

CITY OF SANTA CLARITA

SITE IMPROVEMENT PLANS

OLD TOWN NEWHALL PARKING STRUCTURE BRIDGING DOCUMENTS

GENERAL NOTES

- THE CONTRACTOR SHALL REMOVE, REPLACE, AND/OR RELOCATE ALL EXISTING LANDSCAPE, HARDSCAPE, IRRIGATION SYSTEMS, UTILITIES, AND/OR RELATED IMPROVEMENTS WHICH CONFLICT IN ANY WAY WITH THE INSTALLATION OR FUNCTION OF THE PROPOSED IMPROVEMENTS AT NO ADDITIONAL COST TO THE CITY.
- TRAFFIC CONTROL AND SAFETY DEVICES SHALL BE PLACED AND MAINTAINED PER WORK AREA TRAFFIC CONTROL HANDBOOK (W.A.T.C.H.), MUTCD, AND TO THE SATISFACTION OF THE CITY'S REPRESENTATIVE.
- ADVERTISING SIGNS WILL NOT BE PERMITTED WITHIN STREET RIGHT-OF-WAY.
- DURING ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK, UNTIL FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBSERVE, FOLLOW, AND IMPLEMENT ALL THE REQUIREMENTS OF THE NPDES AND STORMWATER POLLUTION PREVENTION PROGRAM AND KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE BY CLEANING, SWEEPING, AND SPRINKLING WITH WATER AND USING DUST FENCES OR OTHER METHODS.
- DURING PERIODS WHEN THE WORK IS SUSPENDED, THE CONTRACTOR SHALL MAKE APPROPRIATE ARRANGEMENTS FOR ANY EMERGENCY WORK, WHICH MAY BE REQUIRED.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS AS TO OFFER THE LEAST POSSIBLE OBSTRUCTION AND INCONVENIENCE TO THE PUBLIC, AND HE SHALL HAVE UNDER CONSTRUCTION NO GREATER LENGTH OR AMOUNT OF WORK THAN HE CAN PROSECUTE PROPERLY WITH DUE REGARD TO THE RIGHTS OF THE PUBLIC. CONVENIENT ACCESS TO DRIVEWAYS, HOUSES, AND BUILDINGS ALONG THE LINE OF WORK SHALL BE MAINTAINED AND TEMPORARY CROSSINGS SHALL BE PROVIDED AND MAINTAINED IN GOOD CONDITION.
- UNTIL THE ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL HAVE THE RESPONSIBLE CHARGE AND CARE OF THE WORK AND OF THE MATERIALS TO BE USED THEREIN AND SHALL BEAR THE RISK OF INJURY, LOSS, OR DAMAGE TO ANY PART THEREOF BY THE ACTION OF ELEMENTS OR FROM ANY OTHER CAUSE, WHETHER ARISING FROM THE EXECUTION OR FROM THE NON-EXECUTION OF THE WORK.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, AND THE CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE, FEDERAL, AND OTHER LAWS, RULES, REGULATIONS, AND ORDERS RELATING TO SAFETY OF WORKERS AND ALL OTHERS. THIS MAY INCLUDE THE ISSUANCE OF PERSONAL PROTECTIVE EQUIPMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEY WORK AND LAYOUT STREET CENTERLINE AND FIELD VERIFY THEIR CONFORMITY TO THE GRADES AND GEOMETRIC ALIGNMENTS SHOWN ON PLANS.
- AT THE COMPLETION OF WORK, USA MARKINGS SHALL BE REMOVED BY THE CONTRACTOR AT HIS OWN EXPENSE BY A METHOD APPROVED BY THE CITY.

NOTICE TO CONTRACTORS

THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) A MINIMUM OF TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.

THE CONTRACTOR SHALL BE RESPONSIBLE TO POSITIVELY LOCATE AND PROTECT THE EXISTING UTILITIES SHOWN ON THE PLANS AND MARKED IN THE FIELD BY USA UNLESS OTHERWISE NOTED.

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND, WITH STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS."

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND WITH STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS."

THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER OR CIVIL ENGINEER.

TRAFFIC CONTROL

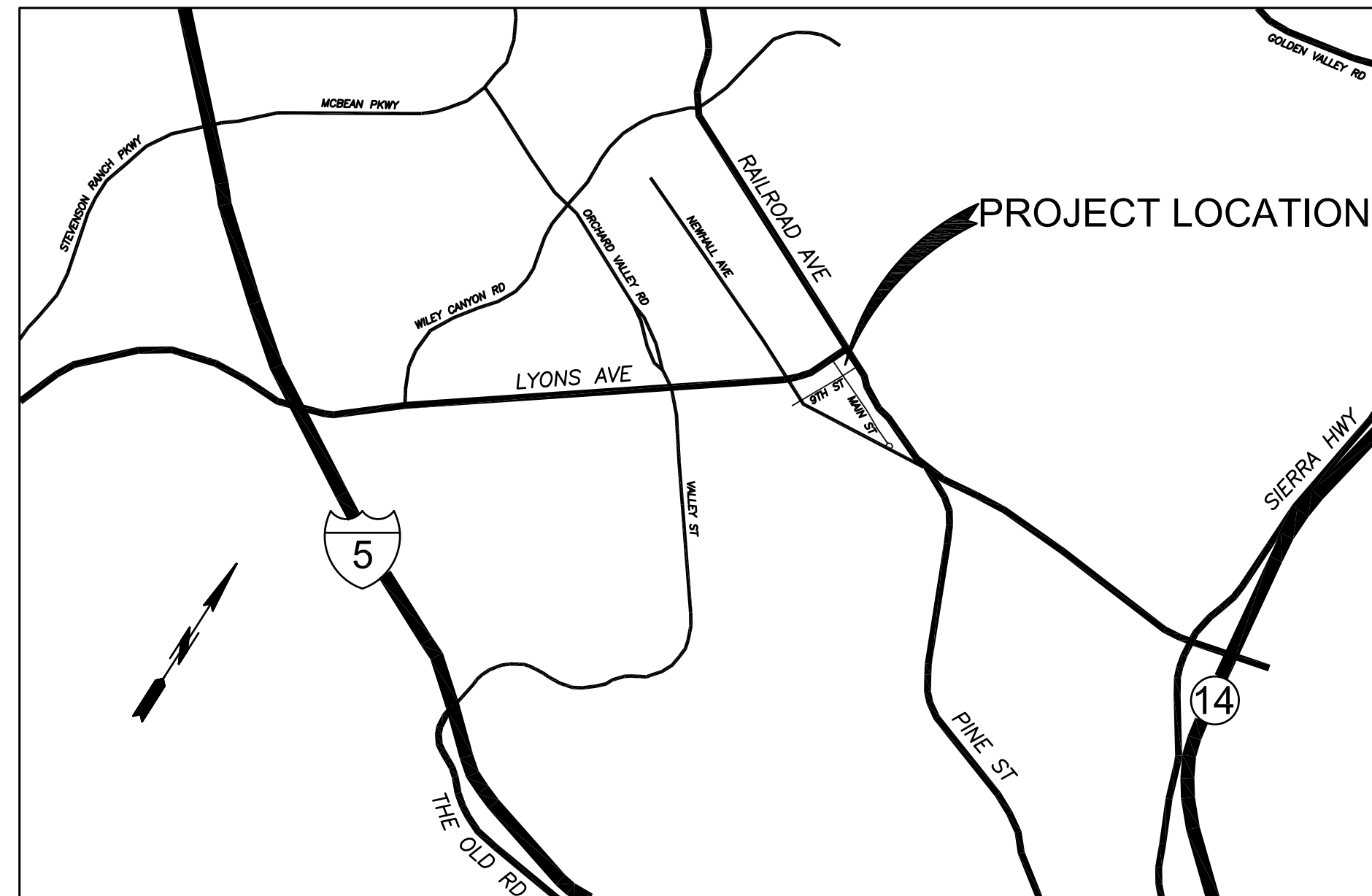
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL.
- TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO CITY OF SANTA CLARITA FOR APPROVAL PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL NOTIFY CITY ENGINEER 2-WORKING DAYS PRIOR TO IMPACTING TRAFFIC SIGNAL DETECTION LOOPS.

UTILITY CONTACTS

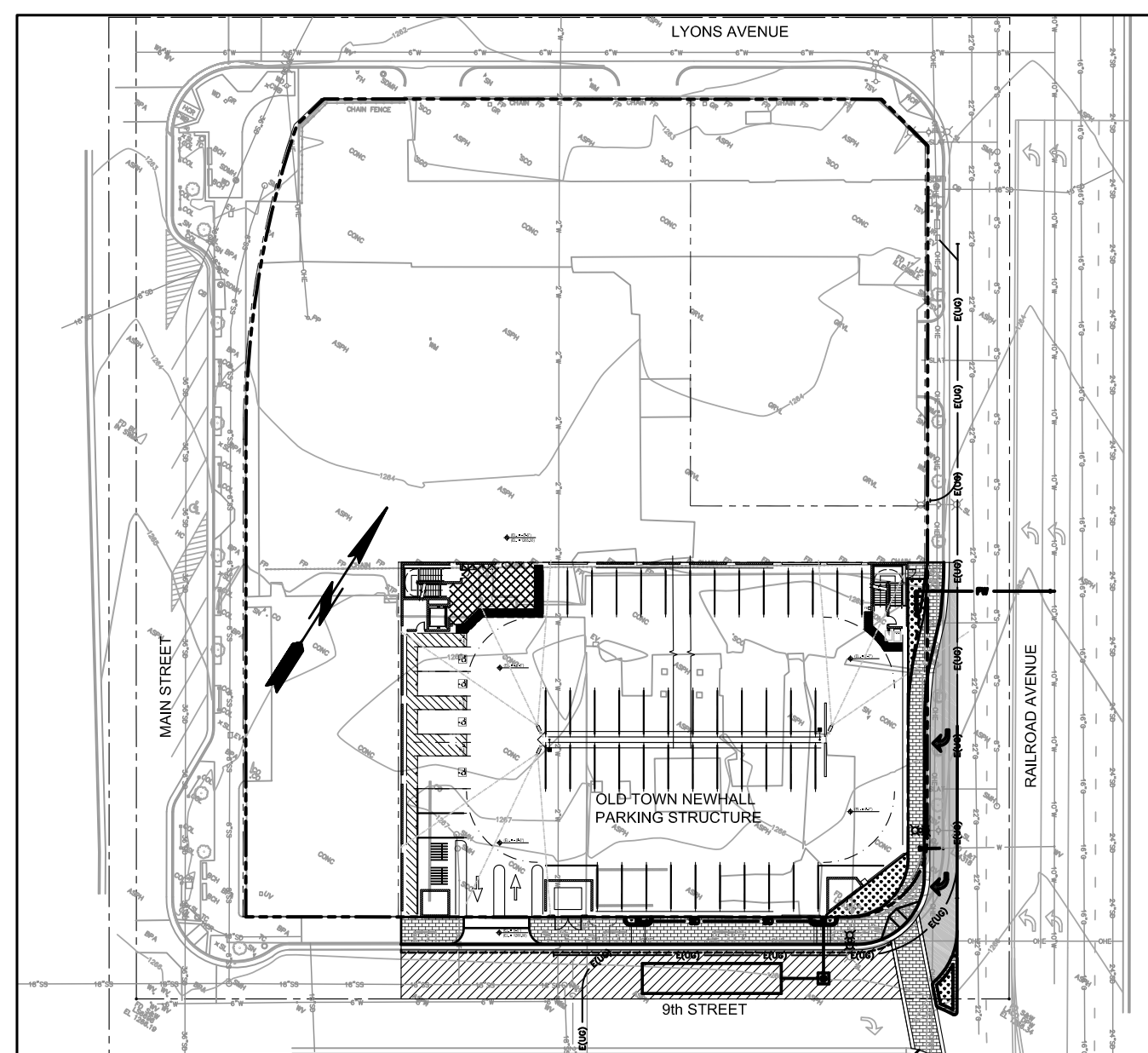
GAS: SOUTHERN CALIFORNIA GAS COMPANY - JOHN CURRAN (818) 701-2567
 ELECTRIC: SOUTHERN CALIFORNIA EDISON - STEPHAN LE BLANC (805) 223-3575
 TELEPHONE: AT&T - RODERICK KENDRICKS (661) 424-9530
 TV: TIME WARNER - BRYAN DAVIS (805) 732-8044
 SEWER: CITY OF SANTA CLARITA - (661) 294-2520
 WATER: NEWHALL COUNTY WATER DISTRICT - DANIELLE BURLESON (661) 259-3610

SOILS ENGINEER

GECON WEST, INC.
 3303 N. SAN FERNANDO BLVD, SUITE 100
 BURBANK, CALIFORNIA 91504
 (818) 841-8388
 PROJECT NO. A9332-06-01



VICINITY MAP
NO SCALE



SITE LOCATION MAP
NO SCALE

SHEET INDEX

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ABBREVIATIONS

AB = AGGREGATE BASE
 AC = ASPHALT CONCRETE
 CF = CURB FACE
 C = CENTERLINE
 C&G = CURB & GUTTER
 FG = FINISHED GROUND
 FS = FINISHED SURFACE
 HDPE = HIGH DENSITY POLYETHYLENE
 NCWD = NEWHALL COUNTY WATER DISTRICT
 O.C. = ON CENTER
 PCC = PORTLAND CEMENT CONCRETE
 PVMT = PAVEMENT
 PL = PROPERTY LINE
 Rt = RIGHT
 R/W = RIGHT OF WAY
 SPPWC = STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK)

GRADING NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST APPROVED EDITION. A COPY SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF THE STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
- GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AND REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT/SOILS REPORT.
- GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING. MEETING SHALL INCLUDE GRADING INSPECTOR FOR THE CITY, GRADING CIVIL ENGINEER, GEOTECHNICAL/SOILS ENGINEER AND THE CONTRACTOR AND OWNER.
- AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
- FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY STANDARDS & GEOTECHNICAL RECOMMENDATIONS.
- FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY SHALL BE DETERMINED BY ASTM TEST METHOD D 1557 OR APPROVED EQUIVALENT
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 1-FOOT HORIZONTAL TO 1-FOOT VERTICAL (1:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
- ALL TRENCH BACKFILL SHALL BE TESTED AND APPROVED BY THE CITY REPRESENTATIVE PER THE GRADING REQUIREMENTS.
- STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO EXCAVATION.
- EXPORT SOIL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF.
- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES.
- ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORMWATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
- GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE-HALF MILE OF A HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 6 P.M. AND 7 A.M. DAILY, ON SUNDAY OR ON A FEDERAL HOLIDAY.
- GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AQMD MEASURE F-4, HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS, SUCH AS SANTA ANA WIND CONDITIONS.
- THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.

FILL NOTES

- THE CONTRACTOR WILL BE RESPONSIBLE TO IMPORT CLASS 'A' TOPSOIL AS REQUIRED TO PROVIDE ACCEPTABLE PLANTING BEDS AND FINISHED GROUND ELEVATIONS.
- THE CONTRACTOR WILL BE RESPONSIBLE TO IMPORT ACCEPTABLE SUBGRADE MATERIAL AS REQUIRED FOR PAVEMENT CONSTRUCTION. SOILS ENGINEER SHALL APPROVE IMPORT MATERIAL PRIOR TO INSTALLATION.

BENCHMARK

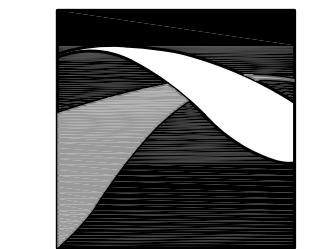
COUNTY OF LOS ANGELES BENCHMARK LA CO BM L3953
 2003 FC TAG IN CB 2' W/O SW COR NEWHALL AVE & LYONS AVE.
 ELEVATION = 1250.706 FEET (NAVD 88)

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MAIN STREET.
 BEARING BEING N 32° 33' 15" W

SURVEY NOTE

- SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE.



