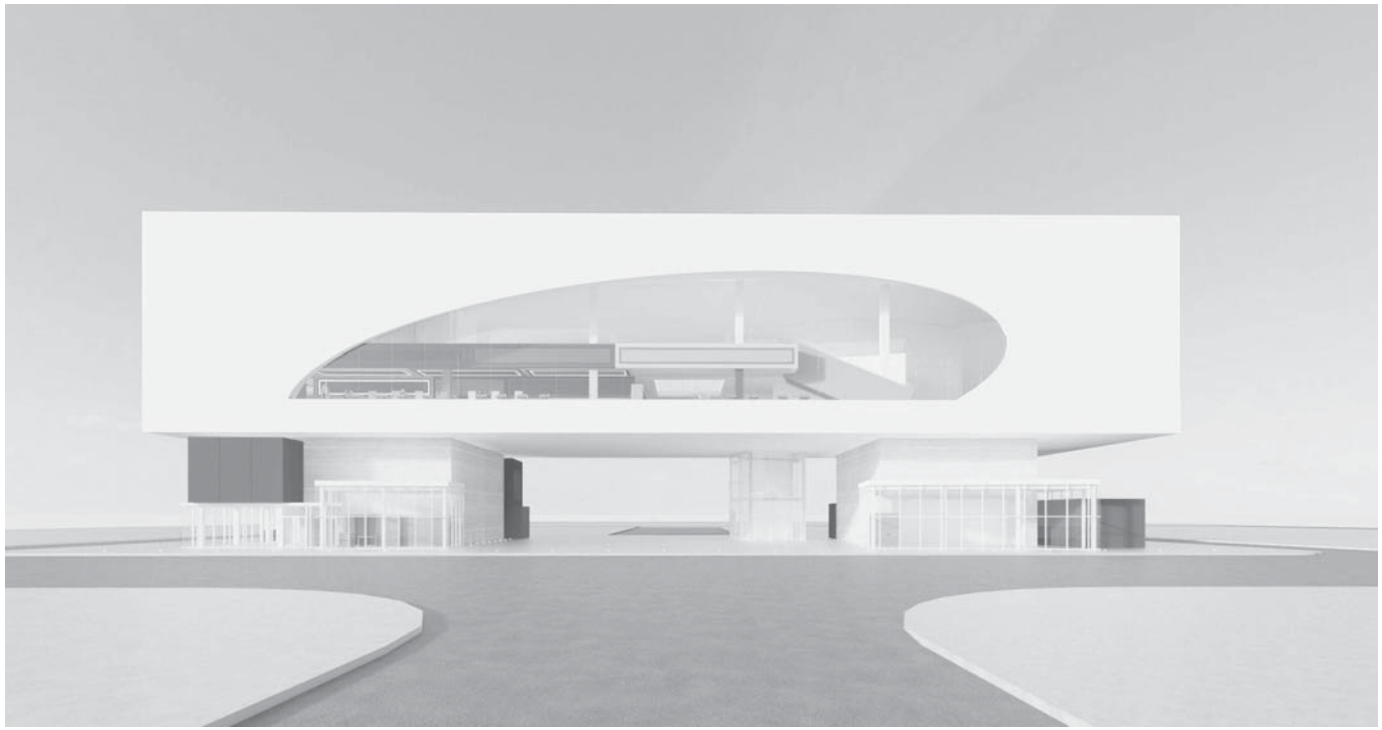

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CITY OF RIVERSIDE
RIVERSIDE, CA 92501

DESIGN DEVELOPMENT - 100%
JANUARY 5, 2018

PROJECT

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RIVERSIDE, CA 92501

ARCHITECT

JOHNSON FAVARO
Architecture and Urban Design
599 Bloadwell Street, Ground Floor
Culver City, CA 90232
(Tel) 310-559-9720 (Fax) 310-559-8220

CONSULTING ENGINEERS

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Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions. Do not scale drawing. Any discrepancies must be reported to the architect immediately. Contractor shall be responsible for all dimensions and conditions on the job site. This office must be notified of any variation from the dimensions and conditions shown on these drawings. Drawings not to be scaled for permit purposes.

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REVISION 01

No.	Issue	Date
	DD SUBMITTAL	01/05/18

ISSUE / REVISIONS

TITLE:

COVER SHEET

SCALE: As Noted DATE: JAN. 5, 2018

DRAWN BY: JF CHECKED BY: --

PROJECT #: 1702

SHEET:

G0.00

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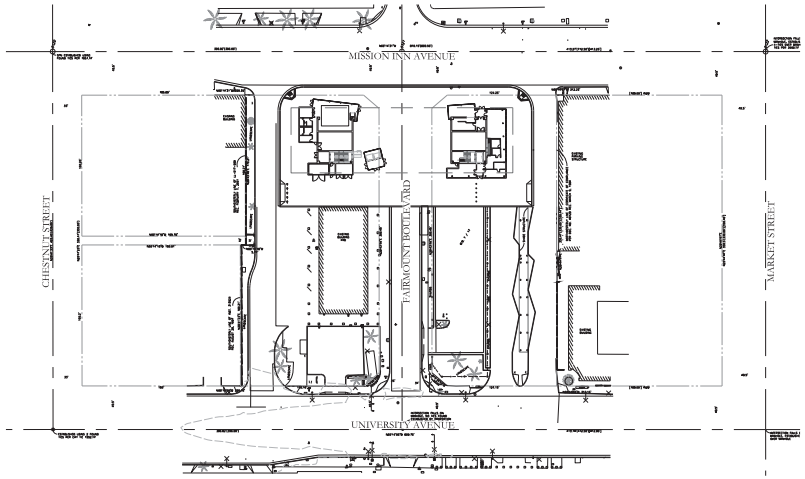
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:
   - A. THE PROJECT PLANS
   - B. UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, OFFICE OF STANDARDS AND RULES OF THE STATE DIVISION OF INDUSTRIAL SAFETY.
   - C. REQUIREMENTS OF ALL PERMITS APPLICABLE TO THIS PROJECT.
   - D. ALL CURRENT CITY OF RIVERSIDE STANDARDS: MUNICIPAL CODE, UTILITY STANDARDS, STANDARD DRAWINGS AND SPECIFICATIONS.
   - E. CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS
   - F. THE CURRENT UNIFORM BUILDING CODE AND UNIFORM PLUMBING CODE
   - G. LATEST EDITION OF THE AMERICAN PUBLIC WORKS ASSOCIATIONS (APWA) STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION.

   IN CASE OF CONFLICTS BETWEEN ANY OF THE ABOVE, THE MOST STRINGENT SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND REVIEWING THE ABOVE DOCUMENTS.
2. NO WORK SHALL START UNTIL ALL NECESSARY PERMITS ARE OBTAINED FROM THE CITY OF RIVERSIDE AND ALL OTHER AGENCIES INVOLVED. INCLUDING ENCROACHMENT PERMITS FOR ANY WORK DONE IN THE PUBLIC RIGHT OF WAY.
3. SHERWOOD DESIGN ENGINEERS AND THE CITY OF RIVERSIDE SHALL BE IMMEDIATELY NOTIFIED IN WRITING BY THE CONTRACTOR OF ANY IDENTIFIED CONDITIONS THAT REQUIRE CHANGES AND/OR DEVIATIONS FROM THESE PLANS AND/OR SPECIFICATIONS. ANY REVISIONS TO THE IMPROVEMENT PLANS WILL BE PROCESSED IN ACCORDANCE WITH THE PLAN AND PLAN DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY THE ENGINEER OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES OR OMISSIONS FOUND IN THE SURVEY OR CONTRACT DOCUMENTS SHALL BE REPORTED TO THE CIVIL ENGINEER IMMEDIATELY. THE CIVIL ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS IN WRITING WITHIN A REASONABLE TIME.
4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY OF RIVERSIDE AND CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL OR CITY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ROADS OR ADJACENT PUBLIC OR PRIVATE PROPERTY CAUSED BY CONSTRUCTION-RELATED WORK, AND SHALL BE RESPONSIBLE FOR ANY OTHER WORK REQUIRED TO PREVENT SUCH DAMAGE.
6. ALL EXISTING STREETS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE, AS DIRECTED BY THE ENGINEER, AND TO THE SATISFACTION OF THE CITY OF RIVERSIDE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AN APPROVED PERMIT COPY OF CONSTRUCTION PLANS AT THE PROJECT SITE DURING CONSTRUCTION.
8. ALL EXCAVATIONS 5' IN DEPTH OR GREATER SHALL BE SHORED AND BRACED AS PER OSHA REGULATIONS.
9. SURVEY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET, AT THE CONTRACTOR'S EXPENSE, UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER WHO IS AUTHORIZED TO PRACTICE LAND SURVEYING. IN ADDITION, A CERTIFICATE OF CORRECTION OR CORNER RECORD SHALL BE FILED, AS APPROPRIATE. A TOPOGRAPHIC SURVEY AS ILLUSTRATED IN THESE PLANS HAS BEEN PERFORMED BY FREMMING, PARSON AND PECCHENINO (FP&P) A QUAD KNOPF COMPANY, ENTITLED "TOPOGRAPHIC SURVEY, UCM DOWNTOWN PARCEL, APN 031-054-022", (209) 723-2066. SEE BELOW FOR MORE INFORMATION.
10. FIRE DEPARTMENT ACCESS SHALL COMPLY WITH RIVERSIDE COUNTY AND CITY FIRE CODE.
11. THE REMOVAL AND DISPOSAL OF DEMOLITION ITEMS (TREES, STRUCTURES, PIPELINES, ETC.) SHALL BE AT THE CONTRACTOR'S EXPENSE.
12. SLOPE ROUNDING SHALL BE USED ON CUT AND FILL SLOPES, WHERE APPLICABLE.
13. ALL EXISTING UTILITIES ARE INDICATED AT THEIR HORIZONTAL LOCATION AND DEPTH BASED UPON TOPOGRAPHICAL SURVEY AND RECORD INFORMATION PROVIDED BY _____. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL LOCATIONS, DEPTHS AND SIZES, AND SHALL NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION FOR ACTUAL FIELD LOCATION (UNDERGROUND SERVICE ALERT (USA) PHONE (800) 227-2600). CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY INFORMATION DISCOVERED THAT IS INCONSISTENT WITH PLANS. SHERWOOD DESIGN ENGINEERS TAKES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES.
14. THE CONTRACTOR SHALL EXERCISE CARE WHEN WORKING NEAR EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE, BREAKAGE, OR LEAKS CAUSED BY THEIR WORK.
15. THE CONTRACTOR SHALL REMOVE AND REPLACE AS REQUIRED ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. WHERE EXISTING ABANDONED UNDERGROUND UTILITIES ARE ENCOUNTERED AND ARE IN CONFLICT WITH WORK ASSOCIATED WITH THIS CONTRACT, THE CONTRACTOR SHALL CONTACT UTILITY WITH AHJ AND CITY OF RIVERSIDE, CONFIRM ABANDONMENT, THEN REMOVE SUCH UTILITIES AS NEEDED AND DISPOSE OF THE MATERIAL ACCORDING TO THE LATEST OSHA REGULATIONS AND THE CITY OF RIVERSIDE REQUIREMENTS.
16. IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CONTRACTOR SHALL PROVIDE DETAILED RECORD DRAWINGS SHOWING ALL DEVIATIONS, CHANGES, ADDITIONS AND DELETIONS MADE DURING CONSTRUCTION. ONE SET SHALL BE MAINTAINED AT THE SITE AND UPDATED DAILY. RECORD DRAWINGS WILL BE PROVIDED TO THE CITY OF RIVERSIDE IN ACCORDANCE WITH THE PLAN, PLAN DOCUMENTS AND PUBLIC IMPROVEMENT AGREEMENT.
17. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. AN EROSION CONTROL PLAN WILL BE PREPARED BY THE ENGINEER PRIOR TO CONSTRUCTION AND SHALL BE FOLLOWED AT ALL TIMES.
18. SITE GRADING, PLACEMENT & COMPACTION OF FILL & UTILITY TRENCH BACKFILL, PREPARATION OF PAVEMENT & SIDEWALK SUBGRADE, COMPACTION OF AGGREGATE BASE AND INSTALLATION OF FOOTINGS, BASES AND FOUNDATIONS SHALL ADHERE TO CITY OF RIVERSIDE STANDARD DRAWINGS AND SPECIFICATIONS, RECOMMENDATIONS OF GEOTECHNICAL ENGINEER, AND BE OBSERVED AND APPROVED BY CITY OF RIVERSIDE'S REPRESENTATIVE.
19. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL DEMOLITION AND CONSTRUCTION STAGING AMONG ALL ADJACENT PROJECTS, INCLUDING BUT NOT LIMITED TO TRAFFIC HANDLING, CURB RETURNS, UTILITIES, TRAFFIC SIGNALS AND DRAINAGE.
20. ANY POTHOLING EXCAVATION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CITY OF RIVERSIDE STANDARDS AND REQUIREMENTS.
21. ALL SIDEWALKS SHALL HAVE CROSS SLOPE SUFFICIENT TO ALLOW ADEQUATE WATER DRAINAGE PER CITY OF RIVERSIDE STANDARD DRAWINGS AND SPECIFICATIONS AND SHALL MEET ADA ACCESS REQUIREMENTS WHERE APPLICABLE.
22. THE CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK SHOWN ON THIS PLAN. CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF WORK.
23. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VISIT THE SITE, EXAMINE AND NOTE ALL EXISTING CONDITIONS AS TO THE CHARACTER AND EXTENT OF WORK INVOLVED.
24. CONTRACTOR IS RESPONSIBLE FOR BARRICADES, FLAG MEN AND LIGHTS AS MAY BE REQUIRED AT THE SITE.
25. CONTRACTOR SHALL COORDINATE ALL WORK, INCLUDING SUBCONTRACTOR'S WORK, SO AS TO ELIMINATE CONFLICTS AND WORK TOWARDS THE GENERAL GOOD AND COMPLETION OF THE ENTIRE PROJECT WITHIN THE PERIOD SPECIFIED BY THE CITY OF RIVERSIDE.
26. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, UTILITIES AND SURFACE IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.



EXISTING CONDITIONS

1"=50'

DEMOLITION NOTES

1. SEDIMENTATION AND EROSION CONTROL MEASURES, AS SHOWN ON THE PLANS, SHALL BE INSTALLED PRIOR TO START OF DEMOLITION.
2. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS TO SHUT-OFF OR DISCONNECT EXISTING UTILITIES SERVICING THE PROJECT SITE PRIOR TO DEMOLITION. DISCONNECTIONS OR CAPPING OF ALL WATER LINES SHALL BE IN ACCORDANCE WITH WATER DEPT STANDARDS.
3. CONTRACTOR SHALL PROTECT ALL ADJACENT BUILDINGS, FOUNDATIONS, SIDEWALKS, ROADWAYS, TREES, OVERHEAD WIRES, UTILITIES, OR OTHER INFRASTRUCTURE DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO AND/OR REPLACEMENT OF ANY DAMAGE RELATED TO DEMOLITION ACTIVITIES.
4. CONTRACTOR SHALL PHOTO DOCUMENT EXISTING CONDITIONS OF ADJACENT BUILDINGS AND ROADWAYS.
5. AREAS TO BE IMPROVED SHALL BE STRIPPED OF CONCRETE, LOOSE SURFACE SOIL, ASPHALT, AND AGGREGATE-BASE. ANY RESULTING EXCAVATIONS THAT EXTEND BELOW FINISHED SUBGRADE SHALL BE BACKFILLED AS PER GEOTECHNICAL REPORT.
6. REMOVE FOUNDATIONS AND SUBGRADE OF EXISTING SITE INFRASTRUCTURE BELOW PROPOSED GRADE AS PER GEOTECHNICAL REPORT TO THE RECOMMENDED DEPTH.
7. ALL HAZARDOUS WASTES, TRANSFORMERS, AND WIRING SHALL BE PROPERLY DISPOSED OF PER STATE AND/OR COUNTY OF RIVERSIDE LAW, WHICHEVER IS MORE STRINGENT.
8. REMOVE ALL OTHER UNDERGROUND UTILITIES & STRUCTURES ON PROPERTY WITHIN SPECIFIED DEPTH REQUIRED BY GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING SITE DEBRIS SUCH AS FOOTINGS, CURBS, AND PAVEMENTS FOR CONSTRUCTION OF NEW SIDEWALK, WALLS, AND STRUCTURES AS APPLICABLE.
10. ALL EXISTING AC AND CONCRETE PAVEMENT, AND VERTICAL CURB & GUTTER TO BE REMOVED, BOTH ON THE PROJECT SITE AND WITHIN THE PUBLIC RIGHT OF WAY, SHALL BE NEATLY SAW-CUT IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS TO SEPARATE IT FROM MATERIAL TO REMAIN IN PLACE. THE SAW-CUT EDGES SHALL BE PROTECTED THROUGHOUT THE COURSE OF CONSTRUCTION SO AS TO PERMIT A NEAT LINE OF CONFORMANCE WITH THE ADJACENT SURFACE OR CURB.
11. ABANDONED UTILITIES:
    - A. CUT THE PIPE TO BE ABANDONED AT THE EDGE OF THE WORK AREA OR AS OTHERWISE SHOWN ON SPACING PLAN. CAP END TO REMAIN IN SERVICE IN ACCORDANCE WITH UTILITY OWNER'S REQUIREMENTS AND ENCASE WITH CONCRETE, AS DIRECTED IN THE FIELD. FOR PRESSURIZED LINES, INSTALL THRUST BLOCK IF NEEDED TO SECURE CAP.
    - B. COMPLETELY FILL ALL ABANDONED LINES 2" AND LARGER WITH LIGHTWEIGHT CONCRETE.
    - C. FOR ABANDONED LINES SMALLER THAN 2", PLUG END AND CAP WITH CONCRETE. IF LINES TERMINATE IN A STRUCTURE, FILL WALL PENETRATION WITH CONCRETE.
12. REMOVE EXISTING CONDUCTORS &/OR CABLES BACK TO THE CLOSEST JUNCTION BOX OR VAULT OUTSIDE THE LIMITS OF DEMOLITION FOR ALL ELECTRIC & TELECOMM CONDUITS TO BE REMOVED OR ABANDONED
13. ALL EXISTING STRUCTURES AND UTILITIES ARE SHOWN TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROTECT SAID UTILITIES IN PLACE AND ADJUST VAULT/LID TO FINISHED GRADES AS NEEDED.

