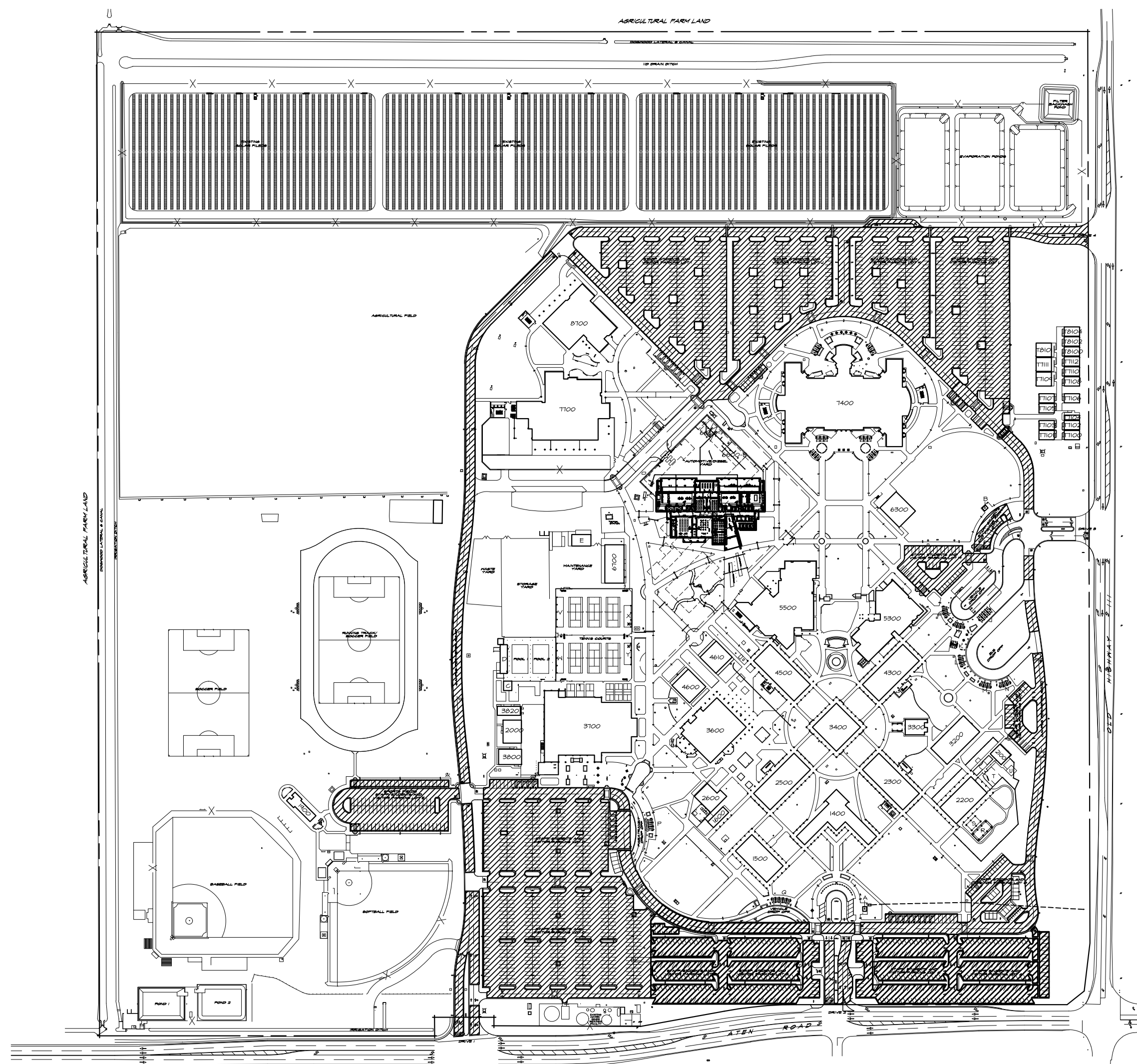


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HORTENCIA ARMENDARIZ	KARLA SIGMOND	JERRY HART
ISABEL SOLIS	BETSY LINDBERGH	ROMUALDO MEDINA
	ERIK ORTEGA	

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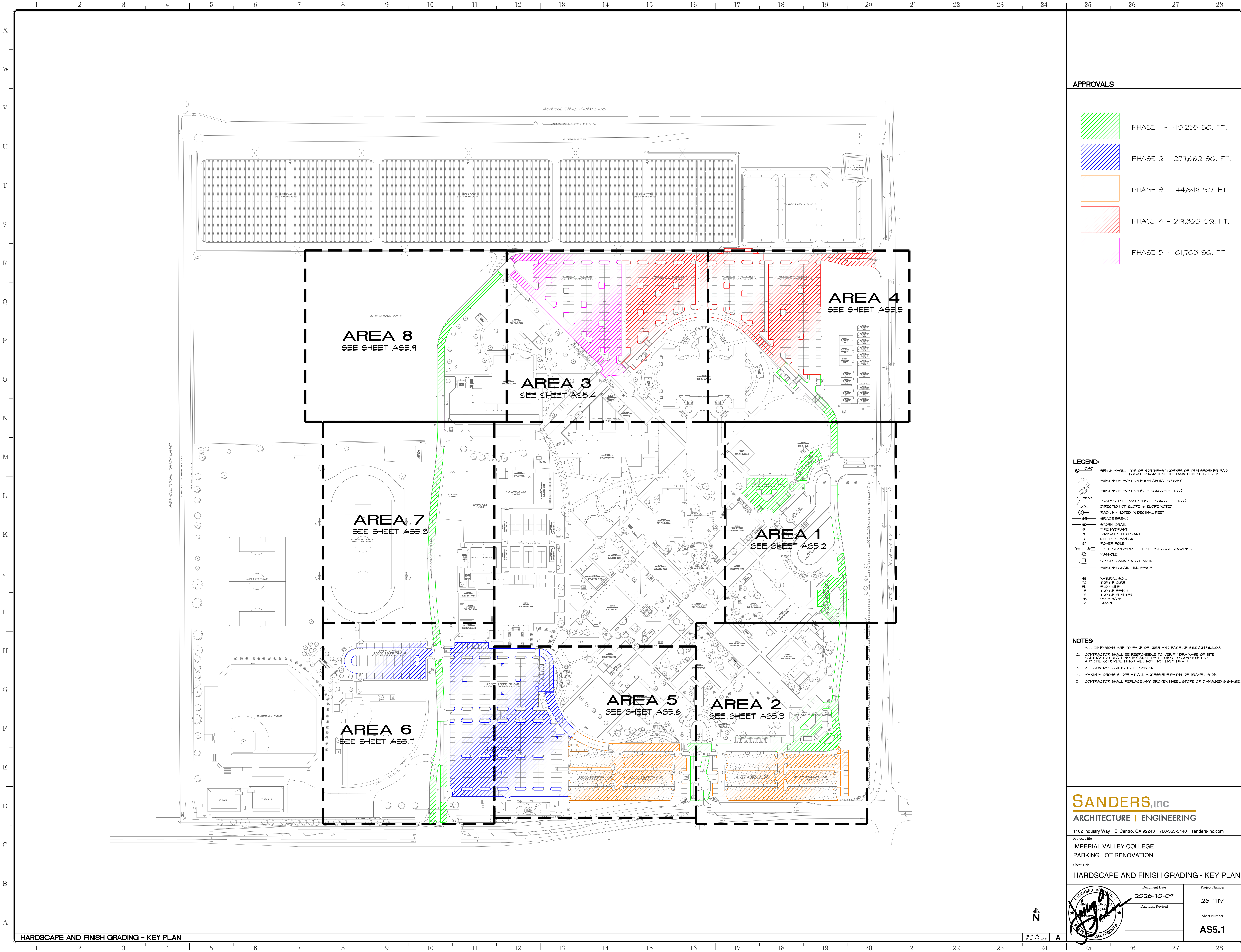
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PHASING KEY PLAN

N

SCALE:
1" = 250'-0"



APPROVALS

- PHASE 1 - 140,235 SQ. FT.
- PHASE 2 - 237,662 SQ. FT.
- PHASE 3 - 144,699 SQ. FT.
- PHASE 4 - 219,822 SQ. FT.
- PHASE 5 - 101,703 SQ. FT.

LEGEND:

- BENCH MARK: TOP OF NORTHEAST CORNER OF TRANSFORMER PAD LOCATED NORTH OF THE MAINTENANCE BUILDING
- EXISTING ELEVATION (SITE CONCRETE (N.O.))
- EXISTING ELEVATION (AERIAL SURVEY)
- PROPOSED ELEVATION (SITE CONCRETE (N.O.))
- DIRECTION OF SLOPE W/ SLOPE NOTED
- RADIUS - NOTED IN DECIMAL FEET
- GRADE BREAK
- STORM DRAIN
- FIRE HYDRANT
- IRRIGATION HYDRANT
- UTILITY CLEAN OUT
- POKER HOLE
- LIGHT STANDARDS - SEE ELECTRICAL DRAWINGS
- MANHOLE
- STORM DRAIN CATCH BASIN
- EXISTING CHAIN LINK FENCE
- NATURAL SOIL
- TOP OF CURB
- FLOW LINE
- TOP OF BENCH
- TOP OF PLANTER
- POLE BASE
- DRAIN

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF STUDY/CMU (N.O.).
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DRAINAGE OF SITE. CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO CONSTRUCTION. ANY SITE CONCRETE WHICH WILL NOT PROPERLY DRAIN.
- ALL CONTROL JOINTS TO BE SAW CUT.
- MAXIMUM CROSS SLOPE AT ALL ACCESSIBLE PATHS OF TRAVEL IS 2%.
- CONTRACTOR SHALL REPLACE ANY BROKEN WHEEL STOPS OR DAMAGED SIGNAGE.

