

Proposed Parking For:
Simpson Chevrolet
 Gilbert St. & Chapman Ave., Garden Grove, CA



Project Information

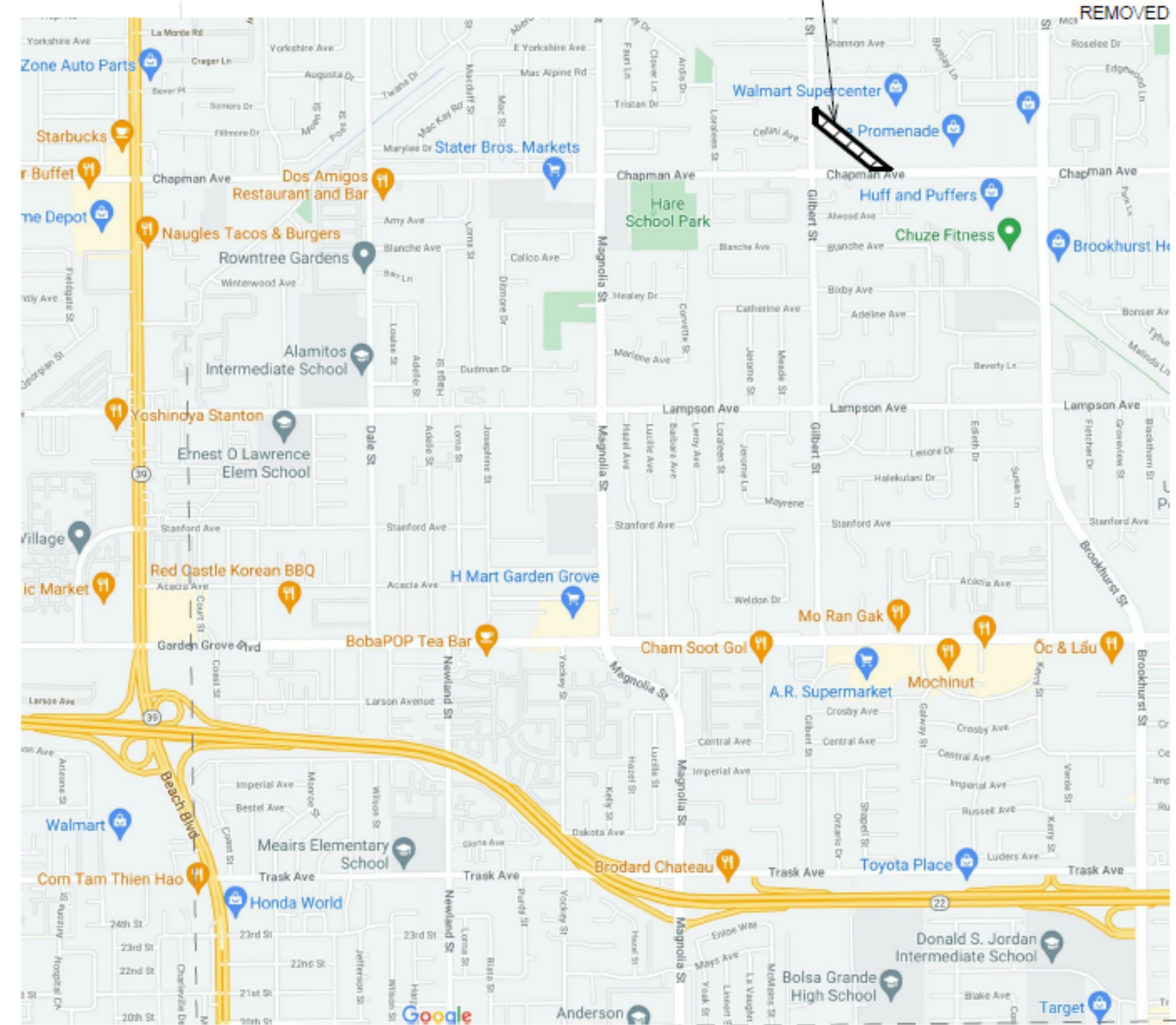
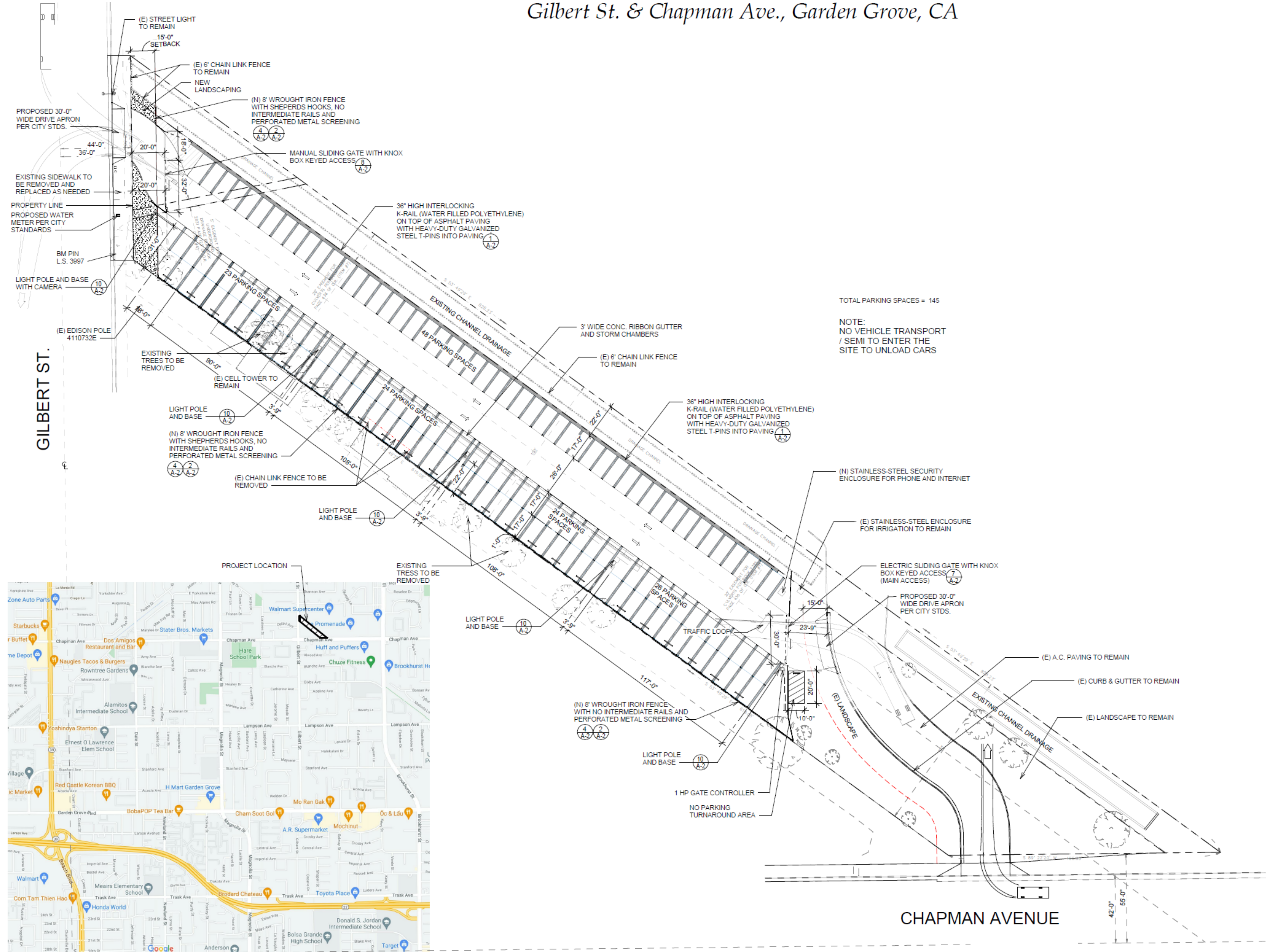
OWNER: SIMPSON CHEVROLET OF GARDEN GROVE
PROJECT ADDRESS: 10150 TRASK AVENUE GARDEN GROVE, CA 92843
CONTACT: DAVID SIMPSON (714) 705-0103 dsimpson@simpsonqm.com
ARCHITECT: ANDRESEN ARCHITECTURE INC. 17087 ORANGE WAY FONTANA, CA 92335
CONTACT: DOUG ANDRESEN (909) 355-6688 doug.andresen@aafirm.com
CIVIL: JONES CAHL & ASSOCIATES INC. 18090 BEACH BLVD., SUITE #12 HUNTINGTON BEACH, CA 92648
CONTACT: DANIEL RUBIO (714) 848-0566 dca@jonescahl.com
LANDSCAPE: LANDSCAPE DYNAMICS GREG ZOLL (951) 264-4839 gregzoll@landscapedynamics.net
ELECTRICAL: RPM ENGINEERS INC. 102 DISCOVERY IRVINE, CA 92618
CONTACT: LAN NGUYEN (949) 450-1229 lann@rmpme.com
SOILS ENGINEER: ASSOCIATED SOILS ENGINEERING INC. 2860 WALNUT AVE., SIGNAL HILL, CA 90755
CONTACT: TED RIDDELL (562) 426-7990 ted@associatedsoils.com
PROJECT NO.: 6985.21, DATED MAY 6, 2021
APN: 132-402-20
ZONING: NEIGHBORHOOD MIXED USE (NMU)
OCCUPANCY: GROUP S-1

PROJECT DESCRIPTION:

EXISTING SITE TO BE CONVERTED INTO PARKING FOR DEALERSHIP OVERFLOW OF CARS. ADDING 145 PARKING SPACES TO THE SITE.

Sequence of Drawings

| Number | Description |
|--------|---------------------------------|
| A-1 | Site Plan |
| A-2 | Section & Details |
| N-1 | General Notes |
| N-2 | General Notes |
| E-1 | Electrical Site Plan |
| E-2 | Electrical Site Plan |
| E-3 | Site Lighting Photometric Plan |
| 1 OF 4 | Preliminary Grading Plan |
| 2 OF 4 | Details and Sections |
| 3 OF 4 | Details and Sections |
| 4 OF 4 | Details and Sections |
| L-1 | Cover Sheet |
| L-2 | Irrigation Plans |
| L-3 | Planting Plan |
| L-4 | Irrigation Details |
| L-5 | Irrigation and Planting Details |



Vicinity Map

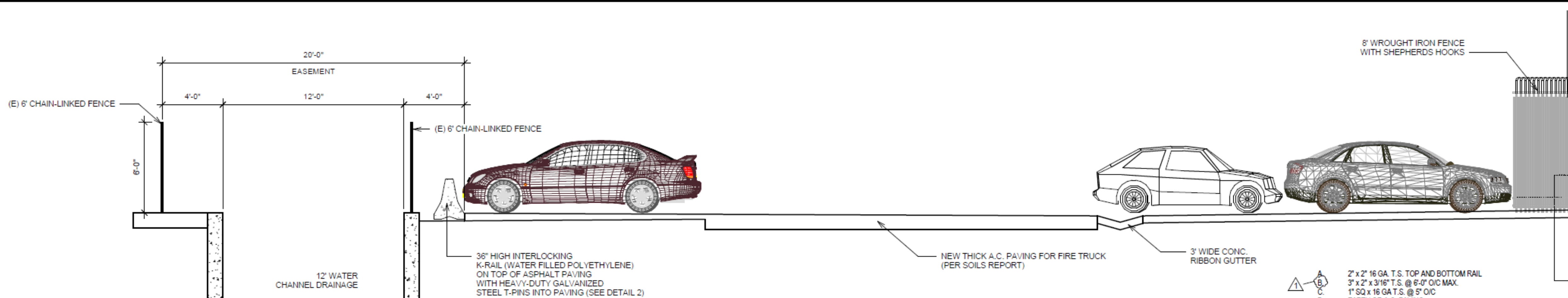
Site Plan
 1" = 30'-0"

Proposed Parking For:
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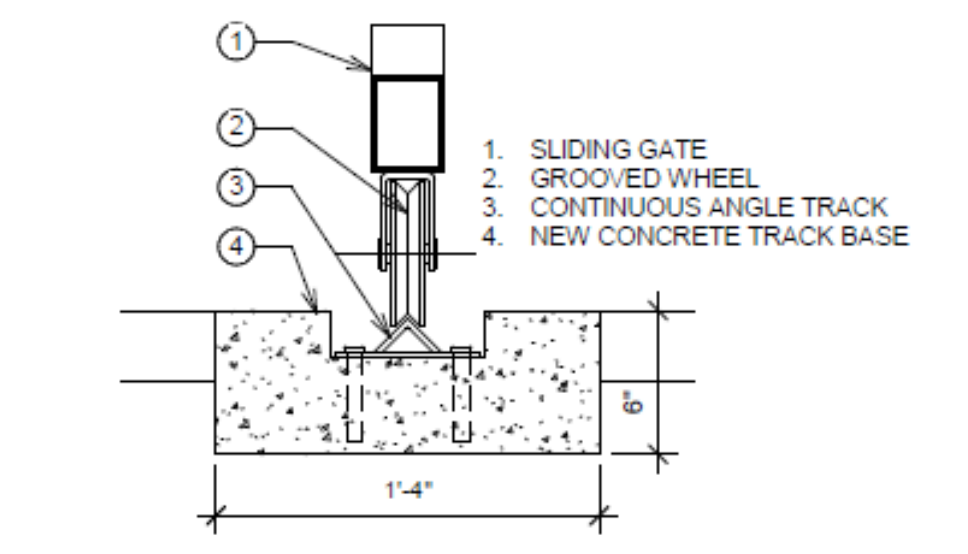
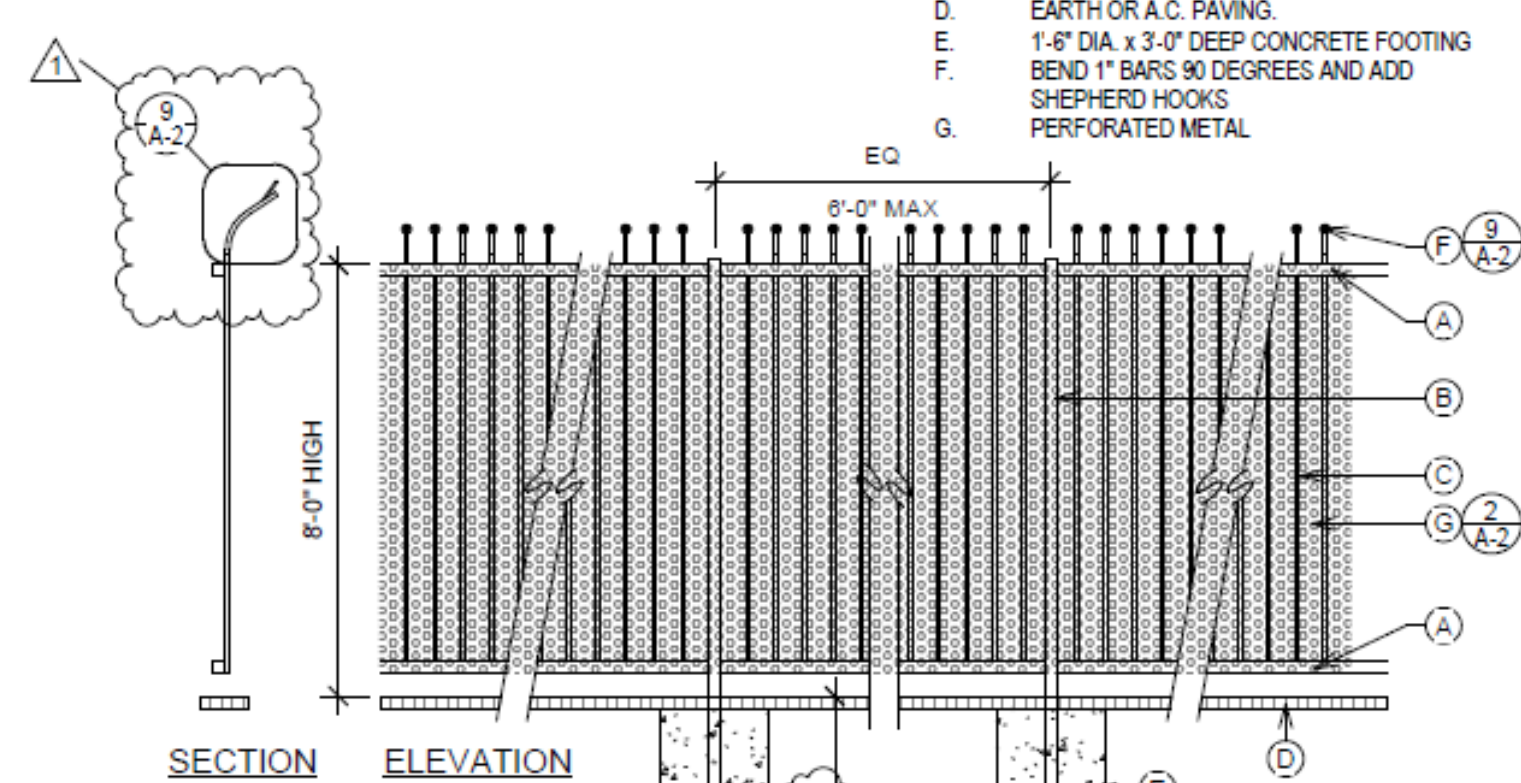
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|--------------|--|
| 13 Aug. 2021 | |
| 20-3939 | |



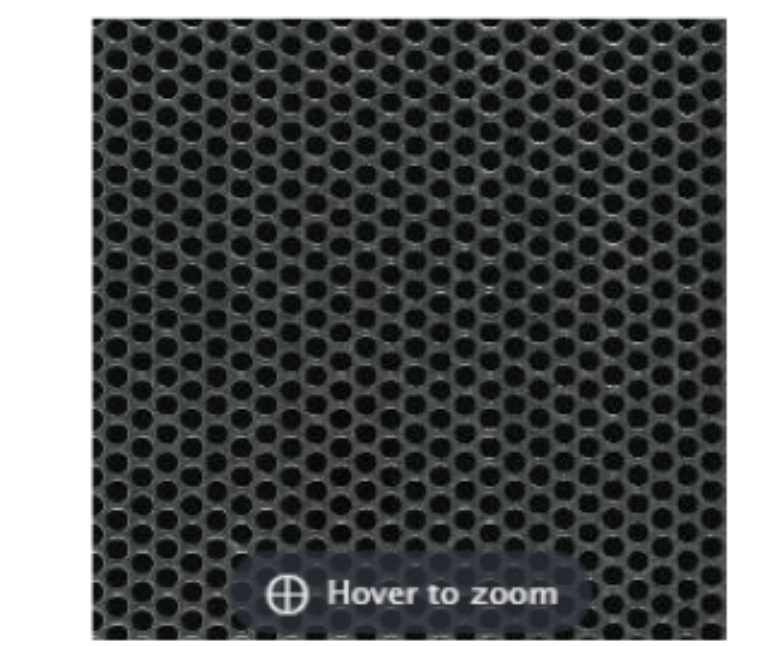
Site Plan A-1



A Section A
1/4" = 1'-0"



3 Sliding Gate Track
1 1/2" = 1'-0"

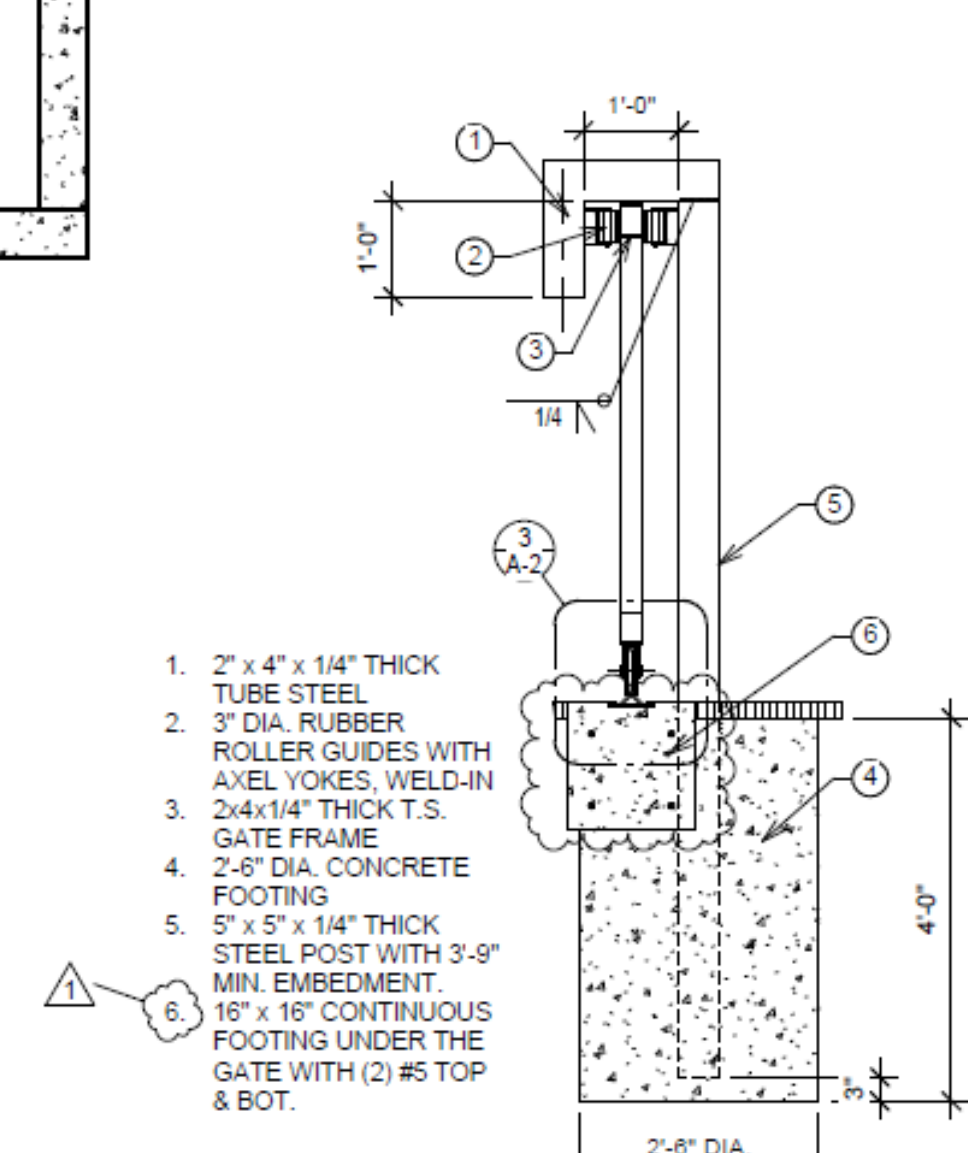


McNICHOLS® PERFORATED METAL
Round, Galvanized Steel, G90, 16 Gauge (.0635" Thick), 3/16" Round on 1/4" Staggered Centers, 51% Open Area
McNICHOLS® Perforated Metal, Round, Galvanized Steel, G90, Mill Finish, 16 Gauge (.0635" Thick), 3/16" Round on 1/4" Staggered Centers, 1/16" Bar Width, 18.47 Holes Per Square Inch (HPSI), Minimum Solid Margins Both Sides of Sheet Parallel to Length of Sheet, Holes Sheared Through Both Ends of Sheet Parallel to Width of Sheet, 51% Open Area
ITEM 1431141648 - 48" x 96" - In-Stock

2 Perforated Metal Screening

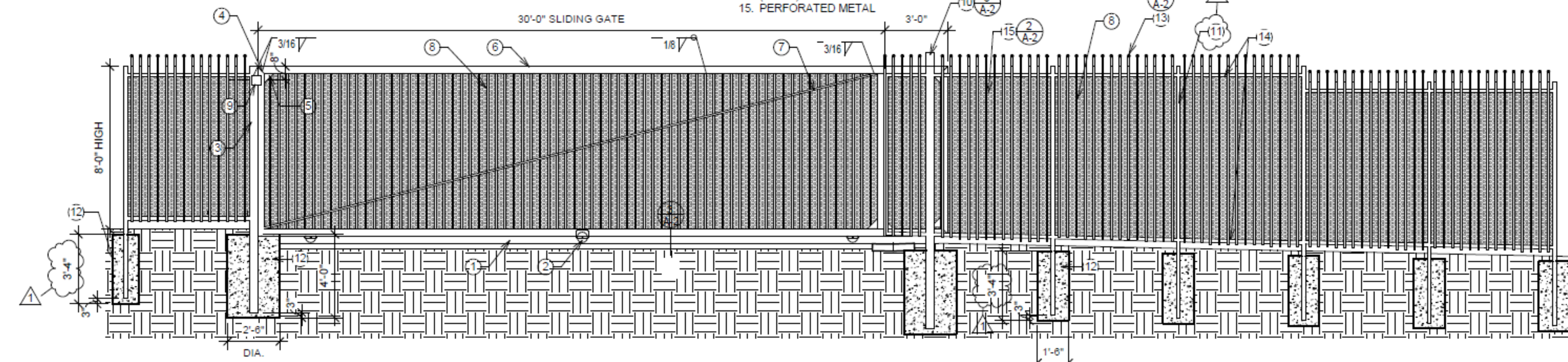


1 K-Rails

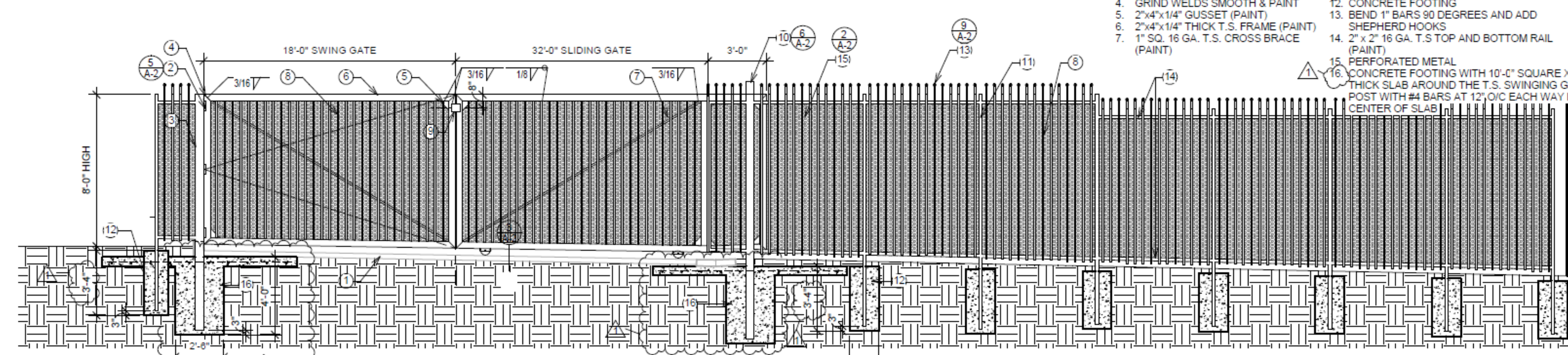


5 Gate Hinge
1" = 1'-0"

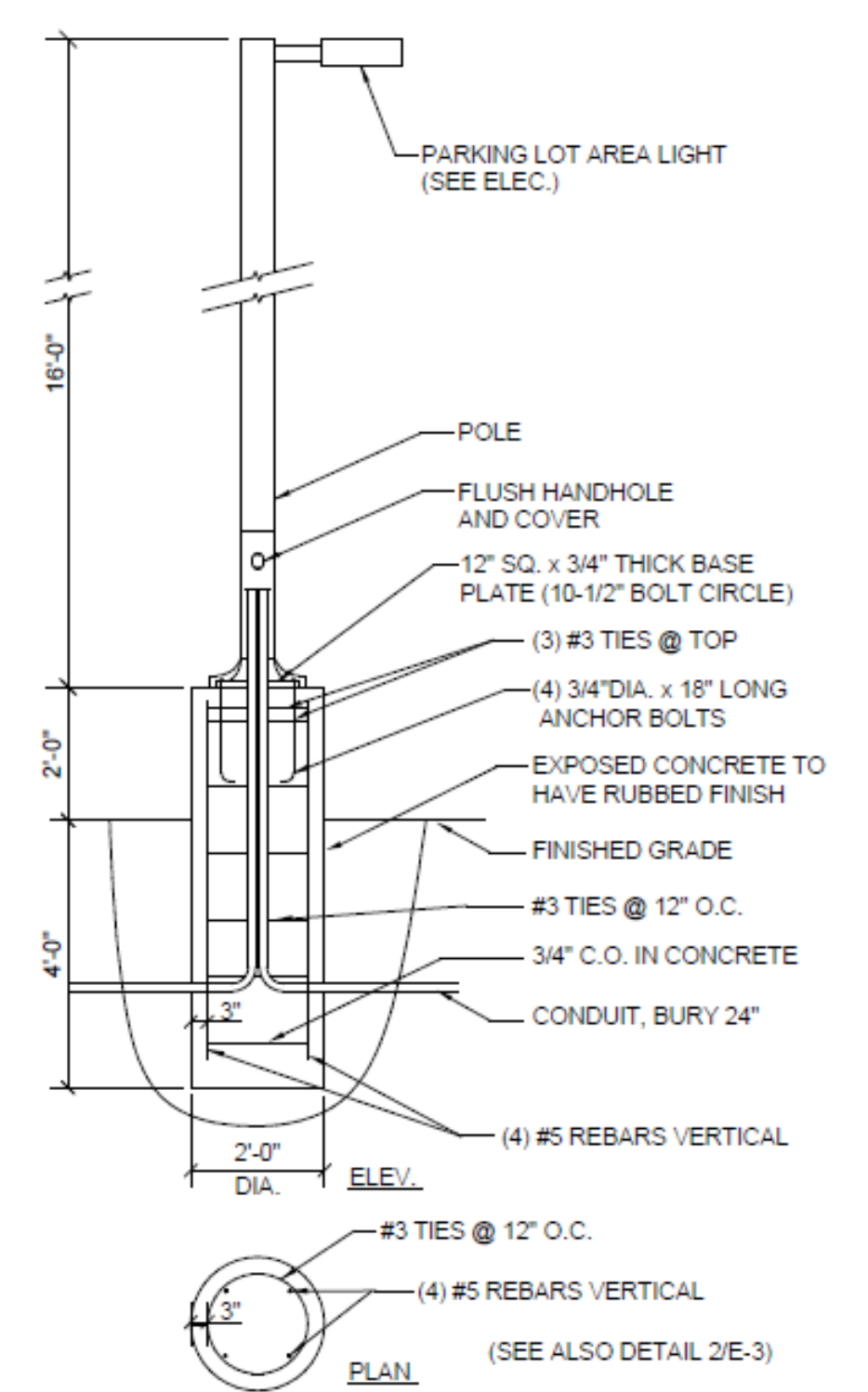
6 Rubber Guide Roller
1/2" = 1'-0"



