SYMBOLS

- PROPERTY LINE
- CENTER LINE
- MATCH LINE
- COLUMN GRID (1, A)
- EXTERIOR ELEVATION (1 / A1.01)
- SECTION (1 / A1.01)
- INTERIOR ELEVATION (A, B, C, D; 1 / A1.01)
- DETAIL REGION CALLOUT (SIM; 1 / A101)
- DOOR TAG (100A)
- WINDOW/STOREFRONT TAG (100A)
- MATERIAL TAG (MAT-1)
- EQ-EQUIPMENT/FN-FURNITURE/PL-PLUMBING/MW-MILLWORK TAG (EQ-1)
- KEYNOTE TAG (200)
- PARTITION TYPE TAG (3A)
- ALIGN TAG (ALIGN)
- CONTROL OR DATUM POINT (10'-0" A.F.F. GYP. CEILING, TYP.)
- REVISION AND DELTA (1)

DEFERRED SUBMITTALS

- FIRE PROTECTION SYSTEM
- FIRE ALARM SYSTEM
- ROOF TRUSS DESIGN

REFERENCED CODES

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE FOLLOWING INTERNATIONAL CODES, 2019 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24)
COMPLIANCE WITH CITY OF CAMERON PARK, EL DORADO COUNTY MUNICIPAL CODES.
CALGREEN CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11 OF TITLE 24
CBC CALIFORNIA BUILDING CODE (PART 2 OF TITLE 24)
2019 CALIFORNIA RESIDENTIAL CODE AND CALIFORNIA FIRE CODE.
CCR CALIFORNIA CODE OF REGULATIONS
CEBC CALIFORNIA EXISTING BUILDING CODE (PART 10 OF TITLE 24)
CEC CALIFORNIA ELECTRICAL CODE (PART 3 OF TITLE 24)
CEC CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24)
CEC CALIFORNIA ENERGY COMMISSION
CMC CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24)
CPC CALIFORNIA PLUMBING CODE (PART 5 OF TITLE 24)
CRSC CALIFORNIA REFERENCED STANDARDS CODE (PART 12 OF TITLE 24)
DPH IDENTIFIES CODE PROVISIONS BY THE DEPARTMENT OF PUBLIC HEALTH
IBC INTERNATIONAL BUILDING CODE
IFC INTERNATIONAL FIRE CODE
IEBC INTERNATIONAL EXISTING BUILDING CODE
IRC INTERNATIONAL RESIDENTIAL CODE
NEC NATIONAL ELECTRICAL CODE
NFPA NATIONAL FIRE PROTECTION ASSOCIATION

DRAWING INDEX

VICINITY MAP

PROJECT DESCRIPTION

NEW MULTI-FAMILY DWELLING. 14 UNITS 2 BED & 2 BATH SINGLE FAMILY TOWN HOUSES.

PROJECT INFORMATION

PROPERTY ADDRESS:
2580 COUNTRY CLUB DRIVE CAMERON PARK, CA 95628
LEGAL DESCRIPTION:
LOT 32, CAMERON PARK NORTH NO. 5
MAPS D- 93 EL DORADO COUNTY
ZONING CLASSIFICATION:
R-1-8 MULTI-FAMILY RESIDENTIAL ZONE
APN: 082-391-002
OCCUPANCY GROUP:
R-1 (SEC. 130.24.030)
CONSTRUCTION TYPE: TYPE V-B
REQUIRED SETBACKS/HEIGHT LIMITS:
FRONT YARD: 20'
MIN. SIDE YARD: 5'
MIN. REAR YARD: 10'
MAX. BUILDING HEIGHT: 50'
LOT SIZE: 24578 SF = 0.56 ACRES
TOTAL HABITABLE AREA: 16100 SF
FLOOR AREA RATIO (FAR):
16100/24578 X100 = 65.5%

PROJECT DIRECTORY

Owner: KASSIS DEVELOPMENT
2580 COUNTRY CLUB DRIVE CAMERON PARK, CA 95682
Tel: (916) 802- 6331

Architect: PIXELARCH, LTD., ARCHITECTURE AND CIVIL, STRUCTURAL & MECHANICAL ENGINEERING
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Project Name and Address:
KASSIS DEVELOPMENT
2580 COUNTRY CLUB DRIVE CAMERON PARK, CA 95682
EL DORADO COUNTY
APN: 082-391-002

Seal:

Revision Notes:

Date	Description

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COVER SHEET

Scale:

Date: JAN. 19, 2023

Page No. :

GENERAL NOTES

THIS IS STANDARD LEGEND & NOTES COLUMN. SOME OF THE ITEMS AND/OR NOTES MAY NOT BE APPLICABLE TO THIS SPACE. COORDINATE WITH MECHANICAL, ELECTRICAL & HVAC DRAWINGS AND REQUIREMENTS WITH CONDITIONS SHOWN ON THE ARCHITECTURAL DRAWING.

A. GENERAL

1. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A.I.A. STANDARD FORM A201 - CURRENT EDITION, ARE HEREBY INCORPORATED INTO THIS DOCUMENT EXCEPT AS SPECIFICALLY MODIFIED BELOW.

2. THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. SCHEDULING OF APPROVALS AND INSPECTIONS BY AUTHORITIES HAVING JURISDICTION (A.H.J.) OVER THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.

3. THE CONTRACT DOCUMENTS CONVEY DESIGN INTENT AND THE GENERAL TYPE OF CONSTRUCTION DESIRED ARE INTENDED TO APPLY TO THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

4. ANY ITEMS NOTED "BY OWNER" OR AS BEING PROVIDED BY OWNER IN THESE CONTRACT DOCUMENTS SHALL BE PROVIDED BY THE OWNER OR HIS VENDORS AND INSTALLED BY THE GENERAL CONTRACTOR OR HIS FORCES UNLESS EXPRESSLY NOTED AS BEING INSTALLED "BY OWNER" - REFER TO THE RESPONSIBILITY SCHEDULE FOR MORE INFORMATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL ACCESSORY MATERIALS REQUIRED TO INSTALL SUCH ITEMS AND MAKE FINAL CONNECTIONS.

5. PRIOR TO SUBMITTING A PROPOSAL OR COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VISIT THE PROJECT SITE TO COMPARE THE SCOPE OF WORK SHOWN ON THE DRAWINGS AND OTHER CONTRACT DOCUMENTS WITH EXISTING CONDITIONS. PROMPTLY REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES OR OTHER DETRIMENTAL CONDITIONS TO THE ARCHITECT. IF THE CONTRACTOR FAILS TO PERFORM THIS OBLIGATION, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS AND DAMAGES ASSOCIATED WITH ACTIONS REQUIRED TO CORRECT UNREPORTED CONDITIONS THAT OTHERWISE COULD HAVE BEEN AVOIDED.

6. IN THE EVENT THAT DISCREPANCIES ARE FOUND BETWEEN DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST A CLARIFICATION FROM THE ARCHITECT IN WRITING. THE ARCHITECT'S RESPONSE TO THE CONTRACTOR'S REQUEST FOR INFORMATION SHALL NOT BE CAUSE FOR A CHANGE IN THE CONTRACT AMOUNT UNLESS IT IS AGREED THAT THE ORIGINAL SCOPE OF WORK HAS BEEN ALTERED BY THE RESPONSE.

7. ALL CONSULTANT DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE CONSULTANTS WORK AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECTS ATTENTION FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS EXPENSE AND AT NO EXPENSE TO THE ARCHITECT, HIS CONSULTANTS OR THE OWNER.

8. GENERAL CONTRACTOR WILL COORDINATE ALL WORK WITH THE LANDLORD AND PERFORM WORK TO MEET ALL REQUIREMENTS OF THE LEASE AGREEMENT. CONTRACTORS WORK IS SUBJECT TO INSPECTION BY THE LANDLORD FOR COMPLIANCE WITH THE TERMS OF THE LEASE AGREEMENT.

9. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF WORK, SCHEDULE OF VALUES, AND INSURANCE CERTIFICATE. THIS SCHEDULE SHALL INDICATE ORDERING LEAD TIMES, A BEGINNING AND END DATE FOR EACH PHASE AND A PROJECTED COMPLETION DATE FOR THE ENTIRE PROJECT.

10. THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK EFFORTS FOR ALL ENGINEERS, SUBCONTRACTORS, CRAFTSMEN AND TRADESMEN REQUIRED TO COMPLETE THE JOB AND SHALL BE RESPONSIBLE FOR PROVIDING THEM WITH FULL SETS OF CURRENT DRAWINGS, ADDENDUM, AND OTHER SUPPLEMENTAL INFORMATION PERTINENT TO THE COMPLETION OF THE WORK.

11. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE AND ABOVE THE CEILINGS (INCLUDING BUT NOT LIMITED TO, STRUCTURAL MEMBERS, CONDUITS, RACEWAYS, LIGHT FIXTURES, CEILING SYSTEM AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE.

12. THE CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING AND ELECTRICAL SERVICE FOR TRADES.

13. UNLESS OTHERWISE STIPULATED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, STORAGE AND PAYMENT OF ALL LABOR, MATERIALS, TAXES, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION AND OTHER FACILITIES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK WHETHER OR NOT IT IS SPECIFICALLY CALLED OUT OR DETAILED ON THE DRAWINGS.

14. THE CONTRACTOR WARRANTS TO THE OWNER THAT MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT WILL MEET INDUSTRY STANDARDS AND BE NEW AND OF GOOD QUALITY UNLESS OTHERWISE PERMITTED BY THE CONTRACT DOCUMENTS. THE WORK WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, FREE FROM DEFECTS AND WILL BE COMPLETED IN A NEAT AND WORKMANLIKE MANNER ACCEPTABLE TO THE OWNER.

15. THE CONTRACTOR SHALL PROMPTLY CORRECT IN A PROFESSIONAL MANNER, AT NO COST TO THE OWNER AND WITHOUT CHANGE IN CONTRACT TIME, ALL NON-CONFORMING OR DEFECTIVE WORK AND DAMAGES CAUSED BY HIS WORK OR WORKMEN WHETHER DISCOVERED BEFORE OR AFTER SUBSTANTIAL COMPLETION.

16. THE CONTRACTOR SHALL INSPECT ALL EQUIPMENT AND SYSTEMS FOR PROPER OPERATIONS UPON SUBSTANTIAL COMPLETION OF PROJECT.

17. THE CONTRACTOR SHALL THOROUGHLY CLEAN THE ENTIRE PROJECT SITE AND ADJACENT AFFECTED SPACES TO THE SATISFACTION OF THE OWNER.

18. THE GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING REPORTS AND GUARANTEES TO THE OWNER OR OWNER'S REPRESENTATIVE:
   A. ELECTRICAL INSPECTOR'S CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS.
   B. PLUMBING INSPECTOR'S CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS
   C. FIRE MARSHALL'S CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS.
   D. BUILDING INSPECTOR'S CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS.
   E. HEALTH DEPARTMENT CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS.
   F. A.H.J. CERTIFICATE OF OCCUPANCY.

B. DRAWING CONVENTIONS

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DRAWINGS. NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN DRAWING DIMENSIONS AND FIELD CONDITIONS.

2. PLAN DIMENSIONS ARE GIVEN TO FACE OF STUDS OR FACE OF EXISTING WALL OR FACE OF NEW FIRE-RATED WALL UNLESS OTHERWISE NOTED.

3. PARTITION THICKNESS IS DERIVED FROM DESCRIPTION OF THE PARTITION CONSTRUCTION AND/OR DESIGNATED DETAIL

4. PARTITIONS THAT INTERSECT INTERIOR OR EXTERIOR GLAZED WALLS ARE TO CENTER ON MULLIONS AND PERPENDICULAR TO EXTERIOR WALL UNLESS DETAILED OTHERWISE.

5. UNLESS OTHERWISE NOTED, PARTITIONS AND OTHER ELEMENTS ON THE DRAWING THAT ARE DRAWN AT AN OBLIQUE ANGLE ARE TO BE CONSTRUCTED AT A 45-DEGREE ANGLE TO THE MAIN GRID.

6. WALLS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BUILDING STRUCTURE UNLESS OTHERWISE NOTED.

7. UNLESS DIMENSIONED OTHERWISE, DEPTH OF FURRING ON COLUMNS AND OTHER ELEMENTS IS TO BE HELD TO THE MINIMUM THICKNESS REQUIRED TO CONCEAL MECHANICAL, PLUMBING OR ELECTRICAL COMPONENTS.

8. UNLESS OTHERWISE INDICATED, POSITION DOOR JAMBS 4" OFF THE FACE OF ADJACENT INTERSECTING PARTITIONS OR CENTER ON PARTITION.

9. OUTLETS THAT OCCUR ON OPPOSITE SIDES OF THE SAME PARTITION ARE TO BE STAGGERED HORIZONTALLY A MINIMUM OF 12" TO MINIMIZE SOUND TRANSMISSION.

C. DEMOLITION, CUTTING, AND PATCHING

1. THE CONTRACTOR SHALL INSPECT THE SITE AND CALL ATTENTION TO ENVIRONMENTAL HAZARDS WITH LANDLORD. SAID HAZARDS ARE TO BE REMOVED AT THE LANDLORD'S EXPENSE. REMOVAL SHALL ADHERE TO THE ENVIRONMENTAL PROTECTION AGENCY'S GUIDELINES.

2. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION, CUTTING AND PATCHING REQUIRED TO FACILITATE COMPLETION OF THE WORK.

3. PRIOR TO STARTING WORK, ERECT TEMPORARY BARRIERS AROUND THE PERIMETER OF THE PROJECT AND BASE BUILDING TOILET FACILITIES TO PREVENT THE SPREAD OF DUST AND OTHER CONTAMINANTS TO ADJACENT AREAS OF THE BUILDING. MAINTAIN DUST PROOF AND SOUND BARRIERS THROUGHOUT THE COURSE OF CONSTRUCTION OR UNTIL NO LONGER REQUIRED. REMOVE BARRIERS AND REPAIR ANY DAMAGE CAUSED BY THEIR INSTALLATION TO MATCH ADJACENT SURFACES.

4. UNLESS NOTED OTHERWISE, ALL DEMOLISHED DEBRIS, MATERIAL, EQUIPMENT AND FIXTURES BECOME THE PROPERTY OF THE CONTRACTOR WHO IS RESPONSIBLE FOR ITS SAFE REMOVAL FROM THE SITE. DISPOSAL OF DEMOLISHED MATERIAL SHALL BE IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION. COORDINATE WITH LANDLORD.

5. PATCH ALL EXISTING OR NEWLY DAMAGED AREAS TO MATCH ADJACENT SURFACES IN QUALITY, TEXTURE AND COLOR.

6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL TRENCHING AND UNDER GROUND WORK WITH SUBCONTRACTORS.

D. GENERAL CONSTRUCTION

1. CONTRACTOR SHALL VERIFY ALL GRID LINE COORDINATES AND CHECK THEM AGAINST DIMENSIONS SHOWN ON PLANS AND DETAILS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY DURING STAKING.

2. ALL LANDSCAPE MATERIALS DISPLACED OR DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION.

3. THE CONTRACTOR SHALL FIRMLY ANCHOR PARTITIONS PER JURISDICTION AND INDUSTRY STANDARDS AND USE METAL TRIM ACCESSORIES AT EXPOSED CORNERS, EDGES AND ENDS IN PLASTER AND DRYWALL PARTITIONS.

4. PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING FOR ALL WALL MOUNTED PLUMBING FIXTURES, TOILET ACCESSORIES, CABINETS, AND TABLES.

5. ALL CONCEALED PLYWOOD, WOOD BLOCKING, AND WOOD STUD/JOIST FRAMING SHALL MEET U.L. FIRE RETARDANT TREATED REQUIREMENTS.

6. ALL MATERIALS USED IN UNFINISHED ATTIC SPACE SHALL BE NON-COMBUSTIBLE. ANY WOOD SHALL BE FIRE RETARDANT TREATED.

7. DO NOT PUNCH OR USE METAL DECK TO SUPPORT SUSPENDED CEILING. SUSPENDED METAL FRAMING-CEILING AND METAL STUD PARTITION FRAMING SHALL BE SUPPORTED FROM STRUCTURAL STEEL ROOF FRAME.

8. ALL ROOF PENETRATIONS SHALL BE CUT, FLASHED AND SEALED BY THE LANDLORD'S ROOFING CONTRACTOR IN ORDER TO MAINTAIN THE ROOF SYSTEM INTEGRITY AND WARRANTY.

9. THE CONTRACTOR SHALL PROVIDE ACCESS PANELS REQUIRED FOR MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS PER LOCAL BUILDING CODES. LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.

10. CEILING FRAMING IN THE FIELD SHALL BE SQUARE, LEVEL AND PERFECTLY ALIGNED WITH EACH OTHER AND WITH THE RECESSED LIGHT FIXTURES. ALL RECESSED FIXTURES SHALL BE SET FLUSH INTO CEILING.

11. NEW PIPE, CONDUIT AND DUCT PENETRATIONS OF FIRE RATED ASSEMBLIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AN UNDERWRITERS LABORATORY TESTED DESIGN.

12. WIRING AND CONDUIT IS TO BE CONCEALED IN BOTH NEW AND EXISTING PARTITIONS WITH ALL OUTLETS, SWITCHES AND SIMILAR DEVICES MOUNTED IN RECESSED JUNCTION BOXES WITH FLUSH COVER PLATES. SURFACE MOUNTED CONDUIT, WIREMOLD, OUTLETS, ETC. WILL NOT BE PERMITTED UNLESS OTHERWISE NOTED.

13. VERIFY EXACT DIMENSIONS OF ALL OWNER SUPPLIED EQUIPMENT, FEATURES AND FIXTURES TO ASSURE A PROPER FIT WHERE EQUIPMENT, FEATURES AND FIXTURES ARE SHOWN BUILT-IN TO NEW MILLWORK, UNDER COUNTER AND BETWEEN NEW AND EXISTING PARTITIONS.

14. COMMUNICATION, DATA, SECURITY AND SIMILAR SYSTEMS WILL BE PROVIDED AND INSTALLED BY THE OWNER UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER' AND PROVIDE CONDUIT, BOXES AND OTHER ROUGH-IN REQUIREMENTS TO FACILITATE FINAL WIRING INSTALLATION.

15. LOCKSETS SHALL BE "KEYED" IN ACCORDANCE WITH OWNER REQUIREMENTS. "KEYS" ARE TO BE DELIVERED TO OWNER PROPERLY TESTED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH LANDLORD.

16. PROVIDE STANDARD IDENTIFICATION PLATE WITH OWNER NAME AND SPACE DESIGNATION/ADDRESS AS SPECIFIED THROUGH A COMMON MANUFACTURER BY THE LANDLORD. IF NO LANDLORD STANDARD PROVIDED, PROVIDE A STANDARD 3" X 9" LAMINATED PLASTIC, DARK COOL GRAY COLORED FACE WITH WHITE LETTERING ROUTED INTO FACE. FASTENED TO OWNER REAR EXIT SERVICE DOOR ON THE ACCESS CORRIDOR FACE.

17. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL TILE LOCATIONS, PLASTIC PANEL LOCATIONS, MECHANICAL ROOM WALLS, AND AS NOTED ON DRAWINGS.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL V.O.C. REGULATIONS FOR MATERIALS USED IN CONSTRUCTION.

19. SPACES BEING SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF FLOORING, STONE, WOOD, OR OTHER MATERIAL. FINISHED FLOORS SHALL BE COVERED AFTER INSTALLATION FOR PROTECTION.

E. FIRE / LIFE SAFETY

1. ALL REQUIRED PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE BUILDINGS ARE OCCUPIED.

2. MAINTAIN THE FUNCTION AND INTEGRITY OF EXISTING FIRE, LIFE/SAFETY AND SECURITY SYSTEMS.

3. PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS

4. PROVIDE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS IN TYPE, NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.

5. DURING CONSTRUCTION THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN (75 FT.) FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR

F. REQUIRED APPROVALS AND SUBMITTALS

1. WHERE THE TERMS "OR EQUAL", "SIMILAR", OR OTHER GENERAL QUALIFYING TERMS ARE USED, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND MUST BE SUBMITTED FOR APPROVAL PRIOR TO PURCHASE OR USE.

2. THE CONTRACTOR SHALL HAVE (10) WORKING DAYS FROM AWARD OF THE CONTRACT TO SUBMIT SUBSTITUTIONS OF SPECIFIED PRODUCTS OR WORK FOR REVIEW BY ARCHITECT AND SHALL INCLUDE CUT SHEETS WITH SPECIFICATIONS AND REASONS FOR SUBSTITUTION. THE ARCHITECT SHALL RESPOND IN (10) WORKING DAYS FROM RECEIPT OF SUBMITTAL. NO SUBSTITUTIONS SHALL BE ACCEPTED AFTER THE INITIAL TIME LIMIT HAS EXPIRED.

3. THE CONTRACTOR SHALL REVIEW, SIGN, DATE AND SUBMIT A MINIMUM OF (3) SETS OF COMPLETE AND DETAILED SHOP DRAWINGS, FINISHES, FIXTURE AND EQUIPMENT CUT SHEETS TO ARCHITECT FOR REVIEW. THE ARCHITECT SHALL HAVE (10) WORKING DAYS TURNAROUND TIME FROM RECEIPT OF SUBMITTAL. ALL SHOP DRAWINGS AND CUT SHEETS SIGNED "REVIEWED" SHALL SUPERSEDE ORIGINAL DRAWINGS IN DESIGN APPEARANCE ONLY. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS.

4. IN THE EVENT THAT THE AFOREMENTIONED DRAWINGS, SPECIFICATIONS, ETC. ARE NOT SUBMITTED FOR REVIEW AND APPROVAL, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE REPLACEMENT, CORRECTION OR ACQUISITION OF PRODUCTS TO COMPLY WITH OWNER'S SPECIFICATION AND APPROVAL.

5. THE CONTRACTOR SHALL PROVIDE CHALK LINES ON THE SLAB OF PARTITIONS FOR APPROVAL PRIOR TO FRAMING AND SHALL NOTIFY ARCHITECT OF ANY DEVIATION FROM CONSTRUCTION DIMENSIONS OR CLEARANCES AS DESIGNATED ON THE DRAWINGS OR OF APPARENT CONSTRUCTION CONFLICTS.

6. UPON SUBSTANTIAL COMPLETION OF WORK, THE HVAC SYSTEM SHALL BE BALANCED BY A QUALIFIED ENGINEER AND A WRITTEN REPORT SHALL BE SUBMITTED TO THE OWNER.

7. UPON SUBMISSION OF THE "FINAL APPLICATION FOR PAYMENT", THE CONTRACTOR SHALL PROVIDE THE OWNER WITH (1) SET OF AS-BUILT DOCUMENTATION INCLUDING DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS, PRODUCT DATA, EQUIPMENT WARRANTIES AND MANUALS, FINISH SAMPLES AND OTHER REQUIRED SUBMITTALS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN WARRANTY COVERING ALL WORK PERFORMED UNDER THE CONTRACT. WARRANTY SHALL BE FOR A PERIOD OF ONE YEAR COMMENCING ON THE DATE OF SUBSTANTIAL COMPLETION AND SHALL BE INCLUDED WITH THIS SUBMITTAL.

8. THE CONTRACTOR SHALL SUPPLY LIEN WAIVERS RELATING TO ALL WORK WITH THE "FINAL APPLICATION FOR PAYMENT" TO BE REVIEWED FOR "FINAL CERTIFICATE OF PAYMENT".

G. CHANGES IN WORK

1. THE OWNER WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK - THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF TIME CAUSED THEREBY SHALL BE INDICATED ON THE CHANGE ORDER.

2. CLAIMS FOR ADDITIONAL WORK WILL BE SUBMITTED IN WRITING FOR REVIEW BY OWNER AND SHOULD INCLUDE A COMPLETE DESCRIPTION OF THE WORK, MATERIALS BEING USED, THE ROOM NUMBER OR AREA AFFECTED, AND THE AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED.

H. SITE CONSIDERATIONS

1. DEMOLITION WORK SHALL BE COORDINATED WITH THE LANDLORD TO MINIMIZE DISRUPTION AND INCONVENIENCE TO OTHER OWNERS IN OCCUPIED BUILDINGS. MAINTAIN SAFE MEANS OF ACCESS AND EGRESS TO OCCUPIED OWNER SPACES.

2. PROVIDE CONCRETE FLOOR SLAB THROUGHOUT "LEAVE-OUT" AREA IN BACK OF HOUSE - MATCH EXISTING FLOOR CONSTRUCTION; COORDINATE WITH LANDLORD.

3. MAINTAIN THE INTEGRITY OF RATED PARTITIONS AND OTHER FIRE RATED ASSEMBLIES. REPAIR OR REPLACE DAMAGED PORTIONS WITH NEW CONSTRUCTION TO MATCH EXISTING AND HAVE REPAIR WORK APPROVED BY THE BUILDING INSPECTOR.

4. THE GENERAL CONTRACTOR SHALL REVIEW THE OWNER'S SPACE WITH THE LANDLORD TO DETERMINE IF ANY ACCESS PANELS ARE LOCATED IN THE OWNER'S SPACE FOR THE LANDLORD'S AND/OR OTHER OWNER ELECTRICAL BOXES AND/OR VALVES. THE GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT AND THE OWNER OF ANY REQUIRED ACCESS PANEL LOCATIONS.

5. BUILDING MECHANICAL AND ELECTRICAL SERVICE SHUT DOWN REQUIRED FOR THIS WORK SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR A MINIMUM OF (72) HOURS IN ADVANCE OF THE SHUT DOWN. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM AUTHORITIES HAVING JURISDICTION PRIOR TO SHUT DOWN AND SHALL NOT OVERLY INCONVENIENCE BUILDING OCCUPANTS.

6. VERIFY EXISTING SPRINKLER DROP LOCATIONS (IF ANY). ADDITIONS, MODIFICATIONS OR RELOCATIONS OF THE EXISTING SPRINKLER SYSTEM ARE TO BE ALTERED IN TOTAL CONFORMANCE WITH LANDLORD'S CRITERIA AND SHALL BE SUBMITTED FOR PERMIT SEPARATELY. DRAWINGS SHALL BE SUBMITTED TO LANDLORD FOR REVIEW AND SUBMITTED SEPARATELY TO THE FIRE MARSHAL FOR PERMIT.