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Project Title
IMPERIAL VALLEY COLLEGE
PARKING LOT RENOVATION

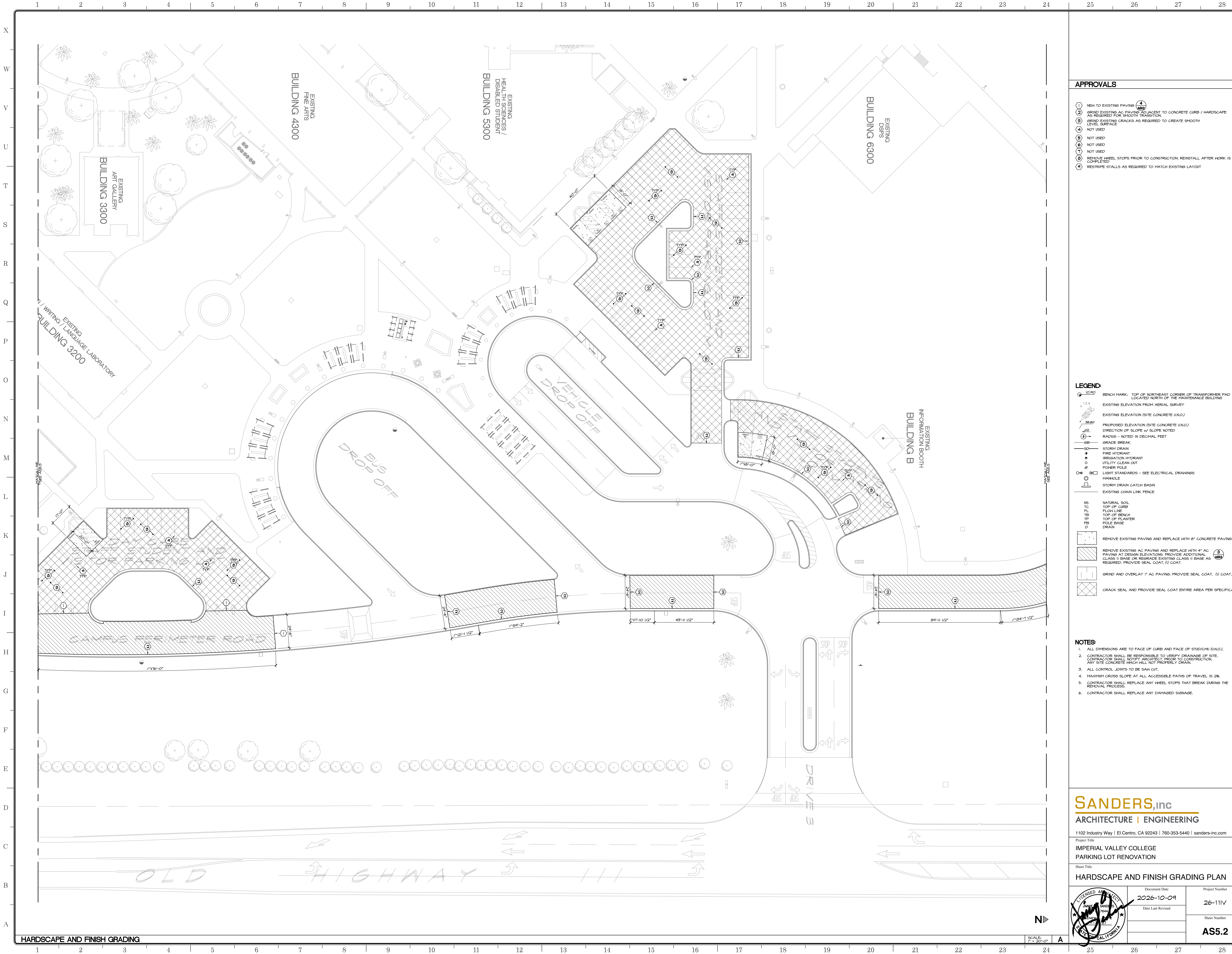
Sheet Title
HARDSCAPE AND FINISH GRADING - KEY PLAN

	Document Date 2026-10-09	Project Number 26-111V
	Date Last Revised	Sheet Number AS5.1



SCALE: 1" = 100'-0"

HARDSCAPE AND FINISH GRADING - KEY PLAN



APPROVALS

- 1 NEW TO EXISTING PAVING (4' MIN)
- 2 GRIND EXISTING AC PAVING ADJACENT TO CONCRETE CURB / HARDSCAPE AS REQUIRED FOR SMOOTH TRANSITION
- 3 GRIND EXISTING CRACKS AS REQUIRED TO CREATE SMOOTH LEVEL SURFACE
- 4 NOT USED
- 5 NOT USED
- 6 NOT USED
- 7 NOT USED
- 8 REMOVE WHEEL STOPS PRIOR TO CONSTRUCTION. REINSTALL AFTER WORK IS COMPLETED
- 9 RESTRIPE STALLS AS REQUIRED TO MATCH EXISTING LAYOUT

LEGEND:

- 10.80 BENCH MARK: TOP OF NORTHEAST CORNER OF TRANSFORMER PAD LOCATED NORTH OF THE MAINTENANCE BUILDING
- 13.4 EXISTING ELEVATION FROM AERIAL SURVEY
- 38.80 EXISTING ELEVATION (SITE CONCRETE UNO.)
- 38.80 PROPOSED ELEVATION (SITE CONCRETE UNO.)
- 0.2 DIRECTION OF SLOPE W/ SLOPE NOTED
- 0.2 RADIUS - NOTED IN DECIMAL FEET
- 0.2 GRADE BREAK
- SD STORM DRAIN
- 0 FIRE HYDRANT
- 0 IRRIGATION HYDRANT
- 0 UTILITY CLEAN OUT
- 0 POWER POLE
- 0 LIGHT STANDARDS - SEE ELECTRICAL DRAWINGS
- 0 MANHOLE
- 0 STORM DRAIN CATCH BASIN
- 0 EXISTING CHAIN LINK FENCE
- NS NATURAL SOIL
- TC TOP OF CURB
- FL FLOW LINE
- TB TOP OF BENCH
- TP TOP OF PLANTER
- PB POLE BASE
- D DRAIN
- 2 REMOVE EXISTING PAVING AND REPLACE WITH 6" CONCRETE PAVING (4' MIN)
- 3 REMOVE EXISTING AC PAVING AND REPLACE WITH 4" AC PAVING AT DESIGN ELEVATIONS. PROVIDE ADDITIONAL CLASS II BASE OR REGRADE EXISTING CLASS II BASE AS REQUIRED. PROVIDE SEAL COAT. (1) GOAT.
- 4 GRIND AND OVERLAY 1" AC PAVING. PROVIDE SEAL COAT, (1) GOAT.
- 5 CRACK SEAL AND PROVIDE SEAL COAT ENTIRE AREA PER SPECIFICATIONS

NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF STUDY/CMU (UNO.).
- 2. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DRAINAGE OF SITE. CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO CONSTRUCTION, ANY SITE CONCRETE WHICH WILL NOT PROPERLY DRAIN.
- 3. ALL CONTROL JOINTS TO BE SAN CUT.
- 4. MAXIMUM GROSS SLOPE AT ALL ACCESSIBLE PATHS OF TRAVEL IS 2%.
- 5. CONTRACTOR SHALL REPLACE ANY WHEEL STOPS THAT BREAK DURING THE REMOVAL PROCESS.
- 6. CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNAGE.

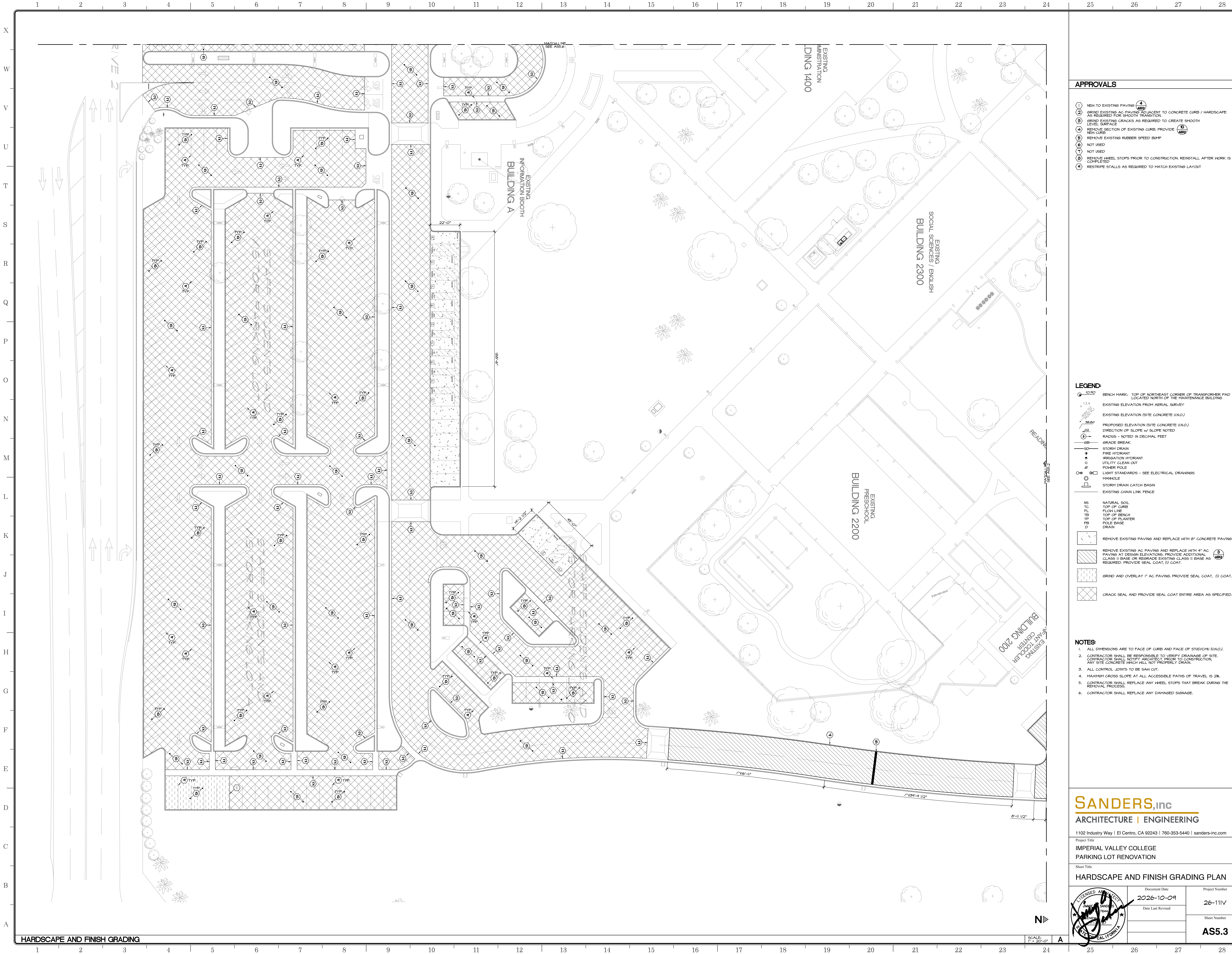
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Project Title:
**IMPERIAL VALLEY COLLEGE
PARKING LOT RENOVATION**

Sheet Title:
HARDSCAPE AND FINISH GRADING PLAN

	Document Date 2026-10-09	Project Number 26-111V
	Date Last Revised	Sheet Number AS5.2



APPROVALS

- 1 NEW TO EXISTING PAVING (4) (AS)
- 2 GRIND EXISTING AC PAVING ADJACENT TO CONCRETE CURB / HARDSCAPE AS REQUIRED FOR SMOOTH TRANSITION.
- 3 GRIND EXISTING GRACKS AS REQUIRED TO CREATE SMOOTH LEVEL SURFACE
- 4 REMOVE SECTION OF EXISTING CURB, PROVIDE NEW CURB (10) (AS)
- 5 REMOVE EXISTING RUBBER SPEED BUMP
- 6 NOT USED
- 7 NOT USED
- 8 REMOVE WHEEL STOPS PRIOR TO CONSTRUCTION. REINSTALL AFTER WORK IS COMPLETED
- 9 RESTRIPE STALLS AS REQUIRED TO MATCH EXISTING LAYOUT

LEGEND:

- 10.80 BENCH MARK: TOP OF NORTHEAST CORNER OF TRANSFORMER PAD LOCATED NORTH OF THE MAINTENANCE BUILDING
- 13.4 EXISTING ELEVATION FROM AERIAL SURVEY
- 30.80 EXISTING ELEVATION (SITE CONCRETE UNO.)
- 30.80 PROPOSED ELEVATION (SITE CONCRETE UNO.)
- 0.02 DIRECTION OF SLOPE W/ SLOPE NOTED
- 0.02 RADIUS - NOTED IN DECIMAL FEET
- 0.02 GRADE BREAK
- 0.02 STORM DRAIN
- 0.02 FIRE HYDRANT
- 0.02 IRRIGATION HYDRANT
- 0.02 UTILITY CLEAN OUT
- 0.02 POWER POLE
- 0.02 LIGHT STANDARDS - SEE ELECTRICAL DRAWINGS
- 0.02 MANHOLE
- 0.02 STORM DRAIN CATCH BASIN
- 0.02 EXISTING CHAIN LINK FENCE
- 0.02 NATURAL SOIL
- 0.02 TOP OF CURB
- 0.02 FLOW LINE
- 0.02 TOP OF BENCH
- 0.02 TOP OF PLANTER
- 0.02 POLE BASE
- 0.02 DRAIN
- 0.02 REMOVE EXISTING PAVING AND REPLACE WITH 8" CONCRETE PAVING (2) (AS)
- 0.02 REMOVE EXISTING AC PAVING AND REPLACE WITH 4" AC PAVING AT DESIGN ELEVATIONS. PROVIDE ADDITIONAL CLASS II BASE OR REGRADE EXISTING CLASS II BASE AS REQUIRED. PROVIDE SEAL COAT (1) GOAT.
- 0.02 GRIND AND OVERLAY 1" AC PAVING. PROVIDE SEAL COAT, (1) GOAT.
- 0.02 CRACK SEAL AND PROVIDE SEAL COAT ENTIRE AREA AS SPECIFIED.

