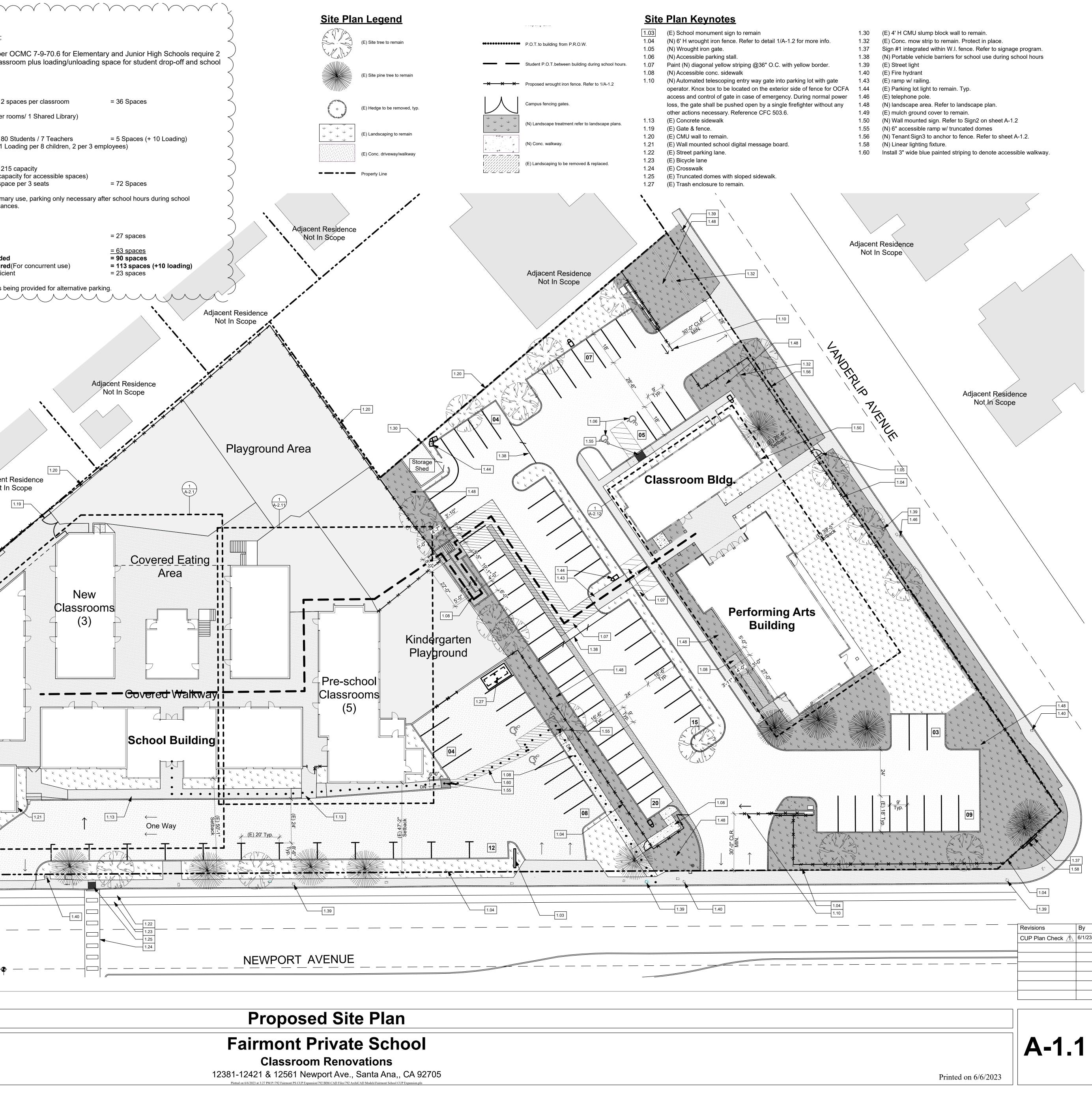


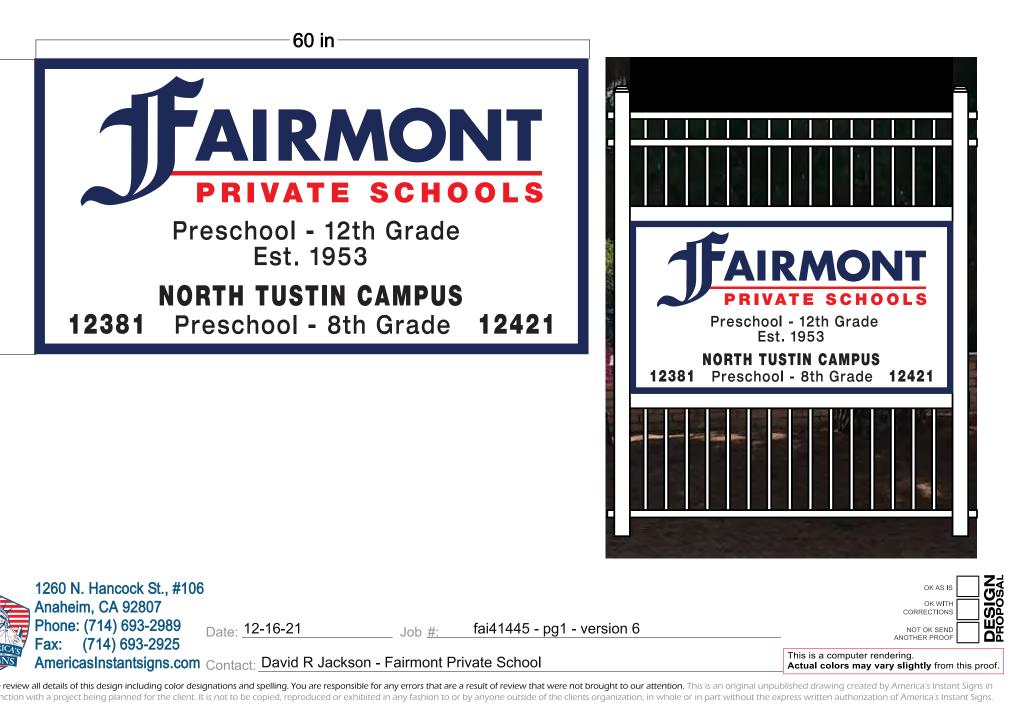
CLASSROOMS	GRADE	CLASSROOM ID	GROSS AREA(SQ. FT.)			OTAL ALLOWABLE OCCUPANTS assuming no reduction in floor ea for cabinets & fixed objects)	LICENSED # OF STUDENTS	TEACHERS	Required Parkin
1 2	PS PS	CLASSROOM 100 CLASSROOM 101	658	Original North Tustin 35 NET 35 NET		19 18	18 18		Required parking spaces for each o buses
3 4 5	PS PS PS	CLASSROOM 102 CLASSROOM 103A CLASSROOM 103B	619 465	35 35	NET	18 13 13	18 12 12	1 1 1 1	School:
6 7	JK K JH/Sci	CLASSROOM 104 CLASSROOM 105 CLASSROOM 106	658 619 658	20 20) NET	33 31 33	20 20	1 1	(KT/K - 8th Grade) 18 Classrooms
8 9	JH/Art K K	CLASSROOM 107 CLASSROOM 107 CLASSROOM 108 CLASSROOM 109	1,065 619 619	20 20	NET	53 53 31 31	20 20	<u>1</u> 1	(+ 3 Shared Compt (Preschool)
10 11 12	JH 1ST 1ST	CLASSROOM 110A CLASSROOM 110B CLASSROOM 111	672	20 20) NET	34 38 38	20 20 20	1 1 1	5 Classrooms
13 14	2ND 2ND	LIBRARY 112 CLASSROOM 113 CLASSROOM 114	765 614 614	20 20) NET	38 31 31	20 20	1	Performing Arts : Performing Arts
15 16	4TH 4TH JH/Comp	CLASSROOM 115 CLASSROOM 116 CLASSROOM 117	740 745 761	20 20) NET	37 37 38	20 20	1 1 1	((
17 18 19	STH STH 3RD	CLASSROOM 118 CLASSROOM 119 CLASSROOM 201	757 719 716	20 20) NET	38 36 36	20 20 20	1	* Note: Non-p perfor
20 Subtotal	3RD 3RD	CLASSROOM 202	718 16411	20	NET	36 760	20 378	1 1 20	Proposed Parking
21 22	JH JH	CLASSROOM 120 CLASSROOM 121	600 600	20 20	NET	30 30	21 21	1 1 1	Original School Site
23	ELECTIVE PA PA	CLASSROOM 122 PERFORMING ARTS STAGE	618	CBC SECT	0 NET TION 1004.6 5 NET	26 215 42	21	1	Performing Arts Sit Total Parking Prov
Subtotal TOTALS			4439 20850			342.85 1103	63 441	3 23	Total Parking Req Parking shortage/d
			SING FIXTURES (PER				\mathcal{N}	\sim	*A parking analysis
		WATER CLOSET		JRINALS		VATORIES		\bigwedge	
REQUIRED	UNISEX	MALE (1/50 RATIO) 5		(1/100 RATIO) 2	MALE (1/40 RATIO) 6	FEMALE (1/40 RATIO) 6			
PROVIDED	5	8 +3	12 +4	9 + 7	11 +5	11 +5			
									Adja N
							Adja	acent Reside Not In Scope	ence
							Adj	acent Reside Not In Scope	ence
					Adj	Jacent Residence Not In Scope	Adj	acent Reside Not In Scope	ence
					Adj	ljacent Residence	Adj	acent Reside Not In Scope	ence
				1.19	Adj	ljacent Residence	Adj	acent Reside Not In Scope	ence
					Adj	ljacent Residence		acent Reside Not In Scope	ence
					Adj	ljacent Residence		acent Reside Not In Scope	ence

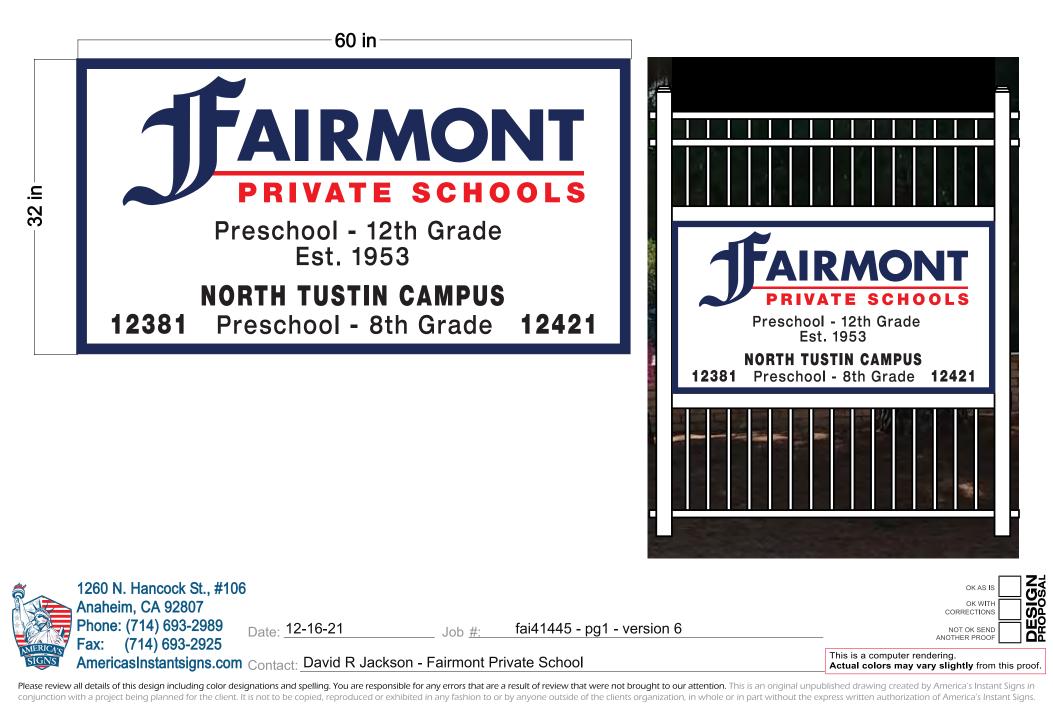
Proposed Site Plan SCALE: 1" = 20'





Fairmont fence Sign 60"w x 32"h mounted on 3"d white painted pan- Fits in frame on Wrought Iron fence Fairmont letters, Border, Text all 1/4" acrylic, Colors are painted white, black, DE5873 blue and DEA105 Red

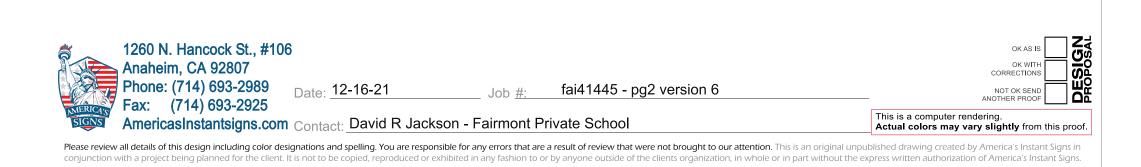




Border is 1.125" wide

Fairmont Wall Sign 72"w x 38.4"h mounted on white Painted Aluminum Pan 1"d - Hangs on Wall replaces exisitng letters Fairmont letters, Border, Text all 1/4" acrylic, Colors are painted white, black, DE5873 blue and DEA105 Red







