

GRADING NOTES

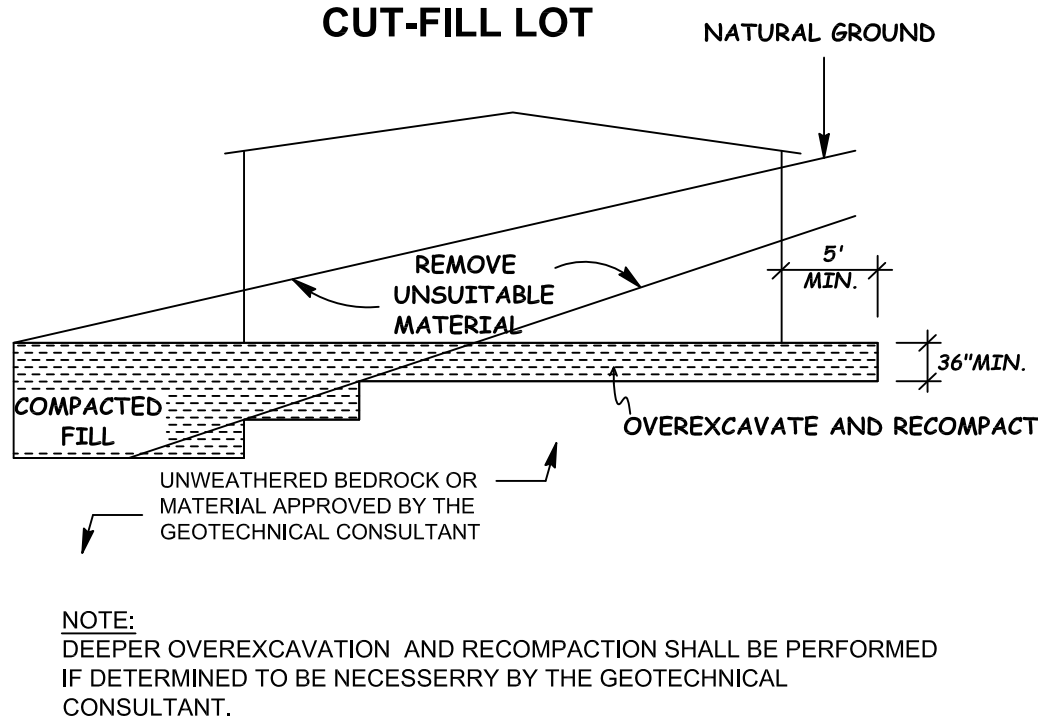
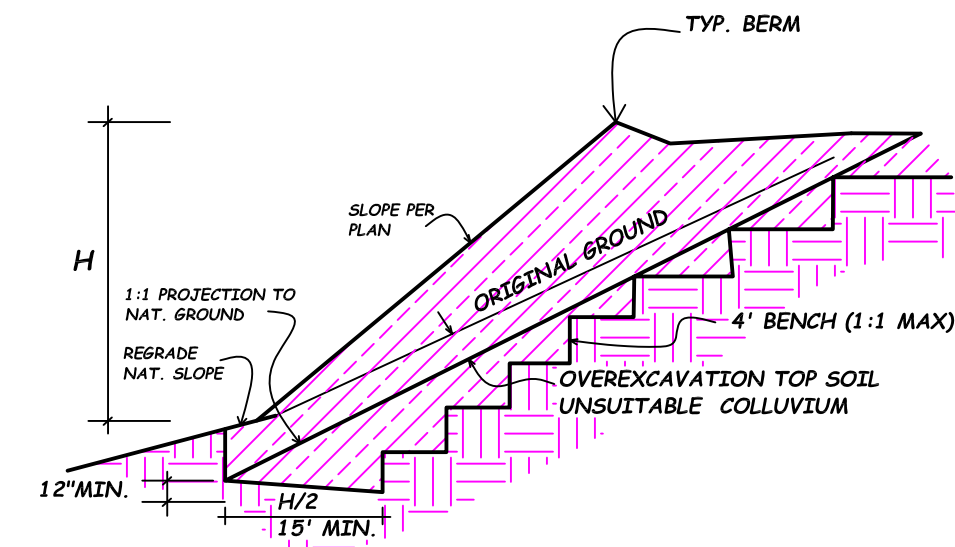
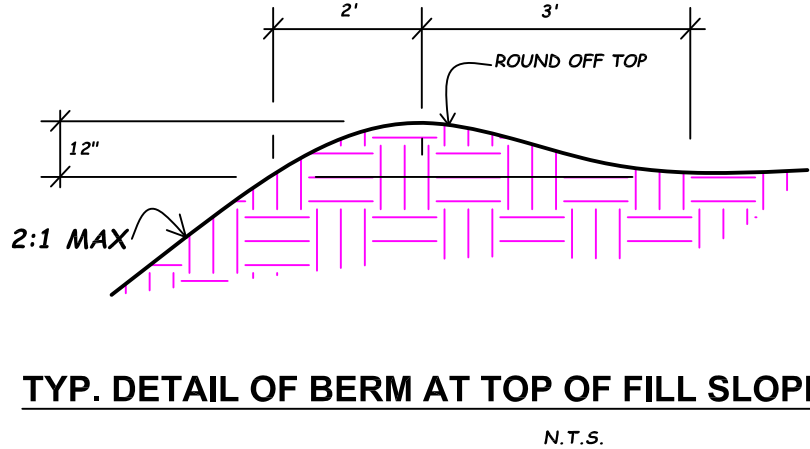
1. All work shall be done in accordance with the City of Lake Elsinore Municipal Code, Chapter 15.72 and applicable standards and specifications and the latest edition of the Uniform Building Code (U.B.C.), Chapter 33.
2. A permit shall be obtained from the Engineering Department, City of Lake Elsinore, 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 1/2" 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 slopes.
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 benched.
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.  
NPDES WDID # \_\_\_\_\_ DATE PERMIT ISSUED: \_\_\_\_\_
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

GRADING LEGEND

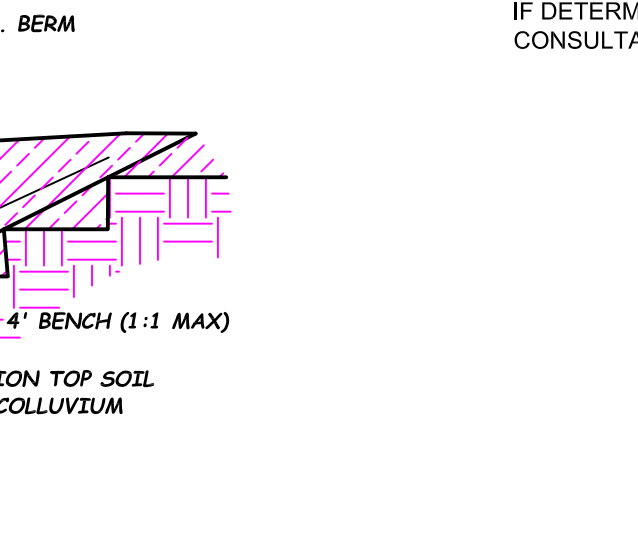
R/W		RIGHT OF WAY
F.L.	→	FLOW LINE
R.W.	▬	RETAINING WALL
T.W.	▬	TOP OF WALL
B.W.	▬	BOTTOM OF WALL
MIN.		MINIMUM
P.E.		PAD ELEVATION
F.F.		FINISHED FLOOR
F.S.		FINISHED SURFACE
T.C.		TOP OF CURB
N.G.		NATURAL GROUND
S.F.	~	SHEET FLOW
H.P.	~	HIGH POINT
N.T.S.		NOT TO SCALE
C		CUT
F		FILL
C.L.		CENTER LINE
P.L.		PROPERTY LINE
T.F.		TOP OF FOOTING
D.L.	○—○	DAYLIGHT
F.G.		FINISHED GRADE
SLOPE (CUT/FILL)	Y Y Y	