NOTES:

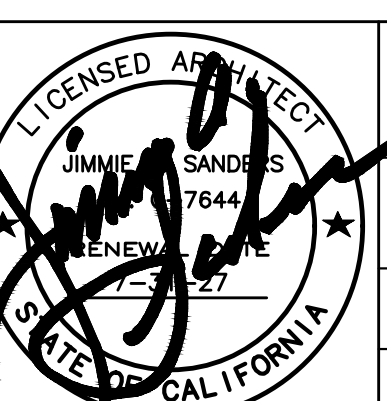
- 1. ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF STUDY/CM (UNO.).
- 2. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DRAINAGE OF SITE. CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO CONSTRUCTION, ANY SITE CONCRETE WHICH WILL NOT PROPERLY DRAIN.
- 3. ALL CONTROL JOINTS TO BE SAN CUT.
- 4. MAXIMUM CROSS SLOPE AT ALL ACCESSIBLE PATHS OF TRAVEL IS 2%.
- 5. CONTRACTOR SHALL REPLACE ANY WHEEL STOPS THAT BREAK DURING THE REMOVAL PROCESS.
- 6. CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNAGE.

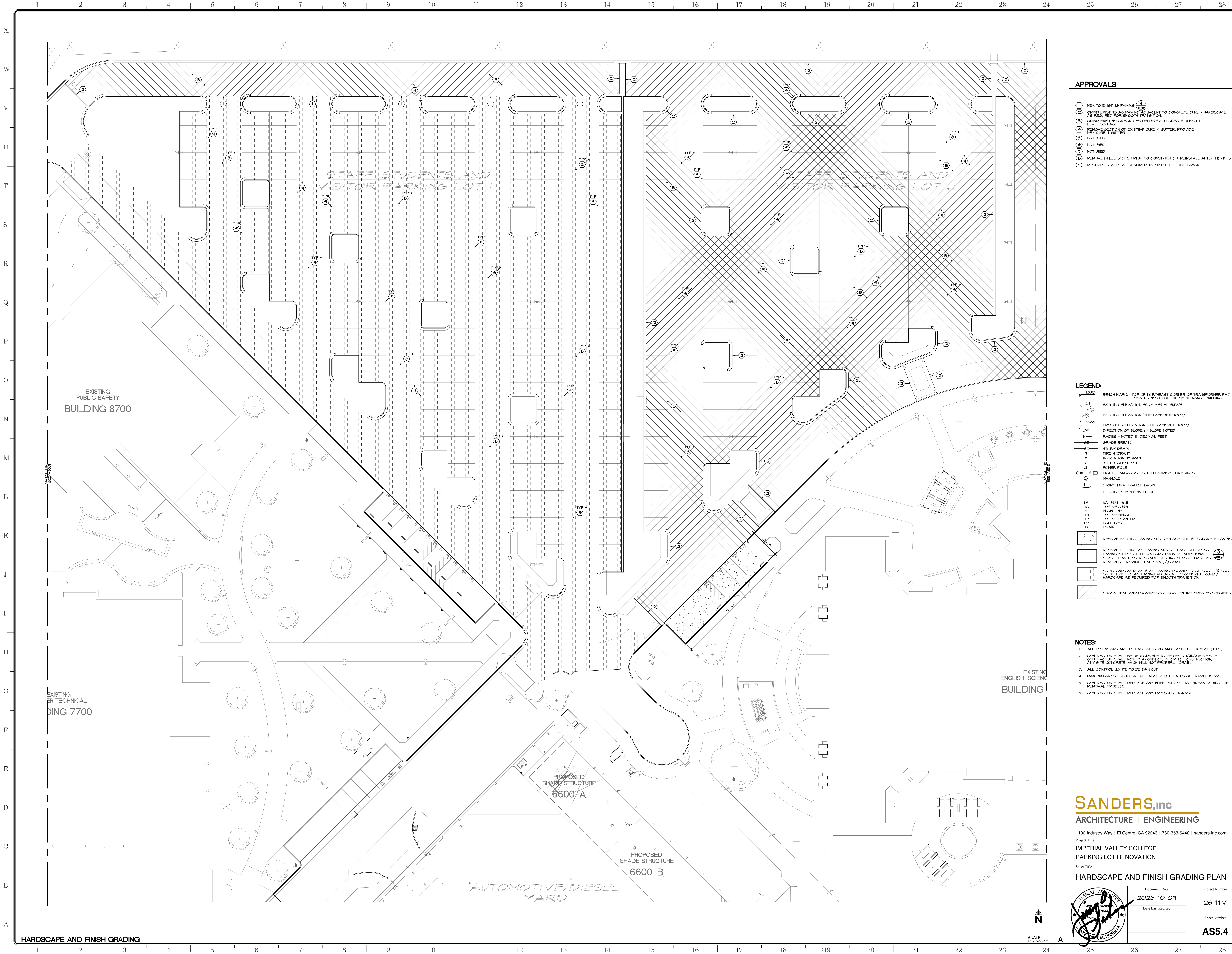
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Project Title:
**IMPERIAL VALLEY COLLEGE
PARKING LOT RENOVATION**

Sheet Title:
HARDSCAPE AND FINISH GRADING PLAN

	Document Date 2026-10-09	Project Number 26-111V
	Date Last Revised	Sheet Number AS5.3



APPROVALS

- 1 NEW TO EXISTING PAVING (4' MIN.)
- 2 GRIND EXISTING AC PAVING ADJACENT TO CONCRETE CURB / HARDSCAPE AS REQUIRED FOR SMOOTH TRANSITION
- 3 GRIND EXISTING CRACKS AS REQUIRED TO CREATE SMOOTH LEVEL SURFACE
- 4 REMOVE SECTION OF EXISTING CURB & GUTTER. PROVIDE NEW CURB & GUTTER
- 5 NOT USED
- 6 NOT USED
- 7 NOT USED
- 8 REMOVE WHEEL STOPS PRIOR TO CONSTRUCTION. REINSTALL AFTER WORK IS COMPLETED
- 9 RESTRICTION STALLS AS REQUIRED TO MATCH EXISTING LAYOUT

LEGEND:

- 10.00 BENCH MARK: TOP OF NORTHEAST CORNER OF TRANSFORMER PAD LOCATED NORTH OF THE MAINTENANCE BUILDING
- 13.4 EXISTING ELEVATION FROM AERIAL SURVEY
- 30.00 EXISTING ELEVATION (SITE CONCRETE UNO.)
- 30.00 PROPOSED ELEVATION (SITE CONCRETE UNO.)
- 0.02 DIRECTION OF SLOPE W/ SLOPE NOTED
- 0.02 RADIUS - NOTED IN DECIMAL FEET
- 0.02 GRADE BREAK
- 0.02 STORM DRAIN
- 0.02 FIRE HYDRANT
- 0.02 UTILITY CLEAN OUT
- 0.02 POWER POLE
- 0.02 LIGHT STANDARDS - SEE ELECTRICAL DRAWINGS
- 0.02 MANHOLE
- 0.02 STORM DRAIN CATCH BASIN
- 0.02 EXISTING CHAIN LINK FENCE
- NS NATURAL SOIL
- TC TOP OF CURB
- FL FLOW LINE
- TB TOP OF BENCH
- TP TOP OF PLANTER
- PB POLE BASE
- D DRAIN
- REMOVE EXISTING PAVING AND REPLACE WITH 6" CONCRETE PAVING (4' MIN.)
- REMOVE EXISTING AC PAVING AND REPLACE WITH 4" AC PAVING AT DESIGN ELEVATIONS. PROVIDE ADDITIONAL CLASS II BASE OR REGRADE EXISTING CLASS II BASE AS REQUIRED. PROVIDE SEAL COAT (1) COAT.
- GRIND AND OVERLAY 1" AC PAVING. PROVIDE SEAL COAT, (1) COAT. GRIND EXISTING AC PAVING ADJACENT TO CONCRETE CURB / HARDSCAPE AS REQUIRED FOR SMOOTH TRANSITION.
- CRACK SEAL AND PROVIDE SEAL COAT ENTIRE AREA AS SPECIFIED.

NOTES:

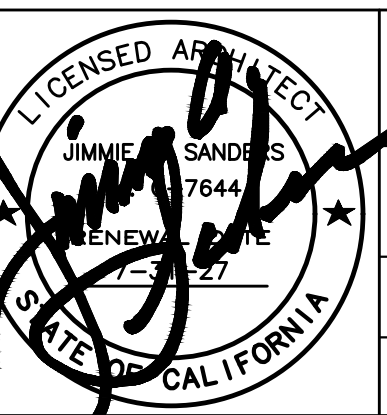
- 1. ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF STUDY/CMU (UNO.).
- 2. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DRAINAGE OF SITE. CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO CONSTRUCTION. ANY SITE CONCRETE WHICH WILL NOT PROPERLY DRAIN.
- 3. ALL CONTROL JOINTS TO BE SAW CUT.
- 4. MAXIMUM GROSS SLOPE AT ALL ACCESSIBLE PATHS OF TRAVEL IS 2%.
- 5. CONTRACTOR SHALL REPLACE ANY WHEEL STOPS THAT BREAK DURING THE REMOVAL PROCESS.
- 6. CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNAGE.

