

OC RONALD MCDONALD HOUSE

# OC RONALD MCDONALD HOUSE EXPANSION - PLANNING COMMISSION SUBMITTAL

383 S. BATAVIA STREET, ORANGE, CA 92868

## CITY COUNCIL MEETING 4/13/2021



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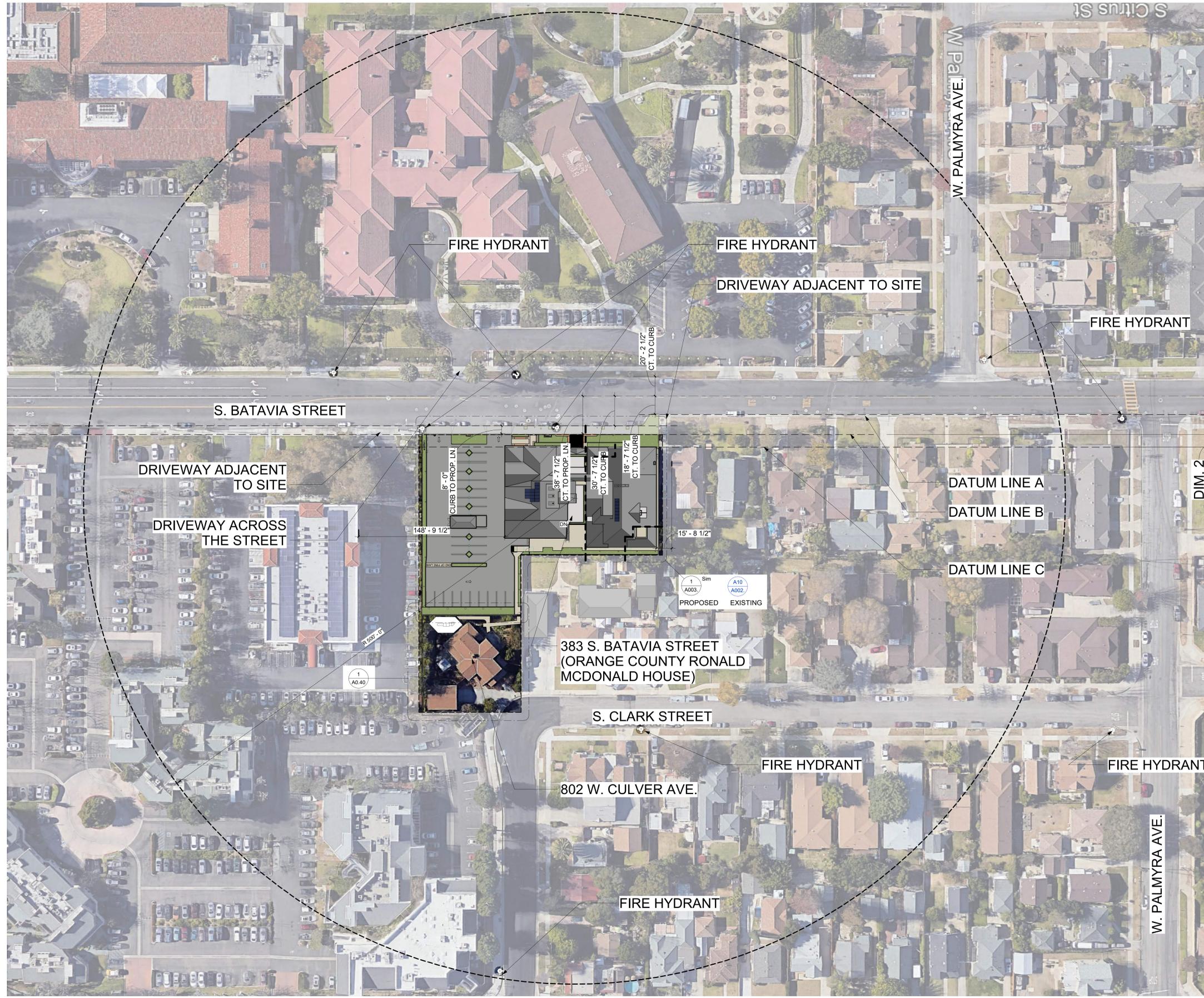
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JOB 75920.01  
 SCALE AS NOTED  
 PM  
 DATE 4/13/2021

SUBMITTAL TABLE OF  
 CONTENT

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**G001CC**



### FRONTAGE SETBACK LEGENDS

**DIM 1:**  
PREVIOUS HOUSE SETBACK OF 35'-0" MEASURED FROM THE BACK OF CURB (DATUM LINE A) TO THE FACE OF EXISTING RONALD MCDONALD HOUSE (DATUM LINE C)

**DIM 2:**  
REDUCED HOUSE SETBACK OF 15'-0" MEASURED FROM THE BACK OF RELOCATED SIDEWALK (DATUM LINE B) (DUE TO STREET WIDENING) TO THE FACE OF EXISTING RONALD MCDONALD HOUSE (DATUM LINE C) AFTER A STREET WIDENING

### DATUM LINE LEGENDS

- DATUM LINE A:**  
BACK OF SIDEWALK ALONG THE NORTH 300 BLOCK OF S. BATAVIA STREET.
- DATUM LINE B:**  
BACK OF SIDEWALK SOUTH OF 300 BLOCK OF S. BATAVIA STREET
- DATUM LINE C:**
  1. FACE OF EXISTING RESIDENTIAL HOUSES ALONG NORTH 300 BLOCK OF BATAVIA STREET.
  2. FACE OF WALL AT EXISTING RONALD MCDONALD HOUSE
  3. FACE OF WALL AT THE EXPANSION

### SETBACK VARIANCE

- REASONS FOR VARIANCE:
1. THE SETBACK OF THE PROPOSED HOUSE EXPANSION AT THE BUILDING WALL IS 15'-0" (DIM. 2), WHICH IS THE SAME AS THAT OF THE EXISTING HOUSE
  2. THE FRONT OUTMOST WALLS OF BOTH EXISTING HOUSE AND EXPANSION (DATUM LINE C) ALIGN WITH THE FACE OF THE EXISTING RESIDENTIAL PROPERTIES NEXT DOOR
  3. THE LATER STREET WIDENING PUSHED THE BACK OF SIDEWALK FROM DATUM LINE A TO B, REDUCING THE SETBACK TO BE LESS THAN THE REQUIRED 20 FEET FOR RESIDENTIAL ZONE.
  4. THE HOUSE EXPANSION IS APPLYING FOR A ZONE AMENDMENT FROM RESIDENTIAL ZONE TO INSTITUTIONAL ZONE. THE REQUIRED SETBACK FOR INSTITUTIONAL ZONE IS 10 FEET FROM THE BACK OF SIDEWALK (DATUM LINE B) TO THE STRUCTURE (DATUM LINE C) EXCEPT WHEN THE PROPERTY IS ADJACENT TO A RESIDENTIAL ZONE, IN WHICH THE ADJACENCY WILL REQUIRE THE INSTITUTIONAL ZONE TO HAVE A 20 FEET OF RESIDENTIAL SETBACK.
  5. THE EXISTING HOUSE SERVES AS A BUFFER BETWEEN THE EXPANSION AND THE RESIDENTIAL NEIGHBORHOOD. THE EXPANSION IS ADJACENT TO AN EXISTING COMMERCIAL PROPERTY AND ACROSS THE STREET FROM AN EXISTING INSTITUTION PROPERTY, MAKING THE VARIANCE IN SETBACK LESS APPARENT.
  6. SEE VARIANCE LETTER (VAR. NO. 2251-19) SUBMITTED TO THE CITY FOR MORE INFORMATION

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 SITE VICINITY (ITEM 'Q')

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# A001.



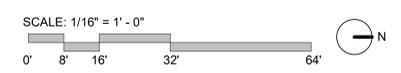
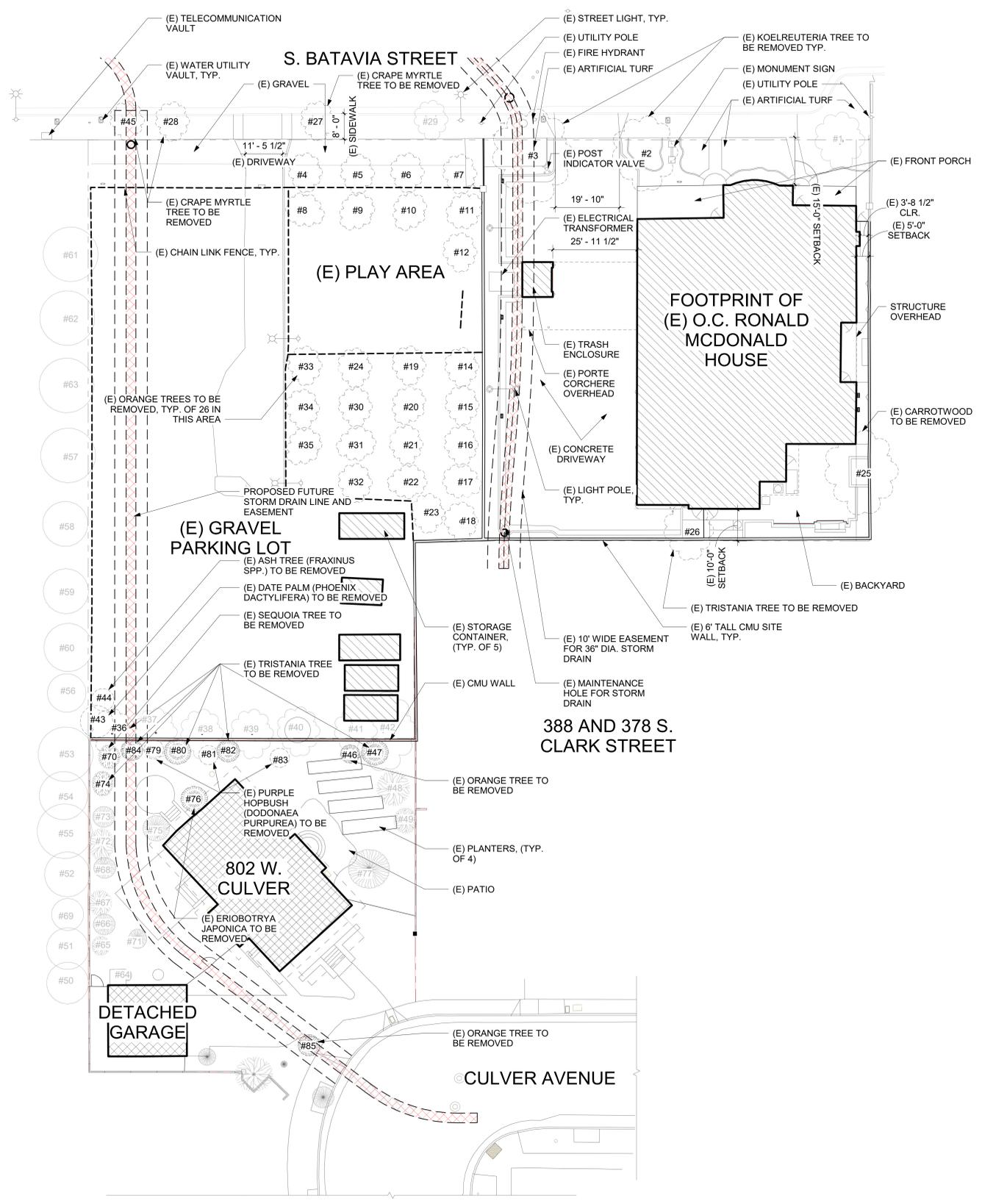
SITE VICINITY A10 1" = 40'-0"

M L K J I H G F E D C B A



### EXISTING SITE PLAN NOTE:

- (E) TREES TO BE REMOVED ARE IDENTIFIED BY TEXT CALLOUTS, DASHED LINE GRAPHIC AND A BLACK TREE NUMBER ASSOCIATED WITH THE TREE MAP FROM THE ARBORIST REPORT.
- EXISTING TREES TO REMAIN ARE INDICATED BY GRAY TREE NUMBERS. ALL ELEMENTS SHOWN ON THE EXISTING SITE PLAN ARE EXISTING UNLESS NOTED OTHERWISE.



EXISTING SITE PLAN **A10**  
1/16" = 1'-0"

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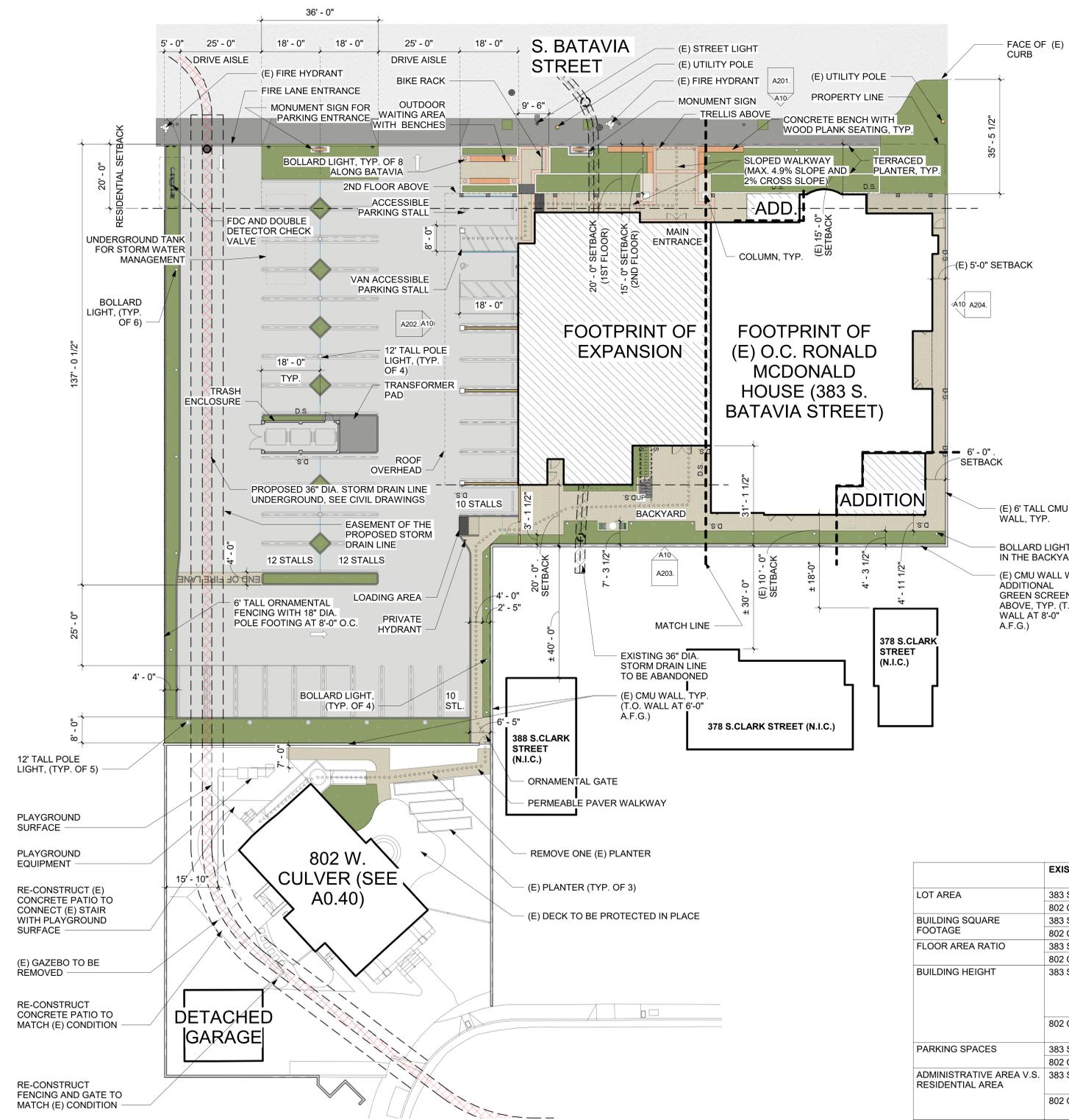
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EXISTING SITE PLAN AND TREE  
 REMOVAL PLAN (ITEM 'Q')

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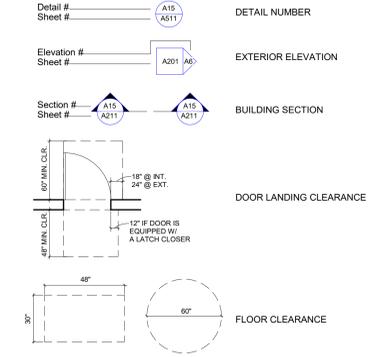
**A002.**



**PAVING LEGENDS**

- LANDSCAPE AREA. SEE LANDSCAPE PLANS L001 AND L002 FOR EXISTING AND NEW TREES. FOR TREE REMOVAL SCOPE, SEE A002
- CONCRETE SIDEWALK
- UNIT PAVERS EDGE BANDING (ANGELUS PAVING STONE, COLOR "TERRACOTA"). SEE MATERIAL 1 ON MATERIAL BOARD DATED 6/5/2020
- UNIT PAVERS (ANGELUS PAVING STONE, COLOR "STONE"). SEE MATERIAL 2 ON MATERIAL BOARD DATED 6/5/2020
- (E) ASPHALTIC CONCRETE
- CONCRETE PAVING FOR PARKING AREA
- COMPOSITE WOOD PLANK OVER CONCRETE BENCH (TREX, COLOR "FIRE PIT"). SEE MATERIAL 3 ON MATERIAL BOARD DATED 6/5/2020
- ACCESSIBLE PATH OF TRAVEL

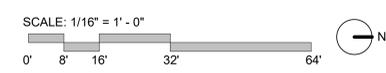
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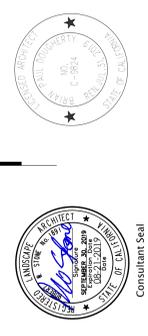


**PARKING TO BEDROOM RATIO: 1:1.03 (SEE ADMINISTRATIVE ADJUSTMENT NO. 0274-19)**

44 BEDROOMS PROPOSED  
 43 STALLS PROVIDED  
 2 OF 43 ARE ACCESSIBLE PARKING PER 2016 CBC 11B-208.2

	EXISTING	PROPOSED ADDITION OR CHANGE	TOTAL	GRAND TOTAL WITH LOT CONSOLIDATION
LOT AREA	383 S. BATAVIA 15,000 S.F. 802 CULVER AVE. 9,670 S.F.	383 S. BATAVIA 36,000 S.F. 802 CULVER AVE. 0 S.F.	383 S. BATAVIA 51,000 S.F. 802 CULVER AVE. 9,670 S.F.	60,670 S.F.
BUILDING SQUARE FOOTAGE	383 S. BATAVIA 12,580 S.F. 802 CULVER AVE. 2,697 S.F.	383 S. BATAVIA 17,325 S.F. 802 CULVER AVE. 0 S.F.	383 S. BATAVIA 29,905 S.F. 802 CULVER AVE. 2,697 S.F.	32,602 S.F.
FLOOR AREA RATIO	383 S. BATAVIA 0.84 802 CULVER AVE. 0.28	383 S. BATAVIA 0.481 802 CULVER AVE. N/A	383 S. BATAVIA 0.586 802 CULVER AVE. 0.28	0.54
BUILDING HEIGHT	383 S. BATAVIA 38'-7" TO RIDGE 43'-1" TO T.O. CHIMNEY	383 S. BATAVIA 38'-7" TO RIDGE	383 S. BATAVIA N/A	N/A
	802 CULVER AVE. 20'-1" TO TOP OF RIDGE	802 CULVER AVE. 0 FT	802 CULVER AVE. N/A	N/A
PARKING SPACES	383 S. BATAVIA 20 802 CULVER AVE. 2 IN GARAGE	383 S. BATAVIA 23 802 CULVER AVE. NONE	383 S. BATAVIA 43 802 CULVER AVE. 2	45
ADMINISTRATIVE AREA V.S. RESIDENTIAL AREA	383 S. BATAVIA 333 S.F. V.S. 12,247 S.F.	383 S. BATAVIA 2,430 S.F. VS 27,475 S.F.	383 S. BATAVIA 2,430 S.F. VS 27,475 S.F.	5,127 S.F. VS 27,475 S.F.
	802 CULVER AVE. 0 S.F. V.S. 2,697 S.F.	802 CULVER AVE. 2,697 S.F. V.S. 0 S.F.	802 CULVER AVE. 2,697 S.F. V.S. 0 S.F.	N/A
CONSTRUCTION TYPE	383 S. BATAVIA TYPE V-A 802 CULVER AVE. TYPE V-B	383 S. BATAVIA TYPE V-A 802 CULVER AVE. TYPE V-B	383 S. BATAVIA TYPE V-A 802 CULVER AVE. TYPE V-B	N/A
OCCUPANCY TYPE	383 S. BATAVIA R-1 802 CULVER AVE. R-3	383 S. BATAVIA R-1 802 CULVER AVE. B	383 S. BATAVIA R-1 802 CULVER AVE. B	N/A
FIRE SPRINKLERED	383 S. BATAVIA YES 802 CULVER AVE. NO	383 S. BATAVIA YES 802 CULVER AVE. NO	383 S. BATAVIA N/A 802 CULVER AVE. N/A	N/A
GENERAL PLAN LAND USE	383 S. BATAVIA LDR 802 CULVER AVE. LDR	383 S. BATAVIA PFI 802 CULVER AVE. PFI	383 S. BATAVIA PFI 802 CULVER AVE. PFI	PFI
ZONING CLASSIFICATION	383 S. BATAVIA R-1-6 802 CULVER AVE. R-1-6	383 S. BATAVIA PI 802 CULVER AVE. PI	383 S. BATAVIA PI 802 CULVER AVE. PI	PI





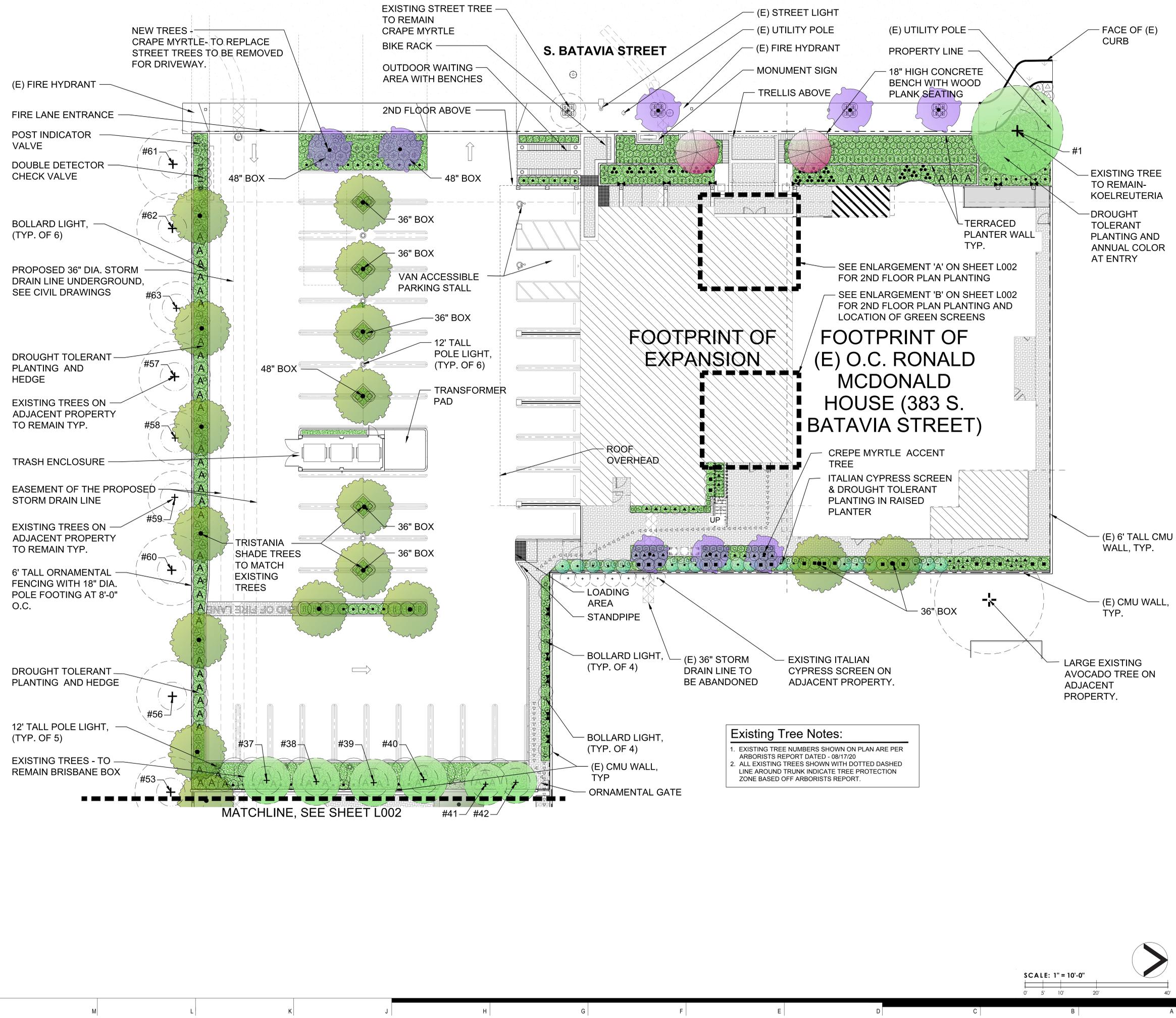
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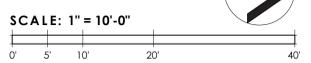
PRELIMINARY LANDSCAPE PLAN

L001

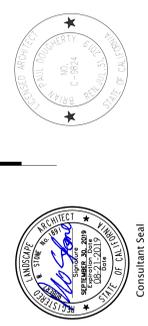


**Existing Tree Notes:**

- EXISTING TREE NUMBERS SHOWN ON PLAN ARE PER ARBORISTS REPORT DATED - 08/17/20
- ALL EXISTING TREES SHOWN WITH DOTTED DASHED LINE AROUND TRUNK INDICATE TREE PROTECTION ZONE BASED OFF ARBORISTS REPORT.



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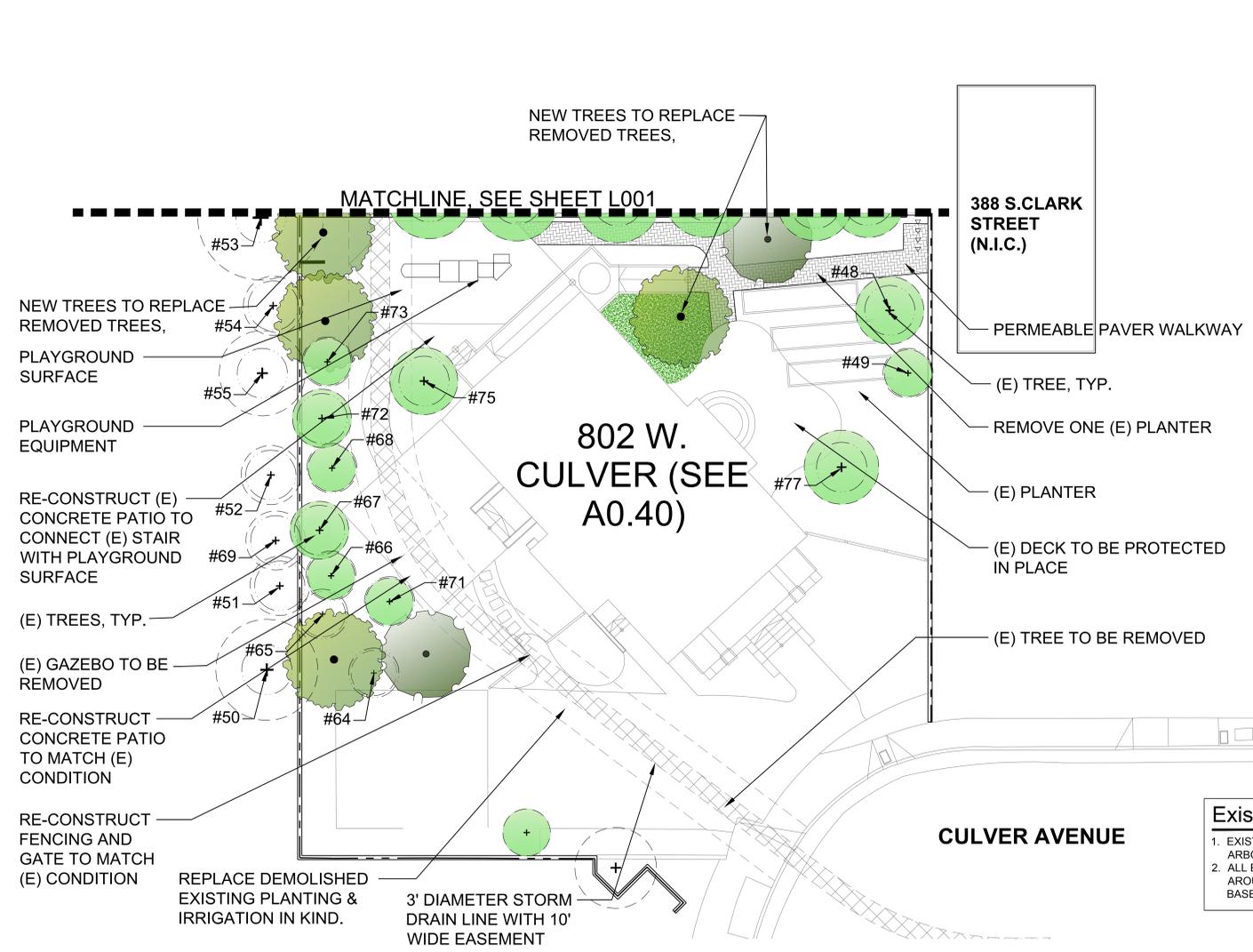
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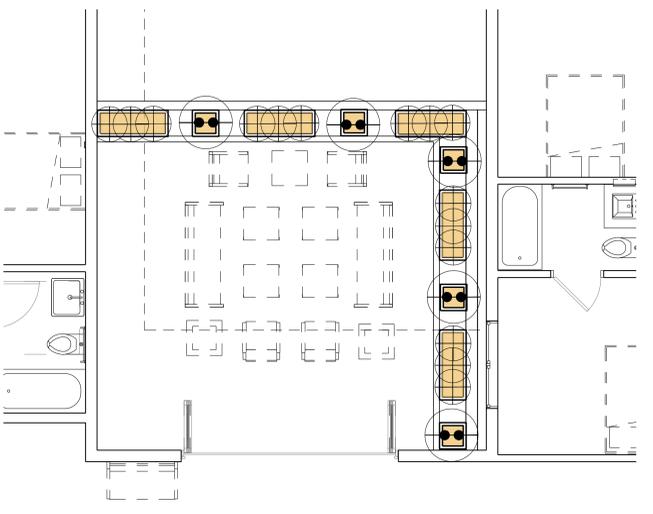
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PRELIMINARY LANDSCAPE PLAN

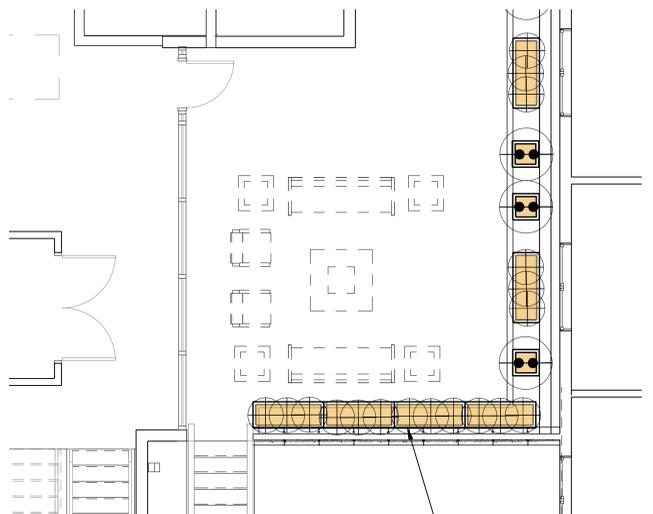
**L002**



**Existing Tree Notes:**  
1. EXISTING TREE NUMBERS SHOWN ON PLAN ARE PER ARBORISTS REPORT DATED - 08/17/20  
2. ALL EXISTING TREES SHOWN WITH DASHED LINE AROUND TRUNK INDICATE TREE PROTECTION ZONE BASED OFF ARBORISTS REPORT.



