[redacted]

PROJECT TEAM

ARCHITECT

[redacted]

OWNER

[redacted]

CIVIL ENGINEER

[redacted]

STRUCTURAL ENGINEER

[redacted]

ENERGY CONSULTANT

[redacted]

DRAWING INDEX

ARCHITECTURAL DRAWINGS

ARCHITECTURAL DETAILS

STRUCTURAL DETAILS

CAL GREEN NOTES

1. A COMPREHENSIVE BUILDING MANUAL TO BE PLACED IN BUILDING. CAL GREEN 4.410.1
2. INDOOR WATER USE PER CAL GREEN 4.303.1

FIXTURE TYPE:	MAX. FLOW RATE:
SHOWERHEADS:	2 gpm @ 80 psi
LAVATORY FAUCETS, RESIDENTIAL:	1.5 gpm @ 60 psi
KITCHEN FAUCETS:	1.8 gpm @ 60 psi
WATER CLOSETS, TYP.:	1.28 gallons/flush

3. INSTALLED AUTOMATIC IRRIGATION CONTROLLERS TO CONFORM TO CAL GREEN 4.304.1
4. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED FROM THE PASSAGE OF RODENTS. CAL GREEN 4.406.1
5. ALL DUCT OPENINGS AND MECHANICAL EQUIPMENT TO BE PROTECTED DURING CONSTRUCTION PER CAL GREEN 4.504.1
6. ALL ADHESIVES, SEALANTS AND CAULKS TO COMPLY WITH CAL GREEN 4.504.2.1
7. ALL PAINTS AND COATINGS TO COMPLY WITH CAL GREEN 4.504.2.2 & 4.504.2.3
8. ALL FLOOR COVERINGS TO COMPLY WITH CAL GREEN 4.504.3, 4.504.4, & 4.504.5
9. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER PER CBC SHALL ALSO COMPLY WITH CAL GREEN 4.505.

   HOUSE SLAB TO BE DESIGNED BY PROFESSIONAL TO COMPLY WITH CAL GREEN 4.505.2.1 OR PROVIDE CAPILLARY BREAK PER 4.505.2.1
10. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT CAL GREEN 4.505.3
11. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR, DUCTED TO TERMINATE OUTSIDE THE BUILDING, & UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, SHALL BE CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT COMPLYING WITH CAL GREEN 4.506.1
12. DUCT SYSTEMS SHALL BE SIZED AND DESIGNED PER CAL GREEN 4.507.2
13. MIN. OF 50% CONSTRUCTION WASTE SHALL BE DIVERTED TO RECYCLE OR SALVAGE, PER CAL GREEN 4.408.1
14. ALL INSPECTIONS AND VERIFICATIONS TO BE PROVIDED PER CAL GREEN 102
15. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 % OF THE NON-HAZARDOUS CONSTRUCTION AND WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.
16. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

NOTES

GENERAL NOTES

1. ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE (BUT ARE NOT LIMITED TO): California Residential Code; California Energy Code; California Building Code; California Electric Code; California Plumbing Code; California Mechanical Code AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY THE GOVERNING AGENCIES.
2. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILTY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT.
3. THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
4. THE SOILS REPORT FOR THIS PROJECT WAS PREPARED BY:

   GEOENGINEERING CONSULTANTS

   Report No: P16-132, FEBRUARY 22, 2016

   THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL RECOMMENDATIONS OF THE SOILS REPORT FOR CONSTRUCTION, GRADING, AND AND FOUNDATION INSPECTION. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL HAVE THE SOILS ENGINEER REVIEW AND APPROVE IN WRITING THAT THE FOUNDATION AND SITE DESIGN ARE IN CONFORMANCE WITH THE SOILS REPORT.
5. THE WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE SHALL HAVE ATTACHED A PIPE WHICH WILL RUN OUTSIDE THE BUILDING WITH THE END OF THE PIPE BETWEEN 6 AND 24 INCHES ABOVE GRADE AND POINTED DOWN. (C.P.C 608.5)
6. CLEARANCES OF LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN THE LISTING. UNLISTED APPLIANCES CLEARANCES SHALL COMPLY WITH THE CALIFORNIA MECHANICAL CODE (CMC 2010).
7. THE DOCUMENTS CONTAINED HEREIN HAVE BEEN PREPARED SPECIFICALLY FOR USE ON 377 ST. MARYS ST. ONLY. RE-USE OF THESE DOCUMENTS IN ANY WAY (MODIFIED OR UNMODIFIED, COMPLETE OR INCOMPLETE) TO CONSTRUCT IN A DIFFERENT LOCATION WITHOUT THE SIGNATURE OF ARCHITECT ON DOCUMENTS THAT ARCHITECT SPECIFICALLY PREPARES FOR AN ALTERNATE LOCATION SHALL BE AT FIRESIDE INVESTORS' SOLE RISK. ARCHITECT ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE DOCUMENTS.
8. A SIX HEAD FIRE SPRINKLER SYSTEM AS APPROVED BY THE LIVERMORE/PLEASANTON FIRE DEPARTMENT IS REQUIRED TO BE INSTALLED IN THIS RESIDENCE. PLANS TO BE SUBMITTED TO THE BUILDING DEPT. FOR REVIEW. QUESTIONS REGARDING THE APPLICABILITY OF THIS INTERPRETATION SHOULD BE DIRECTED TO THE LIVERMORE/PLEASANTON FIRE DEPT. AT (925)454-2330.
9. WATER METER, WATER LINE PIPE AND GAS LINE PIPE SIZING CALCULATIONS ALONG WITH ONE-LINE ISOMETRIC DRAWINGS MAY BE REQUIRED BY THE FIELD BUILDING INSPECTOR AND WILL BE PROVIDED BY THE CONTRACTOR. ALL PLAN REVIEW FEES WILL BE PAID AS REQUIRED BY THE PERMITTEE.
10. PLUMBING DRAIN WASTE AND VENT AND/OR MECHANICAL DUCTING AND/OR ELECTRICAL PANEWIRE DIAGRAMS OR DRAWINGS MAY BE REQUIRED BY THE FIELD BUILDING INSPECTOR AND WILL BE PROVIDED BY THE CONTRACTOR UPON REQUEST. ALL PLAN REVIEW FEES WILL BE PAID AS REQUIRED BY THE PERMITTEE.
11. ELECTRICAL LOAD CALCULATIONS SHALL BE PROVIDED BY THE CONTRACTOR UPON THE REQUEST OF THE FIELD BUILDING INSPECTOR. ALL PLAN REVIEW FEES WILL BE PAID AS REQUIRED BY THE PERMITTEE.

SITE NOTES

1. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
2. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. THE SLOPE OF GRADE AWAY FROM EXTERIOR FOUNDATIONS TO BE 6 INCHES MINIMUM WITHIN 10 FEET (5% MINIMUM, 2% IS PERMITTED AT IMPERVIOUS SURFACES). [CRC §R401.3]
3. ALL ROOF DRAINAGE SHALL BE PIPED TO APPROVED DRAINAGE FACILITY. ROOF DRAINS SHALL DAYLIGHT INTO THE LANDSCAPE OR LAWN AREAS.
4. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.

PUD-107 EXHIBIT A
CONDITIONS OF APPROVAL - 377 ST. MARY STREET

NOVEMBER 18, 2015 - PROJECT SPECIFIC CONDITIONS OF APPROVAL.

50. THE NEW RESIDENCES SHALL BE CONSTRUCTED TO ALLOW FOR FUTURE INSTALLATION OF A PHOTOVOLTAIC (PV) SYSTEM AND SOLAR WATER HEATING SYSTEMS. THE PROJECT APPLICANT SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS FOR MAKING THE DWELLING PHOTOVOLTAIC-READY AND SOLAR-WATER-HEATING-READY:
    c. ELECTRICAL CONDUIT AND CABLE PULL STRINGS SHALL BE INSTALLED FROM THE ROOF/ATTIC AREA TO THE BUILDING'S MAIN ELECTRICAL PANELS;
    d. AN AREA SHALL BE PROVIDED NEAR THE ELECTRICAL PANEL FOR THE INSTALLATION OF AN "INVERTER" REQUIRED TO CONVERT THE DIRECT CURRENT OUTPUT FROM PHOTOVOLTAIC PANELS TO ALTERNATING CURRENT;
    e. ENGINEER THE ROOF TRUSSES TO HANDLE AN ADDITIONAL LOAD AS DETERMINED BY A STRUCTURAL ENGINEER TO ACCOMMODATE THE ADDITIONAL WEIGHT OF A PROTOTYPICAL PHOTOVOLTAIC SYSTEM BEYOND THAT ANTICIPATED FOR ROOFING;
    f. PLUMBING SHALL BE INSTALLED FOR SOLAR-WATER HEATING; AND
    g. SPACE SHALL BE PROVIDED FOR SOLAR-HEATING TANK.

CGBSC §4.106.4.1:

A. Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit.
B. The raceway shall not be less than nominal 1-inch inside diameter.
C. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box, or other enclosure in close proximity to the proposed location of an EV charger.
D. The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".
E. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
F. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE".

CODE ANALYSIS

CONSTRUCTION TYPE: VB (NFPA 13D SPRINKLERS)

OCCUPANCY: R3 - SINGLE- FAMILY DETACHED DWELLING & U - PRIVATE GARAGE

OCCUPANCY SEPARATION: PER 2013 CRC R 302.6

- RESIDENCE WALLS TO GARAGE: MIN. 1/2" GYP. BD.
- GARAGE TO ATTIC: MIN. 1/2" GYP. BD.
- GARAGE TO HABITABLE ROOM ABOVE: MIN. 5/8" TYPE X GYP. BD.

REQUIRED ASSEMBLIES:

- INTERIOR WALLS: NON-RATED WITHIN EA. DWELLING
- EXTERIOR WALLS: NON-RATED TYP. - OR - 1-HR WHEN EXTERIOR FINISH IS LESS THAN 3'-0" FROM PROPERTY LINE (TABLE R302.1 (2))
- PROJECTIONS AT RATED WALLS (TABLE R302.1(2)): 1-HR UNDERSIDE > 2' TO 3'. (NOT ALLOWED LESS THAN 2')

ALLOWABLE OPENINGS (TABLE R302.1 (2)

- UNLIMITED,UNPROTECTED IN UNRATED WALLS
- NOT ALLOWED < 3' TO FIRE SEP. DIST.

ALLOWABLE HEIGHT: 40 FEET

CODE REFERENCES

BUILDING CODES:
CRC 2013 (CAL RESIDENTIAL)
CBC 2013 (CAL BLDG. CODE)
CMC 2013 (CAL MECH. CODE)
CPC 2013 (CAL PLUMB. CODE)
CEC 2013 (CAL ELEC. CODE)
CFC 2013 (CAL FIRE CODE)
CENC 2013 (CAL. ENERGY)
CGBSC 2013 (CAL. GREEN)
2013 CITY OF PLEASANTON MUNICIPAL CODE

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEER-OF-RECORD PRIOR TO FORWARDING THE ITEMS TO THE BUILDING DEPARTMENT FOR REVIEW.

THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE BUILDING DEPARTMENT HAS APPROVED THEIR DESIGN AND SUBMITTAL DOCUMENTS.

NFPA 13D SPRINKLERS
MANUFACTURED TRUSSES
MECHANICAL SYSTEMS

ABBREVIATIONS

1P/1S	1 POLE / 1 SHELF	OPT.	OPTIONAL
5S	5 SHELVES	RF. BLW.	ROOF BELOW
B.O.	BOTTOM OF	S.S.D.	SEE STRUCTURAL DRAWINGS
CLG.	CEILING	SH	SINGLE HUNG
CONC.	CONCRETE	SL	SLIDER WINDOW
DET.	DETAIL	SP	SPRING POINT
DS	DOWNSPOUT	T&G	TONGUE AND GROOVE
DS BLW	DOWNSPOUT BELOW	TEMP.	TEMPERED GLASS
F.F. OR F.O.F.	FACE OF FRAMING	T.O.P.	TOP OF PLATE
FOUND.	FOUNDATION	T.O.C	TOP OF CURB
FR	FIRE RATED	T.O.SLAB	TOP OF SLAB
FR. DR.	FRENCH DOOR	T.O.S.F.	TOP OF SUBFLOOR
FX.	FIXED WINDOW	T.O.BM.	TOP OF BEAM
HDR.	HEADER	TYP.	TYPICAL
HL HT.	HEEL HEIGHT	U.O.N.	UNLESS OTHERWISE NOTED
HT.	HEIGHT	VERT.	VERTICAL
LAV.	LAVATORY	WD.	WOOD
LIN	LINEN	WDW.	WINDOW
MR	MOISTURE RESISTANT	WP	WEATHER PROOF

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

ZONING DISTRICT:	C-C
LOTS:	3 TOTAL
BLDG COVERAGE:	
LOT 1:	47%
LOT 2:	48%
LOT 3:	47%
TOTAL DENSITY:	20 DU / AC
TOTAL REQUIRED PARKING:	6 SPACES (2 PER UNIT)
TOTAL PROVIDED PARKING:	13 SPACES

UNIT DESCRIPTION:

PLAN 1A:	**1 UNIT**
UNIT INFO:	4 BED/ 3.5 BA/ 2-CAR
TOTAL LIVING AREA:	2268 SF
GARAGE AREA:	483 SF
EXTERIOR STAIRS:	108 SF
TOTAL BLDG AREA:	1061 SF
PLAN 1B:	**2 UNITS**
UNIT INFO:	4 BED/ 3.5 BA/ 2-CAR
TOTAL LIVING AREA:	2209 SF
GARAGE AREA:	483 SF
EXTERIOR STAIRS:	108 SF
TOTAL BLDG AREA:	1061 SF

PLAN AREAS

3 BED / 3.5 BATH + BONUS ROOM (OPT. BED 4)

FIRST FLOOR:	445 SF	2-CAR GARAGE:	483 SF
SECOND FLOOR:	856 SF	PORCH:	84 SF
THIRD FLOOR @ A:	967 SF	DECK:	56 SF
(THIRD FLOOR @ B:	908 SF)		

TOTAL LIVING @ A: **2268 SF**
(TOTAL LIVING @ B: **2209 SF)**

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VICINITY MAP

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REVISIONS

1	1ST CITY PLAN CHECK	08-01-16
2	IN-HOUSE REVISIONS	08-01-16

BUILDING DEPARTMENT SUBMITTAL 1
TITLE SHEET

JOB NO. **1249.001** SHEET
DRAWN **MWS / AMF / RG**
CHECK
DATE **08-01-16**

T.1

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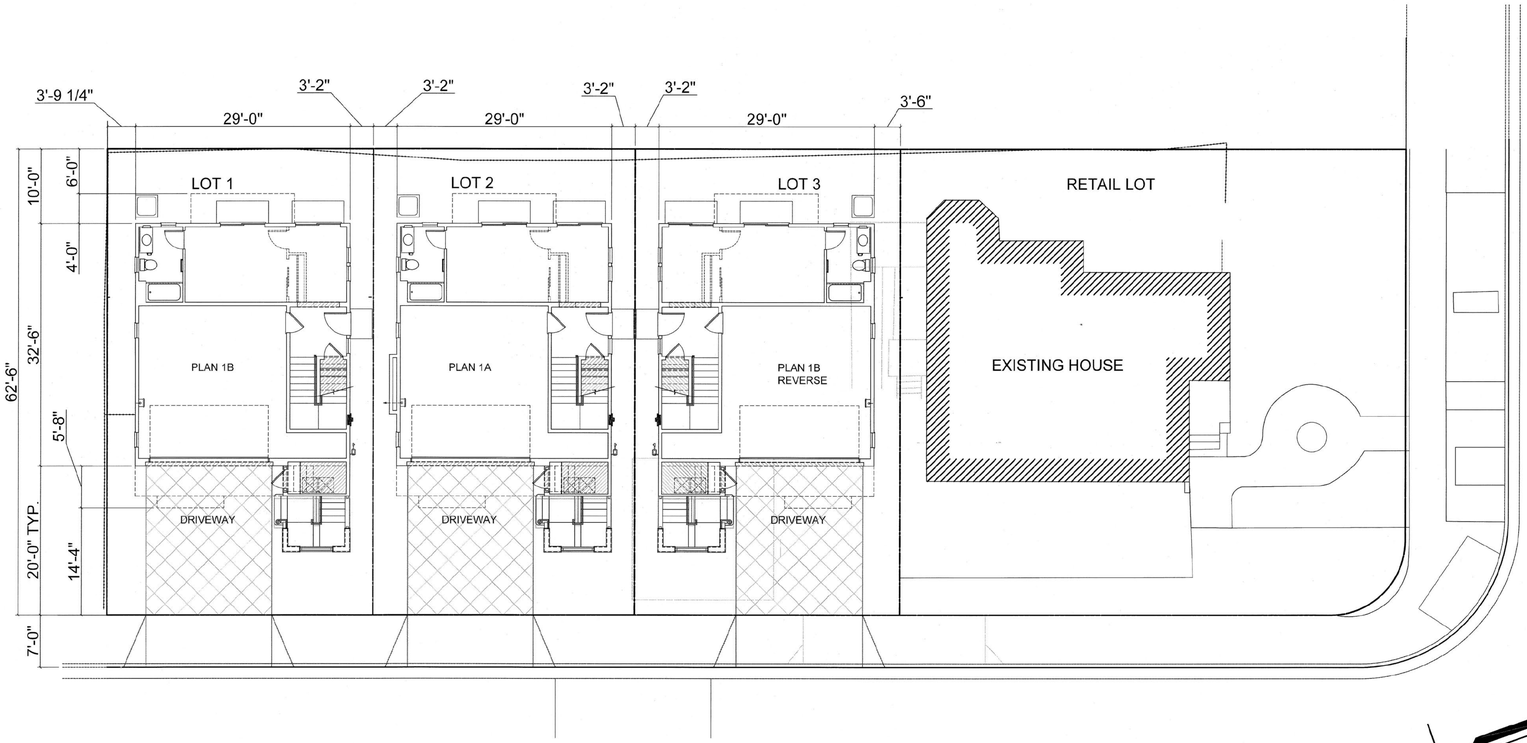

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SITE PLAN

SCALE: 1/8"=1'-0"

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REVISIONS

1 1ST CITY PLAN CHECK 08-01-16

2 IN-HOUSE REVISIONS 08-01-16

BUILDING DEPARTMENT SUBMITTAL 1

SITE PLAN

SCALE 1/8"=1'-0"

0 8 16 32

JOB NO. **1249.001** SHEET

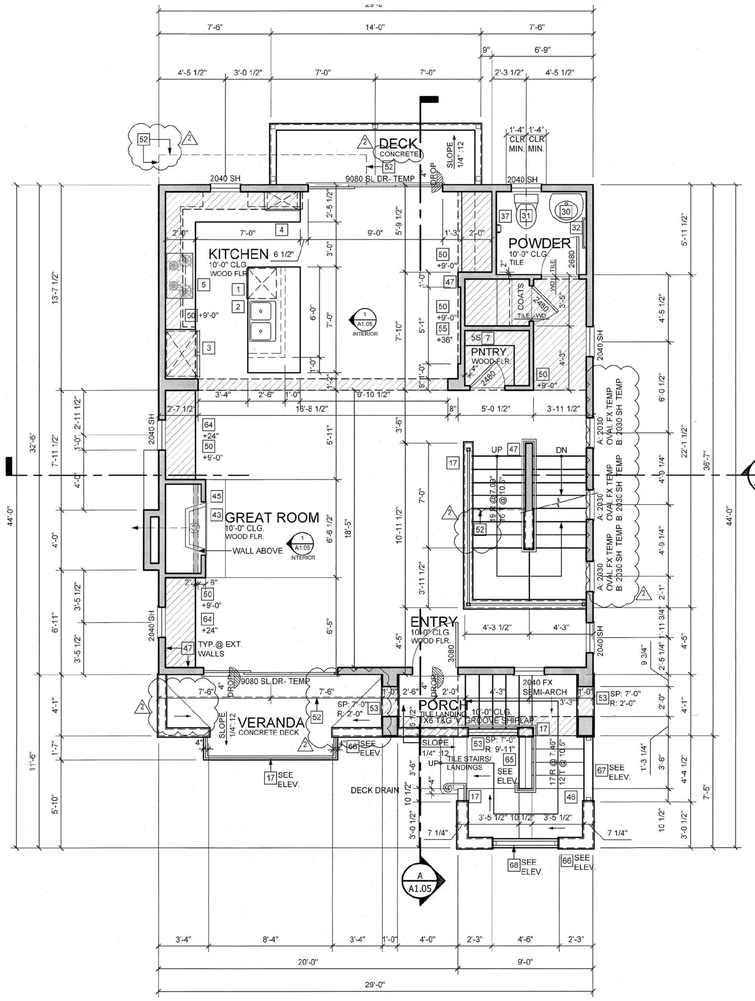
DRAWN **MWS / AMF / RG**

CHECK

DATE **08-01-16** A.0

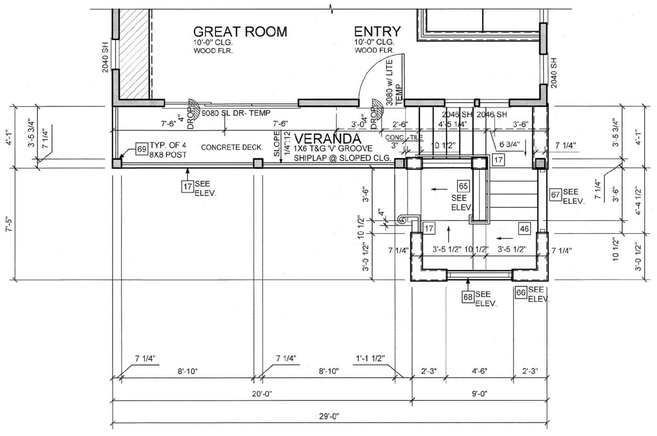
FLOOR PLAN NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD, FACE OF FOUNDATION, & FACE OF STOREFRONT (U.O.N.)
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE. (U.O.N.)
4. ALL DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N.
5. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N.
6. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2X6 STUDS, U.O.N., S.S.D.
7. ALL INTERIOR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS, U.O.N., S.S.D.
8. FOR TYP. CLOSET SHELVING, SEE DETAIL 20/AD.2
9. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER 2013 CRC R308.1.
10. PROVIDE ACCOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES.
11. TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF NORTH AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND ITS REFERENCED STANDARDS.
12. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE O/ CEMENTITIOUS BACKER BOARD AND A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +72" ABOVE FLOOR PER 2013 CRC R307.2
13. PROVIDE BACKING FOR ALL WALL AND CEILING MOUNTED CABINETS, FIXTURES, CABINETS, BRACKET, GRAB BARS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
14. CALCULATIONS AND DETAILS FOR MOUNTING HANDRAILS/GUARDRAIL CONSTRUCTION OF GUARDRAILS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE WITH 2013 CRC TABLE R301.5.
15. VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION
16. 1 LAYER 1/2" GYP. BD. ON ALL WALLS OF GARAGE. 2013 CRC TABLE R302.6



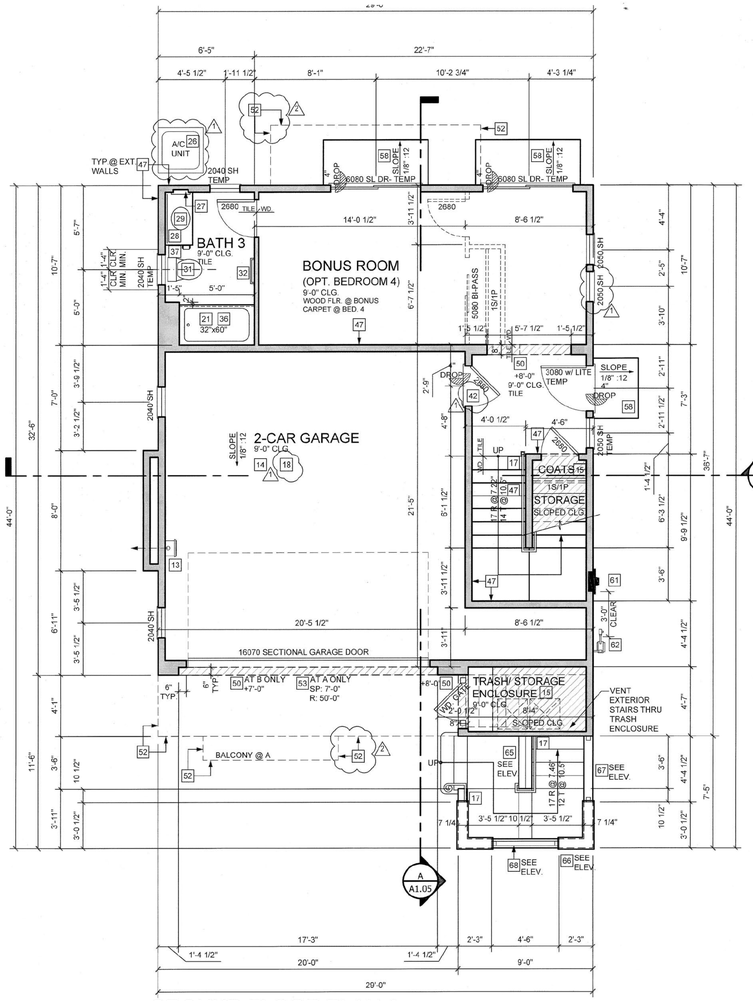
FIRST FLOOR PLAN A

SCALE 1/4" = 1'-0"



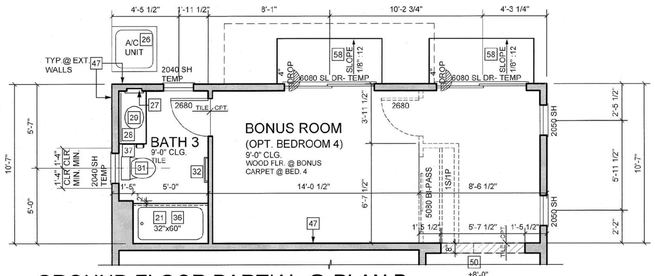
FIRST FLOOR PARTIAL @ PLAN B

SCALE 1/4" = 1'-0"



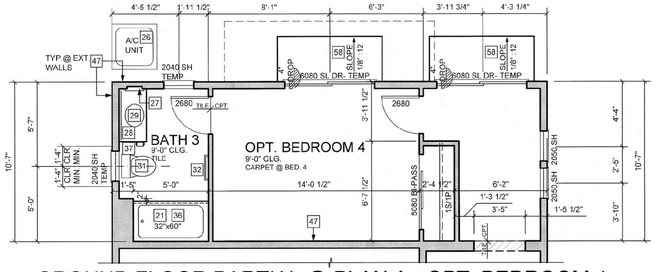
GROUND FLOOR PLAN A

SCALE 1/4" = 1'-0"



GROUND FLOOR PARTIAL @ PLAN B

SCALE 1/4" = 1'-0"



GROUND FLOOR PARTIAL @ PLAN A - OPT. BEDROOM 4

SCALE 1/4" = 1'-0"

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KEYNOTE LEGEND [#]