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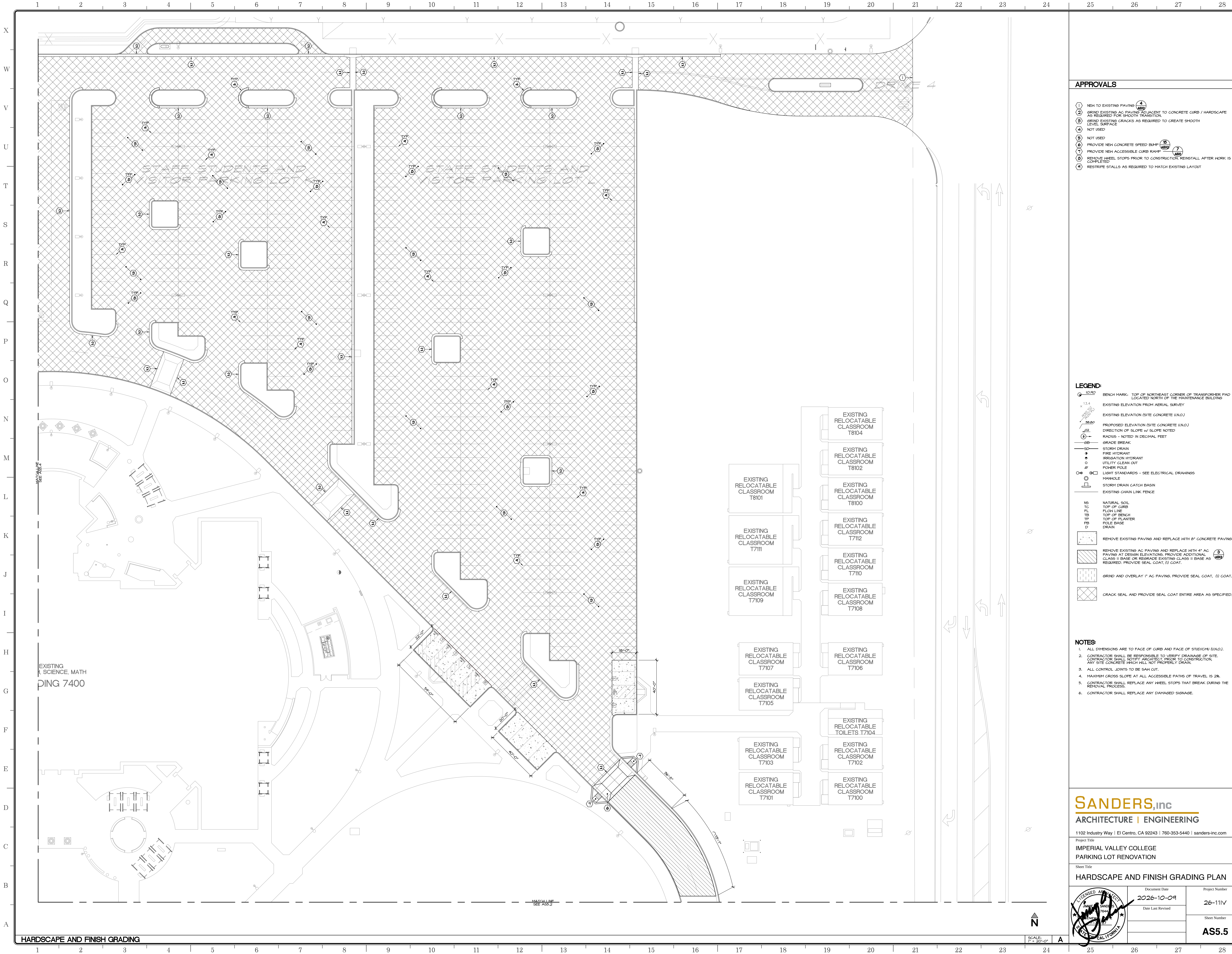
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Project Title
**IMPERIAL VALLEY COLLEGE
PARKING LOT RENOVATION**

Sheet Title
HARDSCAPE AND FINISH GRADING PLAN

	Document Date 2026-10-09	Project Number 26-111V
	Date Last Revised	Sheet Number AS5.4





APPROVALS

- 1. NEW TO EXISTING PAVING
- 2. GRIND EXISTING AC PAVING ADJACENT TO CONCRETE CURB / HARDSCAPE AS REQUIRED FOR SMOOTH TRANSITION.
- 3. GRIND EXISTING CRACKS AS REQUIRED TO CREATE SMOOTH LEVEL SURFACE
- 4. NOT USED
- 5. NOT USED
- 6. PROVIDE NEW CONCRETE SPEED BUMP
- 7. PROVIDE NEW ACCESSIBLE CURB RAMP
- 8. REMOVE WHEEL STOPS PRIOR TO CONSTRUCTION. REINSTALL AFTER WORK IS COMPLETED
- 9. RESTRIPE STALLS AS REQUIRED TO MATCH EXISTING LAYOUT

LEGEND:

- 10.80 BENCH MARK: TOP OF NORTHEAST CORNER OF TRANSFORMER PAD LOCATED NORTH OF THE MAINTENANCE BUILDING
- 13.4 EXISTING ELEVATION FROM AERIAL SURVEY
- 38.80 EXISTING ELEVATION (SITE CONCRETE UNO.)
- PROPOSED ELEVATION (SITE CONCRETE UNO.)
- 0.02 DIRECTION OF SLOPE W/ SLOPE NOTED
- RADIUS - NOTED IN DECIMAL FEET
- 60- GRADE BREAK
- 50- STORM DRAIN
- 9- FIRE HYDRANT
- 0- IRRIGATION HYDRANT
- 0- UTILITY CLEAN OUT
- 0- POWER POLE
- 0- LIGHT STANDARDS - SEE ELECTRICAL DRAWINGS
- 0- MANHOLE
- 0- STORM DRAIN CATCH BASIN
- 0- EXISTING CHAIN LINK FENCE
- NS NATURAL SOIL
- TC TOP OF CURB
- FL FLOW LINE
- TB TOP OF BENCH
- TP TOP OF PLANTER
- PB POLE BASE
- D DRAIN
- REMOVE EXISTING PAVING AND REPLACE WITH 6" CONCRETE PAVING
- REMOVE EXISTING AC PAVING AND REPLACE WITH 4" AC PAVING AT DESIGN ELEVATIONS. PROVIDE ADDITIONAL CLASS II BASE OR REGRADE EXISTING CLASS II BASE AS REQUIRED. PROVIDE SEAL COAT (I) COAT.
- GRIND AND OVERLAY 1" AC PAVING. PROVIDE SEAL COAT, (I) COAT.
- CRACK SEAL AND PROVIDE SEAL COAT ENTIRE AREA AS SPECIFIED.

NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF STUDY/CMU (UNO.).
- 2. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DRAINAGE OF SITE. CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO CONSTRUCTION. ANY SITE CONCRETE WHICH WILL NOT PROPERLY DRAIN.
- 3. ALL CONTROL JOINTS TO BE SAW CUT.
- 4. MAXIMUM CROSS SLOPE AT ALL ACCESSIBLE PATHS OF TRAVEL IS 2%.
- 5. CONTRACTOR SHALL REPLACE ANY WHEEL STOPS THAT BREAK DURING THE REMOVAL PROCESS.
- 6. CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNAGE.

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Project Title
**IMPERIAL VALLEY COLLEGE
PARKING LOT RENOVATION**

Sheet Title
HARDSCAPE AND FINISH GRADING PLAN

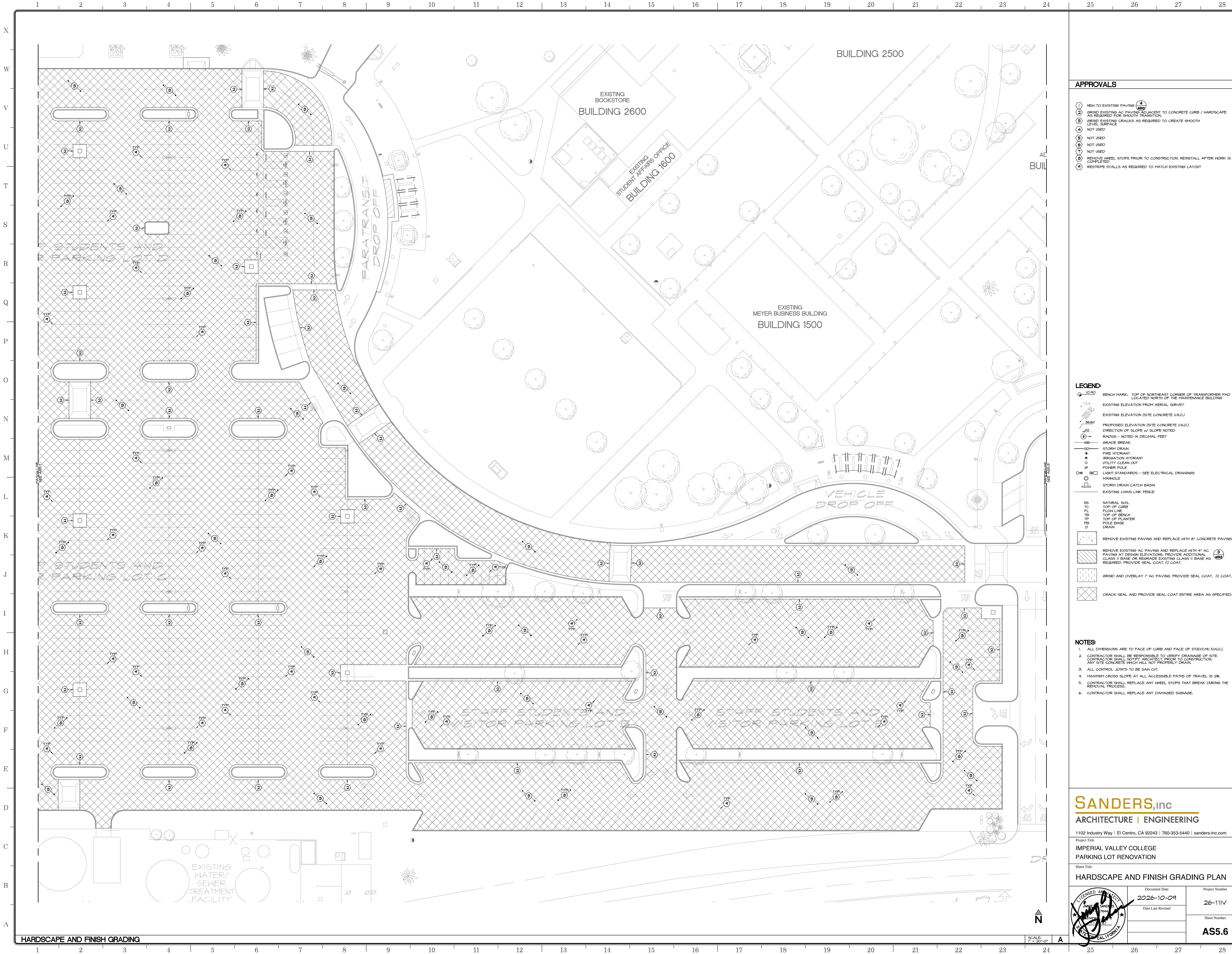
Document Date
2026-10-09
Date Last Revised

Project Number
26-11IV

Sheet Number
AS5.5

HARDSCAPE AND FINISH GRADING

SCALE: 1" = 20'-0"



APPROVALS

- 1 NEW TO EXISTING PAVING
- 2 GRIND EXISTING AC PAVING ADJACENT TO CONCRETE CURB / HARDSCAPE AS REQUIRED FOR SMOOTH TRANSITION
- 3 GRIND EXISTING CRACKS AS REQUIRED TO CREATE SMOOTH LEVEL SURFACE
- 4 NOT USED
- 5 NOT USED
- 6 NOT USED
- 7 NOT USED
- 8 REMOVE WHEEL STOPS PRIOR TO CONSTRUCTION. REINSTALL AFTER WORK IS COMPLETED
- 9 RESTRIPE STALLS AS REQUIRED TO MATCH EXISTING LAYOUT

LEGEND:

- 13.4 BENCH MARK: TOP OF NORTHEAST CORNER OF TRANSFORMER PAD LOCATED NORTH OF THE MAINTENANCE BUILDING
- 30.80 EXISTING ELEVATION FROM AERIAL SURVEY
- 30.80 EXISTING ELEVATION (SITE CONCRETE (U.N.O.))
- 0.22 PROPOSED ELEVATION (SITE CONCRETE (U.N.O.))
- 0.22 DIRECTION OF SLOPE W/ SLOPE NOTED
- 0.22 RADIUS - NOTED IN DECIMAL FEET
- 0.22 GRADE BREAK
- 0.22 STORM DRAIN
- 0.22 FIRE HYDRANT
- 0.22 IRRIGATION HYDRANT
- 0.22 UTILITY CLEAN OUT
- 0.22 POWER POLE
- 0.22 LIGHT STANDARDS - SEE ELECTRICAL DRAWINGS
- 0.22 MANHOLE
- 0.22 STORM DRAIN CATCH BASIN
- 0.22 EXISTING CHAIN LINK FENCE
- 0.22 NATURAL SOIL
- 0.22 TOP OF CURB
- 0.22 FL FLOW LINE
- 0.22 TB TOP OF BENCH
- 0.22 TP TOP OF PLANTER
- 0.22 PB POLE BASE
- 0.22 D DRAIN
- 0.22 REMOVE EXISTING PAVING AND REPLACE WITH 8" CONCRETE PAVING
- 0.22 REMOVE EXISTING AC PAVING AND REPLACE WITH 4" AC PAVING AT DESIGN ELEVATIONS. PROVIDE ADDITIONAL CLASS II BASE OR REGRADE EXISTING CLASS II BASE AS REQUIRED. PROVIDE SEAL COAT (I) COAT.
- 0.22 GRIND AND OVERLAY 1" AC PAVING. PROVIDE SEAL COAT, (I) COAT.
- 0.22 CRACK SEAL AND PROVIDE SEAL COAT ENTIRE AREA AS SPECIFIED.

NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF STUDY/CMU (U.N.O.).
- 2. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DRAINAGE OF SITE. CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO CONSTRUCTION. ANY SITE CONCRETE WHICH WILL NOT PROPERLY DRAIN.
- 3. ALL CONTROL JOINTS TO BE SAW CUT.
- 4. MAXIMUM CROSS SLOPE AT ALL ACCESSIBLE PATHS OF TRAVEL IS 2%.
- 5. CONTRACTOR SHALL REPLACE ANY WHEEL STOPS THAT BREAK DURING THE REMOVAL PROCESS.
- 6. CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNAGE.

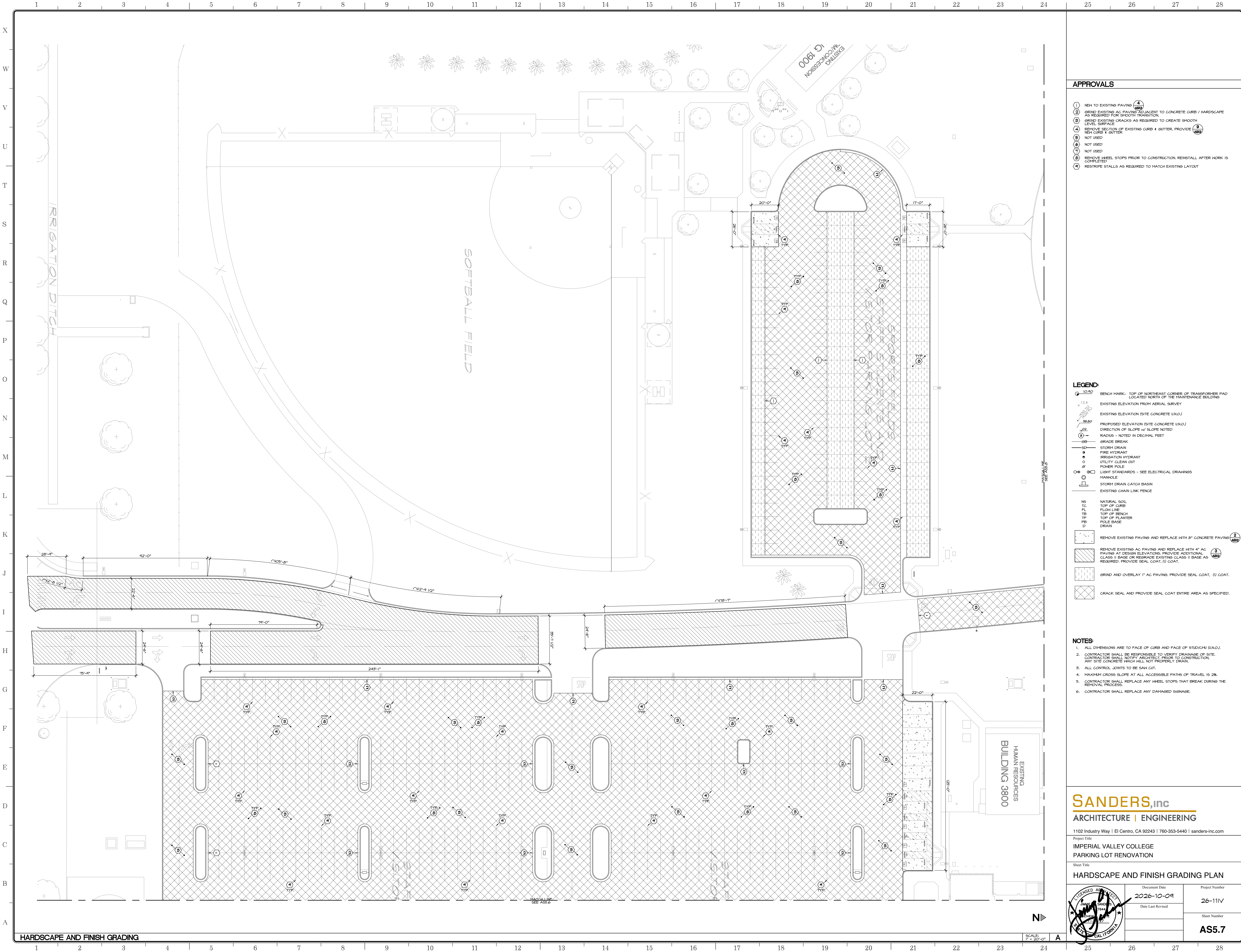
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Project Title
**IMPERIAL VALLEY COLLEGE
PARKING LOT RENOVATION**

Sheet Title
HARDSCAPE AND FINISH GRADING PLAN

	Document Date 2026-10-09	Project Number 26-111V
	Date Last Revised	Sheet Number AS5.6



APPROVALS

- 1 NEW TO EXISTING PAVING (4) AS5.7
- 2 GRIND EXISTING AC PAVING ADJACENT TO CONCRETE CURB / HARDSCAPE AS REQUIRED FOR SMOOTH TRANSITION.
- 3 GRIND EXISTING CRACKS AS REQUIRED TO CREATE SMOOTH LEVEL SURFACE
- 4 REMOVE SECTION OF EXISTING CURB & GUTTER. PROVIDE (9) AS5.7 NEW CURB & GUTTER
- 5 NOT USED
- 6 NOT USED
- 7 NOT USED
- 8 REMOVE WHEEL STOPS PRIOR TO CONSTRUCTION. REINSTALL AFTER WORK IS COMPLETED
- 9 RESTRIPE STALLS AS REQUIRED TO MATCH EXISTING LAYOUT

LEGEND:

- 10.80 BENCH MARK: TOP OF NORTHEAST CORNER OF TRANSFORMER PAD LOCATED NORTH OF THE MAINTENANCE BUILDING
- 13.4 EXISTING ELEVATION FROM AERIAL SURVEY
- 38.80 EXISTING ELEVATION (SITE CONCRETE UNO.)
- 38.80 PROPOSED ELEVATION (SITE CONCRETE UNO.)
- 0.02 DIRECTION OF SLOPE W/ SLOPE NOTED
- 0.02 RADIUS - NOTED IN DECIMAL FEET
- 0.02 GRADE BREAK
- SD STORM DRAIN
- 9 FIRE HYDRANT
- 0 UTILITY CLEAN OUT
- 0 POWER POLE
- 0 LIGHT STANDARDS - SEE ELECTRICAL DRAWINGS
- 0 MANHOLE
- 0 STORM DRAIN CATCH BASIN
- 0 EXISTING CHAIN LINK FENCE
- NS NATURAL SOIL
- TC TOP OF CURB
- FL FLOW LINE
- TB TOP OF BENCH
- TP TOP OF PLANTER
- PB POLE BASE
- D DRAIN
- REMOVE EXISTING PAVING AND REPLACE WITH 6" CONCRETE PAVING (4) AS5.7
- REMOVE EXISTING AC PAVING AND REPLACE WITH 4" AC PAVING AT DESIGN ELEVATIONS. PROVIDE ADDITIONAL CLASS II BASE OR REGRADE EXISTING CLASS II BASE AS REQUIRED. PROVIDE SEAL COAT (U) COAT.
- GRIND AND OVERLAY 1" AC PAVING. PROVIDE SEAL COAT, (U) COAT.
- CRACK SEAL AND PROVIDE SEAL COAT ENTIRE AREA AS SPECIFIED.

NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF STUDY/CMU (UNO.).
- 2. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DRAINAGE OF SITE. CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO CONSTRUCTION, ANY SITE CONCRETE WHICH WILL NOT PROPERLY DRAIN.
- 3. ALL CONTROL JOINTS TO BE SAW CUT.
- 4. MAXIMUM CROSS SLOPE AT ALL ACCESSIBLE PATHS OF TRAVEL IS 2%.
- 5. CONTRACTOR SHALL REPLACE ANY WHEEL STOPS THAT BREAK DURING THE REMOVAL PROCESS.
- 6. CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNAGE.

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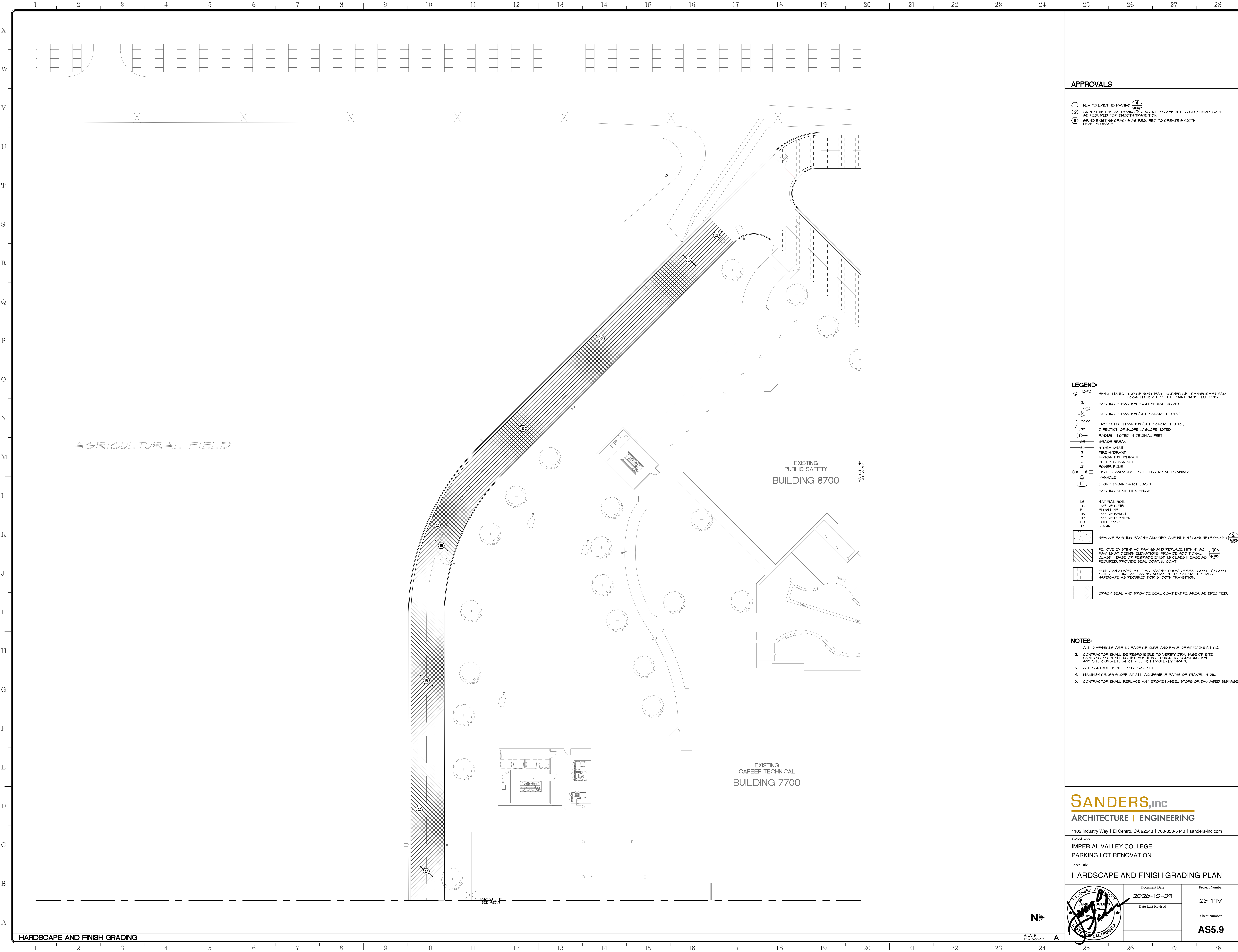
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Project Title:
**IMPERIAL VALLEY COLLEGE
PARKING LOT RENOVATION**