**2ND FLOOR ENLARGEMENT 'A'**  
SCALE: 1/4" = 1'-0"



**2ND FLOOR ENLARGEMENT 'B'**  
SCALE: 1/4" = 1'-0"

GREEN SCREEN PLANTERS - SEE IMAGE AT RIGHT



**GREEN SCREEN PLANTERS**



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# PLANT LEGEND

Trees:	BOTANICAL NAME	COMMON NAME	SIZE USE	WATER	QUANTITY
	Cupressus sempervirens	Italian Cypress	24" Box	M	19
	Lagerstroemia indica 'Muskogee'	Crepe Myrtle	36" Box 48" Box	M	6 2
	Lophostemon confertus	Brisbane Box	24" Box 36" Box	M	10 10
	Magnolia soulangeana 'Jane'	Dwarf Saucer Magnolia	36" Box	M	2
	Olea europaea 'Swan Hill'	Fruitless Olive	24" Box	L	2
	Existing On-Site Trees to Remain	-	-	-	-
	Existing Off-Site Trees to Remain	-	-	-	-

Shrubs and Ground Covers:	BOTANICAL NAME	COMMON NAME	SIZE USE	WATER	QUANTITY
	Alyogyne huegelii "Purple Delight"	Purple Deligh Lilac Hibiscus	5 gal	M	61
	Anigozanthos flavidus	Kangaroo Paw	5 gal	M	20
	Bulbine frutescens 'Tiny Tangerine'	Tangerine Stalked Bulbine	1 gal	L	42
	Buxus microphylla "Winter Gem"	Japanese Boxwood	5 gal	M	66
	Callistemon 'Better John'	Better John Callistemon	5 gal	L	56
	Camellia sansanqua "Bonanza"	Bonanza Camellia	5 gal	M,L	22
	Dianella 'Silver Streak'	Silver Streak Variegated Dianella	1 gal	M	47
	Dietes iridioides	Fortnight Lily	5 gal	L	17
	Gardenia J. "Veitchii"	Everblooming Gardenia	5 gal	M	31
	Ligustrum japonicum	Privet Hedge	5 gal	M	54
	Myoporum parvifolium 'Fine Leaf form'	Fine leaf Myoporum	1 gal	M	11
	Phormium 'Black Adder'	Black Adder Flax	5 gal	M	12
	Podocarpus macrocarpa. 'Icee Blue'	Icee Blue Podocarpus	5 gal	M	36
	Rhaphiolepis indica 'Ballerina'	Ballerina India Hawthorne	5 gal	L	29
	Senecio serpens	Blue Chalksticks	1 gal	L	24
	Trachelospermum jasminioides	Star Jasmine	1 gal	M	98
Vines					
	Trachelospermum jasminioides	Star Jasmine - on Green screen	5 gal	M	11
	Bignonia violacea	Lavender Trumpet Vine- on wall	5 gal	M	11

TREE QUANTITIES:	
PERIMETER PROPERTY LINES	TOTAL: 852 LF
PERIMETER OF BUILDING WALLS:	TOTAL: 537 LF
LENGTH OF PARKING ROWS:	TOTAL: 414 LF
GRAND TOTAL: 1,803 LF	
TOTAL TREES REQUIRED: $\frac{1,803}{36} =$	50 TREES
TREES EXISTING ON SITE ( LARGE ESTABLISHED):	7
ADDITIONAL TREES:	32
CYPRESS SCREEN TREES:	19
TOTAL TREES:	58



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**L003**

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# EXISTING TREES TO REMAIN



KOELREUTERIA BIPINNATA  
Chinese Flame Tree



LAGERSTROMIA INDICA (STREET TREES)  
Crepe Myrtle



LOPHOSTEMON CONFERTA  
Brisbane Box Tree



Neighbors (East) Existing Italian Cypress

# PROPOSED TREES



CUPRESSUS SEMPERVIRENS  
Italian Cypress Tree



LAGERSTROMIA INDICA 'MUSKOGEE'  
Crape Myrtle Tree



LOPHOSTEMON CONFERTA  
Brisbane Box Tree



OLEA EUROPAEA- 'SWAN HILL'  
Swan Hill Fruitless Olive Tree



MAGNOLIA SOULANGENA- 'JANE'  
Dwarf Saucer Magnolia-Jane

# PROPOSED SHRUBS



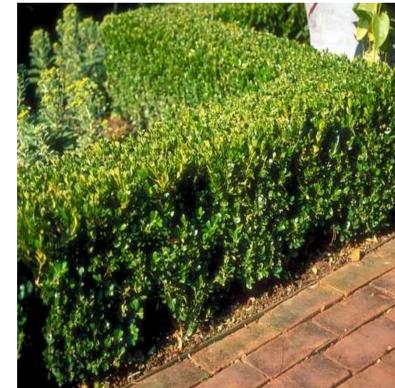
ALYOGYNE H. 'PURPLE DELIGHT'  
Purple Delight Lilac Hibiscus



ANIGOZANTHOS 'RED JUMPER'  
Kangaroo Paw



BULBINE 'TINY TANGERINE'  
Tangerine Stalked Bulbine



BUXUS M. 'WINTER GEM'  
Japanese Boxwood



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PLANT IMAGERY

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**L004**

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M L K J H G F E D C B A

PROPOSED SHRUBS (CONTINUED)



CALLISTEMON CITRINUS 'BETTER JOHN'  
Better John Callistemon



CAMELLIA S. 'BONANZA'  
Bonanza Camellia



DIANELLA 'SILVER STREAK'  
Silver Streak Variegated Dianella



DIETES IRIDIROIDES  
Fortnight Lily



GARDENIA J. 'VEITCHII'  
Everblooming Gardenia



LIGUSTRUM JAPONICA  
Privet (Hedge)



MYOPORUM PARVIFOLIUM 'FINE LEAF'  
Fine Leaf Myoporum



PHORMIUM 'BLACK ADDER'  
Black Adder Flax



PODOCARPUS M. 'ICEE BLUE'  
ICEE BLUE PODOCARPUS



RHAPHIOLEPIS I. 'BALLERINA'  
Ballerina India Hawthorne



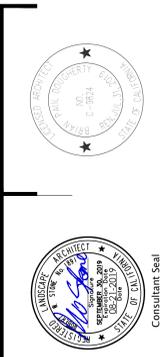
SENECIO SERPENS  
Blue Chalksticks



TRACHELOSPERMUM JASMINOIDES  
Star Jasmine (Shrub & Vine on Green Screen)



BIGNONIA VIOLACEA  
Lavender Trumpet Vine (on Wall)



**NUVIS**  
LANDSCAPE ARCHITECTURE  
3151 AIRWAY AVE. SUITE J-3  
COSTA MESA, CA  
U. S. A. 9 2 6 2 6  
PH: 714.754.7311  
JOB # 18035-01

OC RONALD MCDONALD HOUSE EXPANSION -  
CITY COUNCIL SUBMITTAL  
OC RONALD MCDONALD HOUSE  
383 S. BATAVIA STREET, ORANGE, CA 92868

JOB 75920.01  
SCALE AS NOTED  
PM  
DATE 4/13/2021

PLANT IMAGERY

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**L005**

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M | L | K | J | H | G | F | E | D | C | B | A



43' - 1 1/2"

(E) 38' - 7 1/2"  
RIDGE HEIGHT

(E) 5'-0"  
SETBACK

2'-0"

TOP - 2  
29' - 10"

TOP - 1  
29' - 1 1/4"

3RD FLOOR  
21' - 0 1/4"

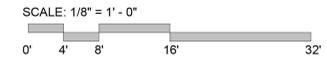
2ND FLOOR  
10' - 6 1/8"

1ST FLOOR  
0'-0"

**TREE GROWTH NOTE:**  
36" TO 48" INCH BOX TREES WILL BE PLANTED TO ACHIEVE THE ILLUSTRATED FOLIAGE IN APPROXIMATELY 5-6 YEARS.

**TREE GROWTH RATES**  
*(Per Urban Forest Ecosystems Institute (UFEI) by Cal Poly San Luis Obispo)*

CRAPE MYRTLE (LAGERSTROEMIA SPP.) - 24" PER YEAR  
TRISTANIA / BRISBANE BOX (LOPHOSTEMON CONFERTUS) - 36" PER YEAR



WEST ELEVATION - REVISION 1 A10  
1/8" = 1'-0"

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WEST LANDSCAPE ELEVATION

L006

M L K J I H G F E D C B A

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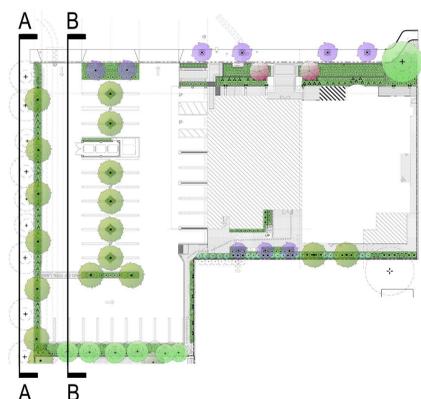


ELEVATION B-B

EXISTING TRISTANIA TREES  
OUTSIDE PROPERTY LINE  
SHOWN AS RED OUTLINE



ELEVATION A-A

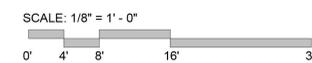


KEY MAP

**TREE GROWTH NOTE:**  
36" TO 48" INCH BOX TREES WILL BE PLANTED TO ACHIEVE THE  
ILLUSTRATED FOLIAGE IN APPROXIMATELY 5-6 YEARS.

**TREE GROWTH RATES**  
*(Per Urban Forest Ecosystems Institute (UFEI) by Cal Poly San Luis Obispo)*

GRAPE MYRTLE (LAGERSTROEMIA SPP.) - 24" PER YEAR  
TRISTANIA / BRISBANE BOX (LOPHOSTEMON CONFERTUS) - 36" PER YEAR



**SOUTH ELEVATION - REVISION 1 A10**  
1/8" = 1'-0"

M L K J I H G F E D C B A

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JOB	75920.01
SCALE	AS NOTED
PM	
DATE	4/13/2021

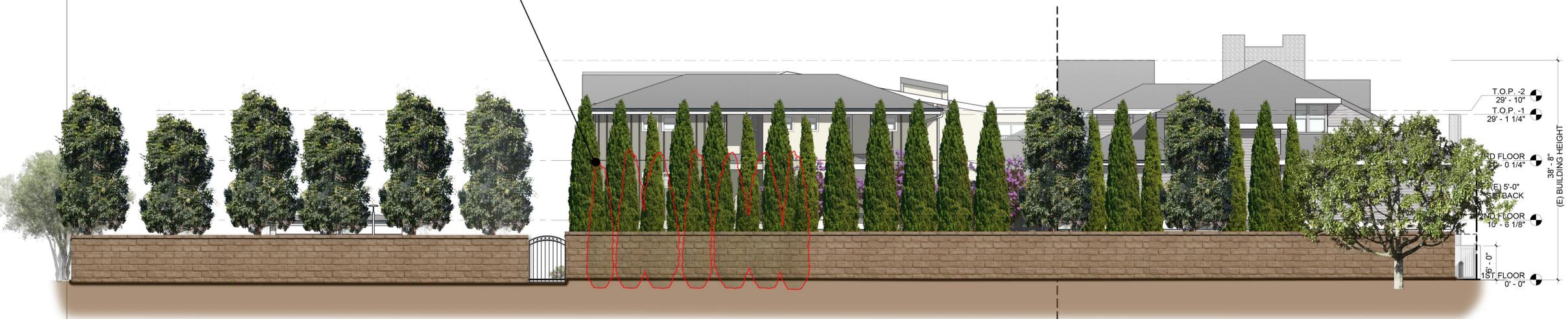
SOUTH LANDSCAPE ELEVATION

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**L007**



EXISTING ITALIAN CYPRESS TREES  
OUTSIDE PROPERTY LINE SHOWN  
AS RED OUTLINE



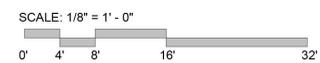
**TREE GROWTH NOTE:**

24" TO 36" INCH BOX TREES WILL BE PLANTED TO ACHIEVE THE ILLUSTRATED FOLIAGE IN APPROXIMATELY 5-6 YEARS.

**TREE GROWTH RATES**

*(Per Urban Forest Ecosystems Institute (UFEI) by Cal Poly San Luis Obispo)*

ITALIAN CYPRESS (CUPRESSUS SEMPERVIRENS) - 36" PER YEAR  
TRISTANIA / BRISBANE BOX (LOPHOSTEMON CONFERTUS) - 36" PER YEAR



**EAST ELEVATION - REVISION 1 A10**

M L K J H G F E D C B A

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CITY COUNCIL SUBMITTAL  
PLANNING COMMISSION SUBMITTAL  
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JOB 75920.01  
SCALE AS NOTED  
PM  
DATE 4/13/2021 21

EAST LANDSCAPE ELEVATION

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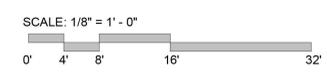
**L008**



**TREE GROWTH NOTE:**  
36" TO 48" INCH BOX TREES WILL BE PLANTED TO ACHIEVE THE ILLUSTRATED FOLIAGE IN APPROXIMATELY 5-6 YEARS.

**TREE GROWTH RATES**  
*(Per Urban Forest Ecosystems Institute (UFEI) by Cal Poly San Luis Obispo)*

CRAPE MYRTLE (LAGERSTROEMIA SPP.) - 24" PER YEAR  
TRISTANIA / BRISBANE BOX (LOPHOSTEMON CONFERTUS) - 36" PER YEAR



**(E) NORTH ELEVATION - REVISION 1 A10**  
1/8" = 1'-0"

M L K J I H G F E D C B A

OC RONALD MCDONALD HOUSE EXPANSION -  
CITY COUNCIL SUBMITTAL

OC RONALD MCDONALD HOUSE  
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NORTH LANDSCAPE ELEVATION

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**L009**



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SCALE	AS NOTED
PM	
DATE	4/13/2021

EXTERIOR PERSPECTIVE VIEWS

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**A305.**

EYE LEVEL VIEW FROM WEST - REVISION 1 A10

12" = 1'-0"

M | L | K | J | H | G | F | E | D | C | B | A

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BIRD EYE VIEW FROM SOUTH WEST - REVISION 1 A5

12" = 1'-0"



EYE LEVEL VIEW FROM SOUTH WEST - REVISION 1 A10

12" = 1'-0"

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OC RONALD MCDONALD HOUSE EXPANSION -  
CITY COUNCIL SUBMITTAL  
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JOB	75920.01
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PM	
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EXTERIOR PERSPECTIVE VIEWS

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**A306.**

M | L | K | J | H | G | F | E | D | C | B | A



**BIRD EYE VIEW FROM NORTH EAST - REVISION 1** **A5**  
12" = 1'-0"



**EYE LEVEL VIEW FROM SOUTH - REVISION 1** **A10**  
12" = 1'-0"

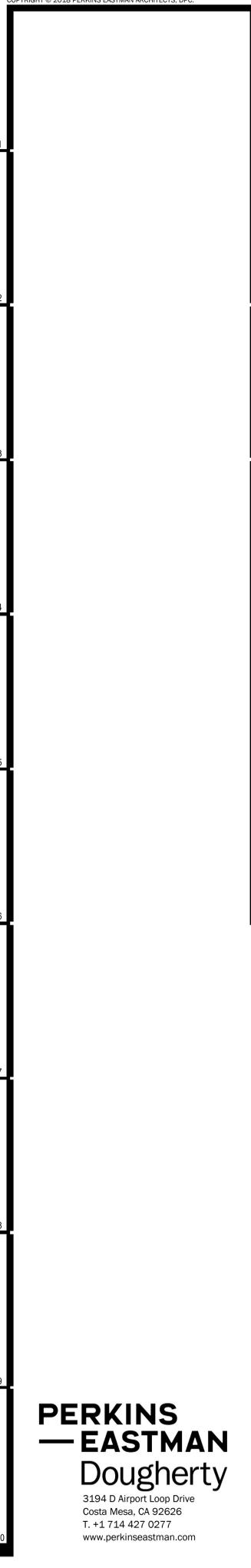
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CITY COUNCIL SUBMITTAL  
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JOB	75920.01
SCALE	AS NOTED
PM	
DATE	4/13/2021

EXTERIOR PERSPECTIVE VIEWS

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**A307.**



M | L | K | J | H | G | F | E | D | C | B | A

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EYE LEVEL VIEW FROM THE MAIN ENTRANCE - REVISION 1 A5  
12" = 1'-0"



EYE LEVEL VIEW FROM SOUTH ALONG S. BATAVIA ST. - REVISION 1 A10  
12" = 1'-0"



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EXTERIOR PERSPECTIVE VIEWS

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**A308.**



**SPACE LEGEND**

- ADMIN.
- BATH ROOM
- BEDROOM
- CIRCULATION
- FOOD SERVICE
- LIVING AREA
- OUTDOOR LIVING
- STORAGE
- SUPPORT
- 1 HOUR RATED FIRE BARRIER

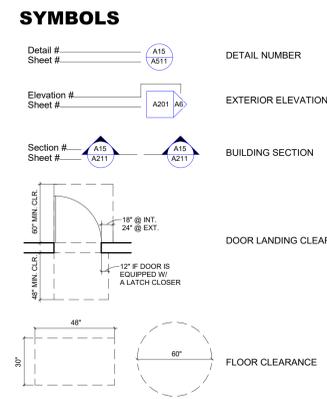
**CODE INFORMATION**

OCCUPANCY: R-1, AND B  
 CONSTRUCTION TYPE: V-A  
 SPRINKLERED: YES  
 PER TABLE 506.2 OF 2016 CBC:  
 ALLOWABLE FLOOR AREA FOR OCCUPANCY R:  
 38,000 SF/FLOOR  
 ALLOWABLE FLOOR AREA FOR OCCUPANCY B:  
 54,000 SF/FLOOR  
 TOTAL SQUARE FOOTAGE OF B OCCUPANCY  
 ON THE 1ST FLOOR: 2,430 S.F. < ALLOWABLE  
 TOTAL SQUARE FOOTAGE OF R OCCUPANCY  
 ON THE 1ST FLOOR: 8,290 S.F. < ALLOWABLE  
 TOTAL SQUARE FOOTAGE FOR R OCCUPANCY  
 ON THE 2ND FLOOR: 11,567 S.F. < ALLOWABLE  
 TOTAL SQUARE FOOTAGE FOR R OCCUPANCY  
 ON THE 3RD FLOOR: 7,431 S.F. < ALLOWABLE  
 MIXED OCCUPANCY RATIO FOR 1ST FLOOR:  
 $2,430/54,000 + 8,290/36,000 = 0.28 < 1$

**BLDG. DEPT. SUBMITTAL NOTES**

- THE FOLLOWING INFORMATION SHALL BE INCLUDED IN THE BUILDING DEPARTMENT SUBMITTAL POST DESIGN REVIEW SUBMITTAL:
- GREASE INTERCEPTOR DESIGN FOR THE KITCHEN
  - LOCATION OF BACKFLOW PREVENTION DEVICES FOR LANDSCAPING AND DOMESTIC USE
  - WATER IMPROVEMENT PLAN
  - WATER DEMAND CALCULATION
  - FIRE WATER FLOW TEST RESULT
  - CONFIRMATION OF ADEQUACY OF UNDERGROUND FIRE WATER SERVICE TO SERVICE THE AUTOMATIC FIRE SPRINKLER SYSTEM
  - PROPOSED SEWER CONNECTION TO THE CITY SYSTEM
  - RECONSTRUCTION OF SIDEWALKS AND DRIVEWAYS TO MEET ADA COMPLIANCE.
  - NOTES APPLICABLE TO PUBLIC WORKS DEPARTMENT ENGINEERING STANDARDS.
  - NOTES OF UTILITY LINES OR STUB-OUTS RELATED TO FUTURE EXPANSION

OC RONALD MCDONALD HOUSE EXPANSION -  
 CITY COUNCIL SUBMITTAL  
 OC RONALD MCDONALD HOUSE  
 383 S. BATAVIA STREET, ORANGE, CA 92868  
 1ST FLOOR PLAN (ITEM 'Q')

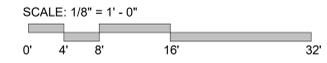


**NUMBER OF BEDROOMS**

LEVEL	EXISTING	ADDITION	TOTAL
1ST FLOOR	0	3	3
2ND FLOOR	14	12	26
3RD FLOOR	6	9	15
<b>TOTAL</b>	<b>21</b>	<b>23</b>	<b>44</b>

**FLOOR AREA**

LEVEL	EXISTING	ADDITION	TOTAL
1ST FLOOR	4,080 SF	6,640 SF	10,720 SF
2ND FLOOR	5,400 SF	5,890 SF	11,290 SF
3RD FLOOR	3,100 SF	4,795 SF	8,105 SF
<b>TOTAL</b>	<b>12,580 SF</b>	<b>17,325 SF</b>	<b>29,905 SF</b>



**1ST FLOOR PLAN A10**  
1/8" = 1'-0"

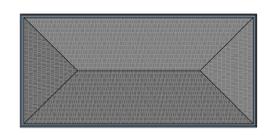
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**A101.**



**SPACE LEGEND**

- BATH ROOM
- BEDROOM
- CIRCULATION
- LIVING AREA
- OUTDOOR LIVING
- STORAGE
- SUPPORT

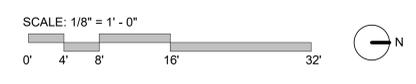


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2ND FLOOR	5,400 SF	5,890 SF	11,290 SF
3RD FLOOR	3,100 SF	4,795 SF	8,105 SF
<b>TOTAL</b>	<b>12,580 SF</b>	<b>17,325 SF</b>	<b>29,905 SF</b>



**2ND FLOOR PLAN A10**  
1/8" = 1'-0"

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 CITY COUNCIL SUBMITTAL  
 OC RONALD MCDONALD HOUSE  
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JOB	75920.01
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PM	
DATE	4/13/2021

2ND FLOOR PLAN (ITEM 'Q')

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**A102.**



**SPACE LEGEND**

- ADMIN.
- BATH ROOM
- BEDROOM
- CIRCULATION
- LIVING AREA
- OUTDOOR LIVING
- STORAGE
- SUPPORT



**NUMBER OF BEDROOMS**

LEVEL	EXISTING	ADDITION	TOTAL
1ST FLOOR	0	3	3
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3RD FLOOR	6	9	15
<b>TOTAL</b>	<b>21</b>	<b>23</b>	<b>44</b>

**FLOOR AREA**

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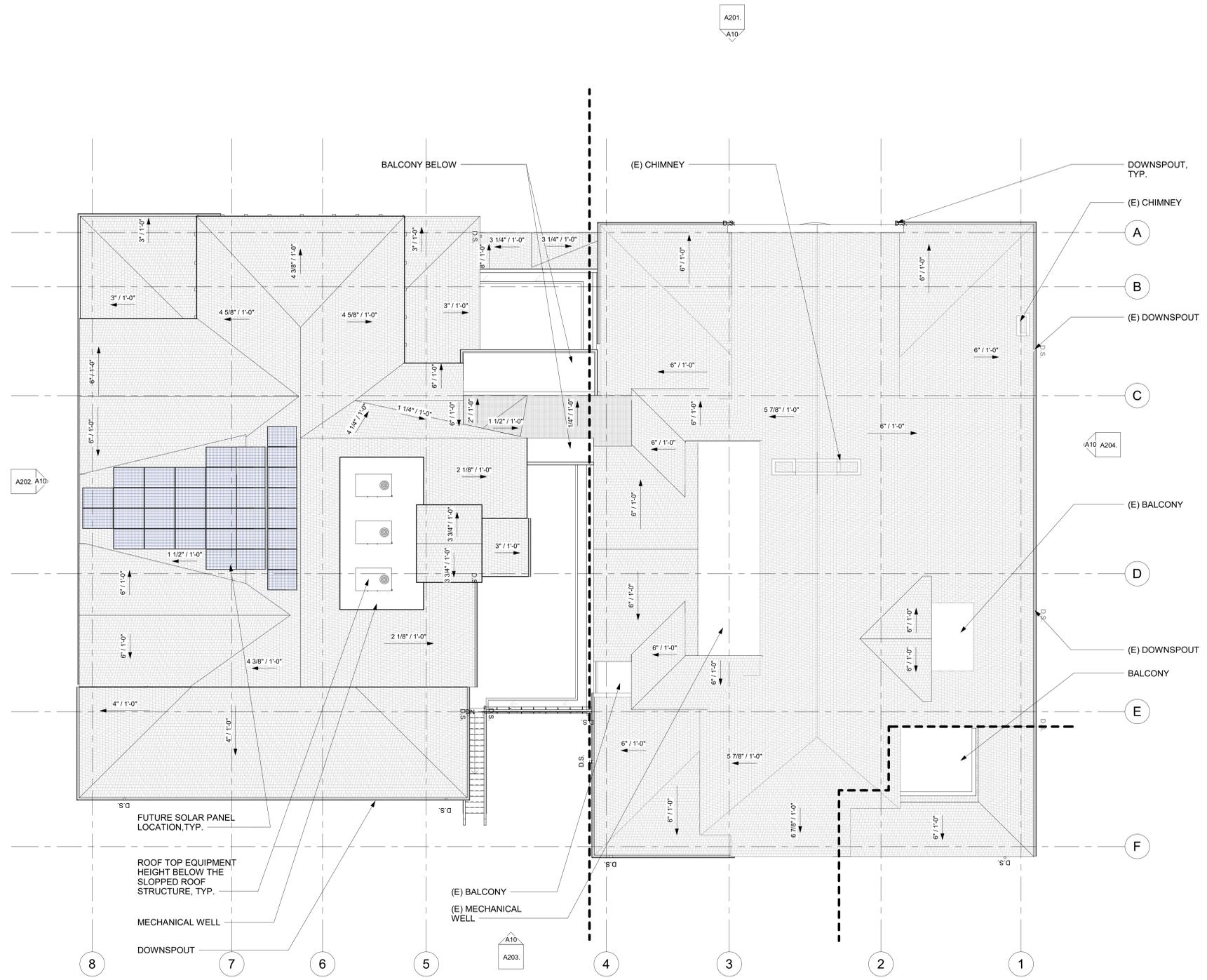
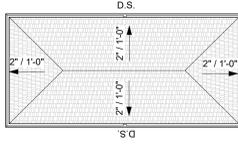


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 JOB 75920.01  
 SCALE AS NOTED  
 PM  
 DATE 4/13/2021

3RD FLOOR PLAN (ITEM 'Q')

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**A103.**



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  - B
  - C
  - D
  - E
  - F



ROOF PLAN A10  
1/8" = 1'-0"

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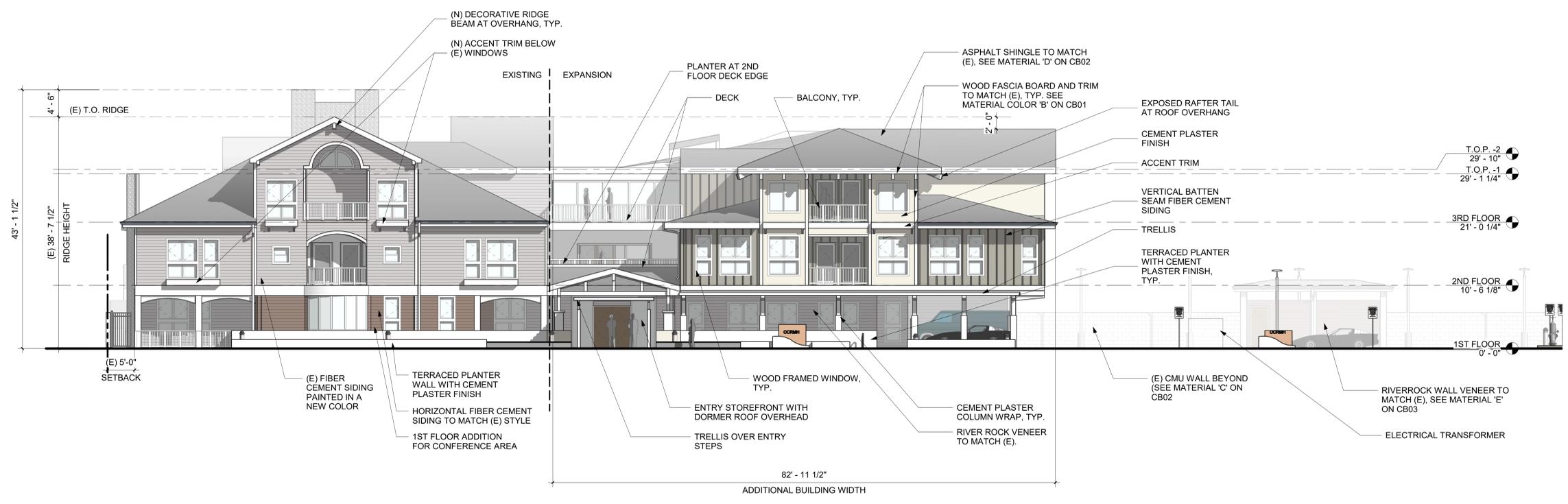
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PM	
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ROOF PLAN (ITEM 'T')

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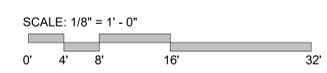
**A141.**



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DATE	4/13/2021

WEST ELEVATION (ITEM 'Q')

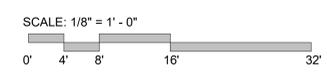
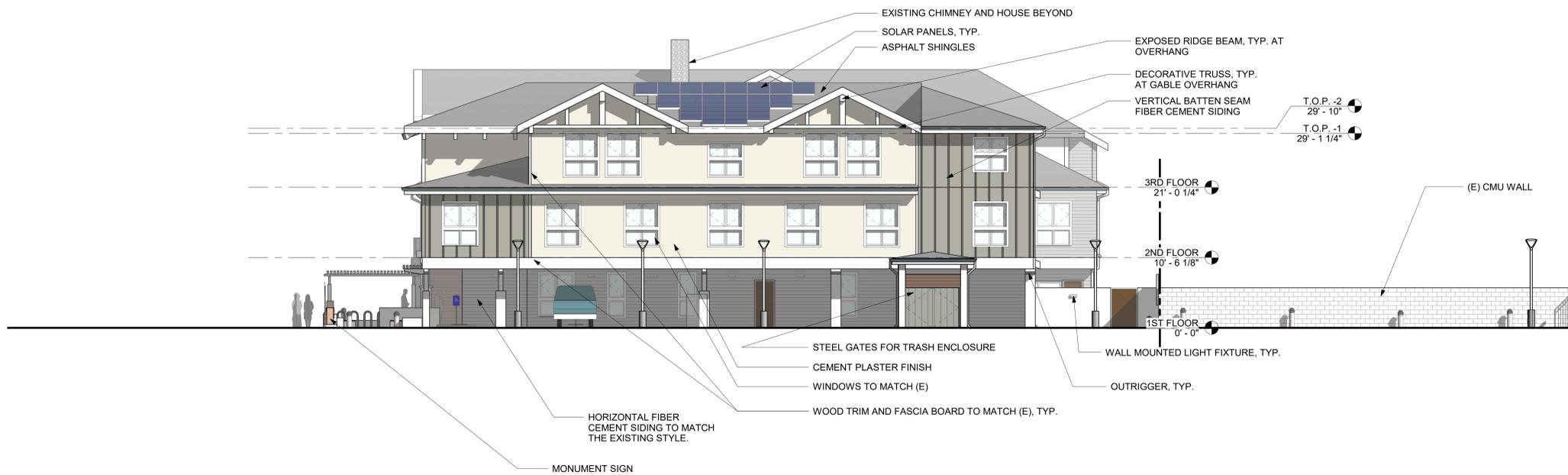


WEST ELEVATION - REVISION 1 A10  
 1/8" = 1'-0"

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**A201.**

M L K J I H G F E D C B A



SOUTH ELEVATION - REVISION 1 A10

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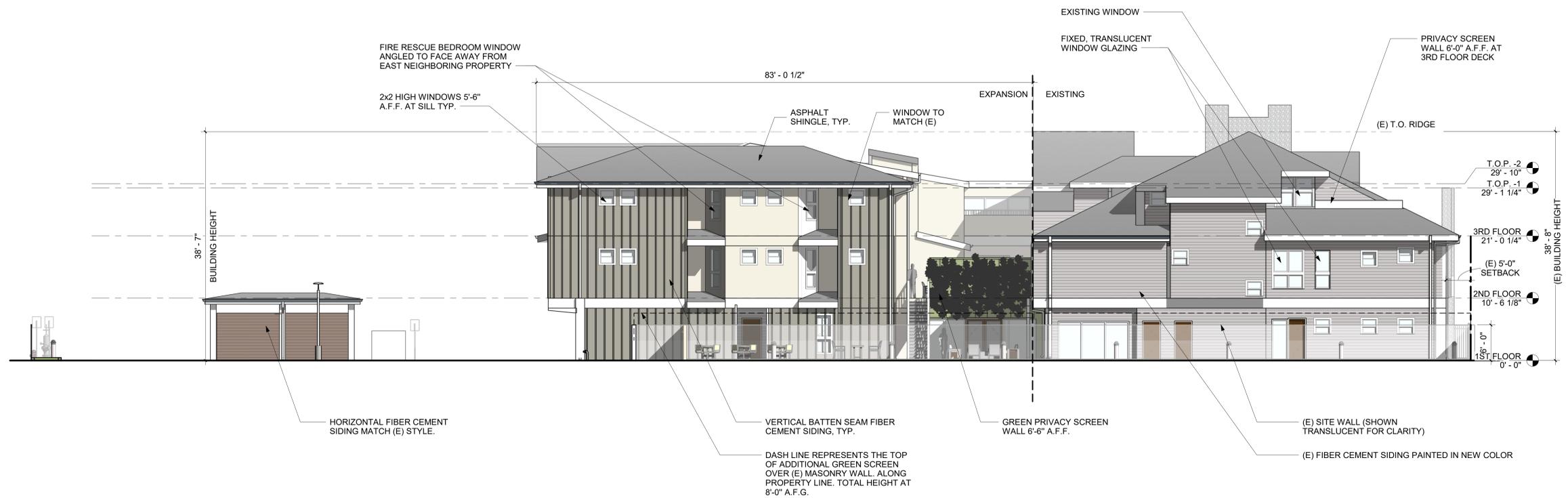
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DATE	4/13/2021

SOUTH ELEVATION (ITEM 'Q')

A202.

M | L | K | J | I | H | G | F | E | D | C | B | A



38'-7" BUILDING HEIGHT

83'-0 1/2"

FIRE RESCUE BEDROOM WINDOW ANGLED TO FACE AWAY FROM EAST NEIGHBORING PROPERTY

2x2 HIGH WINDOWS 5'-6" A.F.F. AT SILL TYP.