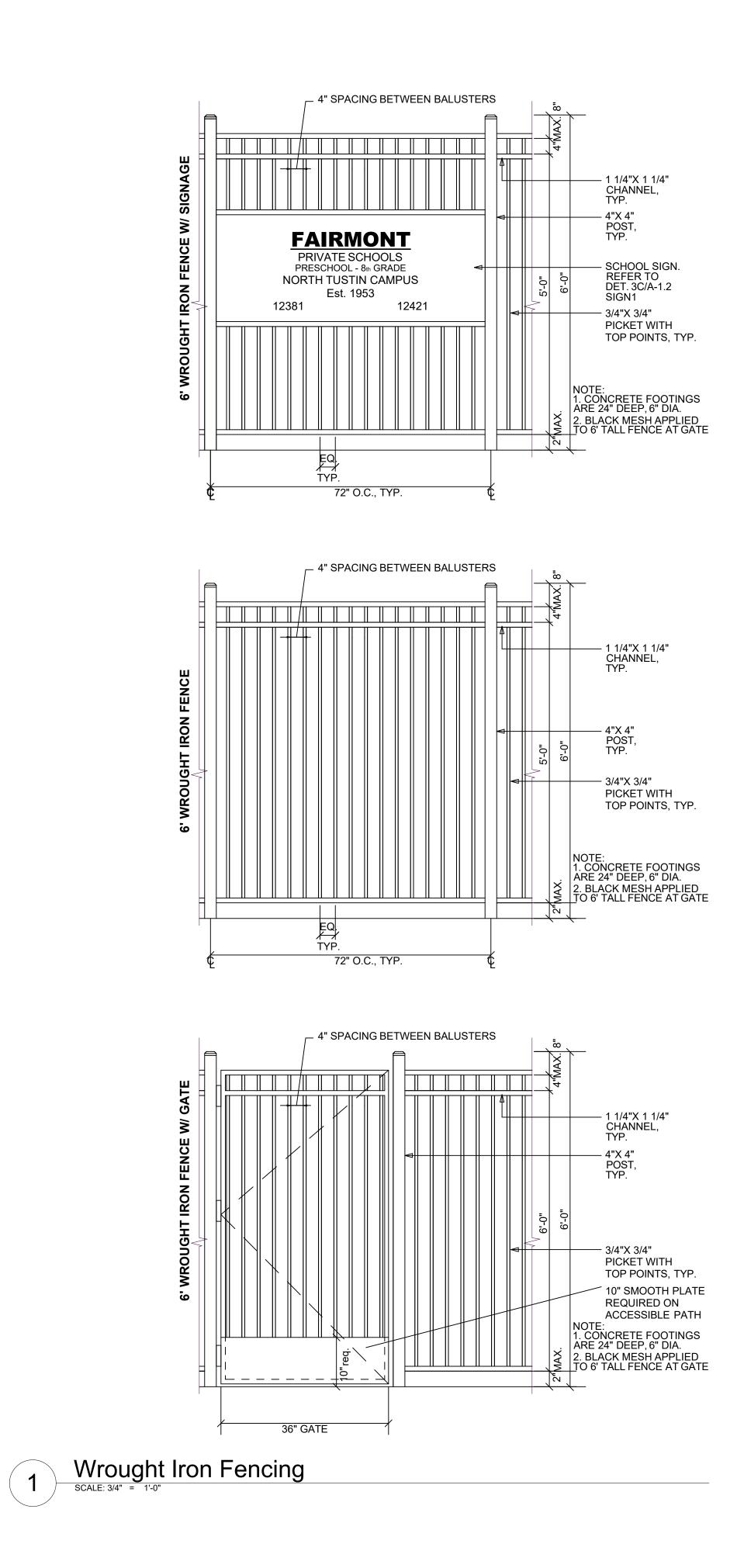
SIGN 1

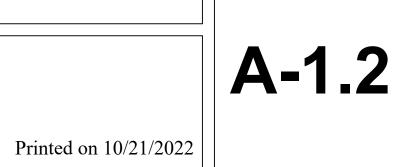
SIGN 2

Site Details & Signage

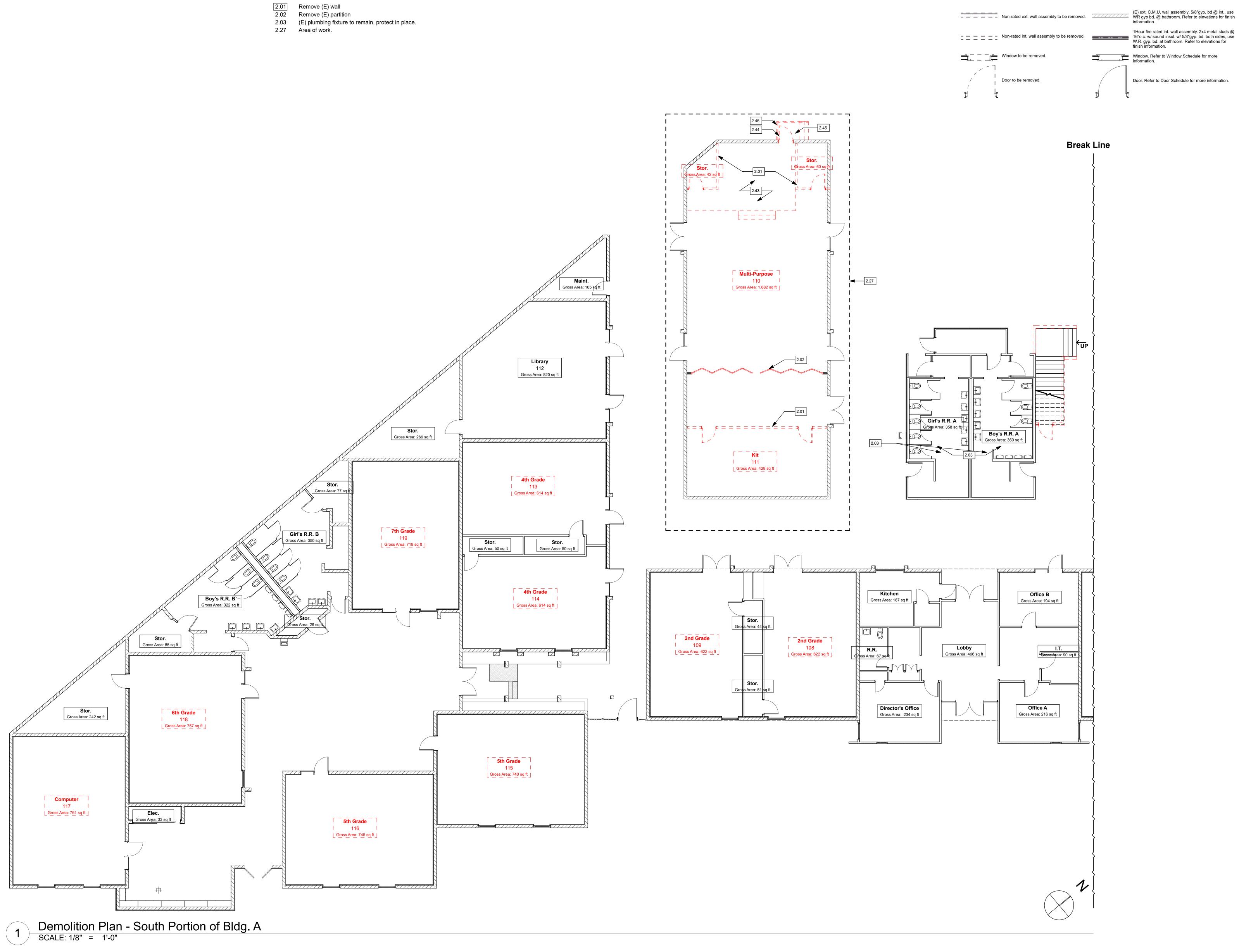
Fairmont Private School North Tustin Campus 12381-12421 & 12561 Newport Ave., Santa Ana,, CA 92705

Plotted on 10/21/2022 at 1:17 PM P:\792 Fairmont PS CUP Expansion\792 BIM-CAD Files\792 ArchiCAD Models\Fairmont School CUP Expansion.pl









Existing / Demolition Floor Plan Keynotes

Existing Building A Partial First Floor Plan / Demolition Plan

Fairmont Private School

North Tustin Campus 12381-12421 & 12561 Newport Ave., Santa Ana,, CA 92705

Plotted on 10/21/2022 at 1:17 PM P:\792 Fairmont PS CUP Expansion\792 BIM-CAD Files\792 ArchiCAD Models\Fairmont School CUP Expansion.plr

Existing / Demolition Floor Plan Legend

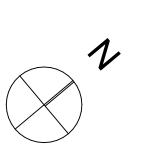
(E) ext. C.M.U. wall assembly. 5/8"gyp. bd @ int., use
 WR gyp bd. @ bathroom. Refer to elevations for finish

Door. Refer to Door Schedule for more information.









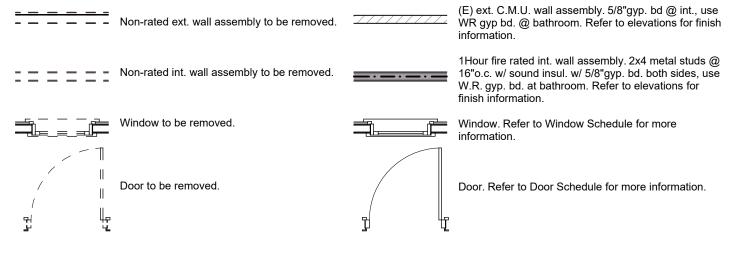
Existing Building A Partial First Floor Plan & Second Floor Plan

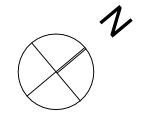
Fairmont Private School

North Tustin Campus 12381-12421 & 12561 Newport Ave., Santa Ana,, CA 92705

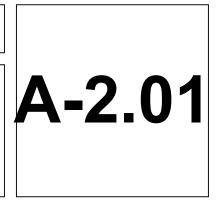
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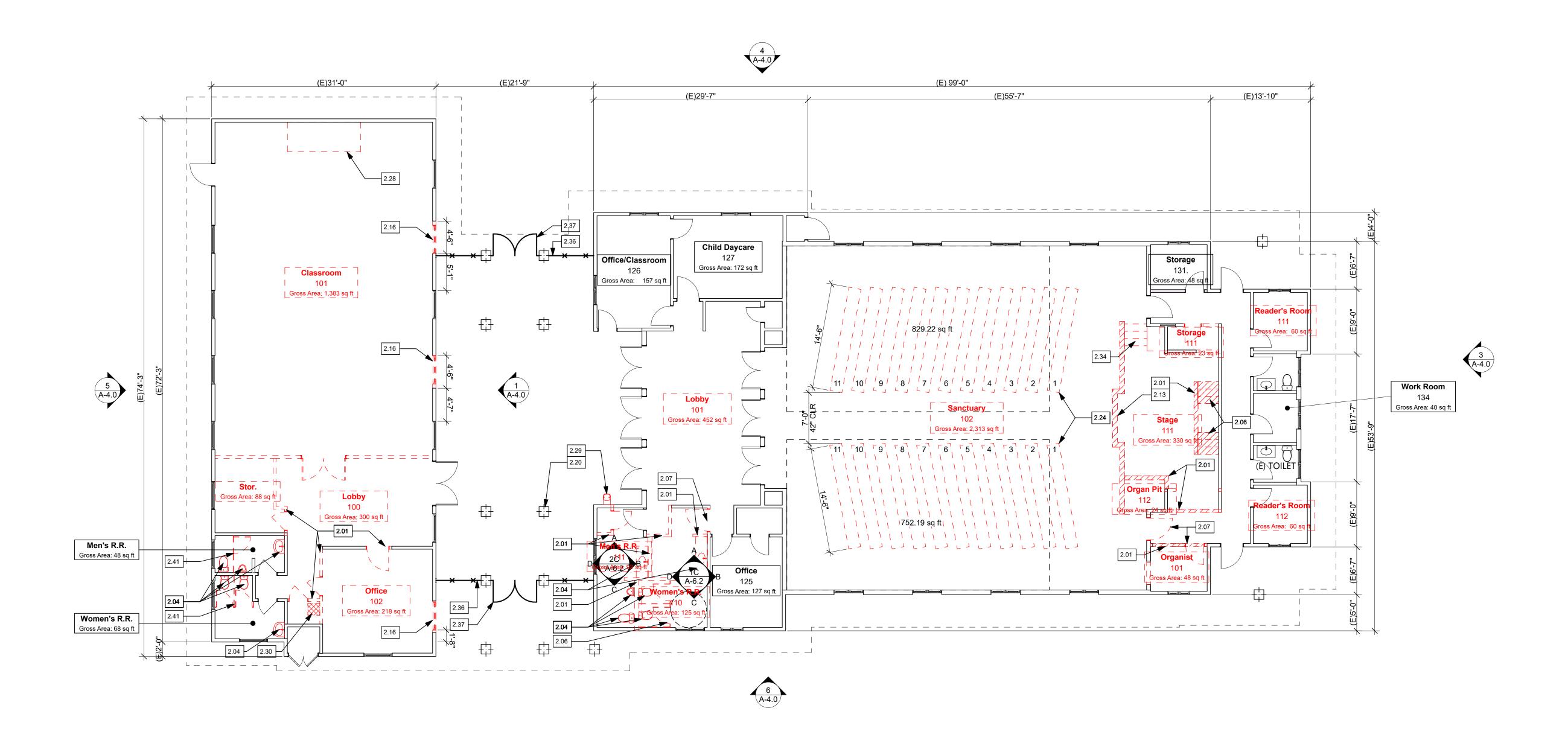
Existing / Demolition Floor Plan Legend

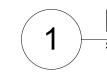




Door. Refer to Door Schedule for more information.







1 Building B First Floor Plan / Demolition Plan



Existing / Demolition Floor Plan Keynotes

	•
2.01	Remove (E) wall
2.04	(E) plumbing fixture to be removed.
2.06	(E) stall partitions to be removed in their entirety.
2.07	(E) Door and frame to be removed in it's entirety, typ.
2.13	Remove top portion of (E) CMU wall to allow future extension of (N)
	stage platform.
2.16	(E) Window and frame to be removed in it's entirety, typ.
2.20	(E) Post to remain, typ.
2.24	(E) Permanent seating to be removed.
2.28	(E) Framed platform to be demolished.
2.29	(E) Drinking fountain to be removed.
2.30	(E) ventilation duct to be removed and rerouted.
2.34	(E) Steps to be removed.
2.36	(E) Wrought iron fence to remain.
2.37	(E) Wrought iron gate to remain.

