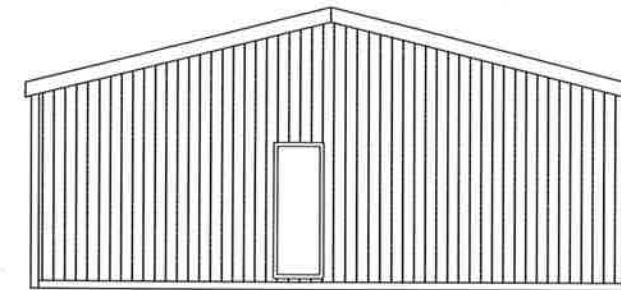
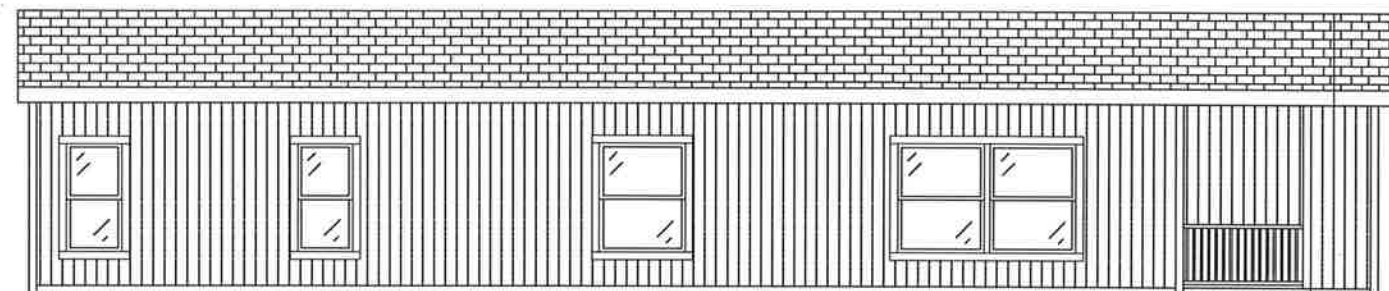


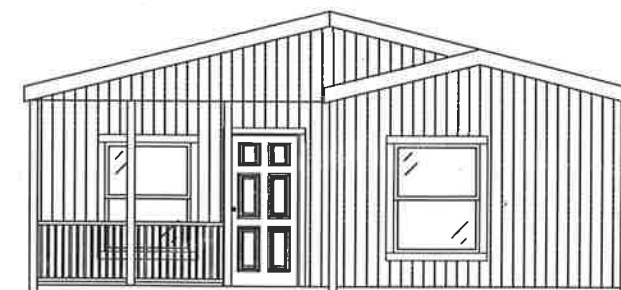
~~BACK~~ ELEVATION
EAST



~~REAR~~ ELEVATION
NORTH



~~FRONT~~ ELEVATION
WEST



HITCH END ELEVATION
FOR A MODIFIED SOUTH
EAST ELEVATION SEE
FINAL SITE PLAN

ALL DRAWINGS AND DIMENSIONS ARE APPROXIMATE, AND MAY BE SUBJECT TO CHANGES BY CHAMPION HOME BUILDERS CO. LINDSAY, CA

REDMAN  HOMES.
CHAMPION
840 W. Palm Ave. Lindsay, CA 93247
840 PALM AVE P.O. BOX 429 LINDSAY, CA 93247

DAPIA SEAL

MODIFICATIONS

PROPRIETARY AND CONFIDENTIAL
THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL,
PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION.
COPYRIGHT © 1976-2006 BY CHAMPION

MODEL: **09-CM-4603D**
Model Description

TITLE: **ELEVATION PLAN**

DRAWN BY: A. Hernandez

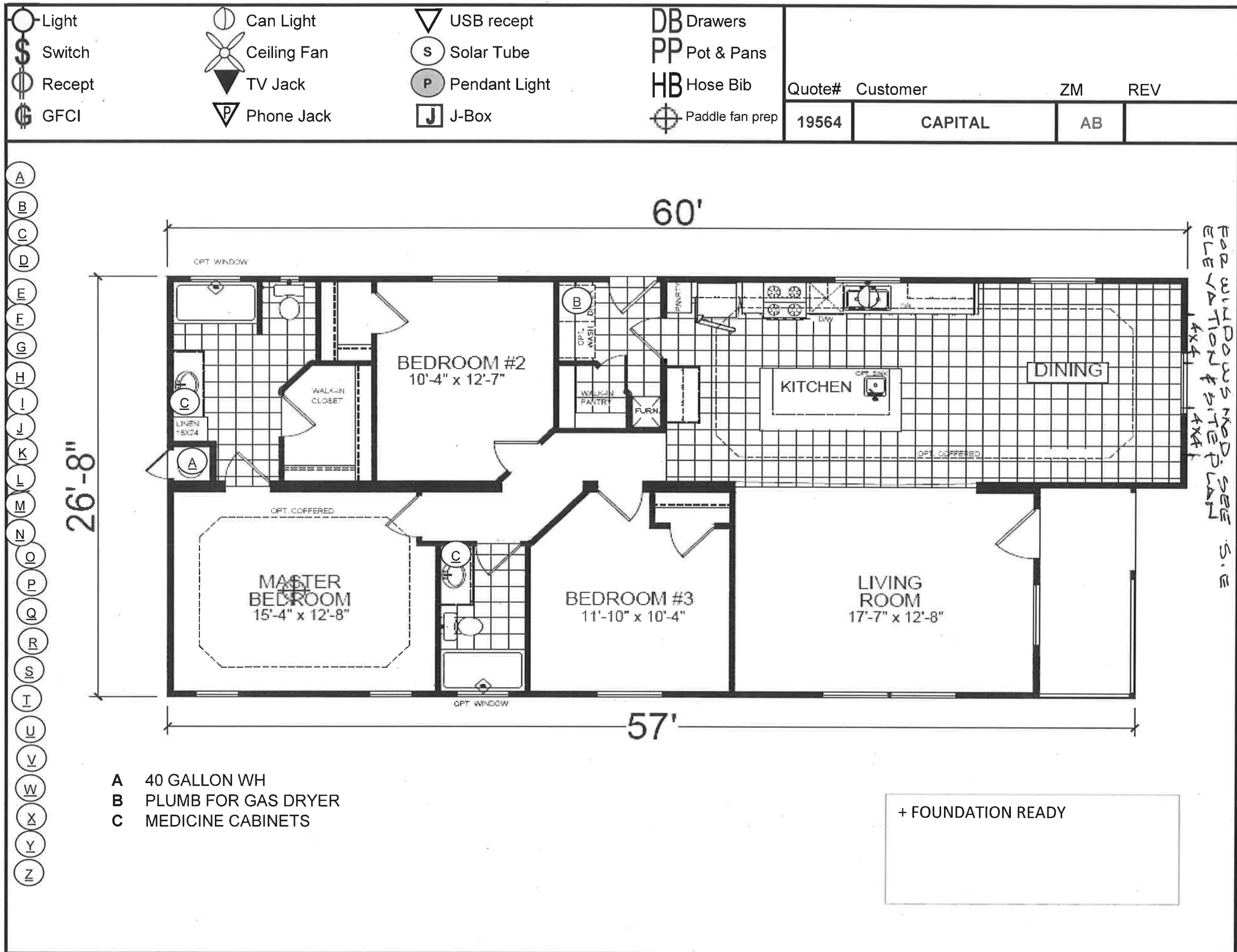
DATE: 10-4-17

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

APPLICABLE MODEL #
09-000

SHEET:

