

(E) OCCUPANT LOADING OF CLASSROOMS						
# of CLASSROOMS	GRADE	CLASSROOM ID	GROSS AREA(SQ. FT.)	OCCUPANT LOAD FACTOR	TOTAL ALLOWABLE OCCUPANTS (assuming no reduction in floor area for cabinets & fixed objects)	TEACHERS
Original North Tustin Campus						
1	K	CLASSROOM 100	658	35 NET	19	1
2	K	CLASSROOM 101	630	35 NET	18	1
3	PS	CLASSROOM 102	619	35 NET	18	1
4	PS	CLASSROOM 103A	465	35 NET	13	1
5	PS	CLASSROOM 103B	450	35 NET	13	1
6	JK	CLASSROOM 104	658	20 NET	33	1
7	1ST	CLASSROOM 105	619	20 NET	31	1
8	JN/Art	CLASSROOM 106	658	20 NET	33	1
9	1ST	CLASSROOM 107	1,065	20 NET	53	1
10	1ST	CLASSROOM 108	619	20 NET	31	1
11	JN/Art	CLASSROOM 109	619	20 NET	31	1
12	JN/Art	CLASSROOM 110/111	672	20 NET	34	1
13	4TH	CLASSROOM 112	765	20 NET	38	1
14	2ND	CLASSROOM 113	614	20 NET	31	1
15	2ND	CLASSROOM 114	614	20 NET	31	1
16	5TH	CLASSROOM 115	740	20 NET	37	1
17	5TH	CLASSROOM 116	745	20 NET	37	1
18	JH/Comp	CLASSROOM 117	761	20 NET	38	1
19	JH	CLASSROOM 118	757	20 NET	38	1
20	4TH	CLASSROOM 119	719	20 NET	36	1
21	3RD	CLASSROOM 201	716	20 NET	36	1
22	3RD	CLASSROOM 202	718	20 NET	36	1
Subtotal			14881		684	19

Project Data

Owner/Applicant: Fairmont Schools, Inc.
12381-12421 Newport Ave., North Tustin, CA 92705
Phone: 714-832-4867
Email: drjackson@fairmontschools.com
Contact: David Jackson

APN: School 401-191-2
Church 401-191-25

Zoning: PQP (North Tustin Specific Plan)

Occ Group: Church = A-3
School = E-1

Const. Type: V-B (Non Sprinklered) Both Buildings

Lot Area: Church = 63,583 SF
School = 80,073 SF
Total SF = 143,656 SF

Applicable Code References

Applicable codes for this project are 2022 California Building Codes and Standards. The project shall comply with 2022 CBC, Section 11B for accessibility.

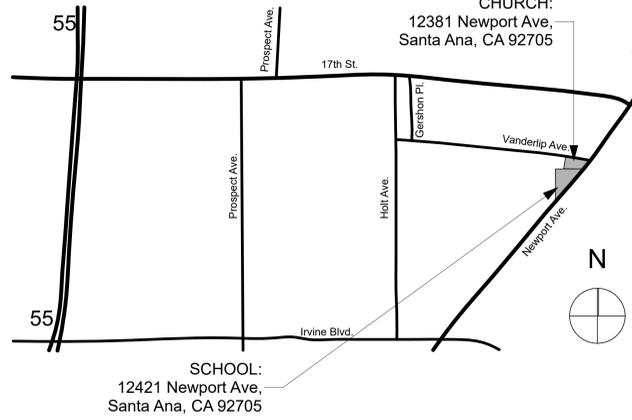
Site Plan Legend

- (E) Site tree to remain
- (E) Site pine tree to remain
- (E) Hedge to be removed, typ.
- (E) Landscaping to remain
- (E) Conc. driveway/walkway
- Property Line
- Proposed wrought iron fence. Refer to 1/A-1.2
- Campus fencing gates.
- (E) Landscaping to be removed & replaced.

Site Plan Keynotes

- 1.01 (E) parking striping to remain.
- 1.02 (E) CMU wall & gate to remain.
- 1.03 (E) School monument sign to remain
- 1.04 (N) 6" H wrought iron fence. Refer to detail 1/A-1.2 for more info.
- 1.11 (E) Gate and concrete steps to remain
- 1.13 (E) Concrete sidewalk
- 1.14 Remove portion of (E) concrete sidewalk
- 1.16 (E) Parking stall to be removed in place of curb and landscaping extension for gate.
- 1.17 (E) non-compliant parking spaces to remain.
- 1.18 (E) blue striping to be removed.
- 1.19 (E) Gate & fence.
- 1.20 (E) CMU wall to remain.
- 1.21 (E) Wall mounted school digital message board.
- 1.22 (E) Street parking lane.
- 1.23 (E) Bicycle lane
- 1.24 (E) Crosswalk
- 1.25 (E) Truncated domes with sloped sidewalk.
- 1.26 (E) Accessible parking stall to remain.
- 1.27 (E) Trash enclosure to remain.
- 1.29 (E) 3' H CMU slump block wall to be removed.
- 1.30 (E) 4' H CMU slump block wall to remain.
- 1.31 (E) Non-compliant accessible parking stalls to be modified.
- 1.32 (E) Conc. mow strip to remain. Protect in place.
- 1.34 (E) 6" H wrought iron fence
- 1.35 (E) property line to be removed as a part of lot line adjustment
- 1.36 (E) monument sign to be removed
- 1.39 (E) Street light
- 1.40 (E) Fire hydrant
- 1.41 (E) sign to be removed.
- 1.42 (E) hedge to be removed. Typ.
- 1.43 (E) ramp w/ railing.
- 1.44 (E) Parking lot light to remain. Typ.
- 1.45 (E) Speed bump & striping to be removed.
- 1.46 (E) telephone pole.
- 1.47 (E) Church signage to be removed.
- 1.51 (E) Turf to remain.
- 1.52 (E) Asphalt to be repaired as required.
- 1.53 (E) Landscape to be removed. Refer to landscaping drawings.
- 1.54 (E) Tree to be removed.
- 1.57 (E) Conc. curb to be removed.
- 1.59 (E) Truncated domes to be removed and replaced.

Vicinity Map



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 - A-1.1 Proposed Site Plan
 - A-1.2 Site Details & Signage
 - A-2.0 Existing Building A Partial First Floor Plan
 - A-2.01 Existing Building A Partial First Floor & Second Floor Plan
 - A-2.02 Existing Building B Floor Plan
 - A-2.1 Proposed Building A Partial First Floor Plan & Second Floor Plan
 - A-2.11 Proposed Building A Partial First Floor Plan & Second Floor Plan
 - A-2.12 Proposed Building B Floor Plan
 - A-3.0 Existing Building B Roof Plan
 - A-4.0 Existing / Proposed Building B Exterior Elevations
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 - C-02 Precise Grading Plan
 - C-03 Erosion Control Plan
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 - TS Title Sheet
 - LP-0 Planting Legend & Notes
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- TS Title Sheet
- LP-0 Planting Legend & Notes
- LP-1 Planting Plan

Existing / Demolition Site Plan

SCALE: 1" = 20'



Existing / Demolition Site Plan and Project Information

**Fairmont Private School
Classroom Renovations**

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

Printed on 6/6/2023 at 3:27 PM. P:\700 Fairmont Private School\PL\CLIP\Expansions\700 BIM\CAD\Files\700 Acad\AB Model\Fairmont School CLIP Expansion.dwg

Revisions	By
CUP Plan Check	6/1/23

A-1.0

Printed on 6/6/2023

PROPOSED OCCUPANT LOADING OF CLASSROOMS							
# of CLASSROOMS	GRADE	CLASSROOM ID	GROSS AREA(SQ. FT.)	OCCUPANT LOAD FACTOR	TOTAL ALLOWABLE OCCUPANTS (assuming no reduction in floor area for cabinets & fixed objects)	LICENSED # OF STUDENTS	TEACHERS
Original North Turstin Campus							
1	PS	CLASSROOM 100	658	35 NET	19	18	1
2	PS	CLASSROOM 101	630	35 NET	18	18	1
3	PS	CLASSROOM 102	619	35 NET	18	18	1
4	PS	CLASSROOM 103A	465	35 NET	13	12	1
5	PS	CLASSROOM 103B	450	35 NET	13	12	1
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7	K	CLASSROOM 105	619	20 NET	31	20	1
8	JH/Sci	CLASSROOM 106	658	20 NET	33	20	1
9	JH/Art	CLASSROOM 107	1,065	20 NET	53	20	1
10	K	CLASSROOM 108	619	20 NET	31	20	1
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17	5TH	CLASSROOM 115	740	20 NET	37	20	1
18	6TH	CLASSROOM 116	745	20 NET	37	20	1
19	JH/Comp	CLASSROOM 117	761	20 NET	38	20	1
20	5TH	CLASSROOM 118	757	20 NET	38	20	1
21	5TH	CLASSROOM 119	719	20 NET	36	20	1
22	3RD	CLASSROOM 201	716	20 NET	36	20	1
23	3RD	CLASSROOM 202	718	20 NET	36	20	1
Subtotal			16411		760	378	20
Former Church Property							
21	JH	CLASSROOM 120	600	20 NET	30	21	1
22	JH	CLASSROOM 121	600	20 NET	30	21	1
23	ELECTIVE	CLASSROOM 122	517	20 NET	26	21	1
	PA	PERFORMING ARTS	2,104	CBC SECTION 1004.6	215		
	PA	STAGE	538	15 NET	42		
Subtotal			4439		342.85	63	3
TOTALS			20850		1103	441	23

Required Parking:

Required parking per OCMC 7-9-70.6 for Elementary and Junior High Schools require 2 spaces for each classroom plus loading/unloading space for student drop-off and school buses

School: (K7/K - 8th Grade)
18 Classrooms - 2 spaces per classroom = 36 Spaces

(+ 3 Shared Computer rooms/ 1 Shared Library)

(Preschool)
5 Classrooms - 80 Students / 7 Teachers = 5 Spaces (+ 10 Loading)
(1 Loading per 8 children, 2 per 3 employees)

Performing Arts:
Performing Arts - 215 capacity (6 capacity for accessible spaces)
1 space per 3 seats = 72 Spaces

* Note: Non-primary use, parking only necessary after school hours during school performances.