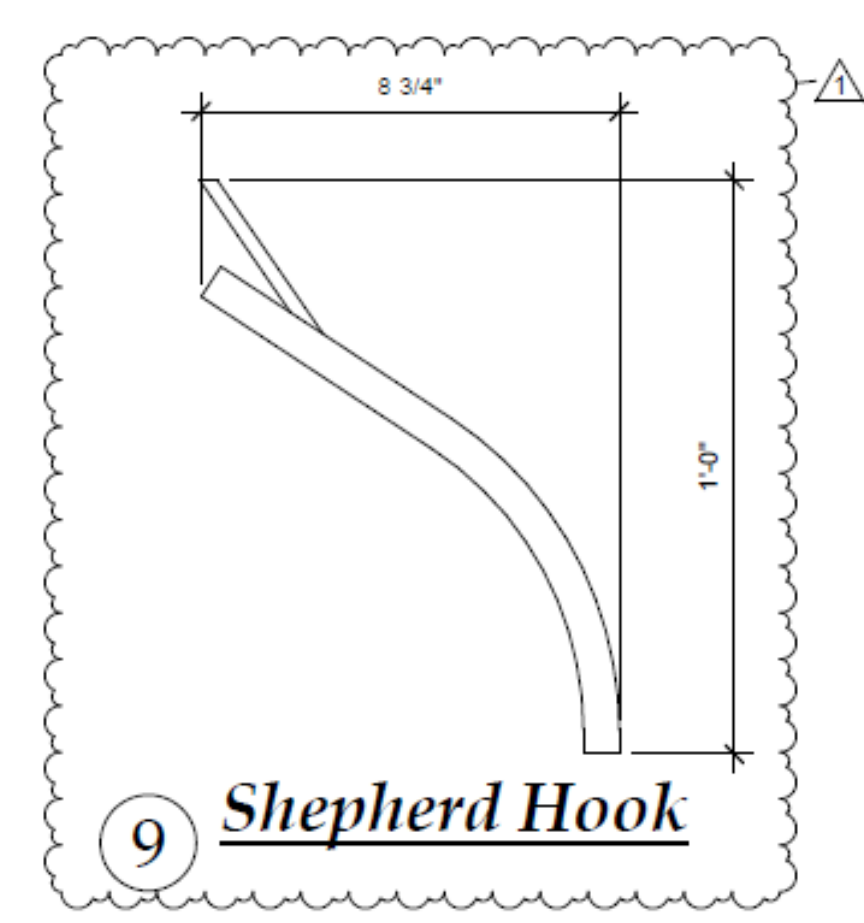
7 East Gate (Rear Side)
1/4" = 1'-0"



8 West Gate (Front Side)
1/4" = 1'-0"




10 Pole Base Detail
3/8" = 1'-0"

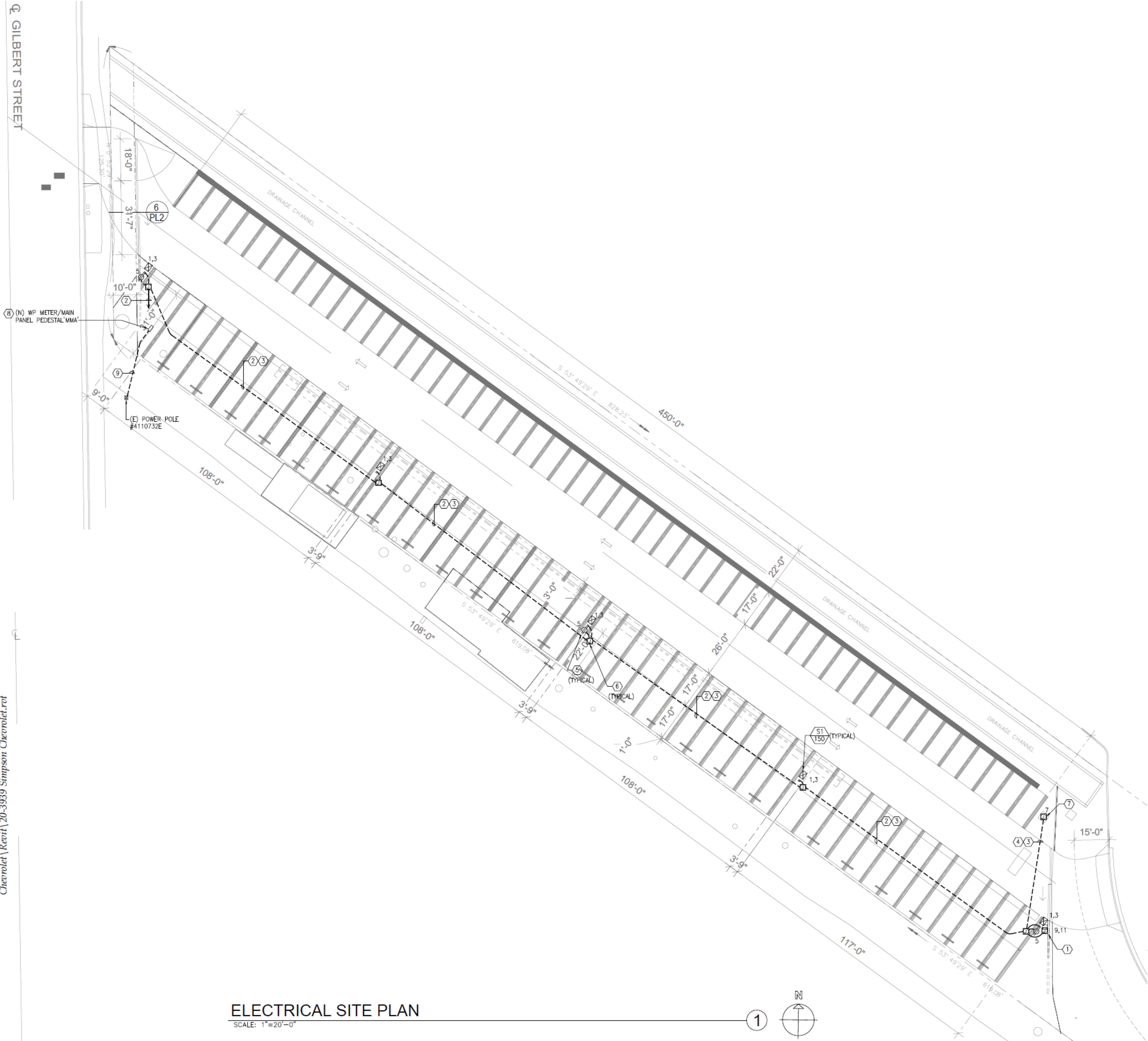


9 Shepherd Hook

Proposed Parking For:
Simpson Chevrolet
Gilbert St. & Chapman Ave., Garden Grove, CA
13 Aug. 2021 24 Jan. 2022
20-3939



Section & Details A-2

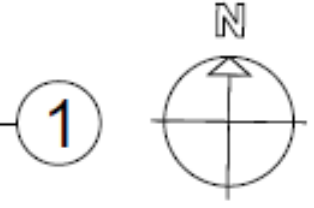


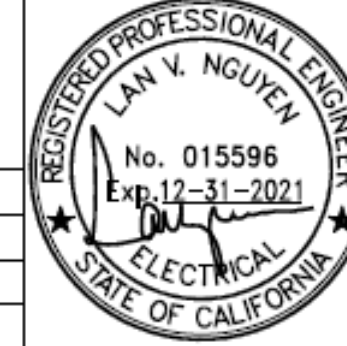
- PLAN NOTES:**
1. ALL EQUIPMENT INDICATED ON ROOF IS WEATHERPROOF.
 2. ALL OVERCURRENT PROTECTION TO BE SIZED PER EQUIPMENT NAMEPLATES.
 3. ROUTE ALL CONDUITS TO ROOF-TOP UNITS WITHIN ROOF-TOP UNITS AND HORIZONTALLY THROUGH ATTIC SPACE.
 4. VERIFY EXACT LOCATION OF EQUIPMENT WITH MECHANICAL DRAWINGS.
 5. ELECTRICAL EQUIPMENT SHALL BE LISTED BY A CITY RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
 6. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
 7. PROVIDE ALL CONTROLS REQUIRED PER MECHANICAL DRAWINGS. FURNISH ALL TIMELOCKS, BYPASS SWITCHES, WIRING AND ALL REQUIRED MATERIALS AND WORK REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. NO EXCEPTIONS.

- KEYED NOTES:**
- ① PROVIDE ABOVE GRADE WP J-BOX AND MAKE CONNECTION TO MOTORIZED GATE. PROVIDE 3/4" C.O. TO GATE ACCESS CONTROL AS REQUIRED. CONFIRM EXACT LOCATION WITH SUPPLIER PRIOR TO ROUGH-IN.
 - ② PROVIDE UNDERGROUND CONDUITS:
1" PVC, 2#10 CU. FOR CIRCUITS #1,3 + 2#8 CU. +1#8CU.GND. FOR CIRCUIT #5
1-1/4" PVC, 2#4 CU. FOR CIRCUIT #7 + 2#6 CU.+1#4 CU.GND. FOR CIRCUIT #9,11
 - ③ ROUTE CONDUIT 24" BELOW GRADE.
 - ④ PROVIDE 1" PVC, 2#4 CU. +1#4 CU.GND.
 - ⑤ PROVIDE WEATHER RESISTANCE GFCI RECEPTACLE WITH EXTRA DUTY WEATHER PROOF IN-USE COVER.
 - ⑥ PROVIDE FLUSH TO GRADE WP PULL BOX.
 - ⑦ PROVIDE ABOVE GRADE WP J-BOX AND MAKE CONNECTION TO TELEPHONE/INTERNET CABINET
 - ⑧ PROVIDE (1) 4" C.O. SERVICE FEEDER TO EXISTING POWER POLE. COORDINATE ALL WORK WITH SCE AS REQUIRED.

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ELECTRICAL SITE PLAN
SCALE: 1"=20'-0"



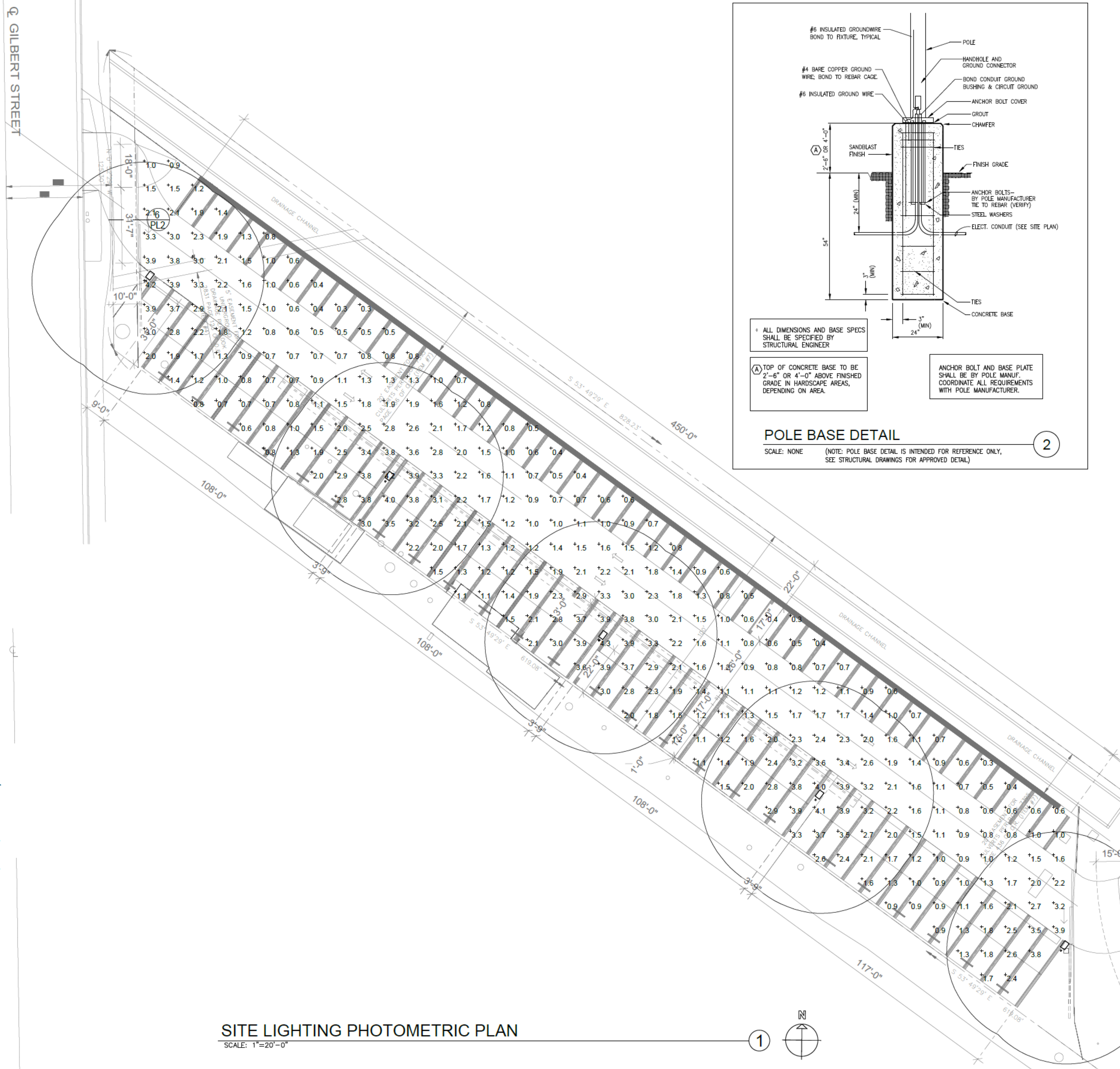
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| Proposed Parking For: | |  |
| Simpson Chevrolet | | |
| Gilbert St. & Chapman Ave., Garden Grove, CA | | |
| 7 June 2021 | ▲▲▲ | |
| 20-3939 | ▲▲▲ | |

| | |
|---------------------------------|------------|
| ELECTRICAL SITE PLAN | E-2 |
|---------------------------------|------------|

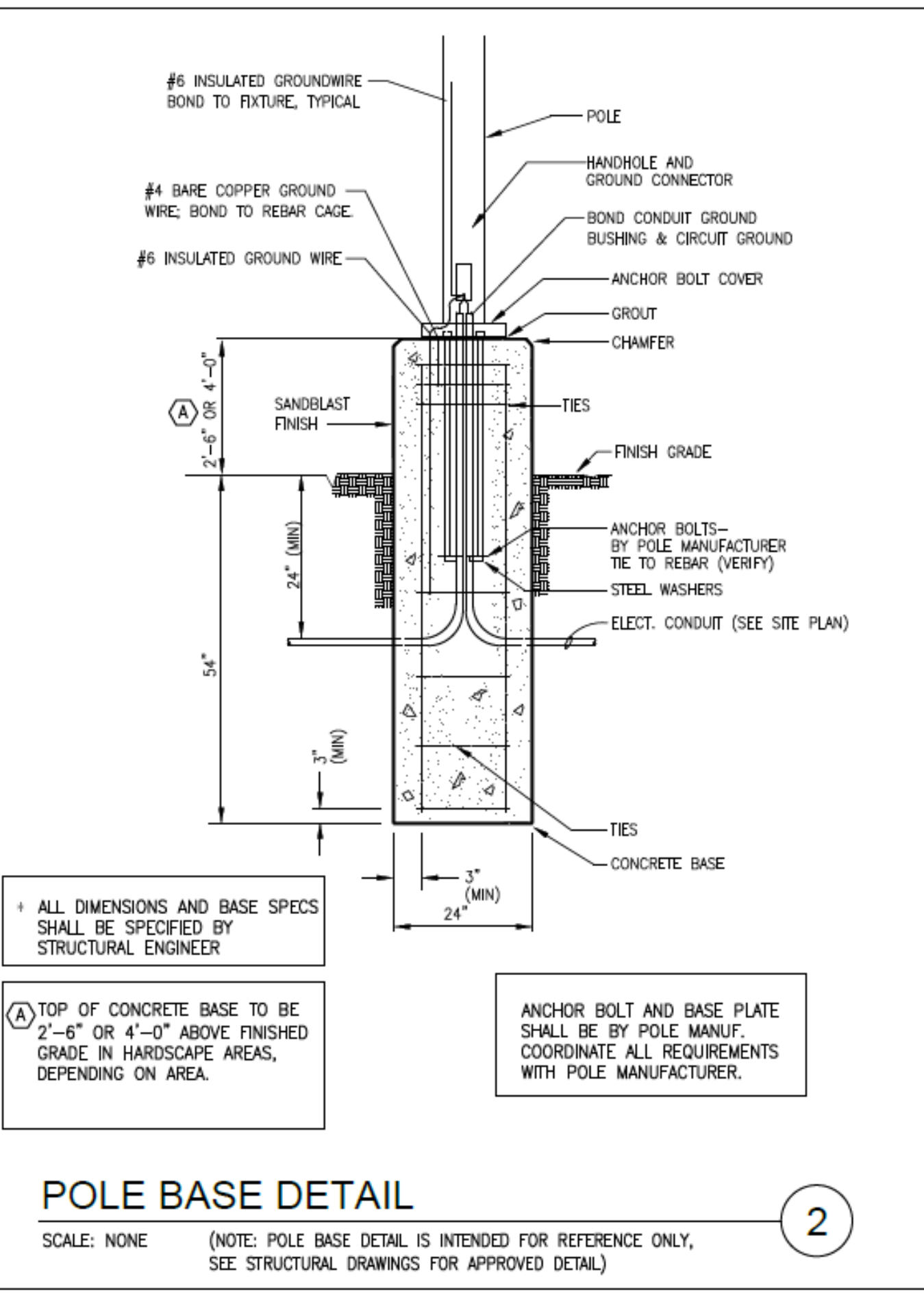
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SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1"=20'-0"



RSX2 LED Area Luminaire

EPA (R400): 0.69 ft² (0.06 m²)
Length: 29.3" (74.4 cm) (SPA mount)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
Weight (SPA mount): 30.0 lbs (13.6 kg)

Introduction

The new RSX2 LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX2 features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast adaptor, adjustable integral splitter and other mounting configurations are available.

| Ordering Information | | EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD | | | |
|----------------------|---------------------|---|-------------|-------------------------------------|--|
| Order | Performance Package | Color Temperature | Dimmability | Fixture | Mounting |
| RSX2 LED | P1 | 30K 3000K | R2 | Type 2 Wide | MVOLT (120V-277V) ¹ |
| | P2 | 40K 4000K | R3 | Type 3 Wide | MVOLT (347V-480V) ¹ |
| | P3 | 50K 5000K | R5 | Type 5 Short | MVOLT (277V-480V) ¹ |
| | P4 | | R4 | Type 4 Wide | <i>(see specific voltage for options as noted)</i> |
| | P5 | | R4S | Type 4 Short | MA Mast arm adaptor (fits 2-3/8" OD horizontal term) |
| | P6 | | R5S | Type 5 Short ¹ | IS Adjustable splitter (fits 2-3/8" OD term) ¹ |
| | | | AFR | Automotive Front Row | WBA Wall bracket ¹ |
| | | | AFR80 | Automotive Front Row Right Recessed | WASC Wall bracket with surface conduit box |
| | | | AFR90 | Automotive Front Row Left Recessed | AASP Adjustable 80 arm square pole mounting ¹ |
| | | | | | AARP Adjustable 80 arm round pole mounting ¹ |
| | | | | | AAMB Adjustable 80 arm with wall bracket ¹ |
| | | | | | AMWC Adjustable 80 arm wall bracket and surface conduit box ¹ |

| Options | Shipped Separately (requires some field assembly) | Finish |
|---|--|---------------------------------|
| HS House-side shield ¹ | EGS External glare shield ¹ | DDBXD Dark Bronze |
| PE Photocell, button style ¹ | EGV External glare full view (360° around light aperture) ¹ | DDBXD Black |
| PEX Photocell external threaded, adjustable ¹ | BS Ball spikes ¹ | DMAXD Natural Aluminum |
| PEF Seven-wire two-lock receptacle only (no control) ¹ | | DWHXD White |
| CE34 Cordless entry 3/4" (19.2) | | DDBXD Textured Dark Bronze |
| SP Single line (120, 277, 347) ¹ | | DDBXD Textured Black |
| DF Double line (208, 240, 480) ¹ | | DMAXD Textured Natural Aluminum |
| SPD00KV 20KV Surge pack (10KV standard) | | DWHXD Textured White |
| FAD Field adjustable output ¹ | | |
| DMS 0-10V dimming control (back of housing for external control (control external required)) ¹ | | |
| DS Dual switching ¹ | | |

Shipped Installed

- HS House-side shield¹
- PE Photocell, button style¹
- PEX Photocell external threaded, adjustable¹
- PEF Seven-wire two-lock receptacle only (no control)¹
- CE34 Cordless entry 3/4" (19.2)
- SP Single line (120, 277, 347)¹
- DF Double line (208, 240, 480)¹
- SPD00KV 20KV Surge pack (10KV standard)
- FAD Field adjustable output¹
- DMS 0-10V dimming control (back of housing for external control (control external required))¹
- DS Dual switching¹

Shipped Separately (requires some field assembly)

- EGS External glare shield¹
- EGV External glare full view (360° around light aperture)¹
- BS Ball spikes¹

Shipped Installed and Networked Sensors/Controls (factory default settings, see table page 9)

- NETM2Z rLight All generation 2¹
- PIRIN Networked, 60-level motion/ambient sensor (for use with NETM2Z)¹
- BAA Bay America's Act Compliant

¹Note: PIRIN with rLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

- EGS External glare shield¹
- EGV External glare full view (360° around light aperture)¹
- BS Ball spikes¹

One Lithonia Way • Cary, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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LUMINAIRE SCHEDULE

| Symbol | Label | Qty | Catalog Number | Description | Lamp | File | Lumens | LLF | Watts |
|--------|-------|-----|--|---|--------------|------------------------|----------|------|-------|
| □ | S1 | 5 | RSX2 LED P3 40K R5 overall height at 17R | RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution | LED B5 U0 G3 | RSX2_LED_P3_40K_R5.lvs | Absolute | 0.95 | 150 |

STATISTICS

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|-------------|--------|--------|--------|--------|---------|---------|
| parking | + | 1.7 fc | 4.3 fc | 0.3 fc | 14.3:1 | 5.7:1 |

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7 June 2021

20-3939

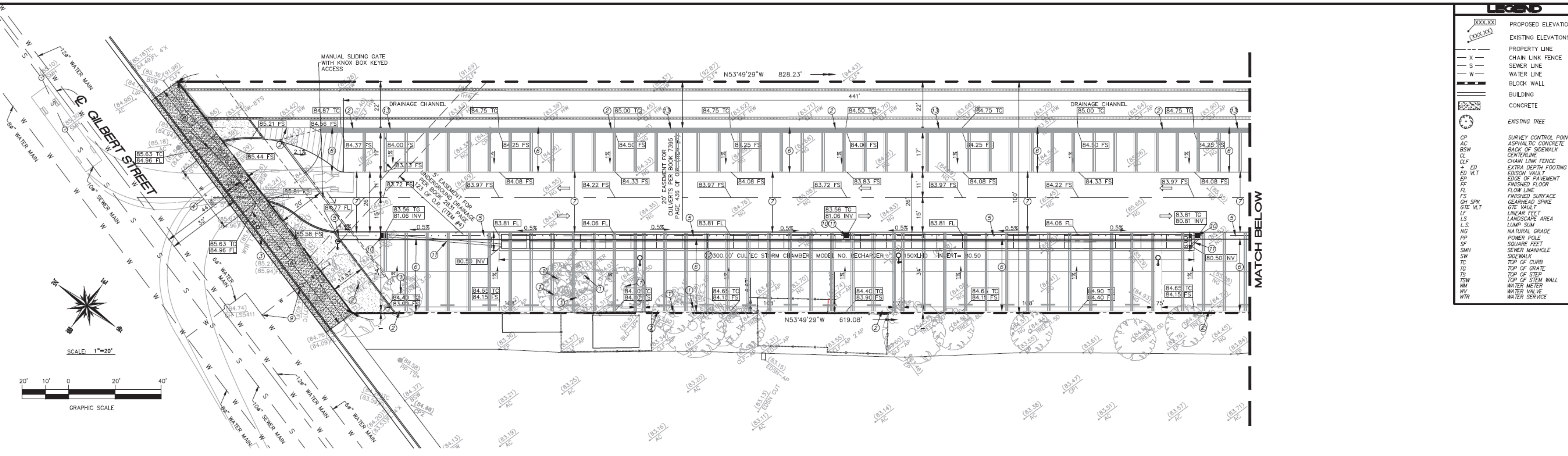


SITE LIGHTING PHOTOMETRIC PLAN

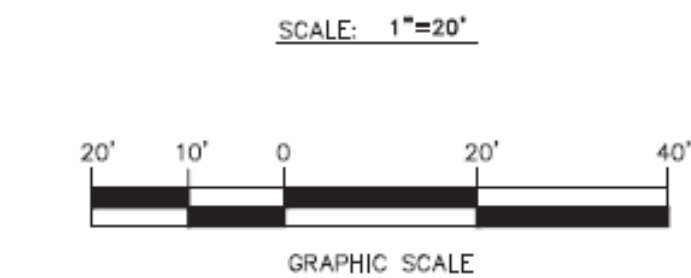
E-3

06/07/2021

RPM
Engineers, Inc.
102 DISCOVERY
IRVINE, CA 92618
Tel: 949-450-2229 (2008)
Fax: 949-450-1454
Contact: Lan Nguyen
e-mail: lann@rpmpe.com



| LEGEND | |
|----------|----------------------|
| (XXX.XX) | PROPOSED ELEVATIONS |
| (XXX.XX) | EXISTING ELEVATIONS |
| --- | PROPERTY LINE |
| X | CHAIN LINK FENCE |
| S | SEWER LINE |
| W | WATER LINE |
| █ | BLOCK WALL |
| ▭ | BUILDING |
| ▭ | CONCRETE |
| ⊙ | EXISTING TREE |
| OP | SURVEY CONTROL POINT |
| AC | ASPHALTIC CONCRETE |
| BSW | BACK OF SIDEWALK |
| CL | CENTERLINE |
| CLF | CHAIN LINK FENCE |
| ED | EXTRA DEPTH FOOTING |
| ED VLT | EDISON VAULT |
| EP | EDGE OF PAVEMENT |
| FF | FINISHED FLOOR |
| FL | FLOW LINE |
| FS | FINISHED SURFACE |
| GH SPK | GEARHEAD SPIKE |
| GTE VLT | GTE VAULT |
| LF | LINEAR FEET |
| LS | LANDSCAPE AREA |
| L.S. | LUMP SUM |
| NG | NATURAL GRADE |
| PG | POWER POLE |
| PP | SQUARE FEET |
| SMH | SEWER MANHOLE |
| SW | SIDEWALK |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TS | TOP OF STEP |
| TSM | TOP OF STEAM WALL |
| WM | WATER METER |
| WV | WATER VALVE |
| WTR | WATER SERVICE |

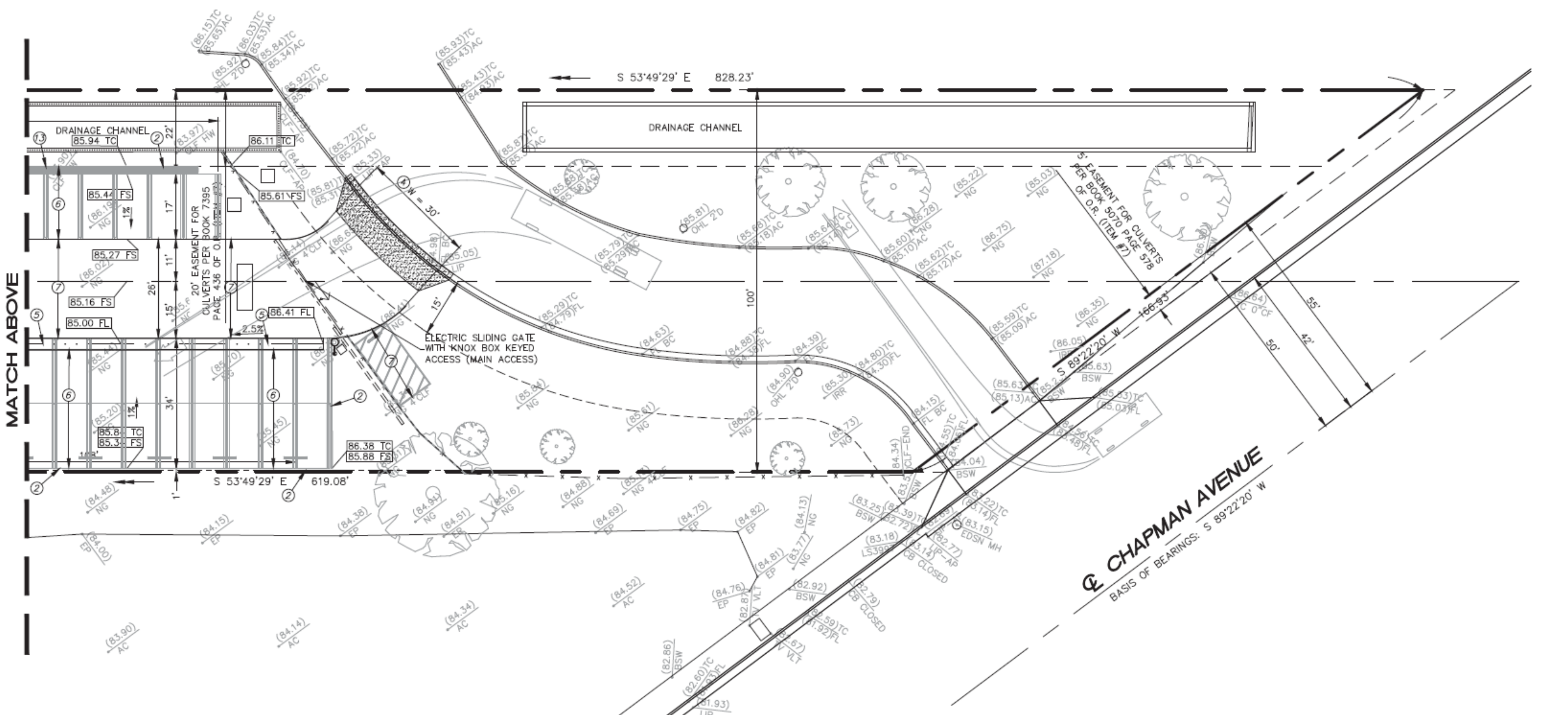


| CONSTRUCTION ITEMS | |
|--------------------|--|
| 1 | REMOVE EXISTING TREES |
| 2 | CONSTRUCT 6" P.C.C. A-6 CURB PER CITY OF GARDEN GROVE STANDARD PLAN B-112 |
| 3 | CONSTRUCT 6" P.C.C. CURB AND GUTTER C-8 PER CITY OF GARDEN GROVE STANDARD PLAN B-113 |
| 4 | CONSTRUCT 6" P.C.C. COMMERCIAL DRIVEWAY PER CITY OF GARDEN GROVE STANDARD PLAN B-121, W = 34', X = 4' |
| 5 | CONSTRUCT 3" P.C.C. CONCRETE GUTTER PER DETAIL 1, SHEET 2 |
| 6 | CONSTRUCT 3" A.C. OVER 4" CLASS II BASE OVER COMPACTED SUBGRADE PER SOILS RECOMMENDATIONS FOR PARKING STALL AREAS |
| 7 | CONSTRUCT 4" A.C. OVER 7" CLASS II BASE OVER COMPACTED SUBGRADE PER SOILS RECOMMENDATIONS FOR DRIVING AISLE/FIRE LANE AREAS |
| 8 | CONSTRUCT 4" P.C.C. CONCRETE WALKWAYS PER CITY OF GARDEN GROVE STANDARD PLAN B-106 |
| 9 | CONSTRUCT NEW WATER METER AND 1" RPPD BACKFLOW PER CITY OF GARDEN GROVE STANDARD PLANS B-718 AND B-770 |
| 10 | INSTALL JENSEN 2' PRECAST CONCRETE CATCH BASIN WITH H2O TRAFFIC LOADING GRATE WITH OLDCASTLE FLO-GARD FOSSIL FILTER FF-240 SEE SHEET 3 |
| 11 | INSTALL 12" PVC SDR-35 PIPE |
| 12 | CONSTRUCT CULTEC STORM CHAMBERS MODEL NO. RECHARGER 150XLHD PER MANUFACTURER'S SPECIFICATION AND DETAILS SHEET 4 |
| 13 | INSTALL K-RAIL PER ARCHITECTURAL SPECIFICATIONS AND DETAILS |

| ESTIMATE OF EARTHWORK QUANTITIES | |
|----------------------------------|------------|
| RAW CUT | 2,044 C.Y. |
| RAW FILL | 5 C.Y. |
| EXPORT | 2,039 C.Y. |