CIVIL WORKS
Engineers, Inc.
 3151 Airway Avenue, Suite T-1
 Costa Mesa, CA 92626
 (714) 966-9060

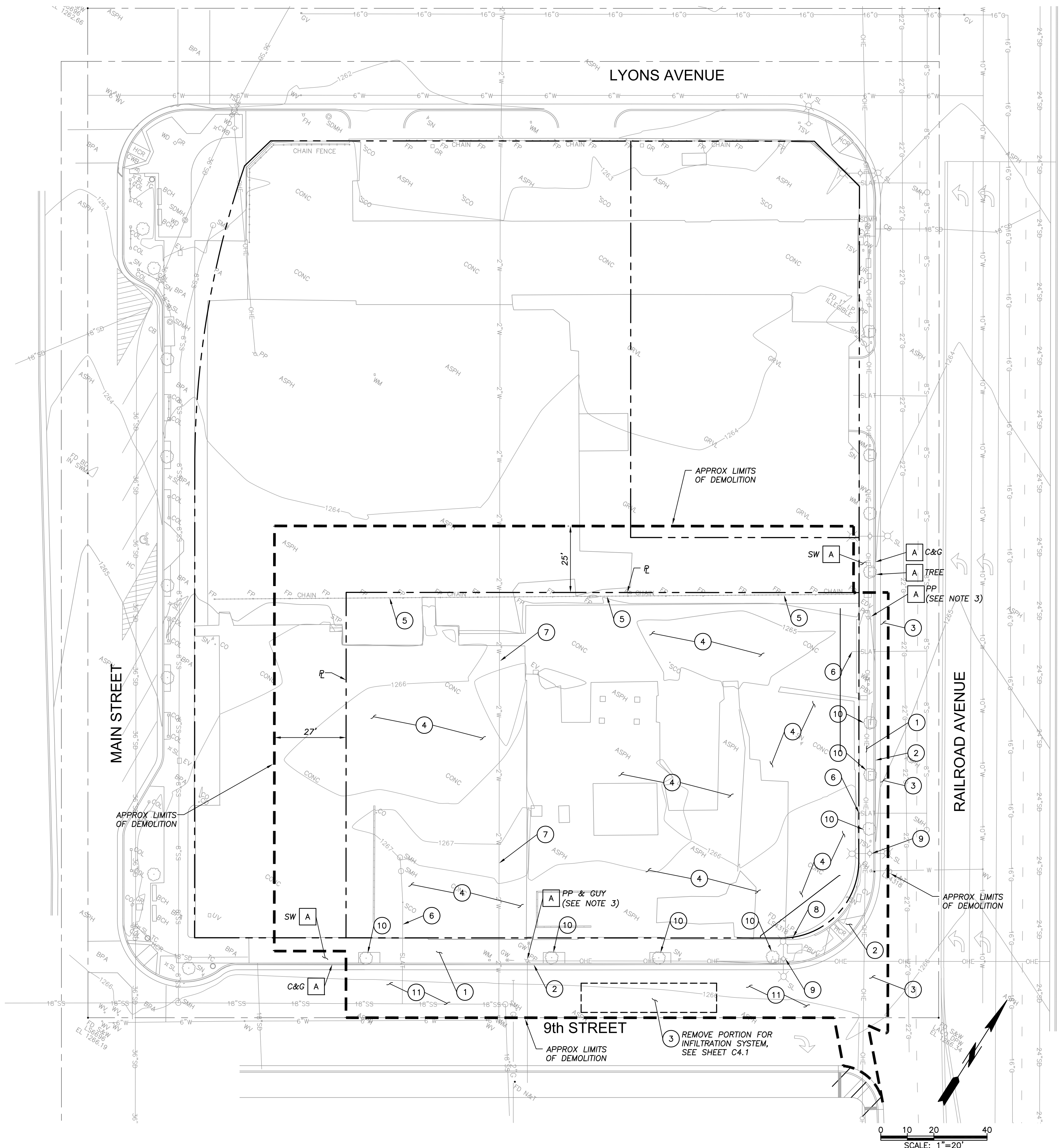
OLD TOWN NEWHALL
 PARKING STRUCTURE
 CALIFORNIA
 SANTA CLARITA

MARK	DATE	DESCRIPTION	ISSUE
	4-22-16	BRIDGING DOCUMENT REVIEW	

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 SHEET TITLE:

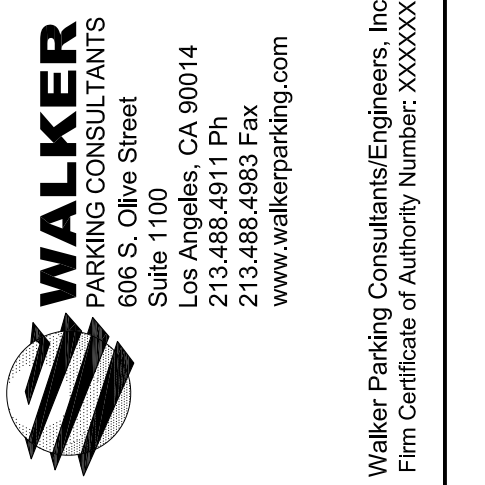
TITLE SHEET

C0.1



- GENERAL NOTES**
- SEE ROUGH GRADING PLAN FOR MORE INFORMATION.
 - SEE SITE DRAINAGE & UTILITIES PLAN FOR MORE INFORMATION.
 - SEE SITE & STREET IMPROVEMENT PLAN FOR MORE INFORMATION.
 - PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED. ALL UTILITIES IN EXISTING SIDEWALK TO BE RELOCATED TO NEW SIDEWALK UNLESS OTHERWISE NOTED.
 - ELECTRICAL OVERHEAD FACILITIES TO BE PROTECTED IN PLACE UNTIL INSTALLATION OF UNDERGROUND CONDUIT. AFTER THE CONDUCTORS ARE PULLED THROUGH CONDUIT AND RECONNECTED TO APPROPRIATE FACILITIES, POWER POLES ARE TO BE REMOVED. CONTRACTOR TO COORDINATE WORK WITH SOUTHERN CALIFORNIA EDISON.

- DEMOLITION NOTES**
- A PROTECT-IN-PLACE (ITEM AS NOTED)
 - 1 REMOVE CONCRETE SIDEWALK
 - 2 REMOVE CONCRETE CURB RAMP AND CURB & GUTTER
 - 3 REMOVE AC PAVEMENT
 - 4 REMOVE CONCRETE PAVEMENT/BUILDING SLAB (IF EXISTING)
 - 5 REMOVE FENCE POSTS & CHAIN
 - 6 REMOVE SEWER LATERAL. CAP AT PROPERTY LINE PER CITY STANDARDS
 - 7 REMOVE WATER PIPING. PIPE IS ASSUMED ABANDONED. CONTRACTOR TO VERIFY. CAP PIPING AT PROPERTY LINE AS REQUIRED.
 - 8 RESET EXISTING SURVEY MONUMENT
 - 9 SALVAGE STREET LIGHT
 - 10 REMOVE TREE
 - 11 COLD MILL PER SHEET C3.1



OLD TOWN NEWHALL
PARKING STRUCTURE
 SANTA CLARITA CALIFORNIA

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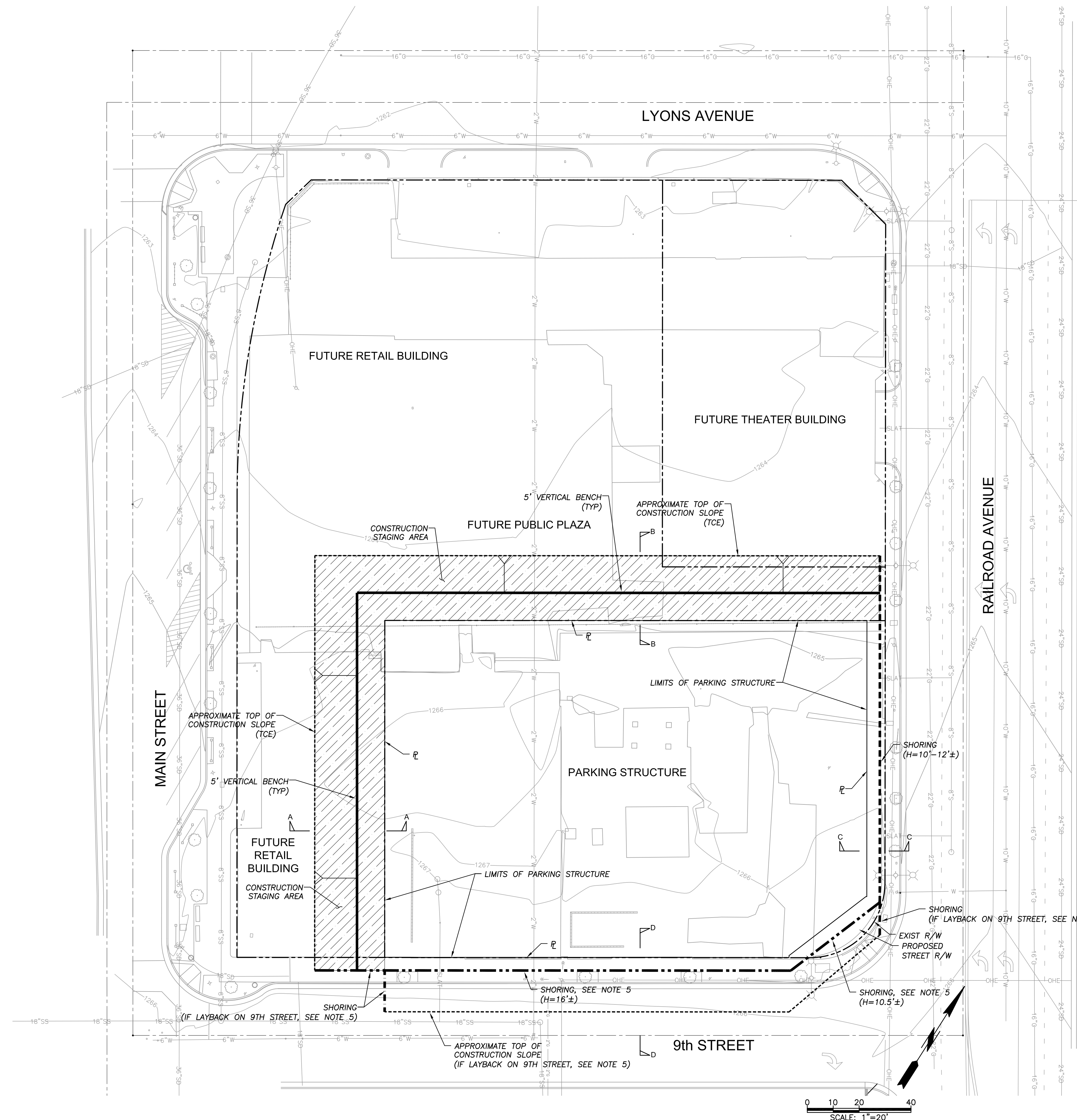
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SITE DEMOLITION

C1.1

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J:\16.01.16\CADFILES\SHEETSC2.1-ROUGH GRADING.DWG 5/12/2016 3:39:00 PM KEVIN KIM

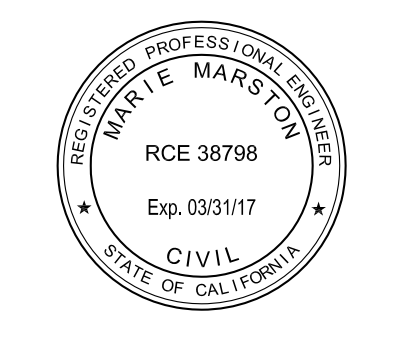
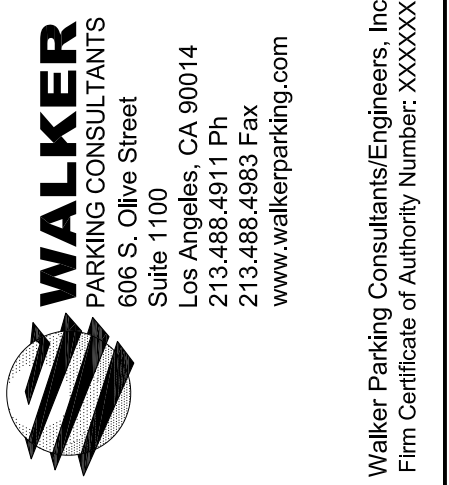


LEGEND

- SHORING
- APPROXIMATE TOP OF CONSTRUCTION SLOPE
- 5' VERTICAL BENCH
- CONSTRUCTION STAGING AREA

GENERAL NOTES

1. SEE PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND GRADING REQUIREMENTS.
2. SEE SHEET SITE DEMOLITION PLAN FOR REMOVAL LIMITS.
3. SEE SHEET C2.2 FOR ROUGH GRADING DETAILS.
4. GRADING AND EXCAVATION ACTIVITIES OUTSIDE PROPERTY LINE LIMITS TO BE PERFORMED IN CONSTRUCTION STAGING AREA ONLY. CONFIRM WITH SITE DEVELOPER PRIOR TO COMMENCING WORK.
5. THE USE OF SHORING OR EXCAVATION LAYBACK FOR FOUNDATION CONSTRUCTION ALONG 9TH STREET IS AT THE DISCRETION OF THE CONTRACTOR. CONSTRUCTION METHOD SHALL BE DETERMINED AS APPROPRIATELY DICTATED BY FIELD CONDITIONS WITH THE STAGING OF PROPOSED UNDERGROUND UTILITIES.



