GRADING NOTES

- 1. All work shall be done in accordance with the City of Lake Elsinore Municipal Code, Chapter 15.72 and applicable standards and specifications and the latest edition of the Uniform Building Code (U.B.C.), Chapter 33.
- 2. A permit shall be obtained from the Engineering Department, City of Lake Elsinore, prior to any operations.
- 3. The developer and/or the contractor shall notify all utility companies and U.S.A. ALERT (1-800-422-4133) forty-eight (48) hours prior to grading.
- 4. The contractor shall notify the City Engineering Department at least twenty-four (24) hours in advance of beginning grading operations.
- 5. Dust shall be controlled by watering or other methods approved by the City Engineer.
- 6. Cut slopes shall be no steeper than 2 horizontal to 1 vertical, unless otherwise approved, and shall be shown on the plan.
- 7. Fill slopes shall be no steeper than 2 horizontal to 1 vertical, unless otherwise approved, shall be shown on plan, and shall not have less than 90% relative compaction out to the finished surface. 8. Fills shall be compacted throughout to 90% density as determined by the modified three (3) layer
- A.S.T.M. D-1557-70 test method. 9. Fill areas shall be cleaned of all vegetation and debris, scarified, and inspected by the grading
- inspector and approved soils testing agency prior to the placing of fill. 10. All fill material shall be clean earth. No fill shall be placed until preparation of ground is approved by the soils engineer.
- 11. Finish grade shall be sloped away from all exterior walls at not less than ½" per foot for a minimum of three (3) feet, then 1% (minimum) to flow line of earth swale.
- 12. Minimum building pad and drainage swale slope shall be 1% if cut or fill slope is less than ten feet (10'), and 2% if cut or fill is greater than ten feet (10'). Drainage swales shall be a minimum of 0.5' deep
- and constructed a minimum of two feet (2') from the top of cut or fill slopes. 13. Provide 5' wide by 1' high berm or equivalent along the top of all fill slopes over 5' high
- 14. Provide a brow ditch, designed to handle one hundred (100) year storm flows along the top of cut
- 15. No obstruction of flood plains or natural water courses shall be permitted.
- 16. A soils engineer shall be retained by the developer, to supervise grading and provide a final soils report which includes foundation requirements (subdivisions) and expansive characteristics of the soil. 17. Grading certification by the developer's civil engineer and a final compaction report by a soils engineer shall be submitted to the building and engineering departments prior to issuance of building permits.
- 18. The soils engineering investigation dated _____ prepared by (engineer consultant) dated _____ and the engineering geologic investigation dated _____ prepared by (geologic consultant), shall be considered a part of this grading plan and shall be in compliance.
- 19. A registered civil engineer or licensed land surveyor shall submit certification of building pad elevation. Where specific elevations are required, the elevation (with respect to mean sea level) shall be given. If an elevation with respect to adjacent ground surface is required, the actual distance above the adjacent ground shall be given.
- 20. All property corners shall be clearly delineated in the field prior to commencement of any construction/grading.
- 21. Stability calculations with a safety factor of at least 1.5 shall be submitted by a soils engineer to the Building and Engineering Departments for cut and fill slopes over thirty feet (30') in vertical height.
- 22. A final compaction report will be required for all fills greater than one (1) foot.
- 23. If steep sloping terrain occurs upon which fill is to be placed, it must be cleared, keyed and benched into firm natural soil for full support. Preparation shall be approved by a registered soils engineer prior to placement of fill material. Slopes greater than 5:1 are required to be keyed and
- 24. The soils engineer should inspect the construction in the following stages:
- a. Upon completion of clearing and during excavation and before backfill of alluvial, colluvial and terraced areas and any substructures.
- b. During all rough grading and operations including pre-compaction, benching and filling operations.
- c. During installation of buttress and canyon sub-drains and filter material. d. When any unusual grading conditions are encountered during construction.
- 25. Erosion Control: All graded slopes shall be planted with rosea ice plant or another approved ground cover, at twelve inches (12") on center. Slopes over fifteen feet (15') in vertical height, in addition to ground cover, shall be planted with approved trees, shrubs or combination thereof. Shrubs shall be planted at ten feet (10') on center; trees at twenty feet (20') on center; combinations fifteen
- feet (15') on center. Slopes over three feet (3') in vertical height shall have permanent irrigation systems with backflow prevention devices per U.B.C.
- 26. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project. 27. Approved erosion preventive devices shall be provided and maintained during the rainy season
- and shall be in place at the end of each day's work.
- 28. All work shall conform to the City and State construction safety orders. 29. The location and protection of all utilities is the responsibility of the permittee.
- 30. An approved set of grading plans shall be on the job site at all time.
- 31. Sanitary facilities shall be maintained on the site from beginning to completion of grading operation. 32. All slopes shall be planted and irrigation facilities shall be provided for all slopes in excess of three (3) feet vertical height within ninety (90) days after completion of rough grading and shall be in accordance with City of Lake Elsinore Grading Ordinance No. 882 prior to the approval of final
- inspection. 33. Any contractor performing work on this project shall familiarize himself with the site and be solely responsible for any damage to existing facilities resulting directly or indirectly from his operations,
- whether or not such facilities are shown on these plans. 34. The design engineer shall provide a minimum of one (1) blue top per finished pad, prior to rough
- grade approval.
- 35. Approximate date of: Beginning operation: __

Completion:

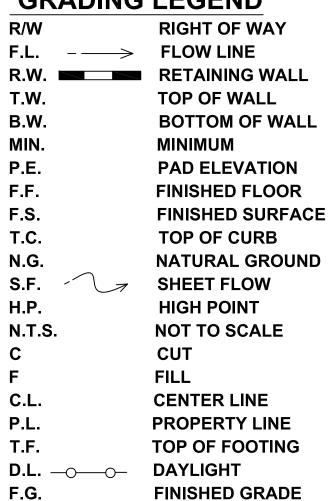
- 36. No rock or other irreducible material with a maximum dimension greater than three inches (3") will be placed in fills within roadbed areas or three feet (3') of finish grades, unless the location, materials, and disposal methods are specifically approved by the soils engineer.
- 37. The engineer must set grade stakes for all drainage devices and obtain inspection before approval. 38. Grading plans will not be approved until all retaining walls are approved by the Building Department.
- 39. This site has obtained a National Pollution Prevention Elimination System (NPDES) permit to
- regulate municipal and industrial storm water discharges.
- DATE PERMIT ISSUED: NPDES WDID#
- 40. Drainage easements will be kept clear of all obstructions. No buildings or walls shall be placed within easement limits. Temporary improvements are subject to removal at owner's expense

