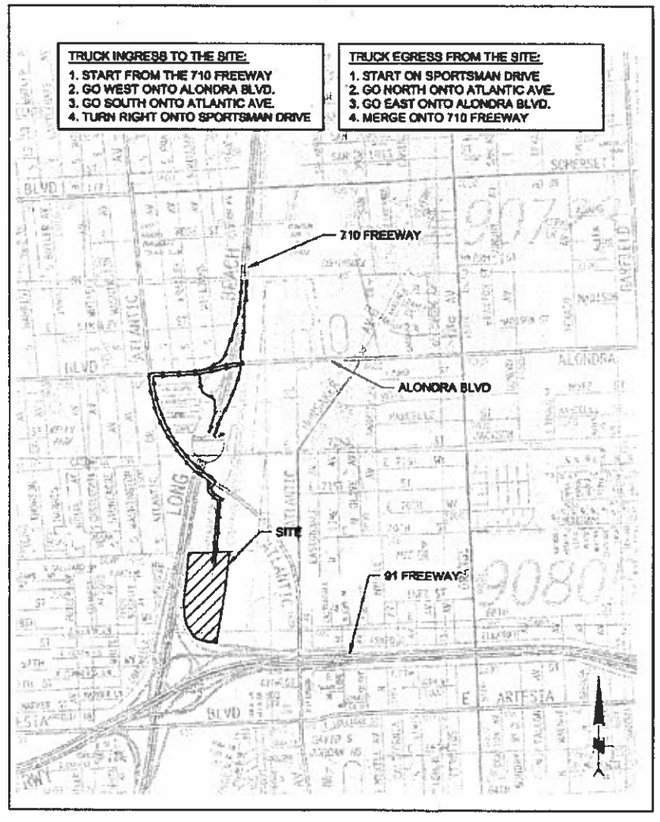
FLYING M RANCH
EDISON SITE IMPROVEMENTS
SOUTH SPORTSMAN DRIVE, LONG BEACH, CA



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DRAWING SCALES SHOWN BASED ON 22"X34" DRAWING

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Submitted by: MOFFATT & NICHOL		Dwg Scale: NONE	

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TITLE SHEET

Sheet Reference Number: G-01

Sheet 1 of 29

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PLOTTED: April 12, 2011, AT 10:47:41 AM BY: Carson, Steve

GENERAL CONDITIONS

1. A PARTIAL LIST OF THE AUTHORITIES HAVING JURISDICTION (AHJ): LONG BEACH CITY FIRE DEPARTMENT, LONG BEACH DEPARTMENT OF WATER AND POWER, CITY OF LONG BEACH BUREAU OF SANITATION, LONG BEACH DEPARTMENT OF BUILDING AND SAFETY, LOS ANGELES COUNTY HEALTH DEPARTMENT, AND OSHA.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.
3. THE FLYING M RANCH AND SOUTHERN CALIFORNIA EDISON (SCE) SHALL BEAR NO RESPONSIBILITY FOR EXPENSES INCURRED AS A RESULT OF FAILURE ON THE PART OF THE CONTRACTOR TO VERIFY DIMENSIONS AND/OR VERIFIABLE SITE CONDITIONS PRIOR TO BEGINNING WORK.
4. THE FLYING M RANCH AND SCE SHALL BEAR NO RESPONSIBILITY FOR FAILURE ON THE PART OF THE CONTRACTOR TO COORDINATE ACTIVITIES OF THE CONTRACTORS EMPLOYEES OR SUBCONTRACTORS.
5. NOTES AND DETAILS ON DRAWINGS TAKE PRECEDENCE OVER THESE GENERAL NOTES.
6. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
7. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN THE DRAWINGS AND/OR WITH CODE REQUIREMENTS, THE NOTE, SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHES THE MORE COMPLETE JOB OR HIGHER STANDARD SHALL PREVAIL.
8. THE CONTRACTOR SHALL PROVIDE A SET OF AS--BUILT DRAWINGS SHOWING THE LOCATIONS OF ALL UNDERGROUND PIPING/CONDUITS AND INDICATING ALL CHANGES MADE DURING CONSTRUCTION AND ANY DEVIATIONS FROM THE DRAWINGS, IN "*.DWG" OR "*.DXF" FORMAT TO THE FLYING M RANCH AND SCE.
9. LOCATIONS OF SUBSTRUCTURES ARE APPROXIMATE ONLY. THEREFORE THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING, DRILLING, REMOVING, ETC. IN THE VICINITY OF SUBSTRUCTURES.
10. CONTRACTOR SHALL CONTACT SUBSTRUCTURE OWNERS TO VERIFY LOCATIONS OF SUBSTRUCTURES PRIOR TO EXCAVATING.
11. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS IN THE FIELD BEFORE STARTING WORK. THE CONTRACTOR SHALL FIELD VERIFY THE POC'S AND MATERIALS AT POC. LOCATIONS OF PIPING AND APPURTENANT FITTINGS SHOWN ON THE DRAWINGS ARE APPROXIMATE. IT IS INTENDED THAT SUCH ITEMS BE LOCATED BASED ON EXACT LOCATIONS DETERMINED IN THE FIELD AND APPROVED BY SCE.
12. LOCATIONS OF UTILITIES ARE APPROXIMATE ONLY, AND THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD. IT IS POSSIBLE THAT SOME EXISTING UTILITIES ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING TIE-IN PRIOR TO THE BEGINNING OF CONSTRUCTION.
13. THE CONTRACTOR SHALL VERIFY SUBSURFACE CONDITIONS AT TIE-INS THAT MAY BE ENCOUNTERED WITHIN THE LIMITS OF THE PROJECT. THEREFORE, THE CONTRACTOR SHALL CONDUCT NECESSARY ON-SITE INSPECTIONS, CORE DRILLINGS, OR OTHER METHODS, OF THE SUBSURFACE CONDITIONS THAT MAY BE ENCOUNTERED. THE RISK OF ENCOUNTERING AND CORRECTING UNFAVORABLE SUBSURFACE CONDITIONS SHALL BE BORNE SOLELY BY THE CONTRACTOR. ANY SUCH CORRECTIONS SHALL BE APPROVED BY SCE PRIOR TO THE WORK BEING CARRIED OUT.
14. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES TO REMAIN FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. SHOULD SPECIAL EQUIPMENT BE REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR SHALL FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FOR FURNISHING SPECIAL EQUIPMENT SHALL BE INCLUDED IN THE PRICE BID FOR CONSTRUCTION.
15. THE CONTRACTOR SHALL NOTE THE PRESENCE OF POWER POLES/TOWERS AND OVERHEAD POWER LINES WITHIN THE PROJECT SITE AND SHALL USE EXTREME CAUTION WHEN WORKING IN THEIR VICINITY. SCE RESERVES THE RIGHT TO ADJUST THE DESIGN FINISH GRADE BASED ON SITE CONDITIONS AND MAINTENANCE REQUIREMENTS AS WORK PROGRESSES.
16. ALL PERMITS SHALL BE OBTAINED AND FEES PAID BY THE CONTRACTOR.
17. ALL DEBRIS AND TRASH SHALL BE REMOVED FROM THE PROJECT SITE.
18. PRIOR TO THE BEGINNING AND DURING EXCAVATION WORK, THE CONTRACTOR SHALL COMPLY WITH THE "CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT" OF 1973, INCLUDING ALL THE REVISIONS AND AMENDMENTS THERETO.
19. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL COMPLY WITH THE REQUIREMENTS OF THE "WORK AREA TRAFFIC CONTROL HANDBOOK". THESE ARE MINIMUM REQUIREMENTS AND MAY BE AUGMENTED BY THE FLYING M RANCH OR SCE AND AT THE SOLE EXPENSE OF THE CONTRACTOR.
20. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REMOVAL WORK NECESSARY TO CONSTRUCT IMPROVEMENTS AND WITHIN THE APPROPRIATE SEQUENCE OF WORK SO AS TO MAINTAIN TRAFFIC AND PROMOTE SAFETY.

SURVEYING

1. THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL CONSTRUCTION SURVEYING REQUIRED.
2. THE HORIZONTAL AND VERTICAL CONTROL POINTS ARE BASED ON THE COORDINATES GIVEN FOR BENCH MARKS BM1 – BM4 AS SHOWN ON G-03.

CONCRETE AND ASPHALT SAW CUTTING

1. SAW CUTTING OF EXISTING CONCRETE AND ASPHALT PAVING SHALL COMPLY WITH OSHA. THE CONTRACTOR SHALL KEEP DUST TO A MINIMUM AND SHALL BE RESPONSIBLE FOR DAMAGE TO AND REPLACEMENT OF ADJACENT MATERIALS AND FINISHES.

STEEL

1. ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 60.
2. ALL STRUCTURAL TUBE SHALL BE ASTM A500, GRADE B.
3. ALL STRUCTURAL STEEL SHALL BE ASTM A36.
4. ALL NUTS, BOLTS, AND WASHERS SHALL BE ASTM SERIES 300 STAINLESS STEEL UNLESS OTHERWISE NOTED.
5. FABRICATE ALL STRUCTURAL STEEL FOR LOOSE FIT WITH ERECTION HOLES ACCURATELY ALIGNED AND WITHIN TOLERANCES GIVEN IN AISC MANUAL OF STEEL CONSTRUCTION.

TRENCH EXCAVATION AND BACKFILL

1. TRENCHING, SHORING, PIPE INSTALLATION, AND BACKFILLING SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SECTION 306-1.
2. JACKING SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SECTION 306-2.
3. OPEN TRENCH SHORING SHALL BE DONE IN ACCORDANCE WITH THE REGULATIONS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. PRIOR TO COMMENCING THE EXCAVATION OF TRENCHES 5 FEET IN DEPTH OR GREATER INTO WHICH A PERSON WILL BE REQUIRED TO DESCEND, THE CONTRACTOR SHALL OBTAIN AND PAY FOR A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY PURSUANT TO SUBSECTION 7-10.4.1.
4. EARTH FILL MATERIAL FOR USE UNDER SLABS SHALL BE CLEAN, NON-EXPANSIVE, AND FREE OF ORGANIC MATTER OR OTHER DELETERIOUS SUBSTANCES. MATERIAL SHALL NOT BE PREDOMINANTLY OF ONE SIZE AND SHALL HAVE A SAND EQUIVALENT VALUE OF NOT LESS THAN 15 NOR GREATER THAN 60 PER ASTM D2419, 95-100% SHALL PASS THE 1.5 INCH SIEVE.

COMPACTION

1. COMPACTION TESTS SHALL BE PERFORMED BY A TESTING LABORATORY APPROVED BY SCE AND PAID FOR BY THE CONTRACTOR. THE TESTING LABORATORY SHALL TAKE DENSITY MEASUREMENTS THROUGHOUT THE FILL AT LIFTS NOT EXCEEDING 2 FEET IN THICKNESS. UPON COMPLETION OF THE PROJECT THE TESTING LABORATORY SHALL PROVIDE SCE WITH A REPORT INDICATING THAT THE SOIL HAS BEEN COMPACTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE FLYING M RANCH AND SCE PRIOR TO ANY OVER-EXCAVATION GREATER THAN ONE FOOT BELOW THE FINISH SUBGRADE (FINISH GRADE MINUS PAVEMENT THICKNESS).
3. AT THE TIME OF COMPACTION, THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE SUCH THAT THE SPECIFIED COMPACTION MAY BE OBTAINED WITH THE COMPACTION EQUIPMENT BEING USED.
4. MINIMUM RELATIVE COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY AT ALL AREAS WITHIN THE PROJECT SITE, UNLESS OTHERWISE NOTED.

CAST-IN-PLACE CONCRETE

1. READY MIX CONCRETE SHALL CONFORM TO ASTM C94, PORTLAND CEMENT ASTM 150. CONTRACTOR SHALL PROVIDE CONCRETE WITH 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED. MIXING, PLACING, FINISHING, AND CURING SHALL BE IN ACCORDANCE WITH SECTION 303 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
2. THE CONTRACTOR SHALL NOTE THAT CONTINUOUS INSPECTION IS REQUIRED FOR CONCRETE GREATER THAN 2,500 PSI.

METAL FINISHES

1. ALL GALVANIZED ITEMS SHALL BE "HOT DIPPED" GALVANIZED, 2.0 OUNCES PER SQUARE FOOT, AFTER FABRICATION. ALL WELDED AREAS, AND ALL AREAS WHERE THE GALVANIZED SURFACE HAS BROKEN FOR ANY REASON, SHALL BE REPAIRED WITH "GALVALOY" APPLIED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS.
2. ALL EXPOSED STEEL SHALL BE HOT DIPPED GALVANIZED, EXCEPT WHERE PAINTING IS INDICATED.

FENCING

1. FENCING MUST BE MAINTAINED AT ALL TIMES. TEMPORARY FENCING WILL BE REQUIRED IF ANY MODIFICATIONS TO EXISTING FENCING IS REQUIRED FOR CONSTRUCTION ACTIVITIES. FENCING SHALL BE 6' HIGH.

FIRE PROTECTION

1. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SAFETY AND FIRE PREVENTION IN ACCORDANCE WITH UFC ARTICLE 87, AND OTHER REQUIREMENTS BY ANY GOVERNING AGENCIES HAVING JURISDICTION, AND ANY IDENTIFIED CITY/TENANT INSURING AGENCIES.
2. EXISTING AND FUTURE ROADWAYS PROVIDE FOR THRU LANES INTO THE PROJECT SITE AND ADJACENT SITES. THE CONTRACTOR SHALL MAINTAIN THE ACCESSIBILITY OF SUCH THRU LANES FOR EMERGENCY VEHICLE ACCESS AND TO MAINTAIN 20' WIDE CLEAR ACCESS FOR THE DURATION OF CONSTRUCTION.

REGULATORY REQUIREMENTS

1. THE CONTRACTOR SHALL, AT ALL TIMES, COMPLY WITH ALL FEDERAL, OSHA, AND STATE SAFETY ORDERS.
2. ALL MATERIALS AND WORK SHALL CONFORM TO THE UNIFORM BUILDING CODE (UBC), LATEST EDITION.

DEFINITION OF TERMS

1. REMOVE – SHALL MEAN TO DEMOLISH, TRANSPORT, AND LEGALLY DISPOSE OF AT CONTRACTORS EXPENSE.
2. REMOVE AND REINSTALL – SHALL MEAN TO REMOVE, PROTECT, STORE, CLEAN, AND REINSTALL IN GOOD CONDITION.
3. INSTALL – SHALL MEAN TO FURNISH THE ITEM SPECIFIED, TRANSPORT TO THE SITE, AND INSTALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND THESE DRAWINGS.

ABBREVIATIONS

A	AMP
AC	ASPHALTIC CONCRETE
AHJ	AUTHORITIES HAVING JURISDICTION
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
APPROX	APPROXIMATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BKR	BREAKER
BLDG	BUILDING
BOT	BOTTOM
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CLR	CLEAR
CONC	CONCRETE
CU	COPPER
DEMO	DEMOLITION
DIA	DIAMETER
DWG	DRAWING
EQUIP	EQUIPMENT
ETC	ETCETERA
EXIST. EX	EXISTING
f'c	COMPRESSIVE STRENGTH
FIN	FINISH
fy	YIELD STRENGTH
GALV	GALVANIZED
GND	GROUND
HPS	HIGH PRESSURE SODIUM
KSI	THOUSAND POUNDS PER SQUARE INCH
LP	LIGHT POLE
LTG	LIGHTING
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
MSS	MANUFACTURERS STANDARDIZATION SOCIETY OF THE VALVES AND FITTINGS INDUSTRY
N/A	NOT APPLICABLE
NO	NUMBER
NSF	NATIONAL SANITATION FOUNDATION
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PPM	PARTS PER MILLION
PK	PARKER-KALON; USED TO DESCRIBE A SURVEY NAIL
PL	PLATE
POC	POINT OF CONNECTION
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
PVC	POLYVINYL CHLORIDE
R	RADIUS
REC	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SCE	SOUTHERN CALIFORNIA EDISON
SCHED	SCHEDULE
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UFC	UNIFORM FIRE CODE
UL	UNDERWRITERS LABORATORY
UNC	UNIFIED NATIONAL COARSE THREAD
V	VOLT
W	WIRE, WATT
W/	WITH
WV	WATER VALVE

DRAWING SCALES SHOWN BASED ON 22"X34" DRAWING

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Dwn by: SCC / Ckd by: AJ	M&N Project No. 5662-00	
Reviewed by: RK	Drawing code:	
Submitted by: MOFFATT & NICHOL	Dwg Scale: NONE	

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SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

GENERAL NOTES AND ABBREVIATIONS

Sheet Reference Number: **G-02**

Sheet 2 of 29

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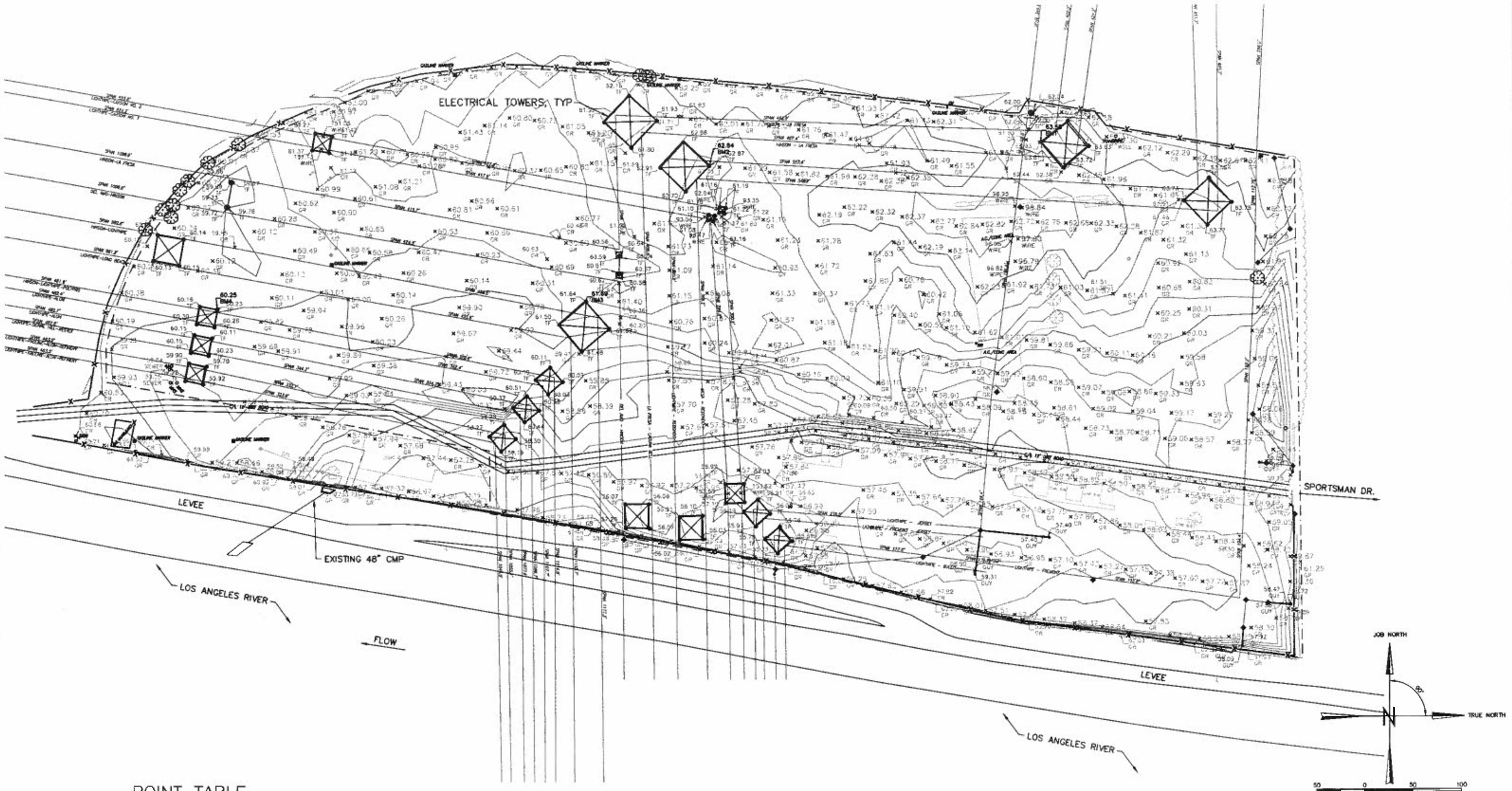

POINT TABLE

#	NORTHING	EASTING	ELEVATION
BM1	-1959.48	347.14	63.58
BM2	-1983.84	-0.71	62.84
BM3	-2126.41	-132.01	61.69
BM4	-2135.59	-521.93	60.25

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EDISON SITE IMPROVEMENTS
SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

EXISTING CONDITIONS AND COORDINATE CONTROL

Sheet Reference Number: **G-03**

Sheet 3 of 29

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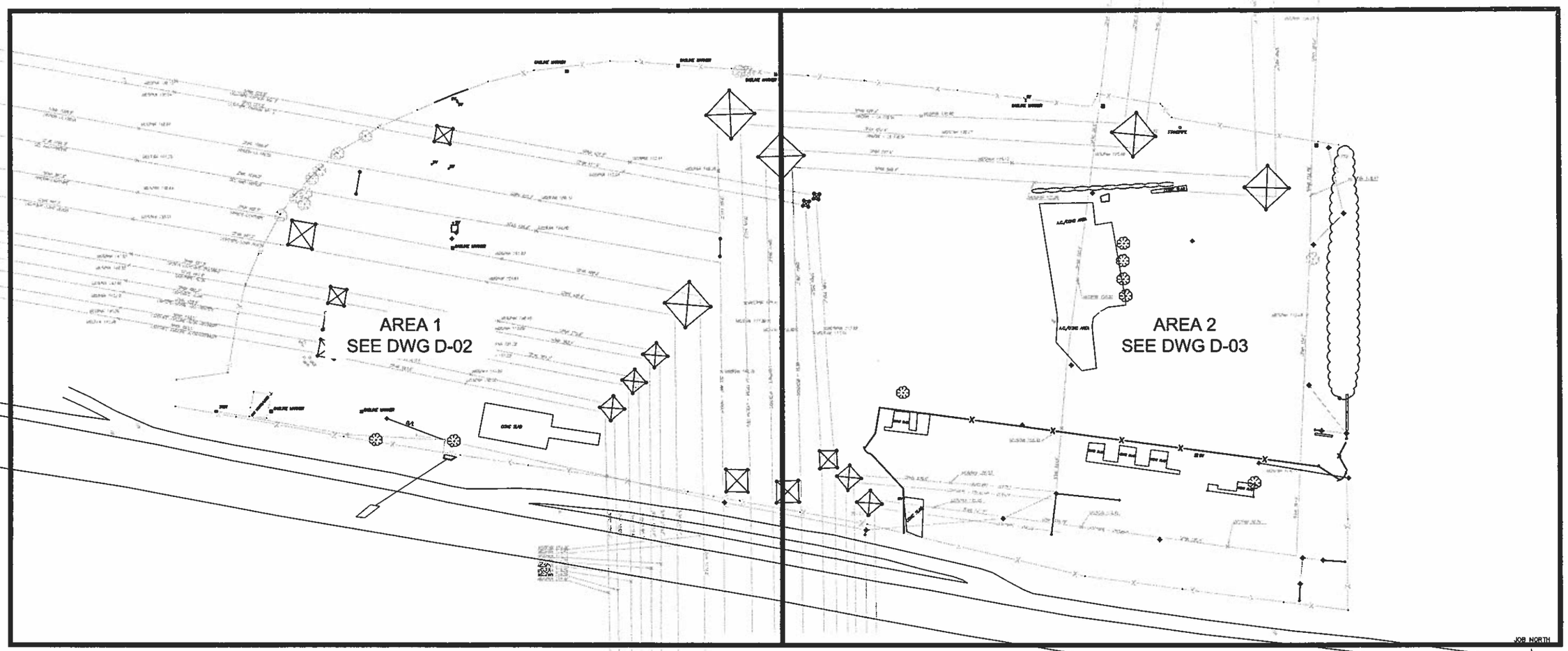

