

LTCGG LLC.
13925 CITY CENTER DRIVE, SUITE 200
CHINO HILLS, CA 91709
ANNIE@HKV.ONE
ATT: ANNIE TAVETIAN GALLAGHER

2461-2495 E. ORANGETHORPE AVE.
FULLERTON, CA 92831
APN: 338-172-24

NEW CONSTRUCTION FOR (1) SPECULATIVE 110,232 SF TYPE III-B, S-I-B OCCUPANCY WAREHOUSE WITH ESFR FIRE SPRINKLER SYSTEM. PROPOSED SITE IMPROVEMENTS CONSIST OF TRASH ENCLOSURE, PUMP HOUSE, SITE LIGHTING STANDARDS, WROUGHT IRON FENCE AND HARDSCAPE/LANDSCAPE IMPROVEMENTS PER CITY STANDARDS TOTAL OCCUPANT LOAD: WAREHOUSE (S-I): 201 AND OFFICE (B): 40.

SITE AREA		208,028	SF
		4.79	Acres
BUILDING AREA			
1ST FLOOR	WAREHOUSE	100,120	SF
	OFFICE	5,000	SF
1ST TOTAL		105,120	SF
2ND FLOOR	OFFICE	5,000	SF
TOTAL		110,120	SF
PROJECT FACT			
F AIR PROVIDED		613	
CLEAR HEIGHT		30'	
BLDG HEIGHT		42'	
ZONING			
ZONE EXISTING		MP-100 & C-4 ES	
ZONE PROPOSED		MP-100	
MAX BUILDING HEIGHT		45'	
SET BACK			
STREET		20'	
SIDE		0'	
REAR		0'	
PARKING REQ			
AUTO PARKING			
SIZE		8'-6" X 19'	
WAREHOUSE		1 PER 2000	51
OFFICE		1 PER 250	40
TOTAL			91
PROJECT PROVIDED			
PARKING PROVIDED			
AUTO PARKING			
STANDARD		8'-6" X 19'	44
ADA STD		8'-6" X 19'	2
ADA VAN		12' X 19'	1
COMPACT		8' X 16'	26
EVCS VAN		12' X 19'	1
EVCS STD		8'-6" X 19'	1
EV CAPABLE		8'-6" X 19'	11
TOTAL			86

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINES UNLESS NOTED OTHERWISE.
2. ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH A SMART AUTOMATIC IRRIGATION SYSTEM.
3. ALL DRAWINGS SHALL CONTAIN ADDITIONAL INFORMATION REGARDING SITE DRAINAGE, TOPOGRAPHY AND UTILITIES.
4. FOR PAVING SECTIONS, CONCRETE CURBS, SWALES AND GUTTERS SEE CIVIL DRAWINGS.
5. PROPERTY LINE ARE REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL.
6. LANDSCAPE AREAS SHALL BE DELINEATED WITH A MIN. 6" CONCRETE CURB.

- 1 SITE PAVING WITH HEAVY BROOM FINISH. SEE CIVIL
- 2 DECORATIVE PAVEMENT AT ENTRY - COLORED CONCRETE W/ SAW CUT PATTERN
- 3 PRIMARY BUILDING
- 4 PEDESTRIAN CONCRETE WALKWAY WITH MEDIUM BROOM FINISH
- 5 RETAINING WALL.
- 6 8" WROUGHT IRON FENCE.
- 7 8" BLACK PAINTED VEHICULAR ROLLING GATE WITH KNOX PAD LOCK. MANUALLY OPERATED. PROVIDE CONDUITS FOR FUTURE OPERATOR
- 8 5'-6" X 6' X 4" THICK CONCRETE LANDING PAD AT ALL EXTERIOR MANDOORS WITH MEDIUM BROOM FINISH.
- 9 NOT USED
- 10 NOT USED
- 11 TRASH ENCLOSURE
- 12 PUMP HOUSE
- 13 EXTERIOR CONCRETE STAIR
- 14 APPROXIMATE LOCATION OF ELEC. TRANSFORMER WITH BOLLARD PROTECTION AND LANDSCAPE SCREENING
- 15 NOT USED.
- 16 SHORT TERM - BICYCLE RACK 5% OF PARKING STALL
- 17 DESIGNATED SMOKING AREA - 25' AWAY FROM ANY ENTRY

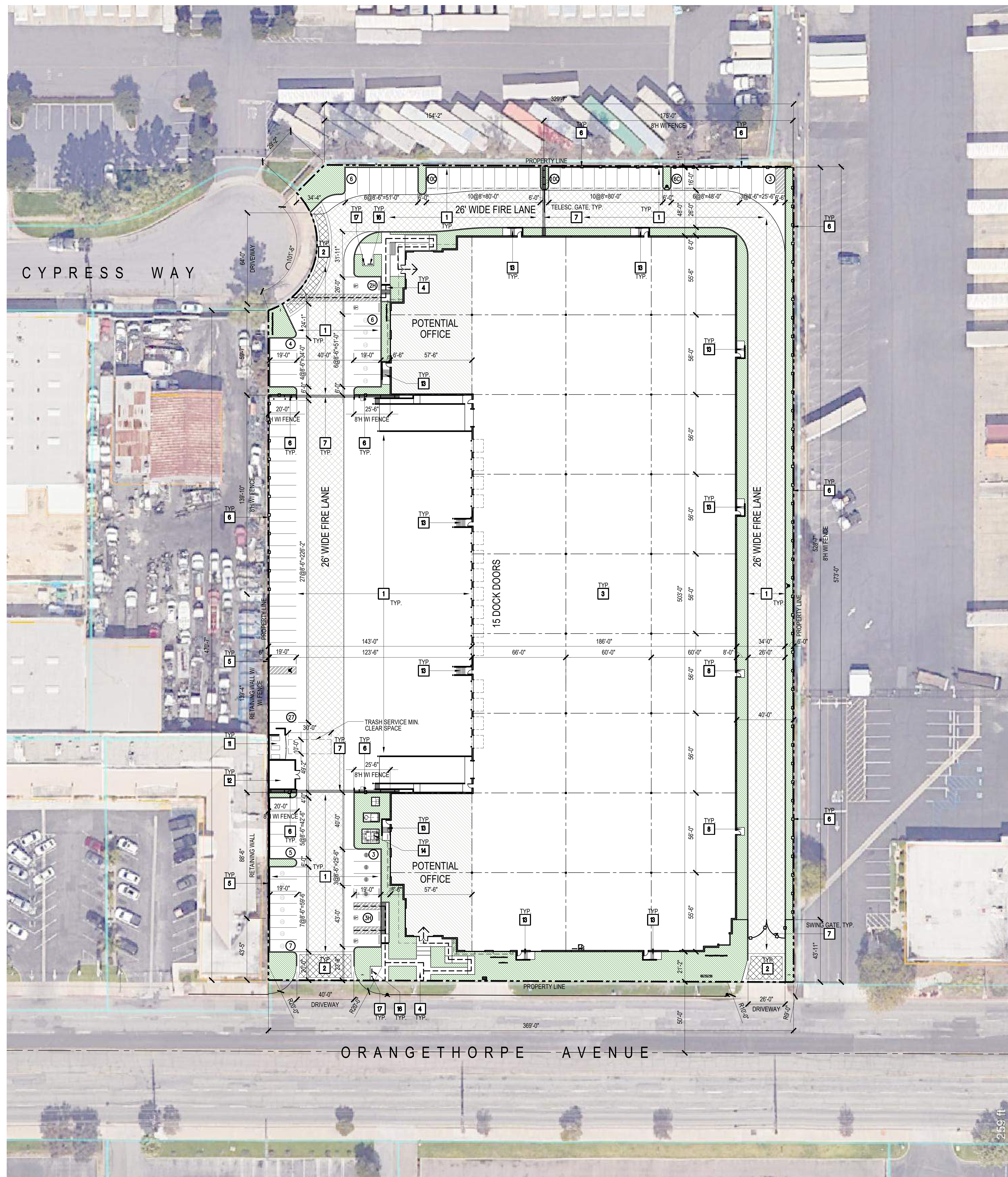
	STANDARD PARKING STALL 8'-6" X 19'
	COMPACT PARKING STALL 8'-0" X 16'
	ADA PARKING VAN 12' X 19' WITH 5' CLR AISLE
	VAN (12'X19') EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY" WITH 5' ACCESSIBLE AISLE.
	STANDARD EVCS PARKING STALL 8'-6" X 19'
	STANDARD EV CAPABLE PARKING STALL 8'-6" X 19'
	PROPERTY LINE
	CROSS SLOPE PATH OF TRAVEL, MAX 5% SLOPE AND MAX 2% CROSS SLOPE, WITH 48" MIN. CLEAR, UNLESS NOTED OTHERWISE
	WITH ADA ACCESSIBLE RAMP
	LANDSCAPE, SEE LANDSCAPE DRAWINGS

STEVE K HONG ARCHITECT
4000 WESTERLY PLACE SUIT 100
NEWPORT BEACH CALIFORNIA 92660
PROJECT MANAGER: STEVE HONG
714 - 822 - 1171, STEVE@SKHARCHITECT.COM

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWING ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR COMMERCIAALLY EXPLOITED, IN WHOLE OR IN PART. THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER OR OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS, THE OWNER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT AGAINST ALL DAMAGES, CLAIMS AND LOSSES, INCLUDING DEFENSE COSTS, ARISING OUT OF ANY REUSE OF THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT OF RECORD.

CIVIL ENGINEER
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COSTA MESA, CA
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 SAN DIEGO, CA 92101
 TEL: 909-771-8171
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 ATTN: LORENZO RODARTE



SCALE
1" = 30'-0"

1

JOB No.	
24-059	
DRAWN	CHECKED
STEVE HONG	STEVE HONG
SHEET TITLE	
ARCHITECTURAL	
OVERALL SITE PLAN	
SHEET NUMBER	

DRC-A1.01







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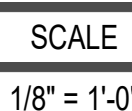
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ARCHITECTURAL
PHOTOGRAPHS OF THE SITE

SHEET NUMBER

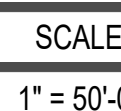


SCALE
N.T.S.



2

OVERALL FLOOR PLAN



1

1. REFER TO CIVIL DRAWINGS FOR SLAB ON GRADE FINISH FLOOR ELEVATION AND DIRECTION OF SLOPE IF ANY.
2. SLOPE FOUR STRIP-2 TO EXTERIOR AT ALL MAN DOORS AND DOCK DOORS. SEE STRUCTURAL DRAWINGS FOR POUR STRIP LOCATIONS.
3. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRID LINE OR FACE OF STUD UNLESS NOTED OTHERWISE.
4. REFER TO CIVIL DRAWINGS FOR POINT CONNECTION TO OFF-SITE UTILITIES AND CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
5. CONTRACTOR TO PROTECT AND KEEP FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS TO PREVENT OIL SPILLS.
6. CONCRETE SLAB TO HAVE STEEL FLOAT TROWEL BURNISHED FINISH.
7. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES SHALL BE FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR.
8. PROVIDE MM-EP-90 AT CONTROL/EXPANSION JOINTS AT THE SPEEDWAY ONLY.

1. INTERIOR CONCRETE WALL: SINGLE COAT OF ACRYLIC PAINT ON INTERIOR WALLS. SHERWIN WILLIAMS, "SNOWBOUND" SW 7004 - FLAT SHEEN.
2. ALL STRUCTURAL STEEL MEMBER INCLUDING COLUMNS, LEDGERS, JOISTS, GIRDERS SHALL RECEIVE LIGHT GRAY SHOP PRIMER. ANY FIELD WELDS SHALL BE TOUCHED UP TO MATCH SHOP PRIMER.
3. STRUCTURAL COLUMNS SHALL, SHALL RECEIVE A COAT OF OSHA YELLOW SAFETY WARNING COLOR. PAINT UP TO 12" ABOVE FINISH FLOOR.
4. ARCHITECTURAL COATINGS REQUIRE USE OF HVLP SPRAYING EQUIPMENT OR MINIMUM TRANSFER RATE OF AT LEAST 50% OR MANUAL APPLICATION TECHNIQUE.
5. PAINT SHALL BE OF "SUPER COMPLIANT" LOW VOC PER SCAQMD RULE 1113.

- 1 CONCRETE TILT UP PANEL.
- 2 STRUCTURAL STEEL BUILDING COLUMN
- 3 STOREFRONT SYSTEM AND GLAZING SEE ELEVATION FOR SPECIFICATION
- 4 CONCRETE RAMP WITH 42" H CONC. TILT UP GUARD WALL OR BUILDING WALL
- 5 9'X10" X 24 GA OVER HEAD ROLL UP DOOR, COUNTER BALANCED WITH 24" X 8" VISION PANEL. STANDARD GRADE WITH WHITE FACTORY FINISH
- 6 12'X14" X 24 GA OVER HEAD ROLL UP DOOR, COUNTER BALANCED WITH 24" X 8" VISION PANEL STANDARD GRADE WITH WHITE FACTORY FINISH.
- 7 3'X7' HOLLOW METAL DOOR AND FRAME.
- 8 PROTECTIVE BOLLARD
- 9 CONCRETE STAIR
- 10 LONG TERM INTERIOR BICYCLE RACK
- 11 ROOF ACCESS LADDER

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JOB No.
24-059

DRAWN STEVE HONG	CHECKED STEVE HONG
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SHEET TITLE

ARCHITECTURAL
OVERALL FLOOR PLAN

SHEET NUMBER

DRC-A2.01



1

105,232 - 2,688 X 0.15 =	15,382 S.F. REQUIRED
SOLAR READY AREA PROVIDED:	16,576 S.F. PROVIDED

JOB No.
24-059

DRAWN STEVE HONG	CHECKED STEVE HONG
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SHEET TITLE

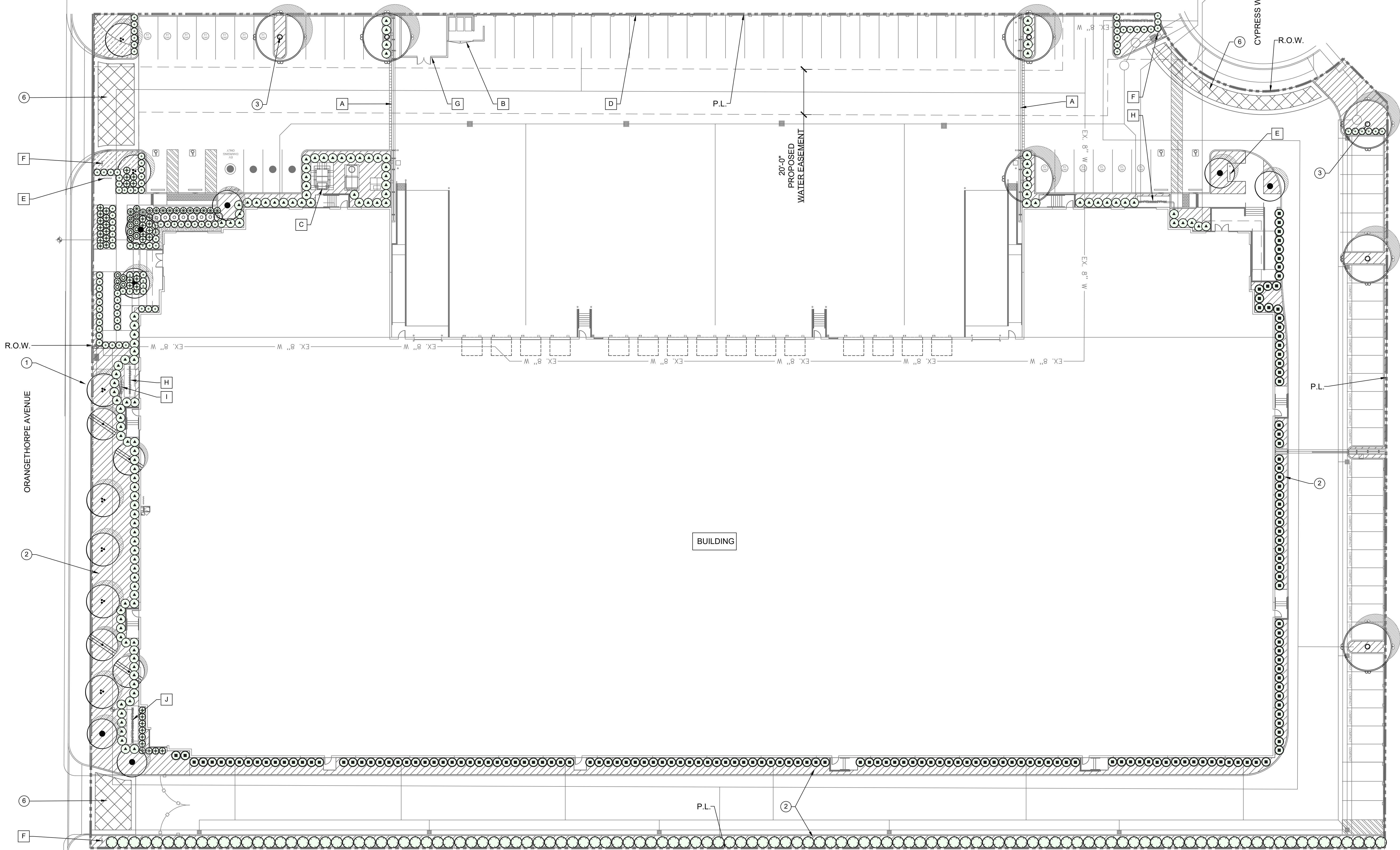
ARCHITECTURAL
OVERALL ROOF PLAN

SHEET NUMBER

DRC-A2.10



DRC-A3.01



CONCEPTUAL PLAN NOTE:
THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:
THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

- GENERAL NOTES:**
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
 - ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS, FIRE CHECK VALVE, AND AIR CONDITIONING UNITS WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

- DESIGN KEY NOTES:**
- NEW STREET TREE PER TREE LEGEND.
 - DROUGHT TOLERANT SHRUB AND GROUND COVER PLANTING PER LEGEND. ALL SHRUB PLANTING AREAS TO RECEIVE A 3" LAYER OF SHREDDED WOOD MULCH.
 - PROPOSED PARKING LOT SHADE TREE PER TREE LEGEND.
 - FOUNDATION SHRUB PLANTING PER LEGEND.
 - ALL TREES LOCATED 5' OR LESS TO CURB, WALKWAY OR WALL SHALL BE INSTALLED WITH DEEP ROOT BARRIER PANELS. 18" MIN. DEPTH X 10' WIDE PANEL.
 - ENHANCED PAVING AT VEHICULAR ENTRY.
 - ENHANCED PAVING AT BUILDING ENTRY.

- REFERENCE KEY NOTES:**
- A** VEHICULAR ROLLING GATE PER ARCH. PLANS.
 - B** TRASH ENCLOSURE PER ARCH. PLANS.
 - C** ELECTRICAL TRANSFORMER PER ELECTRICAL PLANS.
 - D** 8' HIGH WROUGHT IRON FENCE PER ARCH. PLANS.
 - E** BIKE RACK PER ARCH. PLANS.
 - F** MONUMENT SIGN PER ARCH. PLANS.
 - G** PUMP HOUSE PER ARCH. PLANS.
 - H** DOMESTIC WATER BACKFLOW PREVENTOR PER CIVIL PLANS.
 - I** IRRIGATION BACKFLOW PREVENTOR PER CIVIL PLANS.
 - J** DOUBLE CHECK DETECTOR VALVE ASSEMBLY AND WATER METER PER CIVIL PLANS.