7. SPRINKLER HEADS AT STOREFRONT AND DISPLAY WINDOWS MUST BE FLUSH TYPE WITH COVER PLATES PAINTED TO MATCH THE ADJACENT CEILING COLOR. DINING AND KITCHEN MUST HAVE SEMI-RECESSED HEADS WITH ESCUTCHEON RINGS PAINTED TO MATCH THE ADJACENT CEILING COLOR.

8. WOOD CASEWORK SHALL CONFORM TO ARCHITECTURAL WOODWORK INSTITUTE (AWI) "PREMIUM GRADE" QUALITY STANDARDS AND SHALL BE "FLUSH OVERLAY" CONSTRUCTION UNLESS DETAILED OTHERWISE ON THE DRAWINGS.

9. PLASTIC LAMINATE CASEWORK SHALL CONFORM TO ARCHITECTURAL WOODWORK INSTITUTE (AWI) "CUSTOM GRADE" QUALITY STANDARDS AND SHALL BE "FLUSH OVERLAY" CONSTRUCTION UNLESS DETAILED OTHERWISE ON THE DRAWINGS.

10. CASEWORK SHALL BE SCRIBED TO WALL OR CEILING. CONTRACTOR SHALL COORDINATE WITH OTHER INVOLVED TRADES.

EGRESS NOTES

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54LUX).

3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011.2-1022.5.3)

6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.

7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.

8. "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" SIGN REQUIRED.

9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 - 1008.1.9.7

10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.

12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:;
   A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
   B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TOW OR MORE EXITS.;
   C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT_CANDLE (1 LUX) MEASURE ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CAN (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATION OF 40 TO 1 SHALL NOT BE EXCEEDED.

FIRE DEPARTMENT NOTES

1. "K" RATED PORTABLE FIRE EXTINGUISHER(S) SHALL BE PROVIDED FOR THE KITCHEN AREA IF EQUIPPED WITH A COMMERCIAL HOOD SYSTEM.

2. MINIMUM 2A 10B:C FIRE EXTINGUISHERS SHALL BE PROVIDED. TRAVEL DISTANCE TO ANY EXTINGUISHER SHALL NOT EXCEED 75 FEET FROM ANY PORTION OF THE BUILDING. EXTINGUISHER(S) SHALL BE HUNG NO HIGHER THAN 44 INCHES MEASURED FROM THE FLOOR TO THE TOP OF THE EXTINGUISHER.

3. PLANS FOR ANY AUTOMATIC SPRINKLER SYSTEM (INCLUDING TENANT IMPROVEMENT WORK), HOOD SUPPRESSION SYSTEM AND/OR ALARM SYSTEM, SHALL BE SUBMITTED WITH FEES TO JURISDICTION FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

4. PANIC HARDWARE: EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, E, I-2 OR I-2.1 OCCUPANCIES HAVING AN OCCUPANT LOAD OF 50 OR MORE AND ANY GROUP H OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE.

5. LOCKS AND LATCHES, SECTION 1008.1.9.3 ITEM 2: IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED: A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.

NOTE: THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.

6. DECORATIVE MATERIALS: IN EVERY GROUP A, E, I, R-1 AND R-2 OCCUPANCIES ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIAL INCLUDING CHRISTMAS TREES, THAT WOULD TEND TO INCREASE THE FIRE AND PANIC HAZARD SHALL BE MADE FROM A NON FLAMMABLE MATERIAL, OR SHALL BE TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF A FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE "STATE FIRE MARSHAL". PER CALIFORNIA CODE OF REGULATIONS TITLE 19, ARTICLE 3, SUBSECTION 3.08 - DECORATIVE MATERIALS. PROVIDE A CALIFORNIA STATE FIRE MARSHAL CERTIFICATE OF FLAME RETARDANT OR A CALIFORNIA STATE FIRE MARSHAL APPROVED TESTING LAB CERTIFICATION FOR ANY DECORATIVE MATERIALS PRIOR TO FINAL INSPECTIONS. SAMPLES (4" X 12") ARE REQUIRED TO BE SUBMITTED TO VCFD FOR TESTING AND APPROVAL.

7. ADDITIONAL EXIT SIGNS AND EMERGENCY LIGHTING MAY BE REQUIRED PRIOR TO FINAL INSPECTION FOR OCCUPANCY. A PRELIMINARY WALK-THROUGH INSPECTION IS RECOMMENDED.

8. MAXIMUM OCCUPANT LOAD SIGN(S) SHALL BE POSTED IN ASSEMBLY AREA(S).

ACCESSIBILITY NOTES

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMEN LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSANGER ELEVATORS, OR SPECIAL ACCESS LIFTS.

2. FLOOR SURFACES SHALL BE SLIP RESISTANT,

ACCESSIBILITY NOTES

3. EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH.

4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2.

5. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.

6. CENTER HAND ACTIVATED DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.

7. MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR AND INTERIOR DOORS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS.

8. BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE 10" HIGH SMOOTH PANEL ON PUSH SIDE OF NARROW FRAME DOORS.

9. EVERY REQUIRED ENTRANCE OF PASSAGE DOORWAY SHALL BE NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".

10. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

11. IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.

12. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND A LENGTH IN THE OPPOSITE DIRECTION OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.

13. FLOORS OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGES IN LEVEL BETWEEN 1/4" AND 1/ 2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

14. TO ALERT THE VISUALLY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER THREAD OF EACH INTERIOR STAIR WITH A CONTRASTING COLOR STRIP AT LEAST 2" WIDE, PLACES PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STOP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESTAURANT AS THE THREADS OF THE STAIR.

15. CENTER ELECTRICAL RECEPTACLE OUTLETS NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.

16. SANITARY FACILITIES LOCATED ON AN ACCESSIBLE FLOOR OF A BUILDING SHALL BE ACCESSIBLE TO THE PHYSICALLY DISABLED.

17. ENTRY TO SANITARY FACILITIES SHALL BE:
   A. 44" CLEAR OR CORRIDORS WHERE OCCUPANT LOAD IS 10 OR MORE.
   B. DOORWAYS TO HAVE 32" CLEAR OPENING.
   C. ON APPROACH SIDE, PROVIDE 60" CLEAR LEVEL SPACE WHEN DOOR SWINGS TOWARD APPROACH, AND 48" CLEAR SPACE WHEN DOOR SWINGS AWAY FROM APPROACH.

18. TOILET ROOM ACCESSORIES:
   A. MOUNT BOTTOM EDGE OF MIRRORS NO HIGHER THAN 40" ABOVE FINISHED FLOOR.
   B. MOUNT TOILET TISSUE DISPENSERS WITHIN 7" MIN AND 9" MAX FROM THE FRONT OF THE TOILET SEAT.
   C. MOUNT DISPENSING AND DISPOSAL FIXTURES (TOWEL, SANITARY NAPKINS, WASTE, ETC.) WITH OPERATING PARTS NO HIGHER THAN 40" FROM THE FLOOR.

19. SINGLE ACCOMMODATION TOILET FACILITIES:
   A. WATER CLOSET SHALL BE 28" CLEAR FROM FIXTURES AND 32" FROM WALLS.
   B. MINIMUM CLEAR SPACE IN FRONT OF A WATER CLOSET SHALL BE 48"
   C. A 36" X 48" SPACE IS PERMITTED IN FRONT OF EXISTING WATER CLOSETS ACCESSIBLE TO THE DISABLED.

20. WATER CLOSET HEIGHT (AT TOP OF SEAT) SHALL BE BETWEEN 17" AND 19" ABOVE FINISHED FLOOR.

21. MOUNT FLUSH VALVE CONTROL NO MORE THAN 44" ABOVE FINISHED FLOOR, ON SIDE OF TOILET WITH THE GREATEST SEPARATION FROM ADJACENT WALL OR OTHER SURFACE.

22. PROVIDE GRAB BARS ON EACH SIDE, OR ON ONE SIDE AND BACK OF WATER CLOSET:
   A. GRAB BARS TO BE A.F.F. AND PARALLEL TO FLOOR
   B. SIDE BARS TO BE 42" LONG AND PROJECT 24" IN FRONT OF WATER CLOSET STOOL. GRAB BAR AT BACK TO BE 36" LONG.
   C. DIAMETER OF GRAB BARS TO BE BETWEEN 1-1/4" AND 1-1/2".
   D. PROVIDE 1-1/2" CLEAR BETWEEN GRAB BARS AND WALL.
   E. GRAB BARS (INCLUDING CONNECTORS, FASTENERS, SUPPORT BACKING, ETC.) SHALL SUPPORT A 250 LB. LOAD.
   F. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
   G. GRAB BARS AND ANY ADJACENT SURFACE SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.
   H. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8"

23. PROVIDE A 30" X 48" CLEAR FLOOR SPACE IN FRONT OF LAVATORY TO PERMIT FORWARD APPROACH.

24. MOUNT LAVATORIES 29" MINIMUM CLEAR FROM FLOOR TO BOTTOM OF APRON. PROVIDE KNEE CLEARANCE UNDER FRONT LIP EXTENDING 30" MINIMUM WIDTH, 8" MINIMUM DEPTH AT TOP, AND 17" MINIMUM AT BOTTOM AND 9" ABOVE FINISHED FLOOR.

25. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING ARE ALLOWED IF FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

26. INSULATE OR OTHERWISE COVER HOT WATER AND DRAIN PIPES UNDER LAVATORIES.

27. NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

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Seal:

Revision Notes:

Date	Description

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Drawing Title:
GENERAL NOTES

Scale:

Date: JAN. 19, 2023

Page No. :

SPECIFICATIONS

DIVISION 00 - CONDITIONS OF CONTRACT

0.01 Terminology

- Referenced Organizations
  - a. ACI American Concrete Institute (www.concrete.org)
  - b. AISC American Institute of Steel Construction (www.aisc.org)
  - c. AITC American Institute of Timber Constructio (www.aitc-glulam.org)
  - d. ANSI American National Standard Institute (www.ansi.org)
  - e. APA American Plywood Association (www.apawood.org)
  - f. ASHRAE American Society of Heating, Refrigeration, and Air Conditioning Engineering (www.ashrae.org)
  - g. ASTM American Society for Testing and Materials (www.astm.org)
  - h. AWI Architectural Woodwork Institute (www.awinet.org)
  - i. AWS American Welding Society (www.aws.org)
  - j. AAMA Architectural Aluminum Manufacturers' Association (www.aamanet.org)
  - k. CRI Carpet and Rug institute (www.carpet-rug.org)
  - l. CEC California Energy Commission (www.energy.ca.gov)
  - m. CRSI Concrete Reinforcing Steel Institute (www.crsi.org)
  - n. FS Federal Specification (http://apps.fss.gsa.gov/pub/fedspecs/)
  - o. GA Gypsum Association (www.gypsum.org)
  - p. GANA Glass association of North America (www.glasswebsite.com)
  - q. ICC International Code Council (www.iccsafe.org)
  - r. NIST PS National Institute of Standards and Technology, Product Standards (www.nist.org)
  - s. NEMA National Electrical Manufacturers Association (www.nema.org)
  - t. NFPA National Fire Protection Association (www.nfpa.org)
  - u. NFRC National Fenestration Rating Council (www.nfrc.org)
  - v. NOFMA National Oak Flooring Manufacturers Association (www.nofma.org)
  - w. NPCA National Paint and Coatings Association (www.npca.org)
  - x. NRCA National Roofing Contractors Association (www.nrca.net)
  - y. WDMA National Wood Window and Door Association (www.wdma.com)
  - z. PDCA Painting and Decorating Contractors of America (www.pdca.org)
  - aa. SDI Steel Door Institute (www.steeldoor.org)
  - ab. SMACNA Sheet Metal and Air Conditioning Contractors National Association (www.smacna.org)
  - ac. TCNA Tile Council of North America (www.tcna.org)
  - ad. TPI Truss Plate Institute (www.tpinst.org)
  - ae. TRI Tile Roofing Institute (www.tileroofing.org)
  - af. UL Underwriters' Laboratories Inc. (www.ul.com)
  - ag. WCLIB West Coast Lumber Inspection Bureau (www.wclib.org)
  - ah. WI Woodwork Institute (www.woodworkinstitute.com)
  - ai. WWPA Western Wood Products Association (www.wwpa.org)
- Definitions
  1. Contract Documents: The Contract Documents shall include the drawings, specifications, structural calculations, soils report, and California Energy Code compliance forms. These documents are intended to supplement and complement each other. In case of conflict, contact the Architect.
  2. Owner: The term "Owner" shall mean the Owner or the Owner's authorized representative(s).
  3. Contractor: The term "Contractor" shall mean the general contractor or the general contractor's authorized representative(s).
  4. Architect: The term "Architect" shall mean PixelArch ltd. authorized representative(s).
  5. Engineer: The term "Engineer" shall mean the structural engineer or the structural engineer's authorized representative(s).
  6. Builder: The term "Builder" shall mean a person or entity who is both an Owner and Contractor, and whose responsibilities are for both Owner and Contractor.

DIVISION 01 - GENERAL REQUIREMENTS

1.01 Scope of Work:

- Contractor shall provide all labor, materials, equipment, permits, and services necessary for construction of the building and site improvements conforming to the contract documents. Drawings and specifications represent finished structure.
- The contractor shall be responsible for means and methods of construction including shoring and temporary bracing and shall take all necessary measures to insure the safety of all persons and structures near or adjacent to the site.
- Care shall be taken to protect from any damage all trees and vegetation on the site and on adjoining properties. Any trimming or other alteration done to trees shall be done so only by approval of the Owner.
- The Architect will not be providing the Owner with regular on site contract administration and is available only at request of the Owner. The Contractor is solely responsible for the quality control and construction standards for this project.
- These plans are for general construction purposes only. They are not exhaustively detailed nor fully specified. The drawings were prepared to a level of completion satisfactory for building permit purposes and for construction by a knowledgeable and experienced contractor. The Contractor is responsible for preparation of any supplemental details, product specifications, coordination and installation of all materials and equipment.
- Mechanical, electrical, and plumbing systems are shown for intent only. These systems shall be design/build by the Contractor. The Contractor shall be responsible for all necessary permits, drawings, calculations, and California Energy Code.
- These drawings and specifications are divided into sections for convenience only. Contractors, subcontractors and materials suppliers shall refer to all relevant sections in bidding and performing their work and shall be responsible for all aspects of the work regardless of where the information occurs in the drawings.
- Clean-Up: The Contractor will remove all debris from the building site and in general keep the work as clear of rubbish as possible during the course of the work. Before filing the Notice of Completion, the building will be fully cleaned, including all glass polished, floors scrubbed and cleaned, and the building shall be suitable for immediate occupancy by Owner.

1.02 Quality Control

- All work shall comply with applicable requirements of all governing codes, regulations and ordinances. These shall include the latest adopted editions of: The California Building Code (CBC), California Residential Code (CRC), California Electric Code (CEC), California Plumbing Codes (CPC), California Mechanical Code (CMC), California Energy Code (CENC), California Green Building Standards Code (CAL Green), OSHA regulations, and all other health and safety codes, ordinances and requirements adopted by governing agencies. In the case of conflicts between these regulations and the contract documents, the most restrictive shall apply.
- The Contractor shall verify, at the site, all conditions affecting work and shall review the contract documents for any areas of question affecting cost, construction and warranty and any drawing dimensional or note conflict, discrepancy, illegibility or omission. All areas of question shall be brought to the attention of the Architect in writing before commencing any work and/or submitting any bid. Commencement of any work shall constitute acceptance by the Contractor of all conditions affecting work.
- Workmanship throughout shall be of the highest quality of each trade involved.
- The Contractor, before commencing work, shall notify the Owner in writing of any work that cannot be fully guaranteed or executed within the intent of the drawings prior to the bid submittal.
- All construction shall be in strict conformance with manufacturers' latest written specifications. All discrepancies between these specifications and the contract documents prepared by the Architect and his consultants shall be brought to the attention of the Architect before commencing work.
- Reference to product manufacturer or trade names are for minimum performance standards only. Submittal equals may be allowed upon approval by the Architect. Material and detail substitutions made by the Contractor without written approval by the Architect shall void any responsibility or liability of the Architect as to performance, repair cost, ancillary damage or the performance of related materials and details.
- Cutting and patching includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and patching required to restore surfaces to their original condition. Use materials for cutting and patching that are identical to existing materials.
- Do not cut and patch structural work in a manner that would result in a reduction of load carrying capacity or load-deflection ratio. Submit proposal and obtain Architect's and Engineer's approval before proceeding with cut and patch of structural work.
- Quality control services include inspections and tests performed by independent agencies and governing authorities, as well as by the Contractor. Inspection and testing services are intended to determine compliance of the work and the requirements specified. Approval by a building official does not mean approval or failure to comply with the contract documents. Inspections and testing shall be performed at the request of the Owner, the Architect and/or governing agencies and as set forth in these documents. Quality control services are the Contractor's responsibility, including those specified to be performed by an independent agency and not by the contractor. The Contractor shall employ and pay any independent agency, testing laboratory or other qualified firm to perform quality control services specified. Where results of inspections or tests do not indicate compliance with the contract documents, the Contractor shall be responsible for any repair, replacement, correction and re- test that is required.
- All dimensions shall take precedence over scale shown on the plans, sections, and details. Dimensions are to face of studs, face of foundation, face of concrete block, top of sheathing, top of slab, or center of openings, U.O.N. Do not scale drawings. Contractor shall verify all dimensions and review any conflicts or discrepancies with the Architect prior to commencement of work.

DIVISION 02 - SITEWORK

2.01 Soils Report:

- All work shall be in conformance with the Soils, Compaction and Geological Report.
- The Contractor shall have the Soils Engineer review and approve in writing to the Building Official and Architect that the foundation and site design are in conformance with the Soils Report prior to commencement of work.
- The Contractor shall be solely responsible for compliance with all recommendations of the Soils Report.
- Prior to the contractor requesting a foundation inspection by the building department, the Soils Engineer shall advise the Building Official and Architect in writing that:
  - a. Site grading, subgrade preparation, cutting slopes, excavation, placement of engineered fill material and compaction is in accordance with the Soils Report.
  - b. The utility trenches have been properly backfilled and compacted.
  - c. The foundation excavations, forming, footing and pier depths, and reinforcement comply with the soils report and approved plans.

2.02 General Requirements

- The site plan is not a survey. It is based on site information provided by the Owner and is for building and site work layout only. The Contractor shall verify on site all grades, soil conditions, ground water, existing improvements, property lines, easements, setbacks, utilities and substructures. Where discrepancies with the drawings occur, contact Architect.
- Grade surface of fill under concrete slabs shall be smooth and even, free of voids, compacted as specified and to required elevation.
- At raised foundations, pad grade under building shall have positive slope to a perforated drain set in gravel trench. Extend pipe to all portions of underfloor area. The drain shall discharge into the street or approved drainage facility.
- Unless otherwise detailed or noted, a perforated drain set in a gravel trench shall be installed around the entire perimeter of the foundation. The drain shall discharge into the street or approved drainage facility. Use only rigid pipe, flexible pipe will not be allowed.
- It shall be the responsibility of the Contractor to take proper erosion control measures. The Contractor shall be responsible for proper surface and subsurface drainage of the site. Slope all finish grading away from buildings, walks, drives or decks and provide catch basins where required.
- Finish grades shall be held down in planting areas. The Contractor shall provide and install a 6" minimum thickness of clean select top soils in these areas.
- Rough grading for slabs-on-grade shall be within 2/10th of one foot, plus or minus.
- Site grading shall be within 5/10th of one foot, plus or minus.
- All roof drainage shall be piped in a closed pipe system to street or approved drainage facility (U.O.N.).
- Builder shall provide landscape development guidelines to Owner that shall include information on site maintenance and development and state such items as "Irrigation system shall be designed to prevent saturation of soil adjacent to building".
- All utilities unless indicated otherwise shall be installed under ground. The Contractor shall be responsible to insure that all trenching within building area shall be backfilled and compacted with structural soils material free of any rocks or other sharp objects which may damage underground utilities.
- Underground piping shall be laid to a minimum 24" depth below finished grade. When utilities are placed in a common trench, all utilities shall maintain separations and coverage both vertically and horizontally, as required by applicable codes.

DIVISION 03 - CONCRETE

3.01 Quality Control

- In addition to complying with all pertinent codes and regulations, comply with all applicable provisions of the latest editions of:
  - a. ACI 301 "Specifications for Structural Concrete for Buildings"
  - b. ACI 318 "Building Code Requirements for Reinforced Concrete"
  - c. CRSI "Manual of Standard Practice"
  - d. See Structural Engineer's drawings for additional requirements.

3.02 General Requirements

- Provide underfloor vents as per CBC 1203.3 or CRC R408.1. Add two 6 x 14 vents to garage. All first floor double framed areas shall be vented.
- Provide expansion and control joints in all exterior concrete slabs. Spacing of joints shall be per industry standard (U.O.N.). Verify joint layout with Architect.
- Refer to architectural, structural, mechanical, plumbing and electrical drawings for all moulds, grooves and ornamental clips, location of sleeves, inserts, etc. to be cast in concrete and for extent of depressions, curbs and ramps.
- Finishes:
  - a. All interior slabs shall receive trowel smooth finish (U.O.N.).
  - b. All driveways, sidewalks, and stairs shall receive broom-smooth finish (U.O.N).
  - c. Garage slabs and other interior slabs that will remain unfinished shall be treated with Lipidolith Hardner by Sonneborn, or equal.

DIVISION 04 - MASONRY

4.01 Quality Control

- Glass Block: Minimum performance specifications shall be as Pittsburgh Corning glass block units. The units shall be the pattern and size indicated on the plans.
- Precast architectural concrete columns and trims: Concrete Designs Inc. (CDI) U.O.N.
- Grout for precast concrete: ASTM A 118.6, Latex Portland Cement, color to match precast concrete.
- Epoxy Grout: ANSI A 108.6 and A118.3. 4.02

4.02 General Requirements

- Concrete Block
  - a. Mortar joints to be "flush" (U.O.N.).
  - b. Bond shall be "running" (U.O.N.).
- Brick:
  - a. Mortar joints shall be "raked" (U.O.N.). Raked joints shall be not more than 3/8" deep, and where exposed to weather, shall be tooled. Brick joints shall be concaved where subject to freezing.
  - b. Bond shall be "running" (U.O.N.).
- Stone:
  - a. Field Sample: A sample panel shall be built approximately 4 feet by 6 feet. This sample panel may be a part of the project. Veneer installation shall not proceed until the sample panel is accepted by the Architect and Owner. Full size units which have been selected and approved by the Architect and the Owner to show color range, maximum texture range, bond, mortar, tooling of joints, and quality of workmanship shall be used in the sample panel. The remainder of the veneer installation shall be consistent with the approved sample panel.
- Glass Block:
  - a. Mortar for glass block installed on exterior walls and other damp location shall be waterproofed with Laticrete 8510 or equal.

DIVISION 05 - METALS

5.01 General Requirements

- All bolt heads and nuts that bear on wood shall have malleable iron washers if exposed or cut washers if concealed.
- Exposed welds shall be ground smooth.
- Shop paint structural steel work , except those members or portions of members to be embedded in concrete or mortar. Paint the initial 2" of embedded areas only. Do not paint surfaces which are to be welded or high strength bolted with friction type connections. After installation is completed, all welded and other abraded areas shall be touched up. On surfaces inaccessible after assembly or erection, apply two (2) coats of the specified primer.
- All exterior steel, exposed, concealed or embedded, or where called for on the Drawings, shall be thoroughly zinc-coat galvanized after fabrication by the hot-dipped method. Touch- up field welds with similar galvanizing product.
- Dissimilar Materials in contact with each other shall be protected to prevent galvanic or corrosive action. Use vinyl pressure tape, polyisobutylene tape, or similar product.
- All metals in contact with pressure treated wood shall be hot dipped galvanized, see Simpson Strong-Tie for recommended finishes for their connectors. Also see structural engineering specifications for further information.

DIVISION 06 - WOOD AND PLASTICS

6.01 Quality Control:

- Materials shall meet or exceed the following standards:
  - a. Lumber:
    - A. Structural lumber and their wood fasteners shall conform with CBC Chapter 23 and/or relevant chapters of the CRC.
    - B. All wood in contact with concrete or masonry or located within 8" of finish grade shall be pressure treated Douglas or Hem Fir with an approved preservative.
    - C. All timbers 6 x 8 and larger exposed to view shall be free of heart center (FOHC), with moisture content of 22% maximum.
    - D. Max. deflection (DL + LL) shall be: Floor with Tile = L/ 720
- All wood shall be nontropical, reused, reclaimed, or FSC Certified

6.02 General Framing Requirements:

- Blocking:
  - a. Block floor joists at all supports, line up double joists under all walls parallel to floor joists and space double joists under plumbing walls.
  - b. Provide solid full width blocking or post below all structural posts - continuous to foundation.
  - c. Provide blocking and nailers for all finishes and fixtures as required.
  - d. Provide blocking in walls at ceiling lines.
  - e. Corbles, knee braces, etc., shall be construction select materials. At double framed floors "sleepers" shall be perpendicular to framing below.

6.03 Attic Ventilation Requirements:

- Provide attic and soffit ventilation as per CBC 11203.2 or CRC R806. Vent all double framed areas. See Roof Plan for calculations.