JOB NORTH

90°

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60 0 60 120
FEET
SCALE: 1" = 60'

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DEMO KEY PLAN

Sheet Reference Number: **D-01**

Sheet 4 of 29

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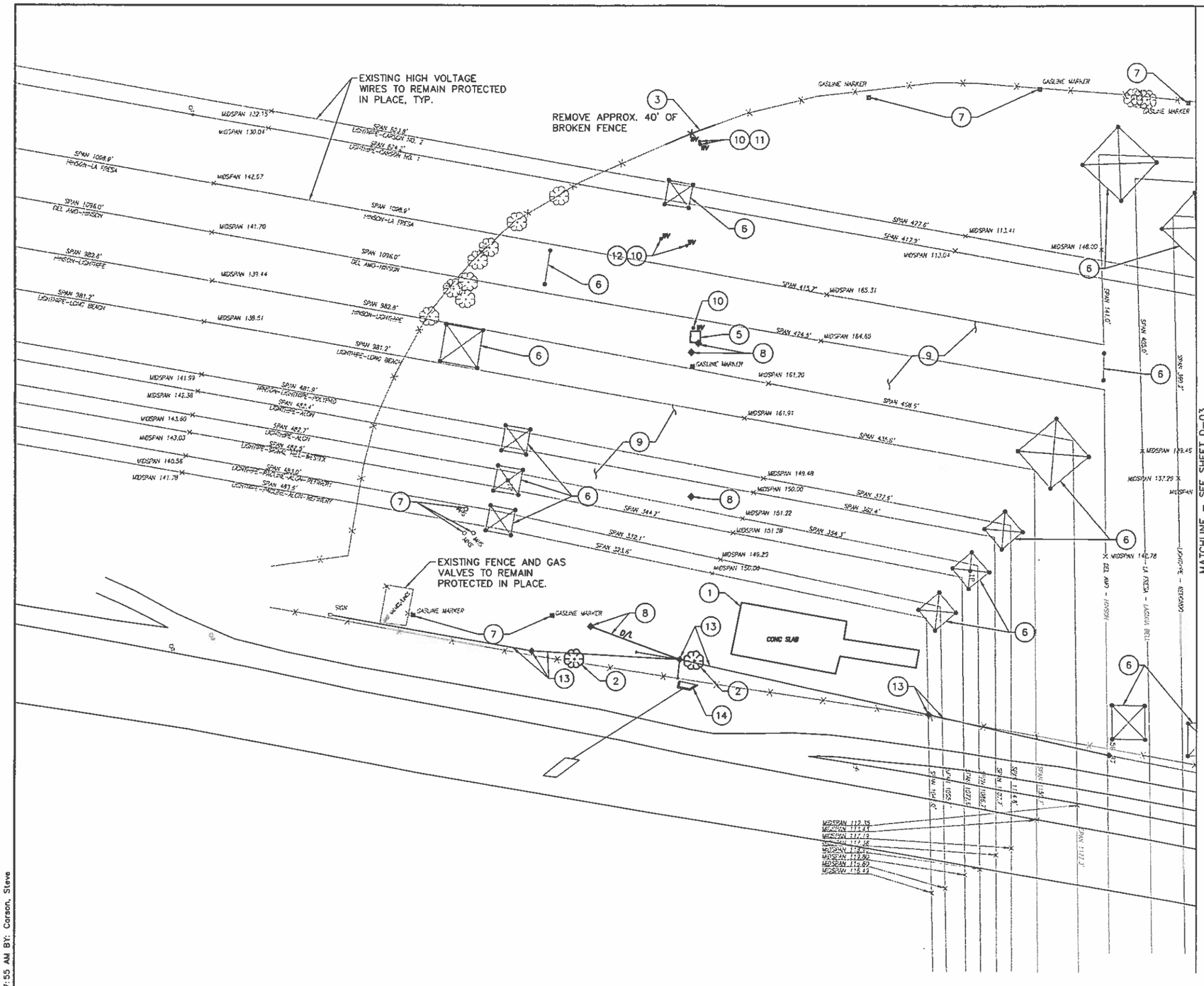
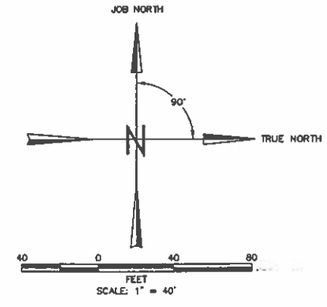


1 / D-01 DEMO PLAN AREA 1
SCALE: 1" = 40'

NOTES:

1. REMOVE AC/CONC SLAB
2. REMOVE TREE/SHRUB
3. REMOVE FENCE/GATE
5. REMOVE SHED
6. PROTECT EXISTING ELECTRICAL TOWERS, POWER POLES, AND GUY WIRES IN PLACE.
7. PROTECT EXISTING UTILITIES AND UTILITY MARKERS IN PLACE.
8. REMOVE WOODEN POWER POLE AND CONDUCTORS NOT IN SERVICE. BACKFILL HOLE WITH COMPACTED EARTH MATERIAL.
9. REMOVE EARTH AND WEEDS REQUIRED FOR CONSTRUCTION, SEE GRADING PLANS.
10. CUT AND CAP WATER LINE 24" BELOW FINISH GRADE
11. REMOVE 4"ø GUARD POST
12. REMOVE LARGE WATER PIPING EQUIPMENT
13. RELOCATE EXISTING WOODEN POWER POLE, ANCHORS, AND CONDUCTORS. NOTE THAT RELOCATING POLES INVOLVES INSTALLING NEW POLE AND ANCHORS PER SCE REQUIREMENTS AT THE LOCATION SHOWN ON SHEET C-02 AND AT THE PROPOSED FINISH ELEVATION, TRANSFERRING EXISTING CONDUCTORS TO NEW POLE, THEN REMOVING EXISTING POLE. COORDINATE WITH SCE SERVICE PLANNER ROB VERNON (562) 981-8239/PAX 31239.
14. REMOVE TRASH AND DEBRIS FROM EXISTING STORM DRAIN INLET AND 48" CMP.



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DEMO PLAN AREA 1

Sheet Reference Number: D-02

Sheet 5 of 29

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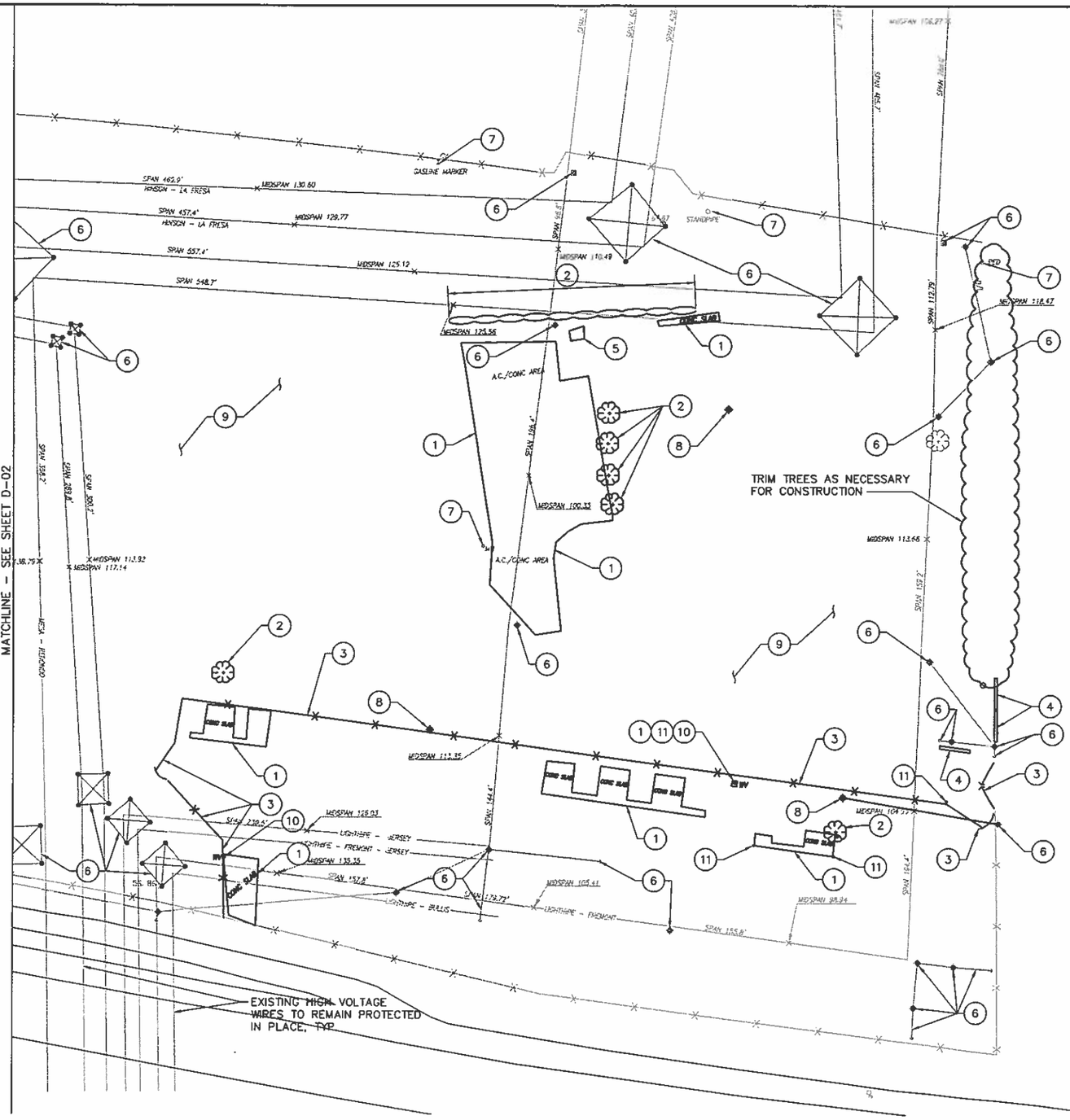

1 D-01 DEMO PLAN AREA 2
SCALE: 1" = 40'

NOTES:

1. REMOVE AC/CONC SLAB
2. REMOVE TREE/SHRUB
3. REMOVE FENCE/GATE
4. REMOVE CONCRETE BARRIER
5. REMOVE SHED
6. PROTECT EXISTING ELECTRICAL TOWERS, POWER POLES, AND GUY WIRES IN PLACE.
7. PROTECT EXISTING UTILITIES AND UTILITY MARKERS IN PLACE.
8. REMOVE WOODEN POWER POLE AND CONDUCTORS NOT IN SERVICE. BACKFILL HOLE WITH COMPACTED EARTH MATERIAL.
9. REMOVE EARTH AND WEEDS REQUIRED FOR CONSTRUCTION, SEE GRADING PLANS.
10. CUT AND CAP WATER LINE 24" BELOW FINISH GRADE
11. REMOVE 4"ø GUARD POST

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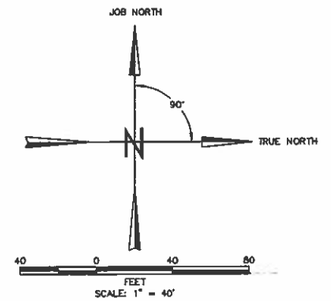

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DEMO PLAN AREA 2

Sheet Reference Number: **D-03**
Sheet 6 of 29

P:\5662 – Edison Site Improvement\CADD\5662D0D003.dwg

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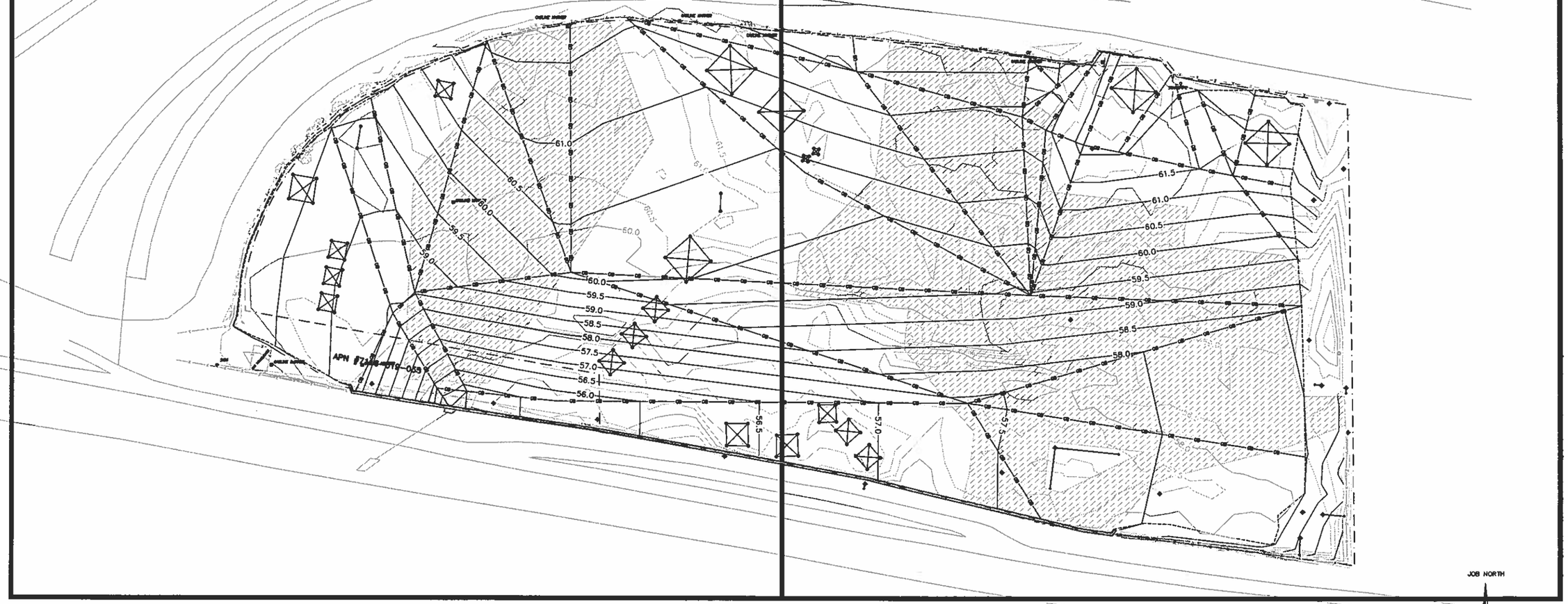
AREA 1
SEE DWG GP-02

AREA 2
SEE DWG GP-03



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TRUE NORTH

60 0 60 120
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Mark	Description	Date	Appr.

SEAL

Designed by: SCC	Date: APR 7, 2011	Rev. -
Dwn by: SCC / Ckd by: AJ	M&N Project No. 5662-00	
Reviewed by: RK	Drawing code:	
Submitted by: MOFFATT & NICHOL	Dwg Scale: 1" = 60'	

FLYING M RANCH
EDISON SITE IMPROVEMENTS
SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

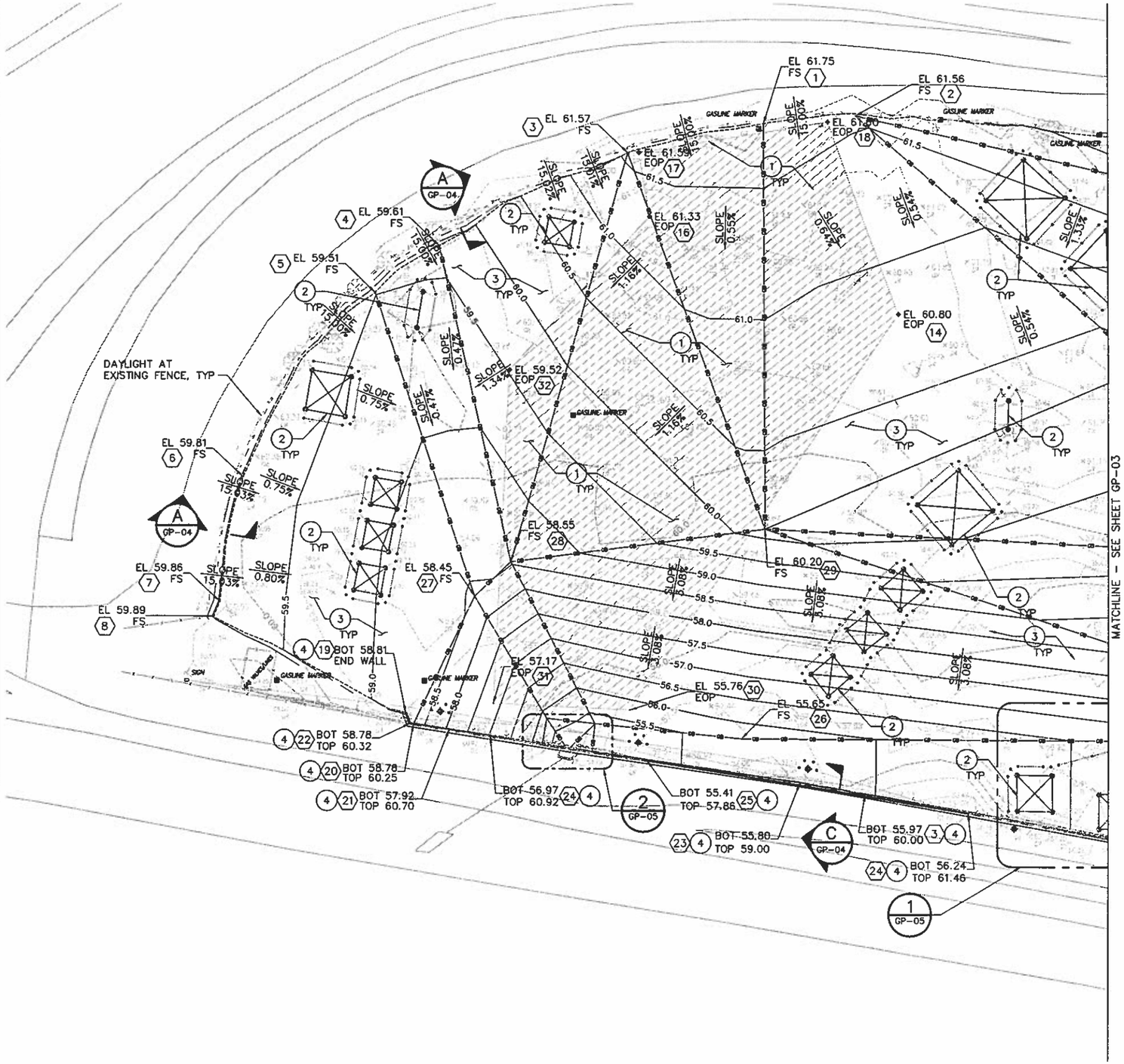
GRADING KEY PLAN

Sheet Reference Number: **GP-01**

Sheet 7 of 29

P:\5662 - Edison Site Improvement\CADD\566200GP001.dwg

PLOTTED: April 12, 2011, AT 10:48:03 AM BY: Carson, Steve



1 GP-01 GRADING PLAN AREA 1
SCALE: 1" = 40'

POINT TABLE

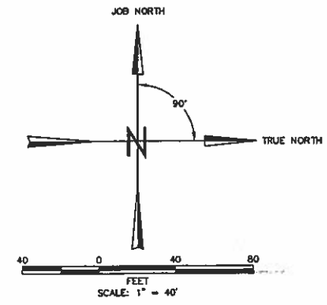
#	NORTHING	EASTING
1	−1885.68	−266.67
2	−1880.18	−202.14
3	−2354.89	−195.91
4	−1970.71	−494.78
5	−2003.16	−540.43
6	−2132.24	−632.67
7	−2219.90	−648.96
8	−2230.22	−653.29
9	NOT USED	NOT USED
10	NOT USED	NOT USED
11	NOT USED	NOT USED
12	NOT USED	NOT USED
13	NOT USED	NOT USED
14	−2018.14	−172.62
15	NOT USED	NOT USED
16	−1950.26	−346.74
17	−1905.84	−353.93
18	−1884.44	−221.65
19	−2297.55	−518.70
20	−2305.49	−513.07
21	−2309.45	−487.95
22	−2305.07	−515.73
23	−2347.00	−241.90
24	−2367.73	−124.49
25	−2330.93	−348.97
26	−2315.79	−282.91
27	−2215.83	−470.10
28	−2191.82	−444.87
29	−2168.86	−266.22
30	−2295.51	−361.10
31	−2290.90	−456.99
32	−2057.17	−445.76
33	NOT USED	NOT USED
34	NOT USED	NOT USED
35	NOT USED	NOT USED
36	−2145.72	−288.63
37	−2147.10	−259.99
38	−2063.24	−294.30
39	−1984.89	−225.90
40	−1999.72	−193.71
41	−2018.14	−172.62
42	−1928.86	−214.46
43	−1905.93	−361.81
44	−1905.84	−353.93
45	−1884.44	−221.65

CONSTRUCTION NOTES:

1. PERMEABLE ASPHALT PAVEMENT, SEE B / GP-04
2. THE CONTRACTOR SHALL NOTE THE PRESENCE OF POWER POLES/TOWERS AND OVERHEAD POWER LINES WITHIN THE PROJECT SITE AND SHALL USE EXTREME CAUTION WHEN WORKING IN THEIR VICINITY. SCE RESERVES THE RIGHT TO ADJUST THE DESIGN FINISH GRADE BASED ON SITE CONDITIONS AND MAINTENANCE REQUIREMENTS AS WORK PROGRESSES.
3. 9" THICK CLASS 2 CAB
4. VARIABLE HEIGHT RETAINING WALL, SEE C / GP-04

LEGEND:

----------	TOE OF SLOPE
—■—■—	GRADE BREAK
	DAYLIGHT LINE
xx.x	PROPOSED CONTOUR ELEVATION
xx.x	EXISTING CONTOUR ELEVATION
FS	TOP ELEVATION OF FINISH SURFACE
EOP	TOP EDGE OF PERMEABLE ASPHALT PAVEMENT
BOT	BOTTOM OF VAR. HEIGHT CURB/GUTTER
TOP	TOP OF VAR. HEIGHT CURB/GUTTER
(#)	COORDINATE POINT CALLOUT
(#)	CONSTRUCTION NOTE CALLOUT



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Drn by: SCC	Ckd by: AJ	M&N Project No. 5662-00
Reviewed by: RK		Drawing code:
Submitted by: MOFFATT & NICHOL		Dwg Scale: 1" = 40'

FLYING M RANCH
EDISON SITE IMPROVEMENTS
SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