THESE QUANTITIES DO NOT INCLUDE ANY LOSSES DUE TO DEMOLITION, SHRINKAGE, OVEREXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT. THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

| AREA TABLE: | |
|---|-----------------------------|
| TOTAL SITE AREA: | 72,365.84 S.F. = 1.66 ACRES |
| 20' DRAINAGE EASEMENT: | 16,146.37 S.F. = 0.37 ACRES |
| TOTAL AREA MINUS DRAINAGE EASEMENT: | 56,219.47 S.F. = 1.29 ACRES |
| NET DISTURBED AREA WEST OF ACCESS ROAD: | 41,743.27 S.F. = 0.96 ACRES |

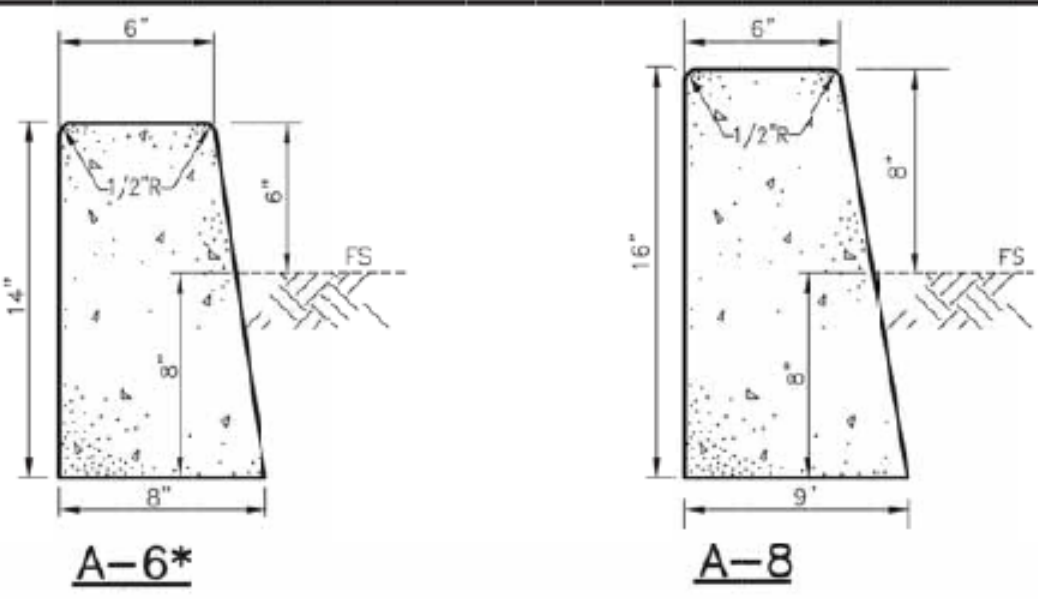


BENCHMARK: 1G-163-05
 DESCRIBED BY OCS 2005 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1G-163-05" SET IN THE SOUTHWESTERLY CORNER OF A 4 BY 3 FT. UTILITY VAULT. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF MAC MURRAY STREET AND CHAPMAN AVENUE, 32 FT. NORTHERLY OF THE CENTERLINE OF MAGNOLIA AND 120 FT. WESTERLY OF THE CENTERLINE OF MAC MURRAY. MONUMENT IS SET LEVEL WITH THE TOP OF THE VAULT.
 ORANGE COUNTY SURVEYOR'S 3 3/4" ALUMINUM DISK
 ELEV. 73.998' ± NAVD 88, YEAR LEVELED 2005

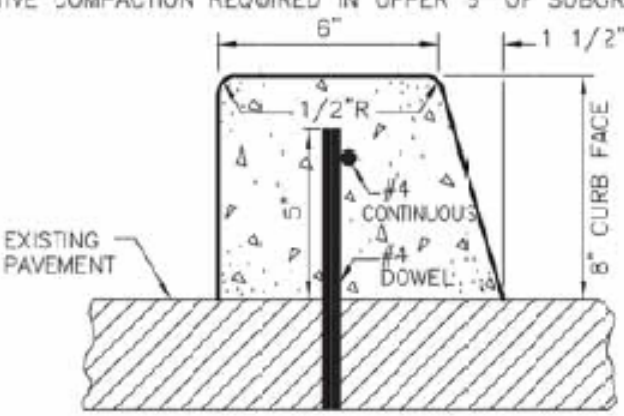
LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA, BEING A STRIP OF LAND 100.00 FEET WIDE, 50.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT A POINT ON THE CENTERLINE OF GILBERT STREET, SAID POINT OF BEING NORTH 00°51'29" WEST ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, A DISTANCE OF 521.55 FEET FROM THE CENTERLINE INTERSECTION OF GILBERT STREET AND CHAPMAN AVENUE, AS SAID POINT IS SHOWN ON A MAP OF TRACT NO. 3262, RECORDED IN BOOK 107, PAGES 13 AND 14 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, THENCE SOUTH 53°49'09" EAST 870.48 FEET TO A POINT ON THE CENTERLINE OF CHAPMAN AVENUE, SAID POINT BEING NORTH 89°22'20" EAST 894.84 FEET OF THE CENTERLINE INTERSECTION OF GILBERT STREET AND CHAPMAN AVENUE, AS SHOWN ON A MAP OF TRACT NO. 3076, RECORDED IN BOOK 104, PAGES 1 THROUGH 3 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.
 THE SIDE LINES OF SAID STRIP OF LAND ARE TO TERMINATE NORTHWESTERLY IN THE CENTERLINE OF SAID GILBERT STREET AND SOUTHEASTERLY IN THE CENTERLINE OF SAID CHAPMAN AVENUE.
 APN: 132-402-20

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°22'20"E EAST ALONG THE CENTERLINE OF CHAPMAN AVENUE PER TRACT NO. 3076, RECORDED IN BOOK 104, PAGE 1-3 OF MISC. MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

| | | | |
|---|-----------------|---|--------------------------------|
| JONES, CAHL & ASSOCIATES CONSULTING ENGINEERS 18090 Beach Boulevard - Huntington Beach California 92648 • (714) 848-0566 e-mail: jca@jonescahl.com | | SIMPSON HOLDINGS GG, LLC | |
| | | GILBERT STREET AND CHAPMAN AVENUE PRELIMINARY GRADING PLAN | |
| DESIGNED: C.H. | SCALE: 1"=20' | GARDEN GROVE DWG. NO. | CALIFORNIA SHEET NO. |
| DRAWN: C.H. | DATE: 8/13/2021 | | |
| CHKD: D.R. | JOB NO. 21-2496 | 21-2496-PGP | 1 OF 4 |
| PREPARED UNDER THE DIRTION OF: DANIEL RUBIO R.C.E. 60934/P.L.S. 8239 DATE | | | |



- NOTES:**
1. CONCRETE PER LIN. FT. = 0.025 C.Y. FOR 6" C.F. AND 0.031 C.Y. FOR 8" C.F.
 2. CONCRETE SHALL BE 520-C-2500.
 3. FULL FACE 3/4" FELT EXPANSION JOINTS SHALL BE PLACED AT THE END OF ALL CURB RETURNS. 1/4"x2" WEAKENED PLANE JOINTS SHALL BE PLACED AT 15' INTERVALS WITH 3/4" FULL FACE FELT EXPANSION JOINTS AT 45' O.C. MAX.
 4. STANDARD FOR A-6 CURB SHALL NOT BE USED IN THE PUBLIC RIGHT-OF-WAY WITHOUT APPROVAL OF CITY ENGINEER.
 5. 95% RELATIVE COMPACTION REQUIRED IN UPPER 5" OF SUBGRADE.



- NOTES:**
1. TYPE B SHALL BE USED FOR REPLACEMENT-IN-KIND ONLY - NOT FOR NEW CONSTRUCTION AND SHALL NOT BE USED TO REPLACE MEDIAN NOSES UP TO 10' FROM NOSE.
 2. BOND CURB TO PAVEMENT SURFACE WITH APPROVED ADHESIVE. ADHESIVE SHALL COVER ENTIRE BASE AREA OF CURB.
 3. CONCRETE PER LIN. FT. = 0.0138 C.Y.
 4. CONCRETE SHALL BE CLASS 520-C-2500.
 5. 1/4" x 2" WEAKENED PLANE JOINTS SHALL BE PLACED AT 15' INTERVALS.
 6. INSTALL DOWELS AT 6'-0" ON CENTER. EMBED INTO PAVEMENT MIN. OF 6".

CONCRETE CURB ONLY TYPE "A" & "B"

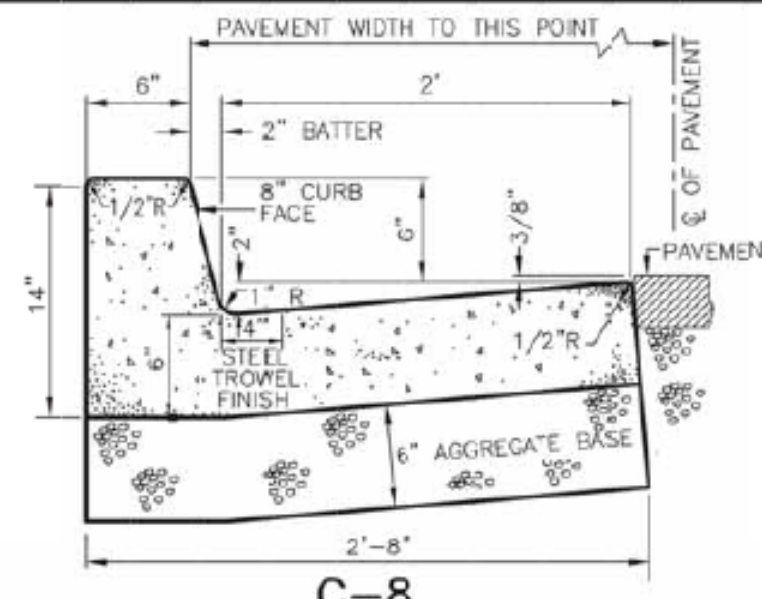
City of Garden Grove, California

Approved: [Signature] Date: 12-8-15

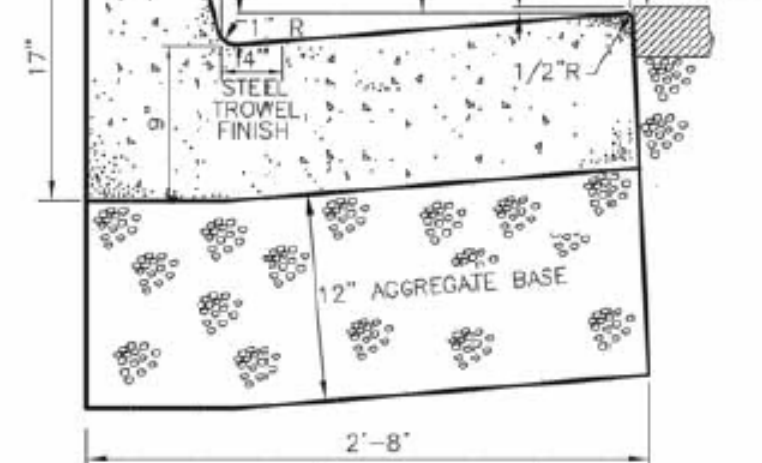
City Engineer: J.E. 52125 Exp. 12-31-16

REVISIONS BY DATE

STD. PLAN NUMBER **B-112**



- NOTES:**
1. CONCRETE PER LIN. FT. = 0.0645 C.Y. FOR TYPE C-8 AND 0.0892 C.Y. FOR TYPE C-8 (MODIFIED).
 2. CONCRETE SHALL BE CLASS 520-C-2500 FOR TYPE C-8 AND 630-DW-4000 FOR TYPE C-8 (MODIFIED).
 3. FULL FACE 3/4" FELT EXPANSION JOINTS SHALL BE PLACED AT THE END OF ALL CURB RETURNS. 1/4"x2" WEAKENED PLANE JOINTS SHALL BE PLACED AT 15' INTERVALS WITH 3/4" FULL FACE FELT EXPANSION JOINTS AT 45' O.C. MAX. AND AT THE TOP OF "X'S" ON ALL DRIVEWAY APPROACHES.
 4. AGGREGATE BASE SHALL BE CLASS II 3/4".
 5. 95% RELATIVE COMPACTION REQUIRED FOR FULL DEPTH OF AGGREGATE BASE.



- NOTES:**
1. SEE CITY STANDARD PLAN B-120 FOR COMMERCIAL DRIVEWAYS ON ARTERIAL STREETS.
 2. ALL CONCRETE SHALL BE CLASS 560-C-3250. INSPECTOR'S APPROVAL IS REQUIRED PRIOR TO ANY SAWCUT.
 3. APPROACH SHALL BE 6" MINIMUM THICKNESS.
 4. X=3" FOR 6" CF, X=4" FOR 8" CF.
 5. TWO FEET (MIN.) OF FULL HEIGHT CURB IS REQUIRED BETWEEN DRIVEWAY AND EXTENDED SIDE PROPERTY LINE.
 6. A MINIMUM OF 22" OF FULL HEIGHT CURB IS REQUIRED BETWEEN DRIVEWAYS SERVING THE SAME PARCEL.
 7. 95% RELATIVE COMPACTION REQUIRED IN UPPER 6" OF SUBGRADE.
 8. FOR NEW DRIVEWAY LOCATIONS REMOVE AND RECONSTRUCT CURB & GUTTER SEPARATELY FROM DRIVEWAY UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 9. NO HORIZONTAL CURB CUTS ALLOWED.
 10. INSTALL 3/4"x2" FELT JOINTS AT 15' O.C. AND 3/4"x6" FELT JOINTS AT TOP OF "X'S".
 11. COLORED ADDITIVES OR PATTERNED CONCRETE SHALL NOT BE USED IN PUBLIC R/W.

CONCRETE CURB & GUTTER TYPE "C"

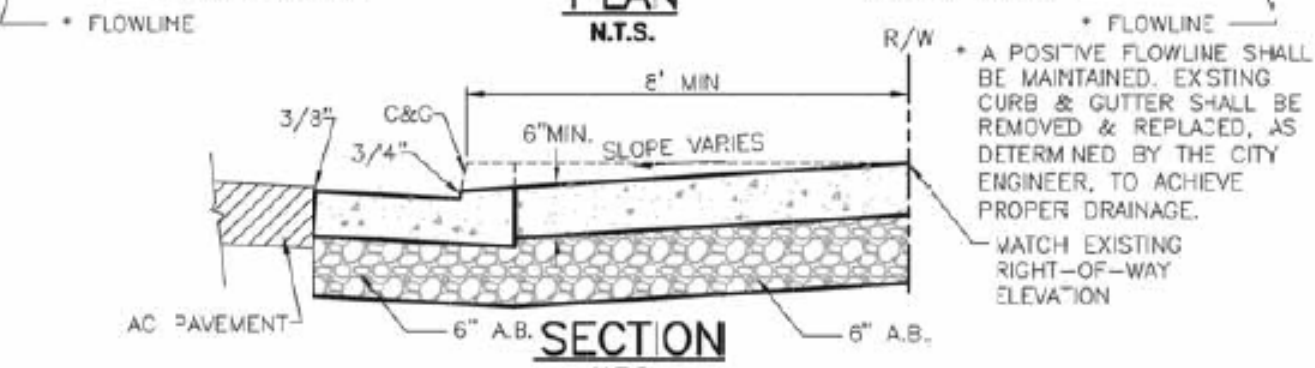
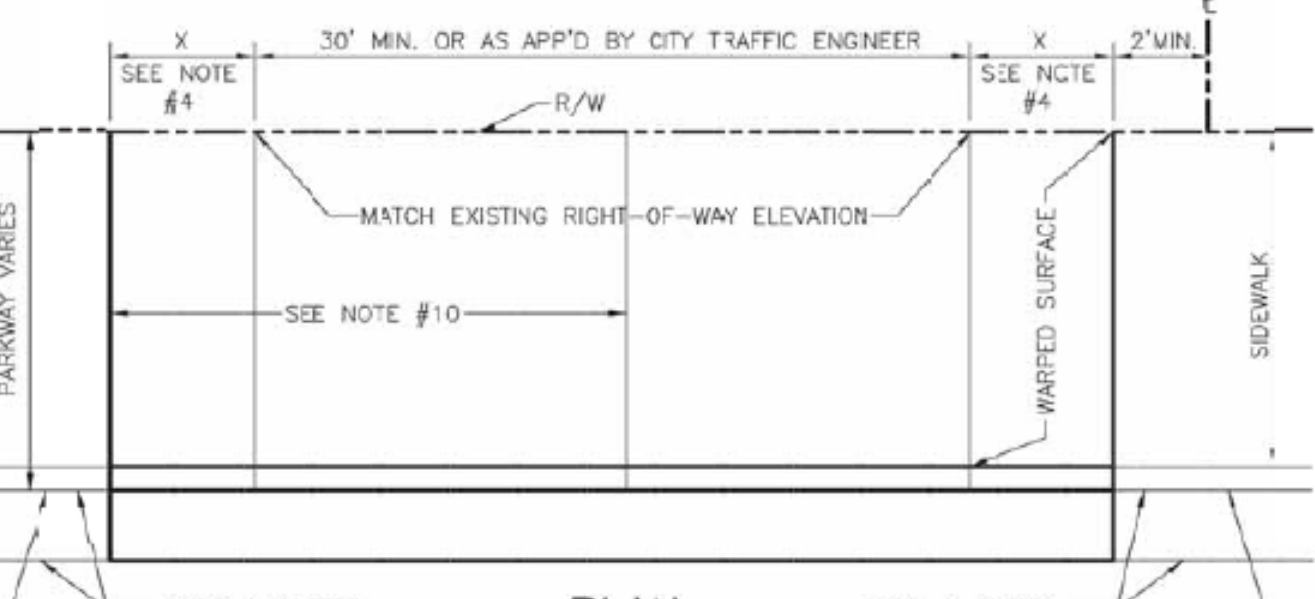
City of Garden Grove, California

Approved: [Signature] Date: 12-8-15

City Engineer: J.E. 52125 Exp. 12-31-16

REVISIONS BY DATE

STD. PLAN NUMBER **B-113**



- NOTES:**
1. SEE CITY STANDARD PLAN B-120 FOR COMMERCIAL DRIVEWAYS ON ARTERIAL STREETS.
 2. ALL CONCRETE SHALL BE CLASS 560-C-3250. INSPECTOR'S APPROVAL IS REQUIRED PRIOR TO ANY SAWCUT.
 3. APPROACH SHALL BE 6" MINIMUM THICKNESS.
 4. X=3" FOR 6" CF, X=4" FOR 8" CF.
 5. TWO FEET (MIN.) OF FULL HEIGHT CURB IS REQUIRED BETWEEN DRIVEWAY AND EXTENDED SIDE PROPERTY LINE.
 6. A MINIMUM OF 22" OF FULL HEIGHT CURB IS REQUIRED BETWEEN DRIVEWAYS SERVING THE SAME PARCEL.
 7. 95% RELATIVE COMPACTION REQUIRED IN UPPER 6" OF SUBGRADE.
 8. FOR NEW DRIVEWAY LOCATIONS REMOVE AND RECONSTRUCT CURB & GUTTER SEPARATELY FROM DRIVEWAY UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 9. NO HORIZONTAL CURB CUTS ALLOWED.
 10. INSTALL 3/4"x2" FELT JOINTS AT 15' O.C. AND 3/4"x6" FELT JOINTS AT TOP OF "X'S".
 11. COLORED ADDITIVES OR PATTERNED CONCRETE SHALL NOT BE USED IN PUBLIC R/W.

NON-ARTERIAL MULTI-RESIDENTIAL & COMMERCIAL DRIVEWAY

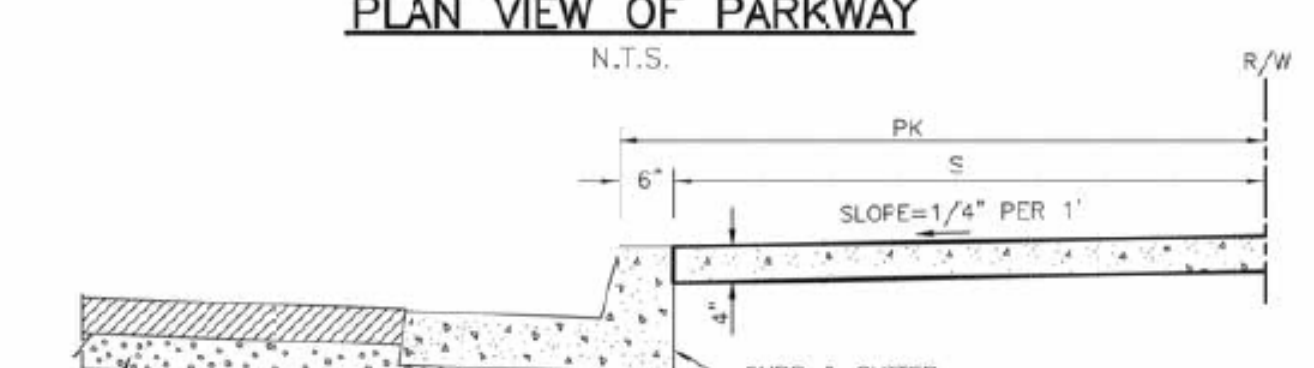
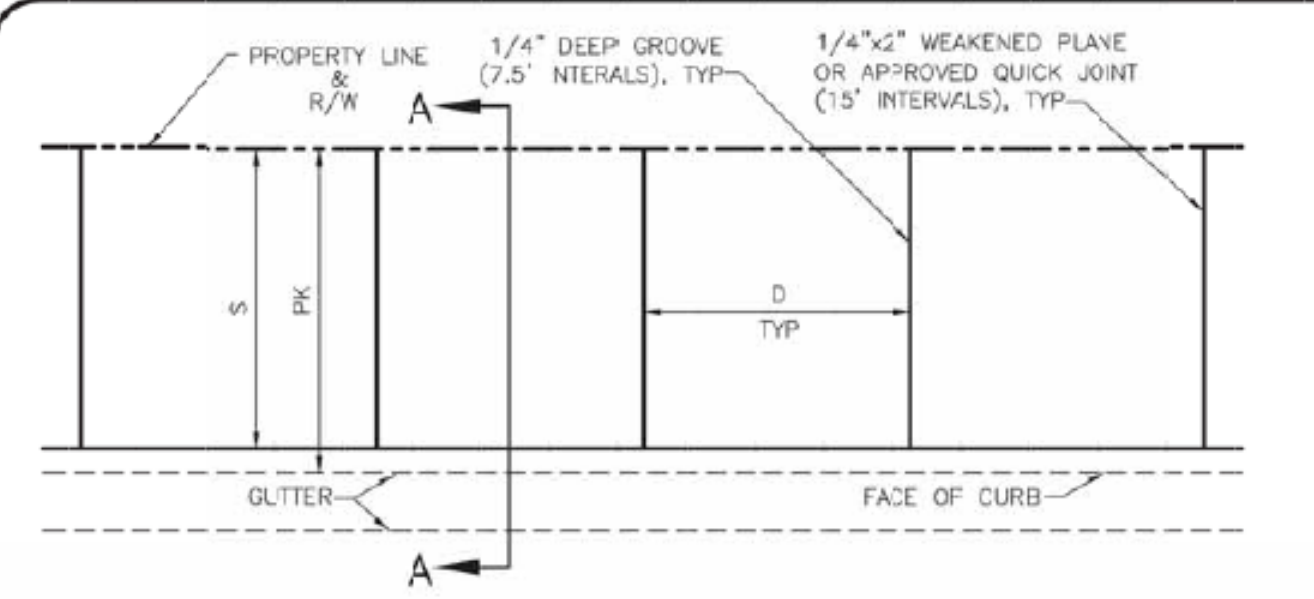
City of Garden Grove, California

Approved: [Signature] Date: 12-8-15

City Engineer: J.E. 52125 Exp. 12-31-16

REVISIONS BY DATE

STD. PLAN NUMBER **B-121**



| PK | S | D |
|----|-------|------|
| 7 | 6.5' | 7.5' |
| 8 | 7.5' | 7.5' |
| 11 | 9.5' | 7.5' |
| 12 | 11.5' | 7.5' |
| 13 | 12.5' | 7.5' |

PK = WIDTH OF PARKWAY
S = WIDTH OF SIDEWALK
D = DISTANCE BETWEEN SCORE LINES

- NOTES:**
1. 3/4"x4" FELT EXPANSION JOINTS SHALL BE PLACED AT THE ENDS OF ALL CURB RETURNS AND AT TOP OF "X" AT DRIVEWAYS. 1/4"x2" WEAKENED PLANE JOINTS SHALL BE PLACED AT 15' INTERVALS. SCORING LINES SHALL BE PLACED AT 7'-1/2" INTERVALS. EXPANSION JOINTS TO BE INSTALLED AT 45' MAX. SPACING.
 2. 1/4"x2" APPROVED QUICK JOINTS FOR SIDEWALK SHALL BE PLACED TO COINCIDE WITH JOINTS OF THE CURB.
 3. REFER TO STD. PLAN B-305 FOR TRAFFIC CONTROL SIGN INSTALLATION.
 4. ALL CONCRETE SHALL BE CLASS 520-C-2500 AND 4" THICK.
 5. 90% RELATIVE COMPACTION REQUIRED UNDER SIDEWALK.
 6. S MAY BE REDUCED TO 5' WITH ADEQUATE PROVISION FOR MAINTENANCE OF REMAINING PARKWAY.

COMMERCIAL AND ARTERIAL SIDEWALK

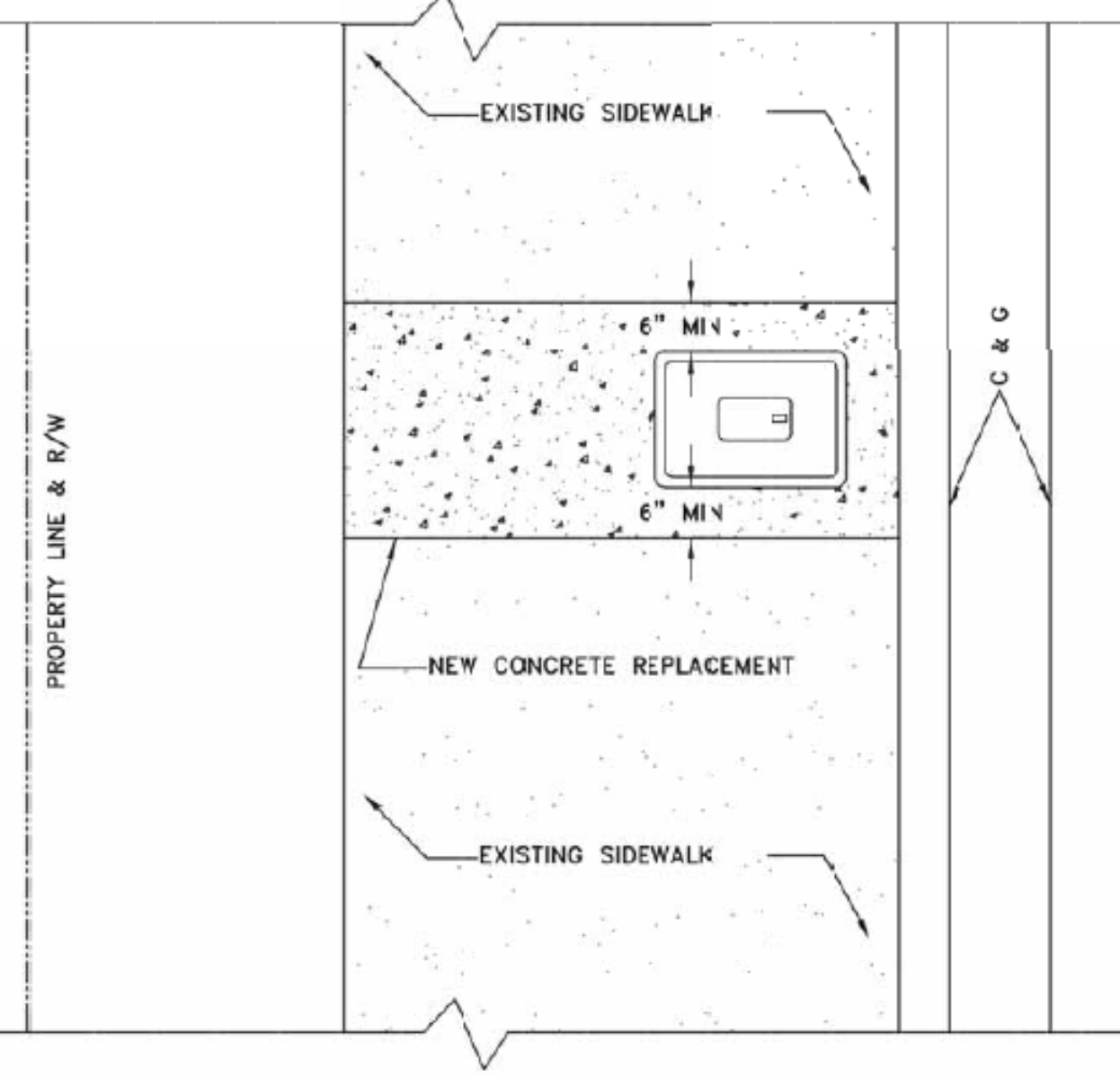
City of Garden Grove, California

Approved: [Signature] Date: 12-8-15

City Engineer: J.E. 52125 Exp. 12-31-16

REVISIONS BY DATE

STD. PLAN NUMBER **B-106**



- NOTES:**
1. INSTALL CONCRETE REPLACEMENT PER STANDARD PLAN B-105

METER BOX INSTALLATION WITH NEW CONCRETE REPLACEMENT

City of Garden Grove, California

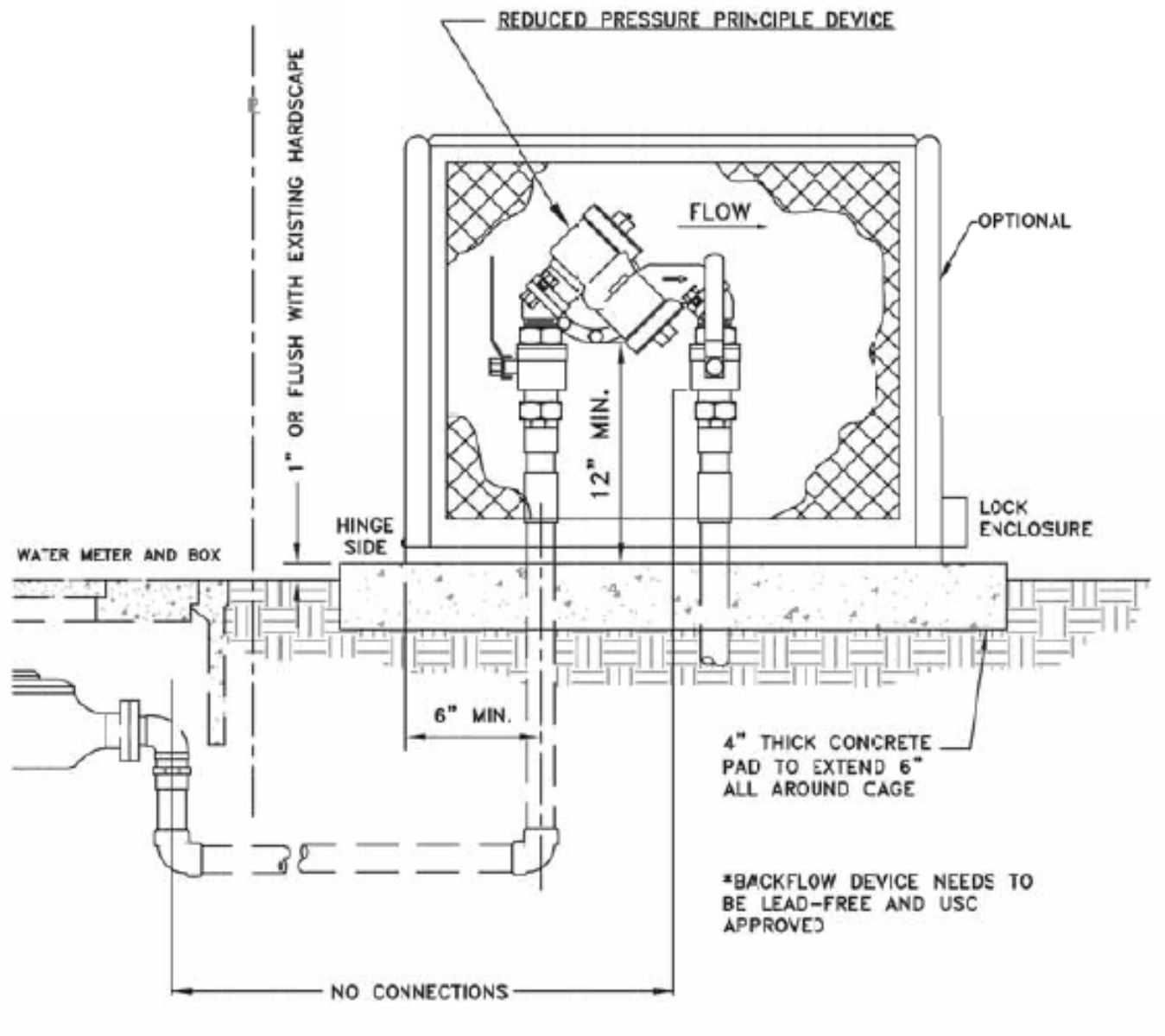
Approved: [Signature] Date: 12-8-15

City Engineer: J.E. 52125 Exp. 12-31-16

REVISIONS BY DATE

STD. PLAN NUMBER **B-718**

SHEET 1 OF 1



- NOTES:**
1. THE BACKFLOW DEVICE MUST BE AS APPROVED BY THE CITY OF GARDEN GROVE WATER SERVICES DIVISION. FOR AN APPROVED LIST CONTACT THE WATER SERVICES DIVISION AT (714) 741-5395.
 2. EACH BACKFLOW DEVICE SHALL BE TESTED IMMEDIATELY AFTER INSTALLATION AND ANNUALLY BY A CERTIFIED TESTER AS APPROVED BY THE ORANGE COUNTY HEALTH DEPARTMENT.
 3. RELIEF SPOT OF BACKFLOW DEVICE SHALL BE 12" MIN. ABOVE SURROUNDING GROUND. CLEARANCE AROUND TEST OUTLETS SHALL BE SUCH THAT ANY DEVICE CAN BE CONVENIENTLY TESTED.
 4. THERE SHALL BE NO CONNECTIONS BETWEEN THE METER AND THE BACKFLOW DEVICE.
 5. KEEP 30" CLEARANCE ON THE HINGE SIDE OF CAGE TO ALLOW FOR CAGE ACCESS PLACEMENT.

