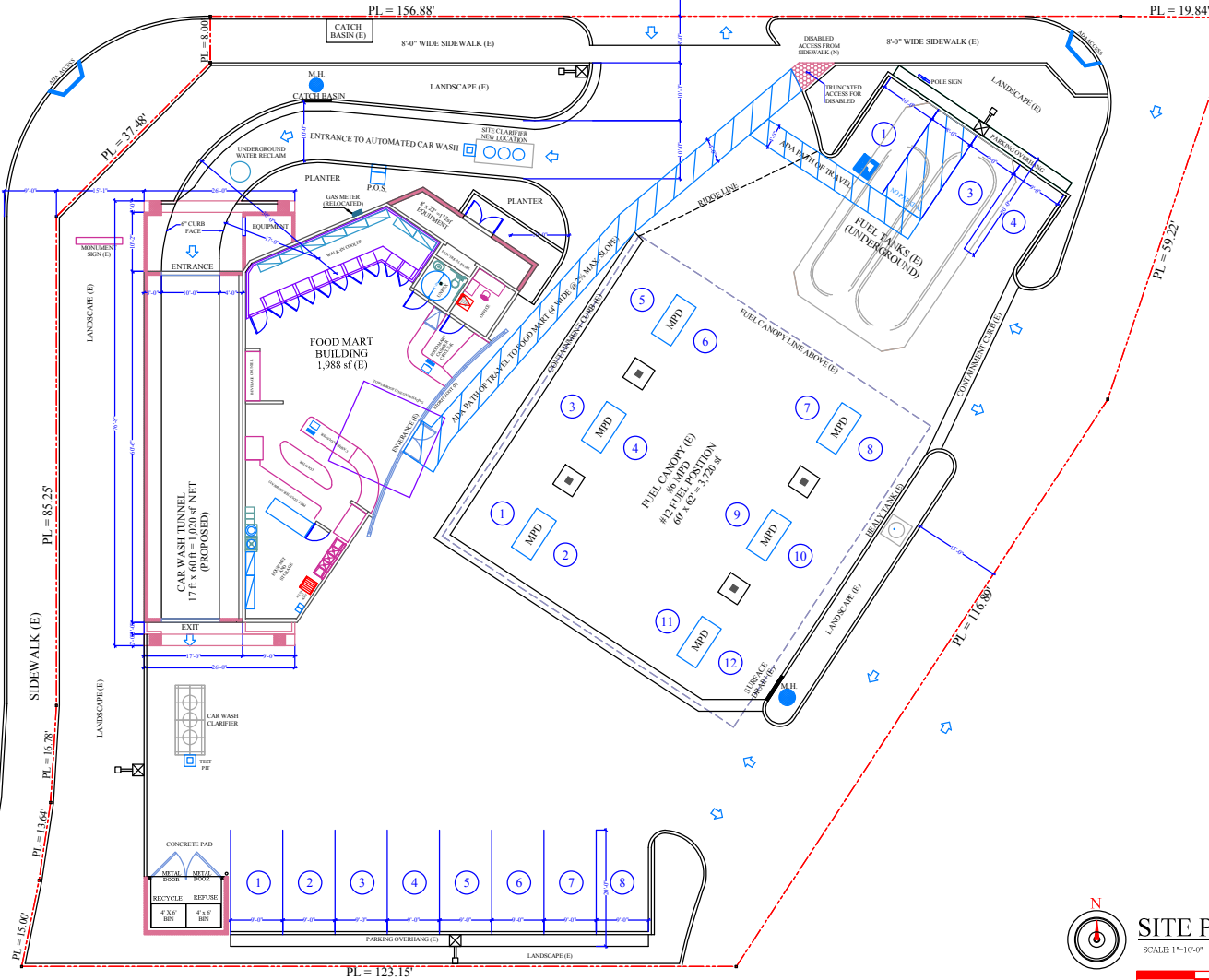


EDINGER AVENUE

JAMBOREE PLAZA



SITE PLAN

SCALE: 1"=10'-0"