GRADING PLAN AREA 1

Sheet Reference Number: **GP-02**
Sheet 8 of 29

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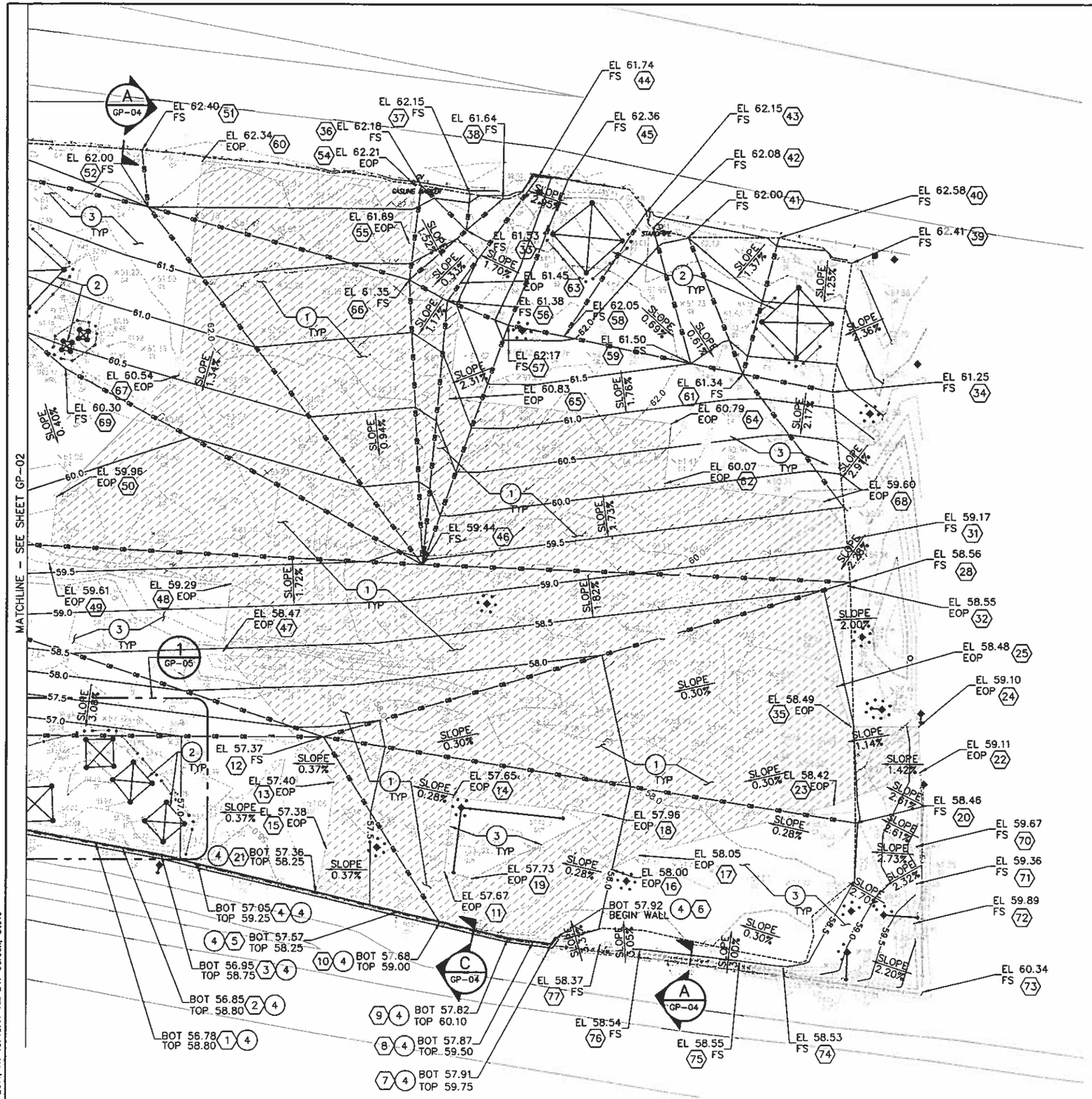


1 GP-01 GRADING PLAN AREA 2
SCALE: 1" = 40'

POINT TABLE

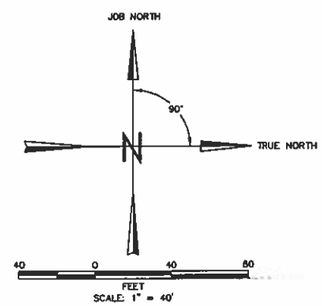
#	NORTHING	EASTING
1	−2394.20	22.00
2	−2397.73	41.32
3	−2402.79	68.91
4	−2409.19	94.52
5	−2443.08	236.63
6	−2460.93	350.25
7	−2466.01	346.51
8	−2464.26	333.36
9	−2461.87	315.44
10	−2450.37	267.22
11	−2414.27	270.62
12	−2317.62	183.78
13	−2350.11	191.27
14	−2360.95	276.55
15	−2397.50	186.00
16	−2412.18	389.89
17	−2402.15	410.34
18	−2372.87	383.75
19	−2418.89	289.96
20	−2378.75	564.79
21	−2429.21	178.48
22	−2342.45	610.72
23	−2365.74	549.18
24	−2309.58	609.76
25	−2280.84	551.48
28	−2206.58	560.93
31	−2175.49	563.19
32	−2209.28	559.43
33	−1956.08	286.37
34	−2070.68	548.42
35	−2309.58	561.24
36	−1924.46	254.37
37	−1930.42	289.10
38	−1933.73	312.08
39	−1979.06	562.50
40	−1961.28	509.98
41	−1960.95	445.13
42	−1954.47	420.13
43	−1943.83	414.89
44	−1918.25	337.22
45	−1920.30	358.90
46	−2194.54	254.95
47	−2256.18	112.51
48	−2208.48	117.82
49	−2194.11	−11.39
50	−2146.41	−6.08
51	−1899.57	54.26
52	−1939.93	58.68
53	−1952.07	92.19
54	−1924.37	250.22
55	−1965.12	245.69
56	−2006.33	272.62
57	−2023.50	315.76
58	−2031.38	355.67
59	−2050.62	446.70
60	−1907.35	97.16
61	−2058.17	483.93
62	−2136.34	428.28
63	−1993.43	283.18
64	−2093.61	433.03
65	−2075.93	274.01
66	−1991.32	245.82
67	−2059.41	80.26
68	−2148.99	541.99
69	−2054.97	−0.24
70	−2395.43	608.35
71	−2422.01	608.25
72	−2450.33	606.36
73	−2499.20	612.56
74	−2482.43	512.55
75	−2478.80	481.66
76	−2470.37	410.64
77	−2466.28	381.80

CONSTRUCTION NOTES:

1. PERMEABLE ASPHALT PAVEMENT, SEE B GP-04
2. THE CONTRACTOR SHALL NOTE THE PRESENCE OF POWER POLES/TOWERS AND OVERHEAD POWER LINES WITHIN THE PROJECT SITE AND SHALL USE EXTREME CAUTION WHEN WORKING IN THEIR VICINITY. SCE RESERVES THE RIGHT TO ADJUST THE DESIGN FINISH GRADE BASED ON SITE CONDITIONS AND MAINTENANCE REQUIREMENTS AS WORK PROGRESSES.
3. 9" THICK CLASS 2 CAB
4. VARIABLE HEIGHT RETAINING WALL, SEE C GP-04

LEGEND:

----------	TOE OF SLOPE
—■—■—	GRADE BREAK
	DAYLIGHT LINE
xx.x	PROPOSED CONTOUR ELEVATION
xx.x	EXISTING CONTOUR ELEVATION
FS	TOP ELEVATION OF FINISH SURFACE
EOP	TOP EDGE OF PERMEABLE ASPHALT PAVEMENT
BOT	BOTTOM OF VAR. HEIGHT CURB/GUTTER
TOP	TOP OF VAR. HEIGHT CURB/GUTTER
(#)	COORDINATE POINT CALLOUT
(#)	CONSTRUCTION NOTE CALLOUT



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Designed by: SCC	Date: APR 7, 2011	Rev. -
Dsn by: SCC / Ckd by: AJ	M&N Project No. 5662-00	
Reviewed by: RK	Drawing code:	
Submitted by: MOFFATT & NICHOL	Dwg Scale: 1" = 40'	

FLYING M RANCH
EDISON SITE IMPROVEMENTS
SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

GRADING PLAN AREA 2

Sheet Reference Number: GP-03

Sheet 9 of 29

P:\5662 - Edison Site Improvement\CADD\566200GP003.dwg

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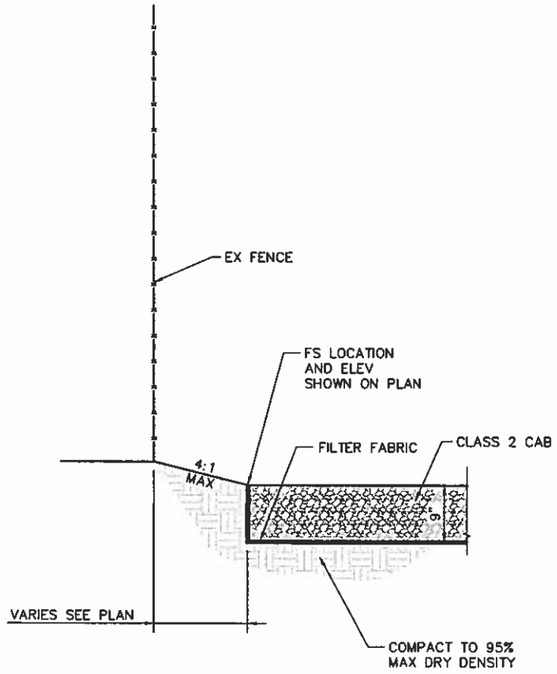
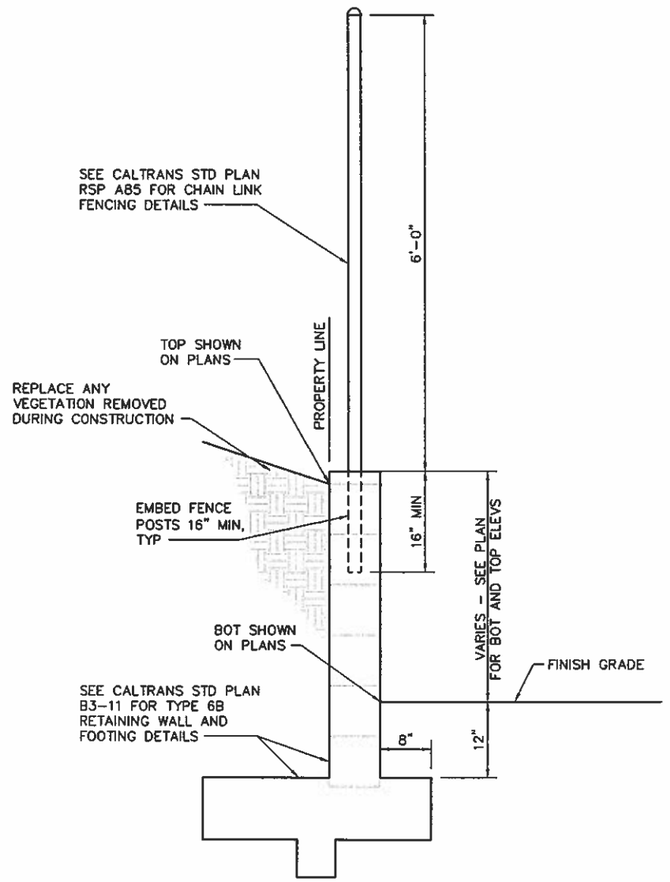
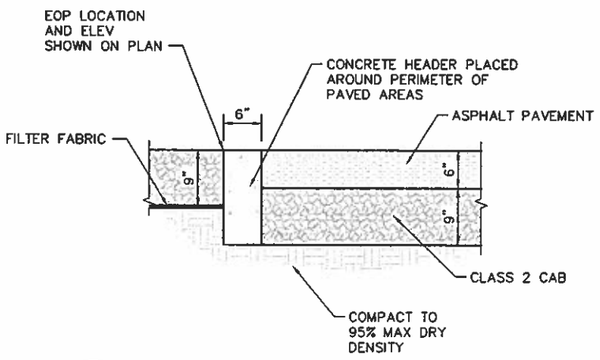


A GP-04 TYPICAL SECTION AT PERIMETER
SCALE: 1" = 1'-0"



C GP-04 TYPICAL VARIABLE HEIGHT RETAINING WALL DETAIL
SCALE: 1" = 1'-0"



B GP-04 TYPICAL ASPHALT PAVEMENT DETAIL
SCALE: 1" = 1'-0"

1'-0" 0 1'-0" 2'-0"
FEET
SCALE: 1" = 1'-0"

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Submitted by: MOFFATT & NICHOL		Dwg Scale: 1" = 1'-0"	

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SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

SECTIONS AND DETAILS

Sheet Reference Number: **GP-04**

Sheet 10 of 29

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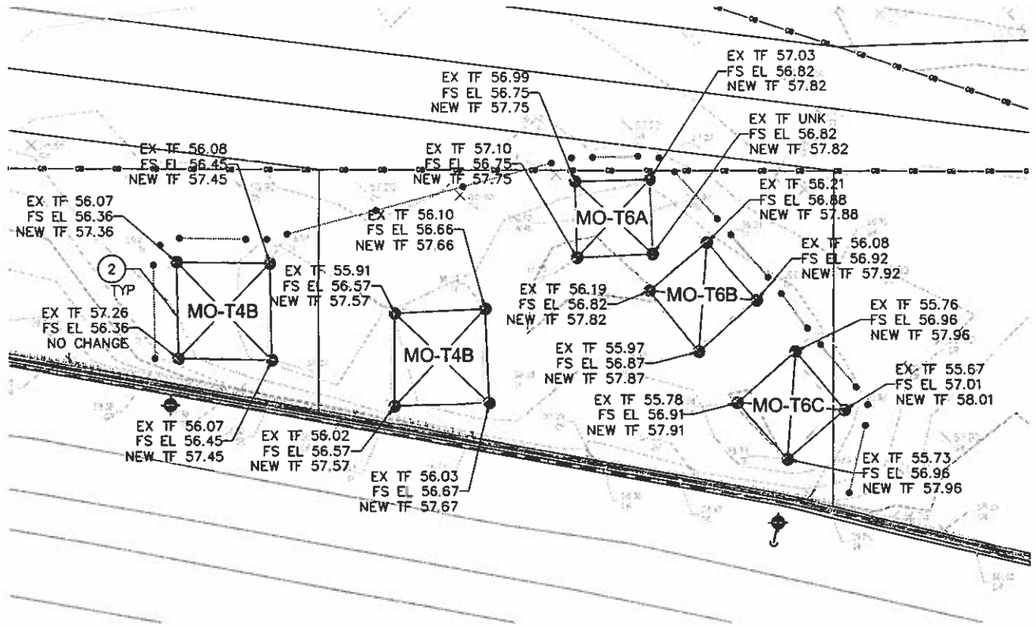
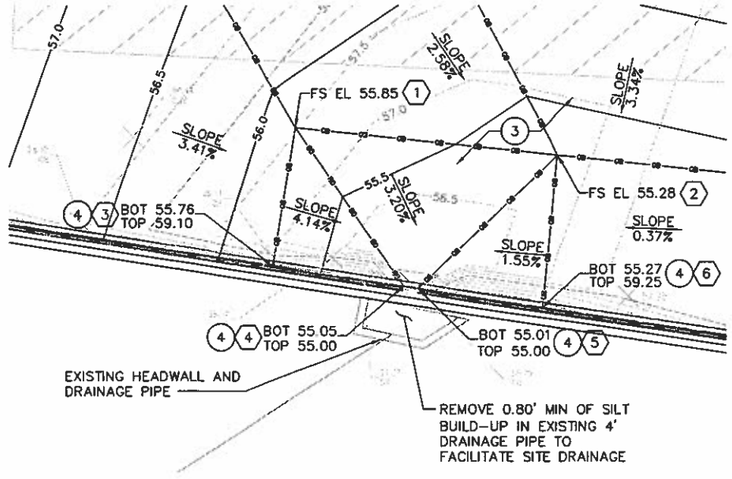


1 GP-05 **PROPOSED TOWER FOOTING ELEVATIONS (FOR SCE USE – NIC)**
SCALE: 1" = 20'



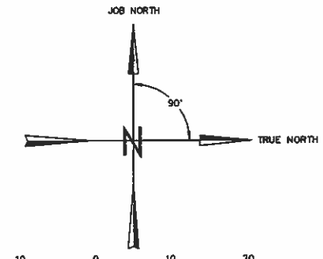
2 GP-05 **ENLARGED DETAIL**
SCALE: 1" = 10'

CONSTRUCTION NOTES:

1. NOT USED
2. THE CONTRACTOR SHALL NOTE THE PRESENCE OF POWER POLES/TOWERS AND OVERHEAD POWER LINES WITHIN THE PROJECT SITE AND SHALL USE EXTREME CAUTION WHEN WORKING IN THEIR VICINITY. SCE RESERVES THE RIGHT TO ADJUST THE DESIGN FINISH GRADE BASED ON SITE CONDITIONS AND MAINTENANCE REQUIREMENTS AS WORK PROGRESSES.
3. 9" THICK CLASS 2 CAB
4. VARIABLE HEIGHT RETAINING WALL, SEE C / GP-04

LEGEND:

—■—■—	GRADE BREAK
	DAYLIGHT LINE
xx.x	PROPOSED CONTOUR ELEVATION
xx.x	EXISTING CONTOUR ELEVATION
FS	TOP ELEVATION OF FINISH SURFACE
BOT	BOTTOM OF VAR. HEIGHT CURB/GUTTER
TOP	TOP OF VAR. HEIGHT CURB/GUTTER
⟨#⟩	COORDINATE POINT CALLOUT
(#)	CONSTRUCTION NOTE CALLOUT



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Dwn by: SCC	Chkd by: AJ	M&N Project No. 5662-00
Reviewed by: RK		Drawing code:
Submitted by: MOFFATT & NICHOL		Dwg Scale: AS SHOWN

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EDISON SITE IMPROVEMENTS
SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

GRADING DETAILS

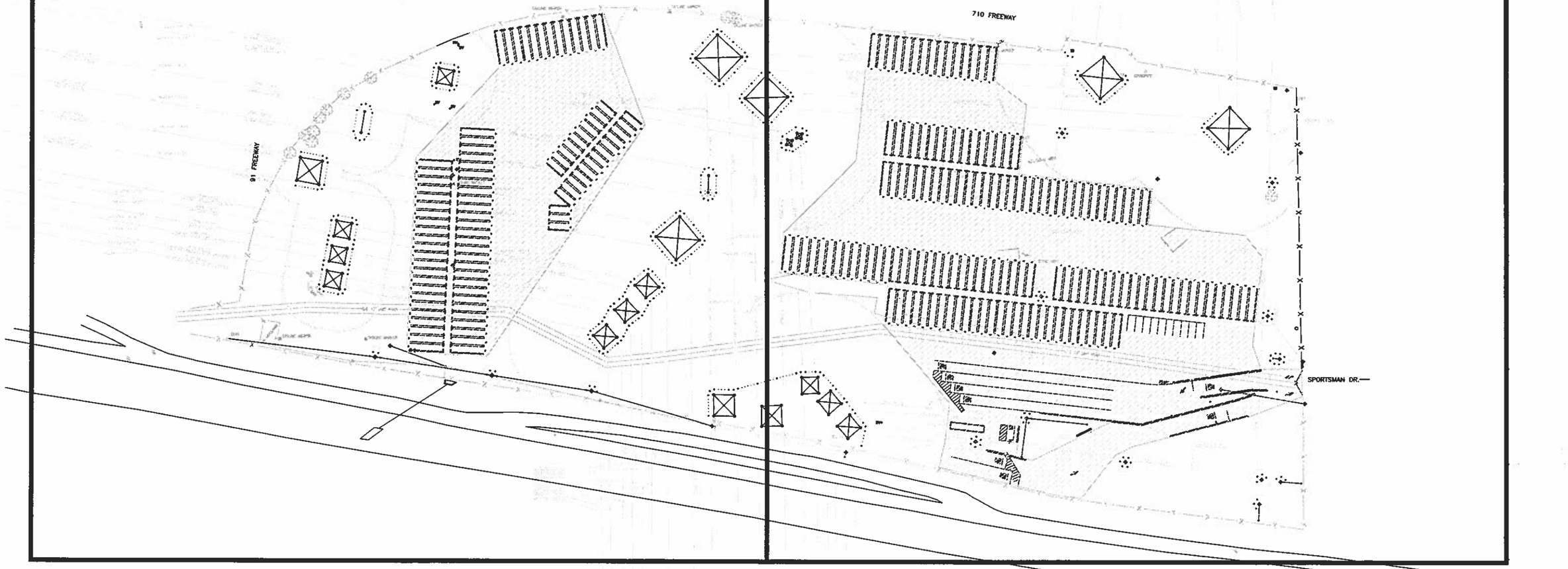
Sheet Reference Number: **GP-05**
Sheet 11 of 29

P:\5662 – Edison Site Improvement\CADD\566200GP005.dwg

PLOTTED: April 12, 2011, AT 10:48:28 AM BY: Carson, Steve

AREA 1
SEE DWG C-02

AREA 2
SEE DWG C-03



JOB NORTH

90°

TRUE NORTH

60 0 60 120
FEET
SCALE: 1" = 60'

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FLYING M RANCH
EDISON SITE IMPROVEMENTS
SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

CIVIL KEY PLAN

Sheet Reference Number: **C-01**

Sheet 12 of 29

P:\5662 - Edison Site Improvement\CADD\566200C001.dwg

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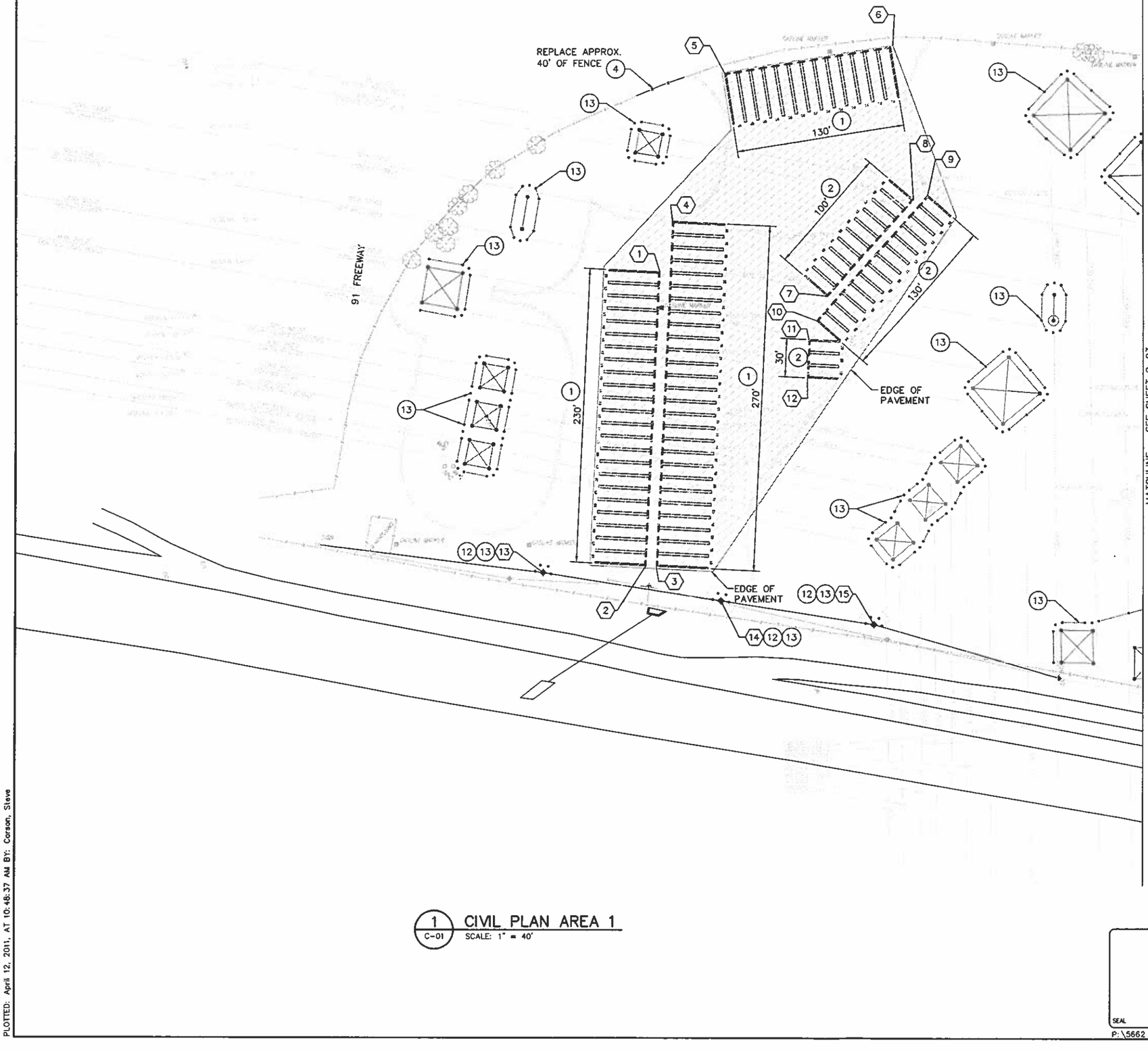

1 C-01 CIVIL PLAN AREA 1
SCALE: 1" = 40'

NOTES:

1. 40' WHEELED UNI-DIRECTIONAL PARKING STALLS, SEE 2/C-05
2. 20' WHEELED PARKING STALLS, SEE 1/C-05
4. 6' CHAIN LINK FENCE PER CALTRANS STD PLAN RSP A85
12. NEW POWER POLE AND RELOCATED CONDUCTORS. INSTALL POLE AND CONDUCTORS PER SCE REQUIREMENTS, COORDINATE WITH SCE SERVICE PLANNER ROB VERNON (562) 981-8239/PAX 31239.
13. SCE TOWER AND POLE PROTECTION. SEE DRAWING C-08 FOR GENERAL REQUIREMENTS. SCE SHALL PROVIDE SITE SPECIFIC REQUIREMENTS AT THE PRE-CONSTRUCTION MEETING.