GROUND COVERS		
SYMBOL	NAME	WUCOLS
	CAREX DIVULSA, BERKELY SEDGE 1 GAL. SIZE @ 18" O.C.	L
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 36" O.C.	L
	BACCHARIS P. 'TWIN PEAKS', COYOTE BRUSH 1 GAL. SIZE @ 36" O.C.	L
	LANTANA MONTEVIDENSIS, PURPLE LANTANA 1 GAL. SIZE @ 30" O.C.	L
	HESPERALOE PARVIFLORA, RED YUCCA 1 GAL. SIZE @ 36" O.C.	L
	DIANELLA TASMANICA 'VARIEGATA', WHITE STRIPED TASMAN FLAX LILY 1 GAL. SIZE @ 24" O.C.	M
	LANTANA C. 'NEW GOLD', GOLD SPREADING LANTANA 1 GAL. SIZE @ 36" O.C.	L
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 1 GAL. SIZE @ 42" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 36" O.C.	M
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36" O.C.	L

SHRUBS - SHRUBS SHALL CONSIST OF THE FOLLOWING:		
SYMBOL	SHRUB NAME	WUCOLS
	ALOE STRIATA, CORAL ALOE 5 GAL. SIZE	L
	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLEBRUSH 5 GAL. SIZE	L
	OLEA E. 'LITTLE OLLIE', DWARF OLIVE 5 GAL. SIZE	L
	SALVIA GREGGII, AUTUMN SAGE 5 GAL. SIZE	L
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 5 GAL. SIZE	L
	LEUCOPHYLLUM LANGMANIAE, RIO BRAVO RANGER 5 GAL. SIZE. @ 60" O.C.	L
	LEUCOPHYLLUM F. 'GREEN CLOUD', TEXAS RANGER 5 GAL. SIZE. @ 60" O.C.	L
	LIGUSTRUM J. TEXANUM, TEXAS PRIVET 5 GAL. SIZE. @ 48" O.C.	M
	ROSMARINUS 'TUSCAN BLUE', TUSCAN BLUE ROSEMARY 5 GAL. SIZE @ 48" O.C.	L

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	PARKING LOT SHADE TREE RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE. STANDARD TRUNK.	7	L
	EVERGREEN SCREEN TREE PINUS ELDARICA, MONDELL PINE 24" BOX SIZE. STANDARD TRUNK.	4	L
	CHILOPSIS LINEARIS, DESERT WILLOW 24" BOX SIZE. STANDARD TRUNK.	7	L
	OLEA E. . OLIVE TREE 36" BOX SIZE. STANDARD TRUNK.	7	L

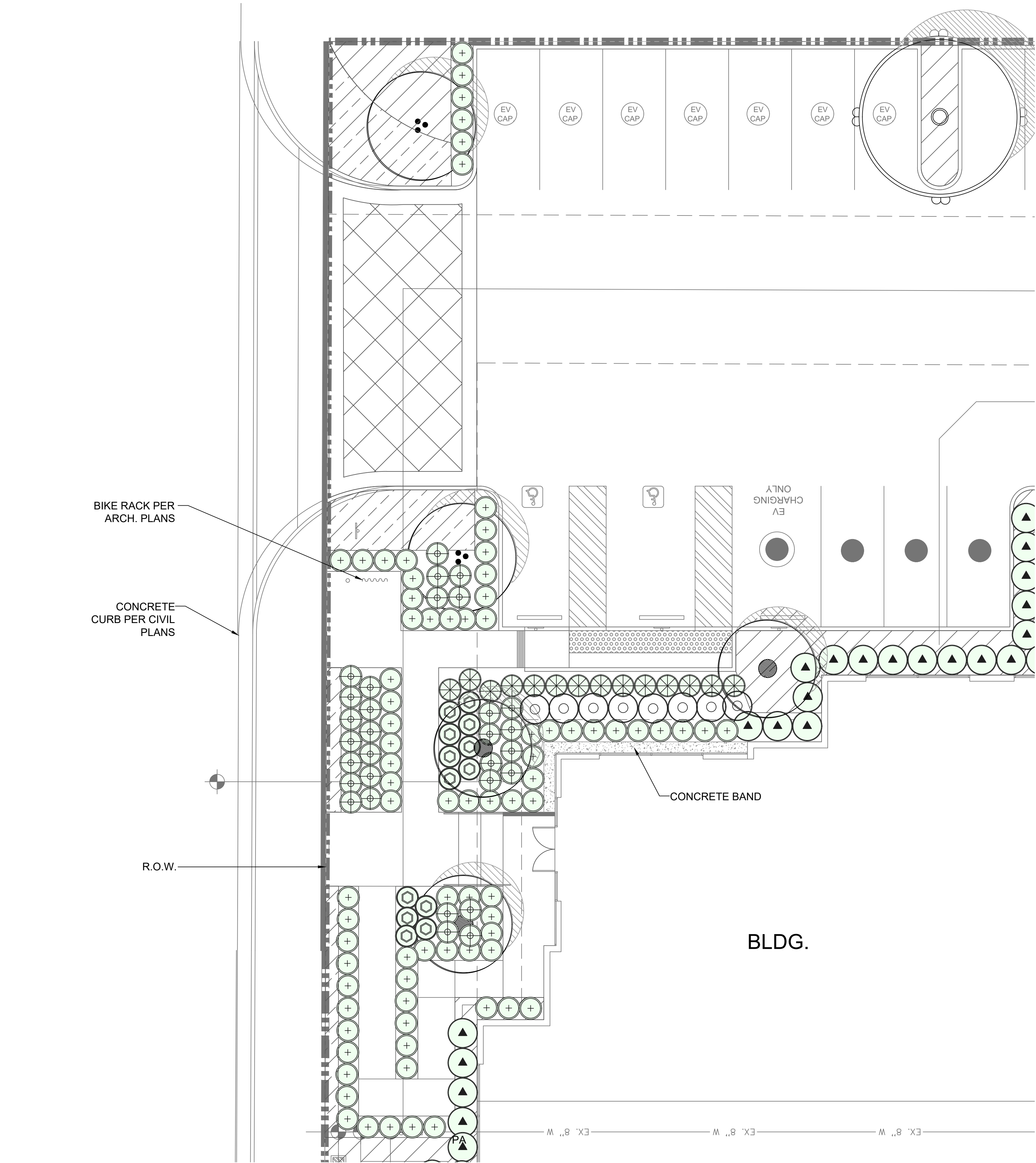
LANDSCAPE AND PARKING MATRIX
91 STALLS PROPOSED
25 SF LANDSCAPE / STALL = 2,275 SF OF LANDSCAPE REQ'D
19,109 SF LANDSCAPE PROPOSED
OPEN PARKING AREA = 14,300 SF
8% OF OPEN PARKING AREA = 1,144 SF
PER FMC CHAPTER 15.50 AND SECTION 15.40.040.F.2.a -
LANDSCAPE AREA TO EQUAL A MIN. OF 25 SQUARE FEET PER
PARKING SPACE, OR 8% OF THE SQUARE FOOTAGE OF THE OPEN
PARKING AREA WHICHEVER IS GREATER.

WUCOLS PLANT FACTOR
THIS PROJECT IS LOCATED IN 'WUCOLS'
REGION '3-SOUTH INLAND COASTAL'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS

CONCEPTUAL LANDSCAPE PLAN CEDARWOODS FULLERTON

FULLERTON, CA



ENLARGEMENT 'A' - ENHANCED LANDSCAPE AT BUILDING ENTRY

SCALE: 1/8" = 1'-0"

SHRUBS - SHRUBS SHALL CONSIST OF THE FOLLOWING:		
SYMBOL	SHRUB NAME	WUCOLS
⊕	ALOE STRIATA, CORAL ALOE 5 GAL. SIZE	L
⊗	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLEBRUSH 5 GAL. SIZE	L
⊙	OLEA E. 'LITTLE OLLIE', DWARF OLIVE 5 GAL. SIZE	L
⊕	SALVIA GREGGII, AUTUMN SAGE 5 GAL. SIZE	L
⊙	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 5 GAL. SIZE	L
⊙⊙⊙	LEUCOPHYLLUM LANGMANIAE, RIO BRAVO RANGER 5 GAL. SIZE. @ 60" O.C.	L
	LEUCOPHYLLUM F. 'GREEN CLOUD', TEXAS RANGER 5 GAL. SIZE. @ 60" O.C.	L
	LIGUSTRUM J. TEXANUM, TEXAS PRIVET 5 GAL. SIZE. @ 48" O.C.	M
	ROSMARINUS 'TUSCAN BLUE', TUSCAN BLUE ROSEMARY 5 GAL. SIZE @ 48" O.C.	L

DESIGN KEY NOTES:

1. NEW STREET TREE PER TREE LEGEND.
2. DROUGHT TOLERANT SHRUB AND GROUND COVER PLANTING PER LEGEND. ALL SHRUB PLANTING AREAS TO RECEIVE A 3" LAYER OF SHREDDED WOOD MULCH.
3. PROPOSED PARKING LOT SHADE TREE PER TREE LEGEND.
4. FOUNDATION SHRUB PLANTING PER LEGEND.
5. ALL TREES LOCATED 5' OR LESS TO CURB, WALKWAY OR WALL SHALL BE INSTALLED WITH DEEP ROOT BARRIER PANELS. 18" MIN. DEPTH X 10' WIDE PANEL.
6. ENHANCED PAVING AT VEHICULAR ENTRY.
7. ENHANCED PAVING AT BUILDING ENTRY.

REFERENCE KEY NOTES:

- A. VEHICULAR ROLLING GATE PER ARCH. PLANS.
- B. TRASH ENCLOSURE PER ARCH. PLANS.
- C. ELECTRICAL TRANSFORMER PER ELECTRICAL PLANS.
- D. 8' HIGH WROUGHT IRON FENCE PER ARCH. PLANS.
- E. BIKE RACK PER ARCH. PLANS.
- F. MONUMENT SIGN PER ARCH. PLANS.
- G. PUMP HOUSE PER ARCH. PLANS.
- H. DOMESTIC WATER BACKFLOW PREVENTOR PER CIVIL PLANS.
- I. IRRIGATION BACKFLOW PREVENTOR PER CIVIL PLANS.
- J. DOUBLE CHECK DETECTOR VALVE ASSEMBLY AND WATER METER PER CIVIL PLANS.

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	PARKING LOT SHADE TREE RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE. STANDARD TRUNK.	7	L
	EVERGREEN SCREEN TREE PINUS ELDARICA, MONDELL PINE 24" BOX SIZE. STANDARD TRUNK.	4	L
	CHILOPSIS LINEARIS, DESERT WILLOW 24" BOX SIZE. STANDARD TRUNK.	7	L
	OLEA E. , OLIVE TREE 36" BOX SIZE. STANDARD TRUNK.	7	L

GROUND COVERS

SYMBOL	NAME	WUCOLS
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	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 36" O.C.	L
	BACCHARIS P. 'TWIN PEAKS', COYOTE BRUSH 1 GAL. SIZE @ 36" O.C.	L
	LANTANA MONTEVIDENSIS, PURPLE LANTANA 1 GAL. SIZE @ 30" O.C.	L
	HESPERALOE PARVIFLORA, RED YUCCA 1 GAL. SIZE @ 36" O.C.	L
	DIANELLA TASMANICA 'VARIEGATA', WHITE STRIPED TASMAN FLAX LILY 1 GAL. SIZE @ 24" O.C.	M
	LANTANA C. 'NEW GOLD', GOLD SPREADING LANTANA 1 GAL. SIZE @ 36" O.C.	L
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 1 GAL. SIZE @ 42" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 36" O.C.	M
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36" O.C.	L

NOTE: ALL SHRUB PLANTING AREAS WITHIN LIMIT OF WORK SHALL RECEIVE A 3" LAYER OF SHREDDED WOOD MULCH. PROVIDE SUBMITTAL FOR REVIEW PRIOR TO INSTALLATION. MULCH SHALL BE FREE OF RECYCLED PALM MATERIAL.

ADDITIONAL NOTES

- 15.50.045. CERTIFIED LANDSCAPE DESIGN PLAN.
- A. DESIGN REQUIREMENTS.
1. FOR THE EFFICIENT USE OF WATER, LANDSCAPES SHALL BE CAREFULLY DESIGNED AND PLANNED FOR THE INTENDED FUNCTION OF THE PROJECT. LANDSCAPED AREAS SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
- A. DESIGNS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE GENERAL PROVISIONS AS SET FORTH IN SECTION 15.50.025;
- B. THE EAWU FOR THE TOTAL LANDSCAPED AREA SHALL NOT EXCEED THE MAWA AS SET FORTH IN SECTION 15.50.035; AND
- C. PLANT MATERIAL.
- I. ANY PLANT MAY BE SELECTED FOR THE LANDSCAPE, PROVIDING THE EAWU IN THE LANDSCAPE AREA DOES NOT EXCEED THE MAWA. METHODS TO ACHIEVE WATER EFFICIENCY SHALL INCLUDE ONE OR MORE OF THE FOLLOWING:
- A. PROTECTION AND PRESERVATION OF NON-INVASIVE WATER-CONSERVING PLANT, TREE AND TURF SPECIES;
- B. SELECTION OF WATER-CONSERVING PLANT, TREE AND TURF SPECIES;
- C. SELECTION OF PLANTS BASED ON LOCAL CLIMATE SUITABILITY, DISEASE AND PEST RESISTANCE;
- D. SELECTION OF TREES BASED ON SIZE AT MATURITY AS APPROPRIATE FOR THE PLANTING AREA;
- E. SELECTION OF PLANTS FROM LOCAL OR REGIONAL LANDSCAPE PROGRAM PLANT LISTS;
- F. IN HIGH FIRE HAZARD AREAS, SELECTION OF PLANTS FROM CITY OF FULLERTON VERY HIGH FIRE HAZARD SEVERITY ZONE REQUIREMENTS.
- II. PLANTS SHALL BE SELECTED AND PLANTED APPROPRIATELY BASED UPON THEIR ADAPTABILITY TO THE CLIMATIC, GEOLOGIC, AND TOPOGRAPHICAL CONDITIONS OF THE PROJECT SITE, INCLUDING THE FOLLOWING:
- A. USE THE SUNSET WESTERN CLIMATE ZONE SYSTEM, OR EQUIVALENT GENERALLY ACCEPTED MODELS, WHICH TAKES INTO ACCOUNT TEMPERATURE, HUMIDITY, ELEVATION, TERRAIN, LATITUDE, AND VARYING DEGREES OF CONTINENTAL AND MARINE INFLUENCE ON LOCAL CLIMATE;
- B. RECOGNIZE THE HORTICULTURAL ATTRIBUTES OF PLANTS (I.E., MATURE PLANT SIZE, INVASIVE SURFACE ROOTS) TO MINIMIZE DAMAGE TO PROPERTY OR INFRASTRUCTURE (E.G., BUILDINGS, SIDEWALKS, AND POWER LINES); ALLOW FOR ADEQUATE SOIL VOLUME FOR HEALTHY ROOT GROWTH; AND
- C. CONSIDER THE SOLAR ORIENTATION FOR PLANT PLACEMENT TO MAXIMIZE SUMMER SHADE AND WINTER SOLAR GAIN.
- III. HIGH WATER USE PLANTS, CHARACTERIZED BY A PLANT FACTOR OF 0.7 TO 1.0, ARE PROHIBITED IN STREET MEDIANS.
- IV. TURF SHALL NOT BE TREATED AS A FILL IN MATERIAL, BUT RATHER AS A PLANNED ELEMENT OF THE LANDSCAPE. THE USE OF TURF GRASS IS ONLY RECOMMENDED IN ACTIVE USE AREAS WHERE IT PROVIDES A PLAYING SURFACE. GROUNDCOVERS AND DROUGHT TOLERANT GRASSES THAT REQUIRE LESS WATER ARE RECOMMENDED IN NON-ACTIVE AREAS. TURF FOR NON-ACTIVE USE SHALL BE LIMITED TO 25% OF THE LANDSCAPED AREA OR AS OTHERWISE RESTRICTED BY THE MAWA. TURF SHALL NOT BE PERMITTED IN LANDSCAPED AREAS WITH A SLOPE PERCENTAGE GREATER THAN 25%. WHERE TURF IS UTILIZED, IT SHALL BE SEPARATED FROM OTHER LANDSCAPE AREAS BY A BORDER, MOW STRIP, OR OTHER MATERIAL AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
- V. PLANTING DESIGN (SPECIES, QUANTITY, SIZE AND SPACING) SHALL ACHIEVE 70% LANDSCAPE AREA COVERAGE WITHIN 2 GROWING SEASONS FROM INSTALLATION.
- VI. PLANT MATERIAL SHALL BE UTILIZED TO: SCREEN TRASH ENCLOSURES AND PUBLIC UTILITIES AND CONNECTIONS; RELIEVE SOLID, UNBROKEN BUILDING ELEVATIONS AND SOFTEN CONTINUOUS WALL EXPANSES; OR AS OTHERWISE REQUIRED BY FULLERTON MUNICIPAL CODE 15.46.050A AND 15.47.050A.
- VII. ALL PLANTING AREAS SHALL BE SEPARATED FROM PARKING AND VEHICULAR CIRCULATION AREAS BY A RAISED, CONTINUOUS SIX-INCH PORTLAND CEMENT CONCRETE CURB. THE COMMUNITY DEVELOPMENT DIRECTOR MAY APPROVE OTHER MATERIALS THAT ACCOMPLISH THE SAME PURPOSE.
- VIII. PROJECTS INCLUDING UNIMPROVED PRIVATE YARDS OR OPEN SPACES TO BE LANDSCAPED OR OTHERWISE COMPLETED BY THE BUYER OF THE LOT SHALL COMPLY WITH SECTION 15.50.090.A.
- XIV. ARTIFICIAL PLANTS AND SURFACES PAINTED TO APPEAR AS PLANT MATERIAL ARE NOT ACCEPTABLE UNDER ANY CIRCUMSTANCES IN A LANDSCAPED AREA. SYNTHETIC TURF SHALL BE PERMITTED PURSUANT TO FULLERTON MUNICIPAL CODE SECTION 15.56.140.
2. MATERIALS SHALL BE LOCATED BY HYDROZONE SUCH THAT:
- A. HYDROZONES SHALL CONSIST OF PLANTS MATERIALS WITH SIMILAR WATER USE EXCEPT WHERE SPECIFIED AS A PERMITTED MIX.
- B. INDIVIDUAL HYDROZONES THAT MIX PLANTS OF MODERATE AND LOW WATER USE OR MODERATE AND HIGH WATER USE SHALL BE PERMITTED IF:
- I. THE PLANT FACTOR CALCULATION IS BASED ON THE PROPORTIONS OF THE RESPECTIVE PLANT WATER USES AND THEIR RESPECTIVE PLANT FACTORS; OR
- II. THE PLANT FACTOR OF THE HIGHER WATER USING PLANT IS USED FOR THE CALCULATIONS.
- C. INDIVIDUAL HYDROZONES THAT MIX HIGH AND LOW WATER USE PLANTS SHALL NOT BE PERMITTED.
3. A LANDSCAPE DESIGN PLAN FOR PROJECTS IN FIRE-PRONE AREAS AND FUEL MODIFICATION ZONES SHALL COMPLY WITH REQUIREMENTS OF THE FULLERTON FIRE DEPARTMENT FULLERTON VERY HIGH FIRE HAZARD SEVERITY ZONE REQUIREMENTS. WHEN CONFLICTS BETWEEN WATER CONSERVATION AND FIRE SAFETY DESIGN ELEMENTS EXIST, THE FIRE SAFETY REQUIREMENTS SHALL HAVE PRIORITY.
4. SOIL PREPARATION, MULCH AND AMENDMENTS.
- A. PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
- B. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.
- C. FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, AS DETERMINED BY THE SOIL MANAGEMENT PLAN, ARE EXEMPT FROM ADDING COMPOST AND TILLING.
- D. THE EXPOSED SOIL SURFACES ON THE GROUND PLANE SHALL BE COVERED WITH A MINIMUM THREE-INCH LAYER OF MATERIAL TO IMPROVE WATERHOLDING CAPABILITIES OF SOIL THROUGH REDUCED EVAPORATION AND COMPACTION. ORGANIC MATERIALS FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENT OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCT. MATERIAL MAY BE DECORATIVE GRAVEL, STONES, DECOMPOSED GRANITE, COMPOST, OR MULCH AS APPROPRIATE FOR THE PLANT MATERIAL AND OF A SIZE SUFFICIENT TO REMAIN IN PLACE ONCE IT HAS BEEN INSTALLED. STABILIZING MULCHING PRODUCTS THAT MEET CURRENT ENGINEERING STANDARDS SHALL BE USED ON SLOPES.
- E. STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS SUCH AS THOSE DETAILED IN THE USDA/USAID LOW-VOLUME ROADS ENGINEERING BEST MANAGEMENT PRACTICES FIELD GUIDE.
- F. THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT.

GENERAL

- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AND CITY OF LOS ANGELES LOCAL ORDINANCES AS APPLICABLE.
- ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY NORCAL ENGINEERING DATED OCTOBER 27, 2024.
- EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY BY T&M SURVEYING, DATED NOVEMBER 6, 2023.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
- STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
- THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
- DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
- CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.
- THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
- CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.
- ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
- CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF LOS ANGELES FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

LEGEND

SITE

- | | |
|--|----------------------------|
| | CURB/BACK OF CURB/GUTTER |
| | RETAINING WALL/SITE WALL |
| | PROPERTY LINE/RIGHT OF WAY |
| | CENTER LINE |
| | FENCE |

EROSION CONTROL

- | | |
|--|--------------------------------------|
| | GRAVEL DBAGS |
| | FIBER ROLL |
| | PROPOSED BUILDING EXCAVATION OUTLINE |
| | EXISTING DRAINAGE DIRECTION OF FLOW |

GRADING

- | | |
|--|------------------------------------|
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | FLOW LINE |
| | GRADE BREAK LINE |
| | RIDGE LINE |
| | EARTHEN SWALE |
| | SAWCUT |
| | LIMITS OF GRADING |
| | GRADING BENCH |
| | GRADED SLOPE (HORIZONTAL-VERTICAL) |
| | STORM DRAIN |
| | STORM DRAIN INLET |

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	FL	FLOW LINE
BCR	BEGIN CURVE RETURN	FT	FOOT OR FEET
BW	BACK OF WALK	FU	FIXTURE UNITS
BLDG	BUILDING	FW	FIRE WATER
BM	BENCH MARK	GPM	GALLONS PER MINUTE
BOS	BOTTOM OF STAIRS	GV	GATE VALVE
BMP	BEST MANAGEMENT PRACTICES	HDPE	HIGH DENSITY POLYETHYLENE
CB	CATCH BASIN	HP	HIGH POINT
CI	CAST IRON	INV.	INVERT
CL	CENTER LINE	LP	LOW POINT
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM
CO	CLEANOUT	MIN	MINIMUM
CONC	PORTLAND CEMENT CONCRETE	MH	MANHOLE
CF	CURB FACE	(N)	NORTH
DW	DOMESTIC WATER	NTS	NOT TO SCALE
(E)	EAST	PA	PLANTER AREA
ECR	END CURVE RETURN	POC	POINT OF CONNECTION
EG	EDGE OF GUTTER	PIV	POST INDICATOR VALVE
EL. OR ELEV	ELEVATION	PCC	POINT OF COMPOUND CURVE
ELEC	ELECTRIC, ELECTRICAL	PRC	POINT OF REVERSE CURVE
EX. OR EXIST.	EXISTING	PRV	PRESSURE REDUCING VALVE
FDC	FIRE DEPARTMENT CONNECTION	PVC	POLYVINYL CHLORIDE
FF	FINISHED FLOOR	R	RADIUS
FG	FINISHED GRADE (LANDSCAPE)	RCIP	RECTANGULAR CAST IRON PIPE
FS	FINISHED SURFACE (HARDSCAPE)	RD	ROOF DRAIN
FH	FIRE HYDRANT	RW	RIGHT-OF-WAY

FULLERTON CEDARWOODS
CIVIL PLANS



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS: PARCEL NO. 5, AS SHOWN ON A MAP FILED IN BOOK 141, PAGES 44 AND 45 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING NOT LESS THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE OF SAID REAL PROPERTY, PROVIDED THAT GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT TO GO UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSES OF EXTRACTING SAID OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES, NOR FOR ANY PURPOSES IN CONNECTION THEREWITH, BUT SHALL HAVE THE RIGHT TO EXTRACT AND REMOVE SAID OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES BY MEANS OF SLANT-DRILLED WELLS LOCATED ON ADJACENT OR NEARBY LAND, OR BY ANY OTHER MEANS WHICH SHALL NOT REQUIRE ENTRY UPON THE SURFACE OF SAID REAL PROPERTY, AS RESERVED BY SANTA FE LAND IMPROVEMENT COMPANY, A CALIFORNIA CORPORATION, AS MORE FULLY SET FORTH IN AN INSTRUMENT RECORDED DECEMBER 3, 1981 IN BOOK 14310, PAGE 1278 OF OFFICIAL RECORDS.