ASPHALT SHINGLE, TYP.

WINDOW TO MATCH (E)

EXPANSION

EXISTING

EXISTING WINDOW

FIXED, TRANSLUCENT WINDOW GLAZING

PRIVACY SCREEN WALL 6'-0" A.F.F. AT 3RD FLOOR DECK

(E) T.O. RIDGE

T.O.P. -2 29'-10"

T.O.P. -1 29'-1 1/4"

3RD FLOOR 21'-0 1/4"

(E) 5'-0" SETBACK

2ND FLOOR 10'-6 1/8"

1ST FLOOR 0'-0"

38'-8" BUILDING HEIGHT

HORIZONTAL FIBER CEMENT SIDING MATCH (E) STYLE.

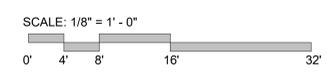
VERTICAL BATTEN SEAM FIBER CEMENT SIDING, TYP.

DASH LINE REPRESENTS THE TOP OF ADDITIONAL GREEN SCREEN OVER (E) MASONRY WALL ALONG PROPERTY LINE. TOTAL HEIGHT AT 8'-0" A.F.G.

GREEN PRIVACY SCREEN WALL 6'-6" A.F.F.

(E) SITE WALL (SHOWN TRANSLUCENT FOR CLARITY)

(E) FIBER CEMENT SIDING PAINTED IN NEW COLOR



EAST ELEVATION - REVISION 1 A10 1/8" = 1'-0"

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CITY COUNCIL SUBMITTAL  
OC RONALD MCDONALD HOUSE  
383 S. BATAVIA STREET, ORANGE, CA 92868

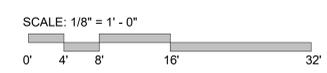
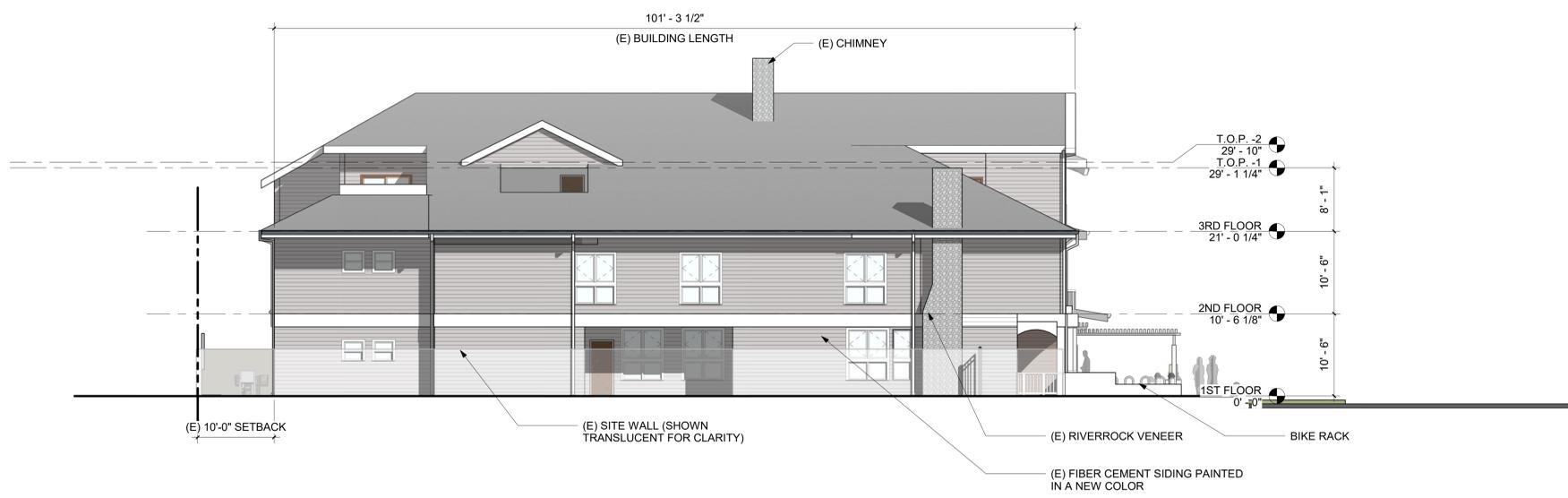
EAST ELEVATION (ITEM 'Q')

JOB	75920.01
SCALE	AS NOTED
PM	
DATE	4/13/2021

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— EASTMAN  
Dougherty**

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A203.



(E) NORTH ELEVATION - REVISION 1 A10  
1/8" = 1'-0"

OC RONALD MCDONALD HOUSE EXPANSION -  
CITY COUNCIL SUBMITTAL  
OC RONALD MCDONALD HOUSE  
383 S. BATAVIA STREET, ORANGE, CA 92868

JOB	75920.01
SCALE	AS NOTED
PM	
DATE	4/13/2021

NORTH ELEVATION (ITEM 'Q')

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A204.

M L K J H G F E D C B A

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E. RIO GRANDE RIVER ROCK WALL VENEER BY ELDORADO STONE (TO MATCH EXISTING); SEE THE BOX SAMPLE FOR ACTUAL SIZE AND TEXTURE

MATERIAL/COLOR BOARD (ITEM "1")  
OC RONALD MCDONALD HOUSE  
EXPANSION - S.I.M.A.R.T. REVIEW  
SUBMITTAL - REV. 3  
383 S. BATAVIA STREET,  
ORANGE, CA 92868

DATE: 08/11/18  
JOB: 75920.01  
SCALE:  
FILE #:  
P. #:

**CB03.**  
Sheet Reference  
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C. CONCRETE MASONRY BLOCK WALL - ANGELUS NATURAL GRAY SPLIT FACE (EXISTING)

MATERIAL/COLOR BOARD (ITEM "1")  
OC RONALD MCDONALD HOUSE  
EXPANSION - S.I.M.A.R.T. REVIEW  
SUBMITTAL - REV. 3  
383 S. BATAVIA STREET,  
ORANGE, CA 92868

DATE: 08/11/18  
JOB: 75920.01  
SCALE:  
FILE #:  
P. #:

**CB02.**  
Sheet Reference  
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D. ASPHALT SHAKE SHINGLE ROOFING - CERTAINTeed PRESIDENTIAL - WEATHERED WOOD (TO MATCH EXISTING)



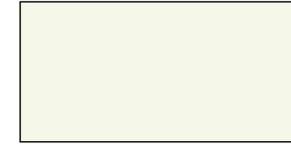
A. FIBER CEMENT SIDING - HARDIE PLANK HEATHERED MOSS (MATCHING EXISTING)

MATERIAL/COLOR BOARD (ITEM "1")  
OC RONALD MCDONALD HOUSE  
EXPANSION - S.I.M.A.R.T. REVIEW  
SUBMITTAL - REV. 3  
383 S. BATAVIA STREET,  
ORANGE, CA 92868

DATE: 08/11/18  
JOB: 75920.01  
SCALE:  
FILE #:  
P. #:

**CB01.**  
Sheet Reference  
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B. GLOSS WHITE PAINT TO MATCH EXISTING (SWISS COFFEE LRV 83 BY DUNN EDWARDS SHOWN)



UNIT PAVER EDGE BANDING: ANGELUS PAVING STONE; COLOR "TERRACOTTA"  
(MATERIAL 1 ON MATERIAL BOARD SUBMITTED ON 6/5/2020)



COMPOSITE WOOD PLANK: TREX; COLOR "FIRE PIT"  
(MATERIAL 3 ON MATERIAL BOARD SUBMITTED ON 6/5/2020)



CEMENT PLASTER FINISH - MEDIUM SAND TEXTURE WITH COLOR "LIMESTONE" (DE6233 BY DUNN EDWARDS)



UNIT PAVER: ANGELUS PAVING STONE COLOR "STONE"  
(MATERIAL 2 ON MATERIAL BOARD SUBMITTED ON 6/5/2020)

OC RONALD MCDONALD HOUSE EXPANSION -  
CITY COUNCIL SUBMITTAL  
OC RONALD MCDONALD HOUSE  
383 S. BATAVIA STREET, ORANGE, CA 92868

JOB: 75920.01  
SCALE: AS NOTED  
PM  
DATE: 4/13/2021  
▲  
▲  
▲  
▲

MATERIAL BOARD

**PERKINS EASTMAN**  
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Costa Mesa, CA 92626  
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**A205**



OC RONALD McDONALD HOUSE EXPANSION -  
CITY COUNCIL SUBMITTAL  
OC RONALD McDONALD HOUSE  
383 S. BATAVIA STREET, ORANGE, CA 92868

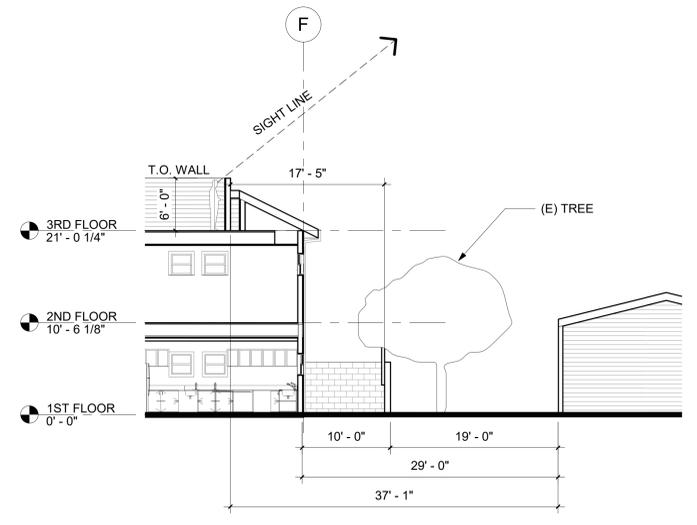
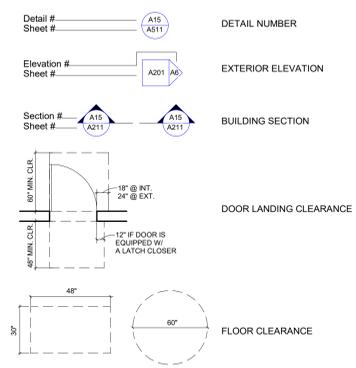
JOB 75920.01  
SCALE AS NOTED  
PM  
DATE 4/13/2021

SIGHT LINE STUDIES

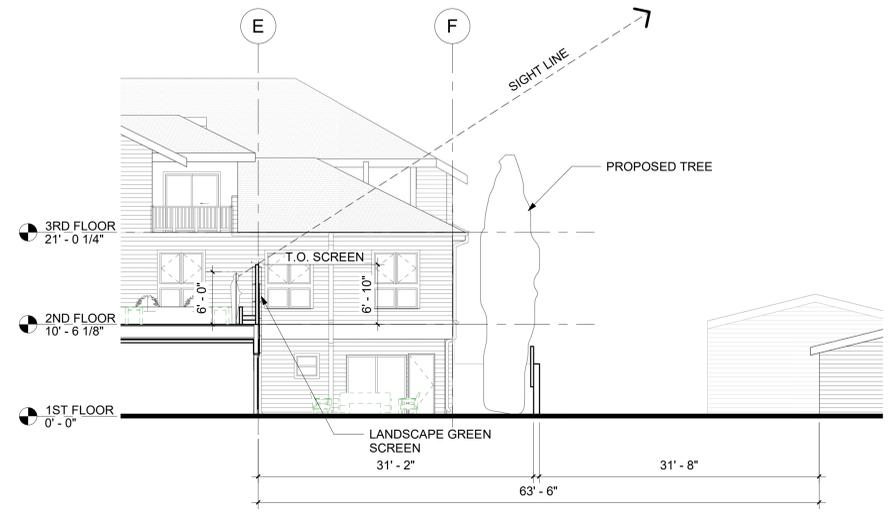
A210

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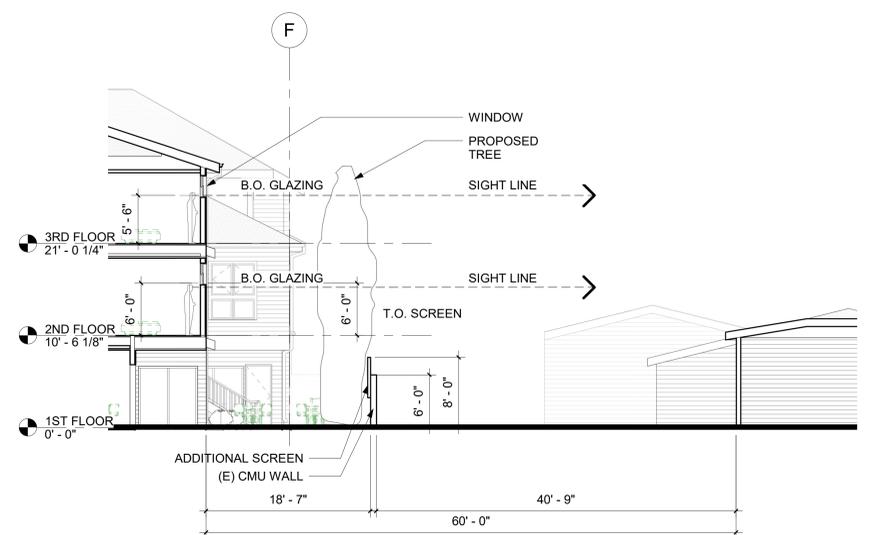
**SYMBOLS**



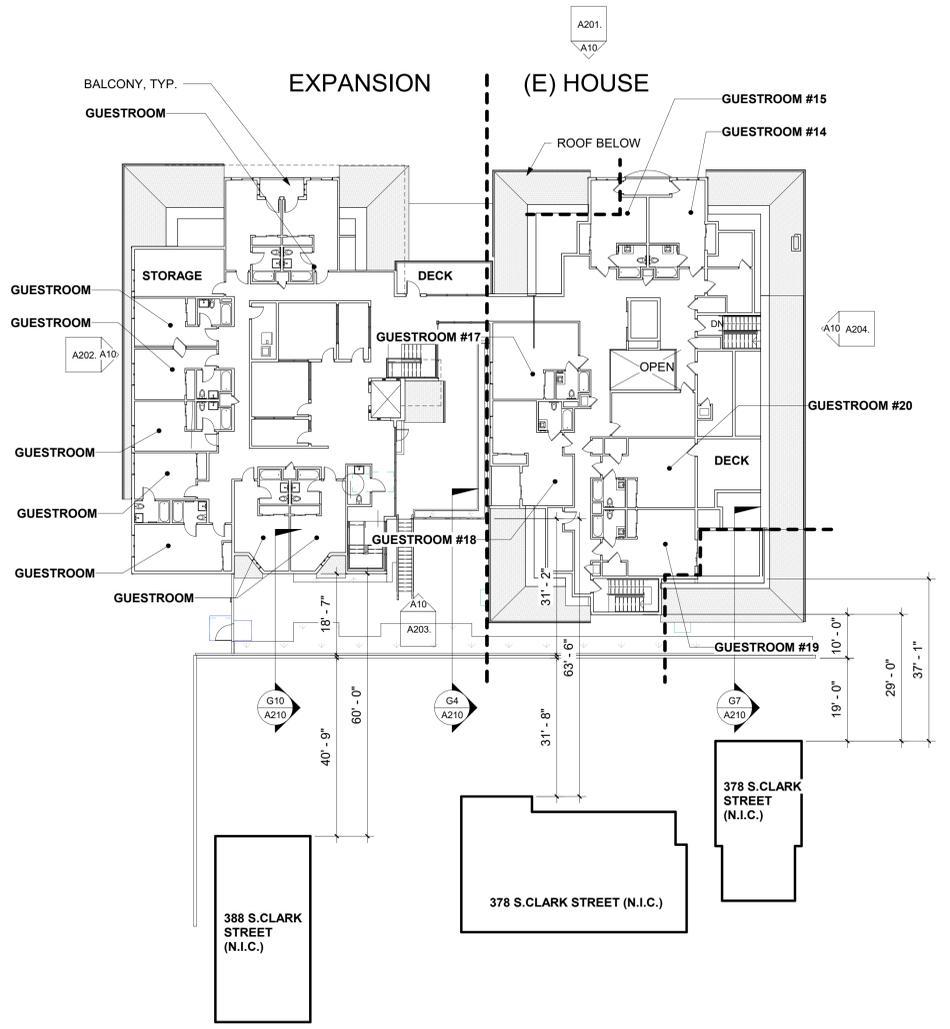
**SIGHT LINE SECTION 1 G7**  
1/8" = 1'-0"



**SIGHT LINE SECTION 2 G4**  
1/8" = 1'-0"

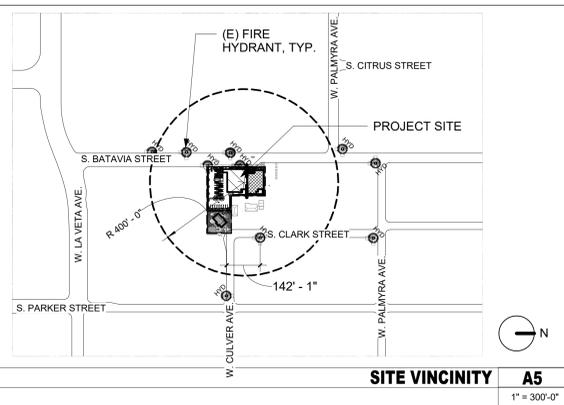
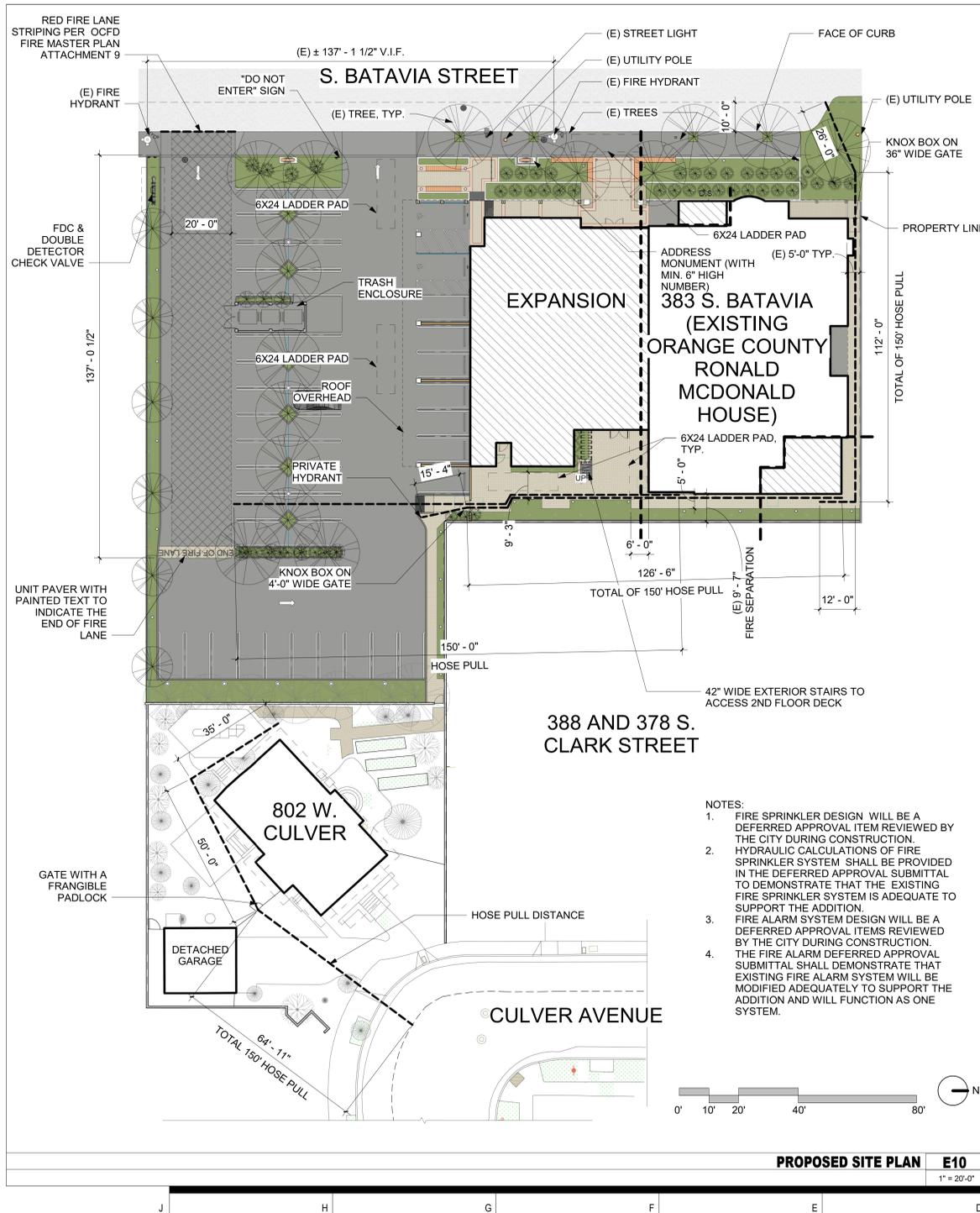


**SIGHT LINE SECTION 3 G10**  
1/8" = 1'-0"



**3RD FLOOR PLAN A10**  
1/16" = 1'-0"

M L K J H G F E D C B A



**ORANGE CITY FIRE DEPARTMENT NOTES INSPECTION REQUIREMENTS**

- OFD site inspections are required for this project. Please schedule all field inspections at least 48 hours in advance. Call the Fire Prevention office at (714) 288-2541 for Inspection Scheduling. A lumber drop inspection shall be performed prior to delivery to the site. All-weather access roads capable of supporting 68,000 lbs., topped with asphalt, concrete, or equivalent shall be in place and hydrants operational at time of lumber drop inspection.
- For projects with fuel modification, a vegetation clearance inspection is required prior to a lumber drop inspection. To schedule an appointment call the Fire Prevention office at (714) 288-2541.
- Phased installation of fire access roads requires additional inspections.
- An original approved, signed, wet-stamped OFD fire master plan shall be available on-site.
- Access roads and hydrants shall be maintained and remain clear of obstructions at all times.
- Areas where parking is not permitted shall be clearly identified.
- Obstruction of fire lanes and hydrants may result in cancellation or suspension of inspections and a notice of correction or citation will be issued.
- Temporary fuel tanks of 60 or more gallons shall be reviewed, inspected, and permitted by the OFD prior to installation and use.
- The project address shall be clearly posted and visible from the public road during construction.
- All gates which are required for fire department access shall be equipped with either a Knox or fire department padlock.
- Buildings of four or more stories shall be provided with stairs and a standpipe before reaching 40 feet in height.

**GENERAL REQUIREMENTS**

- Fire lane widths shall be measured from top face of the curb to top face of the curb for fire lanes with standard curbs and gutters and from flow-line to flow-line for fire lanes with modified curb designs (e.g., rolled, ramped, etc.). The developer is responsible to verify that all approved public works or grading department street improvement plans or precise grading plans conform to the minimum street width measurements per the approved OFD Fire Master Plan.
- Permanent, temporary, and phased emergency access roads shall be designed and maintained to support an imposed load of 68,000 lbs. and surfaced to provide all-weather driving capabilities.
- Additional fire lane markings may be required at the time of inspection depending on field conditions.
- Address numbers shall be located and be of a color and sized so as to be plainly visible and legible from the roadway.
- Access gates shall be approved prior to installation and shall be in compliance with Chapter 5 of the CFC.
- Approved access walkways shall be provided to all required openings and all rescue windows. Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, fire department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns, or strobes.
- Dumpsters and trash containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system.
- Any future modification to the approved Fire Master Plan or approved site plan, including but not limited to road width, grade, speed humps, turning radii, gates or other obstructions, shall require review, inspection, and approval by the OFD.
- Approval of this plan shall not be construed as approval of any information or project conditions other than those items and requirements identified in related portions of the 2016 CFC and CBC and Orange Municipal Code. This project may be subject to additional requirements not stated herein upon examination of actual site and project conditions or disclosure of additional information.

**PROJECT-SPECIFIC REQUIREMENTS**

- An underground piping plan is required for the installation of an automatic fire sprinkler system or for a private fire hydrant system. A separate plan submittal is required.
- An automatic fire sprinkler system shall be installed in accordance with applicable codes and ordinances, amendments, and guidelines. Sprinkler systems, other than those listed in CFC Chapter 9, shall be monitored by an approved central station. Separate plan submittals for the sprinkler and monitoring systems are required. Design of an automatic fire sprinkler system shall be based on a current flow test (within 12 months of the submitted design) which has been conducted per NFPA 13 requirements and witnessed by a fire department representative and per Orange Municipal Code.
- A fire alarm system shall be installed in accordance with applicable codes and ordinances, amendments, and guidelines. A separate plan submittal is required.

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**SITE LEGEND**

- NEW BUILDING
- EXISTING BUILDING
- FIRE ACCESS LANE WITH PAVING SECTION CAPABLE OF SUPPORTING 68,000 LBS
- HYD
- FIRE HYDRANT

**SITE NOTES**

- FOR TYPICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET G001
- KNOX BOX SHALL BE MOUNTED 5'-0" ABOVE FINISH GRADE

**PROJECT INFORMATION**

PER ATTACHMENT 2 OF FIRE MASTER PLAN SUBMITTAL CHECKLIST

- PROJECT SCOPE:**
  - CONSTRUCTION OF A 3 STORY EXPANSION ADJACENT TO THE EXISTING RONALD MCDONALD HOUSE AT 383 S. BATAVIA
  - ADDITION OF 24 BEDROOMS MAKING THE NUMBER OF TOTAL BEDROOMS 44.
  - CONSTRUCTION OF PARKING LOT OF 43 STALLS
  - CREATING A PRIVATE PEDESTRIAN CONNECTION TO THE ADJACENT 802 W. CULVER AVE. HOUSE. THE PROJECT SCOPE DOES NOT INCREASE SQUARE OF THE HOUSE.
- OC RONALD MCDONALD HOUSE**
  - BUILDING DATA:**
    - 383 S. BATAVIA STREET, ORANGE, CA 92868
    - ASSESSOR'S PARCEL NUMBER: 041-131-29
  - OCCUPANCY PER CBC SECTION 302**
    - R-1 OCCUPANCY
  - CONSTRUCTION TYPE:**
    - TYPE V-A
  - FLOOR AREA:**
    - 29,905 S.F. < 36,000 S.F. ALLOWABLE PER CBC TABLE 506.2
  - BUILDING HEIGHT**
    - MAXIMUM HEIGHT: 38'-7" AT HIGHEST RIDGE.
  - FIRE SPRINKLER SYSTEM:**
    - NFPA 13 - LT HAZARD
- 802 CULVER AVE.**
  - BUILDING DATA:**
    - 802 W. CULVER AVE. CA 92868
    - ASSESSOR'S PARCEL NUMBER: 041-140-23
  - OCCUPANCY PER CBC SECTION 302**
    - R-3 OCCUPANCY
  - CONSTRUCTION TYPE:**
    - TYPE V-B
  - FLOOR AREA:**
    - 2,697
  - BUILDING HEIGHT**
    - MAXIMUM HEIGHT: 20'-1"
  - FIRE SPRINKLER SYSTEM:**
    - NONE



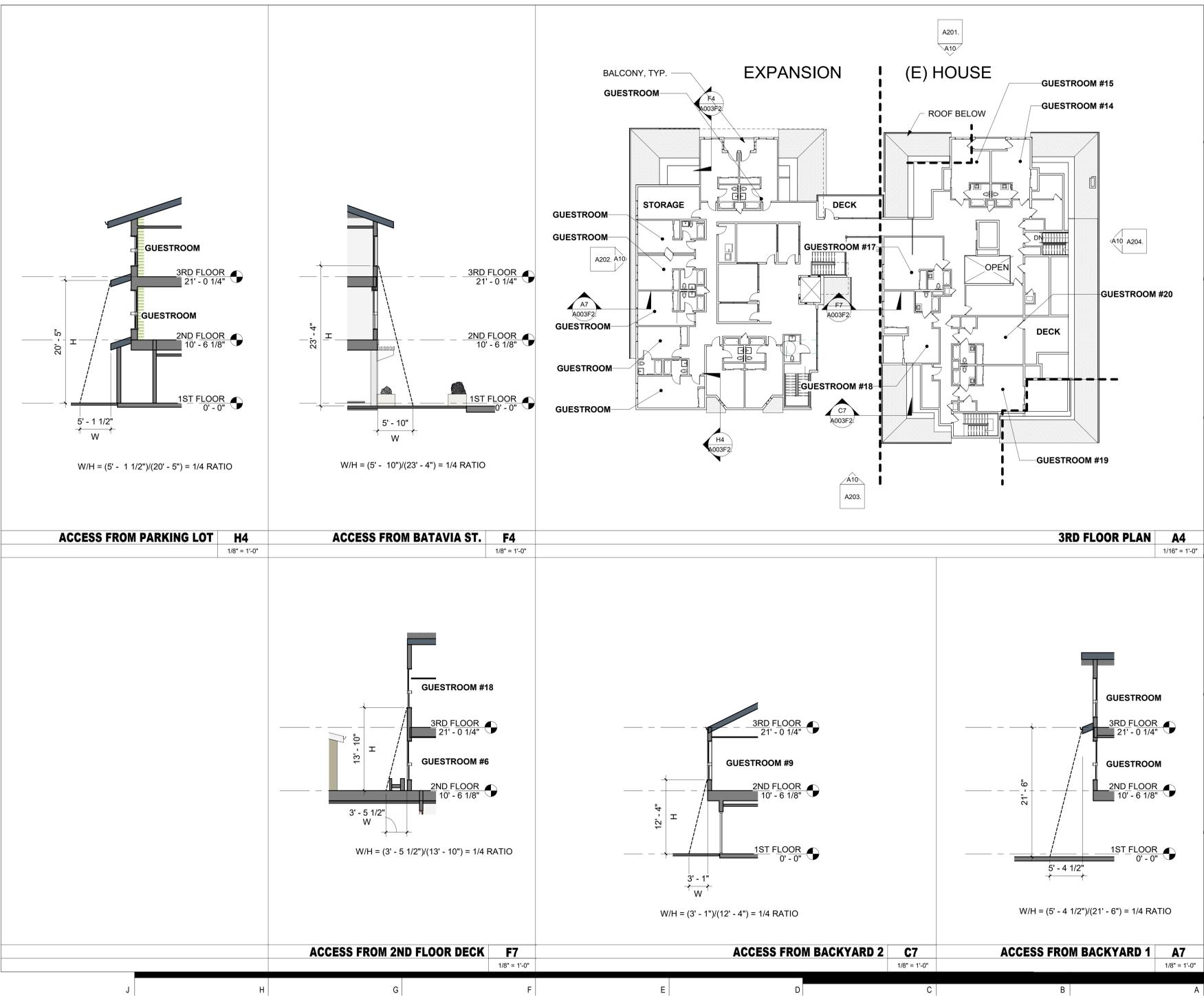
OC RONALD MCDONALD HOUSE  
EXPANSION - S.M.A.R.T. REVIEW  
SUBMITTAL - REV. 2  
383 S. BATAVIA STREET, ORANGE, CA 92868

JOB	75920.01
SCALE	AS NOTED
PM	
DATE	8/25/2020

FIRE MASTER PLAN (ITEM J)

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**A003F1.**



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OC RONALD MCDONALD HOUSE  
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 SUBMITTAL - REV. 2  
 383 S. BATAVIA STREET, ORANGE, CA 92668

