

REVIEWED FOR
CODE COMPLIANCE

PERMIT #: 25BLD-0008

BY:

PLANS REVIEWED FOR CODE COMPLIANCE

ACCEPTABLE

ACCEPTANCE OF THE PLANS EXTENDS ONLY TO THAT WHICH IS SHOWN AND DESCRIBED HEREON, BUT DOES NOT AUTHORIZE OR APPROVE ANY OMISSIONS, DEVIATIONS OR REQUIREMENTS OF STATE LAWS, LOCAL ORDINANCES OR OTHER AGENCIES.

GRASS VALLEY FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION

APPROVAL SUBJECT TO FIELD ACCEPTANCE TESTS
AND FINAL

PLANS REVIEWED SUBJECT
TO FIELD INSPECTIONS

Plans shall reflect the scope of the project. Any changes or deviations must be submitted and reviewed by the Building Department prior to inspection.

REQUIRED AT FINAL INSPECTION:

1. Approved plans and permit card.
2. Manufacturers installation instructions/manuals.
3. Ladder(s) in place and secured to provide access to roof and attic space.
4. Installer on site with tools to provide access, all applicable panels, boxes & equipment shall be open and accessible.

SCHEDULE AN INSPECTION

SCAN QR CODE TO SCHEDULE AN INSPECTION ONLINE

OR CALL 530-274-4343

Sewer
backflow
preventer
and pressure
relief device
required.

Approved as Noted
by Daniel Thacker
EFS, Inc.
04/24/2025

BADGER LANE REMODEL FOR:

NEVADA COUNTY

120 BADGER LANE
GRASS VALLEY, CALIFORNIA
APN: 029-241-028

ABBREVIATIONS

AB	ANCHOR BOLT	EQ	EQUAL EQUIP	LF	LINEAL FOOT	RT	RESILIENT TILE
ABV	ABOVE	EQB	EQUIPMENT	LKR	LOCKER	RDW	REDWOOD
AC	ACCOUSTICAL	EBMT	EACH WAY	LVR	LOUVER	RUL	RAINWATER LEADER
AC	ASPHALT CONCRETE	EU	EXISTING	LTWT	LIGHTWEIGHT	S	SOUTH
A/C	AIR CONDITIONING	EXP	EXPANSION	MACH	MACHINE	SA	SUPPLY AIR GRILL
ADH	ADHESIVE	EXT	EXTERIOR	MAT	MATERIAL	SCHED	SCHEDULE
ADJ	ADJACENT, ADJUSTABLE	EN	EDGE NAIL	MAX	MAXIMUM	SD	STORM DRAIN
AFF	ABOVE FIN FLOOR	FA	FIRE ALARM	MC	MACHINE BOLT	SECT	SECTION
AGG	AGGREGATE	FB	FACE BRICK	MECH	MECHANICAL	SF	SQUARE FOOT
AL	ALUMINUM	FBD	FIBERBOARD	MED	MEDIUM	SH	SHELVE
ALT	ALTERNATE	FBSGL	FIBERGLASS	MET	METAL	SHT	SHEET
ANOD	ANODIZED	FDC	FLOOR DRAIN	MEZ	MEZZANINE	SIM	SIMILAR
AP	ACCESS PANEL	FND	FOUNDATION	MEZZ	MEZZANINE	SJ	STEEL JOIST
APPROX	APPROXIMATE	FE	FIRE EXTINGUISHER	MFR	MANUFACTURER	SK	SINK
ARCH	ARCHITECTURAL	FEC	FINISH FLOOR	MH	MANHOLE	SLNT	SEALANT
@	AT	FG	FIXED GLASS	MI	MALLEABLE IRON	SP	STRUCTURAL PLYWOOD
BBD	BACKERBOARD	PHC	FIRE HOSE	MIN	MINIMUM	SPEC	SPECIFICATION
BD	BOARD	FIN	FINISH	MIR	MIRROR	SQ	SQUARE
BLW	BELOW	FLR	FLOOR	MISC	MISCELLANEOUS	SS	SHELF & ROD (OR PIPE)
BTUN	BETWEEN	FLG	FLASHING	MO	MASONRY OPENING	STD	STANDARD
BLD	BUILDING	FLR	FLOOR	MR	MOISTURE RESISTANT	STL	STEEL
BLK	BLOCK	FLUR	FLUORESCENT	MT	METAL THRESHOLD	STN	STAIN
BLKG	BLOCKING	FO	FACE OF	MTD	MOUNTED	STRG	STORAGE
BH	BEAM, BENCH MARK	FOB	FACE OF BRICK, BLOCK	MUL	MULLION	STRUCT	STRUCTURAL
BO	BOTTOM OF	FOF	FACE OF FINISH			SUSP	SUSPENDED
BTM	BOTTOM	FCM	FACE OF MASONRY	N	NEW	T	TREAD
BRG	BEARING	FOS	FACE OF STUD	NAT	NATURAL	TAB	TOILET ACCESSORY
BRK	BRICK	FRF	FIRE RESISTANT	NIC	NOT IN CONTRACT	TBD	TACKBOARD
BRKT	BRICKET	FRP	FIRE RETARDANT	NO	NOMINAL	TEL	TELEPHONE
BRZ	BRONZE	FRTD	FIRE TREATED	NON	NOT TO SCALE	TEMP	TEMPERED GLASS
BS	BACKSPLASH	FT	FOOT, FEE	NTS	NOT TO SCALE	THOLD	THRESHOLD
BUR	BUILT-UP ROOF	FTG	FOOTING	O	OVER	TAG	TONGUE & GROOVE
BVL	BEVEL	FUR	FURRING	OBS	OBSOLETE	TH	THICKNESS
BW	BOTH WAYS	FURN	FURNACE	OC	ON CENTER	TLT	TOILET
		FUT	FUTURE	OD	OUTSIDE DIAMETER	TO	TOP OF
C	COURSE	FTN	FIELD NAIL	OFNG	OFFSET	TOC	TOP OF CURB OR CONC
CAB	CABINET	GA	GALVANIZED	OFF	OFF	TOC	TOP OF DECK
CB	COLUMN BASE	GB	GYPSON BOARD	PBD	PARTICLEBOARD	TOC	TOP OF JOIST
CHNT	CEMENT	GC	GENERAL CONTRACTOR	PCC	PRECAST CONCRETE	TOC	TOP OF PAVEMENT
CHAM	CHAMFER	GCMU	GLAZED CHU	PCPL	PORTLAND CEM PLAS	TOS	TOP OF SLAB
CB	CHALK BOARD	GD	GRADE	PERF	PERFORATED	TRD	TREATED
CJ	CONTROL JOINT	GLV	GLASS	PF	PREFABRICATED	TRZO	TERRAZZO
&	CENTERLINE	GOVT	GOVERNMENT	PFN	PREFINISHED	TYP	TYPICAL
CLG	CEILING	GYP	GYPSON	PJF	PREFORMED JOINT FILLER	UC	UNDERCUT
CLST	CLOSET	H	HORIZONTAL	PLAM	PLASTIC LAMINATE	UL	UNDERWRITERS LAB
CLR	CLEAR	(H)	HANDICAP	PLAS	PLASTER	UR	URINAL
CM	CONST MANAGER	HB	HOLLOWCORE	PM	PRESSED METAL	UON	UNLESS OTHERWISE NOTED
CHU	CONC MASONRY BLOCK	HBD	HARDBOARD	PNT	POINT	V	VERTICAL
CO	CLEANOUT	HDBD	HARDWARE	POL	POLISH	VAT	VARIABLE
COL	COLUMN	HDMR	HOLLOW METAL	POL	POLISH	VB	VAPOR BARRIER
CONC	CONCRETE	HP	HORIZONTAL	POL	POLISH	VCT	VINYL COMPOSITION TILE
CONST	CONSTRUCTION	HT	HEIGHT	PRI	PREFORMED	VERT	VERTICAL
CONT	CONTINUOUS	HR	HALF FULL SCALE	PROP	PROPERTY	VST	VESTIBULE
CONTR	CONTRACTOR	HRI	HEAT RECOVERY UNIT	PT	POINT	VG	VERTICAL GRAIN
CPT	CARPET	ID	INSIDE DIAMETER	PTN	PARTITION	VUC	VINYL WALL COVERING
CYK	COUNTERSINK	IN	INCLUDED	PVT	POLY VINYL CHLORIDE	W	WEST
CT	CERAMIC TILE	INCL	INCLUDED	Q	QUARRY TILE	W	WITH
CY	CUBIC YARD	INST	INSTALL	QT	QUARRY TILE	WB	WOOD BASE
		INSUL	INSULATION	(R)	RELOCATED	WD	WOOD
DTL	DETAIL	INT	INTERIOR	RA	RETURN AIR GRILL	WDU	WINDOW
DF	DOUGLAS FIR	INV	INVERT	RCP	REINFORCED CONC PIPE	WS	WIRE GLASS
DI	DRAIN INLET	IP	IRON PIPE	RD	ROOF DRAIN	WH	WATER HEATER
DIA	DIAMETER	J&T	JOIST	REF	REFRIGERATOR	WM	WOOD MOLDING
DIM	DIMENSION	JT	JOINT	RENF	REINFORCING	WO	WITHOUT
DIV	DIVIDER	KD	KNOCKDOWN	REM	REMOVE	WP	WEATHERPROOF
DL	DEAD LOAD	L	LENGTH	REQD	REQUIRED	WPT	WORK POINT
DN	DOWN	LAM	LAMINATE	RF	ROUGH FLOOR	WR	WATER RESISTANT
DP	DEEP	LAV	LAVATORY	RO	ROUGH OPENING	WWS	WAINSCOT
D8	DOWNSPOUT	LB	LAG BOLT	ROW	RIGHT OF WAY	WUF	WELDED WIRE FABRIC
DWG	DRAWING					WM	WELDED WIRE MESH
DUR	DRAWER						

GENERAL NOTES

SCOPE OF WORK: REMODEL AN EXISTING MULTIFAMILY BUILDING TO ADD A STUDIO UNIT ON THE LOWER FLOOR AND REINTRODUCE AN EXISTING BEDROOM, FORMERLY USED AS AN OFFICE SPACE. IN ADDITION, A NEW BEDROOM WILL BE ADDED TO THE UPPER FLOOR. THE UPPER FLOOR WILL BE CLOSED OFF FROM THE EXISTING LOBBY AREA THAT WILL NOW INCLUDE A LAUNDRY AREA. ALL EXTERIOR UPPER FLOOR DECKS WILL BE REMOVED WITH A SMALLER DECK BEING REBUILT OFF OF THE UPPER FLOOR DINING AREA. THE ENTRY AREAS WILL BE UPDATED ALONG WITH THE PARKING AREA TO CURRENT ACCESSIBILITY STANDARDS.

THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CODES INCLUDING:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ENERGY CODE
- CURRENT CITY OF GRASS VALLEY MUNICIPAL STANDARDS

CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

DEFERRED SUBMITTALS

NOTE: ALL DEFERRED SUBMITTALS ARE HANDLED AS "DESIGN BUILD" ITEMS

DEFERRED SUBMITTALS: NONE

PROPERTY OWNER

NEVADA COUNTY 530-265-1625
950 MAIDU AVENUE angela.masker@nevadacountycal.gov
NEVADA CITY, CA 95959
CONTACT: ANGELA MASKER

ARCHITECT

GARY A. BURKE, ARCHITECT 530-515-0336
148 CELESTA DRIVE gary@garyaburke.com
GRASS VALLEY, CA 95945

CIVIL ENGINEER

MILLENNIUM PLANNING & ENGINEERING 530-446-6165
471 SUTTON WAY, SUITE 210 michelle@millpe.com
GRASS VALLEY, CA 95945
CONTACT: MICHELLE LATSHOT, P.E.

STRUCTURAL ENGINEER

JACKSON & SANDS ENGINEERING, INC 530-715-7184
1250 EAST AVENUE, #10 sean@jacksonandsandsengineering.com
CHICO, CA 95926
CONTACT: SEAN JACKSON

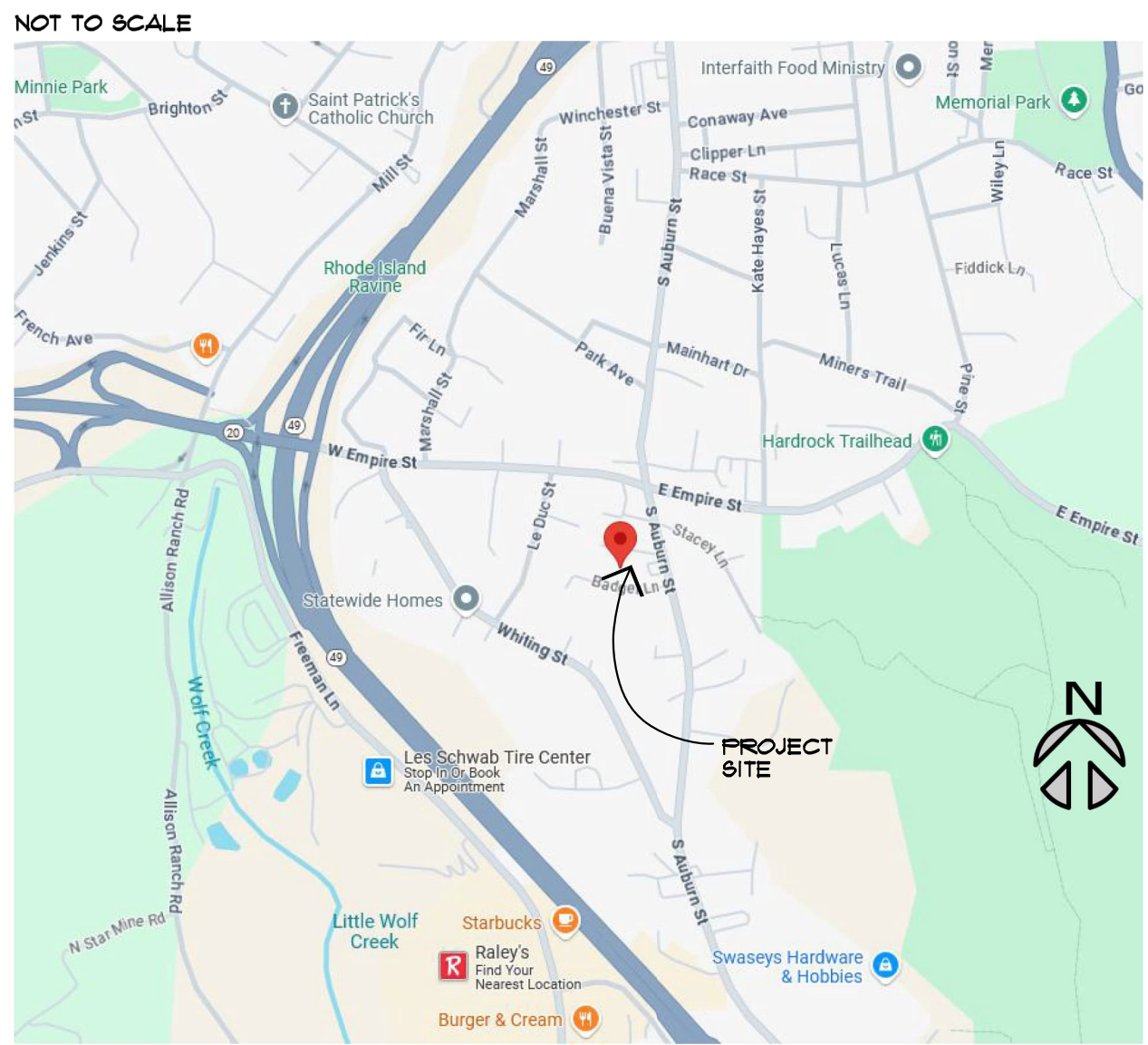
MECHANICAL ENGINEER

MELAS ENERGY ENGINEERING 530-265-2492
541 UREN STREET #1 michael@melasenergy.com
NEVADA CITY, CA 95959
CONTACT: MICHAEL MELAS

ELECTRICAL ENGINEER

UPLIGHT ELECTRICAL ENGINEERING, INC 916-826-1824
3130 TWITCHELL ISLAND ROAD jpuga@uplightee.com
WEST SACRAMENTO, CA 95691
CONTACT: JIM PUGA

VICINITY MAP



SITE SUMMARY

ZONING NC-FLEX GV CITY
WINDLOAD 85 MPH
SEISMIC DESIGN CATAGORY D
EXPOSURE C
CLIMATE ZONE II
GROUND SNOW LOAD 43 PSF
TOTAL LOT AREA 1.30 ACRES

BUILDING SUMMARY

BUILDING TYPE VB
OCCUPANCY R-2
SPRINKLERED NONE
OCCUPANCY SEPARATION 1-HOUR BTWN DWELLING UNITS
NUMBER OF STORIES ALLOWED 2
HEIGHT ALLOWED 40'
FLOOR AREA ALLOWED 9,000 SF PER FLOOR
NUMBER OF STORIES PROPOSED EXISTING 2+LOFT
HEIGHT PROPOSED EXISTING 34'-4"+
AREA OF BUILDING EXISTING
FIRST FLOOR 1,931 SF
SECOND FLOOR 1,986 SF
LOFT 323 SF
TOTAL BUILDING AREA 4,246 SF
OCCUPANT LOAD (4,246 SF @ 1:200) = 22

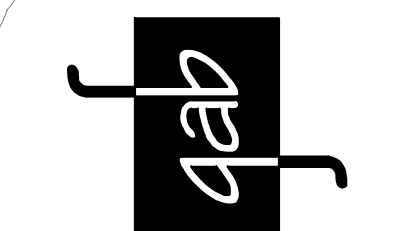
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2	4/24/25
3	
4	
5	

GARY A. BURKE, ARCHITECT

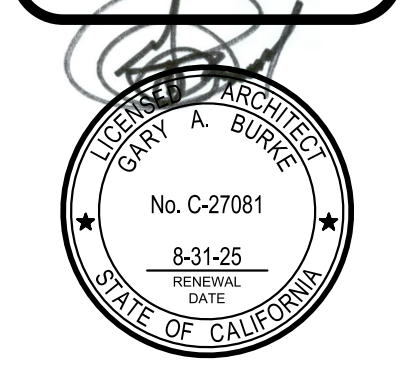
148 CELESTA DRIVE
GRASS VALLEY, CA 95945
(530) 575-0336 TEL.
CALIFORNIA LICENSE NUMBER C-27081



BADGER LANE REMODEL FOR:

NEVADA COUNTY

120 BADGER LANE
GRASS VALLEY, CALIFORNIA
APN: 029-241-028



JCB: 24-15

SHEET: TITLE SHEET

T1.1

DATE: 12/6/24

City of Grass Valley Builders Copy

CITY OF GRASS VALLEY:

- GENERAL:**
1. ALL WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE CITY OF GRASS VALLEY CONSTRUCTION STANDARDS, DESIGN STANDARDS, CALTRANS STANDARD SPECIFICATIONS AND PLANS AND THE CALIFORNIA MUTCD. ALL GRADING SHALL CONFORM TO THE GRASS VALLEY DEVELOPMENT CODE, IMPROVEMENT STANDARDS AND THE CURRENT CITY-ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
 2. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE NEGLIGENCE OF ENGINEER.
 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS, LICENSES AND CERTIFICATES FROM THE APPROPRIATE AGENCIES NECESSARY TO PERFORM THE WORK SHOWN ON THESE PLANS.
 4. THE CONTRACTOR SHALL NOT BEGIN ANY WORK SHOWN ON THESE PLANS UNTIL THE CITY ENGINEER'S SIGNATURE OF APPROVAL IS AFFIXED HEREON. THERE SHALL BE AN APPROVED SET OF PLANS ON THE JOB DURING ANY CONSTRUCTION.
 5. THE CONTRACTOR SHALL CONTACT THE CITY OF GRASS VALLEY ENGINEERING DIVISION TO SCHEDULE A PRE-CONSTRUCTION MEETING ONE-WEEK PRIOR TO STARTING WORK. THE ENGINEERING DIVISION SHALL NOTIFY THE APPROPRIATE CITY DEPARTMENTS OF THE MEETING. ALL OTHER APPROPRIATE UTILITY REPRESENTATIVES AND SUBCONTRACTORS SHALL BE NOTIFIED BY THE CONTRACTOR AS TO THE DATE AND LOCATION OF THE MEETING.
 6. CERTIFICATION FROM THE REGISTERED CIVIL ENGINEER, IF ENGINEERED GRADING, OR CALIFORNIA LICENSED CONTRACTOR, IF NOT ENGINEERED GRADING, STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOIL ENGINEER FOR FILL AREAS ARE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.

UTILITY LOCATION:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THESE PLANS. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNDERGROUND FACILITIES. HOWEVER, THE DESIGN ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING FACILITIES SHOWN HEREON OR FOR THE EXISTENCE OF OTHER UNDERGROUND UTILITIES NOT SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL CONTACT U.S.A. AND HAVE UTILITIES MARKED AT LEAST 72 HOURS BEFORE BEGINNING WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE TO PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO LOCATE EXISTING UNDERGROUND FACILITIES BEYOND THE INFORMATION PROVIDED BY U.S.A. MARKING. WHERE MARKINGS ARE NEAR PROPOSED FOUNDATIONS THE CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES BY POT HOUNG PRIOR TO EXCAVATING.
3. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.

TRAFFIC CONTROL PLANS:

1. TRAFFIC CONTROL SHALL BE PER THE CALIFORNIA MUTCD. AT LEAST ONE LANE IN EACH DIRECTION SHALL REMAIN OPEN TO TRAFFIC UNLESS OTHERWISE SHOWN ON THE PLANS. TRAFFIC CONTROL HOURS ARE SUBJECT TO LIMITATION BY THE TRAFFIC CONTROL WITH LANE CLOSURES THAT AFFECT TRAFFIC FLOW MAY REQUIRE NIGHT WORK. IF, AS A PART OF TRAFFIC CONTROL MEASURES, A ROADWAY CLOSURE HAS BEEN APPROVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 72 HOURS IN ADVANCE OF SETTING UP THIS CLOSURE.
2. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A WRITTEN TRAFFIC CONTROL PLAN FOR ANY PROPOSED LANE CLOSURES OR DISTURBANCES TO TRAFFIC WITHIN THE CITY RIGHT OF WAY. THE PLAN SHALL INCLUDE THE DATE AND TIME, DESCRIPTION OF WORK, CONTACT PERSON AND ESTIMATED DATE OF COMPLETION. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 72 HOURS IN ADVANCE OF SETTING UP THE TRAFFIC CONTROL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING AS REQUIRED BY THE CALIFORNIA MUTCD TO DELINEATE CONSTRUCTION HAZARDS AT HIS OWN EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, CONES, SIGNS, BARRICADES, FLAGGERS OR OTHER DEVICES NECESSARY TO PROVIDE SAFETY.

RESTORATION:

1. ALL EXISTING UTILITIES, LANDSCAPING, IRRIGATION SYSTEMS AND IMPROVEMENTS THAT ARE DAMAGED BY THE CONTRACTOR, WHICH ARE NOT DESIGNATED BY THE PLANS OR SPECIFICATIONS TO BE DISTURBED, SHALL BE RESTORED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT EXISTING SITE AND ADJACENT IMPROVEMENTS FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ALL CRACKED AND OTHERWISE PRE-EXISTING DAMAGED PUBLIC IMPROVEMENTS ALONG THE FRONTAGE OF THE PROJECT SITE AND ANY DAMAGE RESULTING FROM CONSTRUCTION TO CURRENT CITY STANDARDS AND AT THEIR OWN EXPENSE. THE EXTENT OF THE REPAIRS SHALL BE DETERMINED BY THE PUBLIC WORKS INSPECTOR AND SHALL BE COMPLETED PRIOR TO THE CITY ACCEPTANCE OF THE IMPROVEMENTS.

EROSION AND DUST CONTROL:

1. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS WILL BE FULLY PROTECTED FROM DAMAGE.
2. CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 15 AND APRIL 15 SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN WINTERIZATION FACILITIES AT ALL TIMES OR UNTIL THE IMPROVEMENTS ARE FINAL.
3. EROSION CONTROL SEEDING SHALL BE APPLIED TO ALL GRADED AND DISTURBED SOILS WITHIN THE WORK AREA PRIOR TO OCTOBER 15 OF ANY GIVEN YEAR WHETHER THE PROJECT IS COMPLETE OR NOT (CONTRACTOR IS TO NOTIFY THE ENGINEERING DIVISION IMMEDIATELY AFTER APPLICATIONS FOR INSPECTION PURPOSES).
4. ADJACENT STREET FRONTAGES SHALL BE SWEEPED DAILY OR AS NEEDED TO REMOVE SILT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TIMELY DUST CONTROL OF DISTURBED AREAS AT ALL TIMES, TO THE SATISFACTION OF THE CITY ENGINEER. ALL MATERIAL EXCAVATED, STOCKPILED, GRADED, OR TRANSPORTED OFF-SITE SHALL BE SUFFICIENTLY WATERED, TREATED OR COVERED TO PREVENT DUST FROM CAUSING A PUBLIC NUISANCE OR A VIOLATION OF AN AMBIENT AIR STANDARD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE TO PREVENT DUST, SILT AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE.
7. ALL AREAS WITH VEHICLE TRAFFIC SHALL BE WATERED OR HAVE A DUST PALLIATIVE APPLIED AS NECESSARY FOR REGULAR STABILIZATION OF DUST EMISSIONS.
8. ALL LAND CLEARING, GRADING EARTH MOVING OR EXCAVATION ACTIVITIES SHALL BE SUSPENDED AS NECESSARY TO PREVENT WINDBLOWN DUST WHEN WINDS ARE EXPECTED TO EXCEED 20 MPH.
9. THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF, IN OPINION OF THE CITY ENGINEER, INADEQUATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.
10. NO BURNING OF WASTE MATERIAL OR VEGETATION SHALL TAKE PLACE ON SITE.
11. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT (IF APPLICABLE) OR AS DETERMINED BY THE CITY INSPECTOR. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THE SWPPP PLAN.

EARTHWORK:

1. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO EVALUATE GEOLOGIC AND SOILS CONDITIONS ON THE SITE, PROVIDE CONSTRUCTION AND COMPACTION RECOMMENDATIONS SUBJECT TO CITY APPROVAL, INSPECT THE CONTRACTOR'S GRADING OPERATION AND CERTIFY THE CONTRACTOR'S COMPLIANCE WITH THE APPROVED RECOMMENDATIONS.
 2. ALL UNDERGROUND UTILITIES WITHIN EXISTING OR PROPOSED CITY OF GRASS VALLEY EASEMENTS SHALL COMPLY WITH THE CITY STANDARD DETAIL. TRENCH BACKFILL SHALL BE SLURRY CEMENT OR AGGREGATE BASE PROCESSED TO 95% RELATIVE COMPACTION WITH CERTIFIED TESTING IN ACCORDANCE WITH CITY STANDARDS.
 3. PRIOR TO EXCAVATION OF TRENCHES 5 FEET OR DEEPER, THE CONTRACTOR SHALL SUBMIT TO THE PUBLIC WORKS INSPECTOR A COPY OF THE COMPANY'S CALOSHA PERMIT AND A COPY OF THE COMPANY'S LETTER INFORMING CALOSHA OF THE TIME THE TRENCHING IS COMMENCING AND THE LOCATION OF THE WORK.
 4. IF GRADING OR OTHER CONSTRUCTION OPERATIONS UNEARTH ARCHEOLOGICAL OR HISTORICAL ARTIFACTS OR RESOURCES, CONSTRUCTION ACTIVITIES SHALL CEASE. THE PLANNING DIVISION SHALL BE NOTIFIED OF THE EXTENT AND LOCATION OF DISCOVERED MATERIALS SO THAT THEY MAY BE RECORDED BY A QUALIFIED ARCHEOLOGIST. DISPOSITION OF ARTIFACTS SHALL COMPLY WITH STATE AND FEDERAL LAWS. A NOTE OF THIS REQUIREMENT SHALL BE CLEARLY DELINEATED ON THE GRADING AND BUILDING PLANS OF THE PROJECT.
 5. IF ANY HAZARDOUS WASTE IS ENCOUNTERED DURING THE CONSTRUCTION OF THIS PROJECT, ALL WORK SHALL BE IMMEDIATELY STOPPED AND THE NEVADA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, THE FIRE DEPARTMENT, AND THE CITY INSPECTOR SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL CLEARANCE HAS BEEN ISSUED BY ALL OF THESE AGENCIES.
 6. EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND THE CITY OF GRASS VALLEY IS NOT RESPONSIBLE FOR THEIR ACCURACY.
 7. NO TRUCKS MAY TRANSPORT EXCAVATED MATERIAL OFF-SITE UNLESS THE LOADS ARE ADEQUATELY WETTED AND EITHER COVERED WITH TARPS OR LOADED SUCH THAT THE MATERIAL DOES NOT TOUCH THE FRONT, BACK, OR SIDES OF THE CARGO COMPARTMENT AT ANY POINT LESS THAN SIX INCHES TO THE TOP OF THE CARGO COMPARTMENT. ALSO, ALL EXCAVATED MATERIAL MUST BE PROPERLY DISPOSED OF IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
 8. WHERE SOIL OR GEOLOGIC CONDITIONS ENCOUNTERED IN GRADING OPERATIONS ARE DIFFERENT FROM THAT ANTICIPATED IN THE SOIL AND/OR GEOLOGIC INVESTIGATION REPORT, OR WHERE SUCH CONDITIONS WARRANT CHANGES TO THE RECOMMENDATIONS CONTAINED IN THE ORIGINAL SOIL INVESTIGATION, A REVISED SOIL OR GEOLOGIC REPORT SHALL BE SUBMITTED BY THE APPLICANT, FOR APPROVAL BY THE CITY ENGINEER. IT SHALL BE ACCOMPANIED BY AN ENGINEERING AND GEOLOGICAL OPINION AS TO THE SAFETY OF THE SITE FROM HAZARDS OF LAND SLIPPAGE, EROSION, SETTLEMENT, AND SEISMIC ACTIVITY.
 9. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.
 10. EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND THE CITY OF GRASS VALLEY IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- TREE PRESERVATION:**
1. THE GRADING PLAN FOR THE PROJECT HAS BEEN DESIGNED FOR NO GRADING TO OCCUR WITHIN THE DRIPLINE OF ANY TREE TO BE PRESERVED UNLESS SPECIFICALLY APPROVED BY THE PLANNING DEPARTMENT AND SHOWN ON THESE PLANS. NO GRADES SHALL BE MODIFIED WITHOUT THE APPROVAL OF THE CIVIL ENGINEER AND THE CITY OF GRASS VALLEY.
 2. EACH TREE OR GROUP OF TREES TO BE SAVED SHALL BE FENCED IN ACCORDANCE WITH THE "TREE PROTECTION" DETAIL PRIOR TO ANY GRADING OR MOVEMENT OF HEAVY EQUIPMENT.
 3. NO TRENCHING SHALL OCCUR BENEATH THE DRIPLINE OF ANY TREE TO BE SAVED UNLESS STATED ON THESE PLANS "TRENCHING UNDER THIS TREE IS APPROVED". NO MECHANICAL TRENCHING WHATSOEVER SHALL BE ALLOWED WITHIN THE DRIPLINE OF TREES TO BE PRESERVED.
 4. THE CONTRACTOR SHALL NOT ALLOW STACKING OF CONSTRUCTION MATERIALS, PARKING OF CONSTRUCTION EQUIPMENT AND VEHICLES, GRADING, TRENCHING, CUTTING OR FILLING WITHIN A TREE DRIPLINE UNLESS OTHERWISE SHOWN ON THESE PLANS.
- MISCELLANEOUS:**
1. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE ENGINEER SUCH FURTHER EXPLANATION AS MAY BE NECESSARY.
 2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 3. THE CITY REQUIRES A COMPLETE SET OF AS-BUILT PLANS. THE CONTRACTOR SHALL PROVIDE ANY AS-BUILT CHANGES TO THE DESIGN ENGINEER, ON A CLEAN SET OF PLANS AT JOB COMPLETION.

GENERAL CONSTRUCTION:

1. THE LOCATIONS OF ALL UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNDERGROUND FACILITIES. HOWEVER, THE DESIGN ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING FACILITIES SHOWN HEREON OR FOR THE EXISTENCE OF OTHER UNDERGROUND UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES AND IMMEDIATELY NOTIFY THE DESIGN ENGINEER IF ANY SUCH FACILITIES INTERFERE WITH THE CONSTRUCTION OF IMPROVEMENTS. IF SO DIRECTED BY THE DESIGN ENGINEER, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY UNTIL REMEDIAL ACTION CAN BE TAKEN. ANY COST RESULTING FROM THE CONTRACTORS FAILURE TO STOP WORK AS DIRECTED, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING FACILITIES SUFFICIENT AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF THE LOCATION OF EXISTING UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING PUBLIC AND PRIVATE IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR TO EQUAL OR BETTER THAN PRE-PROJECT CONDITIONS INCLUDING BUT NOT LIMITED TO ROADWAYS, DRAINAGE STRUCTURES, SIDEWALKS, AND UTILITIES.
4. THE DEVELOPER SHALL KEEP ADJOINING PUBLIC STREETS FREE AND CLEAN OF PROJECT DIRT, MUD, MATERIALS, AND DEBRIS DURING THE CONSTRUCTION PERIOD.
5. PRIOR TO FINAL PREPARATION OF THE SUBGRADE AND PLACEMENT OF PAVEMENT BASE MATERIALS, ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT BEHIND THE HARDSCAPE IMPROVEMENT. PUBLIC UTILITIES, CABLE TV, SANITARY SEWERS AND WATER LINES, SHALL BE INSTALLED IN A MANNER WHICH WILL NOT DISTURB THE STREET PAVEMENT, CURB, GUTTER AND SIDEWALK, WHEN FUTURE SERVICE CONNECTIONS OR EXTENSIONS ARE MADE.
6. THE CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS AND REGULATIONS OF ANY JURISDICTIONAL BODY. FOR INFORMATION CONTACT THE STATE INDUSTRIAL SAFETY DEPT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY MONUMENTS AND MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS DESTROYED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. PRIOR TO ANY CORRECTIVE ACTION BY THE CONTRACTOR WHICH IS NECESSARY DUE TO STAKING ERRORS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER FOR VERIFICATION AND RESTAKING.
10. WHEN THE CONTRACTOR'S OPERATIONS TEMPORARILY INTERFERE WITH THE EXISTING FLOW OF SEWAGE, WATER, GAS, ELECTRICITY, TELEPHONE COMMUNICATION, OR THE OPERATION OF ANY OTHER FACILITY, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY/UTILITY AT LEAST THREE (3) DAYS PRIOR TO THE INTERFERENCE, AND PROVIDE, OR MAKE ARRANGEMENTS FOR SATISFACTORY BYPASS FACILITIES.
11. THE CONTRACTOR SHALL REQUEST PERMISSION TO INTERFERE WITH SAID UTILITIES BY APPLYING TO THE RELATED UTILITY AND SHALL COMPLY WITH THEIR RECOMMENDATIONS AND ORDINANCES IN EACH CASE. SAID BYPASS FACILITIES SHALL BE SO CONSTRUCTED AS TO PROVIDE A NON-INTERRUPTIVE SERVICE OF SAID UTILITY.
12. IF BYPASS FACILITIES ARE NOT FEASIBLE OR REASONABLE, AS DETERMINED BY THE ENGINEER, THE RESIDENTS AND/OR OWNERS OF ALL PROPERTIES AFFECTED BY A TEMPORARY INTERRUPTION (LESS THAN 8 HOURS) MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE INTERRUPTION BY THE CONTRACTOR.
13. ALL INSTALLATIONS SHALL FOLLOW MANUFACTURERS RECOMMENDATIONS AND GUIDELINES UNLESS OTHERWISE NOTED ON THE PLANS. MANUFACTURERS INSTALLATION GUIDELINES SHALL BE ON CONSTRUCTION SITE AT ALL TIMES.
14. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE ENTIRE JOB SITE IN A CLEAN AND ORDERLY CONDITION. EXCESS UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE JOB SITE. SPILLAGE RESULTING FROM CONTRACTOR'S ACTIVITY SHALL BE REMOVED BY THE CONTRACTOR. ALL GUTTERS AND ROADSIDE DITCHES SHALL BE KEPT FREE AND CLEAR FROM OBSTRUCTIONS. ANY DEVIATION FROM THE ABOVE PRACTICE SHALL HAVE PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
15. WHEN TRANSPORTING ANY MATERIAL DURING CONSTRUCTION, CARE SHOULD BE TAKEN TO PREVENT MATERIAL FROM BLOWING OR SPILLING ONTO STREETS AND HIGHWAYS. EARTHEN MATERIAL, IF TRANSPORTED, SHALL BE ADEQUATELY SPRAYED WITH WATER PRIOR TO TRANSPORT ONTO PUBLIC ROADS. VEGETATIVE MATERIAL SHALL BE COVERED OR TARPED PRIOR TO TRANSPORT.
16. INERT WASTE SUCH AS CONCRETE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
17. TOXIC WASTE (PETROLEUM AND OTHER CHEMICAL PRODUCTS), IF ENCOUNTERED, SHALL BE IDENTIFIED, SEPARATED AND DELIVERED TO THE PROPER LANDFILL AREA.
18. SHOP DRAWINGS – THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AS MAY BE NECESSARY FOR THE PROSECUTION OF THE WORK, AS REQUIRED BY THESE NOTES. THE ENGINEER SHALL PROMPTLY REVIEW ALL SHOP DRAWINGS. THE ENGINEER'S REVIEW OF ANY SHOP DRAWING SHALL NOT RELEASE THE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE CONTRACT DOCUMENTS.
19. MATERIALS, SERVICES AND FACILITIES – MATERIALS AND EQUIPMENT SHALL BE SO STORED AS TO INSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK. STORED MATERIALS AND EQUIPMENT TO BE INCORPORATED IN THE WORK SHALL BE LOCATED SO AS TO FACILITATE PROMPT INSPECTION.
20. ALL MATERIAL SHALL BE UNLOADED, STORED, LOWERED INTO THE TRENCH AND JOINED, USING SUITABLE TOOLS AND EQUIPMENT AND IN A MANNER THAT WILL PREVENT DAMAGE TO THE MATERIAL, JOINTS, COATING, OR LINING. STORAGE AND HANDLING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
21. DAMAGED MATERIAL WILL BE REJECTED. THE CONTRACTOR SHALL CLEARLY MARK THE REJECTED MATERIAL AND REMOVE IT FROM THE IMMEDIATE CONSTRUCTION AREA. WHEN APPROVED BY THE ENGINEER, DAMAGED MATERIAL MAY BE REPAIRED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION AND USED IN THE CONSTRUCTION. REPLACEMENT OR REPAIR OF REJECTED MATERIAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND AT NO EXPENSE TO THE OWNER.
22. INSPECTION AND TESTING – ALL MATERIALS MAY BE INSPECTED, SAMPLED AND TESTED BY THE CITY (OWNER). THE CONTRACTOR SHALL GIVE SUFFICIENT ADVANCE NOTICE OF PLACING OF ORDER TO PERMIT TESTS TO BE COMPLETED BEFORE THE MATERIALS ARE INCORPORATED IN THE WORK AND HE SHALL AFFORD SUCH FACILITIES AS THE OWNER MAY REQUIRE FOR COLLECTING AND MAKING INSPECTIONS. ALL SAMPLES SHALL BE FURNISHED BY THE CONTRACTOR WITHOUT COST TO THE OWNER. THE OWNER MAY WAVE SAMPLING AND TESTING IF ADEQUATE INFORMATION, PROPERLY CERTIFIED, IS AVAILABLE TO INDICATE THAT MATERIALS COMPLY WITH TERMS OF THE SPECIFICATIONS.
23. THE CONTRACTOR SHALL FURNISH THE OWNER WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER OR NOT THE WORK AS PERFORMED IS IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE CONTRACT. IF THE OWNER REQUESTS IT, THE CONTRACTOR AT ANY TIME BEFORE ACCEPTANCE OF THE WORK SHALL REMOVE OR UNCOVER SUCH PORTIONS OF THE FINISHED WORK AS MAY BE DIRECTED. AFTER EXAMINATION, THE CONTRACTOR SHALL RESTORE SAID PORTIONS OF THE WORK TO THE STANDARDS REQUIRED BY THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
24. WATER AND POLLUTION – THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS PERTAINING TO WATER POLLUTION AND SOIL EROSION INCLUDING THE PAYMENT OF ANY FINES OR PENALTIES IMPOSED BY ANY GOVERNMENT AGENCY AS A RESULT OF WORK PERFORMED BY THE CONTRACTOR.
25. THE CONTRACTOR SHALL COMPLY WITH ALL AIR POLLUTION CONTROL RULES, REGULATIONS, ORDINANCES AND STATUTES WHICH APPLY TO THE WORK AREA. NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT CAN BE CONTACTED AT TELEPHONE 530-274-9360.
26. CONSTRUCTION SAFETY – THE CONTRACTOR SHALL FOLLOW CONSTRUCTION PROCEDURES NECESSARY TO PROVIDE A SAFE WORKING CONDITION THROUGH ALL PHASES OF THE PROJECT. SAID PROCEDURES SHALL CONFORM TO THE SAFETY ORDERS, DIVISION OF INDUSTRIAL SAFETY, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE AND ALL OTHER PROVISIONS REQUIRED BY FEDERAL, STATE AND COUNTY LAW OR ORDINANCE.
27. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OUTLINING THE SAFETY PROCEDURES TO BE FOLLOWED BY ITS WORKMEN, ALL SUBCONTRACTORS, AND RELATED TRADES WORKING ON ITS JOBS AND EFFECTIVELY ASSURING COMPLIANCE WITH SUCH PROCEDURES. IT SHALL ALWAYS PROVIDE FOR THE SAFETY OF THE PUBLIC BOTH DAY AND NIGHT WHERE THEY ARE EXPOSED TO ITS CONSTRUCTION OPERATION.
28. TOUCHUP AND REPAIR – THE CONTRACTOR SHALL TOUCHUP OR REPAIR ALL FINISHED SURFACES ON STRUCTURES, EQUIPMENT, FIXTURES, OR WHATEVER, THAT HAVE BEEN DAMAGED PRIOR TO FINAL ACCEPTANCE. SURFACE ON WHICH SUCH TOUCHUP OR REPAIR CANNOT BE SUCCESSFULLY ACCOMPLISHED SHALL BE COMPLETELY REFINISHED OR IN THE CASE OF HARDWARE AND SIMILAR SMALL ITEMS, THE ITEMS SHALL BE REPLACED.
29. CEMENT MATERIALS – PORTLAND CEMENT SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR TYPE "II" PORTLAND CEMENT OF THE AMERICAN SOCIETY FOR TESTING MATERIALS. ALL CEMENT SHALL BE OF THE SAME BRAND.
30. UNLESS OTHERWISE SPECIFIED HEREIN, CEMENT GROUT OR MORTAR SHALL BE COMPOSED OF ONE PART CEMENT TO TWO PARTS FINE AGGREGATE MIXED WITH WATER IN A MECHANICAL BATCH MIXER TO PRODUCE A PLASTIC WORKABLE MIXTURE.
31. STEEL REINFORCEMENT – THE CONTRACTOR SHALL FURNISH AND PLACE ALL STEEL REINFORCEMENT OF THE SIZES AND SHAPES AS SHOWN ON THE PLANS OR SPECIFIED HEREIN. MATERIAL AND PLACEMENT SHALL CONFORM TO REQUIREMENTS OF SECTION 52 OF STANDARD SPECIFICATIONS. STEEL SHALL BE A.S.T.M. A615, GRADE 40 UNLESS CALLED OUT OTHERWISE ON THE DRAWINGS.
32. FORM AND FORMWORK – THE FORMS SHALL BE SMOOTH, MORTARTIGHT, TRUE TO THE REQUIRED UNITS AND GRADES, AND OF SUFFICIENT STRENGTH TO SUPPORT THE WEIGHT OF THE FRESH CONCRETE WITHOUT SPRINGING OUT OF SHAPE OR APPRECIABLE DEFLECTION DURING THE PLACING OF THE CONCRETE. ALL EXPOSED SHARP EDGES SHALL BE CHAMFERED WITH TRIANGULAR FILLETS NOT LESS THAN 0.75" BY 0.75", UNLESS OTHERWISE SHOWN ON THE PLANS. FORMS PREVIOUSLY USED SHALL BE THOROUGHLY CLEANED OF ALL DIRT, MORTAR AND FOREIGN MATTER BEFORE BEING REUSED.
33. INSERTS – THE CONTRACTOR SHALL, BEFORE PLACING CONCRETE, MAKE PROVISION FOR ALL CORED HOLES, HANGERS, ANCHOR AND OTHER BOLTS, CONDUITS, PIPES, WATER SEALS AND OTHER INSERTS TO BE PLACED IN THE CONCRETE. HE SHALL VERIFY THE LOCATIONS AND DETAILS OF ALL SUCH WORK AND SHALL PREVENT THE DISTURBANCE OF SUCH INSERTS DURING THE PLACING OF THE CONCRETE.
34. IF ANY EXISTING FACILITIES ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR AT NO COST TO THE OWNER.
35. ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.
36. ALTERNATIVES TO DIESEL GENERATOR SETS (SUCH AS GRID POWER) SHALL BE USED FOR ON-SITE ELECTRICAL NEEDS DURING CONSTRUCTION, UNLESS DEEMED INFEASIBLE BY THE AIR POLLUTION CONTROL OFFICER AND STATED IN WRITING.
37. PRIOR TO FINAL PREPARATION OF THE SUBGRADE AND PLACEMENT OF PAVEMENT BASE MATERIALS, ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT BEHIND THE HARDSCAPE IMPROVEMENT. PUBLIC UTILITIES, CABLE TV, SANITARY SEWERS, AND WATER LINES, SHALL BE INSTALLED IN A MANNER WHICH WILL NOT DISTURB THE STREET PAVEMENT, CURB, GUTTER AND SIDEWALK, WHEN FUTURE SERVICE CONNECTIONS OR EXTENSIONS ARE MADE.
38. IF GRADING IS TO TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15, BOTH TEMPORARY AND PERMANENT EROSION CONTROL PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL ALONG WITH THE GRADING PLAN. PERMANENT EROSION CONTROL MEASURES SHALL INCLUDE TREATMENT ALL GRADED SLOPES WITHIN 60 DAYS OF COMPLETION OF GRADING. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO OCTOBER 15.
39. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE ENGINEER SUCH FURTHER EXPLANATION AS MAY BE NECESSARY.
40. FOR ANY PUBLIC WORK, THE CONTRACTOR SHALL COMPLY WITH ALL DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REQUIREMENTS INCLUDING COMPLYING WITH PREVAILING WAGE REQUIREMENTS.

AIR QUALITY NOTES:

THE APPLICANT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL ADEQUATE DUST CONTROL MEASURES ARE IMPLEMENTED IN A TIMELY MANNER DURING ALL PHASES OF PROJECT DEVELOPMENT AND CONSTRUCTION.

1. PROVISIONS OF THIS ASBESTOS DUST MITIGATION PLAN SHALL APPLY THROUGHOUT GRADING AND CONSTRUCTION ACTIVITIES EXCEPT AS SPECIFIED OTHERWISE.
2. ALL VISIBLE TRACK-OUT MATERIAL (FROM VEHICLES LEAVING THE WORK SITE) MUST BE REMOVED FROM ALL PUBLIC ROADS AT LEAST ONCE PER DAY USING NET SWEEPING OR A HEPA FILTER EQUIPPED VACUUM DEVICE. REFERENCE: (E)(4)(A)(I) OF THE ATCM.
3. A GRAVEL PAD DESIGNED AND MAINTAINED TO EFFECTIVELY CLEAN TIRES OF EXITING VEHICLES, A WHEEL WASH SYSTEM, OR A MINIMUM OF FIFTY (50) FEET OF PAVEMENT MUST BE PLACED BETWEEN THE CONSTRUCTION AREA AND ANY PUBLIC ROAD, AND MUST BE UTILIZED BY ALL EXITING VEHICLES (INCLUDING PERSONAL VEHICLES AND DELIVERY TRUCKS) THROUGHOUT THE DURATION OF THE PROJECT. REFERENCE: (E)(4)(A)(2) OF THE ATCM.
4. ALL ACTIVE STORAGE PILES SHALL BE ADEQUATELY WETTED OR COVERED WITH PLASTIC TO ENSURE THAT NO VISIBLE DUST CROSSES THE PROPERTY BOUNDARY. REFERENCE: (E)(4)(B) OF THE ATCM.
5. POTENTIAL DUST EMISSIONS FROM DISTURBED SURFACE AREAS AND STORAGE PILES THAT WILL REMAIN INACTIVE FOR MORE THAN SEVEN (7) DAYS SHALL BE CONTROLLED TO COMPLETELY PREVENT VISIBLE DUST FROM CROSSING THE PROPERTY BOUNDARY BY AT LEAST ONE OF THE FOLLOWING METHODS (PER (E)(4)(C) OF THE ATCM):
 - A. KEEPING THE SURFACE ADEQUATELY WETTED;
 - B. APPLYING CHEMICAL DUST SUPPRESSANTS OR CHEMICAL STABILIZERS ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE REGULATIONS;
 - C. COVERING WITH TARP(S) OR VEGETATIVE COVER;
 - D. INSTALLING WIND BARRIERS OF FIFTY (50) PERCENT POROSITY AROUND THREE (3) SIDES OF ALL STORAGE PILES;
 - E. INSTALLING WIND BARRIERS ACROSS OPEN AREAS AND BETWEEN THE PROJECT AND ANY ADJACENT OCCUPIED RESIDENTIAL OR BUSINESS PROPERTY.
6. THE MAXIMUM VEHICLE SPEED ON ALL UNPAVED PARTS OF THE PROJECT AREA MUST BE CLEARLY POSTED AND MUST NOT EXCEED FIFTEEN (15) MILES PER HOUR REFERENCE: (E)(4)(D)(I) OF THE ATCM.
7. ALL AREAS WHERE VEHICLES DRIVE ON THE SITE SHALL BE WATERED EVERY TWO HOURS OR KEPT ADEQUATELY WETTED TO PREVENT VISIBLE DUST EMISSIONS FROM LEAVING THE PROPERTY BOUNDARY, EXCEPT WHERE A GRAVEL COVER HAS BEEN ESTABLISHED THAT HAS A SILT CONTENT OF LESS THAN 5% AND AN ASBESTOS CONTENT OF LESS THAN 0.25% AND IS AT LEAST 3 INCHES THICK. REFERENCE: (E)(4)(D)(2) OF THE ATCM.
8. FOR ALL EARTHMOVING ACTIVITIES, AT LEAST ONE OF THE FOLLOWING METHODS OF DUST CONTROL SHALL BE IMPLEMENTED, PER(E)(4)(E) OF THE ATCM:
 - A. PRE-WETTING THE GROUND TO THE DEPTH OF ANTICIPATED CUTS;
 - B. SUSPENDING GRADING OPERATIONS WHEN VISIBLE DUST EMISSIONS FROM ANY ASPECT OF THE GRADING (INCLUDING TIRES, FANS AND EXHAUST) CROSS THE PROPERTY LINE.
9. TRUCKS USED FOR HAULING MATERIAL OFF-SITE SHALL BE MAINTAINED SUCH THAT NO SPILLAGE CAN OCCUR FROM HOLES OR OTHER OPENINGS. REFERENCE: (E)(4)(F)(I) OF THE ATCM.
10. ALL LOADS TO BE HAULED OFF-SITE SHALL BE ADEQUATELY WETTED TO PREVENT VISIBLE DUST FROM ESCAPING DURING TRANSPORTATION, PER (E)(4)(F)(2) OF THE ATCM, AND SHALL EITHER:
 - A. BE COMPLETELY COVERED WITH TARPS; OR
 - B. HAVE AT LEAST SIX (6) INCHES OF FREEBOARD ON THE SIDES OF THE BED OF THE VEHICLE, WITH NO EXCAVATED MATERIAL EXTENDING ABOVE THE EDGES OF THE VEHICLE BED AT ANY POINT.
11. UPON COMPLETION OF THE PROJECT, DISTURBED SURFACE AREAS SHALL BE STABILIZED, PER (E)(4)(G) OF THE ATCM, USING ONE OR MORE OF THE FOLLOWING METHODS:
 - A. ESTABLISHMENT OF A VEGETATIVE COVER;
 - B. PLACEMENT OF AT LEAST THREE (3) INCHES OF MATERIAL HAVING AN ASBESTOS CONTENT OF 0.25% ASBESTOS OR LESS AS MEASURED USING AN APPROVED ASBESTOS BULK TEST METHOD [NOTE THAT A GREATER FILL DEPTH IS APPROPRIATE FOR GRADED PORTIONS OF RESIDENTIAL PARCELS]; OR
 - C. PAVING.
12. THE DISTRICT'S APCO MAY REQUIRE BULK SAMPLING AT ANY TIME. IF BULK SAMPLING IS REQUIRED, IT SHALL BE PERFORMED IN ACCORDANCE WITH ARB TEST METHOD 435, WHERE THE METHOD SPECIFIES "SERPENTINE," THIS SHALL APPLY TO GRAVEL, DECOMPOSED ULTRAMAFIC ROCK OR ANY OTHER MATERIAL AS SPECIFIED BY THE APCO.
13. NO BURNING OF WASTE MATERIAL OR VEGETATION SHALL TAKE PLACE ON-SITE. ALTERNATIVES TO BURNING INCLUDE CHIPPING, MULCHING OR CONVERTING TO BIOMASS.
14. THE PROJECT SHALL BE REQUIRED TO USE LOW VOC PAINTINGS AND COATINGS.

EARTHWORK :

1. THE TOPOGRAPHY WAS OBTAINED FROM A FIELD TOPOGRAPHIC SURVEY, RESULTING IN A 1' CONTOUR INTERVAL MAP THAT WAS PROVIDED BY DODGE ON SEPTEMBER, 2024.
2. THE IMPORTATION OF SOIL MATERIAL FROM OFF-SITE SHALL ONLY BE HAULED TO THE PROJECT SITE DURING HOURS SPECIFIED BY THE CITY OF GRASS VALLEY MONDAY THROUGH FRIDAY. THE IMPORTATION OF ACTIVITIES SHALL MEET ALL IDENTIFIED NOISE THRESHOLDS AND DUST CONTROL MEASURES SHALL IMPLEMENTED AT THE PROJECT SITE.
3. A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION OF THE INTENT TO BEGIN GRADING OPERATIONS. PRIOR TO NOTIFICATION, ALL GRADE STAKES SHALL BE IN PLACE IDENTIFYING LIMITS OF ALL CUT AND FILL ACTIVITIES. AFTER NOTIFICATION, ENGINEERING STAFF SHALL BE PROVIDED THE OPPORTUNITY TO FIELD REVIEW THE GRADING LIMITS TO ENSURE CONFORMITY WITH THE APPROVED IMPROVEMENT AND GRADING PLANS. IF DIFFERENCES ARE NOTED IN THE FIELD, GRADING ACTIVITIES SHALL BE DELAYED UNTIL THE ISSUES ARE RESOLVED.
4. BACKFILL TRENCHES SHALL BE COMPACTED TO 90% RELATIVE COMPACTION PER ASTM D-1557 TO WITHIN 12" OF FINISHED GRADE. BACKFILL AT PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN 6" LIFTS.
5. TRENCH BACKFILL PLACED IN LOCATIONS UNDER JURISDICTION OF PUBLIC UTILITIES OR LOCAL PUBLIC WORK AGENCIES SHALL BE PLACED IN ACCORDANCE WITH THE RESPECTIVE AGENCY SPECIFICATIONS, IF SUCH SPECIFICATIONS EXCEED REQUIREMENTS NOTED ABOVE.
6. FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 6 IN. IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 (MODIFIED TO 3 LAYERS) OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY AS CALLED FOR IN THE CONSTRUCTION DOCUMENTS.



CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

Know what's below. Call before you dig.



471 SUTTON WAY, SUITE 210, GRASS VALLEY, CA 95945 (530) 446-6765

DATE					
DESCRIPTION					
REV.					

COUNTY OF NEVADA 120 BADGER LANE GRASS VALLEY, CA 95945	NOTES
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DATE SIGNED: 02-24-25

DESIGNED BY: DEC

DRAWN BY: DEC

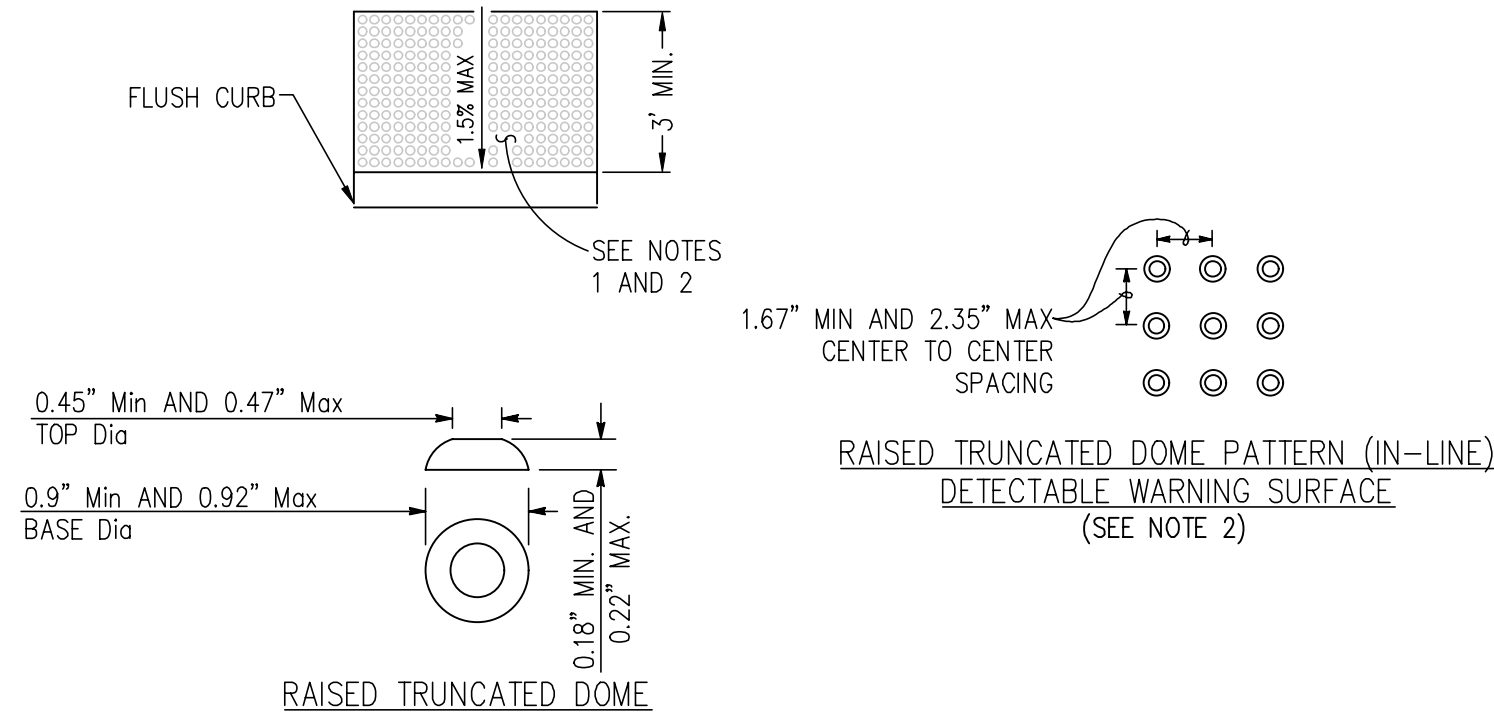
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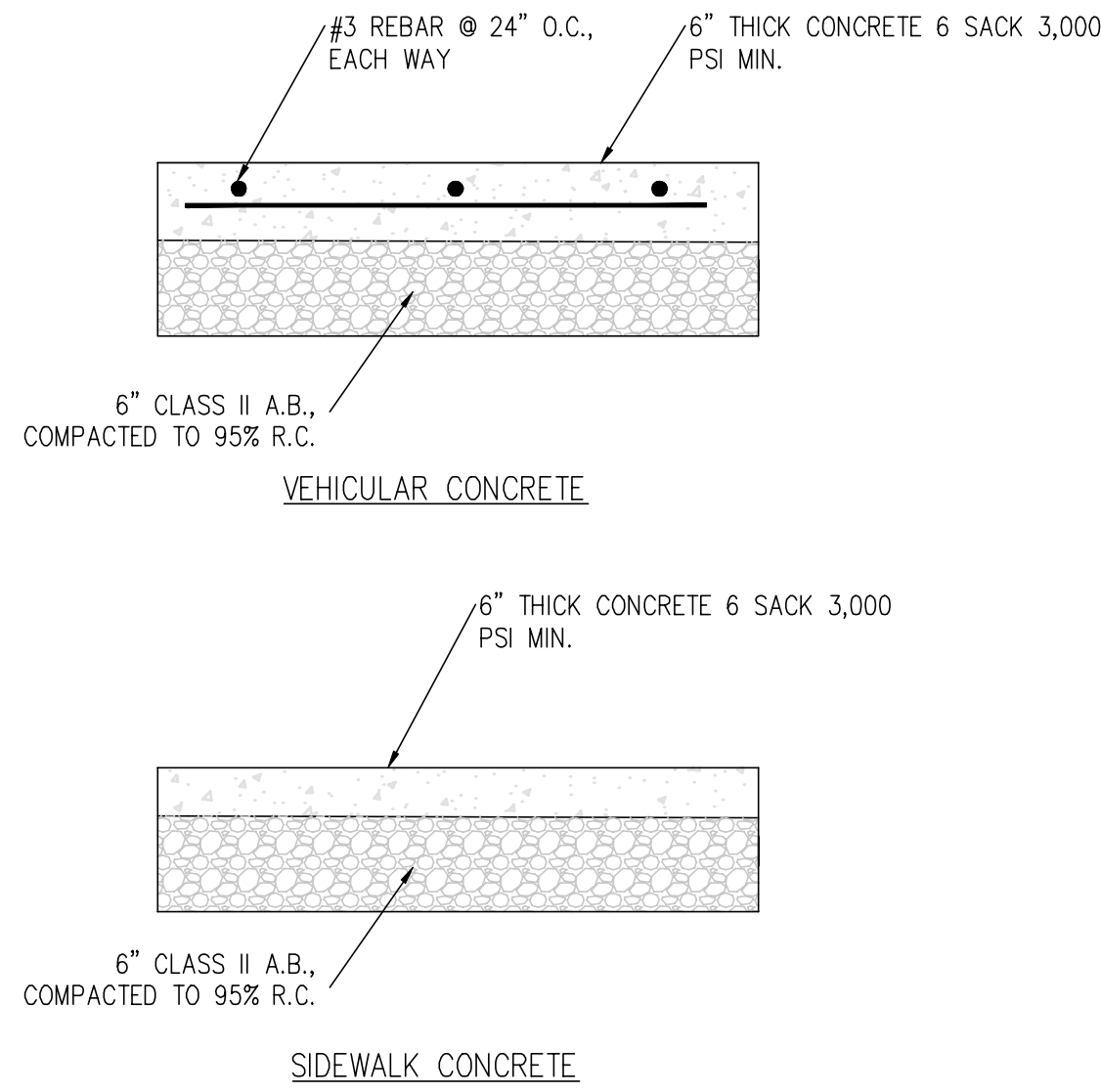
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ENGINEERING DIVISION CITY OF GRASS VALLEY GRADING AND IMPROVEMENT PLANS FOR COUNTY OF NEVADA 120 BADGER LANE	
PROJECT ENGINEER:	MICHELLE LAYSHOT
ACCEPTED BY:	
CITY ENGINEER	DATE
PROJECT NUMBER –	
SHEET 2 OF 5	DRAWING NUMBER:

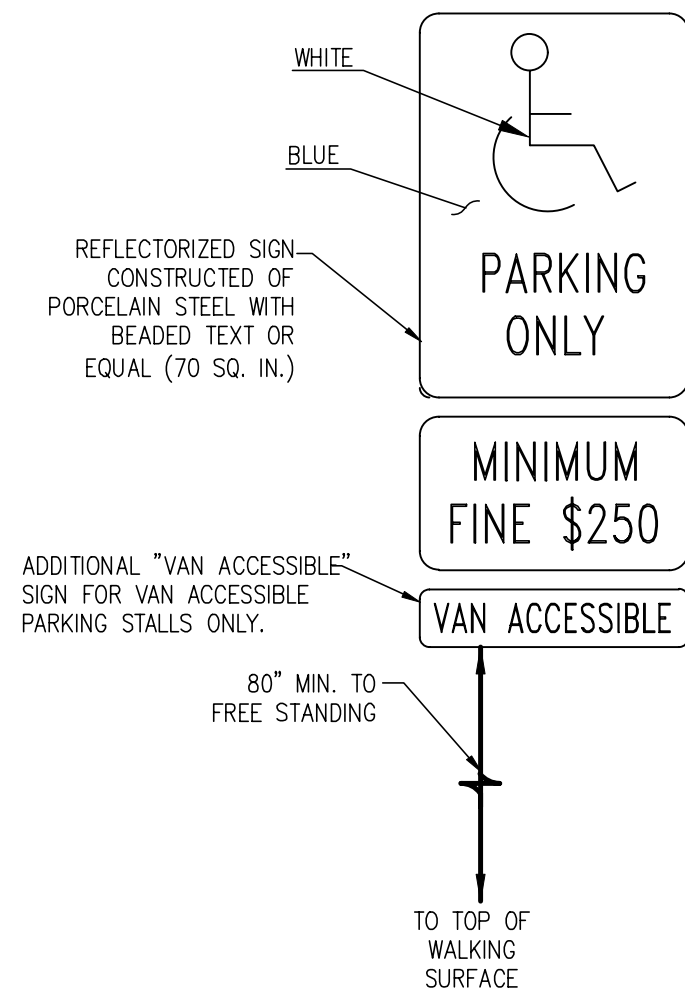
- NOTES:
1. CURB RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND 3'-0" DEPTH OF THE RAMP. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE DETAILS ON THIS PLAN AND THE REQUIREMENTS IN THE STANDARD SPECIFICATIONS.
 2. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
 3. DOMES SHALL BE ARMOR TILE, FEDERAL YELLOW IN COLOR.
 4. TRUNCATED DOMES SHALL BE WET-SET.



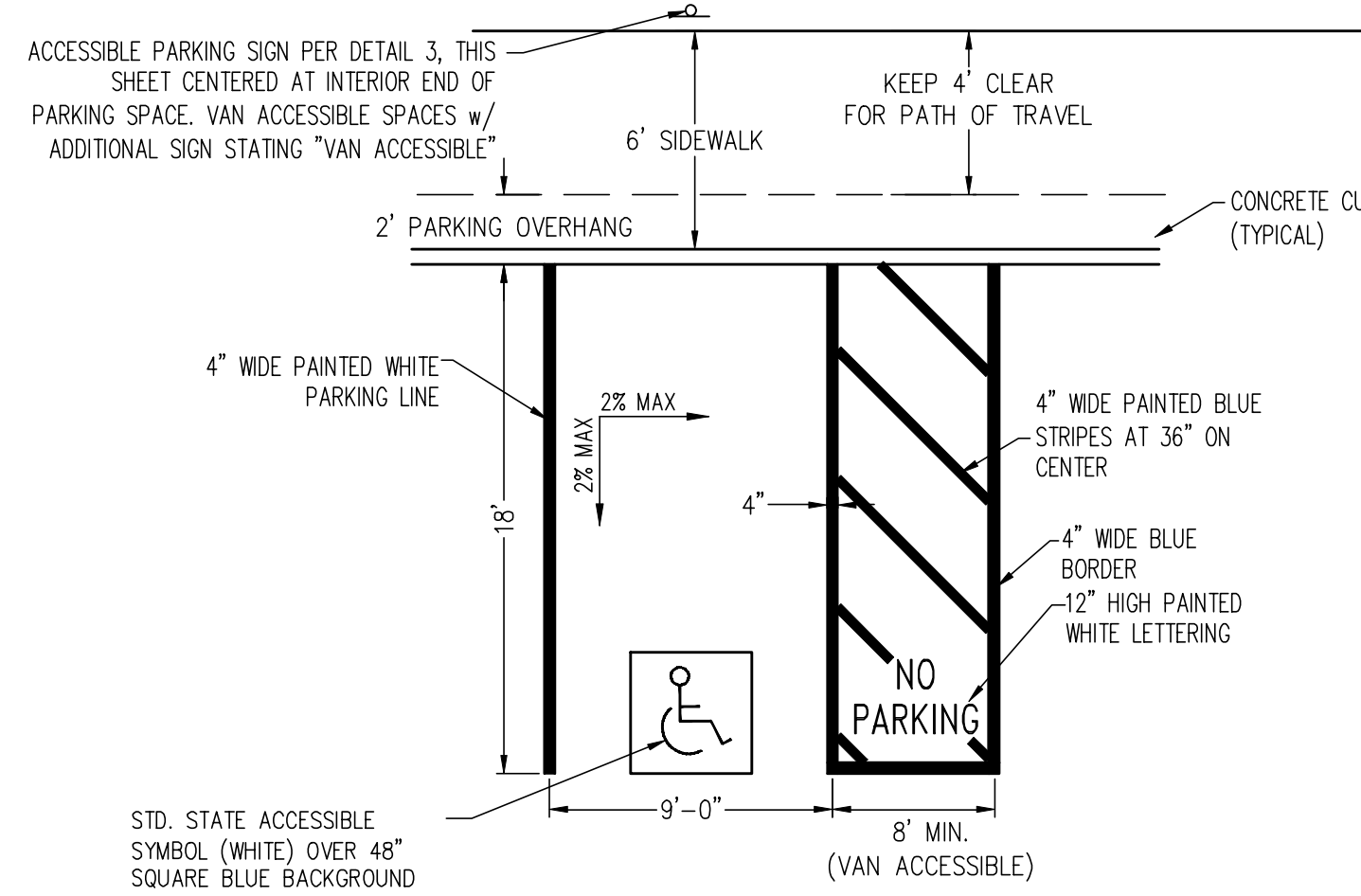
1 TRUNCATED DOME DETAIL
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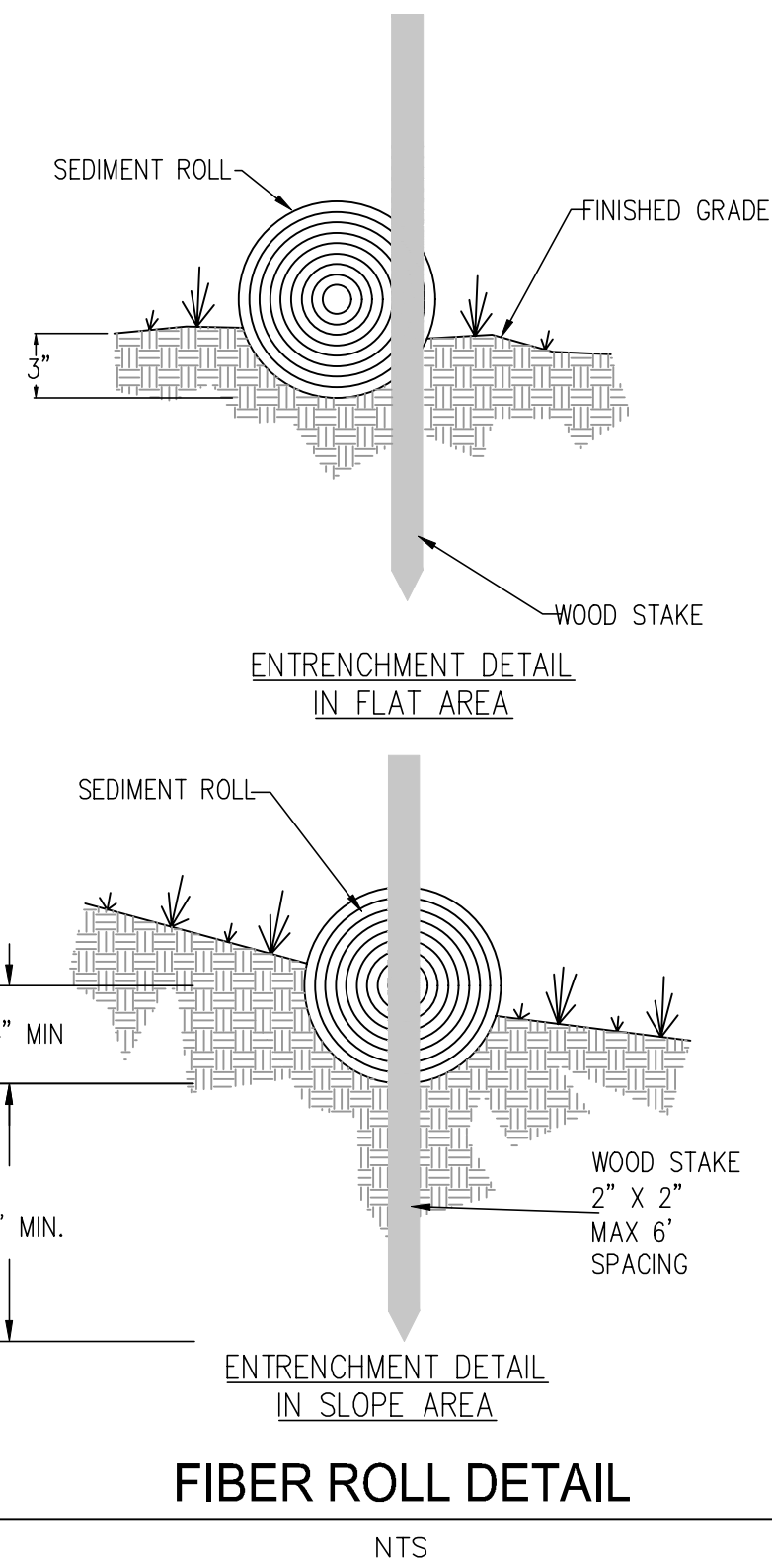
2 TYPICAL CONCRETE SECTION
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3 ACCESSIBLE PARKING IDENTIFICATION SIGN
NTS



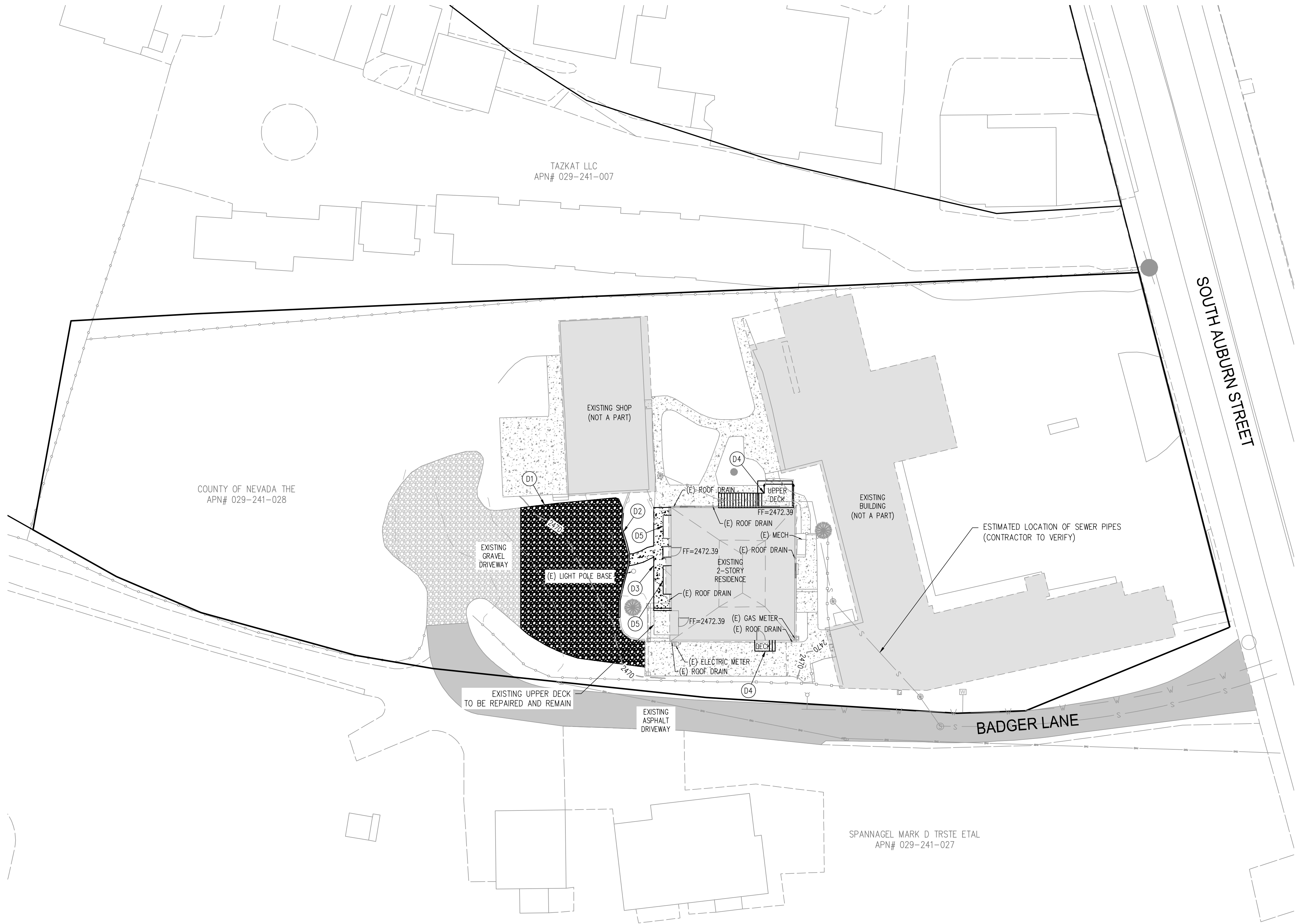
4 ACCESSIBLE PARKING SPACE
NTS



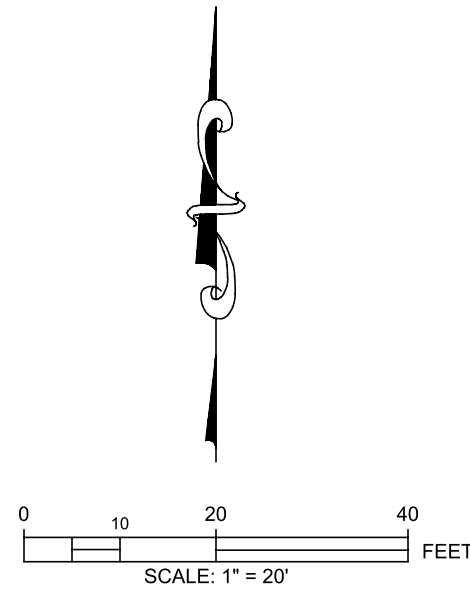
5 FIBER ROLL DETAIL
NTS

ENGINEERING DIVISION		
CITY OF GRASS VALLEY		
GRADING AND IMPROVEMENT PLANS FOR		
COUNTY OF NEVADA		
120 BADGER LANE		
PROJECT ENGINEER:		MICHELLE LAYSHOT
ACCEPTED BY:		
_____ CITY ENGINEER		DATE _____
		RCE NUMBER _____
PROJECT NUMBER - _____		
SHEET	3 OF 5	DRAWING NUMBER:

REV.	DESCRIPTION	DATE



SPANNAGEL MARK D TRSTE ETAL
APN# 029-241-027



LEGEND	
	PROPERTY LINE
	EXISTING CONCRETE
	EXISTING GRAVEL DRIVEWAY
	EXISTING ASPHALT
	DEMO EXISTING CONCRETE
	REMOVE EXISTING GRAVEL DRIVEWAY
	EXISTING OVERHEAD ELECTRICAL
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING FIRE HYDRANT

DEMOLITION NOTES

- D1 REMOVE EXISTING GRAVEL.
- D2 REMOVE EXISTING CURB.
- D3 REMOVE EXISTING CONCRETE SIDEWALK.
- D4 REMOVE EXISTING STAIRS AND DECK.
- D5 REMOVE EXISTING PLANTERS.