OWNER'S AND/OR SUBS LOGO

OLD TOWN NEWHALL
PARKING STRUCTURE

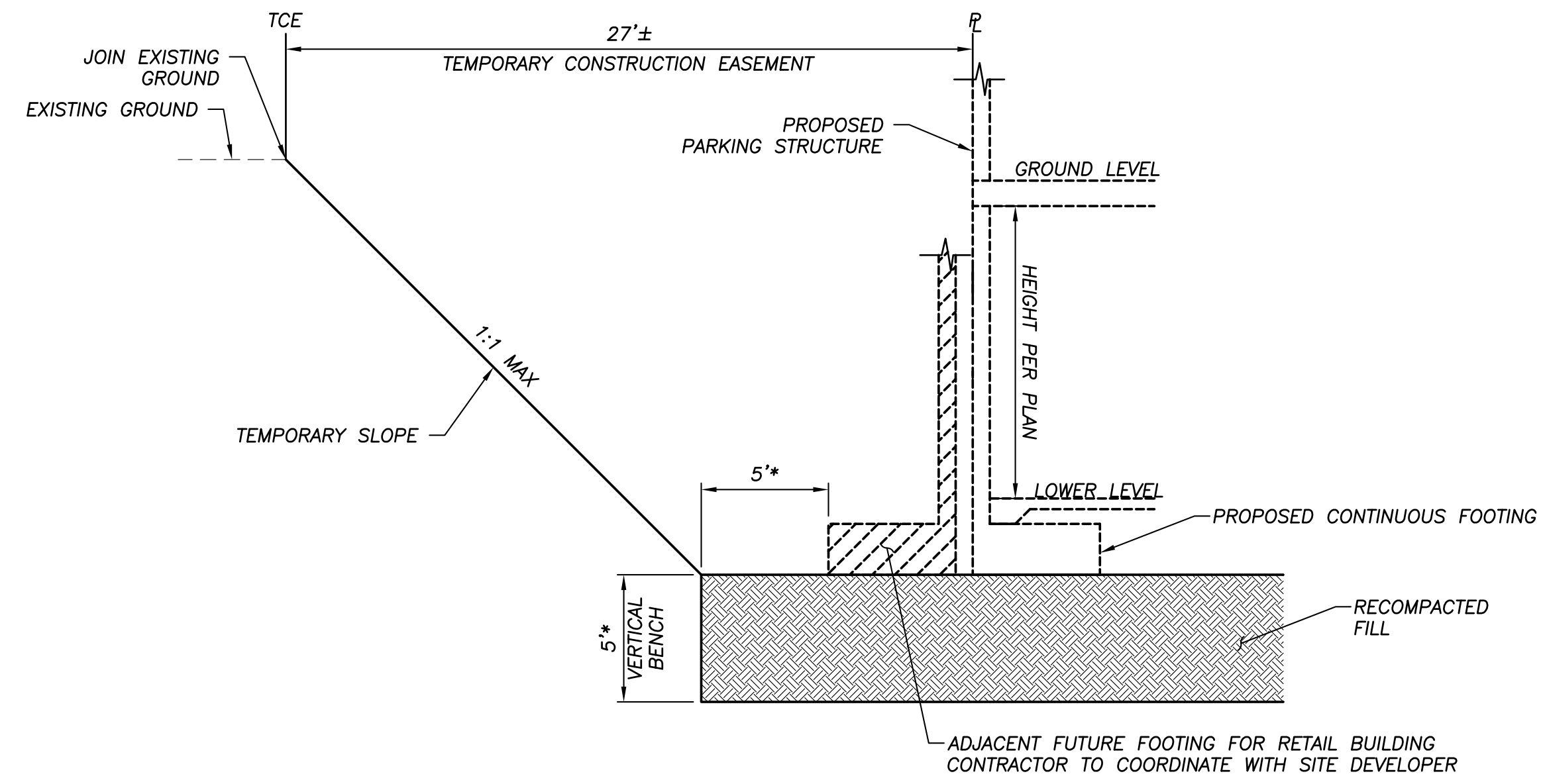
SANTA CLARITA CALIFORNIA

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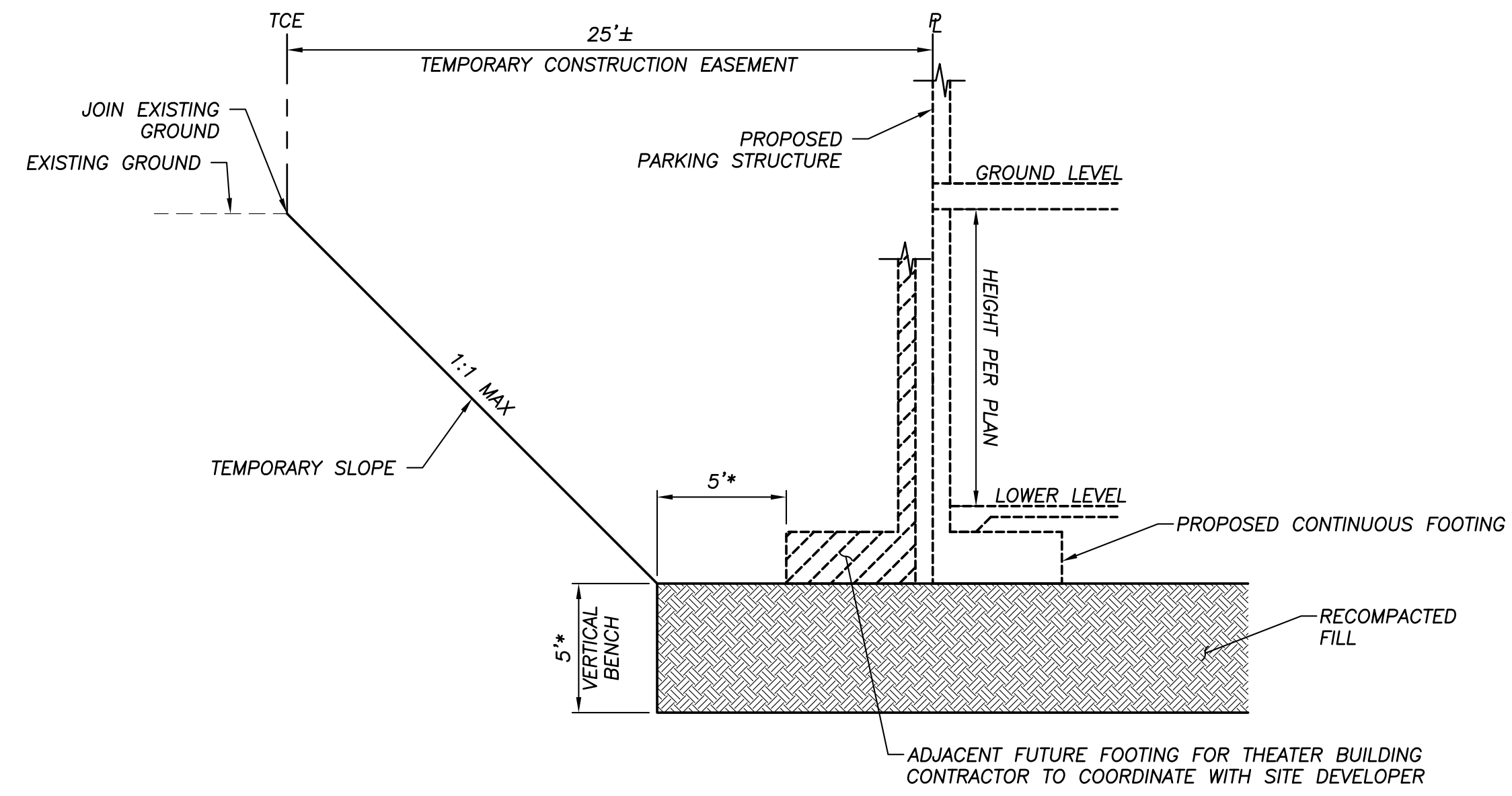
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SHEET TITLE:

ROUGH GRADING

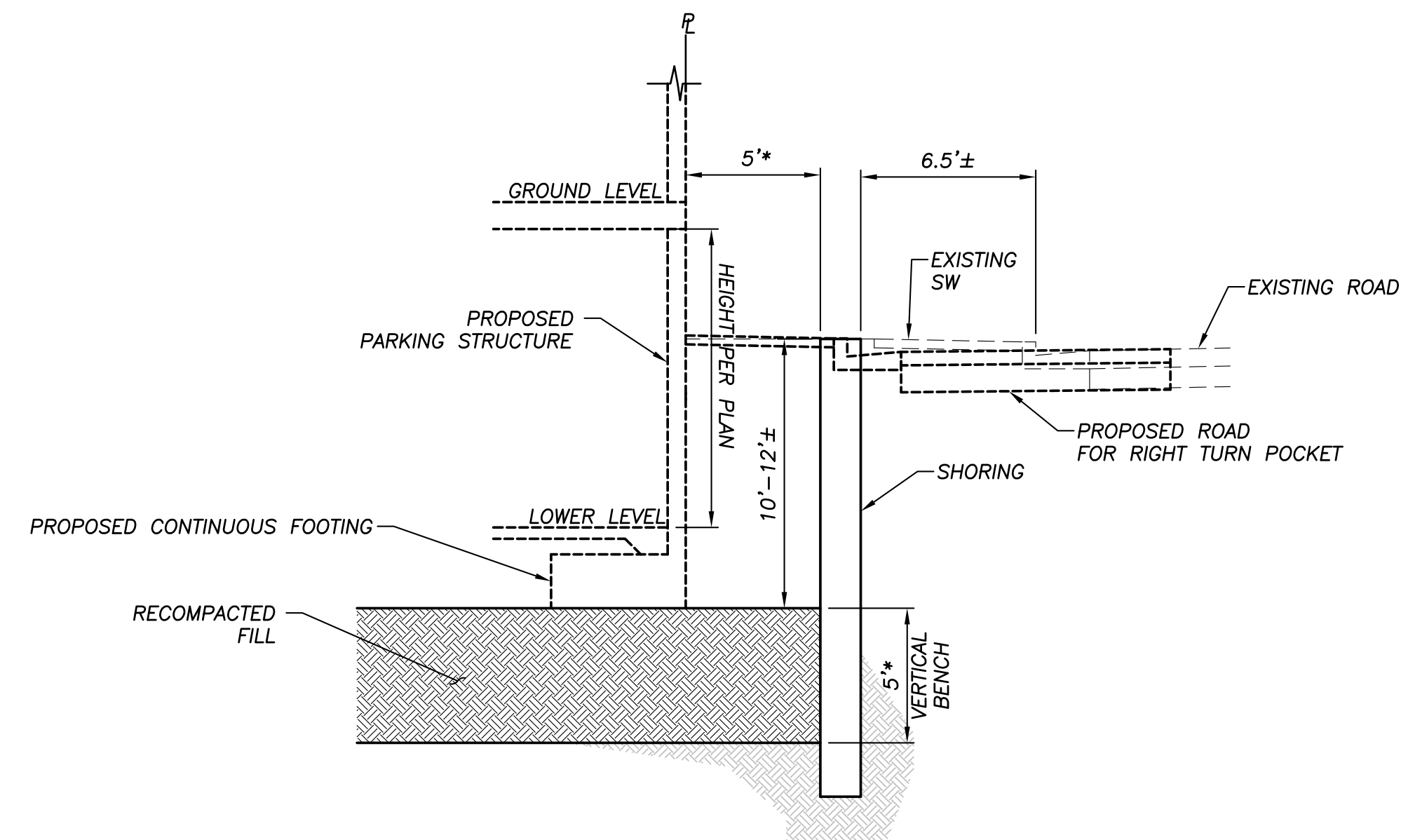
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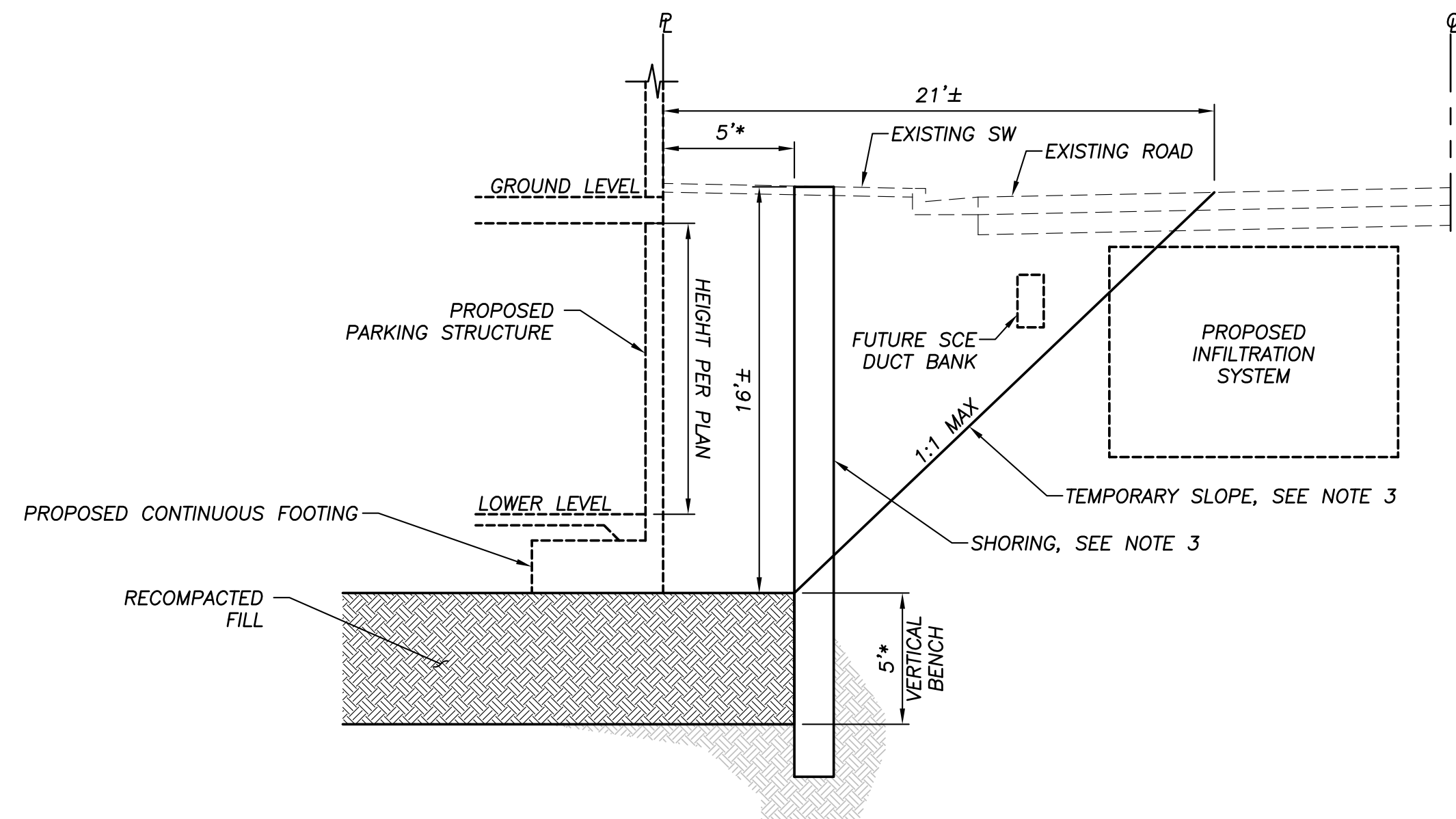
MAIN STREET SECTION (A)
NO SCALE



LYONS AVENUE SECTION (B)
NO SCALE



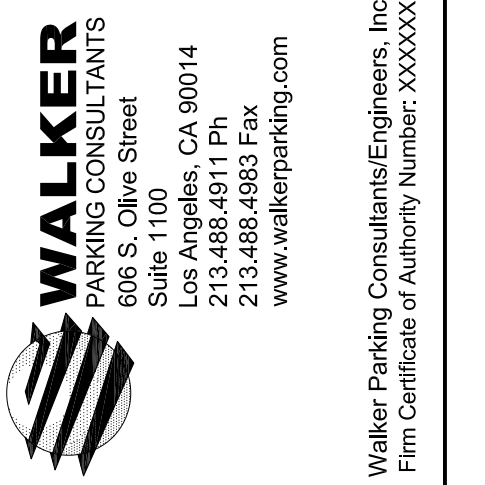
RAILROAD AVENUE SECTION (C)
NO SCALE



9TH STREET SECTION (D)
NO SCALE

GENERAL NOTES

- SEE PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND GRADING REQUIREMENTS.
- SEE ARCHITECTURAL PLANS FOR FINISHED FLOOR ELEVATIONS.
- THE USE OF SHORING OR EXCAVATION LAYBACK FOR FOUNDATION CONSTRUCTION ALONG 9TH STREET IS AT THE DISCRETION OF THE CONTRACTOR. CONSTRUCTION METHOD SHALL BE DETERMINED AS APPROPRIATELY DICTATED BY FIELD CONDITIONS WITH THE STAGING OF PROPOSED UNDERGROUND UTILITIES.



OLD TOWN NEWHALL
PARKING STRUCTURE
CALIFORNIA
SANTA CLARITA

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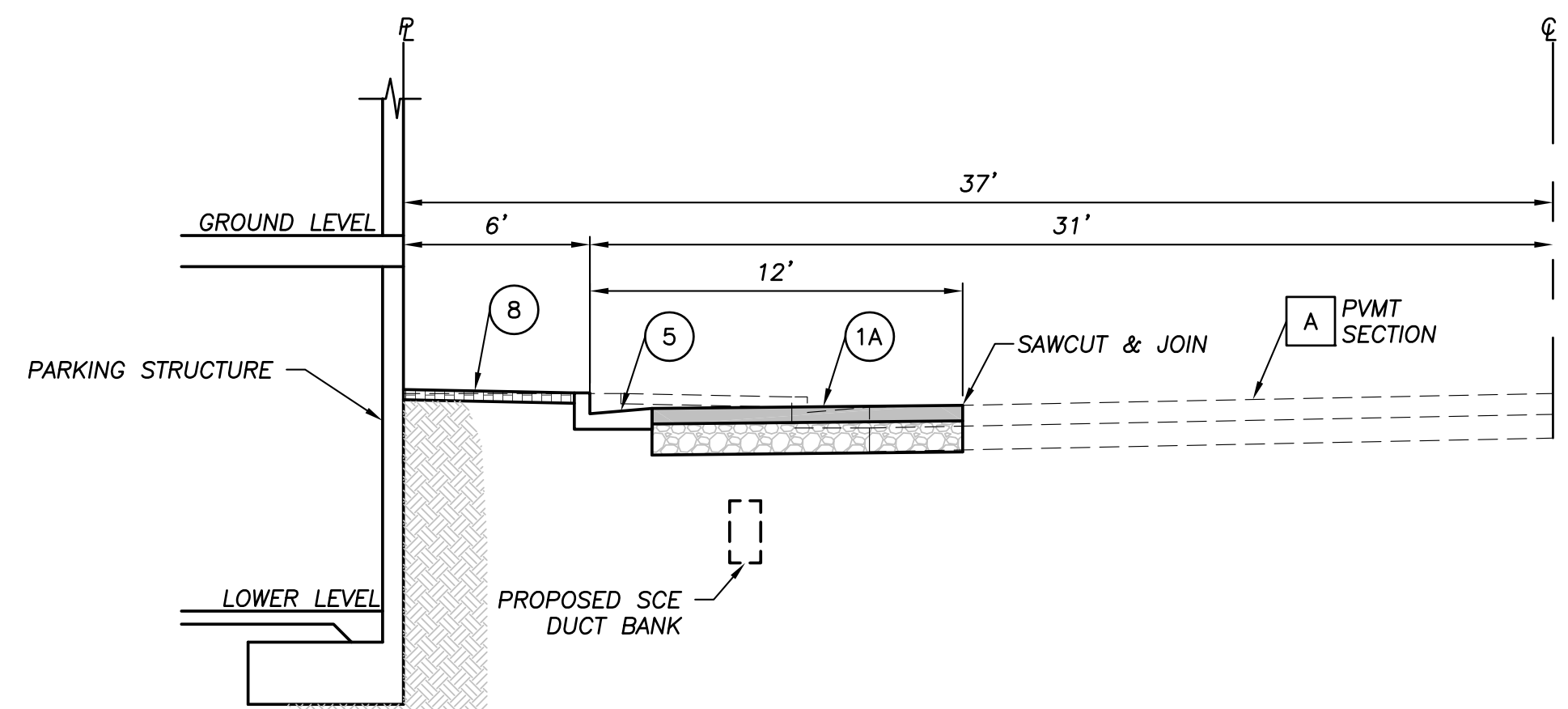
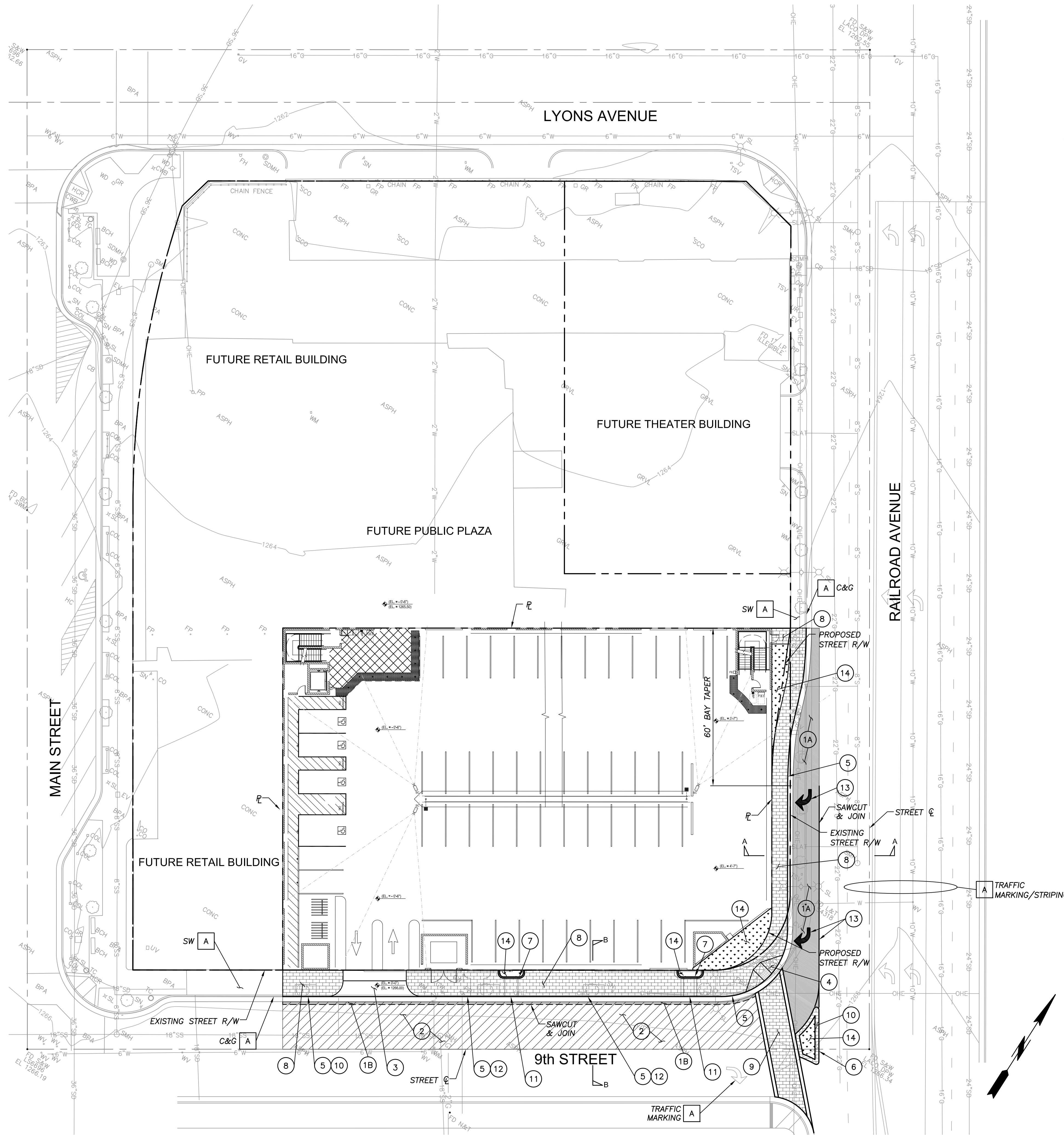
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ROUGH GRADING DETAILS