JOB 75920.01  
 SCALE AS NOTED  
 PM  
 DATE 8/25/2020

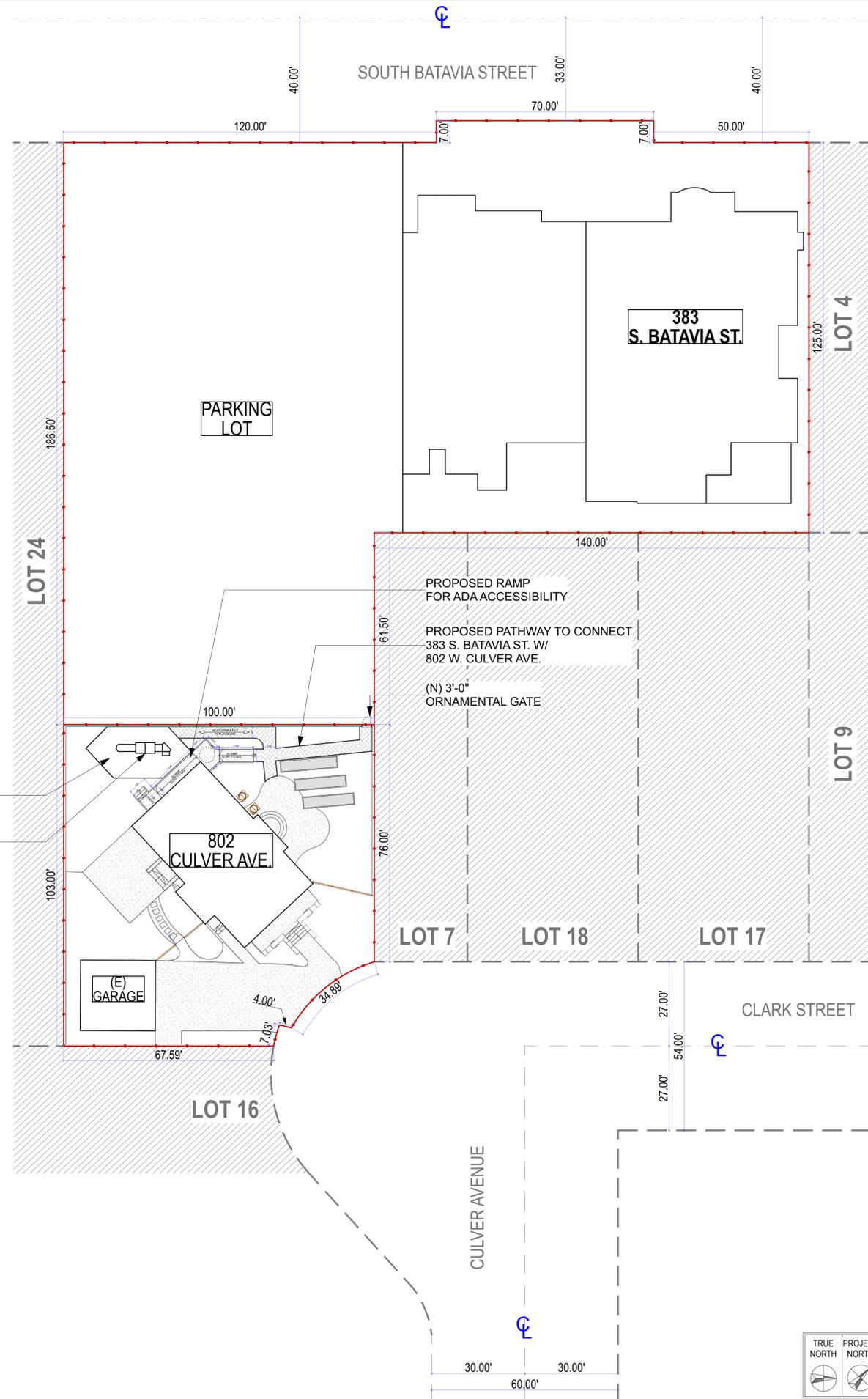
FIRE RESCUE ACCESS  
 DIAGRAMS

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 Dougherty**

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**A003F2.**

REGISTERED ARCHITECT  
 PERKINS EASTMAN ARCHITECTS, DPC  
 1919 S. BATAVIA STREET, SUITE 100, ORANGE, CA 92668  
 STATE OF CALIFORNIA  
 ARCHITECT NO. C 36274



**1 SITE PLAN PROPOSED**  
SCALE: 1" = 20'

Drawing Name: I:\Users\Sami\Documents\_CAD\_Projects\JAN\Ronald McDonald House as-built\CAD\RMH-802\_Culver Ave\_Ramp\_11/24/19.dwg  
 Date/Time: Tuesday, November 26, 2019, 5:11 PM by: Sandoz-Filipp

# Ronald McDonald House

Application Support  
802 W. Culver Ave. As-Built



## PROJECT DATA

**SITE ADDRESS:** 383 SOUTH BATAVIA STREET Orange, CA. 92868 **APN#: 041-131-29** 802 WEST CULVER AVENUE Orange, CA. 92868 **APN#: 041-140-23**

	EXISTING		PROPOSED ADDITION OR CHANGE		TOTAL	
LOT AREA	383 S. BATAVIA	15,000 S.F.	383 S. BATAVIA	36,000 S.F.	383 S. BATAVIA	51,000 S.F.
	802 CULVER AVE.	9,670 S.F.	802 CULVER AVE.	0 S.F.	802 CULVER AVE.	9,670 S.F.
BUILDING SQUARE FOOTAGE	383 S. BATAVIA	12,580 S.F.	383 S. BATAVIA	20,483 S.F.	383 S. BATAVIA	33,063 S.F.
	802 CULVER AVE.	2,697 S.F.	802 CULVER AVE.	0 S.F.	802 CULVER AVE.	2,697 S.F.
FLOOR AREA RATIO	383 S. BATAVIA	0.84	383 S. BATAVIA	0.49	383 S. BATAVIA	0.59
	802 CULVER AVE.	0.28	802 CULVER AVE.	N/A	802 CULVER AVE.	0.28
BUILDING HEIGHT	383 S. BATAVIA	38'-7" TO RIDGE 43'-1" TO T.O. CHIMNEY	383 S. BATAVIA	38'-7" TO RIDGE	383 S. BATAVIA	N/A
	802 CULVER AVE.	20'-1" TO TOP OF RIDGE	802 CULVER AVE.	0 FT	802 CULVER AVE.	N/A
PARKING SPACES	383 S. BATAVIA	20	383 S. BATAVIA	24	383 S. BATAVIA	44
	802 CULVER AVE.	1 IN GARAGE	802 CULVER AVE.	NONE	802 CULVER AVE.	1
ADMINISTRATIVE AREA V.S. RESIDENTIAL AREA	383 S. BATAVIA		383 S. BATAVIA		383 S. BATAVIA	2,457 S.F. VS 27,787 S.F.
	802 CULVER AVE.		802 CULVER AVE.		802 CULVER AVE.	
CONSTRUCTION TYPE	383 S. BATAVIA	TYPE V-A	383 S. BATAVIA	TYPE V-A	383 S. BATAVIA	N/A
	802 CULVER AVE.	TYPE V-B	802 CULVER AVE.	TYPE V-B	802 CULVER AVE.	N/A
OCCUPANCY TYPE	383 S. BATAVIA	R-1	383 S. BATAVIA	R-1	383 S. BATAVIA	R-1
	802 CULVER AVE.	R-3	802 CULVER AVE.	B	802 CULVER AVE.	N/A
FIRE SPRINKLERED	383 S. BATAVIA	YES	383 S. BATAVIA	YES	383 S. BATAVIA	N/A
	802 CULVER AVE.	NO	802 CULVER AVE.	NO	802 CULVER AVE.	N/A
GENERAL PLAN LAND USE	383 S. BATAVIA	R-1-6	383 S. BATAVIA	PI	383 S. BATAVIA	PI
	802 CULVER AVE.	R-1-6	802 CULVER AVE.	PI	802 CULVER AVE.	PI

**NOTE:**  
-SEE SHEET A003 - PROPOSED SITE PLAN (ITEM "Q") - FOR ADDITIONAL DATA AND SITE PLAN DETAIL



425 East 4th St. Unit E  
Long Beach  
California, 90802  
Voice: (562) 450-0495  
Fax: (562) 436-5222

**Ronald McDonald House**  
**Zoning Application Support**  
383 S. Batavia Street /  
802 W. Culver Avenue  
Orange, CA. 92868

Revision Schedule		
Rev. #	Rev. Description	Rev. Date
01	As-Built Plans	8/20/2019
02	Zoning Application Support	8/28/2019

Drawn by:  
**CITRON DESIGN GROUP**

Scale:  
As noted

Sheet Title:

## SITE PLAN

Project No: **XX-XX**

Date: 11/26/19

**A0.40**  
NOT FOR CONSTRUCTION

Revision Schedule		
Rev. #	Rev. Description	Rev. Date
01	As-Built Plans	8/20/2019
02	Zoning Application Support	8/28/2019

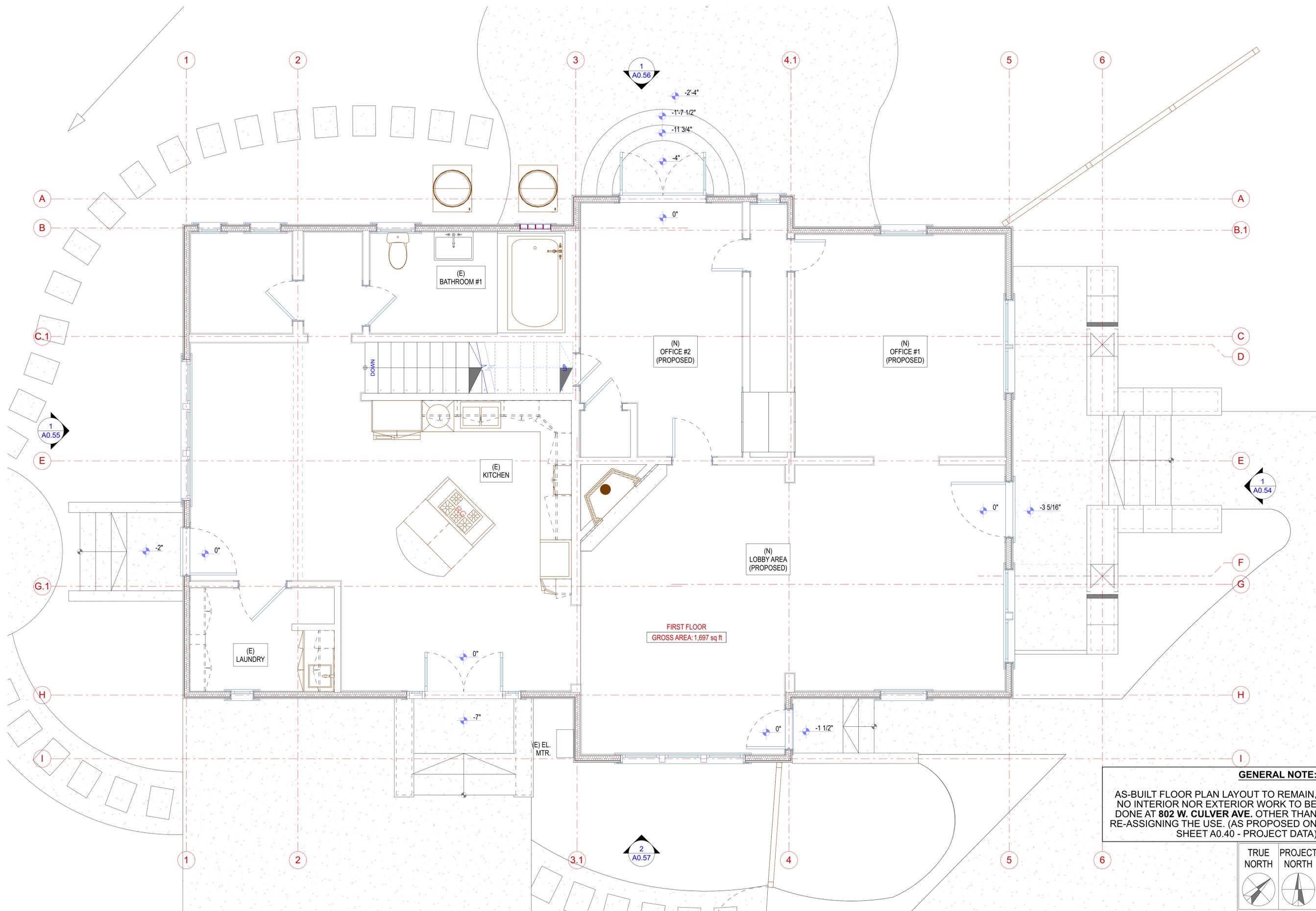
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**CITRON DESIGN GROUP**

Scale:  
 As noted

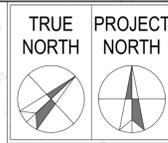
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**1ST. FLOOR AS-BUILT PLAN**

Project No: XX-XX  
 Date: 11/26/19

**A0.51**  
 NOT FOR CONSTRUCTION



**GENERAL NOTE:**  
 AS-BUILT FLOOR PLAN LAYOUT TO REMAIN. NO INTERIOR NOR EXTERIOR WORK TO BE DONE AT 802 W. CULVER AVE. OTHER THAN RE-ASSIGNING THE USE. (AS PROPOSED ON SHEET A0.40 - PROJECT DATA)



**1 FIRST FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"

Drawing Name: I:\Users\Sami\Documents\_CAD\_Projects\JAN\Ronald McDonald House as-built\CAD\RMH-802\_Culver\_Ave\_Ramp\_11-24-19.dwg  
 Date/Time: Tuesday, November 26, 2019, 5:11 PM by: Samir Eljog

Revision Schedule		
Rev. #	Rev. Description	Rev. Date
01	As-Built Plans	8/20/2019
02	Zoning Application Support	8/28/2019

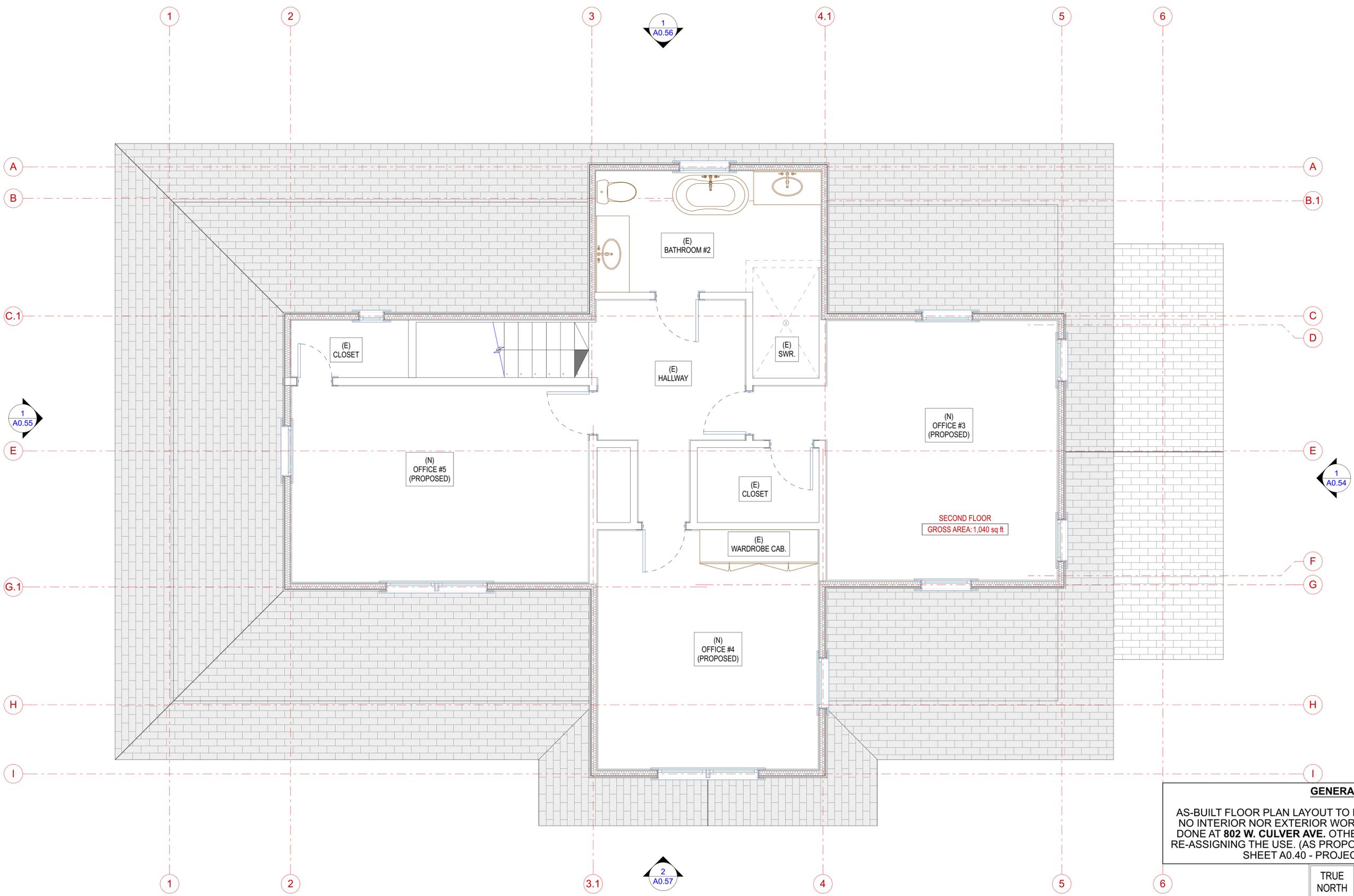
Drawn by:  
**CITRON DESIGN GROUP**

Scale:  
 As noted

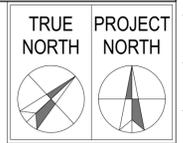
Sheet Title:  
**2ND. FLOOR AS-BUILT PLAN**

Project No: XX-XX  
 Date: 11/26/19

**A0.52**  
 NOT FOR CONSTRUCTION



**GENERAL NOTE:**  
 AS-BUILT FLOOR PLAN LAYOUT TO REMAIN,  
 NO INTERIOR NOR EXTERIOR WORK TO BE  
 DONE AT 802 W. CULVER AVE. OTHER THAN  
 RE-ASSIGNING THE USE. (AS PROPOSED ON  
 SHEET A0.40 - PROJECT DATA)



**1 SECOND FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"

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 Date/Time: Tuesday, November 26, 2019, 5:11 PM by: Samir F. Jupp

425 East 4th St. Unit E  
 Long Beach  
 California, 90802

Voice: (562) 450-0495  
 Fax: (562) 436-5222

**Ronald McDonald House**  
 Zoning Application Support  
 383 S. Batavia Street /  
 802 W. Culver Avenue  
 Orange, CA. 92868

Revision Schedule		
Rev. #	Rev. Description	Rev. Date
01	As-Built Plans	8/20/2019
02	Zoning Application Support	8/28/2019

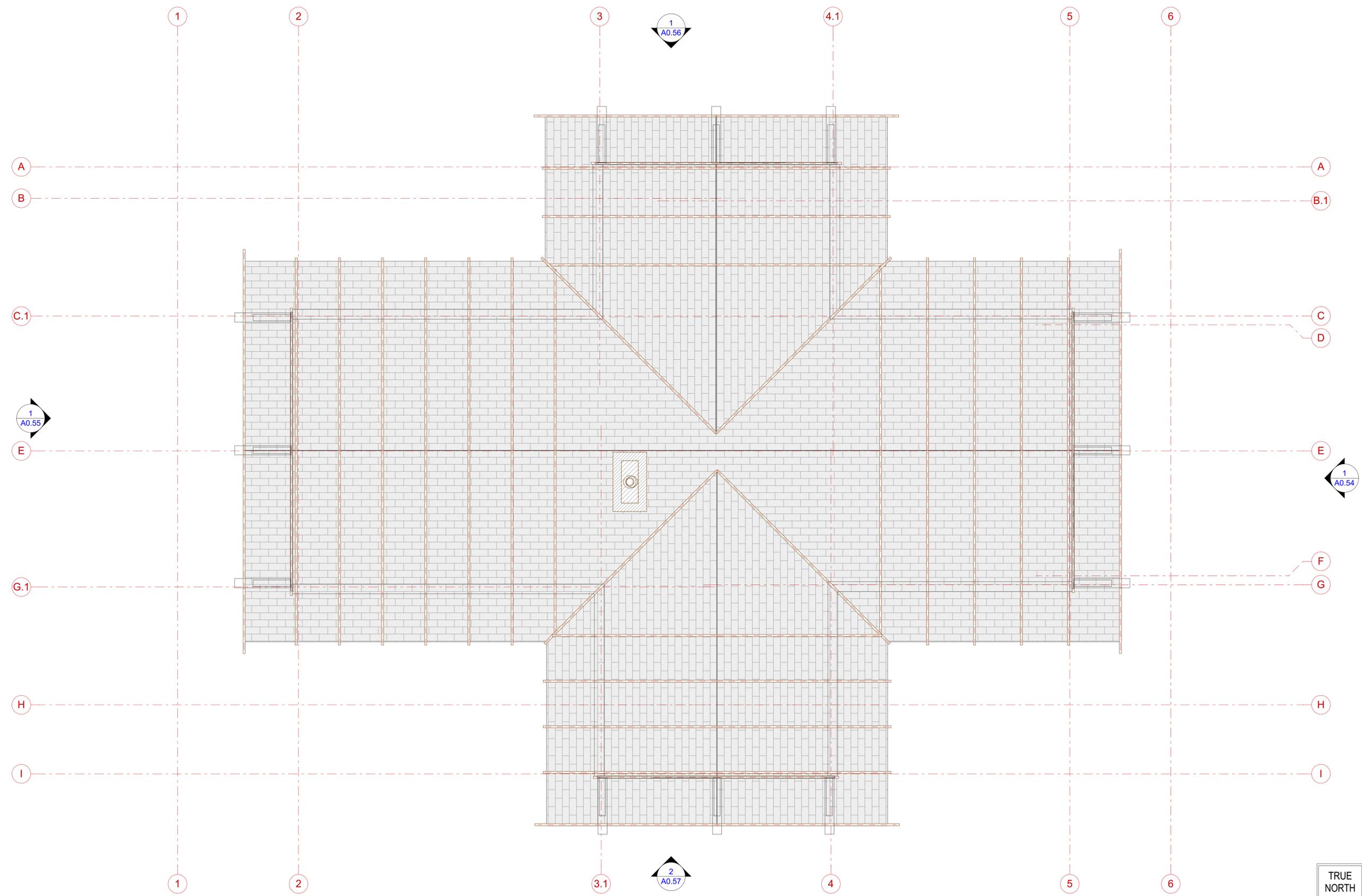
Drawn by:  
**CITRON DESIGN GROUP**

Scale:  
 As noted

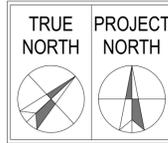
Sheet Title:  
**ROOF - AS-BUILT PLAN**

Project No: XX-XX  
 Date: 11/26/19

**A0.53**  
 NOT FOR CONSTRUCTION



**1** ROOF PLAN  
 SCALE: 3/8" = 1'-0"



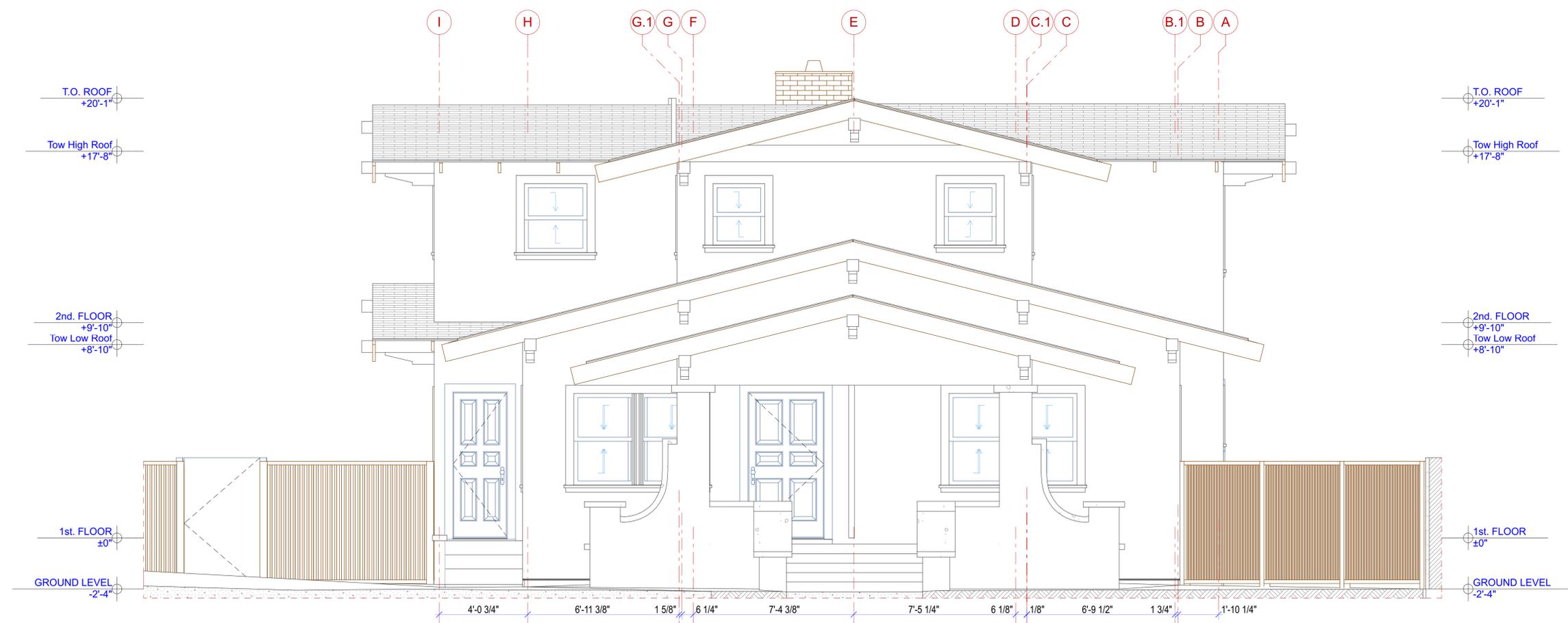
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 Date/Time: Tuesday, November 26, 2019, 5:11 PM by: Samir F. Jupp

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 California, 90802  
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*Ronald McDonald House*  
 Zoning Application Support  
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 802 W. Culver Avenue  
 Orange, CA. 92868



**2** East Elevation w/Landscape  
 SCALE: 3/8" = 1'-0"



**1** East Elevation  
 SCALE: 3/8" = 1'-0"

Revision Schedule

Rev. #	Rev. Description	Rev. Date
01	As-Built Plans	8/20/2019
02	Zoning Application Support	8/28/2019

Drawn by:  
**CITRON DESIGN GROUP**

Scale:  
 As noted

Sheet Title:  
**EXTERIOR EAST ELEVATION**

Project No: XX-XX  
 Date: 11/26/19

**A0.54**  
 NOT FOR CONSTRUCTION

Drawing Name: I:\Users\Sami\Documents\_CAD\_Projects\JAN\Ronald McDonald House as-built\CAD\RMH-802\_Culver Ave\_Ramp\_11-26-19.dwg  
 Date/Time: Tuesday, November 26, 2019, 5:17 PM by Samir Eljag



**2** West Elevation w/Landscape  
 SCALE: 3/8" = 1'-0"



**1** West Elevation  
 SCALE: 3/8" = 1'-0"

Revision Schedule

Rev. #	Rev. Description	Rev. Date
01	As-Built Plans	8/20/2019
02	Zoning Application Support	8/28/2019

Drawn by:  
**CITRON DESIGN GROUP**

Scale:  
 As noted

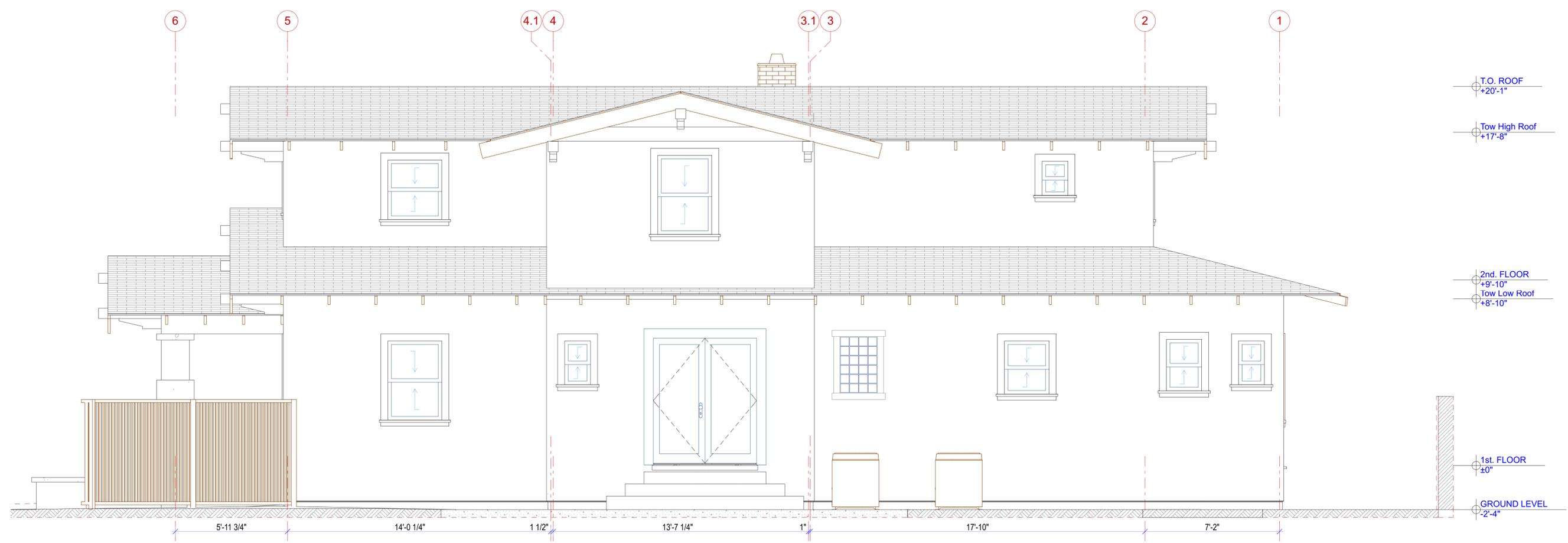
Sheet Title:  
**EXTERIOR WEST ELEVATION**

Project No: XX-XX  
 Date: 11/26/19

**A0.55**  
 NOT FOR CONSTRUCTION



**2** North Elevation w/Landscape  
 SCALE: 3/8" = 1'-0"



**1** North Elevation  
 SCALE: 3/8" = 1'-0"

Revision Schedule

Rev. #	Rev. Description	Rev. Date
01	As-Built Plans	8/20/2019
02	Zoning Application Support	8/28/2019

Drawn by:  
**CITRON DESIGN GROUP**

Scale:  
 As noted

Sheet Title:  
**EXTERIOR NORTH ELEVATION**

Project No: XX-XX  
 Date: 11/26/19

**A0.56**  
 NOT FOR CONSTRUCTION

Drawing Name: I:\Users\Sami\Documents\_CAD\_Projects\Ronald McDonald House as-built\CAD\RMH-302\_Culver Ave\_Ramp\_11-24-19.dwg  
 Date/Time: Tuesday, November 26, 2019, 5:18 PM by: Samir F. Jupp

425 East 4th St. Unit E  
 Long Beach  
 California, 90802

Voice: (562) 450-0495  
 Fax: (562) 436-5222

Ronald McDonald House  
 Zoning Application Support

383 S. Batavia Street /  
 802 W. Culver Avenue  
 Orange, CA. 92868



**2** South Elevation w/Landscape  
 SCALE: 3/8" = 1'-0"



**1** South Elevation  
 SCALE: 3/8" = 1'-0"

Revision Schedule		
Rev. #	Rev. Description	Rev. Date
01	As-Built Plans	8/20/2019
02	Zoning Application Support	8/28/2019

Drawn by:  
**CITRON DESIGN GROUP**

Scale:  
 As noted

Sheet Title:  
**EXTERIOR SOUTH ELEVATION**

Project No: XX-XX  
 Date: 11/26/19

**A0.57**  
 NOT FOR CONSTRUCTION

Drawing Name: I:\Users\Sami\Documents\_CAD\_Projects\JAN\Ronald McDonald House as-built\CAD\RMH-802\_Culver Ave\_Ramp\_11-24-19.dwg  
 Date/Time: Tuesday, November 26, 2019, 5:18 PM by Samir Eljag

**Ronald McDonald House  
Zoning Application Support**

383 S. Batavia Street /  
802 W. Culver Avenue  
Orange, CA. 92868

Revision Schedule		
Rev. #	Rev. Description	Rev. Date
01	As-Built Plans	8/20/2019
02	Zoning Application Support	8/28/2019

Drawn by:  
**CITRON DESIGN GROUP**

Scale:  
As noted

Sheet Title:

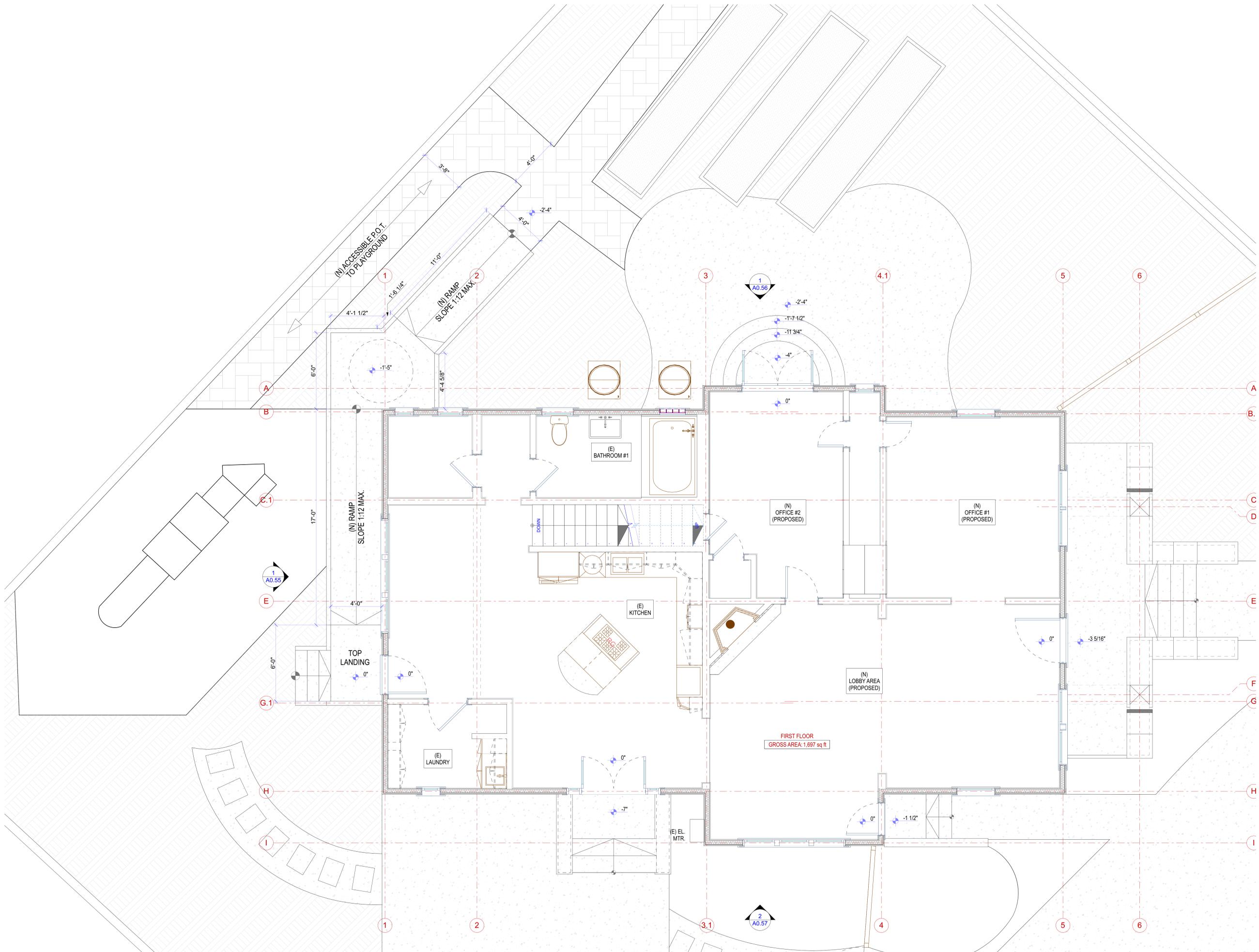
**PROPOSED FLOOR PLAN W/ RAMP**

Project No: XX-XX

Date: 11/26/19

**A1.10**

NOT FOR CONSTRUCTION



**1 PROPOSED PLAN W/ RAMP**  
SCALE: 3/8" = 1'-0"

Drawing Name: I:\Users\jerry\Documents\CAD\Projects\Ronald McDonald House\Ronald McDonald House\802 W. Culver Ave. Ramp\_112619.dwg  
Date Plotted: Tuesday, November 26, 2019 2:16:10 PM by jerry@citron.com

**GENERAL NOTES**

- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE DONE PER CITY STANDARDS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", DATED 2007, WITH LATEST SUPPLEMENTS THERETO, AS WRITTEN AND PROMULGATED BY THE SOUTHERN CALIFORNIA CHAPTER OF THE A.P.W.A., A.G.C.A. JOINT COOPERATIVE COMMITTEE, HEREINAFTER REFERRED TO AS THE STANDARD SPECIFICATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT ALL STRUCTURES, INCLUDING SUBSTRUCTURES, SHOWN HEREON. THE CONTRACTOR SHALL BEAR THE ENTIRE COST OF REPAIRING OR REPLACING ANY OF SAID STRUCTURES DAMAGED BY HIM DURING PROSECUTION OF WORK. ALL LOCATIONS SHOWN HEREON FOR UTILITY LINES HAVE BEEN TAKEN FROM AVAILABLE RECORDS AND THEIR COMPLETENESS OR CORRECTNESS IS IN NO WAY GUARANTEED.
- THE CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES AND OWNERS OF PRIVATE FACILITIES WITHIN THE AREA OF CONSTRUCTION AT LEAST 2 WORKING DAYS IN ADVANCE PRIOR TO THE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY ENGINEER BEFORE COMMENCING WORK.
- THE ASPHALT CONCRETE SHALL BE TYPE II, CLASS AND GRADE C2-AR-4000 PER SECTION 203-6 OF THE STANDARD SPECIFICATIONS.
- THE BASE MATERIAL SHALL BE CRUSHED AGGREGATE BASE OR PROCESSED MISC. BASE PER SECTION 200-2 OF THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL CUT, PLUG, AND/OR REESTABLISH ALL IRRIGATION SYSTEM AS IMPACTED BY THE IMPROVEMENTS.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTOR**

- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOINT CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CONTRACTOR AGREES THAT IN HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
- SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT JMC-2 ENGINEERING BEFORE PROCEEDING WITH THE WORK IN QUESTION.

