


STAMP:



The stamp is a circular professional seal for the State of California. The outer ring contains the text "STATE OF CALIFORNIA" at the bottom and "LICENSED ARCHITECT" at the top, separated by two stars. Inside the ring, the name "WAFAA ALMAHAMID" is written in an arc. Below the name is a handwritten signature in purple ink. Under the signature is the license number "C-38515". Below the license number is the date "9/30/2021". At the bottom of the inner circle, the words "RENEWAL DATE" are printed.

[illegible]

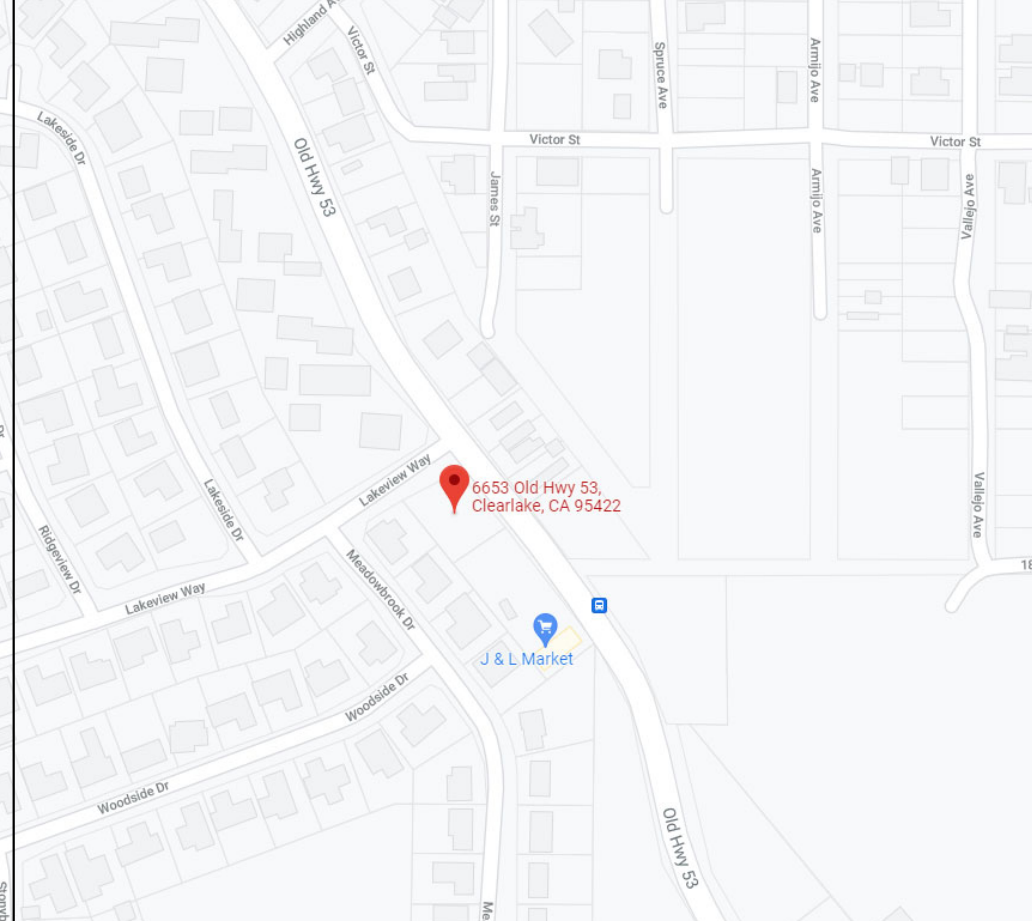

CONSULTANTS:

OWNER:
Owner



JS MARKET

6653 OLD HIGHWAY 53
CLEAR LAKE, CA 95422

PROJECT DIRECTORY		PROJECT DATA	SCOPE OF WORK	DRAWINGS LIST	
<p><u>OWNERS:</u></p> <p>SUNIL JOSHI 25 C STREET LAKEPORT, CA 95453</p> <p><u>ARCHITECT</u></p> <p>WAA DESIGN 1984 HEATON CIR. CONCORD, CA 94520</p> <p>WAFAA ALMAHAMID 925-360-0552 WAFAA@WAA-DESIGN.COM</p> <p><u>CIVIL ENGINEER</u></p> <p>LAKE COUNTY CONTRACTORS 301 INDUSTRIAL AVE LAKEPORT, CA 95453</p> <p>MARK MITCHELL 707-357-0630 MARK@LAKECOUNTYCONTRACTORS.COM</p> <p><u>LANDSCAPE ARCHITECT</u></p> <p>FORBES LAND DESIGN UKIAH, CA 95482</p> <p>NICHOLAS F. THAYER 707-362-0680 NICHOLASTHAYER@ICLOUD.COM</p>		<p><u>LEGAL OWNER:</u></p> <p>SUNIL JOSHI</p> <p><u>PROJECT ADDRESS</u></p> <p>6653 OLD HIGHWAY 53 CLEAR LAKE, CA 95422</p> <p><u>ZONING:</u></p> <p>APN: 040-376-20 and 040-376-21</p>	<ul style="list-style-type: none">TENANT IMPROVEMENT OF AN EXISTING MARKET SPACE ON LOT 2 TO BE CONVERTED INTO A COINED LAUNDROMATA NEWLY PROPOSED RETAIL SPACE ENCOMPASSING A DRIVE THROUGH PIZZERIA, DELI, ICE CREAM SHOP, AND OUTDOOR DINING AREA.ON LOT 1, THE DEVELOPMENT WILL INCLUDE A TWO-STORY MIXED USE BUILDING WITH A CONVENIENCE STORE ON THE GROUND FLOOR AND TWO RESIDENTIAL UNITS ON THE SECOND FLOOR.	A100 A101 A201 A202 A203 A301 A302 A303 C1 C2 C3 C4 C5 C6 L1 L2 L3	TITLE SHEET PROPOSED IMAGES SITE PLAN AND OVERALL FLOOR PLAN SIGNAGE PLAN CONDO PLANS PROPOSED MARKET/ CONDO ELEVATIONS PROPOSED RETAIL ELEVATIONS BUILDING SECTIONS GRADING PLAN DRAINAGE PLAN UTILITY PLAN EROSION CONTROL DETAILS DETAILS NORTHWEST PLANTING PLAN SOUTHEAST PLANTING PLAN SITE IRRIGATION PLAN
			<p><u>VICINITY MAP</u></p> 		
					

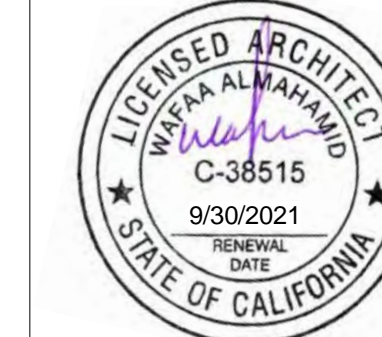
**WaArchitecture +
Design**

Wafaa Almahamid
Architect, WELL AP, LEED AP

1984 Heaton Circle
Concord, CA 94520
925-360-0552

wafaa@waa-design.com
www.waa-design.com

STAMP:



ISSUE INFORMATION

[illegible]

CONSULTANTS:

OWNER:

Owner







JS MARKET
6653 OLD HIGHWAY 53
CLEAR LAKE, CA

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PROJECT	00
SCAL	

PROPOSED IMAGES

A101



	ROOF AND PROJECTION AREAS
	SIGNAGE
	LANDSCAPE AREA
	PARKING AREA
	CONCRETE WALKS
	PUBLIC WALKWAY



ELEVATIONS MATERIAL LEGEND

- 01

STUCCO - COLOR LIGHT GRAY
- 02

EXTERIOR CEDAR WOOD SIDING
- 03

PERFORATED ALUMINUM SCREEN
- 04

3/4" GALVANIZED METAL REVEAL- COLOR GRAY
- 05

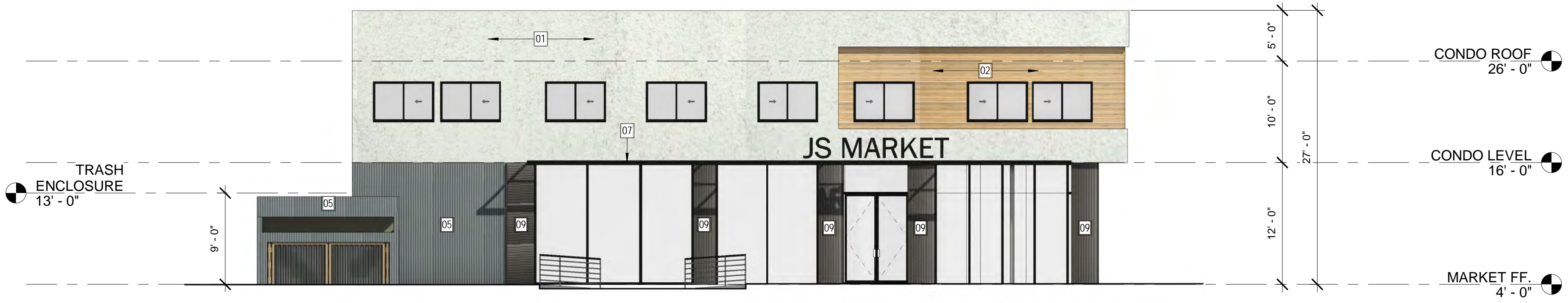
METAL SIDING PANELS- COLOR DARK GRAY
- 06

STORE FRONT GLASS - ALUMINUM FRAME
- 07

METAL CANOPY- COLOR BLACK
- 08

VERTICAL LOUVERS: ALUMINUM
- 09

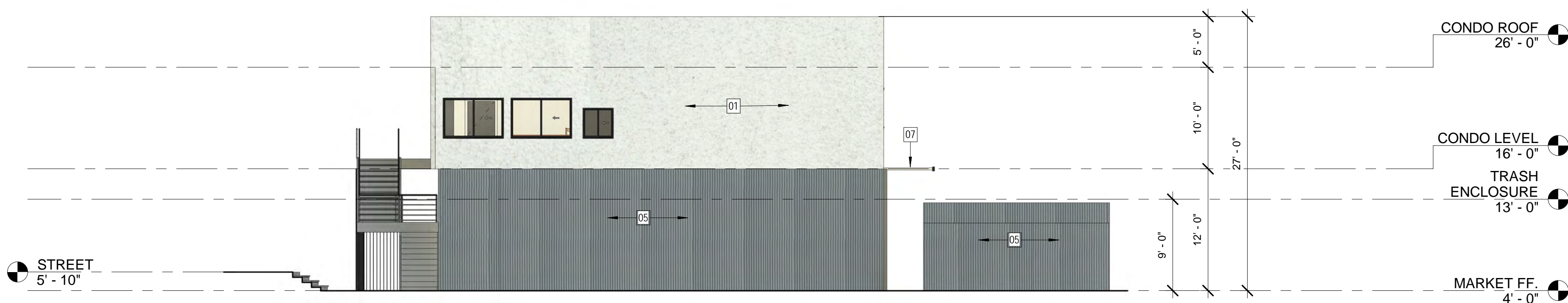
METAL SIDING PANELS- COLOR BLACK



PROPOSED MARKET EAST ELEVATION | 4
1/8" = 1'-0"



PROPOSED MARKET WEST ELEVATION | 3
1/8" = 1'-0"



PROPOSED MARKET SOUTH ELEVATION | 2
1/8" = 1'-0"



PROPOSED MARKET NORTH ELEVATION | 1
1/8" = 1'-0"

WaArchitecture + Design

Wafaa Almahamid
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ISSUE INFORMATION		
No.	Description	Date

CONSULTANTS:

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Owner

JS MARKET
6653 OLD HIGHWAY 53
CLEAR LAKE, CA

DRAWN	HA
CHECKED	WA
PROJECT	00
SCAL	1/8" = 1'-0"

PROPOSED
MARKET/
CONDO
ELEVATIONS

A301

01	STUCCO - COLOR LIGHT GRAY
02	EXTERIOR CEDAR WOOD SIDING
03	PERFORATED ALUMINUM SCREEN
04	3/4" GALVANIZED METAL REVEAL- COLOR GRAY
05	METAL SIDING PANELS- COLOR DARK GRAY
06	STORE FRONT GLASS - ALUMINUM FRAME
07	METAL CANOPY- COLOR BLACK
08	VERTICAL LOUVERS: ALUMINUM
09	METAL SIDING PANELS- COLOR BLACK



9/29/2021 8:49:42 PM

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CONSULTANTS:

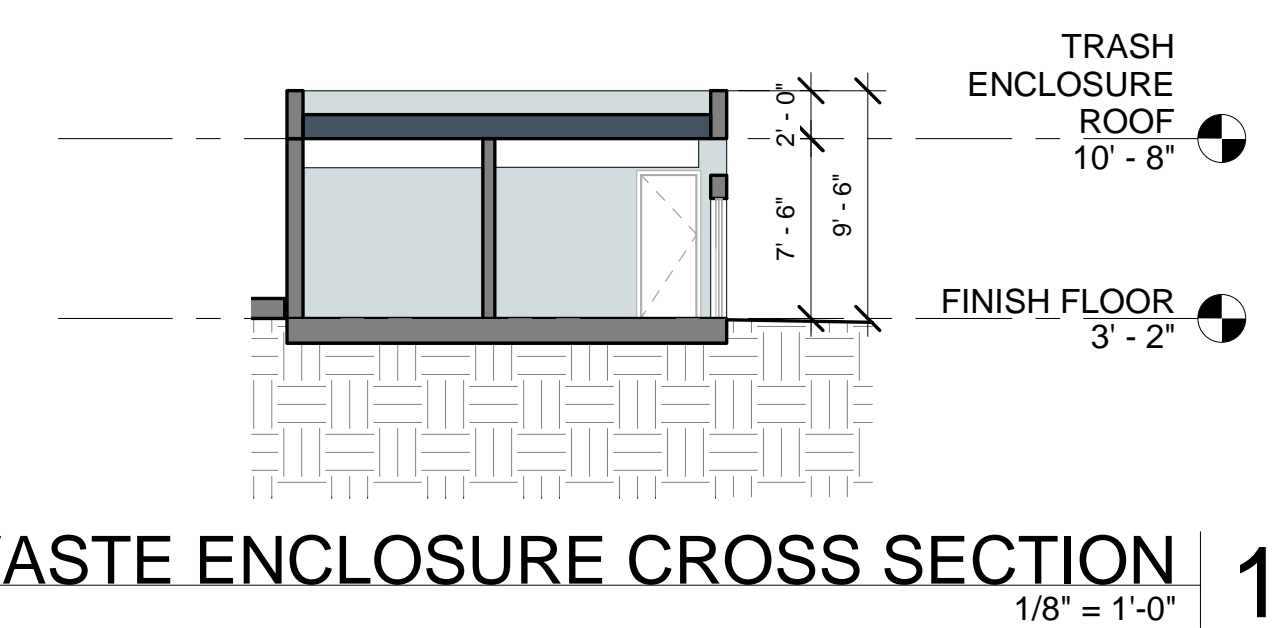
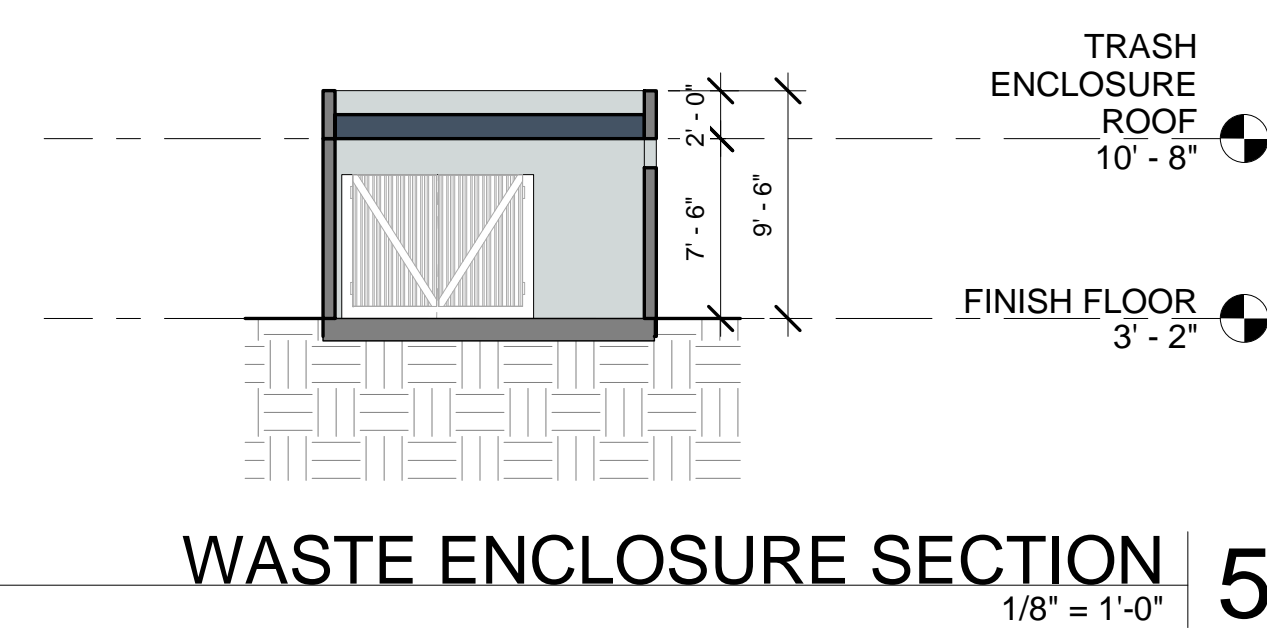
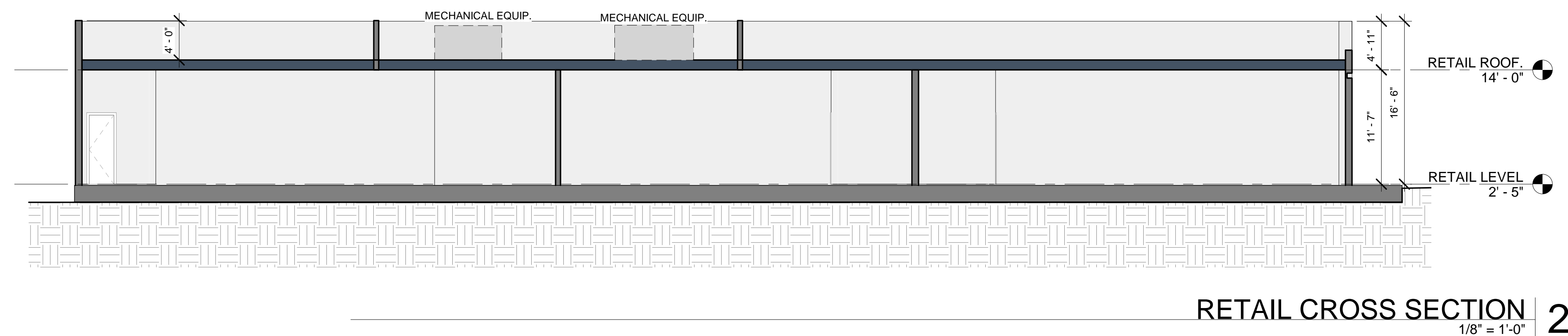
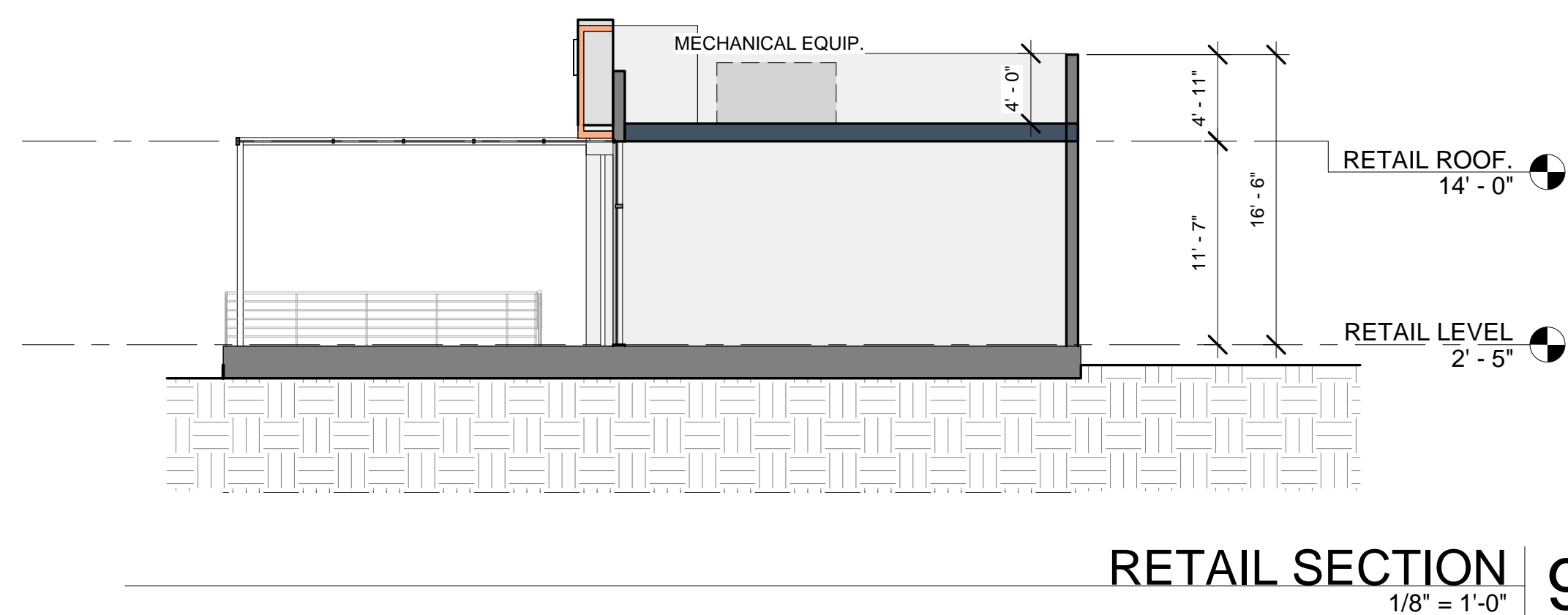
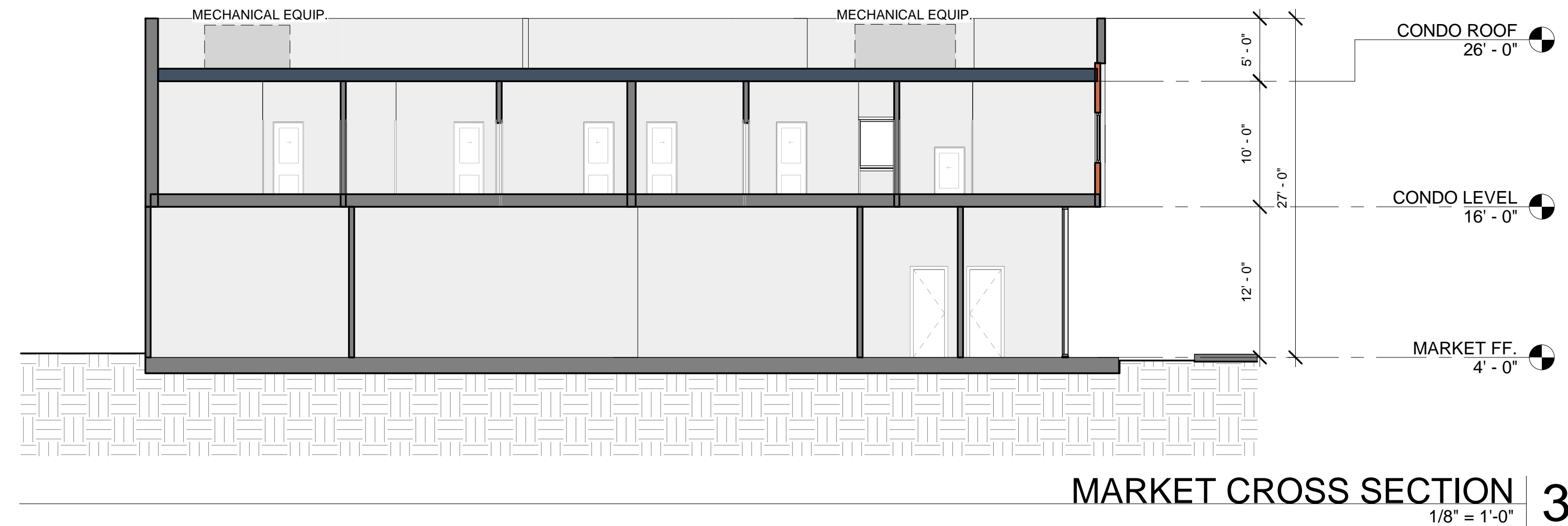
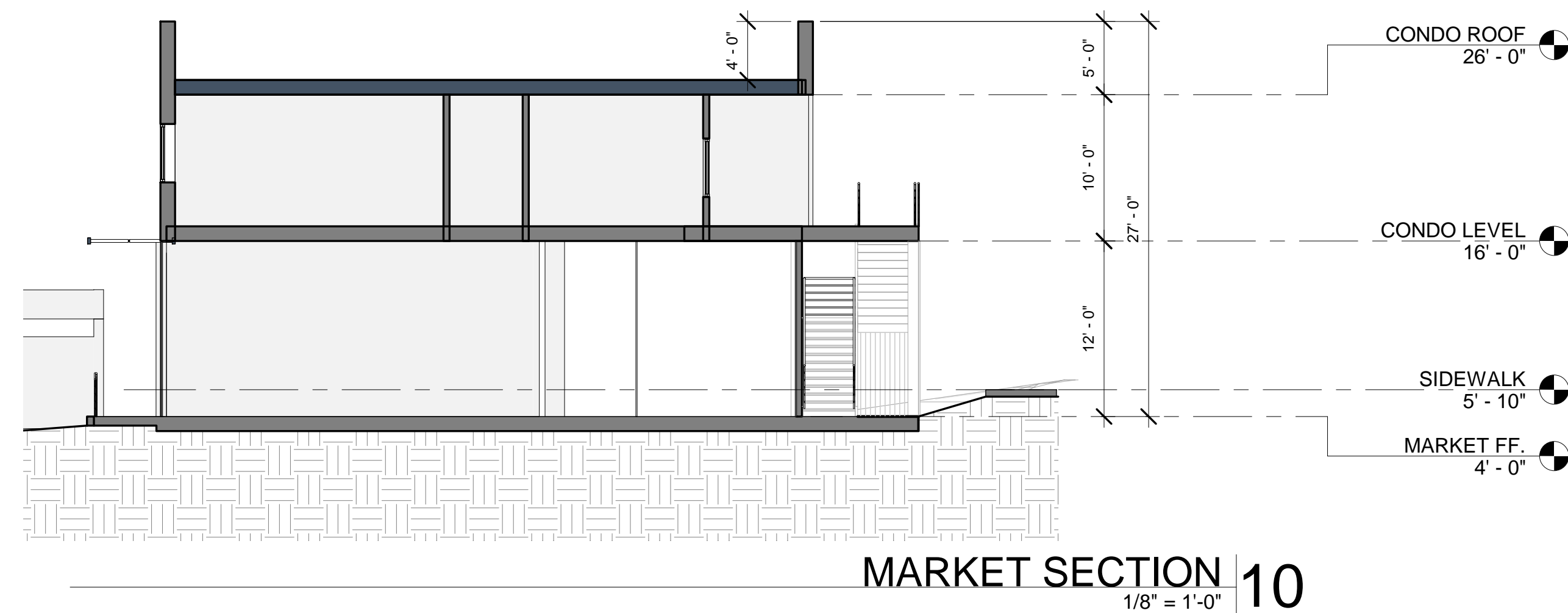
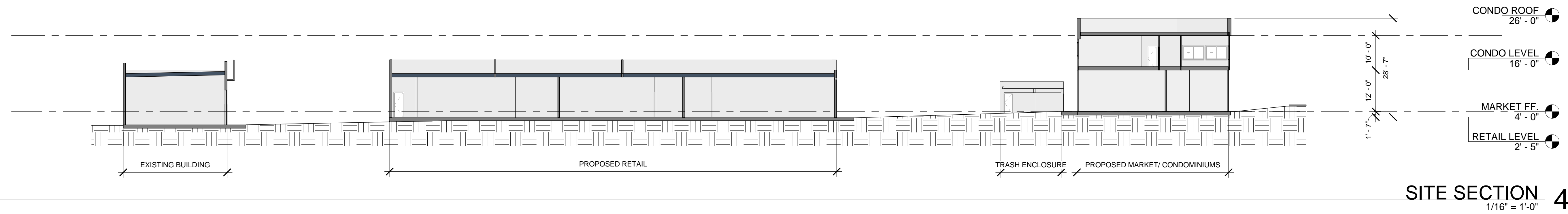
OWNER:
Owner

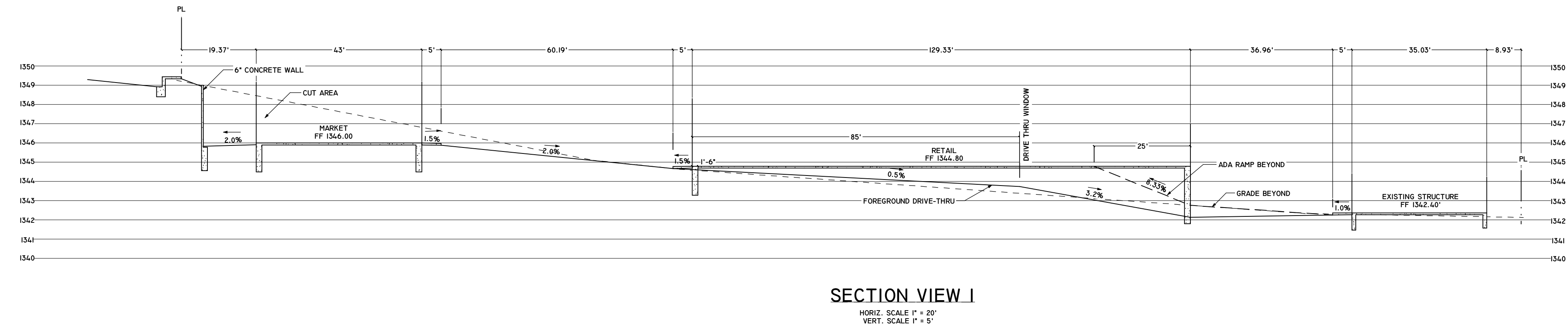
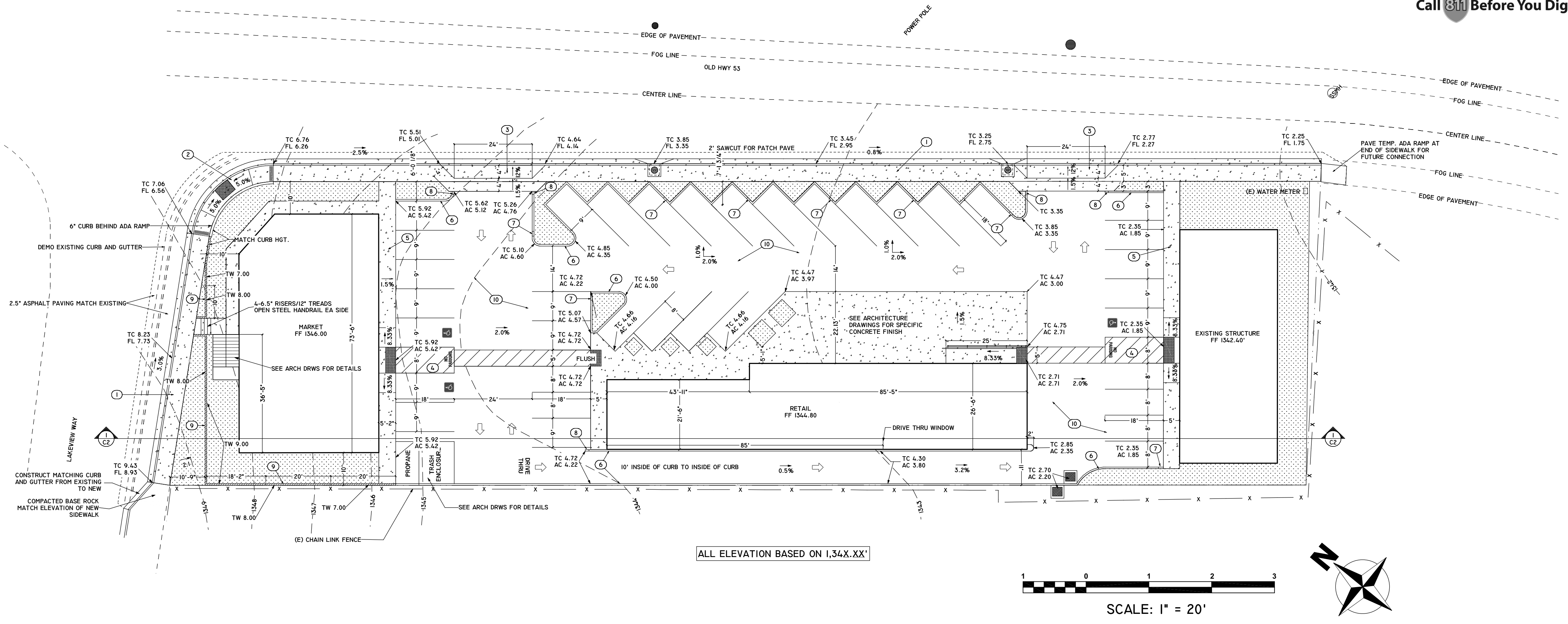
JS MARKET
6653 OLD HIGHWAY 53
CLEAR LAKE, CA

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CHECKED	WA
PROJECT	00
SCAL	As indicated

BUILDING SECTIONS

A303





GRADING PLAN - 1 IN = 20 FT

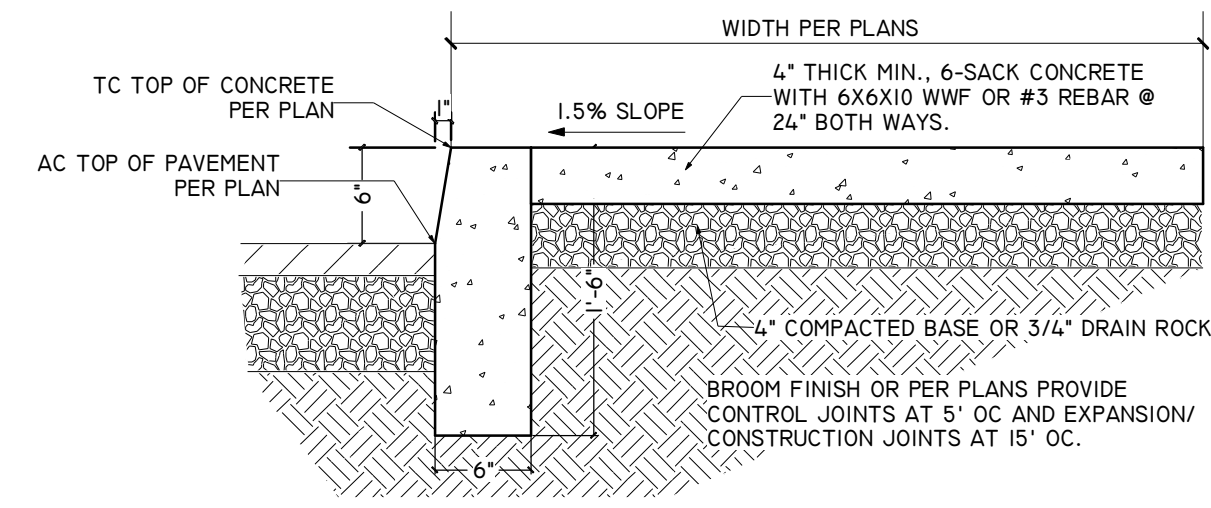
NOTES:

- 1 TYPICAL CURB, GUTTER AND SIDEWALK DETAIL PER 205/C7
- 2 TYPE "C" ACCESSIBLE RAMP PER 208/C8
- 3 ACCESSIBLE DRIVEWAY APPROACH PER 209/C8
- 4 TYPICAL ACCESSIBLE PARKING PER 507/C8
- 5 PRIVATE SIDEWALK PER 5/C3
- 6 TYPICAL VERTICAL CURB PER 6/C3
- 7 TYPICAL CURB OPENING PER 7/C3
- 8 TYPICAL END OF CURB TAPPER PER 8/C3
- 9 RETAINING WALL PER 9/C3
- 10 ASPHALT PARKING: 2.5" HMA OVER 6" CLASS II AGGREGATE BASE AT 95% RELATIVE COMPACTION OVER 8" MIN. SCARIFY AND RE-COMPACT TO 90% RELATIVE COMPACTION.