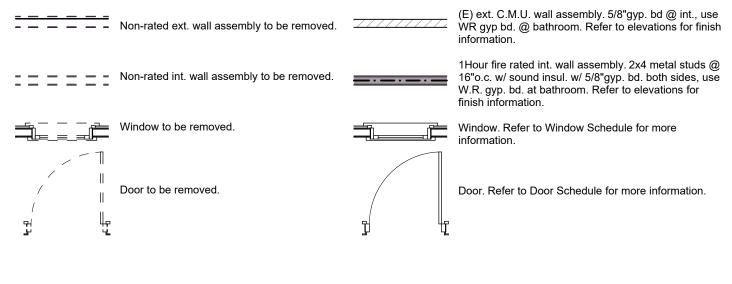
Existing Building B Floor Plan / Demolition Plan

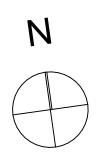
Fairmont Private School

North Tustin Campus 12381-12421 & 12561 Newport Ave., Santa Ana,, CA 92705

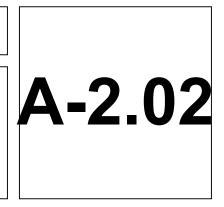
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Existing / Demolition Floor Plan Legend

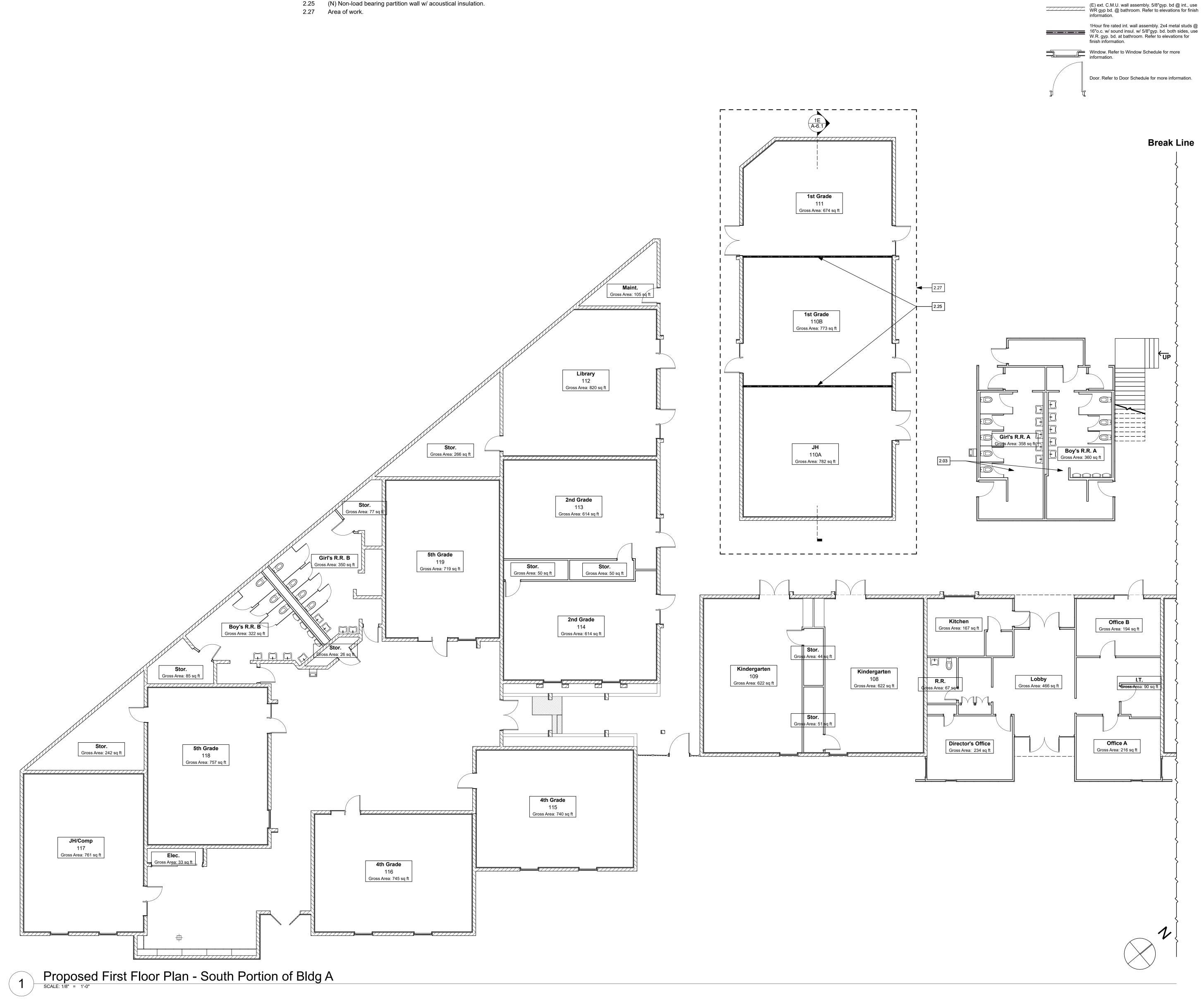




(E) ext. C.M.U. wall assembly. 5/8"gyp. bd @ int., use WR gyp bd. @ bathroom. Refer to elevations for finish







Proposed Floor Plan Keynotes

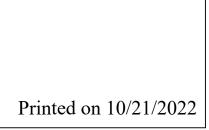
(E) plumbing fixture to remain, protect in place.(N) Non-load bearing partition wall w/ acoustical insulation. 2.27 Area of work.

Proposed Building A Partial First Floor Plan

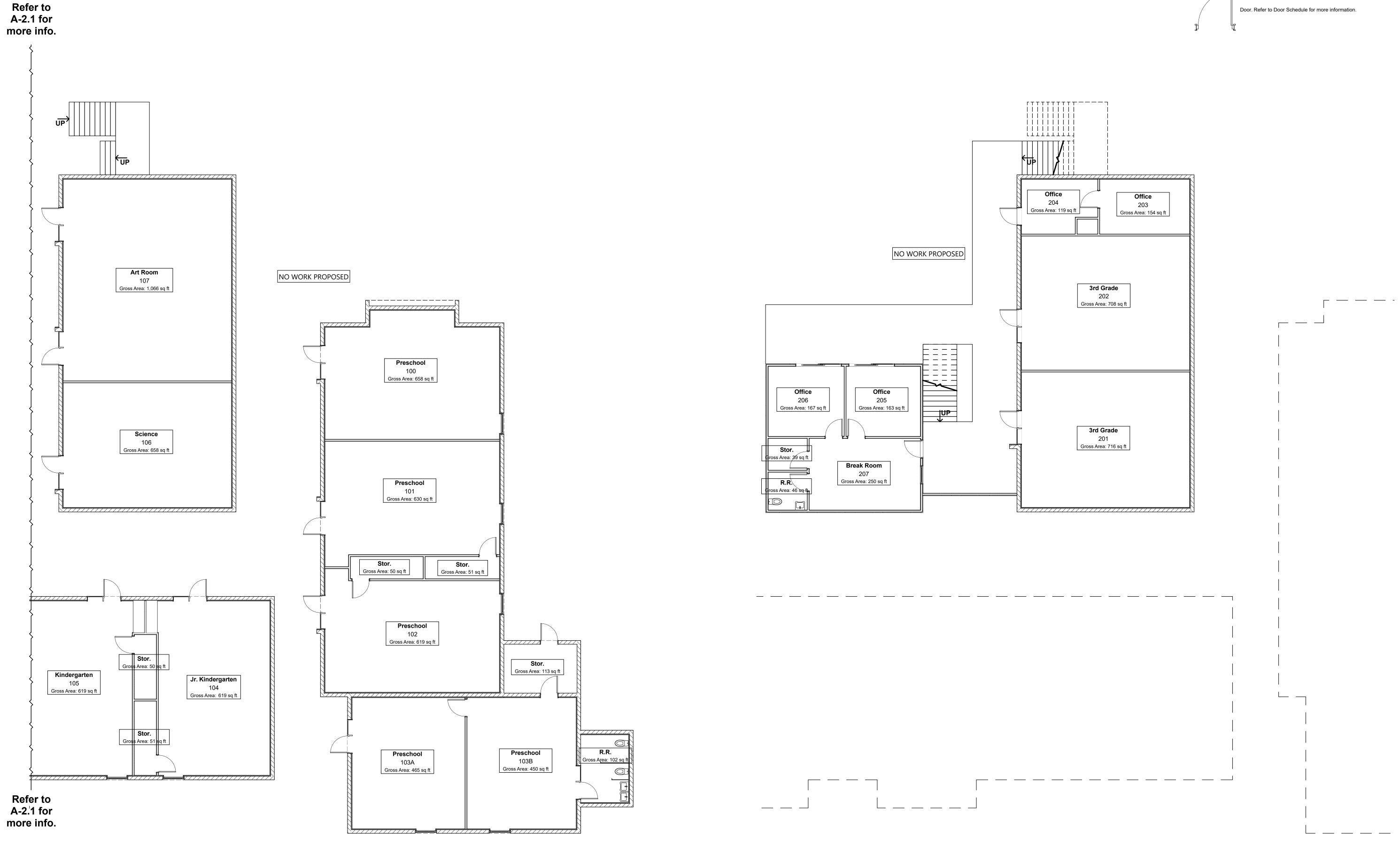
Fairmont Private School North Tustin Campus

12381-12421 & 12561 Newport Ave., Santa Ana,, CA 92705 Plotted on 10/21/2022 at 1:17 PM P:\792 Fairmont PS CUP Expansion\792 BIM-CAD Files\792 ArchiCAD Models\Fairmont School CUP Expansion.pl

Proposed Floor Plan Legend



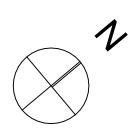






1 Proposed Plan - North Portion of Bldg A (No Scope of Work) SCALE: 1/8" = 1'-0"



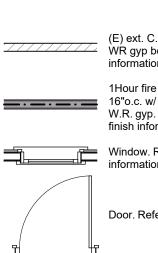


Proposed Building A Partial First Floor Plan & Second Floor Plan

Fairmont Private School

North Tustin Campus 12381-12421 & 12561 Newport Ave., Santa Ana,, CA 92705 Plotted on 10/21/2022 at 1:17 PM P:\792 Fairmont PS CUP Expansion\792 BIM-CAD Files\792 ArchiCAD Models\Fairmont School CUP Expansion.pln

Proposed Floor Plan Legend



(E) ext. C.M.U. wall assembly. 5/8"gyp. bd @ int., use WR gyp bd. @ bathroom. Refer to elevations for finish information. 1Hour fire rated int. wall assembly. 2x4 metal studs @ 16"o.c. w/ sound insul. w/ 5/8"gyp. bd. both sides, use W.R. gyp. bd. at bathroom. Refer to elevations for finish information.

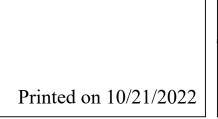
Window. Refer to Window Schedule for more information.



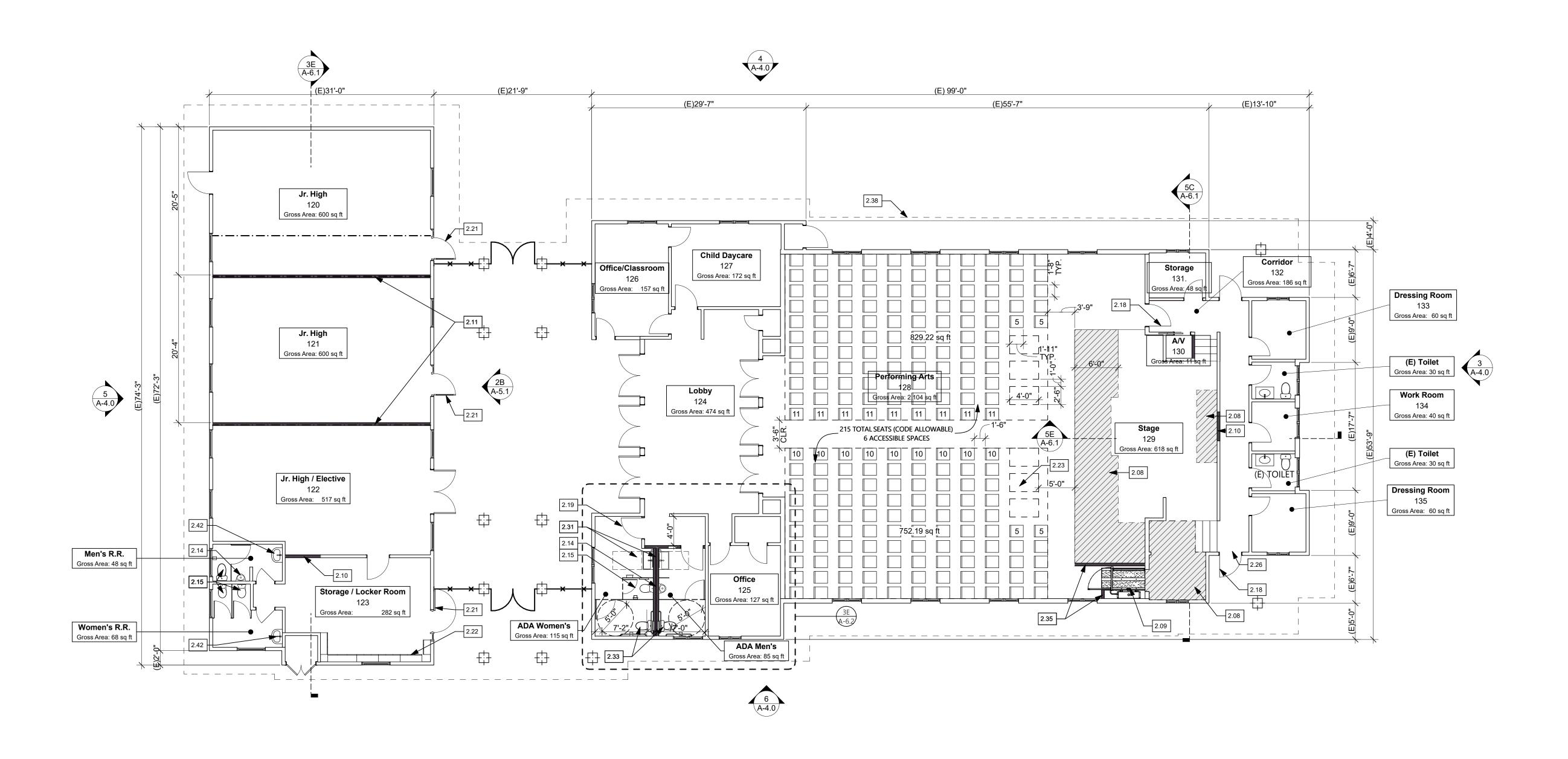
2 Proposed Plan - North Portion of Second Story Bldg A. (No Scope of Work) SCALE: 1/8" = 1'-0"