EV-102





GENERAL NOTES

1. DESIGN CODES, STANDARDS AND REFERENCES
 - a. 2016 CALIFORNIA RESIDENTIAL CODE
 - b. ASCE 7-10
 - c. ACI 318-14
 - d. TITLE 25, DIV. 1, CHAPTER 2 MOBILE HOME PARKS ACT
 - e. MOBILE HOME INSTALLATION GUIDE, STATE OF CALIFORNIA
 - f. MANUFACTURED HOME SETUP AND INSTALLATION MANUAL, CHAMPION HOME BUILDERS CO.
2. CROSS VENTILATION PER TITLE 25 1346(B), SHALL BE PROVIDED BY OPENINGS HAVING A NET AREA OF NOT LESS THAN ONE AND ONE-HALF (1.5) SQUARE FEET FOR EACH TWENTY FIVE (25) LINEAR FEET OF THE MH UNIT AND INCLUDING ALL SKIRLED STRUCTURES SUCH AS PORCHES. THE OPENINGS SHALL BE PROVIDED ON AT LEAST THE TWO (2) OPPOSITE SIDES ALONG THE GREATEST LENGTH OF THE UNIT AND SHALL BE INSTALLED AS CLOSE TO ALL THE CORNERS AS PRACTICAL. THE LOCATION AND QUANTITY OF VENTS SHOWN ON FOUNDATION PLAN ARE FOR "EXAMPLE ONLY". SEE DETAIL C FOR AN EXAMPLE OF VENT OPENING SIZE AND SPACING FOR A 14' X 60' EXAMPLE.
3. CRAWL SPACE ACCESS HOLE SHALL BE 18" X 24" CONTRACTOR TO LOCATE OR DETERMINE ACTUAL LOCATION.
4. FOUNDATION SYSTEM MAY BE GOVERNED BY LOCAL CODES AND MAY BE SUBJECT TO APPROVAL BY LOCAL BUILDING DEPARTMENTS. CHECK LOCAL CONDITIONS.
5. CONTRACTOR TO VERIFY ALL AS-BUILT BUILDING DIMENSIONS AND CONDITIONS AT THE SITE.
6. DESIGN LOADS SHALL BE CONSISTENT WITH THOSE ESTABLISHED FOR PERMANENT BUILDINGS WITHIN THE SPECIFIC LOCAL AREA.
7. ALL DIMENSIONS (LENGTH AND WIDTH) OF FOUNDATION TO FIT SPECIFIC MODEL TO BE INSTALLED.
8. SEE MANUFACTURER'S SETUP AND INSTALLATION MANUAL FOR SPECIFIC SPACING AND LOAD REQUIREMENTS FOR CHASSIS RAIL SUPPORTS.
9. SEE MANUFACTURER'S SETUP AND INSTALLATION MANUAL FOR SIZE AND LOCATION OF RIDGE BEAM SUPPORTS. LOCATION TO FIT SPECIFIC MODEL.
10. SEE MANUFACTURER'S SETUP AND INSTALLATION MANUAL FOR SPECIFIC SPACING AND LOAD REQUIREMENTS FOR MARRIAGE WALL SUPPORTS.
11. THIS FOUNDATION SYSTEM SUPERCEDES ANY REQUIREMENT FOR THE DOWN- AND GROUND ANCHORS SPECIFIED IN THE MANUFACTURER'S SETUP AND INSTALLATION MANUAL.
12. THIS FOUNDATION SYSTEM IS APPLICABLE TO ONE-STORY HOUSES WITH LIGHT FRAMING, BEARING WALLS AND SHEARWALL LATERAL FORCE RESISTING SYSTEMS ONLY.
13. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF SIX (6) INCHES WITHIN THE FIRST TEN (10) FEET.
14. NOT DESIGNED FOR USE IN FLOOD HAZARD AREA.
15. THE GRADE UNDER THE HOME SHALL HAVE A 1% SLOPE TO A STORM DRAIN COLLECTION POINT.

CONCRETE NOTES

- 1) MATERIALS SPECIFICATIONS
 - a. PORTLAND CEMENT: ASTM C150
 - b. NORMAL WEIGHT AGGREGATES: ASTM C33
 - c. MIXING WATER: ASTM C1602
- 2) FOR LOCATIONS WITH ALL THE FOLLOWING EXPOSURE CATEGORIES:
 - a. FO (CONCRETE NOT EXPOSED TO FREEZING AND THAWING CYCLES)
 - b. SO (WATER SOLUBLE SULPHATES IN SOIL PERCENT BY MASS <0.1)
 - c. WD (CONCRETE DRY IN SERVICE OR IN CONTACT WITH WATER AND LOW PERMEABILITY IS NOT REQUIRED)
 - d. CO (CORROSION PROTECTION OF REINFORCEMENT, CONCRETE DRY OR PROTECTED FROM MOISTURE)
 THE CONCRETE MIX SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - a. MINIMUM CONCRETE $f_c' = 2500$ PSI @ 28 DAYS
 - b. MAXIMUM WATER / CEMENT RATIO OF 0.5
 - c. MAXIMUM SIZE OF AGGREGATES: 1 IN.
 - d. MAXIMUM WATER SOLUBLE CHLORIDE ION CONTENT IN CONCRETE, PERCENT BY WEIGHT OF CEMENT: 1.00
 FOR ALL OTHER EXPOSURE CATEGORIES, A LICENSED DESIGN PROFESSIONAL SHALL PROVIDE A CONCRETE MIX DESIGN.
- 3) CONCRETE PLACEMENT AND CONSOLIDATION:
 - a. DEBRIS AND ICE SHALL BE REMOVED FROM SPACES TO BE OCCUPIED BY CONCRETE BEFORE PLACEMENT.
 - b. STANDING WATER SHALL BE REMOVED FROM PLACE OF DEPOSIT BEFORE CONCRETE IS PLACED UNLESS A TIERME IS TO BE USED OR UNLESS OTHERWISE PERMITTED BY BOTH THE LICENSED DESIGN PROFESSIONAL AND THE BUILDING OFFICIAL.
 - c. MASONRY TIE-IN UNITS THAT WILL BE IN CONTACT WITH CONCRETE SHALL BE PREWETTED PRIOR TO PLACING CONCRETE.
 - d. EQUIPMENT USED TO CONVEY CONCRETE FROM THE MIXER TO THE LOCATION OF FINAL PLACEMENT SHALL HAVE CAPABILITIES TO ACHIEVE THE PLACEMENT REQUIREMENTS.
- 4) CONCRETE PRODUCTION:
 - a. CEMENTITIOUS MATERIALS AND AGGREGATES SHALL BE STORED TO PREVENT DETRIORATION OR CONTAMINATION.
 - b. MATERIALS THAT HAVE BEEN DETRIORATED OR CONTAMINATED SHALL NOT BE USED IN CONCRETE.
 - c. EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL CONFORM TO ASTM C94 OR ASTM C 685.
 - d. READY-MIXED AND SITE-MIXED CONCRETE SHALL BE BATCHED, MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94 OR ASTM C 685.
 - e. CONCRETE SHALL NOT BE PUMPED THROUGH PIPE MADE OF ALUMINUM OR ALUMINUM ALLOYS.
 - f. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH (i) THROUGH (v):
 - i. AT A RATE TO PROVIDE AN ADEQUATE SUPPLY OF CONCRETE AT THE LOCATION OF PLACEMENT.
 - ii. AT A RATE SO CONCRETE AT ALL TIMES HAS SUFFICIENT WORKABILITY SUCH THAT IT CAN BE CONSOLIDATED BY THE INTENDED METHODS.
 - iii. WITHOUT SEGREGATION OR LOSS OF MATERIALS.
 - iv. WITHOUT INTERRUPTIONS SUFFICIENT TO PERMIT LOSS OF WORKABILITY BETWEEN SUCCESSIVE PLACEMENTS THAT WILL RESULT IN COLD JOINTS.
 - v. DEPOSITED AS NEAR TO ITS FINAL LOCATION AS PRACTICABLE TO AVOID SEGREGATION DUE TO RETARDING OR FLOWING.
 - g. CONCRETE THAT HAS BEEN CONTAMINATED OR HAS LOST ITS INITIAL WORKABILITY TO THE EXTENT THAT IT CAN NO LONGER BE CONSOLIDATED BY THE INTENDED METHODS SHALL NOT BE USED.
 - h. RETEMPERING CONCRETE IN ACCORDANCE WITH THE LIMITS OF ASTM C94 SHALL BE PERMITTED UNLESS OTHERWISE RESTRICTED BY THE LICENSED DESIGN PROFESSIONAL.
 - i. AFTER STARTING, CONCRETING SHALL BE CARRIED OUT AS A CONTINUOUS OPERATION UNTIL THE COMPLETION OF A PANEL OR SECTION, AS DEFINED BY ITS BOUNDARIES OR PREDETERMINED JOINTS.
 - j. CONCRETE SHALL BE CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE WORKED AROUND REINFORCEMENT AND EMBEDMENTS AND INTO CORNERS OF FORMS.
 - k. THE SURFACES OF VERTICALLY FORMED LIFTS SHALL BE GENERALLY LEVEL.
- 5) CURING CONCRETE: CONCRETE OTHER THAN HIGH-early STRENGTH, SHALL BE MAINTAINED AT A TEMPERATURE OF AT LEAST 50 DEGREES F AND IN A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT, EXCEPT IF ACCELERATED CURING IS USED.
- 6) CONCRETING IN COLD WEATHER: (TEMPERATURE LIMITS AS SPECIFIED IN ASTM C94, ACI 306R AND ACI 301)
 - a. ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER.
 - b. FROZEN MATERIALS OR MATERIALS CONTAINING ICE SHALL NOT BE USED.
 - c. FORMS, FILLEMS AND GROUND WITH WHICH CONCRETE IS TO COME IN CONTACT SHALL BE FREE FROM FROST AND ICE.
 - d. CONCRETE MATERIALS AND PRODUCTION METHODS SHALL BE SELECTED SO THAT THE CONCRETE TEMPERATURE AT DELIVERY COMPLIES WITH THE SPECIFIED TEMPERATURE LIMITS.
- 7) CONCRETING IN HOT WEATHER: (TEMPERATURE LIMITS AS SPECIFIED IN ACI 301 AND ACI 305.1)
 - a) CONCRETE MATERIALS AND PRODUCTION METHODS SHALL BE SELECTED SO THAT THE CONCRETE TEMPERATURE AT DELIVERY COMPLIES WITH THE SPECIFIED TEMPERATURE LIMITS.
 - b) HANDLING, PLACING, PROTECTION AND CURING PROCEDURES SHALL LIMIT CONCRETE TEMPERATURES OR WATER EVAPORATION THAT COULD REDUCE STRENGTH, SERVICEABILITY AND DURABILITY OF THE MEMBER OR STRUCTURE.