6.04 Finish Carpentry:

- All millwork and case work shall be in accordance with AWI/AWMAC "Architectural Wood Standards" custom or premium grade standards, latest edition.
- All cabinets and millwork shall be selected by the owner.
- Provide 30" clear above kitchen range to unprotected underside of upper cabinetry or 24" clear to metal hood as per CMC Section 916.1 & 916.2.
- Plastic laminates and solid surfacing products shall meet or exceed ANSI/NEMA standards LD.
- Install and anchor all cabinetry to preclude movement, overturning, or distortion to other materials or finishes. Install level and plumb. Comply with manufacturer's instructions for support of supplied units.
- Install all trim in as long of lengths as possible. All splices in finish members shall be bevel splices. Where joints within a piece are required they shall be as unapparent as possible.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

7.01 Quality Control

Materials shall meet or exceed the following standards:

- Insulation:
  - a. Insulation shall be installed per the California Energy Code requirements.
  - b. Thermal Batt/Blanket Insulation: Mineral-Fiber Blanket complying with ASTM C 665, Type I (blankets without membrane facing).
  - c. Thermal insulation/blown-in blanket insulation glass fiber loose-fill complying with ASTM C 764 Type I (for pneumatic) or Type II (for poured) in attic.
  - d. Sound Insulation: Unfaced mineral fiber blanket/batt insulation complying with ASTM C 665, Type I, minimum thickness equal to stud depth to entirely fill the void space, nominal 0.70 to 2.50 -pcf density.
  - e. All plumbing walls adjacent to interior living spaces shall be sound insulated with fiberglass batts.
- Concrete Tile Roofing:
  - a. All work shall comply with the TRI "Concrete and Clay Tile Installation Manual for Moderate Climate Regions and CBC 1507.3 or CRC 905.3
  - b. Concrete Tile Roofing shall be applied according to manufacturers specifications.
  - c. The minimum performance standards for concrete tile roofing shall be Eagle Roofing Products (ICC ESR-1900) or equal as approved by Owner and bear a UL Class A fire proof rating. Installed weight shall be a maximum of 900 lbs. per square.
  - d. Trim units shall include manufacturer's standard ridge, hip and rake pieces. Color as selected by Owner (U.O.N.). Minimum one nail per tile, two nailes on all rake tile. Minimum pitch shall be as per manufacturer's specifications. Underlayment for concrete or clay tile roofing shall be one layer of 30 lb. asphalt-saturated organic roofing felt, complying with ASTM D 226, 36" wide applied per manufacturer's recommendations. 3-ply built up roof underlayment required for pitch less than 3:12.
  - e. Roofing nails shall be aluminum or hot dip galvanized 11 or 12 GA sharp, pointed conventional roofing nails with barbed shanks, min. 3/8" dia. head and or sufficient length to penetrate min. 3/4" into solid decking or to penetrate through plywood sheathing (U.O.N.).
  - f. The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after competition of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
- Asphalt Shingle Roofing:
  - a. All work shall comply with the NCRA "Roofing and Waterproofing Manual" and CBC 1507.2 or CRC R905.2.
  - b. Asphalt shingles shall be applied according to manufacturers specifications.
  - c. The minimum performance standard for asphalt shingles shall be Elk Premium Roofing - Prestique Two or equal as approved by Owner and bear a UL Class A fire proof rating. Trim units shall include manufacturer's standard ridge and hip pieces. Color as selected by Owner (U.O.N.). Minimum pitch as per manufacturer's recommendations.
  - d. For asphalt shingle underlayment shall be 15 lb. felt, 2 layers at pitch less than 4:12.
  - e. Roofing nails shall be aluminum or hot dip galvanized 11 or 12 GA sharp, pointed conventional roofing nails with barbed shanks, min. 3/8" dia. head and or sufficient length to penetrate min. 3/4" into solid decking or to penetrate through plywood sheathing (U.O.N.).
  - f. The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after competition of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
- Built-up Roofing:
  - a. All work shall comply with the NCRA "Roofing and Waterproofing Manual" and CBC 1507.10 or CRC R905.11.
  - b. Built-up roofing shall be applied according to manufacturers specifications.
  - c. The minimum performance standard for built up roofing for nailable decks shall be Johns Manville 4GNC or equal as approved by Owner and bear a Class A fire proof rating. All products and components shall be by same manufacture. Color as selected by Owner (U.O.N.).
  - d. The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after competition of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
- Metal roof panels:

  Deck requirements.

  Metal roof panel roof panels shall applied to a solid or closely fitted deck. Except where the roof covering is specially designed to be applied to spaced supports.

  Deck slope.

  Minimum slopes for metal roof panels shall comply with following:
  1. The minimum slope for lapped, no soldered seam metal roof panels without applied lap sealant shall be three units vertical in 12 units horizontal (25-percent slope).
  2. The minimum slope for lapped. No-soldered seam metal roof panels with applied lap sealant shall be one-half unit vertical in 12 units horizontal (4-percent slope). Lap sealants shall be applied in accordance with the approved manufacturer's installation instructions.
  3. The minimum slope for standing-seam metal roof panel systems shall be one-quarter unit vertical in 12 units horizontal (2-percent slope).

  Material standards.

  Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance with chapter 22. Metal-sheet roof coverings installed over structural decking shall comply with Table 1507.4.3(1). The materials used for metal -sheet roof coverings shall be naturally corrosion resistant or provided with corrosion resistance in accordance with the standards and minimum thicknesses shown in Table 1507.4.3(2).

TABLE 1507.4.3(1) METAL ROOF COVERINGS

ROOF COVERING TYPE	STANDARD APPLICATION RATE/THICKNESS
Aluminum	ASTM B209. 0.024 inch minimum thickness for roll-formed panels and 0.019 inch minimum thickness for press-formed shingles
Aluminum-zinc Alloy coated steel	ASTM A792 AZ 50
Cold-rolled copper	ASTM B370 minimum 16 oz./sq ft and 12 oz./sq ft high yield copper for metal-sheet roof covering systems. 12 oz./sq ft for preformed metal shingle systems.
Copper	16 oz./sq ft for metal-sheet roof-covering systems, 12 oz./sq ft for preformed metal shingle system
Galvanized steel	ASTM A653 G-90 zinc-coated
Hard lead	2 lbs./sq ft
Lead-coated copper	ASTM B101
Prepainted steel	ASTM A755
Soft lead	3 lbs./sq ft
Stainless steel	ASTM A240. 300 Series Alloys
Steel	ASTM A924
Terne and terne-coated stainless	Terne coating of 40 lbs. per double base box. Field painted where applicable in accordance with manufacturer's installation instructions.
Zinc	.0277 inch minimum thickness. 99.995% electrolytic high grade zinc with alloy additives of copper (0.08%-0.20%). Titanium (0.07%-0.12%) and aluminum (0.015%).

TABLE 1507.4.3(2) MINIMUM CORROSION RESISTANCE

55% Aluminum-zinc alloy coated steel	ASTM A792 AZ 50
5%Aluminum alloy-coated steel	ASTM A875 GF60 50
Aluminum-coated steel	ASTM A463 T2 65
Galvanized steel	ASTM A653 G-90
Prepainted steel	ASTM 755

Metal roof panels shall be secured to the supports in accordance with the approved manufacturer's fasteners. In the absence of manufacturer recommendations, the following fasteners shall be used:

1. Galvanized fasteners shall be used for steel roofs.
2. Copper, brass, bronze, copper alloy or 300 series stainless-steel fasteners shall be used for copper roofs.
3. Stainless-steel fasteners are acceptable for all types of metal roofs.
4. Aluminum fasteners are acceptable for aluminum roofs attached to aluminum supports.

Underlayment and high wind:

Underlayment applies in areas subject to high winds [*V*... greater than 110mph (49 m/s) as determined in accordance with section 1609.3.1] shall be applied with corrosion-resistant fasteners in accordance with the manufacture's installation instructions. Fasteners are to be applied along the overlap not more than 36" (914 mm) on center.

Underlayment installed where *Vasd* in accordance with section 1609.3.1, equals or exceeds 120 mph (54 m/s) shall comply with ASTM D226 type II, ASTM D4869 type IV , or ASTM D1970. The underlayment shall be attached in grid pattern of 12 inches (305 mm) between side laps with a 6 inch (152 mm) spacing at the side laps. Underlayment shall be applied in accordance with the manufacturer's installation instructions except all laps shall be a minimum of 4 inches (102 mm). Underlayment shall be attached using metal or plastic cap nails with a head diameter of not less than 1 inch (25 mm) with a thickness of at least 32-gage [0.0134 inch (0.34 mm)] sheet metal. The cap nail shank shall be a minimum of 12 gage [0.105 inch (2.67 mm)] with a length to penetrate through the roof sheathing or minimum of 3/4" (19.1 mm) into the roof sheathing.

Exception: As an alternative, underlayment complying with ASTM D 1970 shall be permitted.

- f. The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after competition of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.

- Flashing:
  - a. All work shall comply with the SMACNA "Architectural Sheet Metal Manual".
  - b. All metal flashing to conform to ASTM A 653, commercial grade (zinc coated G 90).
  - c. All metal flashing shall be 26 gauge for work less than 8" wide, 20 gauge for work over 8" wide or as indicated on the drawings. Use 20 gauge minimum for clips.
  - d. Sheet metal flashing shall be installed at all locations where different material intersect such as roof to wall, roof to roof, deck/balcony/landing to wall, penetrations into walls, chimneys and as detailed. Flash and counterflash as required to make watertight.
  - e. The center of all flashing for all through vents and all electrical service connections, shall not be less than 16" from center of any valley. See manufacturer's printed installation instructions recommendations for roofing tile.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION (CONTINUED)

- Sheathing Paper:
  - a. Provide sheathing paper under exterior metal lath and plaster, under wood siding, under masonry veneer, under metal flashings and where indicated or detailed.
  - b. Use Tyvek House Wrap.
  - c. Lapping: Horizontal Joints: Lap paper as detailed and not less than 3 inches; Wall Corners: Wrap paper to overlap not less than 18 inches each side of corner; Vertical Joints: Lap paper not less than 6 inches.
  - d. Lap paper over head flashings and base screeds, roof and waterproof membranes, and under sill flashings. Treat penetrations and other details as necessary for adequate weather protection.
  - e. Wall openings: Individually flash all exterior openings for fixtures such as windows, doors and vents as detailed to make them water tight.
- Flexible Flashings:
  - a. Fortifiber system.
  - b. Moiststop E-Z seal adhesive flashing for dampproofing at all exterior door window heads and jambs.
  - c. Fortiflash 40 mil waterproof flashing for waterproofing at all horizontal plaster surfaces, horizontal penetrations, and windowsills.
  - d. Moiststop sealant for sealing around windows.
- Deck Waterproofing:
  - a. The minimum performance standard for waterproof sheet membrane at waterproof decks with tile or concrete finish shall be WR Grace "Bituthene 3000". All products and components shall be by same manufacturer. Install in strict accordance with manufacturer's written instructions to assure waterproof integrity.
  - b. The minimum performance standard for traffic coatings at waterproof decks shall be Excel-Coat pedestrian membrane system or Excel-Coat Fire System for fire-rated decks by Excellent Coatings Inc.. All products and components shall be by same manufacturer. Install in strict accordance with manufacturer's written instructions to assure waterproof integrity.
  - c. Quality Assurance. Pre-installation conference: A pre-installation conference shall be held prior to commencement of field operations to establish procedures to maintain optimum working conditions and to coordinate this work with related and adjacent work. Agenda for meeting shall include review of special details and flashing. This meeting shall include the representatives of the General Contractor, Applicator, Manufacturer, and Architect. A trained employee of the manufacturer shall be on site periodically during membrane waterproofing work to review installation procedures.
  - d. Water test: Deck membranes shall be water tested and approved immediately before installation of finish materials. Water tests shall be witnessed by the Architect. A water test is conducted by closing any deck drains and erecting temporary dams where required to retain water on the waterproofing material surface, then flooding the surface to a minimum depth of 2". Care must be taken so that the weight of water retained does not exceed the load carrying capacity of the structural deck, and that the height of the water does not exceed the lowest flashing. For well sloped decks, tests should be segmented to avoid deep water near drains. The water tests should be conducted on a warm day (i.e. 65 degrees F. minimum). The water should be allowed to remain on the deck for 24 hours minimum, during and after which the areas beneath the membrane should be inspected for leaks. If leaks are detected, the test should be stopped, repairs made, and the area retested. When the test is successful, the drains should be opened and the temporary dams should be removed. Temporary protections boards should be installed over the tested area, and the area roped off to prevent construction traffic across the surface until drainage composite or permanent protections board has been installed.
- Roof Accessories
  - a. The minimum performance standard for prefabricated acrylic skylights shall be Bristolite "AL-CM- 2" (ICC ER-2469) or equal as approved by Owner. Color as selected by owner. Install as per manufacturer's instructions.
- Firestopping
  - a. Furnish UL Design No. from the "Fire Resistance Directory - Volume II" for each required penetration type and configuration. Indicate which materials will be used in firestopping the penetration.
  - b. Firestopping materials shall conform to CBC Section 713 for fire resistance standards and requirements for penetrations in walls and partitions and floors.
  - c. Through-Penetration Firestopping Materials: Hilt Construction Chemicals, Inc., International Protective Coatings Corp., Specified Technologies, Inc., The ReclorSeal Corporation, Tremco, Inc., 3M Fire Protection Products. Provide mortar, sealants and caulk, putty, wrap strips, pillows, bags, and other types required for UL Design No. for each penetration to receive firestopping.
  - d. Mineral Fiber Firestopping Materials: Semirigid mineral fiber insulation, nominal 4-pcf density; complying with ASTM C612, Type IA and IB.
  - e. Firestopping at Electrical Boxes and Utility Outlets: Utility penetrations in walls, ceilings, or floors requiring protected openings shall be firestopped and sealed with an approved material securely installed, capable of maintaining its integrity when subjected to test temperature was specified in ASTM E814. Steel electrical outlet boxes which exceed 16-square inches in area shall be protected by 3M "Moldable Putty Pads", Specified Technologies, Inc. "SpecSeal Series SSP Putty Pads."
  - f. Provide solid continuous firestopping wherever the penetration or addition of a construction element through or adjacent to a fire-rated floor, wall or partition creates a discontinuity of such a rates separation. Application limited in size and configuration to tested systems.
  - g. Penetrations: Penetrations include conduit, cable, wire, pipe, duct and other elements which pass through one or both outer surfaces of a fire-rated floor, roof, wall, or partition. Fill penetrations as indicated in applicable UL Design No. Verify that annular space around sprinkler pipes through fire-rated walls and floors is provided as required by NFPA 13.
  - h. Fire Rated Partitions: Fire-rated or smoke-rated partitions shall be firestopped with a firestop sealant as listed in UL "Fire Resistant Directory." Apply minimum 3/8-inch bead at intersection of finish material and adjacent surface, both sides and along entire perimeter.
  - i. Identify firestop systems after installation. Identify the firestop system that has been installed and include the appropriate UL Design Number.
- Caulking and Sealants/Locations:
  - a. Sealant Locations: Locations such as ceramic tile, plumbing fixtures, and other where mildew resistant sealant is required. Location where high degree of movement is anticipated. Joints and cracks around windows, thresholds, door frames, wall penetrations, connections and other joints necessary to seal off building from outside air and moisture. Between exterior wall sole plate and slab on grade. All joints necessary to make the building watertight and to prevent the passage of dirt, dust, wind, air or water. At interior insulated sound walls. Fire stopping at penetrations of fire rated assemblies.
  - b. Minimum product standards for sealants shall be as follows:

    Exterior Window and Door Frames and Masonry to Cement Plaster: Sonolastic NP 2, by Sonneborn or equal.

    Color to match wall surface.

    Interior Sound Walls at Sill: Tremco Acoustical Sealant or equal.

    Wood Sole Plate to Concrete, Window Sills and Door thresholds: Dow Corning 790 Silicone Building Sealant or equal.

    Color: Natural Stone.

    Painted Exterior Windows Frames to Metal Frames or Flashing: Dow Corning 999A Glazing Sealant or equal.

    Color: Clear.

    Caulking for Joints in Floor Slabs on Grade: PRC Rubber Caulk 230, two-part self-leveling polyurethane, Shore A hardness 35.

    Joint Fillers: Closed cell inert polyurethane or polyethylene as recommended by caulking manufacturer. Width or diameter of preformed backing material to be 1-1/4 to 1-1/3 times the width of the joint to be sealed. Fire stopping at penetrations of fire rated assemblies: 3M Fire Protection Products CP 25WB Caulk (U.O.N.), see details.
  - c. Caulking and sealants shall be installed per manufacturer's written specifications. Consult manufacturer when sealant cannot be applied within recommended temperature ranges. All exposed caulking shall be free of wrinkles, sags, air pockets, ridges and embedded impurities. After joints are completely filled, they shall be tooled to a slight, neat concave joint.
  - d. Sealants shall be compatible with all materials they are in contact with.

DIVISION 08 - DOORS AND WINDOWS

8.01 Quality Control

Material shall meet or exceed the following standards:

- Wood Doors:
  - a. Doors shall meet or exceed the standards of the AWI/AWMAC "Architectural Wood Standards", Section 9, Custom Grade (U.O.N.).
  - b. Wood doors shall be 1-3/4" thick solid core at exterior doors and where noted at selected interior doors. 8' interior doors shall be 1-3/4" thick, 6'-8" interior doors shall be 1 3/8" thick.
- Stile & Rail Wood Doors:
  - a. Masonite International Corporation, molded panel series, or equal. See Window & Door schedule. Final windows and doors style to be selected by owner.

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EL DORADO COUNTY
APN: 082-391-002

Seal:

Revision Notes:

Date	Description

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GENERAL NOTES

Scale:

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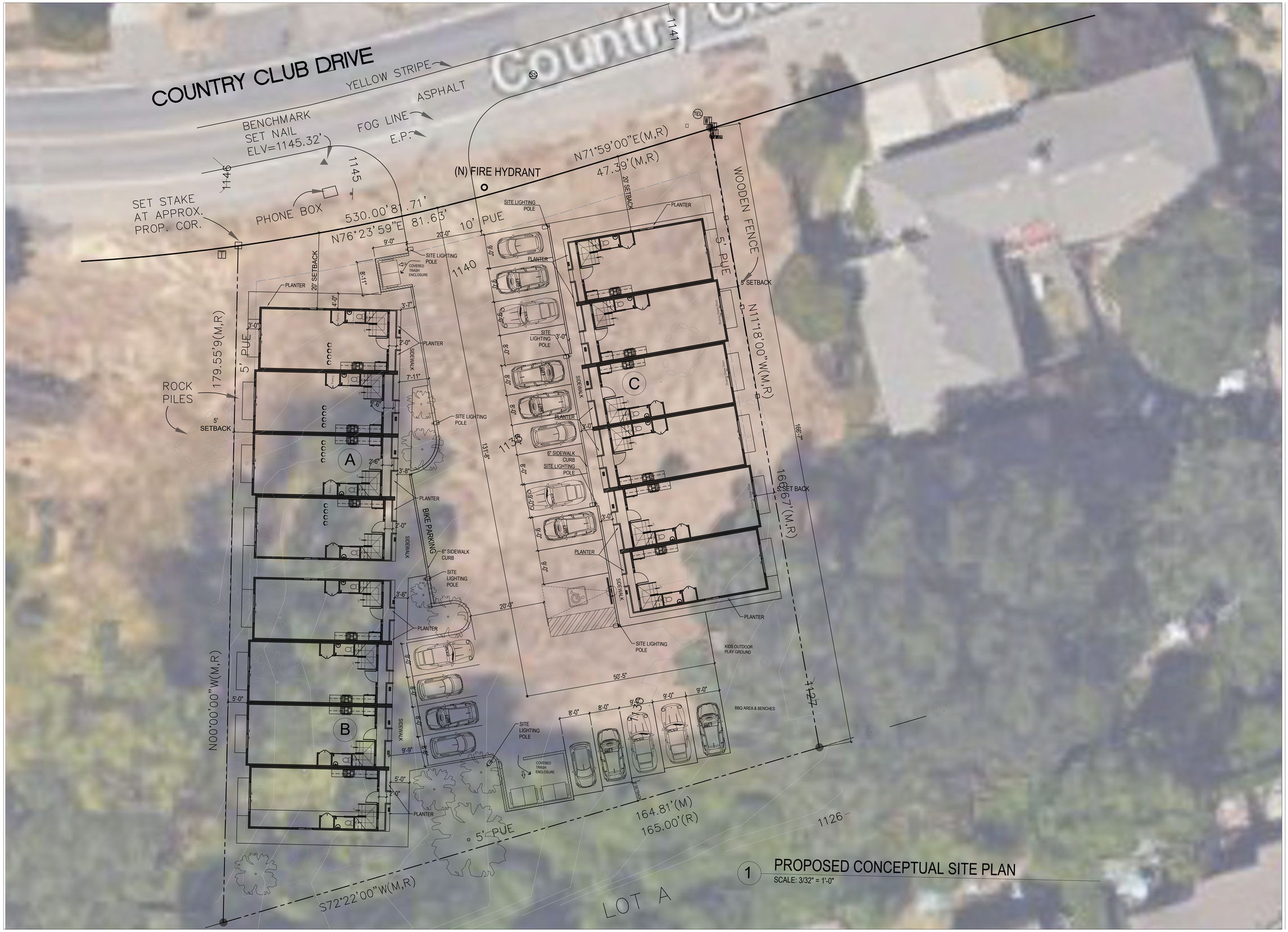

1 PROPOSED CONCEPTUAL SITE PLAN

SCALE: 3/32" = 1'-0"

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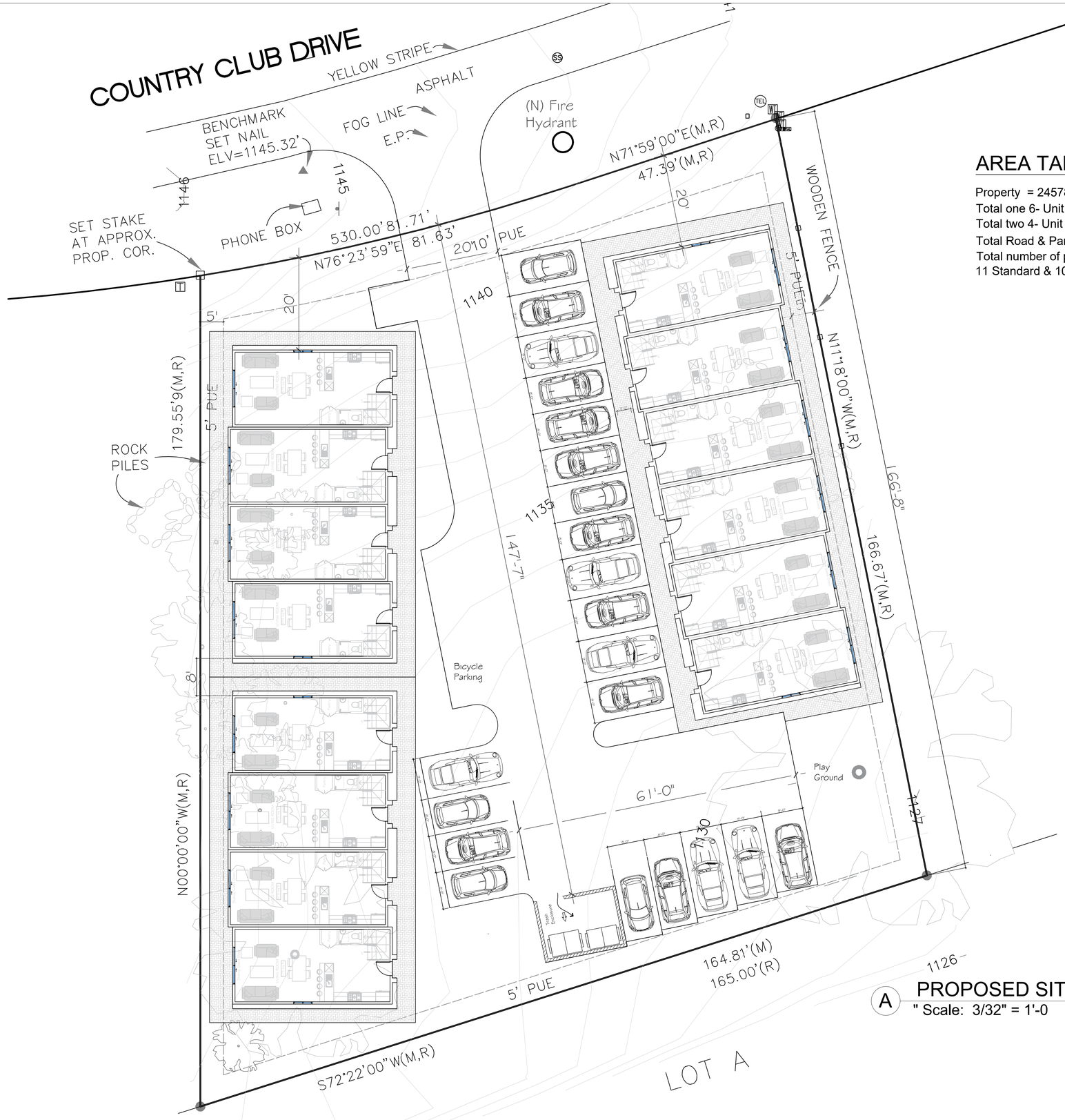

AREA TABULATION:

Property = 24578 sq.ft.
Total one 6- Unit = 6900 sq.ft.
Total two 4- Unit = 4600*2=9200 sq.ft.
Total Road & Parking=7724 sq.ft.
Total number of parking stalls=21 parking
11 Standard & 10 Compact parking stalls=21 parking stalls

A PROPOSED SITE PLAN
" Scale: 3/32" = 1'-0

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Drawing Title:

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

Date: DEC. 07, 2022

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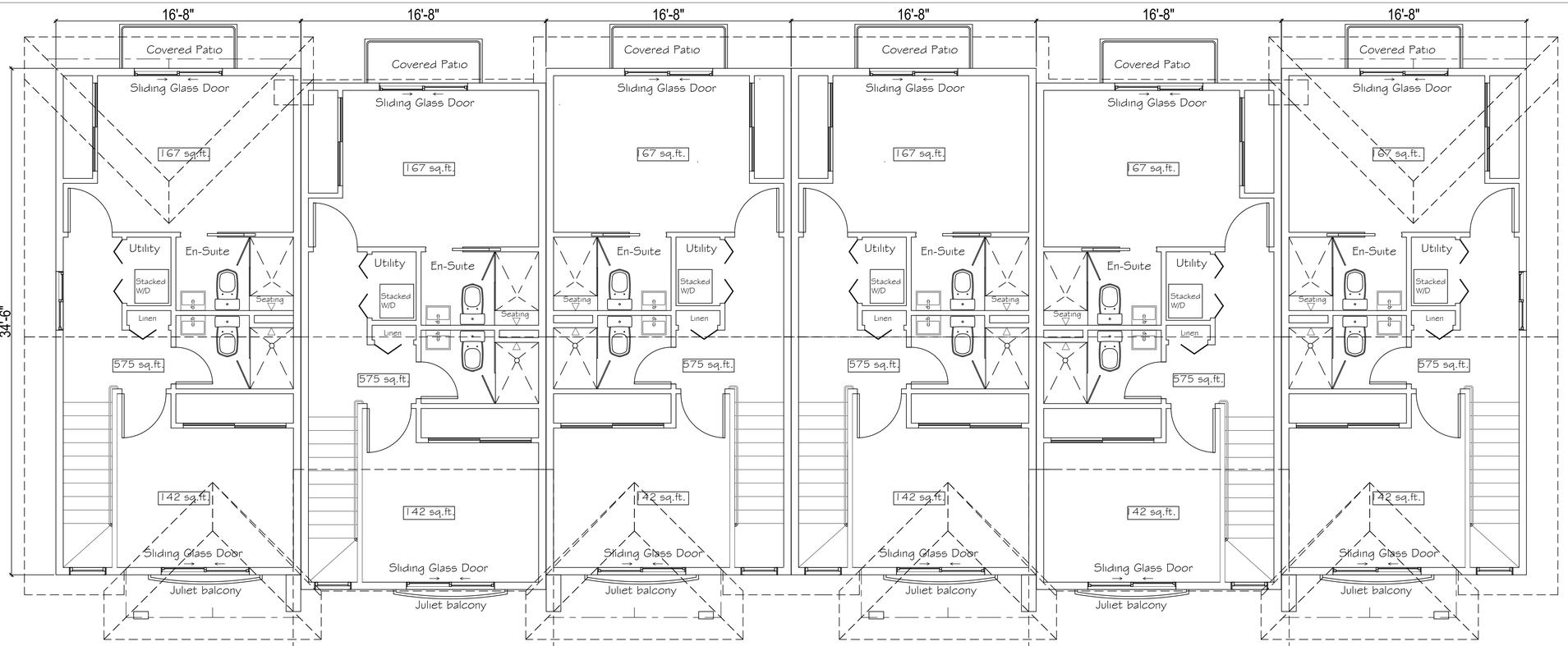
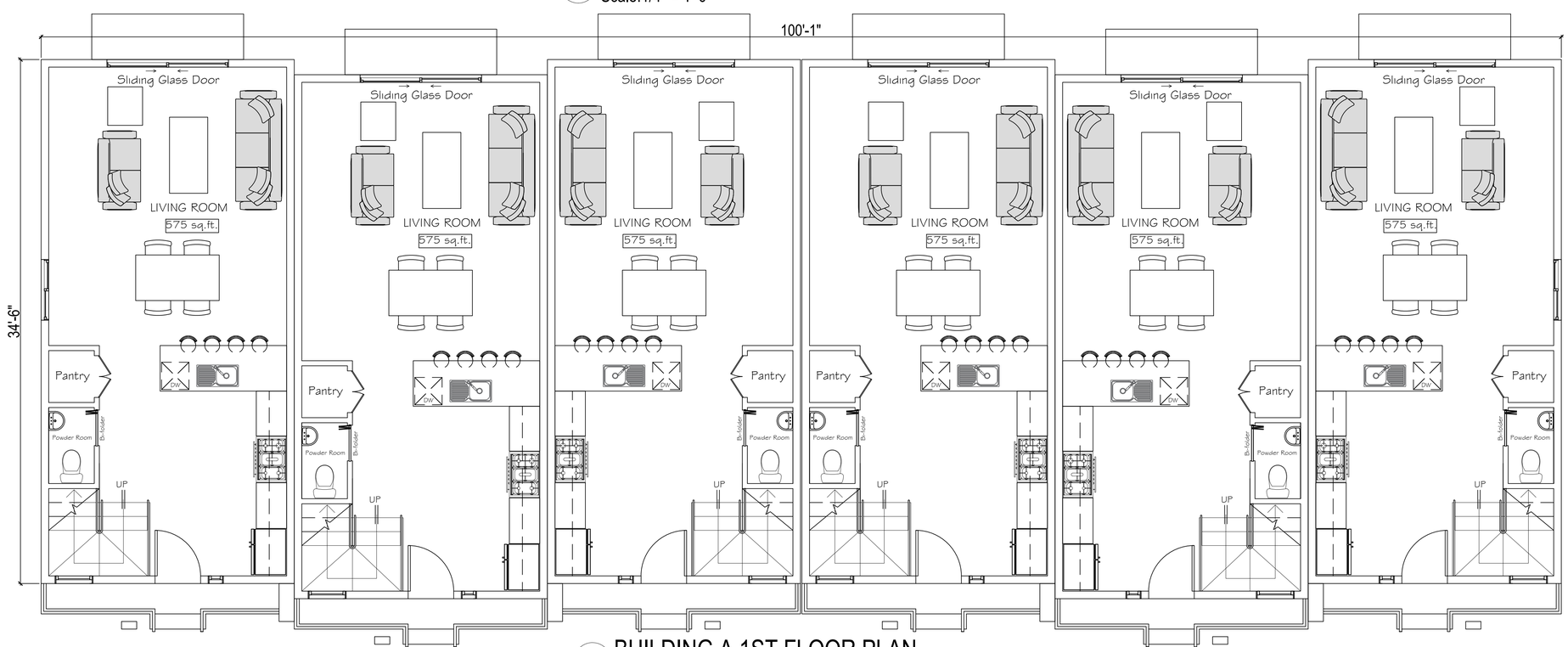


2 BUILDING A 2ND FLOOR PLAN
Scale:1/4" = 1'-0"



1 BUILDING A 1ST FLOOR PLAN
Scale:1/4" = 1'-0"

AREA TABULATION BUILDING A:

FIRST FLOOR = 575 sq.ft.
SECOND FLOOR = 575 sq.ft.
TOTAL = 1150 sq.ft.
TOTAL 6 UNITS = 6900 sq.ft.

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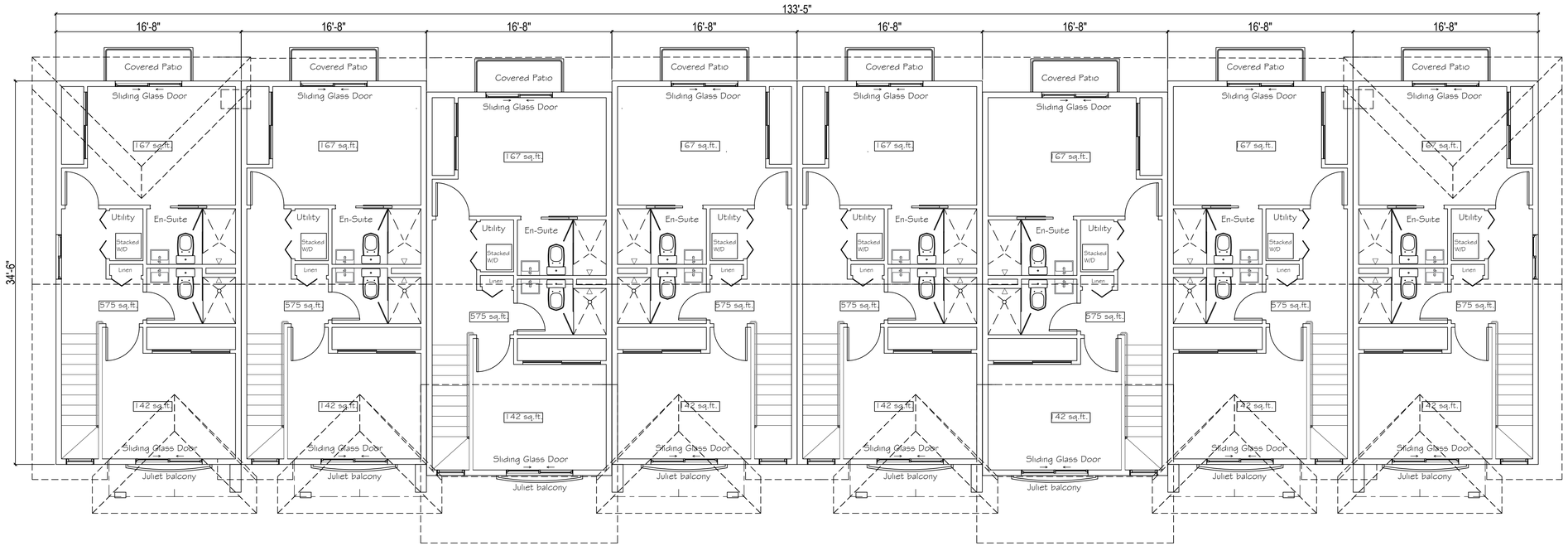
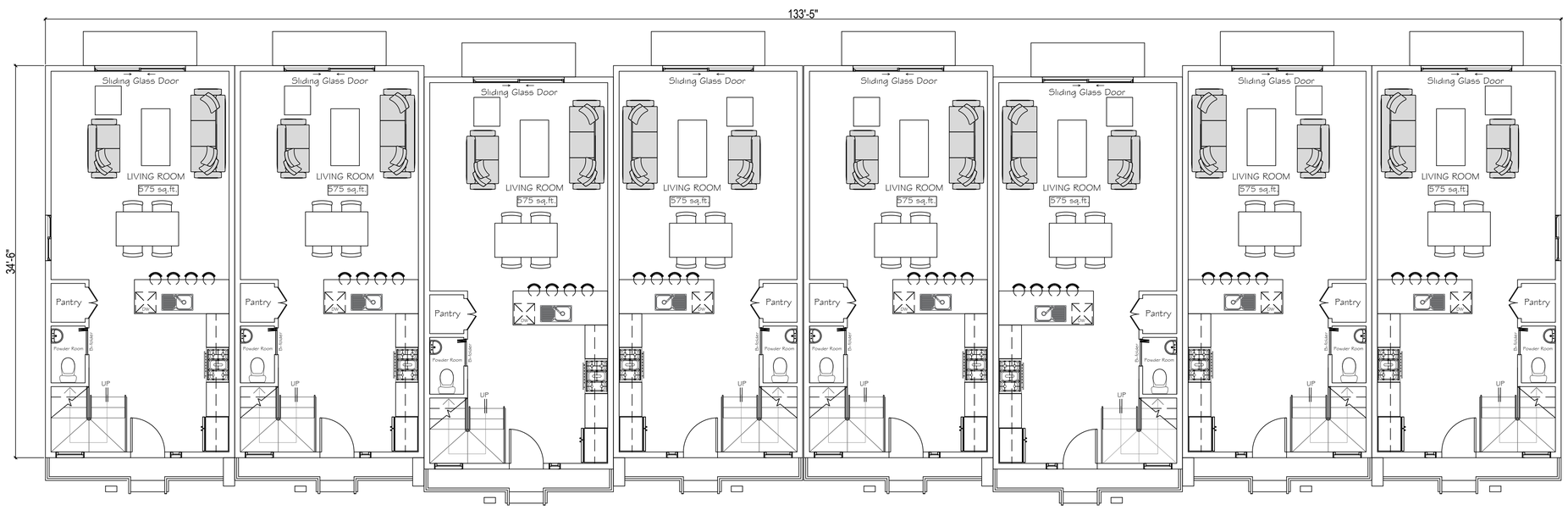


2 BUILDING Ⓑ 2ND FLOOR PLAN

Scale: 3/16" = 1'-0"

AREA TABULATION BUILDING B:

FIRST FLOOR = 575 sq.ft.
SECOND FLOOR = 575 sq.ft.
TOTAL = 1150 sq.ft.
TOTAL 8 UNITS = 9200 sq.ft.



1 BUILDING Ⓑ 1ST FLOOR PLAN

Scale: 3/16" = 1'-0"

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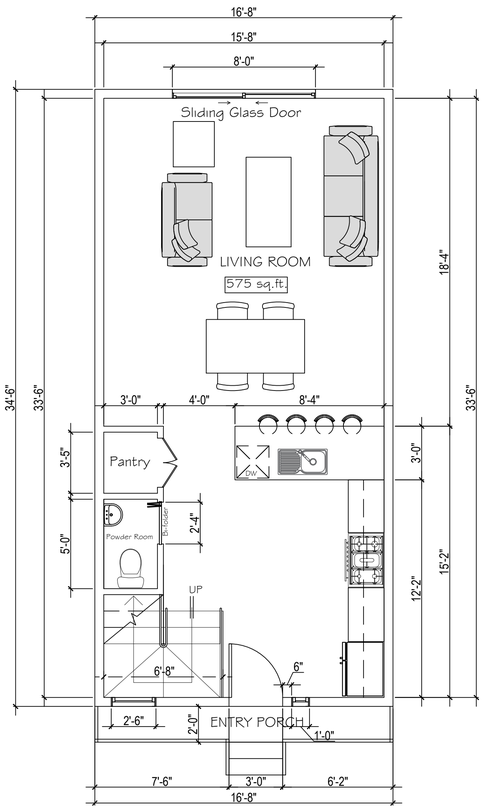
Drawing Title:

Scale: 3/16" = 1'-0"

Date: DEC. 07, 2022

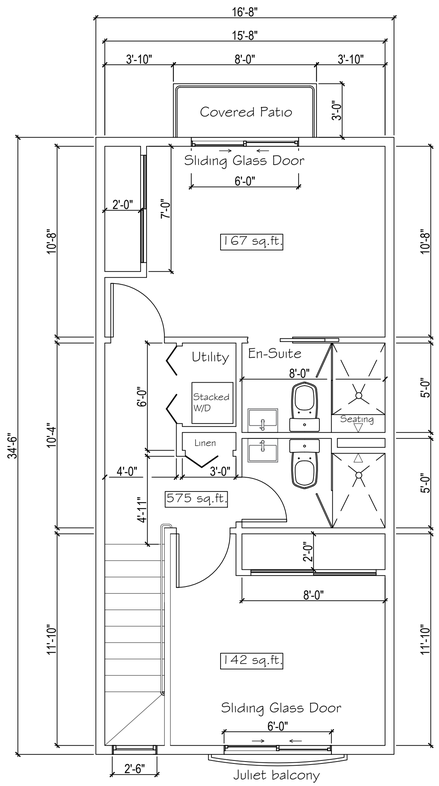
Page No. :



1 PROPOSED 1ST FLOOR PLAN

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

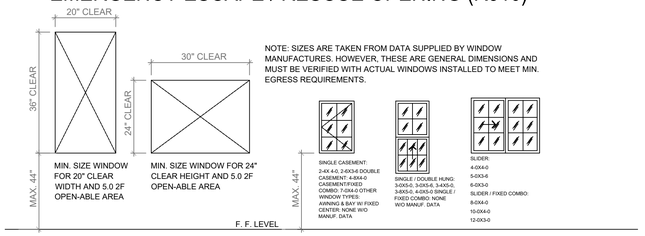
FIRST FLOOR = 575 sq.ft.
SECOND FLOOR Unit = 575 sq.ft.
TOTAL = 1150 sq.ft.



2 PROPOSED 2ND FLOOR PLAN

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

EMERGENCY ESCAPE / RESCUE OPENING (R310)



NOTE: SIZES ARE TAKEN FROM DATA SUPPLIED BY WINDOW MANUFACTURES. HOWEVER, THESE ARE GENERAL DIMENSIONS AND MUST BE VERIFIED WITH ACTUAL WINDOWS INSTALLED TO MEET MIN. EGRESS REQUIREMENTS.

SECTION 1026 OF THE 2016 INTERNATIONAL BUILDING CODE /SECTION 310 OF THE 2016 INTERNATIONAL RESIDENTIAL CODE

BASEMENTS IN A DWELLING UNIT AND EVERY SLEEPING ROOM BELOW THE FOURTH STORY (INCLUDES ROOMS WHICH COULD BE USED FOR SLEEPING SUCH AS DENS, SEWING ROOMS, STUDY, ETC.) MUST HAVE A LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIT COURT. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.

FOR FULL EGRESS, ESCAPE OR RESCUE WINDOWS ARE REQUIRED TO HAVE A MINIMUM NET CLEAR OPEN-ABLE AREA OF 5.7 SQ. FT. (820.8 SQ IN). EXCEPTION: MAY BE REDUCED TO 5.0 SF (720 SQ IN) IF 44" OR LESS FROM EXTERIOR GROUND LEVEL TO SILL. THE MINIMUM NET CLEAR OPEN-ABLE HEIGHT DIMENSION MUST BE 24 INCHES. THE MINIMUM NET CLEAR OPEN-ABLE WIDTH DIMENSION MUST BE 20 INCHES. THEY MUST ALSO HAVE A FINISHED SILL HEIGHT (CLEAR OPENING) OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. IN ORDER TO MEET THE REQUIRED NET-CLEAR OPEN AREA SQUARE-FOOT OPENING, EITHER THE WIDTH OR HEIGHT OR BOTH MUST EXCEED THE MINIMUM DIMENSIONS THEREOF.

WHEN REPLACING EXISTING NONCONFORMING WINDOWS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE THE REPLACEMENT WINDOWS MUST MEET THE FOLLOWING:

EMERGENCY ESCAPE AND RESCUE REPLACEMENT WINDOW OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 4 SQ. FT.; MINIMUM NET CLEAR OPENING HEIGHT OF 22 INCHES; MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES. MINIMUM SILL HEIGHT OF NOT MORE THAN 48 INCHES ABOVE THE FLOOR OR THE INSTALLATION OF ONE OR MORE PERMANENTLY AFFIXED STEPS EXTENDING THE FULL WIDTH OF THE WINDOW OPENING, CONSTRUCTED TO THE CURRENT ADOPTED IRC RISE AND RUN DIMENSIONAL REQUIREMENTS, SO THAT THE TOP STEP IS NO GREATER THAN 44 INCHES TO THE TOP OF THE SILL WHERE THE EXISTING ROUGH OPENING DOES NOT ALLOW FOR REPLACEMENT WINDOW DIMENSIONAL REQUIREMENTS THE ROUGH OPENING SHALL BE ENLARGED AND THE REPLACEMENT WINDOW SHALL MEET THE FULL EMERGENCY ESCAPE AND RESCUE OPENINGS PER IRC SECTION R310.1 THROUGH R310.5 OR IBC SECTION 1026 AS APPLICABLE FOR SCOPE OF PROJECT.

ADDITIONAL GLAZING REQUIREMENTS:

FOR MINIMUM LIGHT, ALL SLEEPING ROOMS AND OTHER HABITABLE ROOMS REQUIRE GLAZING EQUAL TO AT LEAST 8% OF THE FLOOR AREA OF THE ROOM; MINIMUM VENTILATION OF 4% OF THE FLOOR AREA. SEE THE INTERNATIONAL BUILDING OR RESIDENTIAL CODES AS APPLICABLE FOR EXCEPTIONS AND A COMPLETE LIST OF LIGHT AND VENTILATION REQUIREMENTS.

SAFETY GLAZING IS REQUIRED IN DOORS, STORM DOORS, RAILINGS, WITHIN 24 INCHES OF A DOOR, OR WHEN PANES ARE OVER 9 SQUARE FEET AND WITHIN 18 INCHES OF THE FLOOR. SEE THE INTERNATIONAL BUILDING OR RESIDENTIAL CODES FOR EXCEPTIONS AND A COMPLETE LIST OF SAFETY GLAZING REQUIREMENTS.

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EL DORADO COUNTY
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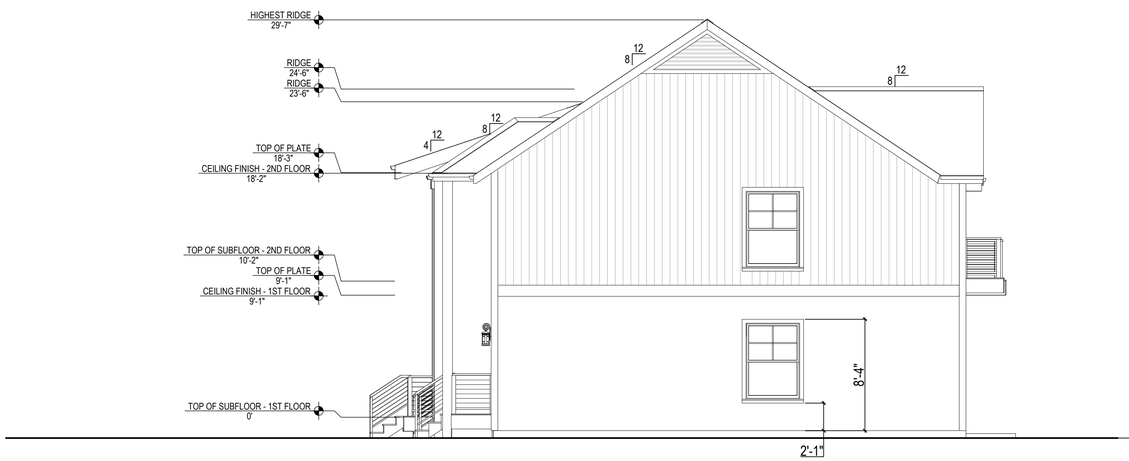
Drawing Title:

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

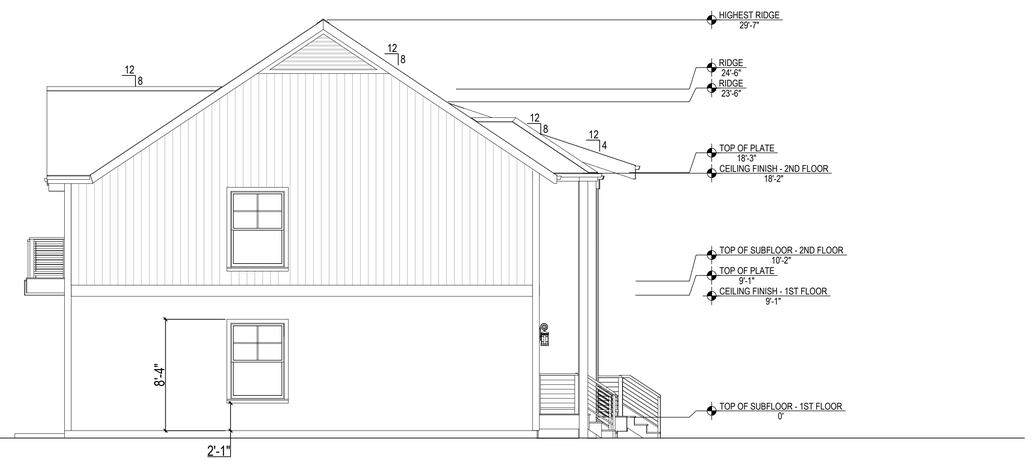
Date: DEC. 07, 2022

Page No. :

1 PROPOSED FRONT ELEVATION BUILDING B
Scale: 3/16" = 1'-0"



2 PROPOSED SIDE ELEVATION BUILDING B
Scale: 3/16" = 1'-0"



3 PROPOSED SIDE ELEVATION BUILDING B
Scale: 3/16" = 1'-0"

4 PROPOSED REAR ELEVATION BUILDING B
Scale: 3/16" = 1'-0"

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Drawing Title:

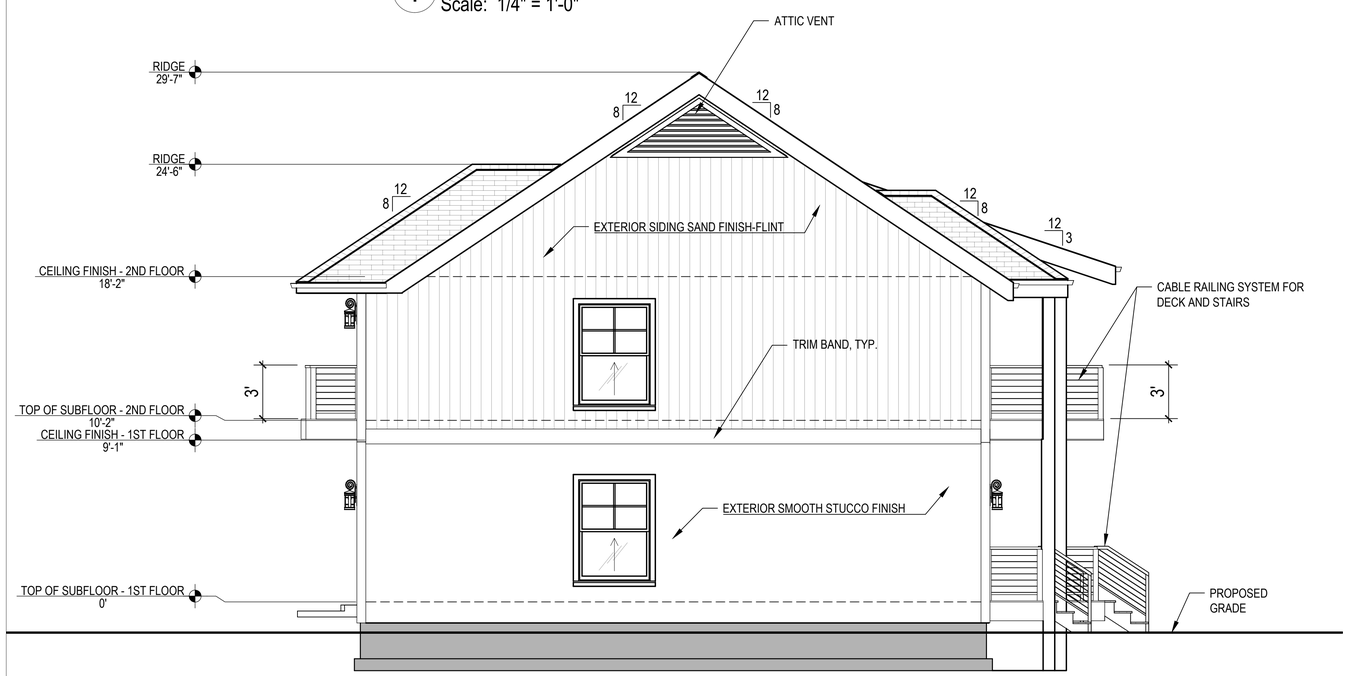
Scale: 3/16" = 1'-0"

Date: DEC. 07, 2022

Page No. :

1 PROPOSED WEST (FRONT) ELEVATION BUILDING - C

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



2 PROPOSED NORTH ELEVATION BUILDING - C

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

NOTE: ROOF SHALL BE A FIRE-RETARDANT. ROOF COVERING THAT IS AT LEAST CLASS C.
CRC R902.1.3

EXTERIOR ELEVATION NOTES

1. NOTES AND SYMBOLS ARE TO APPLY AT ALL AREAS OF SIMILAR GRAPHIC REPRESENTATION. SUCH INDICATIONS MAY BE LIMITED TO PROMOTE CLARITY OR AVOID REDUNDANCY.
2. SLOPE FINISH GRADE 2% MINIMUM AWAY FROM BUILDING FOR 5'-0" MINIMUM, DIRECT DRAINAGE AWAY FROM BUILDING WALLS TO ELIMINATE PONDING.
3. FLASH AND SEAL ALL PENETRATIONS THROUGH EXTERIOR ROOFS AND WALLS, AND FLOORS WEATHER TIGHT AND WATERPROOF. PACK ALL PENETRATIONS THROUGH THE BUILDING INSULATION ENVELOPE WITH INSULATION.
4. FLASH ALL WINDOWS, DOORS, LOUVERS, ACCESS PANELS AND SIMILAR WALL OPENINGS PER DETAILS.
5. FIREBLOCKING, CBC 717.2.: PROVIDE MATERIALS COMPLYING WITH CBC 717.2.1 AT CONCEALED SPACES, FURRED SPACES, CEILING/FLOOR LEVELS AND 10'-0" INTERVALS ALONG LENGTH OF WALL, SOFFITS, DROP CEILINGS, AND COVE CEILINGS, CONCEALED PLACES BETWEEN STAIR STRINGERS & BETWEEN STUDS IN LINE WITH STAIR RUN, AND ALL LOCATIONS LISTED IN CBC 717.2.2 THROUGH 717.2.7.
6. FLOOR/CEILING DRAFTSTOPPING, CBC 717.3: PROVIDE MATERIALS COMPLYING WITH CBC 717.3.1. AT FLOOR/CEILING ASSEMBLIES AS REQUIRED BY CBC 717.3.2 THROUGH 717.3.3. -GROUP R-1, R-2, R-3, R-4

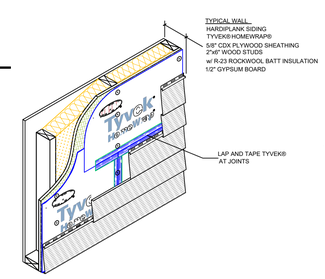
EXCEPTION: DRAFTSTOPPING NOT REQUIRED IN BUILDINGS SPRINKLERED PER CBC 903.3.1.1.