A PORTION OF LOT 2 AND 3 OF TRACT NO. 6073, MAP BOOK 63, PAGES 12-13.

APN: 338-172-24

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CYPRESS WAY BEING NORTH 89°48'00" WEST PER PARCEL MAP 79-467 PMB 141/44-55 RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

BENCHMARK:

CITY OF FULLERTON BM 36E-14A
P.K. MAIL IN LEAD, NW COR ORANGETHORPE AND PLACENTIA, N. CURB OF ORANGETHORPE, 1' W OF ECR
ELEV: 191.12

SHEET INDEX

C000	TITLE SHEET
C010	EXISTING CONDITIONS
C100	EROSION CONTROL PLAN
C200	ROUGH GRADING PLAN
C201	GRADING SECTIONS
C202	GRADING SECTIONS CONT'D
C210	PRECISE GRADING PLAN
C220	GRADING DETAILS
C211	PRECISE GRADING PLAN CONT'D
C300	WQMP/DRAINAGE PLAN
C310	DRAINAGE DETAILS
C400	UTILITY PLAN
C401	FIRE FLOW TEST

PROJECT DIRECTORY

OWNER:
LTCGG LLC
13925 CITY CENTER DRIVE, SUITE 200
CHINO HILLS, CA 91709

CIVIL ENGINEER:
PACIFIC CONSULTING GROUP, INC.
KYLE PROUTY
2239 STATE AVE, #B
COSTA MESA, CA 92627
TEL: 818.800.6991

ARCHITECT:
STEVE K HONG ARCHITECT
4000 WESTERLY PLACE, SUIT 100
NEWPORT BEACH, CA 92660
TEL: 714.822.1171

GEOTECHNICAL ENGINEER:
NORCAL ENGINEERING
10641 HUMBOLT STREET
LOS ALAMITOS, CA 90720
TEL: 562.799.9469

LANDSCAPE ARCHITECT:
RODARTE LANDSCAPE ARCHITECTURE, INC.
740 13TH, SUITE 320
SAN DIEGO, CA 92101
TEL: 909.771.8171

GEOTECHNICAL ENGINEER'S STATEMENT

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS GEOTECHNICAL ENGINEERING REPORT BY NORCAL ENGINEERING DATED OCTOBER 27, 2024

SIGNATURE _____ DATE _____ STAMP _____

ESTIMATED EARTHWORK QUANTITIES

CUT:	6,799 CUBIC YARDS
(BULKING 10%)	680 CUBIC YARDS
FILL:	7,644 CUBIC YARDS
SHRINKAGE (10%)	764 CUBIC YARDS
NET (FILL/IMPORT):	929 CUBIC YARDS (FILL)

EARTHWORK CALCULATION NOTES:

- THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
- ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
- THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
- THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
- ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, REPLACEMENT.



1-800-227-2600
CALL USA/SC FOR
UNDERGROUND LOCATING
48 HOURS BEFORE YOU
DIG!

IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE
REQUIRES A DIGALERT IDENTIFICATION NUMBER
BE ISSUED BEFORE A "PERMIT TO EXCAVATE"
WILL BE VALID. FOR YOUR DIGALERT I.D.
NUMBER CALL UNDERGROUND SERVICE ALERT
TOLL FREE 1-800-227-2600 TWO WORKING
DAYS BEFORE YOU DIG



2239 STATE AVE, #B
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E: Kyle@pacificconsultinginc.com
PCG JOB NO. 24136

CEDARWOODS FULLERTON

2461 - 2495 E. ORANGETHORPE AVE.
FULLERTON, CA 92831



SIGN DATE 11/06/2025

NOT FOR
CONSTRUCTION

REVISIONS:

JOB NO.: 24136

DATE: 10.31.2025

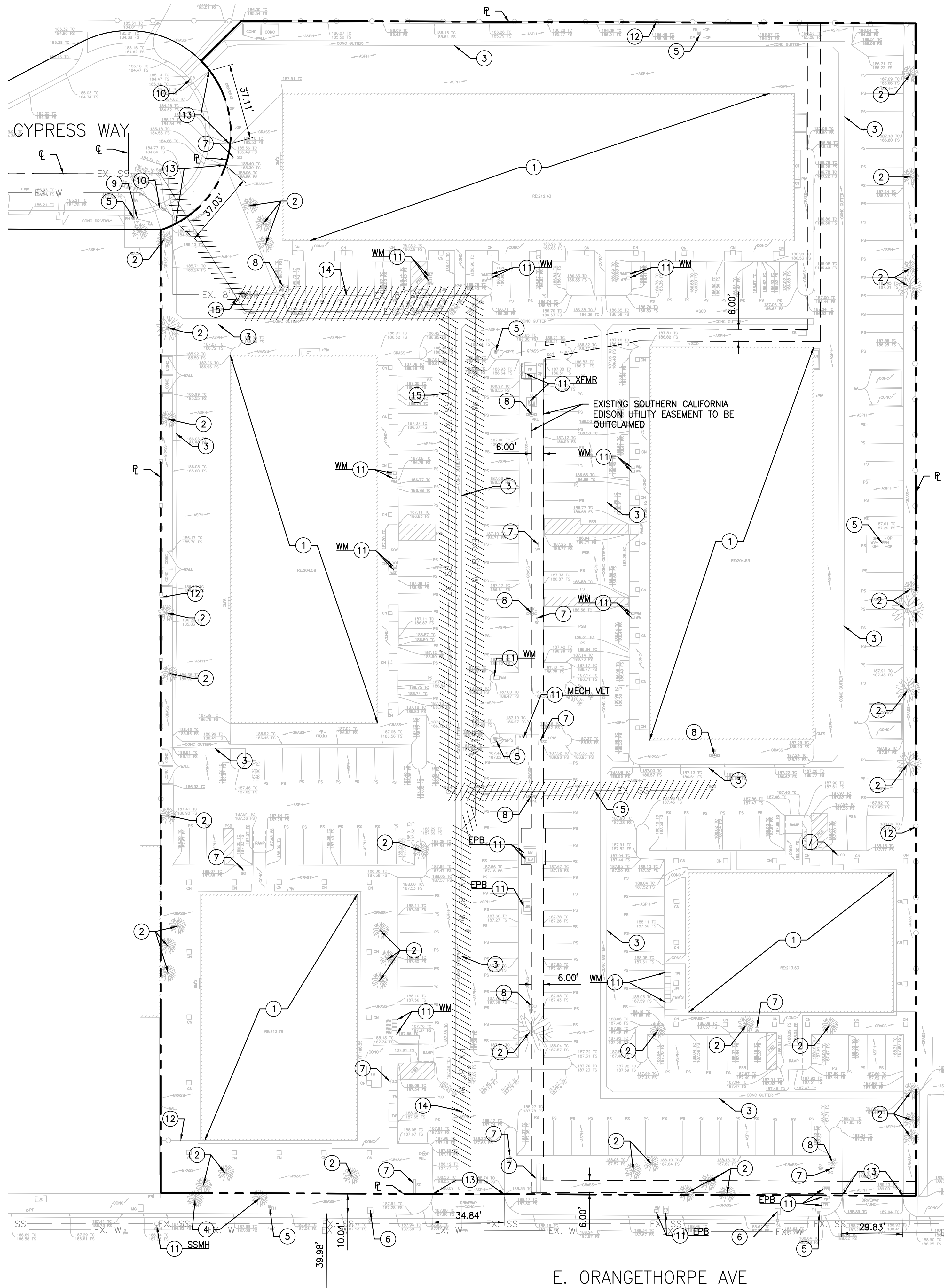
SCALE: AS NOTED

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

C000



CONSTRUCTION NOTES

- 1 EXISTING BUILDING.
- 2 EXISTING TREE.
- 3 EXISTING GUTTER.
- 4 EXISTING STREET TREE.
- 5 EXISTING FIRE HYDRANT.
- 6 EXISTING STREET LIGHT.
- 7 EXISTING SIGNAGE.
- 8 EXISTING OVERHEAD LIGHT.
- 9 EXISTING POWER POLE.
- 10 EXISTING CURB OUTLET.
- 11 EXISTING UTILITY AS NOTED.
- 12 EXISTING FENCE.
- 13 EXISTING DRIVEWAY.
- 14 EXISTING 8" WATER PIPE AND SERVICES TO BE REMOVED.
- 15 EXISTING SEWER LATERAL TO BE REMOVED.

NOTES:

1. EXISTING CONDITIONS AND SURFACE IMPROVEMENTS SHOWN HEREON ON BASED ON THE TOPOGRAPHIC SURVEY PERFORMED BY T&M SURVEYING, DATED NOVEMBER 6, 2023.

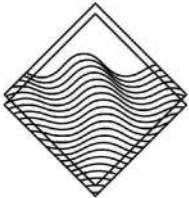
ENGINEER'S NOTICE TO CONTRACTOR

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

UNDERGROUND UTILITIES & STRUCTURES

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PLANS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND MAY NOT REFLECT ALL EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONS OF THE RECORDED UTILITIES AS WELL AS ANY NOT SHOWN AND SHALL CONFIRM ALL ALIGNMENTS AND GRADES BY FIELD INVESTIGATIONS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



PACIFIC CONSULTING GROUP

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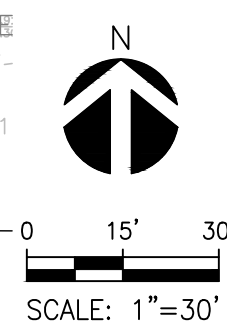
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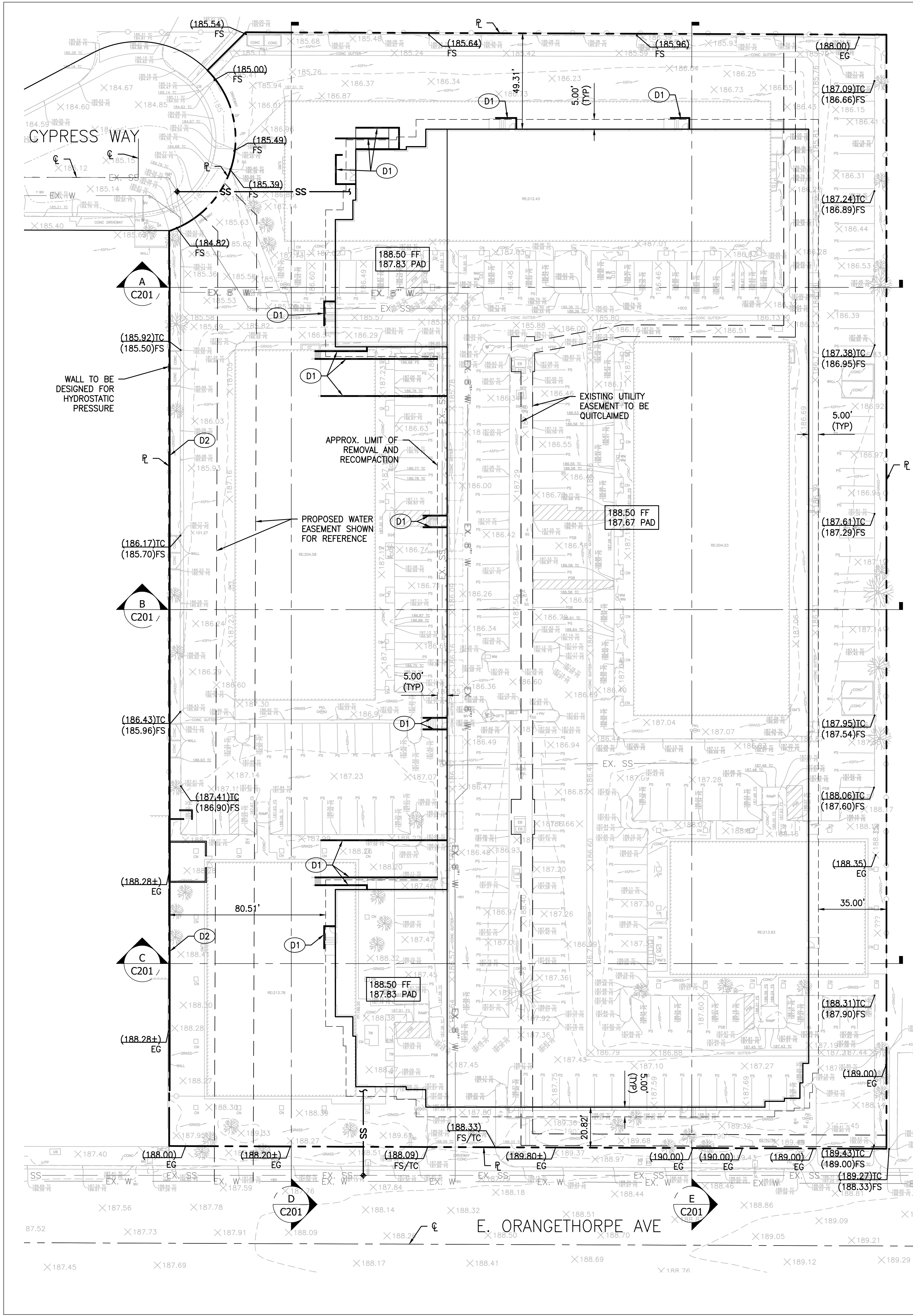
SHEET TITLE:

EXISTING CONDITIONS

SHEET NUMBER:

C010





LEGEND

- PROPERTY LINE
- LIMIT OF REMOVAL AND RECOMPACTION
- RETAINING WALL PER OTHERS

CONSTRUCTION NOTES

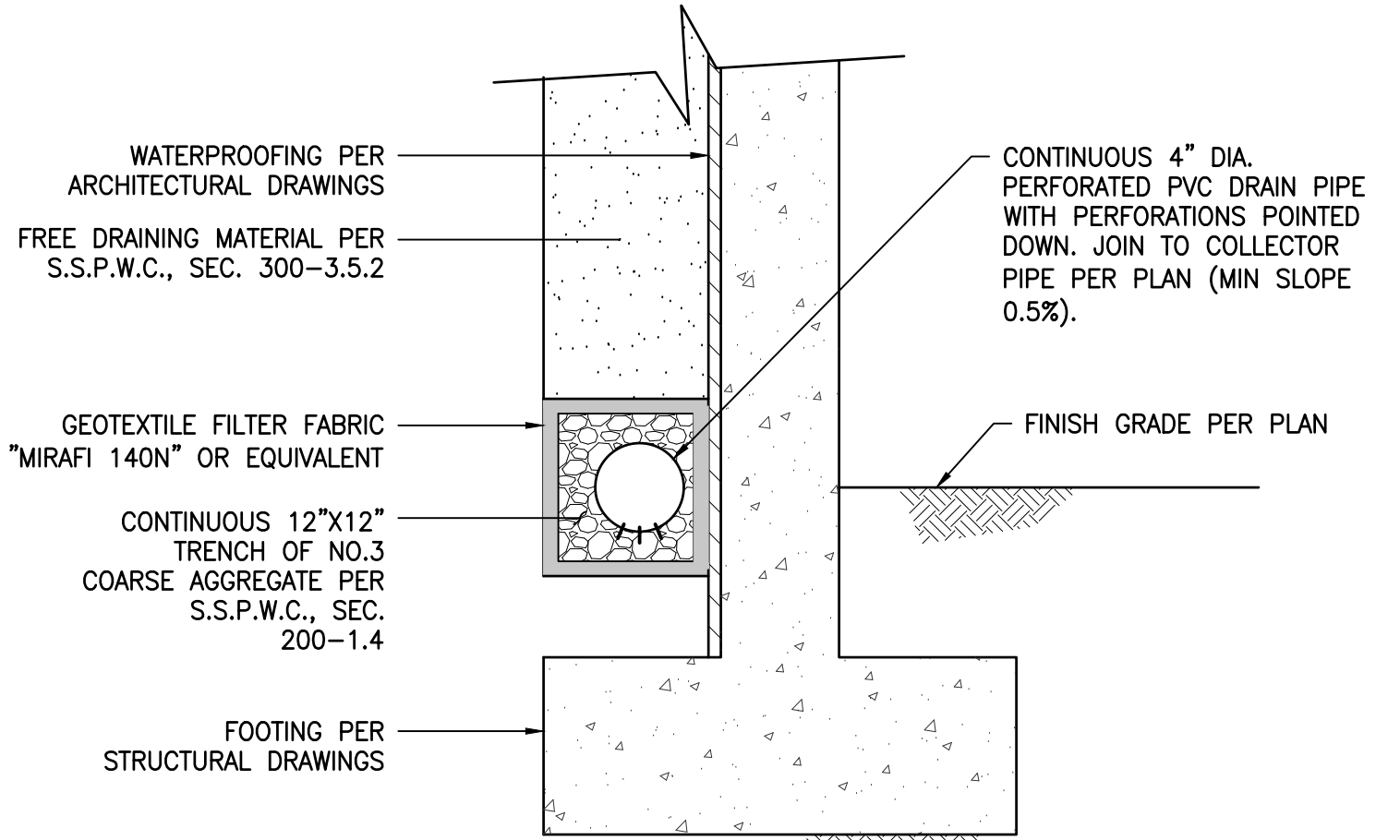
- D1 INSTALL FOUNDATION DRAIN PER DETAIL 1, SHOWN HEREON.
 - D2 RETAINING WALL SHOWN TO BE DESIGNED FOR HYDROSTATIC PRESSURE IN LIEU OF SUBDRAINAGE SYSTEM.
- NOTES
- SEE SLAB PLAN FOR SLAB SLOPES AND ELEVATIONS. SLAB ELEVATIONS AND SLOPES NOTED FOR REFERENCE ONLY HEREON.
 - REMOVAL AND RECOMPACTION SHALL BE PERFORMED TO THE RECOMMENDATIONS NOTED IN THE PROJECT GEOTECHNICAL REPORT.
 - ROUGH GRADE ASSUMES PAD IS 10" BELOW FINISH FLOOR (6" SLAB, + 4" BASE/VAPOR BARRIER) UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR FINAL SLAB ELEVATIONS AND FOUNDATION DETAILS.
 - SHORING SHOWN SCHEMATICALLY HEREON. SEE SEPARATE SHORING PLANS FOR DESIGN AND DETAILS.
 - TEMPORARY EXCAVATIONS SHALL BE PERFORMED IN CONFORMANCE OF THE PROJECT GEOTECHNICAL REPORT PREPARED BY NORCAL ENGINEERING DATED OCTOBER 27, 2024.

ESTIMATED EARTHWORK QUANTITIES

CUT:	(BULKING 10%)	6,799 CUBIC YARDS
		680 CUBIC YARDS
FILL:	SHRINKAGE (10%)	7,644 CUBIC YARDS
		764 CUBIC YARDS
NET (FILL/IMPORT):		929 CUBIC YARDS (FILL)

EARTHWORK CALCULATION NOTES:

- THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
- ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
- THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
- THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
- ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, REPLACEMENT.



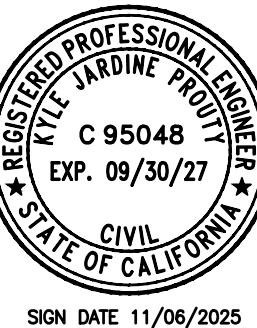
1 FOUNDATION DRAIN TYPICAL DETAIL
C200 N.T.S.