1. DISHWASHER W/ DRAIN TO GARBAGE DISPOSAL. (VERIFY DIMS. W/ MNFR.)
2. KITCHEN SINK W/ GARBAGE DISPOSAL & INSTANT HOT WATER DISPENSER. (AT ISLAND SEE DET. 7/AD.1) (MAX FLOW 1.8 GPM @ 80 PSI CGBC 4.303.1.4.4)
3. REFRIGERATOR SPACE W/ COLD WATER STUB-OUT FOR ICEMAKER. (VERIFY SIZE W/ MANUFACTURER.)
4. BUILT-IN MICROWAVE OVEN IN CABINET ABV. (VERIFY DIMS. W/ MNFR.)
5. SLIDE-IN RANGE/OVEN COMBINATION W/ HOOD, LIGHT AND FAN ABOVE. VENT TO EXT. & PROVIDE BACKDRAFT DAMPER.
6. N/A
7. PANTRY W/ FIXED SHELVES. (VERIFY NUMBER)
8. N/A
9. STACKED WASHER AND DRYER. PROVIDE HOT & COLD WATER SUPPLY & WASTE LINE FOR WASHER. PROVIDE SMOOTH METAL VENT TO EXTERIOR FOR DRYER. PROVIDE GSM PAN W/ DRAIN TO OUTSIDE AT ALL UPPER FLOOR LOCATIONS
10. N/A
11. N/A
12. ATTIC F.A.U.- PROVIDE COMBUSTION AIR, VENT TO OUTSIDE & SETBACK THERMOSTAT. (FOR ATTIC FAU - SEE DET. B/AD.1)
13. TANKLESS WATER HEATER.
14. 1 LAYER 5/8" TYPE 'X' GYP. BD. ON CEILING OF GARAGE IF HABITABLE ROOM ABOVE (CRC TABLE R302.6)
15. 1 LAYER 1/2" GYP. BD. UNDER STAIRS AT WALLS & CLG'S. (CRC R302.7)
16. 20" WIDE X 36" HIGH OPERABLE WINDOW OPENING WITH THE FLOOR +40" HT. WROUGHT IRON GUARD RAIL ABOVE T.O.S.F. OR +34" to 38" HT. AT HANDRAIL ABOVE TOP OF STAIR NOSING BELOW. (CRC R312.2)
17. SEPARATION OF THE GARAGE AND DWELLING UNIT SHALL BE OF 1 LAYER 1/2" GYP. BD. MIN. APPLIED TO THE GARAGE SIDE OF CEILINGS & WALLS. SHARED WITH THE RESIDENCE (CRC R302.6 & TABLE R302.6)
18. 1 LAYER 5/8" TYPE 'X' GYP. BD. UNDER STAIRS. (CRC R302.7)
19. AN OPENING OF NOT LESS THAN 100 SQ.IN. FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR (CRC 304.1.)
20. 32"x60" ONE PIECE FIBERGLASS TUB/SHWR (U.O.N.) W/ SHOWER CURTAIN ROD. SHOWER HEAD AT +78" ABV. FLOOR.
21. 32"x60" ONE PIECE FIBERGLASS TUB/SHWR (U.O.N.) W/ SHOWER CURTAIN ROD. SHOWER HEAD AT +78" ABV. FLOOR. (VERIFY DIMS. W/ MNFR.)
22. N/A
23. N/A
24. N/A
25. AIR CONDITIONING CONDENSER ON CONCRETE PAD, OR APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE ADJOINING GROUND LEVEL (CMC 1108.2). LOCATE MIN. 3 FT. FROM OUTLET OF ANY DRYER VENT. (2013 CENC 150 (m) 3.A)
26. REFRIGERANT CONDENSER
27. MIRROR
28. LAVATORY (MAX FLOW 1.5 GPM @ 60 PSI PER CAL GREEN 4.303.1.4.1)
29. PEDESTAL LAVATORY (MAX FLOW 1.5 GPM @ 60 PSI PER CAL GREEN 4.303.1.4.1)
30. LOW FLOW WATER CLOSET. (1.28 GALLON PER FLUSH MAX. CAL GREEN 4.303.1.1)
31. TOWEL BAR. (VERIFY SIZE)
32. CERAMIC TILE SHELF - SEE PLANS FOR HT. ABOVE FLOOR. WATERPROOF @ TUB OR SHOWER AND SLOPE TOWARD THE DRAIN.
33. VANITY
34. N/A
35. SHOWER CURTAIN ROD
36. TOILET PAPER ROLL
37. BATHROOM LIGHT SOFFIT ABOVE.
38. BREAK FRONT LINEN CABINET.
39. INTERIOR SHELF. (12" GYP. BD. O/ 1/2" PLYWD.) SEE PLANS FOR HEIGHT ABOVE FLOOR.
40. SPACE FOR CLOTHES BY OTHERS - SEE PLAN FOR HT. ABV. FLOOR.
41. 1 3/8" SOLID CORE WOOD DOOR. 20-MINUTE FIRE-RATED DOOR W/ SELF CLOSING & SELF-LATCHING DEVICES (CRC R302.5.1) AND WEATHER STRIPPING.
42. 1 3/8" SOLID CORE WOOD DOOR W/ GLASS INSERT.
43. N/A
44. LENNOX ELIETE SERIES MODEL #ELDV. DIRECT VENT FIREPLACE W/ GLASS DOORS & OUTSIDE COMBUSTION AIR.
45. DECORATIVE TILES ON TREADS AND RISERS OF EXTERIOR STAIRS
46. 2x6 PLUMBING OR AESTHETIC WALL
47. DRYER VENT. (VENT RUN SHALL COMPLY W/ MNFR'S. SPECS. AND THE 2013 CNC (SECTIONS 504.3 & 905)
48. DUCT SPACE
49. LINE OF SOFFIT ABOVE. (SEE PLAN FOR HT. ABOVE FLOOR)
50. LINE OF CEILING CHANGE ABOVE.
51. LINE OF FIRST FLOOR BELOW OR SECOND FLOOR ABOVE
52. LINE OF ARCHED SOFFIT ABOVE. (SEE PLAN FOR RADIUS AND HEIGHT ABV. FLOOR TO CENTER OF ARCH.)
53. LINE OF DROPPED BEAM ABOVE. (SEE STRUCT. FRAMING PLANS FOR SIZE)
54. ART NICHE' W/ DRYWALL SILL. (SEE PLAN FOR HT. ABOVE FLOOR)
55. LINE OF CONCRETE CURB
56. LINE OF WAINSCOT BELOW. (SEE EXTERIOR ELEVATIONS FOR HT.)
57. CONCRETE STOOP/LANDING. (SLOPE AWAY FROM HOUSE 1/8" x 1'-0" MIN.) LANDING AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36". (CRC R311.3)
58. ADJUSTABLE OPEN SHELVES
59. 2x4 FLAT STUD WALL
60. ELECTRICAL METER
61. GAS METER
62. SUB-PANEL
63. WOOD BENCH SEAT BELOW WINDOW. (SEE PLANS FOR HT. ABOVE FLOOR)
64. 2X HALF WALL (SEE PLANS FOR HT. ABOVE FLOOR)
65. 2X HALF WALL W/ BRICK CAP (SEE PLANS FOR HT. ABOVE FLOOR)
66. +42" WOOD GUARD RAIL ABOVE T.O.S.F. OR +34" to 38" HT. AT HANDRAIL ABOVE TOP OF STAIR NOSING BELOW.
67. +42" SPANISH TILE RAIL ABOVE LANDING
68. 6X6 WOOD POST
69. HATCH PATTERNS
    - SHELF ABOVE - ALSO SEE KEYNOTE #40.
    - DROPPED CEILING OR SOFFIT
    - R-11 SOUND INSULATION AT INTERIOR WALL

PLAN AREAS

3 BED / 3.5 BATH + BONUS ROOM (OPT. BED 4)

FIRST FLOOR:	445 SF	2-CAR GARAGE:	483 SF
SECOND FLOOR:	856 SF	PORCH:	84 SF
THIRD FLOOR @ A:	967 SF	DECK:	56 SF
(THIRD FLOOR @ B:	908 SF)		

TOTAL LIVING @ A: 2268 SF
(TOTAL LIVING @ B: 2209 SF)

[redacted]

REVISIONS

1	1ST CITY PLAN CHECK	08-01-16
2	IN-HOUSE REVISIONS	08-01-16

BUILDING DEPARTMENT SUBMITTAL 1

GROUND & FIRST FLOOR PLANS

SCALE 1/4"=1'-0"

0 4 8 16

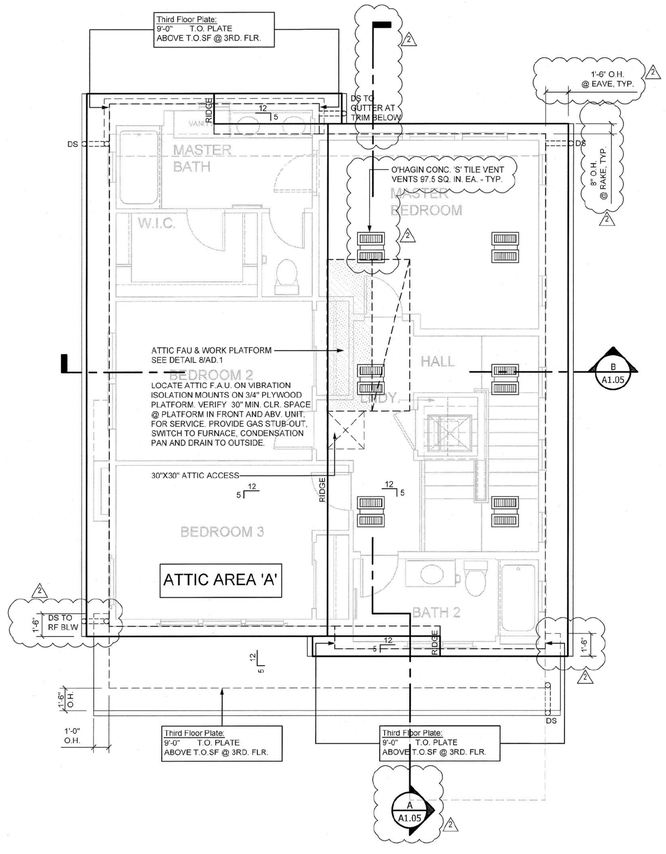
JOB NO. **1249.001** SHEET

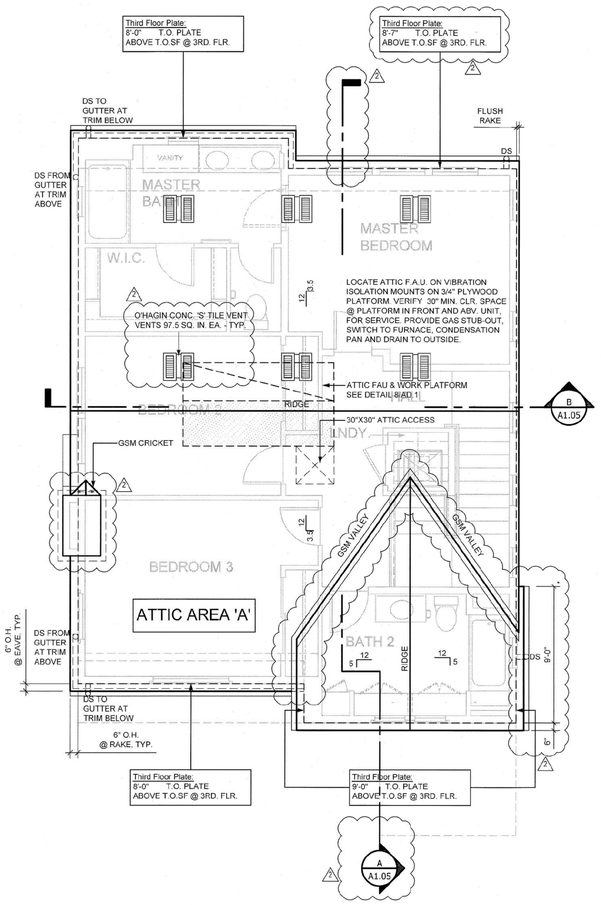
DRAWN **MWS / AMF / RG**

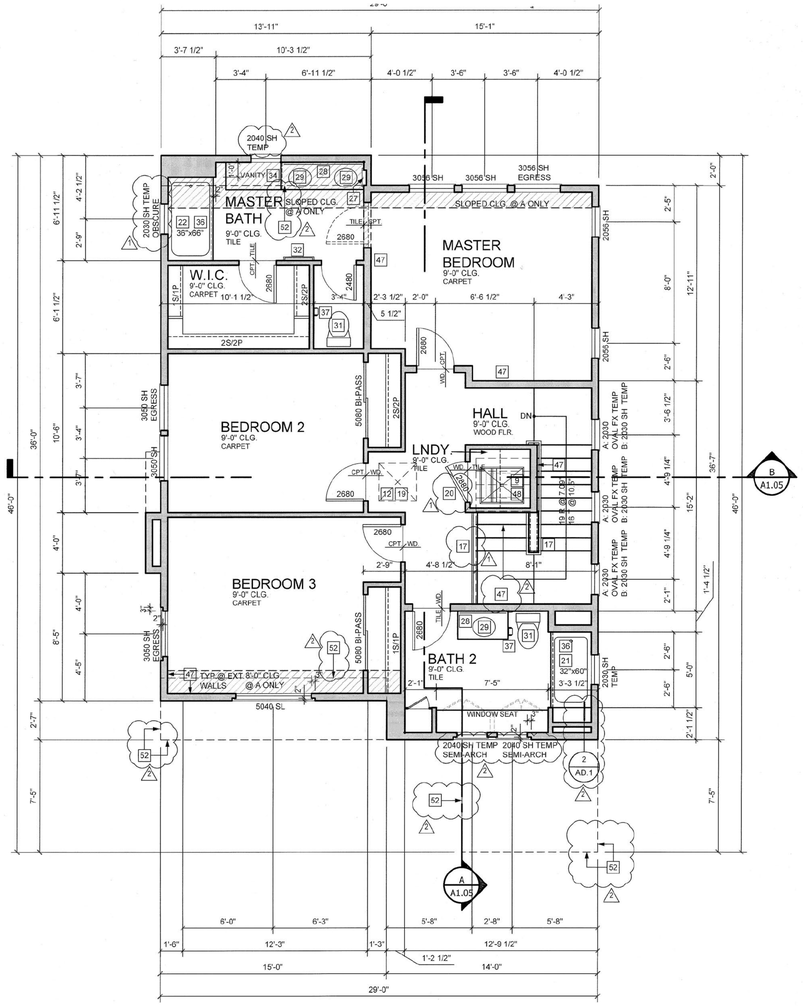
CHECK

DATE **08-01-16**

A1.01







KEYNOTE LEGEND

1. DISHWASHER W/ DRAIN TO GARBAGE DISPOSAL. (VERIFY DIMS. W/ MNFR.)
2. KITCHEN SINK W/ GARBAGE DISPOSAL & INSTANT HOT WATER DISPENSER. (AT ISLAND SEE DET. 7/AD.1) (MAX FLOW 1.8 GPM @ 60 PSI CGBC 4.303.1.4.4)
3. REFRIGERATOR SPACE W/ CW & HOT WATER STUB-OUT FOR ICEMAKER. (VERIFY SIZE W/ MANUFACTURER.)
4. BUILT-IN MICROWAVE OVEN IN CABINET ABV. (VERIFY DIMS. W/ MNFR.)
5. SLIDE-IN RANGE/OVEN COMBINATION W/ HOOD. LIGHT AND FAN ABOVE. VENT TO EXT. & PROVIDE BACKDRAFT DAMPER.
6. N/A
7. PANTRY W/ FIXED SHELVES (VERIFY NUMBER)
8. N/A
9. STACKED WASHER AND DRYER. PROVIDE HOT & COLD WATER SUPPLY & WASTE LINE FOR WASHER. PROVIDE SMOOTH METAL VENT TO EXTERIOR FOR DRYER. PROVIDE GSM PAN W/ DRAIN TO OUTSIDE AT ALL UPPER FLOOR LOCATIONS.
10. N/A
11. N/A
12. ATTIC F.A.U.- PROVIDE COMBUSTION AIR, VENT TO OUTSIDE & SETBACK THERMOSTAT. (FOR ATTIC FAU - SEE DET. 8/AD.1)
13. TANKLESS WATER HEATER.
14. 1 LAYER 5/8" TYPE 'X' GYP. BD. ON CEILING OF GARAGE IF HABITABLE ROOM ABOVE (CRC TABLE R302.6)
15. 1 LAYER 1/2" GYP. BD. UNDER STAIRS AT WALLS & CLGS. (CRC R302.7)
16. 42" HT. WROUGHT IRON GUARD RAIL ABOVE T.O.S.F. OR +34" to 38" HT. AT HANDRAIL ABOVE TOP OF STAIR NOSING BELOW. (SEE PLANS FOR HT. ABOVE FLOOR)
17. SEPARATION OF THE GARAGE AND DWELLING UNIT SHALL BE OF 1 LAYER 1/2" GYP. BD. MIN. APPLIED TO THE GARAGE SIDE OF CEILINGS & WALLS SHARED WITH THE RESIDENCE (CRC R302.6 & TABLE R302.6)
18. SEPARATION OF THE GARAGE AND DWELLING UNIT SHALL BE OF 5/8" TYPE 'X' GYP. BD. MIN. APPLIED TO THE GARAGE SIDE OF CEILINGS & WALLS SHARED WITH THE RESIDENCE (CRC R302.6 & TABLE R302.6)
19. AN OPENING OF NOT MORE THAN 10 SQ. IN. FOR MAKE UP AIR SHALL BE PROVIDED IN THE DOOR (CMC 504.3.1)
20. 2" DIA. CHROME FINISH CEILING MOUNTED SHOWER CURTAIN ROD. SHOWER HEAD AT +78" ABV. FLOOR.
21. 30"x60" ONE PIECE FIBERGLASS TUB/SHWR (U.O.N.) W/ SHOWER CURTAIN ROD. SHOWER HEAD AT +78" ABV. FLOOR. (VERIFY DIMS. W/ MNFR.)
22. N/A
23. N/A
24. N/A
25. N/A
26. AIR CONDITIONING CONDENSER OR CONCRETE PAD OR APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE ADJOINING GROUND LEVEL. (CMC 1108.3). LOCATE MIN. 5 FT. FROM OUTLET OF ANY DRYER VENT. (2013 CENC 150 (l) 3.A).
27. RECESSED CABINET
28. MIRROR
29. LAVATORY. (MAX FLOW 1.5 GPM @ 60 PSI PER CAL GREEN 4.303.1.4.1)
30. PEDESTAL LAVATORY (MAX FLOW 1.5 GPM @ 60 PSI PER CAL GREEN 4.303.1.4.1)
31. LOW FLOW WATER CLOSET. (1.28 GALLON PER FLUSH MAX. CAL GREEN 4.303.1.1)
32. TOWEL BAR (VERIFY SIZE)
33. CERAMIC TILE SHELF - SEE PLANS FOR HT. ABOVE FLOOR. WATERPROOF @ TUB OR SHOWER AND SLOPE TOWARD THE DRAIN.
34. VANITY
35. N/A
36. SHOWER CURTAIN ROD
37. TOILET PAPER ROLL
38. BATHROOM LIGHT SOFFIT ABOVE.
39. BREAK FRONT LINEN CABINET
40. INTERIOR SHELF (1/2" GYP. BD. O/ 1/2" PLYWD.) SEE PLANS FOR HEIGHT ABOVE FLOOR
41. WINDOW SEAT W CONCRETE SEAT TOP PLUS FOOTPRINT ABV. FLOOR
42. 1 3/8" SOLID CORE WOOD DOOR. 20 MINUTE FIRE-RATED DOOR W/ SELF CLOSING & SELF LATCHING DEVICES (CRC R302.5.1) AND WEATHER STRIPPING.
43. 36"x60" ONE PIECE FIBERGLASS TUB/SHWR (U.O.N.) W/ SHOWER CURTAIN ROD. SHOWER HEAD AT +78" ABV. FLOOR. (VERIFY DIMS. W/ MNFR.)
44. N/A
45. LENNOX ELITE® SERIES MODEL #ELDV, DIRECT VENT FIREPLACE W/ GLASS DOORS & OUTSIDE COMBUSTION AIR.
46. DECORATIVE TILES ON TREADS AND RISERS OF EXTERIOR STAIRS
47. 2x6 PLUMBING OR AESTHETIC WALL
48. DRYER VENT. (VENT RUN SHALL COMPLY W/ MNFR'S. SPECS. AND THE 2013 CMC (SECTIONS 504.3 & 506)
49. DUCT SPACE
50. LINE OF SOFFIT ABOVE. (SEE PLAN FOR HT. ABOVE FLOOR)
51. LINE OF CEILING CHANGE ABOVE.
52. LINE OF FIRST FLOOR BELOW OR SECOND FLOOR ABOVE
53. LINE OF ARCHED SOFFIT ABOVE. (SEE PLAN FOR RADIUS AND HEIGHT ABV. FLOOR TO CENTER OF ARCH.)
54. LINE OF DROPPED BEAM ABOVE. (SEE STRUCT. FRAMING PLANS FOR SIZE)
55. ART NICHE 18" DRYWALL SILL. (SEE PLAN FOR HT. ABOVE FLOOR)
56. LINE OF CONCRETE CURB
57. LINE OF WAINSCOT BELOW. (SEE EXTERIOR ELEVATIONS FOR HT.)
58. CONCRETE STOOP/LANDING. (SLOPE AWAY FROM HOUSE 1/8" = 1'-0" MIN.) LANDING AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36" (CRC R311.3)
59. ADJUSTABLE OPEN SHELVES
60. 2x4 FLAT STUD WALL
61. ELECTRICAL METER
62. GAS METER
63. SUB-PANEL
64. WOOD BENCH SEAT BELOW WINDOW. (SEE PLANS FOR HT. ABOVE FLOOR)
65. 2X HALF WALL (SEE PLANS FOR HT. ABOVE FLOOR)
66. 2X HALF WALL W/ BRICK CAP (SEE PLANS FOR HT. ABOVE FLOOR)
67. +42" WOOD GUARD RAIL ABOVE T.O.S.F. OR +34" to 38" HT. AT HANDRAIL ABOVE TOP OF STAIR NOSING BELOW.
68. +42" SPANISH TILE RAIL ABOVE LANDING
69. 6X6 WOOD POST

HATCH PATTERNS

SHELF ABOVE - ALSO SEE KEYNOTE #40.

DROPPED CEILING OR SOFFIT

R-11 SOUND INSULATION AT INTERIOR WALL

PLAN AREAS

3 BED / 3.5 BATH + BONUS ROOM (OPT. BED 4)

FIRST FLOOR:	445 SF	2-CAR GARAGE:	483 SF
SECOND FLOOR:	856 SF	PORCH:	84 SF
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[redacted]

REVISIONS

1. 1ST CITY PLAN CHECK 08-01-16
2. IN-HOUSE REVISIONS 08-01-16

BUILDING DEPARTMENT SUBMITTAL 1

SECOND FLOOR & ROOF PLANS

SCALE 1/4"=1'-0"

0 4 8 16

JOB NO. **1249.001** SHEET

DRAWN **MWS / AMF / RG**

CHECK

DATE **08-01-16** A1.02

ROOF PLAN B

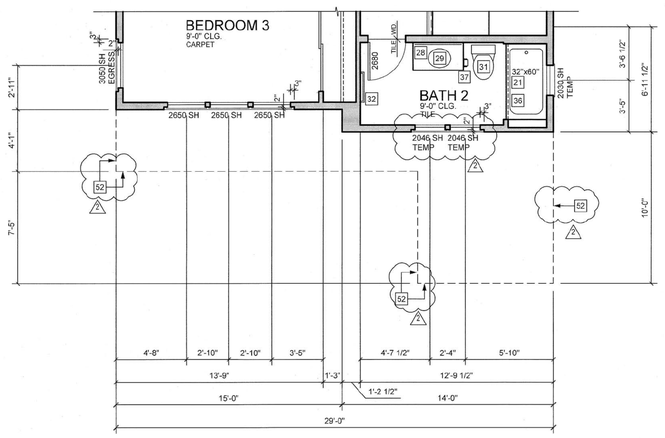
SCALE 1/4" = 1'-0"

ROOF PLAN A

SCALE 1/4" = 1'-0"

SECOND FLOOR PLAN A

SCALE 1/4" = 1'-0"



SECOND FLOOR PARTIAL @ PLAN B

SCALE 1/4" = 1'-0"

ROOF PLAN NOTES

1. ROOF PITCH SHALL BE AS FOLLOWS:
   EXTERIOR SLOPE:
   PLAN A: 3.5:12 (U.O.N.)
   PLAN B: 5:12 (U.O.N.)
2. OVER-HANG DIMENSIONS ARE AS FOLLOWS:
   PLAN A: EAVE: 6" (U.O.N.) RAKE: 6" (U.O.N.)
   PLAN B: EAVE: 18" (U.O.N.) RAKE: 8" (U.O.N.)
3. DASHED LINES INDICATE WALL BELOW.
4. LOCATE GUTTERS AND DOWNSPOUTS AS SHOWN.
5. ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR AN APPROVED DRAINAGE FACILITY.
6. ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE. (SEE DETAILS 8 & 9/AD.2)
7. TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALC'S & SHOP DRAWINGS TO THE ARCHITECT AND BUILDING DEPARTMENT PRIOR TO FABRICATION.
8. ATTIC VENTILATION SHALL BE PROVIDED PER 2013 CRC R806 (ALSO SEE CALCULATIONS ON THIS SHEET)
9. RADIANT BARRIER REQUIRED CLIMATE ZONES 2-15. INSTALL PER APPENDIX D 2013 ENERGY EFFICIENCY MANUAL. ATTIC VENTILATION IS TO BE CALCULATED AS 1 / 150 METHOD W/ 30% UPPER VENTILATION, PER CENC 150.1 (C) 2.
10. LOCATE ALL ROOF VENTS AS SHOWN.
11. WHEN 1 / 300 CALC. USED, AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA SHALL BE PROVIDED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE UNLESS FRAMING MEMBERS CONFLICT.

O'HAGIN VENT (97.5 SQ. IN. FNVA)
'S' TILE ROOF

ATTIC ACCESS, SEE PLAN FOR SIZE

ATTIC VENTING CALCULATIONS

PLAN A

AREA 'A' REQUIRED

AREA VENTILATED	RATE	REQ'D. UPPER	REQ'D LOWER	TOTAL REQUIRED
1050 SQ. FT.	300 TH	252 SQ.IN.	252 SQ.IN.	504 SQ.IN.

AREA 'A' PROVIDED

	TYPE	QUANTITY	AREA PER UNIT	TOTAL AREA PROVIDED	
U	O'Hagin Concrete 'S' Tile Vent	3	97.50 SQ.IN.	292.50 SQ.IN.	TOTAL UPPER VENTILATION
	Locate in upper portion of roof				292.50 SQ.IN.
L	O'Hagin Concrete 'S' Tile Vent	3	97.50 SQ.IN.	292.50 SQ.IN.	
	Locate in lower portion of roof				
L	Vented Frieze blocking	10	7 SQ.IN.	70 SQ.IN.	TOTAL LOWER VENTILATION
	Locate in eave				363 SQ.IN.
					TOTAL VENTING PROVIDED
					655 SQ.IN.

PLAN B

AREA 'A' REQUIRED

AREA VENTILATED	RATE	REQ'D. UPPER	REQ'D LOWER	TOTAL REQUIRED
952 SQ.FT.	300 TH	238 SQ.IN.	238 SQ.IN.	476 SQ.IN.

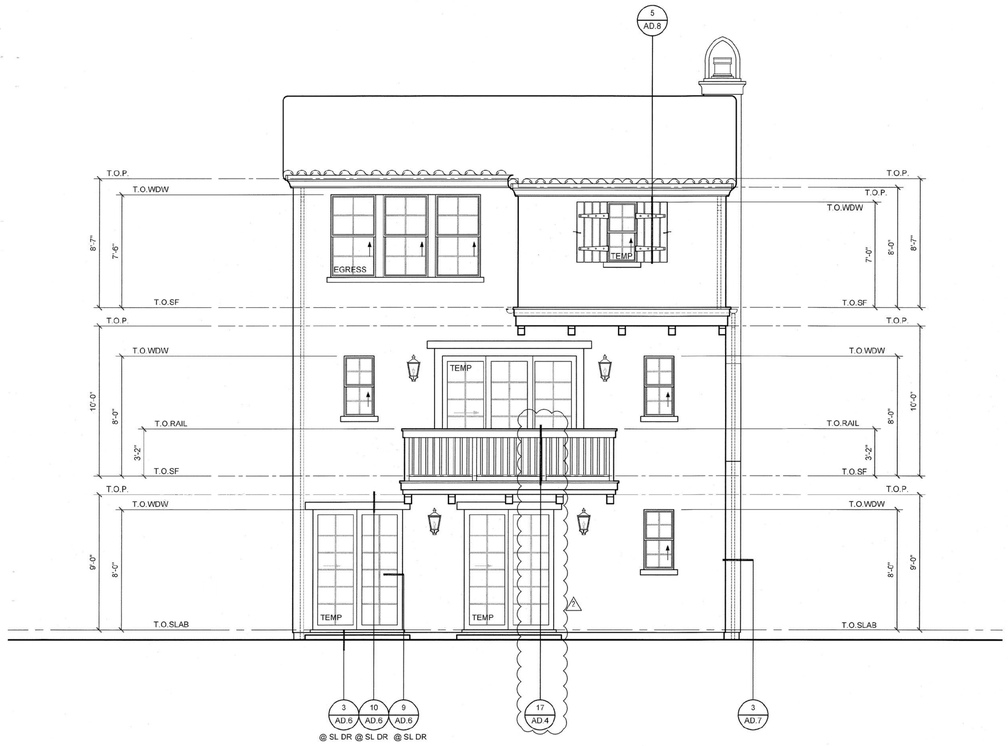
AREA 'A' PROVIDED

	TYPE	QUANTITY	AREA PER UNIT	TOTAL AREA PROVIDED	
U	O'Hagin Concrete 'S' Tile Vent	3	97.50 SQ.IN.	292.50 SQ.IN.	TOTAL UPPER VENTILATION
	Locate in upper portion of roof				292.50 SQ.IN.
L	O'Hagin Concrete 'S' Tile Vent	3	97.50 SQ.IN.	292.50 SQ.IN.	
	Locate in lower portion of roof				
L	Vented Frieze blocking	18	7 SQ.IN.	126 SQ.IN.	TOTAL LOWER VENTILATION
	Locate in eave				419 SQ.IN.
					TOTAL VENTING PROVIDED
					711 SQ.IN.