**UNAUTHORIZED CHANGES AND USES**

JMC-2 ENGINEERING CIVIL ENGINEERING GROUP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY JMC-2 ENGINEERING CIVIL ENGINEERING GROUP.

**GRADING NOTES:**

- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO BEGINNING ANY GRADING OR CONSTRUCTION. CALL CITY INSPECTOR 714-744-5526 TO ARRANGE MEETING TIME.
- ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ORANGE MANUAL OF GRADING AND STANDARD PLANS AND SPECIFICATIONS (AVAILABLE ON CITY WEBSITE OR AT THE ENGINEERING OFFICE).
- CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ANY ERROR AND/OR OMISSION DISCOVERED DURING THE CONSTRUCTION. ANY SUBSTANTIAL CHANGES TO THE APPROVED GRADING PLAN OCCASIONED BY FIELD CONDITIONS, SITE PLAN CHANGES, ETC. SHALL BE ACCOMPLISHED PRIOR TO FINAL GRADING, AND SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO IMPLEMENTING CHANGES IN THE FIELD.
- RETAINING WALLS WILL BE REQUIRED WHERE CUTTING OR FILLING ALONG PROPERTY LINES MAY CAUSE DAMAGE, BUT ALWAYS WHERE THE CUT OR FILL EXCEEDS ONE (1) VERTICAL FOOT.
- FREE STANDING AND RETAILING WALLS SHOWN ON THIS PLAN ARE FOR LOCATION AND ELEVATION CONTOURS ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE STRUCTURAL APPROVAL OF ANY WALLS OR RETAINING DEVICES SHOWN HEREON. A SEPARATE PLAN CHECK AND PERMIT MUST BE OBTAINED FROM THE CITY BUILDING DIVISION BEFORE THE CONSTRUCTION OF ANY WALLS.
- ALL ON-SITE SLOPES SHALL NOT EXCEED A GRADE OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL (2:1), UNLESS STEEPER SLOPES ARE AUTHORIZED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
- A GRADING PERMIT MUST BE OBTAINED FROM THE CITY ENGINEERING DIVISION BY THE OWNER, DEVELOPER, OR GENERAL CONTRACTOR PRIOR TO CONDUCTING ANY GRADING, CLEARING, BRUSHING, OR GRUBBING ON NATURAL OR EXISTING GRADE THAT IS PREPARATORY TO GRADING.
- ALL ROUGH AND FINAL GRADING SHALL BE CERTIFIED TO BE IN COMPLIANCE WITH THE APPROVED GRADING PLAN AND CITY STANDARDS. THESE CERTIFICATIONS SHALL BE IN WRITING TO THE CITY ENGINEER AND SHALL BE SIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, SOILS OR GEOTECHNICAL ENGINEER, AND GRADING CONTRACTOR. THESE CERTIFICATIONS SHALL BE FILED WITH THE CITY PRIOR TO THE RELEASE OF OCCUPANCY.
- LANDSCAPING AND IRRIGATION PLANS, AS REQUIRED, SHALL BE APPROVED BY THE CITY DEPARTMENT OF COMMUNITY DEVELOPMENT 714-744-7320.
- PROVIDE STREET TREES AS REQUIRED BY THE CITY. NOTIFY DEPARTMENT OF PUBLIC WORKS, MAINTENANCE DIVISION, 714-532-6480 FOR STREET TREE LOCATION AND PLANTING STANDARDS.
- ALL FILL ONE (1) FOOT OR GREATER SHALL BE TESTED AND CERTIFIED AS TO RELATIVE COMPACTION.
- FILL SLOPES THREE (3) FEET OR GREATER IN HEIGHT SHALL BE COMPACTED TO THE FACE. THE SOILS ENGINEER SHALL INCLUDE SLOPE COMPACTION TESTS IN THE FINAL REPORT FOR ROUGH GRADING.
- ALL UTILITY TRENCH BACKFILLS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE SOILS ENGINEER SHALL PROVIDE WRITTEN APPROVAL OF UTILITY TRENCH BACKFILL PRIOR TO FINAL GRADING RELEASE.
- ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE CALIFORNIA BUILDING CODE ADOPTED BY THE CITY OR RESPONSIBLE ENGINEERING RECOMMENDATIONS.
- IN THE EVENT THE LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, SOILS ENGINEER, OR ENGINEERING GEOLOGIST WHO IS RESPONSIBLE FOR THE PROFESSIONAL SUPERVISION OF THAT PORTION OF THE GRADING WHICH IS WITHIN HIS AREA OF TECHNICAL COMPETENCE IS RELIEVED OF OR OTHERWISE TERMINATES HIS DUTIES PRIOR TO COMPLETION OF THE WORK SHOWN ON THESE PLANS HE SHALL REPORT THIS FACT IN WRITING TO THE CITY ENGINEER WITHIN 48 HOURS OF HIS TERMINATION. PERSON ASSUMING HIS DUTIES SHALL PERFORM ALL INVESTIGATIONS HE DEEM NECESSARY TO APPROVE THE ENTIRE WORK INCLUDING CERTIFYING THAT PREVIOUS REPORTS ARE IN CONFORMANCE WITH CITY GRADING ORDINANCE AND THE GRADING PERMIT. ACCEPTANCE OF THE PROJECT BY THE NEW CONSULTANT SHALL BE MADE IN WRITING TO THE CITY, AND SHALL INCLUDE HIS CERTIFICATION OF ALL WORK PREVIOUSLY ACCOMPLISHED AND HIS RESPONSIBILITY FOR THE REMAINDER OF THE PROJECT.
- REPAIR OR REPLACE ANY BROKEN OR DETERIORATED ADJACENT PUBLIC INFRASTRUCTURE INCLUDING DAMAGED PUBLIC SIDEWALK, DAMAGED CURB AND GUTTER, AND DAMAGED DRIVEWAY APRONS.
- ALL UTILITY LINES FROM PUBLIC STREET AND EASEMENT, INCLUDING POWER LINES AND TELECOMMUNICATION LINES SHALL BE CONSTRUCTED UNDERGROUND.
- A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR WORK PERFORMED IN PUBLIC RIGHT-OF-WAY.
- A SEPARATE HAUL PERMIT IS REQUIRED FOR IMPORT/EXPORT OF EARTH MATERIAL. CONTACT TRAFFIC DIVISION AT 714-744-5536 FOR MORE DETAILS.

**ADDITIONAL GRADING NOTES:**

- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF ORANGE STANDARD PLANS AND SPECIFICATIONS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- PUBLIC AND PRIVATE UTILITIES AND THE ACCOMPANYING SUBSTRUCTURES SHOWN ON THESE PLANS ARE FROM AVAILABLE PUBLIC DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES AND SUBSTRUCTURES WITHIN THE CONSTRUCTION LIMITS. DAMAGE TO SUCH RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL UNDERGROUND UTILITY AND OTHER SUBSURFACE WORK SHALL BE COMPLETED PRIOR TO COMPLETING THE FINAL SURFACING OR LANDSCAPING. SEWER LATERALS TO BE INSTALLED PRIOR TO CURB AND GUTTER.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES REGARDING ANY PROBLEMS.
 

RANDY LARGENT	CITY OF ORANGE STREET TREES
CHRIS LAFACE	CITY OF ORANGE TRAFFIC DIVISION
PHYLLIS THEN	CITY OF ORANGE TRANSPORTATION PERMIT
SON TRAN	CITY OF ORANGE WATER DIVISION
DAVID ZAPALAC	AT&T (TELEPHONE SERVICES)
VALENTINA GIPSON	AT&T (LIAISON)
GREG BURNETT	KINDER MORGAN
ROBERT HOERNING	MCI - WORLDCOM
JASON KING	XO COMMUNICATIONS, INC.
WALTER WERSTIUK	AT&T
MICHAEL ORDUNO	SOUTHERN CALIFORNIA EDISON
DIANA CABALLERO	SOUTHERN CALIFORNIA GAS DISTRIBUTION
ROSALYN SQUIRES	SOUTHERN CALIFORNIA GAS TRANSMISSION
CHRIS DONNELLY	TIME WARNER COMMUNICATIONS
MARK STRICKERT	ORANGE COUNTY TRANSPORTATION AUTHORITY
MALCOLM BROWN	VERIZON WIRELESS
JIM BASSLER	QWEST COMMUNICATION
ERNIE MORRIS	LEVEL 3 COMMUNICATIONS
- FOR INSPECTION, CONTACT CITY OF ORANGE PUBLIC WORKS, 714-744-5526, FORTY-EIGHT (48) HOURS PRIOR TO THE REQUIRED DATE.
- THE CONTRACTOR SHALL NOTIFY CITY OF ORANGE PUBLIC WORKS MAINTENANCE DIVISION, 714-532- 5480, SEVENTY-TWO HOURS PRIOR TO ANY ROAD CLOSURE AND/OR DETOUR.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (DIAL 811 OR 1-800-327-2600) FORTY-EIGHT HOURS PRIOR TO THE REQUIRED DATE.
- ALL PIPELINES AND SUBSTRUCTURES ARE TO BE CONSTRUCTED BEGINNING FROM THE DOWNSTREAM END. VERIFY DOWNSTREAM POINTS OF CONNECTION (HORIZONTAL AND VERTICAL LOCATIONS) PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CITY OF ORANGE.
- CONSTRUCTION SURVEY WORK FOR THE LINES AND GRADES FOR CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL PRESERVE ALL PERMANENT SURVEY MARKERS INCLUDING ALL CENTERLINE TIES AS SPECIFIED IN SECTION 2-9.1 OF THE CITY OF ORANGE STANDARD PLANS AND SPECIFICATIONS.
- THE ENGINEER REPRESENTS THAT HE HAS MADE A REASONABLE ENGINEERING DETERMINATION THAT THERE ARE NO UNDERGROUND UTILITY LINES OR STRUCTURES EXCEPT AS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL UTILITY LINES AND SUBSTRUCTURES.
- NO DRIVEWAY OPENINGS TO BE CONSTRUCTED WITHIN THREE FEET OF A FIRE HYDRANT OR CURB RETURN.
- INSTALL STREET LIGHTS AS REQUIRED BY THE PUBLIC WORKS DEPARTMENT SPECIFICATIONS AND SPECIAL PROVISIONS FOR STREET LIGHTS AND IN ACCORDANCE WITH CITY STANDARD PLAN 415.
- INSTALL STREET TREES AS REQUIRED BY THE CITY COMMUNITY SERVICES DEPARTMENT.
- LANDSCAPING AND IRRIGATION PLANS AS REQUIRED SHALL BE APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
- ALL STREET SIGNS, MARKERS, AND STREET MARKINGS SHALL BE FURNISHED AND INSTALLED BY DEVELOPER IN ACCORDANCE WITH CITY STANDARD PLAN 414.
- ALL STREET CONSTRUCTION SHOWN IS BASED ON STREET CENTERLINE STATIONS AND ELEVATIONS.
- AN ENCROACHMENT PERMIT FROM THE CITY PUBLIC WORKS DEPARTMENT IS REQUIRED FOR ALL WORKS WITHIN PUBLIC RIGHT OF WAY.
- AT THE COMPLETION OF THE CONSTRUCTION, SUBMIT TO THE CITY CONSTRUCTION INSPECTOR A COMPLETE SET OF VIDEO INSPECTION OF THE SEWER SYSTEM AND THE STORM DRAIN SYSTEM. THE VIDEO INSPECTION SHALL BE FOR THE ENTIRE LENGTH OF THE SYSTEM. LOCATION AND STATIONING INFORMATION SHALL BE INCLUDED IN THE VIDEO RECORDING.
- FOR CONSTRUCTION WITHIN THE OLD TOWNE AREA, THE CONCRETE COLOR AND FINISH SHALL BE REGULAR CONCRETE MIX WITH AN APPLICATION OF WATER-BASED TOP-SURFACE RETARDER THAT IS WASHED AWAY USING PRESSURED WATER FOR A SAND BLAST FINISH EFFECT. THE RETARDER SHALL BE GRADE 05 -POWDER BLUE VIOLET (COLOR CODED) PER GRACE CONSTRUCTION PRODUCTS (WWW.GRACECONSTRUCTION.COM (877) 423-6491) OR APPROVED EQUAL.



N.T.S.

**OWNER**

ORANGE COUNTY  
RONALD McDONALD HOUSE  
383 S. BATAVIA ST.  
ORANGE, CA 92868

**CIVIL ENGINEER**

JMC-2 CIVIL ENGINEERING AND SURVEYING  
411 N.HARBOR BLVD. SUITE 201  
SAN PEDRO, CA 90731

PHONE : (310) 241-6550  
CONTACT: KHALED ABDU

**ARCHITECT**

PERKINS EASTMAN DOUGHERTY  
194 D AIRPORT LOOP DR.  
COSTA MESA, CA 92626

**SHEET INDEX**

- |       |                              |
|-------|------------------------------|
| C-1.0 | TITLE SHEET                  |
| C-2.0 | DEMOLITION PLAN              |
| C-3.0 | GRADING PLAN                 |
| C-4.0 | UTILITY PLAN                 |
| C-5.0 | EROSION CONTROL PLAN         |
| C-6.0 | DETAILS                      |
| C-7.0 | WATER IMPROVEMENT PLAN       |
| C-8.0 | STORM DRAIN PLAN AND PROFILE |
| C-9.0 | LID                          |

**ABBREVIATIONS**

- |       |                       |
|-------|-----------------------|
| AC    | = ASPHALT CONCRETE    |
| BLDG  | = BUILDING            |
| CB    | = CATCH BASIN         |
| CLF   | = CHAIN LINK FENCE    |
| CF    | = CURB FACE           |
| CL    | = CENTER LINE         |
| CO    | = CLEANOUT            |
| CONC  | = CONCRETE            |
| EXIST | = EXISTING            |
| MH    | = MANHOLE             |
| PVMT  | = PAVEMENT            |
| PA    | = PLANTER AREA        |
| PPL   | = PROPERTY LINE       |
| PP    | = POWER POLE          |
| R/W   | = RIGHT OF WAY        |
| S     | = SEWER               |
| SCO   | = SEWER CLEANOUT      |
| SD    | = STORM DRAIN         |
| SDMH  | = STORM DRAIN MANHOLE |
| SMH   | = SEWER MANHOLE       |
| TYP   | = TYPICAL             |
| UTIL  | = UTILITY             |
| /W    | = WITH                |
| N     | = NORTH               |
| S     | = SOUTH               |
| E     | = EAST                |
| W     | = WEST                |

**LEGEND:**

- |  |                                   |
|--|-----------------------------------|
|  | NEW CONCRETE SURFACE              |
|  | NEW PERVIOUS CONCRETE PARKING LOT |
|  | NEW PERVIOUS PAVERS               |
|  | NEW LANDSCAPE AREA                |
|  | EXIST. BUILDING AREA              |
|  | NEW BUILDING ADDITION AREA        |



"ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE PER CITY STANDARDS"

FILE NAME: F:\383 S Batavia S\Sheets\20180034\_C-1.0\_TS\_SAVE DATE:3/3/2021, PLOT DATE:3/3/2021

NO.	REVISIONS	BY:	DATE

PLANS PREPARED BY

**JMC-2**  
Civil Engineering & Surveying  
John M. Crivellano, Inc.  
411 N. Harbor Blvd, Suite 201  
San Pedro, CA 90731  
P: 310/241-6550  
www.jmc2.com

PROJECT: 383 S BATAVIA STREET  
ORANGE, CA 92868

SHEET TITLE: TITLE SHEET

PROJECT NO. 20180034

SCALE 1"=20'

DATE 11/05/2018

DESIGNED BY

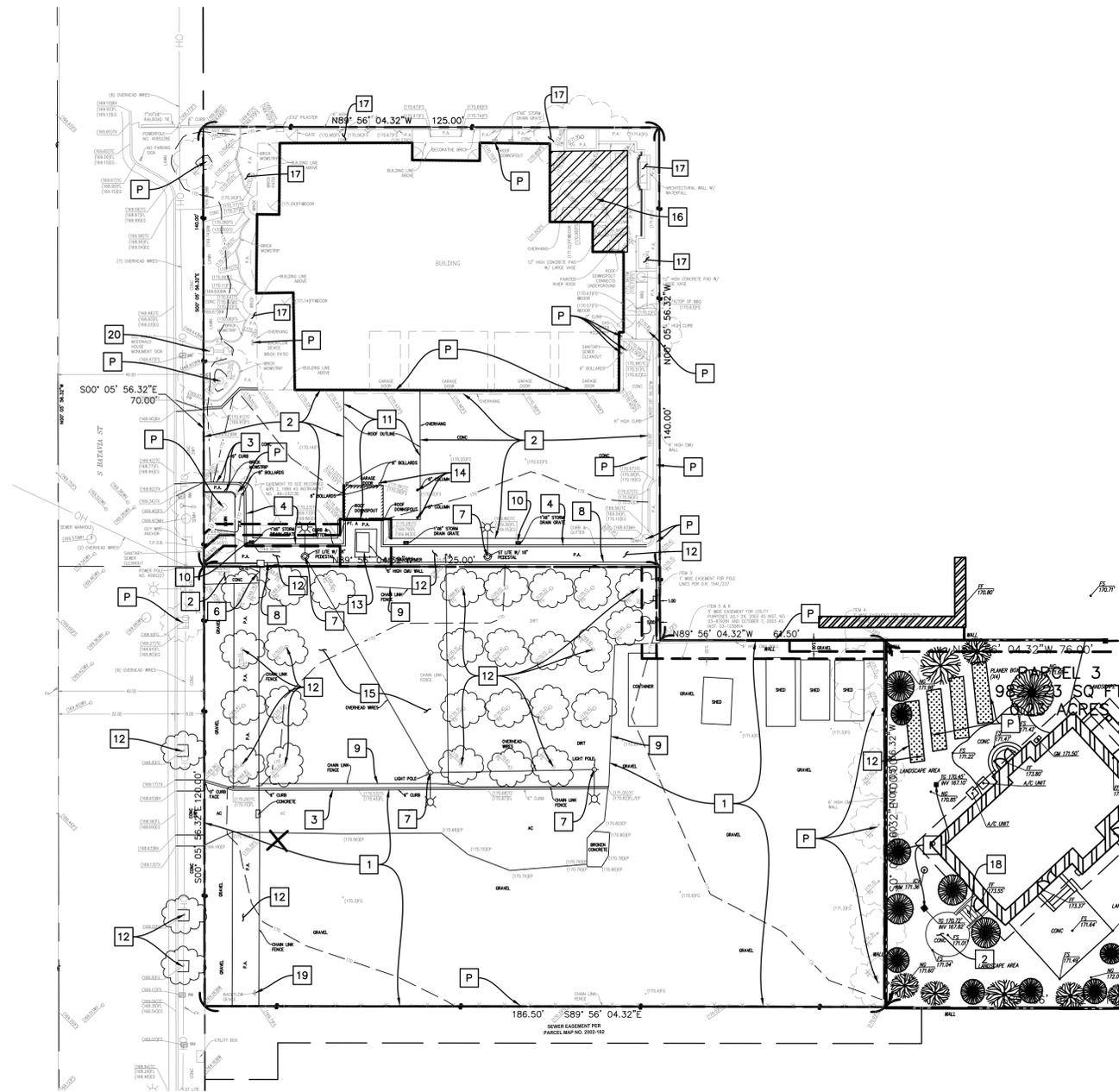
DRAWN BY

CHECKED BY KA

SHEET NO.

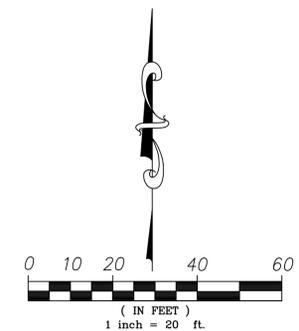
**C-1.0**

1 OF 9 SHTS



DEMOLITION CONSTRUCTION NOTES:

- 1 SAWCUT, REMOVE AND DISPOSE OF SITE EXISTING AC
- 2 SAWCUT, REMOVE AND DISPOSE OF SITE EXISTING PCC
- 3 SAWCUT, REMOVE AND DISPOSE OF SITE EXISTING CURB
- 4 SAWCUT, REMOVE AND DISPOSE OF SITE EXISTING CURB AND GUTTER
- 5 SAWCUT, REMOVE AND DISPOSE OF SITE EXISTING SIDEWALK
- 6 SAWCUT, REMOVE AND DISPOSE OF EXISTING GATE
- 7 REMOVE AND DISPOSE OF EXISTING PARKING LIGHT
- 8 SAWCUT, REMOVE AND DISPOSE OF SITE EXISTING WALL
- 9 SAWCUT, REMOVE AND DISPOSE OF SITE EXISTING FENCE
- 10 SAWCUT, REMOVE AND DISPOSE OF EXISTING STORM DRAIN GRATE
- 11 SAWCUT, REMOVE AND DISPOSE OF SITE EXISTING OVERHANG ROOF PER THE ARCHITECTURAL PLANS
- 12 REMOVE AND DISPOSE OF SITE EXISTING TREES AND LANDSCAPE AREA PER LANDSCAPE PLANS AND ARCHITECTURAL PLANS
- 13 REMOVE AND RELOCATED EXISTING ELEC TRANSFORMER PER ELECTRICAL PLANS
- 14 REMOVE AND DISPOSE OF EXISTING BOLLARDS
- 15 SAWCUT, REMOVE AND DISPOSE OF EXISTING PLAYGROUND AREA PER THE ARCHITECTURAL PLANS
- 16 SAWCUT, REMOVE AND DISPOSE OF EXISTING BACKYARD AREA PER THE ARCHITECTURAL PLANS
- 17 SAWCUT, REMOVE AND DISPOSE OF EXISTING PORTION OF BACKYARD AREA PER THE ARCHITECTURAL AND LANDSCAPE PLANS
- 18 SAWCUT, REMOVE OR ADJUST OF EXISTING STAIRS PER THE ARCHITECTURAL PLANS
- 19 REMOVE EXISTING BACKFLOW DEVICE AND CAP END
- 20 REMOVE AND DISPOSE OF EXISTING MONUMENT SIGN
- P PROTECT IN PLACE



NO.	REVISIONS:	BY:	DATE:		
<p>PLANS PREPARED BY <b>JMC<sup>2</sup></b>                  JMC<sup>2</sup> Engineering &amp; Surveying                  John M. Crutcher, Inc.                  411 N. Harbor Blvd, Suite 201                  San Pedro, CA 90731                  P: 310/291-6680                  www.jmc2.com</p>					
<p>PROJECT                  383 S BATAVIA STREET                  ORANGE, CA 92868</p>			<p>SHEET TITLE                  DEMOLITION PLAN</p>		
<p>PROJECT NO.                  20180034</p>					
<p>SCALE                  1"=20'</p>					
<p>DATE                  11/05/2018</p>					
<p>DESIGNED BY</p>					
<p>DRAWN BY</p>					
<p>CHECKED BY KA</p>					
<p>SHEET NO.  <b>C-2.0</b>                  2 OF 9 SHTS</p>					

FILE NAME: F:\383 S Batavia\383 S Batavia\20180034\_C-3.0\_GD\_SAVE DATE:3/3/2021\_PLOT DATE:3/3/2021

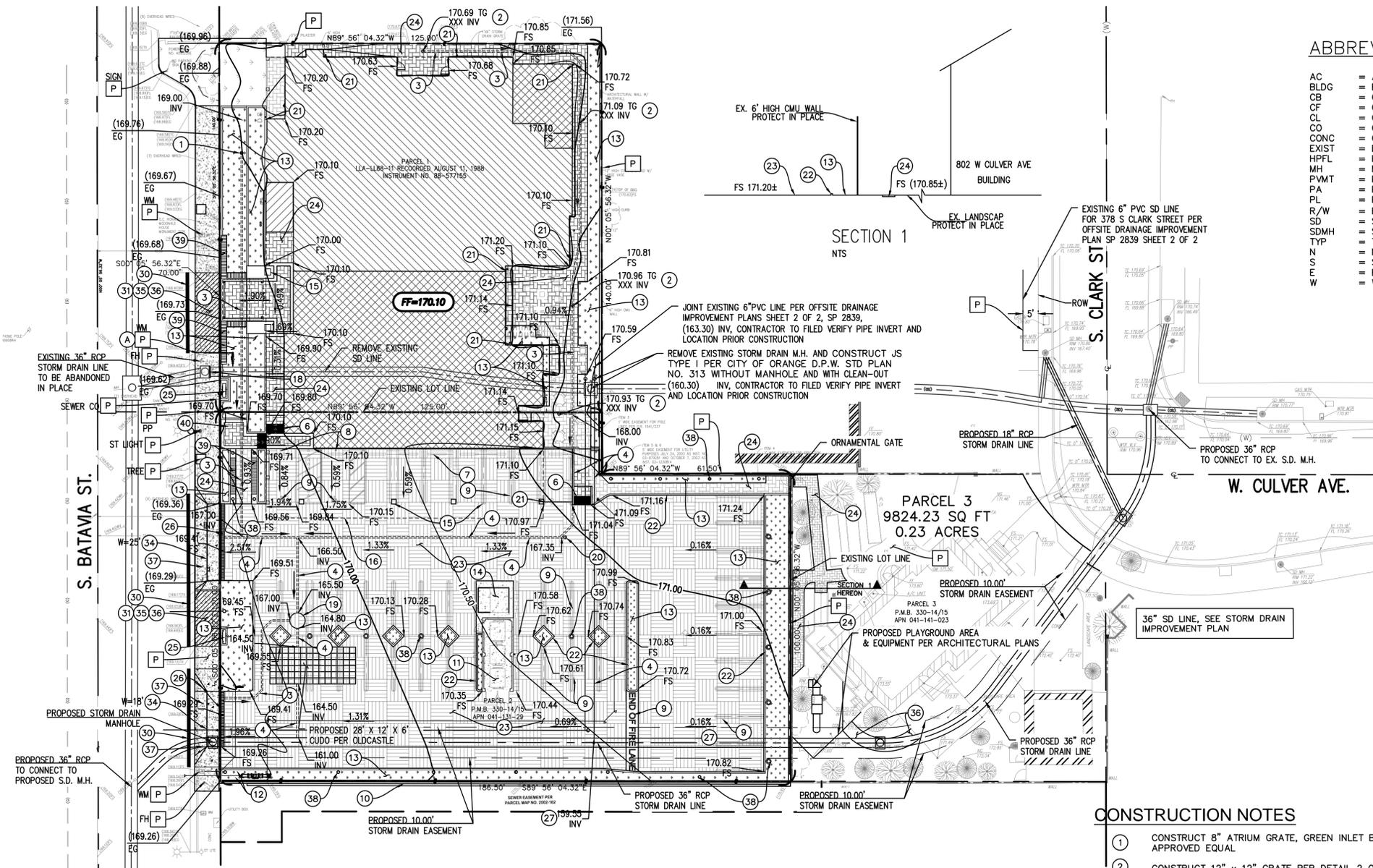
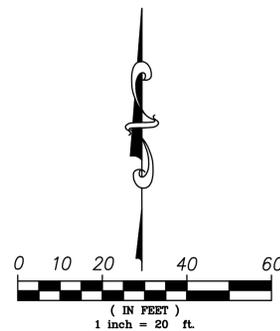
**811**

Know what's below.  
Call before you dig.