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN WHERE THEY ARE BELIEVED TO EXIST. ACTUAL LOCATION AND ELEVATION MAY VARY. CONTRACTOR SHALL CALL U.S.A. (UNDERGROUND SERVICE ALERT- 1-800-642-2444) TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL TAKE EXTRA CAUTION TO AVOID DAMAGE TO EXISTING UTILITIES.

811
Know what's below.
Call before you dig.

CONTRACTOR SHALL CONTACT
811 FOR LOCATION OF ALL UTILITIES,
AT LEAST 72 HOURS PRIOR TO
BEGINNING CONSTRUCTION

ENGINEERING DIVISION CITY OF GRASS VALLEY	
GRADING AND IMPROVEMENT PLANS FOR COUNTY OF NEVADA 120 BADGER LANE	
PROJECT ENGINEER:	MICHELLE LAYSHOT
ACCEPTED BY:	
CITY ENGINEER	DATE
PROJECT NUMBER -	
SHEET 4 OF 5	DRAWING NUMBER:



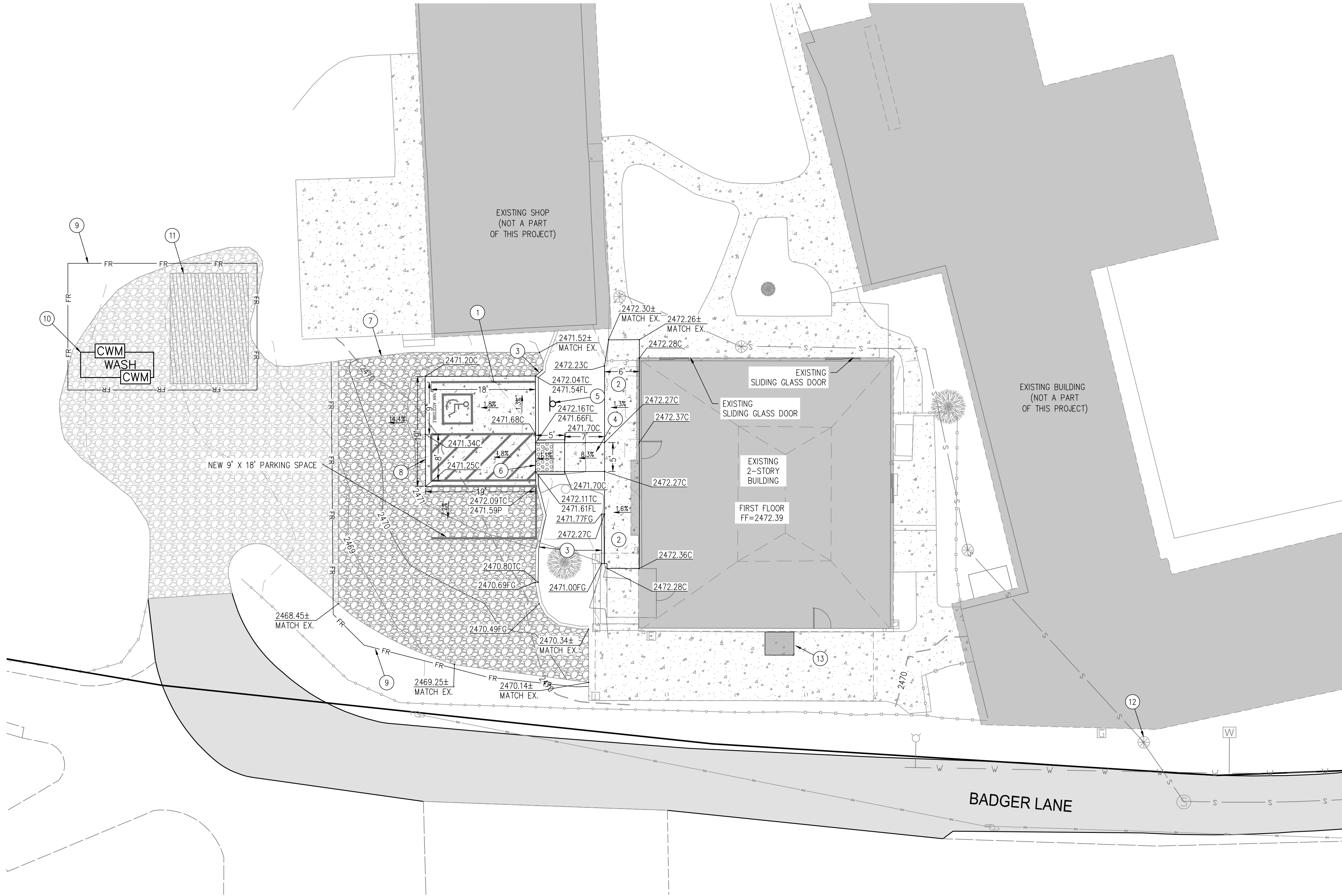
REV.	DESCRIPTION	DATE

COUNTY OF NEVADA
120 BADGER LANE
GRASS VALLEY, CA 95945

EXISTING TOPOGRAPHY & DEMOLITION PLAN



DATE SIGNED: 02-24-25
DESIGNED BY: DEC
DRAWN BY: DEC
PROJECT NO.: 24-0301
SHEET NUMBER:
C4.0



LEGEND	
	PROPERTY LINE
	PROPOSED CURB
	EXISTING ASPHALT PAVEMENT
	EXISTING GRAVEL DRIVEWAY
	PROPOSED CONCRETE SIDEWALK (C.O.G.V. DETAIL ST-3)
	PROPOSED GRAVEL DRIVEWAY
	EXISTING GRAVEL DRIVEWAY
	PAVEMENT ELEVATION
	CONCRETE ELEVATION
	FLOWLINE ELEVATION
	SE-5-FIBER ROLLS (DETAIL X, SHEET CXX)
	WM-8 CONCRETE WASH-OUT AREA
	CONSTRUCTION STAGING AREA
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING FIRE HYDRANT

CONSTRUCTION NOTES

- CONSTRUCT 6" PCC DRIVEWAY OVER 6" CLASS II A.B. COMPACTED TO 95% R.C. OVER 12" NATIVE SOIL COMPACTED TO 90% R.C. (SEE DETAIL 2, SHEET C3.0).
- CONSTRUCT 6" PCC SIDEWALK OVER 6" CLASS II A.B. COMPACTED TO 95% R.C. OVER 12" NATIVE SOIL COMPACTED TO 90% R.C. (SEE DETAIL 2, SHEET C3.0).
- CONSTRUCT TYPE 4 BARRIER CURB (C.O.G.V. DETAIL ST-7).
- CONSTRUCT ACCESSIBLE RAMP CASE "B" (C.O.G.V. DETAIL ST-5).
- INSTALL ACCESSIBLE PARKING IDENTIFICATION SIGN (SEE DETAIL 3, SHEET C3.0).
- INSTALL TRUNCATED DOMES (SEE DETAIL 1, SHEET C3.0).
- INSTALL 6" CLASS II A.B. COMPACTED TO 95% R.C. OVER 12" NATIVE SOIL COMPACTED TO 90% R.C.
- INSTALL ACCESSIBLE PARKING STALLS AND "NO PARKING" ACCESS AISLE (SEE DETAIL 4, SHEET C3.0).
- INSTALL FIBER ROLLS (DETAIL 5, SHEET C3.0). SEE BMP SE-5 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL REQUIREMENTS. INSTALL CHECK DAMS AT 30' INTERVALS ALONG FLOWLINE OF GUTTER OR SWALE (TYPICAL) (SEE BMP SE-4 IN CASQA BMP HANDBOOK)
- CONCRETE CLEANOUT AREA SHALL BE LOCATED BY THE CONTRACTOR SUBJECT TO BMP REQUIREMENTS OR SHALL BE CONDUCTED OFFSITE AT THE CONCRETE PLANT. SEE BMP WM-8 FOR ADDITIONAL INFORMATION IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) .
- LOCATION OF CONSTRUCTION STAGING AREA. CONTRACTOR MAY RELOCATE STAGING AREA AS NEEDED, BUT SHALL BE KEPT AS FAR AWAY AS POSSIBLE FROM EXISTING RESIDENTIAL AREAS. STAGING AREA PERIMETER SHALL BE FENCED AND FIBER ROLLS SHALL BE PLACED AT PERIMETER.
- CONTRACTOR TO VERIFY IF EX. SSCO HAS A BACKFLOW PREVENTER PER CITY OF GRASS VALLEY STD. DETAIL SS-4. IF CLEANOUT DOES NOT HAVE A BFP, CONTRACTOR SHALL INSTALL BFP AT SSCO PER CITY OF GRASS VALLEY STD. DETAIL SS-4.
- INSTALL MINIMUM OF 100 CUBIC FEET OF LOCKABLE STORAGE AREA WITH NO DIMENSION LESS THAN 30 INCHES.

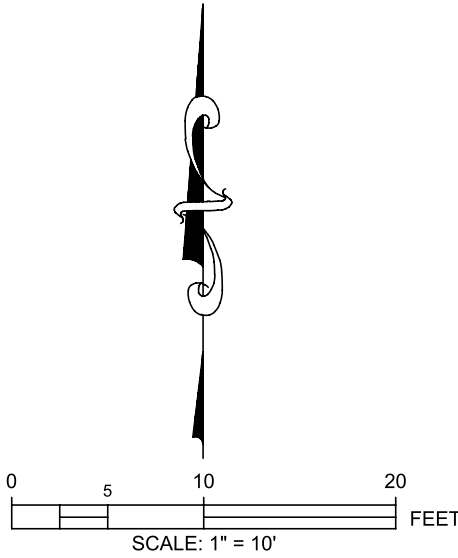
UTILITY NOTES

- CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF ACTUAL LOCATION AND DEPTH DIFFERS SIGNIFICANTLY FROM LOCATION AND DEPTH SHOWN ON PLANS.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO OBTAIN FINAL CONSTRUCTION DRAWINGS AND STANDARD SPECIFICATIONS. ALL UNDERGROUND CONDUIT AND PIPING TO BE INSTALLED IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA PLUMBING CODE AS WELL AS PLANS/STANDARDS AND DETAILS OF THE LOCAL UTILITY COMPANY HAVING JURISDICTION.
- CONTRACTOR SHALL ADJUST ALL (E) UTILITY BOXES, VAULTS AND MANHOLES WHICH OCCUR WITHIN NEW PAVEMENT TO 1/2" TO 1/4" BELOW FINISH GRADE. CONTRACTOR SHALL UPGRADE ALL BOXES, VAULTS AND LIDS TO H-20 TRAFFIC RATED WHERE BOXES VAULTS AND LIDS OCCUR WITHIN VEHICLE TRAFFIC AREAS.
- EXISTING UTILITIES ARE SHOWN WHERE THEY ARE BELIEVED TO EXIST. ACTUAL LOCATION AND ELEVATION MAY VARY. CONTRACTOR SHALL CALL U.S.A. (UNDERGROUND SERVICE ALERT- 1-800-642-2444) TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL TAKE EXTRA CAUTION TO AVOID DAMAGE TO EXISTING UTILITIES.

EARTHWORK QUANTITIES:

GRADING EXCAVATION QUANTITIES:
CUT: 0 CUBIC YARDS
FILL: 7 CUBIC YARDS
NET: 7 CUBIC YARDS IMPORT

- CUT FACTOR: 1.0
FILL FACTOR: 1.1
- THE TOPOGRAPHY FROM WHICH THE ABOVE QUANTITIES WERE COMPUTED WAS OBTAINED FROM A FIELD TOPOGRAPHIC SURVEY, RESULTING IN A 1' CONTOUR INTERVAL MAP THAT WAS PROVIDED BY DUNDAS GEOMATICS, DATED SEPTEMBER 13, 2024.
 - THE CONTRACTOR IS ADVISED TO MAKE AN INDEPENDENT EVALUATION OF THE EARTHWORK QUANTITIES INVOLVED. THE OWNER AND MILLENNIUM PLANNING AND ENGINEERING DO NOT, EXPRESSLY OR BY IMPLICATION, AGREE THAT THE ACTUAL EARTHWORK QUANTITIES WILL CORRESPOND TO THOSE GIVEN ABOVE. EARTHWORK QUANTITIES MAY FLUCTUATE DEPENDING UPON SIZE AND AMOUNT OF ROCK ENCOUNTERED. ANY EXCESS OR UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE OWNER'S PROPERTY AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.



811
Know what's below.
Call before you dig.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

ENGINEERING DIVISION CITY OF GRASS VALLEY GRADING AND IMPROVEMENT PLANS FOR COUNTY OF NEVADA 120 BADGER LANE	
PROJECT ENGINEER:	MICHELLE LAYSHOT
ACCEPTED BY:	
CITY ENGINEER	DATE
PROJECT NUMBER -	
SHEET 5 OF 5	DRAWING NUMBER:



DATE SIGNED: 02-24-25
DESIGNED BY: DEC
DRAWN BY: DEC
PROJECT NO.: 24-0301
SHEET NUMBER:

C5.0

MILLENNIUM
PLANNING & ENGINEERING

471 SUTTON WAY, SUITE 210, GRASS VALLEY, CA 95945 (530) 446-6765

REV.	DESCRIPTION	DATE

COUNTY OF NEVADA
120 BADGER LANE
GRASS VALLEY, CA 95945

SITE, GRADING, DRAINAGE AND EROSION CONTROL PLAN

Construction Waste Management Worksheet (Weight Method) - CW 3

Project Name:

Project Location:

Project Manager:

Waste Hauler:

Date:

Completed By:

Signature:

A

B

C

D

Insert weight totals into proper category below

Waste Material Type

Recycled

Reused

Diverted

Non-Recycled (Disposed)

Asphalt

Asphalt Shingles

Brick (broken)

Cardboard

Carpet/Carpet Pad

Concrete

Gypsum Board (Drywall)

Masonry

Metals

Pallets

Plastic

Wood (engineered)

Wood (solid sawn)

Office Waste

Other

Other

Total:

Notes:

Step 1 - Insert weight totals into Columns A, B, and D where appropriate.

Step 2 - Add Column A to Column B and insert total into Column C for total diverted weight.

Step 3 - Add each column down and enter totals in the boxes provided.

If Column C is larger than Column D (on the summary sheet), compliance with 65 percent waste reduction requirement is achieved.

If multiple worksheets are used, transfer column totals from each worksheet to the summary sheet.

For additional instructions and information, please see reverse.

Construction Waste Management Worksheet (Volume Method) - CW 2

Project Name:

Project Location:

Project Manager:

Waste Hauler:

Date:

Completed By:

Signature:

A

B

C

D

Insert cubic foot or cubic yard totals into proper category below

Waste Material Type

Recycled

Reused

Diverted

Non-Recycled (Disposed)

Asphalt

Asphalt Shingles

Brick (broken)

Cardboard

Carpet/Carpet Pad

Concrete

Gypsum Board (Drywall)

Masonry

Metals

Pallets

Plastic

Wood (engineered)

Wood (solid sawn)

Office Waste

Other

Other

Total:

Notes:

Step 1 - Insert volume totals into Columns A, B, and D where appropriate.

Step 2 - Add Column A to Column B and insert total into Column C for total diverted volume.

Step 3 - Add each column down and enter totals in the boxes provided.

If Column C is larger than Column D (on the summary sheet), compliance with 65 percent waste reduction requirement is achieved.

If multiple worksheets are used, transfer column totals from each worksheet to the summary sheet.

For additional instructions and information, please see reverse.

Instructions for Weight or Volume Method:

- Choose which method of construction waste tracking to be used throughout the project. Choose either the Weight Method or the Volume Method, but do not use different methods on the same worksheet.
- To minimize confusion, use the same unit of measure and do not mix pounds and tons, or Cu. Yds. and Cu. Ft. on the same worksheet. It is easiest to stay with the same unit of measure for the entire project to avoid the need for conversions.
- Enter construction waste materials that are to be recycled under Recycled (Column A).
- Enter construction waste materials that are to be reused under Reused (Column B).
- Enter construction waste materials that will not get recycled or reused under Non-Recycled/Disposed (Column D).
- Add amounts from Column A to amounts from Column B and enter the total under Diverted (Column C).
- Add amounts in each Column (A, B, C, and D) and enter these sums into Total boxes.
- If the Diverted amount (Column C) is greater than the Non-Recycled/Disposed amount (Column D), compliance with the construction waste reduction requirement of at least 65 percent per Section 4.408.1 has been achieved.
- When more than one worksheet is used, transfer the data onto the Weight or Volume Summary Worksheet at the completion of the project.

Examples of weights and volumes of some typical construction waste materials*

Material	Range of pounds per cubic yard	Typical pounds per cubic yard	Typical cubic yards per ton
Asphalt roofing material	250-460	360	5.5
Asphalt - paving	1300-2200	1750	1.1
Cardboard	70-135	85	23.5
Concrete	1300-2200	1750	1.1
Gypsum Drywall	315-470	400	5
Metals	220-1940	540	3.7
Wood	200-540	499	5

* Source: Sacramento Regional Solid Waste Authority

Standard Conversions: 1 cubic yard equals 27 cubic feet
1 ton equals 2000 pounds

DATE

REVISIONS

GARY A. BURKE, ARCHITECT

148 CELESTA DRIVE
GRASS VALLEY, CA 95945
(530) 575-0336 TEL.
CALIFORNIA LICENSE NUMBER C-27081

BADGER LANE REMODEL FOR:

NEVADA COUNTY

120 BADGER LANE
GRASS VALLEY, CALIFORNIA
APN: 029-241-028

JCB: 24-15

SHEET: WASTE MNGMT

AO.2

DATE: 11/6/24

City of Grass Valley Builders Copy

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

[illegible][illegible]

GARY A. BURKE, ARCHITECT
148 CELESTA DRIVE
GRASS VALLEY, CA 95945
(530) 575-0336 TEL.
CALIFORNIA LICENSE NUMBER C-27061

qab

BADGER LANE REMODEL FOR:
NEVADA COUNTY
120 BADGER LANE
GRASS VALLEY, CALIFORNIA
APN: 029-241-028

A circular professional engineer seal for the State of California. The outer ring contains the text "STATE OF CALIFORNIA" at the bottom and "LICENSED ARCHITECT" at the top. Inside the ring, the name "GARY A. BURKE" is written. Below the name is the license number "No. C-27081". At the bottom of the seal, the renewal date "8-31-25" is displayed above the words "RENEWAL DATE". The seal is stamped over a signature and a black line.

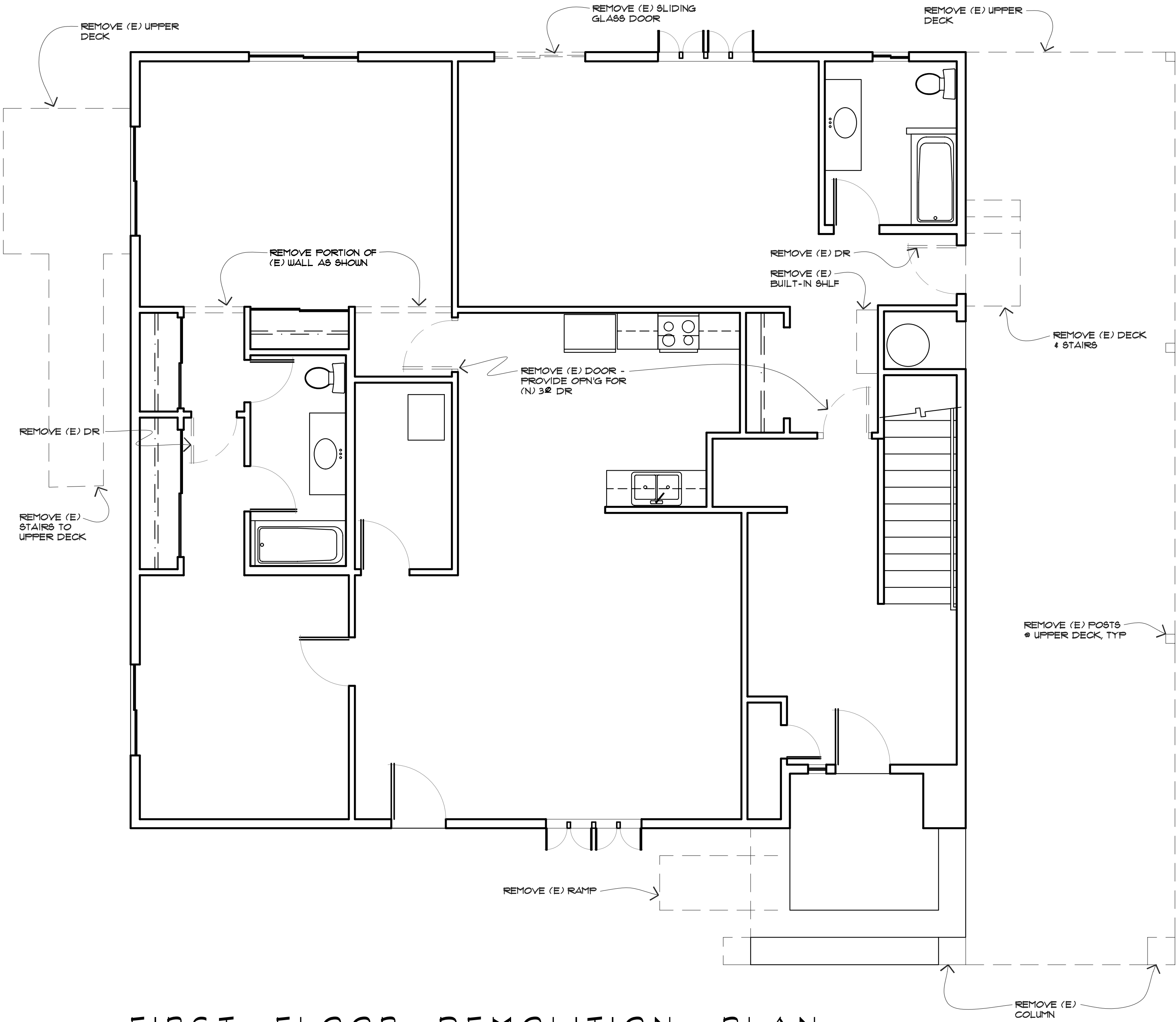
JOB: 24-15
SHEET: MM
AO.4
DATE: 12/6/24

DEMOLITION NOTES

PROTECT ADJACENT PROPERTIES FROM DUST & DEBRIS
PROVIDE TEMPORARY SHORING ON ALL STRUCTURAL ELEMENTS THAT BECOME UNSUPPORTED DUE TO ANY DEMOLITION WORK
REMOVE & DISPOSE OF ALL INTERIOR & EXTERIOR DEBRIS
REMOVE & DISPOSE OF ALL GYPSUM BOARD & RELATED MATERIALS INCLUDING NAILS & SCREWS IN AFFECTED AREAS
REMOVE & DISPOSE OF ALL ELECTRICAL FIXTURES, CONDUIT, LINES, OUTLETS, & SWITCHES IN AFFECTED AREAS
REMOVE & DISPOSE OF OR STORE ALL DOORS, DOOR CASINGS, & RELATED HARDWARE IN AFFECTED AREAS
REMOVE & DISPOSE OF OR STORE ALL WINDOWS, CASINGS, & RELATED HARDWARE IN AFFECTED AREAS
REMOVE & DISPOSE OF ALL PLUMBING FIXTURES & RELATED MATERIAL - PROTECT AND STORE ANY REUSABLE MATERIAL - CAP ALL PLUMBING LINES EXPOSED
PATCH AND REPAIR ALL WALLS, FLOORS, CEILINGS, ETC LEFT EXPOSED OR DAMAGED BY DEMOLITION WORK

LEGEND

- EXIST WALLS TO REMAIN
- EXIST WALLS TO BE REMOVED
- NEW 2x4 WD STUDS @ 16" OC W/ 5/8" GYP BD EACH SIDE TO CLG
- NEW 2x4 WD STUDS @ 16" OC W/ 5/8" GYP BD EACH SIDE TO "1'-0"
- DASH IN WALL INDICATES A MINIMUM ONE-HOUR SEPARATION SEE GENERAL NOTES FOR COMPLIANCE REQUIREMENTS
- DOOR NUMBER
HARDWARE GROUP
DOOR TYPE - 'E' INDICATES AN EXISTING DOOR
- WINDOW TYPE - 'E' INDICATES AN EXISTING WINDOW
- DIRECTION OF INTERIOR ELEVATION
INTERIOR ELEVATION KEY
- DETAIL NUMBER
SHEET NUMBER
- PORTABLE SEMI-RECESS CLASS 2A:10B:C FIRE EXTINGUISHER

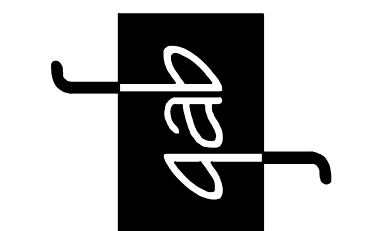


FIRST FLOOR DEMOLITION PLAN

1/4" = 1' - 0"

REVISIONS	DATE

GARY A. BURKE, ARCHITECT
148 CELESTA DRIVE
GRASS VALLEY, CA 95945
(930) 575-0336 TEL.
CALIFORNIA LICENSE NUMBER C-27081

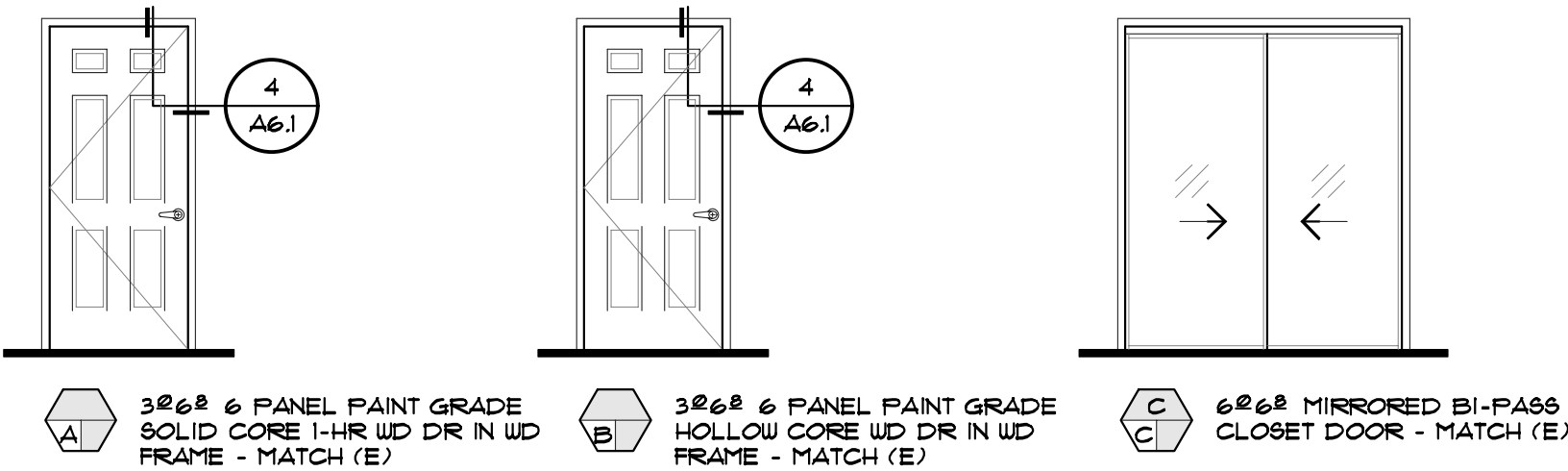


BADGER LANE REMODEL FOR:
NEVADA COUNTY
120 BADGER LANE
GRASS VALLEY, CALIFORNIA
APN: 029-241-028



JOB: 24-15
SHEET: FIRST FLR DEMO
A1.1
DATE: 12/6/24

DOOR & HARDWARE SCHEDULE



3/8" x 6" PANEL PAINT GRADE SOLID CORE 1-HR WD DR IN WD FRAME - MATCH (E)	3/8" x 6" PANEL PAINT GRADE HOLLOW CORE WD DR IN WD FRAME - MATCH (E)	6/8" x 6" MIRRORRED BI-PASS CLOSET DOOR - MATCH (E)
INDICATES AN EXISTING DOOR TO REMAIN		
GROUP #1 - UNIT ENTRY DOORS		
1 1/2" PR. BUTTS	T42T14 4 1/2" x 4 1/2" MCKINNEY OR EQ	
1 LOCKSET	ALX50 "SAT" 619 MKD SCHLAGE LEVER	
1 STOP	ROCKWOOD 440 LOW DOME QUALITY OR EQ	
GROUP #2 - UNIT BEDROOM DOORS		
1 1/2" PR. BUTTS	T42T14 4 1/2" x 4 1/2" MCKINNEY OR EQ	
1 LOCKSET	ALX40 "SAT" 619 MKD SCHLAGE LEVER	
1 STOP	ROCKWOOD 440 LOW DOME QUALITY OR EQ	
GROUP #3 - UNIT CLOSET DOORS		
USE MANUFACTURER'S PROVIDED HARDWARE		

NOTES:
ALL THRESHOLDS TO BE 1/2" MAXIMUM AND COMPLY WITH SECTIONS 11B-302 AND 11B-303

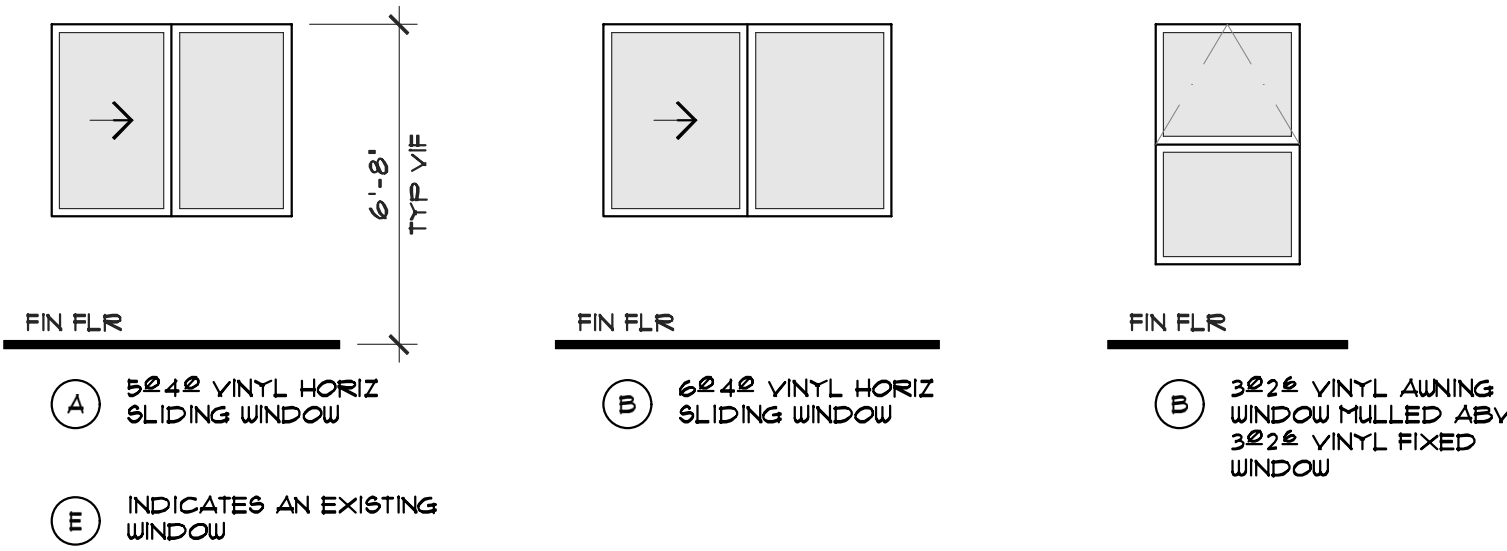
ALL OPERABLE PARTS SHALL BE PLACED 34" MINIMUM AND 44" MAXIMUM ABOVE FINISH FLOOR AND SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINCHING, OR TWISTING OF THE WRIST

DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM

THE FORCE FOR PUSHING OR PULLING OPEN THE DOOR SHALL BE 5 POUNDS MAXIMUM

VERIFY ALL DOOR HARDWARE WITH THE NEVADA COUNTY FACILITIES DEPARTMENT PRIOR TO PURCHASING AND INSTALLATION

WINDOW SCHEDULE



ROOM FINISH SCHEDULE

FLOORS	WALLS
F1 EXISTING FLOORING - NO CHANGE F2 MOHAWK LVT - 918 SILVER	W1 (E) GYPSUM BOARD - NO CHANGES W2 1/2" GYPSUM BOARD - TEXTURED & PAINTED W/ CREAM PUFF PFG 1078-1
BASES	CEILING
B1 EXISTING BASE - NO CHANGES B2 MOHAWK 4" RUBBER TOPSET - 846 GREIGE	C1 (E) CEILING - NO CHANGES C2 (E) GYPSUM BOARD - PAINTED W/ CREAM PUFF PFG 1078-1
MILLWORK	
WILSONART PLASTIC LAMINATE 15602 ACORN VELVET ELM	
COUNTERTOPS	
WILSONART STANDARD LAMINATE 4883-38	

NOTE: PAINT ALL EXISTING INTERIOR WALLS AND GYP BOARD CEILINGS WITH CREAM PUFF PFG 1078-1

NOTE: VERIFY ALL FINISHES WITH THE NEVADA COUNTY FACILITIES DEPARTMENT PRIOR TO PURCHASING AND INSTALLATION

GENERAL NOTES

ALL GLAZING FOR THIS PROJECT SHALL BE TEMPERED GLAZING TO MEET BOTH CRC R308.4 & CBC 108A2.1 W/ A 20 MINUTE LABEL

EXTERIOR DOORS SHALL HAVE A NON-COMBUSTIBLE EXTERIOR SURFACE OR SHALL BE CONSTRUCTED OF SOLID CORE NOT LESS THAN 1 3/4" THICK STILES & RAILS, 1" THICK RAISED PANELS OR SHALL HAVE A FIRE RESISTIVE RATING OF NOT LESS THAN 20 MINUTES OR SHALL BE TESTED TO MEET THE 20 MINUTES OR PERFORMANCE REQUIREMENTS OF 891 STANDARD 12-1A-1