GENERAL NOTES

- ALL WORK DONE SHALL CONFORM TO THE LATEST REVISIONS OF CITY OF TUSTIN STANDARD PLANS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (PREPARED BY THE SOUTHERN CALIFORNIA CHAPTER OF THE ASPA, AND ASSOCIATED GENERAL CONTRACTORS OF AMERICA) UNLESS NOTED OTHERWISE.
- CITY OF TUSTIN STANDARD PLANS SHALL BE CONSIDERED A PART OF THESE PLANS, AND SHALL BE ON THE JOB SITE AT TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH, DIRECT, AND MAINTAIN SUCH FENCES, BARRIERS, LIGHTS AND SIGNS WITHIN THE PUBLIC WAY AS ARE NECESSARY TO GIVE ADEQUATE WARNING TO THE PUBLIC AT ALL TIMES THAT THE WORK IS UNDER CONSTRUCTION AND OF ANY DANGEROUS CONDITIONS TO BE ENCOUNTERED AS A RESULT THEREOF.
- THE METHODS AND PROCEDURES FOR BARRICADEING AND CHANNELIZATION DURING CONSTRUCTION SHALL CONFORM TO THE MANUAL OF WARNING SIGNS, LIGHTS AND DEVICES FOR USE IN PERFORMANCE OF WORK UPON HIGHWAYS ISSUED BY THE DEPARTMENT OF TRANSPORTATION, AND THE LATEST REVISION THEREOF.
- PRIOR TO STARTING OF ANY WORK, THE CONTRACTOR SHALL SET UP A JOB SITE PRE-CONSTRUCTION MEETING WITH THE CITY IN ATTENDANCE AND SHALL SUBMIT HIS PROPOSED CONSTRUCTION SCHEDULE IN CONFORMANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- AN APPROVED REGISTERED SOIL ENGINEER SHALL CERTIFY TO THE CITY THAT THE ROUGH GRADING HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIRED SLOPE REPORT (S) REQUIRED.
- AN APPROVED REGISTERED SOIL ENGINEER SHALL ISSUE A CERTIFICATION OF GRADES AND COMPACTION FOR THE PADS BEFORE FRENCH INSPECTION, AS REQUIRED.
- A REGISTERED CIVIL ENGINEER SHALL CERTIFY THAT ALL BUILDING AND GARAGE SLABS, SIDEWALKS, PATIOS, PARKING AREAS, CURBS, LANDINGS, AND FLOW LINES FOR DRAINAGE HAVE BEEN CONSTRUCTED TO THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLANS, BUILDING PLANS, AND STREET IMPROVEMENT PLANS.
- AN APPROVED REGISTERED SOIL ENGINEER SHALL CERTIFY THAT ALL SUBGRADE, AGGREGATE BASE, AND ASPHALT PAVING HAVE BEEN CONSTRUCTED ACCORDING TO STANDARD COMPACTION AND PLACING PROCEDURES AND THAT ALL CONCRETE FILL WORK IS PLACED ON COMPACTED SUBGRADE.
- THESE CERTIFICATES SHALL BE RECEIVED BY THE BUILDING DIVISION PRIOR TO ISSUING PERMITS FOR OCCUPANCY.
- NINETY FIVE PERCENT (95%) RELATIVE COMPACTION SHALL BE REQUIRED ON ARTERIAL STREET SIDEWALK AND BASE. NINETY PERCENT (90%) RELATIVE COMPACTION SHALL BE REQUIRED AT ALL OTHER PAVING AREAS.
- PRIOR TO ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN A CITY PUBLIC WORKS PERMIT AND NOTIFY PUBLIC WORKS INSPECTOR FORTY EIGHT (48) HOURS IN ADVANCE OF SUCH WORK.
- TEMPORARY PERMITS FENCING SHALL BE PROVIDED DURING CONSTRUCTION.
- WHERE EXISTING WALL IS ON ADJACENT PROPERTY OR ON PROPERTY LINE, WRITTEN PERMISSION TO REMOVE WALL 8" APPLICABLE MUST BE OBTAINED FROM ADJACENT OWNER AND BE FILED WITH THE CITY.
- STREET TREES SHALL BE MINIMUM STOCK 24" DBH. THEY SHALL BE SYMMETRICAL IN GROWTH, FREE OF INSECT PESTS AND DISEASE, SUITABLE FOR THE STREET USE, AND DEPENDABLE UNDER THE MAINTENANCE CONTEMPLATED. COUNTY INSPECTOR SHALL INSPECT TREE STOCK, AT THE MINIMUM PRIOR TO DELIVERY TO THE JOB SITE.
- PRIOR TO THE IMPORTING OF SOIL TO THE FINAL DESTINATION, CERTIFICATION FOR MOVEMENT OF SOIL FROM OR WITHIN THE RED IMPROVED FIRE AND/OR GUARANTEED AREA MUST OBTAINED FROM THE COOPERATIVE RED IMPROVED FIRE ANT PROJECT. A CERTIFICATION INSPECTION CAN BE ARRANGED BY CONTACTING THE COOPERATIVE RED IMPROVED FIRE ANT PROJECT.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND.
- ALL HANDICAP CONSTRUCTION MUST COMPLY WITH CALIFORNIA NONDISCRIMINATE ACCESS REGULATIONS, TITLE 24 AND FEDERAL A.D.A. REGULATIONS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING:
- A. CURB AND OUTLETS
- B. HARDSHIP AND LANDSCAPE AREAS
- C. SIDEWALKS, HANDICAP RAMPS AND EDITS
- D. LANDSCAPE MAINTENANCE AND ALL LANDSCAPING AREAS
- E. CONNECTIONS TO CATCH BASIN BEYOND THE SITE BOUNDARIES
- F. CONNECTION TO ALL UTILITIES BEYOND THE SITE TO THE SOURCE.
- ALL TRENCHING BY CONTRACTOR TO BE BACK FILLED AND COMPACTED WITH A MIN. OF 90% COMPACTION.
- ALL TRENCHES TO BE INSPECTED BY ON SITE SOIL ENGINEER AND APPROVED TO A MIN. 90% COMPACTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NOT VERIFIED BY SURVEYORS WORK AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE SURVEYORS PRIOR TO ANY WORK TO BE PERFORMED.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIAL SHALL BE AVAILABLE ON SITE.
- EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF BUILDING OFFICIAL.
- ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY FORECAST PROBABILITY EXCEEDS 80%.
- AFTER A RAINFALL, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, BERMS AND BASINS.
- GRADED AREA ON THE PERMITTED AREA PERMITS MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE SHALL BE DIRECTED TOWARDS THE EXISTING FACILITY.
- THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRAFFIC INTO AREAS WHERE IMPROVED WATER CREATES A HAZARDOUS CONDITION.