TYPICAL 2" OR SMALLER REDUCED PRESSURE PRINCIPAL DEVICE (RPPD)

City of Garden Grove, California

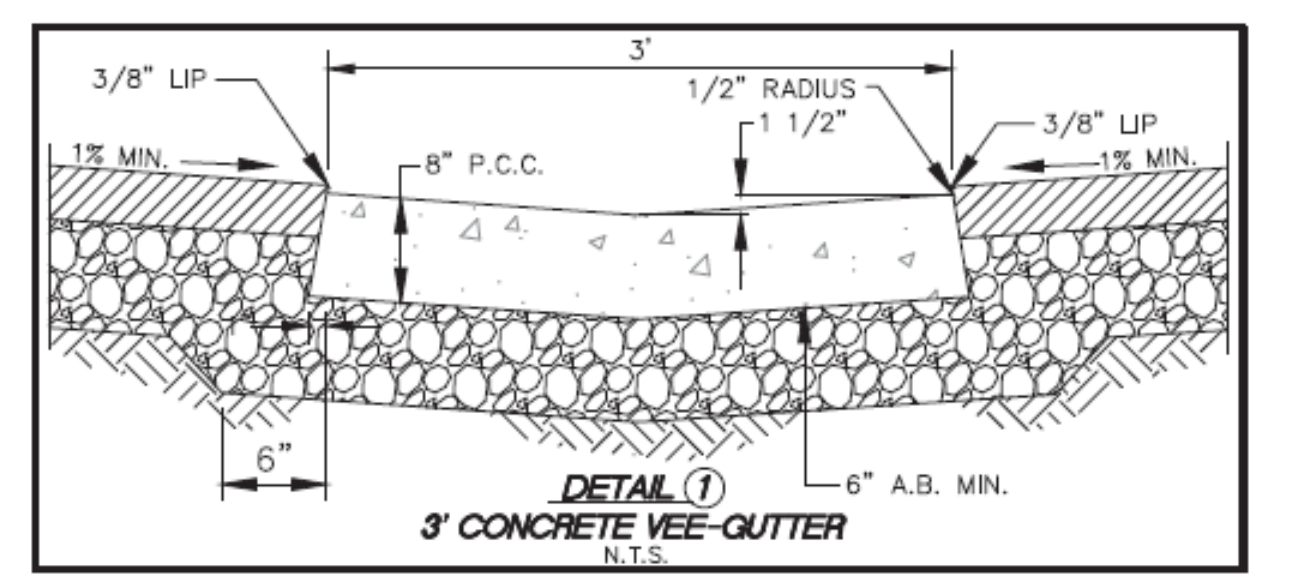
Approved: [Signature] Date: 12-8-15

City Engineer: J.E. 52125 Exp. 12-31-16

REVISIONS BY DATE

STD. PLAN NUMBER **B-770**

SHEET 1 OF 1



DETAIL (1) 3" CONCRETE VEE-GUTTER N.T.S.

JCA
JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard • Huntington Beach
California 92648 • (714) 848-0566
e-mail: jca@jcaonline.com

DESIGNED: C.H. SCALE: 1"=20"
DRAWN: C.H. DATE: 8/13/2021
CHKD: D.R. JOB NO. 21-2496
PREPARED UNDER THE DIRECTION OF:
DANIEL RUBIO R.C.E. 60934/P.L.S. 8239 DATE

SIMPSON HOLDINGS GG, LLC

GILBERT STREET AND CHAPMAN AVENUE DETAILS AND SECTIONS

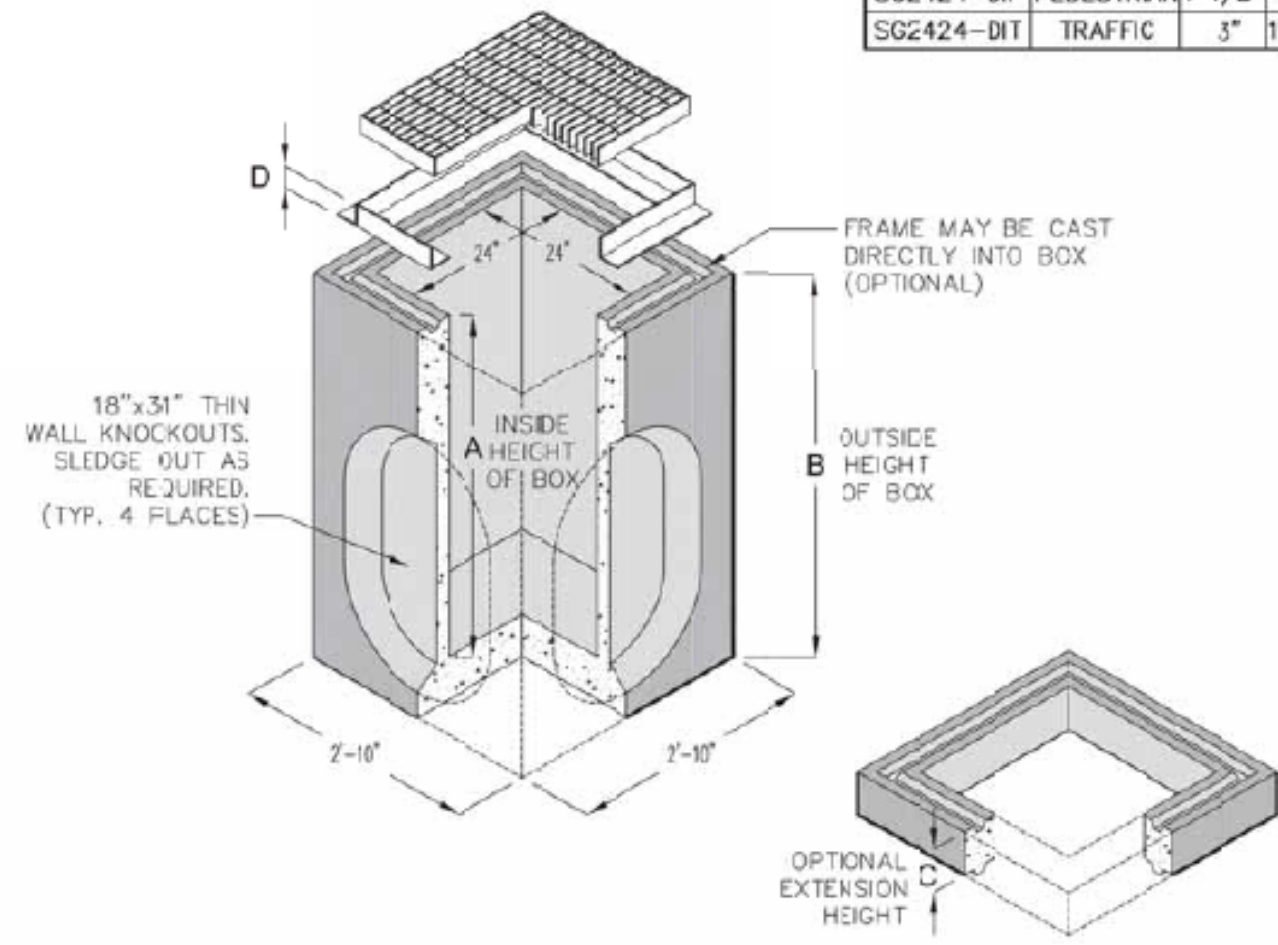
GARDEN GROVE CALIFORNIA

DWG. NO. **21-2496-DET** SHEET NO. **2 OF 4** REV.

| DROP INLET | | | |
|------------|-----|-----|-----------|
| MODEL NO. | A | B | WEIGHT |
| DI242433 | 36" | 42" | 1900 LBS. |
| DI242443 | 48" | 54" | 2500 LBS. |

*BOX ONLY

| FRAME AND GRATE | | | |
|-----------------|------------|------|----------|
| MODEL NO. | RATING | D | WEIGHT |
| SG2424-DIP | PEDESTRIAN | 1/2" | 4" LBS. |
| SG2424-DIT | TRAFFIC | 3" | 120 LBS. |



| EXTENSION | | |
|-----------|-----|----------|
| MODEL NO. | C | WEIGHT |
| RS242406 | 6" | 300 LBS. |
| RS242412 | 12" | 600 LBS. |

- FRAME AND GRATE ASSEMBLY AVAILABLE IN TRAFFIC OR PEDESTRIAN MODELS.
 - DESIGN FOR H-20-44 BRIDGE LOADING.
 - ASSEMBLY TO BE PLACED ON A 6" BASE OF CRUSHER RUN FOR EASE OF INSTALLATION AND EVEN LOAD DISTRIBUTION.
 - FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.
- ILLUSTRATION IS TYPICAL ONLY OF GENERAL SERIES CONFIGURATION. FOR SPECIFIC CONFIGURATION, CALL JENSEN PRECAST.

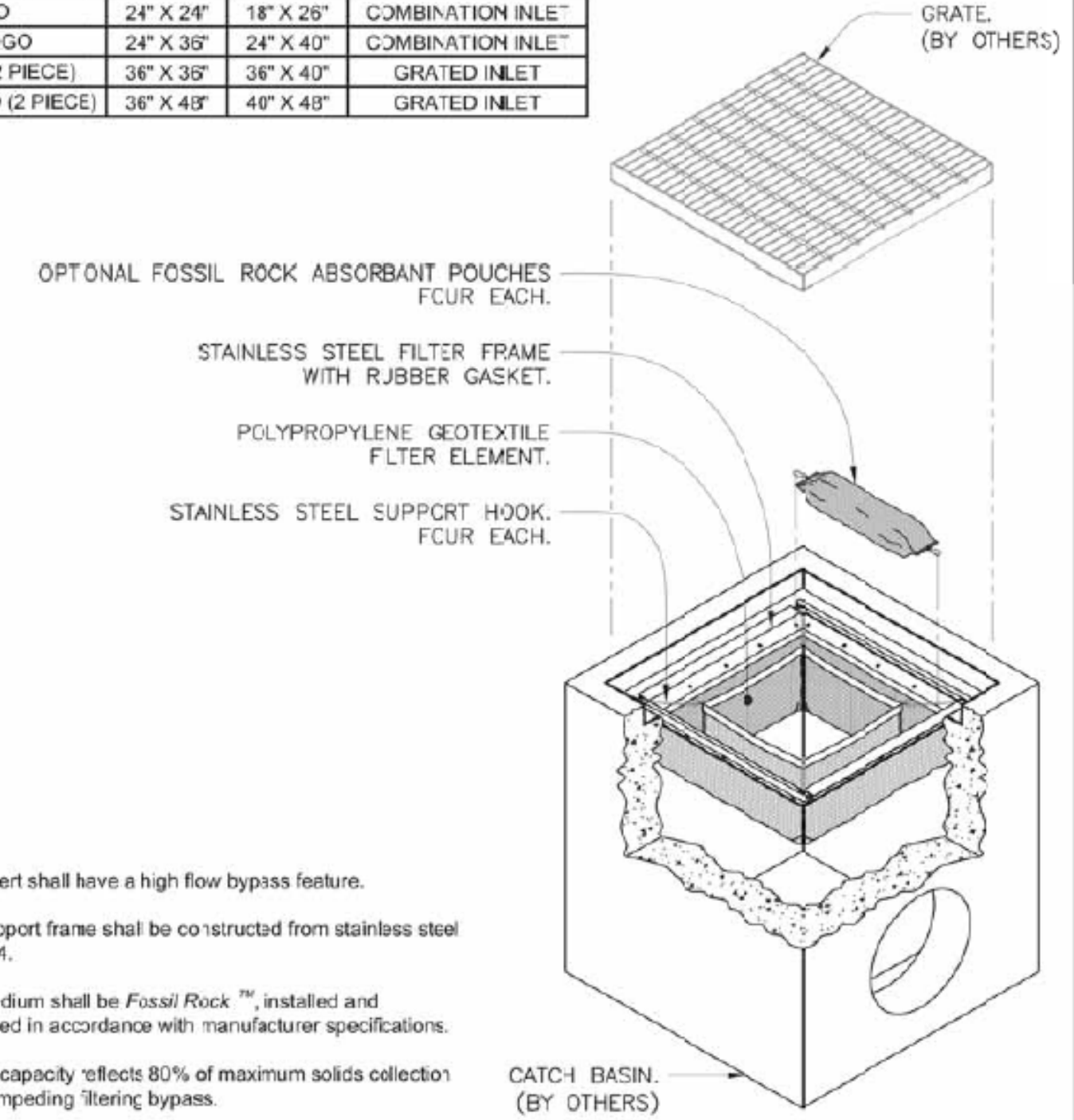
24" X 24" DRAIN INLET

JENSEN PRECAST

DI2424

FG-0001

| SPECIFIER CHART | | | |
|--------------------|-----------|-----------|-------------------|
| MODEL | INLET ID | GRATE OD | COMMENTS |
| FF-12D | 12" X 12" | 15" X 15" | GRATED INLET |
| FF-16D | 16" X 16" | 18" X 18" | GRATED INLET |
| FF-18D | 18" X 18" | 20" X 20" | GRATED INLET |
| FF-1836SD | 18" X 36" | 18" X 40" | GRATED INLET |
| FF-1836DGO | 18" X 36" | 18" X 40" | COMBINATION INLET |
| FF-24D | 24" X 24" | 26" X 26" | GRATED INLET |
| FF-2436SD | 24" X 36" | 24" X 40" | GRATED INLET |
| FF-24DGO | 24" X 24" | 18" X 26" | COMBINATION INLET |
| FF-2436DGO | 24" X 36" | 24" X 40" | COMBINATION INLET |
| FF-36D (2 PIECE) | 36" X 36" | 36" X 40" | GRATED INLET |
| FF-3648D (2 PIECE) | 36" X 48" | 40" X 48" | GRATED INLET |



NOTES:

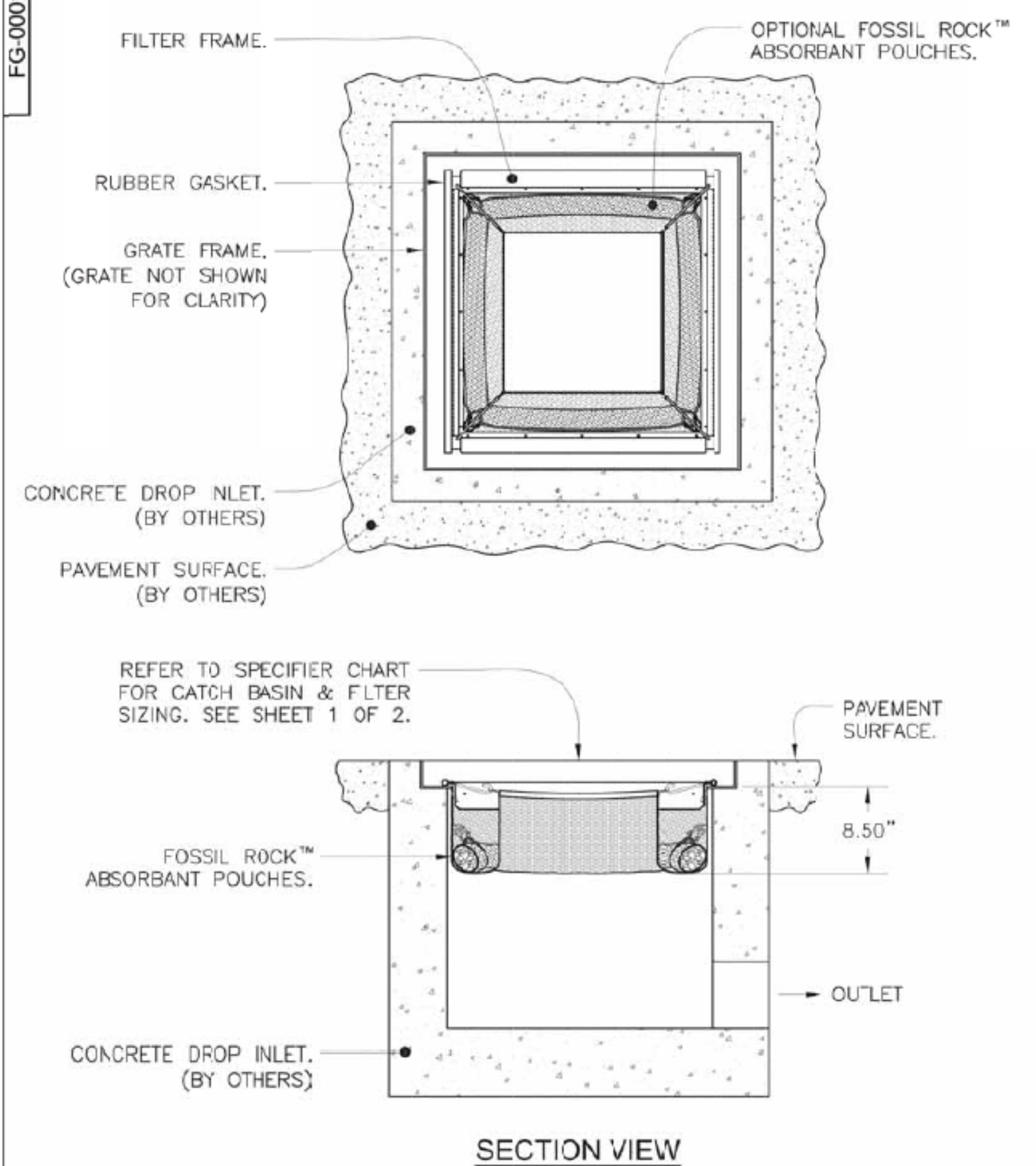
1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be Fossil Rock™ installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collected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

FloGard®
Catch Basin Insert Filter
Grated Inlet Style

Oldcastle®
Stormwater Solutions
7901 Southpark Plaza, Suite 200 | Littleton, CO 80120 | Tel: 800.578.8810 | oldcastestormwater.com

PROJECT: 21-2496-DET
DRAWING NO: FG-0001
REV: E
DATE: JPR 7/13/16
DATE: APR 12/18/08
SHEET 1 OF 2

FG-0001



FloGard®
Catch Basin Insert Filter
Grated Inlet Style

Oldcastle®
Stormwater Solutions
7901 Southpark Plaza, Suite 200 | Littleton, CO 80120 | Tel: 800.578.8810 | oldcastestormwater.com

PROJECT: 21-2496-DET
DRAWING NO: FG-0001
REV: E
DATE: JPR 7/13/16
DATE: APR 12/18/08
SHEET 2 OF 2

| | | |
|---|---|--------------------------------|
| JONES, CAHL & ASSOCIATES CONSULTING ENGINEERS 18090 Beach Boulevard • Huntington Beach California 92648 • (714) 846-2566 e-mail: jca@jonescahl.com | SIMPSON HOLDINGS GG, LLC | |
| | GILBERT STREET AND CHAPMAN AVENUE DETAILS AND SECTIONS | |
| DESIGNED: C.H. DRAWN: C.H. CHECKED: D.R. | SCALE: 1"=20' DATE: 8/13/2021 JOB NO. 21-2496 | GARDEN GROVE CALIFORNIA |
| PREPARED UNDER THE DIRECTION OF: DANIEL RUBIO R.C.E. 60934/P.L.S. 8239 | DWG. NO. 21-2496-DET | SHEET NO. 3 OF 4 |

CULTEC RECHARGER 150XLHD SPECIFICATIONS

GENERAL
CULTEC RECHARGER 150XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, FLOW CONTROL, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203) 775-4416 OR 1-800-428-5820
2. THE CHAMBER SHALL BE JACOUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR
3. THE CHAMBER SHALL BE WICKED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN BOTTOM.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SCHEDULED OVERLAPPING RIBS. HAVING NO SEPARATE COLLAR OR END PLATES OR SEPARATE END WALLS.
6. THE NORMAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 150XLHD SHALL BE 18.5 INCHES (470 mm) TALL, 33 INCHES (838 mm) WIDE AND 11 FEET (3.36 m) LONG. THE INSTALLED LENGTH OF A CHAMBER SHALL BE 10.21 FEET (3.12 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 12 INCHES (305 mm) HIGH OR 18" (457 mm) DIA OR 1" WALL P.C.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NORMAL INSIDE DIMENSIONS OF EACH SIDE PORTAL SHALL BE 8 INCHES (203 mm) HIGH BY 12 INCHES (305 mm) WIDE. MAXIMUM ALLOWABLE OTHER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 10 INCHES (254 mm).
9. THE NORMAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 18 INCHES (457 mm) WIDE AND 24 INCHES (610 mm) LONG.
10. THE NORMAL STORAGE VOLUME OF THE RECHARGER 150XLHD CHAMBER SHALL BE 2.65 CUBIC FEET (0.075 m³). WITHOUT STONE. THE NORMAL STORAGE VOLUME OF A CHAMBER RECHARGER 150XLHD SHALL BE 1.91 CUBIC FEET (0.054 m³) WITHOUT STONE.
11. THE NORMAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.93 CUBIC FEET (0.026 m³) WITHOUT STONE.
12. THE RECHARGER 150XLHD CHAMBER SHALL HAVE THIRTY RECHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNITS TO PROVIDE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 150XLHD CHAMBER SHALL HAVE 30 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED JOINT. SEPARATE END PLATES CANNOT BE USED WITH THIS JOINT.
15. THE RECHARGER 150XLHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE ENDWALLS.
16. THE RECHARGER 150XLHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A CLEAN TRIMMER OPENING OF 10 INCHES (254 mm) HIGH X 20 INCHES (508 mm) WIDE.
17. THE RECHARGER 150XLHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A CLEAN TRIMMER OPENING OF 10 INCHES (254 mm) HIGH X 20 INCHES (508 mm) WIDE.
18. THE RECHARGER 150XLHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR ENDWALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE ENDWALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 150XLHD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING RIBS BETWEEN STEPS BETWEEN THE RIBS.
21. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUPTION.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.
24. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
25. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MINIMUM AND STRUCTURAL REQUIREMENTS OF APFD 93 (2013), INCLUDING RESISTANCE TO AIR-HO AND H2O HIGHWAY LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
26. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE SPECIFICATION OF NEA IRISH AGREEMENT BOARD CERTIFICATE FOR CULTEC ATTENUATION AND FILTRATION.
27. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 11 FEET (3.35 m).

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 150XLHD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

1. THE CHAMBER SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203) 775-4416 OR 1-800-428-5820
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR
3. THE CHAMBER SHALL BE WICKED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN BOTTOM.
5. THE NORMAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 18 INCHES (457 mm) WIDE AND 24 INCHES (610 mm) LONG.
6. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
7. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE ENDWALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 150XLHD CHAMBER AND ACT AS CROSS FEED CONNECTIONS TO AN INTERNAL MANIFOLD.
8. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
9. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

CULTEC NO. 410 NON-WOVEN GEOTEXTILE
CULTEC NO. 410 NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CHAMBERS AND FEED CONNECTORS TO PROVIDE A BARRIER THAT PREVENTS SOIL CONTAMINANT INFUSION INTO THE STORMWATER COLLECTION SYSTEM.

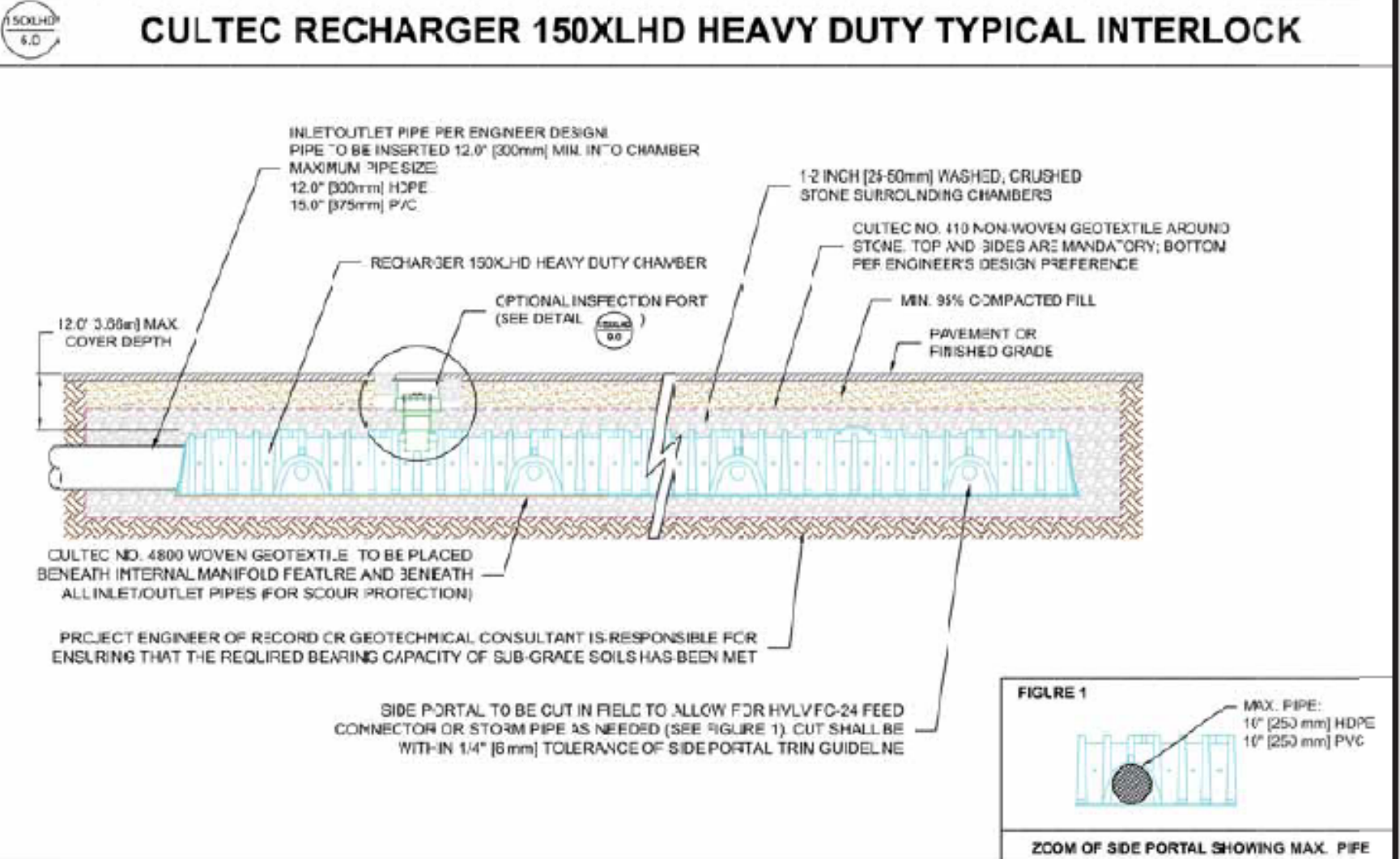
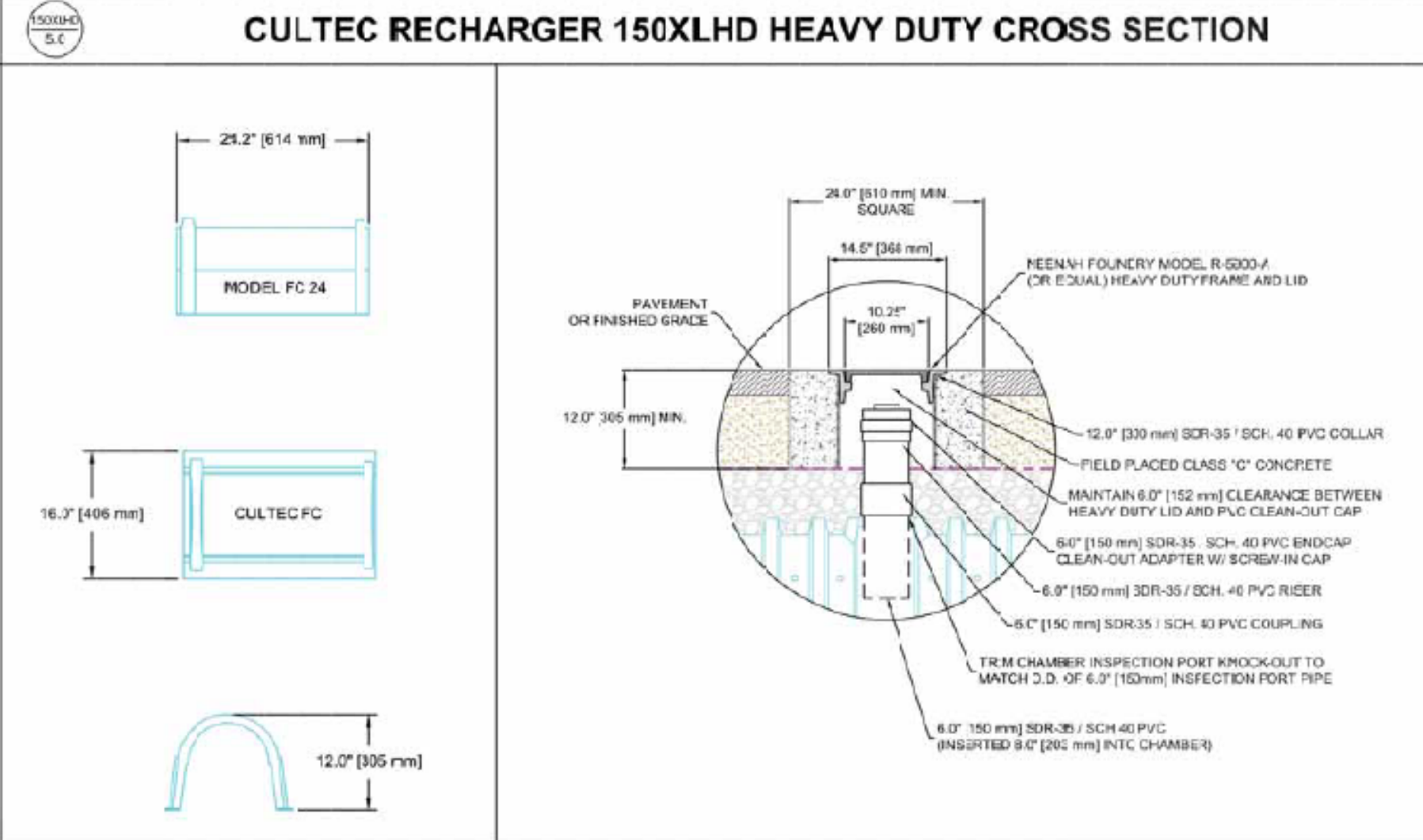
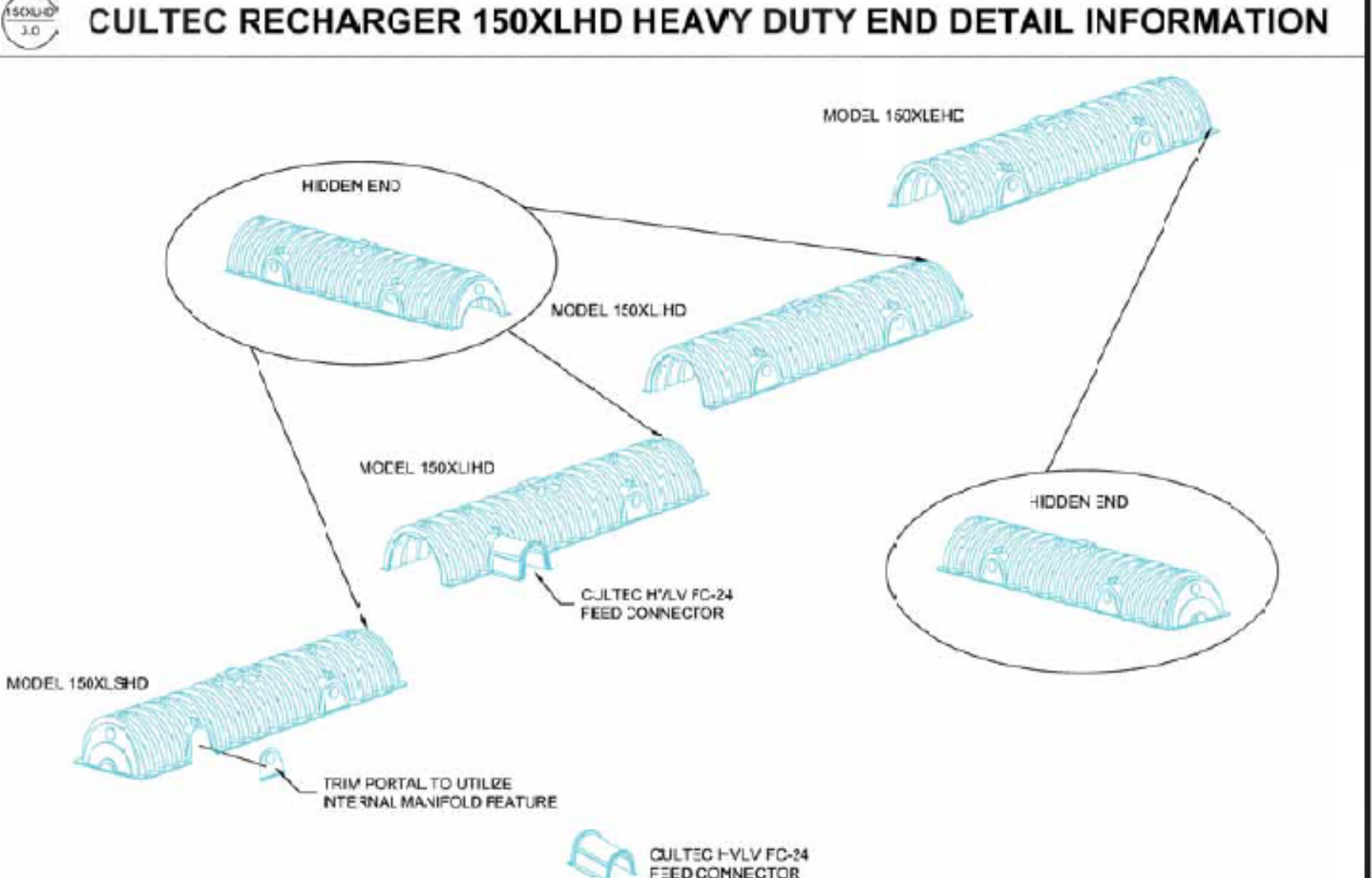
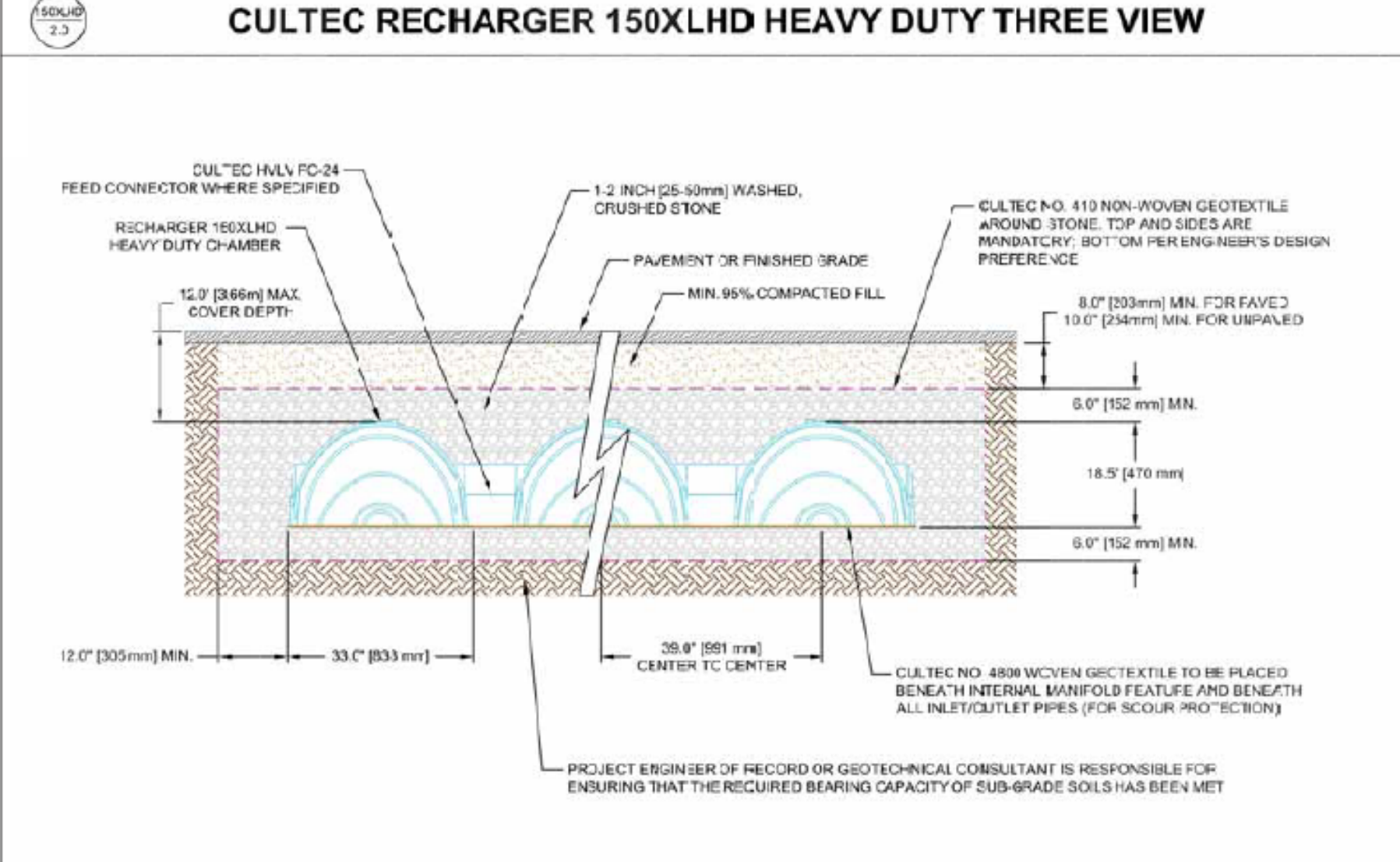
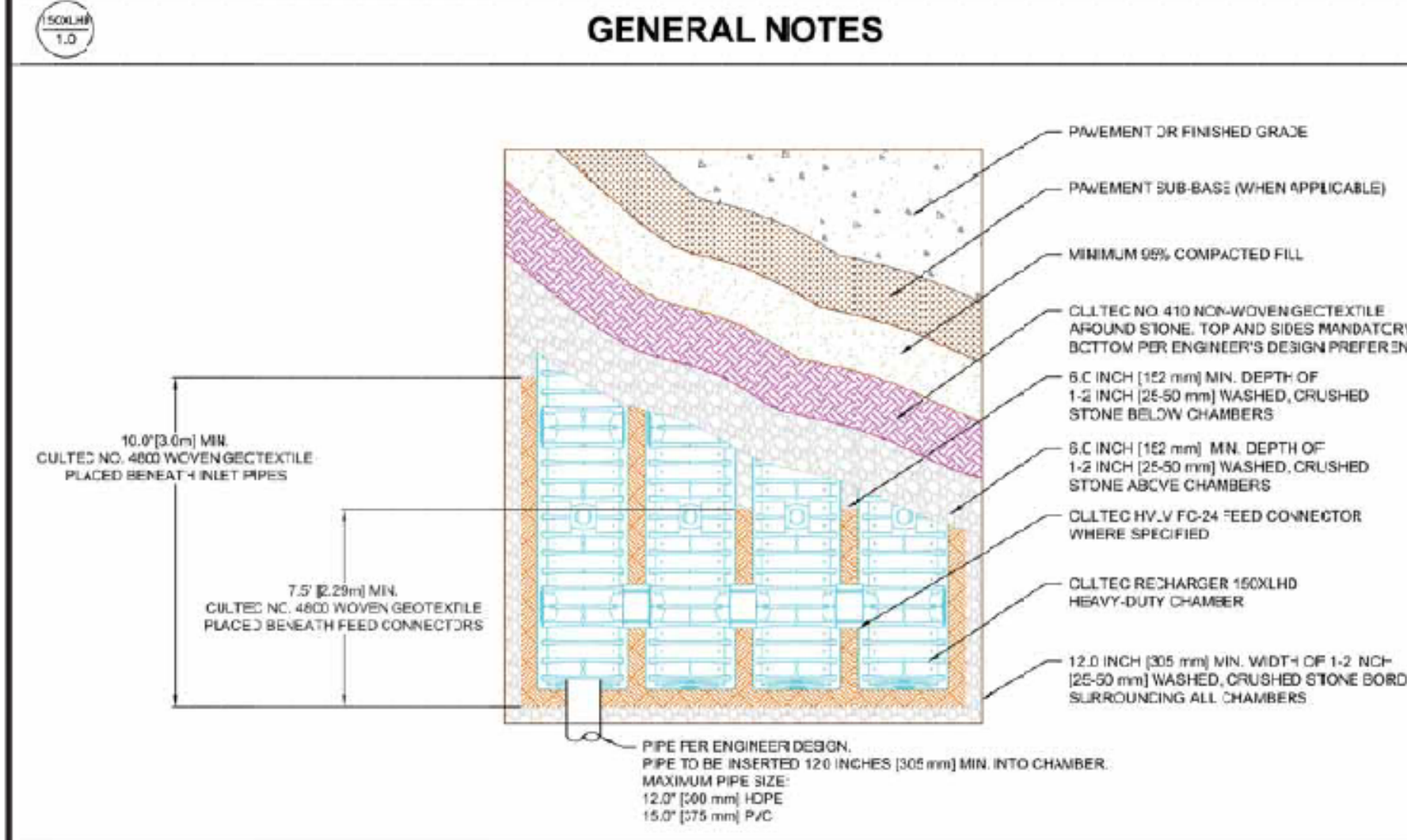
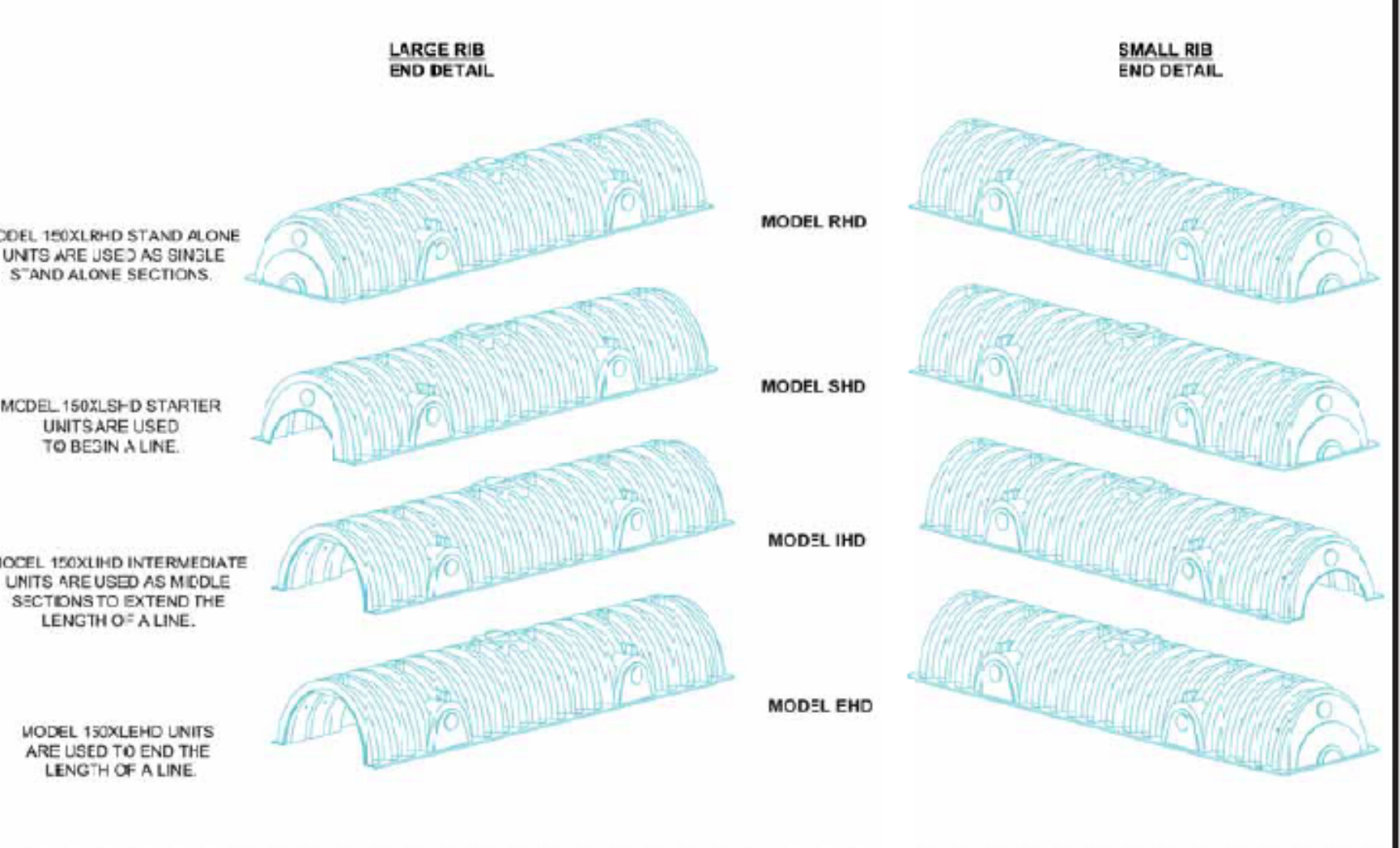
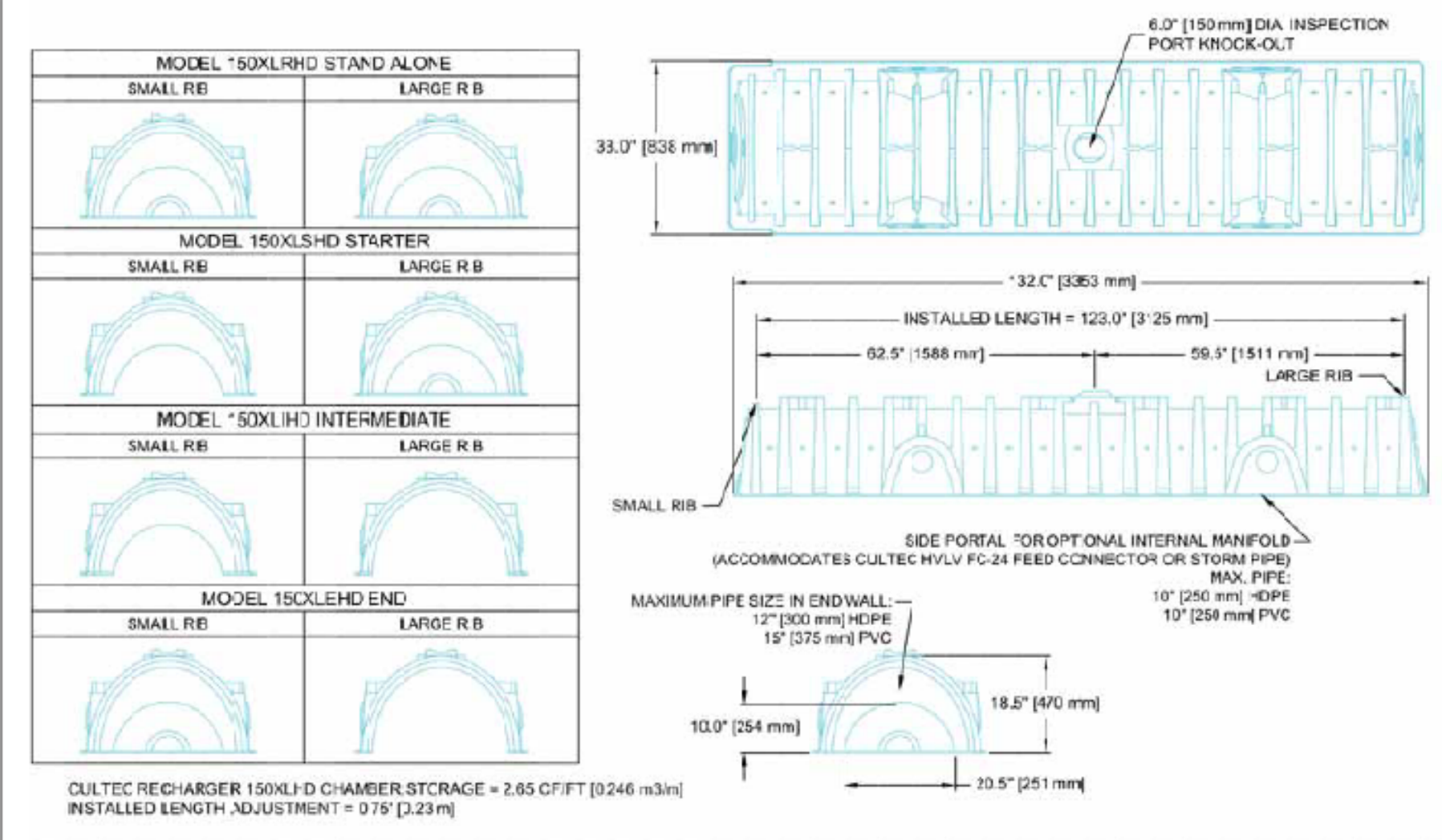
GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203) 775-4416 OR 1-800-428-5820
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 4.5 KIPS (20.1 kN).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (53.3 kg) PER ASTM D4322 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 5% PER ASTM D4322 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE VALUE OF 225 PSI (15.5 kPa) PER ASTM D3266 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE VALUE OF 69 LBS (309 N) PER ASTM D4322 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (153 kg) PER ASTM D4322 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TARE WEIGHT VALUE OF 58 LBS (22 kg) PER ASTM D4322 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 20 KIPS (90 kN) PER ASTM D4322 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMEABILITY VALUE OF 1.7 SEC / FT PER ASTM D4951 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/HR/FT (1550 LPH/FT) PER ASTM D4951 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 74% PER ASTM D4322 TESTING METHOD.

CULTEC NO. 4800 WOVEN GEOTEXTILE
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER FLOWING OVER THE SURFACE OF THE CULTEC CHAMBERS AND FEED CONNECTORS. THE GEOTEXTILE MANUFACTURE, TOP AND SIDES ARE MANDATORY. BOTTOM PER ENGINEER'S DESIGN PREFERENCE.

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203) 775-4416 OR 1-800-428-5820
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 150 LBS (2,448 X 6,800 N) PER ASTM D4322 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK RESISTANCE OF 20 KIPS PER ASTM D4322 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 3,070 X 5,670 LBS/FT (74 X 124 kN/ft) PER ASTM D4322 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,296 LBS/FT (14 X 16 kN/ft) PER ASTM D4322 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,749 X 2,749 LBS/FT (62 X 62 kN/ft) PER ASTM D4322 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (108 X 108 kN/ft) PER ASTM D4322 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,584 N) PER ASTM D4322 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 189 X 189 LBS (803 X 803 N) PER ASTM D4322 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 mm) PER ASTM D4322 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMEABILITY RATING OF 0.15 SEC / FT PER ASTM D4951 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT (470 LPH/FT) PER ASTM D4951 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UP RESISTANCE OF 30% @ 300 HRS. PER ASTM D4322 TESTING METHOD.



CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com

PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN ENGINEER FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMWATER SYSTEMS DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC, INC. DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGNING ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.

RECHARGER 150XLHD DETAIL SHEET TRAFFIC APPLICATION

| CULTEC STORMWATER CHAMBER | | |
|---------------------------|-----------|--------|
| PROJECT NO: | DATE: | 2019 |
| DESIGNED BY: CULTEC, INC | DRAWN BY: | TECH |
| SCALE: N.T.S. | SHEET NO: | 1 OF 1 |

JCA JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard • Huntington Beach
California 92648 • (714) 844-0566
e-mail: ja@jonescahl.com

SIMPSON HOLDINGS GG, LLC
GILBERT STREET AND CHAPMAN AVENUE
DETAILS AND SECTIONS

GARDEN GROVE CALIFORNIA

DESIGNED: C.H. SCALE: 1"=20'
DRAWN: C.H. DATE: 8/13/2021
CHECKED: D.R. JOB NO. 21-2496
PREPARED UNDER THE DIRECTION OF:
DATE

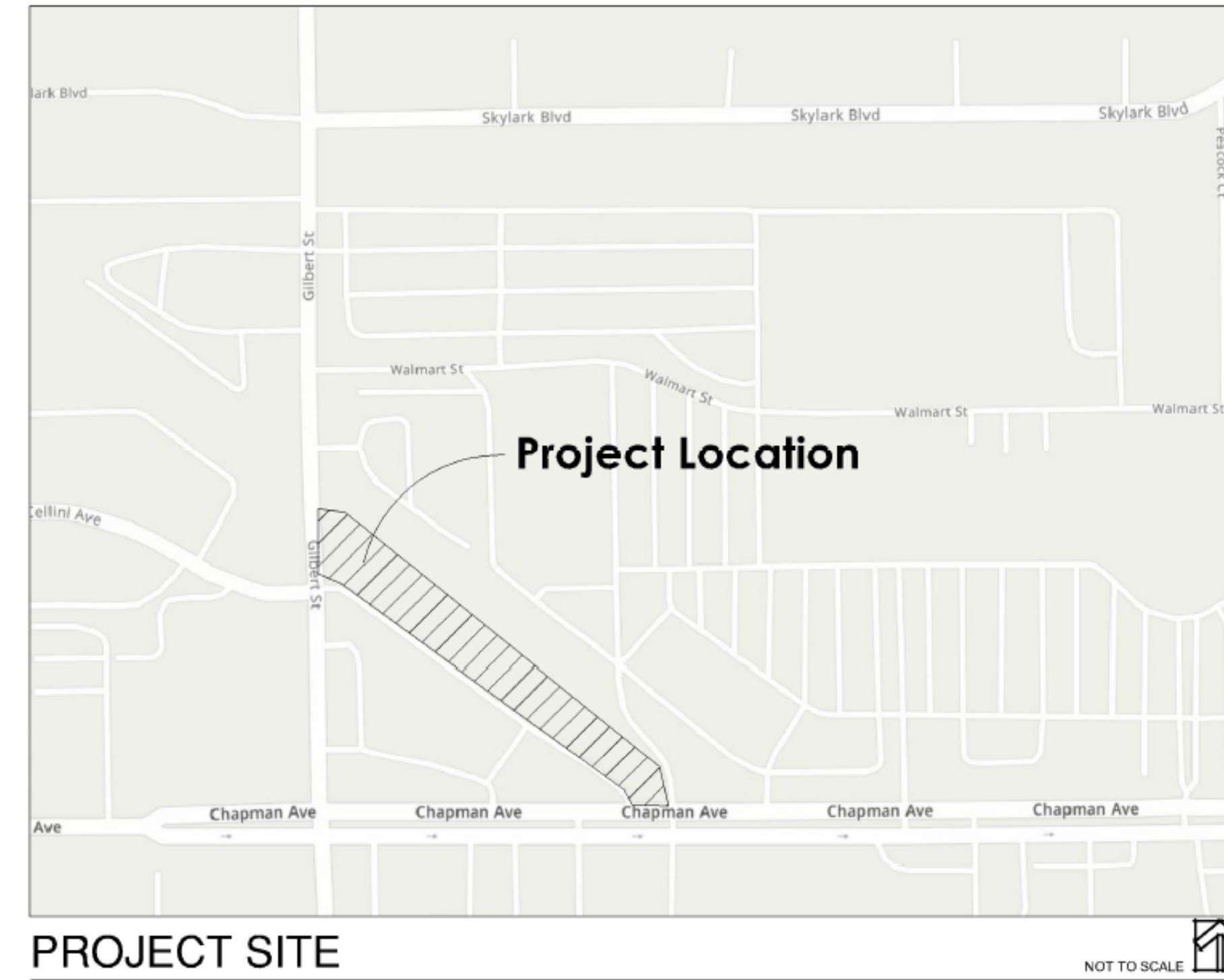
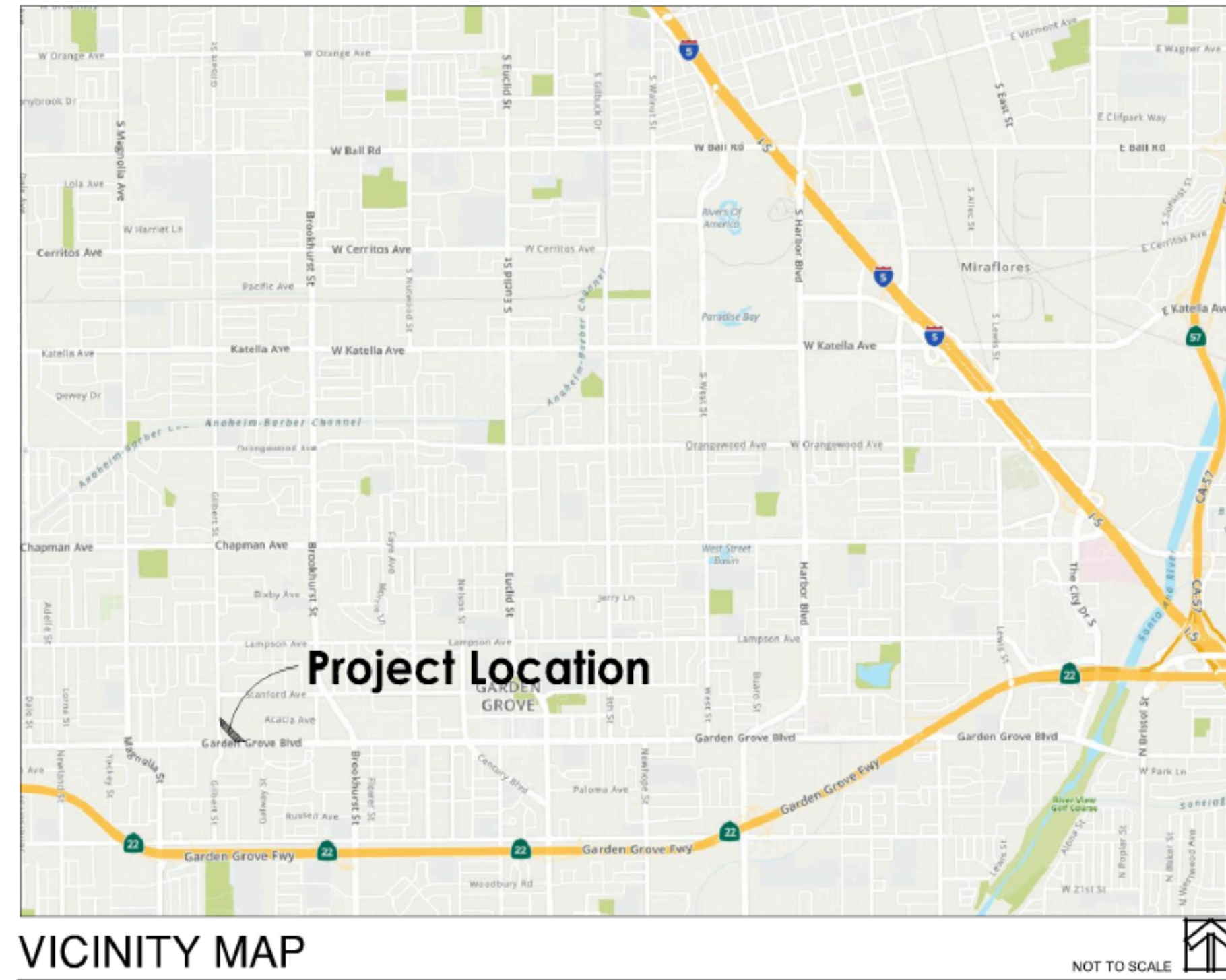
DWG. NO. 21-2496-DET SHEET NO. 4 OF 4 REV.

Simpson Chevrolet Parking

Landscape Architectural Plans

Gilbert and Chapman

Garden Grove, CA 92841



Landscape Architectural Plans
 Simpson Chevrolet Parking
 Gilbert St & Chapman Ave

IRRIGATION NOTES

General

- IT IS THE INTENT OF THESE DRAWINGS TO INDICATE A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM GIVING FULL COVERAGE AND READY FOR USE BY THE OWNER. THE DRAWINGS ARE BASED ON LANDSCAPE AND GRADING DRAWINGS IN EFFECT AT THE TIME THESE DRAWINGS WERE MADE. ANY DISCREPANCIES, OMISSIONS, ERRORS, ETC. ON THESE DRAWINGS OR ON SITE CHANGES, DO NOT AND SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE SYSTEM AS SHOWN. IF NECESSARY, THE CONTRACTOR MAY, WHERE CHANGES OCCUR, ADD OR DELETE SPRINKLERS, REROUTE PIPE, ETC. TO ASSURE ADEQUATE AND FULL COVERAGE.
- IRRIGATION SYSTEM SHALL CONFORM TO STATE AND LOCAL CODES.
- THE SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR. ANY DEFECTIVE MATERIAL OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER.
- IRRIGATION SYSTEM IS STRICTLY DIAGRAMMATIC. THEREFORE, CONTRACTOR MUST MAKE ADJUSTMENTS IN THE FIELD TO INSURE ADEQUATE COVERAGE.
- LOCATE ALL VALVES IN PLANTING AREAS WHEN PRACTICALLY POSSIBLE.
- FINAL LOCATION OF AUTOMATIC CONTROLLER AND THE BACKFLOW PREVENTER SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.

