

## Wickham, Jerry, Env. Health

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**From:** Brian Saliman [BSaliman@rcdev.org]  
**Sent:** Wednesday, December 21, 2011 12:00 PM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** mtrevor@sesinonline.net  
**Subject:** RE: Alameda Islander (RO0003075)  
**Attachments:** Alameda Islander - Foundation and Utility Plans.pdf

Hi Jerry:

Per your request, please see attached the foundation and utility plans for the Islander.

Let me know if you have any questions.

Happy Holidays.

Brian

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**From:** Brian Saliman  
**Sent:** Thursday, December 15, 2011 3:52 PM  
**To:** 'Wickham, Jerry, Env. Health'  
**Subject:** RE: Alameda Islander (RO0003075)

I'll follow-up with the architect and get you the requested plans by early next week.

Thanks.

Brian

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**From:** Wickham, Jerry, Env. Health [<mailto:jerry.wickham@acgov.org>]  
**Sent:** Thursday, December 15, 2011 3:51 PM  
**To:** Brian Saliman  
**Subject:** RE: Alameda Islander (RO0003075)

Email would be preferred.

Jerry

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**From:** Brian Saliman [<mailto:BSaliman@rcdev.org>]  
**Sent:** Thursday, December 15, 2011 3:49 PM  
**To:** Wickham, Jerry, Env. Health  
**Subject:** RE: Alameda Islander (RO0003075)

Jerry:

Would you like me to send you the foundation and utility plans via e-mail or FedEx?

Brian

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**From:** Wickham, Jerry, Env. Health [<mailto:jerry.wickham@acgov.org>]  
**Sent:** Thursday, December 15, 2011 3:25 PM  
**To:** Brian Saliman  
**Subject:** RE: Alameda Islander (RO0003075)

Hello Brian,

I would like to review the design plans for the foundations and utilities to assure that they are consistent with the assumed conditions and do not create any unexpected preferential pathways or exposure routes with the subsurface.

The November 11, 2011 Risk Management Plan and Site-specific Health and Safety Plan will provide the protocols to be followed during construction.

Regards,

Jerry Wickham

Alameda County Environmental Health

1131 Harbor Bay Parkway

Alameda, CA 94502-6577

phone: 510-567-6791

[jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)

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**From:** Brian Saliman [<mailto:BSaliman@rcdev.org>]

**Sent:** Thursday, December 15, 2011 12:58 PM

**To:** Wickham, Jerry, Env. Health

**Subject:** Alameda Islander (RO0003075)

Hi Jerry:

I hope this e-mail finds you well.

I wanted to let you know that we are scheduled to start construction at the Islander on January 9<sup>th</sup>.

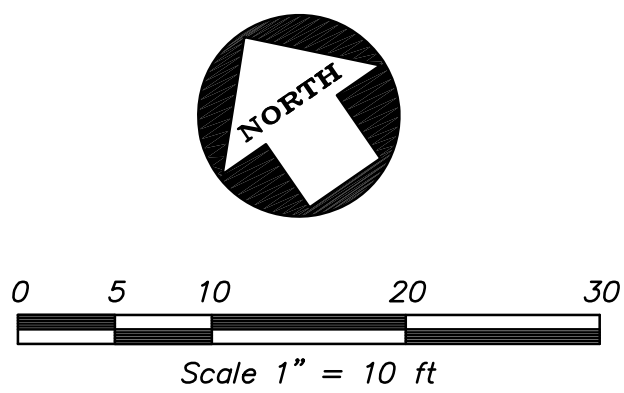
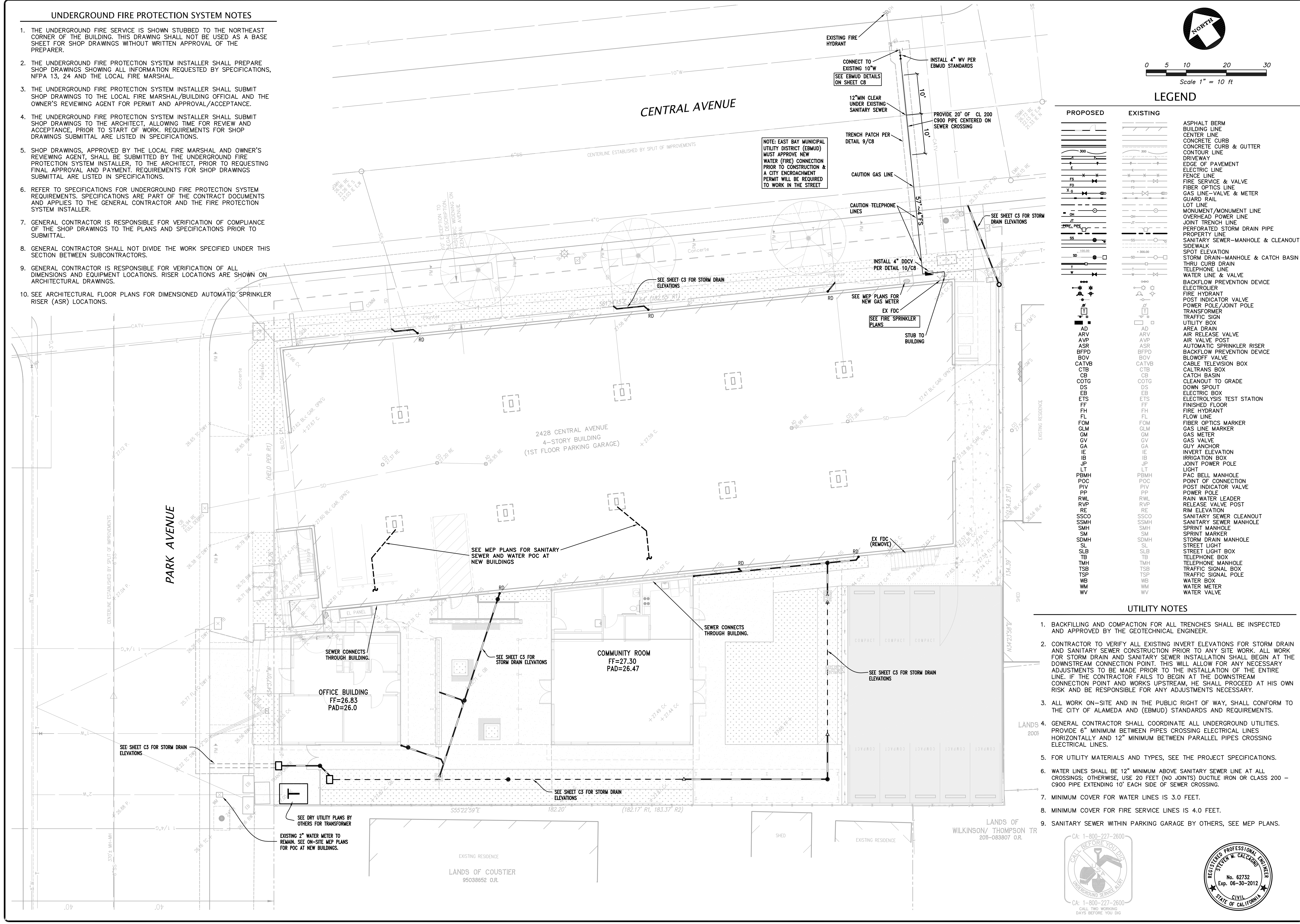
Do you need to review any additional plans before we begin work?

Thanks.

Brian

**UNDERGROUND FIRE PROTECTION SYSTEM NOTES**

1. THE UNDERGROUND FIRE SERVICE IS SHOWN STUBBED TO THE NORTHEAST CORNER OF THE BUILDING. THIS DRAWING SHALL NOT BE USED AS A BASE SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL OF THE PREPARER.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUESTED BY SPECIFICATIONS, NFPA 13, 24 AND THE LOCAL FIRE MARSHAL.
3. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL SUBMIT SHOP DRAWINGS TO THE LOCAL FIRE MARSHAL/BUILDING OFFICIAL AND THE OWNER'S REVIEWING AGENT FOR PERMIT AND APPROVAL/ACCEPTANCE.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK. REQUIREMENTS FOR SHOP DRAWINGS SUBMITTAL ARE LISTED IN SPECIFICATIONS.
5. SHOP DRAWINGS, APPROVED BY THE LOCAL FIRE MARSHAL AND OWNER'S REVIEWING AGENT, SHALL BE SUBMITTED BY THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER, TO THE ARCHITECT, PRIOR TO REQUESTING FINAL APPROVAL AND PAYMENT. REQUIREMENTS FOR SHOP DRAWINGS SUBMITTAL ARE LISTED IN SPECIFICATIONS.
6. REFER TO SPECIFICATIONS FOR UNDERGROUND FIRE PROTECTION SYSTEM REQUIREMENTS. SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS AND APPLIES TO THE GENERAL CONTRACTOR AND THE FIRE PROTECTION SYSTEM INSTALLER.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF COMPLIANCE OF THE SHOP DRAWINGS TO THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTAL.
8. GENERAL CONTRACTOR SHALL NOT DIVIDE THE WORK SPECIFIED UNDER THIS SECTION BETWEEN SUBCONTRACTORS.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL DRAWINGS.
10. SEE ARCHITECTURAL FLOOR PLANS FOR DIMENSIONED AUTOMATIC SPRINKLER RISER (ASR) LOCATIONS.



PROPOSED		EXISTING		
[Symbol]	ASPHALT BERM	[Symbol]	CENTER LINE	
[Symbol]	BUILDING LINE	[Symbol]	CONCRETE CURB	
[Symbol]	CONCRETE CURB & GUTTER	[Symbol]	CONTOUR LINE	
[Symbol]	DRIVEWAY	[Symbol]	EDGE OF PAVEMENT	
[Symbol]	ELECTRIC LINE	[Symbol]	FENCE LINE	
[Symbol]	FIRE SERVICE & VALVE	[Symbol]	FIBER OPTICS LINE	
[Symbol]	GAS LINE-VALVE & METER	[Symbol]	GUARD RAIL	
[Symbol]	LOT LINE	[Symbol]	MONUMENT/MONUMENT LINE	
[Symbol]	OVERHEAD POWER LINE	[Symbol]	JOINT TRENCH LINE	
[Symbol]	PERFORATED STORM DRAIN PIPE	[Symbol]	PROPERTY LINE	
[Symbol]	SANITARY SEWER-MANHOLE & CLEANOUT	[Symbol]	SPOT ELEVATION	
[Symbol]	STORM DRAIN-MANHOLE & CATCH BASIN	[Symbol]	THRU CURB DRAIN	
[Symbol]	TELEPHONE LINE	[Symbol]	WATER LINE & VALVE	
[Symbol]	BACKFLOW PREVENTION DEVICE	[Symbol]	ELECTROLIER	
[Symbol]	FIRE HYDRANT	[Symbol]	POST INDICATOR VALVE	
[Symbol]	POWER POLE/JUNCTION POLE	[Symbol]	TRANSFORMER	
[Symbol]	TRAFFIC SIGN	[Symbol]	UTILITY BOX	
[Symbol]	AREA DRAIN	[Symbol]	AIR RELEASE VALVE	
[Symbol]	AIR VALVE POST	[Symbol]	AUTOMATIC SPRINKLER RISER	
[Symbol]	BACKFLOW PREVENTION DEVICE	[Symbol]	BLOWOFF VALVE	
[Symbol]	CABLE TELEVISION BOX	[Symbol]	CALTRANS BOX	
[Symbol]	CATCH BASIN	[Symbol]	CATCH BASIN	
[Symbol]	CLEANOUT TO GRADE	[Symbol]	DOWN SPOUT	
[Symbol]	ELECTRIC BOX	[Symbol]	ELECTROLYSIS TEST STATION	
[Symbol]	FINISHED FLOOR	[Symbol]	FIRE HYDRANT	
[Symbol]	FIBER OPTICS MARKER	[Symbol]	FIBER OPTICS MARKER	
[Symbol]	GAS VALVE	[Symbol]	GAS VALVE	
[Symbol]	GAS ANCHOR	[Symbol]	INVERT ELEVATION	
[Symbol]	IRRIGATION BOX	[Symbol]	JOINT POWER POLE	
[Symbol]	JOINT POWER POLE	[Symbol]	PAC BELL MANHOLE	
[Symbol]	POINT OF CONNECTION	[Symbol]	POST INDICATOR VALVE	
[Symbol]	POWER POLE	[Symbol]	RAIN WATER LEADER	
[Symbol]	RELEASE VALVE POST	[Symbol]	RIM ELEVATION	
[Symbol]	SANITARY SEWER CLEANOUT	[Symbol]	SANITARY SEWER MANHOLE	
[Symbol]	SANITARY SEWER MANHOLE	[Symbol]	SPRINT MARKER	
[Symbol]	STORM DRAIN MANHOLE	[Symbol]	STREET LIGHT BOX	
[Symbol]	STREET LIGHT BOX	[Symbol]	TELEPHONE BOX	
[Symbol]	TELEPHONE MANHOLE	[Symbol]	TRAFFIC SIGNAL BOX	
[Symbol]	TRAFFIC SIGNAL BOX	[Symbol]	TRAFFIC SIGNAL POLE	
[Symbol]	WATER BOX	[Symbol]	WATER METER	
[Symbol]	WATER METER	[Symbol]	WATER VALVE	

- UTILITY NOTES**
1. BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
  2. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
  3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY, SHALL CONFORM TO THE CITY OF ALAMEDA AND (EBMUD) STANDARDS AND REQUIREMENTS.
  4. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
  5. FOR UTILITY MATERIALS AND TYPES, SEE THE PROJECT SPECIFICATIONS.
  6. WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS; OTHERWISE, USE 20 FEET (NO JOINTS) DUCTILE IRON OR CLASS 200 - C900 PIPE EXTENDING 10' EACH SIDE OF SEWER CROSSING.
  7. MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
  8. MINIMUM COVER FOR FIRE SERVICE LINES IS 4.0 FEET.
  9. SANITARY SEWER WITHIN PARKING GARAGE BY OTHERS, SEE MEP PLANS.

REVISION	BY	NO.	DATE

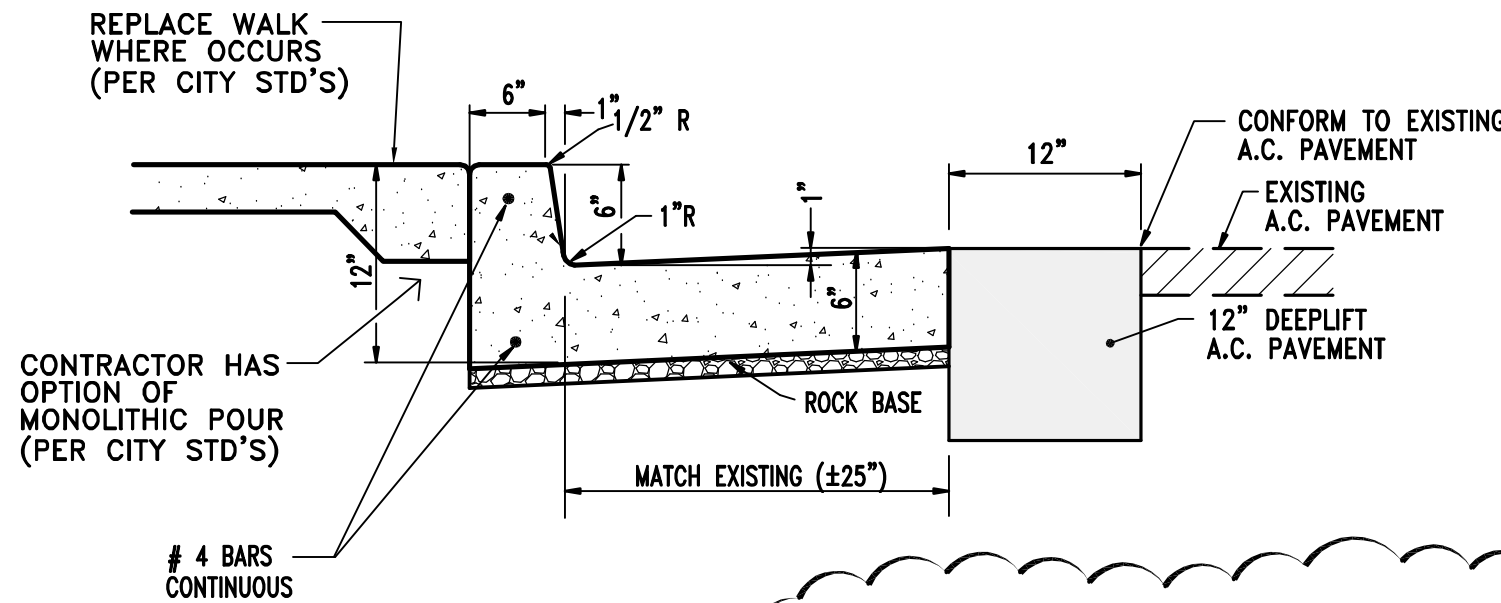
**UTILITY PLAN**  
OF  
**2428 CENTRAL AVENUE**  
FOR THE  
**RESOURCES FOR COMMUNITY DEVELOPMENT**

**KIER & WRIGHT**  
CIVIL ENGINEERS & SURVEYORS, INC.  
2850 Collier Canyon Road  
Livermore, California 94551  
Phone (925) 245-8788  
Fax (925) 245-8796

REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA  
No. 62732  
Exp. 06-30-2012  
CIVIL

DATE: MAY, 2011  
SCALE: 1" = 10'  
DESIGNER: CH  
JOB NO.: A11543-1  
SHEET: **C4**  
OF SHEETS

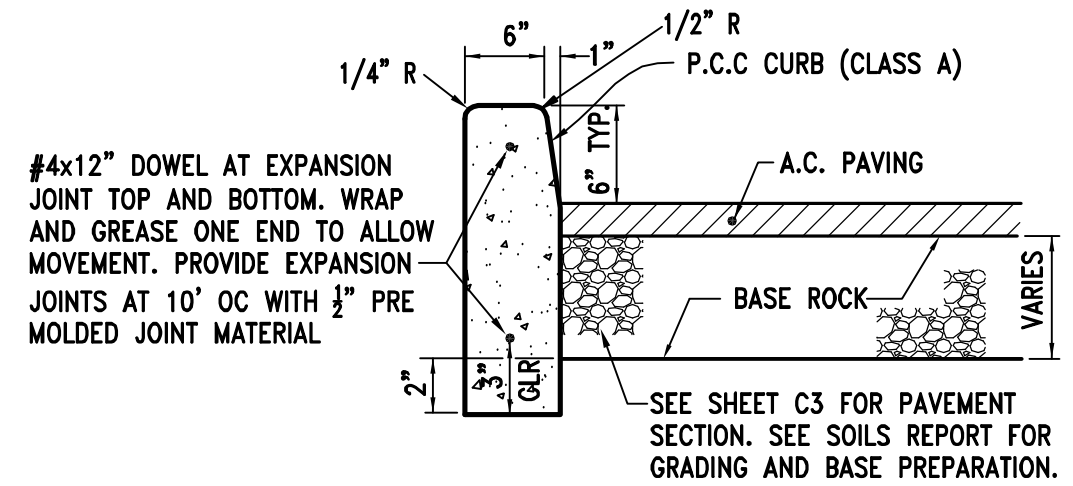
**NOTE:**  
SCORELINES SHALL BE  
10' o.c. U.O.N.



USE MINIMUM 25% RECYCLED CONTENT AGGREGATE (SEE GRADING AND DRAINAGE PLAN);  
USE AGGREGATE WITH A MINIMUM OF 25% RECYCLED AGGREGATE BY VOLUME FOR THE  
ENTIRE PROJECT (NEW AND EXISTING) INCLUDING: PARKING LOTS, WALKWAYS,  
LANDSCAPE PAVING, AND ROADWAY BASE. PRE CONSUMER RECYCLED CONTENT IS  
EQUAL TO HALF THE VALUE OF POST CONSUMER RECYCLED CONTENT.

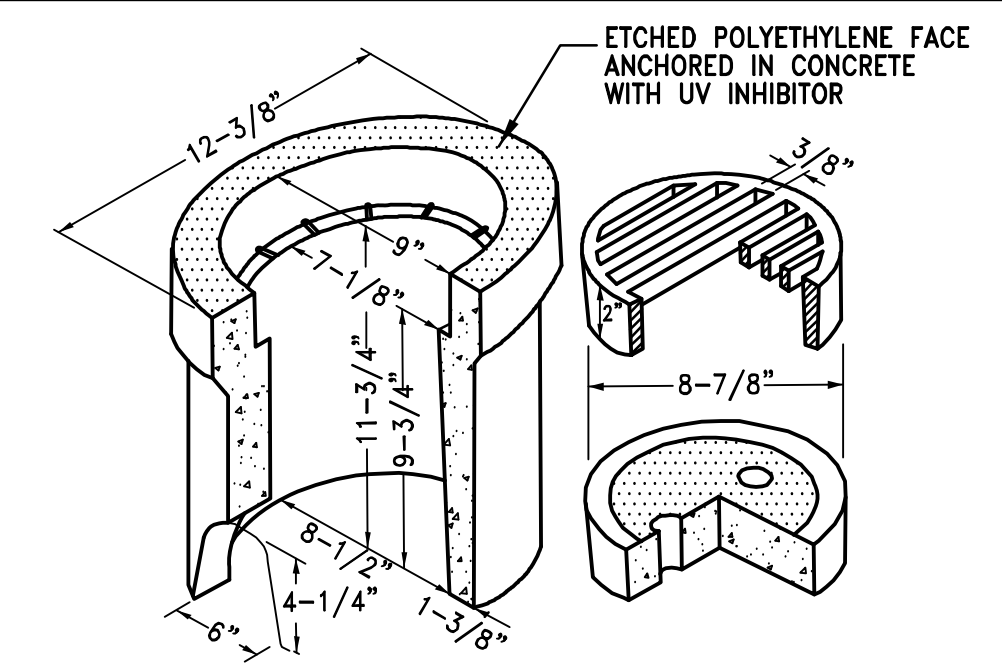
**CONCRETE CURB & GUTTER  
W/DEEP LIFT AC**  
NOT TO SCALE

1



**CONCRETE CURB**  
NOT TO SCALE

4

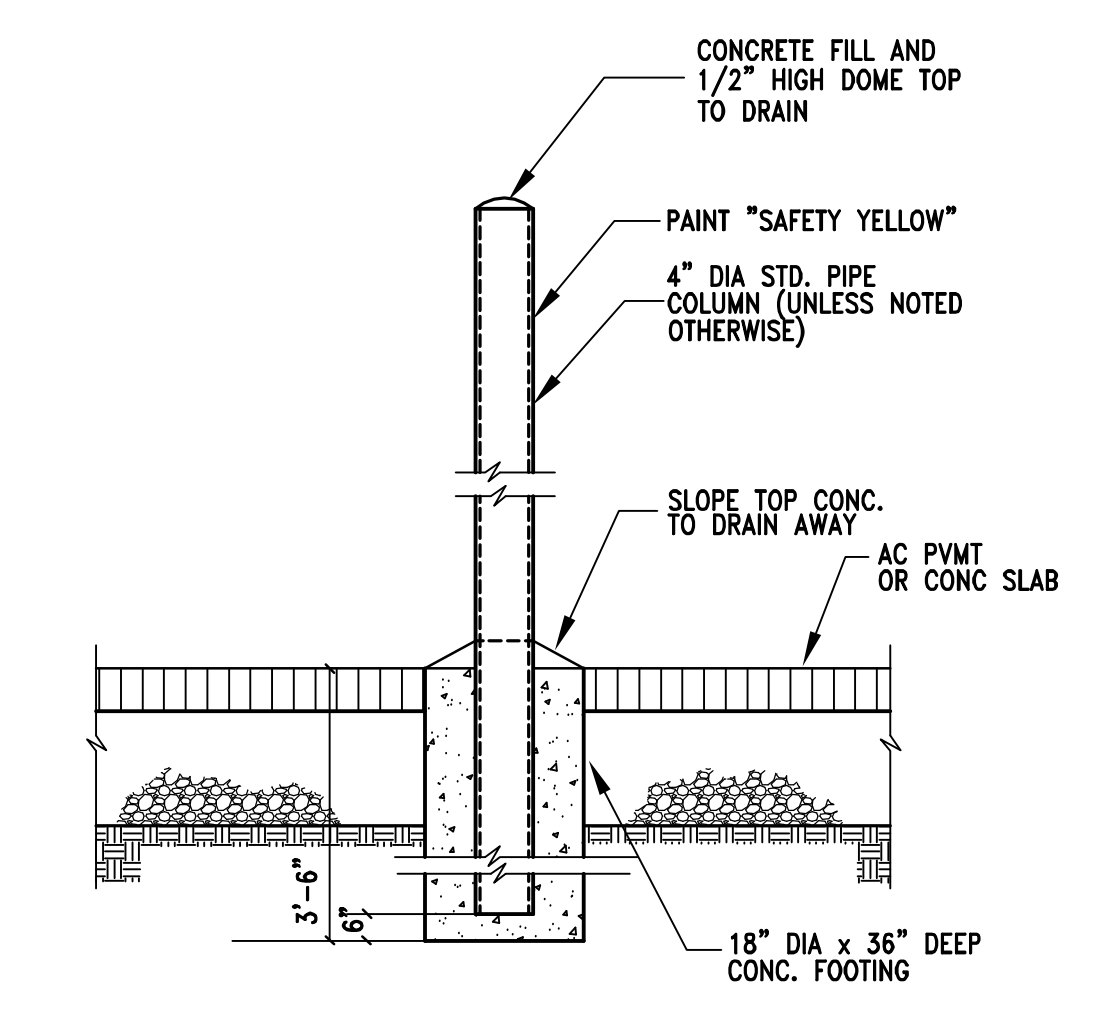


A REINFORCED CONCRETE DUAL PURPOSE BOX DESIGNED FOR EITHER LIGHT PURPOSE DRAINAGE INSTALLATIONS OR ENCLOSED SEWER CLEANOUTS IN FOOT TRAFFIC AREAS. TAPERED SHOULDERS PREVENT SETTLING. NOTCH ACCOMMODATES UP TO APPROXIMATE 4" O.D. PIPE. APPROXIMATE DIMENSIONS SHOWN

ORDER CODE	ITEM	DESCRIPTION
V1BOX	DRAIN BOX	V1 DRAIN BOX
FBD	LID	D210 REINFORCED CONC.
FBC	LID	C210 CAST IRON
V1-71C	GRATE	71C213 CAST IRON

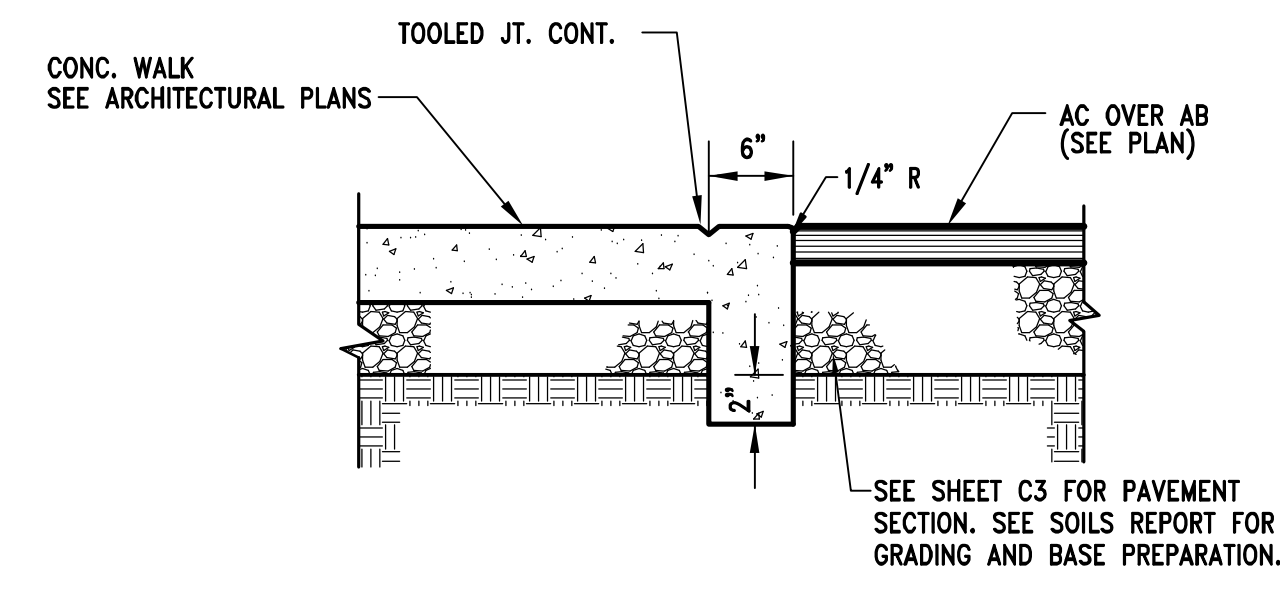
**CHRISTY V1 BOX**  
NOT TO SCALE

7



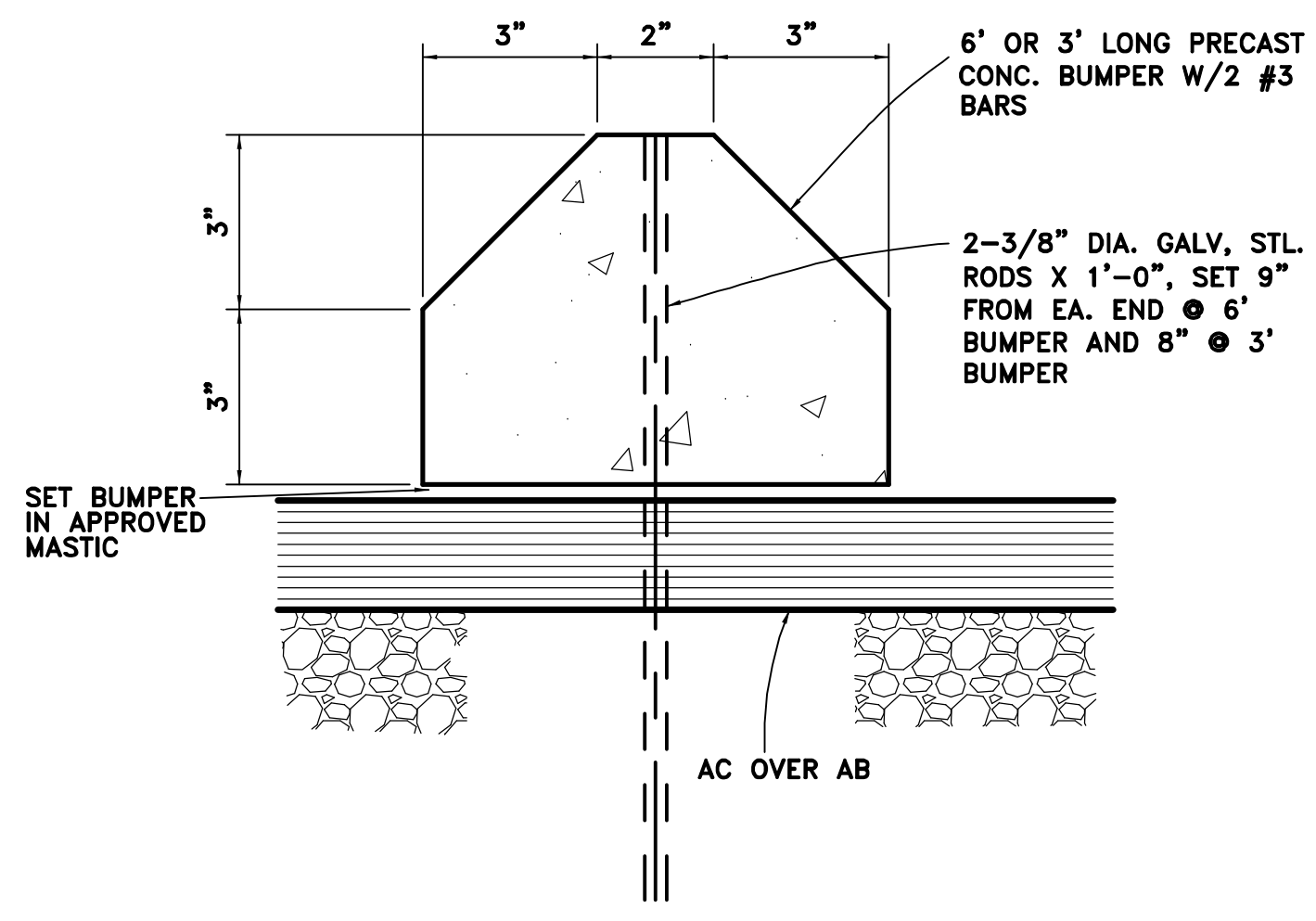
**PIPE BOLLARD DETAIL**  
NOT TO SCALE

10



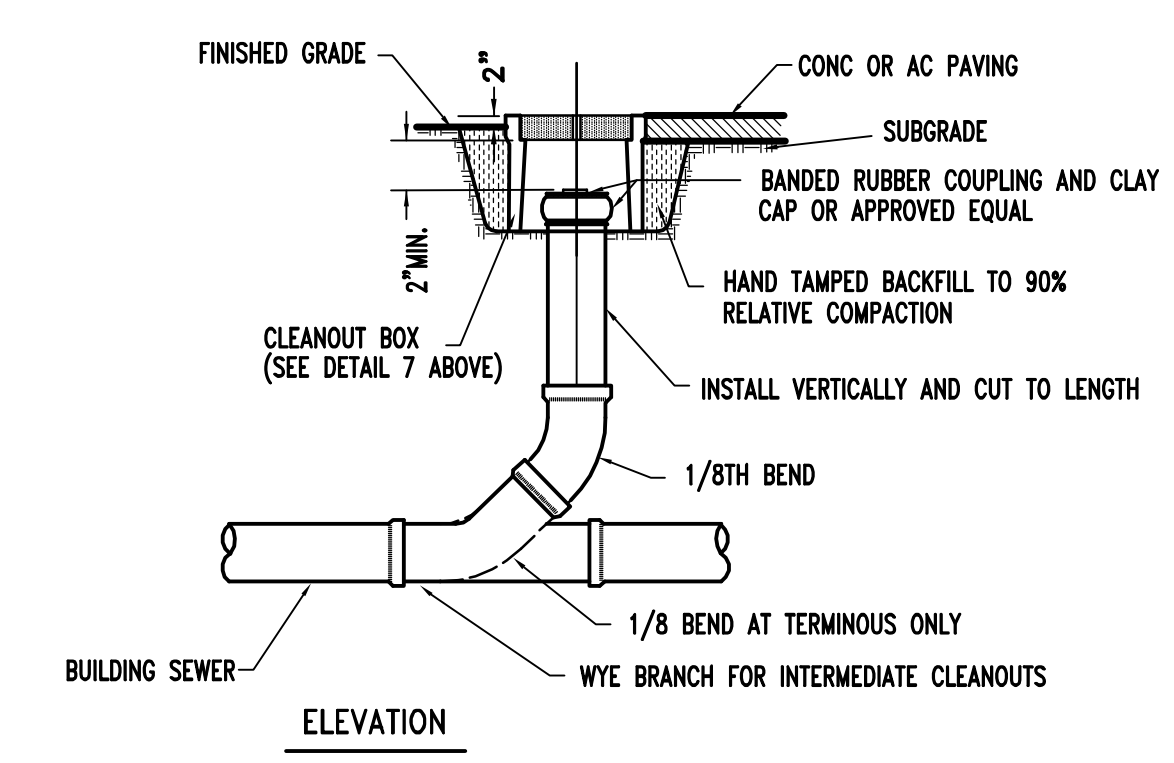
**FLUSH CURB WITH SIDEWALK**  
NOT TO SCALE

2



**WHEEL STOP**  
NOT TO SCALE

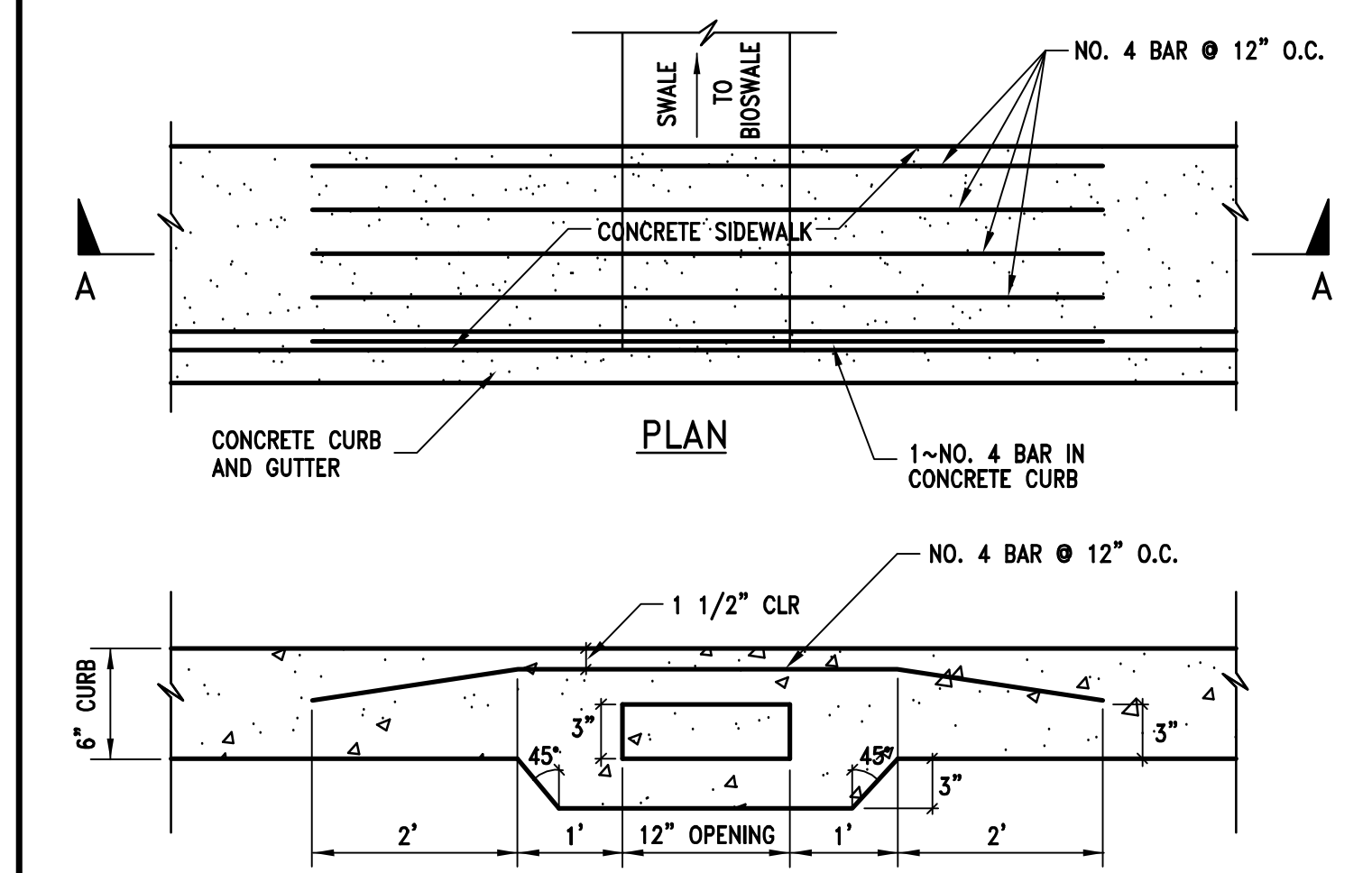
5



NOTES:  
ALL CLEANOUT BOX LIDS SHALL BE MARKED WITH A LETTER "S", OR THE WORD "SEWER"; OR "SD", OR THE WORDS "STORM DRAIN".

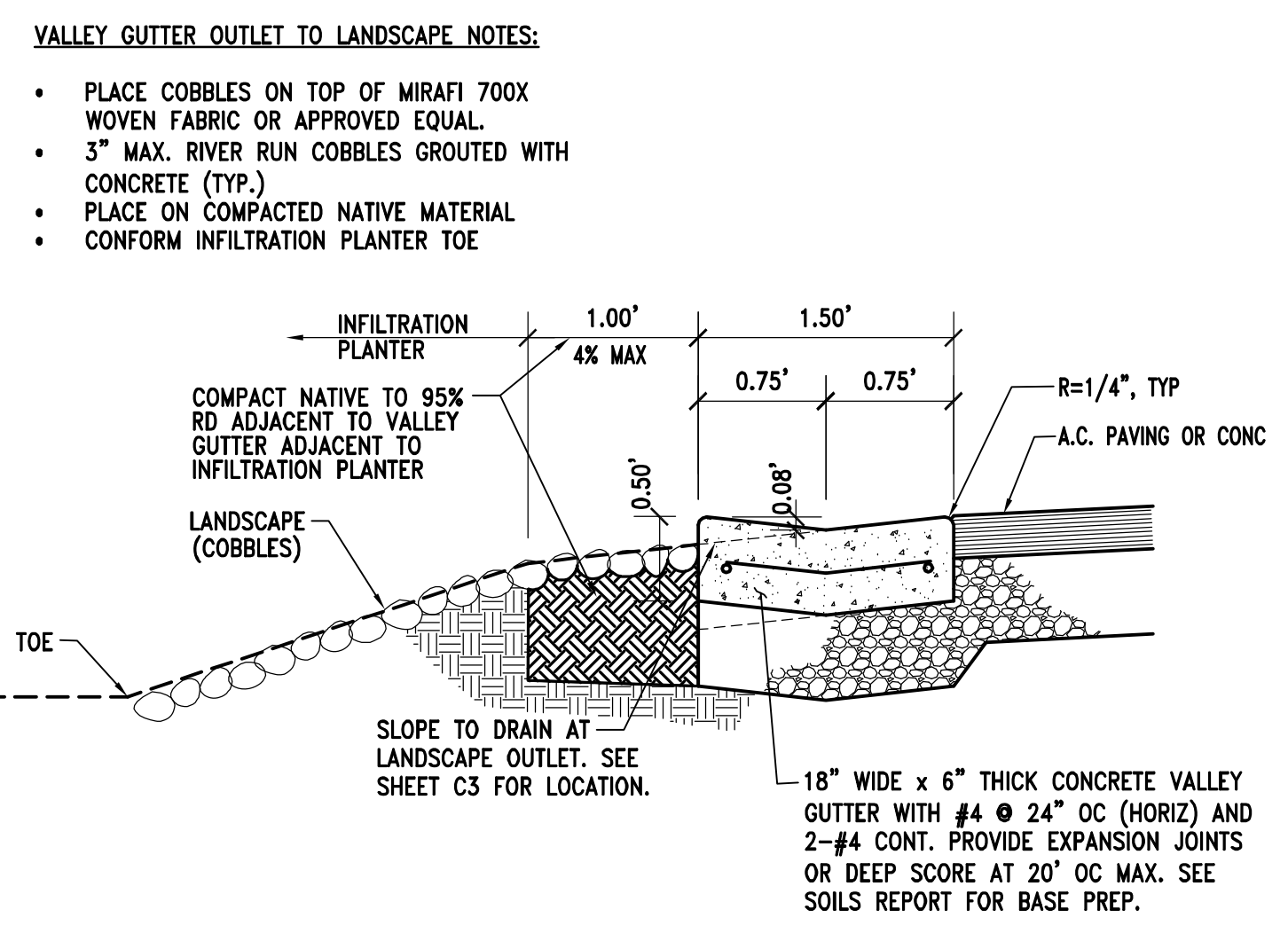
**CLEANOUT TO GRADE**  
NOT TO SCALE

8



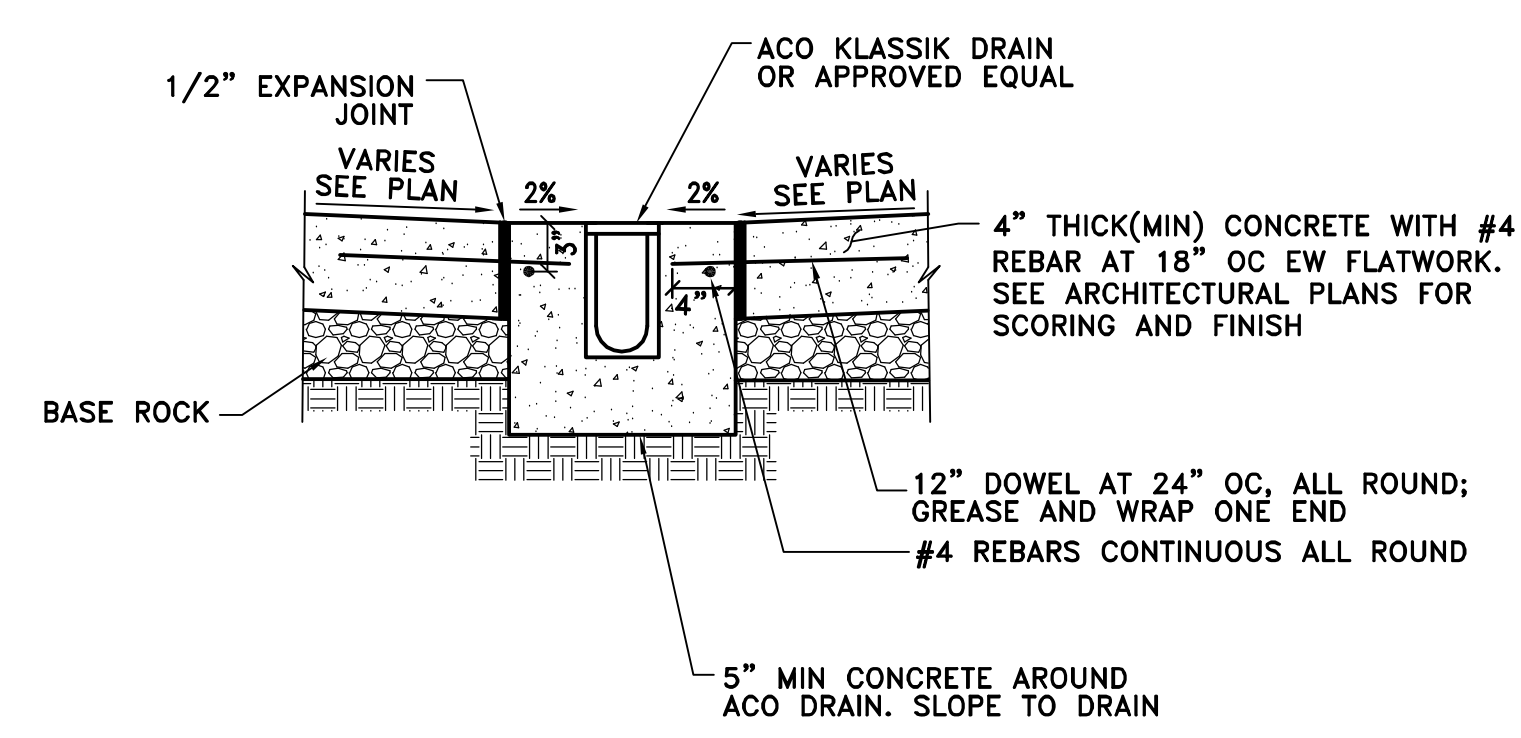
**UNDER SIDEWALK DRAIN**  
NOT TO SCALE

11



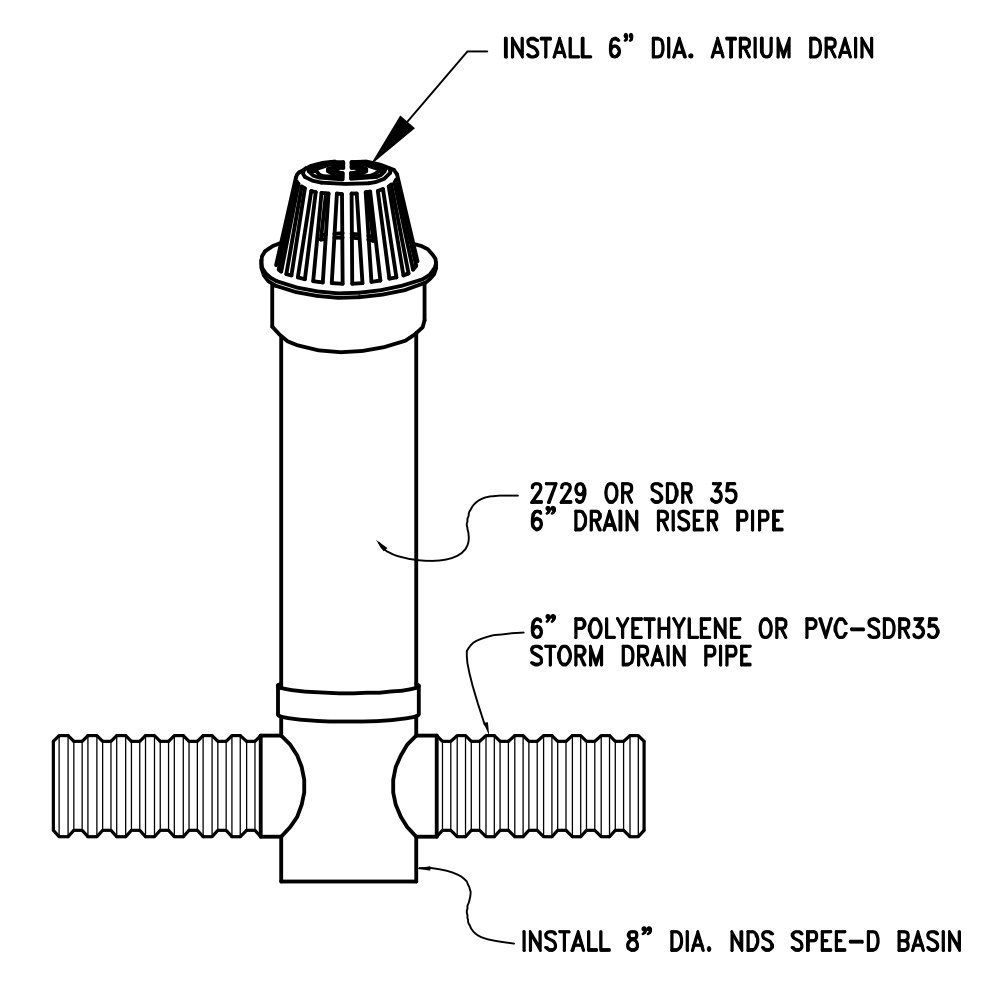
**CONCRETE VALLEY GUTTER**  
NOT TO SCALE

3



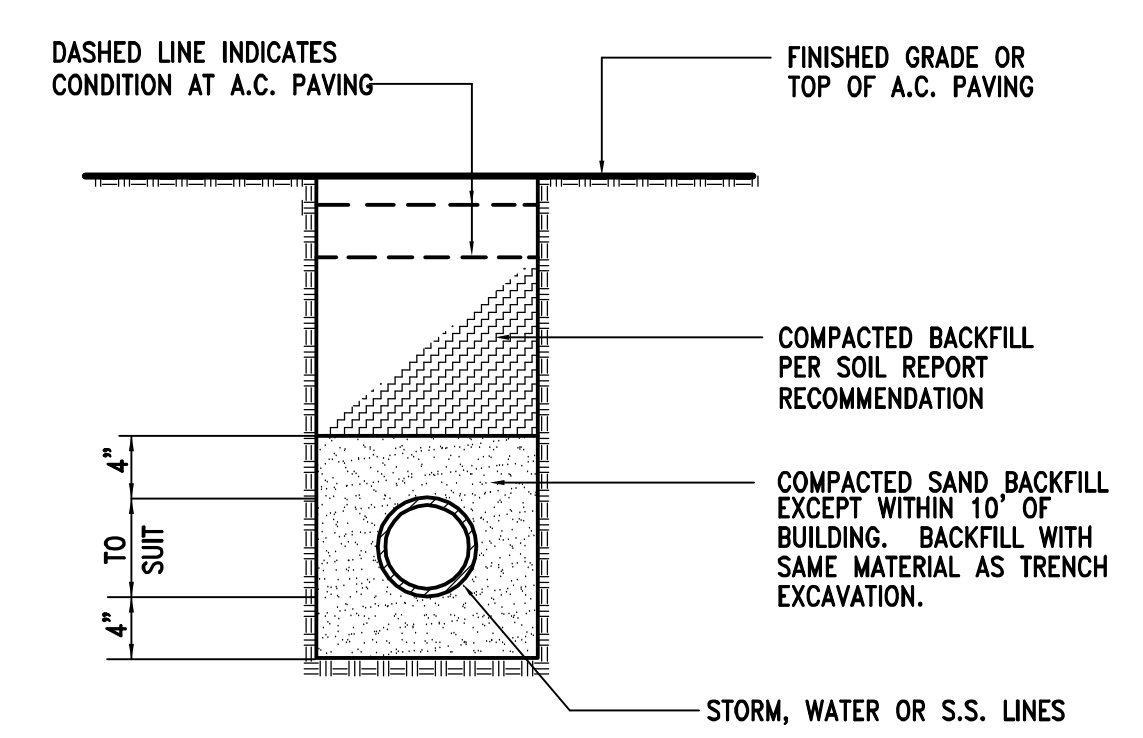
**TRENCH DRAIN**  
NOT TO SCALE

6



**ATRIUM DRAIN AT LANDSCAPE SWALE**  
NOT TO SCALE

9



**PIPE LINE BACKFILL AND BEDDING DETAIL**  
NOT TO SCALE

12

NO.	REVISION	BY	DATE
1	50% DESIGN REVIEW - 6-1-11	CH	6-1-11
2	90% DESIGN REVIEW - 7-5-11	CH	7-5-11
3	100% DESIGN REVIEW - 7-12-11	CH	7-12-11
4	CITY COMMENTS: 9-1-11	CH	9-1-11
5	BID SET: 10-26-11	CH	10-26-11

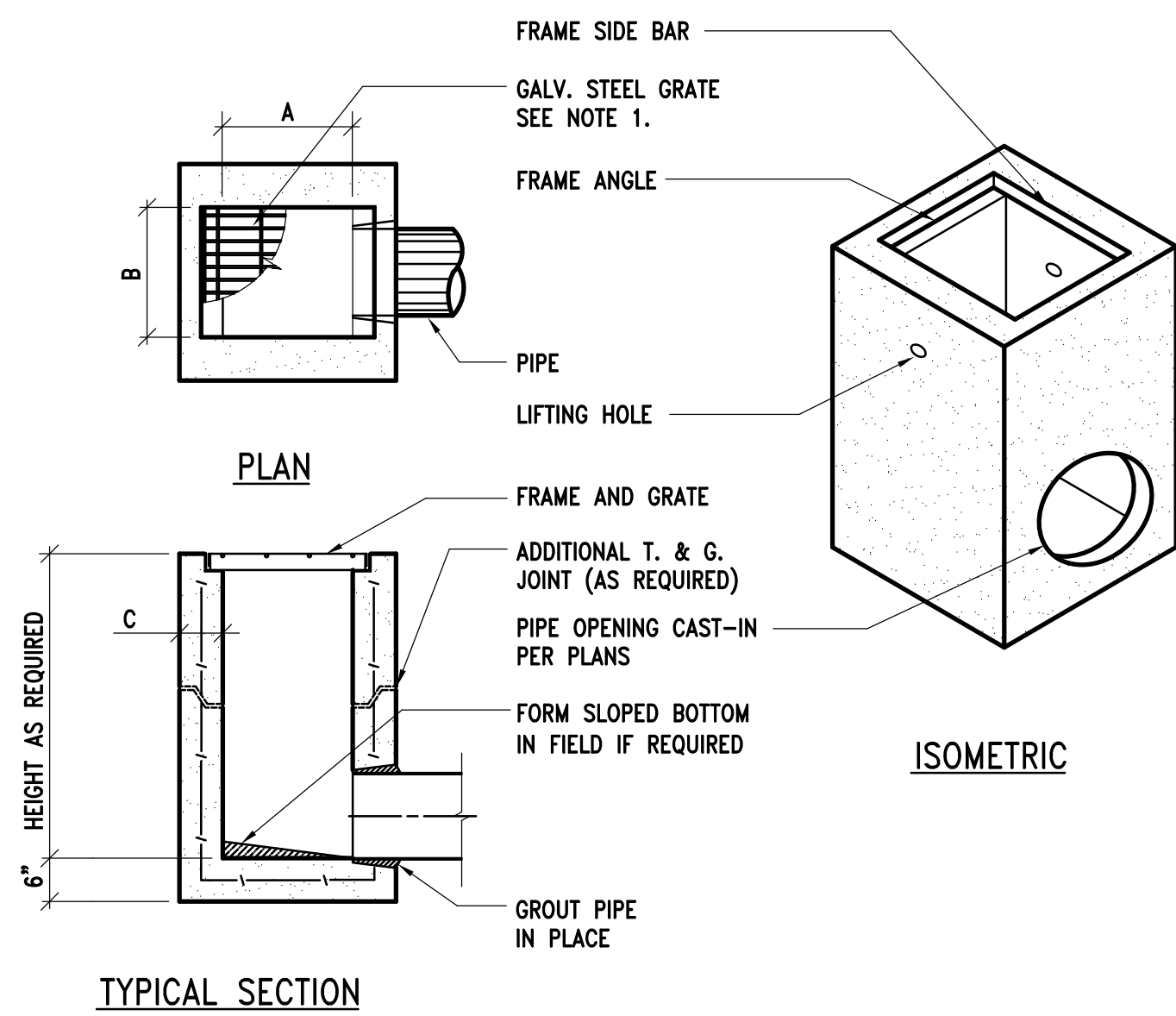
**KIER & WRIGHT**  
CIVIL ENGINEERS & SURVEYORS, INC.  
2850 Collier Canyon Road  
Livermore, California 94551  
Phone (925) 245-8788  
Fax (925) 245-8796

**DETAILS OF  
2428 CENTRAL AVENUE  
FOR THE  
RESOURCES FOR COMMUNITY DEVELOPMENT**  
ALAMEDA, CALIFORNIA

DATE: MAY, 2011  
SCALE: AS SHOWN  
DESIGNER: CH  
JOB NO.: A11543-1  
SHEET: C7  
OF: SHEETS



NOTE: GRATE TO BE ADA ACCESSIBLE



TYPICAL SECTION

- NOTES:
- FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H2O TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST SEE DRAWING 'LOCK' ON PAGE 1-7 OF THE CENTRAL PRECAST CATALOG. CLOSED-MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
  - FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. 'DI-SO' PAGE 1-6 AND 'DI-DO' PAGE 1-5 OF THE CENTRAL PRECAST CATALOG.
  - FRAMES AND GRATES DETAILS SEE PAGES 1-8, 1-9, AND 1-10 OF THE CENTRAL PRECAST CATALOG.
  - WALL THICKNESSES ON ALL D.I.'S. CAN BE CHANGED UPON REQUEST. 5" 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX BK & 1K.

DROP INLET TABLE

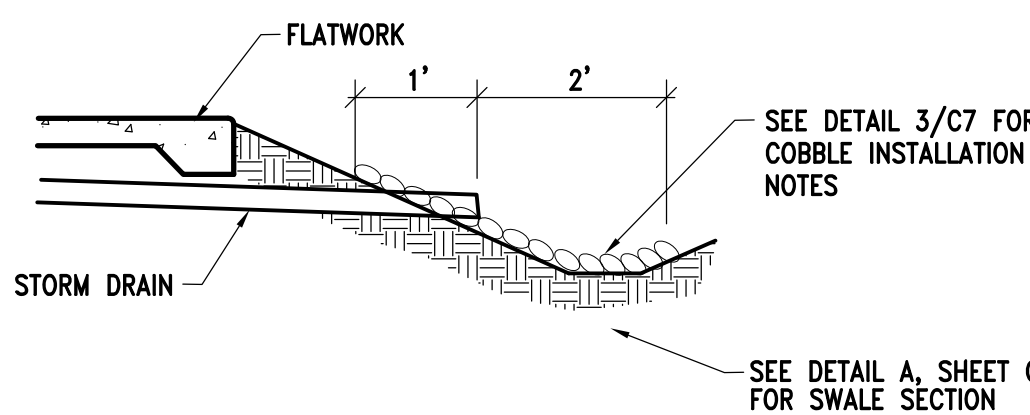
MODEL No.	CPC MODEL NAME	A		B		C	
		IN	MM	IN	MM	IN	MM
CP1212	EK	12	300	12	300	4	100
CP1818	CK	18	450	18	450	5	125
CP1824	1K*	18	450	24	600	5	125
CP2424	2K	24	600	24	600	5	125
CP2430	3K	24	600	30	750	5	125
CP3030	5K	30	750	30	750	6	150
CP2436	1L	24	600	36	900	6	150
CP3636	1M	36	900	36	900	6	150
CP2448	3L	24	600	48	1200	6	150
CP3648	3M	36	900	48	1200	6	150
CP4848	1R	48	1200	48	1200	6	150

DROP INLET  
US CONCRETE PRECAST GROUP  
NOT TO SCALE

1

NOT USED

4

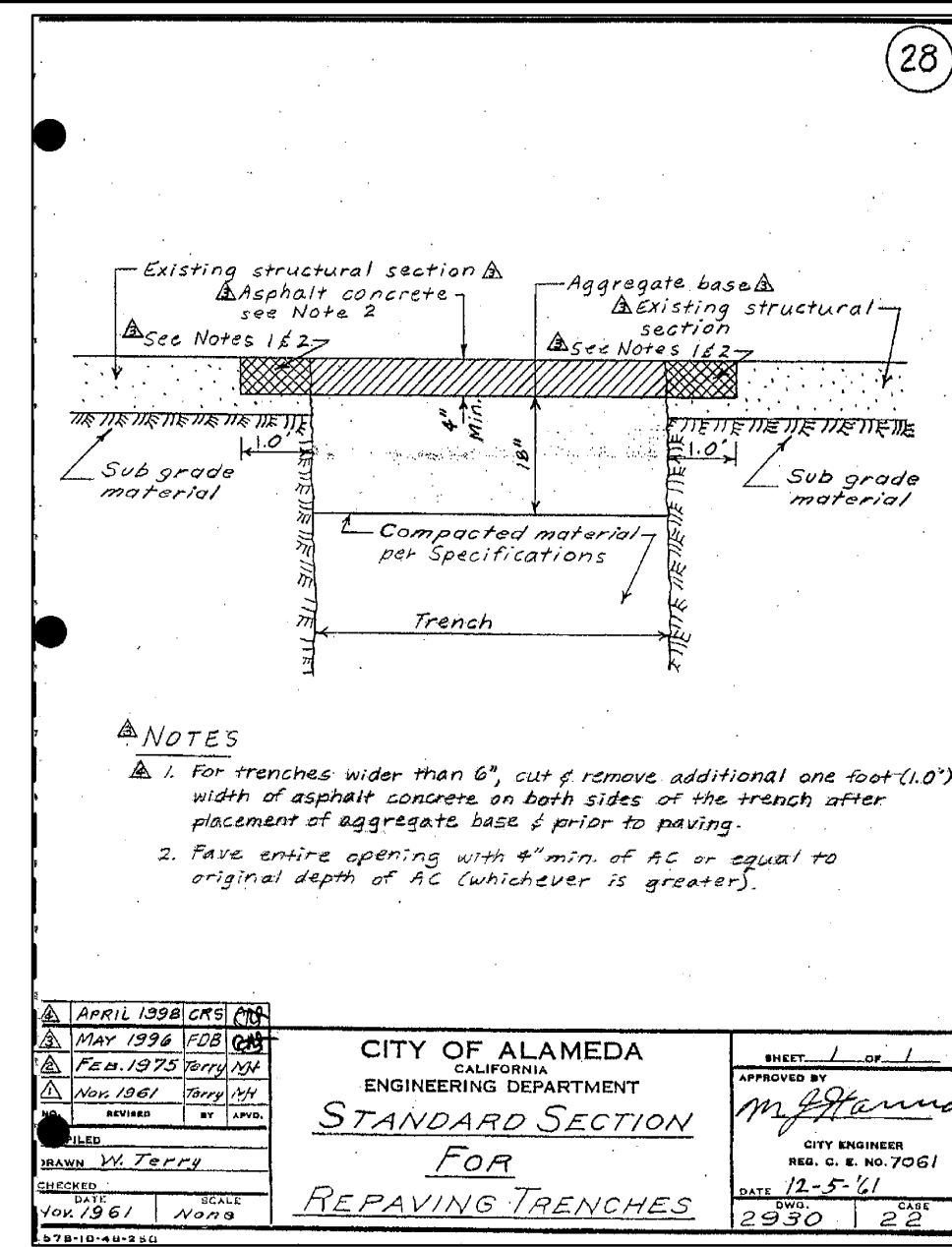


STORM DRAIN OUTLET DETAIL  
NOT TO SCALE

2

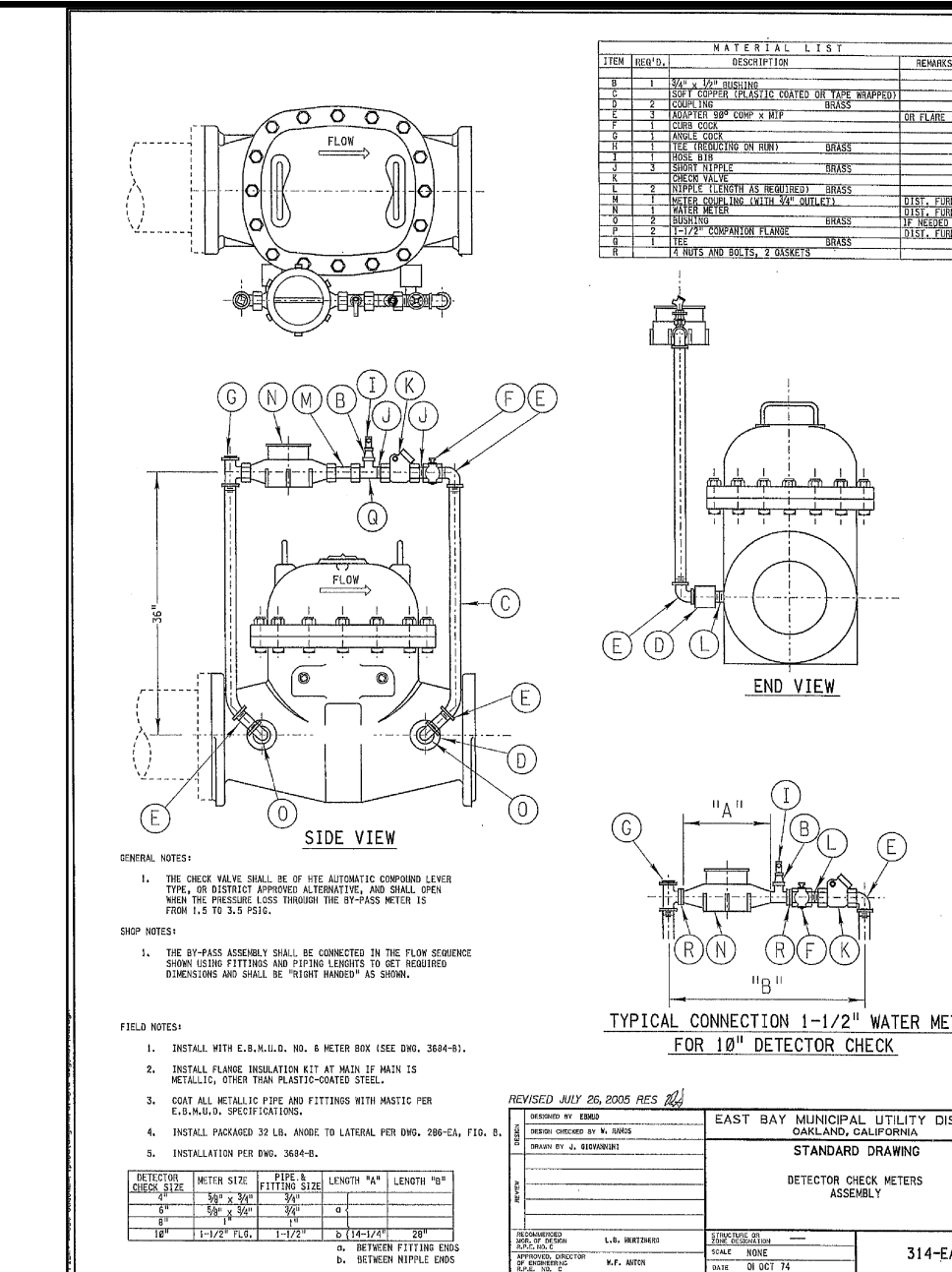
NOT USED

5



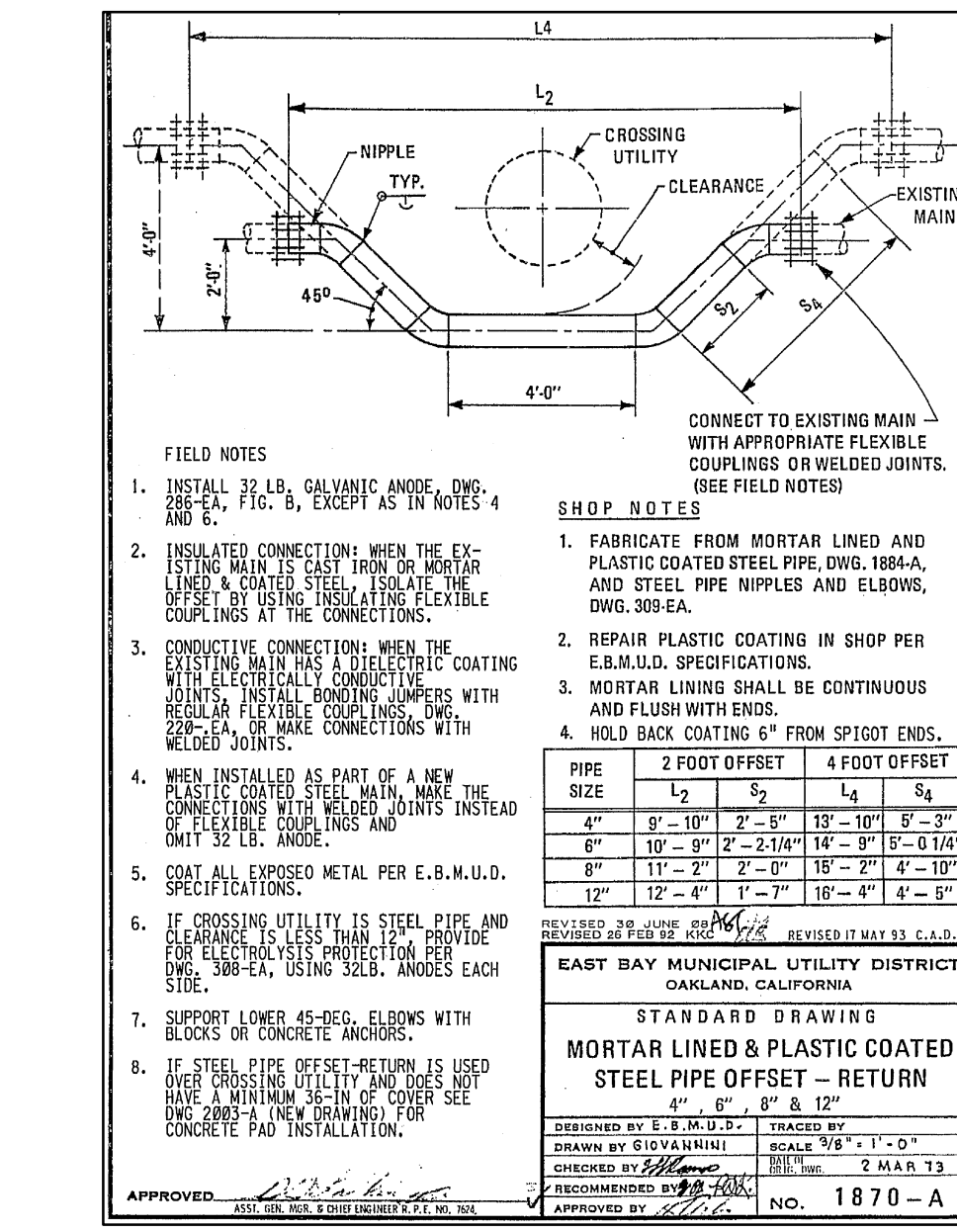
CITY STANDARD TRENCH REPAIR  
NOT TO SCALE

6



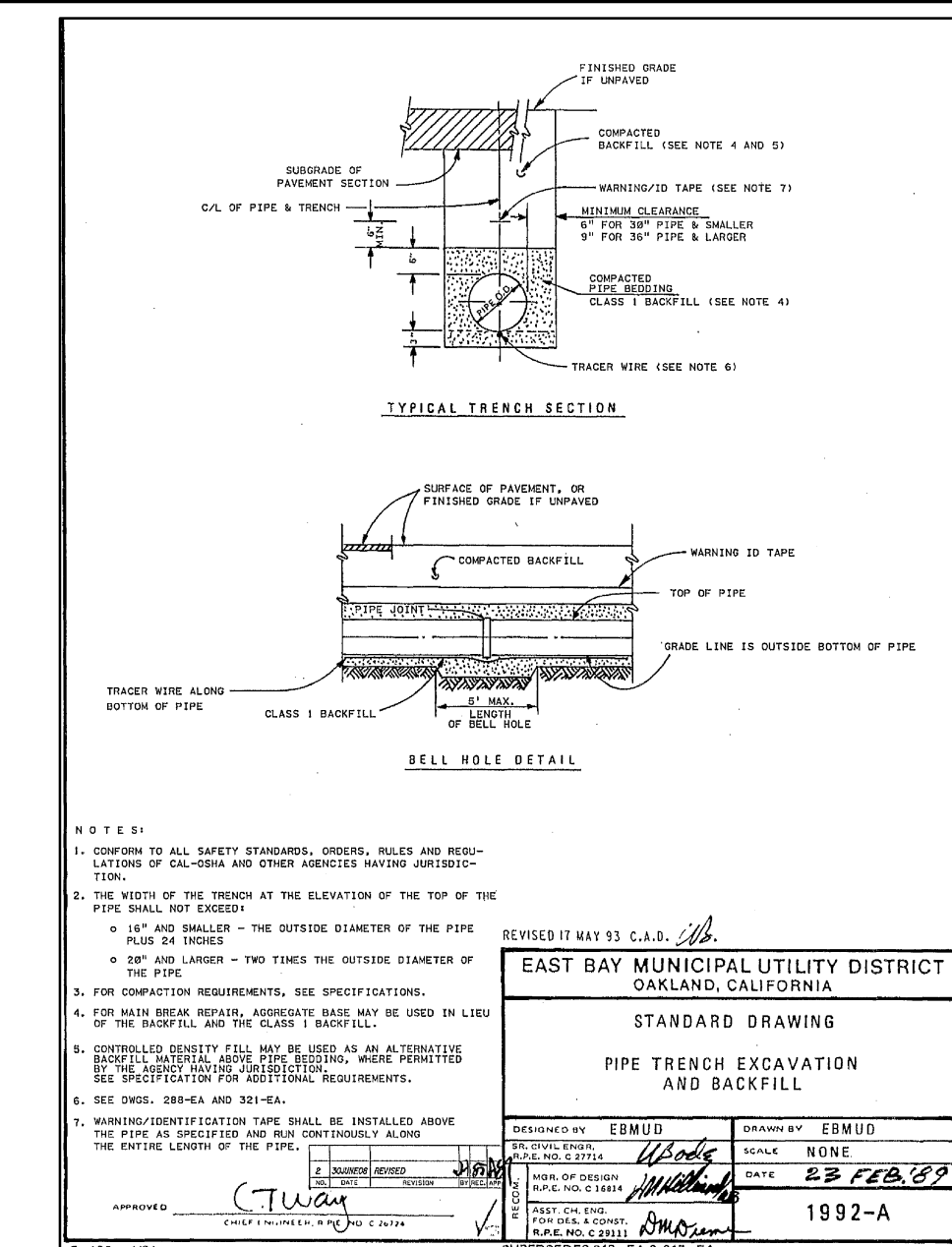
EBMUD STANDARD DETAIL 314-EA  
NOT TO SCALE

7



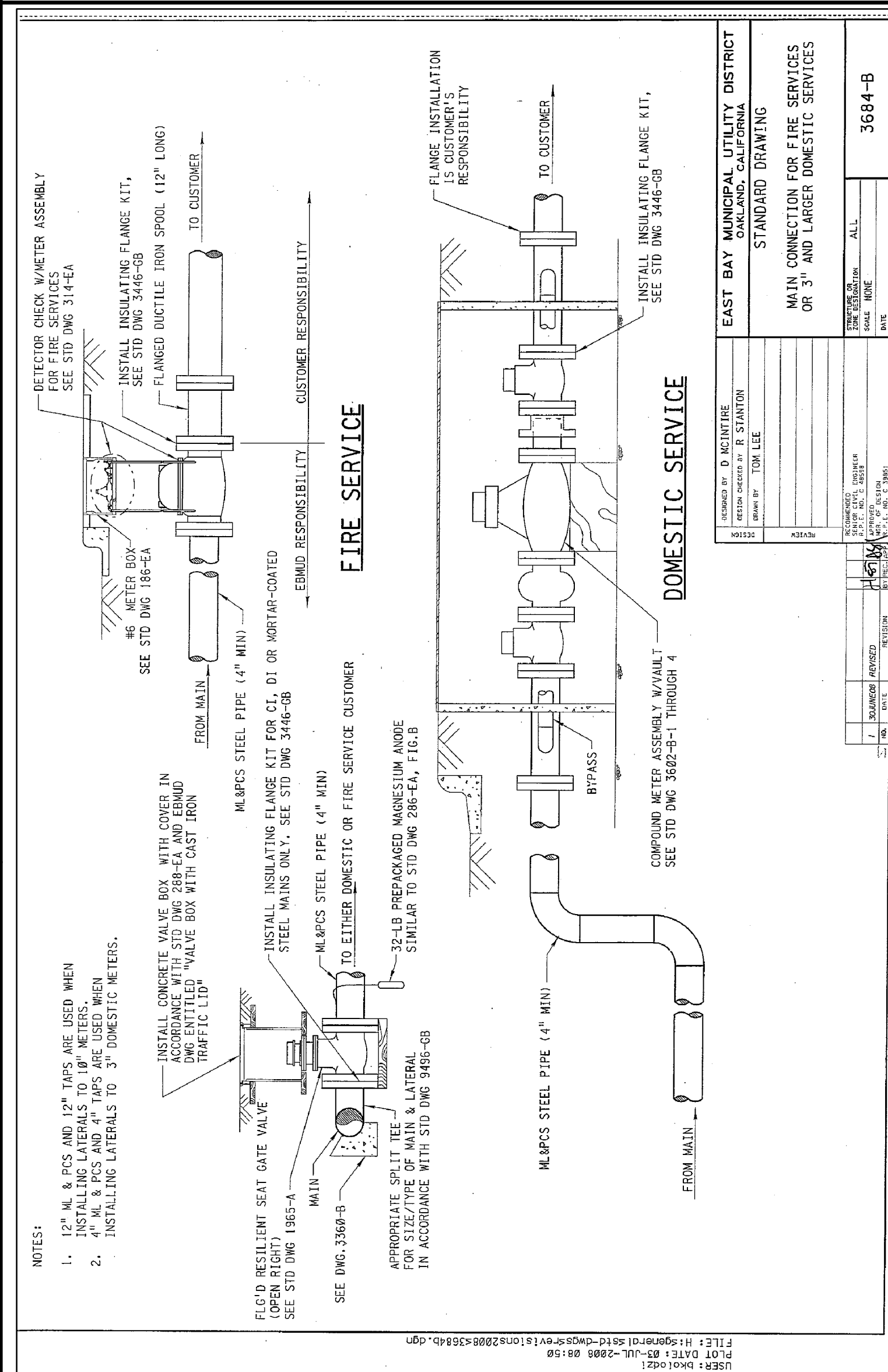
EBMUD STANDARD DETAIL 1870-A  
NOT TO SCALE

8



EBMUD STANDARD DETAIL 1992-A  
NOT TO SCALE

9



EBMUD STANDARD DETAIL 3684-B  
NOT TO SCALE

10

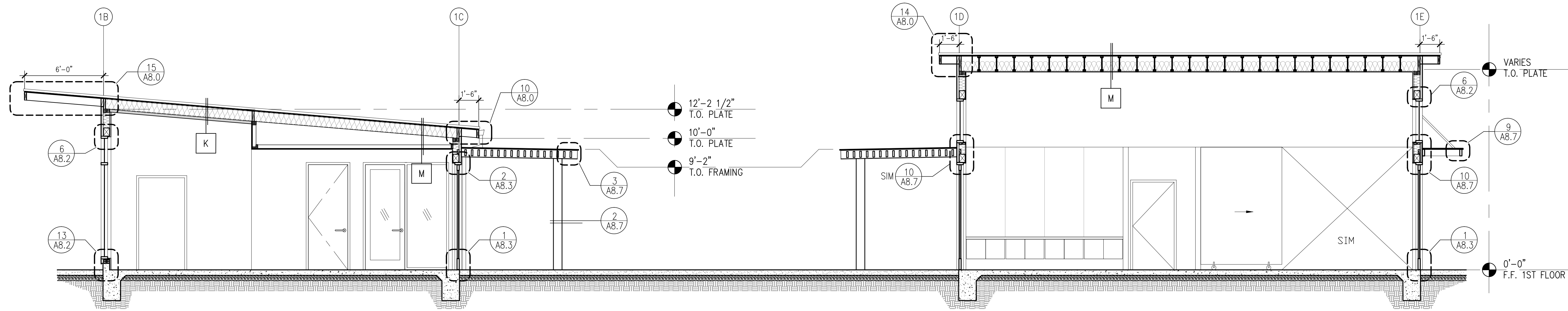


NO.	REVISION	BY	NO.	REVISION	BY
1	50% DESIGN REVIEW - 6-1-11	CH	1	50% DESIGN REVIEW - 6-1-11	CH
2	90% DESIGN REVIEW - 7-5-11	CH	2	90% DESIGN REVIEW - 7-5-11	CH
3	100% DESIGN REVIEW - 7-12-11	CH	3	100% DESIGN REVIEW - 7-12-11	CH
4	CITY COMMENTS: 9-19-11	CH	4	CITY COMMENTS: 9-19-11	CH
5	BID SET: 10-26-11	CH	5	BID SET: 10-26-11	CH

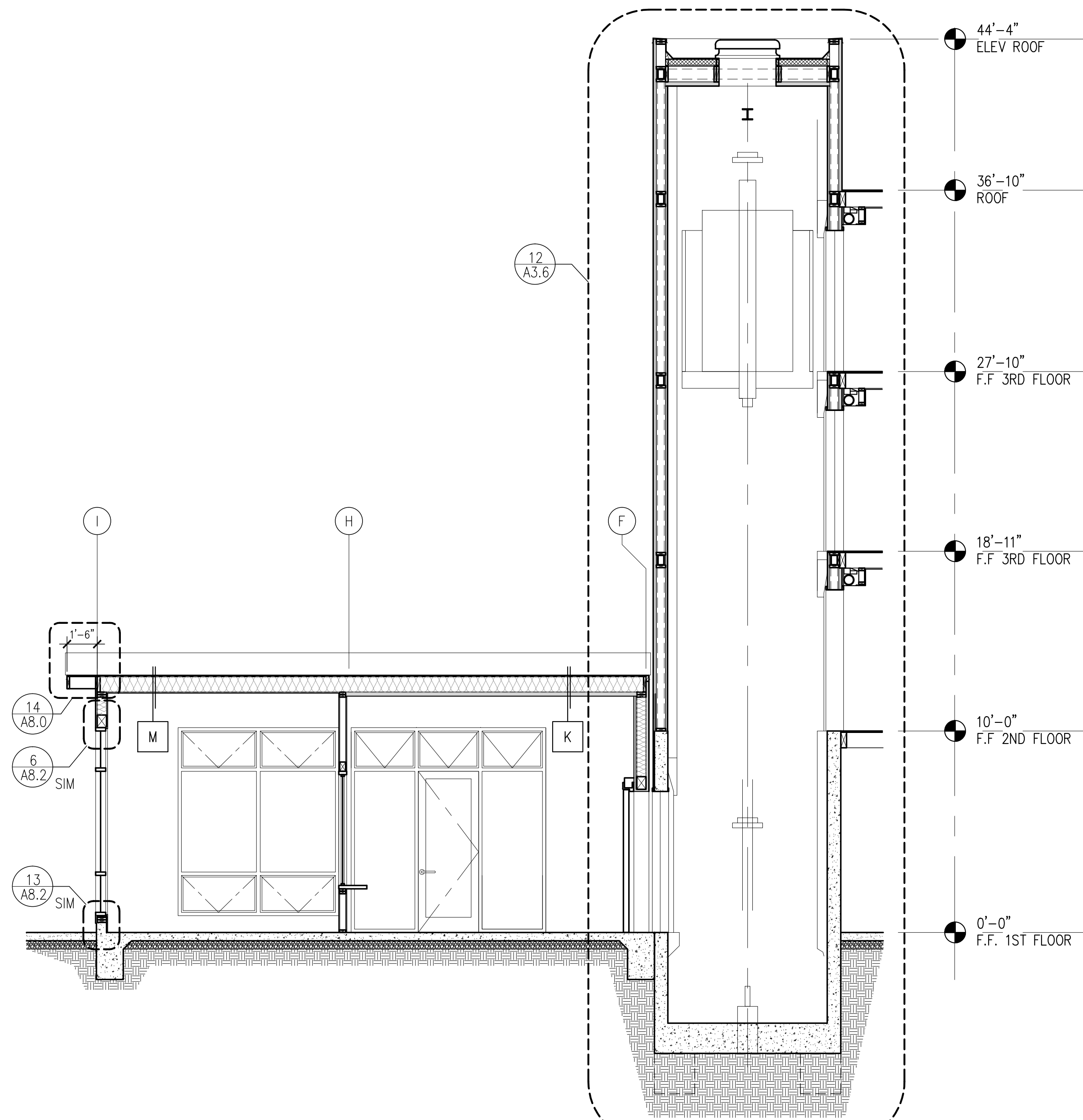
**KIER & WRIGHT**  
CIVIL ENGINEERS & SURVEYORS, INC.  
2850 Collier Canyon Road  
Livermore, California 94551  
Phone (925) 245-8788  
Fax (925) 245-8796

2428 CENTRAL AVENUE  
FOR THE  
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ALAMEDA, CALIFORNIA

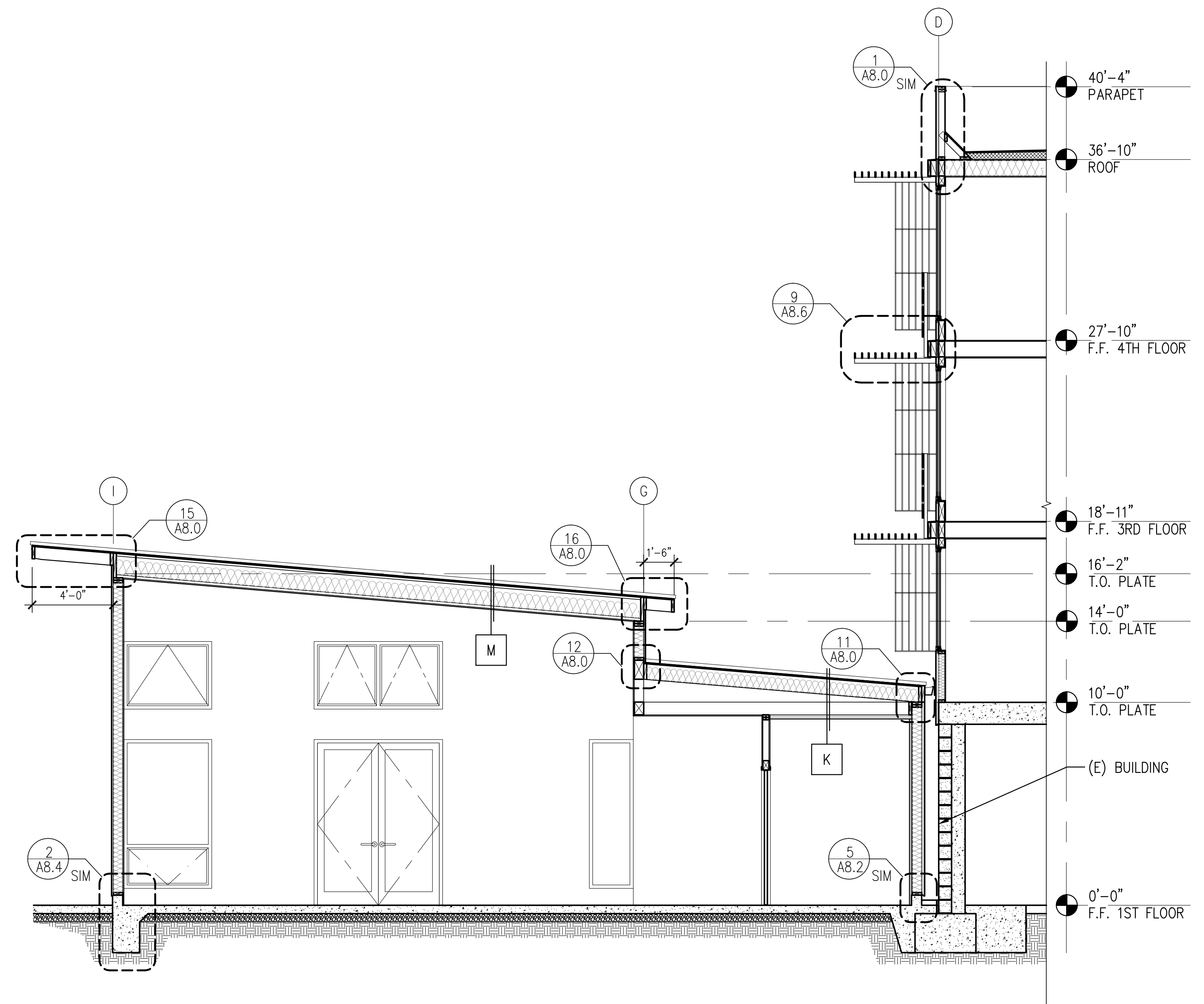
DATE: MAY, 2011  
SCALE: AS SHOWN  
DESIGNER: CH  
JOB NO.: A11543-1  
SHEET: C8  
OF: SHEETS



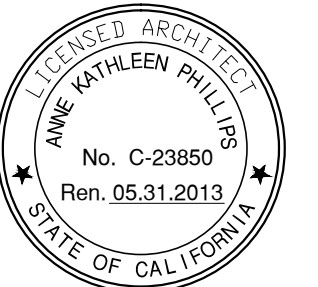
**3** EAST/WEST SECTION @ OFFICE SPACE & COMMUNITY ROOM  
**A3.4** 1/4" = 1'-0"



**2** NORTH/SOUTH SECTION @ OFFICE SPACE  
**A3.4** 1/4" = 1'-0"



**1** NORTH/SOUTH SECTION @ COMMUNITY ROOM  
**A3.4** 1/4" = 1'-0"



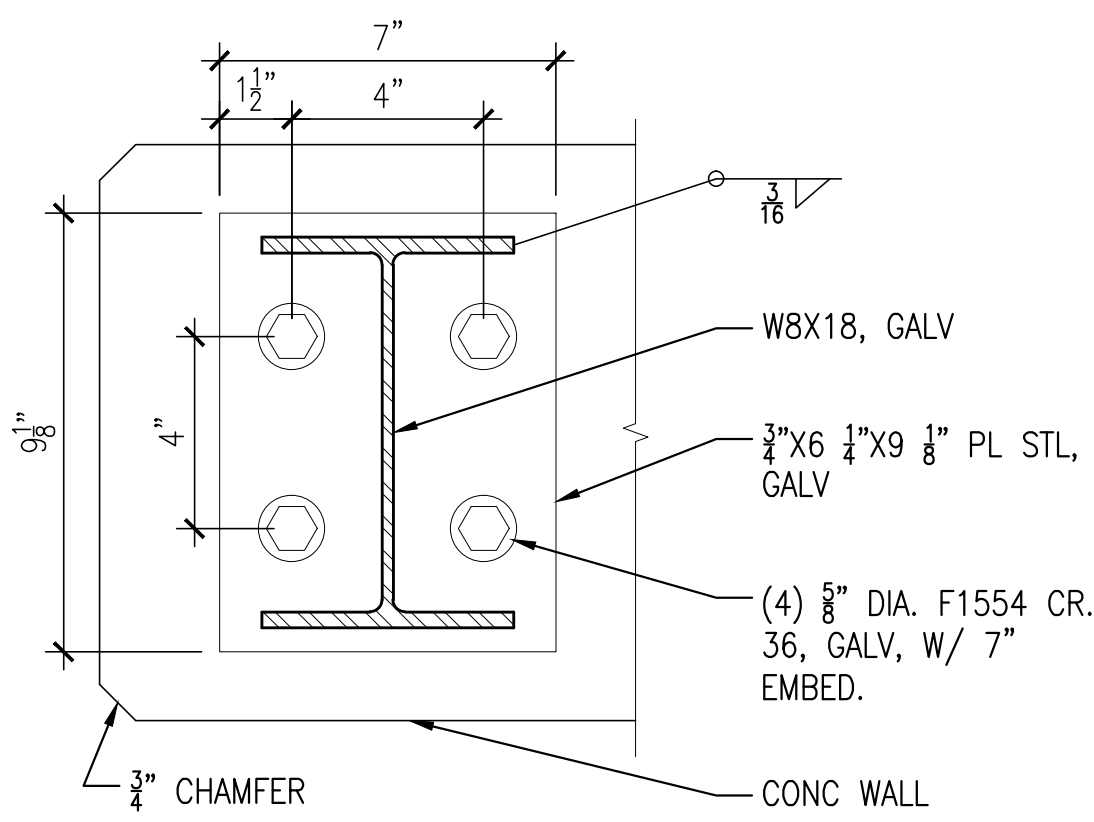
**ISLANDER HOUSING**  
**2428 CENTRAL AVENUE**  
**ALAMEDA, CA**

03.07.11: DESIGN REVIEW  
 SUBMITTAL  
 07.14.11: PERMIT SUBMITTAL  
 09.19.11: PERMIT  
 RESUBMITTAL  
 10.26.11: BID SET

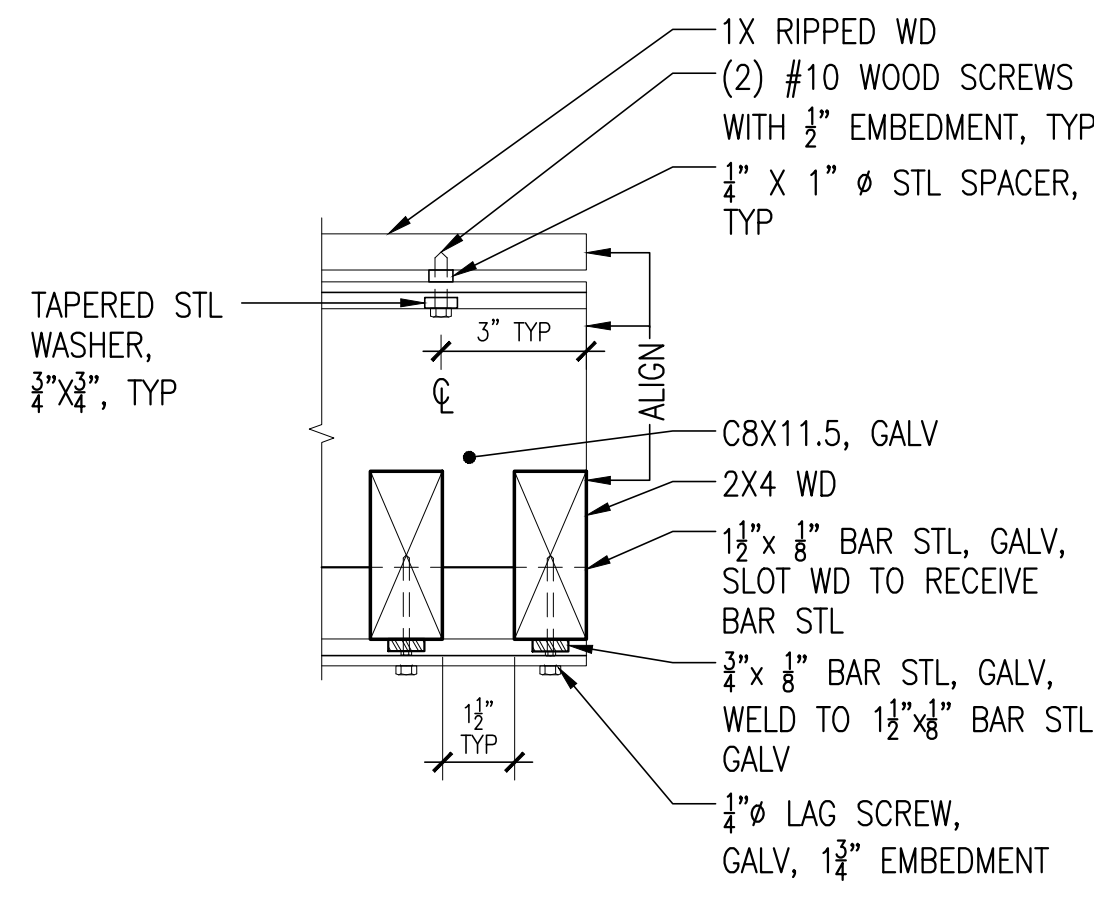
OFFICE SPACE  
 & COMMUNITY  
 ROOM  
 ENLARGED  
 SECTIONS

DRAWN BY: LA  
 JOB: 11-03

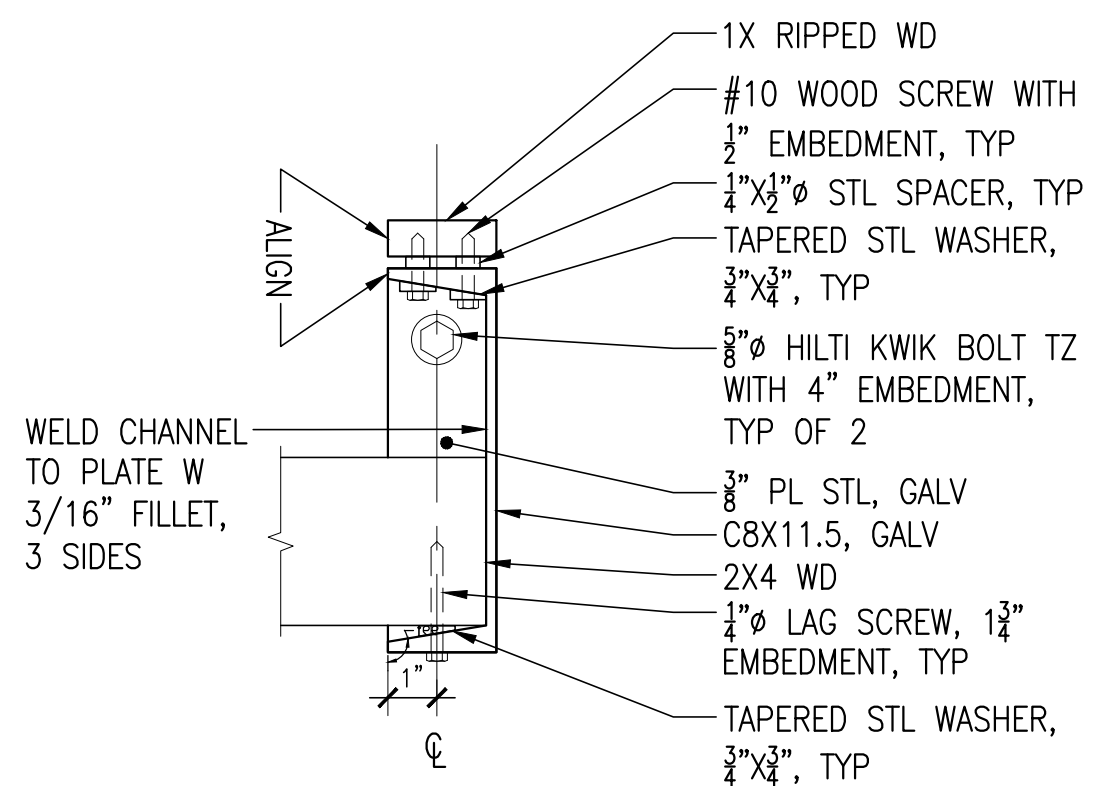
A3.4



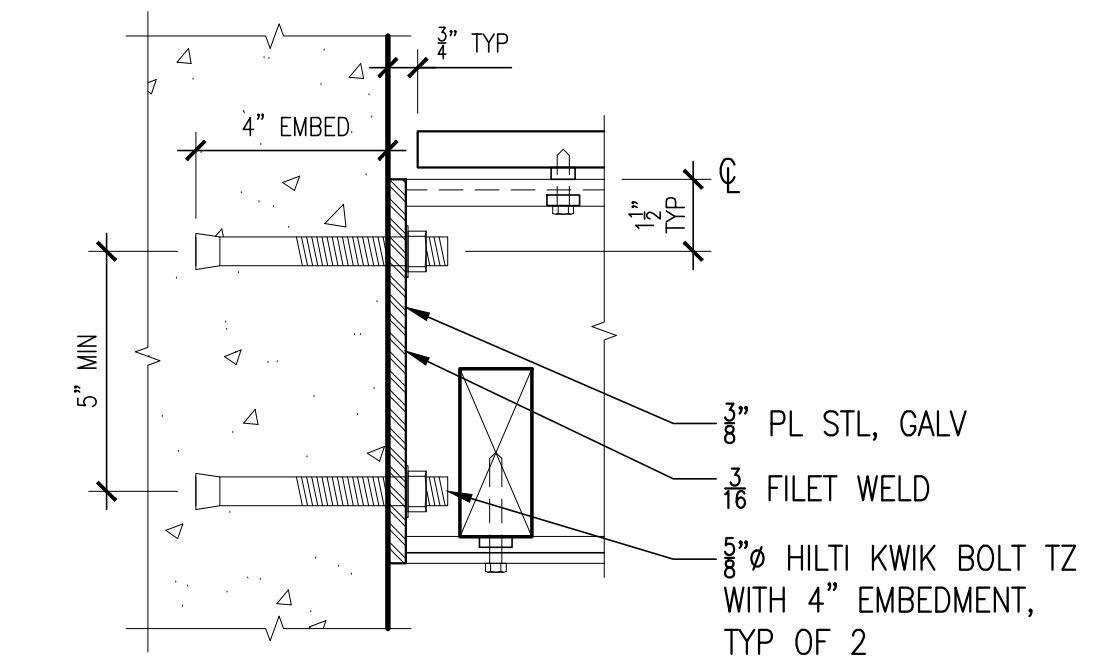
20 STL POST & PLATE  
A8.4 3"=1'-0"



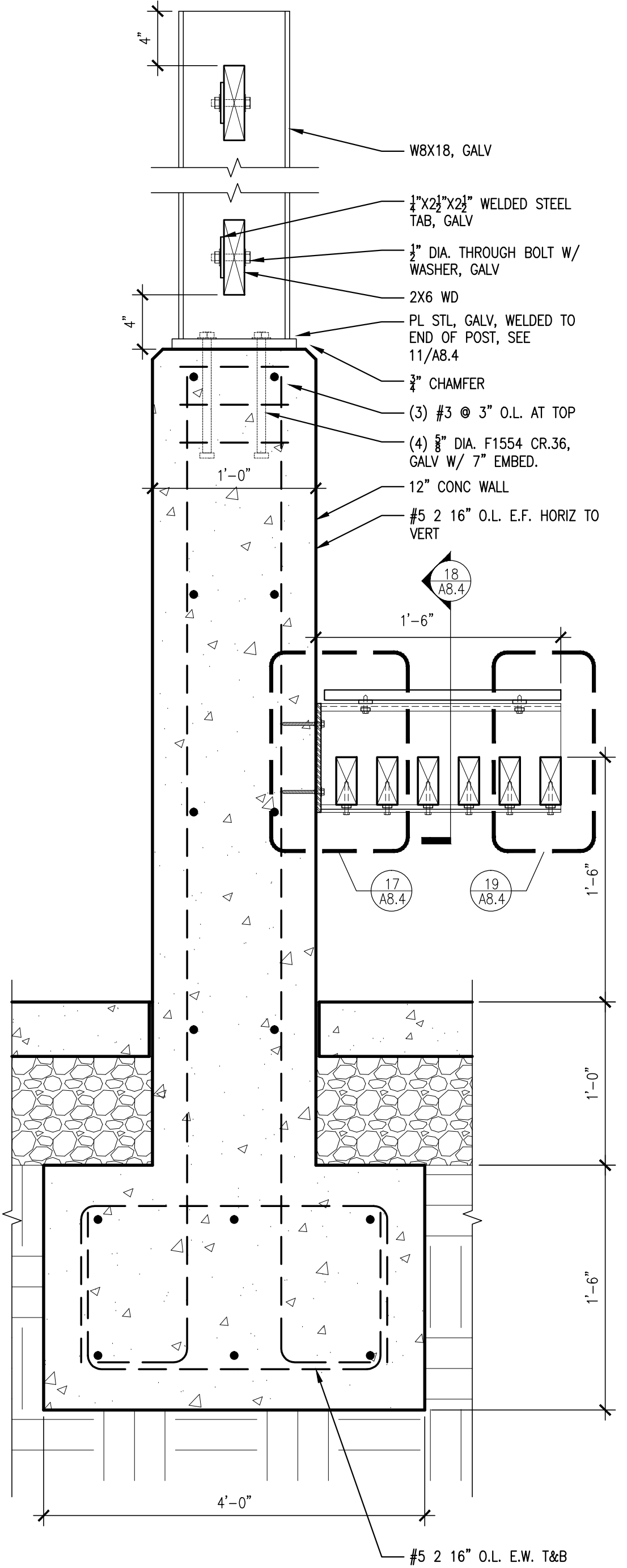
19 CANTILEVER BENCH NOSING  
A8.4 3"=1'-0"



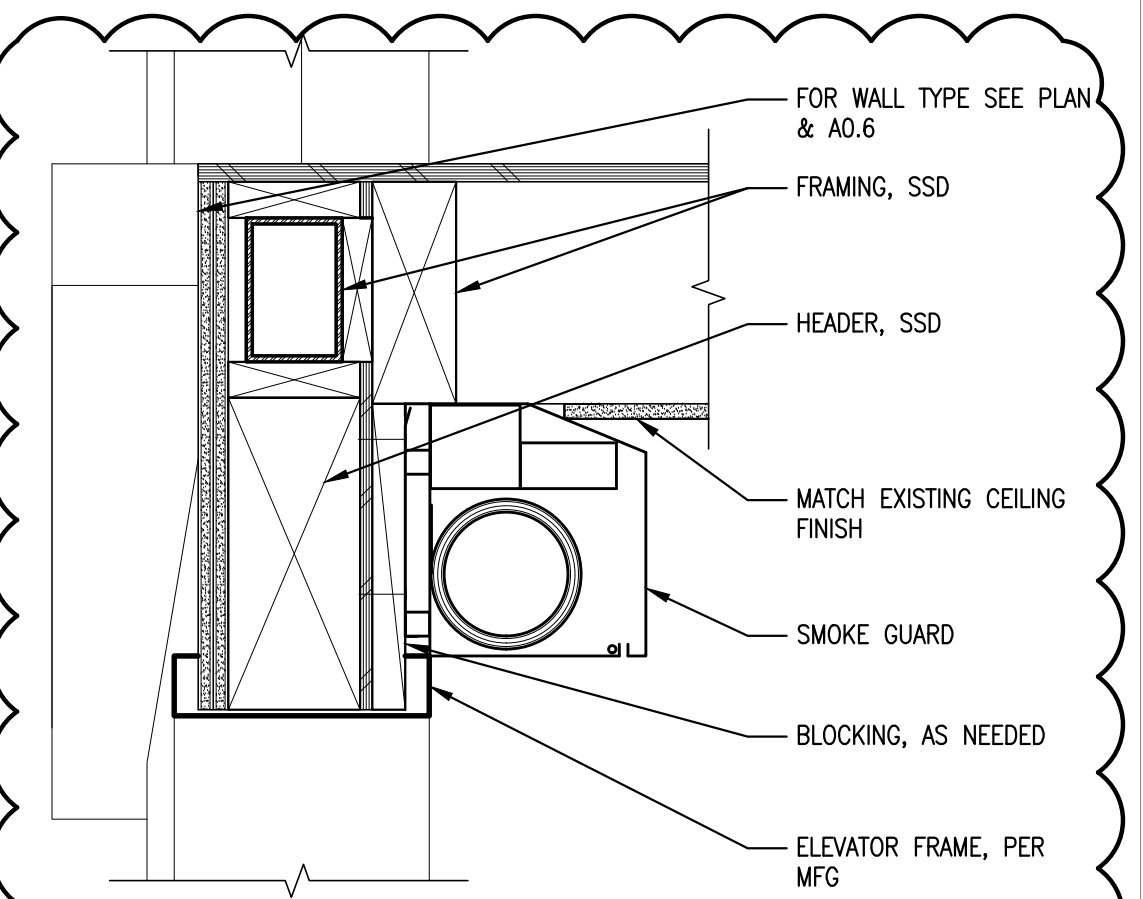
18 CANTILEVER BENCH ARM  
A8.4 3"=1'-0"



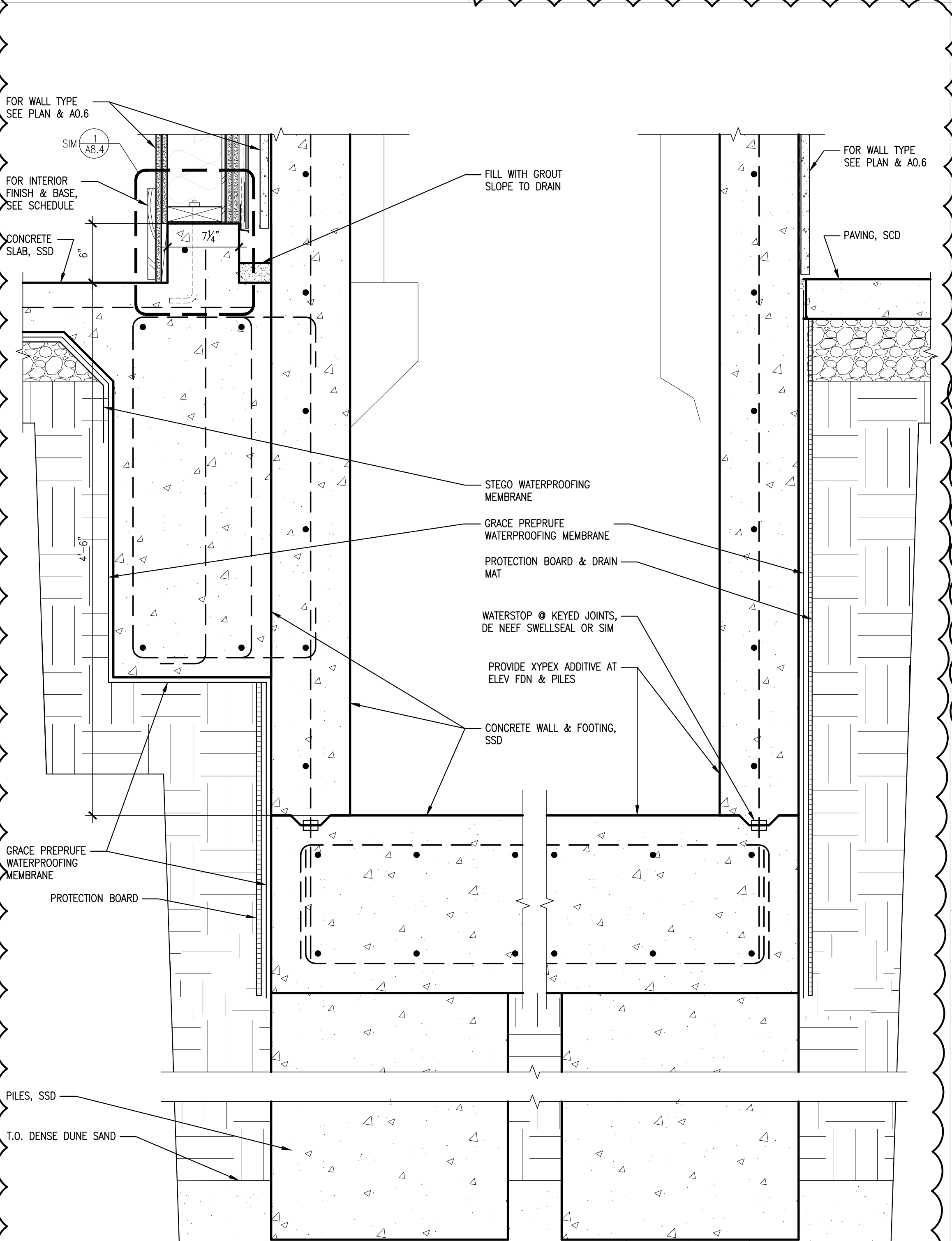
17 CANTILEVER BENCH ATTACHMENT  
A8.4 3"=1'-0"