CITY OF LAKE ELSINORE PRECISE GRADING PLAN

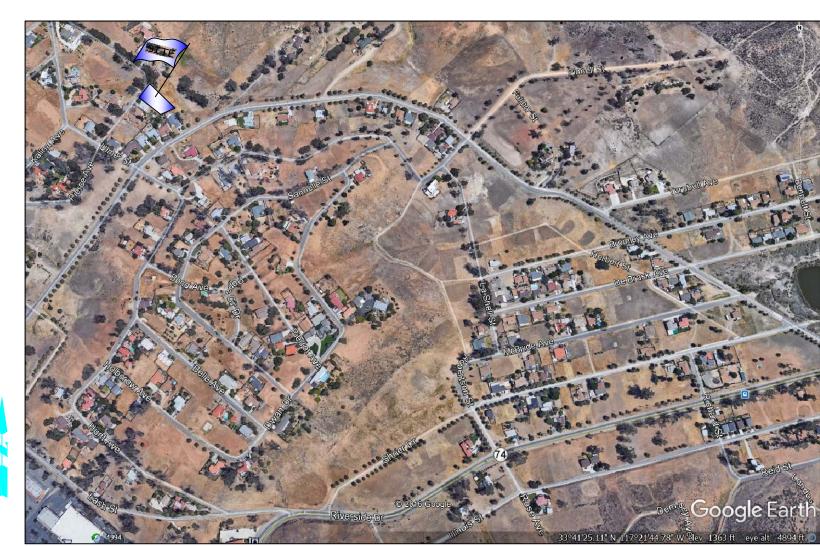
FOR

APN #378-234-030 &004, COUNTY OF RIVERSIDE

GRADING LEGEND



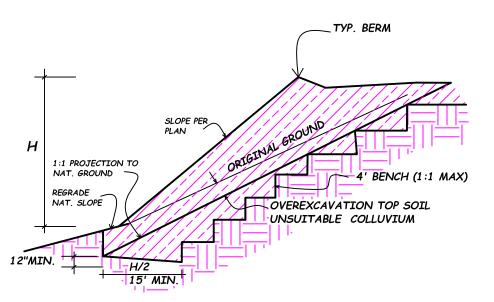
SLOPE (CUT/FILL)



VICINITY MAP THOMAS 865 & 866-J2 & A2 (N.T.S.) SEC. 35, T5S, R5W.

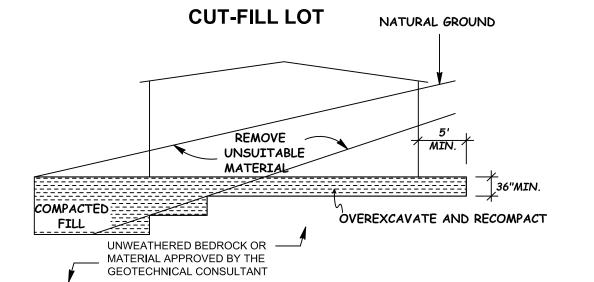
_ROUND OFF TOP

TYP. DETAIL OF BERM AT TOP OF FILL SLOPE



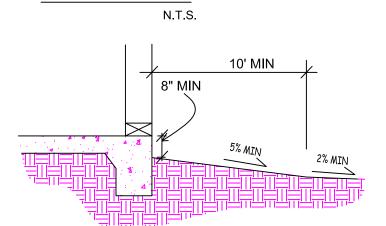
N.T.S.

TYP. FILL OVER NAT. SLOPE



DEEPER OVEREXCAVATION AND RECOMPACTION SHALL BE PERFORMED IF DETERMINED TO BE NECESSERRY BY THE GEOTECHNICAL CONSULTANT.

GRADING DETAIL



TYPICAL SIDE YARD SWALE DETAIL

OWNER/DEVELOPER

TERRY MOHR 14857 TOFT DR. **LAKE ELSINORE, CA 92530** (714) 267-4399

SITE ADDRESS ON PIERCE AVE. **LAKE ELSINORE. CA 92530**

ASSESSOR PARCEL NO. 378-234-030 & 004, RIVERSIDE COUNTY.CA

ESTIMATED EARTH QUANTITIES

45 CU.YDS± FILL 45 CU.YDS±

TOTAL ACREAGE: 0.28± ACRES-GROSS TOTAL ACREAGE: 0.28± ACRES-NET TOTAL DISTURBED: 0.10 ACRES PERCENTAGE OF TOTAL ACREAGE DISTURBED

LEGAL DESCRIPTION:

LOT 183 & 184 OF COUNTRY CLUB HEIGHTS **UNIT "B", MAP BOOK 17, PAGES 25-26,** RECORDED IN COUNTY OF RIVERSIDE **RECORD OFFICE, CALIFORNIA.**

TOTAL IMPERVIOUS AREA: PROPOSED BUILDING, DETACHED **GARAG & DRIVEWAY** : 2,400 SQ.FT±

SOURCE OF TOPO RIVERSIDE COUNTY FLOOD CONTROL

SCALE: 1"=200"