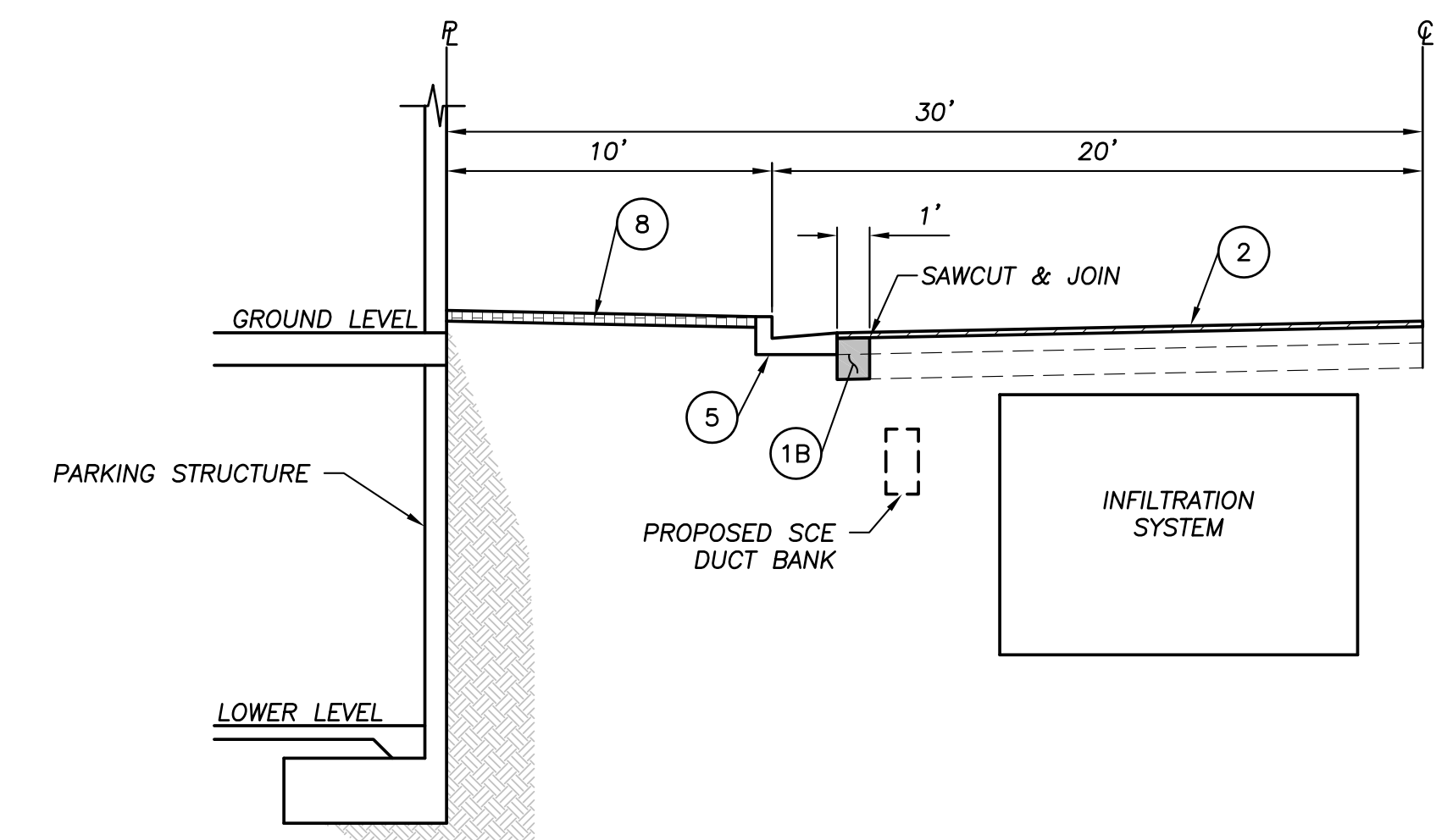
C2.2

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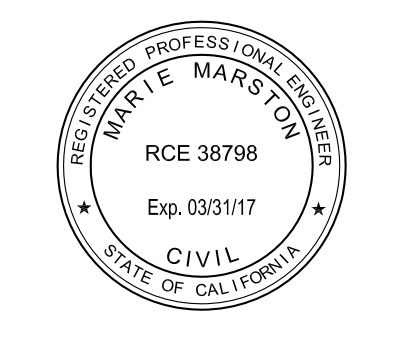
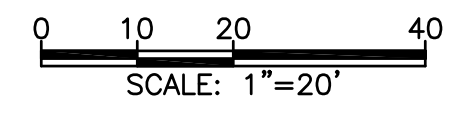
RAILROAD AVENUE SECTION A
NO SCALE



9TH STREET SECTION B
NO SCALE

- GENERAL NOTES**
- SEE SITE DRAINAGE & UTILITIES PLAN FOR MORE INFORMATION.
 - SEE SITE DEMOLITION PLAN FOR REMOVALS.
 - CONTRACTOR SHALL REMOVE CONFLICTING TRAFFIC STRIPING/MARKINGS.
 - SIGNING AND STRIPING INSTALLATIONS SHALL CONFORM TO THE LATEST EDITIONS OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD PLANS AND SPECIFICATIONS, AND ALL ADDENDUMS THERETO.
 - ALL STRIPING, MARKINGS, AND LEGENDS SHALL BE TWO COAT PAINT, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE AND INSTALL RAISED PAVEMENT MARKERS FOR ALL STRIPING.

- CONSTRUCTION NOTES**
- A — PROTECT-IN-PLACE (ITEM AS NOTED)
 - 1A — CONSTRUCT 6" AC OVER 12" AB OVER COMPACTED SUBGRADE
 - 1B — CONSTRUCT FULL DEPTH AC
 - 2 — COLDMILL 2" AND OVERLAY 2" AC
 - 3 — CONSTRUCT DRIVEWAY APPROACH PER CITY STANDARDS W=24'
 - 4 — CONSTRUCT CURB RAMP PER CITY STANDARDS
 - 5 — CONSTRUCT 8" CURB & GUTTER PER DETAIL 1
 - 6 — CONSTRUCT 8" CURB PER CITY STANDARDS PER DETAIL 2
 - 7 — CONSTRUCT 6" CURB PER CITY STANDARDS PER DETAIL 2
 - 8 — CONSTRUCT DECORATIVE SIDEWALK PER DETAIL 3, SHEET C3.2
 - 9 — CONSTRUCT DECORATIVE CROSSWALK PER DETAIL 6, SHEET C3.2
 - 10 — CONSTRUCT DECORATIVE ISLAND PER DETAIL 4, SHEET C3.2
 - 11 — CONSTRUCT PARKWAY CULVERT PER CITY STANDARDS
 - 12 — PAINT RED CURB
 - 13 — PAINT TRAFFIC MARKING/STRIPING PER CITY STANDARDS
 - 14 — INSTALL LANDSCAPE



OLD TOWN NEWHALL
 PARKING STRUCTURE
 SANTA CLARITA
 CALIFORNIA

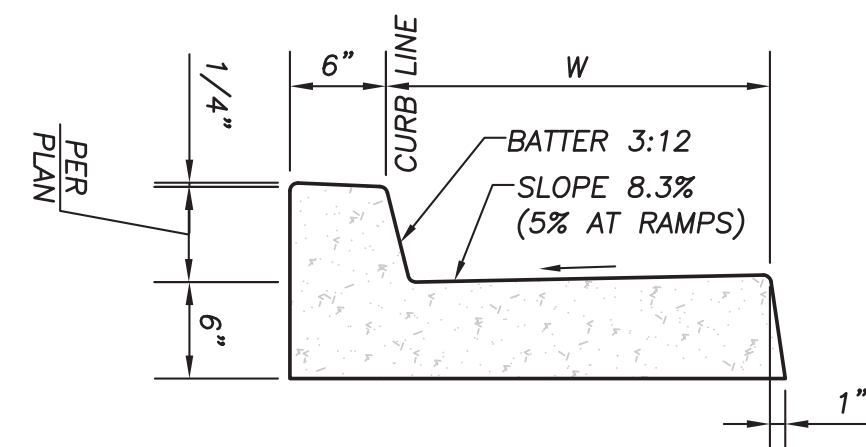
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SITE & STREET IMPROVEMENTS

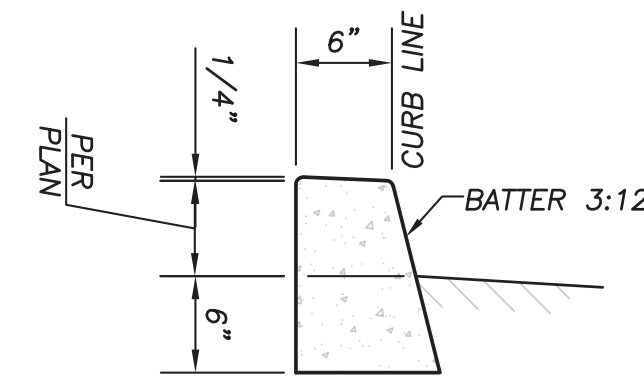
C3.1

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- NOTES:**
- GUTTER WIDTH, W, IS 24" UNLESS OTHERWISE SPECIFIED
 - ALL EXPOSED CORNERS ON PCC CURBS AND GUTTERS SHALL BE ROUNDED WITH A 1/2" RADIUS
 - CONSTRUCT WEAKENED PLANE JOINTS @ TOP & FRONT FACE @ 20' O.C. MAX
 - CONCRETE SHALL BE 520-C-2500

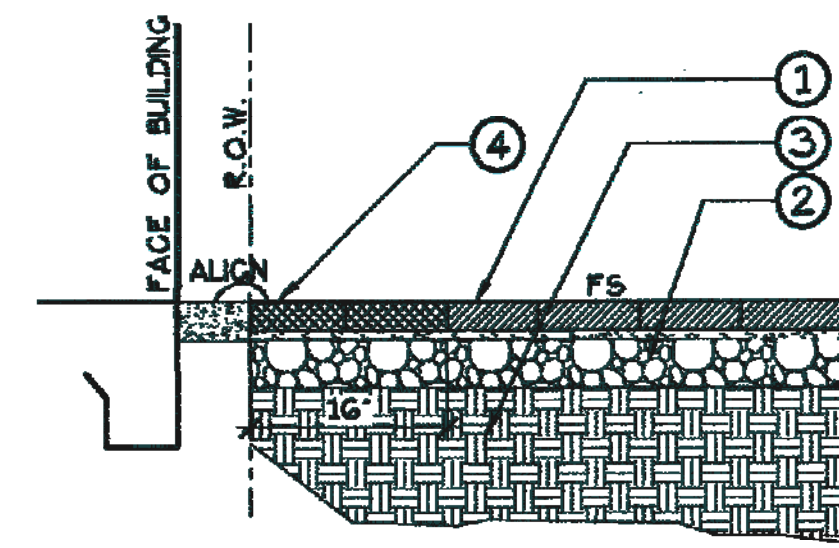
PCC CURB AND GUTTER ①
NO SCALE



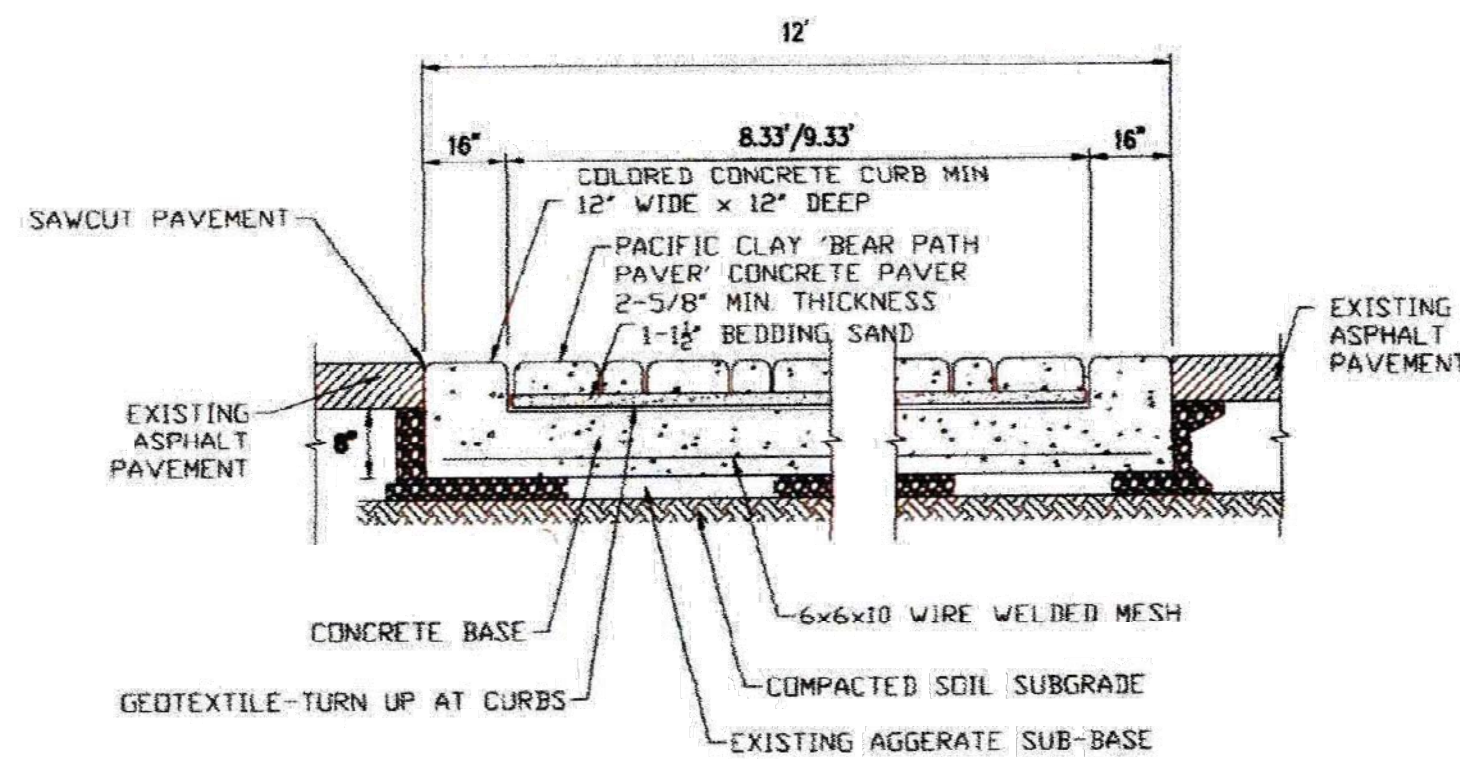
- NOTES:**
- ALL EXPOSED CORNERS ON PCC CURBS SHALL BE ROUNDED WITH A 1/2" RADIUS
 - CONSTRUCT WEAKENED PLANE JOINTS @ TOP & FRONT FACE @ 20' O.C. MAX
 - CONCRETE SHALL BE 520-C-2500