ALL WALLS TO HAVE R-21 BATT INSULATION - VERIFY ON SHEET T24-1

ALL WINDOWS TO HAVE A 30 U VALUE AND 23 SHGC BY MILGARD OR EQUAL - VERIFY ON SHEET T24-1

ALL NAILING SHALL COMPLY WITH THE CBC TABLE 2304.10.2

GUARDRAILS TO BE 42" MINIMUM ABOVE ADJACENT WALKING SURFACE WITH BALUSTERS PLACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THRU

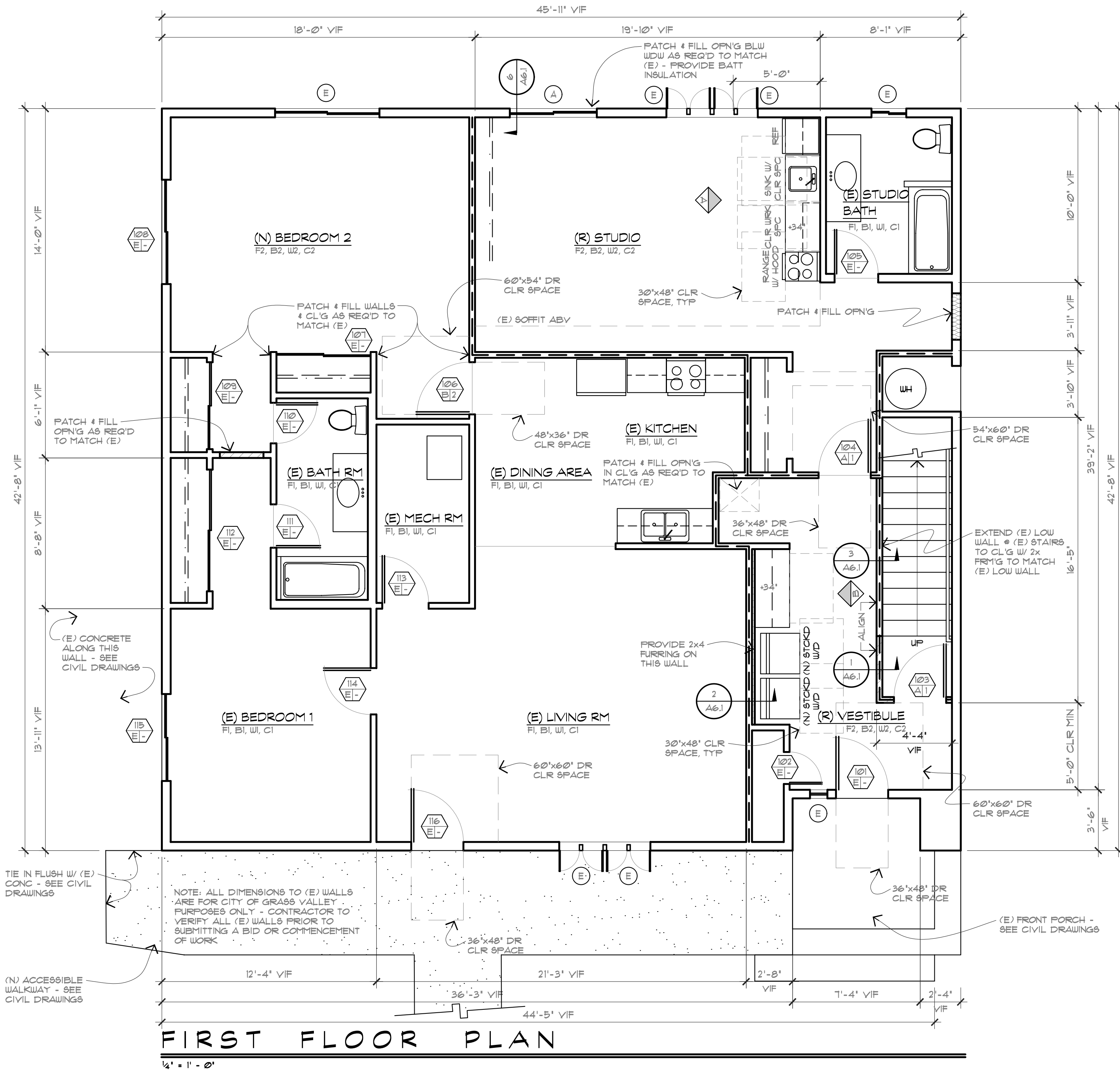
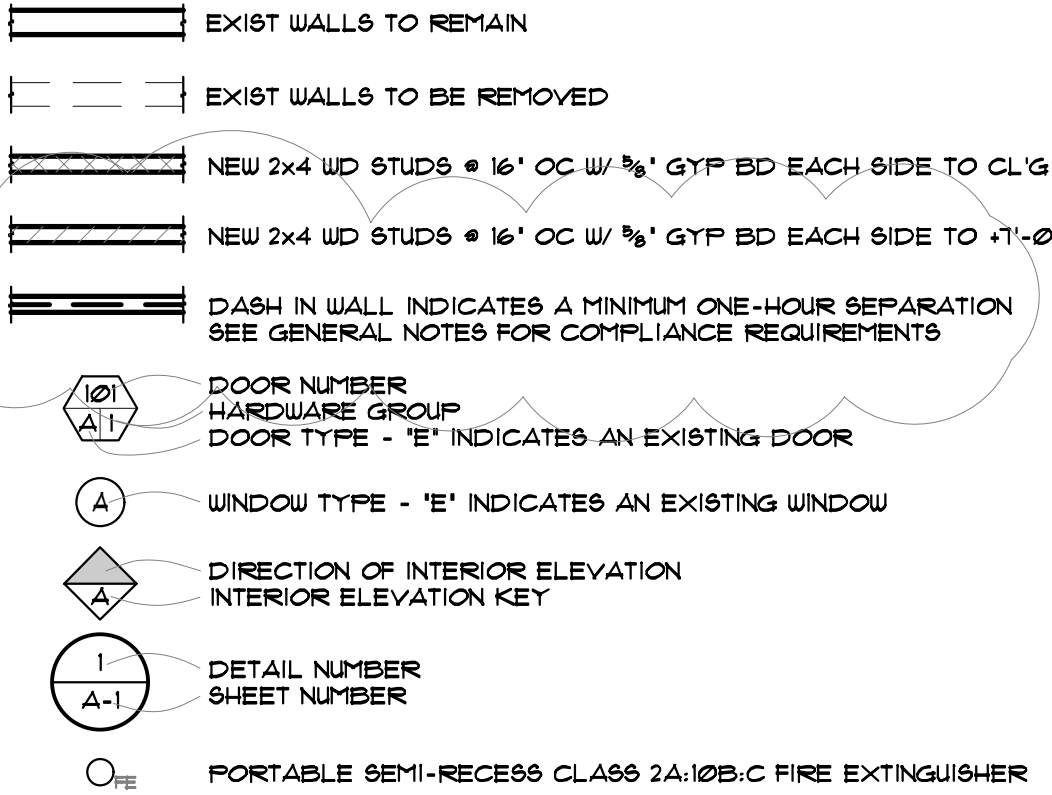
CONFIRM IF THERE IS AN EXISTING CARBON MONOXIDE DETECTOR OUTSIDE OF THE BEDROOMS - PROVIDE (1) AS REQUIRED

ONE-HOUR FIRE RATING SHALL BE ACCOMPLISHED BY ONE OF TWO METHODS:
METHOD 1 - 14-12 PROVIDE 2 LAYERS OF 1/2" GYP BOARD, STAGGERED JOINTS - BASE LAYER W/ 8d COOLER OR WALLBOARD NAILS @ 8" OC, FACE LAYER W/ 8d COOLER OR WALLBOARD NAILS @ 8" OC.
METHOD 2 - 14-13 PROVIDE 1 LAYER OF 5/8" TYPE 'X' GYP BOARD W/ 6d COOLER NAILS @ 1' OC - STAGGER JOINTS ON EACH SIDE OF WALL

REFER TO ELECTRICAL PLANS FOR ELECTRICAL PENETRATIONS IN RATED WALLS AND CEILINGS

REFER TO MECHANICAL PLANS FOR MECHANICAL PENETRATIONS & FIRE RATED DAMPERS IN WALLS AND CEILINGS

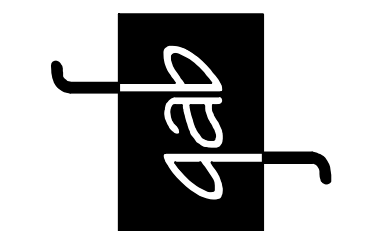
LEGEND



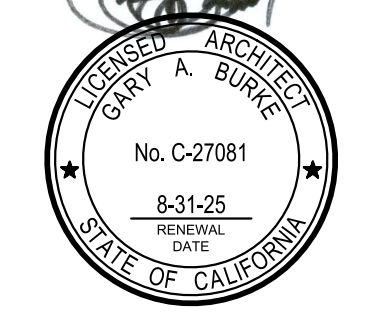
FIRST FLOOR PLAN

REVISIONS	DATE
1	4/7/25
2	
3	
4	
5	
6	
7	
8	
9	
10	

GARY A. BURKE, ARCHITECT
148 CELESTA DRIVE
GRASS VALLEY, CA 95945
(530) 575-0336 TEL.
CALIFORNIA LICENSE NUMBER C-27081



BADGER LANE REMODEL FOR:
NEVADA COUNTY
120 BADGER LANE
GRASS VALLEY, CALIFORNIA
APN: 029-241-028



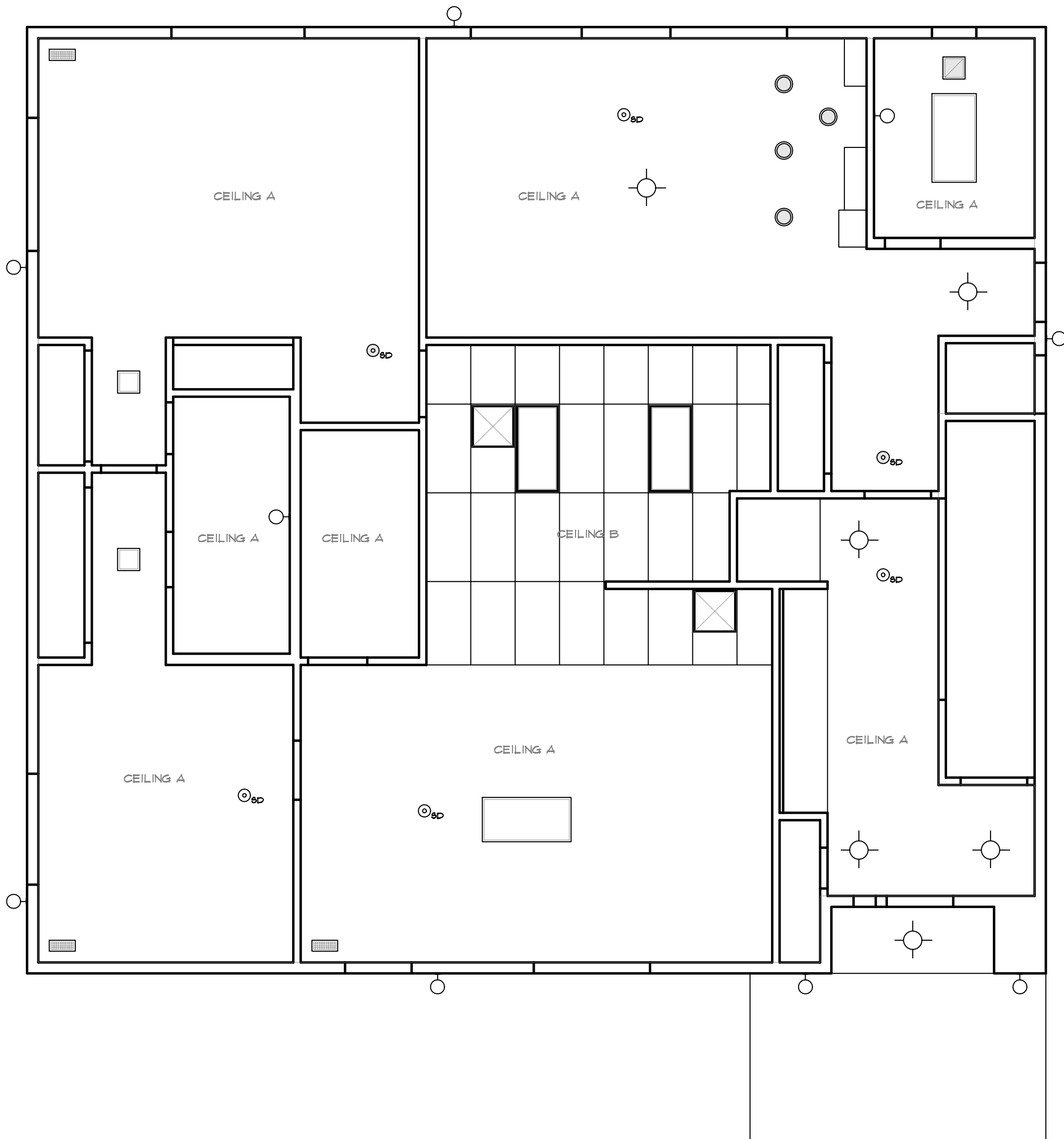
JOB: 24-15
SHEET: FIRST FLR PLN
A1.2
DATE: 12/6/24

RCP LEGEND

- (E) RECESSED LED LIGHT FIXTURE TO REMAIN
- (N) RECESSED LED LIGHT FIXTURE
- (E) SURFACE MOUNTED LIGHT FIXTURE TO REMAIN
- (E) WALL MOUNTED SCONCE LIGHT FIXTURE TO REMAIN
- (E) CEILING MOUNTED LIGHT FIXTURE TO REMAIN
- (E) AIR SUPPLY TO REMAIN
- (E) AIR SUPPLY TO REMAIN
- (N) EXHAUST FAN
- (E) SMOKE DETECTOR
- (N) SMOKE DETECTOR

CEILING SYSTEM A
FLOOR/CEILING FIRE RATING ASSEMBLY:
21-11 WOOD JOISTS W/ 1/2" SUB-FLOOR - CEILING TO HAVE BASE LAYER 5/8"
TYPE 'X' GYPSUM BOARD AT RIGHT ANGLES TO JOISTS W/ 1/4" TYPE 'S'
OR TYPE 'W' DRYWALL SCREWS 24" OC. FACE LAYER 5/8" TYPE 'X'
GYPSUM BOARD AT RIGHT ANGLES TO JOISTS THROUGH BASE LAYER W/
1/4" TYPE 'S' OR TYPE 'W' SCREWS 12" ON AT JOINTS AND INTERMEDIATE
JOISTS. FACE LAYER TYPE 'S' DRYWALL SCREWS PLACED 2" BACK ON
EITHER SIDE OF FACE LAYER END JOINTS, 12" OC.

CEILING SYSTEM B
FLOOR/CEILING FIRE RATING SUSPENDED ASSEMBLY:
21-11 WOOD JOISTS W/ 1/2" SUB-FLOOR - SUSPENDED CEILING TO BE USG
DONN BRAND DX/DXL 1-HOUR RATED ACOUSTICAL SUSPENSION SYSTEM
INSTALL PER MANUFACTURE'S REQUIREMENTS



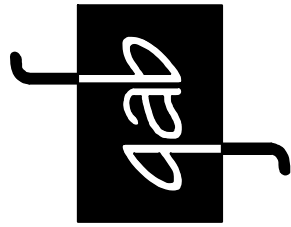
FIRST FLR REFLECTED CEILING PLAN

1/4" = 1' - 0"

REVISIONS	DATE	PLAN CHECK COMMENTS
Δ	4/2/25	
Δ		

GARY A. BURKE, ARCHITECT

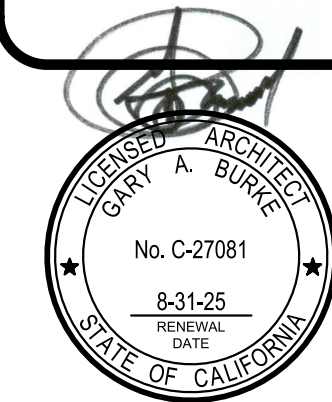
148 CELESTA DRIVE
GRASS VALLEY, CA 95945
(930) 575-0336 TEL.
CALIFORNIA LICENSE NUMBER C-27081



BADGER LANE REMODEL FOR:

NEVADA COUNTY

120 BADGER LANE
GRASS VALLEY, CALIFORNIA
APN: 029-241-028



JOB: 24-15

SHEET: FIRST FLR RCP

A1.3

DATE: 12/6/24

DEMOLITION NOTES

PROTECT ADJACENT PROPERTIES FROM DUST & DEBRIS

PROVIDE TEMPORARY SHORING ON ALL STRUCTURAL ELEMENTS THAT BECOME UNSUPPORTED DUE TO ANY DEMOLITION WORK

REMOVE & DISPOSE OF ALL INTERIOR & EXTERIOR DEBRIS

REMOVE & DISPOSE OF ALL GYPSUM BOARD & RELATED MATERIALS INCLUDING NAILS & SCREWS IN AFFECTED AREAS

REMOVE & DISPOSE OF ALL ELECTRICAL FIXTURES, CONDUIT, LINES, OUTLETS, & SWITCHES IN AFFECTED AREAS

REMOVE & DISPOSE OF OR STORE ALL DOORS, DOOR CASINGS, & RELATED HARDWARE IN AFFECTED AREAS

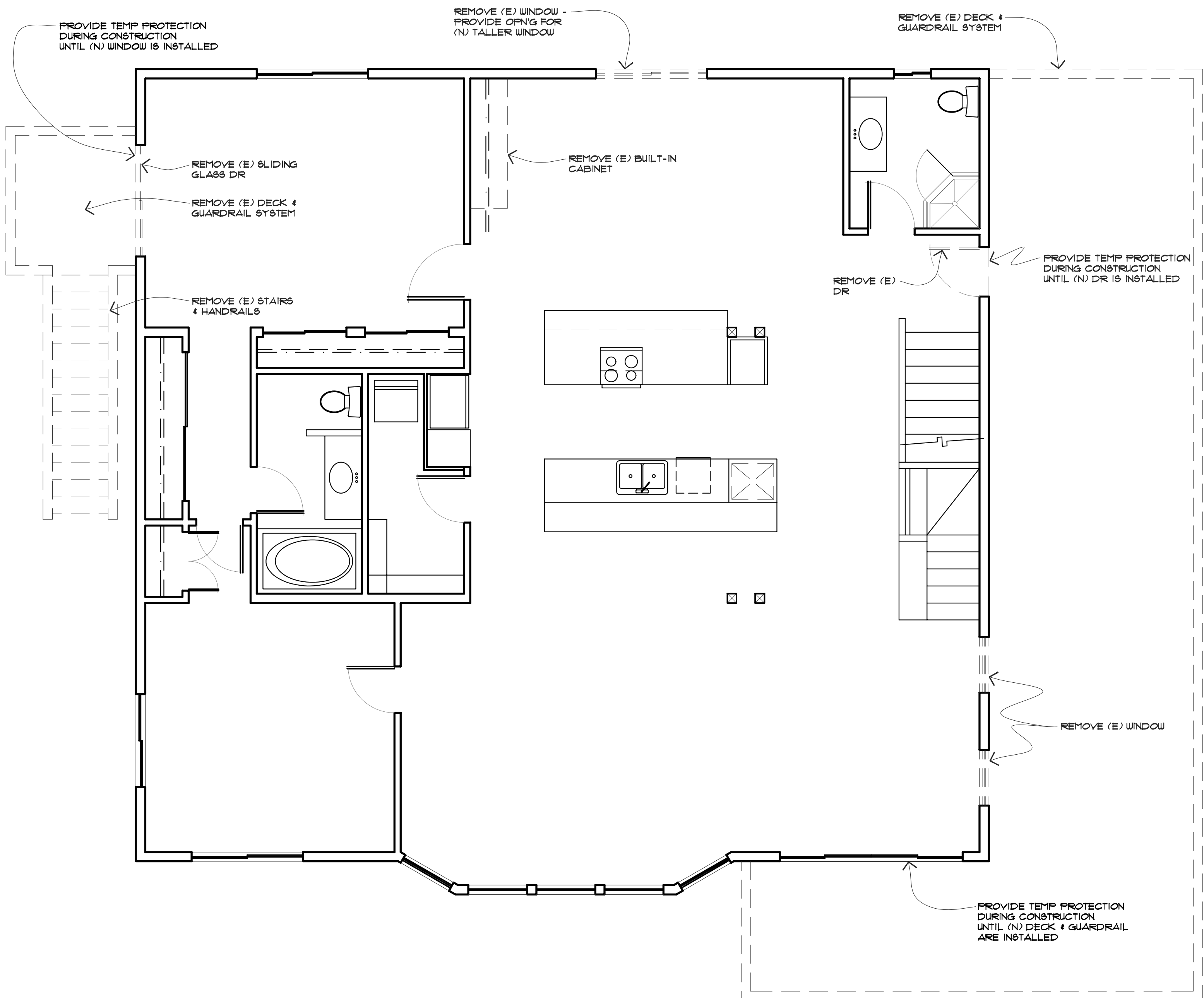
REMOVE & DISPOSE OF OR STORE ALL WINDOWS, CASINGS, & RELATED HARDWARE IN AFFECTED AREAS

REMOVE & DISPOSE OF ALL PLUMBING FIXTURES & RELATED MATERIAL - PROTECT AND STORE ANY REUSABLE MATERIAL - CAP ALL PLUMBING LINES EXPOSED

PATCH AND REPAIR ALL WALLS, FLOORS, CEILINGS, ETC LEFT EXPOSED OR DAMAGED BY DEMOLITION WORK

LEGEND

- EXIST WALLS TO REMAIN
- EXIST WALLS TO BE REMOVED
- NEW 2x4 WD STUDS @ 16" OC W/ 5/8" GYP BD EACH SIDE TO CLG
- NEW 2x4 WD STUDS @ 16" OC W/ 5/8" GYP BD EACH SIDE TO "1'-0"
- DASH IN WALL INDICATES A MINIMUM ONE-HOUR SEPARATION SEE GENERAL NOTES FOR COMPLIANCE REQUIREMENTS
- DOOR NUMBER
HARDWARE GROUP
DOOR TYPE - 'E' INDICATES AN EXISTING DOOR
- WINDOW TYPE - 'E' INDICATES AN EXISTING WINDOW
- DIRECTION OF INTERIOR ELEVATION
INTERIOR ELEVATION KEY
- DETAIL NUMBER
SHEET NUMBER
- PORTABLE SEMI-RECESS CLASS 2A:10B:C FIRE EXTINGUISHER

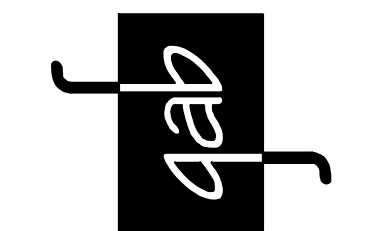


SECOND FLOOR DEMOLITION PLAN

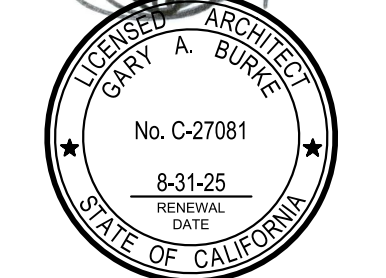
1/4" = 1' - 0"

REVISIONS	DATE

GARY A. BURKE, ARCHITECT
148 CELESTA DRIVE
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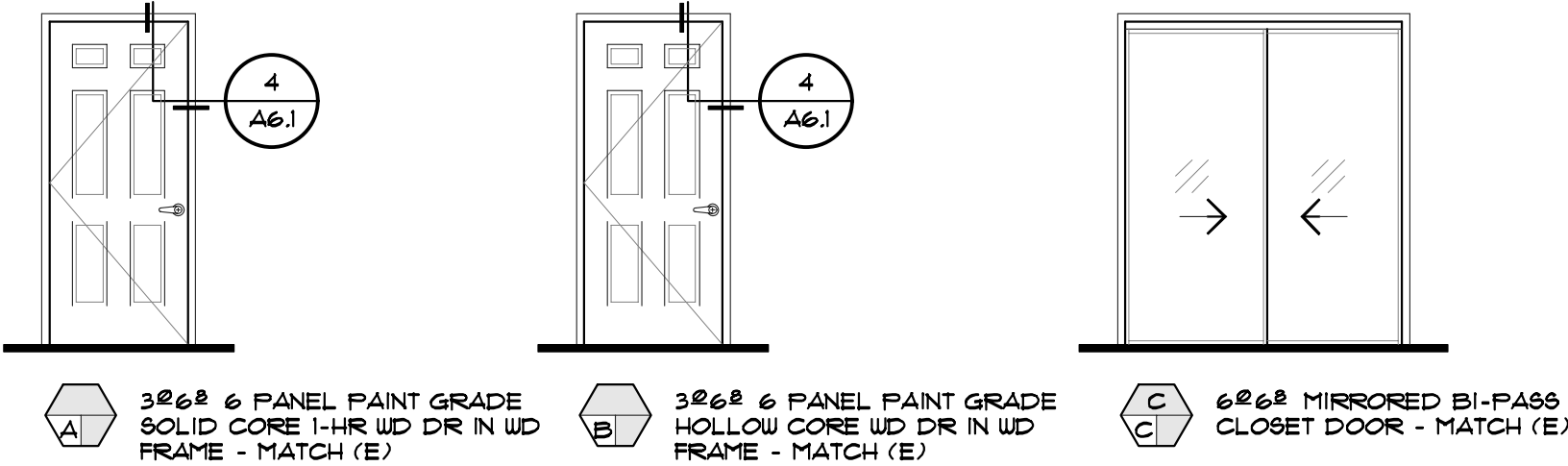


BADGER LANE REMODEL FOR:
NEVADA COUNTY
120 BADGER LANE
GRASS VALLEY, CALIFORNIA
APN: 029-241-028



JOB: 24-15
SHEET: SECOND FLR DEMO
A2.1
DATE: 12/6/24

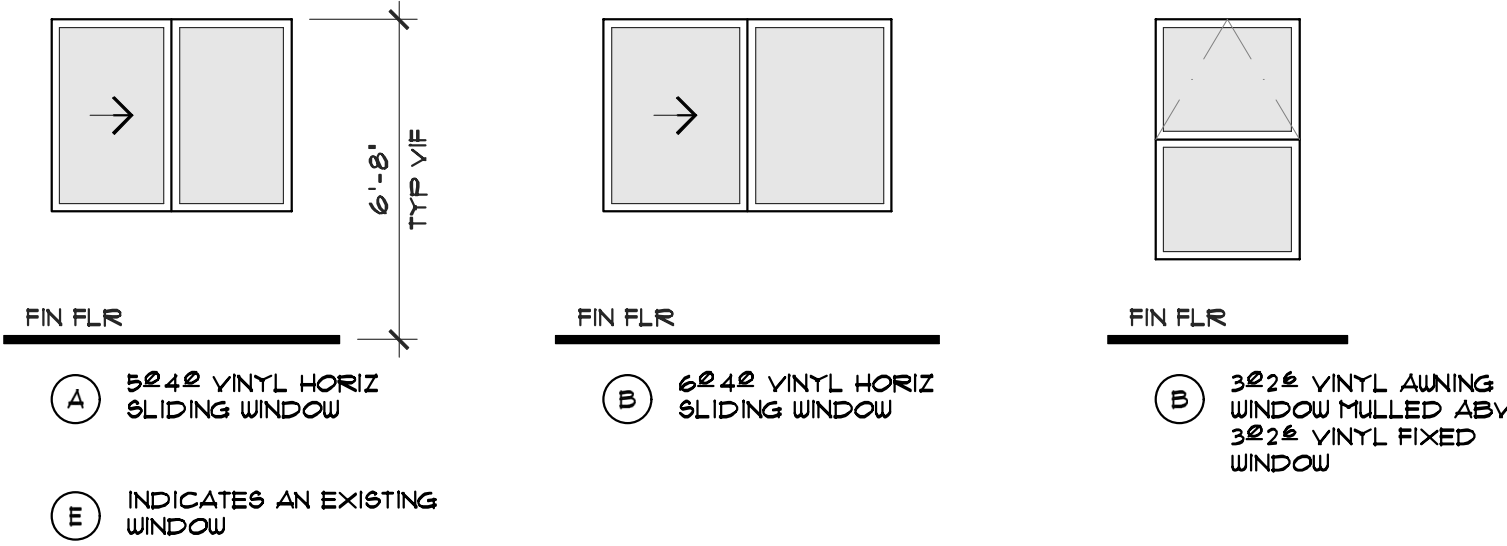
DOOR & HARDWARE SCHEDULE



3/8" x 6" PANEL PAINT GRADE SOLID CORE 1-1/2" BUTT SET 1 STOP	TA2114 4 1/2" x 4 1/2" MCKINNEY OR EQ ALX400 'SAT' 619 MKD SCHLAGE LEVER ROCKWOOD 440 LOW DOME QUALITY OR EQ
3/8" x 6" PANEL PAINT GRADE HOLLOW CORE 1-1/2" BUTT SET 1 STOP	TA2114 4 1/2" x 4 1/2" MCKINNEY OR EQ ALX400 'SAT' 619 MKD SCHLAGE LEVER ROCKWOOD 440 LOW DOME QUALITY OR EQ
6/8" x 6" MIRRORRED B1-PA66 CLOSET DOOR - MATCH (E)	

NOTES:
ALL THRESHOLDS TO BE 1/2" MAXIMUM AND COMPLY WITH SECTIONS 11B-302 AND 11B-303
ALL OPERABLE PARTS SHALL BE PLACED 34" MINIMUM AND 44" MAXIMUM ABOVE FINISH FLOOR AND SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINCHING, OR TWISTING OF THE WRIST
DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM
THE FORCE FOR PUSHING OR PULLING OPEN THE DOOR SHALL BE 5 POUNDS MAXIMUM
VERIFY ALL DOOR HARDWARE WITH THE NEVADA COUNTY FACILITIES DEPARTMENT PRIOR TO PURCHASING AND INSTALLATION

WINDOW SCHEDULE



50x40 VINYL HORIZ SLIDING WINDOW	60x40 VINYL HORIZ SLIDING WINDOW	30x20 VINYL AWNING WINDOW MULLED ABV 30x20 VINYL FIXED WINDOW
----------------------------------	----------------------------------	---

(E) INDICATES AN EXISTING WINDOW

ROOM FINISH SCHEDULE

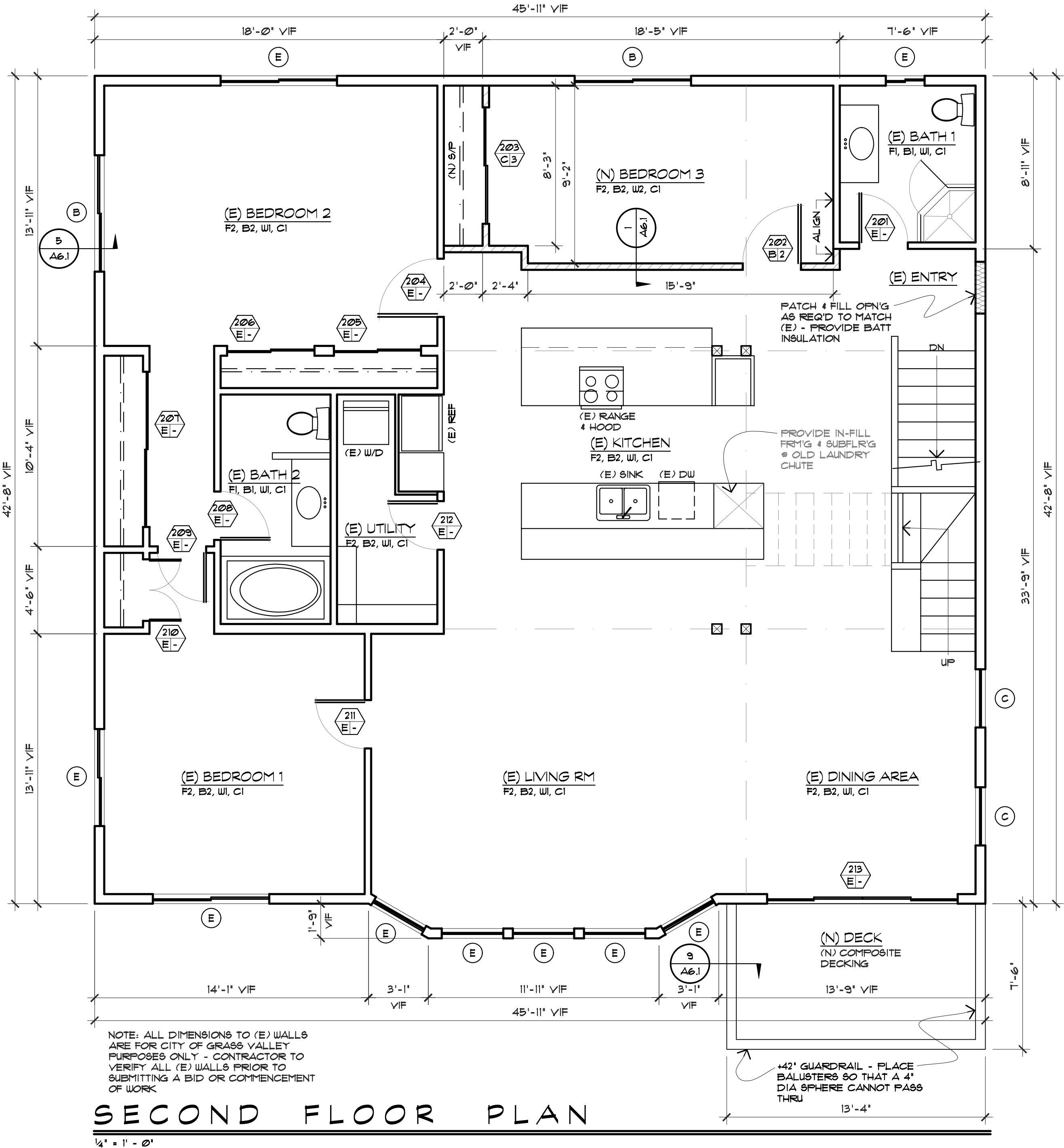
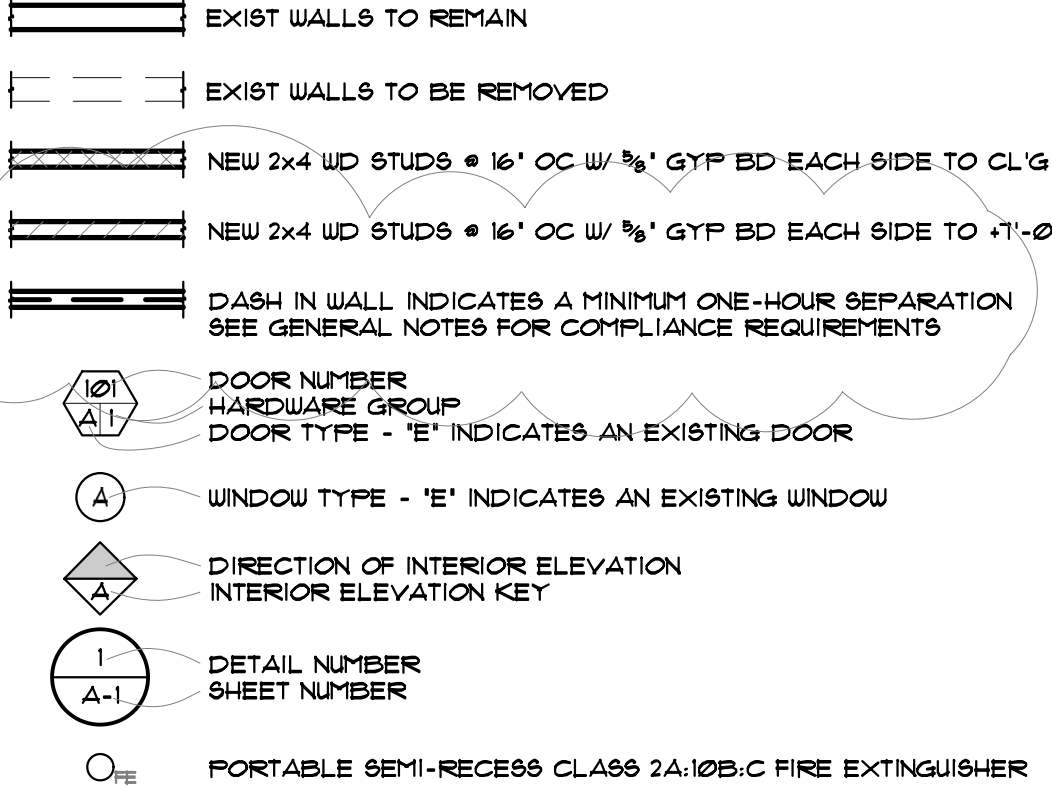
FLOORS F1 EXISTING FLOORING - NO CHANGE F2 MOHAWK LVT - 918 SILVER	WALLS W1 (E) GYPSUM BOARD - NO CHANGES W2 1/2" GYPSUM BOARD - TEXTURED & PAINTED W/ CREAM PUFF PPG 1078-1
BASES B1 EXISTING BASE - NO CHANGES B2 MOHAWK 4" RUBBER TOPSET - 846 GREIGE	CEILING C1 (E) CEILING - NO CHANGES C2 (E) GYPSUM BOARD - PAINTED W/ CREAM PUFF PPG 1078-1

MILLWORK
WILSONART PLASTIC LAMINATE 15602 ACORN VELVET ELM
COUNTERTOPS
WILSONART STANDARD LAMINATE 4883-38
NOTE: PAINT ALL EXISTING INTERIOR WALLS AND GYP BOARD CEILINGS WITH CREAM PUFF PPG 1078-1
NOTE: VERIFY ALL FINISHES WITH THE NEVADA COUNTY FACILITIES DEPARTMENT PRIOR TO PURCHASING AND INSTALLATION

GENERAL NOTES

ALL GLAZING FOR THIS PROJECT SHALL BE TEMPERED GLAZING TO MEET BOTH CRC R308.4 & CBC 108A2.1 W/ A 20 MINUTE LABEL
EXTERIOR DOORS SHALL HAVE A NON-COMBUSTIBLE EXTERIOR SURFACE OR SHALL BE CONSTRUCTED OF SOLID CORE NOT LESS THAN 1 3/4" THICK STILES & RAILS, 1" THICK RAISED PANELS OR SHALL HAVE A FIRE RESISTIVE RATING OF NOT LESS THAN 20 MINUTES OR SHALL BE TESTED TO MEET THE 20 MINUTES OR PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-1A-1
ALL WALLS TO HAVE R-21 BATT INSULATION - VERIFY ON SHEET T24-1
ALL WINDOWS TO HAVE A 30 U VALUE AND 23 SHGC BY MILGARD OR EQUAL - VERIFY ON SHEET T24-1
ALL NAILING SHALL COMPLY WITH THE CBC TABLE 2304.10.2
GUARDRAILS TO BE 42" MINIMUM ABOVE ADJACENT WALKING SURFACE WITH BALUSTERS PLACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THRU
CONFIRM IF THERE IS AN EXISTING CARBON MONOXIDE DETECTOR OUTSIDE OF THE BEDROOMS - PROVIDE (1) AS REQUIRED
ONE-HOUR FIRE RATING SHALL BE ACCOMPLISHED BY ONE OF TWO METHODS:
METHOD 1 - 14-12 PROVIDE 2 LAYERS OF 1/2" GYP BOARD, STAGGERED JOINTS - BASE LAYER W/ 6d COOLER OR WALLBOARD NAILS @ 8" OC, FACE LAYER W/ 6d COOLER OR WALLBOARD NAILS @ 8" OC
METHOD 2 - 14-13 PROVIDE 1 LAYER OF 5/8" TYPE 'X' GYP BOARD W/ 6d COOLER NAILS @ 1" OC - STAGGER JOINTS ON EACH SIDE OF WALL
REFER TO ELECTRICAL PLANS FOR ELECTRICAL PENETRATIONS IN RATED WALLS AND CEILINGS
REFER TO MECHANICAL PLANS FOR MECHANICAL PENETRATIONS & FIRE RATED DAMPERS IN WALLS AND CEILINGS

LEGEND

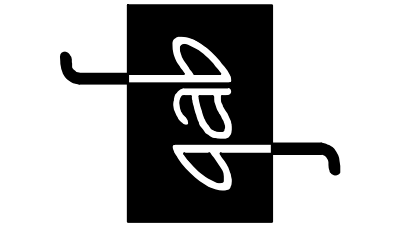


SECOND FLOOR PLAN

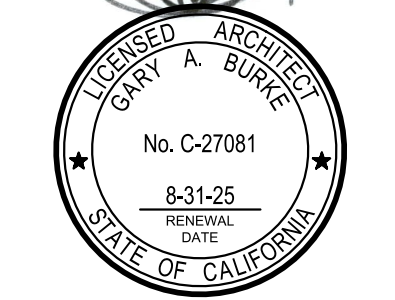
1/4" = 1' - 0"

REVISIONS	DATE
1	4/7/25

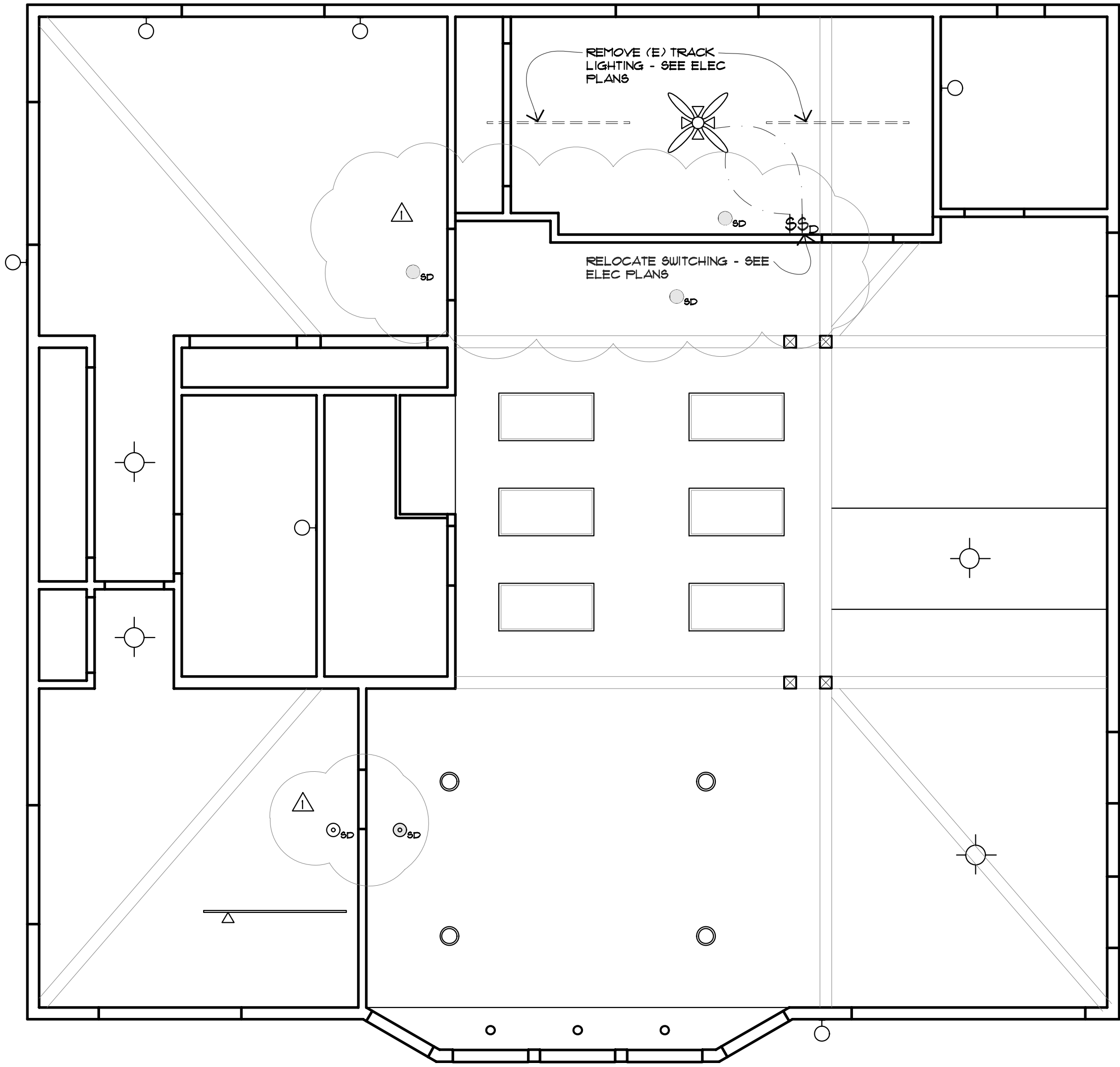
GARY A. BURKE, ARCHITECT
148 CELESTA DRIVE
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(930) 575-0336 TEL.
CALIFORNIA LICENSE NUMBER C-27081



BADGER LANE REMODEL FOR:
NEVADA COUNTY
120 BADGER LANE
GRASS VALLEY, CALIFORNIA
APN: 029-241-028



JOB: 24-15
SHEET: SECOND FLR PLN
A2.2
DATE: 12/6/24



RCP LEGEND

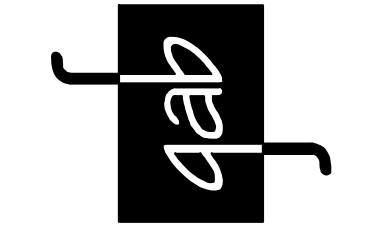
- (E) RECESSED LED LIGHT FIXTURE TO REMAIN
- (N) RECESSED LED LIGHT FIXTURE
- (E) SURFACE MOUNTED LIGHT FIXTURE TO REMAIN
- (E) WALL MOUNTED SCONCE LIGHT FIXTURE TO REMAIN
- (E) CEILING MOUNTED LIGHT FIXTURE TO REMAIN
- (E) AIR SUPPLY TO REMAIN
- (E) AIR SUPPLY TO REMAIN
- (N) EXHAUST FAN
- (E) SMOKE DETECTOR
- (N) SMOKE DETECTOR

SECOND FLR REFLECTED CEILING PLAN

1/4" = 1' - 0"

REVISIONS	DATE
PLAN CHECK COMMENTS	4/2/25

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BADGER LANE REMODEL FOR:
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GRASS VALLEY, CALIFORNIA
APN: 029-241-028



JOB: 24-15
SHEET: SECOND FLR RCP
A2.3
DATE: 12/6/24

DEMOLITION NOTES

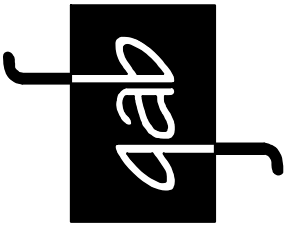
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- PATCH AND REPAIR ALL WALLS, FLOORS, CEILINGS, ETC LEFT EXPOSED OR DAMAGED BY DEMOLITION WORK

LEGEND

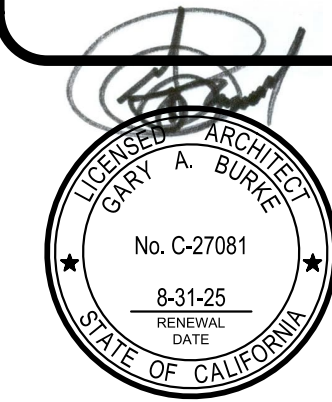
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- EXIST WALLS TO BE REMOVED
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- DIRECTION OF INTERIOR ELEVATION
INTERIOR ELEVATION KEY
- DETAIL NUMBER
SHEET NUMBER
- PORTABLE SEMI-RECESS CLASS 2A-10B-C FIRE EXTINGUISHER

Δ	REVISIONS	DATE

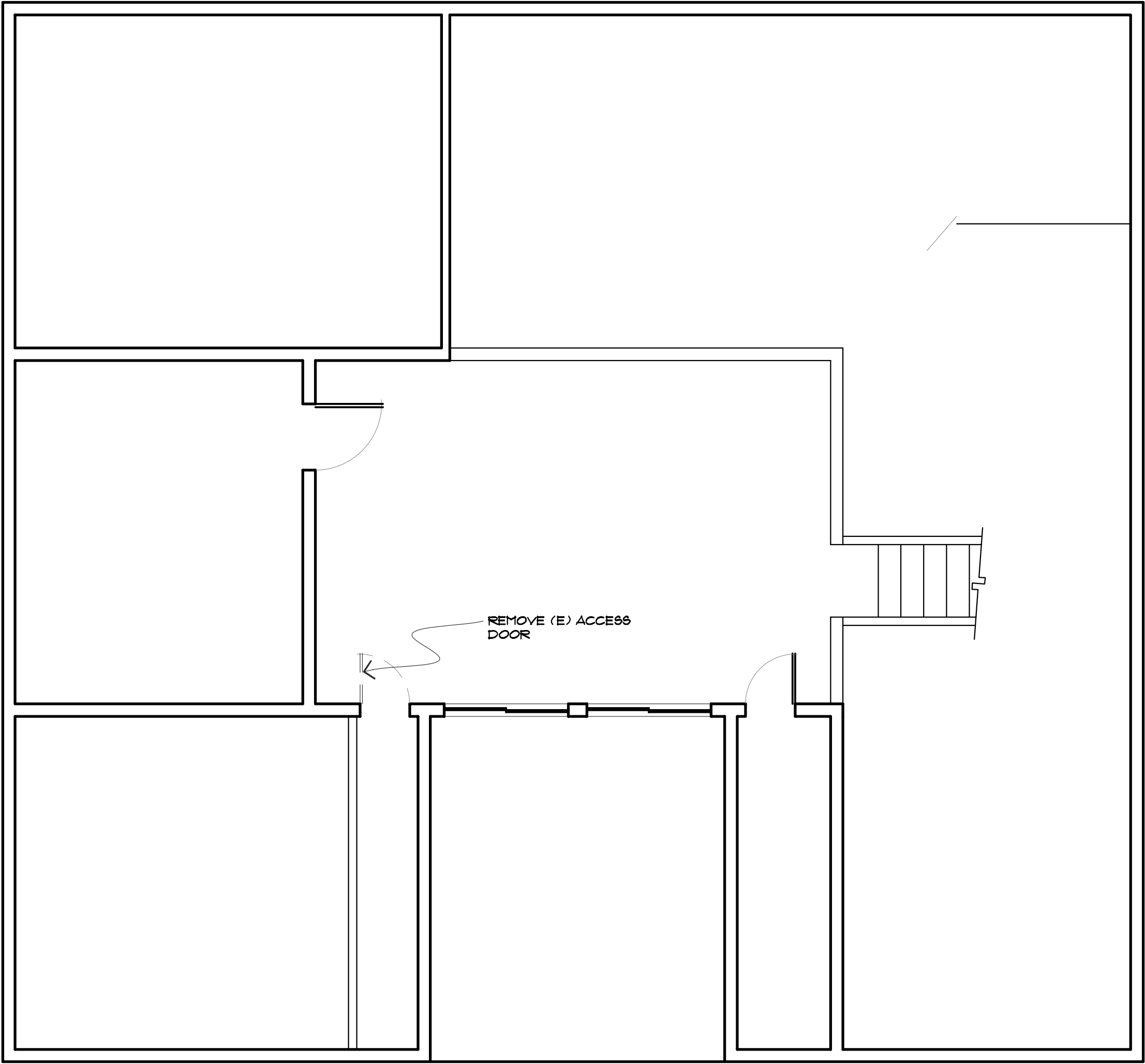
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BADGER LANE REMODEL FOR:
NEVADA COUNTY
120 BADGER LANE
GRASS VALLEY, CALIFORNIA
APN: 029-241-028

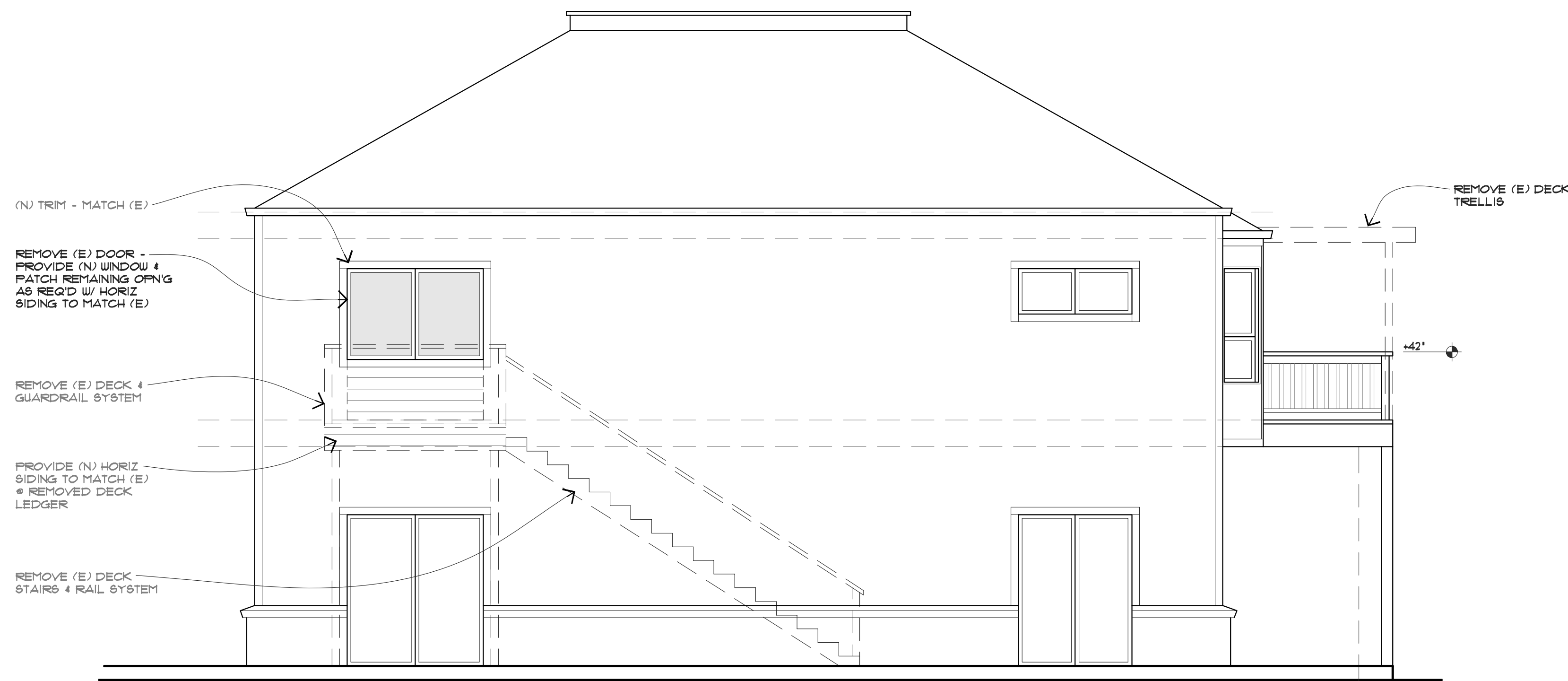


JOB: 24-15
SHEET: LOFT DEMO
A3.1
DATE: 12/6/24



LOFT DEMOLITION PLAN

1/4" = 1' - 0"



NORTH ELEVATION

1/4" = 1' - 0"

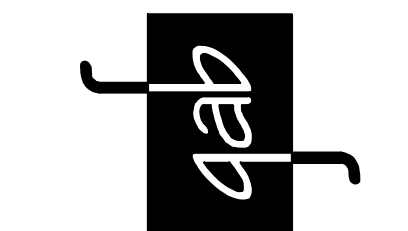


WEST ELEVATION

1/4" = 1' - 0"

REVISIONS	DATE

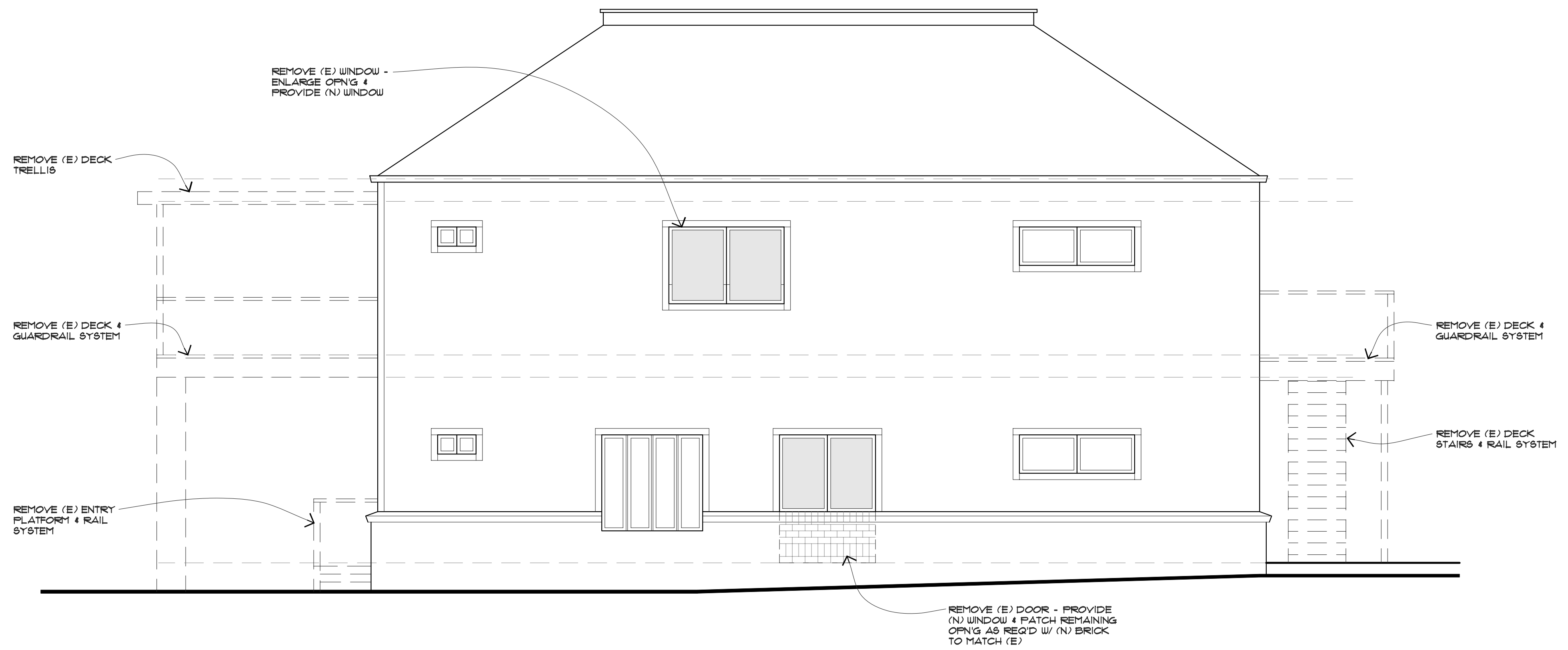
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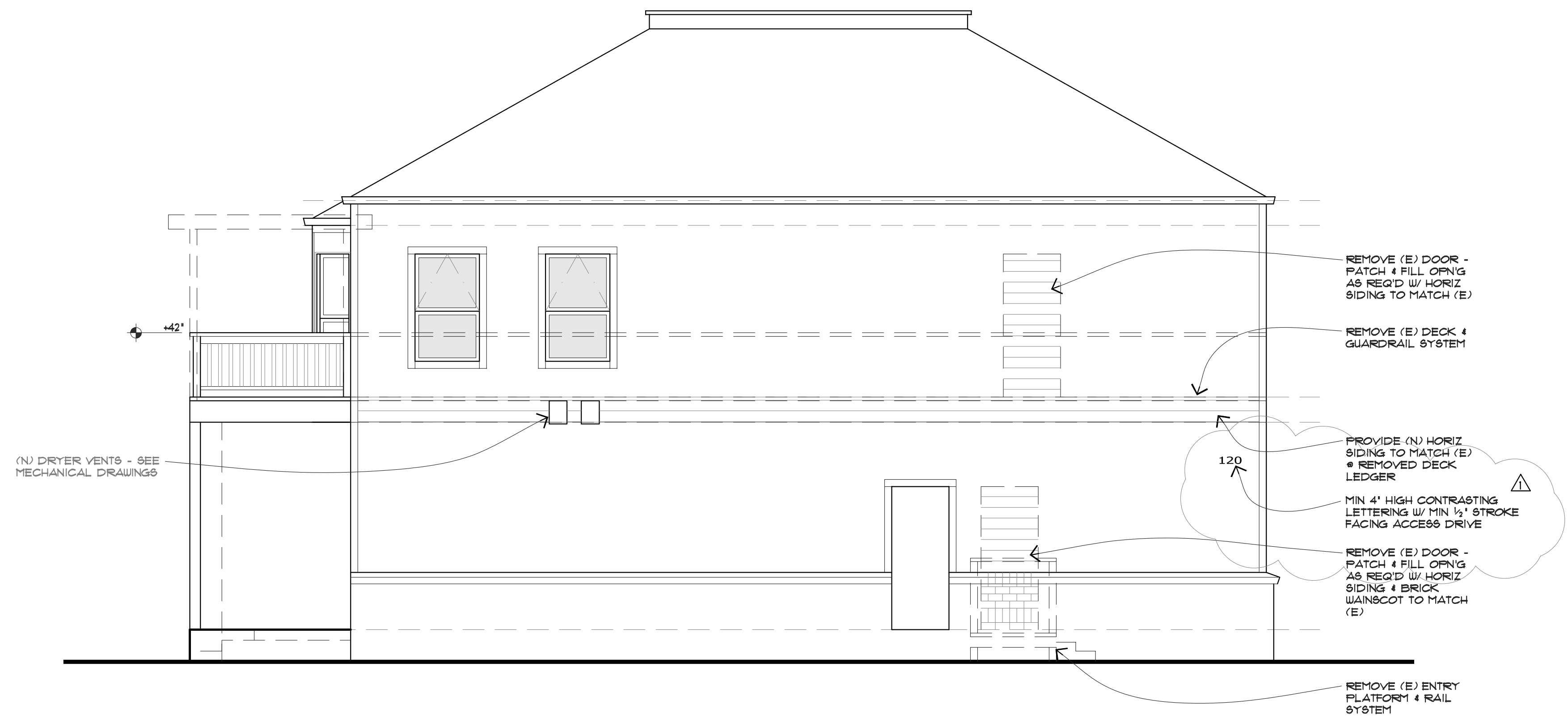
BADGER LANE REMODEL FOR:
NEVADA COUNTY
 120 BADGER LANE
 GRASS VALLEY, CALIFORNIA
 APN: 029-241-028



JOB: 24-15
 SHEET: EXT ELEVATION
A4.1
 DATE: 12/6/24



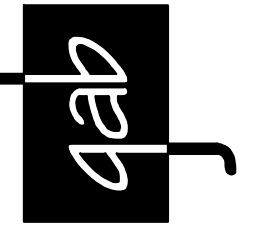
EAST ELEVATION
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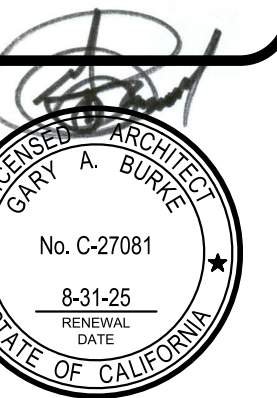
SOUTH ELEVATION
 $\frac{1}{4}" = 1' - 0"$

REVISIONS	DATE
1	4/2/25
2	
3	
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6	
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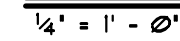
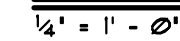
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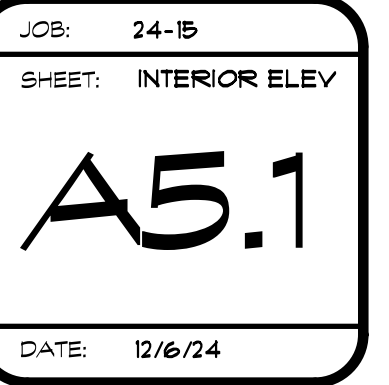
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 120 BADGER LANE
 GRASS VALLEY, CALIFORNIA
 APN: 029-241-028

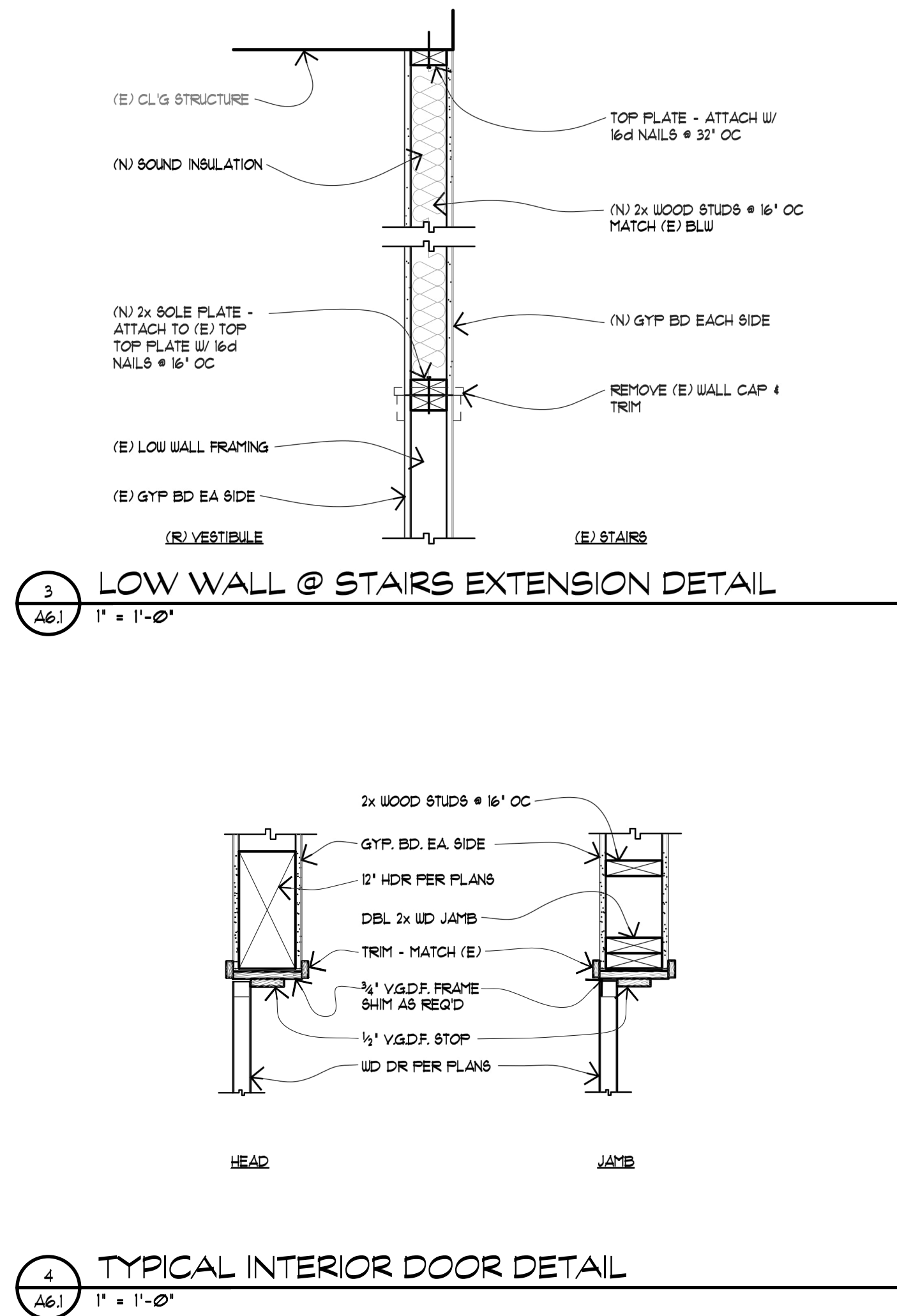
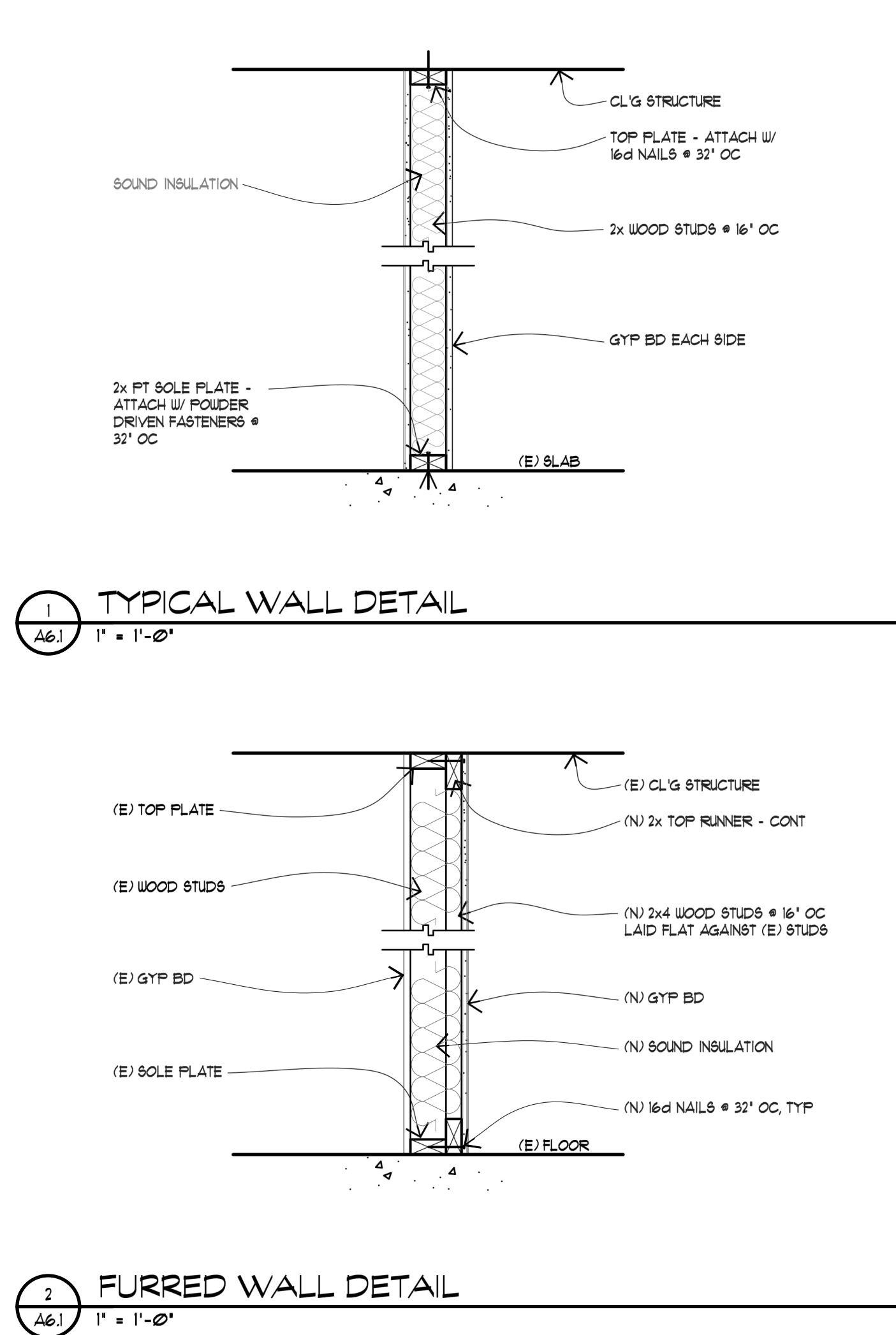
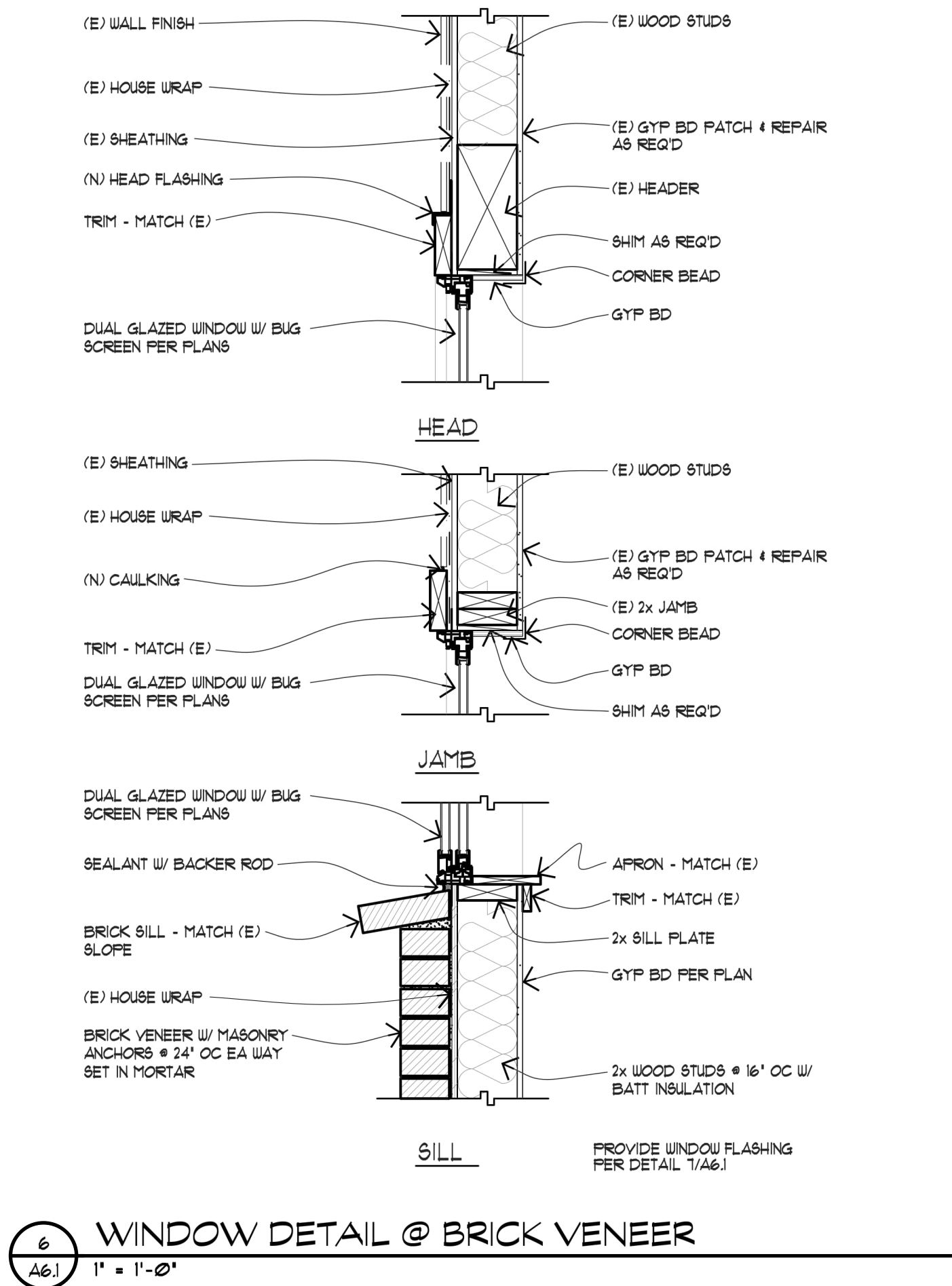
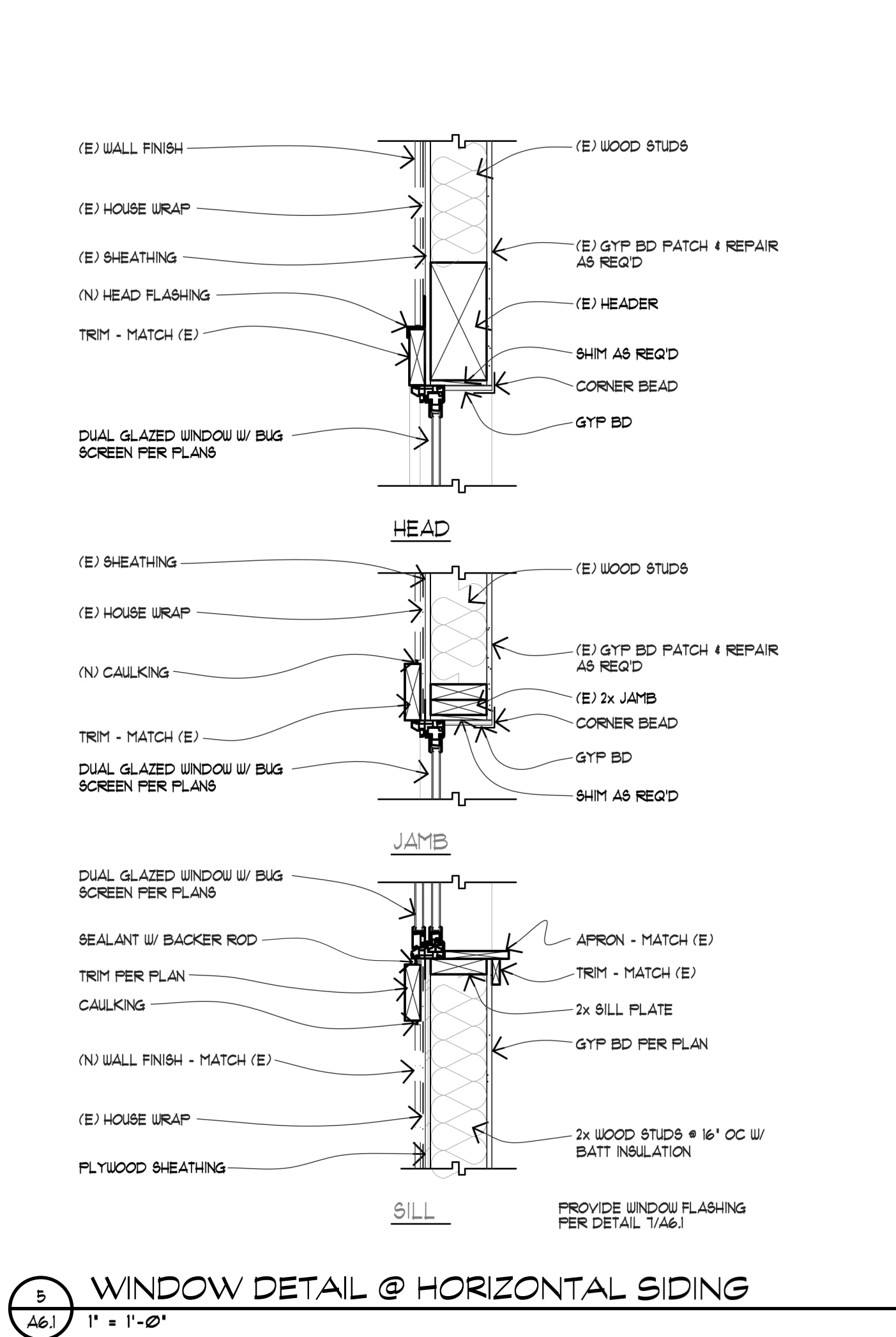
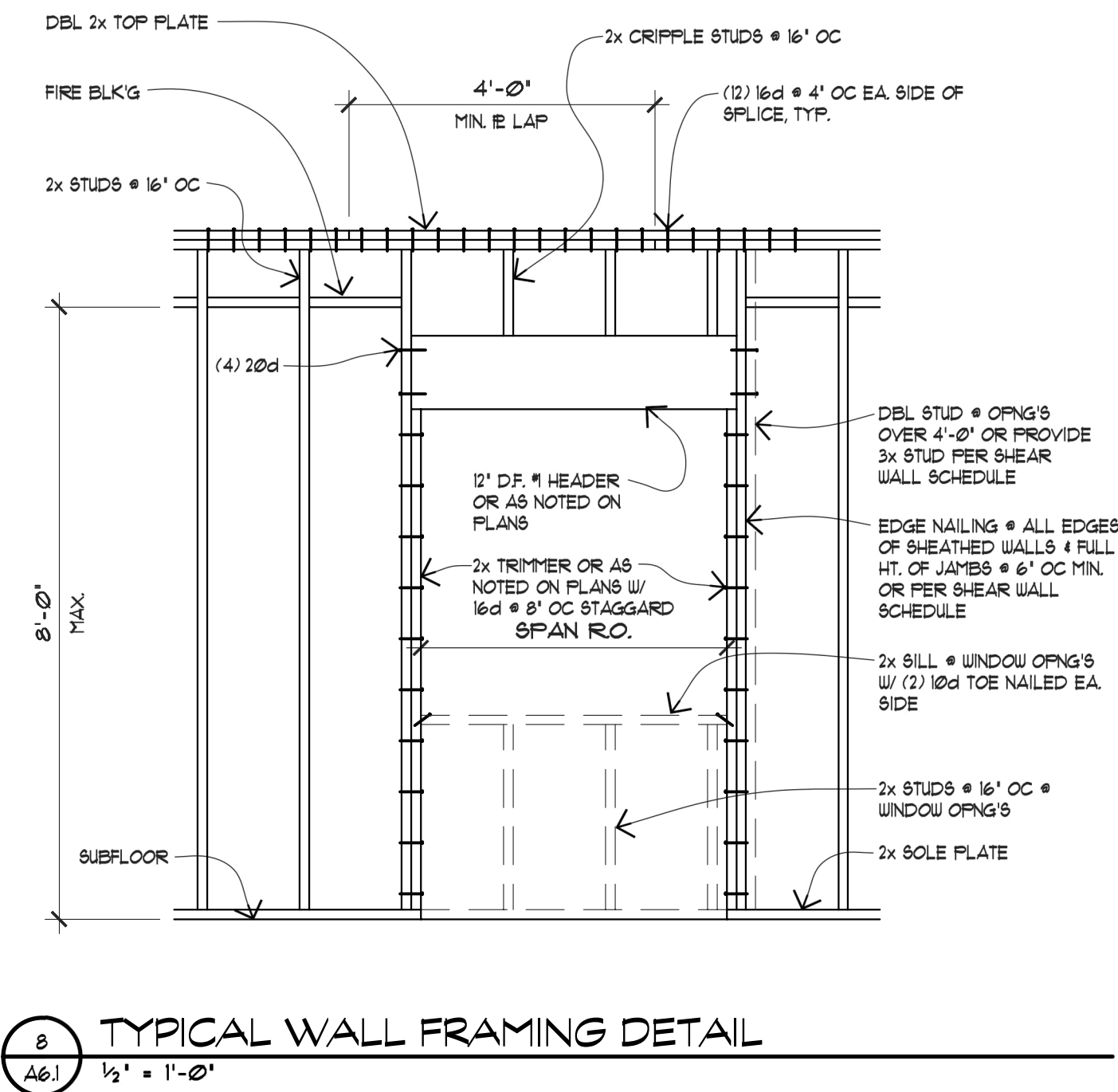
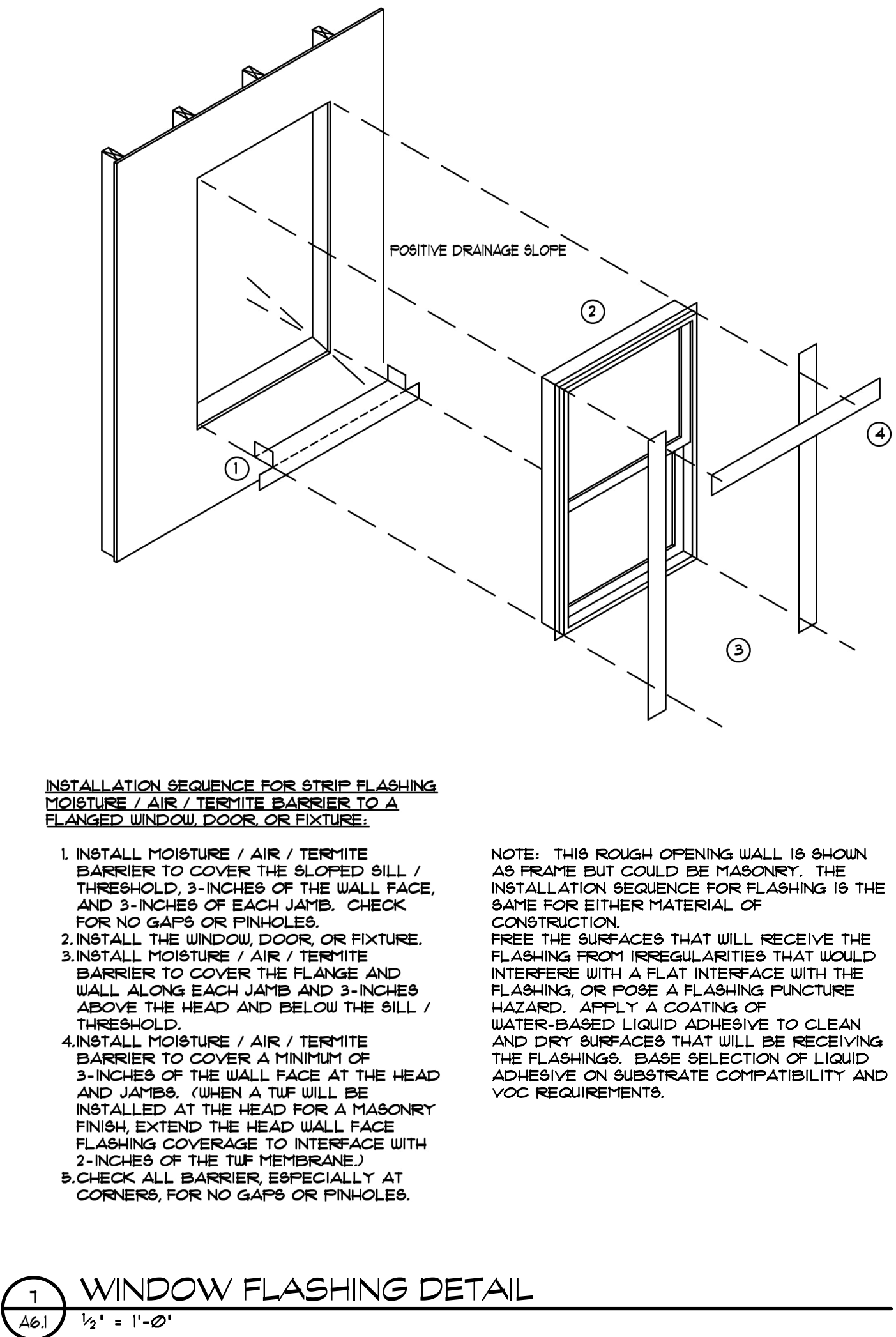
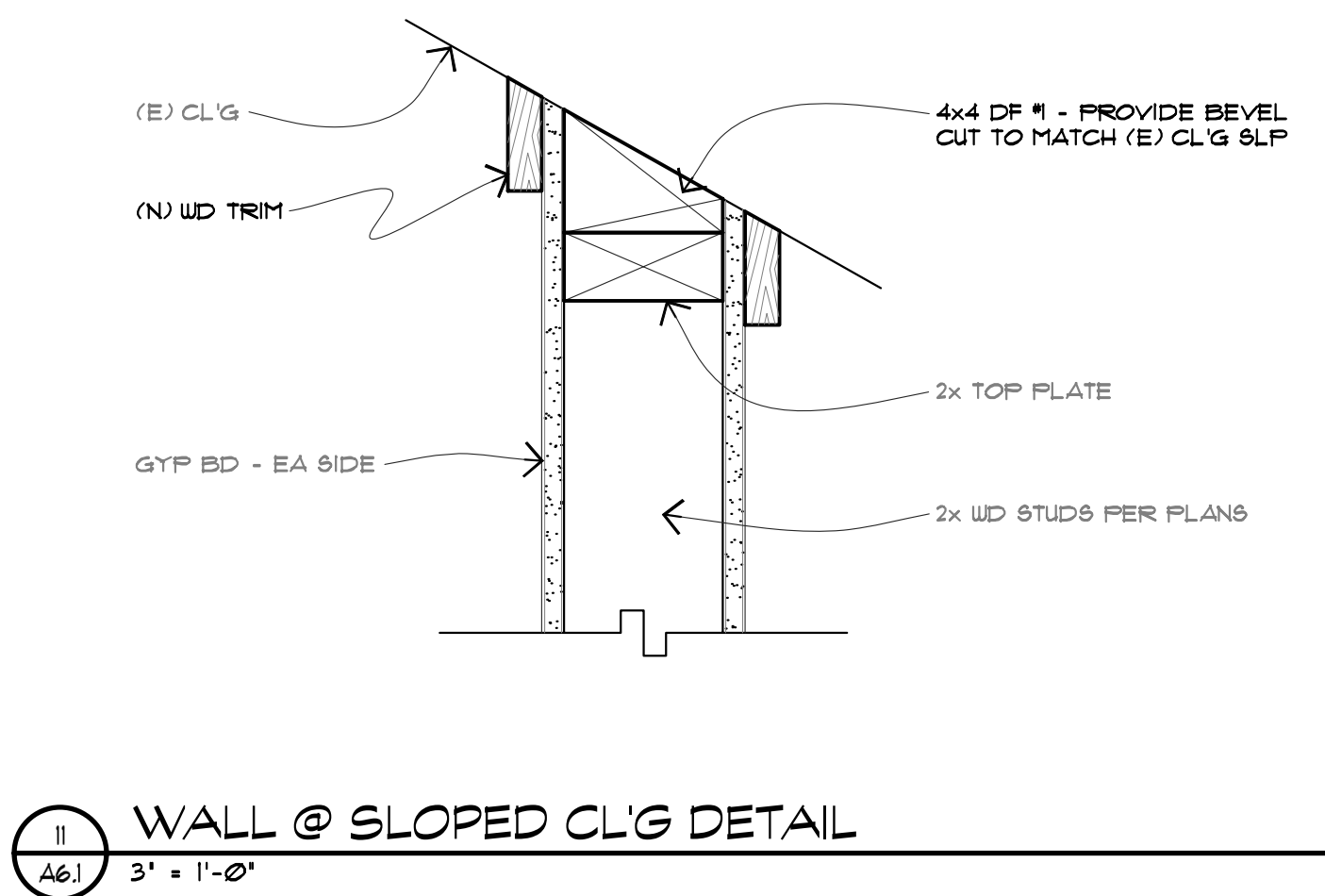
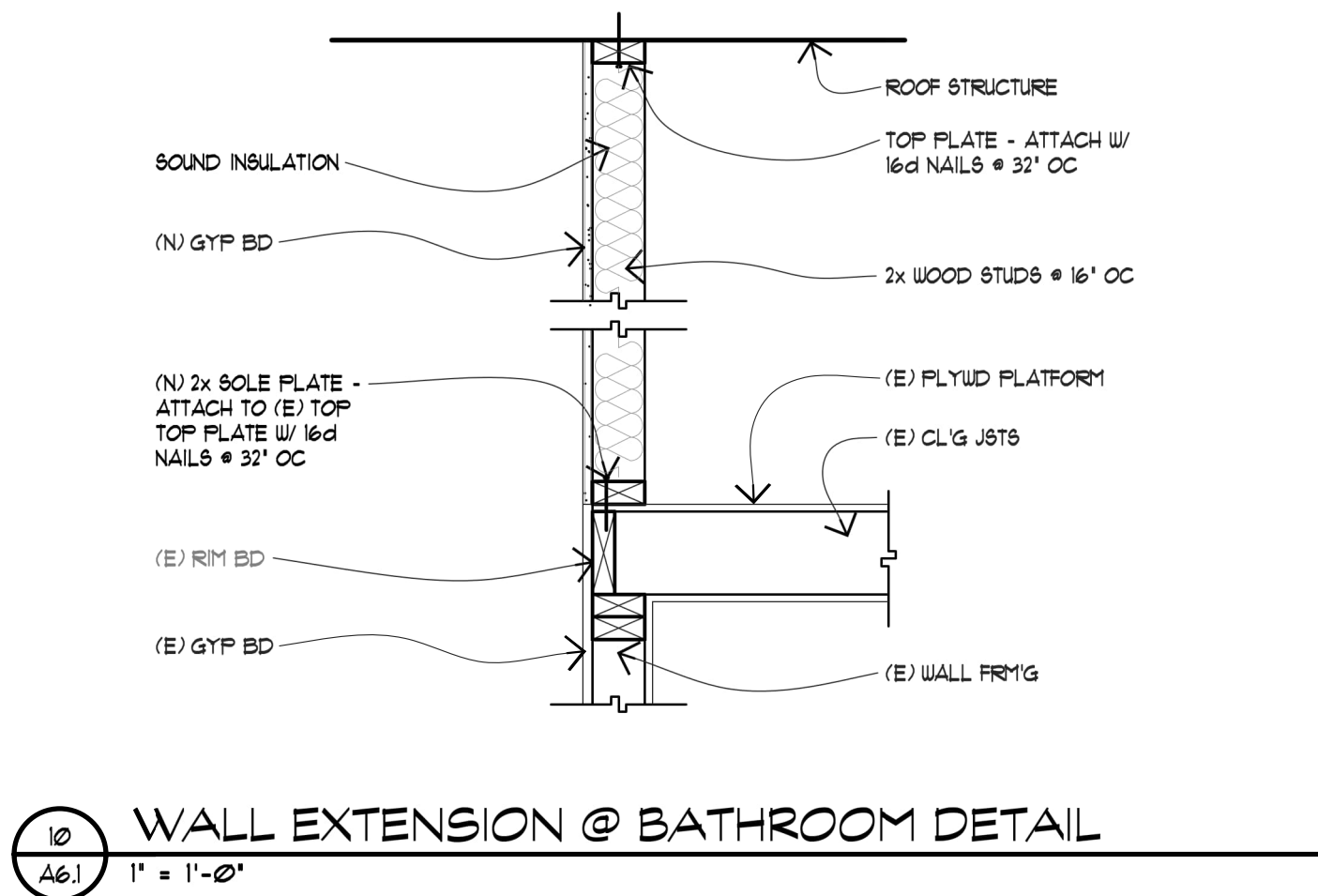
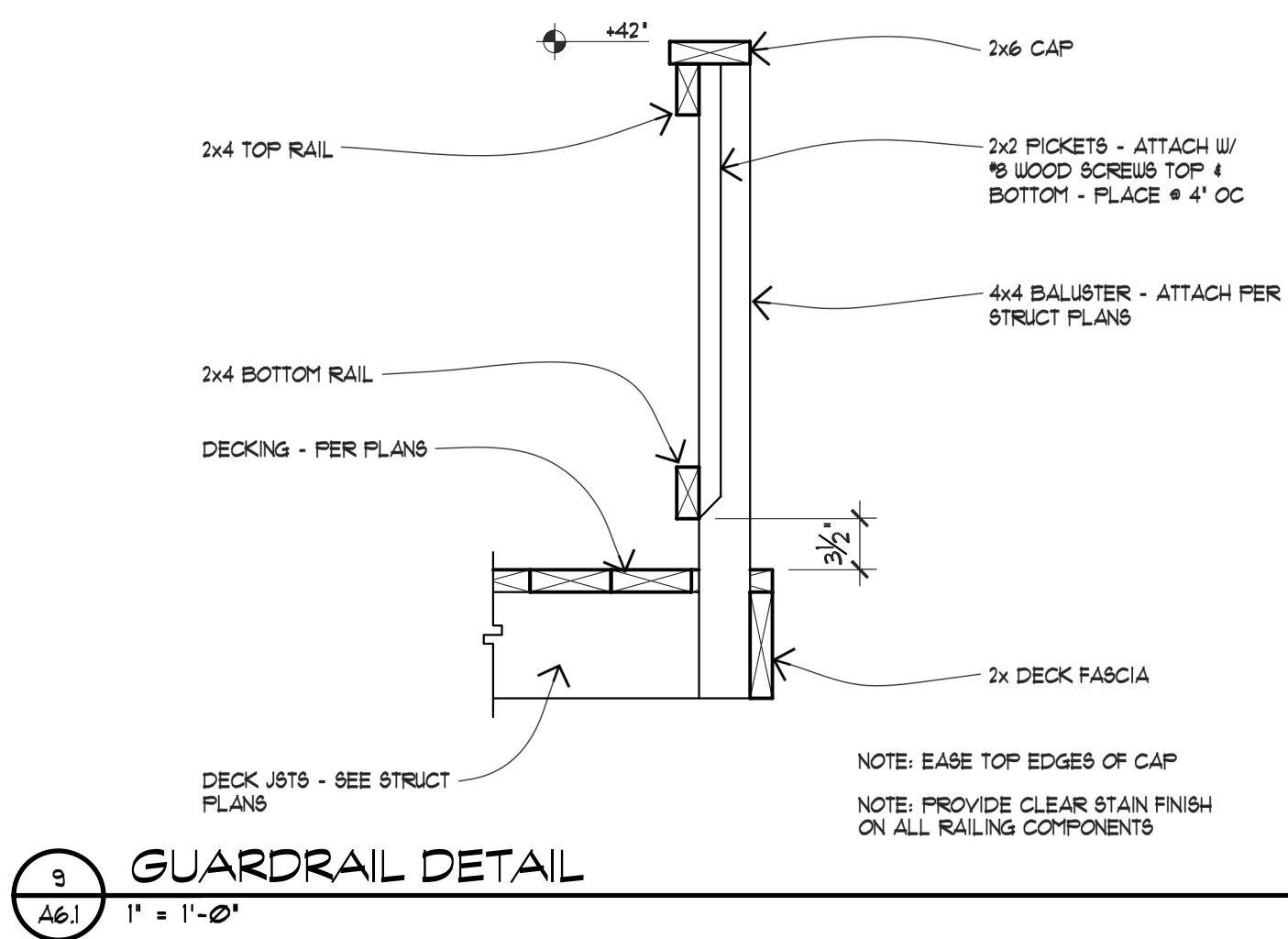


JOB: 24-15
 SHEET: EXT ELEVATION
A4.2
 DATE: 12/6/24


$$\frac{1}{4}' = 1' - \emptyset'$$

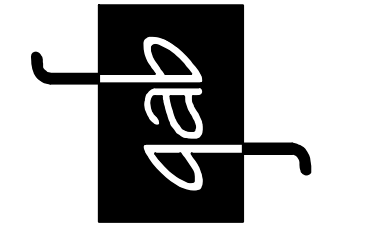
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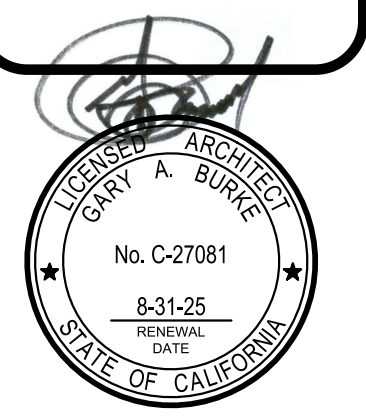


DATE	
REVISIONS	
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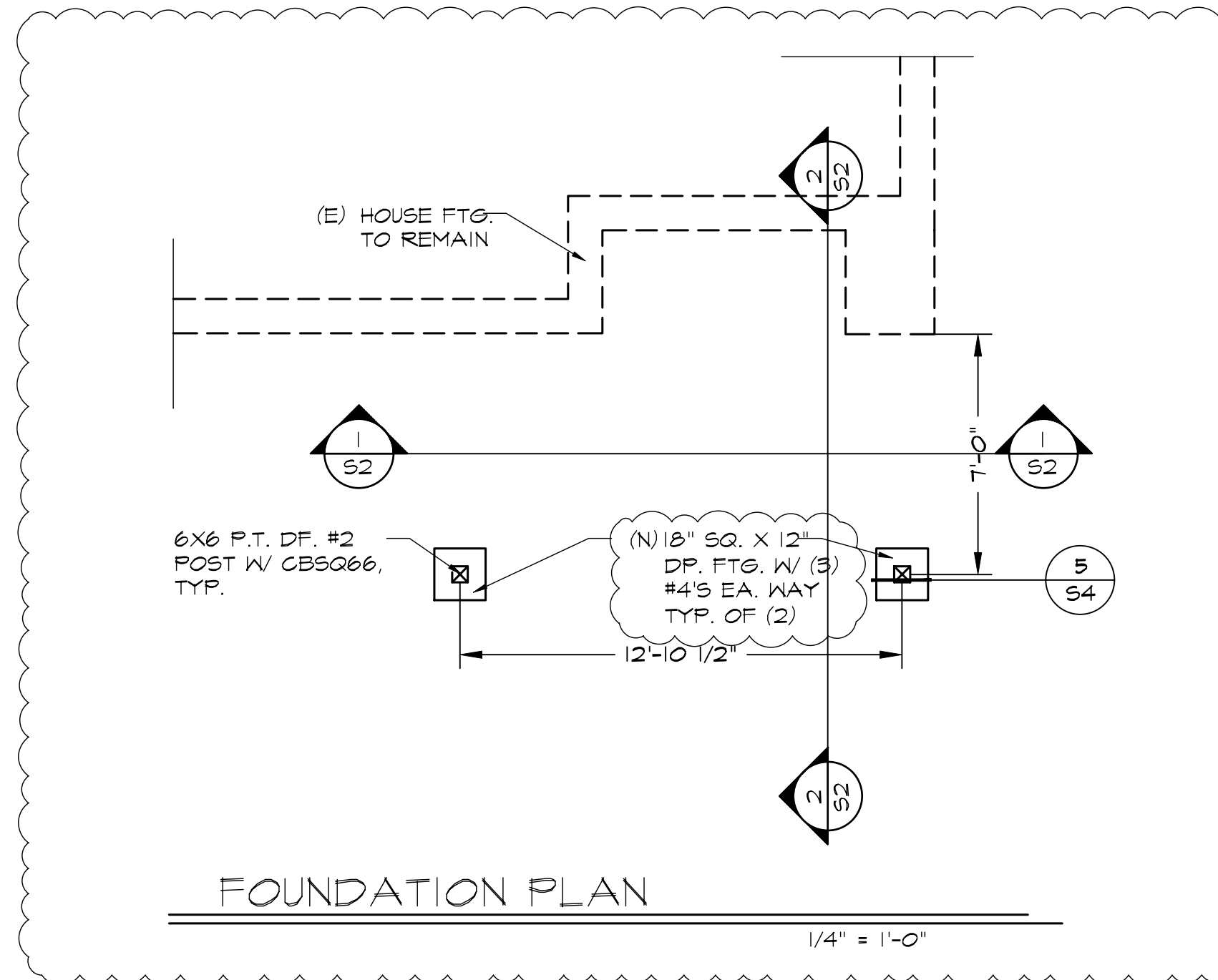


BADGER LANE REMODEL FOR:
NEVADA COUNTY
120 BADGER LANE
GRASS VALLEY, CALIFORNIA
APN: 029-241-028



JCB: 24-15
SHEET: DETAILS
A6.1
DATE: 12/6/24


1. ALL EXPOSED WOOD SHALL BE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. CRC SECTION R317.1
2. POSTS/COLUMNS SHALL BE RETRAINED AT THE BOTTOM END TO PREVENT LATERAL DISPLACEMENT, CLEARLY SHOW APPROVED POST BASES, STRAPS, ETC TO ACHIEVE THIS PER (CRC R407.3)
3. ALL HARDWARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR Z-MAX COATED (G-185). ALL FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED (CRC R317.3)
4. PROVIDE 2X BLOCKING AT SUPPORTS
5. EXTERIOR STAIRS, BALCONIES, DECKS, ETC SHALL BE ATTACHED TO THE PRIMARY STRUCTURE WITH LAG SCREWS OR EQUIVALENT ATTACHMENT THAT WILL RESIST AGAINST WITHDRAWAL AND VERTICAL LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING (CRC R311.5)
6. GUARDS ARE REQUIRED IF DECK OR FLOOR IS OVER 30" ABOVE GRADE, MINIMUM 42" HIGH, WITH OPENINGS LESS THAN 4" (CRC R312). GUARDRAILS SHALL BE DESIGNED AND DETAILED FOR LATERAL FORCES ACCORDING TO (CRC TABLE 301.5)
7. PROVIDE DECK LATERAL LOAD CONNECTIONS AT EACH END OF THE DECK AND AT DECK INTERSECTIONS PER (CRC R507.2.4) CONNECTORS SHALL HAVE A MINIMUM ALLOWABLE STRESS DESIGN CAPACITY OF 1,500LBS AND INSTALL WITH 24" OF THE END OF THE DECK. 750LBS RATED DEVICES ARE ALLOWED (DTTIZ AS EXAMPLE) IF LOCATED EVENLY AT 4 POINTS ALONG THE DECK



DESIGN CRITERIA:	
SEISMIC: ASCET-16, CHP 12.8	
EQUIVALENT LATERAL FORCE PROCEDURE.	
I =	II
S _S =	.546
S ₁ =	.232
S _{M5} =	.744
S _{M1} =	NULL
S _{D2} =	.496
S _{D1} =	NULL
T _L =	.12
R _O =	1.0
R =	1.5
GROUND SNOW LOAD	
	43 PSF
WIND:	
MAIN WIND FORCE RESISTING SYSTEM, ALL HEIGHTS METHOD, ASCET-16 CHP. 26 & 27	
WIND SPEED =	45 MPH
EXPOSURE =	C
ENCLOSURE =	ENCLOSED
SOIL:	
SILT CLASS:	D
CLAY:	1500 PSF
PASSIVE:	100 PSF
COHESION:	130 PSF

DESIGN CODES	2022 CBC
	2022 CEC
	2022 GMC
	2022 GFC
	2022 GRC
	2022 CENG
	2022 CALGREEN
	2022 GFC

JACKSON AND SANDS
ENGINEERING HAS PROVIDED
THESE PLANS SOLELY FOR THE
USE FOR THE PROJECT SPECIFIED
ON THESE PLANS & DOES NOT
REPRESENT THAT THESE PLANS
ARE SUITABLE FOR ANY OTHER
SITE WHETHER MODIFIED OR NOT.



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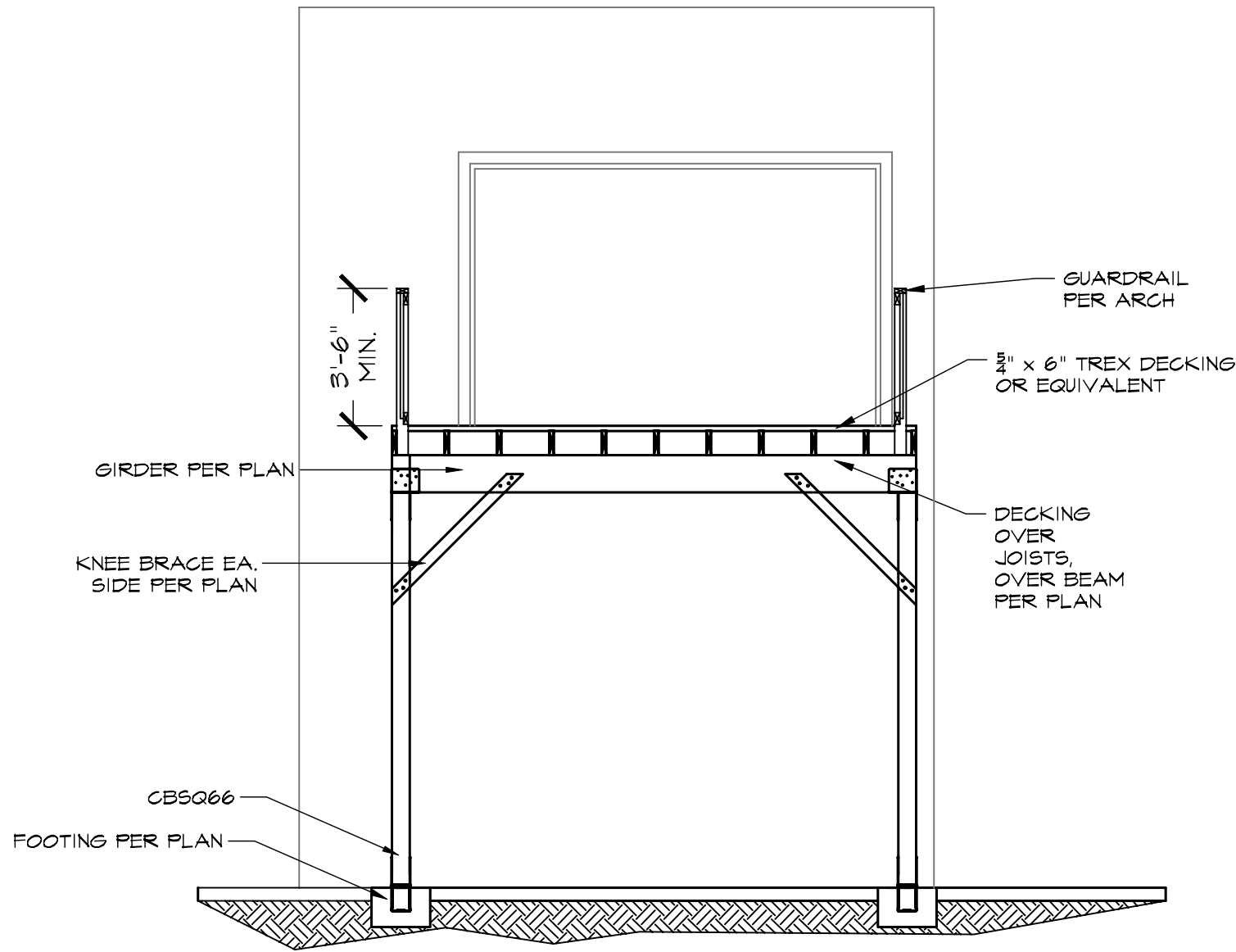
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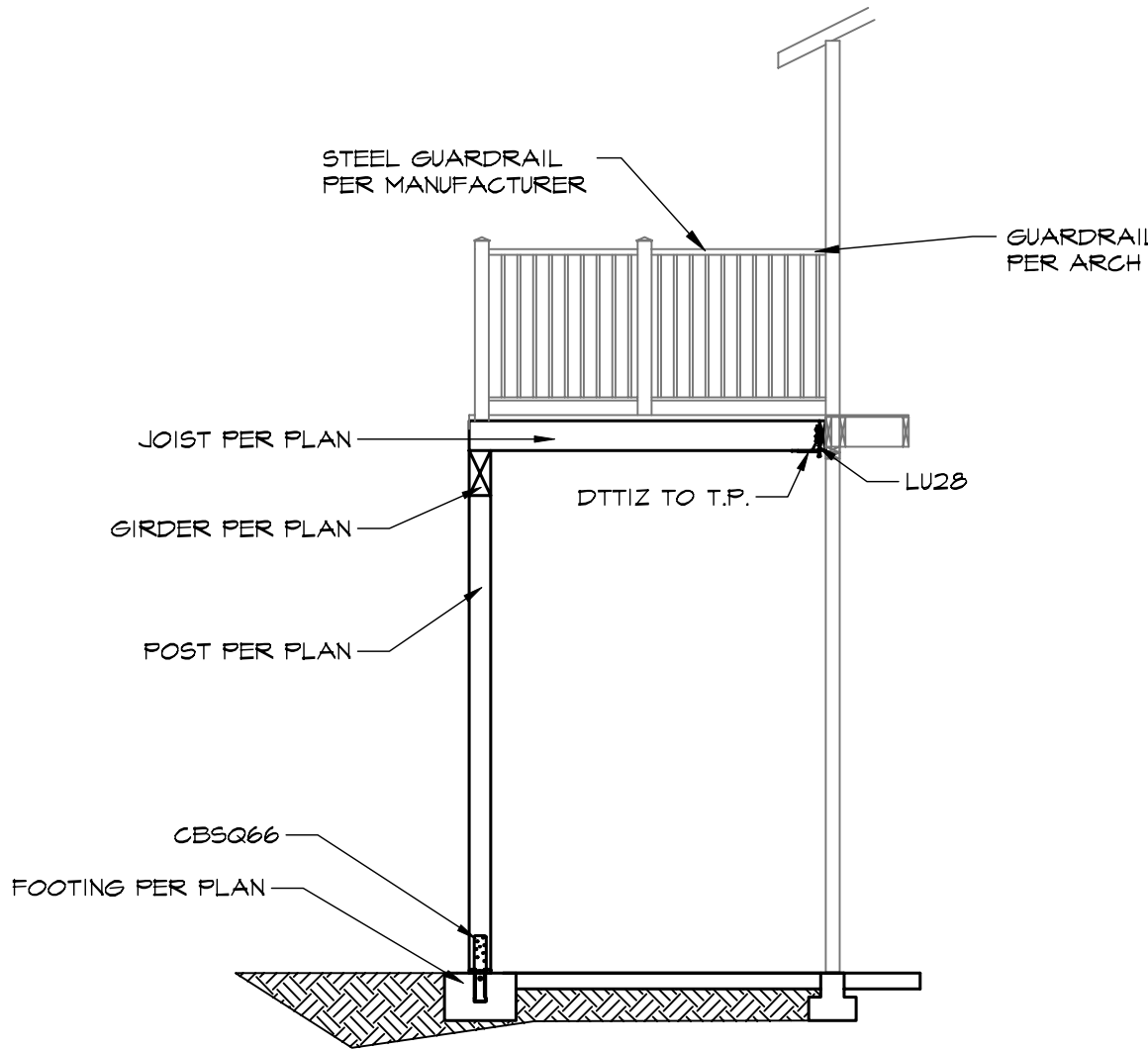
120 BADGER LN.
GRASS VALLEY, CA

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SECTION 1

1/4" = 1'-0"



SECTION 2

1/4" = 1'-0"

General Notes

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EXCAVATION, GRADING AND FILL:

- EXCAVATION NEAR FOUNDATION FOR ANY PURPOSE SHALL NOT REDUCE LATERAL SUPPORT FROM ANY FOUNDATION OR ADJACENT FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST DETRIMENTAL LATERAL OR VERTICAL MOVEMENT OR BOTH.
 - WHERE UNDERPINNING IS CHOSEN TO PROVIDE THE PROTECTION OR SUPPORT OF ADJACENT STRUCTURES, THE UNDERPINNING STEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PROVISIONS OF CURRENT CALIFORNIA BUILDING CODE.
- UNDERPINNING SHALL BE INSTALLED IN A SEQUENTIAL MANNER THAT PROTECTS THE NEIGHBORING STRUCTURE AND THE WORKING CONSTRUCTION SITE. THE ENGINEER OF RECORD SHALL BE NOTIFIED IF THIS CONDITION EXISTS TO ALLOW FOR PREPARATION OF CONSTRUCTION DOCUMENTS.
- PLACEMENT OF BACKFILL: THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL.
- SITE GRADING: THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET AN APPROVED METHOD OF DRAINAGE AWAY FROM STRUCTURE SHALL BE USED. SLOPES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING. 2% SLOPES MAY BE USED WHEN APPROVED BY THE ENGINEER OF RECORD.
- WHERE SHALLOW FOUNDATIONS WILL BEAR ON COMPACTED FILL MATERIAL, THE COMPACTED FILL SHALL COMPLY WITH THE APPROVED GEOTECHNICAL REPORT.
 - WHERE COMPACTED FILL MATERIAL 12 INCHES IN DEPTH OR LESS NEED NOT COMPLY WITH AN APPROVED REPORT, PROVIDED THE IN-PLACE DRY DENSITY IS NOT LESS THAN 90% OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557. THE COMPACTION SHALL BE VERIFIED BY SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1705.6

DAMPPROOFING AND WATERPROOFING:

- WALLS OR PORTIONS THEREOF THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED AND DAMPPROOFED IN ACCORDANCE WITH THIS SECTION.
 - VENTILATION FOR CRAWL SPACES SHALL COMPLY WITH CBC SECTION 1203.4
- STORY ABOVE GRADE PLANE, WHERE A BASEMENT IS CONSIDERED A STORY ABOVE GRADE PLANE AND THE FINISHED GROUND LEVEL ADJACENT TO THE BASEMENT WALL IS BELOW THE BASEMENT FLOOR ELEVATION FOR 25% OR MORE OF THE PERIMETER, THE FLOOR AND WALLS SHALL BE DAMPPROOFED IN ACCORDANCE WITH THIS SECTION AND A FOUNDATION DRAIN SHALL BE INSTALLED.
- THE FINISHED GROUND LEVEL OF AN UNDER-FLOOR SPACE SUCH AS A CRAWL SPACE SHALL NOT BE LOCATED BELOW THE BOTTOM OF THE FOOTINGS, WHERE THERE IS EVIDENCE THAT THE GROUND WATER TABLE RISES TO WITHIN 6 INCHES OF THE GROUND LEBVEL AT THE OUTSIDE BUILDING PERIMETER, OR THAT THE SURFACE WATER DOES NOT READILY DRAIN FROM THE BUILDING SITE, THE GROUND LEVEL OF THE UNDER-FLOOR SPACE SHALL BE AS HIGH AS THE OUTSIDE FINISHED GROUND LEVEL, UNLESS AN APPROVED DRAINAGE SYSTEM IS PROVIDED.
 - DAMPPROOFING MATERIALS FOR WALLS SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL, AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL.
 - DAMPPROOFING SHALL CONSIST OF A BITUMINOUS MATERIAL, 3 POUNDS PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT, $\frac{1}{8}$ " COAT OF SURFACE BONDING MORTAR COMPLYING WITH ASTM C887, ANY OF THE MATERIALS PERMITTED FOR WATERPROOFING BY SECTION 1805.3.2 OR OTHER APPROVED METHODS OR MATERIALS.
- WHERE GROUND WATER IS UNCOVERED BY INVESTIGATION OR EXCAVATIONS THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY FOR WATERPROOFING SOLUTIONS.
- A DRAIN SHALL BE PLACED AROUND THE PERIMETER OF A FOUNDATION THAT CONSIST OF GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN 10% MATERIAL THAT PASSES THROUGH A No. 4 SIEVE. THE DRAIN SHALL EXTEND A MINIMUM OF 12" BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE THICKNESS SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE UNDER THE FLOOR AND THE TOP OF THE DRAIN IS NOT LESS THAN 6" ABOVE THE TOP OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL, WHERE A DRAIN TILE OR PERFORATED PIPE IS USED, THE INVERT OF THE PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS OR THE TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL.
- THE FLOOR BASE AND FOUNDATION PERIMETER DRAIN SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM THAT COMPLES WITH THE CBC. WHEN A SITE IS LOCATED IN A WELL-DRAINED GRAVEL OR SAND/ GRAVEL MIXTURE SOILS, A DEDICATED DRAINAGE SYSTEM IS NOT REQUIRED.