V

 \checkmark









1 Sunday School and Sanctuary Proposed Plan SCALE: 1/8" = 1'-0"



Proposed Floor Plan Keynotes

- 2.08Extend (E) stage2.09Install (N) ADA lift
- 2.10 Install (N) 2x4 wood stud partition walls.
- 2.11 Install (N) 2x4 wood stud wall to divde new classrooms w/ 1 hr. fire rating.
- 2.14 Wall mounted urinal and modesty panel 2.15 Floor mounted water closet and partitions to be installed.
- 2.18 Install panic hardware on (E) exit door.
- 2.19 Modify (E) doors w/ push/pull & non-landing hardware. Refer to A-8.1 for more information.
- 2.21 (N) Classroom entrance door with sidelite, typ. 2.22 Install 12"-18" wide school lockers.
- 2.23 Wheelchair spaces per CBC 11B-221.2.1.1 & 11B-802.1.2.
- 2.26 Exit door sign.
- 2.31 Accessible sink with 30"x48" clearance. 2.33 ADA Restroom stall with floor mounted partitions, wall mounted grab bars, and 5' turning
- dia. clearance. Refer to detail 4E/A-0.6 for more info.
- 2.35 Install 70" H. (N) 2x4 wood stud walls, 5/8" Type 'X' gyp. bd. on both side and top. 2.38 Outline of (E) roof above.
- **REQUIRED PLUMBING FIXTURES (PI** (BASED ON TOTAL OF 74 SANCTUARY OCCUPANTS D WATER CLOSETS MALE FEMALE UNISEX (2:26-50) (1:1-100) REQUIRED N/A 1 2 PROVIDED N/A 1

Proposed Building B Floor Plan

Fairmont Private School

North Tustin Campus 12381-12421 & 12561 Newport Ave., Santa Ana,, CA 92705

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Proposed Floor Plan Legend

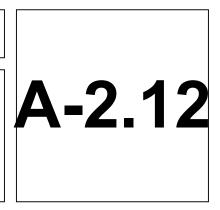
ER CPC TABLE 422.1) DIVIDED EQUALLY AMONG GENDERS)							
URINALS LAVATORIES							
(1/100	MALE	FEMALE					
RATIO)	(1/40 RATIO)	(1/40 RATIO)					
1	1	1					
1	1	1					

(E) ext. C.M.U. wall assembly. 5/8"gyp. bd @ int., use WR gyp bd. @ bathroom. Refer to elevations for finish information. 1Hour fire rated int. wall assembly. 2x4 metal studs @ 16"o.c. w/ sound insul. w/ 5/8"gyp. bd. both sides, use W.R. gyp. bd. at bathroom. Refer to elevations for finish information.

Window. Refer to Window Schedule for more information.



Ν





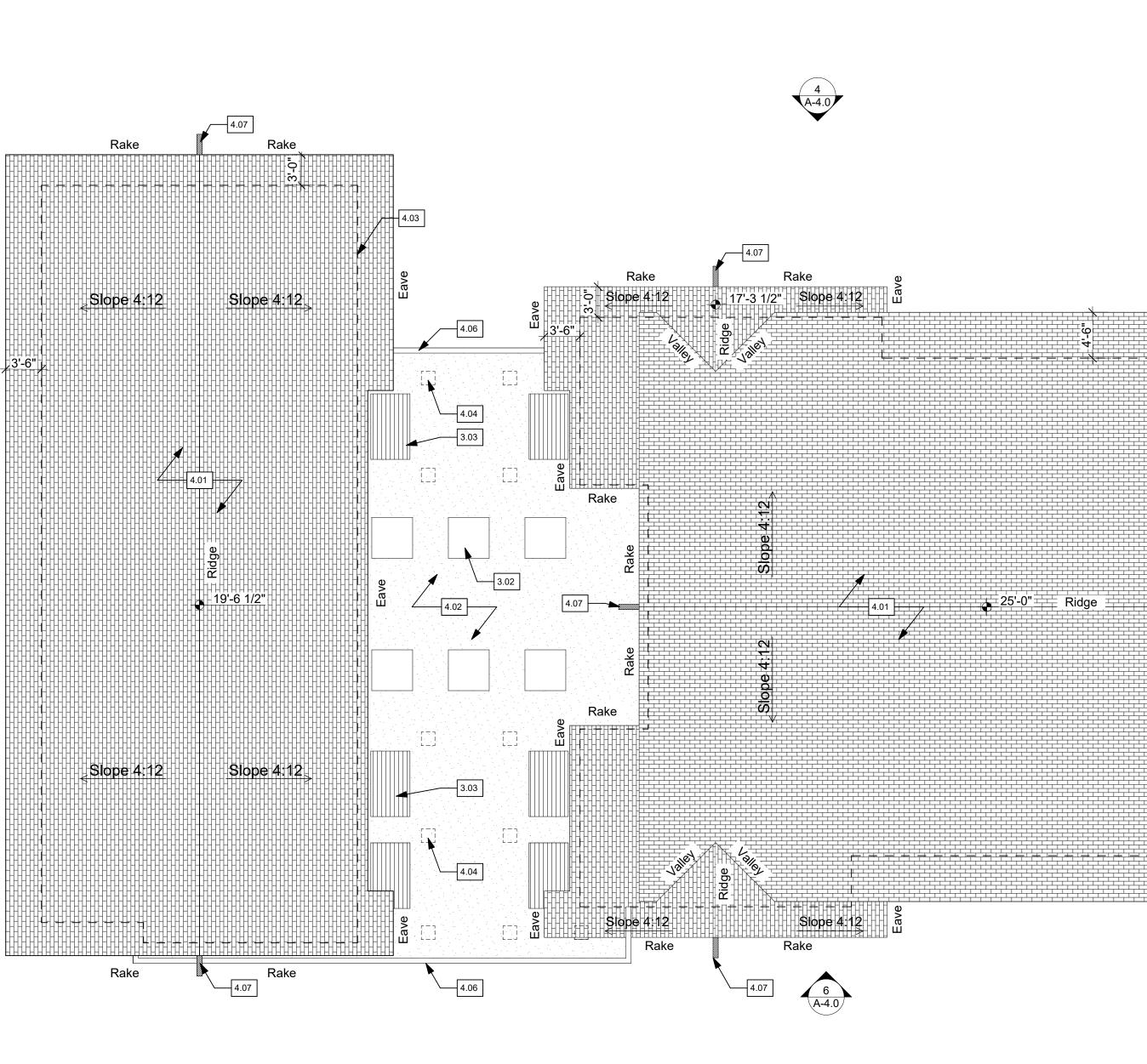
1 Existing Roof Floor Plan SCALE: 1/8" = 1'-0"

5 A-4.0



<u>Roof Plan Keynotes</u>

- 3.02(E) 4'x4' Plastic dome skylight to remain, TYP.3.03(E) Open roof with wood screen to remain, TYP.
- 4.01 (E) Asphalt shingle roof to remain.
- 4.02 (E) Composition gravel surfaced roofing to remain. 4.03 Outline of (E) BLDG. below.
- 4.04 Outline of (E) column. below.
- 4.05 Outline of (E) gable wall to remain. 4.06 (E) G.I. gutter to remain.
- 4.07 (E) 6x16 R/S outlookers to remain.



Existing Building B Roof Plan

Fairmont Private School

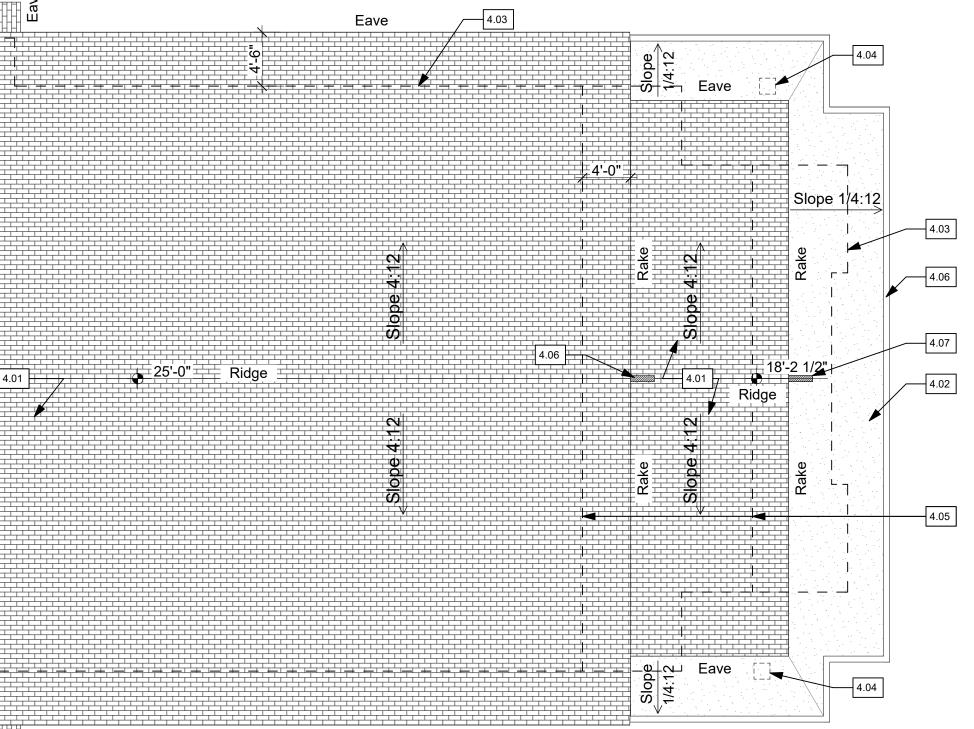
North Tustin Campus 12381-12421 & 12561 Newport Ave., Santa Ana,, CA 92705

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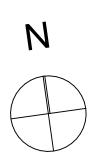
<u>Roof Plan Legend</u>

(E) Asphalt shingle roof to remain. (E) Composition gavel surfaced roofing to remain.

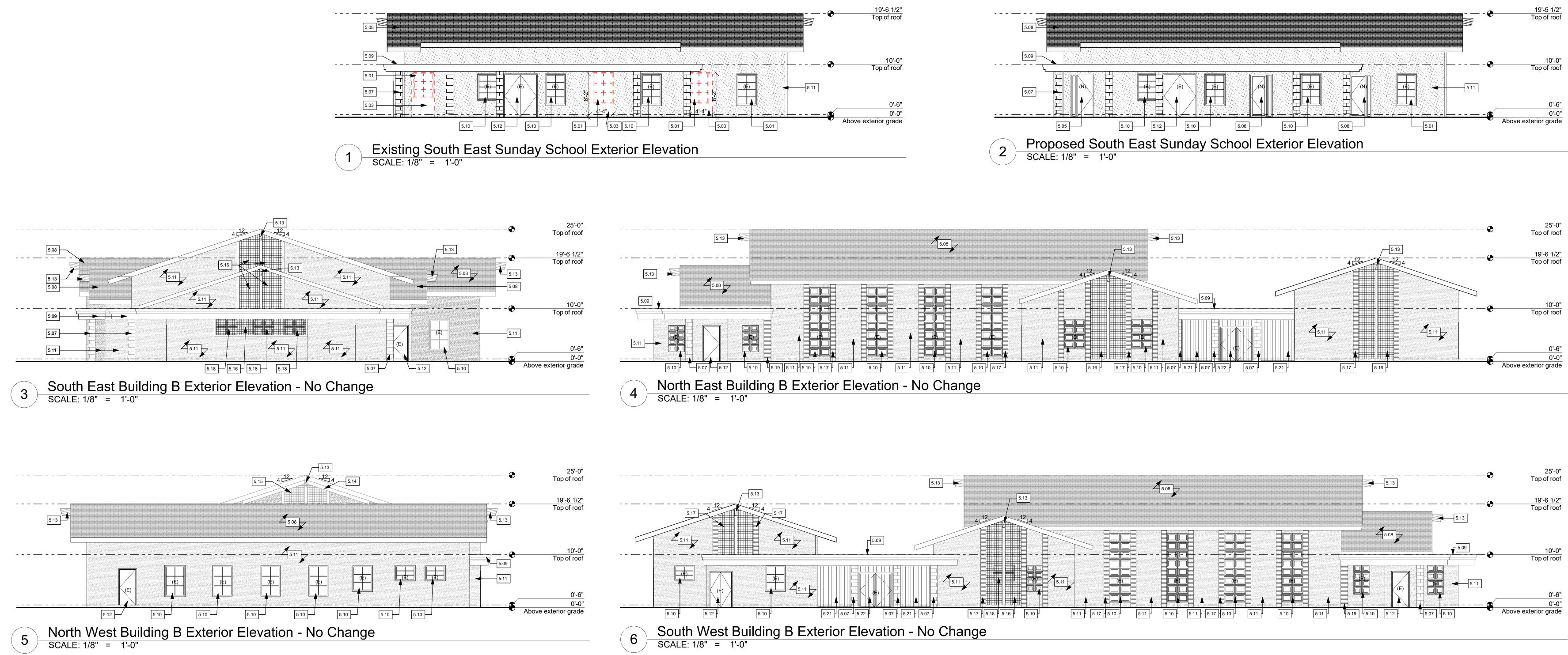
3 A-4.0



Eave









Roof Plan Keynotes

- 5.01 (E) Window and frame to be demolished in it's entirety, typ.
- 5.03 (E) Portion of wall to be demolished, typ. See proposed elevation for more info. 5.05 (N) Opening for access to accessible restroom.
- 5.06 (N) Door with sidelite window
- 5.07 (E) 16" Square masonry column to remain, TYP. (E) Asphalt shingle roof to remain. 5.08
- 5.09 (E) Composition gravel surfaed roof to remain.
- 5.10 (E) Window and frame to remain. 5.11 (E) Stucco finish exterior wall to remain.
- 5.12 (E) Door and frame to remain. 5.13 (E) 6x16 R/S outlooker to remain.
- 5.14 (E) Exposed wood rafter to remain.
- 5.15 (E) Wood grille vent to remain.
- 5.16 (E) Wood grille to remain. 5.17 (E) 12" wide x 4" Thick slumpstone veneer to remain, TYP.
- 5.18 (E) Window and frame beyond wood grille to remain.
- 5.19 (E) 16" wide x 4" Thick slumpstone veneer to remain, TYP.
- 5.21 (E) Wrought iron fence to remain. 5.22 (E) Wrought iron gate to remain.