SEAL

EROSION CONTROL NOTES

- 1. All erosion control plans shall be in accordance with City of Lake Elsinore Ordinance Nos. 529, 772, 1237, 1004, construction site Best Management Practices (BMP's), and standards outlined within the Lake Elsinore Design Manual 2. The developer/contractor is responsible for any discharges by subcontractors.
- 3. In case of emergency, call TERRY MOHR (responsible person) at 714-267-4399 (24-hour phone number). 4. Devices to reduce erosion damage shall not be placed moved or modified without the approval of the Qualified SWPPP
- Developer, City Engineer, or in an emergency, by the person responsible for grading operations. 5. Areas that are cleared and graded shall be limited to only the portion of the site that is necessary for construction. The construction site shall be managed to minimize the exposure time of disturbed soil areas through phasing and scheduling of
- grading and the use of temporary and permanent soil stabilization. 6. Once disturbed, graded slopes exceeding a 3:1 ratio and/or ten (10) feet in height (temporary or permanent) shall be stabilized if they will not be worked within 7 days. During the storm season, all slopes shall be stabilized 24 hours prior to a predicted storm event. Construction sites shall be revegetated as early as feasible after soil disturbance and within 7-days of
- 7. Fill slopes at the tract perimeter must drain away from the top of the slope at the conclusion of each working day.
- 8. The contractor shall be responsible and have signs posted on the site to warn against public trespass into areas where
- 9. Dust shall be controlled by watering or other methods approved by the City Engineer.
- 10. Placement of devices to reduce erosion damage within the development shall be shown on the approved plan. 11. Desilting facilities at all drainage inlets for the graded site shall be designed for a twenty-five (25) year, six (6) hour storm intensity. They must be detailed on the plans. Design and specific recommendations shall be submitted for the following:
- a) Desilting basin volume based on gradient and nature of soils. b) The extent of all graded areas and identification of any temporary soil stabilization measures.
- c) Size of desilting basin outlet pipe and overflow.
- d) Dike requirements. Show minimum wall width, slope of walls, percent compaction, etc. e) Outlet conditions from the desilting basin shall not exceed downstream limitations, with the exception of overflow, which is
- to be designed to provide capacity of 1.5 times the maximum design flow. 12. Necessary materials shall be available on-site and at convenient locations to facilitate rapid construction of temporary
- devices or to repair any damaged erosion control measures when a 50% chance or greater of rain within a 48 hour period is forecast for Lake Elsinore by the National Oceanic and Atmospheric Agency (NOAA).
- 13. BMP's shall be maintained and inspected daily to minimize and/or prevent the entrainment of soil in runoff from disturbed soil areas on Construction Sites. All removable protective erosion control devices shown shall be in place at the end of each working day when the four (4) day rain probability forecast exceeds forty percent (40%).
- 14. After a rainstorm, all project generated silt and debris shall be removed from check berms, onsite public drains and pipes, drains and pipes of adjacent properties and desilting basins and the basins pumped dry. Any graded slope BMP's damaged during a rainstorm shall also be immediately repaired. Failure to provide effective maintenance may result in
- penalties. 15. Discharging of contaminated soils via surface erosion is prohibited.
- 16. Construction access points shall be stabilized with a combination of rock and shaker plates year-round to prevent track-out. Routine street sweeping shall be performed on all paved streets where tracking is observed. Vacuum sweepers shall be used when street sweeping becomes ineffective. **NPDES / Storm Water Pollution Notes**
- 1. For projects that require coverage under the General Construction Permit, the property owner is responsible for ensuring that a Qualified SWPPP Practitioner (QSP) and Qualified SWPPP Developer (QSD) implement and maintain the SWPPP-approved, pre-qualified BMP's from the California Storm water Quality Association (CASQA) handbook / website for construction to retain sediments and pollutants of concern from areas disturbed onsite to the maximum extent practicable during ANY phase of construction operations. For all other projects, the property owner is responsible for ensuring that BMP's for construction are implemented to retain sediments and pollutants of concern from areas disturbed onsite to the maximum extent practicable. The erosion control measures include those shown on this plan as well as any additional erosion control measures dictated by field conditions to prevent erosion and/or the introduction of pollutants into existing public streets and/or onto adjacent properties during ANY phase of construction.
- 2. For projects that require coverage under the General Construction Permit, the Storm Water Pollution Prevention Plan (SWPPP) shall be kept on-site and made available upon request of a representative of the Regional Water Quality Control Board (RWQCB) - Santa Ana Region and/or the City of Lake Elsinore.

4. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants,

- 3. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants of the site. Discharges of material other than storm water (non-storm water) are prohibited except as authorized by an individual NPDES permit under the statewide General Permit - Construction Activity.
- solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives, and asbestos fibers, paint flakes or stucco fragments; fuels, oils lubricants, and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning; and super-chlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential storm water runoff, with ultimate disposal in accordance with local, state and federal requirements.
- 5. Runoff from equipment and vehicle washing shall be contained at construction site and must not be discharged to receiving waters or the local storm drain system.
- 6. Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented to eliminate or reduce transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- 7. Material storage and staging areas shall be established. Fuel tank, portable toilets, liquids, gels and powders shall have secondary containment and be stored away from all private / public storm water conveyance systems, sidewalks, rights-of-ways and flow-lines.
- 8. All portable mixers shall have plastic liners underneath with gravel bags places on the down-hill side of the liners to 9. Controlled street washing will only be allowed prior to the application of asphalt seal coats and only when all pertinent
- drainage inlets are protected. 10. All construction contactors and subcontractor personnel are to be made aware of the required BMPs and good
- housekeeping measures for the project site and any associated construction staging areas.
- 11. Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging non-contaminated groundwater produced by dewatering activities may require a National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board.
- 12. Storm water runoff shall not be directed over any slopes without permanent down drains installed. Erosion and sediment controls including maintenance are required on all exposed slopes until sufficient permanent landscaping has been
- established. 100% slope protection must be in place prior to the issuance of the final certificate of occupancy. 13. Vegetation clearing and brushing activities shall not be initiated during the wet season on any sites which are not adequately protected with desilting basins or other temporary drainage or control measures.
- 14. Stockpiles of soil shall be properly secured with BMP's to eliminate or reduce sediment transport from the site to streets. drainage facilities or adjacent properties. 15. Stockpiles of soil shall be properly contained to eliminate or reduce sediment transport from the site to streets, drainage
- facilities or adjacent properties via runoff, vehicle tracking or wind. Inactive for a period of 14 days or more shall be covered; active stockpiles shall be covered prior to a forecasted rain. 16. For project requiring coverage under the Construction General Permit, special attention shall be given to preparation and
- installation of the Rain Event Action Plan (REAP) as required based on site Risk Level or as mandated by the Santa Ana Regional Board NPDES Permit, General Permit - Construction Activities. 17. At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly
- disposed of in covered trash or covered recycle bins.
- 18. This site has obtained a National Pollution Prevention Elimination System (NPDES) permit to regulate municipal and industrial storm water discharges.

DATE WDID ISSUED: NPDES WDID# 19. The undersigned civil engineer, a qualified QSP and/or QSD will review placement of erosion control and insure that work is in accordance with the approved plans.

(Signature) (RCE No.) (Exp)

CITY OF LAKE ELSINORE BENCH MARK:

ON PIERCE AVE.

REVISIONS THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE MARK APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE DATE KEN A. SEUMALO, RCE No. 56915 CITY ENGINEER CITY OF LAKE ELSINORE

now what's **below**.

Call before you di

ACE Group, Inc. 750 S. LINCOLN AVE. #104-167 **CORONA, CA 92882** (951) 272-8181, (951) 272-8794 FAX

PREPARED BY:

SCALE: N.T.S. E. 6,219,706 N. 2,196,241 DATE

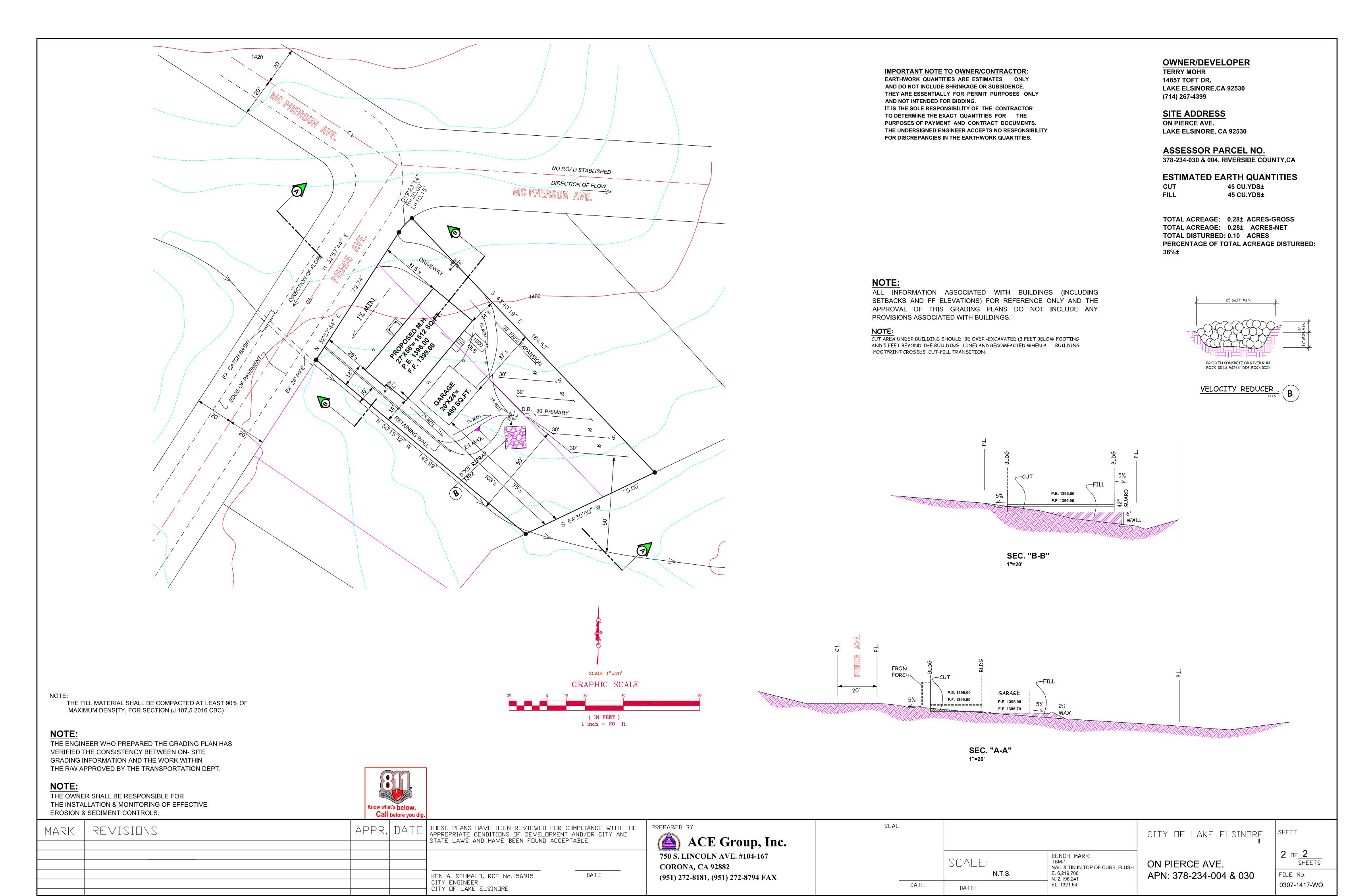
NAIL & TIN IN TOP OF CURB, FLUSH EL. 1321.64 DATE:

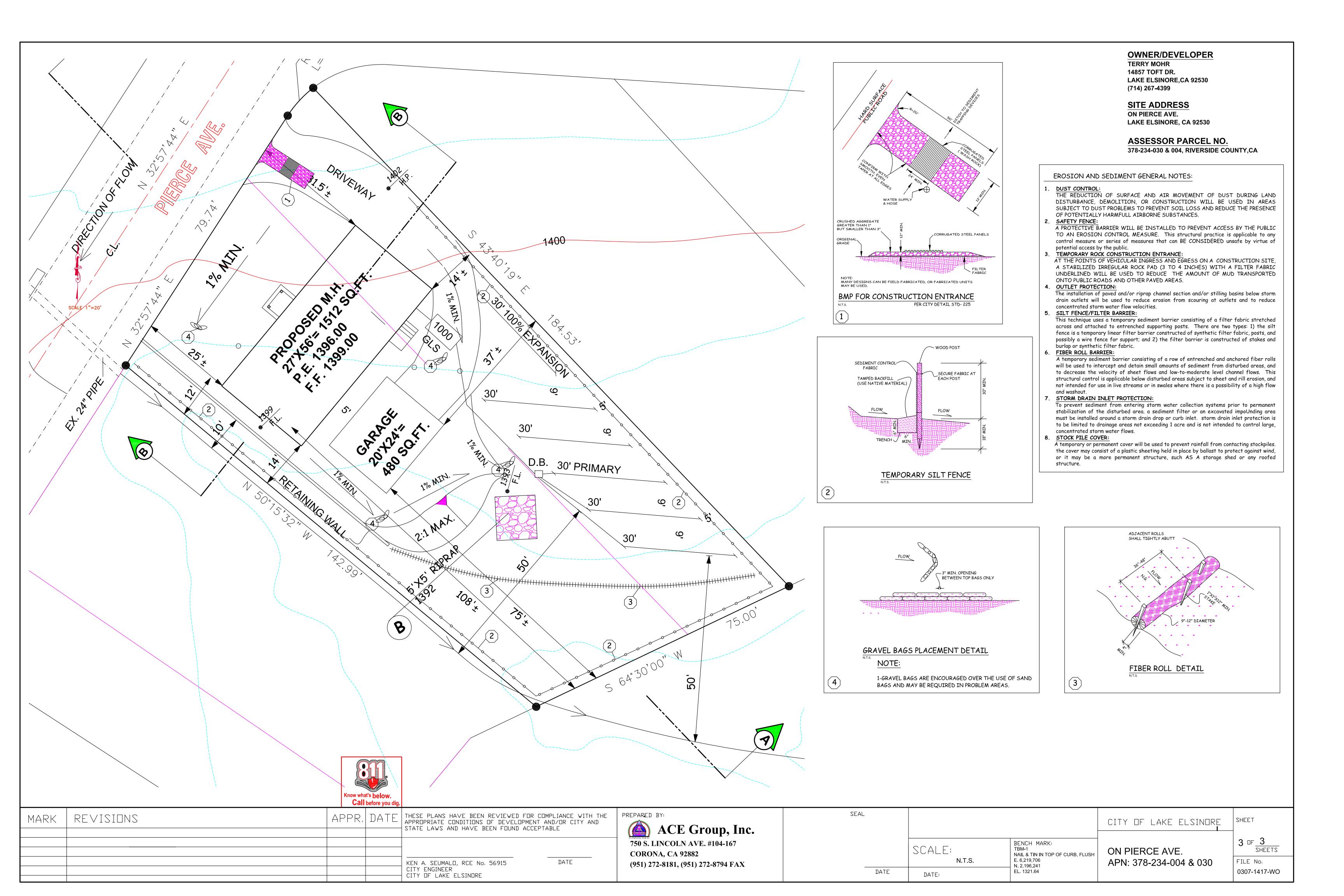
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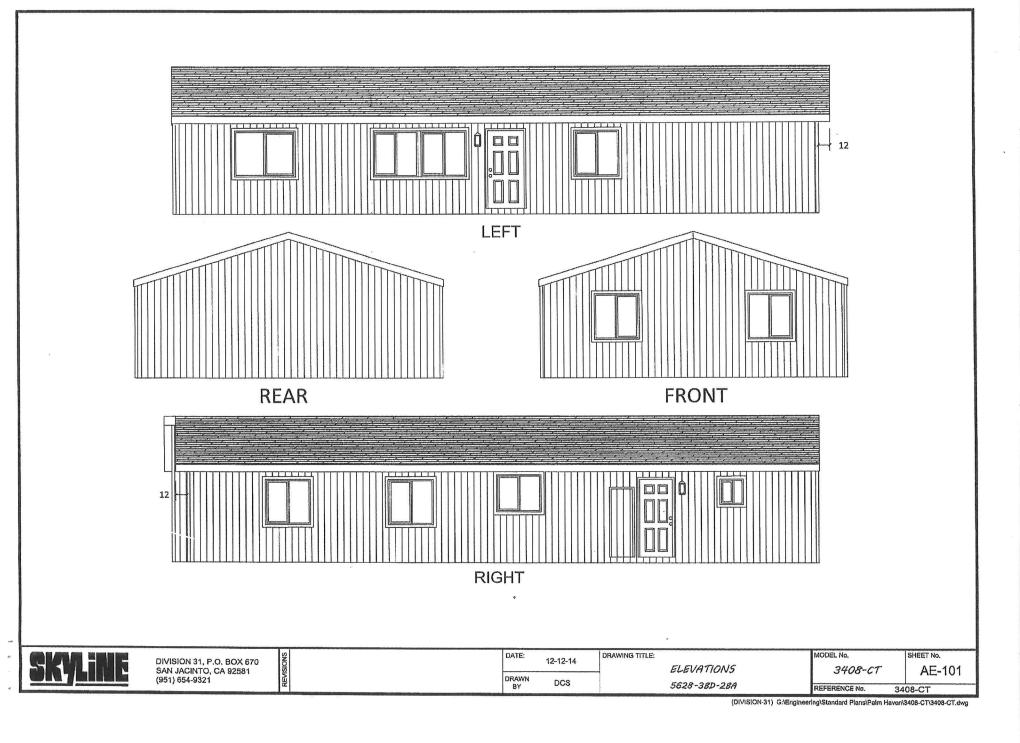
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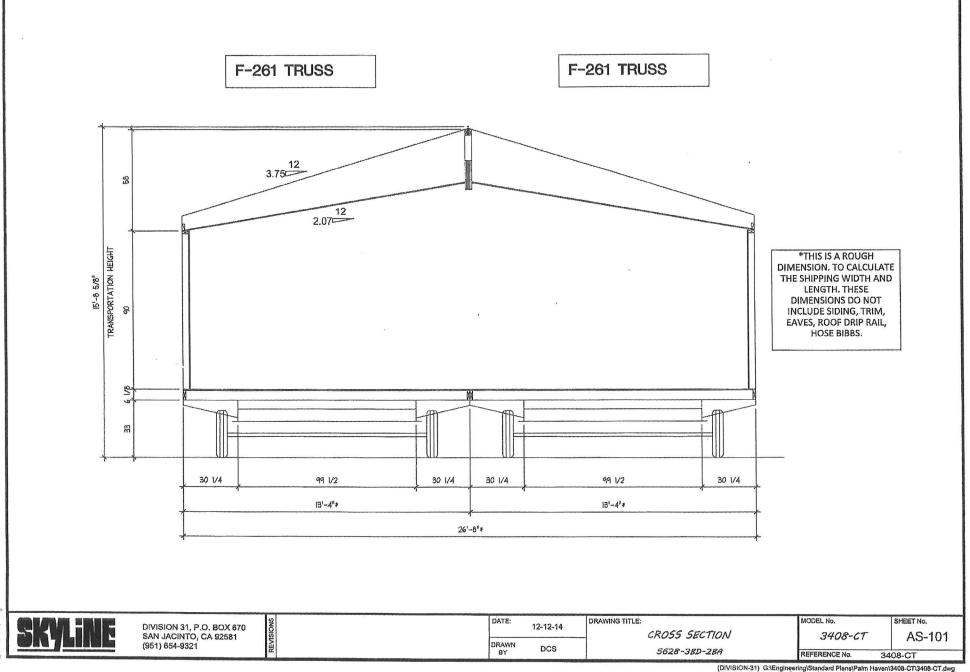
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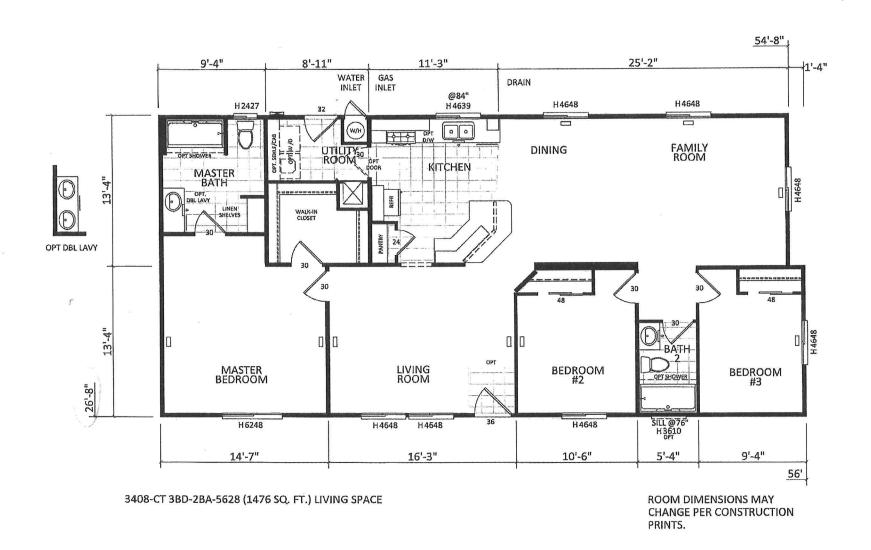
2 SHEETS









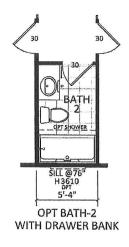


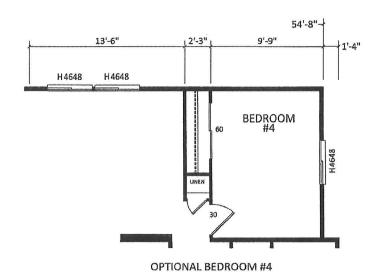
DIVISION 31, P.O. BOX 670 SAN JACINTO, CA 92581 (951) 654-9321

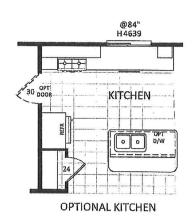
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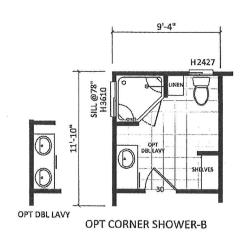
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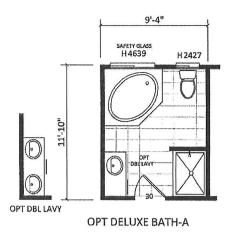
MODEL No. SHEET No. AL-101 3408-CT REFERENCE No. 3408-CT











DIVISION 31, P.O. BOX 670 SAN JACINTO, CA 92581 (951) 654-9321

REVISION-1 OPT M.BATH WDW TO H4639
C REVISION-2 CHANGES PER SALES
REVISION-3 CHANGES PER SALES
REVISION-4 ADD SHELVES M.BATH-B
REVISION-5 CHANGES PER SALES
REVISION-5 CHANGES PER SALES

BMS 9-14-15 BMS 9-15-15 BMS 9-18-15 BMS 9-30-15 DCS 10-1-15 BMS 11-25-15

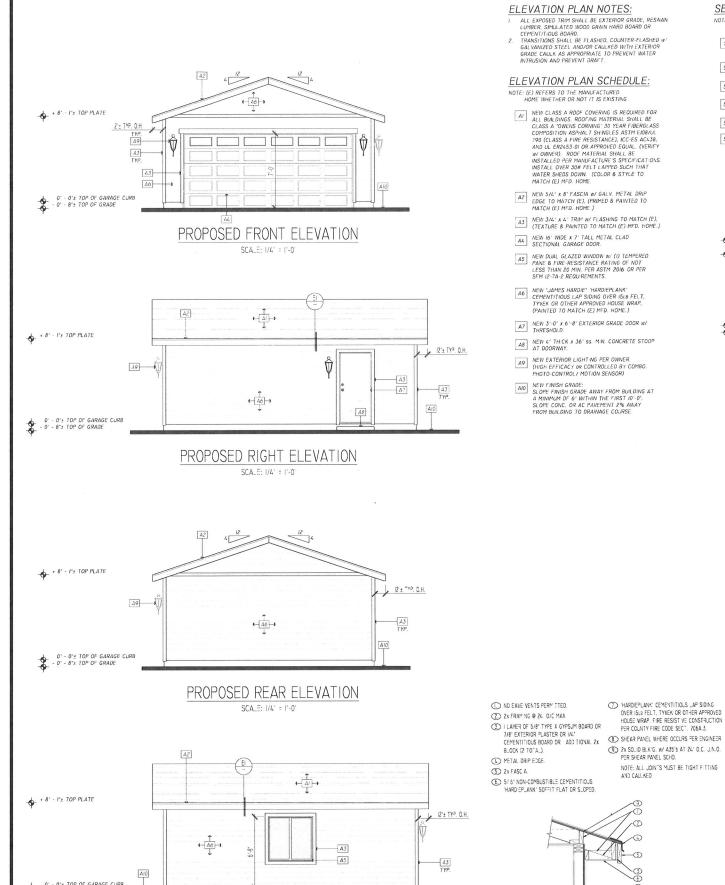
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MODEL No. 3408-CT REFERENCE No.

SHEET No. AL-102 3408-CT

(DIVISION-31) G:\Engineering\Standard Plans\Palm Haven\3408-CT\3408-CT.dwg



PROPOSED LEFT ELEVATION

ELEVATION PLAN NOTES:

- ALL EXPOSED TRIM SHALL BE EXTERIOR GRADE, RESAWN LUMBER, SIMULATED WOOD GRAIN HARD BOARD OR
- LOMBER, SIMULATED WOOD GRAIN HARD BOARD OR
 CEPPENTITIOUS BOARD.
 TRANSITIONS SHALL BE FLASHED, COUNTER-FLASHED W'
 GAL VANIZED STEEL AND/OR CAULKED WITH EXTERIOR
 GRADE CALLA AS APPROPRIATE TO PREVENT WATER
 INTRUSION AND PREVENT DRAFT.