Proposed Parking

Original School Site = 27 spaces

Performing Arts Site = 63 spaces

Total Parking Provided = 90 spaces

Total Parking Required (For concurrent use) = 113 spaces (+10 loading)

Parking shortage/deficient = 23 spaces

*A parking analysis is being provided for alternative parking.

Site Plan Legend

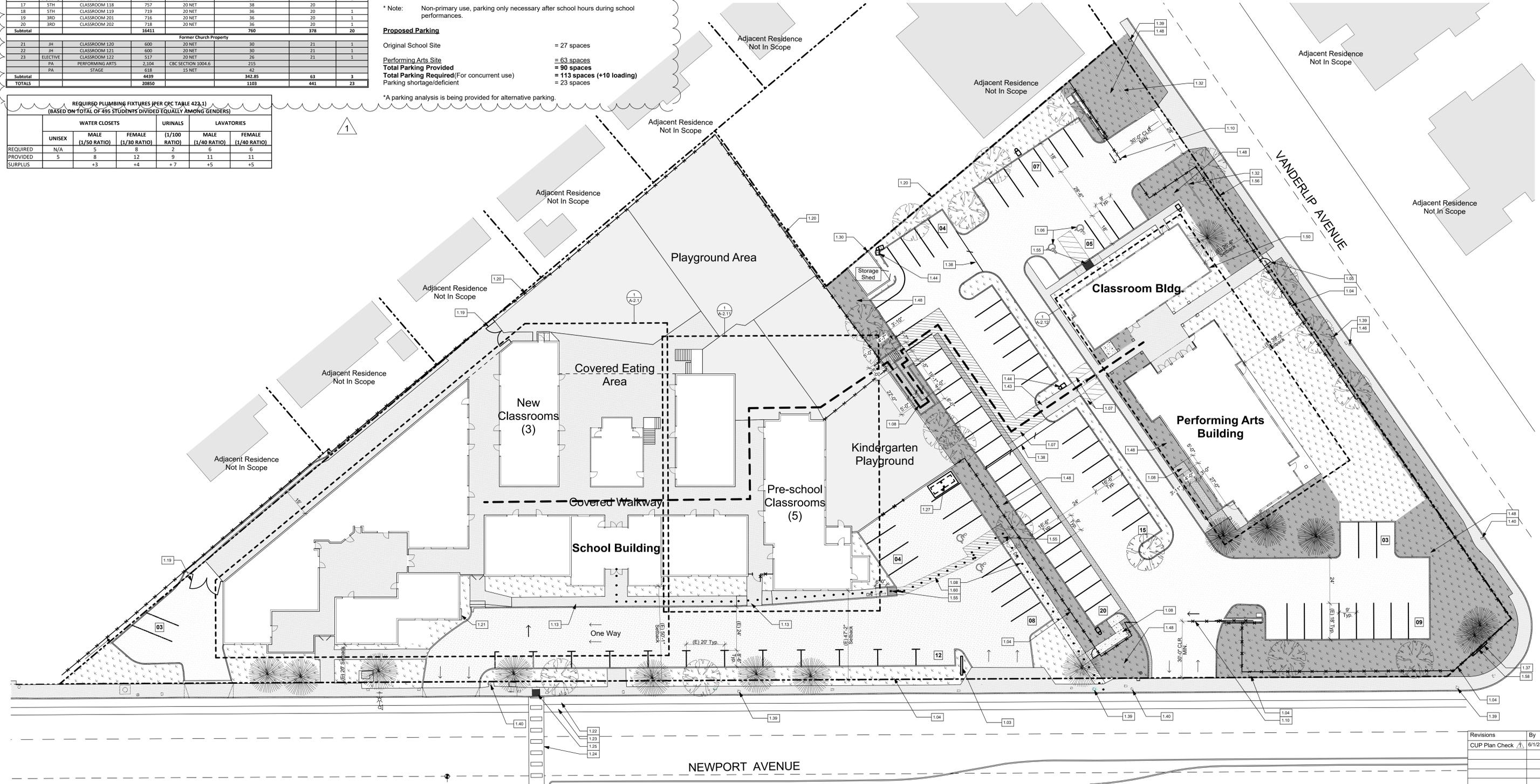
- (E) Site tree to remain
- (E) Site pine tree to remain
- (E) Hedge to be removed, typ.
- (E) Landscaping to remain
- (E) Conc. driveway/walkway
- Property Line
- P.O.T. to building from P.R.O.W.
- Student P.O.T. between building during school hours.
- Proposed wrought iron fence. Refer to 1/A-1.2
- Campus fencing gates.
- (N) Landscape treatment refer to landscape plans.
- (N) Conc. walkway.
- (E) Landscaping to be removed & replaced.

Site Plan Keynotes

- 1.03 (E) School monument sign to remain
- 1.04 (N) 6" H wrought iron fence. Refer to detail 1/A-1.2 for more info.
- 1.05 (N) Wrought iron gate.
- 1.06 (N) Accessible parking stall.
- 1.07 Paint (N) diagonal yellow striping @36" O.C. with yellow border.
- 1.08 (N) Accessible conc. sidewalk
- 1.09 (N) Automated telescoping entry way gate into parking lot with gate operator. Knox box to be located on the exterior side of fence for OCHA access and control of gate in case of emergency. During normal power loss, the gate shall be pushed open by a single firefighter without any other actions necessary. Reference CFC 503.6.
- 1.10 (E) Fire hydrant
- 1.11 (E) ramp w/ railing.
- 1.12 (E) Parking lot light to remain. Typ.
- 1.13 (E) telephone pole.
- 1.14 (E) landscape area. Refer to landscape plan.
- 1.15 (E) mulch ground cover to remain.
- 1.16 (N) Wall mounted sign. Refer to Sign2 on sheet A-1.2
- 1.17 (N) 6" accessible ramp w/ truncated domes
- 1.18 (N) Tenant Sign3 to anchor to fence. Refer to sheet A-1.2.
- 1.19 (N) Linear lighting fixture.
- 1.20 Install 3" wide blue painted striping to denote accessible walkway.
- 1.21 (E) School monument sign to remain
- 1.22 (N) 6" H wrought iron fence. Refer to detail 1/A-1.2 for more info.
- 1.23 (N) Wrought iron gate.
- 1.24 (N) Accessible parking stall.
- 1.25 Paint (N) diagonal yellow striping @36" O.C. with yellow border.
- 1.26 (N) Accessible conc. sidewalk
- 1.27 (N) Automated telescoping entry way gate into parking lot with gate operator. Knox box to be located on the exterior side of fence for OCHA access and control of gate in case of emergency. During normal power loss, the gate shall be pushed open by a single firefighter without any other actions necessary. Reference CFC 503.6.
- 1.28 (E) Fire hydrant
- 1.29 (E) ramp w/ railing.
- 1.30 (E) Parking lot light to remain. Typ.
- 1.31 (E) telephone pole.
- 1.32 (E) landscape area. Refer to landscape plan.
- 1.33 (E) mulch ground cover to remain.
- 1.34 (N) Wall mounted sign. Refer to Sign2 on sheet A-1.2
- 1.35 (N) 6" accessible ramp w/ truncated domes
- 1.36 (N) Tenant Sign3 to anchor to fence. Refer to sheet A-1.2.
- 1.37 (N) Linear lighting fixture.
- 1.38 Install 3" wide blue painted striping to denote accessible walkway.

REQUIRED PLUMBING FIXTURES (PER CPC TABLE 423.1)
(BASED ON TOTAL OF 495 STUDENTS DIVIDED EQUALLY AMONG GENDERS)

	UNISEX	WATER CLOSETS		URINALS		LAVATORIES	
		MALE (1/50 RATIO)	FEMALE (1/30 RATIO)	(1/100 RATIO)	MALE (1/40 RATIO)	FEMALE (1/40 RATIO)	
REQUIRED	N/A	5	8	2	6	6	
PROVIDED	5	8	12	9	11	11	
SURPLUS		+3	+4	+7	+5	+5	



1 Proposed Site Plan
SCALE: 1" = 20'

Revisions	By
CUP Plan Check	6/1/23

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



1260 N. Hancock St., #106
Anaheim, CA 92807
Phone: (714) 693-2989
Fax: (714) 693-2925
AmericasInstantSigns.com
Date: 12-16-21 Job #: fai41445 - pg1 - version 6
Contact: David R Jackson - Fairmont Private School
This is a computer rendering. Actual colors may vary slightly from this proof.
Please review all details of this design including color designations and spelling. You are responsible for any errors that are a result of review that were not brought to our attention. This is an original unpublished drawing created by America's Instant Signs in conjunction with a project being planned for the client. It is not to be copied, reproduced or exhibited in any fashion to or by anyone outside of the clients organization, in whole or in part without the express written authorization of America's Instant Signs.

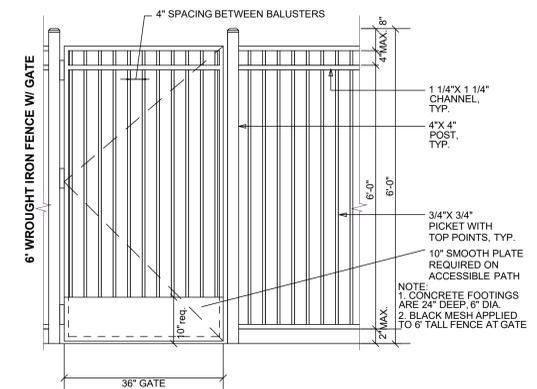
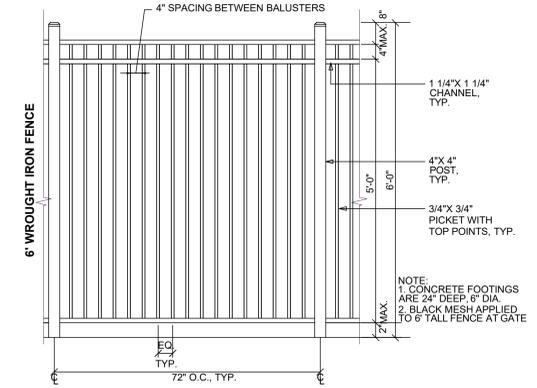
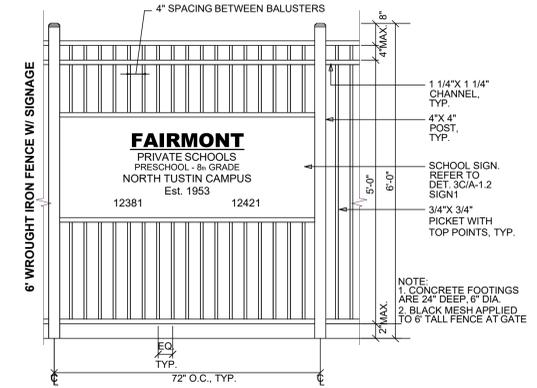
Fairmont Wall Sign
72" w x 38.4" h mounted on white Painted Aluminum Pan 1" d - Hangs on Wall replaces existng letters
Fairmont letters, Border, Text all 1/4" acrylic, Colors are painted white, black, DE5873 blue and DEA105 Red



1260 N. Hancock St., #106
Anaheim, CA 92807
Phone: (714) 693-2989
Fax: (714) 693-2925
AmericasInstantSigns.com
Date: 12-16-21 Job #: fai41445 - pg2 version 6
Contact: David R Jackson - Fairmont Private School
This is a computer rendering. Actual colors may vary slightly from this proof.
Please review all details of this design including color designations and spelling. You are responsible for any errors that are a result of review that were not brought to our attention. This is an original unpublished drawing created by America's Instant Signs in conjunction with a project being planned for the client. It is not to be copied, reproduced or exhibited in any fashion to or by anyone outside of the clients organization, in whole or in part without the express written authorization of America's Instant Signs.