Sheet Title:
HARDSCAPE AND FINISH GRADING PLAN

	Document Date 2026-10-09	Project Number 26-111V
	Date Last Revised	Sheet Number AS5.7





APPROVALS

- 1 NEW TO EXISTING PAVING
- 2 GRIND EXISTING AC PAVING ADJACENT TO CONCRETE CURB / HARDSCAPE AS REQUIRED FOR SMOOTH TRANSITION
- 3 GRIND EXISTING GRASS AS REQUIRED TO CREATE SMOOTH LEVEL SURFACE
- 4

LEGEND:

- 10.00 BENCH MARK: TOP OF NORTHEAST CORNER OF TRANSFORMER PAD LOCATED NORTH OF THE MAINTENANCE BUILDING
- 13.4 EXISTING ELEVATION FROM AERIAL SURVEY
- 30.00 EXISTING ELEVATION (SITE CONCRETE U.N.O.)
- 22.00 PROPOSED ELEVATION (SITE CONCRETE U.N.O.)
- 0.02 DIRECTION OF SLOPE W/ SLOPE NOTED
- 0.02 RADIUS - NOTED IN DECIMAL FEET
- 60.00 GRADE BREAK
- 50.00 STORM DRAIN
- 0.00 FIRE HYDRANT
- 0.00 IRRIGATION HYDRANT
- 0.00 UTILITY CLEAN OUT
- 0.00 POWER POLE
- 0.00 LIGHT STANDARDS - SEE ELECTRICAL DRAWINGS
- 0.00 MANHOLE
- 0.00 STORM DRAIN CATCH BASIN
- 0.00 EXISTING CHAIN LINK FENCE
- NS NATURAL SOIL
- TC TOP OF CURB
- FL FLOW LINE
- TB TOP OF BENCH
- TP TOP OF PLANTER
- PB POLE BASE
- D DRAIN
- 1.00 REMOVE EXISTING PAVING AND REPLACE WITH 6" CONCRETE PAVING
- 1.00 REMOVE EXISTING AC PAVING AND REPLACE WITH 4" AC PAVING AT DESIGN ELEVATIONS. PROVIDE ADDITIONAL CLASS II BASE OR REGRADE EXISTING CLASS II BASE AS REQUIRED. PROVIDE SEAL COAT. (I) COAT.
- 1.00 GRIND AND OVERLAY 1" AC PAVING. PROVIDE SEAL COAT. (I) COAT. GRIND EXISTING AC PAVING ADJACENT TO CONCRETE CURB / HARDSCAPE AS REQUIRED FOR SMOOTH TRANSITION.
- 1.00 CRACK SEAL AND PROVIDE SEAL COAT ENTIRE AREA AS SPECIFIED.

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF STUDY/CMU (U.N.O.).
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DRAINAGE OF SITE. CONTRACTOR SHALL NOTIFY ARCHITECT, PRIOR TO CONSTRUCTION, ANY SITE CONCRETE WHICH WILL NOT PROPERLY DRAIN.
- ALL CONTROL JOINTS TO BE SAW CUT.
- MAXIMUM CROSS SLOPE AT ALL ACCESSIBLE PATHS OF TRAVEL IS 2%.
- CONTRACTOR SHALL REPLACE ANY BROKEN WHEEL STOPS OR DAMAGED SIGNAGE.

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Project Title
IMPERIAL VALLEY COLLEGE
PARKING LOT RENOVATION

