

CITY OF GARDEN GROVE
WESTHAVEN, HASTER BASIN & JARDIN DE LOS NINOS PARKS
LANDSCAPE IMPROVEMENT PROJECTS
LOCATED IN THE CITY OF GARDEN GROVE, CA. 92841

NATIONAL POLLUTANT DISCHARGE
ELIMINATION SYSTEM (NPDES) NOTES

1. IN CASE OF EMERGENCY CALL
AT WORK PHONE NUMBER
OR HOME PHONE NUMBER

2. SEDIMENT FROM AREA DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE
RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND
SEDIMENT CONTROLS, TO INCLUDE STRUCTURAL AND NON- STRUCTURAL BEST
MANAGEMENT PRACTICES (BMPs) TO MAXIMIZE EXTENT PRACTICABLE

3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE
SEDIMENT TRANSPORT TO THE STREET DRAINAGE FACILITIES OR ADJACENT
PROPERTIES VIA RUNOFF, TRACKING OR WIND.

4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE MADE AWARE OF
BMPs FOR CONSTRUCTION SITE AND STAGING AREAS.

5. AT THE END OF EACH WORKING DAY ALL CONSTRUCTION DEBRIS AND
WASTER MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH
RECYCLE BINS AND REMOVED OFFSITE.

6. THE CONSTRUCTION SITE SHALL BE MAINTAINED WITH BMPs IN PLACE FOR
ALL STORM EVENTS AND ANTICIPATED STORM EVENTS. THIS WILL INSURE
CONSTRUCTION RELATED POLLUTANTS DO NOT TRAVEL OFF SITE.

7. EQUIPMENT AND WORKERS SHALL BE MADE AVAILABLE FOR EMERGENCIES
DURING RAIN OR WIND EVENTS. NECESSARY MATERIALS SHALL BE AVAILABLE
ON SITE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID
DEPLOYMENT AND CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS
IMMINENT

8. ALL EROSION CONTROL DEVICES SHALL BE IN PLACE AT THE END OF EACH
WORKING DAY WHEN THE 5 DAY FORECAST PROBABILITY OF RAIN IS 40%

9. ALL NON-STORM WATER DISCHARGES MUST BE IN ACCORDANCE WITH ALL
APPLICABLE LAWS, REGULATIONS AND ORDINANCES. DISCHARGES OF
NON-STORM WATER CAN NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY
WATER QUALITY STANDARD, THREATEN TO CAUSE POLLUTION,
CONTAMINATION, OR NUISANCE, OR CONTAIN A HAZARDOUS SUBSTANCE IN THE
QUANTITY REPORTABLE UNDER 40 CFR 117 AND 302.

10. POTENTIAL POLLUTANTS INCLUDE BUT NOT LIMITED TO: SOLID OR LIQUID
CHEMICAL SPILLS, WASTES FROM PAINT, STAINS, SEALANTS, PESTICIDES,
HERBICIDES, LUBRICANTS, HYDRAULIC, BATTERY OR RADIATOR FLUIDS.
VEHICLE AND EQUIPMENT WASH WATER, ENGINE AND EQUIPMENT STEAM
CLEANING WATER, CHEMICAL DEGREASERS AND CONCRETE WASH WATER,
TRASH DEBRIS AND FLOATING WASTES.

11.DISPOSAL OF HAZARDOUS WASTES SHALL BE SPECIFIED ON SITE, IN SEALED
CONTAINERS, STORED IN SECONDARY CONTAINED AREAS AND PROTECTED
FROM STORM WATER, WASTES AND TO BE DISPOSED IN ACCORDANCE WITH
LOCAL, STATE AND FEDERAL REQUIREMENTS.

12. DEWATERING OF CONTAMINATED GROUND WATER OR DISCHARGE OF
CONTAMINATED SOIL IS PROHIBITED. DEWATERING OF NON-CONTAMINATED
GROUND WATER REQUIRES A NPDES PERMIT.

13. CONSTRUCTION SITE PERIMETERS MUST BE GRADED TO DRAIN AWAY FROM
THE FACE OF CURB, BUILDING AND SIDEWALKS AT THE END OF EACH WORKING
DAY. DRAINAGE IS TO BE DIRECTED TOWARDS LOW POINT AREA AND PIPE INLET
DRAINS.

14. EROSION CONTROLS SHALL BE INSPECTED TO INSURE THAT ALL BMPs ARE
IMPLEMENTED IN ACCORDANCE WITH APPROVED PLANS

15. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT
PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDMENT OF WATER CREATES A
HAZARDOUS CONDITION.

GENERAL NOTES

GENERAL CONDITIONS

1. ALL WORK SHALL CONFORM TO THE CITY OF GARDEN GROVE STANDARD
PLANS AND SPECIFICATIONS, AS WELL AS THE "GREENBOOK" STANDARD
SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.

2. COMPACTION TESTING OF THE NATIVE SOIL MATERIAL, AGGREGATE BASE
AND CONCRETE BASE SHALL BE COMPACTED TO 90% IN LONGITUDINAL AND
TRANSVERSE TRENCHES. ALL COMPACTED FILLED TRENCHES SHALL BE
APPROVED BY THE CITY REPRESENTATIVE PRIOR TO NEXT STAGE OF WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING
UTILITY LINES, UTILITY BOXES AND INFRASTRUCTURE AND SHALL BEAR THE
EXPENSE FOR REPAIR AND / OR REPLACEMENT "IN KIND" TO ALL UTILITIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL
HARDSCAPE AND SOFTSCAPE AND SHALL BEAR THE EXPENSE FOR
REPLACEMENT "IN KIND" TO ALL EXISTING SAID FACILITIES. CONTACT CITY
REPRESENTATIVE 48 HOURS PRIOR TO EXCAVATION ON THE PROJECT SITE.

5. ALL EXISTING AND NEW CONCRETE SIDEWALK PAVING WITHIN SCOPE OF
WORK AREAS SHALL BE CLEANED BY MEANS OF HIGH PRESSURE WASHING
PRIOR TO ACCEPTANCE BY THE CITY REPRESENTATIVE.

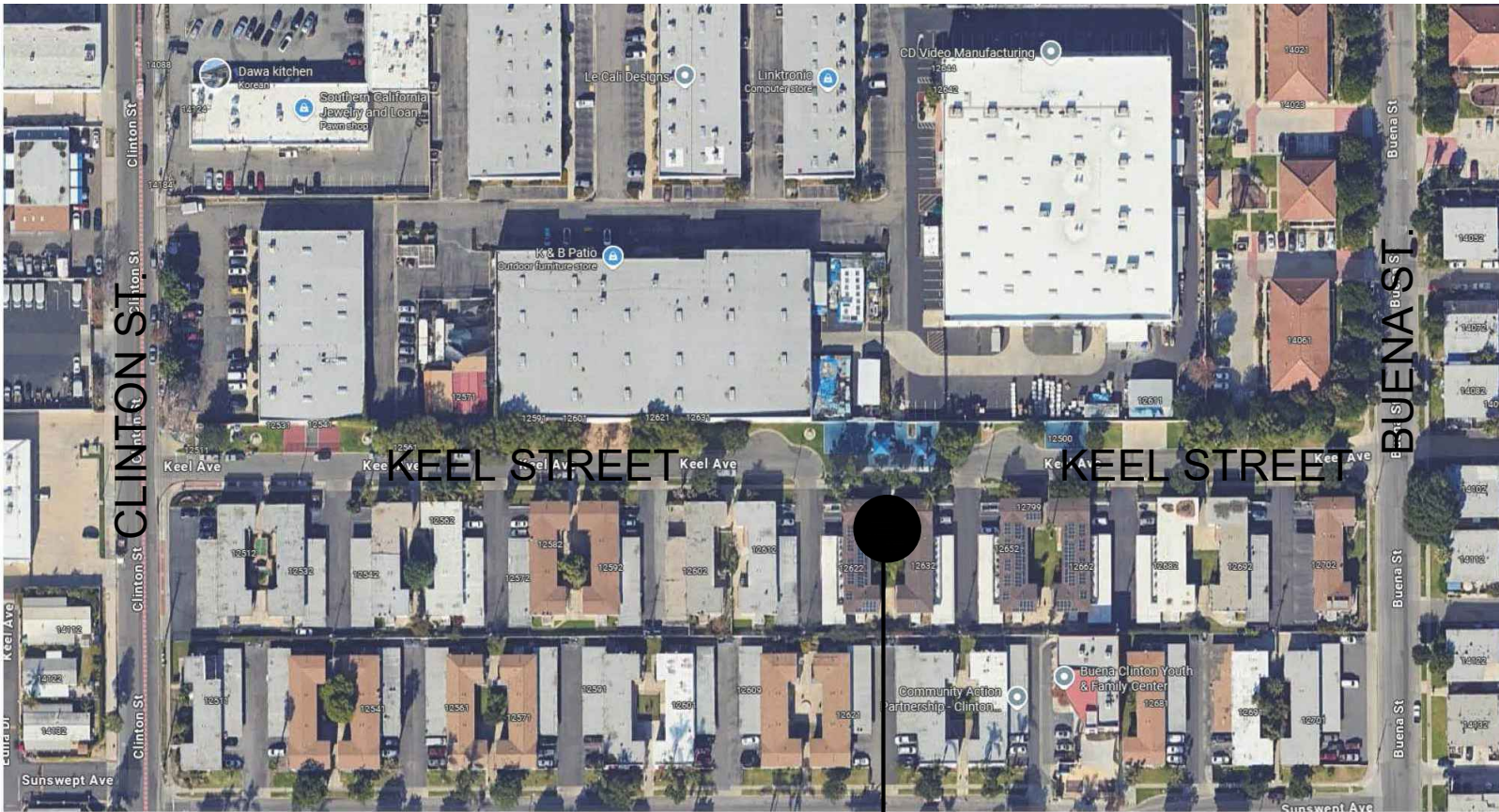
6. CONTRACTOR SHALL SUBMIT A CERTIFICATE OF INSURANCE FOR WORKER'S
COMPENSATION, GENERAL LIABILITY AND AUTOMOBILE LIABILITY. GENERAL
LIABILITY AND AUTOMOBILE LIABILITY SHALL EACH BE IN THE AMOUNT PER CITY
OF GARDEN GROVE REQUEST AND THE GENERAL LIABILITY MUST INCLUDE AN
ENDORSEMENT DESIGNATING THE CITY OF GARDEN GROVE AS ADDITIONAL
INSURED.

PROJECT SCOPE OF WORK CONSIST OF:
DEMOLITION, NEW PRE-ENGINEERED RESTROOM BUILDINGS, PLAYGROUND
EQUIPMENT, PIP RUBBERIZED PLAYGROUND SURFACING, TRASH
RECEPTACLES, BENCHES, SIGNAGE INSTALLATION, CONSTRUCTION OF
CONCRETE PAVING, TUBULAR STEEL FENCING, GATES, SOIL PREPARATION,
FINE GRADING SOD INSTALLATION AND IRRIGATION FOR (3) THREE PARKS
WITHIN THE CITY OF GARDEN GROVE.

VICINITY MAPS
NOT TO SCALE



HASTER BASIN
PARK SITE



JARDIN DE LOS NINOS
PARK SITE



WESTHAVEN PARK
PARK SITE

NOTES TO THE CONTRACTOR

1. THE CONTRACTOR IS REQUIRED TO PULL ALL PERMITS FROM BUILDING AND
SAFETY. THE CITY WILL PAY FOR THE COSTS OF THE PERMITS.

2. THE CONTRACTOR SHALL SUBMIT (6) COPIES OF ALL SUBMITTALS AND SHOP
DRAWINGS TO THE CITY FOR APPROVAL WITHIN TEN WORKING DAYS
FOLLOWING THE AWARD OF CONTRACT.

3. THE CONTRACTOR SHALL ORDER AND SCHEDULE THE DELIVERY OF ALL
MATERIAL AND EQUIPMENT TO INSURE THAT THERE ARE NO DELAYS OR
PERIODS OF INACTIVITY DURING THE CONSTRUCTION PHASE.

4. A TEMPORARY 6' HIGH CHAIN LINK FENCE WITH GREEN WIND SCREEN SHALL
BE INSTALLED AROUND THE PERIMETER OF ALL PROJECT SITES. THE COST
FOR THE FENCE AND SCREEN SHALL BE DISTRIBUTED AMONG THE VARIOUS BID
ITEMS AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

5. ALL EXISTING AND NEW CONCRETE SIDEWALK PAVING WITHIN SCOPE OF
WORK AREAS SHALL BE CLEANED BY MEANS OF HIGH PRESSURE WASHING
PRIOR TO ACCEPTANCE BY THE CITY REPRESENTATIVE.

6. CONTRACTOR IS RESPONSIBLE AND SHALL NOTIFY UNDERGROUND UTILITIES
AT (800)-422-3133 TO IDENTIFY AND LABEL MARK ALL ABOVE AND BELOW
GROUND UTILITIES WITHIN THE PROJECT SCOPE AREAS. PRIOR TO FINAL
PROJECT ACCEPTANCE BY THE CITY REPRESENTATIVE CONTRACTOR SHALL
REMOVE ALL SPRAY PAINTED MARKINGS WITH HIGH PRESSURE WASHING.

7. IF ANY UTILITIES ARE FOUND WITHIN THE SCOPE OF WORK AREA
CONTRACTOR TO POT HOLE BY HAND AND LOCATE ALL LINES BEFORE
PROCEEDING. CITY REPRESENTATIVE SHALL NOTIFIED IMMEDIATELY.
THE COST FOR DOING THIS SHALL BE DISTRIBUTED AMONG THE VARIOUS BID
ITEMS AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

NOTES TO THE CONTRACTOR

A. FOR PUBLIC SAFETY CONCERNS THERE SHALL BE NO PUBLIC
ACCESS TO THE SCOPE OF WORK AREAS.
THE CONTRACTOR IS RESPONSIBLE AND PAY FOR AT HIS EXPENSE,
A CALIFORNIA AND LOCAL BUILDING CODE(S) COMPLIANT SECURITY
FENCE AND GATES AROUND THE ENTIRE SCOPE OF WORK AREAS AT
ALL TIMES DURING THE PROJECT UNTIL FINAL COMPLETION.

B. FURNISH AND PROVIDE ALL PRODUCTS, MATERIALS,
EQUIPMENT AND LABOR TO INSTALL AND SECURE NEW
PRE-ENGINEERED RESTROOM BUILDINGS PER MANUFACTURER
SPECIFICATIONS BY: ROMTEC COMPANY.

C. FURNISH, DELIVER AND PROVIDE ALL PRODUCTS, MATERIALS,
EQUIPMENT AND LABOR TO INSTALL AND SECURE ALL CITY
PROVIDED PLAY EQUIPMENT SYSTEMS,SEAT BENCHES, TRASH
RECEPTACLES AND SIGNAGE PER MANUFACTURERS
SPECIFICATIONS BY: INNOVATIVE PLAYGROUND COMPANY AND
BURKE COMPANY.

D. FURNISH AND PROVIDE ALL PRODUCTS, MATERIALS, EQUIPMENT
AND LABOR TO INSTALL GEZOLAN MANUFACTURER WITH TPV
SUPREME COLORS AND EPDM RUBBER GRANULES AND ROBERTSON
RECREATIONAL SURFACES BINDER AGENTS FOR THE PLAYGROUND
AREAS AS NOTED ON THE CONSTRUCTION PLANS. OR AGENCY
APPROVED EQUAL.

DATE: AUGUST 08, 2025

PREPARED FOR:
CITY OF GARDEN GROVE
CONTACT: JANET PELAYO
(714)-741-5215
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ANACAL ENGINEERING
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STRUCTURAL ENGINEER:
AQX ENGINEERING
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PREPARED BY:
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CONTACT: ROBERT MCMAHON
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EMAIL: rmalandscape@gmail.com

ELECTRICAL ENGINEER:
AUNG ENGINEERS
CONTACT: MYINT AUNG
(714)-3499181
EMAIL: myinta@aungengineers.com

PRE-ENGINEERED RESTROOM:
ROMTEC COMPANY
CONTACT: HOLLY LAWTON
(541)-496-3541
EMAIL: hlawton@romtec.com

Table with 3 columns: UTILITY, CONTACT PERSON, PHONE NO. containing contact information for Southern California Edison, The Gas Company, AT&T, O.C.T.A., Time Warner Communications, County Sanitation District of O.C., Verizon, Chevron PIP Line Company, Crimson Pipe Line, Cecilia Campos, Don Amador, Yvette Garafano, Mark Sellinger, John Lo, Wendy Allison, Leo Estoyu, Al Super, and Dan Coburn.

COVER SHEET A-1

WESTHAVEN PARK

TOPOGRAPHIC SURVEY C-1

SITE UTILITY PLAN C-2

ELECTRICAL PLAN E-1

DEMOLITION PLAN L-1

CONSTRUCTION MATERIALS PLAN L-2

IRRIGATION PLAN L-3

EXISTING RESTROOM & ELECTRICAL
BUILDING STRUCTURE L-4

ELECTRICAL ROOM BUILDING
STRUCTURAL ENGINEERING NOTES, SN-1, SN-2,
FOUNDATION PLAN & DETAILS S-1, S-2, SD-1

ROMTEC RESTROOM BUILDING PLANS
SEE SEPARATE ATTACHED CONSTRUCTION
DOCUMENTATION PACKAGE SHEETS 1 TO 37

HASTER BASIN PARK

TOPOGRAPHIC SURVEY C-1

GRADING PLAN C-2

ELECTRICAL PLAN E-1

DEMOLITION PLAN L-1

CONSTRUCTION MATERIALS PLAN L-2

IRRIGATION PLAN L-3

PLAYGROUND EQUIPMENT PLAN PG-1

ROMTEC RESTROOM BUILDING PLANS
SEE SEPARATE ATTACHED CONSTRUCTION
DOCUMENTATION PACKAGE SHEETS 1 TO 38

JARDIN DE LOS NINOS PARK

DEMOLITION PLAN L-1

CONSTRUCTION MATERIALS PLAN L-2

PLAYGROUND EQUIPMENT PLAN PG-2

ALL PARKS

CONSTRUCTION DETAILS LD-1 & LD-2

IRRIGATION DETAILS ID-1

NOTE: REFER TO PROJECT SPECIFICATIONS IN
8 1/2" X 11" BOOKLET FORM

LEGEND

- METER, PULL BOX

CONCRETE

BLOCK WALL

LIGHT STANDARD

CHAINLINK FENCE

BLDG

FC

NG

TC

SCO

BUILDING

FINISHED CONCRETE

NATURAL GROUND

TOP OF CURB

SEWER CLEAN OUT
- BENCHMARK INFORMATION
- ASSUMED ELEVATION
- FLOOD ZONE INFORMATION
- ZONE: SHADED 'X'
2% ANNUAL CHANCE FLOOD HAZARD
- PANEL NO. 06059C 0141J
- DATED: DECEMBER 3, 2009
- NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- UTILITY INFORMATION
- ELECTRICITY

SOUTHERN CALIFORNIA EDISON

1325 S. GRAND AVENUE

SANTA ANA, CA 92705

(800) 655-4555

WASTE DISPOSAL

REPUBLIC SERVICE

1311 N. BLUE GUM STREET

ANAHEIM, CA 92806

(800) 700-8610
- GAS

SOUTHERN CALIFORNIA GAS CO.

12631 MONARCH STREET

GARDEN GROVE, CA 92841

(800) 427-2200

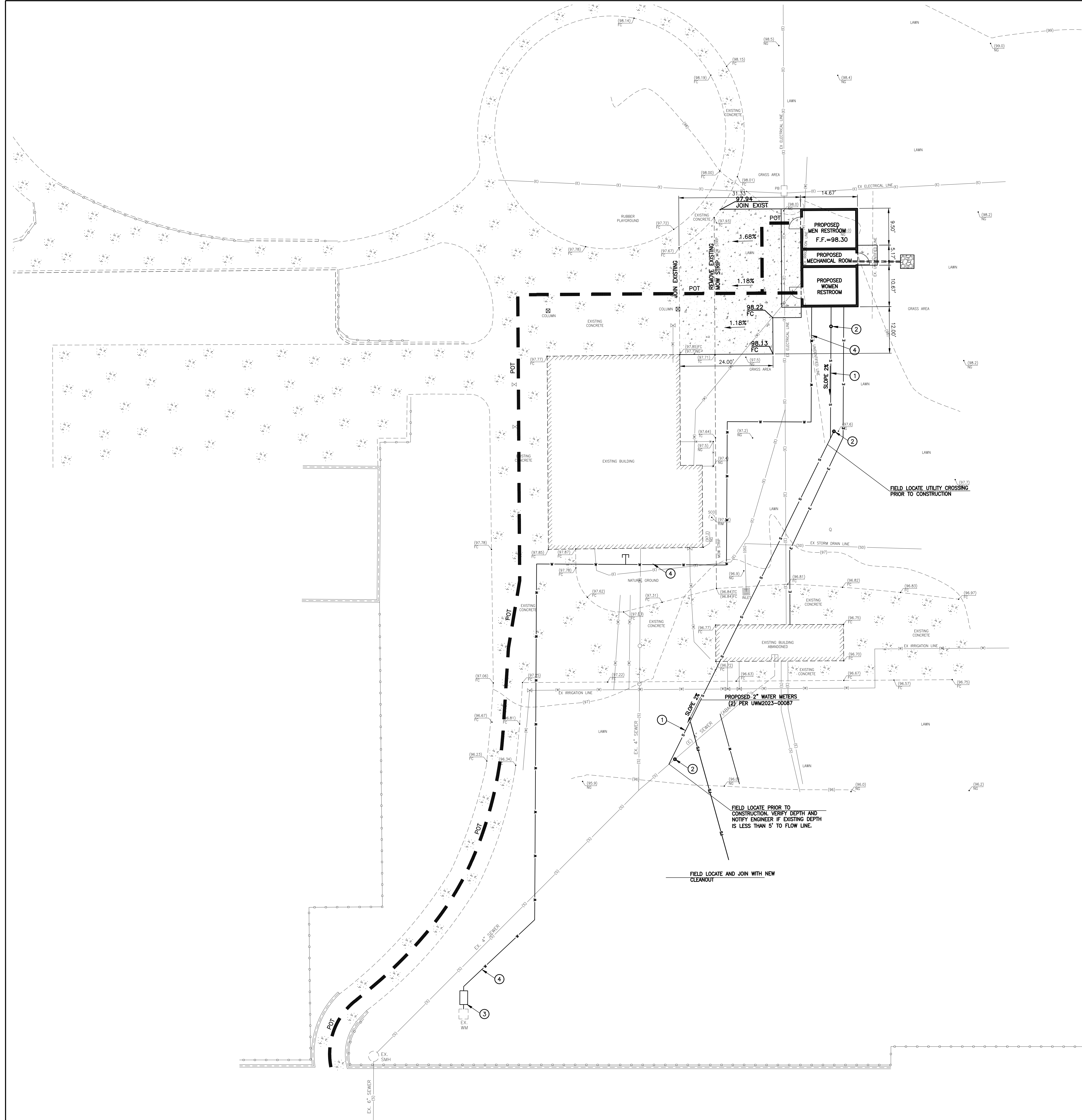
SEWER AND WATER SERVICES

CITY OF GARDEN GROVE

11222 ACACIA PARKWAY

GARDEN GROVE, CA 92840

(714) 741-5078
- THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE/SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- GENERAL NOTES
- NO BOUNDARY SURVEY WAS PERFORMED.
 - SURVEYOR TAKES NO RESPONSIBILITY OF ITEMS OMITTED DUE TO A RESULT OF VISUAL OBSTRUCTIONS, SUCH AS AUTOMOBILES, EQUIPMENT & THICK SHRUBBERY.
 - THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES, UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
 - THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND FROM OUTSIDE UNDERGROUND LOCATING SOURCE. ALL DATA PROVIDED IS AT MAPPING QUALITY FOR GENERAL REFERENCE ONLY. UTILIZING GNSS/GPS LOCATORS, CERTIFIED FOR SUB-METER ACCURACY ALONG WITH ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
-
- Know what's below.
Call before you dig.
-
- PURPOSE OF SURVEY
- TOPO FOR NEW PLAYGROUND AND NEW RESTROOM BUILDING
-
- David C. Quefre*
-
- ANACAL ENGINEERING COMPANY**
CIVIL ENGINEERING & LAND SURVEYING
1211 NORTH TUSTIN AVENUE ~ ANAHEIM, CALIFORNIA 92807
PHONE: (714) 774-1763 FAX: (714) 774-4690
E-MAIL ADDRESS: anacal@anacalengineering.com
WEB SITE: anacalengineering.com
- PROJECT ENGINEER
- | | |
|---------|----------|
| DATE | 12/24/24 |
| SCALE | 1" = 10' |
| DRAWN | M. L. |
| CHECKED | D. C. Q. |
- TOPOGRAPHIC SURVEY
- WESTHAVEN PARK**
12232 WEST STREET
- GARDEN GROVE, CALIFORNIA
- SHEET TITLE
- PROJECT
- SHEET NO. **C-1**
1 OF **1**
- JOB NO. 24-126T



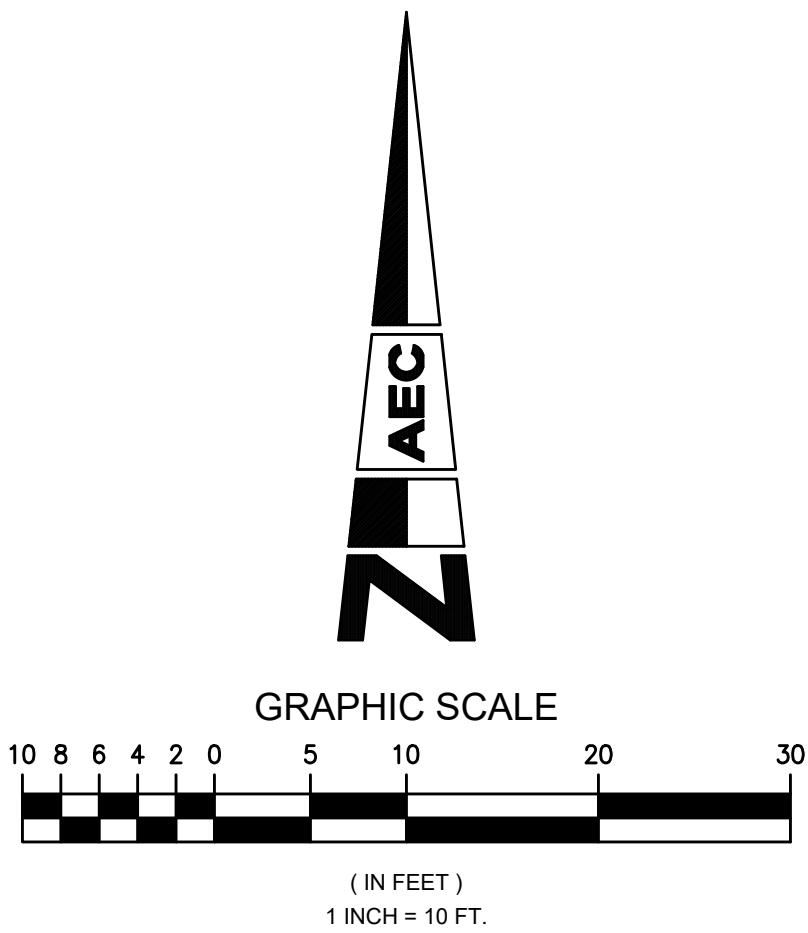
LEGEND

- | | | | |
|----|-------------------|-----|-----------------|
| W | WATER VALVE | FL | FLOWLINE |
| M | METER, PULL BOX | GB | GRADE BREAK |
| C | CONCRETE | INV | INVERT |
| CL | CHAINLINK FENCE | NG | NATURAL GROUND |
| 00 | EXISTING GRADE | PB | PULL BOX |
| 00 | PROPOSED GRADE | POT | PATH OF TRAVEL |
| EX | EXISTING | R | RIDGE |
| FC | FINISHED CONCRETE | SCO | SEWER CLEAN OUT |
| FF | FINISHED FLOOR | TC | TOP OF CURB |
| FG | FINISHED GRADE | | |

BENCHMARK
ASSUMED ELEVATION
ELEVATION: 100.00'

CONSTRUCTION NOTES

- CONSTRUCT 4" PVC SDR35 SEWER LINE WITH BEDDING PER CITY OF GARDEN GROVE STD. PLAN S-105
- CONSTRUCT 4" CLEAN OUT PER CITY OF GARDEN GROVE STANDARD PLAN S-105
- CONSTRUCT 2" RPPD PER CITY OF GARDEN GROVE STD. PLAN B-770
- CONSTRUCT 2" C900 PVC DOMESTIC WATER LINE



UTILITY INFORMATION

ELECTRICITY SOUTHERN CALIFORNIA EDISON 1325 SOUTH GRAND AVENUE SANTA ANA, CALIFORNIA 92705 PHONE: 800-655-4555	WASTE DISPOSAL REPUBLIC SERVICE 1311 NORTH BLUE GUM STREET ANAHEIM, CALIFORNIA 92806 PHONE: 800-700-8610
GAS SOUTHERN CALIFORNIA GAS COMPANY 12631 MONARCH STREET GARDEN GROVE, CALIFORNIA 92841 PHONE: 800-427-2200	SEWER AND WATER SERVICES CITY OF GARDEN GROVE 11222 ACACIA PARKWAY GARDEN GROVE, CALIFORNIA 92840 PHONE: 714-741-5078

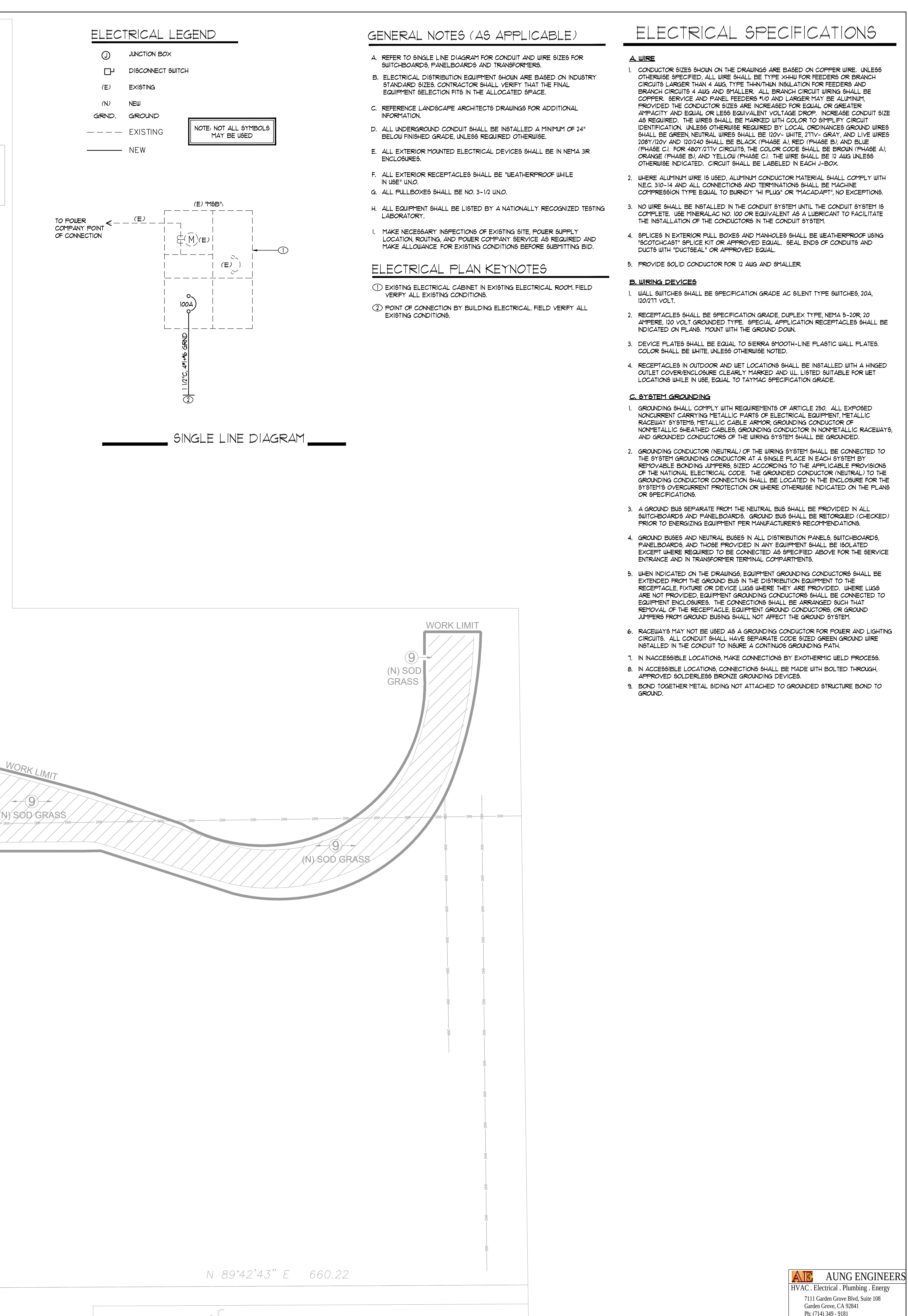
THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE/SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD ZONE INFORMATION

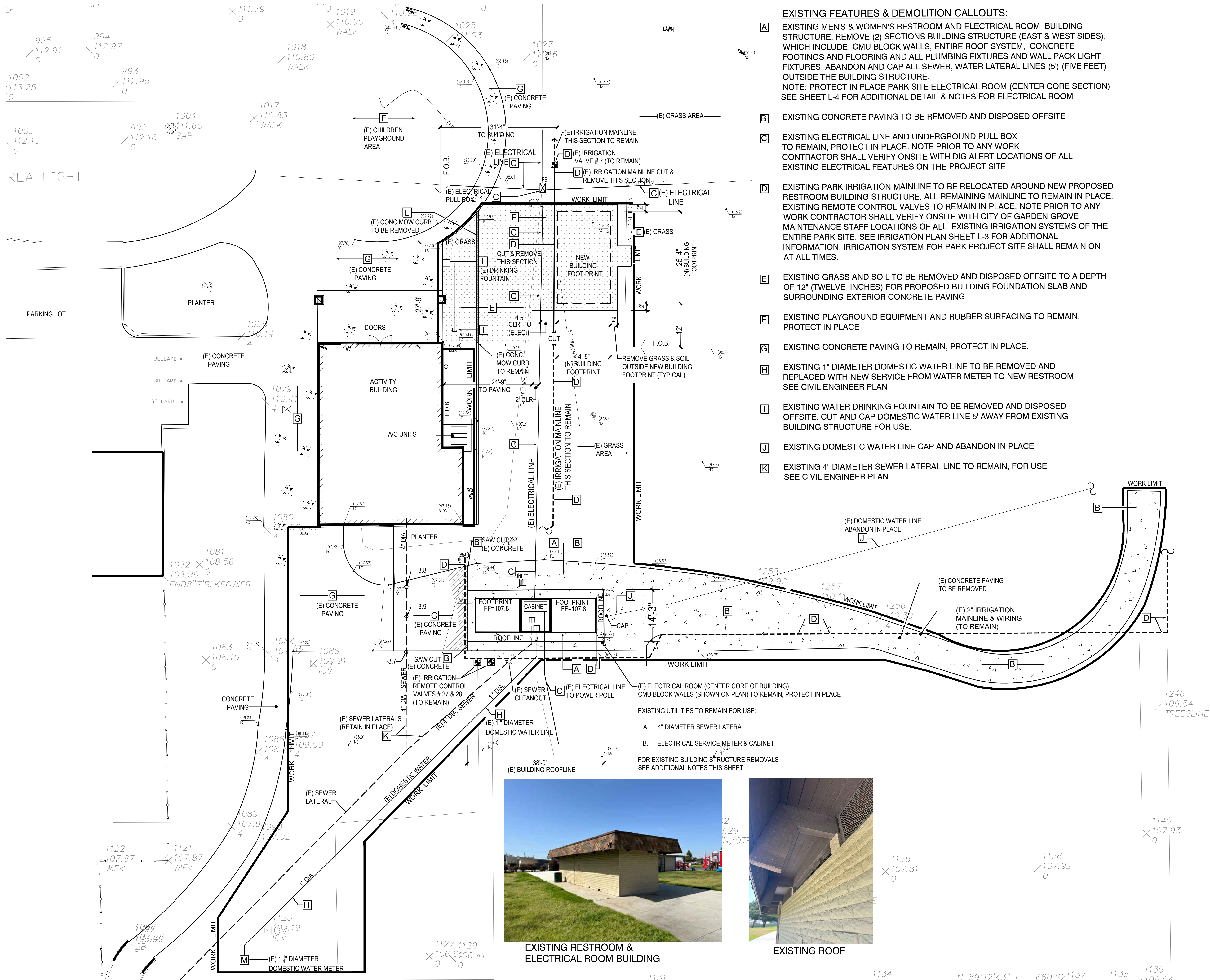
ZONE: SHADED 'X'
2% ANNUAL CHANCE FLOOD HAZARD
PANEL NO. 06059C 0141J
DATED: DECEMBER 3, 2009

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ANACAL ENGINEERING COMPANY CIVIL ENGINEERING & LAND SURVEYING 1211 NORTH TUSTIN AVENUE ANAHEIM, CALIFORNIA 92807 PHONE: 714-774-1763 FAX: 714-774-4690 E-MAIL ADDRESS: ANACAL@ANACALENGINEERING.COM	
PROJECT ENGINEER	DATE: 8/6/25
	SCALE: 1" = 10'
	DRAWN: V. F. L.
	CHECKED: D. C. Q.
SHEET TITLE: SITE UTILITY PLAN	
PROJECT: WESTHAVEN PARK 12232 WEST STREET	
SHEET NO. C-2	
1 of 1	
JOB NO. 24-126-GP	



A/E AUNG ENGINEERS
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Ph: (714) 349 - 9181
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Web : www.aungengineers.com

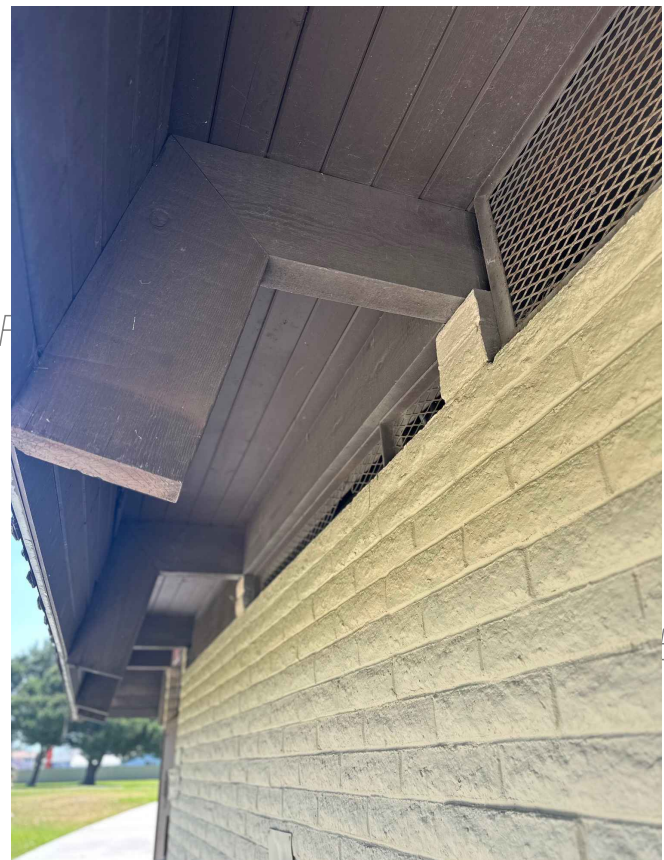


EXISTING FEATURES & DEMOLITION CALLOUTS:

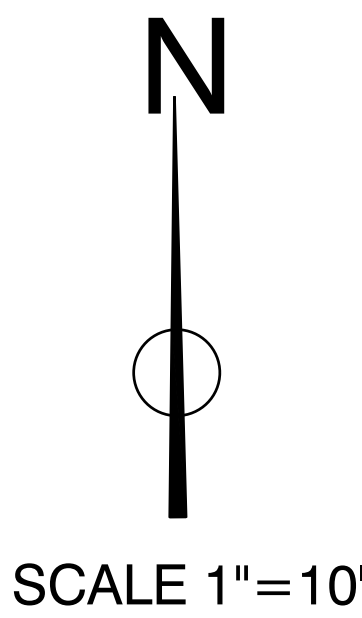
- A** EXISTING MEN'S & WOMEN'S RESTROOM AND ELECTRICAL ROOM BUILDING STRUCTURE. REMOVE (2) SECTIONS BUILDING STRUCTURE (EAST & WEST SIDES), WHICH INCLUDE; CMU BLOCK WALLS, ENTIRE ROOF SYSTEM, CONCRETE FOOTINGS AND FLOORING AND ALL PLUMBING FIXTURES AND WALL PACK LIGHT FIXTURES. ABANDON AND CAP ALL SEWER, WATER LATERAL LINES (5') (FIVE FEET) OUTSIDE THE BUILDING STRUCTURE.
NOTE: PROTECT IN PLACE PARK SITE ELECTRICAL ROOM (CENTER CORE SECTION) SEE SHEET L-4 FOR ADDITIONAL DETAIL & NOTES FOR ELECTRICAL ROOM
- B** EXISTING CONCRETE PAVING TO BE REMOVED AND DISPOSED OFFSITE
- C** EXISTING ELECTRICAL LINE AND UNDERGROUND PULL BOX TO REMAIN, PROTECT IN PLACE. NOTE PRIOR TO ANY WORK CONTRACTOR SHALL VERIFY ONSITE WITH DIG ALERT LOCATIONS OF ALL EXISTING ELECTRICAL FEATURES ON THE PROJECT SITE
- D** EXISTING PARK IRRIGATION MAINLINE TO BE RELOCATED AROUND NEW PROPOSED RESTROOM BUILDING STRUCTURE. ALL REMAINING MAINLINE TO REMAIN IN PLACE. EXISTING REMOTE CONTROL VALVES TO REMAIN IN PLACE. NOTE PRIOR TO ANY WORK CONTRACTOR SHALL VERIFY ONSITE WITH CITY OF GARDEN GROVE MAINTENANCE STAFF LOCATIONS OF ALL EXISTING IRRIGATION SYSTEMS OF THE ENTIRE PARK SITE. SEE IRRIGATION PLAN SHEET L-3 FOR ADDITIONAL INFORMATION. IRRIGATION SYSTEM FOR PARK PROJECT SITE SHALL REMAIN ON AT ALL TIMES.
- E** EXISTING GRASS AND SOIL TO BE REMOVED AND DISPOSED OFFSITE TO A DEPTH OF 12" (TWELVE INCHES) FOR PROPOSED BUILDING FOUNDATION SLAB AND SURROUNDING EXTERIOR CONCRETE PAVING
- F** EXISTING PLAYGROUND EQUIPMENT AND RUBBER SURFACING TO REMAIN, PROTECT IN PLACE
- G** EXISTING CONCRETE PAVING TO REMAIN, PROTECT IN PLACE.
- H** EXISTING 1" DIAMETER DOMESTIC WATER LINE TO BE REMOVED AND REPLACED WITH NEW SERVICE FROM WATER METER TO NEW RESTROOM SEE CIVIL ENGINEER PLAN
- I** EXISTING WATER DRINKING FOUNTAIN TO BE REMOVED AND DISPOSED OFFSITE. CUT AND CAP DOMESTIC WATER LINE 5' AWAY FROM EXISTING BUILDING STRUCTURE FOR USE.
- J** EXISTING DOMESTIC WATER LINE CAP AND ABANDON IN PLACE
- K** EXISTING 4" DIAMETER SEWER LATERAL LINE TO REMAIN, FOR USE SEE CIVIL ENGINEER PLAN