FOUNDATIONS:

- NO FILL OR OTHER SURCHARGE LOADS SHALL BE PLACED ADJACENT TO ANY BUILDING OR STRUCTURE UNLESS SUCH STRUCTURE IS CAPABLE OF WITHSTANDING THE ADDITIONAL LOADS CAUSED BY THE FILL OR SURCHARGE.
- IF VIBRATORY LOADS ARE TO BE PRESENT DURING THE USE OF THE STRUCTURE, THE ENGINEER OF RECORD SHALL BE NOTIFIED TO DETERMINE IF ADDITIONAL CONSIDERATION IS REQUIRED TO PREVENT DETRIMENTAL DISTURBANCES OF THE SOIL.
- IF EXPANSIVE SOILS ARE DISCOVERED THE ENGINEER OF RECORD SHALL BE NOTIFIED TO PROVIDE ADDITIONAL FOUNDATION DESIGN AND CONSTRUCTION REQUIREMENTS.
- BUILDING CLEARANCE FROM ASCENDING SLOPES SHALL IN GENERAL BE SET A SUFFICIENT DISTANCE FROM THE SLOPE TO PROVIDE PROTECTION FROM SLOPE DRAINAGE, EROSION AND SHALLOW FAILURES.
- FOUNDATION SETBACK FROM DESCENDING SLOPE SURFACE SHALL BE FOUNDED IN FIRM MATERIAL WITH AN EMBEDMENT AND SET BACK FROM THE SLOPE SURFACE SUFFICIENT TO PROVIDE VERTICAL AND LATERAL SUPPORT FOR THE FOUNDATION WITHOUT DETRIMENTAL SETTLEMENT.
- FOR FOUNDATIONS SUPPORTING GROUP R OR U OCCUPANCIES OF LIGHT-FRAME CONSTRUCTION, TWO STORIES OR LESS IN HEIGHT, ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 psi
- CONCRETE FOUNDATIONS ARE PERMITTED TO BE CAST AGAINST THE EARTH WHERE SOIL CONDITIONS DO NOT REQUIRE FORMWORK.
- SHALLOW FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL, COMPACTED FILL MATERIAL OR CLSM. COMPACTED FILL MATERIAL SHALL BE PLACED IN ACCORDANCE WITH CBC SECTION 1804.5
- THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEEDING 10%. FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTING OR WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 10%.
- FOR SINGLE STORIES, THE MIN. DEPTH OF FOOTINGS SHALL BE 12" BELOW UNDISTURBED GROUND SURFACE. THE MIN. WIDTH OF FOOTING SHALL BE 12". FOR TWO STORIES, THE MIN DEPTH OF FOOTINGS SHALL BE 18" BELOW UNDISTURBED GROUND SURFACE AND THE MIN. WIDTH OF THE FOOTING SHALL BE 15".
- ALL LOAD BEARING WALLS SHALL BE PLACED ON CONTINUOUS CONCRETE FOOTINGS BONDED INTEGRALLY WITH THE EXTERIOR WALL FOOTINGS.
- MIN. SLAB THICKNESS SHALL BE 4". A 6-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE BASE COURSE AND THE CONCRETE FLOOR SLAB. A VAPOR RETARDER IS NOT REQUIRED FOR DETACHED STRUCTURES ACCESSORY TO OCCUPANCIES IN GROUP R-3, SUCH AS GARAGES, UTILITY BUILDINGS OR OTHER UNHEATED FACILITIES.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENTLY ACCEPTED EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND CBC STANDARDS.
- IF CONDITIONS ARISE OUTSIDE THE SCOPE OF THESE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED.
- ALL CONCRETE SHALL HAVE A MIN. STRENGTH OF 2500 PSI (28 DAY)
- REINFORCEMENT BAR SHALL BE GRADE 40 FOR BARS #4 AND SMALLER AND GRADE 60 FOR BARS #5 AND LARGER
- BOTTOM HORIZONTAL REINFORCING BAR PLACED IN THE FOOTING SHALL BE 3" CLEAR OF BOTTOM OF FOOTING. TOP HORIZONTAL REINFORCING BAR PLACED IN THE FOOTING SHALL BE 2" CLEAR OF THE TOP OF THE FOOTING
- FASTENING CONNECTIONS TO FOLLOW CRC TABLE 602.3(1)

DECK AND EXPOSED CONSTRUCTION

- ALL EXPOSED WOOD SHALL BE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. CRC SECTION R317.1
- POSTS/COLUMNS SHALL BE RETAINED AT THE BOTTOM END TO PREVENT LATERAL DISPLACEMENT, CLEARLY SHOW APPROVED POST BASES, STRAPS, ETC TO ACHIEVE THIS PER (CRC R407.3)
- ALL HARDWARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR Z-MAX COATED (G-185). ALL FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED (CRC R317.3)
- PROVIDE 2X BLOCKING AT SUPPORTS
- EXTERIOR STAIRS, BALCONIES, DECKS, ETC SHALL BE ATTACHED TO THE PRIMARY STRUCTURE WITH LAG SCREWS OR EQUIVALENT ATTACHMENT THAT WILL RESIST AGAINST WITHDRAWAL AND VERTICAL LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING (CRC R311.5)
- GUARDS ARE REQUIRED IF DECK OR FLOOR IS OVER 30" ABOVE GRADE, MINIMUM 42" HIGH, WITH OPENINGS LESS THAN 4" (CRC R312). GUARDRAILS SHALL BE DESIGNED AND DETAILED FOR LATERAL FORCES ACCORDING TO (CRC TABLE 301.5)
- PROVIDE DECK LATERAL LOAD CONNECTIONS AT EACH END OF THE DECK AND AT DECK INTERSECTIONS PER (CRC R507.2.4) CONNECTORS SHALL HAVE A MINIMUM ALLOWABLE STRESS DESIGN CAPACITY OF 1500LBS AND INSTALL WITH 24" OF THE END OF THE DECK. 750LBS RATED DEVICES ARE ALLOWED (DTTIZ AS EXAMPLE) IF LOCATED EVENLY AT 4 POINTS ALONG THE DECK

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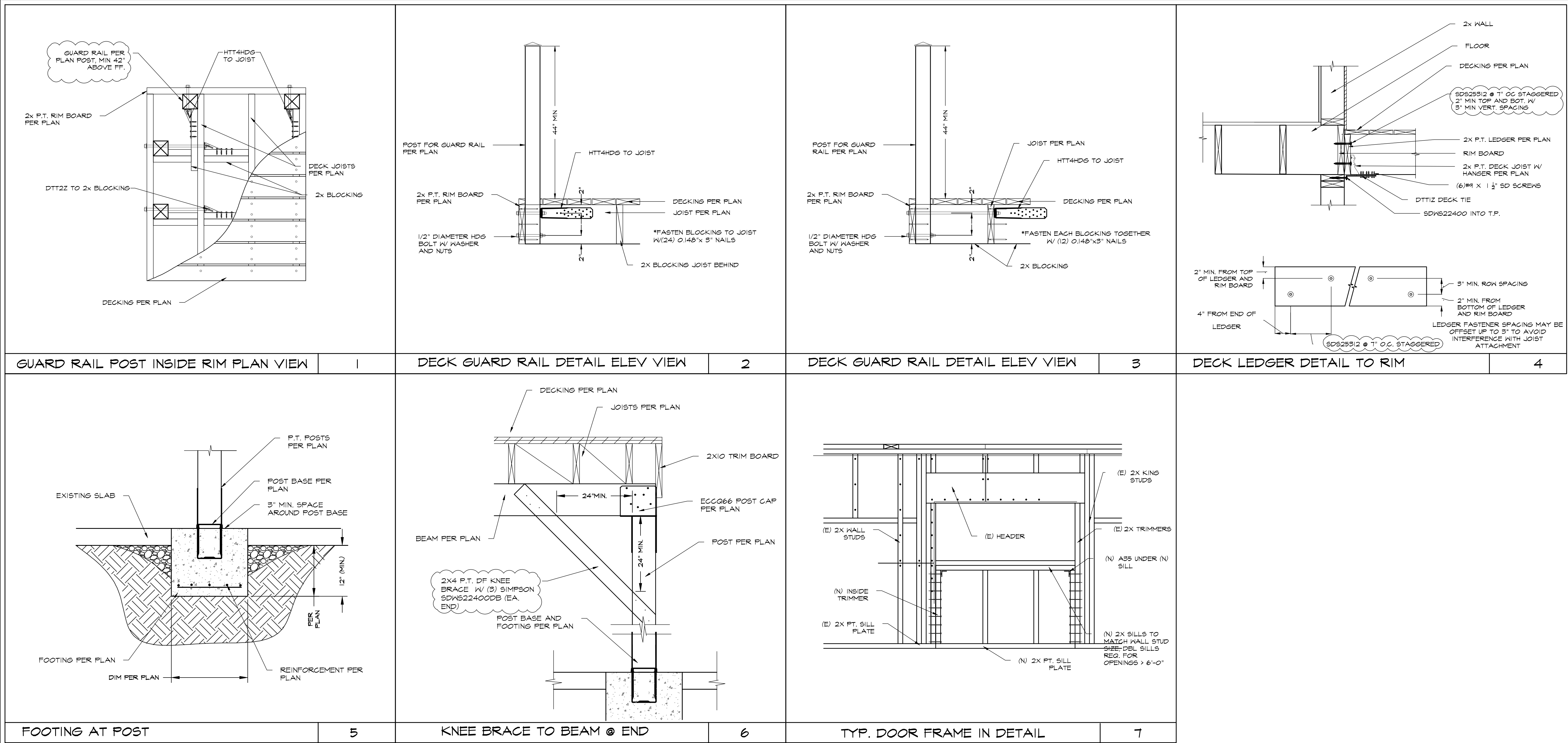
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REGISTERED PROFESSIONAL ENGINEER
FRANK A. SANDS
C 000002
10000
03/31/25
CIVIL
STATE OF CALIFORNIA

Date: 1/31/25

BADGER LN. DECK

120 BADGER LN.
GRASS VALLEY, CA

Project	Sheet
24-146	S4
Date: 1/31/25	
Scale: AS NOTED	

HVAC LEGEND

	12"x6" 5A 40 CFM	SUPPLY DIFFUSER, SIZE AND FLOW RATE LISTED ARROWS INDICATE THROW PATTERN
	24"x10" EA 40 CFM	RETURN GRILLE, SIZE AND FLOW RATE LISTED
	4"x10" EA 40 CFM	CEILING EXHAUST GRILLE, SIZE AND FLOW RATE LISTED
		RECTANGULAR SUPPLY AIR CROSS SECTION
		RECTANGULAR RETURN AIR CROSS SECTION
		RECTANGULAR EXHAUST AIR CROSS SECTION
		THERMOSTAT
		FIRE DAMPER
		BALANCING DAMPER
	10"ø	RIGID DUCT
	10"ø	FLEXIBLE DUCT
		EQUIPMENT TAG
AC		ABOVE CEILING
F		FURNACE
CU		CONDENSING UNIT
HP		HEAT PUMP
FC		FAN COIL UNIT
CFM		CUBIC FEET PER MINUTE
EF		EXHAUST FAN
SA		SUPPLY AIR
RA		RETURN AIR
EA		EXHAUST AIR
OA		OUTSIDE AIR

HVAC NOTES

1. SCOPE OF WORK
 - REPLACE EXISTING FURNACE AND CONDENSING UNIT SERVING THE FIRST FLOOR.
 - RELOCATE FURNACE SERVING THE SECOND FLOOR TO THE SECOND FLOOR AS INDICATED.
 - PROVIDE ALL NEW DUCTING FOR FURNACE SERVING THE SECOND FLOOR.
 - REUSE EXISTING DUCTING FOR THE FIRST FLOOR.
 - ADD FIRE DAMPERS TO DIFFUSERS AND GRILLES PENETRATING FIRST FLOOR CEILING AND RECONFIGURE AS NOTED.
 - INSTALL NEW DUCTLESS MINI-SPLIT FOR THE FIRST FLOOR STUDIO.
 - INSTALL NEW EXHAUST FAN FOR FIRST FLOOR BATHROOMS AND INCLUDE CEILING RADIATION DAMPERS AS NOTED.
 - ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS DISCOVERED DURING DEMOLITION SHALL BE BROUGHT TO THE ARCHITECT AND ENGINEER'S ATTENTION TO REVISE THE PLANS AS NECESSARY.
2. FURNISH AND INSTALL ALL MATERIALS AND PERFORM ALL LABOR NECESSARY FOR A COMPLETE INSTALLATION OF HVAC WORK INDICATED ON THE DRAWINGS. ALSO PROVIDE ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED, WHICH CAN REASONABLY BE INFERRED OR TAKEN AS BELONGING TO THE WORK AND NECESSARY TO PROVIDE THE COMPLETE SYSTEM.
3. IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO ASSURE ALL MECHANICAL SYSTEMS FUNCTION PROPERLY, SAFELY, AND MEET ALL LOCAL, STATE AND REGIONAL CODES.
4. ALL WORK SHALL CONFORM TO THE ACCEPTED STANDARDS OF THE TRADE. THE ENGINEER IS TO BE NOTIFIED IF ANY SUBSTITUTIONS ARE SEEN TO BE NECESSARY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF EQUIPMENT INDICATED TO BE REMOVED, UNLESS OTHERWISE INSTRUCTED BY THE OWNER. EXISTING REFRIGERANT SHALL BE RECLAIMED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH THE 1990 CLEAN AIR ACT AMENDMENT.
6. THE CONTRACTOR SHALL PARTICIPATE IN BID WALK-THRU AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. BIDS SHALL BE ADJUSTED TO ACCOMMODATE ANY EXISTING CONDITIONS WHICH ARE NOT SHOWN ON PLANS AND ARE VISIBLE DURING WALK-THRU. ANY AND ALL DEVIATIONS FROM PLANS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
7. CONTROLS - GENERAL

A. ROOM THERMOSTATS SHALL BE PROGRAMMABLE WITH 5-1-1 DAY B. PROGRAMMING AND 24-HOUR HEATING AND COOLING SETBACK CAPABILITY.

C. THERMOSTATS SHALL BE INSTALLED WHERE INDICATED ON PLANS, 48" INCHES ABOVE FINISHED FLOOR LEVEL.

D. INSTALL THERMOSTATS IN CENTRALLY LOCATED AREAS AT 48" ABOVE FLOOR LEVEL OUT OF DIRECT SUN AND DRAFTS WHERE INDICATED ON THE MECHANICAL PLANS.

E. ALL LOW VOLTAGE WIRING FOR CONTROLS AND SENSORS IS THE RESPONSIBILITY OF THE MECHANICAL/HVAC CONTRACTOR. ALL CONDUIT PULLS (AND LOW VOLTAGE WIRING INSTALLATION) IS TO BE COORDINATED WITH ELECTRICAL CONTRACTOR DURING CONSTRUCTION.
8. AIR DIFFUSERS AND RETURN/EXHAUST GRILLES SHALL BE SHOEMAKER OR EQUAL. PROPOSED MODEL NUMBERS FOR DIFFERENT APPLICATIONS ARE AS FOLLOWS:

APPLICATION	MODEL #	REMARKS
CEILING SUPPLY	945	ADJUSTABLE BLADE 3 OR 4-WAY THROW
SIDEWALL SUPPLY	951	STEEL BLADE ADJUSTABLE DIFFUSER
GYPSTUM CEILING	645 FG2	ALUMINUM LATTICE FILTER GRILLE
FILTERED RETURN	FG2	STAMP FACED FILTER GRILLE PROVIDE 2" MERV-13 FILTER
9. LOCATIONS OF DIFFUSERS AND GRILLES ON PLANS ARE APPROXIMATE AND MAY HAVE TO BE RELOCATED TO AVOID OBSTACLES, SUCH AS LIGHT FIXTURES AND SPRINKLERS.
10. FIRE DAMPERS
 - HORIZONTAL DUCT: POTTORF® FD-125R SINGLE ROUND DAMPER WITH POINT OF ORIGIN CONTROL. 1-1/2" IHR RATED.
 - CEILING RADIATION DAMPER: POTTORF® CFD-15LP WITH BUTTERFLY STYLE BLADES. PROVIDE INTEGRAL SLEEVE. 3" IHR RATED.
 - DAMPERS SHALL BE UL LISTED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHALL.
11. PROVIDE CAM-FARR 2" INCH DEEP, MERV-13 FILTERS IN RETURN AIR FLENUM OF AIR HANDLERS.
12. FLUES AND COMBUSTION INLETS FOR FURNACES SHALL TERMINATE A MINIMUM OF THREE (3) FEET ABOVE ANY FRESH AIR INLET WITHIN TEN (10) FEET.
13. SLOPE ALL CONDENSATE LINES AT 1/4" PER FOOT. CONDENSATE OUTLETS SHALL TERMINATE INDIRECTLY TO APPROVED PLUMBING FIXTURE OR A MINIMUM OF 6" INCHES ABOVE GROUND LEVEL. CONDENSATE LINES SHALL BE 3/4" SCHEDULE 40 PVC UNLESS OTHERWISE NOTED.
14. DUCT MATERIAL AND SEALING:

A. DUCTING IN CONCEALED LOCATION SHALL BE GALVANIZED SHEET METAL. FIRE-INSULATED FLEX DUCT MAY BE USED AS LEADERS (5' MAX.) TO AND FROM AIR TERMINALS. PER CMC 603.41. DUCT SHALL BE MANUFACTURED IN ACCORDANCE WITH CHAPT. 6 OF THE 2022 CMC AND SMACNA GUIDELINES.

B. PRE-INSULATED FLEX DUCT SHALL HAVE AN R-VALUE = 8.0.

C. FACTORY-FABRICATED DUCT SYSTEMS SHALL COMPLY WITH UL181.

D. METAL TO METAL JOINTS SHALL BE SEALED WITH MASTIC SEALANT TO PROVIDE AIRTIGHT PROTECTION PRIOR TO INSULATION. APPLY SEALANT ACCORDING TO MANUFACTURER'S RECOMMENDATION.

E. INNER LINING OF FLEX DUCTING SHALL BE SECURELY FASTENED WITH A PANDUIT STRAP. THE EXTERIOR LINING (INSULATION) SHALL BE SECURELY TAPED TO THE SHEET METAL FITTING.

F. WHERE TURNS AND/OR TRANSITIONS EXCEED 45 DEGREES USE SHEET METAL FITTINGS AND ELBOWS. PROVIDE SHEET METAL SLEEVES FOR ALL SPLICES.

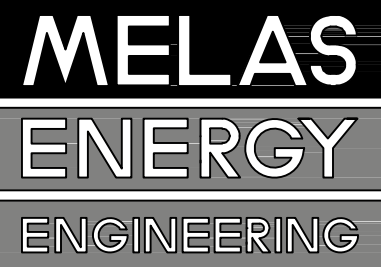
G. DUCTING EXPOSED TO EXTERIOR SHALL BE 22 GAGE (MIN)

H. CORRUGATED ALUMINUM FLEX DUCT SHALL NOT BE ALLOWED.

I. ALL TAPES AND MASTIC SEALANTS SHALL COMPLY WITH UL181, UL 181A, OR UL181B.
15. INCREASE DUCT SIZES GRADUALLY, NOT EXCEEDING 15 DEGREES DIVERGENCE WHEREVER POSSIBLE. DIVERGENCE UPSTREAM OF EQUIPMENT SHALL NOT EXCEED 30 DEGREES; CONVERGENCE DOWNSTREAM SHALL NOT EXCEED 30 DEGREES.
16. SUPPORTS AND HANGERS FOR DUCTING SHALL BE IN ACCORDANCE WITH THE 2022 UNIFORM MECHANICAL CODE AND IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE. DUCTS SHALL BE SUPPORTED AT EACH CHANGE OF DIRECTION, SUPPORTS AND 8' INTERVALS (MIN.).
17. WRAP ALL UNLINED CONCEALED SUPPLY AND RETURN DUCTS WITH 0.015" O.C. FIBERGLASS DUCT WRAP OR JM MICROLite 2" THICK AND 1" PER CUBIC FOOT DENSITY. WRAP INSULATION ENTIRELY AROUND DUCT AND WIRE SECURELY IN PLACE WITH #6 WIRE 12" O.C. ON EACH SIDE OF STANDING BEAM AND OVER INSULATION JOINT. LAP ALL INSULATION JOINTS 3" MIN. INSULATE DUCTS TIGHT AGAINST OTHER WORK BEFORE HANGING IN PLACE.
18. DUCTS SHALL BE LINED WITH 1" INTERIOR LINING WHERE INDICATED ON PLANS AND IN NO CASE LESS THAN 5 FEET OF AIR MOVING DEVICE. DUCT LINING SHALL BE 1" OWENS CORNING QUIET® OR EQUAL. MATERIAL HAS A K' OF 0.23 (BTU/HR-FT.-°F), 0.1 NRC SOUND ABSORPTION COEFFICIENT.
19. PER CALGREEN SECTION 5504.3, AT TIME OF ROUGH INSTALLATION OR DURING STORAGE AT THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HVAC SYSTEM, ALL DUCTING AND RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
20. AIR DISTRIBUTION SYSTEM SHALL BE BALANCED WITH AN APPROVED AND CALIBRATED AIR FLOW MEASURING DEVICE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB). PROVIDE INDICATED AIR FLOW RATINGS (WITHIN ±5%). PROVIDE OWNER WITH COMPLETE AIR BALANCE REPORT.
21. DUCT SYSTEM LEAKAGE TEST
 - PROVIDE DUCT TESTS FOR BOTH FIRST FLOOR AND SECOND FLOOR SYSTEMS.
 - DUCTS SHALL BE PRESSURIZED TO 25 PASCAL AND THE AIR LEAKAGE SHALL NOT EXCEED 10% OF FAN FLOW IN THE EVENT THAT 10% DUCT LEAKAGE IS NOT ACHIEVABLE. THE DUCTS SYSTEM SHALL BE PRESSURIZED WITH THEATRICAL FOG AND ALL ACCESSIBLE LEAKS SHALL BE SEALED.
 - FINAL TEST SHALL BE PERFORMED BY INDEPENDENT CERTIFIED HERB.
22. NO DUCTED OR NON-DUCTED AIR MOVING DEVICE SHALL TERMINATE IN ATTIC.
23. INSULATE CONDENSATE LINE WITH ARMSTRONG® 1/2" WALL THICKNESS "DG TUBO-BLIT" COND-4029 (BTU-IN/HR-°F) AT 15°F IN ACCORDANCE WITH ASTM C 171 OR C 510 WITH THIRD PARTY TESTING SUPERVISION. WHERE PIPING IS EXPOSED TO WEATHER PROVIDE PVC JACKETING AROUND INSULATION.

HVAC EQUIPMENT SCHEDULE																	
		COOLING			HEATING		FAN			ELECT.							
SYMBOL	AREA SERVED	TOTAL (BTU/HR)	SENSIBLE (BTU/HR)	COIL EDB/EWB (°F)	HIGH INPUT/OUTPUT (BTU/HR)	DB (°F)	CFM	S.P. (WC)	O.A. (CFM) (MIN)	VOLTAGE	MCA	COMP. IRA	FUSE/MOCP	MFGR & MODEL NO.	WEIGHT (LBS)	EFFICIENCY	REMARKS
	FIRST FLOOR	---	---	---	60,000 /58,000	---	1,020	0.70	---	115 V. 1 PHASE	7.1	---	15	CARRIER # 59SP6A060-V17-14	132	AFUE = 95	CONDENSING FURNACE MOUNTED IN UPFLOW POSITION ECM BLOWER MOTOR H=35", D=29-1/2", W=17-1/2"
	FIRST FLOOR	31,460	22,470	80/63	---	---	---	---	---	208/230 V. 1 PHASE	24.2	117	40	CARRIER # 24SCA430N	139	SEER2 = 14.0 EER2 =12.0	GROUND MOUNT CONDENSING UNIT FOR DUAL FUEL APPLICATION SOUND LEVEL 78 dBA W=28-1/4", D=28-1/4", H=39-1/4"
	FIRST FLOOR	PERFORMANCE FOR CU-1 ABOVE IS BASED ON THIS COIL												CARRIER # CVPMA3117XMC	40	---	UPFLOW DIRECT EXPANSION COIL PRESS DROP = 0.27 IN WC AT 1600 CFM H=25.5", W=21", D=10.5"
	STUDIO	12,000	8,500	80/65	14,000	47	453	0.36	---	(1)	0.80	---	(1)	FUJITSU # ASUH12LPAS	22	---	INDOOR HEAT PUMP WALL UNIT DIMENSIONS: H=10-5/8", W=32-13/16", D=8-3/4" FAN SET AT HIGH SPEED 43dBA
	STUDIO	12,000	8,500	80/65	14,000	47	---	---	---	208/230 V. 1 PHASE	9.7	---	15	FUJITSU # AOUH12LPAS1	68	HSPF2 = 10.5 SEER2 = 20.0 EER2 = 11.0	SINGLE ZONE GROUND MOUNTED OUTDOOR HEAT PUMP DIMENSIONS: H=21-5/16", W=31-7/16", D=11-7/16" AHRI# 2060909901
NOTES: 1. ELECTRICAL FOR INDOOR UNITS, FC-4, WILL BE PROVIDED BY OUTDOOR UNIT HP-4.																	

EXHAUST FAN SCHEDULE													
		COOLING		FAN			ELECT.						
SYMBOL	QTY.	AREA SERVED	DESCRIPTION	CFM	S.P. (WC)	RPM	VOLTAGE	BHP	WATTS	MFGR & MODEL NO.	WEIGHT (LBS)	SONES	REMARKS
EF-1	1	STUDIO BATH	CEILING CABINET FAN	80	0.25	---	115 V. 1 PHASE	---	6.2	PANASONIC WHISPERGREEN® SELECT™ FV-0511VK52	11.9	<0.3	AIRFLOW INDICATED IS SETTING FOR "BOOST" AIRFLOW. PROVIDE CONDENSATION SENSOR ACCESSORY #FVCSVK1 EXHAUST FAN SHALL HAVE 4" DUCT CONNECTION FAN HAS 3 SETTINGS: 50, 80, OR 110 CFM SET FAN FOR 30 CFM CONTINUOUS, SEPARATE SWITCH SHALL ENERGIZE FAN TO HIGH SPEED. INSTALL FLEXDAMPER™, #FC-RD05C5, CEILING RADIATION DAMPER
EF-2	1	(F) FIRST FLOOR BATH	CEILING CABINET FAN	80	0.25	---	115 V. 1 PHASE	---	6.2	PANASONIC WHISPERGREEN® SELECT™ FV-0511VK52	11.9	<0.3	AIRFLOW INDICATED IS SETTING FOR "BOOST" AIRFLOW. PROVIDE CONDENSATION SENSOR ACCESSORY #FVCSVK1 EXHAUST FAN SHALL HAVE 4" DUCT CONNECTION FAN HAS 3 SETTINGS: 50, 80, OR 110 CFM SEPARATE SWITCH SHALL ENERGIZE FAN. INSTALL FLEXDAMPER™, #FC-RD05C5, CEILING RADIATION DAMPER
DEF-1	2	LAUNDRY	DRYER BOOSTER EXHAUST FAN	136	0.60	---	120 V. 1 PHASE	---	92	FANTECH EXTERIOR-MOUNT RVF 4XL	10	N/A	UNIT SHALL BE ENERGIZED BY FANTECH DB10 PRESSURE SWITCH
NOTES: (1) INSTALL/MOUNT EXHAUST FANS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. (2) THE CONTINUOUS FLOW RATE OF EXHAUST FAN EF-1 IS 30 CFM. THIS MEETS THE REQUIRED VENTILATION ACCORDING TO ASHRAE STANDARD 62.2. FLR AREA x .03 + (7.5 x (# OF BEDROOMS +1)); 493 x .03 + (7.5 x 1) = 22.3 CFM (3) FIELD LOCATE DUCT TERMINATIONS FOR EXHAUST FANS. THEY SHALL NOT TERMINATE IN ATTIC OR WITHIN 3 FEET OF OPERABLE DOOR OR WINDOW. (4) DRYER VENTING: - USE STEEL OR ALUMINUM DUCT RATED FOR DRYER USE. DO NOT USE FLEXIBLE DUCT. - DRYER DUCTS IN UNCONDITIONED SPACE SHALL BE INSULATED.													



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GRASS VALLEY, CA

HVAC NOTES AND SPECIFICATIONS

Project Title:

Project Location:

Sheet Title:

Revisions:

No.	Date:	By:	Description:
1	2-10-25	DD	Plan Check
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Plot Date: 3/26/2025

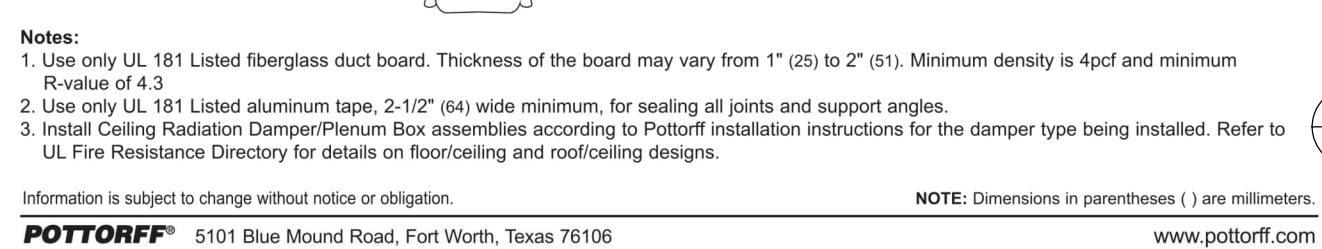
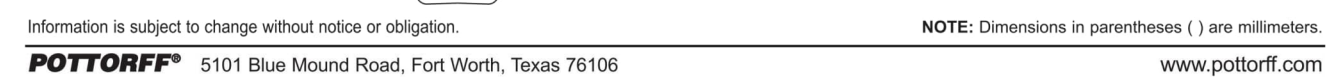
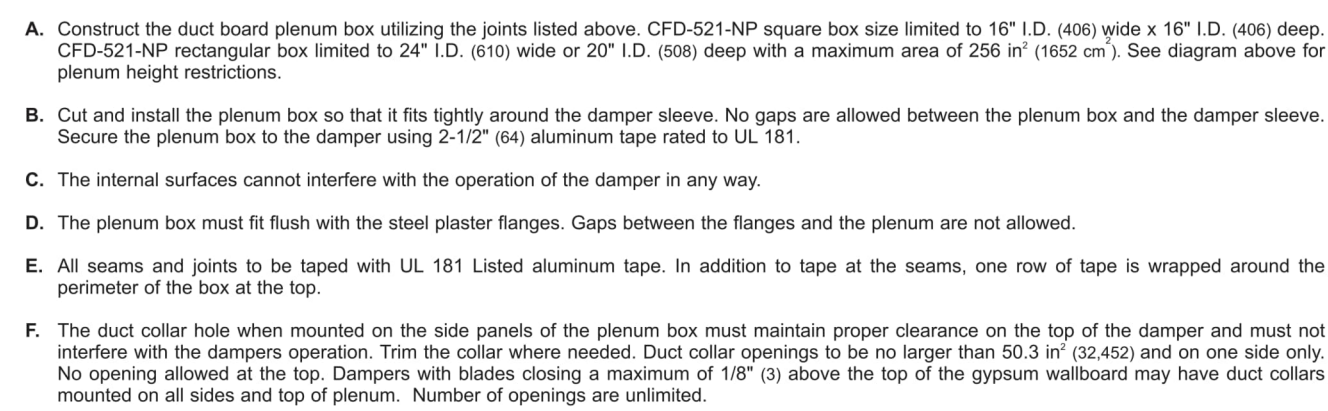
Job # 24-359

Scale as noted

Date 1st issued 10-31-2024

Sheet Number M0.1

The following installation details apply to the **CFD-15**, **CFD-20**, and **CFD-521-NP**



Standard Construction
Frame: 22 gauge (0.85) galvanized steel.

Blades: 22 gauge (0.85) galvanized steel – butterfly, insulated with ceramic refractory material for dampers larger than 114 in. (708 mm).

Fire Closure Device: Fusible link.

Fire Closure Temperature: 165°F (75°C).