Existing / Proposed Building B Exterior Elevations

Fairmont Private School

North Tustin Campus 12381-12421 & 12561 Newport Ave., Santa Ana,, CA 92705

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Roof Plan Legend



(E) Stucco finish exterior wall to remain.

(E) Asphalt shingle roof to remain.



1	NOTICE TO CONTRACTOR 1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB S CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS A PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORM WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESI PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH T PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESI PROFESSIONAL.	TË ND AL GN HE	
	2. IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BE THE ENGINEER OF RECORD AND W HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTED PROJECT. THE SIGNATORY ENGINEER WILL NOT RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION THIS PROJECT, IF THE STAKING HAD BEEN DONE BY SURVEY CREWS UNDER HIS DIRECT SUPERVISION.	LL BE <u>GF</u>	ADING NOTES (cont.) ALL EXISTING DRAINAGE COURSE WATER ARE APPROVED AND FUT
	3. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS A OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTI UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONA MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THE	NG RY (31) SE	ANY DAMAGE DUE TO OBSTRUCTI) SANITARY FACILITIES SHALL BE M) THE LOCATION AND PROTECTION
	PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO, THESE LINES OR STRUCTURES.) APPROVED PROTECTIVE MEASURE PROPERTIES DURING GRADING.
	(1) ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE COUNTY OF ORANGE AND ANY SPEC REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE J SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF OCPW STANDARD PLA SHALL BE RETAINED ON THE SITE.	OB (34)) GRADING OPERATIONS INCLUDING SHALL NOT BE CONDUCTED BET FEDERAL HELLIDAY. (A) ALL CONSTRUCTION VEHICLE
2	(2) GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY GRADING INSPECTOR. A PRE-GRADI MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNE GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, DISTRICT GRADING INSPECTOR A WHEN REQUIRED THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL EXPLAINED AT THIS MEETING.	IR, ND	 (H) ALL CONSTRUCTION VEHICLE SHALL BE EQUIPPED WITH F (B) ALL OPERATIONS SHALL CON (C) STOCKPILING AND/OR VEHIC AND WITHIN THE LIMITS OR
	(3) ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WI REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THE PLAN.	TH) GRADING AND EXCAVATION SHALL F-4, HIGH WINDS ARE DEFINE EXTREME CONDITIONS, SUCH AS
	(4) THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHI WORK IS IN PROGRESS.) ASPHALT SECTIONS MUST BE PI (COMM) 12" (INDUSTRIAL). OF GRADING INSPECTOR. THE SOIL BASED ON "R" VALUE ANALYSIS
	(5) PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE OC PLANNING, GRADING SECTION, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.		ASPHALT CONCRETE SHALL BE C
	(6) THE SOIL ENGINEER AND THE ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS A	ND) AGGREGATE BASE SECTION SHALL
	THE CODE WITHIN THEIR PURVIEW. (7) THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLAN) ROOF GUTTERS SHALL BE INSTAL THE CIVIL ENGINEER, AS A (
3	SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW. (8) THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF F		ACCOMPANYING WITNESS STAKE, PERMITS AND A BLUE TOP WITH POINT ELEVATION FOR PRELIMINA
	IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED A CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.	DR .) PRIOR TO FINAL APPROVAL, TH
	(9) SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.	(42)	EARTH MOVED DURING THE GRAD
	(10) THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN AS-GRADED PLANS.		UPON COMPLETION OF THE ROUG
	(11) AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOILS ENGINEER A	· · ·	T□ FINAL APPR□VAL.
	THE BUILDING OFFICIAL PRIOR TO PLACING FILL. (12) FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER O.C.P.W. STANDARD PLAN NO. 1322.	(44)	PERFORMED. THE METHOD OF DRIVE RING, OR NUCLEAR, AND
	(13) ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITION FILLS.	AL	SHALL BE PERFORMED TO VEF TECHNICIAN.
	(14) FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE DENSITY, AGGREGATE BASE F ASPHALTIC AREAS SHALL BE COMPACTED TO MINIMUM OF 95% RELATIVE DENSITY. MAXIMUM DENSITY SHALL DETERMINED BY UNIFORM BUILDING CODE STANDARD NO. 70–1 OR APPROVED EQUIVALENT, AND FIELD DENSITY UNIFORM BUILDING CODE STANDARD NO. 70–2 OR APPROVED EQUIVALENT.	DR BE BY) IN THE EVENT THAT SOIL CON TANK, WORK SHALL BE STOPF SUBMITTED AND APPROVED BY H
1	(15) CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCE WHERE SPECIFICALLY APPROVED OTHERWISE.		OSION CONTROL NOTE
	(16) ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZAR OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT	TO `´´ DS) EQUIPMENT AND WORKERS FOR SEASON. NECESSARY MATERIALS FACILITATE RAPID CONSTRUCTION
	THE BUILDING OFFICAL FOR APPROVAL. (17) WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPE IS DETERMINED TO BE NECESSARY BY T	(48)) EROSION CONTROL DEVICES SH OFFICAL.
	ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS A CALCULATIONS TO THE BUILDING OFFICAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SO ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABIL OF SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.	ND (49) DIL TY) ALL REMOVABLE EROSION PROTE THE 5-DAY RAIN PROBABILITY FO) AFTER A RAINSTORM ALL SILT AM
	(18) WHEN CUT PADS ARE BROUGHT NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY T	IS (51)) GRADED AREAS ON THE PERMI
	ENGINEERING GEOLOGIST AND SOIL ENGINEER A COMPACTED FILL BLANKET WILL BE PLACED.		CONCLUSION OF EACH WORKING) THE PERMITTEE AND CONTRAC
	(19) ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE. (20) ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED, OR CRUSHED IN PLACE, AND APPROVED	3Y (53)	PREVENT PUBLIC TRESPASS ONT
5	THE BUILDING OFFICIAL AND SOIL ENGINEER. (21) ANY EXISTING WATER WELLS SHOULD BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED		IN ACCORDANCE WITH THE APPR
	ORANGE COUNTY, HEALTH CARE AGENCY, AND DIVISION OF ENVIRONMENTAL HEALTH. (22) ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFO	<u>EN</u> (54)	IVIRONMENTAL NOTES THE PERMITTEE SHALL NOTIFY AND PROPERTY OWNERS THAT I
	PLUMBING CODE TO THE APPROVAL OF OC PLANNING/BUILDING INSPECTION. (23) STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICAL PRIOR TO EXCAVATION.	(55)	PROHIBITED.) PERMITTEE SHALL MAINTAIN CON
	(24) EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE DISTRI GRADING INSPECTOR.	• •	CARRY WASTES OR POLLUTANTS OR LIQUID CHEMICAL SPILLS; W WOOD PRESERVATIVES AND SOLV
	(25) THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS 5,000 CUBIC YARDS OR EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS.	DF	LUBRICANTS, AND HYDRAULIC, R/ CONCRETE WASH WATER; CONCI STEAM CLEANING OR CHEMICAL CONSTRUCTION, PERMITTEE SHAL
	(26) THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES. (27) THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR		AREA ON-SITE, PHYSICALLY SE ACCORDANCE WITH LOCAL, STATE
6	BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINI PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION W COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON T PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.	NG (56) LL HE) PERMITTEE MAY DISCHARGE MATE COMPLETION OF CONSTRUCTION ANY WATER QUALITY STANDARD; CONTAIN A HAZARDOUS SUBSTAN AND 302.
	(28) ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULPHATE-CONTENT TESTS CONDUCTED BY T SOIL ENGINEER.	HE (57)) DEWATERING OF CONTAMINATED PROHIBITED. DEWATERING OF N ELIMINATION SYSTEM PERMIT FRO
	(29) SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITIC SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLE OTHERWISE APPROVED BY THE BUILDING OFFICIAL.) SPECIAL NOTE: SURVEY MONUI REPLACED AFTER CONSTRUCTION

Α

PRECISE GRADING PLAN FAIRMONT PRIVATE SCHOOL PARCEL 1, PMB 93/42 & PARCEL 2, PMB 21/37

14241 NEWPORT AVENUE, N. TUSTIN, CA

ES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM NCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ING NATURAL DRAINAGE PATTERNS.

MAINTAINED ON THE SITE.

- OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- IS AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING
- MAINTENANCE OF EQUIPMENT WITHIN ONE-HALF MILE OF A HUMAN OCCUPANCY TWEEN THE HOURS OF 8:00 P.M. AND 7:00 A.M. DAILY. ON SUNDAY OR ON A
- ES OR EQUIPMENT. FIXED OR MOBILE. OPERATED WITHIN 1.000' OR A DWELLING PROPERLY OPERATING AND MAINTAINED MUFFLERS. MPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL) LE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS GRADING PERMIT.
- . BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AQMD MEASURES D AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY SANTA ANA WIND CONDITIONS.
- ER CODE: PARKING STALLS = 3" A/C OVER 6" A/B, DRIVES 3: A/C OVER 10" R: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE DISTRICT ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS OF THE SUBGRADE SOILS, AND EXPECTED TRAFFIC INDICES.
- CONSTRUCTED PER THE REQUIREMENTS OF OCPW STANDARD PLAN 1805.
- BE CONSTRUCTED PER OCPW STANDARD PLAN 1804.
- LLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLEPES.
- CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH RY PERMITS.
- IE CIVIL ENGINEER SHALL CERTIFY TO THE BUILDING OFFICIAL THE AMOUNT OF DING OPERATION.
- HALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP GH GRADING.
- L SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIDR
- APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS RIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD
- TAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING PED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, ICA/ENVIRONMENTAL HEALTH AND OC PLANNING/GRADING.
- TO BE DETERMINED AT TO BE DETERMINED
- EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY S SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- HALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING
- ECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN ORECAST EXCEEDS 40%.
- ND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS & BASINS.
- TTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE DAY. DRAINAGE TO BE DIRECTED TOWARD DESILTING FACILITIES.
- TOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO TO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- OR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS OVED PLANS.
- ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEESS, DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS
- ISTRUCTION SITE IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT OFF THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID IASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, VENTS; ASBESTOS FIBERS, PAINTS FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, ADIATOR, OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND RETE, DETERGENT OR FLOATABLE WATES; WASTES FROM ANY ENGINE/EQUIPMENT DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS. DURING LL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY EPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN . AND FEDERAL REQUIREMENTS.
- ERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF CAUSE OR THREATEN TO TO CAUSE POLLUTION, CONTAMINATION. OR NUISANCE: OR ICE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117
- GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS ION-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE IM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- MENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE.