DESIGN SPECIFICATIONS

1. SOIL BEARING CAPACITY ASSUMED TO BE AT 1500 PSF MINIMUM.
2. MASONRY UNITS TO CONFORM TO ASTM C - 90-14.
3. ROOF LIVE LOAD MAY BE 20, 30, 40, 60 AND 80 PSF.
4. WIND LOAD = 110 MPH (3-SECOND GUST) EXP 1.
5. SITE CLASS: D.
6. SEISMIC DESIGN CATEGORY D. 75% REDUCTION FOR SNOW LOADS.
7. (FOR LOCAL JURISDICTIONS REQUIRING 50% REDUCTION, USE ANCHOR BOLT SPACING FOR TWICE THE SNOW LOAD. SEE DETAIL H.)
8. ROOF PITCH = 6:12 MAXIMUM. SIDEWALL HEIGHT = 10' MAXIMUM.
9. TYPICAL REQUIREMENTS FOR SUPPORT SYSTEMS USING LUMBER, PLYWOOD, AND GRAVEL BASE:
 - a. THIS TYPE OF SUPPORT SYSTEM CONSISTS OF A WOOD PAD AND FOUNDATION PIER WITH GRAVEL BASE.
 - b. ALL LUMBER AND PLYWOOD REQUIRED TO BE PRESERVATIVE TREATED SHALL COMPLY WITH THE TREATING, DRYING, RETENTION AND PENETRATION REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS' BUREAU'S AWPA FOR STANDARD.
 - c. EACH PIECE OF LUMBER OR PLYWOOD REQUIRED TO BE PRESERVATIVE TREATED SHALL BE IDENTIFIED AS FOLLOWS:
 1. IDENTITY OF THE COMPANY DOING THE TREATING.
 2. IDENTITY OF THE PLANT DOING THE TREATING.
 3. DATE TREATED.
 4. PRESERVATIVE IDENTIFICATION.
 5. APPROVED QUALITY CONTROL AGENCY MARK.
 6. GRADE MARK TO IDENTIFY LUMBER SPECIES AND GRADE.
 7. THE LETTER "S" SPECIFYING TREATMENT AND SERVICE ONLY WHERE APPLICABLE.
 - d. WHERE PRESERVATIVE LUMBER IS CUT IN THE FIELD, THE CUT SURFACE SHALL BE TREATED WITH NOT LESS THAN 3% SOLUTION OF THE SAME PRESERVATIVE USED IN THE ORIGINAL TREATMENT.
 - e. COMPACTED CLASS 2 AGGREGATE WITH THE LEVEL TOP SURFACE EXTENDING A MINIMUM 12 INCHES BEYOND THE EDGE OF THE FOOTING.
 - f. FILLS FOR UNEVEN SURFACES EXCEEDING SIX (6) INCHES IN DEPTH SHALL BE MADE WITH POURED IN PLACE CONCRETE PER TITLE 25 1334(F) OR ALTERNATE ENGINEERED METHOD APPROVED BY ENFORCEMENT AGENCY PER TITLE 25 1316(G), FILLS OVER 6" REQUIRE ADDITIONAL APPROVALS (SOILS TEST AND REPORT).
 - g. FASTENERS SHALL BE CORROSION RESISTANT AS FOLLOWS:
 1. BELOW GRADE: TYPE 304 OR 316 STAINLESS STEEL.
 2. ABOVE GRADE: HOT DIPPED GALVANIZED OR HOT TUMBLE GALVANIZED NAILS, STAINLESS STEEL FASTENERS, SILICON BRONZE OR COPPER FASTENERS FOR PLYWOOD LUMBER. IN LUMBER FASTENER SHALL BE SAME AS BELOW GRADE.
 - h. FOOTINGS: WOOD FOOTINGS TO BE PLACED ON SURFACE OF THE GROUND-PLACED LEVEL OR CLEARED, FIRM UNDISTURBED SOIL OR COMPACTED FILL. CONCRETE FOOTINGS TO BE MINIMUM 6" THICK WITH DEPTH PER LOCAL FIRST DEPTH FOOTINGS ON UNEVEN SURFACES TO COMPLY WITH TITLE 25 1334.5 PER LOCAL JURISDICTION.
10. MANUFACTURED LOAD BEARING SUPPORTS OR DEVICES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY.
11. WHERE MINIMUM FOOTING WIDTH IS 12 INCHES, USE OF A SINGLE WYTHE OF SOLID OR FULLY GROUTED 12-INCH NOMINAL CONCRETE MASONRY UNITS IS PERMITTED.

REINFORCEMENT NOTES

- 1) REINFORCEMENT SPECIFICATION: (2016 CRC SECTION R403.1.3.5.1) STEEL REINFORCEMENT SHALL BE ASTM A615 OR A706 WITH MINIMUM YIELD STRENGTH OF 40,000 PSI (GRADE 40).
- 2) CONCRETE COVER REQUIREMENTS: (2016 CRC SECTION R403.1.3.5.3)
 - a. 3" FOR CONCRETE CAST AGAINST THE EARTH.
 - b. 1 1/2" FOR CONCRETE CAST IN REMOVABLE FORMS THAT WILL BE EXPOSED TO THE EARTH OR WEATHER FOR No. 5 AND SMALLER BARS.
 - c. 2" FOR CONCRETE CAST IN REMOVABLE FORMS THAT WILL BE EXPOSED TO THE EARTH OR WEATHER FOR No. 6 AND LARGER BARS.
 - d. 3/4" FOR CONCRETE CAST IN REMOVABLE FORMS THAT WILL NOT BE EXPOSED TO THE EARTH OR WEATHER AND FOR CONCRETE CAST IN STAY-IN-PLACE FORMS.
- 3) REINFORCEMENT LAP SPICES: (2016 CRC SECTION R403.1.3.5.4 AND TABLE R403.5.4(1))
 - a. 20" FOR No. 4 BARS GRADE 40 AND 30" No. 4 BARS GRADE 60.
 - b. 25" FOR No. 5 BARS GRADE 40 AND 35" No. 5 BARS GRADE 60.
 - c. 30" FOR No. 6 BARS GRADE 40 AND 45" No. 6 BARS GRADE 60.
 MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS SHALL NOT EXCEED THE SMALLEST OF ONE FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES.
- 4) AT THE TIME CONCRETE IS PLACED, REINFORCEMENT SHALL BE CLEAN OF ICE, MUD, OIL, DIRT, LUBRICANTS COATING THAT DECREASE BOND.



MANUFACTURED HOME/MOBILE HOME
ACCESSORY BUILDING OR STRUCTURE
HEALTH AND SAFETY CODE, DIVISION 13, PART 2

APPROVED

APPROVAL DOES NOT AUTHORIZE OR APPROVE ANY OMISSION
OR DEVIATION FROM REQUIREMENTS OF APPLICABLE
STATE LAWS AND REGULATIONS

STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

BY *[Signature]*
SPA NO. *24-7F*
THIS PLAN APPROVAL EXPIRES *4/13/19*

DATE *12/15/16*

Champion
HOME BUILDERS CO.



REDMAN
HOMES®
6420 W. ALISON RD.
CHANDLER, AZ 85226



Silvercrest
CHAMPION CORPORATION, INC.
209 N. Smith Ave., Corona CA 92680



MANUFACTURED
HOME
FOUNDATION
SYSTEM

TRIPLE WIDE
ROOF LIVE
LOAD 20 PSF TO
100 PSF

TITLE:
SPA 24-7F
DATE: 11/21/16
SCALE: N.T.S.
DRAWING No.: 1 OF 3
REVISIONS
4/21/16 2016 CRC

GENERAL NOTES

1. DESIGN CODES, STANDARDS AND REFERENCES:
 - a. 2016 CALIFORNIA RESIDENTIAL CODE
 - b. ASCE 7-10
 - c. ACI 318-14
 - d. TITLE 25, DIV. 1, CHAPTER 2 MOBILE HOME PARKS ACT
 - e. MOBILE HOME INSTALLATION GUIDE, STATE OF CALIFORNIA
 - f. MANUFACTURED HOME SETUP AND INSTALLATION MANUAL, CHAMPION HOME BUILDERS CO.
2. CROSS VENTILATION PER TITLE 25 1340(B), SHALL BE PROVIDED BY OPENINGS HAVING A NET AREA OF NOT LESS THAN ONE AND ONE-HALF (1.5) SQUARE FEET FOR EACH TWENTY-FIVE (25) LINEAR FEET OF THE MH-UNIT AND INCLUDING ALL SKIRTED STRUCTURES SUCH AS PORCHES. THE OPENINGS SHALL BE PROVIDED ON AT LEAST THE TWO (2) OPPOSITE SIDES ALONG THE GREATEST LENGTH OF THE UNIT AND SHALL BE INSTALLED AS CLOSE TO ALL THE CORNERS AS PRACTICABLE. THE LOCATION AND QUANTITY OF VENTS SHOWN ON FOUNDATION PLAN ARE FOR "EXAMPLE ONLY". SEE DETAIL G FOR AN EXAMPLE OF VENT OPENING SIZE AND SPACING FOR A 14' X 80' EXAMPLE.
3. CRAWL SPACE ACCESS HOLE SHALL BE 18" X 24". CONTRACTOR TO LOCATE OR DETERMINE ACTUAL LOCATION.
4. FOUNDATION SYSTEM MAY BE GOVERNED BY LOCAL CODES AND MAY BE SUBJECT TO APPROVAL BY LOCAL BUILDING DEPARTMENTS. CHECK LOCAL SO. CONDITIONS.
5. CONTRACTOR TO VERIFY ALL AS-BUILT BUILDING DIMENSIONS AND CONDITIONS AT THE SITE.
6. DESIGN LOADS SHALL BE CONSISTENT WITH THOSE ESTABLISHED FOR PERMANENT BUILDINGS WITHIN THE SPECIFIC LOCAL AREA.
7. ALL DIMENSIONS (LENGTH AND WIDTH) OF FOUNDATION TO FIT SPECIFIC MODEL TO BE INSTALLED.
8. SEE MANUFACTURER'S SETUP AND INSTALLATION MANUAL FOR SPECIFIC SPACING AND LOAD REQUIREMENTS FOR CHASSIS RAIL SUPPORTS.
9. SEE MANUFACTURER'S SETUP AND INSTALLATION MANUAL FOR SIZE AND LOCATION OF RIDGE BEAM SUPPORTS. LOCATION TO FIT SPECIFIC MODEL.
10. SEE MANUFACTURER'S SETUP AND INSTALLATION MANUAL FOR SPECIFIC SPACING AND LOAD REQUIREMENTS FOR MARRIAGE WALL SUPPORTS.
11. THIS FOUNDATION SYSTEM SUPERCEDES ANY REQUIREMENT FOR THE DOWNS AND GROUND ANCHORS SPECIFIED IN THE MANUFACTURER'S SETUP AND INSTALLATION MANUAL.
12. THIS FOUNDATION SYSTEM IS APPLICABLE TO ONE-STORY HOUSES WITH EIGHT FRAMING, BEARING WALLS AND SHEARWALL LATERAL FORCE RESISTING SYSTEMS ONLY.
13. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF SIX (6) INCHES WITHIN THE FIRST TEN (10) FEET.
14. NOT DESIGNED FOR USE IN FLOOD HAZARD AREA.
15. THE GRADE UNDER THE HOME SHALL HAVE A 1% SLOPE TO A STORM DRAIN COLLECTION POINT.

CONCRETE NOTES

- 1) MATERIALS SPECIFICATIONS:
 - a. PORTLAND CEMENT: ASTM C150.
 - b. NORMAL WEIGHT AGGREGATES: ASTM C33.
 - c. MIXING WATER: ASTM C1602.
- 2) FOR LOCATIONS WITH ALL THE FOLLOWING EXPOSURE CATEGORIES:
 - a. FD (CONCRETE NOT EXPOSED TO FREEZING AND THAWING CYCLES)
 - b. SO (WATER-SOLUBLE SULPHATES IN SOIL PERCENT BY MASS <0.1)
 - c. WD (CONCRETE DRY IN SERVICE OR IN CONTACT WITH WATER AND LOW PERMEABILITY IS NOT REQUIRED)
 - d. CO (CORROSION PROTECTION OF REINFORCEMENT CONCRETE DRY OR PROTECTED FROM MOISTURE)
 THE CONCRETE MIX SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - a. MINIMUM CONCRETE FC = 2500 PSI @ 28 DAYS.
 - b. MAXIMUM WATER / CEMENT RATIO OF 0.5
 - c. MAXIMUM SIZE OF AGGREGATES = 1 IN.
 - d. MAXIMUM WATER SOLUBLE CHLORIDE ION CONTENT IN CONCRETE, PERCENT BY WEIGHT OF CEMENT = 1.00
 FOR ALL OTHER EXPOSURE CATEGORIES, A LICENSED DESIGN PROFESSIONAL SHALL PROVIDE A CONCRETE MIX DESIGN.
- 3) CONCRETE PLACEMENT AND CONSOLIDATION:
 - a. DEBRIS AND ICE SHALL BE REMOVED FROM SPACES TO BE OCCUPIED BY CONCRETE BEFORE PLACEMENT.
 - b. STANDING WATER SHALL BE REMOVED FROM PLACE OF DEPOSIT BEFORE CONCRETE IS PLACED UNLESS A TIERE IS TO BE USED OR UNLESS OTHERWISE PERMITTED BY BOTH THE LICENSED DESIGN PROFESSIONAL AND THE BUILDING OFFICIAL.
 - c. MASONRY FILLER UNITS THAT WILL BE IN CONTACT WITH CONCRETE SHALL BE PREWETTED PRIOR TO PLACING CONCRETE.
 - d. EQUIPMENT USED TO CONVEY CONCRETE FROM THE MIXER TO THE LOCATION OF FINAL PLACEMENT SHALL HAVE CAPABILITIES TO ACHIEVE THE PLACEMENT REQUIREMENTS.
- 4) CONCRETE PRODUCTION:
 - a. CEMENTITIOUS MATERIALS AND AGGREGATES SHALL BE STORED TO PREVENT DETEIORATION OR CONTAMINATION.
 - b. MATERIALS THAT HAVE BEEN DETEIORATED OR CONTAMINATED SHALL NOT BE USED IN CONCRETE.
 - c. EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL CONFORM TO ASTM C94 OR ASTM C 685.
 - d. READY-MIXED AND SITE-MIXED CONCRETE SHALL BE BATCHED, MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94 OR ASTM C 685.
 - e. CONCRETE SHALL NOT BE PUMPED THROUGH PIPE MADE OF ALUMINUM OR ALUMINUM ALLOYS.
- 5) CONCRETE SHALL BE PLACED IN ACCORDANCE WITH (i) THROUGH (v):
 - i. AT A RATE TO PROVIDE AN ADEQUATE SUPPLY OF CONCRETE AT THE LOCATION OF PLACEMENT.
 - ii. AT A RATE SO CONCRETE AT ALL TIMES HAS SUFFICIENT WORKABILITY SUCH THAT IT CAN BE CONSOLIDATED BY THE INTENDED METHODS WITHOUT SEGREGATION OR LOSS OF MATERIALS.
 - iii. WITHOUT INTERRUPTIONS SUFFICIENT TO PERMIT LOSS OF WORKABILITY BETWEEN SUCCESSIVE PLACEMENTS THAT WILL RESULT IN COLD JOINTS.
 - iv. DEPOSITED AS NEAR TO ITS FINAL LOCATION AS PRACTICABLE TO AVOID SEGREGATION DUE TO REHANDLING OR FLOWING.
 - v. CONCRETE THAT HAS BEEN CONTAMINATED OR HAS LOST ITS INITIAL WORKABILITY TO THE EXTENT THAT IT CAN NO LONGER BE CONSOLIDATED BY THE INTENDED METHODS SHALL NOT BE USED.
- 6) RETEMPERING CONCRETE IN ACCORDANCE WITH THE LIMITS OF ASTM C94 SHALL BE PERMITTED UNLESS OTHERWISE RESTRICTED BY THE LICENSED DESIGN PROFESSIONAL.
 - a. AFTER STARTING, CONCRETING SHALL BE CARRIED OUT AS A CONTINUOUS OPERATION UNTIL THE COMPLETION OF A PANEL OR SECTION, AS DEFINED BY ITS BOUNDARIES OR PREDETERMINED JOINTS.
 - b. CONCRETE SHALL BE CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE WORKED AROUND REINFORCEMENT AND EMBEDMENTS AND INTO CORNERS OF FORMS.
 - c. THE SURFACES OF VERTICALLY FORMED LIFTS SHALL BE GENERALLY LEVEL.
- 7) CURING CONCRETE: CONCRETE OTHER THAN HIGH-early-STRENGTH, SHALL BE MAINTAINED AT A TEMPERATURE OF AT LEAST 50 DEGREES F AND IN A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT, EXCEPT IF ACCELERATED CURING IS USED.
- 8) CONCRETING IN COLD WEATHER: (TEMPERATURE LIMITS AS SPECIFIED IN ASTM C94, ACI 308R AND ACI 301)
 - a. ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER.
 - b. FROZEN MATERIALS OR MATERIALS CONTAINING ICE SHALL NOT BE USED.
 - c. FORMS, FILLERS AND GROUND WITH WHICH CONCRETE IS TO COME IN CONTACT SHALL BE FREE FROM FROST AND ICE.
 - d. CONCRETE MATERIALS AND PRODUCTION METHODS SHALL BE SELECTED SO THAT THE CONCRETE TEMPERATURE AT DELIVERY COMPLIES WITH THE SPECIFIED TEMPERATURE LIMITS.
- 9) CONCRETING IN HOT WEATHER: (TEMPERATURE LIMITS AS SPECIFIED IN ACI 301 AND ACI 305.1)
 - a. CONCRETE MATERIALS AND PRODUCTION METHODS SHALL BE SELECTED SO THAT THE CONCRETE TEMPERATURE AT DELIVERY COMPLIES WITH THE SPECIFIED TEMPERATURE LIMITS.
 - b. HANDLING, PLACING, PROTECTION AND CURING PROCEDURES SHALL LIMIT CONCRETE TEMPERATURES OR WATER EVAPORATION THAT COULD REDUCE STRENGTH, SERVICEABILITY AND DURABILITY OF THE MEMBER OR STRUCTURE.

DESIGN SPECIFICATIONS

1. SOIL BEARING CAPACITY ASSUMED TO BE AT 1500 PSF MINIMUM.
2. MASONRY UNITS TO CONFORM TO ASTM C - 90-14.
3. ROOF LIVE LOAD MAY BE 20, 30, 40, 60 AND 80 PSF.
4. WIND LOAD = 110 MPH (3-SECOND GUST) EXP C.
5. SLE CLASS: D.
6. SEISMIC DESIGN CATEGORY D. 75% REDUCTION FOR SNOW LOADS.
7. (FOR LOCAL JURISDICTIONS REQUIRING 50% REDUCTION, USE ANCHOR BOLT SPACING FOR TWICE THE SNOW LOAD. SEE DETAIL H.)
8. ROOF PITCH = 6:12 MAXIMUM. SIDEWALL HEIGHT = 10' MAXIMUM.
9. TYPICAL REQUIREMENTS FOR SUPPORT SYSTEMS USING LUMBER, PLYWOOD, AND GRAVEL BASE:
 - a. THIS TYPE OF SUPPORT SYSTEM CONSISTS OF A WOOD PAD AND FOUNDATION PIER WITH GRAVEL BASE.
 - b. ALL LUMBER AND PLYWOOD REQUIRED TO BE PRESERVATIVE TREATED SHALL COMPLY WITH THE TREATING, DRYING, RETENTION AND PENETRATION REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS BUREAU'S AWPA-FOR STANDARD.
 - c. EACH PIECE OF LUMBER OR PLYWOOD REQUIRED TO BE PRESERVATIVE TREATED SHALL BE IDENTIFIED AS FOLLOWS:
 1. IDENTITY OF THE COMPANY DOING THE TREATING.
 2. IDENTITY OF THE PLANT DOING THE TREATING.
 3. DATE TREATED.
 4. PRESERVATIVE IDENTIFICATION.
 5. APPROVED QUALITY CONTROL AGENCY MARK.
 6. GRADE MARK TO IDENTIFY LUMBER SPECIES AND GRADE.
 7. THE LETTER "ISO" SPECIFYING TREATMENT AND SERVICE ONLY WHERE APPLICABLE.
 - d. WHERE PRESERVATIVE LUMBER IS CUT IN THE FIELD, THE CUT SURFACE SHALL BE TREATED WITH NOT LESS THAN 3% SOLUTION OF THE SAME PRESERVATIVE USED IN THE ORIGINAL TREATMENT.
 - e. COMPACTED CLASS 2 AGGREGATE WITH THE LEVEL TOP SURFACE EXTENDING A MINIMUM 12 INCHES BEYOND THE EDGE OF THE FOOTING.
 - f. FILLS FOR UNEVEN SURFACES EXCEEDING SIX (6) INCHES IN DEPTH SHALL BE MADE WITH POURED IN PLACE CONCRETE PER TITLE 25 1334(F) OR ALTERNATE ENGINEERED METHOD APPROVED BY ENFORCEMENT AGENCY. PER TITLE 25 1116(G), FILLS OVER 6" REQUIRE ADDITIONAL APPROVALS (SOILS TEST AND REPORT).
 - g. FASTENERS SHALL BE CORROSION RESISTANT AS FOLLOWS:
 1. BELOW GRADE: TYPE 304 OR 316 STAINLESS STEEL.
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 - h. FOOTINGS: WOOD FOOTINGS TO BE PLACED ON SURFACE OF THE GROUND-PLACED LEVEL OR CLEARED, FIRM UNDISTURBED SOIL OR COMPACTED FILL. CONCRETE FOOTINGS TO BE MINIMUM 6" THICK WITH DEPTH PER LOCAL FROST DEPTH. FOOTINGS ON UNEVEN SURFACES TO COMPLY WITH TITLE 25 1334.5 PER LOCAL JURISDICTION.
10. MANUFACTURED LOAD BEARING SUPPORTS OR DEVICES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY.
11. WHERE MINIMUM FOOTING WIDTH IS 12 INCHES, USE OF A SINGLE WYTHE OF SOLID OR FULLY GROUTED 12-INCH NOMINAL CONCRETE MASONRY UNITS IS PERMITTED.

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- 1) REINFORCEMENT SPECIFICATIONS: (2016 CRC SECTION R403.1.3.5.1) STEEL REINFORCEMENT SHALL BE ASTM A615 OR A706 WITH MINIMUM YIELD STRENGTH OF 40,000 PSI (GRADE 40).
- 2) CONCRETE COVER REQUIREMENTS: (2016 CRC SECTION R403.1.3.5.3)
 - a. 3" FOR CONCRETE CAST AGAINST THE EARTH.
 - b. 1 1/2" FOR CONCRETE CAST IN REMOVABLE FORMS THAT WILL BE EXPOSED TO THE EARTH OR WEATHER FOR NO. 5 AND SMALLER BARS.
 - c. 2" FOR CONCRETE CAST IN REMOVABLE FORMS THAT WILL BE EXPOSED TO THE EARTH OR WEATHER FOR NO. 6 AND LARGER BARS.
 - d. 3/4" FOR CONCRETE CAST IN REMOVABLE FORMS THAT WILL NOT BE EXPOSED TO THE EARTH OR WEATHER AND FOR CONCRETE CAST IN STAY-IN-PLACE FORMS.
- 3) REINFORCEMENT LAP SPICES: (2016 CRC SECTION R403.1.3.5.4 AND TABLE R608.5.4(1))
 - a. 20" FOR NO. 4 BARS GRADE 40 AND 30" NO. 4 BARS GRADE 60.
 - b. 25" FOR NO. 5 BARS GRADE 40 AND 38" NO. 5 BARS GRADE 60.
 - c. 30" FOR NO. 6 BARS GRADE 40 AND 45" NO. 6 BARS GRADE 60.
 MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS SHALL NOT EXCEED THE SMALLEST OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES.
- 4) AT THE TIME CONCRETE IS PLACED, REINFORCEMENT SHALL BE CLEAN OF ICE, MUD, OR LUBRICIOUS COATING THAT DECREASE BOND.



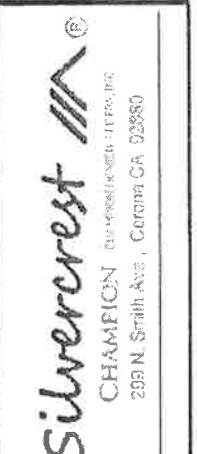
MANUFACTURED HOME/MOBILE HOME
ACCESSORY BUILDING OR STRUCTURE
HEALTH AND SAFETY CODE, DIVISION 13, PART 2

APPROVED

APPROVAL DOES NOT AUTHORIZE OR APPROVE ANY OMISSION
OR DEVIATION FROM REQUIREMENTS OF APPLICABLE
STATE LAWS AND REGULATIONS

STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

THIS PLAN APPROVAL EXPIRES 7/13/19



MANUFACTURED
HOME
FOUNDATION
SYSTEM

TRIPLE WIDE
ROOF LIVE
LOAD 20 PSF TO
100 PSF

TITLE:
SPA 24-7F
DATE: 11/21/16
SCALE: N.T.S.
DRAWING No.: 1 OF 3
REVISIONS
11/21/16 2016 CRC

GENERAL NOTES

- DESIGN CODES, STANDARDS AND REFERENCES:
 - 2016 CALIFORNIA RESIDENTIAL CODE
 - ASCE 7-10
 - ACI 318-14
 - TITLE 25, DIV. 1, CHAPTER 2 MOBILE HOME PARKS ACT
 - MOBILE HOME INSTALLATION GUIDE, STATE OF CALIFORNIA
 - MANUFACTURED HOME SETUP AND INSTALLATION MANUAL, CHAMPION HOME BUILDERS CO.
- CROSS VENTILATION PER TITLE 25 1340(B), SHALL BE PROVIDED BY OPENINGS HAVING A NET AREA OF NOT LESS THAN ONE AND ONE-HALF (1.5) SQUARE FEET FOR EACH TWENTY FIVE (25) LINEAR FEET OF THE IN-UNIT AND INCLUDING ALL SKIRTED STRUCTURES SUCH AS PORCHES. THE OPENINGS SHALL BE PROVIDED ON AT LEAST THE TWO (2) OPPOSITE SIDES ALONG THE GREATEST LENGTH OF THE UNIT AND SHALL BE INSTALLED AS CLOSE TO ALL THE CORNERS AS PRACTICAL. THE LOCATION AND QUANTITY OF VENTS SHOWN ON FOUNDATION PLAN ARE FOR "EXAMPLE ONLY". SEE DETAIL G FOR AN EXAMPLE OF VENT OPENING SIZE AND SPACING FOR A 14' X 60' EXAMPLE.
- CRAWL SPACE ACCESS HOLE SHALL BE 18" X 24". CONTRACTOR TO LOCATE OR DETERMINE ACTUAL LOCATION.
- FOUNDATION SYSTEM MAY BE GOVERNED BY LOCAL CODES AND MAY BE SUBJECT TO APPROVAL BY LOCAL BUILDING DEPARTMENTS. CHECK LOCAL SO. CONDITIONS.
- CONTRACTOR TO VERIFY ALL AS-BUILT BUILDING DIMENSIONS AND CONDITIONS AT THE SITE.
- DESIGN LOADS SHALL BE CONSISTENT WITH THOSE ESTABLISHED FOR PERMANENT BUILDINGS WITHIN THE SPECIFIC LOCAL AREA.
- ALL DIMENSIONS (LENGTH AND WIDTH) OF FOUNDATION TO FIT SPECIFIC MODEL TO BE INSTALLED.
- SEE MANUFACTURER'S SETUP AND INSTALLATION MANUAL FOR SPECIFIC SPACING AND LOAD REQUIREMENTS FOR CHASSIS RAIL SUPPORTS.
- SEE MANUFACTURER'S SETUP AND INSTALLATION MANUAL FOR SIZE AND LOCATION OF RIDGE BEAM SUPPORTS, LOCATION TO FIT SPECIFIC MODEL.
- SEE MANUFACTURER'S SETUP AND INSTALLATION MANUAL FOR SPECIFIC SPACING AND LOAD REQUIREMENTS FOR MARRIAGE WALL SUPPORTS.
- THIS FOUNDATION SYSTEM SUPERCEDES ANY REQUIREMENT FOR RE-BOWNS AND GROUND ANCHORS SPECIFIED IN THE MANUFACTURER'S SETUP AND INSTALLATION MANUAL.
- THIS FOUNDATION SYSTEM IS APPLICABLE TO ONE-STORY HOUSES WITH LIGHT FRAMING, BEARING WALLS AND SHEARWALL LATERAL FORCE RESISTING SYSTEMS ONLY.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF SIX (6) INCHES WITHIN THE FIRST TEN (10) FEET.
- NOT DESIGNED FOR USE IN FLOOD HAZARD AREA.
- THE GRADE UNDER THE HOME SHALL HAVE A 1% SLOPE TO A STORM DRAIN COLLECTION POINT.

CONCRETE NOTES

- MATERIALS SPECIFICATIONS:
 - PORTLAND CEMENT: ASTM C150.
 - NOMINAL WEIGHT AGGREGATES: ASTM C33.
 - MIXING WATER: ASTM C1602.
 - FOR LOCATIONS WITH ALL THE FOLLOWING EXPOSURE CATEGORIES:
 - FO (CONCRETE NOT EXPOSED TO FREEZING AND THAWING CYCLES)
 - SO (WATER-SOLUBLE SULPHATES IN SOIL PERCENT BY MASS <0.1)
 - WO (CONCRETE DRY IN SERVICE OR IN CONTACT WITH WATER AND LOW PERMEABILITY IS NOT REQUIRED)
 - CO (CORROSION PROTECTION OF REINFORCEMENT: CONCRETE DRY OR PROTECTED FROM MOISTURE)

THE CONCRETE MIX SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

 - MINIMUM CONCRETE f_c = 2500 PSI @ 28 DAYS.
 - MAXIMUM WATER / CEMENT RATIO OF 0.5.
 - MAXIMUM SIZE OF AGGREGATES = 1 IN.
 - MAXIMUM WATER SOLUBLE CHLORIDE ION CONTENT IN CONCRETE, PERCENT BY WEIGHT OF CEMENT = 1.00.

FOR ALL OTHER EXPOSURE CATEGORIES, A LICENSED DESIGN PROFESSIONAL SHALL PROVIDE A CONCRETE MIX DESIGN.
 - CONCRETE PLACEMENT AND CONSOLIDATION:
 - DEBRIS AND ICE SHALL BE REMOVED FROM SPACES TO BE OCCUPIED BY CONCRETE BEFORE PLACEMENT.
 - STANDING WATER SHALL BE REMOVED FROM PLACE OF DEPOSIT BEFORE CONCRETE IS PLACED UNLESS A TIERME IS TO BE USED OR UNLESS OTHERWISE PERMITTED BY BOTH THE LICENSED DESIGN PROFESSIONAL AND THE BUILDING OFFICIAL.
 - MASONRY FILLER UNITS THAT WILL BE IN CONTACT WITH CONCRETE SHALL BE PREWETTED PRIOR TO PLACING CONCRETE.
 - EQUIPMENT USED TO CONVEY CONCRETE FROM THE MIXER TO THE LOCATION OF FINAL PLACEMENT SHALL HAVE CAPABILITIES TO ACHIEVE THE PLACEMENT REQUIREMENTS.
 - CONCRETE PRODUCTION:
 - CEMENTITIOUS MATERIALS AND AGGREGATES SHALL BE STORED TO PREVENT DETEIORATION OR CONTAMINATION.
 - MATERIALS THAT HAVE BEEN DETEIORATED OR CONTAMINATED SHALL NOT BE USED IN CONCRETE.
 - EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL CONFORM TO ASTM C94 OR ASTM C 685.
 - READY-MIXED AND SITE-MIXED CONCRETE SHALL BE BATCHED, MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94 OR ASTM C 685.
 - CONCRETE SHALL NOT BE PUMPED THROUGH PIPE MADE OF ALUMINUM OR ALUMINUM ALLOYS.
 - CONCRETE SHALL BE PLACED IN ACCORDANCE WITH (i) THROUGH (v):
 - AT A RATE TO PROVIDE AN ADEQUATE SUPPLY OF CONCRETE AT THE LOCATION OF PLACEMENT.
 - AT A RATE SO CONCRETE AT ALL TIMES HAS SUFFICIENT WORKABILITY SUCH THAT IT CAN BE CONSOLIDATED BY THE INTENDED METHODS.
 - WITHOUT SEGREGATION OR LOSS OF MATERIALS.
 - WITHOUT INTERRUPTIONS SUFFICIENT TO PERMIT LOSS OF WORKABILITY BETWEEN SUCCESSIVE PLACEMENTS THAT WILL RESULT IN COLD JOINTS.
 - DEPOSITED AS NEAR TO ITS FINAL LOCATION AS PRACTICABLE TO AVOID SEGREGATION DUE TO RETARDING OR FLOWING.
 - CONCRETE THAT HAS BEEN CONTAMINATED OR HAS LOST ITS INITIAL WORKABILITY TO THE EXTENT THAT IT CAN NO LONGER BE CONSOLIDATED BY THE INTENDED METHODS SHALL NOT BE USED.
 - RETEMPERING CONCRETE IN ACCORDANCE WITH THE LIMITS OF ASTM C94 SHALL BE PERMITTED UNLESS OTHERWISE RESTRICTED BY THE LICENSED DESIGN PROFESSIONAL.
 - AFTER STARTING, CONCRETING SHALL BE CARRIED OUT AS A CONTINUOUS OPERATION UNTIL THE COMPLETION OF A PANEL OR SECTION, AS DEFINED BY ITS BOUNDARIES OR PREDETERMINED JOINTS.
 - CONCRETE SHALL BE CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE WORKED AROUND REINFORCEMENT AND EMBEDMENTS AND INTO CORNERS OF FORMS.
 - THE SURFACES OF VERTICALLY FORMED LIFTS SHALL BE GENERALLY LEVEL.
- 5) DURING CONCRETING, CONCRETE OTHER THAN HIGH-early-STRENGTH, SHALL BE MAINTAINED AT A TEMPERATURE OF AT LEAST 50 DEGREES F AND IN A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT, EXCEPT IF ACCELERATED CURING IS USED.
- 6) CONCRETING IN COLD WEATHER: (TEMPERATURE LIMITS AS SPECIFIED IN ASTM C94, ACI 308R AND ACI 301)
- ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER.
 - FROZEN MATERIALS OR MATERIALS CONTAINING ICE SHALL NOT BE USED.
 - FORMS, FILLERS AND GROUND WITH WHICH CONCRETE IS TO COME IN CONTACT SHALL BE FREE FROM FROST AND ICE.
 - CONCRETE MATERIALS AND PRODUCTION METHODS SHALL BE SELECTED SO THAT THE CONCRETE TEMPERATURE AT DELIVERY COMPLIES WITH THE SPECIFIED TEMPERATURE LIMITS.
- 7) CONCRETING IN HOT WEATHER: (TEMPERATURE LIMITS AS SPECIFIED IN ACI 301 AND ACI 305.1)
- CONCRETE MATERIALS AND PRODUCTION METHODS SHALL BE SELECTED SO THAT THE CONCRETE TEMPERATURE AT DELIVERY COMPLIES WITH THE SPECIFIED TEMPERATURE LIMITS.
 - HANDLING, PLACING, PROTECTION AND CURING PROCEDURES SHALL LIMIT CONCRETE TEMPERATURES OR WATER EVAPORATION THAT COULD REDUCE STRENGTH, SERVICEABILITY AND DURABILITY OF THE MEMBER OR STRUCTURE.

DESIGN SPECIFICATIONS

- SOIL BEARING CAPACITY ASSUMED TO BE AT 1500 PSF MINIMUM.
- MASONRY UNITS TO CONFORM TO ASTM C - 90-14.
- ROOF LIVE LOAD MAY BE 20, 30, 40, 60 AND 80 PSF.
- WIND LOAD = 110 MPH (3-SECOND GUST) EXP. C.
- SITE CLASS: D.
- SEISMIC DESIGN CATEGORY: D. 75% REDUCTION FOR SNOW LOADS.
- (FOR LOCAL JURISDICTIONS REQUIRING 50% REDUCTION, USE ANCHOR BOLT SPACING FOR TWICE THE SNOW LOAD. SEE DETAIL H).
- ROOF PITCH = 6:12 MAXIMUM. SIDEWALL HEIGHT = 108" MAXIMUM.
- TYPICAL REQUIREMENTS FOR SUPPORT SYSTEMS USING LUMBER, PLYWOOD, AND GRAVEL BASE:
 - THIS TYPE OF SUPPORT SYSTEM CONSISTS OF A WOOD PAD AND FOUNDATION PIER WITH GRAVEL BASE.
 - ALL LUMBER AND PLYWOOD REQUIRED TO BE PRESERVATIVE TREATED SHALL COMPLY WITH THE TREATING, DRYING, RETENTION AND PERSEARATION REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS BUREAU'S ANWB-EDN STANDARD.
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MANUFACTURED HOME/MOBILE HOME
ACCESSORY BUILDING OR STRUCTURE
HEALTH AND SAFETY CODE, DIVISION 13, PART 2

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STATE LAWS AND REGULATIONS

STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

BY: *[Signature]* DATE: 12/15/16
SHA: *[Signature]* TITLE: SPA-7F
THIS PLAN APPROVAL EXPIRES: 9/13/19

Champion
HOME BUILDERS CO.



REDMAN
HOMES®
6420 W. ALBUQUERQUE
CHANDLER, AZ 85226



Silvercrest
CHAMPION
209 N. Smith Ave., Corona CA 92630



MANUFACTURED
HOME
FOUNDATION
SYSTEM

TRIPLE WIDE
ROOF LIVE
LOAD 20 PSF TO
100 PSF

TITLE:

SPA 24-7F

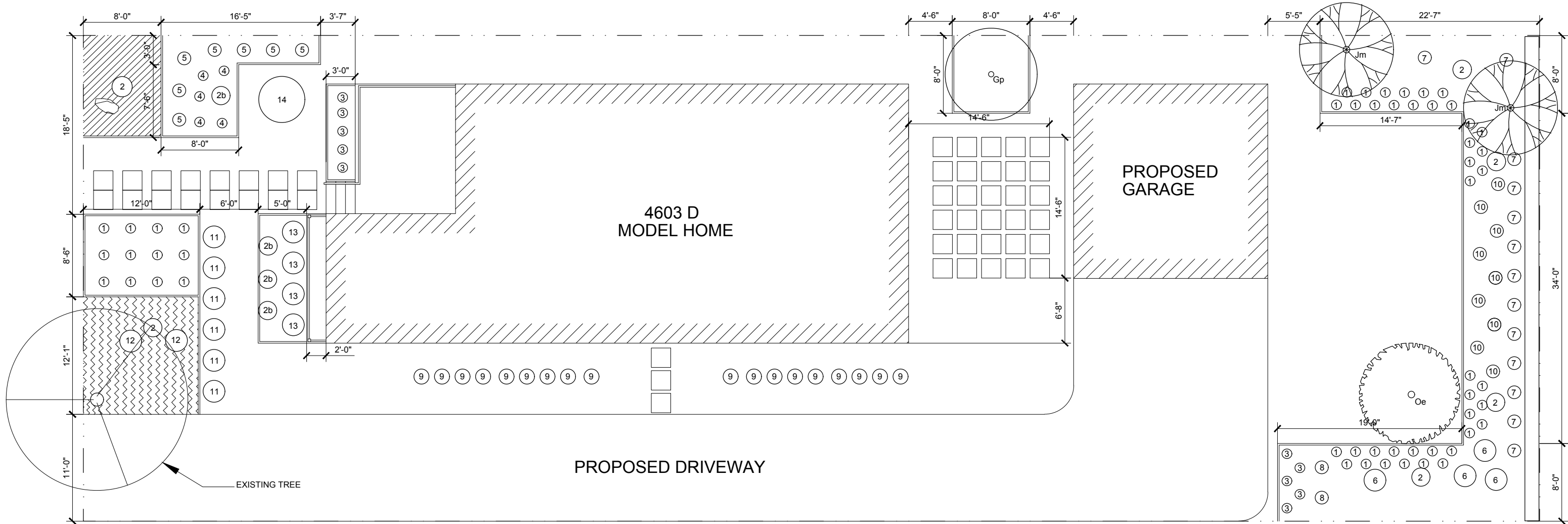
DATE: 11/21/16

SCALE: N.T.S.

DRAWING No: 1 OF 3

REVISIONS

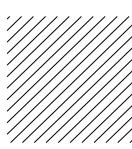
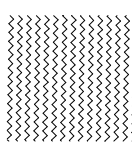
4/21/16 2016 CRC



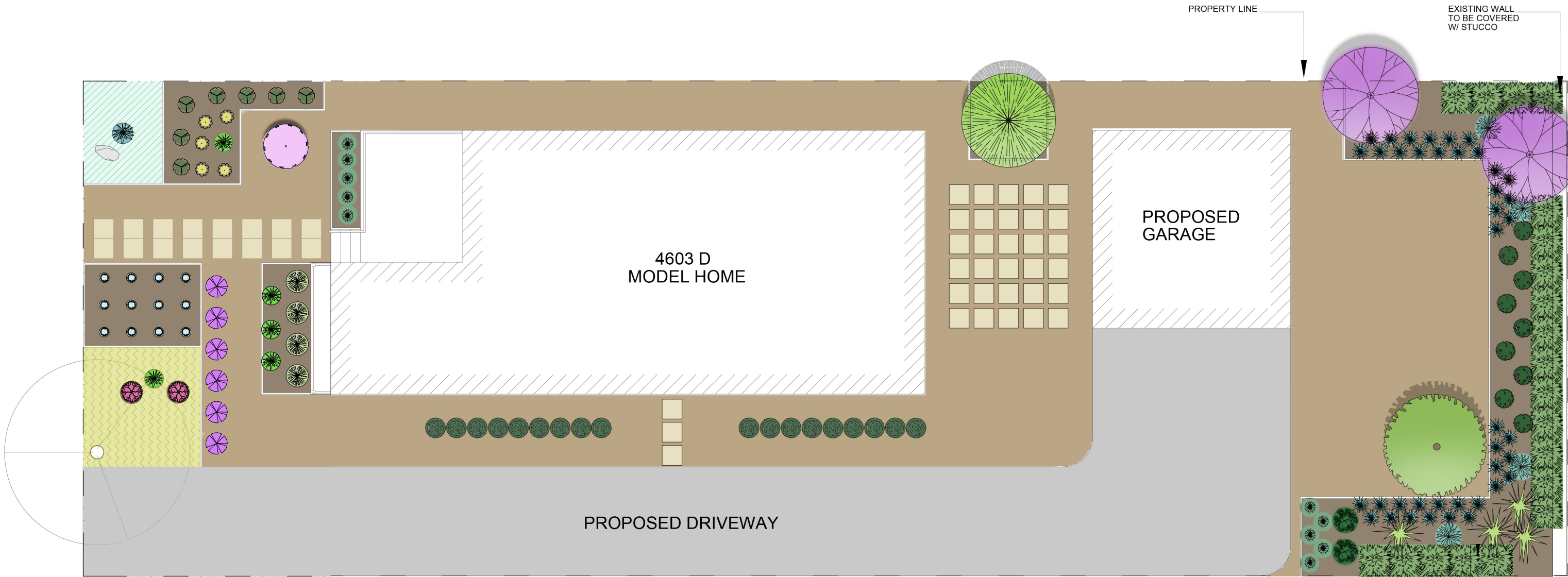
LANDSCAPE PLAN

SCALE: 1"=10'