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



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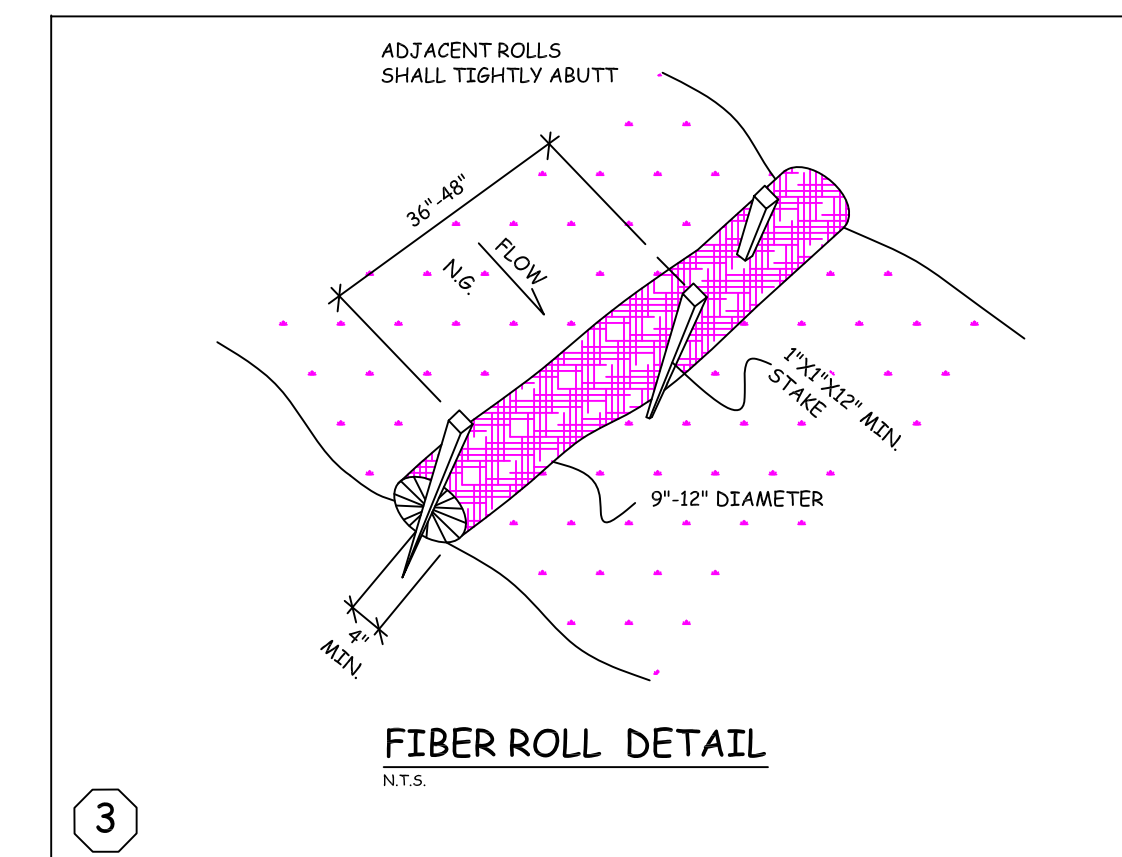
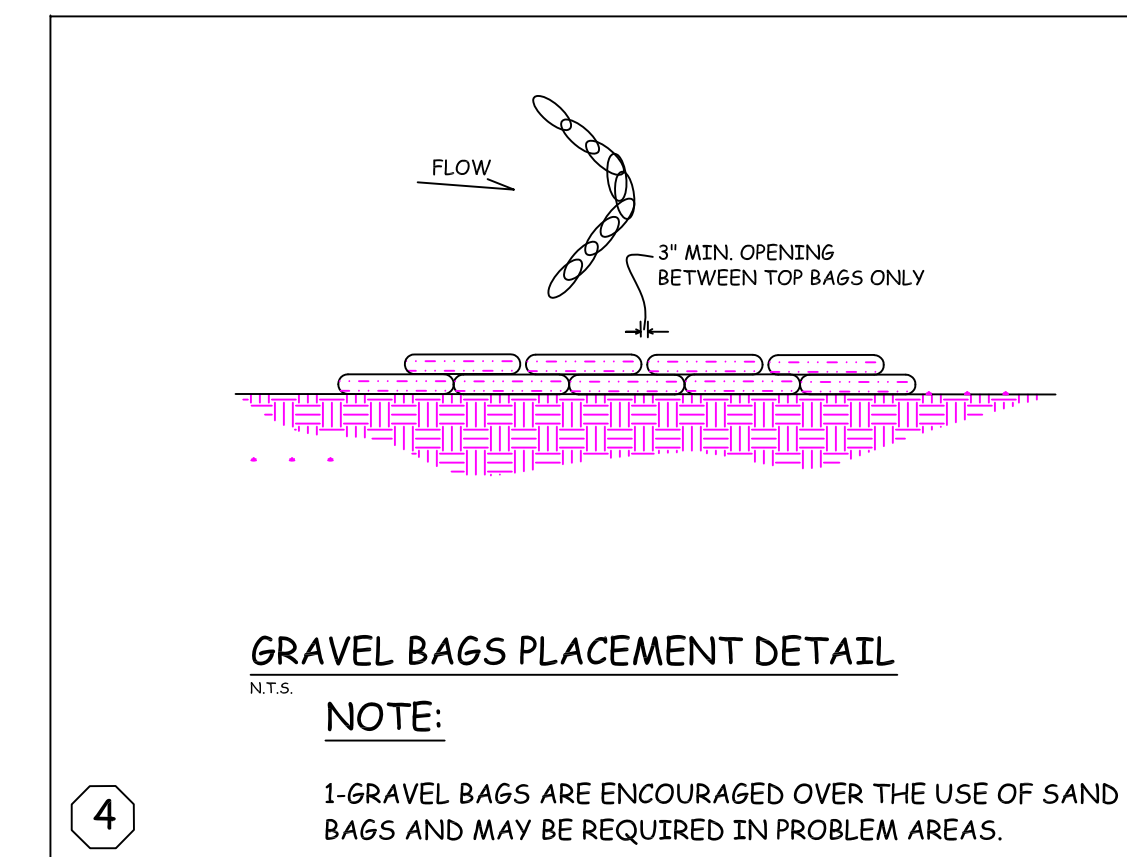
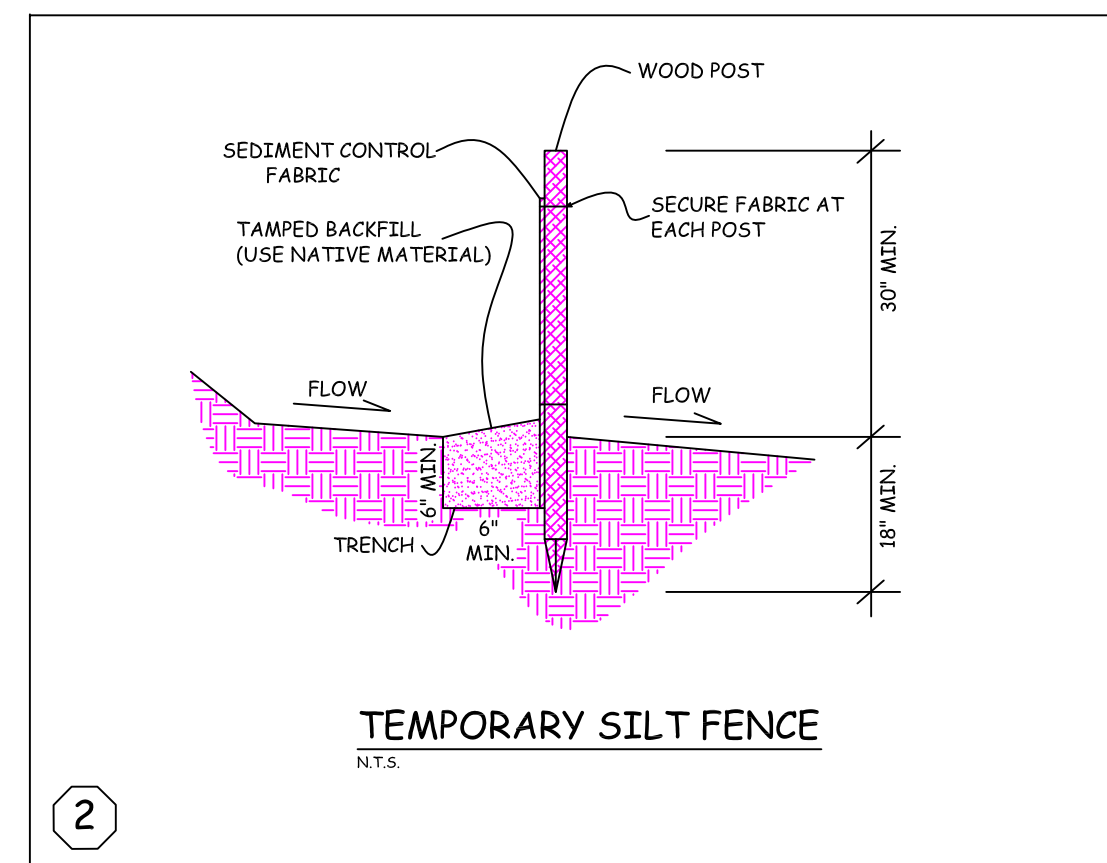
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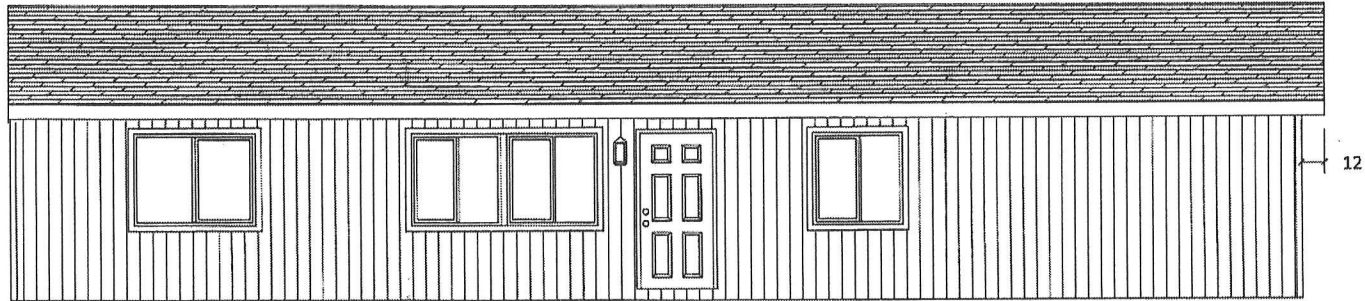




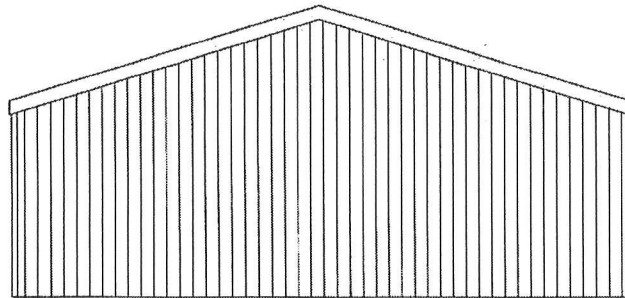
1. **DUST CONTROL:**  
THE REDUCTION OF SURFACE AND AIR MOVEMENT OF DUST DURING LAND DISTURBANCE, DEMOLITION, OR CONSTRUCTION WILL BE USED IN AREAS SUBJECT TO DUST PROBLEMS TO PREVENT SOIL LOSS AND REDUCE THE PRESENCE OF POTENTIALLY HARMFUL AIRBORNE SUBSTANCES.
2. **SAFETY FENCE:**  
A PROTECTIVE BARRIER WILL BE INSTALLED TO PREVENT ACCESS BY THE PUBLIC TO AN EROSION CONTROL MEASURE. This structural practice is applicable to any control measure or series of measures that can BE CONSIDERED unsafe by virtue of potential access by the public.
3. **TEMPORARY ROCK CONSTRUCTION ENTRANCE:**  
AT THE POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE, A STABILIZED IRREGULAR ROCK PAD (3 TO 4 INCHES) WITH A FILTER FABRIC UNDERLINED WILL BE USED TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PUBLIC ROADS AND OTHER PAVED AREAS.
4. **OUTLET PROTECTION:**  
The installation of paved and/or riprap channel section and/or stilling basins below storm drain outlets will be used to reduce erosion from scouring at outlets and to reduce concentrated storm water flow velocities.
5. **SILT FENCE/FILTER BARRIER:**  
This technique uses a temporary sediment barrier consisting of a filter fabric stretched across and attached to entrenched supporting posts. There are two types: 1) the silt fence is a temporary linear filter barrier constructed of synthetic filter fabric, posts, and possibly a wire fence for support; and 2) the filter barrier is constructed of stakes and burlap or synthetic filter fabric.
6. **FIBER ROLL BARRIER:**  
A temporary sediment barrier consisting of a row of entrenched and anchored fiber rolls will be used to intercept and detain small amounts of sediment from disturbed areas, and to decrease the velocity of sheet flows and low-to-moderate level channel flows. This structural control is applicable below disturbed areas subject to sheet and rill erosion, and not intended for use in live streams or in swales where there is a possibility of a high flow and washout.
7. **STORM DRAIN INLET PROTECTION:**  
To prevent sediment from entering storm water collection systems prior to permanent stabilization of the disturbed area, a sediment filter or an excavated impounding area must be installed around a storm drain drop or curb inlet. storm drain inlet protection is to be limited to drainage areas not exceeding 1 acre and is not intended to control large, concentrated storm water flows.
8. **STOCK PILE COVER:**  
A temporary or permanent cover will be used to prevent rainfall from contacting stockpiles, the cover may consist of a plastic sheeting held in place by ballast to protect against wind, or it may be a more permanent structure, such AS A storage shed or any roofed structure.

MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	PREPARED BY:  <b>ACE Group, Inc.</b> 750 S. LINCOLN AVE. #104-167 CORONA, CA 92882 (951) 272-8181, (951) 272-8794 FAX	SEAL			CITY OF LAKE ELSINORE	SHEET

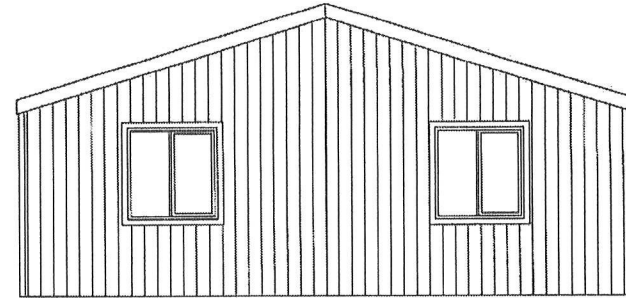




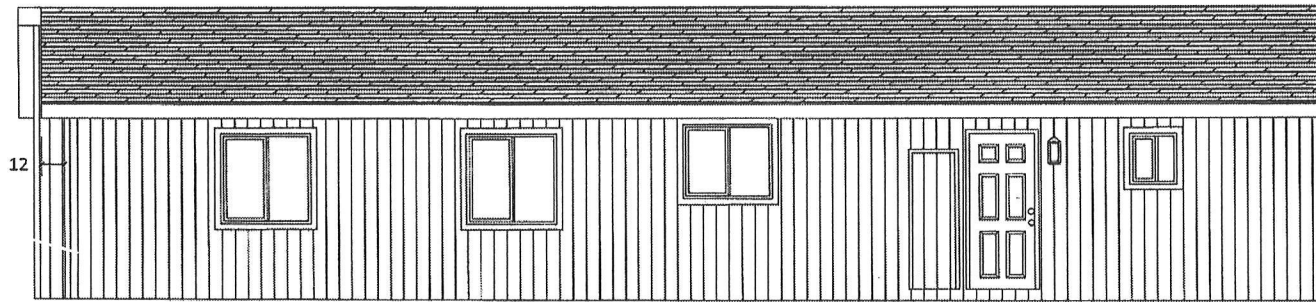
LEFT



REAR



FRONT



RIGHT

**SKYLINE**

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

REVISIONS

DATE: 12-12-14

DRAWN BY DCS

DRAWING TITLE:

*ELEVATIONS*

*5628-38D-28A*

MODEL No.

*3408-CT*

SHEET No.

*AE-101*

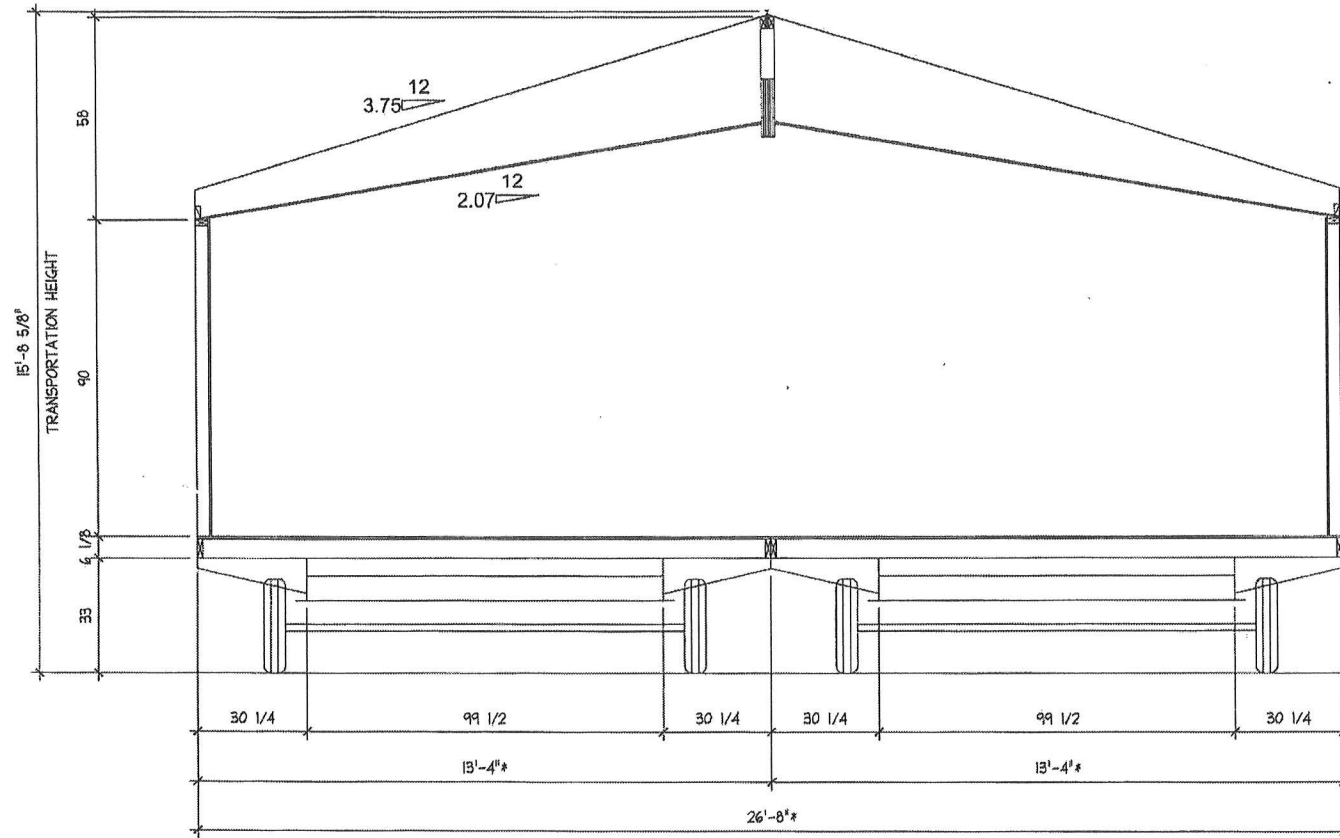
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F-261 TRUSS

F-261 TRUSS



\*THIS IS A ROUGH  
DIMENSION. TO CALCULATE  
THE SHIPPING WIDTH AND  
LENGTH. THESE  
DIMENSIONS DO NOT  
INCLUDE SIDING, TRIM,  
EAVES, ROOF DRIP RAIL,  
HOSE BIBBS.

**SKYLINE**

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

REVISIONS

DATE: 12-12-14

DRAWN BY: DCS

DRAWING TITLE:

CROSS SECTION  
5628-3BD-2BA

MODEL No.

3408-CT

SHEET No.

AS-101

REFERENCE No.

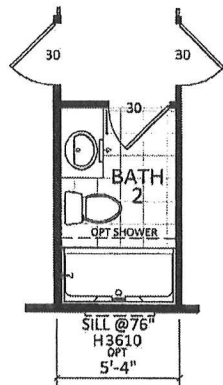
3408-CT

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

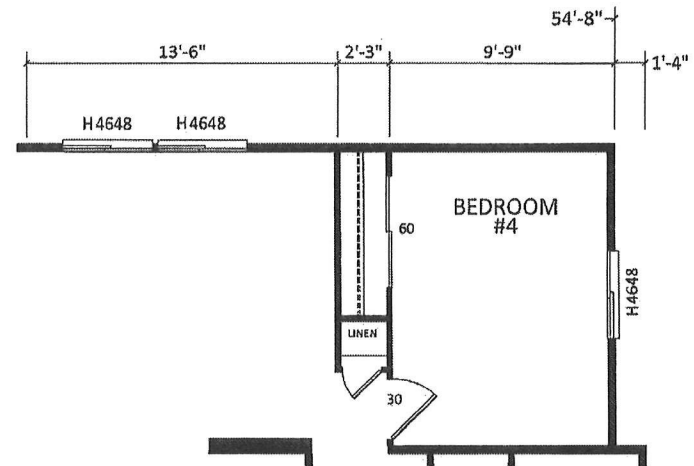




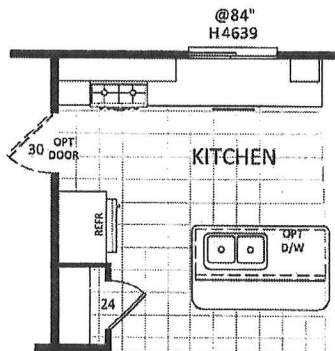




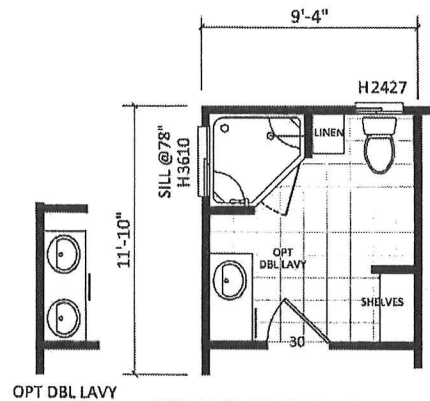
OPT BATH-2  
WITH DRAWER BANK



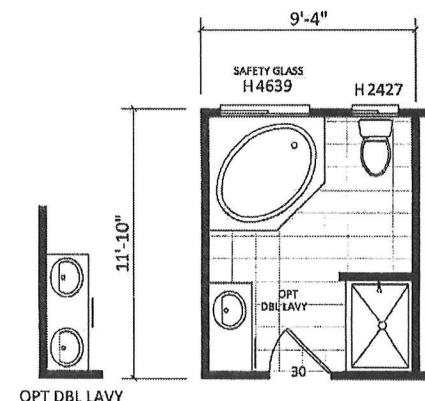
OPTIONAL BEDROOM #4



OPTIONAL KITCHEN



OPT CORNER SHOWER-B



OPT DELUXE BATH-A

**SKYLINE**

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

REVISIONS  
REVISION-1 OPT M.BATH WDW TO H4639  
REVISION-2 CHANGES PER SALES  
REVISION-3 CHANGES PER SALES  
REVISION-4 ADD SHelves M.BATH-B  
REVISION-5 CHANGES PER SALES  
REVISION-6 ADD OPT BATH-2

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

DATE: 8-13-15  
DRAWN BY: BMS

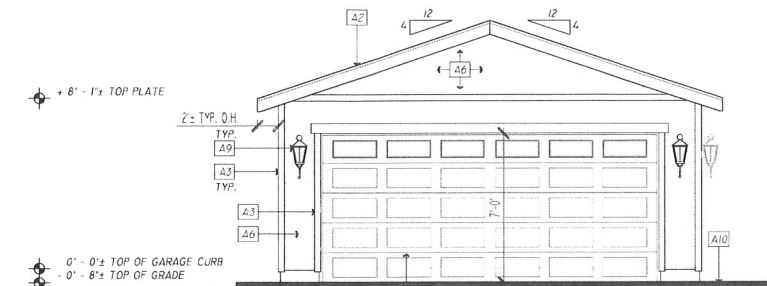
DRAWING TITLE:  
**OPTIONAL SALES FLOOR PLAN**  
5628-38D-28A

MODEL No.  
**3408-CT**  
REFERENCE No.