EXCEPTION: DRAFTSTOPPING NOT REQUIRED IN BUILDINGS SPRINKLERED PER CBC 903.3.2.1 WHEN SPRINKLERS ARE INSTALLED IN THE COMBUSTIBLE CONCEALED SPACES

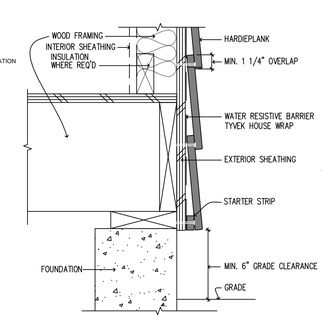
7. ATTIC DRAFTSTOPPING, CBC 717.4: PROVIDE MATERIALS COMPLYING WITH CBC 717.3.1. IN ATTICS AND CONCEALED ROOF SPACES AS REQUIRED BY CBC 717.4.2 THROUGH 717.4.3. PROVIDE SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR DRAFTSTOPPING PARTITIONS.
8. REFER TO REFLECTED CEILING PLAN FOR LOCATION OF CLERESTORY WINDOWS, TYPICAL.
9. ELEVATIONS SHOWN ARE MEASURED FROM FINISHED FLOOR DATUM FOR THIS BUILDING.
10. NEW WORK PROVIDE BLOCKING, BACKING, FRAMING, SHEATHING, UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED. REFER TO STRUCTURAL DRAWINGS FOR CONCEALED WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS.
11. REMODEL/ADDITION WORK NEATLY CUT AND REMOVE SURFACES AND FINISHES AS REQUIRED OR TO A NATURAL POINT OF DIVISION TO ENABLE INSTALLATION OF BLOCKING, BACKING, FRAMING, SHEATHING, UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED FOR SUPPORT OR RENOVATION. REFER TO STRUCTURAL DRAWINGS FOR CONCEALED WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS.
12. REPAIR AND REPLACE ALL EXISTING SURFACES AND FINISHES TO MATCH EXISTING UNDISTURBED WORK.
13. ALL NEW ADDITION WORK FINISHES AND COLORS FOR SIDING, TRIM, WINDOWS, ROOFING, ETC. ARE TO MATCH EXISTING FINISHES AND COLORS.

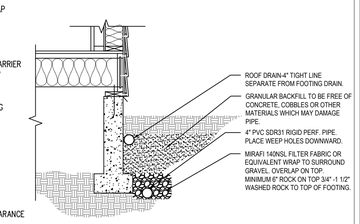
NOTES

1. ATTICS; ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.10 & R502.12 AND VENTILATION PER R806 & R408.1.
2. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED, THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR.
3. PER CRC 310.1.
4. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE A STANDING OR WALKING SURFACE. PER CRC R308, R303.1 7 R301.2.1.2.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006, A.Q.M.D. RULE 445, AND CAL-GREEN SECTION 4.503.1.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 307.
10. PER THE BUILD IT GREEN PROGRAM'S "GREENPOINT RATING CHECKLIST" SECTION P(D)2, MOISTURE MATERIALS SHALL BE USED IN WET AREAS (i.e. KITCHEN, BATHROOM, UTILITY ROOMS, ETC.)EXTERIOR DOOR LANDING SHALL BE A MAX. OF 7-3/4" BELOW DOOR THRESHOLD PER CRC R311.3.2.
11. GRADE NEEDS TO FALL 6" WITHIN THE FIRST 10'
12. CONCRETE SLAB THICKNESS FOR PORCH AND PATIO SLAB SHALL BE 3 1/2" MIN. REQUIRED PER R506.1



TYPICAL WALL ISOMETRIC
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (COOLING CLIMATE)





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Drawing Title:
PROPOSED WEST AND NORTH ELEVATION BUILDING - C

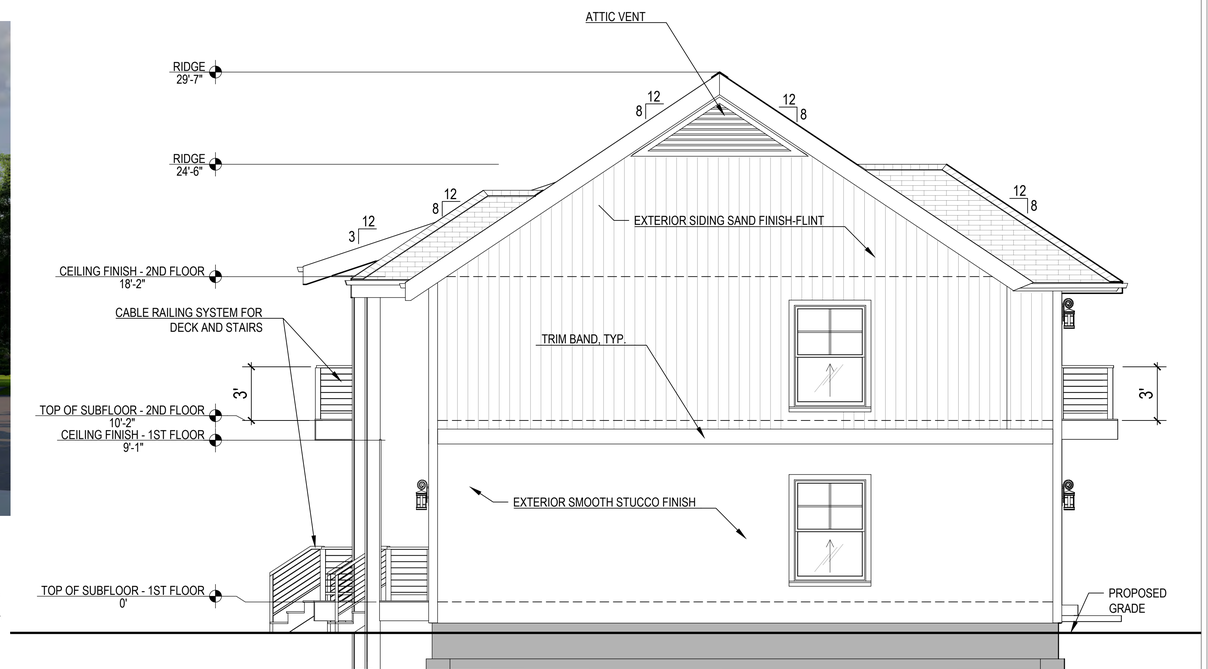
Scale: 1/4" = 1'-0"

Date: JAN. 19, 2023

Page No. :

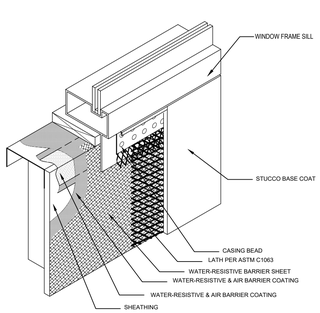
1 PROPOSED EAST (REAR) ELEVATION BUILDING - C

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

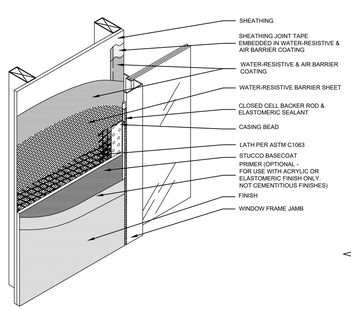


2 PROPOSED SOUTHLEVATION BUILDING - C

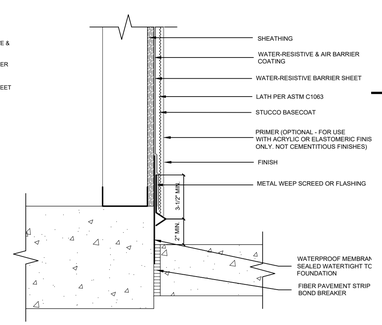
Scale: 1/4" = 1'-0"



TERMINATION @ FINNED WINDOW SILL



TERMINATION @ WINDOW JAMB



TERMINATION @ PAVEMENT

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Drawing Title:

PROPOSED EAST AND SOUTH ELEVATION BUILDING - C

Scale: 3/16" = 1'-0"

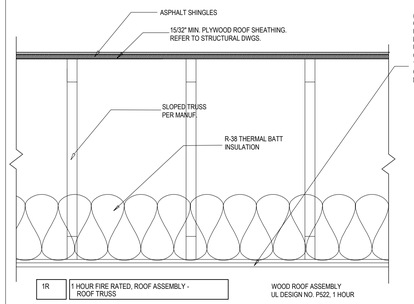
Date: JAN. 19, 2023

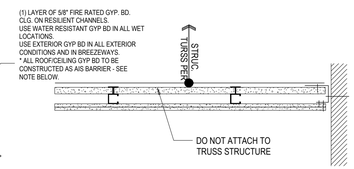
Page No. :

FIRE-RESISTANCE RATED CONSTRUCTION:

1. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS [BOTH VERTICAL AND HORIZONTAL] AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE, *R302.11*.

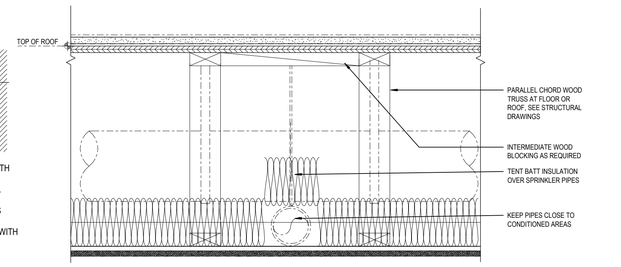
2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOSE NOT EXCEED 1,000 SQUARE FEET. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. *R302.12*.





- 2-1/2" 24 MSG GALV STEEL J SHAPED RUNNER ATTACHED TO SIDE WALLS WITH STEEL FASTENERS
- LOCATED NO GREATER THAN 2 " FROM END AND NO GREATER THAN 24" O.C.
- 2-1/2" WIDE BY 1-1/2" DEEP C-H STEEL SHAPED STUDS
- 1" THICK TYPE-X GYPSUM WALL BOARD LINER PANEL WITH VERTICAL EDGES INSERTED IN H SHAPED SECTION OF C-H STUDS.
- 2 LAYERS OF 1/2" THICK TYPE C GYPSUM WALL BOARD ATTACHED TO STUD WITH 1" LONG TYPE S STEEL SCREWS AT 24" O.C.

TWO HOUR RATING - FIRE TEST: NER 258 SYSTEM G



CLASS B ROOF PER IBC TABLE 1505.1

IBC 2015 SECTION 1505.1 GENERAL. ROOF ASSEMBLIES SHALL BE DIVIDED INTO THE CLASSES DEFINED BELOW. CLASS A, B AND C ROOF ASSEMBLIES AND ROOF COVERINGS REQUIRED TO BE LISTED BY THIS SECTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790. IN ADDITION, FIRE-RETARDANT-TREATED WOOD ROOF COVERINGS SHALL BE TESTED IN ACCORDANCE WITH ASTM D 2898. THE MINIMUM ROOF COVERINGS INSTALLED ON BUILDINGS SHALL COMPLY WITH TABLE 1505.1 BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING.

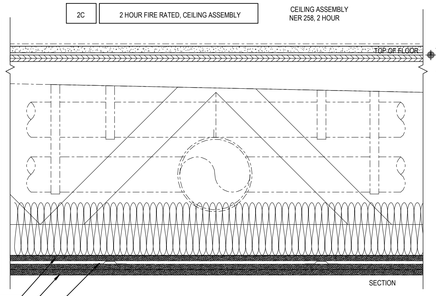
TABLE 1505.1a, b
MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION

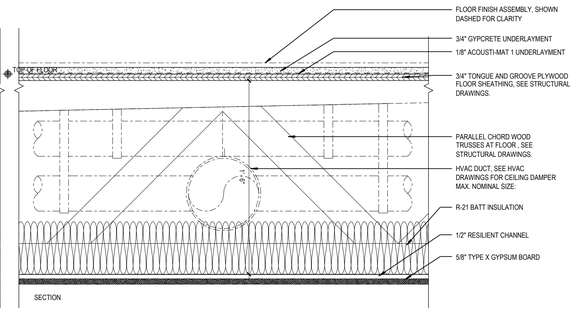
IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	C^C	B	C^C	B B		C^C

STC RATING : 63 WITH CARPET & PAD
STC RATING : 62 WITH CERAMIC TILE
STC RATING : 63 WITH VINYL PLANK

2C | 2 HOUR FIRE RATED, CEILING ASSEMBLY

CEILING ASSEMBLY NER 258, 2 HOUR



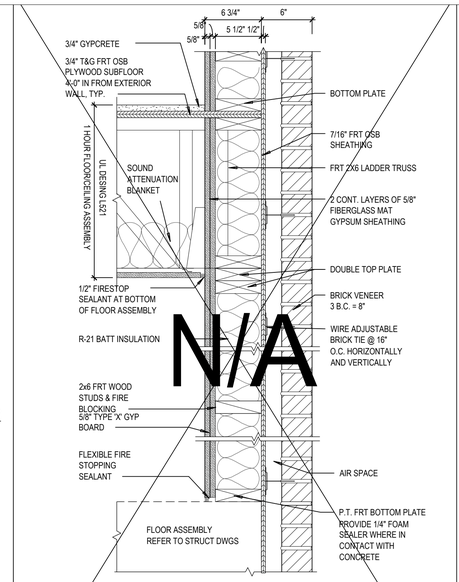


2F | 2 HOUR FIRE RATED, FLOOR / CEILING ASSEMBLY

WOOD FLOOR ASSEMBLY 2
UL DESIGN NO. L577, 2 HOUR

WOOD FLOOR ASSEMBLY 1
UL DESIGN NO. L521, 1 HOUR

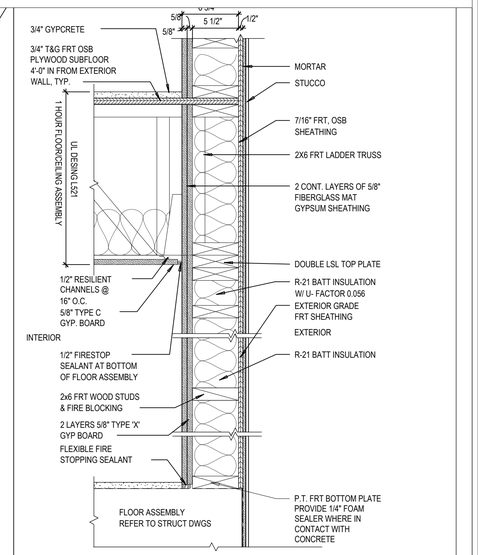
1F | 1 HOUR FIRE RATED, FLOOR / CEILING ASSEMBLY - FLOOR TRUSS



11 | 2 HOUR FIRE RATED, TYPICAL EXTERIOR WALL< 2x6 WOOD STUDS, LOAD BEARING

NOTE: ALL WOOD IN EXTERIOR WALL TO BE FIRE-RETARDANT TREATED (FRT)

TYPICAL WOOD FRAMED WITH BRICK EXTERIOR WALL.



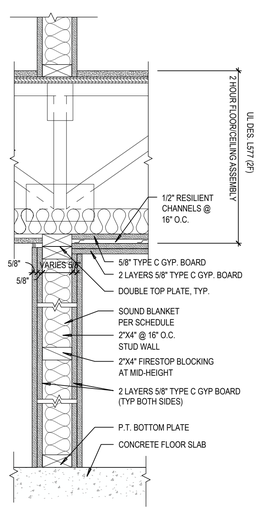
REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION

10 | 2 HOUR FIRE RATED, CEMENTITIOUS SIDING 2x6 WOOD STUDS, LOAD BEARING

NOTE: ALL WOOD IN EXTERIOR WALL TO BE FIRE-RETARDANT TREATED (FRT)

TYPICAL EXTERIOR WALLS TO BE USED AT BEARING CONDITIONS.
U - FACTOR 0.056

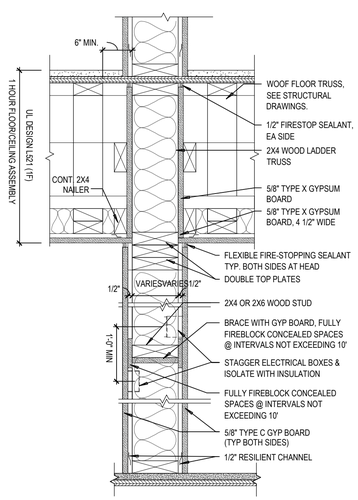
2 HR LOAD BEARING - UL# U302	2 HR LOAD BEARING - UL# U349	FIRE RATING
STC = 50	STC = 50	SOUND RATING



	STUD	INSUL	RATING (UL)	STC (WP OR TEST #)	LOAD BEAR
5	2x4	3 1/2"	2 HR (U301)	52 (USG810218)	No
5A	2x6	5 1/2"	2 HR (U301)	52 (USG810218)	Yes

FIRE BARRIER PER SECTION 707

2HR: UL DES U301

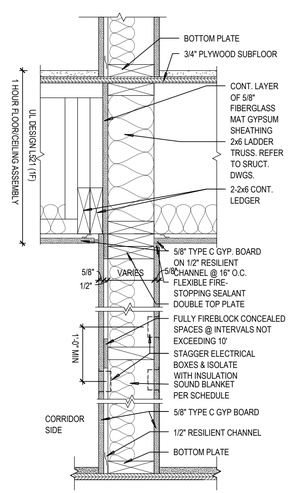


REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION

	STUD	INSUL	RATING (UL)	STC (WP OR TEST #)	LOAD BEAR
4A	2X6	5 1/2"	1 HR (U341)	58 (TL-93-270)	

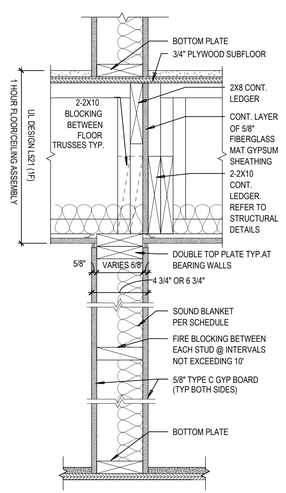
* REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING LOCATIONS

TYPICAL DWELLING UNIT SEPERATION WALL



	STUD	INSUL	RATING (UL)	STC (WP OR TEST #)	LOAD BEAR
3E	2x6	7 1/4"	1HR (U311)	48 (RAL-TL11-083)	Yes
3D	2x6	5 1/2"	1HR (U311)	48 (RAL-TL11-083)	Yes
3C	2x4	3 1/2"	1HR (U311)	48 (RAL-TL11-083)	Yes
3B	2x6	5 1/2"	1HR (U311)	52 (SA-830702)	Yes
3A	2x4	3 1/2"	1HR (U311)	52 (SA-830702)	Yes

TYPICAL CORRIDOR LOADBEARING WALL



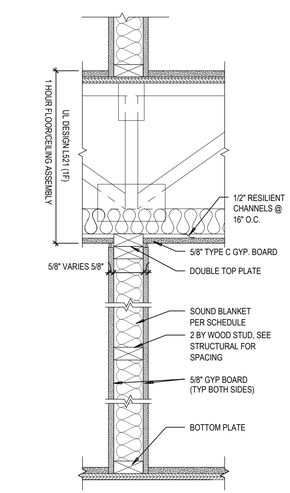
	STUD	INSUL	RATING (UL)	STC (WP OR TEST #)	LOAD BEAR
2E	2x8	5 1/2"	1HR (U305)	30 (WP 3605)	Yes
2D	2x6	-	1HR (U305)	30 (WP 3605)	Yes
2C	2x6	5 1/2"	1HR (U305)	34 (WP 3605)	Yes
2B	2x4	-	1HR (U305)	30 (WP 3605)	Yes
2A	2x4	3 1/2"	1HR (U305)	34 (WP 3605)	Yes

USE UL U305 FOR A MAXIMUM STUD SPACING OF 16" OC.
ALTERNATIVELY, USE UL U314 FOR UP TO 24" OC STUD SPACING

TYPICAL LOAD BEARING PARTITION

1HR: UL DES U305 (MAX 16" OC STUDS)

STC 30 - 34



	STUD	INSUL	RATING (UL)	STC (WP OR TEST #)	LOAD BEAR
1E	2x8	-	-	-	No
1D	2x6	-	-	-	No
1C	2x6	5 1/2"	-	-	No
1B	2x4	-	-	-	No
1A	2x4	3 1/2"	-	-	No

TYPICAL NON-LOAD BEARING PARTITION

FIRE PARTITION PER SECTION 708	FIRE PARTITION PER SECTION 708	FIRE RATING
1HR: UL DES U341	1HR: UL DES U311	FIRE RATING
STC 56	STC 48-52	SOUND RATING

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Project Name and Address:

KASSIS DEVELOPMENT
2580 COUNTRY CLUB DRIVE CAMERON PARK, CA 95682
EL DORADO COUNTY
APN: 082-391-002

Seal:

Revision Notes:

Date	Description

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Drawing Title:

INTERIOR & EXTERIOR PARTITION WALLS DETAILS

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

Date: JAN. 19, 2023

Page No. :

KASSIS DEVELOPMENT CIVIL PLANS
2580 COUNTRY CLUB DRIVE CAMERON PARK, CA 95682

SITE INFORMATION

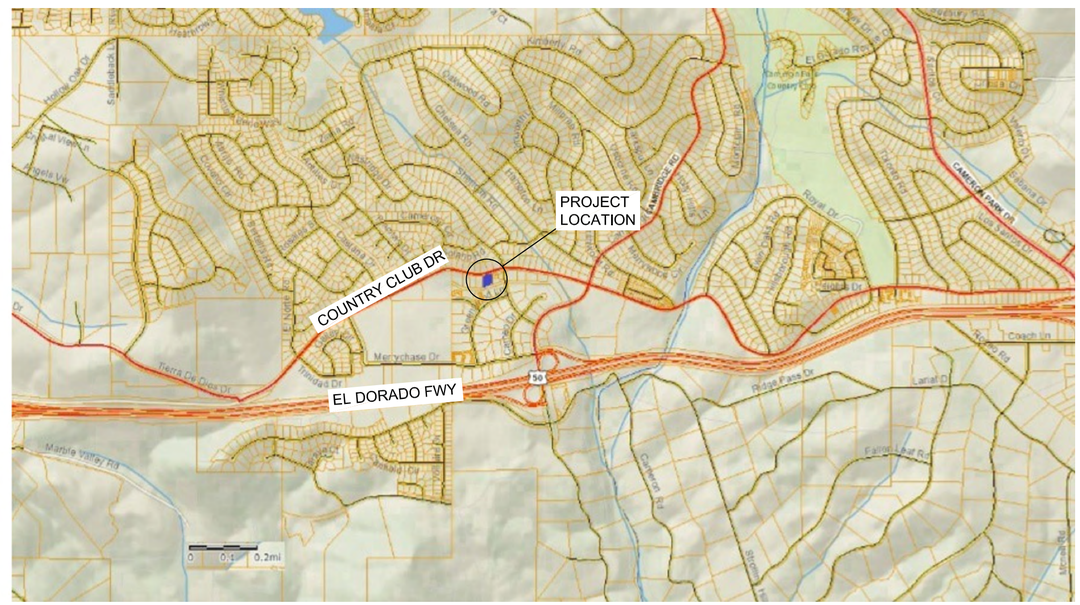
ASSESSOR PARCEL NUMBER (APN)	082-391-002-000
PARCEL ID:	082391002
TAX RATE AREA (TRA)	054009
PROPERTY ADDRESS	2580 COUNTRY CLUB DR CAMERON PARK CA 95682
PROPERTY TYPE	VACANT MULTI -RES LAND (4 & 4+ UNITS ALLOWED)
LOT SIZE (ACRES)	0.58
LOT SIZE (SQ. FT.)	24,578
ASMT DESCRIPTION	LOT 32 CAMERON PK N 5
SUBDIVISION TRACT NUMBER:	368
SUBDIVISION TRACT NAME:	CAMERON PARK NORTH UNIT NO 5
JURISDICTION:	COUNTY OF EL DORADO
WATER:	EL DORADO IRRIGATION DIST
FIRE:	CAMERON PARK CSD FIRE

SCOPE OF WORK:

PRELIMINARY CIVIL PLANS FOR THE MULTI-UNIT DEVELOPMENT

SHEET LIST

C1	GENERAL NOTES
C2	EXISTING CONDITIONS
C3	PROPOSED GRADE (GRADING PLAN)
C4	EROSION & SEDIMENTATION CONTROL
C5	EROSION & SEDIMENTATION CONTROL DETAILS
C6	DRAINAGE AREA MAP
C7	STORMWATER MANAGEMENT SYSTEM
C8	STORMWATER STRUCTURES
C9	UTILITY PLAN
C10	SITE PLAN
L1	LANDSCAPE PLAN



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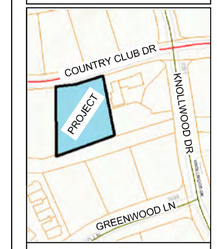

N.T.S.