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CEDARWOODS FULLERTON

2461 - 2495 E. ORANGETHORPE AVE.
FULLERTON, CA 92831



NOT FOR
CONSTRUCTION

REVISIONS:

JOB NO.: 24136

DATE: 10.31.2025

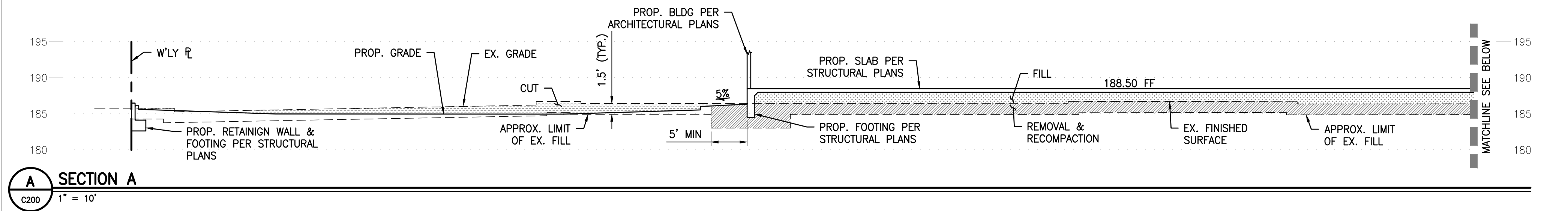
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SHEET TITLE:

ROUGH GRADING PLAN

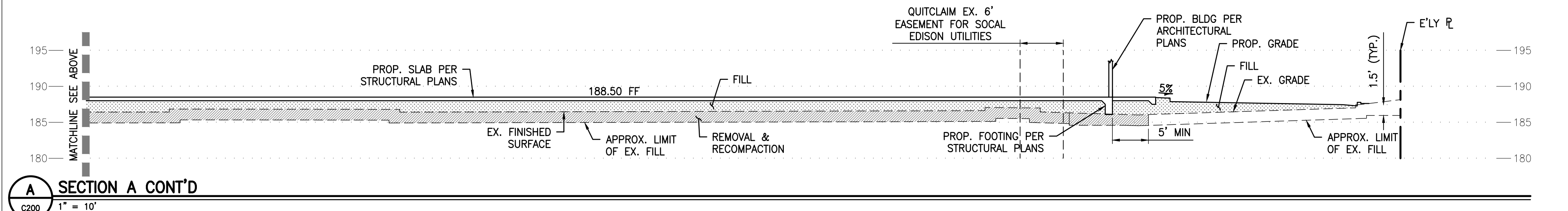
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C200



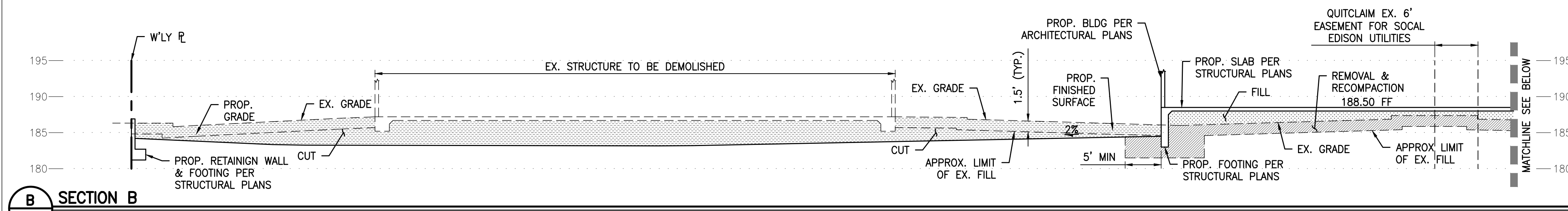
A SECTION A

C200 1" = 10'



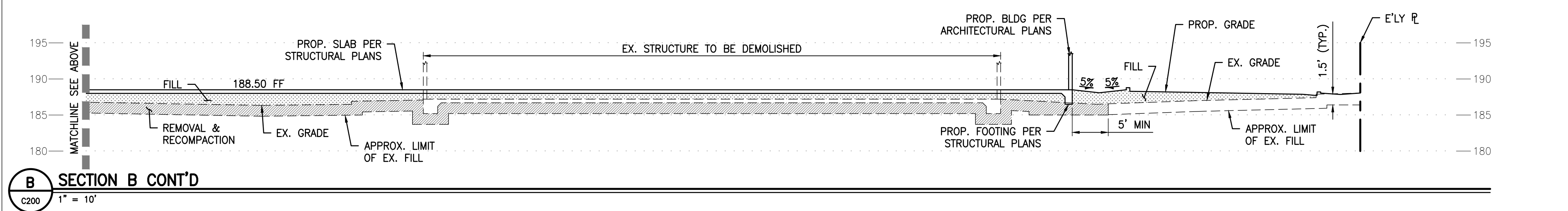
A SECTION A CONT'D

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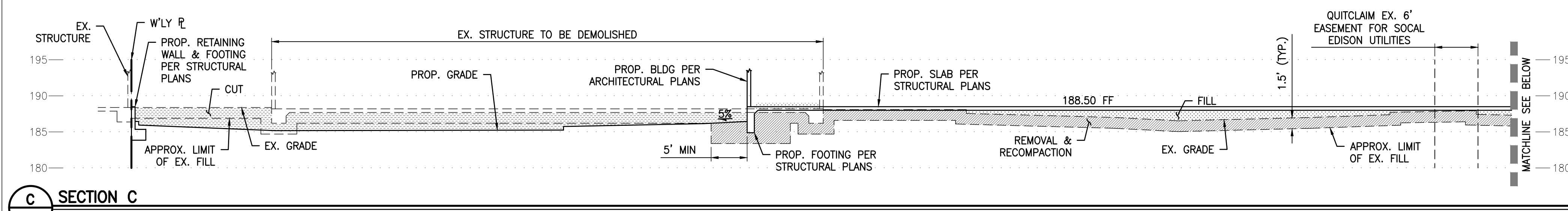
B SECTION B

C200 1" = 10'



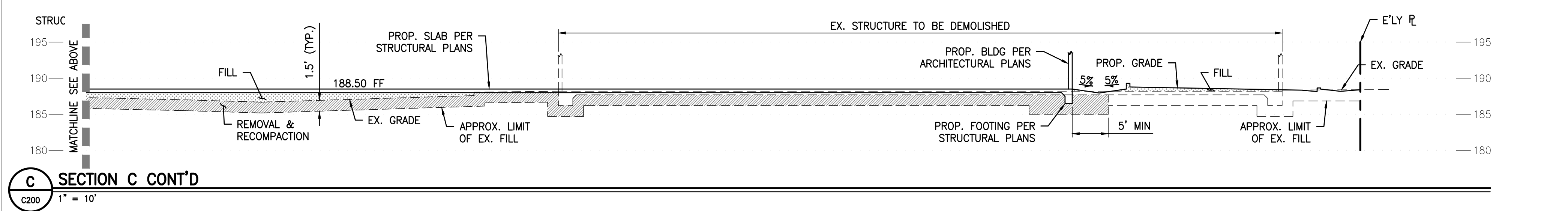
B SECTION B CONT'D

C200 1" = 10'



C SECTION C

C200 1" = 10'



C SECTION C CONT'D

C200 1" = 10'



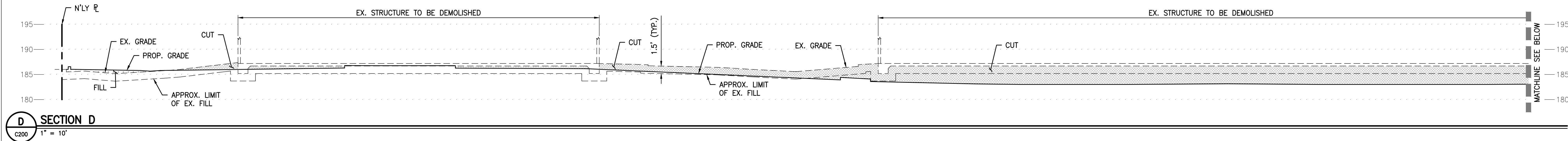
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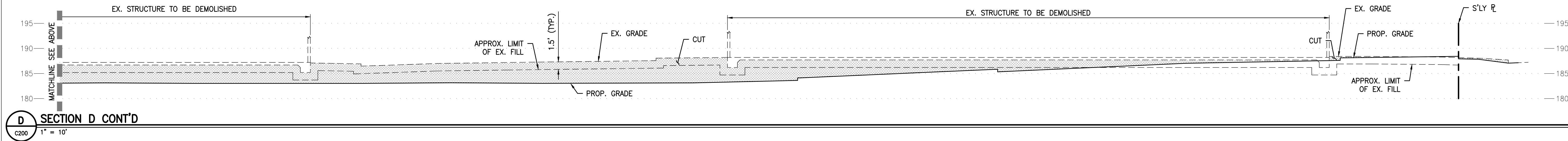


**NOT FOR
CONSTRUCTION**

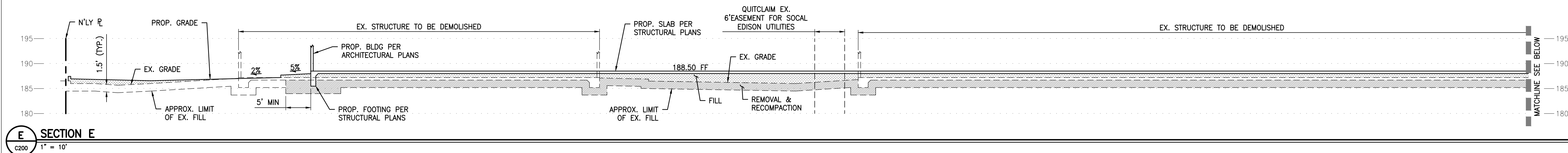
REVISIONS:
JOB NO.: 24136
DATE: 10.31.2025
SCALE: AS NOTED
SHEET TITLE: GRADING SECTIONS
SHEET NUMBER: C201



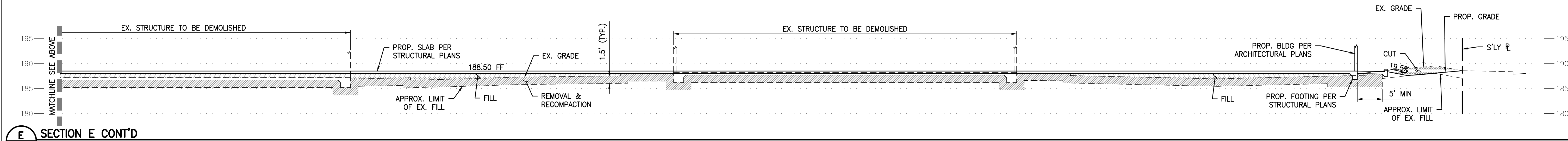
D SECTION D
C200 1" = 10'



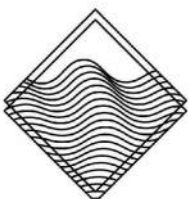
D SECTION D CONT'D
C200 1" = 10'



E SECTION E
C200 1" = 10'



E SECTION E CONT'D
C200 1" = 10'



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SIGN DATE 11/06/2025

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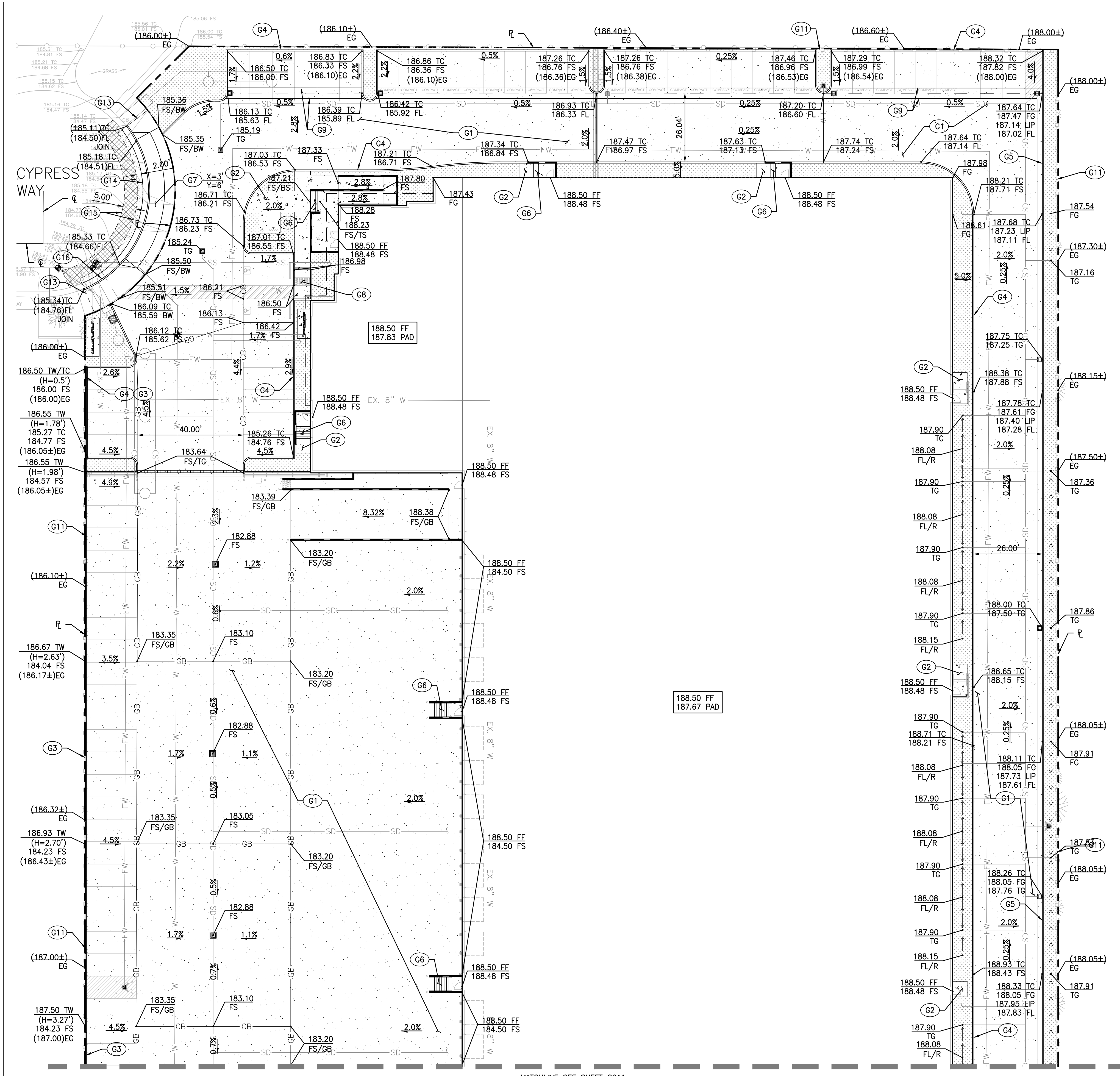
DATE: 10.31.2025

SCALE: AS NOTED

SHEET TITLE:
GRADING SECTIONS
CONT'D

SHEET NUMBER:

C202



LEGEND

- LANDSCAPE AREA BY OTHERS
- SITE CONCRETE
- VEHICULAR CONCRETE PAVEMENT
- OFFSITE GRIND AND OVERLAY PER SEPARATE OFFSITE PLAN
- RETAINING WALL PER OTHERS
- PROPERTY LINE
- GRADE BREAK
- RIDGE LINE
- FLOW LINE
- CATCH BASIN
- AREA DRAIN

- CONSTRUCTION NOTES**
- G1 INSTALL CONCRETE PAVING PER DETAIL 2, SHEET C220.
 - G2 INSTALL CONCRETE WALKWAY PAVING PER DETAIL 1, SHEET C220.
 - G3 INSTALL RETAINING WALL. DETAILS AND SPECIFICATIONS BY OTHERS.
 - G4 INSTALL CONCRETE CURB PER DETAIL 3, SHEET C220.
 - G5 INSTALL CURB AND GUTTER PER DETAIL 6, SHEET C220.
 - G6 INSTALL STAIRS ON GRADE PER DETAIL 4, SHEET C220.
 - G7 INSTALL DRIVEWAY PER CITY OF FULLERTON STD PLAN 121-1.
 - G8 INSTALL CURB RAMP WITH TRUNCATED DOMES PER DETAIL 8, SHEET C220.
 - G9 INSTALL RIBBON GUTTER PER DETAIL 7, SHEET C220.
 - G10 INSTALL SIDEWALK PER CITY OF FULLERTON STD PLAN 122.
 - G11 FENCE BY OTHERS.
 - G12 INSTALL DRIVEWAY PER CITY OF FULLERTON STD PLAN 121-3.
 - G13 SAWCUT TO LIMIT AS SHOWN.
 - G14 INSTALL NEW AC PAVEMENT PER CITY OF FULLERTON STD PLAN 102 AND 103.
 - G15 GRIND AND OVERLAY EXISTING AC PAVEMENT TO LIMIT AS SHOWN.
 - G16 INSTALL CURB AND GUTTER PER CITY OF FULLERTON STD. PLAN 120, TYPE A.

- NOTES**
- SEE SLAB PLAN FOR SLAB SLOPES AND ELEVATIONS. SLAB ELEVATIONS AND SLOPES NOTED FOR REFERENCE ONLY HEREON.
 - REMOVAL AND RECOMPACTION SHALL BE PERFORMED TO THE RECOMMENDATIONS NOTED IN THE PROJECT GEOTECHNICAL REPORT.
 - SEE STRUCTURAL PLANS FOR RETAINING WALL DETAILS.

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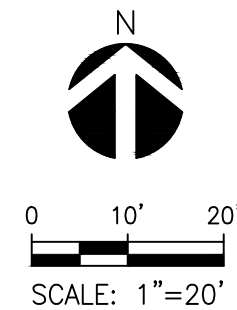
JOB NO.: 24136

DATE: 10.31.2025

SCALE: AS NOTED

SHEET TITLE: PRECISE GRADING PLAN

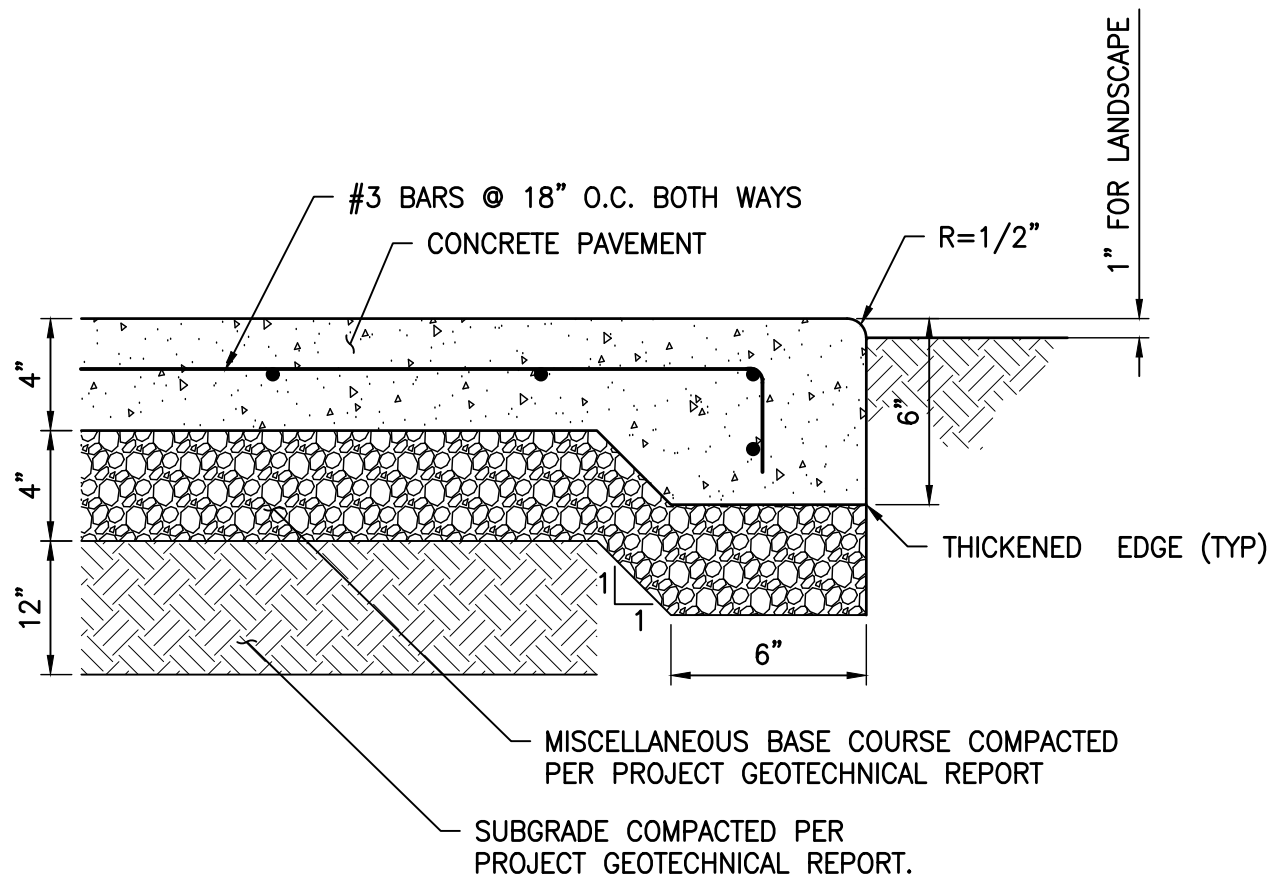
SHEET NUMBER: C210



EXISTING SIDEWALK AND CURB AND GUTTER TO REMAIN. PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE. REFER TO CITY PROJECT NO 44062. CONTRACTOR TO VERIFY ALL ELEVATIONS OF TC, FL, AND BW PRIOR TO CONSTRUCTION.