SIGN 1

SIGN 2



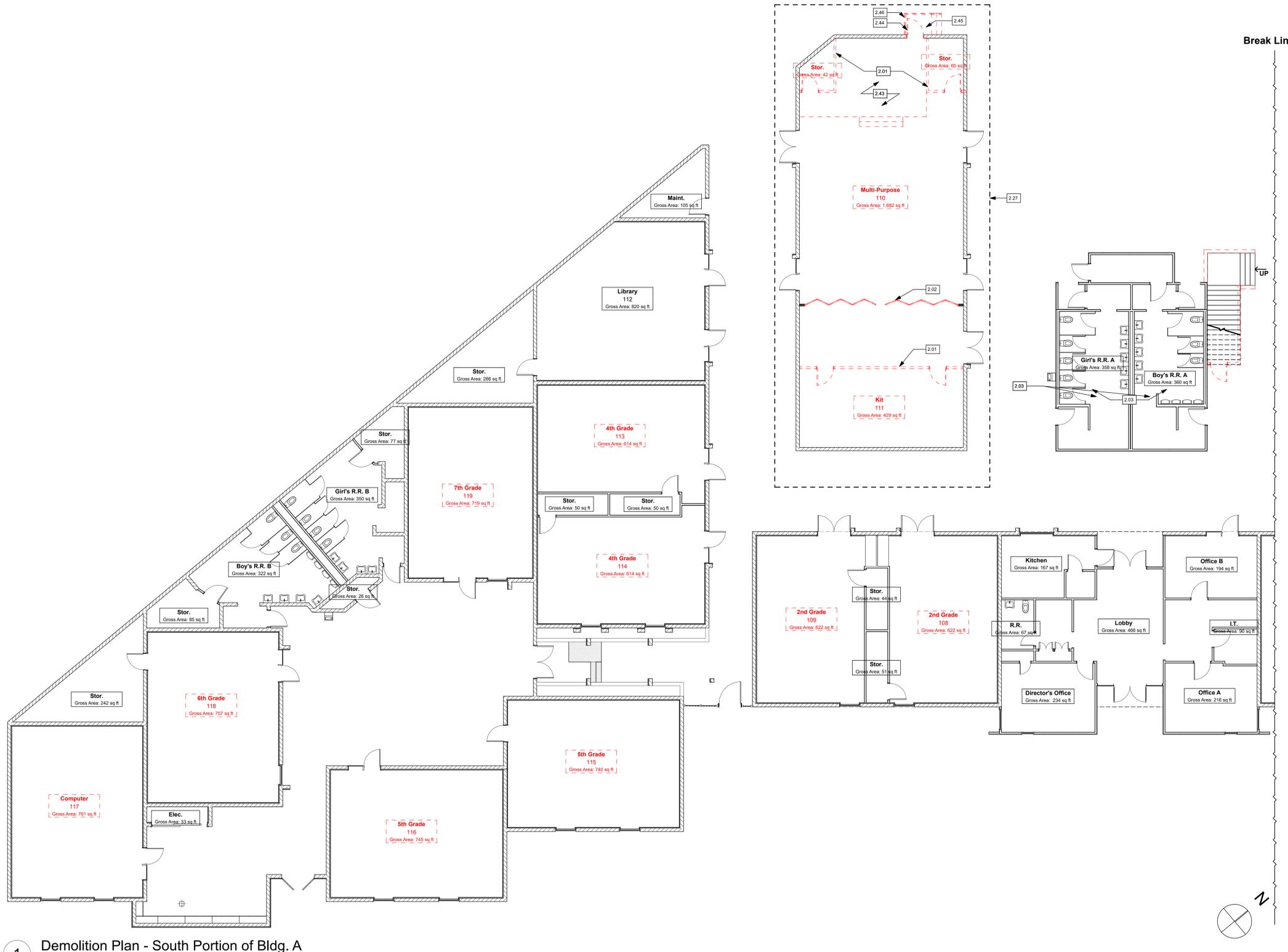
1 Wrought Iron Fencing
SCALE: 3/4" = 1'-0"

Existing / Demolition Floor Plan Keynotes

- 2.01 Remove (E) wall
- 2.02 Remove (E) partition
- 2.03 (E) plumbing fixture to remain, protect in place.
- 2.27 Area of work.

Existing / Demolition Floor Plan Legend

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



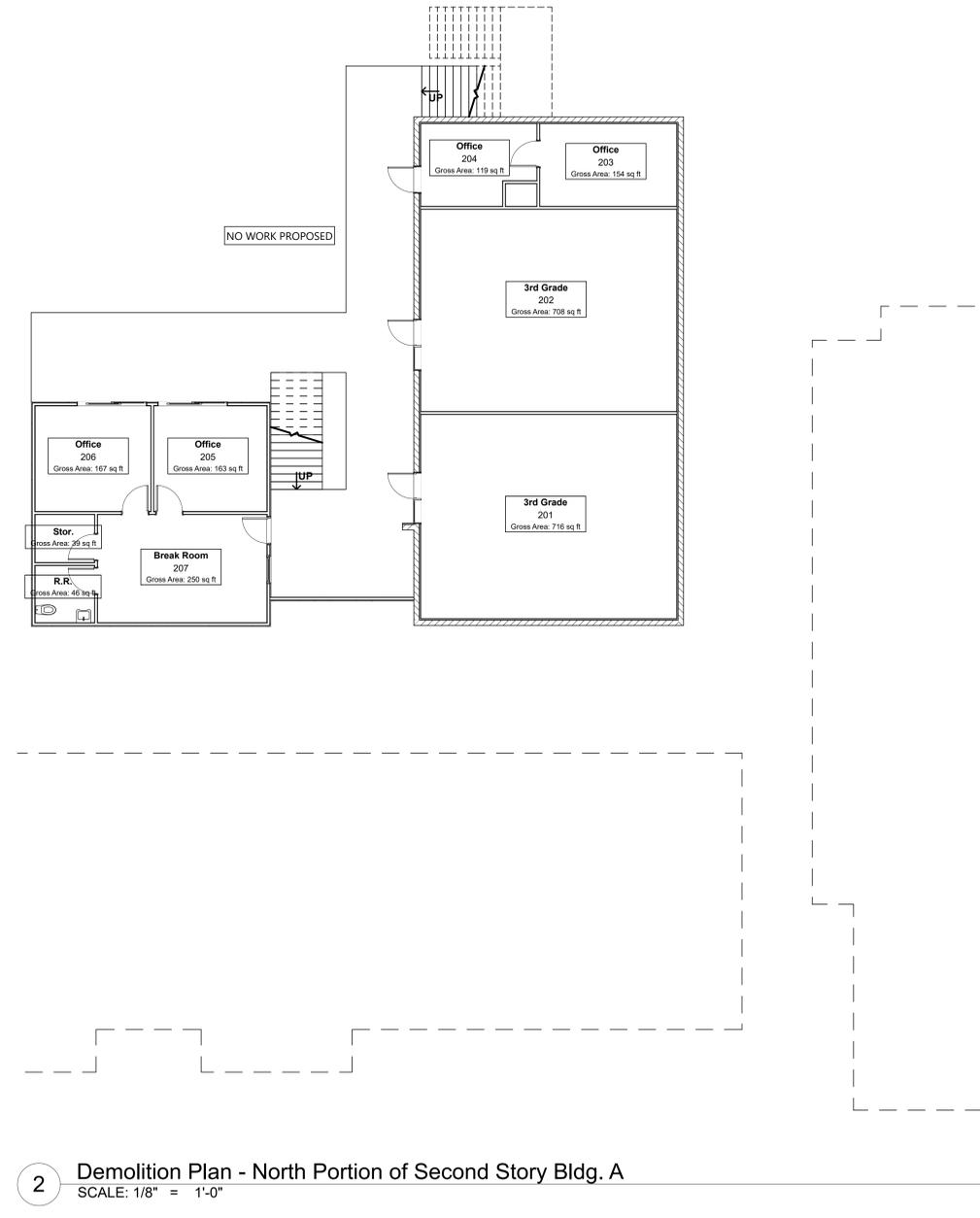
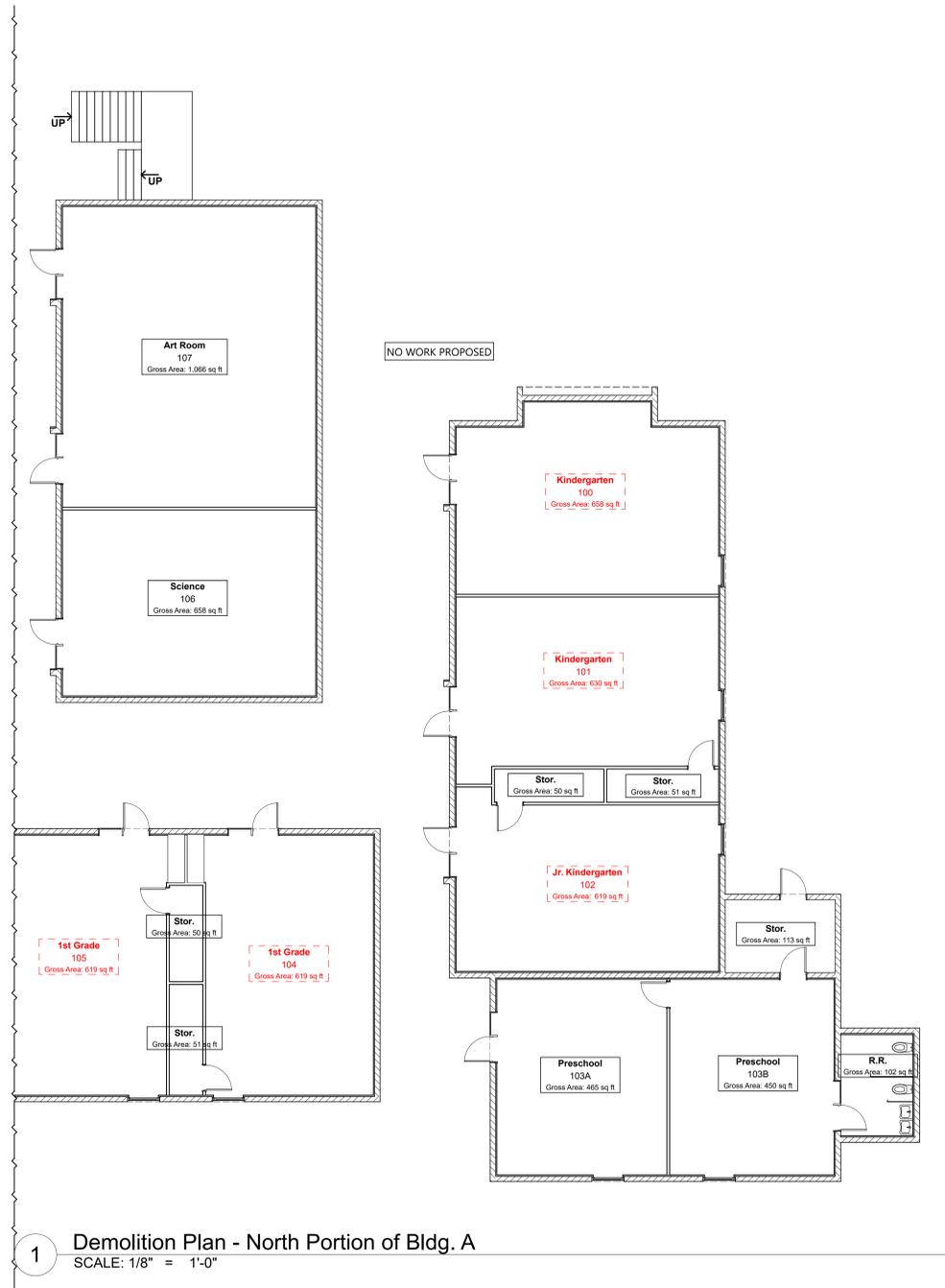
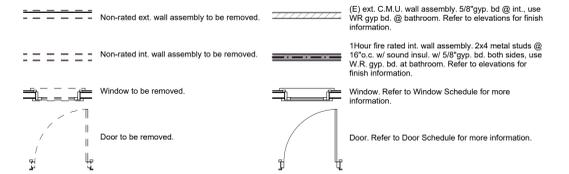
1 Demolition Plan - South Portion of Bldg. A
SCALE: 1/8" = 1'-0"