Minimum Size: 6" x 12" (152 x 305)

Maximum Size: 24" x 24" (610 x 610)

Warnock Hersey listing #: WHI-495-P5H-0177, -0178

Meets NFPA Standards: 90A and 101

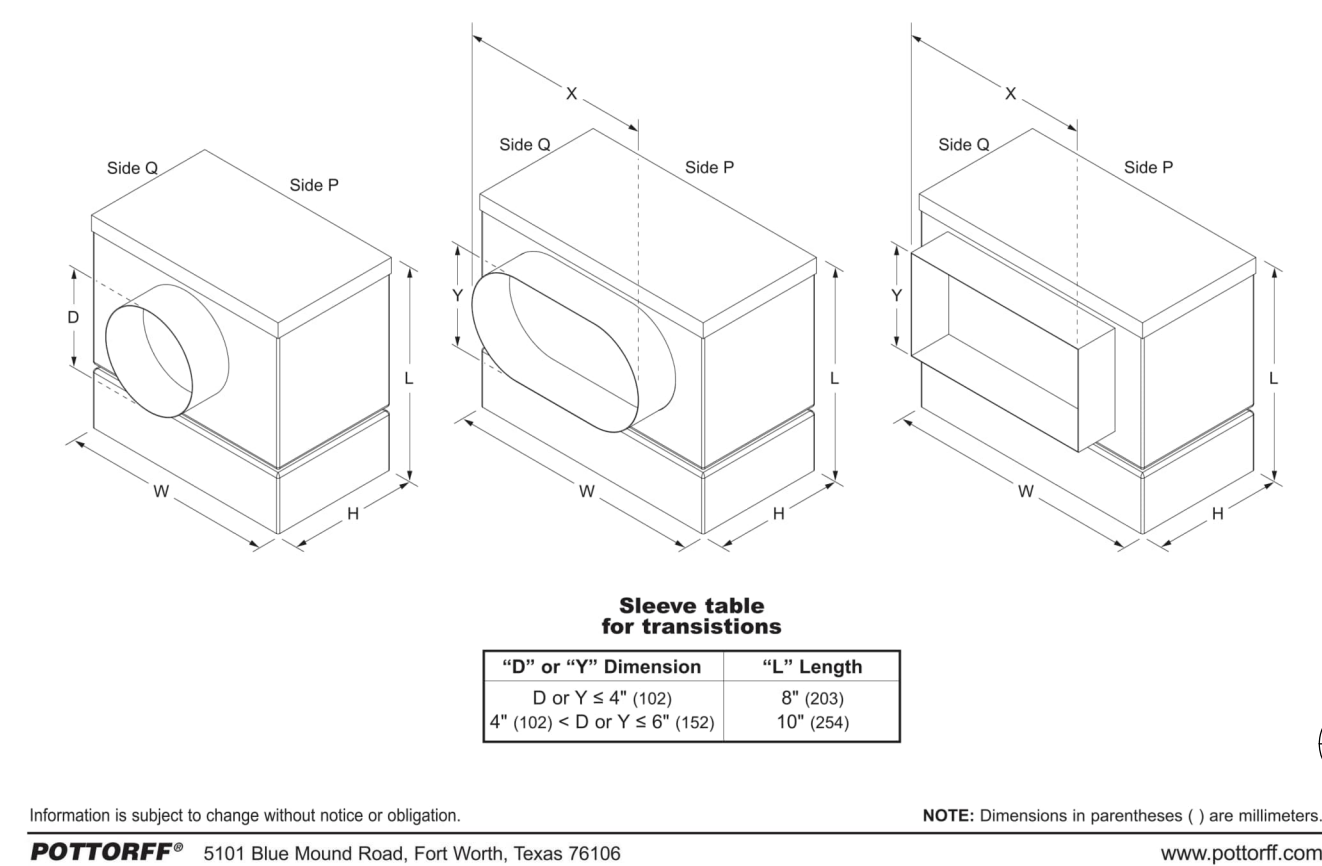
Meets Building Code Standards: IBC, NBC, NFPA, SBC and UBC



Damper Height	Steeple Length L*
H ≤ 20" (508)	8" (203)
H > 20" (508)	10" (254)

*Damper dimensions furnished approximately net O.D.

Damper Size Limitations for Round, Oval and Square/Rectangular Duct Transitions



PC-RD05C5

<p>Description:</p> <p>Radiant damper shall be assembled with select ENERGY STAR[®] rated ventilation fans, tested for use with most motor condensation sensors. Damper shall be UL, and listed for use with wood assemblies and meet 1,500 CFM per 1,000 sq. ft. of floor area. The ceiling assemblies as listed below. Damper shall exceed National Fire Protection Agency NFPA 90A.</p> <p>Features:</p> <ul style="list-style-type: none"> • Tested for use in a 1-hour fire-rated wood truss ceiling (roof and ceiling design) • 100% R-Value Fiberglass batts, 1/2" thick • High temperature, non-abrasive, reinforced foam thermal fabric. • Galvanized steel frame. • Damper allows for horizontal access for ongoing maintenance or flanking during installation stage. • Drywall support installation after drywall is in place. The assembly meet UL, Combustible Assemblies. 	<p>UL listed assemblies with Panasonic ENERGY STAR[®] models:</p> <p>WhisperGreen[®] Select[®] FV-05-11V1, FV-06-11V1, FV-08-11V1, FV-10-11V1, FV-12-11V1, FV-14-11V1, FV-16-11V1, FV-18-11V1, FV-20-11V1, FV-22-11V1, FV-24-11V1, FV-26-11V1, FV-28-11V1, FV-30-11V1, FV-32-11V1, FV-34-11V1, FV-36-11V1, FV-38-11V1, FV-40-11V1, FV-42-11V1, FV-44-11V1, FV-46-11V1, FV-48-11V1, FV-50-11V1, FV-52-11V1, FV-54-11V1, FV-56-11V1, FV-58-11V1, FV-60-11V1, FV-62-11V1, FV-64-11V1, FV-66-11V1, FV-68-11V1, FV-70-11V1, FV-72-11V1, FV-74-11V1, FV-76-11V1, FV-78-11V1, FV-80-11V1, FV-82-11V1, FV-84-11V1, FV-86-11V1, FV-88-11V1, FV-90-11V1, FV-92-11V1, FV-94-11V1, FV-96-11V1, FV-98-11V1, FV-100-11V1, FV-102-11V1, FV-104-11V1, FV-106-11V1, FV-108-11V1, FV-110-11V1, FV-112-11V1, FV-114-11V1, FV-116-11V1, FV-118-11V1, FV-120-11V1, FV-122-11V1, FV-124-11V1, FV-126-11V1, FV-128-11V1, FV-130-11V1, FV-132-11V1, FV-134-11V1, FV-136-11V1, FV-138-11V1, FV-140-11V1, FV-142-11V1, FV-144-11V1, FV-146-11V1, FV-148-11V1, FV-150-11V1, FV-152-11V1, FV-154-11V1, FV-156-11V1, FV-158-11V1, FV-160-11V1, FV-162-11V1, FV-164-11V1, FV-166-11V1, FV-168-11V1, FV-170-11V1, FV-172-11V1, FV-174-11V1, FV-176-11V1, FV-178-11V1, FV-180-11V1, FV-182-11V1, FV-184-11V1, FV-186-11V1, FV-188-11V1, FV-190-11V1, FV-192-11V1, FV-194-11V1, FV-196-11V1, FV-198-11V1, FV-200-11V1, FV-202-11V1, FV-204-11V1, FV-206-11V1, FV-208-11V1, FV-210-11V1, FV-212-11V1, FV-214-11V1, FV-216-11V1, FV-218-11V1, FV-220-11V1, FV-222-11V1, FV-224-11V1, FV-226-11V1, FV-228-11V1, FV-230-11V1, FV-232-11V1, FV-234-11V1, FV-236-11V1, FV-238-11V1, FV-240-11V1, FV-242-11V1, FV-244-11V1, FV-246-11V1, FV-248-11V1, FV-250-11V1, FV-252-11V1, FV-254-11V1, FV-256-11V1, FV-258-11V1, FV-260-11V1, FV-262-11V1, FV-264-11V1, FV-266-11V1, FV-268-11V1, FV-270-11V1, FV-272-11V1, FV-274-11V1, FV-276-11V1, FV-278-11V1, FV-280-11V1, FV-282-11V1, FV-284-11V1, FV-286-11V1, FV-288-11V1, FV-290-11V1, FV-292-11V1, FV-294-11V1, FV-296-11V1, FV-298-11V1, FV-300-11V1, FV-302-11V1, FV-304-11V1, FV-306-11V1, FV-308-11V1, FV-310-11V1, FV-312-11V1, FV-314-11V1, FV-316-11V1, FV-318-11V1, FV-320-11V1, FV-322-11V1, FV-324-11V1, FV-326-11V1, FV-328-11V1, FV-330-11V1, FV-332-11V1, FV-334-11V1, FV-336-11V1, FV-338-11V1, FV-340-11V1, FV-342-11V1, FV-344-11V1, FV-346-11V1, FV-348-11V1, FV-350-11V1, FV-352-11V1, FV-354-11V1, FV-356-11V1, FV-358-11V1, FV-360-11V1, FV-362-11V1, FV-364-11V1, FV-366-11V1, FV-368-11V1, FV-370-11V1, FV-372-11V1, FV-374-11V1, FV-376-11V1, FV-378-11V1, FV-380-11V1, FV-382-11V1, FV-384-11V1, FV-386-11V1, FV-388-11V1, FV-390-11V1, FV-392-11V1, FV-394-11V1, FV-396-11V1, FV-398-11V1, FV-400-11V1, FV-402-11V1, FV-404-11V1, FV-406-11V1, FV-408-11V1, FV-410-11V1, FV-412-11V1, FV-414-11V1, FV-416-11V1, FV-418-11V1, FV-420-11V1, FV-422-11V1, FV-424-11V1, FV-426-11V1, FV-428-11V1, FV-430-11V1, FV-432-11V1, FV-434-11V1, FV-436-11V1, FV-438-11V1, FV-440-11V1, FV-442-11V1, FV-444-11V1, FV-446-11V1, FV-448-11V1, FV-450-11V1, FV-452-11V1, FV-454-11V1, FV-456-11V1, FV-458-11V1, FV-460-11V1, FV-462-11V1, FV-464-11V1, FV-466-11V1, FV-468-11V1, FV-470-11V1, FV-472-11V1, FV-474-11V1, FV-476-11V1, FV-478-11V1, FV-480-11V1, FV-482-11V1, FV-484-11V1, FV-486-11V1, FV-488-11V1, FV-490-11V1, FV-492-11V1, FV-494-11V1, FV-496-11V1, FV-498-11V1, FV-500-11V1, FV-502-11V1, FV-504-11V1, FV-506-11V1, FV-508-11V1, FV-510-11V1, FV-512-11V1, FV-514-11V1, FV-516-11V1, FV-518-11V1, FV-520-11V1, FV-522-11V1, FV-524-11V1, FV-526-11V1, FV-528-11V1, FV-530-11V1, FV-532-11V1, FV-534-11V1, FV-536-11V1, FV-538-11V1, FV-540-11V1, FV-542-11V1, FV-544-11V1, FV-546-11V1, FV-548-11V1, FV-550-11V1, FV-552-11V1, FV-554-11V1, FV-556-11V1, FV-558-11V1, FV-560-11V1, FV-562-11V1, FV-564-11V1, FV-566-11V1, FV-568-11V1, FV-570-11V1, FV-572-11V1, FV-574-11V1, FV-576-11V1, FV-578-11V1, FV-580-11V1, FV-582-11V1, FV-584-11V1, FV-586-11V1, FV-588-11V1, FV-590-11V1, FV-592-11V1, FV-594-11V1, FV-596-11V1, FV-598-11V1, FV-600-11V1, FV-602-11V1, FV-604-11V1, FV-606-11V1, FV-608-11V1, FV-610-11V1, FV-612-11V1, FV-614-11V1, FV-616-11V1, FV-618-11V1, FV-620-11V1, FV-622-11V1, FV-624-11V1, FV-626-11V1, FV-628-11V1, FV-630-11V1, FV-632-11V1, FV-</p>
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model **FD-125R**
1½ hour — fire damper
round blade

square penetrations.

Blade: 1/4 gauge (2.0) equivalent galvanized steel — standard.

Adhes: 1/2" (13) diameter plated steel, D-68" (303), 1/4" (19), D68" (203).

Linkage: In the air-stream.

Bearings: Bronze oilite, sleeve-type.

Fire Closure Device: Fusible link.

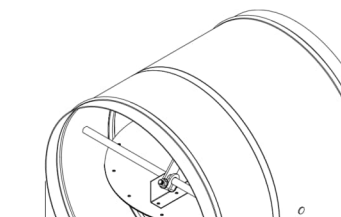
Fire Closure Temperature: 165°F (75°C).

Minimum Size: 8" Ø (203 Ø)

Maximum Size: 24" Ø (610 Ø)

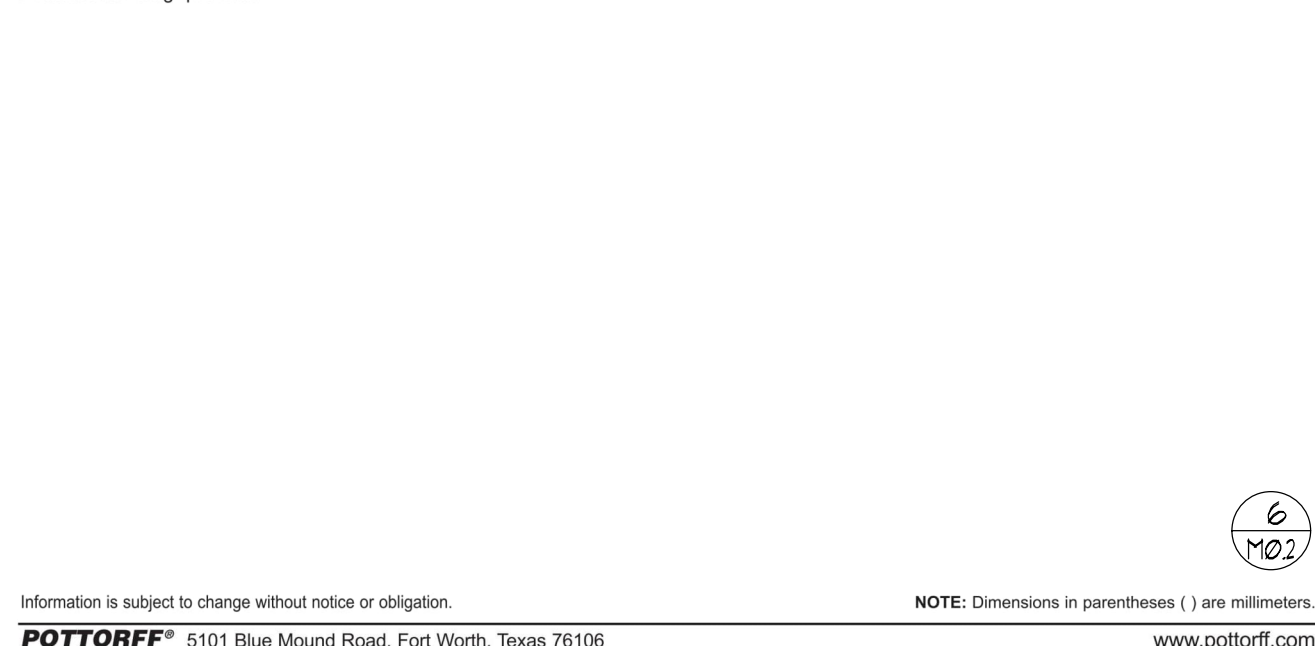
Options

- ☐ Rotatable frame/pane length:
 - ☐ 20" (508)
 - ☐ 24" (610)
- ☐ Single-sided mounting plate.
- ☐ Duct access door factory mounted to sleeve/frame.
- ☐ Alternate fire closure temperature:
 - ☐ 212°F (100°C)
- ☐ Type - 304 stainless steel construction.
- ☐ Manual locking quadrant.

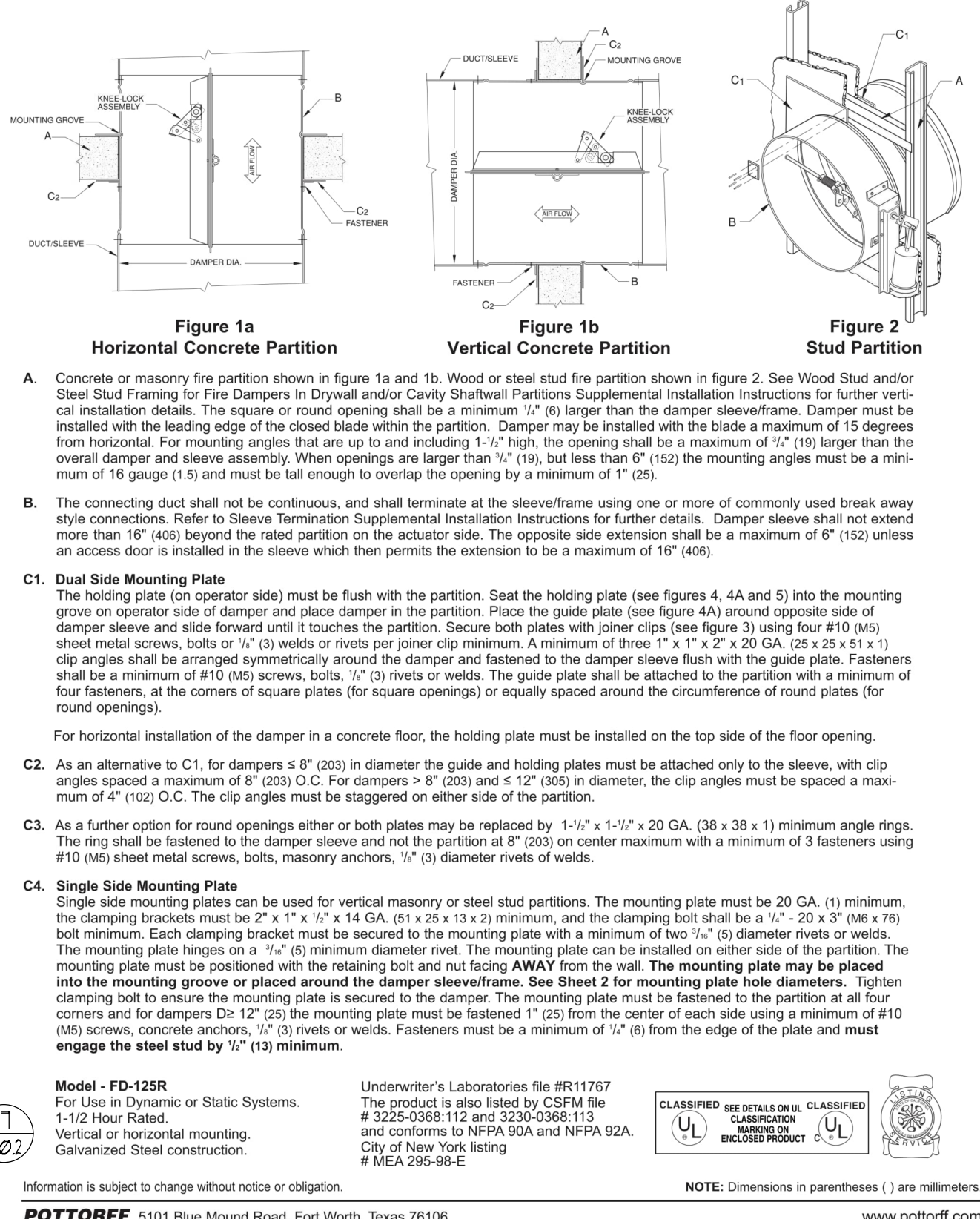


Model FD-125R
(standard)

*Damper dimensions furnished approximately 1/8" (2) undersize.
Outside diameter including reinforcing heads is approximately D + 1/8" (2),
and at side corner fire diameter including side heads is approximately D + 3/8" (10).

1½ hour — fire dampers
installation instructions

The following installation details apply to model **FD-125R**



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FIRE PENETRATION DETAILS

Project Title:

Project Location:

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Revisions:

No.	Date:	By:	Description:
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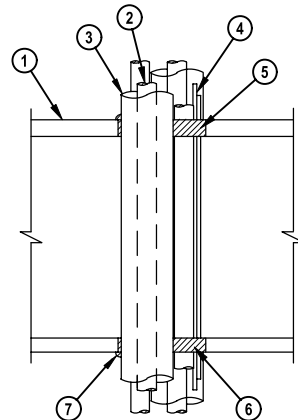
Plot Date: 3/26/2025

Job # 24-359

Scale as noted

Date 1st Issued 10-31-2024

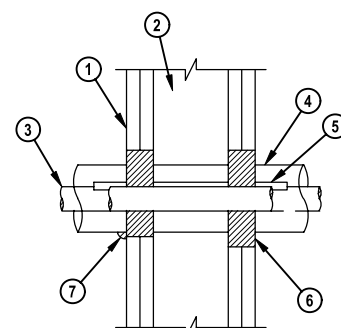
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- WOOD FLOOR ASSEMBLY (1 HR FIRE RATED SHOWN)
- PENETRATING METALLIC ITEM TO BE ONE OF THE FOLLOWING:
A. MAX. 3/4" STEEL PIPE
B. MAX. 3/4" COPPER PIPE
- NOMINAL 3/4" THICK AB/PVC PIPE INSULATION ON ONE OR MORE METALLIC PIPES
- MAXIMUM 4-PAIR NO. 18 AWG THERMOSTAT CABLE WITH PVC JACKET, MAX. QUANTITY = 2
- MINIMUM 3/4" DEPTH HILTI CP-606 FLEXIBLE FIRESTOP SEALANT, OR EQUAL
- MINIMUM 3/8" DEPTH HILTI CP-606 FLEXIBLE FIRESTOP SEALANT, OR EQUAL
- MINIMUM 1/2" BEAD HILTI CP-606 FLEXIBLE FIRESTOP SEALANT (OR EQUAL) APPLIED AT POINT OF CONTACT

NOTES:
1. MAXIMUM DIA. OF OPENING = 4"
2. ANNULAR SPACE = 0" MIN, 1" MAX.

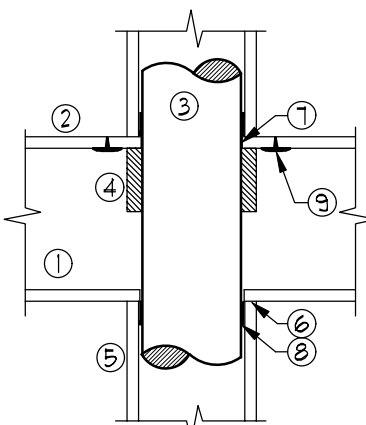
HVAC LINE SET THROUGH 1 HR FLOOR ASSEMBLY
UL # FC8032 SCALE: NONE



- GYPSUM WALL ASSEMBLY (2-HOUR FIRE-RATING)
- STEEL STUDS TO BE MINIMUM 3/4" WIDE, WOOD STUDS NOMINAL 2"x4"
- MAX. 1" COPPER PIPE (MAX. QUANTITY = 2)
- NOMINAL 3/4" THICK AB/PVC PIPE INSULATION ON ONE OR MORE METAL PIPE OR TUBING
- MAXIMUM 4-PAIR NO. 18 AWG THERMOSTAT CABLE WITH PVC JACKET, MAX. QUANTITY = 2
- MINIMUM 1/4" DEPTH HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT, OR EQUAL
- MINIMUM 1/2" BEAD HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT (OR EQUAL) APPLIED AT POINT OF CONTACT

NOTES:
1. MAXIMUM DIA. OF OPENING = 4 1/2"
2. ANNULAR SPACE = 0" MIN, 1 1/4" MAX.
3. ANNULAR SPACE BETWEEN PENETRANTS = 0"

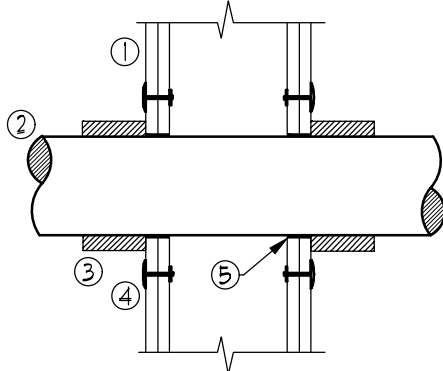
HVAC LINE SET THROUGH 1 or 2 HR WALL ASSEMBLY
UL # FC8041 SCALE: NONE



- WOOD FLOOR ASSEMBLY (1 HR FIRE RATED SHOWN)
- LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE.
- PENETRATING ITEM TO BE ONE OF THE FOLLOWING:
A. MAX. 3" ABS
- HILTI CP 643 FIRESTOP COLLAR
- GYPSUM WALL ASSEMBLY (1 HR SHOWN)
- TOP PLATE
- MINIMUM 3/4" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT, OR EQUAL
- MINIMUM 1/2" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT, OR EQUAL FLUSH WITH BOTTOM SURFACE OF TOP PLATE.
- WOOD SCREWS WITH WASHERS TO FASTEN EACH MOUNTING TAB

NOTES:
1. ANNULAR SPACE = 0" MIN, 1/4" MAX.

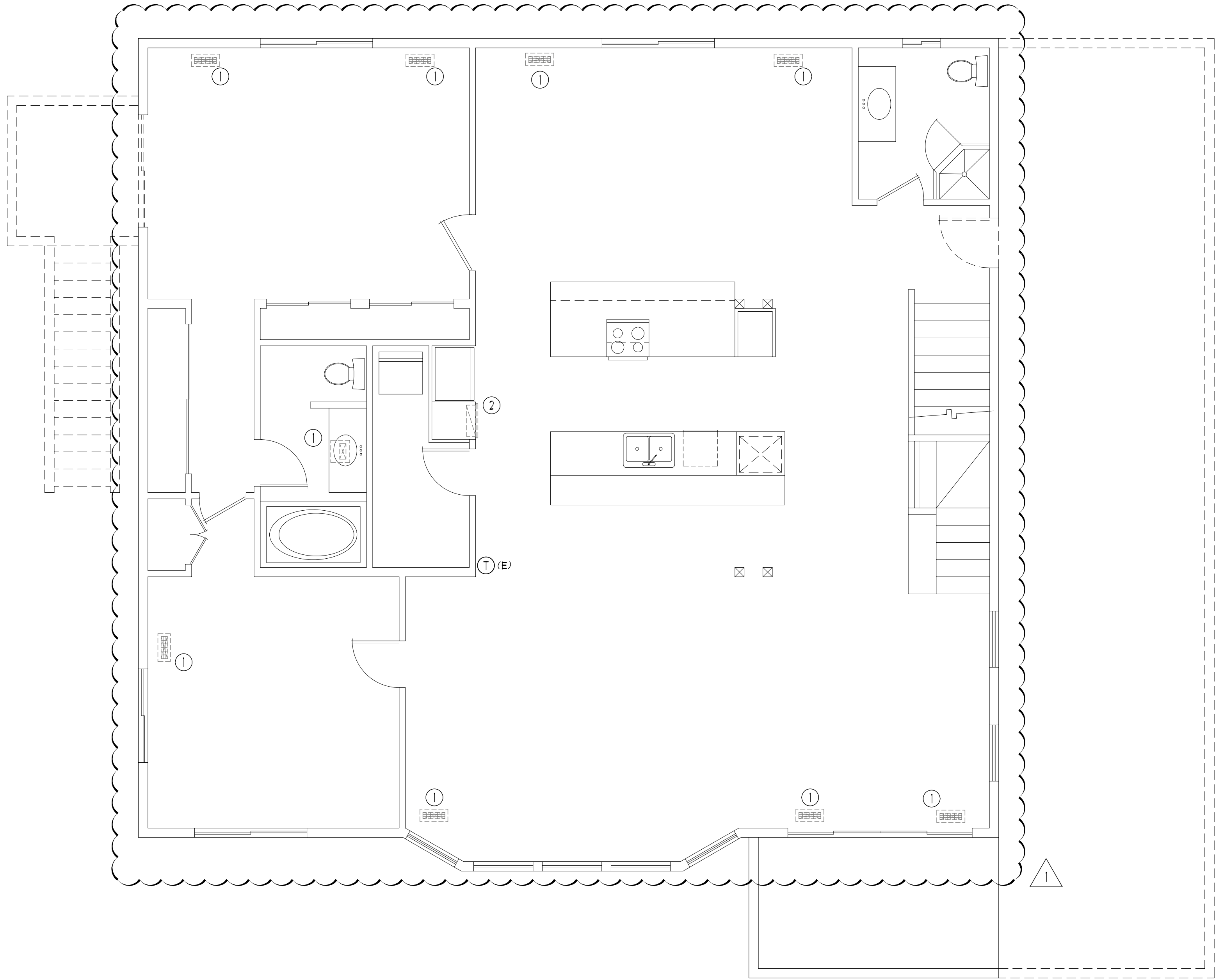
PLASTIC PIPE THROUGH 1 OR 2 HR FLOOR ASSEMBLY
UL # FC2025 SCALE: NONE



- GYPSUM WALL ASSEMBLY (1 OR 2 HR FIRE RATING) (2 HR SHOWN) SEE ARCHITECTURAL WALL DETAIL.
- PENETRATING ITEM TO BE ONE OF THE FOLLOWING:
A. MAX. 6" ABS
- HILTI CP642 FIRESTOP COLLAR
- FASTEN EACH MOUNTING TAB TO WALL ASSEMBLY WITH HILTI 1/4" TOGGLER BOLT .
- PROVIDE 1/4" DEPTH HILTI FS-ONE FIRESTOP SEALANT, OR EQUAL, IN ANNULAR SPACE AROUND PIPE.

NOTES:
1. ANNULAR SPACE = 0" MIN, 1/4" MAX.

PLASTIC PIPE THROUGH 1 OR 2 HR WALL ASSEMBLY
UL # UL2078 SCALE: NONE



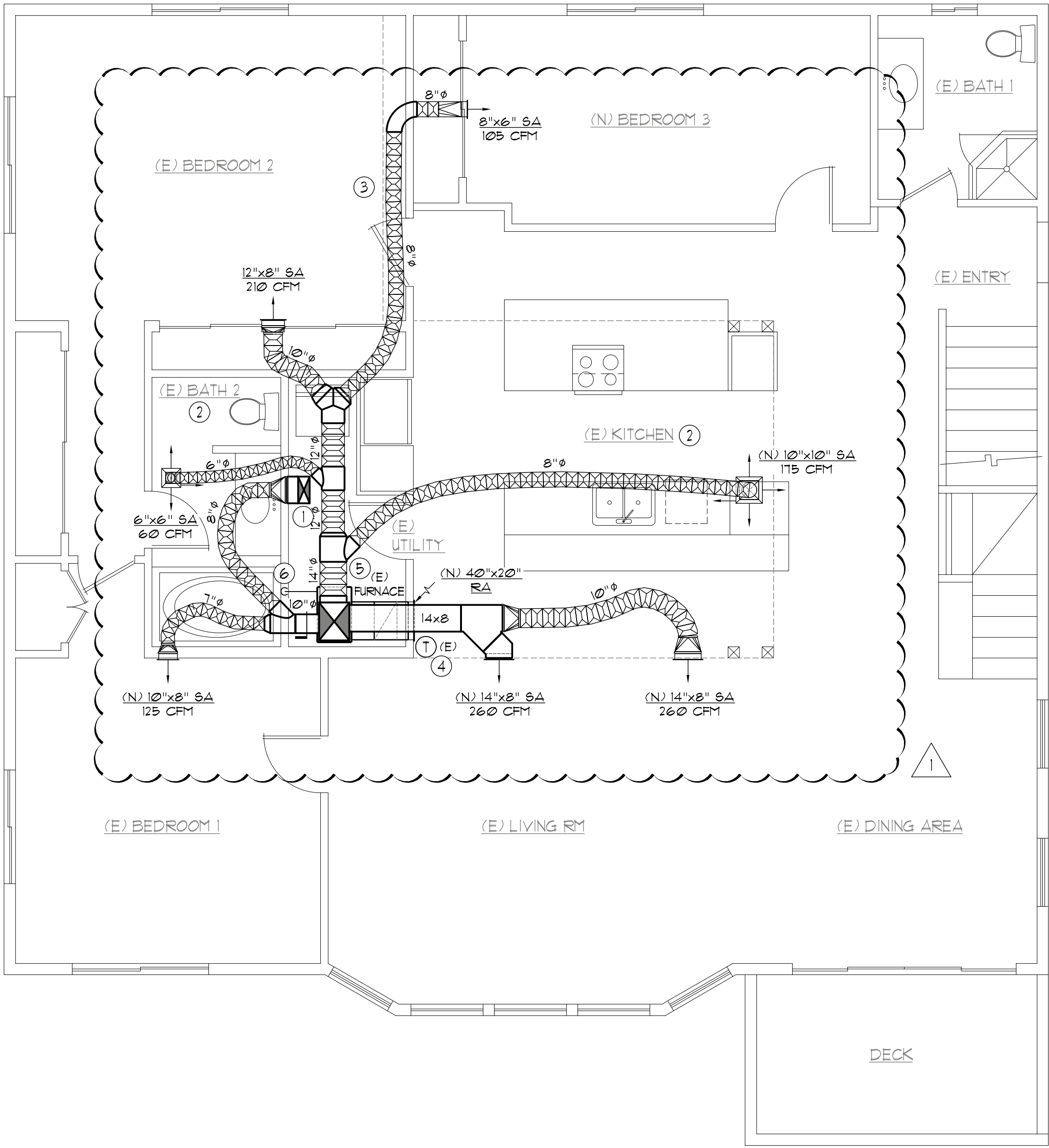
SECOND FLOOR HVAC DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



DEMOLITION KEYED NOTES

1. REMOVE (E) FLOOR REGISTER AND CAP & SEAL BELOW FLOOR. PATCH FLOOR TO MATCH (E)
2. REMOVE (E) RA GRILLE AND REPAIR WALL TO MATCH (E)



SECOND FLOOR HVAC PLAN

SCALE: 1/4" = 1'-0"



KEYED NOTES

1. (N) 6"x14" SA RISER TO FLOOR REGISTER IN LOFT ABOVE
2. SA DUCTING IN DROPPED CEILING AREA
3. PROVIDE SOFFIT FOR SA DUCT
4. (E) THERMOSTAT TO REMAIN
5. (E) FURNACE, RELOCATED
6. (N) 3/4" CONDENSATE DROP, TERMINATE INDIRECTLY TO WASTE PIPE BELOW

BADGER LANE REMODEL

BADGER LANE
GRASS VALLEY, CA

SECOND FLOOR HVAC PLANS

Project Title:

Project Location:

Sheet Title:

Revisions:

No.	Date:	By:	Description:
1	2-10-25	DD	Plan Check
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Plot Date:

3/26/2025

Job #

24-359

Scale

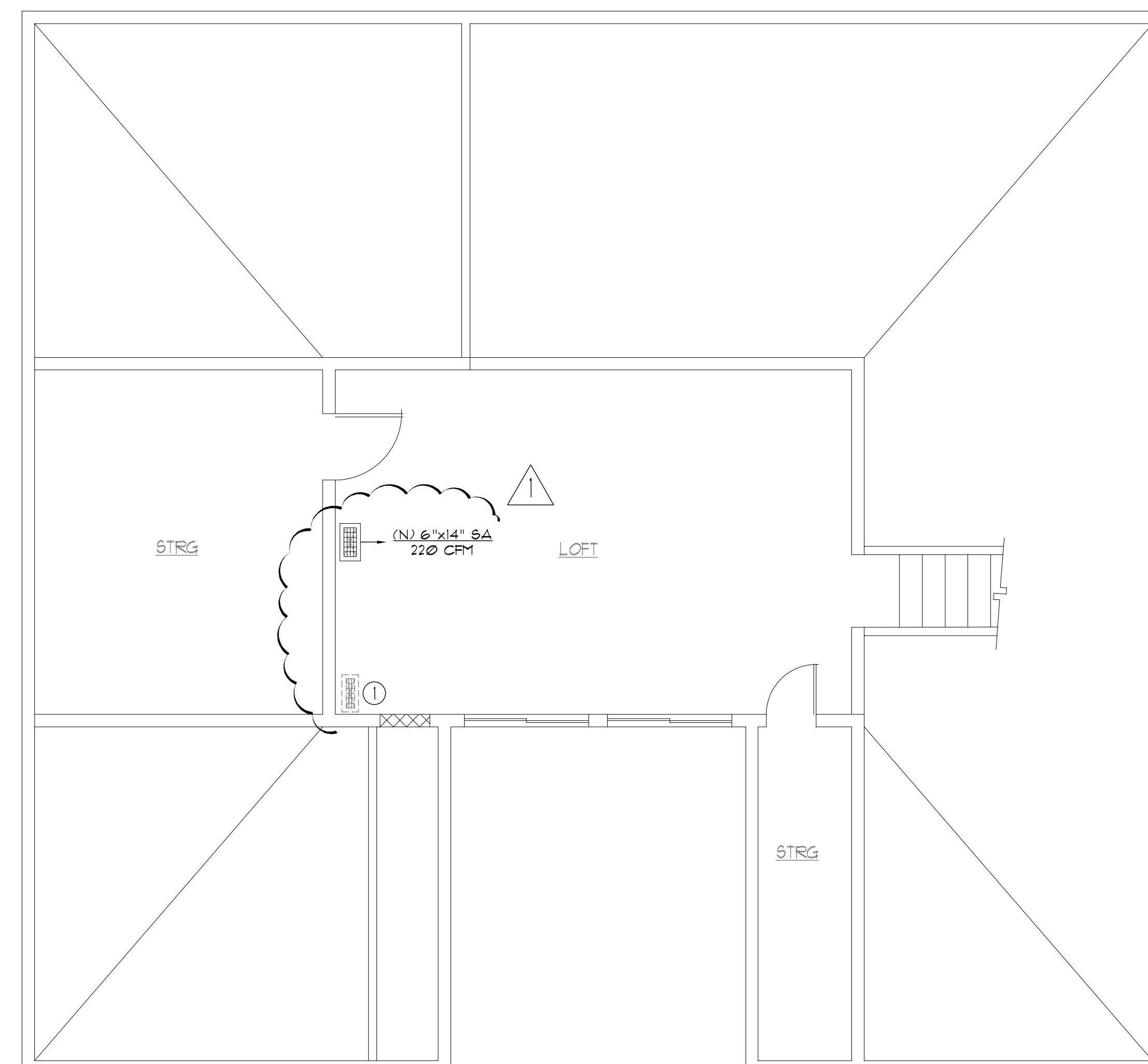
as noted

Date 1st
Issued

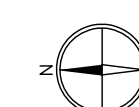
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Number

M2.1



SCALE: 1/4" = 1'-0"



LOFT KEYED NOTES	
1.	IN REMOVE (E) FLOOR REGISTER AND CAP & SE BELOW FLOOR PATCH FLOOR TO MATCH (E)

Project Title:

BADGER LANE REMODEL

Project Location:

BADGER LANE
GRASS VALLEY, CA

Sheet Title:

LOFT HVAC FLOOR PLAN

Revisions:

[illegible]

Plot Date:	3/26/2025
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Job #	24-359
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Scale	as noted
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Date 1st Issued	10-31-2024
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Sheet Number	M3.1
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