\* LABEL ALL CATCH BASINS, TRENCH DRAINS AND INLETS (12" MIN)

STENCIL DETAIL 1  
NTS



**ABBREVIATIONS**

- AC = ASPHALT CONCRETE
- BLDG = BUILDING
- CB = CATCH BASIN
- CF = CURB FACE
- CL = CENTER LINE
- CO = CLEANOUT
- CONC = CONCRETE
- EXIST = EXISTING
- HPFL = HIGH POINT FLOW LINE
- MH = MANHOLE
- PVMT = PAVEMENT
- PA = PLANTER AREA
- PL = PROPERTY LINE
- R/W = RIGHT OF WAY
- SD = STORM DRAIN
- SDMH = STORM DRAIN MANHOLE
- TYP = TYPICAL
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST

**LEGEND:**

- NEW CONCRETE SIDEWALK SURFACE (36)
- 5" PCC OVER 6" AB, REINF. # 4 @ 18" O.C EACH WAY CENTER OF SLAB. CONCRETE CLASS 520-C-300 (11) (14)
- NEW CONCRETE PAVING PARKING LOT
- NEW UNIT PAVERS
- NEW LANDSCAPE AREA
- EXIST. BUILDING AREA
- NEW BUILDING ADDITION AREA
- NEW DOWNSPOUT (PER ARCHITECTURAL PLANS)

**CONSTRUCTION NOTES**

- 1 CONSTRUCT 8" ATRIUM GRATE, GREEN INLET BY NDS OR APPROVED EQUAL
- 2 CONSTRUCT 12" x 12" GRATE PER DETAIL 2 ON SHEET C-6.0
- 3 CONSTRUCT 6" SCHED. 40 PVC PIPE
- 4 CONSTRUCT 8" SCHED. 40 PVC PIPE
- 5 CONSTRUCT ACCESSIBLE RAMP PER ARCHITECTURAL PLANS
- 6 INSTALL TRUNCATED DOMES PER ARCHITECTURAL PLANS
- 7 CONSTRUCT WHEEL STOP PER ARCHITECTURAL PLANS
- 8 PARKING SIGN PER ARCHITECTURAL PLANS
- 9 PARKING STRIPING AND PAVEMENT MARKINGS PER ARCHITECTURAL PLANS
- 10 CONSTRUCT 6' TALL ORNAMENTAL FENCE PER ARCHITECTURAL PLANS
- 11 CONSTRUCT TRASH ENCLOSURE PER THE ARCHITECTURAL PLANS
- 12 CONSTRUCT BOLLARD PER ARCHITECTURAL PLANS
- 13 LANDSCAPE AREA PER ARCHITECTURAL PLANS
- 14 CONSTRUCT TRANS UTILITY PAD PER ARCHITECTURAL PLANS
- 15 CONSTRUCT COLUMN PER ARCHITECTURAL PLANS
- 16 NEW OVERHEAD ROOF PER ARCHITECTURAL PLANS
- 17 CONSTRUCT CONCRETE STEPS PER ARCHITECTURAL PLANS
- 18 CUT & PLUG EXISTING RCP WITH BRICK AND MORTAR AND ABANDONED EXISTING MANHOLE
- 19 INSTALL CDS PRETREATMENT UNIT
- 20 CONSTRUCT STORM DRAIN CLEAN OUT PER CITY STD

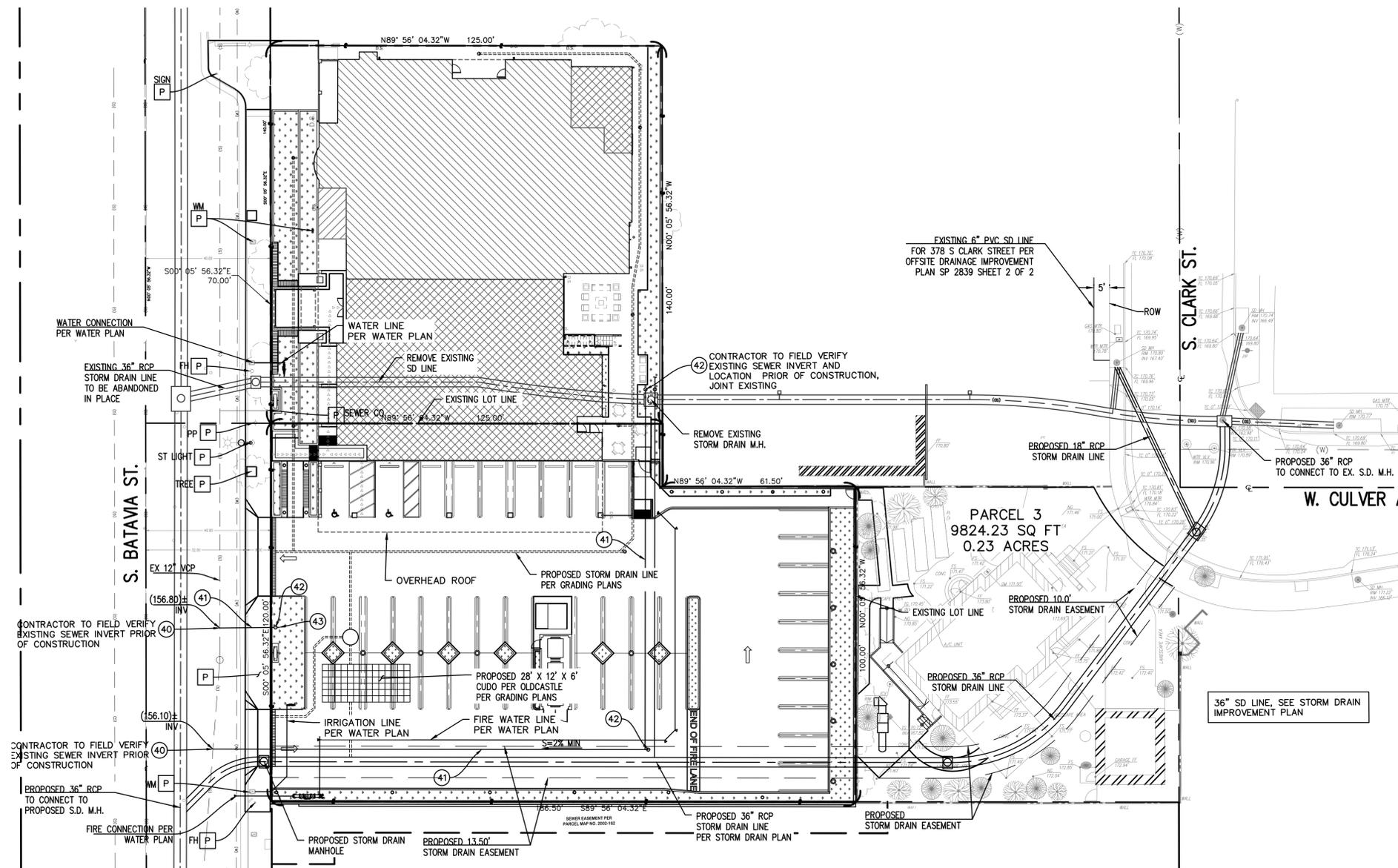
- 21 NEW ROOF DOWNSPOUT (PER ARCHITECTURAL PLANS)
- 22 CONSTRUCT 6" CURB TYPE BZ PER CITY STD NO 128
- 23 6.5" TYPE II/V PCC, 12-18 FT SPACE JOINTS APART & 1.5" SAWCUT JOINT DEEP, CONCRETE CLASS 520-C-4000 PER ARCHITECTURAL PLANS
- 24 UNIT PAVERS PER ARCHITECTURAL PLANS
- 25 MONUMENT SIGN PER ARCHITECTURAL PLANS
- 26 INSTALL 6" DURALSLOPE TRENCH DRAIN W/ GALVANIZED STEEL GRATE (TRAFFIC RATED) PER DETAIL 26 ON SHEET C-6.0 OR EQUIVALENT.
- 27 CONSTRUCT JS TYPE V PER CITY OF ORANGE D.P.W. STD PLAN NO. 317 CASE 1
- 30 SAWCUT, REMOVE AND DISPOSE OF EXISTING AC AND RECONSTRUCT FULL DEPTH AC
- 31 SAWCUT, REMOVE AND DISPOSE OF EXISTING DRIVEWAY
- 32 SAWCUT, REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER
- 33 SAWCUT, REMOVE AND DISPOSE OF EXISTING SIDEWALK
- 34 CONSTRUCT CONCRETE DRIVEWAY PER CITY STD NO 116A, WIDE PER PLAN
- 35 CONSTRUCT 8" CURB AND GUTTER PER CITY STD NO 117
- 36 CONSTRUCT 4" PCC SIDEWALK PER CITY STD NO 118
- 37 REMOVE AND RE-INSTALL PER THE LANDSCAPE PLANS
- 38 CONSTRUCT PARKING LIGHT AND BOLLARD LIGHT PER ARCHITECTURAL PLANS
- 39 CONSTRUCT CONCRETE BENCH WITH WOOD PLANK SEATING PER ARCHITECTURAL PLANS
- 40 CONSTRUCT BIKE RACK PER ARCHITECTURAL PLANS
- A ADJUST TO GRADE AS NEEDED
- P PROTECT IN PLACE

PLANS PREPARED BY  
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PROJECT: 383 S BATAVIA STREET  
ORANGE, CA 92868  
SHEET TITLE: PRELIMINARY GRADING AND DRAINAGE PLAN  
PROJECT NO.: 20180034  
SCALE: 1"=20'  
DATE: 03/08/2019  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY: KA  
SHEET NO.: C-3.0  
3 OF 9 SHTS

NO.	REVISIONS:	BY:	DATE:

FILE NAME: F:\383 S Batavia\Sheets\20180034\_C-4.0\_UT\_SAVE DATE:3/3/2021, PLOT DATE:3/3/2021



**ABBREVIATIONS**

- AC = ASPHALT CONCRETE
- BLDG = BUILDING
- CB = CATCH BASIN
- CF = CURB FACE
- CL = CENTER LINE
- CO = CLEANOUT
- CONC = CONCRETE
- EXIST = EXISTING
- HPFL = HIGH POINT FLOW LINE
- MH = MANHOLE
- PVMT = PAVEMENT
- PA = PLANTER AREA
- PL = PROPERTY LINE
- R/W = RIGHT OF WAY
- SD = STORM DRAIN
- SDMH = STORM DRAIN MANHOLE
- TYP = TYPICAL
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST

PLANS PREPARED BY



PROJECT  
383 S BATAVIA STREET  
ORANGE, CA 92868

PROJECT NO.  
20180034

SCALE  
1"=20'

DATE  
03/08/2019

DESIGNED BY

DRAWN BY

CHECKED BY  
KA

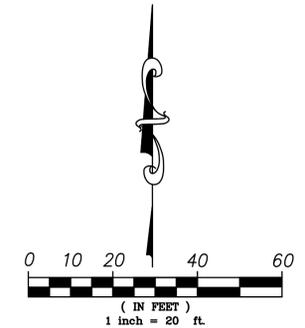
SHEET NO.

C-4.0  
4 OF 9 SHTS

NO.	REVISIONS:	BY:	DATE:

**SEWER CONSTRUCTION NOTES**

- 40 JOINT EXISTING SEWER MAIN PER CITY STD 206
- 41 CONSTRUCT 6" PVC SDR 35 GRAVITY SEWER, BEDDING PER CITY STD 327, S=2% MIN
- 42 CONSTRUCTION 6" PVC SEWER LATERAL CLEANOUT PER CITY STD 208
- 43 SEE PLUMBING PLANS FOR CONTINUATION



**EROSION AND SEDIMENT CONTROL AND WATER QUALITY MANAGEMENT NOTES:**

- IN CASE OF EMERGENCY, CALL \_\_\_\_\_ AT: (714) \_\_\_\_\_ DURING BUSINESS HOURS, AND (714) \_\_\_\_\_ ALL OTHER TIMES.
- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CIVIL ENGINEER OR OTHER RESPONSIBLE INDIVIDUAL SHALL SUBMIT PLANS FOR REVIEW BY THE CITY ENGINEER DETAILING THE PLACING OF EROSION CONTROL FACILITIES TO PROTECT AREAS SUBJECT TO STORM DAMAGE. ALL DEVICES MUST BE IN PLACE AND WORKING AT ALL TIMES. FAILURE TO PROVIDE THESE DEVICES WILL BE CAUSE TO REVOKE PERMITS OR APPROVALS BY THE CITY ENGINEER AND/OR BUILDING OFFICIAL.
- DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
- EXCEPT AS OTHERWISE APPROVED BY THE CITY INSPECTOR, REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
- EROSION CONTROL DEVICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES, AND PLANS OF THESE CHANGES SUBMITTED FOR APPROVAL AS REQUIRED.
- INSURE THAT ALL EXISTING DRAINAGE COURSES AND CULVERTS ARE MAINTAINED IN WORKING CONDITION AND FREE OF SILT & DEBRIS.
- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
- ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING BASINS AND BASINS PUMPED DRY.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO 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.
- FILL SLOPES AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO (2) FEET.
- 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 ARE ALLOWED 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 AND 302. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIME, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.
- DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- 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 (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- TAKE NECESSARY PRECAUTIONS TO INSURE THAT ADJACENT PROPERTY NOT SUFFER DAMAGE DUE TO DEBRIS, MUD, OR INUNDATION CAUSED BY GRADING ACTIVITIES WITHIN PERMITTED AREA.
- PLACE EROSION PROTECTION AROUND ALL OUTLETS OF DOWNDRAINS THAT ARE NOT FULLY CONNECTED TO THE ULTIMATE DRAINAGE DEVICE.
- PLACE EROSION PROTECTION AROUND ALL ULTIMATE INLETS WHILE THE POSSIBILITY OF SILTATION EXISTS PRIOR TO ULTIMATE SLOPE PLANTING BECOMING EFFECTIVE.
- RESTORE ALL VEGETATION AND PLANTING ON THE EXISTING SLOPE TO ORIGINAL CONDITION.

**ATTACHMENT "A" NOTES**

- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE, OR WIND.
  - STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIAL MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
  - FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
  - NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
  - EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
  - TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
  - SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
  - ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- AS THE PROJECT OWNER AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

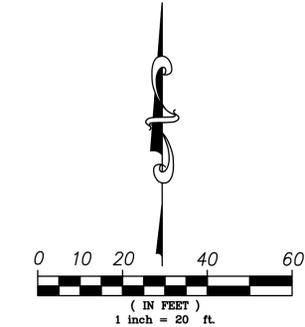
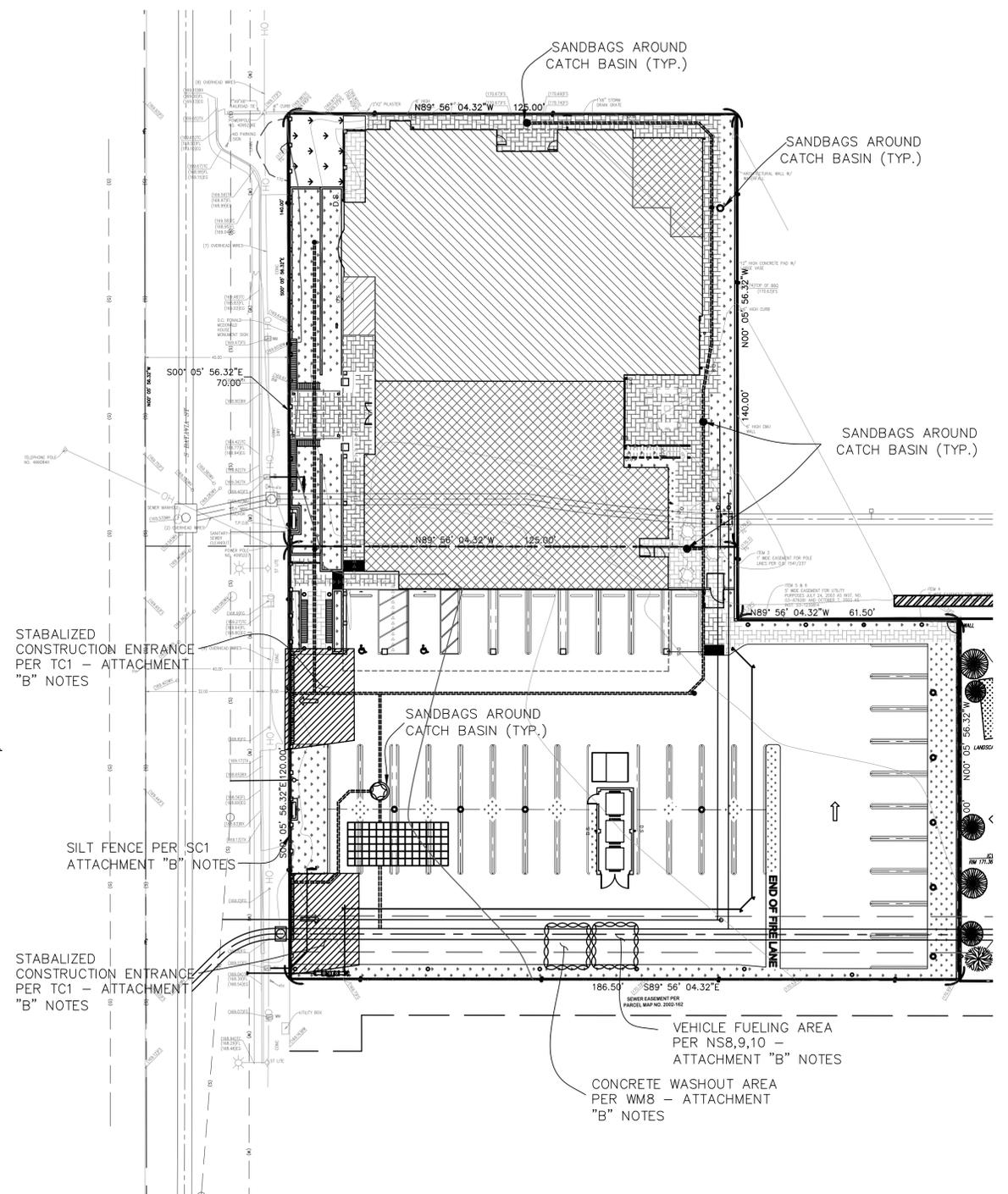
PRINT NAME: \_\_\_\_\_  
OWNERS NAME OR AUTHORIZED AGENT DATE \_\_\_\_\_

SIGNATURE: \_\_\_\_\_  
OWNERS NAME OR AUTHORIZED AGENT DATE \_\_\_\_\_

**ATTACHMENT "B" NOTES**

THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY PROJECT ENGINEER OR THE BUILDING OFFICIAL).

EROSION CONTROL		NON-STORMWATER MANAGEMENT	
EC1 - SCHEDULING	NS1 - WATER CONSERVATION PRACTICES	WM1 - MATERIAL DELIVERY AND STORAGE	
EC2 - PRESERVATION OF EXISTING VEGETATION	NS2 - DEWATERING OPERATIONS	WM2 - MATERIAL USE	
EC3 - HYDRAULIC MULCH	NS3 - PAVING AND GRINDING OPERATIONS	WM3 - STOCKPILE MANAGEMENT	
EC4 - HYDROSEEDING	NS4 - TEMPORARY STREAM CROSSING	WM4 - SPILL PREVENTION AND CONTROL	
EC5 - SOIL BINDERS	NS5 - CLEAR WATER DIVERSION	WM5 - SOLID WASTE MANAGEMENT	
EC6 - STRAW MULCH	NS6 - ILLEGAL CONNECTION/DISCHARGE	WM6 - HAZARDOUS WASTE MANAGEMENT	
EC7 - GEOTEXTILES & MATS	NS7 - POTABLE WATER/IRRIGATION	WM7 - CONTAMINATION SOIL MANAGEMENT	
EC8 - WOOD MULCHING	NS8 - VEHICLE AND EQUIPMENT CLEANING	WM8 - CONCRETE WASTE MANAGEMENT	
EC9 - EARTH DIKES AND DRAINAGE SWALES	NS9 - VEHICLE AND EQUIPMENT FUELING	WM9 - SANITARY/SEPTIC WASTE MANAGEMENT	
EC10 - VELOCITY DISSIPATION DEVICES	NS10 - VEHICLE AND EQUIPMENT MAINTENANCE	WM10 - LIQUID WASTE MANAGEMENT	
EC11 - SLOPE DRAINS	NS11 - PILE DRIVING OPERATIONS		
EC12 - STREAMBANK STABILIZATION	NS12 - CONCRETE CURING		
EC13 - POLYACRYLAMIDE	NS13 - CONCRETE FINISHING		
	NS14 - MATERIAL AND EQUIPMENT USE		
	NS15 - DEMOLITION ADJACENT TO WATER		
	NS16 - TEMPORARY BATCH PLANTS		
TEMPORARY SEDIMENT CONTROL		WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL	
SE1 - SILT FENCE	WM1 - MATERIAL DELIVERY AND STORAGE		
SE2 - SEDIMENT BASIN	WM2 - MATERIAL USE		
SE3 - SEDIMENT TRAP	WM3 - STOCKPILE MANAGEMENT		
SE4 - CHECK DAM	WM4 - SPILL PREVENTION AND CONTROL		
SE5 - FIBER ROLLS	WM5 - SOLID WASTE MANAGEMENT		
SE6 - GRAVEL BAG BERM	WM6 - HAZARDOUS WASTE MANAGEMENT		
SE7 - STREET SWEEPING AND VACUUMING	WM7 - CONTAMINATION SOIL MANAGEMENT		
SE8 - SANDBAG BARRIER	WM8 - CONCRETE WASTE MANAGEMENT		
SE9 - STRAW BALE BARRIER	WM9 - SANITARY/SEPTIC WASTE MANAGEMENT		
SE10 - STORM DRAIN INLET PROTECTION	WM10 - LIQUID WASTE MANAGEMENT		
WIND EROSION CONTROL			
WE1 - WIND EROSION CONTROL			
EQUIPMENT TRACKING CONTROL			
TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT			
TC2 - STABILIZED CONSTRUCTION ROADWAY			
TC3 - ENTRANCE/OUTLET TIRE WASH			



FILE NAME: F:\383 S Batavia Street\Sheets\20180034\_C-5.0\_EC. SAVE DATE: 3/3/2021. PLOT DATE: 3/10/2021

NO.	REVISIONS:	BY:	DATE:

PLANS PREPARED BY  
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Civil Engineering & Surveying  
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PROJECT  
**383 S BATAVIA STREET  
ORANGE, CA 92868**

SHEET TITLE  
**EROSION CONTROL PLAN**

PROJECT NO.  
20180034

SCALE  
1" = 20'

DATE  
11/05/2018

DESIGNED BY

DRAWN BY

CHECKED BY  
KA

SHEET NO.  
**C-5.0**  
5 OF 9 SHEETS

**GRADING NOTES:**

- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO BEGINNING ANY GRADING OR CONSTRUCTION. CALL CITY INSPECTOR 714-744-5526 TO ARRANGE MEETING TIME.
- ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ORANGE MANUAL OF GRADING AND STANDARD PLANS AND SPECIFICATIONS (AVAILABLE ON CITY WEBSITE OR AT THE ENGINEERING OFFICE).
- CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ANY ERROR AND/OR OMISSION DISCOVERED DURING THE CONSTRUCTION. ANY SUBSTANTIAL CHANGES TO THE APPROVED GRADING PLAN OCCASIONED BY FIELD CONDITIONS, SITE PLAN CHANGES, ETC. SHALL BE ACCOMPLISHED PRIOR TO FINAL GRADING, AND SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO IMPLEMENTING CHANGES IN THE FIELD.
- RETAINING WALLS WILL BE REQUIRED WHERE CUTTING OR FILLING ALONG PROPERTY LINES MAY CAUSE DAMAGE, BUT ALWAYS WHERE THE CUT OR FILL EXCEEDS ONE (1) VERTICAL FOOT.
- FREE STANDING AND RETAINING WALLS SHOWN ON THIS PLAN ARE FOR LOCATION AND ELEVATION CONTOURS ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE STRUCTURAL APPROVAL OF ANY WALLS OR RETAINING DEVICES SHOWN HEREON. A SEPARATE PLAN CHECK AND PERMIT MUST BE OBTAINED FROM THE CITY BUILDING DIVISION BEFORE THE CONSTRUCTION OF ANY WALLS.
- ALL ON-SITE SLOPES SHALL NOT EXCEED A GRADE OF TWO (2) HORIZONTAL TO ONE(1) VERTICAL (2:1), UNLESS STEEPER SLOPES ARE AUTHORIZED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
- A GRADING PERMIT MUST BE OBTAINED FROM THE CITY ENGINEERING DIVISION BY THE OWNER, DEVELOPER, OR GENERAL CONTRACTOR PRIOR TO CONDUCTING ANY GRADING, CLEARING, BRUSHING, OR GRUBBING ON NATURAL OR EXISTING GRADE THAT IS PREPARATORY TO GRADING.
- ALL ROUGH AND FINAL GRADING SHALL BE CERTIFIED TO BE IN COMPLIANCE WITH THE APPROVED GRADING PLAN AND CITY STANDARDS. THESE CERTIFICATIONS SHALL BE IN WRITING TO THE CITY ENGINEER AND SHALL BE SIGNED AND STAMPED BY LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, SOILS OR GEOMETRICAL ENGINEER, AND GRADING CONTRACTOR. THESE CERTIFICATIONS SHALL BE FILED WITH THE CITY PRIOR TO THE RELEASE OF OCCUPANCY.
- LANDSCAPING AND IRRIGATION PLANS, AS REQUIRED, SHALL BE APPROVED BY THE CITY DEPARTMENT OF COMMUNITY DEVELOPMENT 714-744-7320.
- PROVIDE STREET TREES AS REQUIRED BY THE CITY. NOTIFY DEPARTMENT OF PUBLIC WORKS, MAINTENANCE DIVISION, 714-532-6480 FOR STREET TREE LOCATION AND PLANTING STANDARDS.
- ALL FILL ONE (1) FOOT OR GREATER SHALL BE TESTED AND CERTIFIED AS TO RELATIVE COMPACTION.
- FILL SLOPES THREE (3) FEET OR GREATER IN HEIGHT SHALL BE COMPACTED TO THE FACE. THE SOILS ENGINEER SHALL INCLUDE SLOPE COMPACTION TESTS IN THE FINAL REPORT FOR ROUGH GRADING.
- UTILITY TRENCH BACKFILLS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE SOILS ENGINEER SHALL PROVIDE WRITTEN APPROVAL OF UTILITY TRENCH BACKFILL PRIOR TO FINAL GRADING RELEASE.
- ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE CALIFORNIA BUILDING CODE ADOPTED BY THE CITY OR RESPONSIBLE ENGINEERING RECOMMENDATIONS.
- IN THE EVENT THE LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, SOILS ENGINEER, OR ENGINEERING GEOLOGIST WHO IS RESPONSIBLE FOR THE PROFESSIONAL SUPERVISION OF THAT PORTION OF THE GRADING WHICH IS WITHIN HIS AREA OF TECHNICAL COMPETENCE IS RELIEVED OF OR OTHERWISE TERMINATES HIS DUTIES PRIOR TO COMPLETION OF THE WORK SHOWN ON THESE PLANS HE SHALL REPORT THIS FACT IN WRITING TO THE CITY ENGINEER WITHIN 48 HOURS OF HIS TERMINATION. PERSON ASSUMING HIS DUTIES SHALL PERFORM ALL INVESTIGATIONS HE DEEM NECESSARY TO APPROVE THE ENTIRE WORK INCLUDING CERTIFYING THAT PREVIOUS REPORTS ARE IN CONFORMANCE WITH CITY GRADING ORDINANCE AND THE GRADING PERMIT. ACCEPTANCE OF THE PROJECT BY THE NEW CONSULTANT SHALL BE MADE IN WRITING TO THE CITY, AND SHALL INCLUDE HIS CERTIFICATION OF ALL WORK PREVIOUSLY ACCOMPLISHED AND HIS RESPONSIBILITY FOR THE REMAINDER OF THE PROJECT.
- REPAIR OR REPLACE ANY BROKEN OR DETERIORATED ADJACENT PUBLIC INFRASTRUCTURE INCLUDING DAMAGED PUBLIC SIDEWALK, DAMAGED CURB AND GUTTER, AND DAMAGED DRIVEWAY APRONS.
- ALL UTILITY LINES FROM PUBLIC STREET AND EASEMENT, INCLUDING POWER LINES AND TELECOMMUNICATION LINES SHALL BE CONSTRUCTED UNDERGROUND.
- A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR WORK PERFORMED IN PUBLIC RIGHT-OF-WAY.
- A SEPARATE HAUL PERMIT IS REQUIRED FOR IMPORT/EXPORT OF EARTH MATERIAL. CONTACT TRAFFIC DIVISION AT 714-744-5536 FOR MORE DETAILS.

**FG-LP-0002**

**NOTES:**

- Filter insert shall have a high flow bypass feature.
- Filter outlet adaptor shall be constructed from stainless steel Type 304. Alternate outlet adaptor for shallow installations shall be PVC SCH-40. See detail B, sheet 2 of 2.
- Filter medium shall be *Fossil Rock™*, installed and maintained in accordance with manufacturer specifications.
- Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.
- For alternate outlet adaptor configurations used for extremely shallow trench drains contact Oldcastle Stormwater Solutions for engineering assistance.
- Filter element should be a minimum of one half the length of trench. Confirm flow rate upon order.

**Oldcastle Stormwater Solutions**  
7921 Southpark Plaza, Suite 200 | Littleton, CO 80120 | Ph: 800.579.8819 | oldcastlestormwater.com  
ECC-0127  
JPR 5/18/15

**FG-LP-0002**

**DETAIL A SECTION VIEW SCALE: 1X**

**DETAIL B SECTION VIEW ALTERNATE ADAPTER CONFIGURATION SCALE: 1X**

SPECIFIER CHART						
MODEL	FILTER TYPE	TRENCH WIDTH "D" (CLEAR OPENING)	MINIMUM TRENCH DEPTH (FROM BOTTOM OF GRATE)	SOLIDS STORAGE CAPACITY CUBIC FEET **	FILTERED FLOW CUBIC FEET / SECOND **	TOTAL BYPASS CAPACITY CUBIC FEET / SECOND **
FG-TDOF3	PIPE *	3.0	6.5	0.1	0.5	0.1
FG-TDOF4	PIPE *	4.0	6.5	0.2	0.5	0.1
FG-TDOF6	PIPE	6.0	6.5	0.4	0.5	0.2
FG-TDOF8	PIPE	8.0	6.5	0.7	0.5	0.3
FG-TDOF10	PIPE	10.0	6.5	0.9	0.5	0.5
FG-TDOF12	PIPE	12.0	6.5	0.9	1.0	0.6
FG-TDOF18	PIPE	18.0	6.5	1.3	1.5	1.1
FG-TDOF24	PIPE	24.0	6.5	1.8	2.0	1.5
FG-TDOA8	PANEL	6.0	4.5	0.4	0.2	0.2
FG-TDOA8	PANEL	8.0	4.5	0.7	0.2	0.3
FG-TDOA10	PANEL	10.0	4.5	0.8	0.3	0.5
FG-TDOA12	PANEL	12.0	4.5	1.0	0.4	0.6
FG-TDOA18	PANEL	18.0	4.5	1.4	0.8	1.1
FG-TDOA24	PANEL	24.0	4.5	1.8	1.1	1.5

\* ALTERNATE ADAPTER CONFIGURATION. SEE DETAIL B.  
\*\* CAPACITY PER 4-FT. SEGMENT USED.

**Oldcastle Stormwater Solutions**  
7921 Southpark Plaza, Suite 200 | Littleton, CO 80120 | Ph: 800.579.8819 | oldcastlestormwater.com  
ECC-0127  
JPR 5/18/15

**FloGard +Plus Catch Basin Insert Filter**  
Catch basin insert designed to capture sediment, gross solids, trash, and petroleum hydrocarbons from low (first flush) flows, even during the most extreme weather conditions.

Example Types, Sizes, and Capacities  
Additional sizes, including regional and custom options are available.

**FloGard Combination Inlet SPECIFIER CHART**

MODEL NO.	STANDARD & SHALLOW DEPTH -20 inches		STANDARD DEPTH -20 inches		MODEL NO.	SHALLOW DEPTH -12 inches	
	INLET ID (inch)	GRATE OD (inch)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft./sec.)		SHALLOW DEPTH	SOLIDS STORAGE CAPACITY (cu. ft.)
FGP-183P00	18 X 30	18 X 36	7.0	2.5	FGP-183P00R	1.4	1.1
FGP-183P00	18 X 36	18 X 40	8.0	2.3	FGP-183P00R	1.3	.9
FGP-243P00	24 X 36	24 X 36	8.1	3.6	FGP-243P00R	2.1	1.4
FGP-243P00	24 X 36	24 X 40	8.0	3.4	FGP-243P00R	1.95	1.15



**FloGard Flat Grated Inlet SPECIFIER CHART**

MODEL NO.	STANDARD & SHALLOW DEPTH -20 inches		STANDARD DEPTH -20 inches		MODEL NO.	SHALLOW DEPTH -12 inches	
	INLET ID (inch)	GRATE OD (inch)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft./sec.)		SHALLOW DEPTH	SOLIDS STORAGE CAPACITY (cu. ft.)
FGP-18F	18 X 18	18 X 24	2.8	0.3	FGP-18FR	.15	.25
FGP-18F	18 X 18	18 X 18	4.7	0.8	FGP-18FR	.45	.4
FGP-183F	18 X 36	18 X 40	6.9	2.3	FGP-183FR	1.3	.9
FGP-24F	24 X 24	24 X 24	6.1	2.2	FGP-24FR	1.25	.85
FGP-243F	24 X 36	24 X 40	8.0	3.4	FGP-243FR	1.95	1.15
FGP-243F	24 X 36	24 X 48	9.3	4.4	FGP-243FR	2.5	1.35
FGP-30F	30 X 30	30 X 34	6.1	3.6	FGP-30FR	1.25	.85
FGP-30F	30 X 30	30 X 40	9.1	4.6	FGP-30FR	2.65	1.35
FGP-363F	36 X 36	40 X 48	11.5	6.8	FGP-363FR	3.9	1.85
FGP-48F	48 X 48	48 X 54	13.2	9.5	FGP-48FR	6.45	2.25
FGP-1833F	18 X 36	18 X 36	6.9	2.3	FGP-1833FR	1.3	.9
FGP-2234F	22 X 34	24 X 36	8.0	3.4	FGP-2234FR	1.95	1.15



**FloGard Circular Grated Inlet SPECIFIER CHART**

MODEL NUMBER	INLET ID (INCHES)	GRATE OD (INCHES)	SOLIDS STORAGE CAPACITY (CU.FT.)	FILTERED FLOW (CFS)	TOTAL BYPASS CAPACITY (CFS)
FGP-RF18F	18	18	0.3	0.4	2.8
FGP-RF18F	18	20	0.8	0.7	4.7
FGP-RF20F	21	21	0.8	0.7	4.7
FGP-RF21F	22	23.5	0.8	0.7	4.7
FGP-RF22F	23	24	0.8	0.7	4.7
FGP-RF24F	24	26	0.8	0.7	4.7
FGP-RF30F	30	32	2.2	1.5	6.1
FGP-RF36F	36	39	3.6	2.0	8.1



Visit our website: [oldcastlestormwater.com](http://oldcastlestormwater.com) or call (800) 579-8819 for additional sizes and options.

