

ARCHITECTURE . ENGINEERING

835 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7019

PROJECT NAME & SITE ADDRESS:

NEW BUILDING

12821 KNOTT ST.
GARDEN GROVE, CA 92841

DEVELOPER :

Drawing Content :

EXISTING
FACILITIES PLAN

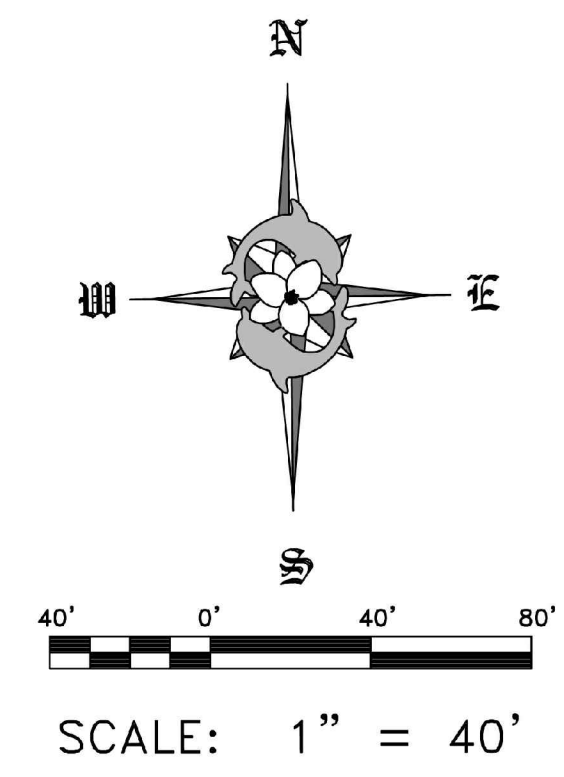
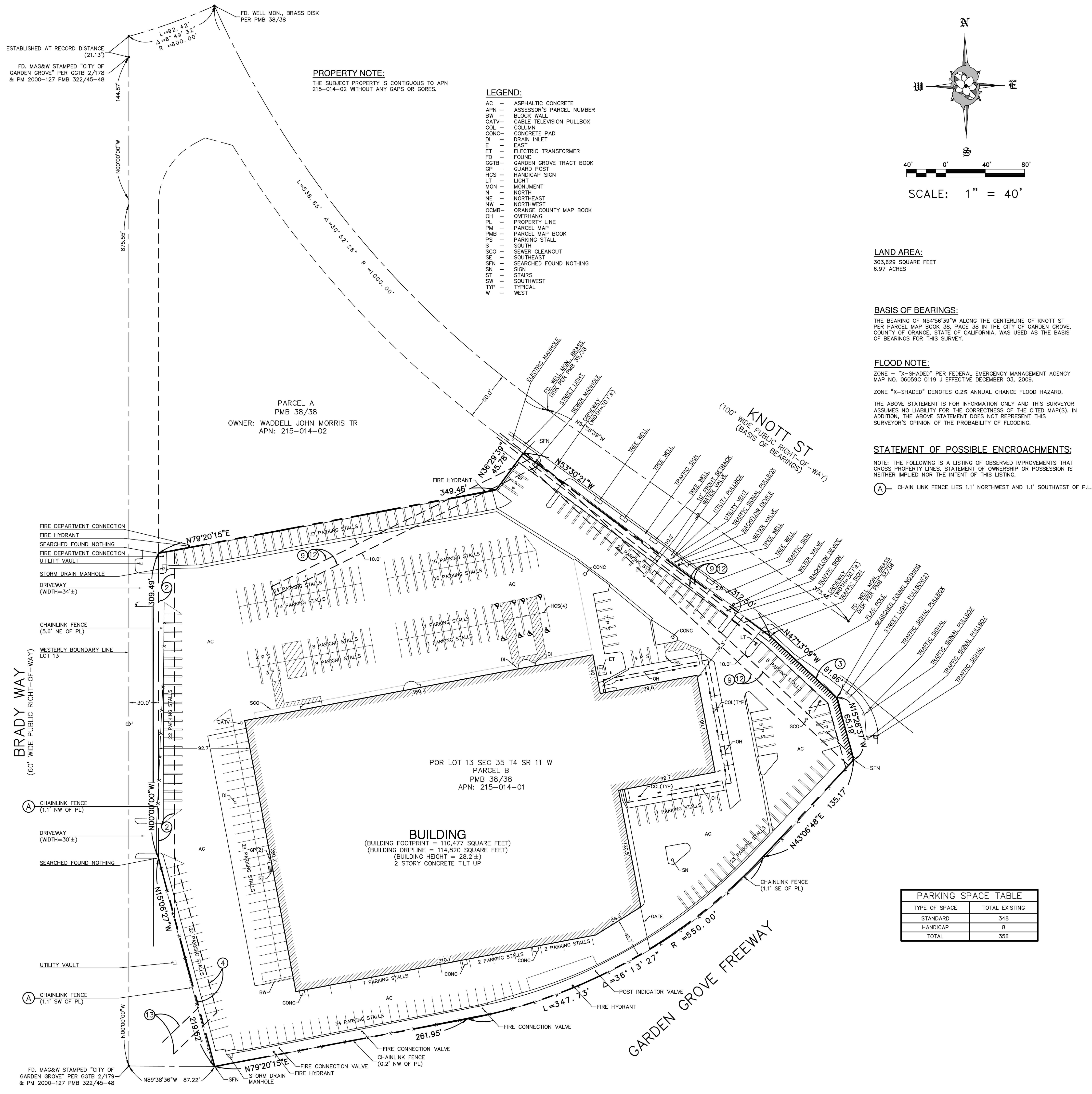


Revisions : Date :

Table with 2 columns: Revisions, Date. The table is currently empty.

Designer : M.J.
Manager : M.J.
Date : 11-2018
Job No : 2018-202
Scale : AS NOTED
Drawing No :

T-1
SHEET : OF : PR-1



LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDEN GROVE IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 13 IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP OF A RESURVEY OF THE J.W. BIXBY AND CO.'S SUBDIVISION OF A PART OF THE RANCHO LOS ALAMOS, FILED IN BOOK 2, PAGE 43 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL B AS SHOWN ON A MAP FILED IN BOOK 38, PAGE 38 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.
EXCEPTING THEREFROM, ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS, BY WHATEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER SAID LANDS, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG, OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM THE STATE OF CALIFORNIA, RECORDED APRIL 10, 1970 IN BOOK 9260, PAGE 563 OFFICIAL RECORDS.
APN: 215-014-01

ITEMS CORRESPONDING TO SCHEDULE "B":
BY: FIDELITY NATIONAL TITLE COMPANY COMMITMENT NO.: 997-30014786-B-JV1
4400 MACARTHUR BLVD., SUITE 200, TITLE OFFICER: JUSTIN VANDERVEEN (MA)
NEWPORT BEACH, CA 92660 DATED: SEPTEMBER 25, 2018
PHONE: (949) 622-5000

- 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, TO THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
- 2. EASEMENT(S) FOR PIPE LINES, POLE LINES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDING DATE, MARCH 24, 1970 RECORDING NO. BOOK 386, PAGE 306, OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 3. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT RECORDING DATE APRIL 10, 1970 RECORDING NO. BOOK 9260, PAGE 563, OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- 4. EASEMENT(S) FOR THE CONVEYANCE OF OIL, WITH THE RIGHT TO THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP, COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS:
THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP, COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS:
1. THE EFFECT OF A DOCUMENT ENTITLED "ORDINANCE NO. 1107", EXECUTED BY THE CITY OF GARDEN GROVE, RECORDED JUNE 22, 1970 IN BOOK 8323, PAGE 795 OF OFFICIAL RECORDS, REFERENCE BEING MADE TO THE RECORD THEREOF FOR FULL AND FURTHER PARTICULARS, DOCUMENTS AFFECTING SAID ORDINANCE WERE RECORDED JUNE 22, 1970 IN BOOK 9323, PAGE 797 AND 798, AND MAY 28, 1971 IN BOOK 9658, PAGES 261, 263 AND 267, ALL OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 2. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 8323, PAGE 808 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 3. COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDING DATE JUNE 22, 1970 RECORDED IN BOOK 8323, PAGE 814 OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, PURPOSE: PUBLIC UTILITIES RECORDING NO. BOOK 9633, PAGE 148, OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CANNOT BE DETERMINED AND IS NOT PLOTTED HEREON.
- 5. EASEMENT(S) FOR SANITARY SEWERS RECORDING DATE INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDING DATE MAY 24, 1971 RECORDING NO. BOOK 9658, PAGE 852, OF OFFICIAL RECORDS THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 6. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE MAY 28, 1971 RECORDING NO. BOOK 9658, PAGE 271, OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE, AND IS NOT PLOTTED HEREON.
- 7. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE MAY 28, 1971 RECORDING NO. BOOK 9658, PAGE 276, OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 8. EASEMENT(S) FOR PROPOSED SEWERS AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON RECORDING NO. BOOK 38, PAGE 38, OF PARCEL MAPS, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED JOINT USE AGREEMENT AND QUITCLAIM RECORDING DATE: MAY 11, 1973 RECORDING NO. BOOK 10692, PAGE 735, OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- 10. A NOTICE ENTITLED: NOTICE OF AGREEMENT WITH CONDITIONS OF APPROVAL AND DISCRETIONARY PERMIT APPROVAL RECORDING DATE JANUARY 23, 2012 RECORDING NO. 2012000034926, OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 11. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS TO THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
- 12. MATTERS CONTAINED IN A CERTAIN DOCUMENT DATED JULY 10, 2018 AS RECORDED JULY 13, 2018 AS RECORDED NO. 201800028244, OF OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

LAND AREA:
303,629 SQUARE FEET
6.97 ACRES

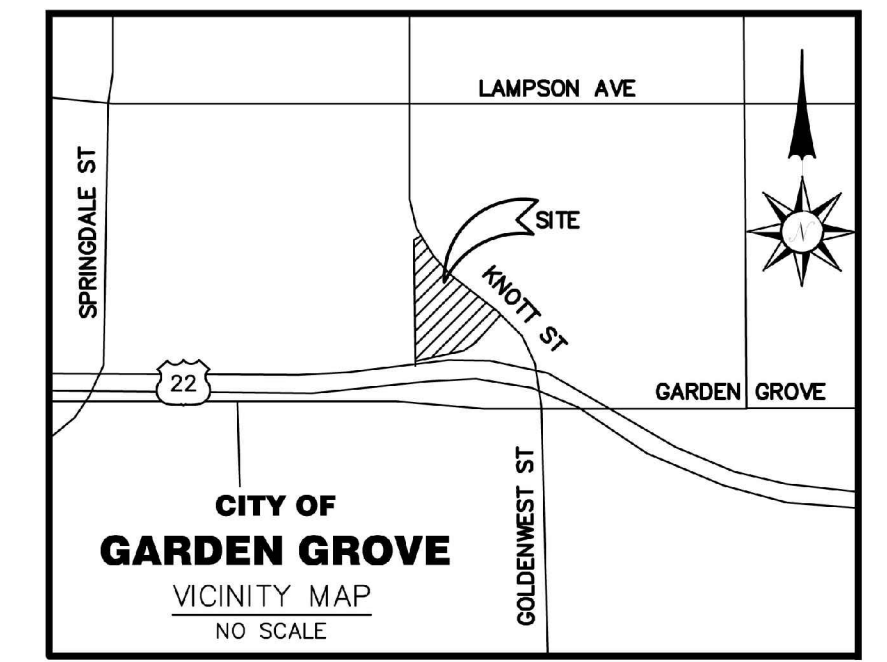
BASIS OF BEARINGS:
THE BEARING OF NS4°56'39"W ALONG THE CENTERLINE OF KNOTT ST PER PARCEL MAP BOOK 38, PAGE 38 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

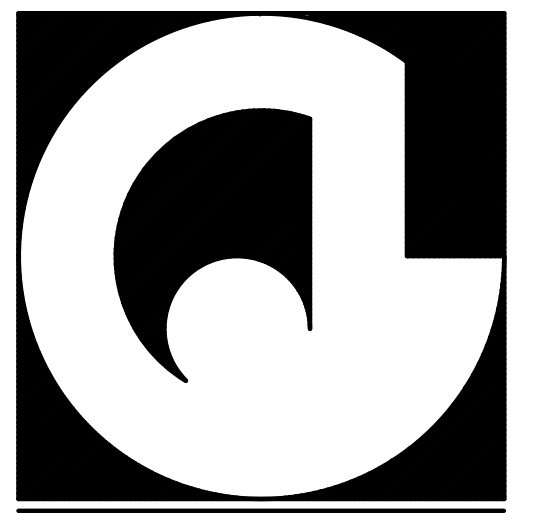
FLOOD NOTE:
ZONE - "X-SHADED" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06059C 0119 J EFFECTIVE DECEMBER 03, 2009.
ZONE "X-SHADED" DENOTES 0.2% ANNUAL CHANCE FLOOD HAZARD.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

STATEMENT OF POSSIBLE ENCROACHMENTS:
NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.
A CHAIN LINK FENCE LIES 1.1' NORTHWEST AND 1.1' SOUTHWEST OF P.L.

PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING
STANDARD	348
HANDICAP	8
TOTAL	356





ARCHITECTURE . ENGINEERING

835 MISSION STREET, SOUTH PASADENA, CA 91080
OFFICE : 650-799-4400 FAX : 650-799-7010

PROJECT NAME & SITE ADDRESS:

NEW BUILDING

12821 KNOTT ST.
GARDEN GROVE, CA 92841

DEVELOPER :

JOHN G. CATALDO ARCHITECTS & ENGINEERS

Drawing Content :

SITE PLAN



Revisions : Date :

Designer : M.J.
Manager : M.J.
Date : 11-2018
Job No : 2018-202
Scale : AS NOTED

Drawing No :

A-1

SHEET : OF : PR-1

BUILDING CODE:
CALIFORNIA BUILDING CODE 2016
GARDEN GROVE DESIGN GUIDELINES
CONSTRUCTION TYPE: III-B (4 SIDYARDS)
CONCRETE TILT UP WALL/DOCK HIGH
HEIGHT RESTRICTION: 55 FEET (AUTO FIRE SPRINKLER)
TRUCK LOADING : 27 DOCK HIGH + 4 GRADE LVL
SPRINKLER, MONITORED AUTOMATIC FIRE SPRINKLER EQUIPPED
STORAGE HT. 26 FEET MAXIMUM CLEAR
ZONE: IUD (INDUSTRIAL)
MAXIMUM BLDG HT: 35 FT
APN : 215-014-01
FAR : 50%
BUILDING SETBACKS : FRONT:20 FT/SIDE:10FT/REAR:20FT
LANDSCAPE REQUIREMENTS: 11TREE/10 STALL510% PARKING AREA
3FTMIN. PERIMETER LANDSCAPE, 3 FT WIDE FINGER PLANTERS
TOTAL GROSS SITE AREA: 1.11 ACRES (341,385 SF)
TOTAL SITE AREA: APROX. 341,385 SF (INCLUDES BRADY WAY)

LANDSCAPE:
LANDSCAPE PROVIDED:
32,008 SF. (9.2%) (5% REQUIRED)

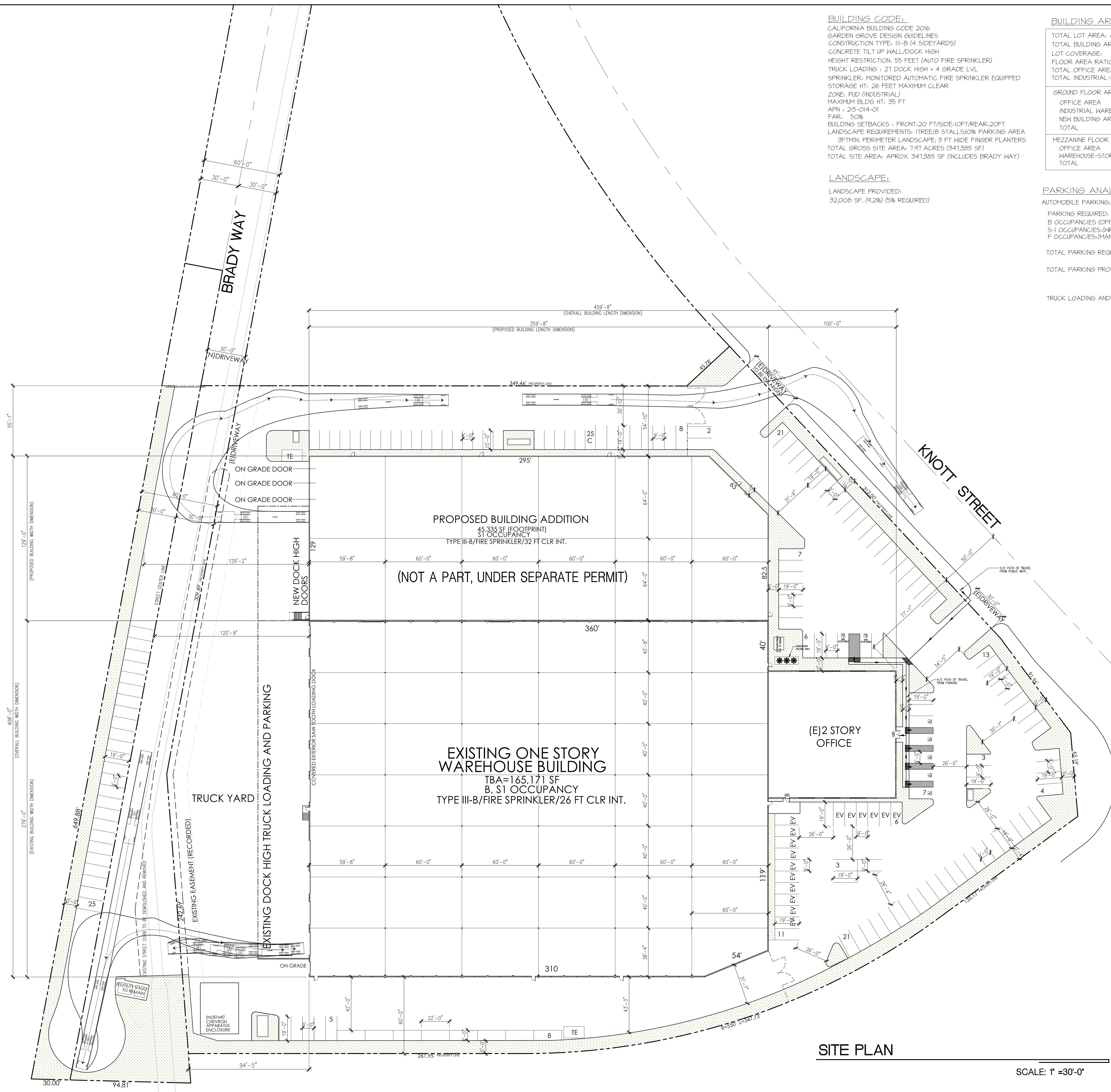
BUILDING AREAS:

TOTAL LOT AREA: APROX. 1.11 AC	341,385 S.F.
TOTAL BUILDING AREA:	165,171 S.F.
LOT COVERAGE:	44.66 %
FLOOR AREA RATIO:	47.54 %
TOTAL OFFICE AREA (12%)	20,000 S.F.
TOTAL INDUSTRIAL-WAREHOUSE AREA(N)	145,171 S.F.
GROUND FLOOR AREA:	
OFFICE AREA	10,000 S.F.
INDUSTRIAL WAREHOUSE USE AREA	94,836 S.F.
NEW BUILDING AREA ADDITION	45,335 S.F.
TOTAL	155,171 S.F.
MEZZANINE FLOOR AREA:	
OFFICE AREA	10,000 S.F.
WAREHOUSE-STORAGE AREA	0 S.F.
TOTAL	10,000 S.F.