ELEVATION PLAN SCHEDULE:

- AI NEW CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. ROOFING MATERIAL SHALL BE CLASS A "OWENS CORNING" 30 YEAR FIBERGLASS COMPOSITION ASPHALT SHINGLES ASTH EIDBYUL 790 (CLASS A FIRE RESISTANCE), ICC-ES AC438 790 (CLASS A FIRE RESISTANCE), ICC-ES ACAS, AND LE ERZS-SO OR APPROVED EQUAL, (VERIEY W/ OWNER). ROOF MATERIAL SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS. INSTALL OVER 50F FET LAPPED SUCH THAT WATER SHEDS DOWN. (COLOR & STYLE TO MATCH (E) MFD. HOME.
- A2 NEW 5/4" x 8" FASCIA w/ GALV. METAL DRIP EDGE TO MATCH (E), (PRIMED 8 PAINTED TO MATCH (E) MFD. HOME.)
- A3 NEW 3/4" x 4" TRIM W/ FLASHING TO MATCH (E), (TEXTURE 8 PAINTED TO MATCH (E) MFD. HOME.)
- NEW 16' WIDE x 7' TALL METAL CLAD SECTIONAL GARAGE DOOR.
- A5 NEW DUAL GLAZED WINDOW W/ (I) TEMPERED PANE 8 FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MIN. PER ASTM 2016 OR PER SFM 12-7A-2 REQUIREMENTS.
- A6 NEW "JAMES HARDIE" 'HARDIEPLANK'
 CEMENTITIOUS LAP SIDING OVER 15LB FELT,
 TYVEK OR OTHER APPROVED HOUSE WRAP,
 (PAINTED TO MATCH (E) MFD. HOME.)
- A7 NEW 3'-0" x 6'-8" EXTERIOR GRADE DOOR w/ THRESHOLD.
- AB NEW 4" THICK x 36" SO. MIN. CONCRETE STOOP AT DOORWAY.
- A9 NEW EXTERIOR LIGHTING PER OWNER.
 (HIGH EFFICACY OR CONTROLLED BY COMBO.
 PHOTO-CONTROL! MOTION SENSOR)
- AID NEW FINISH GRADE:
 SLOPE FINISH GRADE AWAY FROM BUILDING AT
 A MINIMUM OF 6* WITHIN THE FIRST 10*-0*.
 SLOPE CONC. OR AC PAWEMENT 2% MAY
 FROM BUILDING TO DRAINAGE COURSE.

(T) 'HARDIEPLANK' CEMENTITIOLS LAP SIDING OVER 1513 FELT, TYVEK OR OTHER APPROVED HOUSE WRAP. FIRE RESIST VE CONSTRUCTION

PER COUNTY FIRE CODE SECT. 706A.3.

② 2x SO_ID BLK'G. W/ A35'S AT 24' O.C. J.N.O. PER SHEAR PANEL SCHD.

AND CAU_KED

IGNITION RESISTANT EAVE DETAIL (TYP.)

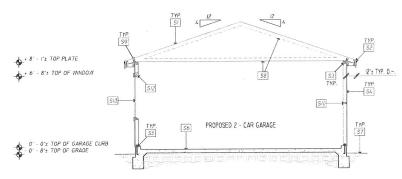
NOTE: ALL JOIN'S MUST BE TIGHT FITTING

(E1

SECTION PLAN SCHEDULE:

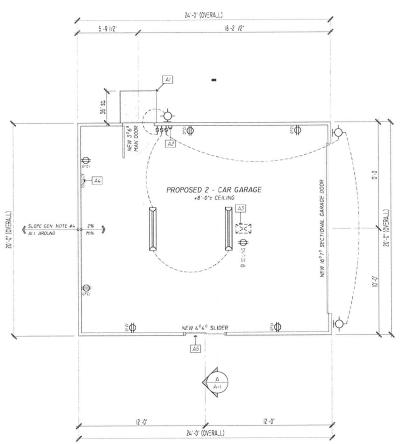
NOTE: (E) REFERS TO THE MANUFACTURED HOME WHETHER OR NOT IT IS EXISTING.

- SI NEW ROOF COVERING OVER 5/8" SHTG. ON MFD. TRUSSED ROOF SEE ELEVATIONS
- NEW 5/4" x 8" FASCIA W/ GALV. METAL DRIP EDGE TO MATCH (E). (PRIMED 8 PA:NTED TO MATCH (E) MFD. HOME.)
- S3 NEW 2x DBL. TOP PLATE.
- S4 NEW 2x4 STUDS AT 16° O.C. W/ EXTERIOR FINISH -SEE ELEVATIONS.
- S5 NEW 2x4 PTDF SILL PLATE W/ A.B. PER STRUCT.
- S6 NEW 4" REINF. CONCRETE SLAB ON GRADE PER STRUCT.
- S7 FINISH GRADE: GRADE SHALL FALL A MINIMUM OF 6' WITHIN THE FIRST 10'-0"
- S8 NEW ROOF FRAMING PER STRUCT. PLANS
- S9 NEW 2x FRIEZE BLK'G. W/ SHEAR TRANSFER PER STRUCT.
- SIO NEW 2x FIRE BLK'G. (OPT. IF LESS THAN 10' HIGH WALL)
- SII NEW 2x4 BLKG. W/ E.N. 8 GALV. 'Z' FLASHING AT ALL HORIZONTAL SIDING JOINTS.
- SIZ NEW 4x HEADER PER STRUCT. PLANS.
- S/3 NEW DUAL GLAZED EXTERIOR WINDOW SEE



PROPOSED BUILDING CROSS SECTION 'A'

SCA_E: 1/L" = 1'-0



PROPOSED FLOOR/ ELECTRICAL PLAN SCALE: /L' = 1-0"

- GENERAL NOTES:

 I. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL CHECK ALL DIMENSIONS. FRAMING CONDITIONS, AND CN-SITE CONDITIONS, PRIOR TO STARTING ANY WORK ON SITE VERIFICATION OF ALL DIMENS ONS AND CONDITIONS SHALL BE THE RESPONS BILLING THE CONTRACTOR AND OR SUBCONTRACTOR.
- DIMENSIONS, AS INDICATED ARE THE DIMENSIONS ""A" SHALL BE USED FOR CONSTRUCTION DO NOT SCALE DRAWINGS!! NOTES & DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES ALL DIMENSIONS ARE TAKEN TO THE ROUGH. (J. C.N. ON
- 3 THE DRAWINGS & SPECIFICATIONS PERRESENT THE FINSHED STRUCTURE. THE DRS ON ADDULKY AND SAFETY OF FRECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SIGLE RESPONSIBILITY OF THE CONTRACTOR AND BILLY CONSIDERED 5" THE STRUCTURAL ENGINEER THE CONTRACTOR TO A CONSIDERON STRUCTURE SPECIAL FOR THE STRUCTURE PROPERTY OF THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGY'S AND FINISH MATERIALS HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABLING THE AFOREMENT ONED MATER ALS.
- 4. GRADING BIRSANGE I ALL FANING, FLAT WORK AND PLANTERS NEXT TO THE BUILDING SHALL BE PROPERLY GRADED TO CARRY WATER AWAY FROM THE BUILDING (GRADE SHALL FALL AIM NIMUM OF 6"WITH VITTE FIRS" (0.0").