PCC CURB ②
NO SCALE

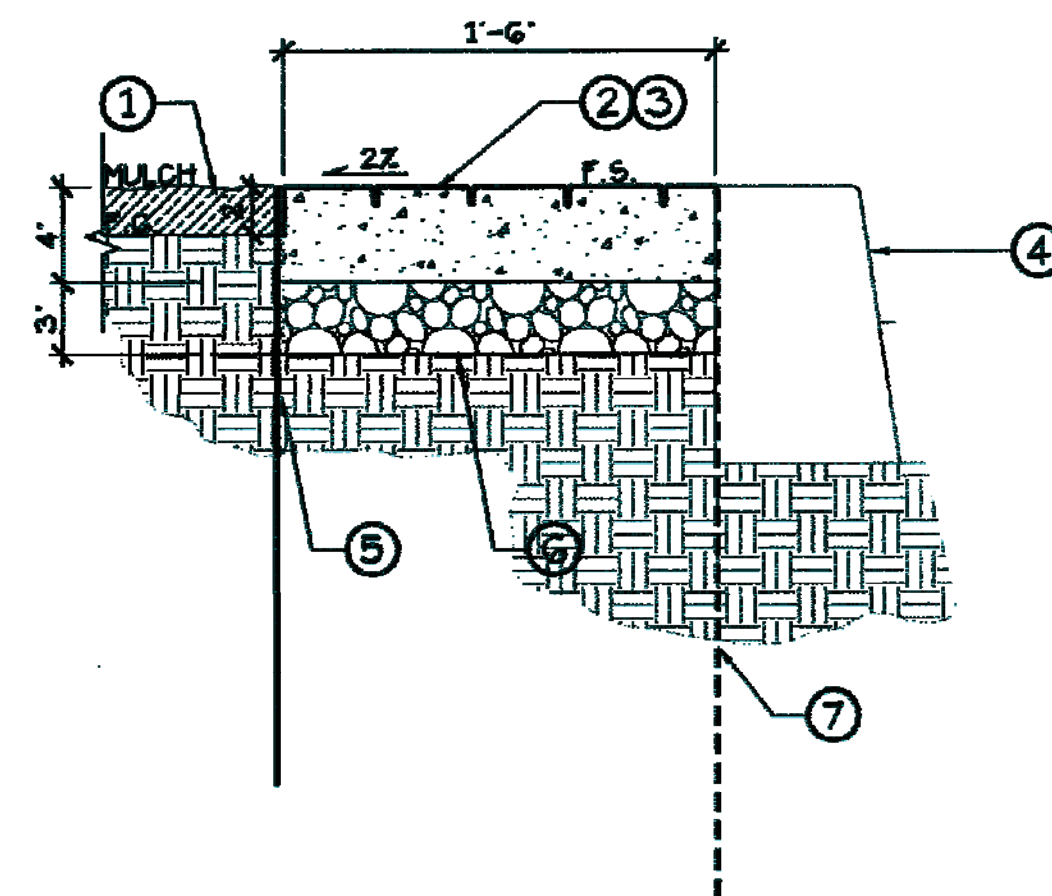
- BRICK PAVER. SET ATOP 3/4" BEDDING SAND
- CRUSHED AGGREGATE BASE
- COMPACTED SUBGRADE TO 95%
- BRICK BANDING. SOLDIER COURSE BRICK PAVER ATOP CONCRETE BASE.



DECORATIVE SIDEWALK ③
NO SCALE



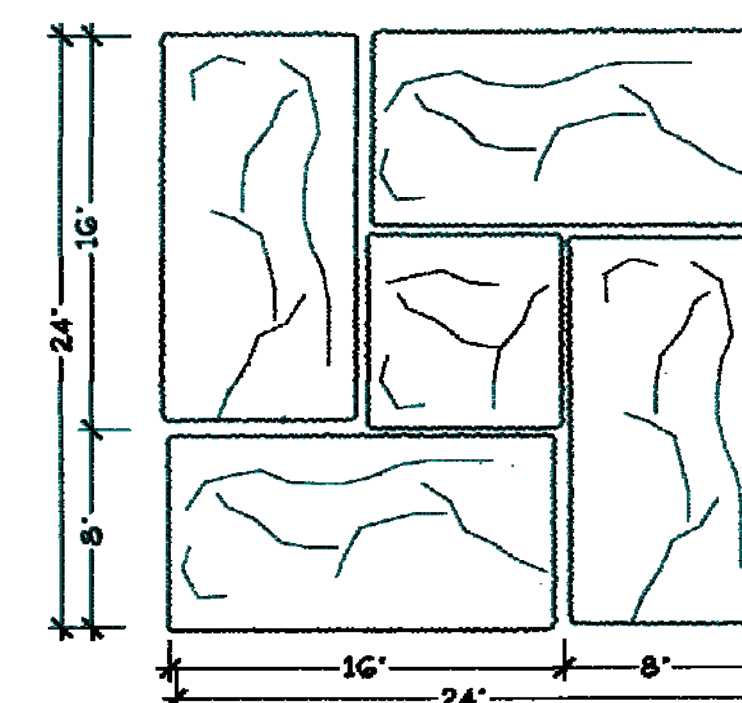
DECORATIVE CROSSWALK ⑥
NO SCALE



DECORATIVE ISLAND ④
NO SCALE

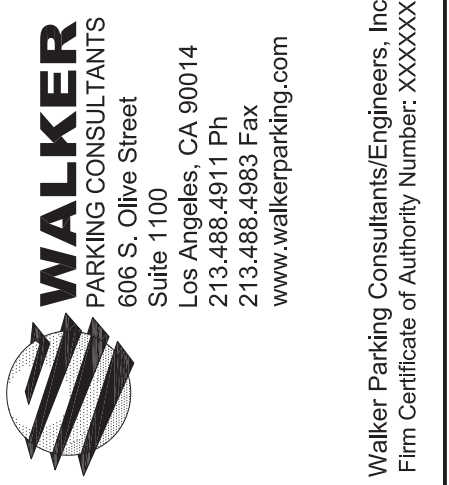
- FINISH GRADE 3" BELOW CONCRETE FS PLANTER AREAS
- STAMPED CONCRETE BAND. COLOR AND PATTERN PER CITY STANDARDS. SEE DETAIL 5 THIS SHEET
- SLOPE CONCRETE BAND TO DRAIN TOWARDS PLANTER.
- CURB AND GUTTER PER SHEET 3.1.
- ROOT BARRIER
- CRUSHED AGGREGATE COMPACTED TO 95%
- 30" DEEP 6 mm. MOISTURE BARRIER. CITY-APPROVED MANUFACTURER; INSTALL PER MANUFACTURER REQUIREMENTS

- NOTES:**
- CONCRETE TO BE 2500 PSI. 4" THICK
 - NO REINFORCING STEEL PER CITY OF SANTA CLARITA



STAMPED CONCRETE RIVERSIDE SLATE ⑤
NO SCALE

- NOTES:**
- BOMACRON PATTERN: RIVERSIDE SLATE.
 - COLOR: SCOFIELD STEADMAN BUFF.
 - SEALER: CLEANED AND SEALED WITH TWO COATS OF SCOFIELD CLEAR SEALER.
 - COLORS MAY VARY BY AREA. COLORS MUST MATCH EXISTING RIVERSIDE SLATE.
 - CONTACT CITY REPRESENTATIVE TO APPROVE COLOR.



OWNERS AND/OR SUBS LOGO

OLD TOWN NEWHALL
PARKING STRUCTURE

SANTA CLARITA CALIFORNIA

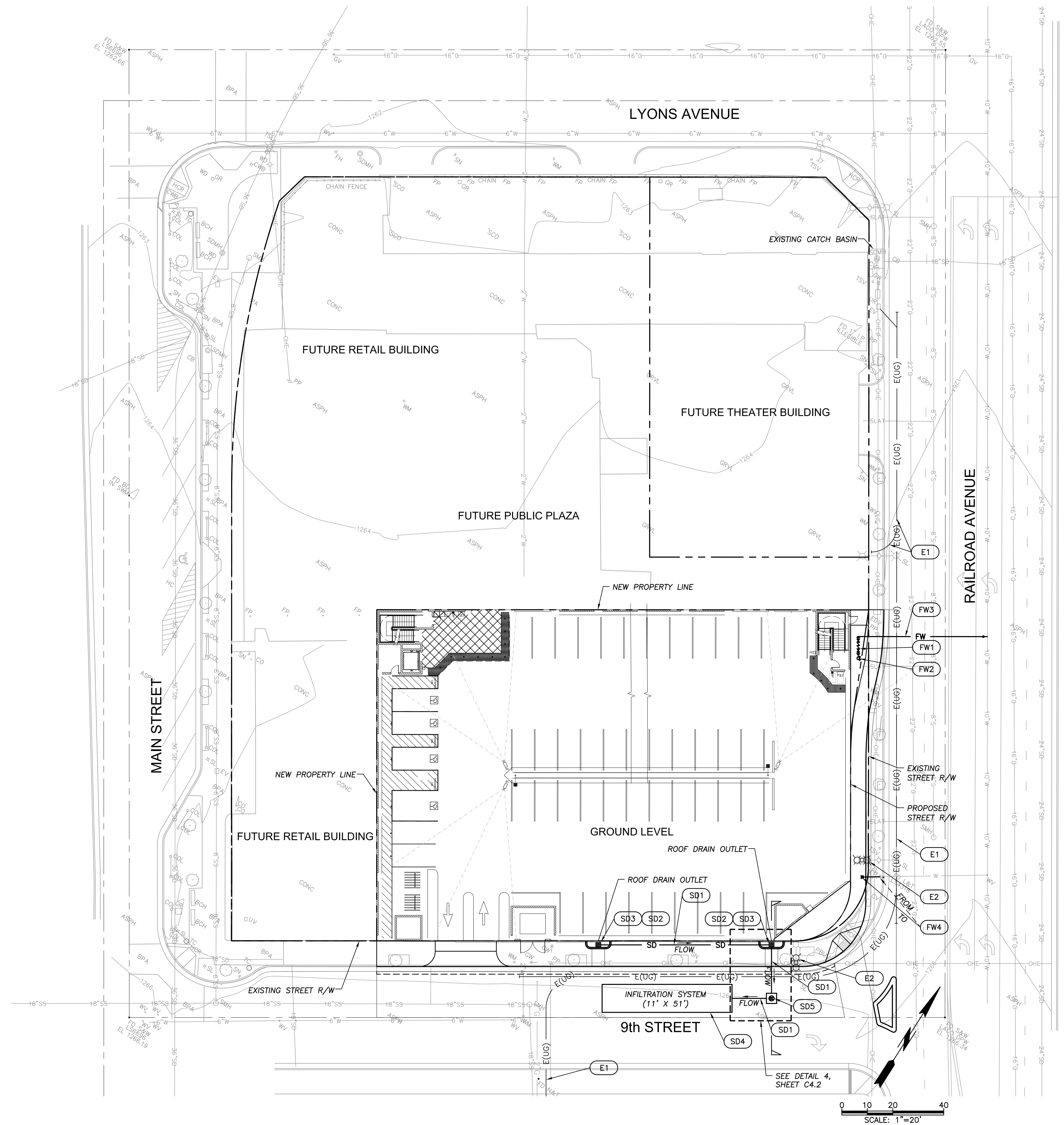
MARK	DATE	DESCRIPTION	ISSUE
4-22-16		BRIDGING DOCUMENT REVIEW	

PROJECT NO: 37-8445.00
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CHECKED BY:
SHEET TITLE:

SITE & STREET
IMPROVEMENT
DETAILS

C3.2

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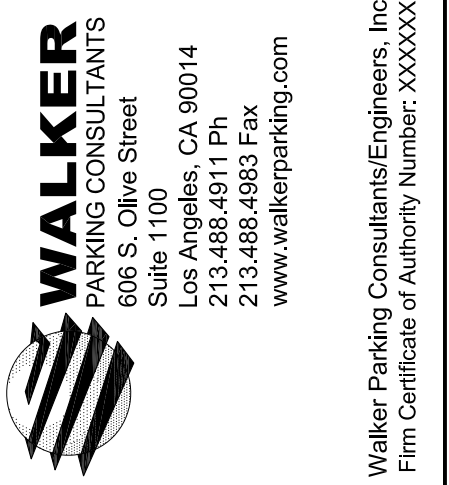


GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH PLUMBING CODES (LATEST EDITION), CITY OF SANTA CLARITA STANDARDS AND REQUIREMENTS, AND NCWD STANDARDS AND REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING CONNECTION POINTS AND CROSSINGS PRIOR TO STARTING CONSTRUCTION.
3. SEE SITE DEMOLITION PLAN FOR DISPOSITION OF EXISTING UTILITIES.
4. COORDINATE ALL SHUTDOWNS AND IMPACTS TO SITE WITH THE CITY. OBTAIN WRITTEN APPROVAL OF SHUTDOWNS FROM THE CITY PRIOR TO STARTING WORK.

