

CITY OF PLACERVILLE
PLANNING APPLICATION

Date: 9-17-18
Zoning: C GP: C
File No: 6PA18-01, CU1801, SR18-02
Filing Fee (PZ) \$7662.00 EA18-01
Filing Fee (EN) _____
Receipt No: 23371

REQUEST FOR:

- | | | |
|--|--|--|
| ☐ Annexation | ☐ Boundary Line Adjustment | ☐ Certificate of Compliance |
| ☒ Conditional Use Permit | ☒ Environmental Assessment | ☐ Environmental Impact Report |
| ☐ Final Subdivision Map | ☒ General Plan Amendment | ☐ General Plan Consistency |
| ☐ Historic District Review | ☐ Landscape Plan Review | ☐ Minor Deviation |
| ☐ Planned Development Overlay | ☐ Preliminary Plan Review | ☐ Sign Package Review / Amendment |
| ☒ Site Plan Review | ☐ Temporary Commercial Coach | ☐ Temporary Use Permit |
| ☐ Tentative Parcel Map | ☐ Tentative Subdivision Map | ☐ Variance ☐ Zone Change |

DESCRIPTION: TO ALLOW CONSTRUCTION AND USE OF AN AUTO DETAILING SHOP

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME Ron Thompson
MAILING ADDRESS 140 Forni Rd
Placerville, CA 95667
PHONE (530) 651-3324
EMAIL ron@thompsonsauto.com

APPLICANT'S REPRESENTATIVE (if different)

NAME _____
MAILING ADDRESS _____
PHONE _____
EMAIL _____

PROPERTY OWNER(S)

NAME Ron Thompson PHONE (530) 651-3324
MAILING ADDRESS 140 Forni Rd, Placerville, CA 95667
EMAIL ADDRESS ron@thompsonsauto.com

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME Jim Dillingham, D&Z Structural Engineering, Inc. PHONE (530) 677-0900
MAILING ADDRESS 3389 Mira Loma Dr, Cameron Park, CA 95682
EMAIL ADDRESS jdillingham@dz-engineering.com
I have notified the mortgage holder, which is: none

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 136 Forni Rd
ASSESSOR'S PARCEL NO.(S) 325-310-99
Above described property was acquired by owner on 09 11 2017
Month Day Year

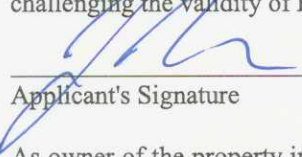
List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by **subdivision** tract developers. Give date said restrictions expire.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

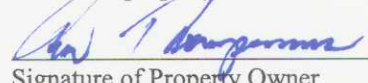
I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

 Applicant's Signature
Jim Dillaghan Printed Name of Applicant(s)
9/17/18 Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

 Signature of Property Owner
Row Thompson Printed Name of Property Owner
9-17-2018 Date

Signature of Property Owner Printed Name of Property Owner Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.



September 14, 2018

RE: Project Narrative for Niemann's Auto Touch
136 Forni Rd
Placerville, CA
APN 325-310-99

RECEIVED
SEP 17 2018
CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

To Whom It May Concern:

This letter is to propose and describe the scope of work for the above mentioned project.

The project site is a 2.0-acre undeveloped lot located 0.1 mile southeast of Highway 50 at 136 Forni Road. The parcel is a moderately sloped, irregularly shaped lot adjoining Thompsons Toyota at 140 Forni Road along its northerly property boundary and Thompsons Chrysler Dodge Jeep Ram at 126 Forni Road to the southwest. The lot is currently zoned *C (Commercial)* with the General Plan Land Use Designation of *Commercial (C)*.

The proposed project is construction of a new single story 5,818 square-foot auto detailing shop building, which is to be used as a new shop location of the existing business currently located at 126 Forni Road. The new building at the project site is to be accessed by employees only with no public access as the existing lobby/office is to remain in its current location at 126 Forni Road to serve customers. Construction work is expected to start in fall 2018 and complete in summer 2019.

The proposed scope of work consists of the following:

- *Application for General Plan text amendment, specifically to have "automobile sales or service" removed from the exclusion to the allowable uses for the Land Use Designation of Commercial (C);*
- Site grading involving 683 cubic yards of net cut, which is to be transported to outside of the City of Placerville;
- Construction of new pre-fabricated metal building; and
- Site improvement including construction of rockery retaining walls, on-site storm water detention and treatment facilities, and landscaping.

Proposed figures listed above are preliminary and subject to change.

Please feel free to contact us should you have any questions or concerns regarding this project.

Sincerely,

Jim Dillingham, P.E.



RE: General Plan Text Amendment for Niemann's Auto Touch
136 Forni Rd
Placerville, CA
APN 325-310-99

1. Does public necessity require the proposed change? Is there a real need in the community for more of the types of uses permitted by the Zone/General Plan Land Use Designation requested than can be accommodated in the areas already zoned/designated for such uses?

Yes, we believe it is public necessity as well as public's best interest to consolidate automobile businesses in certain areas. Proposed project site, currently has the General Plan Land Use Designation of Commercial (C), adjoins two Highway Commercial (HWC) lots which are both auto dealerships and use Forni Road as access. It is reasonable to assume it is the public's best interest to amend the Land Use Designation for Commercial (C) to allow automobile sales and service so that automobile-related businesses can be consolidated.

2. Is the property involved in the proposed reclassification more suitable for the purposes permitted in the proposed classification than for the purposes permitted in the present classification?

Yes, purposes permitted in the proposed reclassification are more suitable for the project site as stated under item #1 above.

3. Would the uses permitted by the proposed Zone/General Plan Land Use Designation be detrimental in any way to surrounding property?

No, it is highly unlikely for the proposed text change to the General Plan to be in any way detrimental to surrounding property for the following reasons:

- **Proposed change currently involves only one property located in between two properties that are used as automobile-related businesses.**
- **Existing business is already located on one of the adjoining properties listed above.**
- **Auto detailing creates very little noise that would not be audible to neighboring lots.**
- **Any future automobile-related businesses in the Land Use Designation of Commercial (C) will be required to obtain a Conditional Use Permit, which allows the City and the community to review and approve such land use on a case-by-case basis.**

4. What were the original deed restrictions, if any, concerning the type and class of uses permitted on the property involved? Give the expiration date of these restrictions.

There are no deed restrictions.

Before filling out application please read

**"REQUIREMENTS FOR FILING APPLICATION FOR CONDITIONAL USE
PERMIT"**

- (A) REQUEST: The Applicant requests a CONDITIONAL USE PERMIT to USE the above described property for the following purposes: (Use this space ONLY to state exactly what is intended to be done on, or with, the property which does not conform with existing zoning regulations. IF a building is involved, a sketch of plan with photographic or other suitable description may accompany this application.)

Construction and operation of auto detailing shop.

State fully wherein your case conforms to the following requirements:

1. That such use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the City's Municipal Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.

Proposed use helps the community consolidate automobile-related businesses in certain areas and thus is desirable and beneficial for the community. Proposed use is not detrimental to existing uses as the proposed project site adjoins existing automobile businesses.

2. That the site for the intended use is adequate in size and shape to accommodate such use and all the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.

The site is suitable for the intended use; as shown on provided site plan, the site accommodates the proposed building as well as various site features.

RECEIVED

JUN 26 2010

File Number: _____

Date Filed: _____ CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM

(To Be Completed By Applicant)

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or

Name: NIEMANN'S AUTO TOUCH

City: PLACERVILLE, CA

Name of Owner: RON THOMPSON Telephone: (530) 651-3324

Address: 140 FORNI RD, PLACERVILLE, CA 95667

Name of Architect, Engineer or Designer: JIM DILLINGHAM, DRZ STRUCTURAL ENGINEERING

Address: 3389 MIRA LOMA DR, CAMERON PARK, CA 95682 Telephone: (530) 677-0900

Project Location: 136 FORNI RD, PLACERVILLE, CA 95667

Assessor's Parcel Number(s): 325-310-99

General Plan Designation: COMMERCIAL(C), TO BE AMENDED TO HIGHWAY COMMERCIAL (HWC)

Zoning: COMMERCIAL(C), TO BE AMENDED TO HIGHWAY COMMERCIAL (HWC)

Property size

Gross (sq. ft./acre): 2.0 AC

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications): 2.0 AC

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

1. Type of project and description: CONSTRUCTION OF AUTO DETAILING SERVICE SHOP

2. What is the number of units/parcels proposed? 1

3. What is the gross number of units per acre? 1

4. Site Size: 2.0 AC.

5. Square footage of each use: 6918 SQ. FT.

6. Number of floors of construction: 1

7. Amount of off-street parking provided: 16

8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations.

9. Proposed scheduling: 7AM - 5:30 PM

10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A
11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: 300 SF Loading Zone
NO Sales area, NO Customers - only service employees
12. If industrial, indicate type, estimated employment per shift, and loading facilities
N/A
13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A
14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: See below.
15. Provide an analysis of traffic generated by the project and how it will impact existing traffic. - moving current location from adjacent lot - no traffic
16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted. N/A

14. General Plan text amendment & Conditional Use Permit needed for proposed use (auto detailing shop)

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | | YES | NO |
|---|-------------------------------------|-------------------------------------|
| 17. Change in existing features of any hills or substantial alteration of ground contours. | ☐ | ☒ |
| 18. Change in scenic views or vistas from existing residential areas or public lands or roads. | ☐ | ☒ |
| 19. Change in pattern, scale or character of general area of project. | ☐ | ☒ |
| 20. Significant amounts of solid waste or litter. | ☐ | ☒ |
| 21. Change in dust, ash, smoke, fumes or odors in vicinity. | ☐ | ☒ |
| 22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. | ☐ | ☒ |
| 23. Substantial change in existing noise or vibration levels in the vicinity. | ☐ | ☒ |
| 24. Site on filled land or on slope of <u>10 percent or more</u> . | ☒ | ☐ |
| 25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. | ☐ | ☒ |
| 26. Substantial change in demand for municipal services (police, fire, | | |

water, sewage, etc.).

☐ ☒

27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)

☐ ☒

28. Is this project part of a larger project or series of projects.

☐ ☒

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. 2-ACRE

UNDEVELOPED SITE WITH MODERATE SLOPE (~12%) COVERED WITH NATIVE BRUSH & GRASS.
STABLE NATIVE SOIL PER GEOTECHNICAL INVESTIGATION. NO ENDANGERED ANIMAL/PLANT SPECIES.
NO CULTURAL/HISTORICAL SIGNIFICANCE. SEE EXHIBIT A FOR PHOTOS.

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. PROJECT SITE IS BOUND BY 2 COMMERCIAL LOTS TO THE NORTH/NORTHWEST (CAR DEALERSHIPS OWNED BY OWNER OF PROPOSED PROJECT), 1-AC SINGLE FAMILY RESIDENTIAL LOT TO THE WEST, UNDEVELOPED COMMERCIAL LOT TO THE SOUTH, AND THE EL PASO COUNTY OFFICE BUILDINGS TO THE SOUTHWEST. NO ENDANGERED SPECIES, NO CULTURAL/HISTORICAL SIGNIFICANCE. SEE EXHIBIT B FOR PHOTOS.

GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)

0 to 10% ☒ 11 to 15% ☐ 16 to 20% ☐ 21 to 29% ☐ 30 to 35% ☐ Over 35

32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area? NO

If yes, please explain: N/A

33. Describe the amount of cut and fill necessary for the project: 5,716 YD³ CUT
5,033 YD³ FILL
(683 YD³ NET CUT)

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. NO

35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: 0.4 MILE TO WEBER CREEK

36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? NO

37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? NO

38. Does the project area contain any wet meadows, marshes or other perennially wet areas? NO If so, delineate this area on Site Plan.

VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)?
Estimate percentage of each: brush + grass land
40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? 0

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes?
(Hydrant, pond, etc.): EXISTING FIRE HYDRANT LOCATED JUST OUTSIDE OF NORTHWEST CORNER OF LOT, NEW HYDRANT TO BE PLACED
42. What is the distance to the nearest fire station? 1 3/4 MI. TO STATION 25
43. Will the project create any dead-end roads greater than 300 feet in length? NO
44. Will the project involve the burning of any material, including brush, trees and construction materials? NO

NOISE

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? 0.1 MILE TO HWY 50
46. What types of noise would be created by the establishment of this land use, both during and after construction? typical construction noise then auto detailing noise

AIR QUALITY

47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? NO

WATER QUALITY

48. What is the proposed water source: ☒ EID ☐ City of Placerville ☐ Well ☐ Other
49. What is the water use? (residential, agricultural, industrial or commercial): incl. POWER WASH OF VEHICLES

HAZARDS

50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? NO
- If yes, what is the regulatory identification number: N/A
- Date of list: N/A

AESTHETICS

51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? NO

ARCHAEOLOGY/HISTORY

52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): No

SEWAGE

53. What is the proposed method of sewage disposal? N/A
 Septic System ☒ City Sewer ☐ Other: _____
54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? NO

TRANSPORTATION

55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? NO
56. Will the project reduce or restrict access to public lands, parks or any public facilities? NO
57. Will the project change the L.O.S. on any existing roads? NO

GROWTH INDUCING IMPACTS

58. Will the project result in the introduction of activities not currently found within the community? NO ; PROPOSED PROJECT IS RELOCATION OF EXISTING BUSINESS
59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? NO
60. Will the project require the extension of existing public utility lines? YES If So, identify and give distances: 1/2-89'

GENERAL

61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? NO
62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? NO
63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? NO
64. Will the project displace any community residents? NO

Discuss any yes answers to the previous questions, use additional sheets if necessary.

MITIGATION MEASURES

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: INSTALLATION OF SAND-OIL INTERCEPTOR AT FUTURE POWER WASH AREA, SEE EXHIBIT D

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

6-25-2018
Date


Signature

CD-021-P
01.17

For _____



Vicinity Map



Exhibit A (View 1): Project Site Viewed From Thompsons Toyota @ 140 Forni Rd

Designed
Drawn
Date

AS
6/18

1 of 7

Revisions

Sym	Description	Date	By

Project Location:

136 Forni Rd
Placerville, CA 95667

Owner Information:

Ron Thompson

Niemann's Auto Touch

Exhibit A

D&Z

Structural Engineering, Inc
3389 Mira Loma Dr. Ste. 3
Cameron Park, CA 95682
Tel: (530) 677-0900
info@dz-engineering.com



Vicinity Map



Exhibit A (View 2): Northwest Corner of Project Site

Designed
Drawn
Date

AS
6/18

Revisions

Sym	Description	Date	By

Project Location:

136 Forni Rd
Placerville, CA 95667

Owner Information:

Ron Thompson

2 of 7

Niemann's Auto Touch

Exhibit A

D&Z

Structural Engineering, Inc
3389 Mira Loma Dr. Ste. 3
Cameron Park, CA 95682
Tel: (530) 677-0900
info@dz-engineering.com



Vicinity Map



Exhibit A (View 3): Southwest Side of Project Site, Currently Used as Temporary Parking Area for Adjacent Auto Dealerships

Designed
Drawn
Date

AS
6/18

3 of 7

Revisions

Sym	Description	Date	By

Project Location:

136 Forni Rd
Placerville, CA 95667

Owner Information:

Ron Thompson

Niemann's Auto Touch

Exhibit A

D&Z

Structural Engineering, Inc
3389 Mira Loma Dr. Ste. 3
Cameron Park, CA 95682
Tel: (530) 677-0900
info@dz-engineering.com



Vicinity Map



Exhibit A (View 4): Southeast Border of Project Site Adjoining Existing Single-Family Residence

Designed Drawn Date	AS 6/18	Revisions <table border="1"> <thead> <tr> <th>Sym</th> <th>Description</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				Sym	Description	Date	By																	Project Location: 136 Forni Rd Placerville, CA 95667	Owner Information: Ron Thompson	 Structural Engineering, Inc 3389 Mira Loma Dr. Ste. 3 Cameron Park, CA 95682 Tel: (530) 677-0900 info@dz-engineering.com
Sym	Description	Date	By																									
4 of 7		Niemann's Auto Touch																										
		Exhibit A																										



Vicinity Map



Exhibit A (View 5): Interior Corner of Project Site

Designed
Drawn
Date

AS
6/18

Revisions

Sym	Description	Date	By

Project Location:

136 Forni Rd
Placerville, CA 95667

Owner Information:

Ron Thompson

5 of 7

Niemann's Auto Touch

Exhibit A

D&Z

Structural Engineering, Inc
3389 Mira Loma Dr. Ste. 3
Cameron Park, CA 95682
Tel: (530) 677-0900
info@dz-engineering.com



Vicinity Map



Exhibit A (View 6): North / East of Project Site

Designed
Drawn
Date

AS
6/18

6 of 7

Revisions

Sym	Description	Date	By

Project Location:

136 Forni Rd
Placerville, CA 95667

Owner Information:

Ron Thompson

Niemann's Auto Touch

Exhibit A

D&Z

Structural Engineering, Inc
3389 Mira Loma Dr. Ste. 3
Cameron Park, CA 95682
Tel: (530) 677-0900
info@dz-engineering.com



Vicinity Map



Exhibit A (View 7): Southeast Corner of Project Site

Designed Drawn Date	AS 6/18
7 of 7	

Revisions			
Sym	Description	Date	By

Project Location:
136 Forni Rd Placerville, CA 95667
Niemann's Auto Touch
Exhibit A

Owner Information:
Ron Thompson

D&Z
Structural Engineering, Inc
3389 Mira Loma Dr. Ste. 3
Cameron Park, CA 95682
Tel: (530) 677-0900
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Vicinity Map



Exhibit B (View 1): Adjacent Commercial Property @ 126 Forni Rd

Designed Drawn Date	AS 6/18	Revisions <table border="1"> <thead> <tr> <th>Sym</th> <th>Description</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				Sym	Description	Date	By																	Project Location: 136 Forni Rd Placerville, CA 95667	Owner Information: Ron Thompson	 Structural Engineering, Inc 3389 Mira Loma Dr. Ste. 3 Cameron Park, CA 95682 Tel: (530) 677-0900 info@dz-engineering.com
Sym	Description	Date	By																									
1 of 6		Niemann's Auto Touch																										
		Exhibit B																										



Vicinity Map



Exhibit B (View 2): Existing Shop Area of Niemann's Auto Touch @ 126 Forni Rd

Designed
Drawn
Date

AS
6/18

2 of 6

Revisions

Sym	Description	Date	By

Project Location:

136 Forni Rd
Placerville, CA 95667

Owner Information:

Ron Thompson

Niemann's Auto Touch

Exhibit B

D&Z

Structural Engineering, Inc
3389 Mira Loma Dr. Ste. 3
Cameron Park, CA 95682
Tel: (530) 677-0900
info@dz-engineering.com



Vicinity Map



Exhibit B (View 3): Adjacent Commercial Property @ 140 Forni Rd and View of HWY 50

Designed Drawn Date	AS 6/18	Revisions <table border="1"> <thead> <tr> <th>Sym</th> <th>Description</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				Sym	Description	Date	By																	Project Location: 136 Forni Rd Placerville, CA 95667	Owner Information: Ron Thompson	 Structural Engineering, Inc 3389 Mira Loma Dr. Ste. 3 Cameron Park, CA 95682 Tel: (530) 677-0900 info@dz-engineering.com
Sym	Description	Date	By																									
3 of 6		Niemann's Auto Touch				Exhibit B																						



Vicinity Map



Exhibit B (View 4): El Dorado County One Stop Employment Resource @ 3047 Briw Rd

Designed
Drawn
Date

AS
6/18

Revisions

Sym	Description	Date	By

Project Location:

136 Forni Rd
Placerville, CA 95667

Owner Information:

Ron Thompson

4 of 6

Niemann's Auto Touch

Exhibit B

D&Z

Structural Engineering, Inc
3389 Mira Loma Dr. Ste. 3
Cameron Park, CA 95682
Tel: (530) 677-0900
info@dz-engineering.com



Vicinity Map



Exhibit B (View 5): El Dorado County Health & Human Services @ 3057 Briw Ridge Ct

Designed Drawn Date	AS 6/18	Revisions <table border="1"> <thead> <tr> <th>Sym</th> <th>Description</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				Sym	Description	Date	By																	Project Location: 136 Forni Rd Placerville, CA 95667	Owner Information: Ron Thompson	 Structural Engineering, Inc 3389 Mira Loma Dr. Ste. 3 Cameron Park, CA 95682 Tel: (530) 677-0900 info@dz-engineering.com
Sym	Description	Date	By																									
5 of 6		Niemann's Auto Touch																										
		Exhibit B																										

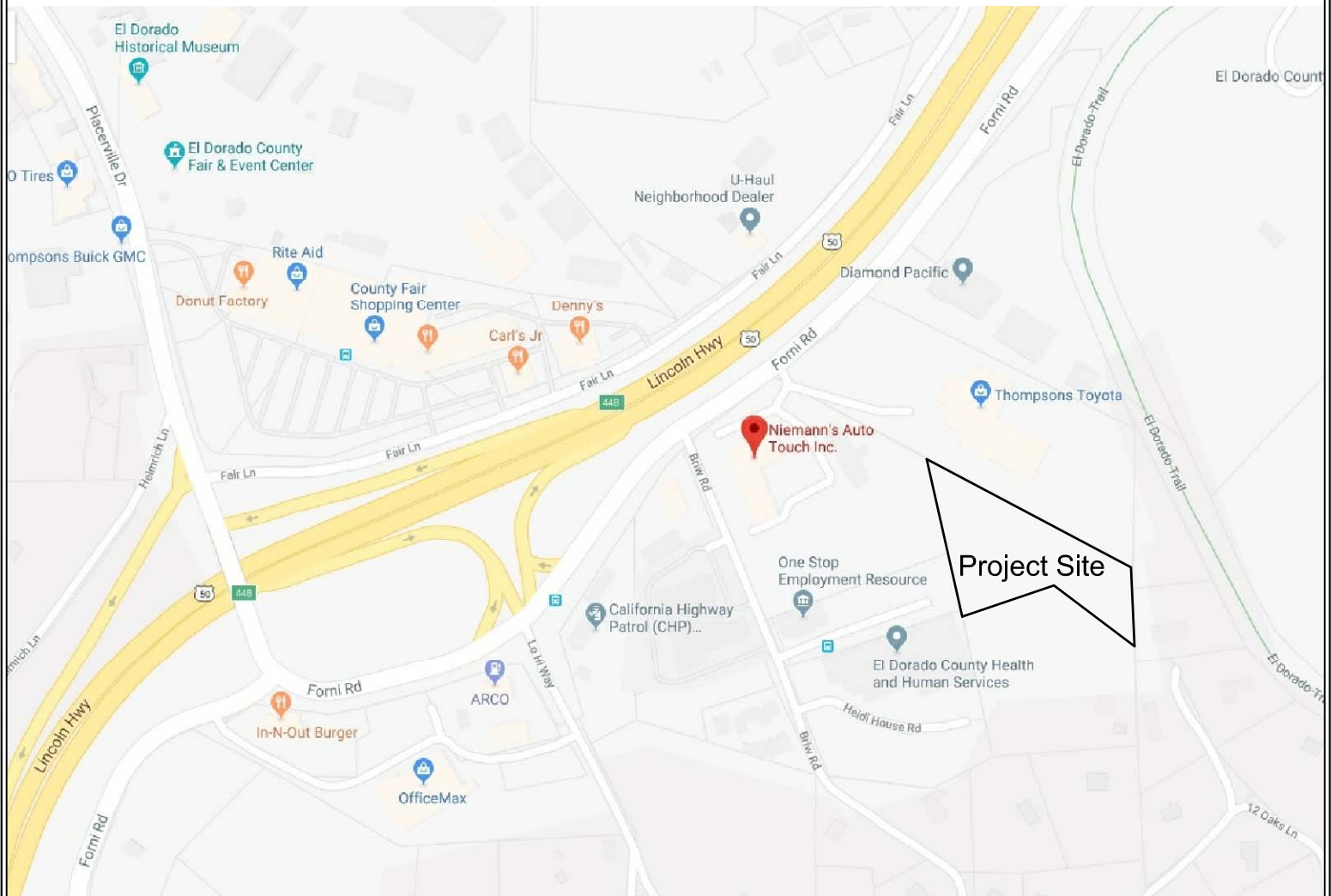


Vicinity Map



Exhibit B (View 6): Single Family Residence @ 3050 12 Oaks Ln

Designed Drawn Date	AS 6/18	Revisions				Project Location: 136 Forni Rd Placerville, CA 95667	Owner Information: Ron Thompson	 Structural Engineering, Inc 3389 Mira Loma Dr. Ste. 3 Cameron Park, CA 95682 Tel: (530) 677-0900 info@dz-engineering.com
		Sym	Description	Date	By			
6 of 6						Niemann's Auto Touch		
						Exhibit B		



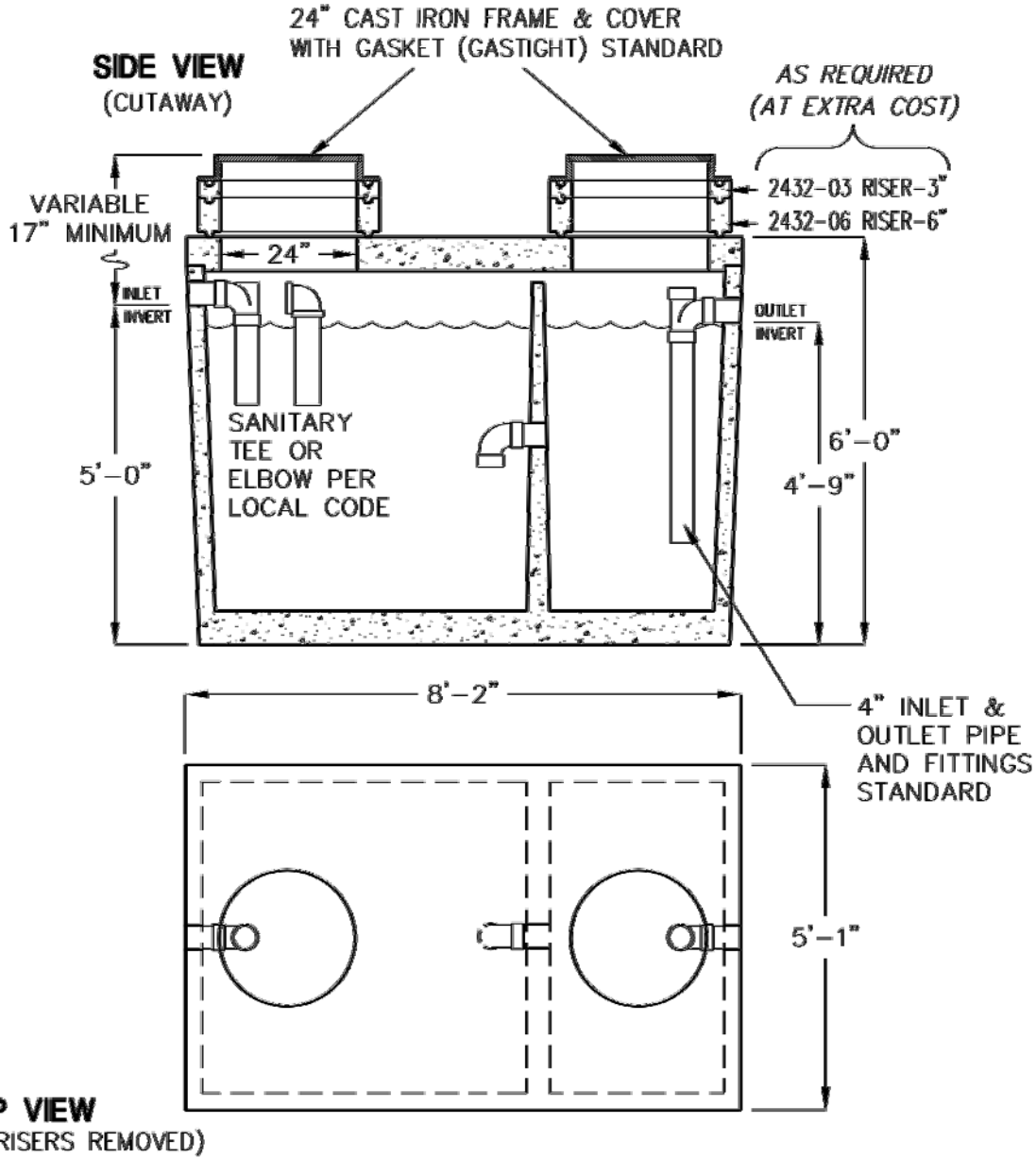
Vicinity Map: 1" = 400'



Designed Drawn Date		AS 6/18	Revisions				Project Location: 136 Forni Rd Placerville, CA 95667		Owner Information: Ron Thompson		 Structural Engineering, Inc 3389 Mira Loma Dr. Ste. 3 Cameron Park, CA 95682 Tel: (530) 677-0900 info@dz-engineering.com
1 of 1			Sym	Description	Date	By	Niemann's Auto Touch				
							Exhibit C				

1000 GALLON SAND-OIL INTERCEPTOR

MODEL JP1000EE-SO
ACCEPTED BY UPC®



LIQUID CAPACITY: 1,000 GALLONS.