Existing Building A Partial First Floor Plan / Demolition Plan

**Fairmont Private School
North Tustin Campus**

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

Existing / Demolition Floor Plan Legend

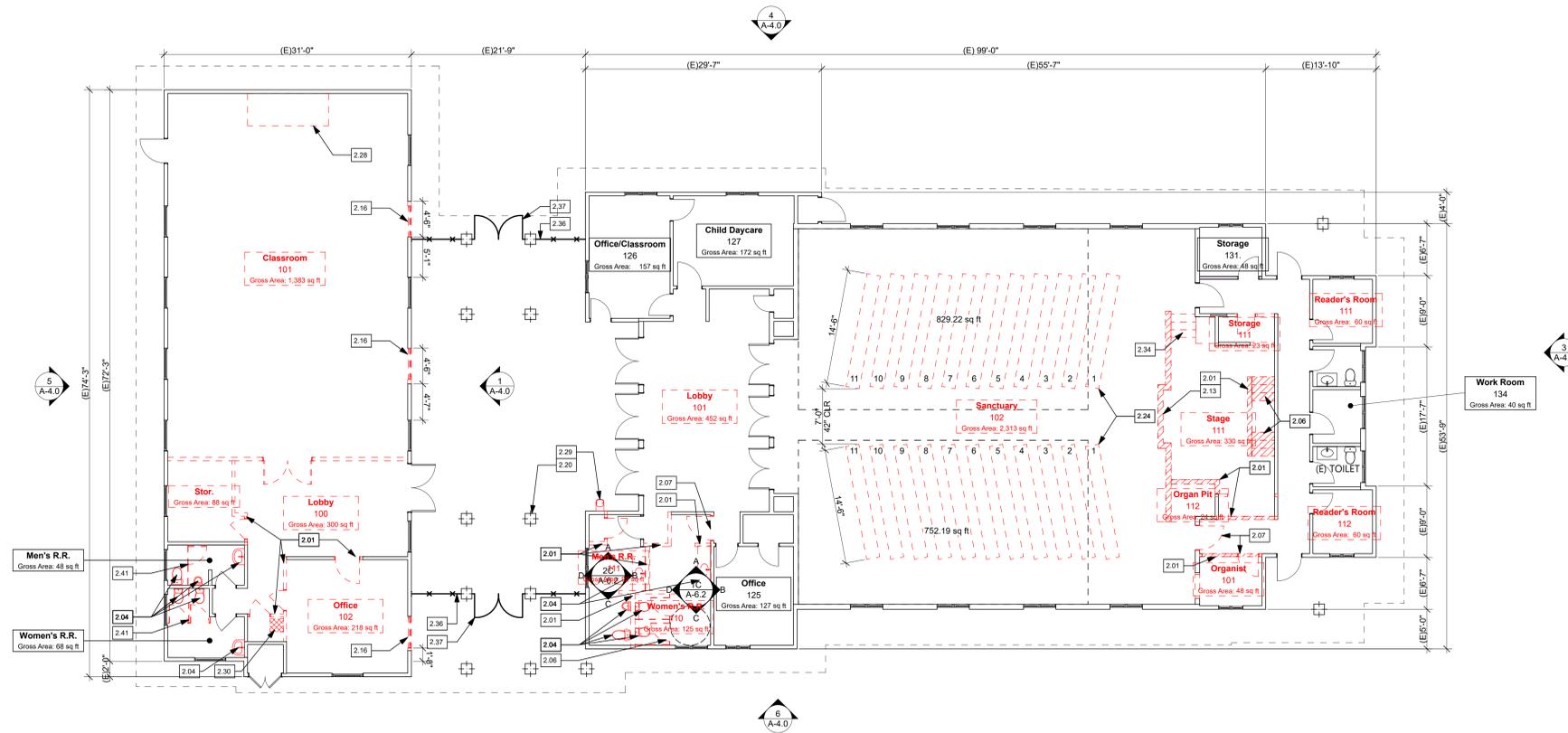


Existing / Demolition Floor Plan Keynotes

- 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 / Demolition Floor Plan Legend

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



1 Building B First Floor Plan / Demolition Plan
SCALE: 1/8" = 1'-0"

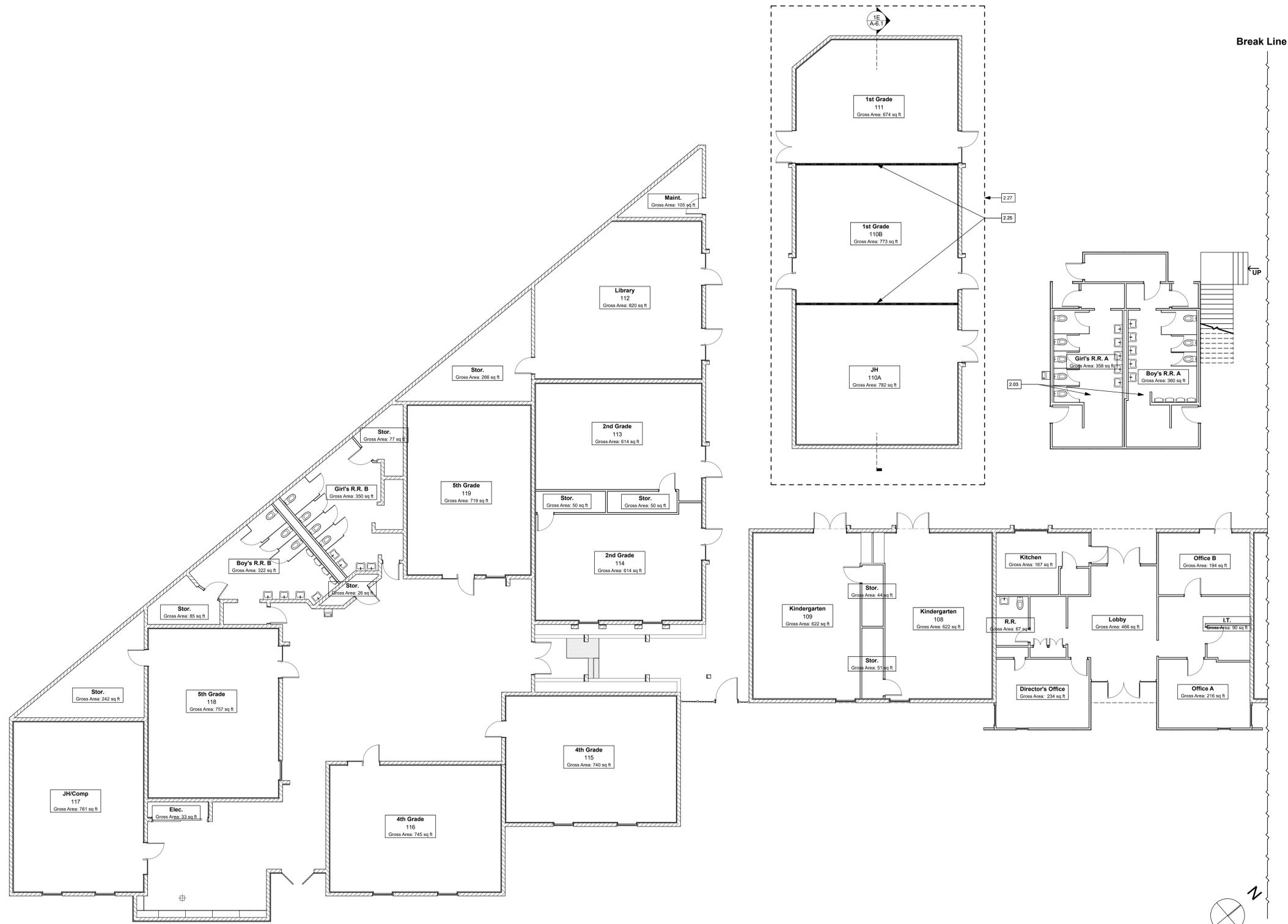


Proposed Floor Plan Keynotes

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

Proposed Floor Plan Legend

-  1-hour fire rated int. wall assembly, 5/8" gyp. bd @ int. use WR gyp. bd. @ bathroom. Refer to elevations for finish information.
-  15-minute 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.
-  Door. Refer to Door Schedule for more information.