POINT TABLE

#	NORTHING	EASTING
1	-2061.28	-401.91
2	-2291.02	-412.95
3	-2291.40	-404.96
4	-2021.71	-392.00
5	-1906.50	-351.80
6	-1884.44	-221.65
7	-2080.14	-271.89
8	-2004.81	-206.12
9	-2001.23	-195.03
10	-2099.16	-280.53
11	-2113.79	-286.42
12	-2143.75	-287.86
13	-2296.58	-494.25
14	-2318.48	-355.08
15	-2336.83	-236.26

JOB NORTH
90°
TRUE NORTH
40 0 40 80
FEET
SCALE: 1" = 40'

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SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

CIVIL PLAN AREA 1

Sheet Reference Number: C-02
Sheet 13 of 29

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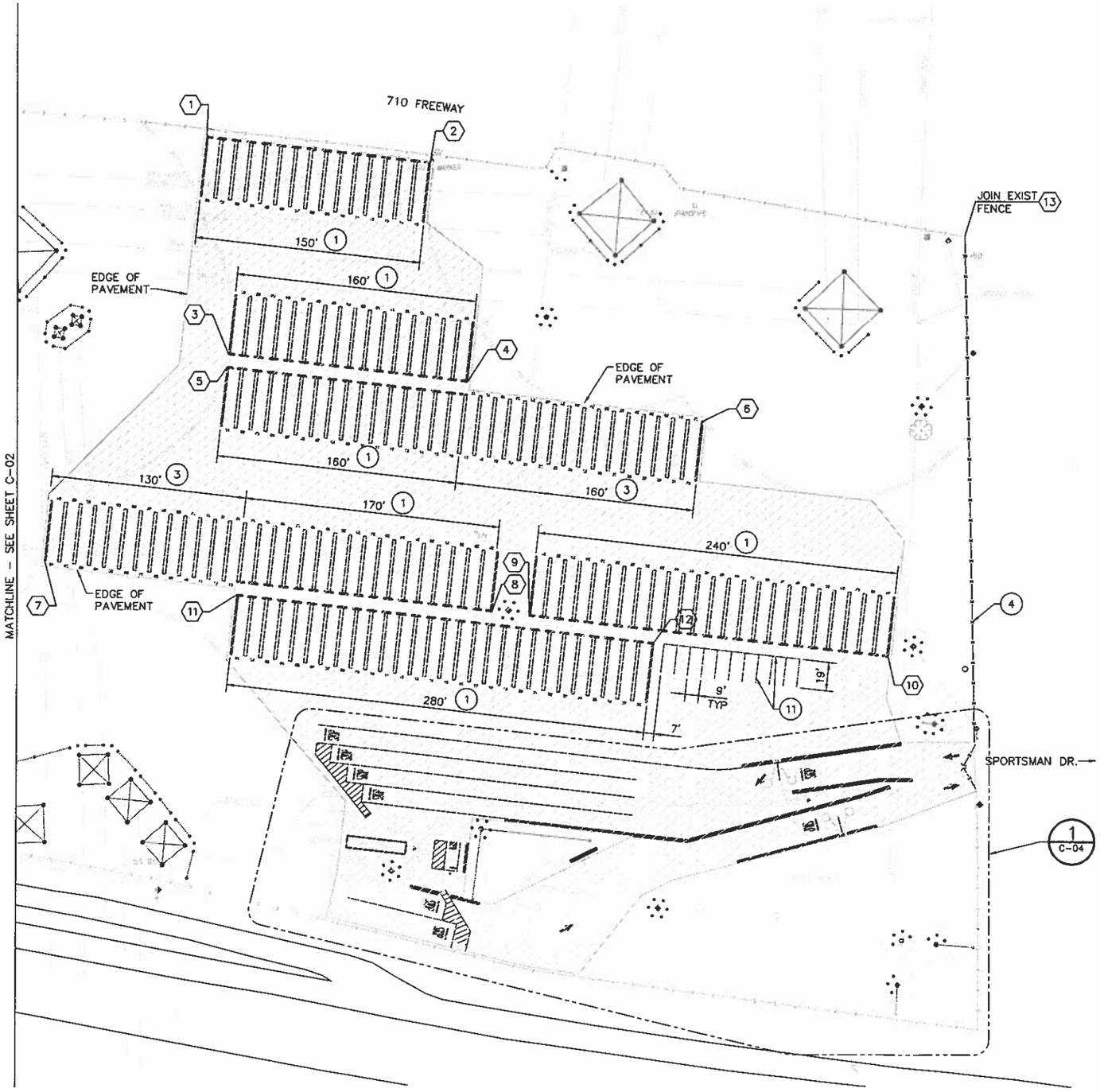


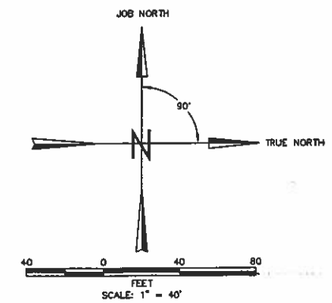
1 / C-01 CIVIL PLAN AREA 2
SCALE: 1" = 40'

NOTES:

1. 40' WHEELED UNI-DIRECTIONAL PARKING STALLS, SEE 2/C-05
3. 40' WHEELED BI-DIRECTIONAL PARKING STALLS, SEE 4/C-05
4. 6' CHAIN LINK FENCE PER CALTRANS STD PLAN RSP A85
11. 4" WIDE WHITE STRIPE

POINT TABLE

#	NORTHING	EASTING
1	-1908.56	99.04
2	-1925.14	248.12
3	-2053.05	113.55
4	-2070.73	272.57
5	-2061.00	112.67
6	-2096.37	430.71
7	-2190.36	-8.96
8	-2223.51	289.21
9	-2226.27	314.05
10	-2252.79	552.58
11	-2212.67	119.36
12	-2243.62	397.65
13	-1973.45	603.80



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FLYING M RANCH
EDISON SITE IMPROVEMENTS
SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

CIVIL PLAN AREA 2

Sheet Reference Number: **C-03**
Sheet 14 of 29

P:\5662 - Edison Site Improvement\CADD\566200C003.dwg

PLOTTED: April 12, 2011, AT 10:48:42 AM BY: Carson, Steve

NOTES:

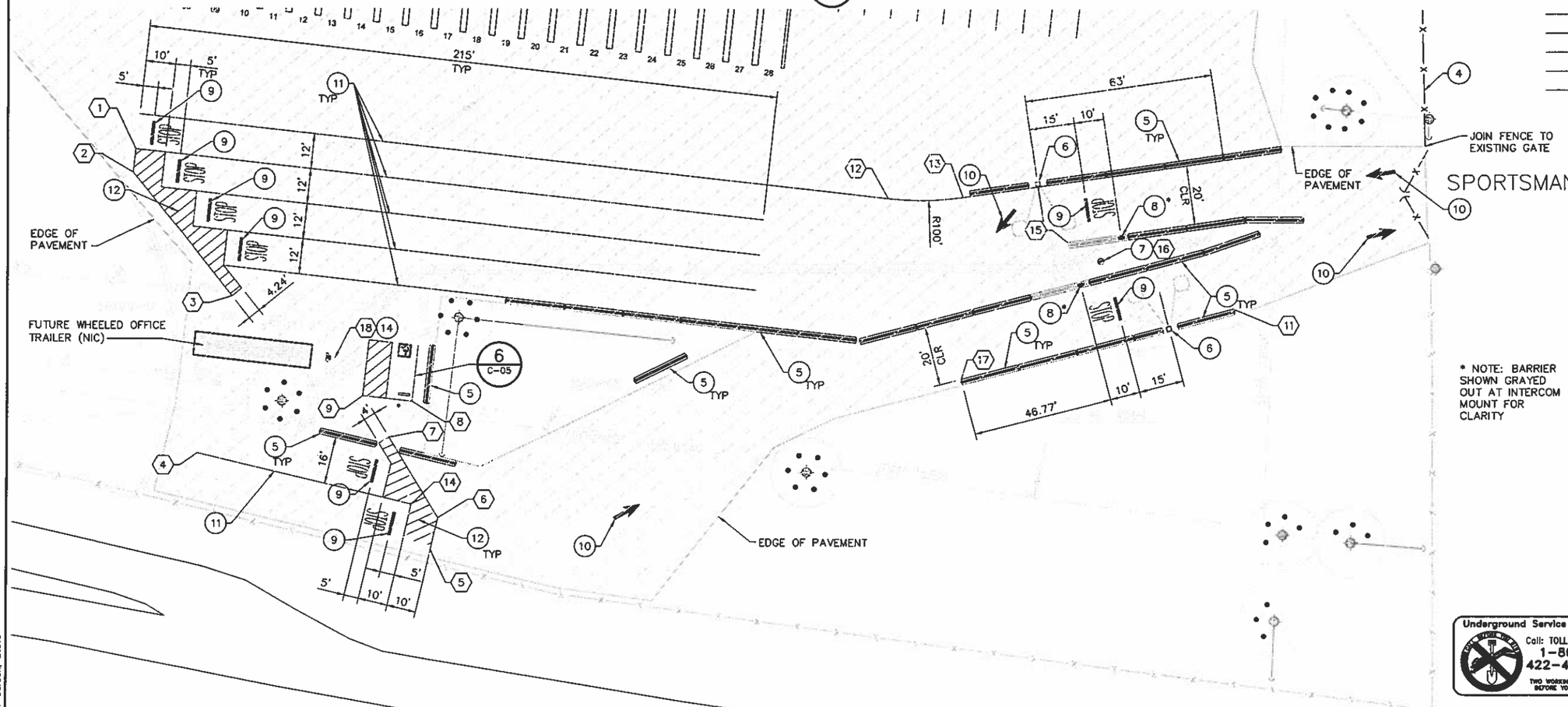
4. 6' CHAIN LINK FENCE PER CALTRANS STD PLAN RSP A85
5. PRECAST CONCRETE BARRIER, SEE 3/C-06
6. GATE ARM, SEE 4/C-06
7. 15' CAMERA/LIGHT POLE, SEE 1/C-07 1/E-05
8. INTERCOM AND MOUNT, SEE 1/C-06
9. STOP BAR, SEE 4/C-07
10. ARROW, SEE 4/C-07

NOTES (CONT.):

11. 4" WIDE WHITE STRIPE
12. 4" WIDE, 45° WHITE STRIPING, @ 3'-0"
14. EQUIPMENT POST, SEE 2/C-07 2/E-05 2/W-03

POINT TABLE

#	NORTHING	EASTING
1	-2311.14	172.47
2	-2319.10	171.58
3	-2359.12	199.38
4	-2414.38	193.37
5	-2447.15	272.94
6	-2436.38	275.51
7	-2408.88	258.60
8	-2396.67	266.54
9	-2394.79	249.65
10	-2346.40	380.95
11	-2364.81	544.82
12	-2327.55	428.63
13	-2327.13	454.01
14	-2431.78	266.32
15	-2342.28	488.97
16	-2343.26	530.25
17	-2388.79	453.41
18	-2382.18	240.11



* NOTE: BARRIER SHOWN GRAYED OUT AT INTERCOM MOUNT FOR CLARITY

1/C-03 ENLARGED CIVIL DETAIL
SCALE: 1" = 20'

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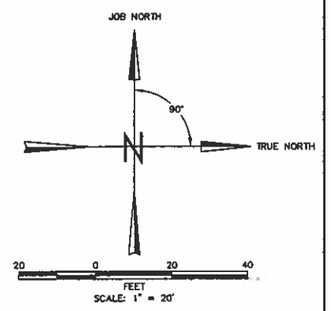

DRAWING SCALES SHOWN BASED ON 22"X34" DRAWING

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Dwn by: SCC / Ckd by: AJ	M&N Project No. 5662-00	
Reviewed by: RK	Drawing code:	
Submitted by: MOFFATT & NICHOL	Dwg Scale: 1" = 20'	

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ENLARGED CIVIL DETAIL

Sheet Reference Number: **C-04**

Sheet 15 of 29

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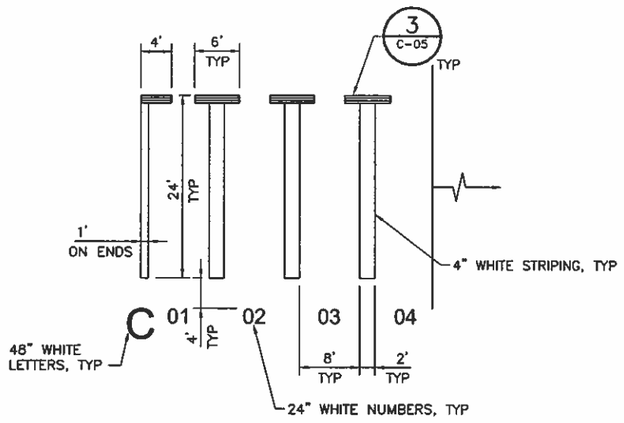
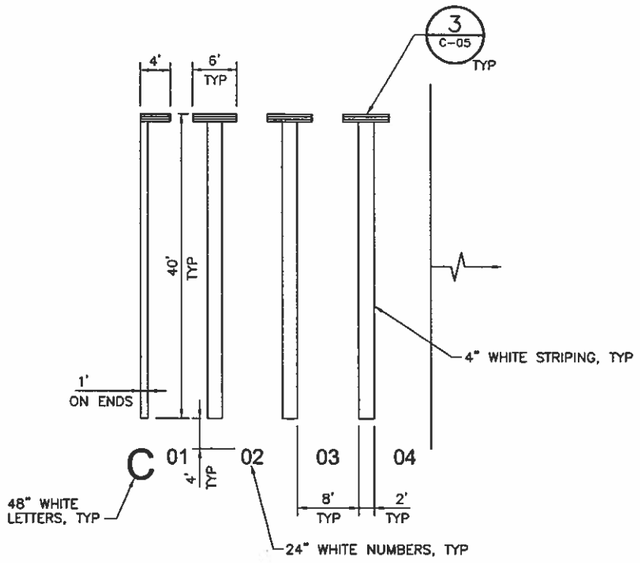
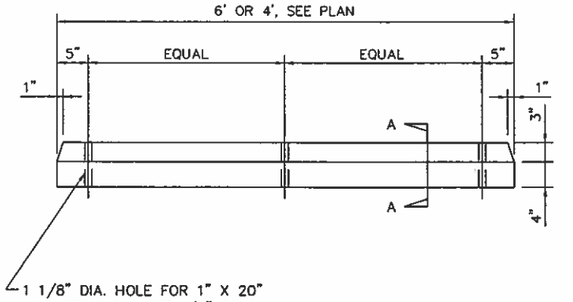
PLOTTED: April 12, 2011, AT 10:48:47 AM BY: Carson, Steve

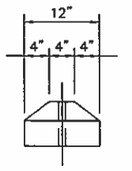


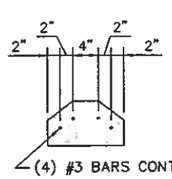
1 C-02 **20' WHEELED PARKING STALL DETAIL**
SCALE: 1" = 10'



2 C-02 **40' WHEELED UNI-DIRECTIONAL PARKING STALL DETAIL**
C-03 SCALE: 1" = 10'





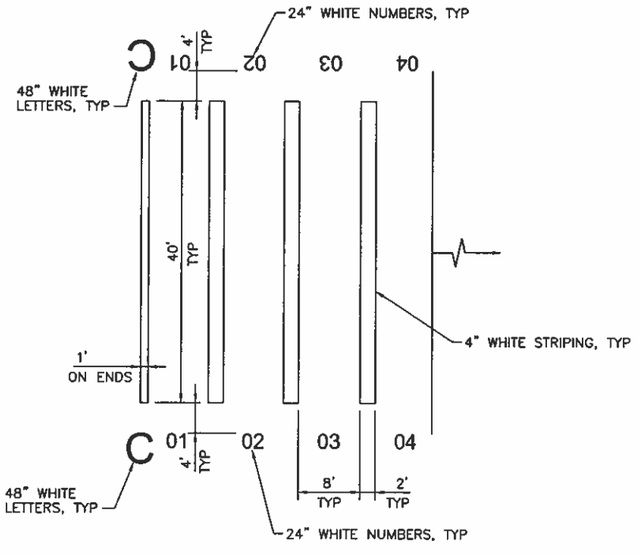


SECTION A-A

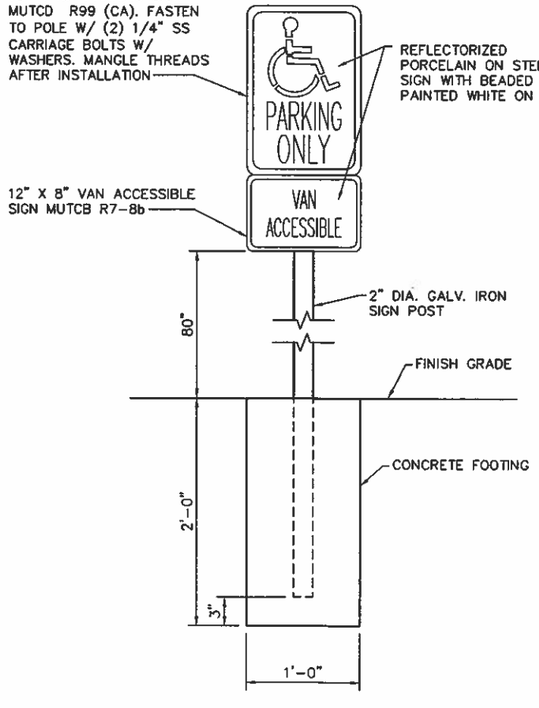
PARKING ACCESSORIES NOTES:

1. TRUCK WHEEL STOP UNITS TO BE MINIMUM 5,000 p.s.i. CONCRETE AND REINFORCED FULL LENGTH TO WITHIN 3" OF ENDS WITH NOT LESS THAN FOUR DEFORMED NO.3 REINFORCING BARS, UNITS APPROXIMATELY 12" WIDE AND 7" HIGH WITH UPPER PORTION OF SIDE BEVELED AND STAKE HOLES LOCATED 5" TO 8" FROM ENDS.
2. TRUCK WHEEL STOP UNITS SHALL BE FIRMLY ANCHORED WITH NOT LESS THAN THREE 1" DIA. x 20" LONG STEEL REINFORCING BARS DRIVEN 13" MINIMUM INTO THE GROUND AND IN PROPER ALIGNMENT.