Project Name and Address:
KASSIS DEVELOPMENT
2580 COUNTRY CLUB DR, CAMERON PARK, CA 95682

Seal:

DRAWING TITLE:
C0
Cover Page

Scale:

Date:

Page No.:

GENERAL NOTES:

1. THESE DRAWINGS HAVE BEEN PREPARED FOR THE SOLE USE OF THE OWNER AND BASED THE OWNER'S COMMENTS AND REQUEST. THE ENGINEER ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE EXISTING CONDITIONS, PLAN REVIEW, AND COMPLETENESS OF THE INFORMATION SHOWN ON THE PLANS.
2. ALL MATERIALS AND CONSTRUCT ION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL COMPLY WITH:
   A. CURRENT CITY OF CAMERON PARK BUILDING PERMIT APPLICATIONS AND STANDARDS AS OF THE DATE OF THIS CONTRACT.
   B. THE MOST CURRENT EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS.
   C. THE ADOPTED EDITION OF THE STATE OF CALIFORNIA BUILDING CODES ALONG WITH THE SPECIFIC CODE MODIFICATIONS ADOPTED BY THE EL DORADO COUNTY.
3. CONTRACTOR SHALL PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES , FEES, AND TAXES AND GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE WORK.
4. ANY EXISTING OFF-SITE IMPROVEMENTS THAT ARE DAMAGED OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE OWNER OF THE EXISTING IMPROVEMENT AT THE CONTRACTOR'S EXPENSE (NO SEPARATE PAY ITEM).
5. WORK COMPLETED BY THE CONTRACTOR WHICH HAS NOT RECEIVED A WORK ORDER OR CONSENT OF THE OWNER OR ENGINEER WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN ANY 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
7. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE CALTRANS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHALL BE LOCATED TO PROVIDE MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT WHILE PROVIDING CONTINUOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL DEVICES DURING CONSTRUCTION.
8. CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. THE TERM "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH HORIZONTAL AND VERTICAL ALIGNMENT.
9. WHEN MATCHING EXISTING PAVEMENTS. CURBS, DRIVES, AND WALKS, THEY SHALL BE SAW CUT FULL DEPTH AND REMOVED TO ALLOW FOR PROPOSED CONSTRUCTION. IF ANY EXISTING JOINT IS ENCOUNTERED, PRECAUTION SHALL BE TAKEN DURING REMOVAL OF CONCRETE SO AS NOT TO DAMAGE EXISTING DOWELS. ALL EXISTING DOWELS SHALL BE EXPOSED AND CLEANED.
10. ALL "COMPACTED SUBGRADE" SHALL CONSIST OF NATIVE MATERIAL SCARIFIED TO A MINIMUM DEB OF SIX INCHES AND COMPACTED TO 95% DENSITY ACCORDING TO ASTM D-698 AND TESTED BY ASTM D-2922.
11. ALL "FLEXIBLE BASE" SHALL BE TYPE "A", GRADE 1, COMPACTED TO 100% MODIFIED DENSITY AT A MOISTURE CONTENT BETWEEN -2 AND +3 OF OPTIMUM PERCENT MOISTURE ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR) AND TESTED BY ASTM D-2922.
12. ASPHALT PAVEMENT SHALL BE THE TYPE SPECIFIED ON THE PLANS AND ACCORDING TO CALTRANS "HOT MIX ASPHALT CONCRETE PAVEMENT".
13. PRIME COAT USING MC-30 AT A RATE OF 0.2 GALLONS PER SQUARE YARD SHALL BE PLACED OVER PREPARED BASE AT LEAST ONE DAY PRIOR TO LAYING ASPHALTIC CONCRETE PAVEMENT. ANY NECESSARY TACK COAT SHALL BE MC-30 AT 0.05 GALLONS PER SQUARE YARD.
14. CONCRETE SHALL BE CLASS "A" UNLESS OTHERWISE ON PLANS.
15. REINFORCING STEEL SHALL BE FROM NEW BILLET. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS EXCEPT WHEN REFERRING TO CLEARANCE.
16. ALL SAWED JOINTS SHALL BE SAWED WITHIN 24 HOURS OF POURING.
17. ORDINARY COMPACTION CONTROL IS REQUIRED ON THIS PROJECT.
18. ALL ROLLING FOR COMPACTION OF ASPHALTIC CONCRETE PAVEMENT SHALL BE COMPLETED BEFORE THE MIXTURE TEMPERATURE DROPS BELOW 175 DEG. (F).
19. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER AND HIS EMPLOYEES, PARTNERS, OFFICES, DIRECTORS, OR CONSULTANTS, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, I N CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER, ENGINEER'S DIRECTORS, OFFICERS, EMPLOYEES, OR CONSULTANTS.
20. ALL CMP (CORRUGATED METAL PIPE) USED ON THIS PROJECT SHALL HAVE A MANNING'S "N" VALUE OF 0.024, UNLESS OTHERWISE SHOWN ON PLANS.
21. ALL COST ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND TESTING SHALL BE PAID BY THE CONTRACTOR.
22. ALL PVC SLEEVES SHALL BE INSTALLED THREE FEET (3') BELOW FINISHED GRADE AND ENDS SHALL BE MARKED SO THAT LOCATIONS OF SLEEVES CAN BE EASILY IDENTIFIED.

EROSION / SEDIMENTATION CONTROL NOTES:

- AT A MINIMUM, THESE CONTROLS SHALL CONSIST OF ROCK BERMS AND/OR SILT FENCES CONSTRUCTED PARALLEL TO AND DOWN GRADIENT FROM THE TRENCHES. THE ROCK BERMS OR SILT FENCES SHALL BE INSTALLED IN A MANNER SUCH THAT ANY RAINFALL RUNOFF SHALL BE FILTERED. HAY BALES SHALL NOT BE USED FOR TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE THE CONTROLS WHEN VEGETATION IS ESTABLISHED AND THE CONSTRUCTION AREA IS STABILIZED. ADDITIONAL PROTECTION MAY BE REQUIRED IF EXCESSIVE SOLIDS ARE BEING DISCHARGED FROM THE SITE.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED BY THE CONTRACTOR AT FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER / ENGINEER.
- PLACEMENT OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS. ACTUAL LOCATIONS MAY VARY SLIGHTLY FROM THE PLANS, BUT WILL BE VERIFIED BY THE ENGINEER/INSPECTOR IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE DISTURBANCE OF THE STRUCTURES HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A RAINFALL SHALL BE REMOVED FROM THE SITE OR PLACED IN AN ENGINEER APPROVED DESIGNATED DISPOSAL AREA.
- CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT NO EROSION CONTROL MEASURES BLOCK THE DRAINAGE SYSTEM FROM WORKING AS DESIGNED.

UTILITIES:

- LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION, INCLUDING THOSE NOT SHOWN ON THE DRAWINGS.
- ANY EXISTING UTILITIES, ON OR OFF THE SITE, THAT ARE DAMAGED OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE RESPECTIVE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192(8), GAS COMPANIES MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT THE WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA. CONTRACTOR SHALL REFERENCE CITY UTILITIES PLANS FOR FINAL ELECTRICAL LINE DESIGNS AND LAYOUT.

SEWER NOTES:

1. THE CONTRACTOR SHALL MAINTAIN SERVICE TO EXISTING SANITARY SEWERS AT ALL TIMES DURING CONSTRUCTION.
2. A MINIMUM OF SIX INCHES (6") WASTEWATER PIPE AND FITTINGS (ASTM D3034 SDR 26) ARE REQUIRED ON ALL NEW INSTALLATION.
3. ALL RESIDENTIAL WASTEWATER SERVICE LATERALS SHALL BE EXTENDED TO THE PROPERTY LINE AND A CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE. SERVICES TO LOTS WILL EXTEND THROUGH 10-FOOT (10') UTILITY EASEMENT.
4. SECONDARY BACKFILL OF SEWER LINES SHALL GENERALLY CONSIST OF MATERIALS REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS, AND TRASH, NO ROCKS OR STONES HAVING ANY DIMENSION LARGER THAN FOUR INCHES (4") AT THE LARGEST DIMENSION.
5. ALL SEWER PIPES SHALL HAVE COMPRESSION OR MECHANICAL JOINTS.
6. ALL MANHOLES SHALL BE CONSTRUCTED OF FOUR FOOT DIAMETIER (4' DIA) REINFORCED CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM SPECIFICATIONS C-478 OR POUR MONOLITHICALLY. CONCRETE RINGS SHALL BE USED TO ADJUST MANHOLE HEIGHTS TO MATCH EXISTING GRADE, MAXIMUM HEIGHT SHALL NOT EXCEED TWELVE INCHES (12") . CAST IRON FRAMES AND COVERS SHALL CONFORM TO ASTM SPECIFICATIONS A-4B CLASS 30.
7. MANHOLE RINGS AND COVERS SHALL WEIGH A MINIMUM OF 460 POUNDS. OUTSIDE DIAMETER OF THE LID SHALL BE THIRTY-TWO INCHES (32"). MANHOLES SHALL BE CONSTRUCTED OF OR LINED WITH A CORROSION MATERIAL RESISTANT MATERIAL. WHERE NEW CONSTRUCTION TIES INTO AN EXISTING MANHOLE, THE EXISTING MANHOLE MUST BE LINED, COATED, OR REPLACED WITH A CORROSION RESISTANT MATERIAL.
8. LIDS ARE TO BE SOLID WITH NO PICK HOLES.
9. MANHOLE COVERS SHALL BE MARKED "SANITARY SEWER". PIPE CONNECTIONS TO MANHOLES SHALL BE CORED AND WATER TIGHT MANHOLE CONNECTORS KOR-N-SEAL I & II OR EQUAL ASTM C.
10. ALL MANHOLES SHALL BE CONSTRUCTED SO THAT THE TOP OF THE RING IS 2" ABOVE THE SURROUNDING GROUND EXCEPT WHEN LOCATED IN PAVED AREAS. IN PAVED AREAS, THE MANHOLE RING SHALL BE FLUSH WITH PAVEMENT.
11. WASTEWATER PIPE CONNECTIONS TO MANHOLES SHALL BE MADE WATER TIGHT USING A GASKET AROUND THE PIPE. THE GASKET PIPE SHALL THEN BE GROUTED INTO PLACE, USING A STIFF MIX NON-SHRINK GROUT, VIA KNOCKED OUT HOLES IN CONCRETE PIPE WALLS. STEPS SHALL NOT BE PROVIDED.
12. WASTEWATER LINES SHALL BE TESTED FROM MANHOLE TO MANHOLE.
13. IN AREAS WHERE A NEW WASTEWATER MANHOLE IS TO BE CONSTRUCTED OVER AN EXISTING WASTEWATER SYSTEM, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO TEST THE EXISTING MANHOLES BEFORE CONSTRUCTION. AFTER PROPOSED MANHOLE HAS BEEN BUILT, THE CONTRACTOR SHALL RE-TEST THE EXISTING SYSTEM TO THE SATISFACTION OF THE CONSTRUCTION INSPECTOR . (NO SEPARATE PAY ITEM).
14. WHERE THE MINIMUM NINE-FOOT (9') SEPARATION DISTANCE BETWEEN WASTEWATER LINES AND WATER LINES / MAINS CANNOT BE MAINTAINED, THE INSTALLATION OF WASTEWATER LINES SHALL BE IN STRICT ACCORDANCE WITH TCEQ REGULATIONS. THE WASTEWATER LINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC MEETING THE ASTM SPECIFICATION FOR BOTH PIPES AND JOINTS OF 150 PSI AND SHALL BE IN ACCORDANCE WITH 30 TAC 217. 53 (D)(3)(A)(I).
15. WATER JETTING THE BACKFILL WITHIN A STREET WILL NOT BE PERMITTED. SANITARY SEWER TRENCHES SUBJECT TO TRAFFIC SHALL CONFORM TO THE CITY CONSTRUCTION STANDARDS.
16. NO TESTING WILL BE PERFORMED PRIOR TO 30 DAYS FROM COMPLETE INSTALLATION OF THE SANITARY SEWER LINES. THE FOLLOWING SEQUENCE WILL BE STRICTLY ADHERED TO:
    A. PULL MANDREL
    B. PERFORM AIR TEST
    C. CLEANING OF ANY DEBRIS
    D. FLUSHING OF SYSTEM
    E. TV INSPECTION (WITH IN 72 HOURS OF FLUSHING)
17. A MINIMUM OF THREE FEET (3') OF COVER IS TO BE MAINTAINED OVER THE SANITARY SEWER MAIN AND LATERALS AT SUBGRADE, OTHERWISE CONCRETE ENCASEMENT WILL BE REQUIRED.
18. CLEANOUTS SHALL BE PROVIDED AT THE END OF EACH LINE WHEN A MANHOLE IS NOT REQUIRED. A CI CLEANOUT CASTING ALAMO IRON WORKS NO. 813-45, OR APPROVED EQUAL SHALL BE USED.
19. EACH LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT, AND DETERMINE THE MINIMUM SERVICEABLE FINISHED FLOOR ELEVATION.
20. VERTICAL SEWER SERVICE STACKS SHALL BE REQUIRED WHERE THE TOP OF THE SEWER MAIN IS AT A DEPTH OF EIGHT FEET (8') OR GREATER, UNLESS SHOWN OTHERWISE ON PLANS.

WATER NOTES:

1. ALL WATER MAINS SHALL BE AWWA C900 (CLASS 150 OR GREATER), DR18.
2. WATER SERVICES SHALL BE TYPE "K" SOFT COPPER CONFORMING TO ASTM SPECIFICATION B-88t OR LATEST REVISION.
3. WATER MAIN SHALL HAVE A MINIMUM OF 36 INCHES OF COVER, EXCEPT THAT UNDER ROAD SIDE DITCHES AND ROAD CROSSING, ADDITIONAL COVER AND ENCASEMENT IS REQUIRED.
4. EACH UNIT WITHIN A DUPLEX, TRIPLEX, FOURPLEX, OR CONDOMINIUM SHALL BE PROVIDED WITH AN INDIVIDUAL WATER METER. A MASTER METER CAN BE CONSIDERED FOR SEPARATE BUILDINGS, HOWEVER, THOSE BUILDINGS MUST BE PLUMBED TO ALLOW SEPARATE METERS FOR FUTURE CONSIDERATION.
5. CONTRACTOR WILL KEEP THE AREA ON TOP OF AND AROUND THE WATER METER BOX FREE OF ALL OBJECTS AND DEBRIS.
6. SECONDARY BACKFILL OF WATER LINES SHALL GENERALLY CONSIST OF MATERIAL REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS AND TRASH OR STONES HAVING ANY DIMENSION LARGER THAN 4" INCHES AT THE LARGEST DIMENSION.
7. HYDROSTATIC TESTING IS DONE FROM VALVE TO VALVE.
8. NO METER BOXES TO BE SET IN DRIVEWAYS OR SIDEWALKS. ANY METER BOXES SET IN DRIVEWAYS OR SIDEWALKS WILL BE RELOCATED AT CONTRACTOR 'S AND/OR DEVELOPER'S EXPENSE.
9. METER BOXES MUST BE SET AT THE PROPOSED GRADE. ANY METER BOXES THAT ARE NOT SET AT THE FINAL GRADE WILL BE ADJUSTED AT CONTRACTOR'S AND/OR DEVELOPER'S EXPENSE.
10. METER BOXES SHALL BE PLASTIC, WITH COVERS, BY DFW PLASTICS, INC. OR APPROVED EQUAL.
11. BRASS STOPS FOR CONNECTING TUBING TO SERVICE CLAMPS SHALL BE MUELLER OR APPROVED EQUAL WITH COMPRESSION BY CC THREAD FITTINGS.
12. TAPPING SADDLES SHALL BE MUELLER OR APPROVED EQUAL DOUBLE STRAP WITH CC THREAD.
13. CONTRACTOR SHALL PLACE TRACER WIRE ON TOP OF THE WATER MAINS. TRACER WIRE SHOULD RUN FROM VALVE TO VALVE AND EXIT AT THE VALVE BOX. THE TRACER WIRE SHOULD BE ATTACHED TO THE TOP OF THE PIPE USING TAPE. EXCESS WIRE SHOULD BE LEFT WITHIN VALVE BOXES TO BE PLACED WITHIN LID OF COVER.

DRAINAGE NOTES:

1. ALL CONCRETE AND REINFORCING STEEL USED IN DRAINAGE STRUCTURES SHALL BE IN COMPLIANCE WITH THE CITY STANDARDS. CONCRETE SHALL BE CLASS A.
2. PIPES FOR STORM DRAINS SHALL BE CONCRETE PIPE IN SIZES AS SHOWN ON APPROVED PLANS. ALL CONCRETE PIPES SHALL BE RCP ASTM SPECIFICATION C76. WHERE ADDED STRENGTH OF PIPE IS NEEDED FOR TRAFFIC LOADS OVER MINIMUM COVER OR HAVE A MINIMUM COVER OF NOT LESS THAN ONE FOOT (1') OVER THE TOP OF THE PIPE. ALL PIPES SHALL HAVE INTEGRAL TONGUE AND GROOVE JOINTS . ALL CONCRETE PIPE BENDS OR FITTINGS FOR HORIZONTAL OR VERTICAL CHANGES IN ALIGNMENT, AND ALL SPECIAL FITTINGS, SHALL BE OF PREFABRICATED CONSTRUCTION USING RCP.
3. MANHOLE COVERS SHALL BE VULCAN FOUNDRY NUMBER VM-34, OR EQUAL, WITH 22 INCH (22") OPENING AND WEIGHT OF AT LEAST 240 POUNDS. THE COVER SHALL BE MARKED "STORM".
4. ASPHALT COMPOUNDS SHALL CONSIST OF ASPHALT BASE, VOLATILE SOLVENTS, AND INERT FILTER. THE JOINT COMPOUND SHALL CONFORM TO THE STANDARDS OF THE TDHPT.
5. MORTAR JOINT MIX SHALL BE COMPOSED OF ONE PART CEMENT OR PARTS OF MORTAR SAND.
6. THE TRENCH WIDTH SHALL BE AT LEAST 15 INCHES (15") WIDER BUT NOT MORE THAN 21 INCHES (21") WIDER THAN THE OUTSIDE DIAMETER OF PIPE.
7. TRENCH SHALL BE EXCAVATED VERTICALLY TO A MINIMUM DISTANCE OF ONE FOOT (1') OVER THE TOP OF PIPE OR CONDUIT, ABOVE WHICH POINT, TRENCH SIDES SHALL BE EXCAVATED AS NEAR TO VERTICAL AS POSSIBLE AND SAFE.
8. A MINIMUM OF SIX INCHES (6") OF GRANULAR EMBEDMENT SHALL BE PLACED UNDER THE PIPE WHEN ROCK IS ENCOUNTERED.
9. BACKFILL MATERIALS FOR TRENCHES NOT TO BE IN PROPOSED STREET AREA, EXISTING STREETS, OR WITHIN FIVE FEET (5') OF THE BACK OF CURB OR EDGE OF PAVEMENT MUST INCLUDE SPECIFIED EMBEDMENT MATERIAL AND MAY BE BACKFILLED WITH EXCAVATED MATERIALS THAT ARE VOID OF ROCKS AND OTHER OBJECTS LARGER THAN FOUR INCHES IN DIAMETER (4" DIA).
10. SECONDARY BACKFILL OF STORM DRAIN SHALL GENERALLY CONSIST OF MATERIALS REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS, AND TRASH, NO ROCKS OR STONES HAVING ANY DIMENSION LARGER THAN FOUR INCHES (4") AT THE LARGEST DIMENSION.
11. MORTAR JOINT AREAS SHALL BE THOROUGHLY WETTED. THE LOWER ONE-HALFE (1/2) OF THE GROOVE SHALL BE PACKED WITH MORTAR FROM THE INTERIOR. THE REMAINING GROOVE AREA SHALL BE QUICKLY PACKED WITH MORTAR FROM THE EXTERIOR. A MORTAR BEAD SHALL BE FORMED AROUND THE PIPE JOINT. THE BEAD SHALL EXTEND A MINIMUM OF ONE INCH (1") ON EACH SIDE OF THE JOINT AND PROJECT OUTWARD A DISTANCE OF ONE INCH (1"). THE INSIDE OF PIPE JOINT SHALL BE FINISHED SMOOTH WITH THE INSIDE OF THE PIPE. THE JOINT SHALL BE PROTECTED FROM SUN AND AIR BY AN APPROVED WET WRAPPING OR WET OIL COVER FOR A MINIMUM OF 4B HOURS OR UNTIL BACKFILLED. JOINTS SHALL NOT BE MADE WHEN THE TEMPERATURE IS 40 DEG F OR BELOW.
12. ASPHALT COMPOUND JOINTS SHALL BE MADE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE PIPE SHALL BE DRY. SUFFICIENT COMPOUND SHALL BE PLACED IN THE GROOVE TO CAUSE SOME MATERIAL TO BE SQUEEZED FROM JOINT WHEN PIPE IS SEATED. THE INSIDE OF PIPE JOINTS SHALL BE WIPED CLEAN AFTER JOINT CONNECTION.

CONSTRUCTION NOTES:

DRAINAGE NOTE
- DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE THE IMPACT OF CONSTRUCTION SHALL BE INSTALLED PRIOR TO ADDING IMPERVIOUS COVER.

ROADWAY
- ALL ROADWAY COMPACTION TESTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FLEXIBLE BASE OR FILL MATERIAL, INCLUSIVE OF SUBGRADE, SHALL BE COMPACTED AS A SPECIFIED AND TESTED FOR DENSITY AND MOISTURE.
- ASPHALTIC CONCRETE PAVEMENT SHALL BE TYPE "D" HOT MIX ASPHALT AS DEFINED IN CALTRANS' STANDARD SPECIFICATIONS.
- THE ASPHALTIC CONCRETE SURFACE COURSE SHALL BE PLANT MIXED, HOT LAID TYPE "D" MEETING THE SPECIFICATION REQUIREMENTS OF CALTRANS. THE MIX SHALL BE DESIGNED FOR A STABILITY OF AT LEAST 35 AND SHALL BE COMPACTED TO BETWEEN 91 AND 95 PERCENT OF THE MAXIMUM THEORETICAL DENSITY. THE ASPHALT CEMENT CONTENT BY PERCENT OF TOTAL MIXTURE WEIGHT SHALL FALL WITHIN A TOLERANCE OF +0.5 PERCENT FROM A SPECIFIC MIX DESIGN.

UTILITY TRENCH COMPACTION
- ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE.

CURB CUT
DUE TO CONSTRUCTION OF NEW RIGHT-OF-WAY CONSTRUCTION:
- SAWCUT EXISTING STREET AND MATCH TO NEW CONSTRUCTION.
- SAWCUT EXISTING CURB TO TIE INTO EXISTING CONSTRUCTION.

CONSTRUCTION STABILIZED ENTRANCE
- SAWCUT CURB FOR CONSTRUCTION ENTRANCE.
- STABILIZED CONSTRUCTION AREA SHALL BE CONSTRUCTED OF 3"X5" ROCK TO BE PLACED A MINIMUM LENGTH OF 25 FEET AND MAINTAINED SO THAT CONSTRUCTION DEBRIS DOES NOT FALL WITH IN THE CITY RIGHT-OF-'WAY. RIGHT-OF-WAY MUST BE CLEARED FROM MUD, ROCKS, ETC. AT ALL TIMES.

SIGNING AND PAVEMENT MARKING NOTES
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REGULATORY AND WARNING SIGNS, STREET NAME SIGNS AND SIGN MOUNTS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CITY WILL INSPECT ALL SIGNS AT FINAL INSPECTION.
- THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST TWIENTY-FOUR (24) HOURS PRIOR TO THE INSTALLATION OF ALL SEALER AND FINAL MARKINGS. THE CITY WILL INSPECT ALL MARKINGS AT FINAL APPLICATION.

MOUNTING
- THE WEDGE ANCHOR STEEL SYSTEM AND THIN-WALLED TUBING POST SHALL BE USED FOR SIGNS WITH UP TO 10 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE CALTRANS TRAFFIC STANDARDS.
- THE TRIANGULAR SLIP BASE SYSTEM AND 10 BWG TUBING POST SHALL BE USED FOR SIGNS THAT HAVE 10 TO 16 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE CALTRANS TRAFFIC STANDARDS.
- OBJECT MARKERS MATERIALS AND INSTALLATION SHOULD FOLLOW THE CALTRANS TRAFFIC STANDARDS.