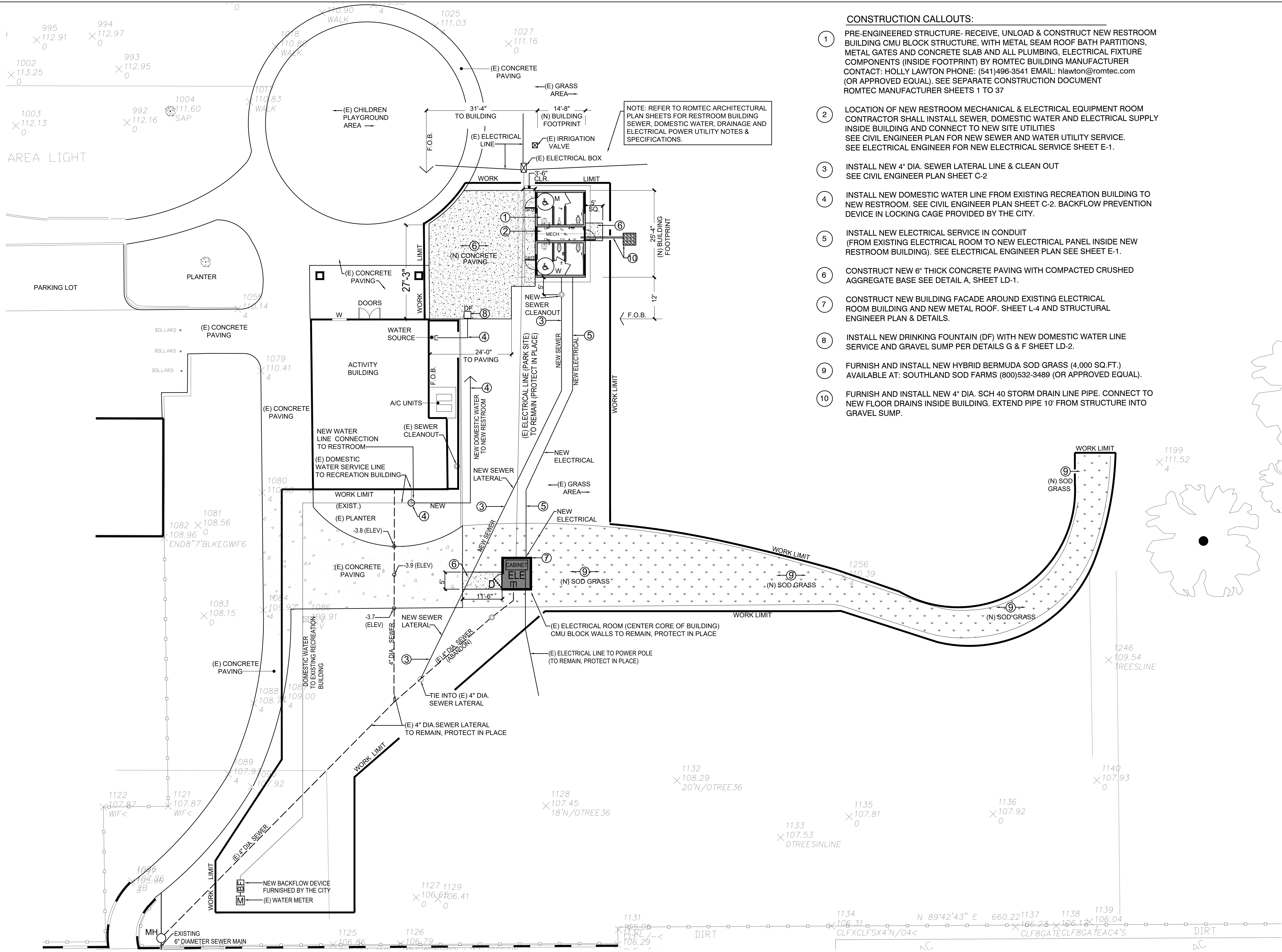


EXISTING RESTROOM & ELECTRICAL ROOM BUILDING

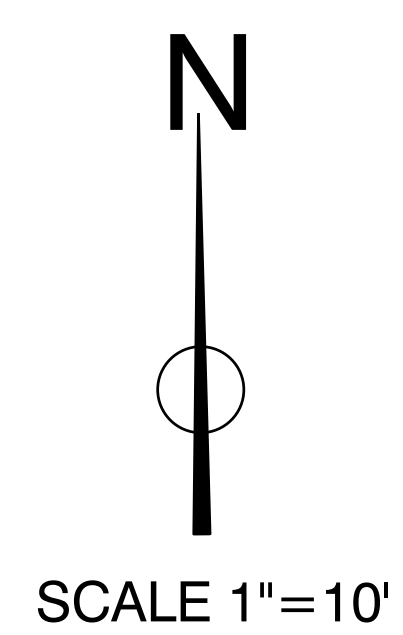


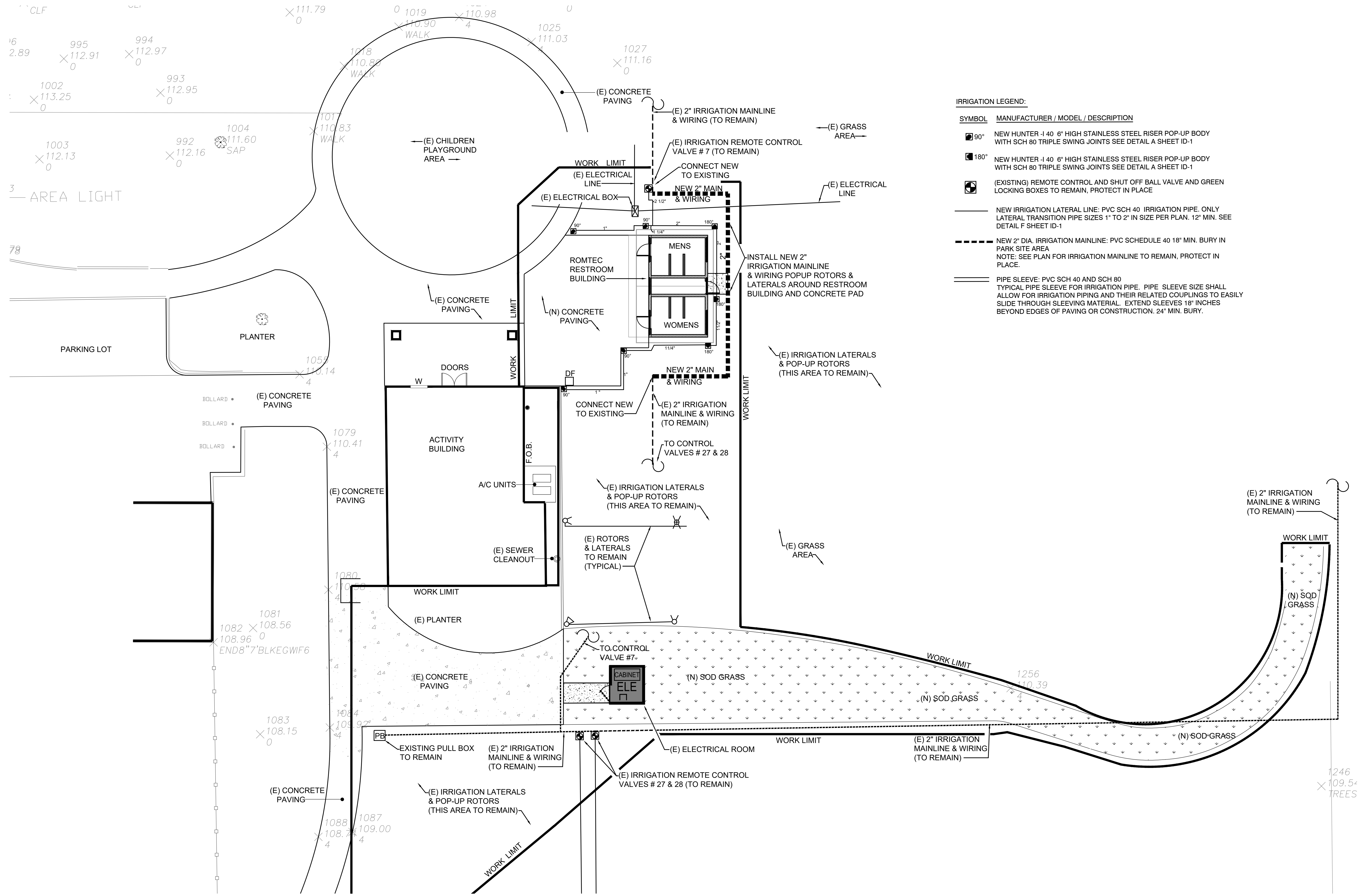
EXISTING ROOF



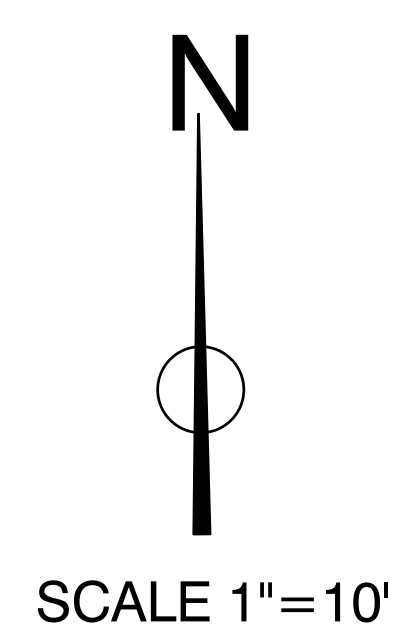


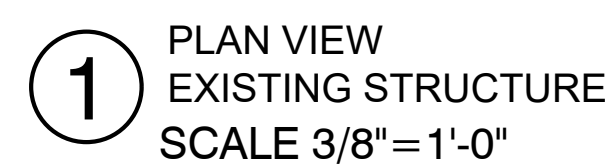
- CONSTRUCTION CALLOUTS:**
- 1 PRE-ENGINEERED STRUCTURE- RECEIVE, UNLOAD & CONSTRUCT NEW RESTROOM BUILDING CMU BLOCK STRUCTURE, WITH METAL SEAM ROOF BATH PARTITIONS, METAL GATES AND CONCRETE SLAB AND ALL PLUMBING, ELECTRICAL FIXTURE COMPONENTS (INSIDE FOOTPRINT) BY ROMTEC BUILDING MANUFACTURER CONTACT: HOLLY LAWTON PHONE: (541)496-3541 EMAIL: hlawton@romtec.com (OR APPROVED EQUAL). SEE SEPARATE CONSTRUCTION DOCUMENT ROMTEC MANUFACTURER SHEETS 1 TO 37
 - 2 LOCATION OF NEW RESTROOM MECHANICAL & ELECTRICAL EQUIPMENT ROOM CONTRACTOR SHALL INSTALL SEWER, DOMESTIC WATER AND ELECTRICAL SUPPLY INSIDE BUILDING AND CONNECT TO NEW SITE UTILITIES SEE CIVIL ENGINEER PLAN FOR NEW SEWER AND WATER UTILITY SERVICE. SEE ELECTRICAL ENGINEER FOR NEW ELECTRICAL SERVICE SHEET E-1.
 - 3 INSTALL NEW 4" DIA. SEWER LATERAL LINE & CLEAN OUT SEE CIVIL ENGINEER PLAN SHEET C-2
 - 4 INSTALL NEW DOMESTIC WATER LINE FROM EXISTING RECREATION BUILDING TO NEW RESTROOM. SEE CIVIL ENGINEER PLAN SHEET C-2. BACKFLOW PREVENTION DEVICE IN LOCKING CAGE PROVIDED BY THE CITY.
 - 5 INSTALL NEW ELECTRICAL SERVICE IN CONDUIT (FROM EXISTING ELECTRICAL ROOM TO NEW ELECTRICAL PANEL INSIDE NEW RESTROOM BUILDING). SEE ELECTRICAL ENGINEER PLAN SEE SHEET E-1.
 - 6 CONSTRUCT NEW 6" THICK CONCRETE PAVING WITH COMPACTED CRUSHED AGGREGATE BASE SEE DETAIL A, SHEET LD-1.
 - 7 CONSTRUCT NEW BUILDING FACADE AROUND EXISTING ELECTRICAL ROOM BUILDING AND NEW METAL ROOF. SHEET L-4 AND STRUCTURAL ENGINEER PLAN & DETAILS.
 - 8 INSTALL NEW DRINKING FOUNTAIN (DF) WITH NEW DOMESTIC WATER LINE SERVICE AND GRAVEL SUMP PER DETAILS G & F SHEET LD-2.
 - 9 FURNISH AND INSTALL NEW HYBRID BERMUDA SOD GRASS (4,000 SQ.FT.) AVAILABLE AT: SOUTHLAND SOD FARMS (800)532-3489 (OR APPROVED EQUAL).
 - 10 FURNISH AND INSTALL NEW 4" DIA. SCH 40 STORM DRAIN LINE PIPE. CONNECT TO NEW FLOOR DRAINS INSIDE BUILDING. EXTEND PIPE 10' FROM STRUCTURE INTO GRAVEL SUMP.





- IRRIGATION LEGEND:
- | SYMBOL | MANUFACTURER / MODEL / DESCRIPTION |
|--|--|
| 90° | NEW HUNTER -1 40 6" HIGH STAINLESS STEEL RISER POP-UP BODY WITH SCH 80 TRIPLE SWING JOINTS SEE DETAIL A SHEET ID-1 |
| 180° | NEW HUNTER -1 40 6" HIGH STAINLESS STEEL RISER POP-UP BODY WITH SCH 80 TRIPLE SWING JOINTS SEE DETAIL A SHEET ID-1 |
| (E) REMOTE CONTROL AND SHUT OFF BALL VALVE AND GREEN LOCKING BOXES TO REMAIN, PROTECT IN PLACE | |
| NEW IRRIGATION LATERAL LINE: PVC SCH 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" TO 2" IN SIZE PER PLAN. 12" MIN. SEE DETAIL F SHEET ID-1 | |
| NEW 2" DIA. IRRIGATION MAINLINE: PVC SCHEDULE 40 18" MIN. BURY IN PARK SITE AREA. NOTE: SEE PLAN FOR IRRIGATION MAINLINE TO REMAIN, PROTECT IN PLACE. | |
| PIPE SLEEVE: PVC SCH 40 AND SCH 80 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18" INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION. 24" MIN. BURY. | |



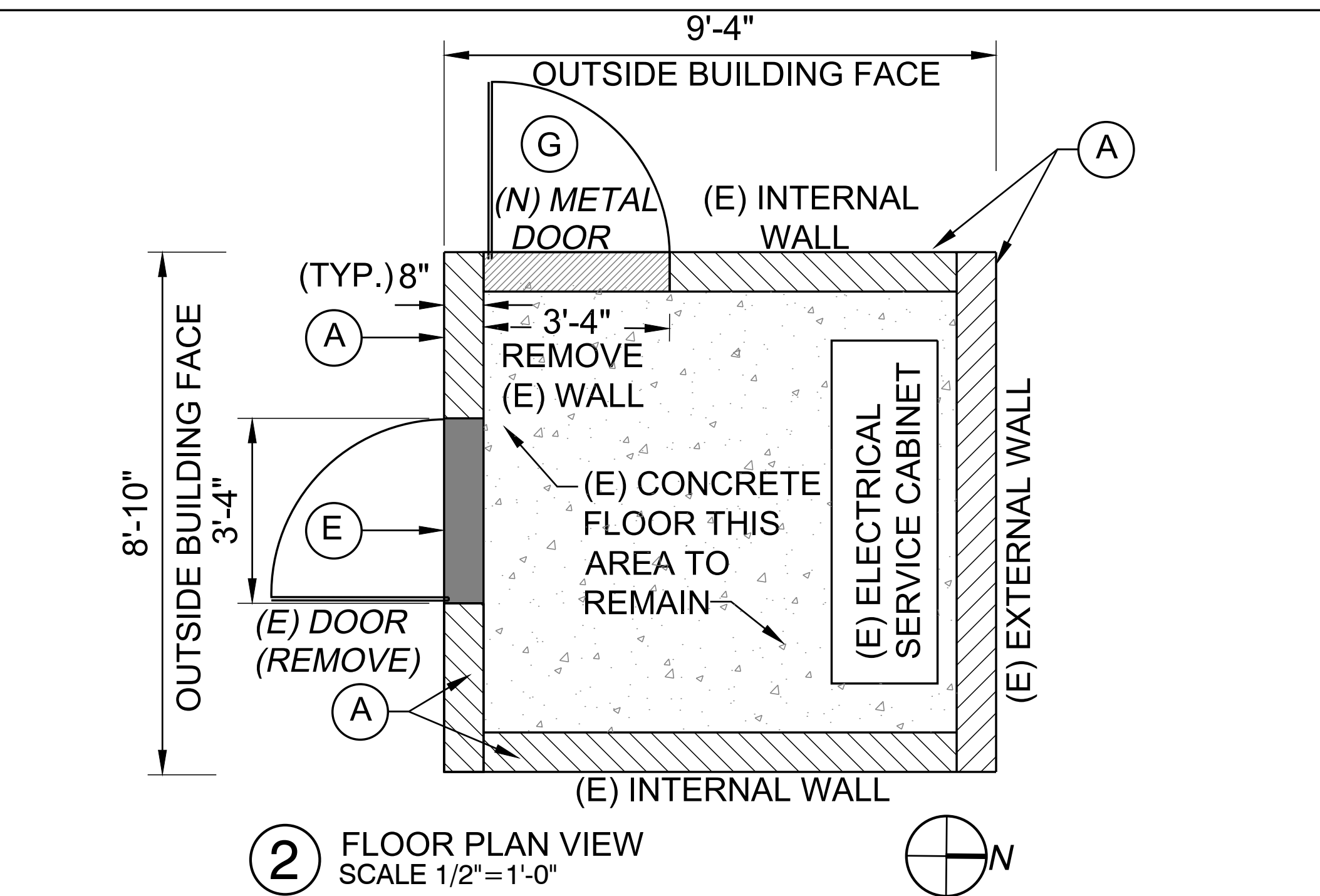


3. ABANDON AND CAP ALL WATER, STORM DRAIN, SEWER AND ELECTRIC UTILITY LINES IN ACCORDANCE OF LOCAL AND UBC BUILDING CODE REQUIREMENTS.

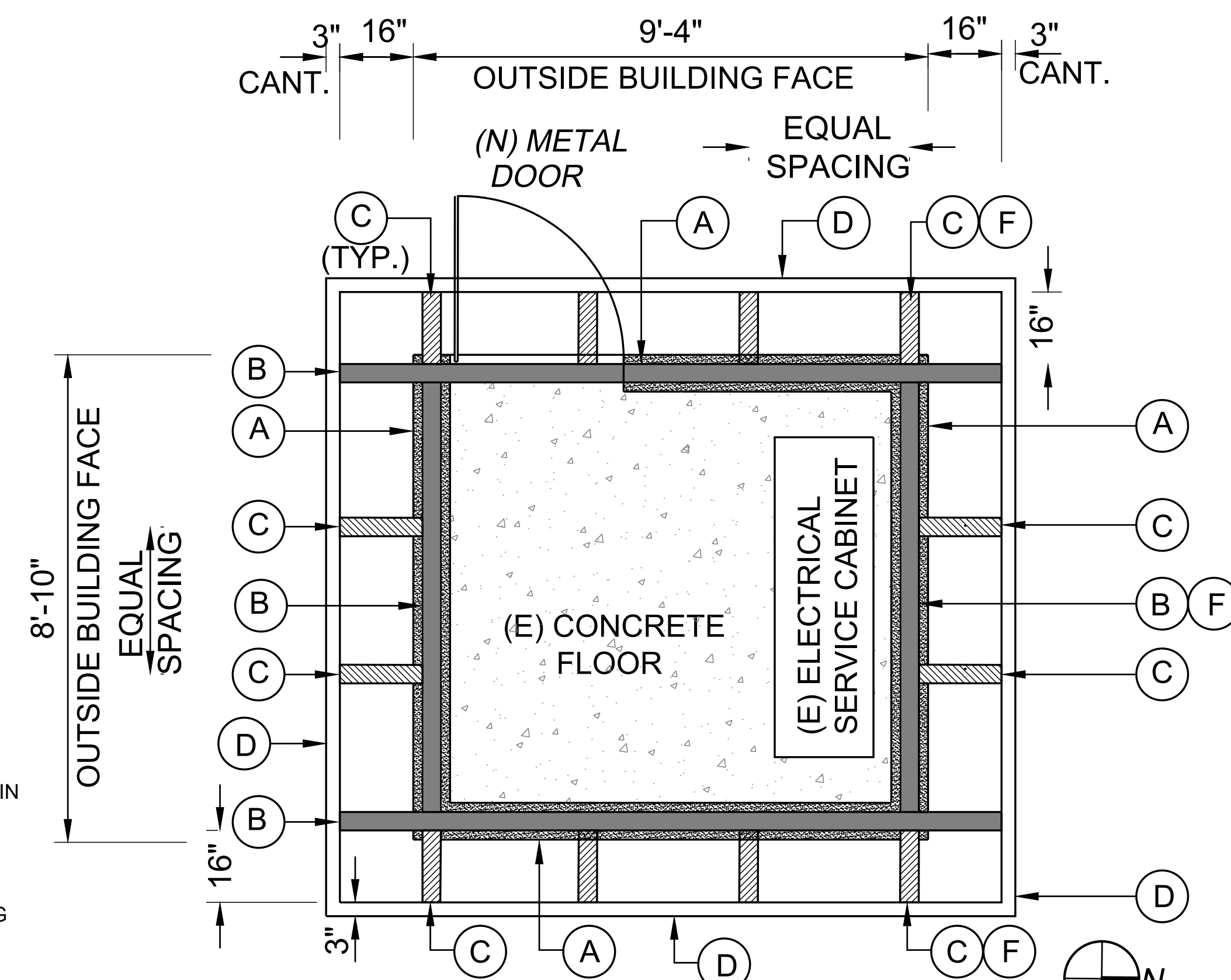
8. SEE ADDITIONAL NOTES THIS SHEET AND ELECTRICAL AND CIVIL PLANS REGARDING UTILITIES IN BUILDING AND PROJECT SITE SURROUNDINGS

Ⓒ EXISTING ELECTRICAL AREA TO REMAIN
SEE PLAN AND SECTIONS FOR ADDITIONAL
DETAIL & NOTES.

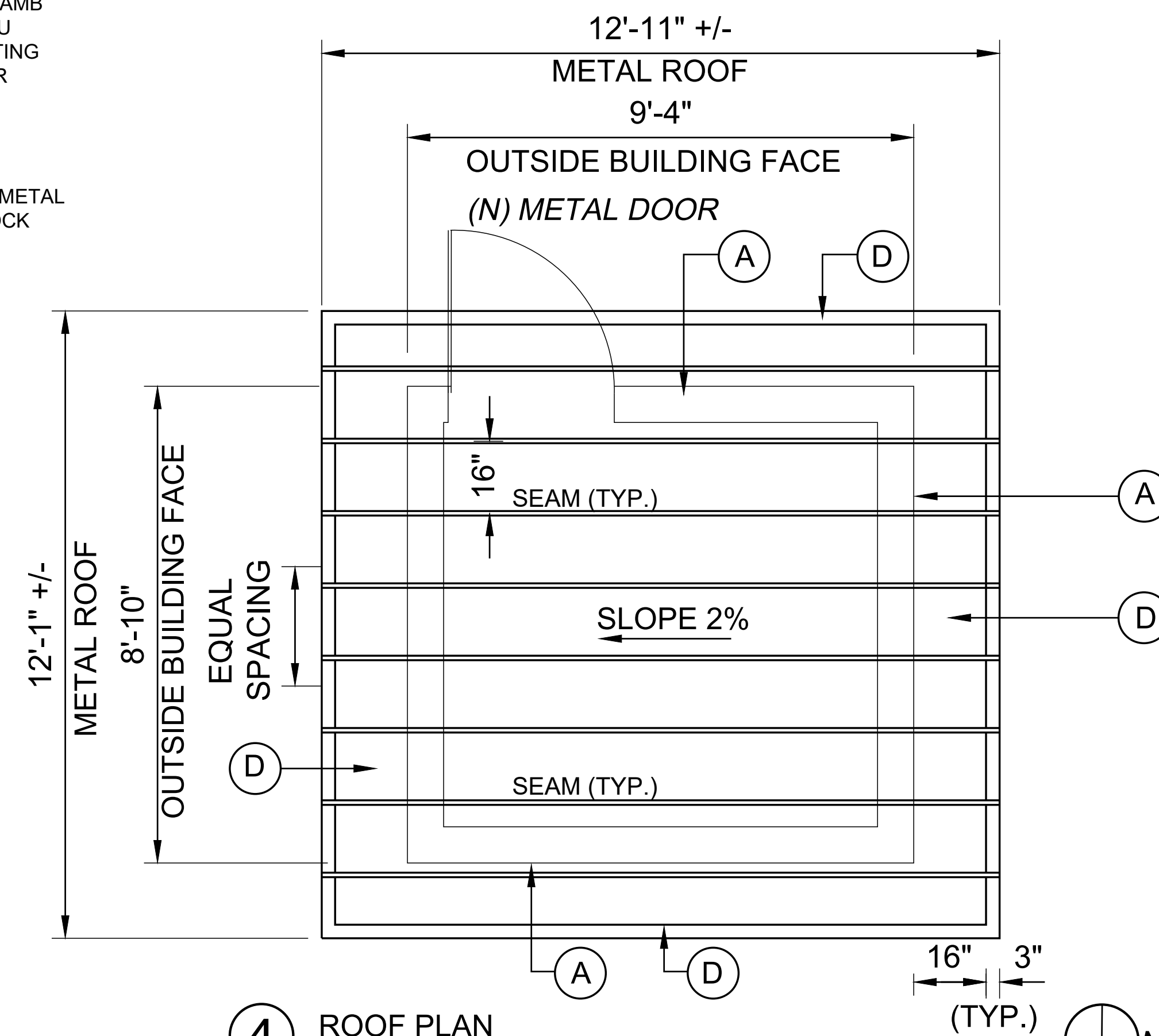
Ⓒ INSTALL NEW COMMERCIAL GRADE METAL DOOR & JAMB WITH HEAVY DUTY LOCK AND HANDLE.



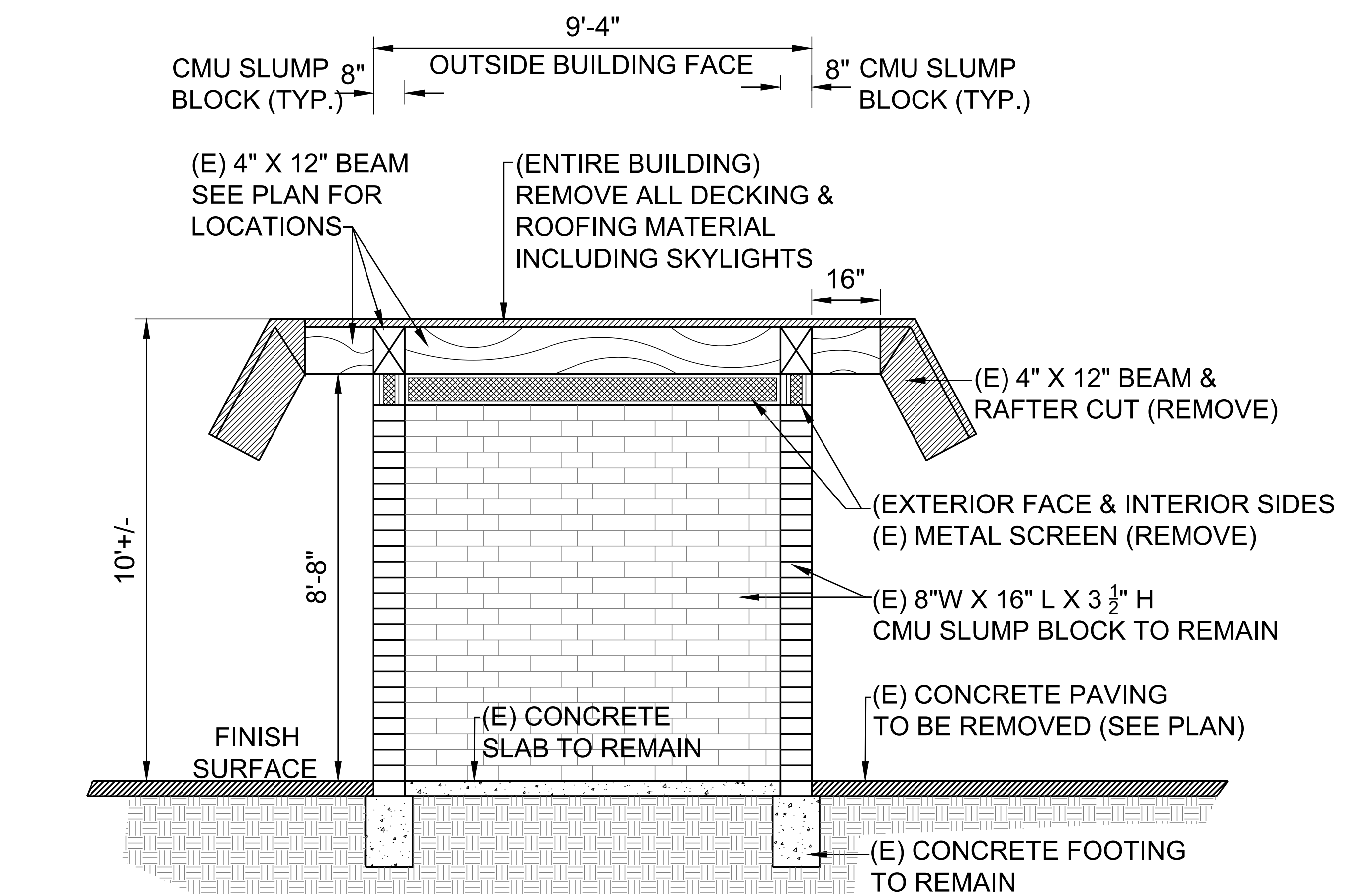
② FLOOR PLAN VIEW
SCALE 1/2"=1'-0"



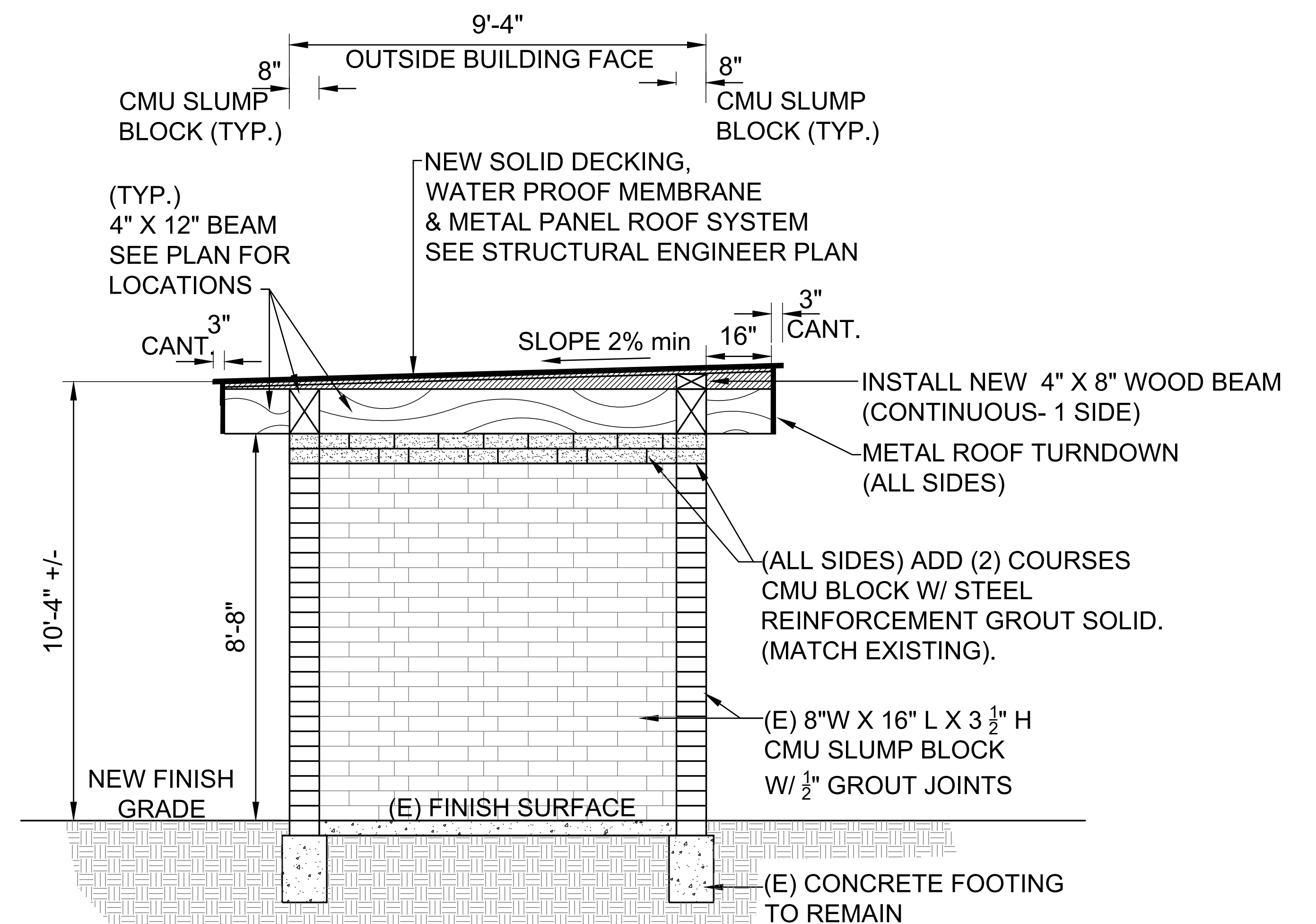
③ FRAMING PLAN
SCALE 1/2"=1'-0"



4 ROOF PLAN
SCALE 1/2"=1'-0"



5 SECTION (EXISTING)
ELECTRICAL SERVICE ROOM
SCALE 1/2" = 1'-0"



6 SECTION (PROPOSED)
ELECTRICAL SERVICE ROOM
SCALE 1/2" = 1'-0"

5. PRIME AND PAINT WITH EXTERIOR LATEX ELECTRICAL BUILDING TO MATCH EXISTING ADJACENT RECREATION BUILDING STRUCTURE AND APPLY (2) TWO COATS ANTI-GRAFFITI COATING ON EXTERIOR WALLS

GENERAL STRUCTURAL NOTES

GENERAL

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS. STRUCTURAL ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES FROM STRUCTURAL PLANS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE PERFORMED IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
- NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- WHERE NO DETAILS SHOWN OR NOTED ON THE DRAWINGS, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- OPENINGS, POCKETS, SLEEVES, ETC., SHALL NOT BE PLACED IN SLABS, BEAMS, WALLS, COLUMNS AND FOOTINGS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOADS SHALL NOT EXCEED DESIGN LIVE LOADS FOR EACH PARTICULAR LEVEL. PROVIDE ADEQUATE SHORING AND BRACING IF LOAD EXCEED DESIGN LIVE LOAD OR WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- THIS SET OF DRAWINGS REPRESENT THE FINISHED STRUCTURE. METHOD OF CONSTRUCTION NOT NECESSARY INDICATED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING, SCAFFOLDING, ETC.

FOUNDATION

- THE SOILS BEARING PRESSURE = 1,500 p.s.f.
- FOUNDATION DESIGN SHALL BE 18" MIN. DEPTH OF FTG BELOW LOWEST ADJACENT FINAL GRADE, AND 12" MINIMUM WIDTH FOR 1 STORY, 15" MIN. WIDTH FOR 2 STORY, BEAR ON FIRM NATIVE OR PROPERLY COMPACTED SOILS.
- NOT USED
- GEOTECHNICAL ENGINEER OR DEPUTY INSPECTOR SHALL VERIFY THAT CONSTRUCTION AT THE SITE IS IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONCLUSIONS OF HIS REPORT. FINISHED EXCAVATION FOR FOUNDATION SHALL BE NEXT AND TRUE TO LINE WITH ALL LOOSE MATERIAL AND STANDING WATER REMOVED FROM EXCAVATIONS.
- BEFORE ANY CONCRETE IS PLACED, EXCAVATIONS SHALL BE CHECKED AND APPROVED BY A QUALIFIED SOILS ENGINEER OR DEPUTY INSPECTOR TO ENSURE COMPLIANCE WITH THE REQUIREMENTS.
- ALL FILL MATERIAL IS TO BE APPROVED BY THE SOILS ENGINEER OR DEPUTY INSPECTOR AND APPROVED BY A QUALIFIED SOILS ENGINEER OR DEPUTY INSPECTOR TO ENSURE COMPLIANCE W/ THE REQUIREMENTS.
- SUBGRADE SHALL BE 2".
- SIDE OF FOUNDATION MAY BE POURED AGAINST STABLE EARTH UNLESS SHOWN OR NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE TEMPORARY AND PERMANENT DEWATERING FOR EITHER SURFACE WATER, GROUND WATER OR SEEPAGE WATER.
- CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC. ENCOUNTERED DURING EXCAVATIONS AND BACKFILLING.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL CRIBBING SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN THE EARTH BANK.
- FOOTING AND SLAB BACKFILL AND UTILITY TRENCH BACKFILL SHALL BE PROPERLY COMPACTED (90% MIN.) .
- CONTRACTOR SHALL BRACE OR PROTECT FROM LATERAL LOADS FOR THE PIT AND RETAINING WALLS UNTILL ATTACHING SLABS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH.
- NO VERTICAL EXCAVATIONS 4'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESEND SHALL BE PERMITTED.

STRUCTURAL DESIGN CRITERIA

ROOF LOAD: DL= 19 PSF LL= 20 PSF

WIND DESIGN DATA:
BASIC WIND SPEED 100 MPH
IMPORTANCE FACTOR I 1
RISK CATEGORY C
WIND EXPOSURE II

EARTHQUAKE DESIGN DATA:
IMPORTANCE FACTOR I 1
SITE CLASS D (D-DEFAULT)
Ss 1.3
S1 0.46
SDs 1.0
SD1 0.46
SEISMIC DESIGN CATEGORY D
BASIC SEISMIC FORCE-RESISTING SYSTEM ...A-15 (ASCE 7-16 TABLE 12.2-1)
DESIGN BASE SHEAR 0.7V=0.101W (ASD LEVEL)
Cs 0.16
R 6.5
USE EQUIVALENT LATERAL FORCE PROCEDURE

EPOXY ANCHORS

- EPOXY FOR EPOXY ANCHORS SHALL BE SET-3G EPOXY BY "SIMPSON STRONG-TIE" (ICC-ES ESR_#4057)
- ANCHORS USED FOR EPOXY ANCHORS SHALL BE ASTM A-307 THREADED RODS UNO. SIZE AND EMBEDMENT SHALL BE AS INDICATED ON PLANS.
- ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE EPOXY MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ICC REPORT.
- SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH CBC-2022 SECTION 1704 AND IN ACCORDANCE WITH THE SPECIFIC SPECIAL INSPECTION REQUIREMENTS SET FORTH IN THE CORRESPONDING ICC REPORT.
- DRILLED HOLES SHALL BE CLEANED OF DUST AND ANY DEBRIS USING NYLON BRUSH AND COMPRESSED AIR. OIL, SCALE, AND RUST SHALL BE REMOVED FROM THREADED RODS PRIOR TO INSTALLATION.
- UNLESS NOTED OTHERWISE IN THE PLANS, EPOXY ANCHORS SHALL HAVE THE FOLLOWING MINIMUM EMBEDMENT

BAR SIZE	MINIMUM EMBEDMENT	REMARKS
#3	3 1/2"	
#4 OR 1/2"Ø	4 1/4"	
#5 OR 5/8"Ø	5 1/2"	
#6 OR 3/4"Ø	6 3/4"	

* UNLESS NOTED OR DETAILED

CONCRETE

- ALL CONCRETE SHALL BE NORMAL WEIGHT CONFORMING TO THE FOLLOWING:
LOCATION28-DAY MIN. COMPRESSIVE STRENGTH4500 psiMAXIMUM AGGREGATE SIZE (IN)1MIX DESIGN SLUMP (INCHES)3 (4" MAX)
A. SLAB ON GRADE4500 psi13 (4" MAX)
B. FOOTING4500 psi14 (5" MAX)
W/C=0.45
- ALL CONCRETE MIX DESIGN SHALL BE REVIEWED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE V CEMENT.
- AGGREGATE SHALL CONFORM TO ASTM C-33.
- WATER SHALL BE CLEAN, FREE FROM DELETERIOUS AMOUNTS OF ACIDS, ALKALIS OR ORGANIC MATERIALS, OILS, SALTS AS PER ACI 318.
- CONCRETE MIXING OPERATIONS, ETC, SHALL CONFORM TO ASTM C-94. WATER-CEMENT RATIO IS LESS THAN 0.45
- UNLESS SHOWN OR NOTED OTHERWISE, CONCRETE COVERAGE FOR REINFORCING BAR TO FACE OF BAR SHALL BE AS FOLLOWS:
A. CONCRETE IN CONTACT WITH EARTH, UNFORMED3"
B. CONCRETE IN CONTACT WITH EARTH, FORMED2"
C. WALLS1.5"
D. BEAMS, GIRDERS & COLUMNS (TO TIES OR STIRRUPS)1.5"
- CONDUIT PLACED IN A CONCRETE SLAB SHALL NOT EXCEED 1/3 OF THE THICKNESS OF THE SLAB AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING STEEL. MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE 6".
- CONSTRUCTION JOINTS:
THE SURFACES OF ALL CONSTRUCTION JOINTS SHALL BE CLEAN, FREE FROM LOOSE DEBRIS. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, ALL CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED.
- CONCRETE SHALL BE CURED IN ACCORDANCE WITH SECT 1905.11 OF 2022 C.B.C.
- REMOVAL OF CONCRETE FORMS AND SHORES SHALL BE IN ACCORDANCE WITH SECTION 1906.2 OF 2022 C.B.C.C.
- CONDUITS AND PIPES EMBEDDED IN CONCRETE SHALL COMPLY WITH THE PROVISION OF SECTION 1906.3 OF 2022 C.B.C.
- DESIGN AND CONSTRUCTION OF CONCRETE FORMWORK SHALL CONFORM TO ACI 347 "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK".
- ALL SAW CUTS IN SLAB ON GRADE SHALL BE MADE NOT LATER THAN 24 HOURS AFTER PLACING CONCRETE.