BOX DESIGN LOAD: H-20 TRAFFIC FROM
1' TO 6' OF SOIL COVER.

JENSEN
PRECAST®

Designed
Drawn
Date

AS
6/18

Revisions

Sym	Description	Date	By

Project Location:

136 Forni Rd
Placerville, CA 95667

Owner Information:

Ron Thompson

1 of 1

Niemann's Auto Touch

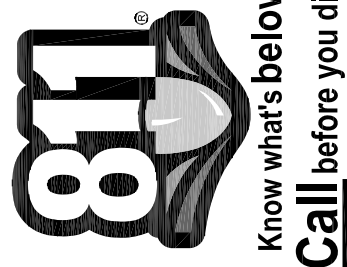
Exhibit D

D&Z

Structural Engineering, Inc
3389 Mira Loma Dr. Ste. 3
Cameron Park, CA 95682
Tel: (530) 677-0900
info@dz-engineering.com

APPLICATION FOR GENERAL PLAN AMENDMENT / ZONING CHANGE FOR
NIEMANN'S AUTO TOUCH

136 FORNIRD
PLACERVILLE, CA 95667



Owner	Ron Thompson
Revisions	Sym Description Date By
Designed	JD
Drawn	AS
Date	4/18
Title Cover Sheet	
Sheet	T1

PROJECT TEAM

OWNER

RON THOMPSON

140 FORNI RD

PLACERVILLE, CA 95667

PHONE: (530) 651-3324

EMAIL: ron@thompsonsaudio.com

DESIGNER

D&Z STRUCTURAL ENGINEERING, INC.

3389 MIRA LOMA DR. #3

CAMERON PARK, CA 95682

PHONE: (530) 677-0800

CONTACT: JIM DILLINGHAM

EMAIL: jdillingham@dz-engineering.com

LANDSCAPE

ADAMS LANDSCAPE DESIGN & CONSULTING

3325 PROMENADE LN

PLACERVILLE, CA 95667

PHONE: (530) 622-9200

CONTACT: TERESA ADAMS

EMAIL: tadams@alldesign.net

TITLE 24 ENERGY DESIGN

CALIFORNIA ENERGY DESIGN

PLACERVILLE, CA 95667

PHONE: (530) 409-4152

CONTACT: JEFFERY BURKARD

EMAIL: calenergydesign@yahoo.com

PROJECT INFORMATION

ADDRESS:

138 FORNI RD

PLACERVILLE, CA 95667

APN:

325-310-99

CURRENT ZONING:

COMMERCIAL (C)

PROPOSED ZONING:

HIGHWAY COMMERCIAL (HWC)

OCCUPANCY TYPE:

F-1, B

CONSTRUCTION TYPE:

I/B

OCCUPANCY SEPARATION:

NONSEPARATED

DEFERRED SUBMITTAL:

NONE

SPRINKLER REQUIREMENT:

YES

BUILDING HEIGHT:

75'-0" ALLOWABLE (CBC TABLE 904.3)
23'-4 1/2" ACTUAL

NUMBER OF STORIES:

3 ALLOWABLE (CBC TABLE 504.4)
1 ACTUAL

ALLOWABLE AREA:

TABULAR AREA, A_t 62,000 S.F.
A_t = tabular allowable area factor per CBC Table 506.2 (eq 1b) = \$11
Frontage increase omitted

BUILDING AREA:

B: BUSINESS (OFFICE) 355 S.F.
F-1: INDUSTRIAL (AUTO DETAILING SHOP) 5,463 S.F.
TOTAL BUILDING AREA 5,818 S.F.
EXTERIOR COVERED POWER WASH STATION 1,455 S.F.

APPLICABLE CODE:

2016 CALIFORNIA BUILDING CODE, CALIFORNIA GREEN STANDARDS
CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE,
CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA
ENERGY CODE, AND CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE
CODE AS AMENDED BY THE STATE OF CALIFORNIA AND THE LOCAL
JURISDICTION AND THE LATEST VERSION OF ALL OTHER CODES
ADOPTED BY THE LOCAL JURISDICTION ARE APPLICABLE TO THIS
PROJECT. THIS PROJECT REQUIRES COMPLIANCE WITH THESE CODES.

SHEET INDEX

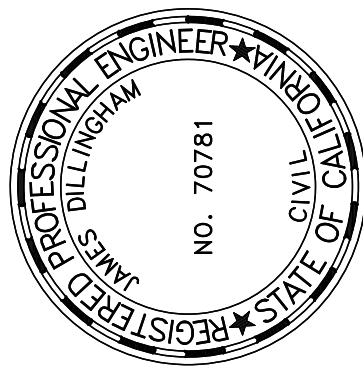
T1	TITLE COVER SHEET	S1.1	GENERAL NOTES
T2	3D RENDERINGS	S1.2	TYPICAL DETAILS
		S2.1	FOUNDATION PLAN
		S3.1	CEILING FRAMING PLAN
			DETAILS
		1 - 30	BUTLER METAL BUILDING PLAN SHEETS (JOB # 18-027312-01)

SCOPE OF WORK

APPLICATION FOR GENERAL PLAN AMENDMENT/ZONE CHANGE FOR THE PROPERTY AT THE ABOVE ADDRESS, FROM CURRENT ZONE/GENERAL PLAN DESIGNATION OF COMMERCIAL (C) TO HIGHWAY COMMERCIAL (HWC).

PROPOSED PROJECT IS A NEW CONSTRUCTION OF AUTO DETAILING SHOP FOR EXISTING BUSINESS CURRENTLY LOCATED AT 126 FORNI RD. EXISTING SHOP AT 126 FORNI RD IS TO BE RELOCATED TO THE PROJECT SITE AND USED AS EMPLOYEE-ONLY WORK AREA WITH NO PUBLIC ACCESS. EXISTING OFFICE IS TO REMAIN AT THE CURRENT LOCATION TO SERVE CUSTOMERS.

VICINITY MAP





3D Rendering AT2 No Scale
Northeast Corner of Building



3D Rendering BT2 No Scale
Southeast Corner of Building



3D Rendering CT2 No Scale
Front (North) Side of Building



3D Rendering DT2 No Scale
Project Site Viewed From
Northwest Corner of Property



3D Rendering ET2 No Scale
Project Site Viewed From
Northeast Corner of Property

General Notes - Roadwork, Grading and Drainage

1. Materials, construction quality, and methods for this project are subject to the County of El Dorado Design and Improvement Standards Manual Standard Plans, and the State of California Department of Transportation Standard Plans and Standard Specifications.
2. All work shall be accomplished to the satisfaction of the Development Services Division Director, County of El Dorado or his authorized representative.
3. All reference to DSD shall mean the Development Services Division Director, County of El Dorado or his authorized representative.
4. All reference to the Standard Specifications shall mean the State of California Department of Transportation Standard Specifications dated July 2006.
5. The Contractor shall have a responsible party, who shall have full authority to represent and act for the Contractor on site at all times during working hours.
6. The Contractor shall notify DSD 48 hours in advance of commencing work to schedule a pre-construction conference and inspection with the Engineer and DOT. No work shall begin until after the pre-construction conference and inspection have been completed.
7. The Contractor's attention is directed to section 7, "Legal Relations and Responsibility" of the Standard Specifications.
8. Rights to enter and construct shall be obtained prior to constructing any off-site work shown in these plans. Copies of such documents shall be kept on-site at all times during the performance of off-site work.
9. The Contractor shall contact Underground Service Alert (USA) 1800-542-2444 prior to performing any excavation on the project site. The owner(s) of identified existing underground facilities shall also be contacted prior to construction.
10. The contractor shall not construct any work without adequate construction staking. As a minimum, the following staking shall be required: 1) Clearing limits, 2) Slope stakes, 3) Water line stakes, 4) Easement stakes, 5) Right of Way stakes, 6) Utility stakes, 7) Easement Additional staking may be required by DSD due to the nature and/or complexity of the work. Lost or damaged stakes shall be replaced to the satisfaction of DSD whether resulting from construction procedures, vandalism, or any other cause.
11. The Contractor's attention is directed to County of El Dorado Resolution No. 199-91, which contains specific requirements for the protection and preservation of oak trees and wetlands. The Contractor shall remove only those trees shown on the plans to be removed. The Contractor shall install protective fencing at the drip line of all remaining trees within 50 feet of any grading, and otherwise comply with the provisions of said ordinance.
12. Construction hours shall be limited from Monday through Saturday, 7:00 a.m. to 7:00 p.m. (or sunset), unless otherwise specified by separate agreement (Subdivision Grading Agreement, Subdivision Improvement Agreement, Road Improvement Agreement, etc.). All heavy equipment and any internal combustion engines shall be fitted with adequate mufflers.
13. The Contractor shall provide, place and maintain all lights, signs, delineators, barricades, temporary traffic signing, flagmen, detours or other devices necessary to provide for the safe and convenient passage of public vehicle and pedestrian traffic through the construction site.
14. The Contractor shall obtain the express written consent of DSD prior to implementing any lane closure or detour on a County maintained roadway. For more information, the Contractor shall refer to Chapter 5, "Traffic Controls for Construction and Maintenance Work Zones" of the State of California Department of Transportation Traffic Manual (latest edition).
15. The Contractor shall be responsible for Dust Control during construction. At least one water truck shall be on site at all times. Additional equipment may be required as determined by DOT.
16. The Contractor shall obtain an approved fugitive dust control plan, including provisions for asbestos hazard mitigation, if required, from the County of El Dorado Environmental Management Department prior to beginning of work.
17. If unusual amounts of stone, bone, or artifacts are uncovered during construction, all work shall be stopped within 24 hours and 100' of the find, and a qualified archaeologist consulted for an on-site evaluation. If the bone appears to be human, the El Dorado County Coroner and the Native American Heritage Commission (phone 916-322-7791) must be contacted.
18. If the presence of serpentine rock (SfS) is discovered during construction, the Contractor shall immediately notify the Owner, DOT and the El Dorado County Department of Environmental

Management that serpentine rock is present on the site. Additionally, the Contractor shall implement the Asbestos Hazard Mitigation Provisions of the Fugitive Dust Plan prior to continuation of earthwork in areas where serpentine rock is present.

19. Upon job completion, it shall be the responsibility of the contractor to provide information to D&Z Structural Engineering, Inc. regarding any material changes made during construction as well as any other information required to be shown on the Record Drawings by DSD, the El Dorado Irrigation District (EID), other utility companies, or other responsible agencies.
20. Clearing and grubbing shall conform to the provisions of Section 19.02, "Clearing and Grubbing" of the Standard Specifications. From any clearing, grubbing or other deleterious substances shall be disposed of off-site and in a lawful manner.
21. Earthwork shall conform to the provisions of Section 19, "Earthwork" of the Standard Specifications. Widening of embankments and flattening of slopes, which result in an increased area of grading, will not be permitted without express written approval of DOT.
22. Aggregate Base shall conform to the provisions of section of Section 2, "Aggregate Base" of the Standard Specifications for Class 2 Aggregate Base, 3/4" maximum gradation. Aggregate base shall not be placed until the prior grading plans have been approved by DOT.
23. Asphalt Concrete shall conform to the provisions of section 39, "Asphalt Concrete" of the Standard Specifications for Type B Asphalt Concrete. Asphalt binder shall be Performance Grade 64-16. Aggregate for the top lift shall be 1/2" maximum, medium gradation. Aggregate for lower lifts shall be 3/4" maximum, medium gradation. Lift thickness shall conform to the provisions of section 39-4. "Spreading and Compaction" of the Standard Specifications. Asphalt concrete shall not be placed until the prior grading plans have been approved by DOT, and all utilities within the paved area have been located, tested, and approved.
24. After acceptance of the final lift of asphalt concrete, and prior to the end of the warranty period, all roadways shall be fog sealed in accordance with Section 37-1, "Seal Coats" of the Standard Specifications. Asphaltic Emulsion shall be Slow-Setting Type, Grade SS1, conforming to the requirements of Section 94, "Asphaltic Emulsions" of the Standard Specifications. All projects that have re-striping due to traffic staging or new lane lines shall be sealed with a Type III Slurry Seal after the existing striping is removed by grinding or sandblasting or shall be overlaid.
25. Subgrade - When asphalt concrete or asphalt concrete base is to be placed on the grading plane, the grading plane at any point shall not vary more than 0.05 foot above or below the grade established by the Engineer. When subbase or base material (other than asphalt concrete base) is to be placed on the grading plane, the grading plane at any point shall not vary more than 0.05 foot above the grade established by the Engineer.
26. Precast concrete structures shall conform to Section 70-1.02H "Precast Concrete Structures" of the Standard Specifications.
27. Where type B drop inlets exceed 5 feet in height, reinforcing steel shall be installed as shown on the plan detail. Reinforcing steel shall be # 4 bars, installed in the vertical walls at 12" O.C. (both face directions). 3" clearance shall be maintained from the outside face of the walls. Under no circumstances will type B drop inlets be allowed in excess of 8 feet in height.
28. Where any portion of the structure excavation for vertical concrete structures (manholes, inlets, vaults, etc.) is within the street, material used to backfill such structures shall conform to Section 19-3.06, "Structure Backfill" of the Standard Specifications. Compaction tests will be taken every 2-3 feet vertically. Where cast-in-place structures are placed against undisturbed native material, this requirement shall not apply.
29. All stippling (centerline, edge-lines, lane-lines, channelizing lines, etc.) and all other pavement markings (limit lines, legends, crosswalk lines, arrows, legends, etc.) shall be thermoplastic, conforming to Caltrans Standard Specifications Section 84-2.
30. Prior finalization of the project, the geotechnical engineer and the (Structural) design engineer, shall certify, respectively, that the walls on the plan were built in conformance with the respective geotechnical and structural recommendations for the project.
31. If blasting activities are to occur in conjunction with development, the developer shall ensure that such blasting activities are conducted in compliance with state and local regulations.
- If burning activities are to occur during construction, the developer shall ensure that such burning activities are conducted in compliance with state and local regulations.
32. Storm drains in public right-of-way, in irrevocable offers of dedications, or that are to be maintained by a zone of benefit (ZOB), service district (CSD), service area (SA), or any other publicly administered agency will be of the following materials:
- a. Reinforced concrete pipe (RCP)
- b. High density polyethylene pipe (HDPE), 48" maximum diameter, with 1/2" wall thickness, but only under the following circumstances:
- (1) 48" maximum
- (2) Non-erosive flow velocities
- (3) Aluminized
- (4) Nominal thickness for 50 year life (AASHTO Designation M196)
- (5) Polymerized asphalt (Sec. 66-1.03 Caltrans) or 4" reinforced concrete pipe (including backfill)
- d. Steel plate or steel arch with concrete or "soft" bottom.
33. Street main signs shall be installed at every intersection.
34. The contractor shall furnish and install Type F-2 markers at both ends of culverts. The culvert markers shall have a two inch wide black strip at the top of the marker. Above elevations 3,000 feet, the contractor shall furnish and install Type F markers with snow pole brackets on all dikes at 100 foot intervals and at both ends of culverts. Above elevation 3,000 feet, the contractor shall install metal marker posts with snow pole brackets near each fire hydrant.
37. Contractor shall not start any utility work until a joint trench composite plan has been approved by Development Services (water and sewer excepted). All utility work performed in the County right of way shall require an encroachment permit.
38. Water and sewer lines shall be tested and approved prior to placing pavement on the street.
39. Omissions and errors on plans shall not be valid, and all codes and laws must be complied with by the Owner, Engineer and Contractor.
40. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County Inspector prior to being used.
- SITE PLAN NOTES:**
1. It is the responsibility of the contractor to ensure that the building is laid out within County setback requirements.
2. Building contractor and/or landscape contractor shall discharge all roof drains to drainage swales shown on this grading plan (i.e. do not alter drainage patterns).
3. All grades shown hereon are finished grades unless otherwise stated.
4. Architect shall verify all finished floor elevations and verify any lot boundary calculations and requirements shown hereon.
5. All easements and encroachments shown hereon are shown on architect's or landscape architect's plans.
6. All cuts and fills shown hereon are 2:1 max, unless otherwise stated, cuts and/or fills steeper than 2:1 require approval from a licensed soils engineer.
7. Topographical and boundary property line data is from a survey provided by _____, D&Z Structural Engineering Inc. is not responsible for the accuracy of topographical or boundary data shown hereon.
8. For all down-sloped lots, it is important that the driveway, as well as any grading or landscaping, be sloped up for 5 feet behind the curb to prevent water from sloping down.
9. All fills shall be compacted according to all applicable local and state requirements.
10. The property shown hereon is subject to all easements, rights of way, restrictions, statutory conditions and similar matters pertinent to said property whether recorded or not. D&Z Structural Engineering, Inc. assumes no liability for the position, accuracy or character of information as it was taken from public records, title reports, information provided by client and/or land survey providers by others. This map is intended for engineering purposes only and is not intended to be used for title documentation.
11. Prior to foundation inspection, pad certification / compaction report shall be submitted to and approved by the El Dorado County Building Department.
12. Property owners shall be set in place by a licensed surveyor or a certificate of survey submitted.
13. All fill to be compacted to 95%. Compaction to be verified by soils engineer.

prior to said burning activities.

33. Storm drains shall be televised when backfill reaches the point of 2 foot of compacted trench fill over the pipe. A copy of the videotape will be provided to the DOT inspector, and no paving over the pipe will be done without the inspector's authorization. Cost of televising will be included in the unit cost of construction.

34. Storm drains in public right-of-way, in irrevocable offers of dedications, or that are to be maintained by a zone of benefit (ZOB), service district (CSD), service area (CSA), or any other publicly administered agency will be of the following materials:

- 0

- high density polyethylene pipe (HDPE), 48" maximum corrugated steel pipe, but only under the following circumstances

- (2) Non-erosive flow velocities

- (4) Nominal thickness for 50 year life (AASHTO Designation M196)

- (5) Polymerized asphalt (Sec. 66-1.03 Caltrans) or 4

- reinforced concrete pad in bottom third

- (6) In non-corrosive soils (including backfill)

- steel plate or steel arch with concrete or "soft" bottom. Same signs shall be installed at every intersection

- same signs shall be installed at every intersection.

- tractor shall furnish and install Type F-2 markers at the

- ends of culverts. The culvert markers shall have a two inch wide black strip at the top of the marker. Above elevations 3,000 feet, the contractor shall furnish and install Type F markers with snow pole brackets on all dikes at 100 foot intervals and at both ends of culverts. Above elevation 3,000 feet, the contractor shall install metal marker posts with snow pole brackets near each fire hydrant.

37. Contractor shall not start any utility work until a joint trench composite plan has been approved by Development Services (water and sewer excepted). All utility work performed in the County right of way shall require an encroachment permit.

38. Water and sewer lines shall be tested and approved prior to placing pavement on the street.

39. Omissions and errors on plans shall not be valid, and all contracts and laws must be complied with by the Owner, Engineer and Contractor.

40. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.

SITE PLAN NOTES:

1. It is the responsibility of the contractor to ensure that the building is laid out within County setback requirements.
2. Building contractor and/or landscape contractor shall discharge all roof drains to drainage swales shown on this grading plan (i.e. do not discharge to drainage swales shown on other grading plans).
3. All grades shown hereon are finished grades unless otherwise stated.
4. Architect shall verify all finished floor elevations and verify any lot coverage calculations (if required).
5. Anyways shown hereon shall be shown hereon as shown on approved plans.
6. All cuts and fills shown hereon are 2:1 max unless otherwise stated.
7. Cuts and/or fills steeper than 2:1 require approval from a licensed soils engineer.

7. Topographical and boundary/property line data is from a survey provided by: D&Z Structural Engineering.

- provided by: _____, Data Structural Engineering Inc. is not responsible for the accuracy of topographical or boundary data shown hereon.

8. For all down-sloped lots, it is important that the driveway, as well as any grading or landscaping, be sloped up for 5 feet behind the curb at 5% minimum prior to sloping down.

- 3% minimum prior to sloping down.
9. All fills shall be keyed-in and compacted according to all applicable local and state requirements.

10. The property shown hereon is subject to all easements, rights of way, restrictions, statutory conditions and similar matters pertinent to local and state requirements.

- This map is intended for engineering purposes only and is not intended to be used for title documentation.

11. Prior to foundation inspection, pad certification / compaction report shall be submitted to and approved by the El Dorado County Building Department

12. Property corners shall be set in place by a licensed surveyor or a Department.

13. All fill to be compacted to 95%. Compaction to be verified by soils certificate of survey submitted.

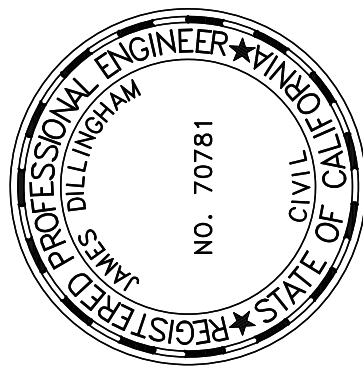
**Application for General Plan Amendment / Zoning Change for
Niemann's Auto Touch**

136 Forni Rd
Placerville, CA 95667



Structural Engineering, Inc.
 3389 Mira Loma Dr. Ste. 3
 Cameron Park, CA 95682

Tel: (530) 677-0900
 Fax: (530) 677-0901
www.dz-engineering.com



Owner	Ron Thompson		
Revisions			
Sym	Description		
By	Date		
Designed	JD		
Drawn	SE		
Date	4/18		
Grading General Notes			
Sheet	C0.1		

General Notes - Roadwork, Grading and Drainage

1. Materials, construction quality, and methods for this project are subject to the County of El Dorado Design and Improvement Standards Manual Standard Plans, and the State of California Department of Transportation Standard Plans and Standard Specifications.
2. All work shall be accomplished to the satisfaction of the Development Services Division Director, County of El Dorado or his authorized representative.
3. All reference to DSD shall mean the Development Services Division Director, County of El Dorado or his authorized representative.
4. All reference to the Standard Specifications shall mean the State of California Department of Transportation Standard Specifications dated July 2006
5. The Contractor shall have a responsible party, who shall have full authority to represent and act for the Contractor on site at all times during working hours.
6. The Contractor shall notify DSD 48 hours in advance of commencing work and shall provide a pre-construction conference with the Engineer and DOT. No work shall begin until after the pre-construction conference and inspection have been completed.
7. The Contractor's attention is directed to section 7, "Legal Relations and Responsibility" of the Standard Specifications.
8. Rights to enter and construct shall be obtained prior to constructing any off-site work shown in these plans. Copies of such documents shall be kept on-site at all times during the performance of off-site work.
9. The Contractor shall contact Underground Service Alert (USA) 1-800-642-2222 prior to any excavation at the project site. The owner(s) of identified existing underground facilities shall also be contacted prior to construction.
10. The contractor shall not construct any work without adequate construction staking. As a minimum, the following staking shall be required: 1) clearing limits, 2) slope stakes, 3) water line stakes, 4) sewer line stakes, 5) storm drain stakes, 6) finished grade stakes. Additional staking may be required by DSD due to the nature and/or complexity of the work. Lost or damaged stakes shall be replaced to the satisfaction of DSD whether resulting from construction procedures, vandalism, or any other cause.
11. The Contractor's attention is directed to County of El Dorado Resolution No. 199-91, which contains specific requirements for the protection and preservation of oak trees and wetlands. The Contractor shall remove only those trees shown on the plans to be removed. The Contractor shall install protective fencing at the drip line of all remaining trees within 50 feet of any grading, and otherwise comply with the provisions of said ordinance.
12. Construction hours shall be limited from Monday through Saturday, 7:00 a.m. to 7:00 p.m. (Or sunset), unless otherwise specified by separate agreement (Subdivision Grading Agreement, Subdivision Improvement Agreement, Road Improvement Agreement, etc.). All heavy equipment and any internal combustion engines shall be fitted with adequate mufflers.
13. The Contractor shall provide, place and maintain all lights, signs, delineators, barricades, temporary traffic striping, flagmen, detours or other devices necessary to provide for the safe and convenient passage of public vehicle and pedestrian traffic through the construction site.
14. The Contractor shall obtain the express written consent of DSD prior to implementing any lane closure or detour on a County maintained street or highway. All lane closures or detours shall conform to Chapter 5, "Traffic Controls for Construction and Maintenance Work Zones" of the State of California Department of Transportation Traffic Manual (latest edition).
15. The Contractor shall be responsible for Dust Control during construction. At least one water truck shall be on site at all times. Additional equipment may be required as determined by DOT.
16. The Contractor shall obtain an approved fugitive dust control plan, including provisions for asbestos hazard mitigation, if required, from the County of El Dorado Environmental Management Department prior to beginning of work.
17. If unusual amounts of stone, bore, or artifacts are uncovered during construction, all work shall be stopped within one hundred feet (100') of the find, and a qualified archeologist contacted. If an on-site archaeologist is not available, the County of El Dorado, the El Dorado County Coroner and the Native American Heritage Commission (phone 916-322-7791) must be contacted.
18. If the presence of serpentine rock (SaF) is discovered during construction, the Contractor shall immediately notify the Owner, DOT and the El Dorado County Department of Environmental

Management that serpentine rock is present on the site. Additionally, the Contractor shall implement the Asbestos Hazard Mitigation Provisions of the Fugitive Dust Plan prior to continuation of earthwork in areas where serpentine rock is present.

19. Upon job completion, it shall be the responsibility of the contractor to provide information to D&Z Structural Engineering, Inc. regarding any material changes made during construction as well as any other information required to be shown on the Record Drawings by DSD, the El Dorado Regional Water District (ERWD), other utility companies, or other responsible agencies.

20. Clearing and Grubbing shall conform to the provisions of section 16, "Clearing and Grubbing" of the Standard Specifications. Roots, stumps, trees, rocks or other deleterious substances shall be disposed of off-site and in a lawful manner.

21. Earthwork shall conform to the provisions of Section 19, "Earthwork" of the Standard Specifications. Widening of embankments and flattening of slopes, which result in an increased area of grading, will not be permitted without express written approval of DOT.

22. Aggregate Base shall conform to the provisions of section of section 26, "Aggregate Base" of the Standard Specifications for Class 2 Aggregate Base. 3/4" maximum gradation. Aggregate base shall not be placed until the prior grading plane has been approved by DOT.

23. Asphalt Concrete shall conform to the provisions of section 39, "Asphalt Concrete" of the Standard Specifications for Type B Asphalt Concrete. Asphalt binder shall be Performance Grade 64-16. Aggregate for the top lift shall be 1/2" maximum, medium gradation. Aggregate for lower lifts shall be 3/4" maximum, medium gradation. Lift thickness shall conform to the provisions of Section 39, "Asphalt Concrete" of the Standard Specifications. Surface shall be sealed with Seal Coat. The prior grading plane has been approved by DOT, and all utilities within the paved area have been placed, tested, and approved.

24. After acceptance of the final lift of asphalt concrete, and prior to the end of the warranty period, all roadways shall be fog sealed in accordance with Section 37-1, "Seal Coats" of the Standard Specifications. Asphaltic Emulsion shall be Slow-Setting Type, Grade SS1, conforming to the requirements of Section 94, "Asphaltic Emulsions" of the Standard Specifications. All projects that have re-striping due to traffic staging or new lane lines shall be sealed with a Type II Slurry Seal after the existing striping is removed by grinding or sandblasting or shall be overlaid.

25. Subgrade - When asphalt concrete or asphalt concrete base is to be placed on the grading plane, the grading plane at any point shall not vary more than 0.05 foot above or below the grade established by the Engineer. When subbase or base material (other than asphalt concrete base) is to be placed on the grading plane, the grading plane at any point shall not vary more than 0.05 foot above the grade established by the Engineer.