**Oldcastle Stormwater Solutions** (800) 579-8819 [oldcastlestormwater.com](http://oldcastlestormwater.com)  
stormcapture.com

**CDS2020-5-C DESIGN NOTES**

THE STANDARD CDS2020-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

**CONFIGURATION DESCRIPTION**

- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES
- SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
- SEDIMENT WEIR FOR NUDEP / NCAT CONFORMING UNITS

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	*
PEAK FLOW RATE (CFS OR L/s)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*
SCREEN APERTURE (2400 OR 4700)	*
PIPE DATA	I.E. MATERIAL DIAMETER
INLET PIPE 1	*
INLET PIPE 2	*
OUTLET PIPE	*
RIM ELEVATION	*
ANTI-FLOTATION BALLAST	WIDTH HEIGHT
NOTES/SPECIAL REQUIREMENTS	

\* PER ENGINEER OF RECORD

**GENERAL NOTES**

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.contechES.com](http://www.contechES.com)
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET H20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

**INSTALLATION NOTES**

- ANY SUB-BASE, BACKFILL, DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

**CONTECH ENGINEERED SOLUTIONS LLC**  
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45389  
800-338-1122 513-645-7000 513-645-7993 FAX

**CDS2020-5-C INLINE CDS STANDARD DETAIL**

**PLAN VIEW B-B N.T.S.**

**ELEVATION A-A N.T.S.**

**FRAME AND COVER (DIAMETER VARIES) N.T.S.**

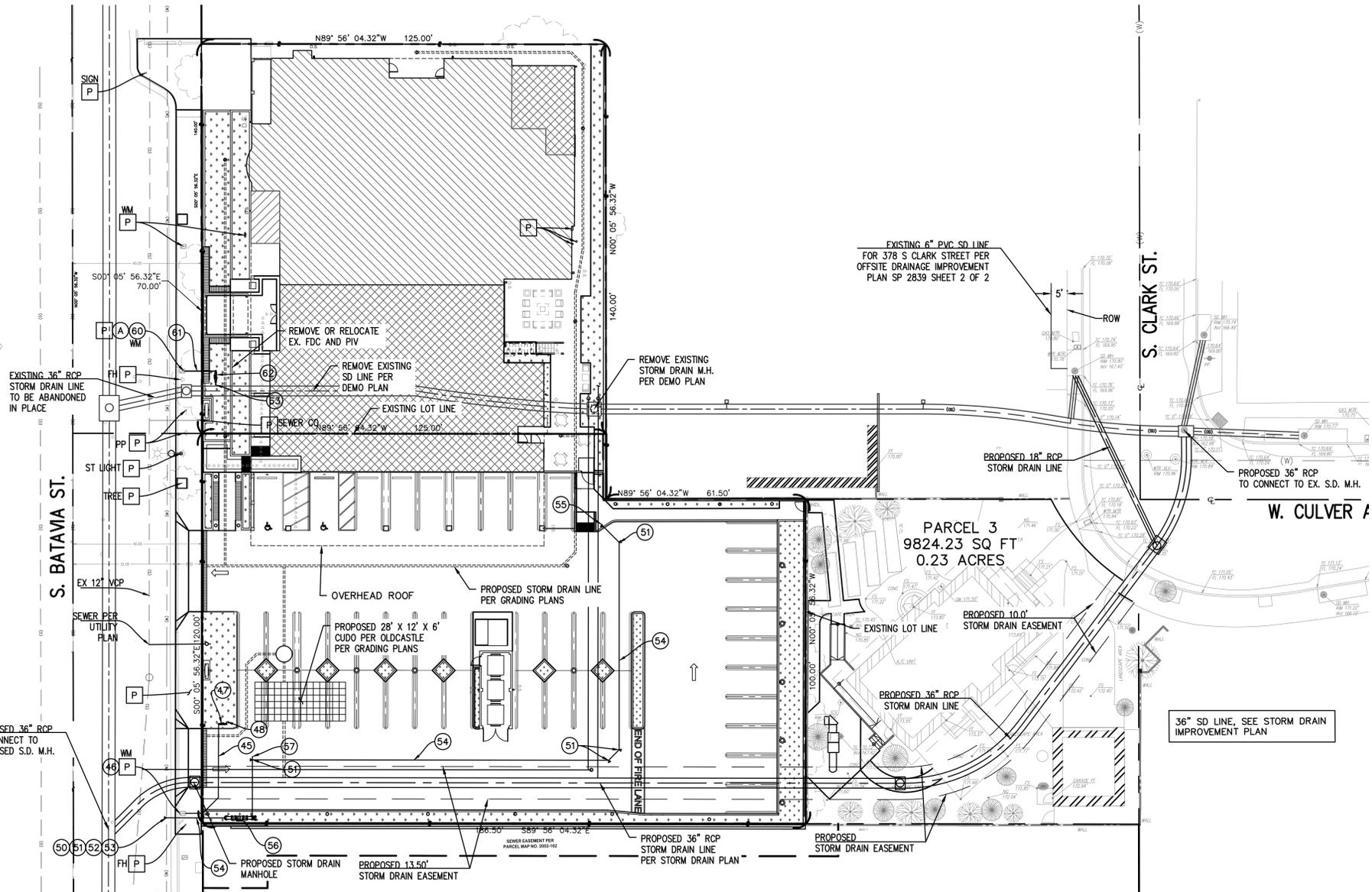
PLANS PREPARED BY **JMC**  
Civil Engineering & Surveying  
John M. Crivellano Consultants, Inc.  
411 N. Harbor Blvd., Suite 201  
San Pedro, CA 90721  
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PROJECT: 383 S BATAVIA STREET ORANGE, CA 92668  
SHEET TITLE: CONSTRUCTION DETAILS  
PROJECT NO: 20180034  
SCALE: 1"=20'  
DATE: 10/18/2018  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY: KA  
SHEET NO: C-6.0  
6 OF 9 SHTS

**GENERAL WATER CONSTRUCTION NOTES**

- ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF ORANGE WATER DIVISION STANDARD PLANS AND SPECIFICATIONS AND SHALL ALSO BE DONE TO THE SATISFACTION OF THE CITY PUBLIC WORKS INSPECTOR.
- CITY OF ORANGE WATER DIVISION STANDARD PLANS AND SPECIFICATIONS ARE AVAILABLE AT THE CITY OF ORANGE WATER DIVISION, 189 S. WATER STREET, ORANGE, CA 92866 AND FROM THE CITY'S WEBSITE.
- THE APPLICANT/DEVELOPER SHALL FURNISH A DEDICATED AND GRADED MINIMUM FIFTEEN (15) FOOT UNENCUMBERED ACCESS AND UTILITY EASEMENT FOR FUTURE FACILITIES TO BE CONTIGUOUS TO THE EXISTING CITY RIGHT OF WAY AND EASEMENTS AS DETERMINED BY THE WATER DIVISION FOR ALL PUBLIC WATER FACILITIES, INCLUDING WATER MAINS, SERVICES, METERS, DETECTOR CHECKS, AND FIRE HYDRANTS, PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WATER IMPROVEMENTS.
- THE APPLICANT/DEVELOPER SHALL ENTER INTO A DECORATIVE IMPROVEMENT AGREEMENT/EASEMENT DEED AND AGREEMENT WITH THE CITY OF ORANGE PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WATER IMPROVEMENTS.
- THE APPLICANT/DEVELOPER SHALL SATISFY ALL WATER MAIN CONNECTIONS, PLAN CHECK, AND INSPECTION CHARGES AS DETERMINED BY THE WATER DIVISION PRIOR TO APPROVAL OF THE WATER PLANS.
- THE APPLICANT/DEVELOPER SHALL SATISFY ALL WATER BOND REQUIREMENTS FOR THE INSTALLATION OF THE WATER SYSTEM AS DETERMINED BY THE WATER DIVISION PRIOR TO APPROVAL OF THE WATER PLANS.
- EACH BUILDING SHALL BE METERED SEPARATELY UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE WATER DIVISION.
- EACH BUILDING SHALL BE PROTECTED WITH A SEPARATE FIRE SUPPRESSION SERVICE UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE FIRE DEPARTMENT AND THE WATER DIVISION.
- IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO INDEPENDENTLY VERIFY THE EXISTING AVAILABLE PRESSURE AND FLOW CONDITIONS AND DESIGN THE VARIOUS ON-SITE SYSTEMS TO MEET THE SITE SPECIFIC REQUIREMENTS. FIRE FLOW AND PRESSURE TEST RESULTS ARE VALID ONLY WHEN FIELD TESTED BY THE APPROPRIATE FIRE AUTHORITIES HAVING JURISDICTION.
- INDIVIDUAL PRESSURE REGULATORS SHALL BE FURNISHED AND INSTALLED BY THE APPLICANT/DEVELOPER ON SERVICES WHERE THE INCOMING PRESSURE EXCEEDS EIGHTY POUNDS PER SQUARE INCH (80 PSI).
- THE APPLICANT IS RESPONSIBLE FOR OBTAINING STREET ADDRESS ASSIGNMENTS FOR EACH WATER METER AND BACKFLOW DEVICE LOCATION FROM THE CITY OF ORANGE DEPARTMENT OF PUBLIC WORKS SUBDIVISION SECTION PRIOR TO MAKING APPLICATION FOR METERS AND SERVICES.
- AN EIGHT (8) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN CITY WATER MAINS AND SIGNS, TREES, OR OTHER SUBSTANTIAL SHRUBS, BUSHES, OR PLANTS.
- A TWENTY (20) FOOT SEPARATION SHALL BE MAINTAINED FROM THE CITY WATER MAINS TO THE PROPOSED BUILDINGS AND STRUCTURES UNLESS OTHERWISE APPROVED SPECIFICALLY BY THE WATER DIVISION.
- PERMANENT SIGNS, AWNINGS, SURFACE WATER QUALITY FEATURES SUCH AS BUT NOT LIMITED TO INFILTRATION PLANTERS, BASINS, PERVIOUS PAVEMENT, OR OTHER STRUCTURES SHALL NOT BE PERMITTED TO BE INSTALLED OVER CITY WATER MAINS, LATERALS, SERVICES, METERS, AND FIRE HYDRANTS.
- A MINIMUM OF FOURTEEN (14) CALENDAR DAYS PRIOR TO CONSTRUCTION, THE ENGINEER OF RECORD SHALL PREPARE ANOTHER SET OF SUBMITTALS CONSISTENT WITH THE WATER IMPROVEMENT PLANS, AS APPROVED BY THE WATER DIVISION, FOR REVIEW AND APPROVAL. THE SUBMITTALS SHALL INCLUDE THE FOLLOWING, AS A MINIMUM: CERTIFICATION THAT ALL PUBLIC WATER SYSTEM MATERIALS COMPLY WITH THE APPROVED PLANS AND WITH THE WATER DIVISION STANDARD PLANS AND SPECIFICATIONS; CERTIFICATION THAT ALL PUBLIC WATER SYSTEM MATERIALS COMPLY WITH CALIFORNIA HEALTH AND SAFETY CODE SECTION 116875; AND CATALOG CUTS FOR ALL PUBLIC WATER SYSTEM PIPE, VALVES, FITTINGS, APPURTENANCES, AND RELATED ITEMS.
- THE ENGINEER SHALL SUBMIT ALL PROPOSED DEVIATIONS FROM THE ORIGINALLY APPROVED DESIGN THAT IMPACT THE PUBLIC WATER SYSTEM TO THE WATER DIVISION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION AND SHALL MAINTAIN A COMPLETE SET OF SAID RECORD DRAWINGS/PLANS. UPON APPROVAL, THE ENGINEER WILL MAKE CHANGES TO THE ORIGINAL DRAWINGS INDICATING RECORD CONDITIONS AND PROVIDE PRINTS TO THE CONTRACTOR AND THE WATER DIVISION. UPON COMPLETION OF THE PROJECT, THE ENGINEER SHALL PROVIDE THE APPROPRIATE RECORDS TO THE CITY OF ORANGE WATER DIVISION.
- WATER DIVISION AND THE CITY PUBLIC WORKS INSPECTOR SHALL BE NOTIFIED OF ANY AND ALL WATER SYSTEM CONSTRUCTION 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AT (714) 744-5526.
- SPECIAL SCHEDULING OUTSIDE OF NORMAL WORKING HOURS MAY BE REQUIRED FOR TEMPORARY SERVICE INTERRUPTIONS AND A MINIMUM OF THREE (3) WORKING DAY ADVANCE NOTICE BY THE DEVELOPER'S CONTRACTOR TO THE ORANGE WATER INSPECTOR IS REQUIRED FOR SYSTEM SHUT-DOWNS.
- FIRE SUPPRESSION SERVICES ARE SUBJECT TO THE FIRE DEPARTMENTS AND WATER DIVISION'S REVIEW AND APPROVAL. SEPARATE PLAN SUBMITTALS ARE REQUIRED.
- ALL PUBLIC WATER SYSTEM IMPROVEMENTS SHALL BE INSTALLED BY A CONTRACTOR HOLDING A VALID CLASS "A" OR "C-34" SPECIALTY LICENSE FROM THE STATE OF CALIFORNIA.
- CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF WATER MAINS AND OTHER UTILITIES PRIOR TO CONSTRUCTION.
- INSTALLATION OF SEWER MAINS AND STORM DRAINS IN THE VICINITY OF NEW AND/OR EXISTING WATER MAINS SHALL BE DONE IN ACCORDANCE WITH THE WATER DIVISION STANDARD PLANS AND IN ACCORDANCE WITH THE CALIFORNIA STATE HEALTH DEPARTMENT REQUIREMENTS FOR MATERIALS AND HORIZONTAL AND VERTICAL SEPARATION. THE MOST RESTRICTIVE CITY/STATE REQUIREMENTS SHALL TAKE PRECEDENCE.
- A SIX (6) FOOT MINIMUM HORIZONTAL CLEARANCE AND A ONE (1) FOOT MINIMUM VERTICAL CLEARANCE IS REQUIRED BETWEEN THE CITY WATER MAINS, LATERALS, SERVICES, METERS, AND FIRE HYDRANTS, AND ALL OTHER UTILITIES, EXCEPT FOR SEWER MAINS AND STORM DRAINS. SEE GENERAL WATER CONSTRUCTION NOTE NO. 22 FOR THE SEPARATION REQUIREMENTS FOR SEWER MAINS AND STORM DRAINS.
- ALL MATERIALS SHALL BE NEW AND FREE OF DEFECTS.
- WATER MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH AWWA STANDARD C-600 FOR INSTALLATION OF DUCTILE IRON WATER MAINS AND THEIR APPURTENANCES, LATEST REVISION, AND THE WATER DIVISION STANDARD PLANS AND SPECIFICATIONS.
- ALL FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKS AND MEGA-LUG RETAINING GLANDS OR APPROVED EQUAL.
- ALL DUCTILE IRON PIPE, FITTINGS, VALVES, COPPER SERVICE LATERALS, AND APPURTENANCES SHALL BE WRAPPED WITH POLYETHYLENE PER AWWA STANDARD C-105 DUCTILE IRON PIPING FOR WATER. LATEST REVISION. POLYWRAP MATERIAL SHALL BE CLEAR 8 MIL POLYETHYLENE FLAT TUBING WITH DIMENSIONS APPROPRIATE FOR THE SIZE OF PIPE.
- WATER MAINLINES, FITTINGS AND APPURTENANCES SHALL BE INSTALLED THREE AND ONE-HALF (3.5) FEET BELOW FINISHED SURFACE TYPICALLY (NOT SUBGRADE) UNLESS INDICATED OTHERWISE ON THE APPROVED PLANS.
- CONTRACTOR SHALL HAVE DESIGN CIVIL ENGINEER STAKE WATER PIPELINES, FIRE HYDRANTS, AND METER LOCATIONS.
- PUBLIC WATER VALVES SHALL BE OPERATED BY CITY STAFF ONLY.
- ALL HOT TAPS REQUIRED ON EXISTING CITY WATER MAINS TO PROVIDE WATER SERVICE TO ANY LOT, PARCEL OR SUBDIVISION SHALL BE PERFORMED BY CITY CREWS AT THE DEVELOPER'S EXPENSE IN ACCORDANCE WITH THE FEE SCHEDULE ESTABLISHED BY RESOLUTION OF THE CITY COUNCIL. HOT TAPS EQUAL TO OR GREATER THAN 4-INCHES ARE PERFORMED BY CITY CREWS AFTER THE EXCAVATION IS COMPLETED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A STREET ENCROACHMENT/ EXCAVATION PERMIT.
- NON-ACTIVE WATER MAINS NEWLY INSTALLED BY DEVELOPER: 2-INCHES AND SMALLER SERVICE TAPS MAY BE INSTALLED BY DEVELOPER UNDER CITY PUBLIC WORKS INSPECTION PER WATER DIVISION APPROVED PLANS AND IN ACCORDANCE WITH THE WATER DIVISION STANDARD PLANS AND SPECIFICATIONS.
- ALL CITY DEDICATED FIRE HYDRANTS SHALL BE PAINTED AFTER INSTALLATION WITH APPROVED SAFETY ORANGE COLOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK PERTAINING TO REESTABLISHING LATERAL CONNECTIONS AND TEMPORARY TIE-OVERS AS MAY BE REQUIRED AS DETERMINED BY THE WATER DIVISION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SATISFYING THE REQUIREMENTS FROM THE FIRE DEPARTMENT, WATER DIVISION, PROPERTY OWNERS AND TENANTS AFFECTED BY TEMPORARY SERVICE INTERRUPTIONS.
- INSTALLATIONS FOUND TO BE IN NON-COMPLIANCE WITH THESE GENERAL WATER CONSTRUCTION NOTES AND/OR THE WATER DIVISION STANDARD PLANS AND SPECIFICATIONS SHALL BE REMOVED AND RE-INSTALLED PER THE CITY PUBLIC WORKS INSPECTOR'S APPROVAL PRIOR TO FINAL JOB APPROVAL AT THE CONTRACTOR'S EXPENSE.
- CONNECTIONS TO EXISTING CITY WATER MAINS SHALL BE MADE ONLY AFTER SUCCESSFUL PRESSURE TEST AND DISINFECTION HAS BEEN COMPLETED.
- ALL UNUSED SERVICE LATERALS TO BE CUT AND CAPPED AT THE WATER MAIN WITH METER BOXES REMOVED AND DISPOSED OF BY THE CONTRACTOR PER THE CITY PUBLIC WORKS INSPECTOR'S APPROVAL. THE RELATED SIDEWALK/STREET REPAIR WORK TO BE COMPLETED BY THE CONTRACTOR.
- ALL UNUSED SERVICE LATERALS 4-INCHES AND LARGER SHALL BE PERMANENTLY ABANDONED BY REMOVING THE CONNECTION TO THE MAIN COMPLETELY AND REPLACING IT WITH A NEW PIPE AND SOLID SLEEVE(S) PER THE WATER DIVISION STANDARD PLANS UNLESS OTHERWISE APPROVED BY THE WATER DIVISION.
- ALL METERS, DETECTOR CHECKS, VALVES, VALVE BOX COVERS, AND FIRE HYDRANTS IMPACTED BY DEMOLITION WORK SHALL BE RETURNED TO THE CITY WATER YARD.
- FINAL INSPECTION SHALL BE MADE AFTER COMPLETE INSTALLATION OF THE WATER SYSTEM AND APPURTENANCES, SUCCESSFUL PRESSURE TEST, DISINFECTION, RAISING TO GRADE OF ALL ON-SITE AND OFF-SITE VALVE BOXES, ADJUSTMENT TO GRADE OF ALL METER BOXES, AND INSTALLATION OF FIRE HYDRANT SUPPORT COLLARS.

FILE NAME: F:\363 S Batavia s\363 S Batavia\20180034\_C-7.0\_WT\_SAVE DATE: 8/24/2020, PLOT DATE: 3/3/2021



**WATER CONSTRUCTION NOTES**

- [P] PROTECT IN PLACE
- [60] TIE IN TO THE BACK OF EXISTING WATER PER CITY STD
- [61] CONSTRUCT 2.5" PVC SCHD. 80 PIPE, TRENCH & BACKFILL PER CITY STD OWD-110
- [62] CONSTRUCT 3.0" BACKFLOW PREVENT WITH COVER PER CITY STD OWD-305
- [63] SEE PLUMBING PLANS FOR CONTINUATION

**ABBREVIATIONS**

AC	= ASPHALT CONCRETE
BLDG	= BUILDING
CB	= CATCH BASIN
CF	= CURB FACE
CL	= CENTER LINE
CO	= CLEANOUT
CONC	= CONCRETE
EXIST	= EXISTING
HPFL	= HIGH POINT FLOW LINE
MH	= MANHOLE
PVMT	= PAVEMENT
PA	= PLANTER AREA
PL	= PROPERTY LINE
R/W	= RIGHT OF WAY
SD	= STORM DRAIN
SDMH	= STORM DRAIN MANHOLE
TYP	= TYPICAL
N	= NORTH
S	= SOUTH
E	= EAST
W	= WEST

**FIRE CONSTRUCTION NOTES**

- [50] HOT TAP TO EXISTING WATER LINE AND INSTALL FLANGED TEE PER CITY STD OWD-107
- [51] INSTALL THRUST BLOCK PER CITY STD OWD-109 WITH #4 EPOXY-COATED
- [52] INSTALL 6" FIRE SERVICE CONNECTION & ASSEMBLY PER CITY STD OWD-102
- [53] INSTALL 6" GATE VALVE TO GRADE WITH GATE WELL CAP PER CITY STD OWD-101
- [54] INSTALL 6" PVC C900, TRENCH & BACKFILL PER CITY STD OWD-110, INSTALL TEMPORARY STEEL PLATES.
- [55] INSTALL PRIVATE 6" F.H. PER CITY STD OWD-103 AND GUARD POST PER CITY STD OWD-104
- [56] INSTALL X" FEBCO LF876UST WITH DOUBLE CHECK DETECTOR ASSEMBLY WITH 2 FDC PER CITY STD OWD-305 AND GUARD POST PER CITY STD OWD-104
- [57] FIRE SPRINKLER CONNECTION PER PLUMBING PLANS

**NOTES:**

ALL FDC, WALL PIVS, AND EXPOSED EXTERIOR RISER VALVES SHALL BE PAINTED OSHA SAFETY RED

**IRRIGATION CONSTRUCTION NOTES**

- [45] CONSTRUCT X" PVC SCHD. 80 PIPE, TRENCH & BACKFILL PER CITY STD OWD-110
- [46] CONNECT TO EXISTING WATER METER PER CITY (IRRIGATION)
- [47] CONSTRUCT 2" IRRIGATION BACKFLOW PREVENT WITH COVER PER CITY STD OWD-306 AND ENCLOSURE PER CITY STD OWD-310
- [48] LANDSCAPE CONNECTION PER LANDSCAPE PLANS



NO.	REVISIONS:	BY:	DATE:

PLANS PREPARED BY

**JMC**  
 Civil Engineering & Surveying  
 John M. Cavallaro, Inc.  
 411 N. Harbor Blvd., Suite 201  
 San Pedro, CA 90731  
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 www.jmc-inc.com

PROJECT: 383 S BATAVIA STREET ORANGE, CA 92868

SHEET TITLE: WATER IMPROVEMENT PLAN

PROJECT NO.: 20180034

SCALE: 1"=20'

DATE: 03/08/2019

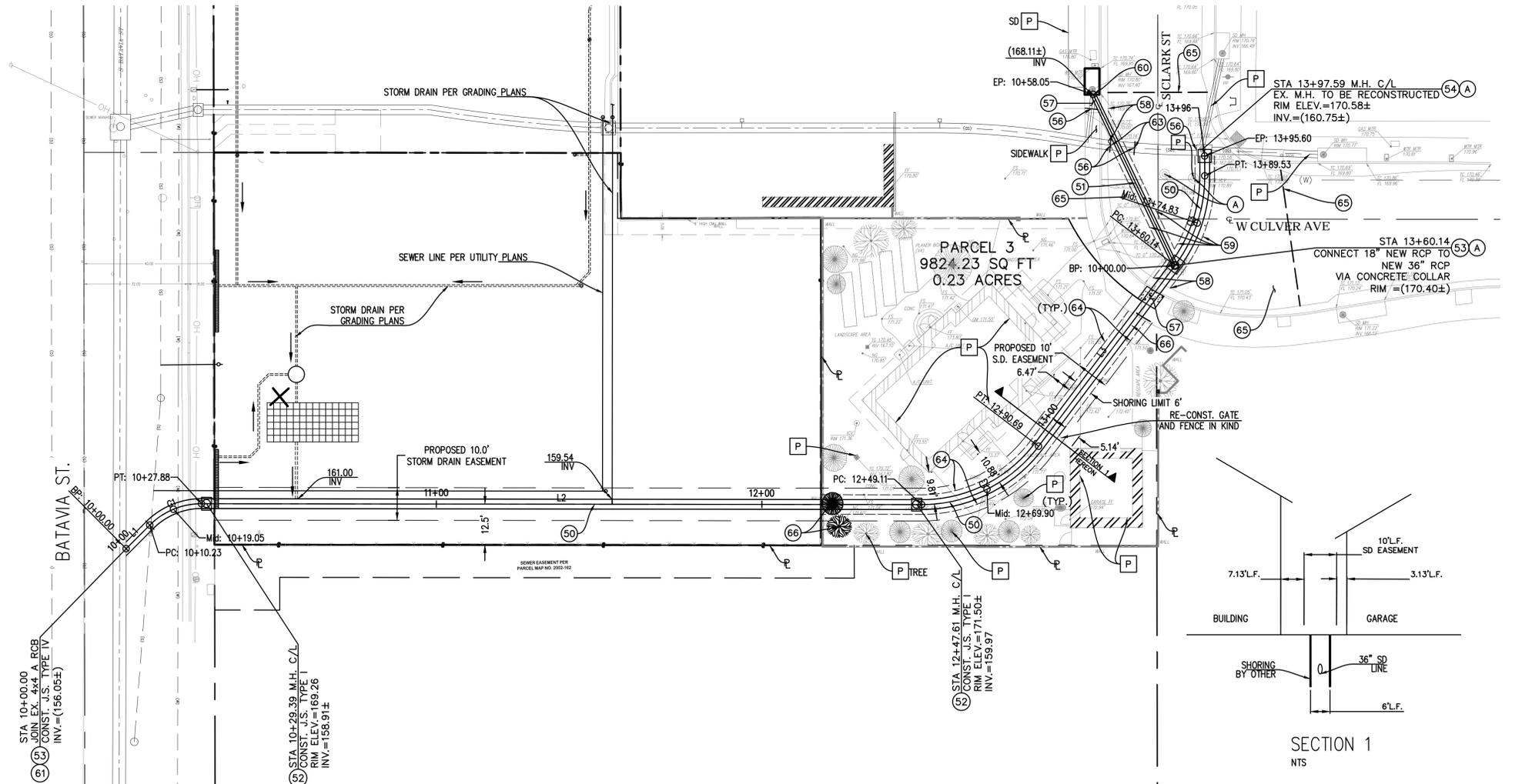
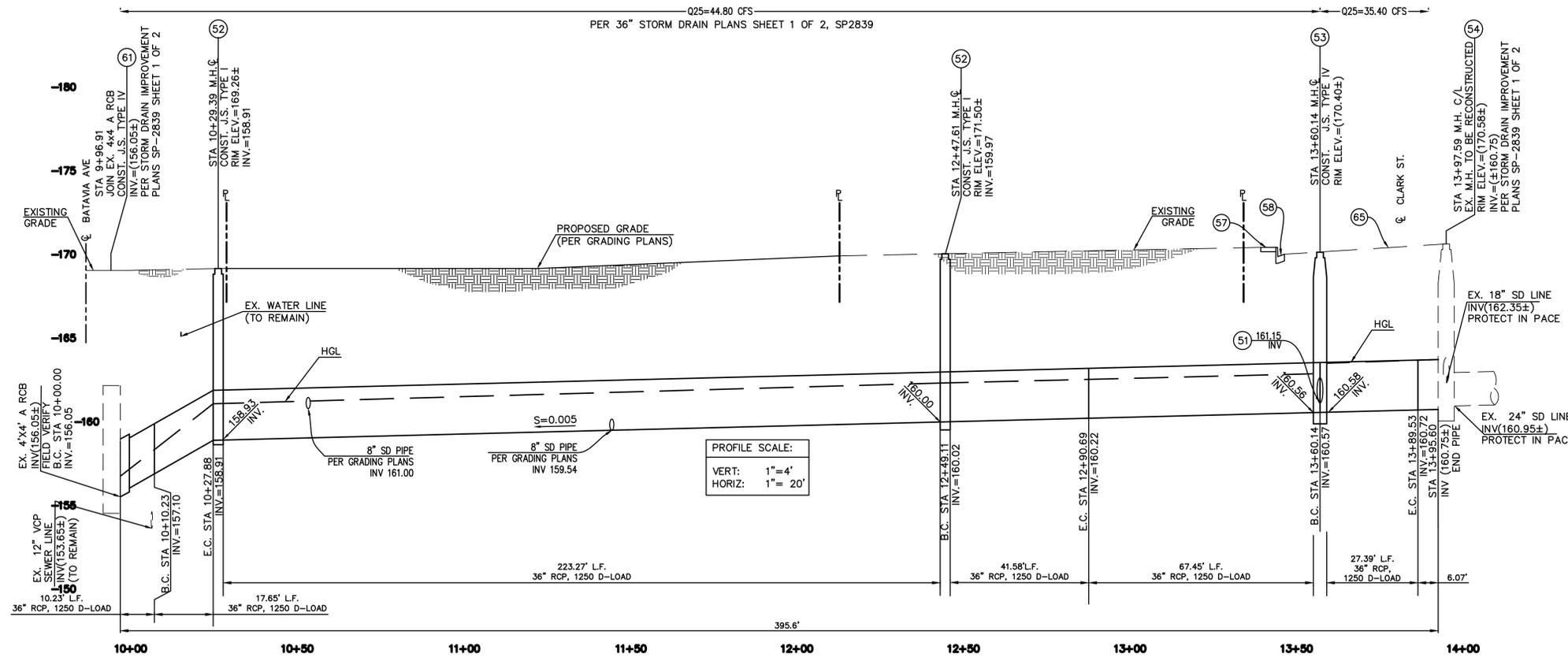
DESIGNED BY:

DRAWN BY:

CHECKED BY: KA

SHEET NO.: C-7.0

7 OF 9 SHTS



**CONSTRUCTION NOTES**

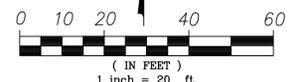
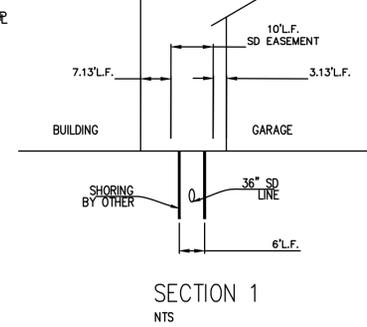
- (P) PROTECT IN PLACE
- (A) ADJUST TO GRADE AS NEEDED
- (50) CONSTRUCT 36" RCP PER PLAN & PROFILE PER CITY D.P.W. STD. NO. 327
- (51) CONSTRUCT 18" RCP PER PLAN & PROFILE PER CITY D.P.W. NO. 327
- (52) CONSTRUCT JS TYPE I PER CITY OF ORANGE D.P.W. STD PLAN NO. 313
- (53) CONSTRUCT JS TYPE IV PER CITY OF ORANGE D.P.W. STD PLAN NO. 316
- (54) JOINT EXISTING MANHOLE & CONSTRUCT CONCRETE COLLAR PER CITY OF ORANGE D.P.W. STD PLAN NO. 320
- (55) CONSTRUCT INLET TYPE II PER PLAN & PROFILE HEREON & PER CITY OF ORANGE D.P.W. STD PLAN NO. 302
- (56) CUT & PLUG EXISTING RCP WITH BRICK AND MORTAR
- (57) RECONSTRUCT 4" THICK PCC SIDEWALK PER CITY STD. PLAN NO. 118
- (58) RECONSTRUCT TYPE "A" PCC CURB AND GUTTER PER CITY STD. PLAN NO. 117 TO EXISTING LOCATION
- (59) RECONSTRUCT FULL DEPTH AC PAVEMENT
- (60) JOINT EXISTING CATCH BASIN
- (61) JOINT EXISTING STORM DRAIN CULVERT
- (62) CONST. 8" PVC SCH 35, BEDDING PER CITY STD PLAN NO 327
- (63) SAW CUT & REMOVE PORTION OF EXISTING STORM DRAIN AS NEEDED.
- (64) RECONSTRUCT SURFACE IN KIND
- (65) MILL AND OVERLAY ASPHALT PAVEMENT
- (66) REMOVE AND DISPOSE OF SITE EXISTING TREES PER LANDSCAPE PLANS

**NOTES TO THE CONTRACTOR:**

EXISTING WATER AND SEWER HOUSE LATERALS MAY EXIST WITHIN CONSTRUCTION AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE CARE WHEN EXCAVATING TO PROTECT LATERALS IN PLACE.

EXISTING IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN KIND TRENCH RESURFACING SHALL BE IN ACCORDANCE WITH CITY OF ORANGE STD. PLAN NO. 125.

SD RCP # 1				
Number	Radius	Length	Line/Chord Direction	A Value
C1	22.50	17.65	N67° 35' 53.48"E	
C2	45.00	41.57	N63° 35' 58.99"E	
C3	45.00	29.39	N18° 25' 29.26"E	
L1		10.23	N45° 07' 48.10"E	
L2		221.24	S89° 55' 55.00"E	
L3		69.45	N37° 07' 59.12"E	



PLANS PREPARED BY **JMC**  
 JMC Engineering & Surveying  
 John M. Crutcher, Inc.  
 411 N. Harbor Blvd, Suite 201  
 San Pedro, CA 90731  
 P: 310.241.6680  
 www.jmc.com

PROJECT: 383 S BATAVIA STREET  
 ORANGE, CA 92868

SHEET TITLE: STORM DRAIN RELOCATION-PLAN & PROFILE

PROJECT NO. 20180034

SCALE: 1"=20'

DATE: 06/26/2019

DESIGNED BY: \_\_\_\_\_

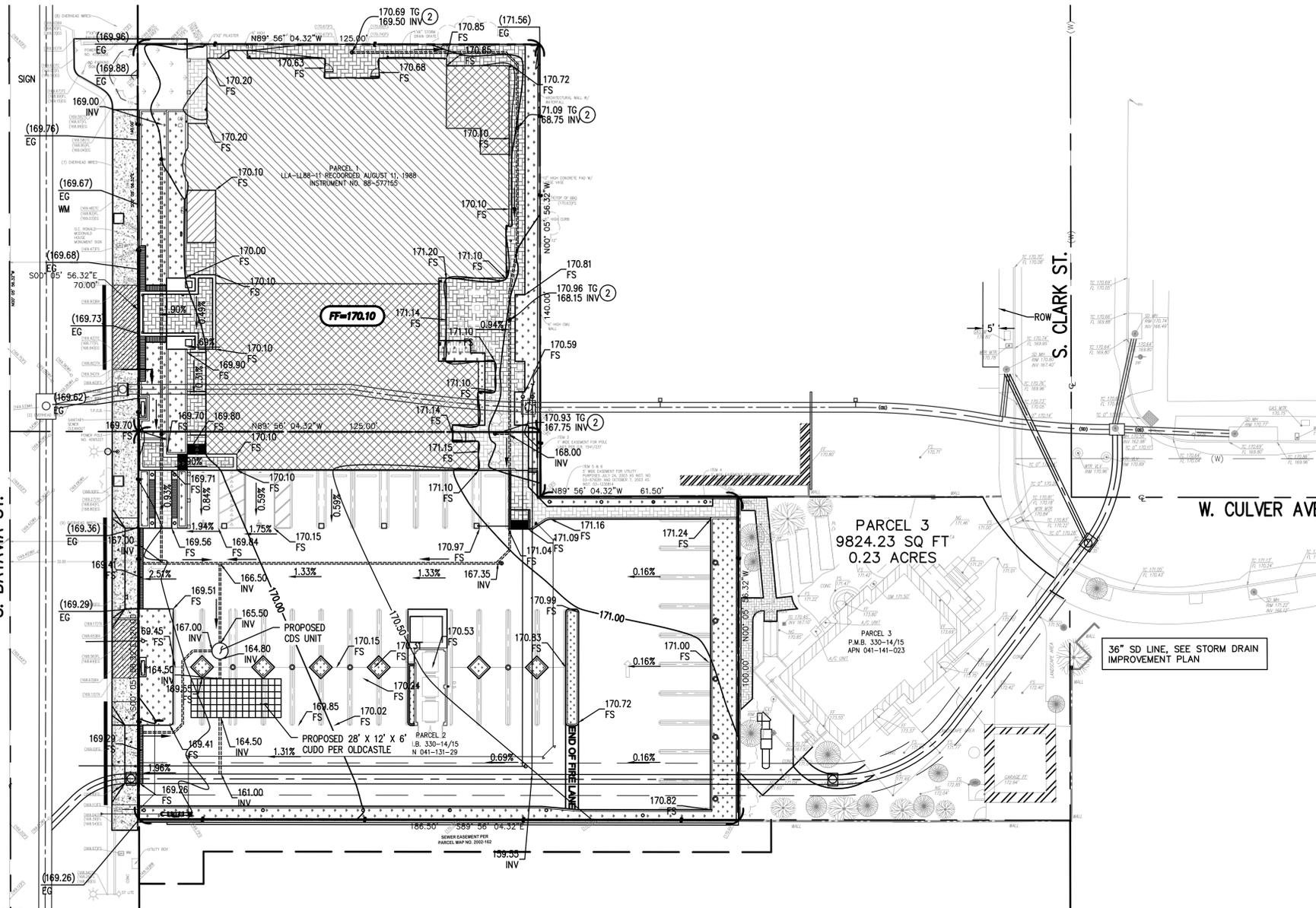
DRAWN BY: \_\_\_\_\_

CHECKED BY: KA

SHEET NO. C-8.0  
 8 OF 9 SHTS

NO.	REVISIONS:	BY:	DATE:

FILE NAME: F:\383 S Batavia\Sheets\20180034\_C-9.0\_LID, SAVE DATE: 8/24/2020, PLOT DATE: 3/3/2021



BMP BREAKDOWN	DESCRIPTION	LEGEND
BMP NUMBER	1	
BMP TYPE	RETENTION SYSTEM	
<b>TRIBUTARY AREAS:</b>		
ROOF (EXISTING)	5,970 sq.ft	
ROOF (PROPOSED)	10,115 sq.ft (INCLUDES OVERHANG)	
BMP NUMBER	2	
BMP TYPE	RETENTION SYSTEM	
TOTAL TRIBUTARY AREA	11,809.80 SQ.FT	
BMP NUMBER	3	
BMP TYPE	RETENTION SYSTEM	
TOTAL TRIBUTARY AREA	3,428.00 SQ.FT	
BMP NUMBER	4	
BMP TYPE	LANDSCAPE	
TOTAL LANDSCAPE AREA	4,832 SQ.FT	
TOTAL TRIBUTARY AREAS	36,154.80 sq.ft (1+2+3+4)	
TOTAL DCV REQUIRED	2,048.77 cu.ft	
TOTAL VOLUME PROVIDED	1,760 cu.ft	

- WQMP GENERAL NOTES:**
- 1) STENCIL AT ALL DRAINAGE INLETS (I.E. CATCH BASINS, TRENCH DRAINS). STENCIL PER DETAIL 1, HEREON.
  - 2) REFER TO CIVIL, PLUMBING, AND LANDSCAPE FOR DETAILED DESIGN COMPONENTS.
  - 3) ALL DOWNSPOUTS TO DRAIN TO RETENTION SYSTEM, PER PLAN.
  - 4) ANY CHANGES (TYPES, SIZES OR LOCATION) TO APPROVED WQMP BEST MANAGEMENT PRACTICES(BMPS) MUST OBTAIN WRITTEN APPROVAL FROM CITY OF ORANGE.
  - 5) TRASH ENCLOSURES LOCATED WITHIN THE BUILDING, PER PLAN.
  - 6) INLET ELEVATIONS TO THE BMPS TO BE DETERMINED AND VERIFIED BY CONTRACTOR.

**LEGEND:**

**ABBREVIATIONS**

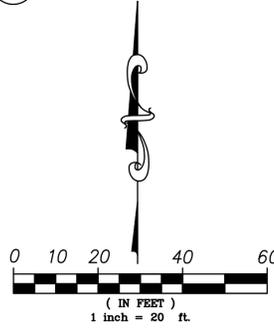
- AC == ASPHALT CONCRETE
- BLDG == BUILDING
- CB == CATCH BASIN
- CF == CURB FACE
- CL == CENTER LINE
- CO == CLEANOUT
- CONC == CONCRETE
- EXIST == EXISTING
- HPFL == HIGH POINT FLOW LINE
- MH == MANHOLE
- PVMT == PAVEMENT
- PA == PLANTER AREA
- PL == PROPERTY LINE
- R/W == RIGHT OF WAY
- SD == STORM DRAIN
- SDMH == STORM DRAIN MANHOLE
- TYP == TYPICAL
- N == NORTH
- S == SOUTH
- E == EAST
- W == WEST

- NEW CONCRETE SURFACE, SIDEWALK (36)
- 5" PCC OVER 6" AB, REINF. # 4 @ 18" O.C EACH WAY CENTER OF SLAB. CONCRETE CLASS 520-C-300 (11) (14)
- NEW PAVERS
- NEW LANDSCAPE AREA
- EXIST. BUILDING AREA
- NEW BUILDING ADDITION AREA
- NEW DOWNSPOUT (PER ARCHITECTURAL PLANS)



\*LABEL ALL CATCH BASINS, TRENCH DRAINS AND INLETS (12"MIN)

STENCIL DETAIL (1) (2) NTS



PLANS PREPARED BY: **JMC**  
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PROJECT: 383 S BATAVIA STREET ORANGE, CA 92868  
 SHEET TITLE: LID

PROJECT NO.: 20180034  
 SCALE: 1"=20'  
 DATE: 03/08/2019  
 DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY: KA  
 SHEET NO.: C-9.0  
 9 OF 9 SHTS

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 NO. \_\_\_\_\_



ORANGE COUNTY RONALD MCDONALD HOUSE  
EXPANSION - DESIGN REVIEW SUBMITTAL  
383 S. Batavia Street, Orange, CA 92868

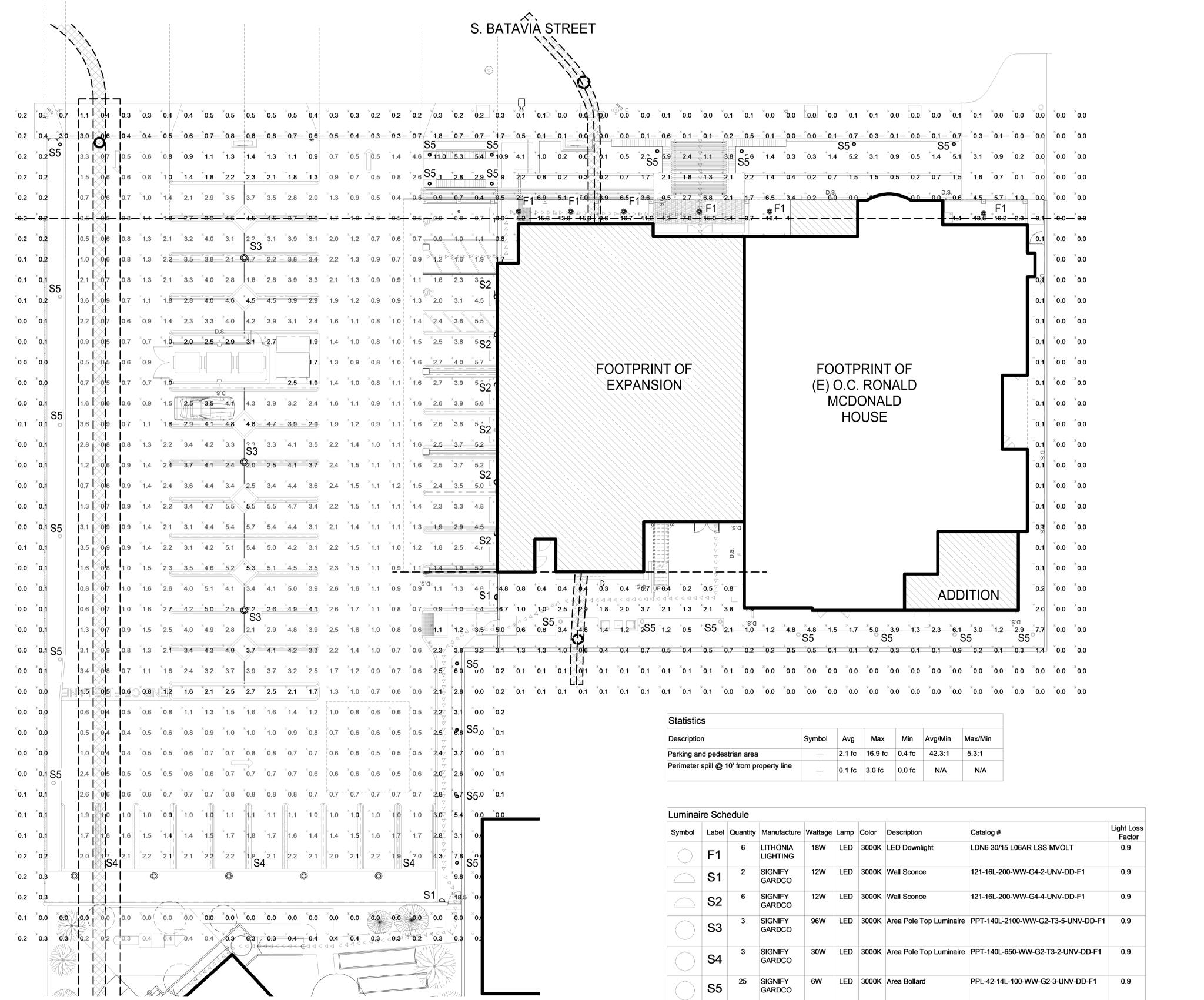
JOB	21766.00
SCALE	AS NOTED
PM	
DATE	8/25/2020

SITE PLAN PHOTOMETRICS

**PERKINS  
— EASTMAN  
Dougherty**

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Costa Mesa, CA 92626  
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**E-1.2**



**Statistics**

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Parking and pedestrian area	+	2.1 fc	16.9 fc	0.4 fc	42.3:1	5.3:1
Perimeter spill @ 10' from property line	+	0.1 fc	3.0 fc	0.0 fc	N/A	N/A

**Luminaire Schedule**

Symbol	Label	Quantity	Manufacture	Wattage	Lamp	Color	Description	Catalog #	Light Loss Factor
○	F1	6	LITHONIA LIGHTING	18W	LED	3000K	LED Downlight	LDN6 30/15 L06AR LSS MVOLT	0.9
◐	S1	2	SIGNIFY GARDCO	12W	LED	3000K	Wall Sconce	121-16L-200-WW-G4-2-UNV-DD-F1	0.9
◑	S2	6	SIGNIFY GARDCO	12W	LED	3000K	Wall Sconce	121-16L-200-WW-G4-4-UNV-DD-F1	0.9
○	S3	3	SIGNIFY GARDCO	96W	LED	3000K	Area Pole Top Luminaire	PPT-140L-2100-WW-G2-T3-5-UNV-DD-F1	0.9
○	S4	3	SIGNIFY GARDCO	30W	LED	3000K	Area Pole Top Luminaire	PPT-140L-650-WW-G2-T3-2-UNV-DD-F1	0.9
○	S5	25	SIGNIFY GARDCO	6W	LED	3000K	Area Bollard	PPL-42-14L-100-WW-G2-3-UNV-DD-F1	0.9



SITE PLAN PHOTOMETRICS 1" = 10'-0" 1

PRINTED: 8/25/2020 10:41:44 AM  
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M L K J H G F E D C B A

### COLD WATER SCHEDULE

**Plumbing System Friction Loss**

F.U.'s	370.5	=	130	GPM
Min. friction loss (psi)	35	(35 psi for flushvalve and pressure assisted tank)		
Elev. above St. main (ft.)	10	(from civil plans)		
Daily St. pressure (psi)	104	(from local water district)		
Dist. from St. to highest fixture	200	(from plans, in feet)		
Meter pressure loss (psi)	7.5	(IPC Appendix A.1)		
Backflow device loss (psi)	13			
PRV device loss (psi)	6			
System static pressure loss (ft. hd.)	4.3			
Friction loss available to system	38.2			
Total developed length	290			
Friction loss/100 ft.	13.822857			
Maximum velocity not to exceed ftps.	(max. friction loss allowable)			

### PLUMBING SIZING FORM

PIPE SIZE IS BASED ON CHART A-4 @ 3.0 P.S.I. / 100 FT.

FIXTURE UNITS ARE BASED ON TABLE A-2 FROM APPENDIX A

SIZE	FIXTURE UNITS				FIXTURE UNITS			
	F. TANK	F. VALVE	GPM	VELOCITY	NUMBER	FIXTURE	UNIT	TOTAL
1/2"	1	0	1.5	2.5	27	WC	2.5	67.5
3/4"	5	0	5	3.2	23	BT	4	92
1"	13	0	10	4.0	1	SH	2	2
1-1/4"	24	0	17	4.5	1	1st HB	2.5	2.5
1-1/2"	47	10	27	5.0	2	2nd HB	1	2
2"	158	64	56	6.0	3	WMB	4	12
2-1/2"	380	245	100	7.5		EXISTING		165.5
3"	691	630	160	8.0				
4"	1171	1171	230	8.0				
TOTAL FIXTURE UNITS								370.5
TOTAL G.P.M.								130

VELOCITY FOR COLD WATER PIPING LESS THAN 8 FT. PER SECOND  
 VELOCITY FOR HOT WATER PIPING LESS THAN 5 FT. PER SECOND  
 MAXIMUM SIZE FOR HOT WATER PIPING SHALL BE 1-1/2"

### GAS LOAD SCHEDULE

SYMBOL	ITEM	LOCATION	DEMAND (IN CFH)
-	DRYER	LAUNDRY ROOMS ON 1ST, 2ND & 3RD FLOOR	105 CFH TOTAL (35 CFH EACH)
WH-2	WATER HEATER	SECOND FLOOR	300 CFH
WH-3	WATER HEATER	THIRD FLOOR	300 CFH
-	EXISTING GAS LOAD	-	659 CFH
TOTAL GAS LOAD			1,364 CFH
LONGEST DEVELOPED PIPE LENGTH (LOW PRESSURE GAS)			<172 FT.
(INLET PRESSURE LESS THAN 2 PSI - 2016 CPC PER TABLE 1216.2 (1) [6.2(b)])			

### PLUMBING FIXTURE SCHEDULE

TAG	SPECIFICATION	CONNECTION SIZE:				
		WASTE	TRAP	VENT	CW RISER	HW RISER
WC 1 (Public Restroom)	Watercloset Kohler "Highline" K-3519 Pressure Assisted, ADA, 17-1/8" high rim, (1.0 GPF), floor mounted, elongated bowl, tank type, white vitreous china. Bemis plastic seat model ZL2155T, elongated, open front, angle stops, stain & chemical resistant.	3"	INT.	2"	1/2"	-
WC 2 (Public Restroom)	Watercloset Kohler "Highline" K-3519-RA Pressure Assisted, ADA, 17-1/8" high rim, (1.0 GPF), floor mounted, elongated bowl, tank type w/ trip lever located on RIGHT side white vitreous china. Bemis plastic seat model ZL2155T, elongated, open front, angle stops, stain & chemical resistant.	3"	INT.	2"	1/2"	-
WC 3 (Guest Restroom)	Watercloset Kohler "Camaron" K-3059, ADA compliant, 16-1/2" high rim, elongated bowl, tank type, (1.28 GPF), floor mounted, white vitreous china. Kohler seat model K-6655, elongated, closed front, angle stops, metal hinges.	3"	INT.	2"	1/2"	-
WC 4 (Guest Restroom)	Watercloset Kohler "Camaron" K-3059-RA, ADA compliant, alternate tank w/ trip lever located on RIGHT side, 16-1/2" high rim, elongated bowl, tank type, (1.28 GPF), floor mounted, white vitreous china. Kohler seat model K-6655, elongated, closed front, angle stops, metal hinges.	3"	INT.	2"	1/2"	-
L 1	Lavatory Kohler "Chesapeake" K-1725, white vitreous china, wall hung lavatory w/ faucet holes on centers. Chicago Faucet EQ-A12C-134BCP deck mounted single hole E-Tronic traditional sink faucet with battery operated dual beam infrared sensor, provide ASSE 1070 approved TMM set to 110", grid strainer drain w/ 1-1/2" cast brass P-trap with chrome finish, angle stops w/ rigid riser. Provide Joam 17000 series wall carrier. On ADA compliant provide Truetro L Guard per ADA Code 4-19.4.	2"	1-1/2"	1-1/2"	1/2"	1/2"
S 1	Two Compartment Sink Kohler "Trocata" K-4015-4, ADA compliant 33" x 22" x 4" stainless steel double bowl self rim sink, faucet holes on 4" centers, Chicago 2200-SE34BCP-2-CAST deck mounted 8" fixed center single lever w/ 1.5 gpm aerator, provide ASSE 1070 approved TMM set to 120", chrome basket strainers w/ 1-1/2" cast brass L.A. pattern P-trap with chrome finish, angle stops w/ rigid riser. On ADA compliant provide Truetro L Guard per ADA Code 4-19.4.	2"	1-1/2"	1-1/2"	1/2"	1/2"
BT 1	Bath/Shower Combo, Sterling "Accord" T1140112-0, ADA compliant, 60" x 30" LEET hand outlet w/ 2 end walls & 1 back wall, above floor installation, drain stopper assembly w/ chrome drain. Chicago faucets SH-P81-131-131 temp pressure balance tub & shower mixing valve, diverter valve, (1.50 gpm) wall shower head, arm, hand shower head, flex hose, escutcheon & chrome floor drain. (Optional) shower doors. Install per CPC (SEC. 411.10)	2"	2"	1-1/2"	1/2"	1/2"
BT 2	Bath/Shower Combo, Sterling "Accord" T1140122-0, ADA compliant, 60" x 30" LEET hand outlet w/ 2 end walls & 1 back wall, above floor installation, drain stopper assembly w/ chrome drain. Chicago faucets SH-P81-131-131 temp pressure balance tub & shower mixing valve, diverter valve, (1.50 gpm) wall shower head, arm, hand shower head, flex hose, escutcheon & chrome floor drain. (Optional) shower doors. Install per CPC (SEC. 411.10)	2"	2"	1-1/2"	1/2"	1/2"
SH 1	Shower Architect specifications. Chicago faucets SH-P81-131-131 temp pressure balance tub & shower mixing valve, diverter valve, (1.50 gpm) wall shower head, arm, hand shower head, flex hose, escutcheon & chrome floor drain. ADA compliant. Install per CPC (SEC. 411.10)	2"	2"	1-1/2"	1/2"	1/2"
FD 1	Floor Drain Joam 30002-SA Floor Drain WEJ.GC Cast Iron Body w/clamp ring, range adjustable Ninety strainer. J.R. Smith #2065 round floor drain, polished bronze grate. Provided with trap primer connection for TP-1.	2"	2"	1-1/2"	-	-
FS 1	Floor Sink Joam 40002 Floor Sink. J.R. Smith #5416 or #5411, 18" square top medium receptor, 5-7/8" deep sump, acid resistant coated interior and grate. Provided with trap primer connection for TP-1.	2"	2"	1-1/2"	-	-
TP 1	Trap Primer MIFAB model "M-500" 1/2" inlet and 1/2" outlet with optional distribution unit, may be located as indicated on drawings or as required by code. UPC listed. Provided with a 12" x 12" access panel or larger depending on the required access to the equipment and shut-off valve. (Contractor to verify).	-	-	-	1/2"	-
HB 1	Hose Bibb Woodford narrow wall hydrant model 24, chrome finish with vacuum breaker, metal wheel handle and loose tee key operated control valve.	-	-	-	-	3/4"
HB 2	Hose Bibb Woodford roof hydrant model Y24, chrome finish with vacuum breaker, metal wheel handle and loose tee key operated control valve.	-	-	-	-	3/4"
WMB 1	Wash Machine Box Daley 38970, 1/4 turn valves with water hammer arrestors & vacuum breakers.	2"	2"	1-1/2"	1/2"	1/2"

### GENERAL NOTES

- THE TOTAL INSTALLATION WILL COMPLY WITH THE REQUIREMENTS OF THE LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION INCLUDING 2016 CBC (CALIFORNIA BUILDING CODE) AND 2016 CMICPC (CALIFORNIA MECHANICAL AND PLUMBING CODE).
- BEFORE PROCEEDING WITH THE WORK CAREFULLY CHECK AND VERIFY DIMENSIONS, SIZES, REQUIRED CLEARANCES AND ASSUME FULL RESPONSIBILITY FOR THE FITTING OF EQUIPMENT AND MATERIALS HEREIN REQUIRED TO OTHER PARTS OF THE WORK OF OTHER TRADES.
- THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT OFFSETS, BENDS, SPECIAL FITTINGS AND LOCATIONS ARE NOT EXACTLY LOCATED. IN THE PREPARATION OF THESE DOCUMENTS, CERTAIN ASSUMPTIONS ARE MADE REGARDING EXISTING CONDITIONS. SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF EXISTING BUILDINGS AND/OR EQUIPMENT. THEREFORE, THE ENGINEER WILL NOT BE HELD RESPONSIBLE FOR CHANGES OR ADDITIONAL COSTS INCURRED DUE TO EXISTING CONDITIONS.
- THE INSTALLATION OF ACCESS PANELS OR OTHER INDICATING EQUIPMENT OR SPECIALTIES REQUIRING READING, ADJUSTMENT, INSPECTION, REPAIRS, REMOVAL OR REPLACEMENT WILL BE CONVENIENTLY LOCATED WITH REFERENCE TO THE FINISHED BUILDING.
- EQUIPMENT AND FIXTURES INSTALLED UNDER THIS CONTRACT WILL BE HUNG OR ANCHORED IN ACCORDANCE WITH 2016 CPC/BC.
- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS.
- WHERE MATERIAL IS SHOWN ON THE DRAWINGS BUT NOT SPECIFIED, IT WILL BE OF THE SAME TYPE AND QUALITY AS EXISTING MATERIAL.
- TEST SYSTEM(S) IN ACCORDANCE WITH REQUIREMENTS OF THE GOVERNING AUTHORITIES.
- CLEANOUTS WILL BE INSTALLED WHERE READILY ACCESSIBLE AND LOCATED AS PER CODE REQUIREMENTS. COORDINATE CLEANOUT LOCATIONS WITH EQUIPMENT CABINETS, ETC.
- CONNECTIONS TO EXISTING SERVICES TO BE MADE SUCH THAT INTERRUPTION TIME WILL BE AS SHORT AS POSSIBLE. GIVE THE OWNERS REPRESENTATIVE SUFFICIENT NOTICE OF SUCH INTERRUPTIONS AND THE ACTUAL SHUT-DOWN TIME TO BE AT A TIME DESIGNATED BY THE OWNERS REPRESENTATIVE.
- EXTERIOR WATER SHUT-OFF VALVES BELOW GROUND TO BE INSTALLED IN YARD BOXES WITH CHOPERS CONSPICUOUSLY MARKED "WATER SHUT-OFF" RESPECTIVELY.
- POTABLE WATER SYSTEMS TO BE DISINFECTED AND FLUSHED PRIOR TO USE BY WATER-CHLORINATION SOLUTION AND HAVE BACTERIOLOGICAL EXAMINATION MADE BY AN APPROVED AGENCY PER 2013 CPC SEC. 605.9 AND AS PRESCRIBED IN ANNA 081 METHODS OF CLEANING/DISINFECTING FOR NEW OR REPAIR PIPING AS DESCRIBED IN 051 OR NFPA 24.
- PLUMBING PIPE, FITTINGS AND FIXTURES USED TO CONVEY OR DISPENSE WATER FOR HUMAN CONSUMPTION TO COMPLY WITH AB 1953.
- SHUT-OFF VALVES TO BE PROVIDED IN MAIN BRANCHES, RUNS TO RISERS AND WHERE INDICATED ON DRAWINGS.
- PATCH AND REPAIR PAVED AREAS WHICH ARE EXCAVATED AND/OR DAMAGED AND RESTORE TO ORIGINAL CONDITION PLANTED AREAS DAMAGED BY WORK REQUIRED IN THESE DRAWINGS.
- VISIT THE SITE PRIOR TO BID AND BECOME THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS UNDER WHICH WORK WILL BE REQUIRED. INDICATED DIMENSIONS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATE PURPOSES ONLY.
- COMPLY WITH ALL CONTRACT DOCUMENTS IN LAYING OUT OF WORK AND EQUIPMENT. COORDINATE THE WORK OF THIS SECTION WITH THE WORK OF OTHER TRADES AND JOB CONDITIONS.
- NEW NON-RESIDENTIAL WATER CLOSETS TO COMPLY WITH 2016 CAL-GREEN 5.303.3.1 AND NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS TO BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
- NEW NON-RESIDENTIAL URINALS TO COMPLY WITH 2016 CAL-GREEN 5.303.3.2 AND NOT EXCEED 0.5 GALLONS PER FLUSH.
- NEW NON-RESIDENTIAL LAVATORY FAUCETS TO COMPLY WITH 2016 CAL-GREEN 5.303.2 AND NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.
- NEW NON-RESIDENTIAL SHOWERHEADS TO COMPLY WITH 2016 CAL-GREEN 5.303.3 AND NOT EXCEED 2.0 GALLONS PER MINUTE AT 60 PSI.
- NEW NON-RESIDENTIAL KITCHEN FAUCETS TO COMPLY WITH 2016 CAL-GREEN 5.303.2 AND NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
- NEW RESIDENTIAL WATER CLOSETS TO COMPLY WITH 2016 CAL-GREEN 4.303.1.1 AND NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS TO BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
- NEW RESIDENTIAL LAVATORY FAUCETS TO COMPLY WITH 2016 CAL-GREEN 4.303.1.4.1 AND NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI.
- NEW RESIDENTIAL SINGLE SHOWERHEADS TO COMPLY WITH 2016 CAL-GREEN 4.303.1.3.1 AND NOT EXCEED 2.0 GALLONS PER MINUTE AT 60 PSI. THE COMBINED RATE OF MULTIPLE SHOWERHEADS TO COMPLY WITH 2016 CAL-GREEN 4.303.1.4 AND NOT EXCEED 2.0 GALLONS PER MINUTE AT 60 PSI.
- NEW RESIDENTIAL KITCHEN FAUCETS TO COMPLY WITH 2016 CAL-GREEN 4.303.1.4.4 AND NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI.

### PLUMBING LEGEND AND SYMBOLS

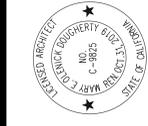
SYMBOL	ABBREV	DESCRIPTION
DETAIL No.		DETAIL REFERENCE
SHEET No.		SECTION REFERENCE
STACK/RISER		PLUMBING STACK OR RISER REFERENCE
ID. No.		EQUIPMENT REFERENCE
EQUIPMENT		
ID. No.		
FW		FILTERED WATER
CW		COLD WATER
HW		HOT WATER
HWR		HOT WATER RETURN
S or W		POP-OFF DRAIN LINE OR HIDDEN WATER LINE
S or W		SOIL OR WASTE BELOW GRADE (or FLOOR)
V		SOIL OR WASTE ABOVE GRADE (or FLOOR)
COND		PLUMBING VENT
G		CONDENSATE DRAIN
CS		GAS LOW PRESSURE
SOV		CIRCUIT SETTER
SOV or GC		SHUT OFF VALVE
CV		SHUT OFF VALVE OR GAS COCK ON RISER
PRV		SWING CHECK VALVE
PIR		PRESSURE REDUCING VALVE
PRR		PRESSURE-TEMPERATURE RELIEF VALVE
RRBPF		REDUCED PRESSURE BACKFLOW PREVENTER
DN		PIPE DOWN
UP		PIPE UP
DN		TEE DOWN
UP		TEE UP
DN		PIPE RISER & PIPE DROP (UP AND DOWN)
FCO		FLOOR CLEANOUT
WCO		WALL CLEANOUT
CO		CLEANOUT PLUG
COTG		YARD CLEANOUT or CLEANOUT TO GRADE
		CAP ON END OF PIPE
HB		HOSE BIBB WITH VACUUM BREAKER
WHA & TP		WATER HAMMER ARRESTOR & TRAP PRIMER
BV		BALL VALVE
GR		GAS REGULATOR
GC		GAS COCK (or GAS STOP)
GS		GAS SOLENOID
P.O.C.		POINT OF CONNECTION
P.O.D.		POINT OF DEMOLITION
A.P.		ACCESS PANEL
ABV		ABOVE
BEL		BELOW
A.G.A.		AMERICAN GAS ASSOCIATION
CONN		CONNECTION
CONT		CONTINUATION
(E)		EXISTING
(N)		NEW
DN		DOWN
H.C.		HANDICAPPED
E		INVERT ELEVATION
(TYP)		TYPICAL
U.O.N		UNLESS OTHERWISE NOTED
VTR		VENT THROUGH ROOF
W/		WITH
FU		PLUMBING FIXTURE UNIT
SEC COND		SECONDARY CONDENSATE

### PIPE MATERIAL SCHEDULE

SERVICE	PIPE MATERIAL & WEIGHT	TYPE OF JOINTS	PRESSURE FITTING MATERIAL	SHUT-OFF RATINGS PSI - SWP	VALVE
COLD WATER ABV. GROUND	COPPER L TUBE	SOLDERED	CAST BRONZE/ WROUGHT COPPER	125	BALL GATE CHECK
COLD WATER BELOW GROUND TO 5' OUTSIDE BUILDING	COPPER K TUBE	BRAZED	CAST BRONZE/ WROUGHT COPPER	125	BALL GATE
COLD WATER BELOW GROUND BEYOND 5'-0"	SCHEDULE 80 PVC	SOVENT-WELD	PVC	125	GATE
HOT WATER ABV. GROUND	COPPER L TUBE	SOLDERED	CAST BRONZE/ WROUGHT COPPER	125	BALL CHECK
FUEL GAS	STEEL 40, BLACK	SCREWED WELDED	MALL IRON STEEL WELD	150	SQR HEAD COCK
VENT	NO-HUB CAST IRON	NO-HUB	N/A	N/A	N/A
WASTE & SOIL DRAINS BELOW GRADE	SCH 40 PVC DWV SCHEDULE 40 ABS	SOVENT-WELD	ABS	N/A	N/A
WASTE & SOIL DRAINS ABOVE GRADE	NO-HUB CAST IRON	NO-HUB	N/A	N/A	N/A
CONDENSATE	COPPER M TUBE	SOLDERED	BRONZE	125	N/A

### PLUMBING PIPE INSULATION SCHEDULE

SERVICE	TEMPERATURE RANGE (F)	PIPE SIZE (IN. DIA.)			
		RUNOUTS UP TO 2	1 AND LESS THRU 2	2.5 THRU 4	5 THRU 6
DOMESTIC HOT WATER RECIRCULATING LOOPS	ABOVE 105°	0.5	1.0	1.0	1.5



ORANGE COUNTY RONALD MCDONALD HOUSE  
 EXPANSION - DESIGN REVIEW SUBMITTAL  
 383 S. Batavia Street, Orange, CA 92668

JOB	21766.00
SCALE	AS NOTED
PM	
DATE	5/20/2019

PLUMBING LEGEND NOTES & SCHEDULES

**PERKINS EASTMAN Dougherty**  
 3194 D Airport Loop Drive  
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