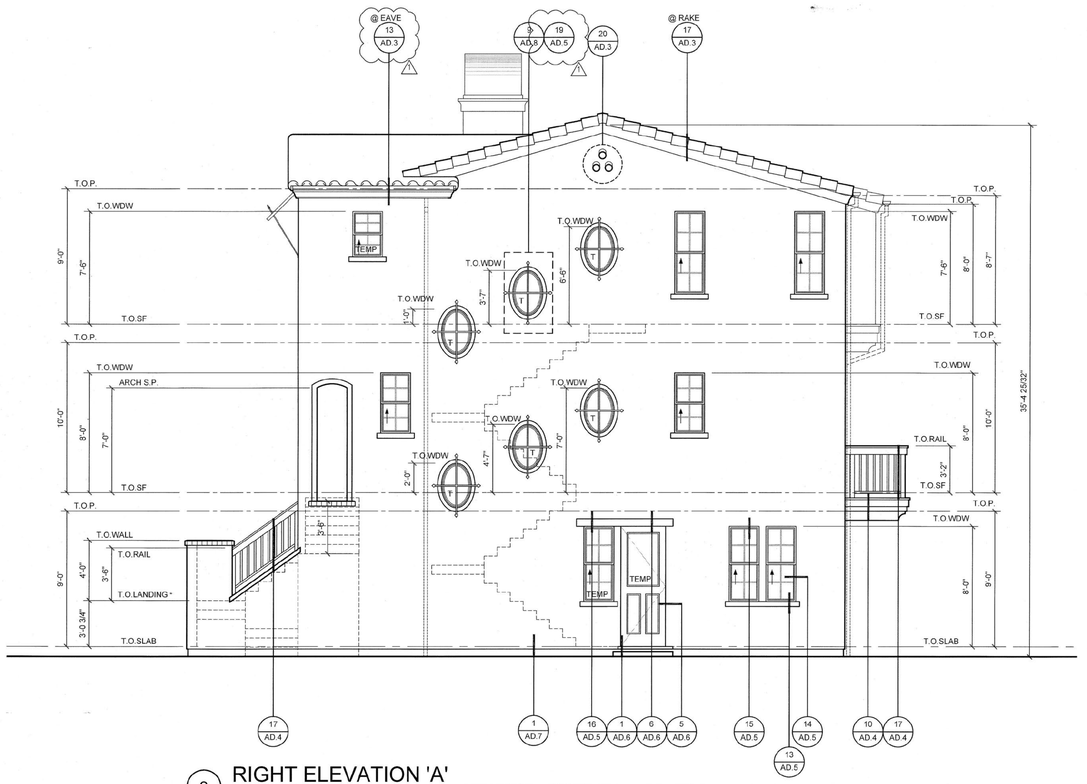
NOTES:
- PROVIDE A VAPOR RETARDER HAVING A ONE PERM. MAX.
- TRANSMISSION RATE ON THE WARM SIDE OF THE ATTIC INSULATION AT ALL ATTICS W/ A 1/ 300 VENTILATION RATE.
- VENTED FRIEZE BLOCKS = 7 SQ.IN. IN FREE VENTING PER BLOCK V/A (3) - 2 IN. DIA. HOLES
- VENT FRIEZE BLOCKS WHERE POSSIBLE

FLOOR PLAN NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD, FACE OF FOUNDATION, & FACE OF STOREFRONT (U.O.N.)
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE. (U.O.N.)
4. ALL DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N.
5. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N..
6. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2X6 STUDS, U.O.N., S.S.D.
7. ALL INTERIOR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS, U.O.N., S.S.D.
8. FOR TYP. CLOSET SHELVING, SEE DETAIL 20/AD.2
9. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER 2013 CRC R308.1.
10. PROVIDE ACCOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES.
11. TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF NORTH AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND ITS REFERENCED STANDARDS.
12. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE O/ CEMENTITIOUS BACKER BOARD AND A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +72" ABOVE FLOOR PER 2013 CRC R307.2
13. PROVIDE BACKING FOR ALL WALL AND CEILING MOUNTED CABINETS, FIXTURES, CABINETS, BRACKET, GRAB BARS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
14. CALCULATIONS AND DETAILS FOR MOUNTING HANDRAILS & CONNECTION OF GUARDRAILS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE WITH 2013 CRC TABLE R301.5
15. VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION
16. 1 LAYER 1/2" GYP. BD. ON ALL WALLS OF GARAGE. 2013 CRC TABLE R302.6

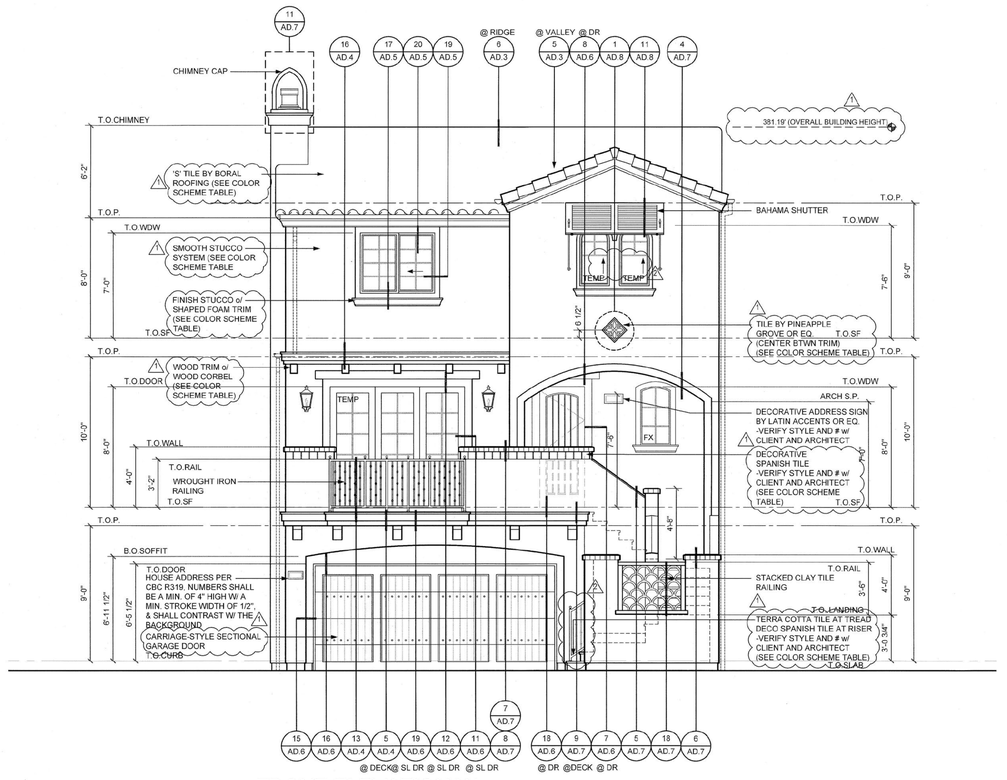


3 REAR ELEVATION 'A'
SCALE: 1/4"= 1'-0"



2 RIGHT ELEVATION 'A'
SCALE: 1/4"= 1'-0"

4 LEFT ELEVATION 'A'
SCALE: 1/4"= 1'-0"



1 FRONT ELEVATION 'A'
SCALE: 1/4"= 1'-0"

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EXTERIOR ELEVATION NOTES

1. FOR TYPICAL FLASHING AT WALL OPENINGS, SEE DET. 1/AD.5
2. FOR TYPICAL WALL PENETRATIONS, SEE DET. 10/AD. 1 & 11/AD.1
3. FOR TYPICAL PLASTER JOINT APPLICATION, SEE DET. 11/AD.5
4. FOR TYPICAL FOAM APPLICATION SEE DET. 12/AD.5
5. FOR TYPICAL MASONRY APPLICATION SEE MNFR'S SPECIFICATIONS
6. SEE FLOOR PLANS FOR GLAZING INFORMATION.
7. EXTERIOR FINISH SHALL BE :

   7/8" SMOOTH TROWEL 3-COAT STUCCO W/ WIRE MESH OVER 2 LAYERS OF 60 MIN. GRADE 'D' PAPER o/ SHEATHING (WHERE OCCURS, S.S.D.). SHEATHING SHALL HAVE 1/8" GAP BETWEEN PANELS.

8. SPANISH TILE SHALL BE BY LATIN ACCENTS OR EQ. VERIFY STYLE AND NUMBER WITH CLIENT. INSTALL PER MNFR'S SPECIFICATIONS.
9. BRICK SHALL BE BY ELDORADO STONE. VERIFY WITH CLIENT. INSTALL PER MNFR'S SPECIFICATIONS.
10. ROOF SHALL BE COVERED WITH A MINIMUM CLASS B ROOFING MATERIALS AS SET FORTH IN CRC SECTIONS R904 AND R905. ROOFING SHALL BE LISTED AN SHAL BE TSTED IN ACCORDANCE / WITH UL 790 OR ASTM E108 [PLEASANTON MUNICIPAL CODE CH. 20.10.150] OI 30# FELT O/ SOLID SHTG. AND SHALL BE:

   1 CONCRETE "S" TILE ROOFING

11. WINDOW HEAD HEIGHTS ARE AS FOLLOWS:
    TYPICAL: 8'-0" (U.O.N.)
12. SEAL ALL JOINTS AND PENETRATIONS IN THE BUILDING ENVELOPE PER SECTION 117 OF THE CALIFORNIA ENERGY CODE.
13. TRIM - PAINT COLOR SHOULD BE APPLIED TO ALL EXPOSED SIDES OF TRIM NOT JUST THE FRONT FACE. DOWNSPOUTS TO MATCH BODY COLOR OR TRIM THEY ARE APPLIED OVER.
14. HOUSE ADDRESS PER CRC R319, NUMBERS SHALL BE A MIN. OF 4' HIGH WITH A MIN. STROKE WIDTH OF 1/2", AND SHALL CONTRAST WITH THEIR BACKGROUND.
15. ANY CAP/COVER BEING INSTALLED ON THE FIREPLACE CHIMNEY, SHALL COMPLY WITH THE I.C.C.-ES RESEARCH REPORT OR EQUIVALENT AND MANUFACTURER'S LISTING.

   1 ADDRESS SIGN

1 COLOR SCHEME

COLOR SCHEME 1

- ROOF MATERIAL: TUSCANY BLEND CONCRETE 'S' TILE BY BORAL ROOFING
- TRIM COLOR: FRENCH ROAST SW 6069 BY SHERWIN WILLIAMS
- BODY COLOR*: EXTRA WHITE SW 7006 BY SHERWIN WILLIAMS
- WOOD STAIN COLOR: CHESTNUT SW 3524 BY SHERWIN WILLIAMS
- ACCENT COLOR: COPPER MOUNTAIN SW 6356 BY SHERWIN WILLIAMS
- DECORATIVE SPANISH TILE: VILLAFRANCA 5 TERRA NOVA MEDITERRANEO CERAMIC TILE BY TIERRA Y FUEGO [OR EQUAL]
- DECORATIVE MEDALLION: MOUCHETTE MEDALLION 068 TERRA CLAY SCULPSTONE FINISH BY PINEAPPLE GROVE DESIGNS [OR EQUAL]

COLOR SCHEME 2

- ROOF MATERIAL: PALERMO BLEND CONCRETE 'S' TILE BY BORAL ROOFING
- TRIM COLOR: VAN DYKE BROWN SW 7041 BY SHERWIN WILLIAMS
- BODY COLOR*: EXTRA WHITE SW 7006 BY SHERWIN WILLIAMS
- WOOD STAIN COLOR: CHARWOOD SW 3542 BY SHERWIN WILLIAMS
- ACCENT COLOR: CHARWOOD SW 3542 BY SHERWIN WILLIAMS
- DECORATIVE SPANISH TILE: PIACENZA TERRA NOVA MEDITERRANEO CERAMIC TILE BY TIERRA Y FUEGO [OR EQUAL]
- DECORATIVE MEDALLION: ORB & LATTICE MEDALLION 062 TERRA CLAY SCULPSTONE FINISH BY PINEAPPLE GROVE DESIGNS [OR EQUAL]

[redacted]

REVISIONS

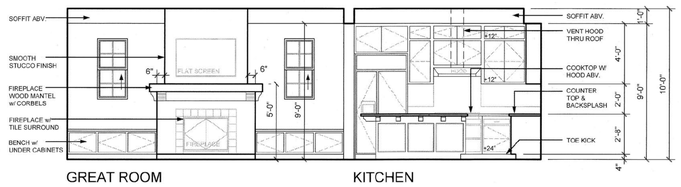
1 1ST CITY PLAN CHECK 08-01-16
2 IN-HOUSE REVISIONS 08-01-16

BUILDING DEPARTMENT SUBMITTAL 1
EXTERIOR ELEVATIONS 'A'
SCALE 1/4"=1'-0"

0 4 8 16

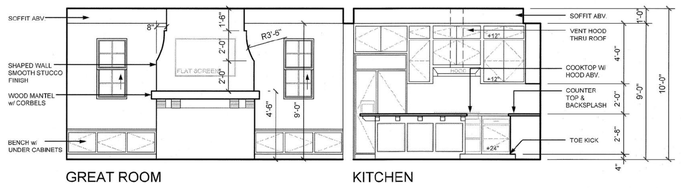
JOB NO. **1249.001** SHEET
DRAWN **MWS / AMF / RG**
CHECK
DATE **08-01-16**

A1.03



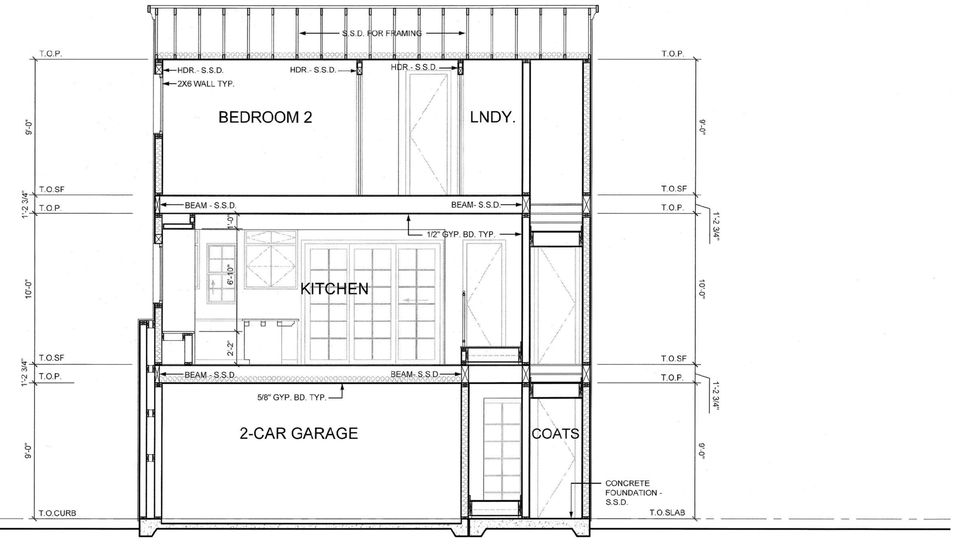
1 INTERIOR ELEVATION @ A

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



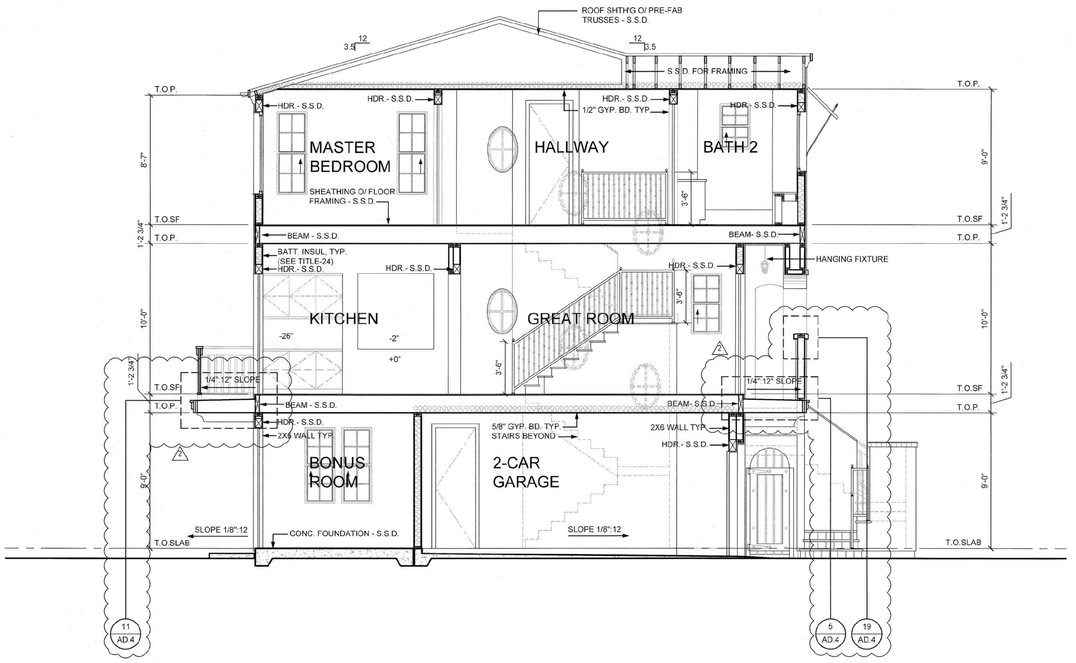
1 INTERIOR ELEVATION @ B

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



SECTION B

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



SECTION A

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

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SECTION NOTES

1. FOR INSULATION REQUIREMENTS SEE TITLE 24 SHEET
2. TAPER INSULATION AT EAVE BLOCKS TO ALLOW AIR PASSAGE.
3. REFER TO STRUCTURAL DRAWINGS FOR LOCATION AND SIZES OF ALL BEAMS, HEADERS, JOISTS, RAFTERS, SHEAR WALLS, TRUSSES, CONCRETE SLABS, ETC.
4. LOCATE FIRE BLOCKING PER CRC R302.11

   1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

      1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
      1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

   2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

   3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS COMPLY WITH SECTION R302.7.

   4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.]

   5. FOR FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

   6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
5. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATION OF ALL EQUIPMENT, DUCTS, PIPING, CONDUIT, ETC. PROVIDE PROPER CLEARANCES AND BLOCKING FOR EACH AS REQUIRED.
6. PROVIDE BACKING FOR ALL MASONRY VENEER, STONE & CONCRETE MOLDINGS, WALL AND CEILING MOUNTED CABINETS, FIXTURES, & CABINETS, ETC. AS REQUIRED. COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
7. SEE ROOF PLAN FOR OVERHANG DIMENSIONS, VENT AND ACCESS LOCATIONS, AND ROOF DRAINAGE.

INTERIOR ELEVATION NOTES

1. ALL CABINETS ARE SHOWN DIAGRAMMATIC FOR DESIGN INTENT ONLY. VERIFY ACTUAL CABINET CONSTRUCTION AND DIMENSIONS WITH DEVELOPER AND INTERIOR DESIGNER. VERIFY ALL HEIGHTS AND DIMENSIONS IN THE FIELD BEFORE FABRICATION AND INSTALLATION OF CABINETRY.
2. LIGHT FIXTURES TO BE SELECTED BY BUILDER
3. FOR INTERIOR GYP. BD. CORNER SEE DET. 19/AD.2

[redacted]

[redacted]

REVISIONS

1	1ST CITY PLAN CHECK	08-01-16
2	IN-HOUSE REVISIONS	08-01-16

BUILDING DEPARTMENT SUBMITTAL 1

SECTIONS & INTERIOR ELEVS.

SCALE 1/4"=1'-0"

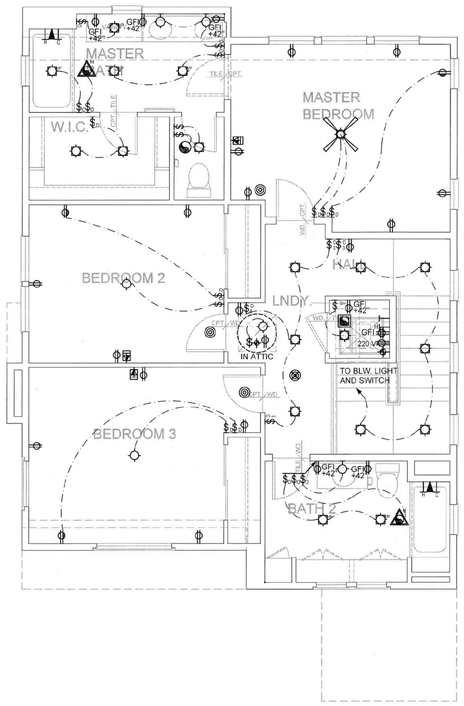
0 4 8 16

JOB NO. **1249.001** SHEET

DRAWN **MWS / AMF / RG**

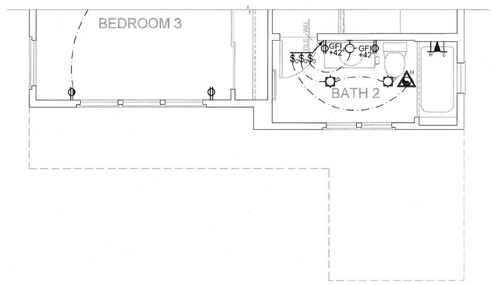
CHECK

DATE **08-01-16** A1.05



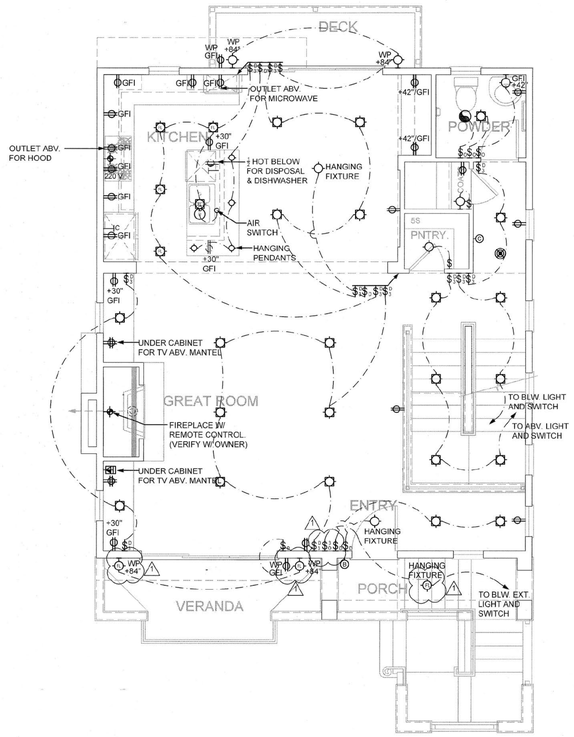
EMP SECOND FLOOR PLAN A

SCALE 1/4" = 1'-0"



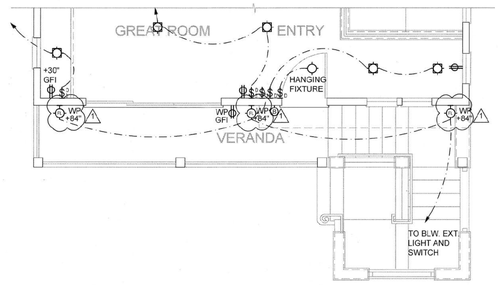
EMP SECOND FLOOR PARTIAL @ PLAN B

SCALE 1/4" = 1'-0"



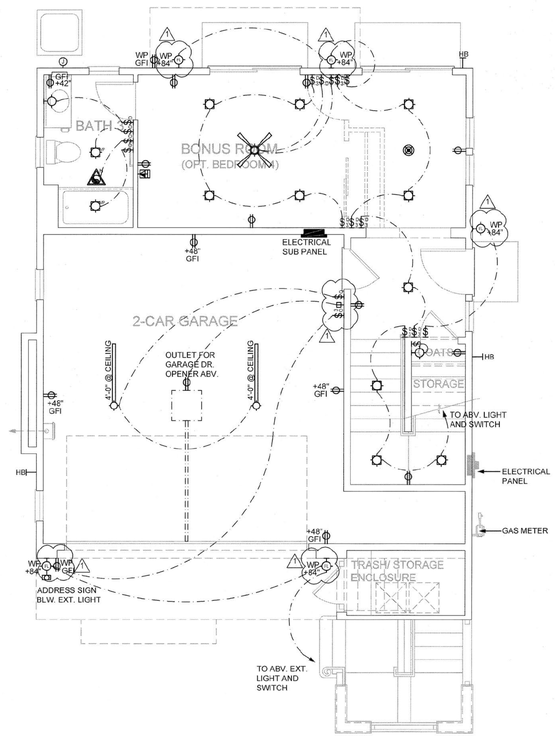
EMP FIRST FLOOR PLAN A

SCALE 1/4" = 1'-0"



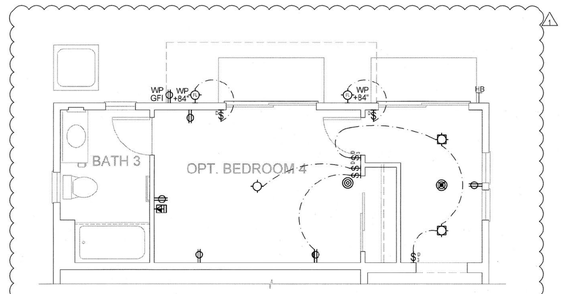
EMP FIRST FLOOR PARTIAL @ PLAN B

SCALE 1/4" = 1'-0"



EMP GROUND FLOOR PLAN A & B

SCALE 1/4" = 1'-0"



EMP GROUND FLOOR PARTIAL @ PLAN A & B - OPT. BEDROOM 4

SCALE 1/4" = 1'-0"

ELECTRICAL NOTES

1. MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
2. HIGH EFFICACY LUMINAIRES SHALL BE SWITCHED SEPARATELY FROM LOW EFFICACY LUMINAIRES. (CENC 150 (k) 2A.
3. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHING SYSTEM. (OR SEE EXCEPTION - CENC 150 (k) 2B.)
4. ALL 125-VOLT, 15 AND 20 AMPERE DWELLING UNIT RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT PER 2013 CEC 406.12
5. LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSORS (2013 CENC 150 (k) 6).
6. A 120V ELECTRIC RECEPTACLE SHALL BE LOCATED WITHIN 3FT FROM THE WATER HEATER AND BE ACCESSIBLE TO THE WATER HEATER WITHOUT OBSTRUCTIONS. (CENC 150 (n)1A)
7. RECESSED LUMINAIRES IN CEILINGS SHALL CONFORM TO 2013 CENC 150 (k) 8.
8. FAN/LIGHTS IN WET OR DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS". (PER 2013 CEC 410.10 (A))
9. ALL KITCHEN, BATHROOM, LAUNDRY ROOM, GARAGE AND EXTERIOR RECEPTACLES SHALL BE GFIC PER CEC 210.8(A)
10. PROVIDE A MINIMUM OF 1-20 AMP LAUNDRY BRANCH CIRCUIT PER 2013 CEC 210.11 (C) (2)
11. PROVIDE A MINIMUM OF 2-20 AMP CIRCUITS TO KITCHEN COUNTERTOPS FOR SMALL APPLIANCES PER 2013 CEC 210.11 (C) (1)
12. A DEDICATED 20 AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. CEC 210.11 (C) (3)
13. EXTERIOR LIGHT FIXTURES & WEATHERPROOF OUTLETS SHALL BE INSTALLED PER 2013 CEC 410.10(A)&(D) & 406.9
14. RECEPTACLES AT THE FRONT AND REAR OF THE HOME MUST BE WITHIN 6 FEET 6 INCHES OF GRADE (AND WATERPROOF AND GFCI PROTECTED). 2013 CEC 210.52 E & 210.8(A)
15. ALL BRANCH CIRCUITS SUPPLYING 120-VOLT SINGLE-PHASE 15 & 20-AMPERE RECEPTACLE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER(S) PER 2013 CEC 210.12(B)
16. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (i.e., CLOTHES DRYER VENTS, BATH AND UTILITY FANS, ETC.) SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING. PER 2013 CMC 504.5
17. STAIRWAYS SHALL BE ILLUMINATED TO NOT LESS THAN 1-FOOT CANDLE (11 LUX) ON TREAD RUNS. (2013 CRC R303.7)
18. SEE DET. 17/AD.1 FOR CONCRETE ENCASED GROUNDING ROD
19. SEE DETAIL 12&13/AD.1 FOR PROPER INSTALLATION OF SERVICE METERS.
    SMOKE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: PER 2013 CRC R314.3 & R314.3.4
    a) IN EACH SLEEPING ROOM
    b) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
    c) ON EACH ADDITIONAL STORY
    LOCATION REQUIREMENTS:
    d) MIN. 3 FT. FROM BATHROOMS WITH TUBS OR SHOWERS.
    e) MIN. 20 FT. FROM PERMANENTLY INSTALLED COOKING APPLIANCES.
    f) MIN. 3 FT. FROM TIP OF SUSPENDED CEILING FAN BLADE.
    g) WITHIN 12 IN. VERTICALLY FROM HIGHEST POINT OF SLOPED OR COFFERED CEILINGS.
20. MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS. (CENC 110.10 (e)1)
21. MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. RESERVED SPACE SHALL BE POSITIONED OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC" (CENC 110.10 (e)2)

1

22. PROVIDE A MINIMUM EXHAUST RATE OF 50 CUBIC FEET PER MINUTE FOR THE BATHROOM EXHAUST FANS. [CMC §R403.7]
23. PROVIDE A MINIMUM VENTILATION EXHAUST RATE OF 100 CFM FOR KITCHEN HOODS. [ASHRAE 62.2-10 TABLE 5.1]

ELECTRICAL, MECHANICAL AND PLUMBING PLANS

EMP SYMBOL LEGEND

- SWITCH
- 3-WAY SWITCH
- PHONE JACK
- PHONE/DATA JACK
- COMBO JACK
- GAS STUB
- VACUUM PORT
- DISPOSAL
- DOORBELL
- THERMOSTAT
- PHOTOCELL SENSOR
- VACANCY DETECTOR (CEILING)
- VACANCY DETECTOR (WALL)
- SPEAKER (CEILING)
- JUNCTION BOX 220V
- GARAGE DOOR SWITCH
- LIGHTED ADDRESS SIGN
- SHOWER HEAD
- HOT WATER STUB
- COLD WATER STUB
- HOSE BIB W/ BACKFLOW PREVENTION DEVICE
- SMOKE DETECTOR - HARD WIRED, INTERCONNECTED W/ BATTERY BACK-UP CRC R314
- CARBON MONOXIDE / SMOKE DETECTOR COMBO - HARD WIRED, INTERCONNECTED W/ BATTERY BACK UP CRC R315
- SINGLE POLE RECEPTACLE
- FLUSH FLOOR DUPLEX RECEPTACLE
- DIMMER SWITCH
- 4-WAY SWITCH
- DATA JACK
- PLUG AND PLAY OUTLET
- T.V. CABLE JACK
- KEY VALVE (GAS)
- INTERCOM
- CHIMES
- (WALL)

- DUPLEX RECEPTACLE
- 1/2 HOT RECEPTACLE
- FOURPLEX RECEPTACLE
- QUARTER HOT FOURPLEX RECEPTACLE
- 220V RECEPTACLE
- INCANDESCENT/FLUORESCENT LIGHT FIXTURE
- LED LIGHT FIXTURE (WALL)
- FLUORESCENT LIGHT FIXTURE (WALL)
- WALL WASHER LIGHT FIXTURE (RECESSED)
- LED LIGHT FIXTURE (RECESSED)
- FLUORESCENT STRIP LIGHT
- FLUORESCENT LIGHT FIXTURE (SURFACE) SEE PLAN FOR SIZE
- TRACK LIGHTING
- BATHROOM EXHAUST FAN W/ HUMIDISTAT (CAL GREEN 4.506.1)
- FAN
- WHOLE BUILDING VENTILATION FAN - SEE CFM REQ. (CENC 150 (o) & CAL GREEN 4.506.1)
- INCANDESCENT LIGHT/FAN COMBINATION (RECESSED)
- FLUORESCENT LIGHT/FAN COMBINATION (RECESSED)
- FAN/LIGHT SIDE-BY-SIDE COMBINATION (RECESSED)

- CEILING FAN
- GAS METER
- ELECTRICAL MAIN PANEL
- ELECTRICAL SUB PANEL
- POWER INVERTER RATED FOR INTERIORS IF LOCATED IN GARAGE
- SATELLITE
- D DIMMABLE
- FL FLOURESCENT
- LED LIGHT EMITTING DIODE
- MANUAL-ON OCCUPANCY SENSOR & MOTION SENSOR SWITCH THAT COMPLIES WITH CEC SECTION 119(d) & SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON OR CONTROLLED BY VACANCY SENSORS .