CONSTRUCTION NOTES

- A** - REMOVE (ITEM AS NOTED)
- DRAINAGE**
- SD1** - FURNISH & INSTALL 6" HDPE STORM DRAIN PIPING & FITTINGS
- SD2** - FURNISH & INSTALL INLET TRASH AND DEBRIS FILTER PER DETAIL 1
- SD3** - FURNISH & INSTALL 24"x24" GRATE INLET PER DETAIL 1, SHEET C4.2
- SD4** - FURNISH & INSTALL INFILTRATION SYSTEM PER DETAIL 2, SHEET C4.2
- SD5** - FURNISH & INSTALL MANHOLE PER CITY STANDARDS
- WATER**
- FW1** - FURNISH & INSTALL NEW 8" DOUBLE CHECK DETECTOR ASSEMBLY PER NCWD STANDARDS
- FW2** - FURNISH & INSTALL 6" FIRE DEPARTMENT CONNECTION PER AGENCY STANDARDS
- FW3** - 8" FIRE SERVICE BY OTHERS (NCWD)
- FW4** - RELOCATE FIRE HYDRANT BY OTHERS (NCWD)
- ELECTRICAL**
- E1** - UNDERGROUND DUCT BANK BY SCE. CONTRACTOR TO COORDINATE WORK WITH SCE
- E2** - FURNISH AND INSTALL STREET LIGHT PER CITY STANDARDS. CONTRACTOR MAY CHOOSE TO REUSE SALVAGED STREET LIGHT FROM SITE DEMOLITION



**OLD TOWN NEWHALL
PARKING STRUCTURE**

SANTA CLARITA CALIFORNIA

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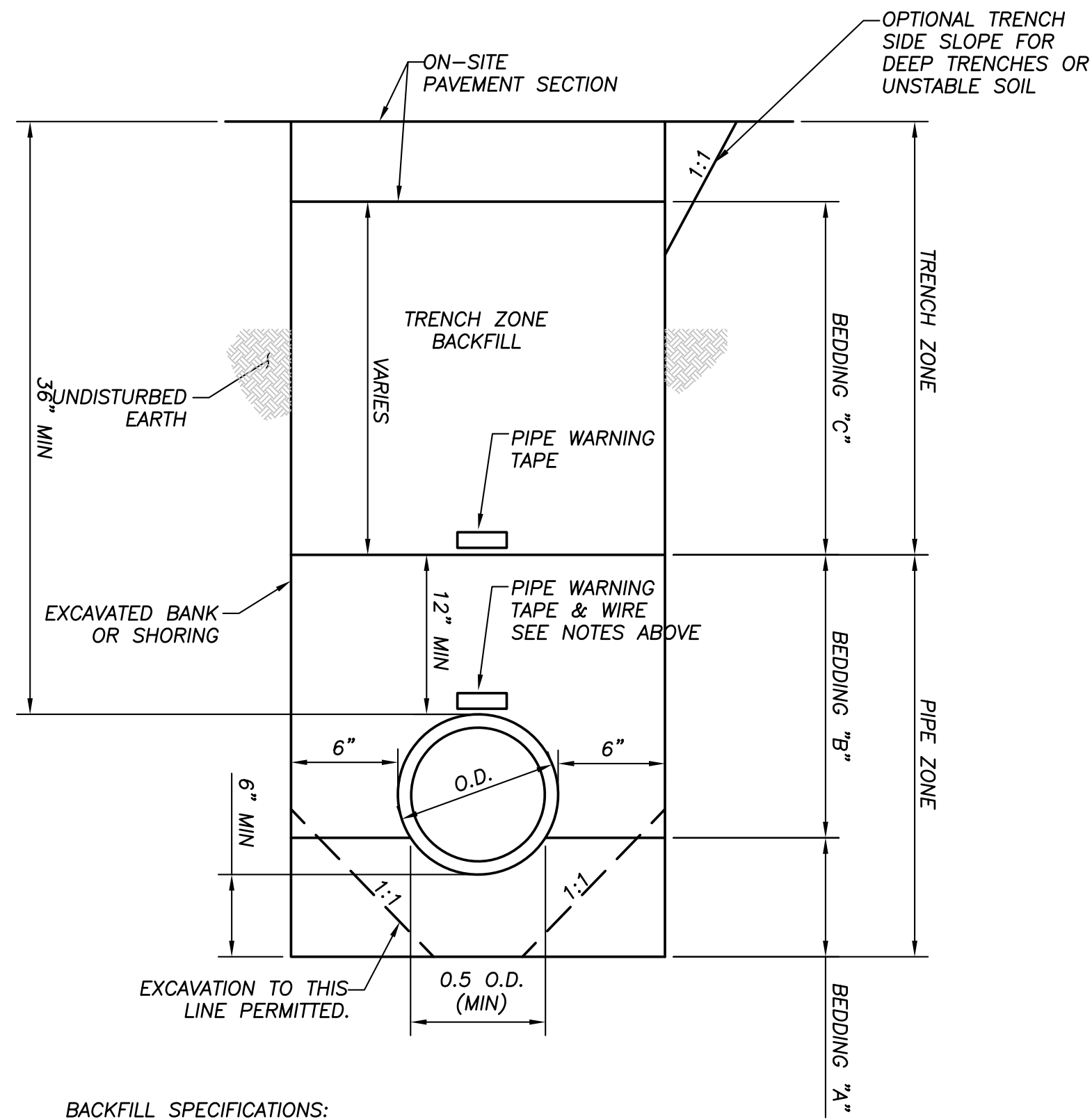
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 SHEET TITLE:

**SITE
DRAINAGE &
UTILITIES**

C4.1

PIPE TAPE NOTES:

1. PIPE WARNING TAPE SHALL BE CONTINUALLY INSTALLED ON ALL PIPES.
2. TAPE SHALL BE SECURELY ATTACHED TO THE PIPE AT 5 FT INTERVALS.
3. DOMESTIC WATER PIPE SHALL BE BLUE COLOR TAPE STATING "POTABLE WATER"
4. FIRE WATER PIPE SHALL BE BLUE COLOR TAPE STATING "FIRE WATER"
5. TRACING WIRE TO BE TAPED TO TOP OF PIPES & LOOPED/SPOOLED AT VALVE CANS FOR WATER & RECLAIMED WATER MAINS

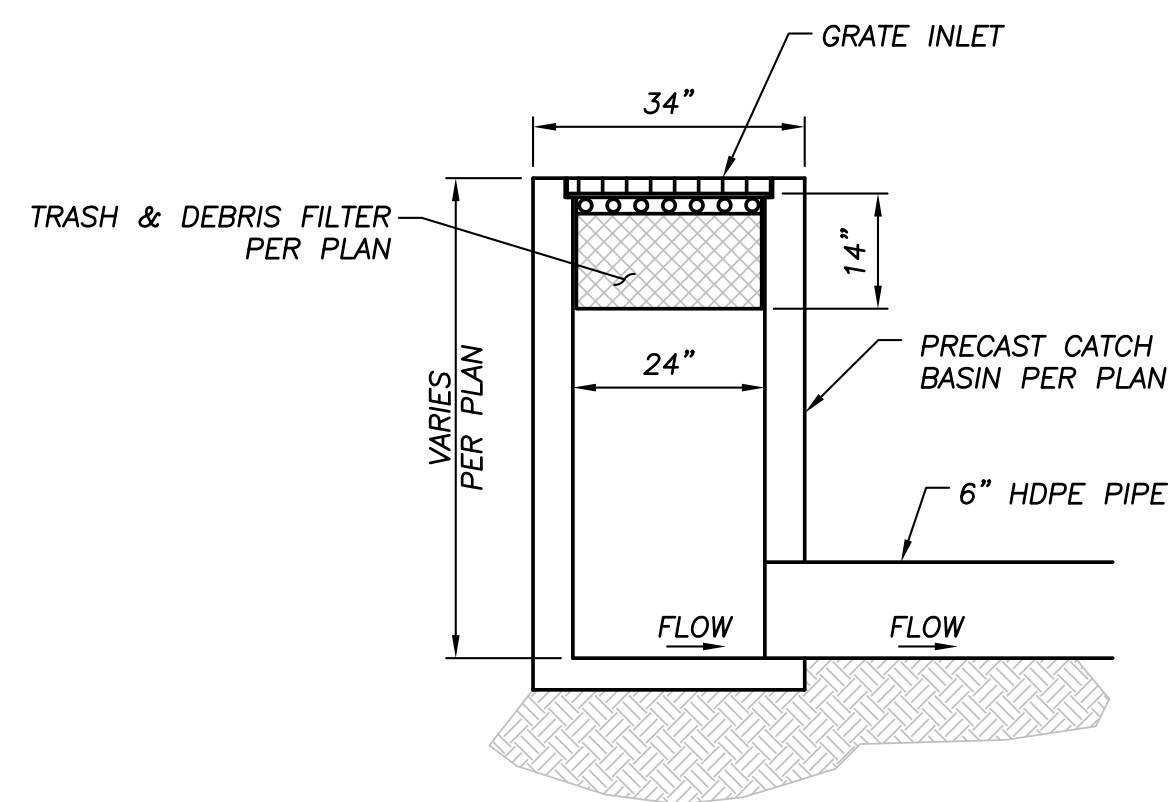


BACKFILL SPECIFICATIONS:

- BEDDING "A" = SAND (SAND EQUIVALENT NOT LESS THAN 30)
- BEDDING "B" = SAND OR OTHER GRANULAR MATERIAL (SAND EQUIVALENT OF NOT LESS THAN 30) AND COMPACTED TO NOT LESS THAN 90% RELATIVE COMPACTION.
- BEDDING "C" = NATIVE BACKFILL, MINIMUM RELATIVE COMPACTION OF 90%

TYPICAL UTILITY TRENCH ③

NO SCALE
NOTE: CONTRACTOR TO PROVIDE AND GAIN APPROVAL FOR TRENCH SHORING AS REQUIRED

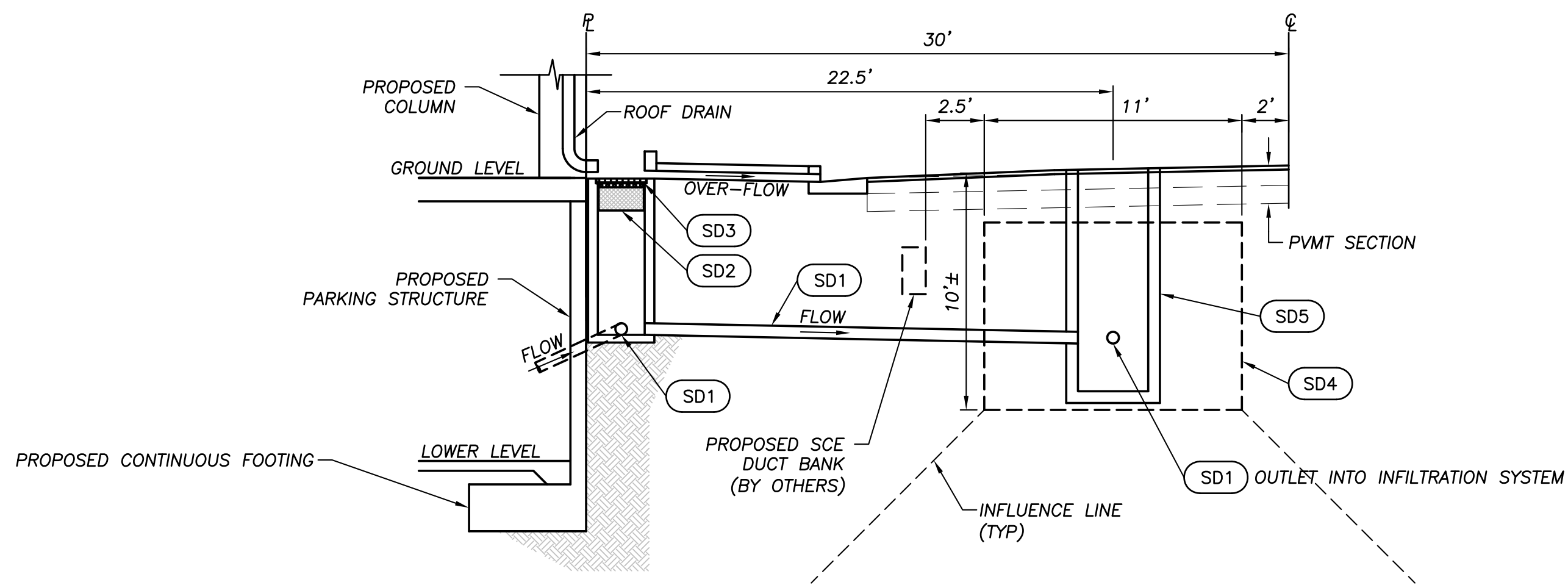


TYPICAL CATCH BASIN WITH FILTER ①

NO SCALE

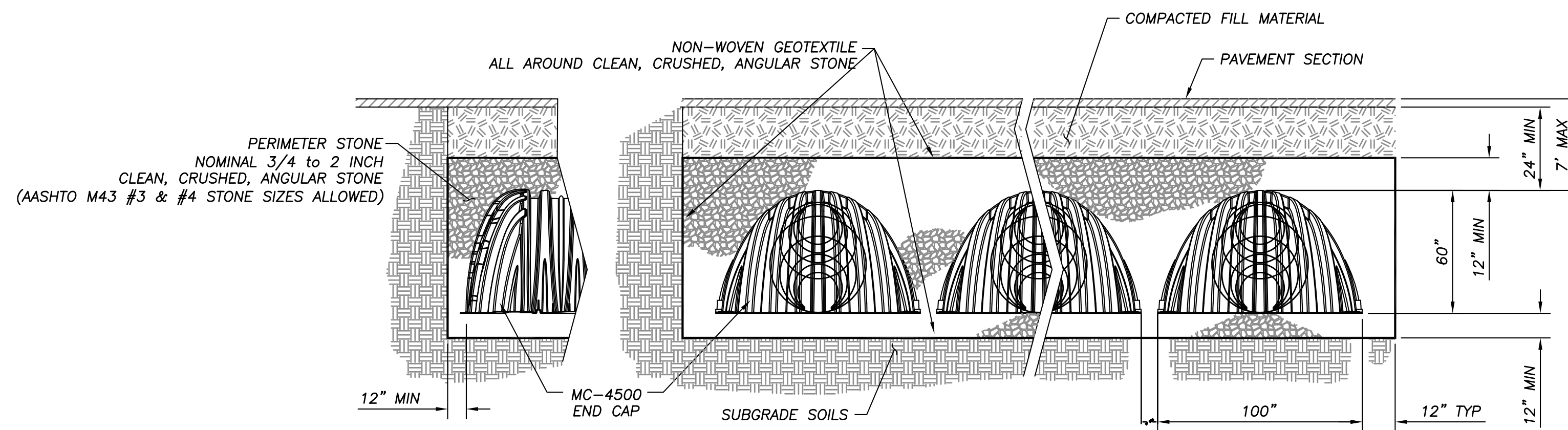
CONSTRUCTION NOTES

- SD1 - FURNISH & INSTALL 6" HDPE STORM DRAIN PIPING & FITTINGS
- SD2 - FURNISH & INSTALL INLET TRASH AND DEBRIS FILTER PER DETAIL 1
- SD3 - FURNISH & INSTALL 24"x24" GRATE INLET PER DETAIL 1, SHEET C4.2
- SD4 - FURNISH & INSTALL INFILTRATION SYSTEM PER DETAIL 2, SHEET C4.2
- SD5 - C4.2



DRAINAGE TREATMENT SYSTEM ④

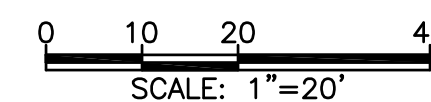
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NOTE: THIS CROSS SECTION PROVIDES THE GENERAL INFORMATION FOR THE MC-4500 CHAMBER, STORMTECH MC-4500 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH THE MC-4500 CONSTRUCTION GUIDE. CONTACT MANUFACTURER FOR MORE INFORMATION.

MC-4500 TYPICAL INSTALLATION ②

NO SCALE



OLD TOWN NEWHALL
PARKING STRUCTURE
SANTA CLARITA
CALIFORNIA

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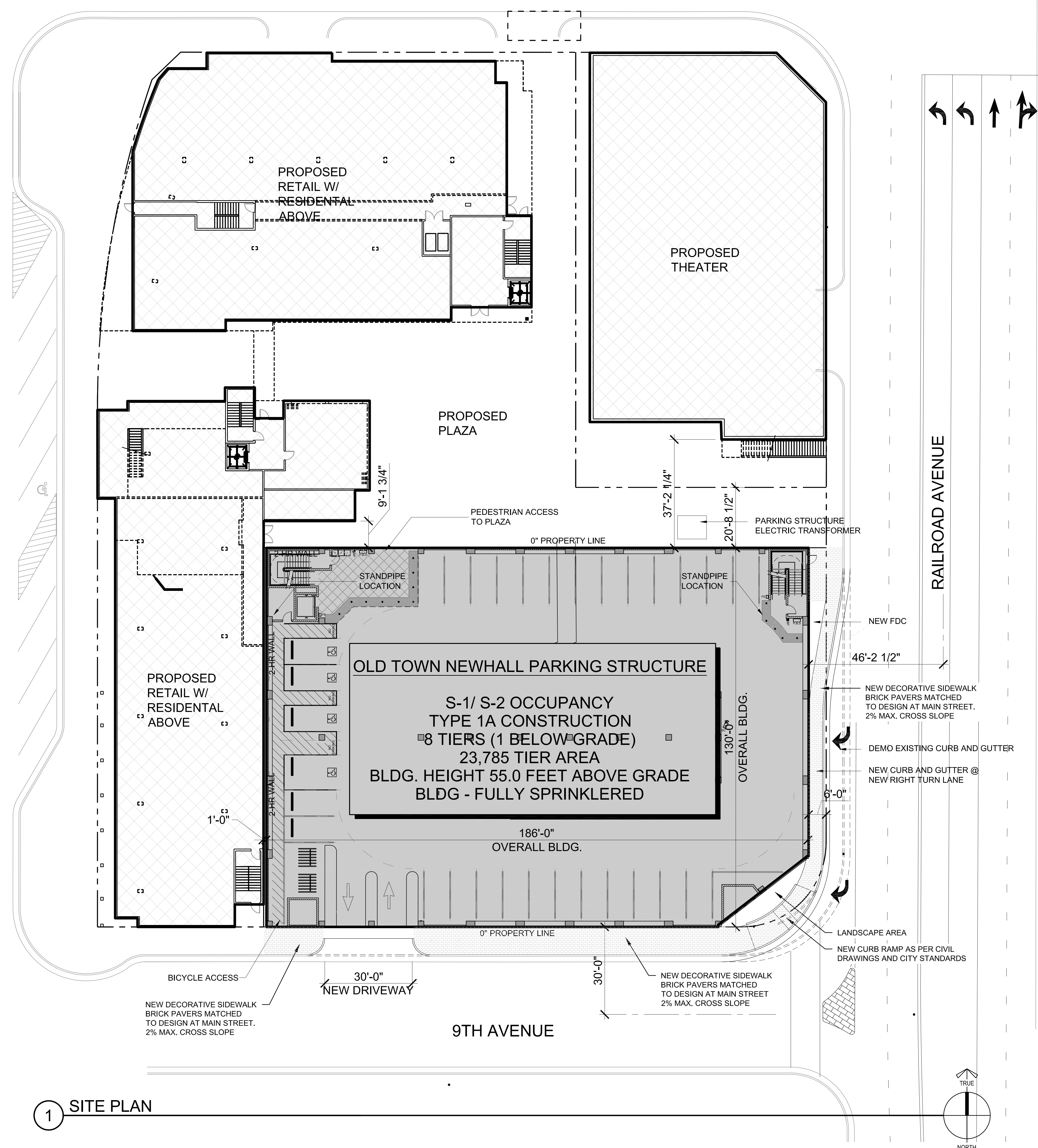
**SITE
DRAINAGE &
UTILITY DETAILS**