26. Precast concrete structures shall conform to Section 70-1.02H "Precast Concrete Structures" of the Standard Specifications.

27. Where type B drop inlets exceed 5 feet in height, reinforcing steel shall be installed as shown on the plan detail. Reinforcing steel shall be # 4 bars, installed in the vertical walls at 12" O.C. (both directions). 3" clearance shall be maintained from the outside face of the walls. Under no circumstances will type B drop inlets be allowed in excess of 8 feet in height.

28. Where any portion of the structure excavation for vertical concrete structures (manholes, inlets, vaults, etc.) is within the street, material used to backfill such structures shall conform to Section 19-3.06, "Structure Backfill" of the Standard Specifications. Compaction tests will be taken every 2-3 feet vertically. Where cast-in-place structures are placed against undisturbed native material, this requirement shall not apply.

29. All striping (centerline, edge-lines, lanelines, channelizing lines, etc.) and all other pavement markings (limit lines, legends, crosswalk lines, arrows, legends, etc.) shall be thermoplastic, conforming to Caltrans Standard Specifications Section 84-2.

30. Before finalization of the project, the geotechnical engineer and the (Structural) design engineer, shall certify, respectively, that the walls on the plan were built in conformance with the respective geotechnical and structural recommendations for the project.

31. If blasting activities are to occur in conjunction with development, the developer shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County

Department of Forestry and air pollution permits from the County

33. Storm drains shall be televised when backfill reaches the point of 2 foot of compacted trench fill over the pipe. A copy of the videotape will be provided to the DOT Inspector, and no paving over the pipe will be done without the Inspector's authorization. Cost of televising will be included in the unit cost of construction.

34. Storm drains in public right-of-way, in irrevocable offers of dedication are to be installed in a zone of Beneficial (ZOB), special district (CSD), or special district (CSD), or other publicly administered agency will be of the following materials:

- a. Reinforced concrete pipe (RCP)
- b. High density polyethylene pipe (HDPE), 48" maximum circumstances
- c. Corrugated steel pipe, but only under the following circumstances
 - (1) 48" maximum
 - (2) Non-erosive flow velocities
 - (3) Aluminized
 - (4) Nominal thickness for 50 year life (AASHTO Designation M196)
 - (5) Polymerized asphalt (Sec. 66-1.03 Caltrans) or 4" reinforced concrete pipe (bottom 12" of pipe shall be reinforced concrete)
 - (6) Steel plate or steel arch with concrete or "soft" bottom.
- d. Street name signs shall be installed at every intersection.

35. The contractor shall furnish and install Type F-2 markers at both ends of culverts. The culvert markers shall have a two inch wide black strip at the top of the marker. Above elevations 3,000 feet, the contractor shall furnish and install Type F markers with snow pole brackets on all dikes at 100 foot intervals and at both ends of culverts. Above elevation 3,000 feet, the contractor shall install metal marker posts with snow pole brackets near each fire hydrant.

37. Contractor shall not start any utility work until a joint trench has been approved by the Engineer. All utility work performed in the County right of way shall require an encroachment permit.

38. Water and sewer lines shall be tested and approved prior to placing pavement on the street.
39. Omissions and errors on plans shall not be valid, and all codes and laws must be complied with by the Owner, Engineer and Contractor.

40. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete forming used to construct the inlet. The message shall be 11-10. All inlets shall be approved by the El Dorado County Inspector prior to being used.

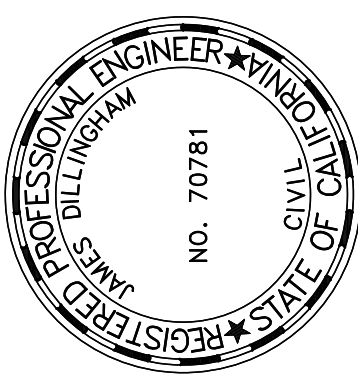
SITE PLAN NOTES:

1. It is the responsibility of the contractor to ensure that the building is laid out within County setback requirements.
2. Building contractor and/or landscape contractor shall discharge all roof drains to drainage swales shown on this grading plan (i.e. do not alter drainage patterns).
3. All grades shown hereon are finished grades unless otherwise stated. Architect shall verify all finished floor elevations and verify any lot area calculations.
4. Any walkways around house not shown hereon are shown on architect's or landscape architect's plans.
6. All cuts and fills shown hereon are 2:1 max, unless otherwise stated, cuts and/or fills steeper than 2:1 require approval from a licensed soils engineer.
7. Topographical and boundary/property line data is from a survey provided by: _____, D&Z Structural Engineering Inc. is not responsible for the accuracy of topographical or boundary data shown hereon.
8. For all down-sloped lots, it is important that the driveway, as well as any grading or landscaping, be sloped up for 5 feet behind the curb at minimum prior to sloping down.
9. All fill shall be compacted according to all applicable local and state requirements.
10. The property shown hereon is subject to all easements, rights of way, restrictions, statutory conditions and similar matters pertinent to said property whether recorded or not. D&Z Structural Engineering, Inc. assumes no liability for the position, accuracy or character of such information as it was taken from public records, title reports, information provided by client and/or land surveys provided by others. This map is intended for engineering purposes only and is not intended to be used for title documentation.
11. Prior to foundation inspection, pad certification / compaction report shall be submitted to and approved by the El Dorado County Building Department.
12. Property corners shall be set in place by a licensed surveyor or a certificate of survey submitted.
13. All fill to be compacted to 95%. Compaction to be verified by soils engineer.

Application for General Plan Amendment / Zoning Change for Niemann's Auto Touch

136 Forni Rd
Placerville, CA 95667

D&Z
Structural Engineering, Inc.
3388 Mira Loma Dr., Ste. 3
Cameron Park, CA 95682
Tel: (530) 877-4900
Fax: (530) 877-4901
www.dz-engineering.com



Owner		Ron Thompson
By	Date	
Revisions		
Δ	Description	
Designed	JD	
Drawn	SE	
Date	4/18	
Grading General Notes		
Sheet		
C0.1		

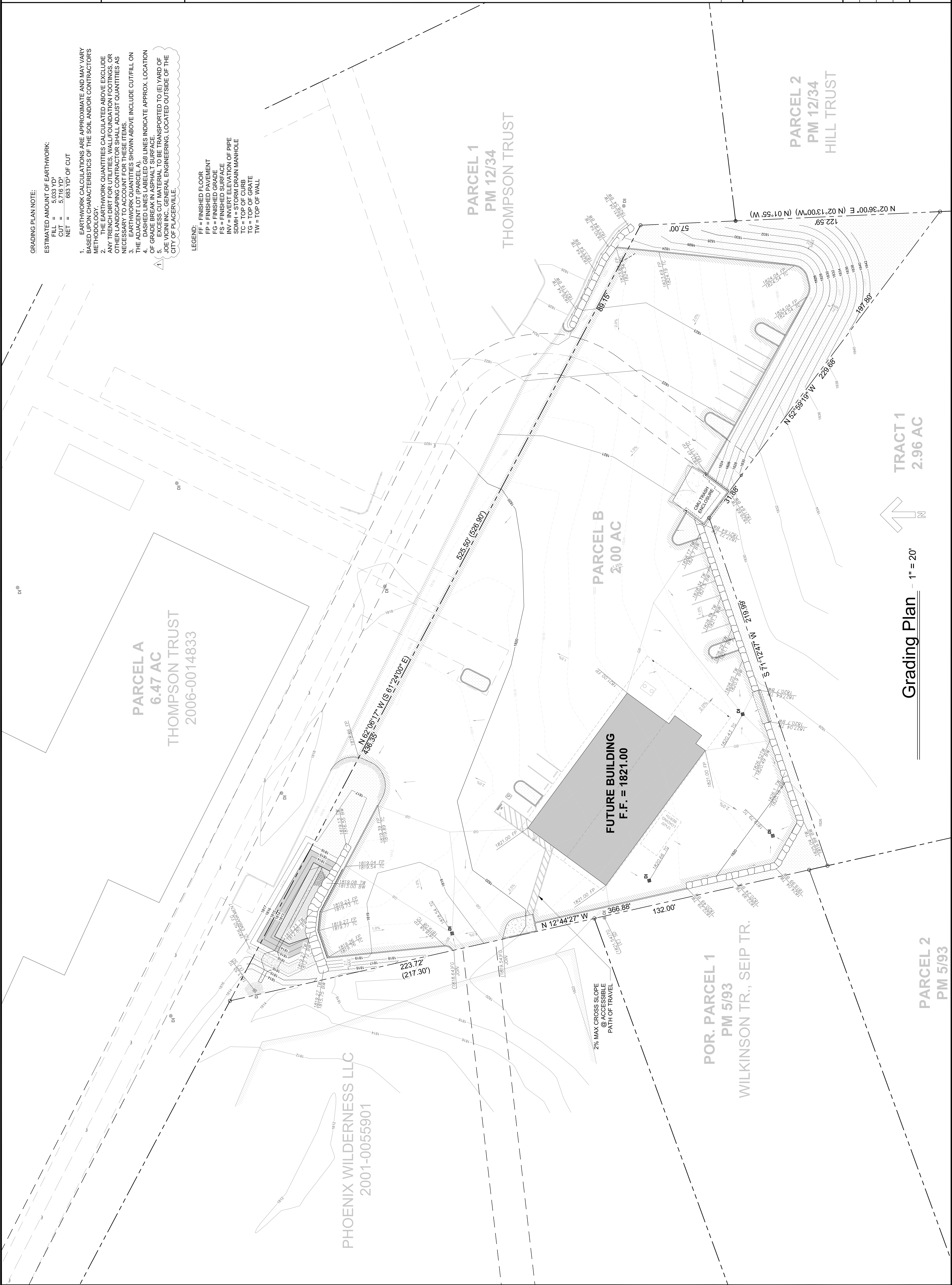
GRADING PLAN NOTE:

ESTIMATED AMOUNT OF EARTHWORK:
FILL = 5,033 YD³
CUT = 5,716 YD³
NET = 683 YD³ OF CUT

1. EARTHWORK CALCULATIONS ARE APPROXIMATE AND MAY VARY BASED UPON CHARACTERISTICS OF THE SOIL AND/OR CONTRACTORS METHODOLOGY.
2. THE EARTHWORK QUANTITIES CALCULATED ABOVE EXCLUDE ANY TRENCH DIRT FOR UTILITIES, WALL FOUNDATION FOOTINGS, OR OTHER LANDSCAPING CONTRACTOR SHALL ADJUST QUANTITIES AS NECESSARY TO ACCOUNT FOR THESE ITEMS.
3. EARTHWORK QUANTITIES SHOWN ABOVE INCLUDE CUT/FILL ON THE ADJACENT LOT (PARCEL A).
4. DASHED LINES LABELED GB LINES INDICATE APPROX. LOCATION OF GRADE BREAK IN ASPHALT SURFACE.
5. EXCESS CUT MATERIAL TO BE TRANSPORTED TO (E) YARD OF JOE VICINI INC., GENERAL ENGINEERING, LOCATED OUTSIDE OF THE CITY OF PLACERVILLE.

LEGEND:

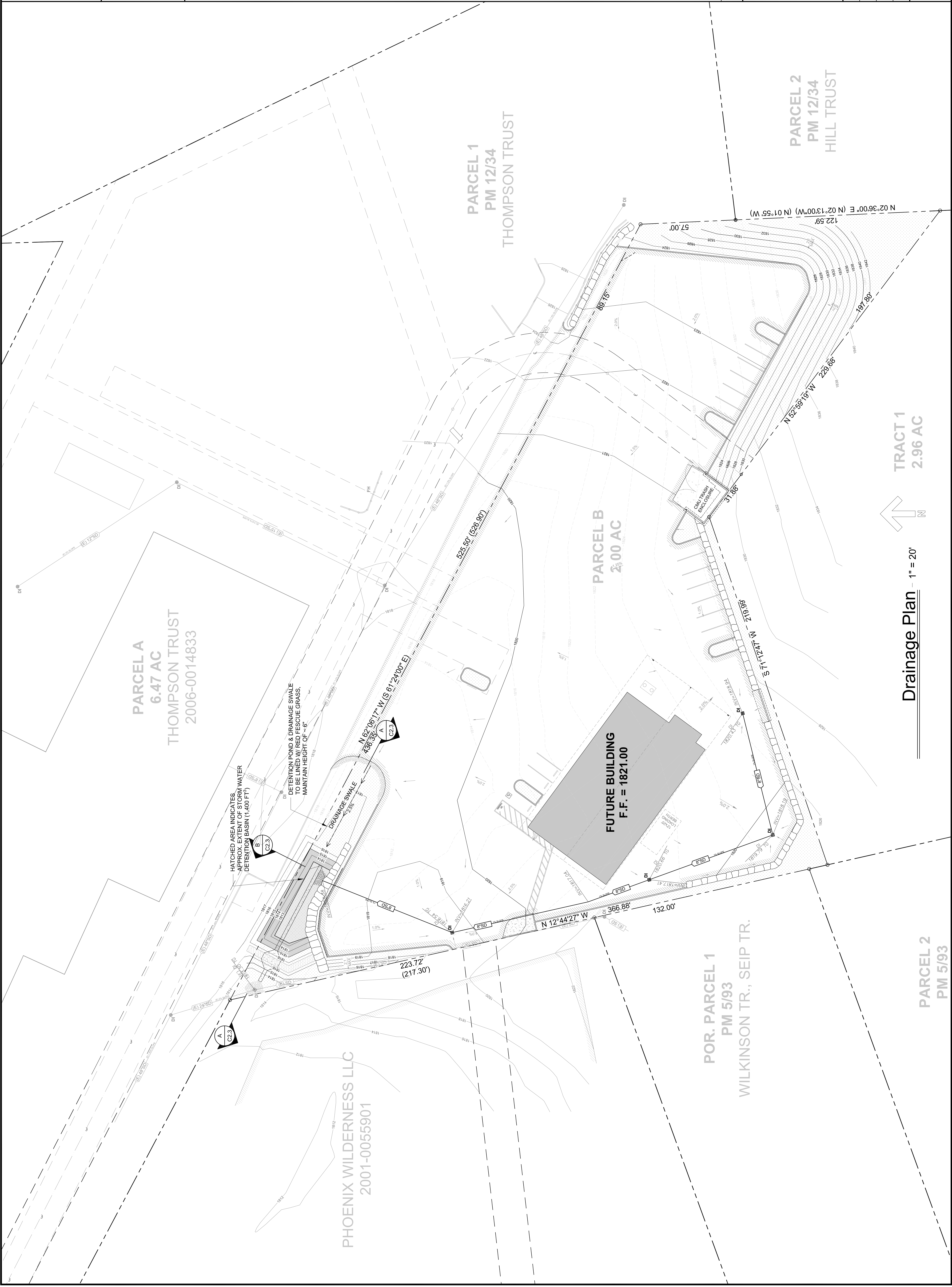
FF = FINISHED FLOOR
FP = FINISHED PAVEMENT
FG = FINISHED GRADE
FS = FINISHED SURFACE
INV = INVERT ELEVATION OF PIPE
SDMH = STORM DRAIN MANHOLE
TC = TOP OF CURB
TG = TOP OF GRATE
TW = TOP OF WALL



TRACT 1
2.96 AC

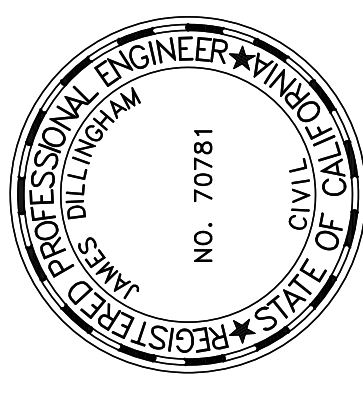
Grading Plan - 1" = 20'

PARCEL 2
PM 5/93



Drainage Plan - 1" = 20'

TRACT 1
2.96 AC



136 Forni Rd
Placerville, CA 95667

Decisions		
Description	Date	By

Erosion Control Plan

14

TRACT 1
2.96 AC

PARCEL 2
PM 5/93

PRIOR TO CLEARING AND GRUBBING, THE FOLLOWING EROSION CONTROL FEATURES SHALL BE INSTALLED AND COMPLETELY FUNCTIONAL.

PERIMETER CONTROLS (SILT FENCES, STRAW
WATTLES, ETC)

SEDIMENT TRAPS OR FILTERS AT EXISTING

DOWNSTREAM DISCHARGE POINTS,
INCLUDING LOW POINTS IN PERIMETER CONTROL.

IMMEDIATELY UPON COMPLETION OF CLEARING AND

GRUBBING, PERMANENT FEATURES ALONG PERIMETER OF THE PROJECT SHALL BE CONSTRUCTED, LOT

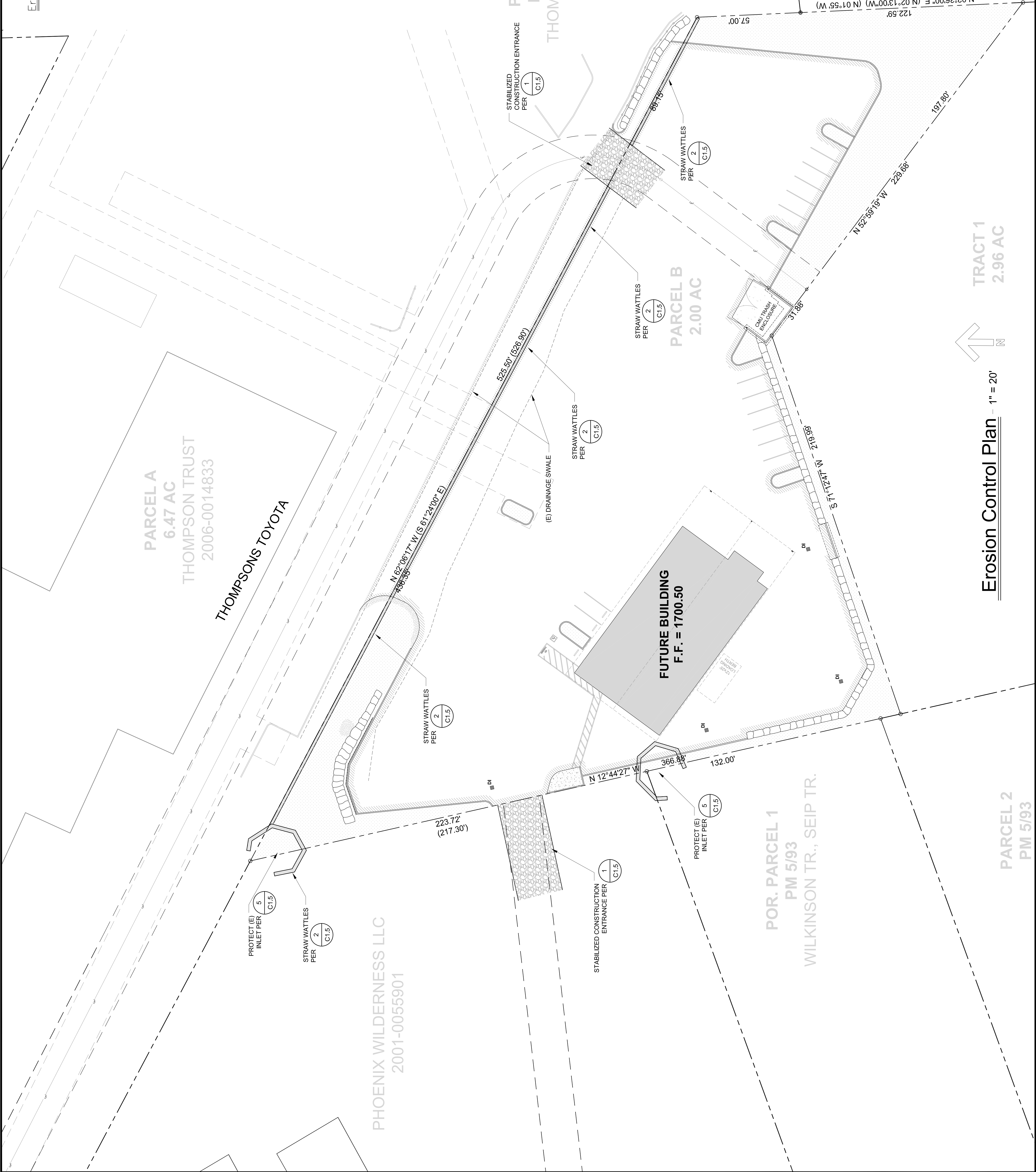
DRAINAGE DITCHES ALONG THE PERIMETER, SHALL
BE INCLUDED IN THIS WORK.

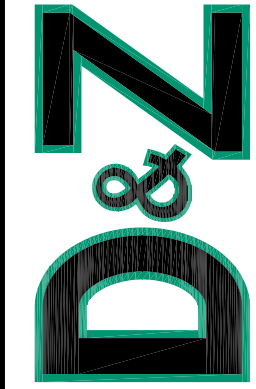
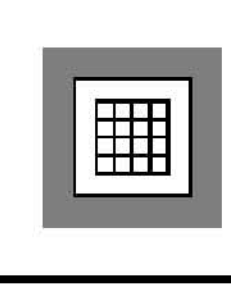
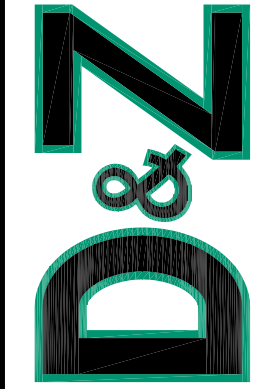
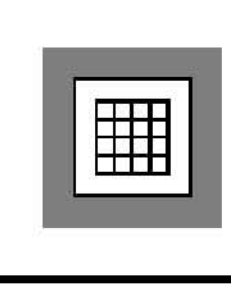
ALL GRADED AREAS SHALL BE STRAW MULCHED OR

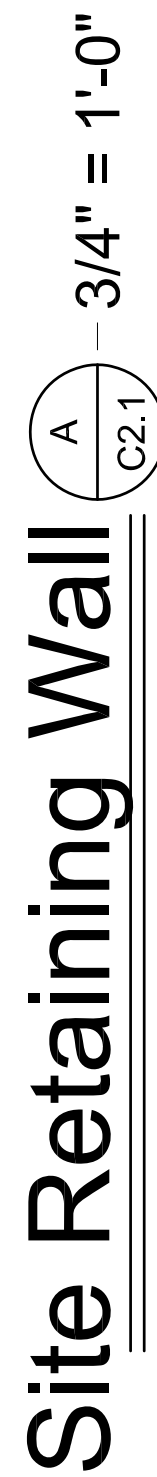
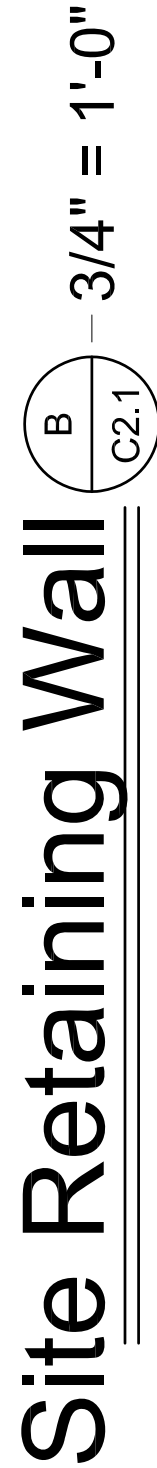
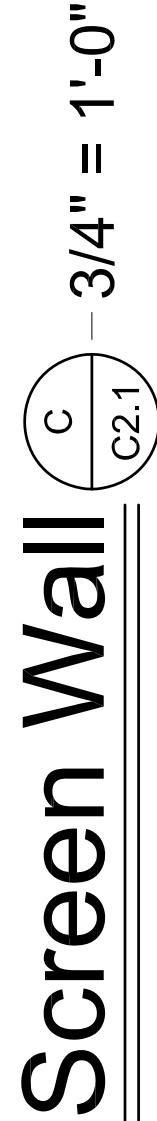
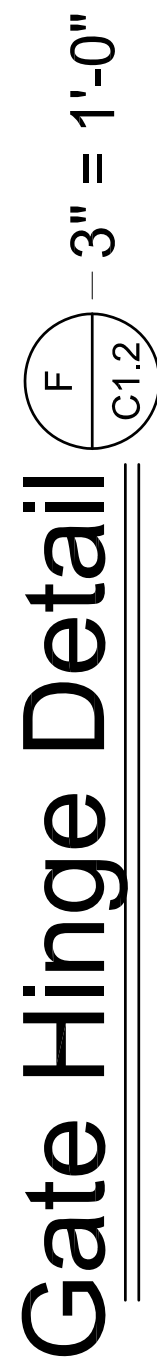
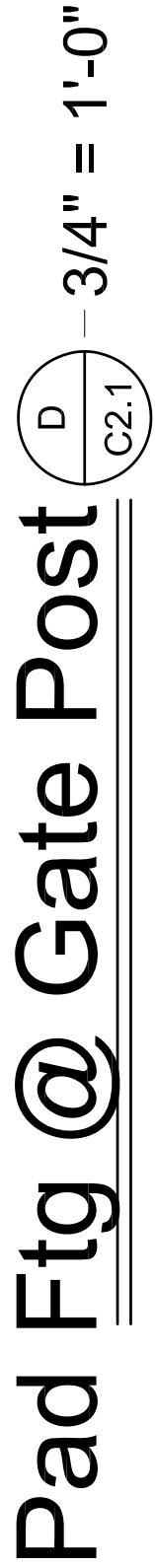
OTHERWISE PROTECTED WITH APPROVED MATERIALS
WITHIN 15 DAYS OF COMPLETION OF THE FINISHED
GRADES. FOR GRADING COMPLETED BETWEEN
OCTOBER 15 AND MAY 1, MULCHING WILL BE COMPLETED
ON A WEEKLY BASIS OR, IF STORM EVENTS ARE ANTICIPATED,
IMMEDIATELY AFTER COMPLETION OF WORK AND PRIOR TO
SUCH STORMS.

- [illegible]

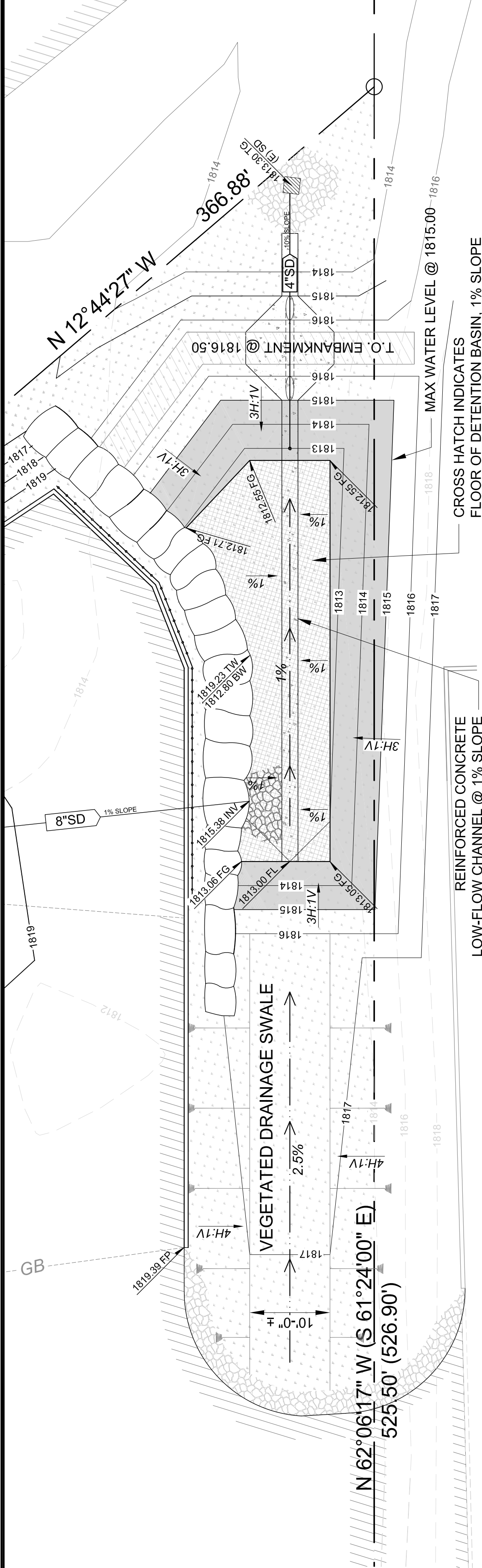
*NOTE: FOR ADDITIONAL INFORMATION REGARDING
EROSION CONTROL, SEE SHEET C1.5.



 Structural Engineering, Inc. 3389 Mira Loma Dr. Ste. 3 Camarillo Park, CA 93602 Tel: (805) 877-0900 Fax: (805) 877-0901 www.dz-engineering.com	Fiber Rolls SC-5 Callison Storm Water Quality Handbook Construction Site Best Management Practices Manual March 1, 2003 Section 4 Fiber Rolls SC-5 4 of 7	Storm Drain Inlet Protection SC-10 Standard Symbol  BMP Objectives - Soil Stabilization - Erosion Control - Tracking Control - Wind Erosion Control - Non-Storm Water Management - Sediment and Waste Management	Definition and Purpose Devices used at storm drain inlets that are subject to runoff from construction activities to detain and/or to filter sediment-laden runoff to allow sediment to settle and/or to filter sediment prior to discharge into storm drainage systems or water courses. Appropriate Applications - Where ponding will not encroach into highway traffic. - Where sediment laden surface runoff may enter an inlet. - Where disturbed drainage areas have not yet been permanently stabilized. - Where the drainage area is 0.4 ha (1 ac) or less. - Appropriate during wet and snow-melt seasons. Limitations - Requires an adequate area for water to pond without encroaching upon traveled way and should not present itself to be an obstacle to oncoming traffic. - May require other methods of temporary protection to prevent sediment-laden storm water and non-storm water discharges from entering the storm drain system. - Sediment removal may be difficult in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use other erosion control and trapping techniques (e.g. check dams) in conjunction with filter protection. - Frequent maintenance is required. - For drainage areas larger than 0.4 ha (1 ac), runoff shall be routed to a sediment trapping device designed for larger flows. See BMPs SC-2, "Sediment/Desilting Basin," and SC-3 "Sediment Trap." Callison Storm Water Quality Handbook Construction Site Best Management Practices Manual March 1, 2003 Section 4 Storm Drain Inlet Protection SC-10 1 of 7	Storm Drain Inlet Protection SC-10 - Filter fabric fence inlet protection is appropriate in open areas that are subject to sheet flow and for flows not exceeding 0.014 m³/s (0.5 cfs). - Gravel bag barriers for inlet protection are applicable when sheet flow or concentrated flows exceed 0.014 m³/s (0.5 cfs), and it is necessary to allow for overtopping to prevent flooding. - Fiber rolls and foam barriers are not appropriate for locations where they cannot be properly anchored to the surface. - Excavated drop inlet sediment traps are appropriate where relatively heavy flows are expected and overflow capability is needed. Standards and Specifications Identify existing and/or planned storm drain inlet that have the potential to receive sediment-laden surface runoff. Determine if storm drain inlet protection is needed, and which method to use. Methods and Installation DI Protection Type 1 - Filter Fabric Fence. The filter fabric fence (Type 1) protection is illustrated on Page 5. Similar to constructing a silt fence. See BMP SC-1, "Silt Fence." Do not place filter fabric underneath the inlet grate since the collected sediment may fill into the drain inlet when the fabric is removed or rejected. DI Protection Type 2 - Excavated Drop Inlet Sediment Trap. The excavated drop inlet sediment trap (Type 2) is illustrated on Page 6. Similar to constructing a temporary silt fence. See BMP SC-1, "Silt Fence." Size excavated drop inlet sediment traps to provide a minimum storage capacity calculated at the rate of 130 m³/ha (67 yd³/ac) of drainage area. DI Protection Type 3 - Gravel Bag. The gravel bag barrier (Type 3) is illustrated in Page 7. Flow from a severe storm shall not overtop the curb. In areas of high clay and silts, use filter fabric and gravel additional filter material. Gravel bags shall be used due to their high permeability. DI Protection Type 4 - Foam Barrier and Fiber Rolls. Foam barrier or fiber roll (Type 4) is placed around the inlet and keyed and anchored to the curb. The barrier shall be placed around the inlet and secured to the curb when the area around the inlet is unimproved and the foam barrier or fiber roll can be secured to the surface. RE or Construction Storm Water Coordinator approval is required. Maintenance and Inspection - Inspect all inlet protection devices before and after every rainfall event, and weekly during the rest of the rainy season. During extended rainfall events, inspect inlet protection devices at least once every 24 hours. Callison Storm Water Quality Handbook Construction Site Best Management Practices Manual March 1, 2003 Section 4 Storm Drain Inlet Protection SC-10 2 of 7	Storm Drain Inlet Protection SC-10 - Inspect the storm drain inlet after severe storms in the rainy season to check for bypassed material. - Remove all inlet protection devices within thirty days after the site is stabilized, or when the inlet protection is no longer needed. - Bring the disturbed area to final grade and smooth and compact it. Appropriately stabilize all bare areas around the inlet. - Clean and re-grade area around the inlet and clean the inside of the storm drain inlet as it must be free of sediment and debris at the time of final inspection. Requirements by Method Type 1 - Filter Fabric Fence - This method shall be used for drain inlets requiring protection in areas where finished grade is established and erosion control seeding has been applied or is pending. - Make sure the stakes are securely driven in the ground and are structurally sound (i.e., not bent, cracked, or splintered, and are reasonably perpendicular to the ground). Replace damaged stakes. - Replace or clean the fabric when the fabric becomes clogged with sediment. Make sure the fabric does not have any holes or tears. Repair or replace fabric as needed or as directed by the RE. - At a minimum, remove the sediment behind the fabric fence when the fabric is replaced or cleaned. The sediment shall be disposed of at a location designated by the RE or disposed of outside the highway right-of-way in conformance with the Standard Specifications Section 7-1.13. Type 2 - Excavated Drop Inlet Sediment Trap - This method may be used for drain inlets requiring protection in areas that have been cleaned and grubbed, and where exposed soil areas are subject to grading. - Remove sediment from basin when the volume of the basin has been reduced by one-half. Type 3 - Gravel Bag Barrier - The method may be used for drain inlets surrounded by AC or paved surfaces. - Inspect bags for holes, gashes, and snags. Callison Storm Water Quality Handbook Construction Site Best Management Practices Manual March 1, 2003 Section 4 Storm Drain Inlet Protection SC-10 3 of 7	Application for General Plan Amendment / Zoning Change for Niemann's Auto Touch 136 Fort Rd Placerville, CA 95667 <table> <tr> <td>Owner</td><td>Ron Thompson</td></tr> <tr> <td>Revisions</td><td></td></tr> <tr> <td>By</td><td></td></tr> <tr> <td>Date</td><td></td></tr> <tr> <td>Designed</td><td>JD</td></tr> <tr> <td>Drawn</td><td>SE</td></tr> <tr> <td>Date</td><td>4/18</td></tr> <tr> <td>Erosion Control BMP's</td><td></td></tr> <tr> <td>Sheet</td><td>C1.7</td></tr> </table>	Owner	Ron Thompson	Revisions		By		Date		Designed	JD	Drawn	SE	Date	4/18	Erosion Control BMP's		Sheet	C1.7
Owner	Ron Thompson																							
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 Structural Engineering, Inc. 3389 Mira Loma Dr. Ste. 3 Camarillo Park, CA 93602 Tel: (805) 877-0900 Fax: (805) 877-0901 www.dz-engineering.com	Storm Drain Inlet Protection SC-10 - Inspect the storm drain inlet after severe storms in the rainy season to check for bypassed material. - Remove all inlet protection devices within thirty days after the site is stabilized, or when the inlet protection is no longer needed. - Bring the disturbed area to final grade and smooth and compact it. Appropriately stabilize all bare areas around the inlet. - Clean and re-grade area around the inlet and clean the inside of the storm drain inlet as it must be free of sediment and debris at the time of final inspection. Requirements by Method Type 1 - Filter Fabric Fence - This method shall be used for drain inlets requiring protection in areas where finished grade is established and erosion control seeding has been applied or is pending. - Make sure the stakes are securely driven in the ground and are structurally sound (i.e., not bent, cracked, or splintered, and are reasonably perpendicular to the ground). Replace damaged stakes. - Replace or clean the fabric when the fabric becomes clogged with sediment. Make sure the fabric does not have any holes or tears. Repair or replace fabric as needed or as directed by the RE. - At a minimum, remove the sediment behind the fabric fence when the fabric is replaced or cleaned. The sediment shall be disposed of at a location designated by the RE or disposed of outside the highway right-of-way in conformance with the Standard Specifications Section 7-1.13. Type 2 - Excavated Drop Inlet Sediment Trap - This method may be used for drain inlets requiring protection in areas that have been cleaned and grubbed, and where exposed soil areas are subject to grading. - Remove sediment from basin when the volume of the basin has been reduced by one-half. Type 3 - Gravel Bag Barrier - The method may be used for drain inlets surrounded by AC or paved surfaces. - Inspect bags for holes, gashes, and snags. Callison Storm Water Quality Handbook Construction Site Best Management Practices Manual March 1, 2003 Section 4 Storm Drain Inlet Protection SC-10 3 of 7	Storm Drain Inlet Protection SC-10 NOTES: - Intended for short-term use. - Use to inhibit non-storm water flow. - Allow for proper maintenance and cleanup. - Bags must be removed after adjacent operation is completed. - Not applicable in areas with high silt and clay without filter fabric. Callison Storm Water Quality Handbook Construction Site Best Management Practices Manual March 1, 2003 Section 4 Storm Drain Inlet Protection SC-10 7 of 7																						
Storm Drain Inlet Protection SC-10 Standard Symbol  BMP Objectives - Soil Stabilization - Erosion Control - Tracking Control - Wind Erosion Control - Non-Storm Water Management - Sediment and Waste Management	Storm Drain Inlet Protection SC-10 NOTES: - For use in cleared and grubbed and in graded areas. - Slope basin so that longest inflow area faces longest length of trap. - Use to inhibit non-storm water flow. - Bags must be removed after adjacent operation is completed. - Not applicable in areas with high silt and clay without filter fabric. Callison Storm Water Quality Handbook Construction Site Best Management Practices Manual March 1, 2003 Section 4 Storm Drain Inlet Protection SC-10 6 of 7	Storm Drain Inlet Protection SC-10 NOTES: - Intended for short-term use. - Use to inhibit non-storm water flow. - Allow for proper maintenance and cleanup. - Bags must be removed after adjacent operation is completed. - Not applicable in areas with high silt and clay without filter fabric. Callison Storm Water Quality Handbook Construction Site Best Management Practices Manual March 1, 2003 Section 4 Storm Drain Inlet Protection SC-10 7 of 7																						
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Revisions	
Sym	Description
Δ	Drainage/Grading PC 1
By	7/18
AS	
Site Details	
Owner	Ron Thompson
Designed	JD
Drawn	SE
Date	4/18



Photometric analyses performed by CIS Lighting are intended for informational and/or estimation purposes only. Using industry-recognized software, calculations correspond to the information provided to CIS Lighting, and are subject to the limitations of the information and data provided. CIS Lighting does not provide a warranty, nor is it responsible for the responsibility and/or liability that may arise from the use of the information and data provided. The user assumes all responsibility and liability for the use of the information and data provided. Due to the above considerations, CIS Lighting does not guarantee that actual light levels measured in the field will match initial calculations, and recommend that drawings be submitted to a certified electrical engineer for verification.

[illegible]

Specifications

Luminaire

Back Box (BBW)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED							
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT ³	Shipped included (blank) Surface mounting bracket	Shipped installed
		530 530 mA	40K 4000 K	T2M Type II Medium	120 ⁴		PE Photoelectric cell, button type ⁷
		700 700 mA	50K 5000 K	T3S Type III Short	208 ⁴		PER NEMA twist-lock receptacle only (control ordered separate) ⁸
		1000 1000 mA ¹ (1 A)	AMBPC Amber phosphor converted ¹²	T3M Type III Medium	240 ⁴		PERS Five-wire receptacle only (control ordered separate) ^{8,9}
	30C 30 LEDs (three engines)			T4M Type IV Medium	277 ⁴	Shipped separately⁶ BBW Surface-mounted back box (for conduit entry)	PER7 Seven-wire receptacle only (control ordered separate) ^{8,9}
				TFTM Forward Throw Medium	347 ^{4,5}		DMG 0-10V dimming driver (control ordered separate)
				ASYDF Asymmetric diffuse	480 ^{4,5}		PIR 180° motion/ambient light sensor, <15' mtg ht ^{10,11}
							PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{10,11}
							PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{11,12}
							PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{11,12}

Other Options		Finish <i>(required)</i>							
Shipped installed		Shipped separately ¹³		DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
SF	Single fuse (120, 277, 347V) ³	BSW	Bird-deterrent spikes	DBLXD	Black	DBBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DF	Double fuse (208, 240, 480V) ³	WG	Wire guard	DNAXD	Natural aluminum	DBL BXD	Textured black		
HS	House-side shield ⁴	VG	Vandal guard	DWHXD	White	DNATXD	Textured natural aluminum		
SPD	Separate surge protection ¹³								

Hit the Tab key or mouse over the page to see all interactive elements.

 Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+,
visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately:
[Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁴
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) ¹⁴
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2WG U	Wire guard accessory
DSXW2VG U	Vandal guard accessory
DSXW2BBW	Back box accessory
DOBXD U	(Specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- 1000mA is not available with AMBPC.
- AMBPC is not available with 1000mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
- Also available as a separate accessory; see Accessories information.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 for functionality.
- PIR and PIR1FC3V specify the [SensorSwitch SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Motion Sensor Guide](#) for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
- See the electrical section on page 2 for more details.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105					
			T2M	6,954	2	0	2	95	7,467	2	0	2	102					
			T3S	7,057	1	0	2	97	7,579	1	0	2	104					
			T3M	7,172	2	0	3	98	7,702	2	0	3	106					
			T4M	7,076	1	0	2	97	7,599	1	0	2	104					
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104					
30C (30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103					
			T2M	10,184	2	0	3	93	10,936	2	0	3	100					
			T3S	10,335	2	0	2	95	11,099	2	0	2	102					
			T3M	10,505	2	0	3	96	11,280	2	0	3	103					
			T4M	10,365	2	0	2	95	11,129	2	0	2	102					
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102					

Note:

Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

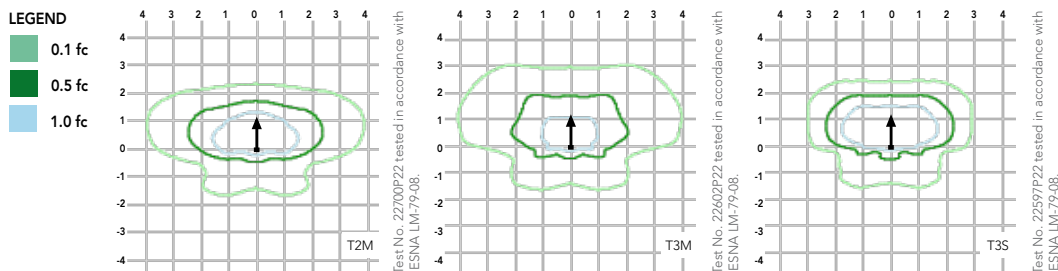
⚠ Alternate

*Futureproof means: Ability to change controls in the future.

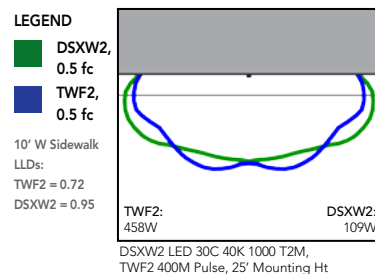
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 2 homepage](#).

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

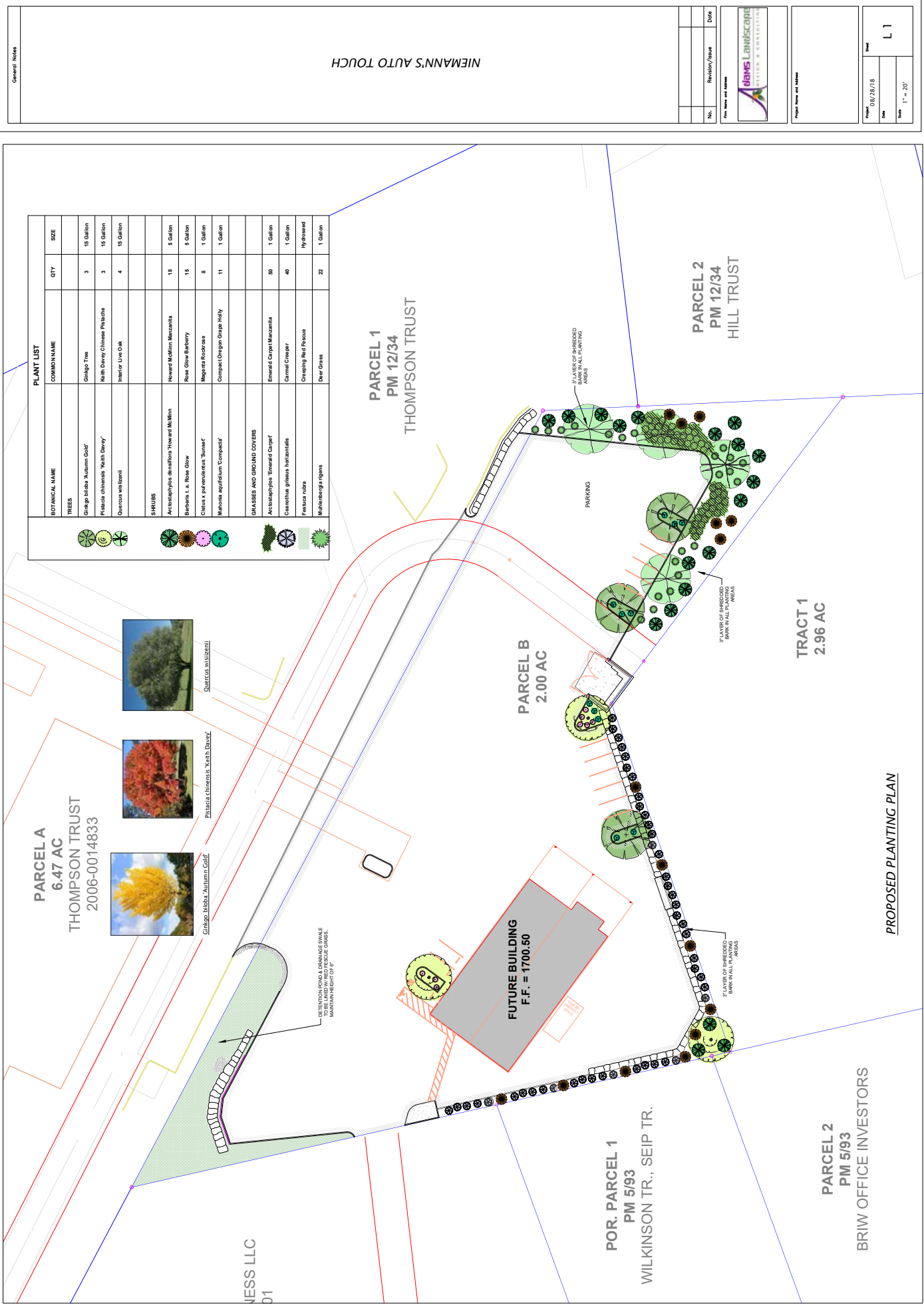
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



General Notes

NIEMANN'S AUTO TOUCH

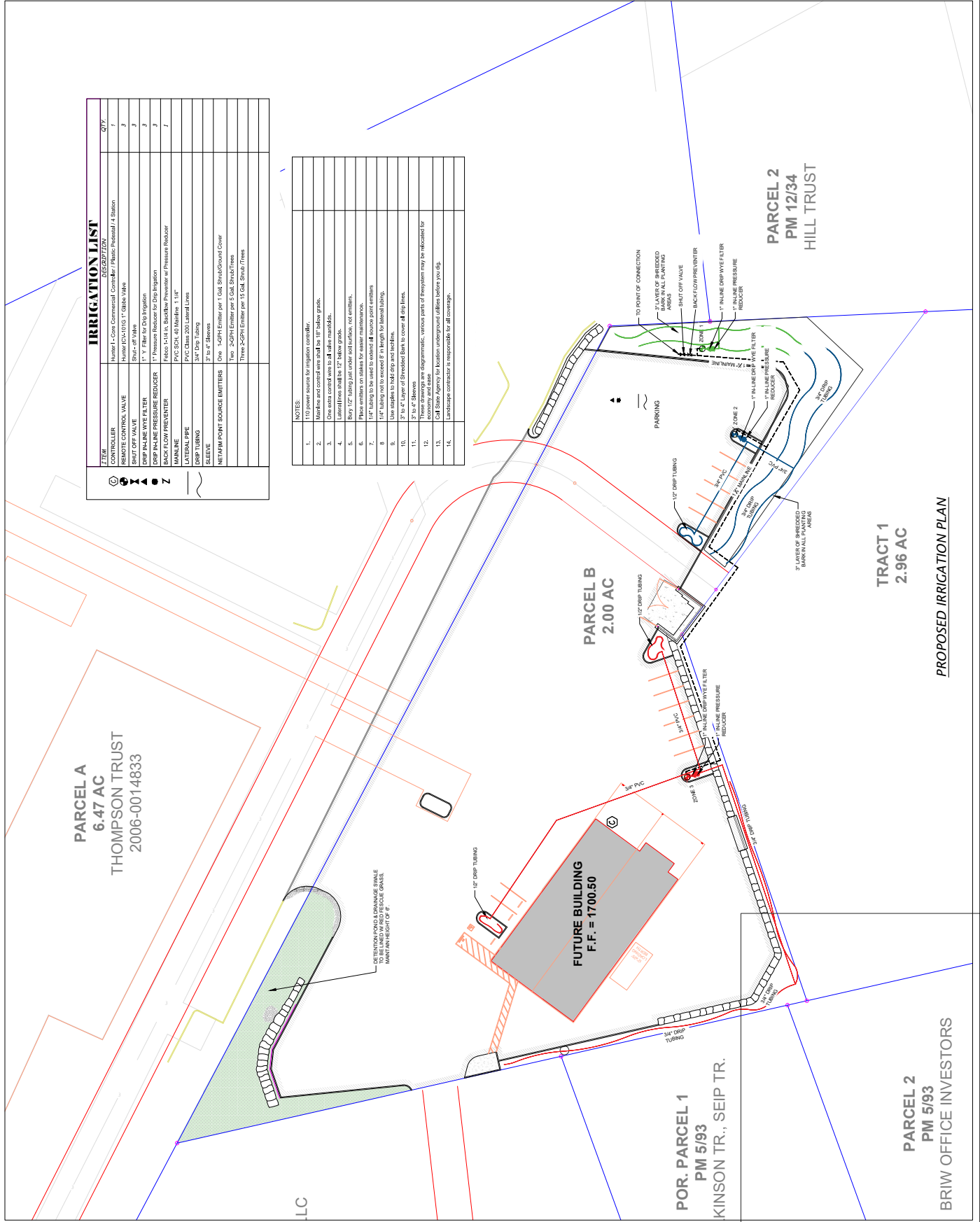
No.	Revision/Issue	Date
Drawn: DAVIS LANDSCAPE		
Project Name and Address		
Project Name and Address		
Project No.	08/28/18	Scale
Sheet		1" = 20'
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Adam's Landscape
DESIGN & CONSTRUCTION

No.	Revision/Issue	Date

Project Name and Address

Project	08/28/18	Sheet
Date		
Scale	1" = 20'	



GENERAL NOTES

GENERAL NOTES

- THIS PROJECT SHALL COMPLY WITH THE 2018 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN STANDARDS CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA ENERGY CODE, AND CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE.
- WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER PER 2016 CBC 1011.7.3. *EXCEPTION: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSURE SIDE WITH 1/2" GYPSUM BOARD.*
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN THE SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. [2016 CBC 1210.2.3] MATERIALS USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL CEILING PANELS IN SHOWER AREAS SHALL BE OF MATERIALS EITHER:
 - GLASS MAT GYPSUM BACKING PANEL - ASTM C1178;
 - NONASBESTOS FIBER-CEMENT BACKER BOARD - ASTM C1288 OR ISO 8336; CATEGORY C; OR
 - NONASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNIT - ASTM C1325AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET, SHOWER, AND BATH TUBS. WATER-RESISTANT GYPSUM BACKER BOARD OR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C940 [2016 CBC 2509.2]
- WOOD STOVE OR MANUFACTURED FIREPLACE WILL HAVE A LISTING BY AN APPROVED TESTING AGENCY.
- WATER HEATERS SHALL BE ANCHORED OR STRAPPED AT POINTS WITHIN THE UPPER 1/3, AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS. LOWER POINT SHALL BE MINIMUM 4 INCHES ABOVE CONTROLS. [2016 CPC 507.2]
- HB + INDICATES HOSE BIB LOCATION. HOSE BIB TO BE PROTECTED BY A NONFUEL-BURNING, NONFLAMMABLE, NONVOLATILE, NONPOISONOUS FIREARMS OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF-DRAINING FROST-PROOF HOSE BIB WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED. [2016 CPC 603.5.7]
- TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4". [2016 CBC 1210.2.1]
- WALLS AND PARTITIONS WITHIN 2'-0" OF SERVICE SINKS, URINALS AND WATER CLOSING SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO HEIGHT OF 72 INCHES ABOVE THE FINISH FLOOR. EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. [2016 CBC 1210.2.2]

BUILDING ENVELOPE MEASURES

- MINIMUM R-19 IN WOOD CEILING INSULATION OR EQUIVALENT U-FACTOR IN METAL FRAME CEILING.
 - LOOSE FILL INSULATION MANUFACTURER'S LABELED R-VALUE: R38
 - MINIMUM R-13 WALL INSULATION IN WOOD FRAMED WALLS OR EQUIVALENT U-FACTOR IN METAL FRAME WALLS (DOES NOT APPLY TO EXTERIOR MASS WALLS.)
 - MINIMUM R-19 RAISED FLOOR INSULATION IN FRAMED FLOORS OR EQUIVALENT U-FACTOR.
 - INSTALLATION OF FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS.
 - MASONRY AND FACTORY BUILT FIREPLACES HAVE:
 - CLOSABLE METAL OR GLASS DOOR COVERING THE ENTIRE OPENING OF THE FIRE BOX.
 - OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL. FLUE DAMPER AND CONTROL. NO CONTINUOUS BURNING GAS PILOT LIGHTS ALLOWED.
 - INSULATION SPECIFIED OR INSTALLED MEETS INSULATION QUALITY STANDARDS.
 - FENESTRATION PRODUCTS, EXTERIOR DOORS, AND INFILTRATION / EXFILTRATION CONTROLS.
 - DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES DESIGNED TO LIMIT AIR LEAKAGE.
 - FENESTRATION PRODUCTS (EXCEPT FIELD FABRICATED) HAVE LABELED WITH CERTIFIED U-FACTOR, CERTIFIED SOLAR HEAT GAIN COEFFICIENT (SHGC), AND INFILTRATION CERTIFICATION.
 - EXTERIOR DOORS AND WINDOWS WEATHERSTRIPPED; ALL JOINTS AND PENETRATIONS CAULKED AND SEAL.
- SPACE CONDITIONING, WATER HEATING AND PLUMBING SYSTEMS

- HVAC EQUIPMENT, WATER HEATERS, SHOWERHEADS AND FAUCETS CERTIFIED BY THE ENERGY COMMISSION.
- HEATING AND/OR COOLING LOADS CALCULATED IN ACCORDANCE WITH ASHRAE, SMACNA OR ACCA.
- SETBACK THERMOSTAT ON ALL APPLICABLE HEATING AND/OR COOLING SYSTEMS.
- WATER SYSTEM PIPE AND TANK INSULATION AND COOLING SYSTEMS LINE INSULATION.
 - STORAGE GAS WATER HEATERS RATED WITH AN ENERGY FACTOR LESS THAN 0.58 MUST BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER.
- GAS FIRED FAN-TYPE CENTRAL FURNACES, POOL HEATERS, SPA HEATERS OR HOUSEHOLD COOKING APPLIANCES HAVE NO CONTINUOUSLY BURNING PILOT LIGHT. (EXCEPTIONAL: NON ELECTRICAL COOKING APPLIANCES WITH PILOT < 150 BTU/HR.)

MISCELLANEOUS

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK AND SHALL NOTIFY OWNER OF ANY DISCREPANCY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATIONS OR DEVIATIONS FROM THE PLANS WITHOUT WRITTEN CONFIRMATION FROM OTHERS.
- CONTRACTOR SHALL PROVIDE ADEQUATE BRACING OR DESIGNER SUPPORT ALL PORTIONS OF THE STRUCTURE UNTIL ALL MEMBERS HAVE BEEN PERMANENTLY CONNECTED TOGETHER.
- PLUMBING DIAGRAM OR DRAWINGS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR.
- HEATING/COOLING DUCT DIAGRAMS OR DRAWINGS SHALL BE PROVIDED BY THE HEATING/COOLING CONTRACTOR.
- HEATING OR MECHANICAL INSULATIONS SHALL BE PROVIDED BY THE HEATING OR MECHANICAL CONTRACTOR OR OTHER PROFESSIONAL AS REQUIRED BY BUILDING OFFICIAL.
- TRUSS DESIGN, ENGINEERING AND PLANS SHALL BE PROVIDED BY TRUSS MANUFACTURER.
- EACH BEDROOM SHALL HAVE AT LEAST ONE WINDOW WITH A SILL HEIGHT OF NO MORE THAN 44" ABOVE THE FLOOR. SUCH WINDOW SHALL HAVE 5.7 SQUARE FEET OF MINIMUM NET CLEAR OPENING (OR 5.0 SQUARE FEET MINIMUM FOR GRADE FLOOR WINDOWS). [2016 CBC 1030]
- ALL FIREPLACE OPENINGS SHALL BE PROVIDED WITH TEMPERED GLASS DOORS. PROVIDE OUTSIDE COMBUSTION AIR FOR FIREPLACES, WOOD STOVES AND LIQUID FUEL HEATING APPLIANCES.
- SMOKE DETECTORS SHALL BE CONNECTED TO HOUSE POWER.
- TUB AND TUBSHOWER ENCLOSURES TO HAVE 1/2" WATER RESISTANT GYPSUM BACKER BOARD OR GYPSUM WALLBOARD. SHOWER ENCLOSURES TO HAVE 1/2" GYPSUM BACKER BOARD OR GYPSUM WALLBOARD. EXHAUST FANS, RANGE HOODS AND DRYERS SHALL VENT TO THE OUTSIDE THROUGH SHEET METAL DUCTS. CAULK AROUND ALL PENETRATIONS THROUGH EXTERIOR ENVELOPE.
- ALL WINDOWS, PATIO DOORS AND DOORS WITH GLASS SHALL BE DOUBLE GLAZED INSULATING UNITS WITH WOOD OR THERMALLY BROKEN ALUMINUM FRAMES AND SASHES. CBC 2406
- SAFETY GLAZING MATERIALS ARE REQUIRED AT FOLLOWING HAZARDOUS LOCATIONS [2016 CBC 2406.4]:
 - GLAZING IN DOORS: GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION.
 - GLAZING ADJACENT TO DOORS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED A HAZARDOUS LOCATION. THE GLAZING IS WITHIN 24" ARC OF EITHER THE VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.
 - GLAZING IN WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION:
 - EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET
 - BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR
 - TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE THE FLOOR
 - ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE PLANE OF GLAZING.
 - GLAZING IN GUARDS & RAILINGS: GLAZING IN GUARDS AND RAILINGS, PATIO DOORS, PATIO DOORS AND DOORS WITH GLASS, AND WALKING SURFACE PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.
 - GLAZING AND WET SURFACES: GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE GLAZING.
 - GLAZING ADJACENT TO STAIRWAYS AND RAMPS: GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION.
 - GLAZING ADJACENT TO BOTTOM STAIRWAY LANDING: GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60" ABOVE THE LANDING AND WITHIN A 60° HORIZONTAL ARC THAT IS LESS THAN 180° FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED A HAZARDOUS LOCATION.
- ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR SOIL SHALL BE PRESSURE TREATED WITH A WATER BORN PRESERVATIVE.
- ALL EXTERIOR WALLS & WALLS COMMON TO UNHEATED SPACES SHALL BE 2X6 STUDS @ 16" O.C. WITH R-22 INSULATION UNLESS OTHERWISE NOTED ON THE PLANS.
- PROVIDE 1 HR. FIRE WALL BETWEEN GARAGE AND LIVING AREAS, AND UNDER ALL STAIRS WHERE STORAGE SPACE IS AVAILABLE.
- ALL DOORS BETWEEN GARAGE AND LIVING AREAS SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 1/2 INCHES THICK. SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 1/2 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS. ALL DOORS SHALL BE SELF-CLOSING. ALL DOORS SHALL BE PROVIDED WITH PROTECTIVE GUARDS ARE REQUIRED ALONG OPEN-SIDED WALKING SURFACES INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, AISLES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30" ABOVE FLOORGRADE THAT IS WITHIN 36" HORIZONTALLY FROM THE EDGE OF THE OPEN SIDE.
 - HEIGHT OF GUARDS TO BE MINIMUM 42" ABOVE THE OPEN-SIDED WALKING SURFACE. EXCEPT GUARDS ON GROUP SIDES OF STAIRS IN GROUP R-3 AND INDIVIDUAL DWELLING UNITS IN GROUP R-2 SHALL BE MINIMUM 34" HIGH.
 - GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQ'D GUARD HEIGHT WHICH ALLOW PASSAGE OF A 4"Ø SPHERE. EXCEPT THE TRIANGULAR OPENINGS AT THE OPEN SIDES OF A STAIR FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD, WHICH SHALL NOT ALLOW PASSAGE OF A 6" Ø SPHERE.
- HANDRAILS SHALL BE PROVIDED ON EACH SIDE OF STAIRS EXCEPT STAIRWAYS WITHIN DWELLING UNITS AND SPIRAL STAIRWAYS ARE PERMITTED TO HAVE A HANDRAIL AT LEAST ONE SIDE ONLY. HANDRAILS TO BE INSTALLED 34" TO 38" (MEASURED VERTICALLY) ABOVE SLOPED PLANE ADJOINING THE TREAD NOSING. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2"

BETWEEN THE WALL AND THE HANDRAILS. ALL HANDRAILS TO HAVE 1 1/2"Ø TO 2"Ø CIRCULAR CROSS SECTION. [2016 CRC R311.7.8.2] HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHTS. FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. [2016 CRC R311.7.8.2]

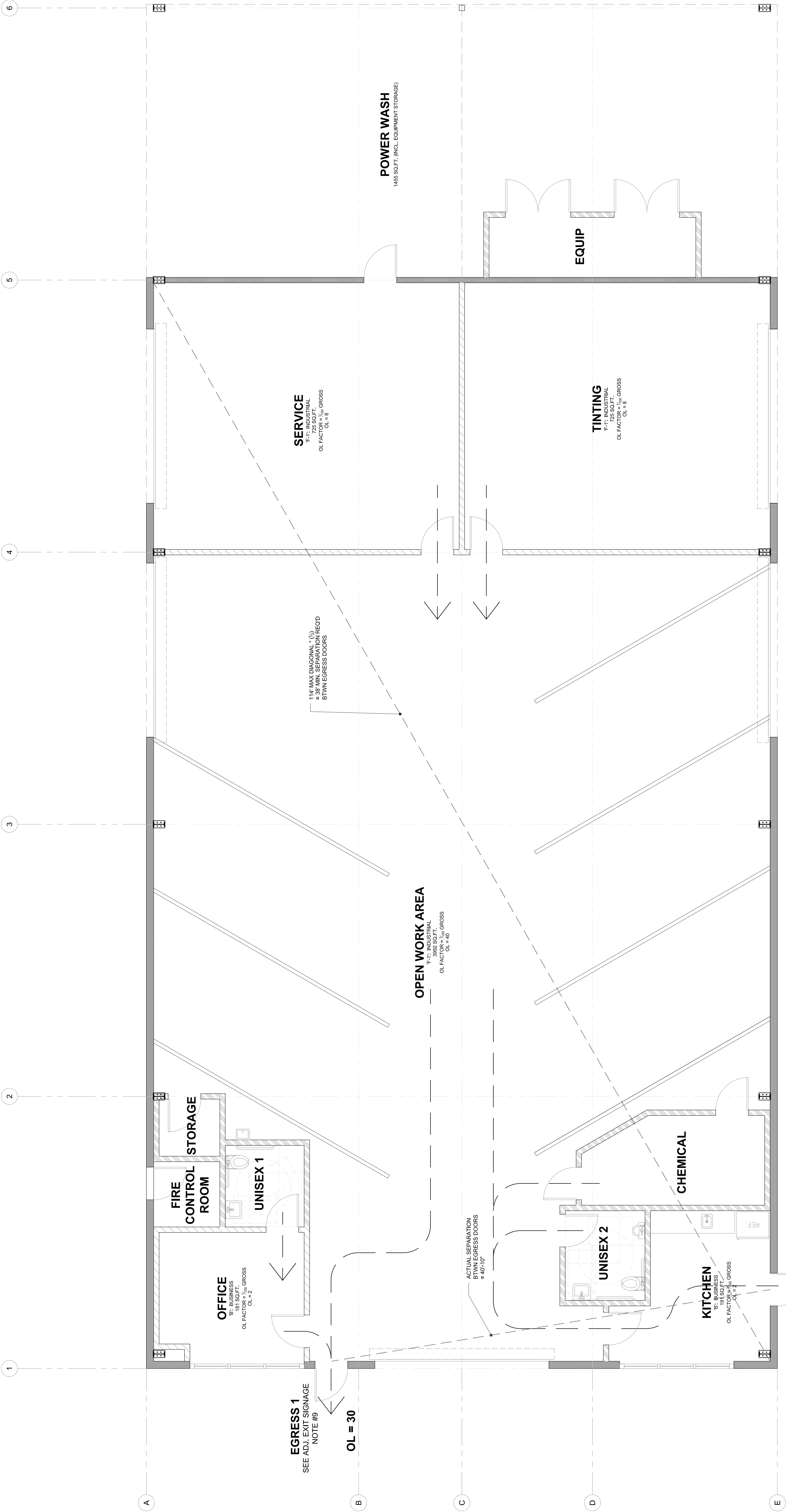
- APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. [2016 CMC 303.4]
- STRAP WATER HEATER AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, MIN. DISTANCE OF 4" SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. SECURE WATER HEATER TO WALL WITH MIN. 1" WIDE x 22 GAUGE STRAP.
- ALL EXHAUST DUCTING FROM FANS AND DRYER SHALL BE EQUIPPED WITH A LISTED BACK DRAFT DOOR AT OUTSIDE TERMINATION.
- MAXIMUM OF TWO 90-DEGREE ELBOWS. [2016 CMC 804.4.2.1]
- MAXIMUM OF TWO 90-DEGREE ELBOWS. [2016 CMC 804.4.2.1]
- BATHROOM EXHAUST FANS SHALL BE MINIMUM 50 CFM. [2016 CRC R303.3; CMC TABLE 403.7]
- BATHROOM EXHAUST FANS SHALL BE PROVIDED WITH GASKET OR CAULK BETWEEN EXHAUST FAN HOUSING AND CEILING TO PREVENT THE FLOW AND LOSS OF HEATED OR COOLED AIR. [2016 CMC]

7. Tactile exit signs per 2016 CBC 11B-703 shall be provided at each grade-level exterior exit door with the word "EXIT":
a. The word "EXIT" to be uppercase sans serif, raised min. 1/32" above background.
b. Character height measured vertically from the baseline of character shall be 5/8" min. and 2" max based on height of the uppercase letter "I".
c. Grade 2 Braille per 2016 CBC 11B-703.3 to be positioned below the word "EXIT".
d. Tactile characters on signs shall be located 48" min. above finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60" max above finish floor or ground surface, measured from the baseline of the highest line of raised characters.
e. Tactile signs shall be installed adjacent to the latch side of the door. Provide 8" x 18" min. clear floor space centered on the tactile characters beyond the arc of door swing.
8. Each exit access door from an interior room or area that requires a visual exit sign shall be identified by a tactile exit sign with the words "EXIT ROUTE".
9. Panic hardware req'd at all exit doors unless following conditions are satisfied:
a. Locking device is readily distinguishable as locked.
b. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
c. Use of the key-operated locking device is revocable by the building official for due cause.

- EXIT Signage:
1. Provide Exit signs at designated egress opening.
2. Exit signs to be either internally illuminated or externally illuminated in accordance with CBC section 1013.5 and 1013.6.
3. Internally illuminated exit signs shall be electrically powered, self-luminous or photoluminescent. All internally illuminated exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Chapter 27 of the CBC. Exit signs shall be illuminated at all times.
4. Externally illuminated exit signs shall have plainly legible letters not less than 6" high w/ principal strokes of letters not less than 3/4". The word "EXIT" shall have letters having a width of not less than 2 1/4" wide, except the letter "I" shall have letters shall not be less than 3/4". Signs having letters shall have letter widths, strokes and spacing in proportion to their height.
5. The word "EXIT" shall be in high contrast to the background of the sign and be easily discernable regardless of whether the sign illumination is operable or not.
6. Face illumination on the exit sign from an external source shall have an intensity of not less than 5 foot-candles (54 lux). Exit signs shall be illuminated at all times. To ensure continued illumination of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or on-site generator.

Occupant Load – CBC 1004						
Occupancy	Function of Space	Room Label	Area	OL Factor	OL per Room	Total OL
B	Business	Office	181 sq.ft. gross	100 gross	2	4
		Kitchen	191 sq.ft. gross	100 gross	2	
F-1	Industrial	Open Work Area	3,992 sq.ft. gross	100 gross	40	56
		Service	725 sq.ft. gross	100 gross	8	
		Tinting	725 sq.ft. gross	100 gross	8	
						60 total

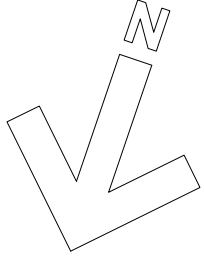
Egress Width				
EGRESS	OCCUPANT LOAD	WIDTH FACTOR	RECD WIDTH	AVAIL. WIDTH
1	30	0.2	6.0"	36"
2	30	0.2	6.0"	36"



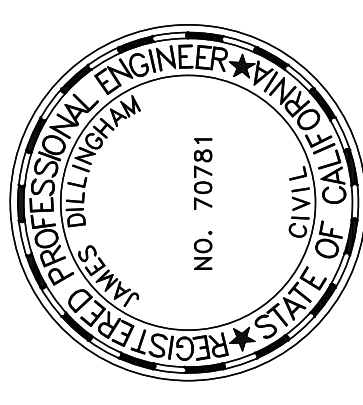
Emergency Exiting Plan – 1/4" = 1'-0"

CEILING LEGEND	
	GYP BOARD CEILING
	CORRUGATED METAL SOFFIT
	CORRUGATED METAL AWNING
	SUSPENDED T-BAR CEILING ¹

1. SUSPENDED T-BAR CEILING TO COMPLY WITH REQUIREMENTS OF ASCE 7-10 13.5.6. AWNING SOFFIT CEILING TO BE INSTALLED IN ACCORDANCE WITH ASTM G957, ASTM G956, AND ASTM E698, SECTION 5.



Reflected Ceiling Plan - 1/4" = 1'-0"



**Application for General Plan Amendment / Zoning Change for
Niemann's Auto Touch**
136 Forni Rd
Placerville, CA 95667

Owner
Ron Thompson

Revisions		
ym	Description	Date
By		

Designed

Drawn

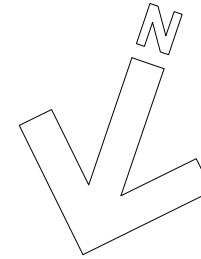
Date _____

Proof D/38

Sheet

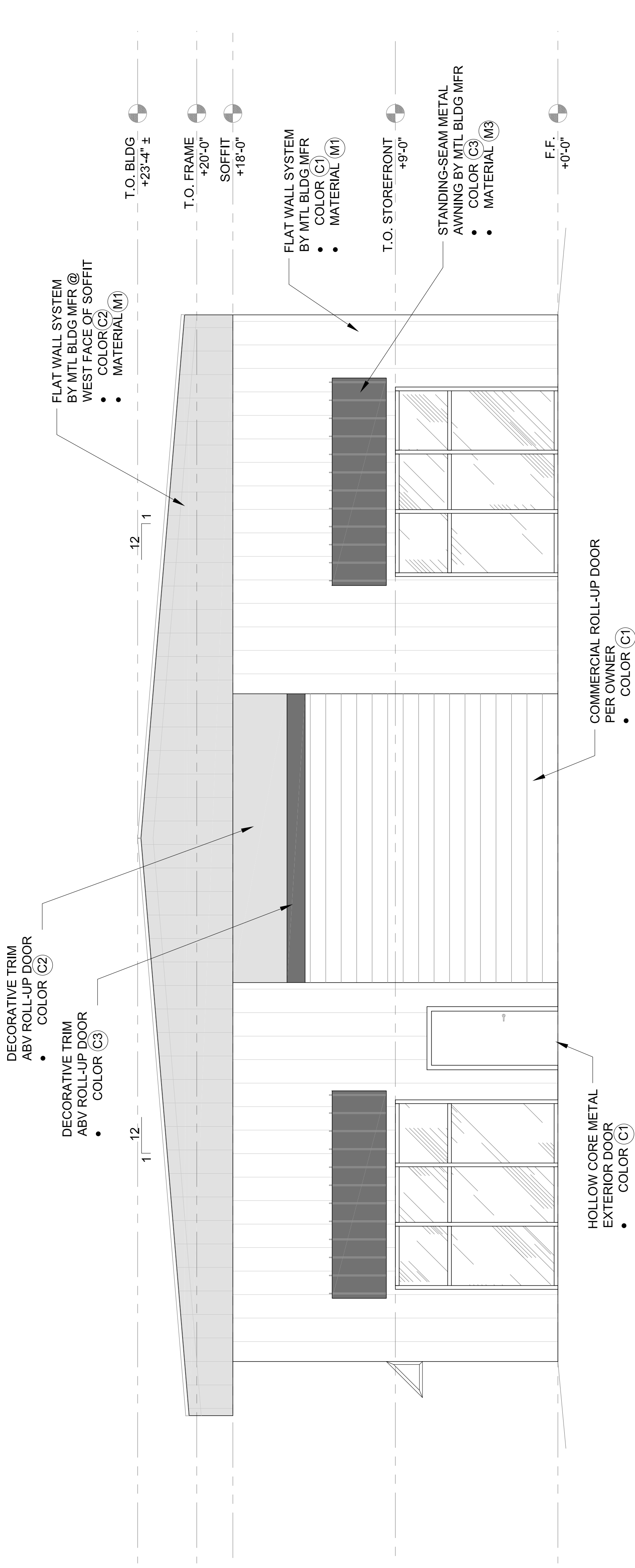
A2.4

Roof Plan - 1/4" = 1'-0"



1:12

1:12

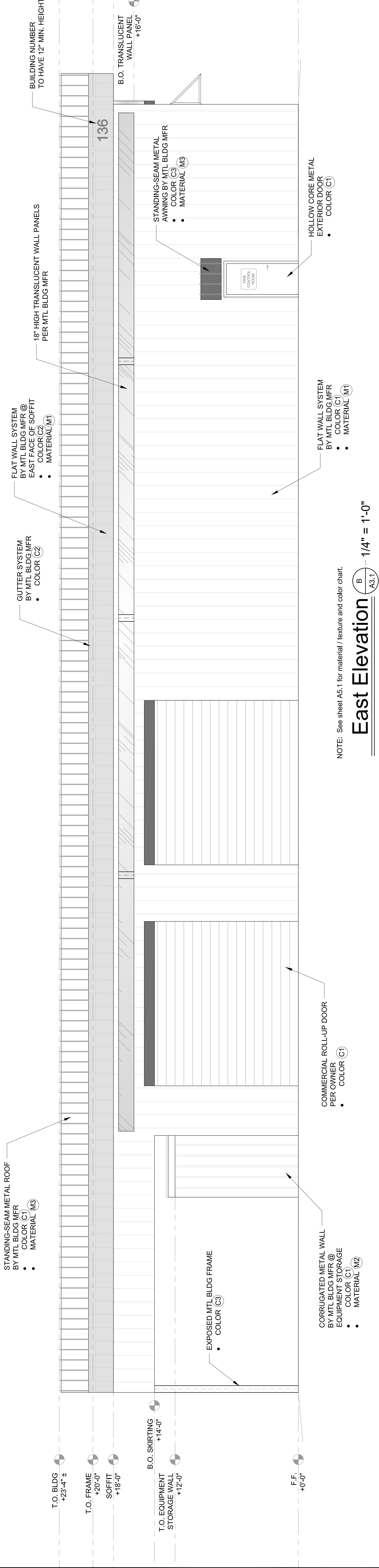


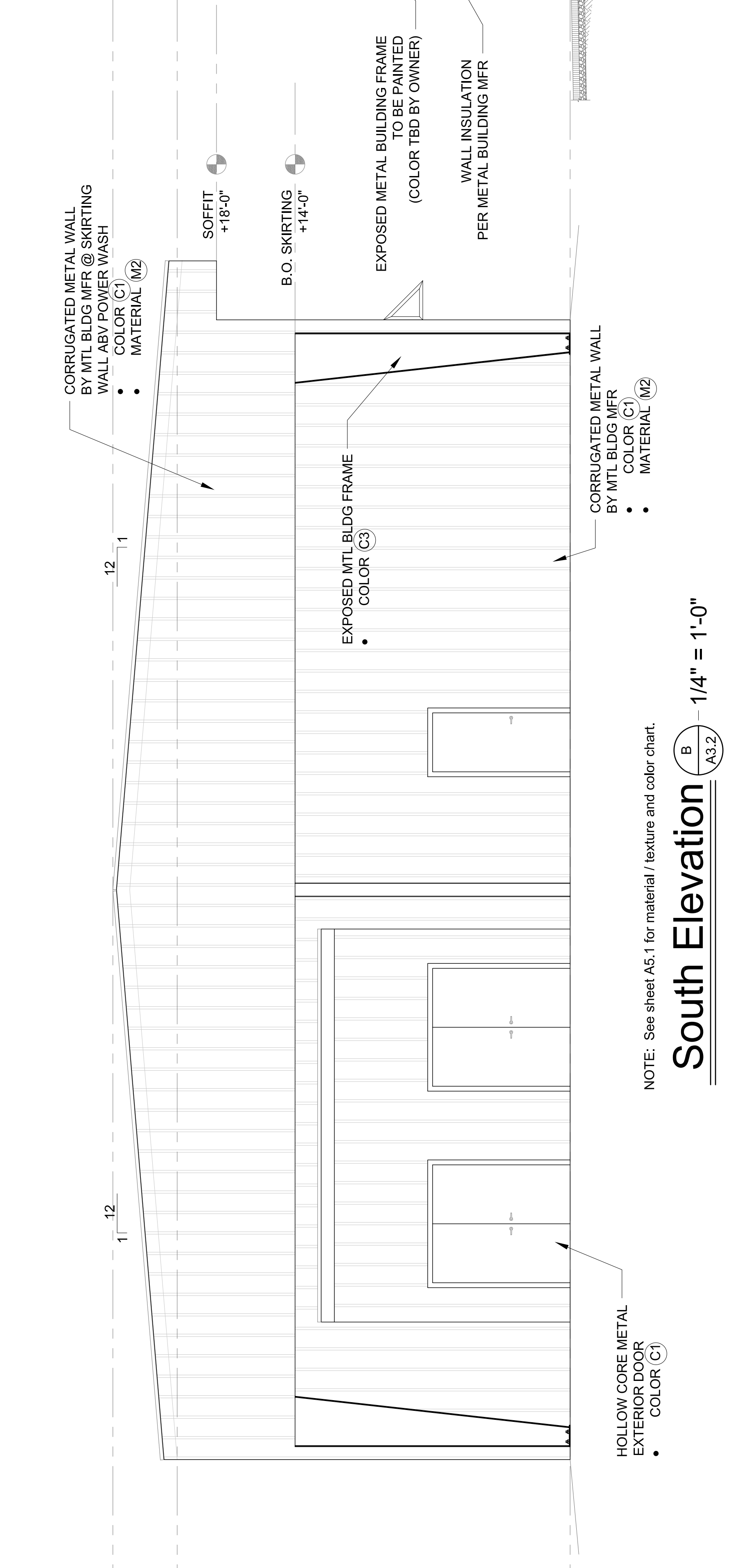
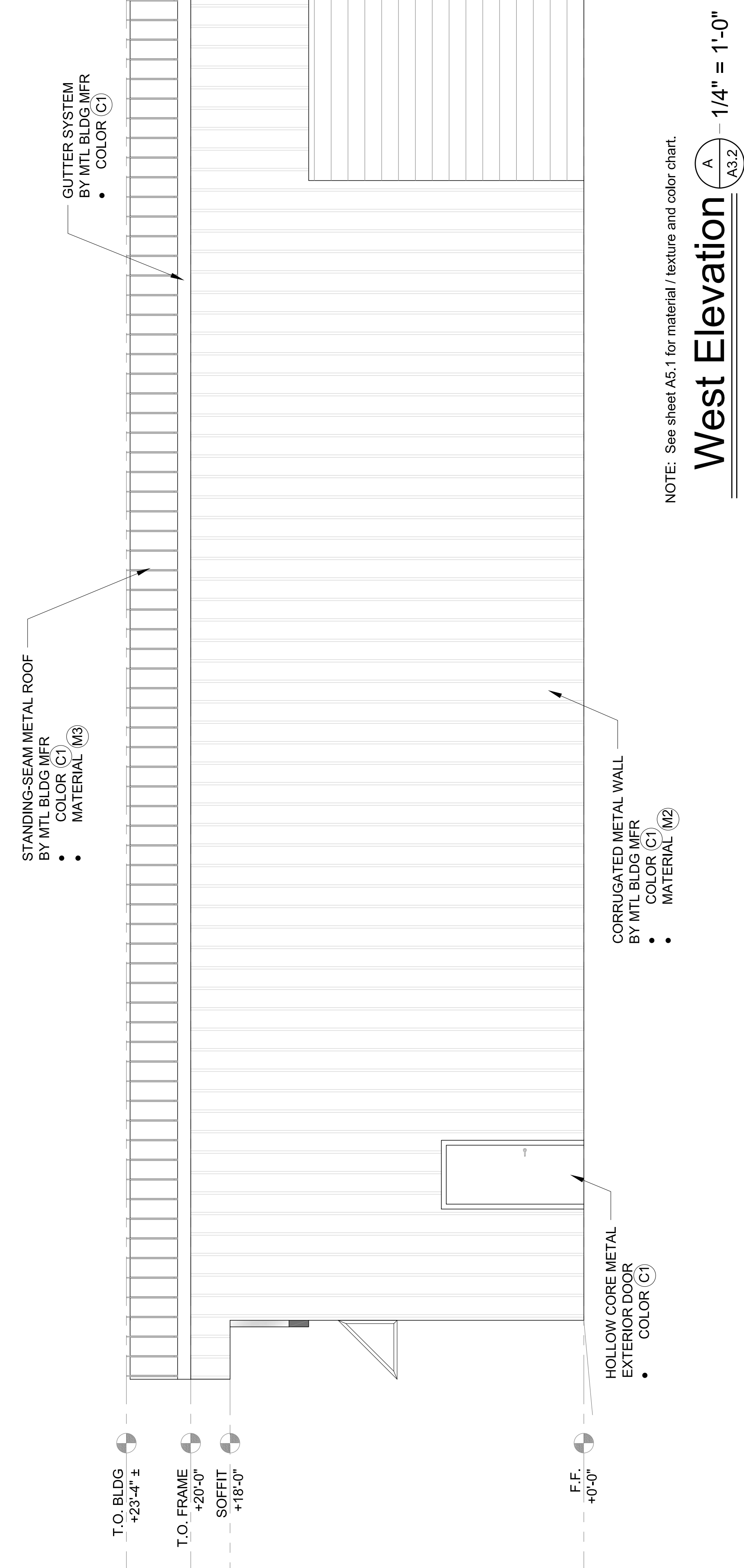
NOTE: See sheet A5.1 for material / texture and color chart.

West Elevation

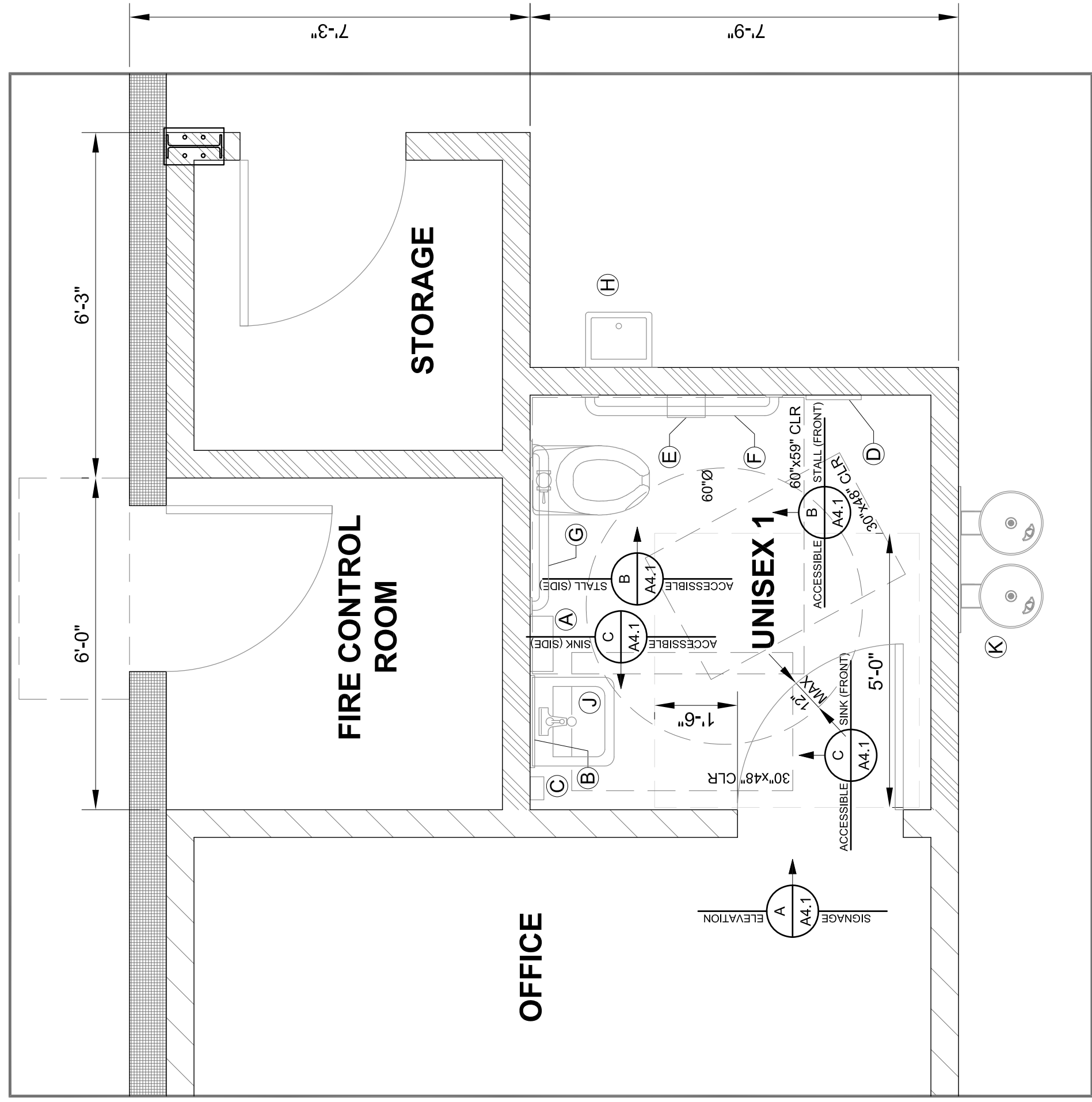
A3.1

1/4" = 1'-0"

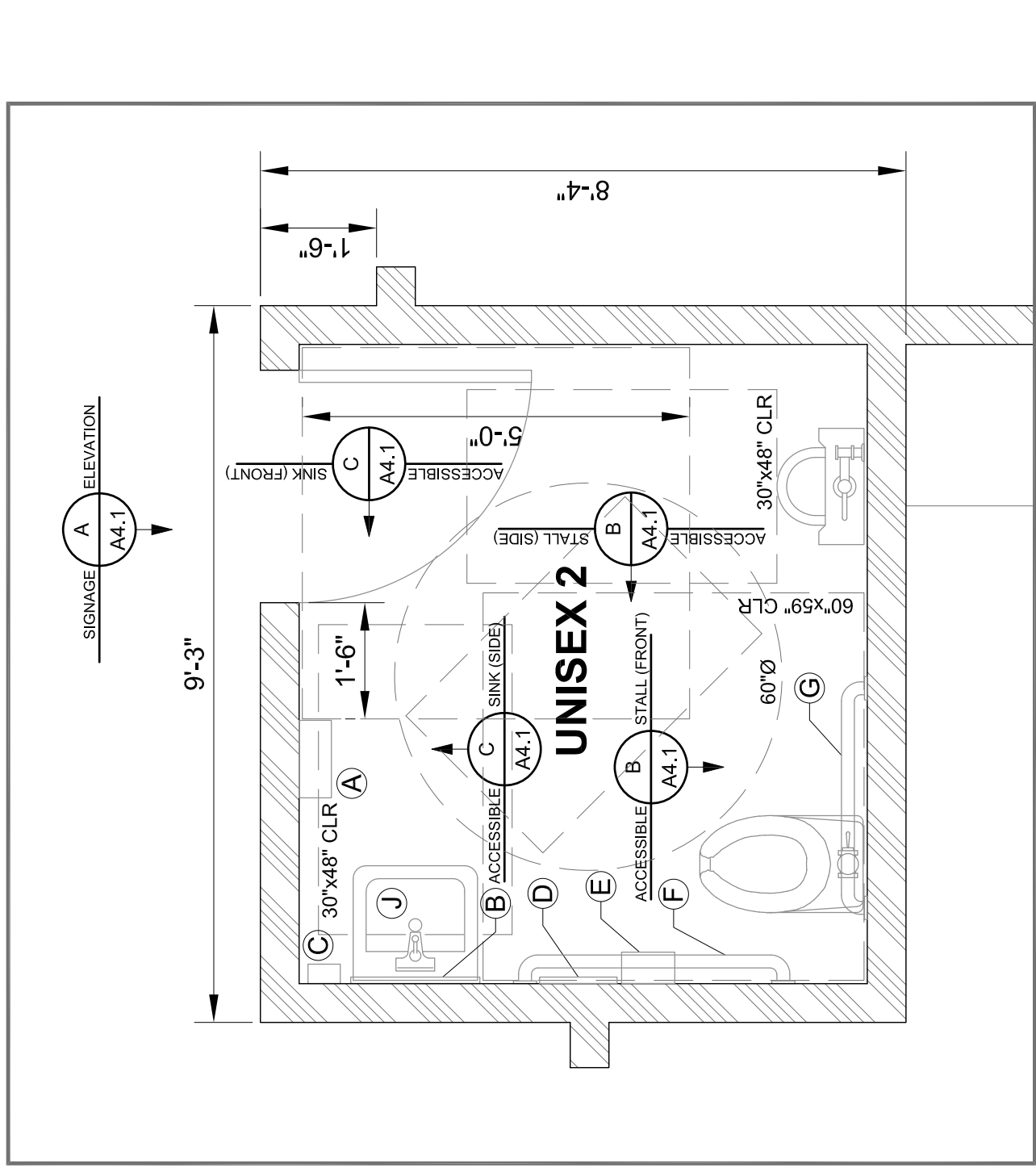




Section 1 A3.2 1/4" = 1'-0"



Partial Floor Plan

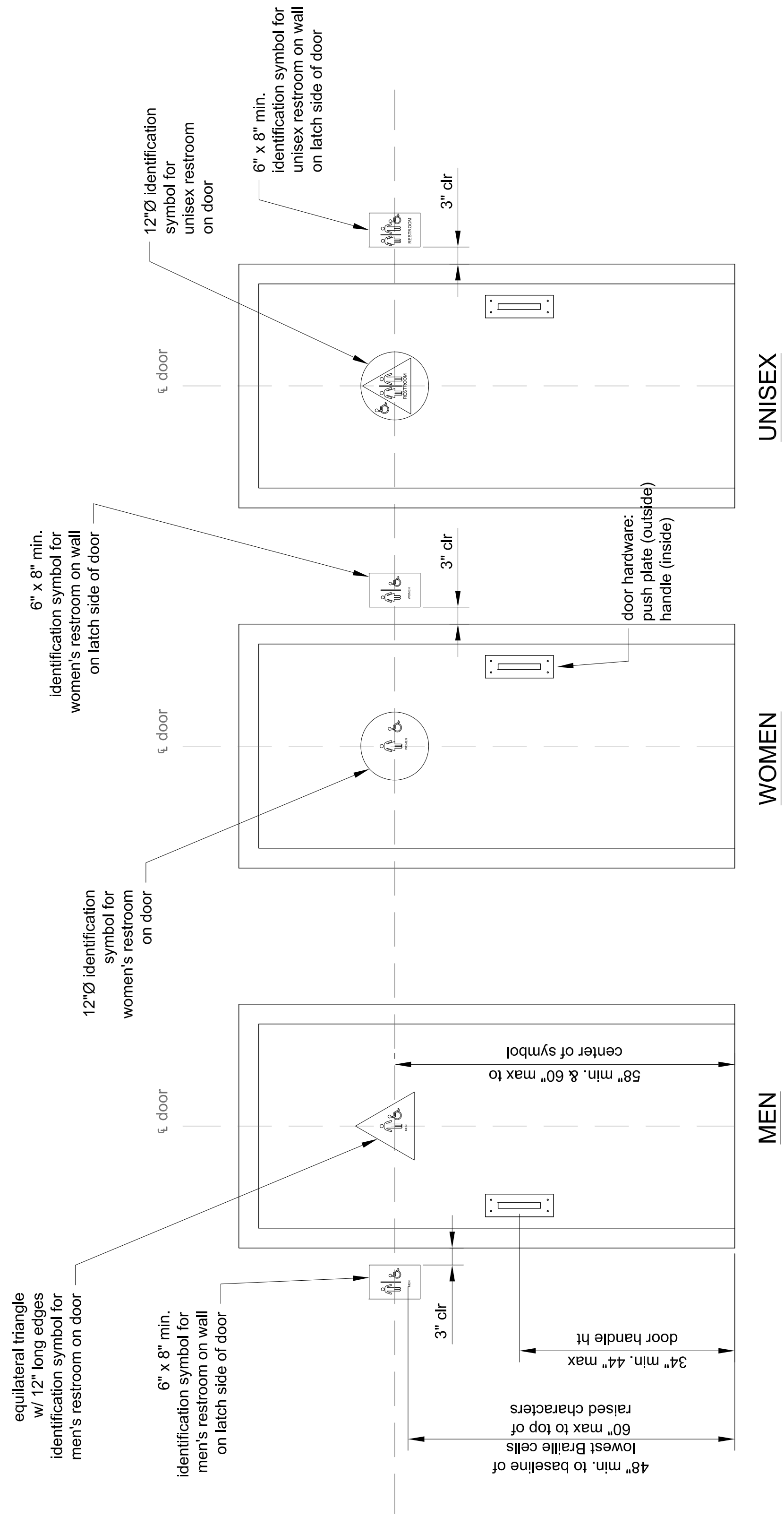


Partial Floor Plan – 1/2" = 1'-0"

Fixture Schedule	
MARK	FIXTURE
A	PAPER TOWEL DISPENSER
B	MIRROR
C	SOAP DISPENSER
D	TOILET SEAT COVER DISPENSER
E	TOILET PAPER DISPENSER
F	42" GRAB BAR
G	36" GRAB BAR
H	SERVICE SINK
J	WALL MOUNTED SINK
K	DRINKING FOUNTAIN

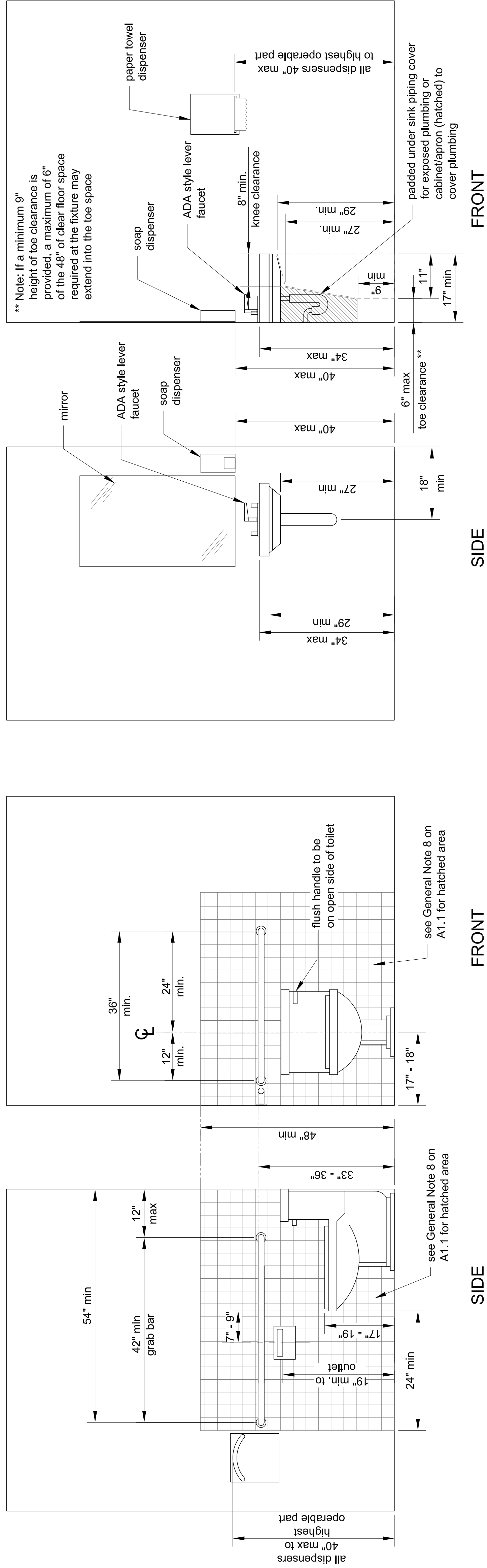
NOTE:

1. PROVIDE BLOCKING FOR PROPER ANCHORAGE OF
2. USE WATER CONSERVING PLUMBING FIXTURES IN COMPLIANCE WITH 2018 CALIFORNIA GREEN BUILDING CODE S.303.3. SEE SHEET A1.2 FOR REQUIREMENTS.



NOTE: All signage to conform with 2016 CBC 11B-703 including but not limited to proportion, color contrast, and grade 2 braille req's.

Signage Elevation



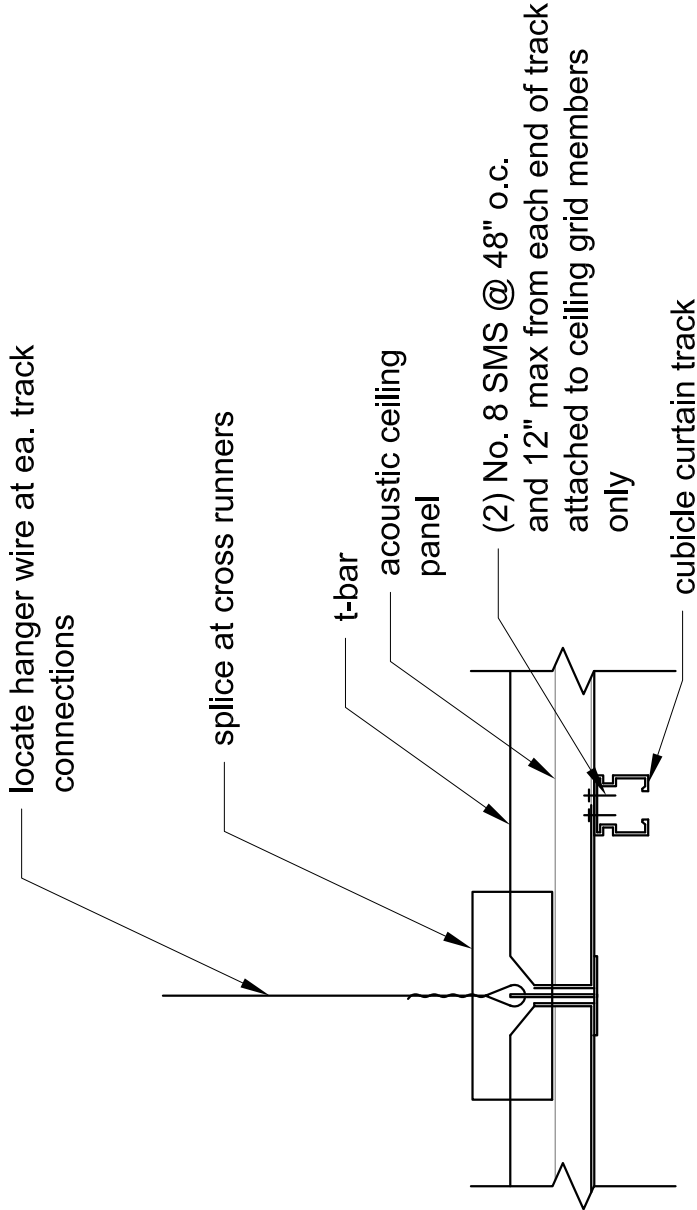
Int. Elevation

Int. Elevation
Accessible Sink

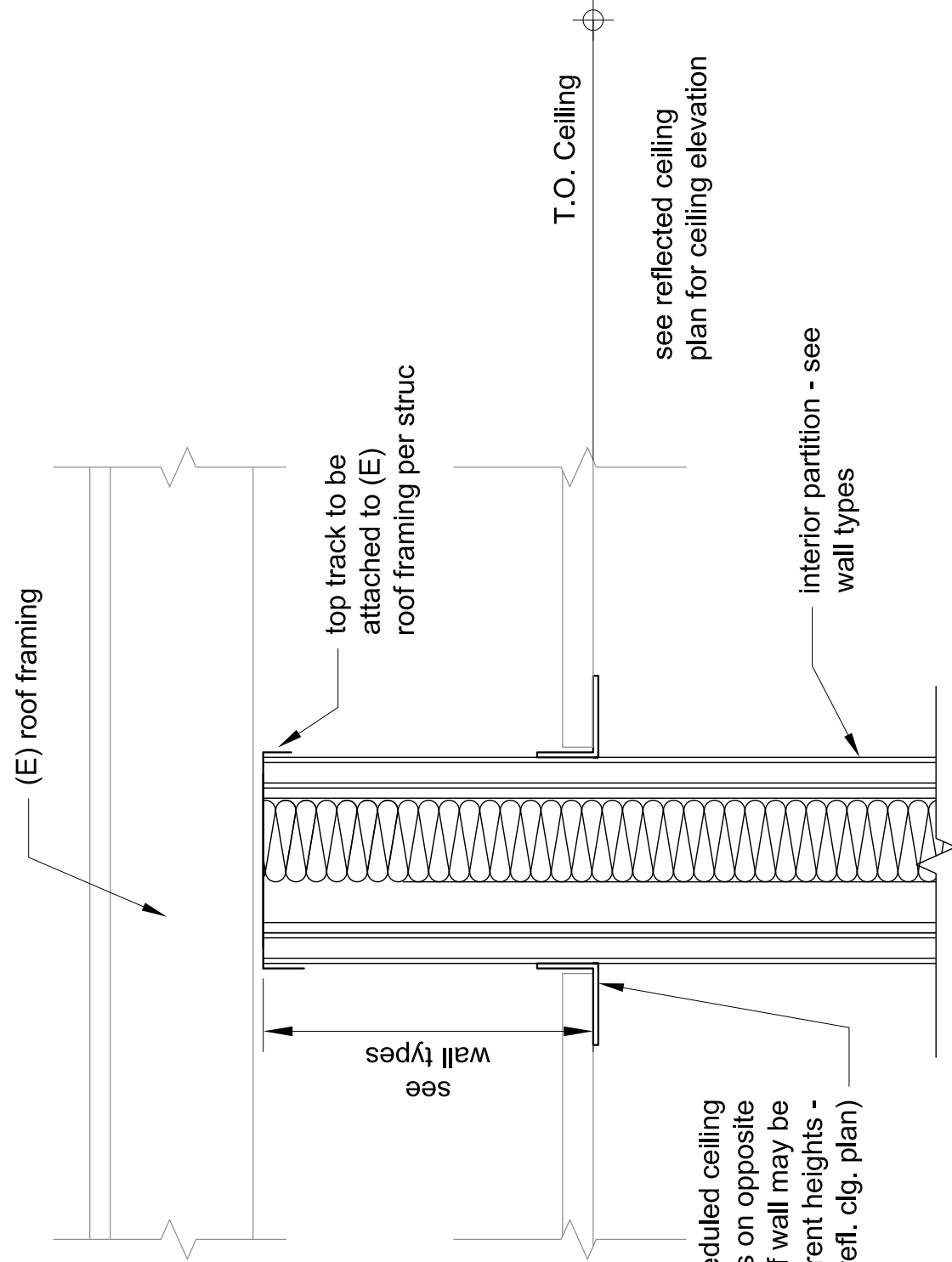
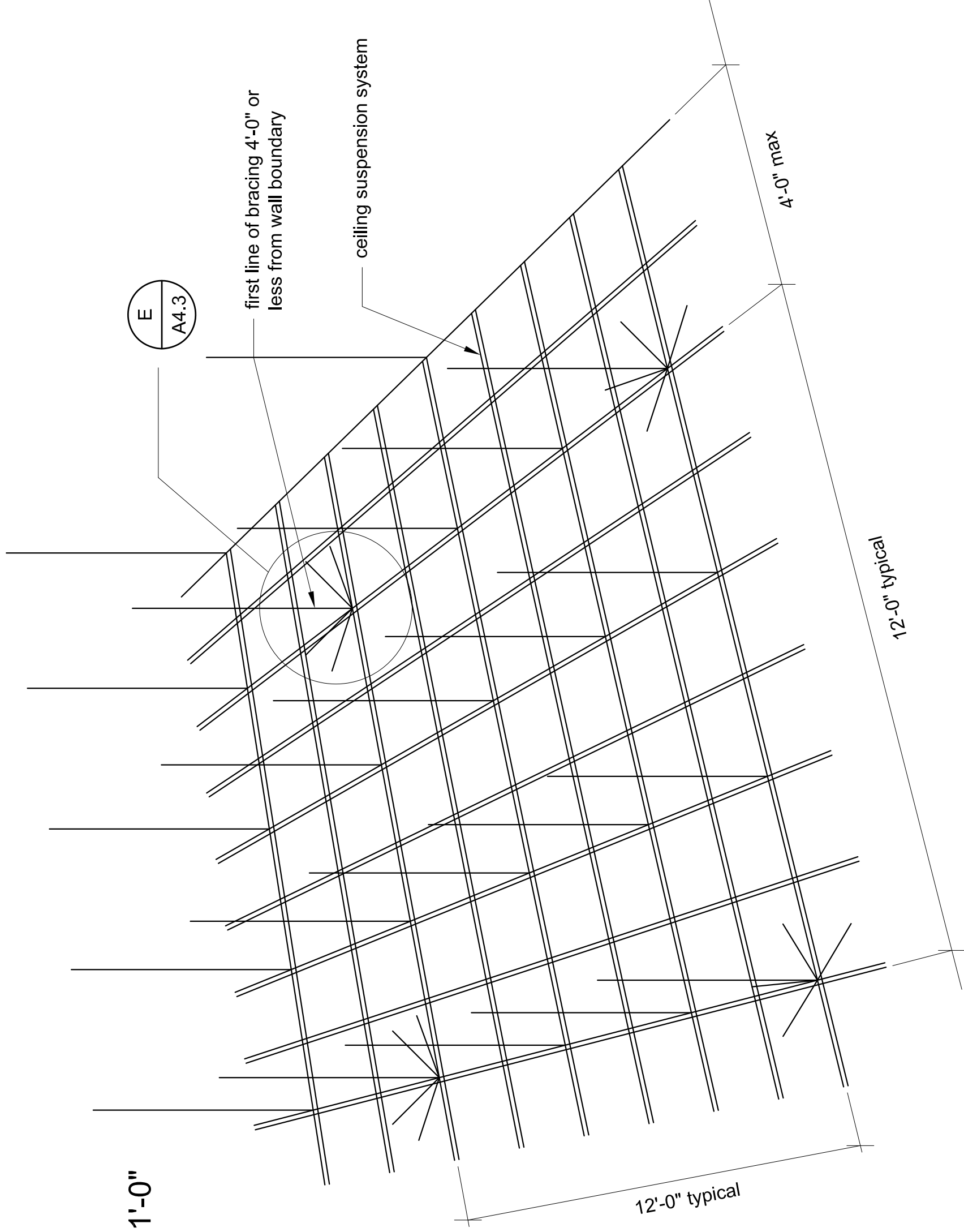


Lay-in Ceiling Tile Edge A A4.3 3" = 1'-0"

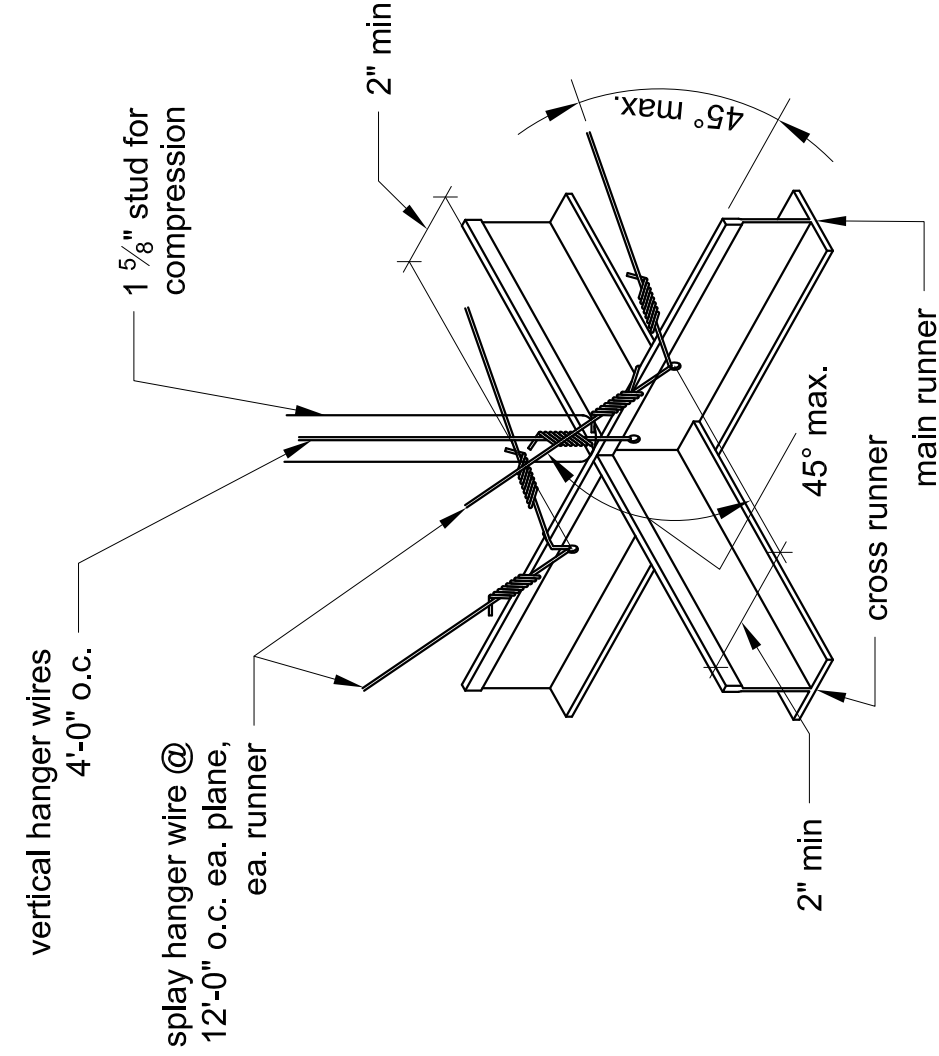
T-Bar Transition Runner B A4.3 3" = 1'-0"



Suspended Ceiling Track C A4.3 3" = 1'-0"



Ceiling Detail D A4.3 3" = 1'-0"

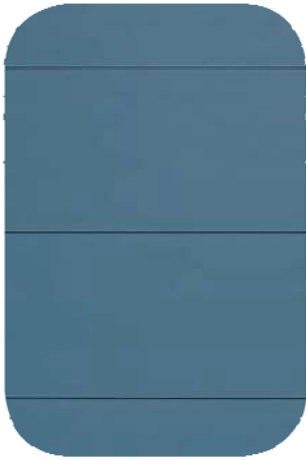


Typ. Seismic Bracing Detail E A4.3 3" = 1'-0"

Typ. Seismic Bracing Detail F A4.3 NTS

Material & Texture

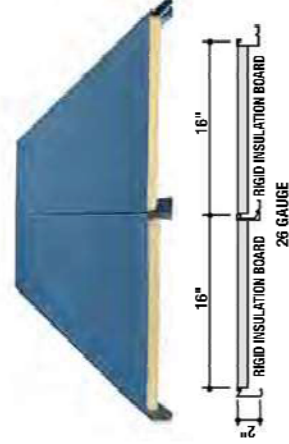
M1 Flat Metal Wall
StylWall® Flat Wall System
by Butler Manufacturing



STYLWALL® II FLAT WALL SYSTEM

StylWall® II Flat wall panels feature an outside embossed surface. Each panel is fastened to the wall structural system and then "locked" into the adjacent panel, concealing the fasteners and enhancing the building's appearance.

- Rigid insulation board improves the insulating properties of the wall and the flatness of the metal face
- Conventional finishing materials can be easily fastened to the interior



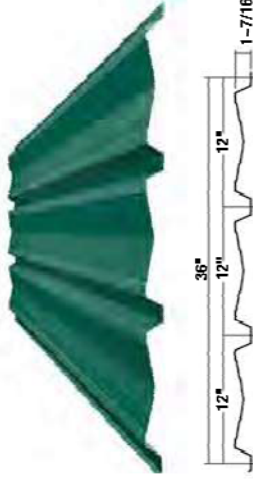
M2 Corrugated Metal Wall
ShadowWall™ Wall System
by Butler Manufacturing



SHADOWWALL™ WALL SYSTEM

The ShadowWall™ wall system is ideal for creating architecturally pleasing exterior partitions in instances where energy efficiency is a key concern.

- Fasteners are recessed deep in panel corrugation to enhance appearance
- Accommodates added insulation for enhanced energy efficiency
- Available factory-punched panels and ductulars add speed and accuracy in installation
- Tension plates assure precision with window and door installation



M3 Standing-Seam Metal Roof
MR-24® Roof System with
2 1/2" rib height
by Butler Manufacturing



M4 Rockery Retaining Wall
Rock dimensions to vary from 1'-0" to 4'-0"



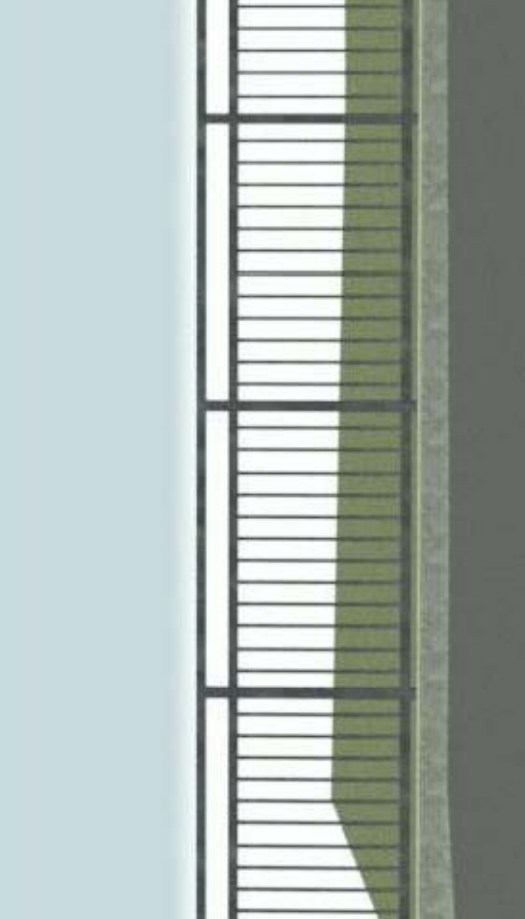
M5 Split Face Masonry Block
Nominal 8"x8"x16" blocks in running bond pattern



M6 Trash Enclosure Gate
Tube steel frame with galvanized corrugated metal panel



M7 Metal Railing
Custom railing with 2" square posts @ 4'-0" max, 2" square top & bottom rails, and 3/4" square pickets



Color Chart

C1 Cool Solar White
Butler-Coats™ Finish System by Butler Manufacturing (Solar Reflectance Index 91)



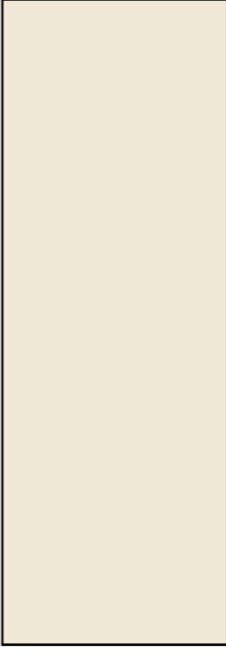
C2 Cool Igloo White
Butler-Coats™ Finish System by Butler Manufacturing (Solar Reflectance Index 74)



C3 Cool Majestic Blue
Butler-Coats™ Finish System by Butler Manufacturing (Solar Reflectance Index 30)

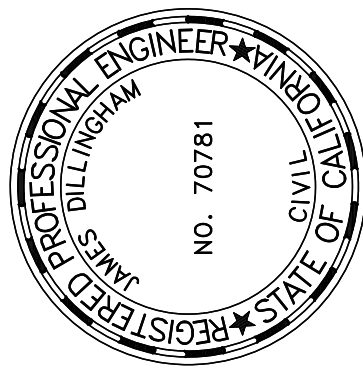


C4 Antique White
Kelly-Moore Paints (No. 49)



C5 Black Powder Coat
Textured Powder Coating on Metal





Application for General Plan Amendment / Zoning Change for

Niemann's Auto Touch

136 Fort Rd
Placerville, CA 95667

Revisions		Owner
By	Date	Ron Thompson
Revisions		
Δ	Description	
Designed		MB
Drawn		MB
Date		05/18
General Notes		
Sheet		
S1.1		

GENERAL NOTES

- Interpretation of Drawings & Specifications
 - For convenience, specifications have been prepared for this project and are arranged in several sections, but such separation shall not be considered as the limits of the work required of any separate trade. The terms and conditions of such limitations are wholly between the contractor and his subcontractors.
 - In general, the working details will indicate dimensions, position and kind of construction, and the specifications, qualities and methods. Any work indicated on the working details and not mentioned in the specification, or vice versa, shall be considered as required in both work and specification. Any work indicated on the working details shall be the same similar to that already detailed, marked or specified. If conflicts occur on drawings and/or specifications, the most expensive materials or methods will prevail.
 - Should an error appear in the working details or specifications or in work done by others affecting this work, the contractor shall notify the Architect at once and in writing. If the Contractor proceeds with the work so affected without having given such written notice and without receiving the necessary approval, decision or instructions in writing from the Owner, then he shall have no valid claim against the Owner, for the cost or so proceeding and shall make good any resulting damage or defect. No verbal approval, decision, or instruction shall be valid or binding on the Contractor unless it is in writing and countersigned by the Architect. The foregoing includes typical errors in the specifications or notational errors in the working details where the interpretation is doubtful or where the error is sufficiently apparent as to place a reasonably prudent Contractor on notice that should he elect to proceed, he is doing so at his own risk.
 - Construction shall conform to all applicable codes and regulations.
- Shop Drawing Note:
 - Shop Drawings shall be submitted in the form of three prints of each sheet.
 - The purpose of Shop Drawings submitted by the Contractor is to demonstrate to the Structural Engineer that he understands the design concept by indicating the location of the work to be done, and shall, and by detailing the fabrication and installation of the work.
 - Prior to fabrication, Shop Drawings shall be submitted for review by the Structural Engineer. Shop Drawing submittals shall include, but are not necessarily limited to, structural steel, reinforcing steel, and glued laminated beams.
 - Prior to submission the contractor shall stamp all submittals for conformance with the Contract Documents and shall stamp submittals as being "Reviewed For Conformance".
 - Shop Drawings submittals processed by the Structural Engineer are not Change Orders.
 - Any detail on the Shop Drawing that deviated from the Contract Documents shall be submitted to the Structural Engineer for review and approval.
 - Shop Drawings or calculations submitted for review that require re-submittal for re-review shall be called hourly for such time to the General Contractor. Re-review will not proceed without written approval from the General Contractor for additional engineering review services.
- Safety Note:
 - It is the Contractors responsibility to comply with the pertinent sections, as they apply to this project, of the "Construction Safety Orders" issued by the State of California latest edition, and all OSHA requirements.
 - The Owner and the Structural Engineer do not accept any responsibility for the Contractor's failure to comply with these requirements.
 - The Contractor shall be responsible for adequate design and construction of all forms and shoring required.
- The Contractor shall notify the Architect and Structural Engineer where a conflict or discrepancy occurs between the Structural drawings and any other portion of the Contract Documents or existing field conditions. Such notification shall be given in due time so as not to affect the construction schedule. In case of a conflict between Structural drawings and specifications the more restrictive condition shall take precedence unless written approval has been given for the least restrictive. Contractor shall verify all dimensions with Architectural Documents prior to commencing any work. If it is shown, the construction shall be identical or similar to that indicated for like cases of construction on this project. Should there be any question, contact the Architect and Structural Engineer prior to proceeding.
- When construction attaches to an existing building, a complete set of drawings of the existing building shall be kept on the job site. Contractor to obtain these drawings from the Owner.
- Contractor shall provide an allowance equal to 2% of the bid for structural steel, misc. iron and reinforcing steel to be used at the discretion of the Structural Engineer. Unused amount to revert to the Owner upon completion of the job.
- Any substitutions for structural members, hardware or details shall be reviewed by the Architect and Structural Engineer. Such review will require a time and materials substitution will be allowed.
- Do not scale drawings. Contact the Architect or Structural Engineer for any dimensions not shown.
- These drawings are not complete until reviewed and accepted by local Building Department.

DESIGN CRITERIA

- Codes and Standards
 - 2016 California Building Code (CBC)
 - Analysis Procedure.....= Equivalent Lateral Force Procedure
 - Seismic Risk Category.....= II
 - Seismic Design Category.....= D
 - Site Class.....= D
 - Response Modification Factor, R.....= 6.5
 - Occupancy Importance Factor, I.....= 1.00
 - Mapped Spectral Response Acceleration Parameters:
Sa = -- ; S1 = --
Spectral Response Coefficients:
SDS = 0.4446 ; SD1 = 0.2365
Base Shear, V = 0.1271 x W
 - Vertical Loads
 - Floor Live Load = 40psf
 - Floor Partition Load = -- psf
 - Roof Live Load = 20 psf
 - Live loads are reduced where permitted by code.
 - Snow Loads.
 - Pg = -- psf; Pf = -- psf
 - Ce = --- ; I = ---; Cf = ---
 - Show loads are reduced where permitted by code.
- Wind:
Ultimate Design Wind Speed, V_u.....= 110 mph
Nominal Design Wind Speed, V_{ref}.....= 80 mph
Exposure.....= C
Risk Category.....= II

WOOD

- All Structural wood shall conform with the following specifications, unc:
Douglas Fir -- Coast Region -- WCLB grading rules #17.
2x studs, rafters, ledgers, joists, plates -- #2.
3x and larger studs, posts, ledgers, plates -- #1.
4x beams -- #2.
rafters and larger beams -- #1.
nails, blocking -- Construction.
2x decking -- Select Dex
For timber 3x and larger beams use no more than 20% of the cross section shall include heart center.
- Redwood -- California Redwood, RIS.
Glued Laminated Beams -- 24F-V4 DF/DF - Standard Spec. for Structural Glued Laminated Timber AITC 117. Submit mill cert to permitting agent at time of inspection.

- Engineered Lumber
 - Micro-lam laminated veneer lumber (LVL), 1.9E -- Evaluation Report
 - No. ER -- 1387
 - Parallel Strand Lumber (PSL), 2.0E -- Evaluation Report
 - Timberstrand (LSL), 1.5E -- Evaluation Report
 - No. ER -- 1387
- Shathing -- US Product Standard PS 1-95 and PS 2-92. CDX APA rated sheathing w/ exterior glue @ walls, floors, & roofs unc
- Pressure Treated Douglas Fir -- Standard Specification FDN, by AWPB.
- All wood in direct contact with earth or concrete shall be pressure treated, except ledgers, which do not need to be pressure treated.
- Bearing and shear walls shall have double top plates, lapped at wall and partition intersection with 3 - 16d nails. Splice upper and lower plates as in "Typical Stud Connection" detail on Plans and Detail S1-2.
- Provide solid blocking between joists and rafters at all supports.

- Joists under and parallel to partitions shall be doubled and nailed together.
- The moisture content of 2x material at time of delivery shall be less than 19%. The moisture content of lumber 3x and larger at time of delivery shall be less than 19%. Holes for bolts in wood shall be bored with a bit of the same nominal diameter as the bolt plus 1/16".
- Holes for lag screws shall be first bored to the same diameter and depth as the unthreaded shank, and be made to 50% of the shank diameter.
- Lag screws and wood screws shall be screwed and not driven into place. Soap may be used to facilitate driving.
- Provided as required otherwise at sheanwalls, all bolts and lag screws shall be expanded with metal washers under heads and nuts which bear on wood.

- Applies also to inserted expanding fasteners, Red Head, etc.
STEEL WASHER
BOLT DIAMETER
1/2" Ø 2 1/2" Ø x 1 1/4"
5/8" Ø 2 1/2" Ø x 1 1/4"
3/4" Ø 2 1/2" Ø x 1 1/4"
7/8" Ø 2 1/2" Ø x 1 1/4"
1" Ø 2 1/2" Ø x 1 1/4"
MI WASHER
STEEL WASHER
1/2" Ø 2 1/2" Ø x 1 1/4"
5/8" Ø 2 1/2" Ø x 1 1/4"
3/4" Ø 2 1/2" Ø x 1 1/4"
7/8" Ø 2 1/2" Ø x 1 1/4"
1" Ø 2 1/2" Ø x 1 1/4"

- All bolts and lag screws shall be tightened on installation and retightened before closing in or at completion of job.
- Any wood blocking under roof and floors with long dimension perpendicular to blocking shall be bolted to blocking.
- Block sheathing joints with 2 x 4 flat blocking where noted on roof or floor framing plans and with blocking same size as studs at walls. Use ply clips at midspan of unsupported roof sheathing edges.
- Framing hardware shown on the plans is Simpson Strong - Tie. Use framing hardware as manufactured by Simpson Company or equivalent. Prior to installation of any non-Simpson hardware, the contractor shall submit a list of all detail references where a hardware substitution is proposed, the designation for each substitution item.
- Notify Structural Engineer after wall, floor, and roof sheathing nailing has been completed.
- No unsp threaded bolts allowed
- Use of machine nailing is subject to a satisfactory job site demonstration for each project and approved by the project Architect or Structural Engineer and the governing agency. The approval is subject to continued satisfactory performance. Machine nailing will not be approved in 5/16" sheathing. If nail heads penetrate the outer ply by more than would be normal for a hammer or if minimum allowable edge distances are not maintained, the performance will be deemed unsatisfactory.
- Field cuts and bolt holes in pressure treated wood shall be protected in accordance with AWPA standard M4.
- Field cuts and bolt holes in pressure treated wood shall be of

with AWPA standard M4, C-treated and fire-retardant-treated wood shall be of

hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.

The coating weights for zinc-coated fasteners shall be in accordance with ASTM B

153.

Statement of Special Inspections

- Tests and Inspections shall be provided by a qualified test agency as required below and shall conform to the requirements of the 2016 CBC Chapter 17. Testing and Inspection records shall be kept for all structural concrete.
- Tests
 - Soil Compaction
 - Reinforcement Steel
 - Concrete
 - Field Welding
 - Masonry - Prism tests per CBC 1705.4 & 2105
 - GROUT and Mortar
 - Shortcrete
 - Submit mill certificates to verify material properties
 - Shear Stud Installation
 - Epoxy and Expansion Anchors - Periodic at expense of owner or contractor
 - Shortcrete
- Inspections
 - Footing Excavation
 - Reinforcement Steel
 - Reinforcement Placement - Periodic
 - Shop Welding
 - Field Welding - Periodic inspection is permitted for single-pass fillet welds not exceeding 5/16" in size, continuous inspection required elsewhere.
 - High Strength Bolting - Periodic per AISC specifications, except at slip-critical connections where continuous inspection required.
 - Masonry Placement
 - Shear Stud Installation
 - Epoxy and Expansion Anchors - Periodic at expense of owner or contractor
 - Shortcrete

- Structural concrete shall attain 28 day compressive strength as required in note #27. Maximum slump shall not exceed 4 inches, unless for concrete in ICF walls 5 to 6 inches of slump is required. Larger slump for ICF can be achieved by use of admixtures. Mix design shall be reviewed and approved by Engineer.
- Concrete mix design shall be prepared by an independent laboratory and reviewed by the Structural Engineer, unless Tc ≤ 2500 psi.
- Cement shall conform to ASTM C-150 type I or II.
- Concrete aggregates shall conform to ASTM C-33 for normal weight concrete and ASTM C-330 for lightweight concrete.
- Non shrink, non bleed, low water content or a premixed nonmetallic formula.
- Reinforcing steel shall conform to ASTM A-615 Grade 60 for #4 and larger, and ASTM A-615 Grade 40 for #3 and smaller, except reinforcing steel to be welded shall conform to ASTM A-706.

- All preheating and welding of reinforcing bars shall be done in accordance with AWS D1.4 latest edition and shall be continuously inspected by a qualified laboratory. Contractor shall furnish to the laboratory, rebar mill certificate.
- Reinforcing steel shall be fabricated according to "Manual of Standard Practice for Reinforced Concrete Construction".
- Wire fabric shall conform to ASTM A-185.
- Reinforcing steel shall be fabricated according to "Manual of Standard Practice for Reinforced Concrete Construction".
- Concrete deposited directly against ground (except slabs) -- 3"
- Tied Columns (main bars).....2"
- Beams (all other main reinforcing).....1 - 1/2"
- Walls (interior face).....2"
- Walls (exterior face).....3/4"
- Slabs (on ground).....3/4"
- Slabs (on walls).....3/4"

- Splices in continuous reinforcing shall be lapped unc. In no case shall lap length be less than 5'-0" ead. Splice continuous bars in soil-bearing grade beams as follows: top bars at centerline of support; bottom bars at mid-span. Splice continuous bars in spandrel beams, wall beams, etc. as follows: top bars at mid-span; bottom bars at centerline of support. All bars size #14 and larger shall be continuous for the full length shown. Splices in WWF shall be 1-1/2 meshes wide.

- All hooks shall be standard hooks unless otherwise shown or noted.
- Construction joints shall be made rough and all laitance removed from the surface. Concrete may be roughened by chipping the entire surface, sand blasting, or other means approved by the engineer.
- Reinforcing, dowels, bolts, anchors, sleeves, etc., to be embedded in concrete shall be securely positioned before placing concrete.
- Anchor bolts cast in concrete or masonry shall be headed bolts with cut threads conforming to ASTM A307, ASTM A36, or ASTM A572 as indicated on drawings.

- Walls shall be cast in horizontal layers of 2'-0" maximum depth.
- Concrete in walls, piers or columns shall set at least 2 hours before placing concrete in beams, spandrels or slabs supported thereon.
- Horizontal wall bars in double layer walls shall be staggered.
- Diagonal vertical reinforcing in walls and columns from foundation with same size bar.
- Consolidate concrete placed in forms by mechanical vibrating equipment supplemented by hand-spading, rodding or tamping. Use equipment and procedures for consolidation of concrete in accordance with the recommended practices of ACI 309 to suit the type of concrete and project conditions.

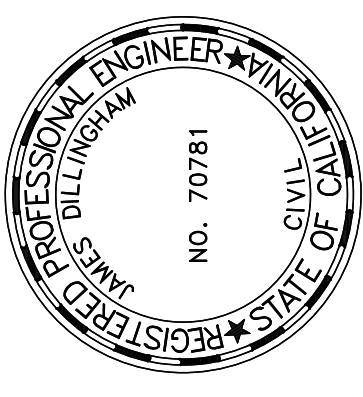
- Concrete shall not be dropped through reinforcing steel (as in walls) so as to cause segregation of aggregates. In such cases hoppers and chutes or funnels of variable lengths shall be used so that the free unconfined fall of concrete shall not exceed 4 feet.
- No wood shoring allowed. No wood stakes allowed. In areas to be concreted.
- Additional reinforcing in precast or tilt-up panels required for lifting stresses shall be supplied by Contractor.

- Provide 2 - #4 x 4'-0" diagonal reinforcing at mid-depth of slab at all re-entrant corners typical.
- All saw cutting shall be done after initial set has occurred to avoid tearing or damage by the saw blade, but before initial shrinkage has occurred.
- CONCRETE STRENGTH HS:
Item Tc at 28 days Max Aggregate Weight Max W/C Ratio
Foundation 3000 3 1/2" NW 0.58
Slab on Grade 2500 1" NW 0.48
Flatwork 2500 1" NW 0.60
Walls 3000 1" NW 0.58

5. Soils Values

- Available soils pressure
 - DL + LL.....= psf
 - DL + LL.....= 2500 psf
 - DL + LL + Seismic = 3333 psf
- Footing
 - Minimum depth = 15"

Above soils values per soils report created by
Footini Geotechnical Project No. 1474-17,
dated January 24, 2016.



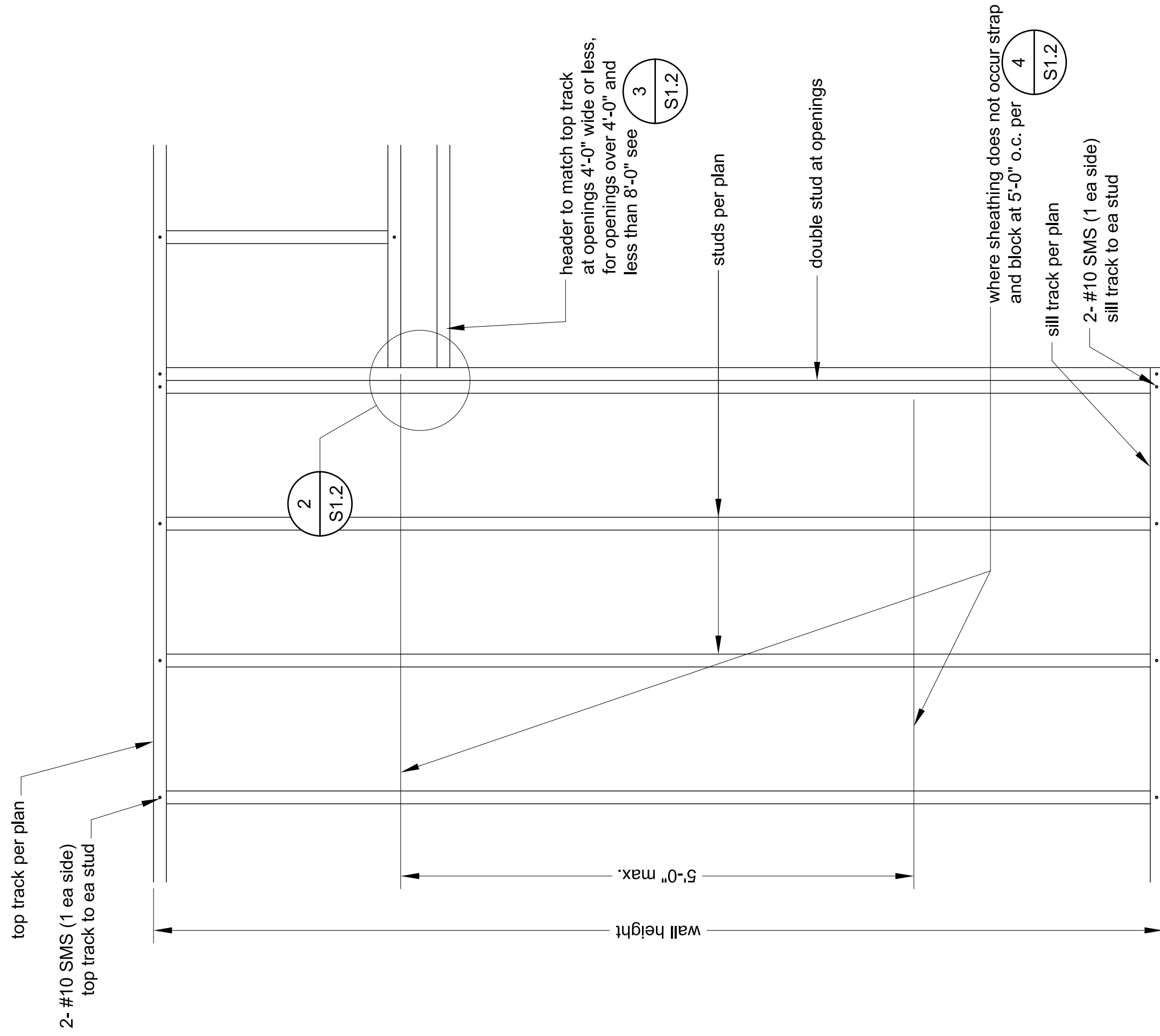
Application for General Plan Amendment / Zoning Change for Niemann's Auto Touch

Owner
Ron Thompson

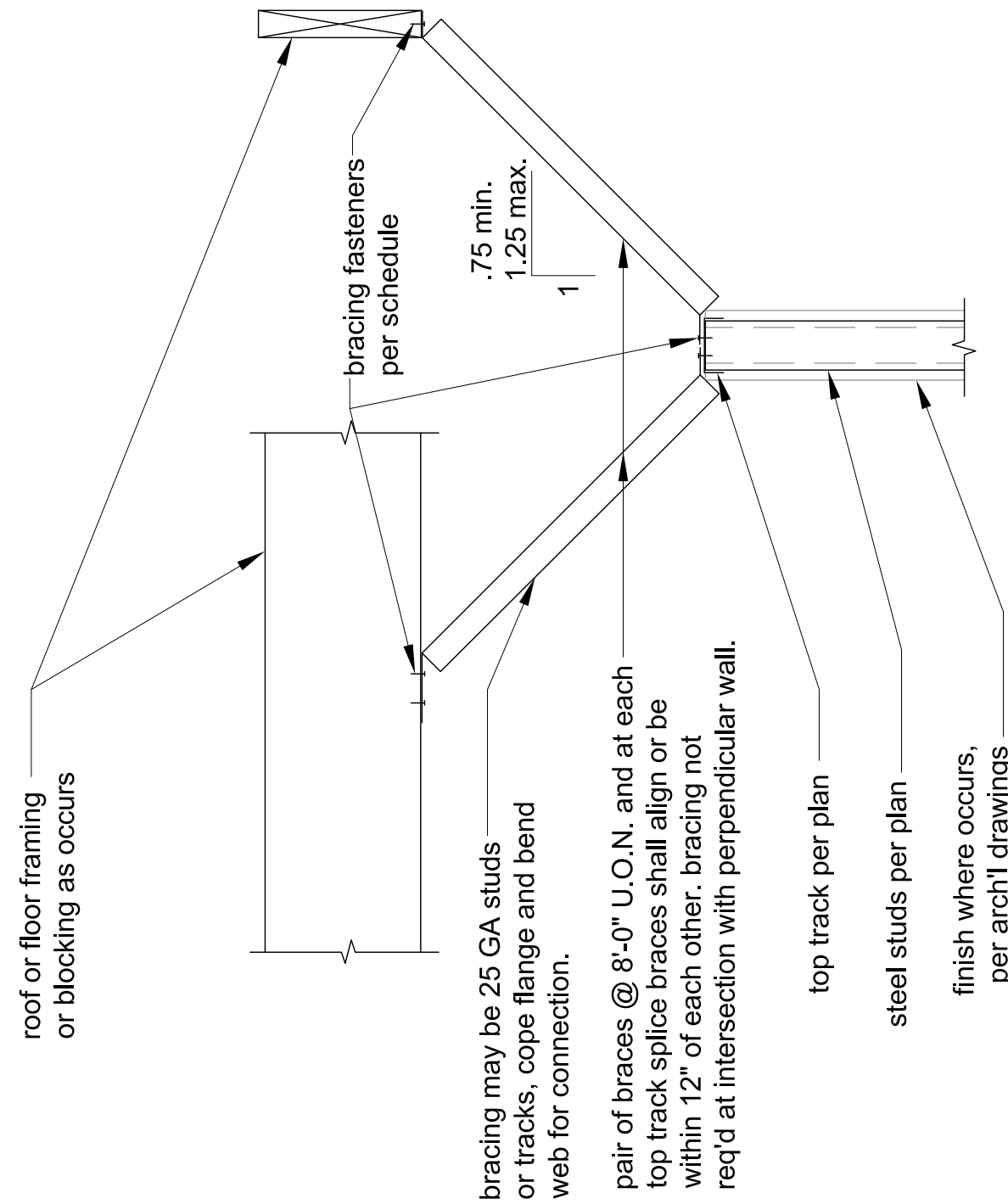
Divisions		
Description	Date	By

Sheet

S1.2



Typical Metal Wall Framing

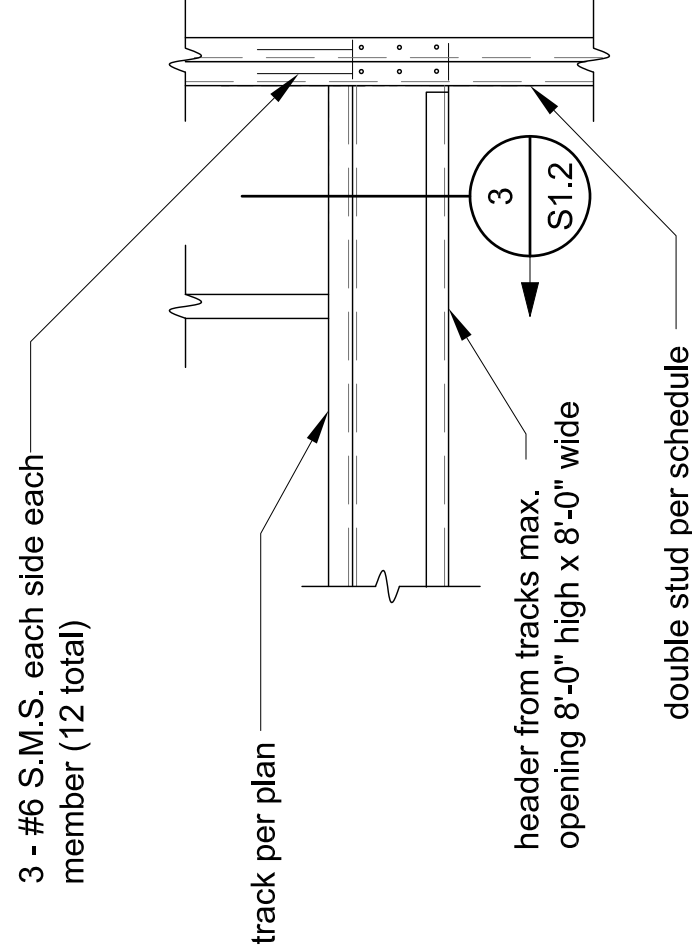


Top Track Bracing (Vertical)

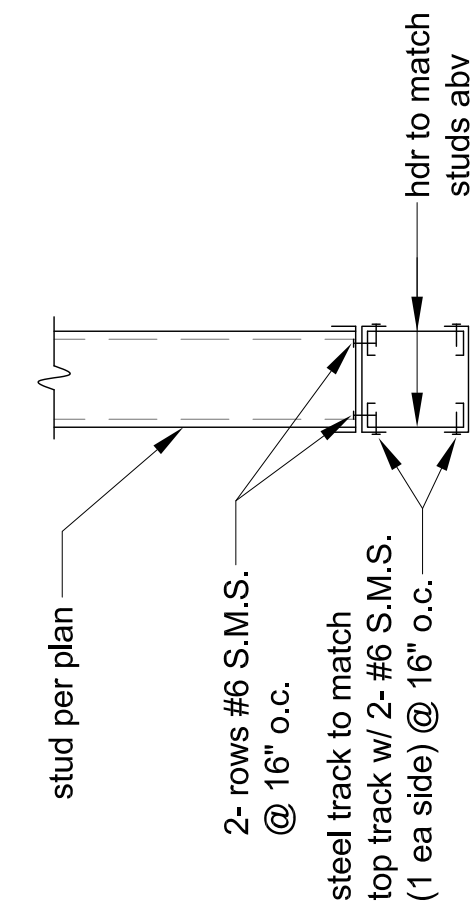
Interior Wall Steel Stud Schedule (for non-load-bearing partitions)						
					Bracing fasteners (S.M.S.)	
				unbraced length of track (max.)	steel to steel	steel to wood
stud @ 24" o.c.	top track (1-1/4" flange) U.N.O.					
stud @ 24" o.c.	stud @ 24" o.c.					
0' to 10'	362S125-33	362T125-18	8'-0"	8'-0"	3 - #6	2 - #10 X 1-1/2
10' to 14'	362S125-33	362T125-30	12'-0"	12'-0"	3 - #6	3 - #10 X 1-1/2
14' to 20'	362S125-33	362T125-33	14'-0"	14'-0"	3 - #10	4 - #10 X 1-1/2
20' to 24'	600S125-43	600T125-33	as detailed	as detailed	n/a	n/a
stud @ openings 4'-0" to 8'-0" wide						
double-362S125-33						
double-362S125-33						
double-362S125-33						
double-362S125-33						
double-600S125-54						

NOTES:

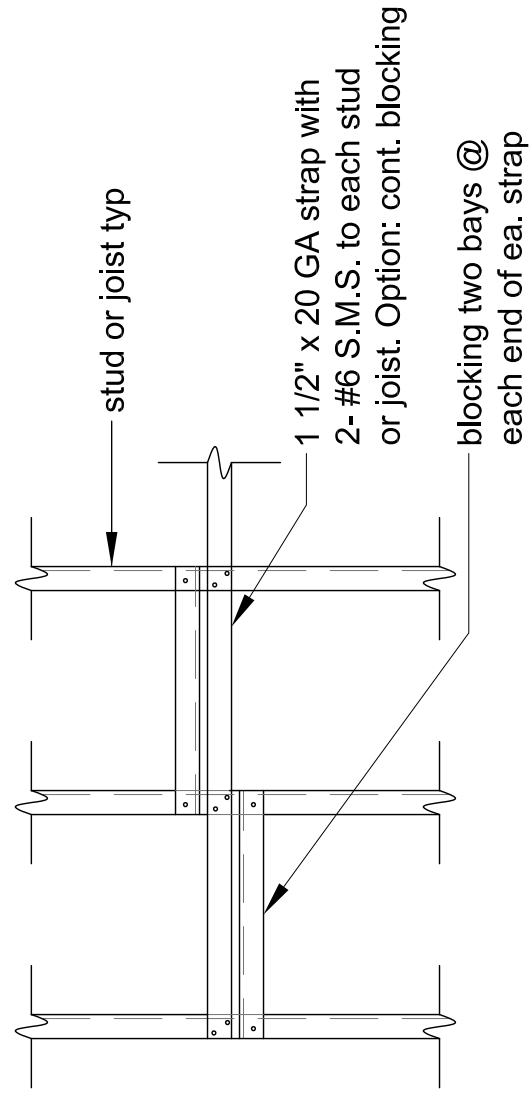
1. Steel framing for non-load-bearing partitions shall conform to "steel stud schedule" and wall framing detail 8/S1.2, unless called out differently elsewhere in these drawings.
2. Steel framing for load-bearing walls, including walls supporting ceiling, shall be as called for on other structural sheets.
3. See light gauge steel notes on sheet S1.1 for other requirements.
4. Any non-load-bearing stud may be specified per detail 11/S1.2.
5. Details on this sheet show various methods of supporting tops of non-load-bearing partitions. Details shall be used as referenced elsewhere in these drawings. At conditions listed, use the method shown.
6. Provide 16 GA studs and blocking at all grab bars and wall hanging equipment, except wall hanging toilet accessories, etc., weighing over 10 LBS/blocking shall be 600T125-54 track w/4-10 S.M.S. at each stud.
7. Do not install wall hung equipment weighing over 100 LBS without approval of the engineer.
8. Verify all wall dimensions with architectural drawings. The dimensions shown shall be considered the maximum for the ceiling joints. If dimensions are larger than those shown, general contractor shall contact engineer for ceiling framing review.
9. Wall studs are spaced at 2'-0" o.c. U.N.O.
9. Attach bottom of all wall studs and tracks.



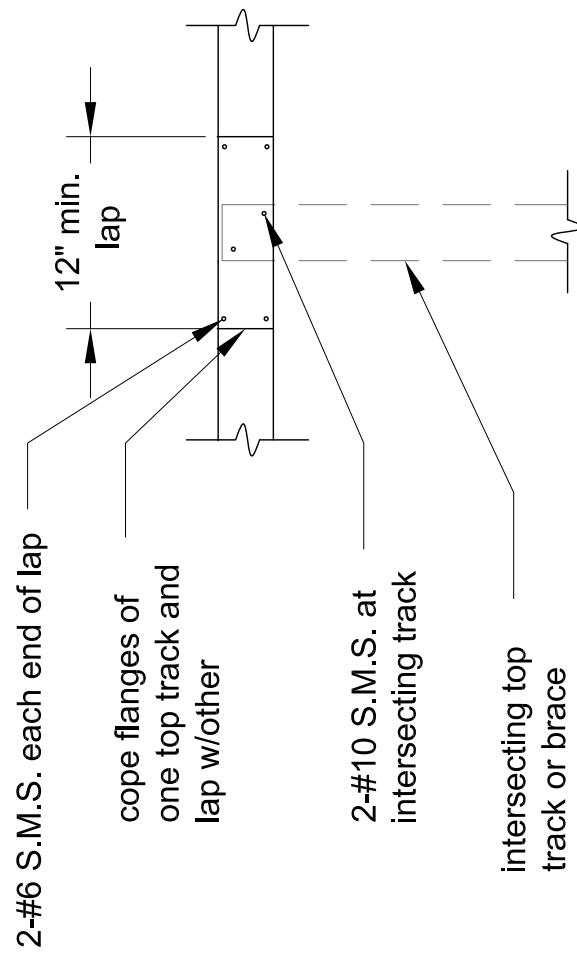
Header to Stud



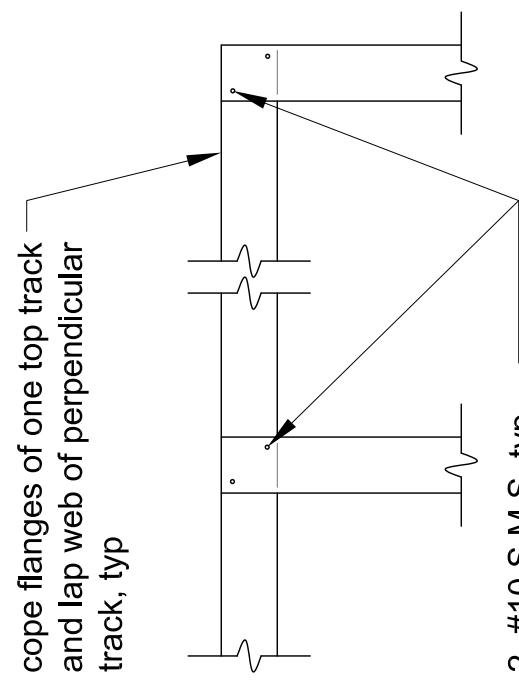
Header Section



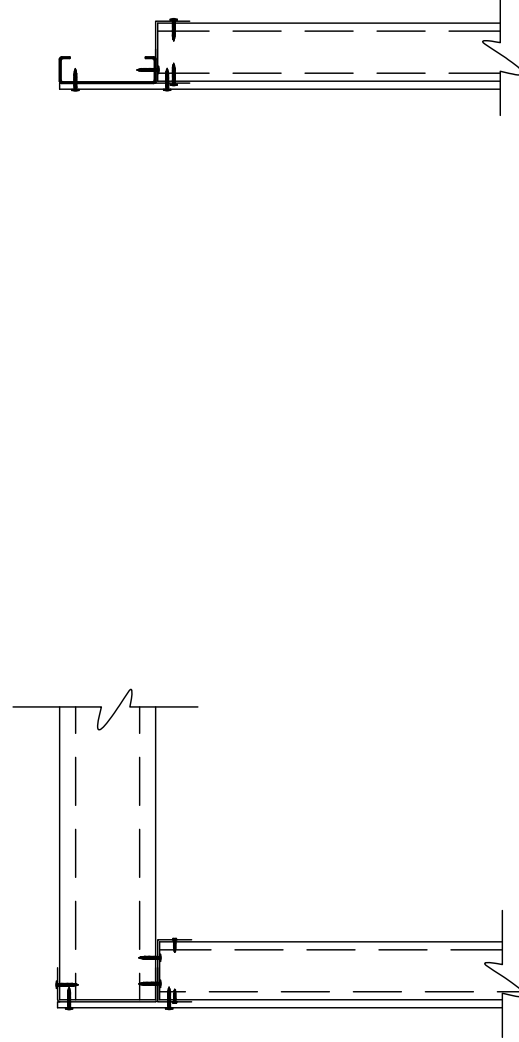
Strap & Blocking



Top Track Splice

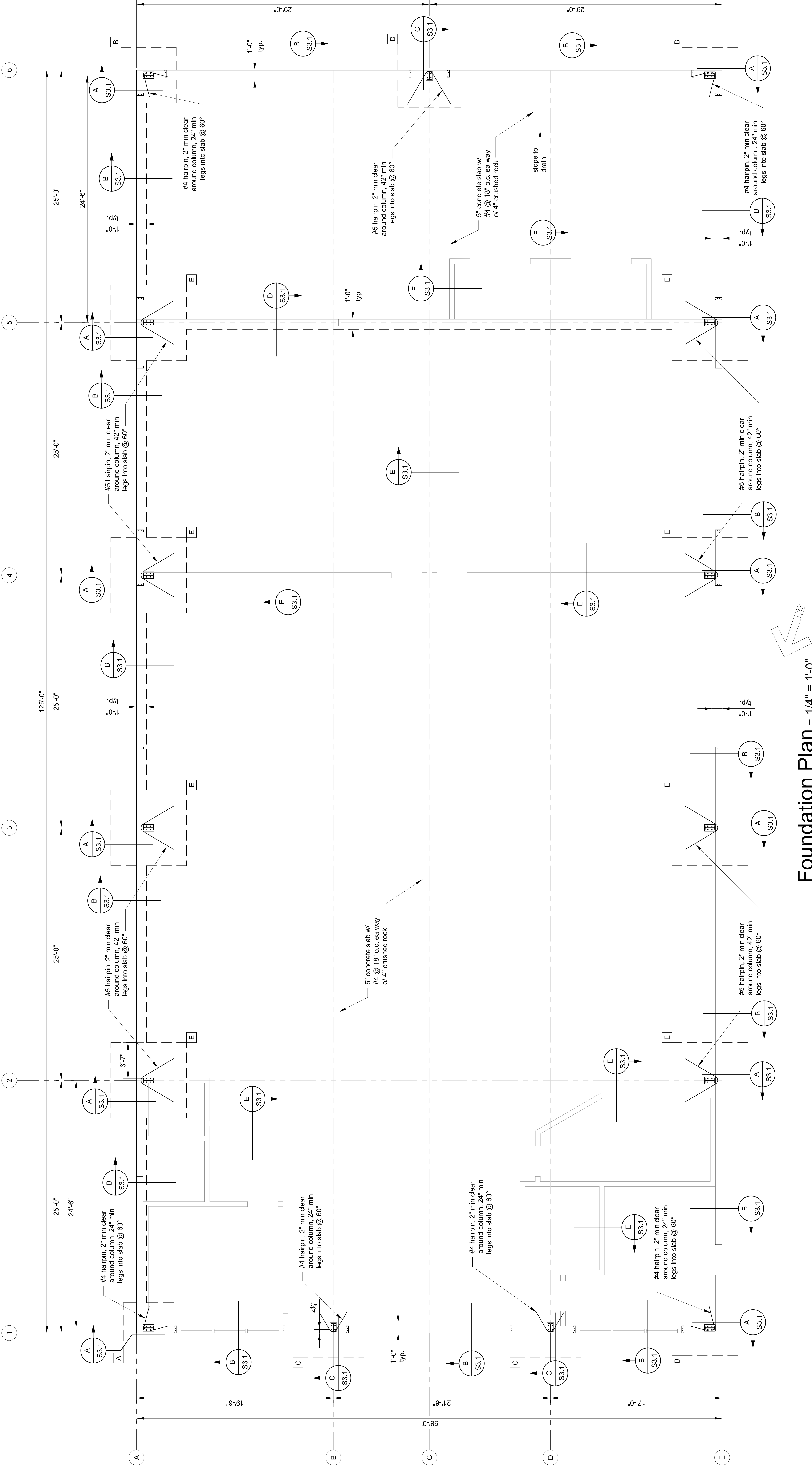


Top Track Joints



Ceiling Framing

Ceiling Joist Table			
Location	Max Span	Ceiling Joist & Spacing	End Track
Unsees 1 & 2 / Storage / Chemical / Equipment	9'-0"	362S137-33 @ 24" oc	362T150-33
Kitchen	15'-0"	600S162-43 @ 16" oc	600T162-43

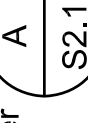


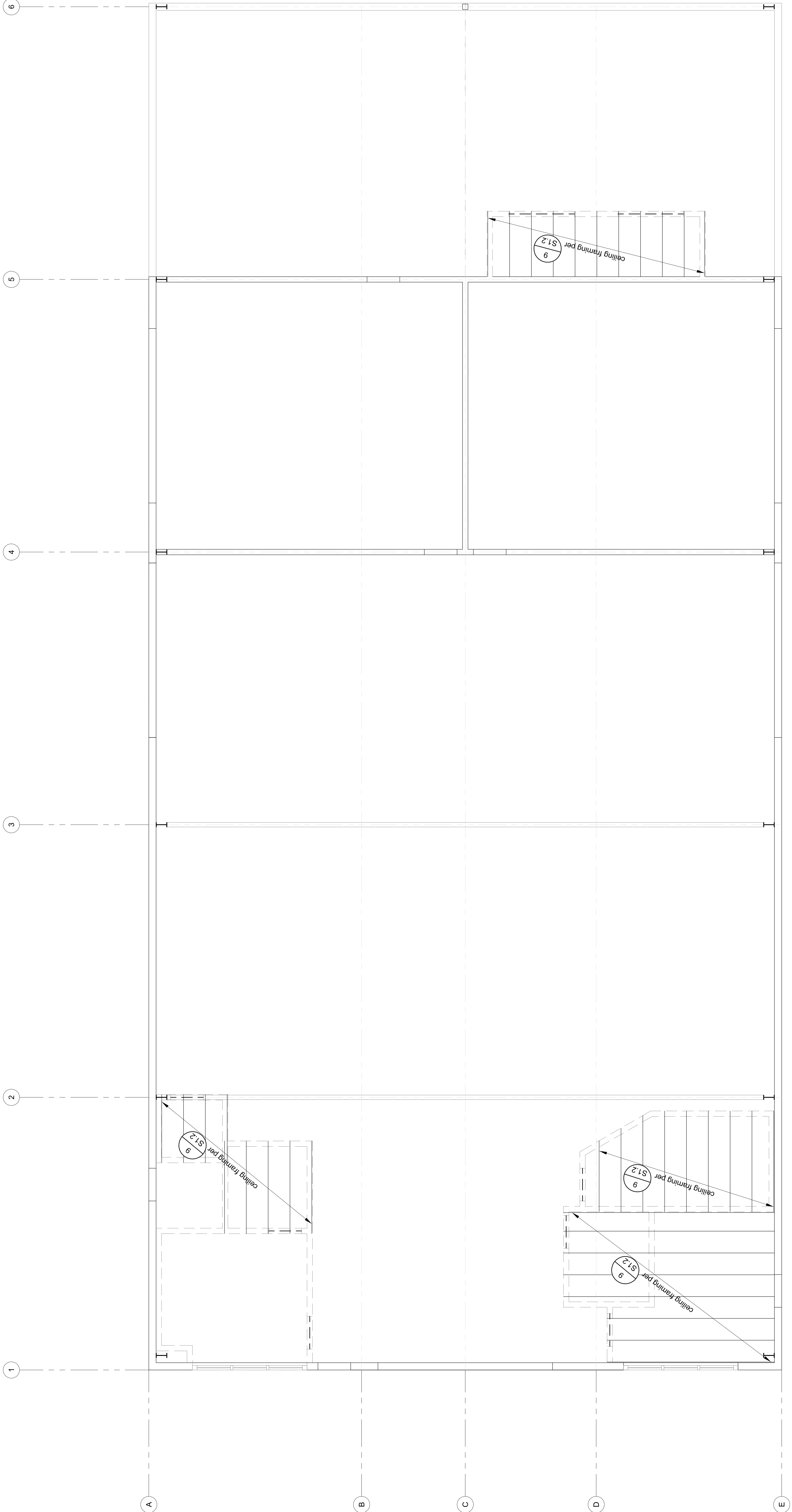
Foundation Plan – 1/4" = 1'-0"

Verify all dimensions with metal building drawings by
Butler Manufacturing, Job Name 18-027312-01, Bulder PO # 18-1111

Pad Footing Schedule		
MARK	FOOTING SIZE	DEPTH
A	5'-0" square	24"
B	5'-6" square	24"
C	6'-0" square	24"
D	6'-3" square	24"
E	7'-6" square	36"

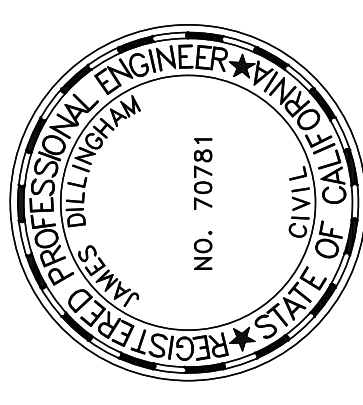
REINFORCING	
A	9- #5 bars EW, 18b 2" cr of top & 3" cr of bott.
B	10- #5 bars EW, 18b 2" cr of top & 3" cr of bott.
C	11- #5 bars EW, 18b 2" cr of top & 3" cr of bott.
D	11- #5 bars EW, 18b 2" cr of top & 3" cr of bott.
E	14- #6 bars EW, 18b 2" cr of top & 3" cr of bott.

- FOUNDATION PLAN NOTES:
- See sheet S1.1 for general notes and typical details.
 - All dimensions are to face of stud or center of post, U.O.N. Verify all dimensions with Archt drawings prior to construction.
Foundation Design loads taken from Butler Manufacturing plans dated 04/27/18 stamped by Derrick Wessel, P.E.
Reference Butler Manufacturing job name 18-027312-01, Bulder PO # 18-1111
 - Hairpins shown as:  are to be sized per plan.
Locate in center of bolt group extending into the center of the concrete slab.
 - All Metal Building Anchor bolts to be 1/2" or 3/4" (per metal building manufacturer) all-head extending into fig past control joint with dbl nuts and 3" sq x 1/4" plate washer, U.O.N. Embedment depth into fig per 



Ceiling Framing Plan – 1/4" = 1'-0"

CEILING FRAMING PLAN NOTES:
1. See sheets S1.1 and S1.2 for general notes and typical details.
2. All light gage interior & exterior wall framing to be per S1.2



Application for General Plan Amendment / Zoning Change for Niemann's Auto Touch

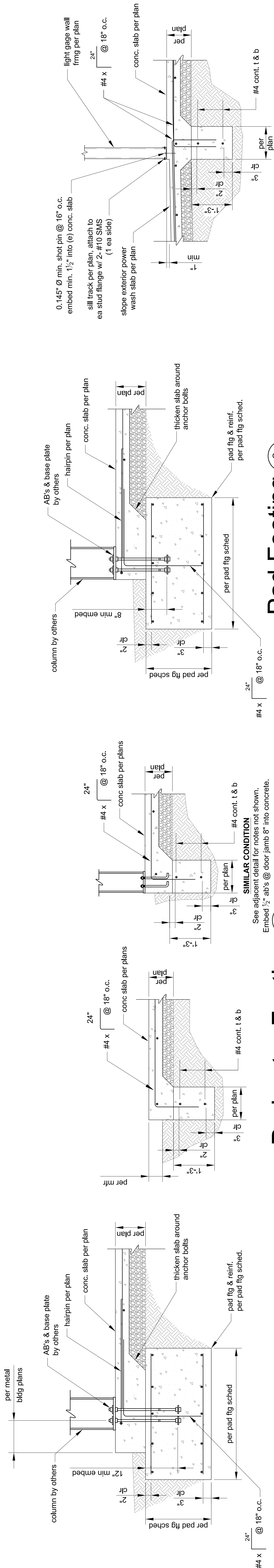
Exhibit A-2

Applicant Submittal Package

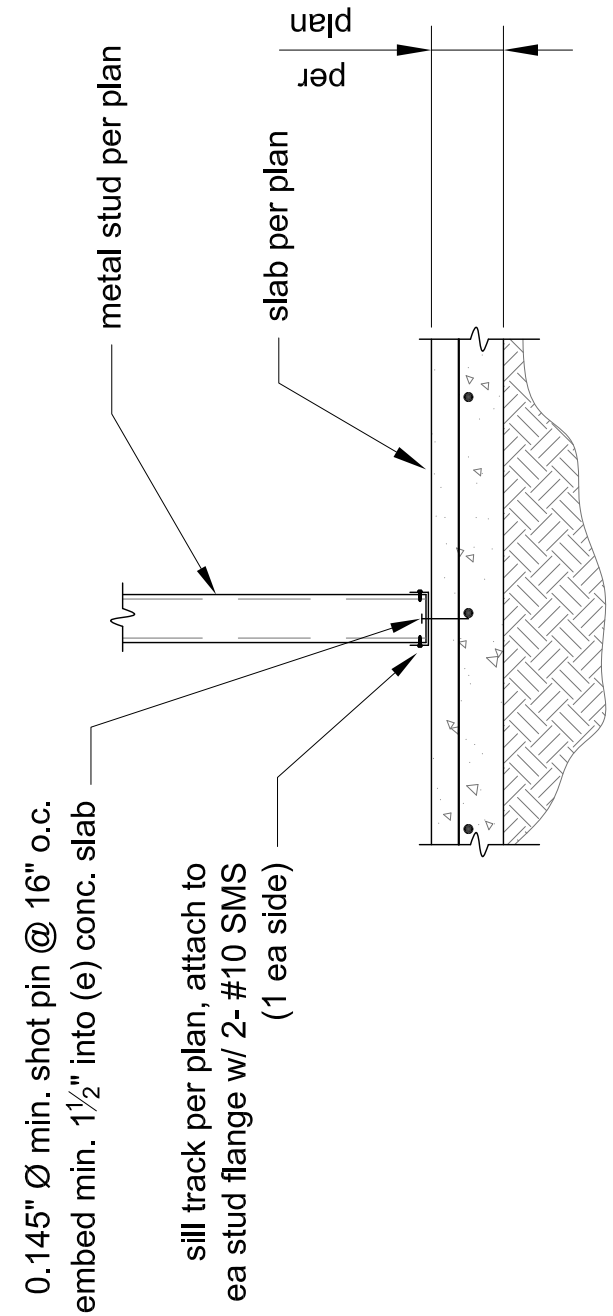
Foundation Plan

Sheet

S3.1







NOTE: 1. Shot pin req'd w/in 9" of ea end of sill track, 2-shot pins min. per track.
2. Shot pins not to be used for partition walls supporting cabinets weighing over 50 lbs. Where partition walls are to support cabinets over 50 lbs, use Hilti KB-TZ in lieu of shot pins shown above.

Sill Track to Conc. Slab - $\frac{E}{S_{3.1}} - 3/4" = 1'-0"$

Owner	Ron Thompson
By	
Date	
Revisions	
Sym	△
Designed	MB
Drawn	MB
Date	05/18
	Foundation Plan
Sheet	