REINFORCING STEEL

- ALL REINFORCING BARS SHALL BE ASTM A-615 GRADE 60 DEFORMED BILLET STEEL BARS.
- GRADE 60 BARS SHALL BE MARKED SO ITS IDENTIFICATION CAN BE MADE WHEN THE FINAL IN PLACE INSPECTION IS MADE.
- THE TIE WIRE USED SHALL BE BLACK ANNEALED WIRE, 16 GA. OR HEAVIER.
- BAR SUPPORTS SHALL CONFORM TO THE BAR SUPPORT SPECIFICATIONS CONTAINED IN THE "MANUAL OF STANDARD PRACTICE" BY ACI.
- A CERTIFIED COPY OF MILL TEST ON EACH HEAT OF REINFORCING STEEL DELIVERED SHOWING PHYSICAL AND CHEMICAL ANALYSIS SHALL BE PROVIDED UPON REQUEST AT THE TIME OF SHIPMENT.
- ALL REQUIREMENT OF CONCRETE REINFORCEMENT NOT COVERED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH ACI "MANUAL OF STANDARD PRACTICE".
- REINFORCING STEEL AT THE TIME OF THE CONCRETE IS PLACED SHALL BE FREE FROM MUD, OIL, OR OTHER NON METALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.
- ALL HOOKS SHALL CONFORM TO THE BEND DIMENSION PER ACI "STANDARD HOOK" UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- REINFORCING BARS SHALL NOT BE BENT OR STRAIGHTENED IN A MANNER THAT WILL INJURE THE MATERIAL.
- REINFORCING BARS SHALL CONFORM ACCURATELY TO THE DIMENSIONS SHOWN ON THE DRAWINGS WITH THE FABRICATING TOLERANCES PER ACI "MANUAL OF STANDARD PRACTICE."
- BARS SHALL BE SECURELY TIED TO PREVENT DISPLACEMENT DURING THE CONCRETE OPERATION AND ALL DOWELS SHALL BE WIRED IN PLACE BEFORE DEPOSITING CONCRETE.
- DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL HAVE SAME SIZE AS THE VERTICAL REINFORCEMENT. EMBEDMENT OF DOWELS SHALL BE 36 BAR DIAMETER OR 2'-0" MINIMUM UNLESS OTHERWISE SHOWN.
- MINIMUM LAP OF MESH SHALL BE NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS TWO INCHES OR 60 DIA. OR 8 IN. WHICHEVER IS GREATER.

NOTES:

- ALL THE FASTENERS IN PRESSURE-TREATED AND FIRE-RETARDANT, TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS, SILICON BRONZE OR COPPER.
- SHEAR WALL ANCHOR BOLTS AND HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- SILLS AND SLEEPERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH THE GROUND AND GIRDERS WITH LESS THAN 1/2" CLEARANCE TO MASONRY AND CONCRETE SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY.
- ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY.

WOOD . WITH DOC PS 25

- ALL LUMBER SHALL BE GRADE MARKED DOUGLAS FIR-LARCH AND SHALL HAVE THE FOLLOWING GRADES, UNLESS NOTED OTHERWISE:
JOISTS & RAFTERSGRADE NO. 2 OR BETTER
BEAMS & STRINGERSGRADE NO. 1 AND BETTER
DOUBLE TOP PLATESGRADE NO. 1 AND BETTER
2X4 STUDSGRADE NO. 2 OR BETTER
3X4 & 2X8 STUDSGRADE NO. 2 OR BETTER
POSTS AND TIMBERSGRADE NO. 1 AND BETTER
LAGGINGGRADE NO. 2 AND BETTER
- PLYWOOD SHEATHING SHALL BE FULL SIZE SHEET WHERE POSSIBLE WITH 48" X 32" MINIMUM SHEET SIZE AND LAID CONTINUOUSLY OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.
A. FLOOR OR TERRACE SHEATHING SHALL BE GRADE MARKED "D.F.P.A. EXTERIOR SHEATHING C-D GRADE" 3/4" THICK WITH EXTERIOR GLUE. PANEL I.D. RATING 3216 OR BETTER. EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS, NAILED WITH 10d DEFORMED SHANK NAILS AT 6" O.C. AT EDGES AND BOUNDARIES, AT 10" O.C. IN FIELD. U.N.O.
B. ROOF SHEATHING SHALL BE GRADE MARKED "D.F.P.A. EXTERIOR SHEATHING C-D GRADE" 1/2" THICK WITH EXTERIOR GLUE. PANEL SPAN RATING 240 OR BETTER, NAILED WITH 8d COMMON NAILS AT 6" O.C. AT EDGES AND BOUNDARIES, AT 12" O.C. IN FIELD UNLESS NOTED OTHERWISE.
C. WOOD STRUCTURAL PANELS, WHEN USED STRUCTURALLY, SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN DOC PS I-09 AND PS 2-10.
- ALL NAILS SHALL BE COMMON WIRE NAILS UNLESS NOTED OTHERWISE. SEE FRAMING PLANS OR DETAILS FOR NAIL SIZES AND SPACINGS. NAILS THAT NOT DETAILED OR NOTED SHALL BE IN ACCORDANCE WITH 2022 CBC TABLE 2304.10.2 - FOR NAILING SCHEDULE.
- ALL JOIST HANGERS AND FRAMING CONNECTORS SHALL BE "SIMPSON" OR APPROVED EQUAL.
- NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED.
- BOLT HOLES SHALL BE SAME DIAMETER AS THAT OF THE BOLTS. PROVIDE WASHERS BETWEEN BOLT HEADS OR NUTS AND WOOD MEMBERS.
- A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT TO THE PLATE BEFORE CLOSING IN COMPLETION OF JOB.
- ALL SILL PLATES RESTING ON CONCRETE OR MASONRY THAT ARE LESS THAN 8" ABOVE GRADE SHALL BE PRESSURE TREATED DOUGLAS FIR.
- ALL SILL BOLTS SHALL BE PLACED STARTING 9" FROM THE ENDS OF A BOARD OR FROM A NOTCH AND SPACED AT INTERVALS AS NOTED ON THE PLANS.
- BLOCKING OR BRIDGING SHALL BE PROVIDED AS REQUIRED PER C.B.C.
- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS THAT ARE PARALLEL TO JOISTS, USE 2-16d NAILS AT 16" O.C. TO NAIL THE DOUBLE JOISTS TOGETHER.
- TOP PLATES FOR ALL STUD WALLS SHALL BE 2-X. LAP FOR TOP PLATES SHALL BE 48" LONG MINIMUM NAILED WITH 16d AT 4" AT EACH LAP UNLESS NOTED OTHERWISE. SPLICES IN UPPER AND LOWER PLATES SHALL BE STAGGERED 10'-0" MINIMUM.
- PRE-DRILL FOR NAILING AS REQUIRED WHEN NAIL SPACING RESULTS IN WOOD SPLITTING. PRE-DRILL HOLES SHALL BE SMALLER THAN THE DIAMETER OF THE NAILS.
- ALL WOOD STUD WALLS SHALL HAVE 2X4 STUDS AT 16" O.C. WHEN HEIGHT BETWEEN LATERAL SUPPORTS LESS THAN 10'-0". WHEN HEIGHT BETWEEN LATERAL SUPPORTS MORE THAN 10'-0", USE 2X6 STUDS AT 16" O.C. UNLESS NOTICED OTHERWISE.
- THE BOLT HOLES SHALL BE 1/16" (MAX) OVERSIZED AT THE CONNECTOR OF THE HOLD-DOWN TO THE POST. "INSPECTOR TO VERIFY."
- THE HOLD-DOWN CONNECTORS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- APPROVED PLATE WASHERS, IN-LIEU OF CUT WASHERS, SHALL BE PROVIDED FOR ALL PLYWOOD SHEARWALL SILL PLATE ANCHOR BOLTS.
- THE SILL PLATE ANCHOR BOLTS AND HOLD-DOWN CONNECTOR BOLTS AT ALL PLYWOOD SHEARWALL SHALL HAVE THE PLATE WASHERS AS LISTED IN ITEM 20.
- CUTTING OR NOTCHING OF WOOD STUDS OR PLATES SHALL NOT EXCEED 25% OF THE STUD/PLATE WIDTH WITH THE EXTERIOR AND BEARING WALL AND NOT TO EXCEED 40% OF THE STUD/PLATE WIDTH IN NONBEARING PARTITIONS. BORED HOLES DIAMETER IS LIMITED TO 40% OF THE STUD/PLATE WIDTH IN ANY STUD AND MAY BE 60% IN NONBEARING PARTITIONS OR WHEN THE BORED STUD IS DOUBLED.
- PLATE WASHERS FOR ALL ANCHOR BOLTS TYPICAL:

BOLT SIZE	PLATE SIZE (ASTM A-36)	MIN. EDGE DISTANCE (in)
5/8"Ø	0.229"x3"x3"	1 7/8
3/4"Ø	0.229"x3"x3"	2 1/2
7/8"Ø	5/16"x3"x3"	2 5/8
1 1/4"Ø	3/8"x3 1/2"x3 1/2"	3 3/4

NOTE:

- APPROVE PLATE WASHERS TO BE USED FOR PLYWOOD SHEARWALL SILL PLATE ANCHOR BOLTS AND FOR HOLDDOWN CONNECTOR BOLTS AT SHEARWALLS. FOR WOOD TO WOOD OR WOOD TO STEEL CONNECTION.

FASTENING SCHEDULE

CONNECTION	NAILING *
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BUND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING FACE NAIL	18d AT 16" O.C.
7. SOLE PLATE TO JOIST, AT BRACED WALL PANEL	3"-16d PER 16"
8. TOP PLATE TO STUD, END NAIL	2-16d
9. STUD TO SOLE PLATE	4-8d, TOE NAIL OR SUPERSEDE THE SPECIFICATIONS OF WPSE, (END NAIL)
10. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
11. DOUBLE TOP PLATES, FACE NAIL	16d AT 16" O.C.
12. DOUBLE TOP PLATES, LAP SPICE	8-16d
13. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d
14. RIM JOIST TO TOP PLATE, TOE NAIL	8d AT 6" O.C.
15. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
16. CONTINUOUS HEADER TO STUD, TOE NAIL	16d AT 16" O.C.
17. CEILING JOISTS TO PLATE, TOE NAIL	ALONG EACH EDGE 3-8d
18. CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
19. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
20. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
21. RAFTER TO PLATE, TOE NAIL	3-8d
22. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
23. 1" X 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-8d
24. WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
25. BUILT-UP CORNER STUDS	16d AT 24" O.C.
26. BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPICE
27. 2" PLANKS	2-16d AT EACH BEARING
28. COLLAR TIE TO RAFTER	3-10d
29. JACK RAFTER TO HIP	3-10d TOENAIL 2-16d FACE NAIL
30. ROOF RAFTER TO 2-BY RIDGE BEAM	2-16d
31. JOIST TO BAND JOIST	3-16d

* NOTE: COMMON OR BOX NAILS MAY BE USED (U.N.O.)

GLUED LAMINATED WOOD

- MATERIALS, MANUFACTURE, AND QUALITY CONTROL FOR STRUCTURAL GLUED LAMINATED TIMBER SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARD ANSI/APA 190-1-1983, "STRUCTURAL GLUED LAMINATED TIMBER"; AND AITC 117, "DESIGN AND MANUFACTURING".
- ALL GLU-LAM BEAMS SHALL BE FABRICATED USING EXTERIOR GLUE (WATERPROOF). ADHESIVES SHALL MEET THE REQUIREMENTS FOR DRY CONDITIONS OF SERVICE FOR INTERIOR USE AND WET CONDITIONS OF SERVICE FOR EXTERIOR BEAMS EXCEPT AS NOTED.
- ALL GLU-LAM BEAMS SHALL BE IN ACCORDANCE WITH CBC TABLE 25C-1 AND SHALL HAVE THE FOLLOWING COMBINATION:
SIMPLE SPAN 24F-V4 DF/DIF
CANTILEVER 24F-V8 DF/DIF
- MANUFACTURER OF GLU-LAM BEAMS SHALL STAMP MEMBERS WITH AN I.D. MARK OF A QUALIFIED CENTRAL INSPECTION ORGANIZATION AND A CERTIFICATE OF CONFORMANCE SHALL BE SUBMITTED TO THE BUILDING INSPECTION DEPARTMENT AND ENGINEER PRIOR TO INSTALLATION.
- ALL GLU-LAM BEAMS EXPOSED TO WEATHER SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN SECTION 2306.12 OF THE IBC.
- ALL LAMINATIONS SHALL BE 1 1/2" THICK. LAMINATION COMBINATIONS SHALL MEET REQUIREMENTS OF PS 56 LATEST EDITION.
- MOISTURE CONTENT SHALL BE BETWEEN 6 AND 16 PERCENT.
- APPEARANCE SHALL BE INDUSTRIAL GRADE UNO.
- PROVIDE TEMPORARY BRACING, BRIDGING AND SUPPORT UNTIL ROOF AND/OR FLOOR DIAPHRAGMS ARE SECURELY NAILED IN PLACE.
- USE STANDARD CAMBER FOR ALL GIVE-LAM BEAM. U.N.O. ON FRAMING PLAN.
- ADHESIVES SHALL MEET THE REQUIREMENTS FOR DRY CONDITIONS OF SERVICE FOR INTERIOR USE AND WET CONDITIONS OF SERVICE FOR EXTERIOR BEAMS EXCEPT AS NOTED.
- THE CERTIFICATE OF INSPECTION TO BE GIVEN TO BUILDING INSPECTOR.

SHEET INDEX

SN-1 GENERAL NOTES
SN-2 GENERAL NOTES
S-1 FOUNDATION PLAN
S-2 ROOF FRAMING PLAN
SD-1 STRUCTURAL DETAILS

MANUFACTURED WOOD MEMBERS

- WHERE PARALLAM "PSL" MEMBERS ARE INDICATED ON THE PLANS AND SCHEDULES THEY SHALL BE MANUFACTURED BY THE LEVEL TRUSS-JOIST "PSL" (ICC ESR-1387) , GRADE: 2.0E, E=2000ksi, Fb=2900psi, Fv=280psi
- PLYWOOD WEB JOISTS DENOTED TJ ARE TO BE MANUFACTURED

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THE WESTHAVEN PARK.

12252 WEST ST.

GARDEN GROVE,

CALIFORNIA, 92840

PROJECT NAME

SHEET TITLE

GENERAL NOTES

PROJECT#: MK25-039

DATE 07/01/2025

SCALE AS REFERENCED

SHEET NO.

SN-1

GENERAL STRUCTURAL NOTES

STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATIONS BY AN INDEPENDENT ENGINEER OR THE ENGINEER OF RECORD SHALL BE MADE IN ACCORDANCE WITH SECTION 1709 OF THE CALIFORNIA BUILDING CODE AT THE EXPENSE OF THE OWNER TO REVIEW THE CONSTRUCTION OF THE PROJECT. STRUCTURAL OBSERVATION NEED TO PERFORM AS DEFINED IN SECTION 1702. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES, AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR(S).
2. THE OWNER SHALL EMPLOY THE STRUCTURAL ENGINEER OR ARCHITECT OF RECORD OR THEIR DESIGNATED AGENT TO PERFORM THE STRUCTURAL OBSERVATION.
3. EVIDENCE OF EMPLOYMENT BY THE OWNER SHALL BE PROVIDED TO THE BUILDING INSPECTOR BEFORE THE FIRST SITE VISIT. THE OWNER SHALL BE MADE AWARE OF ANY PRECONSTRUCTION MEETING TO BE ATTENDED BY THE STRUCTURAL OBSERVER.
4. IN THE PRECONSTRUCTION MEETING ATTENDED BY THE GENERAL CONTRACTOR, APPROPRIATE SUBCONTRACTORS, AND DEPUTY INSPECTORS, THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS WHICH REQUIRE STRUCTURAL OBSERVATION WILL BE IDENTIFIED. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT.
5. REQUIRED OBSERVATIONS ARE TO OCCUR AT THE FOLLOWING STAGES OF CONSTRUCTION AS A MINIMUM, FOR EACH BUILDING. NOTIFY ENGINEER 72 HOURS PRIOR TO EACH OBSERVATION.

REQUIRED IF CHECKED	ITEMS
☒	A. PRIOR TO PLACEMENT OF CONCRETE/CMU FOR THE FIRST FOUNDATION POUR.
☐	B. REBAR LAYOUTS AND HOLDOWN ANCHORS AT BASEMENT WALLS
☐	C. AFTER NAILING OF ALL OR ANY PLYWOOD SHEAR WALLS AND ALL HOLDOWNS, DRAGS, STRAPS ARE IN PLACE. PRIOR TO COVERING.
☐	D. AFTER NAILING OF FLOOR PLYWOOD DIAPHRAGM(S); PRIOR TO COVERING.
☒	E. AFTER NAILING OF ROOF PLYWOOD DIAPHRAGM(S); PRIOR TO COVERING.

6. A REPORT PREPARED ON DEPARTMENT FORMS OR FORMS PREPARED BY THE ENGINEER OR ARCHITECT OF RECORD FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED, SHALL BE SENT TO THE CONTRACTOR OR LEFT AT THE PROJECT SITE FOR THE CONTRACTOR TO FORWARD TO THE BUILDING INSPECTOR. THE FORMS SHALL BE WET SIGNED AND SEALED BY THE RESPONSIBLE STRUCTURAL OBSERVER, AN ADDITIONAL SINGED COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR AS REQUESTED.
7. A FINAL OBSERVATION REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL WHICH SHOWS THAT THE STRUCTURAL SYSTEM GENERALLY CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS. IF ALL DEFICIENCIES HAVE NOT BEEN ADEQUATELY ADDRESS TO THE STRUCTURAL ENGINEERS KNOWLEDGE, THIS FINAL OBSERVATION REPORT WILL DELINEATE OUTSTANDING ISSUES.
8. IF THE OWNER ELECTS TO CHANGE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL:
- A. NOTIFY THE BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION.
- B. CALL AN ADDITIONAL PRECONSTRUCTION MEETING, AND, FURNISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF PREVIOUS OBSERVER REPORTS.
- C. THE NEW OBSERVER SHALL BE RESPONSIBLE FOR APPROVAL OF THE CORRECTION OF ALL THE ORIGINAL OBSERVED NOTED DEFICIENCIES.
9. THE ENGINEER OR ARCHITECT OF RECORD SHALL DEVELOP ALL CHANGES TO THE STRUCTURAL SYSTEMS AT THE CONTRACTORS EXPENSE.

SPECIAL INSPECTION PROGRAM AND STRUCTURAL TEST

1. THIS SECTION APPLIES TO THE STRUCTURAL PORTIONS OF THE PROJECT REQUIRING SPECIAL INSPECTION. THE SPECIAL INSPECTOR'S DUTIES ARE AS DESCRIBED IN CBC 1701.1 AND CBC 1704.4. COPIES OF TEST RESULTS AND FINAL REPORTS SHALL BE FURNISHED TO THE ENGINEER IN ADDITION TO OTHER NORMAL DISTRIBUTIONS WITHIN ONE WEEK OF THE TEST OR INSPECTION.
2. ALL TEST AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AND INSPECTION AGENCY EMPLOYED BY THE OWNER OR THE ENGINEER OR THE ARCHITECT AND NOT THE CONTRACTOR PER CBC SECTION 106.3.5. JOB SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE A SPECIAL INSPECTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE TEST AND INSPECTION FIRM WITH A SCHEDULE TO FACILITATE THE PROPER COORDINATION OF WORK.
4. IN ADDITION TO THE REQUIRED INSPECTIONS, THE FOLLOWING CHECKED ITEMS WILL REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1704.5 OF THE CALIFORNIA BUILDING CODE.

ITEM	REQD. IF CHECKED	REMARKS
GRADING AND SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION SEE FOUNDATION THIS SHEET.		TO BE PROVIDED BY THE GEOTECHNICAL ENGINEER
DURING THE TAKING OF TEST SPECIMENS AND PLACING OF ALL REINFORCED CONCRETE, WITH THE EXCEPTION OF FOUNDATION CONCRETE WHEN THE STRUCTURAL DESIGN STRENGTH IS GREATER THAN $P_c = 2500$ PSI, U.N.O.	☒	SLAB ON GRADE DOES NOT REQUIRE SPECIAL INSPECTION
DURING PLACING OF AND STRESSING OF PT TENDONS		
ALL STRUCTURAL FIELD WELDING, INCLUDING WELDING OF STRUCTURAL STEEL, REINFORCING STEEL, AND STEEL DECKING.		
INSTALLATION AND TIGHTENING OPERATIONS FOR ALL HIGH-STRENGTH FRICTION BOLTING (A325F) AND (A490F). INSTALLATION AND TIGHTENING OPERATIONS FOR HIGH-STRENGTH ANCHOR BOLTS.		HARDY FRAME
DURING INSTALLATION OF EPOXY AND/OR EXPANSION ANCHORS.	☒	FOR REPAIR ONLY
DURING THE PLACEMENT OF AND TAKING OF TEXT SPECIMENS FOR ALL MASONRY UNLESS SPECIFICALLY INDICATED AS NOT REQUIRING SPECIAL INSPECTION.		
DURING PLACING OF REINFORCING STEEL.		
ANCHOR BOLTS IN CONCRETE AND/OR MASONRY.		INCLUDING HARDY FRAMES, HDU
WOOD SHEAR WALLS AND DIAPHRAGMS WITH NAILING 4" O.C. OR LESS.		

5. APPROVED FABRICATORS: (MUST SUBMIT CERTIFICATE OF COMPLIANCE) FOR ALL OFFSITE FABRICATION SUCH AS STRUCTURAL STEEL, GLU-LAMS, PRECAST CONCRETE, ETC.
6. ALL STRUCTURAL CONCRETE SHALL BE TESTED IN ACCORDANCE WITH CBC SECTION 1905.6. RESULTS OF TESTS SHALL BE SUBMITTED BY THE TESTING AGENCY TO THE ENGINEER FOR REVIEW. WHERE STRENGTH TEST RESULTS INDICATE A STRENGTH LOWER THAN THE SPECIFIED COMPRESSIVE STRENGTH, FURTHER INVESTIGATION SHALL BE MADE PER CBC SECTION 1905.6.4 AT THE EXPENSE OF THE CONTRACTOR.
7. ALL STRUCTURAL MASONRY SHALL BE TESTED IN ACCORDANCE WITH CBC SECTION 2105 (INCLUDING MORTAR AND GROUT). MASONRY PRISMS SHALL BE PREPARED AND TESTED IN ACCORDANCE WITH CBC STANDARD 21-17. (NOTE -- FULL ALLOWABLE MASONRY STRESSES HAVE BEEN USED IN DESIGN) ADDITIONAL TESTING AND WORK REQUIRED AS A RESULT OF DEFICIENT MASONRY STRENGTH SHALL BE AT THE EXPENSE OF THE CONTRACTOR. TEST RESULTS SHALL BE SUBMITTED BY THE TESTING AGENCY TO THE ENGINEER FOR REVIEW.

STANDARD ABBREVIATIONS:

A.B.	ANCHOR BOLT	HDR.	HEADER
A.W.P.A.	ALIGN WITH POST ABOVE	HT.	HEIGHT
ABV./A.	ABOVE	HORIZ.	HORIZONTAL
B	BOTTOM	JT.	JOINT
BAR	REINF. BAR	K	KIPS
BD	BOARD	KCJ	KEYED CONTROL JOINT
BLD'G.	BUILDING	KSF	KIPS PER SQUARE FOOT
BLW.	BELOW	L	LENGTH
BM	BEAM	LT.	LIGHT
B.N.	BOUNDARY NAIL	LT.WT.	LIGHT WEIGHT
BOT.	BOTTOM	MAS.	MASONRY
B.W.	BOTH WAYS	MAT'L	MATERIAL
C	CHANNEL	MAX.	MAXIMUM
CANT.	CANTILEVERED MEMBER	MIN.	MINIMUM
C/F	CONTINUOUS FOOTING	M.B.	MACHINE BOLT
C/J	CEILING JOIST	(N)	NEW
CL	CENTERLINE	N.G.	NATURAL GRADE
CLR.	CLEAR	O/C	ON CENTER
COL.	COLUMN	P.	POST
CONC.	CONCRETE	PJ	POUR JOINT
CONN.	CONNECTION	PL.	PLATE
CONT.	CONTINUOUS	PLYWD	PLYWOOD
D	DEPTH	PSI	POUNDS PER SQUARE INCH
db	DIAMETER OF BAR	P.T.	PRESSURE TREATED
DBA	DEFORMED BAR ANCHOR	P.T.	POST-TENSIONED
DBL	DOUBLE	REVE.	REVERSE
DIA.	DIAMETER	REINF.	REINFORCING
DIM.	DIMENSION	REQ'D	REQUIRED
DO	DITTO	RF	ROOF
(E)	EXISTING	RJ	ROOF JOIST
EA.	EACH	RR	ROOF RAFTER
E.F.	EACH FACE	SECT.	SECTION
EL.	ELEVATION	SHT.	SHEET
E.J.	EXPANSION JOINT	SHT'G	SHEATHING
E.N.	EDGE NAILING	SIM	SIMILAR
E.O.S.	EDGE OF SLAB	SIMP.	SIMPSON PRODUCT
EQ.	EQUAL	SQ.	SQUARE
E.S.	EDGE SCREW	STD.	STANDARD
E/W	EACH WAY	STL	STEEL
EXP.	EXPANSION	SW	SHEAR WALL
FB	FLOOR BEAM	T	TOP
F.D.	FOUNDATION DRAIN	T.F.	TOP OF FOOTING
FDN.	FOUNDATION	THK.	THICK
FG	FINISH GRADE	T.O.B.	TOP OF BEAM
F/J	FLOOR JOIST	T.O.C.	TOP OF CONCRETE
FL.	FLUSH	T.O.L.	TOP OF LEDGER
FLR.	FLOOR	T.O.M.	TOP OF MASONRY
FMG.	FRAMING	T.O.S.	TOP OF STEEL/SHT'G/SLAB
F.N.	FIELD NAILING	T.O.W.	TOP OF WALL
		TS	TUBE STEEL

Notes :

1. All concrete shall be $P_c=4500$ psi (minimum) with type V cement maximum water cement ratio of 0.45. No special inspection required if concrete truck mix ticket is provided.
2. "The contractor shall notify inspector prior to starting excavations or any grading work."
3. "extend all excavations for footings below natural grade as shown on structural drawing."
4. "all excavations for footings must be inspected and approved by inspector prior to pouring of concrete."
5. "All fill shall be placed in maximum 2" layers and compacted to 90% density to support footings."
6. Sill plates shall be 8" min. above grade. Reminder: alternate detail of 3 1/2" wide, 2" tall curb can be added on to meet the requirement.
7. Pre-construction meeting with the city inspector is required.
8. Verify the size of existing footing, show the depth and width to be verified.

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PROJECT NAME

THE WESTHAVEN PARK.

12252 WEST ST.
GARDEN GROVE,
CALIFORNIA, 92840

SHEET TITLE

GENERAL
NOTES

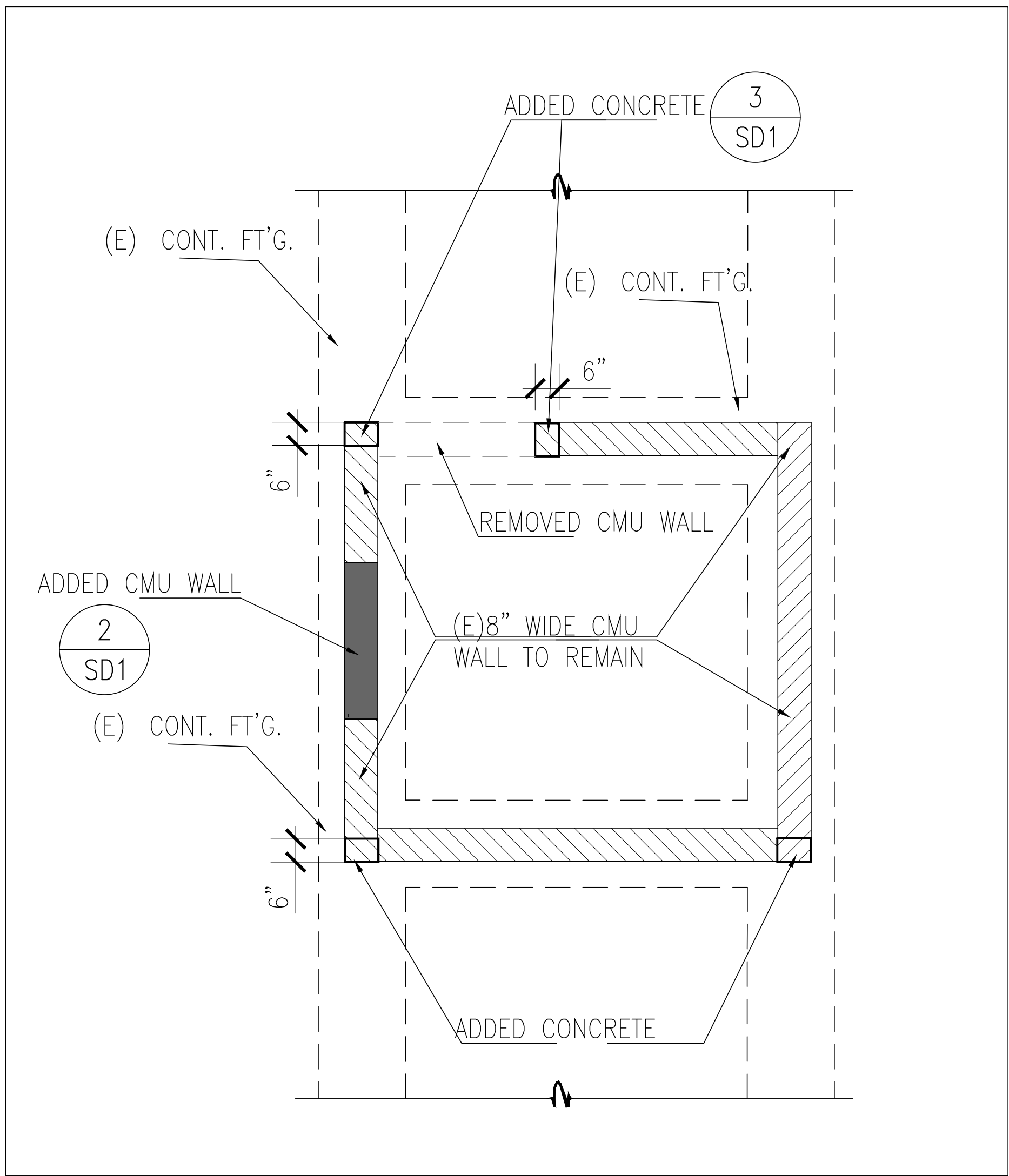
PROJECT#: MK25-039

DATE 07/01/2025

SCALE AS REFERENCED

SHEET NO.

SN-2



FOUNDATION PLAN

SCALE: 1/2" = 1'-0" NOTE: COORDINATE AND VERIFY ALL DIMENSIONS WITH ARCH'L DRAWINGS

FOUNDATION NOTES

1. SEE SPECIFICATIONS ON SHEET SN-1 FOR ADDITIONAL INFORMATION.

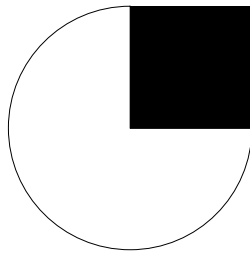
SYMBOLS & LEGENDS

	WOOD STUD WALL		(N) CONTINUE/PAD FTG.
	DEMO (E) WALL		(E) CONTINUE FTG.
	DETAIL NUMBER		DETAIL SHEET NUMBER

CONTRACTOR NOTE:

- CONTRACTOR TO VERIFY ALL EXISTING FRAMING/CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY PRIOR TO COMMENCING ANY WORK.

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GARDEN GROVE,
CALIFORNIA, 92840

SHEET TITLE

FOUNDATION
PLAN

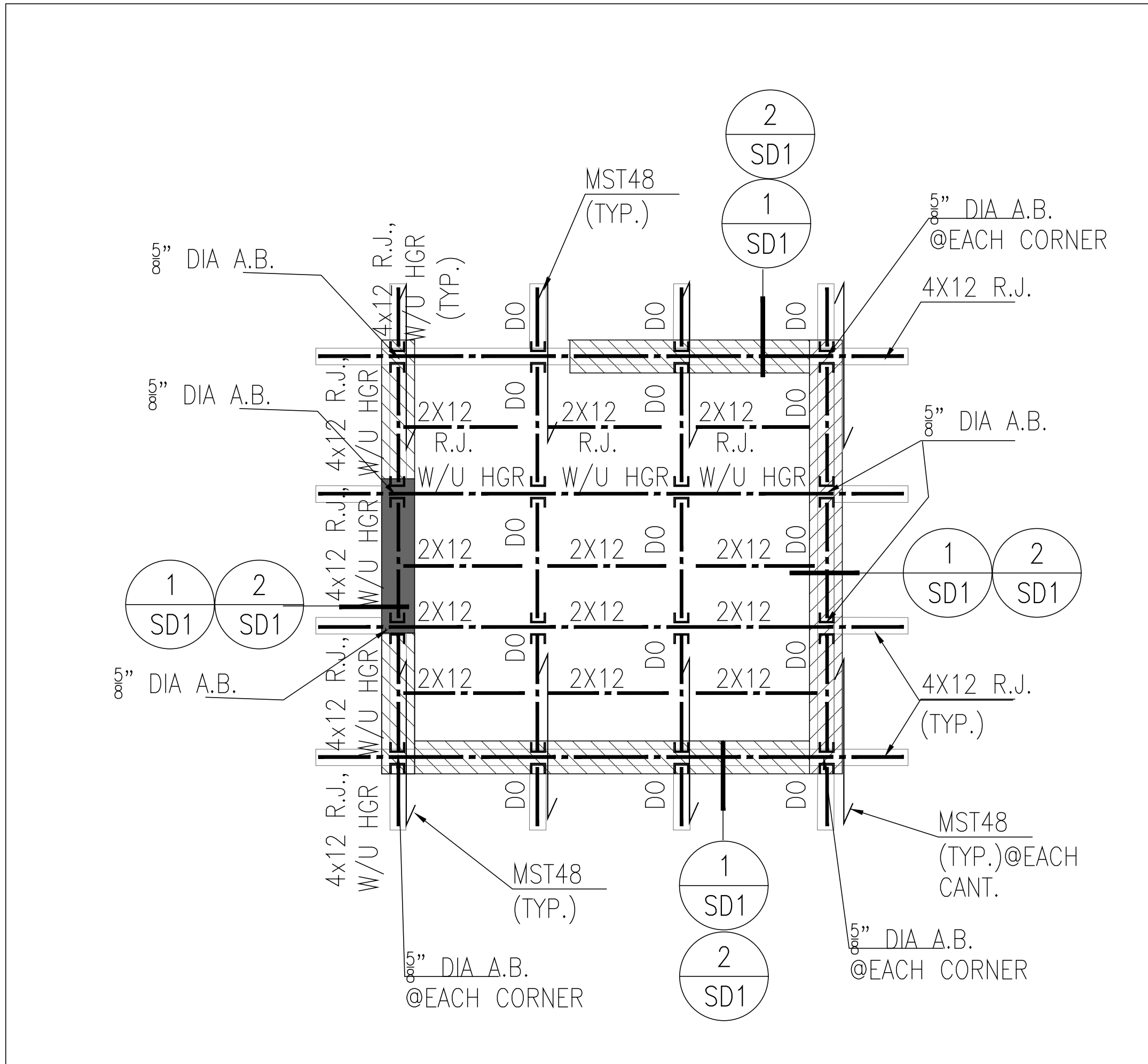
PROJECT#: MK25-039

DATE 07/01/2025

SCALE AS REFERENCED

SHEET NO.

S-1



ROOF FRAMING PLAN

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

NOTE: COORDINATE AND VERIFY ALL DIMENSIONS WITH ARCH'L DRAWINGS

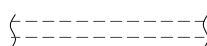
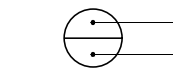
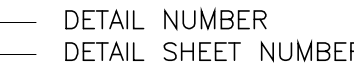
CONTRACTOR NOTE:

- CONTRACTOR TO VERIFY ALL EXISTING FRAMING/CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY PRIOR TO COMMENCING ANY WORK.

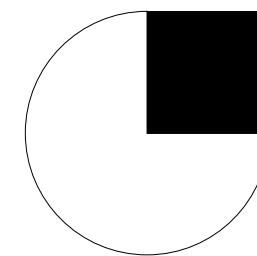
FRAMING NOTES

- FOR GENERAL NOTE SEE SN-1.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. FOR DIMENSIONS NOT SHOWN SEE ARCHITECTURAL DRAWINGS.
- FOR TYPICAL DIAPHRAGM DET. SEE 12
SD2
FOR ROOF DIAPHRAGM 1/2" CDX, PLYWOOD W/8d @ 6:6:12 (COMMON NAIL)
PANEL SPAN RATING 24/0 OR BETTER.
FLOOR/DECK DIAPHRAGM 3/4" CDX, PLYWOOD W/10d @ 6:6:10 (COMMON NAIL),
U.N.O. PANEL I.D. RATING 32/16 OR BETTER, T&G.

SYMBOLS & LEGENDS

-  COLUMN OR TRIMMER AS NOTED
-  SPAN AND DIRECTION OF JOIST FRAMING MEMBER PER PLAN
-  REMOVE WALL
-  FLOOR/ROOF JOIST
-  CEILING JOIST
-  DETAIL NUMBER
-  DETAIL SHEET NUMBER

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PROJECT NAME

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12252 WEST ST.
GARDEN GROVE,
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SHEET TITLE

ROOF
FRAMING
PLAN

PROJECT#: MK25-039

DATE 07/01/2025

SCALE AS REFERENCED

SHEET NO.