- | | |
|--|--|
| 1 Festuca glauca (Blue Fescue) | 10 Rosa h. 'Iceberg' (NCN) |
| 2 Agave americana/ 2b Agave attenuata | 11 Salvia clevelandii (Cleveland's Sage) |
| 3 Hesperaloe parviflora (Red Yucca) | 12 Salvia leucantha (Mexican Bush Sage) |
| 4 Lantana m. 'New Gold' (NCN) | 13 Muhlenbergia rigens (Deer Grass) |
| 5 Olea e. 'Little Ollie' (Dwarf Olive) | 14 Arctostaphylos d. 'Howard McMinn' (NCN) |
| 6 Phormium t. 'Bronze' (NCN) | Gp Geijera parviflora (Australian Willow) |
| 7 Podocarpus gracilior (Yew Pine) | Jm Jacaranda mimosifolia (Jacaranda) |
| 8 Portulaca afra (Elephant's Food) | Oe Olea europaea (Olive) |
| 9 Rosmarinus officinalis (Rosemary) | |

- | | |
|---|--|
|  | Senecio t. var. mandraliscae (Blue Chalk-sticks) |
|  | Lantana m. 'New Gold' (NCN) |

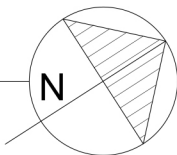
LP-02	219 E. HEALD AVE., LAKE ELSINORE CA			
DRAWN BY: E. GONZALEZ		DATE: 08/08/2018	SCALE: 1"=10'-0"	SHEET:



0 2' 4' 8' 16' 32'

LANDSCAPE PLAN

SCALE: 1"=10'



Plant Symbols



*Agave americana and/or
Agave attenuata*



Festuca glauca



Hesperaloe parviflora



Lantana m. 'New Gold'



Olea e. "Little Ollie"



Phormium t. 'Bronze'



Podocarpus gracilior



Portulaca afra



Rosmarinus officinalis



Rosa 'Iceberg'



Salvia clevelandii



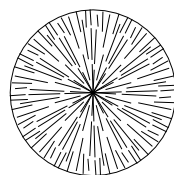
Salvia leucantha



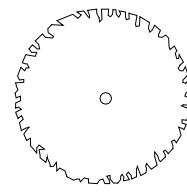
Muhlenbergia rigens



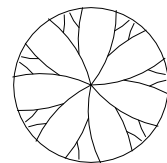
Arctostaphylos d. 'Howard McMinn'



Geijera parviflora



Olea europaea



Jacaranda mimosifolia

LP-01

219 E. HEALD AVE., LAKE ELSINORE CA

DRAWN BY: E. GONZALEZ

DATE: 08/08/2018

SCALE: 1"=10'-0"

SHEET:



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 operation.
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 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 $\frac{1}{4}$ " per foot for a minimum of three (3) feet, then 1 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 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 N/A prepared by engineer _____ and the engineering geologic investigation dated N/A 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 $\frac{1}{4}$ " per foot 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 subsurface minimum) to flow line of earth
 - 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. _____ consultant) dated N/A
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: _____ 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 WQID # 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.

SHEET 1 _____ TITLE SHEET AND NOTES
SHEET 2 _____ GRADING PLAN

All erosion control plans shall be in accordance with City of Lake Elsinore Ordinance Nos. 1237, 772, 529, 1004, construction site Best Management Practices (BMP's) and standards outlined within the Lake Elsinore Design Manual. No grading permit shall be issued without an erosion control plan approved by the City Engineer. The erosion control plan shall include details of protective measures, including desilting basins or other temporary erosion control measures, or both, as may be necessary to protect the water quality of receiving water bodies or to protect adjoining public and private property from damage from erosion, flooding or the deposition of mud or debris which may originate from the site or result from such grading operations.

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 (responsible person) at (24-hour phone number).
4. Devices to reduce erosion damage shall not be placed moved or removed 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 completion.
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 water is impounded.
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, on-site pump 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.

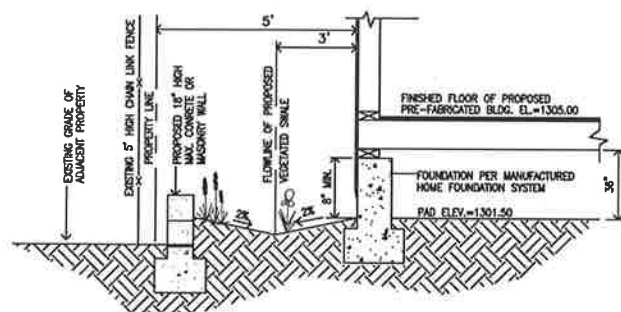
[illegible]

LEGEND

M.B.	MAP BOOK
(M)	MEASURED
(R)	RECORD AS SHOWN PER TRACT MAP
R.S.	RECORD OF SURVEY
DPW	DEPARTMENT OF PUBLIC WORKS
BM	BENCH MARK
PM'S	PUNCH MARKS
PWFB	PUBLIC WORKS FIELD BOOK
REC.	RECORD
TC	TOP OF CURB
TG	TOP OF GRATE
TF	TOP OF FOOTING
FL	FLOWLINE
TVG	TOP OF "V" GUTTER
FS	FINISH SURFACE
FG	FINISH GRADE
TW	TOP OF WALL
INV	INVERT
CONC.	CONCRETE
H.	HIGH
A.P.N.	ASSESSOR PARCEL NUMBER
SQ.FT.	SQUARE FEET
x.1302.00	EXISTING TERRAIN ELEVATION
(1302.00)	EXISTING STRUCTURE ELEVATION
---	EXISTING STRUCTURE
---	CENTERLINE
---	PROPERTY LINE
---	EXISTING CONTOUR ELEVATION
---	PROPOSED SLOUGH WALL

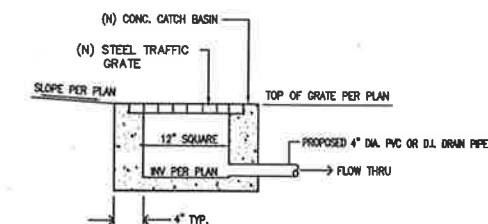
GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



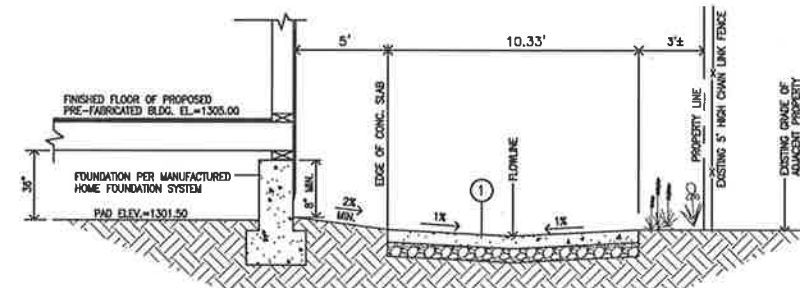
SECTION A-A'

NOT TO SCALE



CATCH BASIN DETAIL

NOT TO SCALE



SECTION B-B'

NOT TO SCALE

CONSTRUCTION NOTES

1. CONSTRUCT 4" CONCRETE SLAB WITH #4 REBARS AT 18" ON CENTER BOTH WAYS OVER 4" C.M.B. (4" C.M.B. IN DRIVEWAY AREA ONLY).
2. INSTALL 4" DIA. PVC PIPE SCHEDULE 40 OR CAST IRON PIPE W/BITUMINOUS COATING CONFORMING TO AASHTO DESIGNATION M190.
3. CONSTRUCT CONCRETE CATCH BASIN PER DETAIL HEREON.
4. EXISTING CONCRETE DRIVEWAY APPROACH TO REMAIN.
5. CONSTRUCT 18" HIGH MAX. MASONRY SLOUGH WALL.

EARTHWORK:

REMOVAL = 40 C.Y.
FILL = 0 C.Y.
EXPORT = 40 C.Y.

LEGAL DESCRIPTION

LOT 7 OF BLOCK C OF JAMES ADD. TO ELSINORE TRACT MAP, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 4, PAGE 77 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 373-022-005-8

BENCHMARK: A-92-22

AT THE INTERSECTION OF MAIN STREET AND HEALD AVENUE, AT THE SOUTHWEST CORNER OF THE INTERSECTION, 14.5 FEET WESTERLY OF THE CENTER LINE OF MAIN STREET, 3.5 FEET NORTHEASTERLY OF "NO LOADING" SIGN, 1.5 FEET EASTERLY OF FIRE HYDRANT, A CHISELED IN THE TOP OF CURB.

DATE
9/93
ELEVATION
1279.95

PROPERTY OWNER:
MARIA G. TAVAREZ
512 RINGROVE DR.
LA PUENTE, CA
(626) 786-1060

Grading Plan

location: 219 E. Heald Avenue
Lake Elsinore, CA 92530
A.P.N. 373-022-005-8

scale: 1" = 10'

drawn by: Juan B.

sheet number: 2 OF 2

plot date: June 18, 2018

pbm & m engineering inc.

Land Survey Civil Engineering

404 S. 380 STREET ALHAMBRA, CA 91801
P: 626-625-5546 FAX: 626-284-0432

Lake Elsinore