REQUIREMENT FOR PROJECT'S DEVELOPMENT

- ALL TESTS REQUIRED BY THE CITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL REQUIRED WATER FACILITIES, INCLUDING FIRE HYDRANTS, SHALL BE ACCESSIBLE AND FULLY OPERATIONAL PRIOR AND DURING THE START OF THE CONSTRUCTION.
- MINIMUM SLOPES FOR ON SITE DEVELOPMENT OR DEDICATED IMPROVEMENTS SHALL BE AS FOLLOWS:
 - 1% FOR FLAT CONCRETE SURFACES
 - 1.5% FOR ASPHALT CONCRETE SURFACE
 - 2% FOR UNIMPROVED OR LANDSCAPED AREAS

DATE:

REVISIONS:

SCALE: 1"=10'-0"

DESIGN WORKS BY: NASSER MOHAMMAD

ARCHITECT

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CLIENT / OWNER

TUSTIN FIELD GAN AND FOOD

Mr. Danny Singh

3001 TOWN OF TUSTIN AVENUE

TUSTIN, CA 92780

PROJECT DATA

SITE PLAN (PROPOSED)

TUSTIN FIELD GAN AND FOOD

3001 TOWN OF TUSTIN AVENUE

TUSTIN, CA 92780

DRAWING NO.

SP-1

A-10