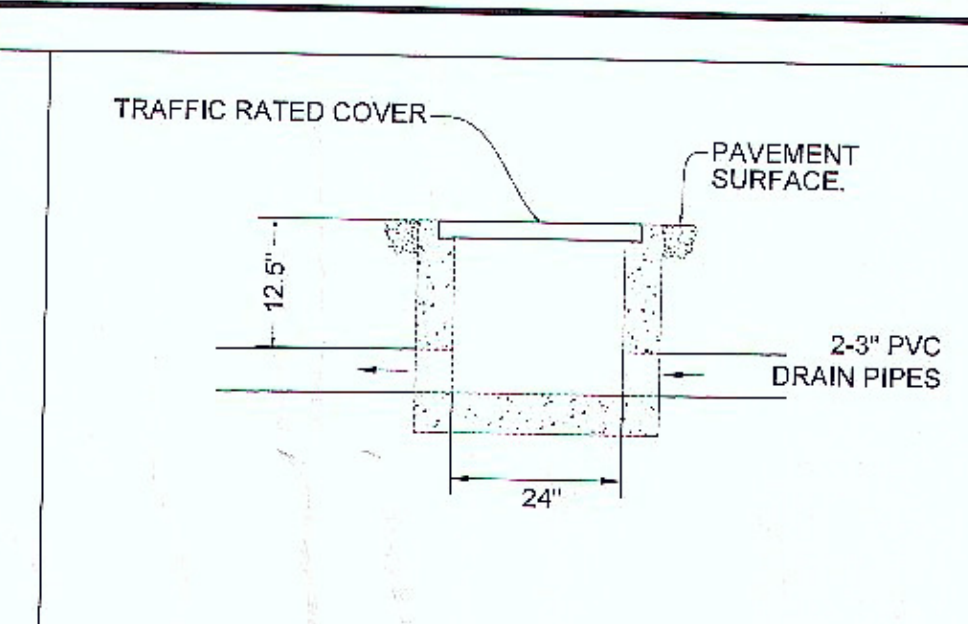
**3' X 3' CATCH BASIN
WITH FOSSIL FILTER**

N.T.S.



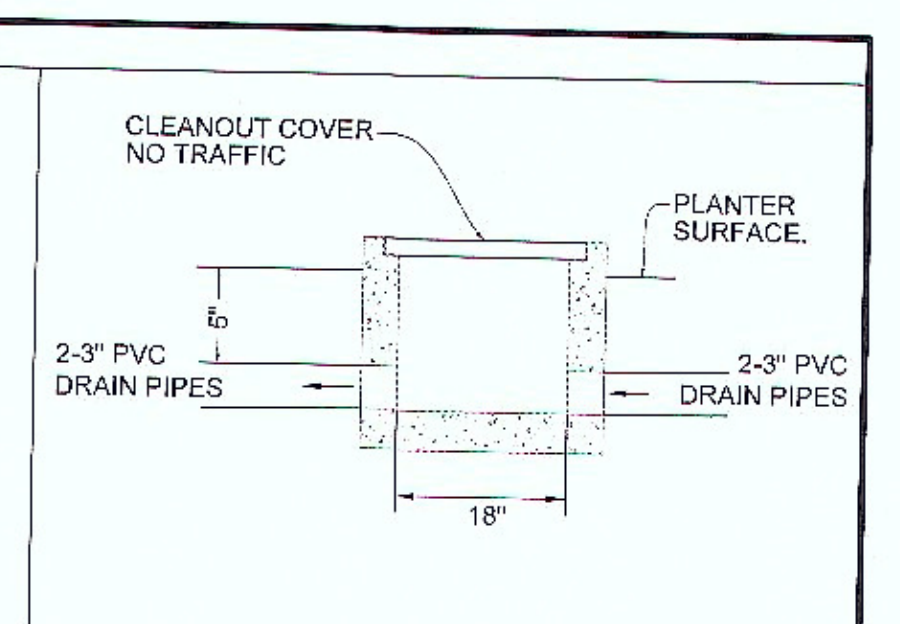
**12' X 12' CATCH BASIN AT
TRASH ENCLOSURE WITH
OPEN SIDES & BOTTOM**

N.T.S.



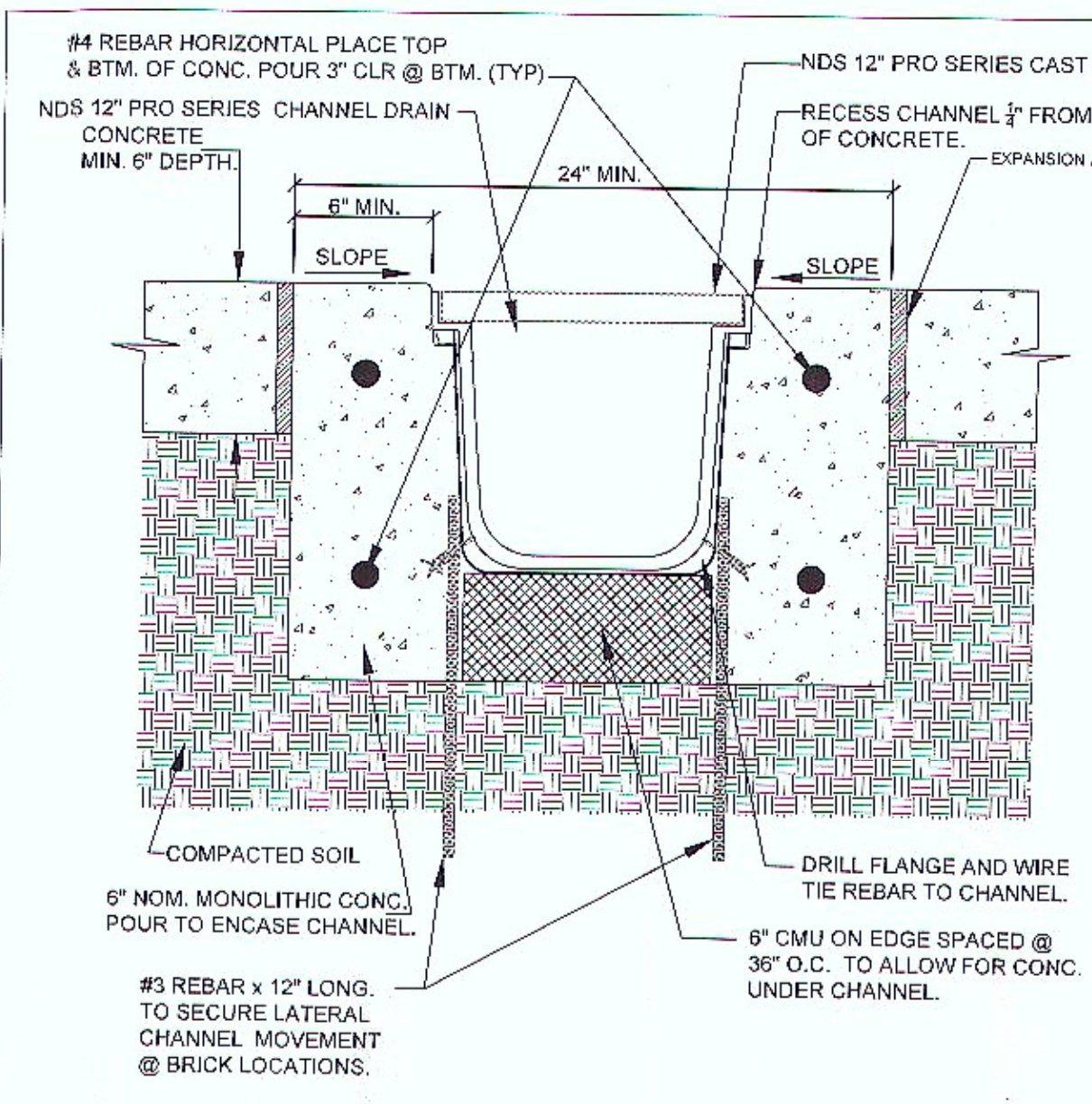
24' X 12' CLEANOUT

N.T.S.



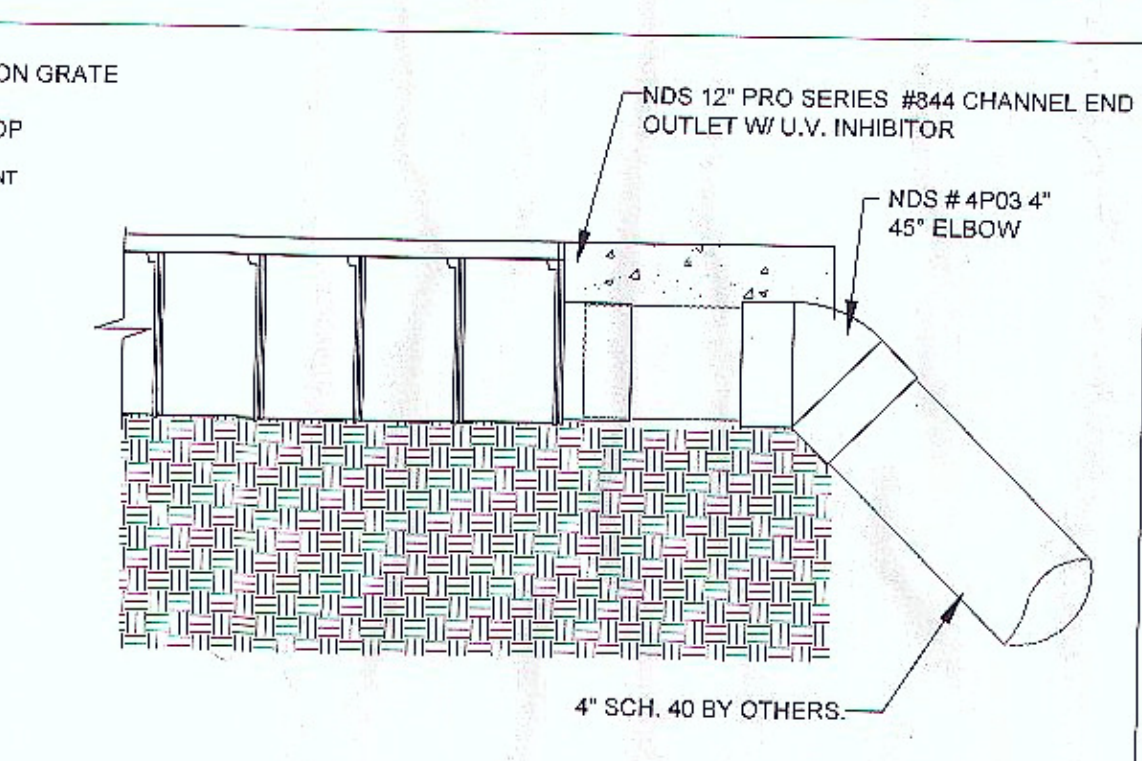
18' X 12' CLEANOUT

N.T.S.



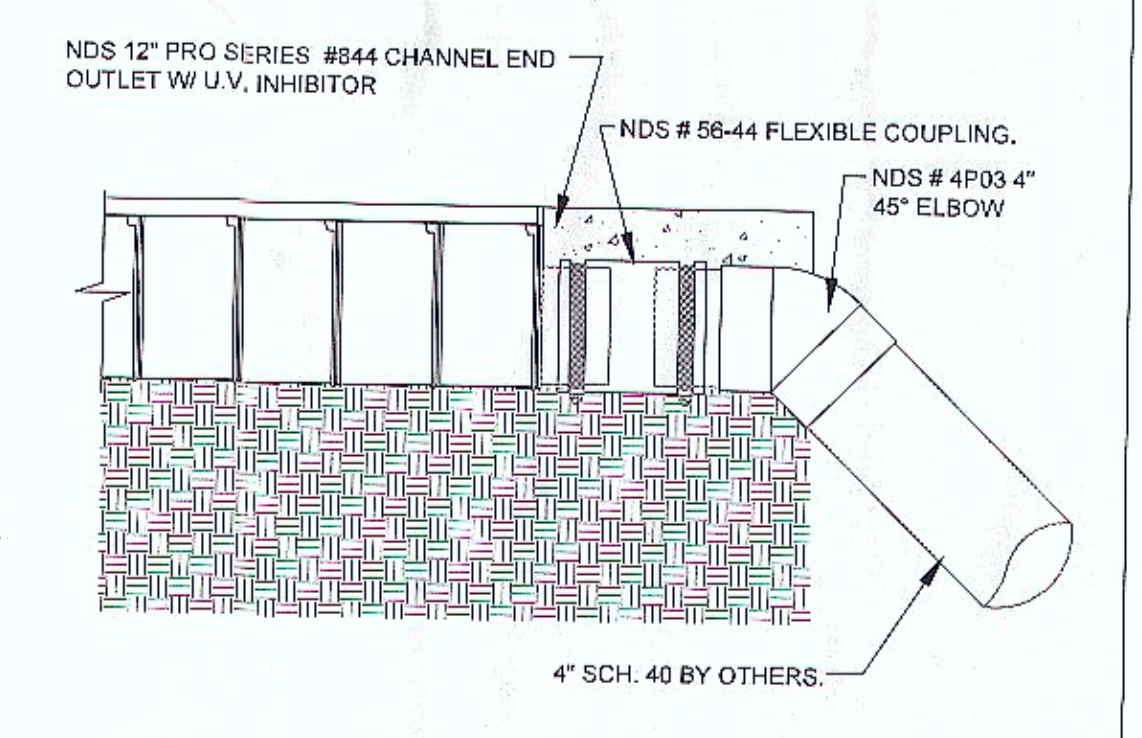
NOTE:
• CHANNELS TO BE INSTALLED WITH GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR.

NDS 12" PRO SERIES CHANNEL TYPICAL INSTALLATION™
LOAD CASE "C" VEHICULAR TRAFFIC INSTALLATION.
CMU SUSPENSION METHOD.



NDS 12" PRO SERIES CHANNEL #844 4' END OUT.

N.T.S.



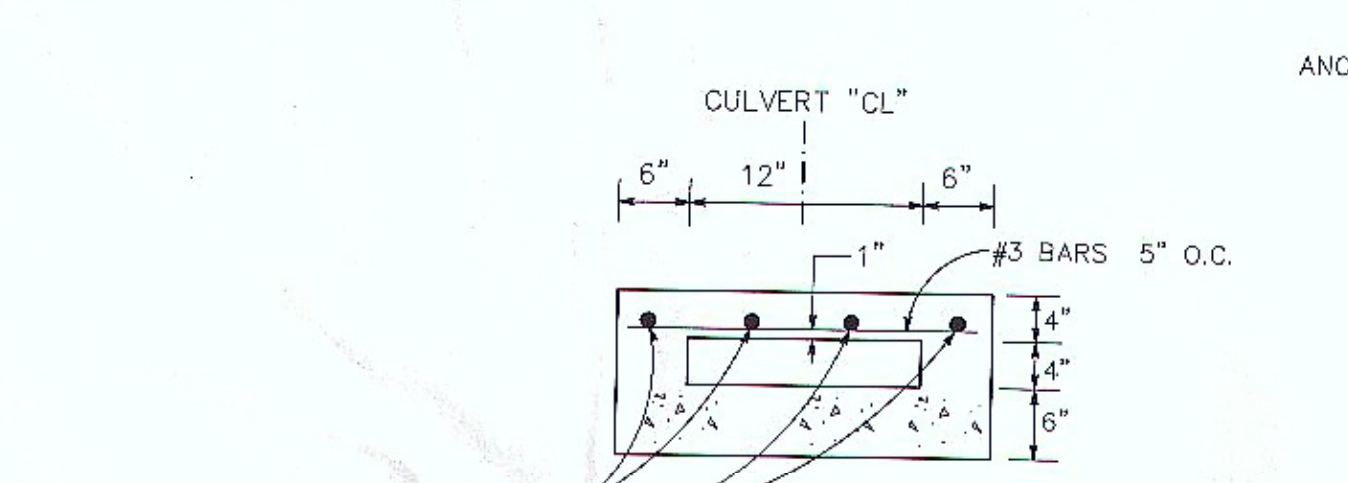
NDS 12" PRO SERIES CHANNEL #844 4' END OUT.

N.T.S.

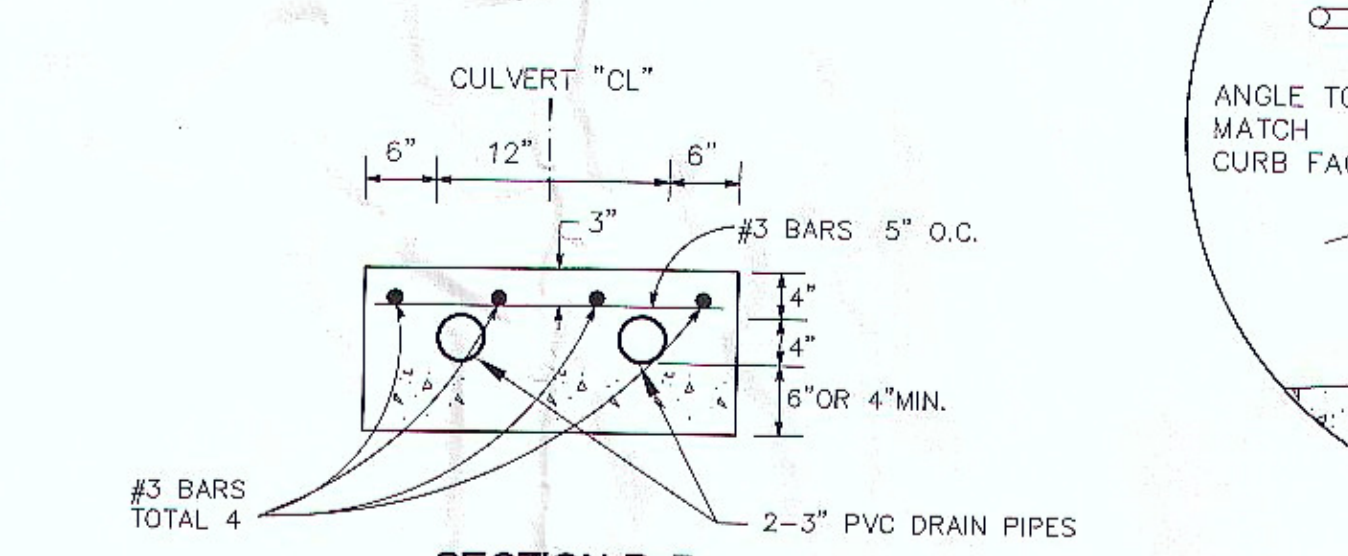
1' WIDE CHANNEL DRAIN

N.T.S.