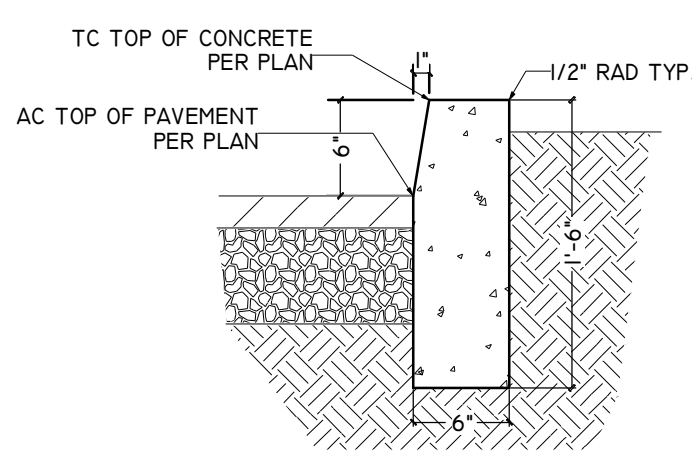
SEE CITY OF CLEARLAKE CONSTRUCTION STANDARDS 100 ON SHEET C5.
GENERAL OR GRADING CONTRACTOR MUST OBTAIN AN ENCROACHMENT PERMIT FOR ALL WORKED PERFORMED WITHIN THE CITY RIGHT-OF-WAY. CONTACT THE CITY OF CLEARLAKE ENGINEERING DEPARTMENT AT 707-994-8201. APPLICATION CAN BE OBTAINED ON-LINE AT CLEARLAKE.CA.US/166/ENGINEERING

INDEX:

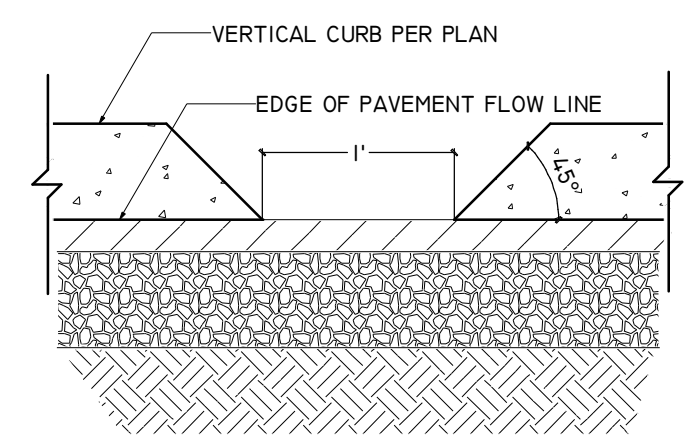
- | | |
|----|-----------------|
| C1 | GRADING PLAN |
| C2 | DRAINAGE PLAN |
| C3 | UTILITY PLAN |
| C4 | EROSION CONTROL |
| C5 | DETAILS |
| C6 | DETAILS |