S-2

	— FIRE HYDRANT	BFD	— BACK FLOW DEVICE
	— EDGE PAVEMENT	FC	— FINISHED CONCRETE
	— WATER VALVE	FS	— FINISHED SURFACE
	— METER, PULL BOX	NG	— NATURAL GROUND
	— SIGN	TC	— TOP OF CURB
	— CONCRETE	SCO	— SEWER CLEAN OUT
	— BLOCK WALL		
	— LIGHT STANDARD		
	— WROUGHT IRON FENCE		

ASSUMED ELEVATION

ZONE: 'A'
SPECIAL FLOOD HAZARD AREA WITHOUT BASE
FLOOD ELEVATION

PANEL NO. 06059C 0143J

DATED: DECEMBER 3, 2009

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
1325 S. GRAND AVENUE
SANTA ANA, CA 92705
(800) 655-4555

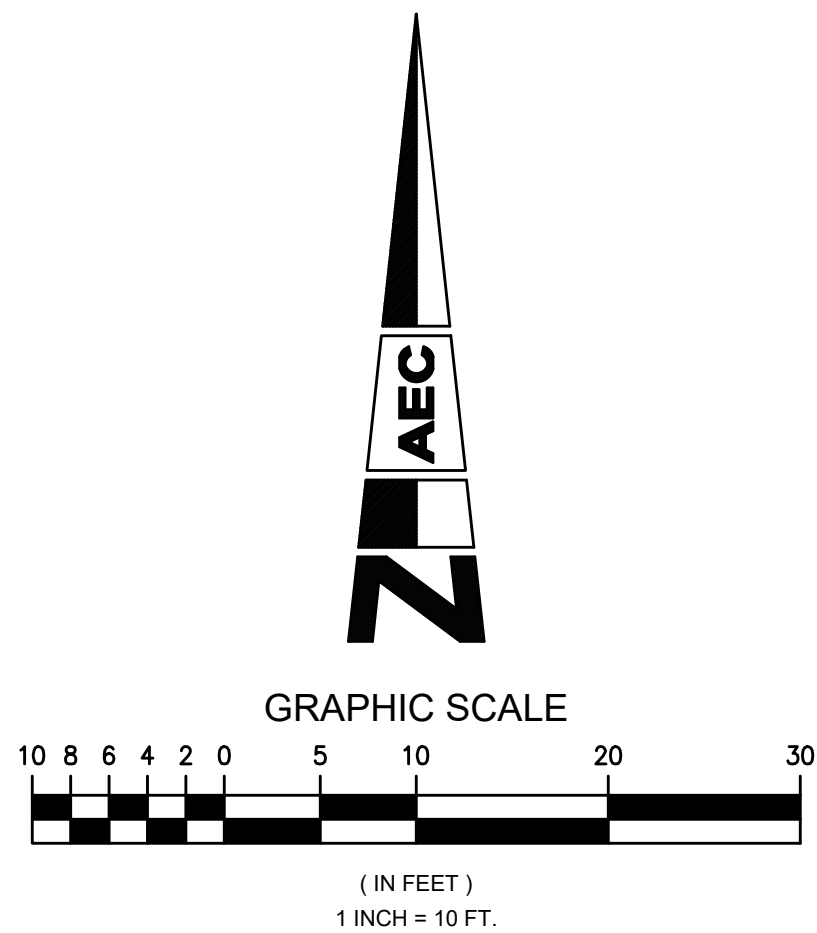
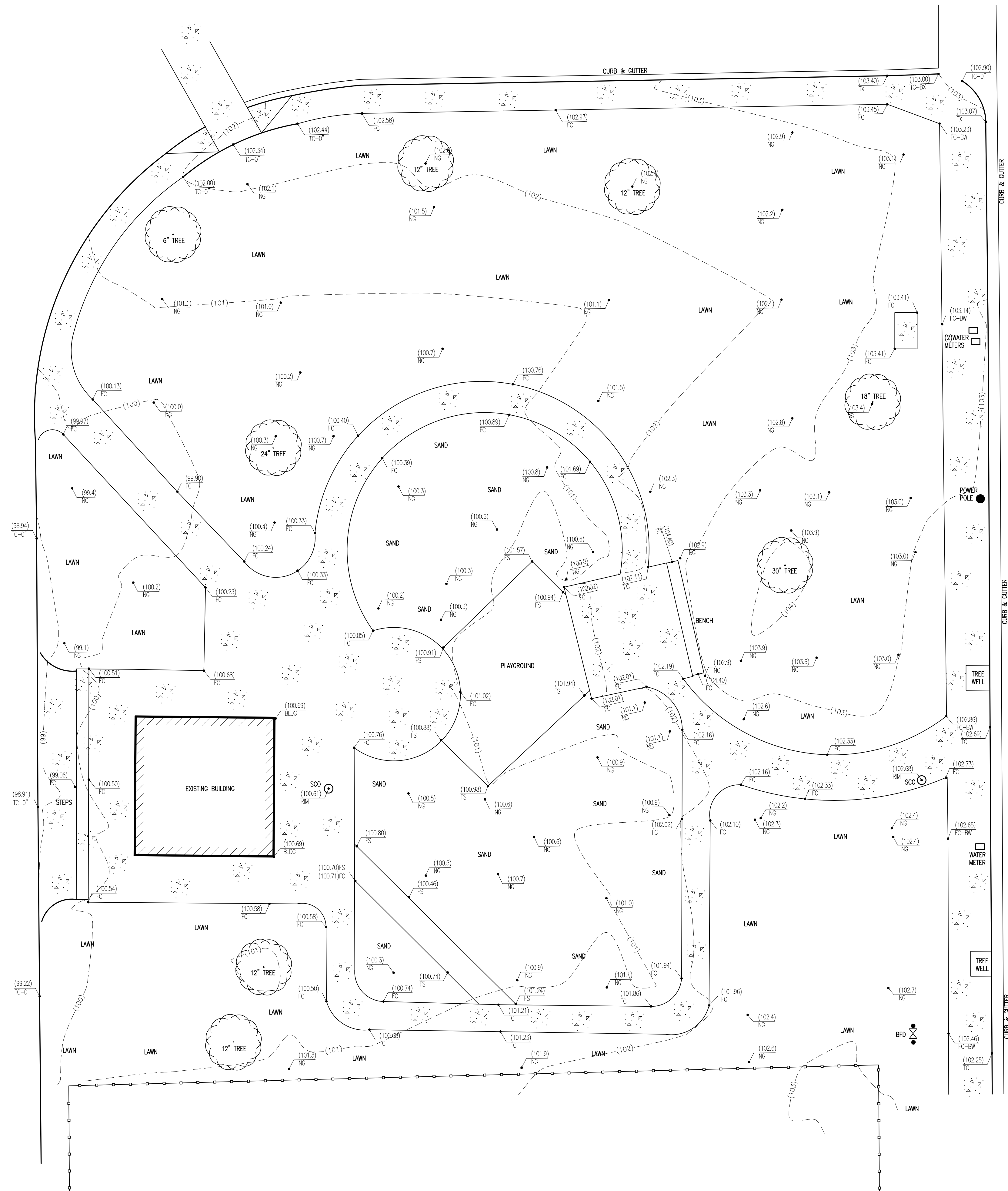
**WASTE DISPOSAL
REPUBLIC SERVICE
1311 N. BLUE GUM STREET
ANAHEIM, CA 92806
(800) 700-8610**

GAS
SOUTHERN CALIFORNIA GAS CO.
12631 MONARCH STREET
GARDEN GROVE, CA 92841
(800) 427-2200

SEWER AND WATER SERVICES
CITY OF GARDEN GROVE
11222 ACACIA PARKWAY
GARDEN GROVE, CA 92840
(714) 741-5078

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO WARRANTY AS TO THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS. UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE/SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

1. NO BOUNDARY SURVEY WAS PERFORMED.
2. SURVEYOR TAKES NO RESPONSIBILITY OF ITEMS OMITTED DUE TO A RESULT OF VISUAL OBSTRUCTIONS, SUCH AS AUTOMOBILES, EQUIPMENT & THICK SHRUBBERY.
3. THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES. UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
4. THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS OR FROM OUTSIDE UNDERGROUND LOCATING SOURCE. ALL DATA PROVIDED IS AT MAPPING QUALITY FOR GENERAL REFERENCE ONLY. UTILIZING GNSS/GPS LOCATORS, CERTIFIED FOR SUB-METER ACCURACY ALONG WITH ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

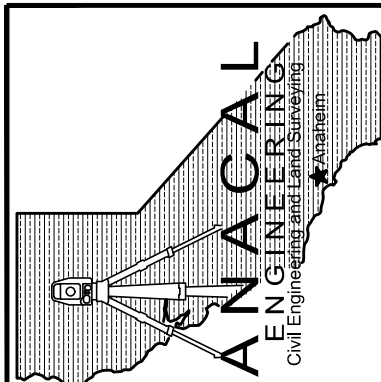


HASTER STREET

TOPO FOR NEW PLAYGROUND



Isabel



ANACAL ENGINEERING COMPANY

CIVIL ENGINEERING & LAND SURVEYING

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PHONE: (714) 774-1763 FAX: (714) 774-4690
E-MAIL ADDRESS: anacal@anacalengineering.com

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WEB SITE: anacalengineering.com

TOPOGRAPHIC SURVEY

HASTER PARK

12952 LAMPSON STREET

JOB NO. 24-127T

SHEET TITLE

PROJECT

SHEET NO. C-1
1 OF

	METER, PULL BOX	FG	FINISHED GRADE
	CONCRETE	FL	FLOWLINE
	WROUGHT IRON FENCE	FS	FINISHED SURFACE
(00)	EXISTING GRADE	GB	GRADE BREAK
00	PROPOSED GRADE	GI	GRATE INLET
AC	ASPHALT PAVEMENT	INV	INVERT
BFD	BACK FLOW DEVICE	NG	NATURAL GROUND
BS	BOTTOM OF STEP	POT	PATH OF TRAVEL
BW	BACK OF WALK	SCO	SEWER CANCEL OUT
BX	BOTTOM OF X	TC	TOP OF CURB
CAB	CABINET	TG	TOP OF GRADE
CF	CURB FACE	TS	TOP OF STEP
ELEC	ELECTRICAL	TX	TOP OF X
FC	FINISHED CONCRETE	WM	WATER METER
FF	FINISHED FLOOR		

ELECTRICITY	WASTE DISPOSAL
SOUTHERN CALIFORNIA EDISON	REPLICA SERVICE
1325 SOUTH GRAND AVENUE	1311 NORTH BLUE GUM STREET
SANTA ANA, CALIFORNIA 92705	ANAHEIM, CALIFORNIA 92806
PHONE: 800-655-4555	PHONE: 800-700-8610
GAS	SEWER AND WATER SERVICES
SOUTHERN CALIFORNIA GAS COMPANY	CITY OF GARDEN GROVE
12631 MONARCH STREET	11222 ACACIA PARKWAY
GARDEN GROVE, CALIFORNIA 92841	GARDEN GROVE, CALIFORNIA 92840
PHONE: 800-427-2200	PHONE: 714-741-5078

Site plan for the proposed playground and restroom facility. The plan shows a large area for a "PROPOSED RUBBER PLAYGROUND" and a smaller area for a "PROPOSED RUBBER PLAYGROUND". To the left, there is a "PROPOSED WOMEN'S RESTROOM", a "PROPOSED MECHANICAL ROOM", and a "PROPOSED MEN'S RESTROOM". The plan includes various annotations such as "EXISTING CONCRETE (PROTECT)", "ORANGE COUNTY BOUNDARY LINE", "CITY GARDEN GROVE BOUNDARY LINE", and "HASTER STREET". It also shows existing features like "AC PAVEMENT", "LAWN", "TREE", "CURB & GUTTER", and "POWER POLE". The plan is detailed with numerous elevation points and boundary lines.

ASSUMED ELEVATION
ELEVATION: 100.00'

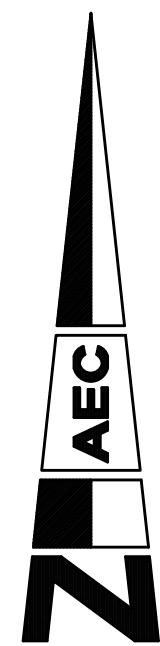
ZONE: 'A'
SPECIAL FLOOD HAZARD AREA WITHOUT
BASE FLOOD ELEVATION

PANEL NO. 06059C 0143J

DATED: DECEMBER 3, 2009

NO FIELD SURVEYING WAS PERFORMED TO
DETERMINE THIS ZONE AND AN ELEVATION
CERTIFICATE MAY BE NEEDED TO VERIFY
THIS DETERMINATION OR APPLY FOR
VARIANCE FROM THE FEDERAL EMERGENCY
MANAGEMENT AGENCY.

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



GRAPHIC SCALE

(IN FEET)
1 INCH = 10 FT.

- ① REMOVE EXISTING SIDEWALK
- ② CONSTRUCT NEW SIDEWALK PER ARCHITECTURAL SPECIFICATION
- ③ INSTALL NEW COBBLE STONE PER ARCHITECTURAL SPECIFICATION
- ④ ADJUST SEWER CLEAN OUT TO GRADE
- ⑤ INSTALL NEW RUBBER SLOPED SURFACE
- ⑥ REMOVE EXISTING RUBBER SURFACE
- ⑦ INSTALL NEW RUBBER SURFACE
- ⑧ RE-SOD AREA OF DISTURBANCE
- ⑨ REMOVE EXISTING BUILDING

ELECTRICAL SPECIFICATIONS

A. WIRE

1. CONDUCTOR SIZES SHOWN ON THE DRAWINGS ARE BASED ON COPPER WIRE. UNLESS OTHERWISE SPECIFIED, ALL WIRE SHALL BE TYPE XHHW FOR FEEDERS OR BRANCH CIRCUITS LARGER THAN 4 AWG, TYPE THHN/THW INSULATION FOR FEEDERS AND BRANCH CIRCUITS 4 AWG AND SMALLER. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER. SERVICE AND PANEL FEEDERS 1/0 AND LARGER MAY BE ALUMINUM, PROVIDED THE CONDUCTOR SIZES ARE INCREASED FOR EQUAL OR GREATER AMPACITY AND EQUAL OR LESS EQUIVALENT VOLTAGE DROP. INCREASE CONDUIT SIZE AS REQUIRED. THE WIRES SHALL BE MARKED WITH COLOR TO IDENTIFY CIRCUIT IDENTIFICATION. UNLESS OTHERWISE REQUIRED BY LOCAL ORDINANCES, GROUND WIRES SHALL BE GREEN, NEUTRAL WIRES SHALL BE WHITE, 277V, GRAY, AND LIVE WIRES 208Y/120V AND 120/240 SHALL BE BLACK (PHASE A), RED (PHASE B), AND BLUE (PHASE C). FOR 480Y/277V CIRCUITS, THE COLOR CODE SHALL BE BROWN (PHASE A), ORANGE (PHASE B), AND YELLOW (PHASE C). THE WIRE SHALL BE 1/2 INCH UNLESS OTHERWISE INDICATED. CIRCUIT SHALL BE LABELED IN EACH J-BOX.
2. WHERE ALUMINUM WIRE IS USED, ALUMINUM CONDUCTOR MATERIAL SHALL COMPLY WITH NEC 310-14 AND ALL CONNECTIONS AND TERMINATIONS SHALL BE TACHING COMPRESSION TYPE EQUAL TO BURNDY "H FLUG" OR "MACADAPT". NO EXCEPTIONS.
3. NO WIRE SHALL BE INSTALLED IN THE CONDUIT SYSTEM UNTIL THE CONDUIT SYSTEM IS COMPLETE. USE MINERALAC NO. 100 OR EQUIVALENT AS A LUBRICANT TO FACILITATE THE INSTALLATION OF THE CONDUCTORS IN THE CONDUIT SYSTEM.
4. SPLICES IN EXTERIOR PULL BOXES AND MANHOLES SHALL BE WEATHERPROOF USING "SCOTCHCAST" SPLICE KIT OR APPROVED EQUAL. SEAL ENDS OF CONDUITS AND DUCTS WITH "DUCTSEAL" OR APPROVED EQUAL.
5. PROVIDE SOLID CONDUCTOR FOR 12 AWG AND SMALLER.

B. WIRING DEVICES

1. WALL SWITCHES SHALL BE SPECIFICATION GRADE AC SILENT TYPE SWITCHES, 20A, 120/277VOLT.
2. RECEPTACLES SHALL BE SPECIFICATION GRADE, DUPLEX TYPE, NEMA 5-20R/30 AMPERE, 120 VOLT GROUNDED TYPE. SPECIAL APPLICATION RECEPTACLES SHALL BE INDICATED ON PLANS. MOUNT WITH THE GROUND DOWN.
3. DEVICE PLATES SHALL BE EQUAL TO SIERRA SMOOTH-LINE PLASTIC WALL PLATES. COLOR SHALL BE WHITE, UNLESS OTHERWISE NOTED.
4. RECEPTACLES IN OUTDOOR AND UET LOCATIONS SHALL BE INSTALLED WITH A HINGED OUTLET COVER/ENCLOSURE CLEARLY MARKED AND UL LISTED SUITABLE FOR UET LOCATIONS WHILE IN USE, EQUAL TO TATMAC SPECIFICATION GRADE.

C. SYSTEM GROUNDING

1. GROUNDING SHALL COMPLY WITH REQUIREMENTS OF ARTICLE 250. ALL EXPOSED NONCURRENT CARRYING METALLIC PARTS OF ELECTRICAL EQUIPMENT, METALLIC RACEWAY SYSTEMS, METALLIC CABLE JACKET, GROUNDING CONDUCTOR OR NONMETALLIC SHEATHED CABLES, GROUNDING CONDUCTOR IN NONMETALLIC RACEWAYS, AND GROUNDING CONDUCTORS OF THE WIRING SYSTEM SHALL BE GROUNDED.
2. GROUNDING CONDUCTOR (NEUTRAL) OF THE WIRING SYSTEM SHALL BE CONNECTED TO THE SYSTEM GROUNDING CONDUCTOR AT A SINGLE PLACE IN EACH SYSTEM BY REMOVABLE BONDING JUMPERS. SIZED ACCORDING TO THE APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE. THE GROUNDED CONDUCTOR (NEUTRAL) TO THE GROUNDING CONDUCTOR CONNECTION SHALL BE LOCATED IN THE ENCLOSURE FOR THE SYSTEM'S OVERCURRENT PROTECTION OR WHERE OTHERWISE INDICATED ON THE PLANS OR SPECIFICATIONS.
3. A GROUND BUS SEPARATE FROM THE NEUTRAL BUS SHALL BE PROVIDED IN ALL SWITCHBOARDS AND PANELBOARDS. GROUND BUS SHALL BE RETORQUED (CHECKED) PRIOR TO ENERGIZING EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
4. GROUND BUSES AND NEUTRAL BUSES IN ALL DISTRIBUTION PANELS, SWITCHBOARDS, PANELBOARDS, AND THOSE PROVIDED IN ANY EQUIPMENT SHALL BE ISOLATED EXCEPT WHERE REQUIRED TO BE CONNECTED AS SPECIFIED ABOVE FOR THE SERVICE ENTRANCE AND IN TRANSFORMER TERMINAL COMPARTMENTS.
5. WHEN INDICATED ON THE DRAWINGS, EQUIPMENT GROUNDING CONDUCTORS SHALL BE EXTENDED FROM THE GROUND BUS IN THE DISTRIBUTION EQUIPMENT TO THE RECEPTACLE, FIXTURE OR DEVICE LUGS WHERE THEY ARE PROVIDED. WHERE LUGS ARE NOT PROVIDED, EQUIPMENT GROUNDING CONDUCTORS SHALL BE CONNECTED TO EQUIPMENT ENCLOSURES. THE CONNECTIONS SHALL BE ARRANGED SUCH THAT REMOVAL OF THE RECEPTACLE, EQUIPMENT GROUND CONDUCTORS OR GROUND JUMPERS FROM GROUND BUSING SHALL NOT AFFECT THE GROUND SYSTEM.
6. RACEWAYS MAY NOT BE USED AS A GROUNDING CONDUCTOR FOR POWER AND LIGHTING CIRCUITS. ALL CONDUIT SHALL HAVE SEPARATE CODE SIZED GREEN GROUND WIRE INSTALLED IN THE CONDUIT TO INSURE A CONTINUOUS GROUNDING PATH.
7. IN INACCESSIBLE LOCATIONS, MAKE CONNECTIONS BY EXOTHERMIC WELD PROCESSES.
8. IN ACCESSIBLE LOCATIONS, CONNECTIONS SHALL BE MADE WITH BOLTED THROUGH, APPROVED SOLDERLESS BRONZE GROUNDING DEVICES.
9. BOND TOGETHER METAL SIDING NOT ATTACHED TO GROUNDED STRUCTURE BOND TO GROUND.

D. PANEL BOARDS

1. CIRCUIT BREAKER TYPE AS INDICATED ON DRAWINGS. UNLESS INDICATED OTHERWISE, ALL PANELS SHALL HAVE PANEL BOARD TYPE CONSTRUCTION WITH 80% ON CIRCUIT BREAKERS FOR 3 PANELS. MANUFACTURERS SHALL BE GENERAL ELECTRIC, SQUARE D, SIEMENS, CUTLER-HAMMER OR EQUAL WITH VOLTAGE, SIZES, AND RATINGS AS INDICATED ON DRAWINGS.
2. THE CIRCUIT BREAKERS SHALL BE OPERABLE IN ANY POSITION AND BE REMOVABLE FROM THE FRONT OF THE PANEL WITHOUT DISTURBING THE ADJACENT UNITS. BRANCH BREAKERS SHALL BE OF SUCH DESIGN THAT COMBINATION OF SINGLE-POLE, DOUBLE-POLE, AND THREE-POLE BREAKERS CAN BE ASSEMBLED ON THE SAME PANEL. EACH BRANCH CIRCUIT SHALL BE CLEARLY NUMBERED. BRANCH AND MAIN TERMINALS SHALL BE OF THE SOLDERLESS TYPE. HANDLE TIES TO FORM MULTI-POLE BREAKERS NOT ACCEPTABLE.
3. WIRE TERMINATION FOR PANEL BOARDS AND CIRCUIT BREAKERS SHALL BE LISTED AS SUITABLE FOR 75 DEGREES C.
4. PROVIDE A TYPEWRITTEN CIRCUIT INDEX BEHIND CLEAR PLASTIC COVER ON INSIDE OF DOOR. INFORMATION SHALL INCLUDE ROOM AND TYPE LOAD SERVED. ALL CIRCUIT BREAKERS SHALL BE IDENTIFIED, INCLUDING SPARES. INDEX CARD FRAME SHALL BE METAL, SECURED TO DOOR.
5. WHERE PANEL BOARDS ARE INSTALLED FLUSH WITH THE WALLS, EXTEND EMPTY CONDUITS FROM THE PANEL BOARD TO AN ACCESSIBLE SPACE ABOVE OR BELOW. PROVIDE 3/4" (MINIMUM SIZE) CONDUIT FOR EVERY THREE SINGLE SPARE CIRCUIT BREAKERS OR SPACE OR EQUIVALENT MULTI-POLE ARRANGEMENT, OR FRACTION THEREOF, BUT NOT LESS THAN TWO CONDUITS FOR EACH PANEL.
6. PANEL BOARDS TO BE PROVIDED WITH COPPER BUSING ONLY.
7. LOAD CENTERS SHALL NOT BE ALLOWED UNLESS NOTED OTHERWISE.
8. ALL NEW PANELBOARDS SHALL COMPLY WITH NEC ARTICLE 110.16. EQUIPMENT MANUFACTURERS SHALL PROVIDE WARNING LABELS FOR ALL PANELBOARDS, GENERATORS, AUTOMATIC TRANSFER SWITCHES, ETC TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS. THE MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICE, OR MAINTENANCE OF THE EQUIPMENT.

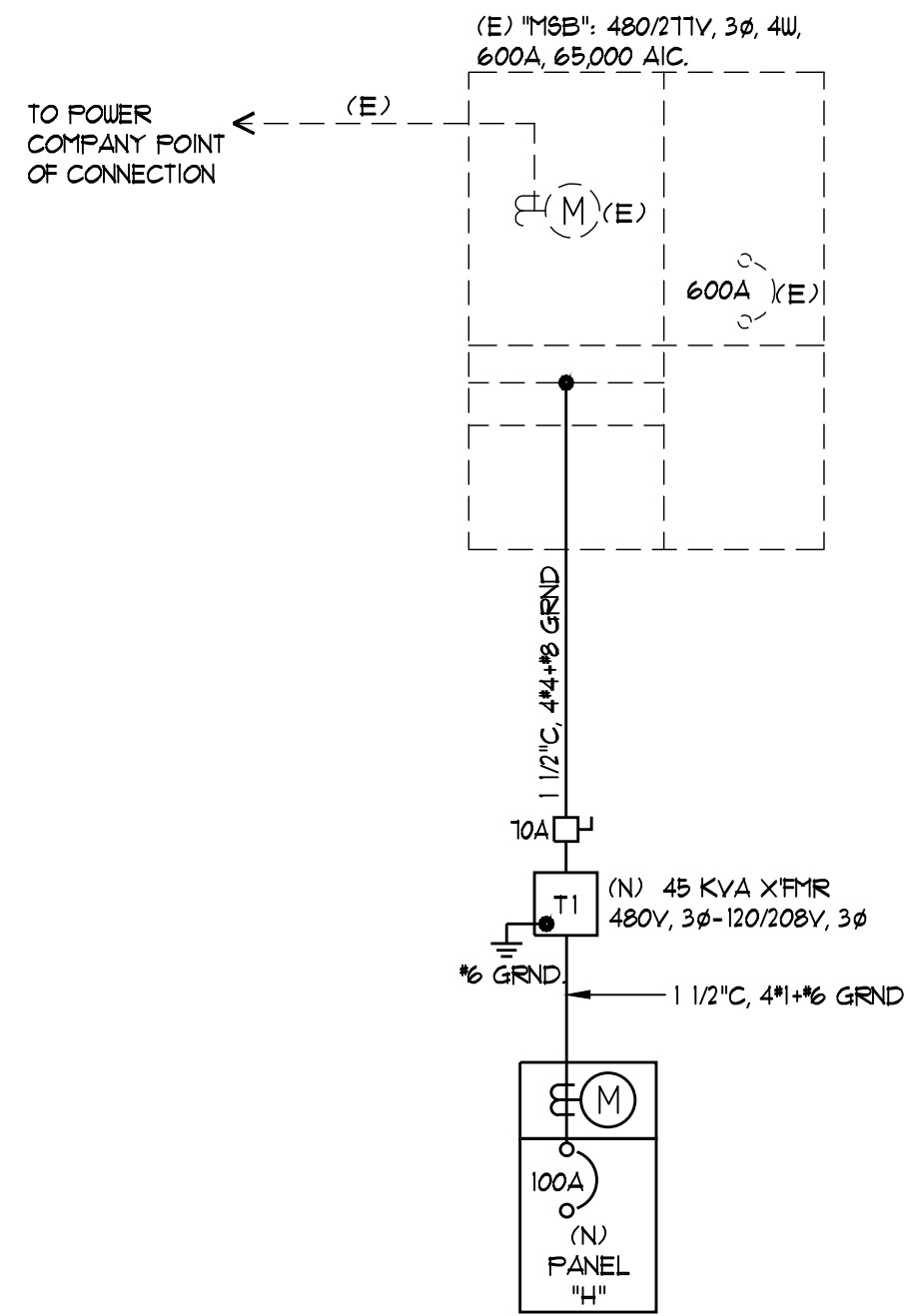
E. DRY TYPE TRANSFORMERS

1. MANUFACTURERS. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
- A. ACME ELECTRIC CORPORATION: POWER DISTRIBUTION PRODUCTS DIVISION.
- B. GE ELECTRICAL DISTRIBUTION & CONTROL.
- C. CUTLER-HAMMER.
- D. SQUARE D/GEORGE SCHNEIDER NA.
2. COILS: CONTINUOUS WINDINGS WITHOUT SPLICES, EXCEPT FOR TAPS.
- A. INTERNAL COIL CONNECTIONS - BRAZED OR PRESSURE TYPE.
- B. COIL MATERIAL - COPPER.
3. ENCLOSURE - VENTILATED, NEMA 250, TYPE 2 (NEMA 3R FOR OUTDOOR INSTALLATIONS).
4. INSULATION CLASS - 220 DEG C, UL-COMPONENT-RECOGNIZED INSULATION SYSTEM WITH A MAXIMUM OF 180 DEG C RISE ABOVE 40 DEG C AMBIENT TEMPERATURE.
5. TAPS FOR TRANSFORMERS 25 KVA AND LARGER - TWO 15 PERCENT TAPS ABOVE AND FOUR 25 PERCENT TAPS BELOW NORMAL FULL CAPACITY.
- WALL BRACKETS - MANUFACTURER'S STANDARD BRACKETS.
7. LOW-SOUND-LEVEL REQUIREMENTS - MINIMUM OF 3 DBA LESS THAN NEMA ST 30 STANDARD SOUND LEVELS WHEN FACTORY TESTED ACCORDING TO IEEE C57.12.91.

ELECTRICAL LEGEND

- Ⓜ JUNCTION BOX
- Ⓜ DISCONNECT SWITCH
- (E) EXISTING
- (N) NEW
- GRND. GROUND
- EXISTING
- NEW

NOTE: NOT ALL SYMBOLS MAY BE USED



SINGLE LINE DIAGRAM

GENERAL NOTES (AS APPLICABLE)

- A. REFER TO SINGLE LINE DIAGRAM FOR CONDUIT AND WIRE SIZES FOR SWITCHBOARDS, PANELBOARDS AND TRANSFORMERS.
- B. ELECTRICAL DISTRIBUTION EQUIPMENT SHOWN ARE BASED ON INDUSTRY STANDARD SIZES. CONTRACTOR SHALL VERIFY THAT THE FINAL EQUIPMENT SELECTION FITS IN THE ALLOCATED SPACE.
- C. REFERENCE LANDSCAPE ARCHITECTS DRAWINGS FOR ADDITIONAL INFORMATION.
- D. ALL UNDERGROUND CONDUIT SHALL BE INSTALLED A MINIMUM OF 24\"/>

ELECTRICAL PLAN KEYNOTES

- ① COORDINATE FOR EXACT LOCATION OF NEW XFRM.
- ② COORDINATE WITH SCE FOR EXACT LOCATION OF NEW METER.
- ③ NEW 100A PANEL BOARD (EATON BRP30B300R). COORDINATE WITH MANUFACTURER FOR MORE INFORMATION.

SCE SERVICE
REQUEST NO. 3942705

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12952 LAMPSON AVE
GARDEN GROVE, CA 92840

DIG ALERT
DIAL TOLL FREE
1-800-422-4133
48 HOUR PREPARED
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT BY NATIONWIDE CALIFORNIA

DATE

06-10-25

ELECTRICAL PLAN

REVISION DATES

SHEET

E-1



PLAY EQUIPMENT # 1



PLAY EQUIPMENT # 2



EXISTING RESTROOM BUILDING



CONCRETE WALL

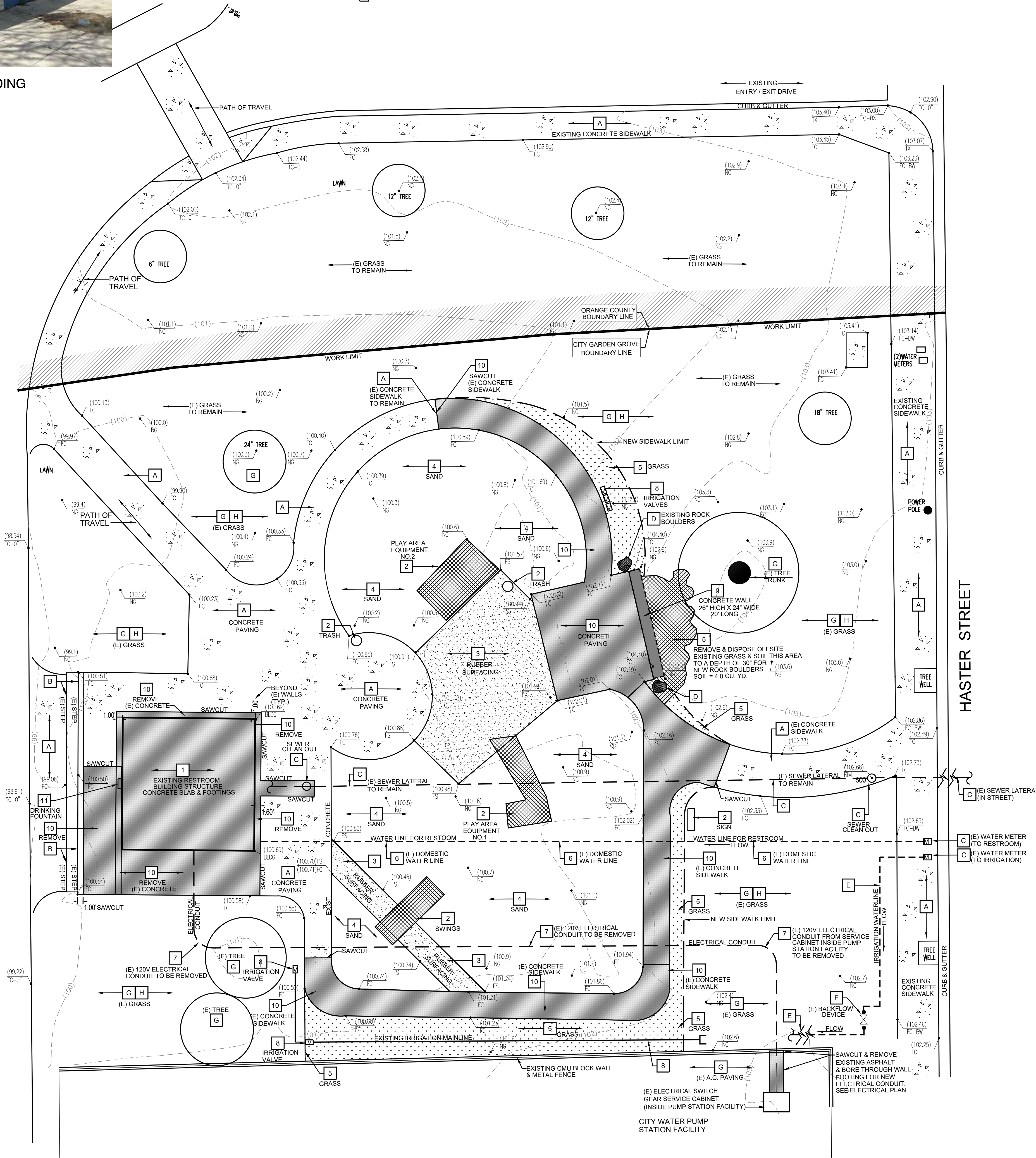


SWINGS



EXISTING GRASS AREA

- EXISTING FEATURES TO RETAIN (PROTECT IN PLACE):
- [A] CONCRETE SIDEWALK PAVING TO REMAIN
 - [B] CONCRETE STEPS AND METAL HANDRAILS TO REMAIN
 - [C] UTILITIES TO REMAIN
 - [D] ROCK BOULDERS SALVAGE FOR USE (TO BE RELOCATED)
 - [E] DOMESTIC WATER METER AND MAINLINE TO REMAIN
 - [F] DOMESTIC WATER BACK FLOW DEVICE TO REMAIN
 - [G] TREE & GRASS TO REMAIN
 - [H] IRRIGATION SYSTEM TO REMAIN



DEMOLITION & REMOVALS CALLOUTS:

- (EXISTING RESTROOM BUILDING) REMOVE AND DISPOSE OFFSITE ENTIRE STRUCTURE SYSTEM CONSISTING OF: CMU BLOCK WALLS, METAL & WOOD ROOFING SYSTEM, CONCRETE FLOOR SLAB & FOOTINGS, DOORS, PARTITIONS, ELECTRICAL AND WATER LINES / CONDUITS, PANEL & FIXTURES, ALL INTERIOR CABINETS, METAL STORAGE RACKS, PLUMBING FIXTURES ALL EQUIPMENT.
NOTE: (5) FEET AWAY FROM BUILDING, RETAIN FOR USE EXISTING SUB-SURFACE INFRASTRUCTURE SEWER LATERAL. CONNECT AND SECURE TIE INTO NEW RESTROOM BUILDING. (SEE CIVIL ENGINEERING PLAN C-1 & ROMTEC ARCHITECTURE BUILDING PLANS A-1, A-2.1 & A-2.2).
- (ALL PLAYGROUND EQUIPMENT) REMOVE AND DISPOSE OFFSITE ALL EXISTING PLAY EQUIPMENT, METAL STRUCTURE POSTS / STEPS / RAILINGS / PLATFORMS, SWINGS, SLIDES, METAL SIGN AND CONCRETE POST FOOTINGS AND ALL ANCHORING DEVICES.
- (ALL RUBBERIZED SURFACING) REMOVE AND DISPOSE OFFSITE ALL RUBBERIZED SURFACING WEAR LAYER AS WELL AS THE CUSHION LAYER TO A DEPTH OF (7" INCHES- MINIMUM). REMOVE AND DISPOSE EXISTING AGGREGATE BASE MATERIAL FOR NEW METAL POST CONCRETE FOOTINGS AND PLAY EQUIPMENT FEATURES
NOTE: REMAINING AGGREGATE MATERIAL CAN BE RE-USED AND RE-COMPACTED FOR NEW PLAY EQUIPMENT FALL ZONES.
(NOTE):
SEE DETAIL A SHEET LD-1 FOR AGGREGATE BASE MATERIAL COMPACTION RATES AND PLAY GROUND MANUFACTURER SPECIFICATIONS FOR ALL SAFETY FALL ZONES.
- (EXISTING SAND) REMOVE TO A DEPTH OF 7" (INCHES) DISPOSE AND REMOVE OFFSITE EXCESS MATERIAL. REMAINING SUB-GRADE SAND COMPACT FOR USE PER DETAIL B SHEET LD-1.
- (SOIL & GRASS AREAS TO BE REMOVED)
 - CUT, REMOVE AND DISPOSE OFFSITE EXISTING GRASS AND SOIL TO A DEPTH OF 12" (INCHES) FOR NEW CONCRETE PAVING AND 30" (INCHES) FOR ROCK BOULDERS. PREPARE AREAS FOR A NEW COMPACTED BASE, CONCRETE PAVING AND GROUTED COBBLESTONE.
 - REMOVE IRRIGATION LATERAL LINES AND SALVAGE POP-UP HEADS FOR CITY USE. PROVIDE NEW IRRIGATION SYSTEM WITH HEAD TO HEAD FULL COVERAGE AND THE OVER SPRAY ONTO SIDEWALKS

ANY DAMAGE TO EXISTING GRASS SHALL BE REPLACED BY THE CONTRACTOR WITH NEW BERMUDA SOD GRASS FROM WEST COAST TURF, INSTALL 1 1/4" THICK LAYER AND RAKE IN NEW SEED TOPPER AMENDMENTS FROM AGUINAGA GREEN.

- EXISTING DOMESTIC WATER LINE (FROM EXISTING WATER METER TO BUILDING) REMOVE AND REPLACE WITH NEW. SEE CIVIL ENGINEER SEE SHEET C-1.
- EXISTING ELECTRICAL WIRING / CONDUIT REMOVE AND REPLACE WITH NEW. SEE ELECTRICAL PLAN. EXISTING ASPHALT PAVING SAWCUT AND TUNNEL BORE UNDER CONCRETE FOOTING.
- EXISTING IRRIGATION MAINLINE, REMOTE CONTROL VALVES, SHUT OFF VALVE AND WIRING, REMOVE AND DISPOSE OFFSITE. SEE IRRIGATION PLAN FOR NEW MAINLINE AND EQUIPMENT LAYOUT & MATERIALS.
- EXISTING CONCRETE WALL AND FOOTING REMOVE AND DISPOSE OFFSITE.
- EXISTING CONCRETE PAVING, REBAR STEEL AND AGGREGATE BASE MATERIAL REMOVE AND DISPOSE OFFSITE.
- EXISTING DRINKING FOUNTAIN REMOVE AND DISPOSE OFFSITE. CAP AND REMOVE DOMESTIC WATER SERVICE LATERAL LINE.

GENERAL NOTES:
EXISTING PLAYGROUND NOTES: (FOR INFORMATIONAL PURPOSES ONLY- CONTRACTOR SHALL VERIFY PLAYGROUND EQUIPMENT ON-SITE PRIOR TO SUBMITTING BID COST PROPOSAL)

PROJECT MATERIALS TO BE REMOVED AND DISPOSED OFFSITE CONSIST OF BUT NOT LIMITED TO THE FOLLOWING:

PLAYGROUND EQUIPMENT NUMBER # 1
APPROXIMATELY AREA IS (14' FOOT) X (8' FOOT)
QUANTITY OF (10) TEN STRUCTURAL METAL POSTS WITH BELOW GRADE CONCRETE FOOTINGS, SLIDES, METAL STEPS, PLATFORMS, RAILINGS, BALANCE POLES, METAL / AND METAL ANCHORING AND FASTENERS.

PLAYGROUND EQUIPMENT # 2
APPROXIMATELY AREA IS (8' FOOT) X (8' FOOT)
QUANTITY OF (8) EIGHT STRUCTURAL METAL POSTS WITH BELOW GRADE CONCRETE FOOTINGS, SLIDES, METAL STEPS, PLATFORMS, RAILINGS AND METAL ANCHORING AND FASTENERS.