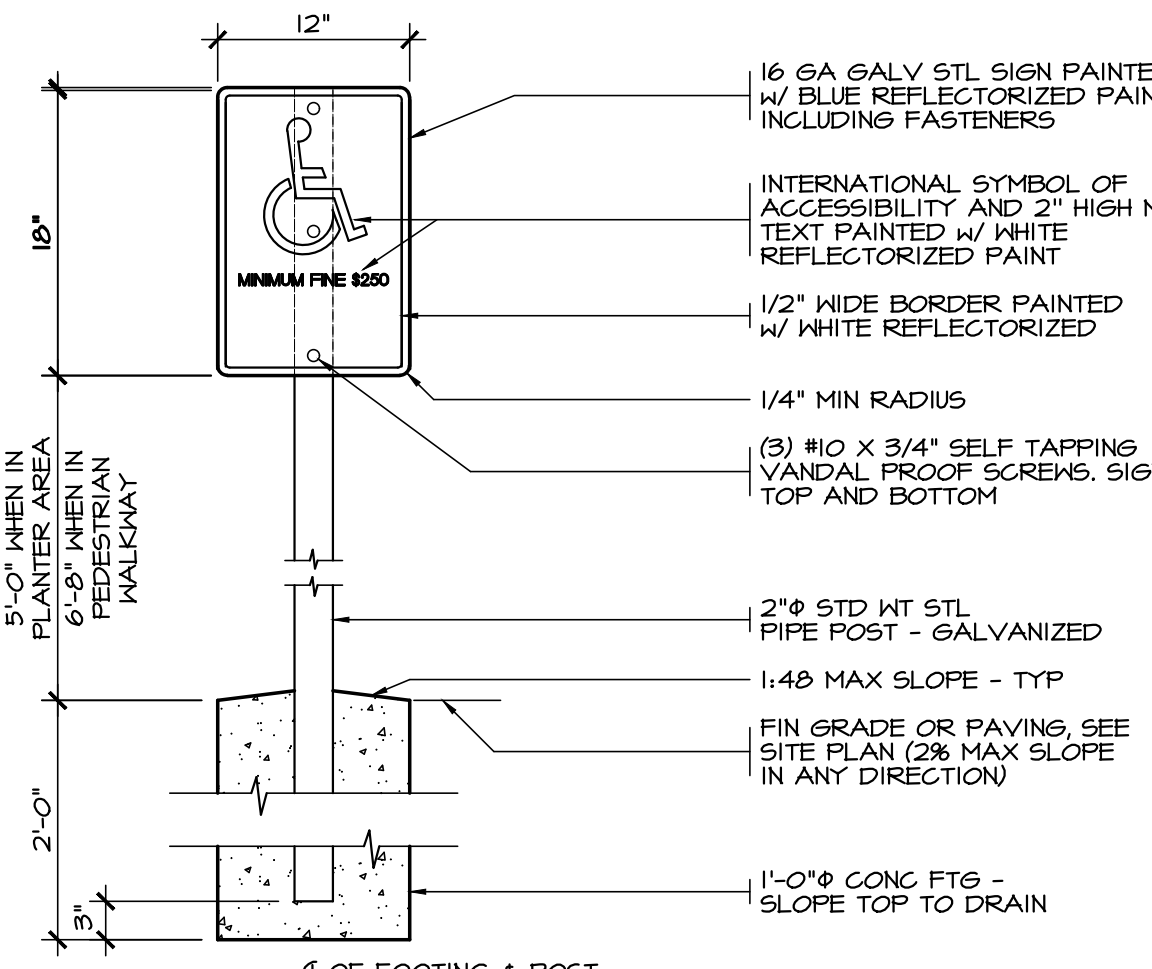
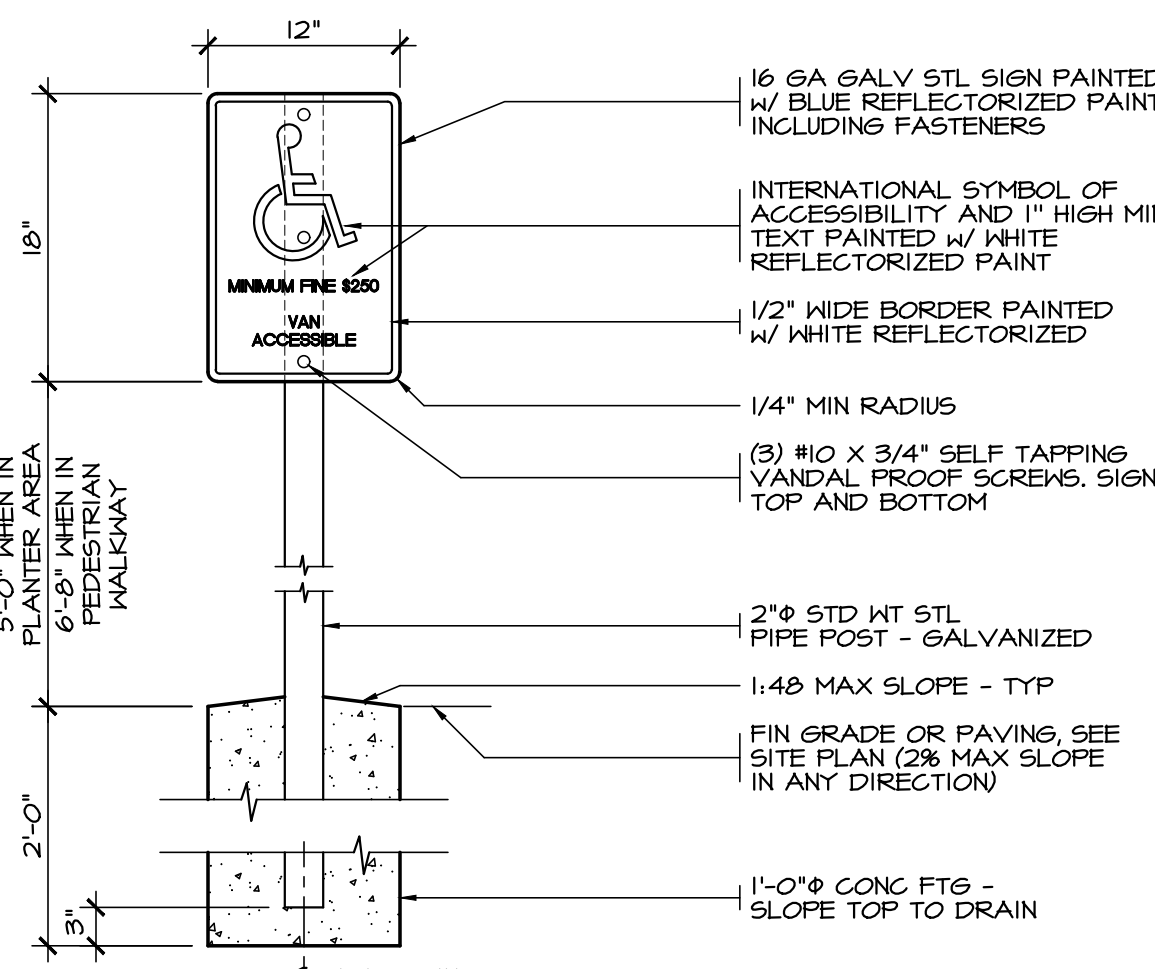
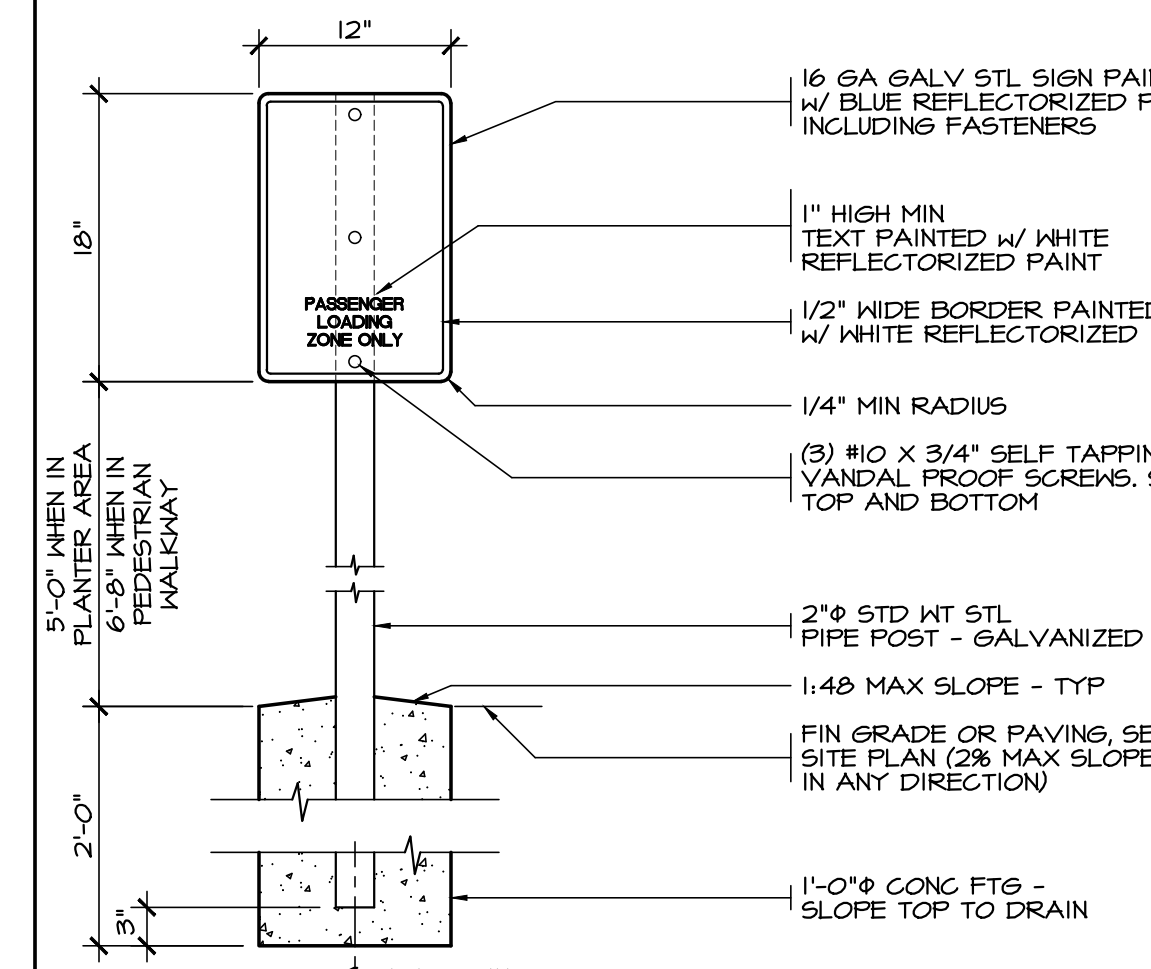
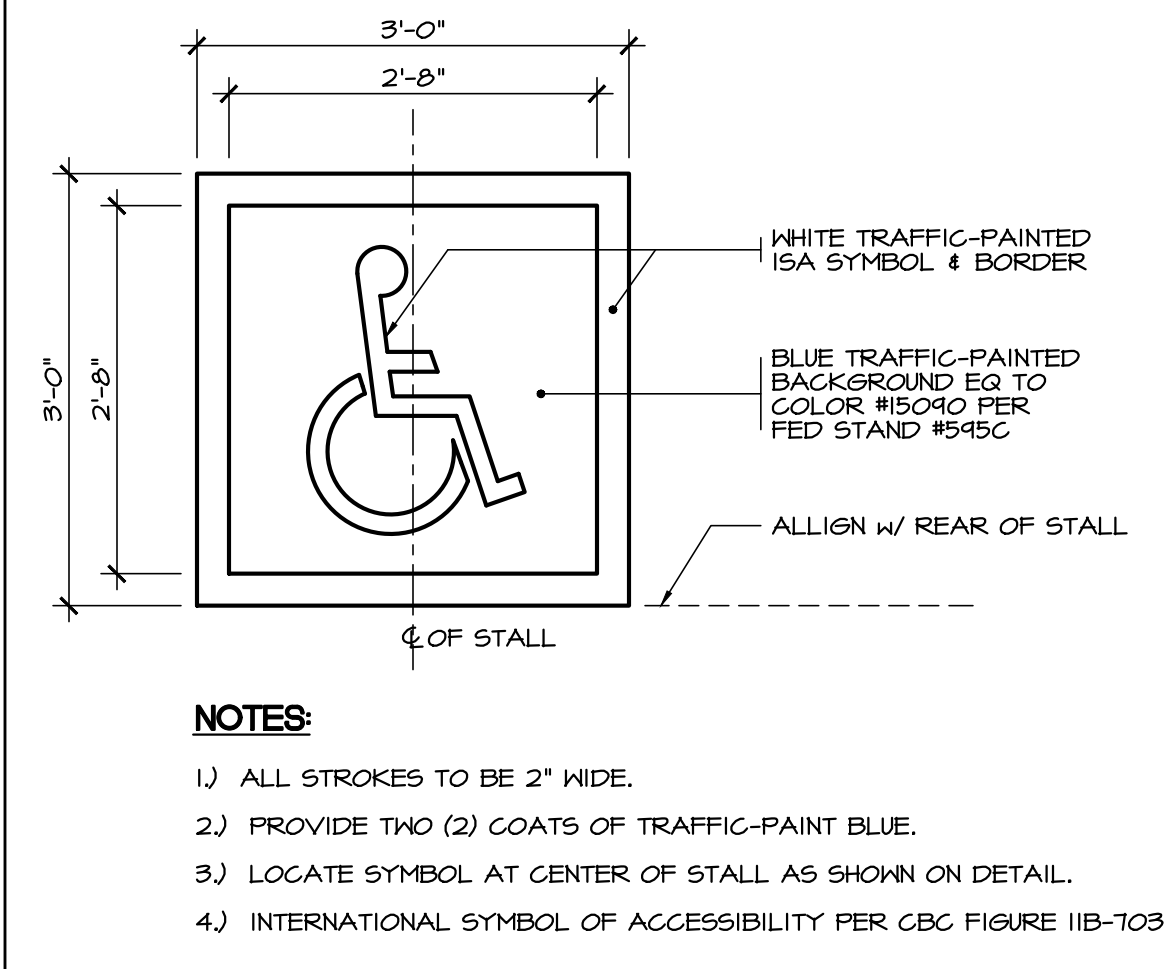
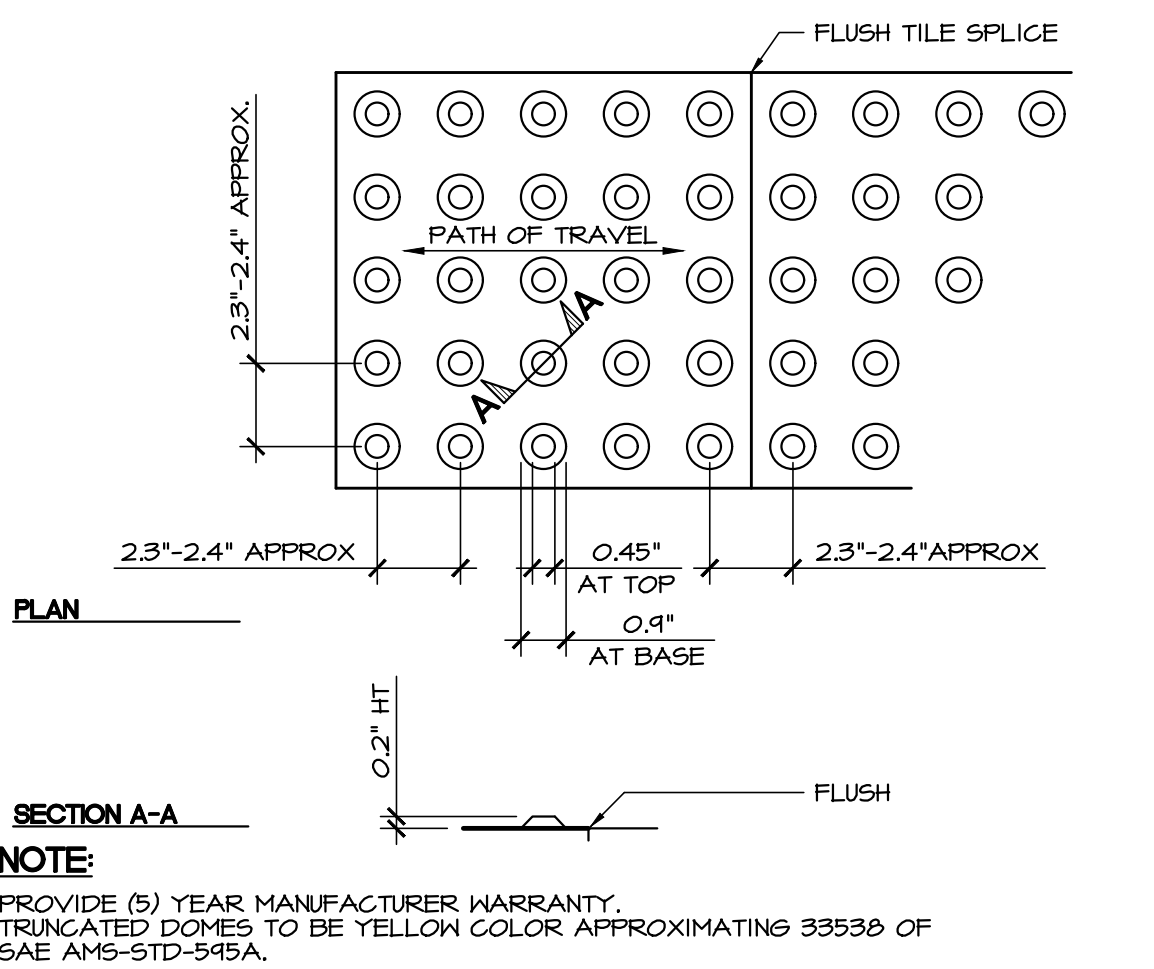
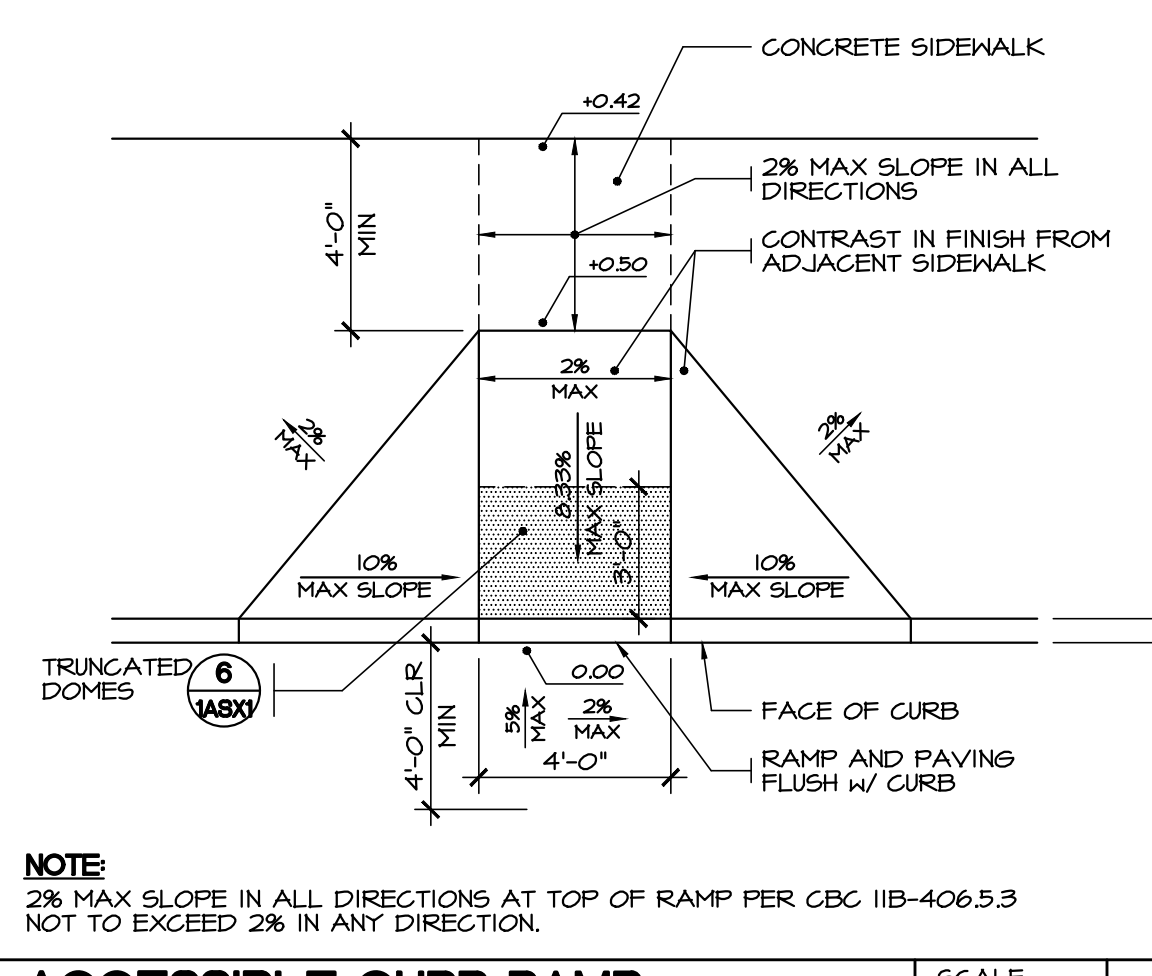
Sheet Title
HARDSCAPE AND FINISH GRADING PLAN