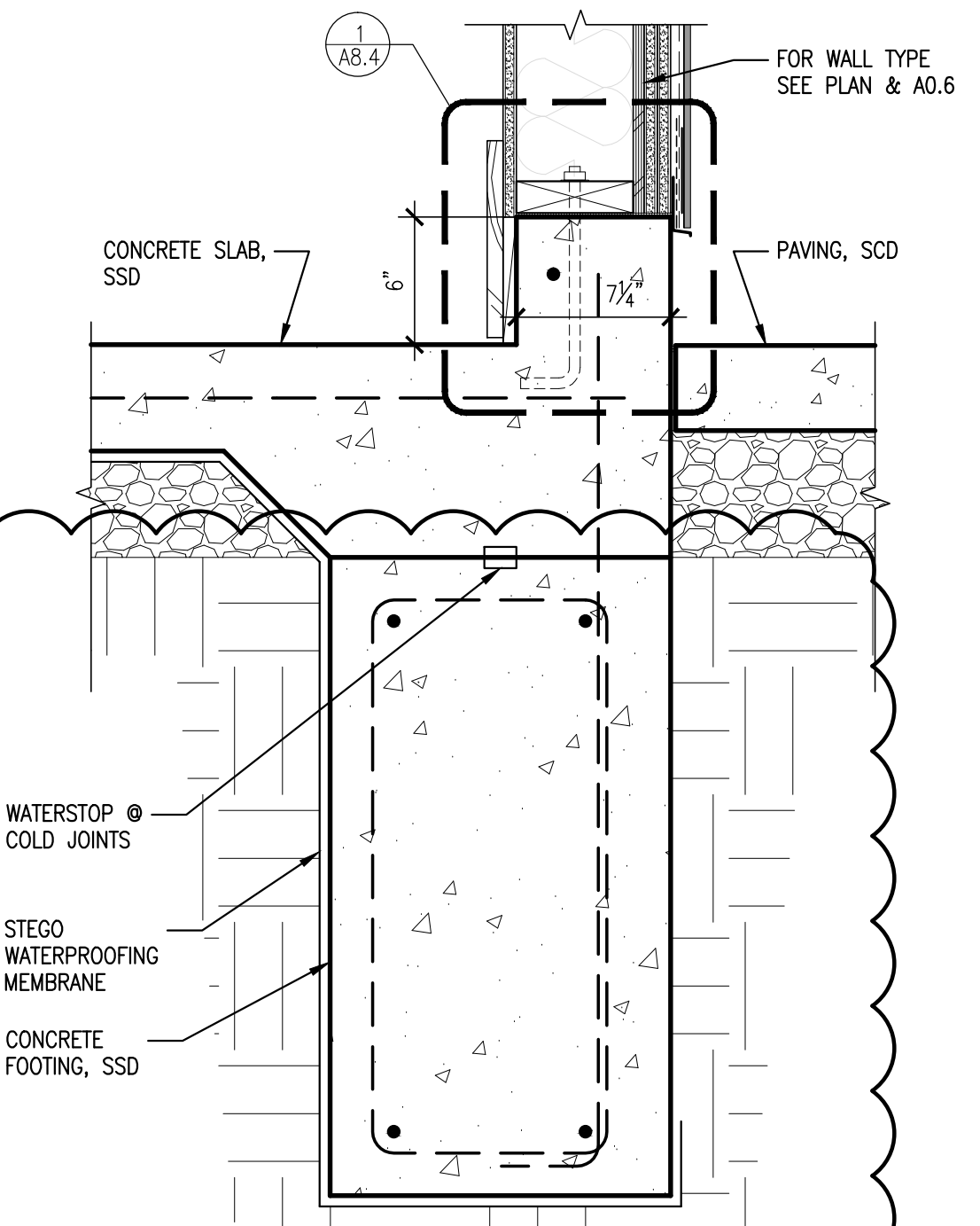
13 SCREEN WALL & CANTILEVER BENCH  
A8.4 1 1/2"=1'-0"



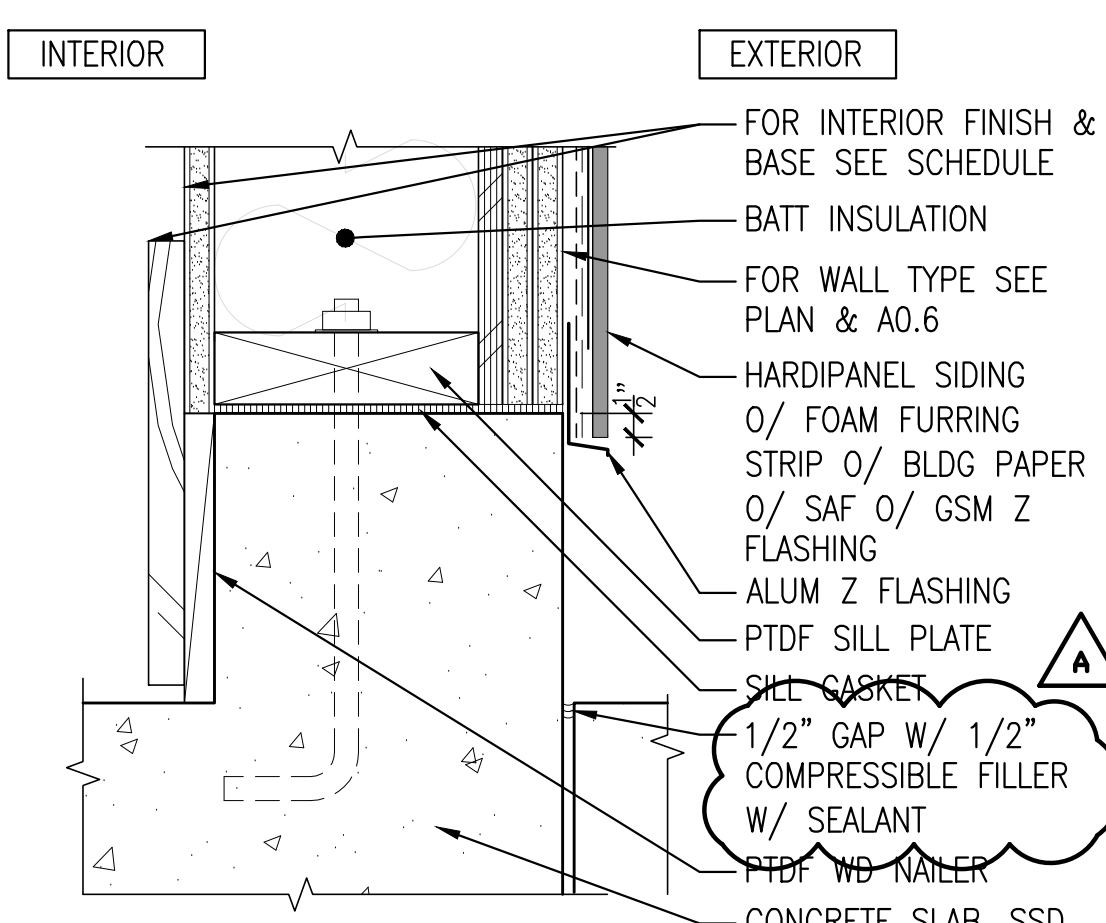
12 SMOKE GUARD DETAIL  
A8.4 1 1/2"=1'-0"



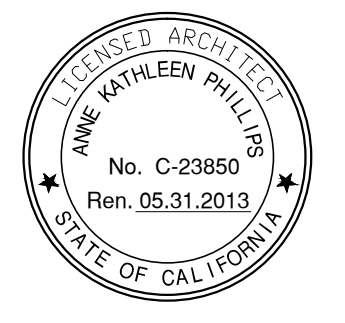
9 ELEVATOR FOUNDATION DETAIL  
A8.4 1 1/2"=1'-0"



2 TYPICAL FOUNDATION DETAIL  
A8.4 1 1/2"=1'-0"



1 SILL PLATE  
A8.4 3"=1'-0"

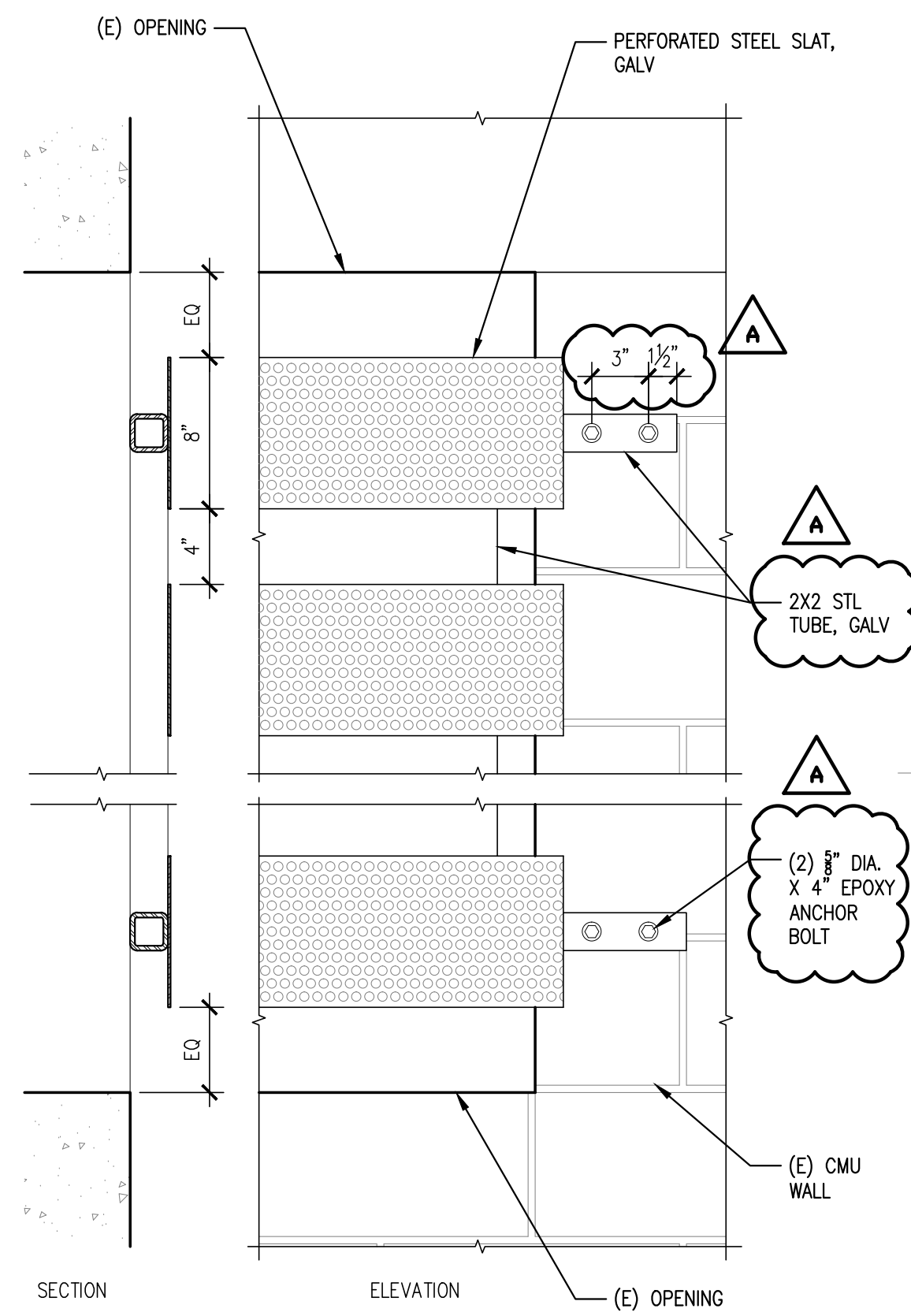


**ISLANDER HOUSING**  
2428 CENTRAL AVENUE  
ALAMEDA, CA

07.14.11: PERMIT SUBMITTAL
09.19.11: PERMIT RESUBMITTAL
10.26.11: BID SET
10.28.11: PERMIT RESUBMITTAL
11.15.11: BID ADDENDUM

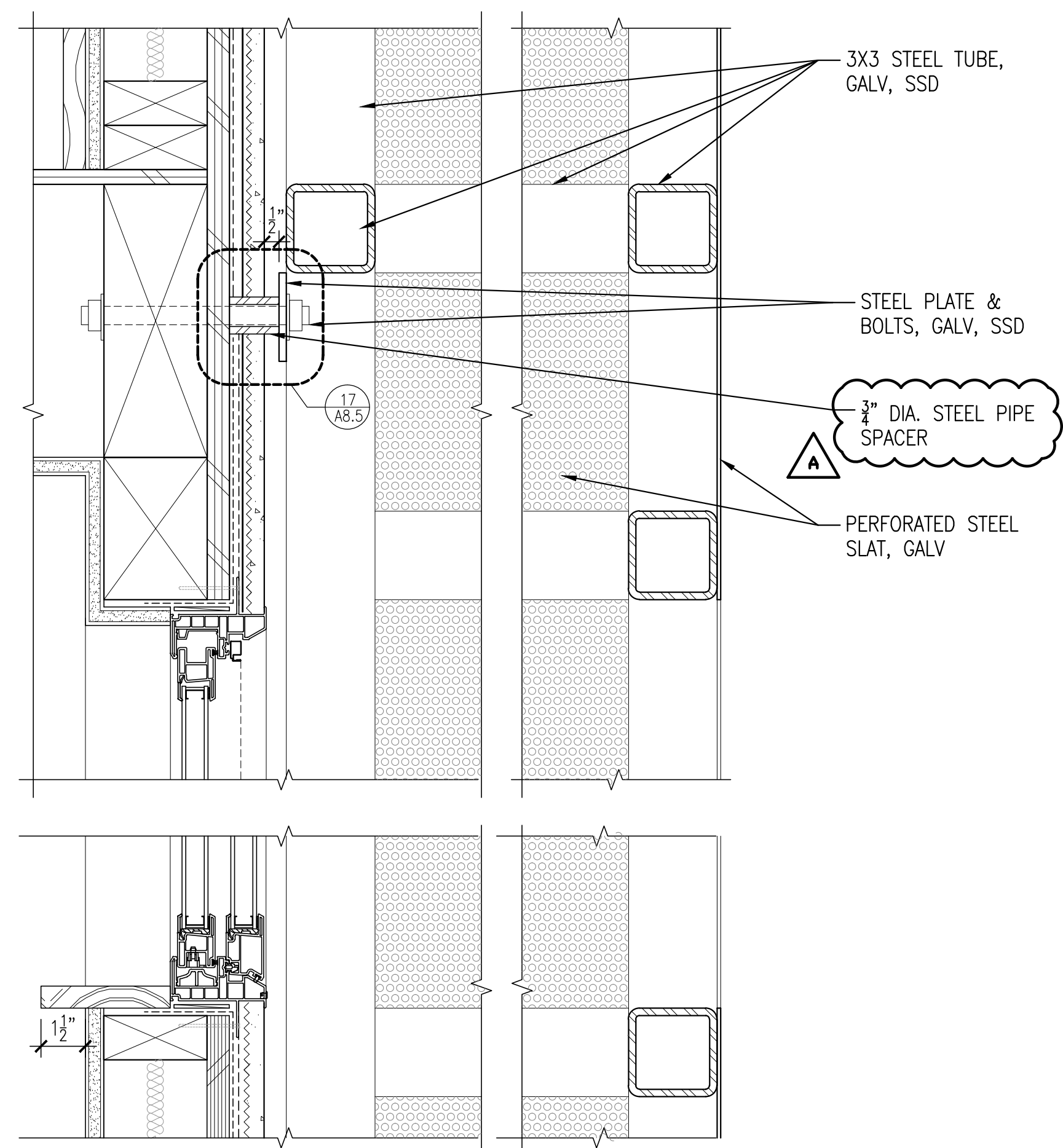
DETAILS

DRAWN BY: LA  
JOB: 11-03

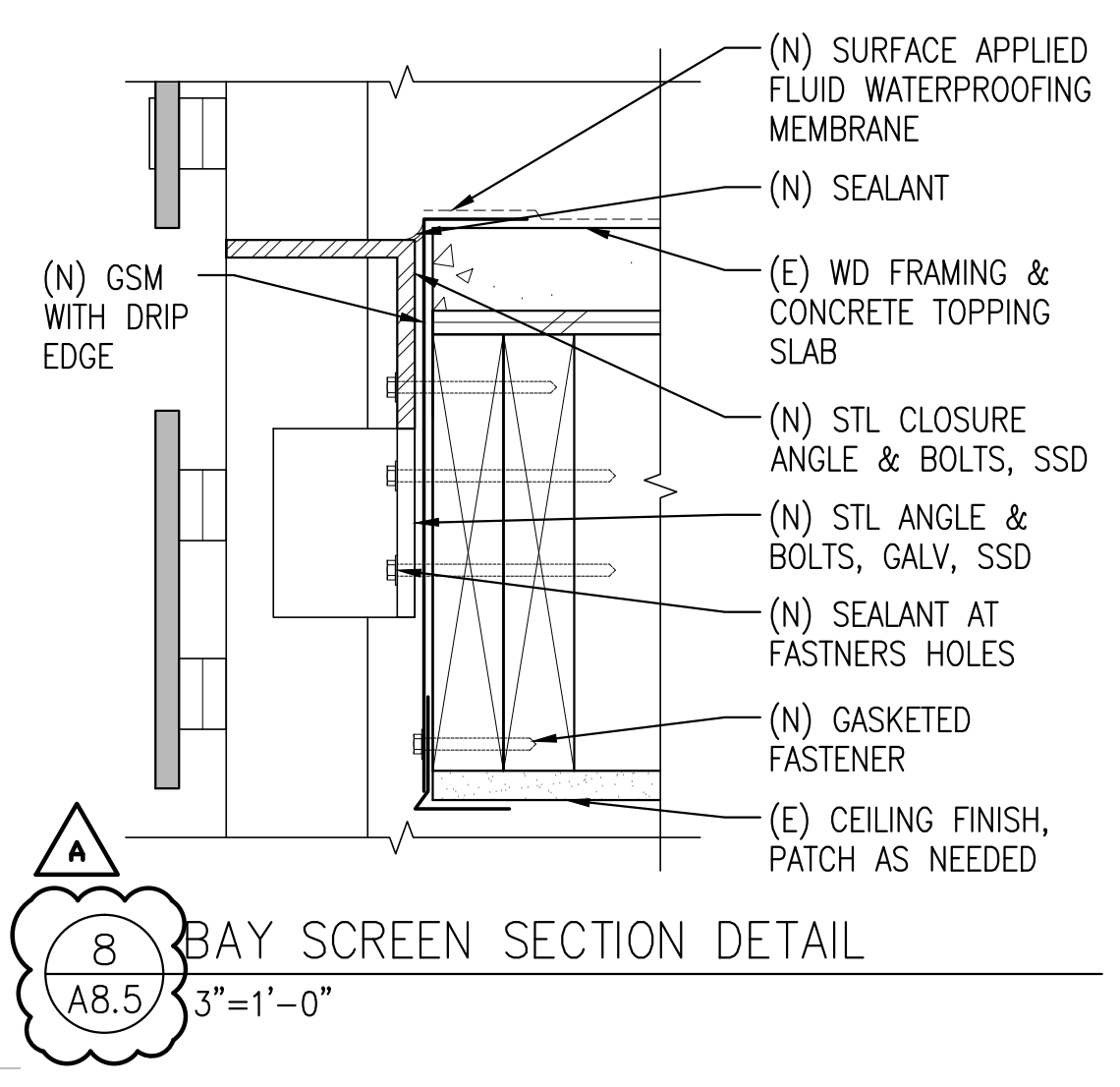


19 SCREEN WALL DETAIL  
A8.5 1 1/2"=1'-0"

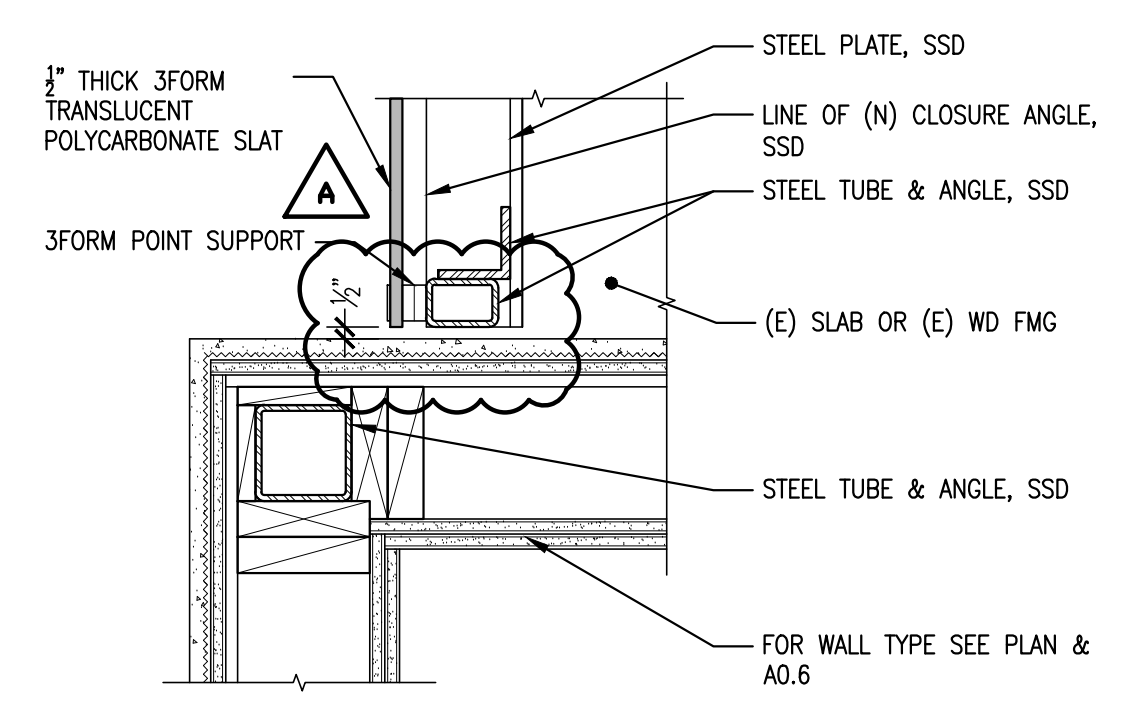
FOR FURTHER WINDOW INFORMATION SEE DETAIL 9/A8.2 & 10/A8.2



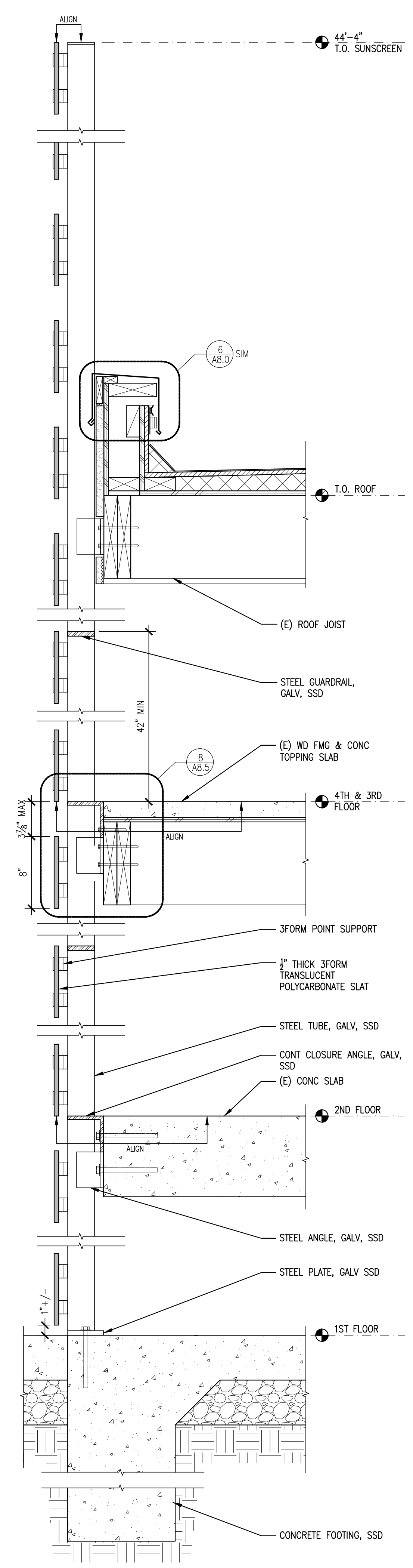
15 BAY SCREEN SECTION  
A8.5 3"=1'-0"



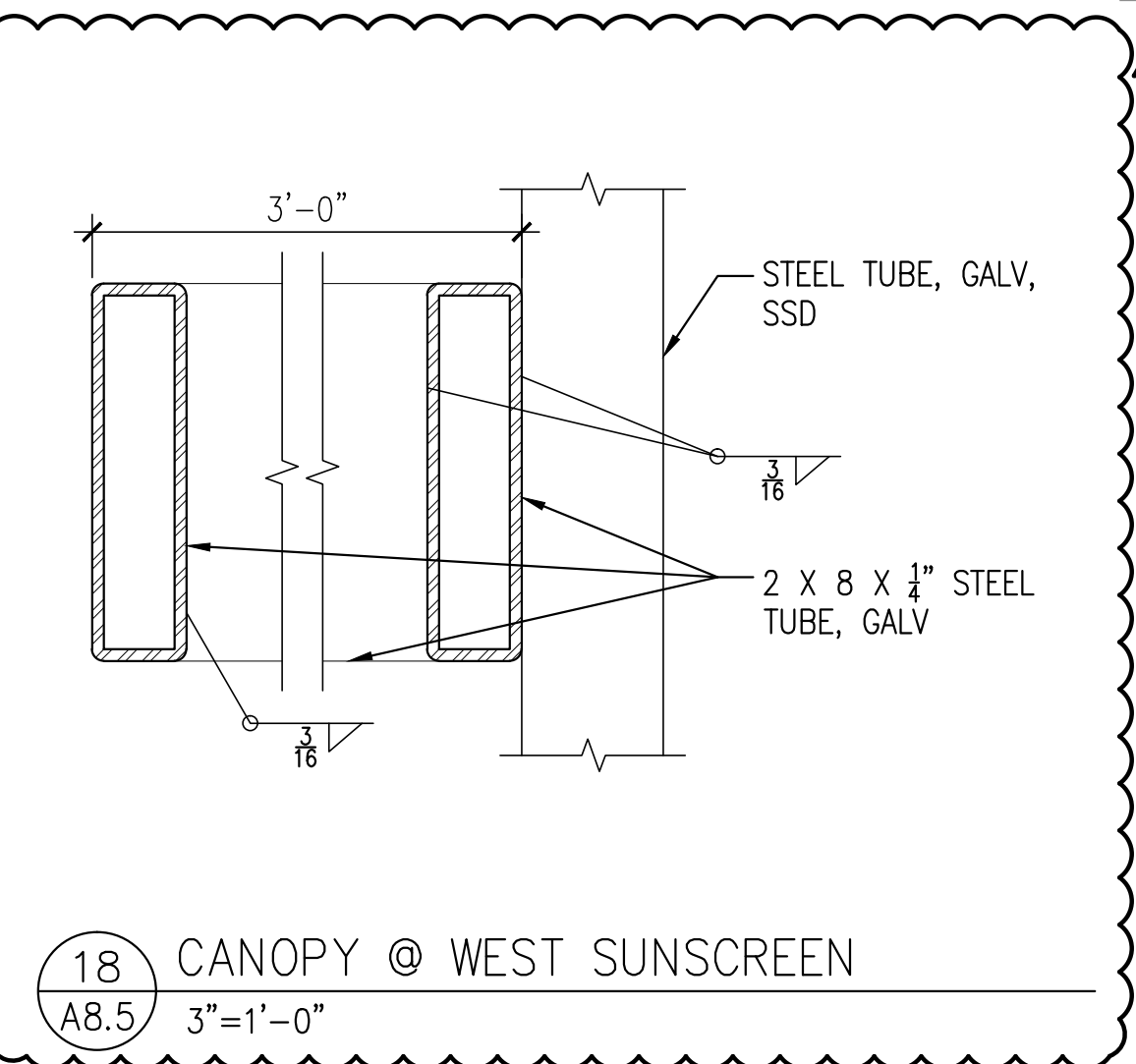
8 BAY SCREEN SECTION DETAIL  
A8.5 3"=1'-0"



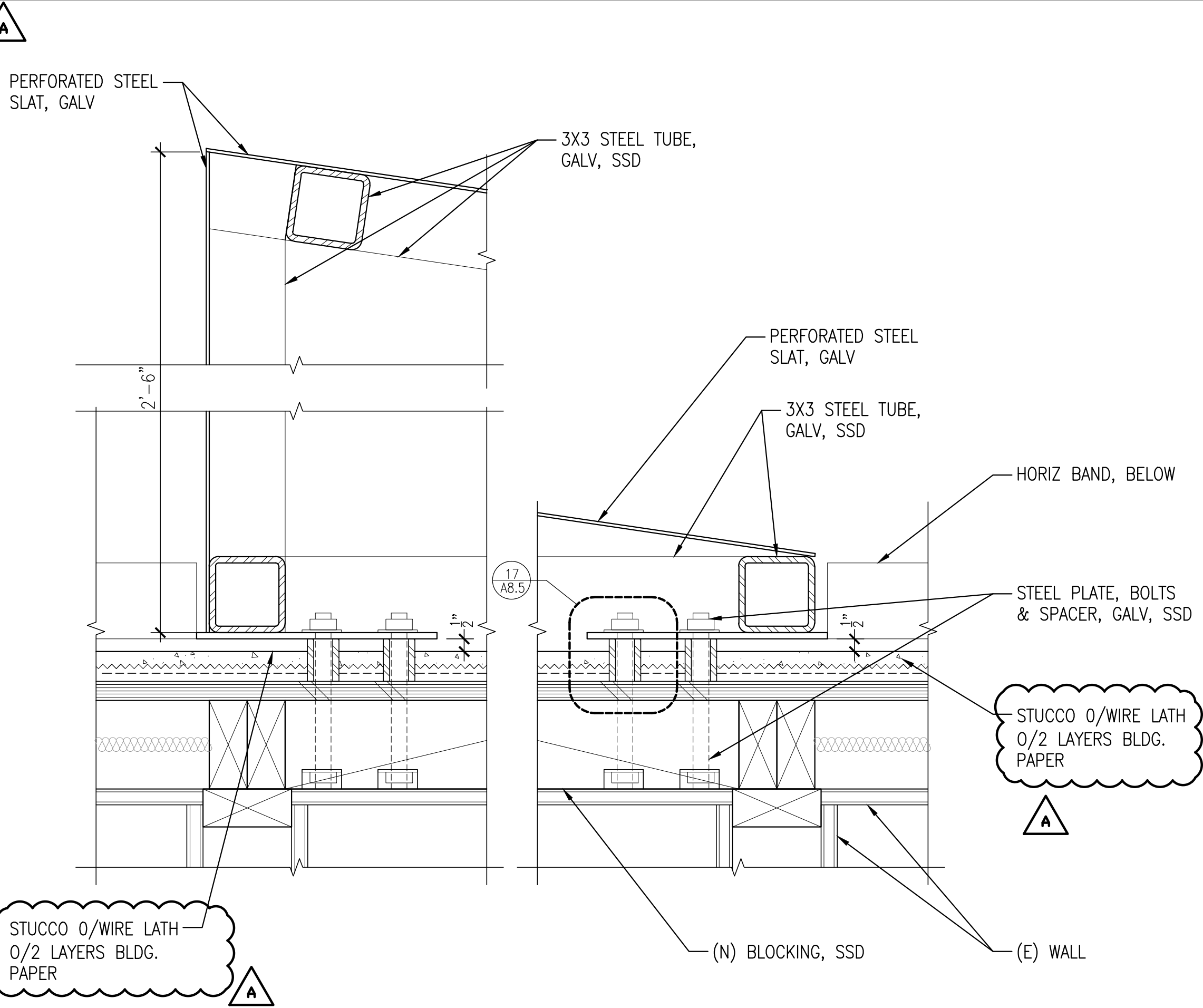
7 SCREEN WALL PLAN DETAIL  
A8.5 1 1/2"=1'-0"



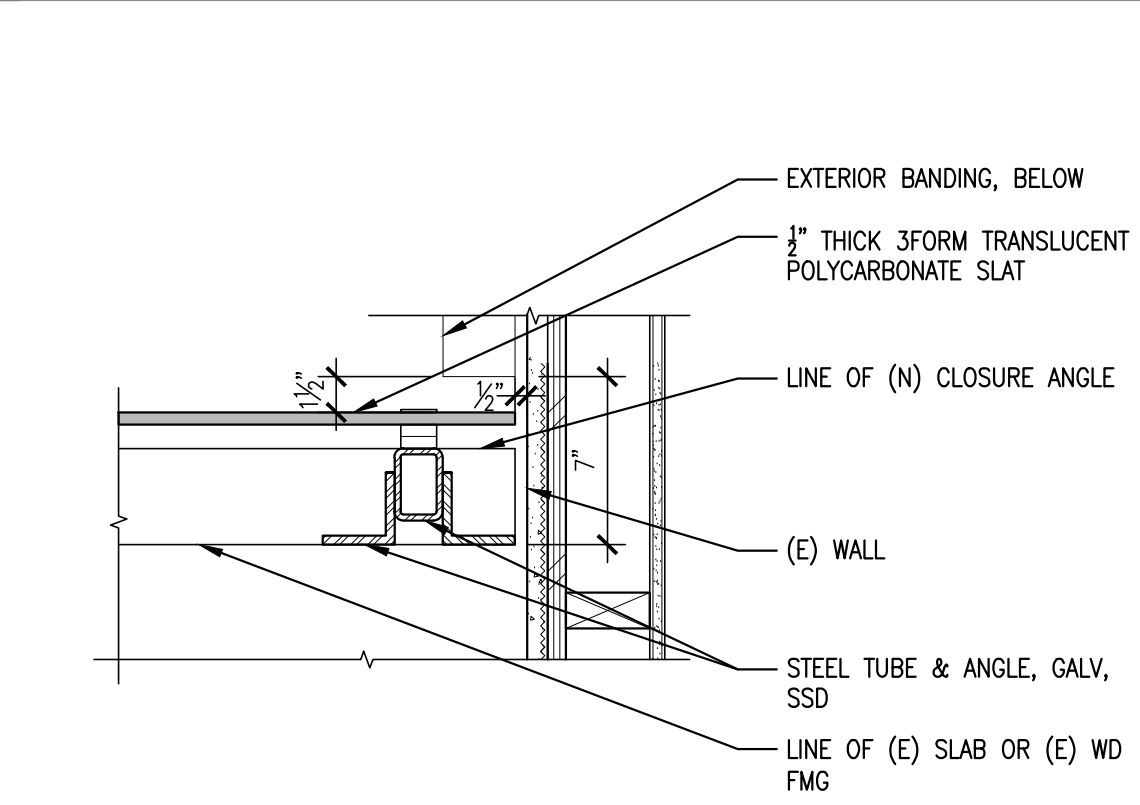
1 SCREEN WALL SECTION  
A8.5 1 1/2"=1'-0"



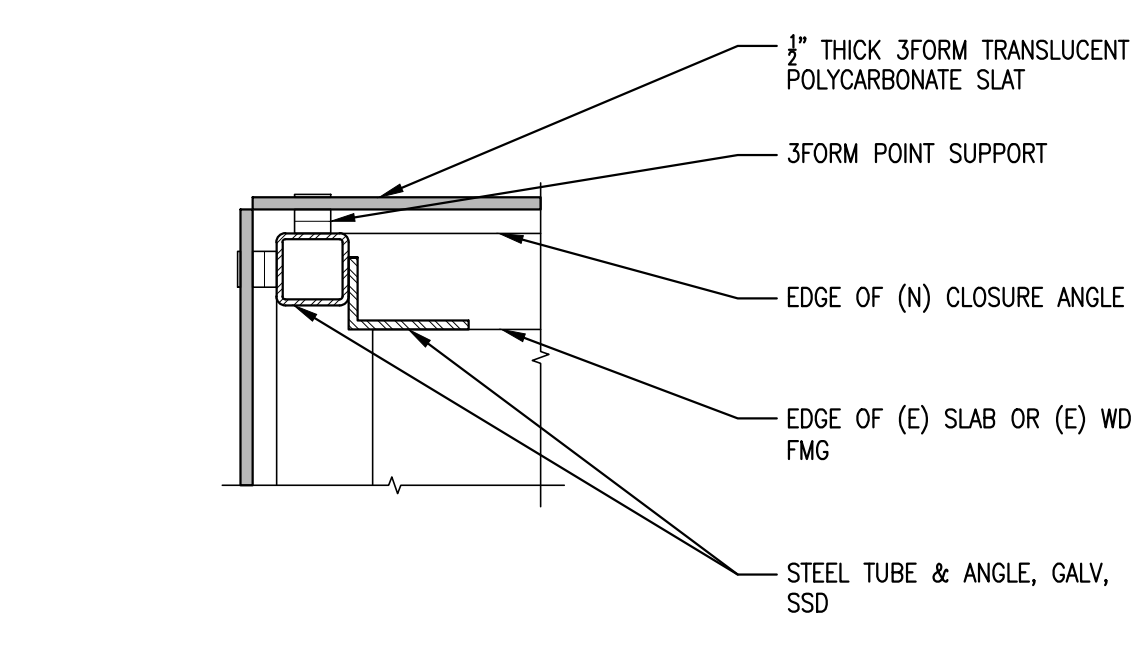
18 CANOPY @ WEST SUNSCREEN  
A8.5 3"=1'-0"



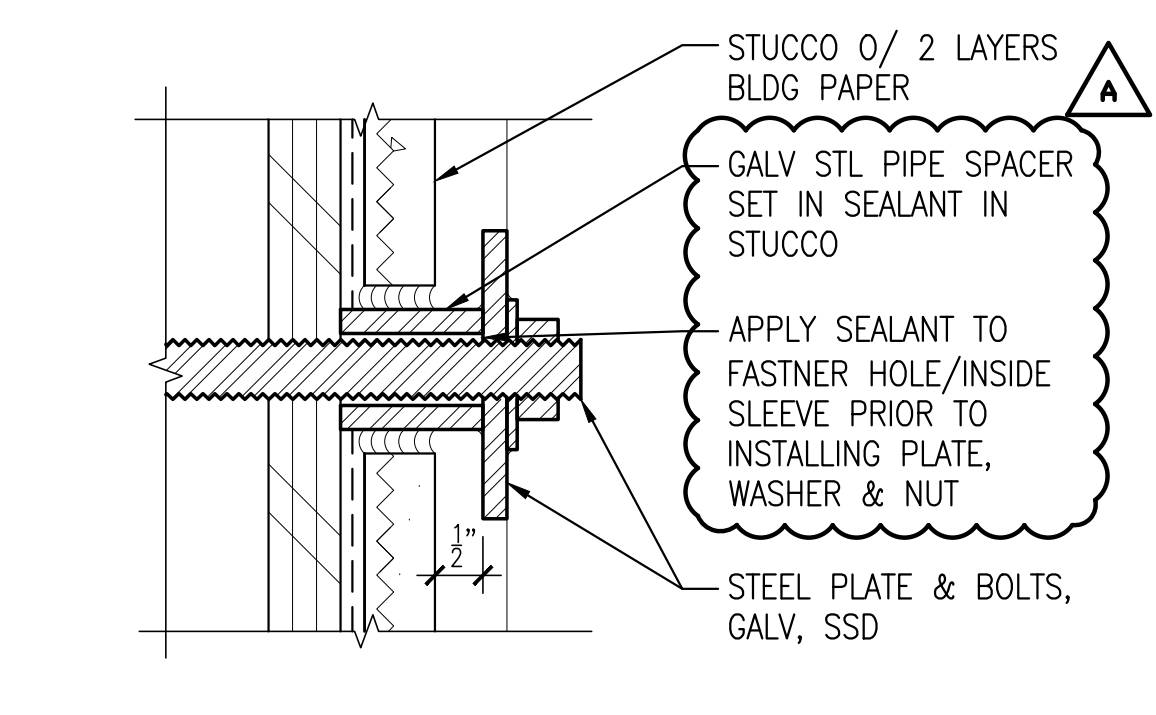
13 BAY SCREEN PLAN DETAIL  
A8.5 3"=1'-0"



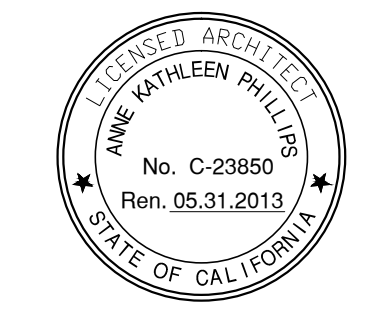
6 SCREEN WALL PLAN DETAIL  
A8.5 1 1/2"=1'-0"



5 SCREEN WALL PLAN DETAIL  
A8.5 1 1/2"=1'-0"



17 BOLT & SPACER CONNECTION DETAIL  
A8.5 3"=1'-0"



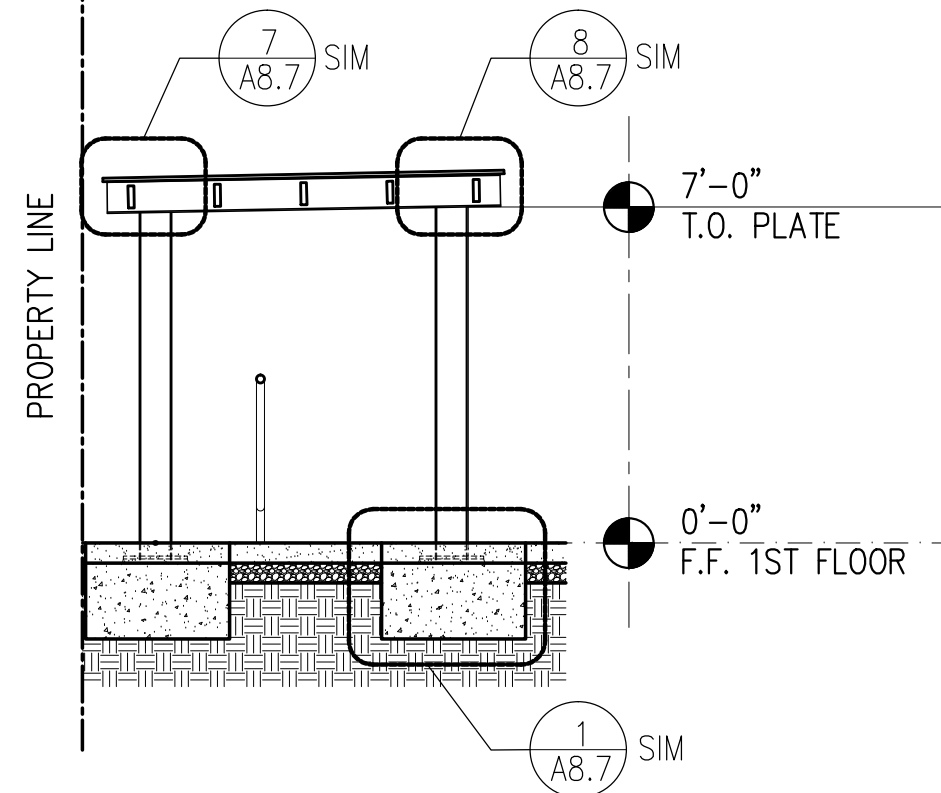
ISLANDER HOUSING  
2428 CENTRAL AVENUE  
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07.14.11: PERMIT SUBMITTAL  
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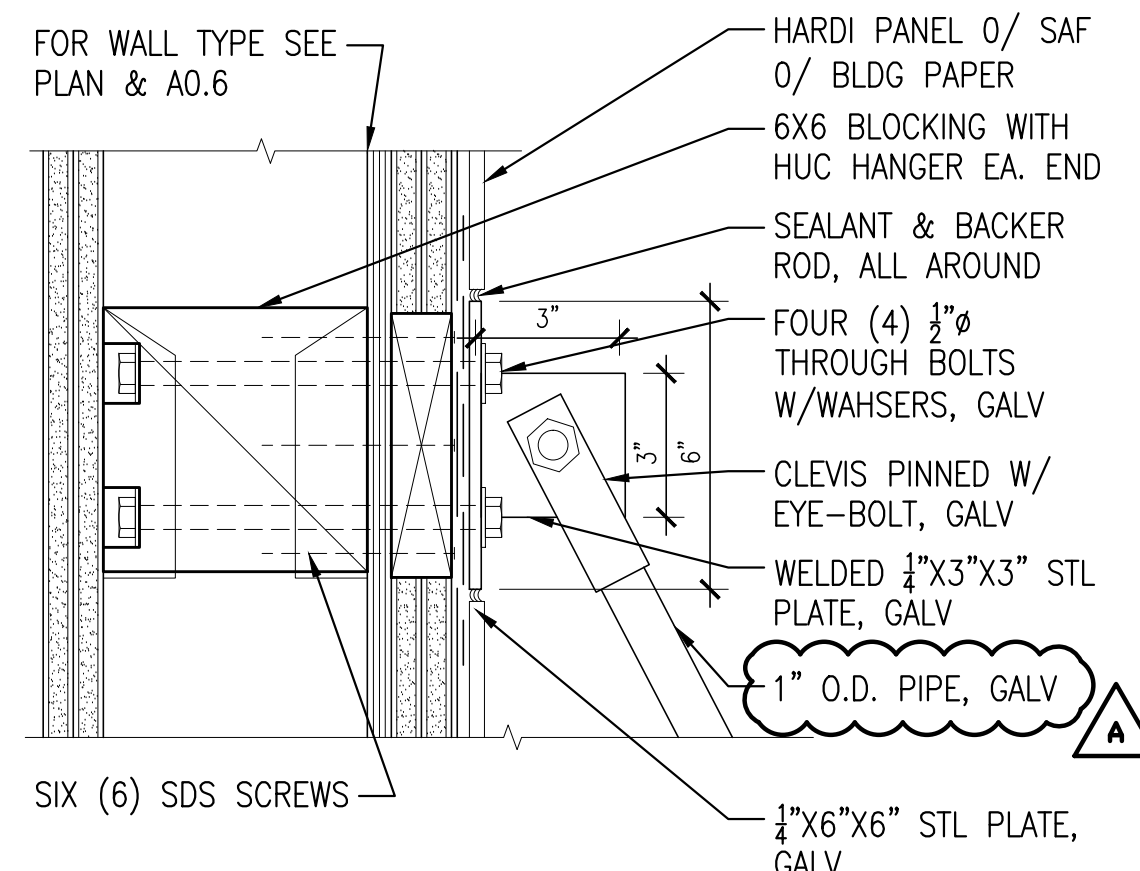
EXTERIOR DETAILS  
SCREEN

DRAWN BY: LA  
JOB: 11-03

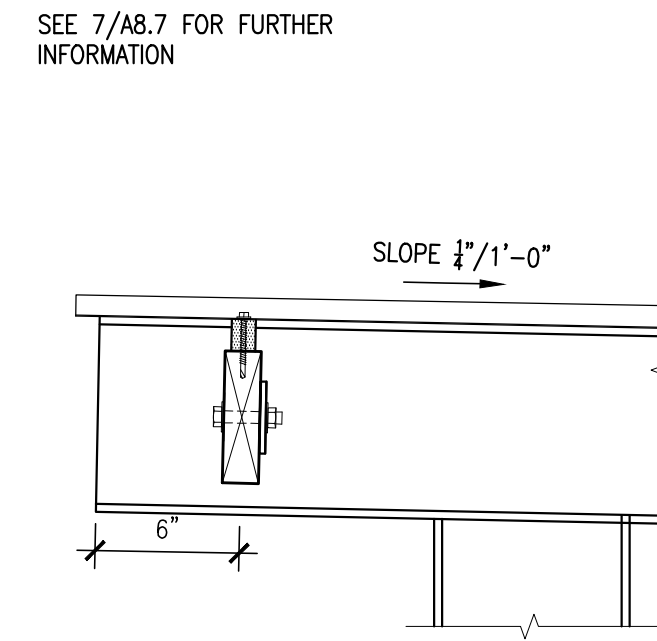




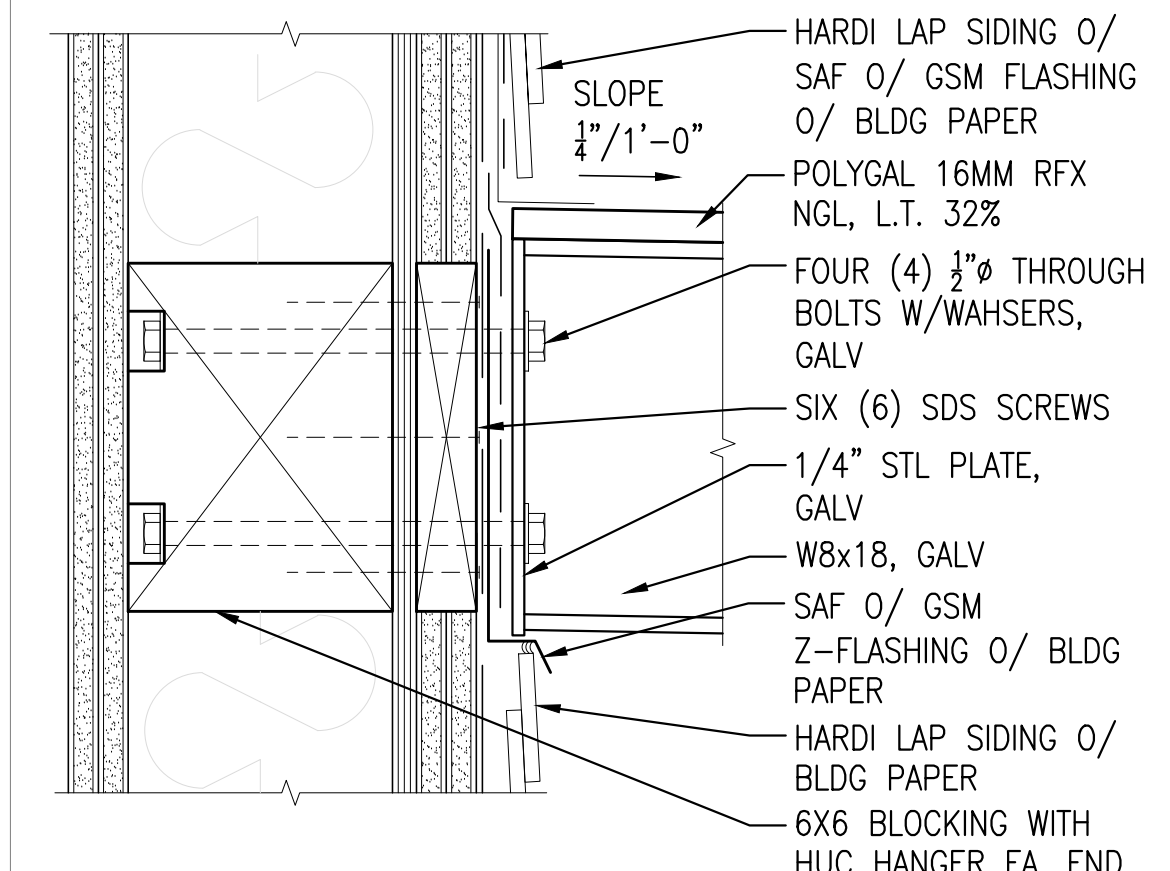
16 BIKE PARKING SECTION  
A8.7 1/4"-1'-0"



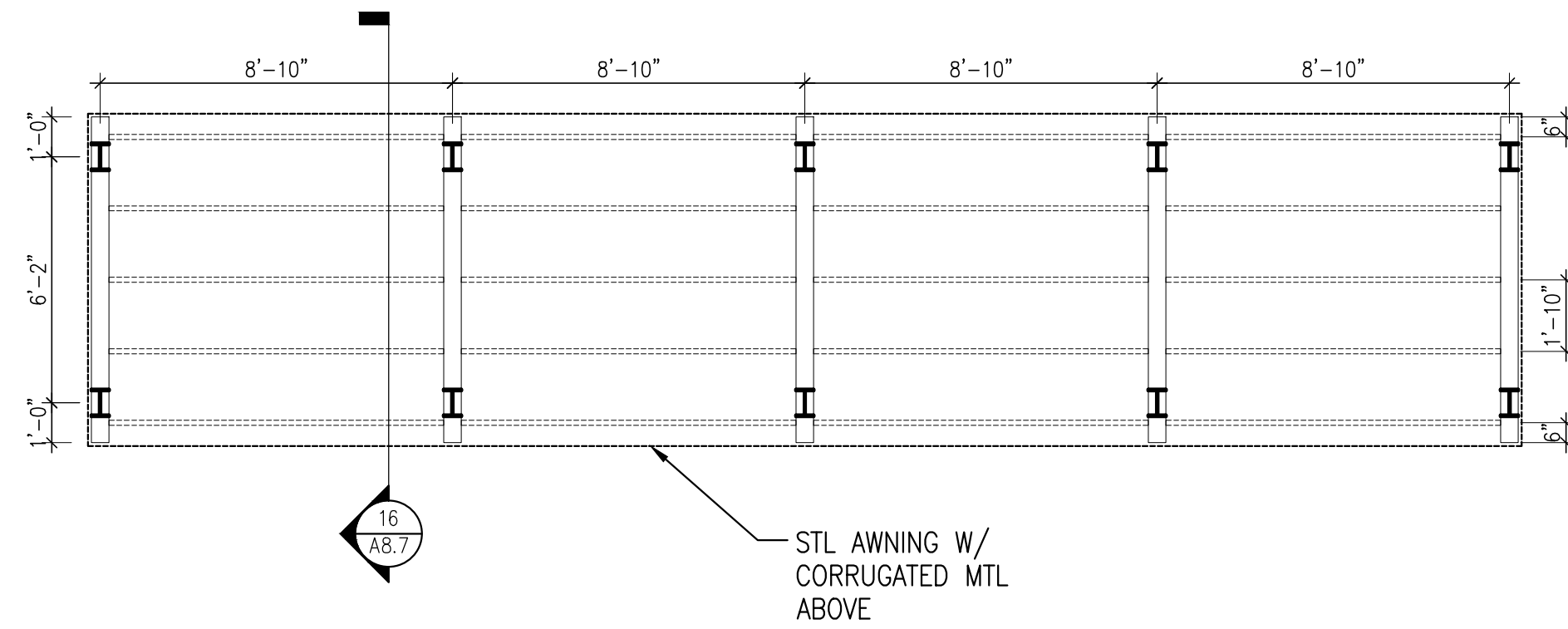
12 CANOPY SECTION @ UPPER WALL  
A8.7 3"=1'-0"



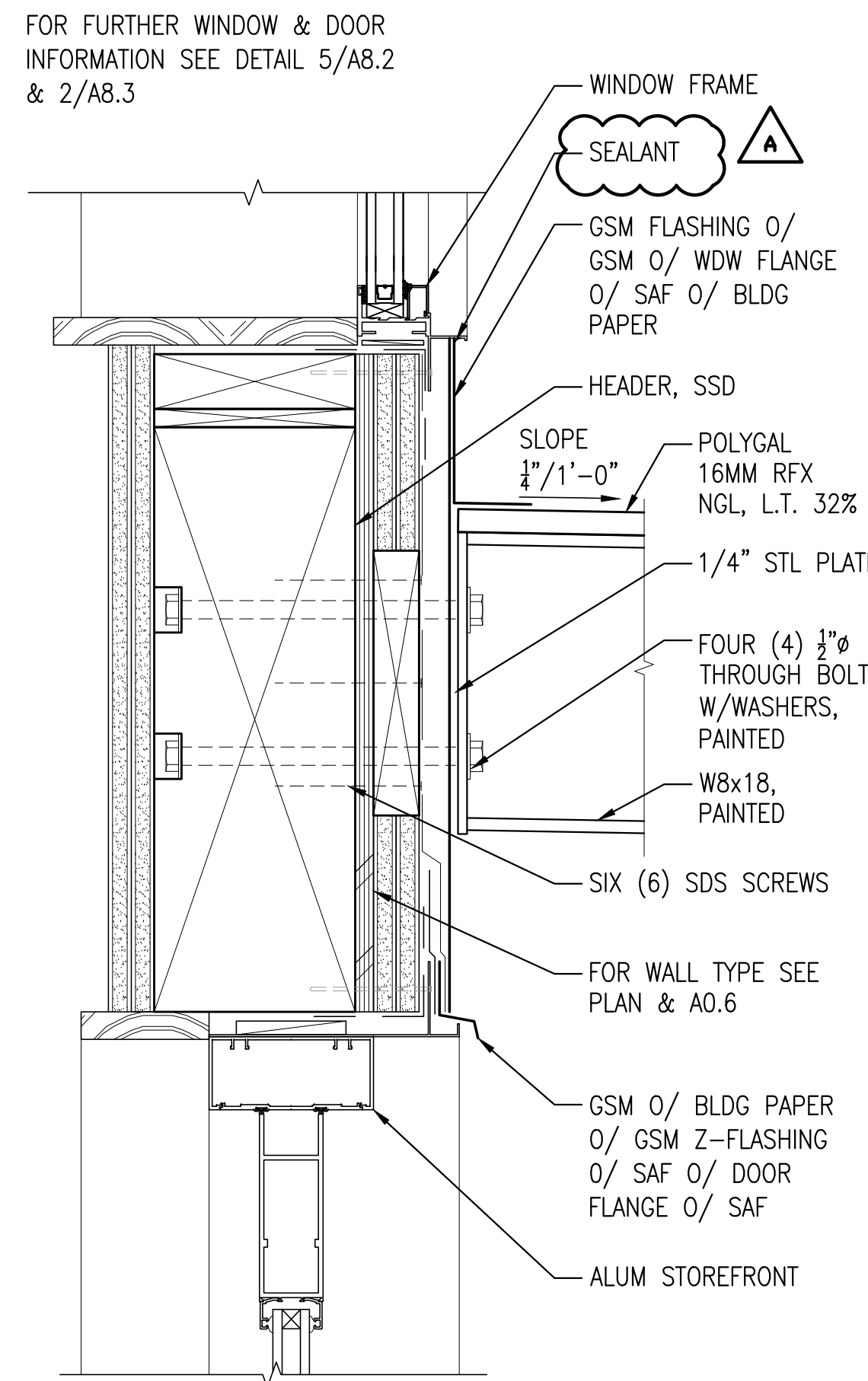
8 BIKE AWNING @ HIGH EAVE  
A8.7 1 1/2"=1'-0"



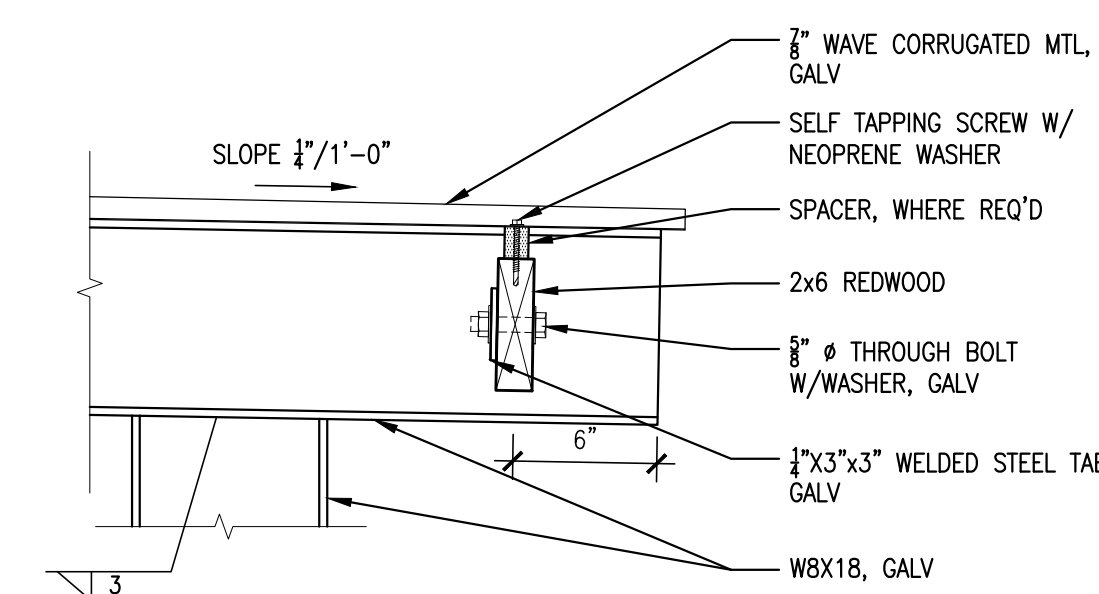
4 AWNING SECTION @ WALL  
A8.7 3"=1'-0"



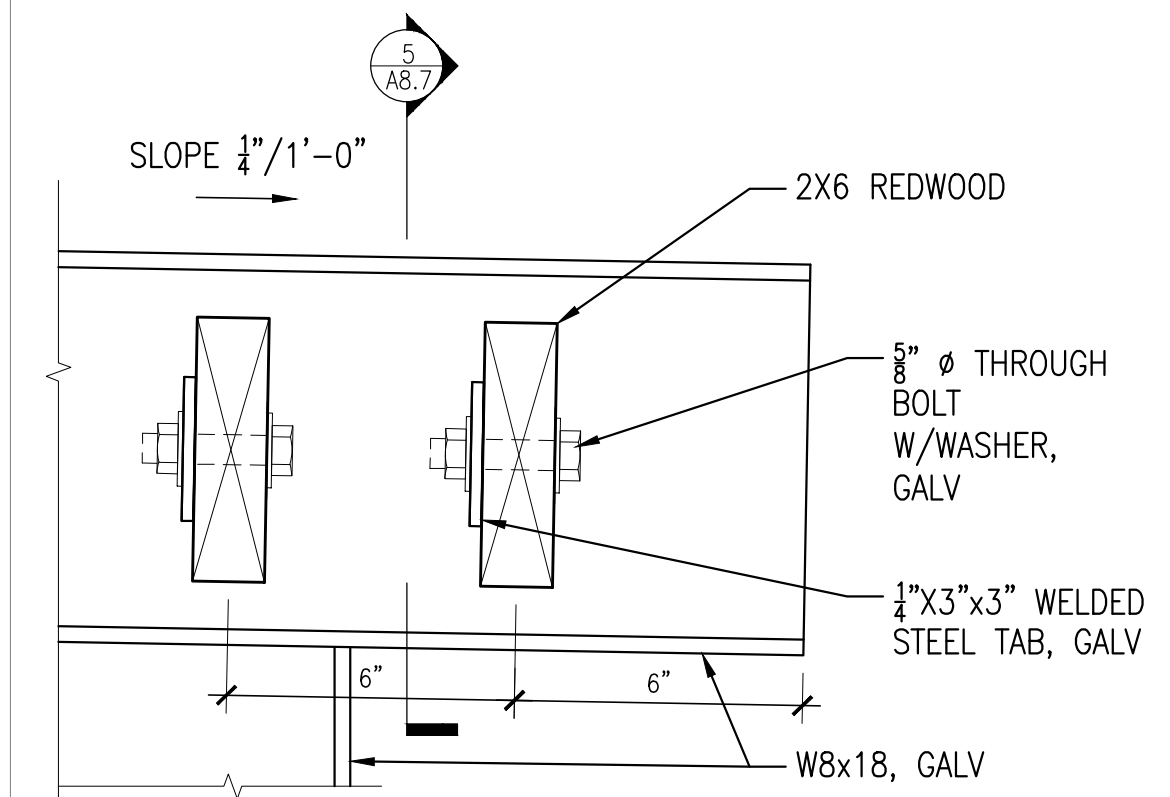
19 BIKE AWNING PLAN  
A8.7 1/4"-1'-0"



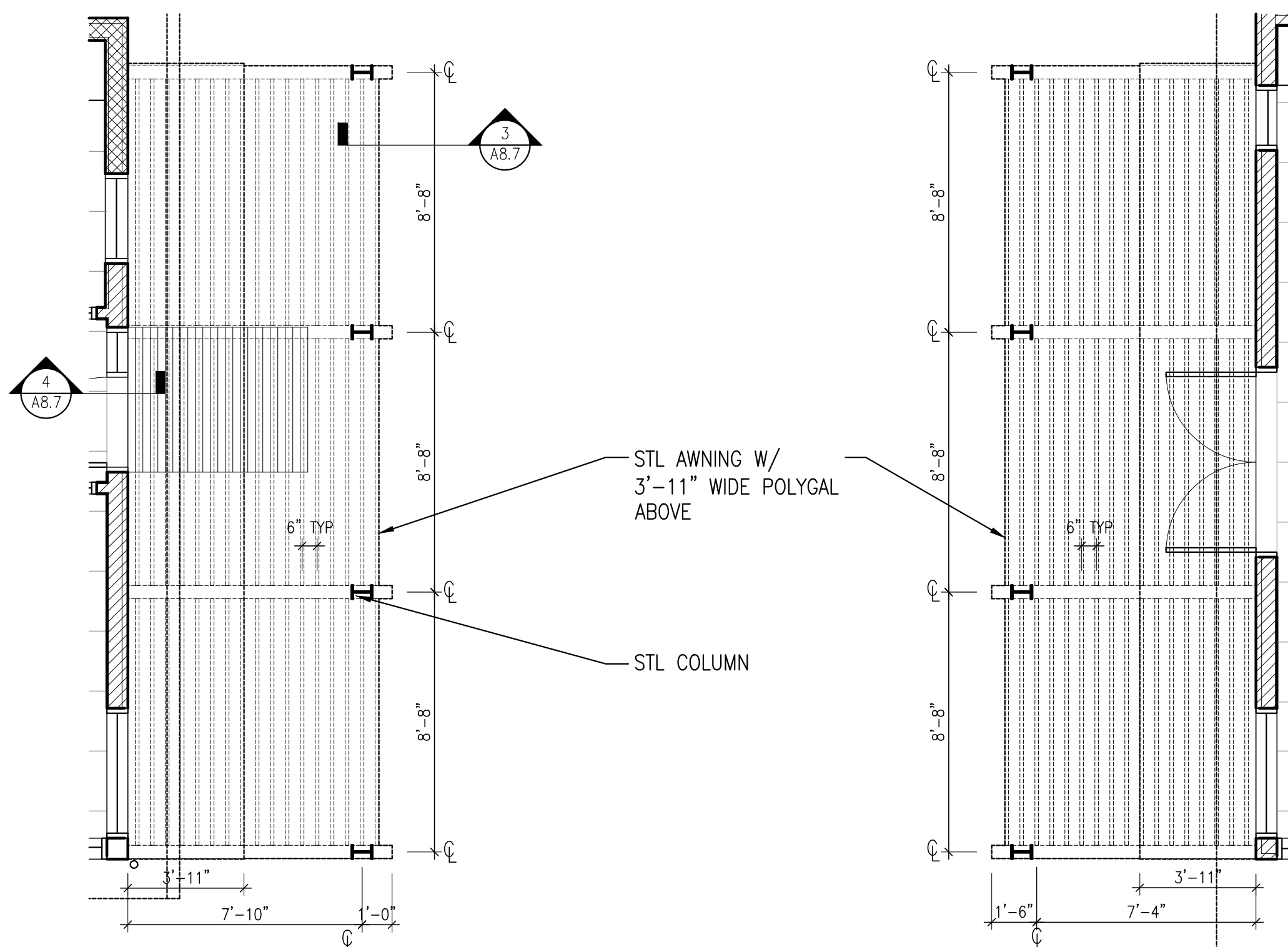
10 CANOPY SECTION @ WALL  
A8.7 3"=1'-0"



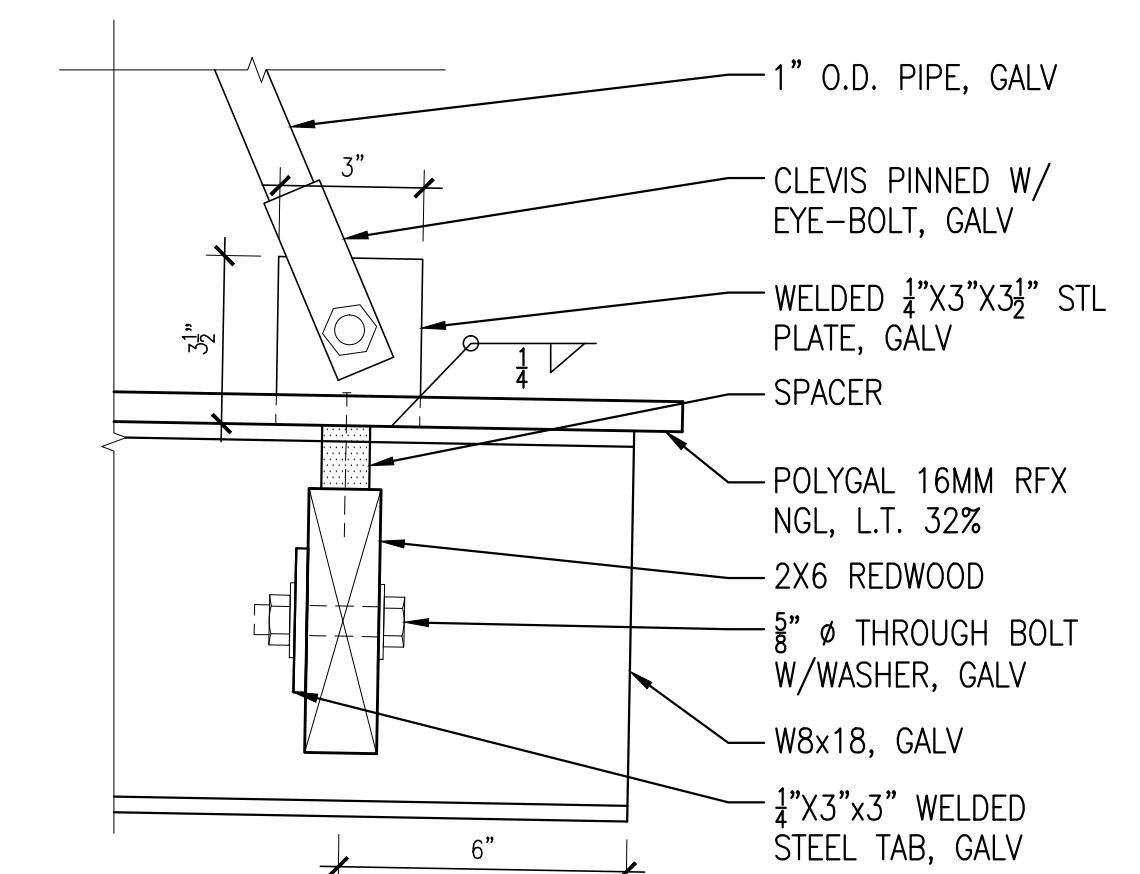
7 BIKE AWNING @ LOW EAVE  
A8.7 1 1/2"=1'-0"



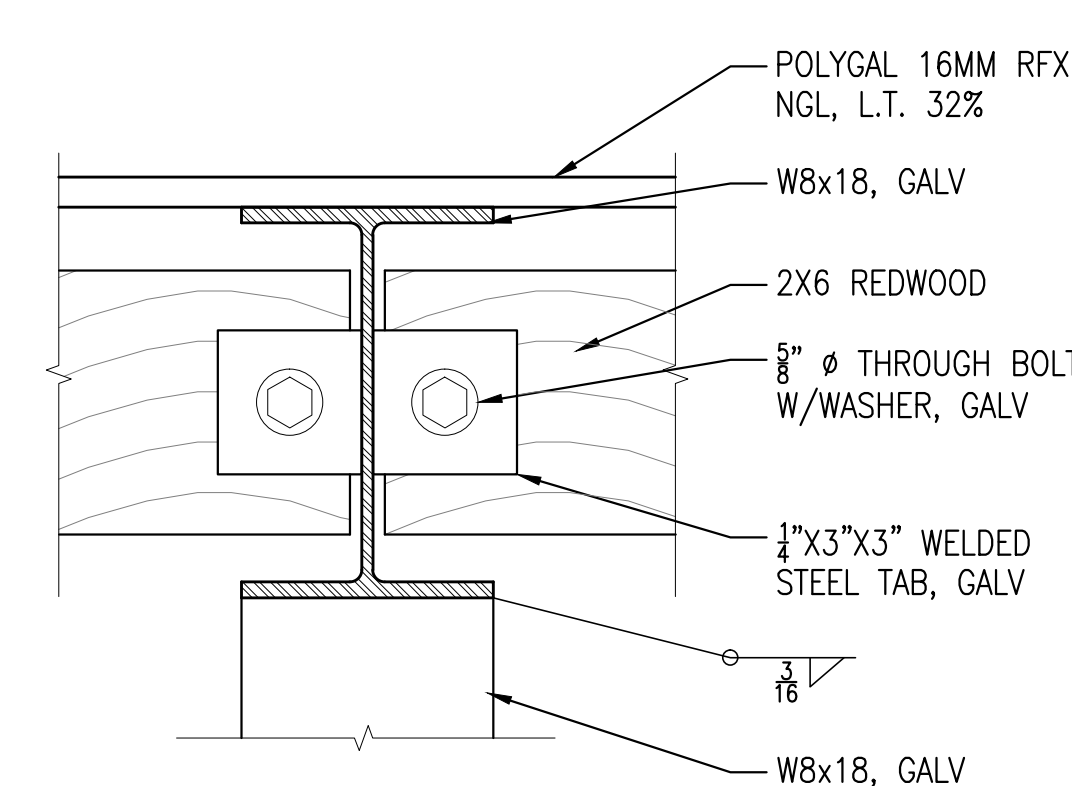
3 AWNING SECTION @ EDGE  
A8.7 3"=1'-0"



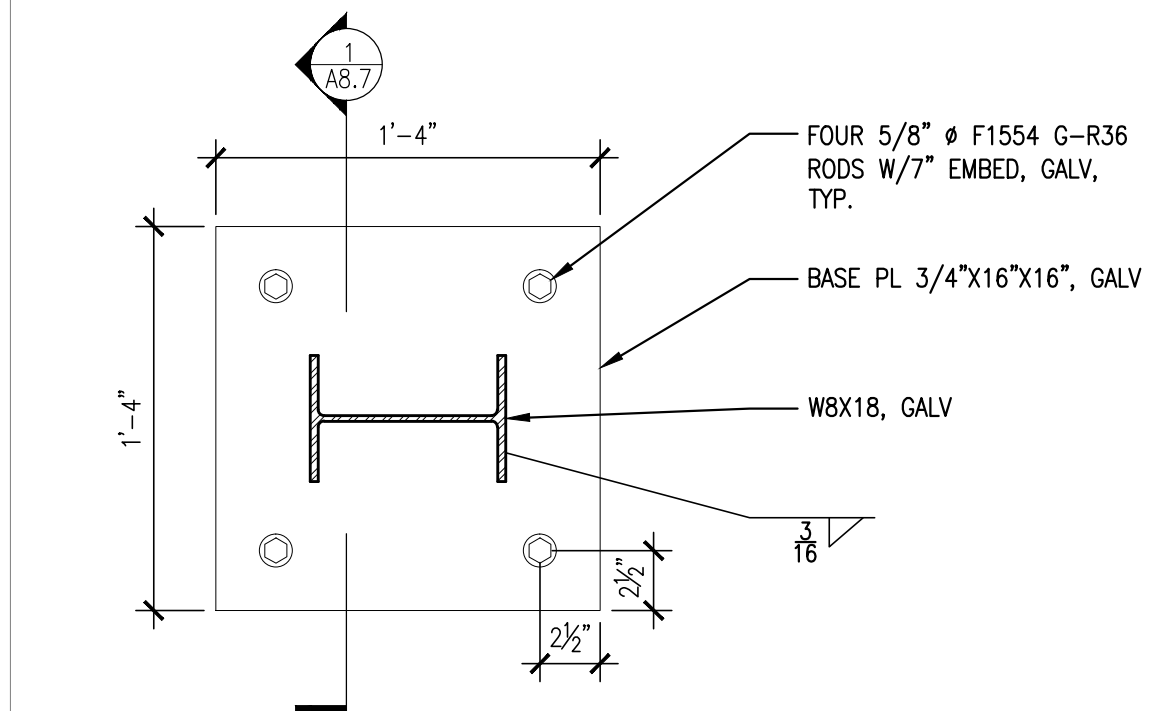
17 AWNING PLAN  
A8.7 1/4"-1'-0"



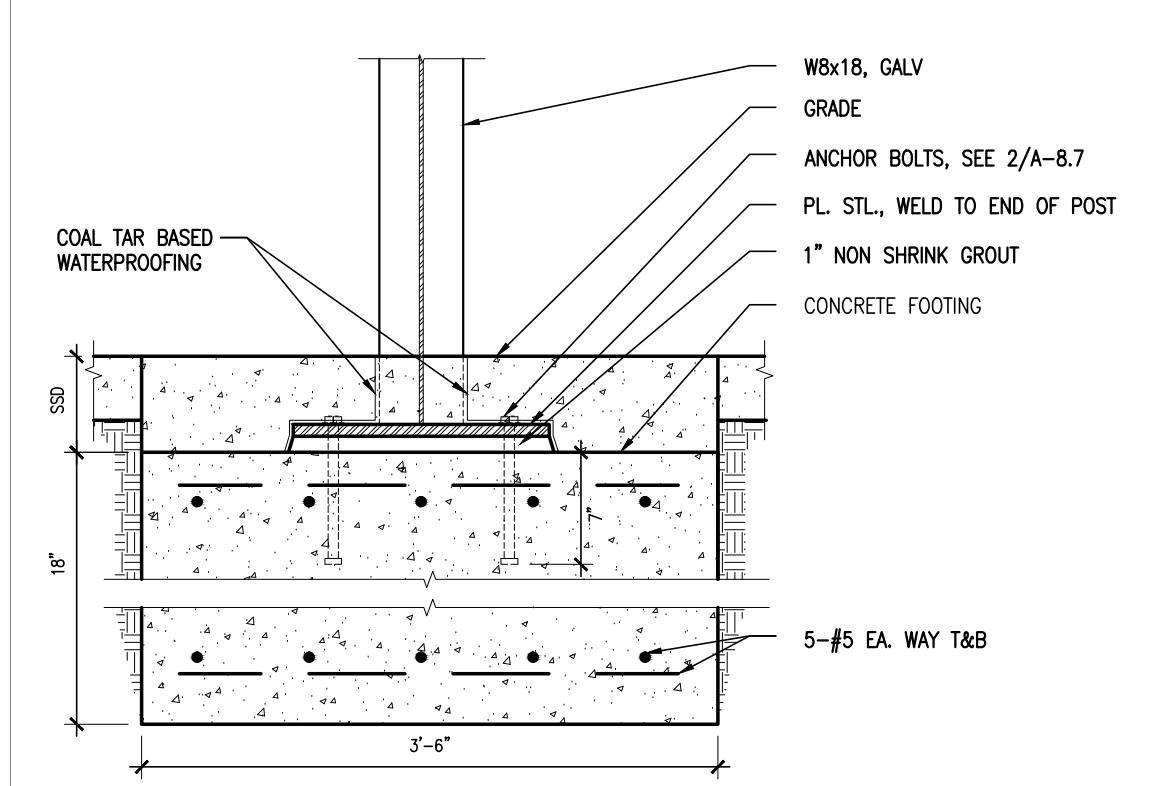
9 CANOPY SECTION @ EDGE  
A8.7 3"=1'-0"



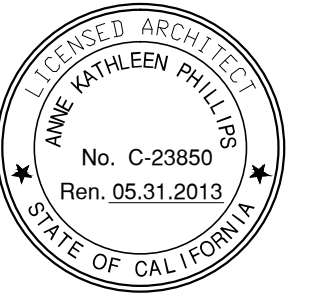
5 AWNING SECTION @ TOP OF BEAM  
A8.7 3"=1'-0"



2 STL POST FOOTING TYP  
A8.7 1 1/2"=1'-0"



1 AWNING SECTION  
A8.7 1"-1'-0"



07.14.11: PERMIT SUBMITTAL
09.19.11: PERMIT RESUBMITTAL
10.26.11: BID SET
10.28.11: PERMIT RESUBMITTAL
11.15.11: BID ADDENDUM

**GENERAL NOTES**

- SEISMIC STRENGTHENING OF (E) BUILDING IS VOLUNTARY, AND FOR THE SOLE PURPOSE OF REDUCING THE PROBABLE MAXIMUM LOSS (PML) OF THE BUILDING. A FULL SEISMIC UPGRADE OF THE BUILDING IS NOT IN SCOPE OF WORK.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2007 CALIFORNIA BUILDING CODE.
- THESE NOTES SHALL APPLY TO ALL STRUCTURAL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN.
- FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS.
- UNLESS SHOWN OTHERWISE, DETAILS SHOWN ON "TYPICAL DETAIL" SHEETS SHALL BE USED WHEREVER APPLICABLE. SPECIFIC DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER "TYPICAL DETAILS". SPECIFIC NOTES ON STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER NOTES SHOWN IN "GENERAL NOTES".
- THE STRUCTURAL DRAWINGS SHOW STRUCTURAL FEATURES. EXACT CONFIGURATION OF INTERIOR PARTITION WALLS IS SHOWN ON ARCHITECTURAL DRAWINGS AND IS NOT NECESSARILY ALL SHOWN ON THE STRUCTURAL DRAWINGS. PROVIDE ANCHORAGE, INSERTS, ANCHOR BOLTS, ETC. FOR STRUCTURAL CONNECTIONS OF TOP, SIDES AND BOTTOM OF ALL PARTITION WALLS AS LOCATED ON THE ARCHITECTURAL DRAWINGS.
- REFER TO THE ARCHITECTURAL DRAWINGS (\*\*AND THE SPECIFICATIONS\*\*) FOR THE FOLLOWING: FLOOR FINISHES; DEPRESSIONS AND CURBS ON FLOORS; OPENINGS REQUIRED FOR WINDOWS, DOORS, DUCTS, VENTS, PLUMBING, ETC.; FLASHING, INSERTS, ANCHORAGES, HANGERS ETC. EMBEDDED IN OR ATTACHED TO THE STRUCTURE; ROADWAY, WALKS, PAVING, STAIRS, RAMPS, TERRACES, EXTERIOR GRADES, ELEVATIONS OF ROOF SURFACE AND LOCATIONS OF DRAINS AND PARTITION WALLS.
- THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, PLUMBING, MECHANICAL, CIVIL, AND ELECTRICAL DRAWINGS AS TO ALL LAYOUTS, DIMENSIONS AND ELEVATIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
- IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES (\*\*OR SPECIFICATIONS\*\*), THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS. BEAMS, JOISTS AND ANY OTHER STRUCTURAL ELEMENTS SHALL NOT BE CUT OR PENETRATED, EXCEPT AS SHOWN BY STRUCTURAL DETAILS OR AS APPROVED BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO POURING CONCRETE; ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- FEATURES OF EXISTING CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD AND DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY SHORE AND BRACE THE EXISTING BUILDING AS REQUIRED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW ALL INSTRUCTIONS, RECOMMENDATIONS AND SAFETY PRECAUTIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER OF ANY MATERIAL OR PRODUCT NOTED IN GENERAL NOTES OR DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR DETAILS ON REQUIRED VENTILATION OF ROOF JOISTS, FLOOR JOISTS, AND ATTIC SPACES.
- CONTRACTOR SHALL FIELD VERIFY EXISTING FRAMING CONDITIONS AND SHALL NOTIFY ARCHITECT OF ANY VARIATION FROM CONDITIONS ASSUMED ON DRAWINGS. CONTRACTOR SHALL VERIFY THAT EXISTING FRAMING IS RE-SUPPORTED AND ALL LOADS ARE TRANSFERRED TO NEW OR EXISTING FOOTINGS. CONTRACTOR SHALL CONSULT WITH THE STRUCTURAL ENGINEER AS REQUIRED.
- GRADES SHOWN ON STRUCTURAL DRAWINGS ARE APPROXIMATE AND FOR GENERAL REFERENCE ONLY.
- MECHANICAL UNIT LOCATIONS SHOWN ON STRUCTURAL DRAWINGS ARE SCHEMATIC ONLY. GENERAL CONTRACTOR TO COORDINATE STRUCTURAL TRADES WITH MECHANICAL CONTRACTOR TO DETERMINE EXACT LOCATION OF UNITS AND SUPPORTING STRUCTURE. DO NOT SCALE DRAWINGS.

**DESIGN CRITERIA**

- VERTICAL LOADS:
  - DEAD LOADS:
    - ROOF DEAD LOAD: 20 PSF
    - FLOOR DEAD LOAD: 20 PSF
  - LIVE LOADS:
    - ROOF LIVE LOAD: 20 PSF
    - MECHANICAL AREA ON ROOF (FOR AREA AROUND EQUIPMENT): 50 PSF
    - TYPICAL FLOORS: 50 PSF
    - CORRIDORS AND LOBBIES: 100 PSF
    - STORAGE: 125 PSF
- SPRINKLER DESIGN LOADS: 250 LBS + WEIGHT OF WATER FILLED PIPE
- LATERAL LOADS:
  - WIND DESIGN LOADS—PER CBC SECTION 1609
 

BASIC WIND SPEED: 85 MPH

EXPOSURE CATEGORY: B

IMPORTANCE FACTOR, Iw: 1.0
  - SEISMIC DESIGN —PER CBC SECTION 1613
 

OCCUPANCY CATEGORY	II
SEISMIC DESIGN CATEGORY	D
SITE CLASS	T = 0.03 SECONDS
FUNDAMENTAL PERIOD	
BASIC LATERAL FORCE RESISTING SYSTEM—LIGHT WEIGHT FRAMED WALLS WITH SHEAR PANELS	
MAPPED SHORT PERIOD ACCELERATION	S <sub>s</sub> = 1.5 g
SITE COEFFICIENT	F <sub>a</sub> = 1.00
DESIGN SHORT PERIOD ACCELERATION	SDS = 1.00
MAPPED ONE SECOND PERIOD ACCELERATION	S <sub>1</sub> = 0.60 g
SITE COEFFICIENT	F <sub>v</sub> = 1.50
DESIGN ONE SECOND ACCELERATION	SD1 = 0.60
RESPONSE MODIFICATION FACTOR	R = 2
IMPORTANCE FACTOR	I = 1.00
SEISMIC RESPONSE COEFFICIENT, (SDS <sub>1</sub> /R)	C <sub>s</sub> = 0.50

- ALLOWABLE SOIL PRESSURES/CAPACITIES:
 

DEAD + LIVE LOADS:	1500 PSF
DEAD + LIVE + LATERAL LOADS:	2000 PSF
AT HAND DUG PIERS IN DENSE SAND	
DEAD + LIVE LOADS	7000 PSF
HELICAL PIERS	9 KIPS EACH

**FOUNDATION NOTES**

- THE SOIL REPORT APPLICABLE TO THIS PROJECT SITE IS BY TREADWELL AND ROLLO, REPORT # 750604801, DATED JUNE 16, 2011 AND IS AVAILABLE FOR REVIEW AT THE ARCHITECT'S OFFICE. THE CONTRACTOR SHALL READ THE SOIL REPORT PREPARED FOR THIS PROJECT SITE AND SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK DESCRIBED THEREIN.
- FOOTINGS SHALL BEAR ON NATIVE DUNE SAND.
- FOR BIDDING PURPOSES, THE ELEVATION OF THE BOTTOM OF FOOTINGS SHALL BE AS INDICATED ON THE FOUNDATION PLANS AND ON DETAILS. THESE FOOTING DEPTHS ARE MINIMUM AND SHALL IN NO CASE BE LESS THAN 30" BELOW LOWEST ADJACENT SOIL SUBGRADE AT NEW BUILDINGS. MATCH DEPTH OF EXISTING FOOTINGS AT EXISTING BUILDING. SLOPE BOTTOM OF FOOTINGS AT 1:10 MAXIMUM SLOPE AS REQUIRED TO SUIT GRADING AND ADJACENT FOOTING CONDITIONS. STEP FOOTINGS PER TYPICAL DETAIL WHERE NOTED ON PLAN.
- SOIL BEARING PRESSURES UNDER FOOTINGS AS DESIGNED DO NOT EXCEED ALLOWABLE SOIL PRESSURES DEFINED IN DESIGN CRITERIA ABOVE.
- HELICAL ANCHORS SHALL BE DESIGN-BUILD BY FOUNDATION SUBCONTRACTOR. FOR BIDDING PURPOSES, PIERS SHALL BE ASSUMED TO HAVE A MINIMUM HELIX DIAMETER OF 12 INCHES, AND SHALL BE ADVANCED A MINIMUM OF 2 FEET INTO DENSE DUNE SANDS. PIERS SHALL BE HAVE A MINIMUM INSTALLATION TORQUE OF 1,800 FOOT POUNDS.
- WHERE FOUNDATION WALL BACKFILL IS NECESSARY, THE BACKFILL SHALL BE PLACED SIMULTANEOUSLY ON EACH SIDE OF WALL, AND THE LEVEL ON ONE SIDE SHALL NOT EXCEED THE OTHER SIDE BY MORE THAN 6 INCHES DURING THIS OPERATION.
- FOOTINGS SHALL BE CENTERED UNDER BEARING WALLS ABOVE UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND ANY OTHER INCLUDED DRAWINGS, AND CONSULT WITH THE RESPECTIVE TRADES FOR VERIFICATION OF ALL ITEMS SHOWN OR NOT SHOWN ON STRUCTURAL PLANS PRIOR TO POURING CONCRETE FOOTINGS AND FLOOR SLABS.
- VERIFY LOCATIONS FOR OPENINGS OR PENETRATIONS THROUGH CONCRETE, CONCRETE CURBS, FLOOR DEPRESSIONS, FLOOR SLOPES AND DRAINS, INSERTS, ETC.

**CONCRETE NOTES**

- ALL CONCRETE SHALL BE REINFORCED UNLESS NOTED "NOT REINFORCED".
- SEE THE SPECIFICATIONS FOR THE REQUIREMENTS IN THE PRODUCTION, TESTING AND INSTALLATION OF CONCRETE.
- SEE ARCHITECTURAL DRAWINGS FOR THE LOCATION AND EXTENT OF EXTERIOR WALKS AND PAVEMENTS AND FOR REINFORCEMENT REQUIREMENTS.
- REINFORCEMENT SHALL BE PER ASTM A615, GRADE 60 WITH BAR MARKS LEGIBLY ROLLED INTO THE SURFACE INDICATING SIZE, TYPE OF STEEL, AND YIELD STRENGTH DESIGNATION. CONCRETE SHALL TEST NOT LESS THAN 3,000 PSI AT 28 DAYS FOR STRUCTURAL AND FOUNDATION ELEMENTS WITH A MAXIMUM SLUMP OF 4". FLOOR SLABS ON GRADE SHALL TEST NOT LESS THAN 2,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS WITH A MAXIMUM SLUMP OF 4". WATER/CEMENT RATIO SHALL NOT EXCEED 0.45 FOR SLABS ON GRADE TO BE COVERED WITH FLOOR FINISH.
- PROVIDE 15 MIL VAPOR BARRIER CONFORMING TO ASTM E 1745 CLASS A UNDER ALL SLABS ON GRADE.
- REPLACE A MINIMUM OF 25% AND A MAXIMUM OF 50% OF CEMENT CONTENT WITH FLASHY CONFORMING TO ASTM C818 CLASS C OR F, OR GROUND GRANULATED BLAST FURNACE SLAG CONFORMING TO ASTM 989, CLASS 100 OR 120.
- SEE REINFORCING BAR LAP SPICE SCHEDULE FOR REINFORCING BAR LAP SPICE LENGTHS. STAGGER SPLICES WHENEVER POSSIBLE. VERTICAL WALL REINFORCING BARS SHALL EITHER EXTEND INTO FOOTINGS OR LAP SPLICED WITH FOOTING DOWELS OF THE SAME SIZE BARS. REINFORCEMENT, ANCHOR BOLTS, PIPE SLEEVES, AND OTHER INSERTS SHALL BE POSITIVELY SECURED IN PLACE BEFORE CONCRETE IS POURED. "WET-SETTING" WILL NOT BE ALLOWED. BAR COVERAGE TO FACE OF BAR, EXCEPT AS OTHERWISE SHOWN, SHALL BE:
  - WHERE CONCRETE IS POURED AGAINST EARTH OR AGAINST GROUND CONTACT
  - FOR BARS LARGER THAN #5, WHERE CONCRETE SURFACES ARE EXPOSED TO EARTH OR TO WEATHER AFTER REMOVAL OF FORMS
  - FOR #5 BARS OR SMALLER, WHERE CONCRETE SURFACES ARE EXPOSED TO EARTH OR TO WEATHER AFTER REMOVAL OF FORMS
  - FOR WALL BARS (DOUBLE MAT)\*

\*UNLESS GOVERNED ABOVE BY EXPOSURE OR NOTED ON DETAILS
- INTERIOR SLAB ON GROUND SHALL BE REINFORCED AS SHOWN ON STRUCTURAL PLANS. LOCATIONS OF CONSTRUCTION JOINTS OTHER THAN SHOWN ON DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
- ALL CONCRETE CURBS ARE 6 INCHES HIGH UNLESS OTHERWISE NOTED.
- SURFACE OF ALL CONSTRUCTION JOINTS SHALL BE CLEANED AND ROUGHENED BY REMOVING THE ENTIRE SURFACE AND EXPOSING CLEAN AGGREGATE SOLIDLY EMBEDDED IN MORTAR MIX.
- WHERE NEW CONSTRUCTION IS INTEGRATED WITH EXISTING CONCRETE CONSTRUCTION, CARE SHALL BE TAKEN SO AS NOT TO DAMAGE EXISTING REMAINING CONCRETE AND REINFORCING. WHERE NEW CONCRETE ADJACENT EXISTING CONCRETE, CLEANING AND POLISHING CONCRETE SURFACE WITH HIGH PRESSURE WATER SPRAY. APPLY APPROVED BONDING AGENT TO SURFACE OF EXISTING CONCRETE.
- HOLES FOR GROUDED ANCHORS SHALL BE DRILLED WITH ROTARY HAMMER OR OTHER SUITABLE METHODS TO ENSURE EXISTING REINFORCEMENT IS NOT DAMAGED. HOLE DIAMETER SHALL BE 1/8" GREATER THAN ANCHOR ROD DIAMETER. UNLESS OTHERWISE NOTED, GROUT SHALL BE NON-SHRINK EPOXY. LOCATE EXISTING REINFORCING BARS PRIOR TO DRILLING HOLES. DO NOT DAMAGE EXISTING REINFORCING. METHOD OF LOCATING EXISTING REINFORCING BARS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. ALL MIS-DRILLED OR UNACCEPTABLE HOLES SHALL BE GROUDED SOLID.

**PNEUMATICALLY PLACED CONCRETE NOTES**

- ALL SHOTCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 506, WHICH IS AVAILABLE FOR REVIEW AT THE ENGINEER'S OFFICE.
- PRE-CONSTRUCTION TEST: PREPARE ONE TEST PANEL, NOT LESS THAN 18 INCHES SQUARE, SIMULATING THE MOST CONGESTED REINFORCING ON THE PROJECT PER CBC SECTION 1913.5.
- CONCRETE OR MASONRY TO RECEIVE SHOTCRETE HAVE THE ENTIRE SURFACE THOROUGHLY CLEANED AND ROUGHENED BY SAND BLASTING. SHALL BE CLEANED IMMEDIATELY BEFORE SHOTCRETING, AND SHALL BE WETTED BEFORE SHOTCRETE PLACEMENT.
- ALL SHOTCRETE SHALL TEST NOT LESS THAN 4000 PSI AT 28 DAYS.
- MAXIMUM AGGREGATE SIZE SHALL BE 3/4" INCH.
- LAP ALL REINFORCING BARS PER REINFORCING BAR LAP SPICE SCHEDULE. SPICE BARS BY THE NON-CONTACT LAP SPICE METHOD WITH 2 INCHES CLEAR BETWEEN BARS.
- CURE SHOTCRETE BY KEEPING CONTINUOUSLY MOIST FOR A MINIMUM OF 24 HOURS THEN PROTECTING WITH A MOISTURE RETAINING COVER FOR A MINIMUM OF 7 DAYS AFTER SHOTCRETING, UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.
- STRENGTH TESTS SHALL BE BY TEST PANEL OR IN-PLACE WORK METHOD. IF APPROVED IN ADVANCE BY BUILDING OFFICIAL, TEST PANEL METHOD MAY BE USED. SHOOT ONE TEST PANEL, 18 INCHES SQUARE, FOR EACH 50 CUBIC YARDS OF SHOTCRETE PLACED, BUT NOT LESS THAN ONE PANEL PER SHIFT. CURE PANELS UNDER SAME CONDITIONS AS THE WORK. TESTING AGENCY SHALL TAKE A MINIMUM OF THREE 3" DIAMETER CORES FROM EACH PANEL.
- IF TEST PANEL METHOD IS NOT APPROVED: TAKE THREE 3" DIAMETER CORES FROM THE IN PLACE WORK FOR EACH 50 CUBIC YARDS OF SHOTCRETE PLACED, BUT NOT LESS THAN ONE PANEL PER SHIFT. DO NOT DAMAGE REINFORCING. LOCATION OF CORES SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
- INSPECTION: PROVIDE CONTINUOUS SPECIAL INSPECTION OF SHOTCRETING OPERATION.

**CARPENTRY NOTES**

- SILLS ON CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR LARCH 3x THICK AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS NOTED ON PLAN. ALL OTHER SILLS ON CONCRETE MAY BE PRESSURE TREATED DOUGLAS FIR LARCH 2x THICK. THEY SHALL BE ANCHORED WITH 5/8" DIAMETER MACHINE BOLTS WITH 3"x3"x1/4" PLATE WASHERS AND 2" EMBEDMENT. LOCATE BOLTS 6" MINIMUM AND 12" MAXIMUM FROM EACH END OF EACH STICK AND NOT OVER 48" ON CENTER BETWEEN. SEE SHEAR WALL SCHEDULE FOR SPECIFIC SPACING OF ANCHOR BOLTS WHICH MAY BE NOTED AS LESS THAN 48" ON CENTER. THERE SHALL BE AT LEAST 2 BOLTS IN EACH STICK, WHERE NOTICES FOR PIPES, ETC., EXCEED 1/3 THE WIDTH OF THE SILL, PLACE A BOLT WITHIN 6" OF EACH SIDE OF NOTCH. TIEDOWN BOLTS SHALL NOT BE CONSIDERED AS SILL BOLTS.
- FRAMING LUMBER: DOUGLAS FIR—LARCH, MANUFACTURED AND GRADED IN ACCORDANCE WITH THE WEST COAST LUMBER INSPECTION BUREAU "STANDARD GRADING RULES NO. 17", LATEST EDITION INCLUDING ALL SUPPLEMENTS.
- STRUCTURAL LIGHT FRAMING: NO. 1, 2" TO 4" THICK BEAMS: NO. 1, FREE OF HEART CENTER, 5" AND THICKER POSTS: 2x4 OR 3x4 — CONSTRUCTION 2x6 AND LARGER — NO. 2
- ALL FRAMING LUMBER SHALL BE HAVE A MAXIMUM MOISTURE CONTENT OF 19 PERCENT AT TIME OF INSTALLATION.
- STUD AND POST SIZES (UNLESS OTHERWISE NOTED) STUDS AT NEW EXTERIOR WALLS: 2x6 @ 16" ON CENTER STUDS AT NEW INTERIOR WALLS: 2x4 @ 16" ON CENTER POSTS: 4x6
- BLOCKING AND BRIDGING — PROVIDE AS FOLLOWS:
  - 2x SOLID BLOCKING BETWEEN JOISTS AND RAFTERS OVER SUPPORT.
  - 2x SOLID BLOCKING BETWEEN JOISTS AND RAFTERS NOT OVER 8'-0" ON CENTER NOR MORE THAN 8'-0" FROM SUPPORT.
  - OMIT BLOCKING BETWEEN CEILING JOISTS AND RAFTERS 2x8 AND SMALLER.
- PIPES EXCEEDING ONE-THIRD OF THE PLATE WIDTH SHALL NOT BE PLACED IN PARTITIONS PROVIDE PLATE WASHER UNDER HEAD AND NUT OF BOLT WHERE BEARING IS AGAINST FURRED CLEAR OF THE STUDS. PIPES SHALL PASS THROUGH THE CENTER OF THE PLATES USING A NEATLY BORED HOLE. NO NOTCHING WILL BE ALLOWED.
- LAG SCREWS SHALL BE SCREWED (NOT DRIVEN) INTO PLACE. DRILL HOLES SAME DIAMETER AND DEPTH AS SHANK. THEN DRILL HOLE 60-70% OF DIAMETER AT BASE OF THREAD FOR THE THREADED PORTION. USE STEEL PLATE WASHERS AS REQUIRED FOR THE SAME BOLT SIZE.
- BOLTS IN WOOD SHALL BE MACHINE BOLTS UNLESS OTHERWISE NOTED. ALL MACHINE BOLTS SHALL HAVE CUT THREADS.
- BOLT HOLES IN WOOD AND STEEL SHALL BE THE DIAMETER OF THE BOLT PLUS 1/16". PROVIDE PLATE WASHER UNDER HEAD AND NUT OF BOLT WHERE BEARING IS AGAINST WOOD (INCLUDING HOLDOWN BOLTS). LENGTH OF THREAD SHALL BE SUCH THAT THREADS DO NOT BEAR AGAINST WOOD. ALL NUTS SHALL BE TIGHTENED WHEN PLACED AND RE-TIGHTENED AT COMPLETION OF THE JOB IMMEDIATELY BEFORE CLOSING WITH FINISH CONSTRUCTION.
- CONNECTORS FOR WOOD CONSTRUCTION NOTED ON PLANS AND DETAILS SHALL BE SIMPSON COMPANY STRONG-TIE CONNECTORS OR APPROVED EQUAL.
- STUDS SHALL BE ONE PIECE BETWEEN FLOORS AND FROM FLOOR TO ROOF. ALIGN CENTERLINE OF STUDS WITH CENTERLINE OF FLOOR JOISTS. ALIGN CENTERLINE OF STUDS WITH FULL HEIGHT OF STRUCTURE TYPICAL.
- ALL POSTS SHALL BE FULL HEIGHT FROM FOUNDATION TO ROOF. WHERE POSTS ARE DISCONTINUOUS AT JOIST SPACE AND/OR FROM TOP OF BEAMS/HEADERS TO LOWER TOP PLATE, BLOCK THIS SPACE WITH STUD POST.
- JOISTS SUPPORTING MECHANICAL EQUIPMENT SHALL BE DOUBLE JOISTS (DJ) UNLESS NOTED OTHERWISE.
- FASTENERS PENETRATING PRESSURE-PRESERVATIVE TREATED AND FIRE-RETARDANT TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153, CLASS D.

**PLYWOOD SHEATHING NOTES**

- ROOF AND ALL NEW EXTERIOR WALLS AND INTERIOR SHEAR WALLS (WHERE NOTED ON STRUCTURAL PLANS) SHALL BE SHEATHED WITH DOUGLAS FIR PLYWOOD WITH EXTERIOR FINISH AS FOLLOWS:
  - ROOF: 5/8", APA RATED SHEATHING, 40/20, EXPOSURE 1
  - WALLS: 1/2", APA RATED SHEATHING, 32/16, EXPOSURE 1
- ALL NEW EXTERIOR WALLS SHALL BE SHEATHED WITH PLYWOOD.
- ALL PLYWOOD SHEATHING USED STRUCTURALLY SHALL EXTEND CONTINUOUSLY BEHIND ALL FINISH. WHERE IT IS TO BE PLASTERED, IT SHALL BE PROTECTED BY AN UNBROKEN LAYER OF MOISTURE-TIGHT PAPER UNDER LATHING.
- IN GENERAL, PLYWOOD SHEETS SHALL BE 4'-0" x 8'-0". MINIMUM SHEET DIMENSION IS 24 INCHES, UNLESS ALL EDGES ARE FULL SUPPORTED BY FRAMING MEMBERS OR BLOCKING. THE LONG DIMENSION MAY BE LAID EITHER HORIZONTALLY OR VERTICALLY AT WALLS. ROOF SHEETS SHALL BE LAID WITH FACE PILES ACROSS JOISTS OR FRAMING MEMBERS AND WITH END JOINTS STAGGERED 4'-0". USE PLYCLIPS HALFWAY BETWEEN EACH SUPPORT AT UNBLOCKED ROOFS. ALL PLYWOOD JOINTS SHALL BE ACCURATELY CENTERED ON SUPPORTING ELEMENTS, INCLUDING BLOCKING.
- GUN NAILING SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL BY THE STRUCTURAL ENGINEER. GUN NAIL TYPE, SIZE AND SPACING SHALL BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO NAILING OF PLYWOOD.

**NAILING NOTES**

- ALL NAILS SHALL BE COMMON WIRE NAILS. WHERE NAILS TEND TO SPLIT THE WOOD, NAIL HOLES SHALL BE PRE-DRILLED. NAILS AT PRESSURE TREATED WOOD SHALL BE HOT DIP GALVANIZED.
- PROVIDE MINIMUM NAILING REQUIREMENTS AS SET FORTH IN CALIFORNIA BUILDING CODE TABLE 2304.9.1 EXCEPT THAT BOX NAILS SHALL NOT BE USED.
- PLYWOOD NAILING:
  - AT ROOF: 5/8" PLYWOOD WITH 10d @ 4" ON CENTER ALONG SUPPORTED PANEL EDGES AND WHERE NOTED ON PLANS AND DETAILS AS EDGE NAILING (EN) AND 10d @ 12" ON CENTER ALONG INTERMEDIATE FRAMING MEMBERS.
  - AT WALL: SEE SHEAR WALL SCHEDULE.
- MAINTAIN ADEQUATE NAIL SPACING AS INDICATED. NAIL SPACING CLOSER THAN SPECIFIED SHALL BE CAUSE FOR REJECTION OF THE WORK.
- NAILS PENETRATING PRESSURE-PRESERVATIVE TREATED AND FIRE-RETARDANT TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153, CLASS D.

**STRUCTURAL STEEL NOTES**

- STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED. ALL W AND WT SHAPES SHALL BE ASTM A992. ALL HOLLOW STEEL SECTIONS SHALL BE ASTM A500 GRADE B.
- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS, LATEST EDITION.
- ALL BOLTED CONNECTIONS STEEL TO STEEL SHALL BE MADE WITH 1" DIAMETER HIGH-STRENGTH (A325-X) BOLTS UNLESS OTHERWISE NOTED. ANCHOR BOLTS SHALL BE ASTM F1554, F<sub>y</sub>=36 KSI. THREADED ROOS SHALL BE PER ASTM A193 GRADE B7.
- ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS.
- ALL TESTING AND INSPECTION OF SHOP AND FIELD WELDING OPERATIONS SHALL BE MADE BY A CERTIFIED WELDING INSPECTOR.
- ALL WELDS SHALL BE TESTED AND INSPECTED IN ACCORDANCE WITH
  - THE SPECIFICATIONS,
  - THE CALIFORNIA BUILDING CODE
  - AWS D11.

ALL WELDING ELECTRODES SHALL BE E70 SERIES. THE WELDING INSPECTOR SHALL CHECK FOR REVIEW AT THE ENGINEER'S OFFICE.

PRE-CONSTRUCTION TEST: PREPARE ONE TEST PANEL, NOT LESS THAN 18 INCHES SQUARE, SIMULATING THE MOST CONGESTED REINFORCING ON THE PROJECT PER CBC SECTION 1913.5.

CONCRETE OR MASONRY TO RECEIVE SHOTCRETE HAVE THE ENTIRE SURFACE THOROUGHLY CLEANED AND ROUGHENED BY SAND BLASTING. SHALL BE CLEANED IMMEDIATELY BEFORE SHOTCRETING, AND SHALL BE WETTED BEFORE SHOTCRETE PLACEMENT.

ALL SHOTCRETE SHALL TEST NOT LESS THAN 4000 PSI AT 28 DAYS.

MAXIMUM AGGREGATE SIZE SHALL BE 3/4" INCH.

LAP ALL REINFORCING BARS PER REINFORCING BAR LAP SPICE SCHEDULE. SPICE BARS BY THE NON-CONTACT LAP SPICE METHOD WITH 2 INCHES CLEAR BETWEEN BARS.

CURE SHOTCRETE BY KEEPING CONTINUOUSLY MOIST FOR A MINIMUM OF 24 HOURS THEN PROTECTING WITH A MOISTURE RETAINING COVER FOR A MINIMUM OF 7 DAYS AFTER SHOTCRETING, UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.

STRENGTH TESTS SHALL BE BY TEST PANEL OR IN-PLACE WORK METHOD. IF APPROVED IN ADVANCE BY BUILDING OFFICIAL, TEST PANEL METHOD MAY BE USED. SHOOT ONE TEST PANEL, 18 INCHES SQUARE, FOR EACH 50 CUBIC YARDS OF SHOTCRETE PLACED, BUT NOT LESS THAN ONE PANEL PER SHIFT. CURE PANELS UNDER SAME CONDITIONS AS THE WORK. TESTING AGENCY SHALL TAKE A MINIMUM OF THREE 3" DIAMETER CORES FROM EACH PANEL.

IF TEST PANEL METHOD IS NOT APPROVED: TAKE THREE 3" DIAMETER CORES FROM THE IN PLACE WORK FOR EACH 50 CUBIC YARDS OF SHOTCRETE PLACED, BUT NOT LESS THAN ONE PANEL PER SHIFT. DO NOT DAMAGE REINFORCING. LOCATION OF CORES SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.

INSPECTION: PROVIDE CONTINUOUS SPECIAL INSPECTION OF SHOTCRETING OPERATION.

**TESTS, INSPECTIONS AND OBSERVATIONS NOTES**

- TESTS AND INSPECTIONS SHALL BE PROVIDED FOR ALL ITEMS AS REQUIRED BY THE CALIFORNIA BUILDING CODE. SEE STATEMENT OF SPECIAL INSPECTIONS FOR REQUIREMENTS.
- THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT TESTING AND INSPECTION LABORATORY TO PERFORM ALL REQUIRED TESTING AND INSPECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE TESTING AND INSPECTION LABORATORY WITH CONSTRUCTION SCHEDULES TO ENSURE PROPER COORDINATION OF WORK.
- IN ADDITION TO SPECIAL INSPECTIONS, THE FOLLOWING SPECIFIED ITEMS SHALL HAVE PERIODIC STRUCTURAL OBSERVATION BY THE STRUCTURAL ENGINEER OF RECORD:
  - REINFORCING STEEL
  - HOLDOWNS IN WALLS AND CONCRETE
  - NAILING OF PLYWOOD ON WALLS AND ROOFS
- THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OR INSPECTOR A MINIMUM OF 48 HOURS (EXCLUDING WEEKEND DAYS) PRIOR TO THE TIME OF A REQUIRED INSPECTION.

**DEFERRED APPROVALS**

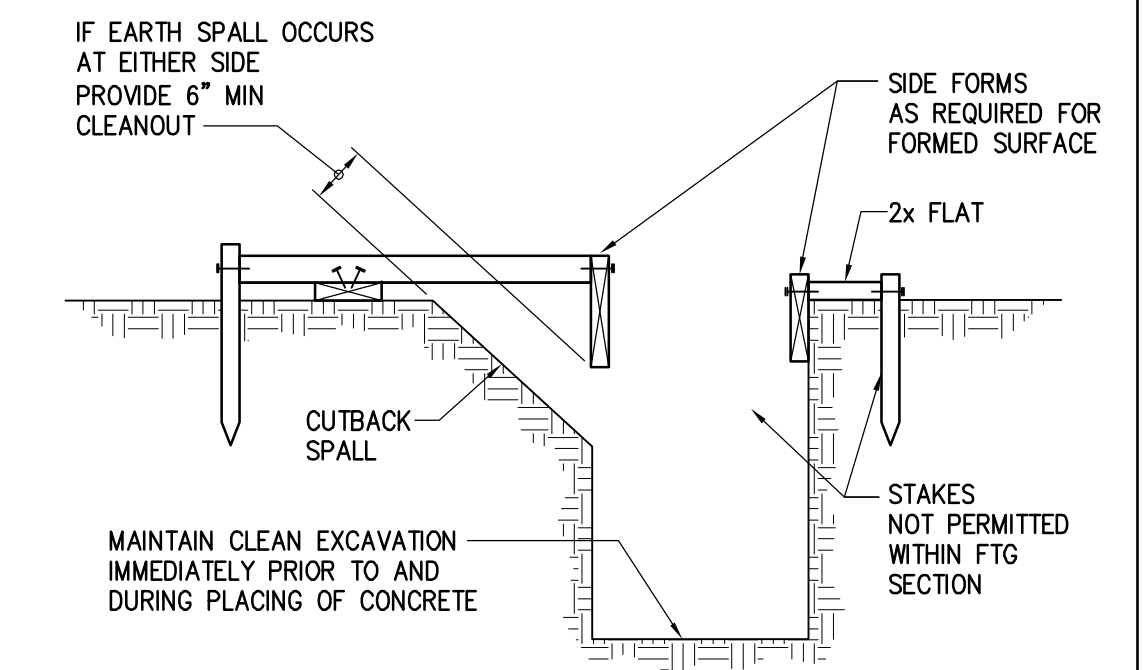
- SHOP DRAWINGS AND CALCULATIONS STAMPED AND SIGNED BY A CALIFORNIA-LICENSED ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT AND BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:
  - STEEL STAIRS
  - HELICAL ANCHORS

**SYMBOLS AND ABBREVIATIONS**

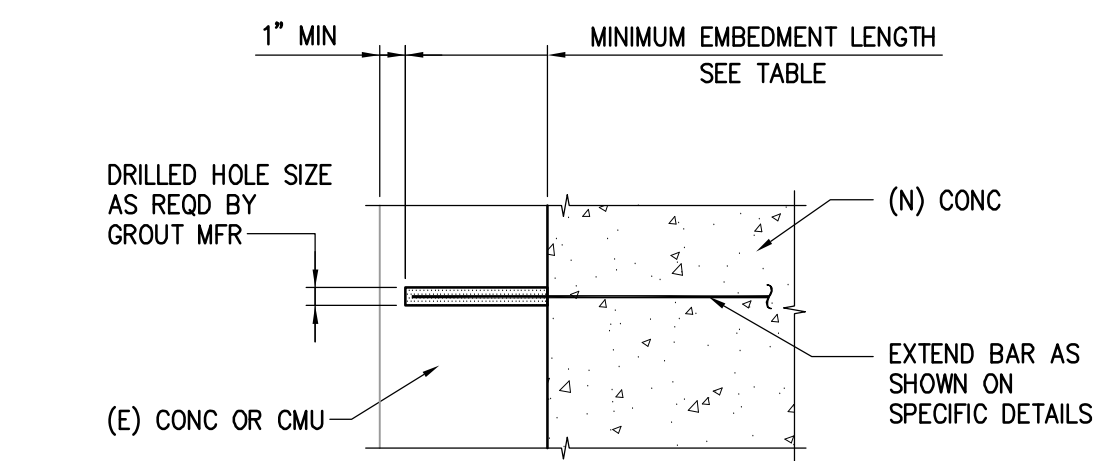
A/52.1	SECTION A ON DRAWING 52.1	LBS	POUNDS
AT	AT	LG	LONG LEG
#	AND	LL	LIVE LOAD
&	NUMBER OR POUND	LLH	LONG LEG HORIZONTAL
(E)	EXISTING	LLV	LONG LEG VERTICAL
(N)	NEW	LP	LOW POINT
AB	ANCHOR BOLT	LSL	TIMBERSTAND LAMINATED STRAND LUMBER
AC	ASPHALT CONCRETE	LT	LIGHT
ADDL	ADDITIONAL	LWT	LIGHTWEIGHT
ADJ	ADJACENT	LVL	MICROLAM LAMINATED VENEER LUMBER
AFT	ABOVE FINISH FLOOR	MATL	MATERIAL
ALT	ALTERNATE	MAX	MAXIMUM
AMPL	AMPLITUDE	MB	MACHINE BOLT
APPROX	APPROXIMATE	MCH	MACHINE
ARCH	ARCHITECT OR ARCHITECTURAL	MFR	MANUFACTURER
ATTN	ATTENTION	MIN	MINIMUM
		MISC	MISCELLANEOUS
BD	BOARD	MTL	METAL
BLDG	BUILDING	NIC	NOT IN CONTRACT
BLK	BLOCK	NOM	NOMINAL
BLKG	BLOCKING	NIS	NOT TO SCALE
BM	BEAM	NTS	NEAR SIDE
BO	BOTTOM OF		
BR	BOTTOM	OSB	ORIENTED STRAND BOARD
BTN	BOTH SIDES	OC	ON CENTER
	BETWEEN	OD	OUTSIDE DIAMETER
		OH	OPPOSITE HAND
C	CONTROL JOINT	OPNG	OPENING
CB	CALIFORNIA BUILDING CODE	OPP	OPPOSITE
CC	CONSTRUCTION JOINT		
CL	CENTERLINE	QAP	QUALITY ASSURANCE PROGRAM
CLG	CEILING		
CLR	CLEAR	P#	STEEL PIPE (# = NOMINAL DIAMETER)
CMJ	CONCRETE MASONRY UNIT	PERF	PERFORATED
COL	COLUMN	PDF	POWDER DRIVEN FASTENER
CONC	CONCRETE OR CONCENTRATED	PPF	POWDER PER SQUARE FEET
CONN	CONDITION	PHD	PREFLECTED HOLDOWN
CONT	CONNECTION	PLT	PLATE
CSK	COMPLETE PENETRATION WELD	PP	PARTIAL PENETRATION WELD
	COUNTERSINK	PROP	PROPERTY
		PSF	POUNDS PER SQUARE FOOT
d	DIAMETER OR PENNY	PSI	POUNDS PER SQUARE INCH
D	DEPTH	PSL	PARALLAM PARALLEL STRAND LUMBER
DL	DOUBLE	PT	POINT
DBL	DOUBLE	PTDF	PRESSURE TREATED DOUGLAS FIR LUMBER
DEM	DEMOLISH	PTN	PARTITION
DET	DETAIL	PW	STRUCTURAL PLYWOOD
DF	DOUGLAS FIR	PW EN	PLYWOOD EDGE NAILING
DIA	DIAMETER		
DIAG	DIAGONAL	RAD	RADIUS
DM(S)	DIMENSION(S)	RBS	REDUCED BEAM SECTION
DN	DOWN	RDP	REGISTERED DESIGN PROFESSIONAL
DL	DEAD LOAD	REF	REFERENCE
DN	DOWN	RECT	RECTANGULAR
DT	DITTO	REINF	REINFORCING
DP	DEEP	REQD	REQUIRED
DTLS	DETAILS	RET WALL	RETAINING WALL
DW(S)	DRAWING(S)	RW	REDWOOD LUMBER
EA	EACH	SAD	SEE ARCHITECTURAL DRAWING
EB	EXPANSION BOLT	OR SEE	ARCHITECTURAL DETAIL
EE	EACH END	SCD	SEE CIVIL/SITE DRAWINGS
EF	EACH FACE	SCHED	SCHEDULE
EX	EXPANSION JOINT	SEC	SECTION
EL	ELEVATION	SED	SEE ELECTRICAL DRAWINGS
ELEC	ELECTRICAL	SHT	SHEET
ELEV	ELEVATOR	SHTG	SHEATHING
EMBED	EMBEDMENT	SHML	SHIM
ENGR	ENGINEER	SLD	SEE LANDSCAPE DRAWINGS
EQUAL	EQUAL	SLRS	SEISMIC LOAD RESISTING SYSTEM
EQUIP	EQUIPMENT	SMD	SEE MECHANICAL DRAWINGS
ETS	EACH SIDE	SPD	SEE MECHANICAL DETAIL
ETC	ETC/ETC/ETC	GMS	SHEET METAL SCREW
EXT	EXTEND	SEE	PLUMBING DRAWINGS
EXC	EXCAVATE	SPEC(S)	SPECIFICATION(S)
EXTR	EXTERIOR	SQ	SQUARE
		SS	SCOTL SHAWN
FDN	FOUNDATION	STAG	STAGGERED
FF	FINISH FLOOR	STD	STANDARD
FN	FINISH	STIFF	STIFFENER
FLR	FLOOR	STL	STEEL
FO	FACE OF CONCRETE	STRUCT	STRUCTURAL
FOM	FACE OF MASONRY	SW	SHEAR WALL
FOS	FACE OF STUD	SWL	SHEAR WALL LENGTH
FS	FAR SIDE	SYM	SYMMETRICAL
FT	FEET		
FTG	FOOTING	TB	TE BEAM
G	GAGE, GAUGE	T&B	TOP & BOTTOM
GALV	GALVANIZED	TDS	TIEDOWN SYSTEM
GB	GRADE BEAM	T&G	TONGUE & GROOVE
GLM	GLUED LAMINATED	THK	THICK
GYP BD	GYPSON BOARD	THRU	THROUGH
		TN	TOENAIL
		T.A.	TOP OF
HD	HOLDOWN	TOC	TOP OF CONCRETE
HDG	HOT-DIPPED GALVANIZED	TOP	TOP OF FOOTING
HEADER	HEADER	TOM	TOP OF PARAPET
HGR	HANGER	TO PW	TOP OF



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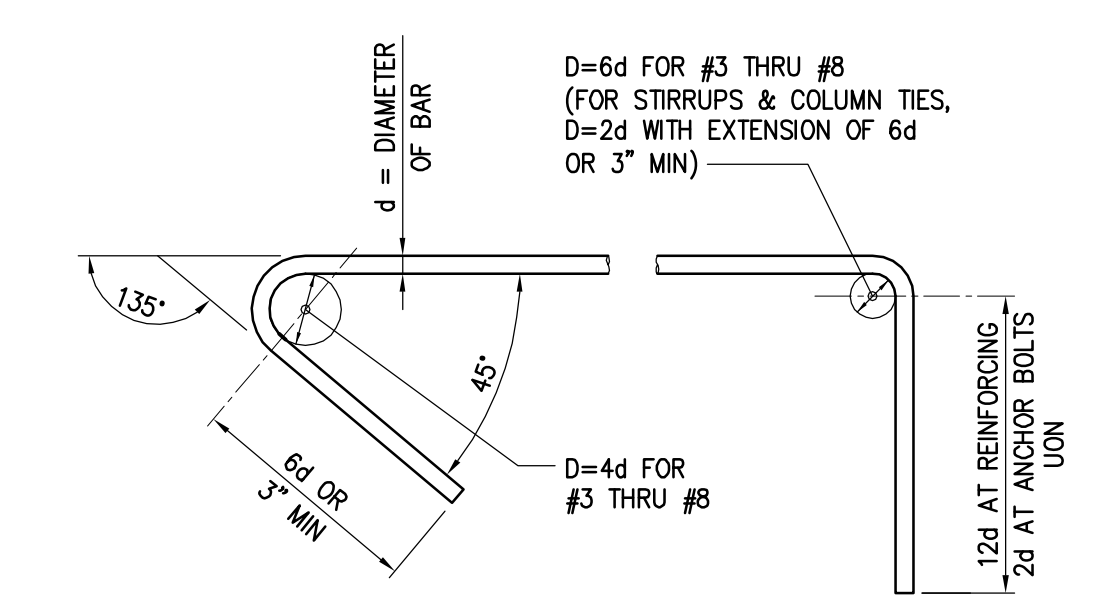
**1**  
**S1.2** **TRENCHED FOOTING DETAIL**  
APPLICABLE WHERE SIDE FORMS CAN BE OMITTED AND APPROVED BY THE ARCHITECT NTS



BAR SIZE	THREADED ROD SIZE	MINIMUM EMBEDMENT LENGTH (1), (2)	TENSION PROOF LOAD (LBS)	
			REINFORCING BAR	THREADED ROD
#3	3/8"ø	3 1/2"	-	5,100
#4	1/2"ø	4 1/4"	-	8,850
#5	5/8"ø	5"	12,300	13,360
#6	3/4"ø	6 3/4"	19,190	21,050
#7	7/8"ø	7 3/4"	23,880	24,580
#8	1"ø	9"	26,840	30,030

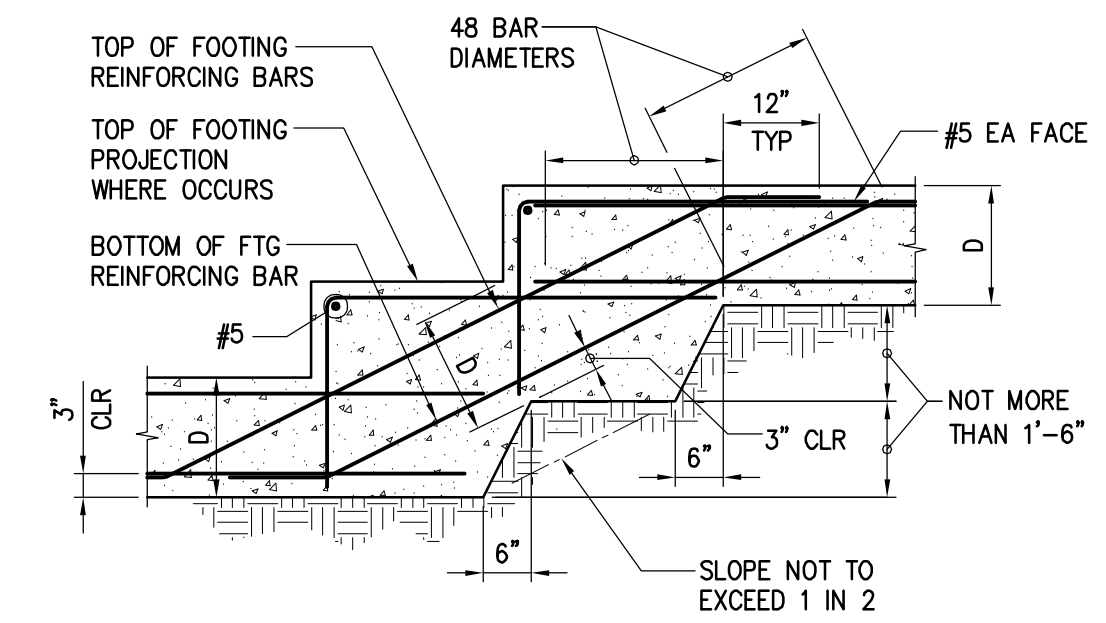
- NOTES:**
- FOLLOW SPECIFIC MANUFACTURER GUIDELINES FOR DRILLED HOLE DIAMETER.
  - EMBEDMENT LENGTHS SHOWN ON SPECIFIC DETAILS SUPERCEDE SCHEDULE.
  - ANCHOR EMBEDMENT INTO WALLS AND SLABS SHALL NOT EXCEED THICKNESS (IN DIRECTION OF DRILLING) MINUS ONE INCH.
  - SEE GENERAL NOTES FOR GROUT REQUIREMENTS. SUBMIT GROUT TECHNICAL INFORMATION TO STRUCTURAL ENGINEER FOR APPROVAL.
  - THREADED RODS SHALL CONFORM TO ASTM A193, GRADE B7.
  - TENSION PROOF LOAD IS 2x ALLOWABLE LOAD IN 2000 PSI CONCRETE BASED ON ALLOWABLE STRENGTH DESIGN (ASD).

**6**  
**S1.2** **GROUTED ANCHOR SCHEDULE**  
NTS



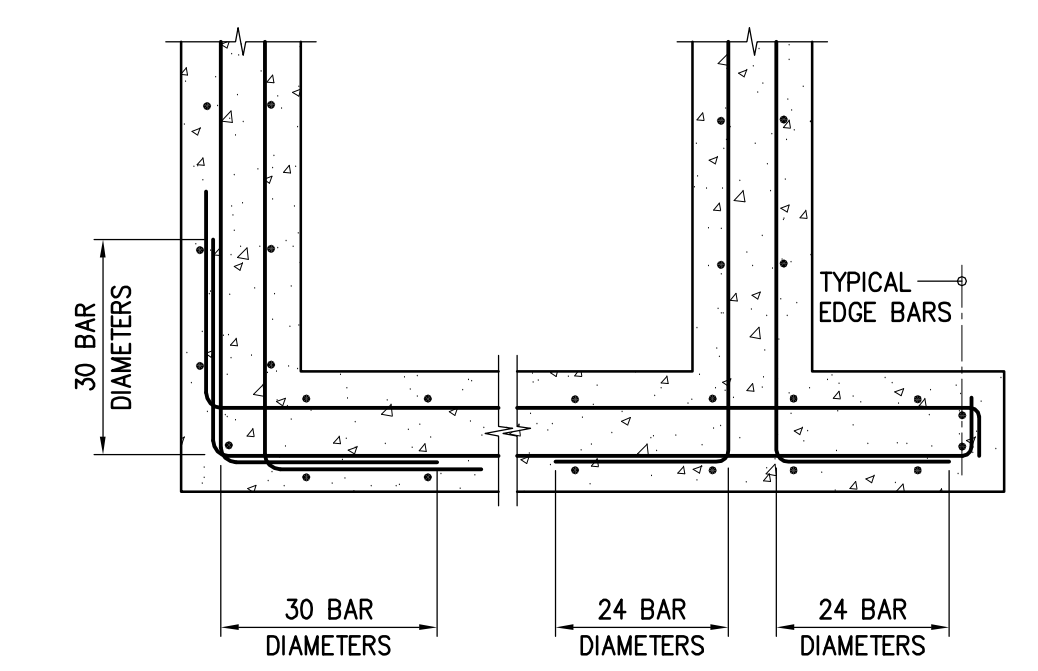
**STD 135° HOOK**      **STD 90° HOOK**

**2**  
**S1.2** **TYPICAL REINFORCING BAR & ANCHOR BOLT HOOK**  
NTS



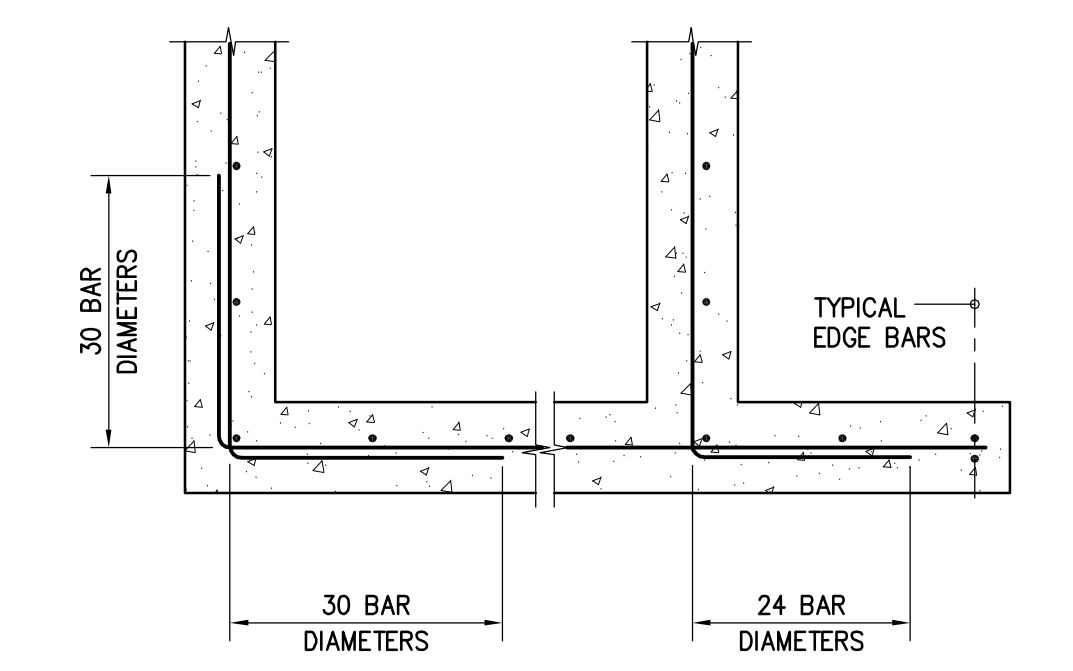
**NOTE:**  
SEE FOUNDATION PLAN FOR WHERE REQUIRED OR AS REQUIRED DUE TO FIELD CONDITIONS.

**11**  
**S1.2** **TYPICAL STEPPED FOOTING**  
NTS



**DOUBLE CURTAIN PLAN**

**7**  
**S1.2** **TYPICAL REINFORCING AT WALLS & FOOTING CORNERS**  
NTS



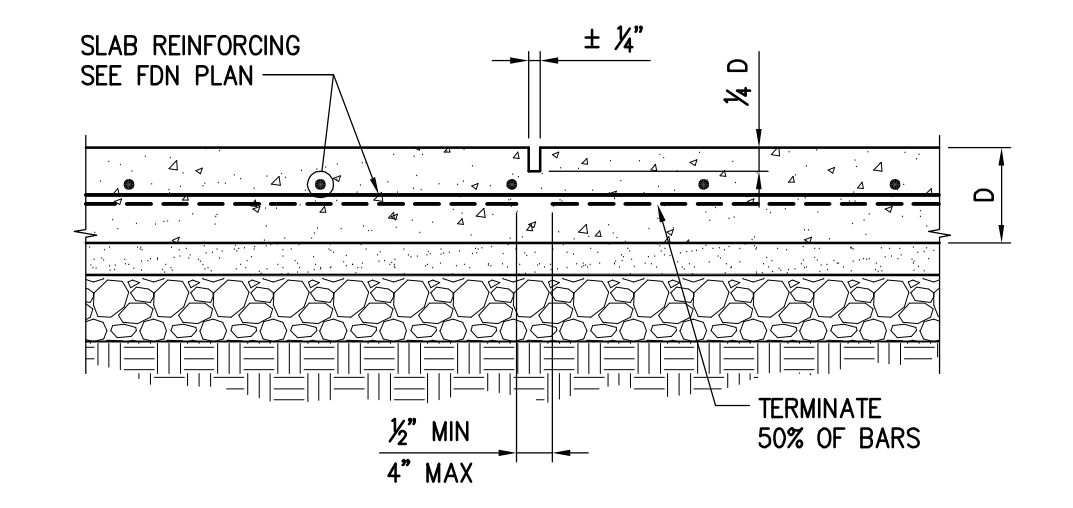
**SINGLE CURTAIN PLAN**

**3**  
**S1.2** **TYPICAL REINFORCING AT WALL & FOOTING CORNERS**  
NTS

CONCRETE STRENGTH PSI	BAR TYPE	BAR SIZE											
		#3		#4		#5		#6		#7		#8	
		CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	
2500	TOP BAR	24	31	32	41	39	51	47	61	69	89	78	102
	ALL OTHER BARS	18	24	24	32	30	39	36	47	53	69	60	78
3000	TOP BAR	22	28	29	37	36	47	43	56	63	81	72	93
	ALL OTHER BARS	17	22	22	29	28	36	33	43	48	63	55	72
4000	TOP BAR	19	24	25	33	31	41	37	49	54	71	62	81
	ALL OTHER BARS	15	19	19	25	24	31	29	37	42	54	48	62

- NOTES:**
- SPLICE LENGTH IN INCHES.
  - USE CLASS B FOR ALL LAP SPLICES EXCEPT CLASS A MAY BE USED FOR NON-STRUCTURAL SLABS ON GRADE.
  - TOP BARS = HORIZONTAL BARS (OTHER THAN IN WALLS) PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW BARS.
  - TABLE IS BASED UPON MINIMUM CLEAR COVER GREATER THAN ONE BAR DIAMETER AND MINIMUM CLEAR SPACING GREATER THAN TWO BAR DIAMETERS. WHERE EITHER OF THESE REQUIREMENTS IS NOT MET, INCREASE LAP LENGTH BY 50%.

**12**  
**S1.2** **REINFORCING BAR LAP SPLICE SCHEDULE IN CONCRETE**



- NOTES:**
- CONTINUOUS SAWCUT CONTROL JOINT. CUT SLAB IMMEDIATELY AFTER INITIAL CONCRETE SET AND PLACE BEFORE FINAL CURING. ALTERNATIVELY FORM JOINT WITH PREMOULDED STRIP IN FRESH CONCRETE. FILL GROOVE WITH JOINT FILLER SEALANT.
  - WHERE POSSIBLE, APPLY FILLER WHILE BLDG IS UNDER PERMANENT TEMPERATURE CONTROL.
  - PLACE AT 300 OC MAX OR AS SHOWN ON FOUNDATION PLAN.

**4**  
**S1.2** **CONTROL JOINT (C) CONCRETE SLAB ON GRADE**  
NTS

- 02.18.11: PLANNING SUBMITTAL  
03.07.11: DESIGN REVIEW SUBMITTAL  
07.14.11: PERMIT SUBMITTAL  
09.19.11: PERMIT RESUBMITTAL  
10.26.11: BID SET

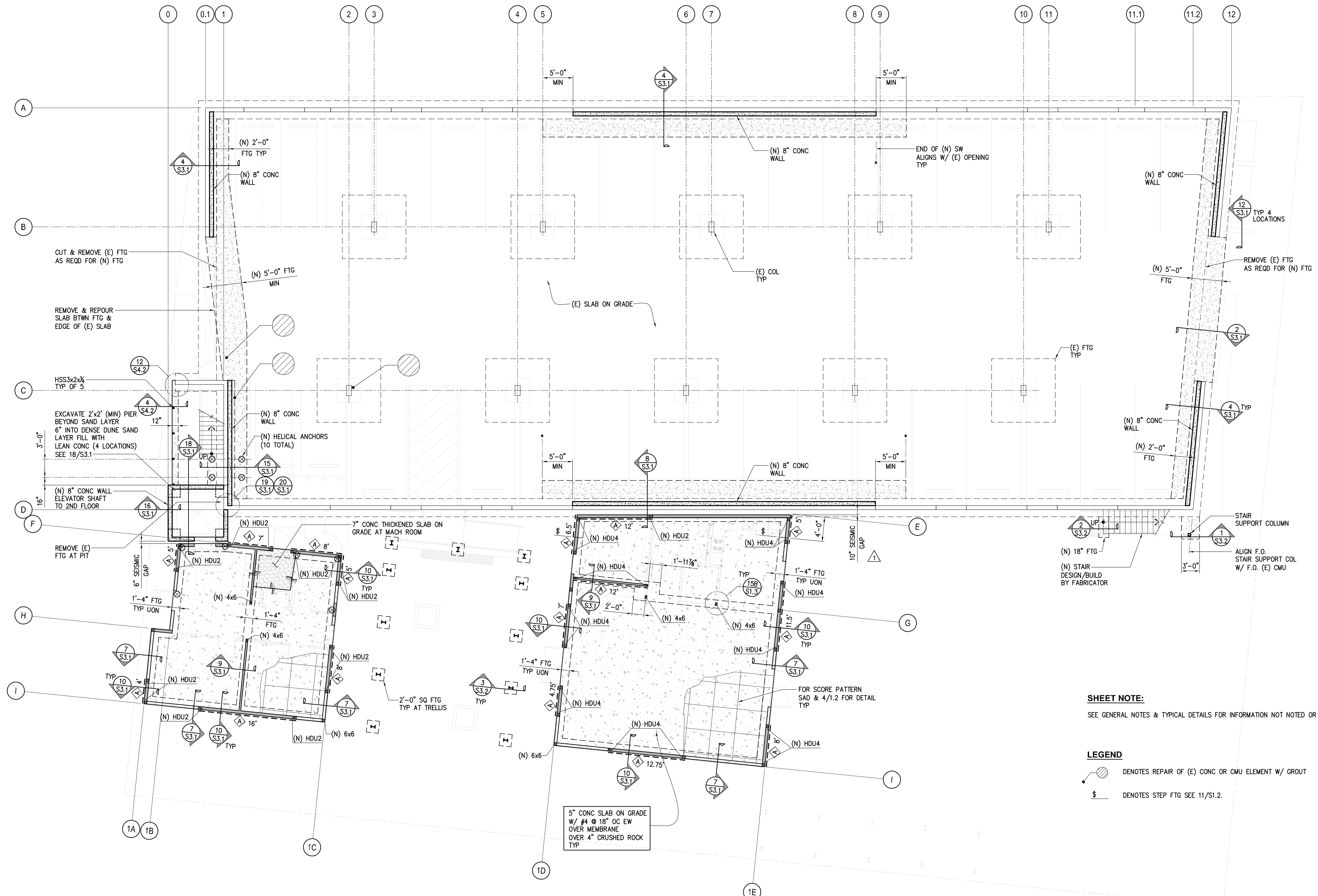
**TYPICAL  
CONCRETE  
DETAILS**

DRAWN BY: MJ, XG  
JOB: 11-03

**S1.2**



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**SHEET NOTE:**  
SEE GENERAL NOTES & TYPICAL DETAILS FOR INFORMATION NOT NOTED OR SHOWN

**LEGEND**  
 DENOTES REPAIR OF (E) CONC OR CMU ELEMENT W/ GROUT  
 DENOTES STEP FTG SEE 11/S1.2.

1 FOUNDATION PLAN  
1/8"=1'-0"

02.18.11:	PLANNING SUBMITTAL
03.07.11:	DESIGN REVIEW SUBMITTAL
07.14.11:	PERMIT SUBMITTAL
09.19.11:	PERMIT RESUBMITTAL
10.26.11:	BID SET

FOUNDATION  
PLAN

DRAWN BY: MJ, XG  
JOB: 11-03

S2.1



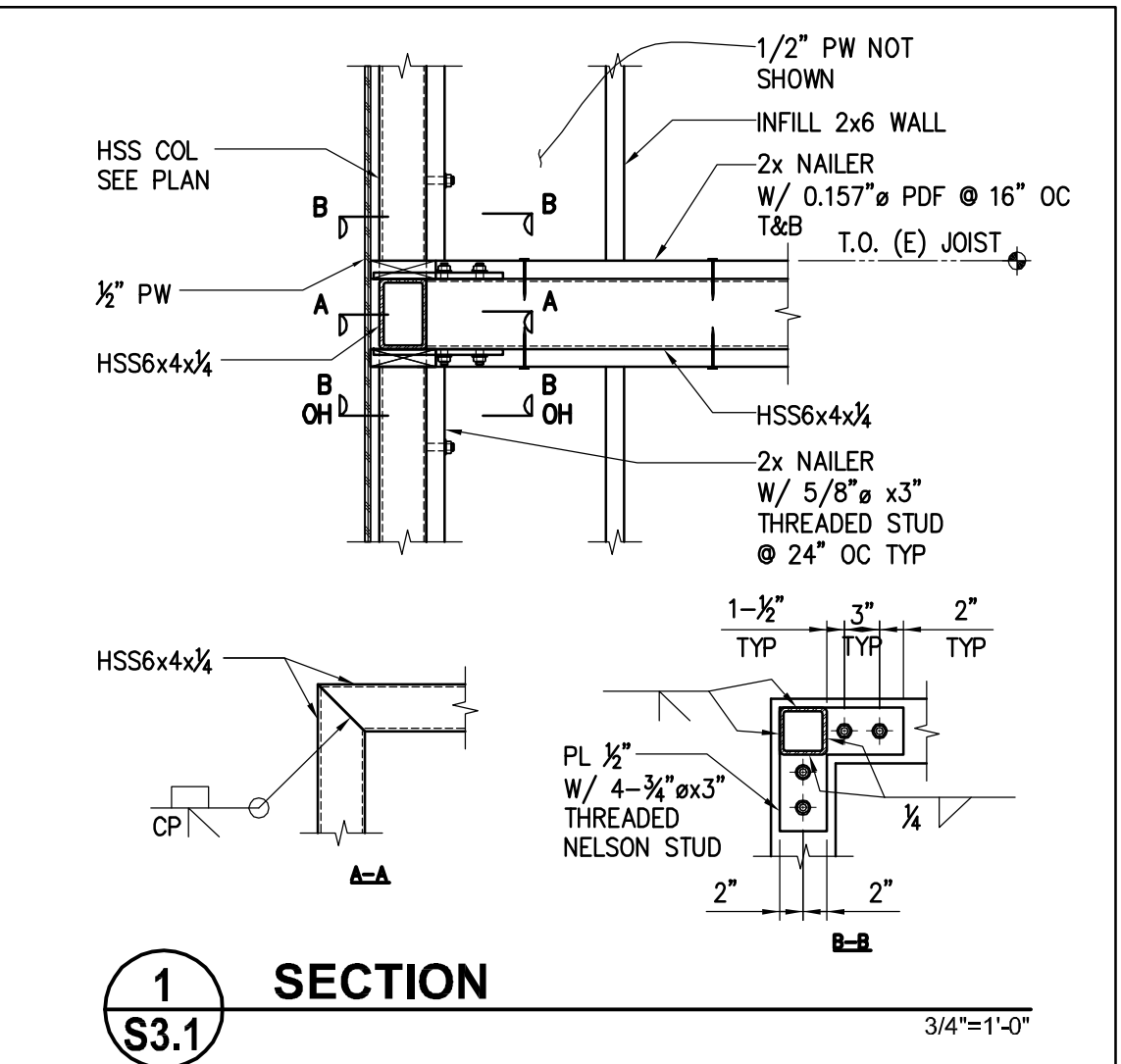
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07.14.11: PERMIT SUBMITTAL  
09.19.11: PERMIT RE-SUBMITTAL  
10.26.11: BID SET  
10.28.11: PERMIT RE-SUBMITTAL  
11.15.11: BID ADDENDUM

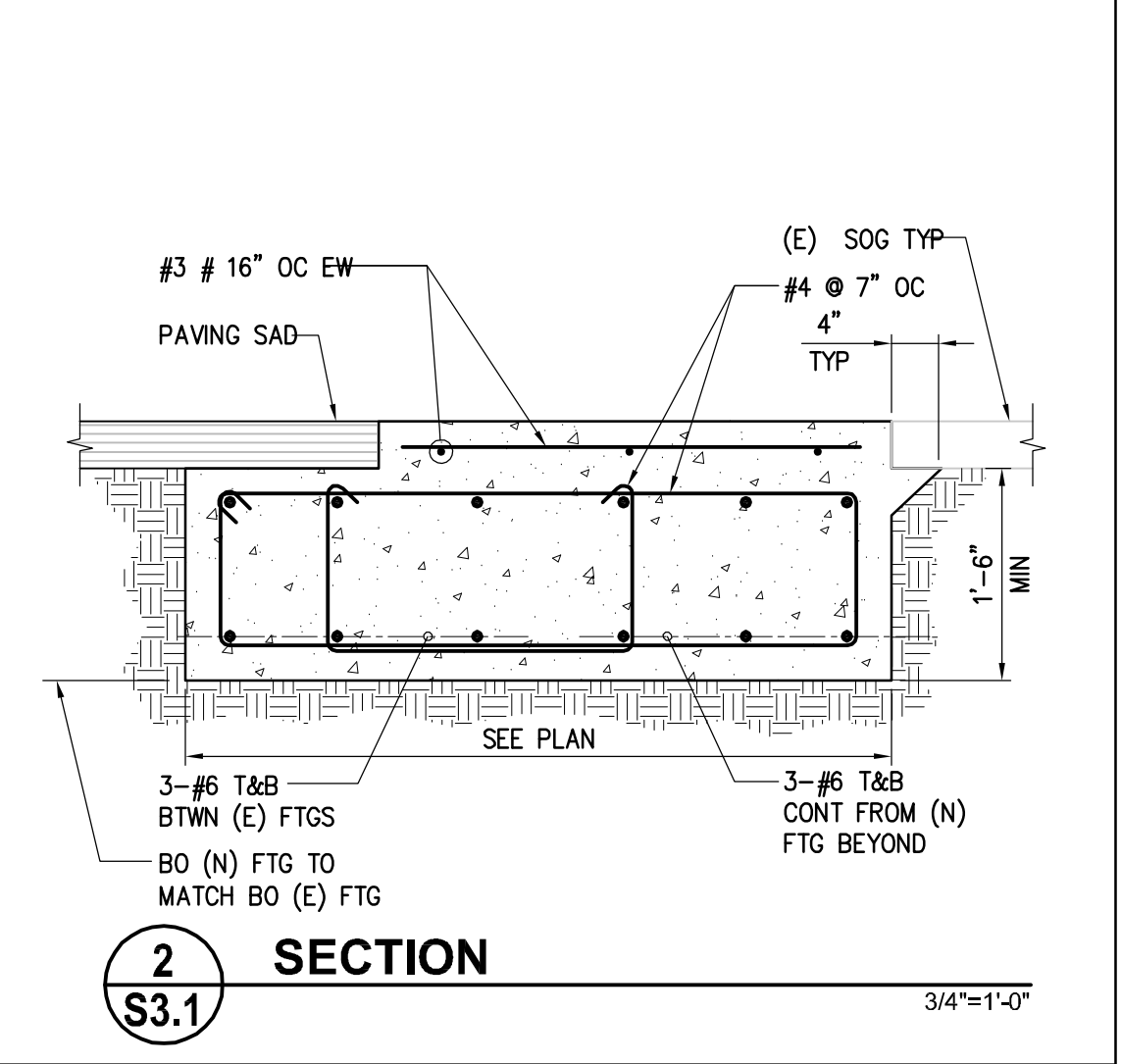
**FOUNDATION SECTIONS & DETAILS**

DRAWN BY: MJ, XG  
JOB: 11-03

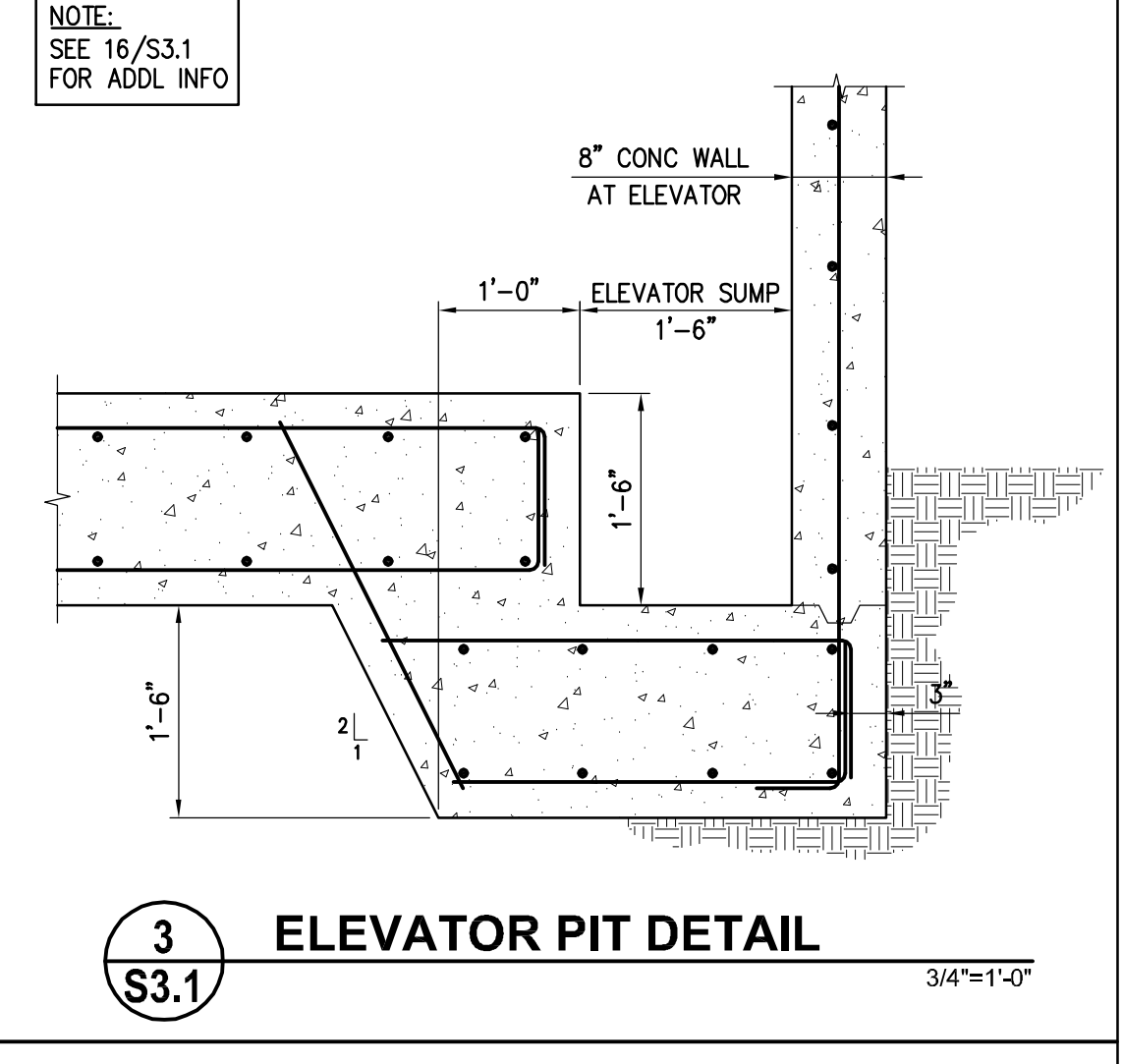
**S3.1**



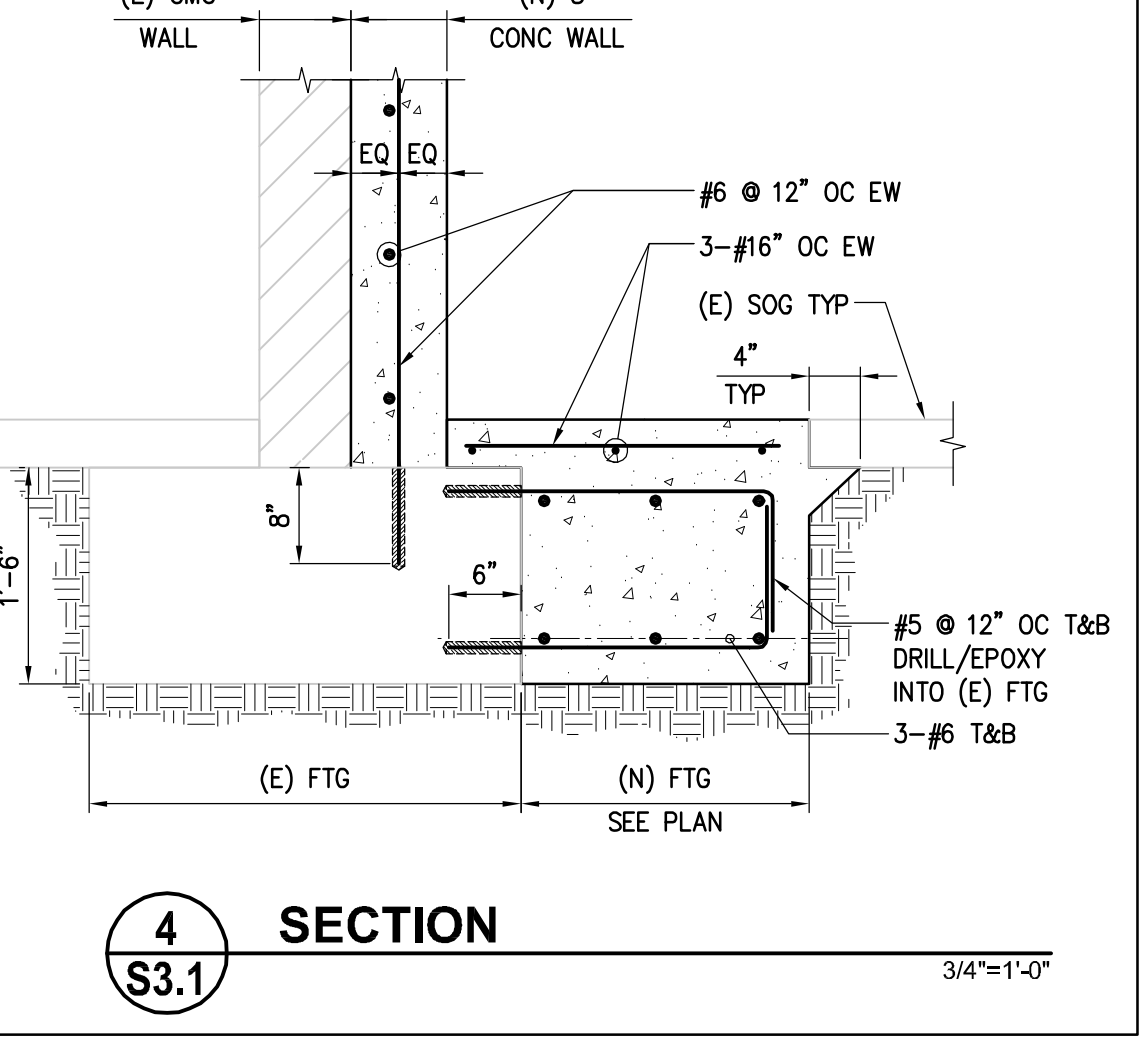
**1 SECTION**  
S3.1 3/4"=1'-0"



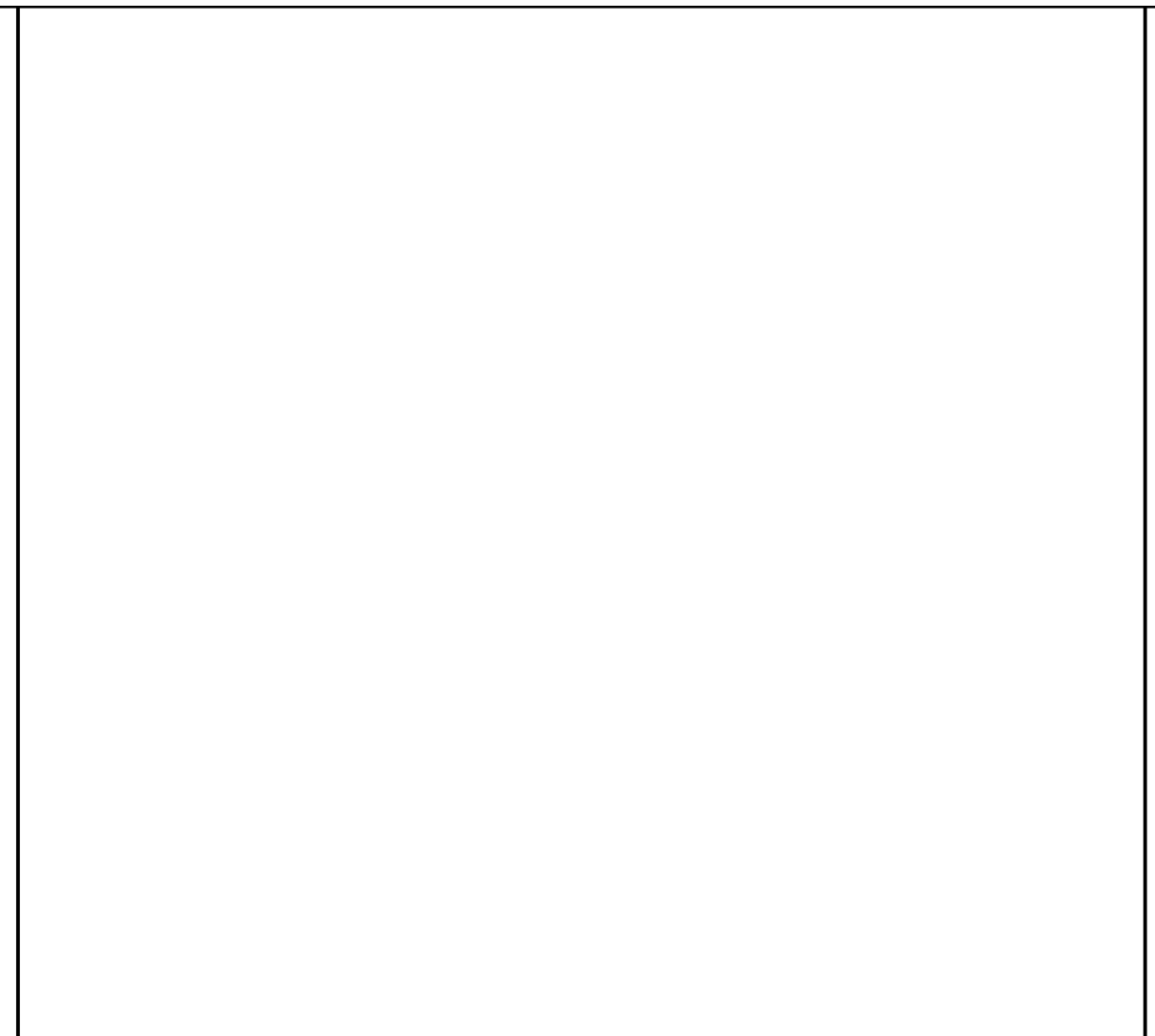
**2 SECTION**  
S3.1 3/4"=1'-0"



**3 ELEVATOR PIT DETAIL**  
S3.1 3/4"=1'-0"



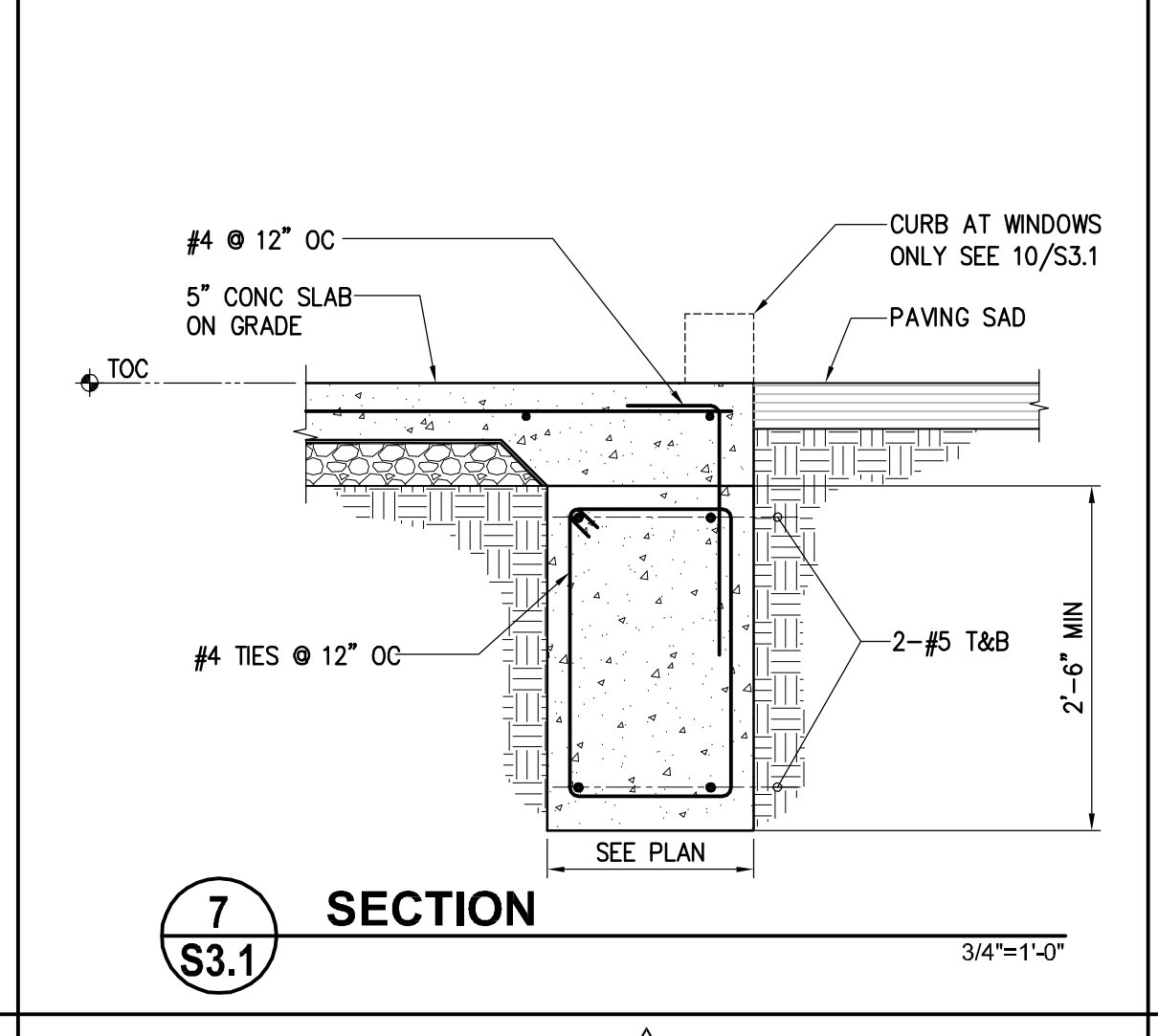
**4 SECTION**  
S3.1 3/4"=1'-0"



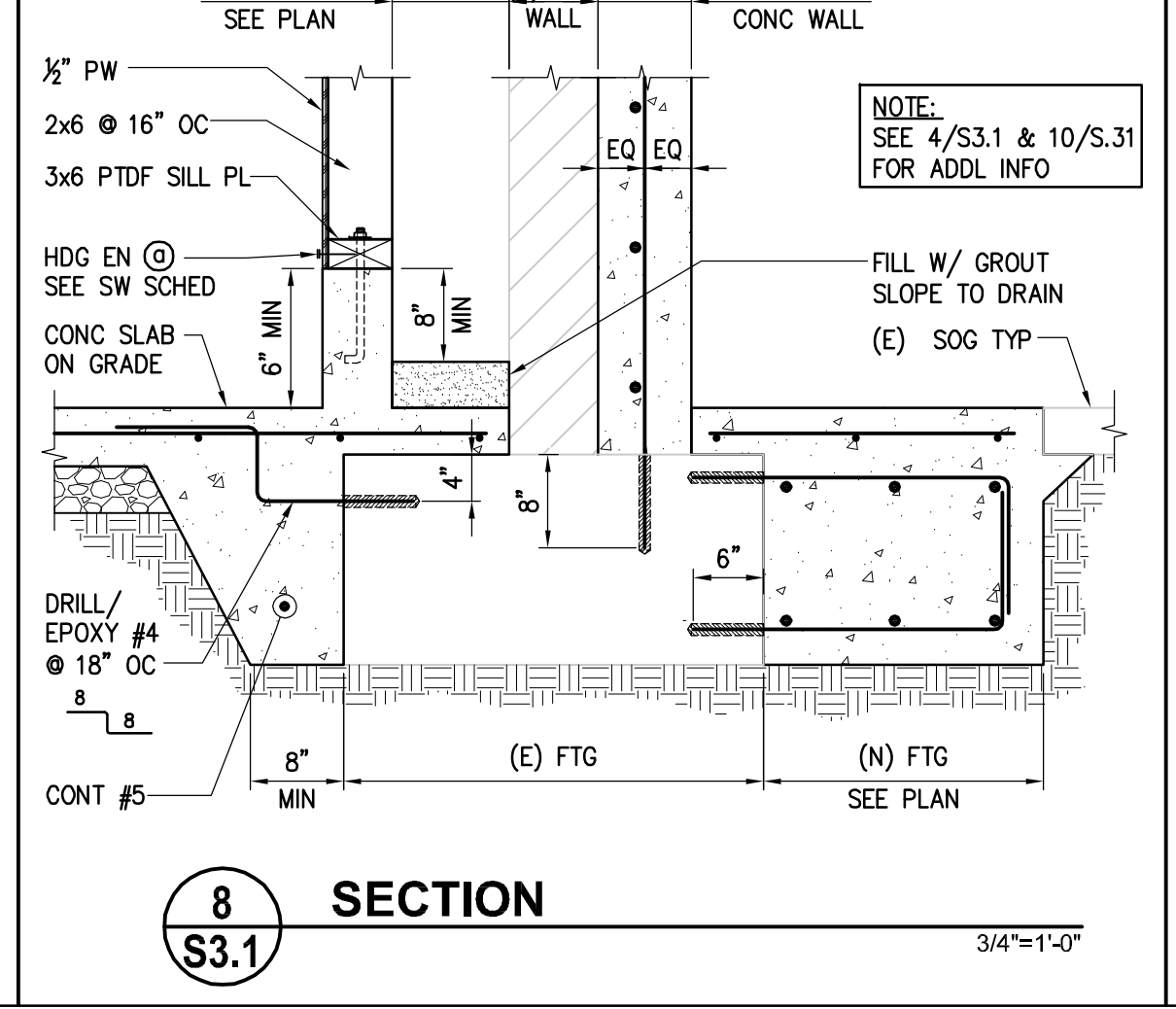
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S3.1 3/4"=1'-0"



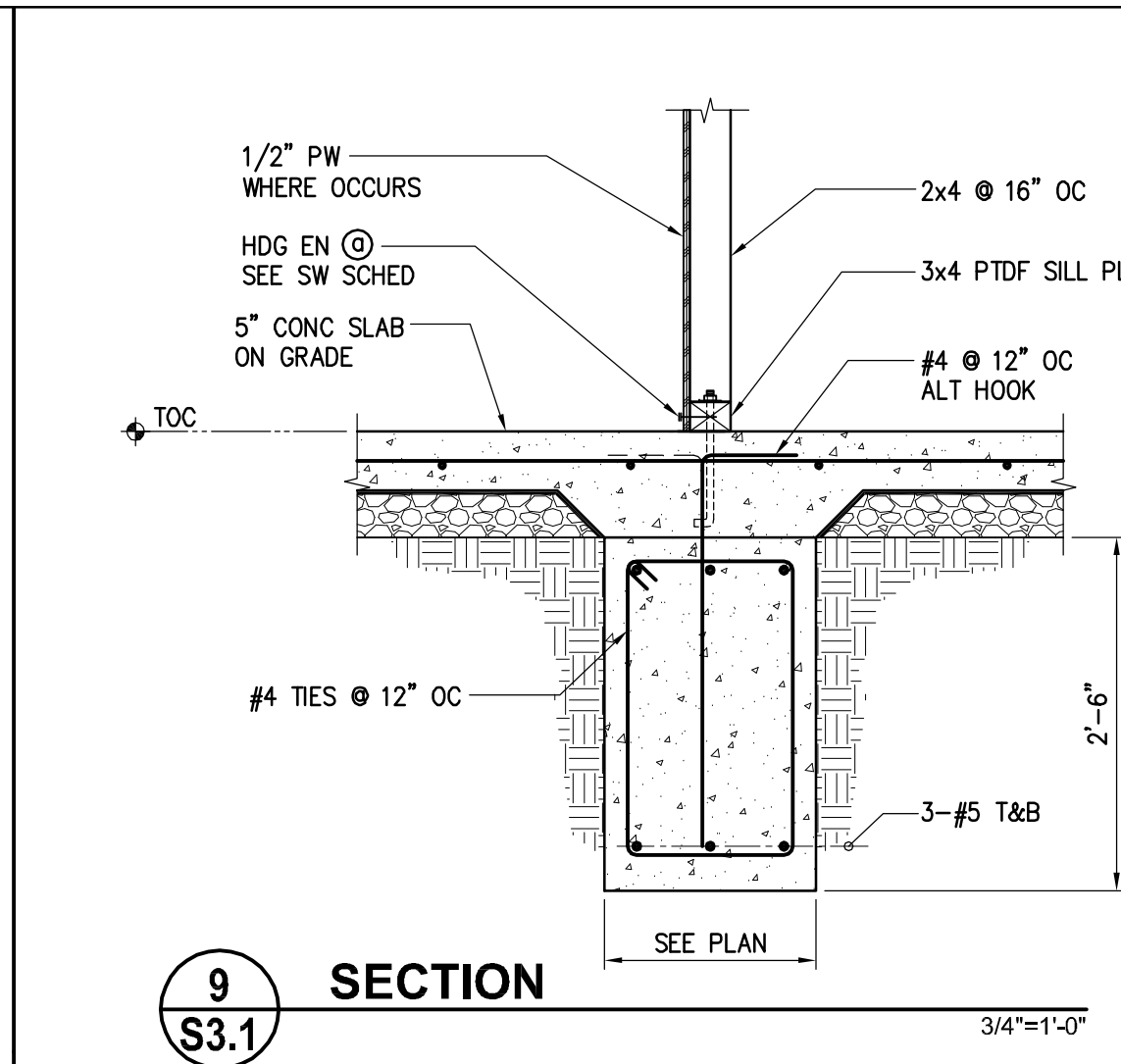
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S3.1 3/4"=1'-0"



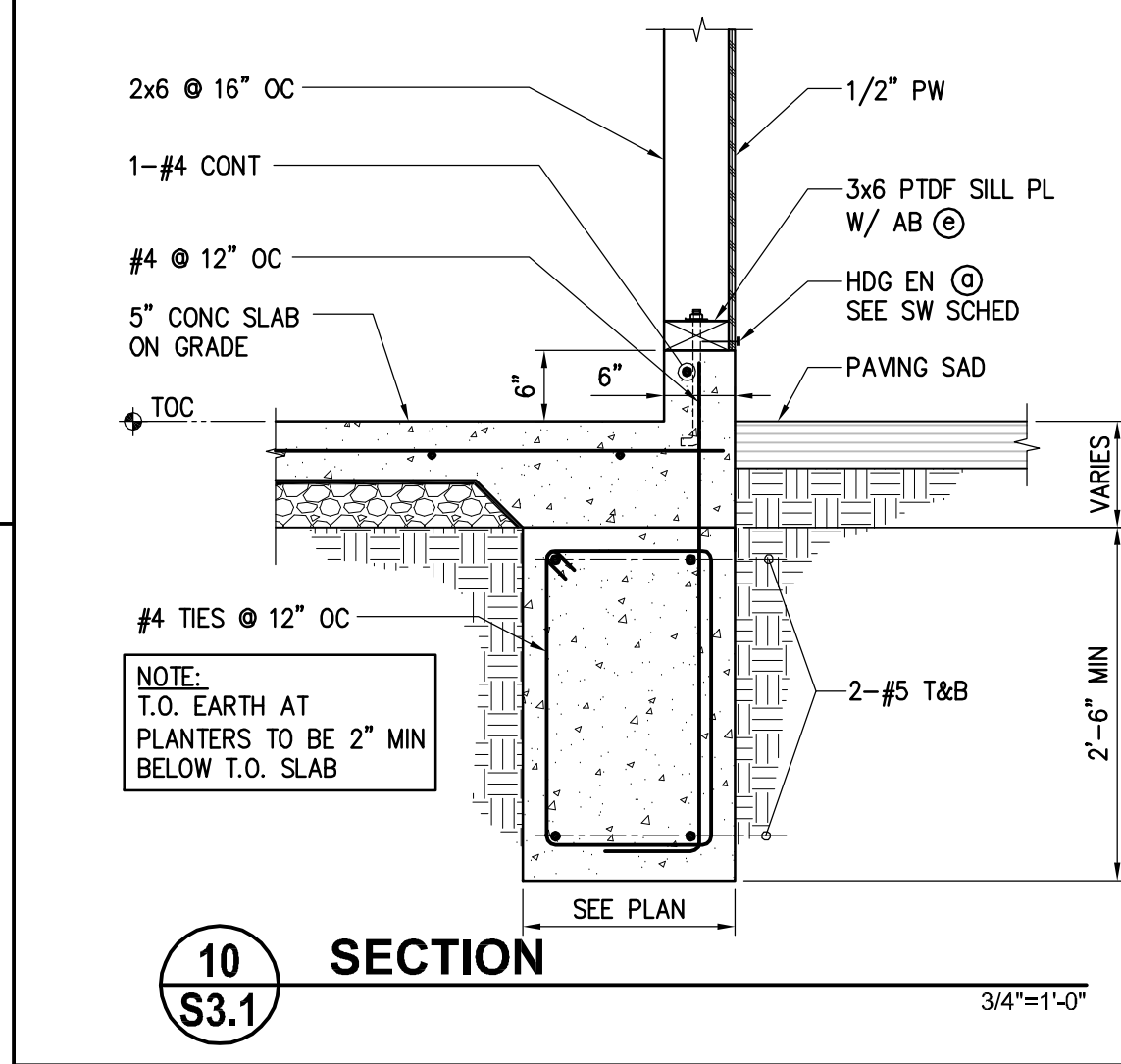
**9 SECTION**  
S3.1 3/4"=1'-0"



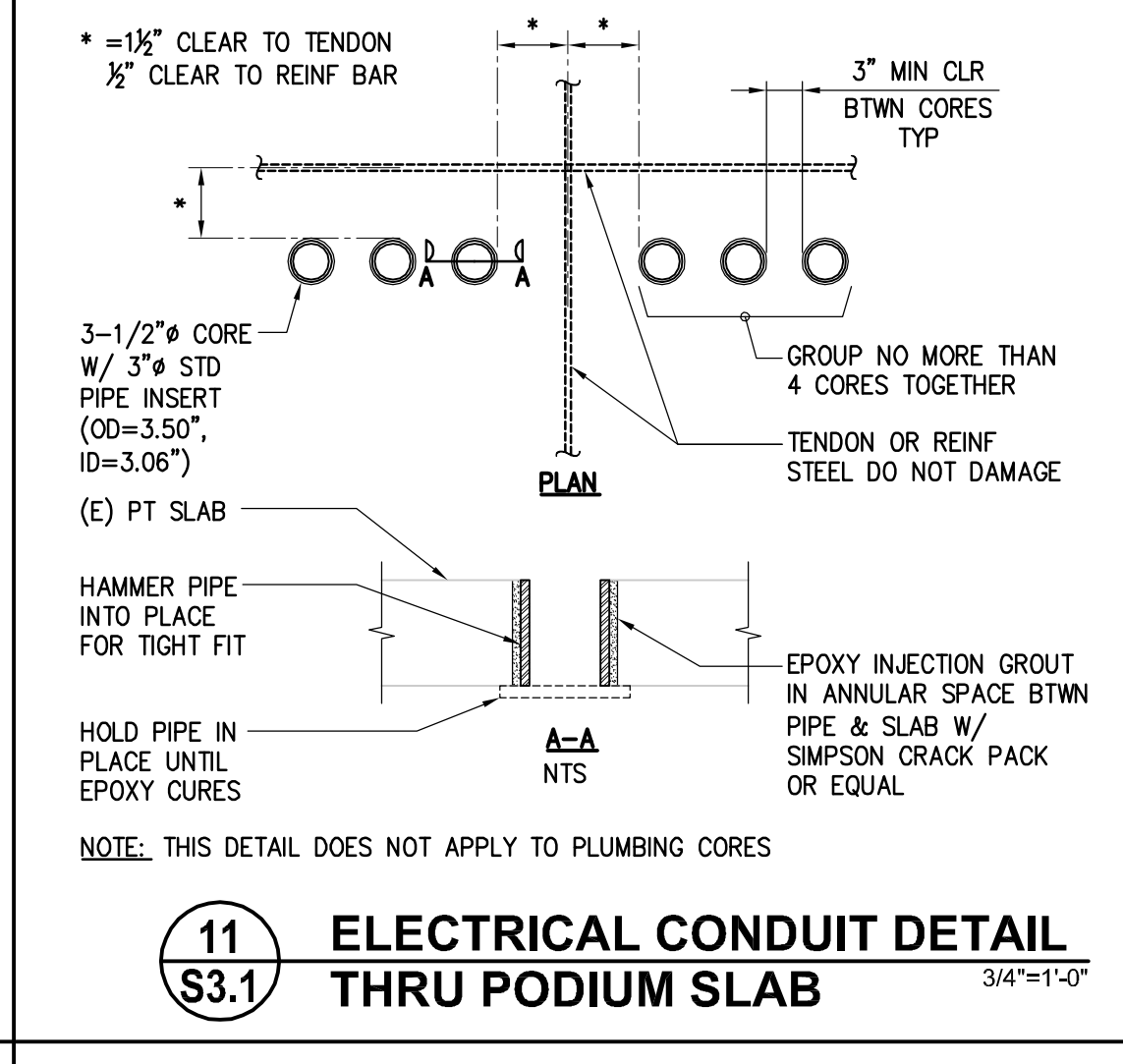
**10 SECTION**  
S3.1 3/4"=1'-0"



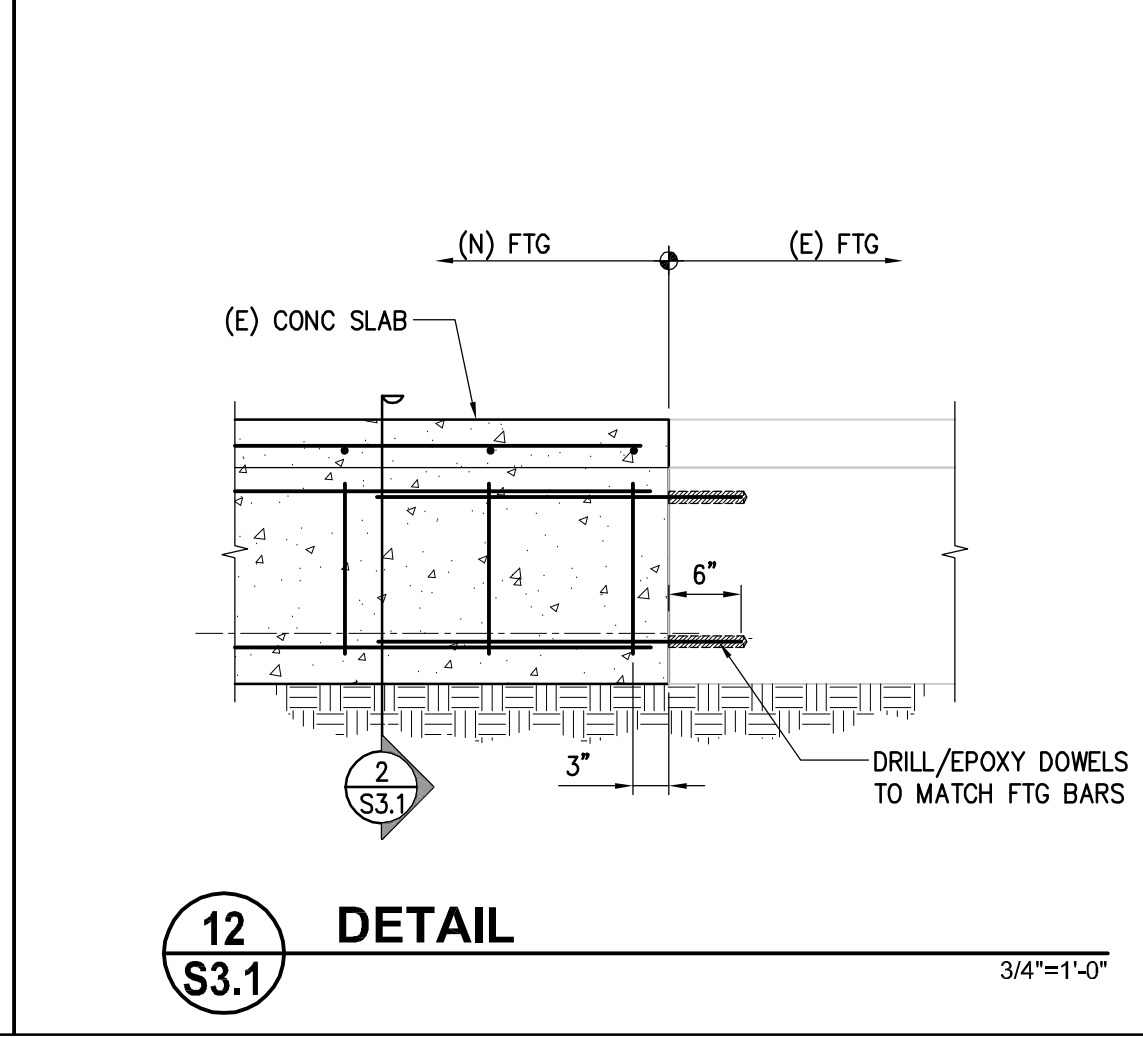
**11 ELECTRICAL CONDUIT DETAIL THRU PODIUM SLAB**  
S3.1 3/4"=1'-0"



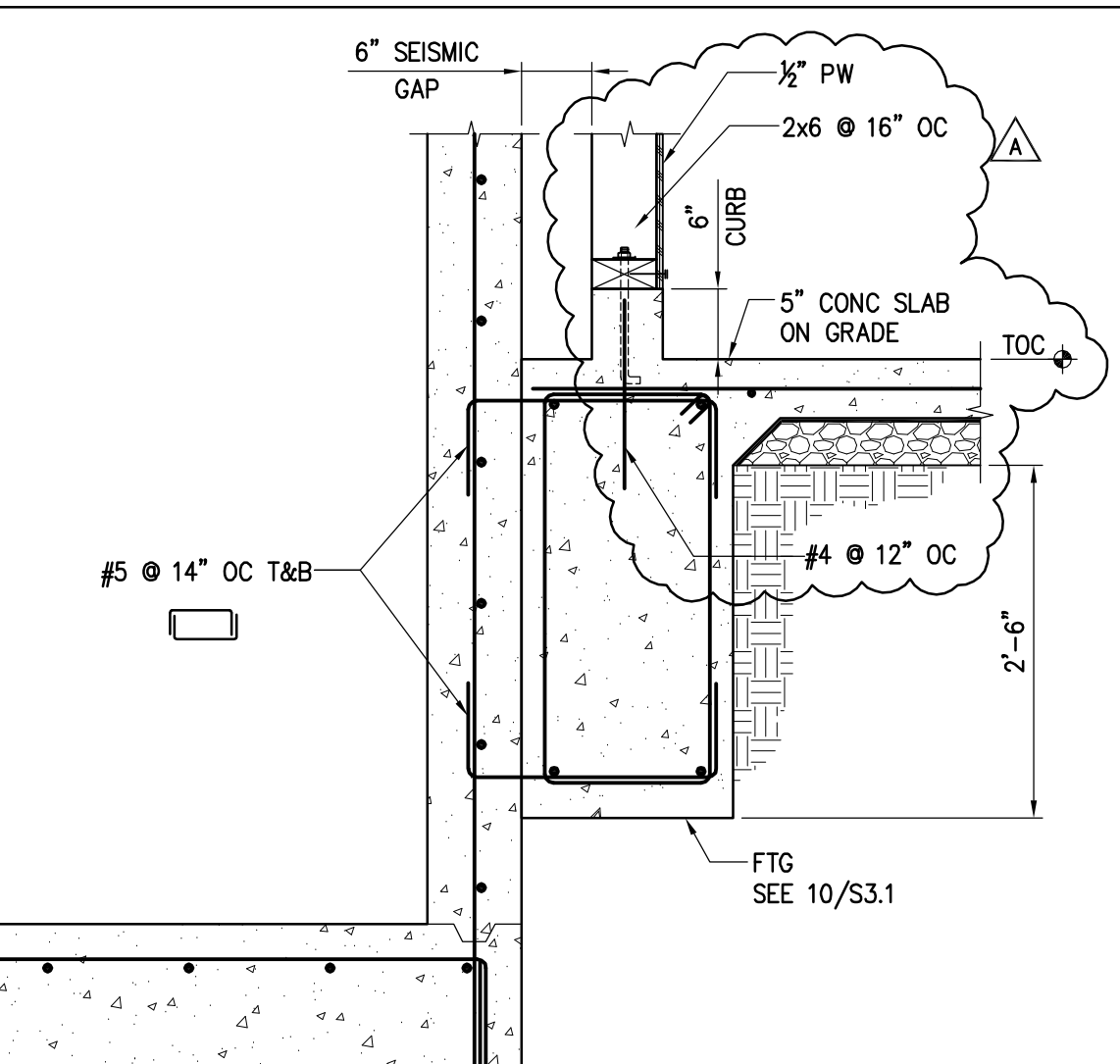
**12 DETAIL**  
S3.1 3/4"=1'-0"



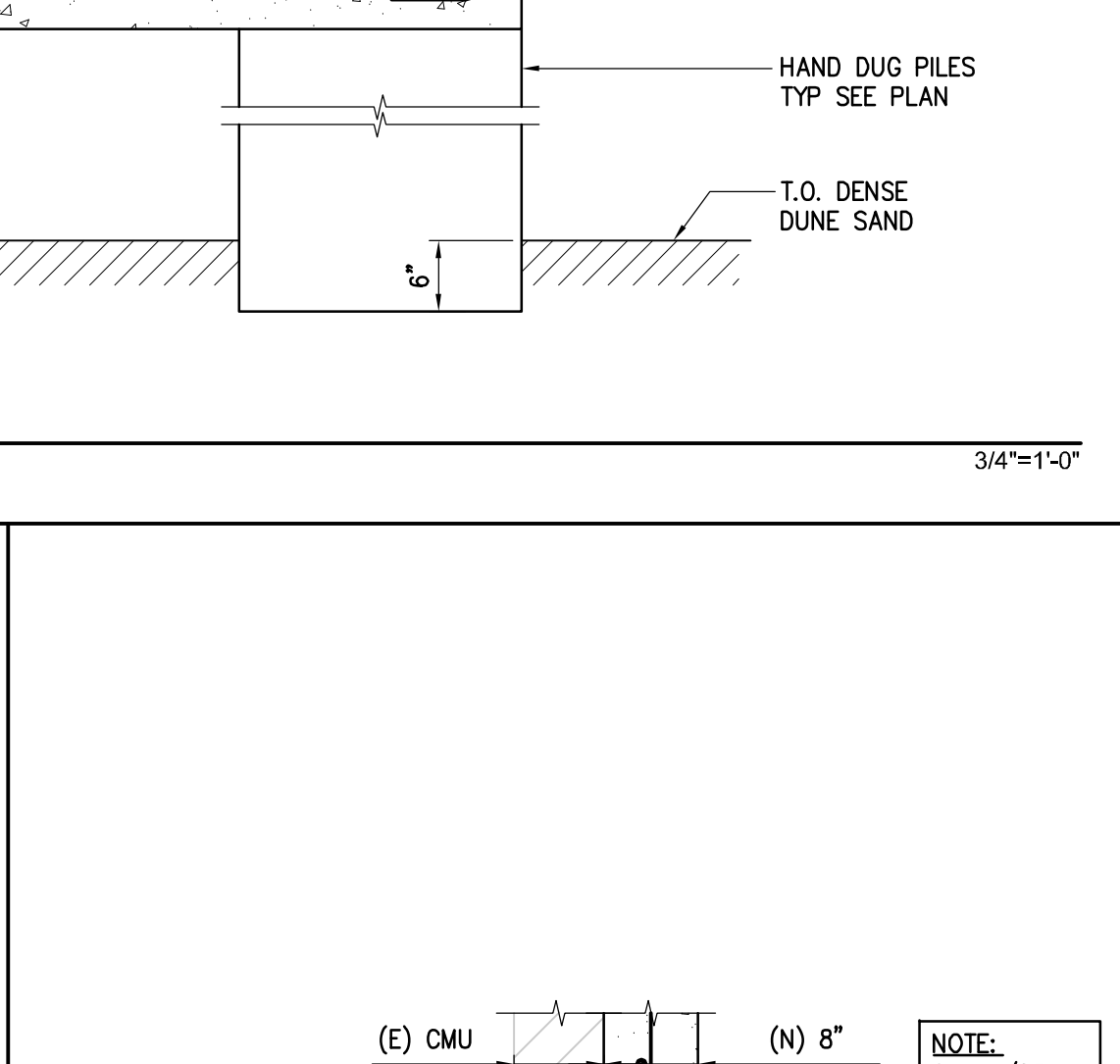
**15 SECTION**  
S3.1 3/4"=1'-0"



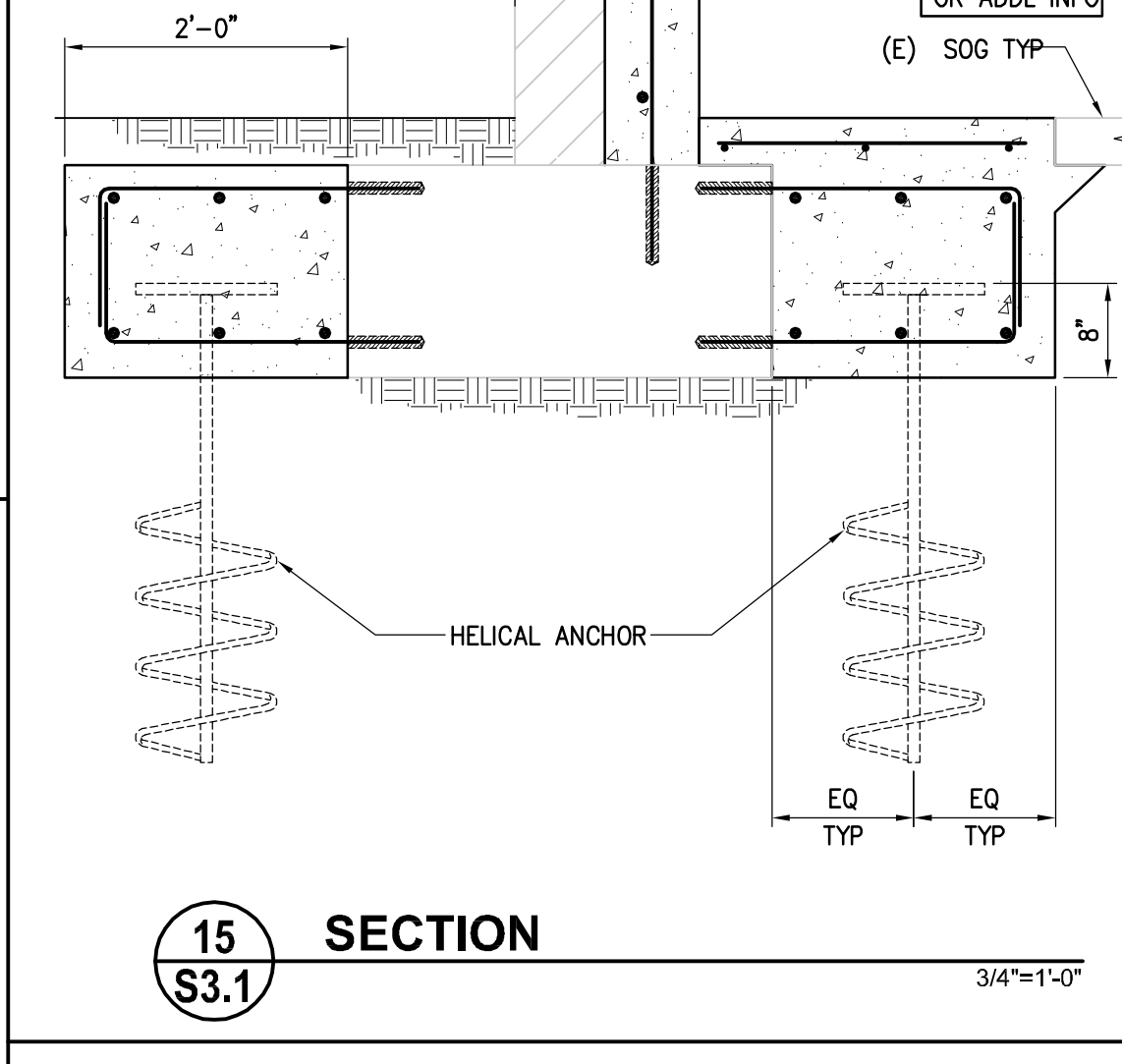
**16 ELEVATOR PIT**  
S3.1 3/4"=1'-0"



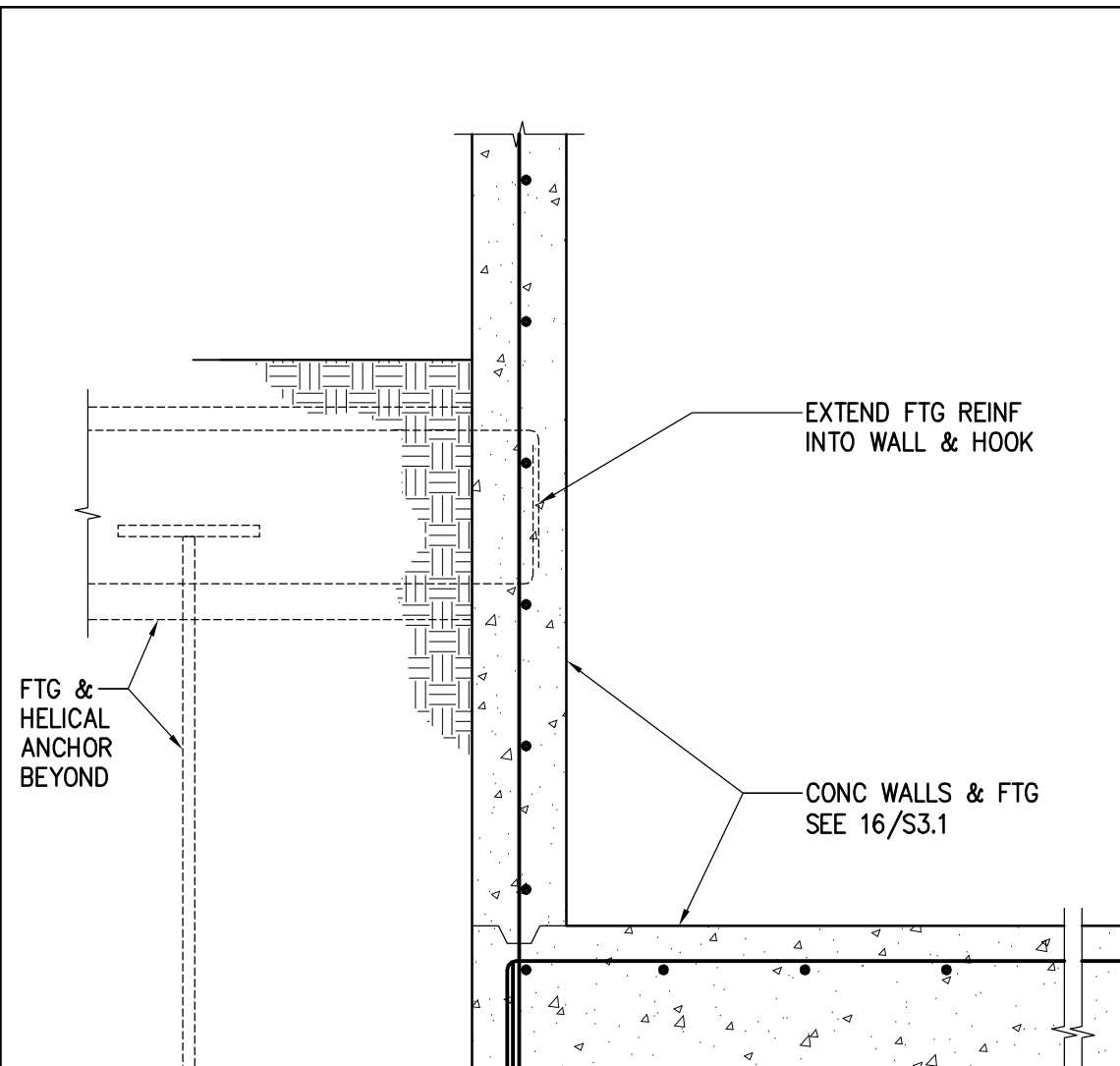
**18 SECTION**  
S3.1 3/4"=1'-0"



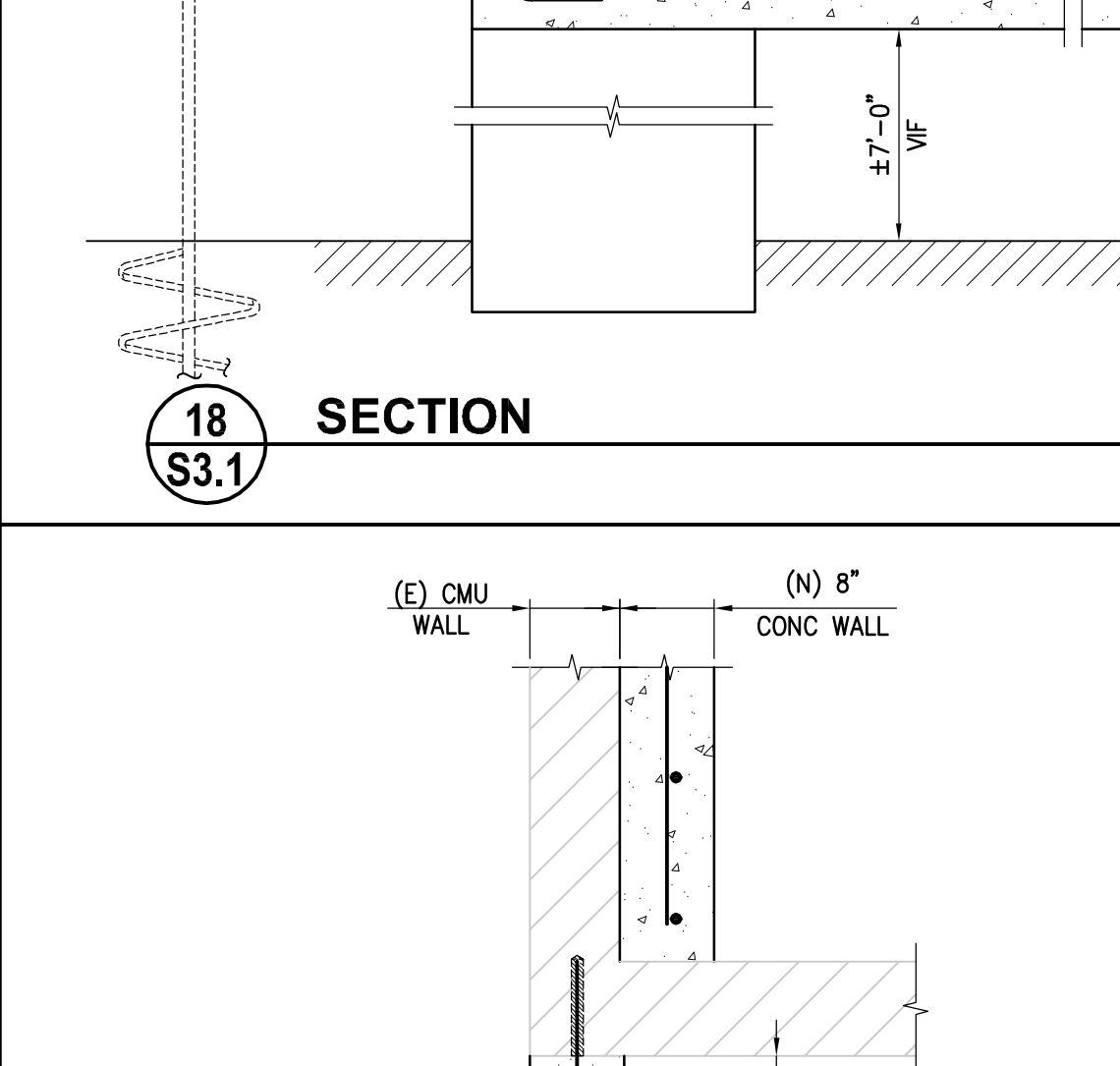
**19 PLAN DETAIL**  
S3.1 3/4"=1'-0"



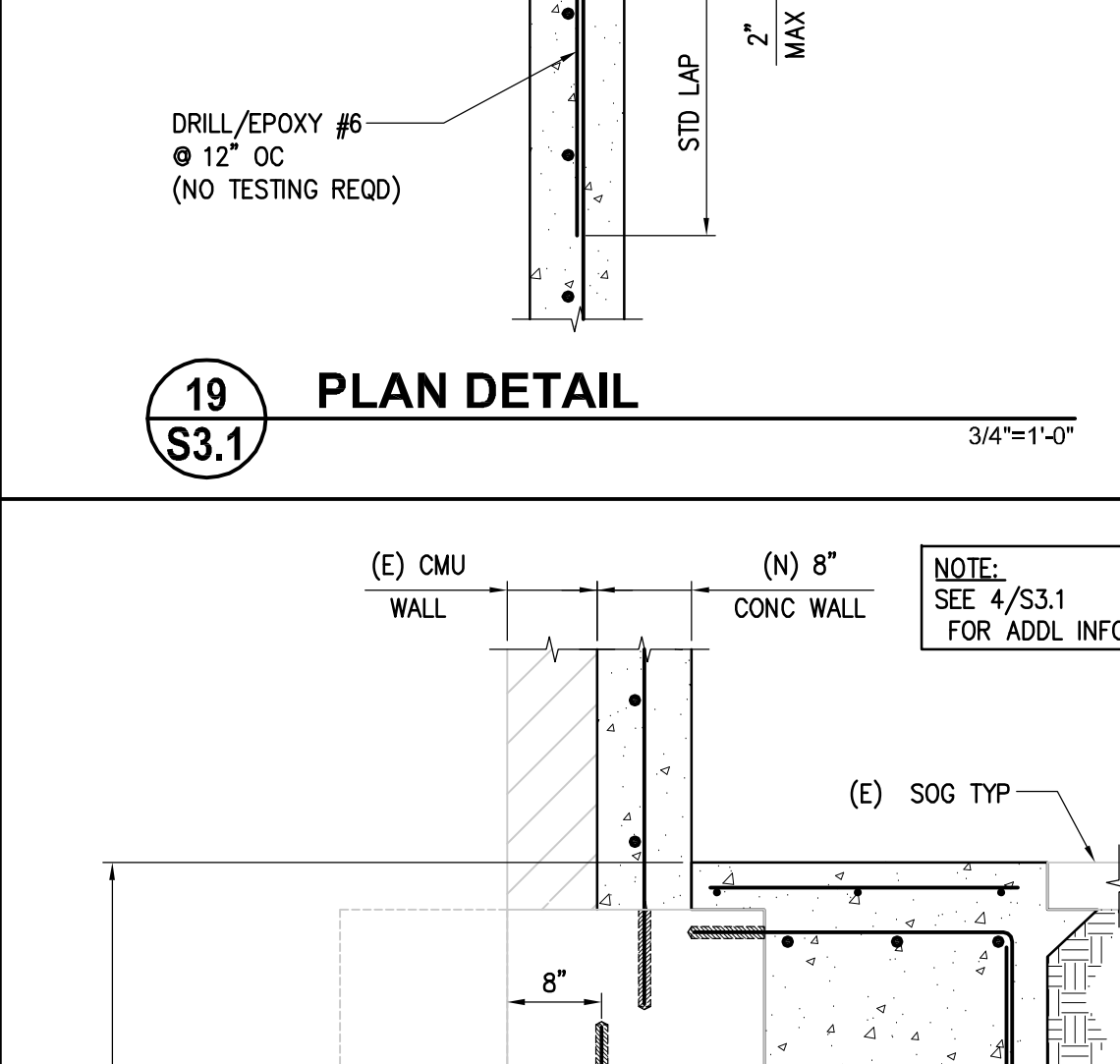
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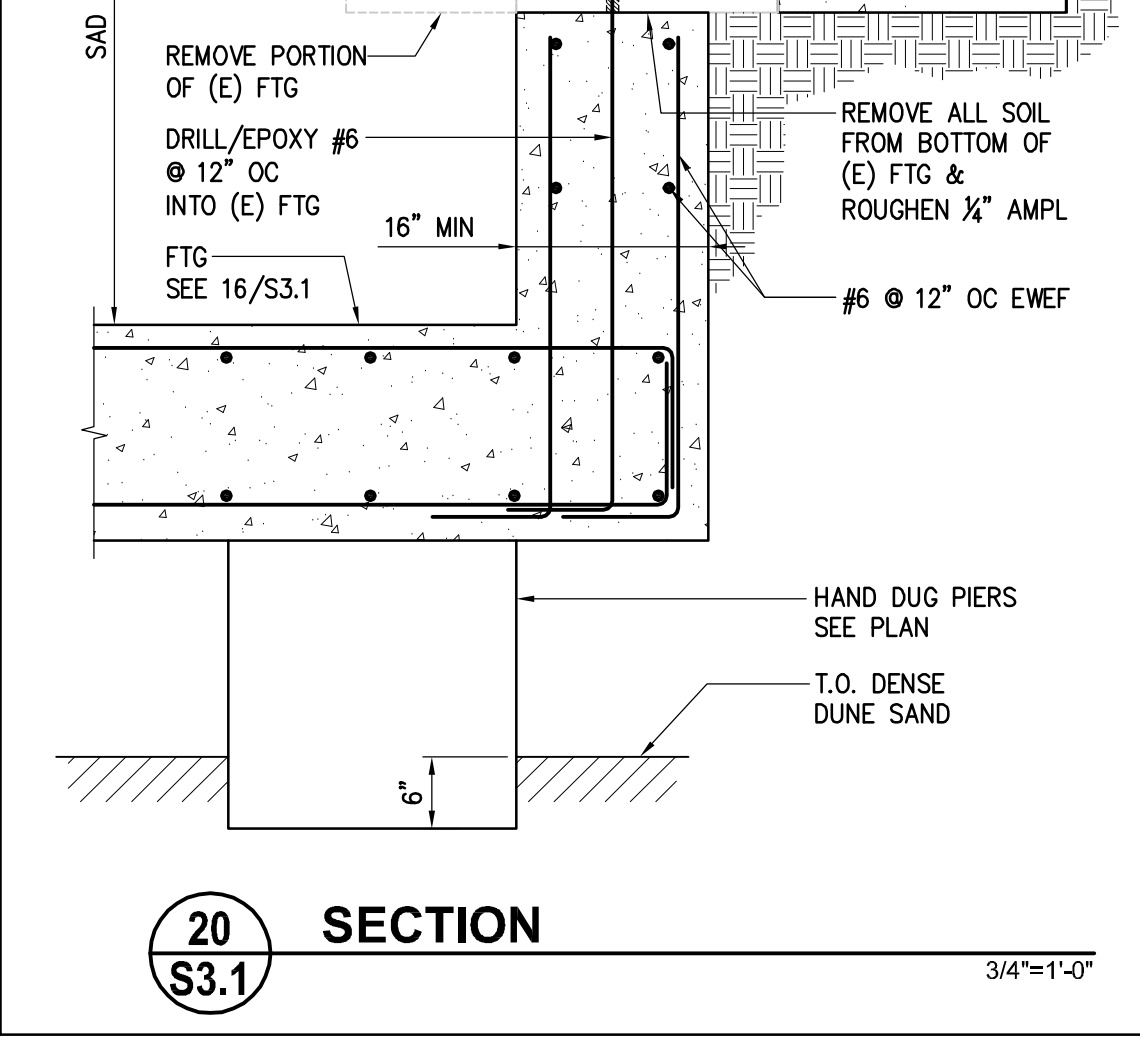
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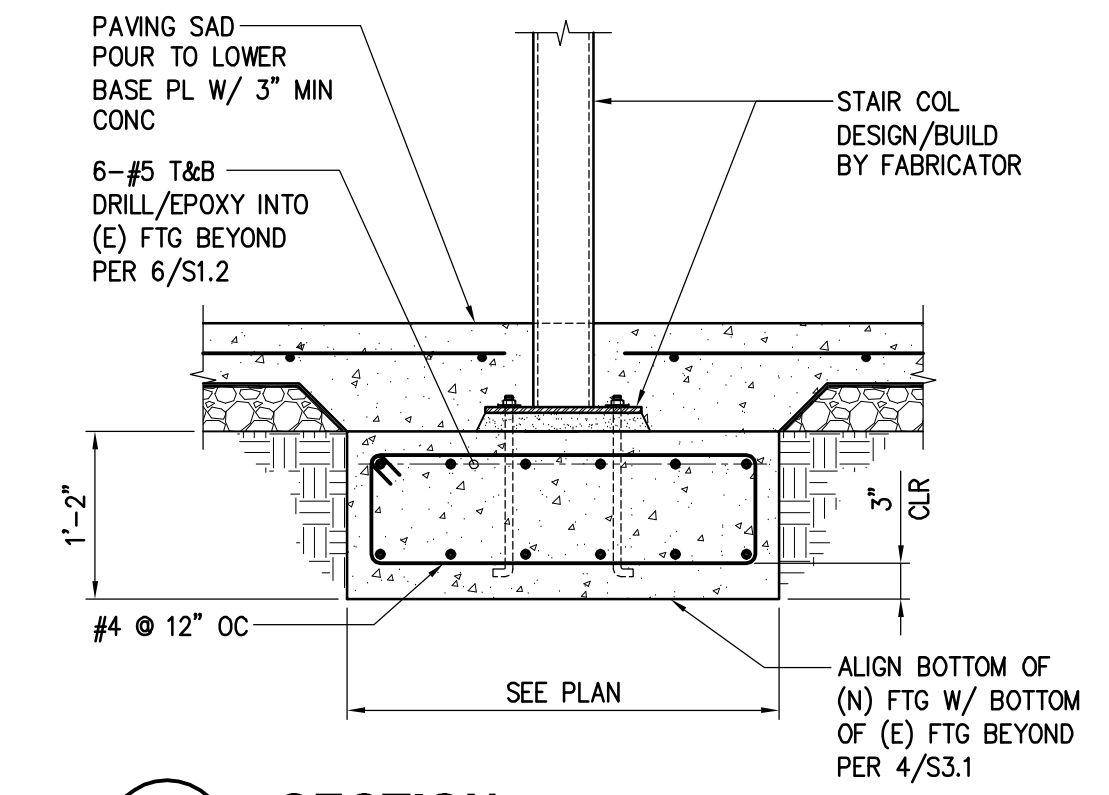
**19 PLAN DETAIL**  
S3.1 3/4"=1'-0"



**20 SECTION**  
S3.1 3/4"=1'-0"

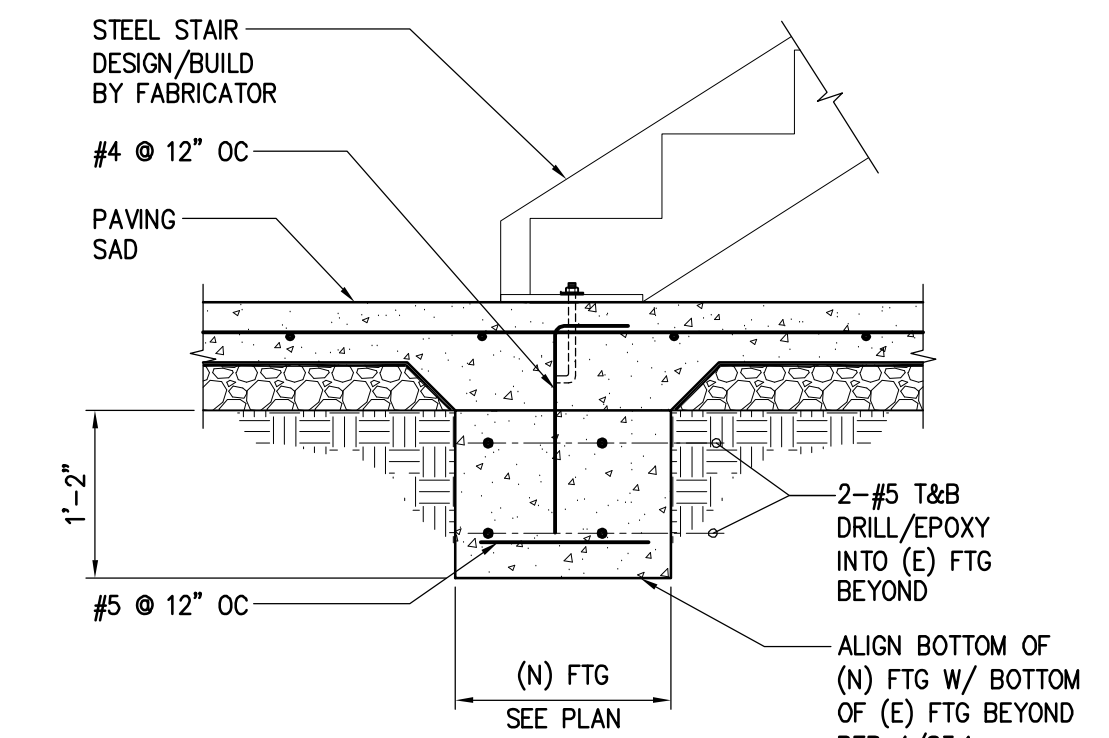


**18 SECTION**  
S3.1 3/4"=1'-0"



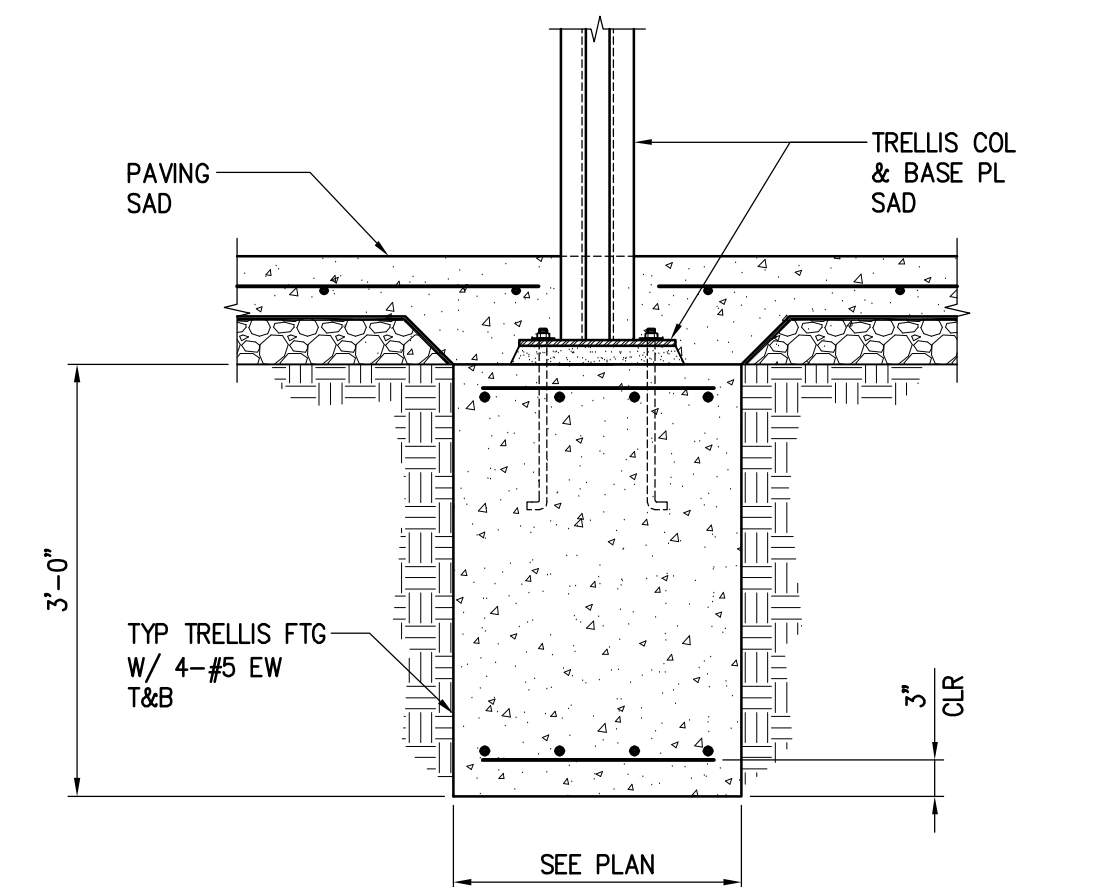
**1 SECTION**

3/4"=1'-0"



**2 SECTION**

3/4"=1'-0"



**3 TRELLIS FTG DETAIL**

3/4"=1'-0"

**ISLANDER MOTEL**  
**2428 CENTRAL AVENUE**  
**ALAMEDA, CA**

- 02.18.11: PLANNING SUBMITTAL
- 03.07.11: DESIGN REVIEW SUBMITTAL
- 07.14.11: PERMIT SUBMITTAL
- 09.19.11: PERMIT RESUBMITTAL
- 10.26.11: BID SET

**FOUNDATION  
SECTIONS &  
DETAILS**

DRAWN BY: MJ, XG  
JOB: 11-03

**S3.2**



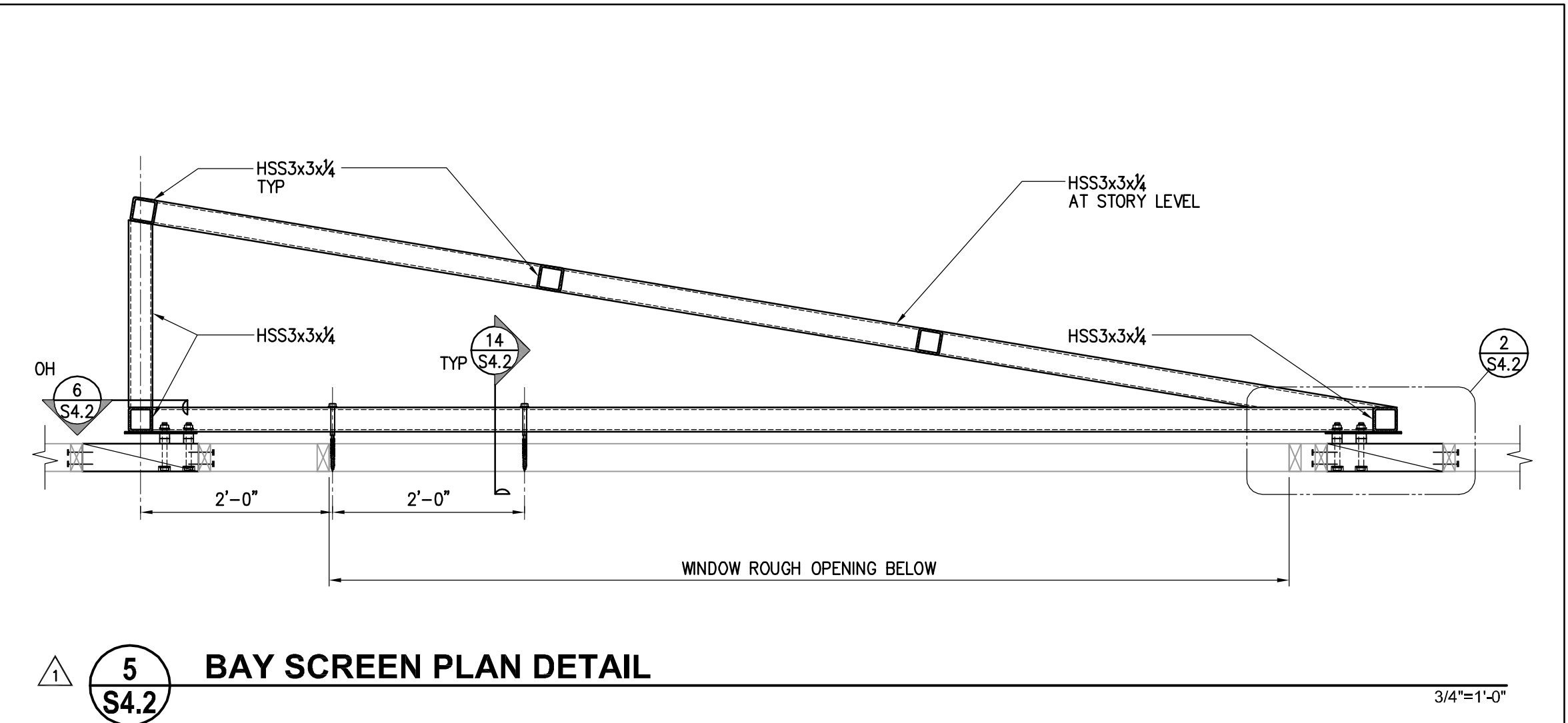
ISLANDER MOTEL  
2428 CENTRAL AVENUE  
ALAMEDA, CA

02.18.11: PLANNING SUBMITTAL  
03.07.11: DESIGN REVIEW SUBMITTAL  
07.14.11: PERMIT SUBMITTAL  
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10.26.11: BID SET

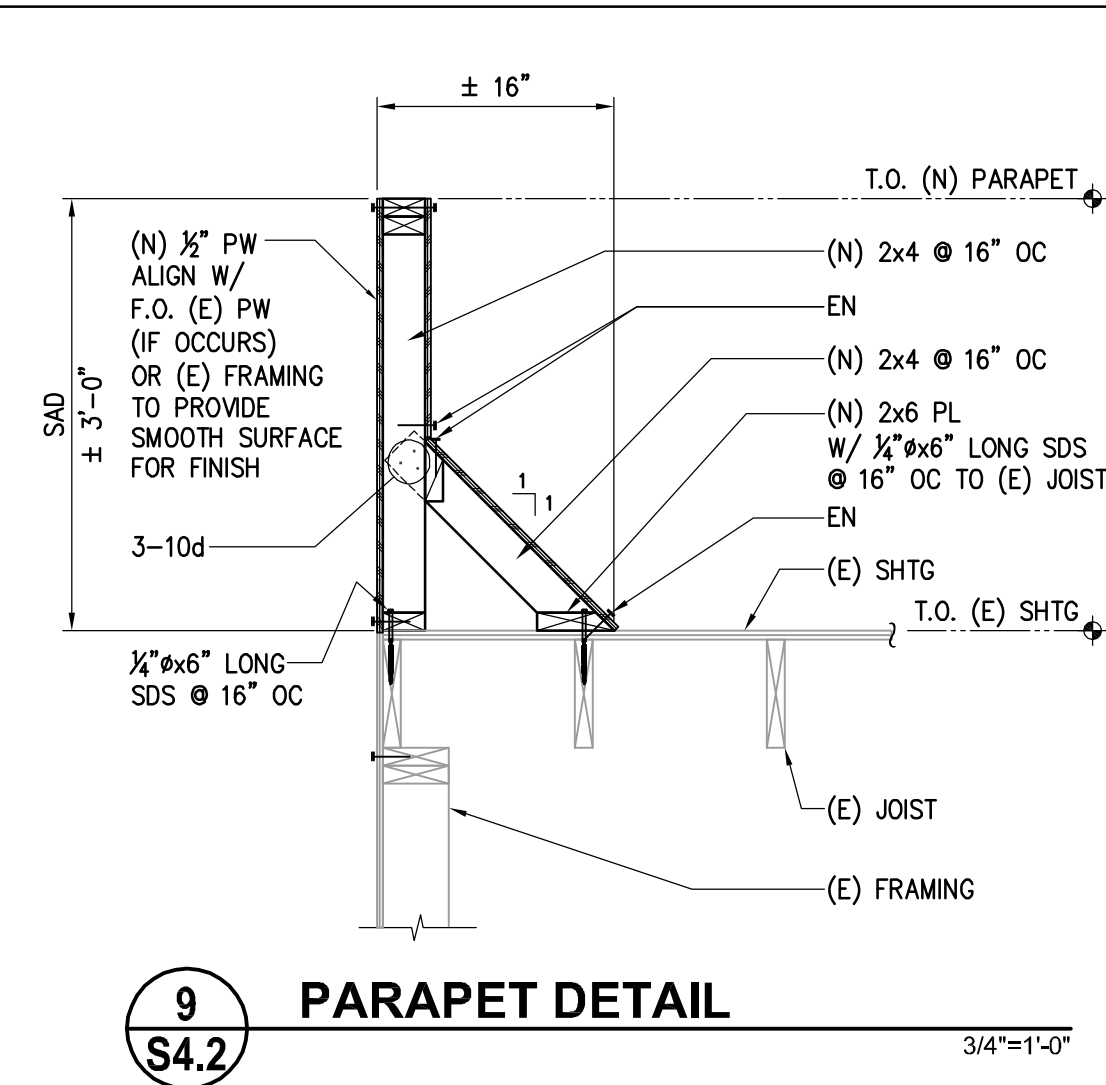
FRAMING  
SECTIONS &  
DETAILS

DRAWN BY: MJ, XG  
JOB: 11-03

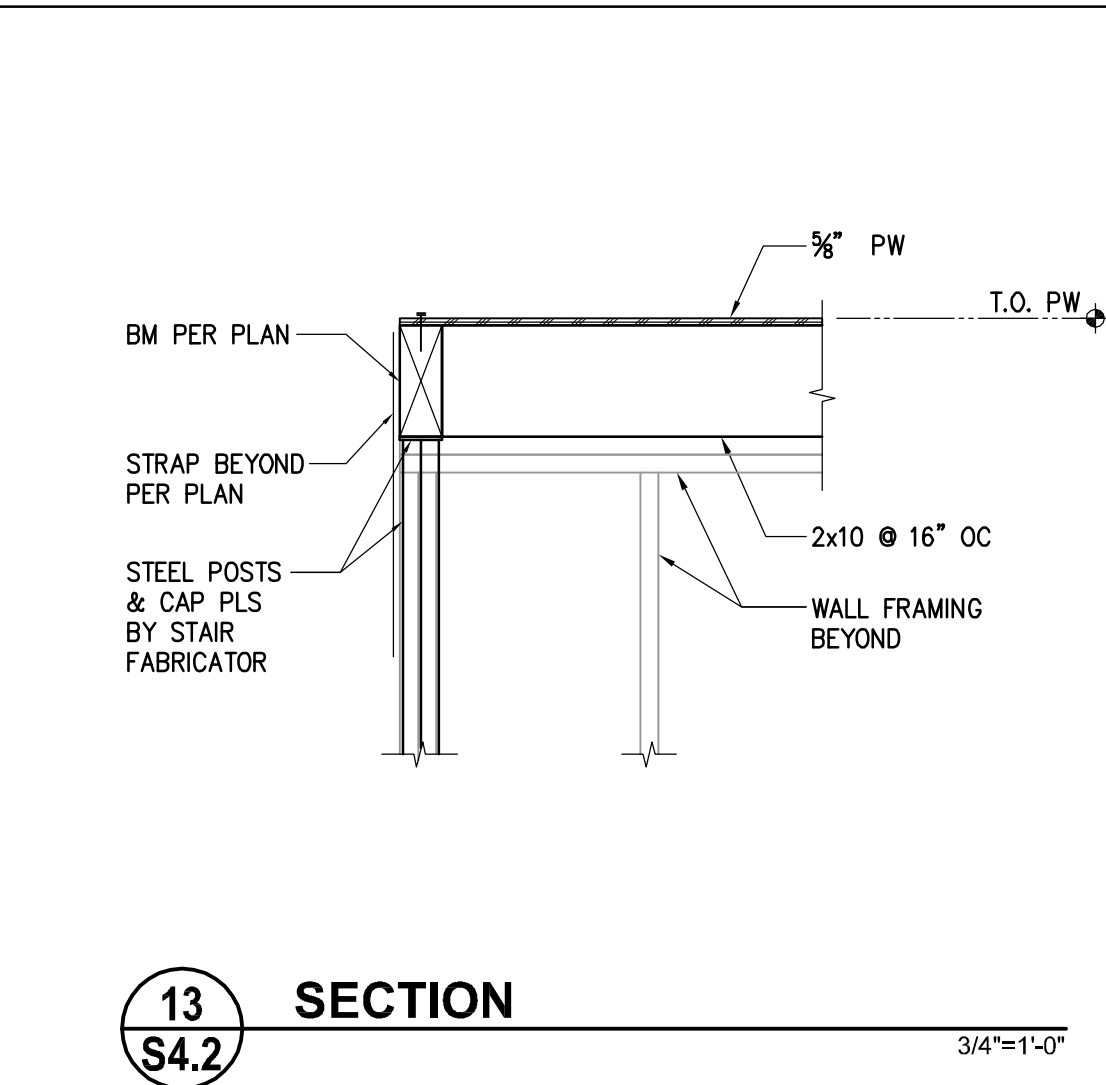
S4.2



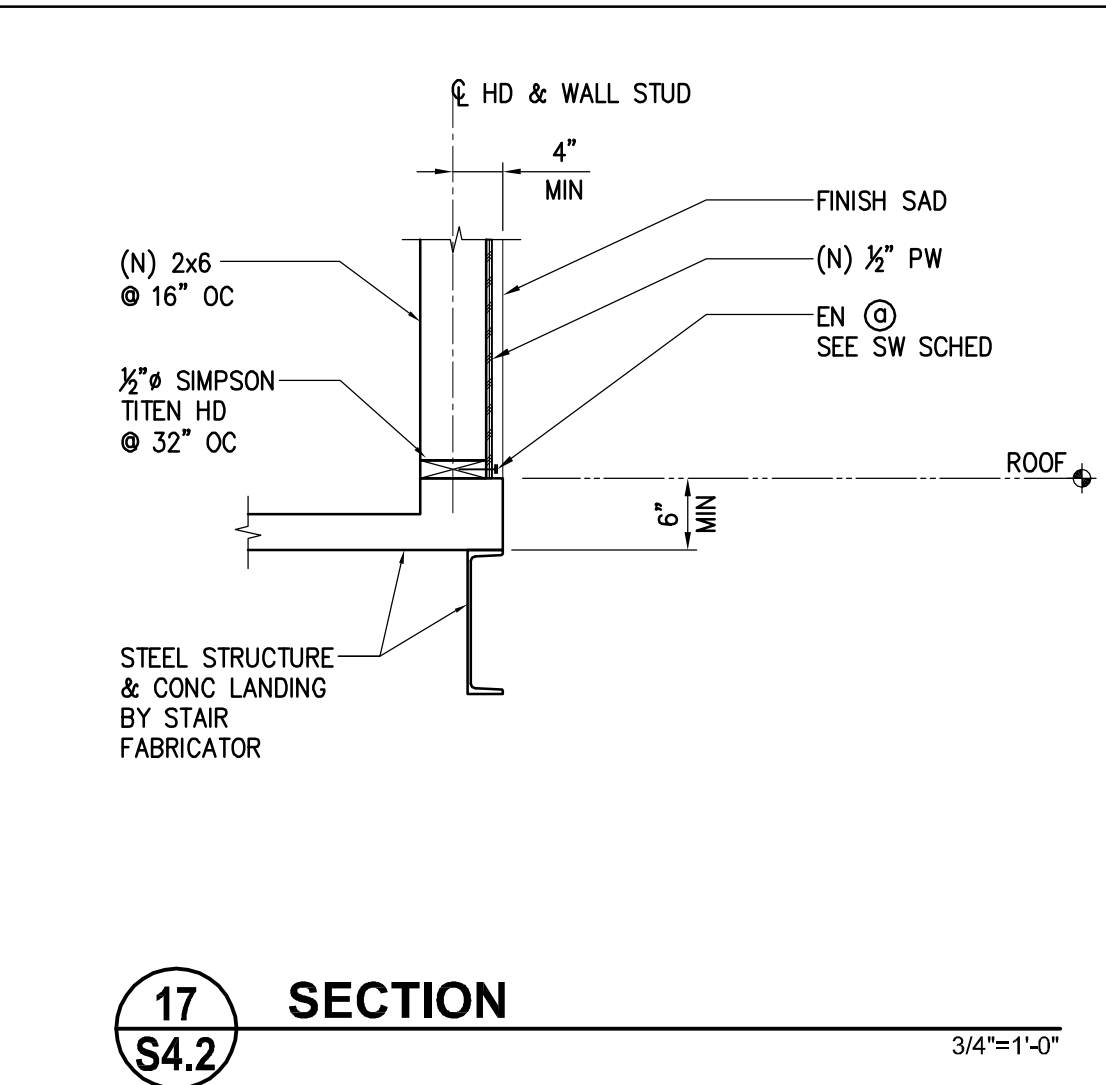
5 BAY SCREEN PLAN DETAIL  
3/4"=1'-0"



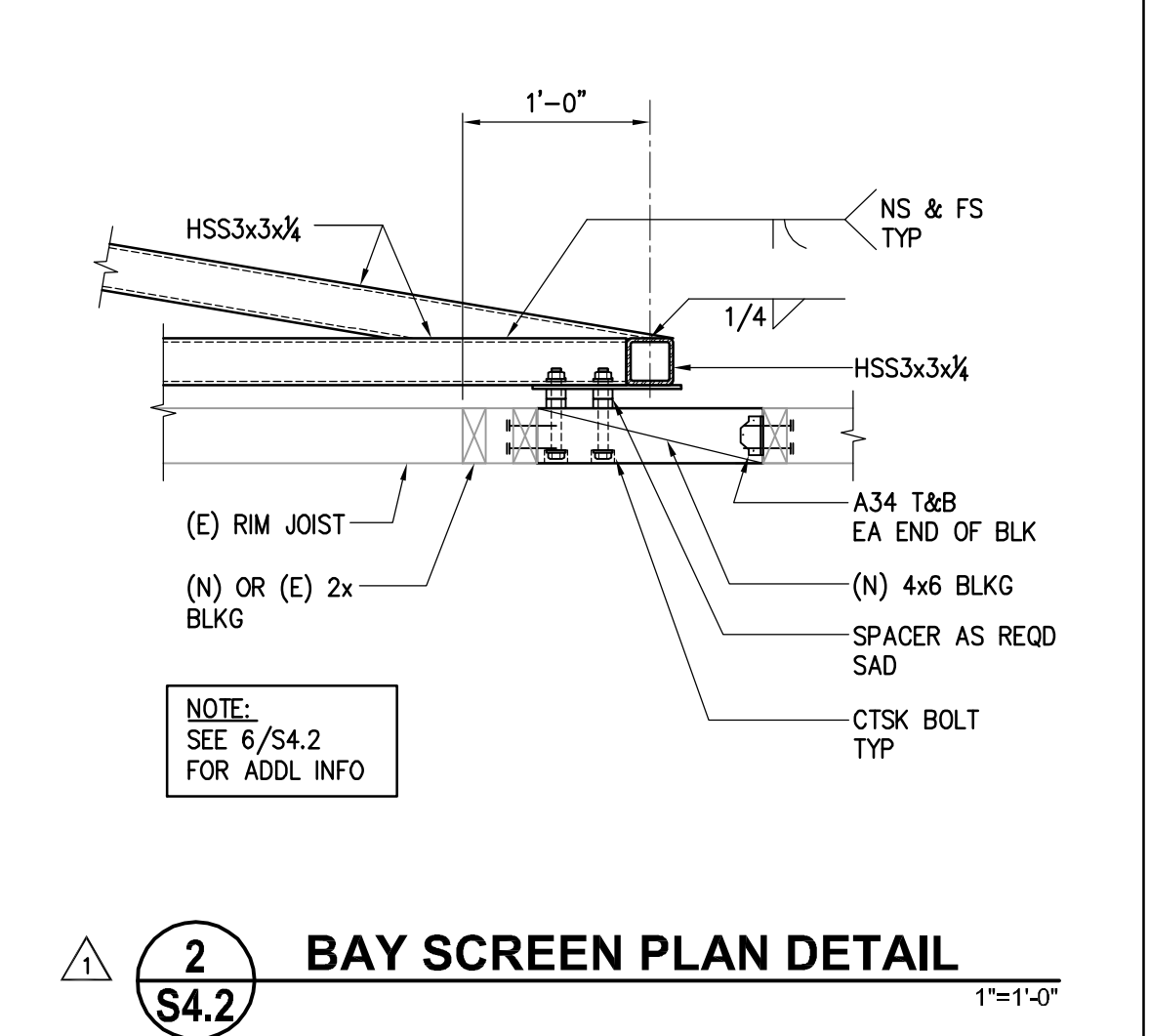
9 PARAPET DETAIL  
3/4"=1'-0"



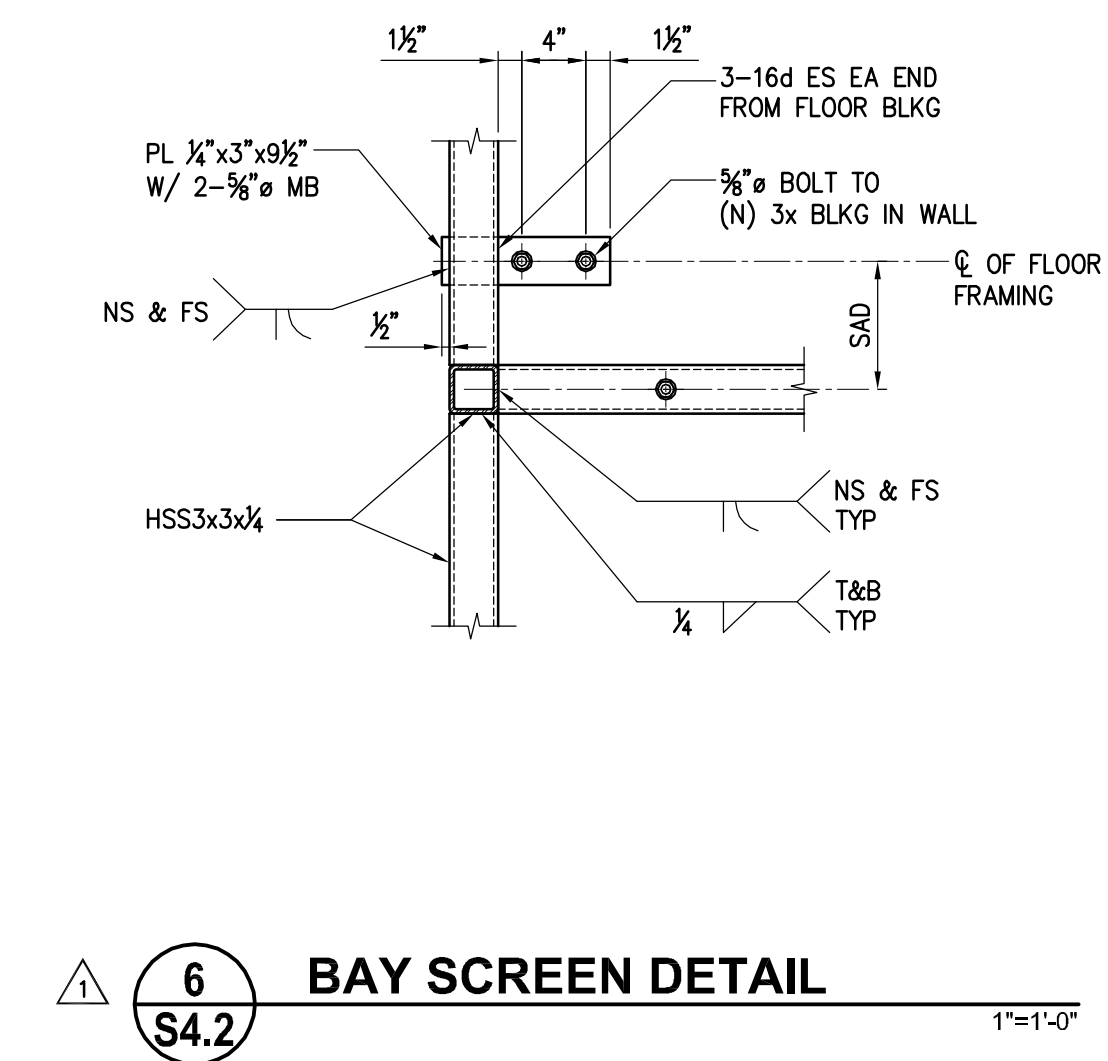
13 SECTION  
3/4"=1'-0"



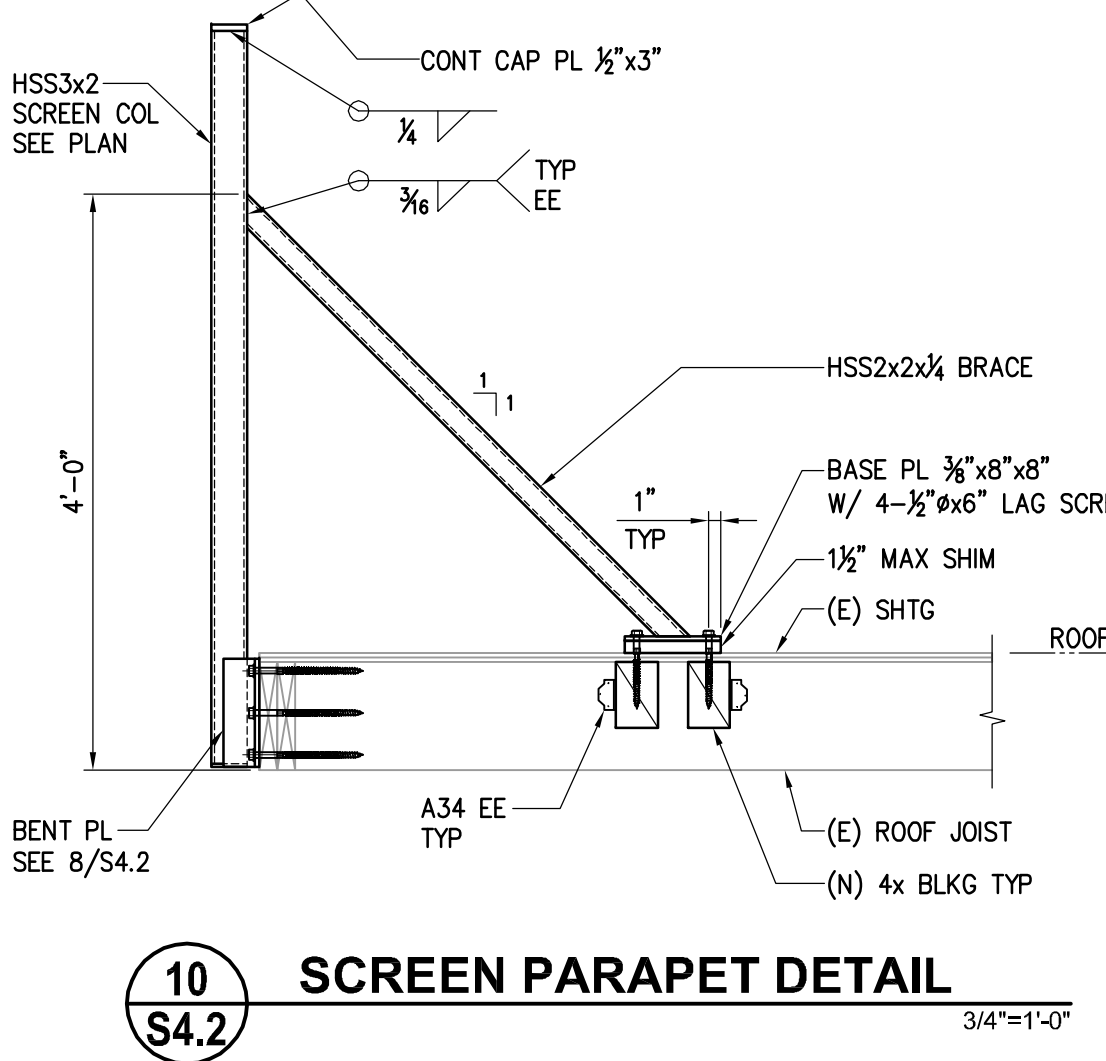
17 SECTION  
3/4"=1'-0"



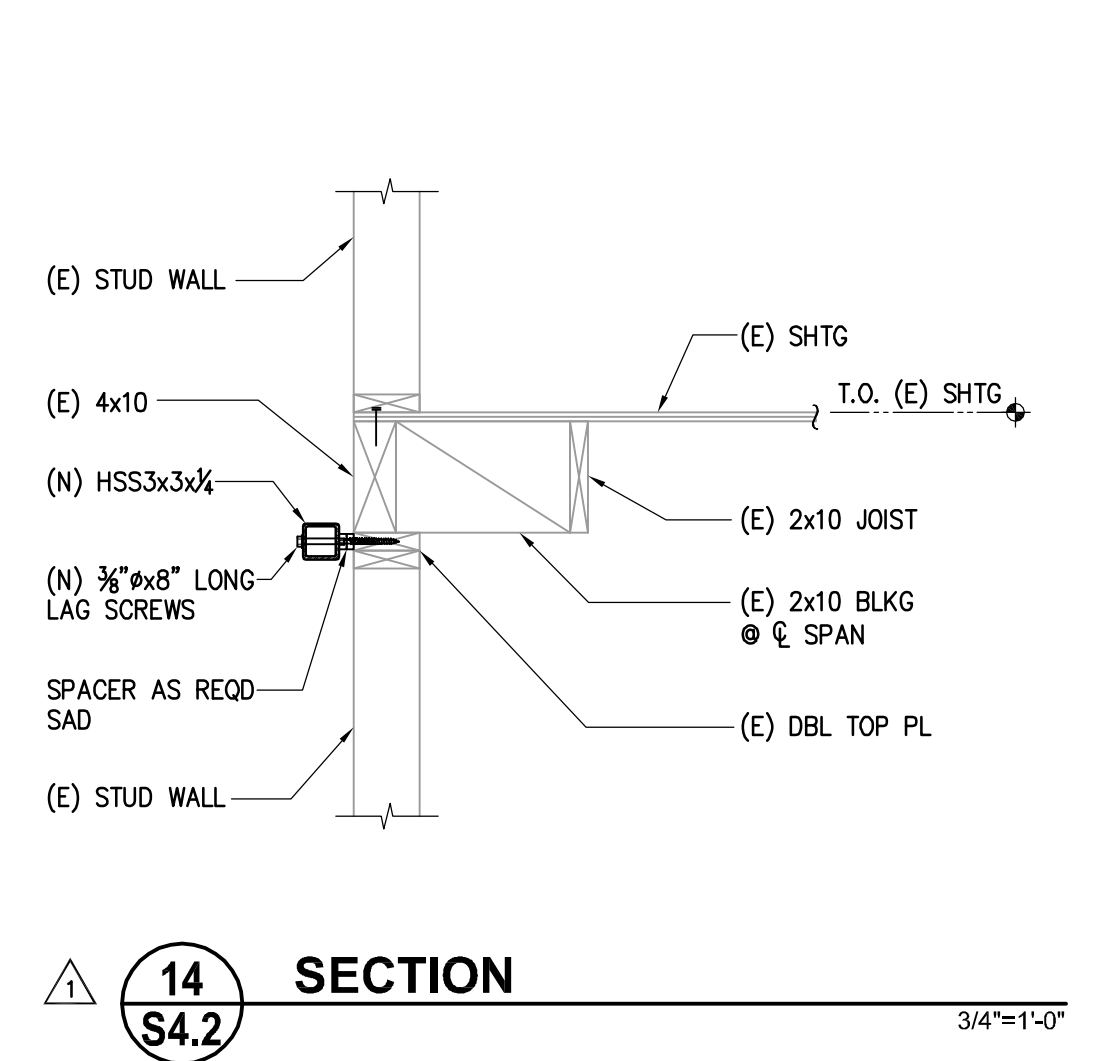
2 BAY SCREEN PLAN DETAIL  
1"=1'-0"



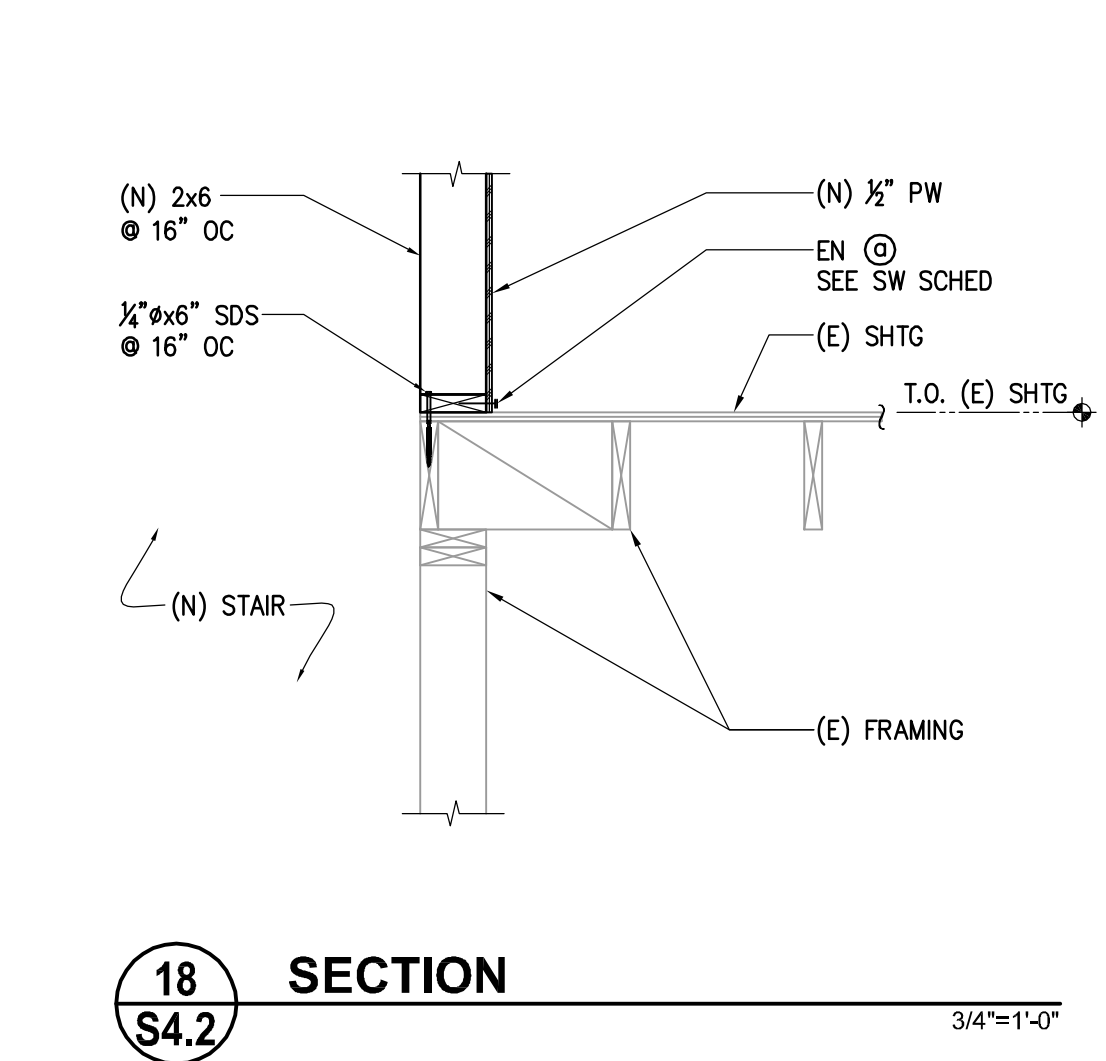
6 BAY SCREEN DETAIL  
1"=1'-0"



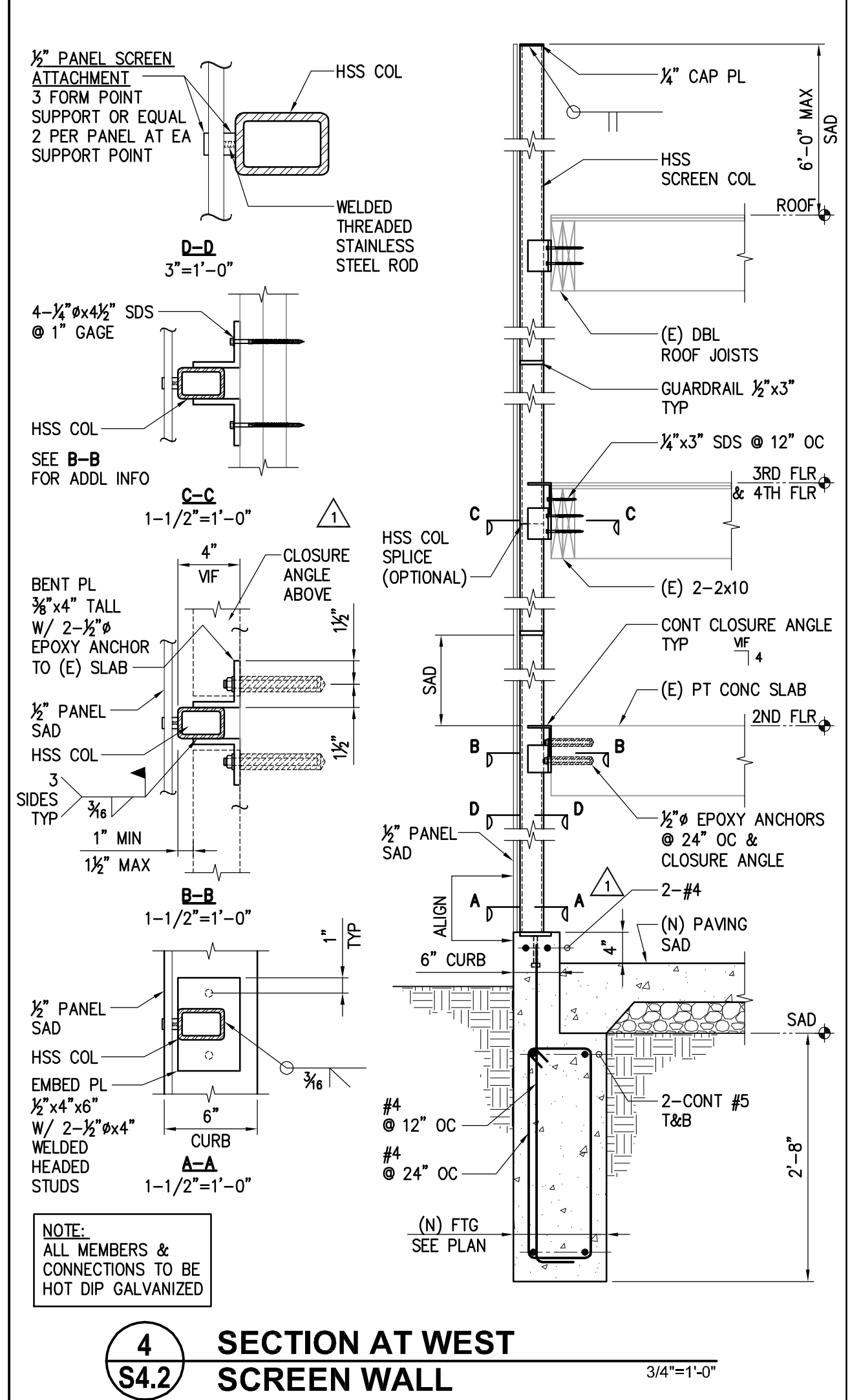
10 SCREEN PARAPET DETAIL  
3/4"=1'-0"



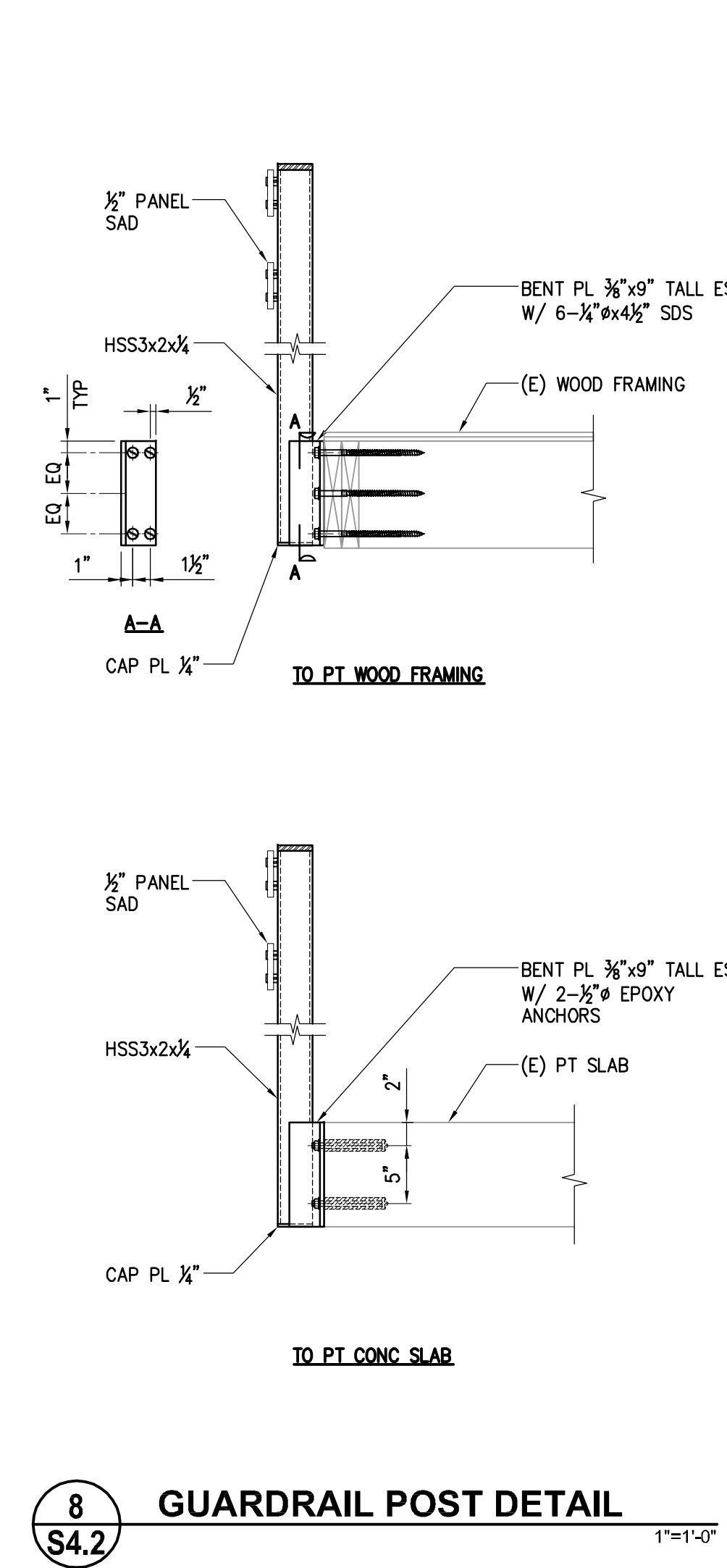
14 SECTION  
3/4"=1'-0"



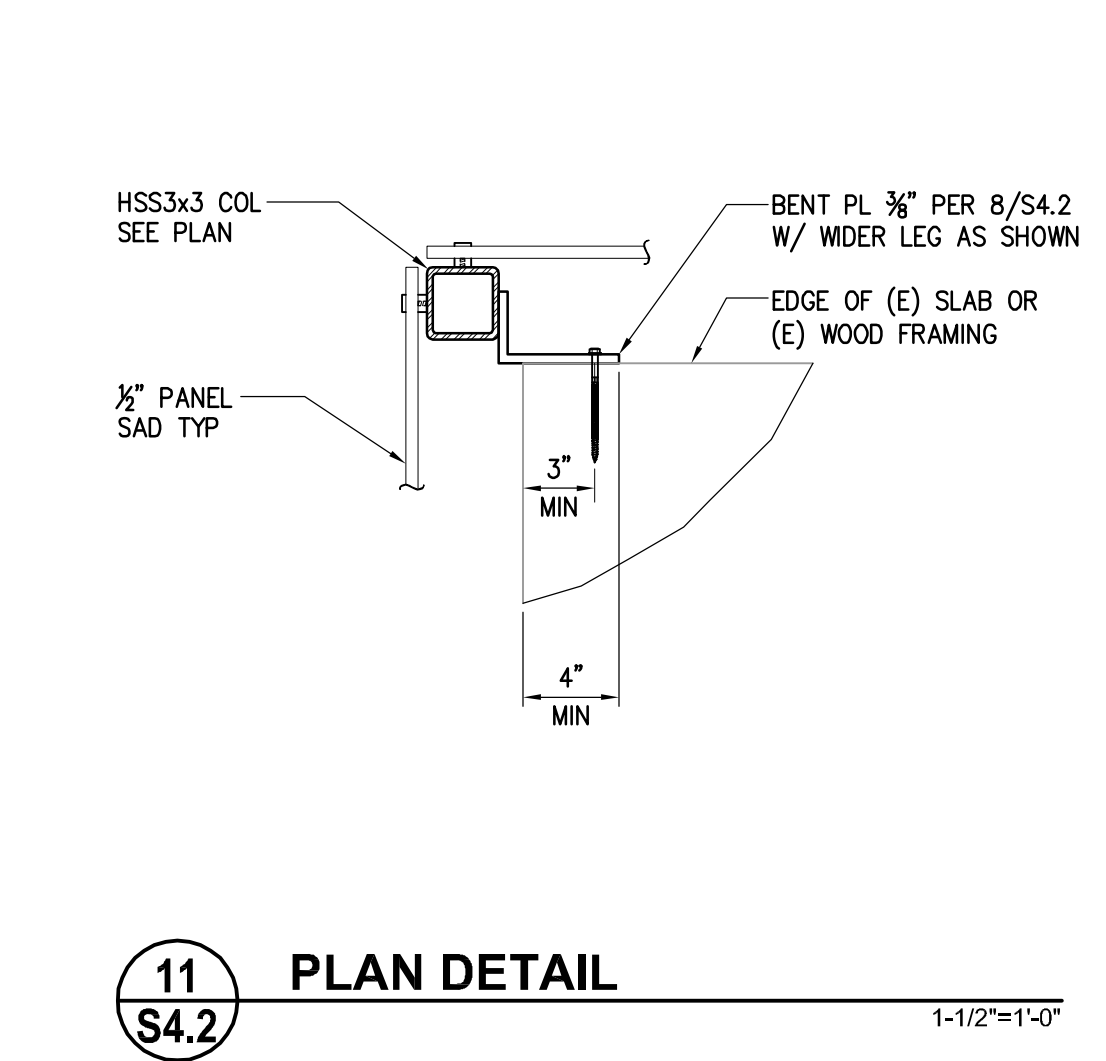
18 SECTION  
3/4"=1'-0"



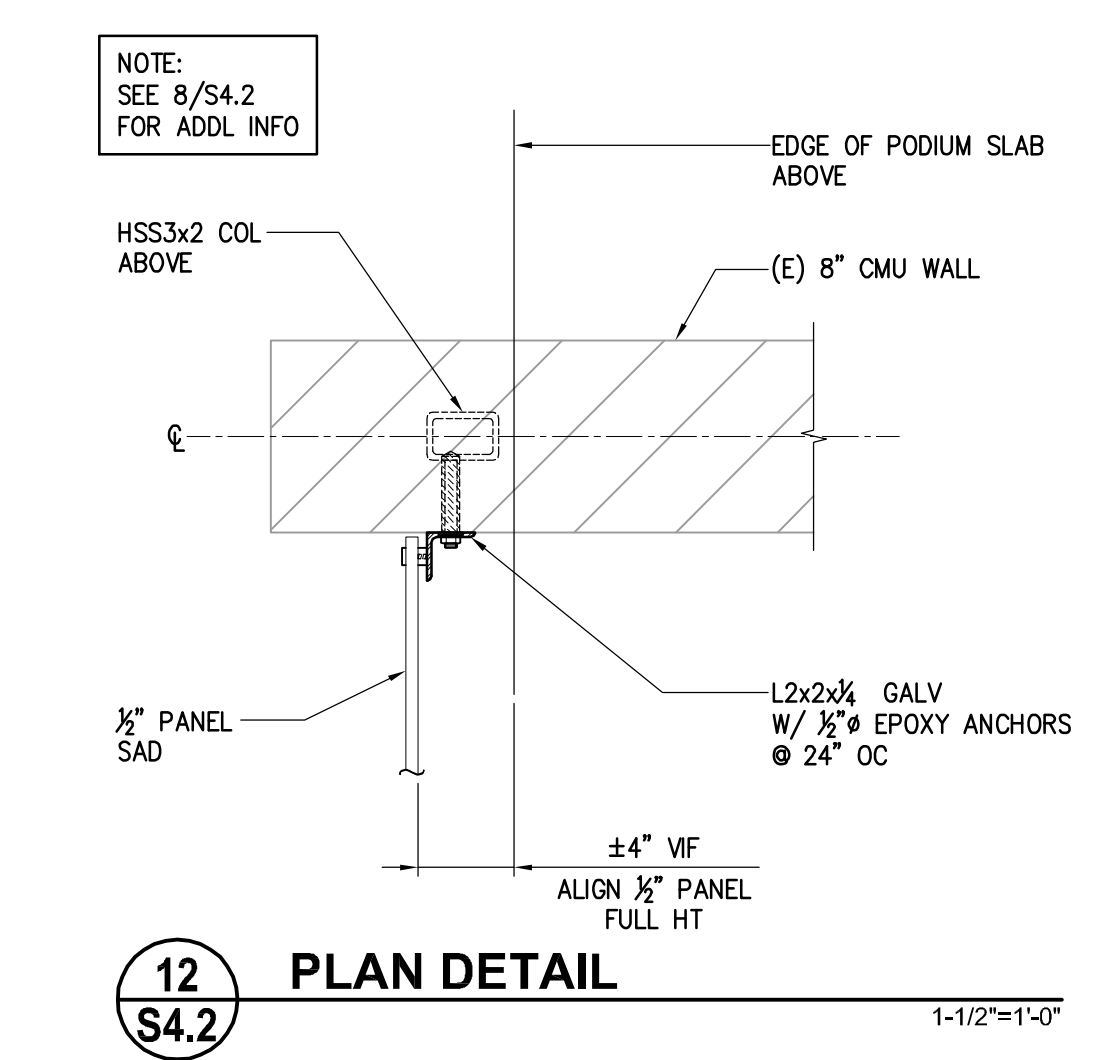
4 SECTION AT WEST SCREEN WALL  
3/4"=1'-0"



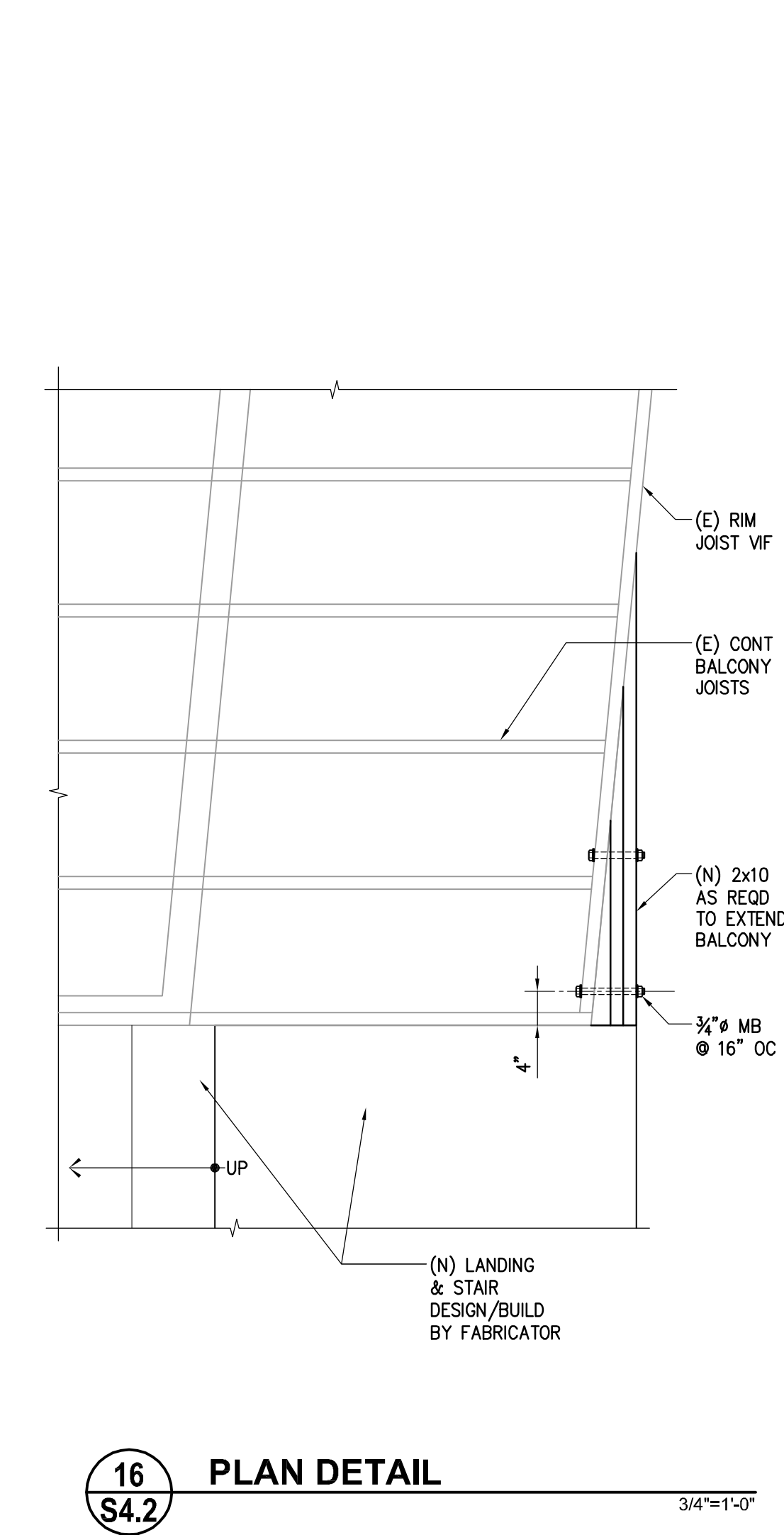
8 GUARDRAIL POST DETAIL  
1"=1'-0"



11 PLAN DETAIL  
1-1/2"=1'-0"



12 PLAN DETAIL  
1-1/2"=1'-0"

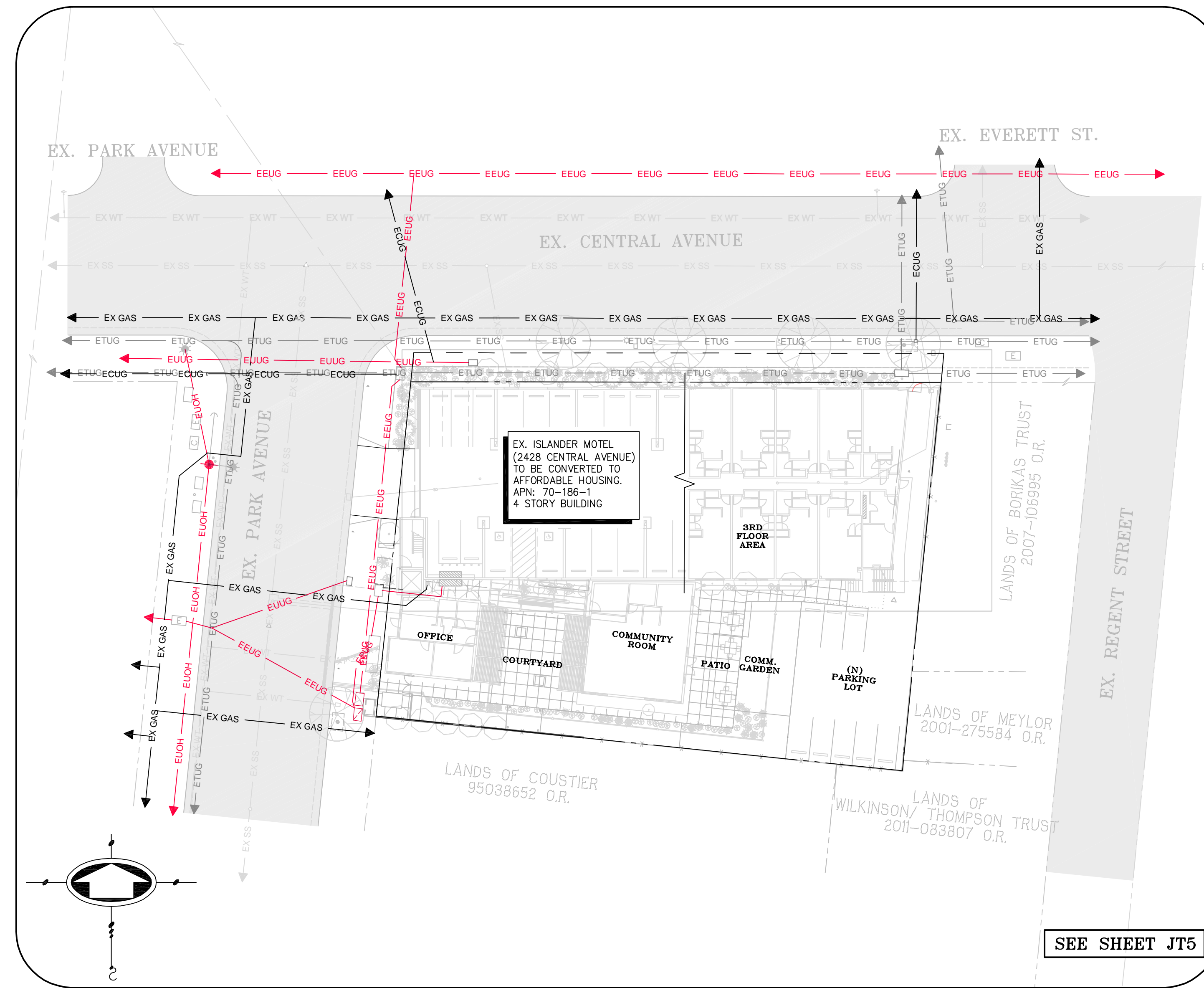
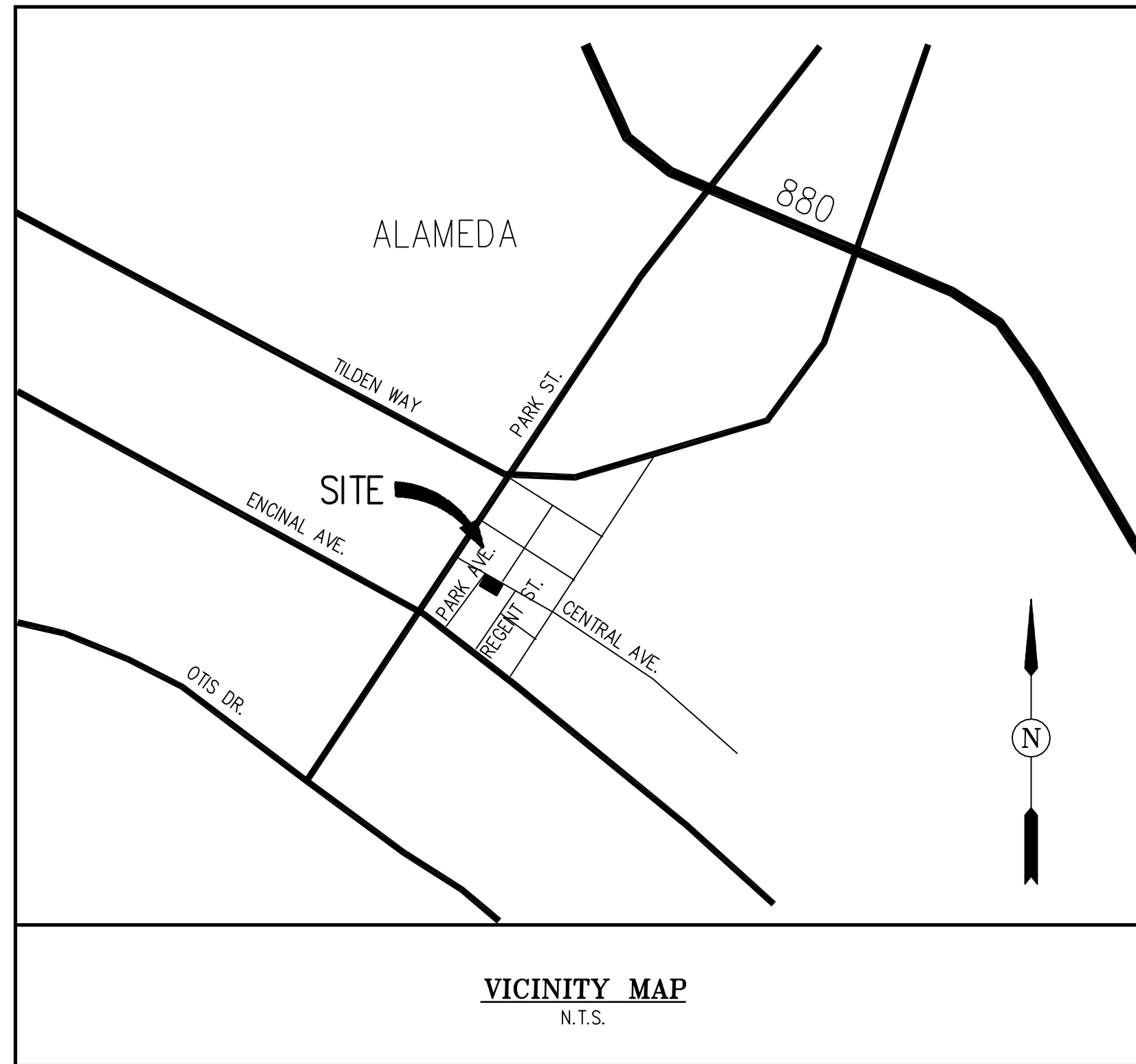


16 PLAN DETAIL  
3/4"=1'-0"



19 SECTION  
3/4"=1'-0"

# RESOURCES FOR COMMUNITY DEVELOPMENT ISLANDER MOTEL (2428 CENTRAL AVENUE) ALAMEDA CALIFORNIA



LEGEND	
	PROPOSED JOINT TRENCH
	PROPOSED JOINT TRENCH SERVICE
	EXISTING JOINT TRENCH
	PROPOSED GAS BY PG&E
	EXISTING GAS
	EXISTING UNDERGROUND CATV LINES
	EXISTING UNDERGROUND ELECTRIC LINES
	EXISTING UNDERGROUND UTILITY LINES
	EXISTING UNDERGROUND TELEPHONE LINES
	EXISTING OVERHEAD UTILITY LINES
	EXISTING OVERHEAD CATV LINES
	EXISTING OVERHEAD TELEPHONE LINES
	EXISTING OVERHEAD ELECTRIC LINES
	PROPOSED UNDERGROUND CATV LINES
	PROPOSED UNDERGROUND ELECTRIC LINES
	PROPOSED UNDERGROUND TELEPHONE LINES
	A.M.P. PRIMARY BOX, 30" x 48" x 36"
	A.M.P. SECONDARY BOX, 30" x 48" x 26"
	A.M.P. 3ø, PAD MOUNT TRANSFORMER PAD SIZE-84" x 60"
	EXISTING JOINT/UTILITY
	EXISTING ELECTROLINER, SINGLE ARM
	GAS ROUND ETS BOX, 14.5" BY PG&E
	BELLHOLE, 4' x 4' BY PG&E
	EXISTING PRIMARY SPLICE BOX
	EXISTING SECONDARY SPLICE BOX
	DESIGNATES UTILITY LINES TO BE REMOVED
	JOINT TRENCH LABEL, XX INDICATES SECTION NUMBER- X' INDICATES TRENCH SECTION LENGTH
	PHOTO NUMBER REFERENCE, SEE PHOTO EXHIBIT SHEET(S)

SHEET INDEX	
SHEET NO.	DESCRIPTION
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5	JOINT TRENCH COMPOSITE PLAN
AMP1	A.M.P. ELECTRIC PRIMARY, SECONDARY AND SERVICE SUBSTRUCTURE PLAN
P1	PHOTO EXHIBIT SHEET

1 NEW FULL SERVICE COMPLETION (1 BUILDING W/ 62 MULTIFAMILY UNITS)

148 L.F. OF JOINT TRENCH SHALL BE INSTALLED WITH THIS JOINT  
TRENCH PLAN SET

TARRAR UTILITY REP.:	KHALID TARRAR	JOB NO.	21119	PHONE NO.	(925) 240-2586
DEVELOPER:	BRIAN SALIMAN (RESOURCES FOR COMM. DEVELOPMENT)	JOB NO.	21119	PHONE NO.	415-297-2258
A.M.P. ELECTRIC COORDINATOR:	FRED BRANAMAN	JOB NO.	R-ELECJOBNO	PHONE NO.	510-748-3992
PG&E GAS COORDINATOR:	RODNEY CHEW	JOB NO.	30865517	PHONE NO.	510-437-2079
TELEPHONE REP.:	PAULINE WILLIAMS (AT&T)	JOB NO.	R-TELEJOBNO	PHONE NO.	510-727-6092
CABLE T.V. REP.:	BEN GREENWOOD (COMCAST)	JOB NO.	R-CATVJOBNO	PHONE NO.	925-370-3021

CITY OF ALAMEDA, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
**APPROVED FOR UTILITY TRENCH WORK  
WITHIN CITY RIGHT-OF-WAY ONLY**

BARBARA HAWKINS,  
CITY ENGINEER

DATE \_\_\_\_\_

PUBLIC WORKS MAINTENANCE  
SUPERINTENDENT

DATE \_\_\_\_\_

COMPOSITE DRAWING BY DEVELOPER	
Approved _____	PG&E gas representative _____ Date _____
Approved _____	A.M.P. electric representative _____ Date _____
Approved _____	Telephone representative _____ Date _____
Approved _____	CATV representative _____ Date _____

3361 Walnut Blvd.  
Suite 100  
Brentwood, CA 94513  
(925) 240-2595  
FAX: (925) 240-2812

# TARRAR

**UTILITY CONSULTANTS**

- Planning
- Design
- Estimating
- Joint Trench
- Street Installation

## JOINT TRENCH COMPOSITE TITLE SHEET RESOURCES FOR COMMUNITY DEVELOPMENT ISLANDER MOTEL (2428 CENTRAL AVENUE) ALAMEDA CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JULY 2011      DATE LAST WORKED ON: 12/19/2011

SCALE: 1:20      DRAWN: R-INIT      CHECKED: KT

JOB NO.: 21119

800-227-2600

SHEET  
**JT1**  
**JT5**



**PROJECT NOTES:**

- FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
- CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
- FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
- A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
- TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET JT3 (TYPICAL).
- CONTRACTOR SHALL PLACE ALL UTILITY SPLICE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY).
- ALL A.M.P., TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER LATERALS AND DRIVEWAYS.
- CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-INS"; THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
- THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
- FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPLICE BOX (ADDITIONAL P.U.E MAY BE REQUIRED).
- RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
- UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
- INCIDENTAL TRENCHING TO SPLICE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPLICE BOXES AND CABINETS (TYPICAL).
- ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
- ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
- OFFSET SPLICE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
- PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
- ALL CONDUITS NOT ENTERING SPLICE BOXES OR ENCLOSURES SHALL BE CAPPED.
- COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
- THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
- ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
- EDGE OF SPLICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
- ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS.
- MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPLICE BOXES & XFMRs.
- DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
- FOR CLARITY - BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
- ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.
- THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM KIER & WRIGHT ((925) 245-8788).

**JOINT TRENCH NOTES:**

- TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS.
- IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB-BASE DISTURBANCE.
- \* WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
- \* WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 12" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES WILL BE REQUIRED.
- \*\* WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BETWEEN STREET LIGHT AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
- TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE ALLOCATION. OTHER CONFIGURATIONS OR REDUCED DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
- THE CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED CLEARANCES BETWEEN ALL PARTICIPATING UTILITIES.
- TRENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY; THEY DO NOT REFLECT SIZE OR QUANTITY OF FACILITIES TO BE INSTALLED.
- TRENCH FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FACILITIES AS INDICATED ON EACH TRENCH PARTICIPANT'S CONSTRUCTION DRAWINGS.
- THE CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PRECAUTION CROSSING WATER AND SEWER FACILITIES.
- THE CONTRACTOR SHALL REFER TO THE COMPOSITE, CONDUIT, AND/OR EACH RESPECTIVE UTILITY INSTALLATION PLAN FOR THE NECESSARY CONDUIT CABLE AND/OR PIPE TO BE INSTALLED IN THIS PROJECT.
- TYPE "M2" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE ADDITIONAL MOVE-INS NECESSARY TO COMPLETE THE SERVICES TO THE DWELLING UNITS WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COST OF THESE MOVE-INS SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR TRENCHING.
- THE AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AND SEPARATION. CONTRACTOR SHALL ADJUST TRENCH WIDTH & DEPTH AS REQUIRED TO ADEQUATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UTILITY CLEARANCES. ALL TRENCHES OVER 60" DEEP MUST COMPLY WITH OSHA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE)
- CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. ALL TRENCH SECTIONS SHOWN HEREON INCLUDE A 4" THICK BEDDING LAYER (UON).
- ALL TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE CITY OF ALAMEDA ENGINEERING STANDARDS AND SPECIFICATIONS.
- ALL PG&E, TELEPHONE, CABLE, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER AND WATER LATERALS AND DRIVEWAYS. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE FROM FIRE HYDRANTS, AND 3' MINIMUM FROM STREETLIGHTS.

**JOINT TRENCH AND UTILITY BOX LOCATION**

**JOINT TRENCH STREET SECTIONS**  
1:20  
NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.  
\* UNLESS OTHERWISE SHOWN

WITHIN ROADWAY SECTION  
(95% RELATIVE COMPACTION FOR THE TOP 6"  
BELOW ROAD SUBGRADE AND 90% BELOW THAT)

**GENERAL NOTES:**

- ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PG&E UTILITY OPERATIONS UO STANDARD S5453.
- ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
- BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
- REINFORCING SHALL BE REQUIRED IN SIDEWALK AROUND UTILITY BOXES IN ACCORDANCE WITH CITY OF ALAMEDA DRAWING 6080, CASE 22.
- THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES AND A SAND CUSHION MINIMUM OF 2" MAY BE REQUIRED AS A PAD ON WHICH UTILITY FACILITIES CAN REST.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)222-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE LOCATIONS, BASED UPON RECORD DATA MADE AVAILABLE BY A.M.P., TELEPHONE, IMPROVEMENT PLANS AND CITY RECORDS. TARRAR UTILITY CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE INFORMATION SHOWN. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE PRECISE LOCATION OF ALL UNDERGROUND FACILITIES. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) (1-800-642-2444) AT LEAST 48 HOURS PRIOR TO START OF WORK.
- CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS, ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
- THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
- TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY.
- TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
- THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
- VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
- TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
- THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
- CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF PG&E'S GAS SYSTEMS (PRIOR TO "HOT TIE-INS").
- THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
- THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
- PG&E'S GENERAL TERM AND CONDITIONS FOR GAS EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
- IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
- TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTORS OF DEVELOPER.
- ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
- THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
- ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER A.M.P. SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
- THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
- KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY. AS SHOWN.
- ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE CITY OF ALAMEDA REQUIREMENTS.
- THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
- THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
- THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONAL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
- "DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A CITY OF ALAMEDA ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE CITY OF ALAMEDA AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT."

**ABBREVIATION LIST**

B/C	BACK OF CURB	H.P.S.	HIGH PRESSURE SODIUM	RT	RETAINING WALL
B/W	BACK OF WALK	IRR.	IRRIGATION CONTROLLER	R/W	RIGHT OF WAY
BTU	BRITISH TERM UNITS	J.T.	JOINT TRENCH	SGH.	SCHEDULE
CB	CATCH BASIN	KV	KILO-VOLTS	SD	STORM DRAIN
CL	CENTERLINE	LE	LANDSCAPE EASEMENT	SH.	SHEET
CAT.	CATALOG	LF	LINEAR FOOT/FEET	S/W	SIDE WALK
C OR CATV	CABLE TELEVISION	MH	MANHOLE	SS	SANITARY SEWER
CFH	CUBIC FEET PER HOUR	MIN.	MINIMUM	SSE	SANITARY SEWER EASEMENT
C.I.P.	CAPITOL IMPROVEMENT PROJECT	MPDE	MINIMUM POINT OF ENTRY	ST. LT.-S/L	STREET LIGHT
CL	CENTER LINE	N.T.S.	1:20	SUBD'V	SUBDIVISION
CU	COPPER	O.D.	OUTER DIAMETER	Sqft.	SQUARE FOOTAGE
E	ELECTRIC	O.H.	OVER HEAD	T	TELEPHONE
EP	EDGE OF PAVEMENT	PIEUE	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	TUC	TARRAR UTILITY CONSULTANTS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PL	PROPERTY LINE	TYP.	TYPICAL
EX.	EXISTING	P.S.	POWER SUPPLY	T/S	TRAFFIC SIGNAL
F/C	FACE OF CURB	PROL	PROJECT	U.G.	UNDERGROUND
FH	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	PSE	PUBLIC SERVICE EASEMENT	V	VOLT
F.O.	FIBER OPTIC	PVAV	PRIVATE VEHICLE ACCESS WAY	W	WATT
G	GAS	P.V.C.	POLY VINYL CHLORIDE	WT	WATER
GALV.	GALVANIZE	P.W.E	PUBLIC WATER LINE EASEMENT	W/	WITH
G.E.	GENERAL ELECTRIC	PWR	POWER	W/O	WITHOUT
GRD.	GROUND	P.U.E	PUBLIC UTILITY EASEMENT	WLE	WATER LINE EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION			XFMR	TRANSFORMER

**PRIVATE STREET LIGHT TRENCH LOCATION ADJACENT TO JOINT TRENCH**

JOINT TRENCH GENERAL NOTES AND DETAILS  
RESOURCES FOR COMMUNITY DEVELOPMENT  
ISLANDER MOTEL (2428 CENTRAL AVENUE)  
ALAMEDA CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JULY 2011	DATE LAST WORKED ON: 12/16/2011
SCALE: 1:20	DRAWN: R-HIT
	CHECKED: KT
JOB NO.: 21119	

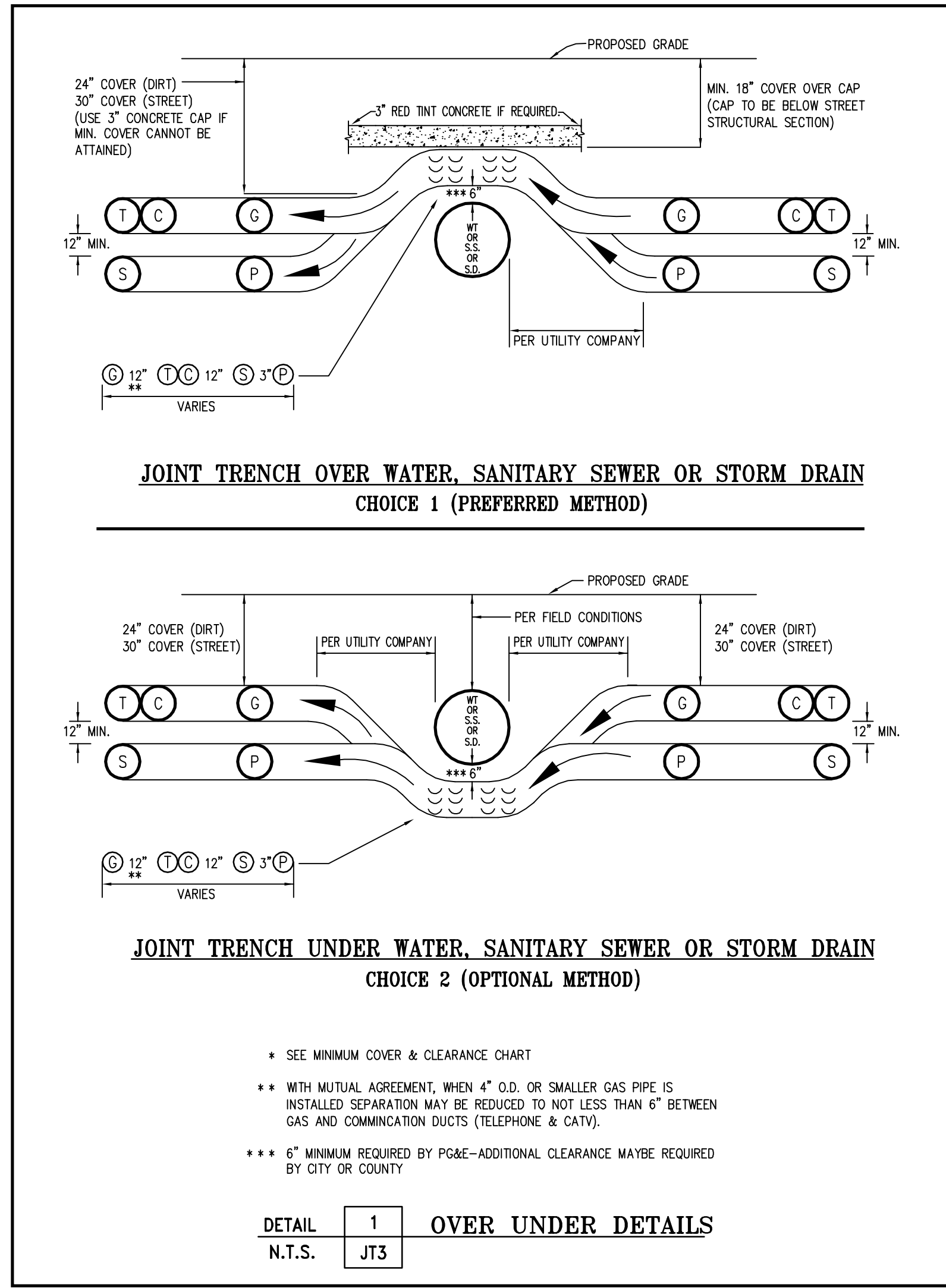
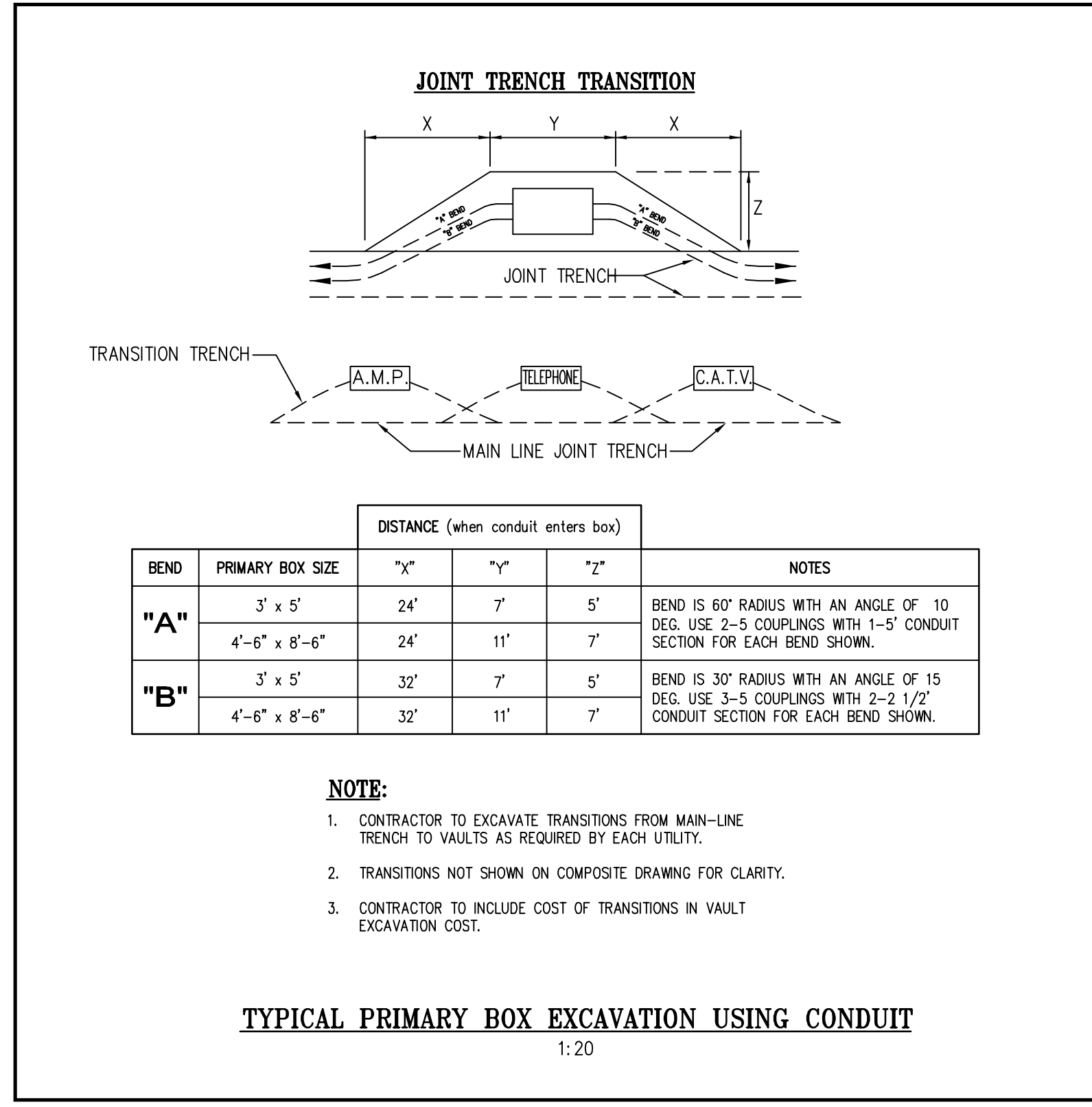
800-227-2600

STATE OF CALIFORNIA  
CIVIL ENGINEER  
TARRAR UTILITY CONSULTANTS  
12/31/14

SHEET  
JT2  
JT5

3361 Walnut Blvd.  
Suite 100  
Brentwood, CA 94513  
(925) 240-2595  
(925) 240 2812 Fax

• Planning  
• Design  
• Estimating  
• Joint Trench  
• Street Installation



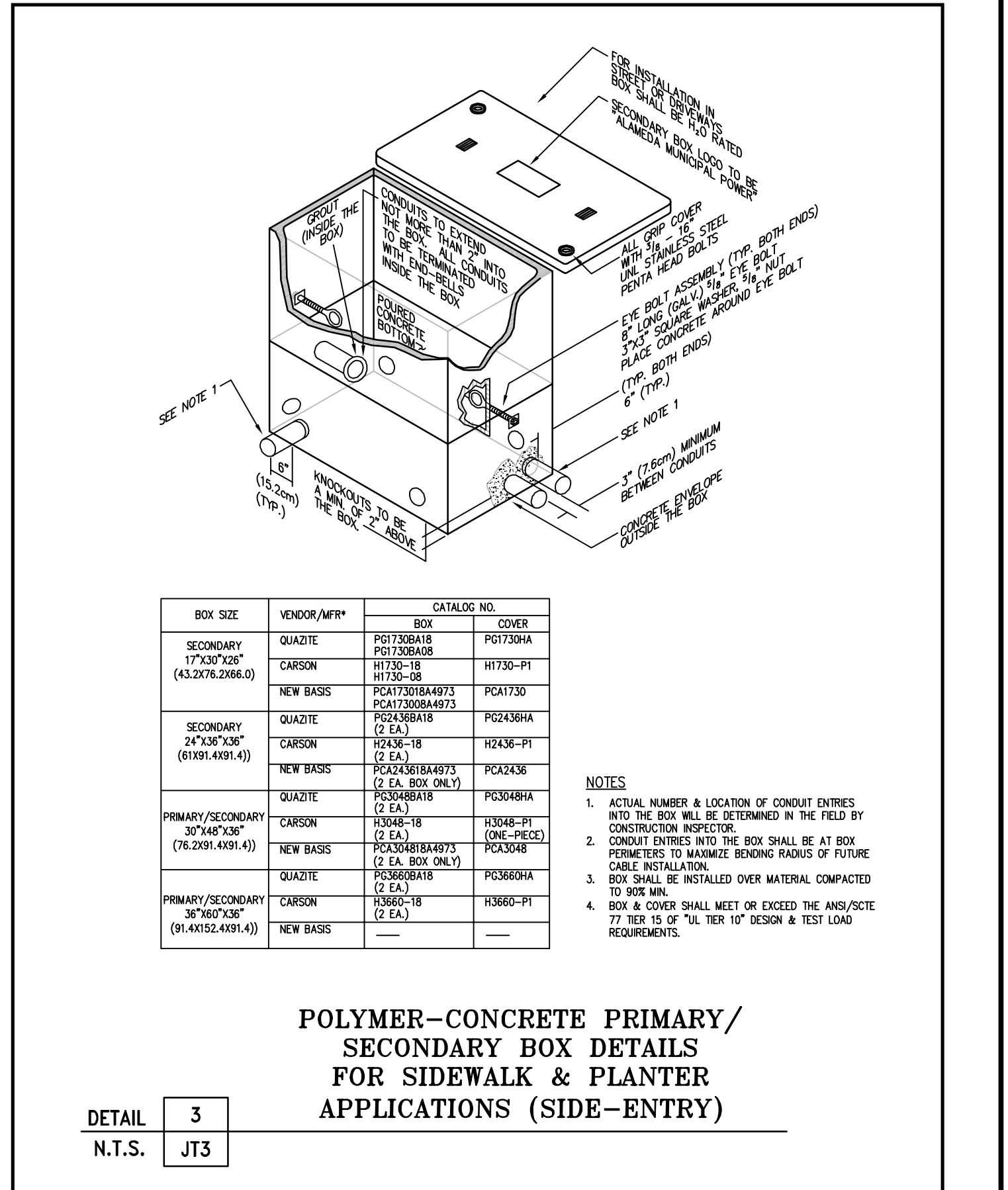
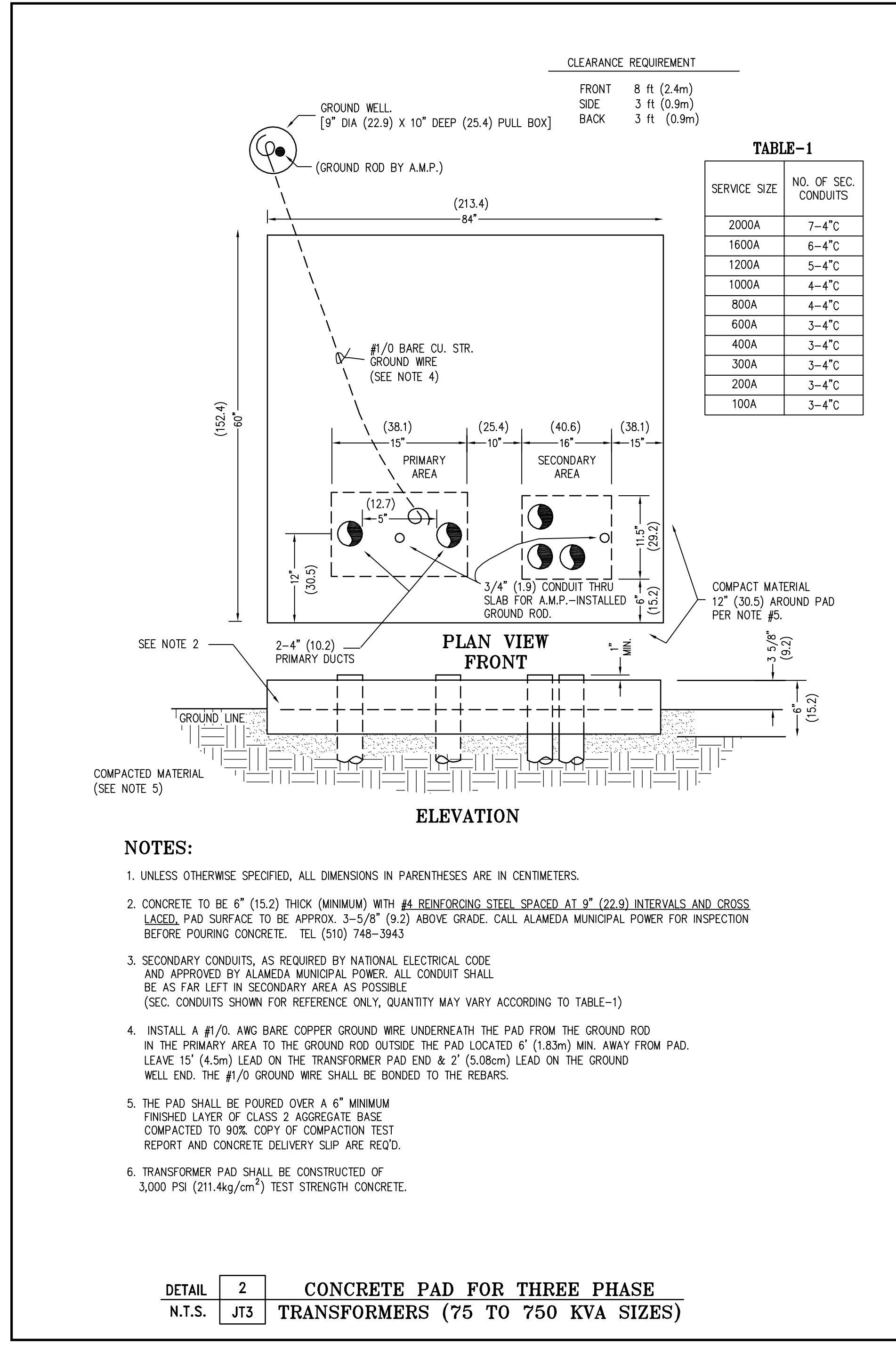
### CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

PUBLIC UTILITY SYSTEM		PRIVATE STREET LIGHTING SYSTEM	
(JOINT TRENCH)			
TRENCHING:	CONTRACTOR	CONTRACTOR	CONTRACTOR
EXCAVATE, BACKFILL AND COMPACT:	CONTRACTOR	CONTRACTOR	CONTRACTOR
GAS MATERIAL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
ELECTRIC CABLE (SERVICE):	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
ELECTRIC CABLE (PRIMARY & SECONDARY):	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
ELECTRIC CONDUIT:	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
ELECTRIC SPUR BOXES:	CONTRACTOR	CONTRACTOR	CONTRACTOR
EXCAVATE:	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
ELECTRIC TEMPLS:	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
ELECTRIC EQUIP. ENCLS.:	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
ELECTRIC TEMPL PADS:	CONTRACTOR	CONTRACTOR	CONTRACTOR
EXCAVATE:	CONTRACTOR	CONTRACTOR	CONTRACTOR
GRADE:	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
ELECTRIC SWITCH PADS:	CONTRACTOR	CONTRACTOR	CONTRACTOR
GRADE:	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
TELEPHONE CONDUIT:	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
TELEPHONE CABLE:	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
TELEPHONE SPUR BOX:	CONTRACTOR	CONTRACTOR	CONTRACTOR
EXCAVATE:	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
TELEPHONE INTER. PADS:	CONTRACTOR	CONTRACTOR	CONTRACTOR
EXCAVATE:	CONTRACTOR	CONTRACTOR	CONTRACTOR
GRADE:	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
COMCAST C.A.T.V. CONDUITS:	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR
COMCAST C.A.T.V. SPUR BOXES:	CONTRACTOR	CONTRACTOR	CONTRACTOR
EXCAVATE:	CONTRACTOR	CONTRACTOR	CONTRACTOR
FURNISH:	CONTRACTOR	CONTRACTOR	CONTRACTOR
INSTALL:	CONTRACTOR	CONTRACTOR	CONTRACTOR

● DESIGNATES THE WORK TO BE PERFORMED BY THE CONTRACTOR AND EACH UTILITY COMPANY.

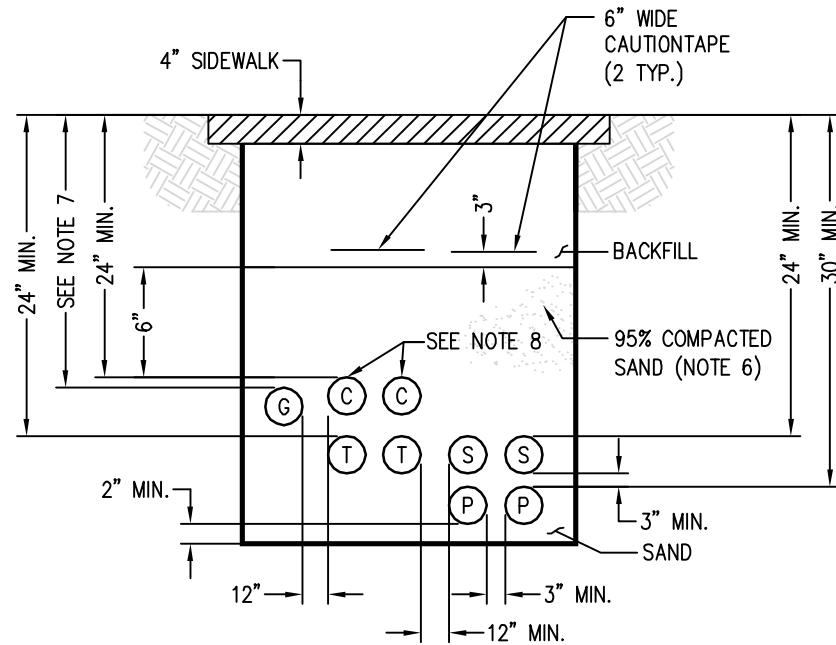
SCHEDULE: XXX  
 INSTALL IN JOINT TRENCH: XXX  
 INSTALL IN SEPARATE TRENCH: XXX  
 CONDUIT SIZE: XXX  
 CONDUIT TYPE: SCH. XXX  
 WIRE SIZE: XXX TYPE: XXX

ADDITIONAL NOTES:  
 DEVELOPER TO SUPPLY AND INSTALL GAS FACILITIES UNDER THE COMPETITIVE BIDDING PROVISIONS OF PG&E GREEN BOOK RULES 15, 16 AND 20.  
 ALL A.M.P. FACILITIES TO BE INSTALLED PER LATEST A.M.P. GUIDELINES

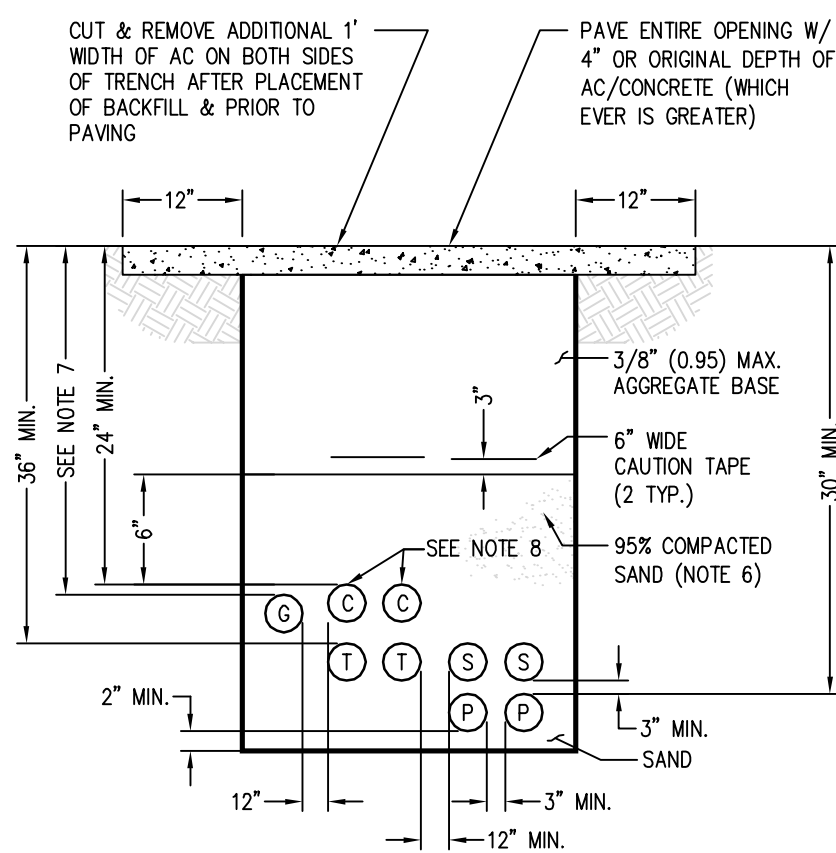


JOINT TRENCH MINIMUM COVER AND CLEARANCES MINIMUM SEPARATION FROM							
UTILITY	G	T	C	S	P	SL	MINIMUM COVER
G (GAS)*	12"	12"	12"	12"	12"	6"	24", 30" IN STREET
T (AT&T TELEPHONE)	12"	1"	12"	12"	12"	12"	24", 30" IN STREET
C (COMCAST CABLE T.V.)	12"	1"	12"	12"	12"	12"	24", 30" IN STREET
S (A.M.P. ELECT. SECONDARY)	6"	12"	12"	3"	3"	1"	24", 30" IN STREET
P (A.M.P. ELECT. PRIMARY)	12"	12"	12"	3"	3"	6"	30", 36" IN STREET
SL (PUBLIC-STREET LIGHT)**	12"	12"	12"	1"	6"		24", 30" IN STREET
SL (A.M.P.-STREET LIGHT)	6"	12"	12"	1"	3"		24", 30" IN STREET

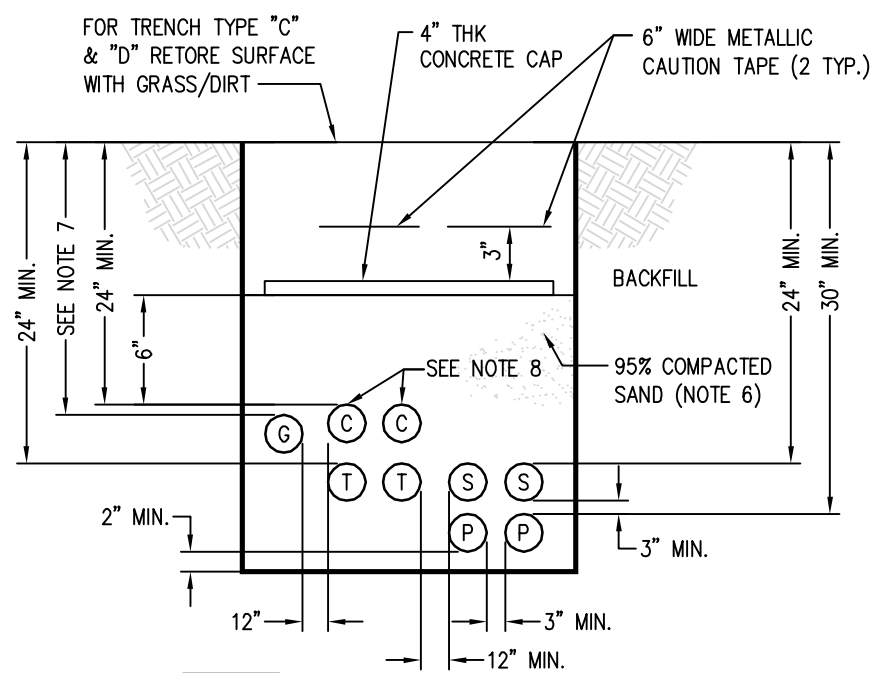
- LEGEND**
- MEETS UTILITY TRENCH ALLOTMENT
  - EXCEEDS UTILITY TRENCH ALLOTMENT
  - ⊙ GAS (PG&E)
  - ⊙ ELECTRIC PRIMARY (AP&T)
  - ⊙ ELECTRIC SECONDARY (AP&T)
  - ⊙ ELECTRIC SERVICE (AP&T)
  - ⊙ TELEPHONE (AT&T)
  - ⊙ CATV (COMCAST)



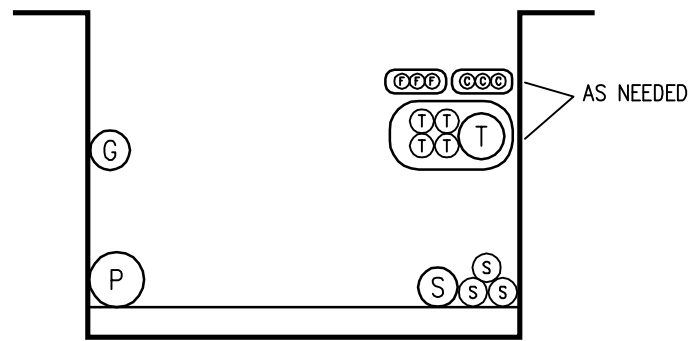
TRENCH TYPE "A" TRENCH IN SIDEWALK



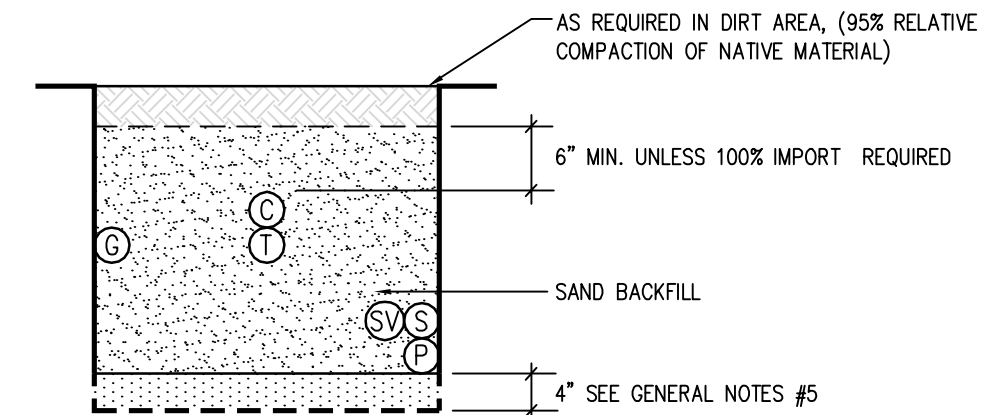
TRENCH TYPE "B" TRENCH IN STREET



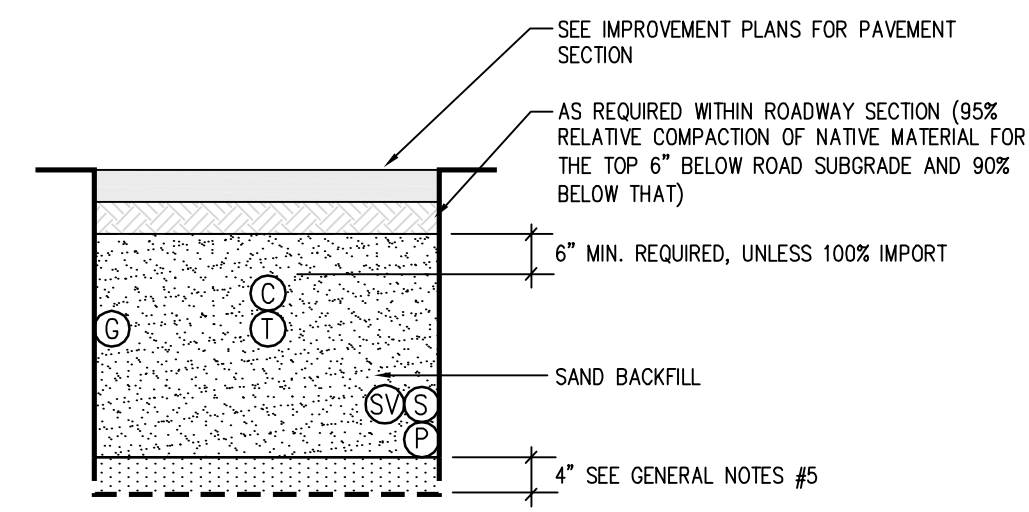
DETAIL 1 TRENCH TYPE "C" & "D" TRENCH IN GRASS/DIRT



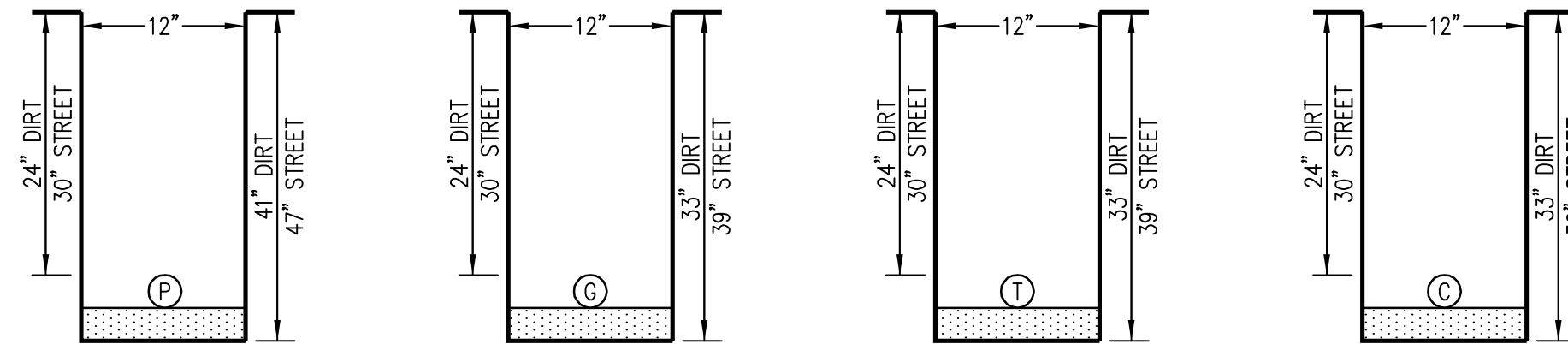
TYPICAL EXAMPLE OF STACKING FACILITIES IN JOINT TRENCH



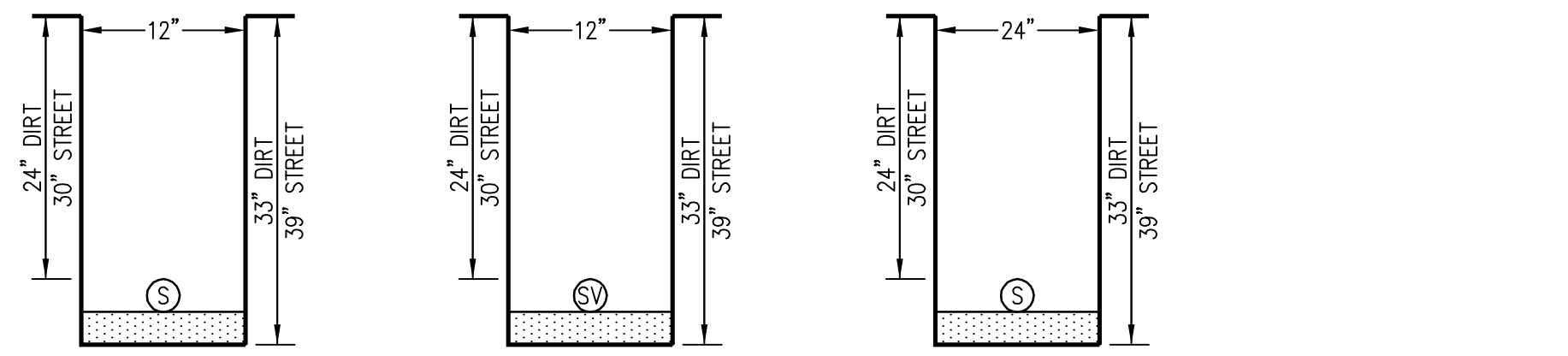
TRENCH IN DIRT AREA



TRENCH IN STREET AREA



SECTION H1 SECTION T1 (SERVICE) SECTION U SECTION V



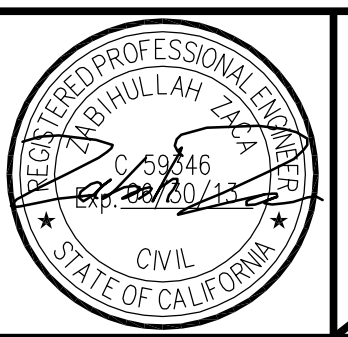
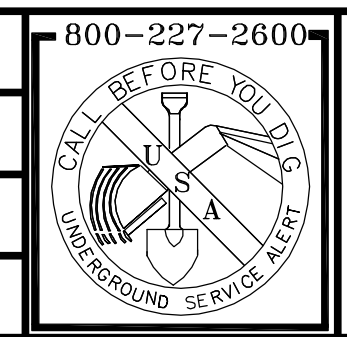
SECTION W SECTION W3 (SERVICE) SECTION W4

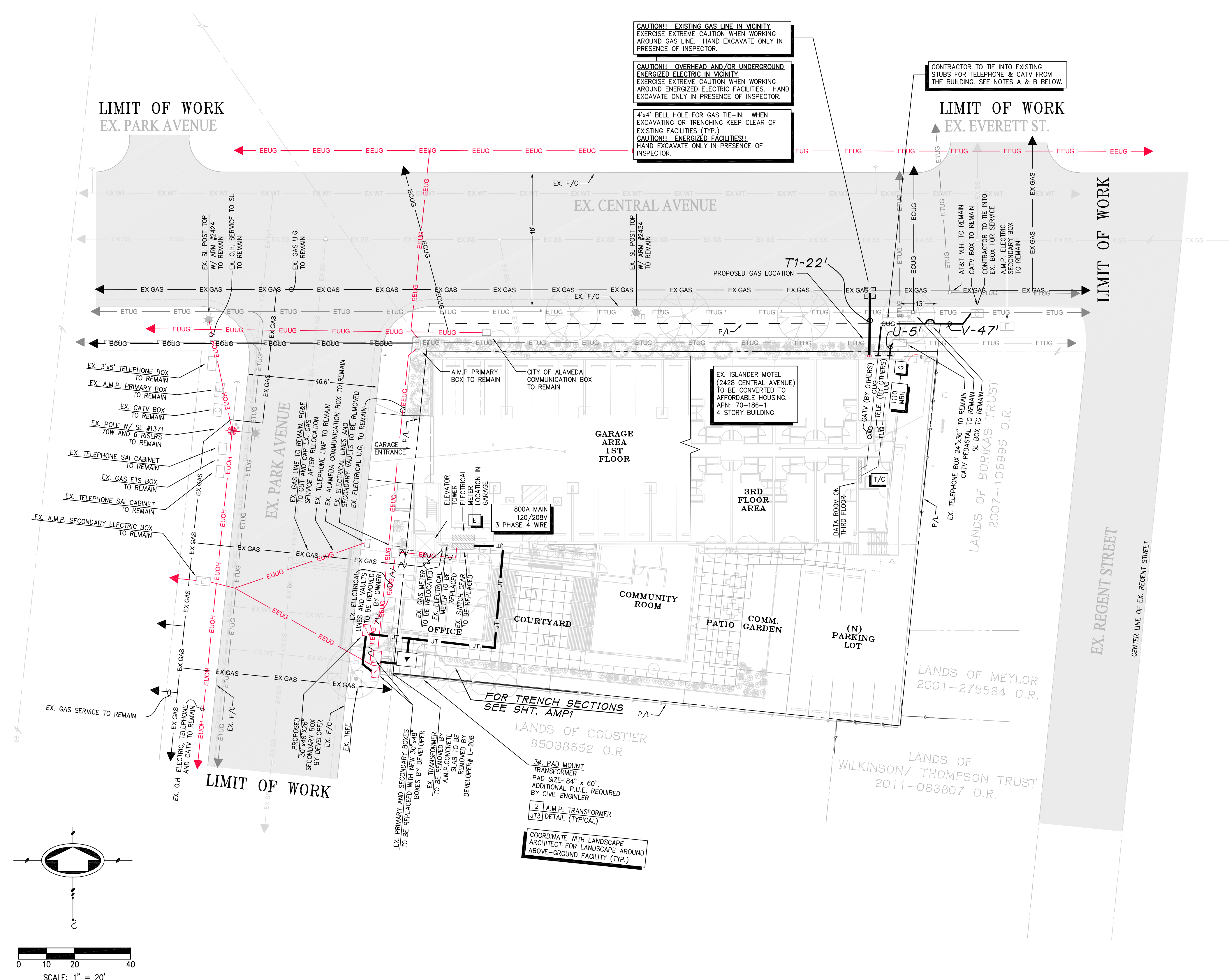
JOINT TRENCH OCCUPANCY GUIDE																								
TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
GAS	X	X	X	X					X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
TELEPHONE	X	X	X	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
CABLE T.V.	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ELECTRIC SEC.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ELECTRIC PRI.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
FIBER OPTCS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

\*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

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CAUTION!! EXISTING GAS LINE IN VICINITY EXERCISE EXTREME CAUTION WHEN WORKING AROUND GAS LINE. HAND EXCAVATE ONLY IN PRESENCE OF INSPECTOR.

CAUTION!! OVERHEAD AND/OR UNDERGROUND ENERGIZED ELECTRIC IN VICINITY EXERCISE EXTREME CAUTION WHEN WORKING AROUND ENERGIZED ELECTRIC FACILITIES. HAND EXCAVATE ONLY IN PRESENCE OF INSPECTOR.

4"x4" BELL HOLE FOR GAS TIE-IN. WHEN EXCAVATING OR TRENCHING KEEP CLEAR OF EXISTING FACILITIES (TYP.) CAUTION!! ENERGIZED FACILITIES!! HAND EXCAVATE ONLY IN PRESENCE OF INSPECTOR.

CONTRACTOR TO TIE INTO EXISTING STUBS FOR TELEPHONE & CATV FROM THE BUILDING. SEE NOTES A & B BELOW.

**NOTE:**  
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT OUR OFFICE.

**SERVICE TERMINATION LEGEND**

**E** ELECTRICAL LOCATION  
**T/C** TELEPHONE, CATV LOCATION  
**G** GAS LOCATION

NOTE: JOINT TRENCH CONTRACTOR TO TIE-IN TO CONDUIT STUBS INSTALLED BY THE BUILDING CONTRACTOR. ADJUST SERVICE TRENCH ROUTE AS NECESSARY.

**NOTE "A"**

- JOINT TRENCH CONTRACTOR TO STUB CONDUITS 5' OUT FROM BUILDING WALL.
- BUILDING CONTRACTOR TO TIE-IN TO CONDUITS THAT ARE STUBBED BY JOINT TRENCH CONTRACTOR.
- JOINT TRENCH CONTRACTOR TO VERIFY SERVICE STUB LOCATION WITH DEVELOPER SITE SUPERINTENDENT.

**JOINT TRENCH OCCUPANCY GUIDE**

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
TELEPHONE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
CABLE T.V.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ELECTRIC SEC.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ELECTRIC PRI.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

\*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

**CAUTION !! CAUTION !! CAUTION !!**  
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR TO ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 24 HOURS IN ADVANCE. TARRAR UTILITY CONSULTANTS WILL/SHALL NOT BE HELD RESPONSIBLE OF THE EXISTING UTILITY LOCATIONS.

CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

3361 Walnut Blvd.  
Suite 100  
Brentwood, CA 94513  
(925) 240-2595  
(925) 240-2812 Fax

**TARRAR**  
UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Installation

**JOINT TRENCH COMPOSITE PLAN**  
RESOURCES FOR COMMUNITY DEVELOPMENT  
ISLANDER MOTEL (2428 CENTRAL AVENUE)  
ALAMEDA CALIFORNIA

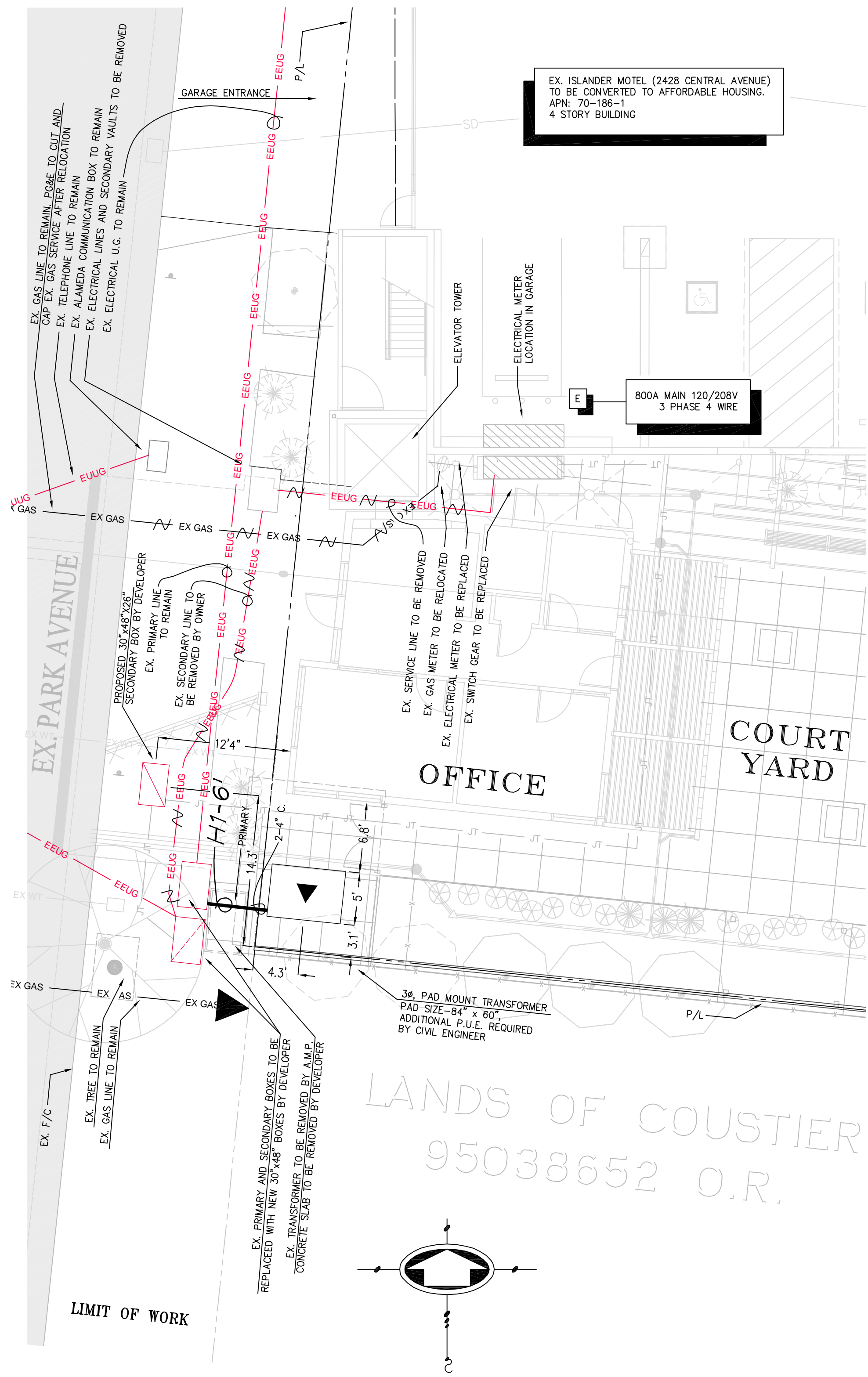
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CHECKED: KT

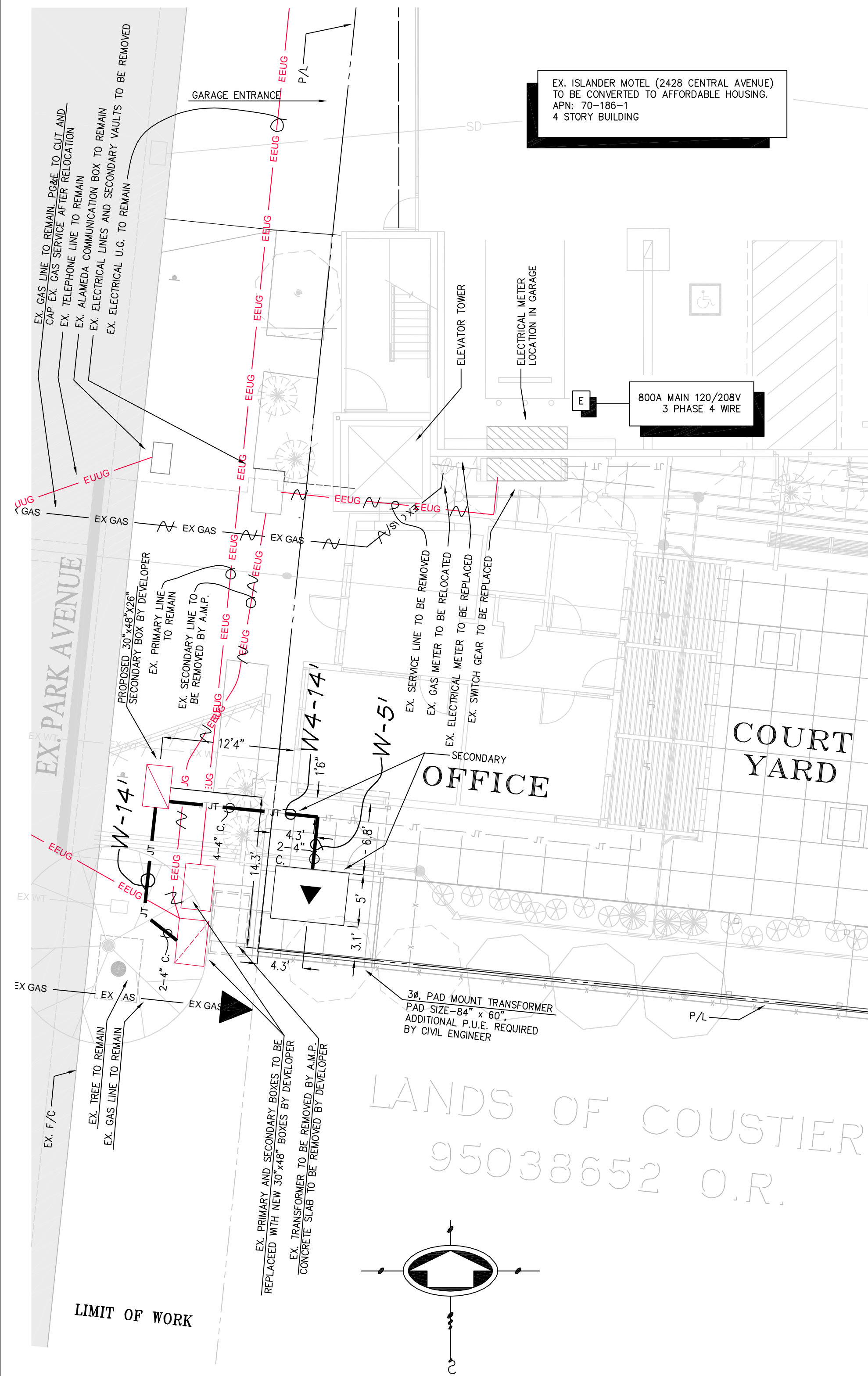
800-227-2600

REGISTERED PROFESSIONAL ENGINEER  
HILLAH ZAKARIA  
CIVIL  
STATE OF CALIFORNIA

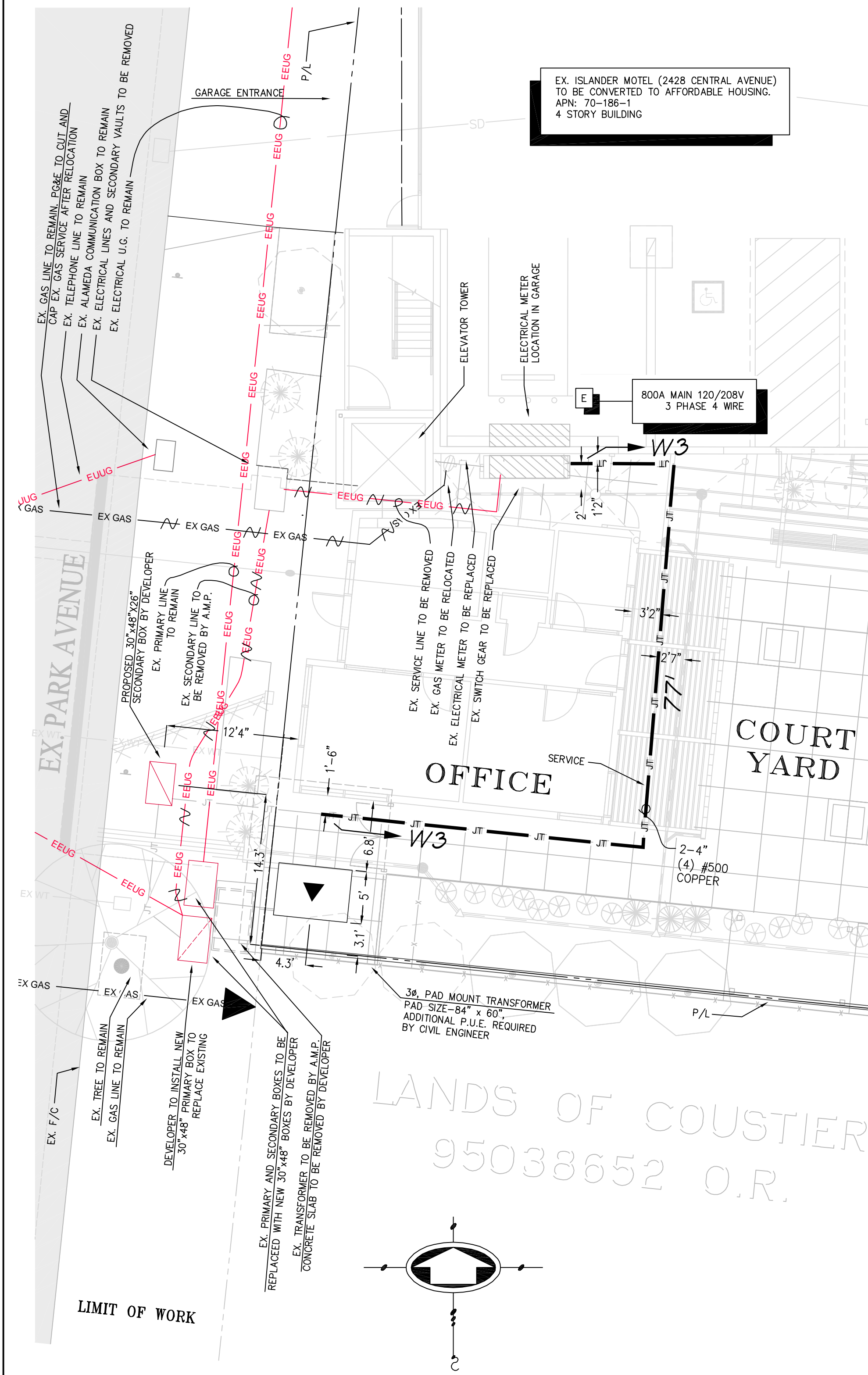
SHEET  
JT5  
JT5



PRIMARY



SECONDARY



SERVICE

3361 Walnut Blvd.  
Suite 100  
Brentwood, CA 94513  
(925) 240-2595  
TARRAR UTILITY CONSULTANTS



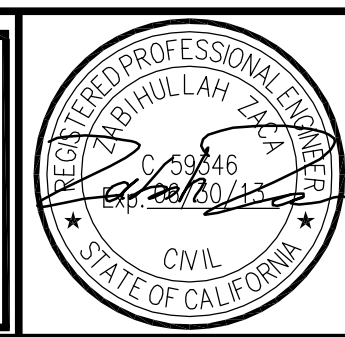
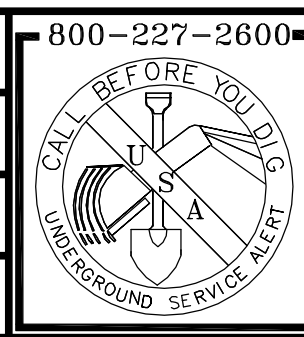
- Planning
- Design
- Estimating
- Joint Trench
- Street Installation

JOINT TRENCH PRIMARY, SECONDARY AND SERVICE SHEET  
RESOURCES FOR COMMUNITY DEVELOPMENT  
ISLANDER MOTEL (2428 CENTRAL AVENUE)  
ALAMEDA CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JULY 2011  
SCALE: 1:8  
JOB NO.: 21119

DATE LAST WORKED ON: 12/16/2011  
DRAWN: KS  
CHECKED: KT



SHEET  
AMP1  
AMP1