D

CALIFORNIA CIVIL CODE (SECTION 832)

LATERAL AND SUBJACENT SUPPORT; EXCAVATION; DEGREE OF CARE; DAMAGES; PROTECTION OF OTHER STRUCTURES. EACH COTERMINOUS OWNER IS ENTITLED TO THE LATERAL AND SUBJACENT SUPPORT WHICH HIS LAND RECEIVES FROM THE ADJOINING LAND. SUBJECT TO THE RIGHT OF THE OWNER OF THE ADJOINING LAND TO MAKE PROPER AND USUAL EXCAVATIONS ON THE SAME FOR PURPOSES OF CONSTRUCTION OR IMPROVEMENT, UNDER THE FOLLOWING CONDITIONS:

- ANY OWNER OF LAND OR HIS LESSEE INTENDING TO MAKE OR TO PERMIT AN EXCAVATION SHALL GIVE REASONABLE NOTICE TO THE OWNER OR OWNERS OF ADJOINING LANDS AND OF BUILDINGS OR OTHER STRUCTURES, STATING THE DEPTH TO WHICH SUCH EXCAVATION IS INTENDED TO BE MADE, AND WHEN THE EXCAVATING WILL BEGIN.
- 2. IN MAKING ANY EXCAVATION, ORDINARY CARE AND SKILL SHALL BE USED. AND REASONABLE PRECAUTIONS TAKEN TO SUSTAIN THE ADJOINING LAND AS SUCH, WITHOUT REGARD TO ANY BUILDING OR OTHER STRUCTURE WHICH MAY BE THEREON, AND THERE SHALL BE NO LIABILITY FOR DAMAGE DONE TO ANY SUCH BUILDING OR OTHER STRUCTURE BY REASON OF THE EXCAVATION, EXCEPT AS OTHERWISE PROVIDED OR ALLOWED BY LAW.
- IF AT ANY TIME IT APPEARS THE EXCAVATION IS TO BE OF A GREATER DEPTH THAN ARE THE WALLS OR FOUNDATIONS OF ANY ADJOINING BUILDING OR OTHER STRUCTURE AND IS TO BE SO CLOSE AS TO ENDANGER THE BUILDING OR OTHER STRUCTURE IN ANY WAY. THEN THE OWNER OF THE BUILDING OR OTHER STRUCTURE MUST BE ALLOWED AT LEAST 30 DAYS IF HE SO DESIRES, IN WHICH TO TAKE MEASURES TO PROTECT THE SAME FROM ANY DAMAGE, OR IN WHICH TO EXTEND THE FOUNDATIONS THEREOF, AND HE MUST BE GIVEN FOR THE SAME PURPOSE REASONABLE LICENSE TO ENTER ON THE LAND ON WHICH THE EXCAVATION IS TO BE OR IS BEING MADE.
- IF THE EXCAVATION IS INTENDED TO BE OR IS DEEPER THAN THE STANDARD DEPTH OF FOUNDATIONS, WHICH DEPTH IS DEFINED TO BE A DEPTH OF *** NINE FEET BELOW THE ADJACENT CURB LEVEL, AT THE POINT WHERE THE JOINT PROPERTY LINE INTERSECTS THE CURB AND IF ON THE LAND OF THE COTERMINOUS OWNER THERE IS ANY BUILDING OR OTHER STRUCTURE THE WALL OR FOUNDATION OF WHICH GOES TO STANDARD DEPTH OR DEEPER THAN THE OWNER OF THE LAND ON WHICH THE EXCAVATION IS BEING MADE SHALL, IF GIVEN THE NECESSARY LICENSE TO ENTER THE ADJOINING LAND, PROTECT THE SAID ADJOINING LAND AND ANY SUCH BUILDING OR OTHER STRUCTURE THEREON WITHOUT COST TO THE OWNER THEREOF, FROM ANY DAMAGE BY REASON OF THE EXCAVATION, AND SHALL BE LIABLE TO THE OWNER OF SUCH PROPERTY FOR ANY SUCH DAMAGE, EXCEPTING ONLY FOR MINOR SETTLEMENT CRACKS IN BUILDINGS OR OTHER STRUCTURES.

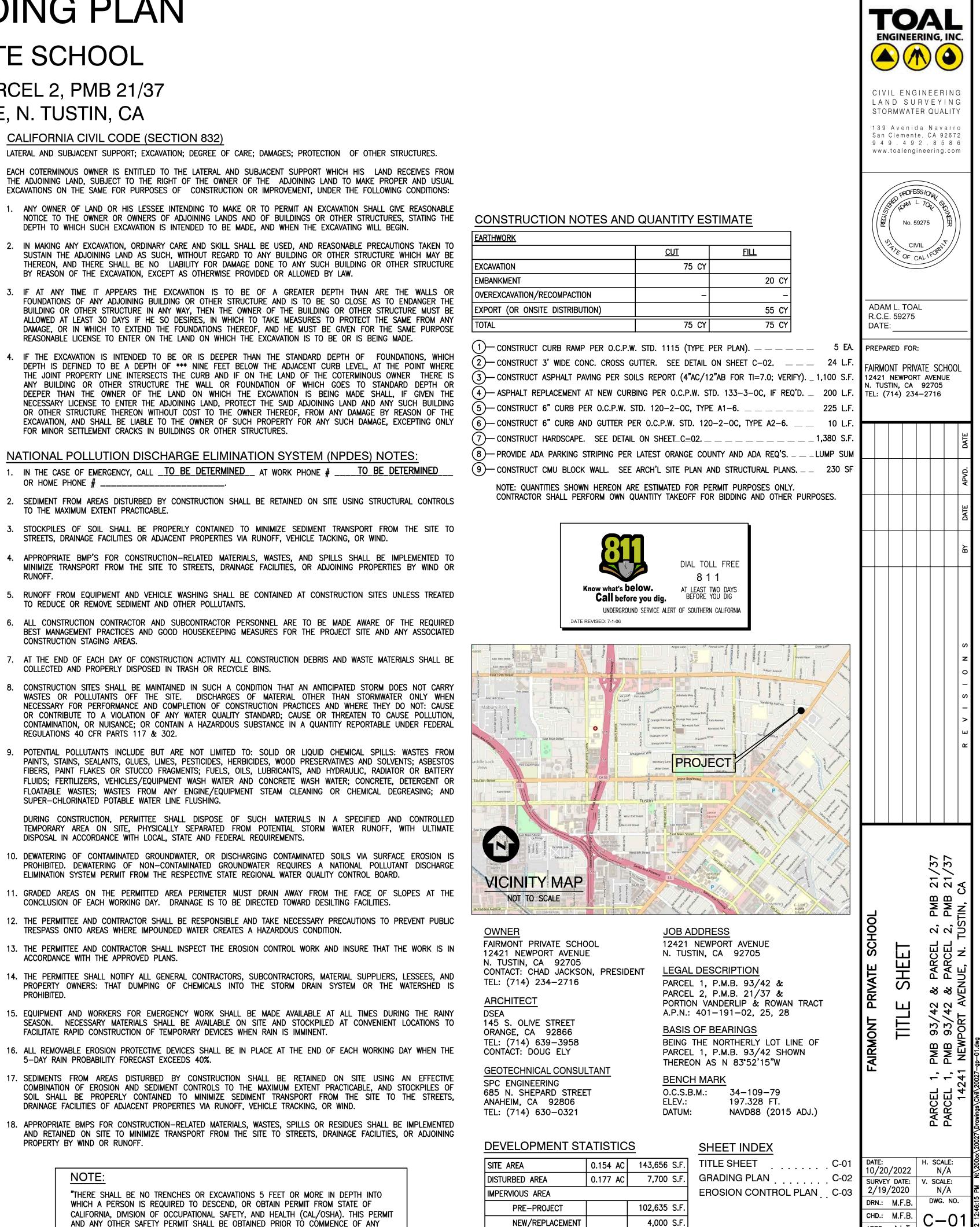
NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES:

- OR HOME PHONE # SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS
- TO THE MAXIMUM EXTENT PRACTICABLE.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND.
- APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, AND SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE: OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 & 302.
- POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS: WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS: FERTILIZERS, VEHICLES/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPER-CHLORINATED POTABLE WATER LINE FLUSHING.
- DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON SITE. PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- 10. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- 11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
- 12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- 13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
- 14. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
- 15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- 16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- 17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- 18. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

NOTE:

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"THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY, AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCE OF ANY WORK." CONTACT CAL/OSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION.



G

NEW/REPLACEMENT

POST-PROJECT

4,000 S.F

101,260 S.F

20027 COUNTY SUBMITTAL NO. 1

APPD.: A.L.T.

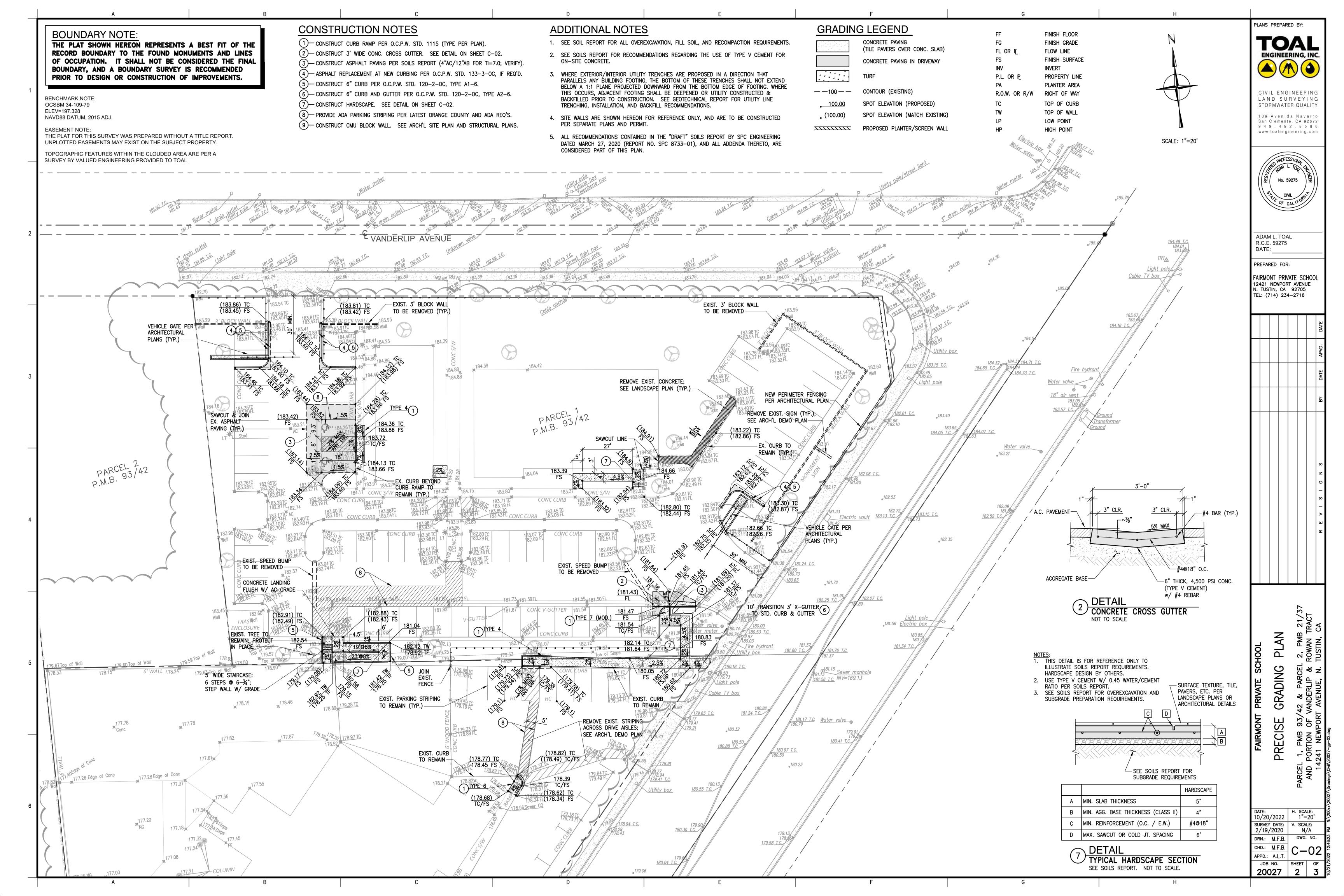
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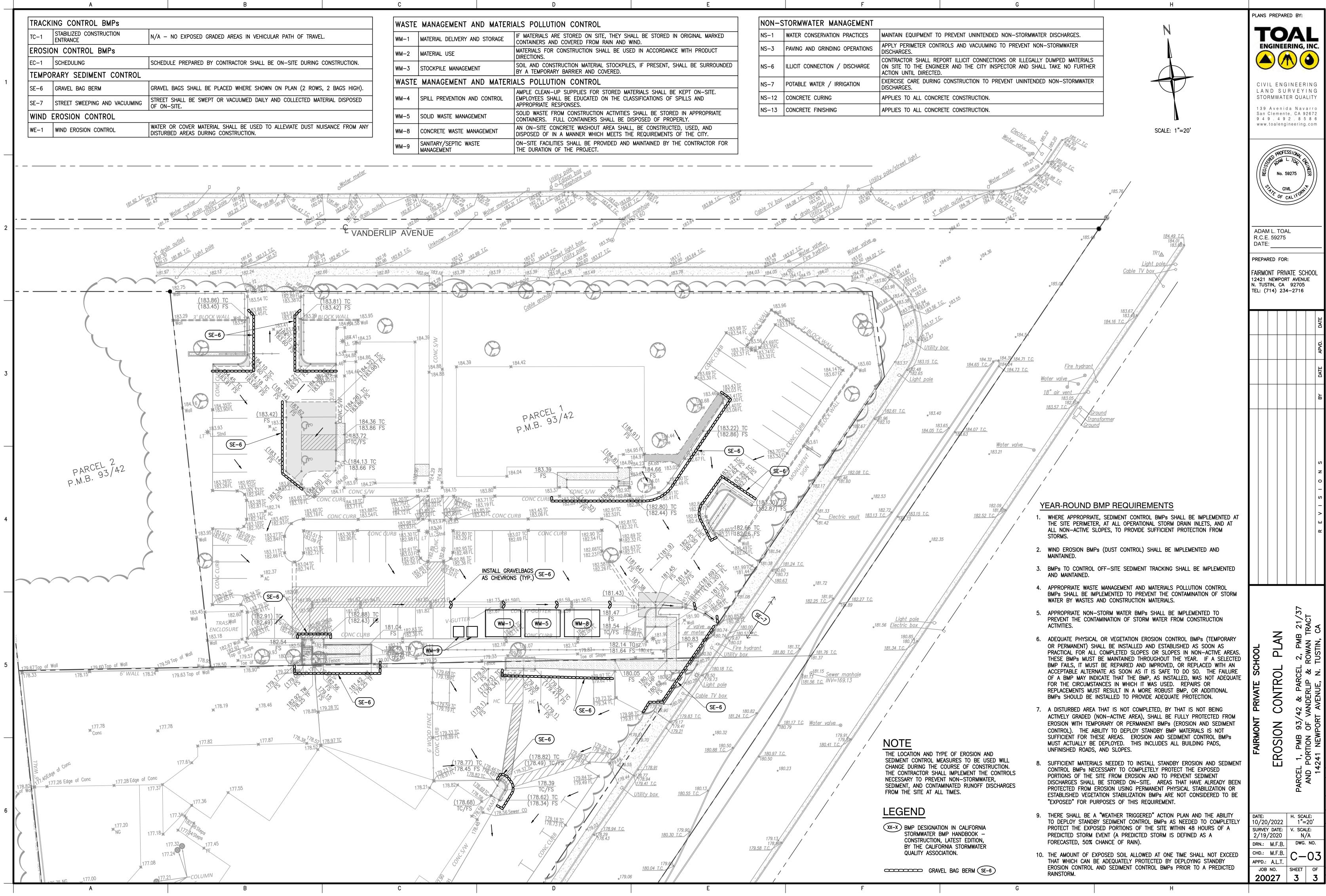
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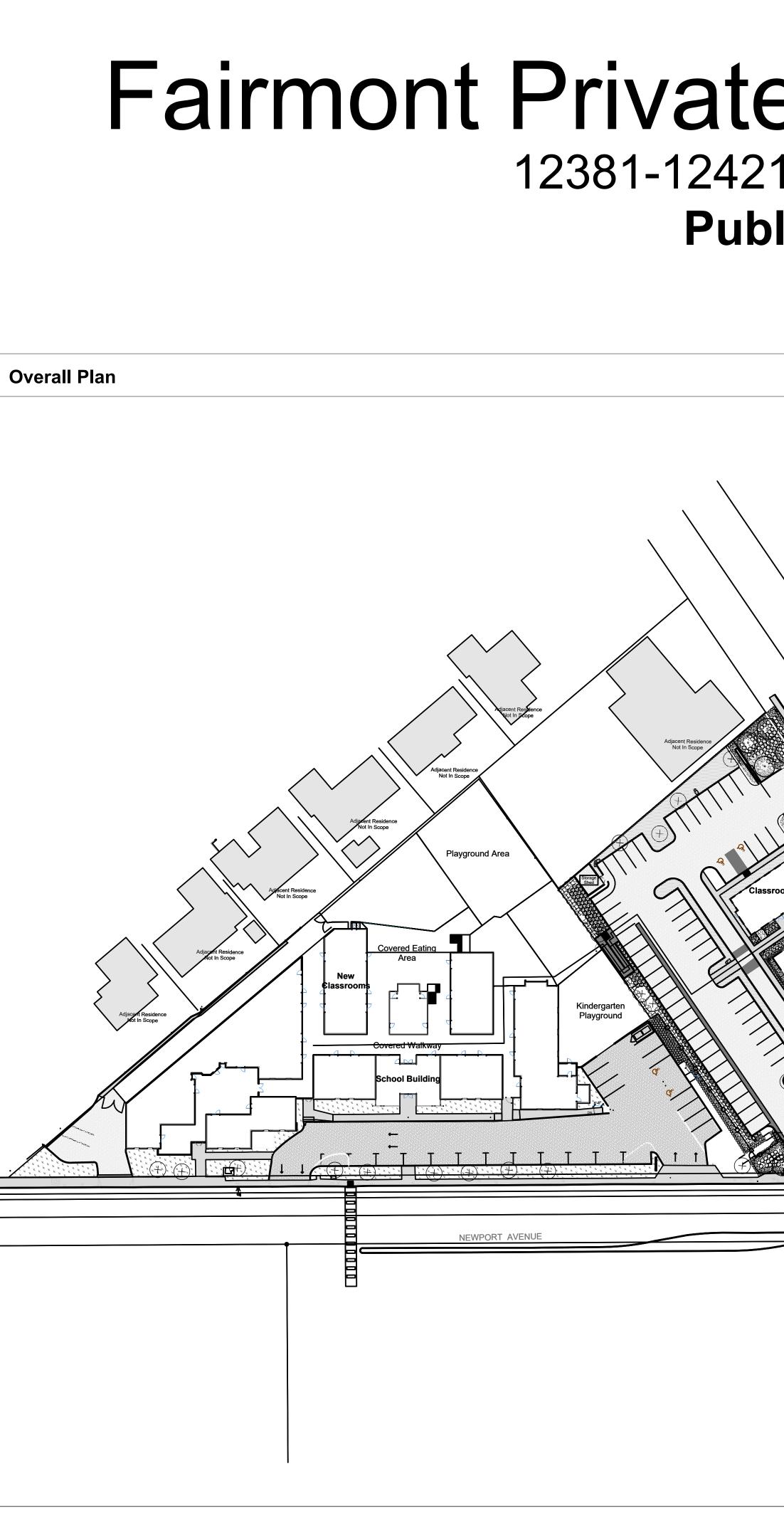
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SHEET