SURVEY NOTES

1. THESE PLANS REFERENCES AN EXISTING TOPOGRAPHIC SURVEY PREPARED _____ BY _____. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHICAL INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
2. BASIS OF BEARING:NAD 83, CALIFORNIA COORDINATE SYSTEM, ZONE 6 (CCS83 ZONE 0406) AS ESTABLISHED BY THE CITY OF RIVERSIDE CADME PROJECT, 1991 ADJUSTMENT.
3. BENCH MARK FOR THIS PLAN IS U.S COAST AND GEODETIC BRASS DISK STAMPED "21 RESET 1982" IN MONUMENT WELL IN THE BACK OF THE SIDEWALK AT THE NORTHEAST CORNER OF ORANGE STREET AND MISSION INN AVENUE, ELEVATION=851.967 (NGVD 1929).

DRAINAGE NOTES

1. PIPE MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND THOSE LISTED IN THESE PLANS.
2. CONTRACTOR TO ENSURE POSITIVE SLOPE ALONG THE ENTIRE LENGTH OF ALL DRAIN PIPE IN TRENCHES.
3. INSTALL UNDERDRAIN WITH PERFORATIONS DOWN.

SHEET INDEX

C0.0	COVER SHEET
C2.0	SITE & UTILITY IMPROVEMENT PLAN
C3.0	GRADING & DRAINAGE PLAN
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL DETAILS
C6.0	SITE DETAILS
C6.1	UTILITY DETAILS
C6.2	DRAINAGE DETAILS

Underground Service Alert

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ABBREVIATIONS

AB	AGGREGATE BASE	(P)	PROPOSED
ABD	ABANDONED	PA	PLANTED AREA
AC	ASPHALT CONCRETE	PED	PEDESTRIAN
AD	AREA DRAIN	PG&E	PACIFIC GAS & ELECTRIC
ADA	AMERICANS WITH DISABILITIES ACT	PIP	PROTECT IN PLACE
BS	BOTTOM OF STEP	PIV	POST INDICATOR VALVE
BW	BOTTOM OF WALL / BACK OF WALK	PL	PROPERTY LINE
C&G	CURB & GUTTER	POC	POINT OF CONNECTION
CB	CATCH BASIN	PRW	PRESSURIZED RAINWATER
CF	CUBIC FEET	PSI	POUNDS PER SQUARE INCH
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PVMT	PAVEMENT
CONC	CONCRETE	R, RAD	RADIUS
CDS	CONTROLLED DENSITY FILL	RC	RELATIVE COMPACTION
CS	CRAWL SPACE	RCP	REINFORCED CONCRETE PIPE
DEMO	DEMOLISH	REQ'D	REQUIRED
DI	DRAINAGE INLET	RET	RETAINING
DS	DOWN SPOUT	RIM	TOP OF STRUCTURE GRATE/ COVER
DW	DOMESTIC WATER	RW	RAINWATER
E	EAST	RWL	RAINWATER LEADER
(E)	EXISTING	S	SLOPE
EB	ELECTRICAL BOX	SAP	SEE ARCHITECTURAL PLANS
EC	END CURVE	SCO	SOFTSCAPE CLEANOUT
EL, ELEV	ELEVATION	SD	STORM DRAIN
ELEC	ELECTRIC	SDE	SHERWOOD DESIGN ENGINEERS
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EVA	EMERGENCY VEHICLE ACCESS	SEP	SEE ELECTRICAL PLANS
FC	FACE OF CURB	SF	SQUARE FEET
FFE	FINISHED FLOOR ELEVATION	SLP	SEE LANDSCAPE PLANS
FG	FINISH GRADE	SMP	SEE MECHANICAL PLANS
FH	FIRE HYDRANT	SPD	SEE PLUMBING DRAWINGS
FL	FLOWLINE	SPRK	FW SPRINKLER LINE
FS	FINISH SURFACE	SQ	SQUARE
FT	FEET	SS	SANITARY SEWER
FW	FIRE WATER	SSCO	SANITARY SEWER CLEAN OUT
G	GAS	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK	SSP	SEE STRUCTURAL PLANS
GM	GAS METER	STD	STANDARD
GV	GATE VALVE	STM	STEAM
GW	GRAY WATER	SW	SIDEWALK
HB	HOSEBIB	SWWP	SEE WASTEWATER PLAN
HDPE	HIGH-DENSITY POLYETHYLENE	TB	TOP OF BANK
HP	HIGH POINT/ HINGE POINT	TBD	TO BE DETERMINED
HT	HEIGHT	TBM	TEMPORARY BENCHMARK
HV	HIGH VOLTAGE	TBR	TO BE REMOVED
INV	INVERT OF PIPE OR CHANNEL	TC	TOP OF CURB
IRR	IRRIGATION	TD	TRENCH DRAIN
JB	JUNCTION BOX	TEL	TELEPHONE
JP	JOINT POLE	TEMP	TEMPORARY
LA	LANDSCAPE ARCHITECT	TG	TOP OF GRATE
LF	LINEAR FEET	TS	TOP OF STEP
LP	LIGHT POLE/ LOW POINT	TW	TOP OF WALL
LT	LEFT	TYP	TYPICAL
MAX	MAXIMUM	UG	UNDERGROUND
MH	MANHOLE	U.O.N.	UNLESS OTHERWISE NOTED
MIN	MINIMUM	VERT	VERTICAL
N	NORTH	VIF	VERIFY IN FIELD
NFC	NOT FOR CONSTRUCTION	W	WATER
NIC	NOT IN CONTRACT	WALK	WALKWAY/SIDEWALK
NTS	NOT TO SCALE	WM	WATER METER
OC	ON CENTER	WS	WATER SURFACE