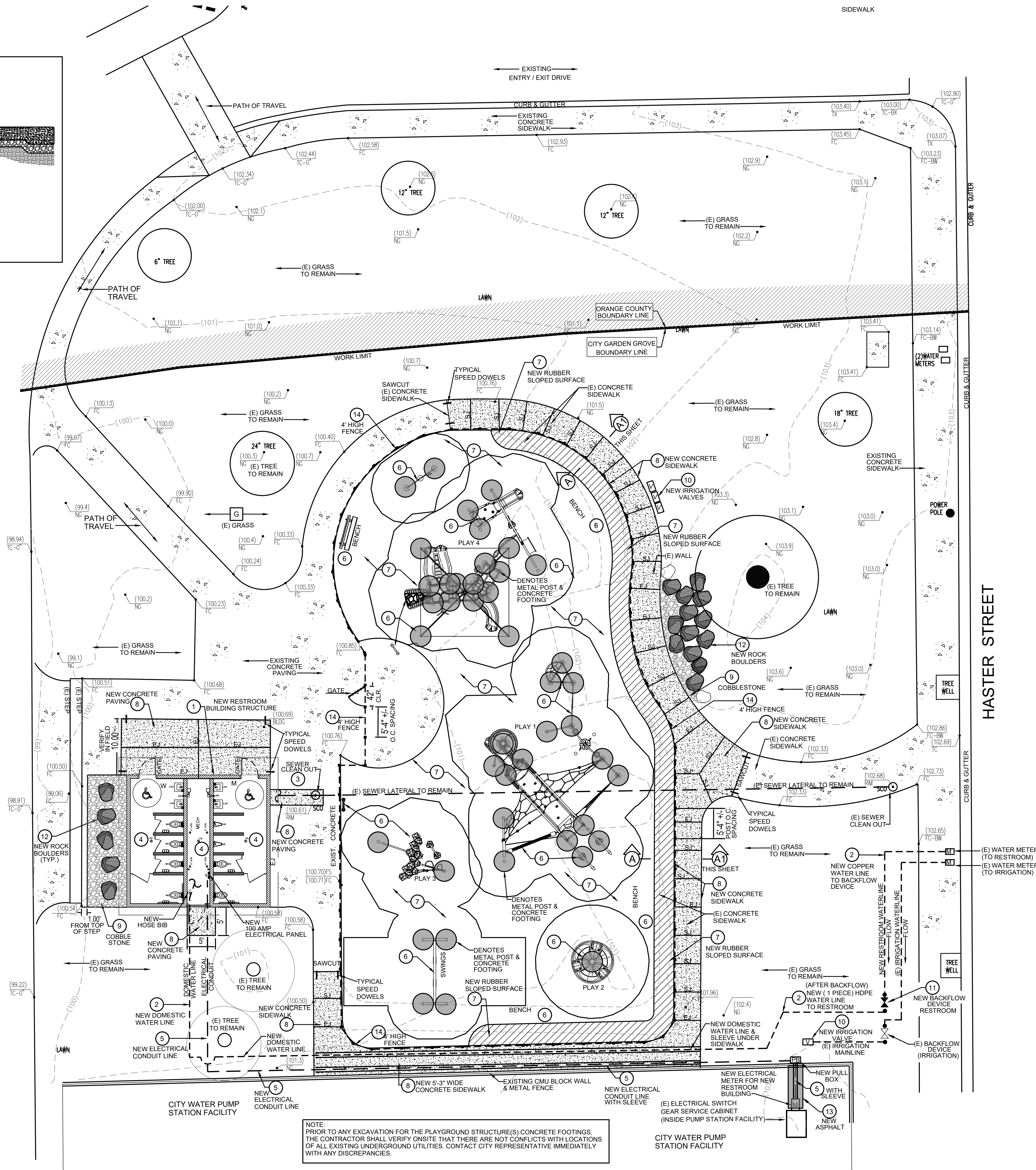
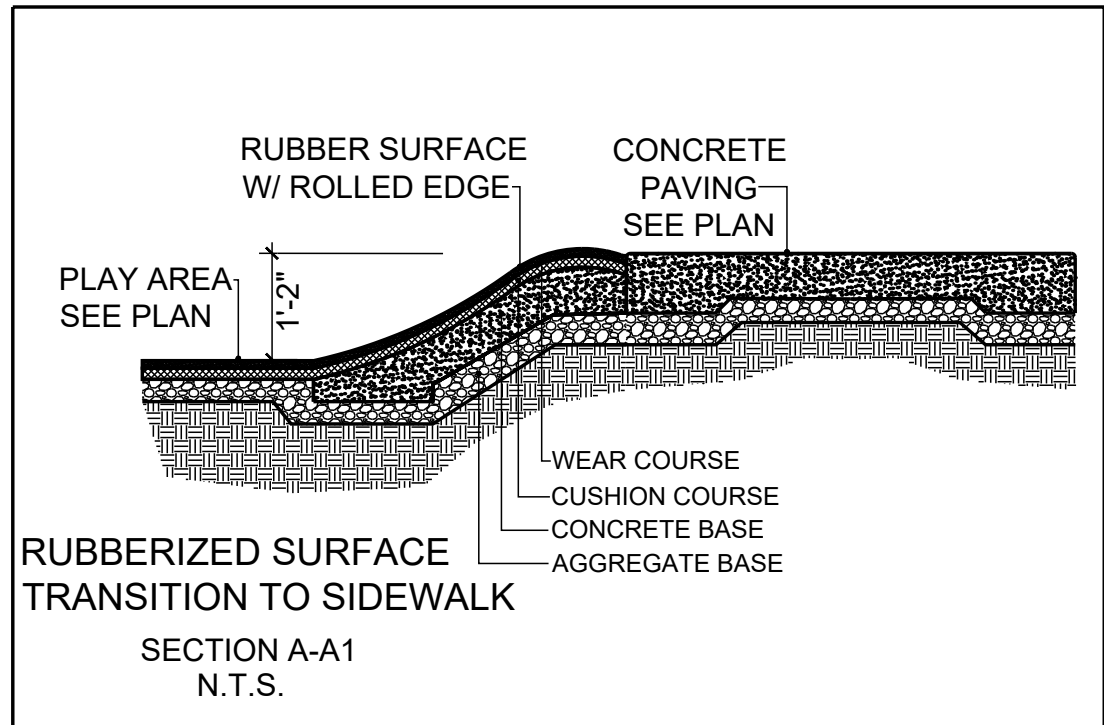
MISCELLANEOUS ITEMS
(1) SWING SET WITH (4) FOUR STRUCTURAL METAL POSTS WITH BELOW GRADE CONCRETE FOOTINGS, METAL RAILINGS, METAL CHAINS, SEATS AND METAL ANCHORING AND FASTENERS

- (1) METAL PLAYGROUND SAFETY SIGN
- (2) METAL TRASH RECEPTACLES



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

DRAWN:	R.J.M	RMA INTERNATIONAL LANDSCAPE ARCHITECTURE & PLANNING 315 3 RD STREET SUITE N HUNTINGTON BEACH, CA 92648 P (562) 618-9119 EMAIL: rmalandscape@gmail.com	HASTER BASIN PARK 12952 LAMPSON AVE GARDEN GROVE, CA 92840	 DIG ALERT DIAL TOLL FREE 1-800-422-4133 BEFORE YOU DIG UNDERGROUND UTILITY ALERT OF SOUTHERN CALIFORNIA	 REGISTERED LANDSCAPE ARCHITECT No. 3465 Exp. 07-31-25 JAMES M. RAY STATE OF CALIFORNIA	DATE	DEMOLITION PLAN	
CHECKED:	R.J.M					07-30-25		
APPR.:							REVISION DATES	SHEET L-1



NEW CONSTRUCTION MATERIAL CALLOUTS:

- COORDINATE DELIVERY TO JOBSITE AND INSTALL CITY FURNISHED PRE-ENGINEERED RESTROOM BUILDING BLOCK WALLS & ROOF STRUCTURE, SKYLIGHTS, VENTS, METAL DOORS, GATES, PARTITIONS, AND ALL EQUIPMENT, PLUMBING, ELECTRICAL, PLUMBING FIXTURES, HARDWARE AND ALL ACCESSORY COMPONENTS BY: ROMTEC COMPANY CONTACT: HOLLY LAWTON PHONE: (541)-496-3541 EXT. 222
NOTE: CONTRACTOR SHALL TEMPORARY MARK LOCATE AND VERIFY PLACEMENT OF ALL EXTERIOR WALLS OF THE BUILDING STRUCTURE WITH CITY REPRESENTATIVE PRIOR TO FINAL INSTALLATION. REFER TO ROMTEC ARCHITECTURAL AND STRUCTURAL PLAN & DETAIL SHEETS 1 TO 38 FOR BUILDING LAYOUT, MATERIALS AND DETAIL DRAWINGS. SEE CIVIL PLAN C-2 FOR RESTROOM FINISH FLOOR ELEVATION.
- FURNISH, INSTALL AND SECURE CONNECTIONS FOR NEW DOMESTIC WATER LATERAL FROM (EXISTING) WATER METER TO NEW RESTROOM BUILDING AS SHOWN ON THE PLAN. NOTE ALL WATER LATERAL LINES UNDER ALL PAVING SHALL HAVE A SLEEVE 2X'S THE LINE SIZE.
- FURNISH, INSTALL AND SECURE CONNECTIONS FOR NEW SEWER LATERAL FROM (EXISTING) CLEANOUT TO RESTROOM BUILDING AS SHOWN ON CIVIL ENGINEER PLAN SHEET C-2
- FURNISH, INSTALL AND SECURE CONNECTIONS FOR STORM DRAIN CONNECTION OF RESTROOM BUILDING FLOOR DRAINS AS SHOWN ON CIVIL ENGINEER PLAN SHEET C-2
- FURNISH AND INSTALL NEW ELECTRICAL SERVICE LINE FROM (EXISTING) SWITCH GEAR SERVICE CABINET AT PUMP HOUSE SITE TO NEW RESTROOM BUILDING STRUCTURE WITH PULLBOX(S) AS SHOWN ON THE ELECTRICAL ENGINEERING PLAN SHEET E-1.
NOTE: ALL CONDUIT UNDER ALL PAVING SHALL HAVE A CONDUIT 1 1/2" DIAMETER IN SIZE.
- COORDINATE DELIVERY TO JOBSITE AND INSTALL CITY FURNISHED PLAY GROUND EQUIPMENT, SEAT BENCHES, TRASH RECEPTACLES AND SIGNAGE BY INNOVATIVE PLAYGROUNDS AND BURKE COMPANIES CONTACT: VANESSA LARIOS (562)-693-5200.
NOTE: CONTRACTOR SHALL TEMPORARY MARK LOCATE AND VERIFY PLACEMENT OF ALL PLAY EQUIPMENT WITH SAFETY ZONES ONSITE WITH CITY REPRESENTATIVE PRIOR TO FINAL INSTALLATION. REFER TO INNOVATIVE PLAYGROUND LAYOUT, MATERIALS AND DETAIL DRAWINGS (ATTACHED IN PLAN SET (PG-1SHEET))
- (PLAYGROUND AREA)-FURNISH AND INSTALL NEW PLAYGROUND RESILIENT SURFACING TOTURF POURED IN PLACE (PIP) EPDM RUBBER GRANULE SAFETY SURFACING MATERIAL LAYERS OVER COMPACTED BASE BY: ROBERTSON RECREATIONAL SURFACES COMPANY (800)-858-0519 (OR APPROVED EQUAL)
TPV SUPREME COLOR: GEZOLAN 50% BLACK AND 25% STANDARD GREEN # RH10 AND 25% PALE GREY # RH65. SEE DETAIL B SHEET LD-1 & SECTION A-A1 THIS SHEET FOR GRADIENT TRANSITION TO CONCRETE SIDEWALK. NOTE: ALL SURFACING SHALL BE FLUSH TO ALL ADJACENT CONCRETE PAVING (TYPICAL).
- CONSTRUCT NEW 6" THICK NATURAL GRAY CONCRETE PAVING WITH STEEL REINFORCEMENT OVER 90% COMPACTED CAB BASE.
FINISH TO BE: LIGHT BROOM FINISH
NOTE: FURNISH AND INSTALL GREENSTREAK SPEED DOWELS AT 12" (INCH) O.C. SPACING TO ENTIRE LENGTH(S) OF ALL NEW TO EXISTING CONCRETE PAVING EDGE INTERFACE, PER MANUFACTURER SPECIFICATION.
SYMBOL ON PLAN REPRESENTS BEGINNING AND END POINTS OF WHERE SPEED DOWELS ARE TO BE INSTALLED. SEE DETAIL A SHEET LD-1
- FURNISH AND INSTALL 3" TO 6" DIAMETER SUNBURST COBBLESTONE GROUT IN PLACE SEE DETAIL F SHEET LD-1
- IRRIGATION SYSTEM- FURNISH AND INSTALL 1" REMOTE CONTROL VALVE WITH SHUT OFF BALL VALVE AT EACH LOCATION. INSTALL NEW PVC MAINLINE AND LATERAL LINES AS SHOWN ON THE IRRIGATION PLAN.
- FURNISH AND INSTALL NEW BACKFLOW DEVICE WITH LOCKING CAGE. SEE DETAIL G, SHEET ID-1. INSTALL PER CITY BUILDING CODE REQUIREMENT AND STANDARDS.
- FURNISH AND INSTALL (18) EIGHTEEN NEW ROUND 3'-6" DIAMETER WIDE X 2'-6" HIGH GRANITE "DESERT SAND" BOULDERS FROM SOUTHWEST BOULDER AND STONE PHONE: (714)-882-1010 (OR APPROVED EQUAL)
- FURNISH AND INSTALL NEW COMPACTED BASE AND ASPHALT PAVING
- FURNISH AND INSTALL NEW 4' (FOOT) HIGH METAL FENCING WITH SWING GATE SEE DETAILS D & E, SHEET LD-1.

E.J. = FULL DEPTH EXPANSION JOINT WITH CAULKING
S.J. = SAWCUT JOINT
SEE DETAIL A SHEET LD-1 FOR CONCRETE PAVING DETAIL

NOTES TO CONTRACTOR:

- CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION / REMOVAL AND DISPOSAL OFFSITE ALL EXISTING UTILITIES NOTED ON THE PLANS, AND ALL NEW POINT OF CONNECTIONS AND UTILITY TIES RELATING TO SEWER, WATER, ELECTRICAL AND STORM DRAINS ONSITE TO NEW RESTROOM BUILDING.
- FOR NEW UTILITIES RELATED TO THE RESTROOM BUILDING SEE ROMTEC MANUFACTURER PLANS AND CIVIL ENGINEER PLANS.
- FOR NEW TIE IN CONNECTION FOR ELECTRICAL AND NEW 200 AMP SUB-PANEL SEE ROMTEC MANUFACTURER PLANS AND ELECTRICAL ENGINEER PLANS.
- CONTRACTOR SHALL VERIFY AND STAKE LOCATE IN THE FIELD ALL EXISTING UTILITY LINES INCLUDING SEWER FOR USE AND VERIFY WITH THE CITY REPRESENTATIVE THERE ARE NO DISCREPANCIES WITH NEW POST / FOOTINGS LAYOUT FOR NEW PLAYGROUND STRUCTURE SYSTEMS.
- EXISTING WATER LINE UNDER PLAYGROUND AREA TO BE REMOVED TO EXISTING WATER METER. SEE CIVIL PLAN.
- EXISTING ELECTRICAL CONDUIT WITHIN PROJECT LIMITS SHALL BE REMOVED AND DISPOSED OFFSITE AND REPLACED WITH NEW..
- (EXISTING SEWER LATERAL FROM NEW RESTROOM TO STREET) CONTRACTOR SHALL CLEAN ALL DEBRIS AND SEDIMENT BY MEANS OF WATER JETTING PRIOR TO FINAL INSPECTION.
- ALL SAWCUTS TO EXISTING CONCRETE PAVING SHALL BE AT THE NEAREST CONTROL JOINT.

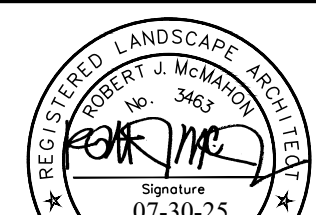


SCALE: 1/8"=1'-0"

DRAWN:	R.J.M
CHECKED:	R.J.M
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HASTER BASIN PARK
12952 LAMPSON AVE
GARDEN GROVE, CA 92840



DATE

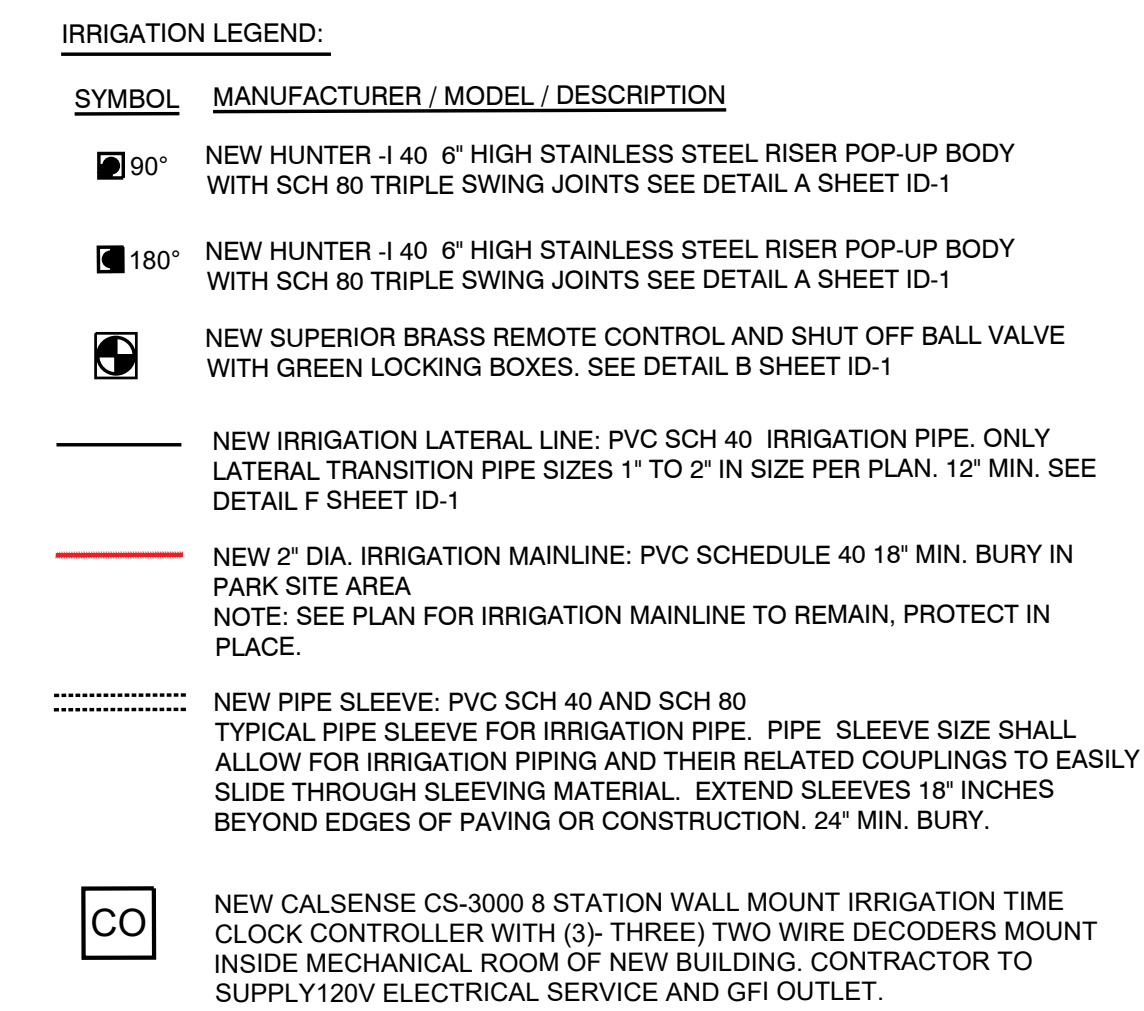
07-30-25

CONSTRUCTION PLAN

REVISION DATES

SHEET

L-2



GENERAL IRRIGATION NOTES

1. ANY BROKEN REMOTE CONTROL VALVES, QUICK COUPLERS, GREEN VALVE BOXES WITH LOCKING COVERS, MOISTURE SENSORS, WIRING, POP-UP SPRAY HEADS, SWING JOINTS, LATERALS, SLEEVES AND MAINLINE DAMAGED WITHIN THE ENTIRE PARK SITE DURING THE PROJECT SHALL BE REPLACED "IN KIND" WITH NEW FROM SAME MANUFACTURER PART MODEL PRODUCT NUMBER AND SIZE.
2. FOR THE DURATION OF THE LANDSCAPE RESTORATION PROJECT THE CONTRACTOR SHALL WATER AND MONITOR REMOTE CONTROL VALVES AND TIME CLOCK CONTROLLER SCHEDULES TO ALL AREAS WITHIN THE ENTIRE PARK SITE.
3. CONTRACTOR SHALL ENSURE AND DEMONSTRATE TO CITY REPRESENTATIVE THAT THE PARK SITE HAS 100% HEAD TO HEAD FULLY IRRIGATED COVERAGE. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, ALL HEADS, PIPING, REMOTE CONTROL VALVES, QUICK COUPLER AND MOISTURE SENSORS NECESSARY TO COMPLETE THE SYSTEM.
4. EXISTING MAINLINE IS PVC SCH 80 PIPING WITH CONTROL WIRES UNDER PAVING IN SEPARATE SLEEVES. ALL SLEEVES ARE AT DEPTH OF 18" MINIMUM BELOW EXISTING GRADE
5. EXISTING LATERAL LINE IS PVC SCH 40 PIPING UNDER PAVING. MINIMUM OF 12" BELOW EXISTING GRADE.
6. CONTRACTOR SHALL REMOVE ALL DAMAGED AND REJECTED IRRIGATION EQUIPMENT , FROM THE SITE AT THE TIME OF REJECTION BY THE CITY REPRESENTATIVE AND REPLACE WITH NEW "IN KIND".
7. ALL EXISTING SPRINKLER HEADS ARE SET PERPENDICULAR TO FINISH GRADE.
8. THE PLAN IS DIAGRAMMATIC. ALL PIPING, VALVES, OR OTHER SIMILAR APPURTENANCES SHOWN IN PAVED AREAS IS FOR DESIGN AND GRAPHIC CLARIFICATION AND SHALL BE INSTALLED IN IRRIGATED TURF AREAS. ALL VALVES AND BOXES
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS / FENCING, PAVING, STRUCTURES AND UNDERGROUND UTILITIES OF THE SITE. COORDINATE WORK WITH OTHER TRADES AND CONTRACTORS FOR THE LOCATION AND INSTALLATION OF ALL IRRIGATION EQUIPMENT . REPAIR AND/OR REPLACE ALL ITEMS DAMAGED BY WORK PERFORMED AT HIS OWN COST .
10. WHEN IT IS OBVIOUS THAT THE FIELD CONDITIONS VARY FROM THE DRAWINGS AND THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT HAVE NOT BEEN INDICATED ON THE DRAWINGS, SUCH ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY NECESSARY REVISIONS IN THE EVENT THAT THIS NOTIFICATION IS NOT HEEDED.
11. CONTRACTOR SHALL FLUSH MAINLINE, LATERAL LINES AND ADJUST ALL EXISTING SPRINKLER HEADS AND VALVES FOR THEIR OPTIMUM OPERATION AS NECESSARY.
12. THE IRRIGATION SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE OF 45 PSI AND A MAXIMUM FLOW DEMAND OF 65 GPM. VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE SHOWN ON THE PLANS AND THE PRESSURE READING IN THE FIELD TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED HEREIN SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
14. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION
15. REFER TO DEMOLITION, CONSTRUCTION AND CIVIL ENGINEER'S GRADING PLAN FOR ADDITIONAL INFORMATION

M

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

DRAWN: R.J.M	RMA INTERNATIONAL LANDSCAPE ARCHITECTURE & PLANNING 315 3 RD STREET SUITE N HUNTINGTON BEACH, CA 92648 P (562) 618-9119 EMAIL: rmlandscape@gmail.com	HASTER BASIN PARK 12952 LAMPSON AVE GARDEN GROVE, CA 92840	DIG ALERT  CALL TOLL FREE 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG Signature: [Signature] 08-05-25 08-31-26 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA		DATE	IRRIGATION PLAN	
CHECKED: R.J.M					08-05-25		
APPR.:							
					REVISION DATES		SHEET
					L-3		

DESIGN SUMMARY

Innovative Playgrounds is very pleased to present this Proposal for consideration for the Haster Basin Park located in Garden Grove, BCI Burke Company, LLC has been providing recreational playground equipment for over 100 years and has developed the right mix of world-class capabilities to meet the initial and continuing needs of City of Garden Grove. We believe our proposal will meet or exceed your project's requirements and will deliver the greatest value to you.

The following is a summary of some of the key elements of our Proposal:

- Project Name: Haster Basin Park
- Project Number: 513-188617-2
- User Capacity: 144
- Age Groups: 5 to 12, 2 to 5, 2 to 12
- Dimensions: 104' 1"x58' 0"
- Designer Name: Luke Schueler

Innovative Playgrounds has developed a custom playground configuration based on the requirements as they have been presented for the Haster Basin Park playground project. Our custom design will provide a safe and affordable playground environment that is aesthetically pleasing, full of fun for all users and uniquely satisfies your specific requirements. In addition, proposal # 513-188617-2 has been designed with a focus on safety, and is fully compliant with ASTM F1487 and CPSC playground safety standards.

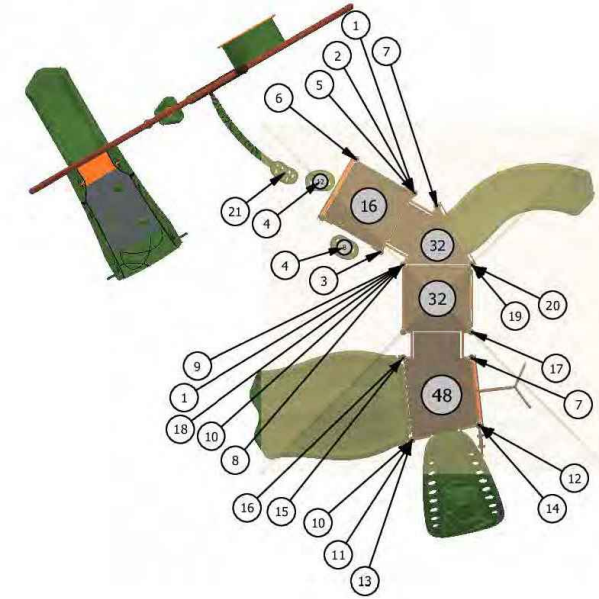
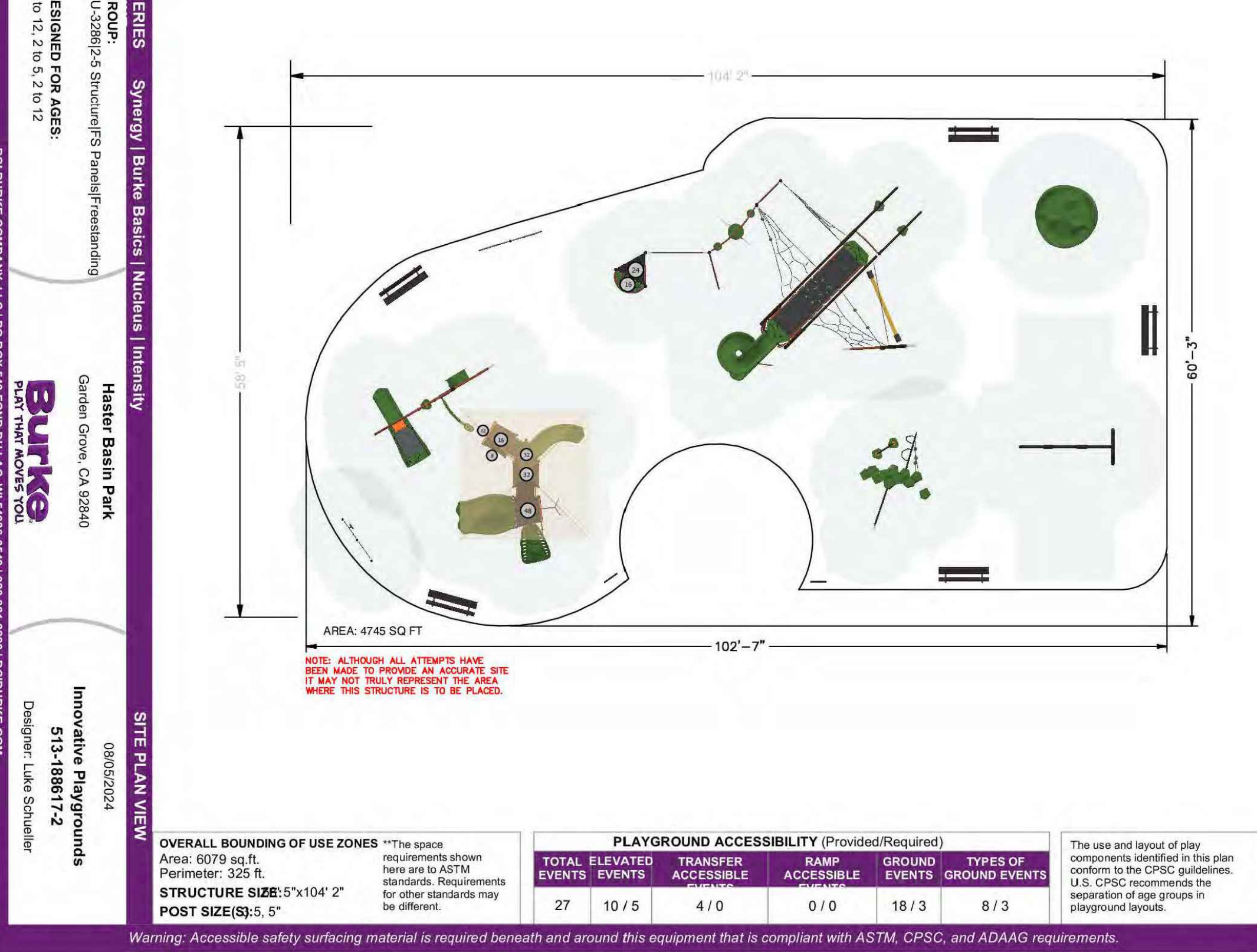
We invite you to review this proposal for the Haster Basin Park playground project and to contact us with any questions that you may have.

Thank you in advance for giving us the opportunity to make this project a success.

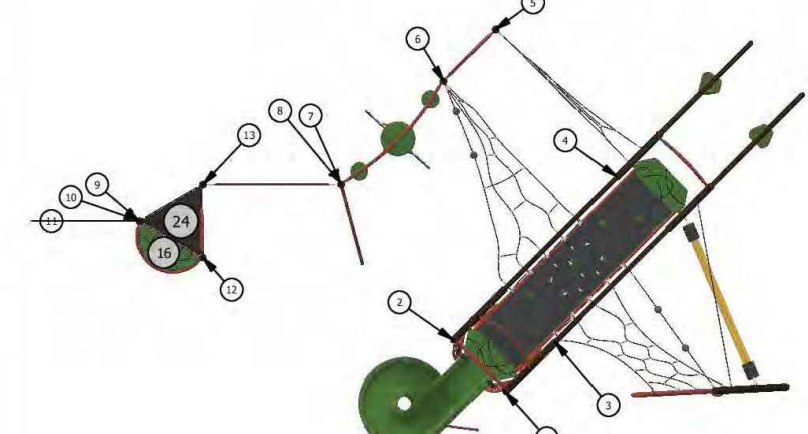
Proposal 513-188617-2 | 8/5/2024



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DEMOLITION / REMOVALS CALLOUTS:

- 1** (ALL PLAYGROUND EQUIPMENT) REMOVE AND DISPOSE OFFSITE ALL EXISTING PLAY EQUIPMENT, METAL SHADE STRUCTURES, METAL POSTS / STEPS / RAILINGS / PLATFORMS, SWINGS, SLIDES, CLIMB WALL, METAL SIGN AND CONCRETE POST FOOTINGS AND ALL ANCHORING DEVICES.
- 2** (ALL RUBBERIZED SURFACING) REMOVE AND DISPOSE OFFSITE ALL RUBBERIZED SURFACING WEAR LAYER AS WELL AS THE CUSHION LAYER TO A DEPTH OF (7" INCHES-MINIMUM). REMOVE EXISTING AGGREGATE BASE MATERIAL FOR NEW METAL POST CONCRETE FOOTINGS AND PLAY EQUIPMENT LAYOUT
NOTE: EXISTING AGGREGATE MATERIAL CAN BE RE-USED AND RE-COMPACTED FOR NEW PLAY EQUIPMENT FALL ZONES.
(NOTE):
SEE DETAIL B SHEET LD-1 FOR AGGREGATE BASE MATERIAL COMPACTION RATES AND PLAY GROUND MANUFACTURER SPECIFICATIONS FOR ALL SAFETY FALL ZONES.
- 3** (GRASS AREAS TO BE REMOVED)
- a. CUT, REMOVE AND DISPOSE OFFSITE EXISTING GRASS AND SOIL TO A DEPTH OF 7" (INCHES). PREPARE AREAS FOR A NEW COMPACTED BASE AND CONCRETE PAVING FOR NEW CONCRETE PAVING WALKWAY.
- b. REMOVE IRRIGATION LATERAL LINES AND SALVAGE POP-UP HEADS FOR CITY USE. PROVIDE NEW IRRIGATION SYSTEM WITH HEAD TO HEAD FULL COVERAGE AND THE OVER SPRAY ONTO SIDEWALKS OR DRIVEWAYS
- ANY DAMAGE TO EXISTING GRASS SHALL BE REPLACED BY THE CONTRACTOR WITH NEW BERMUDA SOD GRASS FROM WEST COAST TURF, INSTALL 1 /4" THICK LAYER AND RAKE IN NEW SEED TOPPER AMENDMENTS FROM AGUINAGA GREEN
- 4** REMOVE AND DISPOSE OFFSITE EXISTING METAL TRASH CONTAINERS (2) TWO

EXISTING FEATURES TO RETAIN (PROTECT IN PLACE):

- A** CONCRETE SIDEWALK PAVING TO REMAIN
- B** CONCRETE MOW CURB AROUND PLAYGROUND PERIMETER TO REMAIN
- C** CONCRETE BLOCK WALL WITH PAINTED MURAL TO REMAIN
- D** UTILITIES TO REMAIN
- E** METAL BOLLARDS TO REMAIN
- F** (2) TWO CONCRETE PICNIC BENCHES TO REMAIN
- G** DOMESTIC WATER METER TO REMAIN
- H** WATER BACK FLOW DEVICE TO REMAIN
- I** TREES, GRASS & AND IRRIGATION SYSTEM TO REMAIN

EXISTING PLAYGROUND NOTES: (FOR INFORMATIONAL PURPOSES ONLY- CONTRACTOR SHALL VERIFY PLAYGROUND EQUIPMENT ON-SITE PRIOR TO SUBMITTING BID COST PROPOSAL)

PROJECT MATERIALS TO BE REMOVED AND DISPOSED OFFSITE CONSIST OF BUT NOT LIMITED TO THE FOLLOWING:

PLAYGROUND EQUIPMENT NUMBER # 1
APPROXIMATELY AREA IS (18' FOOT) X (20' FOOT)
QUANTITY OF (13) THIRTEEN STRUCTURAL METAL POSTS WITH BELOW GRADE CONCRETE FOOTINGS, CANVAS SHADE CANOPY STRUCTURE, SLIDES, METAL STEPS, PLATFORMS, RAILINGS, BALANCE POLES, METAL / PLASTIC CLIMBING WALL AND METAL ANCHORING AND FASTENERS.

PLAYGROUND EQUIPMENT # 2
APPROXIMATELY AREA IS (15' FOOT) X (16' FOOT)
QUANTITY OF (14) FOURTEEN STRUCTURAL METAL POSTS WITH BELOW GRADE CONCRETE FOOTINGS, CANVAS SHADE CANOPY STRUCTURE, SLIDES, METAL STEPS, PLATFORMS, RAILINGS AND METAL ANCHORING AND FASTENERS.

MISCELLANEOUS ITEMS
(1) SWING SET WITH (4) FOUR STRUCTURAL METAL POSTS WITH BELOW GRADE CONCRETE FOOTINGS, METAL RAILINGS, METAL CHAINS, SEATS AND METAL ANCHORING AND FASTENERS

(1) METAL TETHERBALL STRUCTURAL POST WITH BELOW GRADE CONCRETE FOOTING.

(1) METAL PLAYGROUND SAFETY SIGN

(2) METAL TRASH RECEPTACLES



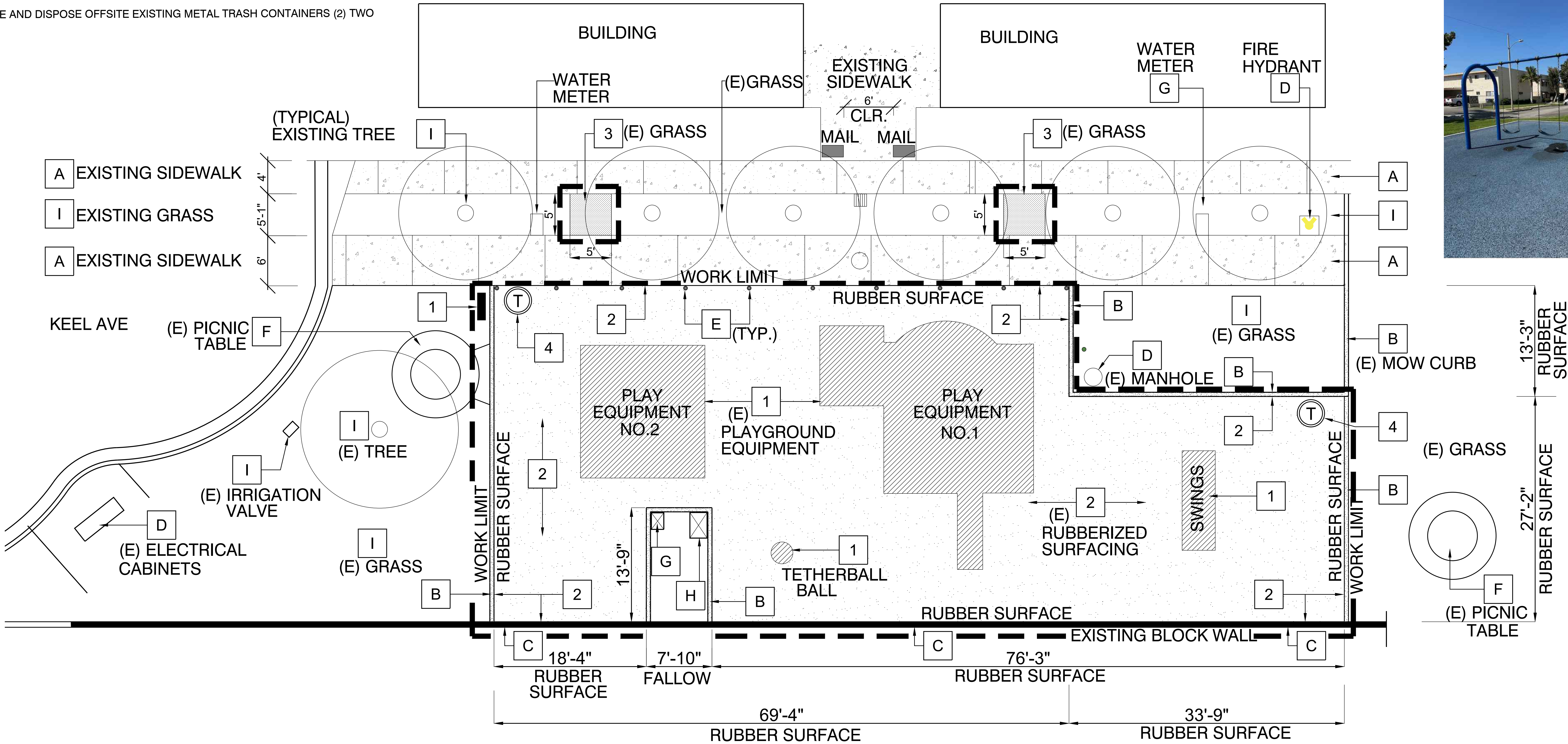
PLAY EQUIPMENT # 1



PLAY EQUIPMENT # 2



SWINGS



DRAWN:	R.J.M
CHECKED:	R.J.M
APPR.:	

RMA INTERNATIONAL
LANDSCAPE ARCHITECTURE & PLANNING
315 3 RD STREET SUITE N
HUNTINGTON BEACH, CA 92648
P (562) 618-9119 EMAIL: rmalandscape@gmail.com

CITY OF GARDEN GROVE
JARDIN DE LOS NINOS PARK



DATE
08-05-25

DEMOLITION PLAN

REVISION DATES

SHEET

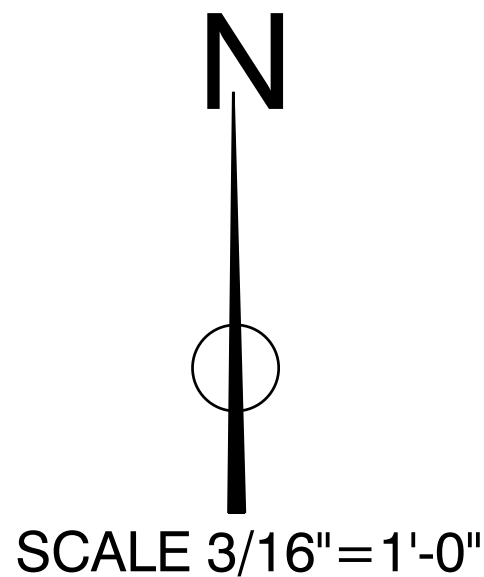
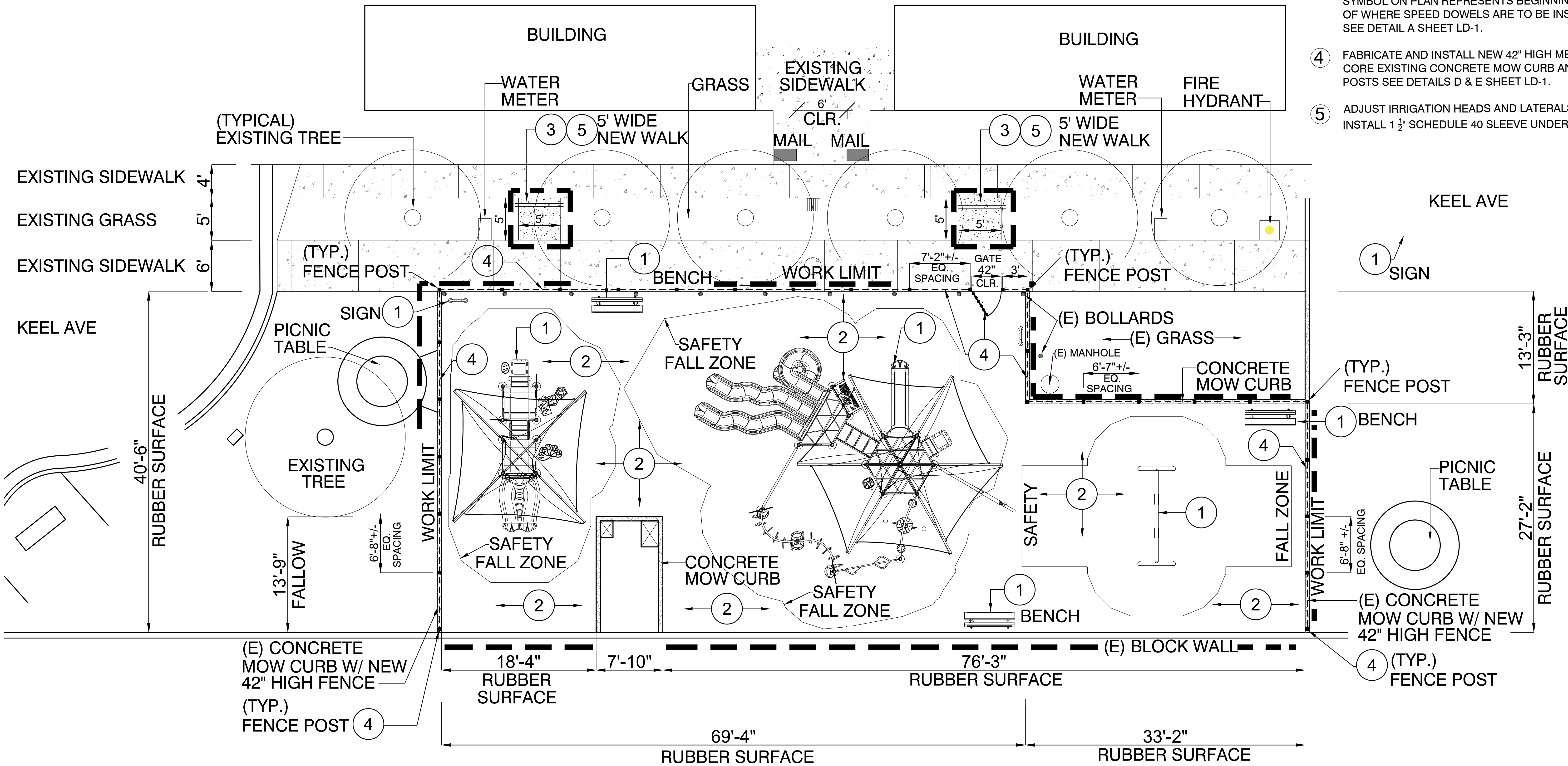
L-1

NOTES TO CONTRACTOR:

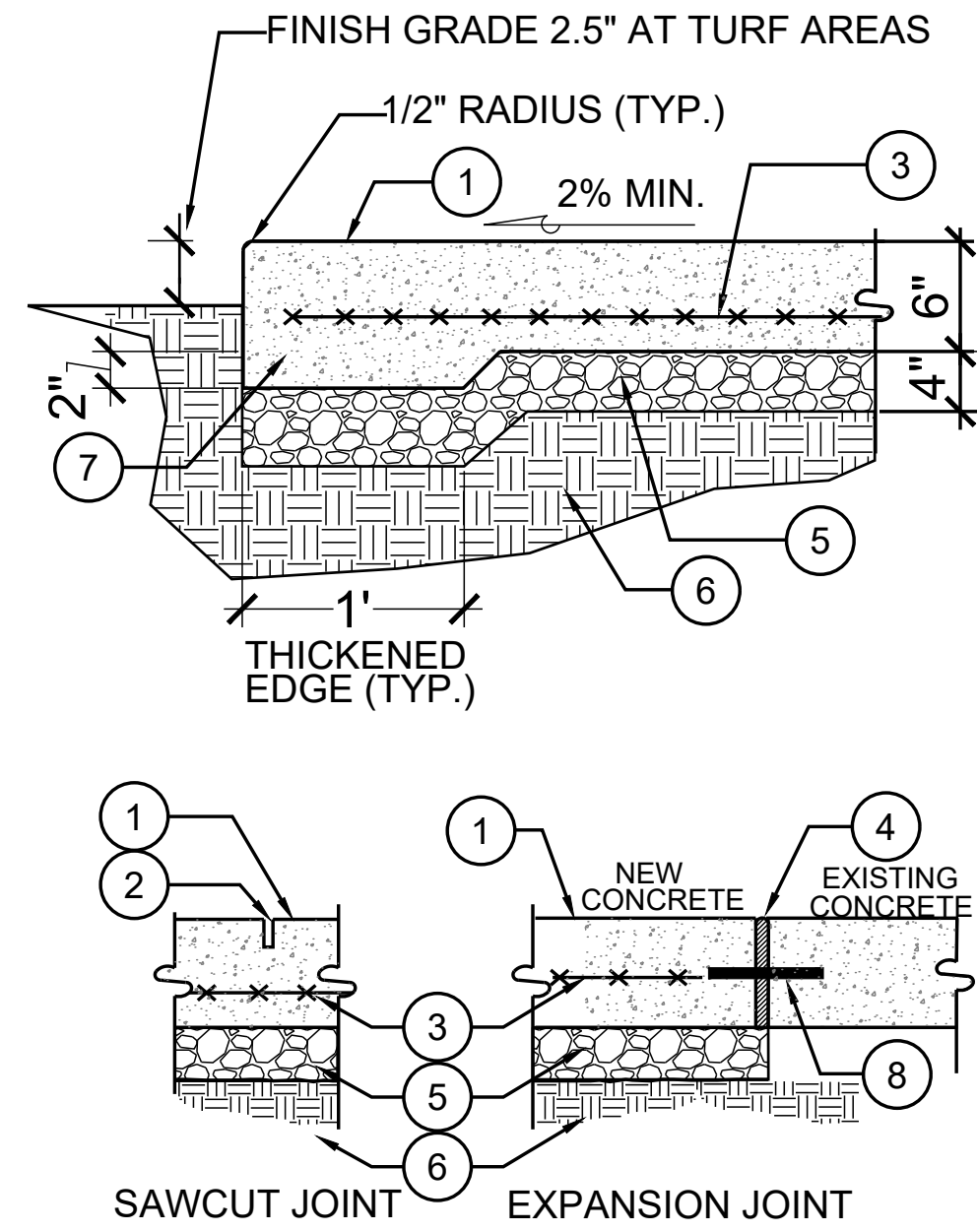
- A. CONTRACTOR SHALL VERIFY, LOCATE AND STAKE IN THE FIELD ALL EXISTING UNDERGROUND WATER, SEWER, ELECTRICAL AND IRRIGATION UTILITIES PRIOR TO BEGINNING ANY WORK AND VERIFY WITH THE CITY REPRESENTATIVE THERE ARE NO DISCREPANCIES WITH NEW POST / FOOTINGS LAYOUT FOR NEW PLAYGROUND STRUCTURE SYSTEMS.
- B. CONTRACTOR SHALL RECEIVE INSTALLATION INSTRUCTIONS FOR PLAY GROUND EQUIPMENT, SEAT BENCHES, TRASH RECEPTACLES AND SIGNAGE BY INNOVATIVE PLAY COMPANY ONCE CONTRACT HAS BEEN AWARDED.