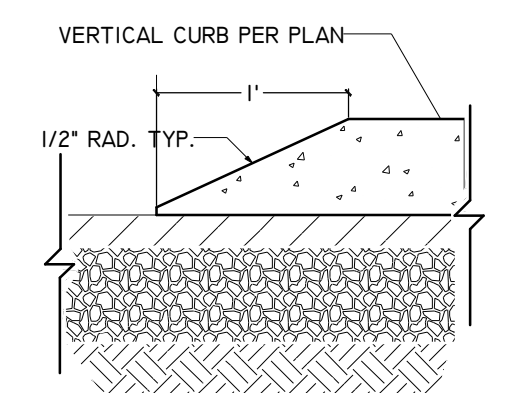
5-TYPICAL PRIVATE SIDEWALK



6-TYPICAL VERTICAL CURB

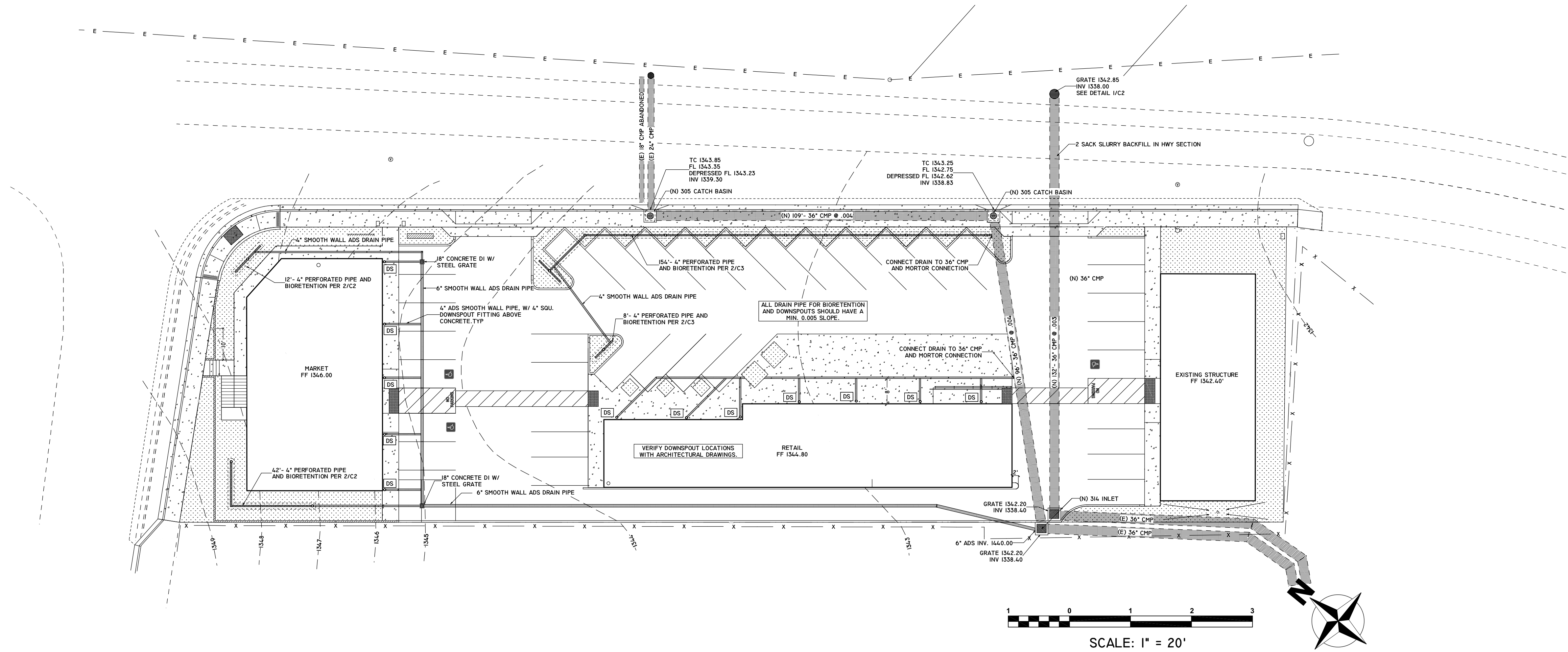


7-CURB OPENING

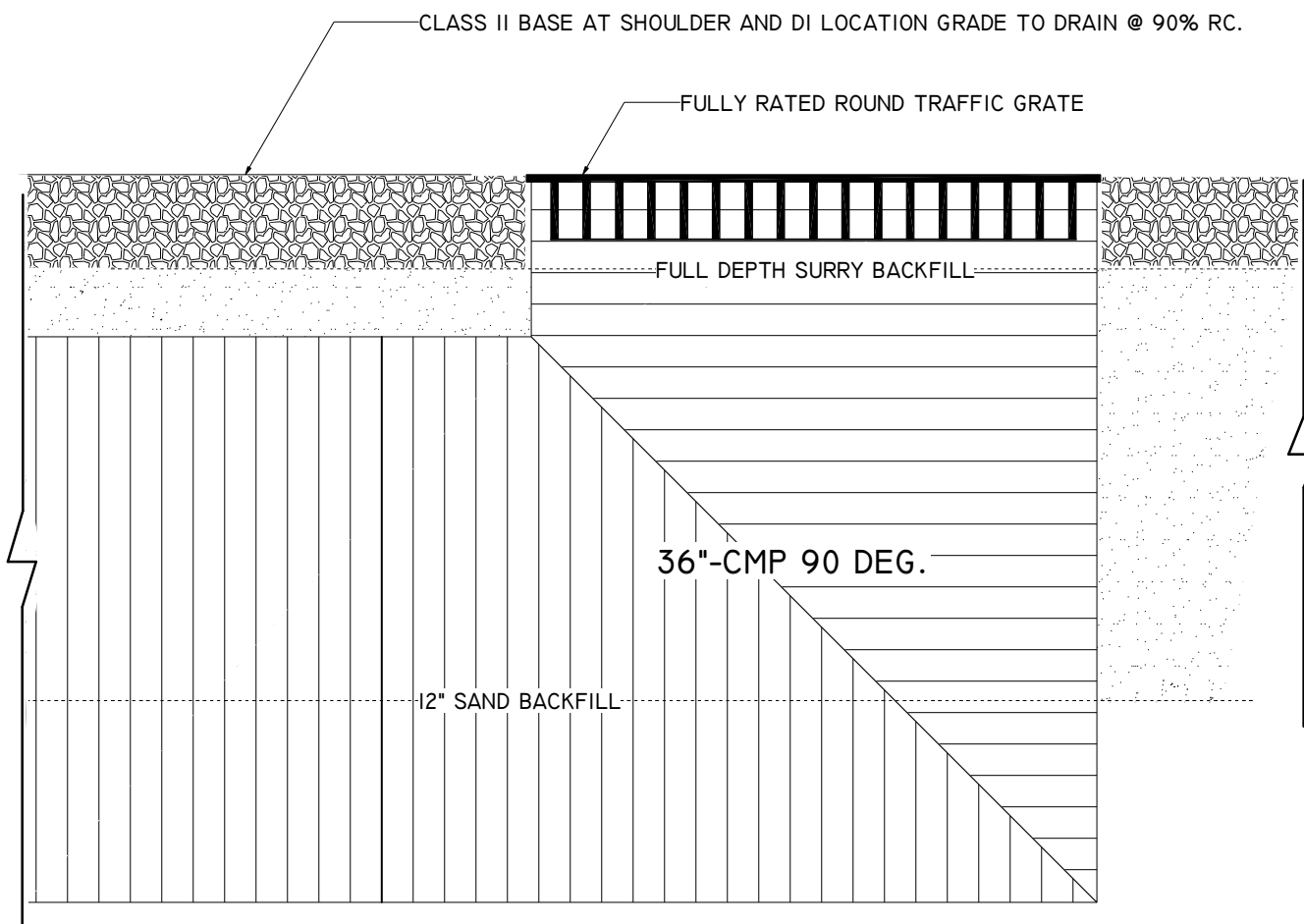


8-TYPICAL END OF CURB TAPPER

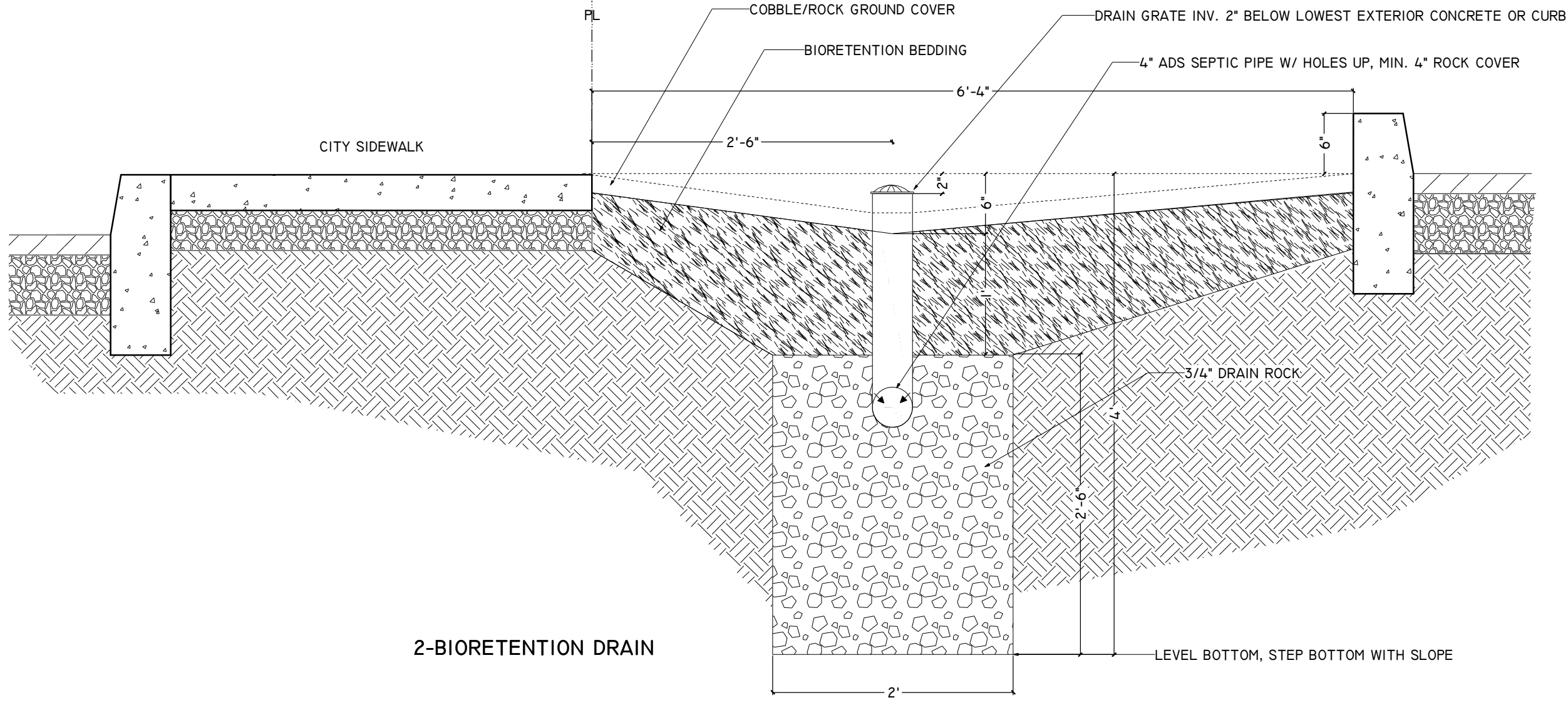
No.	Date	Issues & Revisions



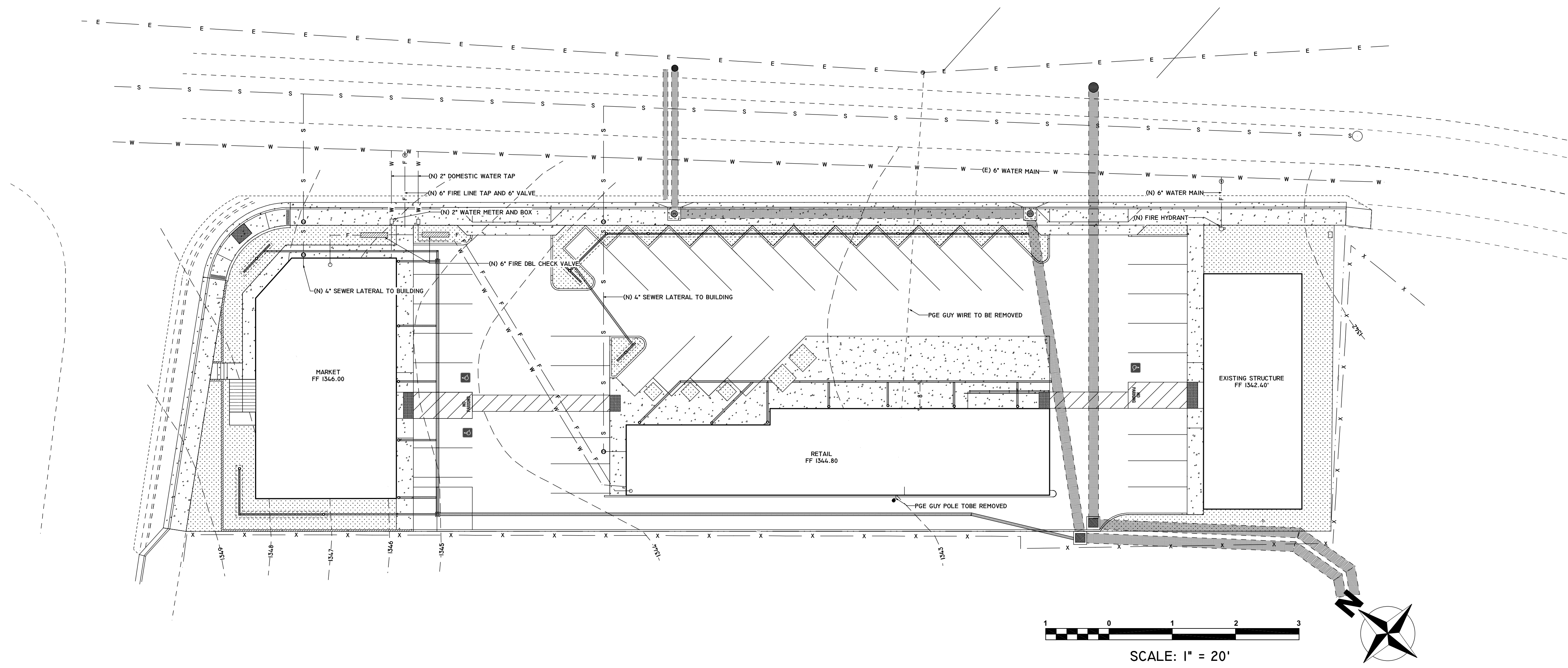
DRAINAGE PLAN - 1 IN = 20 FT



1- 36" CMP 90 DEG. DRAIN INLET



2-BIORETENTION DRAIN



UTILITIES PLAN - 1 IN = 20 FT

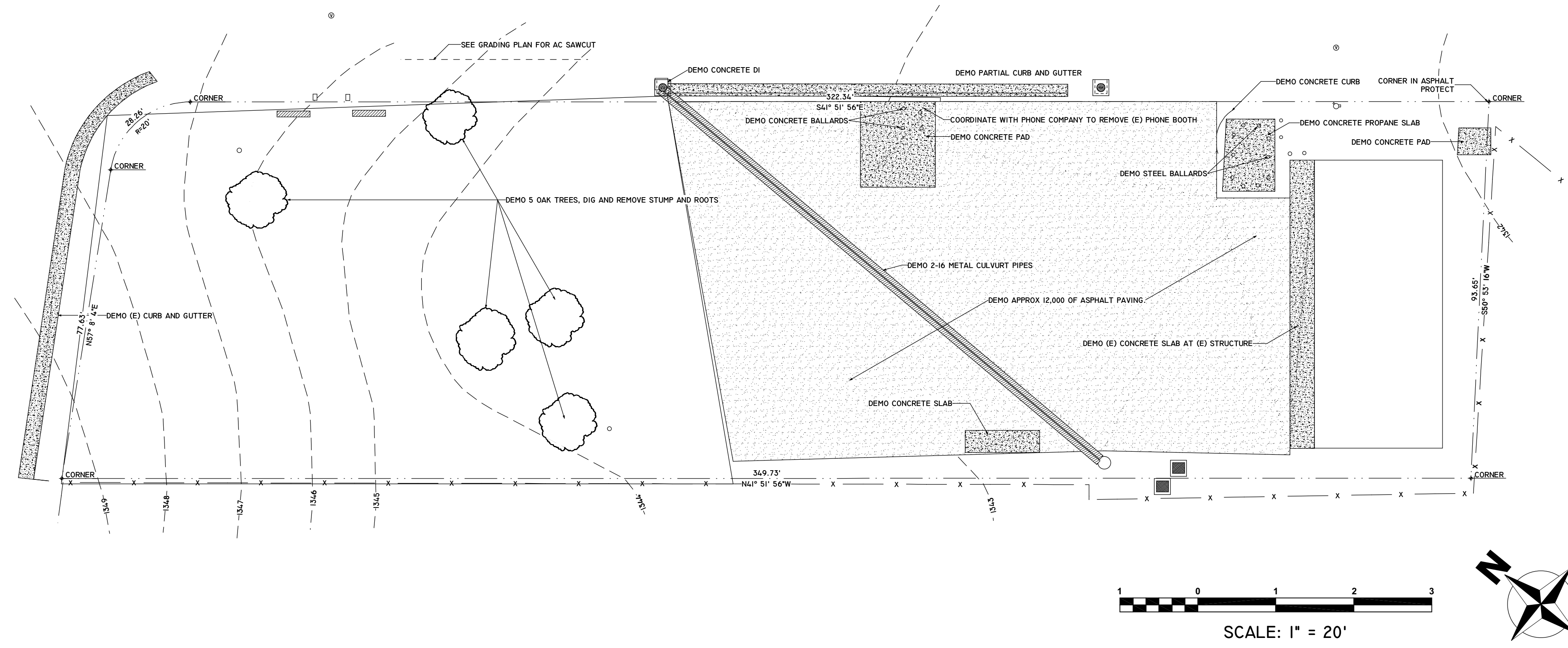


JS MARKET
6653 OLD HIGHWAY 53 CLEARLAKE CA 95422
040-376-21

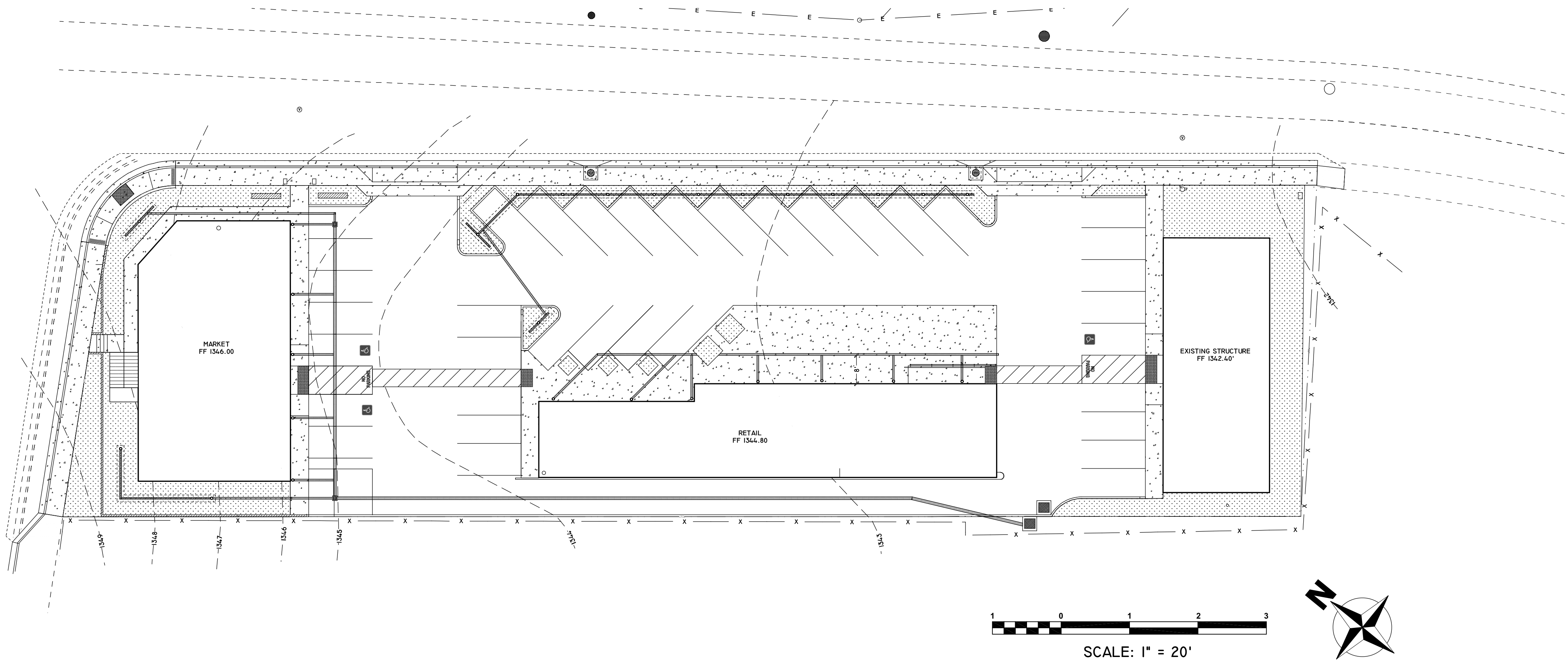
CLIENT INFORMATION:
SUNIL JOSHI RANJOSHI
6653 OLD HIGHWAY 53
CLEARLAKE CA 95422
707-696-1010
040-376-21

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Market/Civil Plan-JS Market V4 layout

No.	Date	Issues & Revisions



DEMOLITION PLAN - 1 IN = 20 FT



EROSION CONTROL PLAN - 1 IN = 20 FT



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No.	Date	Issues & Revisions

Images: Clearlake logo.jpg, Title: F:\BMAP-STD\CLAKE\Sub\BMAP\Sta Update 2017\DATA 100.DWG, Layout Name: 100-1, Plot Date: Jan 26, 2012 at 09:35 am

CITY OF CLEARLAKE
CONSTRUCTION GENERAL NOTES
(REQUIRED ON ALL PLANS)

GENERAL NOTES

- ALL MATERIAL WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CITY OF CLEARLAKE STANDARD SPECIFICATIONS AND STANDARD PLANS.
- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CLEARLAKE, 14050 OLYMPIC DRIVE, CLEARLAKE, CA. 95422 BEFORE START OF WORK. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE PERMIT.
- CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM ALL AGENCIES AND PAY ALL FEES PRIOR TO COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL GIVE THE CITY OF CLEARLAKE PUBLIC WORKS DEPARTMENT 48 HOURS NOTICE BEFORE STARTING WORK. CALL (707) 994-8201 OR CONTACT AT 14050 OLYMPIC DRIVE, CLEARLAKE, CA. 95422 FOR INSPECTION SERVICES.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO BEGINNING OF WORK. CONTACT THE CITY ENGINEER TO SCHEDULE SUCH MEETING.
- WORK HOURS ARE LIMITED TO FROM MONDAY THROUGH FRIDAY 7:00 A.M. TO 6:00 P.M. INSPECTION WILL BE AVAILABLE MONDAY THROUGH FRIDAY FROM 8:00 A.M. TO 4:30 P.M. CONTRACTORS SHALL SCHEDULE INSPECTIONS 48 HRS. IN ADVANCE BY CALLING 994-8201.
- ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER AND THE OWNER IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN WRITING.
- GRADE BREAKS ON CURBS AND SIDEWALKS SHALL BE ROUNDED OFF IN FORMS AND SURFACE FINISHING.
- SIDEWALK WARPS SHALL BE PROVIDED TO ALLOW A CLEAR 4-FOOT WALKWAY IN ALL LOCATIONS INCLUDING WHERE MAILBOXES, UTILITY POLES, FIRE HYDRANTS, AND GUY WIRES ARE TO BE INSTALLED.
- THE DEVELOPER ASSUMES ALL RESPONSIBILITY FOR THE APPROVAL OF MAIL BOX LOCATIONS BY THE LOCAL BRANCH OF THE UNITED STATES POST OFFICE. SIDEWALK WARPS ARE REQUIRED PER STANDARD DETAIL OF THE CITY OF CLEARLAKE.

SHEET 1 of 6



CONSTRUCTION GENERAL NOTES

STD. NO.
100

SCALE: NONE DRAWN: DRH CHK: PWV APPVD: JLW DATE: JUN. 2012

Images: Clearlake logo.jpg, Title: F:\BMAP-STD\CLAKE\Sub\BMAP\Sta Update 2017\DATA 100.DWG, Layout Name: 100-2, Plot Date: Jan 26, 2012 at 09:31 am

NOTIFICATION FOR INSPECTIONS

APPROVAL OF ALL WORK SHALL BE NECESSARY AT THE COMPLETION OF EACH OF THE FOLLOWING STAGES OF WORK AND SUCH APPROVAL MUST BE OBTAINED BEFORE SUBSEQUENT STAGES OF WORK MAY BE COMMENCED. ADDITIONALLY, THE INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HRS. IN ADVANCE OF ANY OF THE FOLLOWING STAGES OF WORK.

ANY CONSTRUCTION OR EXCAVATION REQUIRING INSPECTION THAT IS UNDERTAKEN WITHOUT INSPECTION IS SUBJECT TO RECONSTRUCTION AND RE-EXCAVATION AT THE CONTRACTOR'S EXPENSE. INSPECTION MUST BE SCHEDULED FOR THE FOLLOWING WORK:

- COMPACTION AND PREPARATION OF EMBANKMENTS, EXCAVATIONS, AND SUB-GRADE.
- A. CONSTRUCTION OF FORMS FOR ALL CONCRETE STRUCTURES, INCLUDING CURBS, GUTTERS, AND SIDEWALKS.
B. EXCAVATION FOR STORM DRAINS AND CULVERTS.
- A. PLACING OF CONCRETE IN STRUCTURES, INCLUDING CURBS, GUTTERS AND SIDEWALKS.
B. PLACING OF STORM DRAINS AND CULVERT PIPES.
- EXCAVATION AND BACKFILL FOR STRUCTURES AND PIPES AND PUBLIC UTILITIES. WATER AND SEWER FACILITIES MUST BE INSPECTED BY THE COMPANY/AGENCY WITH JURISDICTION.
- CONSTRUCTION OF ROADSIDE DITCHES AND OTHER DRAINAGE WAYS.
- PLACING AND COMPACTING OF BASE MATERIAL. IF MORE THAN ONE COURSE OR TYPE OF BASE OR SUB-BASE IS TO BE USED, APPROVAL SHALL BE NECESSARY FOR EACH COURSE AND/OR TYPE.
- PLACING OF PAVEMENT OR SURFACING. WITHIN 48 HOURS OF PAVING, ALL WATER VALVE BOXES, CLEANOUTS AND MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO GRADE AND INSPECTED.
- STRIPING & SIGNING LAYOUT AND PLACEMENT.
- FINAL CLEAN-UP.

GRADING NOTES

- A GRADING OR ENCROACHMENT PERMIT, SHALL BE ISSUED BY THE CITY OF CLEARLAKE PUBLIC WORKS DEPARTMENT PRIOR TO ANY GRADING SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE SOILS ENGINEER. ALL GRADING SHALL BE PERFORMED TO THE SATISFACTION OF THE SOILS ENGINEER AND SHALL BE IN CONFORMANCE WITH THE PRELIMINARY SOILS REPORT AND CHAPTER 70 - APPENDIX OF THE ADOPTED U.B.C.

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CONSTRUCTION GENERAL NOTES

STD. NO.
100

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- STREET SUB-GRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION TO A DEPTH OF NO LESS THAN 6" IN THE ROADWAY SECTION. ASPHALT CONCRETE AND CLASS 2 AGGREGATE BASE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
- THE USE OF THE SAND CONE METHODS (SUCH AS ASTM 1557 OR CAL 216) FOR DETERMINING FIELD DENSITIES WILL NOT BE ALLOWED AS A SUBSTITUTE FOR NUCLEAR GAUGE TESTING.
- ALL GRADED AREAS AND EXPOSED SOIL WITHIN THIS PROJECT SHALL BE SEEDED FOR EROSION CONTROL BY THE CONTRACTOR. SEED AND MULCH WILL BE APPLIED BY OCTOBER 1ST TO ALL CUT AND FILL SLOPES WITHIN OR ADJACENT TO PROJECT ROADS. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING. ALL CRITICAL EARTHWORK OPERATIONS SHALL BE PERFORMED DURING THE DRY WEATHER SEASON, FROM MAY 1ST TO OCTOBER 1ST OR AS OTHERWISE APPROVED BY THE CITY ENGINEER. THE CLEARING OF EXISTING VEGETATION SHALL BE CONFINED WITHIN THE LIMITS OF ACTUAL EARTHWORK. INCREMENTAL DEVELOPMENT SHALL BE REQUIRED TO ENSURE THAT THE AMOUNT OF LAND CLEARED AT ANY TIME IS LIMITED TO THE AREA THAT CAN BE DEVELOPED DURING THE CONSTRUCTION PERIOD. STORM WATER SHALL NOT BE ALLOWED TO FLOW DIRECTLY DOWN UNPROTECTED SLOPES. ENERGY DISSIPATING STRUCTURES AND EROSION CONTROL DEVICES SHALL BE PLACED AT ALL DRAINAGE OUTLETS WHICH DISCHARGE TO NATURAL CHANNELS AS SHOWN ON THESE PLANS. ALL SEDIMENT TRAPS SHALL BE MAINTAINED BY THE OWNER UNTIL SUCH TIME THAT THE CITY ACCEPTS MAINTENANCE RESPONSIBILITY.

ITEM	POUNDS PER ACRE
"BLANDO BROME"	30
ALTA FESCUE	20
CRIMSON CLOVER	20
NARROW LEAF BIRDS FOOT TREFLOIL	20
FERTILIZER (16-20-0 & 15% SULPHUR)	500
STRAW MULCH	4000 OR 3500 LBS OF WOOD CELLULOSE

- ANY EXISTING SEPTIC SYSTEM AND EXISTING WELLS IF REQUIRED SHALL BE ABANDONED UNDER PERMIT FROM THE LAKE COUNTY ENVIRONMENTAL HEALTH DEPT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE DUST CONTROL MEASURES FOR THE ENTIRE CONSTRUCTION PERIOD OF THIS PROJECT TO THE SATISFACTION OF THE CITY.

GENERAL UNDERGROUND NOTES

- NO GUARANTEE IS INTENDED THAT UNDERGROUND OBSTRUCTIONS, NOT SHOWN ON THESE PLANS, MAY BE ENCOUNTERED. THOSE SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE AND THE CONTRACTOR IS CAUTIONED THAT THE OWNER, THE ENGINEER, AND THE CITY OF CLEARLAKE ASSUME NO RESPONSIBILITY FOR ANY OBSTRUCTIONS EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES WORKING WITHIN THE LIMITS OF THIS PROJECT.

SHEET 3 of 6



CONSTRUCTION GENERAL NOTES

STD. NO.
100

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GENERAL UNDERGROUND NOTES (CONTINUED)

- CONTRACTOR SHALL NOT BEGIN EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THAT PARTICULAR UTILITY. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY AT LEAST 48 HOURS BEFORE STARTING WORK.
- UNDERGROUND SERVICE ALERT: CALL TOLL FREE (800) 642-2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
- CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATIONS OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER MAINS AND LATERALS, SEWER LINES, STORM DRAINS, GAS MAINS AND LATERALS, ELECTRICAL DISTRIBUTION LINES AND TELEPHONE LINES. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE PROJECT AND/OR DESIGN ENGINEER MAY ADJUST THE GRADE OF NEW SEWER CONSTRUCTION ACCORDINGLY WITH CONCURRENCE FROM THE APPROPRIATE AGENCIES.
- DISTANCES AND INVERTS ARE TO AND AT THE CENTER OF THE MANHOLES, CLEANOUTS, DROP INLETS, CATCH BASINS, AND YARD DRAINS OR AS MARKED ON THE DRAWINGS.
- ALL EXISTING OVERHEAD UTILITIES ON SITE AND ALONG PROJECT BOUNDARIES SHALL BE PLACED UNDERGROUND UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.
- THE CONTRACTOR SHALL STAMP THE LETTER "S" ON THE FACE OF CURB DIRECTLY ABOVE THE SEWER LATERAL, AND THE LETTER "W" ON THE FACE OF CURB DIRECTLY ABOVE WATER SERVICES, AND "B" ON FACE OF CURB DIRECTLY ABOVE A BLOW OFF OR AIR RELIEF VALVE. AT A DRIVEWAY THE STAMP SHALL BE PLACED AT THE BACK OF RAMP. THE LETTERS SHALL BE 4" HIGH AND COMPLETELY LEGIBLE.
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION DETAILS SHALL CONFORM TO THE CITY OF CLEARLAKE DESIGN AND CONSTRUCTION STANDARD SPECIFICATIONS, INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS AND SPECIAL PROVISIONS.
- ITEMS SPECIFIED ON THE STANDARD PLANS ARE APPROVED FOR USE BY THE CITY OF CLEARLAKE. ALL SUBSTITUTES OR ALTERATIONS SHALL BE SUBMITTED TO THE CITY OF CLEARLAKE FOR APPROVAL.
- SURFACE MOUNTED TRANSFORMERS SHALL NOT BE USED UNLESS LOCATION OF SUCH UTILITIES ARE SHOWN ON THE PLANS AND APPROVED BY THE CITY.

SHEET 4 of 6



CONSTRUCTION GENERAL NOTES

STD. NO.
100

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STORM DRAIN NOTES

- STORM DRAIN CONDUITS SHALL BE R.C.P. PIPE OR H.D.P.E PIPE CONFORMING TO CITY STANDARD SPECIFICATION SECTION 2. MINIMUM COVER OVER PIPE TO BE 24", THE MAXIMUM ALLOWABLE COVER SHALL BE LIMITED TO 11 FEET FOR ALL SIZES.
- ALL STORM DRAIN MANHOLES SHALL BE A MINIMUM OF 48" IN DIAMETER. UNLESS OTHERWISE NOTED, MANHOLE FRAME AND COVER SHALL HAVE 24" CLEAR OPENING, AND BE HEAVY DUTY NON-ROCKING, RAISED LETTERS ON TOP OF THE COVER SHALL READ "STORM DRAIN". PIPES SHALL NOT PROTRUDE INSIDE THE MANHOLE. PIPE ENDS SHALL BE ROUNDED.
- STORM DRAIN MARKER "DRAINS TO LAKE" SHALL BE APPLIED PER CITY STANDARD NO. 313.
- REINFORCED CONCRETE PIPE AND CAST-IN-PLACE STORM DRAIN PIPE SHALL BE PLACED AND BACKFILLED IN ACCORDANCE WITH CITY STANDARD 301. STORM DRAIN WITHIN CITY MAINTAINED ROADS SHALL BE MINIMUM 18 INCH DIAMETER, WITH THE EXCEPTION OF LATERALS WHICH MAY BE 15 IN. DIAMETER.

SIGNING, STRIPING AND PAVEMENT MARKINGS

- CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT (707)994-8201, OF HIS INTENT TO PLACE ANY PAVEMENT MARKER, TRAFFIC STRIPE, PAVEMENT MARKING, AND PAVEMENT LEGEND LAYOUT LINES 10 WORKING DAYS BEFORE THE MARKER AND STRIPING WORK IS TO BE PERFORMED. ALL LABOR EQUIPMENT AND MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
- ALL LAYOUT WORK IS TO BE PERFORMED BY THE CONTRACTOR AND SHALL BE FIELD APPROVED BY A CITY INSPECTOR BEFORE THE ACTUAL WORK BEGINS.
- PAVEMENT MARKERS AND TRAFFIC STRIPE DETAIL REFERENCE NUMBERS ARE SHOWN ON CALTRANS STANDARD PLAN SHEETS A20-A, A20-B, AND A20-C.
- ROADSIDE SIGNS: ROADSIDE SIGNS SHALL BE AS SHOWN ON THE PLANS, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 56, "SIGNS", OF THE STATE STANDARD SPECIFICATIONS, AND AS DIRECTED BY THE CITY.
- SIGN PANELS SHALL CONFORM TO THE CURRENT CALTRANS SIGN PANEL SPECIFICATIONS.
- LOCATIONS OF ALL SIGNS SHALL BE AS SHOWN ON THE PLANS AND AS DIRECTED BY THE CITY.
- SIGN PANELS SHALL BE MOUNTED ON METAL POSTS AS DESIGNATED ON THE STANDARD PLANS. METAL POSTS SHALL BE 2-INCH SQUARE, 12 GAUGE GALVANIZED STEEL TUBING CONFORMING TO ASTM A120 WITH GALVANIZED TOP CAPS. POSTS SHALL HAVE 7/16" DIA. HOLES @ 1" CENTERS IN ALL FOUR SIDES. END OF POST SHALL BE FINISHED TO RECEIVE THE MOUNTING CAP AND FITTINGS. EACH SIGN PANEL SHALL BE ATTACHED TO METAL POSTS WITH A MINIMUM OF (2) 5/16-INCH SELF-TAPPING SCREWS OR BOLTS. ALL FASTENERS AND ATTACHMENT HARDWARE SHALL BE GALVANIZED.

SHEET 5 of 6



CONSTRUCTION GENERAL NOTES

STD. NO.
100

SCALE: NONE DRAWN: DRH CHK: PWV APPVD: JLW DATE: JUN. 2012

Images: Clearlake logo.jpg, Title: F:\BMAP-STD\CLAKE\Sub\BMAP\Sta Update 2017\DATA 204.DWG, Layout Name: 204-1, Plot Date: Jan 26, 2012 at 11:35 am

SIGNING, STRIPING AND PAVEMENT MARKINGS (CONTINUED)

- MARKERS AND DELINEATORS: MARKERS AND DELINEATORS SHALL BE AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 82, "MARKERS AND DELINEATORS" OF THE STANDARD SPECIFICATIONS AND AS DIRECTED BY THE CITY ENGINEER.
- LOCATION OF ALL MARKERS AND DELINEATORS SHALL BE AS SHOWN ON THE CITY STANDARD PLANS AND AS DIRECTED BY THE CITY ENGINEER.
- TRAFFIC STRIPES AND PAVEMENT MARKINGS: TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE AS SHOWN ON THE PLANS, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 84, "TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF THE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS, AND AS DIRECTED BY THE CITY.
- ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS, INCLUDING STOP LINES, AND ALL CHANNELIZING LINES SHALL BE THERMOPLASTIC.
- THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS: THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL CONFORM TO THE PROVISIONS OF SECTION 84-2, "THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF THE STANDARD SPECIFICATIONS.
- THERMOPLASTIC MATERIAL SHALL BE APPLIED AT A MINIMUM THICKNESS OF .125 INCH.
- PAVEMENT MARKERS: PAVEMENT MARKERS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 85, "PAVEMENT MARKERS" OF THE STANDARD SPECIFICATIONS. PAVEMENT MARKERS SHALL BE PLACED TO THE LINE ESTABLISHED BY THE CITY.
- PAINTED/THERMOPLASTIC STRIPES AND PAVEMENT MARKINGS: EXISTING PAINTED/THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS WHICH CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKING PLANS SHALL BE REMOVED BY THE CONTRACTOR, IN ACCORDANCE WITH SECTION 15 OF STANDARD SPECIFICATIONS, EXCEPT THAT BLAST CLEANING SHALL NOT BE PERMITTED.
- RAISED PAVEMENT MARKER REMOVAL: EXISTING RAISED PAVEMENT MARKERS WHICH CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKING PLAN SHALL BE REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 15 OF THE STANDARD SPECIFICATIONS.

SHEET 6 of 6

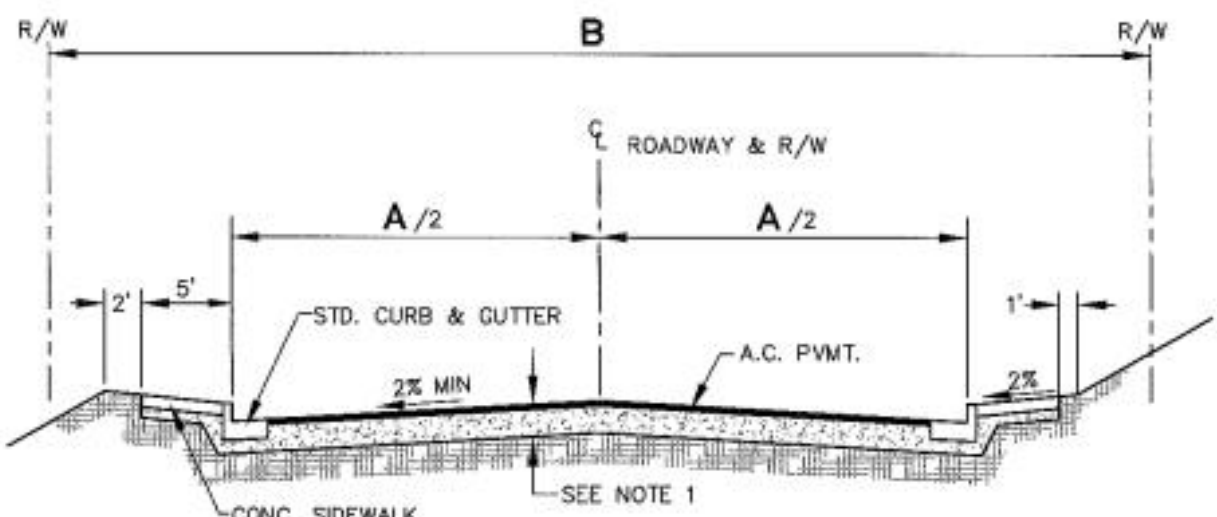


CONSTRUCTION GENERAL NOTES

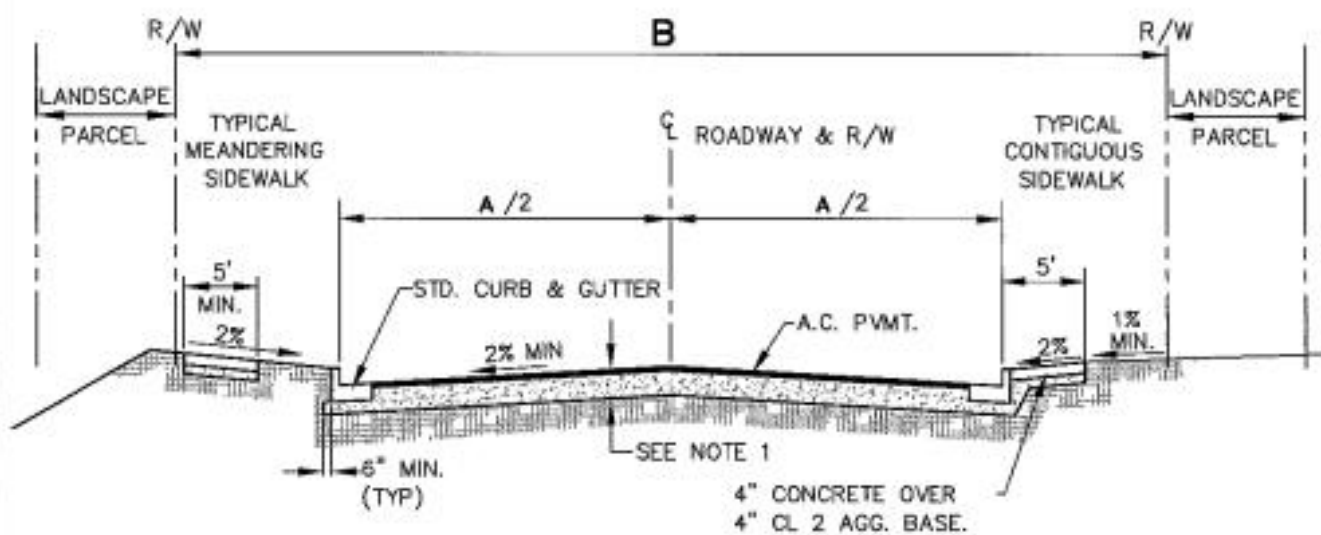
STD. NO.
100

SCALE: NONE DRAWN: DRH CHK: PWV APPVD: JLW DATE: JUN. 2012

Images: Clearlake logo.jpg, Title: F:\BMAP-STD\CLAKE\Sub\BMAP\Sta Update 2017\DATA 204.DWG, Layout Name: 204-1, Plot Date: Jan 26, 2012 at 11:35 am



RESIDENTIAL, INDUSTRIAL AND COLLECTOR STREETS



ARTERIAL STREETS

SEE STD. 203 FOR STREET AND R/W WIDTHS.

SHEET 1 of 2

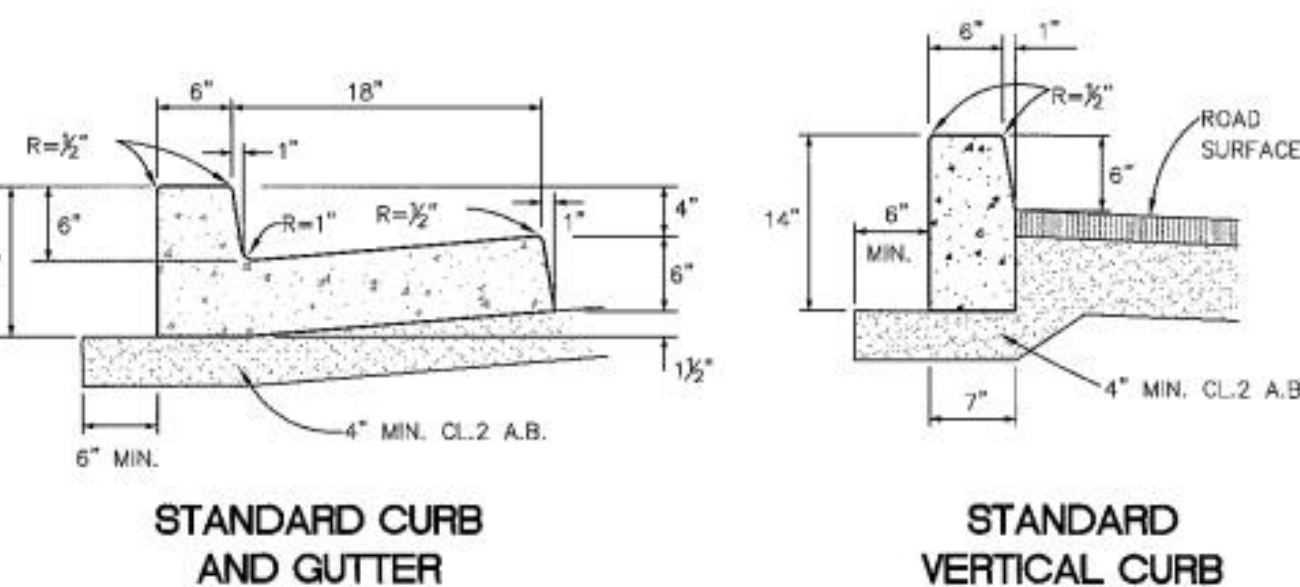


STREET SECTION

STD. NO.
204

SCALE: NONE DRAWN: DRH CHK: PWV APPVD: JLW DATE: JUN. 2012

Images: Clearlake logo.jpg, Title: F:\BMAP-STD\CLAKE\Sub\BMAP\Sta Update 2017\DATA 205.DWG, Layout Name: 205, Plot Date: Jan 26, 2012 at 11:35 am



STANDARD CURB AND GUTTER

STANDARD VERTICAL CURB

STANDARD SIDEWALK

NOTES:

- CONCRETE SHALL BE CLASS A AND SHALL CONTAIN NOT LESS THAN 6 SACKS OF CEMENT PER CUBIC YARD.
- EXPANSION JOINTS, 1/4 INCH WIDE, SHALL BE INSTALLED AT EACH SIDE OF STRUCTURES, AT ENDS OF CURB RETURNS AND AT THE TOP OF DRIVEWAY TAPERS.
- EXPANSION JOINTS SHALL BE INSTALLED AT 60 FOOT INTERVALS, WITH WEAKENED PLANE JOINTS EVERY 15 FEET.
- SIDEWALKS SHALL BE SCORED INTO 5 FOOT SQUARES UNLESS SPECIFIED BY ENGINEER.
- EXPANSION JOINTS SHALL BE PLACED IN CURB, GUTTER AND SIDEWALK AT ALL CURB RETURNS.
- WEIGHT OF CURB AND/OR SIDEWALK AND CLASS 2 AGGREGATE SHALL EXCEED THE EXPANSION PRESSURE OF THE BASEMENT SOIL "R" VALUE.



CURB, GUTTER AND SIDEWALK

STD. NO.
205

SCALE: NONE DRAWN: DRH CHK: PWV APPVD: JLW DATE: JUN. 2012



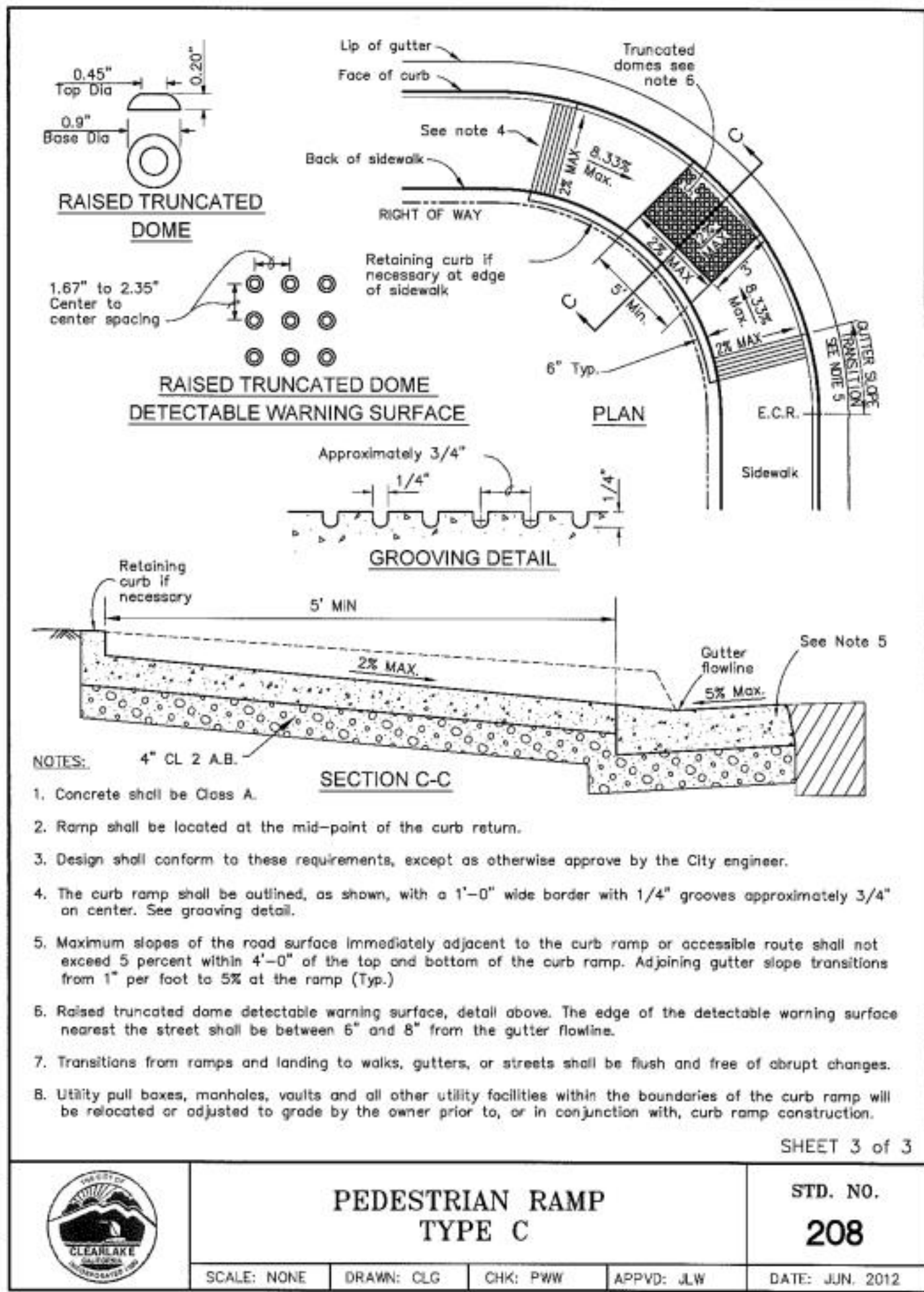
788 Walnut Ave.
Ukiah CA 95482
(707) 354-1562



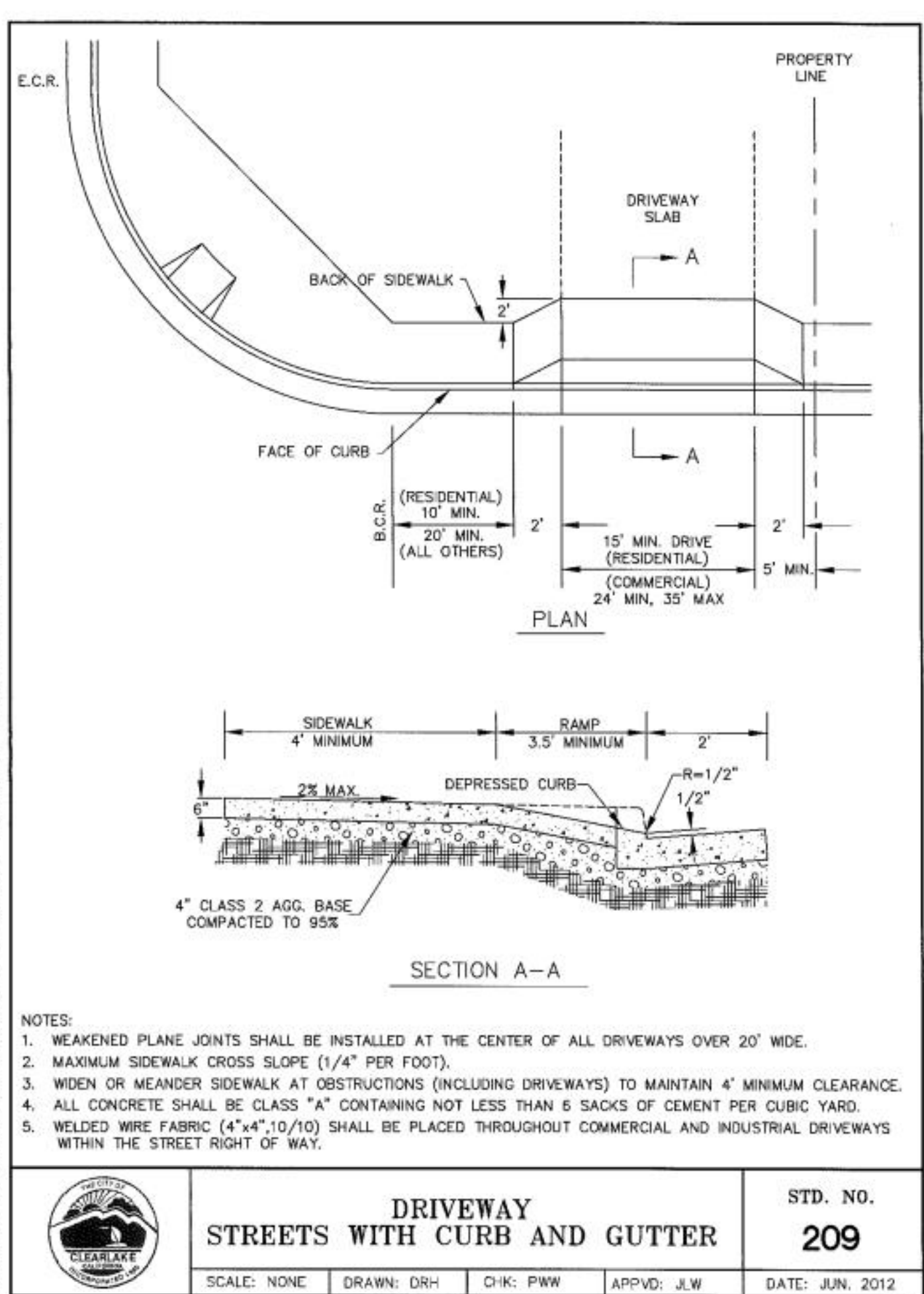
CLIENT INFORMATION:
SUNIL JOSHI RANJOSHI
6653 OLD HIGHWAY 53
CLEARLAKE CA 95422
707-696-1010
040-376-21

No.	Date	Issues & Revisions

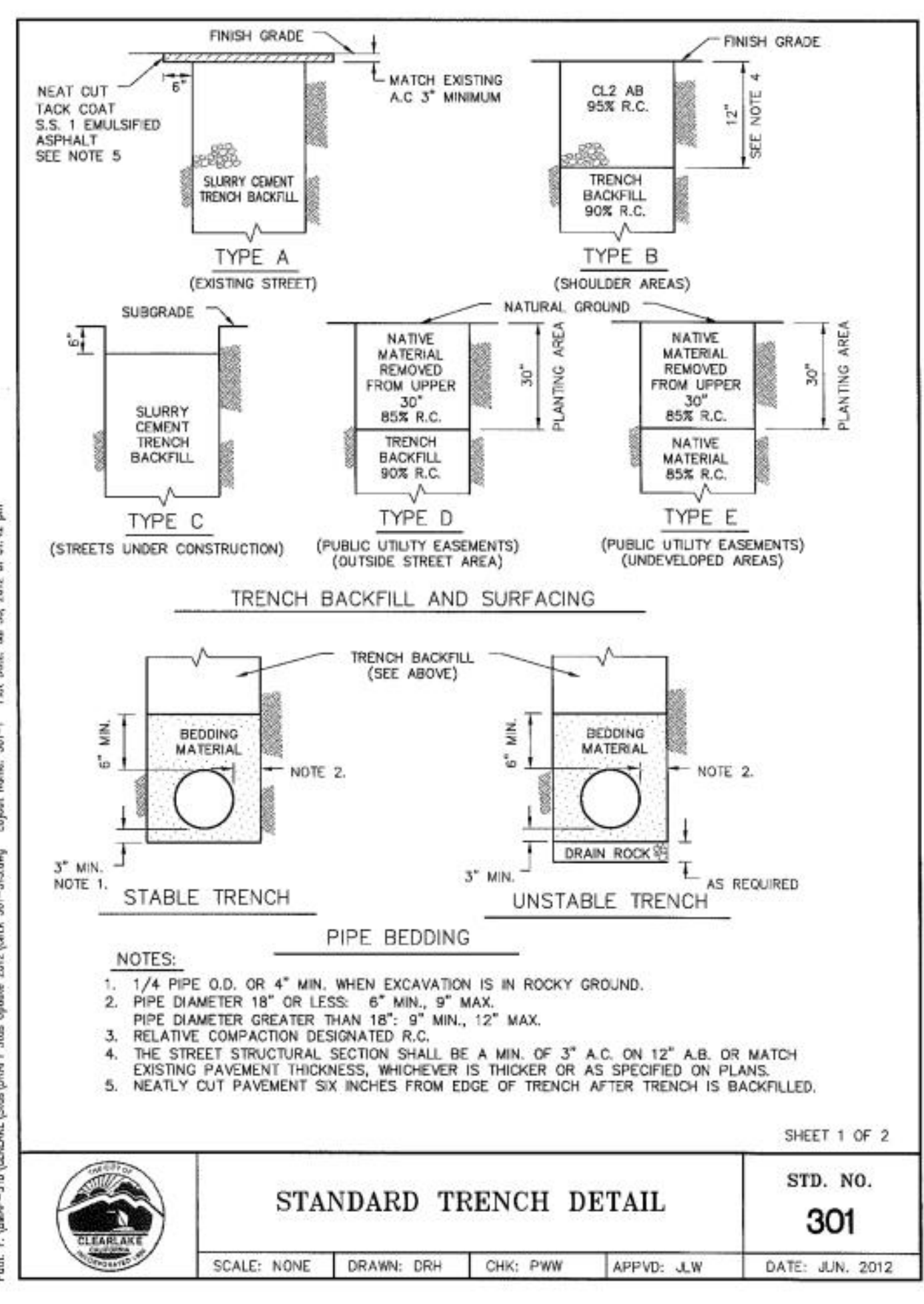
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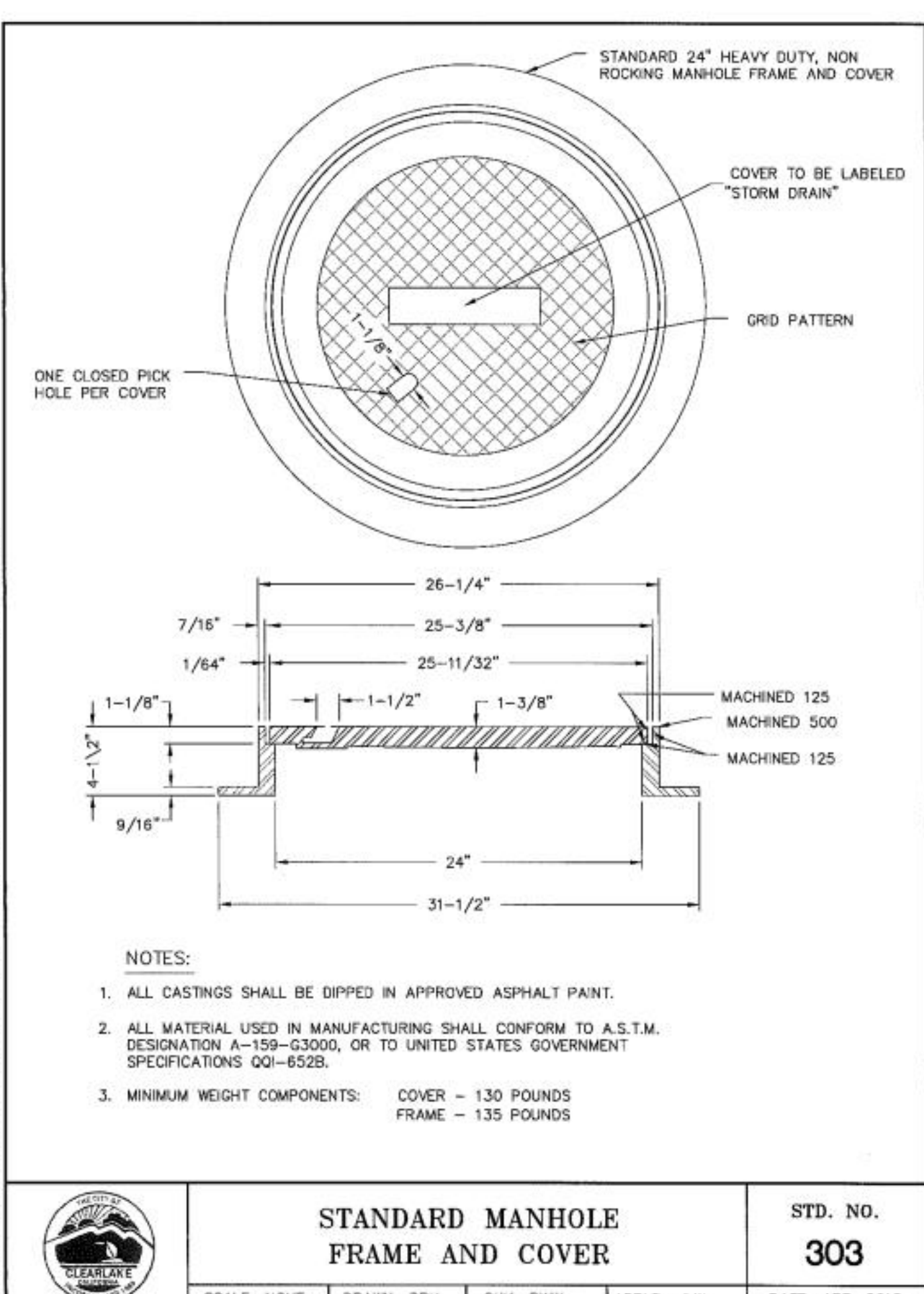
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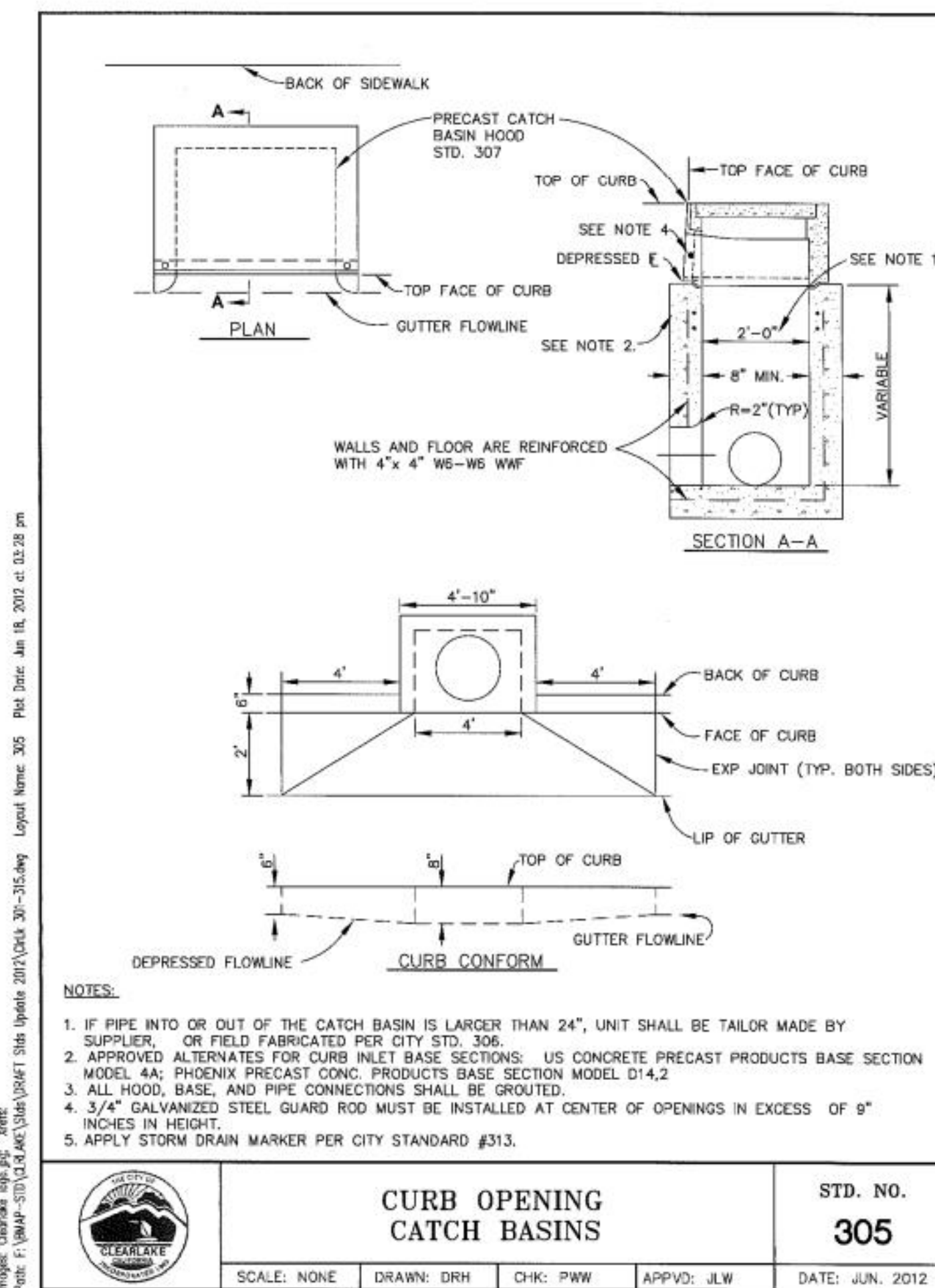
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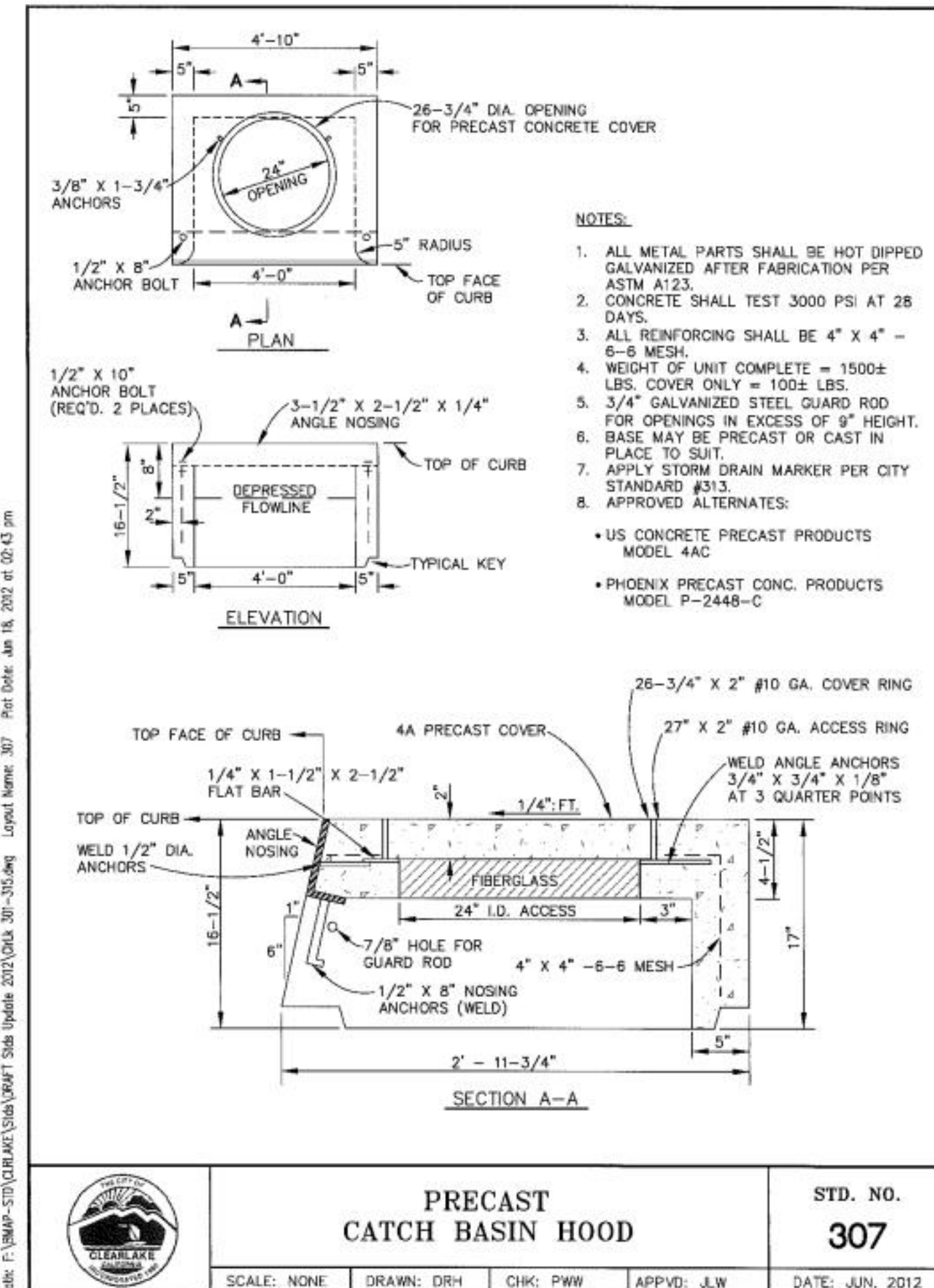
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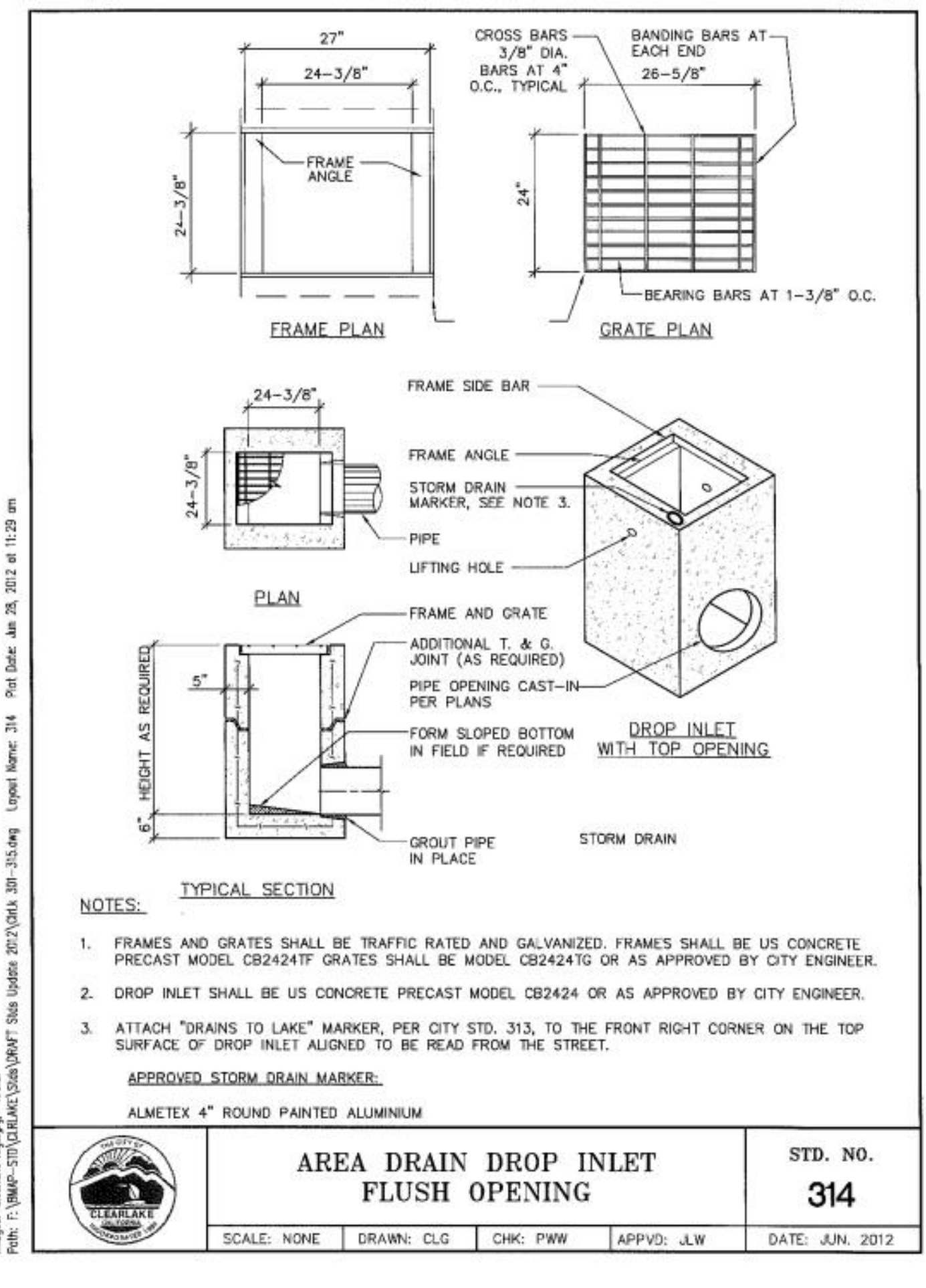
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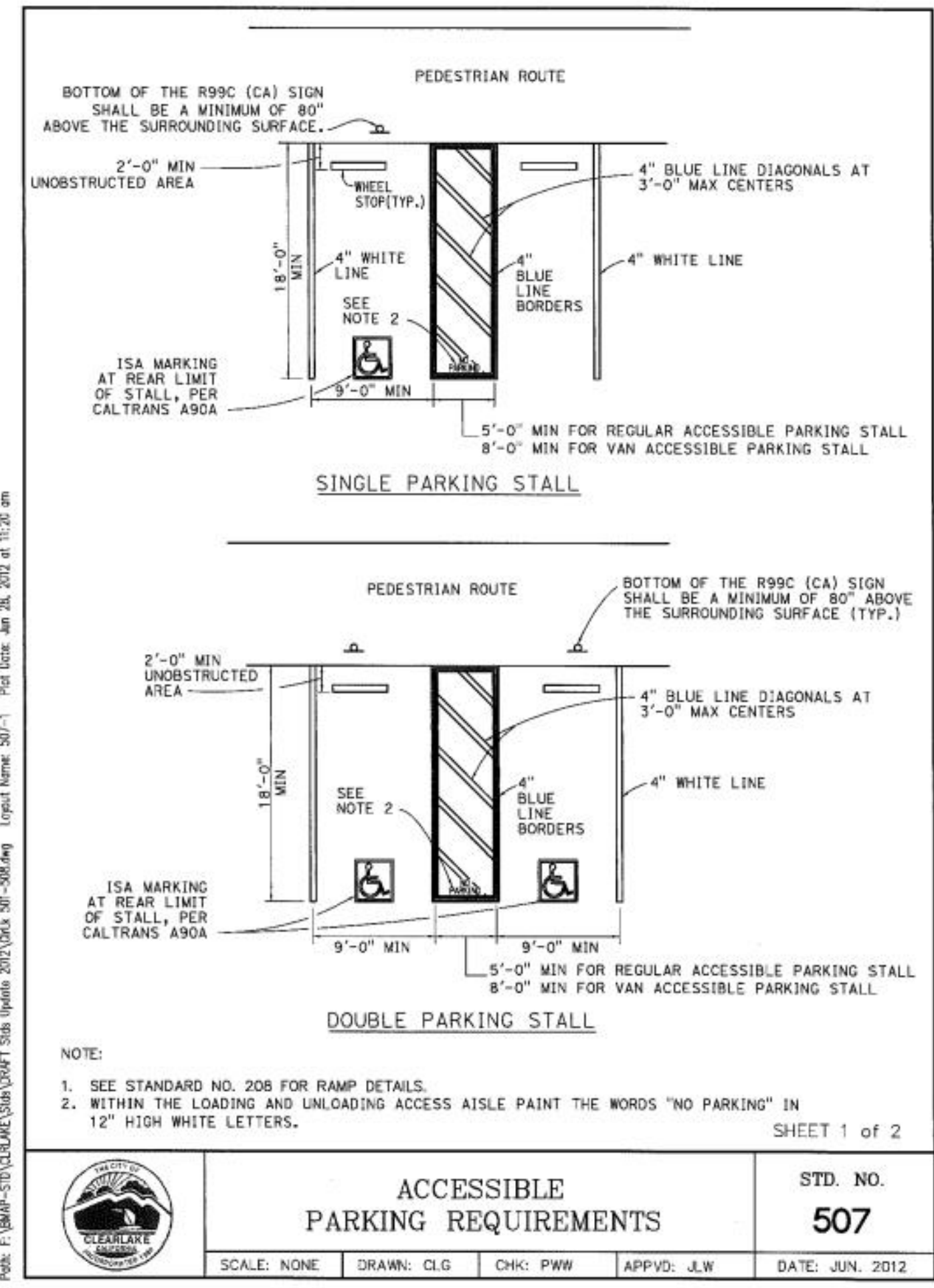
Images: Clearlake logo.jpg, Title: Precast Catch Basin Hood, Project: F:\MAPS-STD\CLAKE\Standards\2012\CLAKE STD 307-3, Plot Date: Jun 18, 2012 at 02:43 pm



Images: Clearlake logo.jpg, Title: Area Drain Drop Inlet Flush Opening, Project: F:\MAPS-STD\CLAKE\Standards\2012\CLAKE STD 314-3, Plot Date: Jun 28, 2012 at 11:29 am



Images: Clearlake logo.jpg, Title: Accessible Parking Requirements, Project: F:\MAPS-STD\CLAKE\Standards\2012\CLAKE STD 507-3, Plot Date: Jun 28, 2012 at 11:20 am



notes:

drawing schedule:

L1 North West Planting Plan
L2 South East Planting Plan
L3 Irrigation Plan

drawing:

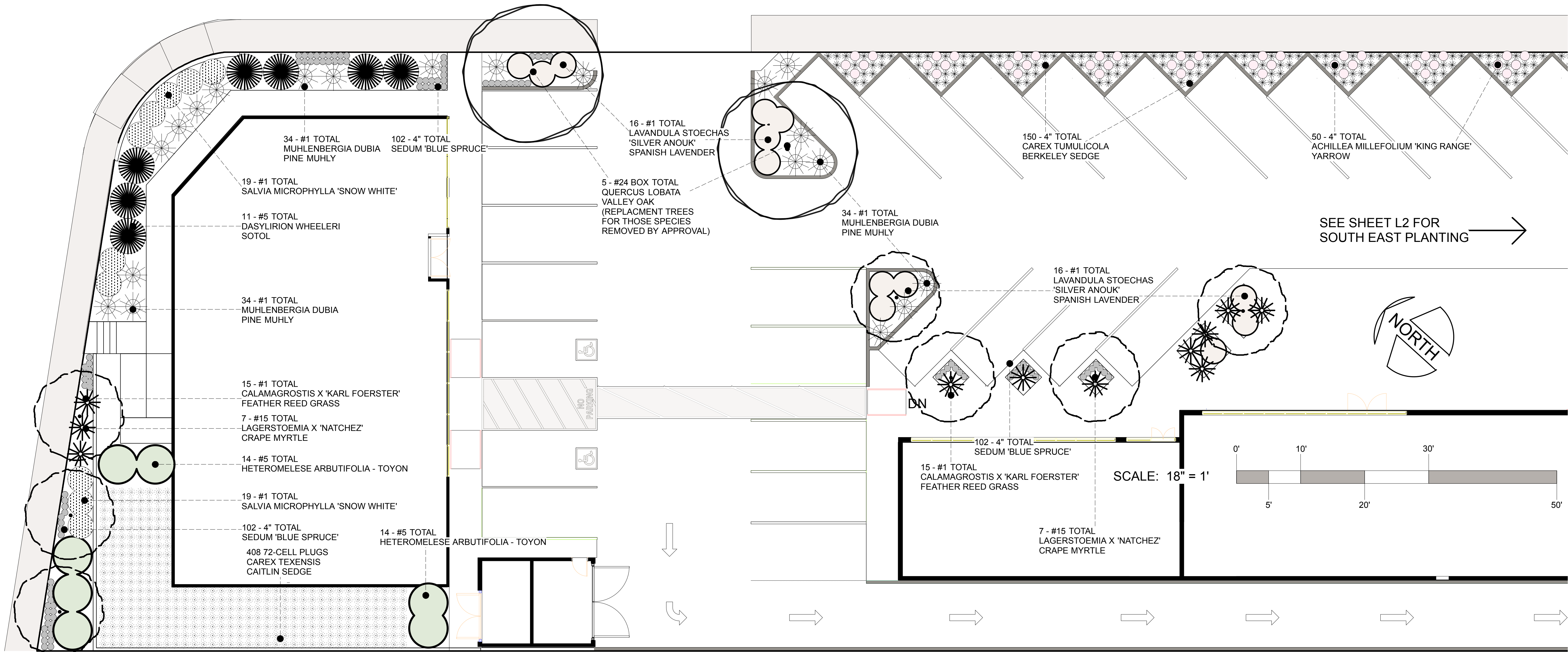
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North West
Planting Plan

date: Sept. 10th, 2021

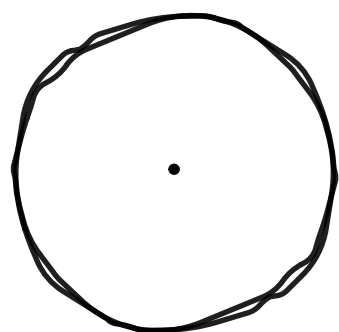
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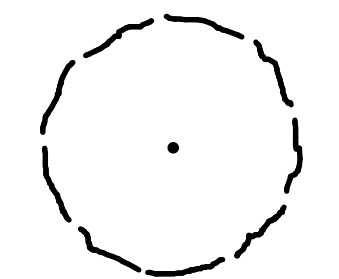
drawn by: nft