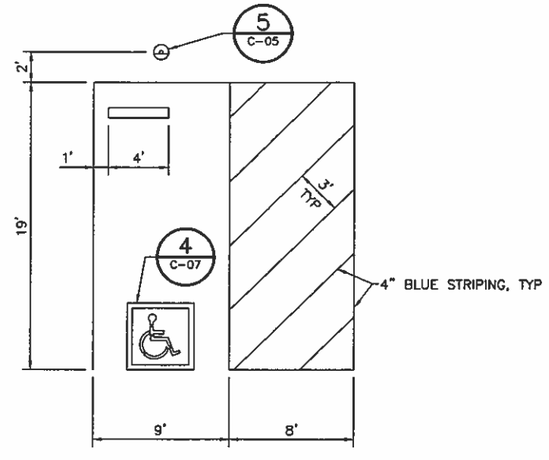
3 C-05 **WHEEL STOP DETAIL**
SCALE: 1" = 1'-0"



4 C-02 **40' WHEELED BI-DIRECTIONAL PARKING STALL DETAIL**
C-03 SCALE: 1" = 10'



5 C-05 **HANDICAPPED ACCESSIBLE PARKING SIGN DETAIL**
SCALE: NTS



6 C-05 **HANDICAPPED ACCESSIBLE PARKING STALL DETAIL**
SCALE: 1" = 5'

1' 0 1' 2'
FEET
SCALE: 1" = 1'-0"

10' 0 10' 20'
FEET
SCALE: 1" = 10'

5' 0 5' 10'
FEET
SCALE: 1" = 5'

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Reviewed by: RK		Drawing code:	
Submitted by: MOFFATT & NICHOL		Dwg Scale: VARIES	

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CIVIL DETAILS (1 OF 3)

Sheet Reference Number: **C-05**
Sheet 16 of 29

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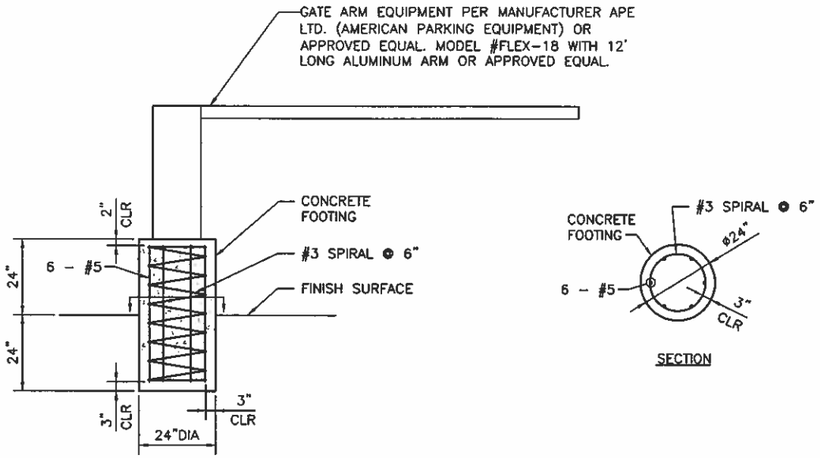
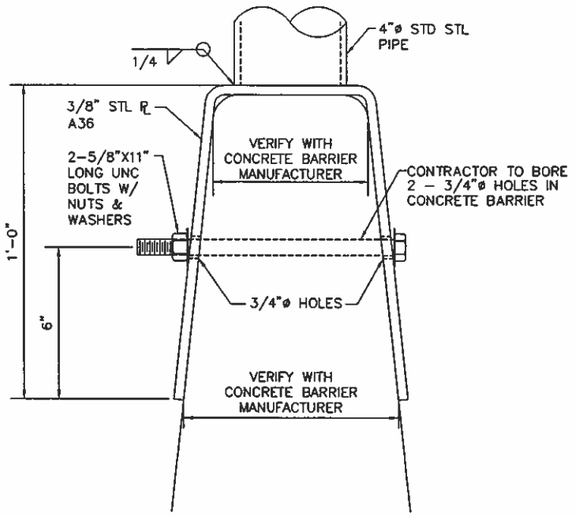
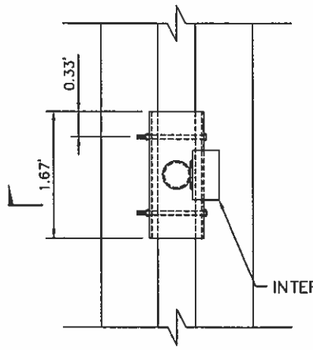
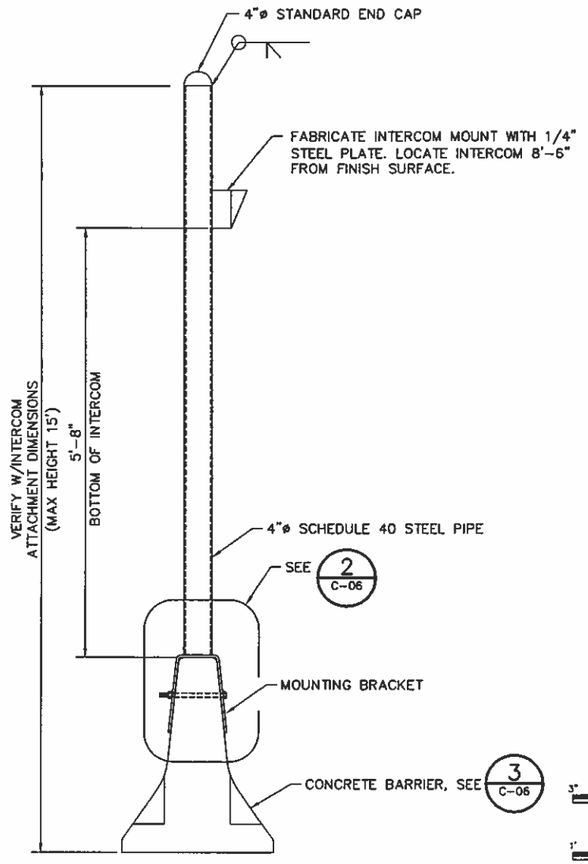


4 C-06 **GATE ARM DETAIL**
SCALE: 1/2" = 1'-0"

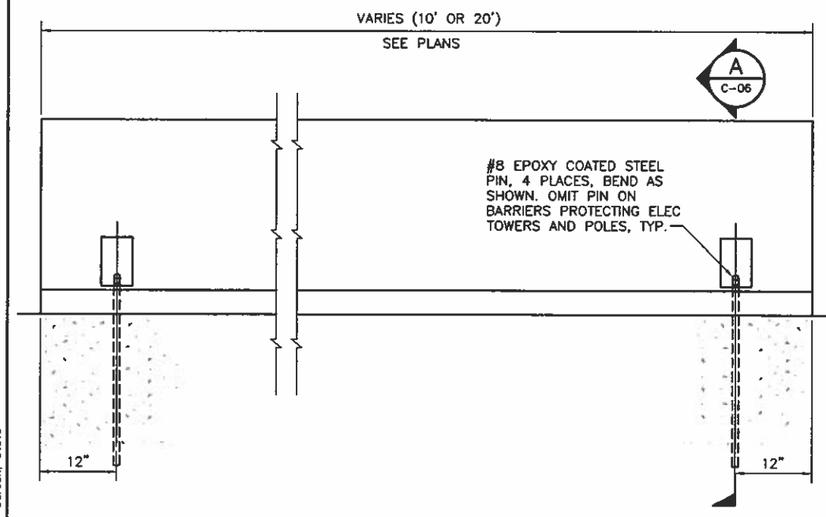


2 C-06 **BRACKET DETAIL**
SCALE: 1" = 3"

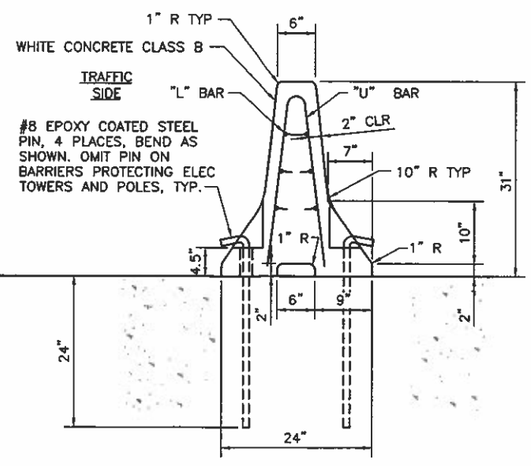




1 C-06 **INTERCOM MOUNT DETAIL**
SCALE: 1" = 1'-0"



3 C-06 **PRECAST CONCRETE BARRIER DETAIL**
SCALE: 1" = 1'-0"



A C-06 **SECTION**
SCALE: 1" = 1'-0"

3" 0 3" 6"
INCHES
SCALE: 1" = 3"

1' 0 1' 2'
FEET
SCALE: 1" = 1'-0"

2' 0 2' 4'
FEET
SCALE: 1/2" = 1'-0"

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CIVIL DETAILS (2 OF 3)

Sheet Reference Number: **C-06**
Sheet 17 of 29

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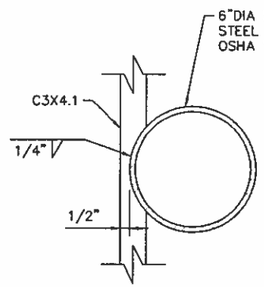
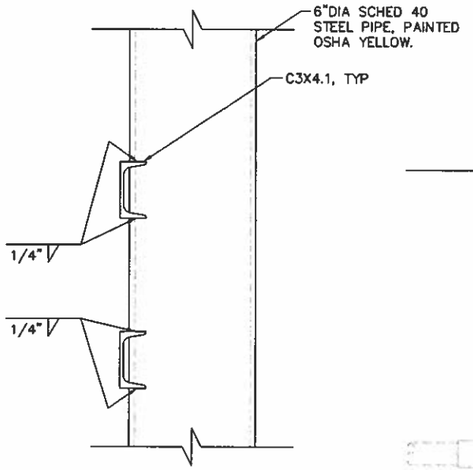
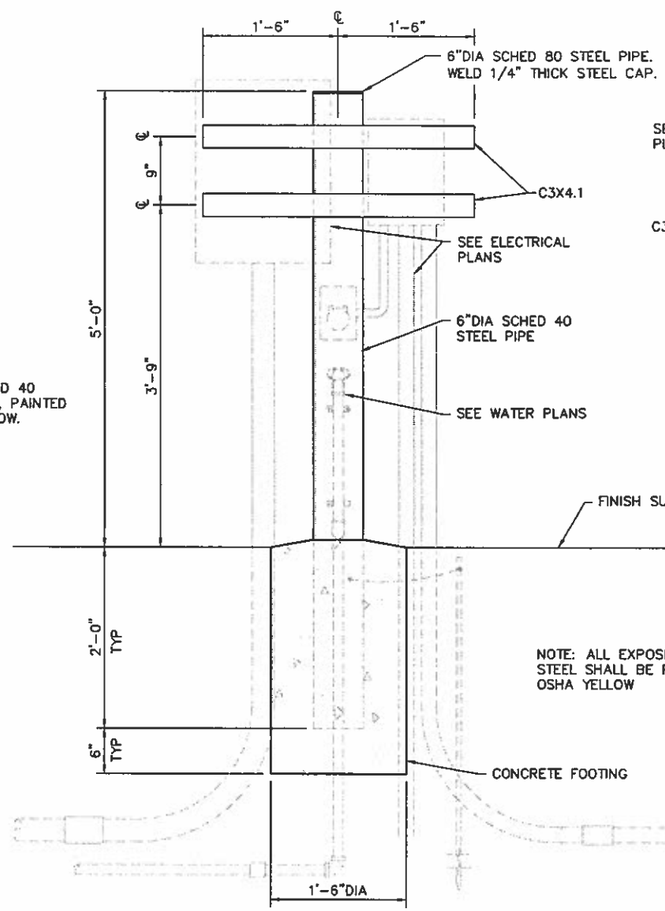
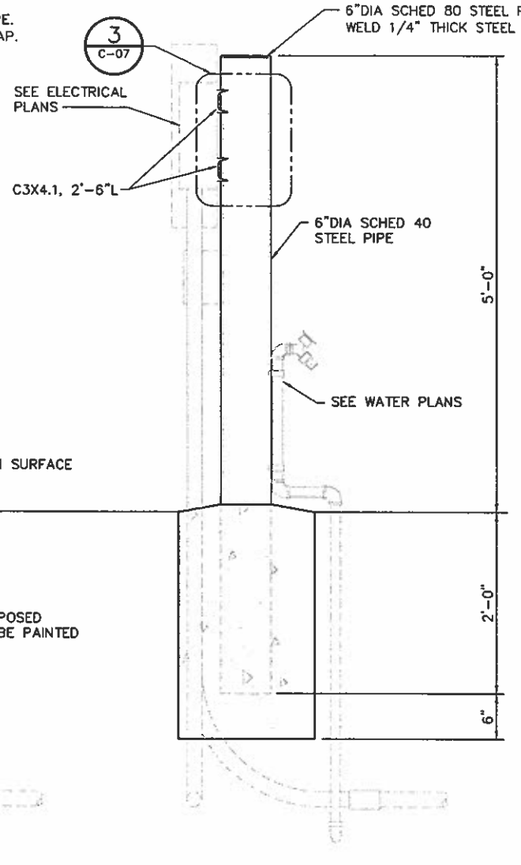




3 / C-07 WELDMENT DETAIL
SCALE: NTS



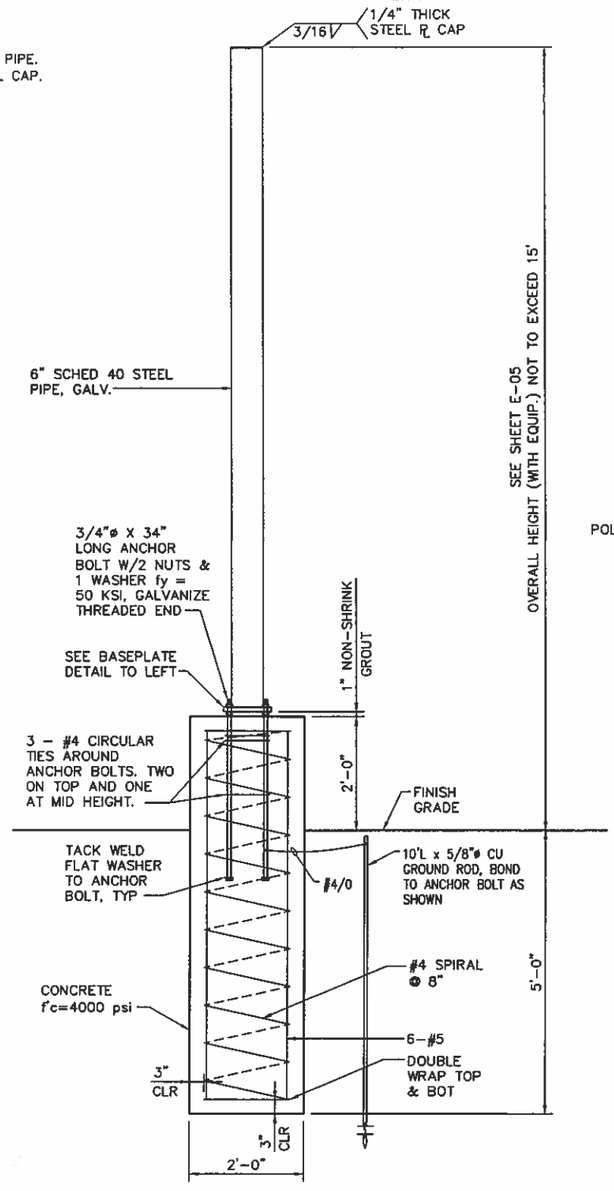
FRONT VIEW



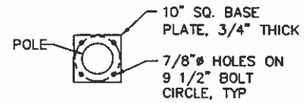
SIDE VIEW

NOTE: ALL EXPOSED STEEL SHALL BE PAINTED OSHA YELLOW

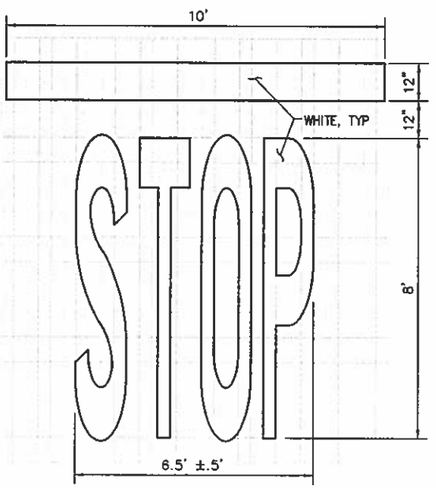
2 / C-07 EQUIPMENT POST DETAIL
SCALE: 1" = 10'



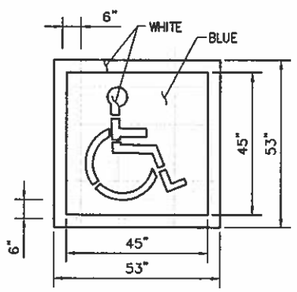
1 / C-07 15' HIGH POLE DETAIL
SCALE: 1/16" = 1'-0"



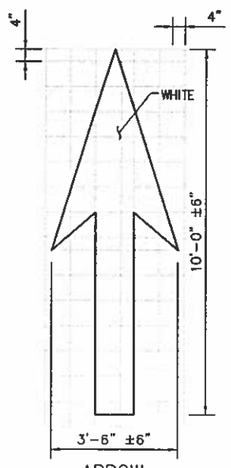
BASEPLATE DETAIL



STOP BAR



HANDICAPPED MARKING



ARROW

4 / C-07 PAVEMENT MARKING DETAILS
SCALE: 1/2" = 1'-0"

4 0 4 8
FEET
SCALE: 1" = 4'

10 0 10 20
FEET
SCALE: 1" = 10'

18 0 16 32
FEET
SCALE: 1/16" = 1'-0"

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Submitted by: MOFFATT & NICHOL		Dwg Scale: VARIES	

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CIVIL DETAILS (3 OF 3)

Sheet Reference Number: C-07
Sheet 18 of 29

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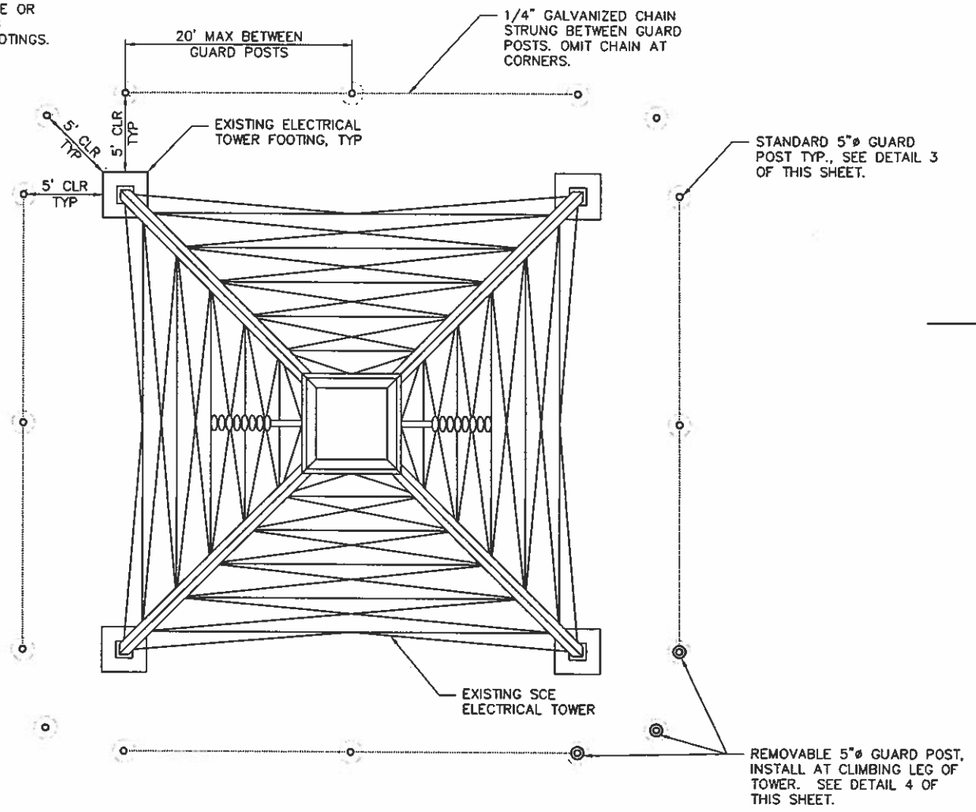
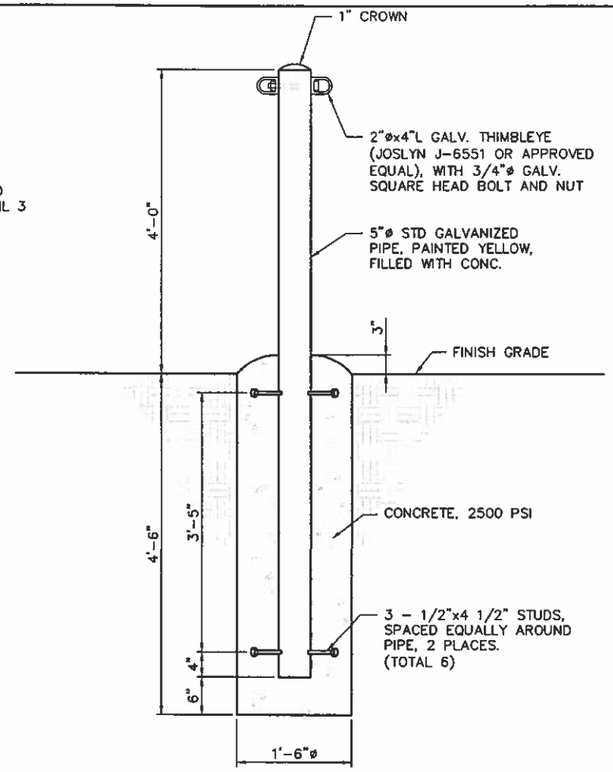
PLOTTED: April 12, 2011, AT 10:48:56 AM BY: Carson, Steve

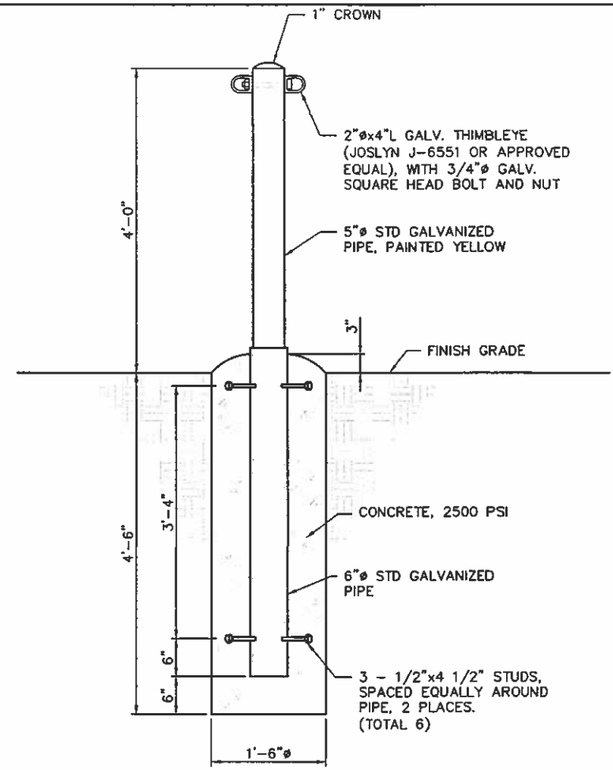
NOTE: CLEARANCE DIMENSIONS SHOWN ARE TO NEAREST OUTSIDE EDGE OR FACE OF THE EXISTING ELECTRICAL TOWER FOOTINGS.



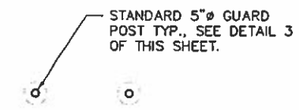
1 C-08 **TYPICAL ELECTRICAL TOWER PROTECTION DETAIL**
SCALE: NTS



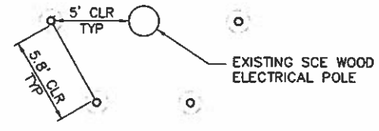
3 C-08 **STANDARD GUARD POST**
SCALE: 1" = 1'-0"



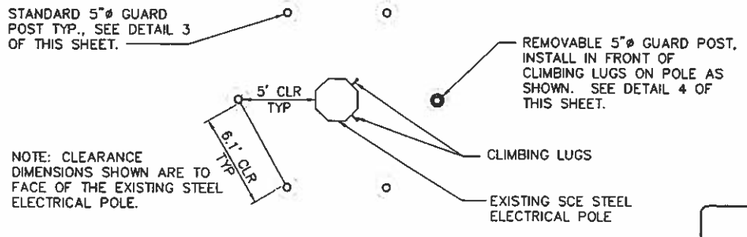
4 C-08 **REMOVABLE GUARD POST**
SCALE: 1" = 1'-0"



NOTE: CLEARANCE DIMENSIONS SHOWN ARE TO FACE OF THE EXISTING WOOD ELECTRICAL POLE.



STANDARD WOOD POLE GUARD POST CONFIGURATION



NOTE: CLEARANCE DIMENSIONS SHOWN ARE TO FACE OF THE EXISTING STEEL ELECTRICAL POLE.