MATERIALS
- SIGN MATERIALS INCLUDING ALUMINUM SIGN BLANKS AND SIGN FACE MATERIALS SHOULD FOLLOW THE CALTRANS TRAFFIC STANDARDS.

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROLS PER APPROVED PLAN.
2. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED. CONTRACTOR/OWNER SHALL PROVIDE A CONTACT NAME AND NUMBER FOR EROSION CONTROL ISSUES.
3. CONDUCT DEMOLITION ACTIVITIES, IF APPLICABLE.
4. CONDUCT GRADING ACTIVITY IN R.O.W. FOR STREET CONSTRUCTION.
5. CONDUCT TRENCHING ACTIVITY FOR WATER AND WASTEWATER IMPROVEMENTS.
6. RE-VEGETATE DISTURBED AREAS.
7. REMOVE EROSION CONTROLS (AS APPLICABLE) WITH COORDINATION OF OWNER REPRESENTATIVE AND ENGINEER.

STREET DESIGN NOTES:

A. NO STREETS SHALL BE DESIGNED HAVING A SLOPE OF LESS THAN 0.40 FEET PER 100 FEET.
B. MAXIMUM VERTICAL GRADE AND MAXIMUM RADIUS LENGTH:
   1. MAJOR ROAD/ARTERIAL STREET: 6% MAX. VERTICAL GRADE; MAX. RADIUS LENGTH 383'
   2. COLLECTOR STREET: 6% MAX. VERTICAL GRADE; MAX. RADIUS LENGTH 288'
   3. MINOR STREET: 60 FOOT R.O.W.: 6% MAX. VERTICAL GRADE; MAX. RADIUS LENGTH 288 FOOT
      50 FOOT R.O.W.: 10% MAX. VERTICAL GRADE; MAX. RADIUS LENGTH 100 FOOT

C. TRAFFIC BARRIERS SHALL BE USED TO ROUTE, STOP, OR REDIRECT THE FLOW OF TRAFFIC AROUND DANGEROUS ENVIRONMENTS AND TO ALERT PEDESTRIANS AND LOWER VEHICLE TRAFFIC OF NEARBY DANGERS.
D. THE MINIMUM PAVEMENT REQUIREMENTS FOR STREETS SHALL BE AS FOLLOWS APPROVED BY THE CITY ENGINEER:

STREET CLASSIFICATION	35 PI OR LESS	MORE THAN 35 PI
1. FOR RESIDENTIAL (MINOR) ASPHALT STREETS		
BASE OR STRUCTURAL EQUIVALENT MINIMUM	8"	12"
ASPHALT THICKNESS TYPE D OR AS APPROVED	1 $\frac{1}{2}$"	2"
2. FOR COLLECTOR ASPHALT STREETS		
BASE OR STRUCTURAL EQUIVALENT MINIMUM	10"	14"
ASPHALT THICKNESS TYPE D OR AS APPROVED 2" 2"		
3. FOR MAJOR ROAD/ARTERIAL STREETS		
BASE OR STRUCTURAL EQUIVALENT MINIMUM	12"	16"
ASPHALT THICKNESS TYPE D OR AS APPROVED	2"	2"

E. SOILS TESTING AND PAVEMENT DESIGN RECOMMENDATION FROM AN INDEPENDENT TESTING LABORATORY WILL BE REQUIRED TO DETERMINE IF ANY LIME STABILIZATION OR ADDITIONAL BASE OR PAVEMENT THICKNESS IS NEEDED.

GEOTECHNICAL STUDY & PAVEMENT DESIGN:

1. RECOMMEND THE TOP 6" OF THE FINISHED SUBGRADE SOILS DIRECTLY BENEATH THE PAVEMENT BE CHEMICALLY TREATED.
2. CHEMICAL TREATMENT SHALL CONSIST OF LIME APPLIED AT A RATE OF ABOUT 6% - 7%, WHICH EQUATES TO ABOUT 30 - 35 LBS OF LIME (DRY WEIGHT) PER SQUARE YARD PER 6" TREATED DEPTH.
3. PAVEMENT DESIGN:
   A. RIGID PAVEMENT:
      a. REINFORCED CONCRETE - 6"
      b. TREATED SUBGRADE - 6"
   B. FLEXIBLE PAVEMENT:
      a. ASPHALT CONCRETE - 2.5"
      b. BASE MATERIAL - 10"
      c. TREATED SUBGRADE - 6"

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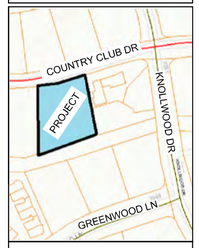

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Project Name and Address:
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C1
General Notes

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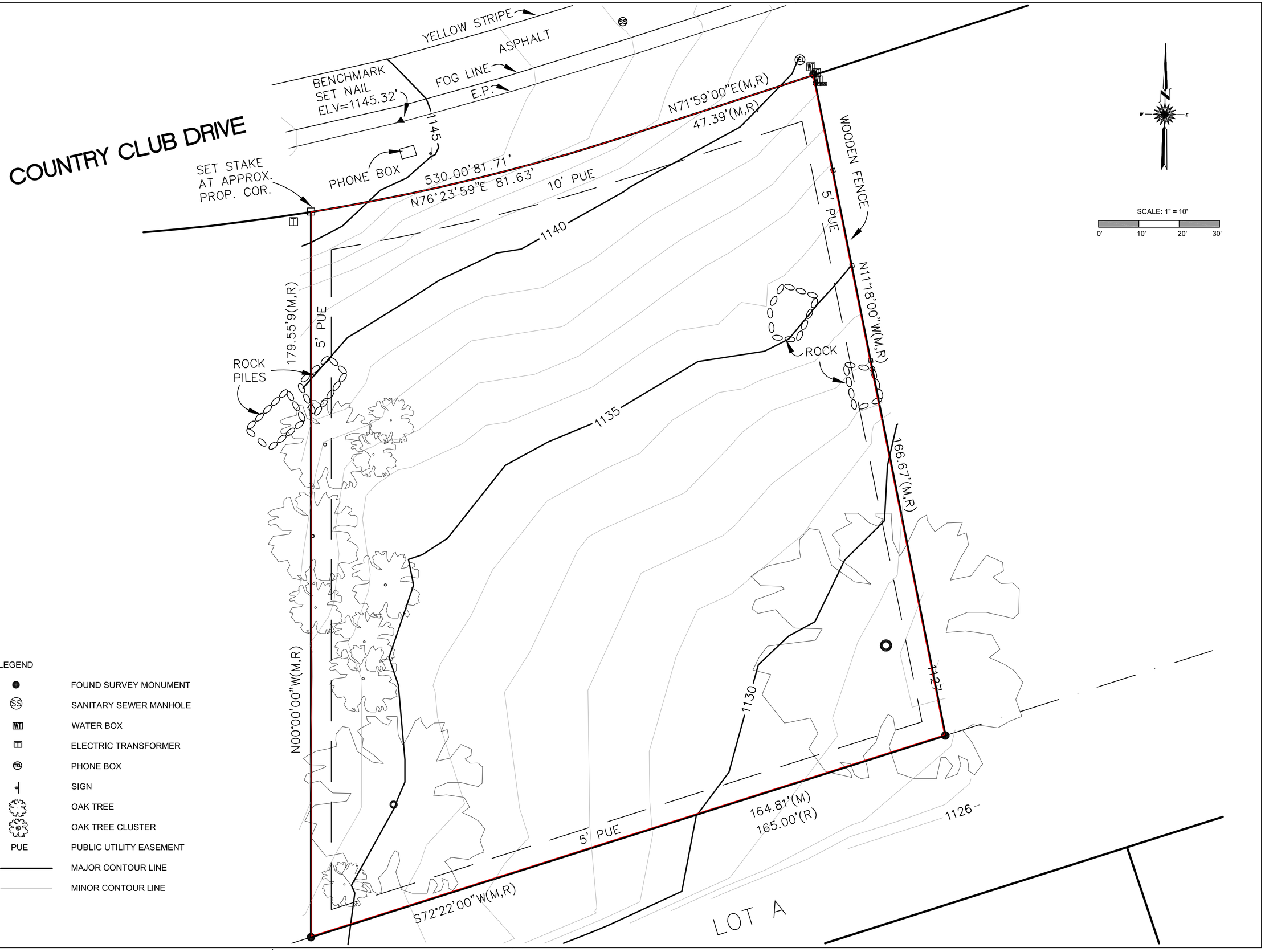

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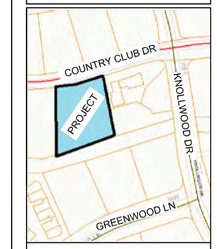

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C2 Existing Condition

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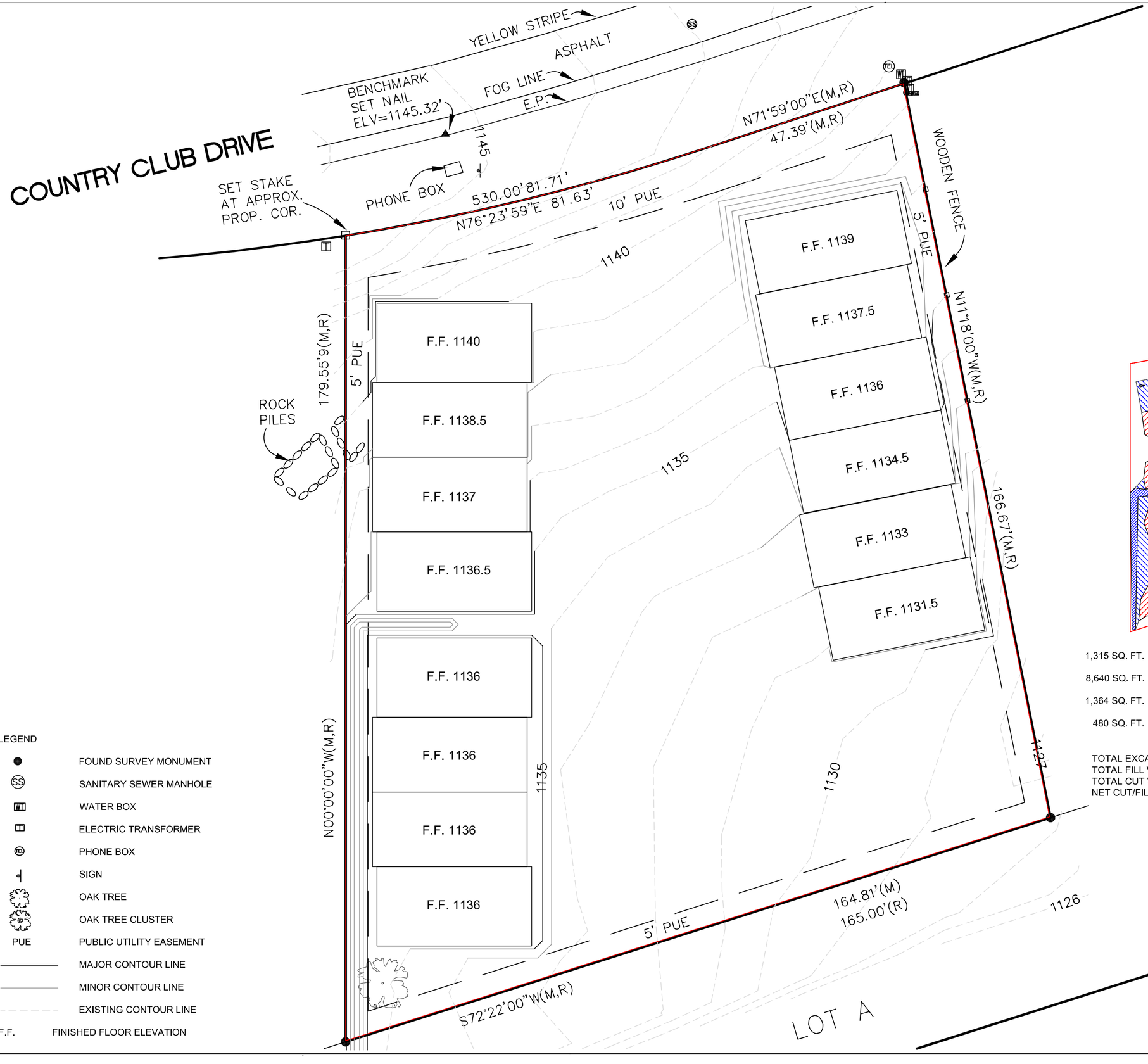

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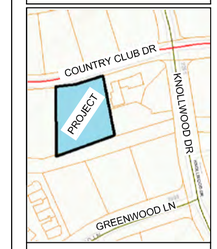

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C3 Proposed Grade (Grading Plan)

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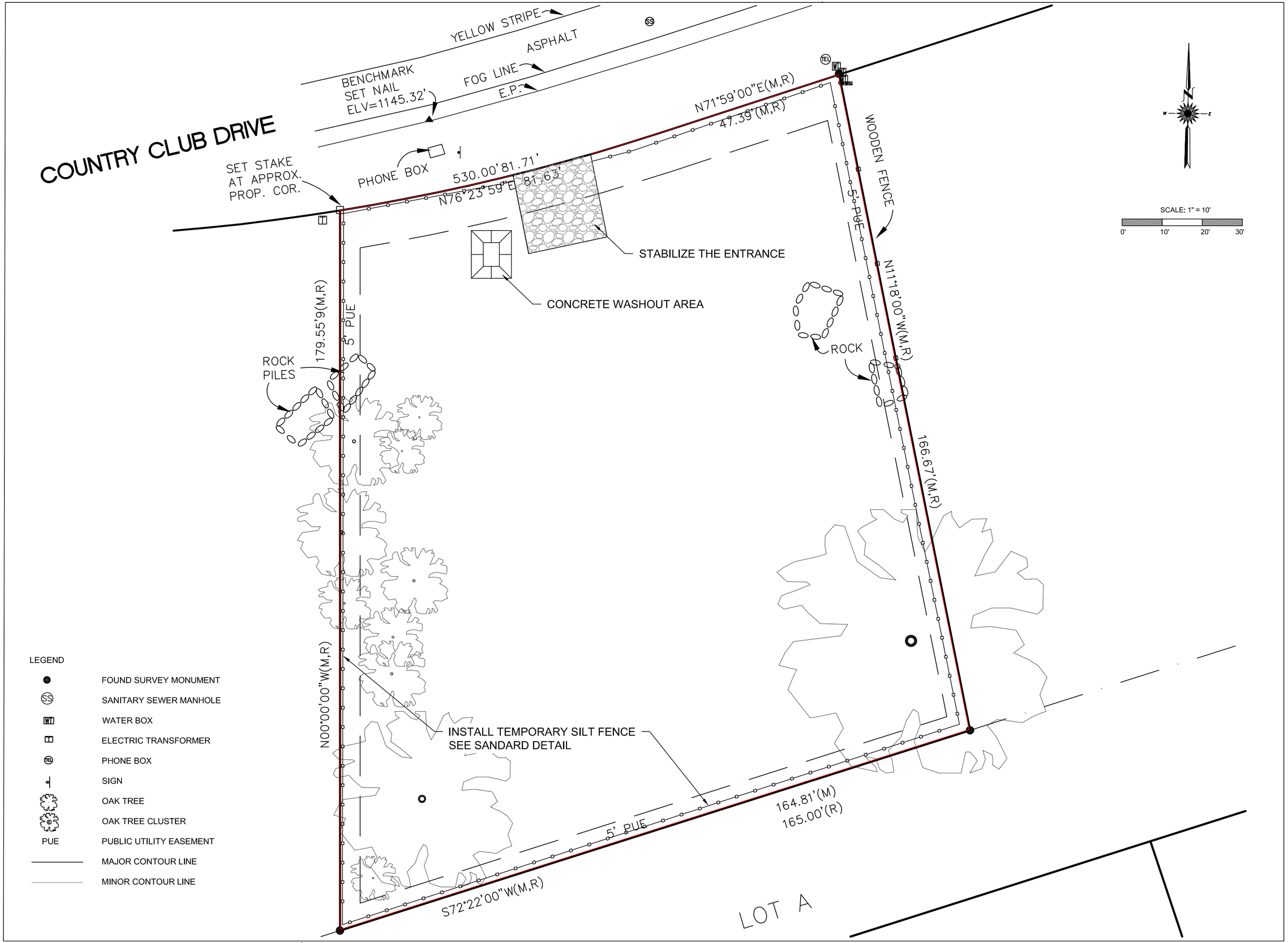

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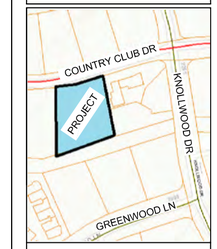

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Erosion & Sedimentaion Control

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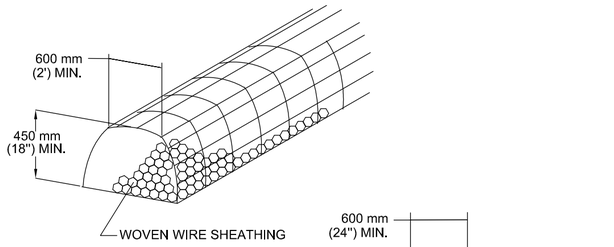
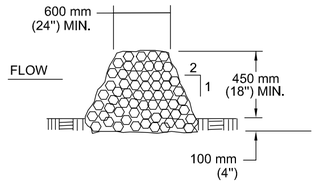


ROCK BERM



CROSS SECTION

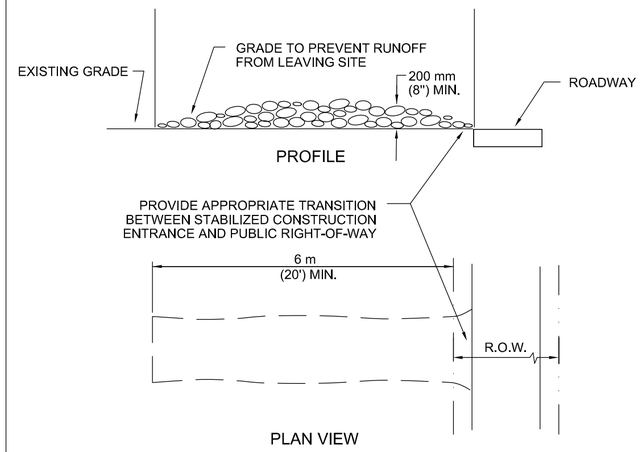
STANDARD SYMBOL
FOR ROCK BERM (RB)

RB

NOTES:

1. ROCK BERM IS RECOMMENDED TO PREVENT SEDIMENT IN SILT-LADEN SHEET FLOW AND CAN BE USED AT THE TOE OF FILL OR ON SIDE SLOPES ABOVE WATERWAYS OR DRAINAGE CHANNELS.
2. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
3. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
4. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
5. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
6. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

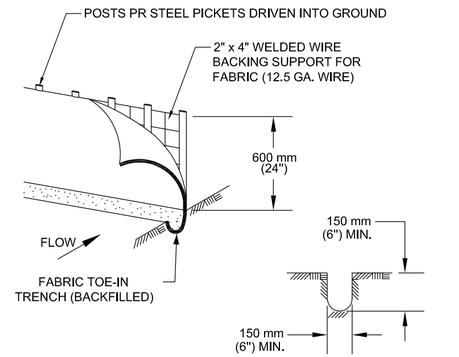
ROCK BERM (OPTIONAL)



NOTES:

1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 6 m (20').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

STABILIZED CONSTRUCTION ENTRANCE



TRENCH CROSS SECTION

1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

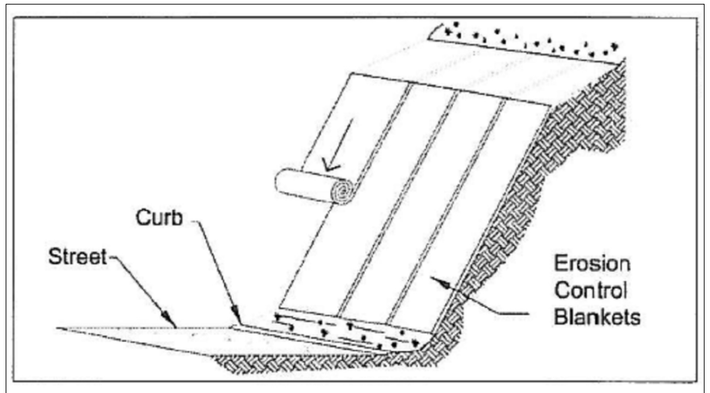
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

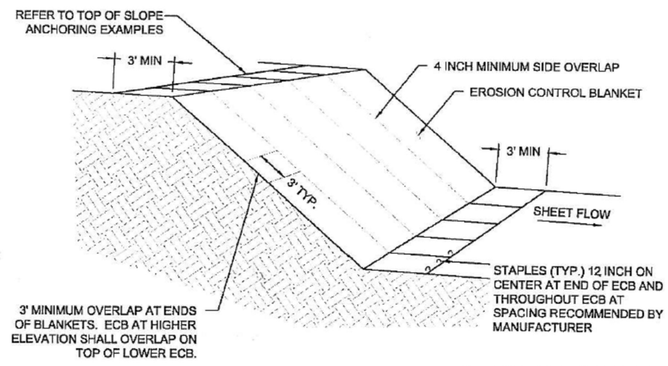
SILT FENCE



NOTES:

1. USE EROSION CONTROL BLANKETS AS TEMPORARY, DEGRADABLE, ROLLED EROSION CONTROL PRODUCTS TO REDUCE SOIL EROSION AND ASSIST IN THE ESTABLISHMENT AND GROWTH OF VEGETATION.

EROSION CONTROL BLANKET (OPTIONAL)



ECB ISOMETRIC PLAN VIEW
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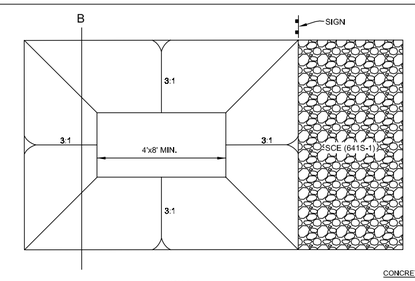

SECTION A
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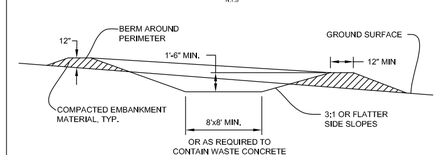

SECTION B
N.T.S.

CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR: LOCATIONS OF CONCRETE WASHOUT AREA. (TO BE PLACED A MINIMUM OF 100' FROM DRINAGEWAYS, BODIES OF WATER, AND INLETS.)
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. STABILIZED CONSTRUCTION ENTRANCE (DETAIL 641S-1) IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA MAINTENANCE NOTES

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.