Existing Site Conditions

- IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION.
- LOCATION OF P.O.C. IS ONLY DIAGRAMMATIC. LOCATION MUST BE VERIFIED IN FIELD.
- DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. OTHERWISE, THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL NECESSARY REVISIONS.
- FIELD ADJUST IRRIGATION SYSTEM WHEN VERTICAL OBSTRUCTIONS (FIRE HYDRANT, STREET LIGHTS, TREES, SIGNAGE, ETC.) INTERFERE WITH THE IRRIGATION SPRAY PATTERN. THE CONTRACTOR SHALL INSTALL QUARTER OR HALF CIRCLE ON EACH SIDE OF THE OBSTRUCTION TO PROVIDE PROPER IRRIGATION COVERAGE. ALL ADJUSTMENT SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. TYPICAL.

Controller Power / Controller Wiring

- 120 VOLT ELECTRICAL POWER OUTLET FOR CONTROLLERS SHALL BE PROVIDED AS NOTED. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HOOK-UP FROM OUTLET TO CONTROLLER.
- ALL WIRE FROM CONTROLLER TO ELECTRIC CONTROL VALVES SHALL BE COPPER UF #14 DIRECT BURIAL. USE BLACK FOR PILOT, WHITE FOR COMMON. COMMON WIRE SHALL BE 12 GAUGE WIRE. INSTALL IN COMMON TRENCH WITH MAIN LINE PIPING WHERE POSSIBLE.
- THE CONTRACTOR SHALL STUB OUT A MINIMUM OF 2 (TWO) EXTRA SPARE VALVE WIRES (OR AS SHOWN ON IRRIGATION PLANS) AND 1 (ONE) COMMON WIRE FROM IRRIGATION CONTROLLER(S) TO EACH END OF MAINLINE RUN. THE SPARE WIRES SHALL BE STUB OUT INSIDE THE FARTHEST VALVE BOX AT EACH END OF MAINLINE RUN.

Irrigation Piping

- PROVIDE MINIMUM 24" COVER OVER ALL PRESSURE MAIN LINE PIPING, AND 18" OVER ALL NON-PRESSURE LATERAL LINE PIPING. ALL PIPE UNDER PAVED AREAS IS TO BE INSTALLED IN A PVC SCH. 40 SLEEVE WITH 3/8" MIN. COVER. SLEEVE LOCATIONS TO BE AS SHOWN ON PLANS. CITY DEPTH REQUIREMENTS FOR PIPE SUPERSEDE ALL THE ABOVE DIMENSIONS.
- MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER AND BACKFLOW PREVENTER TO BE OF MATERIAL AS REQUIRED BY CURRENT WATER DISTRICT.
- POLYETHYLENE PIPE TO BE BURIED NO DEEPER THAN 4" BELOW SURFACE.
- IN ADDITION TO THE SLEEVES SHOWN ON THE PLAN, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS PRIOR TO PAVING UPON APPROVAL OF THE OWNER'S REPRESENTATIVE. IF REQUIRED TO OPERATE SYSTEMS.

Dripline Layout

- PVC TO DRIPLINE PRESSURE SIDE CONNECTIONS SHOULD BE MADE AT THE HIGHEST ELEVATION OF THE DRIP-ZONE AS PRACTICALLY POSSIBLE
- FINAL DRIPLINE CONNECTIONS SHOULD BE MADE UNDER PRESSURE TO ENSURE PROPER FLUSHING OF THE SYSTEM
- INSTALL TUBING STAKES AT 30" ON CENTER MAXIMUM. WHERE TUBING SURGES TO SOIL SURFACE DURING NORMAL OPERATION, ADDITIONAL STAKES ARE REQUIRED.
- ALL PVC TO DRIPLINE CONNECTIONS MUST BE MADE 6" BELOW THE SOIL SURFACE

PLANTING NOTES

ROOT BARRIER:
 USE LINEAR ROOT BARRIER WHEN TREE IS WITHIN 5' MIN. DISTANCE ADJACENT TO HARDSCAPE AREAS. ROOT BARRIERS SHALL BE INSTALLED PER DETAIL. ROOT BARRIER SHALL EXTEND THE EXPECTED LENGTH OF TREE CANOPY OR SHOWN PER PLAN.

PLANT QUALITY REQUIREMENTS
 ALL PLANT MATERIALS SHALL BE FULL VIGOROUS & HEALTHY NURSERY STOCK - INCLUDING THE TOP OF PLANT AND THE ROOT SYSTEM. ALL PLANT MATERIALS SHALL MEET THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) THE LANDSCAPE ARCHITECT MUST BE CONTACTED REGARDING ALL PLANT MATERIALS AS THEY ARRIVE ON-SITE. PRIOR TO THEIR INSTALLATION, THE LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIALS FOR INSTALLATION ON-SITE OR SHALL BE SENT REPRESENTATIVE PHOTOGRAPHS OF SAME. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT UNACCEPTABLE PLANT MATERIALS. A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK SUPPLIER, SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

UNACCEPTABLE CONDITIONS FOR PLANTS IN GENERAL:
 PLANT MATERIALS THAT ARE THE INCORRECT SPECIES.
 PLANTS MATERIALS WITH APPARENT FUNGAL DISEASE (MILDEW, RUST, BLACK-SPOT, ETC.).
 PLANTS THAT ARE DEFOLIATED DUE TO STRESS OR DISEASE. FOLIAGE THAT IS CHLOROTIC, WIND OR FROST BURND, OR IN ANY OTHER WAY DAMAGED.

UNACCEPTABLE CONDITIONS FOR ROOT SYSTEMS:
 PLANTS WITH EXPOSED ROOTS, GIRDLED ROOTS, OVERGROWN OR UNDERSIZED ROOT SYSTEMS WILL BE CONSIDERED UNACCEPTABLE.

SOIL AMENDMENTS, TESTING AND PREPARATION
 AFTER COMPLETION OF FINE GRADE AND PRIOR TO SOIL PREPARATION, THE CONTRACTOR SHALL DOCUMENT SAMPLE LOCATIONS AND PROVIDE AGRONOMIC SOILS TEST FOR PLANTED AREAS (1 TEST PER 150 FT OF LINEAR PLANTER). CONTRACTOR SHALL SUBMIT TEST RESULTS TO THE PROJECT LANDSCAPE ARCHITECT AND AMEND THE SOIL PER SOIL LAB RECOMMENDATIONS.

PLANT INSTALLATIONS AT EXISTING TREE ROOTS
 ALL PLANT MATERIAL SHALL BE INSTALLED PER SIZE LISTED IN PLANT LEGEND; HOWEVER, IF CONTRACTOR IS HAVING HARD TIME INSTALLING 15 OR 5 GALLON PLANT MATERIAL WITHIN EXISTING TREE ROOTS, CONTRACTOR MAY REDUCE PLANT CONTAINER SIZE TO 1 GALLON AT THE PROBLEM AREAS ONLY WITH WRITTEN PERMISSION FROM CLIENT AND/OR LANDSCAPE ARCHITECT.

MULCH
 A MINIMUM OF 3" LAYER OF MEDIUM GRND WOOD BARK MULCH SHALL BE APPLIED TO ALL SHRUB AND UNPLANTED AREAS AND A MINIMUM OF 2" MULCH SHALL BE APPLIED TO GROUND COVER AREAS. SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

Sheet List Table

| Sheet No. | Sheet Title |
|-----------|--------------------|
| L-1 | Cover Sheet |
| L-2 | Irrigation Plans |
| L-3 | Planting Plan |
| L-4 | Irrigation Details |
| L-5 | Planting Details |

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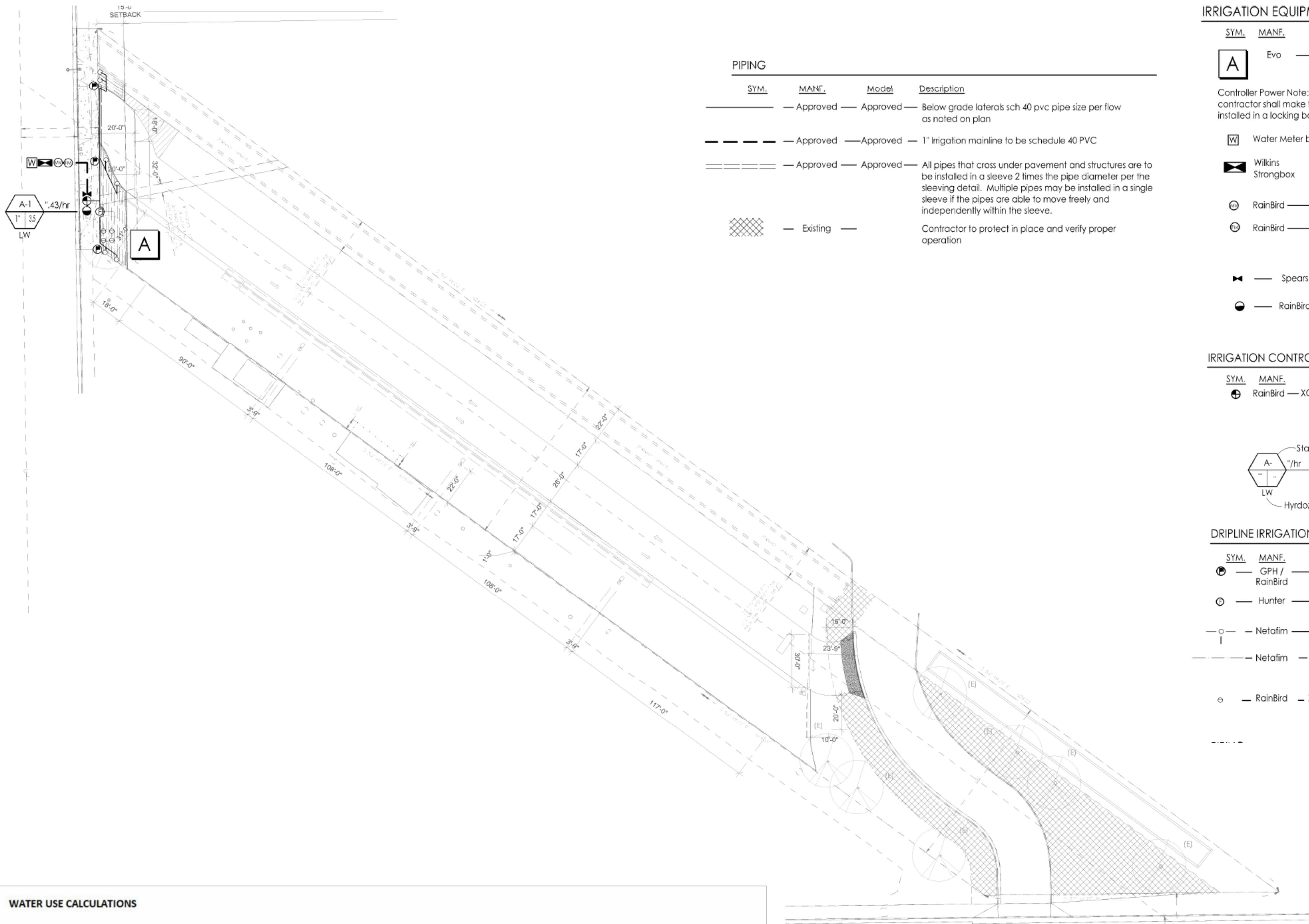
LICENSED LANDSCAPE ARCHITECT
 Gregory Paul Lutz
 5204
 July 31, 2021
 State of California

COVER SHEET

July 30, 2021

DESCRIPTION SHEET NO. 456

SHEET
L1 of 5



PIPING

| SYM. | MANF. | Model | Description |
|------|----------|----------|--|
| — | Approved | Approved | Below grade laterals sch 40 pvc pipe size per flow as noted on plan |
| --- | Approved | Approved | 1" Irrigation mainline to be schedule 40 PVC |
| ==== | Approved | Approved | All pipes that cross under pavement and structures are to be installed in a sleeve 2 times the pipe diameter per the sleeving detail. Multiple pipes may be installed in a single sleeve if the pipes are able to move freely and independently within the sleeve. |
| XXXX | Existing | --- | Contractor to protect in place and verify proper operation |

IRRIGATION EQUIPMENT LEGEND

| SYM. | MANF. | Model | Description |
|------|-------------------|---------------------|--|
| A | Evo | EVO-40D EVO-WS | 'Evolution Series' Smart Irrigation Controller with weather sensor |
| W | --- | --- | Water Meter by City of Garden Grove per City Standards |
| W | Wilkins Strongbox | 975XL2 SBBC-22SS | Pre-plumbed Backflow Station 3/4" installed in Low-Profile Smooth Touch Enclosure or as approved by City. Installed per City details. |
| WB | RainBird | 100-PESB | Master Irrigation Control Valve |
| WB | RainBird | FS100B | Provide independent conduit with flow sensor and master valve wires (4 wires total) in conduit from controller to flow sensor and master valve location. |
| WV | Spears | 2422-010G | Single entry PVC ball valve installed in a 10" round valve box (Color: Tan) per detail |
| WC | RainBird | 33DRC | 3/4" Quick Coupler Valve installed in a 10" round valve box (Color: Tan) per detail |

IRRIGATION CONTROL VALVES

| SYM. | MANF. | Model | Description |
|------|----------|----------------|--|
| WB | RainBird | XCZ-100-PRB-LC | Drip Irrigation Control Zone (0.3 - 20 gpm) Install in a plastic valve box (Color: Tan) per detail Replace existing valve where available, cut cap and remove unused valves and boxes. |

Hydrozone Key
 LW: Low water use
 MW: Moderate water use
 HW: High water use

DRIPLINE IRRIGATION

| SYM. | MANF. | Model | Description |
|------|----------------|------------|---|
| WB | GPH / RainBird | GDFN-R | Combination Drip Flush Valve Install on a 6" RainBird RD-06 |
| WB | Hunter | TLSOV | Manual Flush Valve Install in a 6" Round Valve Box with gravel |
| WB | Netafim | TL050MA | PVC Thread to Drip Tubing Connection (3/4" or 1/2") |
| WB | Netafim | TLCV4-1810 | Shrub Zone Dripline Irrigation installed 4" Below Grade 0.4 gph flow rate, 18" emitter spacing, with check valves. max. 18" row spacing in shrub areas. |
| WB | RainBird | XB-20PC | 2.0 gph (Red) Xeri-Bug drip emitter (4 per tree) connected to dripline tubing installed in a 12" deep 3" vertical drain pipe with a flat drain grate (Color: Tan) per detail. Install 24" from base of new trees. |

WATER USE CALCULATIONS

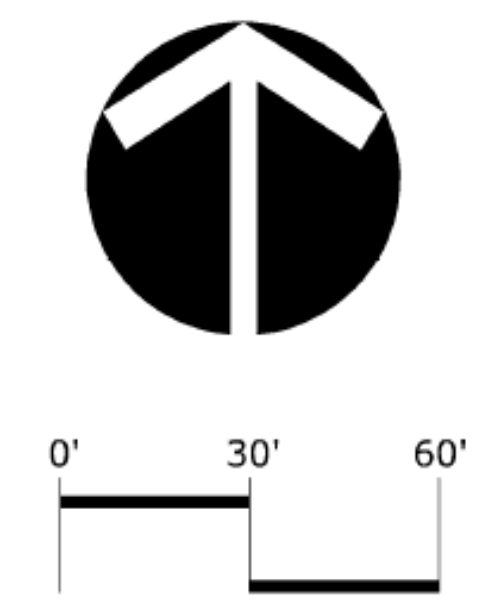
Reference Eto: 47.2 Conservation Factor: 0.45
 Maximum Allowable Water Allocation Equation: MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)] (non residential)
 11,259 MAWA

| Eto | 0.62 | ETAF | LA | 1-ETAF | SLA | MAWA |
|------|------|------|-----|--------|-----|--------|
| 47.2 | 0.62 | 0.45 | 855 | 0.55 | 0 | 11,259 |

Estimated Total Water Use Equation: ETWU = Eto x 0.62 x ETAF x LA
 6,178 ETWU

HYDROZONE MATRIX

| ZONE | HYDROZONE BASIS | S.F. | %TOTAL | PLANT TYPE | PLANT FACTOR | IRRIGATION EFFICIENCY | Eto | 0.62 | ETAF | LA | ETWU | IRRIGATION METHOD |
|-----------------|-----------------|------|--------|------------|--------------|-----------------------|-------|------|------|-----|--------------|-------------------|
| A-1 | SHRUBS | 855 | 100% | LOW | 0.20 | 0.81 | 47.20 | 0.62 | 0.25 | 855 | 6,178 | Dripline |
| ETWU | | | | | | | | | | | 6,178 | |
| Total Landscape | | | | | | | | | | | 855 | |



PLOT DATE: 8/2/2021 3:56 PM

Landscape Architectural Plans
Simpson Chevrolet Parking
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PLANTING LEGEND

| Symbol | Botanical / Common Name | Container | Water Use | Qty | Height Width |
|--------|---|-----------|---------------|-----|-------------------------|
| ⊙ | Lantana 'New Gold' New Gold Lantana | 1 gallon | V. Low 0.2 | 13 | 1-2' 2-4' |
| ⊙ | Leucophyllum frutescens 'Compacta' Chihuahuan Sage | 1 gallon | Low 0.3 | 5 | 4-5' 4-5' |
| ▨ | Senecio serpens Blue Chalksticks | Flats | Low 0.3 | 4 | 2' 448 SF @ 1.5 O.C. |
| ▩ | Existing Landscape - protect in place (7,897 SF) | | | | |
| (E) | Existing Tree - protect in place | | | | |

PLANTING SPECIFIC NOTES

PLANT QUALITY REQUIREMENTS

All plant materials shall be full vigorous & healthy nursery stock - including the top of plant and the root system. All plant materials shall meet the current American Standard For Nursery Stock (ANSI Z60.1-2004). The Landscape Architect must be contacted regarding all plant materials as they arrive on-site, prior to their installation. The plant material supplier and/or landscape contractor shall provide guaranteed evidence to the landscape inspector that all plant material is consistent with the approved plant legend considering genus, species, cultivars, and size specified. All plant material not consistent with the plant legend may be rejected. The Landscape Architect shall approve plant materials for installation on-site or shall be sent representative photographs of same. The Landscape Architect reserves the right to reject unacceptable plant materials.

UNACCEPTABLE CONDITIONS FOR PLANTS IN GENERAL:

Plant materials that are the incorrect species. Plants materials with apparent fungal disease (mildew, rust, black-spot, etc.). Plants that are defoliated due to stress or disease. Foliage that is chlorotic, wind or frost burned, or in any other way damaged.

UNACCEPTABLE CONDITIONS FOR ROOT SYSTEMS:

Plants with exposed roots, girdled roots, overgrown or undersized root systems will be considered unacceptable.

TREE SELECTION:

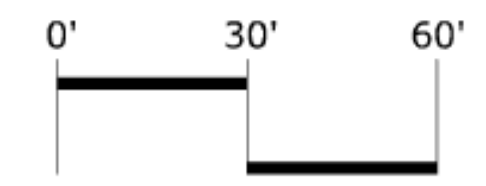
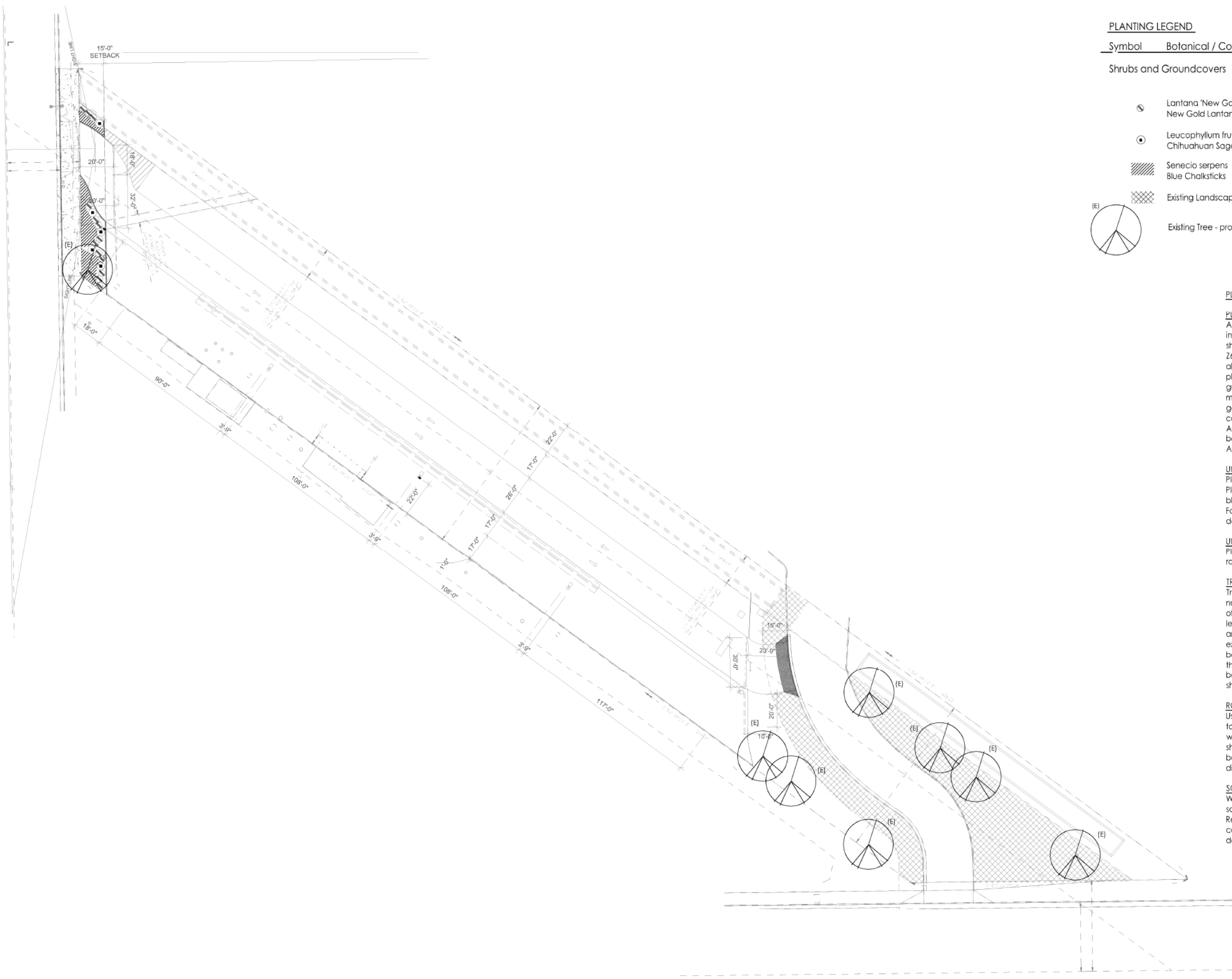
Trees are required to stand on their own without the support of the nursery stake. Trees must also be free of disease, infestations, signs of heavy pruning within the canopy, broken primary limbs or leaders, and damage. New trees planted within the project area are to be installed per the detail below. The tree pit is to be excavated to measure 3 x root ball at the finish grade surface and be tapered to root ball width at pit bottom. Do not over-excavate the tree pit depth. After tree placement the tree pit is to be backfilled with clean native soil only. Trees are to be triple stake as shown on details.

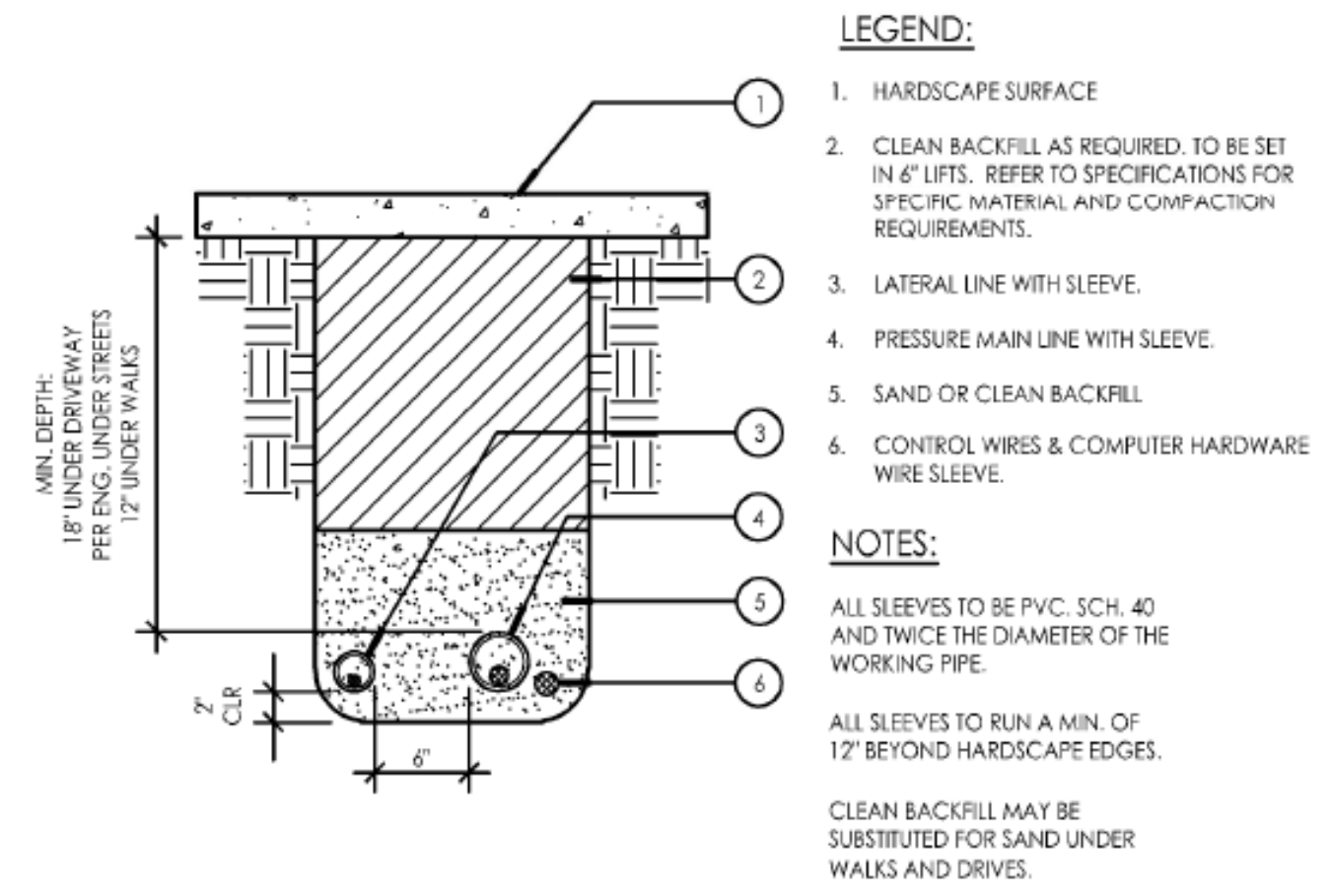
ROOT BARRIER:

Use Linear Root Barrier when tree is within 5' min. distance adjacent to hardscape areas. Root Barriers shall be installed in sheets parallel with hardscape w/ top edge placed 1" below grade. Root Barrier shall extend the expected length of tree canopy as shown per plan. barriers shall be placed at a slight angle (75°) with base of barrier directed under hardscape & away from tree.

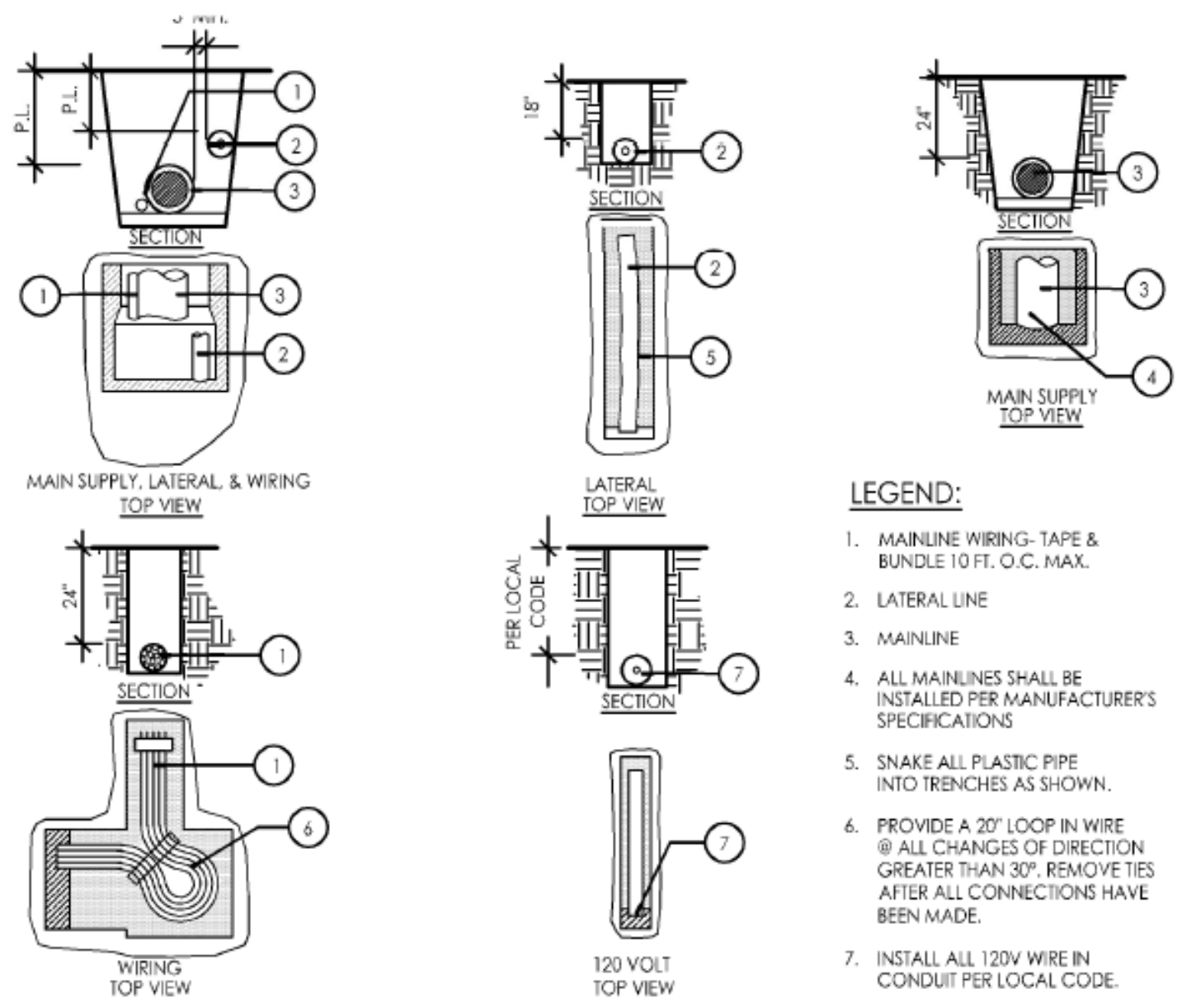
SOIL MANAGEMENT:

When mass grading is complete, landscape contractor shall submit soils samples to a laboratory for analysis and recommendations. Results shall be provided to landscape architect for certificate of compliance. Laboratory procedures shall account for adequate depth for the intended plants.