MECHANICAL NOTES

1. MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
2. PROVIDE MIN. 4" DIA. SMOOTH METAL DRYER VENT W/ BACKDRAFT DAMPER TO EXTERIOR AS SHOWN ON PLAN. VENT RUN SHALL COMPLY WITH MNFR.'S SPECS. AND 2013 CMC 504.3.1 & 905. DUCT IS LIMITED TO 14 FT IN LENGTH W/ 2 90 DEG. ELBOWS FROM THE DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FT FOR EVERY ELBOW IN EXCESS OF 2. LENGTH OF RUN MAY EXCEED 14'-0" IF PERMITTED BY DRYER MANUFACTURE'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
3. ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
4. ALL AIR DUCTS IN GARAGE AND DUCTS PENETRATING SEPARATION WALLS OR CEILING BETWEEN GARAGE AND LIVING AREAS SHALL BE No. 26 GAGE (0.019-INCH) SHEET STEEL AND HAVE NO OPENINGS INTO THE GARAGE.(CRC R302.5.2)
5. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (i.e., CLOTHES DRYER VENTS, BATH AND UTILITY FANS, ETC.) SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING. PER 2013 CMC 504.5
6. DRYER VENT OUTLET SHALL BE MIN. 5 FT. FROM AIR CONDITIONING CONDENSER (2013 CENC 150 (h) 3.A)
7. ROOMS CONTAINING TUBS, SHOWERS OR SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH 2013 CMC & (CRC R303.3.3.1) INCLUDING ACCESSIBLE HUMIDISTAT CONTROL (CAL GREEN 4.506.1)
8. SEE DETAIL 8/AD.1 TYP. ATTIC FURNACE INSTALLATION.
9. WHOLE BUILDING VENTILATION SHALL BE PROVIDED AND CONFIRMED THRU FIELD VERIFICATION & DIAGNOSTIC TESTING, PER 2013 CENC 150 (o)

   CALCULATION: 1 CFM PER 100 SF. FLOOR AREA PLUS NUMBER OF BEDROOMS PLUS ONE, MULTIPLIED BY 7.5 CFM.

   EXAMPLE: 1500 SF HOME W/ 3 BEDRMS = 15 CFM BLDG + 30 CFM PER OCCUPANT = 45 CFM REQUIRED.

PLUMBING NOTES

1. MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
2. ALL TUBS AND SHOWERS SHALL HAVE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION MIXING VALVE CONTROL PER 2013 CPC 408.3.
3. WATER PIPES SHALL BE INSULATED PER 2013 CENC 150 (j) 2
4. AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE DEISGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D, per CRC R313
5. FOR GAS OR PROPANE WATER HEATERS; A GAS SUPPLY LINE WITH CAPACITY OF AT LEAST 200,000 BTU/HR SHALL BE INSTALLED (CENC 150 (n)1D).
6. SEE DETAIL 15/AD.1 FOR WATER SERVICE ENTRY TO HOUSE. (VERIFY LOCATION PRIOR TO CONSTRUCTION)
7. SEE DETAIL 13/AD.1 FOR PROPER INSTALLATION OF SERVICE METERS.
8. SEE DETAIL 8/AD.1 TYP. ATTIC FURNACE INSTALLATION.
9. SEE DETAIL 7/AD.1 TYP. PLUMBING VENTING AT ISLAND.

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REVISIONS

1 1ST CITY PLAN CHECK 08-01-16
2 IN-HOUSE REVISIONS 08-01-16

BUILDING DEPARTMENT SUBMITTAL 1

EMP FLOOR PLANS

SCALE 1/4"=1'-0"

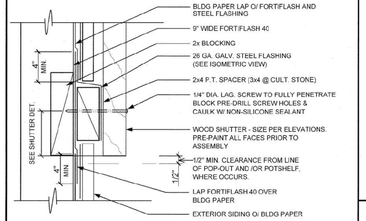
0 4 8 16

JOB NO. **1249.001** SHEET

DRAWN **MWS / AMF / RG**

CHECK

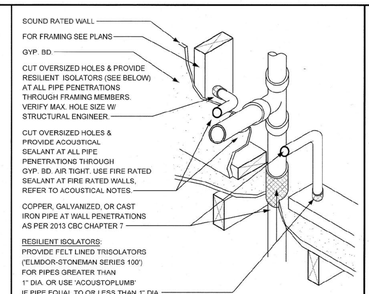
DATE **08-01-16** A1.06



SCALE: 3"=1'-0"

PLUMBING PENETRATIONS — 16

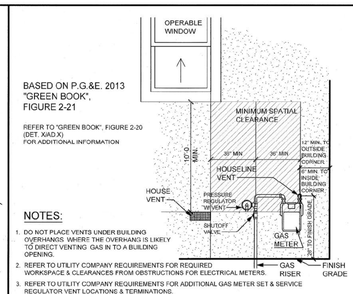
PATHNAME: 07500l004.dwg — 11/14/2013



SCALE: 1"=1'-0"

WATER SERVICE RISER — 15

PATHNAME: 1598s003.dwg — 11/2/2006 1:37 PM

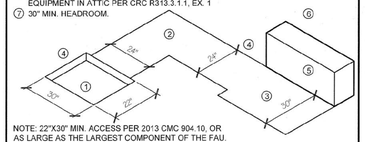


GAS REGULATOR VENT CLEARANCE — 12

PATHNAME: 1598s005-2013.dwg — 11.22.13

WARM AIR FURNACES INSTALLED IN ATTICS OR FURRED SPACES SHALL BE INSTALLED AS PER CMC 304.1 AND CMC 904.10 AND SHALL INCLUDE THE FOLLOWING:

1. A MINIMUM 22" x 30" ACCESS (20 FEET MAXIMUM FROM FURNACE)
2. CONTINUOUS SOLID FLOORING (5/8" CDX OR EQ) 24" MIN WIDE FROM ACCESS TO FURNACE SHALL BE LOCATED WITHIN 20 FT. OF ATTIC ACCESS.
3. A LEVEL WORKING PLATFORM 30" MIN IN DEPTH ALONG ENTIRE FIREBOX SIDE OF FURNACE
4. A PERMANENT 110V ELECTRICAL OUTLET AND LIGHTING FIXTURE LOCATED AT OR NEAR FURNACE. LIGHTING FIXTURE TO BE CONTROLLED BY A SWITCH LOCATED AT ACCESS . FURNACE. LIGHTING FIXTURE TO BE CONTROLLED BY A SWITCH LOCATED AT ACCESS.
5. THE FAU SHALL BE LISTED FOR INSTALLATION IN ATTICS AND ON COMBUSTABLE FLOORING. CLEARANCES SHALL BE AS PER MANUFACTURERS SPECIFICATIONS AND PER CMC.
6. AN AUTOMATIC FIRE SPRINKLER SHALL BE INSTALLED ABOVE FUEL-FIRED EQUIPMENT IN ATTIC PER CRC R313.3.1.1, EX. 1
7. 30" MIN. HEADROOM.

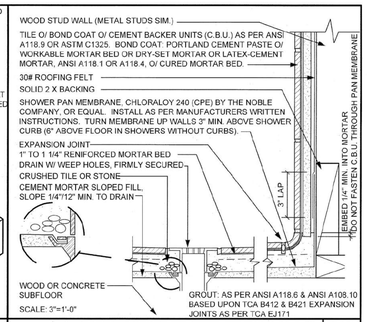


NOTE: 22"X30" MIN. ACCESS PER 2013 CMC 904.10, OR AS LARGE AS THE LARGEST COMPONENT OF THE FAU.

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

ATTIC FURNACE — 8

PATHNAME: 1599s001.dwg — 11/14/2013



SCALE: 3"=1'-0"

SHOWER W/ CEMENT BACKER BOARD — 4

PATHNAME: 1598s200.dwg — 11/2/2006 10:50 AM

SCALE: 3"=1'-0"

WOOD SHUTTER BLOCKING — 19

PATHNAME: 0601T505.dwg

SCALE: 3/4"=1'-0"

MIN. METER CLEARANCE REQ. — 13

PATHNAME: 1599s003_2013.dwg — 11/19/2013

SCALE: 3"=1'-0"

TYP. WALL/ CLG. PENETRATION — 11

PATHNAME: 0904s008.dwg — 11/1/2006 10:43 AM

SCALE: 3/4" = 1'-0"

ISLAND VENTING — 7

PATHNAME: 1598s002.dwg — 11/2/2006 2:06 PM

SCALE: 3"=1'-0"

RECESSED TUB DECK AT SHOWER — 3

PATHNAME: 1598s202.dwg — 11/2/2006 12:08 PM

SCALE: 3/4"=1'-0"

PIPE BOLLARD — 18

PATHNAME: 0202B001.dwg — 7/1/2009 11:08 AM

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

MIN. METER CLEARANCE REQ. — 13

PATHNAME: 1599s003_2013.dwg — 11/19/2013

SCALE: 1"=1'-0"

TYP. PENETRATION FLASHING — 10

PATHNAME: 0710s010-2007.dwg — 6/6/2008 11:53 AM

SCALE: 3"=1'-0"

TUB DECK — 2

PATHNAME: 1598s201.dwg — 11/2/2006 1:16 PM

NOTES: 1.) CONCRETE-ENCASED GROUNDING SHALL COMPLY W/ CEC. SEC. 250 & OTHER APPLICABLE CODES. 2.) GROUNDING CLAMPS SHALL BE LISTED FOR THE MATERIALS OF THE GROUNDING ELECTRODE & THE GROUNDING ELECTRODE CONDUCTOR & WHERE USED ON PIPE, ROD OR OTHER BURIED ELECTRODES SHALL BE LISTED FOR DIRECT SOIL BURIAL; 3.) NOT MORE THAN ONE CONDUCTOR SHALL BE CONNECTED TO THE GROUNDING ELECTRODE BY A SINGLE CLAMP OR FITTING UNLESS THE CLAMP OR FITTING IS LISTED FOR MULTIPLE CONDUCTORS; 4.) GROUNDING CLAMPS SHALL COMPLY WITH CEC 250-70.

SCALE: 3/4"=1'-0"

CONCRETE=ENCASED GROUNDING — 17

PATHNAME: 1699S001.dwg — 12/30/2010

SCALE: 3/4" = 1'-0"

ELECTRICAL SUB-PANEL — 9

PATHNAME: 1699sp002.dwg

SCALE: 3"=1'-0"

CURB AT SHOWER — 5

PATHNAME: 1598s206.dwg

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

HOT MOP SHOWER RECEPTOR — 1

PATHNAME: 1599T001.dwg

REVISIONS

1	1ST CITY PLAN CHECK	08-01-16
2	IN-HOUSE REVISIONS	08-01-16

BUILDING DEPARTMENT SUBMITTAL 1

ARCHITECTURAL DETAILS

JOB NO. **1249.001** SHEET

DRAWN **MWS / AMF / RG**

CHECK

DATE **08-01-16**

AD.1

CONNECTION	FASTENING [a,b]	LOCATION
1. JOIST TO SILL OR GIRDER	3–8d COMMON (2–1/2"x0.131") 3–3" x 0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL
2. BRIDGING TO JOIST	2–8d COMMON (2–1/2"x0.131") 2–3" x 0.131" NAILS 2–3" 14 GAGE STAPLES	TOENAIL EACH END
3. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2–8d COMMON (2–1/2"x0.131")	FACE NAIL
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST	3–8d COMMON (2–1/2"x0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2–16d COMMON (3–1/2"x0.162")	BLIND & FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	16d (3–1/2"x0.135") AT 16" O.C. 3"x0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 12" O.C. 3"–16d (3–1/2"x0.135") AT 16" 4–3"x0.131" NAILS AT 16" 4–3" 14 GAGE STAPLES PER 16"	TYPICAL FACE NAIL BRACED WALL PANELS
7. TOP PLATE TO STUD	2–16d COMMON (3–1/2"x0.162") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	4–8d COMMON (2–1/2"x0.131") 4–3"x0.131" NAILS 3–3" 14 GAGE STAPLES 2–16d COMMON (2–1/2"x0.162") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL END NAIL
9. DOUBLE STUDS	16d (3–1/2"x0.135") AT 24" O.C. 3–3" x 0.131" NAILS AT 8" O.C. 2–3" 14 GAGE STAPLES AT 8" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	16d (301/2"x0.135") AT 16" O.C. 3"x0.131" NAIL AT 12" O.C. 3" 14 GAGE STAPLE AT 12" O.C. 8–16d COMMON (3–1/2"x0.162") 12–3"x0.131" NAILS 12–3" 14 GAGE STAPLES	TYPICAL FACE NAIL LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3–8d COMMON (2–1/2"x0.131") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2–1/2"x0.131") AT 6" O.C. 3"x0.131" NAIL AT 6" O.C. 3" 13 GAGE STAPLE AT 6" O.C.	TOENAIL
13. TOP PLATES, LAPS, AND INTERSECTIONS	2–16d COMMON (3–1/2"x0.162") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3–1/2"x0.162")	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3–8d COMMON (2–1/2"x0.131") 5–3"x0.131" NAILS 5–3" 14 GAGE STAPLES	TOENAIL
16. CONTINUOUS HEADER TO STUD	4–8d COMMON (2–1/2"x0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3–16d COMMON (3–1/2"x0.162") MINIMUM, TABLE 2308.10.4.1 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
18. CEILING JOISTS PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3–16d COMMON (3–1/2"x0.162") TABLE 2308.10.4.1 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3–8d COMMON (2–1/2"x0.131") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2–8d COMMON (2–1/2"x0.131") 2–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL
21. 1"x8" SHEATHING TO EACH BEARING	3–8d COMMON (2–1/2"x0.131")	FACE NAIL
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING	3–8d COMMON (2–1/2"x0.131")	FACE NAIL
23. BUILT–UP CORNER STUDS	16d COMMON (3–1/2"x0.162") 3"x0.131" NAILS 3" 14 GAGE STAPLES	24" O.C. 16" O.C. 16" O.C.
24. BUILT–UP GIRDER AND BEAMS	20d COMMON (4"x0.192") 32" O.C. 3"x0.131" NAIL AT 24" O.C. 3" 14 GAGE STAPLE AT 24" O.C. 2–16d COMMON (2–1/2"x0.162") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS & AT EACH PLATE
25. 2" PLANKS	16d COMMON (3–1/2"x0.162")	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3–10d COMMON (3"x0.148") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
27. JACK RAFTER TO HIP	3–10d COMMON (3"x0.148") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES 2–16d COMMON (3–1/2"x0.162") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL FACE NAIL
28. ROOF RAFTER TO 2–BY RIDGE BEAM	2–16d COMMON (3–1/2"x0.162") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES 2–16d COMMON (3–1/2"x0.162") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL FACE NAIL
29. JOIST TO BAND JOIST	3–16d COMMON (3"x0.162") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
30. LEDGER STRIP	3–16d COMMON (3"x0.162") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL

CONNECTION	FASTENING [a,b]	
31. WOOD STRUCTURAL PANELS AND PARTICLE BOARD* SUBFLOOR, ROOF, AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS	6d [e,f] 2–3/8"x0.113" NAIL* 1–3/4" 16 GAGE* 1–3/4" 16 GAGE*
	19/32" TO 3/4"	8d*OR 6d* 2–3/8"x0.113" NAIL* 2" 16 GAGE*
	7/8" TO 1" 1–1/8" TO 1–1/4"	8d* 10d*OR 8d*
SINGLE FLOOR (COMBINATION SUBFLOOR–UNDERLAYMENT TO FRAMING)	3/4" AND LESS 7/8" TO 1" 1–1/8" TO 1–1/4"	6d* 8d* 10d*OR 8d*
32. PANEL SIDING (TO FRAMING)	1/2" OR LESS 5/8"	6d* 8d*
33. FIBERBOARD SHEATHING*	1/2" 25/32"	NO. 11 GAGE ROOFING NAIL* 6d COMMON NAIL (2"x0.113") NO. 16 GAGE STAPLE[l] NO. 11 GAGE ROOFING NAIL* 8d COMMON NAIL (2/1–2"x0.131") NO. 16 GAGE STAPLE[l]
34. INTERIOR PANELLING	1/4" 3/8"	4d* 6d*

FOR SI: 1 INCH = 25.4 mm.

a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
b. NAILS SPACE AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX, OR CASING.
c. COMMON OR DEFORMED SHANK (6d – 2"x0.113"; 8d – 2–1/2"x0.131"; 10d – 3"x0.148").
d. COMMON (6d – 2"x0.113"; 8d – 2–1/2"x0.131"; 10d – 3"x0.148").
e. DEFORMED SHANK (6d – 2"x0.113"; 8d – 2–1/2"x0.131"; 10d – 3"x0.148").
f. CORROSION–RESISTANT SIDING (6d – 1–7/8"x0.106"; 8d – 2–3/8"x0.128") OR CASING (6d – 2"x0.099"; 8d – 2–1/2"x0.113") NAIL.
g. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED AS STRUCTURAL SHEATHING. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NON–STRUCTURAL APPLICATIONS.
h. CORROSION–RESISTANT ROOFING NAILS WITH 7/16–INCH DIAMETER HEAD AND 1–1/2–INCH LENGTH FOR 1/2–INCH SHEATHING AND 1–3/4–INCH LENGTH FOR 25/32–INCH SHEATHING.
i. CORROSION–RESISTAN STAPLES WITH NOMINAL 7/16–INCH CROWN AND 1–1/8–INCH LENGTH FOR 1/2–INCH SHEATHING AND 1–1/2–INCH LENGTH FOR 25/32–INCH SHEATHING. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
j. CASING (1–1/2"x0.080") OR FINISH (1–1/2"x0.072") NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
k. PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
l. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2–1/2"x0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
m. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16–INCH.
n. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
o. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
p. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.

SHEAR WALL SCHEDULE

NUMBER	SURFACE MATERIAL	NAILING	SILL PLATE CONNECTION	TOP PLATE TO BLOCKING	ALL SHEAR (PLF)
④	1/2" CDX P.W. OR OSB "PRP–108"	8d @ 6"/12"	(1) 16d @ 8" O.C. 5/8" A.B. @ 36" O.C.	RBC OR A35 CLIP @ 20" O.C.	260
⑤	1/2" CDX P.W. OR OSB "PRP–108"	8d @ 4"/12"	(1) 16d @ 6" O.C. 5/8" A.B. @ 24" O.C.	RBC OR A35 CLIP @ 14" O.C.	380
⑥	1/2" CDX P.W. OR OSB "PRP–108" 3x STUDS @ P.W. EDGES	8d @ 3"/12"	(1) 16d @ 5" O.C. 5/8" A.B. @ 20" O.C.	RBC OR A35 CLIP @ 10" O.C.	490
⑦	1/2" CDX P.W. OR OSB "PRP–108" 3x STUDS @ P.W. EDGES	8d @ 2"/12" STAGGER @ EDGES	(1) SDS 1/4x5 @ 8" O.C. 5/8" A.B. @ 15" O.C. 3 x SILL PLATE REQ'D.	RBC OR A35 CLIP @ 8" O.C.	640
⑧	1/2 STRUC. I PLYWOOD 3x STUDS @ P.W. EDGES (SEE NOTE 8)	10d @ 3"/12" NOTE (7&8)	(1) SDS 1/4x5 @ 8" O.C. 5/8" A.B. @ 15" O.C. 3 x SILL PLATE REQ'D.	RBC OR A35 CLIP @ 8" O.C.	665 NOTE (7&8)
⑨	1/2 STRUC. I PLYWOOD 3x STUDS @ P.W. EDGES (SEE NOTE 8)	10d @ 2"/12" NOTE (7&8)	(1) SDS 1/4x5 @ 6" O.C. 5/8" A.B. @ 10" O.C. 3 x SILL PLATE REQ'D.	RBC OR A35 CLIP @ 6" O.C.	870 NOTE (7&8)
⑩	TYPE ⑧ BOTH SIDES	10d @ 3"/12" BOTH SIDES NOTE (7&8)	1–SIMP. SDS25500 @4" O.C. 5/8" A.B. @ 7" O.C. 3 x SILL PLATE REQ'D.	RBC CLIP @ 4.5" O.C.	1330 NOTE (7&8)
⑪	3/8" CDX P.W. OR OSB "PRP–108"	8d @ 3"/12" NOTE 8	(1) 16d @ 5" O.C. 5/8" A.B. @ 20" O.C.	RBC OR A35 CLIP @ 10" O.C.	490

SHEARWALL NOTES

1. ALL NAILS ARE TO BE COMMON NAILS (UNLESS OTHERWISE NOTED).
2. SEE SHEAR DETAILS FOR SIMPSON A35 CLIP LOCATIONS (A #8 WOOD SCREW IS EQUAL TO AN 8d COMMON NAIL FOR CLIP ANCHORAGE.
3. 2 x STUDS SPACED AT 16" O.C.
4. ANCHOR BOLTS ARE TO BE EMBEDDED AT LEAST 7" INTO CONCRETE OR MASONRY AND SHALL HAVE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE. THE ⅝"ø BOLTS SHOULD HAVE A MINIMUM OF 4⅝" CONCRETE EDGE DISTANCE. A PROPERLY SIZED NUT AND WASHER (3"x3"x¼") SHALL BE TIGHTENED ON EACH BOLT TO THE 2(*) X P.T. SILL PLATE. (*) 3x REQ'D. IS NOTED. NOTE: TYPE 11 SHEARWALL ANCHOR BOLT CAPACITY WAS REDUCED 50% FOR SPACING DESIGN AT EXISTING WALLS.
5. STAGGER NAILING AT TOP AND BOTTOM PLATES.
6. USE PILOT HOLE FOR 16d SILL NAILS AT 2" O.C. OR LESS. STAGGER ALL 16d NAILS IN SILL PLATE.
7. USE 3 x STUDS FOR EDGE NAILED MEMBER WITH 8d/10d SPACING LESS THAN 4" O.C.
8. ALL SHEAR WALL BLOCKING SHALL BE 3½" WIDE MATERIAL AT 1ST AND 2ND FLOOR FRAMING, WITH LESS THAN 3" O.C. SILL PLATE NAILING. (STAGGER NAILING, HOT DIP GALV NAILS INTO P.T. SILL)
9. ALL SHEAR WALL TYPE 6 OR GREATER SHALL HAVE 3 X STUDS AT PLYWOOD ABUTTING PANEL EDGES AND NAILING SHALL BE STAGGERED.
10. SHEARWALL VALUES ARE BASED ON THE 2008 ANSI SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.
11. SIMPSON RBC CLIPS SHALL BE USED WHEN SHEAR BLOCKING IS NOT AT 90°.