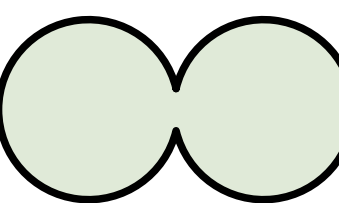
PLANT LEGEND - NOT TO SCALE



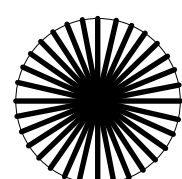
5 - #24 BOX TOTAL - QUERCUS LOBATA VALLEY OAK
WUCOLS LISTING "LOW" WATER USE, REPLACEMENT TREES FOR THOSE SPECIES REMOVED BY APPROVAL



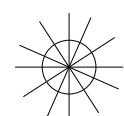
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WUCOLS LISTING "LOW" WATER USE



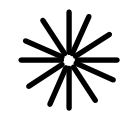
14 - #5 TOTAL - HETEROMELESE ARBUTIFOLIA TOYON
WUCOLS LISTING "LOW" WATER USE



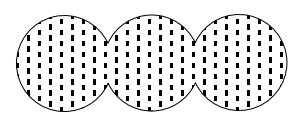
11 - #5 TOTAL - DASYLIRION WHEELERI WHELLER'S SOTOL
WUCOLS LISTING "LOW" WATER USE



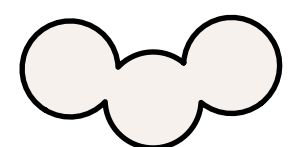
34 - #1 TOTAL - MUHLENBERGIA DUBIA PINE MUHLY
WUCOLS LISTING "LOW" WATER USE



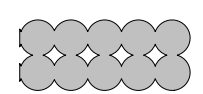
15 - #1 TOTAL - CALAMAGROSTIS X 'KARL FOERSTER' REED GRASS
WUCOLS LISTING "LOW" WATER USE



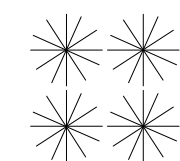
19 - #1 TOTAL - SALVIA 'SNOW WHITE' LITTLE LEAF SAGE
WUCOLS LISTING "LOW" WATER USE



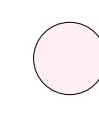
16 - #1 TOTAL - LAVANDULA 'SILVER ANOUK' SPANISH LAVENDER
WUCOLS LISTING "LOW" WATER USE



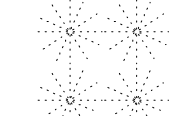
102 - 4" TOTAL - SEDUM REFLEXUM 'BLUE SPRUCE'
WUCOLS LISTING "LOW" WATER USE



150 - 4" TOTAL CAREX TUMULICOLA BERKELEY SEDGE
WUCOLS LISTING "LOW" WATER USE



50 - 4" TOTAL - ACHILLEA MILLEFOLIUM 'KING RANGE' YARROW
WUCOLS LISTING "LOW" WATER USE



408 72-CELL PLUGS - CAREX TEXENSIS CAITLIN SEDGE
WUCOLS LISTING "LOW" WATER USE

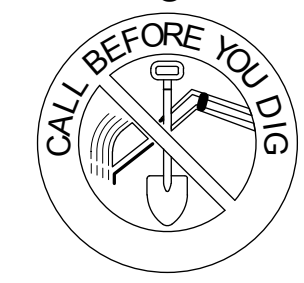


PLANT MATERIAL NOTES:
+WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) DESIGNATION IS FOR ZONE 2 - CENTRAL VALLEY
+ALL PLANT MATERIAL ARE RATED "LOW" WATER USE

DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE DESIGNER. THE DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF LANDSCAPE DESIGNER.

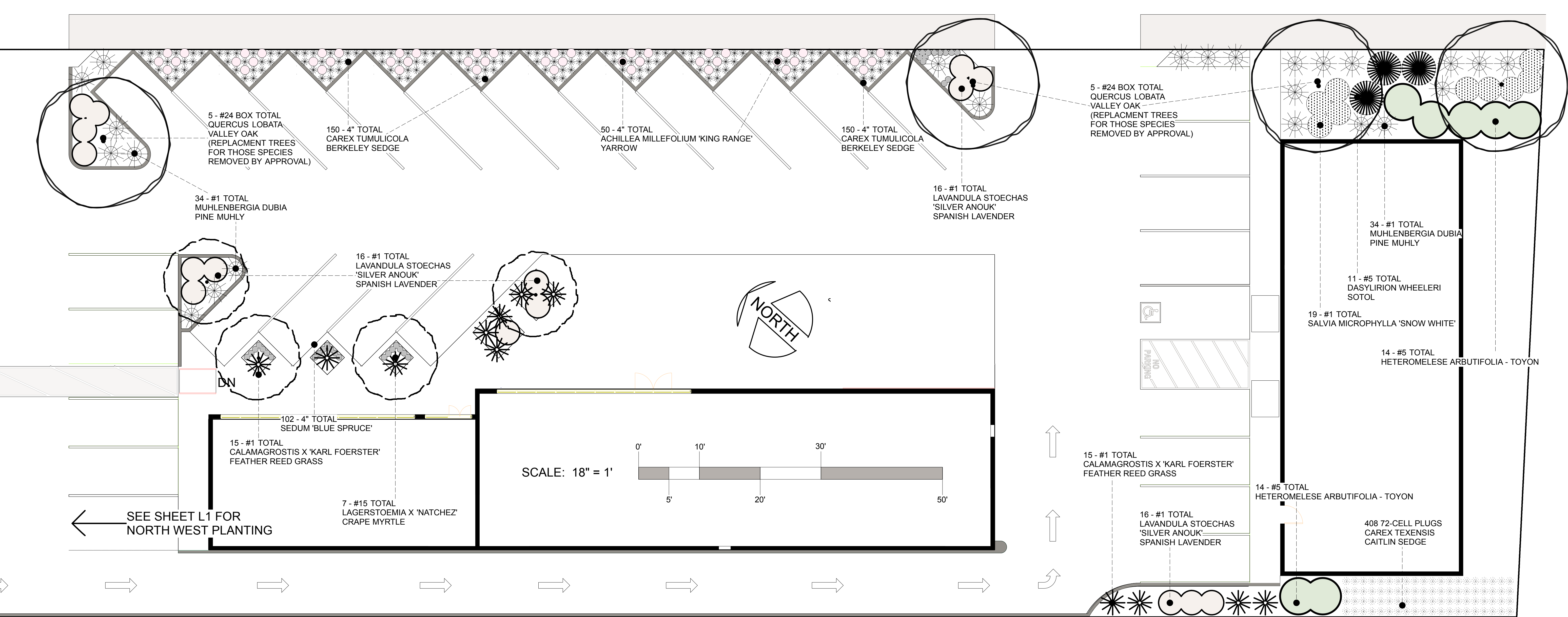
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Underground Service Alert

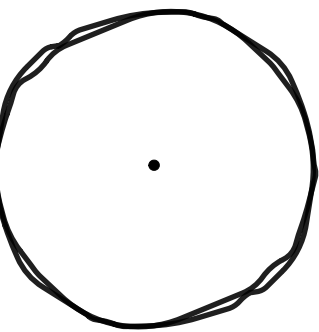


Call: TOLL FREE
1-800-227-2600

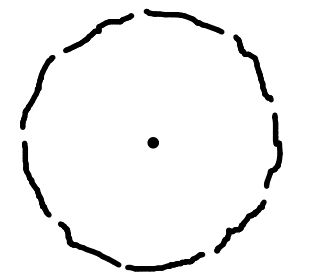
TWO WORKING DAYS BEFORE YOU DIG



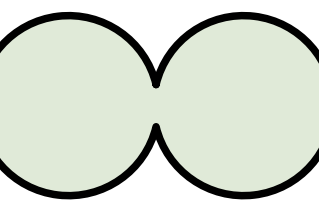
PLANT LEGEND - NOT TO SCALE



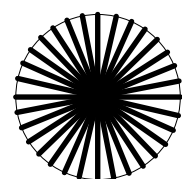
5 - #24 BOX TOTAL - QUERCUS LOBATA
VALLEY OAK
WUCOLS LISTING "LOW" WATER USE,
REPLACEMENT TREES FOR THOSE SPECIES
REMOVED BY APPROVAL



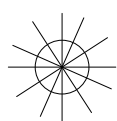
7 - #15 TOTAL - LAGERSTOEMIA X 'NATCHEZ'
CRAPE MYRTLE
WUCOLS LISTING "LOW" WATER USE



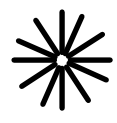
14 - #5 TOTAL - HETEROMELESE ARBUTIFOLIA
TOYON
WUCOLS LISTING "LOW" WATER USE



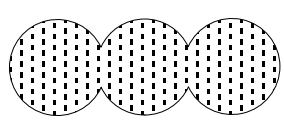
11 - #5 TOTAL - DASYLIRION WHEELERI
WHELLER'S SOTOL
WUCOLS LISTING "LOW" WATER USE



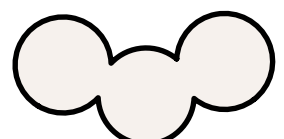
34 - #1 TOTAL - MUHLENBERGIA DUBIA
PINE MUHLY
WUCOLS LISTING "LOW" WATER USE



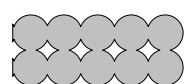
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REED GRASS
WUCOLS LISTING "LOW" WATER USE



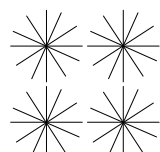
19 - #1 TOTAL - SALVIA 'SNOW WHITE'
LITTLE LEAF SAGE
WUCOLS LISTING "LOW" WATER USE



16 - #1 TOTAL - LAVANDULA 'SILVER ANOUK'
SPANISH LAVENDER
WUCOLS LISTING "LOW" WATER USE



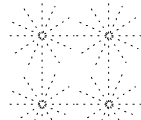
102 - 4" TOTAL - SEDUM REFLEXUM 'BLUE SPRUCE'
WUCOLS LISTING "LOW" WATER USE



150 - 4" TOTAL CAREX TUMULICOLA
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WUCOLS LISTING "LOW" WATER USE



50 - 4" TOTAL - ACHILLEA MILLEFOLIUM 'KING RANGE'
YARROW
WUCOLS LISTING "LOW" WATER USE



408 72-CELL PLUGS - CAREX TEXENSIS
CAITLIN SEDGE
WUCOLS LISTING "LOW" WATER USE



PLANT MATERIAL NOTES:
+WATER USE CLASSIFICATION OF LANDSCAPE SPECIES
(WUCOLS) DESIGNATION IS FOR ZONE 2 - CENTRAL VALLEY
+ALL PLANT MATERIAL ARE RATED "LOW" WATER USE

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TWO WORKING DAYS BEFORE YOU DIG

JS Market

6653 Old Highway 53

Clearlake CA

95422

APN 040-376-21

notes:

drawing schedule:

L1 North West Planting Plan
L2 South East Planting Plan
L3 Irrigation Plan

drawing:

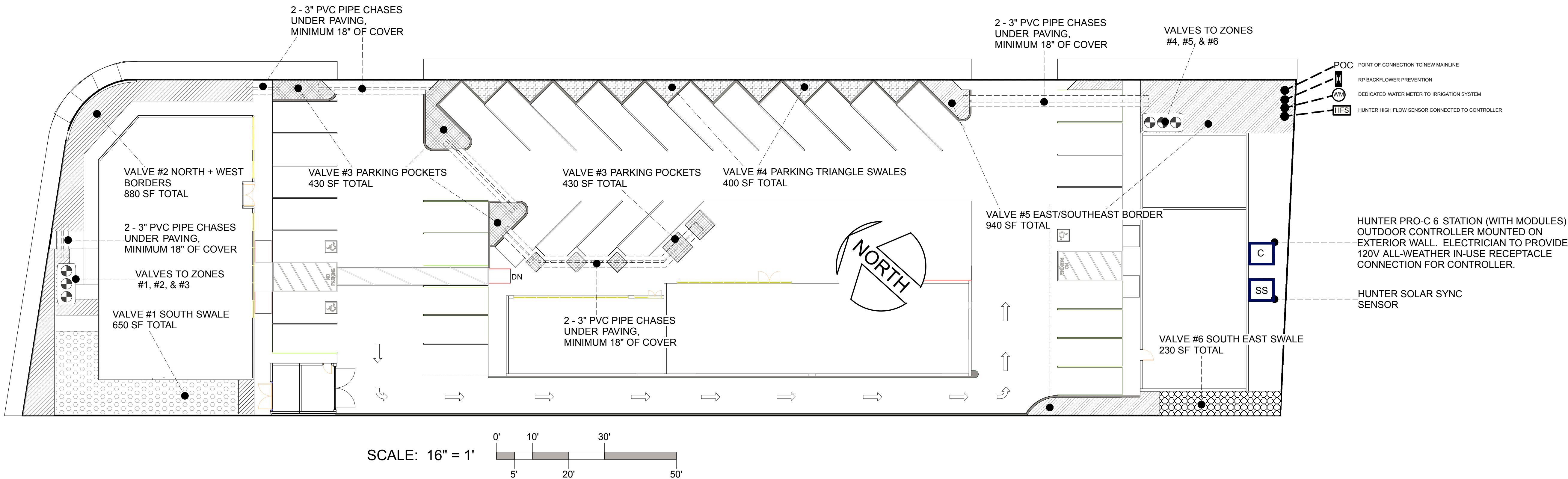
L3
Site Irrigation Plan

date: Sept. 10th, 2021

scale: 1/16" = 1'

sheet: 3 of 3

drawn by: nft



IRRIGATION CIRCUIT LEGEND

	VALVE #1 SOUTH SWALE 650 SF TOTAL DRIPPER LINES
	VALVE #2 NORTH + WEST BORDERS 880 SF TOTAL HUNTER PRO-SPRAY BODY WITH MP ROTATOR HEADS FULL COVERAGE OF PLANTING AREA
	VALVE #3 PARKING POCKETS 430 SF TOTAL DRIPPER LINES
	VALVE #4 PARKING TRIANGLE SWALES 400 SF TOTAL DRIPPER LINES
	VALVE #5 EAST/SOUTHEAST BORDER 940 SF TOTAL DRIPPER LINES
	VALVE #6 SOUTH EAST SWALE 230 SF TOTAL HUNTER PRO-SPRAY BODY WITH MP ROTATOR HEADS FULL COVERAGE OF PLANTING AREA

IRRIGATION SYSTEM NOTES:

- MAINLINE TO BACKFLOW PREVENTION UNIT TO BE TO LOCAL BUILDING CODE
- ALL OTHER PIPE TO BE SCH 40 PIPE AND FITTINGS WITH 18" COVER FOR MAINLINES, AND CLASS 315 PIPE W/ SCH 40 FITTINGS WITH 12" COVER FOR LATERAL LINES. MAINLINE TO BE 1 1/2" IPS PVC.
- PIPE ROUTING TO CONTRACTOR'S DISCRETION, PHOTO DOCUMENTATION AND "AS BUILT" PLAN TO BE SUBMITTED TO CLIENT
- CONSULT CIVIL ENGINEERING GENERAL CONTRACTOR TO SITE RESTRICTIONS AND POSSIBLE NEW POINT OF CONNECTION FOR IRRIGATION SYSTEM
- ALL DRIP EMMITERS TO BE NETAFIM BRAND PCJ (SYN. DNJR2) 2 GALLON PER HOUR "DRIPPERS", AS FOLLOWS:
2 EMMITERS PER #1 & 4" NURSERY STOCK
3 EMMITERS PER #5 NURSERY STOCK
4 EMMITERS PER #15 NURSERY STOCK
5 EMMITERS PER 24" BOX NURSERY STOCK
8 EMMITERS PER ESTABLISHED TREE
- ALL VALVES TO BE HUNTER BRAND 1" HPV ANGLE REMOTE CONTROL VALVES, ALL VALVES TO BE SET IN CARSON INDUSTRIES #1015 BLACK VALVE BOX
- POC TO HAVE DEDICATED LANDSCAPE METER, EKM METERING BRAND, MODEL SPWM-150, 1.5" STAINLESS STEEL PULSE OUTPUT DEDICATED WATER METER FOR IRRIGATION SYSTEM, DOWNSTREAM OF BACKFLOW PREVENTION UNIT IN CARSON INDUSTRIES #1015 BLACK VALVE BOX
- ALL LOW-VOLUME "DRIP" LINES TO HAVE 3/4" 30-0 AMIAD PLASTIC 155MM MESH FILTER W/ FLUSHING BALL VALVE AND PR-30 30PSI SENNINGER PRE-SET PRESSURE REDUCER/REGULATOR DOWN STREAM OF REMOTE CONTROL VALVE
- CONTROLLER TO BE HUNTER BRAND HUNTER PRO-C 6 STATION OUTDOOR CONTROLLER MOUNTED ON EXTERIOR WALL OF STRUCTURE
- IRRIGATION DELIVERY EFFICIENCY IS ASSUMED TO BE 80 PERCENT FOR LOW-VOLUME DRIPPER SYSTEMS
- PLANT-TYPE RESTRICTION, PRESCRIPTIVE APPROACH, OPTION HAS BEEN SELECTED FOR THIS PROJECT FOR THE MWEO COMPLIANCE.
- HYDRO-ZONES MAP ONTO IRRIGATION VALVES CIRCUITS

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