	Document Date 2026-10-09	Project Number 26-111V
	Date Last Revised	Sheet Number AS5.9



SCALE: 1" = 20'-0"

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W	 16 GA GALV STL SIGN PAINTED w/ BLUE REFLECTORIZED PAINT INCLUDING FASTENERS INTERNATIONAL SYMBOL OF ACCESSIBILITY AND 2" HIGH MIN TEXT PAINTED w/ WHITE REFLECTORIZED PAINT 1/2" WIDE BORDER PAINTED w/ WHITE REFLECTORIZED 1/4" MIN RADIUS (3) #10 X 3/4" SELF TAPPING VANDAL PROOF SCREWS, SIGN TOP AND BOTTOM 2"x8 STD HT STL PIPE POST - GALVANIZED 1:40 MAX SLOPE - TYP FIN GRADE OR PAVING, SEE SITE PLAN (2% MAX SLOPE IN ANY DIRECTION) 1'-0"x8 CONC FTG - SLOPE TOP TO DRAIN CL OF FOOTING & POST				 16 GA GALV STL SIGN PAINTED w/ BLUE REFLECTORIZED PAINT INCLUDING FASTENERS INTERNATIONAL SYMBOL OF ACCESSIBILITY AND 1" HIGH MIN TEXT PAINTED w/ WHITE REFLECTORIZED PAINT 1/2" WIDE BORDER PAINTED w/ WHITE REFLECTORIZED 1/4" MIN RADIUS (3) #10 X 3/4" SELF TAPPING VANDAL PROOF SCREWS, SIGN TOP AND BOTTOM 2"x8 STD HT STL PIPE POST - GALVANIZED 1:40 MAX SLOPE - TYP FIN GRADE OR PAVING, SEE SITE PLAN (2% MAX SLOPE IN ANY DIRECTION) 1'-0"x8 CONC FTG - SLOPE TOP TO DRAIN CL OF FOOTING & POST				UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT THE CITY OF IMPERIAL POLICE DEPARTMENT (607-392-5321) OR BY TELEPHONING THE CITY OF IMPERIAL POLICE DEPARTMENT (607-392-5321). NOTE: ALL LETTERING TO BE PERMANENT FABRICATION OF SIGN THIS SIGN SHALL READ AS PER CBC (IB-502.5.2) w/ 1" HIGH MIN LETTERS 16 GA GALV STL SIGN PAINTED w/ BLUE REFLECTORIZED PAINT INCLUDING FASTENERS (3) #10 X 3/4" SELF TAPPING VANDAL PROOF SCREWS, SIGN TOP AND BOTTOM 1/4" MIN RADIUS 2"x8 STD HT STL PIPE POST - GALVANIZED 1:40 MAX SLOPE - TYP FIN GRADE OR PAVING, SEE SITE PLAN (2% MAX SLOPE IN ANY DIRECTION) 1'-0"x8 CONC FTG - SLOPE TOP TO DRAIN CL OF FOOTING & POST				 16 GA GALV STL SIGN PAINTED w/ BLUE REFLECTORIZED PAINT INCLUDING FASTENERS 1" HIGH MIN TEXT PAINTED w/ WHITE REFLECTORIZED PAINT 1/2" WIDE BORDER PAINTED w/ WHITE REFLECTORIZED 1/4" MIN RADIUS (3) #10 X 3/4" SELF TAPPING VANDAL PROOF SCREWS, SIGN TOP AND BOTTOM 2"x8 STD HT STL PIPE POST - GALVANIZED 1:40 MAX SLOPE - TYP FIN GRADE OR PAVING, SEE SITE PLAN (2% MAX SLOPE IN ANY DIRECTION) 1'-0"x8 CONC FTG - SLOPE TOP TO DRAIN CL OF FOOTING & POST				 3'-0" 2'-8" 1" HIGH MIN TEXT PAINTED w/ WHITE REFLECTORIZED PAINT 1/2" WIDE BORDER PAINTED w/ WHITE REFLECTORIZED 1/4" MIN RADIUS (3) #10 X 3/4" SELF TAPPING VANDAL PROOF SCREWS, SIGN TOP AND BOTTOM 2"x8 STD HT STL PIPE POST - GALVANIZED 1:40 MAX SLOPE - TYP FIN GRADE OR PAVING, SEE SITE PLAN (2% MAX SLOPE IN ANY DIRECTION) 1'-0"x8 CONC FTG - SLOPE TOP TO DRAIN CL OF STALL ALLIGN w/ REAR OF STALL NOTES: 1) ALL STROKES TO BE 2" WIDE. 2) PROVIDE TWO (2) COATS OF TRAFFIC-PAINT BLUE. 3) LOCATE SYMBOL AT CENTER OF STALL AS SHOWN ON DETAIL. 4) INTERNATIONAL SYMBOL OF ACCESSIBILITY PER CBC FIGURE (IB-103.1.2)				 FLUSH TILE SPLICE 2.3"-2.4" APPROX 0.45" AT TOP 0.4" AT BASE 0.2" HT FLUSH SECTION A-A NOTE: PROVIDE (3) YEAR MANUFACTURER WARRANTY. TRUNCATED DOMES TO BE YELLOW COLOR APPROXIMATING 39530 OF SAE AMS-STD-595A.							
V	STANDARD PARKING SIGN				VAN PARKING SIGN				TOW-AWAY SIGN				ACCESSIBLE LOADING ZONE				INTL SYMBOL OF ACCESSIBILITY				TRUNCATED DOMES				APPROVALS			
U	SCALE: 1" = 1'-0"				SCALE: 1" = 1'-0"				SCALE: 1" = 1'-0"				SCALE: 1" = 1'-0"				SCALE: 3/4" = 1'-0"				SCALE: 1/4" = 1'-0"							
T	1				2				3				4				5				6							
S	 CONCRETE SIDEWALK 2% MAX SLOPE IN ALL DIRECTIONS CONTRAST IN FINISH FROM ADJACENT SIDEWALK 2% MAX SLOPE 10% MAX SLOPE TRUNCATED DOMES 4'-0" CL 4'-0" MIN 4'-0" MAX FACE OF CURB RAMP AND PAVING FLUSH w/ CURB NOTE: 2% MAX SLOPE IN ALL DIRECTIONS AT TOP OF RAMP PER CBC (IB-406.5.3) NOT TO EXCEED 2% IN ANY DIRECTION.																											
R	ACCESSIBLE CURB RAMP																											
Q	SCALE: 1/4" = 1'-0"																											
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IMPERIAL VALLEY COLLEGE
PARKING LOT RENOVATION

Sheet Title

SITE ACCESSIBILITY DETAILS

LICENSED ARCHITECT

JAMES A. SANDERS

NOVEMBER 2014

STATE OF CALIFORNIA

Document Date

2026-10-09

Date Last Revised

Project Number

26-111V

Sheet Number

ASX1

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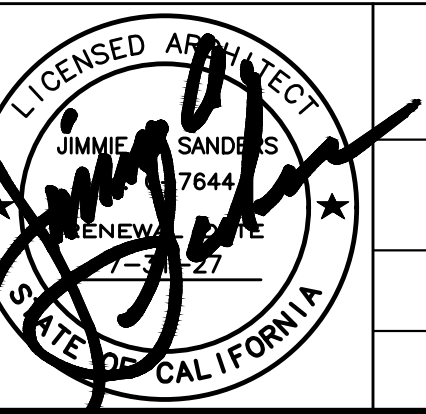
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