NEW CONSTRUCTION MATERIAL CALLOUTS:

- ① COORDINATE DELIVERY TO JOBSITE AND INSTALL CITY FURNISHED PLAY GROUND EQUIPMENT, SEAT BENCHES, TRASH RECEPTACLES AND SIGNAGE BY INNOVATIVE PLAYGROUNDS AND BURKE COMPANIES CONTACT: VANESSA LARIOS (562)-693-5200. NOTE: CONTRACTOR SHALL TEMPORARY MARK LOCATE AND VERIFY PLACEMENT OF ALL PLAY EQUIPMENT WITH SAFETY ZONES ONSITE WITH CITY REPRESENTATIVE PRIOR TO FINAL INSTALLATION. REFER TO INNOVATIVE PLAYGROUND LAYOUT, MATERIALS AND DETAIL DRAWINGS (ATTACHED IN PLAN SET (PG-2 SHEET))
- ② (PLAYGROUND AREA)-FURNISH AND INSTALL NEW PLAYGROUND RESILIENT SURFACING TOTTURF POURED IN PLACE (PIP) EPDM RUBBER GRANULE SAFETY SURFACING MATERIAL LAYERS OVER COMPACTED BASE BY: ROBERTSON RECREATIONAL SURFACES COMPANY (800)-858-0519 (OR AGENCY APPROVED EQUAL) TPV SUPREME COLOR: GEZOLAN 50% STANDARD BEIGE #RH30 AND 50% STANDARD GREEN # RH10. SEE DETAIL B SHEET LD-1.
- ③ CONSTRUCT NEW 4" THICK NATURAL GRAY CONCRETE PAVING WITH STEEL REINFORCEMENT OVER 90% COMPACTED CAB BASE. FINISH TO BE: LIGHT BROOM FINISH
NOTE: FURNISH AND INSTALL GREENSTREAK SPEED DOWELS AT 2' O.C. SPACING TO ENTIRE LENGTH(S) OF ALL NEW TO EXISTING CONCRETE PAVING EDGE INTERFACE, PER MANUFACTURER SPECIFICATION.
SYMBOL ON PLAN REPRESENTS BEGINNING AND END POINTS OF WHERE SPEED DOWELS ARE TO BE INSTALLED
SEE DETAIL A SHEET LD-1.
- ④ FABRICATE AND INSTALL NEW 42" HIGH METAL FENCE AND (1) ONE ACCESS GATE CORE EXISTING CONCRETE MOW CURB AND EXISTING CONCRETE PAVING FOR NEW POSTS SEE DETAILS D & E SHEET LD-1.
- ⑤ ADJUST IRRIGATION HEADS AND LATERALS FOR NEW SIDEWALKS. FURNISH AND INSTALL 1 1/2" SCHEDULE 40 SLEEVE UNDER SIDEWALK PAVING FOR IRRIGATION.



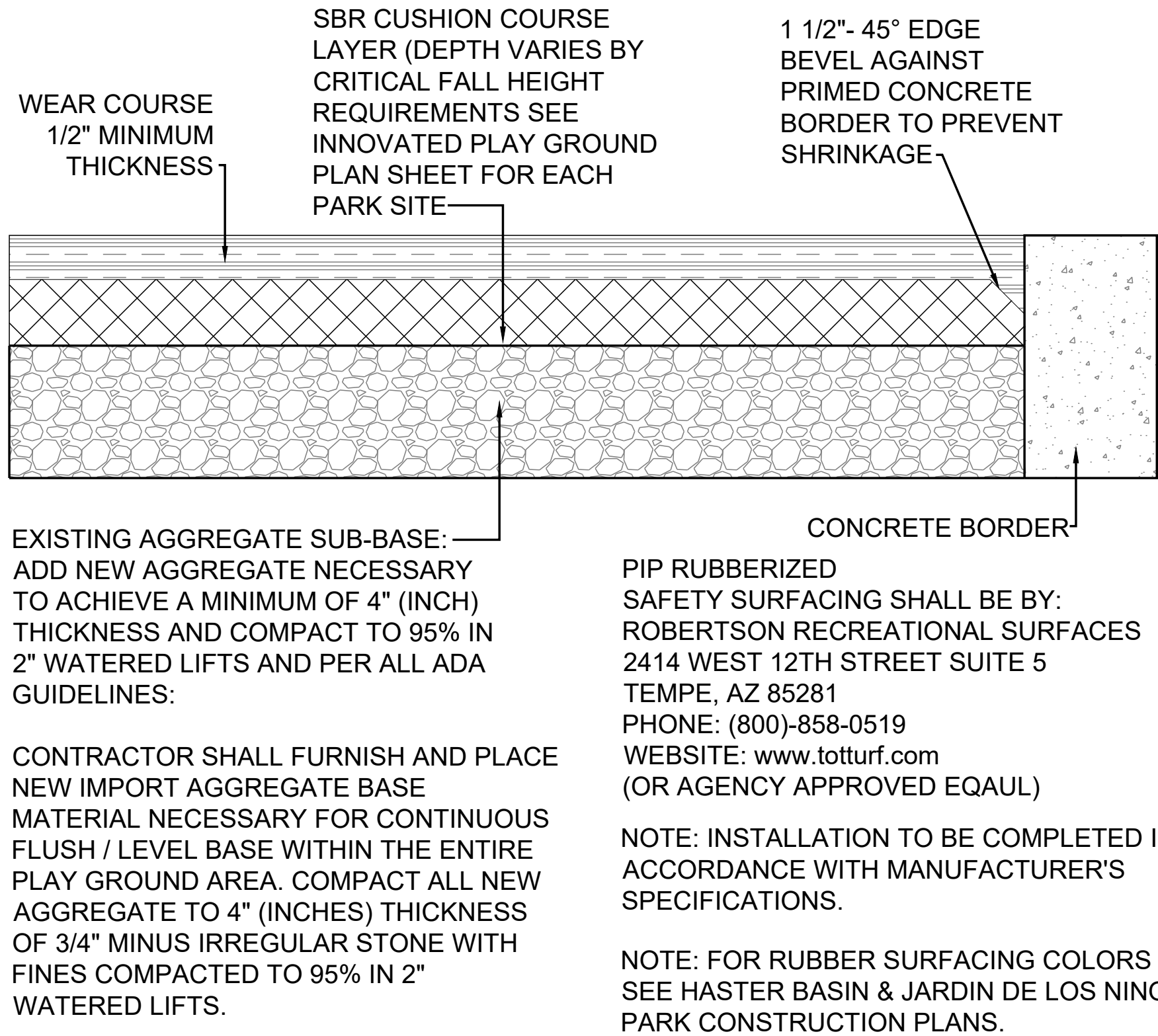
- 1 NATURAL GRAY CONCRETE PAVING WITH LIGHT BROOM FINISH
- 2 3/16" WIDE TOOLED SCORE JOINT LINE TO ONE QUARTER DEPTH OF CONCRETE SLAB
- 3 STEEL REINFORCEMENT #3 REBAR @ 18" O.C. BOTH WAYS
- 4 1/4" EXPANSION JOINT, ALL EXPANSION JOINTS TO BE FULL DEPTH FOAM AND COLOR CAULKING TO MATCH PAVING.
- 5 (CAB) COMPACTED AGGREGATE BASE MATERIAL PER SOILS REPORT
- 6 COMPACTED SUB-GRADE PER SOILS REPORT
- 7 THICKENED EDGE (TYP.) ALL SLABS.
- 8 INSTALL SIKA MANUFACTURER 'GREENSTREAK' SPEED DOWEL 5/8" X 12" LENGTH @12" O.C.



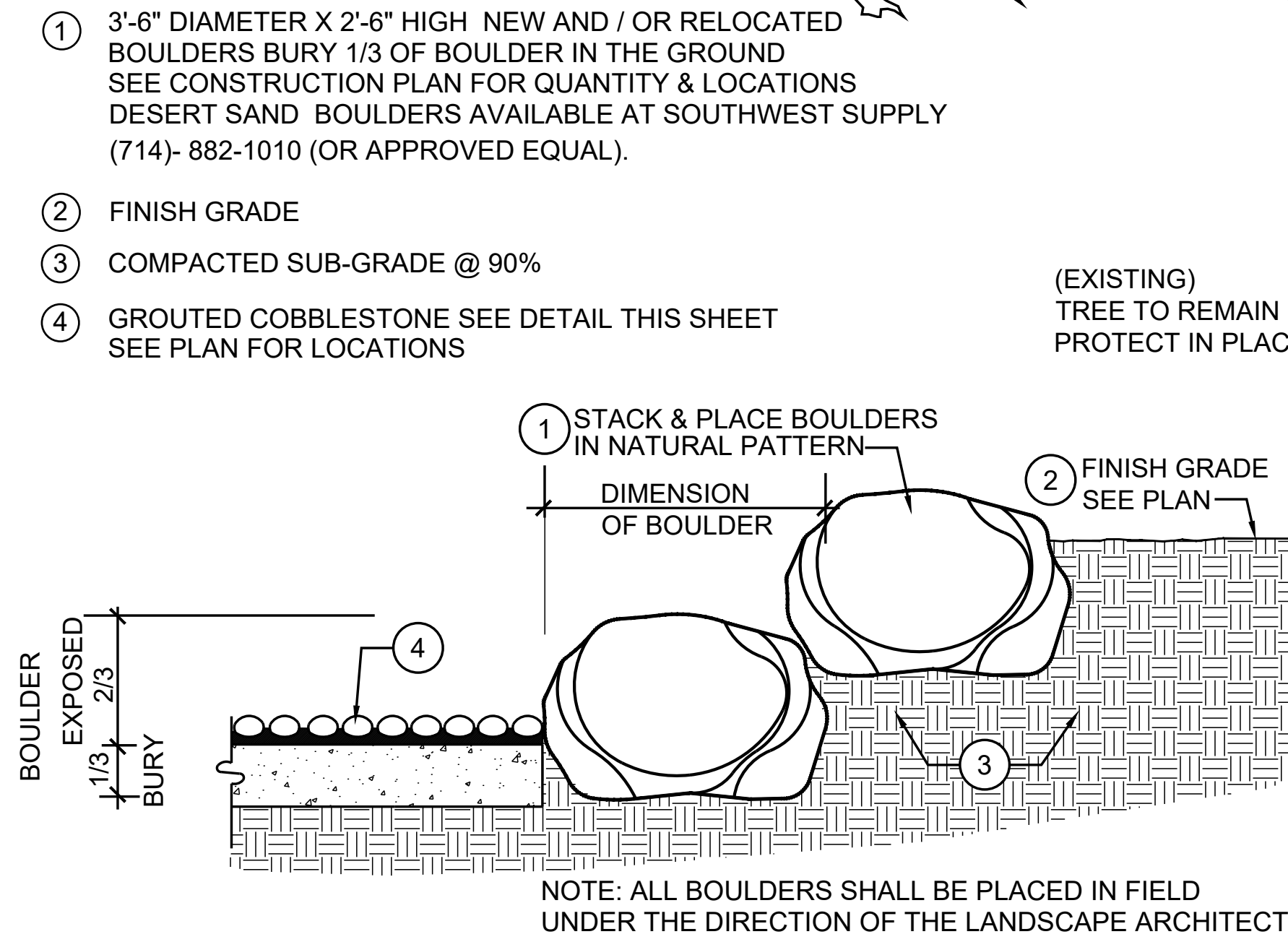
NOTE:
SAWCUT LINE (S.J.) & EXPANSION JOINTS (E.J.)
SEE PLAN SHEET LAYOUT LOCATIONS

NOTE: FURNISH AND APPLY
(2) TWO COATS OF PROSOCO
CONSOLIDECK CONCRETE SEALANT
TO ALL NEW CONCRETE PAVING AREAS

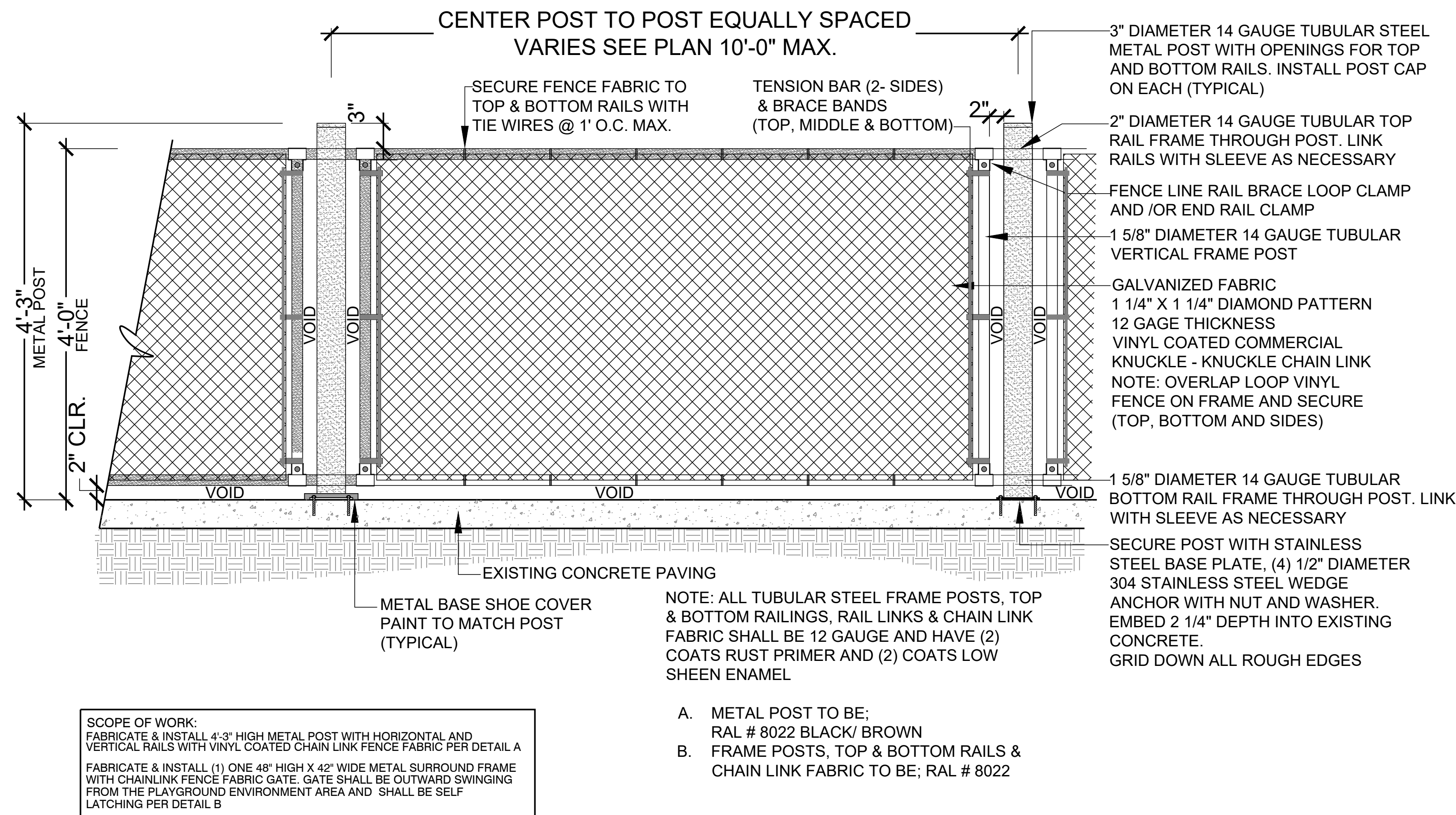
A- CONCRETE PAVING DETAIL



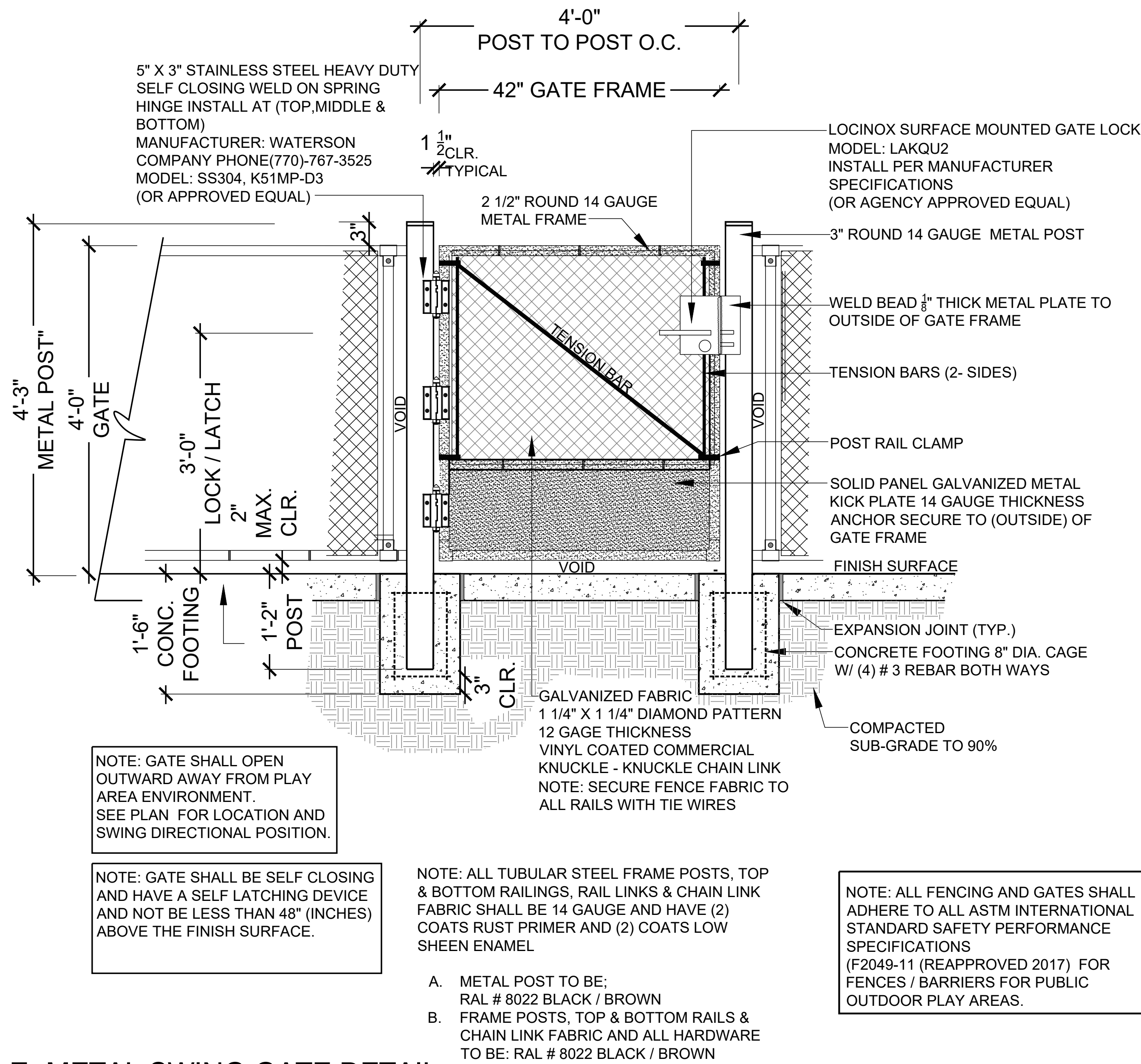
B- PIP PLAY GROUND SAFETY SURFACING



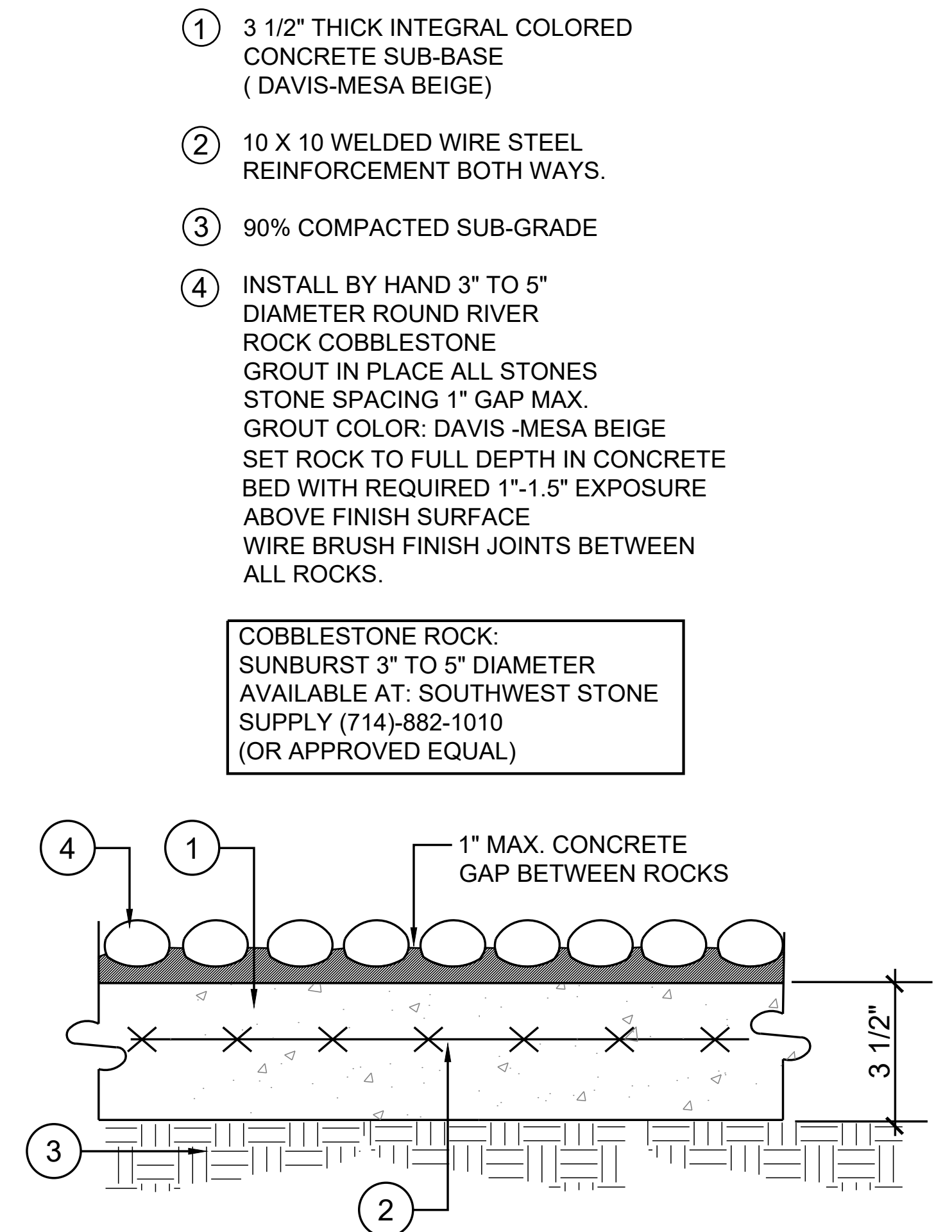
C- ROCK BOULDERS



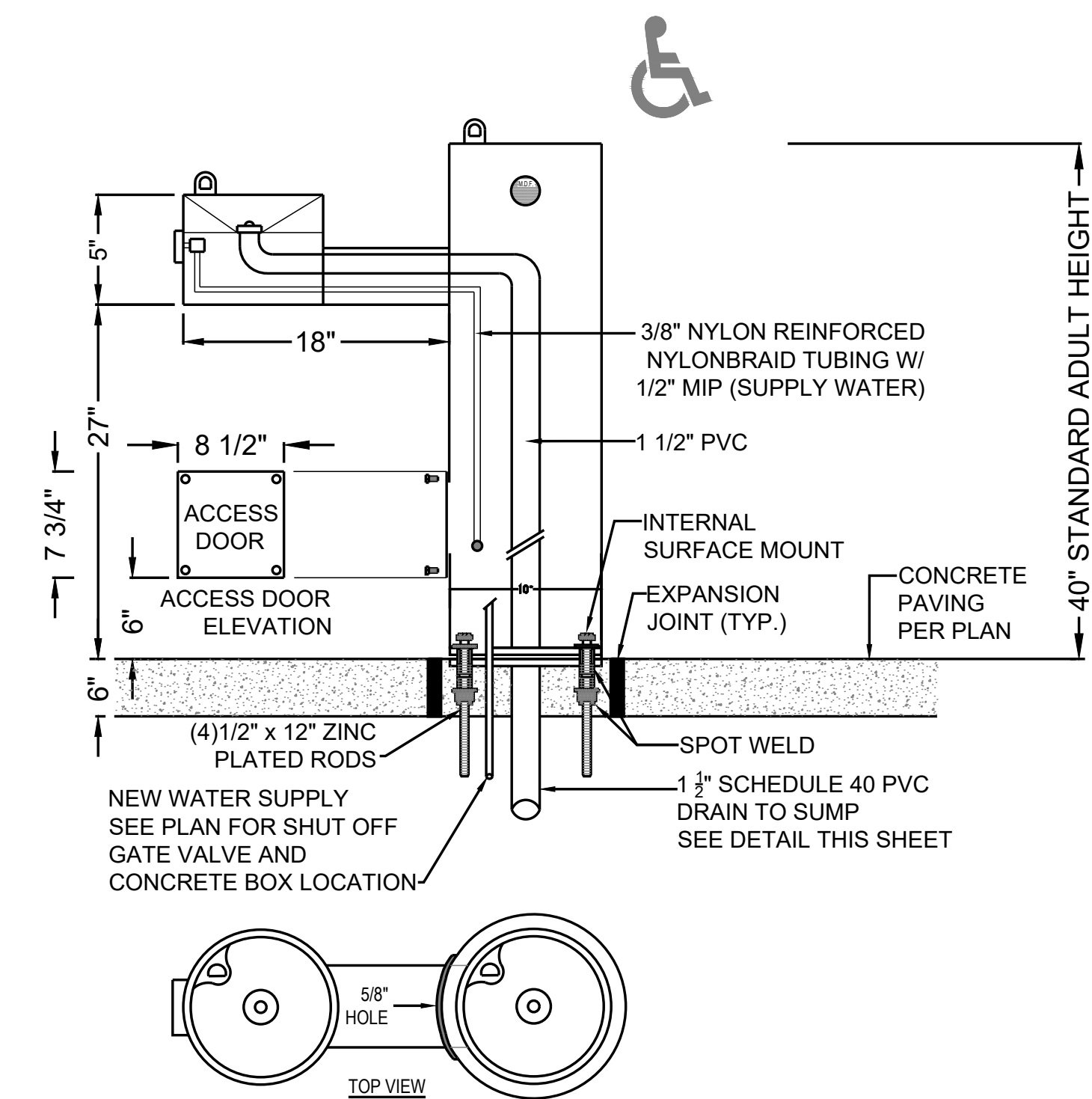
D- METAL FENCE DETAIL



E- METAL SWING GATE DETAIL



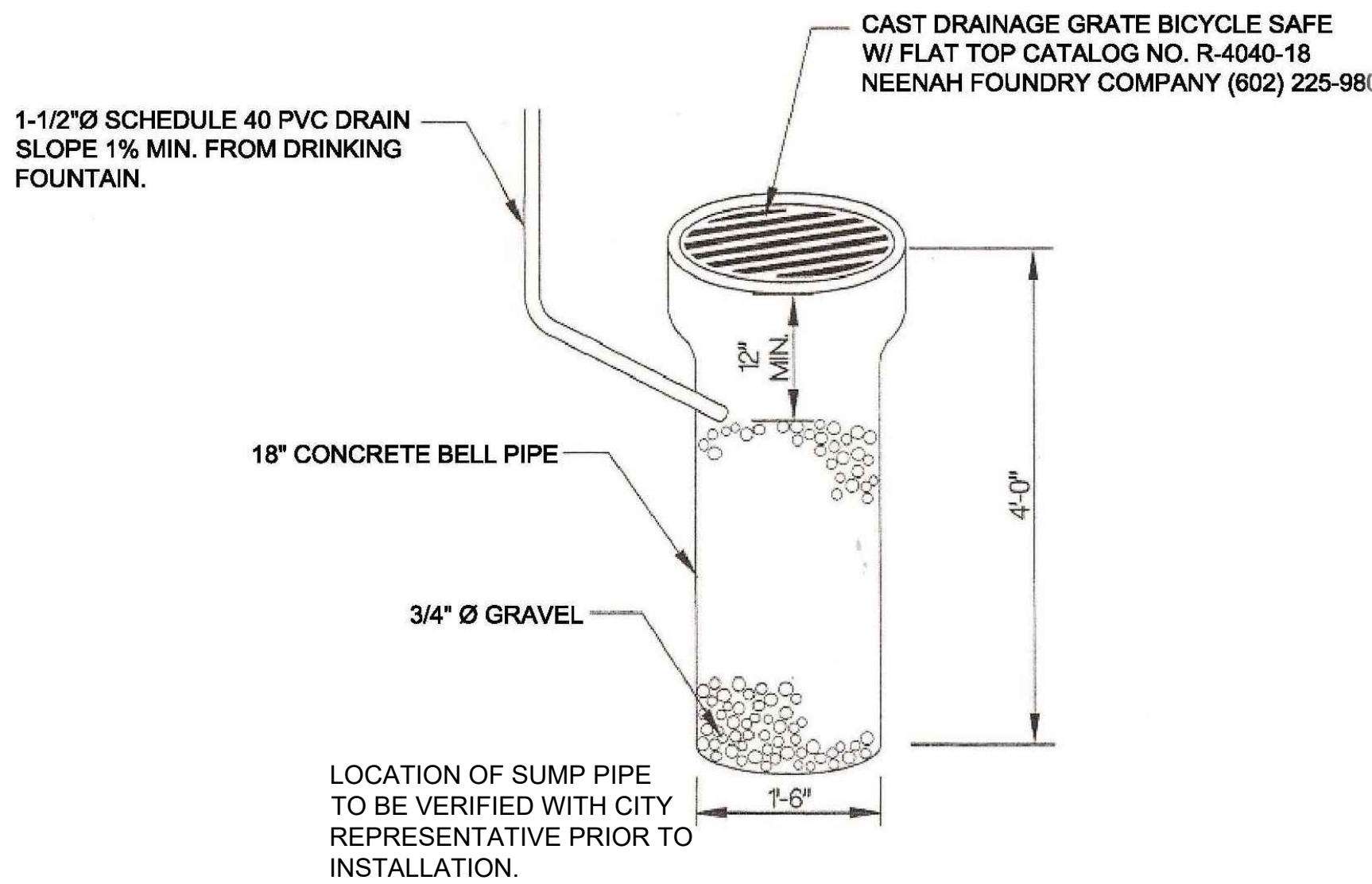
F- GROUTED COBBLESTONE



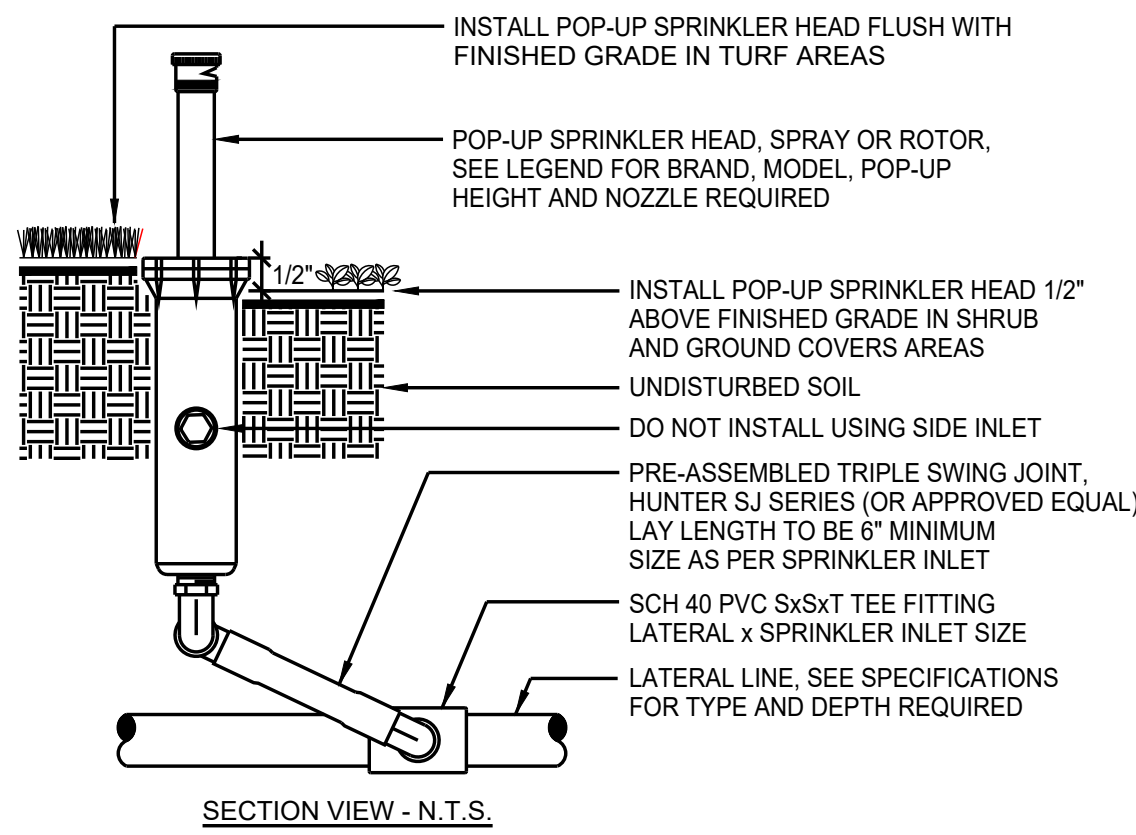
ACCESSIBLE DRINKING FOUNTAIN
MODEL# 440 SM WITH STAINLESS STEEL
SURFACE CARRIER
COLOR: EMERALD
BY MOST DEPENDABLE
FOUNTAINS (901)-867-0039
(OR APPROVED EQUAL)

NOTES:
1. SHALL MEET ADA REGULATIONS
2. INSTALL ACCORDING TO MANUFACTURER'S
SPECIFICATIONS
3. EXACT LOCATION OF GATE VALVE
WITH CONCRETE LOCKING VALVE BOX
TO BE VERIFIED WITH CITY REPRESENTATIVE

G- DRINKING FOUNTAIN

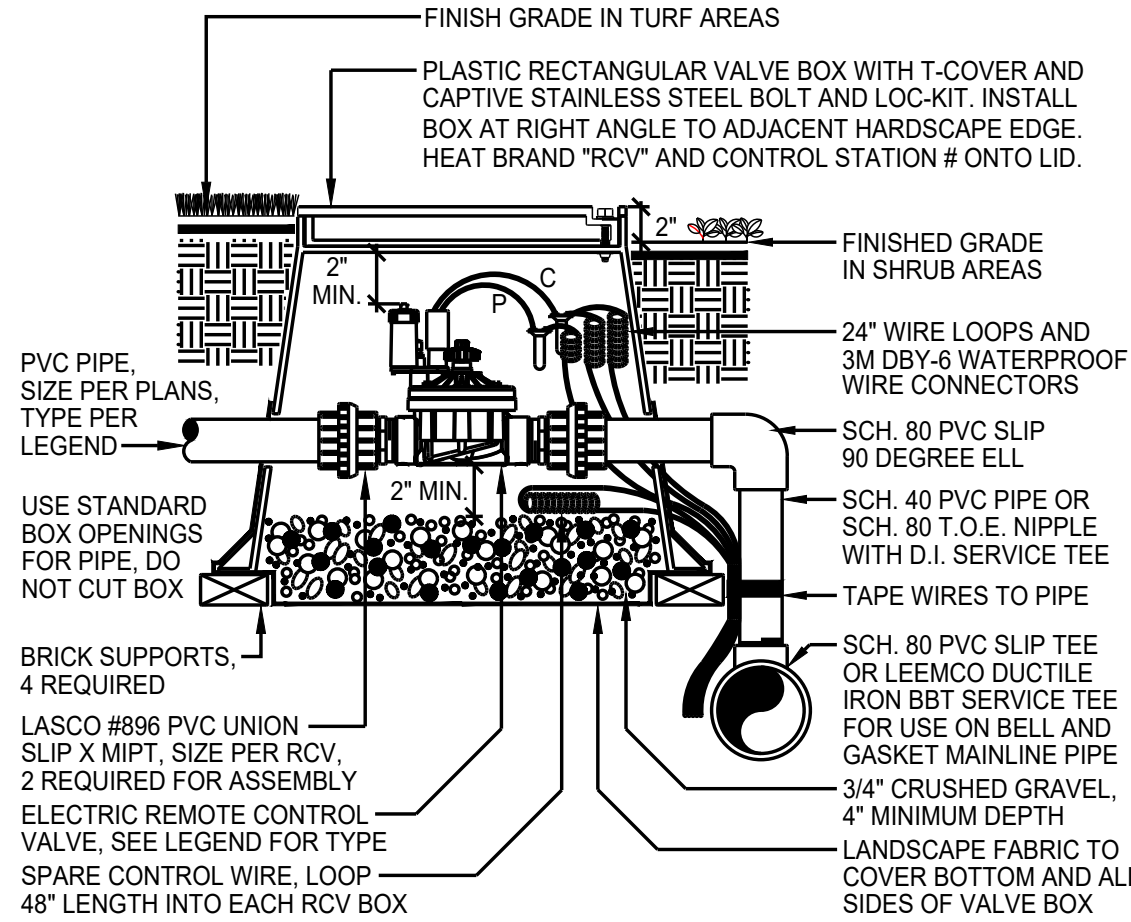


H- DRINKING FOUNTAIN SUMP

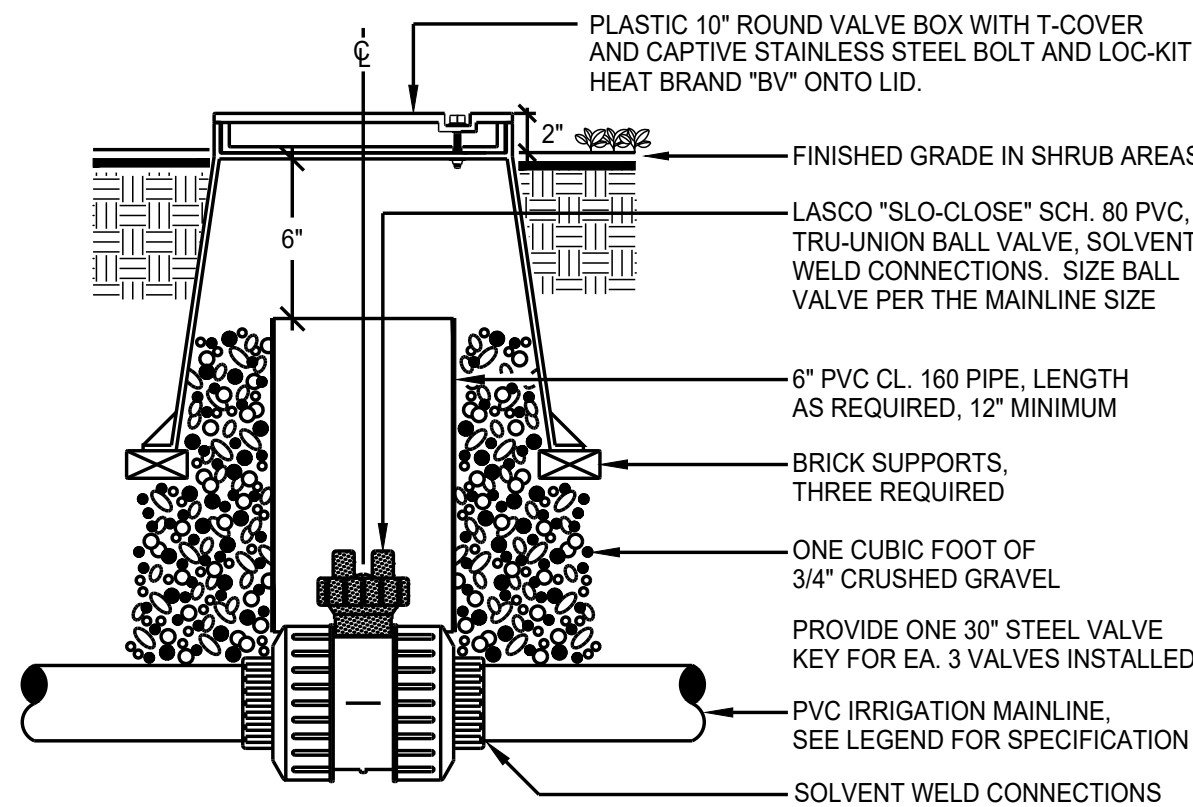


NOTE:
INSTALL SPRINKLER HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.
INSTALL SPRINKLER HEADS 4" FROM PAVING EDGE IN TURF AREAS.
INSTALL SPRINKLER HEADS PLUMB. ADJUST SPRAYS OR NOZZLE STREAM TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.