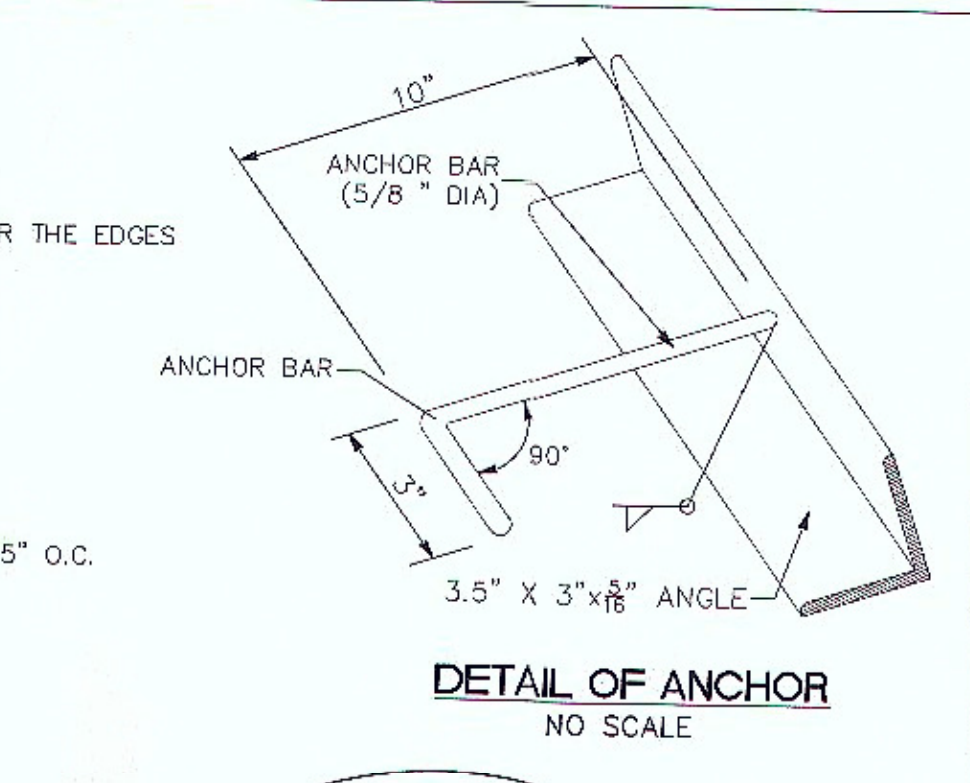
- NOTES:**
1. ALL EXPOSED METAL PARTS TO BE GALVANIZED AFTER FABRICATION.
 2. USE 3.5" X 3" ANGLE (32" LONG)
 3. FLOOR OF PARKWAY CULVERT SHALL HAVE A STEEL TROWEL FINISH
 4. USE THREE ANCHOR BARS, ONE IN THE MIDDLE AND THE OTHER TWO NEAR THE EDGES
 5. TOP OF CULVERT SHALL MATCH SIDEWALK



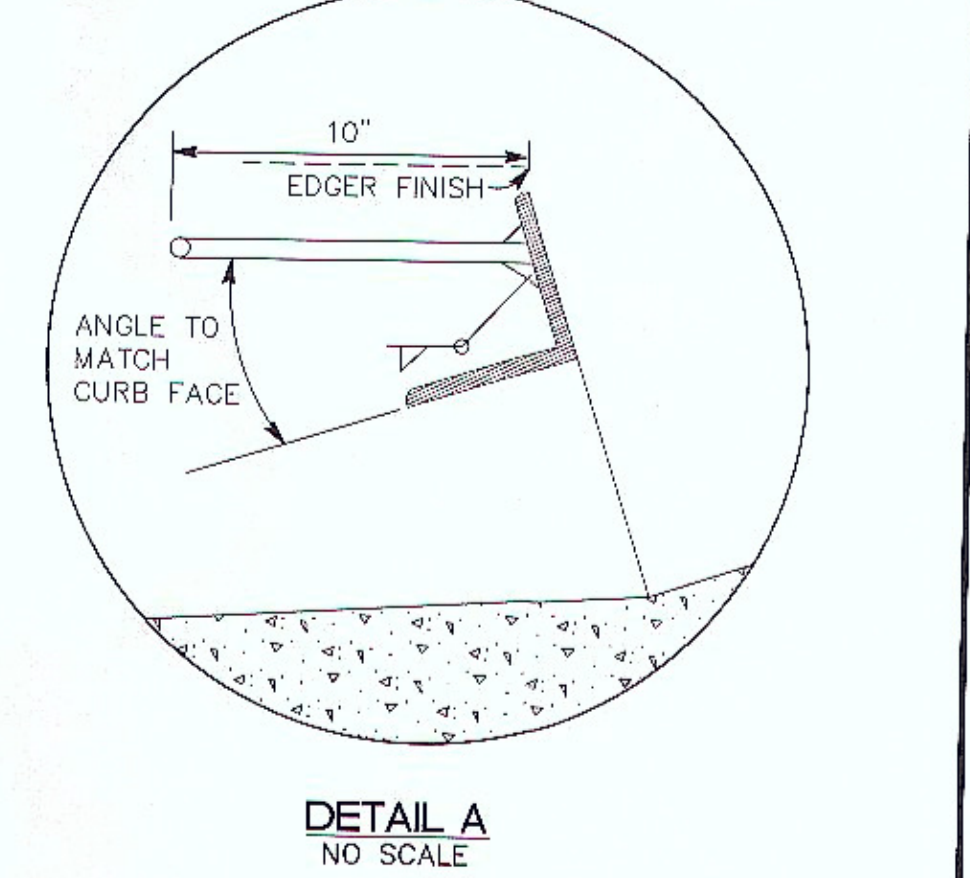
**SECTION A-A
NO SCALE**



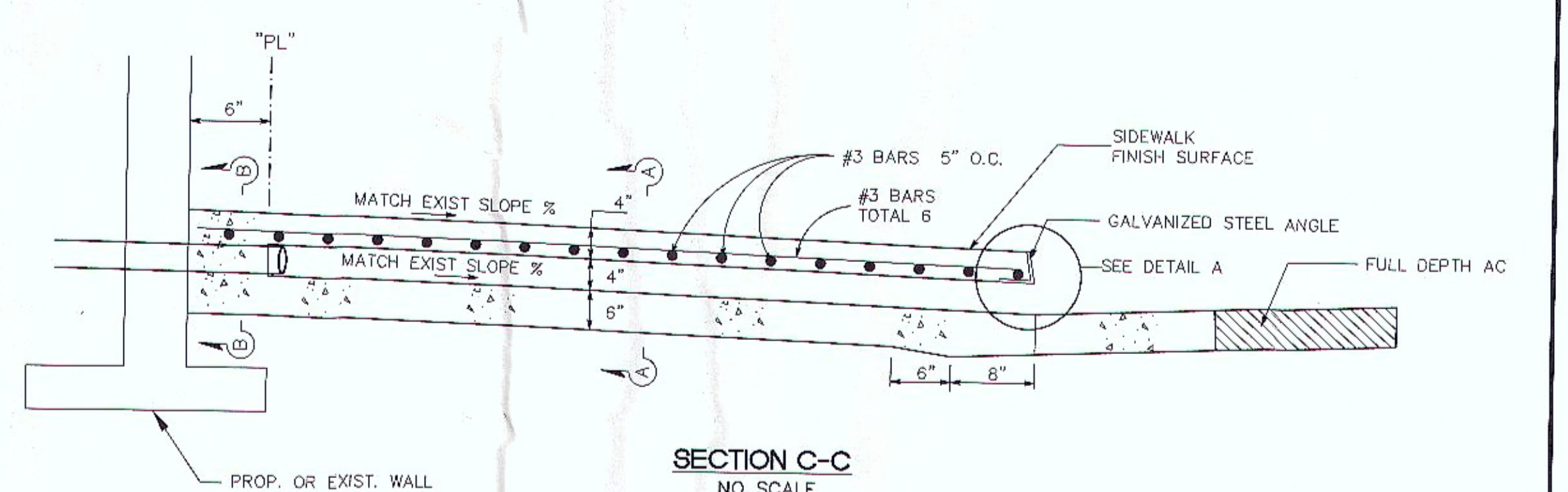
**SECTION B-B
NO SCALE**



**DETAIL OF ANCHOR
NO SCALE**

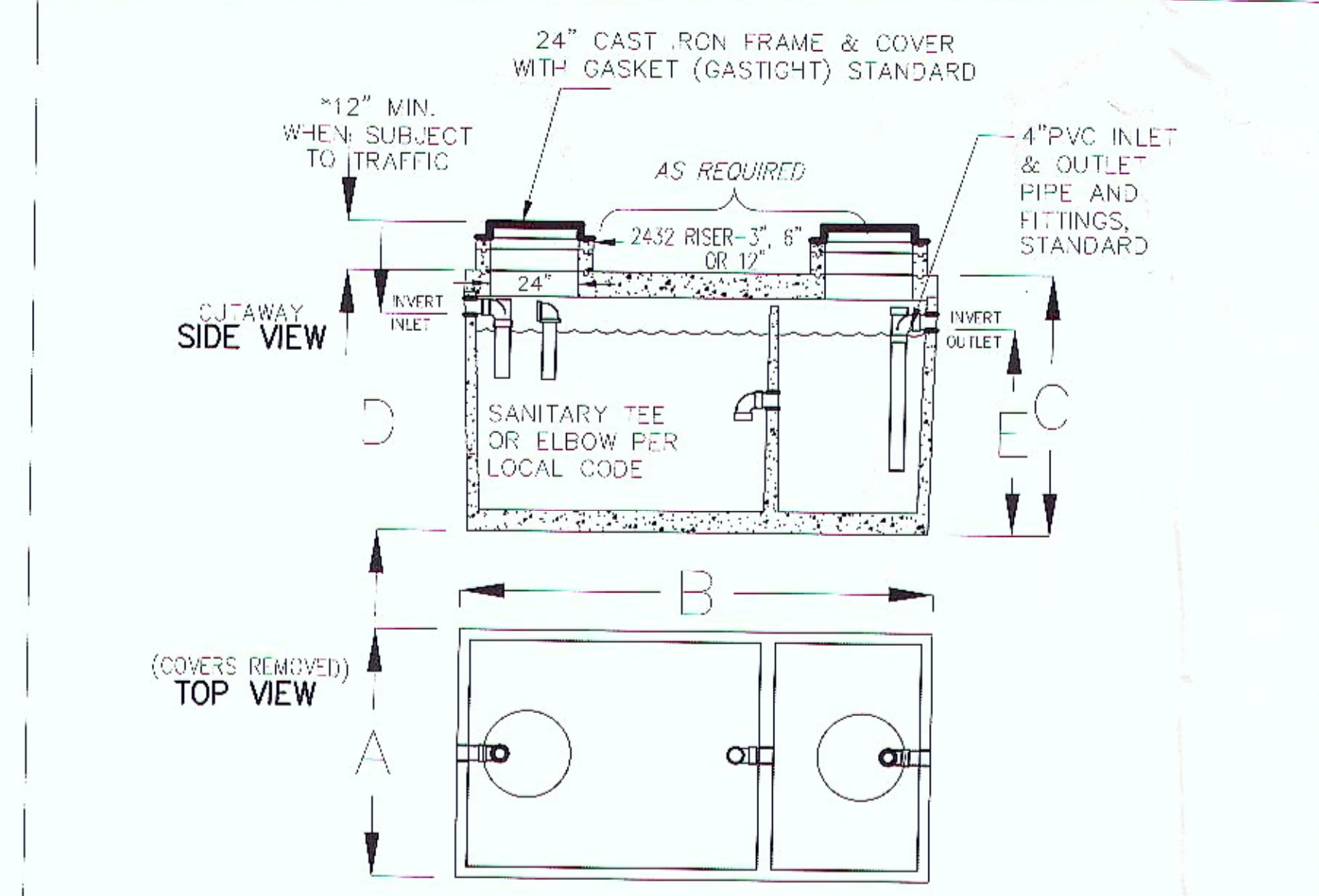


**DETAIL A
NO SCALE**



**SECTION C-C
NO SCALE**

**PARKWAY CULVERT
NO SCALE**



MODEL NUMBER	LIQUID CAPACITY GALLONS	WIDTH 'A'	OVERALL LENGTH 'B'	TANK HEIGHT 'C'	INLET 'D'	OUTLET 'E'	MINIMUM EXCAVATION WIDTH	MINIMUM EXCAVATION LENGTH	*DEPTH OF BURY	TANK WEIGHT LBS.
KJP-320SC	320	3'-0"	7'-0"	4'-6"	3'-7"	3'-4"	4'-0"	8'-0"	6" MAX.	6,600

- TANK DESIGNED FOR H-20 TRAFFIC WHEEL LOAD WITH DRY SOIL CONDITIONS (WATER TABLE BELOW TANK).
- SUITABLE NATIVE OR SUB-BASE SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS. THE EXCAVATION SHALL BE BEDDED WITH SUITABLE GRANULAR MATERIAL AND SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY, OR TO REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

**320-GALLON
SAND-OIL INTERCEPTORS**
TRAFFIC RATED ACCEPTED BY UPC.

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

Underground Service Alert

DIGALERT Call: TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG



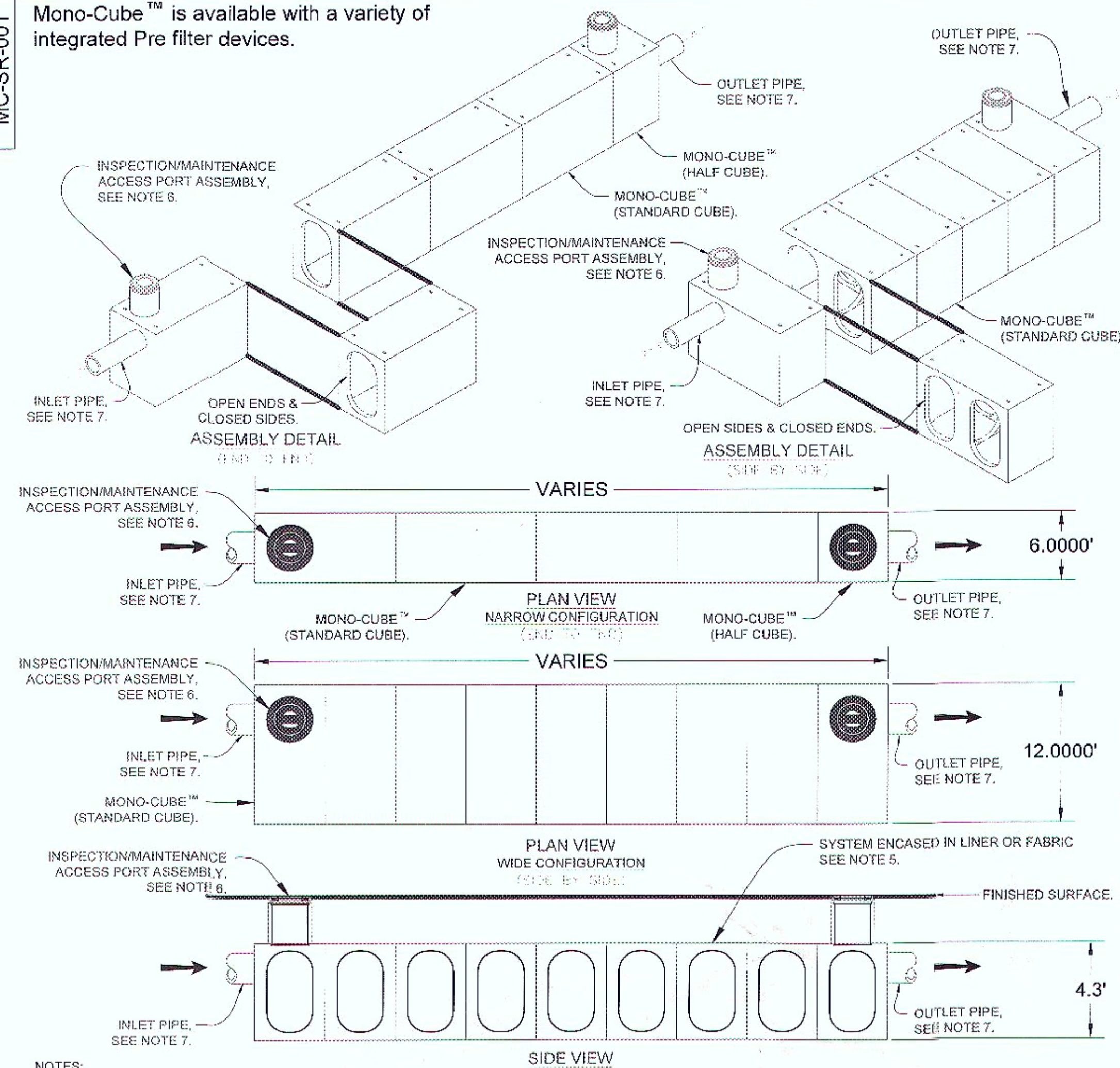
G City Of Garden Grove
Department Of Public Works

**SECTIONS AND DETAILS
DRAINAGE STRUCTURES & SAND-OIL INTERCEPTOR**
13732-13752 HARBOR BLVD

REV. 03 06/29/14
DRAWING NUMBER
G-1287
SHEET 3 OF 16

MC-SR-001

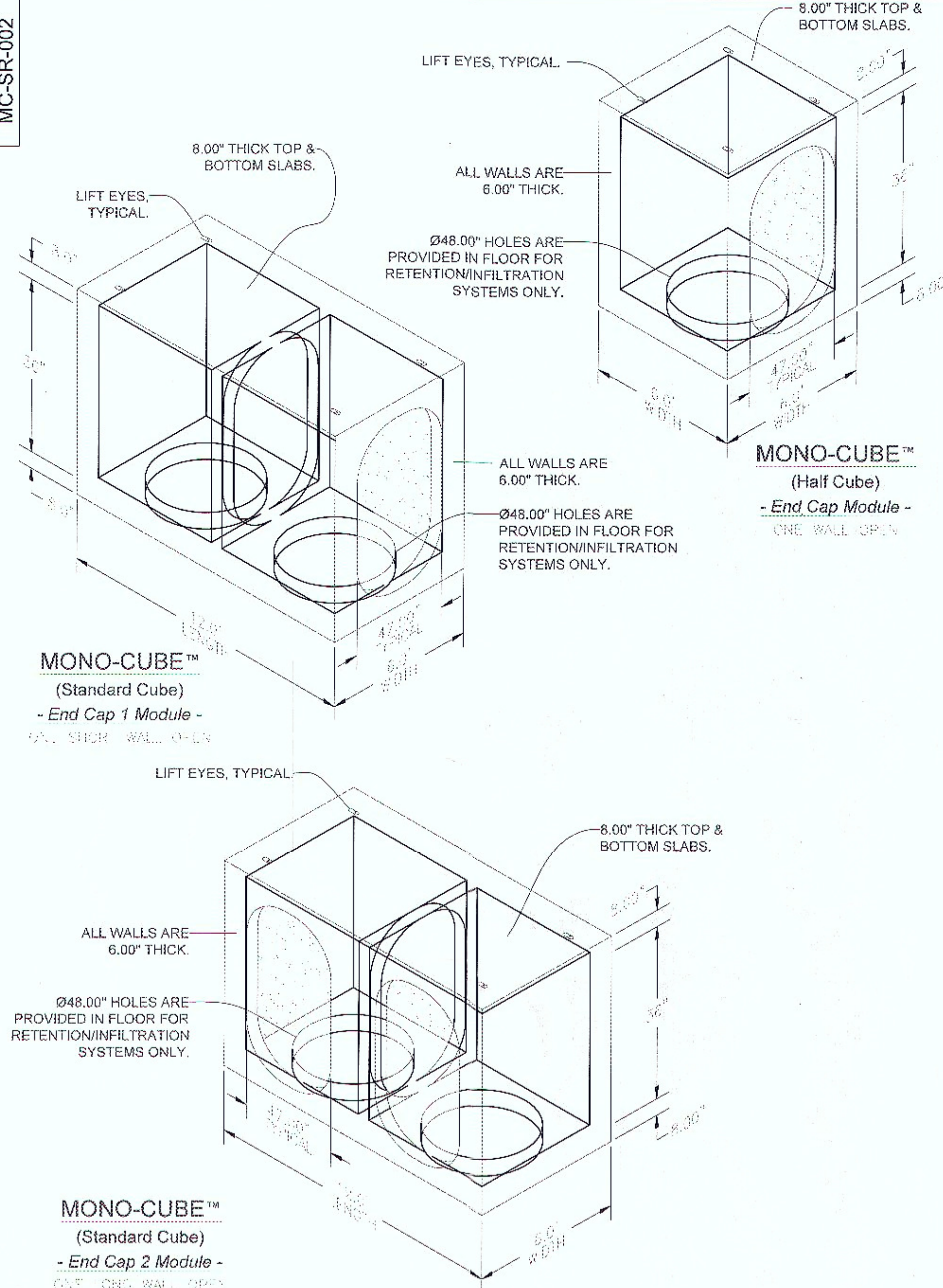
Mono-Cube™ is available with a variety of integrated Pre filter devices.



- NOTES:
1. OPEN FLOOR FOR RETENTION (INFILTRATION) SYSTEMS.
 2. WATER STORAGE MODULES SHALL BE PRECAST CONCRETE, DESIGNED TO MEET H20 LOADING.
 3. MONO-CUBE MODULES ARE CAST AS A SINGLE MONOLITHIC STRUCTURE.
 4. INTERNAL STRUCTURE CAN BE CONFIGURED TO EMPLOY ENERGY DISSIPATION, FILTRATION, WEIRS ETC. AS REQUIRED.
 5. RETENTION (INFILTRATION) SYSTEM: SYSTEM ENCASED IN PERMEABLE FILTER FABRIC.
 6. INSPECTION/MAINTENANCE ACCESS PORTS ARE AVAILABLE IN DIAMETERS OF 24", 30", 36", 48". SQUARE & RECTANGULAR ACCESS HATCHES ARE ALSO AVAILABLE. GRATED INLET ACCESS PORTS AVAILABLE IN SIZES & CONFIGURATION AS DESCRIBED ABOVE.
 7. PIPE OPENINGS CAN BE PROVIDED TO ACCOMMODATE GROUTED, BOOT OR GASKETED CONNECTIONS, AS REQUIRED. BOOTS, ADAPTORS AND ALL EXTERNAL PIPE BY OTHERS.

PATENT PENDING

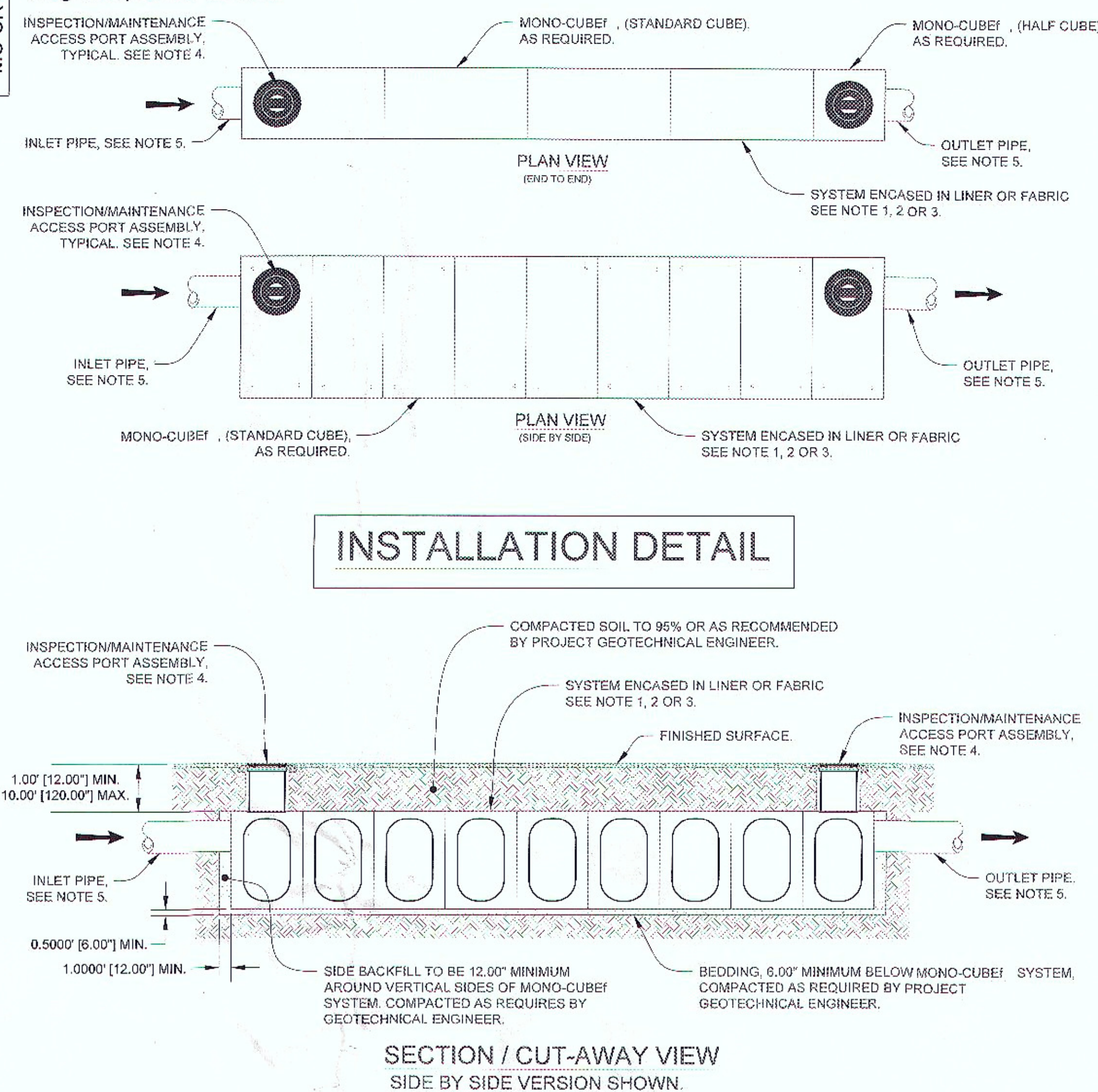
MC-SR-002



PATENT PENDING

MC-SR-004

Mono-Cube is available with a variety of integrated pre-filter devices.



- NOTES:
3. RETENTION (INFILTRATION) SYSTEMS TO BE ENCASED IN PERMEABLE FILTER FABRIC.
 4. INSPECTION/MAINTENANCE ACCESS PORTS/COVERS REQUIRE FIELD POURED CONCRETE COLLAR(S), BY OTHERS.
 5. PIPE OPENINGS/CONNECTIONS TO BE GROUTED, OR BOOT/GASKETED CONNECTIONS INSTALLED PER MANUFACTURERS SPECIFICATIONS, AS REQUIRED. BOOTS, ADAPTORS AND ALL EXTERNAL PIPE BY OTHERS.

PATENT PENDING

Mono-Cube™
-Precast Concrete Water Storage System -
Single Row Configuration
(Detention & Retention)



KriStar Enterprises, Inc.

360 Sutton Place, Santa Rosa, CA 95407
Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

MC-SR-001 NR 0110 NEW 5/8/13 DATE JPR 5/8/13 SHEET 1 OF 1

Mono-Cube™
- Precast Concrete Water Storage System -
Single Row Configuration - End Cap Modules -
(Detention & Retention)



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Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

MC-SR-002 NR 0110 NEW 5/8/13 DATE JPR 5/8/13 SHEET 1 OF 2

Mono-Cube
-Precast Concrete Water Storage System -
Single Row Configuration - Installation Layout
(Detention & Retention)



KriStar Enterprises, Inc.

360 Sutton Place, Santa Rosa, CA 95407
Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

MC-SR-004 NR 0110 NEW 5/8/13 DATE JPR 5/8/13 SHEET 1 OF 1

STORAGE VOLUME CALCULATION:

Storage Volume of each 6' x 12' Unit= 5' x 11' x (3' inside height) = 165 cubic feet (conservative) :
Storage Volume Needed Per WQMP = 805 cubic feet
Number of Units Needed = 805 divided by 165 = 4.9 Units OR 5 UNITS

INFILTRATION AREA CALCULATION:

Infiltration Area Needed Per WQMP = 175 square feet
Area of Circular Holes (4' Dia.) Provided for Infiltration = $(\pi \times 3.1416)(R^2 \times 4) = 12.56$ sqft
Number of Holes Per Unit = 2 Holes
Area of Holes Per Unit = (2 Holes)(12.56 sqft/hole) = 25.12 sqft
Number of Units Needed = 175 divided by 25 = 7 UNITS

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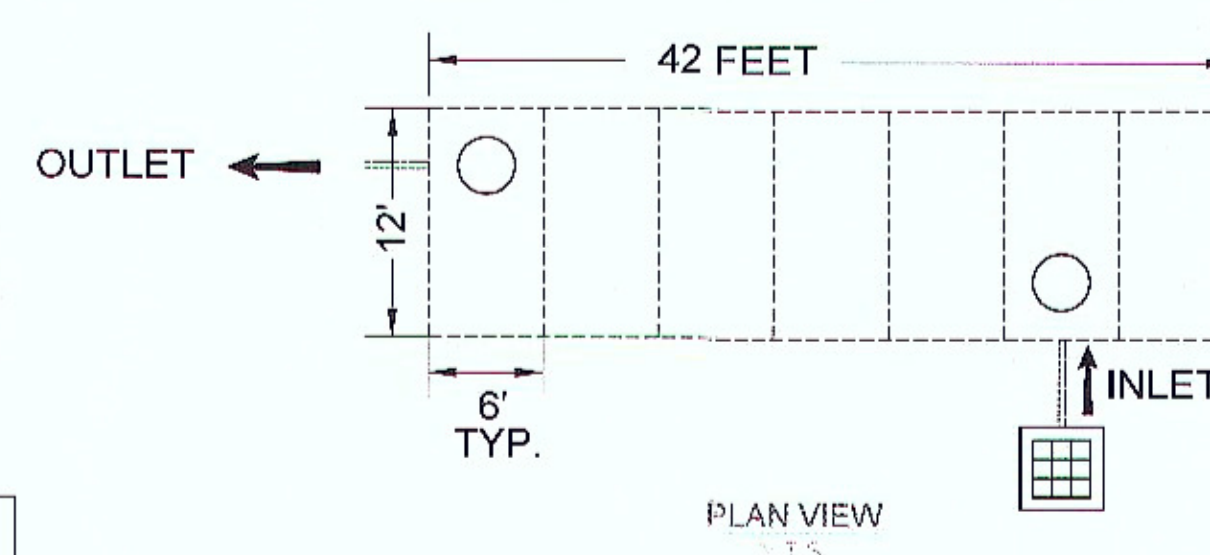


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LAYOUT CONFIGURATION (FOR 7 UNITS):



City Of Garden Grove
Department Of Public Works

SECTIONS AND DETAILS
RETENTION/INFILTRATION STRUCTURE
13732-13752 HARBOR BLVD

REV. 03 06/29/14

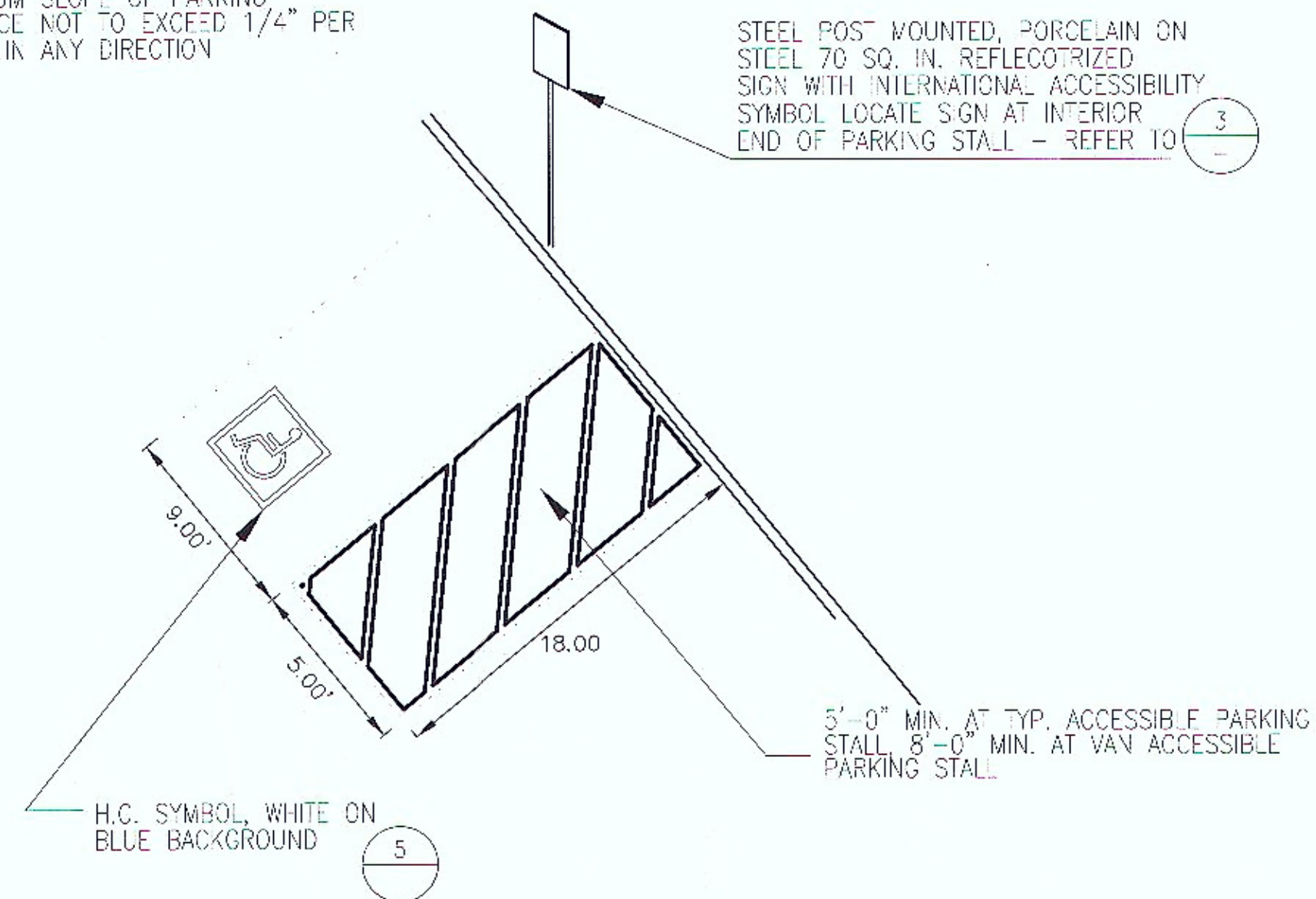
DRAWING NUMBER

G-1287

SHEET 4 OF 16

STANDARD HANDICAPPED PARKING DETAILS

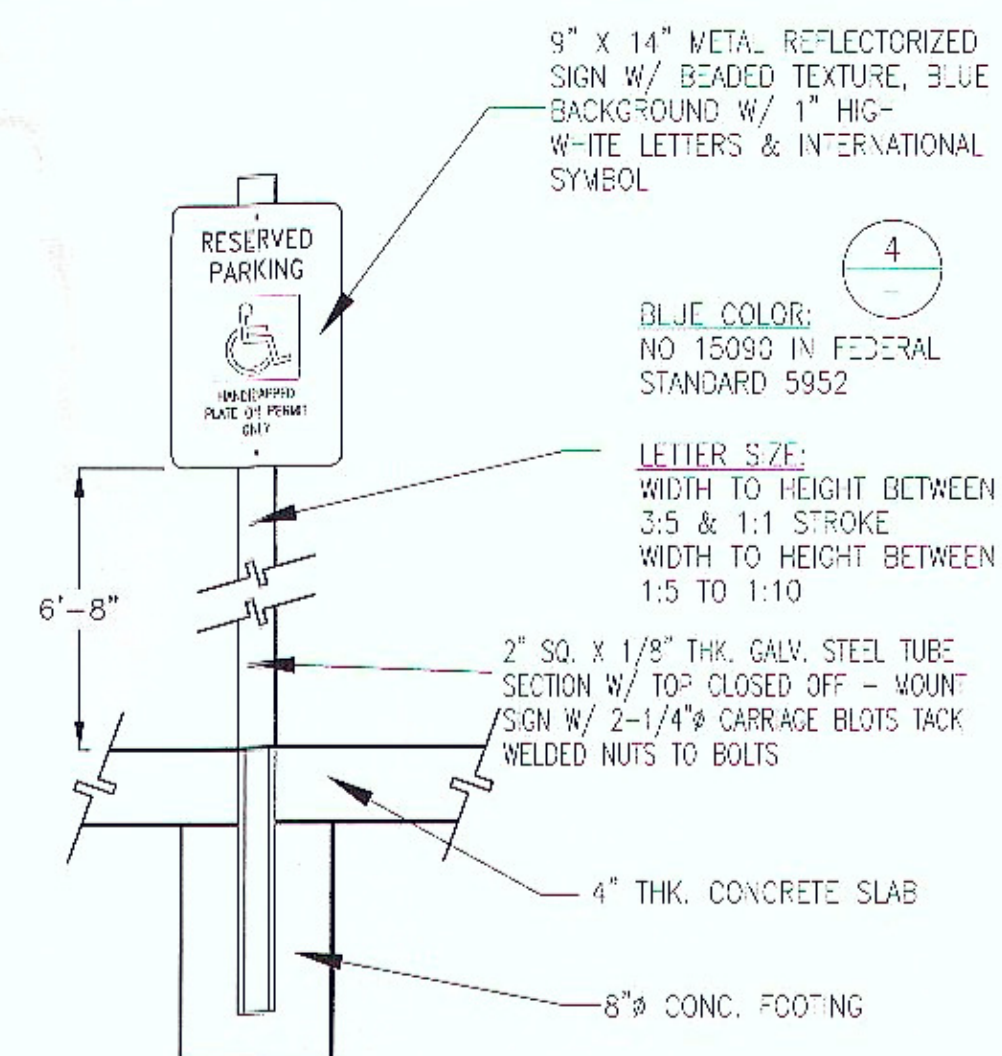
NOTE:
MAXIMUM SLOPE OF PARKING
SURFACE NOT TO EXCEED 1/4" PER
1'-0" IN ANY DIRECTION



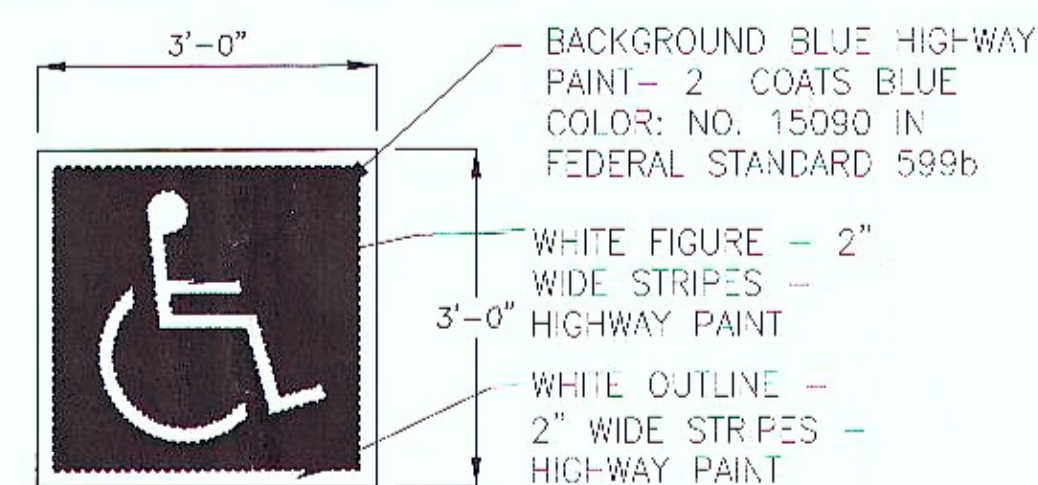
1. DISABLED PARKING SPACE MUST PERMIT USE OF EITHER CAR DOORS.
2. A PARKING BUMPER IS REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCRoACHMENT OF CARS OVER THE ADJOINING ACCESSIBLE ROUTE.
3. WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN TO ACCESS AN ADJOINING ACCESSIBLE ROUTE.
4. THE MAX. SURFACE SLOP WITH IN THE DISABLED PARKING SPACE & ADJACENT ACCESS AISLE MAY NOT EXCEED 2% IN ANY DIRECTION
5. CURB RAMPS MAY NOT ENCRoACH INTO THE REQUIRED DIMENSIONS OF DISABLED PARKING ACCESS AISLES.
6. ACCESS AISLE (LOADING / UNLOADING AREA) MUST CONNECT TO AN ACCESSIBLE PATH OF TRAVEL TO THE FACILITY.
7. THE CURB RAMP SHALL BE OUTLINED, AS SHOWN, WITH A 1'-0" WIDE BORDER WITH 1/4" GROOVES APPROXIMATELY 3/4" ON CENTER.
8. MAXIMUM SLOPES OF ADJOINING GUTTERS , THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 5 PERCENT WITHIN 4'-0" OF THE TOP AND BOTTOM OF THE CURB RAMP.

HANDICAP PARKING STALL

GENERAL DISABLED PARKING SPACE NOTES:



HANDICAP PARKING SIGN



HANDICAP PARKING SYMBOL



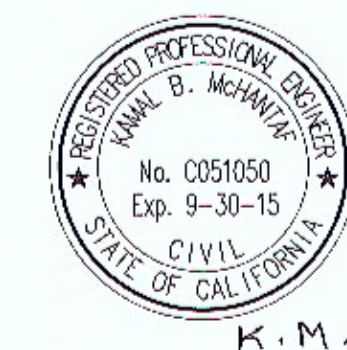
HANDICAP PARKING STALL SIGN

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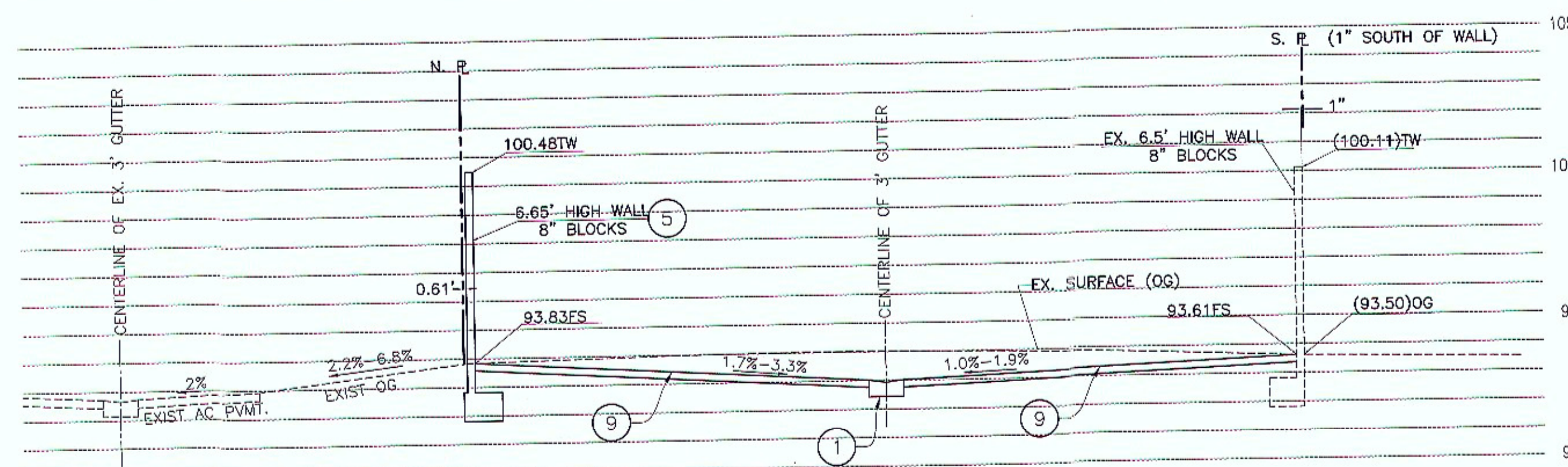
811
 TWO WORKING DAYS BEFORE YOU DIG



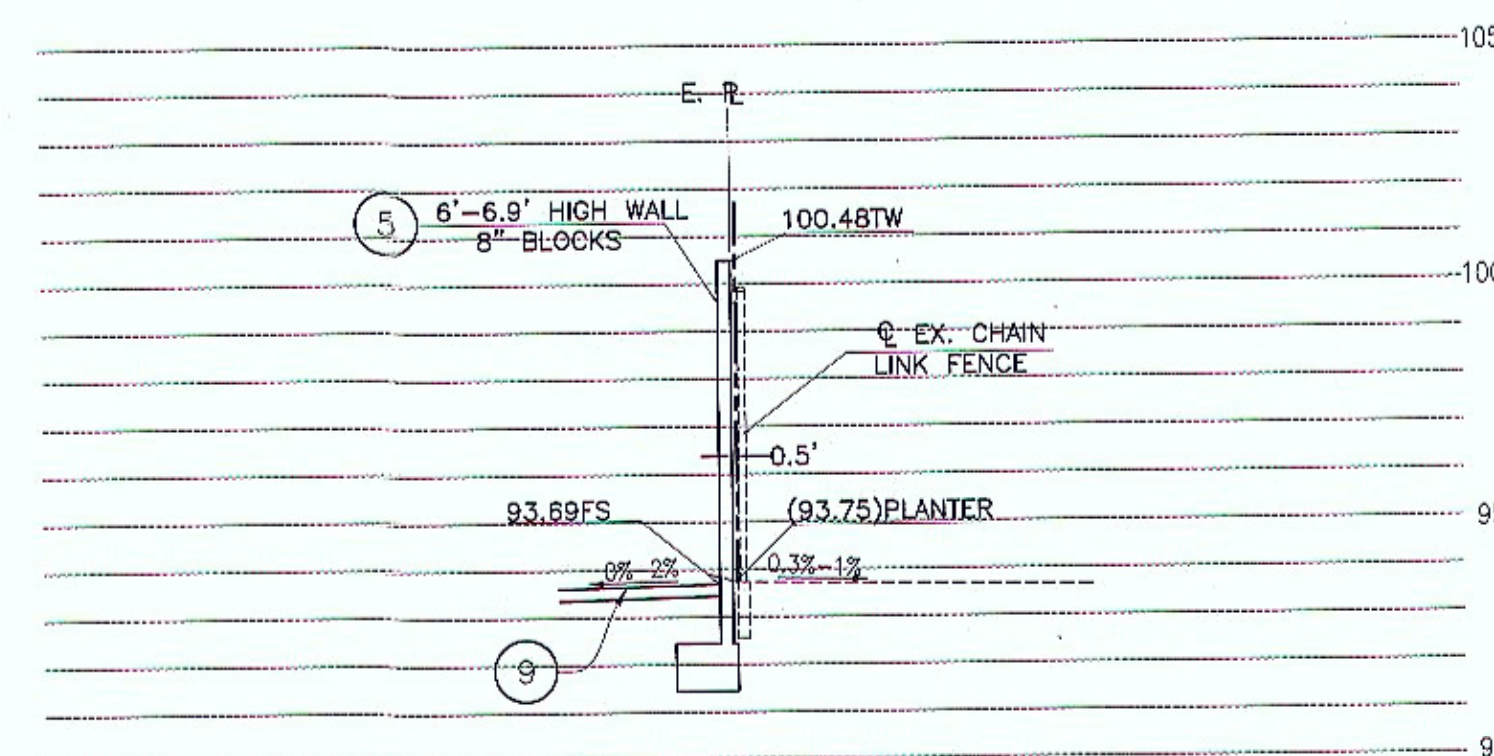
City Of Garden Grove
Department Of Public Works

SECTIONS AND DETAILS
HANDICAP PARKING DETAILS
13732-13752 HARBOR BLVD

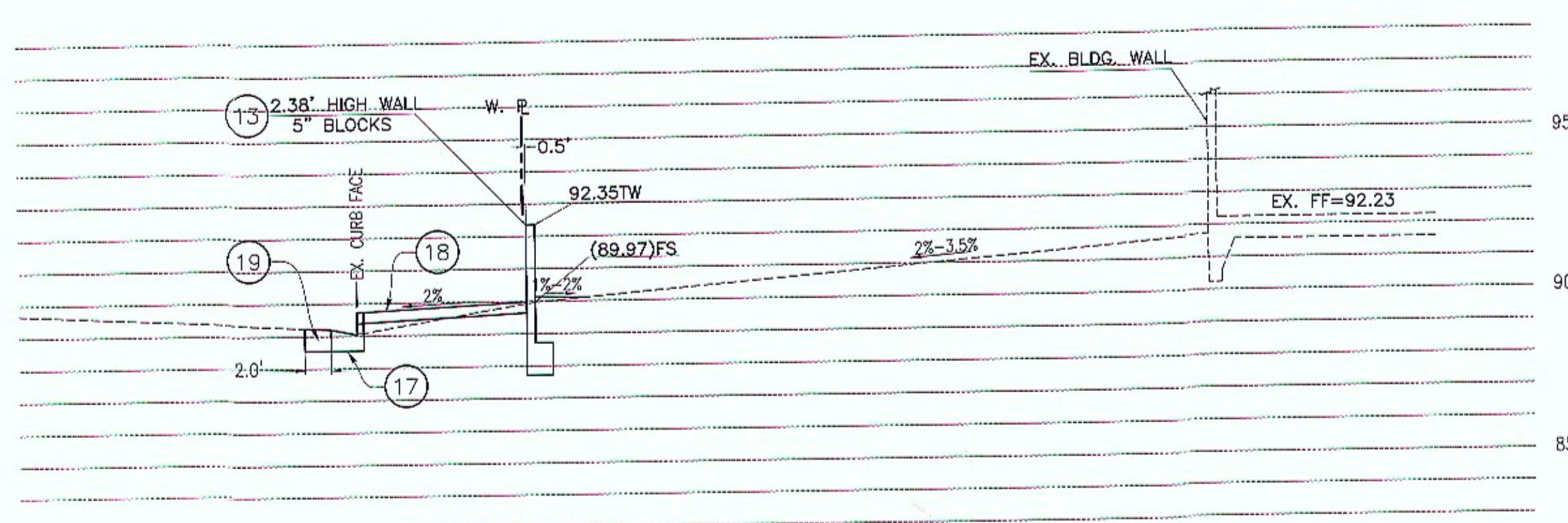
REV. 03 06/29/14
DRAWING NUMBER
G-1287
SHEET 5 OF 16



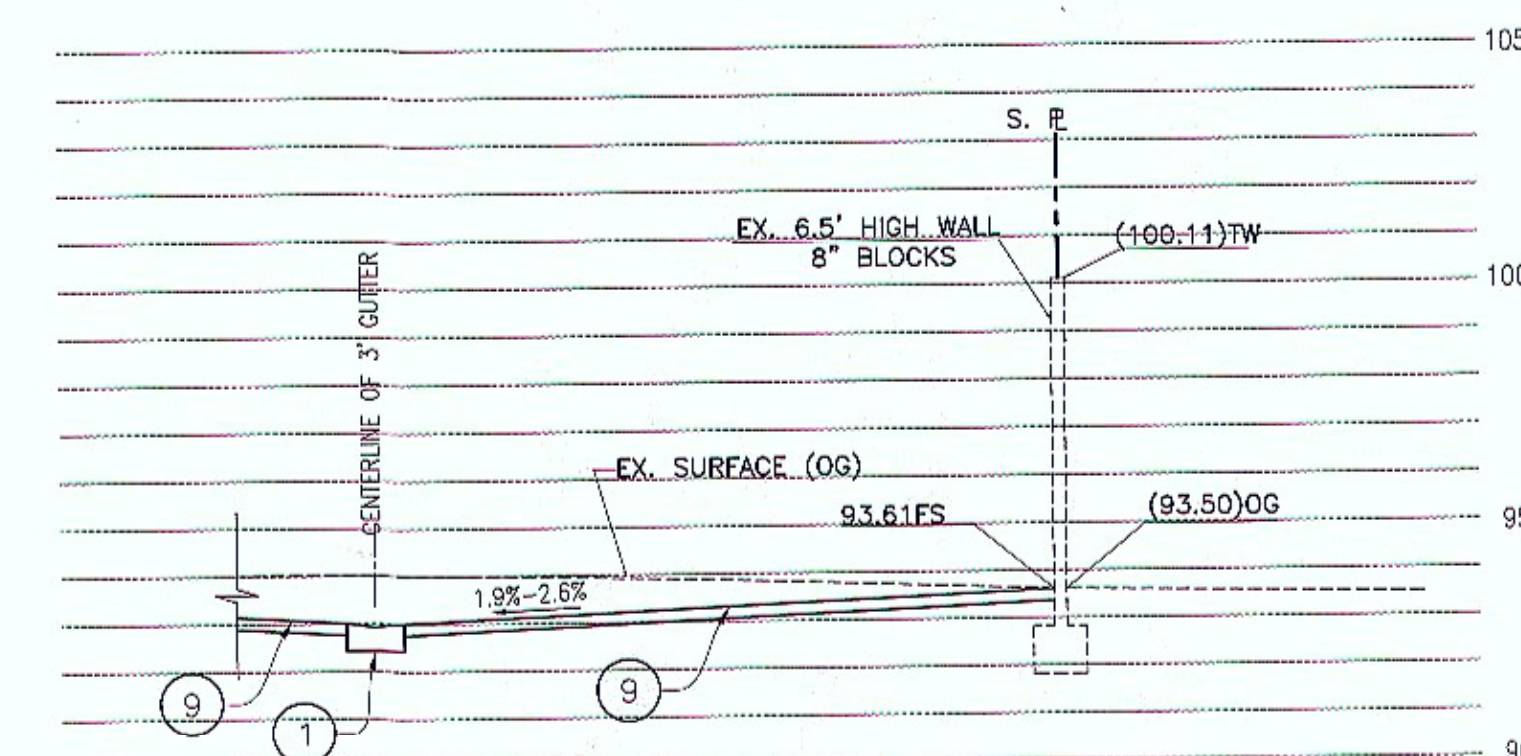
SECTION A-A
HORIZ. 1" = 10'
VERT. 1" = 4'



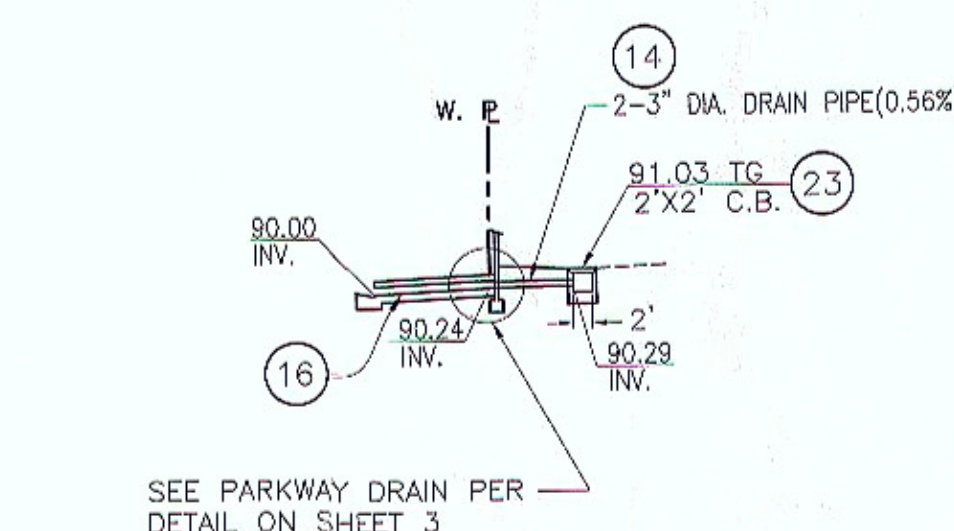
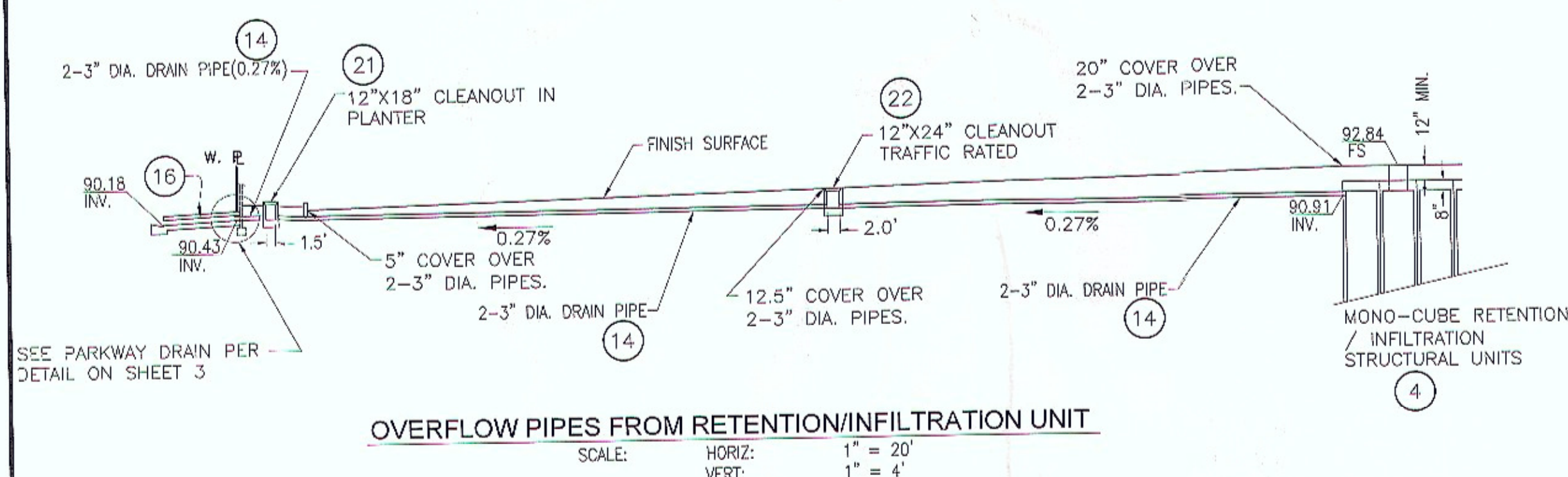
SECTION B-B
HORIZ. 1" = 10'
VERT. 1" = 4'



SECTION D-D
HORIZ. 1" = 10'
VERT. 1" = 4'



SECTION C-C
HORIZ. 1" = 10'
VERT. 1" = 4'



2'x2' CATCH BASIN TO PARKWAY DRAIN NEAR SECTION D-D
SCALE: HORIZ. 1" = 20'
VERT. 1" = 4'

NOTES

- SEE GRADING PLAN SHEET 9 OF 16 FOR SECTIONS A-A, B-B, C-C, AND D-D.
- BLOCK WALLS IN SECTION A-A, B-B, AND D-D ARE ALONG PROPERTY LINE.

CONSTRUCTION NOTES *

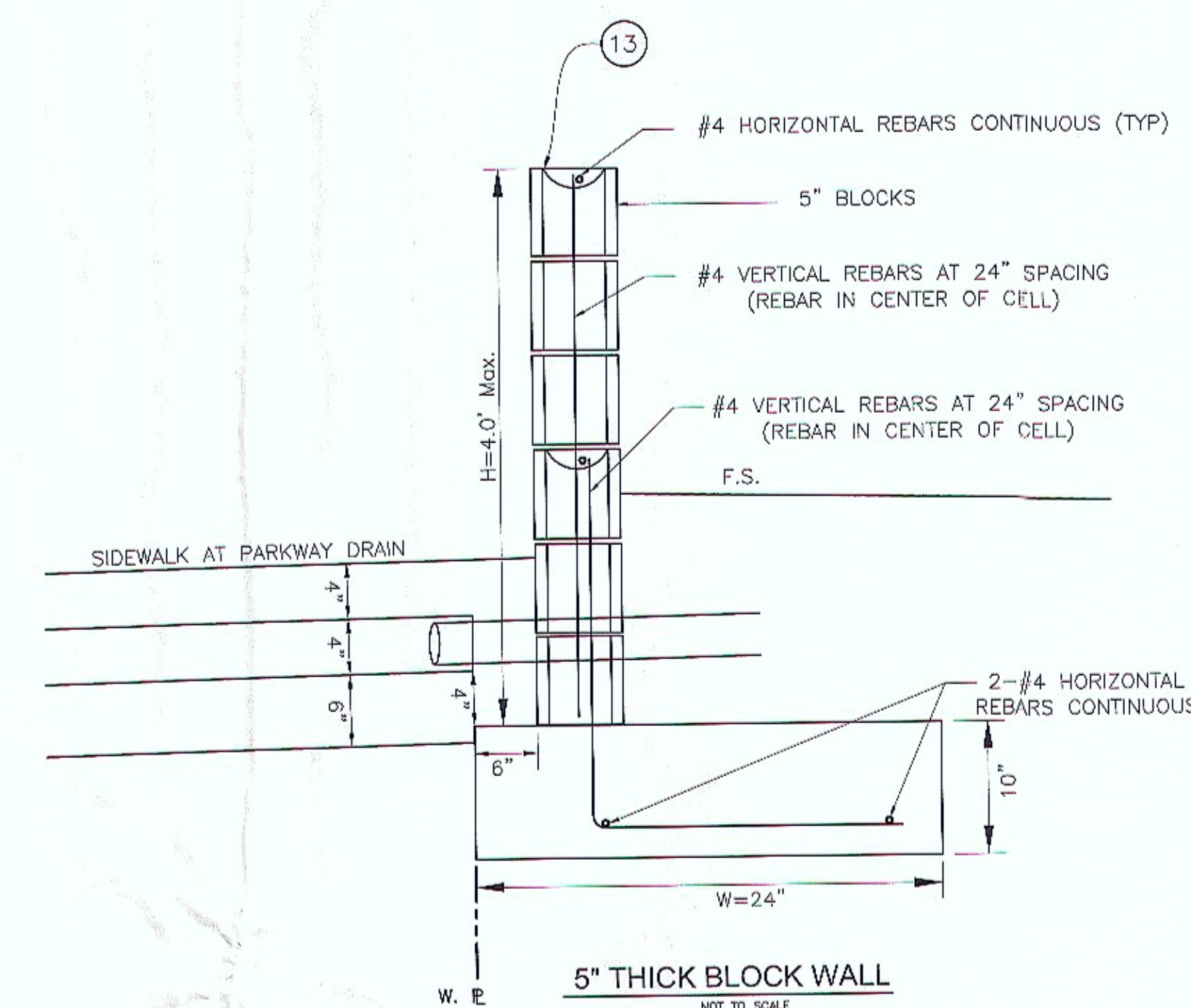
1	CONSTRUCT 3' WIDE CONCRETE SWALE PER DETAIL ON SHEET 3	147.0 LF
4	CONSTRUCT 12' X 48' X 4.3' DEEP MONO-CUBE RETENTION STRUCTURE PER DETAIL ON SHEET 3	1 EA
5	CONSTRUCT 8-INCH THICK BLOCK WALL (HEIGHT TO MATCH EXISTING, 6 - 8 FEET) PER SEPARATE PERMIT	248.0 LF
6	CONSTRUCT TYPE A-1(6) CONCRETE CURB PER CITY OF GARDEN GROVE STD. NO. B-112	265.3 LF
9	CONSTRUCT 3" THICK ASPHALT CONCRETE PAVEMENT OVER 4" THICK AGGREGATE BASE PER SOIL REPORT RECOMMENDATION	12,010 SQFT, 218 TON
13	CONSTRUCT 5" THICK BLOCK WALL TO MATCH EXISTING (1' TO 3' HIGH) PER DETAIL HEREON	12,010 SQFT, 149 CY
14	INSTALL 2-3" DIA. DRAINAGE PIPES (SCHEDULE 40)	30 LF
16	CONSTRUCT 12" WIDE PARKWAY CULVERT PER DETAIL ON SHEET 3	130 LF
17	CONSTRUCT 8" CURB AND 2' GUTTER PER CITY OF GARDEN GROVE STD. NO. B-113	2 EA
18	CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF GARDEN GROVE STD. NO. B-106	32 LF
19	CONSTRUCT 2' WIDE BY 8" THICK ASPHALT CONCRETE PAVEMENT	375 SQFT
21	CONSTRUCT 12"x18" CLEANOUT IN PLANTER AREA FOR OVERFLOW DRAIN PIPE PER DETAIL ON SHEET 3	3 TON
22	CONSTRUCT 12"x24" CLEANOUT IN AC SURFACE AREA FOR OVERFLOW DRAIN PIPE PER DETAIL ON SHEET 3	1 EA
23	CONSTRUCT 24"x24" CATCH BASIN PER DETAIL ON SHEET 3	1 EA

* CONSTRUCTION NOTES THAT ARE APPLICABLE TO THIS SHEET

QUANTITIES

BLOCK WALL NOTES:

- THIS DESIGN DOES NOT ALLOW GRADE DIFFERENTIALS OF MORE THAN 6" ON OPPOSING SIDES OF THE WALL. THIS IS NOT A RETAINING WALL.
- GROUT ONLY THE CELLS CONTAINING REBAR. THIS WALL IS NOT DESIGNED FOR ALL CELLS TO BE GROUTED.
- ALL REBAR TO BE ASTM SPEC. A615, GRADE 40 MINIMUM.
- ALL REBAR LAP SPLICES TO BE 24" MINIMUM.
- ALL MASONRY UNITS TO BE ASTM C-90 GRADE N.
- REBAR TO BE CENTERED IN MASONRY CELLS.

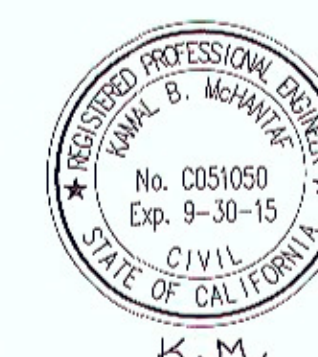


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TWO WORKING DAYS BEFORE YOU DIG



City Of Garden Grove
Department Of Public Works

SECTIONS AND DETAILS
SEE SHT. 9 FOR SECTIONS LOCATION
13732-13752 HARBOR BLVD

REV. 03 06/29/14

DRAWING NUMBER

G-1287

SHEET 6 OF 16

TRASK AVE.

APN 101-080-77
SANTIAGO HIGH SCHOOL (HARBOR ACCESS)
12342 TRASK AVE.

APN 101-080-77
SANTIAGO HIGH SCHOOL
12342 TRASK AVE.

NOTES



1. SEE HORIZONTAL CONTROL PLAN (SHEET 8) FOR DIMENSIONING
2. SEE PRECISE GRADING PLAN (SHEET 9) FOR ANY ADDITIONAL REMOVAL NOT SHOWN HERE.
3. ITEMS REMOVED PER THIS REMOVAL PLAN WILL NOT BE SHOWN ON THE SHEETS TO FOLLOW THIS ONE.
4. EXISTING BLOCK WALL TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.
5. EXISTING SEWER LATERAL TO BE PROTECTED IN PLACE.
6. EXISTING TOPOGRAPHIC ITEMS TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.

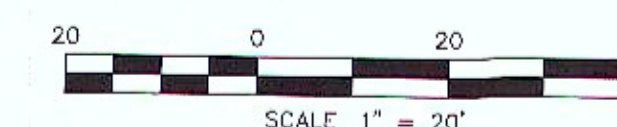
REMOVAL NOTES

QUANTITIES

1	REMOVE INNER BLOCK WALLS	54.0 LF
2	REMOVE EXISTING ASPHALT CONCRETE PAVEMENT	1700.0 SQFT (OFF-SITE EXCLUDED)
3	REMOVE CONFLICTING STRIPES	500 LF
	REMOVE CONFLICTING PAVEMENT MARKINGS	124 SF
4	REMOVE EX PLANTER CURBS	74.0 LF
5	REMOVE EX CHAINLINK FENCE	248.0 LF
6	REMOVE EX PALM TREE	2 EA
7	REMOVE EXISTING CONC. SIDEWALK (32'x 12.5')	400.0 SQFT (OFF-SITE)
8	REMOVE EXISTING CURB & GUTTER	32.0 LF (OFF-SITE)
9	REMOVE 2' WIDE BY 32' LONG BY 8" DEEP EXISTING AC PAVEMENT	1.6 CY (OFF-SITE)
10	REMOVE EX TRASH ENCLOSURE AC SURFACE	1 EA

LEGEND

-  REMOVE EXISTING ASPHALT CONCRETE PAVEMENT
-  ADA STRIPING PATH



G City Of Garden Grove
Department Of Public Works

REMOVAL PLAN

13732-13752 HARBOR BLVD

REV. 03 06/29/14
DRAWING NUMBER
G-1287
SHEET 7 OF 16

NO WORK SHALL BE DONE ON THIS
SITE UNTIL BELOW AGENCY IS NOTIFIED
OF INTENTION TO GRADE OR EXCAVATE.
Underground Service Alert

DIGALERT Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

APN 101-311-20
13772 HARBOR BLVD

APN 101-311-13
13771 FIGUEROA ST.

APN 101-311-15
13751 FIGUEROA ST.

APN 101-311-14
13761 FIGUEROA ST.

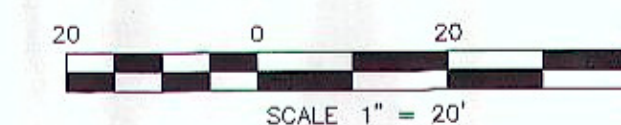
APN 101-311-16
13741 FIGUEROA ST.

APN 101-312-01
13742 FIGUEROA ST.

2. SEE PRECISE GRADING PLAN (SHEET 9) FOR ANY ADDITIONAL INFORMATION.



TWO WORKING DAYS BEFORE YOU DIG



SHEET 8 OF 16

TRASK AVE.

NOTES:

- SEE SHEET G-6 FOR SECTIONS A-A, B-B, C-C AND D-D
- DEPTH OF SEWER LATERAL IS NOT KNOWN, POTHOLING WILL BE THE FIRST ORDER OF WORK AND THE LOCATION OF THE SAND-OIL INTERCEPTOR WILL BE DETERMINED TO ENSURE ADEQUATE SLOPE OF THE SEWER LINES.

LEGEND

CONSTRUCT 3" THICK ASPHALT CONCRETE PAVEMENT OVER
4" AGGREGATE BASE PER SOIL REPORT RECOMMENDATION

BENCH MARK:

OCS B.M. NO. 1F-167-99 ALUMINUM BENCHMARK DISK LOCATED ON TOP OF THE SOUTHWEST CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWEST PORTION OF THE INTERSECTION OF HARBOR BLVD. AND WESTMINSTER AVENUE, 60' WEST OF THE CENTERLINE OF HARBOR BLVD. AND 65' NORTH OF THE CENTERLINE OF WESTMINSTER AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
ELEV = 87.063 FT. (NAVD88).

CONSTRUCTION NOTES

QUANTITIES

1	CONSTRUCT 3' WIDE CONCRETE SWALE PER DETAIL ON SHEET 3	147.0 LF
2	CONSTRUCT 3' X 3' OPENING CATCH BASIN WITH FOSSIL FILTER PER DETAIL ON SHEET 3	1 EA
3	CONSTRUCT 12" SQUARE AND 2' DEEP CATCH BASIN WITH OPEN SIDES & BOTTOM WITH GRAVEL SEE SHEET 3	1 EA
4	CONSTRUCT 12' X 48' X 4.3' DEEP MONO-CUBE RETENTION STRUCTURE PER DETAIL ON SHEET 3	1 EA
5	CONSTRUCT 8-INCH THICK BLOCK WALL (HEIGHT TO MATCH EXISTING, 6 - 8 FEET) PER SEPARATE PERMIT	248.0 LF
6	CONSTRUCT TYPE A-1(6) CONCRETE CURB PER CITY OF GARDEN GROVE STD. NO. B-112	265.3 LF
7	CONSTRUCT 40' X 1' GRATE INLET CATCH BASIN TO CAPTURE CAR RINSE WATER PER DETAIL ON SHT. 3	1 EA
8	CONSTRUCT 320-GALLON SAND-OIL INTERCEPTOR PER DETAIL ON SHT. 2	1 EA
9	CONSTRUCT 3" THICK ASPHALT CONCRETE PAVEMENT OVER	12,010 SQFT, 218 TON
	4" THICK AGGREGATE BASE PER SOIL REPORT RECOMMENDATION	12,010 SQFT, 149 CY
10	INSTALL SOLID STRIPE FOR PARKING STALLS	1243 LF
11	INSTALL PAVEMENT MARKING (HANDICAP CHEVRON AND LOGO)	41.0 SQFT
12	INSTALL PARKING SIGN (HANDICAP PARKING SIGN) PER DETAIL ON SHT. 2	1 EA
13	CONSTRUCT 5" THICK BLOCK WALL TO MATCH EXISTING (1' TO 3' HIGH) PER DETAIL ON SHT. 6	30 LF
14	INSTALL 2-3" DIA. DRAINAGE PIPES (SCHEDULE 40)	130 LF
15	INSTALL 4" DIA. SEWER PIPE WITH CLEAN OUT PER CITY OF GARDEN GROVE STD. NO. S-111	82 LF
16	CONSTRUCT 12" WIDE PARKWAY CULVERT PER DETAIL ON SHEET 3	2 EA
17	CONSTRUCT 8" CURB AND 2' GUTTER PER CITY OF GARDEN GROVE STD. NO. B-113	32 LF
18	CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF GARDEN GROVE STD. NO. B-106	400 SQFT
19	CONSTRUCT 2' WIDE BY 8" THICK ASPHALT CONCRETE PAVEMENT	3 TON
20	CONSTRUCT AREA LIGHT (SEE PHOTOMETRIC PLAN PER SHEET 11 FOR ADDITIONAL INFORMATION)	4 EA
21	CONSTRUCT 12"x18" CLEANOUT IN PLANTER AREA FOR OVERFLOW DRAIN PIPE PER DETAIL ON SHT. 3	1 EA
22	CONSTRUCT 12"x24" CLEANOUT IN AC SURFACE AREA FOR OVERFLOW DRAIN PIPE PER DETAIL ON SHT. 3	1 EA
23	CONSTRUCT 24"x24" CATCH BASIN PER DETAIL ON SHEET 3.	1 EA
24	INSTALL PRECAST CONCRETE WHEEL STOP	1 EA
25	6"x4" WYE SEWER CONNECTION BETWEEN THE 4" DIA. FROM THE SAND-OIL INTERCEPTOR AND THE 6" LATERAL	1 EA

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Underground Service Alert

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TWO WORKING DAYS BEFORE YOU DIG

SCALE 1" = 20'



City Of Garden Grove
Department Of Public Works

GRADING PLAN
PRECISE GRADING PLAN
13732-13752 HARBOR BLVD

REV. 03 06/29/14

DRAWING NUMBER

G-1287

SHEET 9 OF 16

EROSION CONTROL PLAN

National Pollutant Discharge Elimination System (NPDES) Notes

City of Garden Grove Construction activities shall be conducted in accordance with adopted federal, state, and local environmental rules, laws, and regulations. Notes shall be shown as worded, on the title sheet of all Construction/Development plans submitted for review and approval.

- In the case of emergency, call _____ at Work Phone # _____ or Home Phone # _____
- Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants of the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal regulation 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/ equipment steam cleaning or chemical degreasing and super chlorinated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
- Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction-related materials, waste, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

ADDITIONAL REQUIREMENTS

DURING CONSTRUCTION THE FOLLOWING PRACTICES MUST BE IMPLEMENTED:

- PERIMETER CONTROLS (E.G. SANDBAGS (TWO-STACK HIGH), SILT FENCE, OR OTHER EFFECTIVE SEDIMENT CONTROLS MUST BE IN PLACE.
- IF CONCRETE, STUCCO, PAINT OR ANY OTHER BUILDING MATERIAL WASH OUT ACTIVITY IS EXPECTED ONSITE, A DESIGNATED LINED OR LEAK-PROOF WASH OUT AREA MUST BE ONSITE. ADDITIONALLY, THIS WASH OUT STRUCTURE MUST BE REMOVED AND DISPOSED OF PROPERLY (NOT BURIED) WHEN CONSTRUCTION IS COMPLETE.
- A DUMPSTER WITH A LID OR LEAK-PROOF TRASH RECEPTACLE WILL BE REQUIRED ONSITE AND TRASH SHOULD BE CLEARED FROM THE PROJECT SITE ON A DAILY BASIS.
- PORTABLE TOILET SHALL BE KEPT OUT OF ANY STORMWATER FLOW LINE. ALSO, KEEP THE UNITS OUT OF THE STREETS.
- INGRESS/EGRESS SHALL BE STABILIZED TO REDUCE TRACKING SEDIMENT INTO THE RIGHT OF WAY.

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

Underground Service Alert

DIGALERT Call: TOLL FREE

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TWO WORKING DAYS BEFORE YOU DIG



SCALE: 1" = 20'

G City Of Garden Grove
Department Of Public Works

EROSION CONTROL PLAN

13732-13752 HARBOR BLVD

REV. 03 06/29/14

DRAWING NUMBER

G-1287

SHEET 10 OF 16

BMPs USED:

- EC-1, SCHEDULING
- EC-2, PRESERVATION OF EXISTING VEGETATION
- EC-7, GEOTEXTILES, MATS, PLASTIC COVERS, AND EROSION CONTROL BLANKET
- SE-1, SILT FENCE
- SE-6, GRAVEL BAG BERM, SEE DETAIL "A" AND DETAIL "B" HEREON.
- SE-7, STREET SWEEPING AND VACUUMING
- SE-8, SANDBAG BARRIER
- SE-10, STORM DRAIN INLET PROTECTION
- WE-1, WIND EROSION CONTROL
- TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-2, STABILIZED CONSTRUCTION ROADWAY
- TC-3, ENTRANCE/EXIT TIRE WASH
- NS-1, WATER CONSERVATION PRACTICES

BMPs USED (Cont'd):

- NS-3, PAVING AND GRINDING OPERATIONS
- NS-6, ILLICIT CONNECTION/DISCHARGE
- NS-8, VEHICLE AND EQUIPMENT WASHING
- NS-9, VEHICLE AND EQUIPMENT FUELING
- NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
- NS-12, CONCRETE CURING
- NS-13, CONCRETE FINISHING
- WM-1, MATERIAL DELIVERY AND STORAGE
- WM-2, MATERIAL USE
- WM-3, STOCKPILE MANAGEMENT
- WM-4, SPILL PREVENTION AND CONTROL
- WM-5, SOLID WASTE MANAGEMENT
- WM-8, CONCRETE WASTE MANAGEMENT
- WM-9, SANITARY/SEPTIC WASTE MANAGEMENT

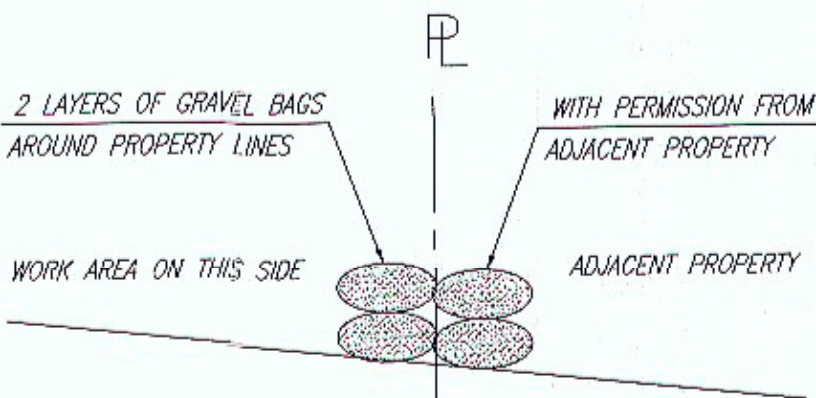
LEGEND:

AC ASPHALT CONCRETE
EX. EXISTING BLOCK WALL

EROSION CONTROL LEGEND:

Concrete Waste Management
Solid Waste Management
Gravel Bag Berm
Material Delivery and Storage
Sanitary/Septic Waste Management

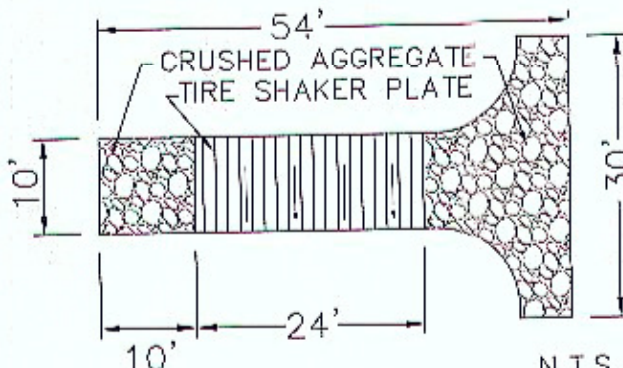
CWM
CS
MS
SS



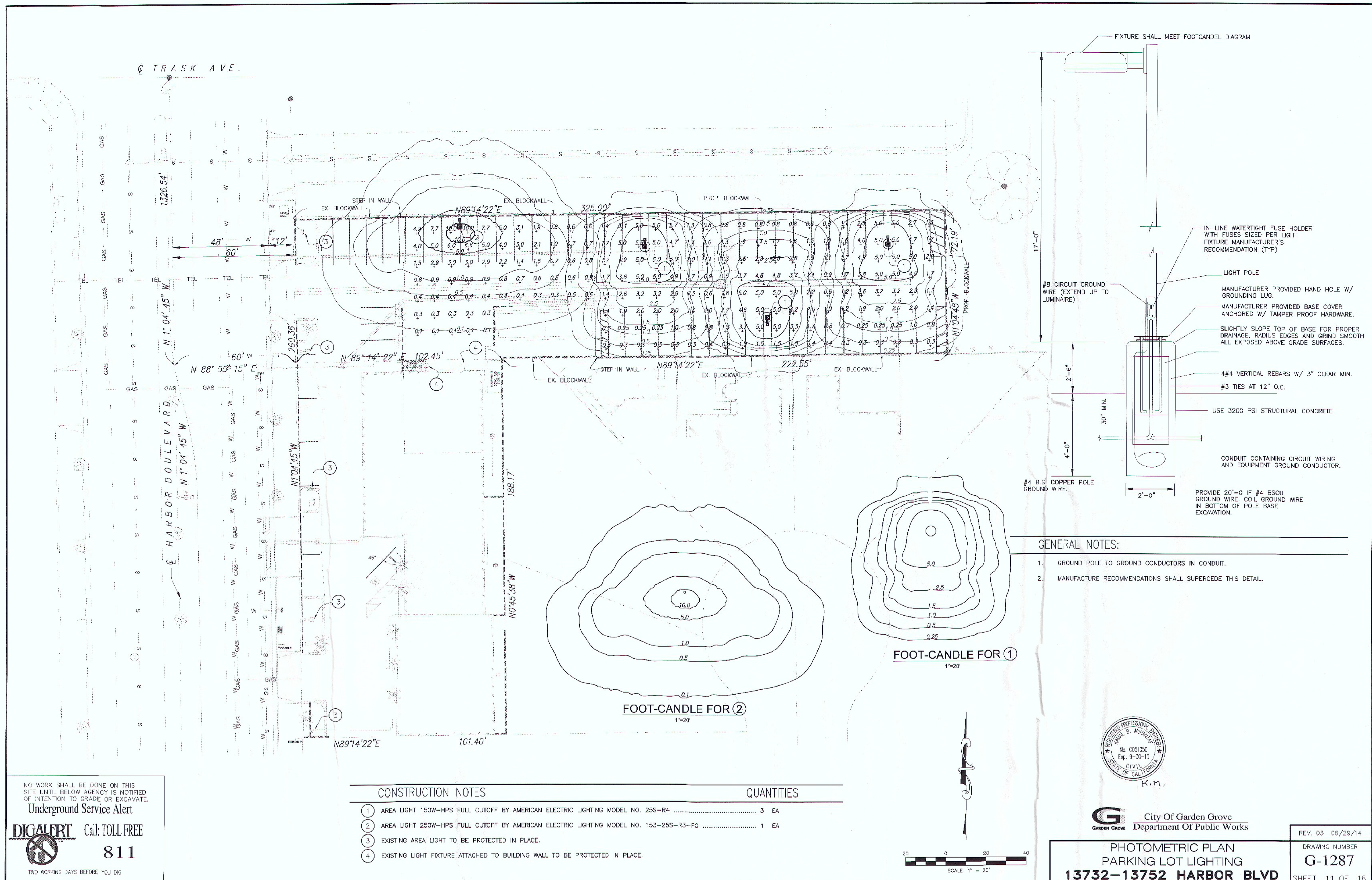
EROSION CONTROL DETAIL
DETAIL "A"
N.T.S.



GRAVEL BAG BERM DETAIL
DETAIL "B"
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
DETAIL "C"
N.T.S.



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TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION NOTES

QUANTITIES

1	AREA LIGHT 150W-HPS FULL CUTOFF BY AMERICAN ELECTRIC LIGHTING MODEL NO. 25S-R4	3	EA
2	AREA LIGHT 250W-HPS FULL CUTOFF BY AMERICAN ELECTRIC LIGHTING MODEL NO. 153-25S-R3-FG	1	EA
3	EXISTING AREA LIGHT TO BE PROTECTED IN PLACE.		
4	EXISTING LIGHT FIXTURE ATTACHED TO BUILDING WALL TO BE PROTECTED IN PLACE.		

GENERAL NOTES:

1. GROUND POLE TO GROUND CONDUCTORS IN CONDUIT.
2. MANUFACTURE RECOMMENDATIONS SHALL SUPERCEDE THIS DETAIL.



 City Of Garden Grove
Department Of Public Works

PHOTOMETRIC PLAN
PARKING LOT LIGHTING
13732-13752 HARBOR BLVD

REV. 03 06/29/14

	DRAWING NUMBER
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G-1287

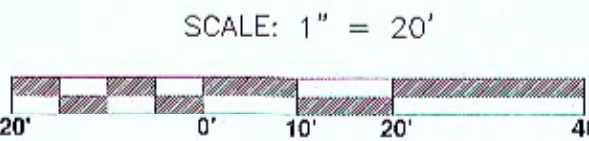
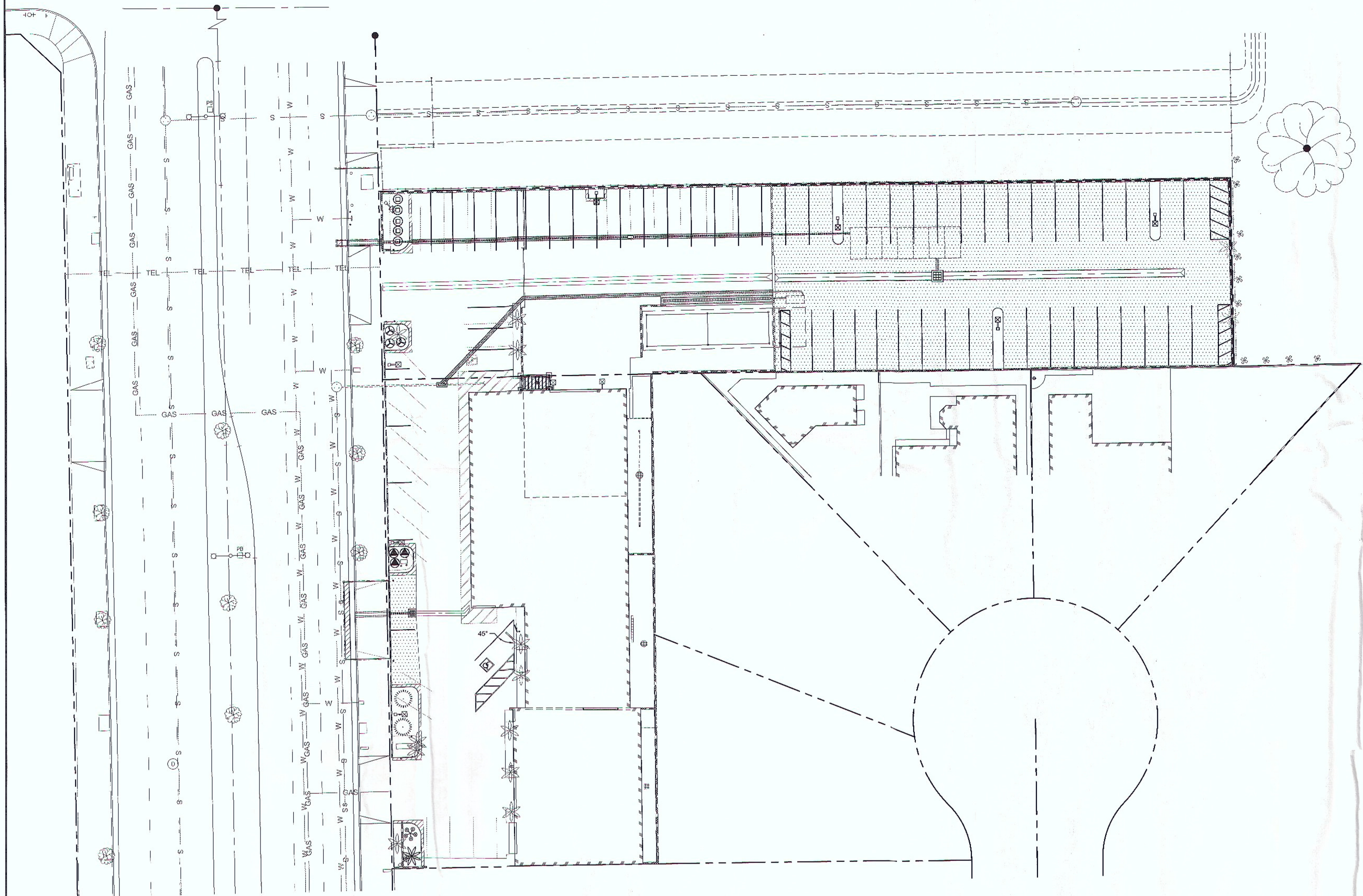
SHEET 11 OF 16

LANDSCAPING PLAN

LEGEND

EXISTING PALM TREES

KEY	BOTANICAL NAME	COMMON NAME	SIZE
⊕	AGAPANTHUS AFRICANUS 'QUEEN ANNE'	LILY OF THE NILE	1 GAL.
⊗	DIETES BICOLOR	FORTNITE LILY	1 GAL.
⊙	PITTOSPORUM	WHEELER'S DWARF	1 GAL.
⊕	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA	15 GAL. (TRAIN TO TRELLIS)
⊗	PHOENIX ROEBELENI	PIGMY DATE PALM	15 GAL.(2-TRUNK)



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TWO WORKING DAYS BEFORE YOU DIG

G City Of Garden Grove
GARDEN GROVE Department Of Public Works

LANDSCAPING PLAN
LANDSCAPING (1 OF 3)
13732-13752 HARBOR BLVD

REV. 03 06/29/14
DRAWING NUMBER
G-1287
SHEET 12 OF 16

IRRIGATION PLAN

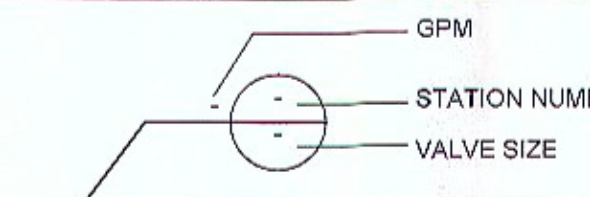
IRRIGATION NOTES

1. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER AND/OR LANDSCAPE ARCHITECT AND CONSULT WITH OWNER'S REPRESENTATIVE AND UTILITY COMPANY'S REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE GRANTED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. IRRIGATION PLAN IS SCHEMATIC. LOCATIONS OF PROPOSED IRRIGATION MAINLINE, LATERALS, VALVES, AND SPRINKLER HEADS ARE SHOWN SCHEMATICALLY FOR CLARITY, AND SHALL BE LOCATED IN GREEN SPACE AT DISCRETION OF IRRIGATION CONTRACTOR. IRRIGATION MAIN LINE AND VALVES SHALL NOT BE INSTALLED WITHIN THE RIGHT-OF-WAY WITHOUT WRITTEN CONSENT OF THE LOCAL JURISDICTION. IRRIGATION CONTRACTORS TO SUBMIT SHOP DRAWINGS SHOWING ALL VALVES, HEADS, PUMPS AND LINES SIZES TO OWNER PRIOR TO INSTALLATION.
3. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO INSTALL A SYSTEM THAT WILL PROPERLY COVER ALL AREAS PLANTED ON PLANTING PLAN(S).
4. IRRIGATION CONTRACTOR SHALL MAKE ANY FIELD CHANGES IN THE SYSTEM NECESSARY TO MAKE THE SYSTEM PERFORM AS SPECIFIED. THIS INCLUDES ADDING HEADS TO PROVIDE THE REQUIRED HEAD TO HEAD COVERAGE.
5. HEADS SHALL BE INSTALLED 2" MIN. FROM PAVEMENT AND 4" MIN. FROM BUILDING WALLS.
6. IRRIGATION CONTRACTOR TO VERIFY ALL WATER PRESSURES.
7. IRRIGATION CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO THE OWNER PRIOR TO FINAL ACCEPTANCE.
8. IRRIGATION CONTROLLER AND PROGRAMMING TO BE PROVIDED BY IRRIGATION CONTRACTOR.
9. CONTRACTOR TO VERIFY LOCATION AND OPERATION OF CONTROLLER WITH OWNER'S REPRESENTATIVE.
10. BED LINES SHALL BE ESTABLISHED BY THE LANDSCAPE CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM.
11. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND FULLY OPERATIONAL BEFORE PLANT INSTALLATION MAY BEGIN.
12. LATERAL LINES SHALL BE 12" MIN. BELOW FINISH GRADE. MAINLINE SHALL BE 18" MIN. BELOW FINISH GRADE. SLEEVES SHALL BE 24" MIN. BELOW PAVEMENT, AND EXTEND AT LEAST 12" BEYOND PAVEMENT. ALL WIRES LOCATED BELOW PAVEMENT SHALL BE INSTALLED IN A SEPARATE PVC SLEEVE. BACKFILL WITH CLEAN SOIL FREE OF ROCKS, AND TAMP EVERY 4" OF LIFT.
13. ALL CONTROL WIRE TO BE RUN UNDER MAINLINE. WIRING SHALL BE UL493, TYPE UF MULTI CONDUCTOR, WITH SOLID-COPPER CONDUCTORS. INSULATED CABLE, SUITABLE FOR DIRECT BURIAL. FEEDER-CIRCUIT CABLES SHALL BE NO. 12 AWG MINIMUM, BETWEEN BUILDING AND CONTROLLER(S). LOW-VOLTAGE, BRANCH-CIRCUIT CABLES SHALL BE NO. 14 AWG MINIMUM, BETWEEN CONTROLLER(S) AND AUTOMATIC CONTROL VALVES. COLOR-CODED DIFFERENT FROM FEEDER-CIRCUIT CABLE JACKET COLOR. WITH JACKETS OF DIFFERENT COLORS FOR MULTIPLE-CABLE INSTALLATION IN SAME TRENCH. ALL ELECTRICAL CONNECTIONS SHALL BE WATER PROOF.
14. ALL DEBRIS SPILLED IN ANY ADJACENT R.O.W. AND/OR ADJOINING PROPERTIES SHALL BE CLEANED UP AND REMOVED BY THE CONTRACTOR.
15. IRRIGATION CONTRACTOR TO ADJUST RADIUS AND ARC OF SPRAY NOZZLES TO MINIMIZE OVER SPRAY ON BUILDINGS AND HARDSCAPE.
16. IRRIGATION CONTRACTOR SHALL PROVIDE A BID ALTERNATE FOR AN ON GOING MAINTENANCE AND REPAIR PROGRAM FOR IRRIGATION SYSTEM.
17. IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL REQUIREMENTS.
18. SEE IRRIGATION DETAILS.
19. CA GREEN CODE: WHEN TOTAL LANDSCAPE AREAS ARE IN EXCESS OF 999 SQ. FT., AUTOMATIC IRRIGATION SYSTEM CONTROLLERS WHICH ARE EITHER SOIL MOISTURE OR WEATHER BASED, SHALL BE INSTALLED.
20. CA GREEN CODE: LANDSCAPE IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT SPRAY ON BUILDINGS.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER MODEL NUMBER	PATTERN	RADIUS	PSI	GPM						
					Q	H	F	BUBB.	EST	SST	
①	RAINBIRD 1812-SAM	Q.H.F.	8'	30	.26	.52	1.05	-	-	-	
②	RAINBIRD 1812-SAM	Q.H.F.	10'	30	.39	.79	1.60	-	-	-	
③	RAINBIRD 1812-SAM	SST	4'x30'	30	-	-	-	-	-	1.21	
④	RAINBIRD 1812-SAM	EST	4'x15'	30	-	-	-	-	.61	-	
T	RAINBIRD RAIN CHECK AUTOMATIC RAIN SHUTOFF OR EQUAL										
Q	RAINBIRD QUICK COUPLING VALVE - 3/32ND OR EQUAL										
C	RAINBIRD ESP-24LX IRRIGATION CONTROLLER OR EQUAL										
+	RAINBIRD PGA SERIES REMOTE CONTROL VALVE OR EQUAL										
X	FEBCO 825Y-1" REDUCED PRESSURE BACKFLOW PREVENTER OR EQUAL										
---	IRRIGATION MAINLINE - SCH 40 PVC 2"										
---	IRRIGATION LATERAL LINE - PVC SCH 40										
---	IRRIGATION PIPE SLEEVING - PVC SCH. 40 MINIMUM 2X DIAMETER INSIDE PIPE(S)										

CONTROL VALVE DESIGNATION



IRRIGATION PIPE SIZING CHART

3/4"	1"	1 1/4"	1 1/2"	REMOTE CONTROL VALVE
1 - 9 GPM	10 - 14 GPM	11 - 22 GPM	23 - 30 GPM	

PRODUCTS PROVIDED BY RAINBIRD OR HUNTER THAT ARE OF EQUAL OR SUPERIOR QUALITY AND CONSTRUCTION ARE ACCEPTABLE PRODUCT ALTERNATES.

SPECIAL NOTE:

1. THERE ARE EXISTING LINES FEEDING EVERY PLANTER. ALL IS NEEDED IS SPRINKLER SYSTEM AT EACH PLANTER.
2. CONTRACTOR TO TEST EXISTING LINES AND WORK WITH THE ENGINEER, OWNER REPRESENTATIVE, OR OWNER FOR ANY PROBLEM THAT MAY ARISE.

WATER CONSERVATION STATEMENT

THE AUTOMATIC IRRIGATION SYSTEM CONSISTS OF A SEPARATE IRRIGATION METER AND BACKFLOW PREVENTER. THE CONTROLLER IS CAPABLE OF MULTIPLE START TIMES / REPEAT CYCLES ("CYCLE AND SOAK" ON ICC CONTROLLER) TO AVOID EXCESSIVE RUNOFF AND ALLOWING WATER TO BE ABSORBED BEFORE STARTING THE NEXT CYCLE. IRRIGATION EFFICIENCY IS IMPROVED WITH AN EVAPOTRANSPIRATION AND RAIN SENSOR (SOLAR SYNC).

LAWN AREAS ARE IRRIGATED BY LANDSCAPE DRIP LINES RESULTING IN NO OVERSPRAY OR RUN OFF. THE DRIP LINES ARE PRESSURE COMPENSATING AND HAVE A CHECK VALVE IN EACH EMITTER (TO PREVENT LOW HEAD DRAINAGE).

PLANTING BEDS ARE IRRIGATED BY PRESSURE COMPENSATING DRIP EMITTERS. DRIP IRRIGATION ALLOWS WATER TO INFILTRATE LOWLY RATHER THAN EVAPORATED OR BECOMING RUN OFF.

ALL CONTROL VALVES HAVE PRESSURE REGULATORS.

ALL PLANT MATERIALS ARE LOW TO MODERATE WATER USE, EXCEPT FOR TURF WHICH IS LESS THAN 25% OF THE TOTAL LANDSCAPE AREA AND AVERAGE WATER USE. AFTER GRADING, SOIL AMENDMENTS WILL BE INCORPORATED PER RECOMMENDATIONS FROM SOIL TESTS. 3" DEPTH MULCH SHALL BE PROVIDED IN ALL PLANTING BEDS.

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Underground Service Alert

DIGALERT Call: TOLL FREE



811

TWO WORKING DAYS BEFORE YOU DIG

SCALE: 1" = 20'



City Of Garden Grove
Department Of Public Works

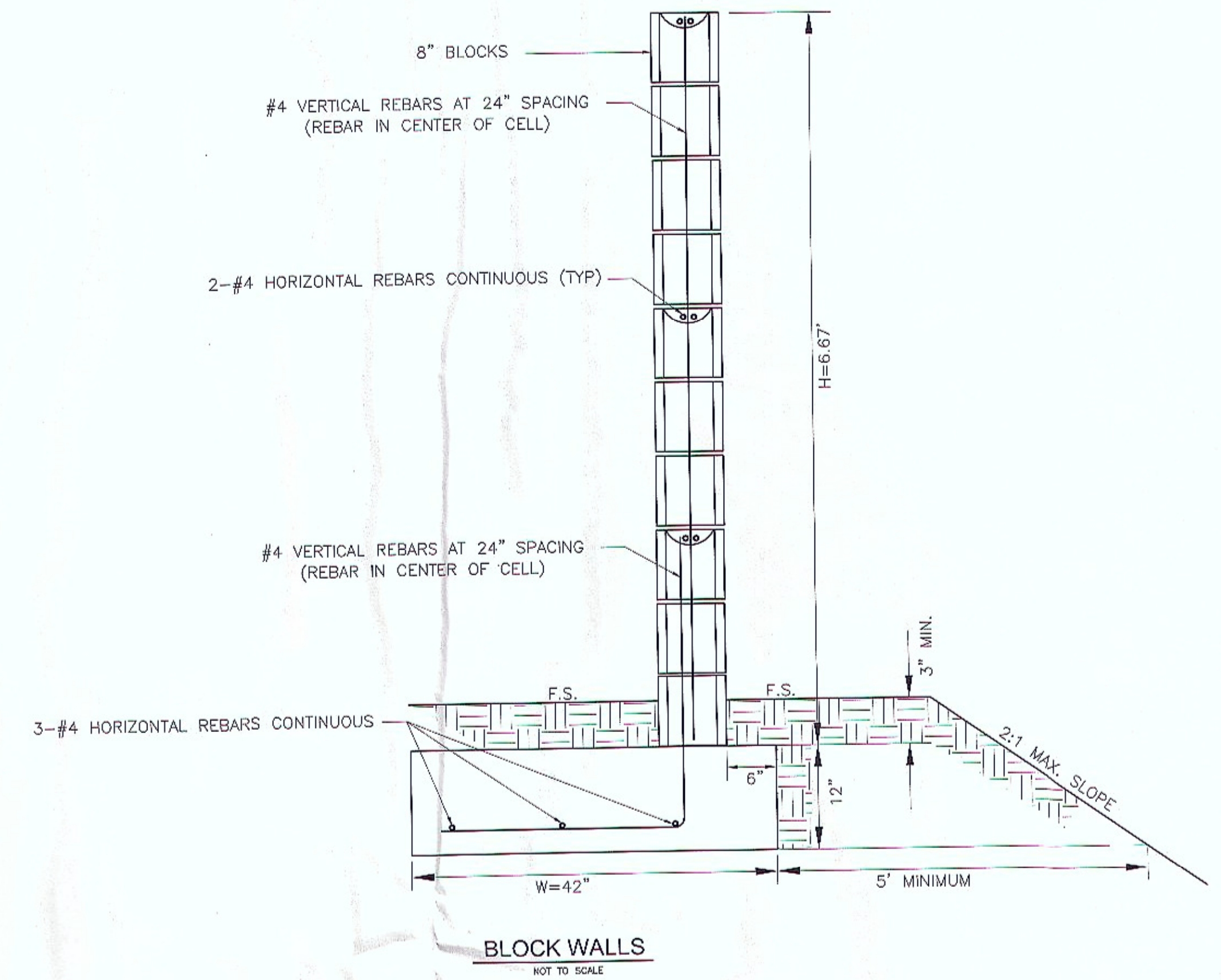
IRRIGATION PLAN
LANDSCAPING (2 OF 3)
13732-13752 HARBOR BLVD

REV. 03 06/29/14

DRAWING NUMBER

G-1287

SHEET 13 OF 16



NOT TO SCALE

1. AFTER ERECTION OF THE MAJOR STRUCTURAL ITEMS, COLUMNS (2-6X6-9' LONG EACH) AND BEAM (1-12X6-13.33' LONG), THE CONTRACTOR CAN PLACE THE SILL PLATE AND STUDS AND IN TURN USE 1/2" PLYWOOD TO COVER THE 13.33' WIDE BY 10' HIGH OPENING.
2. EPOXY GROUT TO BE USED IN DRILLED CONCRETE HOLES TO BOND THREADED BOLTS TO CONCRETE. CONCRETE HOLES TO BE WASHED AND DRIED BEFORE PLACING EPOXY.