CONCRETE WASHOUT AREA

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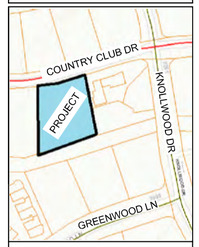

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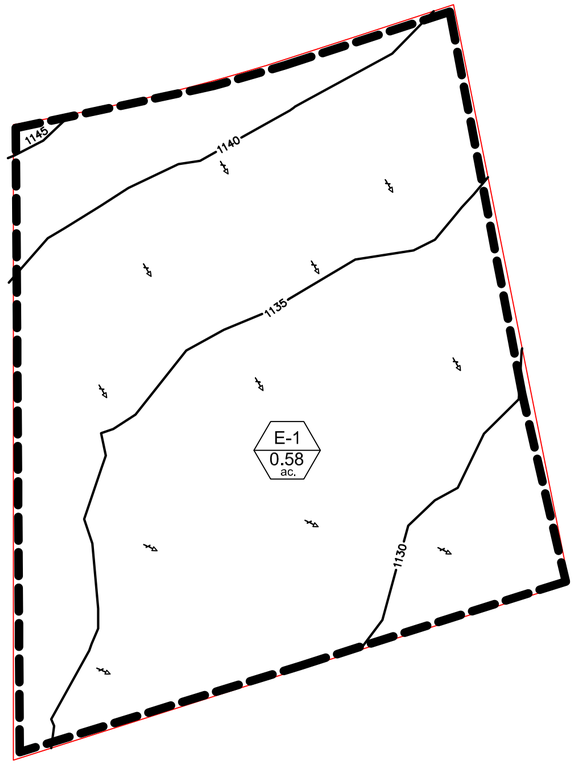

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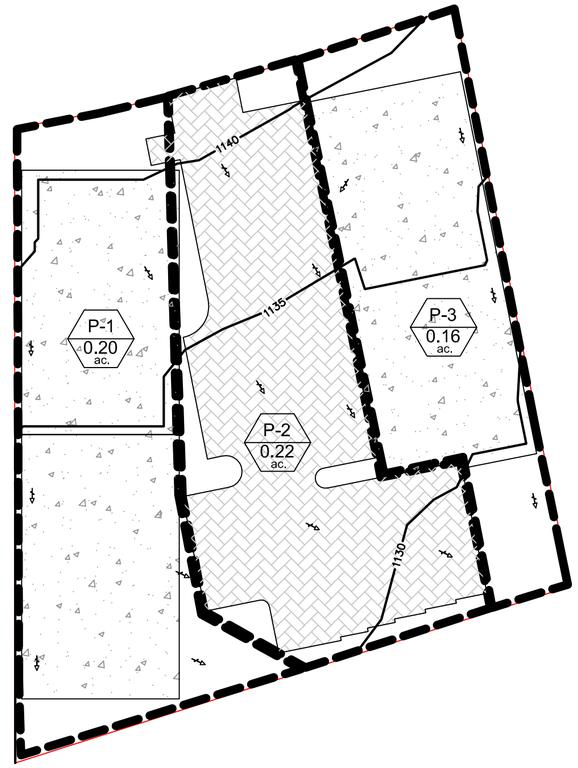

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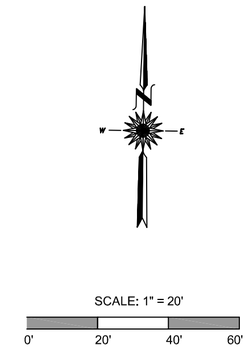
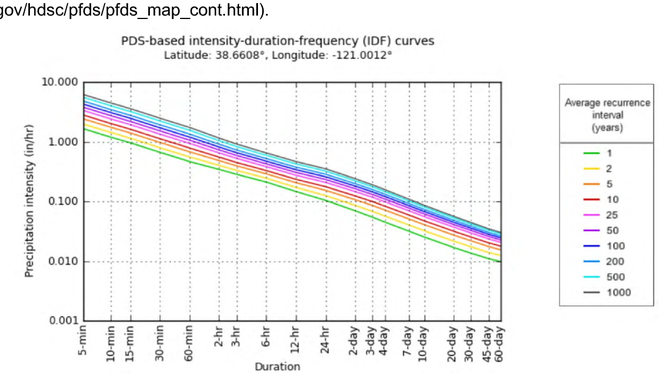


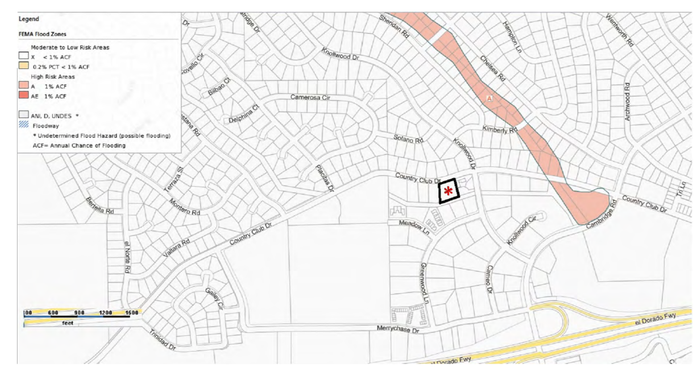
DRAIN AREA NO.	AREA (ACRES)	IMPERVIOUS (ACRES - %)	PERVIOUS (ACRES - %)	T_C (MIN)	RUNOFF COEFF. C	5-YR STORM RUNOFF PEAK (CFS)	5-YR STORM RUNOFF INTENSITY (IN/HR)	10-YR STORM RUNOFF PEAK (CFS)	10-YR STORM RUNOFF INTENSITY (IN/HR)	25-YR STORM RUNOFF PEAK (CFS)	25-YR STORM RUNOFF INTENSITY (IN/HR)	100-YR STORM RUNOFF PEAK (CFS)	100-YR STORM RUNOFF INTENSITY (IN/HR)
E-1	0.58	0 - 0%	0.58 - 100%	15.0	0.20	0.162	1.40	0.188	1.62	0.225	1.94	0.287	2.47
TOTAL	0.58	0 - 0%	0.58 - 100%	--	--	0.162	-	0.188	-	0.225	-	0.287	-
P-1	0.20	0.15 - 75%	0.05 - 25%	5.0	0.76	0.368	2.42	0.427	2.81	0.509	3.35	0.649	4.27
P-2	0.22	0.18 - 81%	0.04 - 19%	5.0	0.83	0.430	2.42	0.514	2.81	0.612	3.35	0.779	4.27
P-3	0.16	0.11 - 71%	0.05 - 29%	5.0	0.73	0.283	2.42	0.328	2.81	0.391	3.35	0.499	4.27
TOTAL	0.58	0.44 - 76%	0.14 - 24%	--	--	1.081	-	1.269	-	1.512	-	1.927	-
DIFFERENCE	**-**	**-**	**-**	**--**	**--**	**0.919**	**-**	**1.081**	**-**	**1.287**	**-**	**1.640**	**-**

Note: Participaton Intensity values are obtained from NOAA Atlas (https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html).
Location information: Latitude: 38.6608° Longitude: -121.0012° Elevation: 1129.89 ft

LEGEND

- DRAINAGE AREA
- SURFACE WATER FLOW
- DRAINAGE AREA ID/AREA
- CONTOUR LINE
- BUILDING/SIDEWALK
- PARKING PAVEMENT





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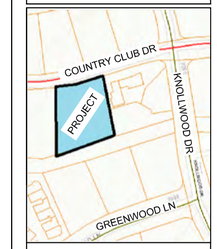

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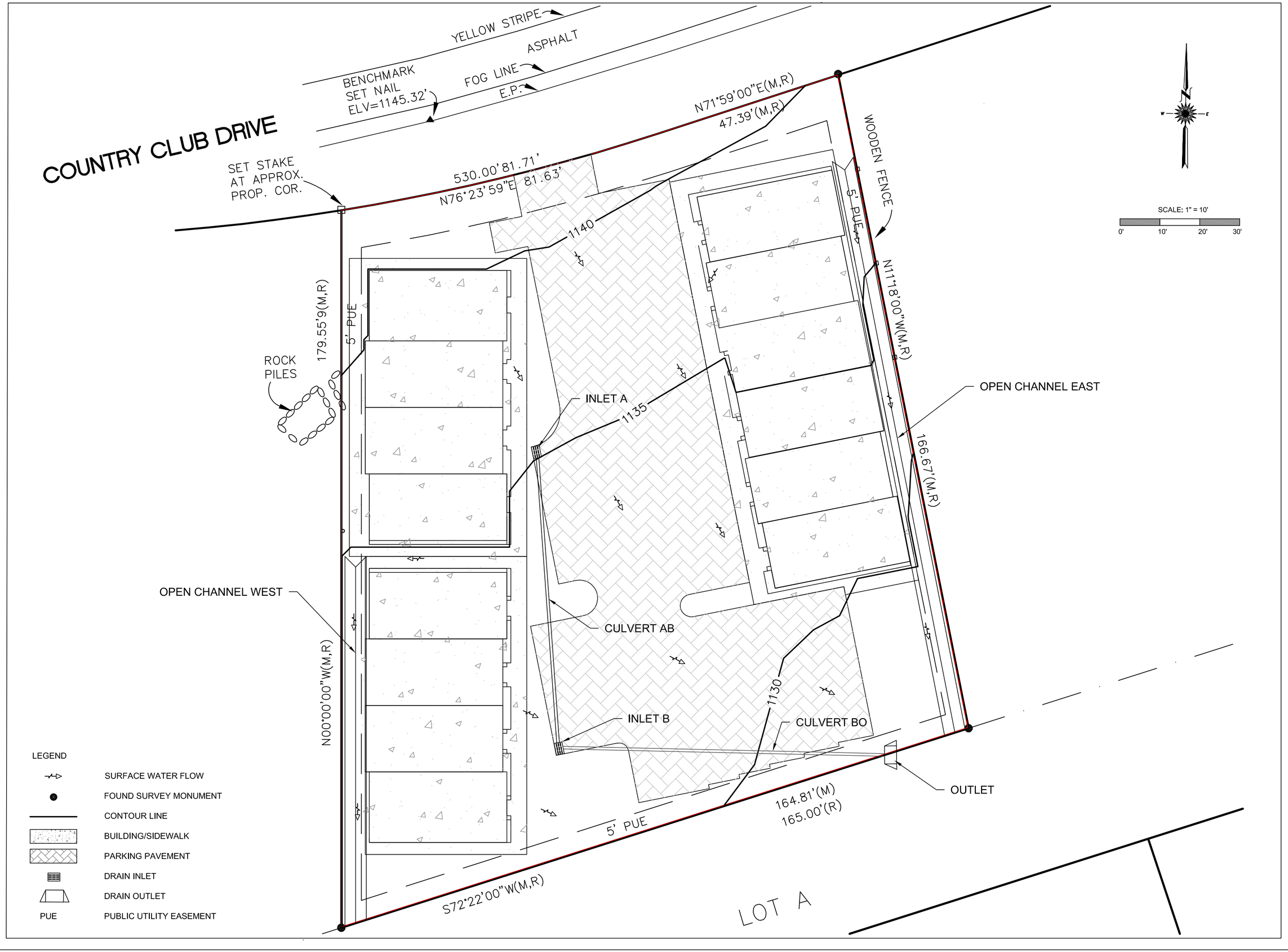
KASSIS DEVELOPMENT
2580 COUNTRY CLUB DR, CAMERON PARK, CA 95682

Seal:

DRAWING TITLE:
C6 Drainage Area Map

Page No.:



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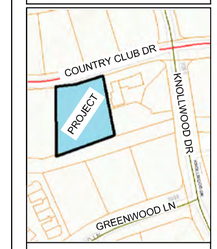

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C7 Stormwater Management System

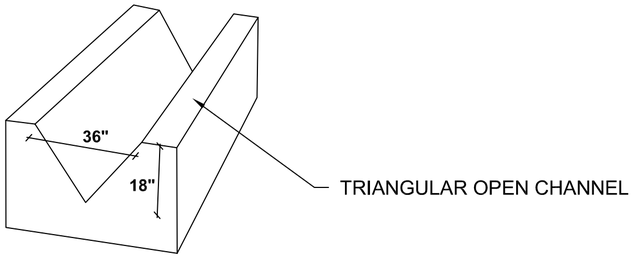
Page No. :

STORM ANALYSIS - LINKS (25-YR STORM ANALYSIS)

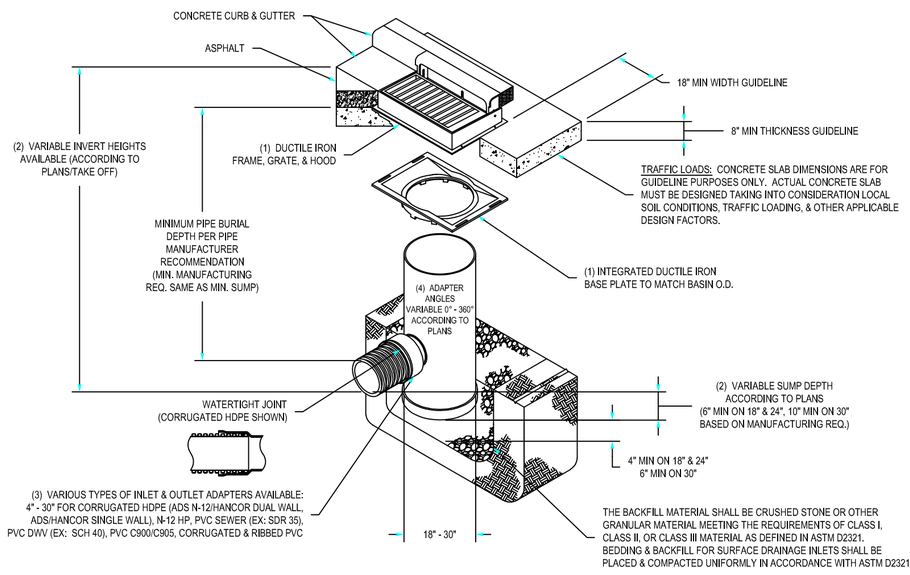
	HEIGHT/TOP WIDTH OR DIAMETER (IN)	INLET INVERT ELEVATION (FT)	OUTLET INVERT ELEVATION (FT)	LENGTH (FT)	SLOPE (%)	FLOW CAPACITY (CFS)	PEAK FLOW (CFS)	MAX. VELOCITY (FT/SEC)
OPEN CHANNEL WEST	18/36	1135	1133	95	2.1	9.94	0.50	7.85
CULVERT AB	12	1135	1133	77	2.6	4.98	0.30	5.51
CULVERT BO	12	1133	1126	94	7.4	8.43	0.60	5.75
OPEN CHANNEL EAST	18/36	1138	1126	148	8.1	19.50	0.38	9.34

STORM ANALYSIS - INLETS

	RIM ELEVATION (FT)	INVERT ELEVATION (FT)	PEAK FLOW (CFS)	GUTTER FLOW DEPTH DURING PEAK FLOW
INLET-A	1135	1133	0.31	0.01 FT
INLET-B	1133	1131	0.61	0.11 FT
OUTLET	1129	1126	0.97	



2 FT X 3 FT CURB INLET STRUCTURE



1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

ADOPTED FROM NYLOPLAST

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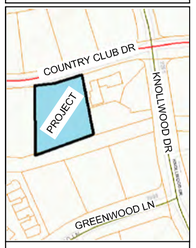

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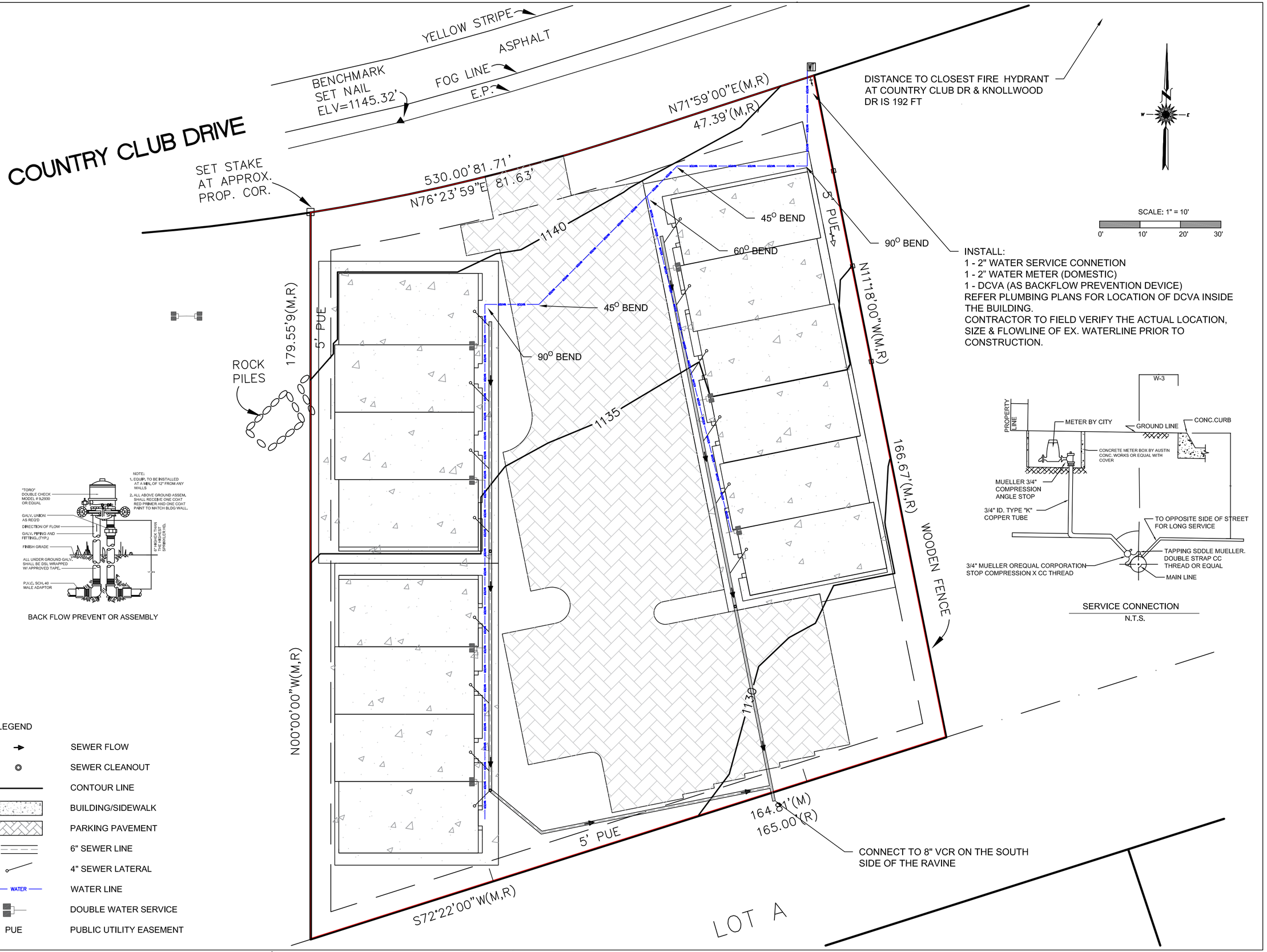
Seal:

DRAWING TITLE:
C8 Stormwater Structures

Page No. :



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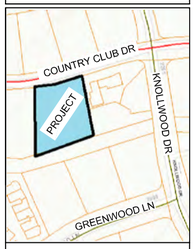

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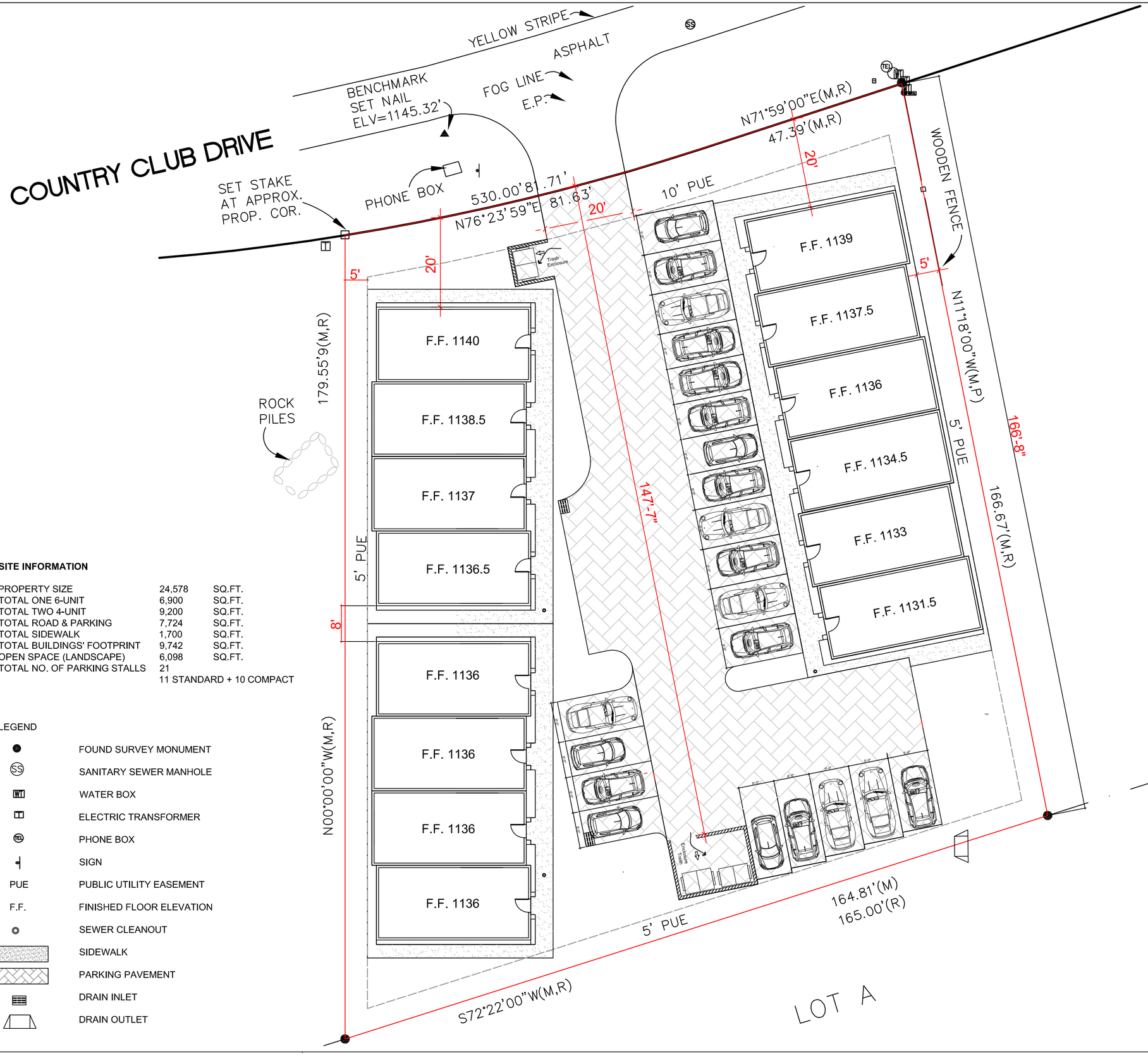
DRAWING TITLE:

C9
Utility Plan

Page No.:



SITE INFORMATION

PROPERTY SIZE	24,578	SQ.FT.
TOTAL ONE 6-UNIT	6,900	SQ.FT.
TOTAL TWO 4-UNIT	9,200	SQ.FT.
TOTAL ROAD & PARKING	7,724	SQ.FT.
TOTAL SIDEWALK	1,700	SQ.FT.
TOTAL BUILDINGS' FOOTPRINT	9,742	SQ.FT.
OPEN SPACE (LANDSCAPE)	6,098	SQ.FT.
TOTAL NO. OF PARKING STALLS	21	
	11 STANDARD + 10 COMPACT	

LEGEND

- FOUND SURVEY MONUMENT
- SANITARY SEWER MANHOLE
- WATER BOX
- ELECTRIC TRANSFORMER
- PHONE BOX
- SIGN
- PUE — PUBLIC UTILITY EASEMENT
- F.F. — FINISHED FLOOR ELEVATION
- SEWER CLEANOUT
- SIDEWALK
- PARKING PAVEMENT
- DRAIN INLET
- DRAIN OUTLET

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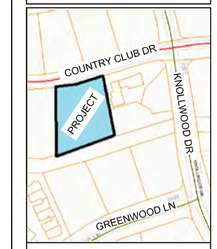

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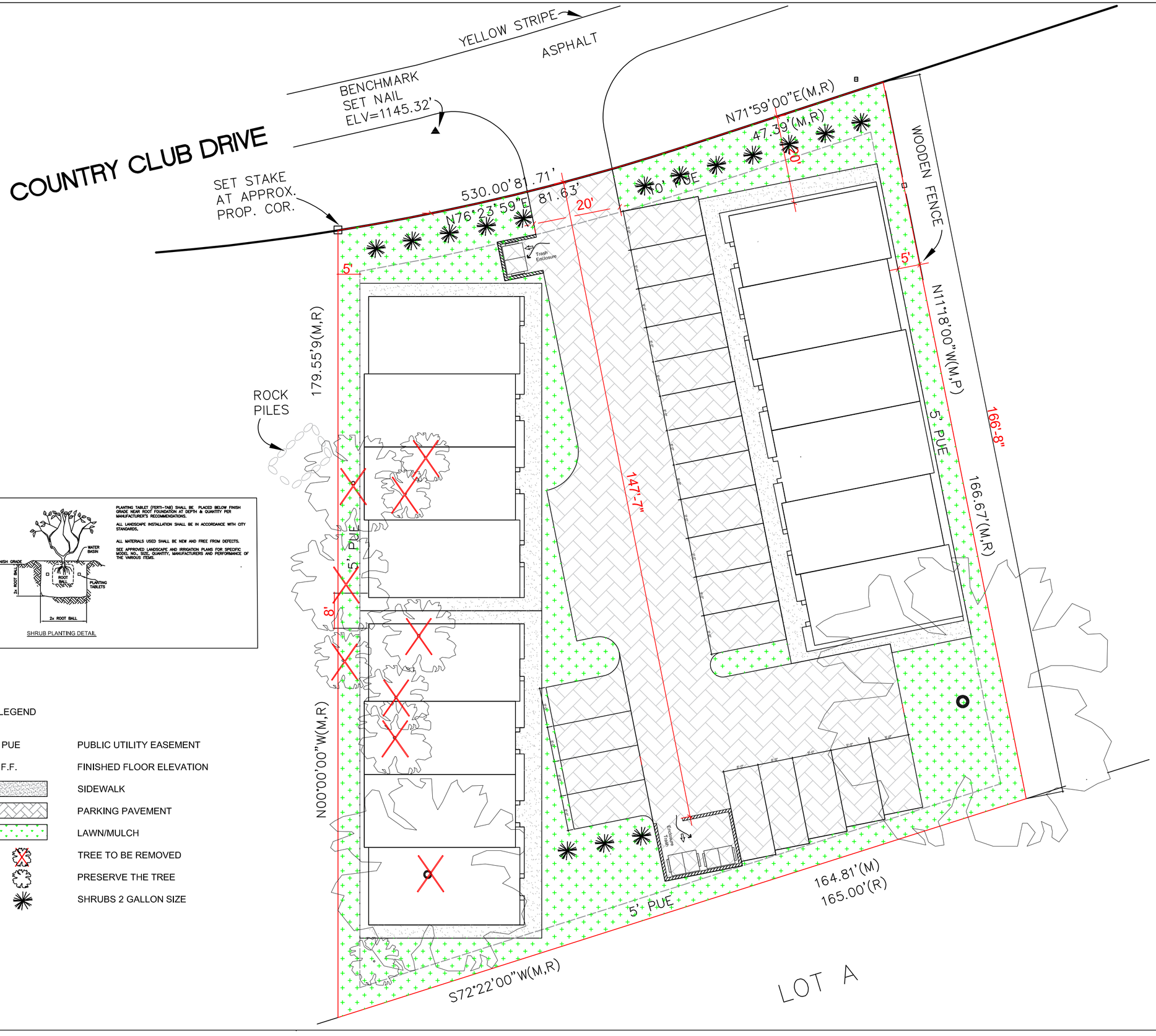
DRAWING TITLE:

C10
Site Plan

Page No. :



SHRUB PLANTING DETAIL

PLANTING TABLET (FERTI-TAB) SHALL BE PLACED BELOW FINISH GRADE NEAR ROOT FOUNDATION AT DEPTH & QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.

ALL LANDSCAPE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

ALL MATERIALS USED SHALL BE NEW AND FREE FROM DEFECTS.

SEE APPROVED LANDSCAPE AND IRRIGATION PLANS FOR SPECIFIC MODEL NO., SIZE, QUANTITY, MANUFACTURERS AND PERFORMANCE OF THE VARIOUS ITEMS.

LEGEND

PUE	PUBLIC UTILITY EASEMENT
F.F.	FINISHED FLOOR ELEVATION
	SIDEWALK
	PARKING PAVEMENT
	LAWN/MULCH
	TREE TO BE REMOVED
	PRESERVE THE TREE
	SHRUBS 2 GALLON SIZE

SCALE: 1" = 10'

0' 10' 20' 30'

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L1 Landscape Plan

Page No.: