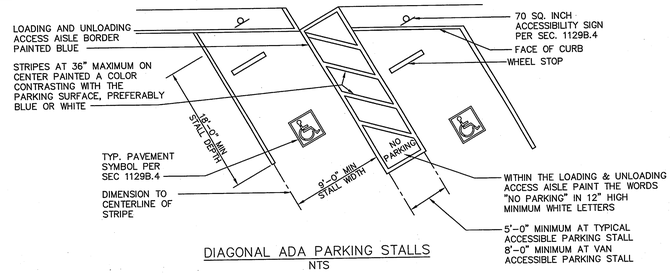
NOTICE TO CONTRACTOR:

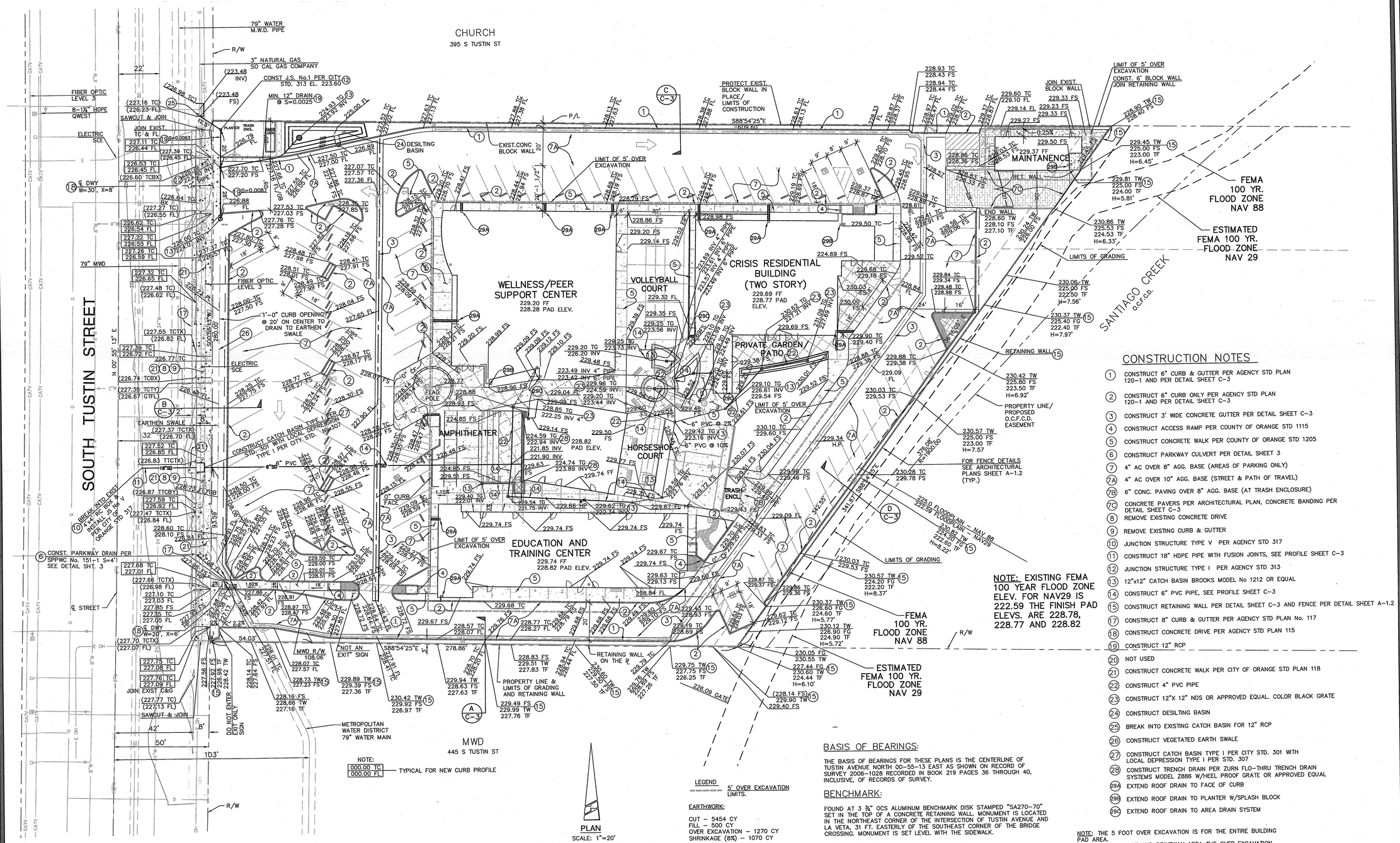
1. NOTIFY RICK BICKER OR TIM HATCH OF METROPOLITAN WATER DISTRICT'S (M.W.D.) SYSTEM OPERATIONS GROUP, TELEPHONE (714) 577-5084 AT LEAST TWO WORKING DAYS PRIOR TO STARTING ANY WORK IN THE VICINITY OF MWD'S FACILITIES.
2. FACILITIES CONSTRUCTED WITHIN METROPOLITAN WATER DISTRICT'S PERMANENT EASEMENT RIGHT-OF-WAY SHALL BE SUBJECT TO THE PARAMOUNT RIGHT OF METROPOLITAN TO USE THE EASEMENT FOR THE PURPOSE FOR WHICH IT WAS ACQUIRED. IF AT ANY TIME METROPOLITAN OR IT'S ASSIGNS SHOULD, IN THE EXERCISE OF THEIR RIGHTS, FIND IT NECESSARY TO REMOVE ANY OF THE FACILITIES FROM THE EASEMENT, SUCH REMOVAL AND REPLACEMENT SHALL BE AT THE EXPENSE OF THE OWNER OF THE FACILITY.
3. A LIST AND THE SPECIFICATIONS OF ALL CONSTRUCTION EQUIPMENT TO BE USED IN THE AREA OF M.W.D.'S PIPELINE MUST BE SUBMITTED FOR OUR REVIEW AND WRITTEN APPROVAL AT LEAST 30 DAYS PRIOR TO THEIR USE. PLEASE NOTE THAT M.W.D. WILL NOT PERMIT THE STORAGE OF CONSTRUCTION EQUIPMENT, THE STOCKPILING OF MATERIALS (INCLUDING SOIL), OR THE USE OF ANY VIBRATORY EQUIPMENT IN VIBRATORY MODE, WITHIN 25 FEET OF THE CENTERLINE OF M.W.D.'S PIPELINE.

PARKING:

STANDARD PARKING STALLS – 113
HANDICAP PARKING STALLS – 5
COMPACT – 0
TOTAL – 118



DIAGONAL ADA PARKING STALLS
NTS



NOTE: EXISTING FEMA 100 YEAR FLOOD ZONE ELEV. FOR NAV29 IS 222.59 THE FINISH PAD ELEVS. ARE 228.78, 228.77 AND 228.82

NOTE:
000.00 TC
000.00 FL — TYPICAL FOR NEW CURB PROFILE

PLAN
SCALE: 1"=20'
HORIZ 1"=20' SCALE 20 10 0 20 40 FEET

LEGEND
5' OVER EXCAVATION LIMITS.

EARTHWORK:

CUT – 5454 CY
FILL – 500 CY
OVER EXCAVATION – 1270 CY
SHRINKAGE (8%) – 1070 CY

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THESE PLANS IS THE CENTERLINE OF TUSTIN AVENUE NORTH 00-55-13 EAST AS SHOWN ON RECORD OF SURVEY 2006-1028 RECORDED IN BOOK 219 PAGES 36 THROUGH 40, INCLUSIVE, OF RECORDS OF SURVEY.

BENCHMARK:

FOUND AT 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "SA270-70" SET IN THE TOP OF A CONCRETE RETAINING WALL. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF TUSTIN AVENUE AND LA VETA, 31 FT. EASTERLY OF THE SOUTHEAST CORNER OF THE BRIDGE CROSSING. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

DATUM: NGVD29

ELEVATION: 227.099 FEET

ADJUSTMENT: 1995

CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB & GUTTER PER AGENCY STD PLAN 120-1 AND PER DETAIL SHEET C-3
2. CONSTRUCT 6" CURB ONLY PER AGENCY STD PLAN 120-1 AND PER DETAIL SHEET C-3
3. CONSTRUCT 3' WIDE CONCRETE GUTTER PER DETAIL SHEET C-3
4. CONSTRUCT ACCESS RAMP PER COUNTY OF ORANGE STD 1115
5. CONSTRUCT CONCRETE WALK PER COUNTY OF ORANGE STD 1205
6. CONSTRUCT PARKWAY CULVERT PER DETAIL SHEET 3
7. 4" AC OVER 8" AGG. BASE (AREAS OF PARKING ONLY)
7A. 4" AC OVER 10" AGG. BASE (STREET & PATH OF TRAVEL)
7B. 6" CONC. PAVING OVER 8" AGG. BASE (AT TRASH ENCLOSURE)
7C. CONCRETE PAVERS PER ARCHITECTURAL PLAN, CONCRETE BANDING PER DETAIL SHEET C-3
8. REMOVE EXISTING CONCRETE DRIVE
9. REMOVE EXISTING CURB & GUTTER
10. JUNCTION STRUCTURE TYPE V PER AGENCY STD 317
11. CONSTRUCT 18" HDPE PIPE WITH FUSION JOINTS, SEE PROFILE SHEET C-3
12. JUNCTION STRUCTURE TYPE I PER AGENCY STD 313
13. 12"x12" CATCH BASIN BROOKS MODEL No 1212 OR EQUAL
14. CONSTRUCT 6" PVC PIPE, SEE PROFILE SHEET C-3
15. CONSTRUCT RETAINING WALL PER DETAIL SHEET C-3 AND FENCE PER DETAIL SHEET A-1.2
17. CONSTRUCT 8" CURB & GUTTER PER AGENCY STD PLAN No. 117
18. CONSTRUCT CONCRETE DRIVE PER AGENCY STD PLAN 115
19. CONSTRUCT 12" RCP
20. NOT USED
21. CONSTRUCT CONCRETE WALK PER CITY OF ORANGE STD PLAN 118
22. CONSTRUCT 4" PVC PIPE
23. CONSTRUCT 12"X 12" NDS OR APPROVED EQUAL. COLOR BLACK GRATE
24. CONSTRUCT DESILTING BASIN
25. BREAK INTO EXISTING CATCH BASIN FOR 12" RCP
26. CONSTRUCT VEGETATED EARTH SWALE
27. CONSTRUCT CATCH BASIN TYPE I PER CITY STD. 301 WITH LOCAL DEPRESSION TYPE I PER STD. 307
28. CONSTRUCT TRENCH DRAIN PER ZURN FLO-THRU TRENCH DRAIN SYSTEMS MODEL Z886 W/HEEL PROOF GRATE OR APPROVED EQUAL
29A. EXTEND ROOF DRAIN TO FACE OF CURB
29B. EXTEND ROOF DRAIN TO PLANTER W/SPLASH BLOCK
29C. EXTEND ROOF DRAIN TO AREA DRAIN SYSTEM

NOTE: THE 5 FOOT OVER EXCAVATION IS FOR THE ENTIRE BUILDING PAD AREA.
IN THE PARKING LOT AND DRIVEWAY AREA THE OVER EXCAVATION SHALL BE 2 FEET.

GB090039

County of Orange
OC PUBLIC WORKS
Architecture & Engineering

Revisions

Sym.	Descrip.	Date	By

0742

Consultants
WILLDAN ENERGY SOLUTIONS
2401 EAST ORANGETHORPE AVENUE, SUITE 400
FULLERTON, CALIFORNIA 92831-5310
714/978-8200 FAX 714/978-8899
PROJECT MANAGER: THE DEPARTMENT OF ARCHITECTURE & ENGINEERING
Date 11/05/08

Drawn. Chkd. Date 11/05/08

PROFESSIONAL ENGINEER — KENNETH C. TAYLOR — No. 56185 — CIVIL — STATE OF CALIFORNIA
Date 12-31-10

A-E Seal

A-E ALEXANDER + HIBBS, AIA, INC.
ALEXANDER + HIBBS, AIA, INC.
Architecture and Planning
2151 E. Orangethorpe Ave.
Suite A, Fullerton, 92831
(714) 525-2000

Chkd. KT Date Nov. 26, 2009

Design SM

Sht Title GRADING PLAN
Project COUNTY OF ORANGE HEALTH CARE AGENCY
401 SOUTH TUSTIN STREET
401 SOUTH TUSTIN STREET
ORANGE, CA 92866
PROJ. NO. 100-042-210-1900 H2407P20

Plan No.
52333-03608

Sheet
C-2

0742 COUNTY OF ORANGE HEALTH CARE AGENCY 401 SOUTH TUSTIN STREET U:\jn17336_401_S_Tustin_Renovation\PS&E\Plans\jn-GR90-PLAN-02.dwg Plotted: 12/3/2009 4:15 PM