STANDARD STEEL POLE GUARD POST CONFIGURATION

2 C-08 **TYPICAL POLE PROTECTION DETAILS**
SCALE: NTS

1'-0" 0 1'-0" 2'-0"
FEET
SCALE: 1" = 1'-0"

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SCE TOWER AND POLE PROTECTION DETAILS

Sheet Reference Number: **C-08**
Sheet 19 of 29

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PLOTTED: April 12, 2011, AT 10:49:00 AM BY: Carson, Steve

POTABLE WATER SYSTEM

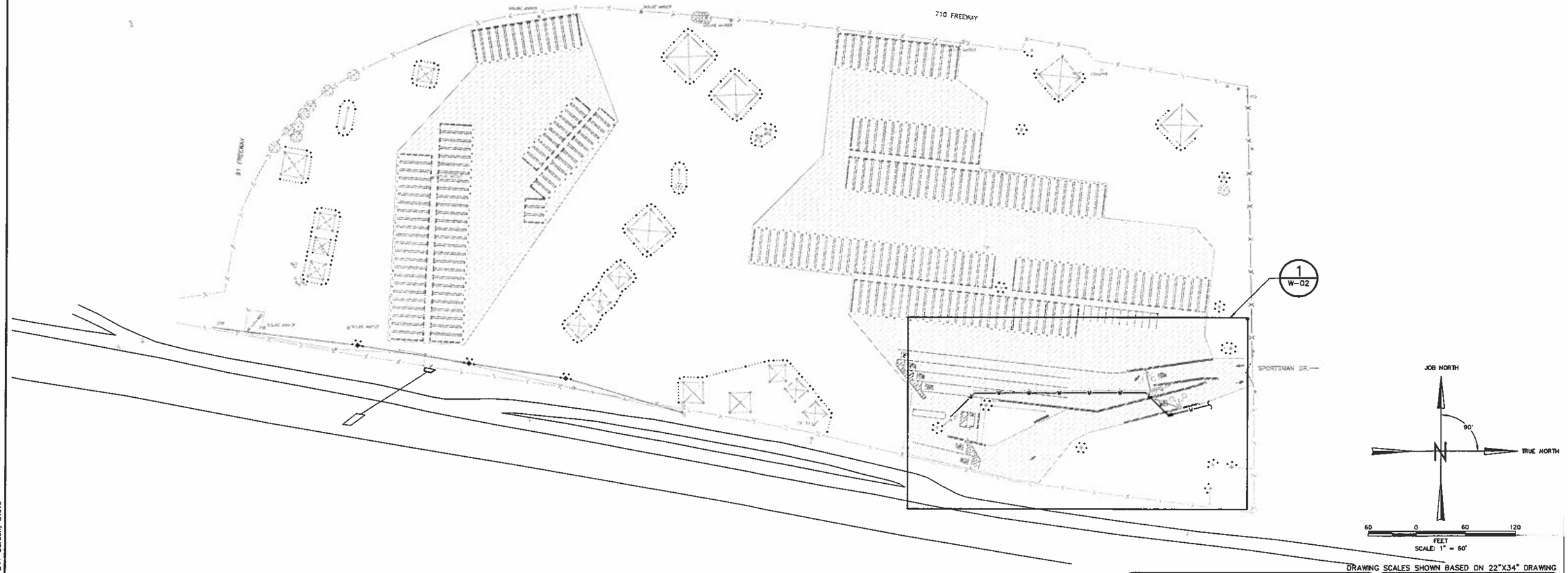
1. PLUMBING WORK SHALL COMPLY WITH THE UNIFORM PLUMBING CODE WITH CITY OF LONG BEACH AMMENDMENTS AND OTHER NATIONAL CODES AS REQUIRED BY THE CITY OF LONG BEACH. PLUMBING FIXTURES SHALL COMPLY TO FEDERAL SPECIFICATION WW-P-541 OR AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS. PIPING FOR POTABLE WATER SHALL BE PVC, SCHEDULE 80, ASTM D-1784 AND ASTM D-1785 WITH SOCKET TYPE FITTINGS, ASTM D-2467. SOLVENTS SHALL BE PER ASTM D-2564 AND AS RECOMMENDED BY THE PIPE MANUFACTURER. BALL VALVES SHALL BE BRONZE CONFORMING TO MSS SP-110 AND MSS SP-80. PIPE AND FITTINGS SHALL BE FROM ONE MANUFACTURER. PIPING AND INSTALLATION SHALL CONFORM TO THE LONG BEACH CITY PLUMBING CODE. COPPER PIPE SHALL BE USED ABOVE GRADE AND BELOW GRADE FOR HOSE BIBB RISERS AND TEES. COPPER PIPE SHALL BE DRAWN TEMPER TYPE K, WITH WROUGHT COPPER OR CAST BRASS FITTINGS. TIE-INS SHALL COMPLY WITH AHJ STANDARDS AND REQUIREMENTS.

2. THE POTABLE WATER SYSTEM SHALL BE PRESSURE TESTED DOWNSTREAM OF THE POC. FLUSH PIPING WITH CLEAN WATER TO REMOVE DEBRIS. APPLY AND MAINTAIN AT LEAST THE MINIMUM HYDROTEST PRESSURE, OR 150 PSIG, WHICHEVER IS GREATER FOR 4 HOURS, DURING WHICH TIME THERE CAN BE NO REDUCTION IN TEST PRESSURE. SHOULD A REDUCTION OCCUR, LEAKS SHALL BE LOCATED, REPAIRED AND THE TEST REPEATED. THE POTABLE WATER SYSTEM FROM THE POC SHALL BE STERILIZED PRIOR TO USE. A SOLUTION OF CHLORINE AND WATER CONTAINING NOT LESS THAN 50 P.P.M. OF FREE CHLORINE SHALL BE INJECTED INTO THE SYSTEM IN SUCH A MANNER AS TO ENSURE THAT THE ENTIRE SYSTEM IS COMPLETELY FILLED WITH THE SOLUTION. AFTER INJECTION, THE SYSTEM SHALL BE ISOLATED AND THE SOLUTION HELD FOR A PERIOD OF 24 HOURS MINIMUM. THE SYSTEM SHALL THEN BE FLUSHED WITH FRESH WATER UNTIL THE CHLORINE LEVEL IN THE SYSTEM DOES NOT EXCEED THE LEVEL OF THE FLUSHING WATER. THE CONTRACTOR SHALL CONTACT THE HEALTH DEPARTMENT TO ARRANGE FOR TESTING AND SAMPLING OF THE SYSTEM. THE CONTRACTOR SHALL ENSURE THAT THE WATER IN THE SYSTEM IS NOT USED FOR HUMAN CONSUMPTION DURING THE STERILIZATION PROCESS AND THAT STERILIZATION SOLUTION IS DISPOSED OF IN ACCORDANCE WITH LOCAL REQUIREMENTS.

3. A NON-REMOVABLE ANTI-SIPHON DEVICE SHALL BE INSTALLED AT EACH HOSE BIBB OUTLET. HOSE BIBB STATIONS SHALL BE HENDERSON MARINE SUPPLY HOSE BIBB NO. 30219 AND VACUUM BREAKER NO. 11850 OR APPROVED EQUAL.

4. PVC PIPE SHALL BE MARKED FROM THE MANUFACTURER FOR POTABLE WATER AND BE NSF LISTED.

5. THE MINIMUM DEPTH OF COVER FOR WATER LINES SHALL BE 42" BELOW THE FINISH GRADE. INSTALL IDENTIFICATION TAPE ALONG THE TOP OF THE WATER LINE.



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Submitted by: MOFFATT & NICHOL		Dwg Scale: 1"=60'	

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WATER KEY PLAN

Sheet Reference Number: **W-01**

Sheet 20 of 29

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PLOTTED: April 12, 2011, AT 10:49:05 AM BY: Carson, Steve

POINT TABLE

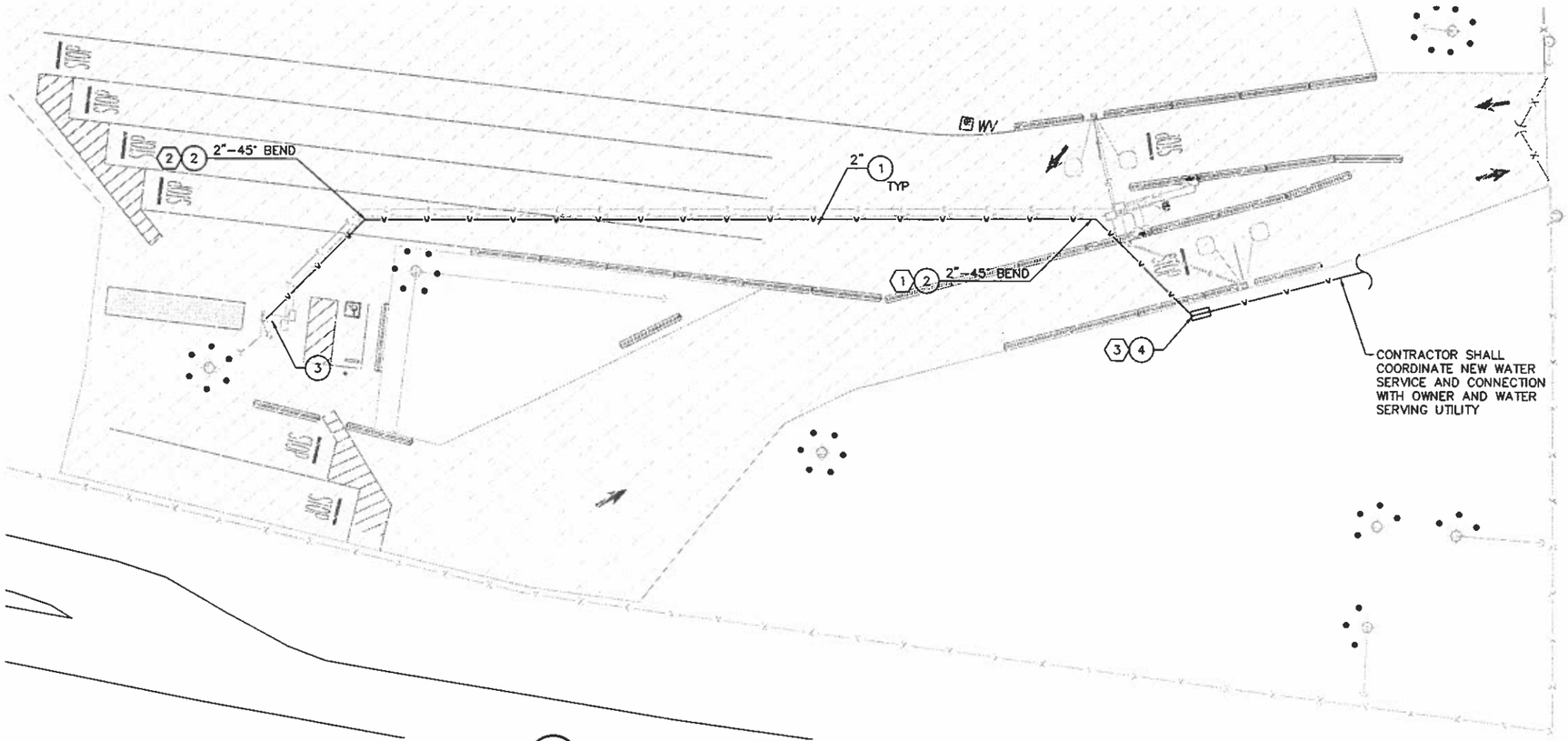
#	NORTHING	EASTING
1	-2352.47	478.68
2	-2353.33	267.76
3	-2380.44	508.06

NOTES:

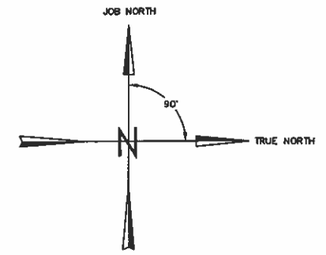
1. SCHED 80 PVC PIPE
2. LINE SIZE SCHED 80 FITTING (SOCKET WELD)
3. HOSE BIB, SEE 2/W-03
4. BACKFLOW PREVENTER AND WATER METER, SEE 1/W-03

LEGEND:

- WATER PIPE, SEE PLAN FOR SIZE
- (#) COORDINATE POINT CALLOUT
- (#) CONSTRUCTION NOTE CALLOUT



1/W-01 WATER PLAN AREA 2
SCALE: 1" = 20'



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20 0 20 40
FEET
SCALE: 1" = 20'

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Mark	Description	Date	Appr.

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Designed by: SCC	Date: APR 7, 2011	Rev. -
Dwn by: SCC / Ckd by: AJ	M&N Project No. 5662-00	
Reviewed by: RK	Drawing code:	
Submitted by: MOFFATT & NICHOL	Dwg Scale: 1" = 20'	

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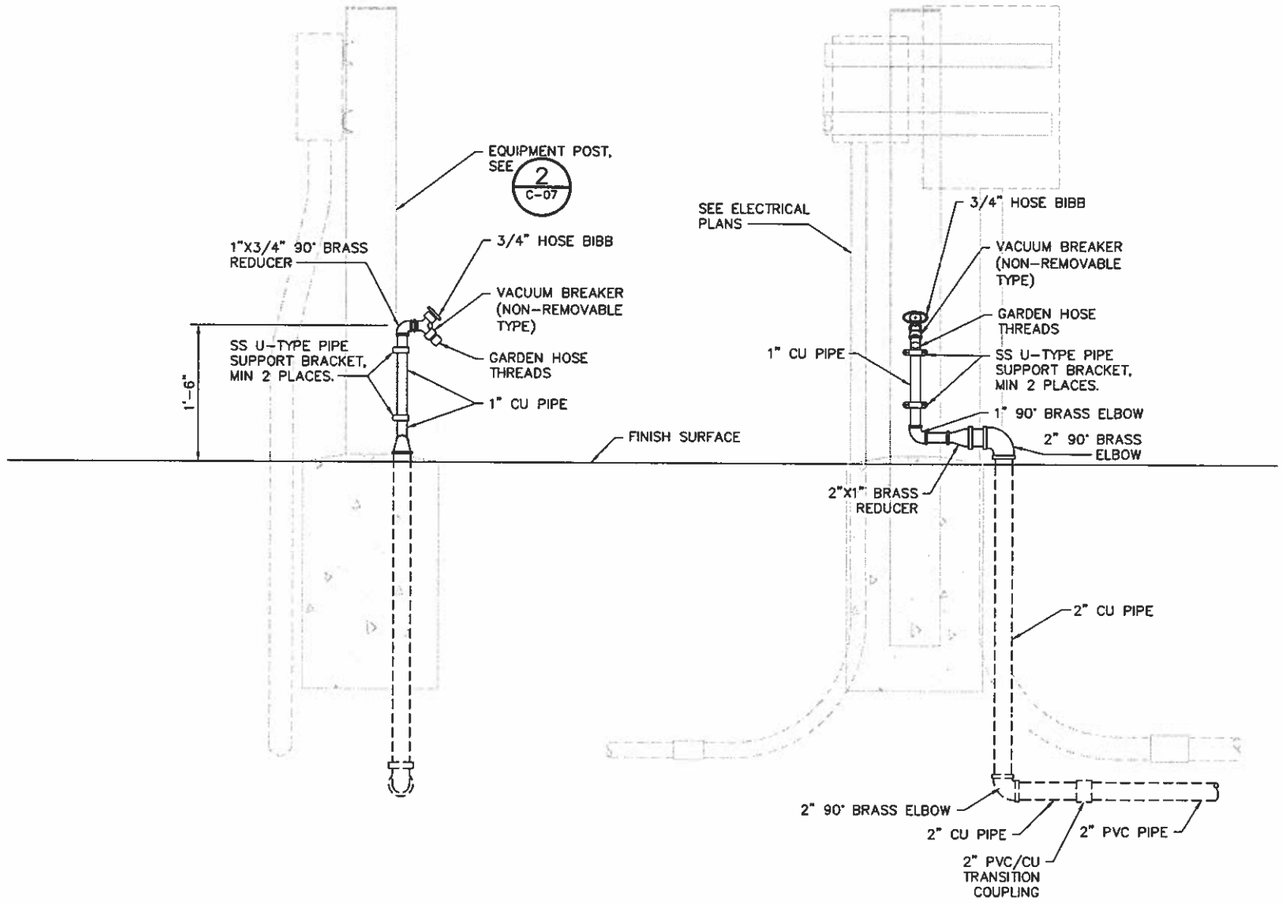
EDISON SITE IMPROVEMENTS
SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

WATER PLAN

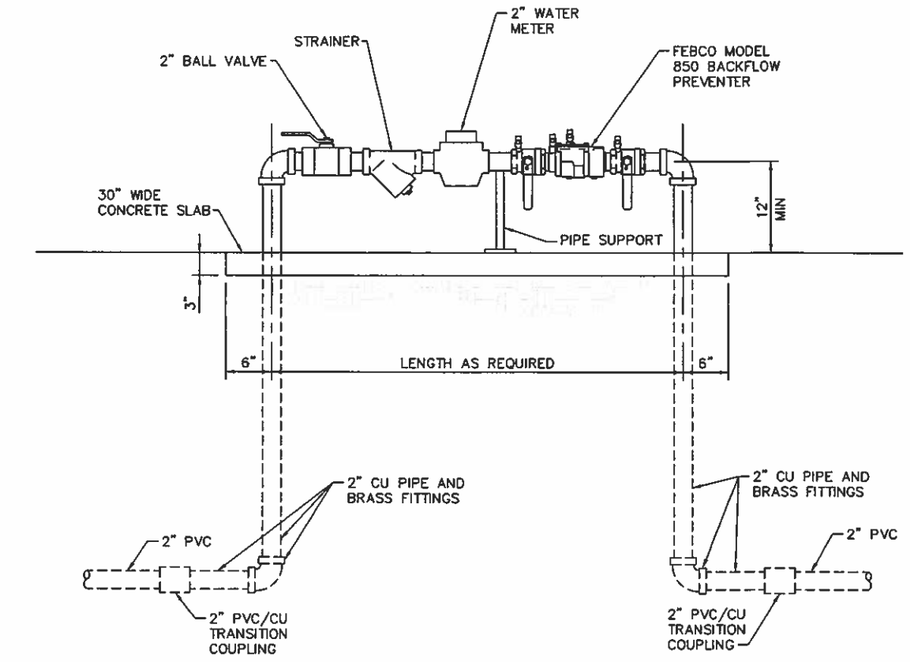
Sheet Reference Number: **W-02**
Sheet 21 of 29

P:\5662 - Edison Site Improvement\CADD\566200W002.dwg

PLOTTED: April 12, 2011, AT 10:49:09 AM BY: Carson, Steve



2 W-03 HOSE BIBB AT EQUIPMENT POST DETAIL
SCALE: N.T.S.



1 W-03 BACKFLOW PREVENTER DETAIL
SCALE: N.T.S.

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Dwn by: SCC	Ckd by: AJ	M&N Project No. 5662-00
Reviewed by: RK		Drawing code:
Submitted by: MOFFATT & NICHOL		Dwg Scale: NTS

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SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

WATER DETAILS

Sheet Reference Number: **W-03**

Sheet 22 of 29

P:\5662 - Edison Site Improvement\CADD\566200W003.dwg

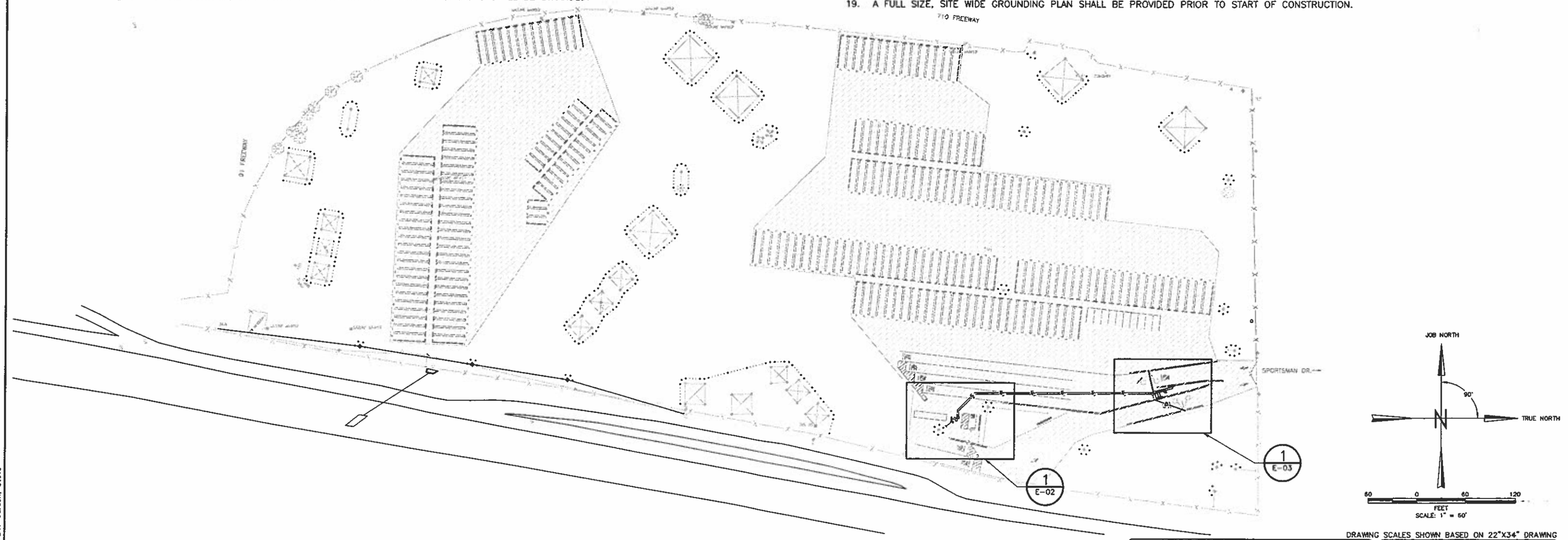
PLOTTED: April 12, 2011, AT 10:49:13 AM BY: Carson, Steve

ELECTRICAL NOTES:

1. FURNISH AND INSTALL ALL CONDUITS, WIRES, BOXES, FOUNDATIONS, DEVICES, PANELBOARDS AND OTHER EQUIPMENT SHOWN ON THE DRAWINGS AND AS REQUIRED FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM.
2. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES. WHERE THE DRAWINGS SHOW MORE RESTRICTIVE REQUIREMENTS, THE PLANS SHALL GOVERN. BUT NOTHING ON THESE PLANS SHALL BE INTERPRETED AS AUTHORITY TO VIOLATE ANY CODE OR REGULATION.
3. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS, FITTINGS, JUNCTION BOXES, PULL BOXES AND EXPANSION FITTINGS REQUIRED TO MEET FIELD CONDITIONS. DETERMINE ACTUAL MATERIAL AND HARDWARE REQUIREMENTS AND VERIFY ALL DIMENSIONS AND EXISTING EQUIPMENT AND STRUCTURAL MEMBER LOCATIONS BY FIELD INSPECTION.
4. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN THE MANNER IN WHICH THEY ARE DESIGNED AND APPROVED.
5. ALL CIRCUIIT BREAKERS AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.
6. ALL DEVICES INSTALLED OUTSIDE OR IN DAMP LOCATIONS SHALL BE WEATHERPROOF AND CORROSION RESISTENT.
7. EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL (RGS). UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 POLYVINYL CHLORIDE (PVC) CONDUIT, WITH PVC COATED RGS CONDUIT ELBOWS AND RISERS TO GRADE. CONNECTIONS TO DEVICES SUBJECT TO VIBRATION, SUCH AS MOTORS, TRANSFORMERS AND SENSORS, SHALL BE SHORT LENGTHS OF LIQUIDTIGHT FLEXIBLE STEEL CONDUIT TERMINATED WITH APPROVED LIQUIDTIGHT METAL FITTINGS AND PROVIDED WITH A SEPARATE GROUND CONDUCTOR INSTALLED WITH THE PHASE CONDUCTORS.
8. UNLESS OTHERWISE NOTED ALL WIRE SHALL BE COPPER, UL LISTED, RATED FOR 600 VOLTS, TYPE THHN/THWN, NO.12 AWG MINIMUM SIZE. CONDUCTORS LARGER THAN #10 AWG AND CONTROL, INSTRUMENTATION AND COMMUNICATION CONDUCTORS SHALL BE STRANDED.

ELECTRICAL NOTES (CONT.):

9. PANELBOARDS SHALL BE DEAD-FRONT TYPE WITH INTERCHANGEABLE, QUICK-BREAK CIRCUIT BREAKERS, TYPE NQOB BOLT-ON, OR APPROVED EQUAL. PROVIDE TYPE WRITTEN DIRECTORY CARD IN EACH PANEL. IDENTIFY LOAD SERVED BY EACH CIRCUIT BREAKER.
10. FURNISH AND INSTALL TEMPORARY POWER AND LIGHTING AS REQUIRED FOR CONSTRUCTION.
11. MAKE POWER CONNECTIONS TO ALL EQUIPMENT FURNISHED BY OTHERS. PROVIDE SUPPORT FOR ALL FIXTURES AND ELECTRICAL EQUIPMENT TO COMPLY WITH THE SEISMIC REQUIREMENTS OF THE UNIFORM BUILDING CODE AND ALL LOCAL ORDINANCES.
12. INSTALL ALL CONDUITS AND WIRES WITH A MINIMUM NUMBER OF BENDS AND IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEAD ROOM, KEEP PASSAGEWAYS CLEAR AND MEET ALL STRUCTURAL CODE REQUIREMENTS.
13. DO NOT BORE, NOTCH, OR IN ANY WAY CUT INTO ANY STRUCTURAL MEMBER WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
14. PROVIDE PULL WIRE IN ALL EMPTY CONDUITS.
15. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
16. PROVIDE ENGRAVED LAMINATED PLASTIC NAMEPLATES TO IDENTIFY ALL LOADS SERVED BY ALL DISTRIBUTION PANELS.
17. THE ENTIRE WIRING SYSTEM SHALL BE TESTED FOR SHORT CIRCUITS, GROUNDS AND INSULATION RESISTENCE BETWEEN CONDUCTORS AND TO GROUND.
18. CONTRACTOR SHALL TEST THE ELECTRICAL INSTALLATION FOR OPERATION PER MANUFACTURERS RECOMMENDATION AND ELECTRICAL CODE COMPLIANCE AND TO THE APPROVAL OF THE ENGINEER.
19. A FULL SIZE, SITE WIDE GROUNDING PLAN SHALL BE PROVIDED PRIOR TO START OF CONSTRUCTION.



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Dwn by: SCC	Chd by: AJ	M&N Project No. 5662-00	
Reviewed by: RK		Drawing code:	
Submitted by: MOFFATT & NICHOL		Dwg Scale: 1"=60'	

FLYING M RANCH
EDISON SITE IMPROVEMENTS
SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

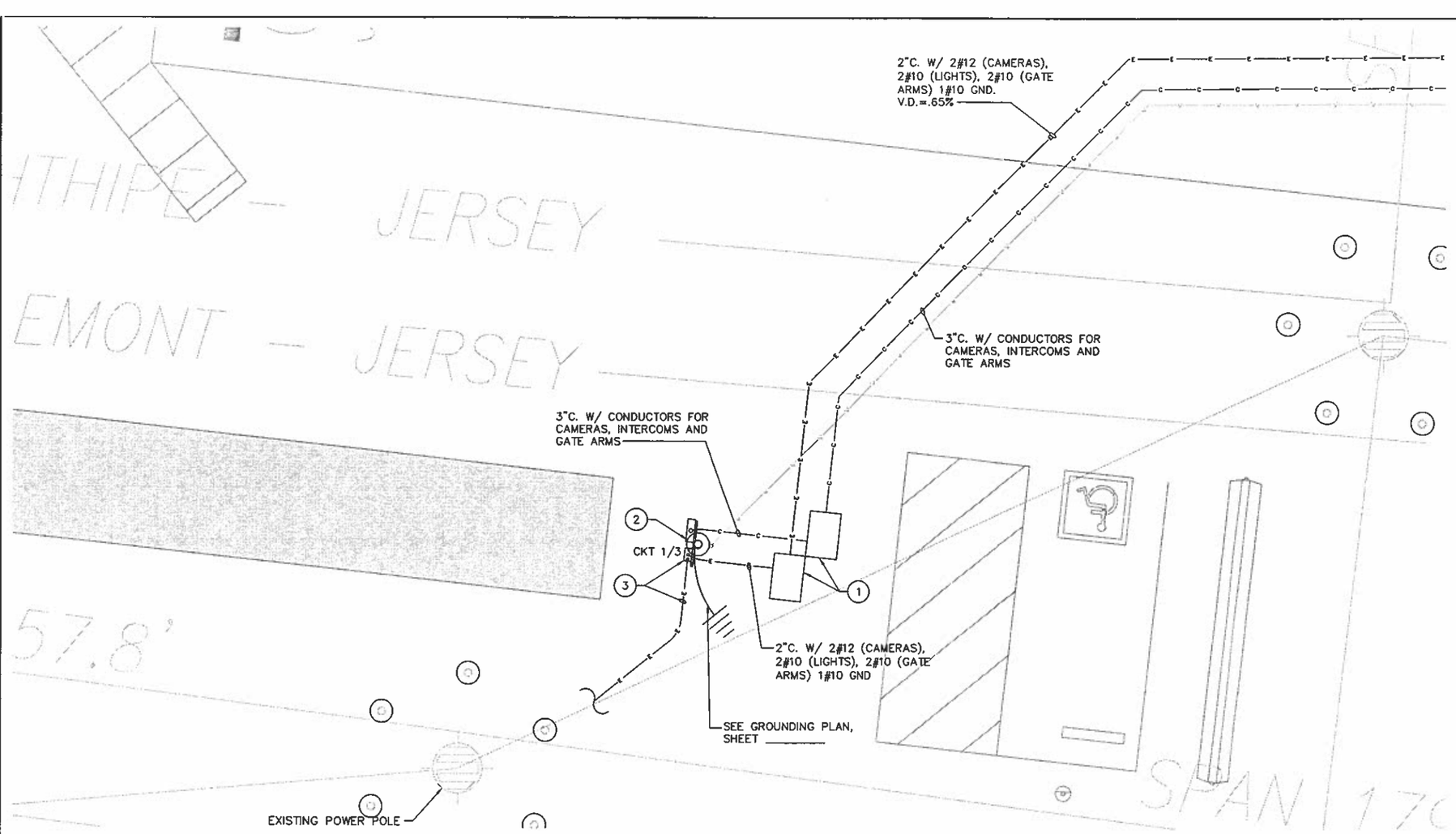
ELECTRICAL KEY PLAN

Sheet Reference Number: **E-01**

Sheet 23 of 29

P:\5662 - Edison Site Improvement\CADD\566200E001.dwg

PLOTTED: April 12, 2011, AT 10:49:15 AM BY: Carson, Steve



NOTES:

1. 2'X3' PULLBOX, SEE 1/E-04
2. EQUIPMENT POST, SEE 2/C-07 2/E-05
3. PROVIDE AND INSTALL 120/240V, 1ø, 3W, 200A METER PANEL "A" PER SCE REQUIREMENTS. COORDINATE W/ SCE SERVICE PLANNER ROB VERNON (562) 981-8239/PAX 31239.

LEGEND:

- POWER CONDUITS, SEE 2/E-04
- COMMUNICATION CONDUITS, SEE 2/E-04

1/E-01 ENLARGED ELECTRICAL PLAN 1

SCALE: 1/4" = 1'-0"

PANEL: A — SERVICE RATED

LOCATION : -
MOUNTING : EQUIPMENT POST
VOLTAGE/PHASE : 120/240V, 1ø, 3W
BUS AMPS : 200A
MAIN BREAKER : 200A, 2P
FED FROM : SCE POLE
MIN SC RATING : 42,000A

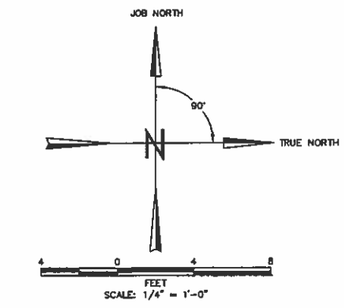
LOADS	SEE NOTE	OUTLETS MISC	OUTLETS REC	OUTLETS LTG	VOLT-AMPS A	VOLT-AMPS B	CKT	BKR/POLE	A B	BKR/POLE	CKT	VOLT-AMPS A	VOLT-AMPS B	OUTLETS LTG	OUTLETS REC	OUTLETS MISC	SEE NOTE	LOADS
AUX. OUTLET	·	·	·	·	9600		1	100/2	*-	20/2	2	180		·	·	·	1	LIGHTS
	·	·	·	·		9600	3		-*		4		180	·	·	·	·	
GATE ARMS	·	·	·	·	800		5	20/2	*-	20/1	6	200		·	·	·	·	INTERCOMS/CAMERAS
	·	·	·	·		800	7		-*	20/1	8			·	·	·	·	SPARE
SPACE	·	·	·	·	·		9	·	*-	·	10	·		·	·	·	·	SPACE
SPACE	·	·	·	·		·	11	·	-*	·	12		·	·	·	·	·	SPACE
SPACE	·	·	·	·	·		13	·	*-	·	14	·		·	·	·	·	SPACE
SPACE	·	·	·	·		·	15	·	-*	·	16		·	·	·	·	·	SPACE
SPACE	·	·	·	·	·		17	·	*-	·	18	·		·	·	·	·	SPACE
SPACE	·	·	·	·		·	19	·	-*	·	20		·	·	·	·	·	SPACE
SPACE	·	·	·	·	·		21	·	*-	·	22	·		·	·	·	·	SPACE
SPACE	·	·	·	·		·	23	·	-*	·	24		·	·	·	·	·	SPACE

TOTAL A = 10,780 VOLT-AMPS
TOTAL B = 10,580 VOLT-AMPS

NOTES:
1. CIRCUIT CONTROLLED BY ADJUSTABLE PHOTO CONTROL. LOCATED ABOVE PANEL "A".

TOTAL = 21,360 VA @ 240V, 1ø = 89 AMPS

NOTE: VOLT-AMPS CALCULATIONS ASSUMING 30W BALLAST LOAD EA.



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Dwn by: SCC	Chkd by: AJ	M&N Project No. 5662-00
Reviewed by: RK		Drawing code:
Submitted by: MOFFATT & NICHOL		Dwg Scale: 1/4" = 1'-0"

FLYING M RANCH
EDISON SITE IMPROVEMENTS
SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

ENLARGED ELECTRICAL PLAN 1

Sheet Reference Number: E-02
Sheet 24 of 29

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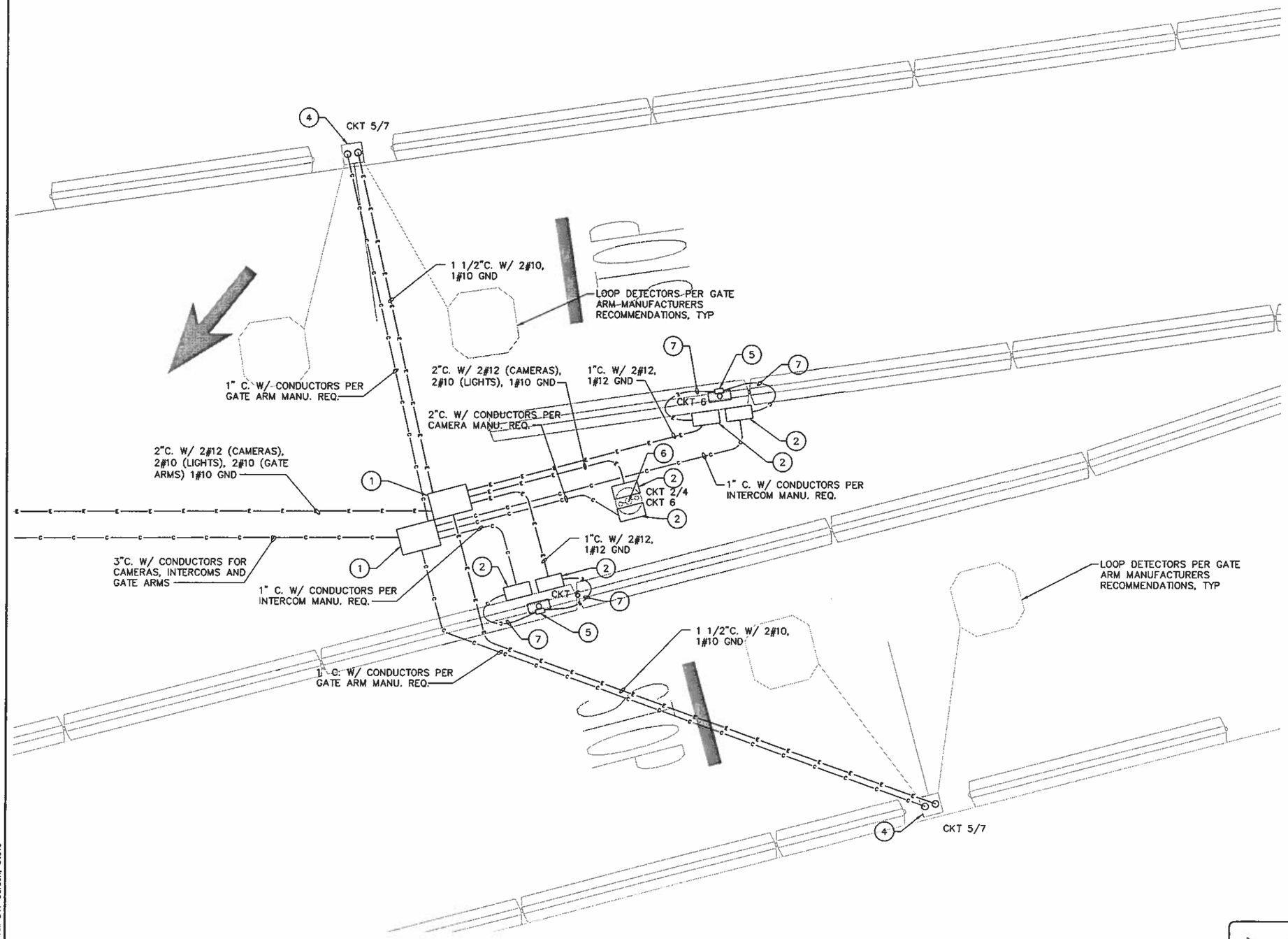
PLOTTED: April 12, 2011, AT 10:49:20 AM BY: Carson, Steve



NOTES:

1. 2'X3' PULLBOX, SEE 1/E-04
2. 12"X8"X4" NEMA 3R JUNCTION BOX, MOUNT TO CONCRETE BARRIER
4. GATE ARM, SEE 4/C-06
5. INTERCOM AND MOUNT, SEE 1/C-06
6. CCTV CAMERA POLE, CAMERA, AND LIGHTS, SEE 1/E-05
7. 1" LIQUID TIGHT FLEX CONDUIT WITH CONDUCTORS FROM JUNCTION BOX TO EQUIPMENT

LEGEND:

——E—— POWER CONDUITS, SEE 2/E-04

——C—— COMMUNICATION CONDUITS, SEE 2/E-04

JOB NORTH

90°

TRUE NORTH

4 0 4 8

FEET

SCALE: 1/4" = 1'-0"

1/E-01 ENLARGED ELECTRICAL PLAN 2

SCALE: 1/4" = 1'-0"

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Drn by: SCC / Ckd by: AJ	M&N Project No. 5662-00	
Reviewed by: RK	Drawing code:	
Submitted by: MOFFATT & NICHOL	Dwg Scale: 1/4" = 1'-0"	

FLYING M RANCH
EDISON SITE IMPROVEMENTS
SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

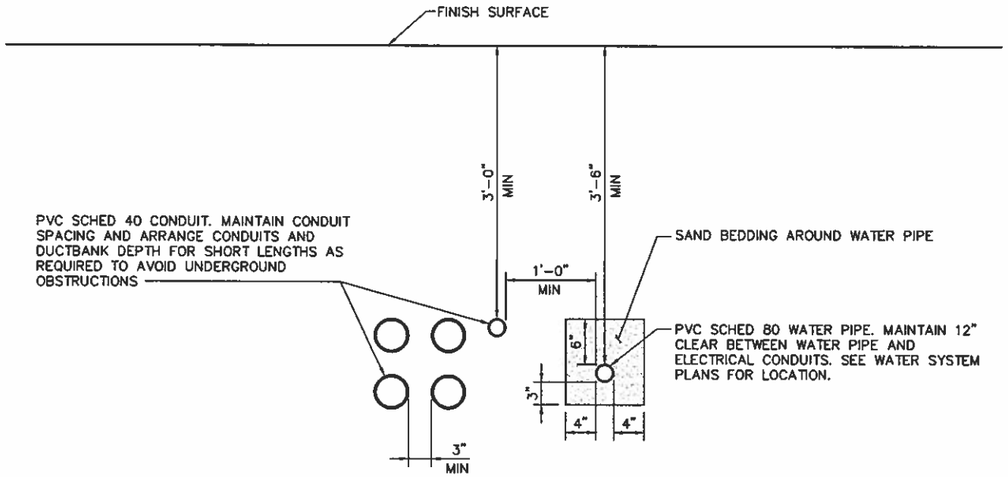
ENLARGED ELECTRICAL PLAN 2

Sheet Reference Number: **E-03**

Sheet 25 of 29

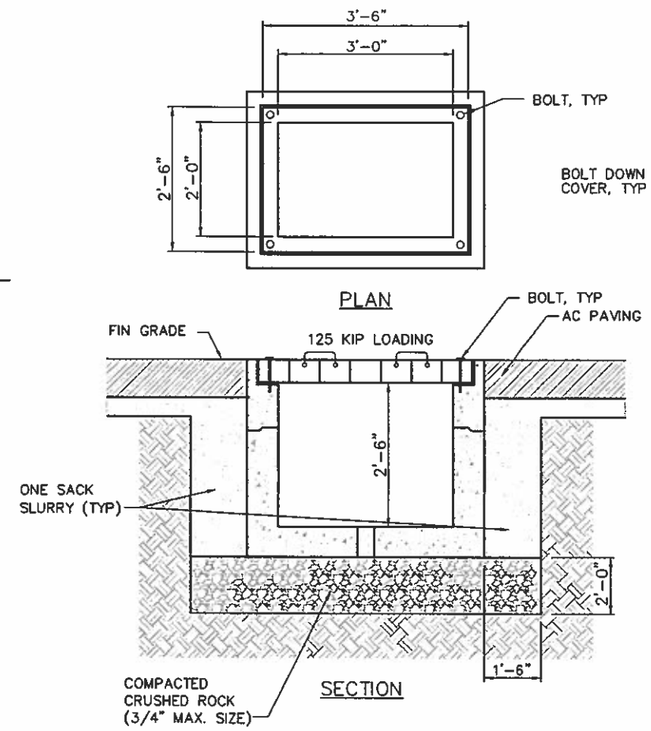
P:\5662 - Edison Site Improvement\CADD\566200E003.dwg

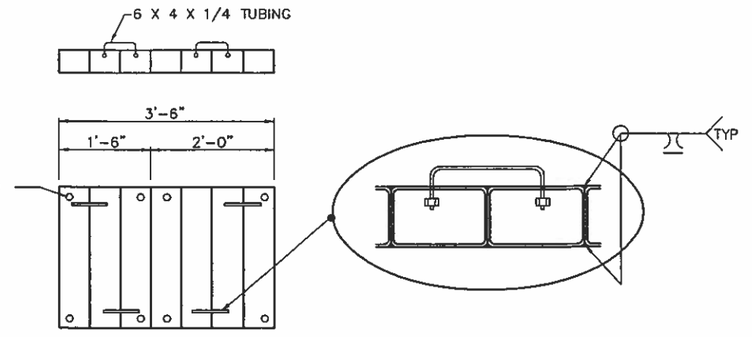
PLOTTED: April 12, 2011, AT 10:49:25 AM BY: Carson, Steve



NOTE: THE PURPOSE OF THIS DETAIL IS TO SHOW THE TYPE, DEPTH, SPACING AND ORIENTATION OF PIPES IN TYPICAL TRENCHES. THE NUMBER AND SIZE OF PIPES IN TRENCHES VARIES. SEE PLANS FOR EXACT SIZE AND QUANTITIES OF PIPES.

2 / E-03 (E-02) TYPICAL UTILITY TRENCH DETAIL
SCALE: N.T.S.





PULLBOX NOTES:

1. DIMENSIONS SHOWN ARE FOR A 24" X 36" PULLBOX AND REPRESENT THE TYPE OF CONSTRUCTION AND RATINGS (125 KIP LOADING) REQUIRED FOR ALL PULLBOXES AND PULLBOX COVERS.
2. ONE SACK SAND SLURRY SHALL BE PLACED AROUND ALL PRECAST CONCRETE BOXES (ELECTRICAL, COMMUNICATION, ETC.) AS SHOWN. THIS STANDARD SHALL APPLY TO ALL BOXES 2' X 3' OR LARGER.
3. COVER SHALL BE MARKED "ELEC" OR "COMM", AS APPLICABLE.

1 / E-03 (E-02) TYPICAL PULLBOX DETAIL
SCALE: N.T.S.