PLANS PREPARED BY:





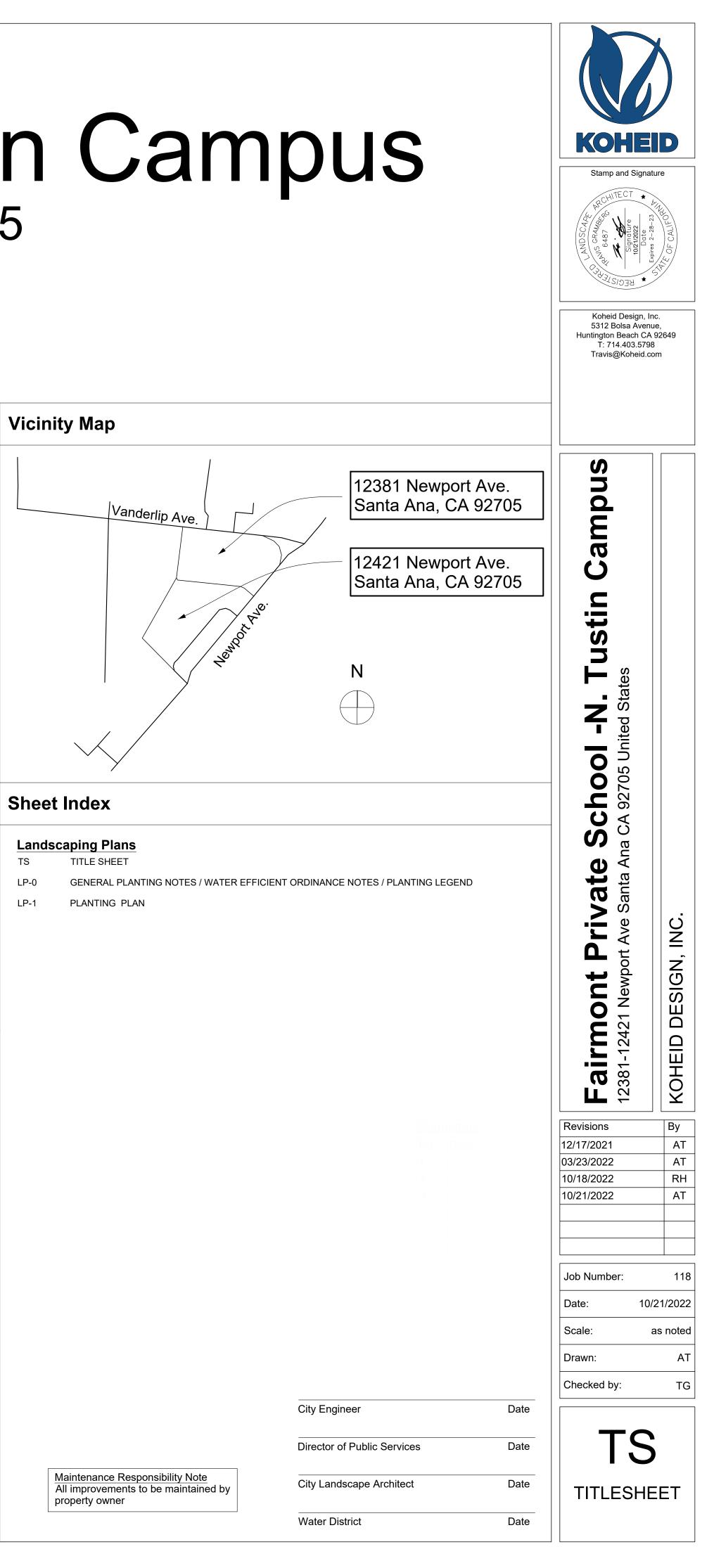


Fairmont Private School-North Tustin Campus 12381-12421 Newport Avenue, Santa Ana, CA 92705 **Public Works Landscape Submittal**

	Project Data
	A.P.N.: 401-191-25
	PROJECT DESCRIPTION: Koheid Design, Inc. proposing planting and irrigation updates in affected area.
	LANDSCAPING: Square Footage of Rehabilitated Landscape Area= 15,777 SF Percentage of Turf Grass in Landscape Area = 31.5% (7,252 SF) Existing Number of Street Trees = 4 Proposed Number Additional of Street Trees = 0
ent Residence It in Scope	
	Code Information
Adjacent Besidence Not in Scope	2019 California Building Code - Title 24, Part 1 2019 California Building Code - Title 24, Part 2 2019 California Electrical Code - Title 24, Part 3 2019 California Mechanical Code - Title 24, Part 4 2019 California Plumbing Code - Title 24, Part 5 2019 California Energy Code - Title 24, Part 6 2019 California Fire Code - Title 24, Part 9 2019 California Existing Building Code - Title 24, Part 10 2019 California Referenced Standards - Title 24, Part 12
	NFPA 72National Fire Alarm Code® (California Amended)2019 EditionNFPA 211Standard for Chimney, Fireplaces, Vents, & Solid Fuel burning Appliances2019 EditionNFPA 220Standard on Types of Building Construction2019 EditionNFPA 220Standard on Types of Building Construction2019 Edition
	ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

PLAN NORTH NOT TO SCALE

Adjacent Residence Not In Scope



GENERAL NOTES FOR PUBLIC WORKS PERMITTED WORK ON WATER DISTRIBUTION SYSTEM

CONSTRUCTION AND INSTALLATION OF ALL WATER MAINS AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE CITY OF SANTA ANA STANDARD PLANS AND SPECIFICATIONS. WHERE THE STANDARD PLANS ARE SILENT, CONSTRUCTION AND INSTALLATION OF WATER MAINS AND APPURTENANCES SHALL CONFORM TO THE AMERICAN WATER WORKS ASSOCIATION (AWWA) SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION. 2. CONSTRUCTION OF WATER MAINS AND APPURTENANCES SHALL ONLY BE PERFORMED BY QUALIFIED

CONTRACTORS WITH A VALID CALIFORNIA CONTRACTOR A OR C34 LICENSE NO PERSON, OTHER THAN CITY OF SANTA ANA WATER RESOURCES DIVISION STAFF CERTIFIED BY THE STATE OF CALIFORNIA AS A WATER DISTRIBUTION OPERATOR, SHALL BE ALLOWED TO OPERATE THE CITY'S WATER SYSTEM VALVES.

NO PERSON. OTHER THAN CITY OF SANTA ANA WATER RESOURCES DIVISION STAFF CERTIFIED BY THE STATE OF CALIFORNIA AS A WATER DISTRIBUTION OPERATOR, SHALL SHUT WATER SERVICE OFF TO ANY CUSTOMER

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CITY FOR REVIEW AND APPROVAL "DISINFECTION AND FLUSHING PLAN" PER THE CITY OF SANTA ANA DESIGN GUIDELINES AND STANDARD DRAWINGS.

ALL NEWLY CONSTRUCTED WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED AND TESTED IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION STANDARD CG00'S, PRIOR TO CONNECTING TO THE CITY'S WATER DISTRIBUTION SYSTEM. DISINFECTION TESTING RESULTS SHALL BE SUBMITTED TO THE WATER RESOURCES DIVISION FOR REVIEW AND APPROVAL PRIOR TO CONNECTING TO THE CITY'S WATER DISTRIBUTION SYSTEM.

WATER MAINS WILL BE HYDROSTATIC TESTED AT 200 PSI FOR 2 HOURS. NEW WATER MAINS CANNOT BE TESTED AGAINST AN EXISTING VALVE BUT CAN BE TESTED USING A TEST PLATE. REQUESTS TO SHUT-DOWN THE WATER DISTRIBUTION SYSTEM FOR TIE-INS OR OTHER PURPOSES SHALL BE COORDINATED WITH THE WATER RESOURCES DIVISION STAFF AT LEAST 2 WEEKS IN ADVANCE THROUGH THE CITY INSPECTOR. ALL CUSTOMERS AFFECTED BY THE PROPOSED SHUT DOWN

SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE BY THE CONTRACTOR THE CITY OF SANTA ANA WATER RESOURCES DIVISION CANNOT GUARANTEE A COMPLETE SHUTDOWN OF EXISTING MAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND ISOLATION OF CONSTRUCTION FOR TESTING OR ANY OTHER PURPOSES 10. ALL FIRE HYDRANTS WHICH ARE OUT OF SERVICE OR NEW FIRE HYDRANTS WHICH HAVE NOT BEEN ACCEPTED FOR SERVICE SHALL BE COVERED WITH A SACK INDICATING THAT THE HYDRANTS ARE NOT IN SERVICE.

11. MAINTAINING WATER SERVICE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY SHUTDOWN LASTING LONGER THAN FOUR (4) HOURS. METHOD OF PROVIDING TEMPORARY SERVICE MUST BE APPROVED BY THE WATER RESOURCES DIVISION. THE WATER SHALL BE SAFE FOR DRINKING IN ACCORDANCE WITH STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD (SWRCB) DRINKING WATER PROGRAM (DWP)

12. WATER METER WILL NOT BE INSTALLED NOR WATER TURNED ON UNTIL THE BACKFLOW DEVICES REQUIRED FOR THE BUILDING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED, TESTED, APPROVED, AND CERTIFIED, AND APPROVED AND SIGNED OFF BY THE CITY. CONTACT WATER RESOURCES DIVISION AT 714-647-3320.

13. ALL WATER MAINS SHALL BE AWWA C-900 PVC, DR14 PIPE OR AWWA C-151 DUCTILE IRON PIPE. ALL OTHER PIPE MATERIALS REQUIRE SPECIAL REVIEW AND APPROVAL FROM THE WATER RESOURCES DIVISION.