STRUCTURAL NOTES

1. GENERAL: THE INTENT OF THESE DRAWINGS IS TO SHOW ALL ITEMS NECESSARY TO COMPLETE THE STRUCTURE. TYPICAL DETAILS AND NOTES WITHIN THESE CALCULATIONS SHALL APPLY TO SIMILAR CONDITIONS, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL WORK AND CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS, AND SAFETY REQUIREMENTS OF THE 2013 CBC SHALL GOVERN.
2. JOB SAFETY: THE ENGINEER IS NOT RESPONSIBLE FOR THE FABRICATION, ERECTION AND/OR JOB SAFETY. THE CONTRACTOR SHALL COMPLY WITH ALL SAFETY REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL SHORING, BRACING, FORMWORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THE BUILDING.
3. SITE OBSERVATIONS: THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS MINIMUM NOTICE TO THE TIME OF THE SITE OBSERVATION.
4. SOILS REPORT: GEO ENGINEERING CONSULTANTS, FEBRUARY 22, 2016.
5. CONCRETE:
   A. ALL CONCRETE SHALL BE REGULAR WEIGHT HARD ROCK, AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 psi.. MAXIMUM SLUMP SHALL BE 4 INCHES. TYPE II CEMENT PER ASTM C150. SPECIAL INSPECTION IS REQUIRED ACCORDING TO CBC SECTION 1700 FOR CONCRETE COMPRESSIVE STRENGTH GREATER THAN 2500 psi. MINIMUM COVER:CONCRETE CAST AGAINST EARTH: 3" FORMED CONCRETE EXPOSED TO EARTH OR WEATHER: 2" NOT EXPOSED TO EARTH OR WEATHER: 1½"
   B. STEEL REINFORCEMENT SHALL BE GRADE 60 DEFORMED REINFORCING BAR PER ASTM A615 OR A706.
   C. STAGGERED REINFORCING BAR CONTACT SPLICES SHALL LAP 48 DIAMETERS.
   D. SUPPORT HORIZONTAL STEEL AT BOTTOM OF FOOTING ON MORTAR BLOCKS. MINIMUM 3 INCH CLEARANCE FOR SURFACES POURED AGAINST EARTH.
   E. MINIMUM ANCHOR BOLT IS ⅝"ø X 10" W/ 3" X 3" X ¼" THICK WASHER @ 4' O.C. WITH A MINIMUM OF TWO BOLTS, PER SILL PIECE, 7–BOLT DIA MIN TO A MAX OF 12" AT EACH END. ANCHOR BOLTS LESS THAN 1½" FROM SILL EDGE SHALL BE REPLACED WITH AN EPOXY BOLT. SEE PLANS FOR SPECIAL ANCHOR BOLT SCHEDULES. ALL ANCHOR BOLTS SHALL BE A307 STEEL (GALV.) GRADE "A".
   F. AT SHEARWALLS MINIMUM ANCHOR BOLT IS ⅝"ø X 10" W/ 3" X 3" X ¼" THICK WASHER. SPACING IS PER SHEARWALL SCHEDULE AND STARTING 6" IN FROM SHEARWALL END.
   G. HOLDOWN ANCHOR BOLTS INSTALLED IN EXISTING CONCRETE FOUNDATIONS SHALL BE ADHESIVE TYPE ANCHORS SUCH AS SIMPSON EPOXY OR APPROVED EQUAL INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. CARPENTRY:
   A. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR–LARCH (MOISTURE CONTENT LESS THEN 19% AT TIME OF INSTALLATION) AS FOLLOWS, UNLESS OTHERWISE NOTED:
      1. STUD: 2x4 STUDS–CONSTRUCTION, 2x6 STUDS–No. 2
      2. RAFTERS AND JOIST–No. 2
      3. PLATES, BLOCKS AND MISCELLANEOUS–No. 3
      4. POSTS: 4x CONCEALED–No. 2, 4x EXPOSED AND 6x–No. 1
      5. ALL HEADERS ARE 4x12 DF#1 UNLESS OTHERWISE NOTED.
      6. EXPOSED BEAMS–No. 1 APPEARANCE GRADE, FOHC.
   B. 1. ROOF PLYWOOD: 1/2" (32x16) STD. CDX OR OSB "PRP–108" WITH 8d COMMONS @ 6 INCHES ON CENTER EDGE AND 12 INCHES ON CENTER FIELD. "UNBLOCK", CASE 1 PLY LAYOUT
      2. FLOOR PLYWOOD: 3/4 INCHES CDX PLYWOOD OR OSB "PRP–108" W/10d COMMON @ 6 INCHES O.C. EDGE AND 10 INCHES O.C. FIELD
      3. ALL SPLICE TOP PLATES AT THE ROOF SHALL BE STRAPPED WITH SIMPSON MSTA30 AND ALL SPLICES AT THE SECOND FLOOR TOP PLATE SHALL BE STRAPPED WITH SIMPSON MSTA30. "BLOCKED" UNLESS OTHERWISE NOTED.
   C. SILL PLATES: 2 X PRESSURE TREATED DOUGLAS FIR #2.
   D. FASTENERS, HANGERS AND CONNECTIONS: SIMPSON STRONGTIE (AS NOTED ON DRAWINGS), USP PRODUCTS, OR APPROVED EQUAL.
   E. USE STRONGTIE METAL CONNECTORS BY SIMPSON COMPANY, OR APPROVED EQUAL, INSTALLED WITH ALL FASTENERS PER PUBLISHED SCHEDULES.
   F. NAILING AS NOTED ON DRAWINGS. IF NOT SHOWN ON DRAWINGS, NAILING OF FRAMING COMPONENTS SHALL CONFORM TO CBC TABLE 2304.9.1 AS A MINIMUM. ALL NAILS SHALL BE COMMON WIRE GAUGE. IF POWER DRIVEN NAILS ARE TO BE USED, SUBMIT WIRE GAUGE, LENGTH AND HEAD DIAMETER FOR REVIEW, IF NOT EQUAL TO COMMON WIRE SPECS. FLOOR PLYWOOD TO BE NAILED WITH RING–SHANK NAILS.
   G. GLULAMS (WHERE REQUIRED): GLULAMS SHALL BE INDUSTRIAL GRADE IF CONCEALED AND ARCHITECTURAL GRADE IF EXPOSED, AND SHALL HAVE 1600" RADIUS CAMBER, UNLESS OTHERWISE NOTED. GLULAMS THAT ARE CONTINUOUS OVER A SUPPORT SHALL HAVE TENSION LAMINATIONS ON TOP OF BEAM. MARK TOP AND ORIENTATION OF ALL GLULAMS 24F–V4 Fb = 2400 psi Fc = 450 psi Fv = 165 psi E = 1,800,000 psi. H. ALL GLB'S ARE TO BE 24F–V4 GRADE, UNLESS OTHERWISE NOTED.
   I. PROVIDE DOUBLE JOISTS UNDER PARALLEL BEARING WALLS AND BLOCKING UNDER PERPENDICULAR BEARING WALLS.
   J. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED, OR APPROVED BY THE STRUCTURAL ENGINEER.
   K. ALL INTERIOR SHEATHING SHALL BE 1/2" GYPBOARD W/5d COOLER NAILS @ 7" O.C. TO ALL SUPPORTING MEMBERS (U.N.O.)
   L. TJI, MICROLLAMS AND PARALLAMS (2.0E) SHALL BE MANUFACTURED BY LEVEL TRUS JOIST. THE BLOCKING SHALL BE LVL MICROLLAMS AT SHEAR WALLS. CONTRACTOR SHALL INSTALL TJI's IN ACCORDANCE WITH MFG. RECOMMENDATIONS.
   M. THE CONTRACTOR SHALL CONSTRUCT ALL WOOD FRAMING PER CHAPTER 23 OF THE 2013 CBC UNLESS NOTED OTHERWISE ON THE DRAWINGS.
   N. SAWN RAFTERS AND JOIST 2x10 AND LARGER SHALL BE BLOCKED AT 8'–0" OC PER CHAPTER 23 OF THE 2013 CBC.

GR GENERAL

GR–1) WORK SHOWN IS NEW UNLESS NOTED AS EXISTING: (E).
GR–2) DRAWINGS REPRESENT COMPLETE NEW WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE.
GR–3) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE EOR.
GR–4) OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE EOR AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
GR–5) TYPICAL DETAILS APPLY TO APPLICABLE SITUATIONS UON. IN GENERAL, TYPICAL DETAILS ARE NOT SPECIFICALLY REFERENCED.
GR–7) IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED FOR ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE CALLED FOR OR SHOWN.

CD DESIGN BASIS

CD–1) SEISMIC DESIGN DATA:
RISK CAT: II D
I = 1.0 (STRUCTURAL IMPORTANCE FACTOR)
Ss = 1.972g
S1 = 0.745g
SDS = 1.315g
SD1 = 0.745g
R = 6.5

STRUCTURAL DESIGN CRITERIA	
ROOF LIVE LOAD	20 PSF
ATTIC LIVE LOAD	10 PSF
BALCONY LIVE LOAD	60 PSF
FLOOR LIVE LOAD	40 PSF
WIND SPEED	110 MPH
WIND EXPOSURE	B
SITE CLASS	"D"
SEISMIC CATEGORY	"D"
LATITUDE COOR.	37.6628
LONGITUDE COOR.	–121.8761

ROOF FRAMING PLAN TRUSS NOTES

A. PRE–FABRICATED TRUSSES SHALL BE DESIGNED BY A CALIFORNIA LICENSED ENGINEER PRIOR TO FABRICATION OF TRUSSES. BUILDER TO OBTAIN STRUCTURAL CALCULATIONS FROM THE TRUSS MANUFACTURERS STRUCTURAL ENGINEER PRIOR TO INSTALLATION OF THE TRUSSES. BUILDER TO SUBMIT TRUSS CALCULATIONS TO PROJECT STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW PRIOR TO SUBMITTING CALCULATIONS TO THE BUILDING DEPARTMENT. BUILDER TO SUBMIT THE FOLLOWING MATERIAL BEARING THE APPROVAL OF THE TRUSS MANUFACTURER'S ENGINEER TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO TRUSS FABRICATION; a. TWO SETS OF TRUSS DRAWINGS.
b. TWO LAYOUT PLANS DELINEATING LOCATIONS OF ALL TRUSSES.
c. ONE SET OF DESIGN CALCULATIONS SHOWING:
   1. AXIAL AND BENDING STRESSES.
   2. JOINT DESIGN. TRUSS MANUFACTURER IS RESPONSIBLE FOR PROVIDING DESIGN OF CALIFORNIA FRAMING, STICK FRAMING USED IN CONJUNCTION WITH TRUSSES, AND TRUSS TO TRUSS CONNECTIONS AS REQUIRED, AS WELL AS TYPICAL TRUSS AND GIRDER TRUSS DESIGN. THE TRUSS MANUFACTURER SHALL OBTAIN COPIES OF THE WORKING DRAWINGS AND STRUCTURAL CALCULATIONS PRIOR TO ENGINEERING THE TRUSSES. THE TRUSS MANUFACTURER IS RESPONSIBLE FOR INCORPORATING LATERAL DESIGN REQUIREMENTS INTO THE DESIGN OF THE TRUSS AS INDICATED BY LATERAL FORCE CALL–OUTS ON THE ROOF PLAN OR IN THE PROJECT STRUCTURAL ENGINEER'S CALCULATIONS. TRUSS MANUFACTURER TO PROVIDE SHEAR BLOCK PANELS FOR USE IN BETWEEN TRUSSES WHERE SHEAR WALLS ARE PERPENDICULAR TO THE TRUSSES. THE TRUSS MANUFACTURER SHALL PROVIDE VERTICAL STUDS AT 16" O.C. IN GABLE END TRUSSES. THE TRUSS INSTALLER SHALL BE SHEAR BLOCK PANELS AS REQUIRED OR INDICATED ON THE ROOF PLAN OR FRAMING PLANS. TRUSS MANUFACTURER SHALL PROVIDE ADDITIONAL COPIES OF THE LAYOUT DRAWINGS, TRUSS PROFILES, AND CALCULATIONS TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW OF FINAL ROOF DESIGN TO COORDINATE WITH STRUCTURAL DESIGN PRIOR TO FABRICATION. THE ENGINEER–OF–RECORD'S PROOF OF THE REVIEW (WET STAMP AND SIGNATURE) SHALL BE SUBMITTED WITH THE TRUSS DRAWINGS AND CALCULATIONS TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO TRUSS FABRICATION. THE ROOF TRUSS MANUFACTURER SHALL LABEL EACH TRUSS WITH THE MANUFACTURER'S NAME AND ADDRESS, THE DESIGN LOAD OF THE TRUSS, AND THE MAXIMUM TRUSS SPACING. THE LABELS SHALL BE AFFIXED TO THE BOTTOM CHORD OF THE TRUSS WITHIN 2'–0" OF THE CENTER OF SPAN. PER C.B.C. SECTION 2303.4 MARKING. MANUFACTURED ROOF TRUSSES SHALL NOT BE INSTALLED PRIOR TO APPROVAL FROM THE PROJECT ENGINEER OF RECORD AND THE BUILDING DEPARTMENT.

DESIGN LOADS: WIND SPEED:
110 MPH EXPOSURE: "B" ROOF MEAN HEIGHT: 34'
LIVE LOAD = 20 PSF
DEAD LOAD: TOP CORD = 12 PSF
BOTTOM CORD = 7.5 PSF

TRUSS DESIGN TO INCLUDE A 10 PSF BOTTOM CHORD LIVE LOAD ACTING NON–CURRENTLY WITH TOP CHORD LIVE LOAD WHERE AREA ABOVE CEILING IS ACCESSIBLE.

B. SEE ROOF PLAN FOR TRUSSES THAT REQUIRE LATERAL LOAD DESIGN. THESE TRUSSES MUST LINE UP WITH SHEARWALL U.O.N.

C. THE TRUSS LAYOUT DRAWING AND CALCULATION WILL BE A DEFERRED SUBMITTAL.

REVISIONS

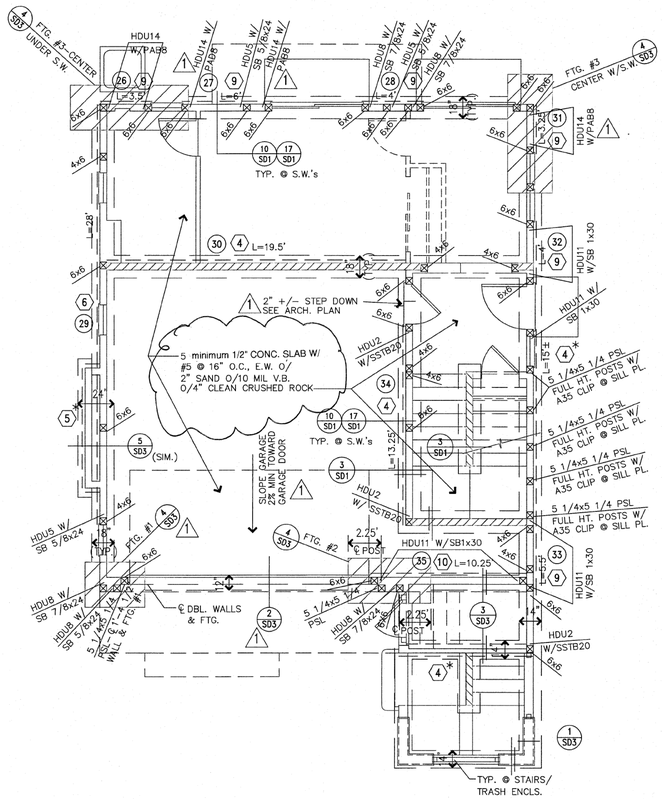
REVISION INFO	△

Engineer Stamp

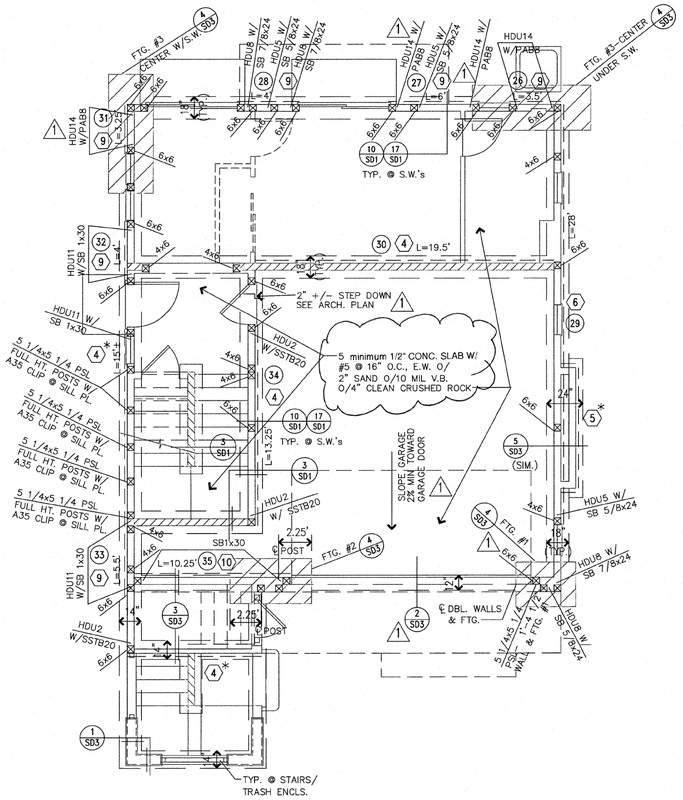
Sheet Title: STRUCTURAL NOTES AND NAILING SCHEDULE

Client:

Date:	4/15/16
Scale:	AS NOTED
Drawn:	RAS
Job:	16–031
CAD File:	16–031–SN.DWG
Sheet:	SN



PLAN A&B FOUNDATION PLAN (1)



PLAN A REVERSE FOUNDATION PLAN (2)

FOUNDATION NOTES:

1. WOOD POSTS: (PRESSURE TREATED AS REQ'D.)
2. SILL PLATE: 3x P.T. DF#2. OF SILL PLATES. CONTINUE ALL POSTS TO FOUNDATION, U.O.N.
3. ANCHOR BOLTS: A307
4. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLAN DIMENSIONS SHALL SUPERSEDE STRUCTURAL PLAN DIMENSIONS. CONTACT ENGINEER WITH DISCREPENCIES.
5. REFERENCE SHEETS SN & SD1 FOR STRUCTUAL NOTES AND SHEAR TRANSFER INFORMATION.
6. ALL BOLTS, NAILS, SCREWS, STAPLES AND ANY OTHER CONNECTORS FOR PRESSURE TREATED WOOD AND WOOD EXPOSED TO WEATHER, SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILCON BRONZE OR COPPER, PER SECTION 2304.9.3 OF THE UBC. DO NOT MIX TYPES OF CONNECTORS.
7. ALL EXTERIOR WALLS ARE 2X6 DF#2 @16" OC. (U.O.N.) ALL INTERIOR WALLS ARE 2X4 DF#2 @16" OC. (U.O.N) (1)

MAIN FLOOR FRAMING & FOUNDATION LEGEND:

- ⊠ POST PER PLAN, (PRESSURE TREATED AS REQUIRED)
- — — — SHEAR WALL (S.W.), REF. DET. 10/SD1
- (X)* REDUNDANT SHEAR WALL - NOT PART OF STRUCTURAL CALCS.
- INTERIOR TRUSS BEARING WALLS OR BEAMS
- (X) SHEARWALL TYPE (REF. SW SCHEDULE, SHEET SN)
- (X) SHEAR WALL I. D. NUMBER
- L= SHEAR WALL LENGTH
- HDUX / SSTBXX HOLDOWN TYPE & ANCHOR BOLT @ FOUNDATION. REF. DETAILS 17/SD.1 &/OR 4/SD.3

U.O.N. UNLESS OTHERWISE NOTED
O.C. ON CENTER
T.P. TOP PLATE
F.V. FIELD VERIFY

FOOTING SCHEDULE:

FTG. #1: 3' X 4' X 30" DEEP W/(3) #5'S LONG DIRC., (4) #5'S SHORT, T&B
FTG. #2: 3' X 4' X 30" DEEP W/(3) #5'S LONG DIRC., (5) #5'S SHORT, T&B
FTG. #3: 3' X 8' X 30" DEEP W/(3) #5'S LONG DIRC., (8) #5'S SHORT, T&B

with 12" of overexcavation and replacing with non-expansive engineered fill compacted to minimum 95% relative compaction

REVISIONS	BY
1 REV. PER PLAN CK. 6/13/16	DAN

[redacted]

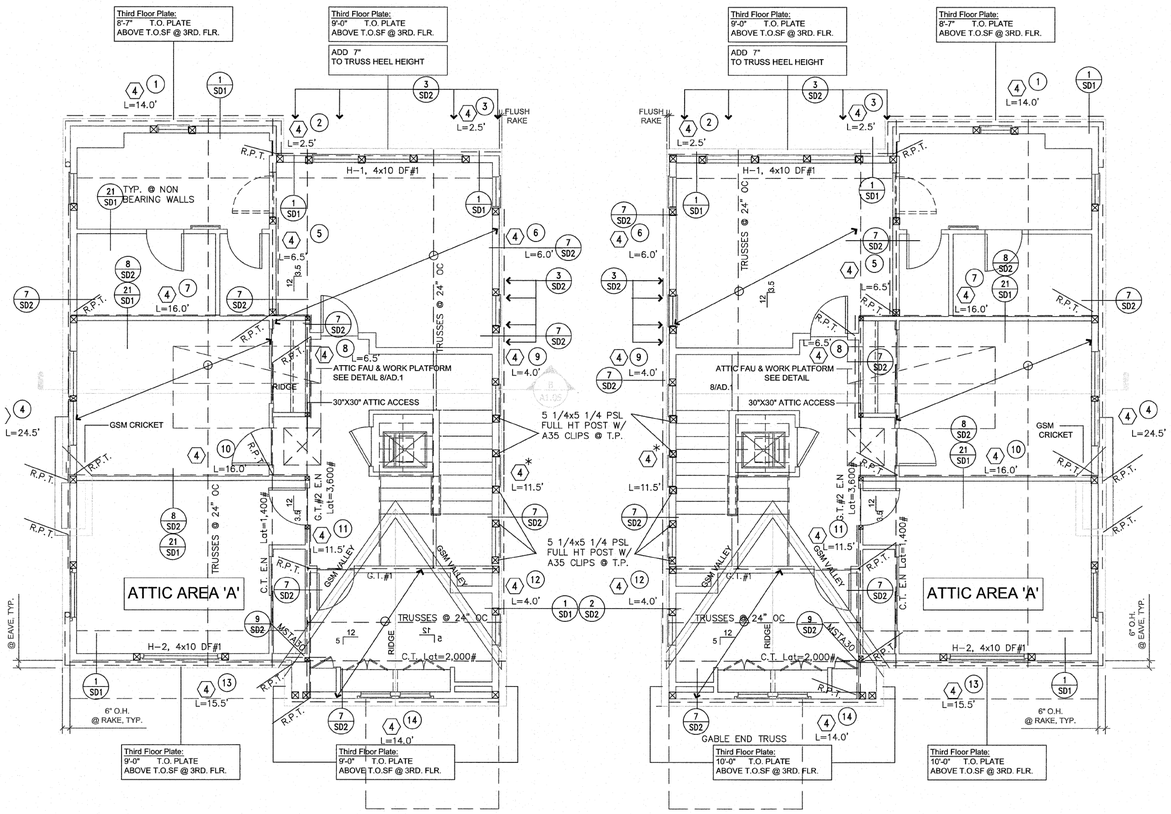
Title: STRUCTURAL PLANS

Client: [redacted]

Date: 3/15/16
1/4"=1'-0"
PAT
15-031
15-031-S1

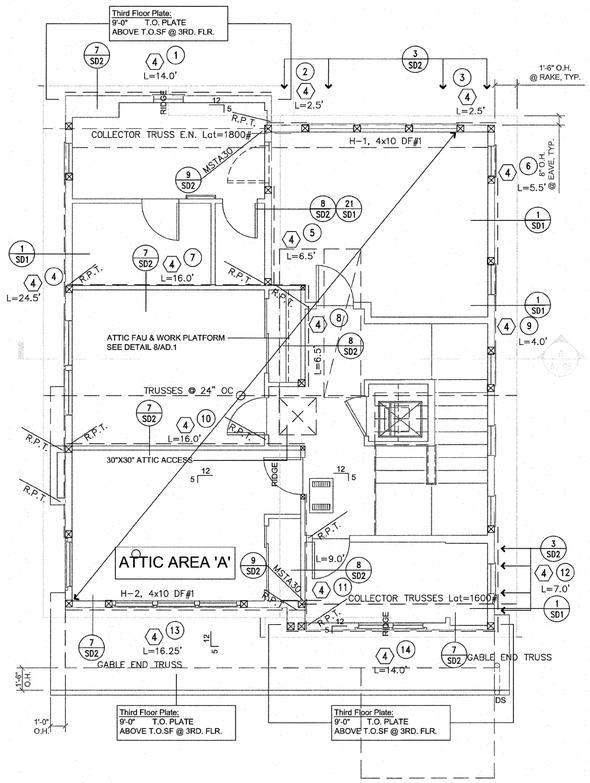
[redacted]

S1



1 PLAN A ROOF FRAMING & SHEARWALL PLAN

2 PLAN A REVERSE ROOF FRAMING & SHEARWALL PLAN



3 PLAN B ROOF FRAMING & SHEARWALL PLAN

ROOF FRAMING LEGEND:

- ⊠ 4x6 DF #1 POST TO BELOW, U.O.N.
- — — — — SHEAR WALL (S.W.)
- (X)* — — — — SHEAR WALL TYPE – NOT PART OF STRUCTURAL CALCS.
- (X) SHEARWALL TYPE (REF. SW SCHEDULE, SHEET SN)
- (X) SHEAR WALL I. D. NUMBER
- L= SHEAR WALL LENGTH

R.P.T. RUN PLYWOOD THROUGH
G.T. GIRDER TRUSS
C.T. COLLECTOR TRUSS
T(tot) LATERAL LOAD ON C.T.
E.N. EDGE NAIL ROOF PLY FULL LENGTH FRAMING MEMBER
D.S. DRAG STRUT
U.O.N. UNLESS OTHERWISE NOTED
O.C. ON CENTER

ROOF FRAMING NOTES:

1. PRE-FABRICATED TRUSSES TO BE DESIGNED BY THE TRUSS MANUFACTURER.
2. SEE PRE-FABRICATED TRUSS GENERAL NOTES FOR MANUFACTURED ROOF TRUSSES
3. HEADERS: 4X6 DF#1. (TYPICAL, U.O.N.)
4. FULL HT. STUDS @ STAIRWELL: (2) 1.5x5.5 LSL'S @ 12" OC MAX. BLKG PER PLAN.
5. FULL HT. WOOD POSTS @ STAIRWELL: 5.25x5.25 PSL. BLKG PER PLAN.
6. CONTINUE ALL POSTS TO FOUNDATION, U.O.N.
7. SPLICE ALL DISCONTINUOUS TOP PLATES WITH MSTA30 STRAP. REFERENCE DETAIL 1/SD-2 FOR TOP PLATE SPLICES. REFERENCE DETAIL 2/SD-2 FOR TYPICAL TOP PLATE SPLICE @ BEAM.
8. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLAN DIMENSIONS SHALL SUPERSEDE STRUCTURAL PLAN DIMENSIONS. CONTACT ENGINEER WITH ANY DISCREPENCIES.
9. ROOF DIAPHRAGM: 1/2" CDX PLYWOOD OR 7/16" OSB PRP-108 W/10d NAILS @ 4" O.C. EDGE, 12"O.C. FIELD, CASE 1 PLYWOOD LAYOUT, UNBLOCKED, U.O.N.
10. REFERENCE SHEET SN & SD-1 FOR STRUCTURAL NOTES AND SHEAR TRANSFER INFORMATION.
11. ALL EXTERIOR WALLS ARE 2X6 DF#2 @16" OC. ALL INTERIOR WALLS ARE 2X4 DF#2 @16" OC. (U.O.N)

(1) ROOF TILE WEIGHT TO 8 PSF MAX

REVISIONS	BY
1 REV. PER PLAN CK. 6/13/16	DAN

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STRUCTURAL PLANS

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	3/15/16
	1/4"=1'-0"
	PAT
	15-031
File:	15-031-S4
	S4

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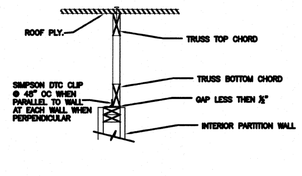
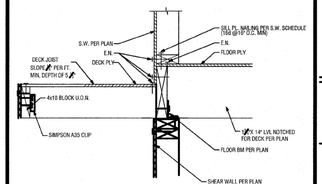
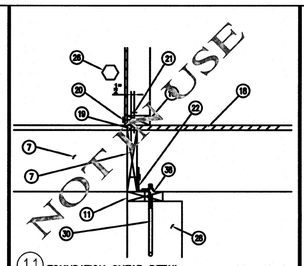


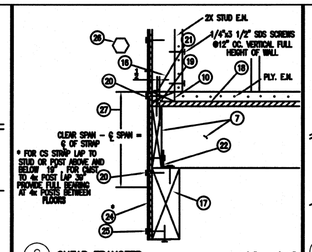
(21) TRUSS CLIP @ NON BEARING WALLS



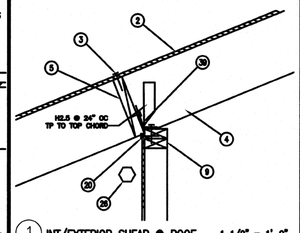
(16) SHEAR TRANSFER @ BALCONY STEP DOWN



(11) FOUNDATION SHEAR DETAIL 1 1/2" = 1'-0"



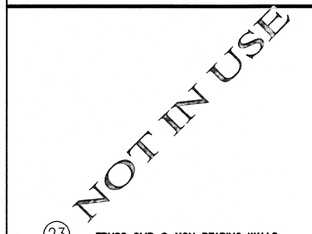
(6) SHEAR TRANSFER 1 1/2" = 1'-0"



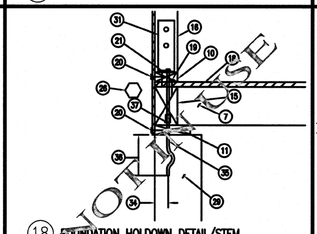
(1) INT/EXTERIOR SHEAR @ ROOF 1 1/2" = 1'-0"

DETAIL NOTATIONS

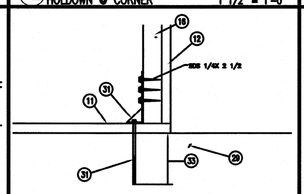
1. ROOF MATERIAL
2. ROOF SHEATHING AS SPECIFIED BY GENERAL CONSTRUCTION NOTES.
3. ROOF EDGE NAIL PER SCHEDULE
4. 2 x RAFTER OR BLOCKING OR MANUFACTURED TRUSSES
5. 2 x BLOCKING
6. 2 x CEILING JOIST OR BLOCKING
7. 2X FLOOR JOISTS OR 2x (OR LVL) BLOCKING FOR "I" JOIST
8. EXISTING 2 x CEILING JOISTS OR BLOCKING
9. DOUBLE 2 x TOP PLATE.
10. 2 x SILL PLATE.
11. 2 x PRESSURE TREATED SILL PLATE
12. 2 X DOOR OR WINDOW TRIMMER
13. 2 x TRIMMER
14. DOUBLE 2 x PLATE OR WINDOW LEDGE
15. 4 x BLOCKING
16. 4 x 4 POST (MIN)
17. SEE FRAMING PLAN FOR BEAM SIZE
18. PLYWOOD FLOOR SHEATHING – SEE GENERAL CONSTRUCTION NOTES FOR SPECIFICATIONS.
19. PLYWOOD FLOORING EDGE NAILING [STAGGER WITH ITEM #21 WHEN APPLICABLE]
20. EDGE NAILING PER SHEARWALL SCHEDULE.
21. SILL PLATE NAILING PER SHEARWALL SCHEDULE.
22. SIMPSON A35 CLIP PER SHEARWALL SCHEDULE OR AT 48" OC MIN.
23. SIMPSON LTP4 CLIPS SPACED PER ITEM #22 (A35 CLIPS)
24. SIMPSON STRAP. SEE FRAMING PLAN – NAIL ALL HOLES TO WITHIN 3" FROM END OF STUD.
25. NAIL ALL HOLES IN STRAP TO WITHIN 3" FROM END OF STUD.
26. SHEARWALL TYPE – LOCATION SHOWN ON STRUCTURAL FLOOR PLANS.
27. CLEAR SPAN = 18", FOR CS16 STRAP LENGTH = 48"
28. CONCRETE FOOTING
29. EXISTING CONCRETE FOOTING
30. ANCHOR BOLTS SPACED PER SHEARWALL SCHEDULE. FOR EXISTING FOUNDATION USE 5/8" ø SIMPSON STRONG-BOLT WEDGE ANCHOR. ICC ESR-1771 EMBED.= 6 1/2"
31. SIMPSON HOLDOWN SEE PLAN FOR TYPE
32. THREAD ROD (A36) AS NOTED ON FDN PLAN W/ SIMP. SET-XP EPOXY OR STAB ANCHOR SEE TABLE BELOW. (SET EPOXY: ICC ESR-2508)
33. 10 INCH MINIMUM EMBEDMENT FOR 5/8" ROD 15 INCH MINIMUM EMBEDMENT FOR 7/8" ROD
34. 1 3/4 INCH MINIMUM EDGE DISTANCE
35. SIMPSON SSTB ANCHOR FOR HD'S (SEE TABLE BELOW)
36. MIN. EMBEDMENT AS PER SIMP. SPECIFICATIONS
37. COUPLER
38. 3"x3"x1/4" SQUARE WASHER AND CUT WASHER. THE PLATE WASHER SHALL EXTEND TO WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE (S) WITH SHEATHING.
39. SIMPSON RBC CLIP PER SHEARWALL SCHEDULE OR AT 32" OC MIN.