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Reviewed by: RK	Drawing code:	
Submitted by: MOFFATT & NICHOL	Dwg Scale: NONE	

FLYING M RANCH
EDISON SITE IMPROVEMENTS
SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

ELECTRICAL DETAILS (1 OF 2)

Sheet Reference Number: **E-04**

Sheet 26 of 29

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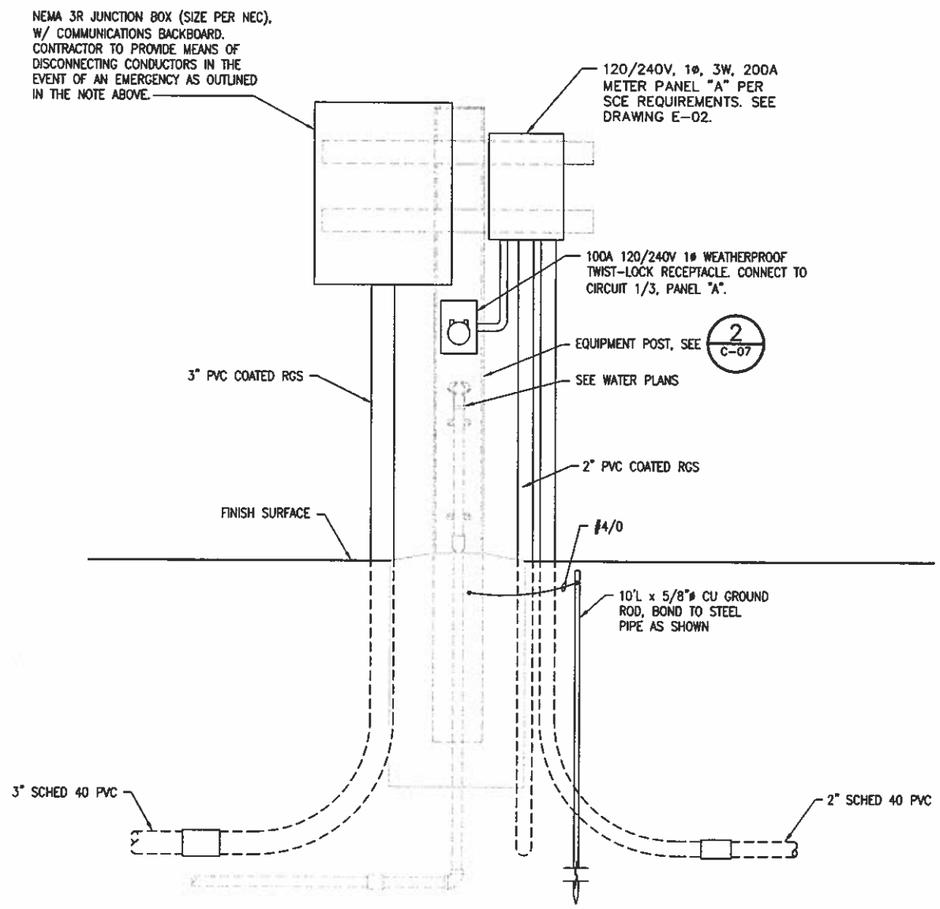
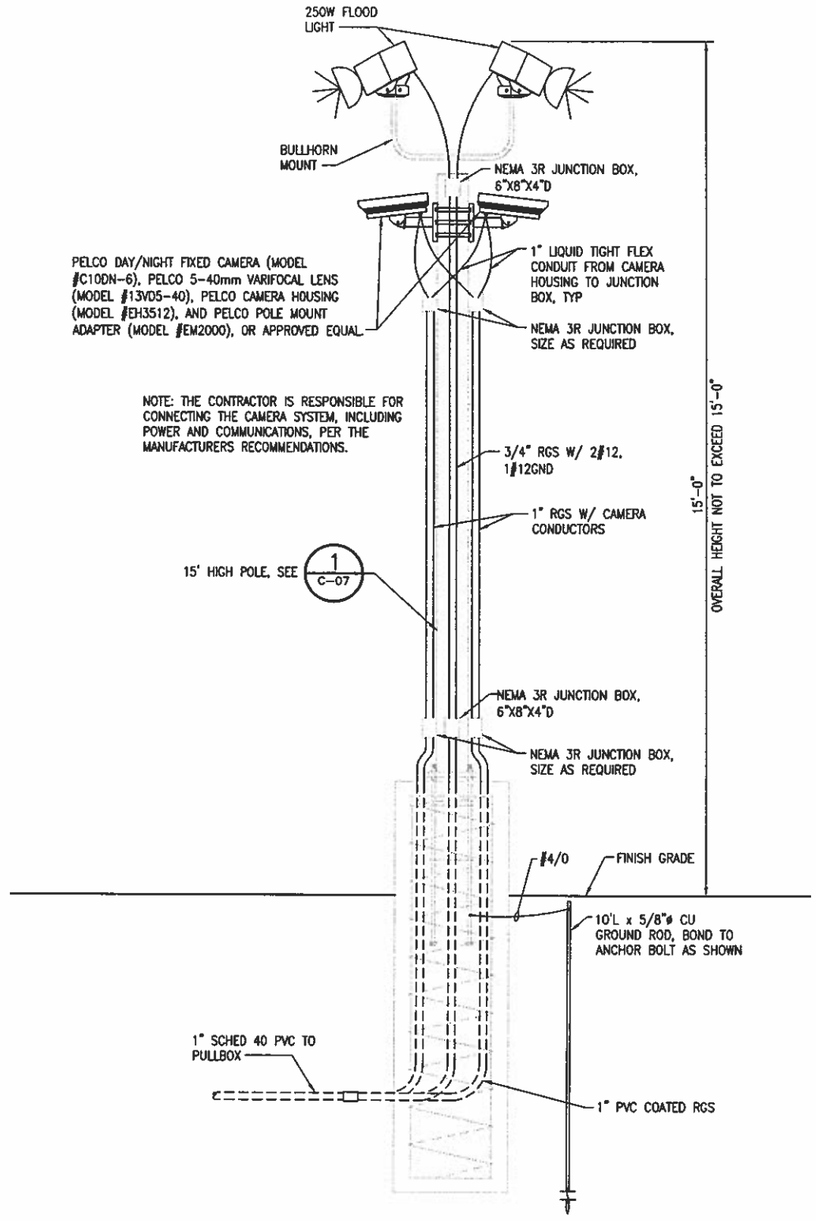
PLOTTED: April 12, 2011, AT 10:49:28 AM BY: Carson, Steve

NOTE: THE EQUIPMENT POST IS INTENDED TO PROVIDE A MEANS OF CONNECTING POWER AND COMMUNICATIONS TO A FUTURE (NIC) WHEELED OFFICE TRAILER. THE CONNECTION OF POWER AND COMMUNICATIONS MUST BE CAPABLE OF BEING QUICKLY DISCONNECTED IN THE EVENT OF AN EMERGENCY WHERE THE TRAILER MUST BE MOVED.



2 E-05 ELECTRICAL DETAIL AT EQUIPMENT POST
SCALE: 1" = 10'



1 E-05 TYPICAL CAMERA AND LIGHT POLE DETAIL
SCALE: 3/4" = 1'-0"

10 0 10 20
FEET
SCALE: 1" = 10'

16 0 16 32
FEET
SCALE: 3/4" = 1'-0"

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Submitted by: MOFFATT & NICHOL	Dwg Scale: 1"=16'	

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EDISON SITE IMPROVEMENTS
SOUTH SPORTSMAN DRIVE, LONG BEACH, CA

ELECTRICAL DETAILS (2 OF 2)

Sheet Reference Number: **E-05**

Sheet 27 of 29

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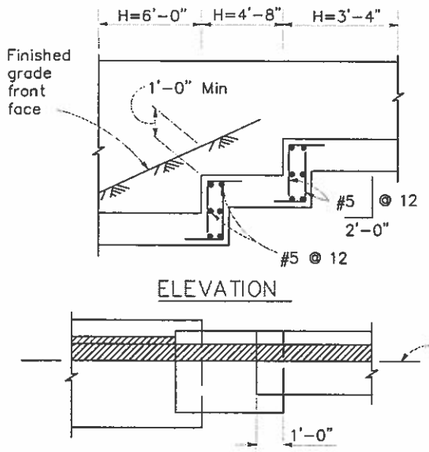
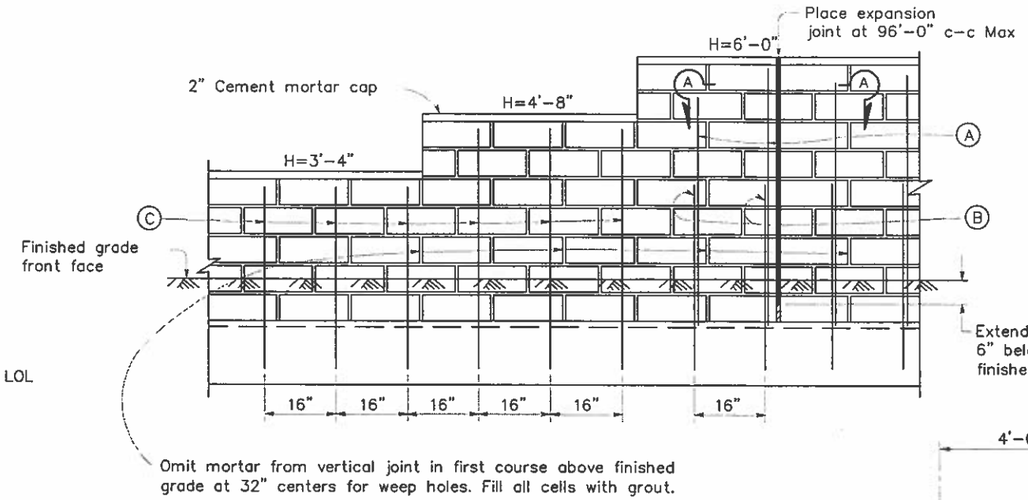
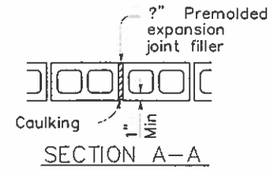
PLOTTED: April 12, 2011, AT 10:49:31 AM BY: Carson, Steve



FOOTING STEP DETAILS



ELEVATION – MASONRY CONSTRUCTION



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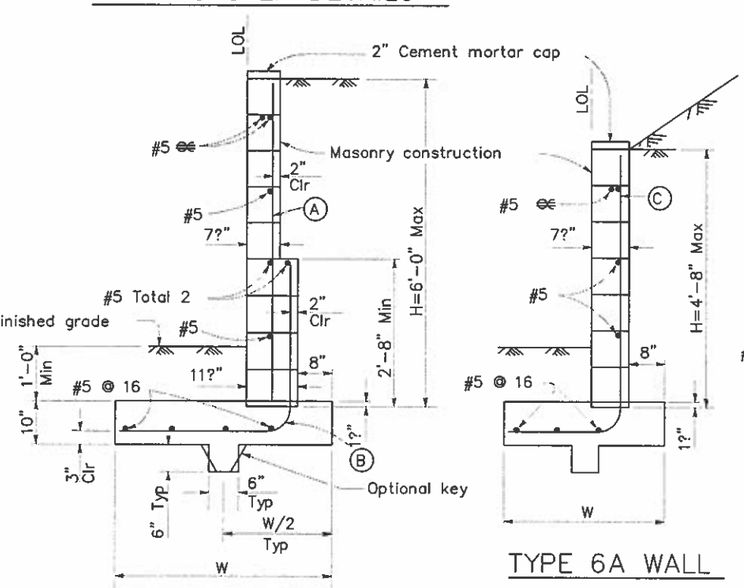
DESIGN DATA

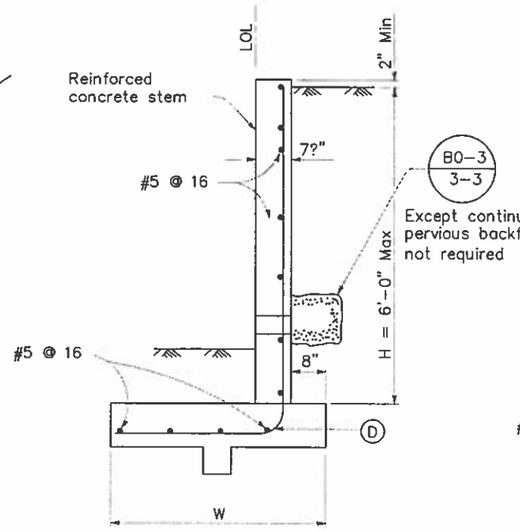
Masonry: f_m = 500 psi f'_m 1,500 psi f = 24,000 psi n = 20

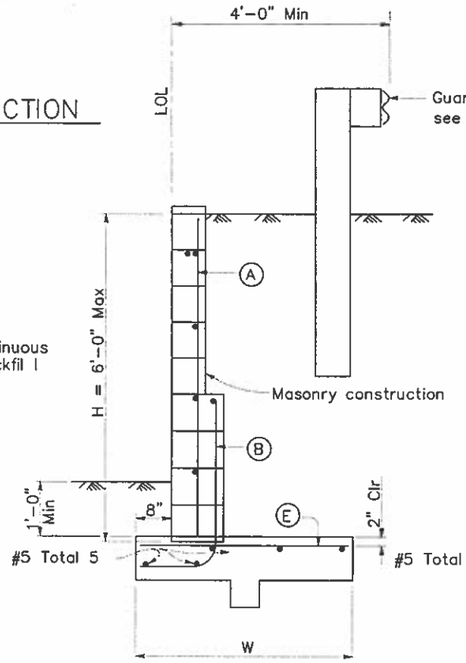
Reinforced Concrete: f_c = 1,450 psi f'_c = 3,600 psi f = 24,000 psi n = 10

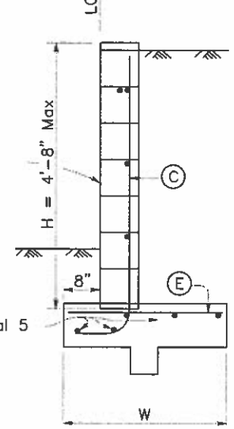
Earth = 120 lb/ftÂ

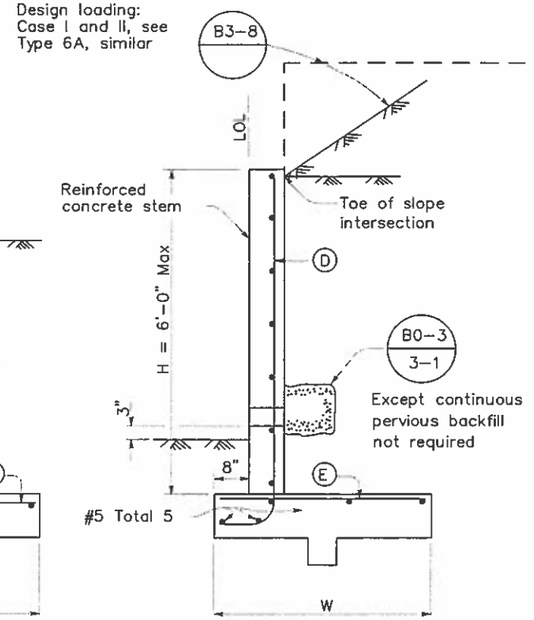
Minimum allowable soil bearing capacity of foundation material = 2.0 ksf











TYPE 6A WALL

TYPE 6B WALL

Type	Design H	3'–4"	4'–0"	4'–8"	5'–4"	6'–0"
6A	W	3'–3"	3'–6"	3'–10"	4'–3"	4'–6"
6A	(A)				#5 @ 16	#5 @ 16
6A	(B)				#5 @ 16	#5 @ 16
6A	(C)	#5 @ 16	#5 @ 16	#5 @ 16		
6A	(D)	#5 @ 15	#5 @ 15	#5 @ 15	#5 @ 15	#5 @ 12

Type	Design H	3'–4"	4'–0"	4'–8"	5'–4"	6'–0"
6B	W	2'–9"	3'–0"	3'–4"	3'–9"	4'–0"
6B	(A)				#5 @ 16	#5 @ 16
6B	(B)				#5 @ 16	#5 @ 16
6B	(C)	#5 @ 16	#5 @ 16	#5 @ 16		
6B	(D)	#5 @ 15	#5 @ 15	#5 @ 15	#5 @ 15	#5 @ 12
6B	(E)	#5 @ 15	#5 @ 15	#5 @ 15	#5 @ 15	#5 @ 12

NOTES:

1. For details not shown at "6B", see "6A".
2. Type 6 retaining wall shall be limited to use for walls of Design H of 6'–0" or less.
3. Where traffic is adjacent to the top of wall, guard railing should be set back from the top front face of wall at least 4'–0".
4. Unless otherwise stipulated, the Contractor will have the option of constructing the Type 6 walls of either masonry or reinforced concrete.
5. For reinforced concrete wall stem joint details, See and B0–3 / 3–3 . B0–3 / 3–4
6. No splices are allowed on A , (B) and (C) bars.
7. At (D) bar, no splices are allowed within 1'–8" above the top of footing.

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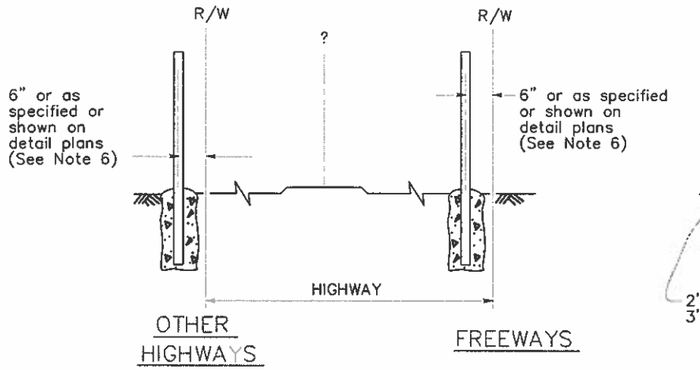
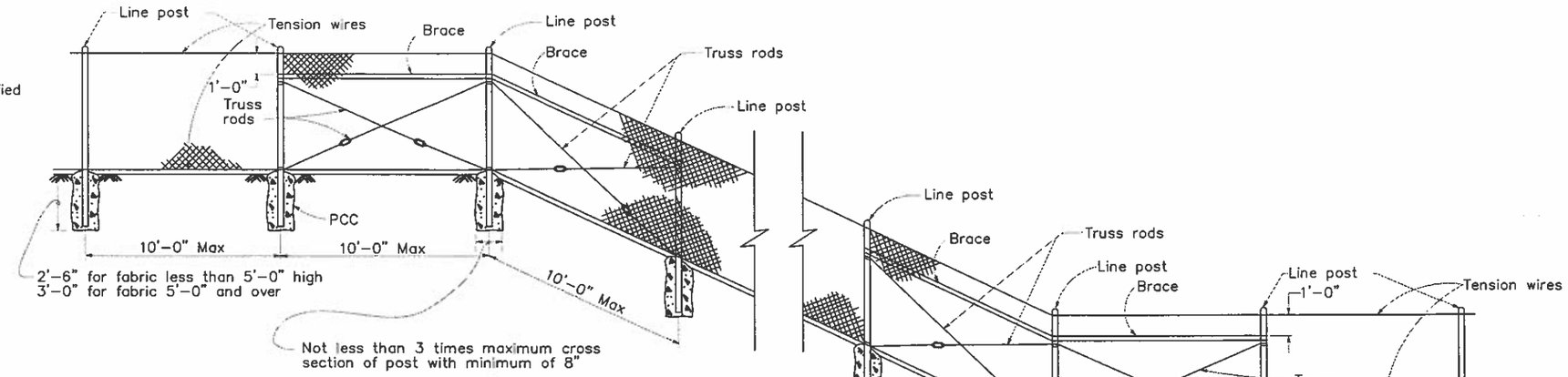
RETAINING WALL TYPE 6 6'-0" MAXIMUM

NO SCALE

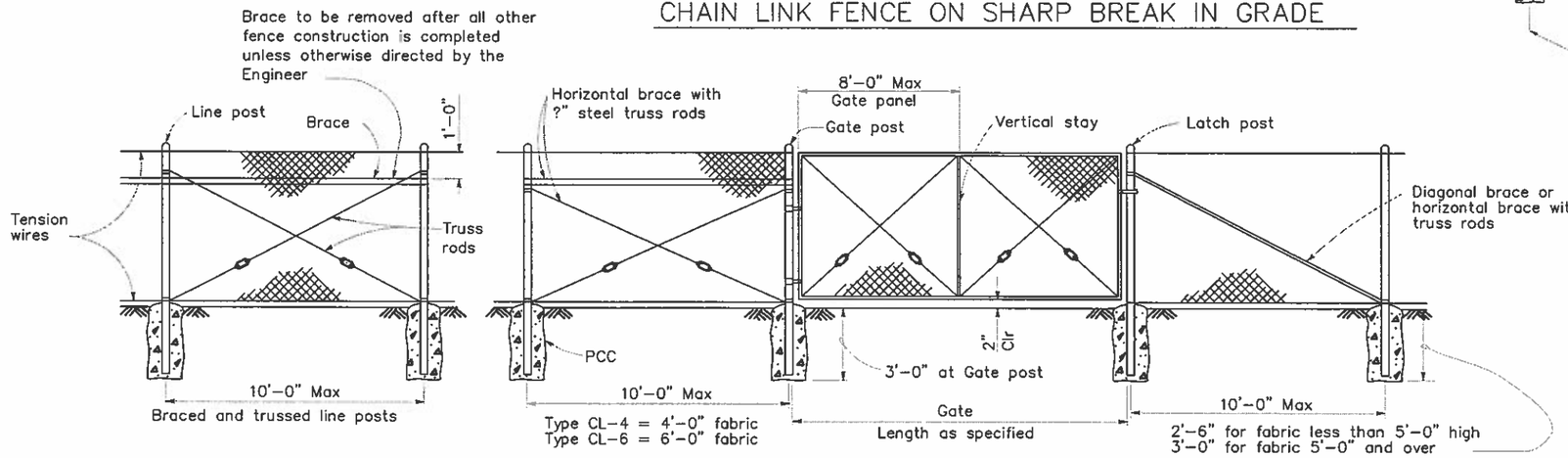
B3-11



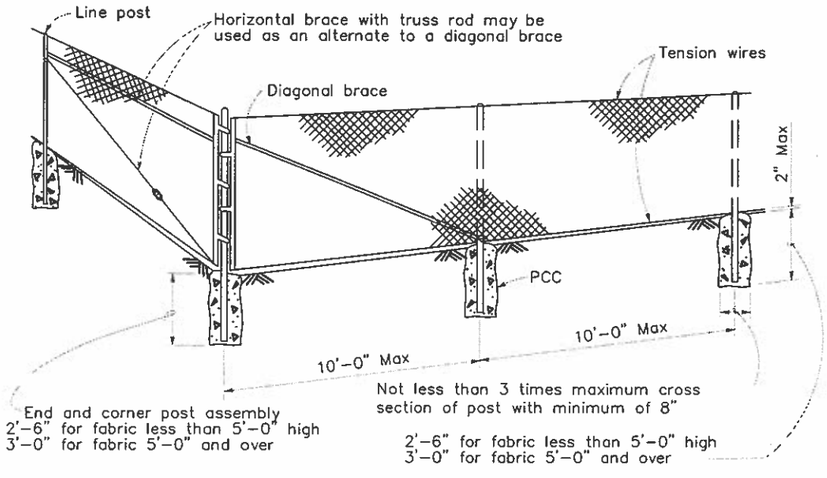
FENCE LOCATION



CHAIN LINK FENCE ON SHARP BREAK IN GRADE



CHAIN LINK GATE INSTALLATION



CORNER POST

NOTES:

1. The below table shows examples of post and brace sections which may comply with the Specifications.
2. Sections shown in the tables must also comply with the strength requirements and other provisions of the Specifications.
3. Other sections which comply with the strength requirements and other provisions of the Specifications may be used on approval of the Engineer.
4. Options exercised shall be uniform on any one project.
5. Dimensions shown are nominal.
6. Offset to be 2'-0" at monument locations, measured at right angles to R/W lines. Taper to achieve offset to be at least 20'-0" long.

GATE POST

FENCE HEIGHT	4. GATE WIDTHS	NOMINAL ID	WEIGHT PER FOOT
6'-0" and Less	Up thru 6'-0"	2?"	4.95 LB
	Over 6'-0" thru 12'-0"	4"	10.79 LB
	Over 12'-0" thru 18'-0"	5"	14.62 LB
	Over 18'-0" to 24'-0" Max	6"	18.97 LB
Over 6'-0"	Up thru 6'-0"	3"	7.58 LB
	Over 6'-0" thru 12'-0"	5"	14.62 LB
	Over 12'-0" thru 18'-0"	6"	18.97 LB
	Over 18'-0" to 24'-0" Max	8"	28.55 LB

Above post dimensions and weights are minimums. Larger sizes may be used on approval of the Engineer.

TYPICAL MEMBER DIMENSIONS (See Notes)

FENCE HEIGHT	LINE POSTS			END, LATCH & CORNER POSTS				BRACES			
	ROUND ID	H	ROLL FORMED	ROUND ID	ROLL FORMED			ROUND ID	H	ROLL FORMED	
6' & less	1?"	1?" x 1?"	1?" x 1?"	2"	3?" x 3?"	2" x 1?"		1?"	1?" x 1?"	1?" x 1?"	1?" x 1?"
Over 6'	2"	2?" x 2"	2" x 1?"	2?"	3?" x 3?"	2?" x 2?"		1?"	1?" x 1?"	1?" x 1?"	1?" x 1?"

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CHAIN LINK FENCE

NO SCALE

RSP A85 DATED JUNE 5, 2009 SUPERSEDES STANDARD PLAN A85
DATED MAY 1, 2006 – PAGE 111 OF THE STANDARD PLANS BOOK DATED MAY 2006.

REVISED STANDARD PLAN RSP A85