GENERAL NOTES

- ALL MORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATION FOR PUBLIC WORK'S CONSTRUCTION, CALIFORNIA BUILDING CODE, CITY OF JURIUPA VALLEY PERMIT PROVISIONS AND OTHER SPECIFICATIONS AND STANDARDS AS IDENTIFIED ON THE DRAWINGS.
- CONTRACTOR SHALL ADHERE TO THE GEOTECHNICAL REPORT RECOMMENDATION PER "GEOTECHNICAL INVESTIGATION REPORT PROPOSED SINGLE FAMILY HOMES, TENTATIVE TRACT, MAP NO. 35692", PROJ. # 17002-13 PREPARED BY NORCAL ENGINEERING, DATED SEPTEMBER 30, 2013.

 ANY CONFLICTS BETWEEN THESE DRAWNIGS, STANDARDS NOTED HEREIN, PROJECT REQUIREMENTS, AND/OR OTHER REFERENCE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CYNL ENGINEER. WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- TOPOGRAPHIC AND PROPERTY SURVEY WAS PROVIDED BY <u>CORNERSTONE LAND</u>
 <u>SURVEYING</u>, <u>INC</u>, DATED <u>07/15/2016</u>. SEE BASIS OF BEARING AND ELEVATION ON THIS DRAWING.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THER WORK AND THE MAPACT OF THEIR WORK TO THE JOBSITE AND NEIGHBORHOOD, INCLUDING BUT NOT LIMITED TO SAFETY OF ALL PERSONS AND PROPERTY FOR BOTH WORKING AND NON-WORKING HOURS.
- THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW AND COORDINATION OF WORK PERFORMED AS INDICATED ON THE DRAWNOS, INCLUDING ANY REFERENCED DRAWNINGS, STANDARDS OR REPORTS. ANY DISCREPANCIES SHALB BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGNEER PRIOR TO THE START OF CONSTRUCTION. ANY WORK PERFORMED OUTSIDE OF THIS PROCESS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR EXPENSE AND AT NO EXPENSE TO EDISON.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING BUT NOT LIMITED TO EXISTING STRUCTURES AND
- THE LOCATION AND TYPE OF UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS HAVE BEEN OBTAINED BY REVIEW OF AVAILABLE INFORMATION OR SURVEYS AND SHOULD NOT BE ASSUMED TO BE ACCURATE. CONTRACTOR SHALL TAKE MEASURES TO VERIFY INFORMATION ON DRAWINGS AND DETERMINE IF OTHER UTILITIES OR SYSTEMS EXIST. CONTRACTOR SHALL PROTECT ALL UTILITIES AFFECTED BY THE WORK UNLESS CONFIRMED TO BE ABANDONED OR OBSOLETE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES OF MATERIAL AND WORK TO BE DONE. ALL QUANTITIES SHOWN ON THESE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR TO BE CONSISTENT WITH PLANS, SECTIONS, PROFILES, DETAILS AND SPECIFICATIONS. WHERE QUANTITIES ARE NOT ABLE TO BE DETERMINED, CONTRACTOR SHALL PROVIDE UNIT COSTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- 11. DEMOLITION OF STRUCTURES OR SYSTEMS, REMOVAL OF VEGETATION OR ANY OTHER REMOVALS SHALL ONLY BE AS INDICATED ON THE APPROVED PROJECT DRAWINGS OR AS APPROVED BY CIVIL ENGINEER.
- 12. CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS REQUIRED TO DO WORK, NOT PREVIOUSLY ACQUIRED BY CIVIL ENGINEER.
- 13. PERMITS AND APPROVED DRAWINGS SHALL BE KEPT ONSITE AT ALL TIMES.
- 14. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWING(S) TO CIVIL ENGINEER AT COMPLETION OF CONSTRUCTION PRIOR TO DEMOBILIZATION. AS-BUILT DRAWING(S) SHALL BE CLEARLY AND NEATLY REDLINED WITH ALL CHANGES MADE, SIGNED, DATED AND SUBMITTED.
- 15. CIVIL ENGINEER SHALL BE PROVIDED WITH A MINIMUM OF TWO WORKING DAYS TO RESPOND TO REQUESTS FOR INFORMATION.
- 16. CONTRACTOR SHALL NOTIFY CIVIL ENGINEER MINIMUM OF FIVE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- 17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS REFERENCED ON DRAWNGS AND SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED BY CONSTRUCTION REPRESENTATIVE OR NOTED OTHERWISE ON DRAWNIGS.

UTILITY PURVEYORS:

- SANITARY SERVICE: RUBDOUX COMMUNITY SERVICES DISTRICT.
 DOMESTIC WITER SERVICE: RUBDOUX COMMUNITY SERVICES DISTRICT.
 GAS SERVICE: SOUTHERN CALIFORNIA GAS COR.
 ELECTRIC SERVICE: SOUTHERN CALIFORNIA EDISON.
 TELEPHONE SERVICE: PAPIFIC BELL
 CABLE TELEVISION SERVICE: COMCAST CABLE VISION.

JURUPA VALLEY CALIFORNIA

WALL PLAN AND PROFILE TRACT MAP NO. 36649 FOR

WALL NOTES

- ALL CELLS WITH REINFORCEMENT SHALL BE GROUTED.
- GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI @ 28 DAYS PER SSPWC SECTION 202-2.2.
- MORTAR SHALL BE CLASS 'E' WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN 28 DAYS PER SSPWC SECTION 202-2.2.1.

CONCRETE AND REBAR NOTES

- CMU BLOCKS SHALL COMPLY WITH ASTM C 90, TYPE I, MEDIUM WEIGHT PER SSPWC SECTION 202-2.1. IT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1,500 PS.
- ALL DIMENSIONS AND ELEVATIONS SHOWN ON THIS DRAWING MAY BE ADJUSTED IN ORDER TO ACCOMMODATE FINISH GRADING CONDITIONS, PROVIDED ALL MINIMUM DIMENSIONS SPECIFED HERGON ARE MET, ASS-BULT MARKED DRAWINGS SHALL BE MAINTAINED AND SUBMITTED TO THE CIVIL ENGINEER AT THE END OF CONSTRUCTION PRIOR TO MOVE OFF.
- SOIL UNDER AND AROUND WALLS SHALL BE COMPACTED TO 90% RELATIVE DENSITY PER ASTM D1557 AND PER WALL PLAN, SECTIONS AND DETAILS OR AS REQUIRED BY SOILS REPORT.
- FOR ALL CORNERS OTHER THAN 90 DEGREES, MITER BLOCKS BY SAW CUTTING. ALL CORNERS SHALL LOOK NATURAL AND UNIFORM.
- MASONRY CONSTRUCTION SHALL BE INSPECTED AND VERIFIED IN ACCORDANCE WITH TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6 QUALITY ASSURANCE PROGRAM REQUIREMENTS.
- IMPORTED FILL SHALL BE INORGANIC, NON-EXPANSIVE, GRANULAR, AND SHALL NOT CONTAIN ROCKS OR SIMILAR IRREDUCIBLE MATTER GREATER THAN THREE INCHES. SOURCES OF IMPORT FILL SHALL BE INSPECTED AND APPROVED PRIOR TO THEIR USE.
- <u>.</u> FILL SHALL BE PLACED IN A MAXIMUM OF 8 INCH THICK LIFTS AND BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT IN IN ACCORDANCE WITH ASTM D1557 OR AS REQUIRED BY SOILS
- REFER TO GRADING, DRAINAGE AND PAVING PLANS FOR ADDITIONAL INFORMATION ON UTILITIES AND OTHER ITEMS THAT MIGHT AFFECT WALL CONSTRUCTION.
- 12. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, THE SPPWC SPECIFICATIONS AND THE BUILDING PERMIT REQUIREMENTS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
- 13. ANTI-GRAFFITI COATING FOR MASONRY WALLS SHALL BE "VANDALGUARD TEN SYSTEM" BY RAINGUARD INTERNATIONAL (PH: 949-675-2811) OR APPROVED EQUAL. APPLY PER MANUFACTURER'S RECOMMENDATION.

LEGEND AND ABBREVIATION:

WT	Ŧ	1200	HO		(12"S)	(12"W)						
TOP OF BLOCK WALL (NON-RETAINING)	TOP OF FOOTING	EXISTING CONTOUR	DENOTES EXISTING OVERHEAD POWERLINE	DENOTES EXISTING CHAIN LINK FENCE	DENOTES EXISTING SEWER	DENOTES EXISTING WATER	DENOTES FLOWLINE	DENOTES EXISTING LOT LINE	DENOTES CENTERLINE	PARCEL MAP BOUNDARY LINE	INTERIOR WALL	EXTERIOR BLOCK WALL

I MA	#B	ø	⊗GV	GM	MW	\NN⊗	Ħ	0	
EXICTING MAIL DOV	EXISTING HOSEBIB	EXISTING POWER POLE	GAS VALVE	EXISTING GAS METER	EXISTING WATER METER	EXISTING WATER VALV	FIRE HYDRANT	SEWER MANHOLE	



ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE'S STANDARD BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 318 (2011 EDITION). CONCRETE SHALL DEVELOP 28-DAYS MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS. A) ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.

- B) SPLICES SHALL BE 48 BAR DIAMETERS OR 30 INCHES WHICHEVER IS GREATER UNLESS NOTED OTHERWISE. C) ALL REINFORCING BARS SHALL BE IN THE CORRECT PLACE. TIED AND SECURED PRIOR TO CONCRETE PLACEMENT, USE CHAIRS AND SPACERS AS REQUIRED.
- ALL CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS. D) ALL CONCRETE IS REINFORCED CONCRETE UNLESS SPECIFICALLY CALLED OUT AS "UNREINFORCED".
- ALL CONCRETE WORK SHALL BE CURED AND MAINTAINED ABOVE 50°T FOR AT LEAST SEVEN DAYS ACCORDING TO THE STANDARD PRACTICE FOR CURING CONCRETE. ACI 308, ACI 318 AND AS APPROVED BY THE ENGINEER.
- WHEN AIR TEMPERATURE IS ABOVE 80T, HOT WEATHERING CONCRETING, ACI 305R SHALL APPLY. WHEN THE AVERAGE AIR TEMPERATURE IS BELOW 40T, COLD WEATHERING CONCRETING, ACI 306R SHALL APPLY.

LEGAL DESCRIPTION:

PARCEL I: THE SOUTHEASTERLY 5.11 ACRES OF LOT 8 OF THE ARTHUR PARKS' TRACT, AS SHOWN BY MAP RECORDED IN BOOK 1 PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CAUFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY COMMON CORNER OF LOTS 5 AND 8 OF SAID ARTHUR PARKS' TRACT, ON NORTHWESTERLY BOUNDARY LINE OF A PUBLIC ROAD; THENCE NORTH 49' 21' WEST 551.2 FEET; THENCE SOUTH 38' WEST, 473.65 FEET ALONG SAID NORTHWESTERLY BOUNDARY LINE OF A PUBLIC ROAD;

THENCE SOUTH 63° 38' EAST, 562.32 FEET ALONG THE COMMON BOUNDARY LINE BETWEEN THENCE NORTH 38' EAST 334.8 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 5;

LOTS 5 AND 8 TO THE PLACE OF BEGINNING.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THE EASTRAY 12 1/2 FEET OF THAT CERTAIN 25 FOOT STIPP OF LAND WHICH CROSSES LOT 8 OF ARTHUR PARKS TRACT, AS RECORDED IN BOOK 1 PAGE 21 OF MAPS, OF RIVERSIDE COUNTY, STATE CALFORNIA DESCRIBED AS FOLLOWS:

HENCE NORTH 38' EAST A DISTANCE OF 334.8 FEET TO THE SOUTHWESTERLY CORNER OF LOT 5; THENCE NORTH 29° 21' WEST A DISTANCE OF 551.2 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 38" WEST TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 8; THENCE SOUTH 62° 30' 30" WEST, A DISTANCE OF 25 FEET;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF LOT 8 A DISTANCE OF 25 FEET TO THE TRUE POINT OF BEGINNING.

APN: 179-060-027-6

THOMAS GUIDE PAGE 685-1D VICINITY MAP

ROPERTY ADDRESS:

3403 AVALON ST. JURUPA VALLEY, CA 92509

ASSESSOR'S PARCEL NUMBER:

ZONING:
R1 SINGLE FAMILY RESIDENTIAL

LAND USE

EXISTING LAND USE: M.H.D.R. MEDIUM HIGH DENSITY RESIDENTIAL (5-8 UNITS/ACRE). ACTUAL RESIDENTIAL DENSITY: 24 LOTS/4.31 NET ACRES = 5.6 UNITS/ACRE

BENCHMARK:

POINT ID: GPS-53 ELEVATION=797.250 (NAVD 88) DATE LEVELED: 1991

DESCRIPTION:
2 1/2" BRASS DISK STAMPED "CITY OF RWERSIDE GPS STATION NO 53 1991 CADME" SET IN THE SIDEMALK, 1 FOOT SOUTH OF THE SOUTH CURB OF MISSION BLVD, BRIDGE AT THE WEST END OF THE BRIDGE CROSSING THE SANTA ANA RIVER.

B ASIS OF BEARINGS:

THE CENTERLINE OF 36TH ST.(FORMALLY "A" ST.) WHICH BEARS N4858'30"W AS SHOWN OF SURVEY BOOK 10, PAGE 81 RECORDS OF RIVERSIDE COUNTY

PREPARED FOR/ OWNER/SUBDIVIDER: SECURED INCOME GROUP, INC. AND HOMEQUEST, LIC ATTN: MAX MODERMENT 238 W. MAIN STREET, SUITE 101 TUSTIN, CA. 92780 (714) 721–7788 OFFICE (714) 367–0012 FAX

- SHEET INDEX

 SHEET 1: TITLE SHEET

 SHEET 2: WALL PLAN

 SHEET 3: WALL PROFILE

 SHEET 4: WALL PROFILE

 SHEET 5: WALL PROFILE

 SHEET 6: DETENTION BASIN AREA PROFILE

 SHEET 7: WALL SECTION AND DETAIL

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED INTENTION TO GRADE OR EXCAVATE. Underground Service Alert Call: 811

ING DAYS BEFORE YOU DIG



IMPORTANT NOTE:

THE GRADING AND/OR IMPROVEMENT PLANS
ARE APPROVED FOR A PERIOD OF TWO (2)
YEARS FROM THE DATE SIGNED BY THE CITY
ENGINEER. AFTER THE TWO (2) YEAR PERIOD
HAS LAPSED, THE ENGINEER OF RECORD
MAY BE REQUIRED TO SUBMIT AND PROCESS
FOR CITY ENGINEER APPROVAL, UPDATED
PLANS THAT COMPLY MITH THE MOST
OURRENT CITY STANDARDS, PRACTICES, AND
POLICIES.

MARK DATE E.O.R. REVISION REC.

APPR

DATE

DATE

C 3403 AVALON ST., JURUPA VALLEY, CA 92509 OF JURUPA VALLEY TRACT MAP NO. 36649 SHEET 1 OF ACCT. NO.