1 Proposed First Floor Plan - South Portion of Bldg A
SCALE: 1/8" = 1'-0"

Proposed Building A Partial First Floor Plan

Fairmont Private School

North Tustin Campus

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

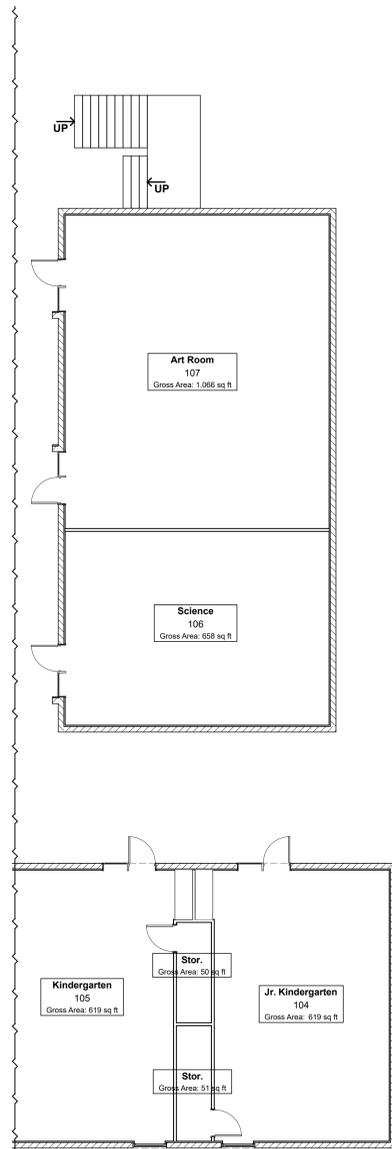
Proposed Floor Plan Keynotes



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.
- 1-hour 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.
- Door. Refer to Door Schedule for more information.

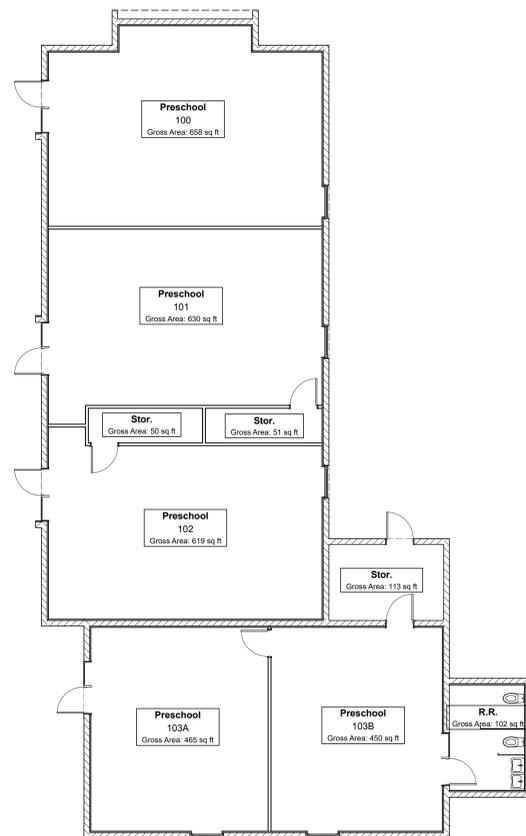
Refer to A-2.1 for more info.



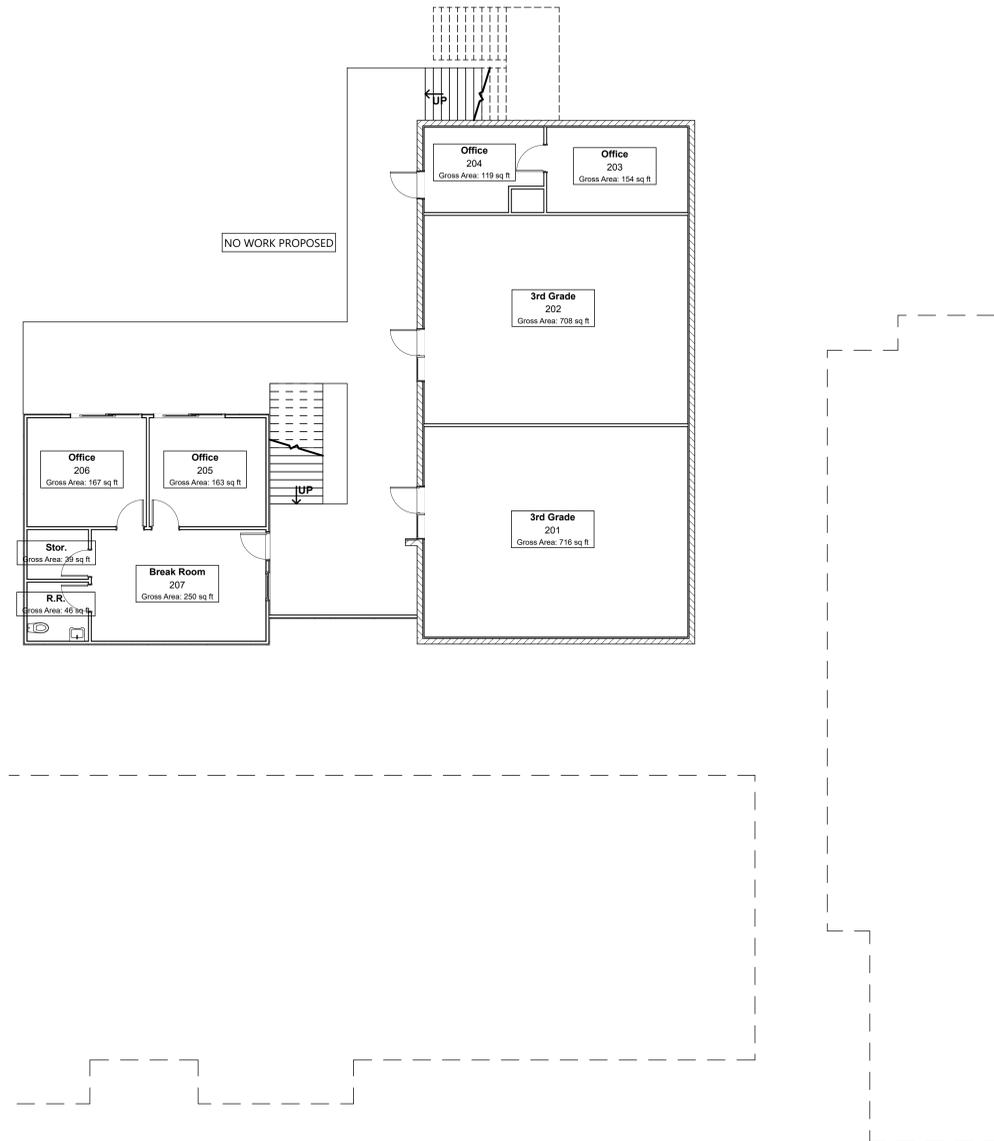
Refer to A-2.1 for more info.

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

NO WORK PROPOSED



NO WORK PROPOSED



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



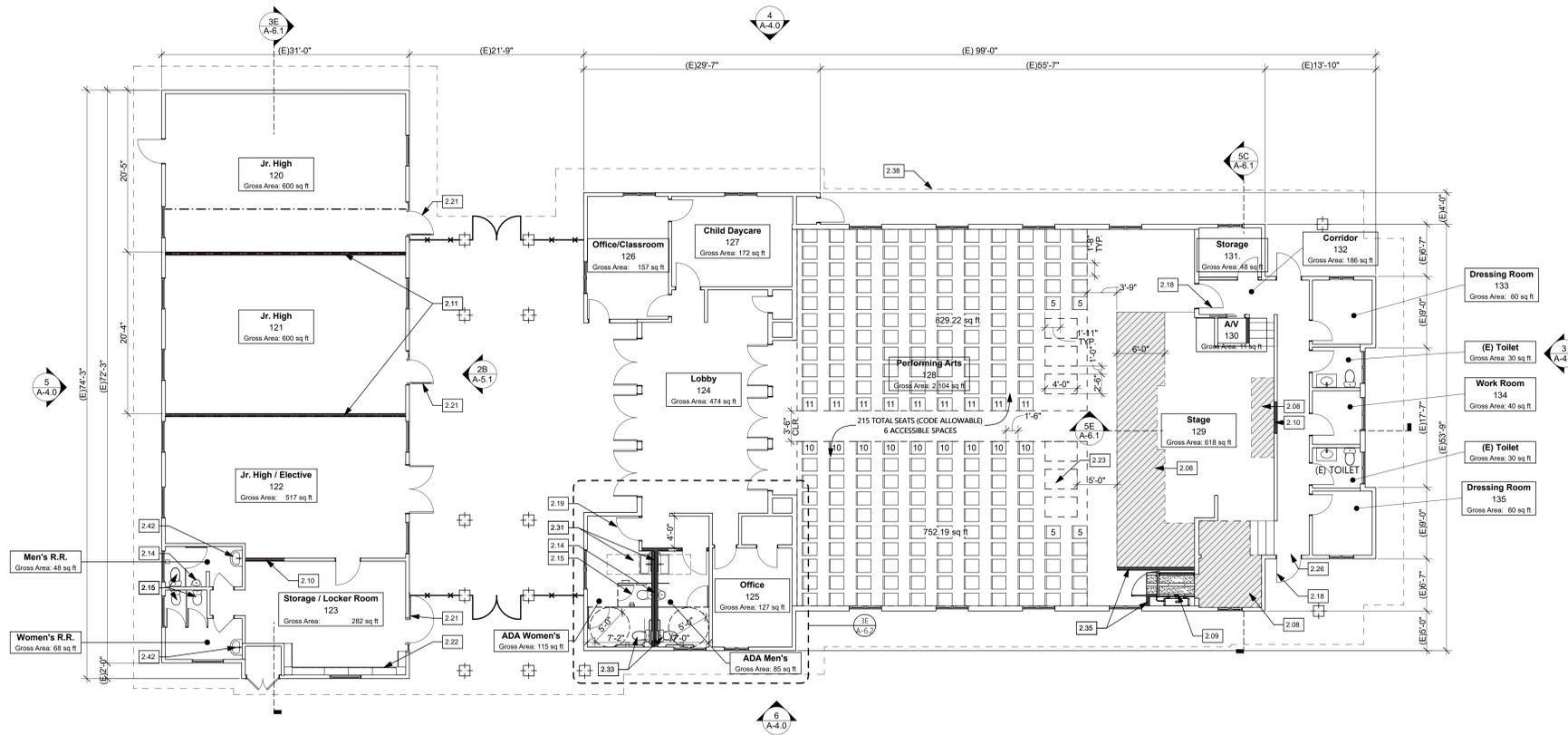
Proposed Floor Plan Keynotes

- 2.08 Extend (E) stage
- 2.09 Install (N) ADA lift
- 2.10 Install (N) 2x4 wood stud partition walls.
- 2.11 Install (N) 2x4 wood stud wall to divide 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 (PER CPC TABLE 422.1) (BASED ON TOTAL OF 74 SANCTUARY OCCUPANTS DIVIDED EQUALLY AMONG GENDERS)						
	WATER CLOSETS		URINALS	LAVATORIES		
	UNISEX	MALE (1:1-100)	FEMALE (2:26-50)	(1/100 RATIO)	MALE (1/40 RATIO)	FEMALE (1/40 RATIO)
REQUIRED	N/A	1	2	1	1	1
PROVIDED	N/A	1	2	1	1	1

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.
- 1-hour 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.
- Door. Refer to Door Schedule for more information.



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

Proposed Building B Floor Plan

**Fairmont Private School
North Tustin Campus**

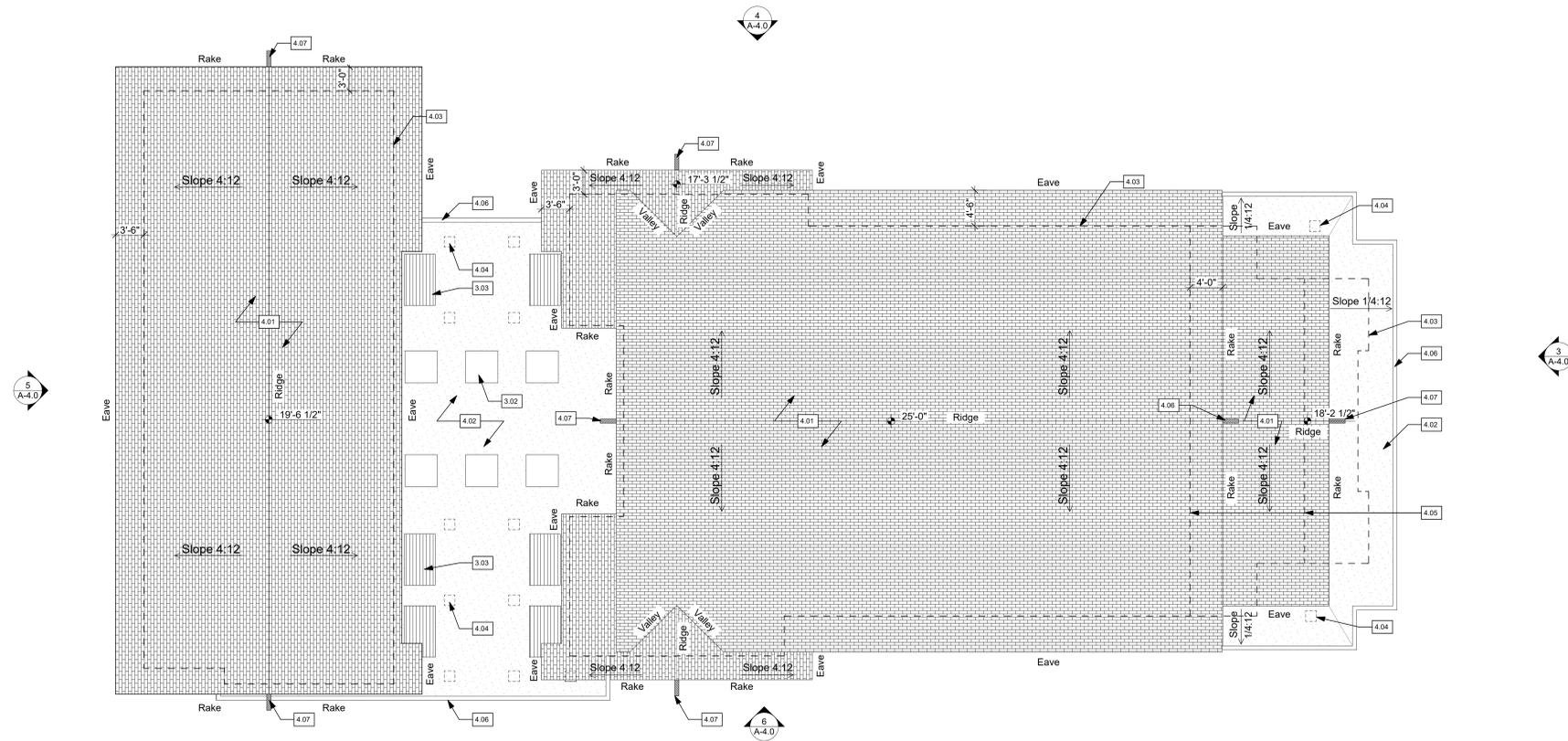
12381-12421 & 12561 Newport Ave., Santa Ana., CA 92705

Roof Plan Keynotes

- 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.

Roof Plan Legend

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



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

Existing Building B Roof Plan

Fairmont Private School
North Tustin Campus

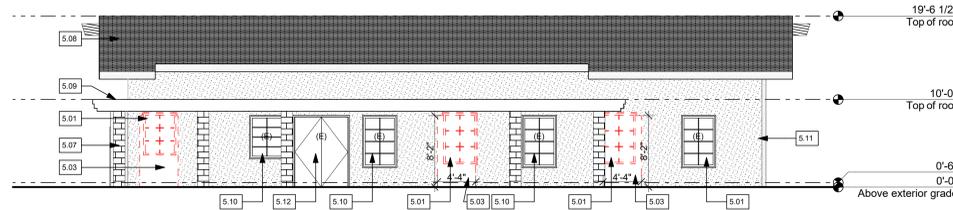
12381-12421 & 12561 Newport Ave., Santa Ana., CA 92705

Roof Plan Keynotes

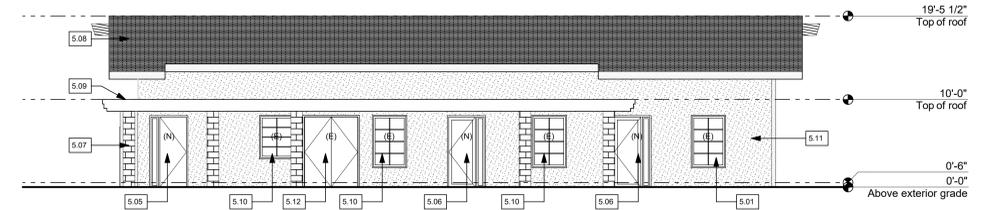
- 5.01 (E) Window and frame to be demolished in it's entirety, typ.
- 5.03 (E) Portion of wall to be demolished, typ. See proposed elevation for more info.
- 5.05 (N) Opening for access to accessible restroom.
- 5.06 (N) Door with sidelite window
- 5.07 (E) 16" Square masonry column to remain, TYP.
- 5.08 (E) Asphalt shingle roof to remain.
- 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.

Roof Plan Legend

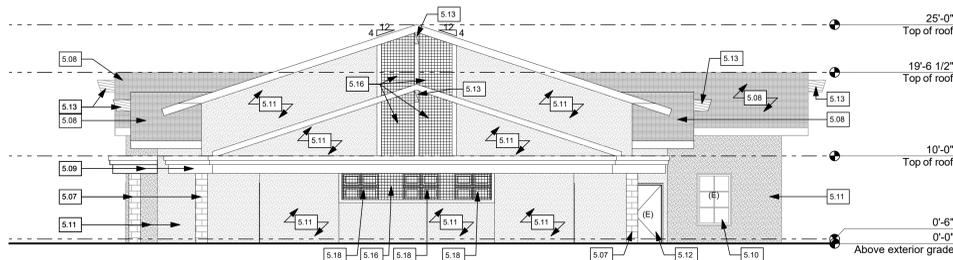
-  (E) Asphalt shingle roof to remain.
-  (E) Stucco finish exterior wall to remain.



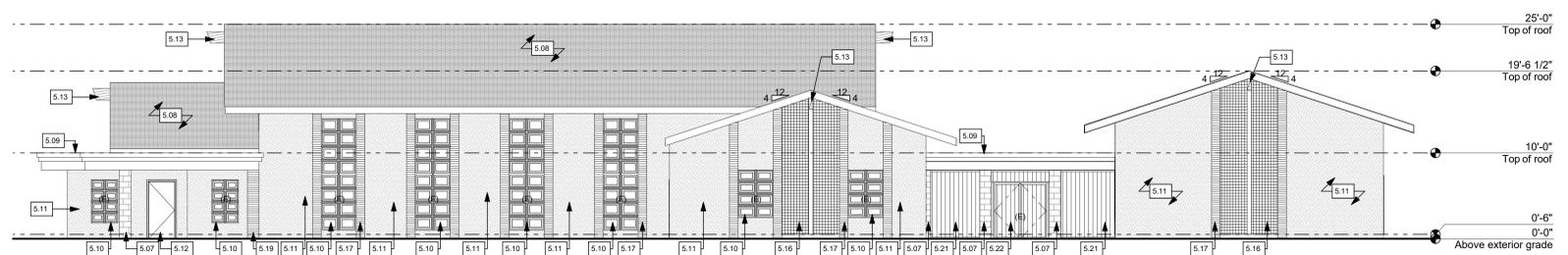
1 Existing South East Sunday School Exterior Elevation
SCALE: 1/8" = 1'-0"



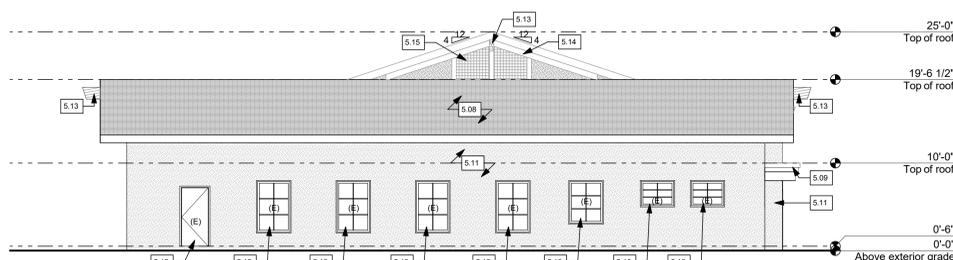
2 Proposed South East Sunday School Exterior Elevation
SCALE: 1/8" = 1'-0"



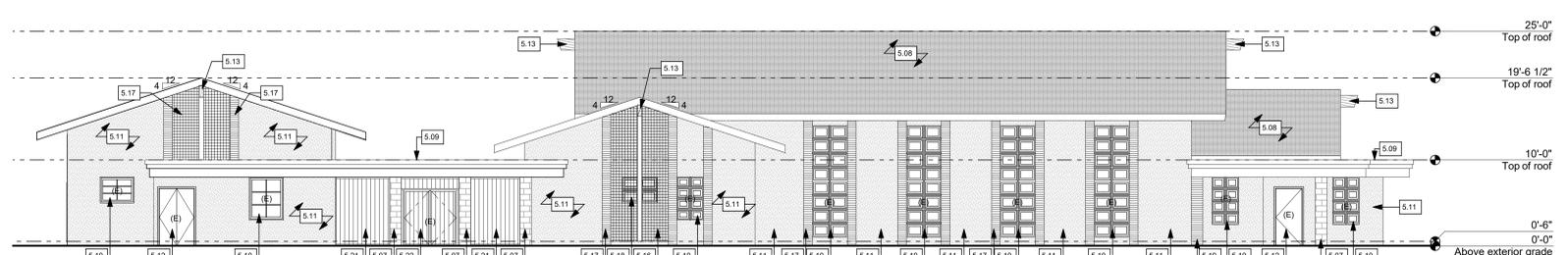
3 South East Building B Exterior Elevation - No Change
SCALE: 1/8" = 1'-0"



4 North East Building B Exterior Elevation - No Change
SCALE: 1/8" = 1'-0"



5 North West Building B Exterior Elevation - No Change
SCALE: 1/8" = 1'-0"



6 South West Building B Exterior Elevation - No Change
SCALE: 1/8" = 1'-0"

Fairmont Private School-North Tustin Campus

12381-12421 Newport Avenue, Santa Ana, CA 92705

Public Works Landscape Submittal

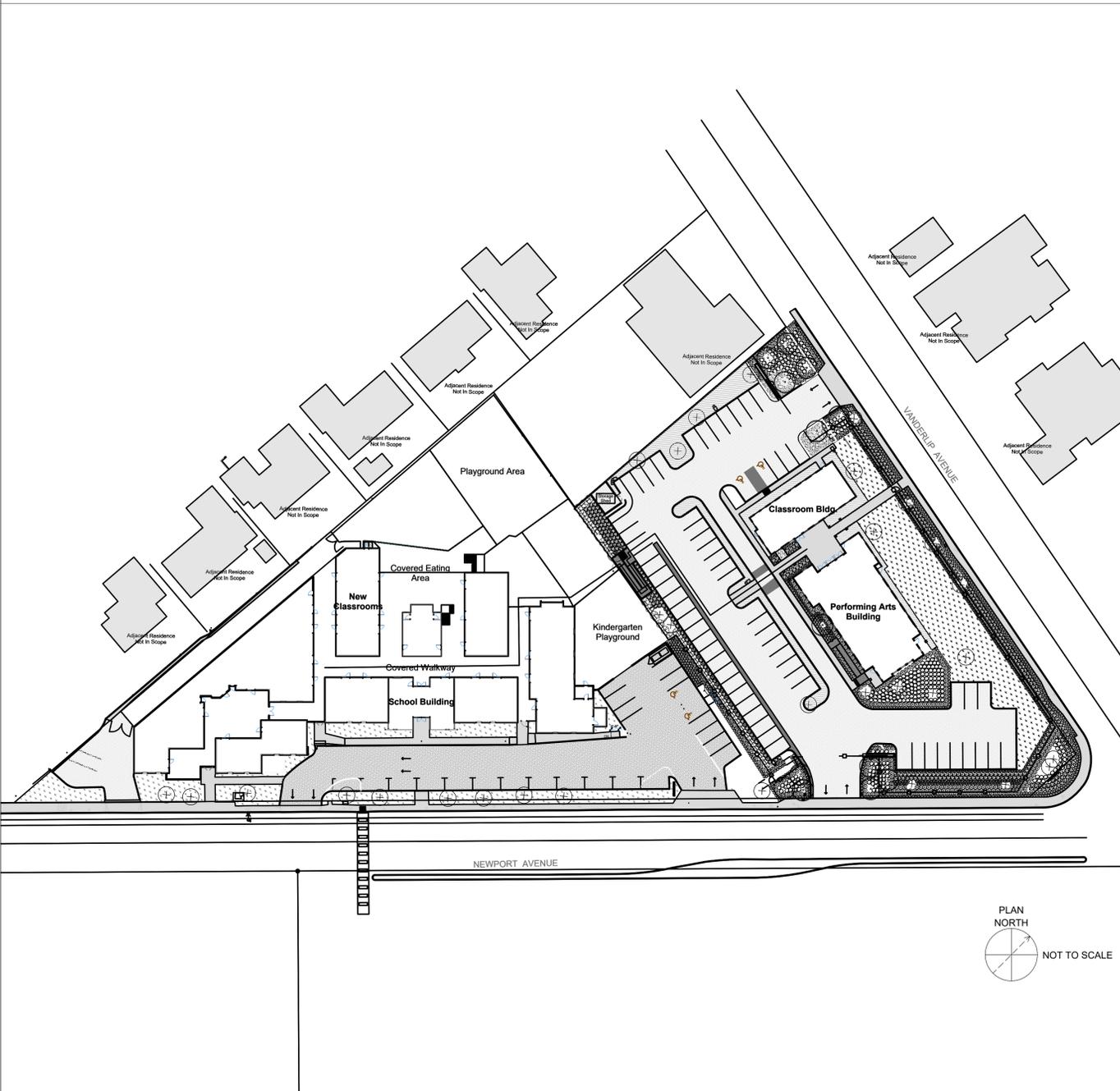


Stamp and Signature



Koheid Design, Inc.
5312 Bolica Avenue
Huntington Beach CA 92649
T: 714.403.5798
Travis@Koheid.com

Overall Plan



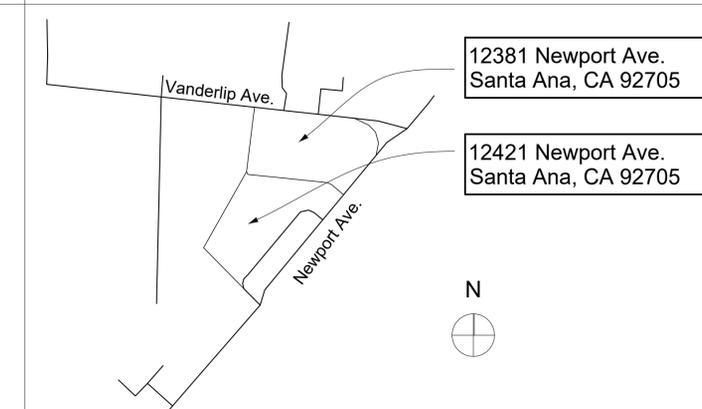
Project Data

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

Vicinity Map



Code Information

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 72 National Fire Alarm Code® (California Amended) 2019 Edition
 NFPA 211 Standard for Chimney, Fireplaces, Vents, & Solid Fuel burning Appliances 2019 Edition
 NFPA 220 Standard on Types of Building Construction 2019 Edition

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

Sheet Index

Landscaping Plans	
TS	TITLE SHEET
LP-0	GENERAL PLANTING NOTES / WATER EFFICIENT ORDINANCE NOTES / PLANTING LEGEND
LP-1	PLANTING PLAN

Fairmont Private School -N. Tustin Campus
12381-12421 Newport Ave Santa Ana CA 92705 United States

KOHEID DESIGN, INC.

Revisions	By
12/17/2021	AT
03/23/2022	AT
10/18/2022	RH
10/21/2022	AT

Job Number:	118
Date:	10/21/2022
Scale:	as noted
Drawn:	AT
Checked by:	TG

City Engineer	Date
Director of Public Services	Date
City Landscape Architect	Date
Water District	Date

Maintenance Responsibility Note
All improvements to be maintained by property owner

TS
TITLESHEET

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.
- 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.
- 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.
- 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: | BLUE |
| B. POTABLE IRRIGATION: | GREEN |
| C. RECYCLED IRRIGATION: | PURPLE |
| D. FIRE PROTECTION: | OSHA SAFETY RED |

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 UNDAAMAGED 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:

- AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA.
- IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATE IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE
- 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
- 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:

- ALL SHRUB PLANTING AREAS SHALL BE MULCHED WITH A THREE INCH (3") LAYER OF ORGANIC MULCH. APPROVE MULCH WITH OWNER PRIOR TO PURCHASE
- 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
- SHRUBS SHALL BE PLANTED AT AN EIGHTEEN INCH (18") MINIMUM FROM BACK OF WALK AREAS BETWEEN WALK AND SHRUBS TO BE MULCHED
- SHRUBS SHALL NOT BE PLANTED ON TOP OF ROOTBALL(S), ADJUST PLANT SPACING TO PROVIDE FULL PLANT COVERAGE OUTSIDE OF ROOTBALL
- CONTRACTOR SHALL PROVIDE STAKING SERVICES FOR ALL LIMIT OF WORK, PROPERTY LINES AND EASEMENTS BOUNDARIES

TREE PLANTING LEGEND

SYMBOL	DESCRIPTION	QUANTITY	SIZE	SPACING	WULCOLS	NOTES
	ARBUTUS UNEDO STRAWBERRY TREE	13	24" BOX	PER PLAN	L	TRUNK TYPE: MULTI-TRUNK

SHRUB PLANTING 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	-
	ROSA FLORIBUNDA 'ICEBERG' ICEBERG ROSE	340	5 GAL	PER PLAN	L	-
	VERBENA LILACINA 'DE LA MINA' DE LA MINA LILAC	410	5 GAL	PER PLAN	L	-

TURF GRASS

SYMBOL	DESCRIPTION	QUANTITY	SIZE	SPACING	WULCOLS	NOTES
	MARATHON	7,252 SF	SOD	N/A	H	

ESTABLISHMENT MAINTENANCE NOTES:

- ESTABLISHMENT MAINTENANCE PERIOD: THE MAINTENANCE PERIOD 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
- MAINTENANCE PROCEDURES:
 - GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP AND AS NOTED BELOW
 - GROUNDCOVER FROM FLATS WITHOUT OVERUSED: APPLY PRE-EMERGENT HERBICIDE AT THE START OF MAINTENANCE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.
 - 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
 - RODENT CONTROL: THE CONTRACTORS SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON-SITE
 - 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
 - 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
 - RE-HYDROSEEDING: THE CONTRACTOR SHALL RE-HYDROSEED ALL HYDRO-SEED AREAS ERODED OR NON-GERMINATING AT THE END OF EACH THIRTY (30) DAYS MAINTENANCE.
 - 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.

SCOPE OF LANDSCAPE WORK:

- BASE SHEETS WERE DERIVED FROM BASE DATA: PREPARED BY: DSEA ARCHITECTS
TITLED: PROPOSED SITE PLAN
DATE: 09/13/20 REVISED: _____
- GENERAL PLANTING NOTES:
 - SITE PREPARATION: PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL ROCKS, WEEDS, DEBRIS, AND OTHER EXTRANEIOUS MATERIAL FROM THE JOB SITE AND DISPOSE OF IT OFF-SITE IN A SUITABLE AND LAWFUL MANNER
 - 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
 - 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, CLOUDS OR OTHER EXTRANEIOUS MATERIAL SHALL BE STOCK PILED AND REMOVED
 - 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
 - IMPORT SOIL: ON-SITE SOIL SHALL BE USED FOR ALL LANDSCAPE BERMS AND MOUNDING. WHEN ON-SITE SOIL IS NOT AVAILABLE, IMPORT SHOULD 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
 - 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
 - HANDLING/ STORAGE: ALL PLANTS SHALL BE HANDLED AND STORED SO THAT ARE ADEQUATELY PROTECTED FROM DRYING OUT, SUN, WINDBURN, VANDALISM OR ANY OTHER INJURY
 - REJECTION OF PLANT MATERIAL: THE OWNER AND LANDSCAPE ARCHITECT MAY REJECT ANY AND 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.
 - PLANTING: ALL PLANT MATERIAL SHALL BE SPECIFIED AND PLANTED AS DETAILED AND NOTED HEREIN
 - 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
 - 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
AMU. BACKFILL MIX: BACKFILL MIX AROUND ALL CONTAINER PLANT MATERIALS SHALL CONSIST OF THE FOLLOWING UNIFORMLY BLENDED MATERIALS:
REFER TO HORTICULTURAL SOILS REPORT



Stamp and Signature



Koheid Design, Inc.
5312 Bolsa Avenue,
Huntington Beach CA 92649
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Travis@Koheid.com

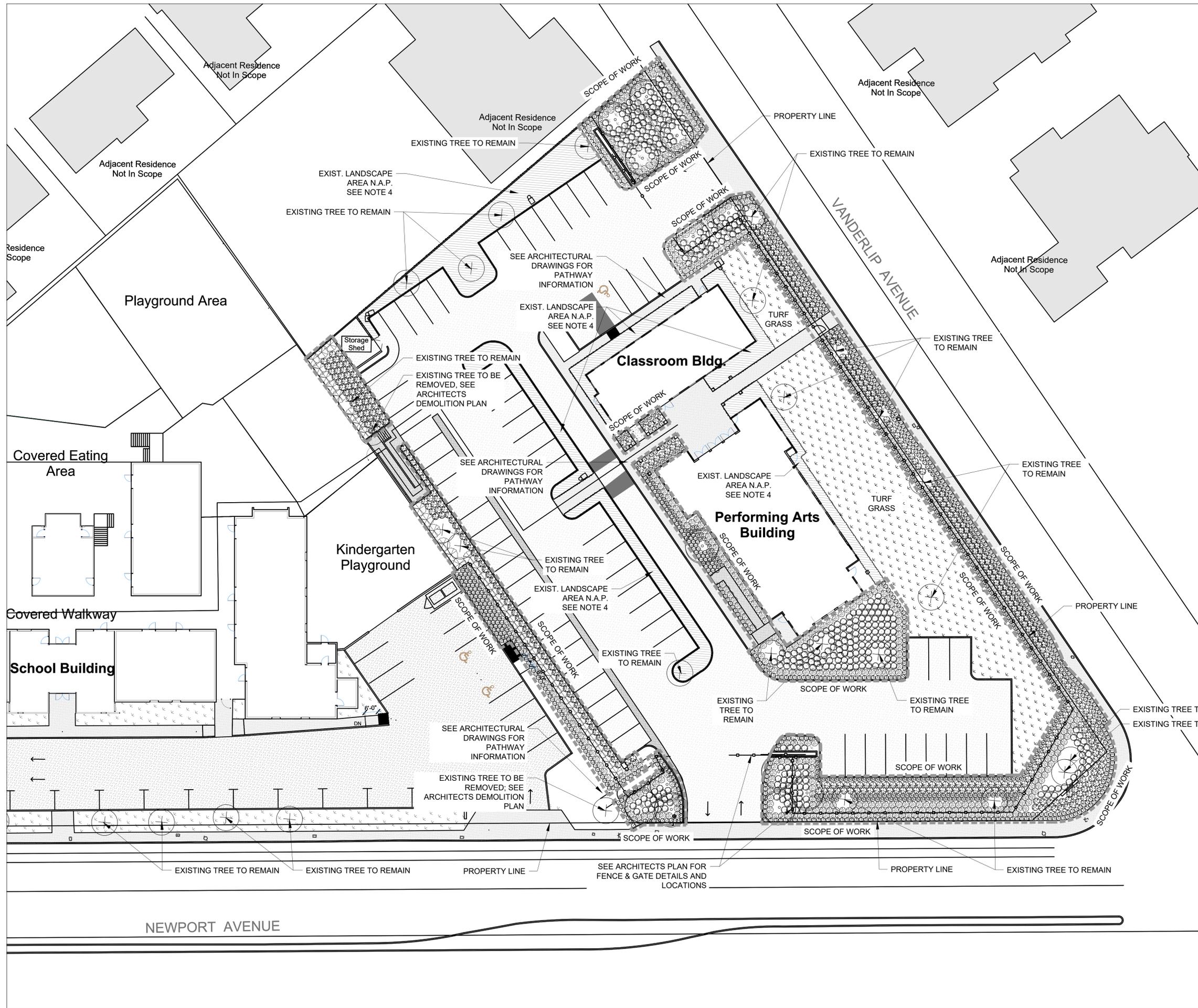
Fairmont Private School -N. Tustin Campus
12381-112421 Newport Ave Santa Ana CA 92705 United States

KOHEID DESIGN, INC.

Revisions	By
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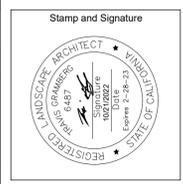
Job Number:	118
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Scale:	as noted
Drawn:	AT
Checked by:	TG

LP-0
PLANTING
LEGEND
& NOTES



SYMBOL	DESCRIPTION
	ARBUTUS UNEDO STRAWBERRY TREE
SHRUB PLANTING LEGEND	
SYMBOL	DESCRIPTION
	ERIOGONUM GRANDE VAR. RUBESCENS 'SAN MIGUEL' SAN MIGUEL BUCKWHEAT
	OLEA EUROPAEA 'NANA' DWARF OLIVE
	PHLOMIS FRUTICOSA JERUSALEM SAGE
	RHAMNUS CALIFORNICA COFFEEBERRY
	ROSA FLORIBUNDA 'ICEBERG' ICEBERG ROSE
	VERBENA LILACINA 'DE LA MINA' DE LA MINA LILAC
TURF GRASS	
SYMBOL	DESCRIPTION
	MARATHON

- NOTES**
- REFER TO ARCHITECTURE DEMOLITION PLANS FOR COMPLETE SCOPE OF DEMOLITION. REFER TO ARCHITECTURE PLANS FOR ALL SITE HARDSCAPE ELEMENTS SUCH AS BUT NOT LIMITED TO CONCRETE, FENCES, GATES, CURBS, RAMPS, HANDRAILS, ETC.
 - ANY HARDSCAPE SITE ELEMENTS SHOWN WITHIN THE LIMIT OF WORK HEREIN ARE PER THE ARCHITECTURE PLANS. THE SCOPE OF WORK SHOWN ON THIS PLAN IS ONLY LIMITED TO PROPOSED PLANT MATERIAL.
 - N.A.P. REFERS TO EXISTING LANDSCAPE AREA THAT IS NOT A PART OF THIS SCOPE OF WORK.



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Revisions	By
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LP-1
PLANTING PLAN