- GENERAL REQUIREMENTS:

 A., TRADERS SHAL, FURVISH ALL LABOR,

 I. SCOPE, BOURPEN, MATERIALS, AND PERFORM ALL WORK NECESSARY, NOICATED.

 RESONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISD CTION, TO COMPLETE
 THER SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINSHED JOB ALL WORK SHALL

 COMPLY WITH APPLICABLE REPORTED. OCAL GOVERNING AGENCIES
- COURT SUPREMS ABOULDES PERM TS PLAN CHECK FEES SHALL BE SECURED AND PARTY TO BE SECURED AND PARTY THE SUPE CONTRACTOR PRECTY RESPONS 3.E.

 CLEANLY A. TRADES SHALL AT ALL "FEE, SEET THE STEFREE FROM ACCUMULATION OF MASTE MATERIALS OR RUSSED BY "FEIR WORK.
- 4. GENERAL

 ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO CURRENT CBC, UPC, UMC, NEC
- B. DESIGN MATERIALS, EQUIPPENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR NDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL S OBTAINED FROM THE DIWIER AND APPLICABLE GOVERN NG AGENCIES. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIM THE APPLICATION OF SUCH DETA LS OR DRAWINGS.

ELECTRICAL INFORMATION:

I. ALL WORK SHALL COMPLY WITH THE 2016 CEC.

SEE NOTE SHEET FOR ADDITIONAL INFORMATION.

- 2 CORRONATE EXTENDED. SITUATE PROVER REQUIREMENTS WITH DINNER
 3 MLL RECEPTACLE QUILET LOCATIONS TO COPPLY WITH CEC APT 20 52
 4 PROVIDE LIFE OF QUIENT REPORTED FROM LECTION TO COPPLY WITH CEC APT 20 55
 5 PROVIDE GROUND FAULT CROUNT VIERBUPTER PROTECTION WHICH COMPULES WITH NEC

- THE CONSTRUCTION OF T BAR SINKS.
- ALL EXTER OR RECEPTACLE OUTLETS, GARAGE AND BAT-ROOM RECEPTACLE OUTLETS,
 AND RECEPTACLE OUTLETS SERVING KITC-EN COUNTERTOPS SHALL BE GFCI PROTECTED
 ALL RECEPTACLES FOR NEW LOCATIONS SHALL BE TAMPER RESISTANT PER NEC 2 0.52

FLOOR/ ELEC. PLAN SCHEDULE:

NOTE: (E) REFERS TO THE MANUFACTURED HOME WHETHER OR NOT IT IS EXISTING.

- AI NEW 4" CONCRETE STOOP ON GRADE. (36" MIN IN FRONT OF DOOR)
- A2 NEW REMOTE GARAGE DOOR OPENER SWITCH.
- A3 NEW GARAGE DOOR OPENER W/ LAMP.
- A4 NEW 50 AMP ELECTRICAL SUB-PANEL
- A5 NEW DUAL GLAZED WINDOW W/ (I) TEMPERED PANE 8 FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MIN PER ASTM 2016 OR PER SFM I2-7A-2 REQUIREMENTS.

WALL LEGEND:

NEW WALL TO BE CONSTRUCTED

ELECTRICAL LEGEND:

- S NOLE POLE SWITCH A VACANCY SENSOR
- DUAL CONVENENCE RECEPTAGLE AFC
- EXTERIOR PECEPTACLE WATERPROOF GFC
- Gree DuAL CONVENIENCE RECEPTACLE GFC

WALL BRACKET LIGHT (HIGH EFF ICACY OR CONTROLLED BY COMBC. PROTO-CONTROL/ MOTION SENSOR)

2 XA HIGH EFFICACY LUMINARE SURFACE MOUNTED DOWN LIGH (2) TUBE FLUCRESCENT LIGHT FIXTURE, METALIHAL DE LAMP 1.6) OR COMPACT FLUORESCENT LAMP

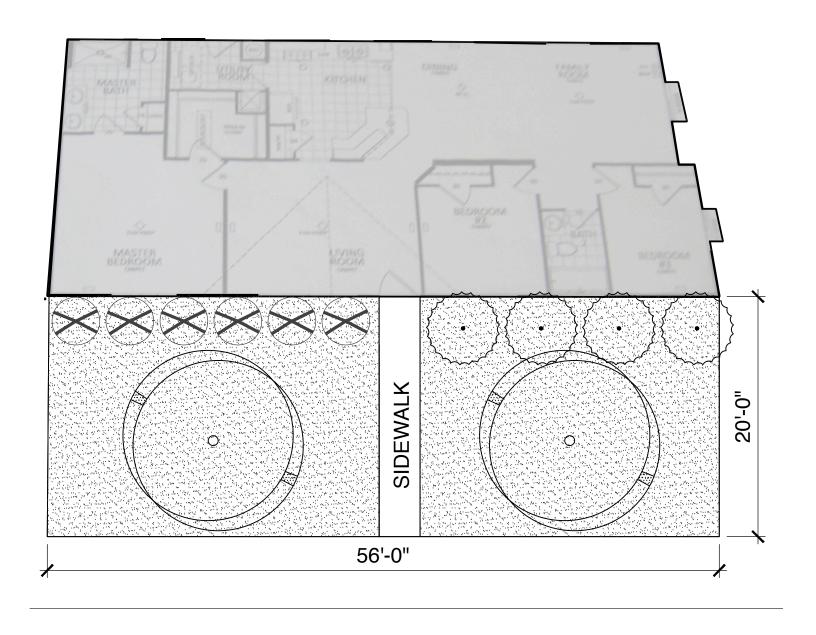
> DATE: 5-24-17 SCALE 1/4" = 1'-0" PRAWN BY: BJR/ JMM

MOHR

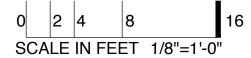
AVENUE

SIDEN

17-05II-A&ST



PIERCE STREET





PLANT LEGEND

SYM. BOTANICAL NAME NOTES
TREES COMMON NAME SIZE QTY (H X W X CAL.)

CITRUS x LEMON/ORANGE SEMI-DWARF CITRUS

MALUS PUMILA 24" BOX 2 ALT: HYBRID VARIETY
COMMON APPLE MALUS X BEVERLY HILLS

5 GAL.

4

ACCENTS / SHRUBS / GROUNDCOVERS

SALVIA LEUCANTHA 5 GAL. 6 CAN FULL MEXICAN BUSH SAGE

INERT MATERIALS

DECOMPOSED GRANITE TOP DRESSING.

PLANTING NOTES:

- 1. PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM. NO SPRINKLERS.
- 2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE SPECIFICATIONS.