C4.2

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MAIN STREET

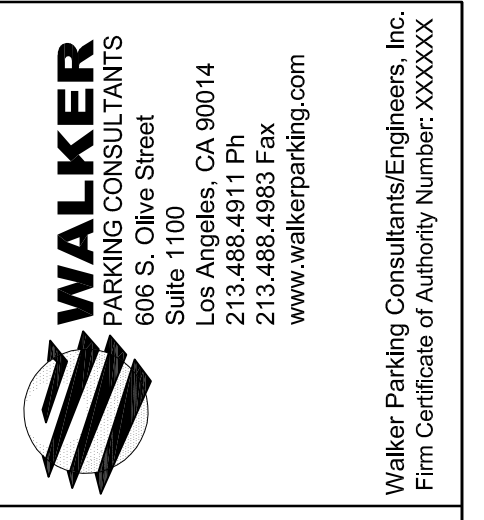
LYONS AVENUE



1 SITE PLAN

CAR COUNT							
9'-0" 90° STANDARD SPACE							
TIER	STANDARD	COMPACT	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL	AREA (SQ FT)	EFFICIENCY (SQ FT/STALL)
LOWER	41	0	3	1	45	22295	495
GROUND	48	0	3	1	52	23785	457
SECOND	62	0	0	0	62	23785	384
THIRD	62	0	0	0	62	23785	384
FOURTH	62	0	0	0	62	23785	384
FIFTH	60	0	0	0	60	23785	396
TOP	31	0	0	0	31	11315	365
TOTAL	366	0	6	2	374	152,535	408

GREEN CODE PARKING REQUIREMENT:
 DESIGNATED PARKING - 8% OF PARKING TOTAL
 (MAY BE ANY COMBINATION OF EV, CARPOOL/VANPOOL, ALTERNATIVE FUEL)
 MINIMUM OF 3% OF DESIGNATED PARKING SHALL BE FOR EV CHARGING STATIONS - INFRASTRUCTURE
 BICYCLE PARKING - 5% OF VISITOR PARKING



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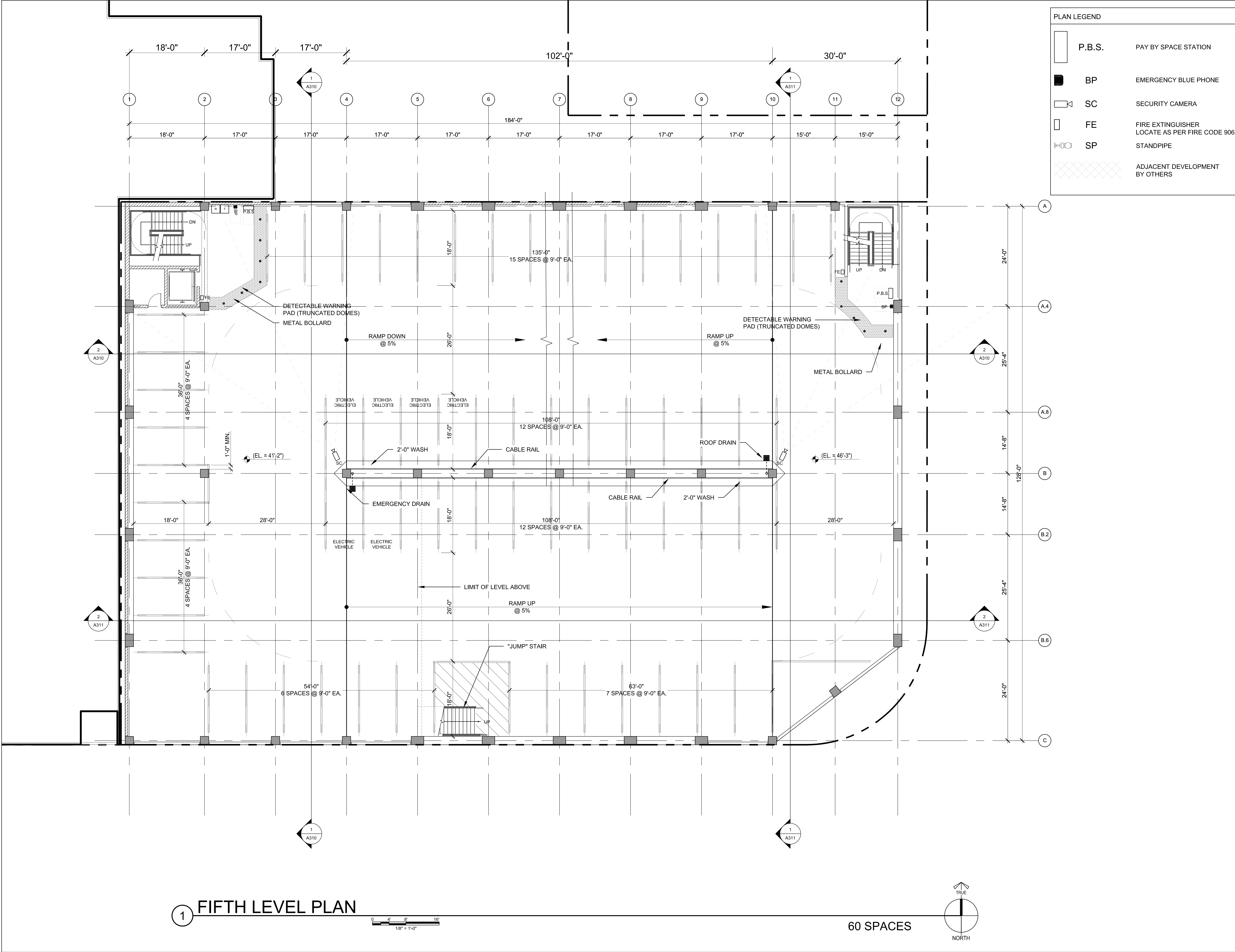
**OLD TOWN NEWHALL
 PARKING STRUCTURE**
 SANTA CLARITA, CALIFORNIA

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	5/18/16	BRIDGING DOCUMENT REVIEW	
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SITE PLAN
A100

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PLAN LEGEND	
	P.B.S. PAY BY SPACE STATION
	BP EMERGENCY BLUE PHONE
	SC SECURITY CAMERA
	FE FIRE EXTINGUISHER LOCATE AS PER FIRE CODE 906
	SP STANDPIPE
	ADJACENT DEVELOPMENT BY OTHERS

WALKER
 PARKING CONSULTANTS
 606 S. Olive Street
 Los Angeles, CA 90014
 213.488.4811 Ph
 213.488.4883 Fax
 www.walkerparking.com
 Walkers Parking Consultants Engineers, Inc.
 EOR/ ADR License Number: 00000000000000000000000000000000

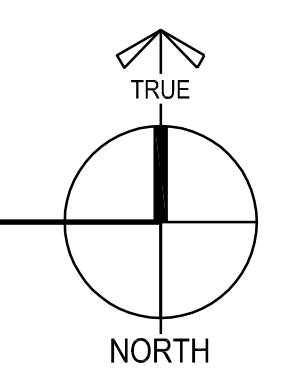
OWNERS AND/OR SUBS LOGO

**OLD TOWN NEWHALL
 PARKING STRUCTURE**
 SANTA CLARITA, CALIFORNIA

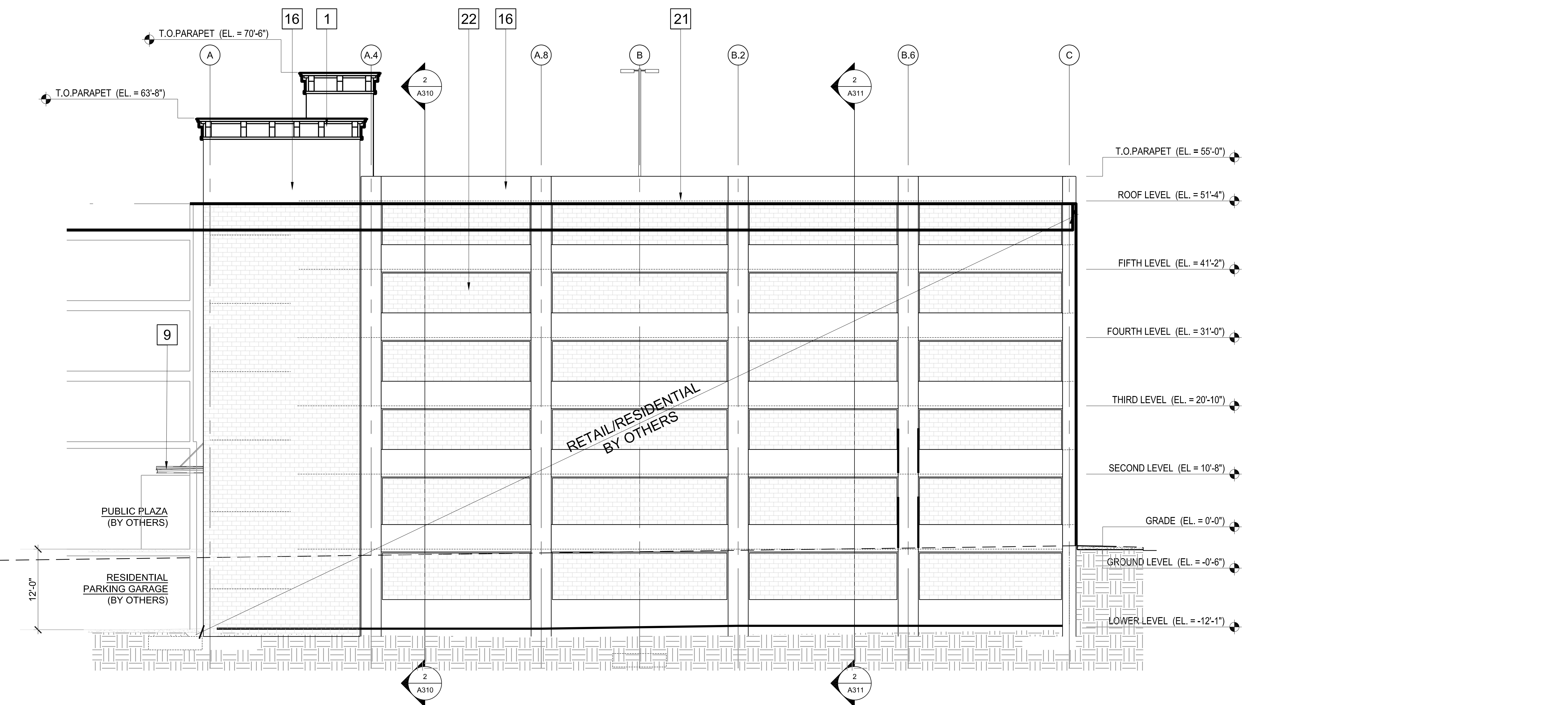
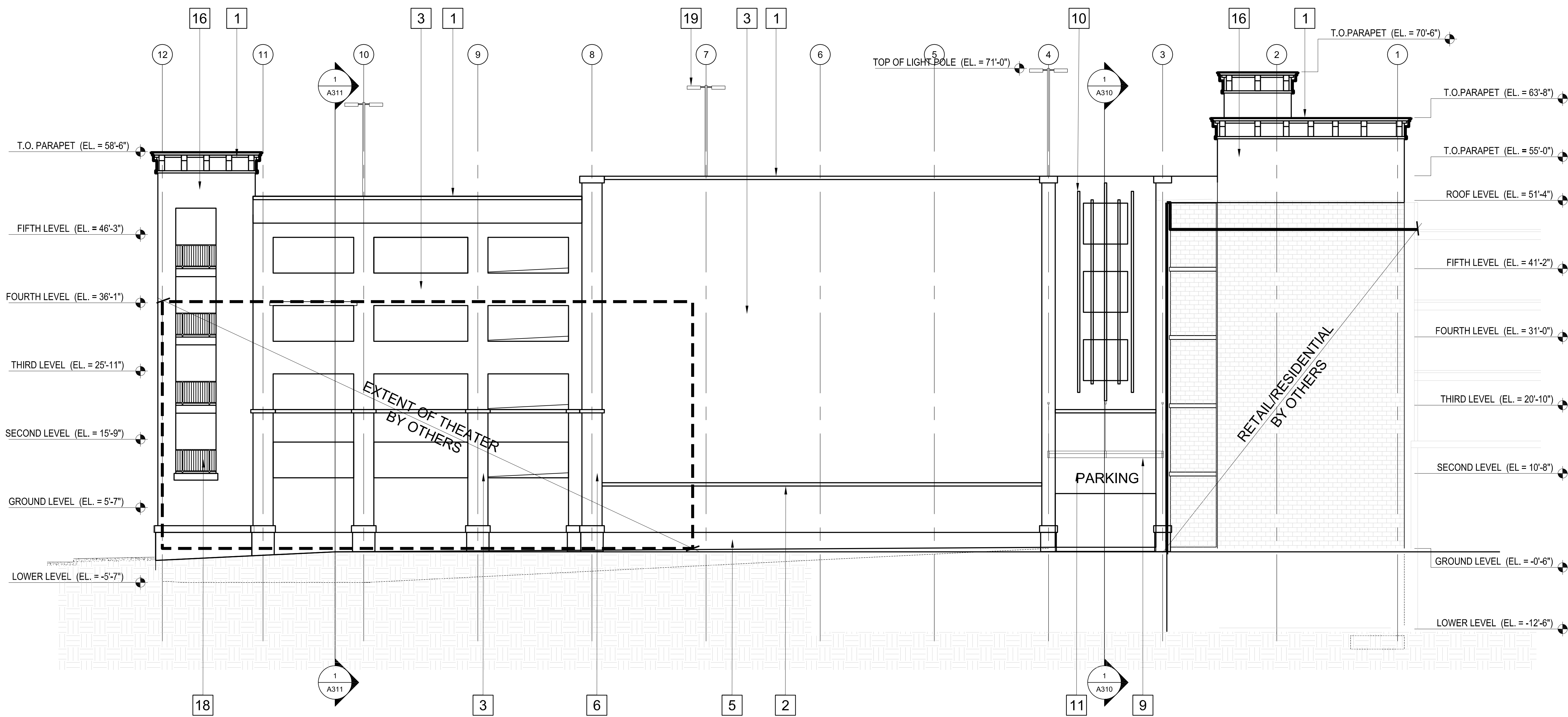
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	4/25/16	BRIDGING DOCUMENT REVIEW	

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**FIFTH LEVEL
 PLAN**
A205

1 FIFTH LEVEL PLAN
 1/8" = 1'-0"
 60 SPACES



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ELEVATION NOTES

- 1 ARCHITECTURAL FOAM DETAIL WITH FIBER GLASS BACKING (TO BE PAINTED)
- 2 ARCHITECTURAL FOAM DETAIL 4"x 8" (TO BE PAINTED)
- 3 4" METAL STUD FURRING WITH CEMENT PLASTER, SMOOTH FINISH (INTEGRAL COLOR)
- 4 ARCHITECTURAL FOAM CAP (TO BE PAINTED)
- 5 PRE-CAST STONE BASE 2" THICK OVER 4" METAL FURRING
- 6 8" METAL STUD FURRING WITH CEMENT PLASTER, SMOOTH FINISH (INTEGRAL COLOR), IN FRONT OF COLUMN LINE - "CURTAIN WALL"
- 7 2 x 6 ALUMINUM CENTER SET STOREFRONT SYSTEMS - MULLION ONLY
- 8 ARCHITECTURAL ALUMINUM ROLL UP DOOR TO MATCH STOREFRONT SYSTEM
- 9 ARCHITECTURAL METAL AWNING SYSTEM WITH ROUND METAL RODS FOR SUPPORT (TO BE PAINTED)
- 10 ARCHITECTURAL VERTICAL SLATS (3" X 8") WITH END CAPS (TO BE PAINTED)
- 11 DIMENSIONAL CHARACTER "PARKING" SIGN ILLUMINATED. LETTERS 18" HIGH
- 12 DYNAMIC PARKING COUNT AVAILABILITY SIGN PROVIDE POWER AND DATA
- 13 12" METAL STUD FURRING WITH CEMENT PLASTER, SMOOTH FINISH (INTEGRAL COLOR)
- 14 FABRIC AWNING
- 15 BANNER SIGNAGE
- 16 STRUCTURAL BLOCK WALL WITH CEMENT PLASTER FINISH (INTEGRAL COLOR)
- 17 LINE OF CONCRETE BUMPER WALL BEYOND
- 18 PAINTED METAL RAILING
- 19 LIGHT POLE WITH LED FIXTURES
- 20 ALUMINUM VENTILATION LOUVER (PAINTED)
- 21 GALVANIZED BENT METAL PLATE (GAP COVER) TO BE PAINTED - MATCH ADJACENT SURFACE
- 22 UNFINISHED SURFACE