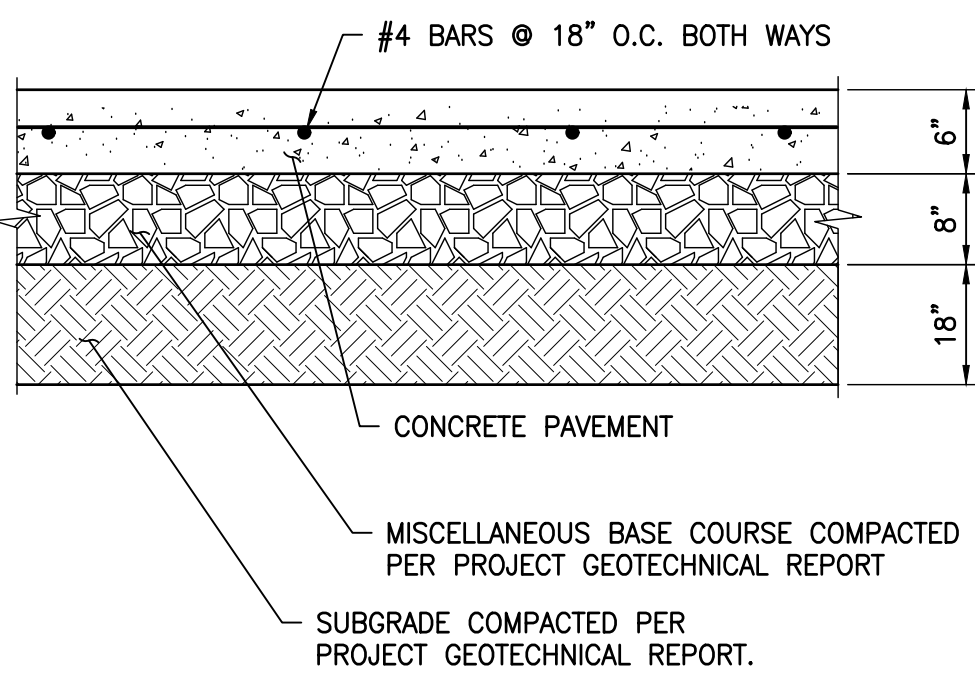
- (G1) INSTALL CONCRETE PAVING PER DETAIL 2, SHEET C220.
- (G2) INSTALL CONCRETE WALKWAY PAVING PER DETAIL 1, SHEET C220.
- (G3) INSTALL RETAINING WALL. DETAILS AND SPECIFICATIONS BY OTHERS.
- (G4) INSTALL CONCRETE CURB PER DETAIL 3, SHEET C220.
- (G5) INSTALL CURB AND GUTTER PER DETAIL 6, SHEET C220.
- (G6) INSTALL STAIRS ON GRADE PER DETAIL 4, SHEET C220.
- (G7) INSTALL DRIVEWAY PER CITY OF FULLERTON STD PLAN 121-1.
- (G8) INSTALL CURB RAMP WITH TRUNCATED DOMES PER DETAIL 8, SHEET C220.
- (G9) INSTALL RIBBON GUTTER PER DETAIL 7, SHEET C220.
- (G10) INSTALL SIDEWALK PER CITY OF FULLERTON STD PLAN 122.
- (G11) FENCE BY OTHERS.
- (G12) INSTALL DRIVEWAY PER CITY OF FULLERTON STD PLAN 121-3.
- (G13) SAWCUT TO LIMIT AS SHOWN.
- (G14) INSTALL NEW AC PAVEMENT PER CITY OF FULLERTON STD PLAN 102 AND 103.
- (G15) GRIND AND OVERLAY EXISTING AC PAVEMENT TO LIMIT AS SHOWN.
- (G16) INSTALL CURB AND GUTTER PER CITY OF FULLERTON STD. PLAN 120. TYPE A.

C211



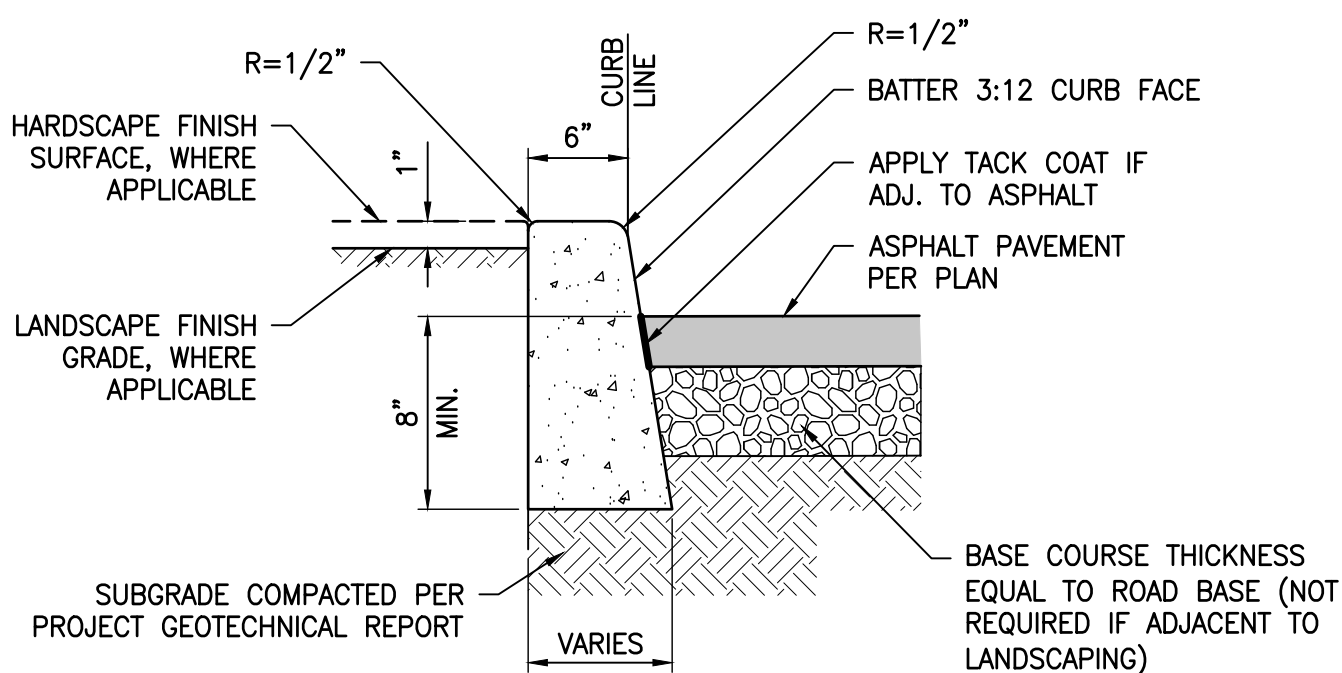
- NOTES:**
1. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
 2. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
 3. SEE PLAN FOR LOCATION OF CONTROL JOINTS.

1 PEDESTRIAN CONCRETE PAVING DETAIL
C220 N.T.S.



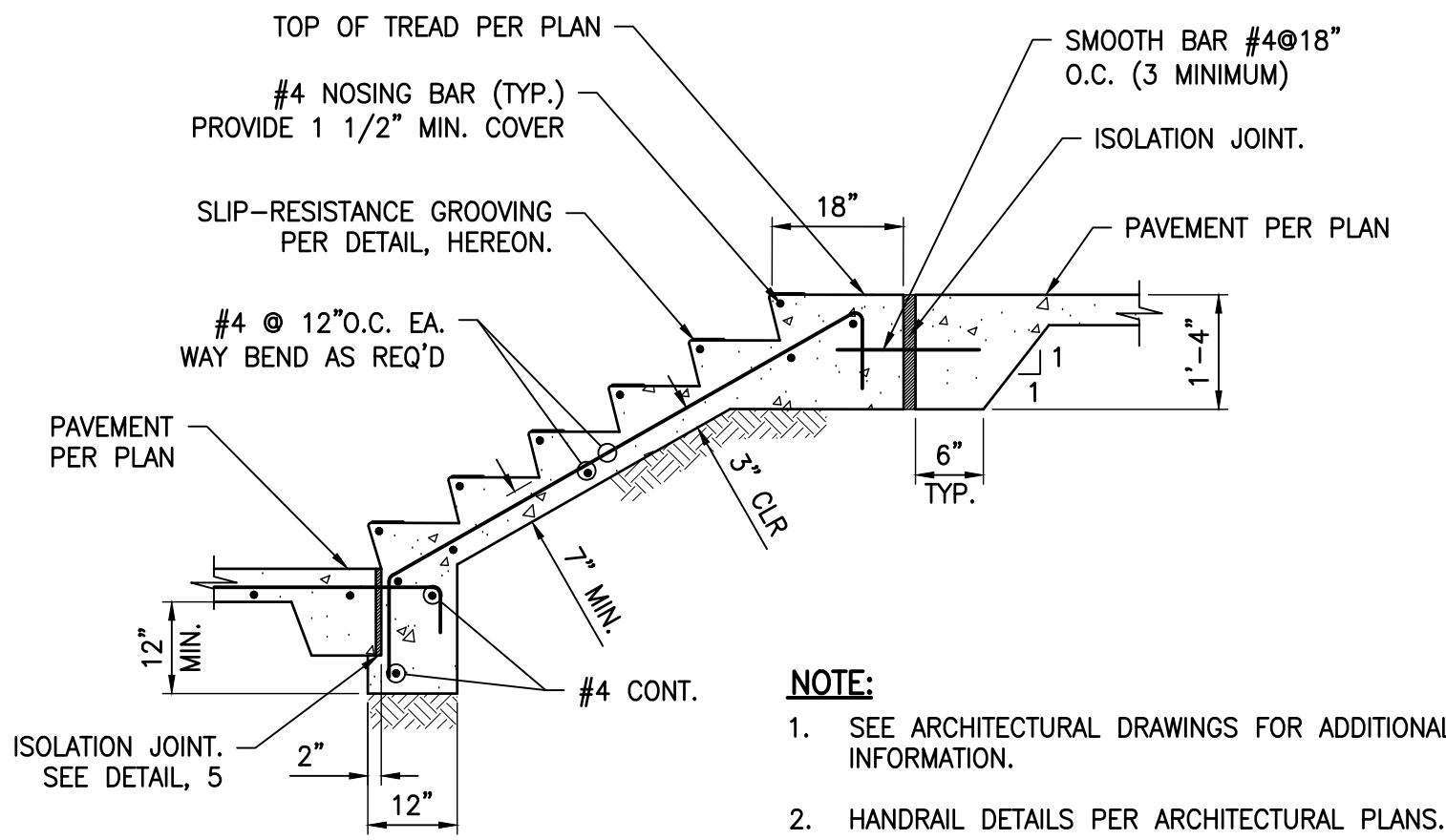
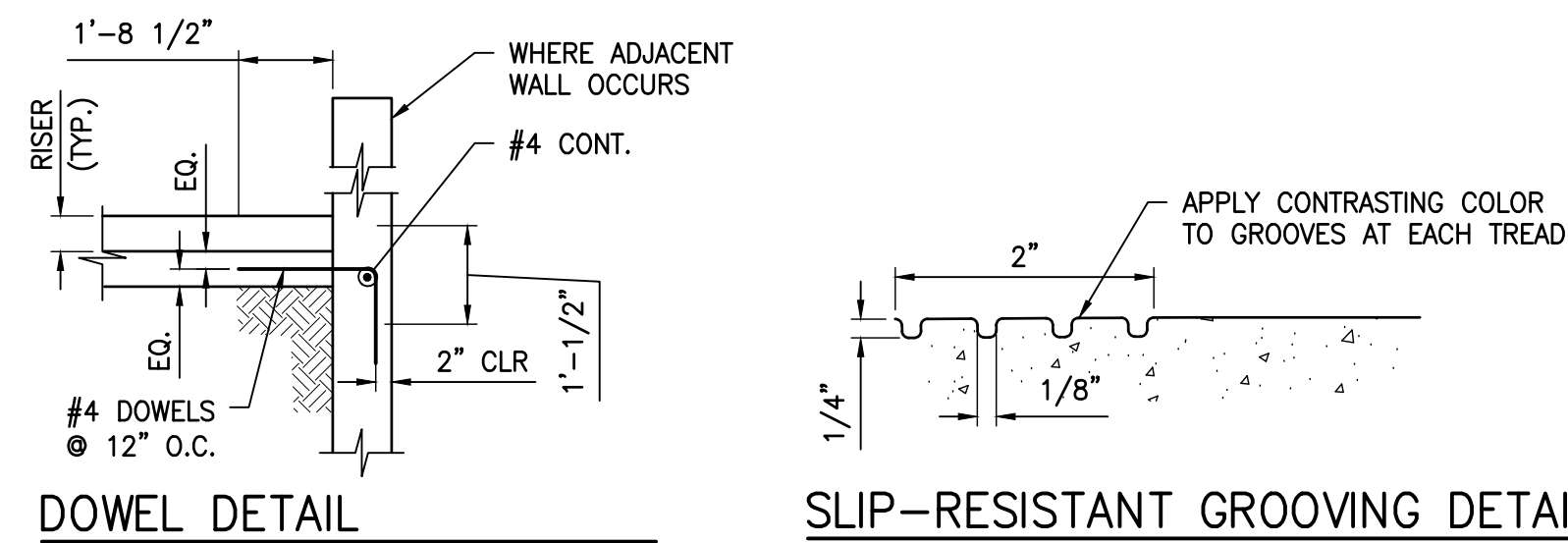
- NOTES:**
1. PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS FROM THE PROJECT GEOTECHNICAL REPORT.
 2. REFER TO ARCHITECTURAL PLANS FOR CONCRETE COLOR, PATTERN, TEXTURE, AND FINISH.
 3. THICKNESS AND DEPTH PER PROJECT GEOTECHNICAL REPORT.

2 VEHICULAR CONCRETE PAVING DETAIL
C220 N.T.S.

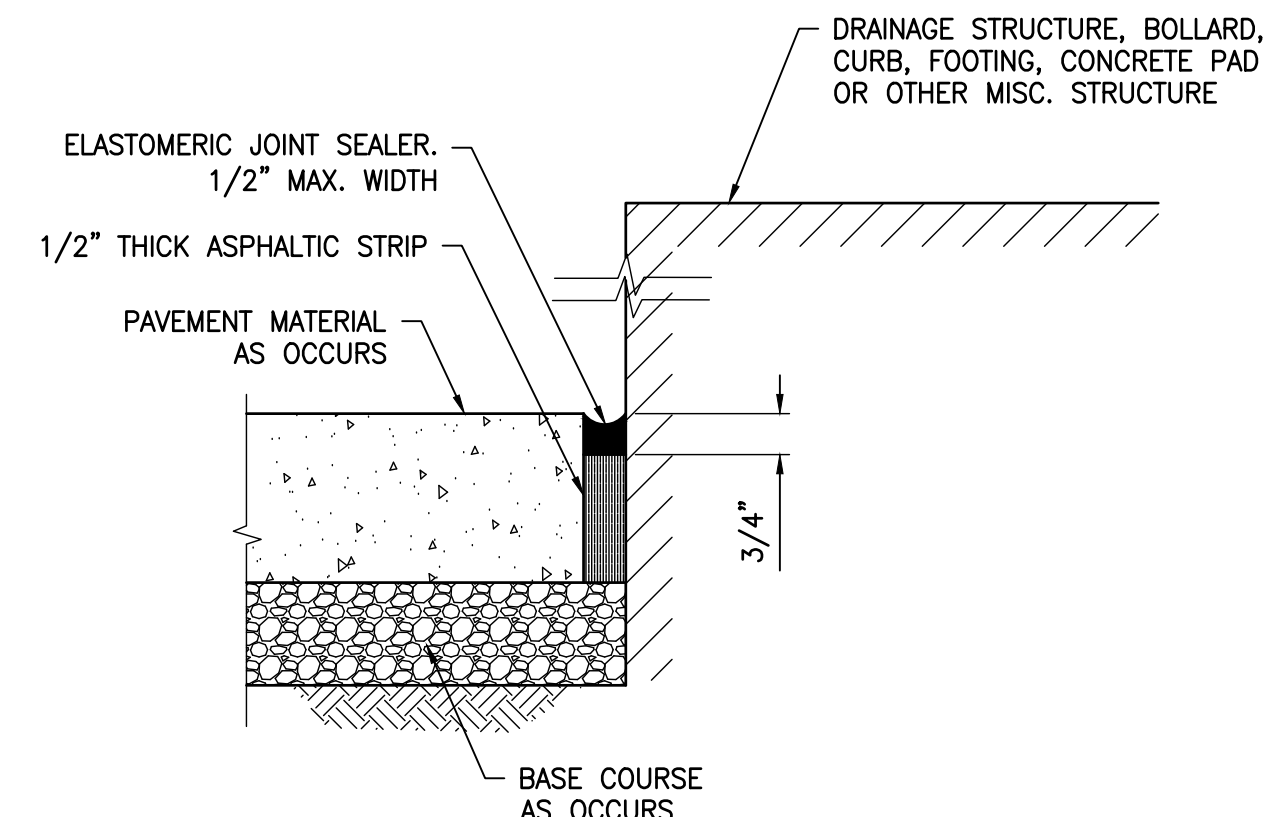


- NOTES:**
1. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
 2. CONTROL JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 10' INTERVALS O.C.
 3. WHERE A WALK IS ADJACENT TO THE CURB, THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

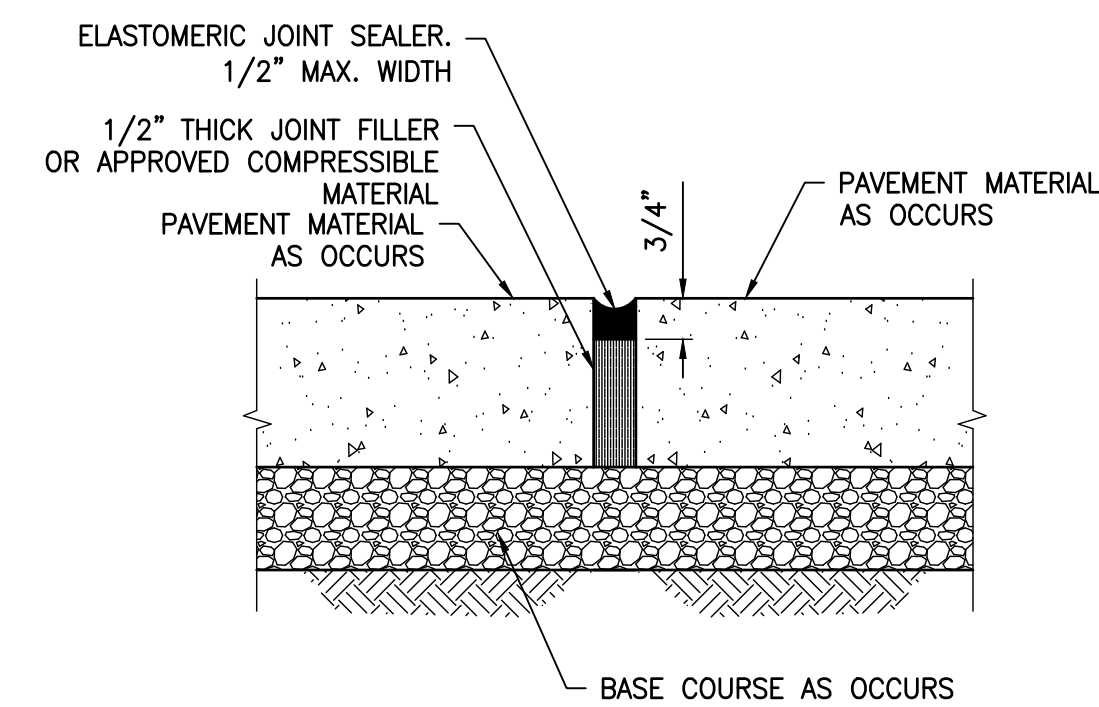
3 CONCRETE CURB TYPICAL DETAIL
C220 N.T.S.