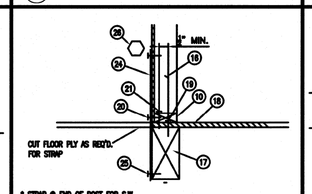
(23) TRUSS CLIP @ NON BEARING WALLS



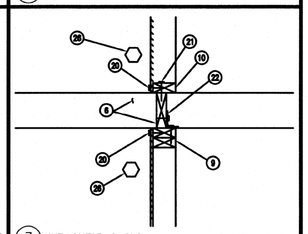
(18) FOUNDATION HOLDOWN DETAIL/STEM 1 1/2" = 1'-0"



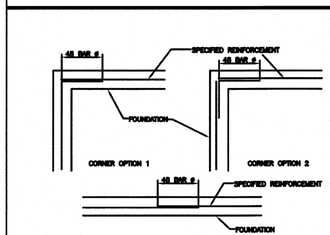
(13) HOLDOWN @ DOOR/OPENING 1 1/2" = 1'-0"



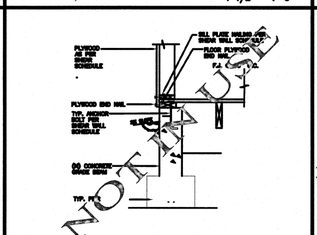
(8) 1 1/2" = 1'-0"



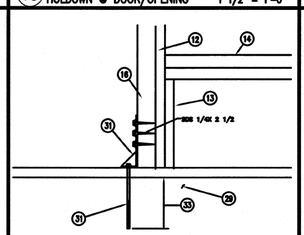
(3) INT. SHEAR @ CLG. 1 1/2" = 1'-0"



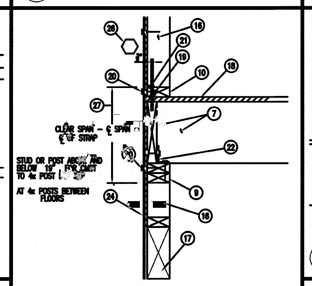
(24) FOUNDATION REBAR SPILCE DETAILS NO SCALE



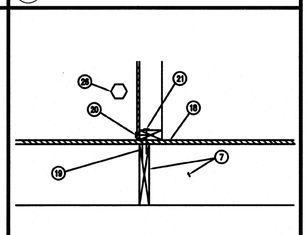
(19) FOUNDATION DETAIL 1 1/2" = 1'-0"



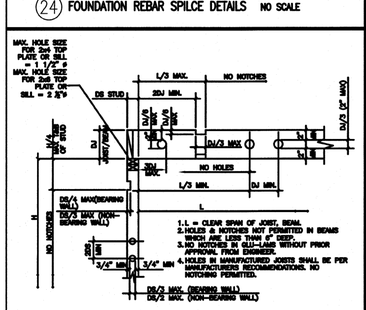
(14) HOLDOWN @ WINDOW 1 1/2" = 1'-0"



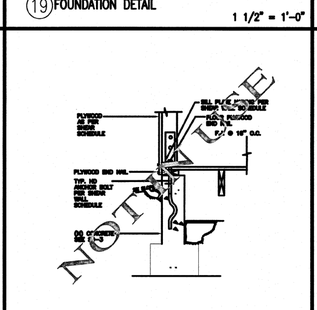
(9) SHEAR/OVERTURNING @ HEADER 1 1/2" = 1'-0"



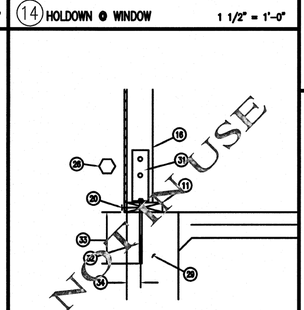
(4) INTERIOR SHEAR BETWEEN FLOORS 1 1/2" = 1'-0"



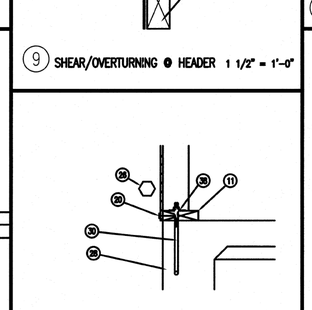
(25) STANDARD NOTCH DETAIL



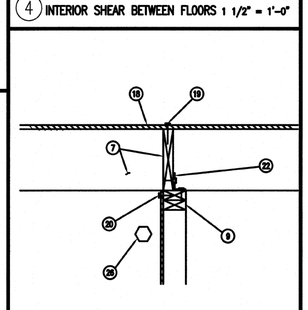
(20) FOUNDATION HOLDOWN DETAIL 1 1/2" = 1'-0"



(15) SPECIAL HOLDOWN CONDITION 1 1/2" = 1'-0"



(10) FOUNDATION SHEAR DETAIL 1 1/2" = 1'-0"



(5) INTERIOR SHEAR BETWEEN FLOORS 1 1/2" = 1'-0"

REVISIONS

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TRANSFER DETAILS
STANDARD SHEARWALL
AND MISC DETAILS

Title:

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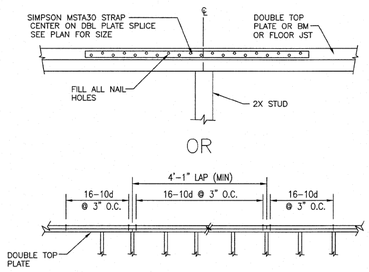
Date: 4/15/16
Scale: AS NOTED
Drawn:
Job: 16-031
CAD File: 16-031-SD1
Sheet: SD1



SPLICE DETAIL OPTION (1)

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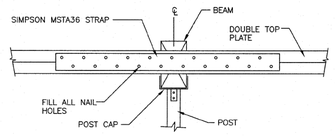

TYPICAL BEAM @ TOP PLATE (2)

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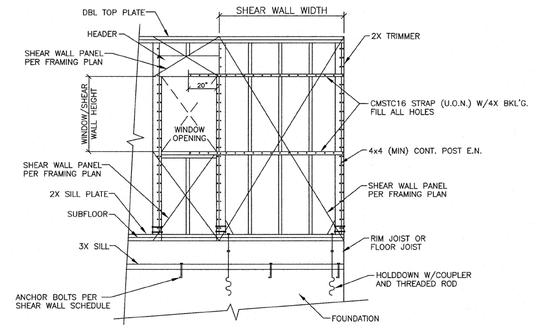

SHEAR WALL AND STRAP @ WINDOWS OPENING (3)

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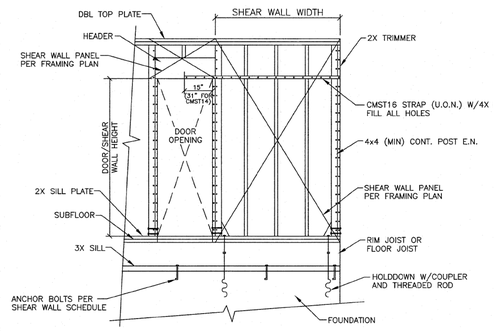

SHEAR WALL AND STRAP @ DOOR OPENING (4)

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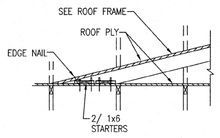
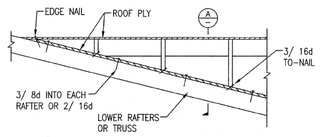


SECTION A-A



"CALIFORNIA" ROOF TIE-IN (5)

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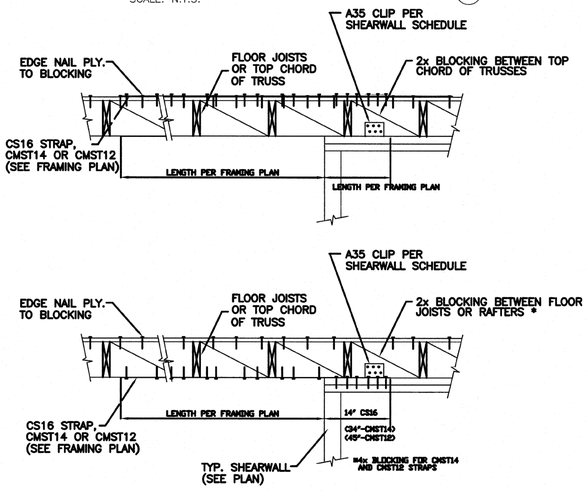
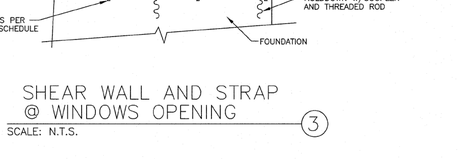


DRAG STRUT DETAIL (SHEARWALL PERPENDICULAR TO RAFTERS OR FLOOR JOISTS) (6)

SCALE: N.T.S.



SHEAR TRANSFER ROOF TO WALL (7)

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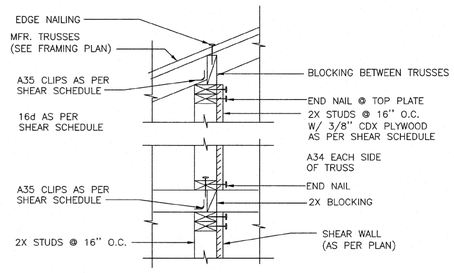

SHEARWALL PERPENDICULAR TO TRUSS (8)

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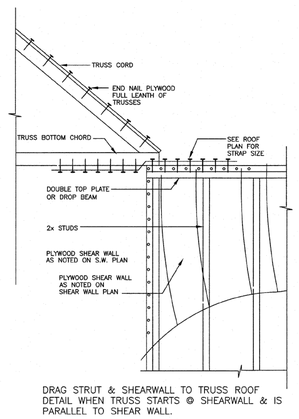
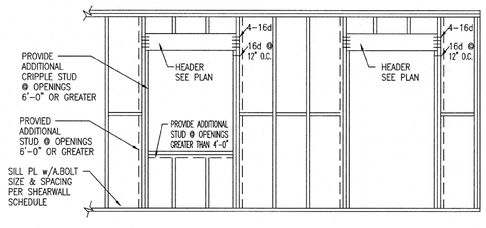


DRAG STRUT & SHEARWALL TO TRUSS ROOF DETAIL WHEN TRUSS STARTS @ SHEARWALL & IS PARALLEL TO SHEAR WALL.

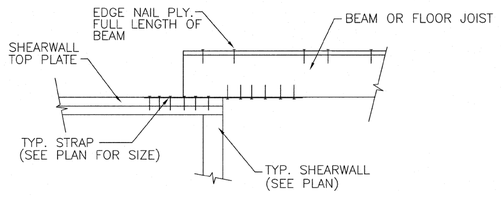
DRAG STRUT AND SHEARWALL TO TRUSS ROOF DETAIL (9)

SCALE: N.T.S.

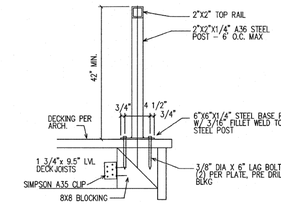


WALL FRAMING DETAIL (10)

SCALE: N.T.S.



DRAG STRUT DETAIL (SHEARWALL PARALLEL TO BEAM) (11)



SCALE: NO

METAL RAILING POST (11)

REVISIONS

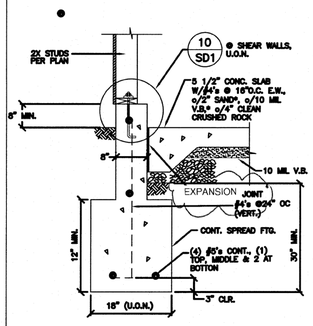
[redacted]

Title: FRAMING DETAILS

Client: [redacted]

Date:	4/15/16
Scale:	AS NOTED
Drawn:	
Job:	16-031
CAD File:	16=031-SD2
Sheet:	SD2

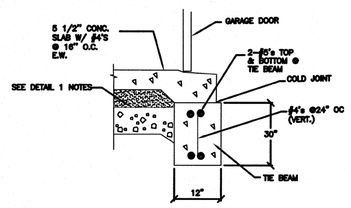
min 12" of overexcavation and replacing with non-expansive engineered fill compacted to minimum 95% relative compaction



EXT. SLAB ON GRADE FOUNDATION W/CURB (1)

SCALE: N.T.S.

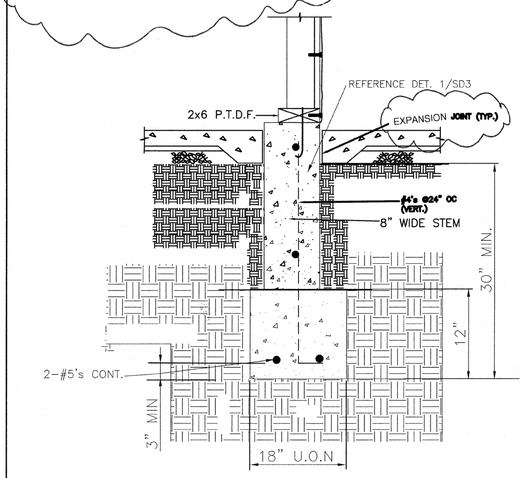
min 12" of overexcavation and replacing with non-expansive engineered fill compacted to minimum 95% relative compaction



FOOTING AT GARAGE DOOR (2)

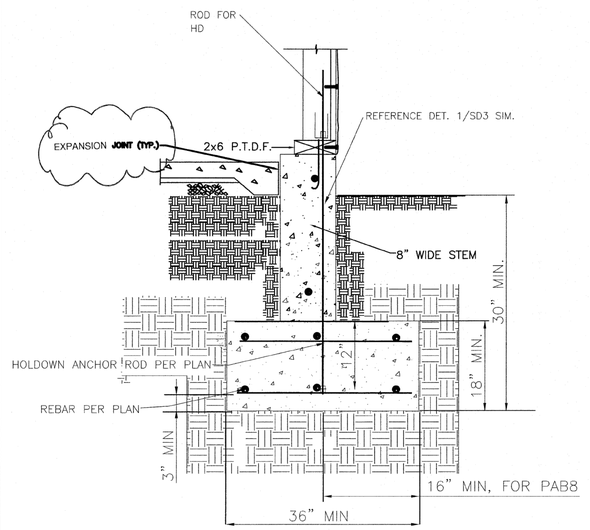
SCALE: N.T.S.

min 12" of overexcavation and replacing with non-expansive engineered fill compacted to minimum 95% relative compaction



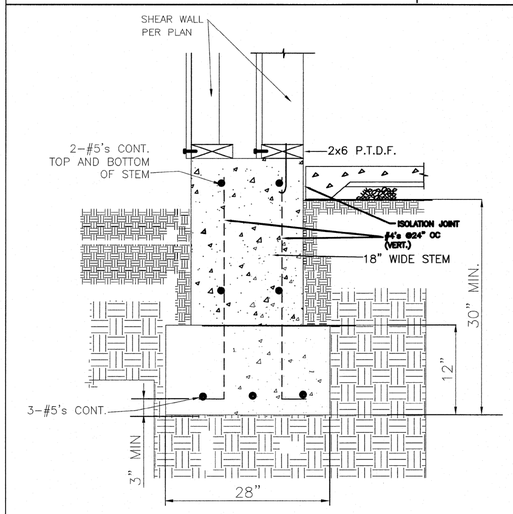
INTERIOR FOOTING AT SLAB (3)

SCALE: N.T.S.



FOOTING @ HOLDOWN (4)

SCALE: N.T.S.



FOOTING @ CHIMNEY (5)

SCALE: N.T.S.

REVISIONS

[redacted]

FDN. DETAILS

ADDITION

Title:

[redacted]

Date: 4/15/16

Scale: AS NOTED

Drawn:

Job: 16-031

CAD File: 16-031-SD3

Sheet: SD3

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
BVC	BEGIN VERTICAL CURVE
BO	BLOW OFF
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CP	CENTER POINT
CS	CURB STATION
DWY	DRIVEWAY
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
EVC	END VERTICAL CURVE
EVA	EMERGENCY VEHICLE ACCESS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
MH	MANHOLE
PAUE	PRIVATE ACCESS & UTILITY EASEMENT
PL	PROPERTY LINE
PSE	PUBLIC SERVICE EASEMENT
PUE	PRIVATE UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RW	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
STA	STATION
SWI	STORM WATER INLET
SWK	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
WM	WATER METER
VC	VERTICAL CURVE
U.O.N.	UNLESS OTHERWISE NOTED

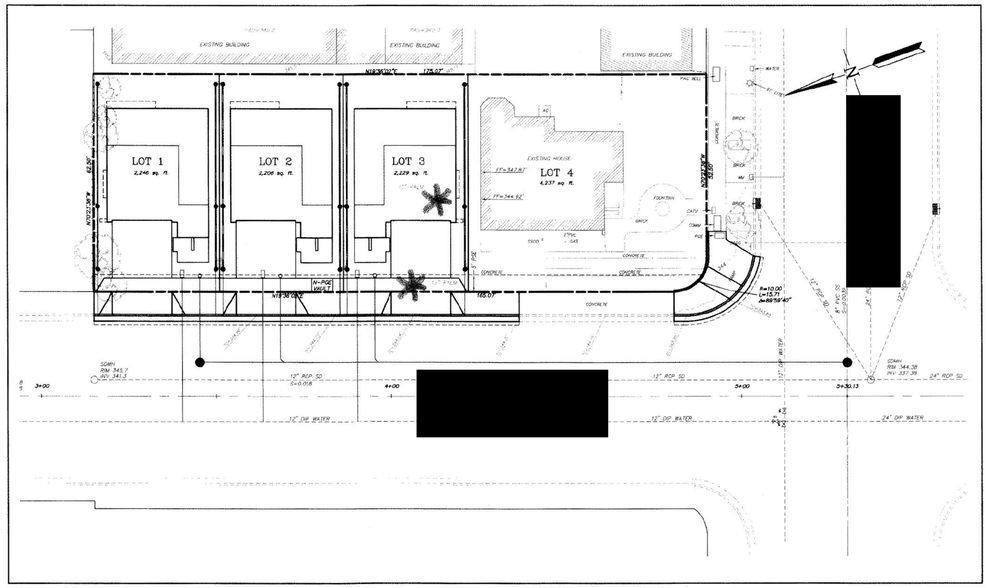
IMPROVEMENT PLANS FOR

PARCEL MAP [redacted]

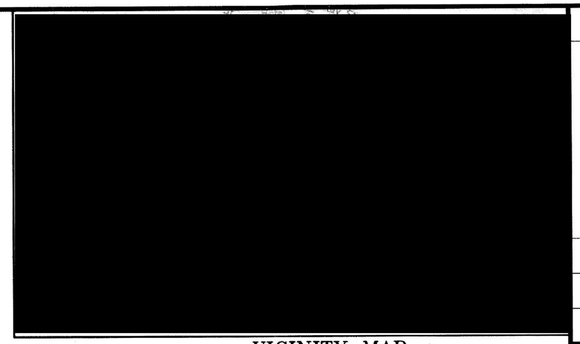
CITY OF [redacted]

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	SAW CUT LINE	
	EASEMENT LINE	
12"SD	STORM DRAIN	12"SD
8"SS	SANITARY SEWER	8"SS
8"W	WATER	8"W
	CURB & GUTTER	
■	STORM WATER INLET	■
▩	FIELD INLET	▩
►	DIRECTION OF FLOW	►
●	MANHOLE	●
◖	FIRE HYDRANT	◖
◖	BLOW OFF	◖
○	SANITARY SEWER CLEAN OUT	○
⊸	STREET LIGHT	⊸
	EXIST. TREE (TO REMAIN)	+ 20" OAK
130	CONTOUR ELEVATIONS	130
x 525.2	SPOT ELEVATION	x 525.2
×	REMOVE EXISTING TREE	



KEY MAP
SCALE: 1" = 20'



VICINITY MAP
NOT TO SCALE

SHEET INDEX

HAUL ROUTE

1. ACCESS TO THE DEVELOPMENT BY CONSTRUCTION EQUIPMENT, MATERIAL DELIVERIES AND OTHER HEAVY LOADS SHALL BE LIMITED BY ALL CONTRACTORS TO THE FOLLOWING ROUTE: FROM HWY 580, HOPYARD RD, DIVISION ST., ST. MARY'S ST. FROM HWY 680, SUNOL BLVD., BERNAL AVE., PLEASANTON AVE., ST. MARY'S ST.
2. FOR ACCESS TO THE DEVELOPMENT FOR DUST CONTROL AND RECLAIMED WATER USE THE FOLLOWING ROUTE: STONERIDGE DR. AT JOHNSON DR., HOPYARD RD, DIVISION ST., ST. MARY'S ST.

[redacted]

ENGINEER CERTIFICATE

PLANS PREPARED UNDER THE SUPERVISION OF:

[redacted]

[redacted]

BY: DATE:

GENERAL APPROVAL NOTE:

APPROVAL OF THESE PLANS IS FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY FACILITIES WITHIN PUBLIC SERVICE EASEMENTS UNLESS OTHERWISE NOTED AS FOLLOWS:

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OF OR A DEPARTURE FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF PLEASANTON OR THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH SAME IS TO BE MADE.

[redacted]

[redacted]

[redacted]

NO	BY	DATE	REVISIONS	APVD

DRAWN BY: RD
DESIGNED BY: RD
CHECKED BY: DA
SCALE: NO SCALE

PROJECT NAME [redacted]

COVER SHEET

JOB NO.: 1.6085
DSK NO.: SDSK
FILE NO.: 1.6085C1
DATE: 8-21-17

SHEET NO.: C1
OF 7 SHEETS

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH STANDARD DETAILS, SPECIFICATIONS (DATED NOVEMBER 2016) AND ORDINANCES OF THE CITY OF PLEASANTON.

2. ANY EXISTING WELLS ON THE PROPERTY BEING IMPROVED SHALL BE SEALED AND ABANDONED IN ACCORDANCE WITH THE REQUIREMENTS OF ZONE 7 ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY PERMITS FROM ZONE 7 (925) 454-5000. A ZONE 7 INSPECTOR SHALL WITNESS THE SEALING AND ABANDONMENT.

3. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT ALEXANDER & ASSOCIATES, INC., AT (925) 462-2255 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

4. THE LOCATIONS AND DEPTHS OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. THEIR LOCATIONS HAVE NOT BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CONTACT UNDERGROUND SERVICE ALERT AT 800-642-2444. ANY ADDED COST ON THE PART OF THE CONTRACTOR AS A RESULT OF THE ACTUAL LOCATIONS OF EXISTING UTILITIES BEING DIFFERENT FROM THOSE SHOWN ON THE PLANS SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICES.

5. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER, AT THE CONTRACTOR'S SOLE EXPENSE.

6. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION EITHER FROM THE OWNER OR ALEXANDER & ASSOCIATES, INC.

7. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE TO NORMAL WORKING HOURS, AND THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.

8. ALL STAKING REQUESTS SHALL BE DIRECTED TO THE OFFICE OF ALEXANDER & ASSOCIATES, INC., (PHONE 925 462-2255) A MINIMUM OF 48 HOURS PRIOR TO ACTUAL NEED.

9. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.

10. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB, OR AS INDICATED.

11. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.

12. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY.

13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ALEXANDER & ASSOC. OF ANY DIFFERENCES OF LOCATION OF EXISTING UTILITIES FROM THAT SHOWN, OR OF ANY CONFLICTS WITH THE DESIGN BEFORE CONTINUING WORK IN THAT AREA.

14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MATCH EXISTING STREETS, SURROUNDING LANDSCAPING AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURB AND GUTTER, GRADING, ETC. AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.

15. THE CONTRACTOR SHALL ESTIMATE THE EARTHWORK QUANTITIES TO HIS SATISFACTION PRIOR TO THE START OF CONSTRUCTION AND SHALL ARRANGE FOR DISPOSAL OF EXCESS MATERIAL OR ACQUISITION OF IMPORT MATERIAL AS REQUIRED TO COMPLETE THE GRADING AS SHOWN ON THE PLANS. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR ANY EXPORT OR IMPORT REQUIRED.

16. NOTE: USE OF MATERIAL CONTAINING ASBESTOS: ALEXANDER & ASSOCIATES, INC. DOES NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES, OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT. THE PROVISIONS OF THIS NOTE SHALL APPLY UNLESS THEY ARE EXPRESSLY WAIVED IN WRITING BY ALEXANDER & ASSOCIATES, INC.

17. AT NO TIME SHALL CAMPERS, TRAILERS, MOTOR HOMES, OR ANY OTHER VEHICLE BE USED AS LIVING OR SLEEPING QUARTERS ON THE CONSTRUCTION SITE.

18. PRIOR TO BIDDING, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT AND INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AFFECTING THE NEW WORK. THE CONTRACTORS SHALL NOT DISPUTE, COMPLAIN, OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE, OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE.

19. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE CITY OF PLEASANTON PUBLIC WORKS INSPECTION DEPARTMENT TO ARRANGE FOR A PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. (PUBLIC WORKS 925 931-5650)

20. THE CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMITS FROM THE FOLLOWING AGENCIES BEFORE STARTING WORK:

    CITY OF PLEASANTON ENGINEERING DEPARTMENT, 925-931-5650

21. THE CONSTRUCTION OF ALL GRAVITY UNDERGROUND LINES (SANITARY SEWERS AND STORM DRAINS) SHALL BEGIN AT THE MOST DOWNSTREAM END, UNLESS OTHERWISE SPECIFICALLY APPROVED BY ALEXANDER & ASSOCIATES.

22. IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.

23. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.

24. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.

25. STATIONING HEREON IS ALONG STREET CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.

26. THE CONTRACTOR SHALL NOT DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DESTROYED SHALL BE REPLACED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS AND SHALL NOTIFY THE APPROPRIATE INDIVIDUAL OR AGENCY TWO (2) WORKING DAYS PRIOR TO THE TIME THAT THE CONTRACTOR WISHES THE INSPECTION TO BE MADE.

28. THESE PLANS AND SPECIFICATIONS, INCLUDING GRADES AND STREET DRAINAGE ARE SUBJECT TO MODIFICATION DURING CONSTRUCTION SHOULD CONDITIONS APPEAR THAT WERE NOT APPARENT DURING DESIGN. ANY SUCH MODIFICATION SHALL BE APPROVED BY THE CITY ENGINEER.

29. TRAFFIC CONTROL MAINTENANCE AND OPERATION SHALL COMPLY WITH THE FOLLOWING STATE STANDARD SPECIFICATION: SECTION 7-1.09 "PUBLIC SAFETY", 7-1.08 "PUBLIC CONVENIENCE", AND SECTION 13, "CONSTRUCTION AREA TRAFFIC CONTROL DEVICES"

30. INSTALL TEMPORARY CHAIN LINK FENCE AT THE DRIP LINES OF THOSE TREES WITHIN THE DEVELOPMENT AREA TO PROTECT THE TRUNK, LOWER LIMBS AND SURFACE ROOTS FROM INJURY DURING DEMOLITION, GRADING AND CONSTRUCTION THE FENCES MUST BE INSTALLED PRIOR TO DEMOLITION AND/OR GRUBBING AND REMAIN UNTIL CONSTRUCTION IS COMPLETE. NO STORAGE OF EQUIPMENT, MATERIALS SPOILS OR OTHER ITEMS SHALL BE PERMITTED BENEATH THE DRIPLINES OF TREES.