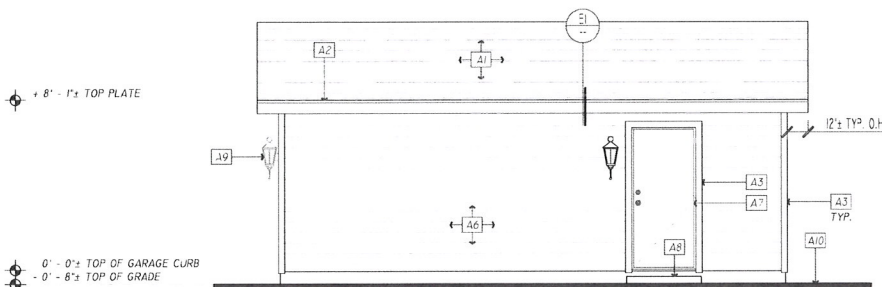
SHEET No.  
**AL-102**  
3408-CT

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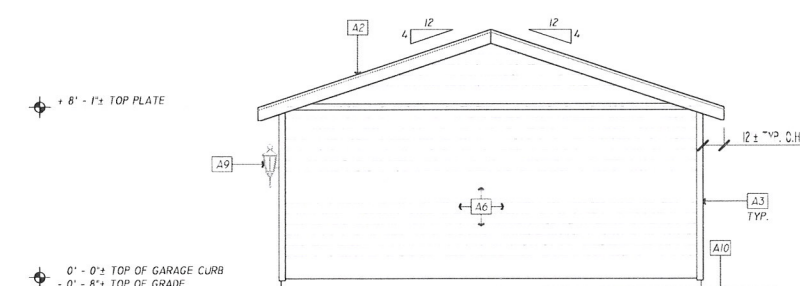




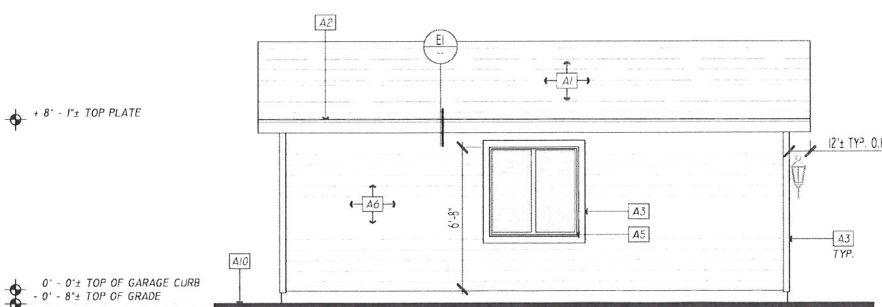
PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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

### ELEVATION PLAN NOTES:

- ALL EXPOSED TRIM SHALL BE EXTERIOR GRADE, RESAWN LUMBER, SIMULATED WOOD GRAIN HARD BOARD OR CEMENTITIOUS BOARD.
- TRANSITIONS SHALL BE FLASHED, COUNTER-FLASHED w/ GALVANIZED STEEL AND/OR CAULKED WITH EXTERIOR GRADE CAULK AS APPROPRIATE TO PREVENT WATER INTRUSION AND PREVENT DRAFT.

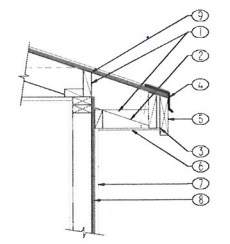
### ELEVATION PLAN SCHEDULE:

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

- A1 NEW CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. ROOFING MATERIAL SHALL BE CLASS A "OWENS CORNING" 30 YEAR FIBERGLASS COMPOSITION ASPHALT SHINGLES ASTM E108/UL 790 (CLASS A FIRE RESISTANCE), ICC-ES AC408, AND UL E2653-01 OR APPROVED EQUAL. (VERIFY w/ OWNER). ROOF MATERIAL SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS. INSTALL OVER 30# FELT 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 & PAINTED TO MATCH (E) MFD. HOME.)
- A3 NEW 3/4" x 4" TRIM w/ FLASHING TO MATCH (E). (TEXTURE & PAINTED TO MATCH (E) MFD. HOME.)
- A4 NEW 16" WIDE x 7" TALL METAL CLAD SECTIONAL GARAGE DOOR.
- A5 NEW DUAL GLAZED WINDOW w/ (1) TEMPERED PANE & 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 15# 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.
- A8 NEW 4" THICK x 36" sq. MIN. CONCRETE STOOP AT DOORWAY.
- A9 NEW EXTERIOR LIGHTING PER OWNER (HIGH EFFICACY OR CONTROLLED BY COMBO. PHOTO-CONTROL/ MOTION SENSOR)
- A10 NEW FINISH GRADE: SLOPE FINISH GRADE AWAY FROM BUILDING AT A MINIMUM OF 6" WITHIN THE FIRST 10'-0". SLOPE CONC. OR AC PAVEMENT 2% AWAY FROM BUILDING TO DRAINAGE COURSE.

- ① NO EAVE VENTS PERMITTED.
- ② 2x FRAMING @ 24" O.C. MAX
- ③ 1 LAYER OF 5/8" TYPE X GYPSUM BOARD OR 7/8" EXTERIOR PLASTER OR 1/2" CEMENTITIOUS BOARD OR ADDITIONAL 2x BLOCK (2 TO 4").
- ④ METAL DRIP EDGE.
- ⑤ 2x FASCIA.
- ⑥ 5/8" NON-COMBUSTIBLE CEMENTITIOUS "HARDIEPLANK" SOFFIT FLAT OR SLOPED.
- ⑦ "HARDIEPLANK" CEMENTITIOUS LAP SIDING OVER 15# FELT, TYVEK OR OTHER APPROVED HOUSE WRAP. FIRE RESISTIVE CONSTRUCTION PER COUNTY FIRE CODE SEC. 706A.3.
- ⑧ SHEAR PANEL WHERE OCCURS PER ENGINEER
- ⑨ 2x SOLID BLK'G. w/ AIS'S AT 24" O.C. J.N.O. PER SHEAR PANEL SCHED.

NOTE: ALL JOINTS MUST BE TIGHT FITTING AND CAULKED



IGNITION RESISTANT EAVE DETAIL (TYP.)

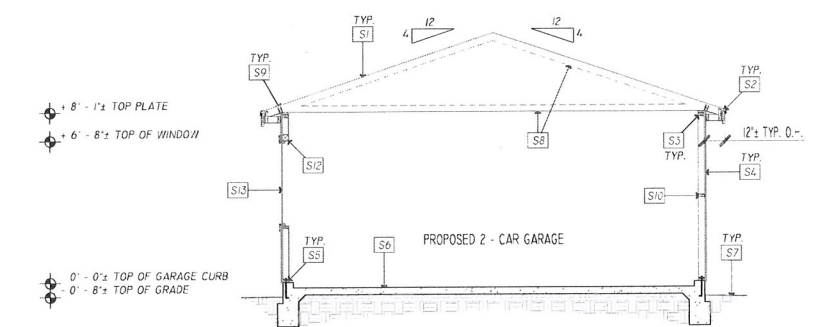
SCALE: N.T.S.

E1

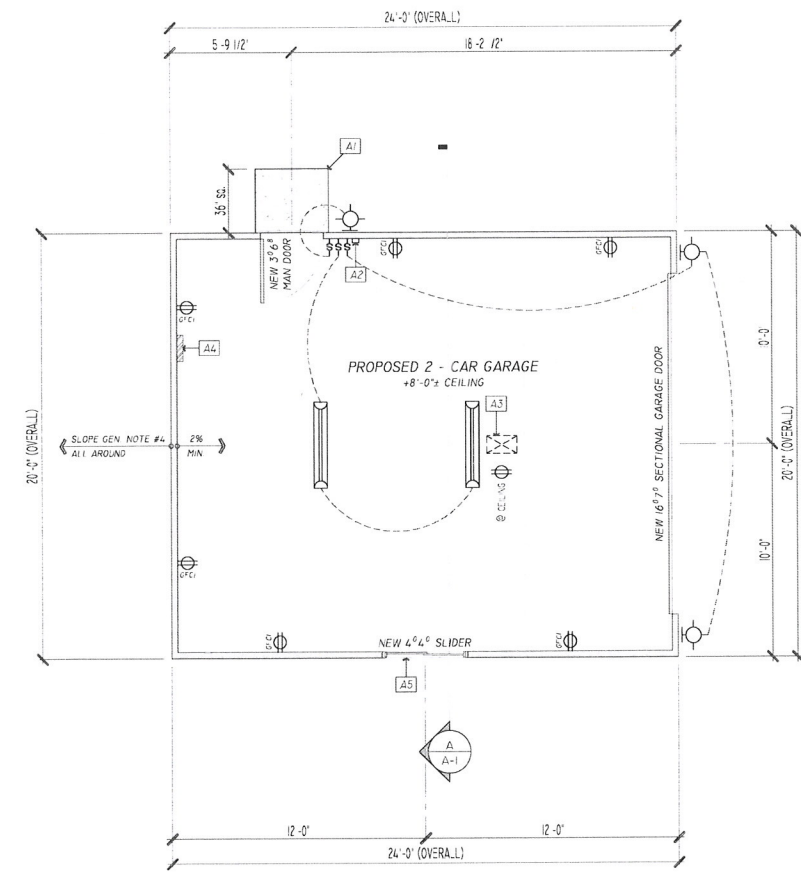
### SECTION PLAN SCHEDULE:

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

- S1 NEW ROOF COVERING OVER 5/8" SHTG. ON MFD. TRUSSED ROOF - SEE ELEVATIONS
- S2 NEW 5/4" x 8" FASCIA w/ GALV. METAL DRIP EDGE TO MATCH (E). (PRIMED & PAINTED 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.
- S10 NEW 2x FIRE BLK'G. (OPT. IF LESS THAN 10' HIGH WALL)
- S11 NEW 2x4 BLK'G. w/ E.N. & GALV. 2" FLASHING AT ALL HORIZONTAL SIDING JOINTS
- S12 NEW 4x HEADER PER STRUCT. PLANS.
- S13 NEW DUAL GLAZED EXTERIOR WINDOW - SEE ELEVATIONS



PROPOSED BUILDING CROSS SECTION 'A'  
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR/ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

### GENERAL NOTES:

- THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS, AND ON-SITE CONDITIONS PRIOR TO STARTING ANY WORK ON-SITE. VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
- DIMENSIONS AS INDICATED ARE THE DIMENSIONS "AS SHOWN" 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, UNLESS OTHERWISE NOTED.
- THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE DESIGNER'S RESPONSIBILITY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR. THE CONTRACTOR AND/OR SUBCONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DRAP-RAYS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE AFOREMENTIONED MATERIALS.
- GRADING & DRAINAGE: ALL PAVING, F.A.T. WORK AND PLANTERS NEXT TO THE BUILDING SHALL BE PROPERLY GRADED TO CARRY WATER AWAY FROM THE BUILDING (GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0").

### GENERAL REQUIREMENTS:

- ALL TRADES SHALL FURNISH ALL LABOR.
- SCOPE: EQUIPMENT, MATERIALS AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION, TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE 2016 CALIFORNIA BUILDING CODE AND LOCAL GOVERNING AGENCIES.
- PERMITS: THE GENERAL BUILDING PERMIT IS PLAN CHECK FEES SHALL BE SECURED AND PAID FOR BY THE SUB-CONTRACTOR DIRECTLY RESPONSIBLE.
- CLEANUP: ALL TRADES SHALL, AT ALL TIMES, KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
- GENERAL
- ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO CURRENT CBC, UMC, NEC AND TITLE 24.
- DESIGN MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER AND APPLICABLE GOVERNING AGENCIES. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.

### ELECTRICAL INFORMATION:

- ALL WORK SHALL COMPLY WITH THE 2016 CEC.
- SEE NOTE SHEET FOR ADDITIONAL INFORMATION.
- COORDINATE EXTERIOR LIGHTING & POWER REQUIREMENTS WITH OWNER.
- ALL RECEPTACLE OUTLET LOCATIONS TO COMPLY WITH CEC ART. 210.52
- PROVIDE GROUND-Fault CIRCUIT INTERRUPTER PROTECTION WHICH COMPLIES WITH NEC ART. 210.8 WHICH READS AS FOLLOWS:
  - ALL 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, KITCHEN COUNTERTOPS AND AT WET BAR SINKS.
- ALL EXTERIOR RECEPTACLE OUTLETS, GARAGE AND BATHROOM RECEPTACLE OUTLETS, AND RECEPTACLE OUTLETS SERVING KITCHEN COUNTERTOPS SHALL BE GFCI PROTECTED.
- ALL RECEPTACLES FOR NEW LOCATIONS SHALL BE TAMPER RESISTANT PER NEC 210.52

### FLOOR/ ELEC. PLAN SCHEDULE:

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

- A1 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/ (1) TEMPERED PANE & FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MIN PER ASTM 2016 OR PER SFM 12-7A-2 REQUIREMENTS.

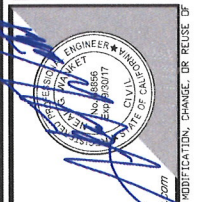
### WALL LEGEND:

- NEW WALL TO BE CONSTRUCTED

### ELECTRICAL LEGEND:

- SINGLE POLE SWITCH
- SINGLE POLE SWITCH w/ VACUUM SENSOR
- DUAL CONVENIENCE RECEPTACLE w/ GFC
- EXTERIOR OR RECEPTACLE WATERPROOF GFC
- DUAL CONVENIENCE RECEPTACLE w/ GFC
- WALL BRACKET LIGHT (HIGH-EFFICACY OR CONTROLLED BY COMBO. PHOTO-CONTROL/ MOTION SENSOR)
- 2x4 10'-0" LEFT CATCH W/ WARE SURFACE MOUNTED DOWN LIGHT (2) 100W FLUORESCENT OUTLET EXTERIOR METAL HALOGEN LAMP (1) 60W COMPACT FLUORESCENT LAMP

PROJECT HISTORY:

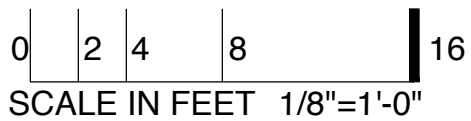
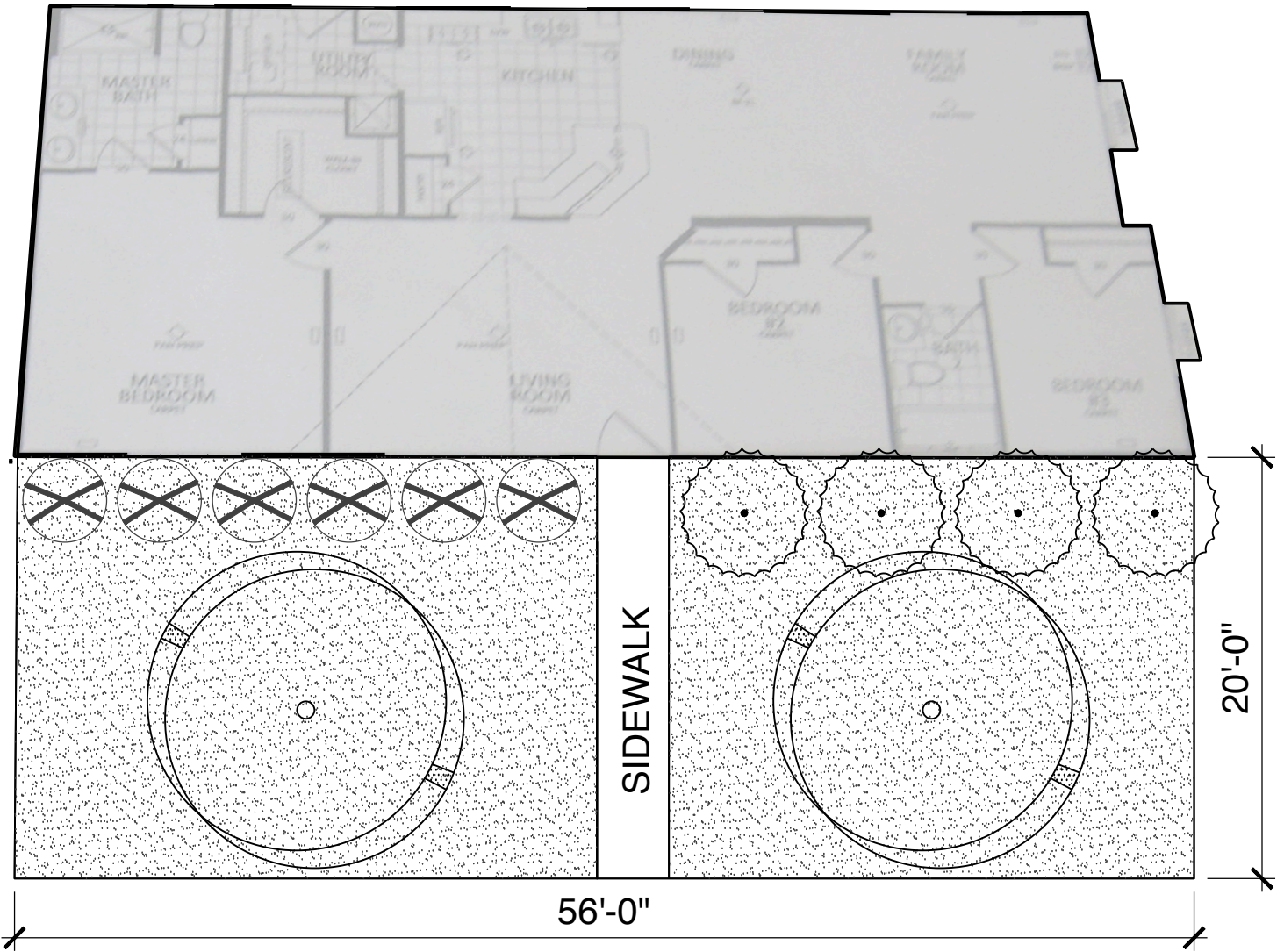


**NGW ENGINEERING, INC.**  
Builder Friendly & On Time  
43020 Blackdeer Loop, Suite 204, Temecula, CA 92590  
(951) 500-6507 Fax: 500-6543  
neil@ngwengineering.com

CLIENT: **TERRY MOHR**  
TITLE: **MOHR RESIDENCE DETACHED GARAGE**  
16806 PIERCE AVENUE  
LAKE ELSINORE, CA 92530

DATE: 5-24-17  
SCALE: 1/4" = 1'-0"  
DRAWN BY: BUR/ JMM  
PROJECT NUMBER: 17-0511-A8ST  
SHEET NUMBER: A-1 OF 1





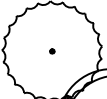

1/8"=1'-0"

PIERCE STREET

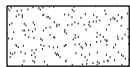
OVERALL LANDSCAPE PLAN  
PLAN



## PLANT LEGEND

SYM. TREES	BOTANICAL NAME COMMON NAME	SIZE	QTY	NOTES (H X W X CAL.)
	CITRUS x LEMON/ORANGE SEMI-DWARF CITRUS	5 GAL.	4	--
	MALUS PUMILA COMMON APPLE	24" BOX	2	ALT: HYBRID VARIETY MALUS X BEVERLY HILLS
<b>ACCENTS / SHRUBS / GROUNDCOVERS</b>				
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	5 GAL.	6	CAN FULL

## 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 NURSEYMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE SPECIFICATIONS.