4 CONCRETE STAIR ON GRADE TYPICAL DETAIL
C220 N.T.S.

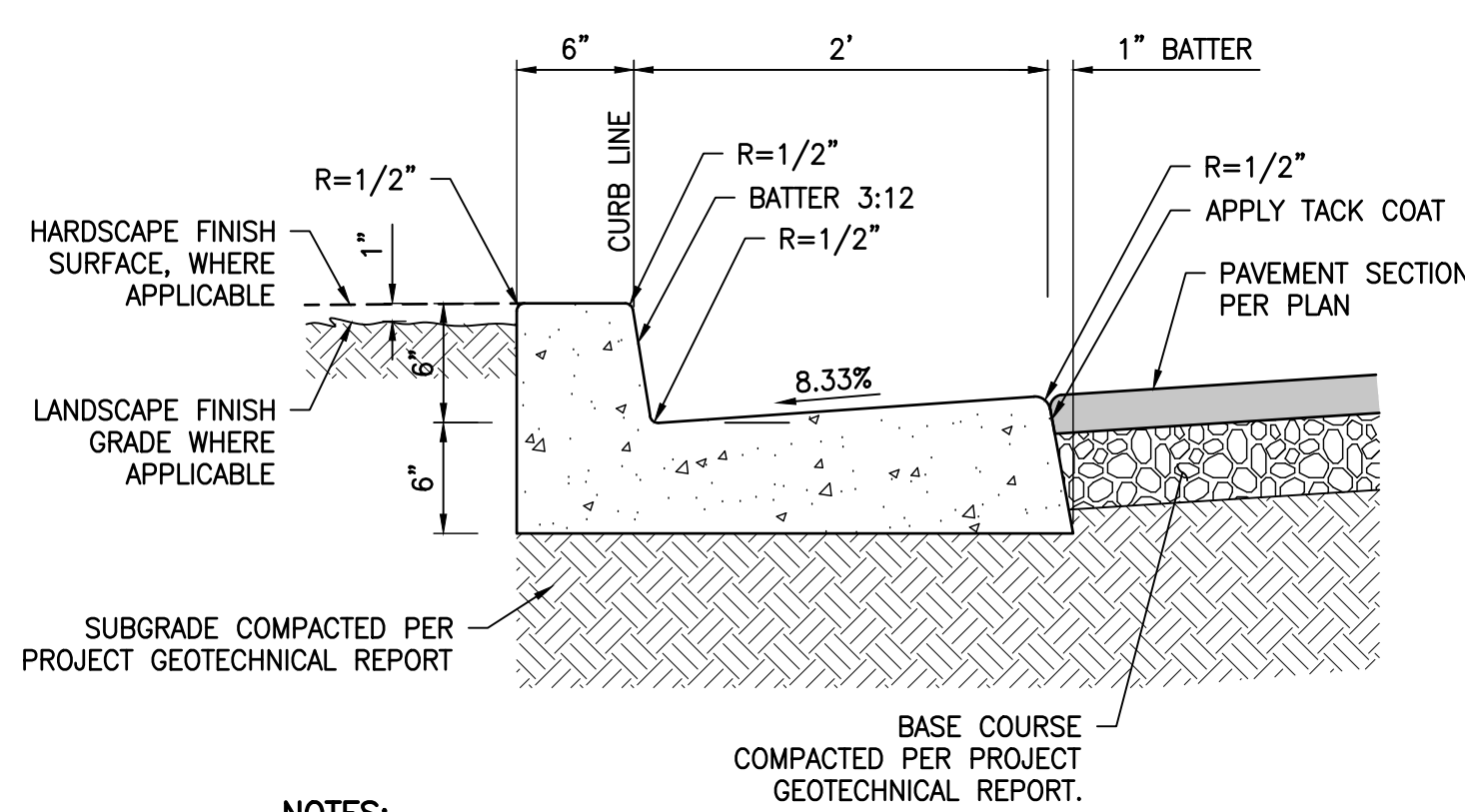


ISOLATION JOINT AT BUILDING INTERFACE



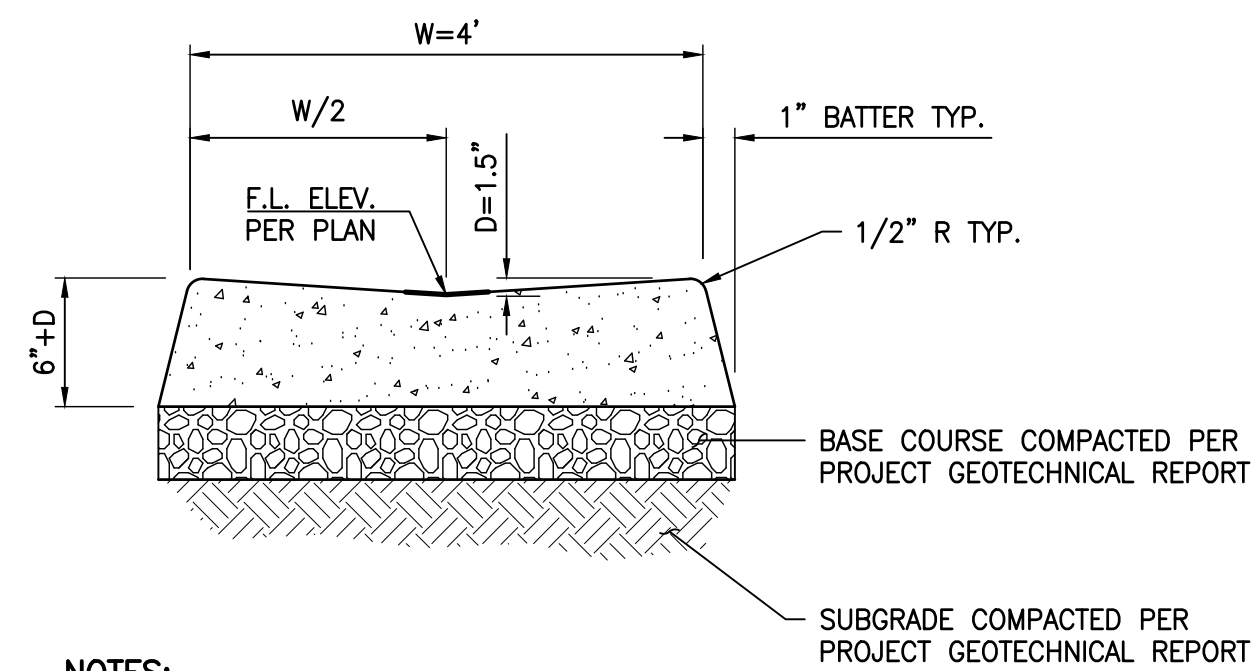
AT PAVING INTERFACE

5 ISOLATION JOINT TYPICAL DETAIL
C220 N.T.S.



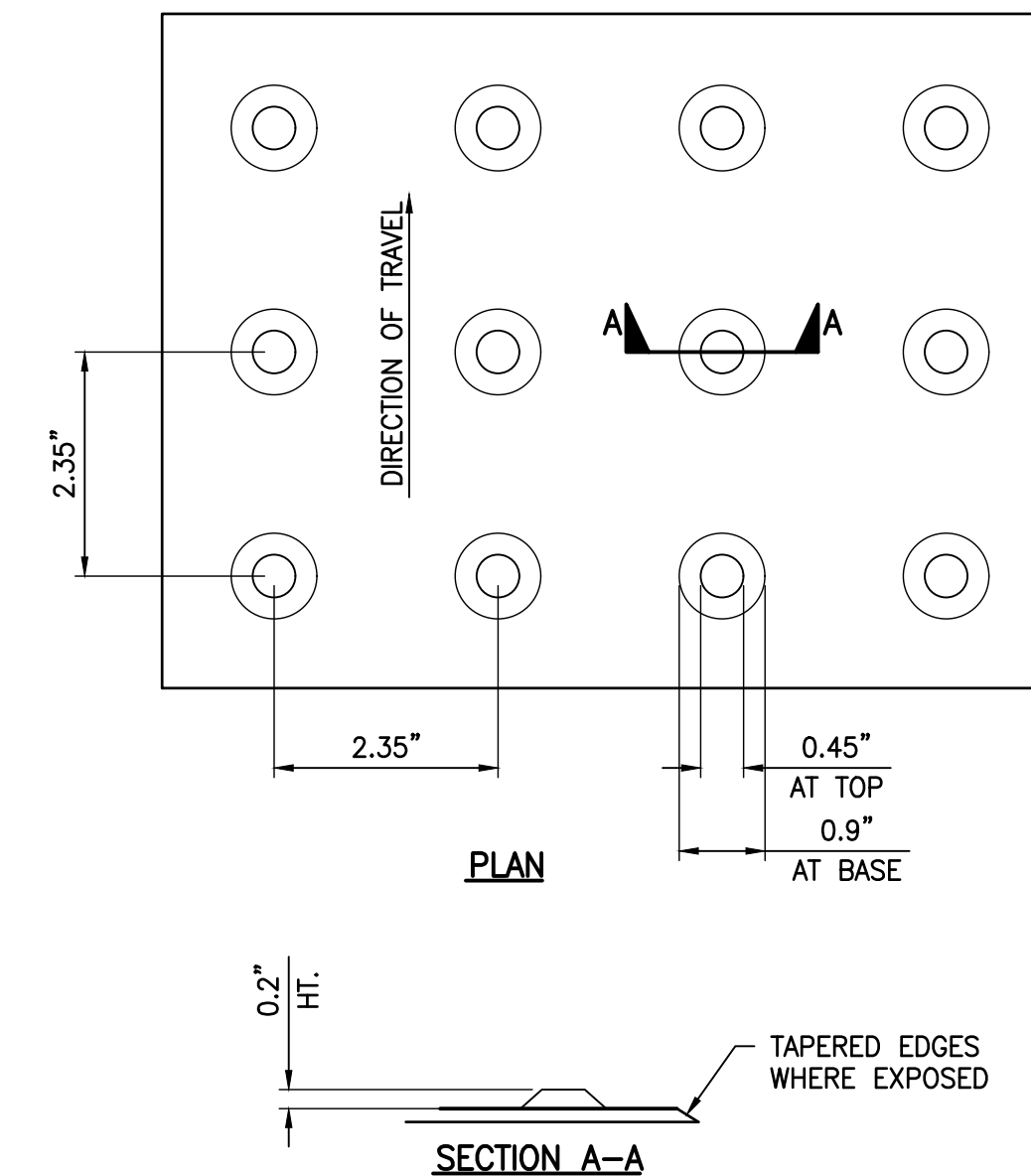
- NOTES:**
1. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
 2. CONTROL JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 10' INTERVALS O.C.
 3. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

6 PRIVATE CURB AND GUTTER TYPICAL DETAIL
C220 N.T.S.



- NOTES:**
1. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
 2. CONTROL JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 10' INTERVALS O.C.

7 RIBBON GUTTER TYPICAL DETAIL
C220 N.T.S.



- NOTE:**
- TRUNCATED DOMES SHALL BE OF A DURABLE, SLIP RESISTANT MATERIAL AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.

8 TRUNCATED DOME TYPICAL DETAIL
C220 N.T.S.



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2461 - 2495 E. ORANGETHORPE AVE.
FULLERTON, CA 92831



NOT FOR CONSTRUCTION

REVISIONS:

JOB NO.: 24136

DATE: 10.31.2025

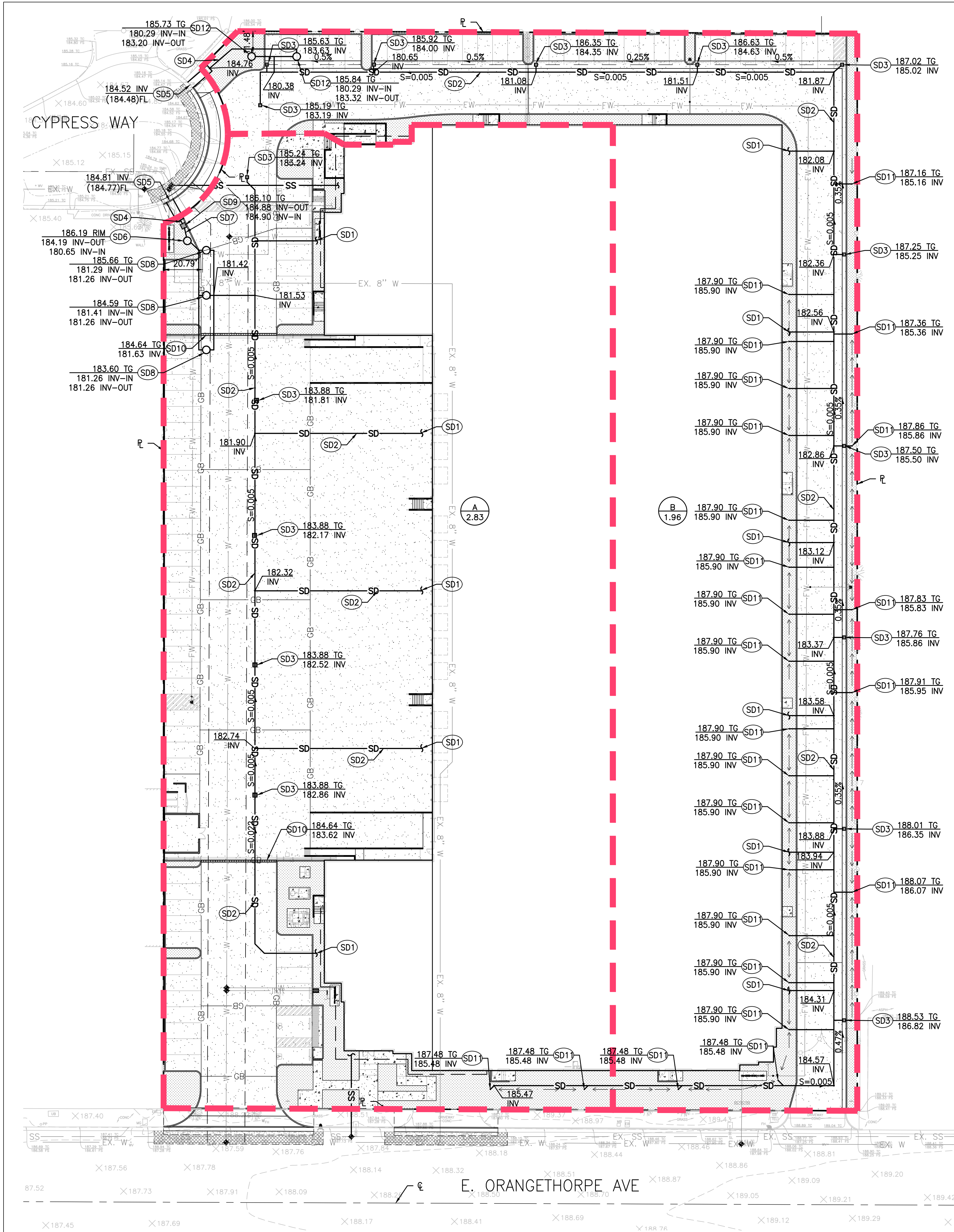
SCALE: AS NOTED

SHEET TITLE:

GRADING DETAILS

SHEET NUMBER:

C220



LEGEND

- LANDSCAPE AREA BY OTHERS
- VEHICULAR CONCRETE PAVING
- PEDESTRIAN CONCRETE PAVING
- OFFSITE GRIND AND OVERLAY PER SEPARATE OFFSITE PLAN
- RETAINING WALL PER OTHERS
- PROPERTY LINE
- GRADE BREAK
- RIDGE LINE
- FLOW LINE
- CATCH BASIN
- AREA DRAIN
- SUB-HYDROLOGY AREA BOUNDARIES
- SUB AREA ID
- SUB-HYDROLOGY AREA IN ACRES

CONSTRUCTION NOTES

STORM DRAIN

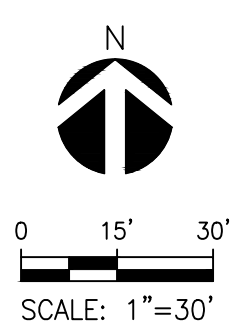
- SD1 POINT OF CONNECTION FROM PROPOSED ROOF DRAINAGE.
- SD2 INSTALL PVC STORM DRAIN PIPE.
- SD3 INSTALL PRECAST CONCRETE CATCH BASIN WITH FLOGAURD FILTER PER DETAIL 1, SHEET C310.
- SD4 INSTALL PVC OVERFLOW PIPE.
- SD5 INSTALL CURB DRAIN PER APWA STD PLAN 151-3.
- SD6 INSTALL STORMWATER SUMP PUMP.
- SD7 INSTALL PVC STORMWATER PUMP PIPING.
- SD8 INSTALL DRYWELL PER DETAIL 3, SHEET C310.
- SD9 INSTALL BUBBLER BOX PER DETAIL 2, SHEET C310.
- SD10 INSTALL 6" TRENCH DRAIN WITH FILTER INSERT PER DETAIL 4, SHEET C310.
- SD11 INSTALL 6" AREA DRAIN BY NDS PRO OR APPROVED EQUAL.
- SD12 INSTALL DRYWELL PER DETAIL 5, SHEET C310.

BMP NOTES

- ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICE(S) (BMPs) MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF FULLERTON PRIOR TO CONSTRUCTION OF BMP(S).
- ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMPs.

ENGINEER'S NOTICE TO CONTRACTOR

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



WQMP SUMMARY			
DRAINAGE MANAGEMENT AREA	A	B	TOTAL
TOTAL DEVELOPMENT AREA (S.F.)			208,627
DISTURBED PROJECT AREA (S.F.)	123,073	85,554	208,627
PROPOSED BUILDINGS (S.F.)	59,486	45,118	104,604
PROPOSED PAVING/HARDSCAPE (S.F.)	56,616	28,539	85,155
TOTAL PROPOSED IMPERVIOUS AREA (S.F.)	116,102	73,657	189,759
PROPOSED IMPERVIOUS PERCENTAGE	94%	86%	91%
PROPOSED PERVIOUS AREA (S.F.)	6,971	11,897	18,868
DCV (C.F.)	7,904	5,090	12,994

STORM WATER QUALITY SUMMARY		
SUB-HYDROLOGY AREA	TRIBUTARY AREA (AC)	PROPOSED BMP
A	2.83	BMP1
B	1.96	BMP2
TOTAL	4.79	

EXISTING CONDITIONS	
AREA	QUANTITIES
TOTAL SITE AREA (S.F.)	208,627
IMPERVIOUS AREA (S.F.)	178,659
PERVIOUS AREA (S.F.)	29,968
PERCENT IMPERVIOUS	86%



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REGISTERED PROFESSIONAL ENGINEER
KYLE JARDINE
C 95048
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA
SIGN DATE 11/06/2025

NOT FOR CONSTRUCTION

REVISIONS:

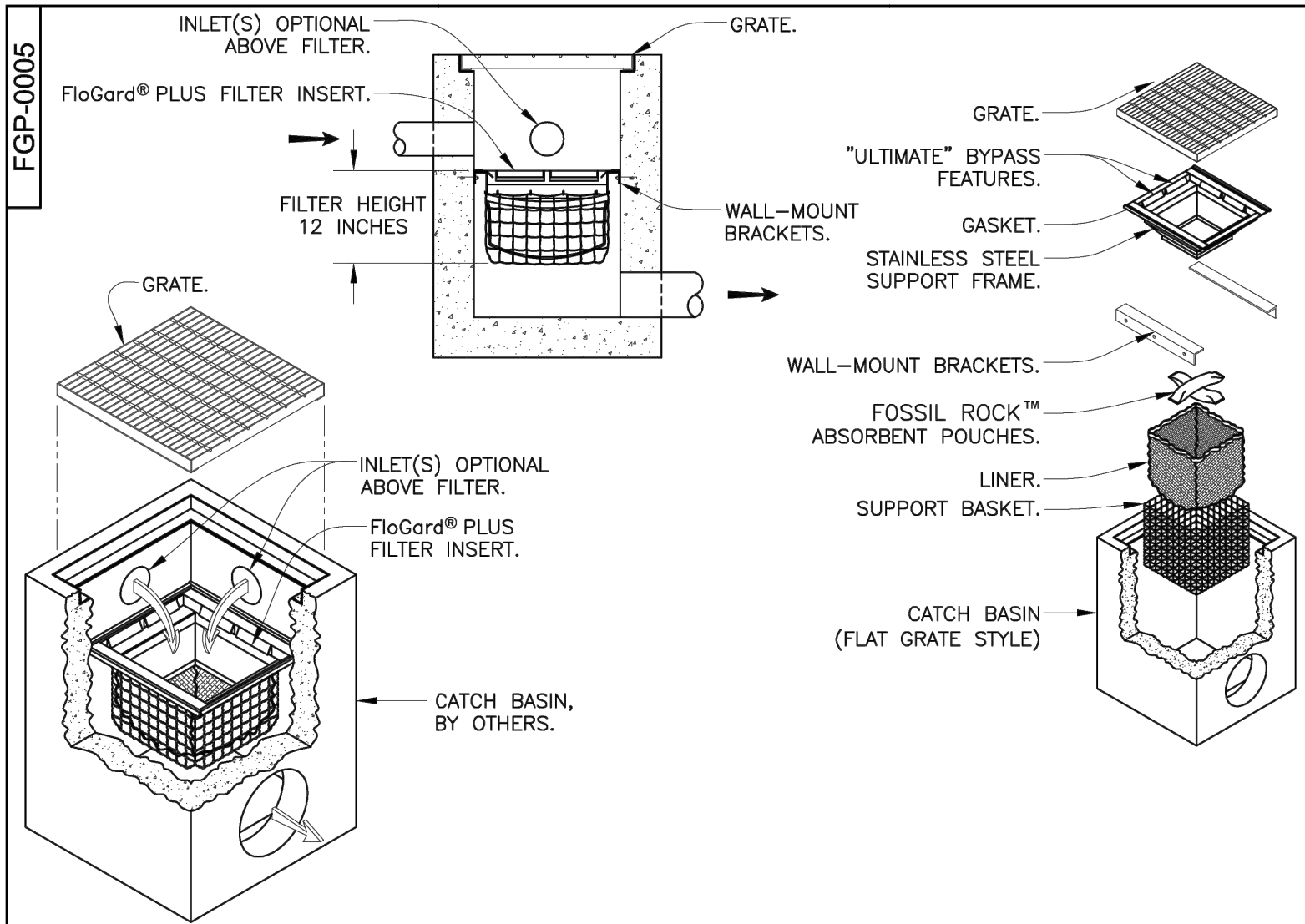
JOB NO.: 24136

DATE: 10.31.2025

SCALE: AS NOTED

SHEET TITLE: WQMP/ DRAINAGE PLAN

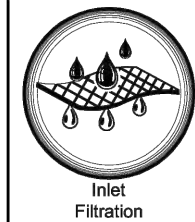
SHEET NUMBER: C300



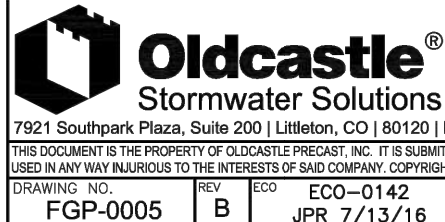
SPECIFIER CHART								
MODEL NO.	STANDARD & SHALLOW DEPTH (Details in these columns & the space for both STANDARD & SHALLOW versions)			STANDARD DEPTH -20 inches-		MODEL NO.	SHALLOW DEPTH -12 inches-	
STANDARD DEPTH	INLET ID Inlet Dimension (inch x inch)	GRATE OD Grate Dimension (inch x inch)	TOTAL BYPASS CAPACITY (cu. ft. / sec.)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)	SHALLOW DEPTH	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)
FGP-1836W	18 X 36	18 X 40	6.9	2.3	1.6	FGP-1836WB	1.3	0.9
FGP-2436W	24 X 36	24 X 27	6.1	2.2	1.5	FGP-2436WB	1.25	0.85
FGP-2436W	24 X 36	24 X 40	8.0	3.4	2.0	FGP-2436WB	1.95	1.15
FGP-48W	48 X 48	54 X 54	18.6	6.8	4.8	FGP-48WB	5.0	2.7

NOTES:

- Filter insert shall have a high flow bypass feature.
- Filter support frame shall be constructed from stainless steel Type 304.
- Filter medium shall be *Fossil Rock™*, installed and maintained in accordance with manufacturer specifications.
- Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.



