

# CITY OF CARSON PROPOSED TENANT IMPROVEMENT FREEWAY TIRES

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

Storm Water Pollution Control Requirements for Construction Activities  
Minimum Water Quality Protection Requirements for All Development Construction  
Projects/Certification Statement

The following is intended minimum notes or as an attachment for construction all grading plans and represent the minimum standards of good housekeeping which must be implemented on all construction sites regardless of size. (Applies to all permits)

- 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 courses or wind.
- Stockpiles of earth and other construction related materials 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-storm water 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 washes 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 swept 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.
- Other:

As the project owner or 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 I certify that I will comply with these requirements.

Print Name \_\_\_\_\_  
(Owner or authorized agent of the owner)

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Owner or authorized agent of the owner)

GENERAL NOTES :

1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY-PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

NOTE: OFFSITE IMPROVEMENTS  
(PUBLIC RIGHT OF WAY) REFER TO  
PUBLIC WORKS

SHEET INDEX

PROJECT DATA

T	TITLE PLAN AND PROJECT DATA
L-2	(P) LANDSCAPE PLAN ; 5-SHEETS
GN1	PLANNING REQUIREMENTS
GN2	PLANNING REQUIREMENTS
A-1	(E)&(P) SITE & ROOF PLAN
A-2	(E)&(P)GROUND FLOOR PLAN
A-3	(E)NORTH ; EAST ; SOUTH & WEST ELEVATIONS
A-3.1	(E)&(P)NORTH & WEST ELEVATIONS
A-3.2	(E)&(P) EAST AND SOUTH ELEVATIONS
A-3.3	(E)&(P)COLORED ELEVATIONS

LOT SIZE = IRREGULAR = 11,720 SF  
ZONING = ML-D  
EXISTING (E) METAL BUILDING(SHOP) = 1,296 SF  
(P)REMODEL BUILDING = 1,296 SF  
OCCUPANCY = U  
TYPE OF CONSTRUCTION = VB  
USE = COMMERCIAL  
MAX. HEIGHT = 12'-5"  
LOT COVERAGE = 1,296+2,097 = 3,393 SF / 11720 = 28 %  
LANDSCAPE : 11.720 x 0.05 = 597 SF  
(P)PARKING  
(P)PARKING STALLS ; 8.5 FTx 18FT : 4 SPACES (STD.)  
(P)PARKING STALLS ; 9 FTx 20FT : 4 SPACES (STD.)  
(P)PARKING STALLS ; 8.5 FTx 15FT : 1 SPACES(COMP.)  
TOTAL : 5 SPACES

FIRE SPRINKLERED VERIFY WITH FIRE DEPARTMENT  
NOTE ON PLAN: "BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAIN LY VISIBLE AND LEGIBLE FROM THE STREET", SECTION 502

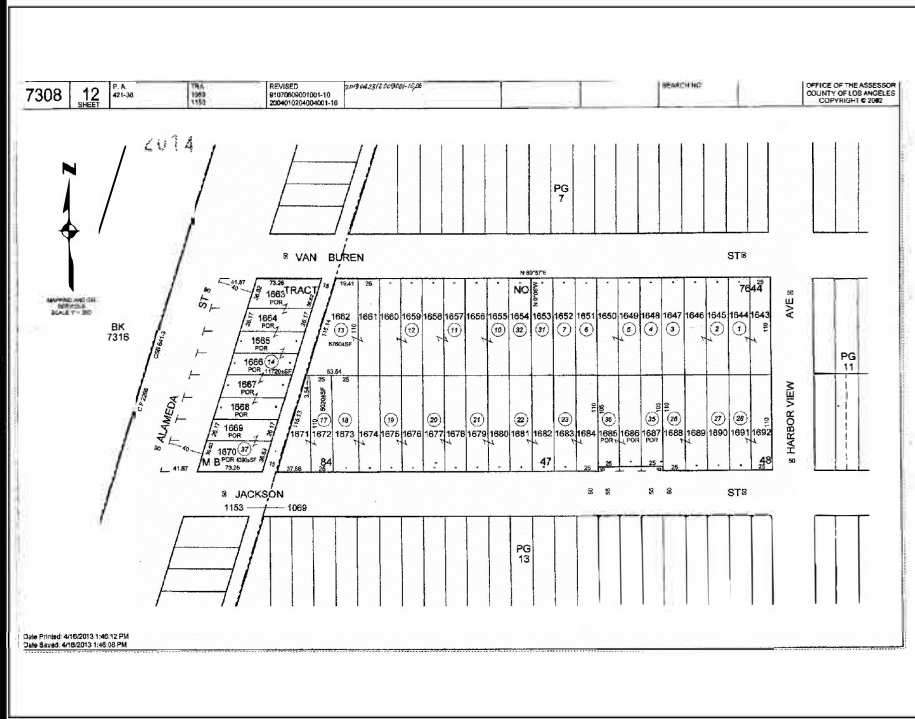
SCOPE OF WORK  
PROPOSED 1,296 SF REMODEL METAL STRUCTURE AND PARKING LOT AS CITY REQUIREMENTS TO PROPOSED TIRES SHOP EXTENSION BY POTENTIAL TENANT

4.19.23 PLANNING COMMENTS

CODE COMPLAINE  
CARSON MUNICIPAL CODE(SGMC)  
2019 CALIFORNIA RESIDENTIAL CODE(CRC)  
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA MECHANICAL CODE(CMC)  
2019 CALIFORNIA PLUMBING CODE(CPC)  
2019 CALIFORNIA ELECTRICAL CODE(CEC)  
2019 CALIFORNIA FIRE CODE(CFC)  
2019 ENERGY ENERGY CODE  
2019 CALIFORNIA GREEN BUILDING STD. CODE

CONSULTANTS  
TENANT:  
21212 ALAMEDA ST. CARSON, CA 90810  
FREEWAY TIRES / TENANT  
JOSE DURAN/ APPLICANT (310)834-1306

DESIGNER :  
DRAFTING DESIGN  
VICTOR GONZALEZ  
7340 FLORENCE AVE. SUITE 211  
DOWNEY, CA.90240  
(562)928-5444



VICINITY MAP  
LEGAL DESCRIPTION APN : 7308-012-014  
TRACT NO 7644 EX OF LOTS 11813,1664,1665,1666,1667 AND LOT 1668

Development Permit Application Form Page 2 of 6

**TYPE OF REVIEW REQUESTED**

Conditional Use Permit (CUP)  Sign Plan  Variance

General Plan Amendment  Site Plan and Design Review  Zoning Map Amendment

Lot Line Adjustment  Specific Plan  Other: \_\_\_\_\_

Modification  Tentative Parcel Map

Pre-Application  Tentative Tract Map

**PROJECT LOCATION**  
General Location or Address of Project: 21212 S. Alameda St., Carson, CA 90810

Assessor's Parcel Number: 7308-012-014

**LAND USE & ZONING**  
Existing Land Use Designation(s): Service Sta-Full Svc.  
Existing Zoning Designation(s): CAML&D

**PROJECT DESCRIPTION**  
Fully describe the proposed project (attach additional sheets if necessary - please be detailed and specific):  
I am requesting the current CUP that I have on 2511 E. Jackson St. to be expanded into the lot to the right of me at 21212 S. Alameda St. for my truck-related business operations (tire repair shop).

A CUP was approved for the truck-related fire shop at the current business location on 2511 E. Jackson St. The lot I am expanding to has the same ML-D zone and General Plan Land Use designation of Light Industrial.

CONDITIONAL USE PERMITS  
NO.1121-22&NO.1122-22

CITY OF CARSON  
CASE REVIEW TRANSMITTAL

October 17, 2022  
Nancy Ridenheffer, Fire Inspector  
Los Angeles County Fire Department/Fire Prevention/Engineering Section  
5823 Rickenbacker Road  
Commerence, CA 90040

SUBJECT: CONDITIONAL USE PERMIT (CUP) NO. 1121-22  
4.19.23 NO. 1122-22  
Freeway Tires  
APN 7308-012-014

Dear Nancy,

The Community Development/Planning Division of the City of Carson is currently processing applications # 1121-22 for a Truck-related use within 100 ft of residential zone (tire repair shop) and related site improvements. Second CUP No. 1122-22 for vehicle repair and service within 100 ft from residential zone. The 1,296 square foot property is located at 21212 S. Alameda St. within the ML-D (Manufacturing, Light - Design Overlay) zoning district with a General Plan Land Use designation of Light Industrial.

The aforementioned project is being sent to your office for review, recommendations and if applicable, conditions of approval. Please indicate any steps or conditions necessary to resolve the conflicts or mitigate future activity.

This project is subject to the Planning Commission for decision in a public hearing so your approval to move the project to public hearing is required. Please contact me at 310-928-1306 extension 1322 or rgarcia@carsonca.gov if you have any questions.

Thank you for your cooperation in this matter.

Sincerely,  
Richard Garcia  
Richard Garcia  
Planning Intern

Development Permit Application Form Page 2 of 6

**HAZARDOUS WASTE & SUBSTANCE AFFIDAVIT**

Instructions:  
1. This Hazardous Waste and Substance Affidavit must be completed in conjunction with an application requesting a discretionary permit or action that will affect a specific property.  
2. Consult the current list of hazardous waste sites identified on the State of California, Water Resources Control Board website: [http://www.waterboards.ca.gov/water\\_issues/programs/cwa/cwa/cwa\\_hazardous\\_waste\\_sites.pdf](http://www.waterboards.ca.gov/water_issues/programs/cwa/cwa/cwa_hazardous_waste_sites.pdf) and specify on the Hazardous Waste & Substance Affidavit, below, whether or not the project site is identified on the Geo Tracker map.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF WILMINGTON

I, the undersigned applicant, owner or officer of the property(ies) for which this application is made, being duly sworn, depose and say that pursuant to State of California Government Code Section 65962.5(c), I have consulted the list of identified hazardous waste sites on file with the State of California Water Resources Control Board, and certify that the property(ies) listed, as notare not identified on such list.  
Date: 09/02/2022 Signature: Jose Duran  
Name (print or type): Jose Dolores Duran

**NOTARY ACKNOWLEDGEMENT**  
I, a notary public or other officer authorized to perform notary public duties in the State of California, do hereby certify that I am a duly qualified and acting notary public in and for the County of Los Angeles, State of California, and that I have read the foregoing instrument and the signature(s) of the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in the presence of me and that I have read the signature(s) of the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.  
Signature: Maria E. Tuberios  
Notary Public, personally appeared: Jose Dolores Duran  
Name(s) of Signer(s)  
Date: September 2, 2022 before me, Maria E. Tuberios, Notary Public  
(Print Name of Notary Public)

VICTOR GONZALEZ  
DESIGNER

DRAFTING DESIGN

15545 BELL FLOWER BLVD., SUITE G  
BELL FLOWER, CA 90706  
PHONE (662) 928-5444 victor\_drafting@yahoo.com  
DESIGNER: VICTOR GONZALEZ

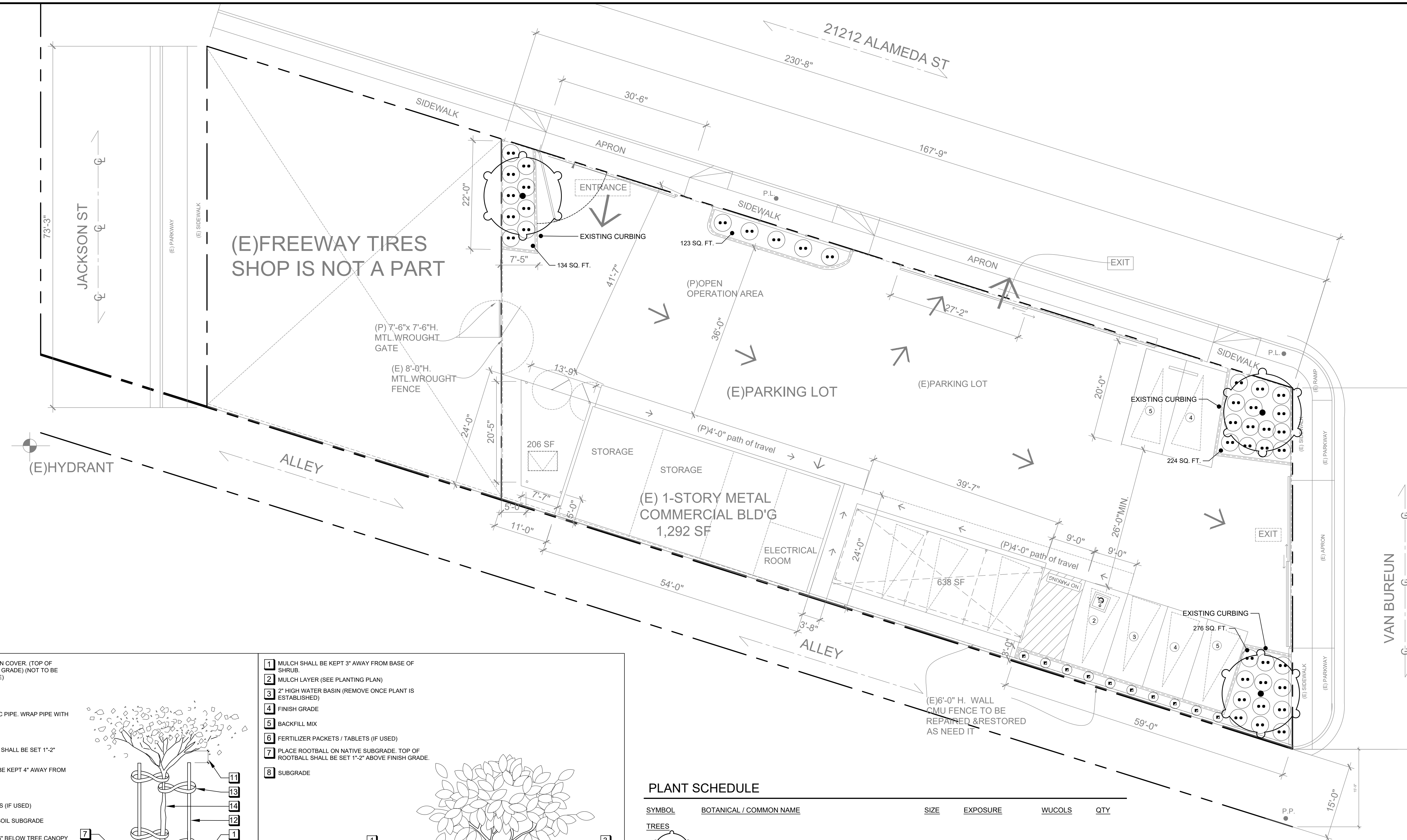
(P) TENANT IMPROVEMENT  
: TIRE REPAIR SHOP TO (E)  
METAL BUILDING  
21212 ALAMEDA ST. CARSON, CA 90810  
FREEWAY TIRES / TENANT  
JOSE DURAN/ APPLICANT (310)834-1306

DESIGNER :  
DOWNEY DRAFTING DESIGN  
VICTOR GONZALEZ

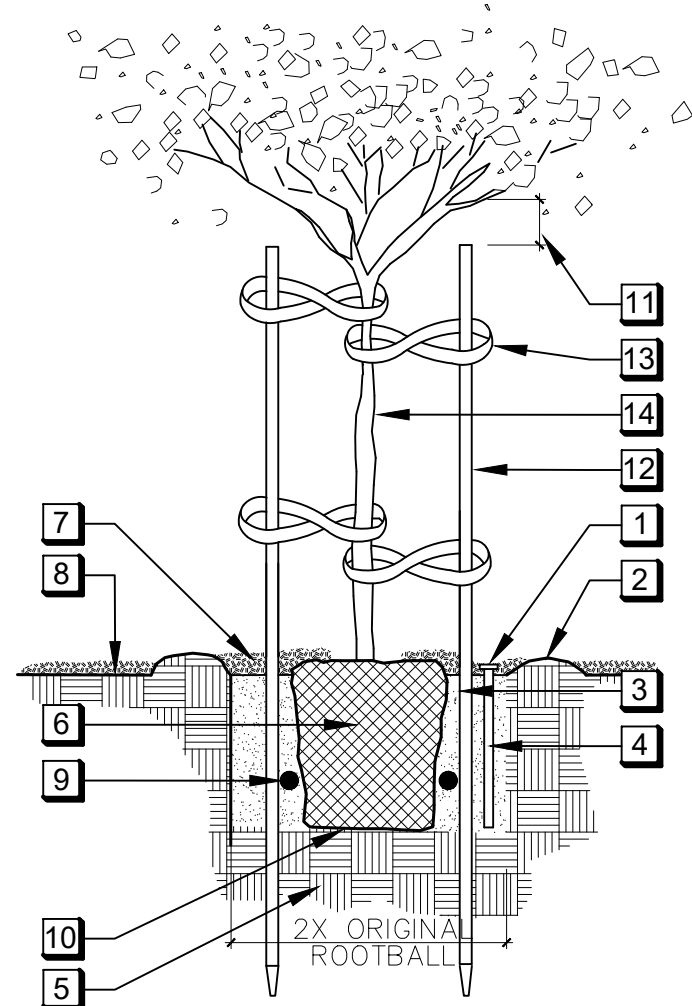
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T  
OF SHEETS

THE USE AND PUBLICATION OF THESE DESIGNS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED FOR AND TITLE THERE TO REMAINS WITH GROW CONTROL LANDSCAPE. USE WITHOUT WRITTEN CONSENT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

**NOT FOR CONSTRUCTION**

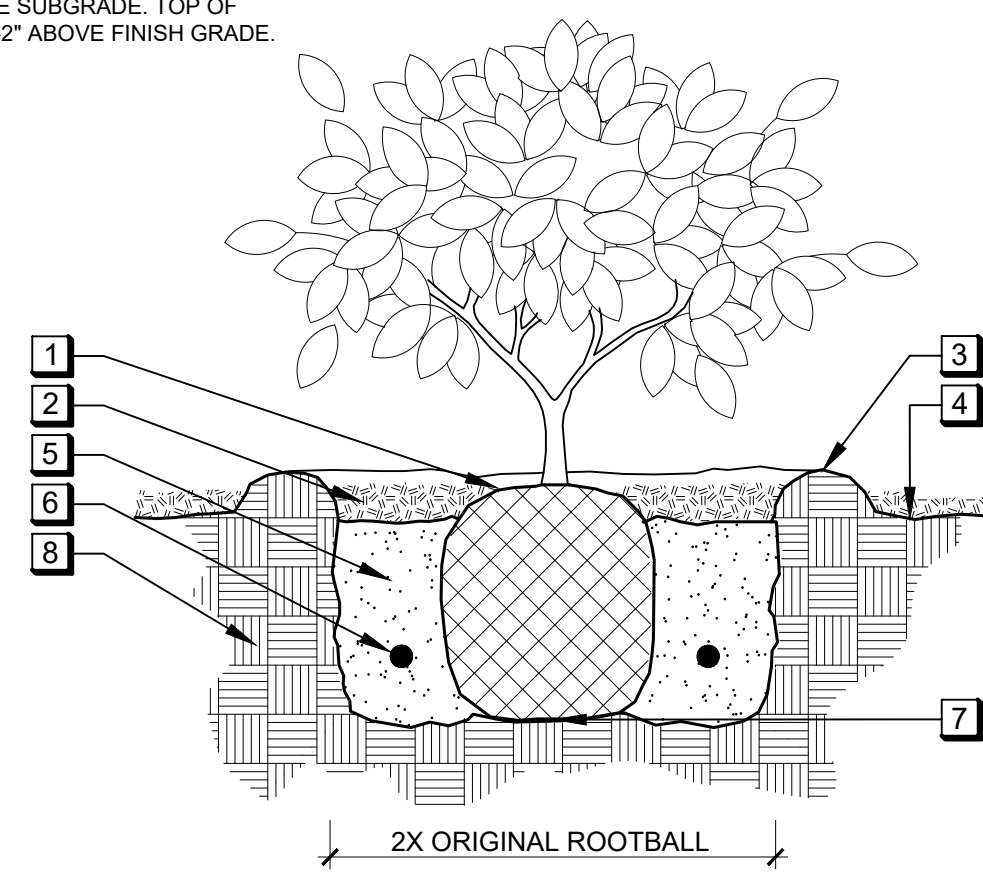


- 1 3" DIAMETER BLACK FLAT DRAIN COVER, (TOP OF COVER TO BE 2" ABOVE FINISH GRADE) (NOT TO BE USED FOR SURFACE DRAINAGE)
- 2 4" HIGH WATER BASIN
- 3 BACKFILL MIX
- 4 3" DIAMETER PERFORATED PVC PIPE, WRAP PIPE WITH FILTER FABRIC.
- 5 NATIVE SOIL SUBGRADE
- 6 ROOTBALL (TOP OF ROOTBALL SHALL BE SET 1'-2" ABOVE FINISH GRADE)
- 7 MULCH LAYER (MULCH SHALL BE KEPT 4" AWAY FROM BASE OF TREE)
- 8 FINISH GRADE
- 9 FERTILIZER PACKETS / TABLETS (IF USED)
- 10 PLACE ROOTBALL ON NATIVE SOIL SUBGRADE
- 11 TOP OF STAKE SHALL BE CUT 6" BELOW TREE CANOPY
- 12 (2) 2" DIA. x 10' LONG LODGE POLES. PLACE OUTSIDE OF ROOTBALL
- 13 (4) BLACK CINCH-TIES WITH ONE TWIST NAILED TO STAKES W/ GALVANIZED ROOFING NAIL
- 14 TREE TRUNK



**A TREE PLANTING**  
NOT TO SCALE

- 1 MULCH SHALL BE KEPT 3" AWAY FROM BASE OF SHRUB.
- 2 MULCH LAYER (SEE PLANTING PLAN)
- 3 2" HIGH WATER BASIN (REMOVE ONCE PLANT IS ESTABLISHED)
- 4 FINISH GRADE
- 5 BACKFILL MIX
- 6 FERTILIZER PACKETS / TABLETS (IF USED)
- 7 PLACE ROOTBALL ON NATIVE SUBGRADE. TOP OF ROOTBALL SHALL BE SET 1'-2" ABOVE FINISH GRADE.
- 8 SUBGRADE



**B SHRUB PLANTING**  
NOT TO SCALE

**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	EXPOSURE	WUCOLS	QTY
<b>TREES</b>					
	LAGERSTROEMIA INDICA 'DYNAMITE' / DYNAMITE CRAPE MYRTLE	24"BOX	FULL SUN	MEDIUM	3
SUBTOTAL:					3
<b>SHRUBS</b>					
	CALANDRINA GRANDIFLORA / ROCK PURSLANE	1 GAL	FULL/PARTIAL SUN	LOW	10
	LOMANDRA LONGIFOLIA 'BREEZE' TM / BREEZE MAT RUSH	1 GAL	FULL SUN	LOW	40
SUBTOTAL:					50

**GENERAL PLANTING NOTES**

- ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARD UNIFORM BUILDING CODE.
- THIS PLANTING DESIGN IS DIAGRAMMATIC. ALL ANY PLANTING SHOWN WITHIN PAVED OR BUILDING AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS.
- ALL GROUND COVER AND SHRUB COUNTS ARE APPROXIMATIONS AND SHOULD NOT BE TAKEN TO BE EXACT AMOUNTS.
- ALL PLANTING IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE PROJECT IS COMPLETE AND TURNED OVER TO THE CLIENT.
- PLANTING AREAS SHALL BE FREE OF WEEDS AND DEBRIS PRIOR TO ANY PLANTING.
- A MINIMUM 3-INCH LAYER OF FINE COVER MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS.
- CONTRACTOR SHALL CHECK IRRIGATION PRIOR TO ANY INSTALLATION OF PLANT MATERIAL.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATION OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE, AND IRRIGATION MAINTENANCE.
- UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

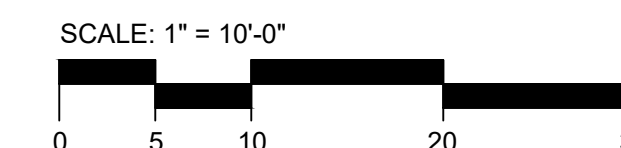
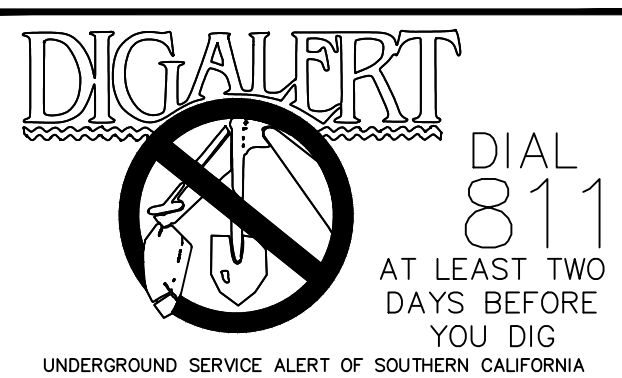
**WATER EFFICIENT LANDSCAPE REGULATIONS COMPLIANCE**

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**MAINTENANCE RESPONSIBILITY NOTE**

- ALL IMPROVEMENTS ARE TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL MAINTENANCE RESPONSIBILITY IS TURNED OVER TO THE PROPERTY OWNER.



PROJECT NAME / SITE ADDRESS:  
**FREWAY TIRES**  
21212 S. ALAMEDA STREET  
CARSON, CA 90801

Rev.	Description	Date

STATUS:  
**IN PLAN CHECK**

SCALE: 1" = 10'-0"

DRAWN BY: JH

GC PROJECT NO: 22-297

START DATE: 11/01/22

LATEST REVISION: 11/13/23

PROJECT TYPE: COM

CLIENT: JOSE DURAN

SHEET TITLE:  
**PLANTING PLAN**

SHEET:  
**L1.00**  
SHEET 1 OF 5

PLAN CHECK NUMBER:  
N/A

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# NOT FOR CONSTRUCTION



### LANDSCAPE PLANTING SPECIFICATIONS

- SCOPE: PROVIDE LABOR, MATERIALS, TOOLS, PERMITS, TAXES AND ALL OTHER COSTS CONSIDERED AS NECESSARY TO COMPLETE PLANTING WORK AS INDICATED AND SPECIFIED WITHIN THESE PLANS BY GROW CONTROL. THE INSTALLATION SHALL BE COMPLETE IN EVERY RESPECT TO THE SATISFACTION OF THE OWNER.
- GENERAL CONDITIONS:
  - LOCAL, MUNICIPAL AND STATE CODES, LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY MADE A PART OF THESE PLANS AND SPECIFICATIONS.
  - THE PLANTING DESIGN AS INDICATED ON THE PLANS IS DIAGRAMMATIC. SCALED DIMENSIONS ARE APPROXIMATE. VERIFY ALL SITE DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.
  - DO NOT PROCEED WITH ANY WORK SHOULD THERE BE ANY UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DISCREPANCIES FOUND ON THE SITE OR ANY DISCREPANCIES WITHIN THE PLANS. IMMEDIATELY BRING DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IF NOTIFICATION IS NOT PERFORMED THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS.
  - THE CONTRACTOR SHALL NOTE ALL EXISTING FINISH GRADES PRIOR TO COMMENCING WORK. RESTORE FINISH GRADES CHANGED DURING THE COURSE OF THE WORK TO ORIGINAL CONTOURS OR INTENDED CONTOURS WHERE PRACTICAL.
  - THE SITE SHALL BE KEPT CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO THE WORK DURING THE CONSTRUCTION AND MAINTENANCE PERIOD.
  - THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE PLANTING DESIGN AND INSTALLATION AT NO ADDITIONAL CHARGE.
  - PRIOR TO EXCAVATION FOR PLANTING, OR PLACING OF STAKES: LOCATE UTILITIES, ELECTRIC CABLES, CONDUITS, SPRINKLER LINES, HEADS, VALVES, AND VALVE CONTROL WIRES, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS. IN THE EVENT OF A CONFLICT BETWEEN SUCH LINES AND PLANT LOCATIONS, PROMPTLY NOTIFY THE LANDSCAPE DESIGNER TO ARRANGE FOR RELOCATION OF ONE OR THE OTHER. FAILURE TO FOLLOW THIS PROCEDURE PLACES THE RESPONSIBILITY ON THE CONTRACTOR FOR MAKING REPAIRS AT HIS EXPENSE FOR DAMAGES RESULTING FROM WORK HEREUNDER.
  - NOTIFY LANDSCAPE DESIGNER IN WRITING OF SOIL OR DRAINAGE CONDITIONS ENCOUNTERED DURING PLANTING OPERATIONS WHICH ARE DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
    - SOILS ANALYSIS:
      - AGRICULTURAL SUITABILITY TEST REPORT FOR ON SITE SOIL AND ON SITE TOPSOIL.
        - THE CONTRACTOR SHALL ORDER AND REVIEW THE REPORT OF THE AGRONOMICAL SOILS TEST PRIOR TO ORDERING SOIL AMENDMENTS OR PLANT MATERIALS.
        - SOILS REPORT RECOMMENDATIONS SHALL TAKE PRECEDENCE OVER THE AMENDMENT AND FERTILIZER RATES SPECIFIED IN THESE PLANS.
      - IMPORTED TOPSOIL:
        - THE CONTRACTOR SHALL HAVE OBTAINED RESULTS FROM SOIL TESTING TO DETERMINE IF SOIL IS TO BE IMPORTED, OR IF ON SITE SOIL WILL BE AMENDED.
        - FURNISH THE SOURCE OF IMPORTED TOPSOIL TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. SUBMIT TEST RESULTS AND SCHEDULE OF RECOMMENDED SOIL AMENDMENT ADJUSTMENTS TO OWNER'S REPRESENTATIVE FOR APPROVAL.
    - PLANT MATERIALS:
      - SUBMIT PHOTOGRAPHS OF 90 DAYS PRIOR TO INSTALLATION TO THE LANDSCAPE DESIGNER AND OWNER'S REPRESENTATIVE OF EACH SPECIFIED TREE, SHRUB, AND GROUNDCOVER TAKEN AT THEIR SOURCES FOR APPROVAL. THE PHOTOS SHALL BE OF THE PLANT MATERIAL TO BE DELIVERED TO THE JOBSITE. ALL PLANT MATERIAL DELIVERED SHALL BE OF EQUAL OR BETTER QUALITY AS THE PHOTO GIVEN AS A REPRESENTATIVE SAMPLE.
      - IF ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, SUBMIT A WRITTEN SUBSTITUTION REQUEST TO THE LANDSCAPE DESIGNER DURING THE BIDDING PERIOD.
  - WRITTEN GUARANTEE:
    - ALL TREES SHALL BE GUARANTEED, IN WRITING, TO LIVE IN A HEALTHY CONDITION FOR 1 YEAR FOLLOWING THE DATE OF COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD. THIS DATE SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE AT THE TIME OF THE FINAL MAINTENANCE WALKTHROUGH.
    - ALL SHRUBS, VINES AND GROUNDCOVER SHALL BE GUARANTEED FOR THE LENGTH OF THE MAINTENANCE PERIOD.
    - REPLACE DEAD, DAMAGED, OR UNHEALTHY TREES, PER THE ORIGINAL DETAILS IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE. (THIS WILL BE AT NO COST TO THE OWNER.) REPLACEMENT TREES SHALL MEET THE SAME SPECIFICATIONS AS THE ORIGINAL TREES. REPLACEMENT TREES SHALL BE GUARANTEED FOR 1 YEAR, 2 YEARS FOR PALM TREES, FOLLOWING THEIR INSTALLATION AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
  - MATERIALS:
    - GENERAL: PROVIDE MATERIALS OF BEST QUALITY OBTAINABLE WHICH COMPLY WITH THE PLANS. NO SUBSTITUTION OF SPECIFIED MATERIALS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
    - IMPORTED SOIL: THE CONTRACTOR SHALL HAVE OBTAINED RESULTS FROM SOIL TESTING TO DETERMINE IF SOIL IS TO BE IMPORTED OR IF ON SITE SOIL WILL BE AMENDED.
      - IMPORT SOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL FREE OF ROOTS, CLODS AND STONES LARGER THAN 1" IN DIAMETER, WEEDS, STICKS, BRUSH, OTHER LITTER, AND INFESTATION OF UNDESIRABLE INSECTS, AND PLANT PATHOGENS. SILT PLUS CLAY CONTENT OF SOIL SHALL NOT EXCEED 15% BY WEIGHT WITH A MINIMUM 95% PASSING THROUGH A 2.0 MILLIMETER SIEVE.
  - WEED CONTROL:
    - PRE-PLANTING HERBICIDE: ROUNDUP OR EQUAL.
    - PRE-EMERGENT WEED CONTROL: RONSTAR-G, TREFLAN, EPTAM, VEGITEX, OR EQUAL.
  - ORGANIC AMENDMENT / COMPOST:
    - COMPOST WILL BE LOCALLY PRODUCED FROM GREEN WASTE AT A COMPOST FACILITY LICENSED BY THE STATE OF CALIFORNIA.
    - COMPOST SHALL BE FREE FROM WEED SEEDS, PESTS AND PATHOGENS AS A RESULT OF THE PATHOGEN REDUCTION PROCESS SPECIFIED BY TITLE 14.
    - SLUDGE-BASED MATERIALS ARE NOT ACCEPTABLE.
  - FERTILIZERS AND MINERALS:
    - PLANTING PACKS: "BEST-PAKS" 10 GRAM PACKETS WITH A 20-10-5 GRADE AS MANUFACTURED BY SIMPLOT TURF AND HORTICULTURE (800) 992-6066.
    - MYCORRHIZAL INOCULUM IN PACKETS: "MYCO PAK" AS MANUFACTURED BY TRI-C ENTERPRISES (800) 927-3311.
  - PLANT MATERIAL:
    - QUALITY: HEALTHY, VIGOROUS, NORMAL HABIT, FREE OF WEEDS, INSECT INFESTATION, PLANT DISEASE, SUN SCALDS, BROKEN FOLIAGE, ABRASIONS OF THE BARK, AND OTHER DISFIGUREMENTS. REPRESENTATIVE.
    - SIZE: THAT NORMALLY EXPECTED FOR COMMERCIALY AVAILABLE NURSERY STOCK FOR SPECIES/VARIETIES SPECIFIED IN THESE PLANS.
    - REJECTION OR SUBSTITUTION: REMOVE REJECTED PLANT MATERIAL FROM THE SITE IMMEDIATELY AND REPLACE AT NO ADDITIONAL COST TO THE OWNER. SUBSTITUTIONS SHALL NOT BE PERMITTED UNLESS EXPRESSED CONSENT IS RECEIVED FROM THE OWNER'S REPRESENTATIVE.
    - PROTECTION: HANDLE AND STORE PLANT MATERIALS TO PROTECT FROM SUN, WIND, AND OTHER INJURIES OR DAMAGE. INJURY OR DAMAGE SHALL BE CAUSE FOR REJECTION EVEN AFTER INITIAL REVIEW.
    - QUANTITIES: CIRCLES, DOTS, OR OTHER PLANT SYMBOLS USED WITHIN THE PLANS ARE THE AUTHORITY TO PLANT COUNTS AND SHALL DETERMINE QUANTITIES PROVIDED. QUANTITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. PLANT SYMBOLS AND/OR "ON CENTER" SPACING TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. CONTRACTOR SHALL INFORM OWNER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
  - MULCH:
    - MULCH SHALL BE FINE COVER MULCH UNLESS OTHERWISE NOTED.
  - ACCESSORIES:
    - TREE TIES: V.I.T. TWIST BRACE COMMERCIALY MANUFACTURED BY V.I.T. PRODUCTS.
    - TREE STAKES: 10' LONG, STRAIGHT GRAINED LODGE POLE PINE, FREE OF KNOTS, CHECKS, SPLITS AND DISFIGUREMENTS, TREATED WITH COPPER NAPHTHENATE.
    - ROOT BARRIER: EP SERIES ROOT BARRIER PANELS AS MANUFACTURED BY NDS. USE 24" DEPTH MODEL ADJACENT TO CURBS AND PAVED SURFACES. USE 36" DEPTH MODEL ADJACENT TO RETAINING WALLS OR BUILDING FOOTINGS. INSTALL ROOT BARRIERS WHERE TREES ARE WITHIN 5'-0" FROM ANY HARDSCAPE SURFACES.
- INSTALLATION:
  - PERCOLATION TESTING:
    - UPON COMPLETION OF THE ROUGH GRADING OF THE SITE, THE OWNER'S REPRESENTATIVE SHALL IDENTIFY A TYPICAL LOCATION FOR 1 OF THE LARGEST SPECIMEN BOX TREES. THE CONTRACTOR SHALL EXCAVATE THE PIT FOR THE TREE PER THE PROJECT SPECIFICATIONS AND DETAILS.
    - WITH THE OWNER PRESENT, THE CONTRACTOR SHALL FILL THE PIT WITH WATER TO A DEPTH OF 12". IF POSSIBLE, THE LENGTH OF TIME REQUIRED FOR THE WATER TO PERCOLATE INTO THE SOIL, LEAVING THE PIT EMPTY, WILL BE MEASURED BY THE CONTRACTOR AND VERIFIED BY THE OWNER'S REPRESENTATIVE.
    - WITHIN 6 HOURS OF THE TIME THE WATER HAS DRAINED FROM THE PIT THE CONTRACTOR, WITH THE OWNER PRESENT, SHALL AGAIN FILL THE PIT WITH WATER TO A DEPTH OF 12". IF WATER DOES NOT COMPLETELY PERCOLATE INTO THE SOIL WITHIN 9 HOURS A DETERMINATION WILL BE MADE BY THE OWNER AS TO WHETHER OR NOT A DRAINAGE SYSTEM TO EACH TREE WILL BE REQUIRED.
  - WEED CONTROL:
    - MANUALLY REMOVE ALL EXISTING WEEDS AND GRASSES AND REMOVE FROM SITE.
    - NO PRE-EMERGENT HERBICIDE SHALL BE USED IN LANDSCAPE AREAS TO BE SEEDED.
    - CONTRACTOR SHALL OBTAIN APPROVAL BY THE OWNER TO APPLY ANY HERBICIDE, INSECTICIDE, FUNGICIDE, OR OTHER CHEMICALS TO BE USED ON SITE. CONTRACTOR SHALL ABIDE BY ALL APPLICABLE GOVERNMENTAL STANDARDS REGULATING THE APPLICATION OF ANY CHEMICALS, AND SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS.
  - DELIVERY AND STORAGE:
    - CONTRACTOR SHALL DELIVER SOIL AMENDMENTS TO THE SITE IN THE ORIGINAL UN-OPENED CONTAINERS, BEARING THE MANUFACTURER'S GUARANTEED CHEMICAL ANALYSIS, NAME, TRADE NAME OR TRADEMARK, AND STATEMENT INDICATING CONFORMANCE TO STATE AND FEDERAL LAW. IN LIEU OF CONTAINERS, SOIL AMENDMENTS MAY BE FURNISHED IN BULK. A CERTIFICATE INDICATING THE ABOVE INFORMATION SHALL ACCOMPANY EACH DELIVERY.
    - CONTRACTOR SHALL STORE AND PROTECT PLANTS NOT INSTALLED ON THE DAY OF ARRIVAL AT THE SITE.
  - SOIL PREPARATION:
    - THE CONTRACTOR SHALL HAVE OBTAINED RESULTS FROM SOIL TESTING TO DETERMINE IF SOIL IS TO BE IMPORTED OR IF ON SITE SOIL WILL BE AMENDED. FINISH GRADING, MOUNDING, SOILS TESTING AND WEED CONTROL SHALL BE COMPLETED PRIOR TO SOIL PREPARATION.
      - AMENDING ON SITE SOIL (FOR TURF AND GROUNDCOVER AREAS WITH SLOPES OF 3:1 OR LESS):
        - CROSS-RIP ON GRADE PLANTING AREAS TO A DEPTH OF 10"-12" IN 2 DIRECTIONS.
        - BROADCAST THE ORGANIC SOIL AMENDMENTS UNIFORMLY OVER SURFACE OF THE AREA TO BE TREATED. INCORPORATE INTO THE SITE SOIL BY CULTIVATION, SPADING, OR ROTO-TILLING, TO A DEPTH OF 6" AND FINE GRADE TO SPECIFIED DEPTH BELOW ADJACENT PAVING AND CURBS. REMOVE FROM ALL PLANTING AREAS, ROCKS AND DEBRIS LARGER THAN 1" AND REMOVE FROM THE SITE. CLEAN MINERAL AND AMENDMENT STAINS FROM PAVING.
        - MOISTURE CONTENT: THE SOIL SHALL NOT BE WORKED WHEN THE MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR, AND NOT WHEN IT IS SO DRY THAT DUST WILL FORM IN THE AIR. WATER SHALL BE APPLIED, IF NECESSARY, TO PROVIDE IDEAL MOISTURE CONDITIONS.
    - FINISH GRADING:
      - PRIOR TO THE COMMENCEMENT OF PLANTING OPERATIONS, COMPLETE FINISH GRADING AS SPECIFIED.
      - WHEN PRELIMINARY GRADING, INCLUDING WEEDING AND FERTILIZING HAS BEEN COMPLETED, AND THE SOIL HAS DRIED SUFFICIENTLY TO BE READILY WORKED, PLANTING AREAS SHALL BE GRADED TO UNIFORM LEVELS OR SLOPES AT A MINIMUM OF 2%. MINOR ADJUSTMENTS TO FINISH GRADES SHALL BE MADE IN THE DIRECTION OF THE FLOW. LOW SPOTS AND POCKETS SHALL BE GRADED TO DRAIN PROPERLY. GRADING SHALL BE DONE WHEN SOIL IS AT OPTIMUM MOISTURE CONTENT FOR WORKING. ROCK AND DEBRIS MORE THAN 1" IN DIAMETER SHALL BE REMOVED FROM THE SITE.
    - PLANTING
      - TREES, SHRUBS AND VINES:
        - PLANT MATERIALS AS SOON AS SITE IS AVAILABLE AND WEATHER CONDITIONS ARE SUITABLE FOR PERFORMANCE AND THE SEQUENCE OF THE SPECIFICATIONS. DO NOT PLANT IF THE SOIL IS EXCESSIVELY WET.
        - EXCAVATE PLANT PITS 2 TIMES WIDER THAN THE PLANT CONTAINER. EDGES SHALL BE 6" OR MORE AWAY FROM CURBS AND PAVING.
        - SET PLANTS IN CENTER OF PITS, IN VERTICAL POSITION SO THAT CROWN OF PLANT IS 1" ABOVE ADJACENT FINISH GRADE. BACKFILL PLANT PIT WITH BACKFILL MIX TO 1/2 THE HEIGHT OF THE ROOT BALL AND WATER.
        - PLANTING PACKETS: PLACE PER THE FOLLOWING SCHEDULE:
 

1 GAL.	1	10 GRAM PACKET
5 GAL.	3	10 GRAM PACKETS
15 GAL. - 24" BOX	9	10 GRAM PACKETS
        - TRI-C MYCO PAKS (TEABAG): PLACE PER THE FOLLOWING SCHEDULE:
 

1 GAL.	1	PACKET
5 GAL.	3	PACKETS
15 GAL. - 24" BOX	9	PACKETS
      - NOTE: THERE MUST BE DIRECT CONTACT BETWEEN PLANT'S ROOTS AND MYCO PAKS TO ENCOURAGE INOCULATION. THEREFORE, PLACE PAKS EQUALLY AROUND ROOTBALL WHEN USING MORE THAN 1 PAK. REFER TO MANUFACTURER'S SPECIFICATIONS.
      - CONTINUE BACKFILLING AND FORM SHALLOW BASIN AROUND EACH EDGE OF ROOT BALL BY DEPRESSING SOIL SLIGHTLY BELOW FINISH GRADE. FORM BASIN RIMS, KEEPING RIM WITHIN OUTER EDGES OF ROOT BALL. WATER TO SATURATE ROOTS AND FINISH BACKFILL AROUND ROOT BALL.
      - FINE GRADE AREAS AROUND PLANTS TO SPECIFIED FINISH GRADE AND DISPOSE OF EXCESS SOIL.
      - PRUNE AND SHAPE ALL TREES, SHRUBS AND VINES, AS DIRECTED BY OWNER'S REPRESENTATIVE.
      - TREES SHALL BE PLANTED AT LEAST 5' FROM ANY DRIVEWAY, DRAINAGE FLOW LINE, FIRE HYDRANTS, UNDERGROUND UTILITIES SUCH AS SEWERS, WATERLINES, GAS LINES, AND BUILDINGS.
    - GROUNDCOVER AND ANNUALS:
      - AMEND PLANTING AREA AS NOTED IN "SOIL PREPARATION" ABOVE.
      - PLANT GROUNDCOVER/ANNUAL COLOR TO COVER THE DESIGNATED AREAS AT THE SPECIFIED ON CENTER SPACING.
      - ALL GROUNDCOVER/ANNUAL COLOR SHALL EXTEND UNDERNEATH ALL TREES AND SHRUBS IN PLANTING BEDS.
      - PLANT GROUNDCOVER/ANNUAL COLOR IN STRAIGHT ROWS, EVENLY SPACED USING TRIANGULAR SPACING UNLESS OTHERWISE NOTED ON PLANS.
      - INSTALL 1 - 10 GRAM FERTILIZER PACKET WITH EACH GROUNDCOVER PLANT.
      - MOISTEN SOIL BEFORE PLANTING. RETAIN SLIGHT DEPRESSION AROUND EACH PLANT, FINISH WITH NEAT AND UNIFORM FINISH GRADES.
      - HAND WATER IMMEDIATELY AFTER PLANTING. PLANTS SHALL NOT BE ALLOWED TO DRY OUT BEFORE, DURING, OR AFTER INSTALLATION. CONTINUE TO HAND WATER AS REQUIRED FOR 1 MONTH.
  - MULCH:
    - SHRUB AND GROUNDCOVER AREAS EXCLUDING ANNUAL COLOR SHALL RECEIVE 3" OF MULCH, AS SPECIFIED UNDER MATERIALS.
  - ACCESSORIES:
    - TREE TIES: WHEN USED AT CONTRACTOR'S DISCRETION, INSTALL PER DETAIL.
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  - MAINTENANCE:
    - MAINTAIN PROJECT FOR A PERIOD OF 90 CALENDAR DAYS, FOLLOWING THE CORRECTION AND/OR COMPLETION OF PRE-MAINTENANCE WALKTHROUGH PUNCH LIST ITEMS IDENTIFIED BY THE OWNER'S REPRESENTATIVE. MAINTENANCE PERIOD SHALL NOT COMMENCE UNTIL EVIDENCE OF OWNER'S REPRESENTATIVE'S SATISFACTION IS RECEIVED IN WRITING.
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PROJECT NAME / SITE ADDRESS:  
FREEMAY TIRES  
21212 S. ALAMEDA STREET  
CARSON, CA 90801

Rev.	Description	Date

STATUS:  
IN PLAN CHECK  
SCALE: 1" = 10'-0"  
DRAWN BY: JH  
GC PROJECT NO: 22-297  
START DATE: 11/01/22  
LATEST REVISION: 11/13/23  
PROJECT TYPE: COM  
CLIENT: JOSE DURAN

SHEET TITLE:  
PLANTING SPECIFICATIONS

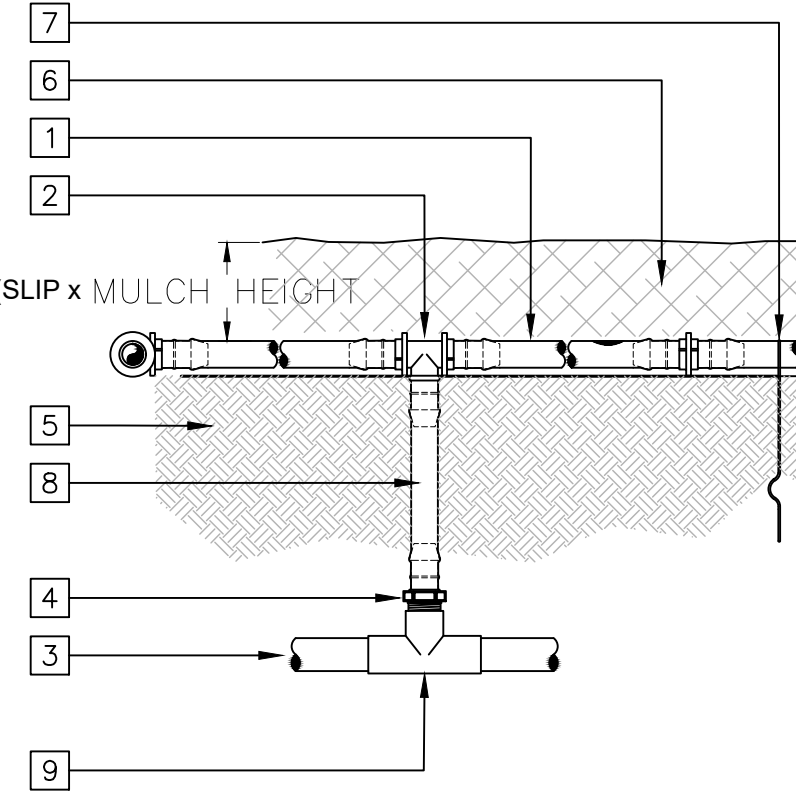
SHEET:  
L1.01  
SHEET 2 OF 5  
PLAN CHECK NUMBER:  
N/A



THE USE AND PUBLICATION OF THESE DESIGNS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED FOR AND TITLE THERE TO REMAINS WITH GROW CONTROL LANDSCAPE. USE WITHOUT WRITTEN CONSENT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

# NOT FOR CONSTRUCTION

- 1 DRIPLINE TUBING
- 2 DRIPLINE BARB FITTINGS (TYP.)
- 3 PVC LATERAL PIPE
- 4 DRIPLINE ADAPTER (BARB x THREAD)
- 5 UNDISTURBED NATIVE SOIL SUBGRADE
- 6 MULCH LAYER
- 7 TURF STAKE
- 8 BLANK DRIPLINE TUBING
- 9 PVC FITTING (SLIP x SLIP x THREAD) OR (SLIP x MULCH HEIGHT x THREAD)

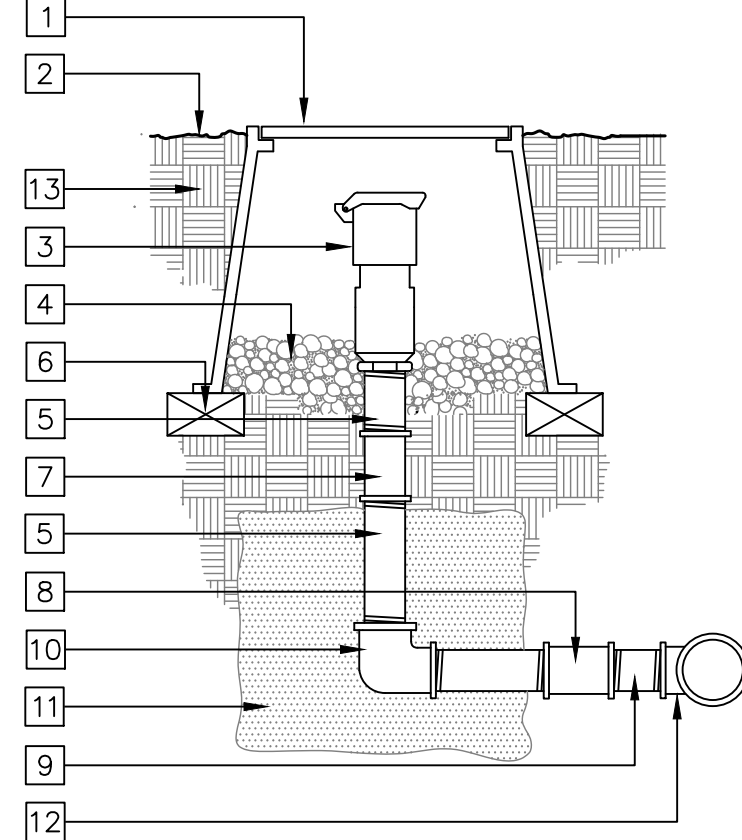


NOTES:  
 A. TEFLON TAPE ALL THREADS. NO PIPE DOPE OR TEFLON PASTE SHALL BE USED.  
 B. FOR PRESSURES OF 50 PSI AND ABOVE, USE CLAMPS ON INSERT BARB FITTINGS.

## D DRIPLINE TRANSITION POINT

NOT TO SCALE

- 1 8" ROUND VALVE BOX
- 2 FINISH GRADE
- 3 QUICK COUPLER VALVE
- 4 2" PEA GRAVEL SUMP
- 5 BRASS NIPPLE (LENGTH AS REQUIRED) (TYP.)
- 6 (2) TWO COMMON RED BRICK
- 7 BRASS COUPLING
- 8 PVC SCH. 40 FEMALE ADAPTER
- 9 SCH 80 PVC NIPPLE
- 10 BRASS ELBOW
- 11 ONE CUBIC FOOT OF CONCRETE
- 12 PVC SCH. 40 FITTING
- 13 UNDISTURBED NATIVE SOIL SUBGRADE

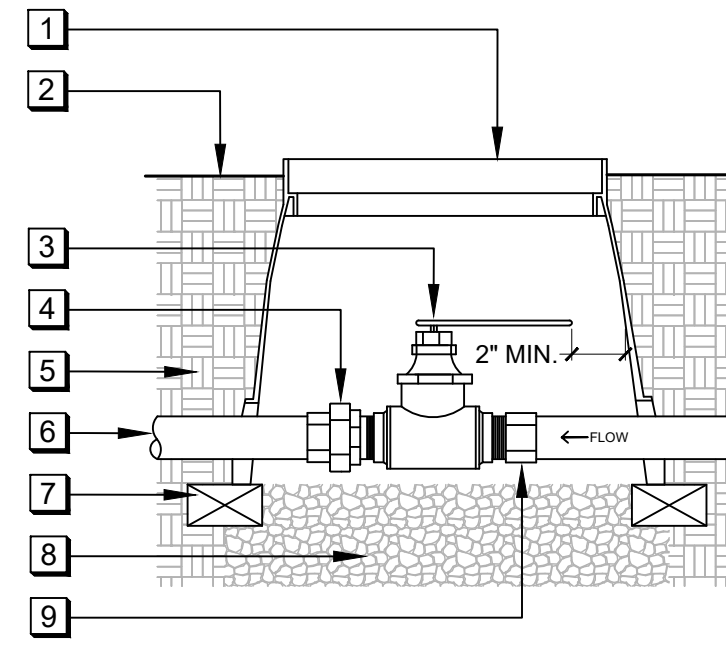


NOTES:  
 A. ALL BRASS SHALL BE RED BRASS.  
 B. TEFLON TAPE ALL THREADS.  
 C. BRAND VALVE BOX WITH THE LETTERS "QC".

## G QUICK COUPLER

NOT TO SCALE

- 1 10" ROUND VALVE BOX
- 2 FINISHED GRADE
- 3 SHUT-OFF BALL VALVE
- 4 SCHEDULE 80 PVC UNION BY LASCO FITTINGS (SLIP x THREAD)
- 5 UNDISTURBED NATIVE SOIL SUBGRADE
- 6 PVC MAINLINE PIPE
- 7 (2) COMMON RED BRICK
- 8 GRAVEL SUMP
- 9 SCHEDULE 40 MALE PVC ADAPTER (SLIP x THREAD)

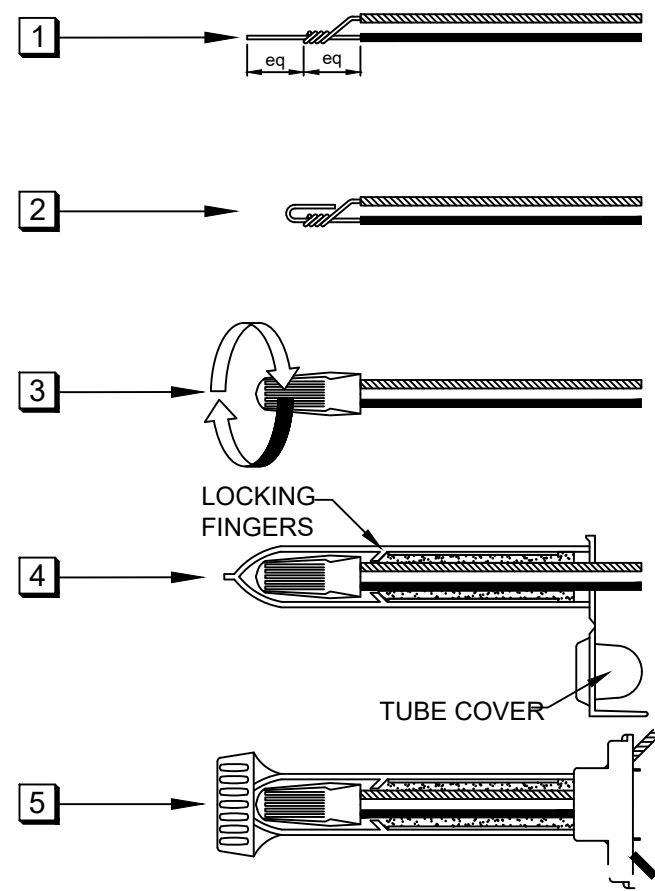


NOTES:  
 A. TEFLON TAPE ALL THREADS.  
 B. LEAVE 2" OF AIR SPACE BETWEEN GRAVEL SUMP AND PIPE.  
 C. INSTALL AN ADDITIONAL BALL VALVE AT EACH VALVE MANIFOLD.

## C SHUT-OFF VALVE

NOT TO SCALE

- 1 STEP 1: STRIP BOTH WIRES. TWIST ONE STRAND AROUND THE HALFWAY LENGTH OF THE STRIPPED SECTION OF THE SECOND WIRE.
- 2 STEP 2: FOLD THE OTHER HALF OF THE NON-TWISTED WIRE OVER THE TWISTED STRAND AS SHOWN.
- 3 STEP 3: INSERT THE TWISTED SPLICE INTO THE WIRE NUT AND TWIST OVER WIRES IN A CLOCKWISE DIRECTION.
- 4 STEP 4: INSERT THE CONNECTION INTO THE DIRECT BURY GREASE CAP. PUSH PAST THE LOCKING FINGERS TO SECURE CONNECTOR INSIDE TUBE.
- 5 STEP 5: POSITION ALL THE WIRES THROUGH THE DEDICATED INSULATOR CHANNELS AND SNAP INSULATOR TUBE COVER CLOSED.

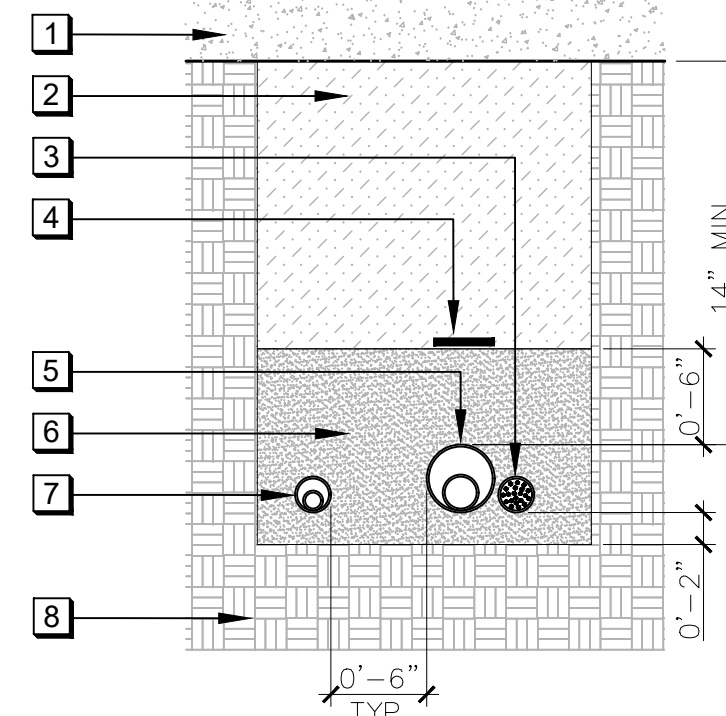


NOTES:  
 A. WATERPROOF WIRE CONNECTORS SHALL BE USED ON ALL CONNECTIONS.  
 B. INSTALL GREASE CAPS PER DETAILS.  
 C. USE GREASE GAP TYPE AS INDICATED ON IRRIGATION SPECIFICATIONS.

## F WIRE CONNECTIONS

NOT TO SCALE

- 1 HARDSCAPE SURFACE
- 2 NORMAL EXCAVATED BACKFILL (COMPACTION PER SURFACE DESIGN REQUIREMENTS)
- 3 CONTROLLER WIRE CONDUIT SLEEVE
- 4 3" WIDE DETECTOR TAPE (6" ABOVE MAINLINE)
- 5 MAINLINE PIPE SLEEVE
- 6 CLEAN EXCAVATED BACKFILL FOR PIPE BEDDING (90% COMPACTION)
- 7 LATERAL PIPE SLEEVE
- 8 UNDISTURBED NATIVE SOIL SUBGRADE



NOTES:  
 A. INSTALL CONTROLLER WIRE CONDUIT ADJACENT TO MAINLINE.  
 B. EXTEND SLEEVES 6" BEYOND EDGE OF HARDSCAPE AT BOTH ENDS.  
 C. ALL SLEEVE PIPE UNDER VEHICULAR HARDSCAPE SURFACES SHALL BE SCHEDULE 80 PVC. ALL OTHER SLEEVE PIPE SHALL BE SCHEDULE 40 PVC.  
 D. ALL PIPE SLEEVES SHALL BE TWO TIMES THE IRRIGATION PIPE SIZE. REFER TO SLEEVE CHART FOR SLEEVE SIZES.

## B SLEEVING

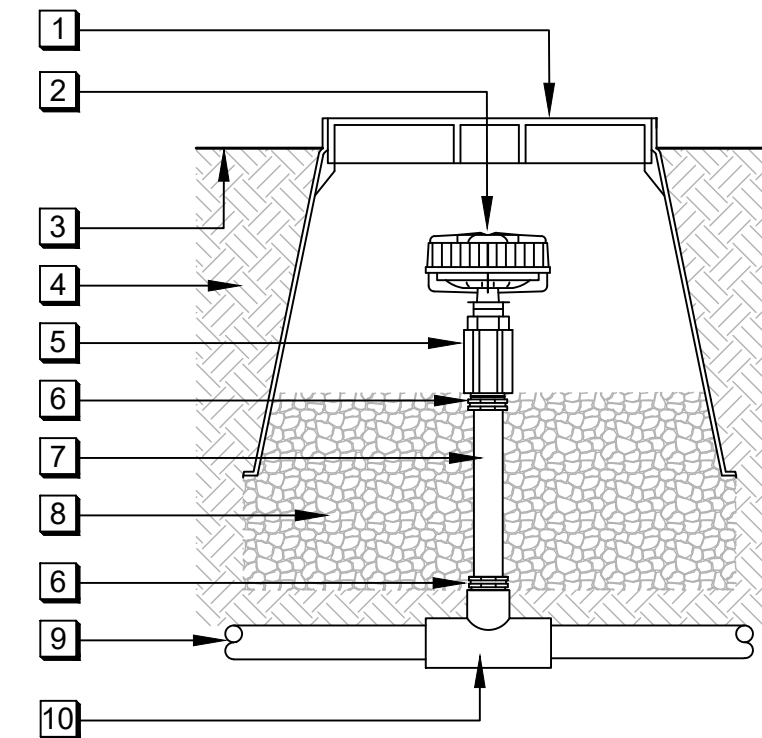
NOT TO SCALE

- 1 FINISH GRADE
  - 2 MULCH LAYER
  - 3 CONTROL ZONE KIT
  - 4 VALVE BOX
  - 5 VALVE I.D. TAG
  - 6 TWO-WIRE DECORDER (IF NEEDED)
  - 7 WATERPROOF WIRE CONNECTORS
  - 8 30-INCH LINEAR LENGTH OF COILED WIRE
  - 9 UNDISTURBED NATIVE SOIL SUBGRADE
  - 10 PVC SCHEDULE 40 MALE ADAPTER (THREAD x THREAD)
  - 11 PVC MAINLINE PIPE (LENGTH AS REQUIRED)
  - 12 PVC SCHEDULE 40 ELBOW (SLIP x SLIP)
  - 13 (4) COMMON RED BRICK
  - 14 PVC SCHEDULE 40 MAINLINE FITTING
  - 15 PVC MAINLINE PIPE
  - 16 PEA GRAVEL SUMP
  - 17 PVC SCHEDULE 40 COUPLING (THREAD x THREAD)
  - 18 LATERAL LINE
- NOTES:  
 A. TEFLON TAPE ALL THREADS. NO PIPE DOPE OR TEFLON PASTE SHALL BE USED.  
 B. CONTRACTOR SHALL FOLLOW IRRIGATION MAINTENANCE PROCEDURES FOR CLEANING OUT BASKET FILTER.  
 C. LEAVE 1-2" OF AIR SPACE BETWEEN VALVE AND GRAVEL.

## E DRIP CONTROL ZONE KITS

NOT TO SCALE

- 1 6" ROUND VALVE BOX
- 2 AUTOMATIC FLUSH VALVE
- 3 FINISHED GRADE
- 4 UNDISTURBED NATIVE SOIL SUBGRADE
- 5 PVC COUPLING (THREAD x THREAD)
- 6 PVC TO DRIPLINE ADAPTER (THREAD x BARB)
- 7 BLANK DRIPLINE TUBING
- 8 PEA GRAVEL SUMP
- 9 LATERAL PIPE (DRIP OR PVC)
- 10 FITTING (DRIP OR PVC)

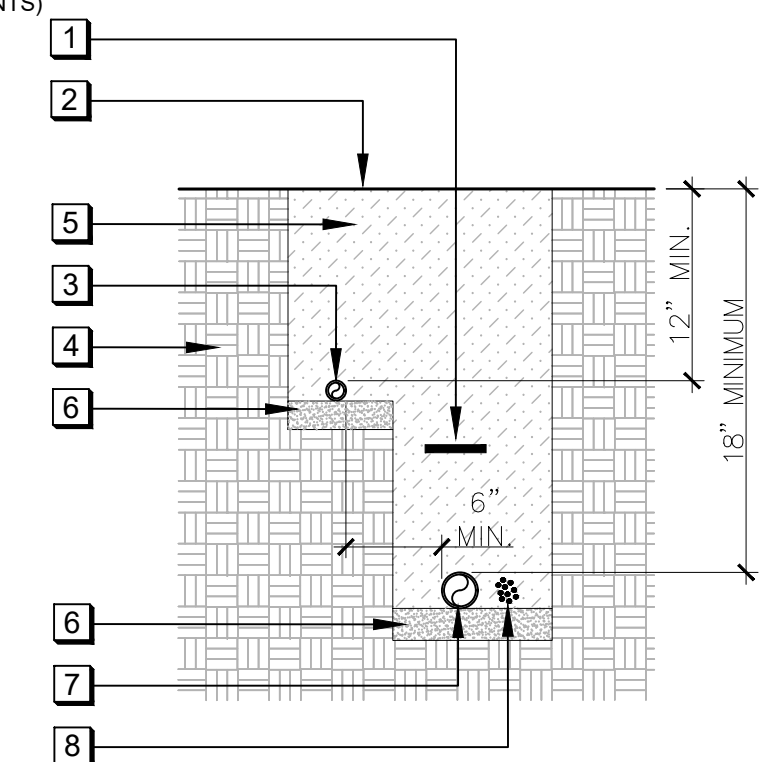


NOTES:  
 A. TEFLON TAPE ALL THREADS.  
 B. INSTALL FLUSH VALVES AT ALL LOW POINTS WITHIN A CONTROL ZONE.  
 C. INSTALL ONE FLUSH VALVE PER EVERY 6.5 GPM.  
 D. CONTRACTOR SHALL FOLLOW IRRIGATION MAINTENANCE PROCEDURES OUTLINE IN THE IRRIGATION SPECIFICATIONS.

## I DRIP FLUSH VALVE

NOT TO SCALE

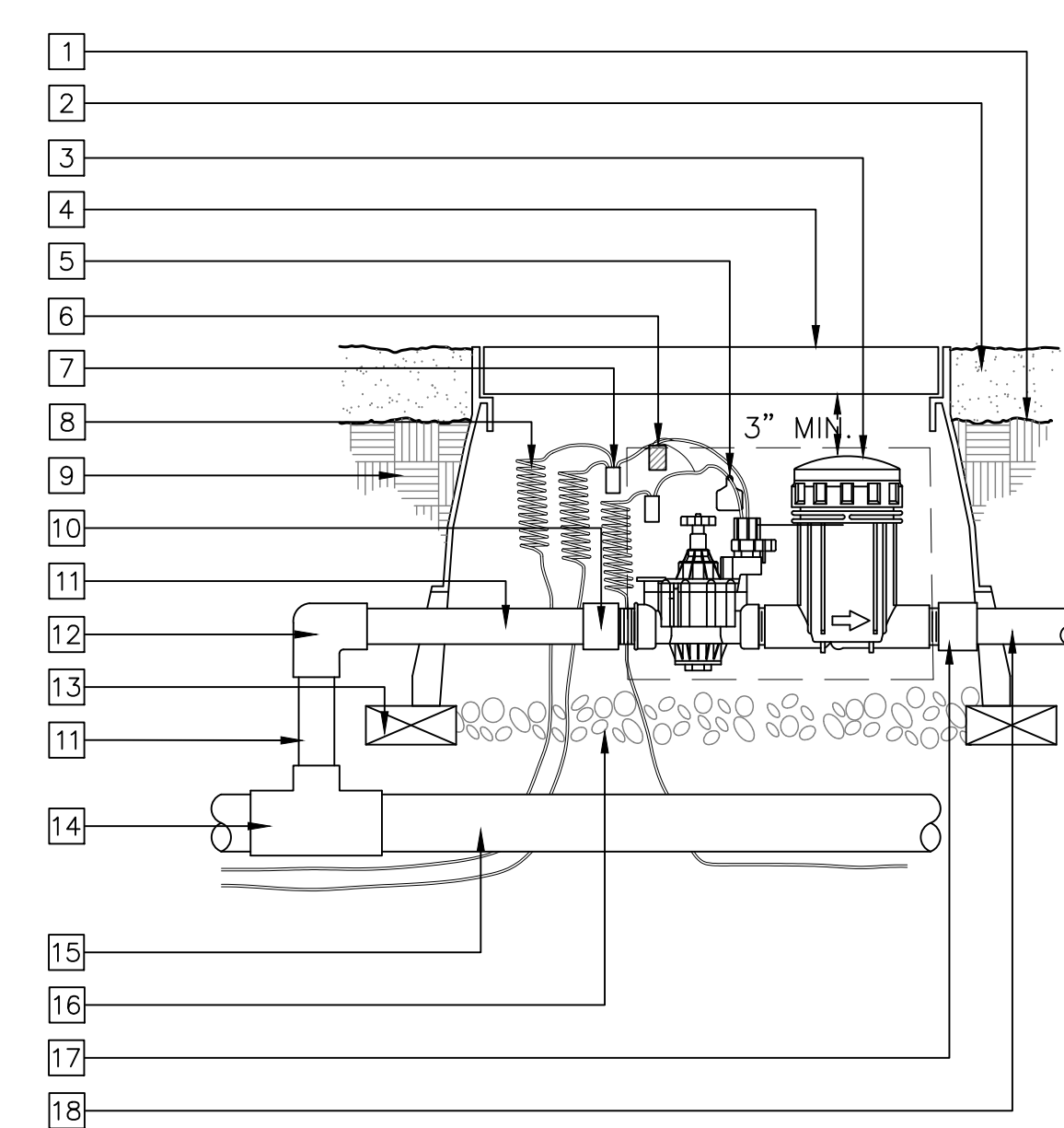
- 1 3" WIDE DETECTOR TAPE (6" ABOVE MAINLINE)
- 2 FINISHED GRADE
- 3 PVC LATERAL PIPE
- 4 UNDISTURBED NATIVE SOIL SUBGRADE
- 5 NORMAL EXCAVATED BACKFILL (COMPACTION PER SURFACE DESIGN REQUIREMENTS)
- 6 CLEAN EXCAVATED BACKFILL FOR PIPE BEDDING (90% COMPACTION)
- 7 PVC MAINLINE PIPE
- 8 CONTROLLER WIRES



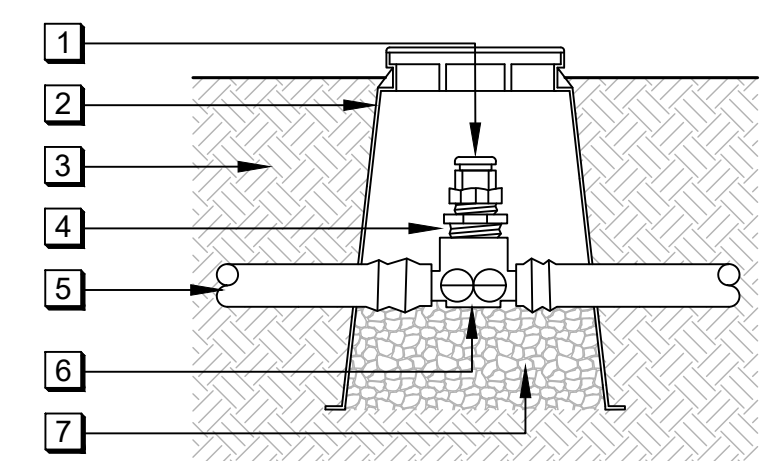
NOTES:  
 A. BUNDLE & TAPE CONTROLLER WIRES EVERY 12" O.C.  
 B. INSTALL CONTROLLER WIRES ADJACENT TO MAINLINE.  
 C. LOOP A 8" SLACK OF CONTROL WIRES AT ALL 90 DEGREE CHANGES IN DIRECTION.  
 D. INSTALL DETECTOR TAPE THROUGHOUT ENTIRE MAINLINE RUN.

## A TRENCHING

NOT TO SCALE



- 1 AIR RELIEF VALVE
- 2 6" ROUND VALVE BOX
- 3 UNDISTURBED NATIVE SOIL SUBGRADE
- 4 1/2" MALE x 1/2" FEMALE REDUCTION BUSHING
- 5 BLANK DRIPLINE TUBING
- 6 1/2" FEMALE THREAD x BARB x BARB DRIPLINE ADAPTER TEE
- 7 PEA GRAVEL SUMP
- 8 FINISHED GRADE
- 9 1/2" PVC COUPLING (THREAD x THREAD)
- 10 PVC TO DRIPLINE ADAPTER (THREAD x BARB)
- 11 SCHEDULE 40 PVC FITTING
- 12 PVC LATERAL PIPE



NOTES:  
 A. TEFLON TAPE ALL THREADS.  
 B. INSTALL AIR RELIEF VALVES AT ALL HIGH POINTS WITHIN A CONTROL ZONE.  
 C. INSTALL AT LEAST ONE FLUSH VALVE PER CONTROL ZONE.  
 D. CONTRACTOR SHALL PLUMB PER PVC SPECIFICATIONS.

## H DRIP AIR RELIEF VALVE

NOT TO SCALE



PROJECT NAME / SITE ADDRESS:

FREEMAN TIRES  
 21212 S. ALAMEDA STREET  
 CARSON, CA 90801

Rev.	Description	Date

STATUS:  
**IN PLAN CHECK**

SCALE: 1" = 10'-0"

DRAWN BY: JH

GC PROJECT NO: 22-297

START DATE: 11/01/22

LATEST REVISION: 11/13/23

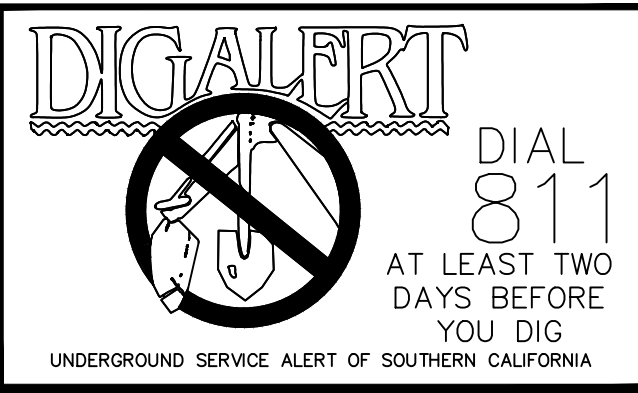
PROJECT TYPE: COM

CLIENT: JOSE DURAN

SHEET TITLE:  
**IRRIGATION DETAILS**

SHEET:  
**L2.01**  
 SHEET 4 OF 5

PLAN CHECK NUMBER:  
 N/A



THE USE AND PUBLICATION OF THESE DESIGNS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED FOR AND TITLE THERETO REMAINS WITH GROW CONTROL LANDSCAPE. USE WITHOUT WRITTEN CONSENT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

# NOT FOR CONSTRUCTION

## LANDSCAPE IRRIGATION SPECIFICATIONS

- SCOPE: PROVIDE LABOR, MATERIALS, PERMITS, EQUIPMENT, SUPERVISION, SERVICES AND TRANSPORTATION AND ALL OTHER ITEMS NECESSARY TO PERFORM ALL IRRIGATION WORK AS INDICATED AND SPECIFIED ON PLANS PREPARED BY GROW CONTROL LANDSCAPE, INCLUDING ALL RECORD DRAWINGS, REDUCED DIAGRAMMATIC PLANS, GUARANTEES, AND SERVICE MANUALS. WORK SHALL BE COMPLETED IN AN EFFICIENT AND SATISFACTORY MANNER TO THE HIGHEST WORKMANLIKE STANDARDS ESTABLISHED FOR SPRINKLER INSTALLATION AND OPERATION.
- GENERAL CONDITIONS:
  - CONTRACTOR SHALL VERIFY ALL CONDITIONS INDICATED ON THE PLANS. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING EXEMPTS THE CONTRACTOR FROM GAINING COMPENSATION FOR REQUIRED CHANGES.
  - CONTRACTOR SHALL CHECK ALL SITE CONDITIONS, AND VERIFY THE EXISTENCE, LOCATION AND SIZE OF UTILITIES AND SERVICES PRIOR TO BEGINNING WORK.
  - THE IRRIGATION DESIGN AS INDICATED ON THE DRAWINGS IS DIAGRAMMATIC. SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY SITE DIMENSIONS.
  - DO NOT INSTALL THE IRRIGATION SYSTEMS WHEN UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DISCREPANCIES IN AREAS OR DIMENSIONS EXIST. IMMEDIATELY BRING DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IF NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REQUIRED REVISIONS AND COSTS.
  - CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION WORK TO AVOID CONFLICTS WITH PLANTING, UTILITIES, ENGINEERING AND ARCHITECTURAL FEATURES. CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHER TRADES.
  - CONTRACTOR SHALL PROTECT INSTALLED CONTRACT WORK AND WORK OF OTHERS.
  - CONTRACTOR SHALL APPLY AND PAY FOR NECESSARY PERMITS AND FEES REQUIRED IN PURSUIT OF WORK AS REQUIRED BY GOVERNING CODES.
  - LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATED TO A PORTION OF THIS WORK ARE HEREBY MADE A PART OF THESE SPECIFICATIONS.
  - CONTRACTOR SHALL KEEP PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK DURING CONSTRUCTION AND MAINTENANCE PERIOD. BROOM CLEAN ALL PAVED AREAS.
  - CONTRACTOR SHALL NOTE ALL FINISH GRADES BEFORE COMMENCING WORK. RESTORE FINISH GRADE CHANGED DURING COURSE OF THIS WORK TO ORIGINAL OR INTENDED CONTOURS WHERE PRACTICAL.
  - NO DEVIATION FROM PLANS AND SPECIFICATIONS IS AUTHORIZED, UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE OWNER'S REPRESENTATIVE OR HIS APPOINTED REPRESENTATIVE IN ADVANCE.
  - THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT REMOVAL AGREEMENT IF REQUIRED FOR ALL IRRIGATION EQUIPMENT LOCATED WITHIN PUBLIC RIGHT OF WAY.
- SUBMITTAL: CONTRACTOR'S MAINTENANCE PERIOD SHALL NOT BE TERMINATED UNTIL THE FOLLOWING CONDITIONS ARE MET:
  - SERVICE MANUALS, KEYS, EQUIPMENT, AND GUARANTEES:
    - CONTRACTOR SHALL SUBMIT TWO (2) SERVICE MANUALS FOR IRRIGATION EQUIPMENT TO OWNER'S REPRESENTATIVE. MANUALS MAY BE LOOSE LEAF AND SHALL CONTAIN COMPLETE DRAWINGS OF ALL EQUIPMENT INSTALLED SHOWING COMPONENTS AND CATALOG NUMBERS TOGETHER WITH THE MANUFACTURER'S NAME AND ADDRESS. OPERATION INSTRUCTIONS SHALL BE SIMPLE ENOUGH TO BE UNDERSTOOD WITHOUT SPECIALIZED KNOWLEDGE.
    - CONTRACTOR SHALL SUBMIT TWO (2) SETS OF KEYS PER EACH CONTROLLER. A COPY OF THE EQUIPMENT GUARANTEES SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE.
    - THE CONTRACTOR SHALL SUPPLY THE FOLLOWING TOOLS:
      - TWO (2) SETS OF SPECIAL TOOLS REQUIRED FOR REMOVING, DISASSEMBLING, AND ADJUSTING EACH TYPE OF SPRINKLER AND VALVE ON THIS PROJECT.
      - ONE (1) QUICK COUPLER KEY AND MATCHING HOSE SWIVEL FOR EACH TYPE OF QUICK COUPLING VALVE INSTALLED.
  - WATER SUPPLY:
    - POTABLE WATER SUPPLY SHALL BE CLEAN, FREE OF SUSPENDED PARTICLES, ALGAE, OR CHEMICALS THAT MAY FORM INSOLUBLE PRECIPITATES IN THE EQUIPMENT OR MAY BE DETRIMENTAL TO PLANTINGS.
  - WATER SERVICE:
    - INDIVIDUALLY ASSESSED AREAS AND INDIVIDUALLY OWNED (OR TO BE OWNED) LOTS SHALL HAVE SEPARATELY METERED AND CONTROLLED IRRIGATION SYSTEMS. IRRIGATION SHALL BE CONFINED TO THE INDIVIDUAL AREAS, WITHOUT OVERSPRAY ONTO ADJACENT AREAS OR ACROSS PROPERTY LINES. SPECIAL SITUATIONS MAY BE APPROVED OR REQUIRED BY THE PLANNING DIRECTOR ARCHITECT TO VARY FROM THESE REQUIREMENTS.
    - CITY APPROVED BACKFLOW PREVENTION UNITS ARE REQUIRED ON ALL IRRIGATION SYSTEMS. INSTALLATION SHALL COMPLY WITH ALL APPLICABLE HEALTH AND SAFETY CODES.
- GUARANTEE: THE SITE SPRINKLER SYSTEM, INCLUDING WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED IN WRITING AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OR BACKFILL AREAS BELOW FINISH GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE ENDING OF THE SPECIFIED MAINTENANCE PERIOD. THE OWNER'S REPRESENTATIVE SHALL DETERMINE THIS DATE AFTER REVIEW OF THE SPECIFIED IRRIGATION WORK. IMMEDIATELY REPAIR DAMAGE TO THE SYSTEM AND SITE CAUSED BY FAULTY MATERIALS OR WORKMANSHIP AT NO COST TO THE OWNER. PROVIDE INSTRUCTION TO THE OWNER'S REPRESENTATIVE AND FUTURE MAINTENANCE PERSONNEL IN THE OPERATION OF THE IRRIGATION SYSTEMS. THE OWNER RETAINS THE RIGHT TO MAKE EMERGENCY REPAIRS WITHOUT RELIEVING THE CONTRACTOR'S GUARANTEE OBLIGATIONS. IN THE EVENT THE CONTRACTOR DOES NOT RESPOND TO THE OWNER'S REQUEST FOR REPAIR WORK UNDER THIS GUARANTEE WITHIN A TIMELY MANNER, THE OWNER MAY MAKE SUCH REPAIRS AS HE MAY DEEM NECESSARY AT THE FULL EXPENSE OF THE CONTRACTOR.
- MATERIALS:
  - GENERAL:
    - PROVIDE NEW MATERIALS AND EQUIPMENT OF BEST QUALITY OBTAINABLE, WHICH COMPLY WITH DRAWINGS AND SPECIFICATIONS.
    - NO SUBSTITUTION OF SPECIFIED MATERIALS OR EQUIPMENT SHALL BE MADE WITHOUT REVIEW BY GROW CONTROL LANDSCAPE AND WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
  - IRRIGATION PIPE AND FITTINGS:
    - POTABLE PVC PIPE:
      - PIPE SHALL BE MADE FROM NSF APPROVED, TYPE I, GRADE II PVC COMPOUND CONFORMING TO ASTM RESIN SPECIFICATION D1784. PIPE SHALL MEET REQUIREMENTS SET FORTH IN FEDERAL SPECIFICATION PS-22-70 WITH AN APPROPRIATE STANDARD DIMENSION RATIO.
      - ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, SCHEDULE OR CLASS, PRESSURE RATING IN PSI, NSF APPROVAL AND DATE OF EXTRUSION.
      - ALL SOLVENT SHALL BE AS RECOMMENDED BY MANUFACTURER OF PIPE FITTING AND AS APPROVED. USE NO SOLVENT FROM CANS THAT HAVE BEEN OPENED OVERNIGHT.
      - PVC PRESSURE LINES TO BE INSTALLED UNDERGROUND:
        - ALL PIPE SHALL BE SCHEDULE 40.
        - FITTINGS SHALL BE SCHEDULE 40.
      - PVC NON-PRESSURE LINES TO BE INSTALLED UNDERGROUND:
        - ALL PIPE SHALL BE SCHEDULE 40.
        - FITTINGS SHALL BE SCHEDULE 40.
      - PVC FITTINGS: SOLVENT WELDED TYPE PVC SCH 40, TYPE II NSF APPROVED, SHALL CONFORM TO ASTM TEST PROCEDURE D 2486.
      - PVC FITTINGS SHALL BEAR THE MANUFACTURER'S NAME OR TRADEMARK, MATERIAL DESIGNATION, SIZE, APPLICABLE I.P.S. SCHEDULE AND NSF APPROVAL.
      - NO CLOSE NIPPLES OR CROSSES SHALL BE USED. PVC NIPPLES SHALL BE BLACK IN COLOR.
    - BRASS PIPE AND FITTINGS: BRASS PIPE SHALL BE I.P.S. STANDARD WEIGHT, I.P.S., REGULAR, 85% RED BRASS CONFORMING TO ASTM B43. FITTINGS SHALL BE WITH STANDARD 125 POUND CAST BRONZE THREADED FITTINGS.
    - COPPER PIPE: COPPER PIPE SHALL BE SEAMLESS, TYPE K, HARD DRAWN TUBING.
  - IDENTIFICATION TAPE:
    - MARKER TAPE FOR SLEEVES SHALL BE METALLIC BACKED LOCATING TAPE MARKED "IRRIGATION" IN TWO INCH CAPITAL LETTERS EVERY THREE FEET ALONG THE TAPE.
    - MARKER TAPE FOR DIRECT BURIAL WIRES SHALL BE RED COLORED "ALLEN MARKING TAPE" OR APPROVED EQUAL. TAPE SHALL BE 3" WIDE.
  - SLEEVING:
    - PIPE SLEEVES SHALL BE PVC SCH 40 MINIMUM.
  - VALVES:
    - REMOTE CONTROL VALVES AND PRESSURE REGULATING REMOTE CONTROL VALVES SHALL BE THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
    - BALL VALVES SHALL BE THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
    - CHECK VALVES SHALL BE HUNTER HCV-SERIES.
    - QUICK COUPLING VALVES SHALL BE THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
  - VALVE / PULL BOXES:
    - ALL VALVE BOXES SHALL BE MANUFACTURED BY OLD CASTLE - CARSON.
  - SPRINKLER HEADS: SPRINKLER HEADS SHALL BE OF THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.

- DRIP EMITTER HEADS/LINE: DRIP EMITTER HEADS/LINE SHALL BE OF THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
- WEATHER SENSING DEVICES: WEATHER SENSING DEVICES SHALL BE THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
- CONTROL WIRING:
  - CONVENTIONAL CONTROLLER WIRE:
    - USE DIRECT BURIAL COPPER WIRE AWG-U.F. 600 VOLT, SINGLE CONDUCTOR SOLID COPPER, PLASTIC INSULATED CABLE RATED FOR DIRECT BURIAL APPLICATION, U.F., U.L. APPROVED 12 GAUGE (MINIMUM) PILOT AND SPARE WIRES, 12 GAUGE (MINIMUM) FOR COMMON GROUND RETURN WIRE. WIRE COLOR AS FOLLOWS: COMMON WIRE SHALL BE WHITE, CONTROL WIRES SHALL BE RED.
    - SEALS FOR SPLICES AND SPARE WIRE ENDS SHALL BE "PEN-TITE" WIRE CONNECTORS OR APPROVED EQUAL.
  - AUTOMATIC CONTROLLERS:
    - EACH CONTROLLER SHALL BE OF THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
    - CONTROLLER SHALL OPERATE ON SINGLE PHASE, 110 TO 120 VOLT, 60 HZ, ALTERNATING CURRENT, "UL" LISTED, AND SHALL CONTAIN AN "OFF" AND "ON" SWITCH TO SHUT OFF ENTIRE AUTOMATIC WATERING CYCLE WITHOUT INTERRUPTING THE TIMING MECHANISM. OUTPUT SHALL BE 24 VOLTS AC.
    - CONTROLLERS SHALL BE ENCLOSED IN WEATHERPROOF CORROSION-RESISTANT HOUSING HAVING LOCKING COVER TO PROTECT ALL EQUIPMENT FROM VANDALISM.
    - CONDUIT FOR 120 VOLT AND 24 VOLT WIRING SHALL BE AS APPROVED BY THE LOCAL BUILDING CODE FOR ELECTRICAL SERVICE AND DISTRIBUTION (PVC PIPE WILL NOT BE ACCEPTABLE FOR USE AS ELECTRICAL CONDUIT).
  - INSTALLATION PROCEDURES:
    - GENERAL:
      - IF NO DETAIL IS PROVIDED FOR WORK UNDER THIS CONTRACT, INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS OR RECOMMENDED STANDARD PRACTICE. SUBMIT RECOMMENDED PROCEDURES TO OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
      - PLANS ARE DIAGRAMMATIC AND APPROXIMATE. VALVES AND OTHER IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS. PIPING SHALL BE LOCATED ALONG THE INSIDE EDGES OF PLANTING AREAS EXCEPT WHERE NOT FEASIBLE TO DO SO.
    - WATER SUPPLY:
      - CONNECT IRRIGATION SYSTEM TO POINT OF CONNECTION (POC) AT APPROXIMATE LOCATIONS SHOWN ON DRAWINGS.
      - ALLOW FOR MINOR CHANGES AT POC CAUSED BY ACTUAL SITE CONDITIONS.
      - VERIFY AVAILABLE WATER PRESSURE AT EACH METER LOCATION PRIOR TO COMMENCING CONSTRUCTION OF IRRIGATION SYSTEMS. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF PRESSURE IS NOT THAT WHICH IS INDICATED IN THE DRAWINGS, OR IS NOT SUFFICIENT TO OPERATE SYSTEMS AS DESIGNED. IF NOTIFICATION IS NOT PERFORMED THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REQUIRED REVISIONS.
    - ELECTRICAL SUPPLY:
      - CONNECT POWER AND CONNECTIONS TO THE AUTOMATIC CONTROLLER AS INDICATED ON THE DRAWINGS.
      - CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
      - CONTRACTOR SHALL COORDINATE WITH OWNER AND OTHER TRADES TO HAVE POWER AVAILABLE TO THE CONTROLLERS WHEN NEEDED.
    - TRENCHING:
      - DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. LAY PIPE TO AN EVEN GRADE. FOLLOW LAYOUT INDICATED ON DRAWINGS.
      - DEPTH OF TRENCHES SHALL BE SUFFICIENT TO PROVIDE A MINIMUM COVER ABOVE THE TOP OF THE PIPE AS INDICATED IN PIPE DEPTH SECTION UNDER THE IRRIGATION PIPE AND FITTINGS HEADING.
      - FINISH GRADE OF ALL TRENCHES MUST CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES.
  - IRRIGATION PIPE AND FITTINGS:
    - ASSEMBLIES:
      - INSTALL NO MULTIPLE ASSEMBLIES. PROVIDE EACH ASSEMBLY WITH ITS OWN OUTLET.
      - PVC TO METAL CONNECTION SHALL BE BY PVC MALE THREAD ADAPTER FITTING SCREWED INTO METAL FEMALE FITTING, OR BY METAL MALE THREAD ADAPTER FITTING SCREWED INTO PVC FEMALE FITTING.
      - TEFLON TAPE SHALL BE USED ON ALL THREADED PVC TO PVC AND PVC TO METAL JOINTS.
      - REMOVE BURRS FROM PVC PIPE ENDS PRIOR TO CONNECTING OR SOLVENT WELDING. USE SOLVENT MANUFACTURER'S RECOMMENDATIONS FOR CLEANING PIPE ENDS PRIOR TO MAKING SOLVENT WELDED CONNECTIONS.
      - IRRIGATION CIRCUITS SHALL RUN PARALLEL, OR AS CLOSE TO PARALLEL AS IS PRACTICAL, TO THE CONTOUR LINES.
    - PIPE DEPTHS:
      - DEPTH OF PIPE SHALL BE SUFFICIENT TO PROVIDE A MINIMUM COVER ABOVE THE TOP OF THE PIPE AS FOLLOWS UNLESS INDICATED DIFFERENTLY ON DRAWINGS OR AS PER CITY OR COUNTY CODES OR REQUIREMENTS:
        - COMMERCIAL REQUIREMENTS:
          - PLANTING AREAS:
            - NON-PRESSURE LINES - 12" OF COVER
            - PRESSURE LINES - 18" OF COVER
          - PAVED AREAS:
            - NON-PRESSURE LINES IN SLEEVES - 18" OF COVER
            - PRESSURE LINES IN SLEEVE - 18" OF COVER
            - ELECTRICAL WIRES IN SLEEVES - 18" OF COVER
        - LINE CLEARANCE:
          - POTABLE IRRIGATION LINES SHALL HAVE A CLEARANCE OF 6" OR MORE FROM EACH OTHER, AND FROM LINES OF OTHER TRADES.
          - PARALLEL IRRIGATION LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER, OR AGAINST THE SIDES OF THE TRENCH.
        - FLUSHING AND ADJUSTING SYSTEM:
          - AFTER IRRIGATION PIPELINES AND RISERS ARE IN PLACE AND CONNECTED, AND PRIOR TO INSTALLATION OF IRRIGATION HEADS, OPEN THE CONTROL VALVES AND USE A FULL HEAD OF WATER TO FLUSH OUT SYSTEM. AFTER THE SYSTEM IS THOROUGHLY FLUSHED, RISER SHALL BE CAPPED OFF AND THE SYSTEM PRESSURE TESTED FOR THREE (3) HOURS @ 150 PSI.
          - ADJUST VALVES AND ALIGNMENT AND COVERAGE OF IRRIGATION HEADS. ADJUSTMENTS MAY INCLUDE CHANGES IN NOZZLE SIZES AND DEGREES OF ARC. THESE CHANGES SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER. OBTAIN COVERAGE TEST APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING OR SEEDING.
          - SYSTEMS REQUIRING FLUSHING SHALL ACCOMMODATE THE WATER GENERATED BY THE FLUSHING WITHOUT EROSION OR DISTURBANCE TO THE PLANTING. WATER SHALL BE CHANNLED INTO ADJACENT DRAINAGE STRUCTURES (SWALE, GUTTER, ETC.) WHERE POSSIBLE.
        - SLEEVES:
          - SLEEVES SHALL BE A MINIMUM OF TWO TIMES LARGER THAN PIPE OR WIRE BUNDLE IT ENCLOSES. ONE PIPE PER SLEEVE. PIPE SIZE SHALL BE 2" MINIMUM.
          - PIPE SLEEVE UNDER EXISTING OR FUTURE PAVING SHALL BE INSTALLED PRIOR TO PAVING OR RE-PAVING AND SHALL EXTEND 12" BEYOND EACH SIDE OF PAVEMENT. THE LETTERS "E" FOR ELECTRIC AND "W" FOR WATER SHALL BE STAMPED OR CHISELED IN THE PAVEMENT DIRECTLY ABOVE THE SLEEVE ON BOTH SIDES OF THE CROSSING.
          - SLEEVE MARKER: METALLIC BACKED LOCATING TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL SLEEVES, 12" DIRECTLY ABOVE SLEEVES.
          - CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED.
      - VALVES:
        - REMOTE CONTROL VALVES AND PRESSURE REDUCING REMOTE CONTROL VALVES:
          - VALVES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY.
          - VALVES SHALL BE GROUPED TOGETHER WHEREVER POSSIBLE AND INSTALLED IN INDIVIDUAL VALVE BOXES.
          - WHERE THE PRESSURE AT THE REMOTE CONTROL VALVE EXCEEDS 80 P.S.I. (DUE TO ELEVATION DROPS, ETC.), A PRESSURE REDUCING VALVE SHALL BE USED TO REDUCE PRESSURE TO DESIGN LEVELS.
          - VALVES SHALL BE ADJUSTED SO THAT THE MOST REMOTE SPRINKLER HEADS OPERATE AT THE PRESSURE RECOMMENDED BY THE HEAD MANUFACTURER. VALVES SHALL BE ADJUSTED SO A UNIFORM DISTRIBUTION OF WATER IS APPLIED BY THE SPRINKLER HEADS TO THE PLANTING AREAS FOR EACH INDIVIDUAL VALVE SYSTEM.
          - PROVIDE A PVC UNION ON THE DOWNSTREAM SIDE OF THE VALVE. CONNECTIONS SHALL BE MADE HORIZONTALLY.
        - BALL VALVES:
          - ALL VALVES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY.
          - BALL VALVES SHALL BE INSTALLED TO DIVIDE THE IRRIGATION SYSTEM INTO CONTROLLABLE UNITS, AND TO AVOID DRAINING LONG RUNS OF PIPING FOR SYSTEM REPAIRS.
        - CHECK VALVES:
          - PROVIDE A MANUFACTURER INSTALLED CHECK VALVE IN EACH SHRUB HEAD ON RISER. WHEN A MANUFACTURER INSTALLED CHECK VALVE IS NOT AVAILABLE, OR WHERE THE SYSTEM ELEVATION CHANGE EXCEEDS TEN FEET, PROVIDE AN IN LINE CHECK VALVE ON THE RISER OF EACH SHRUB HEAD ACCORDING TO DETAILS.

- PROVIDE A MANUFACTURER INSTALLED CHECK VALVE IN EACH POP-UP HEAD. WHEN A MANUFACTURER INSTALLED CHECK VALVE IS NOT AVAILABLE, OR WHERE THE SYSTEM ELEVATION CHANGE EXCEEDS EIGHT FEET, PROVIDE AN IN LINE CHECK VALVE ON THE SWING JOINT ASSEMBLY OF EACH POP-UP HEAD ACCORDING TO DETAILS.
- QUICK COUPLING VALVES:
    - QUICK COUPLING VALVES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY.
    - QUICK COUPLING VALVES SHALL BE SET APPROXIMATELY 12" FROM WALKS, CURBS, HEADERS, OR PAVED AREAS WHERE APPLICABLE.
  - FLUSH / AIR RELIEF VALVES:
    - FLUSH / AIR RELIEF VALVES SHALL BE LOCATED AT THE HYDROSTATIC HIGH AND LOW POINTS OF EACH DRIP ZONE AND/OR WITHIN EACH SEPARATE SECTION OF THE DRIP ZONE THEREOF.
    - FLUSH / AIR RELIEF VALVES SHALL BE SET APPROXIMATELY 12" FROM WALKS, CURBS, HEADERS, OR PAVED AREAS WHERE APPLICABLE.
  - VALVE BOXES:
    - VALVE BOXES SHALL BE SET ONE AND ONE HALF INCH (1 1/2") ABOVE THE DESIGNATED FINISH GRADE IN SHRUB AREAS.
    - VALVE BOXES ADJACENT TO WALKS OR PAVING SHALL NOT BE INSTALLED HIGHER THAN FINISH SURFACE OF ADJACENT WALK OR PAVING.
    - INDICATE ON VALVE BOX LID EITHER P.B. FOR PULL BOX, B.V. FOR BALL VALVE, OR THE IDENTIFICATION NUMBER OF THE REMOTE CONTROL VALVE AND CONTROLLER CLOCK. LETTERS SHALL BE 3" HIGH, 1/2" WIDE AND BURNED INTO THE LID WITH A SOLDERING IRON OR ENGRAVED INTO THE LID WITH A ROUTER.
  - SPRINKLER HEADS:
    - SPRINKLER HEADS AND RISERS SHALL BE INSTALLED ACCORDING TO DETAILS.
    - SPACING OF IRRIGATION HEADS SHALL NOT EXCEED MAXIMUMS PER THE IRRIGATION LEGEND.
    - INSTALL SPRINKLER HEADS 12" FROM ANY VERTICAL SURFACE (WALLS, FENCES, BUILDINGS, ETC.).
    - INSTALL POP-UP TYPE HEADS ADJACENT TO WALKS, PAVING, HEADERS, GLAZING, AND TOP OF RETAINING WALLS TYPICALLY.
    - TOP OF POP-UP TYPE HEADS ADJACENT TO WALKS OR PAVING SHALL NOT BE HIGHER THAN FINISH SURFACE OF ADJACENT WALK OR PAVING.
    - CONTRACTOR SHALL ADJUST ALL IRRIGATION HEADS TO FULLY COVER ALL PLANTING AREAS AND NOT THROW ONTO WALKS, BUILDINGS OR WINDOWS WHEREVER POSSIBLE. IRRIGATION SYSTEMS SHALL NOT SPRAY WATER ACROSS SUBDIVISION BOUNDARY LINES. WHERE ON-SITE FIELD CONDITIONS REQUIRE CHANGES, HEADS SHALL BE ADDED OR DELETED IN ACCORDANCE WITH THE MAXIMUM SPACING LIMITS ESTABLISHED IN THE IRRIGATION LEGEND. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY. WATER VELOCITY IN PIPES SHALL NOT EXCEED 5 FEET PER SECOND AND FLOW SHALL NOT EXCEED RECOMMENDED MAXIMUM OF REMOTE CONTROL VALVE SIZE.
    - IRRIGATION HEADS WITHIN A CIRCUIT SHALL HAVE A UNIFORM PRECIPITATION RATE. DO NOT INTERMIX DIFFERENT TYPES OR BRANDS OF IRRIGATION HEADS ON THE SAME CIRCUIT.
    - IRRIGATION HEADS SHALL BE 24" AWAY FROM ANY IMPERVIOUS PAVING SURFACES.
  - DRIP EMITTER HEADS/LINE:
    - DRIP EMITTER HEADS/LINE AND RISERS SHALL BE INSTALLED ACCORDING TO DETAILS.
    - INSTALL DRIP EMITTER HEADS/LINE 12" FROM ANY VERTICAL SURFACE (WALLS, FENCES, BUILDINGS, ETC.).
    - TOP OF DRIP EMITTER HEADS/LINE OR TOP OF DRIP EMITTER HEAD BOXES ADJACENT TO WALKS OR PAVING SHALL NOT BE HIGHER THAN FINISH SURFACE OF ADJACENT WALK OR PAVING.
    - CONTRACTOR SHALL ADJUST ALL DRIP IRRIGATION HEADS/LINE TO FULLY COVER ALL PLANTING AREAS. IRRIGATION SYSTEMS SHALL NOT IRRIGATE ACROSS PROPERTY LINES. WHERE ON-SITE FIELD CONDITIONS REQUIRE CHANGES, DRIP EMITTER HEADS/LINE SHALL BE ADDED OR DELETED FOR COMPLETE COVERAGE. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY. WATER VELOCITY IN PIPES SHALL NOT EXCEED 5 FEET PER SECOND AND FLOW SHALL NOT EXCEED RECOMMENDED MAXIMUM OF REMOTE CONTROL VALVE / CONTROL ZONE KIT SIZE.
  - WEATHER SENSING DEVICES:
    - WEATHER SENSING DEVICES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
  - CONTROL WIRING:
    - GENERAL:
      - INSTALL WIRING IN SAME TRENCH AS PRESSURE SUPPLY LINES WHEREVER POSSIBLE.
      - THERE SHALL BE EIGHTEEN INCHES (18") COVERAGE OF EARTH OVER THE 24-VOLT CONTROL WIRE. INSTALL WIRE IN TRENCH AND TAPE TO MAIN LINES ON SIDE OF PIPE, WHERE APPLICABLE, AT 10" INTERVALS.
      - NO SPLICES SHALL BE MADE BETWEEN THE CONTROLLER AND AUTOMATIC CONTROL VALVES UNLESS NECESSARY FOR DISTANCES OF OVER 1000' AND THEN SHALL CONFORM TO SECTIONS D AND F BELOW.
      - ALL SPLICES SHALL BE ENCASED IN WATERPROOF CONNECTORS PER APPROVED MATERIALS.
      - TRENCH MARKER: WHEN CONTRACTOR CANNOT INSTALL CONTROL WIRES IN THE SAME TRENCH AS THE PRESSURE SUPPLY LINES, ALL DIRECT BURIAL WIRES SHALL BE MARKED WITH A CONTINUOUS RED COLORED TRENCH MARKER PLASTIC TAPE PLACED NINE INCHES (9") BELOW FINISHED GRADE DIRECTLY ABOVE THE BURIED WIRES.
      - IN LINE WIRE SPLICES SHALL BE MADE ONLY IN PULL BOXES OR VALVE BOXES.
      - ALL WIRES IN PULL BOXES SHALL BE LOOSE AND SHALL NOT COME WITHIN THREE INCHES (3") FROM LID. BOXES SHALL BE SIZED ACCORDINGLY TO ACCOMMODATE THIS REQUIREMENT.
      - TESTING: ALL WIRING SHALL BE TESTED FOR CONTINUITY, OPEN CIRCUITS, AND UNINTENTIONAL GROUNDS PRIOR TO CONNECTING TO EQUIPMENT. THE MINIMUM INSULATION RESISTANCE TO GROUND SHALL BE FIFTY (50) MEGAOHMS. ANY WIRING NOT MEETING THIS REQUIREMENT SHALL BE REPLACED, AT THE CONTRACTOR'S EXPENSE.
    - CONVENTIONAL CONTROLLER:
      - PROVIDE ONE SEPARATE SPARE CONTROL WIRE TO EACH SINGLE VALVE OR VALVE MANIFOLD (A VALVE MANIFOLD IS CONSIDERED ANY VALVE GROUPING WHERE VALVES ARE PLACED NO FURTHER THAN 3' APART). ONE SPARE WIRE THAT IS LOOPEL FROM VALVE TO VALVE IS NOT ACCEPTABLE. SPARE WIRE ENDS SHALL BE ENCASED IN WATERPROOF CONNECTORS PER APPROVED MATERIALS.
      - EACH INDIVIDUAL CONTROLLER'S CONTROL WIRES SHALL BE BUNDLED AND TAPED TOGETHER WITH COLORED TAPE AT INTERVALS NOT EXCEEDING TEN FEET (10'). CONTROLLER IDENTIFICATION TAPE COLORS SHALL BE DIFFERENT AND UNIQUE FOR EACH CONTROLLER.
      - WIRE CONNECTIONS: NEUTRAL, PILOT AND SPARE WIRES SHALL BE INSTALLED WITH A 1" DIA. BY 2'-0" LONG COILED EXCESS WIRE LENGTH AT EACH END ENCLOSURE, WIRE SPLICE, AND 100' ON CENTER.
  - BACKFILLING:
    - DO NOT BACKFILL THE PIPE JOINTS UNTIL THE SYSTEM HAS BEEN PRESSURE TESTED AND ACCEPTED.
    - MECHANICALLY COMPACT BACKFILL FOR TRENCHING TO DRY DENSITY EQUIVALENT TO ADJACENT UNDISTURBED SOIL, AND MEET ADJACENT GRADES WITHOUT SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES.
    - PLACE 6" OR MORE OF CLEAN SOIL, FREE OF DEBRIS, ROCK, ETC. AS INITIAL BACKFILL ON PRESSURE SUPPLY LINES.
    - PLACE FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE AS INITIAL BACKFILL ON ALL NON-PRESSURE LINES.
    - PLACE A MINIMUM OF 6" OF SAND ON PIPES LOCATED UNDER AREAS WHERE PAVING WILL BE INSTALLED. USE SPECIFIED INITIAL BACKFILL FOR REMAINING FILL AS NECESSARY.
    - INSTALL PIPING UNDER EXISTING WALKS BY JETTING OR BORING. IF CUTTING OR BREAKING OF WALKS IS NECESSARY, IT SHALL BE DONE AND REPLACED AS A PART OF THIS CONTRACT. OBTAIN PERMISSION FROM OWNER'S REPRESENTATIVE BEFORE PROCEEDING.
  - AUTOMATIC CONTROLLERS:
    - THE AUTOMATIC CONTROLLER SHALL BE INSTALLED AT THE APPROXIMATE LOCATION SHOWN ON THE PLAN IN A MANNER RECOMMENDED BY THE MANUFACTURER. CONTRACTOR SHALL CONNECT REMOTE CONTROL VALVES TO CONTROLLER TO CORRESPOND WITH THE STATION NUMBERS, IN THE SEQUENCE SHOWN ON THE PLANS.
    - CONTROLLERS SHALL BE PROGRAMMED SO WATERING WILL NOT INTERFERE WITH CONSTRUCTION OR NORMAL USE OF THE PROPERTY.
    - ALL LOCAL AND OTHER APPLICABLE CODES SHALL TAKE PRECEDENCE IN CONNECTION OF THE 110 VOLT ELECTRICAL SERVICE TO THE CONTROLLER. OWNER SHALL PROVIDE POWER TO THE CONTROLLER. CONTRACTOR SHALL COMPLETE HOOK-UP TO THE CONTROLLER.
    - ALL CONTROL CIRCUITS SHALL BE DESIGNED TO OPERATE ONE VALVE AT A TIME.
  - CLEAN-UP:
    - UPON COMPLETION OF WORK IN THIS SECTION, CONTRACTOR SHALL REMOVE ALL RUBBISH, TRASH, AND DEBRIS RESULTING FROM THE OPERATIONS. REMOVE UNUSED EQUIPMENT AND IMPLEMENTS OF SERVICE; LEAVE ENTIRE AREA INVOLVED IN A NEAT AND ACCEPTABLE CONDITION SUCH AS TO MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
  - IRRIGATION MAINTENANCE:
    - SYSTEM SHALL BE CHECKED A MINIMUM OF ONCE A WEEK FOR ANY BREAKS OR LEAKS.
    - IF CONTROLLER IS DOES NOT HAVE SELF-ADJUSTMENT ACCESSORY, CONTROLLER RUN TIMES SHALL BE ADJUSTED MANUALLY A MINIMUM OF ONCE A MONTH.
    - FLUSH ALL DRIP LINES AND CLEAN OUT ALL CONTROL ZONE FILTERS QUARTERLY.
    - CONTROLLER CABINET SHALL BE OPENED AND CLEANED OF ANY DUST AND DEBRIS QUARTERLY.
    - VALVE BOXES SHALL BE OPENED AND INSPECTED FOR ANY DIRT OR MUD QUARTERLY.
    - ALL WIRE CONNECTIONS SHALL BE CHECKED QUARTERLY.
    - RAIN SHUT-OFF DEVICE SHALL BE CHECKED FOR FUNCTIONALITY AND PROPER OPERATION AT LEAST ONCE A YEAR.



PROJECT NAME / SITE ADDRESS:  
 FREWAY TIRES  
 21212 S. ALAMEDA STREET  
 CARSON, CA 90801

Rev.	Description	Date

STATUS: **IN PLAN CHECK**

SCALE: 1" = 10'-0"

DRAWN BY: JH

GC PROJECT NO: 22-297

START DATE: 11/01/22

LATEST REVISION: 11/13/23

PROJECT TYPE: COM

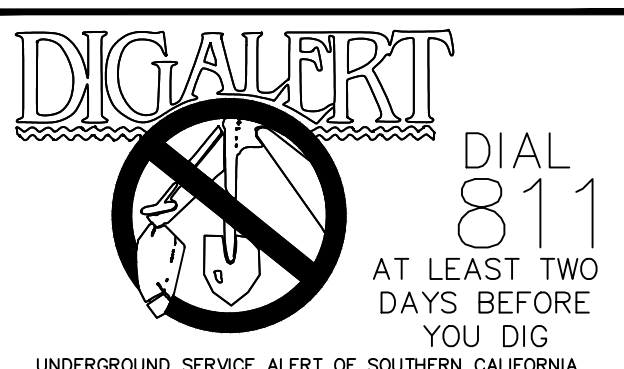
CLIENT: JOSE DURAN

SHEET TITLE:

## IRRIGATION SPECIFICATIONS

SHEET: **L2.02**  
 SHEET 5 OF 5

PLAN CHECK NUMBER:  
 N/A



LANDSCAPE & IRRIGATION DESIGN \* INSTALL \* MAINTENANCE  
 626.627.4688  
 GROWCONTROL.LANDSCAPE@GMAIL.COM  
 C27 LICENSE #1062958

**PROJECT DATA**

LOT SIZE = IRREGULAR  
 LOT AREA = 11,720 SF  
 ZONING = ML-D  
 EXISTING (E) METAL BUILDING(SHOP) = 1,296 SF  
 (P) REMODEL BUILDING = 1,296 SF  
 (P) METAL CARPORT 638 SF+ 206 SF = 844 SF  
 OCCUPANCY = U  
 TYPE OF CONSTRUCTION = VB  
 USE = COMMERCIAL  
 MAX. HEIGHT = 12'-5"  
 LOT COVERAGE = 1,296+844= 2,140 SF / 11720 SF = 20 %  
 LANDSCAPE = 597 SF ( 5%)  
 (P) PARKING = 1,296 / 500 = 3 PARKING MIN  
 (P) PARKING STALLS ; 8.5 FTx 18FT : 4 SPACES (STD.)  
 (P) PARKING STALLS ; 8.5 FTx 15FT : 1 SPACES (compact)  
 (P) PARKING STALLS ; 9 FTx 20FT : 1 SPACES (ADA)  
 TOTAL : 6 SPACES

FIRE SPRINKLERED VERIFY WITH FIRE DEPARTMENT

**SCOPE OF WORK**

PROPOSED 1,296 SF REMODEL METAL STRUCTURE AND PARKING LOT AS CITY REQUIREMENTS AND 1,031 SF METAL CARPORT TO PROPOSED TIRES SHOP EXTENSION BY POTENTIAL TENANT

NOTE ON PLAN: "BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET", SECTION 502

California Water Service Company  
Fire Flow Test

1247/2022 11:45 29-38

21212 S Alameda ST  
E Van Buren ST  
J Duran  
New C

Determine Flow Availability  
David O.

Station	Flow (GPM)	Pressure (PSI)
1	250	32
2	32	948
3	85	76
4	948	3108

Elevation Difference: 0' Distance from Static Residual to FH: 122' Distance from FH to Street Address P.L. 102'

2521 E. Jackson St

Regardless of the results of this test, California Water Service Company assumes no liability beyond that stated in the following: except from the P.U.C. Tariff Schedule: "The utility (California Water Service Company) will supply only such water at such pressure as may be available from time to time as a result of its normal operation of the system."

**PART II: INFORMATION ON FIRE FLOW AVAILABILITY**  
(Part to be completed by Water Purveyor)

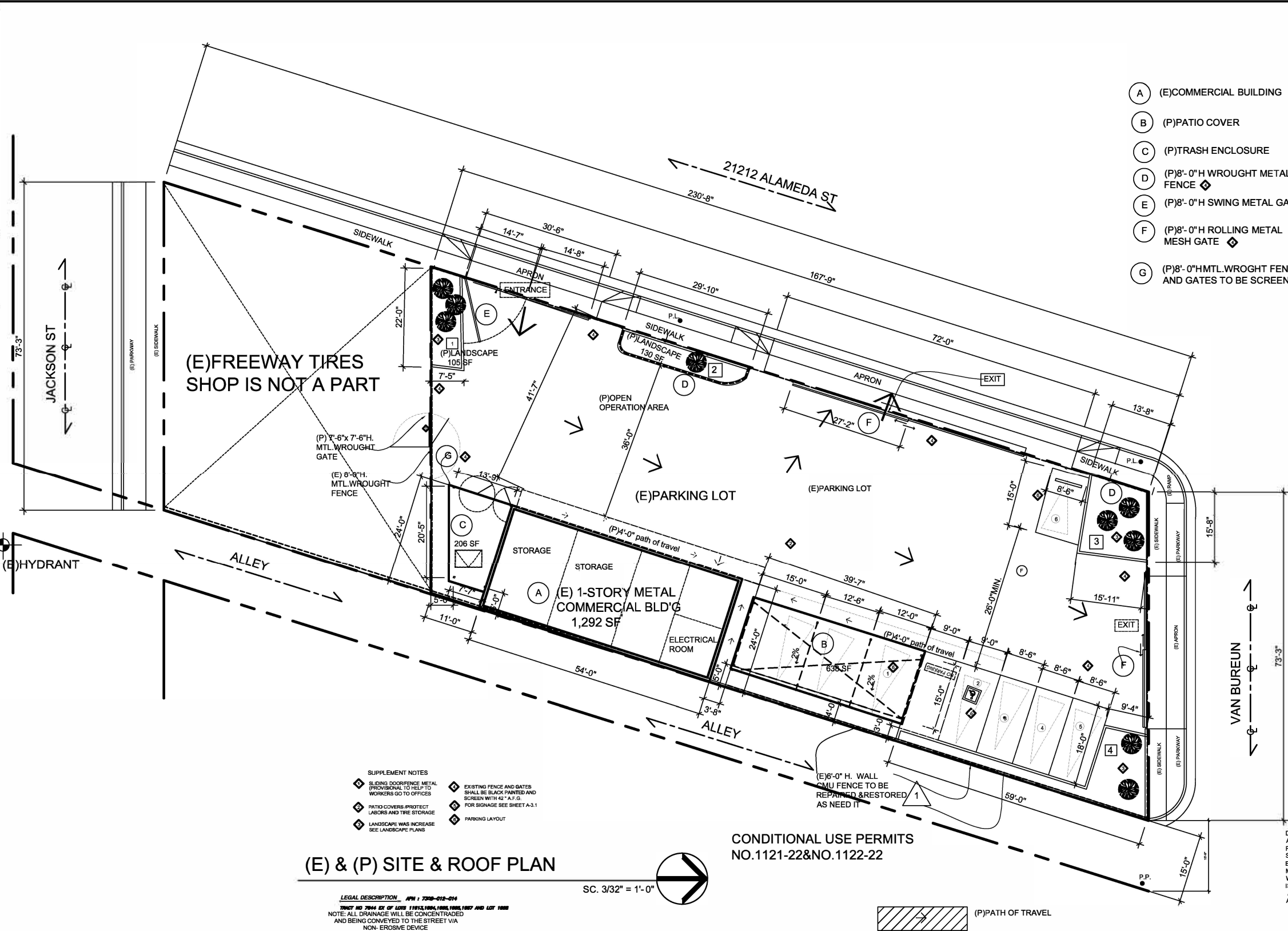
Location of hydrant: The southeast corner of E Jackson ST S Alameda ST Hydrant number: 1894

Distance from Nearest Property Line: 102' Size of Hydrant: 6" Size of Water main: 8"  
 Static PSI: 83 Residual PSI: 76 Office size: 2.5" P.S.I.: 32  
 Fire Flow at 20 PSI: 3108 GPM Duration: 2 Hours Flow Test Date / Time: 12-41-2021 11:45am  
 (Check box if Simultaneous Dual flow test was performed) Combined flow at 20 psi: \_\_\_\_\_  
 (Check box if Simultaneous Triple flow test was performed) Combined flow at 20 psi: \_\_\_\_\_

California Water Service - Dominguez  
 Water Purveyor: 310-257-1400  
 Signature: Superintendent (Richard Garcia)  
 Date: \_\_\_\_\_

This information is considered vital for fire flow tests.

Fire Department approval of building plans and be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any alterations to water systems will need to be reviewed by the Fire Prevention Division prior to the department's approval of building plans.



- (A) (E) COMMERCIAL BUILDING
- (B) (P) PATIO COVER
- (C) (P) TRASH ENCLOSURE
- (D) (P) 8'-0" H WROUGHT METAL FENCE
- (E) (P) 8'-0" H SWING METAL GATE
- (F) (P) 8'-0" H ROLLING METAL MESH GATE
- (G) (P) 8'-0" H MTL. WROUGHT FENCE AND GATES TO BE SCREENING

Development Permit  
 Application Form  
 Page 2 of 4

COMPLETION OF A DEVELOPMENT PROJECT SUMMARY  
 Site: 21212 S. Alameda St.

Category	Area (SF)	% of Site Area
Existing Structure	1,296	11%
Remodel	1,296	11%
Proposed New Structure	844	7%
<b>TOTAL</b>	<b>3,436</b>	<b>29%</b>

Parking

Type of Use	Parking Rate	No. Spaces Required	No. Spaces Provided
ADA	3%	3	3
Standard	1.5%	15	15
<b>TOTAL</b>	<b>4.5%</b>	<b>18</b>	<b>18</b>

City of Carson  
 701 E. Carson St.  
 Carson, CA 90745

RE: Conditional Use Permits No. 1121-22 & No. 1122-22 / Business Operations Letter

Thank you for the opportunity to expand my business and continue to serve the community. My business consists of general maintenance for semi-truck and passenger vehicles. We also complete more vehicle services, truck related services and tire repairs.

I have a total of four employees. My hours of operations are 7:00am to 6:00pm, Monday through Saturday.

2021.05 Approved by  
 Councilmember Robert  
 11/18/2021  
 www.carsoncity.gov

**LANDSCAPE**

1	= 105 SF.
2	= 130 SF.
3	= 150 SF.
4	= 212 SF.
<b>TOTAL</b>	<b>= 597 SF.</b>

FOR LANDSCAPE SEE PLANTING PLAN : L1

DISCLAIMER NOTE : LOT DIMENSIONS INFORMATION TAKEN FROM LOS ANGELES COUNTY ASSESSOR OFFICE FOR REFERENCE ONLY. FOR ACCURACY PROPERTY LINE LOCATIONS PROPERTY SHALL BE SURVEYED BY CALIFORNIA LICENCED SURVEYOR. EXISTING BUILDING AND FIELD MEASUREMENTS WERE TAKEN BY VISUAL METHOD AS ACCURACY AS POSSIBLE. WALL THICKNESS WAS MEASURED BUT IS NOT ACCURATE AND THE THICKNESS IS ASSUMED. ALL SITE AND SET BACKS DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO ANY WORK BY THE CONTRACTOR/OWNER BUILDER.

**DRAFTING & DESIGN**

15545 BELLFLOWER BLVD. SUITE G  
 BELLFLOWER, CA 90706  
 PHONE (562) 928-5444 victor\_drafting@yahoo.com  
 DESIGNER: VICTOR GONZALEZ

**(P) TENANT IMPROVEMENT: TIRE REPAIR SHOP TO (E) METAL BUILDING**

21212 ALAMEDA ST. CARSON, CA 90810  
 FREEMAN TIRES / TENANT  
 JOSE DURAN/ APPLICANT (310)834-1306

REVISION BY: DATE


DRAWN V.G.S.R.  
 DATE 11.09.23  
 SCALE AS SHOWN  
 SHEET A-1  
 OF A- SHEETS

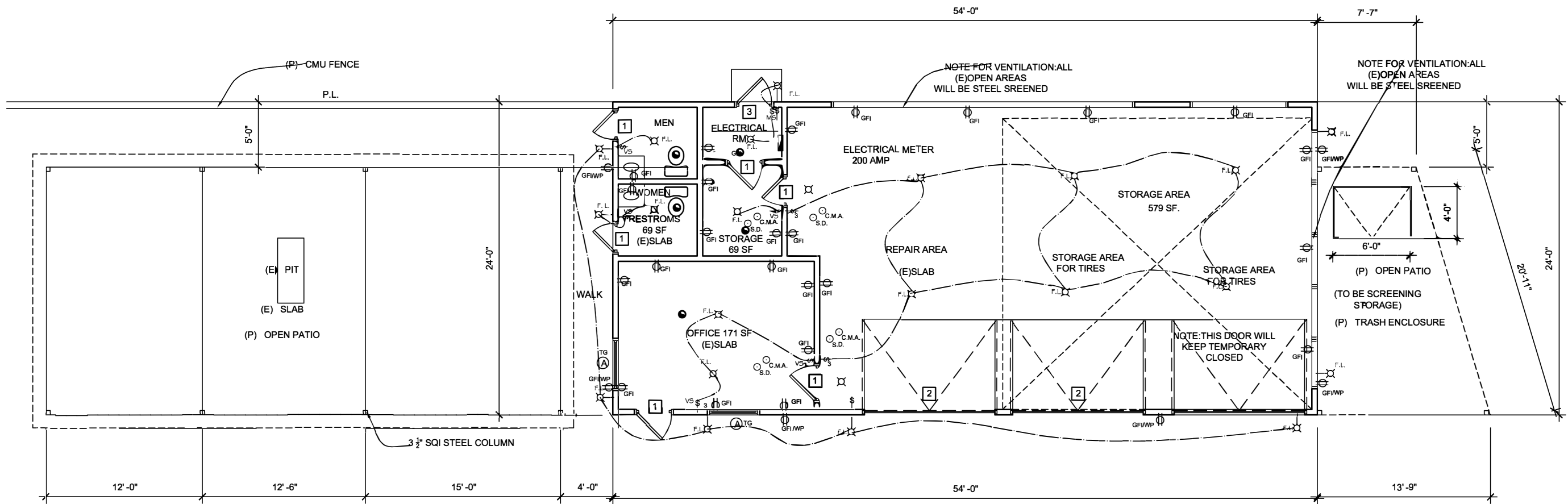
SHEET TITLE:  
**SITE PLAN**

(E) DOOR SCHEDULE							(E) WINDOW & WALL OPENING (SCREENED)						
	SIZE	MAT.	GLAZING	ACTION	REMARKS	QTY.		SIZE	MAT.	GLAZING	ACTION	REMARKS	QTY.
1	3'-0" X 6'-8" X 1 3/4"	WD.S.C		SWING		5	A	4'-0" X 4'-0"	VINYL	5/8" INS.	SLIDER	XO	2
2	10'-0" X 10'-0" X 4"	ALUM.	3/8" INS.	OVERHEAD	(E) GARAGE	2	B	2'-0" X 4'-0"	VINYL	5/8" INS.	SLIDER	XO	1
2	3'-0" X 6'-8" X 1 3/4"	STEEL		SWING	90 MIN. F.R.	1							



**DRAFTING DESIGN**  
 15545 BELFLOWER BLVD. SUITE G  
 BELFLOWER, CA 90706  
 PHONE (662) 928-5444 victor.drafting@yahoo.com  
 DESIGNER: VICTOR GONZALEZ

**(P) TENANT IMPROVEMENT TO (E)  
 METAL BUILDING**  
 21212 ALAMEDA ST. CARSON, CA 90810  
 FREeway TIRES / TENANT  
 JOSE DURAN/ TENANT (562) 818-2001



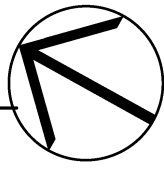
Electrical Legends	
	CENTER LIGHT *
	BLDG. WALL LIGHT*
	S.MOKE DETECTOR
	CARBON MONOXIDE ALARM
	SINGLE SWITCH
	SINGLE SWITCH W/VACANCY SENSOR
	SINGLE SWITCH W/MOTION SENSOR
	EXHAUST FAN SEE NOTE
	WATER PROOF OUTLET
	RECEPTACLE OUTLET
	RECEPTACLE OUTLET
	SINGLE SWITCH W/DIMMER
	THREE WAY SWITCH
	RECESS DOWNLIGHT

\* EXHAUST FAN NOTE: \*THIS FAN TO REMAIN ON DURING ALL HOURS THE HOUSE IS OCCUPIED\*

# (E)&(P) GROUND FLOOR PLAN

(E)METAL BUILDING AREA = 1,296 SF  
 (E)&(P)STORAGE AREA = 579 SF  
 (E)&(P)REPAIR AND OFFICES AREA = 717 SF  
 (P)METAL PATIO = 206+ 638 =844 SF

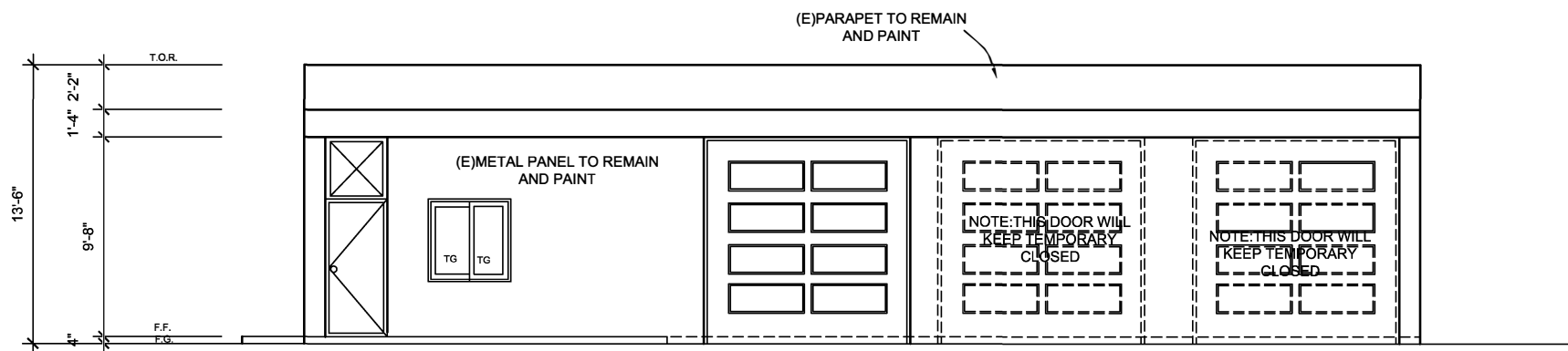
SC. 1/4" = 1'-0"



NOTES:  
 3. Recessed lighting in insulating ceiling must be three requirements:  
 a). RATED IC  
 b). Certified air tight  
 c). Have sealed gasket or caulk between shop and ceiling.

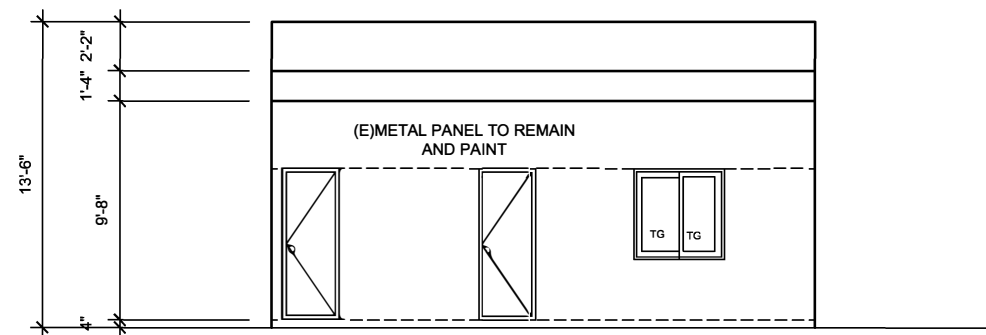
DRAWN V.G./S.R.
DATE 11.10.22
SCALE AS SHOWN
SHEET <b>A-2</b>
OF SHEETS





WEST ELEVATION

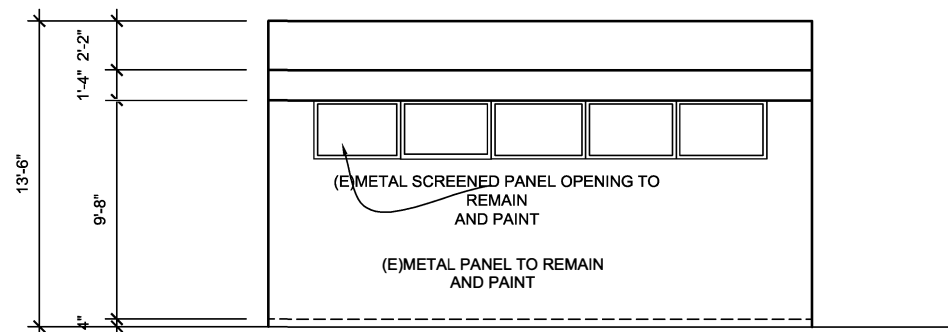
SC. 1/4" = 1'-0"



NORTH ELEVATION

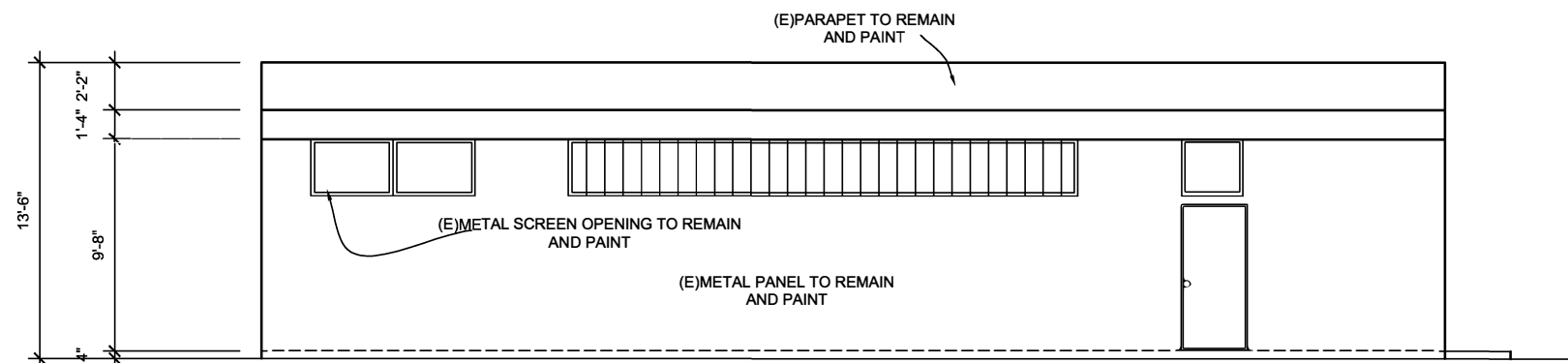
SC. 1/4" = 1'-0"

WALLS :STUCCO BY LA HABRA OR SIM.  
 WINDOWS WHITE BY HOME DEPOT OR LOWE'S DUAL GLAZED AND T.G.  
 MOULDING AND PARAPET BY GLIDDEN OR SIMILAR



SOUTH ELEVATION

SC. 1/4" = 1'-0"



EAST ELEVATION

SC. 1/4" = 1'-0"



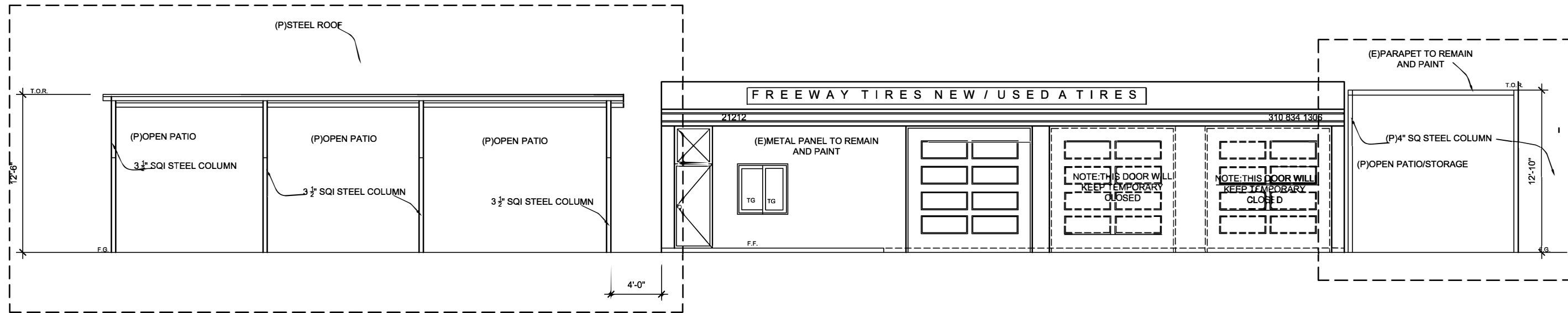
DRAFTING DESIGN  
 RESIDENTIAL & COMMERCIAL

15545 BELLFLOWER BLVD. SUITE G  
 BELLFLOWER, CA 90706  
 PHONE (562) 928-5444 victor\_drafting@yahoo.com  
 DESIGNER: VICTOR GONZALEZ

(P) TENANT IMPROVEMENT TO (E)  
 METAL BUILDING

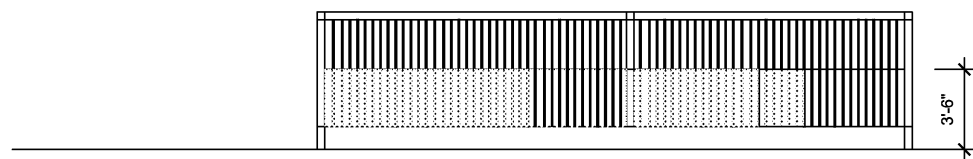
21212 ALAMEDA ST. CARSON, CA 90810  
 FREEWAY TIRES / TENANT  
 JOSE DURAN/ APPLICANT (562) 818-2001

DRAWN V.G./S.R.
DATE 9.16.22
SCALE AS SHOWN
SHEET <b>A-3</b>
OF SHEETS



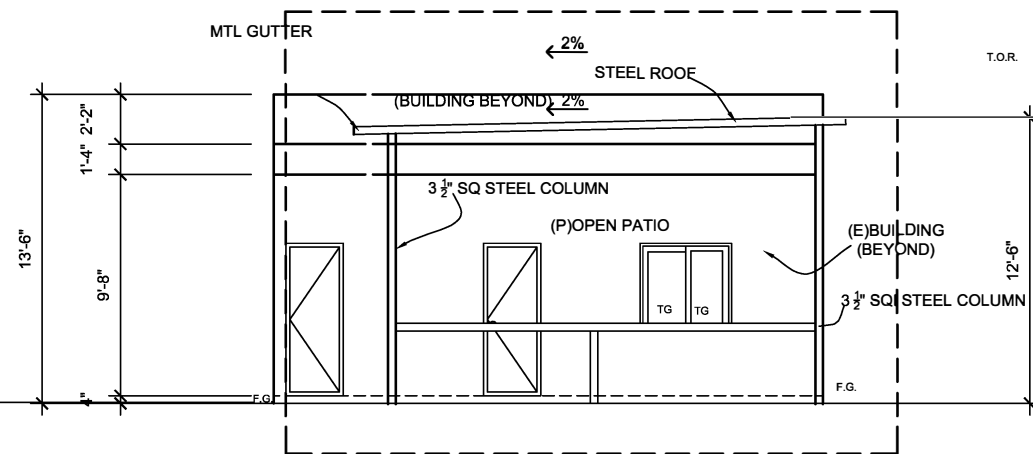
(E)&(P)WEST ELEVATION

SC. 1/4" = 1'-0"



(E)&(P)TYP.SCREEN ELEVATION FOR GATES AND FENCES

SC. 1/4" = 1'-0"



(E)&(P)NORTH ELEVATION

SC. 1/4" = 1'-0"



DRAFTING DESIGN

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 BELLFLOWER, CA 90706  
 PHONE (562) 928-5444 victor\_drafting@yahoo.com  
 DESIGNER: VICTOR GONZALEZ

(P) TENANT IMPROVEMENT TO (E)  
 METAL BUILDING

21212 ALAMEDA ST. CARSON, CA 90810  
 FREeway TIRES / TENANT  
 JOSE DURAN/ APPLICANT (562) 818-2001

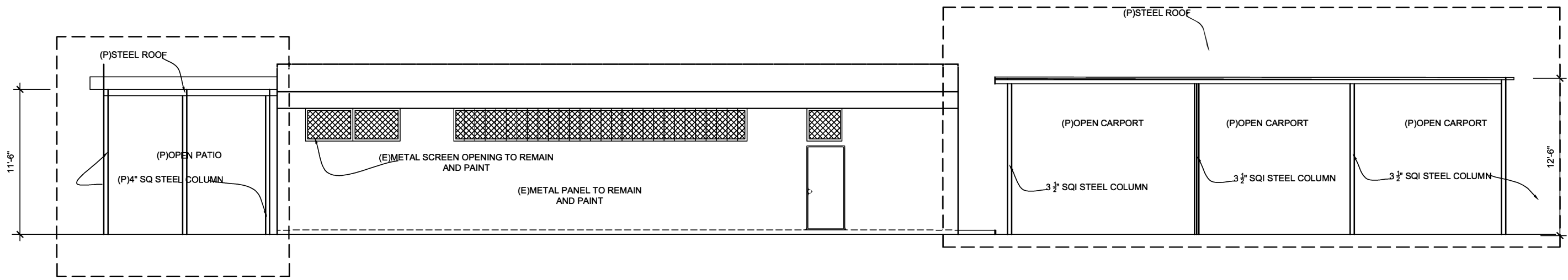
DRAWN  
 V.G./S.R.  
 DATE  
 11.10.23

SCALE  
 AS SHOWN

SHEET

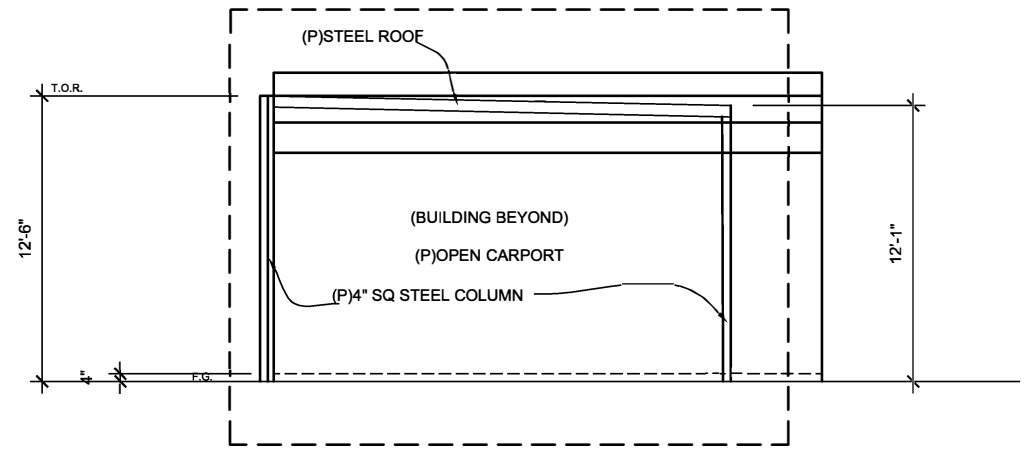
A-3.1

OF SHEETS



**EAST ELEVATION**

SC. 1/4" = 1'-0"



**(E)&(P) SOUTH ELEVATION**

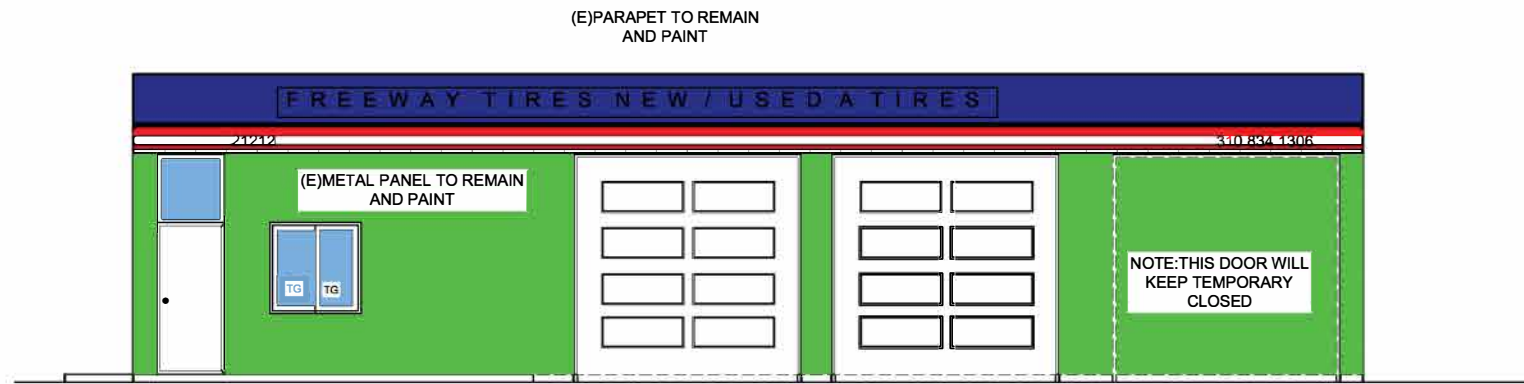
SC. 1/4" = 1'-0"

**(P) TENANT IMPROVEMENT TO (E) METAL BUILDING**  
 21212 ALAMEDA ST. CARSON, CA 90810  
 FREeway TIRES / TENANT  
 JOSE DURAN/ APPLICANT (562) 818-2001

**DRAFTING DESIGN**  
 15545 BELFLOWER BLVD. SUITE G  
 BELFLOWER, CA 90706  
 PHONE (562) 928-5444 victor\_drafting@yahoo.com  
 DESIGNER: VICTOR GONZALEZ

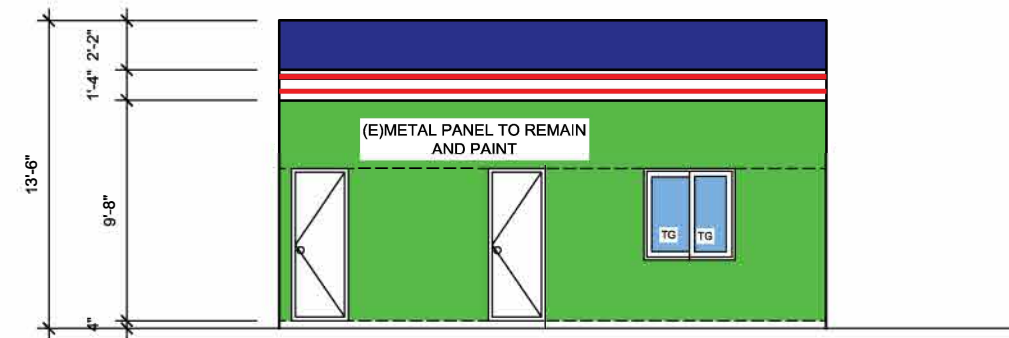


DRAWN V.G./S.R. DATE 11.10.23 SCALE AS SHOWN
SHEET <b>A-3.2</b>
OF SHEETS



WEST ELEVATION

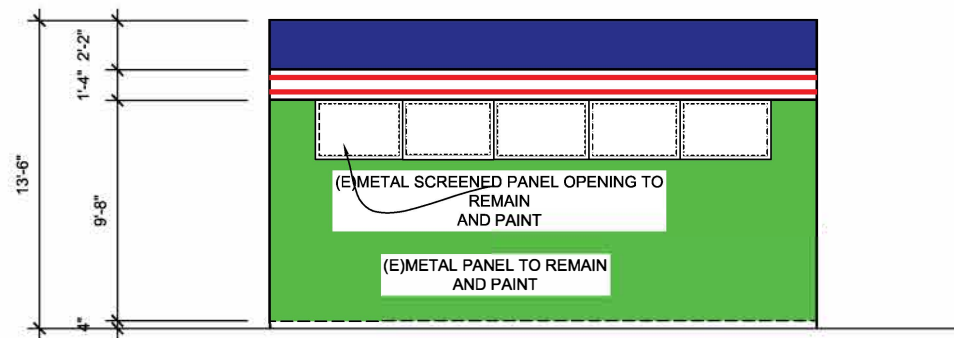
SC. 1/4" = 1'-0"



NORTH ELEVATION

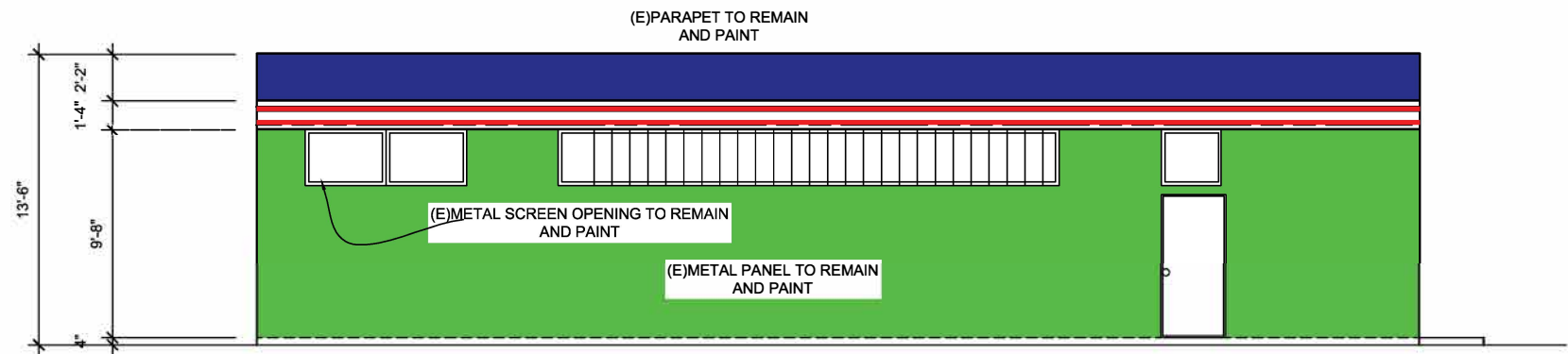
SC. 1/4" = 1'-0"

WALLS :STUCCO BY LA HABRA OR SIM.  
 WINDOWS WHITE BY HOME DEPOT OR LOWE'S DUAL GLAZED AND T.G.  
 MOULDING AND PARAPET BY GLIDDEN OR SIMILAR



SOUTH ELEVATION

SC. 1/4" = 1'-0"



EAST ELEVATION

SC. 1/4" = 1'-0"

OPTION # 2



DRAFTING DESIGN

15545 BELFLOWER BLVD. SUITE G  
 BELFLOWER, CA 90706  
 PHONE (562) 928-5444 victor\_drafting@yahoo.com  
 DESIGNER: VICTOR GONZALEZ

(P) TENANT IMPROVEMENT TO (E)  
 METAL BUILDING

21212 ALAMEDA ST. CARSON, CA 90810  
 FREeway TIRES / TENANT  
 JOSE DURAN/ APPLICANT (562) 818-2001

DRAWN V.G./B.R.
DATE 11.15.23
SCALE AS SHOWN
SHEET A-3.1
OF SHEETS