14. WATER MAINS SHALL HAVE 36" MINIMUM COVER TO FINISHED GRADE. ANY DEVIATION FROM THIS REQUIREMENT REQUIRES APPROVAL FROM THE WATER RESOURCES DIVISION. 15. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL UTILITIES AND POINTS OF CONNECTION PRIOR TO TRENCHING.

16. PRIVATE WATER APPURTENANCES SUCH AS BACKFLOW PREVENTERS, FIRE HYDRANTS AND STANDPIPES, AND VALVES SHALL BE PAINTED AS FOLLOWS:

- A. DOMESTIC WATER: B. POTABLE IRRIGTAION:
- C. RECYCLED IRRIGATION:
- D. FIRE PROTECTION:

17. DO NOT CUT OR SNAP CUT OR MILL ASBESTOS CEMENT PIPE. WHERE JOINING EXISTING ASBESTOS CEMENT PIPE, EXPOSE SIX FEET IN EACH DIRECTION, LOOKING FOR THE NEAREST JOINT AND JOIN TO NEW PIPE WITH A PROPERLY DIMENSIONED ADAPTER PER STANDARD PLAN NUMBER 1443. 18. DO NOT TAP EXISTING MAINS WITHOUT THE PRESENCE OF A CERTIFIED PUBLIC WORKS INSPECTOR. PRESSURE TEST TAPPING SLEEVE IN THE PRESENCE OF A CERTIFIED PUBLIC WORKS INSPECTOR BEFORE

TAPPING EXISTING MAIN. 19. FINAL ACCEPTANCE WILL NOT OCCUR UNTIL ORIGINAL RECORD DRAWINGS ON MYLAR AND DIGITAL FILE ARE DELIVERED TO AND ACCEPTED BY THE CITY'S INSPECTOR. SHOW ALL FIELD CHANGES ON

RECORD DRAWINGS

20. TRENCH PLATES SHALL BE FLUSH WITH PAVEMENT AND SHALL BE NON-SKID. 21. WHEN PUBLIC WATER FACILITIES ARE LOCATED ON PRIVATE PROPERTY, EASEMENT DOCUMENTS ARE TO BE SUBMITTED TO CITY FOR APPROVAL PRIOR TO A PERMIT BEING ISSUED. 22. ALL RECYCLED WATER PROJECTS REQUIRE REVIEW AND APPROVAL BY THE WATER RESOURCES DIVISION.

23. REMOVE FROM THE FIELD UPPER AND LOWER FIRE HYDRANT DRY BARREL AND 24" X 36" IRON VAULT LID COVERS AND DELIVER UNDAMAGED TO THE CITY WATER RESOURCES DIVISION YARD LOCATED AT 215 S. CENTER STREET. PRIOR NOTIFICATION OF THE DELIVERY IS REQUIRED AT 714-647-3320. 24. WATER MAIN FITTINGS SHALL BE FLANGE OR MECHANICAL JOINTS ONLY, NO PUSH-ON JOINT FITTINGS ALLOWED.

25. CONTRACTOR SHALL NOT REMOVE OR DISPOSE EXISTING WATER METERS. CONTRACTOR SHALL APPLY FOR AN ABANDON WATER METER APPLICATION. CONTRACTOR SHALL CONTACT WATER RESOURCES **DIVISION AT**

714-647-3320 FOR EXISTING METER REMOVALS.

26. INSTALLATION OF NEW WATER METER SERVICE CURB STOP SHALL BE DONE AFTER INSTALLATION OF NEW CURB AND GUTTER OR AFTER CONTRACTOR HAS ESTABLISHED THE PROPOSED CURB GRADE BY STAKING OF THE PROPOSED CURB

IRRIGATION SPECIFICATIONS:

- 1. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA.
- 2. IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATE IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED
- 3. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE
- 4. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY
- 5. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD," ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.

LANDSCAPE AREA PERCENTAGES:					
GROUND COVER:	0%				
SHRUBS:	68.5%				
TURF:	31.5%				

PLANTING NOTES:

- 1. ALL SHRUB PLANTING AREAS SHALL BE MULCHED WITH A THREE INCH (3") LAYER OF ORGANIC MULCH. APPROVE MULCH WITH OWNER PRIOR TO PURCHASE
- 2. ALL TREES THAT ARE CLOSER THAN FIVE FEET (5'-0") TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN OWNER AND AGENCY APPROVED LINEAR ROOT BARRIER
- 3. SHRUBS SHALL BE PLANTED AT AN EIGHTEEN INCH (18") MINIMUM FROM BACK OF WALK AREAS BETWEEN WALK AND SHRUBS TO BE MULCHED
- 4. SHRUBS SHALL NOT BE PLANTED ON TOP OF ROOTBALL(S), ADJUST PLANT SPACING TO PROVIDE FULL PLANT COVERAGE OUTSIDE OF ROOTBALL
- 5. CONTRACTOR SHALL PROVIDE STAKING SERVICES FOR ALL LIMIT OF WORK. PROPERTY LINES AND EASEMENTS BOUNDARIES

BLUE GREEN PURPLE

OSHA SAFETY RED

TDEE DI ANITINIO I EOENID

IREE PLAP	NTING LEGEND					
SYMBOL	DESCRIPTION	QUANTITY	SIZE	SPACING	WULCOLS	NOTES
	ARBUTUS UNEDO STRAWBERRY TREE	13	24" BOX	PER PLAN	L	TRUNK TYPE: MULTI-TRUNK
SHRUB PL/	ANTING LEGEND					
SYMBOL	DESCRIPTION	QUANTITY	SIZE	SPACING	WULCOLS	NOTES
	ERIOGONUM GRANDE VAR. RUBESCENS 'SAN MIGUEL' SAN MIGUEL BUCKWHEAT	862	1 GAL	PER PLAN	L	-
	OLEA EUROPAEA 'NANA' DWARF OLIVE	498	1 GAL	PER PLAN	L	-
	PHLOMIS FRUTICOSA JERUSALEM SAGE	367	1 GAL	PER PLAN	L	-
	RHAMNUS CALIFORNICA COFFEEBERRY	37	15 GAL	PER PLAN	VL	-
ENENZ EST Sonor	ROSA FLORIBUNDA 'ICEBERG' ICEBERG ROSE	340	5 GAL	PER PLAN	L	-
Constant of the second	VERBENA LILACINA 'DE LA MINA' DE LA MINA LILAC	410	5 GAL	PER PLAN	L	-
	<u> </u>					

TURF GRASS

SYMBOL	DESCRIPTION	QUANTITY	SIZE	SPACING	WULCOLS	NOTES	
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	MARATHON	7,252 SF	SOD	N/A	Н		

ESTABLISHMENT MAINTENANCE NOTES:

- 1. ESTABLISHMENT MAINTENANCE PERIOD: THE MAINTENANCE PERIOD 1. BASE SHEETS WERE DERIVED FROM BASE DATA: SHALL COMMENCE UPON THE OWNER'S WRITTEN APPROVAL OF ALL PHASES OF PLANTING INSTALLATION AND SHALL BE FOR THE PERIOD OF TIME AS FOLLOWS: NINETY (90) CONTINUOUS CALENDAR DAYS
- 2. MAINTENANCE PROCEDURES: A. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS ².
- SHALL CONSIST OF PROPER WATERING, FERTILIZATION WEEDING, RODENT CONTROL, CLEANUP AND AS NOTED BELOW
- B. GROUNDCOVER FROM FLATS WITHOUT OVERUSED: APPLY PRE-EMERGENT HERBICIDE AT THE START OF MAINTENANCE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS,
- C. WEEDING: ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH DURING THE MAINTENANCE PERIOD SHALL BE REMOVED AT TEN (10) DAY INTERVALS. THE CONTRACTOR SHALL REMOVE SUCH CONCENTRATIONS OF WEEDS INCLUDING THEIR ROOTS BY HAND OR IN A MANNER ACCEPTABLE TO THE OWNER AND LANDSCAPE ARCHITECT. NOTE: CULTIVATION OF A GROUNDCOVER IS NOT ACCEPTABLE
- D. RODENT CONTROL: THE CONTRACTORS SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED **ON-SITE**
- E. CLEAN-UP: DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES
- F. PROTECTION OF THE LANDSCAPE: DURING THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE PERIOD, THE CONTRACTOR SHALL BE **RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL** PLANTING AREAS, ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE
- G. RE-HYDROSEEDING: THE CONTRACTOR SHALL RE-HYDROSEED ALL HYDRO-SEED AREAS ERODED OR NON-GERMINATING AT THE END OF EACH THIRTY (30) DAYS MAINTENANCE.
- H. FINAL ACCEPTANCE: WILL BE GIVEN AT THE END OF THE MAINTENANCE PERIOD FOR ALL PLANTED AREAS ONCE HYDRO-SEED GERMINATION HAS OCCURRED AND ESTABLISHMENT HAS BEEN OBTAINED

CERTIFICATION:

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE A CERTIFICATE OF COMPLIANCE TO THE COUNTY INSPECTOR. AND PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

PREPARED BY: DSEA ARCHITECTS TITLED: PROPOSED SITE PLAN DATE: 09/13/20 REVISED:

GENERAL PLANTING NOTES A. SITE PREPARATION: PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL REMOVE ALL ROCKS. WEEDS. DEBRIS. AND OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE AND DISPOSE OF IT OFF-SITE IN A SUITABLE AND LAWFUL MANNER

B. PLANTING AREAS: UPON COMPLETION OF ALL IRRIGATION WORK, ALL PLANTING AREAS SHALL BE

SPRAYED WITH SYSTEMIC HERBICIDE: CLEARED AND GRUBBED OF THE SURFACE WEED GROWTH AND SHALL BE WEED FREE PRIOR TO PROCEEDING WITH ANY PLANTING WORK

C. FINISH GRADE: THE CONTRACTOR SHALL ESTABLISH FINISH GRADE A MINIMUM OF SIX INCHES (6") BELOW THE FINISH FLOOR PF BUILDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SMOOTH EVEN FINISH GRADES AT BUILDINGS, WALKS, OTHER PERMANENT OBJECTS AND LIMITS OF WORK. ALL CHANGES IN GRADE SHALL BE BLENDED UNIFORM VERTICAL CURVES. ALL AREAS PLANTED WITH TURF SHALL BE SMOOTHED WITH RAKES AND FLOATS TO THE OWNER'S SATISFACTION. OBJECTS SUCH AS ROCKS, DEBRIS, CLODS OR OTHER EXTRANEOUS MATERIAL

SHALL BE STOCK PILED AND REMOVED D. DRAINAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DRAINAGE IN ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS AND SPECIFICATIONS AT A MINIMUM 2% GRADIENT E. IMPORT SOIL: ON-SITE SOIL SHALL BE USED FOR ALL LANDSCAPE BERMS AND MOUNDING. WHEN ON-SITE SOIL IS NOT AVAILABLE, IMPORT SHOULD SHALL MEET THE FOLLOWING SPECIFICATIONS -SILT PLUS CLAY CONTENT OF THE IMPORT SOIL SHALL NOT EXCEED 20% BY WEIGHT WITH A MINIMUM 95% PASSING THE 2.0MM SIEVE. THE SODIUM ABSORPTION RATIO (SAR) SHALL NOT EXCEED 6.0MM AND THE ELECTRICAL CONDUCTIVITY (ECE) OF THE SATURATION EXTRACT OF THIS SOIL SHALL NOT EXCEED 3.0 MMHOS./CM AT 250C.

-THE BORON CONTENT OF THIS SOIL SHALL NO GREATER THAN 1 PPM AS MEASURED ON THE SATURATION EXTRACT. IN ORDER TO INSURE CONFORMANCE, SAMPLE OF THE IMPORT SOIL SHALL BE SUBMITTED TO THE SOIL LABORATORY FOR ANALYSIS PRIOR TO IMPORT ON SITE

F. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE A SIZE, CHARACTER AN QUALITY WHICH MEETS THE ACCEPTED INDUSTRY STANDARDS FOR THAT PLANT AND BE FREE FROM INSECTS, THEIR

EGGS, DISEASE, WEEDS, OR OTHER DETRIMENTAL CHARACTERISTICS PROTECTED FROM DRYING OUT, SUN, WINDBURN, VANDALISM OR ANY OTHER INJURY ALL PLANT MATERIAL REGARDED AS UNSUITABLE AT ANY TIME. SUCH PLANTS SHALL BE REMOVED FOR THE JOB SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.

G. HANDLING/ STORAGE; ALL PLANTS SHALL BE HANDLED AND STORED SO THAT ARE ADEQUATELY H. REJECTION OF PLANT MATERIAL: THE OWNER AND LANDSCAPE ARCHITECT MAY REJECT ANY AND I. PLANTING: ALL PLANT MATERIAL SHALL BE SPECIFIED AND PLANTED AS DETAILED AND NOTED

- HEREIN

AMU. BACKFILL MIX: BACKFILL MIX AROUND ALL CONTAINER PLANT MATERIALS SHALL CONSIST OF THE FOLLOWING UNIFORMLY BLENDED MATERIALS: **REFER TO HORTICULTURAL SOILS REPORT**

K. SOIL PREPARATION: ALL PLANTING AREAS TO RECEIVE GROUNDCOVER FROM FLATS AND/ OR TURF (EXCEPT GROUNDCOVER AREAS IN SLOPES 3:1 OR GREATER) SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQFT (SQUARE FEET) AND SHALL BE UNIFORMLY BLENDED INTO THE UPPER SURFACE SOIL TO A DEPTH AS REQUIRED IN THE HORTICULTURAL SOILS REPORT AMT./PER 1000 SQFT REFER TO HORTICULTURAL SOILS REPORT

SCOPE OF LANDSCAPE WORK

J. GROUNDCOVER PLANTING: ALL GROUND COVER AREAS AS NOTED ON PLANS SHALL BE PLANTED WITH ROOTED CUTTINGS FROM FLATS IN STAGGERED ROWS CONTINUOUSLY UNDER TREES AND SHRUBS AT THE SPACING INDICATED ON THE PLANS