TWO WORKING DAYS BEFORE YOU DIG

1. THIS DESIGN DOES NOT ALLOW GRADE DIFFERENTIALS OF MORE THAN 6" ON OPPOSING SIDES OF THE WALL. THIS IS NOT A RETAINING WALL.
2. FENCE HEIGHTS ARE REGULATED - CONSULT ZONING REGULATIONS BEFORE BEGINNING CONSTRUCTION.
3. NO WATER COURSE OR NATURAL DRAINAGE SHALL BE OBSTRUCTED
4. GROUT ONLY THE CELLS CONTAINING REBAR. THIS WALL IS NOT DESIGNED FOR ALL CELLS TO BE GROUTED.
5. ALL REBAR TO BE ASTM SPEC. A615, GRADE 40 MINIMUM.
6. ALL REBAR LAP SPLICES TO BE 24" MINIMUM.
7. ALL MASONRY UNITS TO BE ASTM C-90 GRADE N.
8. REBAR TO BE CENTERED IN MASONRY CELLS.

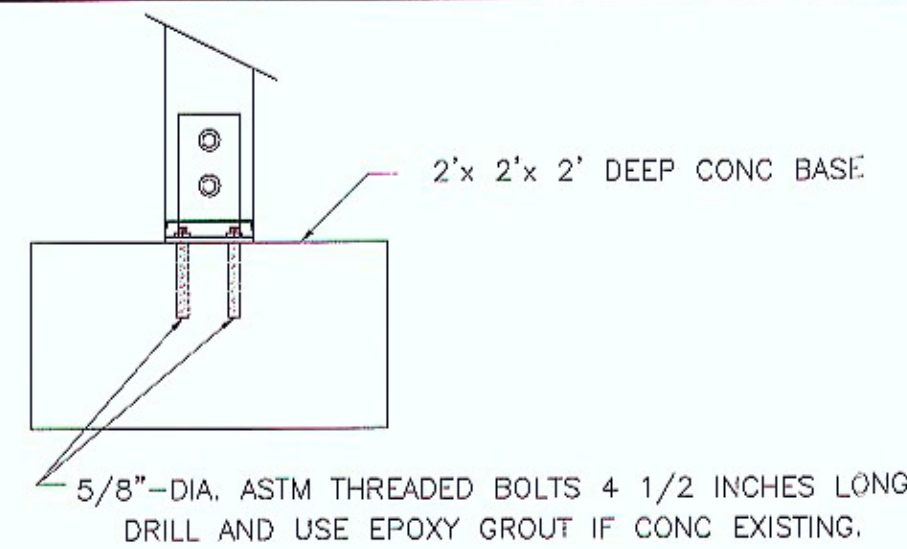
1. FOOTING:	EXCAVATION TRENCH CLEAN WITH STEEL IN PLACE AND SUPPORTED 3" ABOVE AND AWAY FROM THE SURROUNDING EARTH/DIRT.
2. REBAR/PRE-GROUT:	BOND BEAM REBAR AND VERTICAL REBAR IN PLACE - INSPECTION PRIOR TO PLACING GROUT.
3. FINAL:	AFTER GROUT IS PLACED - PRIOR TO ANY DECORATIVE CAP PLACEMENT.



STRUCTURAL DETAILS-1

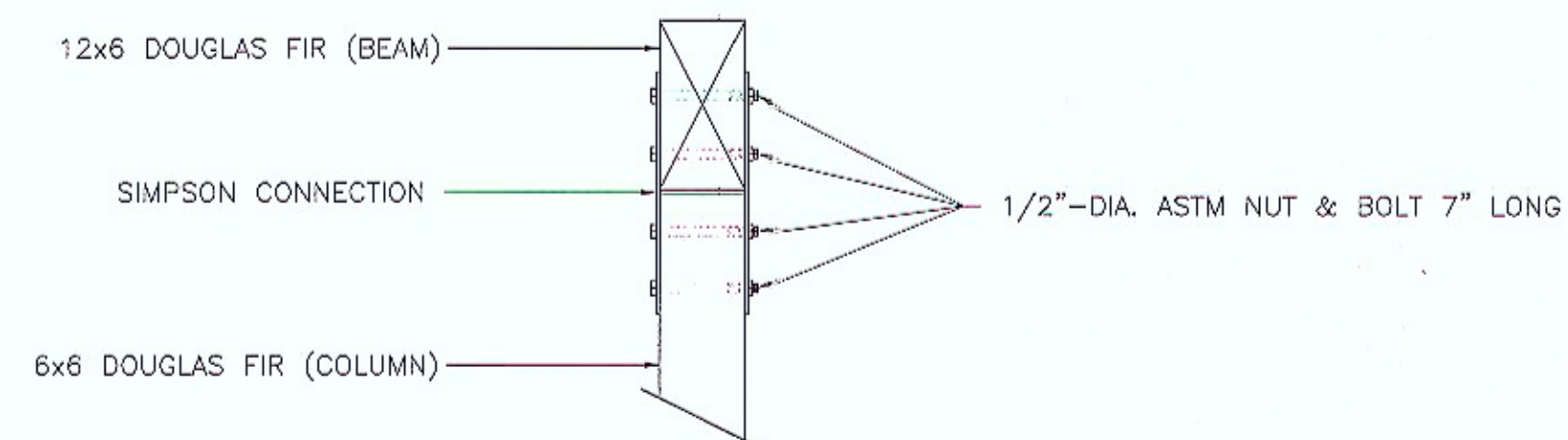
3732-13752 HARBOR BLVD

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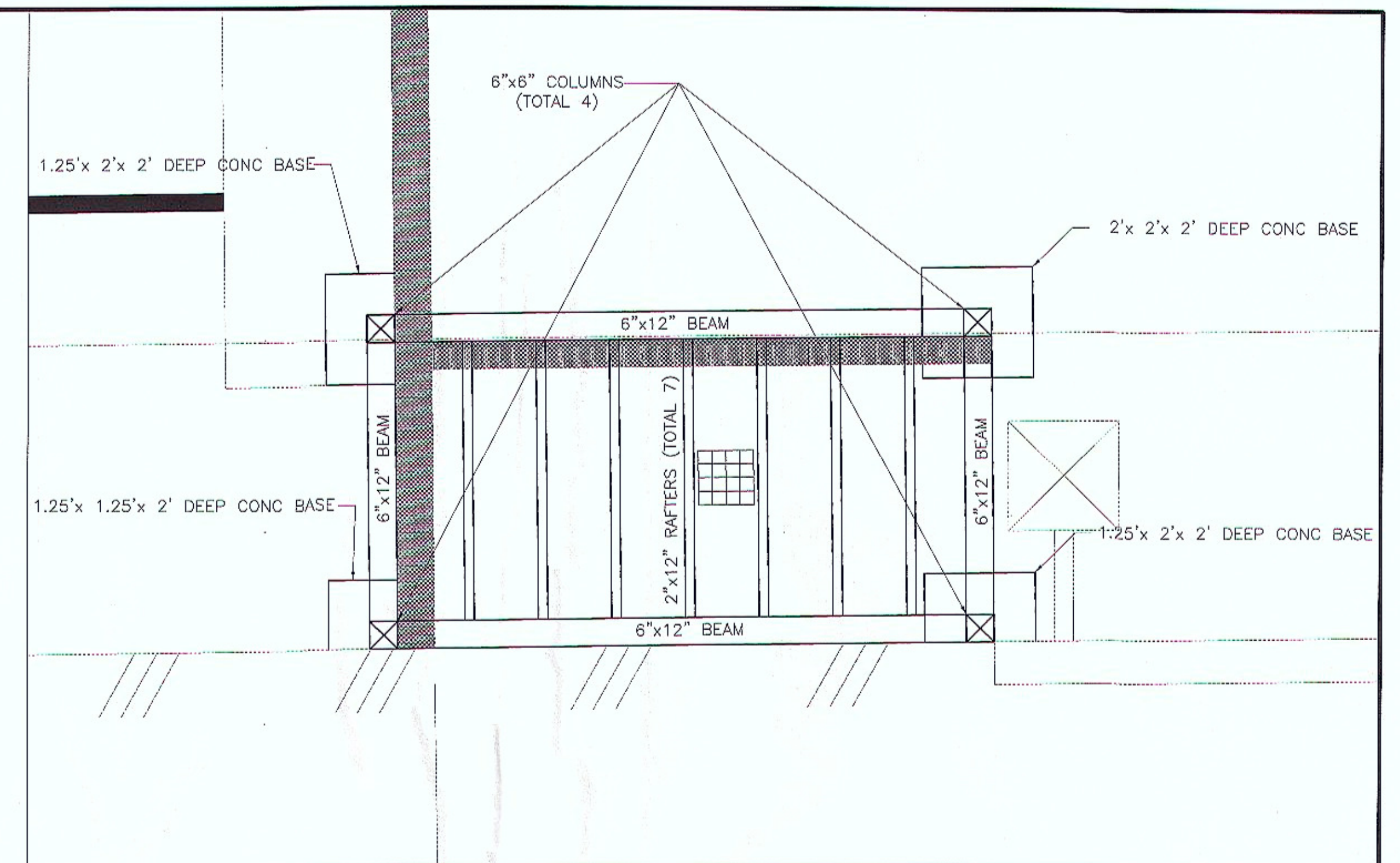
COLUMN BASE (TOTAL 4)

NOT TO SCALE



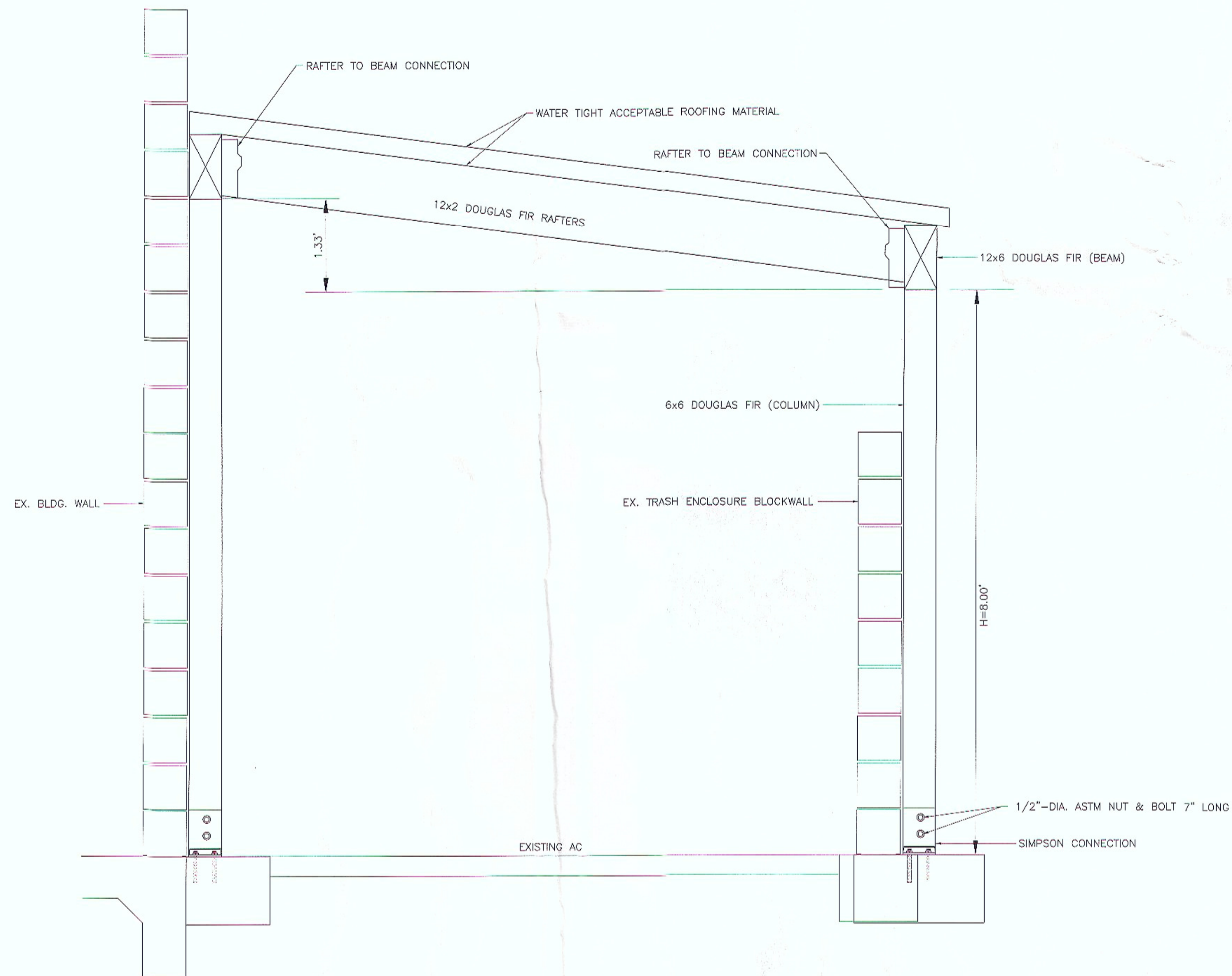
COLUMN TO BEAM CONNECTION

NOT TO SCALE



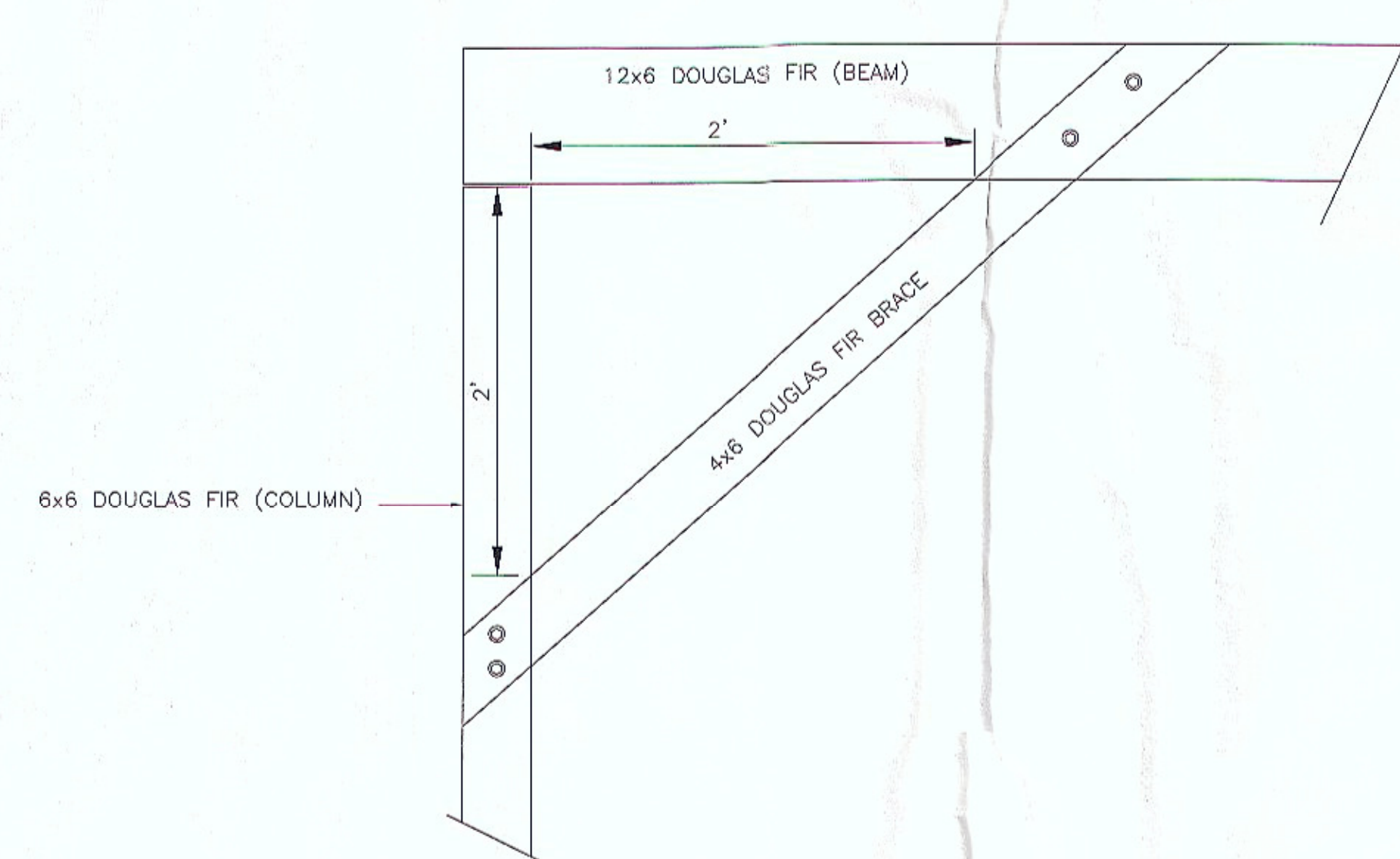
PLAN VIEW OF TRASH ENCLOSURE AREA

NOT TO SCALE



TRASH ENCLOSURE ROOFING DETAILS

NOT TO SCALE



COLUMN TO BEAM BRACE (TOTAL 4)

NOT TO SCALE

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

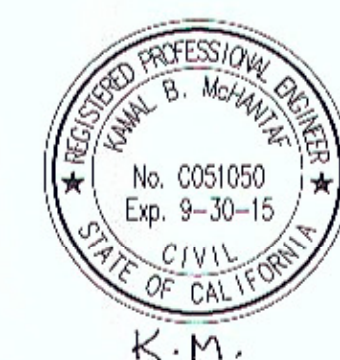
Underground Service Alert

DIGALERT Call: TOLL FREE



811

TWO WORKING DAYS BEFORE YOU DIG



City Of Garden Grove
Department Of Public Works

STRUCTURAL DETAILS-2

13732-13752 HARBOR BLVD

REV. 03 06/29/14

DRAWING NUMBER

G-1287

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