Walker Parking Consultants, Engineers, Inc.
 17000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90210
 EOR / ADR License Number: 00000000000000000000000000000000

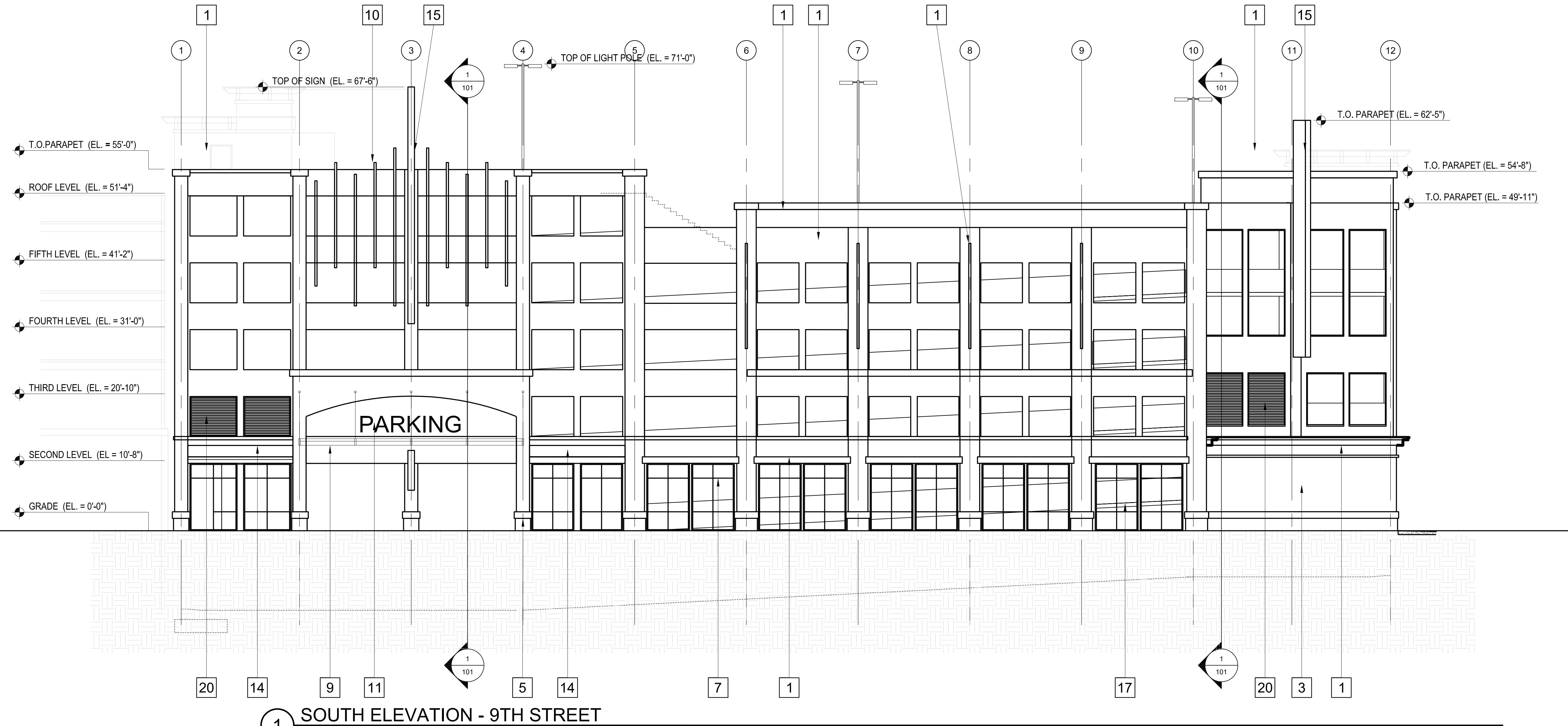
OWNERS AND/OR SUBS LOGO

**OLD TOWN NEWHALL
 PARKING STRUCTURE
 SANTA CLARITA, CALIFORNIA**

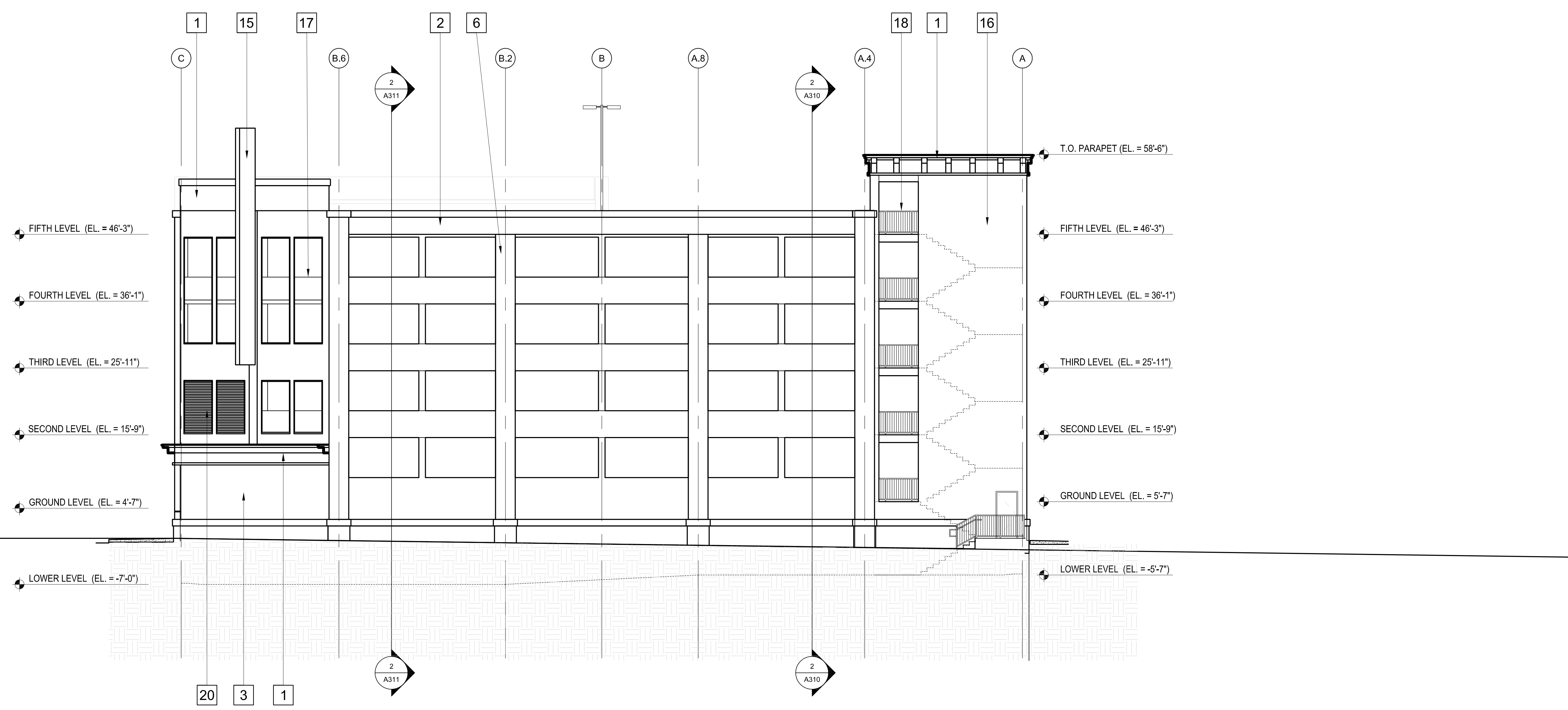
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4/25/16		BRIDGING DOCUMENT REVIEW	

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A301	

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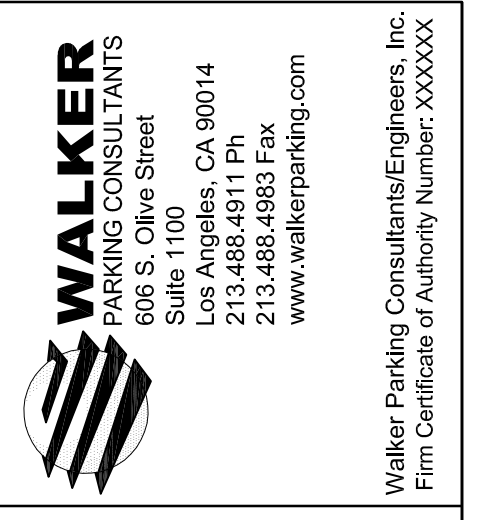
1 SOUTH ELEVATION - 9TH STREET



2 EAST ELEVATION - RAILROAD AVENUE

ELEVATION NOTES

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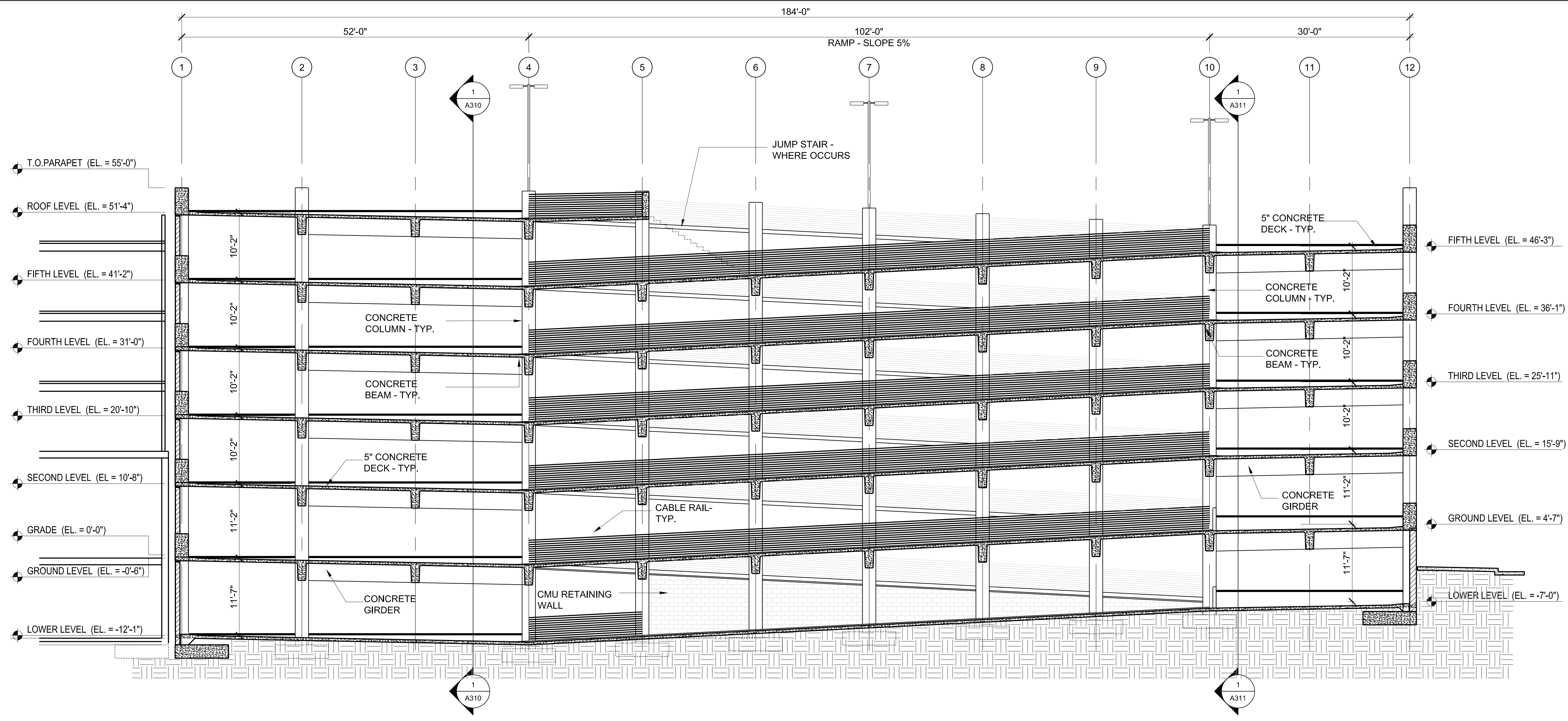


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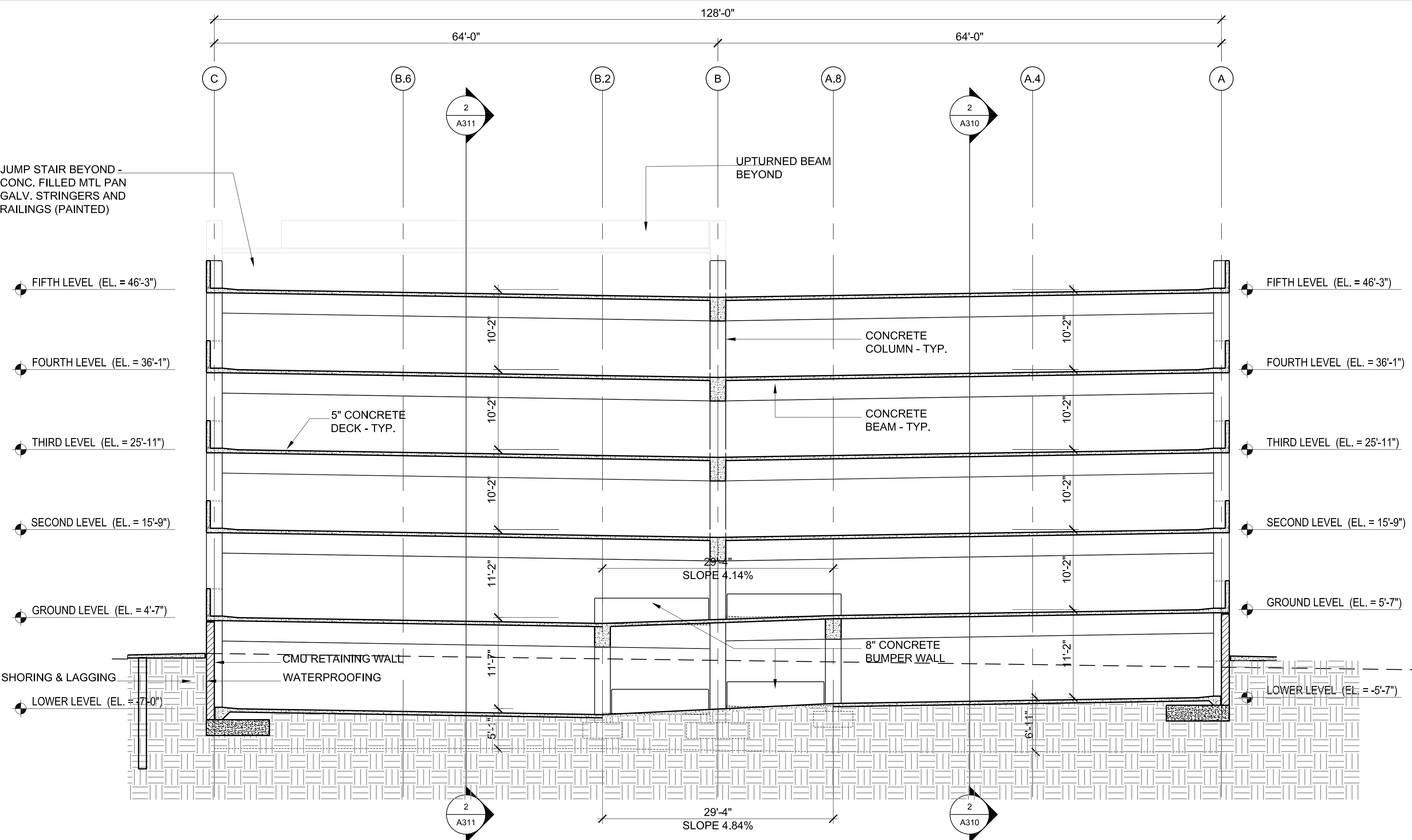
**OLD TOWN NEWHALL
PARKING STRUCTURE**
SANTA CLARITA, CALIFORNIA

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BUILDING ELEVATIONS
A302



2 BUILDING SECTION



1 BUILDING SECTION

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SHEET TITLE:	BUILDING SECTIONS

A311

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