31. ANY TREE PRUNING NECESSARY TO PROVIDE CLEARANCE SHOULD BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.

32. ALL UNDER GROUND JOINT TRENCH FACILITIES SHALL BE INSTALLED PER PLANS, SPECIFICATIONS AND DETAILS PER JOINT TRENCH CONSULTANT.

33. PRIOR TO INSTALLATION OF JOINT TRENCH A PRE-CONSTRUCTION MEETING SHALL BE ARRANGED WITH THE DEVELOPER AND PUBLIC WORKS INSPECTION AT (925) 931-5650.

34. ALL CONSTRUCTION WATER SHALL BE RECYCLED WATER.

JOINT TRENCH

1. FOR MORE INFORMATION, REFER TO THE JOINT TRENCH PLAN PREPARED BY:
   MILLENNIUM DESIGN & CONSULTING, INC.
   P.O. BOX 737, ALAMO, CA 94507 (925) 820-8502

PAVEMENT SECTION (BASE AND SUB-BASE REQUIREMENTS)

1. BASE TO BE CLASS 2, R=78 MIN.
2. SUBGRADE SHALL BE RE-COMPACTED TO A DEPTH OF 12" OR PER SOILS ENGINEER RECOMMENDATIONS.
3. A.C. PAVEMENT TO BE AR-4000, TYPE "B".
4. FOG SEAL IS REQUIRED.
5. ASPHALT CONCRETE SHALL BE TYPE B, 1/2-INCH MAXIMUM, MEDIUM, FINE GRADATION, AND SHALL CONFORM TO SECTION 39 OF THE STATE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION DATED JULY 1992. ASPHALT BINDER TO BE MIXED WITH THE AGGREGATE SHALL BE PAVING ASPHALT AR-4000.

CONCRETE

1. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM OF 6.3 SACKS PORTLAND CEMENT AND 1 LB. LAMPBLACK PER CUBIC YARD OF CONCRETE.

UNDERGROUND UTILITIES

1. PRIOR TO PREPARATION OF SUBGRADE AND PLACEMENT OF BASE MATERIAL, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED.
2. MANHOLES, FLUSHING INLETS AND VALVE RIMS AND COVERS, SHALL BE RAISED TO FINISH GRADE AFTER PAVING IS COMPLETED.
3. NO JETTING OF TRENCHES WILL BE PERMITTED.
4. UPON INSTALLATION OF ANY LATERAL, TIE-IN, OR UTILITY BOX, THE CONTRACTOR SHOULD INFORM THE GEOTECHNICAL ENGINEER FOR OBSERVATION AND TESTING OF THE BACKFILL.
5. ALL CROSSINGS OF UTILITY LINES SHALL MAINTAIN A MINIMUM OF 6" CLEAR DISTANCE BETWEEN PIPES.

STORM DRAINAGE

1. MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO FINISH GRADE BY UNDERGROUND CONTRACTOR AFTER PAVING WORK IS COMPLETED.
2. STORM PIPE LESS THAN 12" DIA, SHALL BE PVC SDR-35, PIPE 12" AND GREATER SHALL BE RCP CLASS III, IF PUBLIC, OR HDPE IF PRIVATE. INSTALLATION SHALL BE PER MANUFACTURES SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE TO PROTECT PIPE INTEGRITY DURING CONSTRUCTION AND PRIOR TO PLACEMENT OF NEW PAVEMENT SECTION.
3. LENGTHS OF STORM DRAINS ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED OFF TO THE NEAREST FOOT.
4. INSTALL THERMOPLASTIC CURB MARKINGS AT ALL STORM WATER INLET LOCATIONS "NO DUMPING – DRAINS TO BAY"
5. MATERIAL AND CONSTRUCTION OF STORM DRAINS SHALL CONFORM TO CITY OF PLEASANTON STANDARD SPECIFICATIONS AND DRAWINGS LATEST EDITION.
6. BACKFILL FOR STORM DRAINS SHALL BE PER CITY OF PLEASANTON STANDARD SPECIFICATIONS.

SANITARY SEWER

1. INSTALLATION OF SANITARY SEWERS SHALL CONFORM TO THE STANDARDS OF THE CITY OF PLEASANTON.
2. MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO FINISH GRADE BY UNDERGROUND CONTRACTOR AFTER PAVING WORK IS COMPLETED.
3. ALL SANITARY SEWER MAINS SHALL BE PVC SDR 35. CONFORMING WITH THE REQUIREMENTS OF ASTM D-3034, UON.
4. SANITARY SEWERS ARE TO BE DUCTILE IRON WHERE REQUIRED BY THE CITY OF PLEASANTON STANDARD SPECIFICATIONS.
5. ALL SANITARY SEWER LATERALS SHALL BE 6" PVC SDR 35. A 4" TWO-WAY CLEANOUT SHALL BE INSTALLED ON ALL LATERALS AS SHOWN ON PLAN.
6. BACKFILL FOR SANITARY SEWERS SHALL BE PER CITY OF PLEASANTON STANDARD SPECIFICATIONS.
7. ANY EXISTING SERVICES TO BE ABANDONED SHALL BE DONE TO CITY STANDARDS.
8. WHENEVER WATER MAINS CROSS SANITARY SEWER LINES REFER TO CITY OF PLEASANTON STANDARD DETAIL 405A & 405B.
9. MANHOLES DEEPER THAN 10' SHALL HAVE 60" I.D. BARREL SECTION PER CITY STANDARD DRWG. NO. 205.

BASIS OF ELEVATION

CITY OF PLEASANTON DATUM
CITY BENCHMARK N-1, ELEV=353.14
TEMPORARY BENCHMARK (TBM):
TOP CURB @ SWI = 343.71'

WATER SYSTEMS

1. ALL WATER METER BOXES TO BE LOCATED BEHIND CURB AS SHOWN ON PLEASANTON'S STANDARD DETAIL "STANDARD WATER SERVICE" (STANDARD DETAIL #301). METER BOXES SHALL BE NUMBERED WITH HOUSE NUMBER USING PERMANENT PAINT OR MARKER.
2. BEDDING AND BACKFILL METHODS AND MATERIALS SHALL COMPLY WITH CITY OF PLEASANTON STANDARD SPECIFICATIONS AND DETAILS.
3. EXCAVATIONS MUST BE KEPT DEWATERED AT ALL TIMES SO AS NOT TO ALLOW CONTAMINATED WATER TO ENTER WATER MAINS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION, DIAMETER, AND TYPE OF EXISTING PIPE SO THAT THE NEW PIPE CAN BE PROPERLY ALIGNED WITH AND FITTED TO THE EXISTING PIPE.
5. MISALIGNMENTS SHALL BE CORRECTED BY THE REALIGNMENT OF EITHER OF BOTH PIPES TO BE CONNECTED. CONTRACTOR SHALL PROVIDE ALL FITTINGS AND PIPE MATERIALS NEEDED TO CONNECT THE NEW PIPE TO THE EXISTING PIPE.
6. DEFLECTION OF PIPE AT JOINTS SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS.
7. BENDS MAY NOT BE USED EXCEPT WHEN PROVIDED FOR ON THE PLANS OR PERMITTED BY THE THE CITY ENGINEER.
8. THRUST RESTRAINT SHALL BE PROVIDED AT TEES AND BENDS 22-1/2 DEGREES OR GREATER. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER CITY STANDARD.
9. A BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON ALL IRRIGATION AND FIRE SERVICES.
10. ALL FITTINGS, VALVES, AND MATERIALS TO ACCOMPLISH ALL TIE-INS SHALL BE ON THE JOB, AND ANY EXISTING LINES EXPOSED AND CHECKED FOR PROPER FIT PRIOR TO ANY SHUTDOWN.
11. THE INSIDE OF ALL PIPES AND FITTINGS MUST BE DISINFECTED WITH A PROPER DISINFECTING AGENT PER CITY SPECIFICATIONS. CHLORINATED WATER SHALL EITHER BE DISCHARGED TO NEARBY SANITARY SEWER SYSTEM OR DECHLORINATED PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
12. TIE-IN TO EXISTING CITY WATER SYSTEM SHALL BE MADE ONLY IN THE PRESENCE OF AND WITH THE APPROVAL OF THE CITY ENGINEER. THE OPERATION OF VALVES IN THE EXISTING CITY SYSTEM BY OTHER THAN CITY PERSONNEL WILL NOT BE PERMITTED. NO TIE-INS TO EXISTING MAINS WILL BE PERMITTED UNTIL CERTIFICATION (DISINFECTION) PER CITY STANDARD SPECIFICATION SECTION 14-03G IS ACCOMPLISHED.
13. MATERIALS TO BE USED FOR WATER MAIN SHALL BE PVC-C900 AWWA AND SHALL MEET THE REQUIREMENTS OF THE CITY OF PLEASANTON.
14. ALL WATER SERVICES SHALL BE 2" CLASS 200 POLYETHYLENE TUBING CONFORMING TO CITY OF PLEASANTON DETAIL NO. 301.
15. WATER MAIN SHALL HAVE A MINIMUM COVER OF 3.5 FEET.
16. WATER MAINS SHALL BE DUCTILE IRON WHERE REQUIRED BY THE CITY OF PLEASANTON STANDARD SPECIFICATIONS.
17. WHENEVER WATER MAINS CROSS SANITARY SEWER LINES REFER TO CITY OF PLEASANTON STANDARD DETAIL 405A & 405B.
18. AT ALL WATER SIPHONS, PIPE SHALL BE D.I.P. WITH TR FLEX FITTINGS.
19. ALL DUCTILE IRON FITTINGS IN THE WATER DISTRIBUTION SYSTEM SHALL BE FACTORY CEMENT LINED.
20. INSTALLATION OF WATER MAINS SHALL COMMENCE ONLY AFTER ALL SANITARY AND STORM SEWER TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED AND SUBGRADE HAS BEEN FINE GRADED TO 0.1' .
21. VALVE SYSTEMS SHALL BE EXTENDED TO WITHIN FIVE FEET OF FINISHED GRADE. EXTENSIONS SHALL BE FIRMLY AFFIXED AND FLANGED ONE INCH DIAMETER LESS THAN THE I.D. OF THE VALVE BOX EXTENSION PIPE.
22. HYDRANT TEES SHALL HAVE BELLED X FLANGED JOINTS AND HYDRANT VALVES SHALL BE FLANGED TO TEE PER STANDARD DETAILS 305 & 306.
23. CROSSES SHALL HAVE FLANGED X FLANGED JOINTS AND BUTTERFLY VALVES (FLANGED X M.J.) SHALL BE FLANGED TO CROSS. FLANGED X MECHANICAL ADAPTORS WILL BE REQUIRED FOR ENDS OF CROSS WITH NO VALVE.
24. IN LINE VALVES TO BE MJ X MJ. ALL FITTINGS TO BE FLANGED X MJ.
25. FIRE HYDRANTS TO BE INSTALLED AT THE LOCATIONS SHOWN ON PLANS IN ACCORDANCE WITH AGENCY STANDARD. THE BLUE MARKER INDICATING EXISTENCE OF FIRE HYDRANTS SHALL BE INSTALLED PER CITY STANDARD DRWG. NO. 307A, 307B, AND 307C.
26. ALL FIRE HYDRANT INSTALLATIONS WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER OR AUTHORIZED REPRESENTIVE. INSPECTION BY THE FIRE DEPARTMENT WILL ONLY BE MADE AT THE DISCRETION OF THE AGENCY INSPECTOR AT SUCH TIME AS ALL WORK ON THE WATER SUPPLY SYSTEM HAS BEEN COMPLETED.
27. ANY EXISTING SERVICES TO BE ABANDONED SHALL BE DONE TO CITY STANDARDS.
28. ALL CURBS WITHIN 7'-6" DISTANCE OF FIRE HYDRANTS SHALL BE PAINTED RED.
29. FIRE LANES ON PRIVATE STREETS SHALL BE PAINTED RED AND "NO PARKING FIRE LANE" WITH WHITE LETTERING ON TOP OF THE CURB ON PRIVATE STREETS ONLY.
30. ALL SERVICES TO BE 2" MINIMUM. U.O.N.

WORK HOURS

1. ALL DEMOLITION AND CONSTRUCTION ACTIVITIES, INSPECTIONS, PLAN CHECKING, MATERIAL DELIVERY, STAFF ASSIGNMENT OR COORDINATION, ETC., SHALL BE LIMITED TO THE HOURS OF 8:00 a.m. TO 5:00 p.m., MONDAY THROUGH FRIDAY. NO CONSTRUCTION SHALL BE ALLOWED ON STATE OR FEDERAL HOLIDAYS. THE DIRECTOR OF COMMUNITY DEVELOPMENT MAY ALLOW EARLIER "START TIMES" FOR SPECIFIC CONSTRUCTION ACTIVITIES, e.g., CONCRETE POURING. ALL CONSTRUCTION EQUIPMENT MUST MEET DEPARTMENT OF MOTOR VEHICLES (DMV) NOISE STANDARDS AND SHALL BE EQUIPPED WITH MUFFLING DEVISES. PRIOR TO CONSTRUCTION, THE HOURS OF CONSTRUCTION SHALL BE POSTED ON SITE.

CONSTRUCTION SITE MAINTENANCE

1. GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE THEM IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A WEEKLY BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER POLLUTION.
2. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM THE STREET PAVEMENT, AND STORM DRAINS ADJOINING THE PROJECT SITE. DURING WET WEATHER AVOID DRIVING VEHICLES OFF PAVED AREAS.
3. BROOM SWEEP THE PUBLIC STREET PAVEMENT ADJOINING THE PROJECT ON A DAILY BASIS. CAKED-ON MUD OR DIRT SHALL BE SCRAPED FROM THESE AREAS BEFORE SWEEPING.
4. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, FLAMMABLE OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS USED ON THE PROJECT SITE THAT HAVE THE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM THROUGH BEING WINDBLOWN OR IN THE EVENT OF A MATERIAL SPILL.
5. NEVER CLEAN MACHINERY, TOOLS, BRUSHES, ETC., OR RINSE CONTAINERS INTO A STREET, GUTTER, OR STORM DRAIN.
6. ENSURE THAT CONCRETE/GRANITE SUPPLY TRUCKS OR CONCRETE/PLASTERERS OPERATIONS DO NOT DISCHARGE WASH WATER INTO STREET GUTTERS OR DRAINS.
7. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
8. ALL GRADING AND TRENCHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE.
   GEOENGINEERING CONSULTANTS (GEC)
   4125 BLACKFORD AVE., SUITE 145
   SAN JOSE, CALIFORNIA 95117
   (800) 432-3752
   PROJECT NO. P16-132, DATED FEB. 22, 2016
9. ENSURE THAT CONCRETE\GUNITE SUPPLY TRUCKS OR CONCRETE\PLASTER OPERATIONS DO NOT DISCHARGE WASH WATER INTO STREET OR STORM DRAINS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR WEED ABATEMENT DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO DO SO.

GRADING NOTES

1. A GRADING PERMIT SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY EARTHWORK.
2. AN ENCROACHMENT PERMIT SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK WITHIN PUBLIC RIGHT OF WAY.
3. ALL GRADING SHALL CONFORM TO THE CITY SPECIFICATIONS AND IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT PREPARED BY GEC ____ DATED 2/22/16 ____
   THE SOILS ENGINEER WILL PROVIDE ON-SITE OBSERVATION AND SOILS TESTING DURING THE GRADING OPERATION.
4. EMBANKMENT CONSTRUCTION SHALL CONFORM TO SECTION 19-6 OF THE STATE STANDARD SPECIFICATIONS.
5. THE MINIMUM FILL DENSITY COMPACTION WILL BE IN ACCORDANCE WITH ASTM D-1557-78.
6. GRADES SHALL NOT BE MORE THAN 0.1 FEET LOWER NOR 0.1 FEET HIGHER THAN THE ELEVATION INDICATED ON THIS PLAN.
7. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO RUN-ON AND RUNOFF CONTROL, EFFECTIVE SITE MANAGEMENT, AND NON STORM WATER MANAGEMENT THROUGH ALL PHASES OF CONSTRUCTION SHALL BE UTILIZED AT THE SITE AT ALL TIMES, YEAR ROUND, UNTIL THE SITE IS FULLY STABILIZED BY LANDSCAPING OR THE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES.
8. THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AT ALL TIMES. THEY SHALL DO SO BY WATERING AND/OR TREATING THE SITE OF WORK, AND SHALL MAINTAIN DUST CONTROL EQUIPMENT ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THEY SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM THEIR CONSTRUCTION ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT. THE PRICES FOR THE VARIOUS ITEMS OF WORK SHALL INCLUDE PROVIDING ADEQUATE DUST CONTROL, AS REQUIRED BY THE LOCAL AGENCY.
9. THE APPROXIMATE QUANTITY OF CUT IS 15 CUBIC YARDS & FILL IS 250 CUBIC YARDS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR VERIFICATION OF ABOVE EARTHWORK QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION.
10. ALL EXISTING CESSPOOLS, FOUNDATIONS, BASEMENTS, TANKS OR OTHER UNDERGROUND STRUCTURES, IF ENCOUNTERED, SHALL BE REMOVED AND THE RESULTING DEPRESSIONS BACKFILLED AND COMPACTED UNDER OBSERVATION BY THE SOILS ENGINEER.
11. ANY EXISTING WELLS ON PROPERTY BEING DEVELOPED SHALL BE SEALED AND ABANDONED IN ACCORDANCE WITH APPLICABLE GROUNDWATER PROTECTIONS ORDINANCE. THE OWNER OR OTHER RESPONSIBLE PARTY SHALL CALL ZONE 7 AT 484-2600 FOR ADDITIONAL INFORMATION. ZONE 7 INSPECTOR SHALL WITNESS THE SEALING AND ABANDONMENT.
12. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE APPROVAL BY THE CITY ENGINEER.
13. TOPSOIL SHALL BE STOCKPILED AS DIRECTED BY THE SOILS ENGINEER. PRIOR TO COMPLETION OF GRADING, THE STOCKPILE SHALL BE REMOVED FROM THE GRADING AREA.
14. ALL FILL SLOPES SHALL BE 2:1 MAXIMUM AND CUT SLOPES TO BE 2:1 MAXIMUM, UNLESS OTHERWISE NOTED.
15. GRADE BREAKS AT TOPS AND TOES OF CUT AND FILL SLOPES SHALL BE ROUNDED TO PRESENT A SMOOTH NATURAL APPEARANCE.
16. CONTRACTOR TO RESTORE SLOPES AND LANDSCAPE ON OFFSITE WORK TO THE SATISFACTION OF THE PROPERTY OWNERS.
17. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE START OF CONSTRUCTION REQUIRING FIELD STAKING.
18. CONSTRUCTION WATER TO BE RECLAIMED WATER OBTAINED FROM DUBLIN – SAN RAMON SERVICES DISTRICT IF POSSIBLE OR THE CITY OF PLEASANTON.
19. SUBDRAIN PIPE SHALL BE PERFORATED PVC (SDR 35) WITH A BLANKET OF FILTERING MATERIAL PRECISE SIZE AND LOCATION TO BE DETERMINED IN THE FIELD BY THE SOILS ENGINEER.
20. PRIOR TO COMPLETION OF SUBGRADE PREPARATION, R-VALUE TESTS BY THE SOILS ENGINEER WILL BE REQUIRED AT LOCATIONS SPECIFIED BY THE CITY ENGINEER TO VERIFY THE PAVEMENT DESIGN REQUIREMENTS.

NO.	BY	DATE	REVISIONS	APVD

DRAWN BY: RD
DESIGNED BY: RD
CHECKED BY: DA
SCALE: NO SCALE

PROJECT NAME

NOTES

CITY OF PLEASANTON
ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 16085
DISK NO.: SDSK
FILE NO.: 16085
DATE: 8-21-17

SHEET NO.:
C2
OF 7 SHEETS

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

N19°36'02"E 175.07'

345

REMOVE EXIST. TREE TYPICAL

62.50'

N70°23'38"W

REMOVE RAMP & RAMP

REMOVE RAMP

REMOVE EXIST. TREE TYPICAL

10" PALM

345

EXISTING HOUSE

FF=347.87'

FF=344.92'

AC

3.57'

REMOVE CONCRETE

SAW CUT LINE

345

OFF=345.21

REMOVE EXISTING GARAGE

12" PALM

TO REMAIN CONCRETE

22.10'

165.07'

REMOVE DRIVEWAY

SAW CUT LINE

CONCRETE

SAW CUT LINE

CONCRETE

SAW CUT LINE

N19°36'02"E

CONCRETE

PGE

REMOVE AND REPLACE 122±LF OF EXISTING CURB, GUTTER AND SIDEWALK TO NEAREST SCORE LINE.

RELOCATE EXISTING PG&E BOX SEE JOINT TRENCH PLANS

SAWCUT LINE. REMOVE AND REPLACE 12" WIDE STRIP OF EX. ASPHALT ALONG LENGTH OF NEW IMPROVEMENTS. PER CITY STD 101

SDMH
RIM 345.7
INV 341.3

12" RCP SD
S=0.018

SSMH
RIM 345.78
INV 342.38

8" PVC SS
S=0.0067

12" DIP WATER

12" DIP WATER

NOTE:
DEVELOPER TO COORDINATE WITH CITY BUILDING DIVISION FOR A DEMOLITION PERMIT TO REMOVE EXISTING GARAGE AND RELATED UTILITIES, SUCH AS PG&E/ELEC. SERVICE.

PAC BELL

WATER

BRICK

CONCRETE

BRICK

BRICK

WM

FOUNTIAN

BRICK

CATV

COMM

PGE

SSCO

2"PVC GAS

N70°23'38"W 52.50'

SAW CUT LINE

REMOVE 40 SF. OF EX. BRICK

CONCRETE

CONCRETE

REMOVE EX. RAMP & SIDEWALK

5.44

RAMP

R=10.00
L=15.71
Δ=89°59'40"

12" RCP SD

8" PVC SS
S=0.0059

24" RCP SD

12" RCP SD

CENTER LINE

SAWCUT LINE. REMOVE AND REPLACE 12" WIDE STRIP OF EX. ASPHALT ALONG LENGTH OF NEW IMPROVEMENTS. PER CITY STD 101

SDMH
RIM 344.38
INV 337.38

24" RCP SD

12" DIP WATER

24" DIP WATER

NO.	BY	DATE	REVISIONS	APVD

DRAWN BY: RD
DESIGNED BY: RD
CHECKED BY: DA
SCALE: 1"=10'

PROJECT NAME

DEMOLITION PLAN

ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 16085
DISK NO.: SDSK
FILE NO.: 16085
DATE: 8-21-17

SHEET NO.:
C3
OF 7 SHEETS

HATCH LEGEND

- NEW CONCRETE CURB, GUTTER & SIDEWALK
- NEW 12" WIDE ASPHALT STRIP
- LIMIT OF ASPHALT SLURRY SEAL

ABBREVIATIONS

CO	CLEAN OUT
EX.	EXISTING
MH	MANHOLE
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD DETAILS
W	WATER
WS	WATER SERVICE

LOT 1 | LOT 2 | LOT 3 | LOT 4

EXISTING HOUSE FF=347.87'

FF=344.92'

SEE JOINT TRENCH PLANS FOR LOCATION OF NEW PG&E VAULT

BSW FG 345.59

BSW FG 344.49

BSW FG 344.13

1' SIDEWALK 2% SLOPE MAX. 3+28.84 CL 17' DRIVEWAY PER CITY STD 107

4' SIDEWALK 2% SLOPE MAX. 3+64.17 CL 17' DRIVEWAY PER CITY STD 107

4' SIDEWALK 2% SLOPE MAX. 4+08.51 CL 17' DRIVEWAY PER CITY STD 107

5' PSE

N-PGE VAULT

2% MAX

7" SIDEWALK

EXISTING CURB & GUTTER

STATION 1+00 TAKEN AT MONUMENT AT INTERSECTION OF ST. JOHN

3+15.07 BEGIN NEW CURB GUTTER & SIDEWALK PER CITY STD 103 MATCH EX. GRADE TC 345.38

2+85.3 RT 3.38' EXISTING SSMH RIM 345.78 INV 342.38

3+15.1 LT 4.63' EXISTING SDMH RIM 345.7 INV 341.3

3+40.3 1-1/2" WS

3+45.3 RT 9.65' N-SSMH MODIFIED SSMH SEE DETAIL SHEET C5 RIM 344.3± INV 340.12

6" SS LAT

3+51.01 PL TC 345.07 FL 344.57

3+63.3 1-1/2" WS

3+68.3 6" SS LAT

3+86.34 PL TC 344.76 FL 344.26

3+90.3 1-1/2" WS

3+95.3 6" SS LAT

4+22.01 PL TC 344.45 FL 343.95

4+36.53 NOTCH NEW CURB GUTTER & SIDEWALK PER CITY STD 103 MATCH EX. GRADE TC 345.34

REPLACE 12" WIDE STRIP OF EX. ASPHALT ALONG LENGTH OF NEW IMPROVEMENTS PER CITY STD 101

EXISTING 12" RCP SD S=0.018

EXISTING 12" DIP WATER

NEW 185 LF 8" SS DIP PER CITY STANDARD SPEC. 13-02-1 S=0.003

LIMIT OF ASPHALT SLURRY SEAL

EXISTING 8" PVC SS S=0.0067

EXISTING R.W.

EXISTING CURB & GUTTER

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

60' 30' 31.00' 9.65' 5' 30' 62.25' 32.25' 25' 23' 7'

BRICK CONCRETE 80' 40' 26' CENTER LINE EXISTING CURB & GUTTER

EX-WS

FOUNTAIN CATV COMM PGE BRICK WM

EX-SS LAT

(1+31.99) END NEW CURB GUTTER & SIDEWALK PER CITY STD 103 MATCH EX. GRADE TC 343.77 (1)

(1+27.81) TC 343.77

(1+20.05)

INST ADA RAMP PER CITY STD 115F CASE C2

7.5%

4+80.71 (1+00) BEGIN NEW CURB GUTTER & SIDEWALK PER CITY STD 103 MATCH EX. GRADE TC 343.99

(1+09.9) TC 343.91

REPLACE 12" WIDE STRIP OF EX. ASPHALT ALONG LENGTH OF NEW IMPROVEMENTS. PER CITY STD 101

EXISTING SDMH RIM 344.39 INV 337.38

EXISTING 24" RCP SD

5+30.13

5+30.13 RT 9.65' N-SSMH ON EXIST. 8" SS PER CITY STD 401 RIM 344.5± INV 339.56

EXISTING 24" DIP WATER

POSSIBLE CONFLICT WITH 12" D.I.P. WATER CONTRACTOR TO POTHOLE AND VERIFY DEPTH PRIOR TO CONSTRUCTION. IF WATER LINE NEEDS TO BE RELOCATED DO TO CONFLICT IT SHALL BE DONE PER CITY STD 318. USE TR FLEX PIPE.

[redacted]

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350 / 345 / 340

2+85.3 RT 3.38' EXISTING SSMH RIM 345.78 INV 342.38

3+15.1 LT 4.63' EXISTING SDMH RIM 345.7 INV 341.3

3+45.3 RT 9.65' N-SSMH MODIFIED SSMH SEE DETAIL SHEET C5 RIM 344.3± INV 340.12

5+30.13 RT 9.65' N-SSMH ON EXIST. 8" SS PER CITY STD 401 RIM 344.5± INV 339.56

EX. GRADE AT CENTER LINE

EX-8" SS S=0.0067

EX-12" SD S=0.018

EX-12" WATER DIP

3+40.3 1-1/2" WS

6" SS LAT

3+63.3 1-1/2" WS

3+68.3 6" SS LAT

3+90.3 1-1/2" WS

3+68.3 6" SS LAT

NEW 185 LF 8" SS DIP PER CITY STANDARD SPEC. 13-02-1 S=0.003

EX-12" WATER DIP

EX-12" SD S=0.018

EXIST. 8" SS

EXIST. 12" WATER SEE NOTE ON PLAN VIEW

*CONTRACTOR TO VERIFY LOCATION AND DEPTHS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION TO AVOID CONFLICTS.