PARKING ANALYSIS:
AUTOMOBILE PARKING: 4'X14'
PARKING REQUIRED:
B OCCUPANCIES (OFFICES): 30% LESS=1/1000
S-1 OCCUPANCIES (WH/WHSE) 1/1000 SF GROSS AREA
F OCCUPANCIES (MANUF) NO MANUFACTURING ACTIVITIES

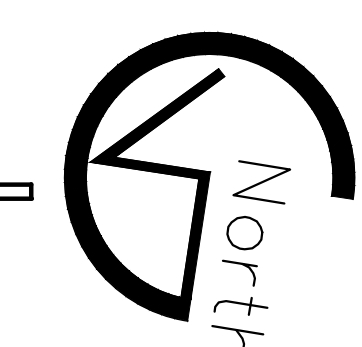
TOTAL PARKING REQUIRED: 165,171 S.F. / 1,000 SF.
=166.00 SPACES
TOTAL PARKING PROVIDED: 25 COMPACT SPACES (MAX 20% OF REQUIRED)
150 STANDARD SPACES
=175.00 SPACES

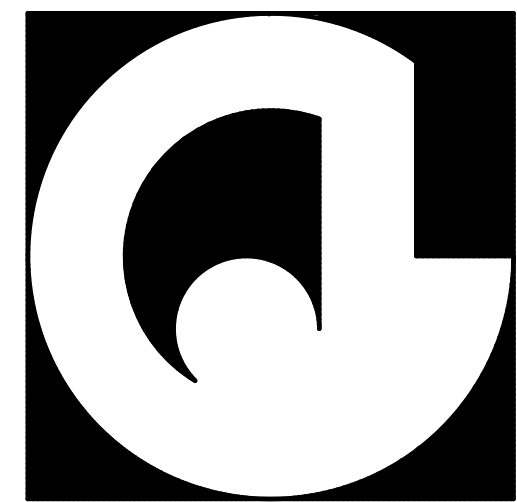
TRUCK LOADING AND PARKING: 32 SPACES (TOTAL)



SITE PLAN

SCALE: 1" = 30'-0"





ARCHITECTURE . ENGINEERING

835 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7414

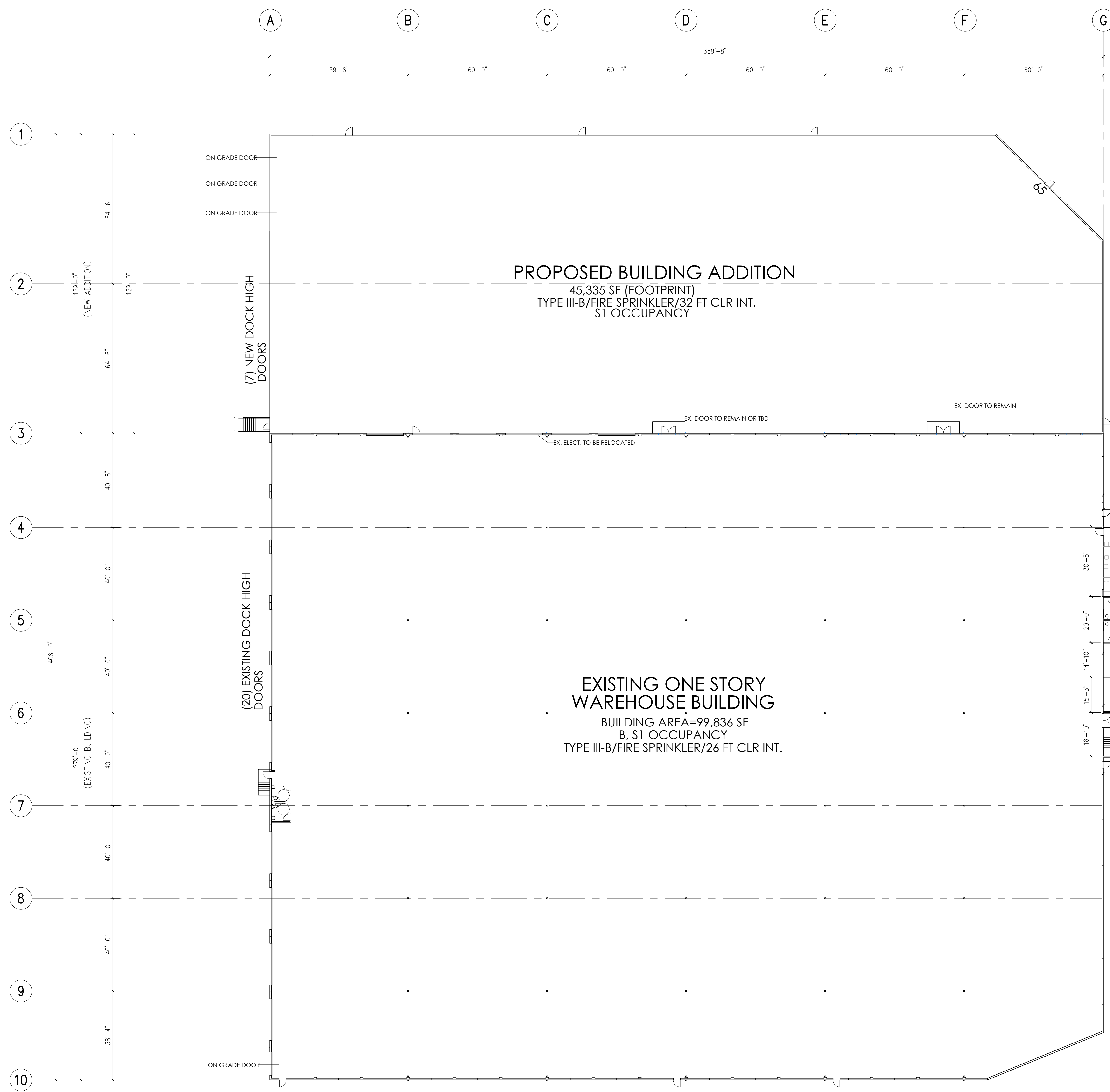
PROJECT NAME & SITE ADDRESS:

NEW BUILDING

12821 KNOTT ST.
GARDEN GROVE, CA 92841

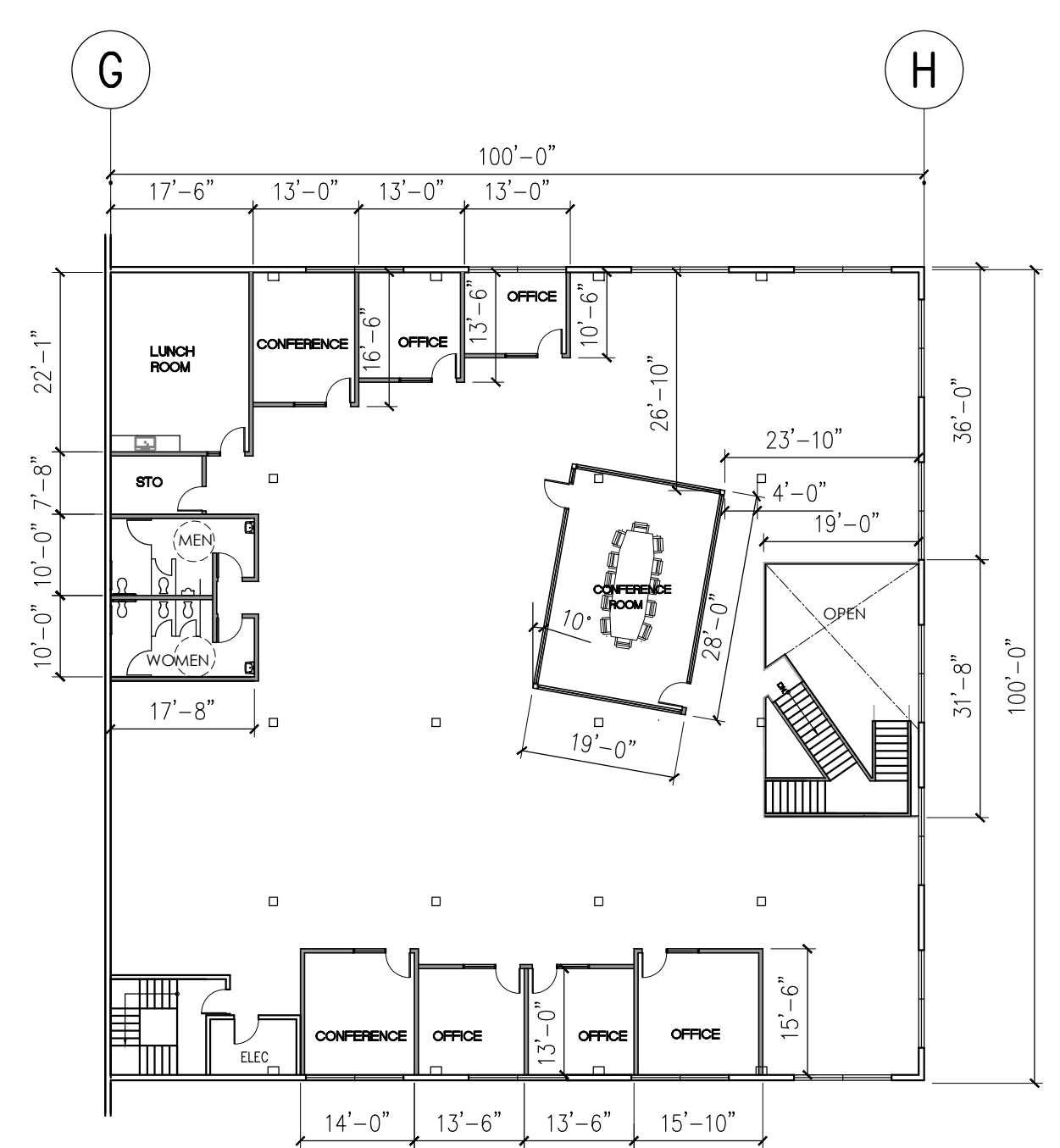
DEVELOPER :

JOHN G. CATALDO
A.I.A. C.S.T.

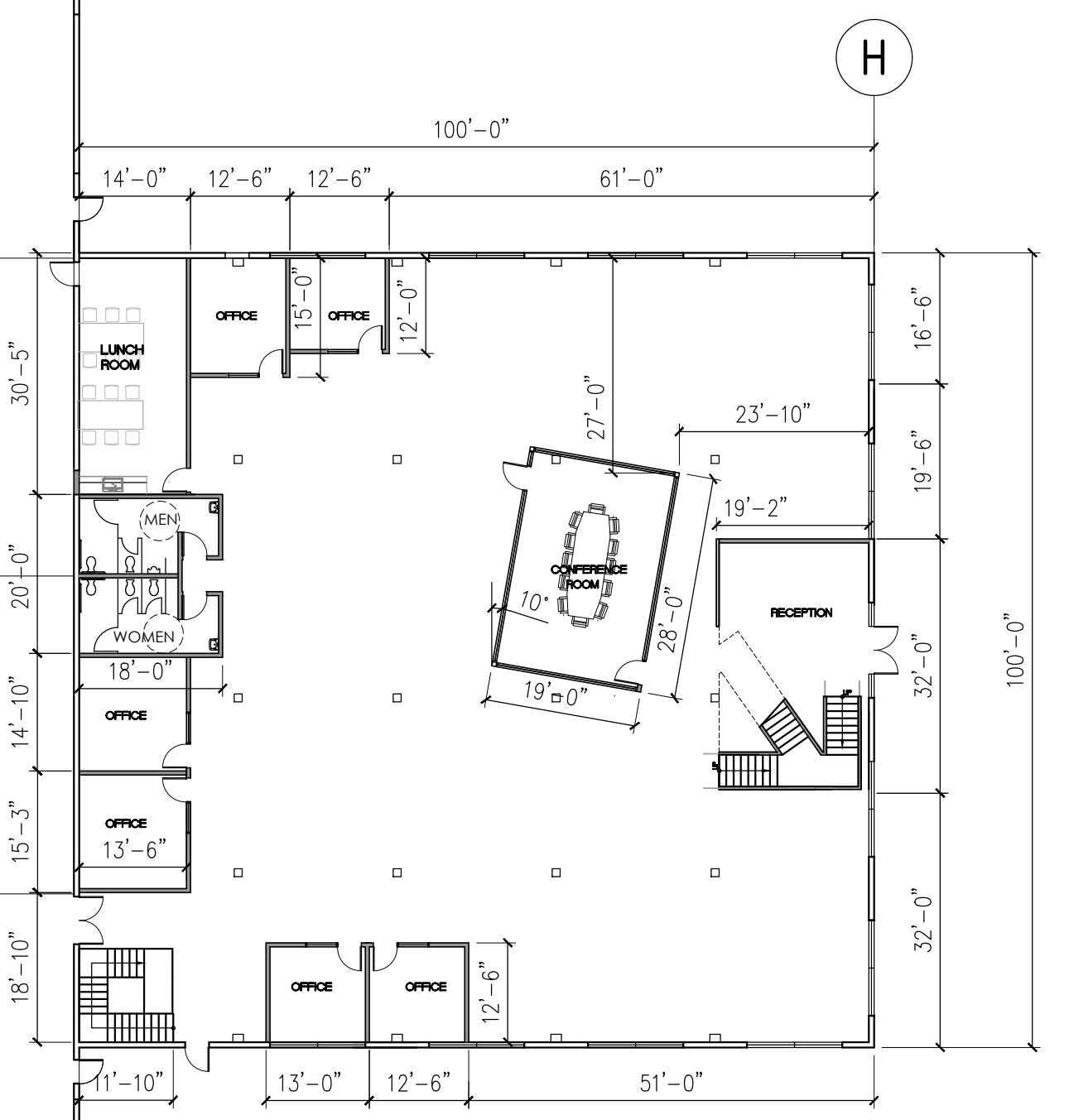


PROPOSED BUILDING ADDITION
 45,335 SF (FOOTPRINT)
 TYPE III-B/FIRE SPRINKLER/32 FT CLR INT.
 S1 OCCUPANCY

EXISTING ONE STORY WAREHOUSE BUILDING
 BUILDING AREA=99,836 SF
 B, S1 OCCUPANCY
 TYPE III-B/FIRE SPRINKLER/26 FT CLR INT.



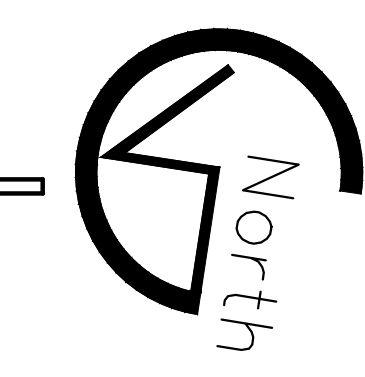
2 STORY OFFICE SECOND FLOOR (PROPOSED)



2 STORY OFFICE FIRST FLOOR (PROPOSED)

PROPOSED FLOOR PLAN

SCALE: 1" = 20'-0"



Drawing Content :
FLOOR PLAN



Revisions :	Date :

Designer : M.J.
 Manager : M.J.
 Date : 11-2018
 Job No : 2018-202
 Scale : AS NOTED
 Drawing No :

A-2

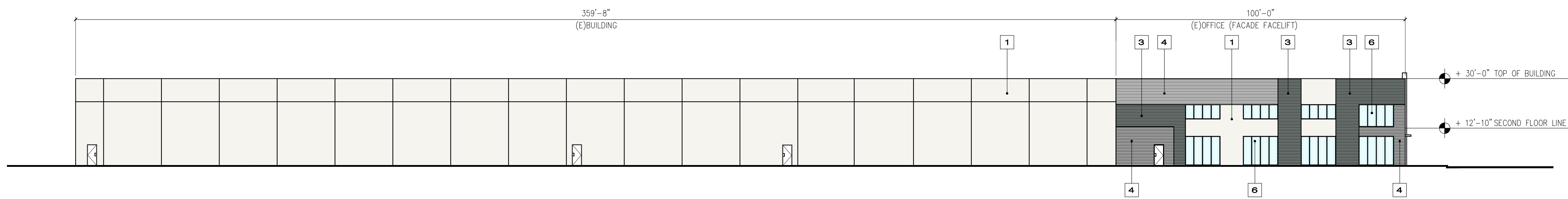
SHEET : OF : PR-1

MATERIAL AND COLOR LEGEND

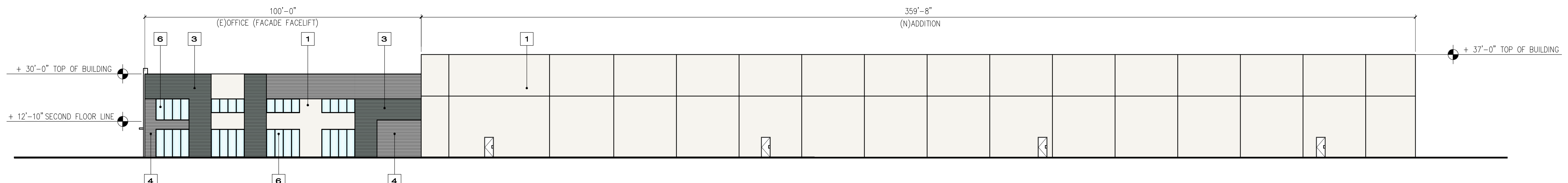
- 1 BUILDING COLOR #1
PAINT OVER CONC. WALL
PPG PAINT
WILLOW SPRINGS (PPG1007-1)
- 2 BUILDING COLOR #2
PAINT OVER METAL PANELS
SHERWIN WILLIAMS PAINT
PEWTER CAST (SW 7673)
- 3 BUILDING COLOR #3
PAINT OVER LONGBOARD
METAL SIDINGS
SHERWIN WILLIAMS PAINT
SOFTWARE (SW 7074)
- 4 BUILDING COLOR #4
PAINT OVER LONGBOARD
METAL SIDINGS
SHERWIN WILLIAMS PAINT
PEWTER CAST (SW 7673)
- 5 BUILDING COLOR #5
PAINT OVER METAL CANOPY
BEHR PAINT
INFINITE DEEP SEA (S500-7)
- 6 TEMPERED GLASS
SOLARBAN GLASS
AZURIA TINT OR EQ.
VITRO ARCHITECTURAL GLASS
- 7 SPANDREL GLASS
COLOR TO MATCH
AZURIA TINT OR EQ.



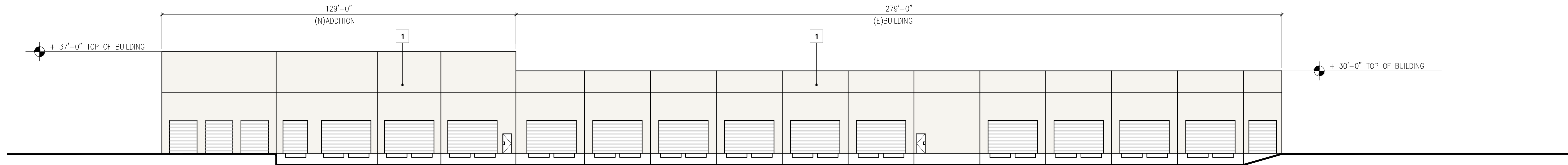
PROPOSED EAST ELEVATION
SCALE: 1" = 20'-0"



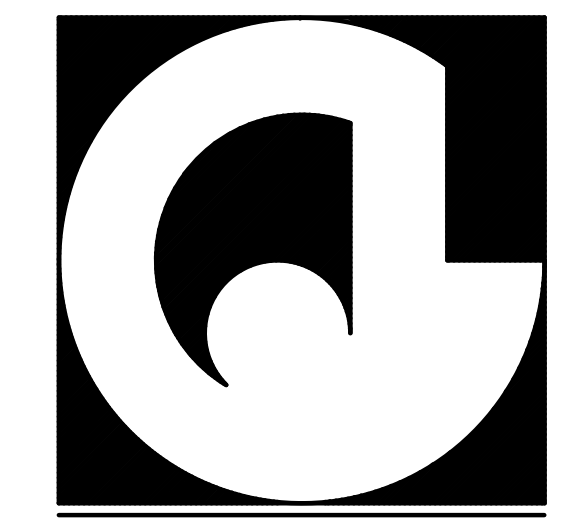
PROPOSED SOUTH ELEVATION
SCALE: 1" = 20'-0"



PROPOSED NORTH ELEVATION
SCALE: 1" = 20'-0"



PROPOSED WEST ELEVATION
SCALE: 1" = 20'-0"



ARCHITECTURE . ENGINEERING

805 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7910

PROJECT NAME & SITE ADDRESS:

NEW BUILDING

12821 KNOTT ST.
GARDEN GROVE, CA 92841

DEVELOPER :

Drawing Content :

PROPOSED
ELEVATIONS



Revisions : Date :

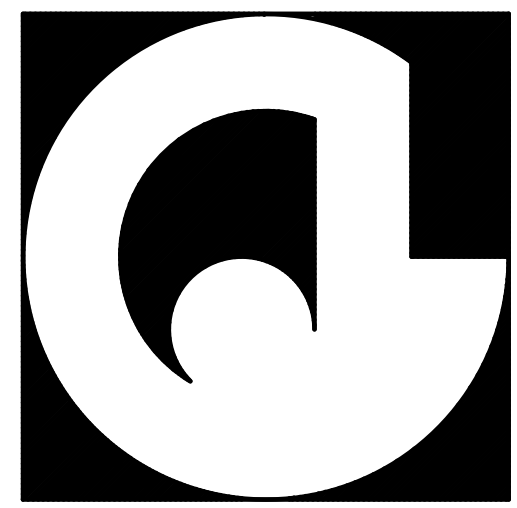
Revisions	Date

Designer : M.J.
Manager : M.J.
Date : 11-2018
Job No : 2018-202
Scale : AS NOTED

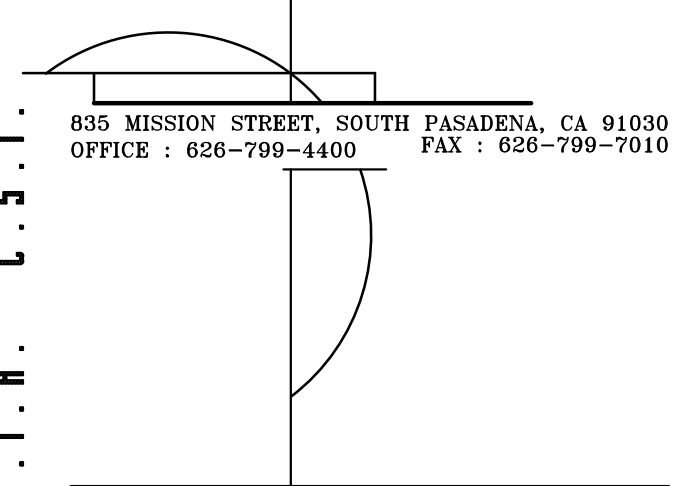
Drawing No :

A-3

SHEET : OF : PR-1



ARCHITECTURE . ENGINEERING



PROJECT NAME & SITE ADDRESS:

NEW BUILDING

12821 KNOTT ST.
GARDEN GROVE, CA 92841

DEVELOPER :

JOHN G. CATALDO
A.I.A. C.S.I.

Drawing Content :

ROOF PLAN



Revisions : Date :

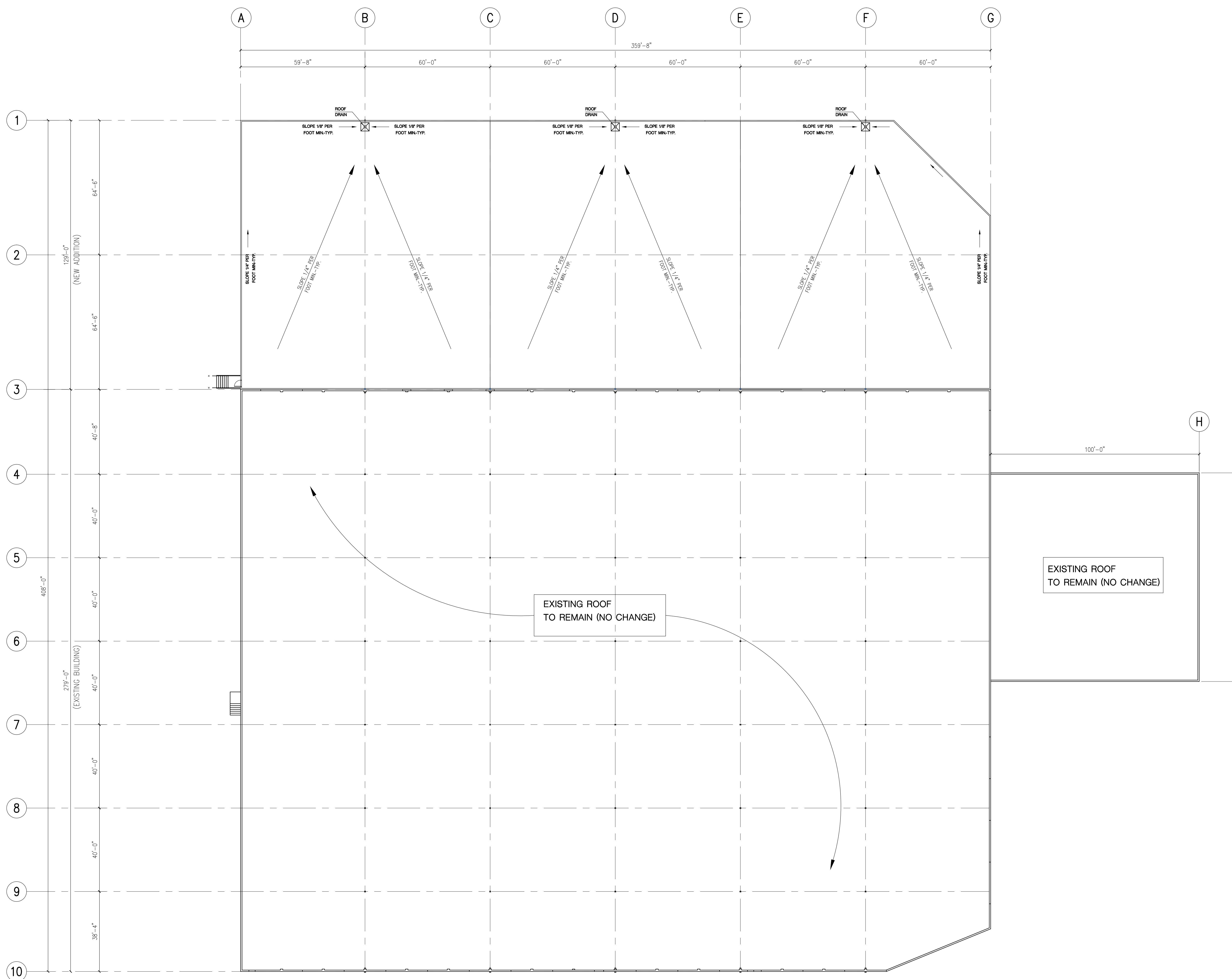
Revisions	Date

Designer : M.J.
 Manager : M.J.
 Date : 11-2018
 Job No : 2018-202
 Scale : AS NOTED

Drawing No :

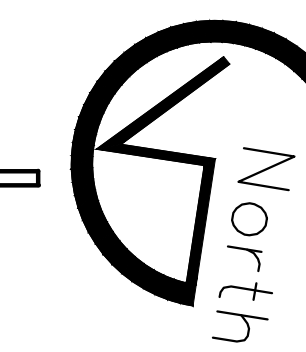
A-2.1

SHEET : OF : PR-1



PROPOSED ROOF PLAN

SCALE: 1" = 20'-0"



CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONSTRUCT 6" CONCRETE CURB ONLY TYPE A-6 PER CITY OF GARDEN GROVE STD. B-112.	1,722	LF
2	CONSTRUCT 6" CONCRETE CURB AND 18" GUTTER PER CITY OF GARDEN GROVE STD. B-113.	71	LF
3	CONSTRUCT 4" CURB ONLY PER DETAIL ON SHEET 2.	94	LF
4	CONSTRUCT 0" CURB ONLY PER DETAIL ON SHEET 2.	132	LF
5	CONSTRUCT CURB TRANSITION PER DETAIL ON SHEET 2. CURB HEIGHT PER PLAN.	54	LF
6	CONSTRUCT ADA RAMP PER DETAILS ON SHEET 6.	3	EA
7	CONSTRUCT ADA RAMP AND PORTION OF ALLEY APRON PER CITY OF GARDEN GROVE STD. B-118.	225	SF
8	INSTALL DETECTABLE WALKING SURFACE TRUNCATED DOMES PER DETAIL ON SHEET 2.	200	SF
9	CONSTRUCT 12" WIDE CONCRETE STEPOUT PER DETAIL ON SHEET 2.	370	SF
10	INSTALL FULL DEPTH AC TO MATCH EXISTING CONDITION.	110	SF
11	INSTALL 3" AC OVER 4" AB PER SOILS REPORT.	43,750	SF
12	INSTALL 5" P.C.C. OVER 7" AB PER SOILS REPORT.	68,955	SF
13	GRIND 0.2" AND OVERLAY 0.2" MINIMUM.	17,250	SF
14	CONSTRUCT 4" THICK P.C.C. SIDEWALK PER ARCHITECT'S PLANS.	1,915	SF
15	CONSTRUCT 3' WIDE V-GUTTER PER DETAIL ON SHEET 2.	370	LF
16	CONSTRUCT PRECAST CONCRETE WHEEL STOP PER DETAIL ON SHEET 2.	18	EA
17	CONSTRUCT GATE PER ARCHITECT'S PLAN.	N/A	
18	CONSTRUCT REFUSE STORAGE ENCLOSURE PER ARCHITECT'S PLAN.	N/A	
19	CONSTRUCT BUILDING PER ARCHITECT'S PLAN.	N/A	
20	CONSTRUCT STAIRS PER ARCHITECT'S PLAN.	N/A	
21	CONSTRUCT LOADING DOCK AREA PER ARCHITECT'S PLAN.	N/A	
22	CONSTRUCT WALL PER ARCHITECT'S PLAN.	N/A	
23	CONSTRUCT 8' WIDE CURB OPENING CATCH BASIN WITH LOCAL DEPRESSION PER CITY OF GARDEN GROVE STD. PLAN NO. B-201 & B-205A	1	EA
24	CONSTRUCT 4' WIDE CURB OPENING CATCH BASIN WITH LOCAL DEPRESSION PER CITY OF GARDEN GROVE STD. PLAN NO. B-201 & B-205A	1	EA
25	CONSTRUCT 36"x36" GRATE INLET PER DETAIL ON SHEET 2.	2	EA
26	CONSTRUCT 18"x18" GRATE INLET PER DETAIL ON SHEET 2.	2	EA
27	CONSTRUCT MWS UNIT PER STORM DRAIN PLAN ON SHEET 2.	N/A	

DEMOLITION NOTES

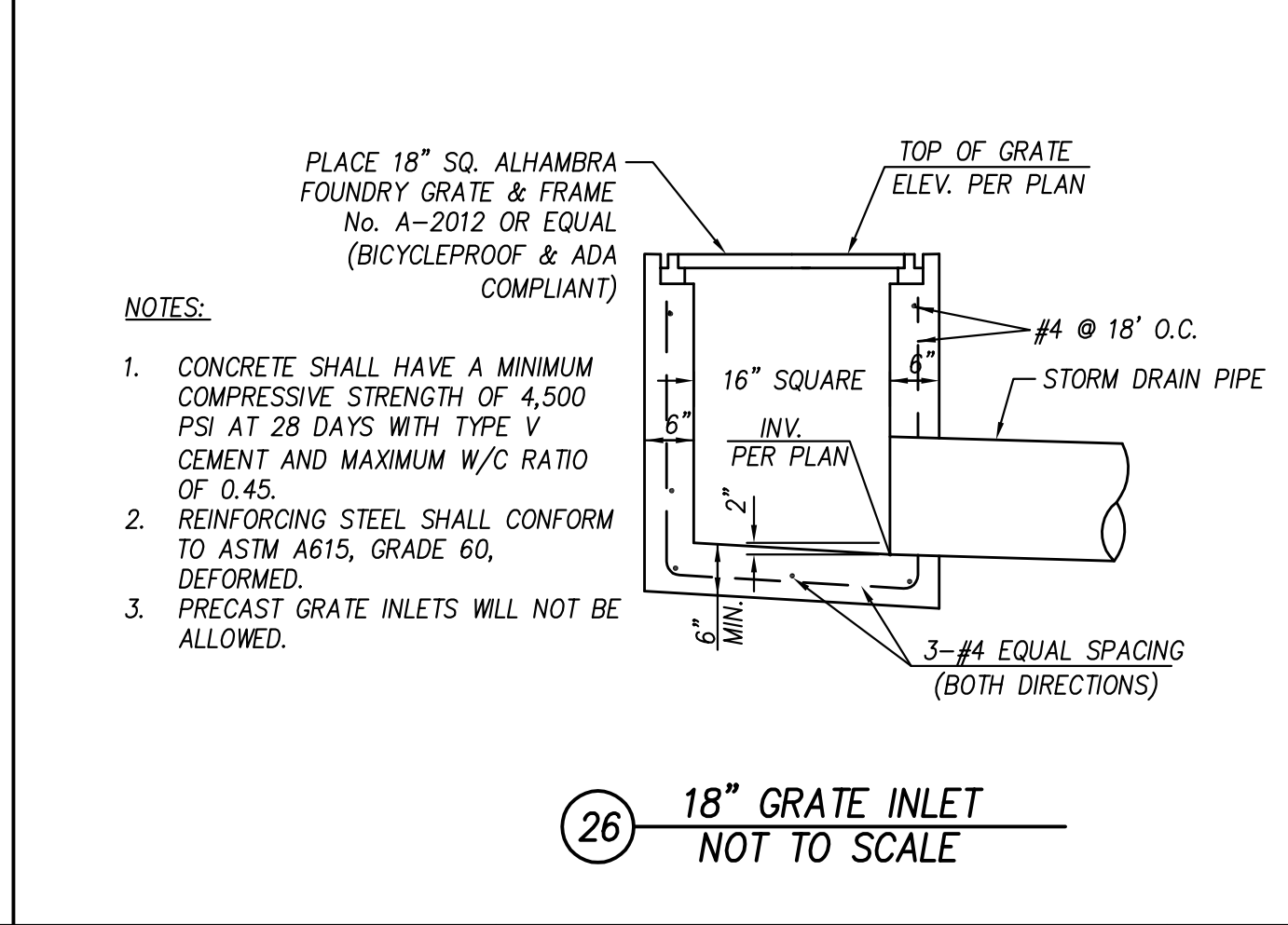
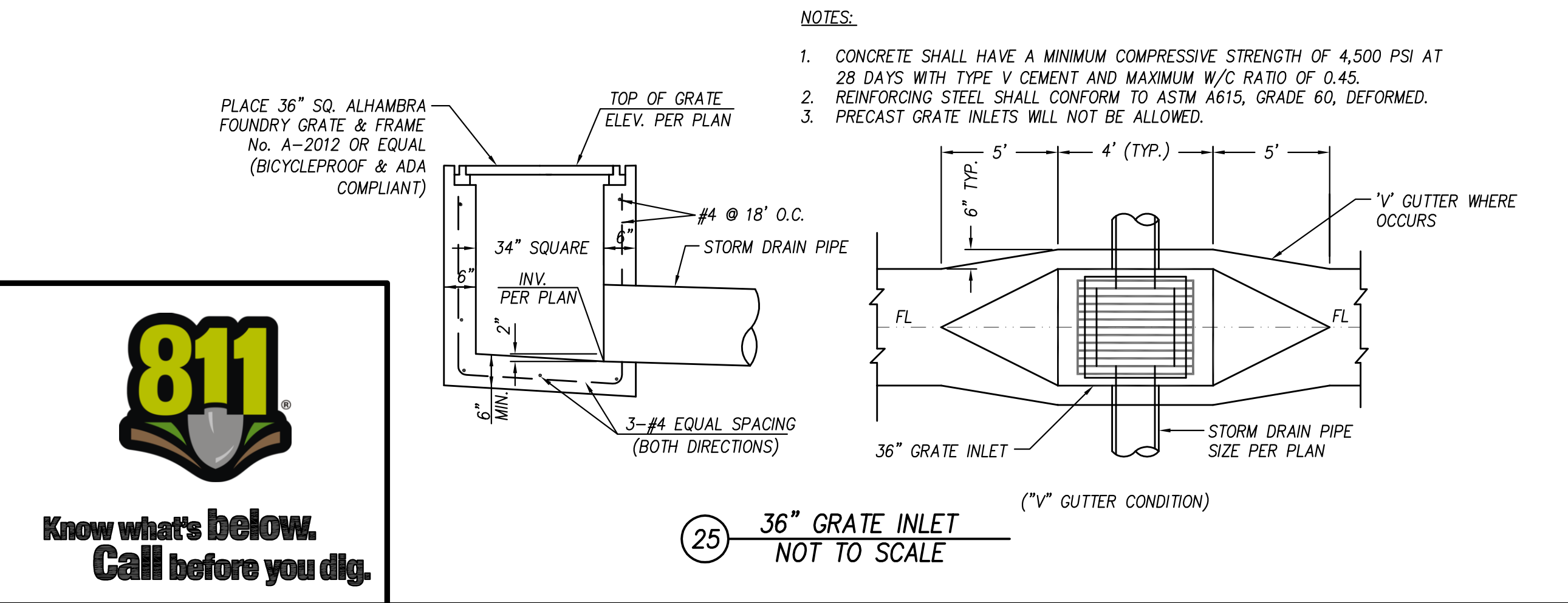
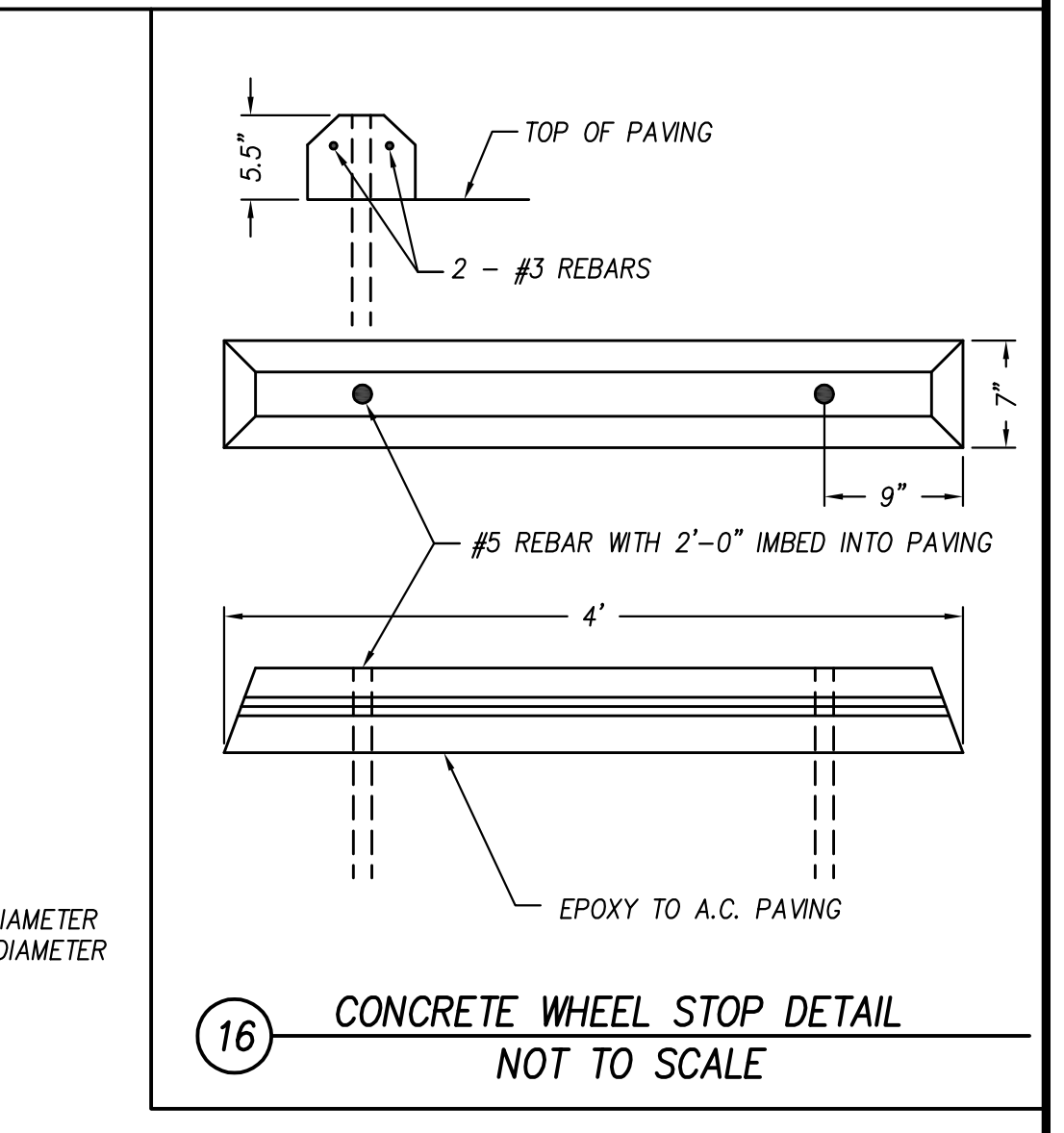
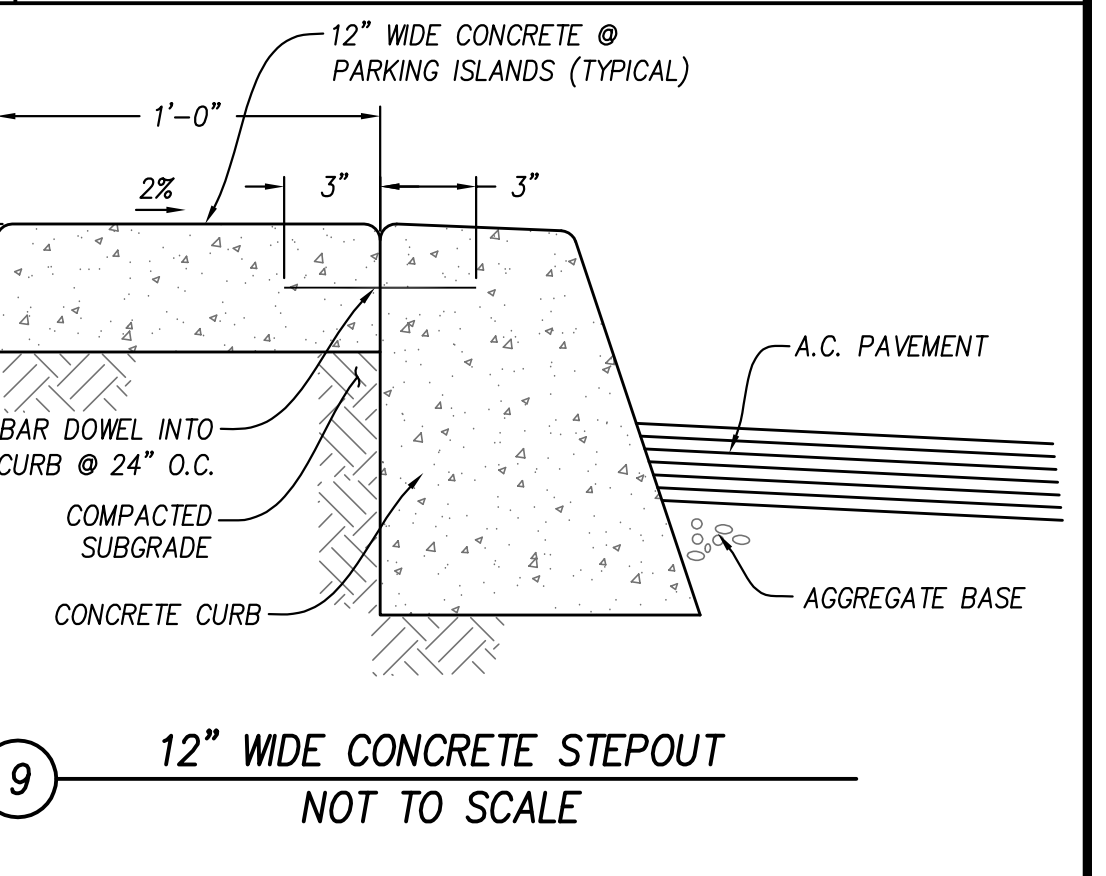
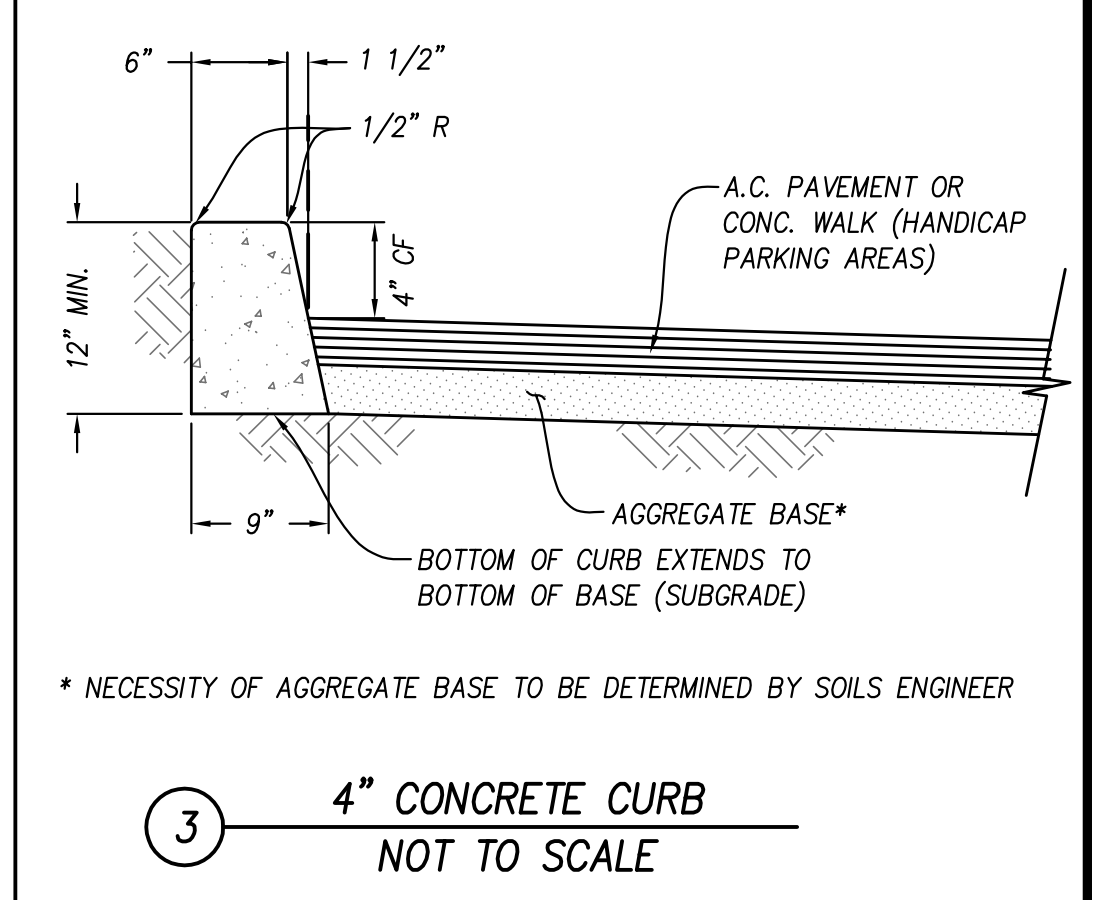
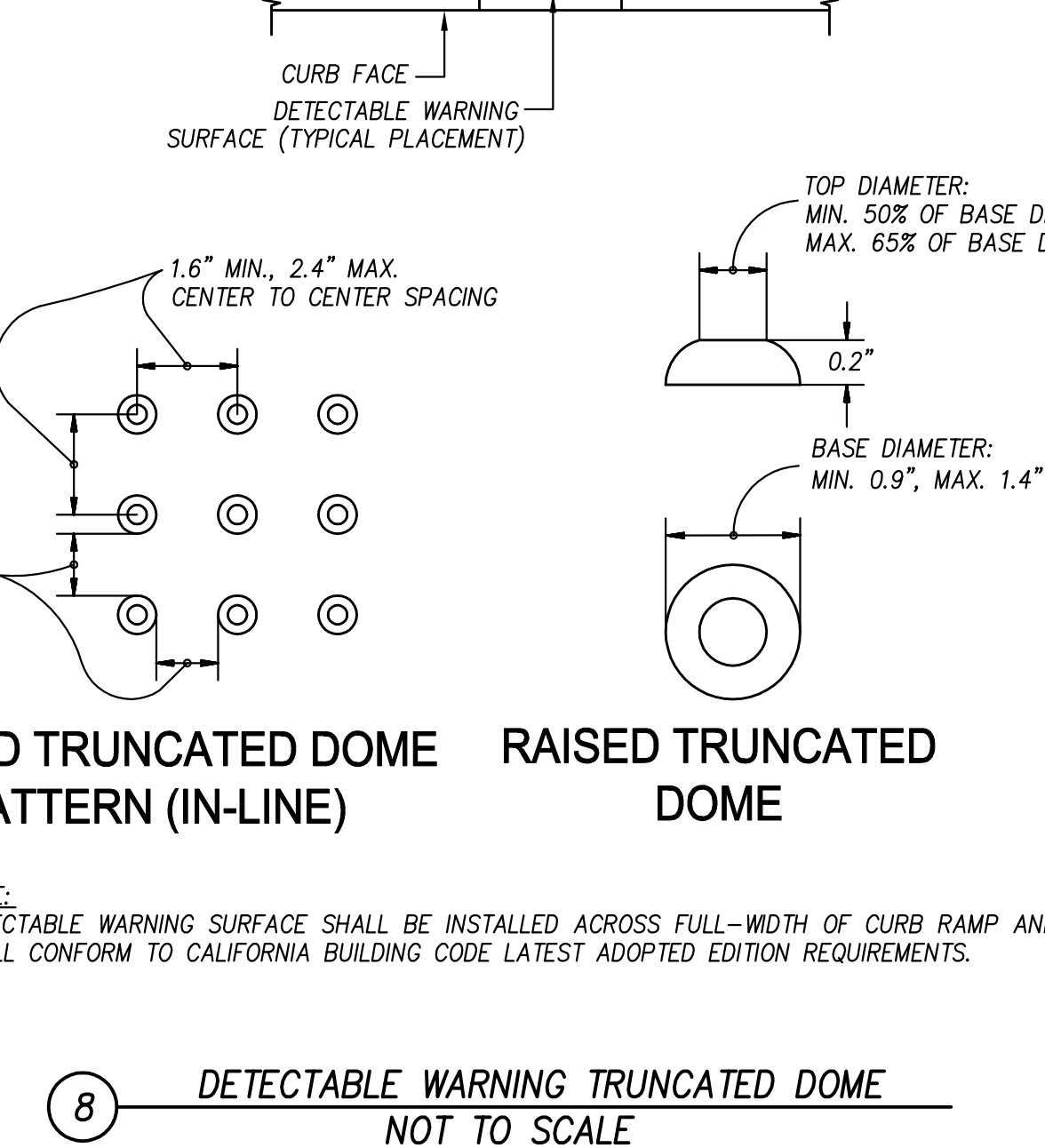
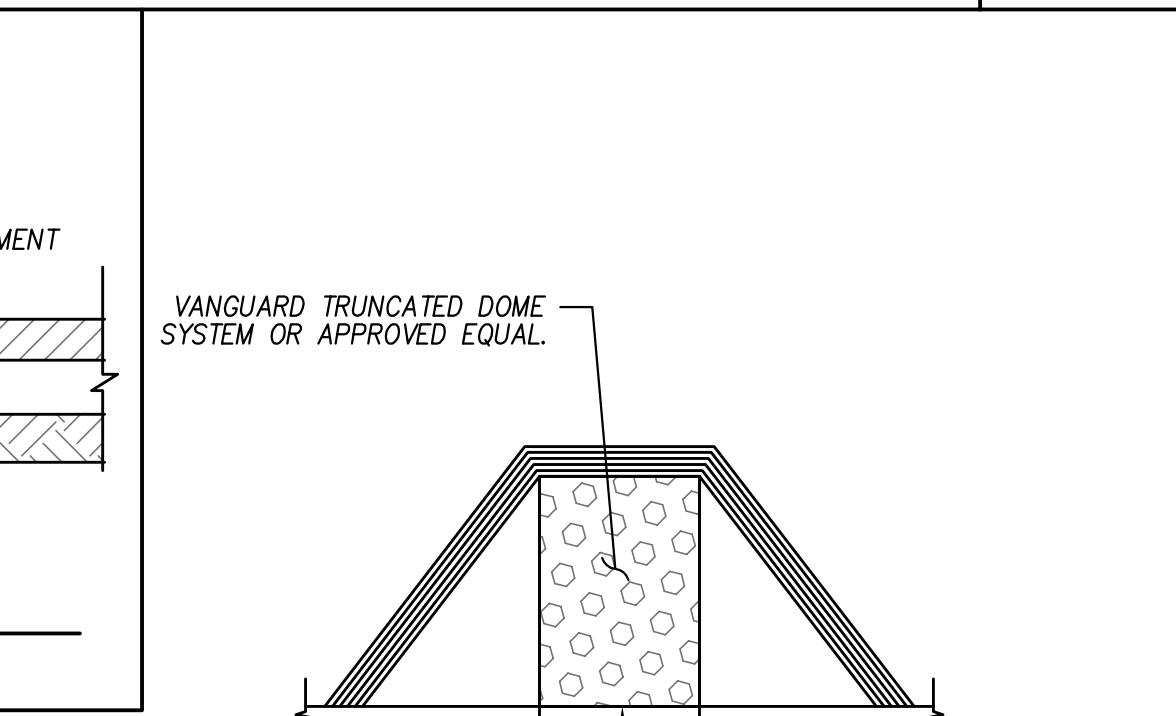
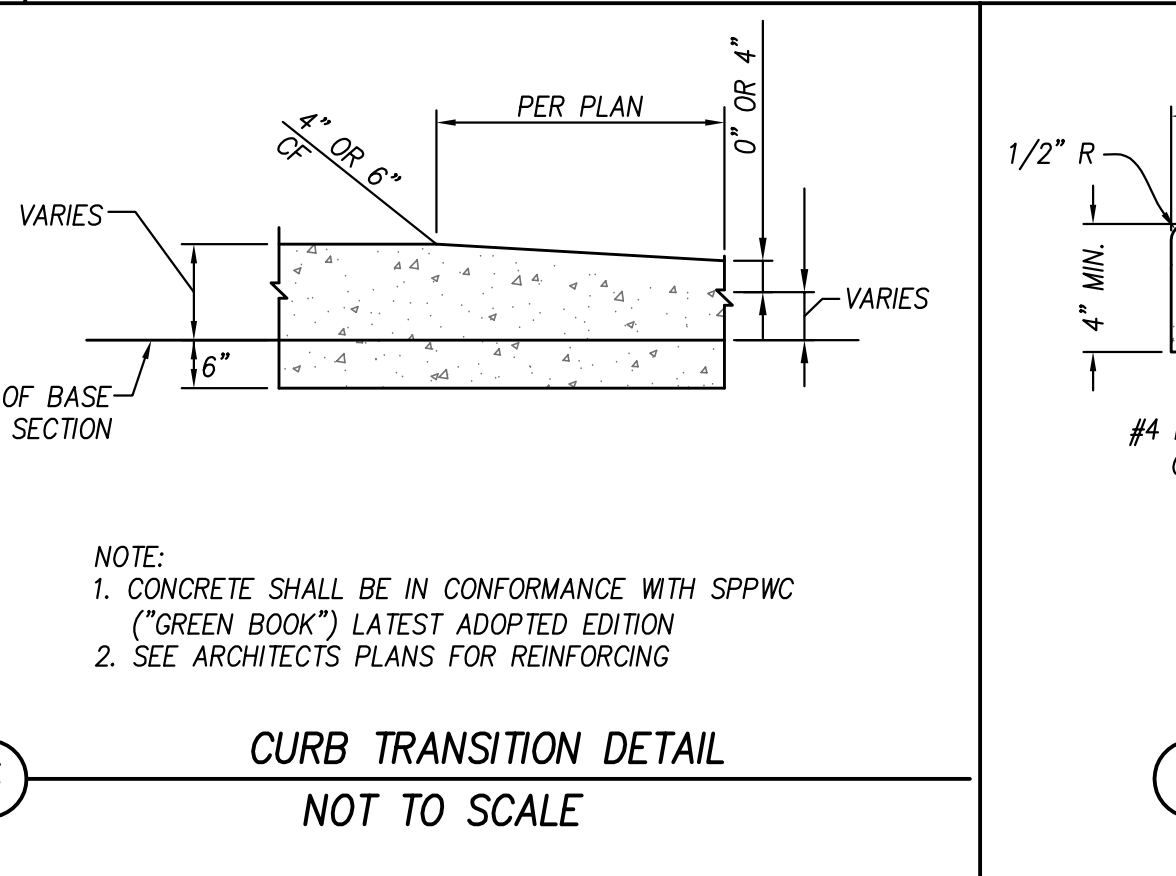
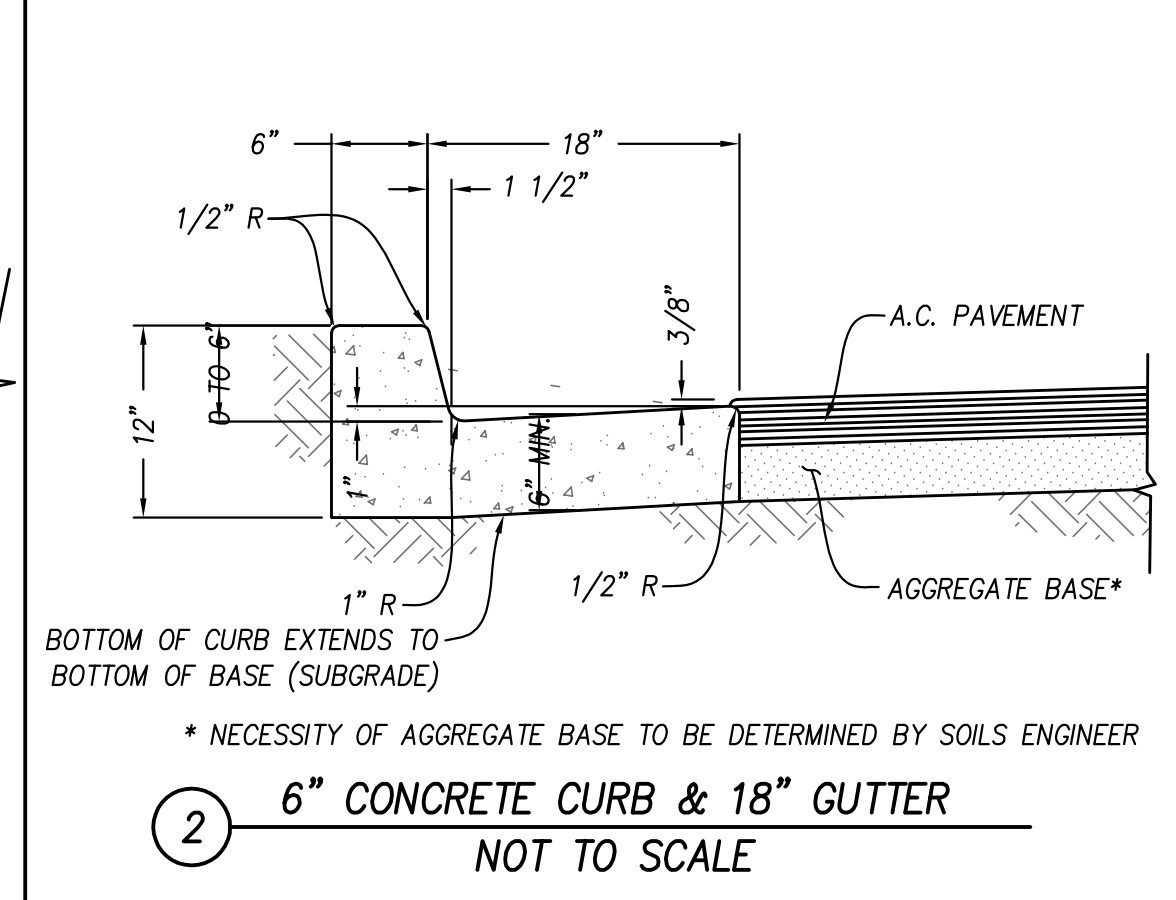
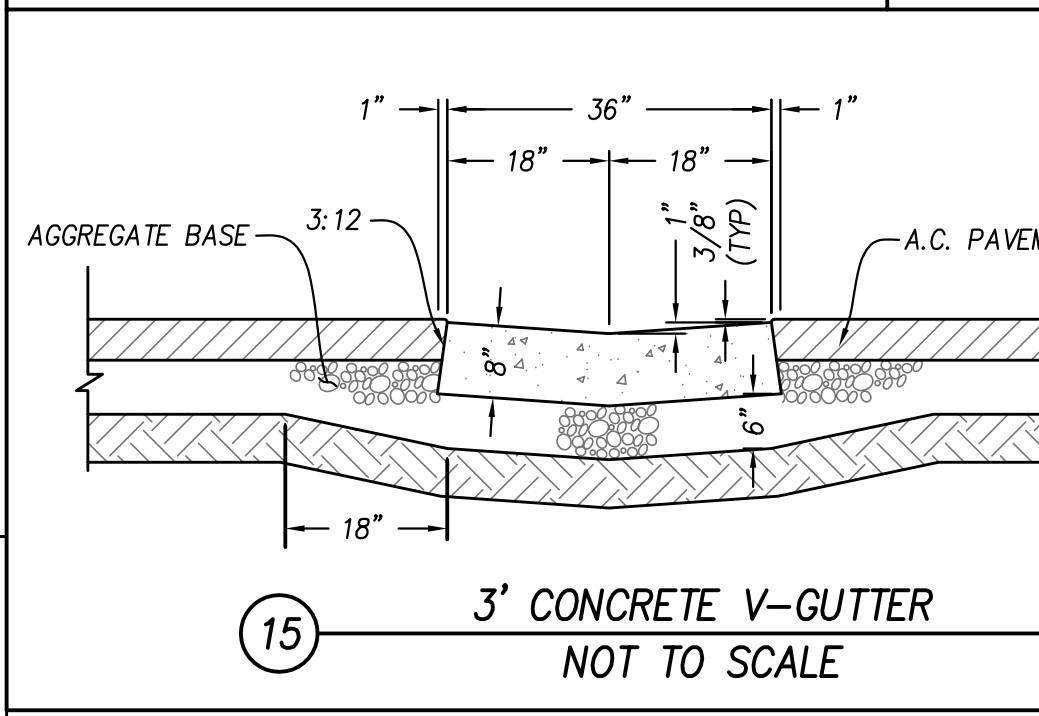
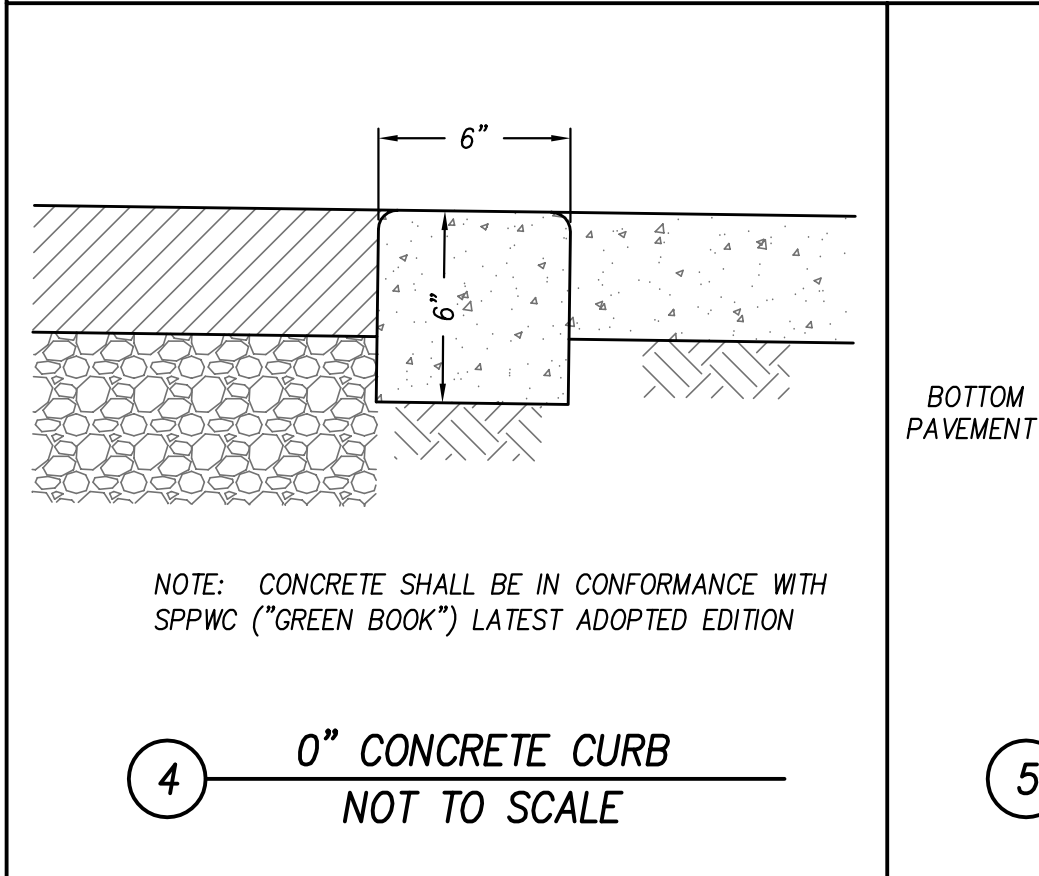
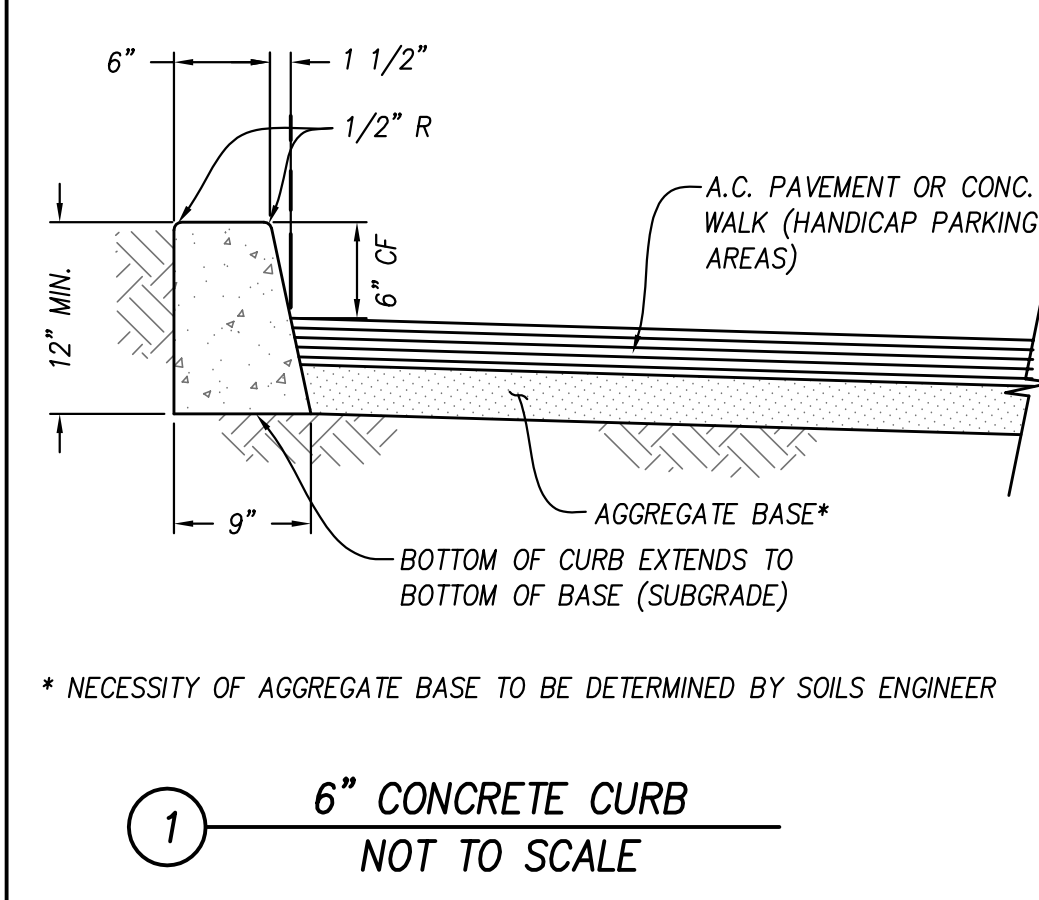
NO.	DESCRIPTION	QUANTITY	UNIT
1	PROTECT IN PLACE.	N/A	
2	REMOVE EXISTING CURB ONLY OR CURB & GUTTER.	2,256	LF
3	REMOVE EXISTING AC PAVEMENT OVER AB.	150,318	SF
4	REMOVE EXISTING P.C.C. SIDEWALK.	4,665	SF
5	REMOVE EXISTING TREES AND LANDSCAPING.	1	LS
6	REMOVE EXISTING OVERHANG AND COLUMNS PER ARCHITECT'S PLAN.	N/A	
7	REMOVE EXISTING V-GUTTER.	598	LF
8	REMOVE EXISTING SIGN	5	EA
9	REMOVE EXISTING ADA RAMP.	2	EA
10	ADJUST TO GRADE.	N/A	
11	GRIND AND OVERLAY PER GRADING PLAN.	18,162	SF
12	REMOVE DOUBLE CURB CONCRETE CHANNEL.	54	LF
13	REMOVE EXISTING SEWER MANHOLE PER SHEET 7	N/A	

STORM DRAIN CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITY	UNIT
51	REMOVE EXISTING GRATE INLET OR CATCH BASIN	2	EA
52	CONNECT TO EXISTING STORM DRAIN	2	EA
53	CONSTRUCT 8" DUCTILE IRON PIPE (DIP), CLASS 52	585	LF
54	CONSTRUCT 8" PVC STORM DRAIN PIPE	35	LF
55	CONSTRUCT 12" PVC STORM DRAIN PIPE	650	LF
56	CONSTRUCT 18" HDPE STORM DRAIN PIPE	85	LF
57	CONSTRUCT 18" RCP STORM DRAIN PIPE	25	LF
58	CONSTRUCT 18" PRECAST CONCRETE ELLIPTICAL PIPE BY SCURLOCK INDUSTRIES OR APPROVED EQUAL	940	LF
59	EXISTING 8" STORM DRAIN LATERAL TO BE REMOVED AND CAPPED AT MAIN	90	LF
60	INSTALL DIP TO PVC COUPLING, ROMAC MODEL 501 OR APPROVED EQUAL	2	EA
61	INSTALL PVC FITTING, SIZE PER PLAN	10	EA
62	INSTALL DIP FITTING, SIZE PER PLAN	16	EA
63	INSTALL HDPE FITTING, SIZE PER PLAN	2	EA
64	INSTALL BROOKS 36"x36" CATCH BASIN BOX, MODEL 3636CB WITH STEEL COVER, AND 12" FLAP GATE, DRAINAGE SOLUTIONS SKU VB-FLOODVALVE12 OR APPROVED EQUAL, ON THE UPSTREAM END	2	EA
65	CONSTRUCT CONCRETE COLLAR PER SPPWC STD. PLAN NO. 380-4	3	EA
66	INSTALL 18"x18" GRATE INLET PER PRECISE GRADING PLAN AND DETAIL ON SHEET 2	3	EA
67	INSTALL 36"x36" GRATE INLET PER PRECISE GRADING PLAN AND DETAIL ON SHEET 2	2	EA
68	CONSTRUCT 4-FT WIDE CURB-OPENING CATCH BASIN WITH LOCAL DEPRESSION PER CITY OF GARDEN GROVE STD. PLAN NO. B-201, B-205A, AND PRECISE GRADING PLAN	1	EA
69	CONSTRUCT 8-FT WIDE CURB-OPENING CATCH BASIN WITH LOCAL DEPRESSION PER CITY OF GARDEN GROVE STD. PLAN NO. B-201, B-205A, AND PRECISE GRADING PLAN	1	EA
70	CONSTRUCT STORM DRAIN MANHOLE PER CITY OF GARDEN GROVE STD. PLAN NO. B-207	3	EA
71	CONSTRUCT JUNCTION STRUCTURE PER SPPWC STD. PLAN NO. 333-2, DIMENSIONS PER TABLE ON SHEET 7	5	EA
72	CONSTRUCT TRANSITION STRUCTURE PER SPPWC STD. PLAN NO. 340-2, DIMENSIONS PER TABLE ON SHEET 7	2	EA
73	INSTALL MODULAR WETLAND SYSTEM (MWS) PER DETAILS ON SHEETS 8-9, MODEL PER PLAN	6	EA
74	CONSTRUCT MODIFIED STORM DRAIN MANHOLE WITH 18" FLAP GATE, WATERMAN INDUSTRIES MODEL F-10 OR APPROVED EQUAL	2	EA
75	INSTALL DIVERT MODULAR TROUGH DIVERSION SYSTEM MODEL DVT-10-8 PER DETAIL ON SHEET 9	2	EA
76	INSTALL DIVERT MODULAR TROUGH DIVERSION SYSTEM GRATE TYPE PER DETAIL ON SHEET 9	5	EA

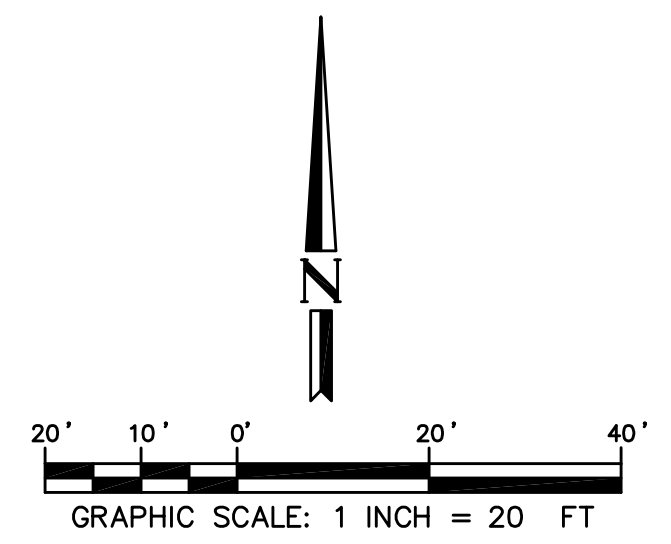
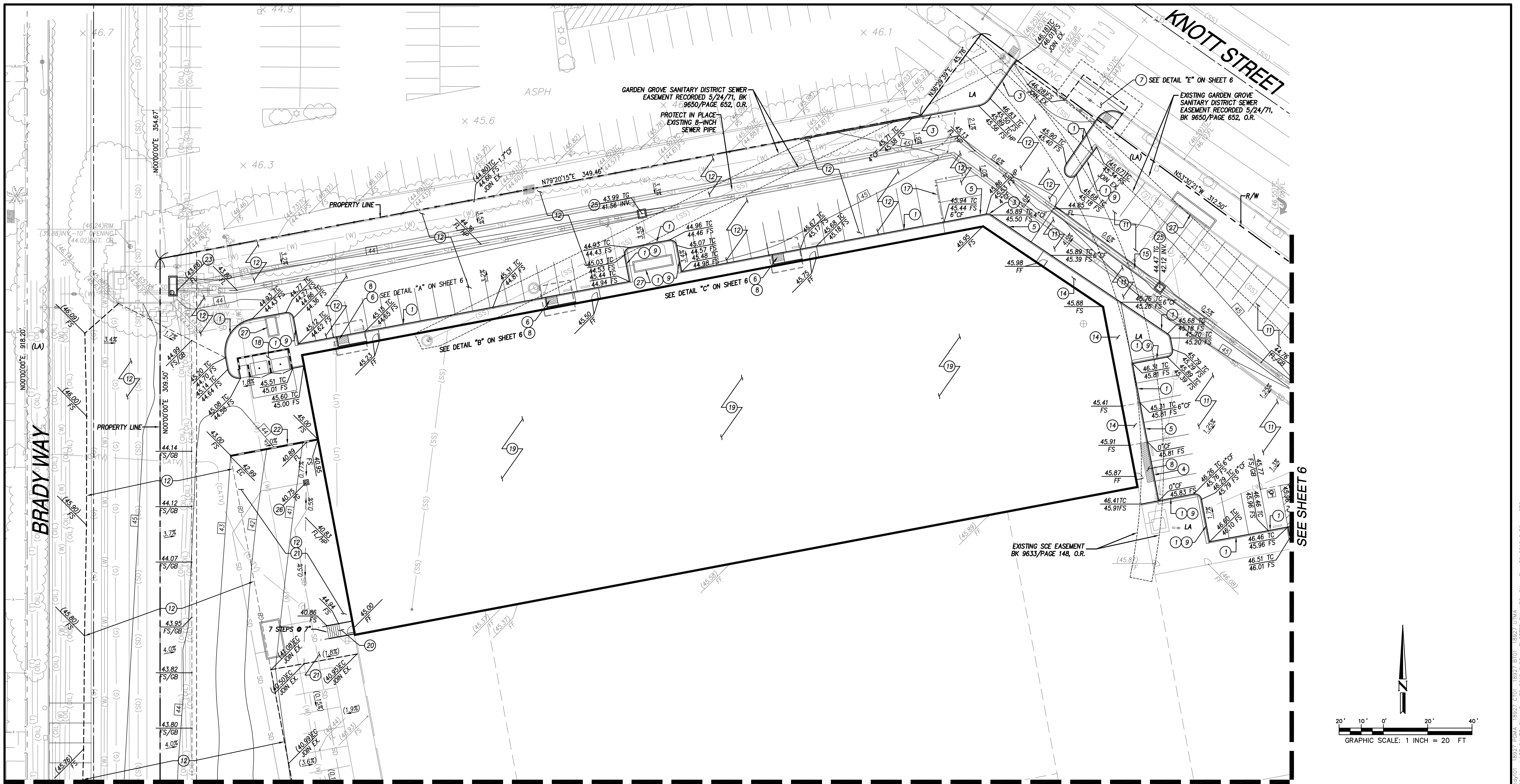
SEWER CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITY	UNIT
91	REMOVE EXISTING SEWER	185	LF
92	REMOVE EXISTING SEWER MANHOLE	1	EA
93	EXISTING SEWER TO BE PROTECTED IN PLACE	N/A	
94	CONSTRUCT SEWER MANHOLE PER GARDEN GROVE SANITARY DISTRICT STD. PLAN NO. S-100	1	EA
95	CONSTRUCT SEWER LATERAL CLEANOUT PER GARDEN GROVE SANITARY DISTRICT STD. PLAN NO. S-105. SEE SEPARATE PLUMBING PLAN FOR CONTINUATION.	1	EA
96	CONSTRUCT 4" PVC SEWER LATERAL PER GARDEN GROVE SANITARY DISTRICT STD. PLAN NO. S-111, BEDDING PER GARDEN GROVE SANITARY DISTRICT STD. PLAN NO. S-106	6	LF



DESIGNED BY: GRC	DRAWN BY: MS	CHECKED BY: GRC	STREET AND STORM DRAIN CONSTRUCTION SHEET DRAWING NUMBER A-1120.3, SHEET 3 OF 6;	DATE BY DESCRIPTION REVISIONS	PREPARED BY: GREGORY R. COOKE	OWNER: REXFORD INDUSTRIAL REALTY, INC. 333 CITY BOULEVARD WEST, SUITE 705 ORANGE, CA 92868 (714) 602-1743	ARCHITECT: JOHN G. CATALDO & ASSOCIATES 835 MISSION STREET SOUTH PASADENA, CA 91030 (626) 799-4400	PLANS PREPARED FOR: REXFORD INDUSTRIAL REALTY, INC. 333 CITY BOULEVARD WEST, SUITE 705 ORANGE, CA 92868 (714) 602-1743	CITY OF GARDEN GROVE PRECISE GRADING PLAN DETAILS 12821 KNOTT STREET GARDEN GROVE, CA 92841	DRAWING NUMBER SHEET 2 OF 10
------------------	--------------	-----------------	--	-------------------------------	-------------------------------	---	--	--	---	------------------------------

FILENAME: \\s:\1818\1818-927 -Revised Garden Grove\8827-P002_D05.dwg, LAST SAVED ON: Sep 27 2019 2:42pm PLOTTED BY: JULIE, ON: Sep 30 2019 9:59am, CFG: 18927.DWG, PLOT AREA: 18927.DWG, PLOT SCALE: 1.0000, PLOT SHEET: 3 OF 6



SEE SHEET 5

SEE SHEET 6

CONSTRUCTION NOTES

- (1) CONSTRUCT 6" CONCRETE CURB ONLY TYPE A-6 PER CITY OF GARDEN GROVE STD. B-112.
- (2) CONSTRUCT 6" CONCRETE CURB AND 18" GUTTER PER CITY OF GARDEN GROVE STD. B-113.
- (3) CONSTRUCT 4" CURB ONLY PER DETAIL ON SHEET 2.
- (4) CONSTRUCT 0" CURB ONLY PER DETAIL ON SHEET 2.
- (5) CONSTRUCT CURB TRANSITION PER DETAIL ON SHEET 2. CURB HEIGHT PER PLAN.
- (6) CONSTRUCT ADA RAMP PER DETAILS ON SHEET 6.
- (7) CONSTRUCT ADA RAMP AND PORTION OF ALLEY APRON PER CITY OF GARDEN GROVE STD. B-118.
- (8) INSTALL DETECTABLE WALKING SURFACE TRUNCATED DOMES PER DETAIL ON SHEET 2.
- (9) CONSTRUCT 12" WIDE CONCRETE STEP-OUT PER DETAIL ON SHEET 2.
- (10) INSTALL FULL DEPTH AC TO MATCH EXISTING CONDITION.
- (11) INSTALL 3" AC OVER 4" AB PER SOILS REPORT.
- (12) INSTALL 5" P.C.C. OVER 7" AB PER SOILS REPORT.
- (13) GRIND 0.2" AND OVERLAY 0.2" MINIMUM.
- (14) CONSTRUCT 4" THICK P.C.C. SIDEWALK PER ARCHITECT'S PLANS.
- (15) CONSTRUCT 3" WIDE V-GUTTER PER DETAIL ON SHEET 2.
- (16) CONSTRUCT PRECAST CONCRETE WHEEL STOP PER DETAIL ON SHEET 2.
- (17) CONSTRUCT GATE PER ARCHITECT'S PLAN.
- (18) CONSTRUCT REFUSE STORAGE ENCLOSURE PER ARCHITECT'S PLAN.
- (19) CONSTRUCT BUILDING PER ARCHITECT'S PLAN.
- (20) CONSTRUCT STAIRS PER ARCHITECT'S PLAN.
- (21) CONSTRUCT LOADING DOCK AREA PER ARCHITECT'S PLAN.
- (22) CONSTRUCT WALL PER ARCHITECT'S PLAN.
- (23) CONSTRUCT 8" WIDE CURB OPENING CATCH BASIN WITH LOCAL DEPRESSION PER CITY OF GARDEN GROVE STD. PLAN NO. B-201 & B-205A.
- (24) CONSTRUCT 4" WIDE CURB OPENING CATCH BASIN WITH LOCAL DEPRESSION PER CITY OF GARDEN GROVE STD. PLAN NO. B-201 & B-205A.
- (25) CONSTRUCT 36"x36" GRATE INLET PER DETAIL ON SHEET 2.
- (26) CONSTRUCT 18"x18" GRATE INLET PER DETAIL ON SHEET 2.
- (27) CONSTRUCT MWS UNIT PER STORM DRAIN PLAN ON SHEET ...



Know what's below.
Call before you dig.

DESIGNED BY: GRC	DRAWN BY: MS	CHECKED BY: GRC
APPROVED BY:		
EXP. DATE: 6/30/2020 RCE # 77291		

STREET AND STORM DRAIN CONSTRUCTION SHEET DRAWING NUMBER A-1120.3, SHEET 3 OF 6;
STREET IMPROVEMENTS FOR BRADY WAY DRAWING NUMBER 1281, SHEET 1 OF 1; GARDEN GROVE DEPARTMENT OF
PUBLIC WORKS SANITARY DISTRICT MAP; SEWER ATLAS STREET-DRAWING (JNW 81);
WATER SERVICES DIVISION-WATER ATLAS SHEET - GRID/DRAWING NUMBER G-11, G-12, H-12
REFERENCE PLAN

DATE	BY	DESCRIPTION	APP'D

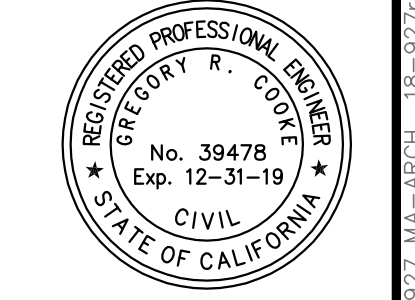
PREPARED BY:
GRC
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-985-0880

OWNER:
REXFORD INDUSTRIAL REALTY, INC.
333 CITY BOULEVARD WEST, SUITE 705
ORANGE, CA 92868
(714) 602-1743

ARCHITECT:
JOHN G. CATALDO & ASSOCIATES
835 MISSION STREET
SOUTH PASADENA, CA 91030
(626) 799-4400

PLANS PREPARED FOR:
REXFORD INDUSTRIAL REALTY, INC.
333 CITY BOULEVARD WEST, SUITE 705
ORANGE, CA 92868
(714) 602-1743

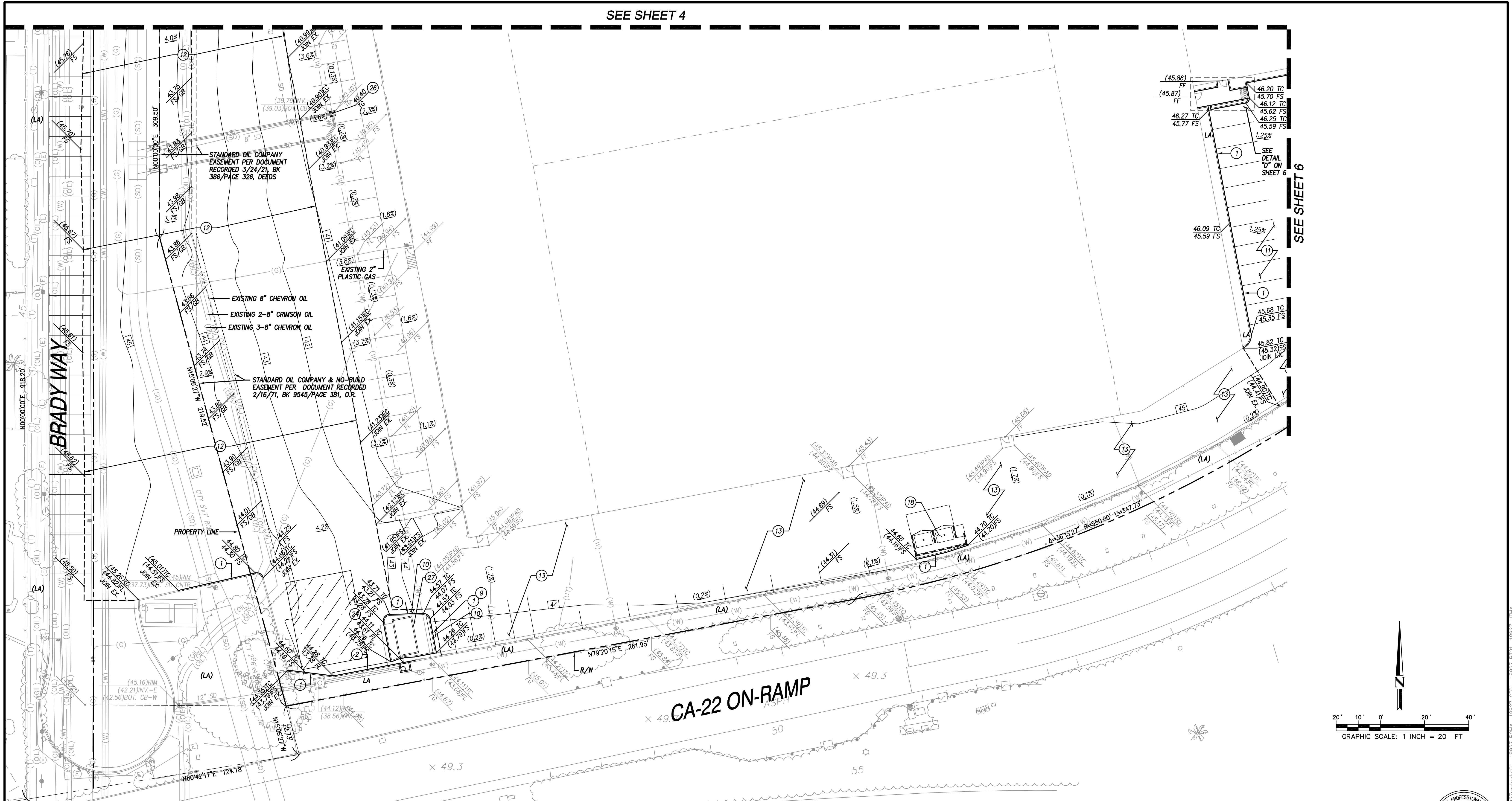
CITY OF GARDEN GROVE
PRECISE GRADING PLAN
12821 KNOTT STREET
GARDEN GROVE, CA 92841



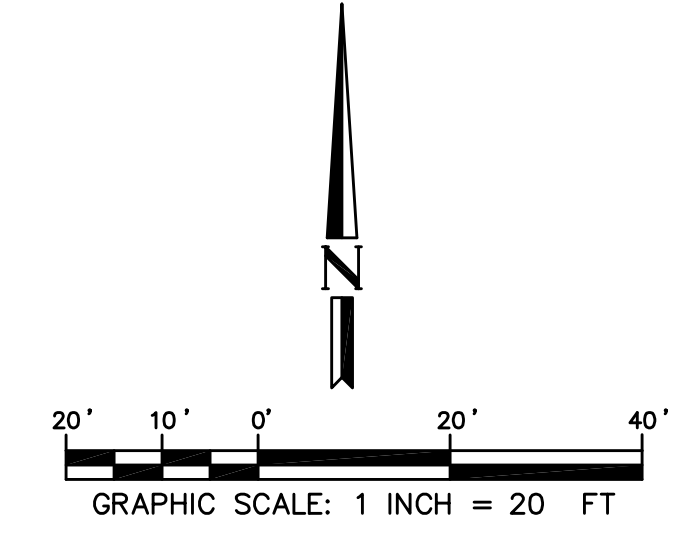
DATE: 09/27/2019
DRAWING NUMBER: _____
SHEET 4 OF 10

FILE NAME: \\s:\2018\10-927 Reorder Garden Grove\18827_P06_2_Comp_L011.SAVED ON: Sep 30 2019 8:22am PLOTTED BY: LEO, ON: Sep 30 2019 9:56am, CFC;

SEE SHEET 4



SEE SHEET 6



CONSTRUCTION NOTES

- | | | | |
|--|---|---|--|
| <p>1 CONSTRUCT 6" CONCRETE CURB ONLY TYPE A-6 PER CITY OF GARDEN GROVE STD. B-112.</p> <p>2 CONSTRUCT 6" CONCRETE CURB AND 18" GUTTER PER CITY OF GARDEN GROVE STD. B-113.</p> <p>3 CONSTRUCT 4" CURB ONLY PER DETAIL ON SHEET 2.</p> <p>4 CONSTRUCT 0" CURB ONLY PER DETAIL ON SHEET 2.</p> <p>5 CONSTRUCT CURB TRANSITION PER DETAIL ON SHEET 2. CURB HEIGHT PER PLAN.</p> <p>6 CONSTRUCT ADA RAMP PER DETAILS ON SHEET 6.</p> <p>7 CONSTRUCT ADA RAMP AND PORTION OF ALLEY APRON PER CITY OF GARDEN GROVE STD. B-118.</p> | <p>8 INSTALL DETECTABLE WALKING SURFACE TRUNCATED DOMES PER DETAIL ON SHEET 2.</p> <p>9 CONSTRUCT 12" WIDE CONCRETE STEP-OUT PER DETAIL ON SHEET 2.</p> <p>10 INSTALL FULL DEPTH AC TO MATCH EXISTING CONDITION.</p> <p>11 INSTALL 3" AC OVER 4" AB PER SOILS REPORT.</p> <p>12 INSTALL 5" P.C.C. OVER 7" AB PER SOILS REPORT.</p> <p>13 GRIND 0.2" AND OVERLAY 0.2" MINIMUM.</p> <p>14 CONSTRUCT 4" THICK P.C.C. SIDEWALK PER ARCHITECT'S PLANS.</p> <p>15 CONSTRUCT 3" WIDE V-GUTTER PER DETAIL ON SHEET 2.</p> | <p>16 CONSTRUCT PRECAST CONCRETE WHEEL STOP PER DETAIL ON SHEET 2.</p> <p>17 CONSTRUCT GATE PER ARCHITECT'S PLAN.</p> <p>18 CONSTRUCT REFUSE STORAGE ENCLOSURE PER ARCHITECT'S PLAN.</p> <p>19 CONSTRUCT BUILDING PER ARCHITECT'S PLAN.</p> <p>20 CONSTRUCT STAIRS PER ARCHITECT'S PLAN.</p> <p>21 CONSTRUCT LOADING DOCK AREA PER ARCHITECT'S PLAN.</p> <p>22 CONSTRUCT WALL PER ARCHITECT'S PLAN.</p> | <p>23 CONSTRUCT 8" WIDE CURB OPENING CATCH BASIN WITH LOCAL DEPRESSION PER CITY OF GARDEN GROVE STD. PLAN NO. B-201 & B-205A.</p> <p>24 CONSTRUCT 4" WIDE CURB OPENING CATCH BASIN WITH LOCAL DEPRESSION PER CITY OF GARDEN GROVE STD. PLAN NO. B-201 & B-205A.</p> <p>25 CONSTRUCT 36"x36" GRATE INLET PER DETAIL ON SHEET 2.</p> <p>26 CONSTRUCT 18"x18" GRATE INLET PER DETAIL ON SHEET 2.</p> <p>27 CONSTRUCT MWS UNIT PER STORM DRAIN PLAN ON SHEET ...</p> |
|--|---|---|--|



DESIGNED BY: GRC	DRAWN BY: MS	CHECKED BY: GRC
APPROVED BY:		
EXP. DATE: 6/30/2020 RCE # 77291		

STREET AND STORM DRAIN CONSTRUCTION SHEET DRAWING NUMBER A-1120.3, SHEET 3 OF 6;		
STREET IMPROVEMENTS FOR BRADY WAY DRAWING NUMBER 1291, SHEET 1 OF 1; GARDEN GROVE DEPARTMENT OF PUBLIC WORKS SANITARY DISTRICT MAP; SEMER ATLAS STREET-DRAWING (INW 81);		
WATER SERVICES DIVISION-WATER ATLAS SHEET - GRID/DRAWING NUMBER G-11, G-12, H-12		
DATE	BY	DESCRIPTION REVISIONS

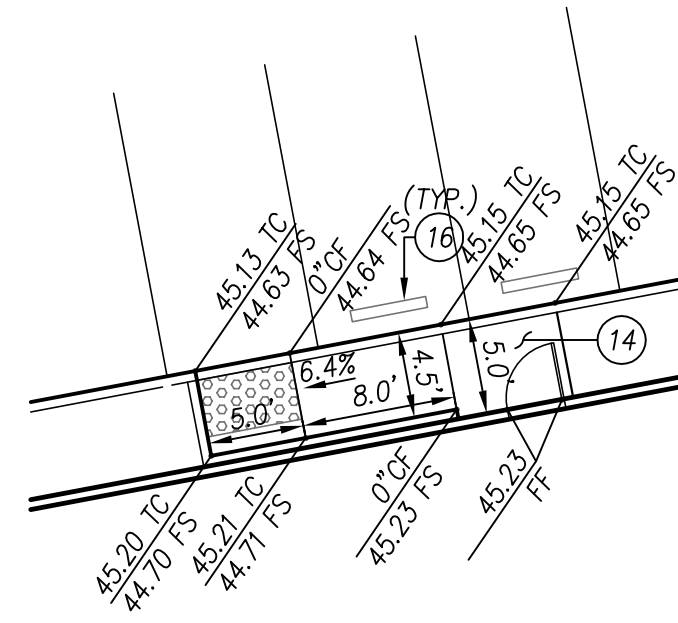
PREPARED BY:	160 S. Old Springs Road Suite 210 Azusa Hills, CA 92808 714-985-6880
OWNER:	REXFORD INDUSTRIAL REALTY, INC. 333 CITY BOULEVARD WEST, SUITE 705 ORANGE, CA 92868 (714) 602-1743
ARCHITECT:	JOHN G. CATALDO & ASSOCIATES 835 MISSION STREET SOUTH PASADENA, CA 91030 (626) 799-4400
PLANS PREPARED FOR:	REXFORD INDUSTRIAL REALTY, INC. 333 CITY BOULEVARD WEST, SUITE 705 ORANGE, CA 92868 (714) 602-1743

APN: 215-014-01	CITY OF GARDEN GROVE PRECISE GRADING PLAN 12821 KNOTT STREET GARDEN GROVE, CA 92841
DATE: 09/27/2019	DRAWING NUMBER: -
SHEET 5 OF 10	

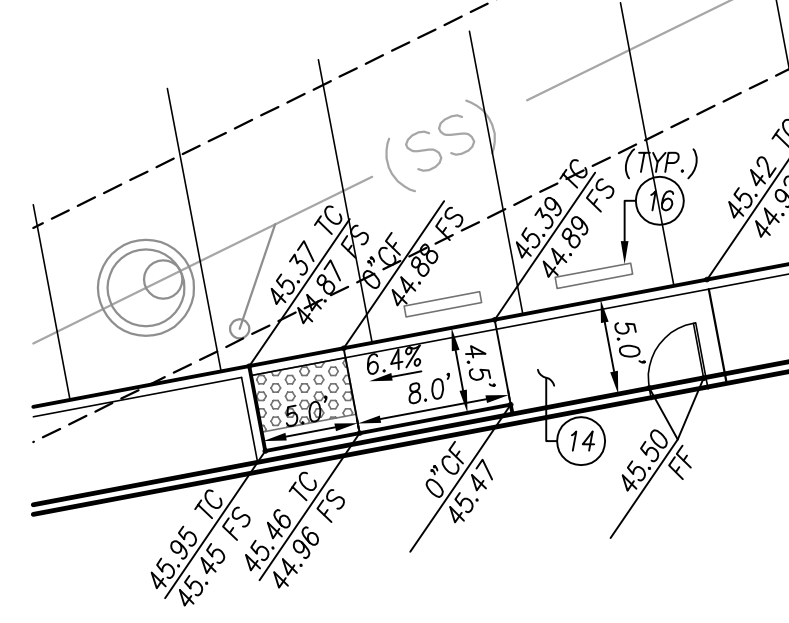


CONSTRUCTION NOTES

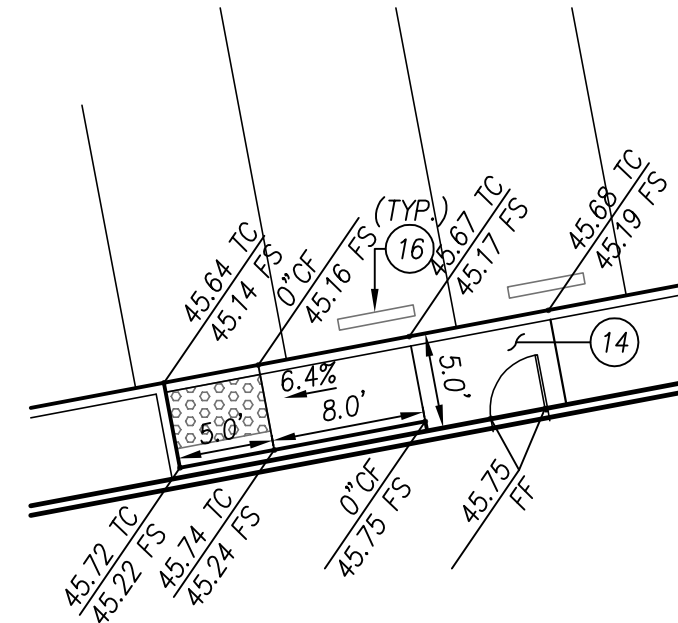
- 1) CONSTRUCT 6" CONCRETE CURB ONLY TYPE A-6 PER CITY OF GARDEN GROVE STD. B-112.
- 2) CONSTRUCT 6" CONCRETE CURB AND 18" GUTTER PER CITY OF GARDEN GROVE STD. B-113.
- 3) CONSTRUCT 4" CURB ONLY PER DETAIL ON SHEET 2.
- 4) CONSTRUCT 0" CURB ONLY PER DETAIL ON SHEET 2.
- 5) CONSTRUCT CURB TRANSITION PER DETAIL ON SHEET 2. CURB HEIGHT PER PLAN.
- 6) CONSTRUCT ADA RAMP PER DETAILS ON SHEET 6.
- 7) CONSTRUCT ADA RAMP AND PORTION OF ALLEY APRON PER CITY OF GARDEN GROVE STD. B-118.
- 8) INSTALL DETECTABLE WALKING SURFACE TRUNCATED DOMES PER DETAIL ON SHEET 2.
- 9) CONSTRUCT 12" WIDE CONCRETE STEP-OUT PER DETAIL ON SHEET 2.
- 10) INSTALL FULL DEPTH AC TO MATCH EXISTING CONDITION.
- 11) INSTALL 3" AC OVER 4" AB PER SOILS REPORT.
- 12) INSTALL 5" P.C.C. OVER 7" AB PER SOILS REPORT.
- 13) GRIND 0.2" AND OVERLAY 0.2" MINIMUM.
- 14) CONSTRUCT 4" THICK P.C.C. SIDEWALK PER ARCHITECT'S PLANS.
- 15) CONSTRUCT 3" WIDE V-GUTTER PER DETAIL ON SHEET 2.
- 16) CONSTRUCT PRECAST CONCRETE WHEEL STOP PER DETAIL ON SHEET 2.
- 17) CONSTRUCT GATE PER ARCHITECT'S PLAN.
- 18) CONSTRUCT REFUSE STORAGE ENCLOSURE PER ARCHITECT'S PLAN.
- 19) CONSTRUCT BUILDING PER ARCHITECT'S PLAN.
- 20) CONSTRUCT STAIRS PER ARCHITECT'S PLAN.
- 21) CONSTRUCT LOADING DOCK AREA PER ARCHITECT'S PLAN.
- 22) CONSTRUCT WALL PER ARCHITECT'S PLAN.
- 23) CONSTRUCT 8' WIDE CURB OPENING CATCH BASIN WITH LOCAL DEPRESSION PER CITY OF GARDEN GROVE STD. PLAN NO. B-201 & B-205A
- 24) CONSTRUCT 4' WIDE CURB OPENING CATCH BASIN WITH LOCAL DEPRESSION PER CITY OF GARDEN GROVE STD. PLAN NO. B-201 & B-205A
- 25) CONSTRUCT 36"x36" GRATE INLET PER DETAIL ON SHEET 2.
- 26) CONSTRUCT 18"x18" GRATE INLET PER DETAIL ON SHEET 2.
- 27) CONSTRUCT MWS UNIT PER STORM DRAIN PLAN ON SHEET ...



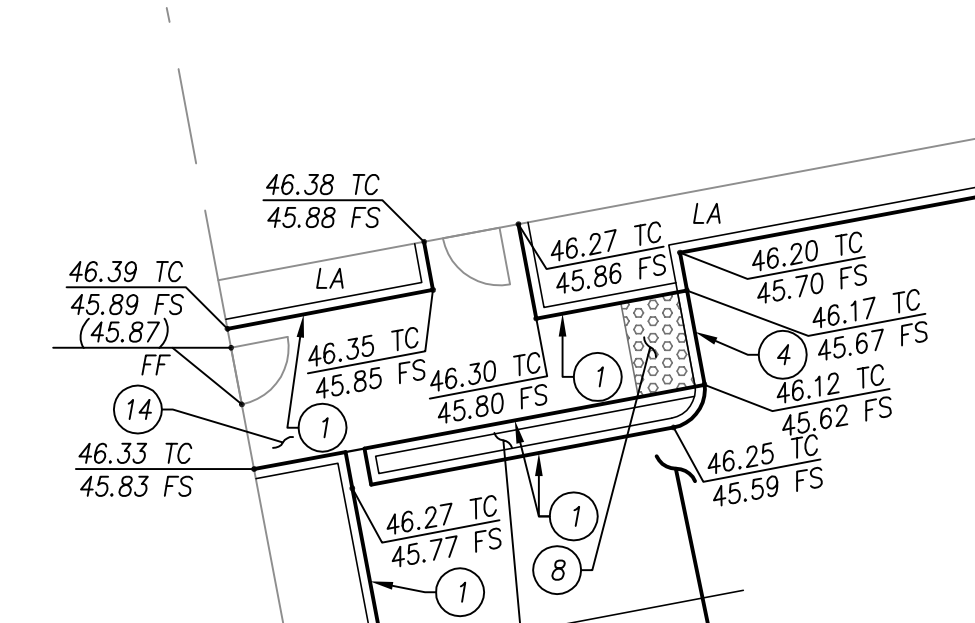
DETAIL "A"
SEE SHEET 4
SCALE 1" = 10'



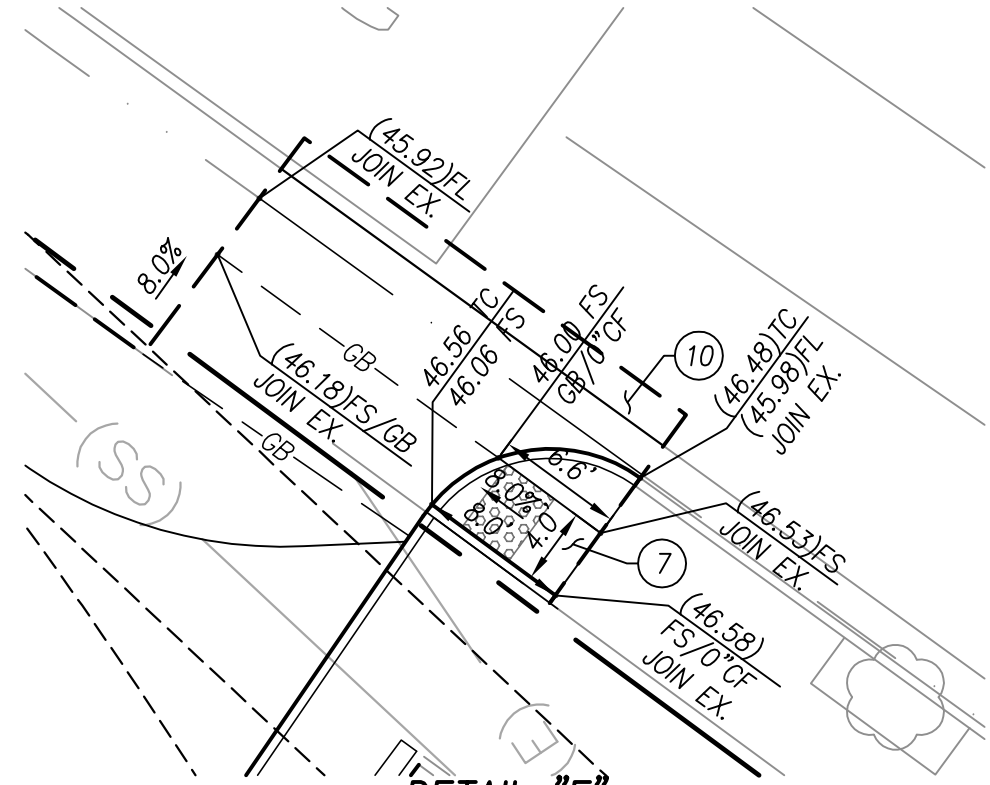
DETAIL "B"
SEE SHEET 4
SCALE 1" = 10'



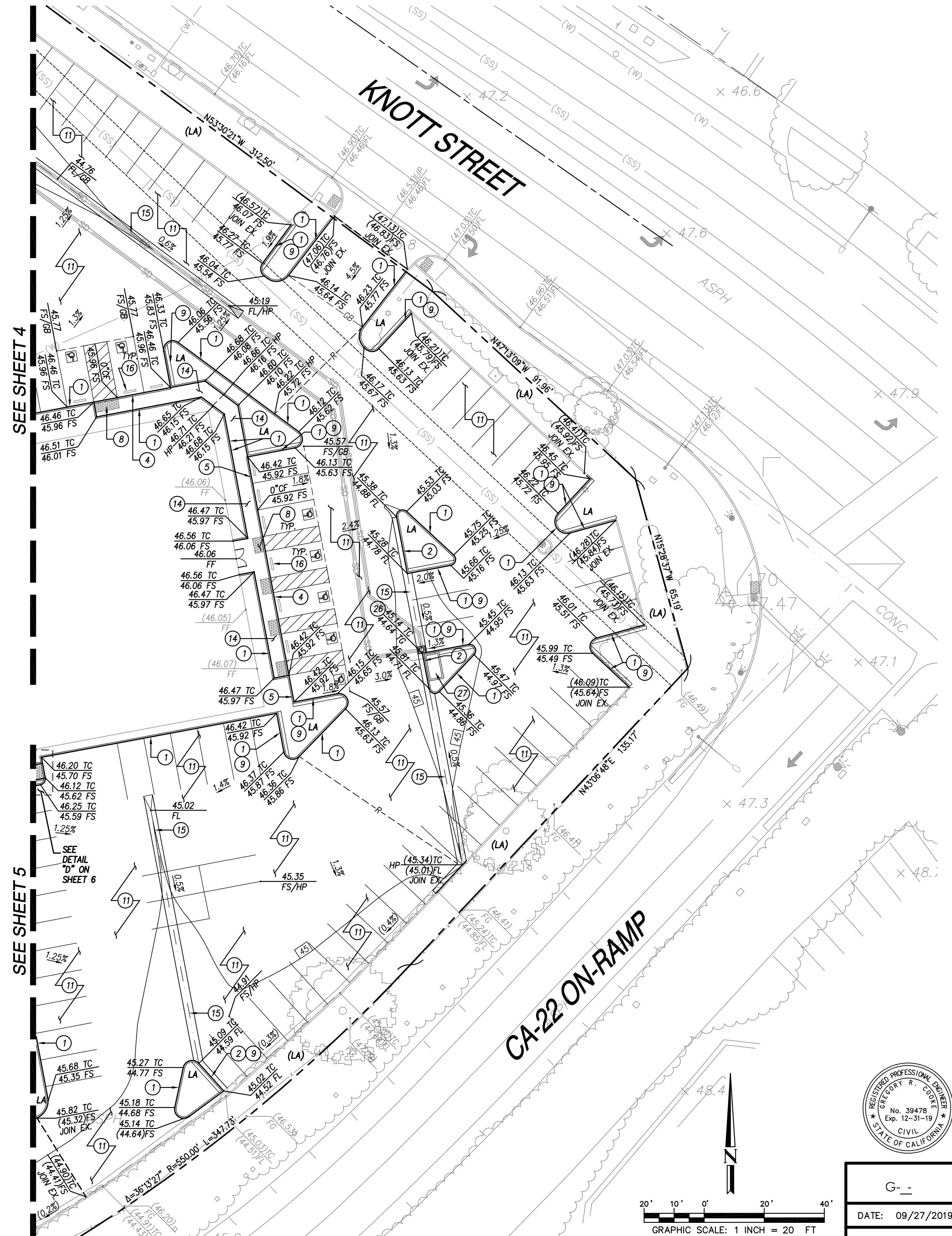
DETAIL "C"
SEE SHEET 4
SCALE 1" = 10'



DETAIL "D"
SEE SHEET 5
SCALE 1" = 10'



DETAIL "E"
SEE SHEET 4
SCALE 1" = 10'



**Know what's below.
Call before you dig.**

DESIGNED BY: GRC	DRAWN BY: MS	CHECKED BY: GRC
APPROVED BY:		
EXP. DATE: 6/30/2020	RCE # 77291	

STREET AND STORM DRAIN CONSTRUCTION SHEET DRAWING NUMBER A-1120.3, SHEET 3 OF 6;
STREET IMPROVEMENTS FOR BRADY WAY DRAWING NUMBER 1291, SHEET 1 OF 1; GARDEN GROVE DEPARTMENT OF
PUBLIC WORKS SANITARY DISTRICT MAP; SEMER ATLAS STREET-DRAWING (HW 81);
WATER SERVICES DIVISION-WATER ATLAS SHEET - GRID/DRAWING NUMBER G-11, G-12, H-12
REFERENCE PLAN

DATE	BY	DESCRIPTION	APP'D

PREPARED BY:
ORCA Engineering, Inc.
Civil Engineering/Land Surveying/Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-985-6880
GREGORY R. COOKE

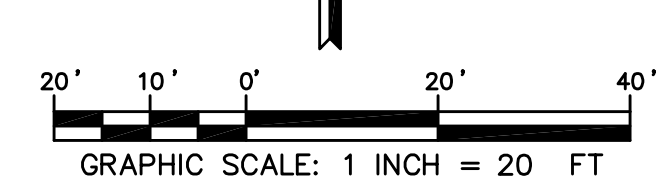
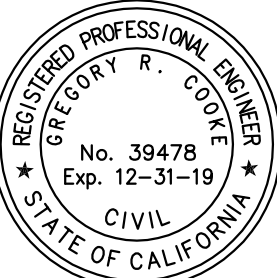
OWNER:
REXFORD INDUSTRIAL REALTY, INC.
835 MISSION BOULEVARD WEST, SUITE 705
ORANGE, CA 92668
(714) 602-1743

ARCHITECT:
JOHN G. CATALDO & ASSOCIATES
835 MISSION STREET
SOUTH PASADENA, CA 91030
(626) 799-4400

PLANS PREPARED FOR:
REXFORD INDUSTRIAL REALTY, INC.
333 CITY BOULEVARD WEST, SUITE 705
ORANGE, CA 92668
(714) 602-1743

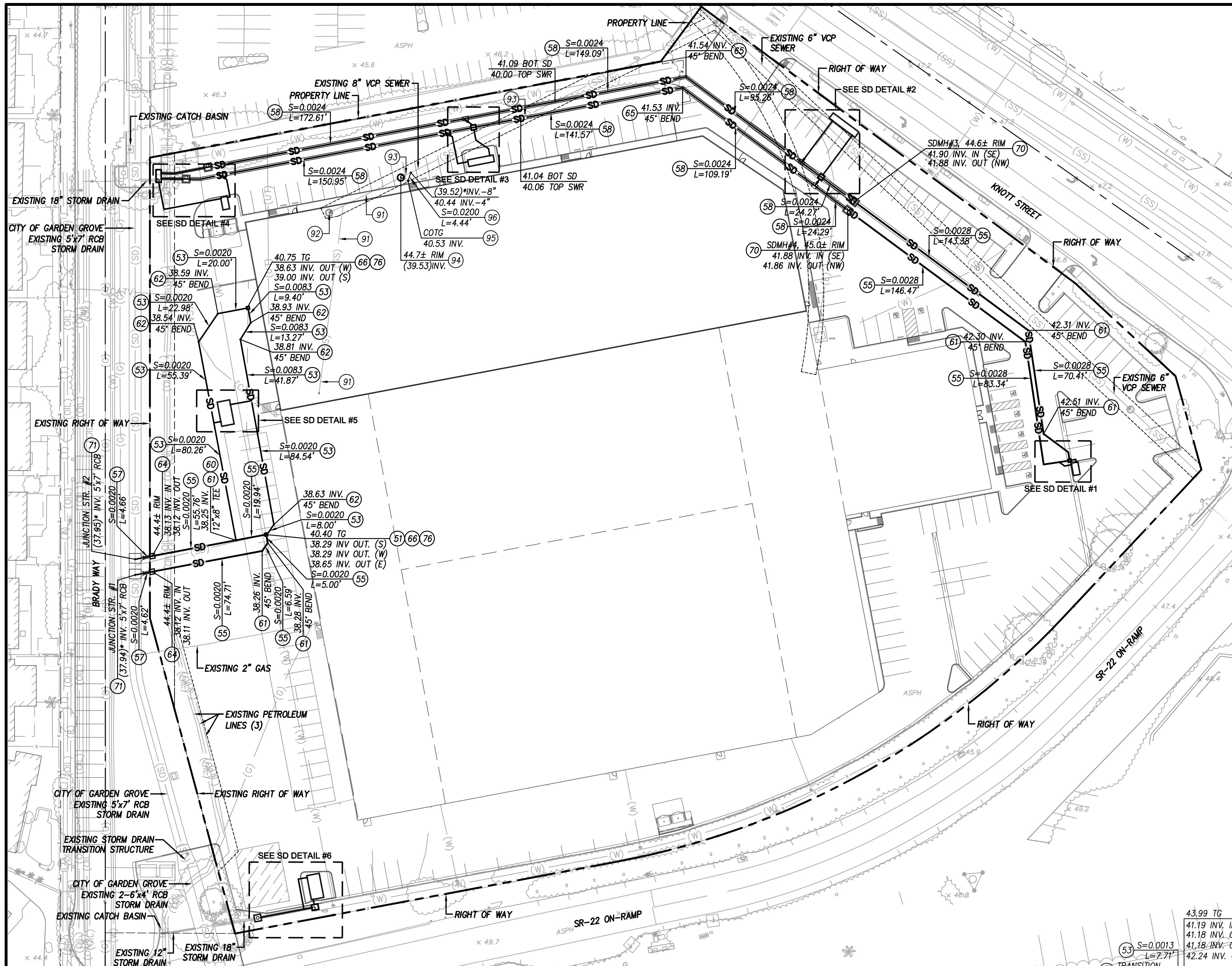
**CITY OF GARDEN GROVE
PRECISE GRADING PLAN
PRECISE GRADING PLAN**
12821 KNOTT STREET
GARDEN GROVE, CA 92841

DRAWING NUMBER
SHEET 6 OF 10



DATE: 09/27/2019

18927.BDR
 FILENAME: W:\2018\18927_P0802_GComp_L011_SAVED ON: Sep 30 2019 9:55am PLOTTED BY: LEO, ON: Sep 30 2019 9:54am, CFC:



STORM DRAIN CONSTRUCTION NOTES

- 51 REMOVE EXISTING GRATE INLET OR CATCH BASIN
- 52 CONNECT TO EXISTING STORM DRAIN
- 53 CONSTRUCT 8" DUCTILE IRON PIPE (DIP), CLASS 52
- 54 CONSTRUCT 8" PVC STORM DRAIN PIPE
- 55 CONSTRUCT 12" PVC STORM DRAIN PIPE
- 56 CONSTRUCT 18" HDPE STORM DRAIN PIPE
- 57 CONSTRUCT 18" RCP STORM DRAIN PIPE
- 58 CONSTRUCT 18" PRECAST CONCRETE ELLIPTICAL PIPE BY SCURLOCK INDUSTRIES OR APPROVED EQUAL
- 59 EXISTING 8" STORM DRAIN LATERAL TO BE REMOVED AND CAPPED AT MAIN
- 60 INSTALL DIP TO PVC COUPLING, ROMAC MODEL 501 OR APPROVED EQUAL
- 61 INSTALL PVC FITTING, SIZE PER PLAN
- 62 INSTALL DIP FITTING, SIZE PER PLAN
- 63 INSTALL HDPE FITTING, SIZE PER PLAN
- 64 INSTALL BROOKS 36"x36" CATCH BASIN BOX, MODEL 3636CB WITH STEEL COVER, AND 12" FLAP GATE, DRAINAGE SOLUTIONS SKU VB-FLOODVALVE2 OR APPROVED EQUAL, ON THE UPSTREAM END
- 65 CONSTRUCT CONCRETE COLLAR PER SPPWC STD. PLAN NO. 380-4
- 66 INSTALL 18"x18" GRATE INLET PER PRECISE GRADING PLAN AND DETAIL ON SHEET 2
- 67 INSTALL 36"x36" GRATE INLET PER PRECISE GRADING PLAN AND DETAIL ON SHEET 2
- 68 CONSTRUCT 4-FT WIDE CURB-OPENING CATCH BASIN WITH LOCAL DEPRESSION PER CITY OF GARDEN GROVE STD. PLAN NO. B-201, B-205A, AND PRECISE GRADING PLAN
- 69 CONSTRUCT 8-FT WIDE CURB-OPENING CATCH BASIN WITH LOCAL DEPRESSION PER CITY OF GARDEN GROVE STD. PLAN NO. B-201, B-205A, AND PRECISE GRADING PLAN
- 70 CONSTRUCT STORM DRAIN MANHOLE PER CITY OF GARDEN GROVE STD. PLAN NO. B-207
- 71 CONSTRUCT JUNCTION STRUCTURE PER SPPWC STD. PLAN NO. 333-2, DIMENSIONS PER TABLE ON SHEET 7
- 72 CONSTRUCT TRANSITION STRUCTURE PER SPPWC STD. PLAN NO. 340-2, DIMENSIONS PER TABLE ON SHEET 7
- 73 INSTALL MODULAR WETLAND SYSTEM (MWS) PER DETAILS ON SHEETS 8-9, MODEL PER PLAN
- 74 CONSTRUCT MODIFIED STORM DRAIN MANHOLE WITH 18" FLAP GATE, WATERMAN INDUSTRIES MODEL F-10 OR APPROVED EQUAL
- 75 INSTALL DIVERT MODULAR TROUGH DIVERSION SYSTEM MODEL DVT-10-8 PER DETAIL ON SHEET 9
- 76 INSTALL DIVERT MODULAR TROUGH DIVERSION SYSTEM GRATE TYPE PER DETAIL ON SHEET 9

SEWER CONSTRUCTION NOTES

- 91 REMOVE EXISTING SEWER
- 92 REMOVE EXISTING SEWER MANHOLE
- 93 EXISTING SEWER TO BE PROTECTED IN PLACE
- 94 CONSTRUCT SEWER MANHOLE PER GARDEN GROVE SANITARY DISTRICT STD. PLAN NO. S-100
- 95 CONSTRUCT SEWER LATERAL CLEANOUT PER GARDEN GROVE SANITARY DISTRICT STD. PLAN NO. S-105. SEE SEPARATE PLUMBING PLAN FOR CONTINUATION.
- 96 CONSTRUCT 4" PVC SEWER LATERAL PER GARDEN GROVE SANITARY DISTRICT STD. PLAN NO. S-111, BEDDING PER GARDEN GROVE SANITARY DISTRICT STD. PLAN NO. S-106

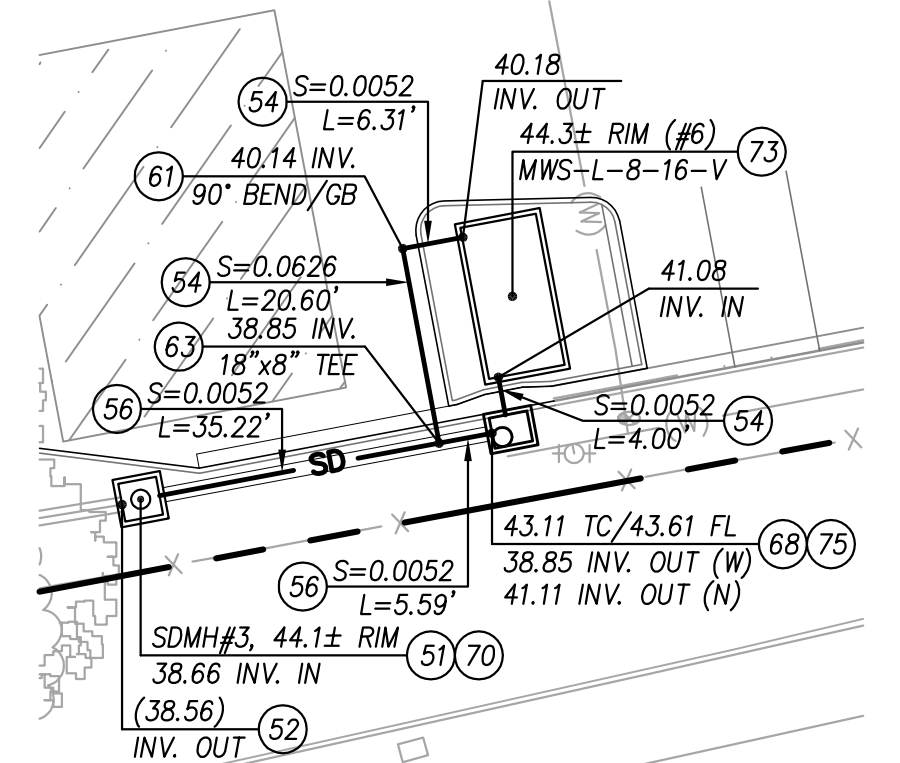
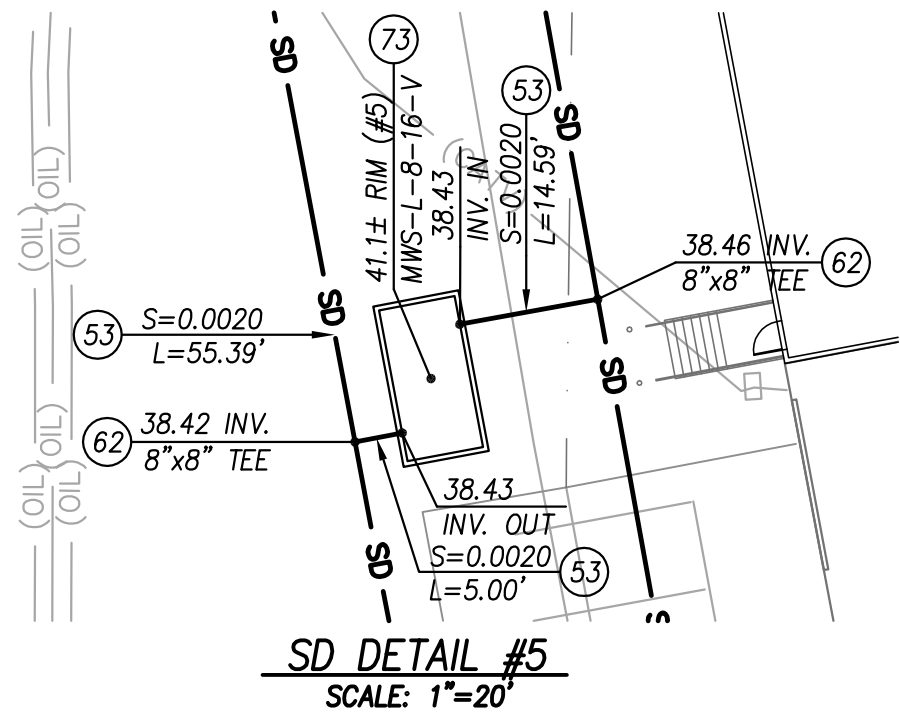
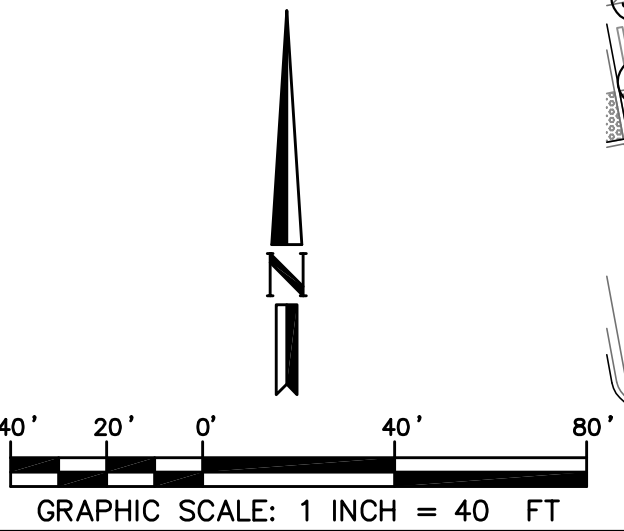
NOTE:
 1. CONTRACTOR TO POHOLE ALL STORM DRAIN AND SEWER CROSSING WITH EXISTING UTILITIES AND NOTIFY THE ENGINEER ON RECORD OF ANY POTENTIAL CONFLICT PRIOR TO CONSTRUCTION.
 2. () * DENOTES EXISTING ELEVATION TO BE VERIFIED ON FIELD

JUNCTION STRUCTURE DIMENSIONS: (SPPWC STD. PLAN NO. 333-2)

JUNCTION STRUCTURE #	ANGLE A	B	C	EL. S	EL. R
1	78.75°	18"	24"	38.09	38.10
2	78.75°	18"	24"	38.10	38.11

TRANSITION STRUCTURE DIMENSIONS: (SPPWC STD. PLAN NO. 340-2)

TRANSITION STRUCTURE #	ANGLE A	B	C	D ₁	D ₂	EL. S	EL. R
1	45°	8"	24"	14"	14"	40.77	40.78
2	45°	8"	24"	14"	14"	41.13	41.14
3	45°	8"	24"	14"	14"	41.16	41.17
4	90°	8"	24"	14"	14"	41.77	41.78
5	90°	8"	24"	14"	14"	41.80	41.81

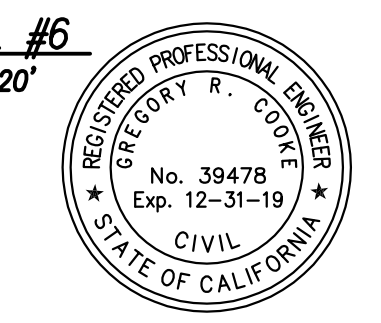



SD DETAIL #1
SCALE: 1"=20"

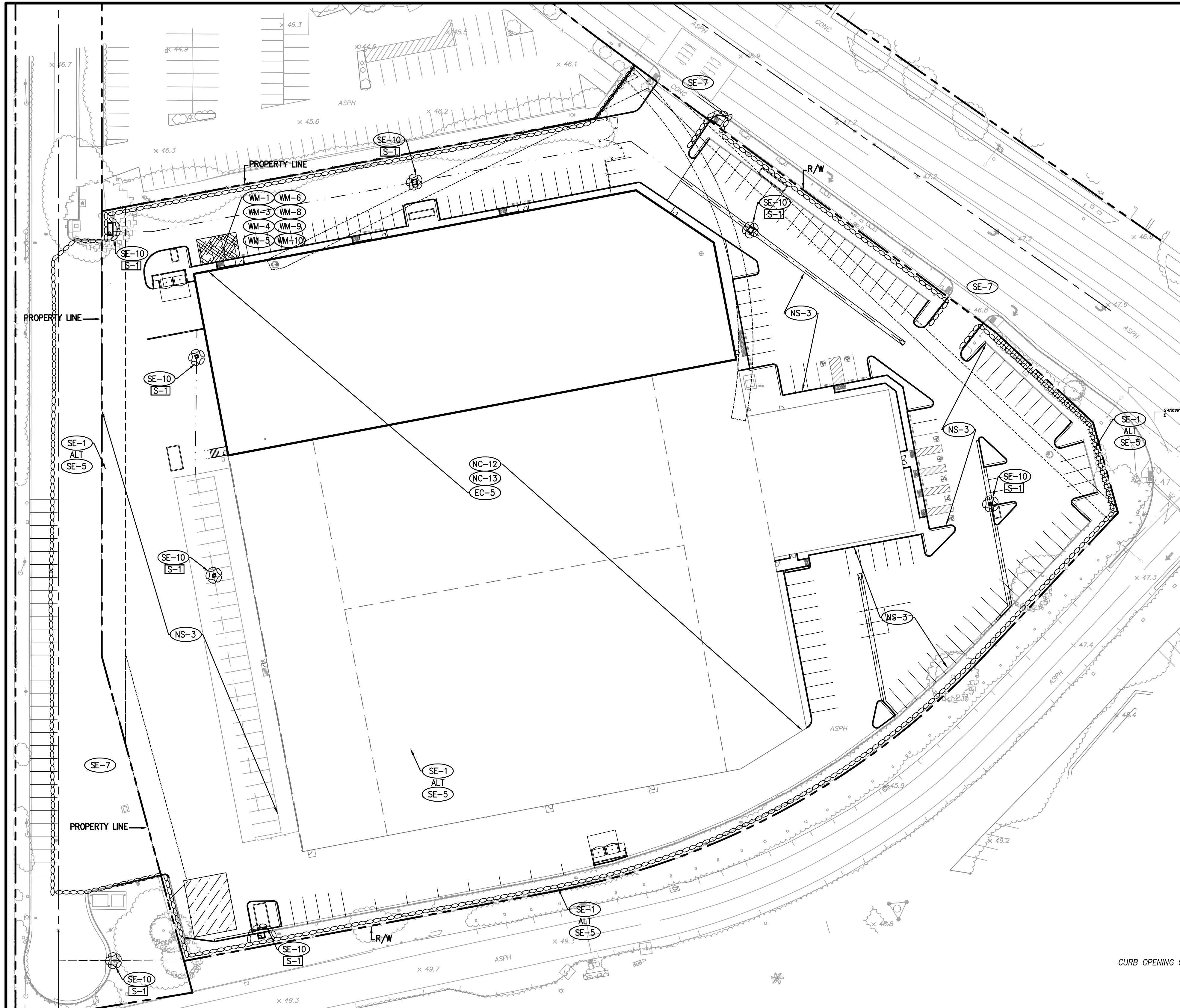
SD DETAIL #2
SCALE: 1"=20"

SD DETAIL #3
SCALE: 1"=20"

SD DETAIL #4
SCALE: 1"=20"



DESIGNED BY: GRC	DRAWN BY: MS	CHECKED BY: GRC	APPROVED BY:	DATE: 09/27/2019	DRAWING NUMBER: SHEET 7 OF 10
STREET AND STORM DRAIN CONSTRUCTION SHEET DRAWING NUMBER A-1120.3, SHEET 3 OF 6; PUBLIC WORKS SANITARY DISTRICT MAP; SEWER ATLAS STREET-DRAWING INW 81; WATER SERVICES DIVISION-WATER ATLAS SHEET - GRID/DRAWING NUMBER G-11, G-12, H-12				APN: 215-014-01	
PREPARED BY: GREGORY R. COOKE Civil Engineering/Lead Surveying/Lead Planning 160 S. Old Springs Road Suite 210 Anaheim Hills, CA 92808 714-855-6880				OWNER: REXFORD INDUSTRIAL REALTY, INC. 835 MISSION STREET ORANGE, CA 92668 (714) 602-1743	
ARCHITECT: JOHN G. CATALDO & ASSOCIATES 333 CITY BOULEVARD WEST, SUITE 705 SOUTH PASADENA, CA 91030 (626) 799-4400				PLANS PREPARED FOR: REXFORD INDUSTRIAL REALTY, INC. 333 CITY BOULEVARD WEST, SUITE 705 ORANGE, CA 92668 (714) 602-1743	
CITY OF GARDEN GROVE PRECISE GRADING UTILITY AND STORM DRAIN PLAN 12821 KNOTT STREET GARDEN GROVE, CA 92841					



NPDES NOTES:

- 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 OFF 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 REGULATIONS 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 SUPERCHLORINATED 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, WASTES, 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. A

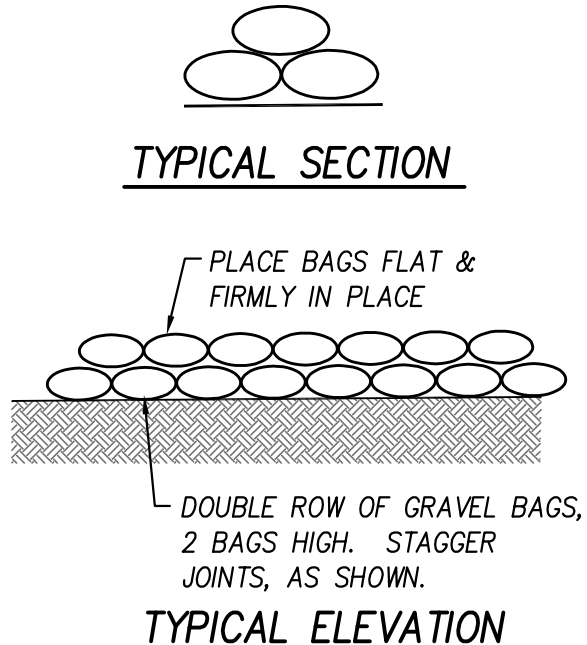
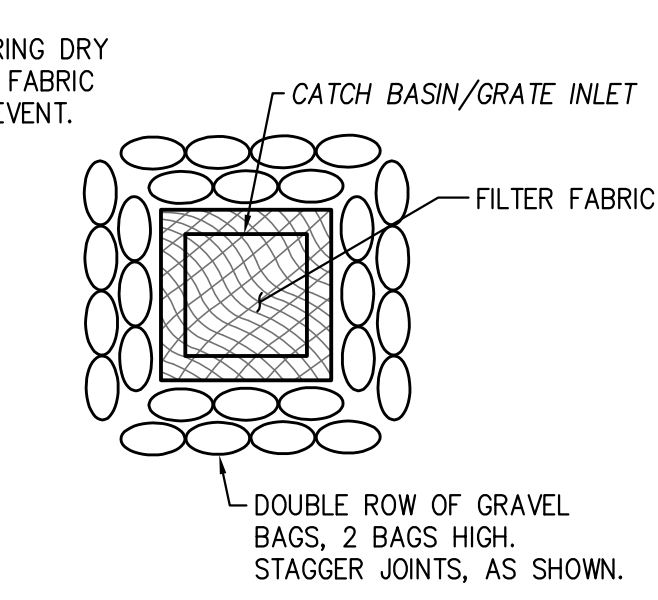
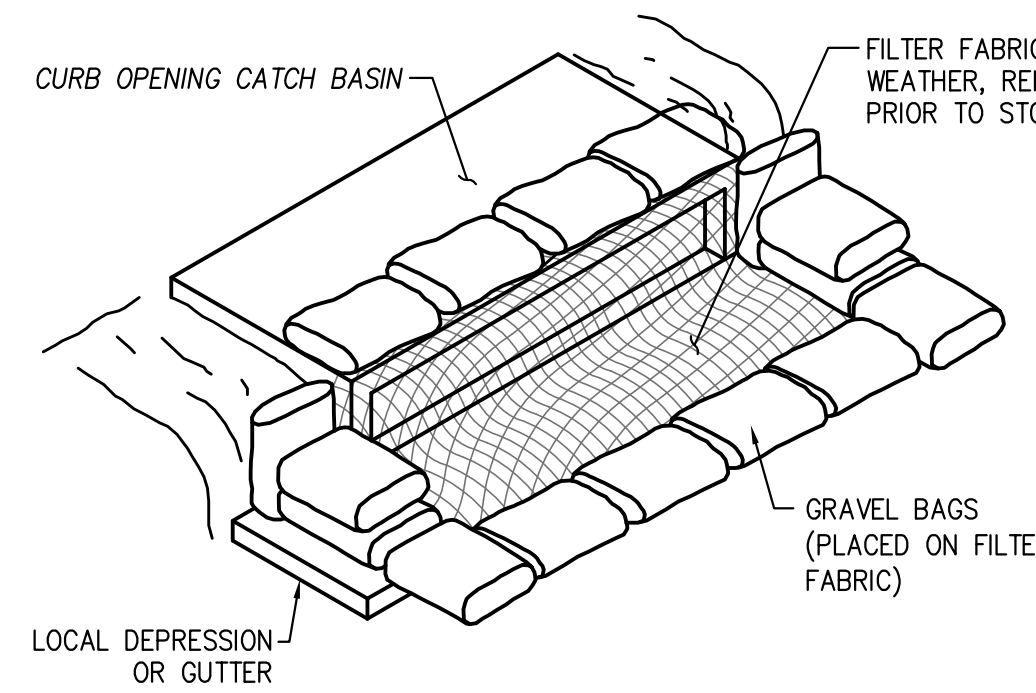
BMP NOTES

- (NS-3) PAWING OPERATIONS PER BMP NS-3
- (SE-5) INSTALL FIBER ROLLS PER BMP SE-5
- (SE-7) STREET SWEEPING AND VACUUMING PER BMP SE-7
- (SE-10) CONSTRUCT STORM DRAIN INLET PROTECTION PER BMP SE-10 PER DETAIL ON SHEET 4
- (WM-1) CONSTRUCT MATERIAL AND DELIVERY STORAGE PER BMP WM-1
- (WM-3) STOCKPILE MANAGEMENT PER BMP WM-3
- (WM-4) SPILL PREVENTION AND CONTROL PER BMP WM-4
- (WM-5) SOLID WASTE MANAGEMENT PER BMP WM-5
- (WM-6) HAZARDOUS WASTE MANAGEMENT PER BMP WM-6
- (WM-8) CONCRETE WASTE MANAGEMENT PER BMP WM-8
- (WM-9) SANITARY/SEPTIC WASTE MANAGEMENT PER BMP WM-9
- (WM-10) LIQUID WASTE MANAGEMENT PER BMP WM-10

- HOURS AND DAYS OF CONSTRUCTION AND GRADING SHALL BE AS FOLLOWS AS SET FORTH IN THE CITY OF GARDEN GROVE'S MUNICIPAL CODE SECTION 8.47.010 REFERRED TO AS THE COUNTY NOISE ORDINANCE AS ADOPTED:
 - A. MONDAY THROUGH SATURDAY – NO BEFORE 7 AM AND NOT AFTER 6 PM (OF THE SAME DAY).
 - B. SUNDAY AND FEDERAL HOLIDAYS MAY WORK THE SAME HOURS BUT SUBJECT TO NOISE RESTRICTIONS AS STIPULATED IN SECTION 8.47.010 OF THE MUNICIPAL CODE.
- CONSTRUCTION ACTIVITIES SHALL ADHERE TO SCAQMD RULE 403 (FUGITIVE DUST), WHICH INCLUDES DUST MINIMIZATION MEASURES, USING ELECTRICITY FROM POWER POLES RATHER THAN DIESEL OR GASOLINE POWERED GENERATORS, AND USING METHANOL, NATURAL GAS, PROPANE OR BUTANE VEHICLES INSTEAD OF GASOLINE OR DIESEL POWERED EQUIPMENT, WHERE FEASIBLE, USING SOLAR OR LOW-EMISSION WATER HEATERS, AND USING LOW-SODIUM PARKING LOT LIGHTS, TO ENSURE COMPLIANCE WITH TITLE 24.
- THE PROPERTY OWNER SHALL COMPLY WITH THE ADOPTED CITY NOISE ORDINANCE DURING PERMITTED HOURS OPERATION. NOISE GENERATED BY THE OPERATION SHALL NOT EXCEED 55 dBA AS MEASURED AT THE BOUNDARIES OF THE PROPERTY LINES.

POST-CONSTRUCTION STRUCTURAL BMP:

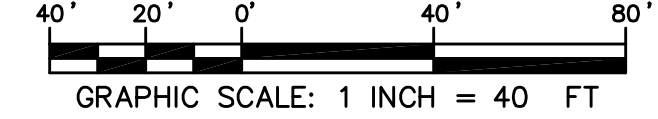
- (S1) PROVIDE STORM DRAIN SYSTEM STENCILING AND SIGNAGE
- (S4) USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPE DESIGN



(SE-10) INLET PROTECTION DETAIL NOT TO SCALE



(S1) "NO DUMPING - DRAINS TO OCEAN" SYMBOL NOT TO SCALE



DESIGNED BY: GRC	DRAWN BY: MS	CHECKED BY: GRC	STREET AND STORM DRAIN CONSTRUCTION SHEET DRAWING NUMBER A-1120.3, SHEET 3 OF 6; STREET IMPROVEMENTS FOR BRADY WAY DRAWING NUMBER 1291, SHEET 1 OF 1; GARDEN GROVE DEPARTMENT OF PUBLIC WORKS SANITARY DISTRICT MAP; SEMER ATLAS STREET-DRAWING (HW 81); WATER SERVICES DIVISION-WATER ATLAS SHEET - GRID/DRAWING NUMBER G-11, G-12, H-12	DATE BY DESCRIPTION REVISIONS	APP'D	PREPARED BY: GREGORY R. COOKE	OWNER: REXFORD INDUSTRIAL REALTY, INC. 333 CITY BOULEVARD WEST, SUITE 705 ORANGE, CA 92668 (714) 602-1743	ARCHITECT: JOHN G. CATALDO & ASSOCIATES 835 MISSION STREET SOUTH PASADENA, CA 91030 (626) 799-4400	PLANS PREPARED FOR: REXFORD INDUSTRIAL REALTY, INC. 333 CITY BOULEVARD WEST, SUITE 705 ORANGE, CA 92668 (714) 602-1743	CITY OF GARDEN GROVE PRECISE GRADING PLAN EROSION CONTROL PLAN 12821 KNOTT STREET GARDEN GROVE, CA 92841	DRAWING NUMBER SHEET 10 OF 10
------------------	--------------	-----------------	---	-------------------------------	-------	-------------------------------	---	--	--	--	-------------------------------

FILE NAME: \\s:\v\18227_P01\18227_P01_L01.dwg, LAST SAVED ON: Sep 30 2019 9:45am, PLOTTED BY: JULIE, GN: Sep 30 2019 9:46am, GFC:
 18927.DWG, 18927.PLOT, 18927.PDF, 18927.PS, 18927.PST, 18927.PSD, 18927.PXD, 18927.PXX, 18927.PYY, 18927.PYZ, 18927.PZZ, 18927.PZZZ
 GREGORY R. COOKE
 No. 39478
 Exp. 12-31-19
 CIVIL
 STATE OF CALIFORNIA