FloGard®
Catch Basin Insert Filter
Wall Mount Style

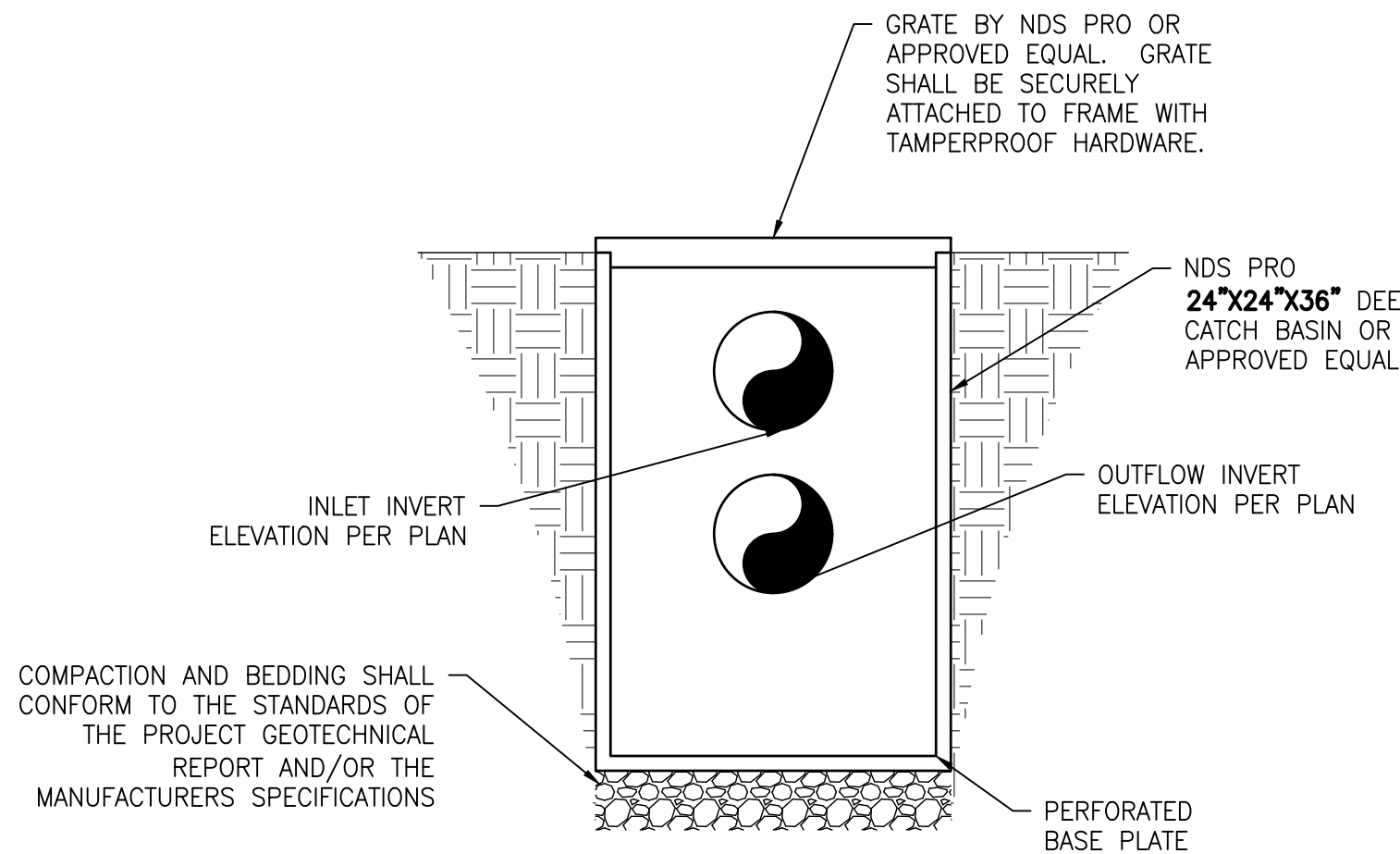


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Stormwater Solutions
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DRAWING NO. ECO-0142 DATE JPR 7/13/16 JPR 1/25/13 SHEET 1 OF 1

U.S. PATENT

1 CATCH BASIN WITH FILTER DETAIL

C310 N.T.S.

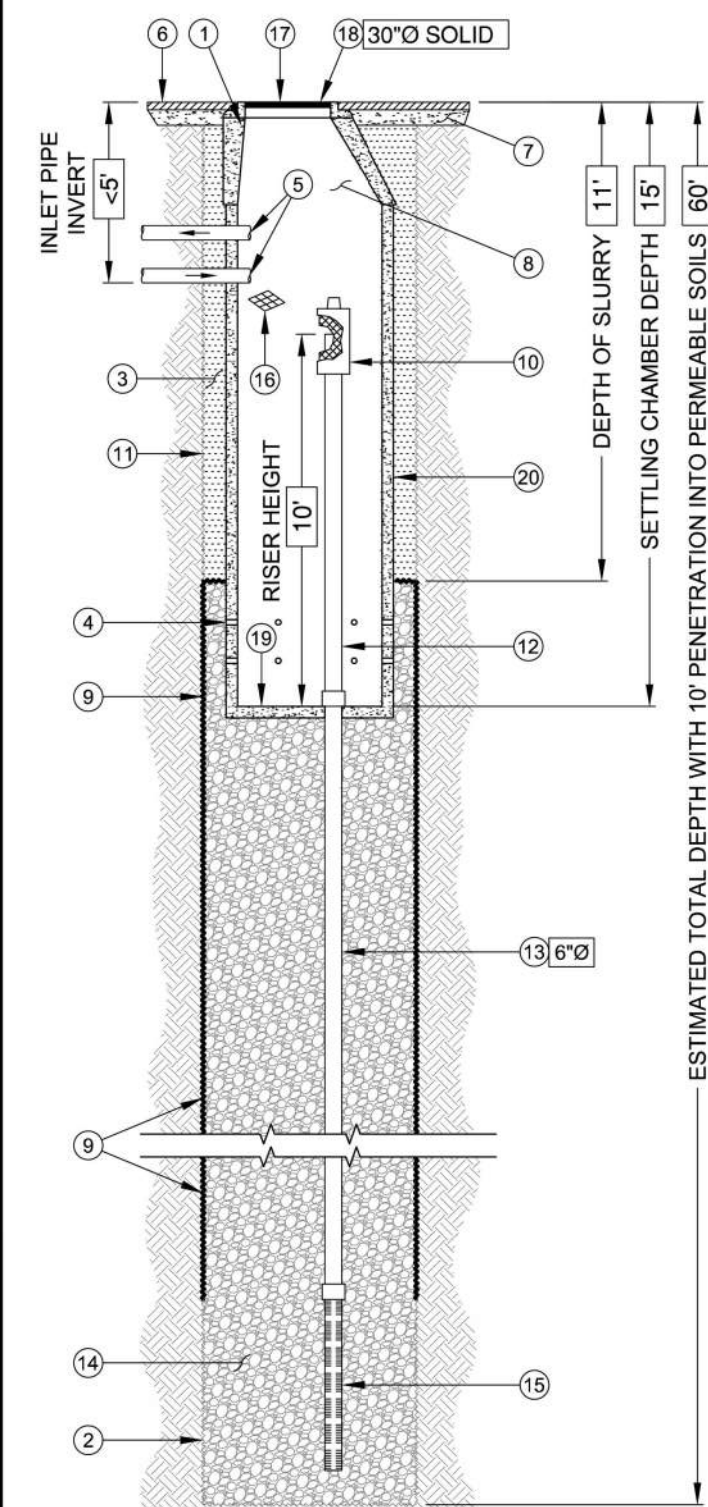


2 BUBBLER BOX TYPICAL DETAIL

C310 N.T.S.

The MaxWell® IV

DRAINAGE SYSTEM DETAILS AND SPECIFICATIONS
2495 Orangethorpe DMA A - No Deten
Fullerton, CA



ITEM NUMBERS

- MANHOLE CONE - MODIFIED FLAT BOTTOM.
- MIN 6" Ø DRILLED SHAFT.
- STABILIZED BACKFILL - TWO-SACK SLURRY MIX.
- 6 PERFORATIONS MINIMUM PER ROW, 2 ROWS MINIMUM.
- INLET PIPE/OUTLET PIPE (BY OTHERS). SEE SEPARATE PLAN FOR INVERT ELEVATIONS.
- GRADED BASIN OR PAVING (BY OTHERS).
- COMPACTED BASE MATERIAL, IF REQUIRED (BY OTHERS).
- FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE SETTLING CHAMBER DEPTH AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE RISER PIPE.
- NON-WOVEN GEOTEXTILE SLEEVE - MIRAFI 140 NL, MIN. 6 FT Ø, HELD APPROX. 10 FEET OFF THE BOTTOM OF EXCAVATION.
- PUREFLO® DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL 0.285" MAX. S.W.O. FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
- MIN. 6" Ø DRILLED SHAFT.
- RISER PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
- DRAINAGE PIPE - ADS HIGHWAY GRADE OR SCH. 40 PVC WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS. DIAMETER AS NOTED.
- ROCK - WASHED, SIZED BETWEEN 3/8" AND 1-1/2".
- FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH MIN. 32 SLOTS PER ROW/FT. OVERALL LENGTH VARIES, UP TO 120" WITH TRI-B COUPLER.
- ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE, MIN. 128 OZ. CAPACITY. TYPICAL, 2 PER CHAMBER.
- FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION. GRATED ONLY.
- BOLTED RING & GRATE/COVER - DIAMETER & TYPE AS SHOWN. CLEAN CAST IRON WITH WORKING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURE TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.
- BASE SEAL - CONCRETE SLURRY.
- PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.

NOTE: DETAIL TO BE USED IN CONJUNCTION WITH THE MAXWELL DESIGN SUMMARY. ANY CHANGES TO THE SYSTEM WILL REQUIRE APPROVAL FROM THE CIVIL ENGINEER ON RECORD AND UPDATES ISSUED FROM TORRENT RESOURCES.

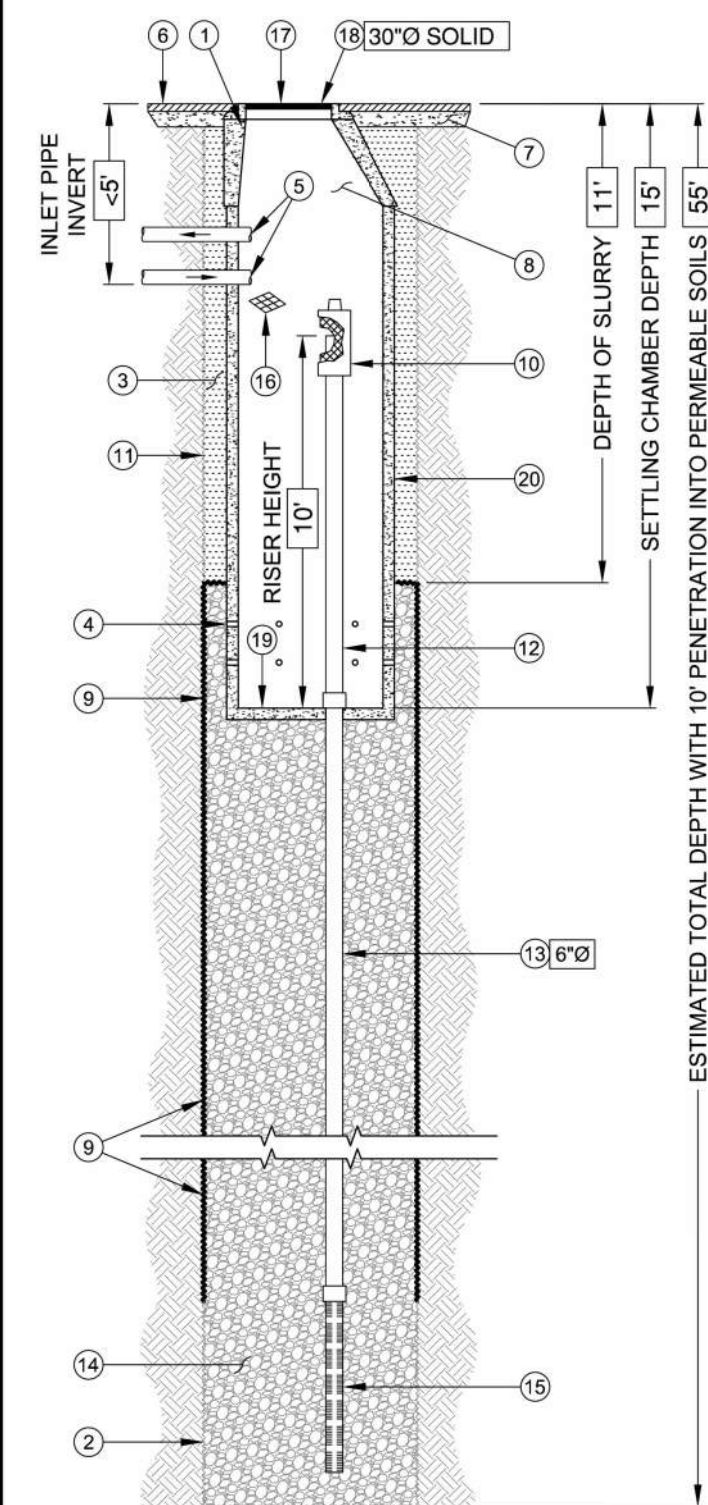
TorrentResources
A CDM COMPANY
WWW.TORRENTRESOURCES.COM
Installing MaxWells SINCE 1973
909-429-4740

3 DMA A DRYWELL TYPICAL DETAIL

C310 N.T.S.

The MaxWell® IV

DRAINAGE SYSTEM DETAILS AND SPECIFICATIONS
2495 Orangethorpe DMA B - No Deten
Fullerton, CA



ITEM NUMBERS

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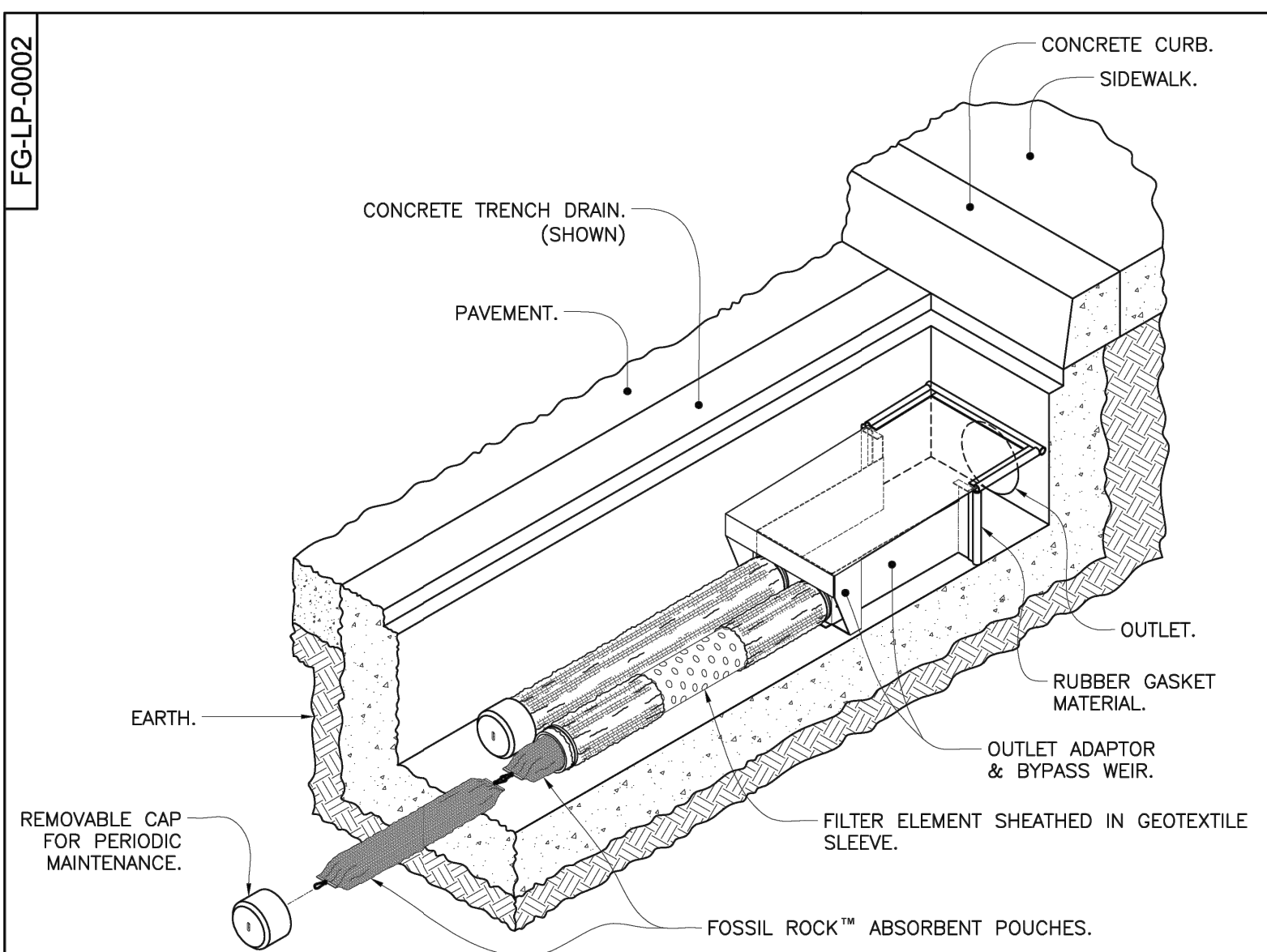
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5 DMA B DRYWELL TYPICAL DETAIL

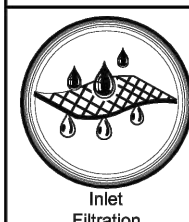
C310 N.T.S.

FG-LP-0002

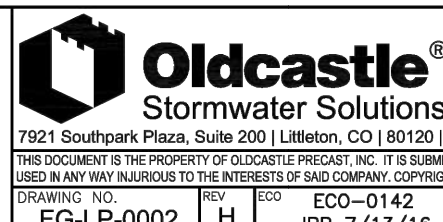


NOTES:

- Filter insert shall have a high flow bypass feature.
- Filter outlet adaptor shall be constructed from stainless steel Type 304. Alternate outlet adaptor for shallow installations shall be PVC SCH-40. See detail B, sheet 2 of 2.
- Filter medium shall be *Fossil Rock™*, installed and maintained in accordance with manufacturer specifications.
- Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.
- For alternate outlet adaptor configurations used for extremely shallow trench drains contact Oldcastle Stormwater Solutions for engineering assistance.
- Filter element should be a minimum of one half the length of trench. Confirm flow rate upon order.

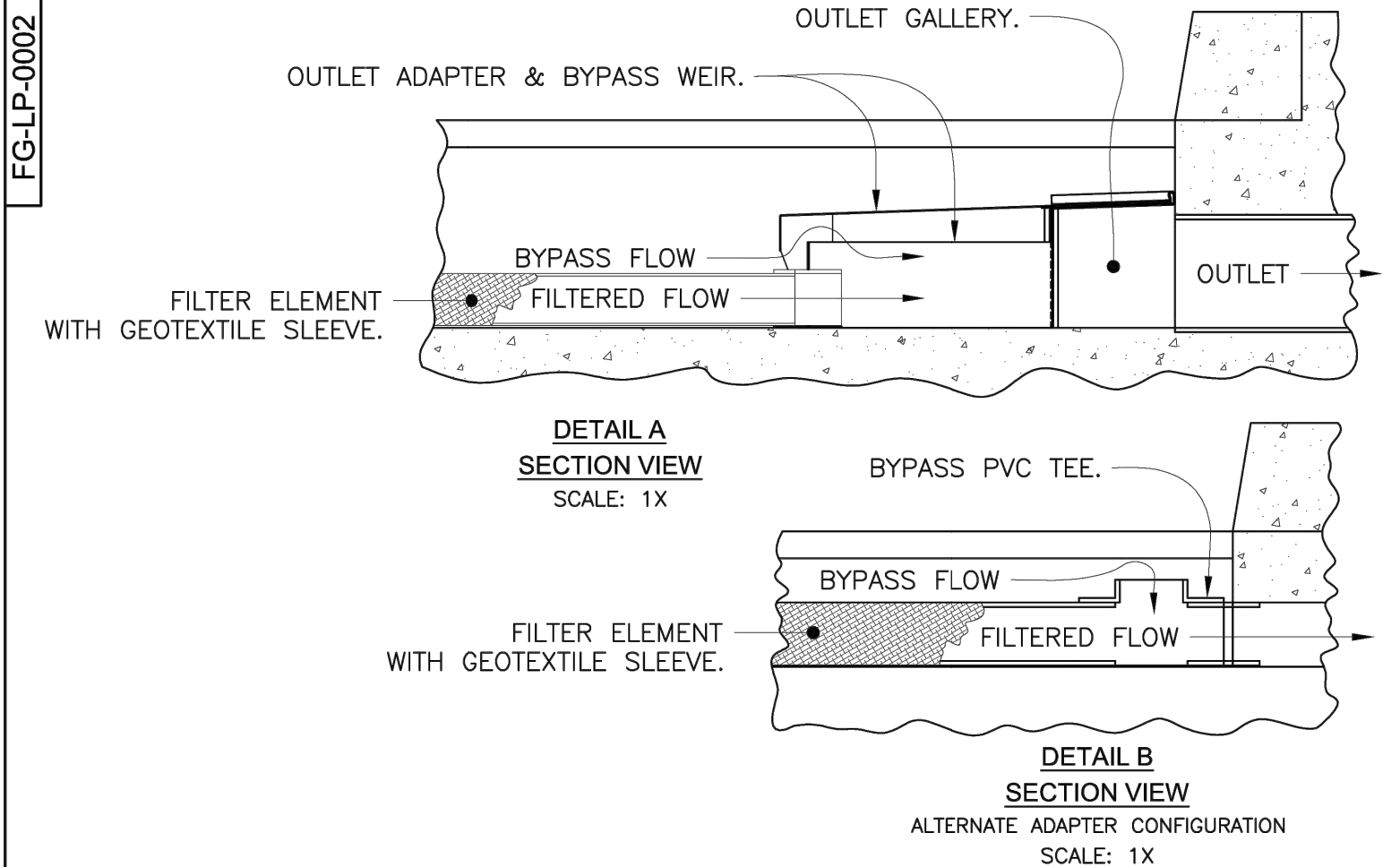


FloGard®
Catch Basin Insert Filter
Trench Drain Style



Oldcastle®
Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO 80120 | Ph: 800.579.8819 | oldcastlestormwater.com
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DRAWING NO. FG-LP-0002 H ECO-0142 DATE JPR 7/13/16 JPR 2/21/07 SHEET 1 OF 2

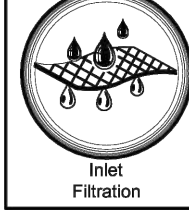
FG-LP-0002



SPECIFIER CHART

MODEL	FILTER TYPE	TRENCH WIDTH "ID" (CLEAR OPENING)	MINIMUM TRENCH DEPTH (FROM BOTTOM OF GRATE)	SOLIDS STORAGE CAPACITY CUBIC FEET **	FILTERED FLOW CUBIC FEET / SECOND **	TOTAL BYPASS CAPACITY CUBIC FEET / SECOND
FG-TDOF3	PIPE *	3.0	6.5	0.1	0.5	0.1
FG-TDOF4	PIPE *	4.0	6.5	0.2	0.5	0.1
FG-TDOF6	PIPE	6.0	6.5	0.4	0.5	0.2
FG-TDOF8	PIPE	8.0	6.5	0.7	0.5	0.3
FG-TDOF10	PIPE	10.0	6.5	0.9	0.5	0.5
FG-TDOF12	PIPE	12.0	6.5	0.9	1.0	0.6
FG-TDOF18	PIPE	18.0	6.5	1.3	1.5	1.1
FG-TDOF24	PIPE	24.0	6.5	1.8	2.0	1.5
FG-TDOA6	PANEL	6.0	4.5	0.4	0.2	0.2
FG-TDOA8	PANEL	8.0	4.5	0.7	0.2	0.3
FG-TDOA10	PANEL	10.0	4.5	0.8	0.3	0.5
FG-TDOA12	PANEL	12.0	4.5	1.0	0.4	0.6
FG-TDOA18	PANEL	18.0	4.5	1.4	0.8	1.1
FG-TDOA24	PANEL	24.0	4.5	1.8	1.1	1.5

* ALTERNATE ADAPTER CONFIGURATION. SEE DETAIL B.
**CAPACITY PER 5-FT. SEGMENT USED.



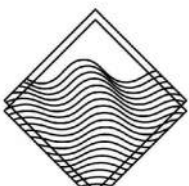
FloGard®
Catch Basin Insert Filter
Trench Drain Style



Oldcastle®
Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO 80120 | Ph: 800.579.8819 | oldcastlestormwater.com
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DRAWING NO. FG-LP-0002 H ECO-0142 DATE JPR 7/13/16 JPR 2/21/07 SHEET 2 OF 2

4 TRENCH DRAIN WITH FILTER TYPICAL DETAIL

C310 N.T.S.



PACIFIC CONSULTING GROUP

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CEDARWOODS FULLERTON

2461 - 2495 E. ORANGETHORPE AVE.
FULLERTON, CA 92831



SIGN DATE: 11/06/2025

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REVISIONS:

JOB NO.: 24136

DATE: 10.31.2025

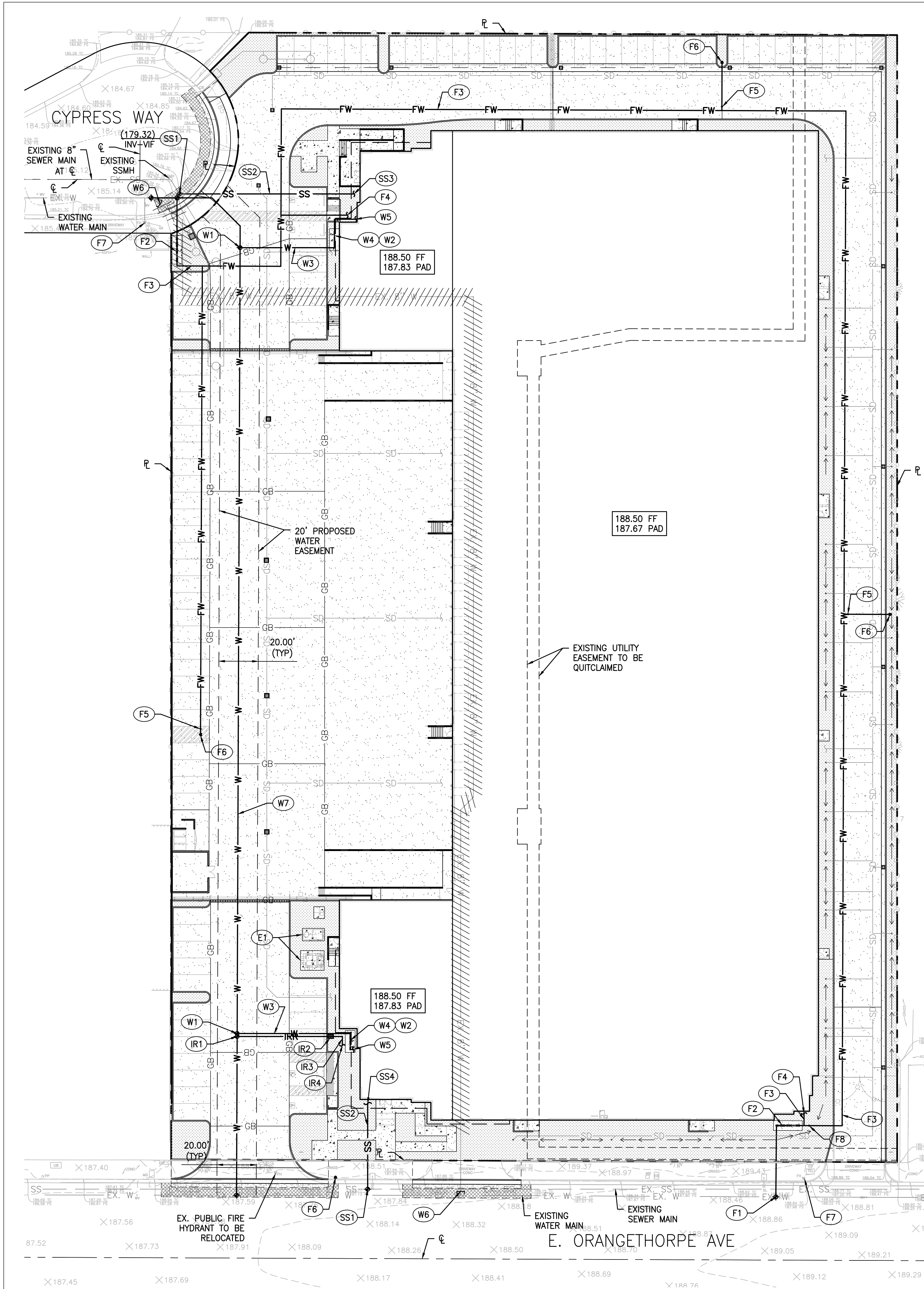
SCALE: AS NOTED

SHEET TITLE:

DRAINAGE DETAILS

SHEET NUMBER:

C310



LEGEND

- LANDSCAPE AREA BY OTHERS
- SITE CONCRETE
- VEHICULAR CONCRETE PAVEMENT
- OFFSITE GRIND AND OVERLAY PER SEPARATE OFFSITE PLAN
- RETAINING WALL PER OTHERS
- PROPERTY LINE
- GRADE BREAK
- RIDGE LINE
- FLOW LINE
- CATCH BASIN
- AREA DRAIN
- POINT OF CONNECTION
- COORDINATION POINT
- BACKFLOW ASSEMBLY
- WATER METER VAULT
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE WATER PIPE
- STORM DRAIN SHOWN FOR REFERENCE
- WATER PIPE
- SANITARY SEWER PIPE
- DEMOLITION OF EXISTING UTILITY

UNDERGROUND UTILITIES & STRUCTURES

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PLANS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND MAY NOT REFLECT ALL EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONS OF THE RECORDED UTILITIES AS WELL AS ANY NOT SHOWN AND SHALL CONFIRM ALL ALIGNMENTS AND GRADES BY FIELD INVESTIGATIONS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

ENGINEER'S NOTICE TO CONTRACTOR

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

CONSTRUCTION NOTES

SANITARY SEWER

- SS1 CONTRACTOR TO LOCATE AND CONNECT TO EXISTING SEWER LATERAL. IF UNAVAILABLE OR INSUFFICIENT SIZE, INSTALL HOUSE CONNECTION PER CITY OF FULLERTON STD PLAN NO. 209A & 209B.
- SS2 INSTALL 6" PVC, SDR-35 SANITARY SEWER PIPE. MIN. SLOPE = 2%. SIZE TO BE VERIFIED
- SS3 POINT OF CONNECTION 5' OUTSIDE BUILDING ENVELOPE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- SS4 POSSIBLE NEW SEWER LATERAL HOUSE CONNECTION. NEW HOUSE CONNECTION TO BE COORDINATED WITH THE CITY OF PLACENTIA AND INSTALLED PER CITY OF PLACENTIA STANDARDS AND REQUIREMENTS.

DOMESTIC WATER

- W1 CONTRACTOR TO ORDER AND COORDINATE NEW DOMESTIC WATER SERVICE CONNECTION FROM JHA
- W2 3" DOMESTIC WATER METER PER CITY OF FULLERTON STANDARD PLAN 603. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH JHA. SIZE TO BE CONFIRMED.
- W3 INSTALL 3" SCHEDULE 40 PVC WATER PIPE. SIZE TO BE CONFIRMED.
- W4 INSTALL APPROVED 3" REDUCED PRESSURE BACKFLOW PREVENTOR. SEE PLUMBING PLANS FOR DETAILS. SIZE TO BE CONFIRMED.
- W5 POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION, DETAIL AND SPECIFICATION.
- W6 EXISTING WATER LATERAL TO BE CUT AND CAPPED PER LOCAL JHA REQUIREMENTS.
- W7 INSTALL 8" DOMESTIC WATER MAIN. SEE CITY OF FULLERTON STANDARD PLAN 600 & 701.

FIRE WATER

- F1 CONTRACTOR TO ORDER AND COORDINATE NEW FIRE WATER SERVICE CONNECTION FROM JHA.
- F2 INSTALL APPROVED 6" DOUBLE CHECK DETECTOR VALVE ASSEMBLY AND WATER METER PER CITY OF FULLERTON STD. DETAIL 603. SEE FIRE SPRINKLER PLANS FOR DETAILS. SIZE TO BE CONFIRMED.
- F3 INSTALL 6" C-900 PVC WATER PIPE. SIZE TO BE CONFIRMED.
- F4 POINT OF CONNECTION. SEE FIRE SPRINKLER PLANS FOR CONTINUATION, DETAIL AND SPECIFICATION.
- F5 INSTALL GATE VALVE, VALVE BOX ASSEMBLY AND STEM EXTENSION PER CITY OF FULLERTON STD. DETAIL 650 AND 651.
- F6 INSTALL FIRE HYDRANT PER CITY OF FULLERTON STD. DETAIL 610.
- F7 EXISTING FIRE HYDRANT SHOWN FOR REFERENCE.
- F8 FDC SHOWN SCHEMATICALLY HEREON. SEE ARCHITECTURAL AND FIRE SPRINKLER PLANS FOR DETAILS AND SPECIFICATIONS.

IRRIGATION WATER

- IR1 2" IRRIGATION WATER METER PER CITY OF FULLERTON STD. DETAIL 602. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH JHA. SIZE TO BE CONFIRMED.
- IR2 INSTALL 2" SCHEDULE 40 PVC WATER PIPE. SIZE TO BE CONFIRMED.
- IR3 INSTALL APPROVED 2" REDUCED PRESSURE BACKFLOW PREVENTOR. SEE PLUMBING PLANS FOR DETAILS. SIZE TO BE CONFIRMED.
- IR4 POINT OF CONNECTION TO IRRIGATION SYSTEM. SEE IRRIGATION PLANS FOR CONTINUATION, DETAIL AND SPECIFICATION.

ELECTRICAL

- E1 PROPOSED TRANSFORMER AND SWITCHGEAR. SEE ELECTRICAL PLANS.

NOTES:

- BACKFLOW PREVENTORS SHOWN HEREON, ARE FOR COORDINATION PURPOSES ONLY.
- ALL STREET TRENCHES REQUIRED FOR THE INSTALLATION OF UTILITY CONNECTIONS SHALL COMPLY WITH CITY OF FULLERTON STANDARDS NO. 312 AND 313.
- SERVICE LATERALS SHALL BE INSTALLED PER CITY OF FULLERTON STANDARD PLAN 701.
- SEE SHEET C010 FOR KNOWN EXISTING UTILITIES WITHIN SITE. SHOWN EXISTING UTILITIES ARE BASED UPON AVAILABLE RECORDS.

PACIFIC CONSULTING GROUP

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PCG JOB NO. 24136

CEDARWOODS FULLERTON

2461 - 2495 E. ORANGETHORPE AVE.
FULLERTON, CA 92831

REGISTERED PROFESSIONAL ENGINEER
KYLE JAROME
C 95048
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA
SIGN DATE 11/06/2025

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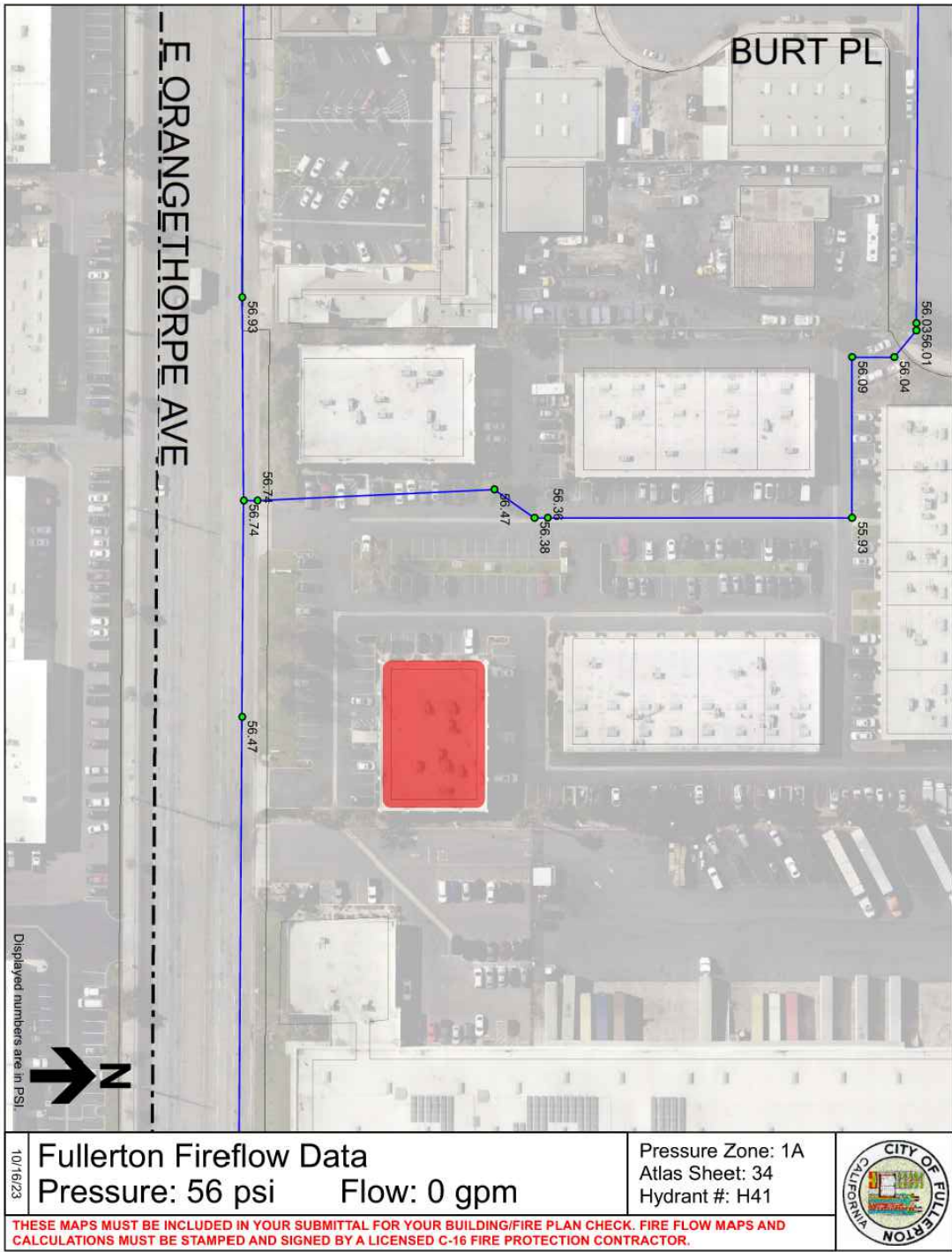
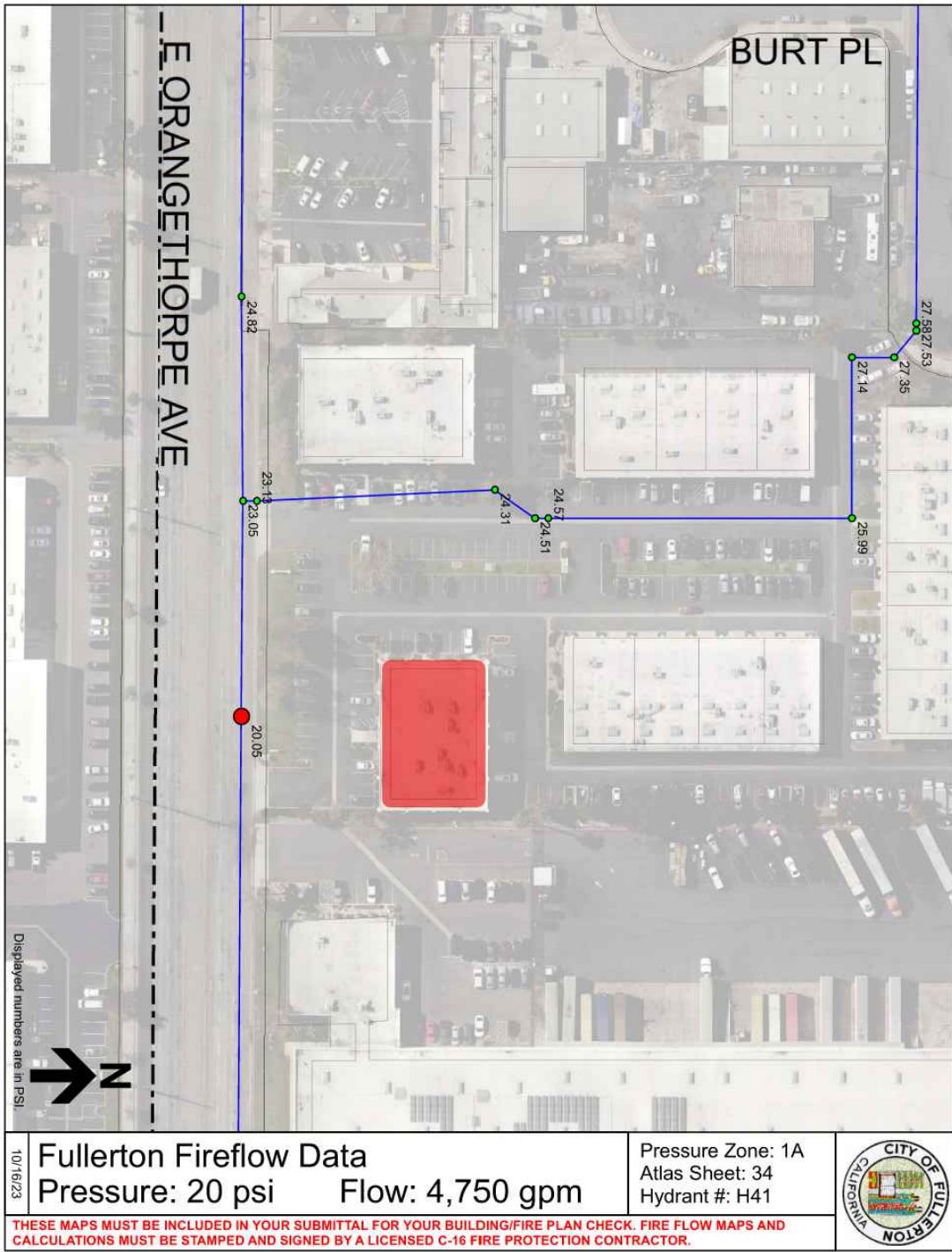
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DATE: 10.31.2025

SCALE: AS NOTED

SHEET TITLE: UTILITY PLAN

SHEET NUMBER: C400



1 FIRE FLOW TESTS

C401 N.T.S.



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FIRE FLOW TEST

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C401