[redacted]

DATUM ELEV 330.00

345.9 345.7 345.4 345.2 345.1 344.9 344.8 344.6 344.5 344.3 344.4 344.4

3+00 3+50 4+00 4+50 5+00

NOTES

1. DOWEL NEW CURB, GUTTER & SIDEWALK INTO EXISTING CURB, GUTTER & SIDEWALK ON BOTH SIDES. PER CITY STD 101
2. INST SANITARY SEWER LATERALS PER CITY STD 408. LATERALS TO BE 6" IN DIA. AT S=0.01 MIN.
3. ALL SANITARY SEWER LATERALS SHALL HAVE 2-WAY CLEAN-OUTS PER CITY STD 409
   SANITARY SEWER CLEAN-OUTS LOCATED IN DRIVEWAYS SHALL HAVE TRAFFIC RATED COVERS
4. INST 1-1/2" WATER SERVICES PER CITY STD 301 & 303
5. INST 5/8" WATER METER PER CITY STD 301
   WATER METERS LOCATED IN DRIVEWAYS SHALL HAVE TRAFFIC RATED COVERS AND BOXES
6. INST THROUGH CURB DRAIN 3" DIA. SCHEDULE 40 PVC PER CITY STD 208
7. LIMIT OF SLURRY SEAL AT EDGE OF EXISTING CROSS WALK EXISTING CROSS WALK TO REMAIN
8. RE-STRIPE EXITING CROSS WALK PER CALTRANS STD
9. REPLACE EXITING "STOP" MARKING PER CALTRANS STD
10. RE-STRIPE EXITING DOUBLE YELLOW DIRECTION MARKING PER CALTRANS STD 21
11. RE-STRIPE EXITING WHITE LANE LINE PER CALTRANS STD 21

[redacted]

NO.	BY	DATE	REVISIONS

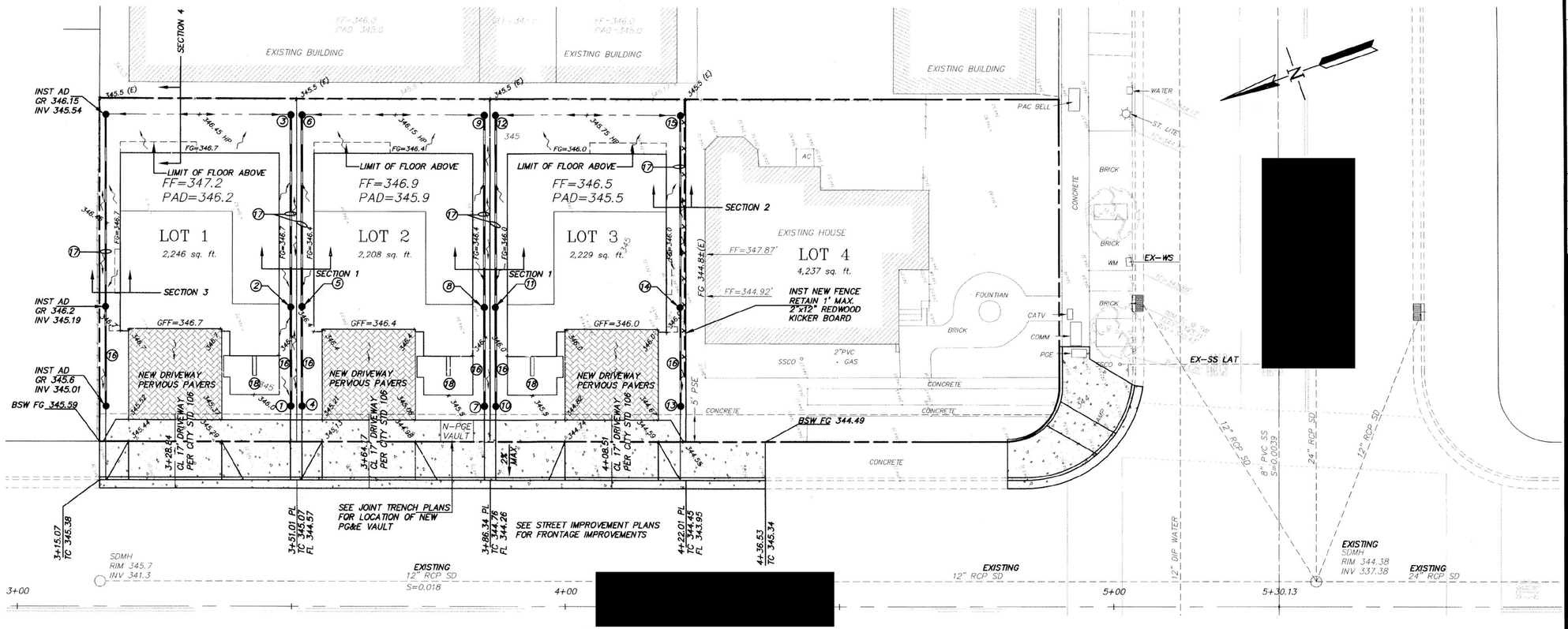
DRAWN BY: RD
DESIGNED BY: RD
CHECKED BY: DA
SCALE: 1"=10'

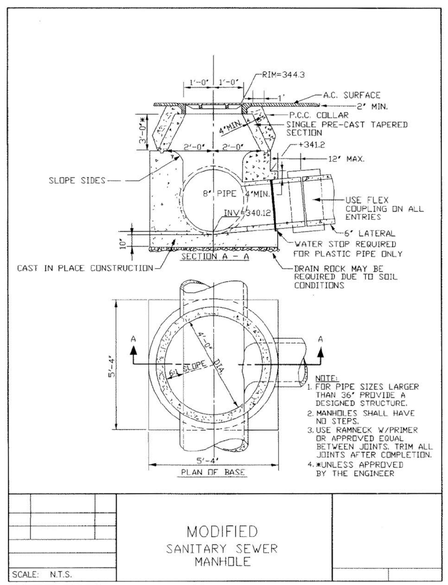
PROJECT NAME

JOB NO.: 16085
DISK NO.: SDSK
FILE NO.: 16085
DATE: 8-21-17

SHEET NO.: C4 OF 7 SHEETS

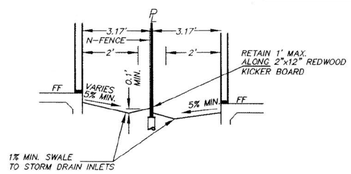
1. INST AD GR 345.3 INV 344.7
2. INST AD GR 346.15 INV 344.88
3. INST AD GR 346.15 INV 345.23
4. INST AD GR 345.3 INV 344.7
5. INST AD GR 346.0 INV 344.88
6. INST AD GR 346.0 INV 345.23
7. INST AD GR 345.0 INV 344.39
8. INST AD GR 346.0 INV 344.57
9. INST AD GR 346.0 INV 344.92
10. INST AD GR 345.0 INV 344.39
11. INST AD GR 345.6 INV 344.57
12. INST AD GR 345.6 INV 344.92
13. INST AD GR 344.68 INV 344.08
14. INST AD GR 345.6 INV 344.26
15. INST AD GR 345.6 INV 344.61
16. INST 18 LF 6" SD @ S=0.01
17. INST 35 LF 6" SD @ S=0.01
18. STAIRS TO ENTRY SEE ARCHITECT'S PLAN FOR MORE INFORMATION



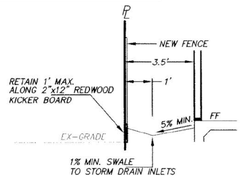


MODIFIED SANITARY SEWER MANHOLE

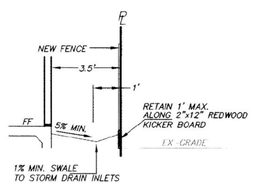
SCALE: N.T.S.



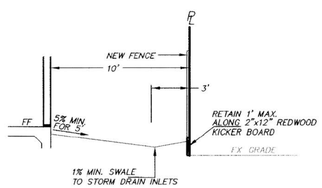
SECTION 1
TYPICAL GRADING BETWEEN LOTS
NTS



SECTION 3
NTS



SECTION 2
NTS



SECTION 4
NTS

NOTES

- PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.
- SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION THIS PLAN IS INTENDED FOR GRADING AND DRAINAGE
- ALL DOWNSPOUTS SHALL HAVE A MINIMUM 3" DIAMETER SOLID DRAIN LINES AND DISCHARGE TO SPLASH BLOCKS.
- ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM 5% SLOPE FOR MINIMUM DISTANCE OF 5 FEET FOR LANDSCAPING, AND 1% FOR CONCRETE.

ABBREVIATIONS

AD	AREA DRAIN (HANSON P6, P8 OR EQUAL)
CO	CLEAN-OUT (4" SOLID SDR 35 PVC PIPE WITH CAP)
DI	DRAIN INLET (HANSON P18 OR EQUAL)
BW	BOTTOM OF RETAINING WALL
FF	FINISHED FLOOR
FL	FLOWLINE
FM	FORCE MAIN (BY OTHERS)
FG	FINISHED GRADE
FS	FINISHED SURFACE
GR	TOP OF GRATE
HP	HIGHPOINT
INV.	INVERT
GFF	GARAGE FINISHED FLOOR
SWI	STORM WATER INLET
TC	TOP OF CURB
TG	TO GRADE
TW	TOP OF RETAINING WALL
SS	SANITARY SEWER
WS	WATER SERVICE
WM	WATER METER
JT	JOINT TRENCH
LS	LANDSCAPING
DG	DECOMPOSED GRANITE

LEGEND

EX CONTOUR
PROPERTY LINE
STORM DRAIN
DRAINAGE ARROW INDICATES DIRECTION OF DRAINAGE

HATCH LEGEND

NEW CONCRETE CURB, GUTTER & SIDEWALK
NEW PERVIOUS PAVER DRIVEWAY

The Following (a) and (b) shall be provided to the building inspector before and foundation inspection will be performed. Item (c) shall be provided before the shear and roof inspection. Item (d) shall be provided before a frame inspection will be performed.

a. A Licensed Land Surveyor must verify building setbacks to property lines and also pad elevation(s). This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of foundation inspection.

b. When Fill is employed under the building a soils engineer must verify pad compaction. This verification must be in the form of a professionl report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of foundation inspection.

c. A Licensed Land Surveyor must verify finish floor elevations. This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of shear and roof inspection.

d. A Licensed Land Surveyor must verify the highest elevation of the highest point of any roof ridge of roof projection. This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of frame inspection.

[redacted]

NO. | BY | DATE | REVISIONS | APVD.

DRAWN BY: RD
DESIGNED BY: RD
CHECKED BY: DA
SCALE: 1"=10'

PROJECT NAME [redacted]

GRADING PLAN

JOB NO.: 16085
DSK. NO.: SDSK
FILE NO.: 16085
DATE: 8-21-17

SHEET NO.: C5
OF 7 SHEETS

EROSION CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO RUN-ON AND RUNOFF CONTROL, EFFECTIVE SITE MANAGEMENT, AND NON STORM WATER MANAGEMENT THROUGH ALL PHASES OF CONSTRUCTION SHALL BE UTILIZED AT THE SITE AT ALL TIMES, YEAR ROUND, UNTIL THE SITE IS FULLY STABILIZED BY LANDSCAPING OR THE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES.
2. PERSON RESPONSIBLE FOR IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN:
   NAME: BRIAN BOWERS
   ADDRESS:
   TELEPHONE BUS.: 925-963-7763
   AFTER OFFICE HOURS: 925-963-7763
3. FAILURE TO IMPLEMENT, INSPECT, MAINTAIN AND REPAIR EROSION CONTROL MEASURES ARE VIOLATIONS OF THE FEDERAL CLEAN WATER ACT AND CALIFORNIA WATER CODE. FINES FOR EACH VIOLATION OF UP TO $10,000 PER DAY PLUS $10 PER GALLON OF SEDIMENT LADEN WASTEWATER DISCHARGED MAY BE IMPOSED ADMINISTRATIVELY BY THE REGIONAL BOARD; FINES OF UP TO $25,000 PER DAY FOR EACH VIOLATION MAY BE ASSESSED IF IMPOSED BY THE SUPERIOR COURT.
4. EXISTING NATURAL VEGETATION IS AN EXCELLENT FORM OF EROSION AND SEDIMENT CONTROL. THOUGH PRESERVATION OF NATURAL VEGETATION MAY CONSTRICT CONSTRUCTION AREA ACTIVITIES, IT IS AN INEXPENSIVE ALTERNATIVE TO EROSION AND SEDIMENT CONTROL MEASURES. DURING CONSTRUCTION, AREAS WHERE EXISTING VEGETATION IS TO BE PRESERVED SHALL BE CLEARLY MARKED AND REPAIRED IMMEDIATELY IF DAMAGED.
5. THIS PLAN IS NOT INTENDED FOR PROJECTS THAT PLAN TO BEGIN GRADING BETWEEN OCTOBER 1 AND APRIL 15. THIS PLAN IS BASED UPON ALL GRADING AND STORM DRAIN FACILITIES BEING INSTALLED BEFORE OCTOBER 1.
6. PROJECTS THAT HAVE NOT COMPLETED GRADING AND/OR DO NOT HAVE THE STORM DRAIN SYSTEM INSTALLED BEFORE OCTOBER 1 MUST HAVE AN UPDATED PLAN PREPARED.
7. IF ON SITE CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON THE PLAN, CONSTRUCTION SHALL HAVE THE EROSION CONTROL PLAN REVISED AND APPROVED BEFORE THE START OF ANY GRADING. NOTIFY ALEXANDER & ASSOC AT (925) 462-2255 OF ANY NECESSARY REVISIONS, ALLOWING 48 HOURS NOTICE.
8. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY.
9. ON GRADED OR DISTURBED AREAS 3:1 OR FLATTER MULCH SHALL BE APPLIED EXCEPT WITHIN 15' OF THE BUILDING. MULCHING MAY BE INSTALLED BY HAND OR MACHINE AT THE RATE OF 4,500 KG/HA (2 TONS/AC). MULCHING MAY BE INSTALLED BY APPLYING HAY OR STRAW, ANCHORED IN PLACE PER MANUFACTURER'S RECOMMENDATIONS, USING TACKIFIERS, NETTING, OR CRIMPED INTO THE SOIL MECHANICALLY.
10. ON GRADED OR DISTURBED AREAS GREATER THAN 3:1, EROSION CONTROL BLANKETS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
11. ON GRADED OR DISTURBED AREAS 3:1 OR FLATTER, HYDROSEED SHALL BE INSTALLED.
   a) THE AREA TO BE HYDROSEEDED SHALL HAVE A FIRM SEEDBED WHICH HAS PREVIOUSLY BEEN ROUGHENED BY SCARIFYING, DISKING, HARROWING, CHISELING, TRACK-WALKING, OR OTHERWISE WORKED TO A DEPTH OF 2 TO 4 INCHES UNLESS ROUGHENED CONDITION ALREADY EXISTS. NO IMPLEMENT SHALL BE USED THAT WILL CREATE AN EXCESSIVE AMOUNT OF DOWNHILL SOIL MOVEMENT.
   b) SEEDING, FERTILIZING AND MULCHING SHALL BE DONE BY SEPTEMBER 15TH, ANY YEAR.
   c) SEEDING SPECIES AND APPLICATION RATES SHALL BE:

BLANDO BROME	30 POUNDS PER ACRE BROADCAST
ZORRO ANNUAL FESCUE	10 POUNDS PER ACRE
WIMMERA 62 ANNUAL RYE GRASS	20 POUNDS PER ACRE

   d) THE HYDROSEEDER SHALL BE EQUIPPED WITH A BUILT IN CONTINUOUS AGITATION SYSTEM OF SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENOUS SLURRY AND A DISCHARGE SYSTEM THAT APPLIES THE SLURRY TO THE SLOPES AT A CONTINUOUS AND UNIFORM RATE. SEED SHALL NOT REMAIN IN THE SLURRY LONGER THAN 30 MIN. THE SLURRY SHALL CONTAIN THE REQUIRED FERTILIZER AND SHALL ALSO CONTAIN WOOD FIBER AT THE RATE OF 1300 LBS OF WOOD FIBER PER ACRE. THE WATER USED SHALL BE POTABLE WATER OF CLASS 1 OR 2 AGRICULTURAL IRRIGATION WATER. THE SLURRY SHALL BE CONTINUOUSLY MIXED AND SHALL BE MIXED AT LEAST 5 MIN. AFTER THE LAST ADDITION BEFORE APPLICATION STARTS. THE SLURRY SHALL BE APPLIED AT A RATE THAT IS NON-EROSIVE AND MINIMIZES RUNOFF.
   e) CRITICAL PLANTING AREA SITES SHALL BE INSPECTED NO MORE THAN 30 DAYS AFTER PLANTING AND NO MORE THAN 30 DAYS AFTER THE FIRST RAIN. FOLLOW UP INSPECTIONS SHOULD OCCUR BETWEEN 60 AND 90 DAYS AFTER THE FIRST INSPECTION AND ONCE IN THE SPRING. IF THE SITE IS WELL STABILIZED (NOT YIELDING SEDIMENT) NO FURTHER INSPECTION SHALL BE NECESSARY. IF THE SPRING INSPECTION OR ANY OTHER INSPECTION REVEALS THAT THE SLOPES NEED TO BE REPAIRED IN THAT THE SEED HAS NOT TAKEN OR EROSION HAS TAKEN PLACE, SLOPES SHALL BE RESEEDED AND/OR REPAIRED. THE SLOPES SHALL BE SMOOTHED OVER, INCLUDING FILLING OF RILLS AND/OR GULLIES BEFORE RESEEDING STARTS. THE SEEDING OPERATION SHALL BE SAME AS SPECIFIED ABOVE.
12. ALL DRAINAGE SWALES SHALL BE LINED WITH A CONTECH ERO-MAT OR APPROVED EQUAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. INSTALL STRAW BALE DIKES OR STRAW ROLLS AT EVERY 2' IN ELEVATION CHANGE.
13. NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY INTO THE EXISTING STORM SYSTEM BEFORE THE ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED.
14. AS SOON AS IS PRACTICAL AFTER THE NEW ON-SITE STORM SYSTEM IS INSTALLED, THE CATCH BASINS SHALL BE INSTALLED AND SEDIMENT BARRIERS SHALL BE PLACED AROUND THE CATCH BASINS, AS SHOWN ON THIS PLAN OR IN THE "EROSION AND SEDIMENT CONTROL FIELD MANUAL"
15. RAIN LEADERS SHOULD NOT BE ALLOWED TO DISCHARGE DIRECTLY TO BARE SOIL. THEY SHOULD BE CONNECTED DIRECTLY TO THE STORM DRAIN SYSTEM OR DISCHARGE TO ENERGY DISSIPATING "SPLASH BLOCKS."
16. THE CONTRACTOR SHALL PLACE A MINIMUM OF 50 LINEAL FEET OF DRAIN ROCK, 4"-6" DIAMETER OR LARGER, AT A MINIMUM OF 8" DEEP AT EACH DRIVEWAY FOR FULL WIDTH OF ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AS REQUIRED BY THE CITY ENGINEER.
17. DURING THE RAINY SEASON, ACCESS TO THE SITE WILL BE THROUGH THE TEMPORARY GRAVEL CONSTRUCTION DRIVEWAY ONLY.
18. DURING THE RAINY SEASON SPECIFIED IN NOTE NO. 1, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF FROM ENTERING ANY STORM DRAINAGE SYSTEM.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT TEMPORARY BORROW AREAS AND/OR STOCKPILES WITH APPROPRIATE B.M.P.S. EROSION CONTROL MEASURES SATISFACTORY TO THE CITY. STOCKPILES SHOULD BE COVERED AND PROTECTED WITH AN APPROVED SEDIMENTATION CONTROL MEASURE. IE SILT FENCE OR STRAW ROLL.
21. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
22. THIS PLAN IS INTENDED TO BE USED FOR EROSION AND SEDIMENT CONTROL WORK ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. REFER TO THE GRADING PLAN FOR OTHER INFORMATION.
23. THE CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER CONTINUOUSLY THROUGHOUT THE PROJECT. THE STREET SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL ALSO PROVIDE DUST CONTROL MEASURES TO THE SATISFACTION OF THE CITY. FAILURE TO COMPLY WITH ORDINANCES WILL RESULT IN A SUSPENSION OF WORK UNTIL COMPLIANCE IS VERIFIED.

CITY OF PLEASANTON
STANDARD BMP'S FOR SINGLE FAMILY CONSTRUCTION SITES

THE FOLLOWING CONDITIONS APPLY TO ALL SITES DURING THE CONSTRUCTION PROCESS. THESE REQUIREMENTS APPEAR IN THE CONDITIONS OF APPROVAL FOR ALL PROJECTS BUT MAY NOT BE EFFECTIVELY COMMUNICATED TO THE FIELD CREWS. THEREFORE THESE STANDARD CONDITIONS SHOULD APPEAR ON THE PLANS EITHER IN THE GENERAL NOTES OR ON THE EROSION CONTROL PLAN. THE OWNER, OR CONTRACTOR, IS RESPONSIBLE FOR PROVIDING THE NECESSARY TRAINING ON THESE ITEMS TO THE FIELD CREWS.

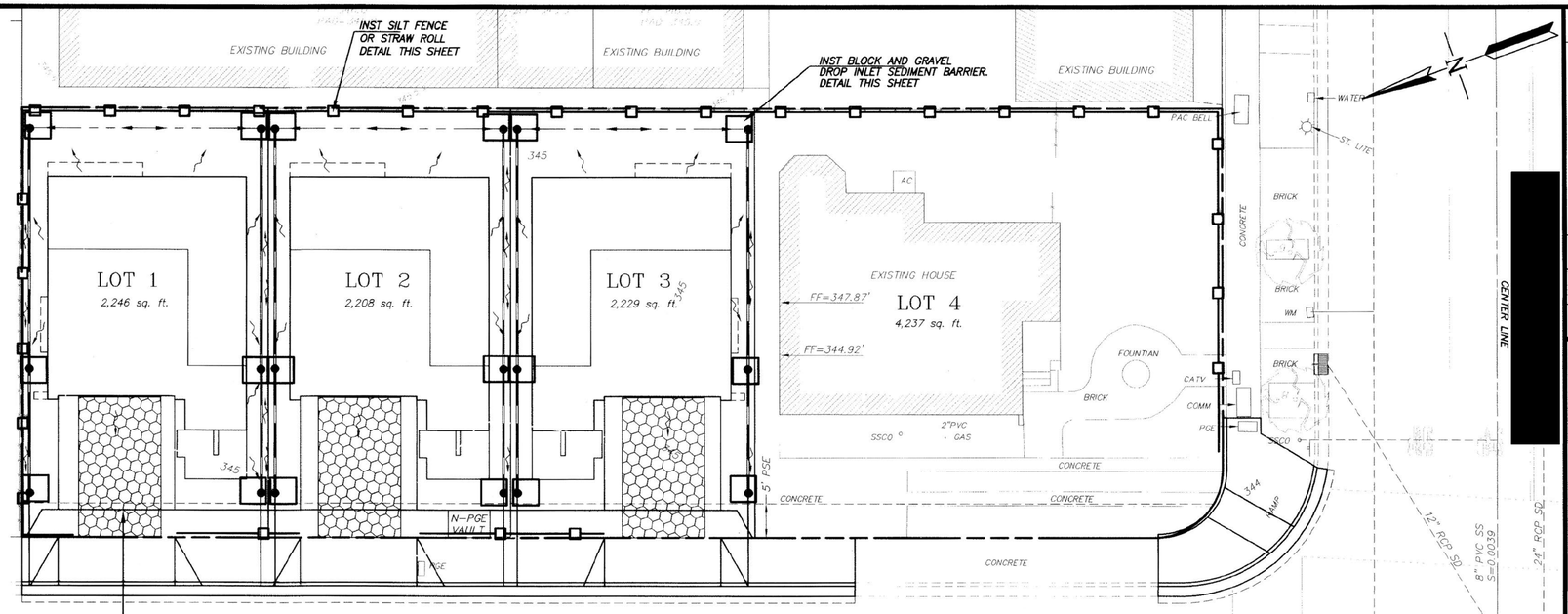
A. GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER APPROVED CONTAINER, WHICH IS EMPTIED OR REMOVED ON A WEEKLY BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER POLLUTION.

B. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM THE STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL ON THEM. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF PAVED OR GRAVELED AREAS DURING WET WEATHER. BROOM SWEEP THE STREET PAVEMENT ADJOINING THE PROJECT SITE ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING.

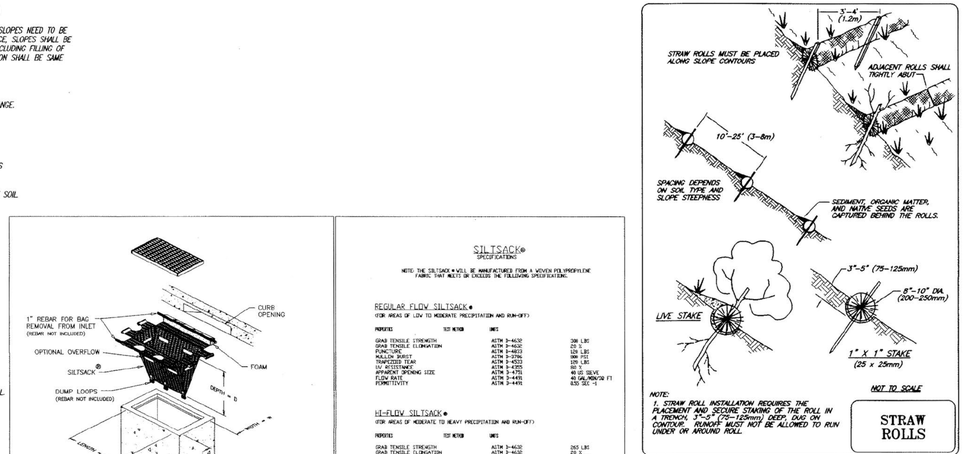
C. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE TO REDUCE THE POTENTIAL OF DISCHARGES INTO THE STORM DRAIN SYSTEM EITHER BY BEING WINDBLOWN OR IN THE EVENT OF A MATERIAL SPILL.

D. NEVER CLEAN MACHINERY, EQUIPMENT, TOOLS, BRUSHES, OR RINSE CONTAINERS DIRECTLY ONTO THE SITE WHERE THE EFFLUENT COULD FIND IT'S WAY INTO THE GROUND WATER OR A STREET, GUTTER, OR STORM DRAIN SYSTEM. SIMILARLY, CONCRETE, GUNITE AND PLASTER OPERATIONS SHOULD BE CONTAINED ON SITE AND ANY WASHOUT DISCHARGE SHOULD BE DIRECTED INTO A CONTAINMENT AREA WHERE IT CAN BE ALLOWED TO HARDEN AND PROPERLY DISPOSED OF.

E. VEHICLE AND EQUIPMENT MAINTENANCE, SUCH AS OIL CHANGES OR REFUELING, SHOULD BE DONE OFF THE SITE UNLESS APPROVED IMPERVIOUS COVERED CONTAINMENT AREAS ARE PROVIDED. DRIP PANS SHALL BE PROVIDED FOR STATIONARY EQUIPMENT SUCH AS COMPRESSORS OR GENERATORS. LARGE EQUIPMENT SUCH AS FORKLIFTS OR TRACTORS THAT ARE STORED ON THE SITE SHOULD BE COVERED AND PROVIDED WITH DRIP PANS.



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.



DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR

PROJECT:
CITY: DR. BY:
STATE: DATE: DR. NO:

SILTSACK®
SPECIFICATIONS

NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

REGULAR FLOW SILTSACK®
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	200 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	300 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
U.V. RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

HI-FLOW SILTSACK®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	250 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	125 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	95 LBS
U.V. RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	70 US SIEVE
FLOW RATE	ASTM D-4491	150 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

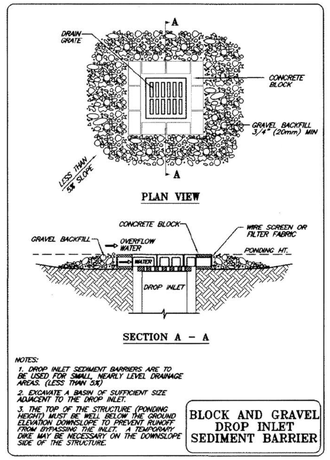
OIL-ABSORBANT SILTSACK®
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK® WITH A WOVEN PILLOW INSERT.

NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 1"-3" (25-75mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

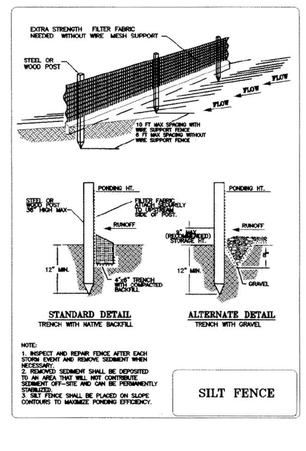
NOT TO SCALE

STRAW ROLLS



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 3%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

BLOCK AND GRAVEL DROP INLET SEDIMENT BARRIER

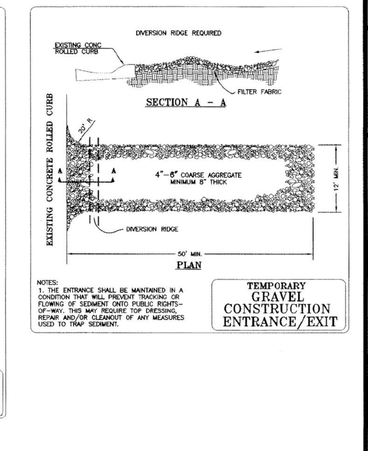


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

LEGEND

- SILT FENCE OR STRAW ROLLS
- BLOCK AND GRAVEL DROP INLET SEDIMENT BARRIER OR APPROVED EQUAL
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

[redacted]

[redacted]

NO.	BY	DATE	REVISIONS
			APPD

DRAWN BY: RD
DESIGNED BY: RD
CHECKED BY: DA
SCALE: 1"=10'

PROJECT NAME
EROSION CONTROL PLAN

JOB NO.: 16085
DISK NO.: SDSK
FILE NO.: 16085
DATE: 8-21-17

SHEET NO.:
C6
OF 7 SHEETS