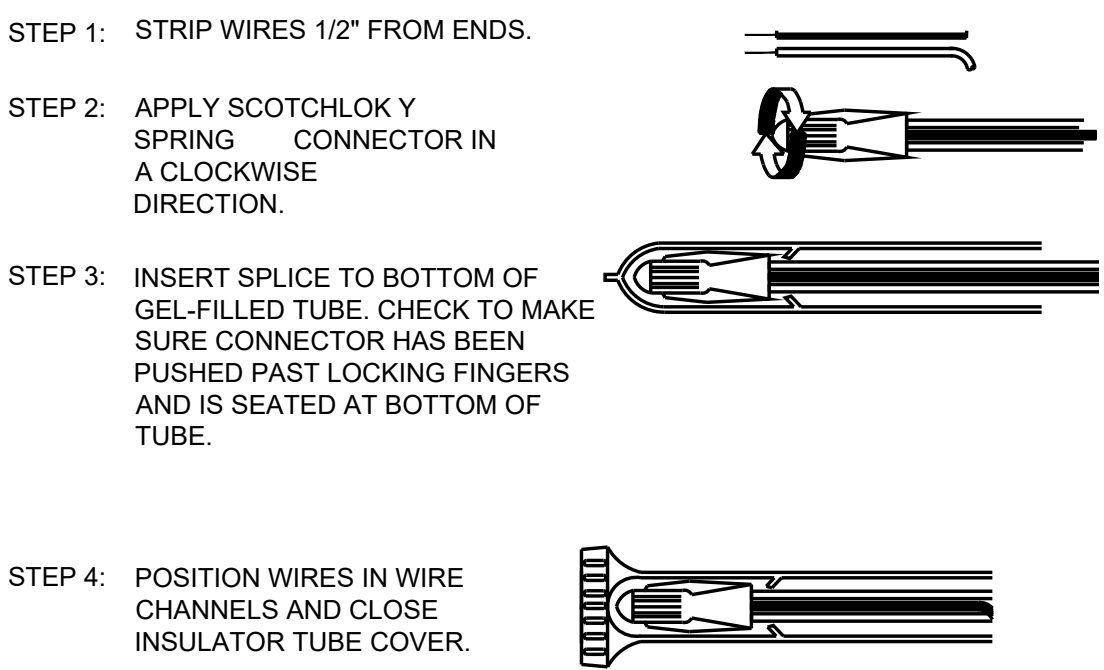
(A) POP-UP SPRINKLER



(B) REMOTE CONTROL VALVE



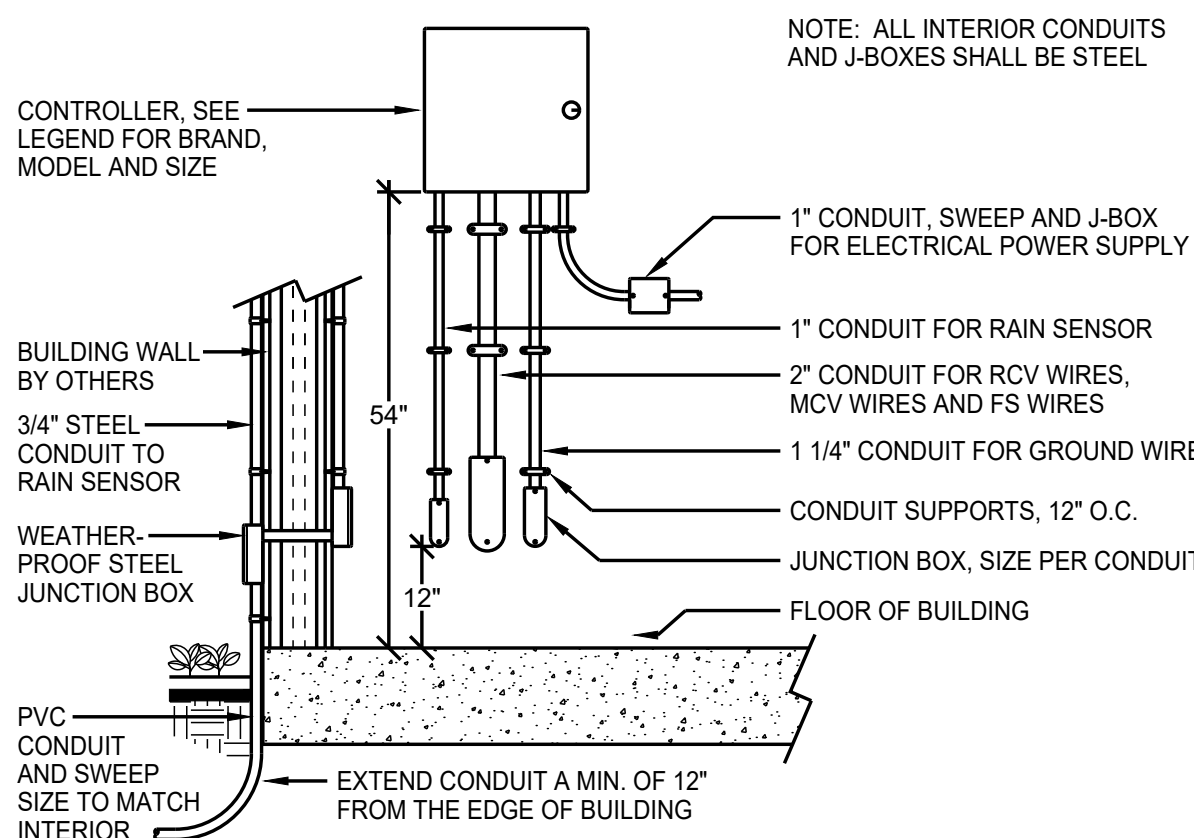
(C) BALL VALVE



NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE THREE # 14'S OR TWO #12'S.

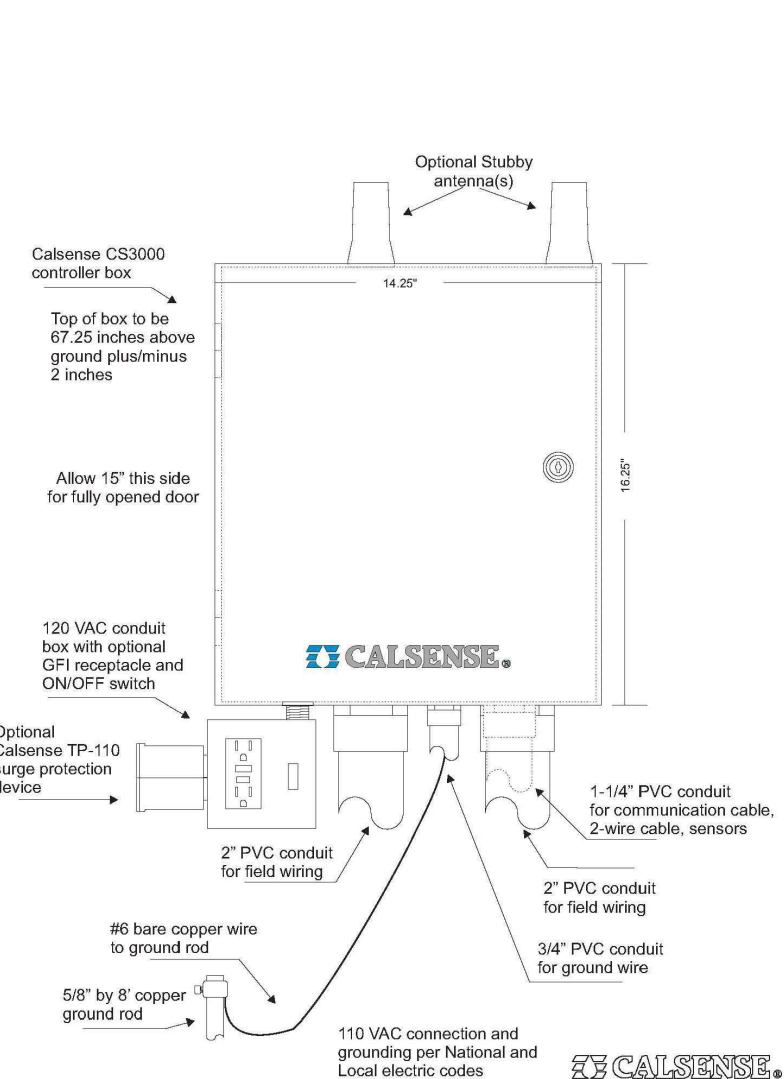
NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KIT.
KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.
DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

(D) WIRE CONNECTION DETAIL



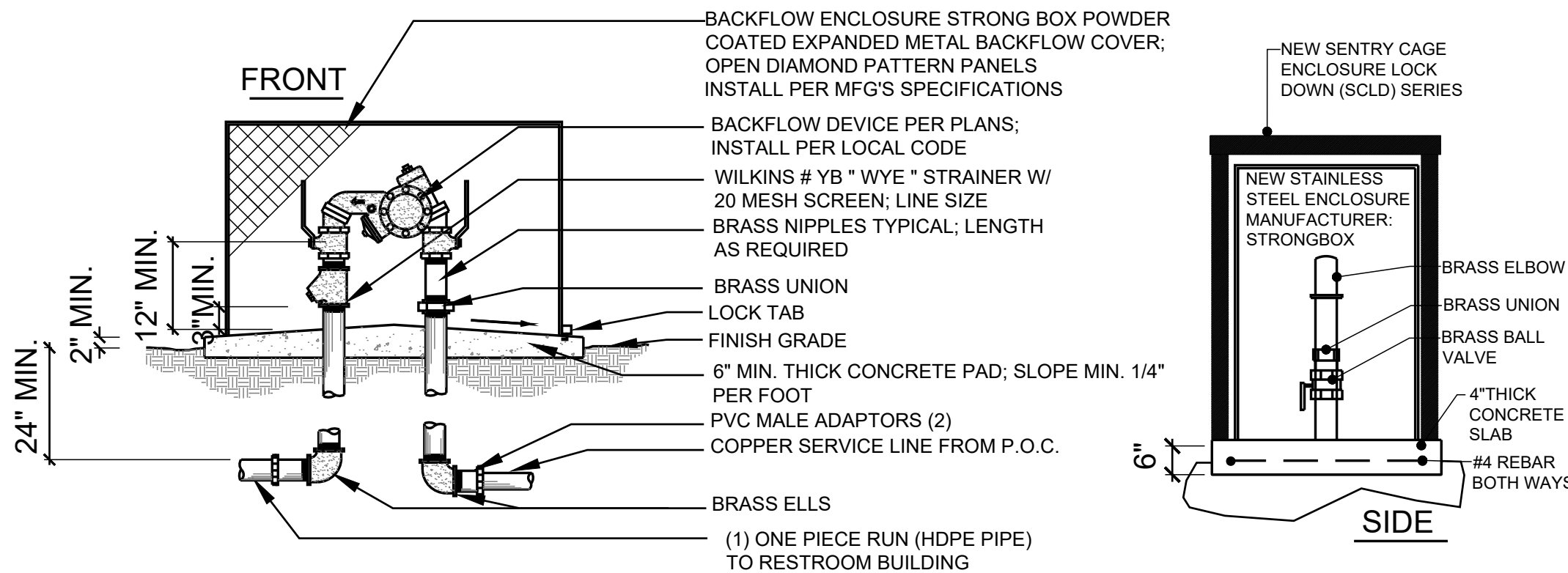
BELOW GRADE, CONTRACTOR TO INSTALL 120 VOLT POWER/CONDUIT FROM BUILDING UTILITY METER PANEL TO CONTROLLER.

(E) WALL MOUNTED CONTROLLER



NOTES:
1. TRENCHING AND BACKFILLING SHALL BE PER STANDARD SPECIFICATIONS.
2. MINIMUM BACKFILL RELATIVE COMPACTION SHALL BE 90%.
3. BUNDLE CONTROL WIRES TOGETHER AND TAPE AT 10' INTERVALS.
4. 4" MIN. HORIZONTAL DISTANCE BETWEEN PIPES IN COMMON TRENCH.

(F) IRRIGATION LINE TRENCHING



GENERAL NOTES:
1. CONTRACTOR SHALL FORM ENCLOSURE AND REQUEST INSPECTION PRIOR TO POURING FOOTING/ FOUNDATION.
2. CONTRACTOR SHALL USE 520-C-2500 CONCRETE

3. NEW BACKFLOW ENCLOSURE, STONG BOX HINGED AT ONE END SECURE TO 6" LONG 8" THICK CONCRETE FOOTING W/4" J BOLTS. COLOR TO BE DARK GREEN. (EQUIPMENT TO BE CENTERED INSIDE HOUSING)

4. FURNISH AND INSTALL NEW SENTRY MANUFACTURER HEAVY DUTY METAL CAGE ENCLOSURE LOCK DOWN BAR WITH LOCK. (MODEL: SCLD) SIZE TO FIT CAGE. COLOR TO BE DARK GREEN.

(G) BACKFLOW PREVENTION DEVICE & ENCLOSURE

PROJECT INFORMATION

PROJECT NAME: GARDEN GROVE PARKS (HASTER BASIN)
PROJECT I.D. : GAR04
SITE ADDRESS: 12952 LAMPSON AVE
CITY / STATE: GARDEN GROVE, CA 92840

SHEET SCHEDULE	
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G0	TITLE PAGE, SHEET & REVISION SCHEDULE
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G2	DESIGN CRITERIA AND CODE SUMMARY
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A1.2	ADA CLEARANCES
A1.3	ADA RESTROOM FIXTURE DETAILS
A1.4	INTERIOR ELEVATIONS VIEWS
A2.1	EXTERIOR ELEVATION VIEWS
A2.2	EXTERIOR ELEVATION VIEWS
A3.1	SECTION VIEWS
A4.1	WALL FINISH SCHEDULE (INTERIOR/EXTERIOR)
A5.1	DOOR SCHEDULE
A5.2	DOOR DETAILS
A5.3	DOOR DETAILS
A5.4	SIGN DETAILS
A6.1	VENT/WINDOW SCHEDULE
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S7.3	FOUNDATION DETAILS
S8.1	STRUCTURAL CMU PLAN
S8.2	STRUCTURAL CMU REBAR LAYOUT
S8.3	STRUCTURAL CMU DETAILS
S8.4	STRUCTURAL CMU ELEVATION VIEWS
S8.5	STRUCTURAL CMU ELEVATION VIEWS
S9.1	ROOF FRAMING PLAN
S10.1	ROOF CONNECTION DETAILS
S10.2	ROOF CONNECTION DETAILS
R1	ROOFING PLAN
R2	ROOFING DETAILS
R3	SKYLIGHT DETAILS
P1	PLUMBING SCHEDULE
P2	PLUMBING PLAN
E1	ELECTRICAL SCHEDULE
E2	ELECTRICAL PLAN
E3	ELECTRICAL RISER DETAILS
E4	ELECTRICAL PANEL SCHEDULE

REVISION SCHEDULE			
REV.	DATE	BY	DESCRIPTION
1	04/29/2025	JL	G2,A1.1,A1.2,A2.1,A2.2,A3.1,A4.1,S7.1,S7.2,S8.1,S8.2,S8.4 S8.3,S9.1,S10.1,S10.2
2	07/01/2025	JL	A1.1,A5.1,S9.1,S10.1,S10.2,R2,P1

REGISTERED PROFESSIONAL ENGINEER

RALPH M. HALL

C87047

EXP. 6-30-2027

CIVIL

STATE OF CALIFORNIA

07/24/2025

ROMTEC

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PSE Consulting Engineers, Inc.

www.structure1.com

Klamath Falls Office

250 Main Klamath Falls, Oregon 97603

Phone: (541) 850-6300 Fax: (541) 850-6233

info@structure1.com

ROMTEC #225-977

PROJECT: GARDEN GROVE PARKS (HASTER BASIN RESTROOM)

GARDEN GROVE, CA

SHEET TITLE: TITLE SHEET REVISION & SHEET SCHEDULE

PROJECT #: GAR04

DATE: 12/23/2024

DRAWN BY: JL

REV.	DATE	BY
1	07/01/2025	JL

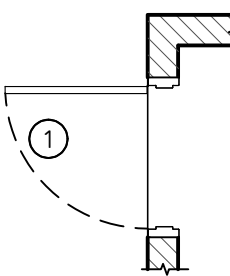
REVISIONS:

GO

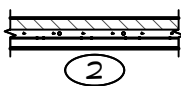
SHEET NO.

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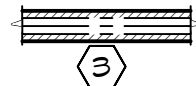
JOB CREATED: 7/7/2025 - LAST SAVED BY: jlogsdon ON 7/7/2025 - LAST PRINTED: 7/7/2025 - LOCATION: \\data1\data\Engineering R\Plan Sets\GAR04- Garden Grove Parks (Hester Park RR), CA\GAR04- Garden Grove Parks (Haster Basin RR) 2020, CA 241219.dwg



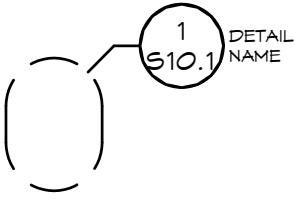
DOOR NUMBER - SEE APPLICABLE SCHEDULE



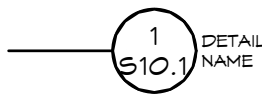
VENT NUMBER OR WINDOW NUMBER - SEE APPLICABLE SCHEDULE



WOOD FILLER WALL - SEE APPLICABLE SCHEDULE



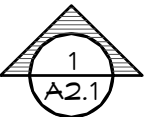
DETAIL NAME



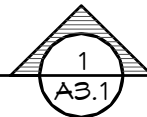
DETAIL NAME



INTERIOR ELEVATION REFERENCE



ELEVATION VIEW



BUILDING SECTION

ABBREVIATIONS			
AB	ANCHOR BOLT	MO	MASONRY OPENING
ACT	ADULT CHANGING TABLE	MR	METAL ROOFING
AFF	ABOVE FINISHED FLOOR	MS	MILD STEEL
ATS	AUTOMATIC TRANSFER SWITCH	ND	NAPKIN DISPOSAL
BN	BOUNDARY NAIL	NTS	NOT TO SCALE
BOT	BOTTOM	OC	ON CENTER
BP	BREAKER PANEL	OCEW	ON CENTER EACH WAY
CJ	CONTROL JOINT	OSB	ORIENTED STRAND BOARD
CL	CENTER LINE	P	PHOTO EYE
CO	CLEAN OUT	PCC	PORTLAND CEMENT COMPANY
CMU	CONCRETE MASONRY UNIT	PEN	PANEL EDGE NAILING
db	NOMINAL BAR DIAMETER	PL	PLATE
DD	DIAPER DECK	PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DISC	DISCONNECT	PT	PRESSURE TREATED
EM	ELECTRIC METER	PTD	PAPER TOWEL DISPENSER
EN	END NAIL	PV	PHOTO VOLTAGE
EW	EACH WAY	R4S	ROUGH FOUR SIDES
FA	FREE AIR	REQD	REQUIRED
FD	FLOOR DRAIN	RO	ROUGH OPENING
FF	FINISHED FLOOR	S4S	SURFACED FOUR SIDES
FG	FINISHED GRADE	SCH	SCHEDULE
FN	FIELD NAIL	SD	SOAP DISPENSER
FRP	FIBERGLASS REINFORCED PANEL	SIP	STRUCTURAL INSULATED PANEL
GB	GRAB BAR	SJ	SAW JOINT
GLB	GLUE LAMINATED BEAM	SM	SHEET METAL
HB	HOSE BIBB	SN	SHEAR NAILING
HD	HAND DRYER	SS	STAINLESS STEEL
HM	HOLLOW METAL (DOOR)	TBD	TO BE DETERMINED
HSS	HOLLOW STRUCTURAL SECTIONS	T&B	TOP & BOTTOM
HTR	HEATER	T&G	TONGUE & GROOVE
HYP	HYPOTENUSE	TLT	TOILET
I.S.	INSTALLER SUPPLIED	TP	TOILET PAPER DISPENSER
KSI	KIPS PER SQUARE INCH	TS	TIMER SWITCH
L	STRUCTURAL STEEL ANGLE	TSCD	TOILET SEAT COVER DISPENSER
LAV	LAVATORY	TYP	TYPICAL
LF	LIGHT FIXTURE	UNO	UNLESS NOTED OTHERWISE
MBP	MAIN BREAKER PANEL	VB	VAPOR BARRIER
MD	MAIN DISCONNECT	VTR	VENT THROUGH ROOF
MIN	MINIMUM	WH	WATER HEATER
MIR	MIRROR	WWM	WOVEN WIRE MESH
		W/	WITH

- GENERAL NOTES
1. THIS PROJECT SHALL COMPLY WITH ALL 2022 CALIFORNIA BUILDING CODES AND STANDARDS IDENTIFIED ON SHEET G2. ALL WORK SHALL MEET OR EXCEED INDUSTRY STANDARDS FOR MATERIALS, WORKMANSHIP, ETC.

2. CONTRACTOR SHALL REVIEW THE DRAWINGS THOROUGHLY BEFORE PROCEEDING WITH ANY WORK. ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ROMTEC. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK HE KNOWS TO BE IN CONFLICT WITH OTHER WORK, OR IS NOT APPROVED BY CODE, UNTIL RESOLVED BY ROMTEC OR THE ENGINEER/ARCHITECT.

3. CONTRACTOR SHALL MAINTAIN GENERAL LIABILITY INSURANCE AND WORKER'S COMP. INSURANCE AS PER SPECIFIC STATE MINIMUM REQUIREMENTS.

4. FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED NATIVE SOIL OR ENGINEER APPROVED FILL. CONTRACTOR TO VERIFY ASSUMED SOIL BEARING CAPACITY NOTED ON SHEET G2. SHOULD SOIL NOT MEET OR EXCEED THE ASSUMED SOIL BEARING CAPACITY, CONTRACTOR TO MODIFY SOIL CONDITIONS TO SATISFY CRITERIA OR NOTIFY THE STRUCTURAL ENGINEER TO REVISE DESIGN PER CONDITIONS ENCOUNTERED. BACKFILL AROUND BUILDING TO PROVIDE SLOPE AWAY FROM BUILDING NOT LESS THAN A 5% SLOPE FOR A MINIMUM DISTANCE OF 10' FROM THE BUILDING, PER 2022 CBC 1804.3.

5. A. CAST-IN-PLACE CONCRETE: 3000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS 4" +/- 1" SLUMP, WITH MAX 1" AGGREGATE, AND ALL MATERIALS IN ACCORDANCE WITH ACI 318 STANDARD. FINE BROOM FINISH INTERIOR SURFACES AND EXTERIOR SLABS. JOINTS REQUIRED IN FLAT WORK, SEE FOUNDATION DETAILS FOR REQUIREMENTS. B. CMU BLOCKS "MEDIUM WEIGHT DENSITY" ARE MANUFACTURED TO ASTM C90-02 STANDARDS WITH A MIN COMPRESSIVE STRENGTH f_m = 1500 PSI. ALL CMU BLOCKS MUST BE FULLY GROUTED IN 5 FT MAXIMUM LIFTS (EXCEPTION - HIGH LIFT GROUTING FOR 8'-8" WALLS MAYBE USED AS LONG AS CLEANOUT OPENINGS ARE PROVIDED AT THE BOTTOM OF EVERY CELL FOR EACH POUR ABOVE 5 FT). THE MORTAR TO BE USED SHALL BE TYPE S 1800 PSI MORTAR CONFORMING TO ASTM C270. MASONRY (CONCRETE) GROUT: 2500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS 9" +/- 1" SLUMP, WITH MAX 1/2" AGGREGATE, AND TESTED IN ACCORDANCE TO MEET ACI 318. FINE OR COURSE GROUT MAY BE USED IN ACCORDANCE WITH 2022 CBC. CONSOLIDATE GROUT AT THE TIME OF PLACEMENT. CONSOLIDATE POURS EXCEEDING 12 IN. IN HEIGHT BY MECHANICAL VIBRATION, AND RECONSOLIDATE BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED. CONSOLIDATION AND RECONSOLIDATION ARE NORMALLY ACHIEVED WITH A MECHANICAL VIBRATOR. A LOW VELOCITY VIBRATOR WITH A 3/4 IN. HEAD IS USED.

6. ANCHOR AND MACHINE BOLTS SHALL BE ASTM A307, UNLESS NOTED OTHERWISE BOLTS SHALL BE INSTALLED PER TURN-OF-NUT INSTALLATION METHOD, REQUIRED TURNS FOR PRE-TENSIONING FROM SNUG-TIGHT, U.N.O. IN THIS PLAN SET OR BY ANCHOR BOLT OR FASTENER MANUFACTURER. SCREWS AND MACHINE BOLT CALLOUTS ARE MINIMUM SIZE SIZE ALLOWED, ACTUAL SIZE MAY VARY. HOLLOW STRUCTURAL SECTION (HSS) SHALL BE ASTM A500 GRADE B, F_y = 46 ksi. WIDE FLANGE BEAMS SHALL BE ASTM A992, F_y = 50 ksi. STEEL PLATES & SHAPES SHALL BE ASTM A36, F_y = 36 ksi. CONCRETE REINFORCING STEEL (REBAR): 60 ksi. (GRADE 60). WOOD FRAMING SHALL BE #2 & BETTER DOUGLAS FIR, UNO. GLU-LAM BEAMS SHALL BE GRADE 24F-V4.

7. QUESTIONS CONCERNING MATERIALS OR CONSTRUCTION CONTACT ROMTEC TECHNICAL ASSISTANCE AT: 541-496-3541

8. ROMTEC SCOPE SUPPLY AND DESIGN SUBMITTAL (SSDS) IDENTIFY SPECIFIC MODEL, MANUFACTURER & BRAND OF ALL PLUMBING AND ELECTRICAL FIXTURES AND ACCESSORIES. REFER TO THE SSDS FOR SPECIFIC LIST OF ITEMS SUPPLIED BY ROMTEC, ANY ITEMS NOT LISTED IN THE SSDS IS ASSUMED SUPPLIED BY THE INSTALLER.

9. THE OWNER / CONTRACTOR MAY EXERCISE DISCRETION IN SELECTING THE FINAL LOCATION FOR NON-DIMENSIONED ACCESSORIES AND FIXTURES (E.G., LIGHTS, COMFORT HEATERS, ETC.)

NOTE: ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR ANY SITE DESIGN OR ENGINEERING AND WILL NOT BE HELD ACCOUNTABLE OR LIABLE FOR ANY ISSUES RELATED TO THIS SITE. IT IS THE OWNER'S RESPONSIBILITY TO ACCURATELY LOCATE THIS BUILDING, SET FLOOR AND ADJACENT ELEVATIONS, DETERMINE SITE IS SUITABLE FOR CONSTRUCTION, VERIFY ALL UTILITIES, ETC.

RECYCLE

RECYCLE ALL USED SHIPPING MATERIALS AND LEFT OVER BUILDING MATERIALS



07/24/2025



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250 Main Klamath Falls, Oregon 97603
Phone: (541) 850-6300 Fax: (541) 850-6233
info@structure1.com

PROJECT: GARDEN GROVE PARKS (HASTER BASIN RESTROOM)

GARDEN GROVE, CA

SHEET TITLE: GENERAL NOTES SYMBOL LEGEND

PROJECT #: GAR04

DATE: 12/23/2024

DRAWN BY: JL

REV. DATE BY:

REVISIONS:

SHEET NO. G1

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2022 CALIFORNIA BUILDING CODE (CBC), TITLE 24 PART 2 (BASED ON 2021 IBC)

2022 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 3 (BASED ON 2020 NFPA, NEC)

2022 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 4 (BASED ON 2021 UMC)

2022 CALIFORNIA PLUMBING CODE, TITLE 24 PART 5 (BASED ON 2021 UPC)

2022 CALIFORNIA BUILDING ENERGY CODE, TITLE 24 PART 6

2022 CALIFORNIA FIRE CODE, TITLE 24 PART 9, (BASED ON 2021 IFG)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

TMS THE MASONRY SOCIETY, TMS 402, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"

OCCUPANCY CLASS.: U
CONSTRUCTION: VB
AREA: 530 FT²
AREA ALLOWABLE: 5500 FT²
HEIGHT: 1 STORY
HEIGHT ALLOWABLE: 1 STORY
OCCUPANT LOAD: 10

ROOF: LIVE LOAD	20 PSF
ROOF: DEAD LOAD	15 PSF
WALL DEAD LOAD	80 PSF
IBC SEISMIC DESIGN CATEGORY	D
DESIGN WIND SPEED (ULTIMATE)	100 MPH
ALLOWABLE SOIL BEARING	EXPOSURE C 1500 PSF

RISK CATEGORY: II

IMPORTANCE FACTOR: 1.0

SS: 1.362

S1: 0.483

SITE CLASS: D

SMS: 1.634

SM1: 1.316

SDS: 1.090

SD1: 0.878

MIC DESIGN CATEGORY: D

R = 5

BASE SHEAR: V = 0.218 W

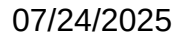
RISK CATEGORY:	II
WIND SPEED =	100 MPH
EXPOSURE:	C
RESSURE COEFFE =	± 0.18

ANALYSIS METHOD: EQUIVALENT STATIC FORCE METHOD

CONCRETE SPECIAL INSPECTION NOT REQUIRED PER IBC 1705.3
EXCEPTION 2.3 [FOOTINGS]
EXCEPTION 3 [SLAB]

(a) R=REQUIRED, NR=NOT REQUIRED

(c) REQUIRED AFTER THE FIRST 5000 SQUARE FEET (465 SQUARE METERS) OF AAC MASONRY.



PROJECT: GARDEN GROVE PARKS
(HASTER BASIN RESTROOM)

GARDEN GROVE, CA

SHEET TITLE: _____

DESIGN CRITERIA &
CODE SUMMARY

PROJECT #:		GAR04
DATE:		12/23/2024
DRAWN BY:		JL
REV.	DATE:	BY:
REVISIONS:		
G2		
SHEET NO.		



07/24/2025

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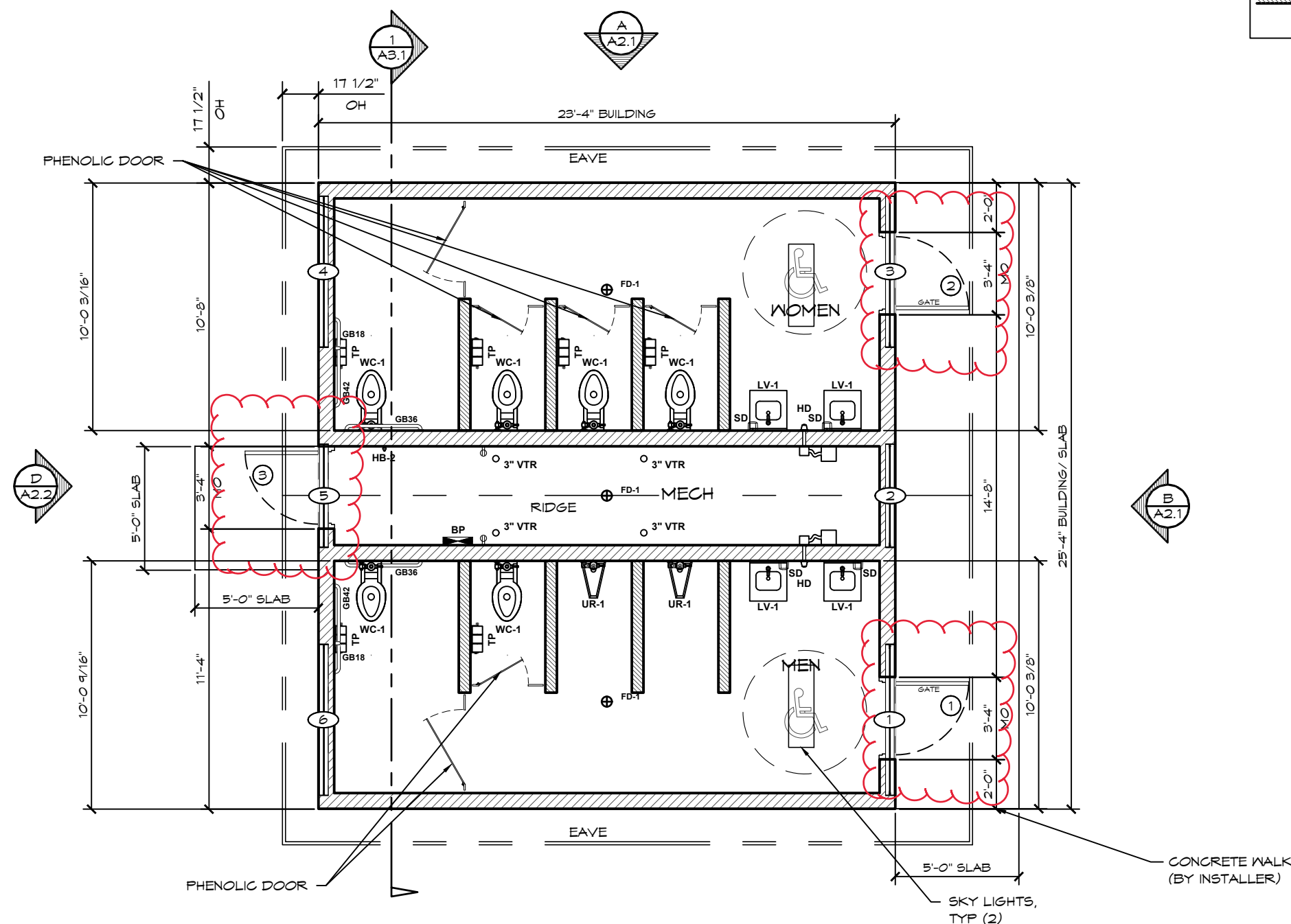
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WALL TYPE SCHEDULE

- 8" REINFORCED CONCRETE
MASONRY BLOCK WALL WITH
MORTAR JOINTS, GROUTED SOLID
ALL CELLS STACKED BOND PATTERN.
- 6" REINFORCED CONCRETE
MASONRY BLOCK WALL WITH
MORTAR JOINTS, GROUTED SOLID
ALL CELLS RUNNING BOND PATTERN.

NOTE:
MOUNTING HEIGHTS & LOCATIONS FOR
ADA FIXTURES/ACCESSORIES ARE
DIMENSIONED ON A1.2, A1.3 & A1.4 SHEETS



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT: **GARDEN GROVE PARKS
(HASTER BASIN RESTROOM)**
SHEET TITLE: **GARDEN GROVE, CA
FLOOR PLAN**

PROJECT #: **GAR04**

DATE: **12/23/2024**

DRAWN BY: **JL**

REV.	DATE:	BY:
1	01/01/2025	JL

REVISIONS:

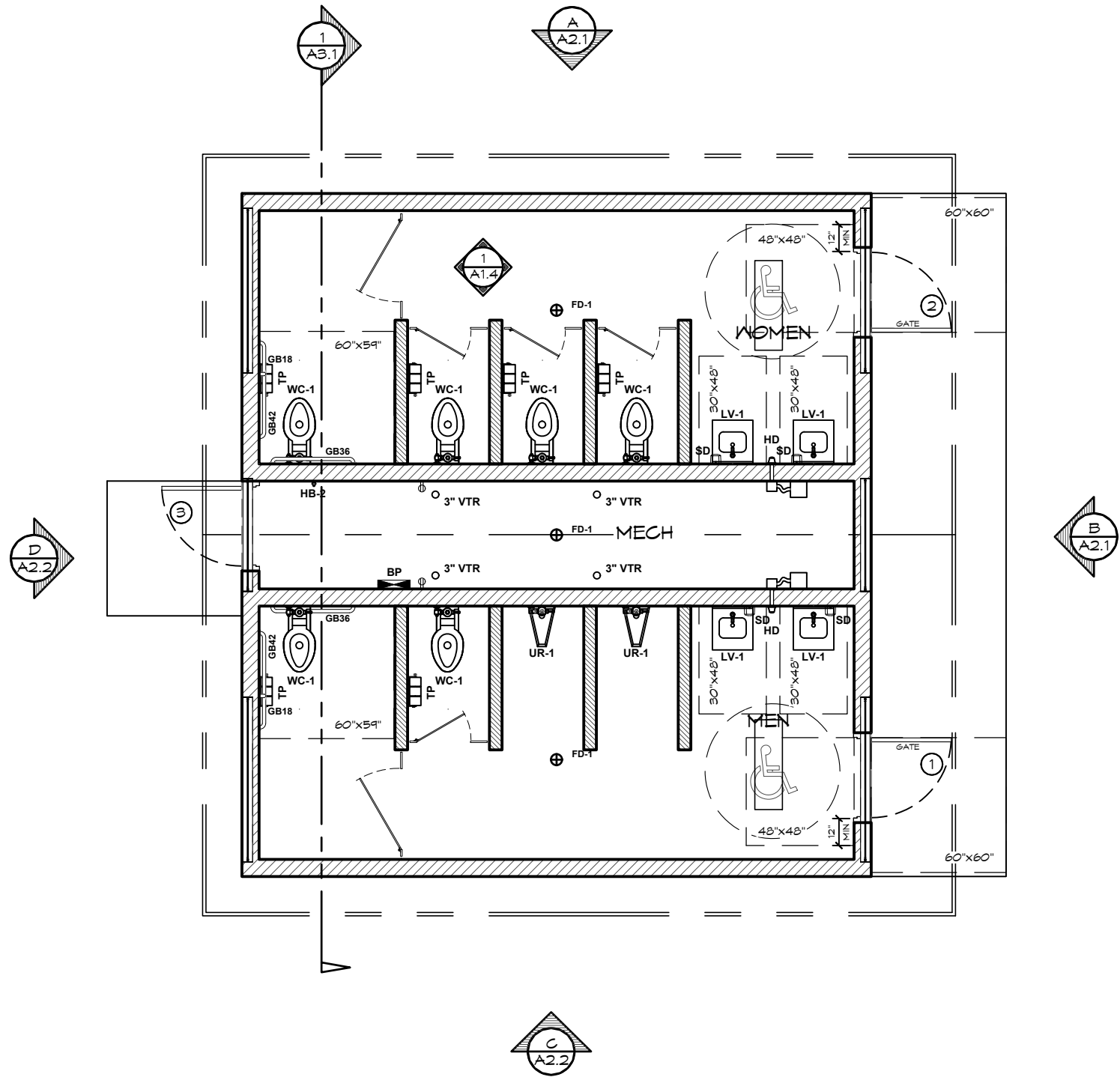
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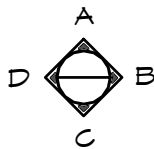
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1 ADA RESTROOM FIXTURE CLEAR FLOOR AREA
SCALE: 3/16" = 1'-0"



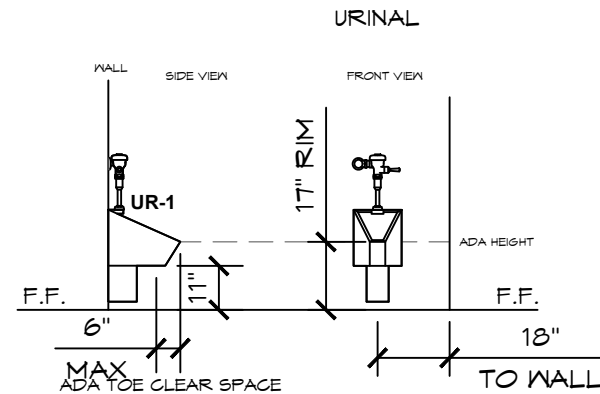
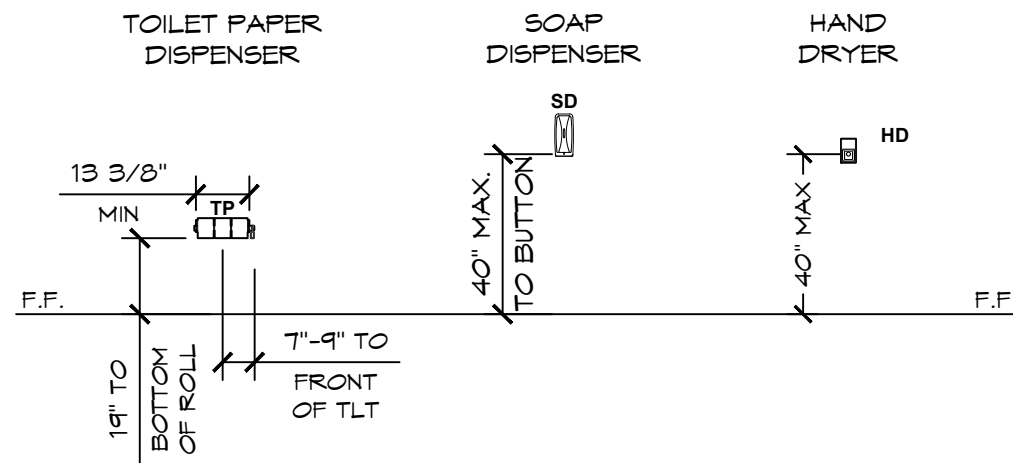
PROJECT: GARDEN GROVE PARKS
(HASTER BASIN RESTROOM)
GARDEN GROVE, CA
SHEET TITLE: ADA CLEARANCES

PROJECT #: GAR04
DATE: 12/23/2024
DRAWN BY: JL

REV.	DATE:	BY:

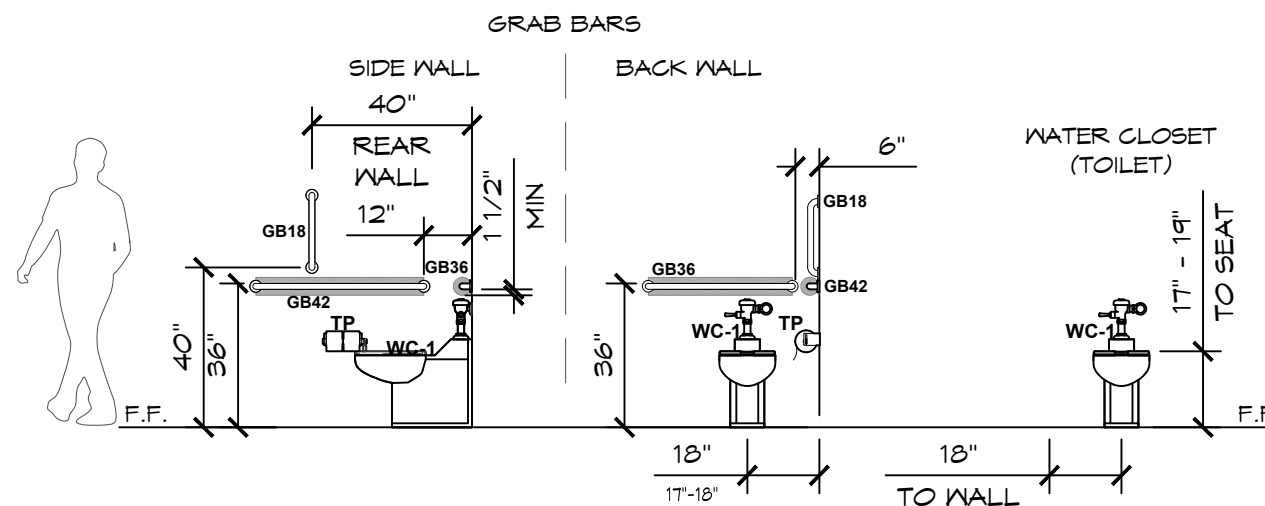
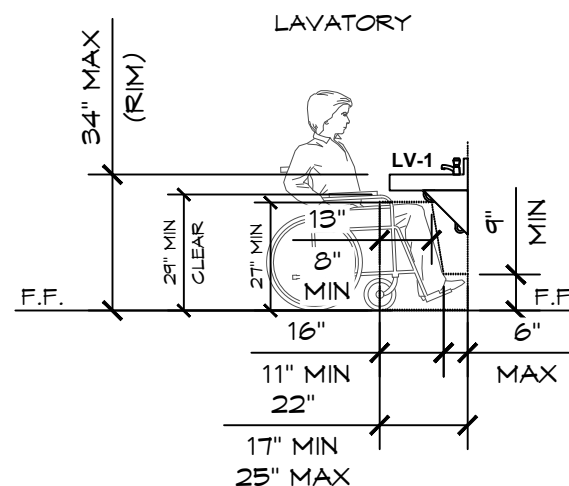
REVISIONS:

SHEET NO. A1.2

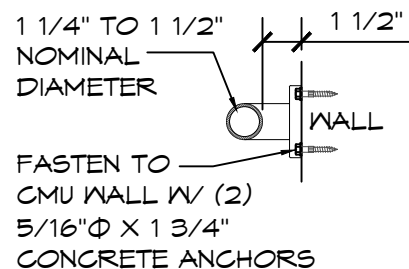


A. THE ACCESSIBLE SINK SHALL BE MOUNTED WITH THE COUNTER OR RIM NO HIGHER THAN 34" ABOVE FINISH FLOOR. KNEE CLEARANCE THAT IS AT LEAST 27" HIGH, 30" SIDE AND 19" UNDERNEATH THE SINK SHALL BE PROVIDED. HOT WATER AND DRAIN SHALL BE INSULATED OR OTHERWISE CONFIGURED SO AS TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE SINK. SECTION 11B- 606.

B. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. SECTION 11B-606.4.



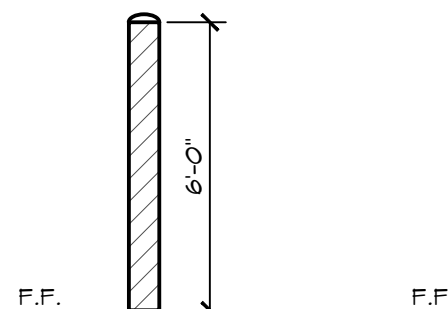
INSTALLED GRAB BARS MUST MEET 250# MINIMUM LOAD & GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS PER CBC 2022 11B-609.



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

INSTALL GRAB BARS PER CBC 11B-604.5

- MINIMUM LENGTH FOR THE GRAB BAR AT THE SIDE OF THE TOILET AS 42".
- THE 42" GRAB BAR AS LOCATED 12" MAXIMUM FROM THE REAR WALL.
- THE 42" GRAB BAR EXTENDING 54" MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24" MINIMUM IN FRONT OF THE WATER CLOSET.
- A MINIMUM LENGTH FOR THE GRAB BAR BEHIND THE TOILET AS 36".
- THE 36" GRAB BAR EXTENDING A MINIMUM OF 12" ON ONE SIDE OF THE TOILET.
- THE 36" GRAB BAR EXTENDING A MINIMUM OF 24" ON THE OTHER SIDE OF THE TOILET.
- THE GRAB BAR SHALL HAVE GRIPPING SURFACES WITH A DIAMETER OF 1-1/4 INCH TO 2 INCH LOCATED WITH A SPACE BETWEEN THE WALL AND GRAB BAR OF 1-1/2 INCH PER CBC 11B-609 .2.1.



ALL RESTROOM PARTITION DOORS SHALL BE EQUIPPED WITH SELF CLOSING DEVICE. A LOOP OR U-SHAPED HANDLE WILL BE PROVIDED ON THE INSIDE AND OUTSIDE OF THE ADA STALL DOOR WITH HARDWARE NOT REQUIRING GRASPING OR TWISTING.

COMPARTMENT WIDTH IS FROM FINISHED WALL TO CENTER LINE OF PANEL. DEPTH IS FROM FINISHED WALL TO OUTSIDE FACE OF STILES.

PHENOLIC PARTITIONS 1/2" PANEL / 3/4" PILASTER (FLOOR MOUNTED OVERHEAD BRACED PRIVACY SCREEN)



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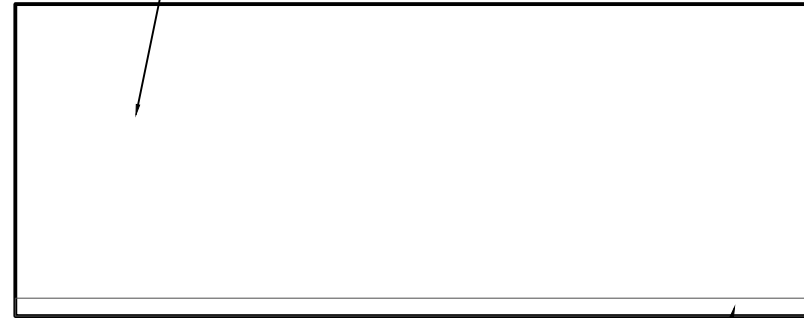
PROJECT: **GARDEN GROVE PARKS (HASTER BASIN RESTROOM)**
SHEET TITLE: **ADA RESTROOM FIXTURE DETAILS**

PROJECT #: **GARO4**
DATE: **12/23/2024**
DRAWN BY: **JL**
REV. DATE BY:
REVISIONS:
SHEET NO. **A1.3**

1 ADA RESTROOM FIXTURE DETAILS
SCALE: 1/4" = 1'-0"

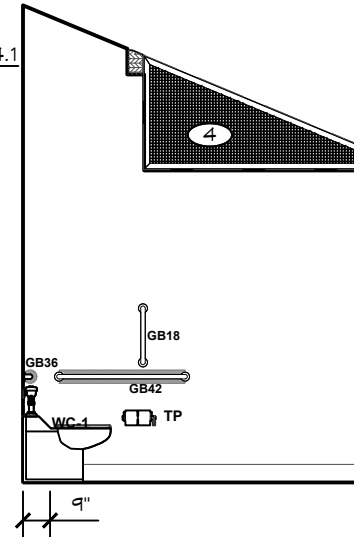
WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR OR PER LOCAL CODE. FOR EXTERIOR/INTERIOR FINISH SCHEDULE REFER TO SHEET A4.1

WOMEN

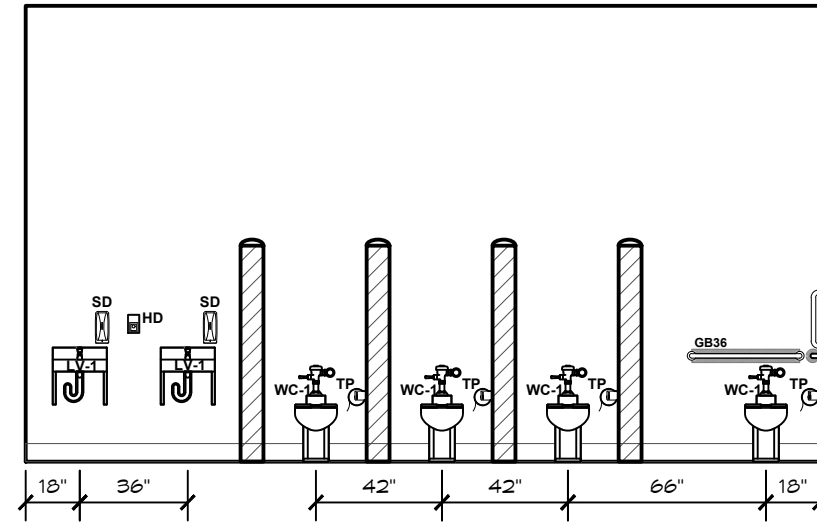


VIEW A

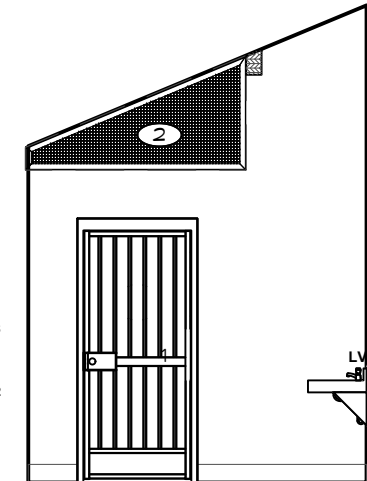
COVE BASE
SEE 2/A4.1



VIEW B



VIEW C



VIEW D



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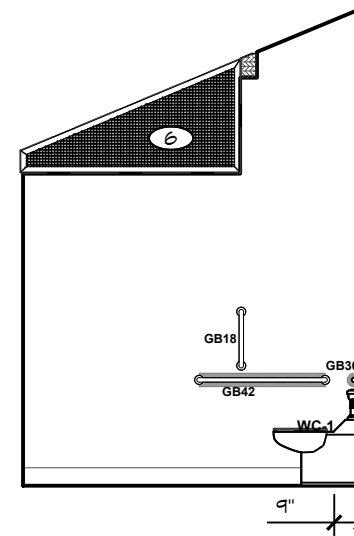
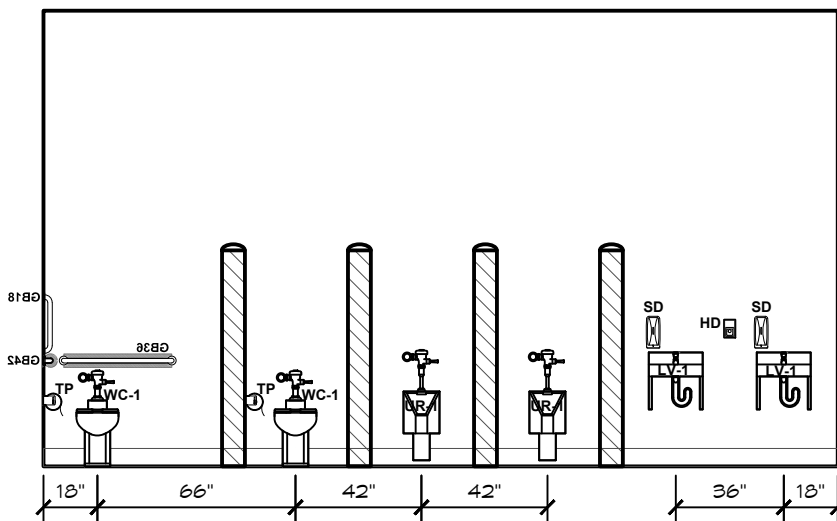
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1 ADA RESTROOM INTERIOR ELEVATION VIEWS

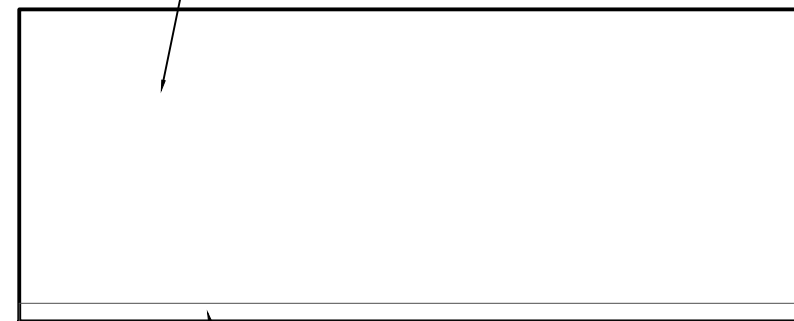
SCALE: 3/16" = 1'-0"

MEN

WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR OR PER LOCAL CODE. FOR EXTERIOR/INTERIOR FINISH SCHEDULE REFER TO SHEET A4.1

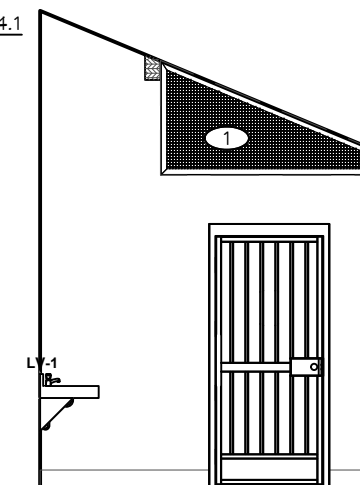


VIEW B



COVE BASE
SEE 2/A4.1

VIEW C



VIEW D

PROJECT: GARDEN GROVE PARKS
(HASTER BASIN RESTROOM)
GARDEN GROVE, CA
SHEET TITLE: INTERIOR ELEVATION VIEWS

PROJECT #: GAR04
DATE: 12/23/2024

DRAWN BY: JL

REV.	DATE:	BY:

REVISIONS:

A1.4

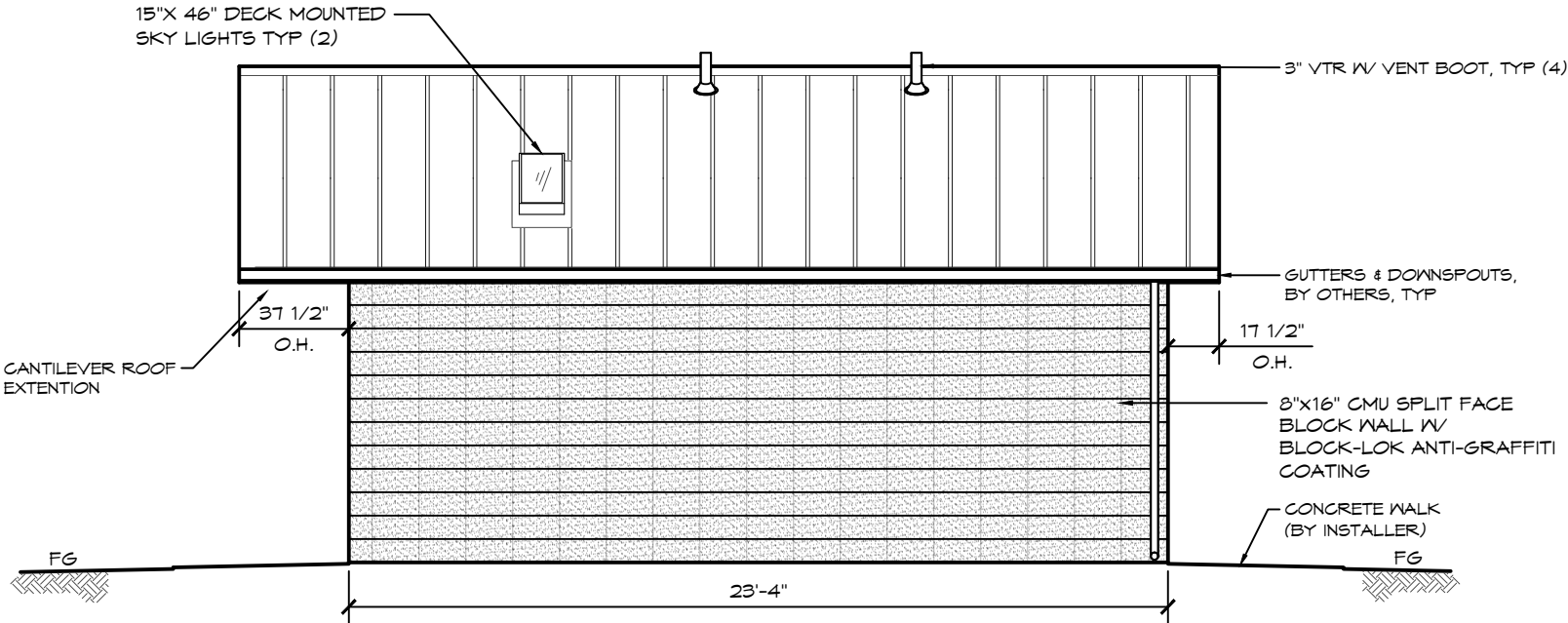
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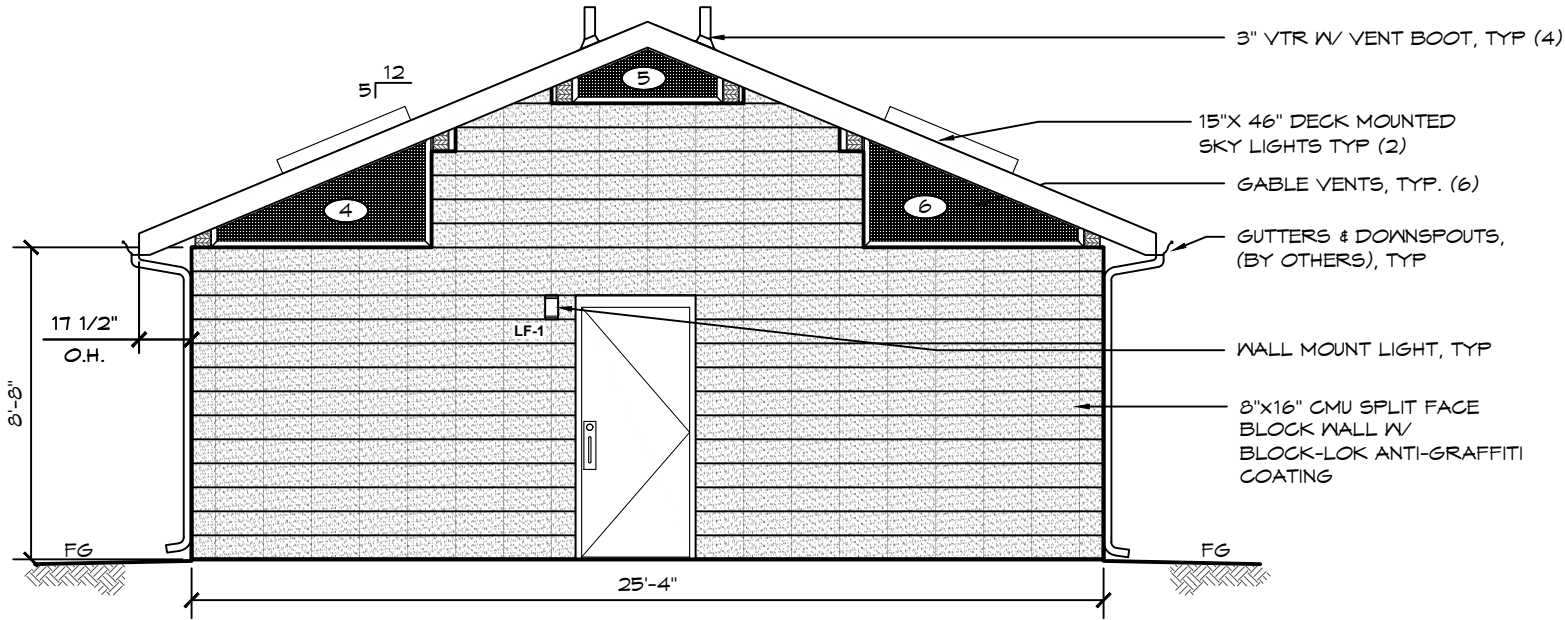
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A ELEVATION VIEW
SCALE: 3/16" = 1'-0"



B ELEVATION VIEW
SCALE: 3/16" = 1'-0"

PROJECT: GARDEN GROVE PARKS
(HASTER BASIN RESTROOM)
GARDEN GROVE, CA
SHEET TITLE: EXTERIOR ELEVATION VIEWS

PROJECT #:		GAR04	
DATE:		12/23/2024	
DRAWN BY:		JL	
REV.	DATE:	BY:	
REVISIONS:			

SHEET NO. **A2.1**

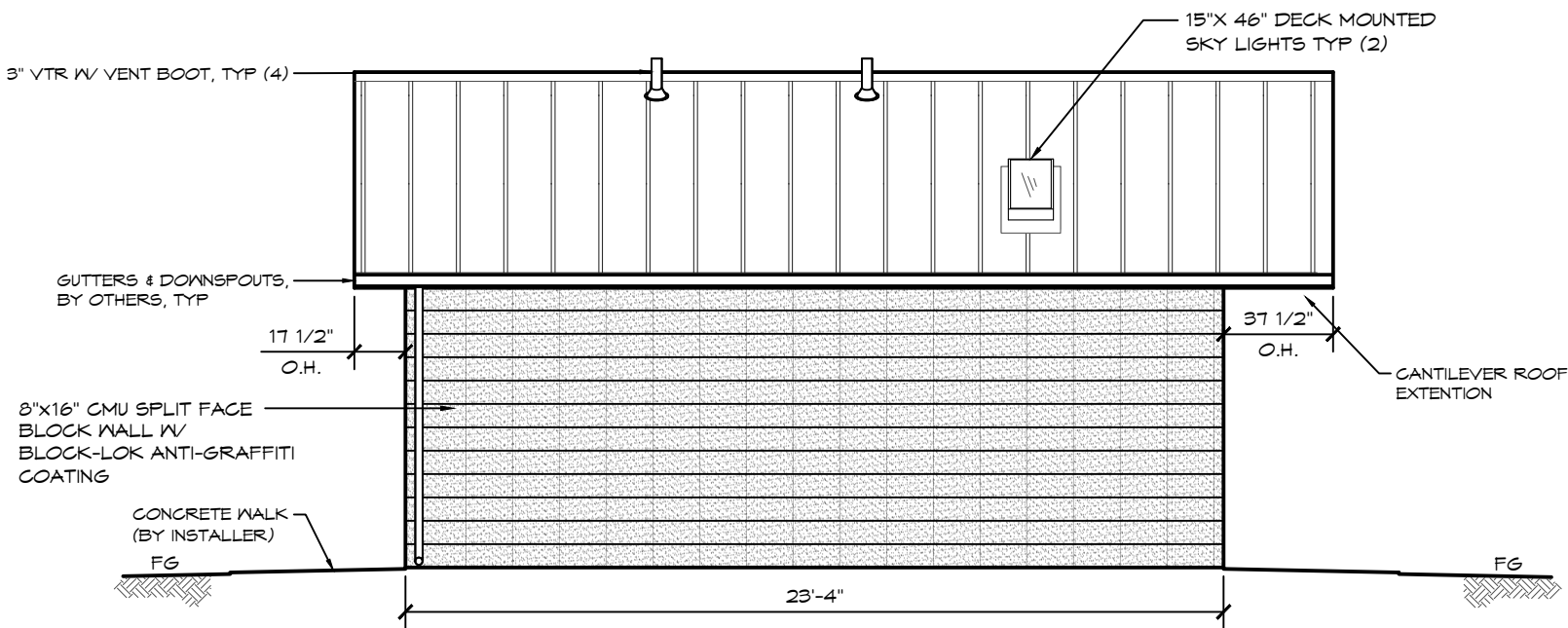


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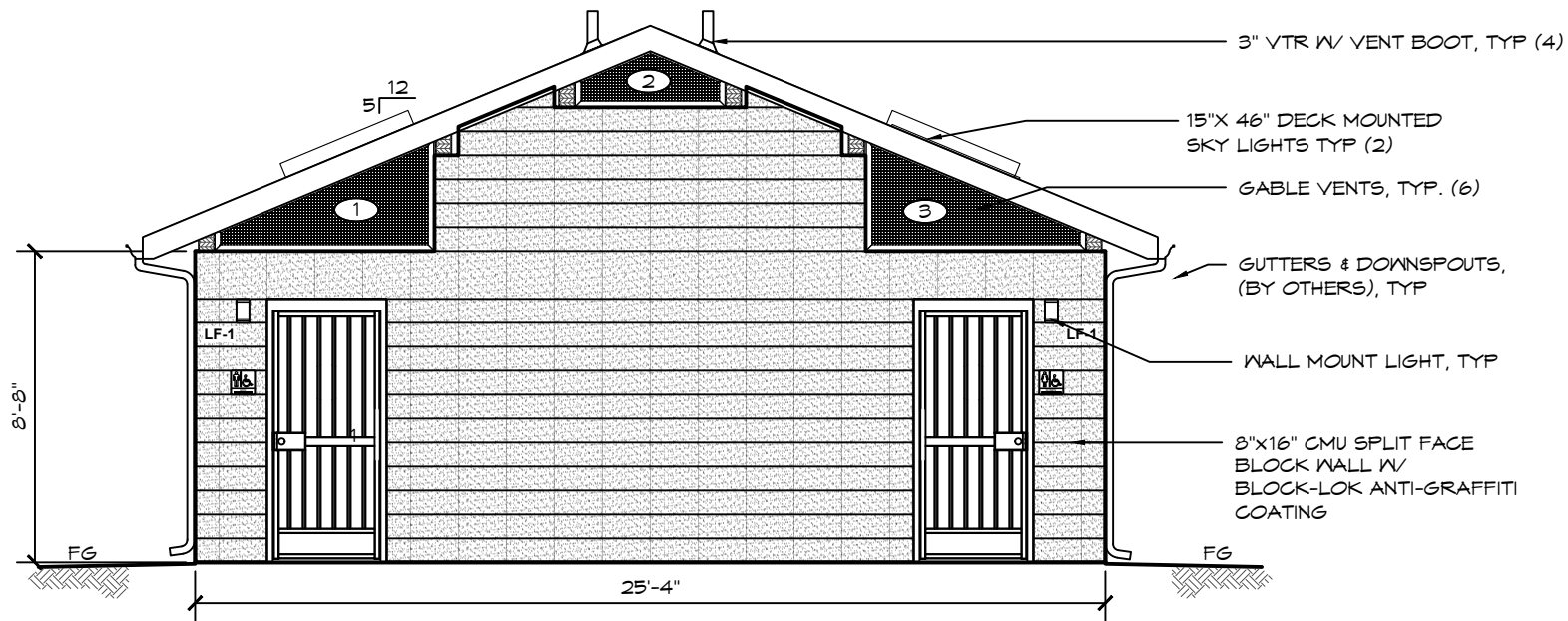
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C ELEVATION VIEW
SCALE: 3/16" = 1'-0"



D ELEVATION VIEW
SCALE: 3/16" = 1'-0"

PROJECT: **GARDEN GROVE PARKS
(HASTER BASIN RESTROOM)**
SHEET TITLE: **GARDEN GROVE, CA
EXTERIOR ELEVATION VIEWS**

PROJECT #: **GAR04**

DATE: **12/23/2024**

DRAWN BY: **JL**

REV.	DATE:	BY:

REVISIONS:

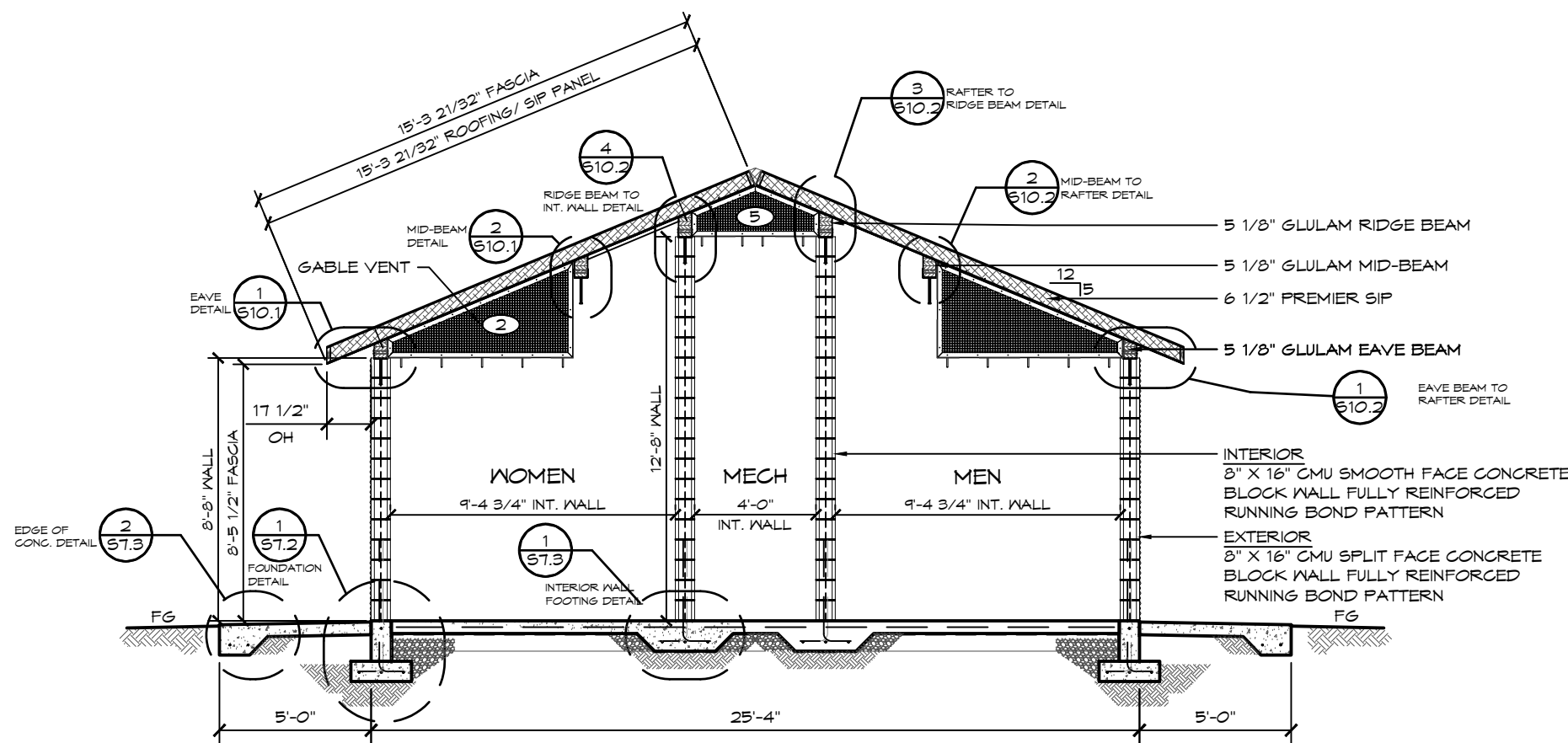
SHEET NO. **A2.2**



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1 SECTION VIEW
SCALE: 3/16" = 1'-0"

PROJECT: GARDEN GROVE PARKS
(HASTER BASIN RESTROOM)
GARDEN GROVE, CA

SHEET TITLE: SECTION VIEWS

PROJECT #: GAR04

DATE: 12/23/2024

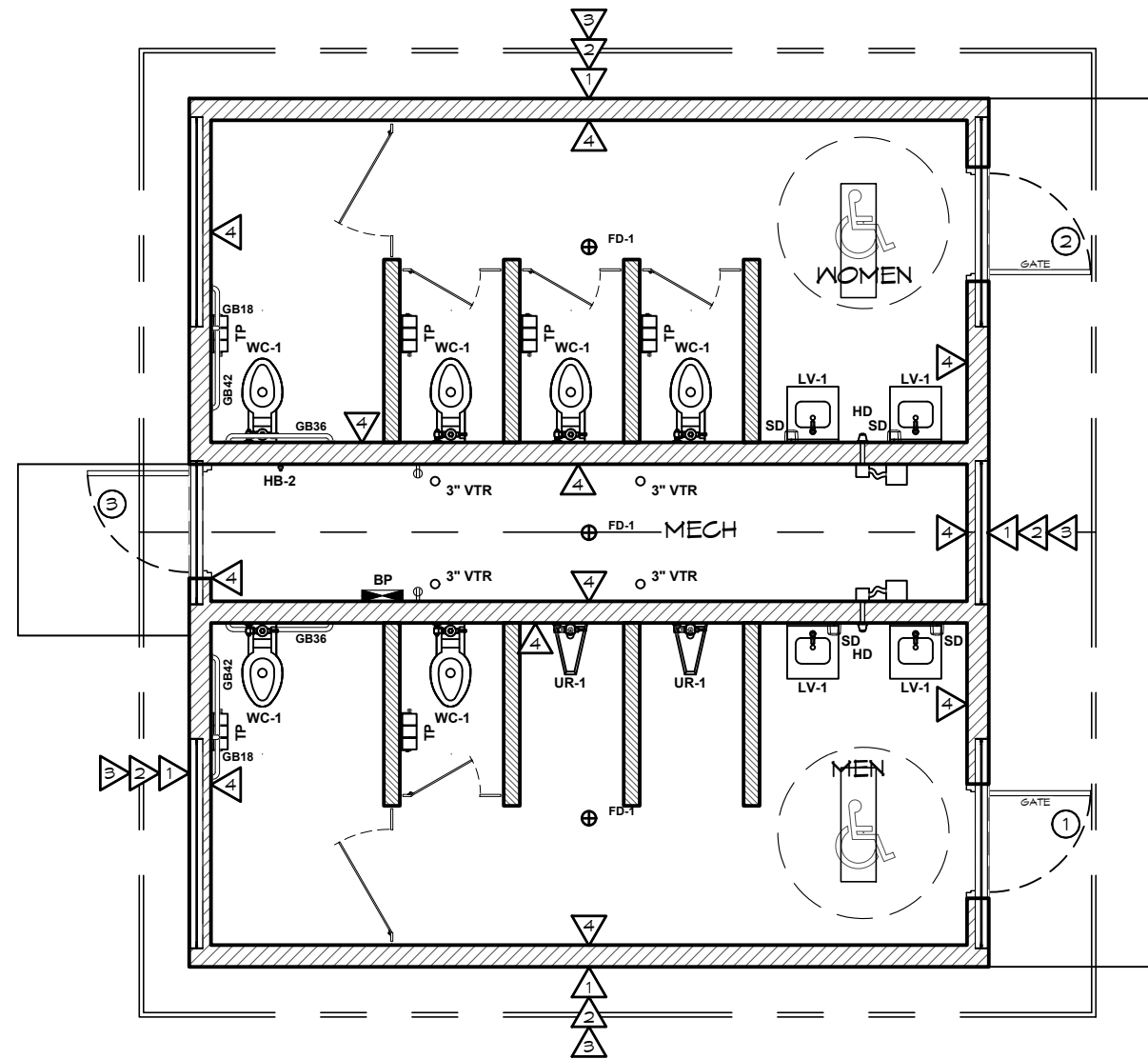
DRAWN BY: JL

REV.	DATE:	BY:

REVISIONS:

A3.1

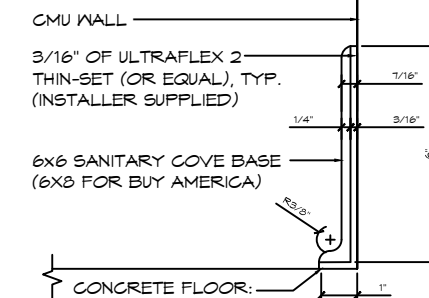
SHEET NO.



1 WALL FINISH PLAN
SCALE: 3/16" = 1'-0"

FINISH SCHEDULE			
NO.	LOCATION	FINISH	DETAIL
1	EXTERIOR WALL	8" SPLIT FACE REINFORCED CONCRETE MASONRY BLOCK WALL W/ MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.	
2	EXTERIOR SIDE OF CMU	APPLY BLOCK SEALER TO CMU SURFACES. INSTALLER TO APPLY 2 COATS OF RAIN GUARD BLOK LOK OR EQUAL PER MANUFACTURE'S INSTALL INSTRUCTIONS (INSTALLER SUPPLIED)	
3	EXTERIOR ANTI-GRAFFITI ON CMU	APPLY BLOCK SEALER TO CMU SURFACES. INSTALLER TO APPLY 2 COATS OF RAIN GUARD BLOK LOK W/ GRAFFITI CONTROL, OR EQUAL PER MANUFACTURE'S INSTALL INSTRUCTIONS	
4	INTERIOR WALL	PRIMED & (2) COATS OF EPOXY PAINT CMU WALLS FLOOR TO CEILING (INSTALLER SUPPLIED)	
	CEILING	SIP PANEL W/ FRP	
	EXPOSED WOOD	ALL T&G, FASCIA, SUB FASCIA, AND GLULAM BEAMS AND COLUMNS TO BE SEALED WITH INSTALLER SUPPLIED CLEAR COAT FINISH APPLIED ONSITE BY INSTALLER	
	FLOOR	CONCRETE WITH A WATER BASED WET CURE SEALER CURE-N-SEAL OR EQUAL (INSTALLER SUPPLIED)	
	COVE BASE IN RESTROOMS ONLY	SANITARY TILE COVE BASE	DETAIL 2/A4.1

NOTE: GROUT TO BE INSTALLER SUPPLIED (1/8" GROUT LINES RECOMMENDED)
* AT INSIDE CORNER JOINT USE SILICONE CAULK TO FINISH



SANITARY TILE COVE BASE W/ CMU WALL & CONCRETE FLOOR

2 COVE BASE DETAIL
SCALE: 3" = 1'-0"



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PROJECT: GARDEN GROVE PARKS (HASTER BASIN RESTROOM)
GARDEN GROVE, CA
SHEET TITLE: WALL FINISH SCHEDULE (INTERIOR/EXTERIOR)

PROJECT #: GAR04
DATE: 12/23/2024
DRAWN BY: JL
REV. DATE: BY:
REVISIONS:

SHEET NO. A4.1