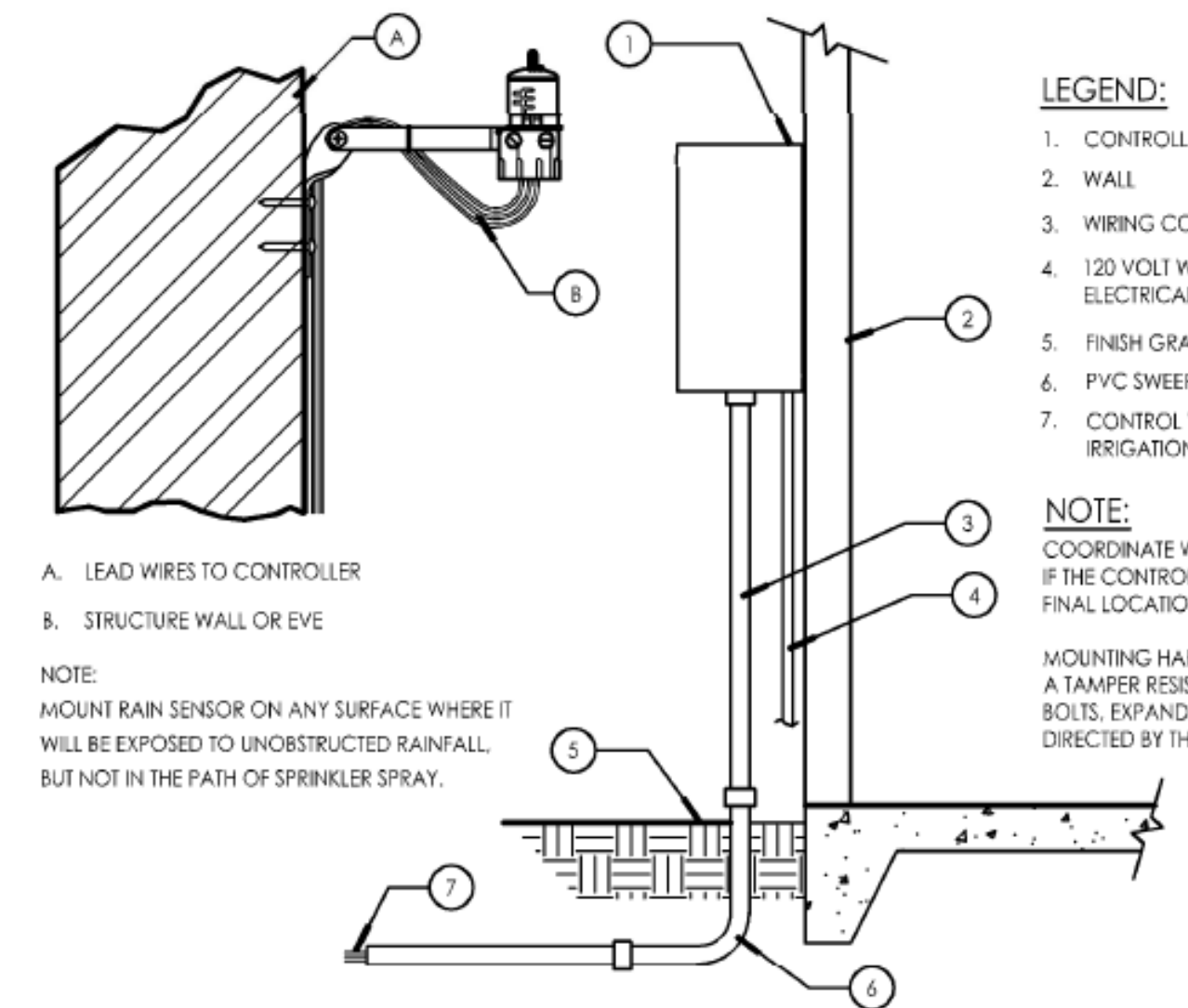




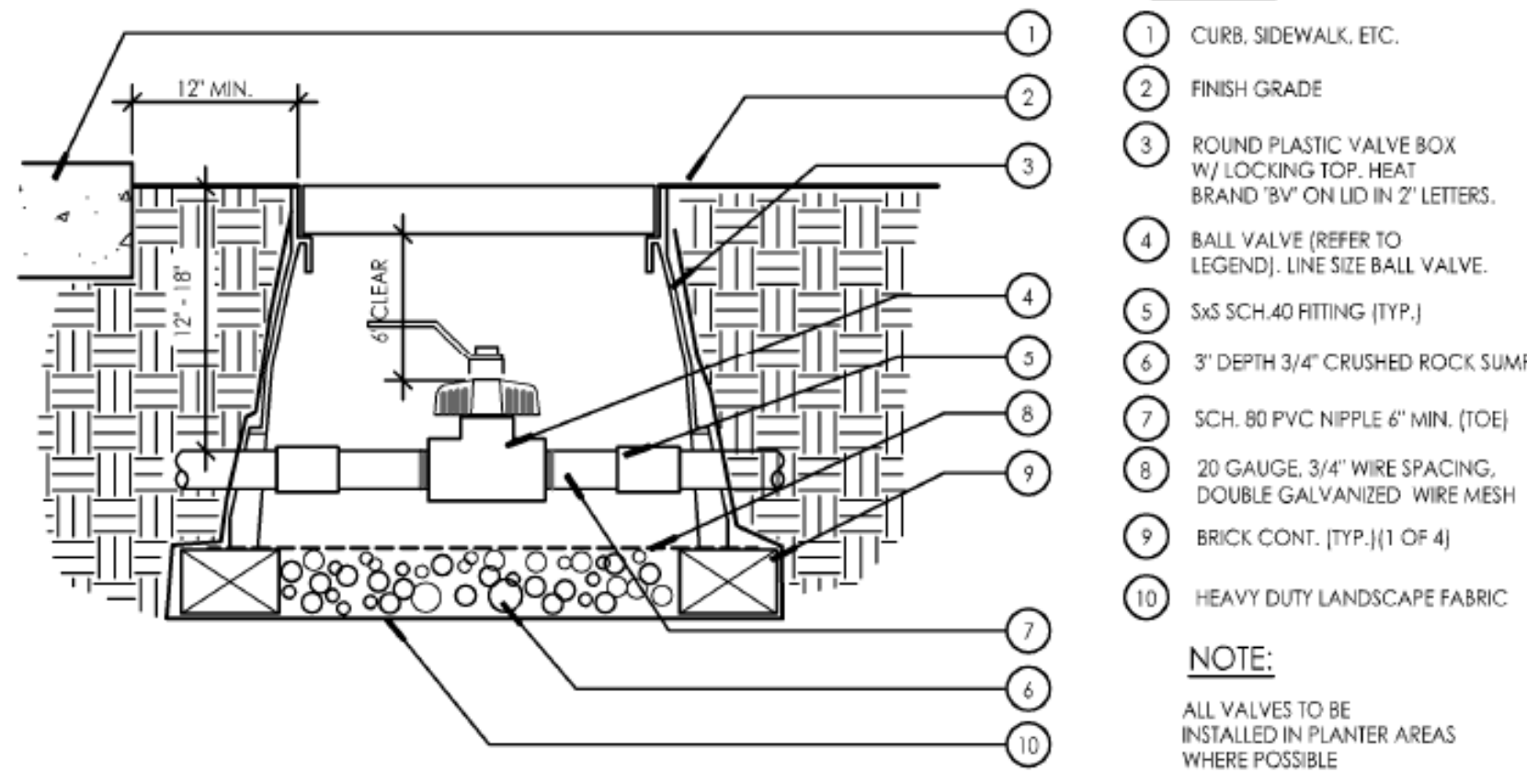
SLEEVING



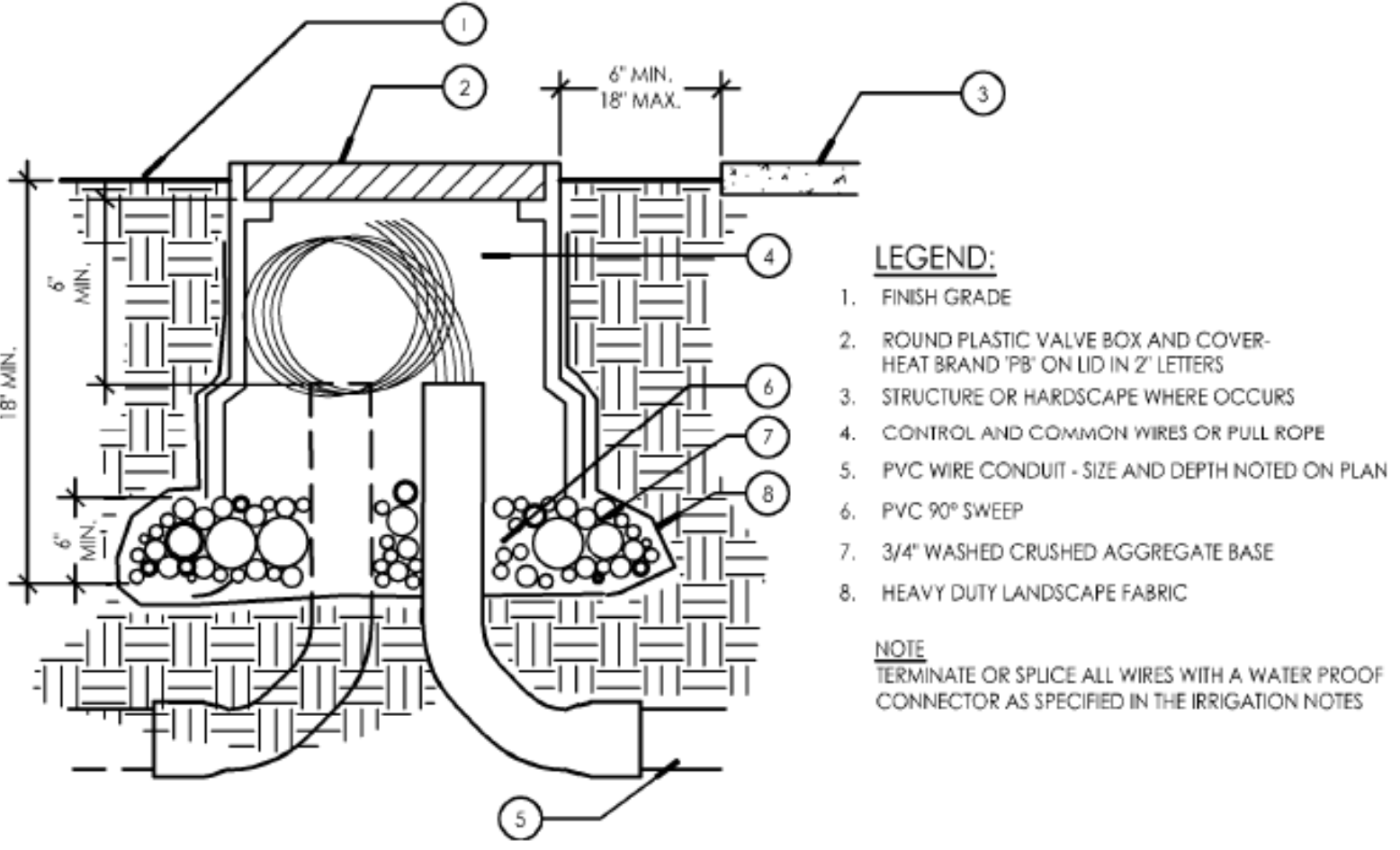
TRENCHING



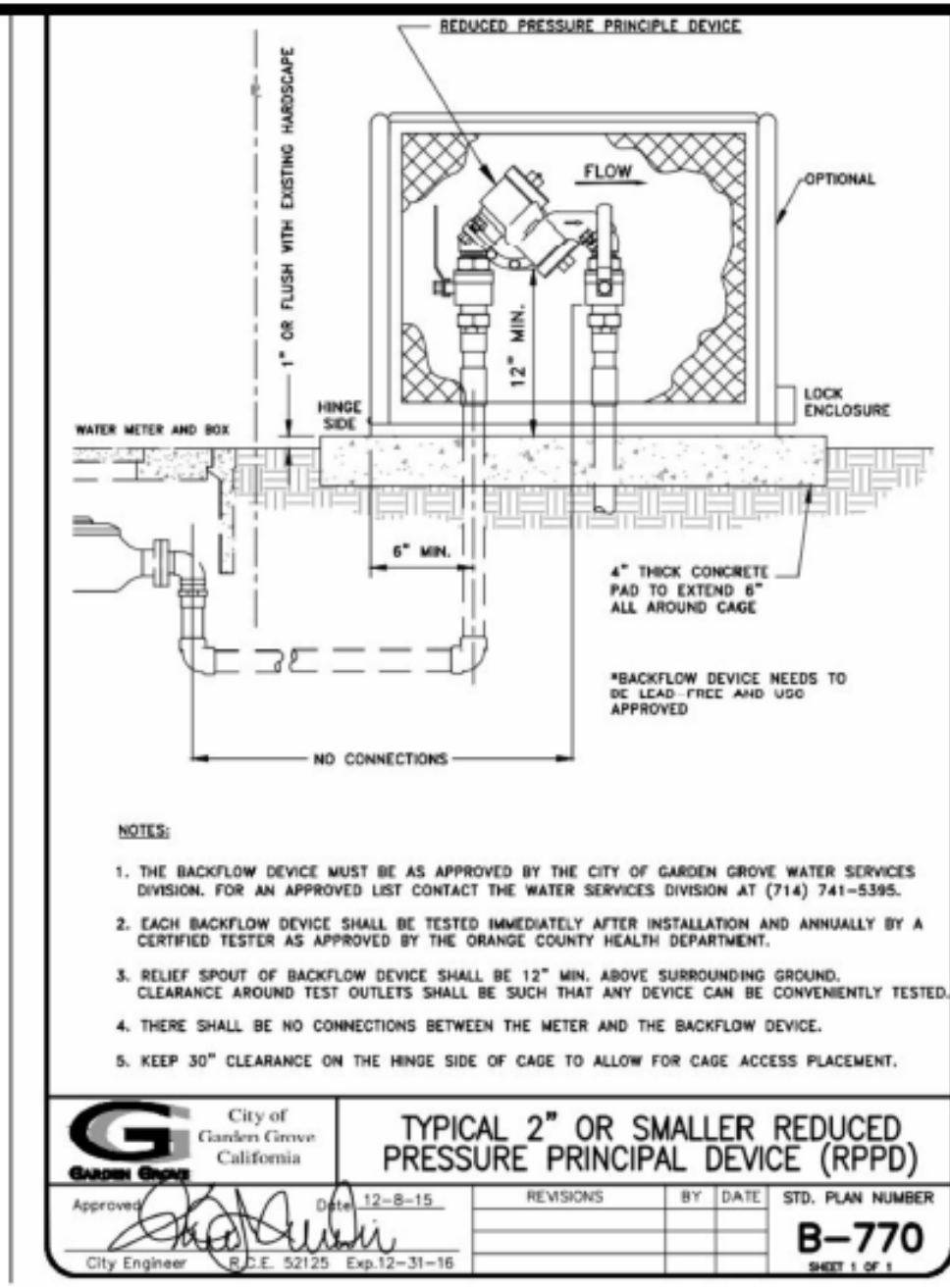
IRRIGATION CONTROLLER



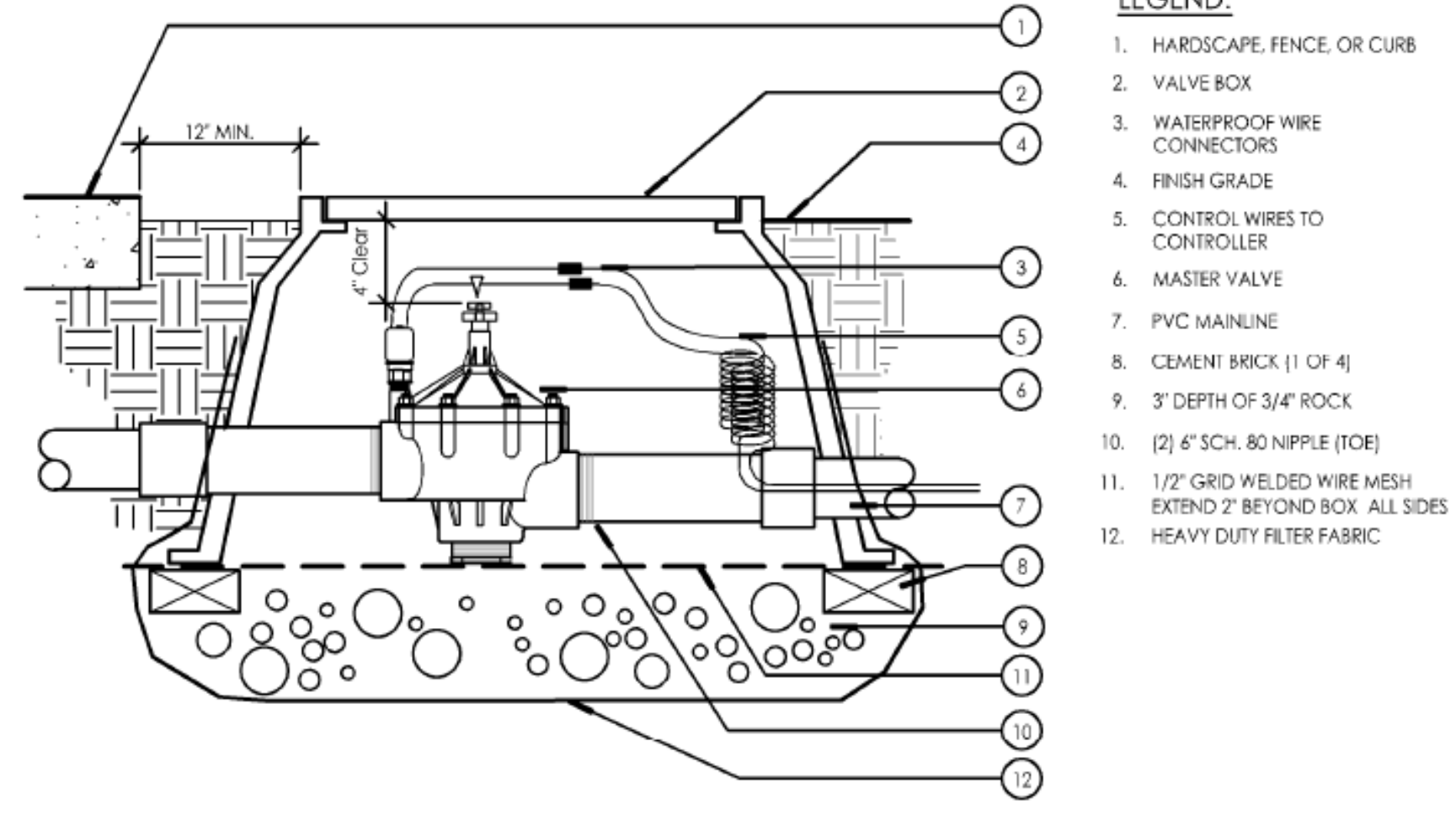
BALL VALVE



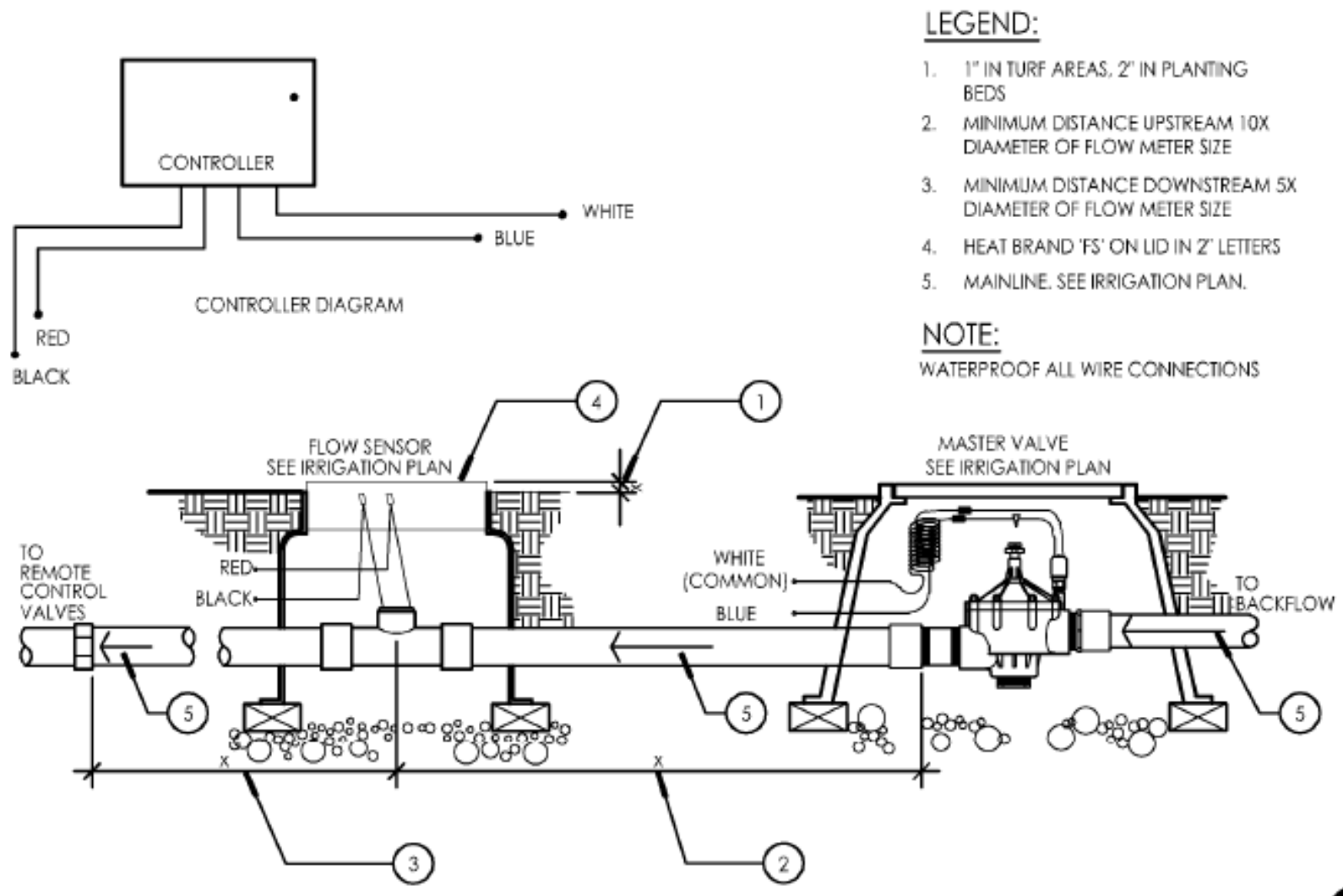
PULL BOX



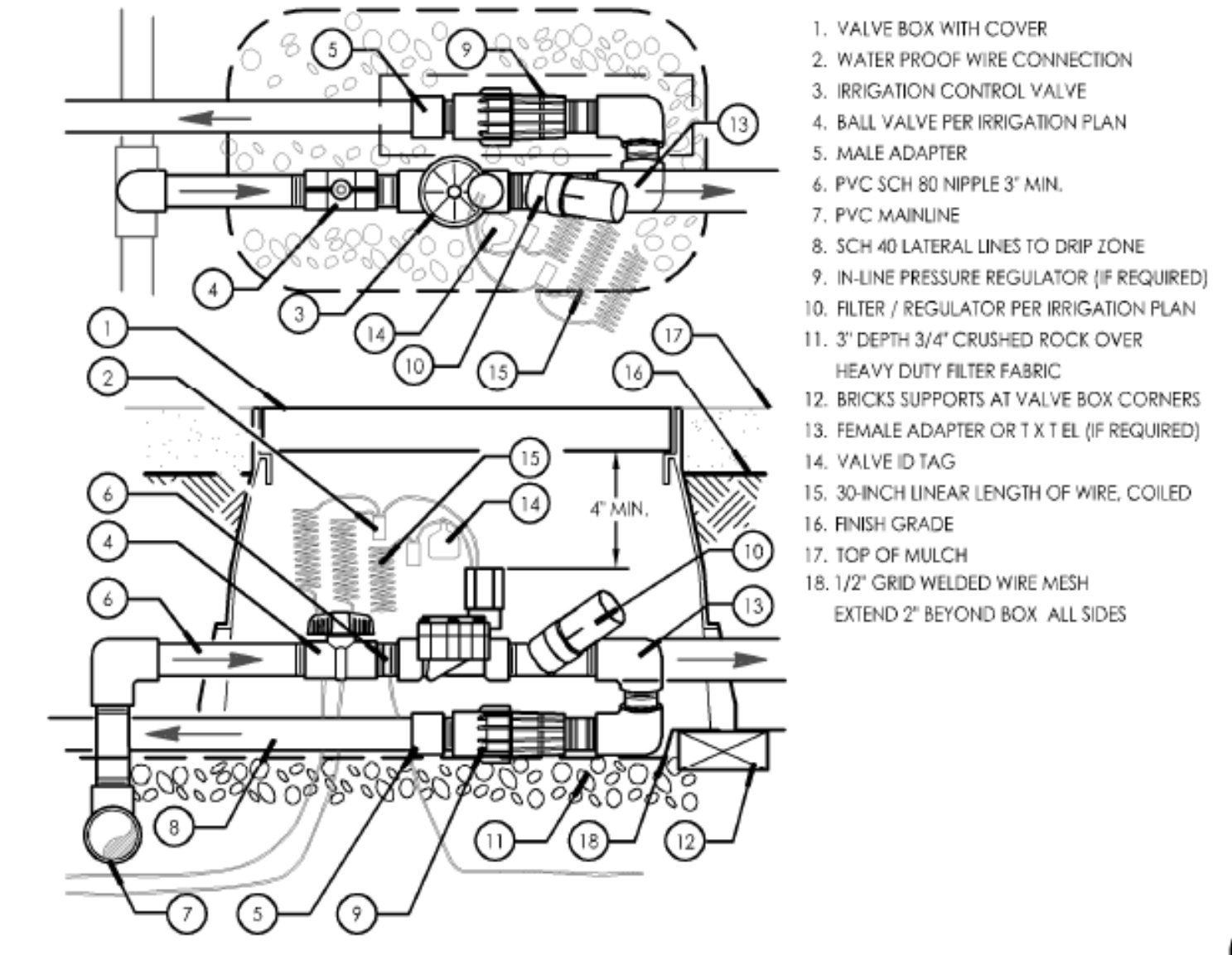
BACKFLOW - CITY OF GARDEN GROVE



MASTER VALVE



FLOW SENSOR



REMOTE CONTROL VALVE DRIP IRRIGATION



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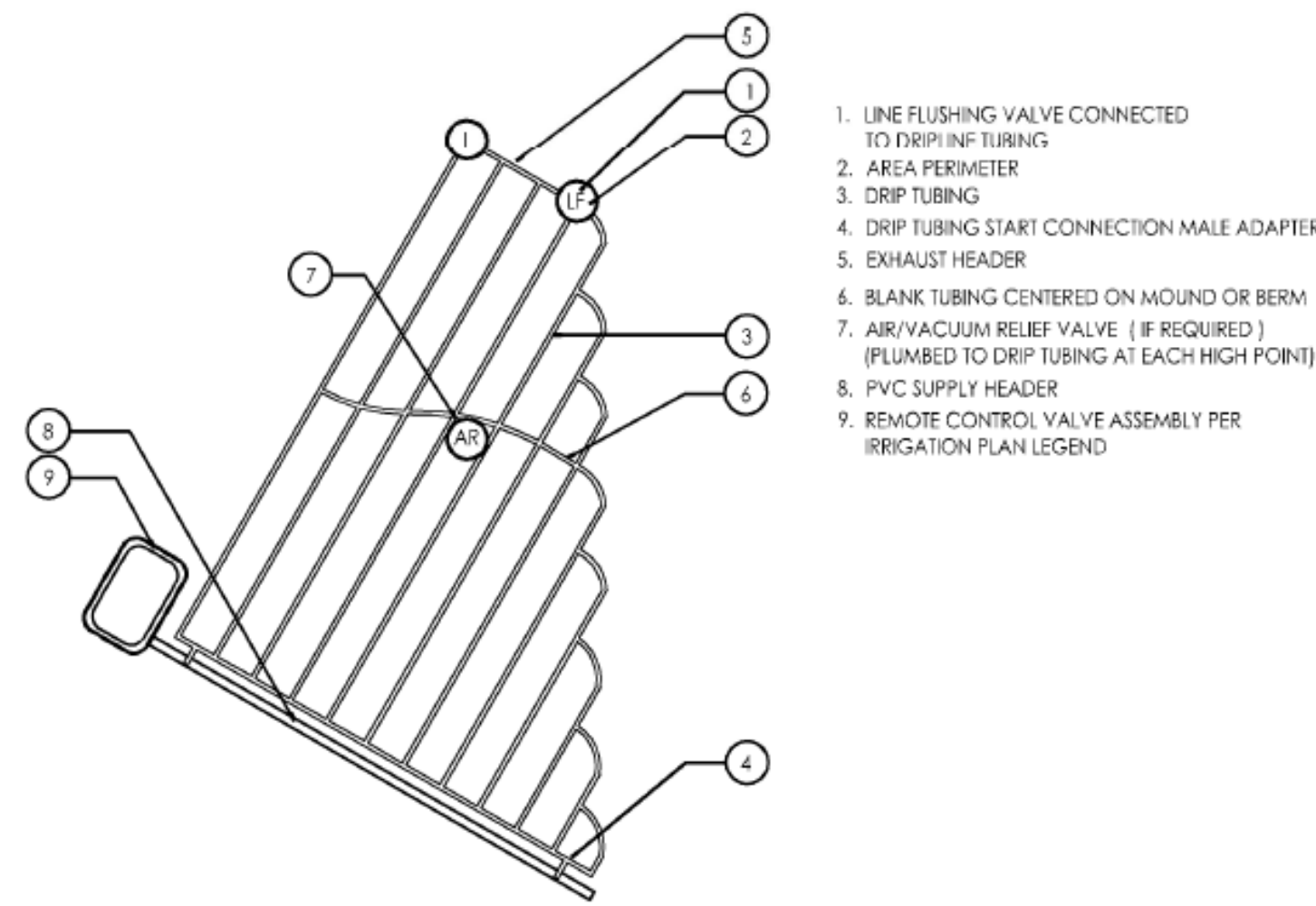


IRRIGATION
DETAILS

July 30, 2021

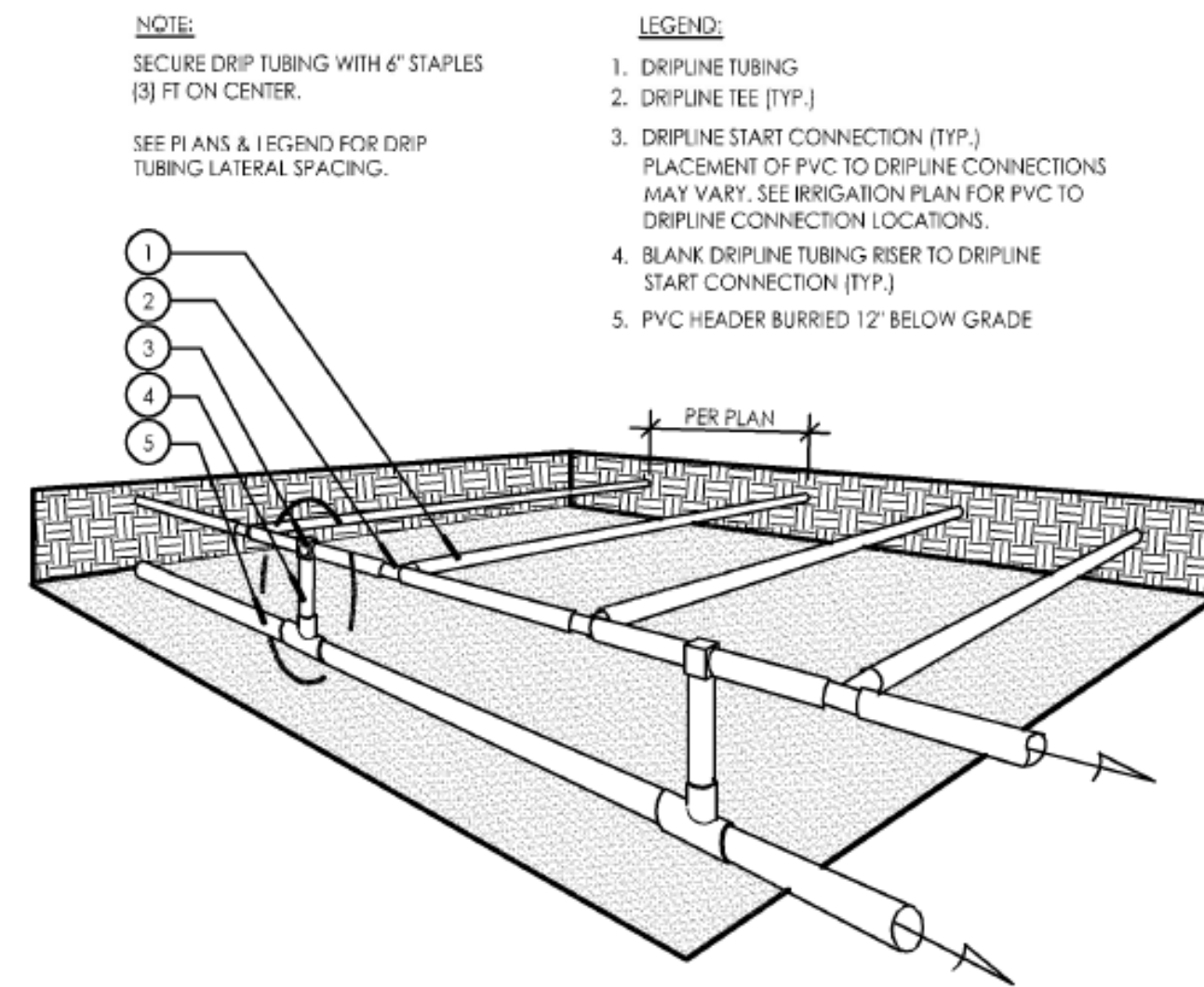
DESCRIPTION JOB NO.
456

SHEET
L4 of 5



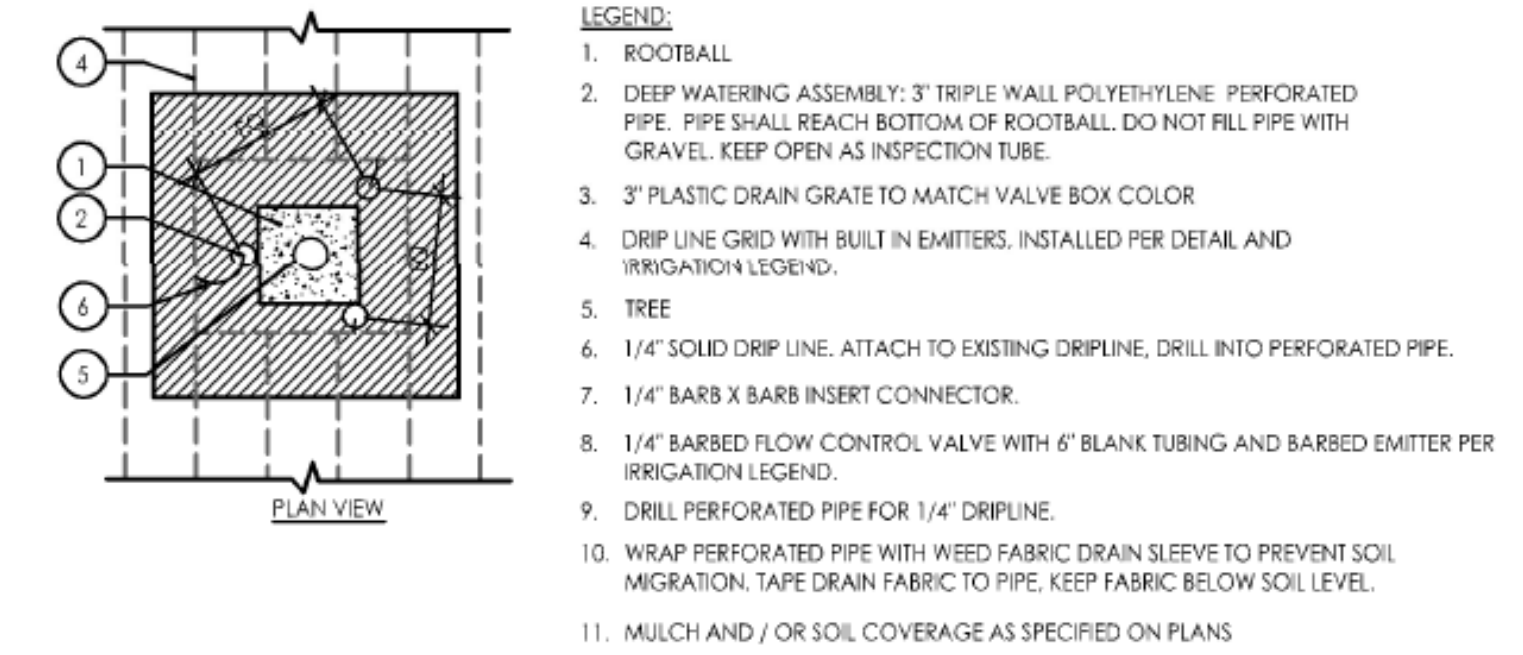
1. LINE FLUSHING VALVE CONNECTED TO DRIPPIING TUBING
2. AREA PERIMETER
3. DRIP TUBING
4. DRIP TUBING START CONNECTION MALE ADAPTER
5. EXHAUST HEADER
6. BLANK TUBING CENTERED ON MOUND OR BERM
7. AIR/VACUUM RELIEF VALVE (IF REQUIRED) (PLUMBED TO DRIP TUBING AT EACH HIGH POINT)
8. PVC SUPPLY HEADER
9. REMOTE CONTROL VALVE ASSEMBLY PER IRRIGATION PLAN LEGEND

TYPICAL DRIPPER LINE ZONE LAYOUT



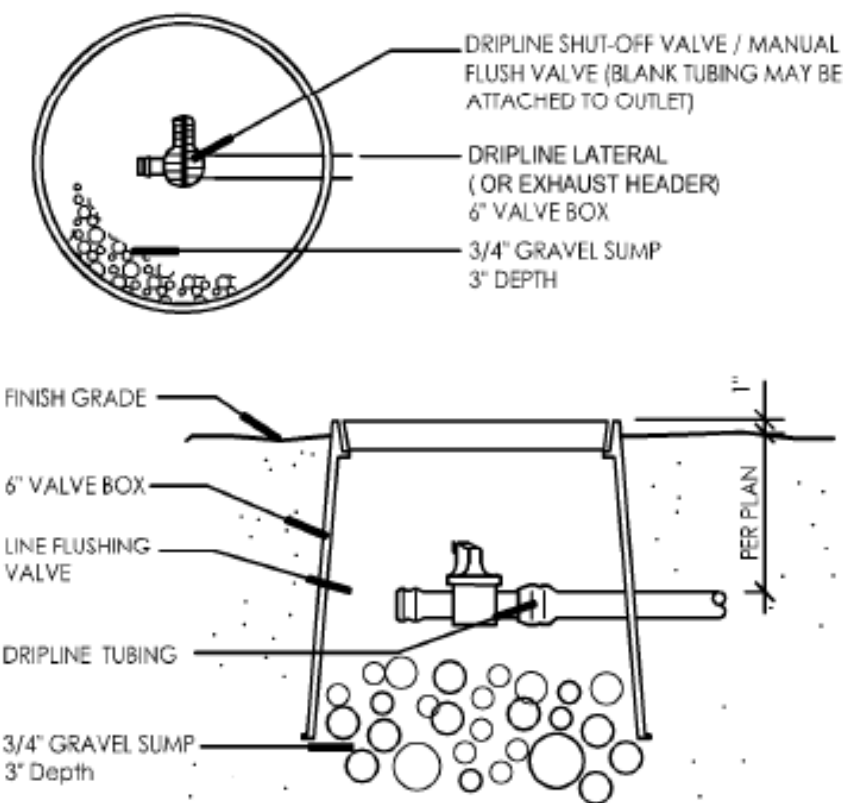
- NOTE:**
SECURE DRIP TUBING WITH 6" STAPLES (3) FT ON CENTER.
SEE PLANS & LEGEND FOR DRIP TUBING LATERAL SPACING.
- LEGEND:**
1. DRIPLINE TUBING
 2. DRIPLINE TEE (TYP.)
 3. DRIPLINE START CONNECTION (TYP.)
 4. BLANK TUBING CENTERED ON MOUND OR BERM
 5. PVC HEADER BURIED 12" BELOW GRADE

DRIPLINE MANIFOLD INSTALLATION AND



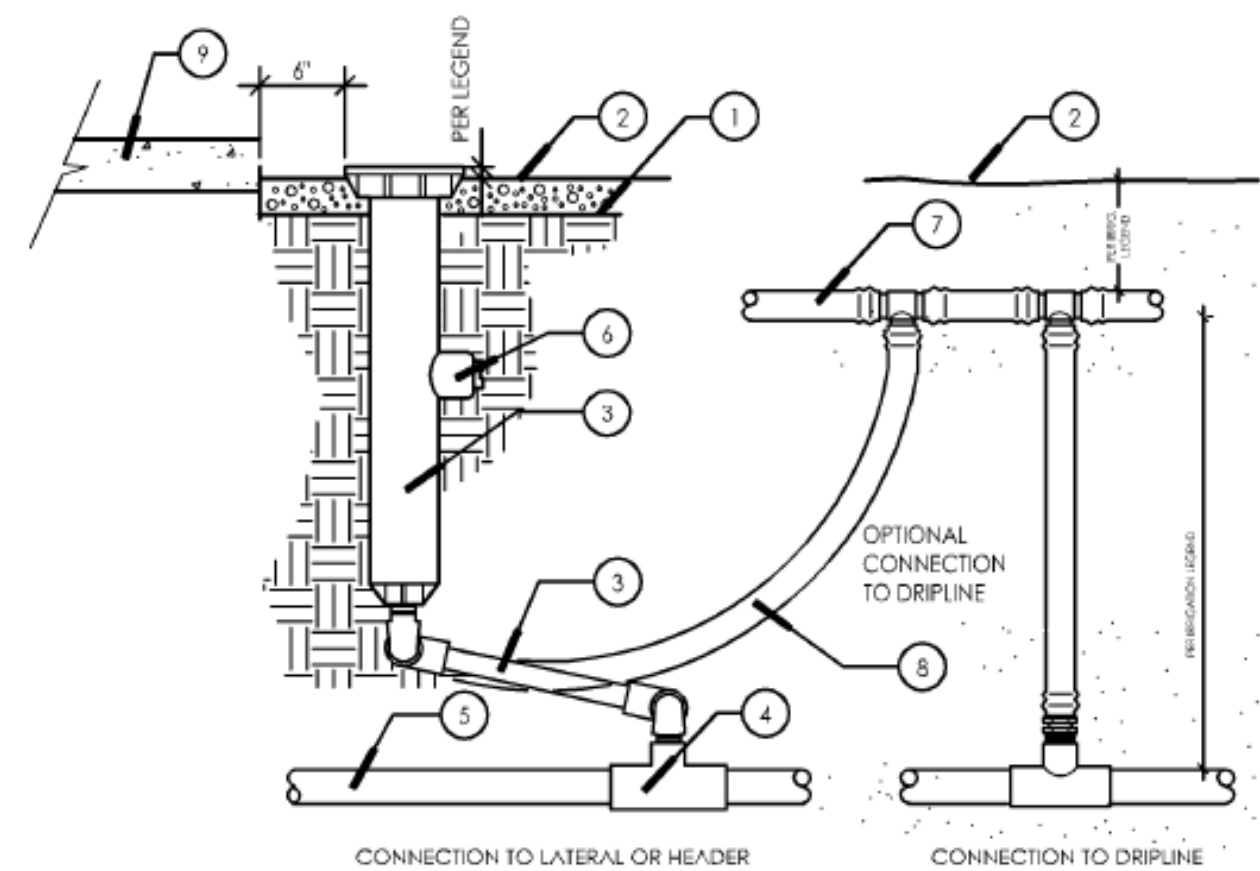
- LEGEND:**
1. ROOTBALL
 2. DEEP WATERING ASSEMBLY: 3" TRIPLE WALL POLYETHYLENE PERFORATED PIPE. PIPE SHALL REACH BOTTOM OF ROOTBALL. DO NOT FILL PIPE WITH GRAVEL. KEEP OPEN AS INSPECTION TUBE.
 3. 3" PLASTIC DRAIN GRATE TO MATCH VALVE BOX COLOR
 4. DRIP LINE GRID WITH BUILT IN EMITTERS. INSTALLED PER DETAIL AND IRRIGATION LEGEND.
 5. TREE
 6. 1/4" SOLID DRIP LINE. ATTACH TO EXISTING DRIPLINE, DRILL INTO PERFORATED PIPE.
 7. 1/4" BARB X BARB INSERT CONNECTOR.
 8. 1/4" BARBED FLOW CONTROL VALVE WITH 6" BLANK TUBING AND BARBED EMITTER PER IRRIGATION LEGEND.
 9. DRILL PERFORATED PIPE FOR 1/4" DRIPLINE.
 10. WRAP PERFORATED PIPE WITH WEED FABRIC DRAIN SLEEVE TO PREVENT SOIL MIGRATION. TAPE DRAIN FABRIC TO PIPE. KEEP FABRIC BELOW SOIL LEVEL.
 11. MULCH AND / OR SOIL COVERAGE AS SPECIFIED ON PLANS

TREE EMITTERS ON POLYFLEX (FOUR PER TREE)



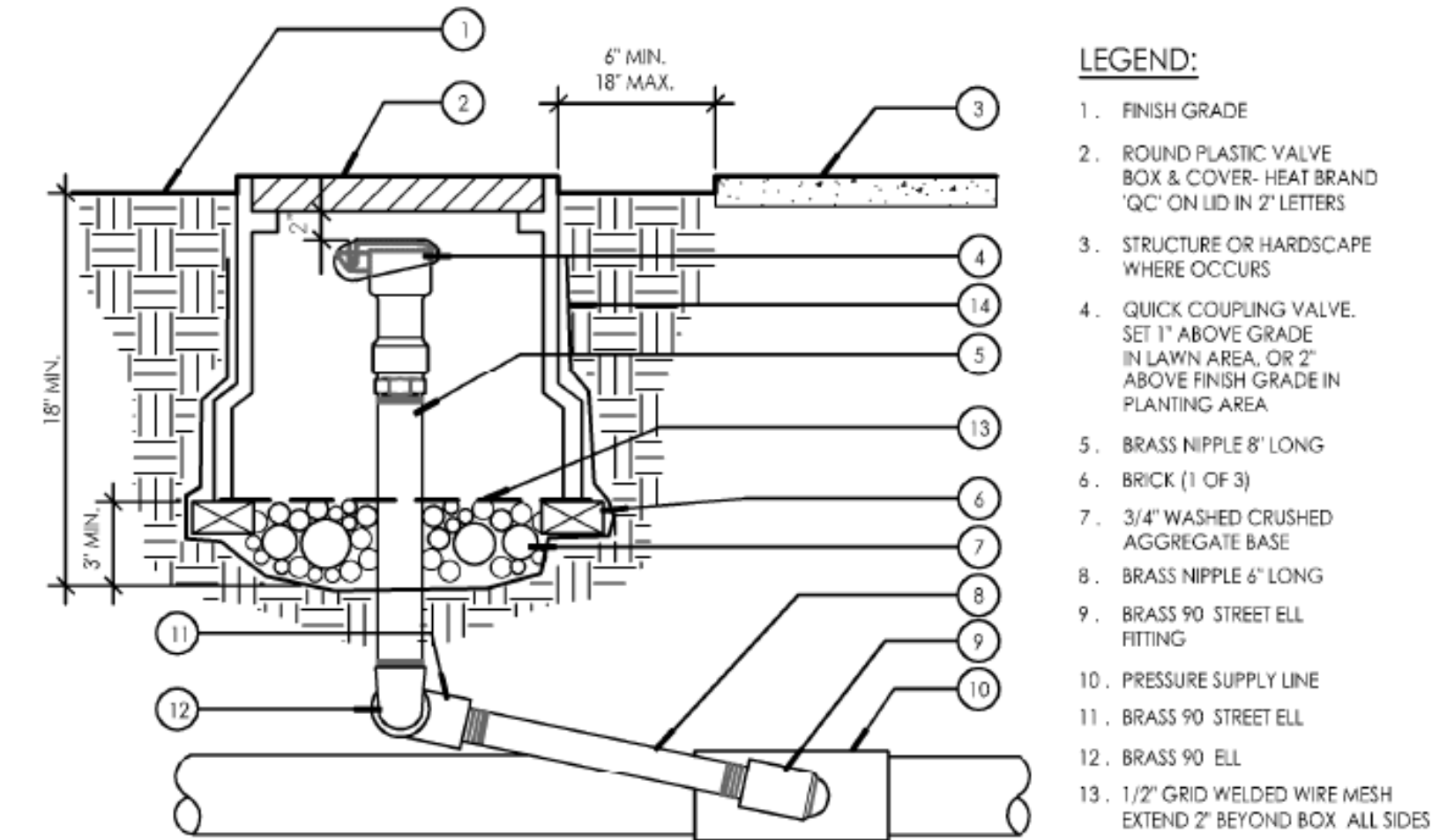
- DRIPLINE SHUT-OFF VALVE / MANUAL FLUSH VALVE (BLANK TUBING MAY BE ATTACHED TO OUTLET)
- DRIPLINE LATERAL (OR EXHAUST HEADER) 6" VALVE BOX
- 3/4" GRAVEL SUMP 3" DEPTH
- FINISH GRADE
- 6" VALVE BOX
- LINE FLUSHING VALVE
- DRIPLINE TUBING
- 3/4" GRAVEL SUMP 3" DEPTH

MANUAL FLUSH VALVE



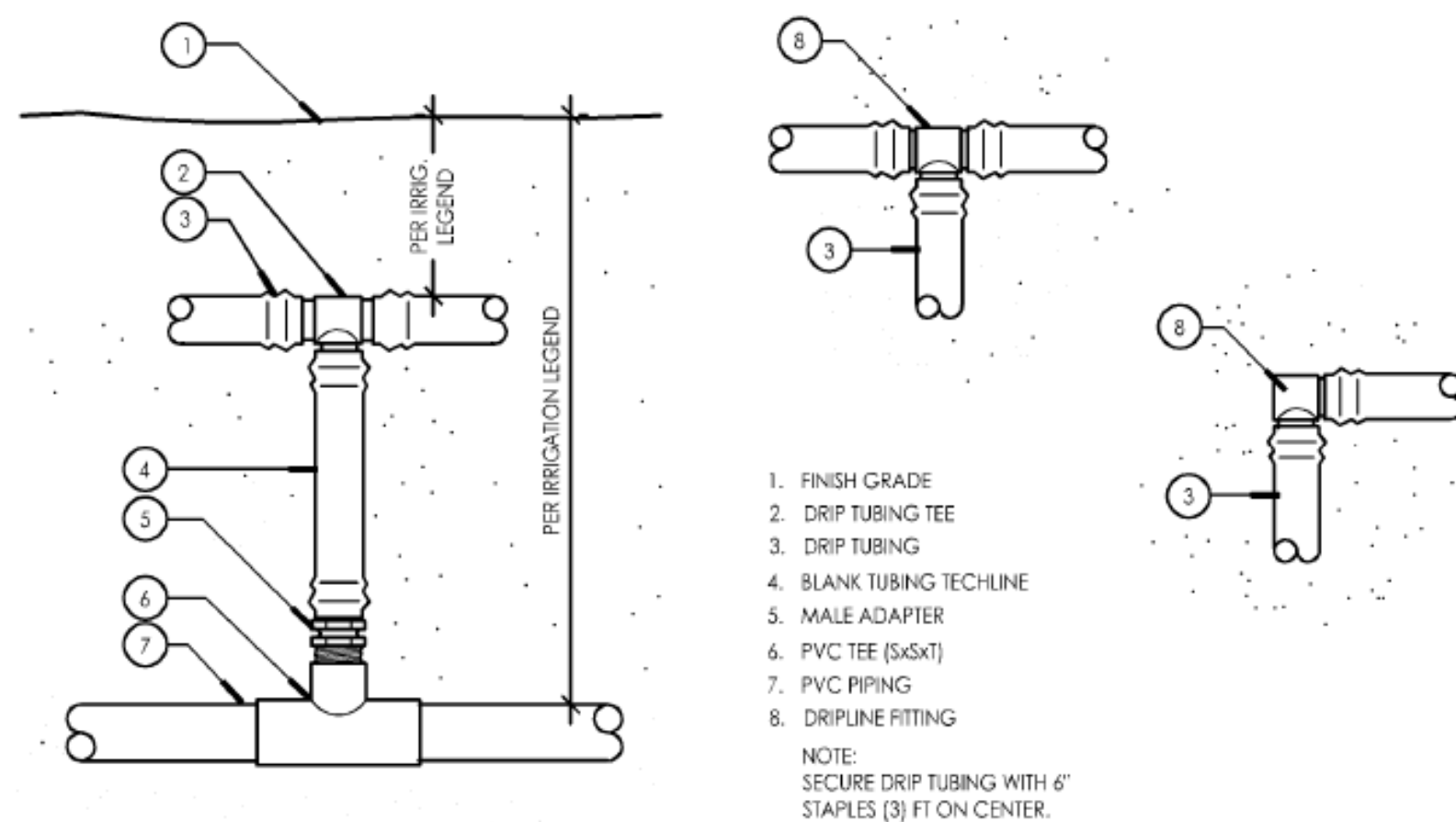
- LEGEND:**
1. FINISH GRADE
 2. TOP OF ROCK MULCH IF APPLICABLE
 3. POP-UP SPRAY HEAD WITH ANTI-DRAIN VALVE. SET TOP OF BODY 1" ABOVE GRADE IN SHRUB AREAS. 1/4" ABOVE GRADE IN TURF. 1/2" ABOVE ROCK MULCH SURFACE.
 4. 12" PRE-ASSEMBLED SWING JOINT HUNTER OR EQUAL SIZE TO MATCH ROTOR INLET
 5. PVC 5x5/8 TEE
 6. LATERAL LINE PIPE AND FITTING
 7. DO NOT USE SIDE INLET
 8. DRIPLINE TUBING
 9. SWINGPIPE TUBING WHEN CONNECTED TO DRIPLINE
 10. HARDSCAPE

POP-UP SPRAY HEAD / DRIP ZONE FLUSH INDICATOR SPRAY



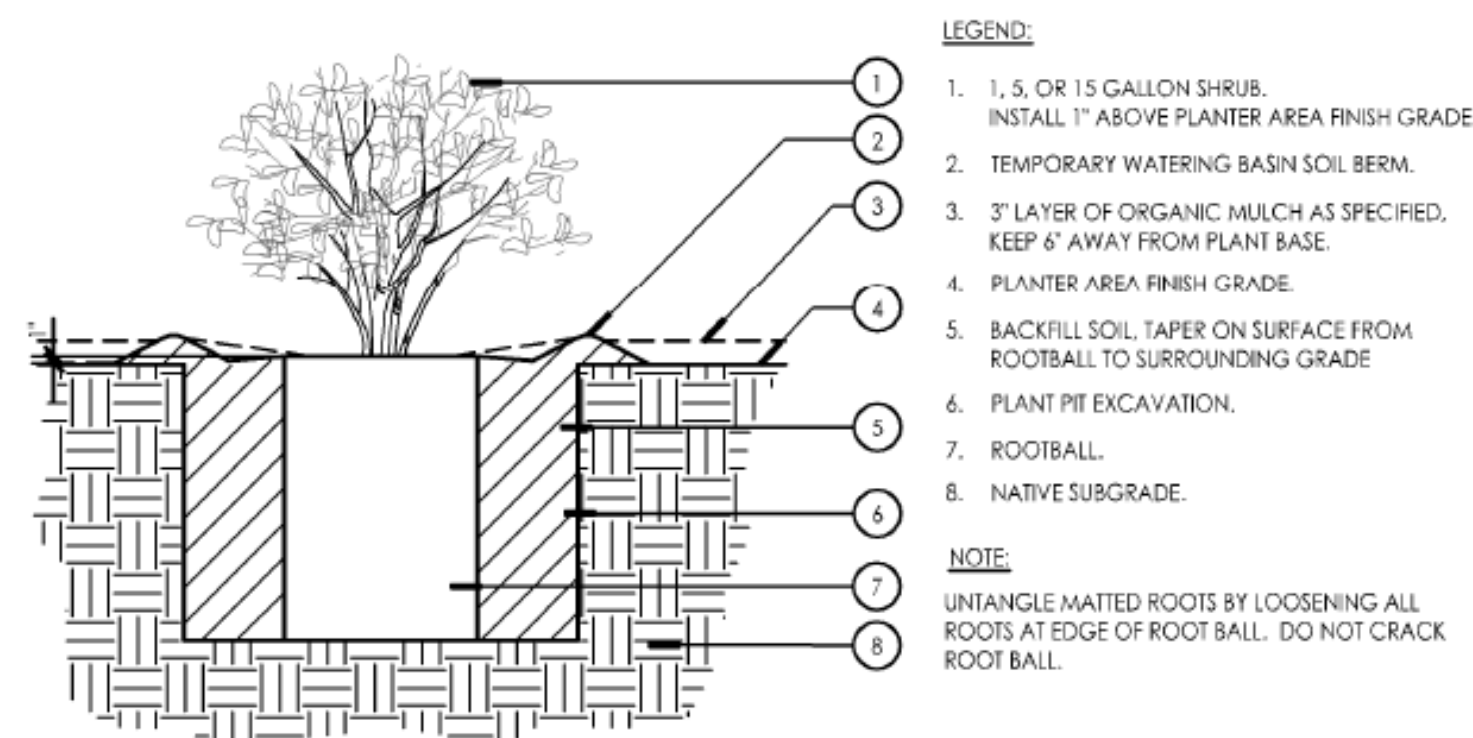
- LEGEND:**
1. FINISH GRADE
 2. ROUND PLASTIC VALVE BOX & COVER- HEAT BRAND 'QC' ON LID IN 2" LETTERS
 3. STRUCTURE OR HARDSCAPE WHERE OCCURS
 4. QUICK COUPLING VALVE. SET 1" ABOVE GRADE IN LAWN AREA. OR 2" ABOVE FINISH GRADE IN PLANTING AREA
 5. BRASS NIPPLE 8" LONG
 6. BRICK (1 OF 3)
 7. 3/4" WASHED CRUSHED AGGREGATE BASE
 8. BRASS NIPPLE 6" LONG
 9. BRASS 90 STREET ELL FITTING
 10. PRESSURE SUPPLY LINE
 11. BRASS 90 STREET ELL
 12. BRASS 90 ELL
 13. 1/2" GRID WELDED WIRE MESH EXTEND 2' BEYOND BOX. ALL SIDES
 14. HEAVY DUTY FILTER FABRIC

QUICK COUPLER



1. FINISH GRADE
 2. DRIP TUBING TEE
 3. DRIP TUBING
 4. BLANK TUBING TECHLINE
 5. MALE ADAPTER
 6. PVC TEE (5x5/8)
 7. PVC PIPING
 8. DRIPLINE FITTING
- NOTE:**
SECURE DRIP TUBING WITH 6" STAPLES (3) FT ON CENTER.

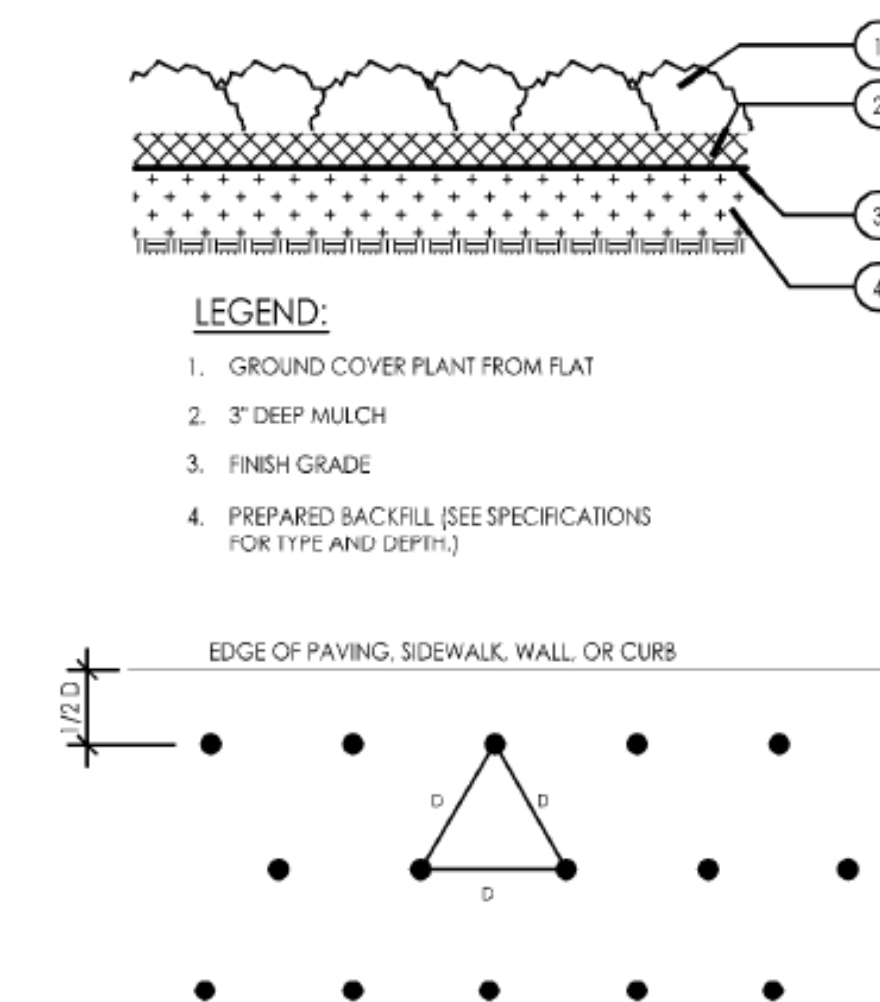
TECHLINE START CONNECTION



- LEGEND:**
1. 1, 3, OR 15 GALLON SHRUB. INSTALL 1" ABOVE PLANTER AREA FINISH GRADE.
 2. TEMPORARY WATERING BASIN SOIL BERM.
 3. 3" LAYER OF ORGANIC MULCH AS SPECIFIED. KEEP 6" AWAY FROM PLANT BASE.
 4. PLANTER AREA FINISH GRADE.
 5. BACKFILL SOIL. TAPER ON SURFACE FROM ROOTBALL TO SURROUNDING GRADE.
 6. PLANT PIT EXCAVATION.
 7. ROOTBALL.
 8. NATIVE SUBGRADE.
- NOTE:**
UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL. DO NOT CRACK ROOT BALL.

SCALE: 1/2"=1'-0"

SHRUB PLANTING IN ORGANIC MULCH



- LEGEND:**
1. GROUND COVER PLANT FROM PLAT
 2. 3" DEEP MULCH
 3. FINISH GRADE
 4. PREPARED BACKFILL (SEE SPECIFICATIONS FOR TYPE AND DEPTH.)

- NOTE:**
LOCATE PLANTS SPACED EQUAL DISTANCE (D) FROM EACH OTHER AS SHOWN. D - AS NOTED ON PLAN.

SCALE: 3/4"=1'-0"

GROUNDCOVER PLANTING