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ARCHITECT

JOHNSON FAVARO
Architecture and Urban Design
5988 Blackwelder Street, Ground Floor
Culver City, CA 90232
(Tel) 310-559-9720 (Fax) 310-559-8220

CONSULTING ENGINEERS

SHERWOOD DESIGN ENGINEERS
1 Bay Street, 1st Floor
San Francisco, CA 94108
www.sherwoodengineers.com

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TITLE: COVER

SCALE: ---- DATE: NOV. 20, 2017

DRAWN BY: JG CHECKED BY: --

PROJECT #: 17-052

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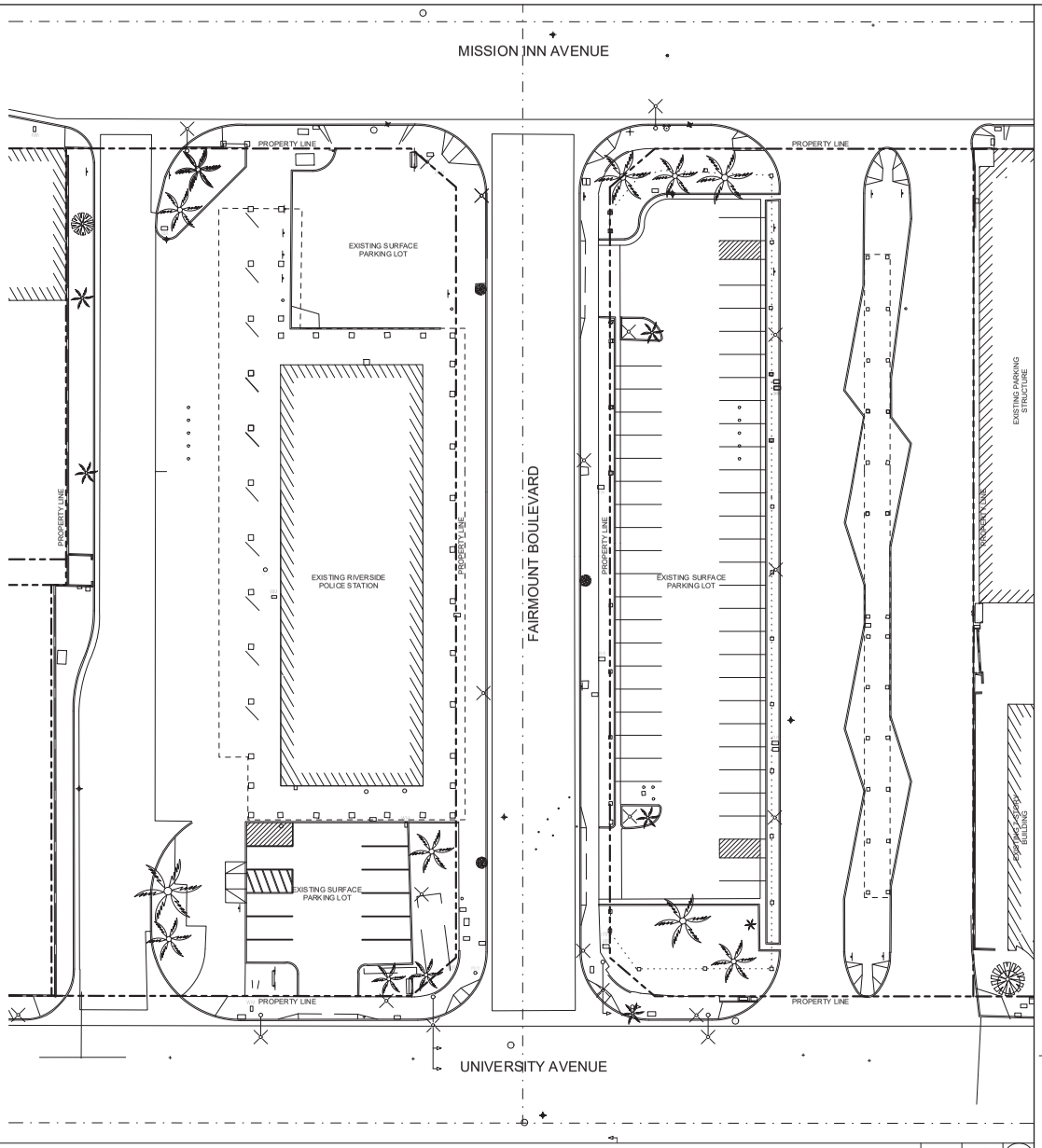

SITE PLAN - EXISTING

SCALE: 1/16" = 1'-0"

A1.00 REF. A3.01

1

LEGEND

PROPERTY LINE

CENTERLINE OF STREET

PROJECT

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ARCHITECT

JOHNSON FAVARO

Architecture and Urban Design

5818 Blackwelder Street, Ground Floor
Culver City, CA 90232
(Tel) 310-559-9720 (Fax) 310-559-8220

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REVISION 01

No.	Issue	Date
	DD SUBMITTAL	01/05/18

ISSUE / REVISIONS

TITLE:

EXISTING SITE PLAN

SCALE: As Noted DATE: JAN. 5, 2018

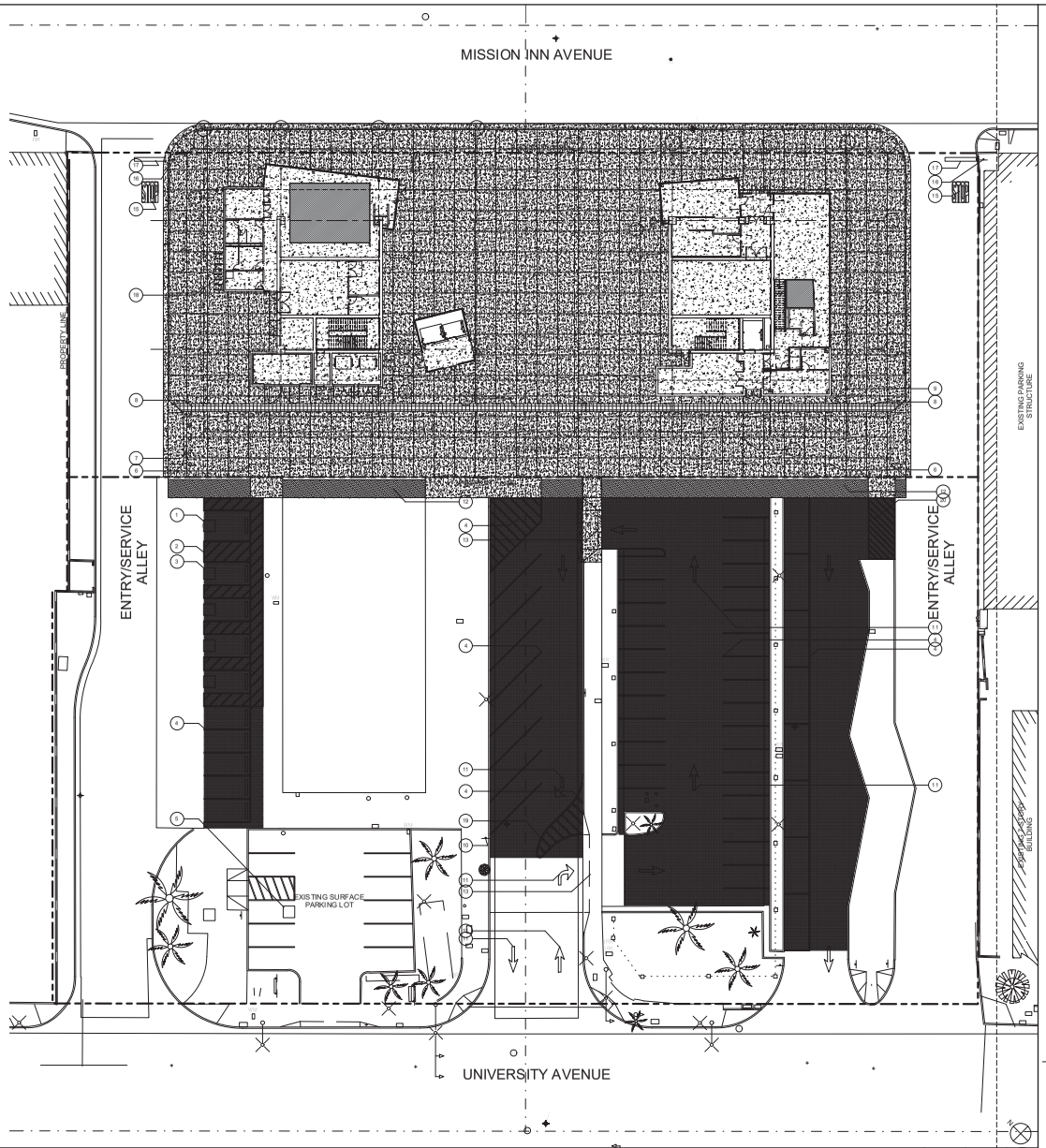
DRAWN BY: JF CHECKED BY: --

PROJECT #: 1702

SHEET:

A1.00

BIM



SITE PLAN

SCALE: 1/16" = 1'-0"

A1.10 REF. A3.01

1

FF&E	
Key Value	Keynote Text
1	ADA VAN PARKING
2	ADA STRIPING
3	ADA PARKING
4	NEW STRIPING ON EXISTING LOT
5	EXISTING ADA PARKING
6	STORMWATER RETENTION ZONE
7	HYDRAULIC BOLLARD
8	TRUNCATED DOME, 3'0" WIDE
9	GARBAGE
10	DO NOT ENTER SIGN
11	NEW ARROW
12	NEW LANDSCAPED AREA
13	NEW CURBCUT
14	BOOK DROP
15	NEW "STOP" STRIPING
16	STOP SIGN
17	NEW STOP LINE
18	BICYCLE RACK
19	DELINIATORS
20	NEW STRIPING WHERE CURB WAS REMOVED
21	KNOX BOX

LEGEND

- PROPERTY LINE
- CENTERLINE OF STREET
- NEW CONCRETE PAVEMENT
- TRUNCATED DOME
- EXISTING CONCRETE/ASPHALT PAVEMENT TO BE RE-PAINTED
- NEW LANDSCAPED AREA

PROJECT

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TITLE:

PROPOSED SITE PLAN

SCALE: As Noted DATE: JAN. 5, 2018

DRAWN BY: JF CHECKED BY: --

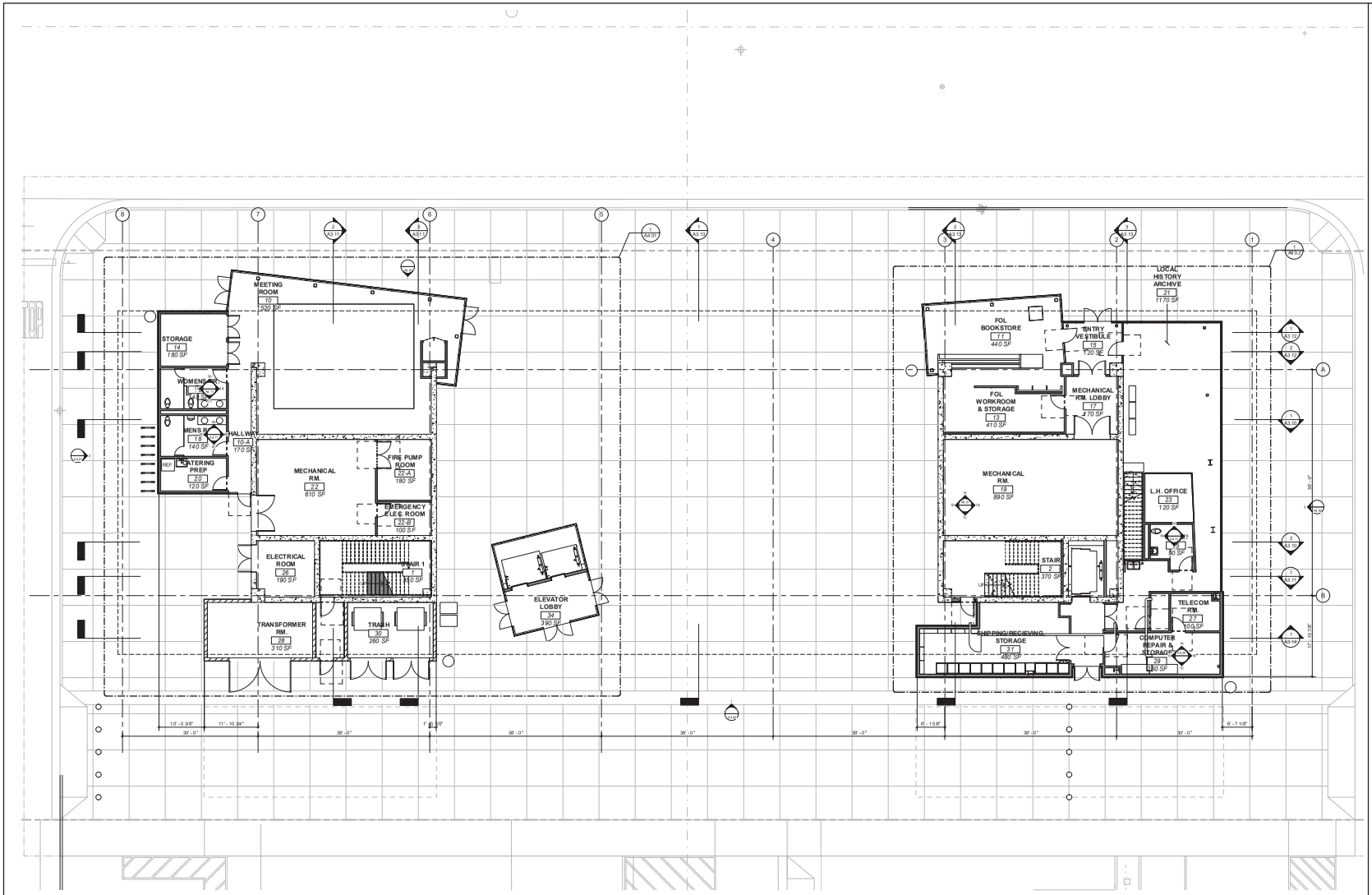
PROJECT #: 1702

SHEET:

A1.10

BIM

P18-0186, Exhibit 6 - Project Plans



GROUND FLOOR

SCALE: 1/8" = 1'-0"

A2.01 REF. A3.01

1

PROJECT

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Architecture and Urban Design

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REVISION 01

No.	Issue	Date
	DD SUBMITTAL	01/05/18

ISSUE / REVISIONS

TITLE:

GROUND FLOOR PLAN

SCALE: As Noted DATE: JAN. 5, 2018

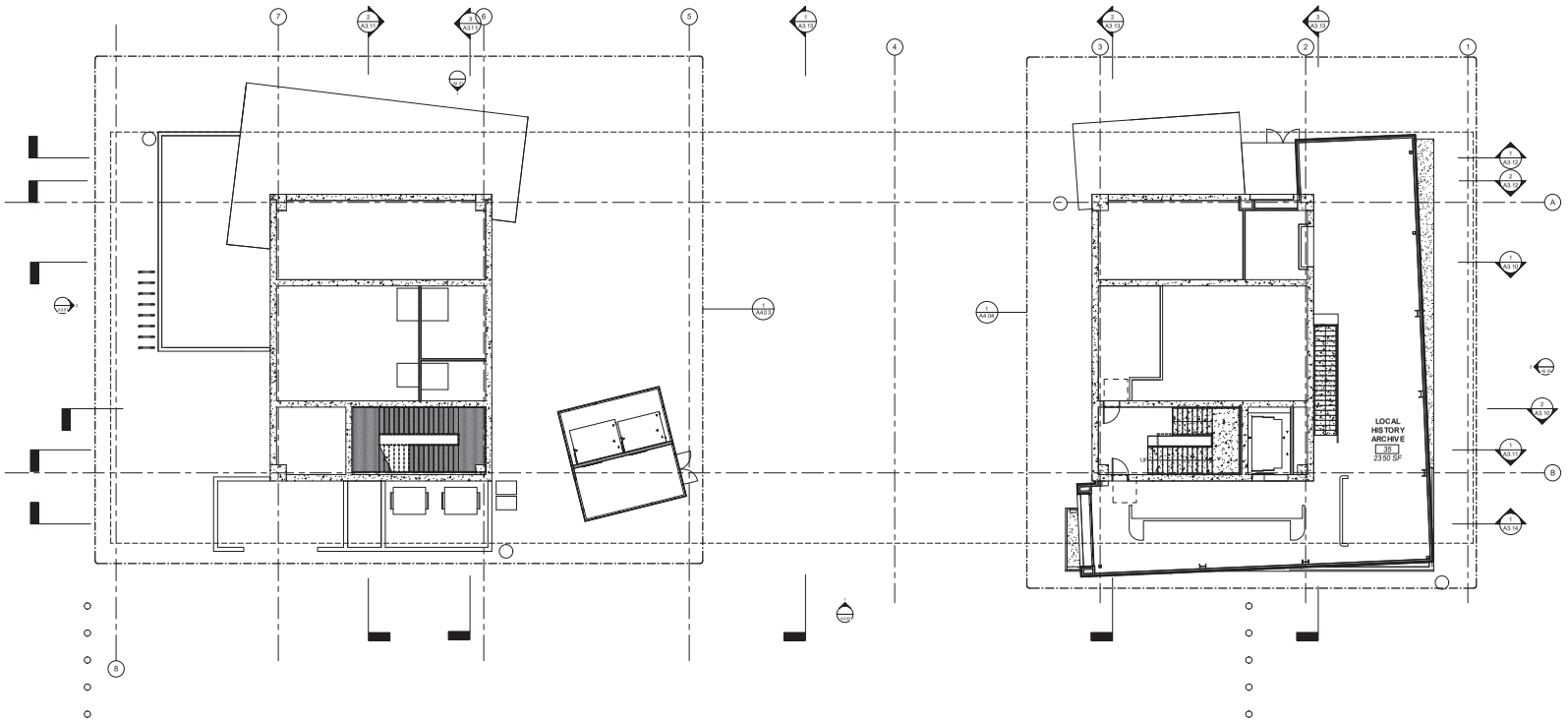
DRAWN BY: JF CHECKED BY: --

PROJECT #: 1702

SHEET:

A2.01

BIM



L.H. MEZZANINE

SCALE: 1/8" = 1'-0"

A2.01A

REF: A3.01

1

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TITLE:

MEZZANINE PLAN

SCALE: As Noted DATE: JAN. 5, 2018

DRAWN BY: JF CHECKED BY: --

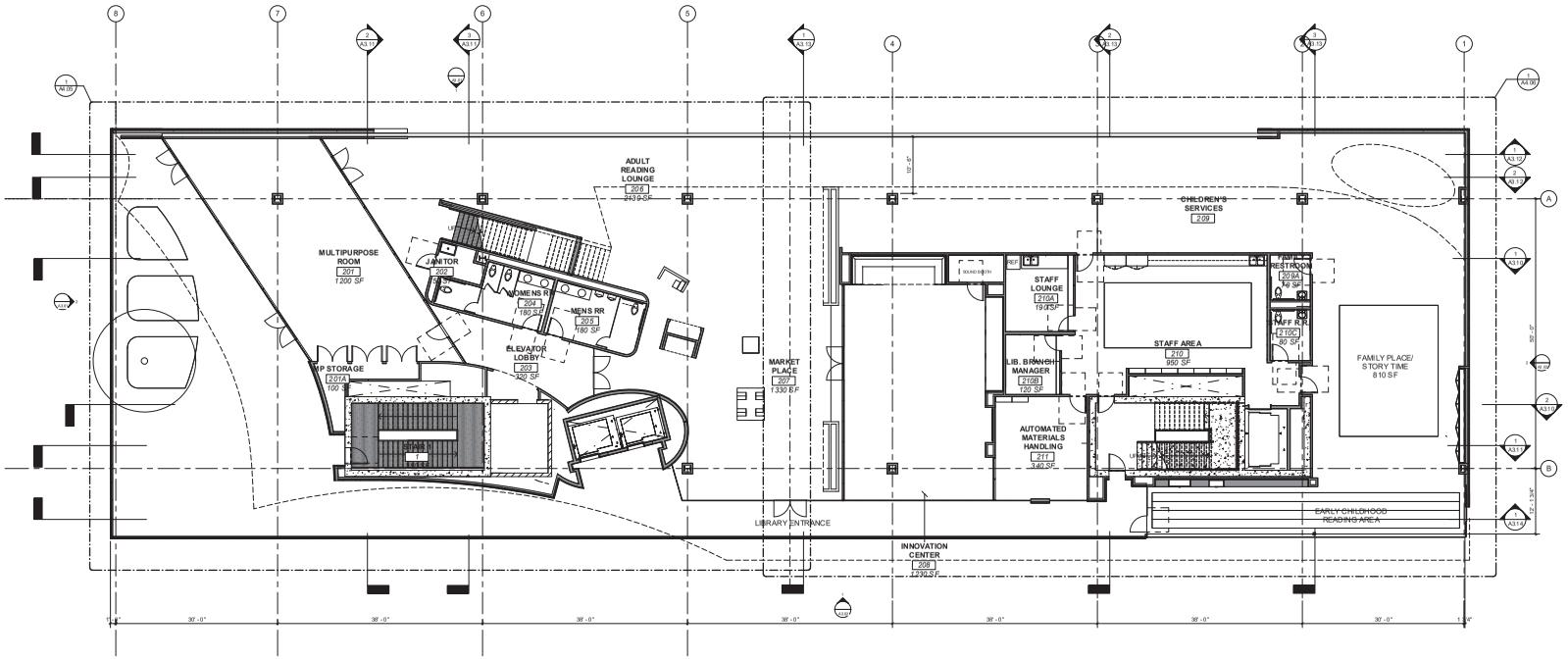
PROJECT #: 1702

SHEET:

A2.01A

BIM

P18-0186, Exhibit 6 - Project Plans



2ND FLOOR

SCALE: 1/8" = 1'-0"

A2.02 REF. A3.01

1

N

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ISSUE / REVISIONS

TITLE:

2ND FLOOR PLAN

SCALE: As Noted DATE: JAN. 5, 2018

DRAWN BY: JF CHECKED BY: --

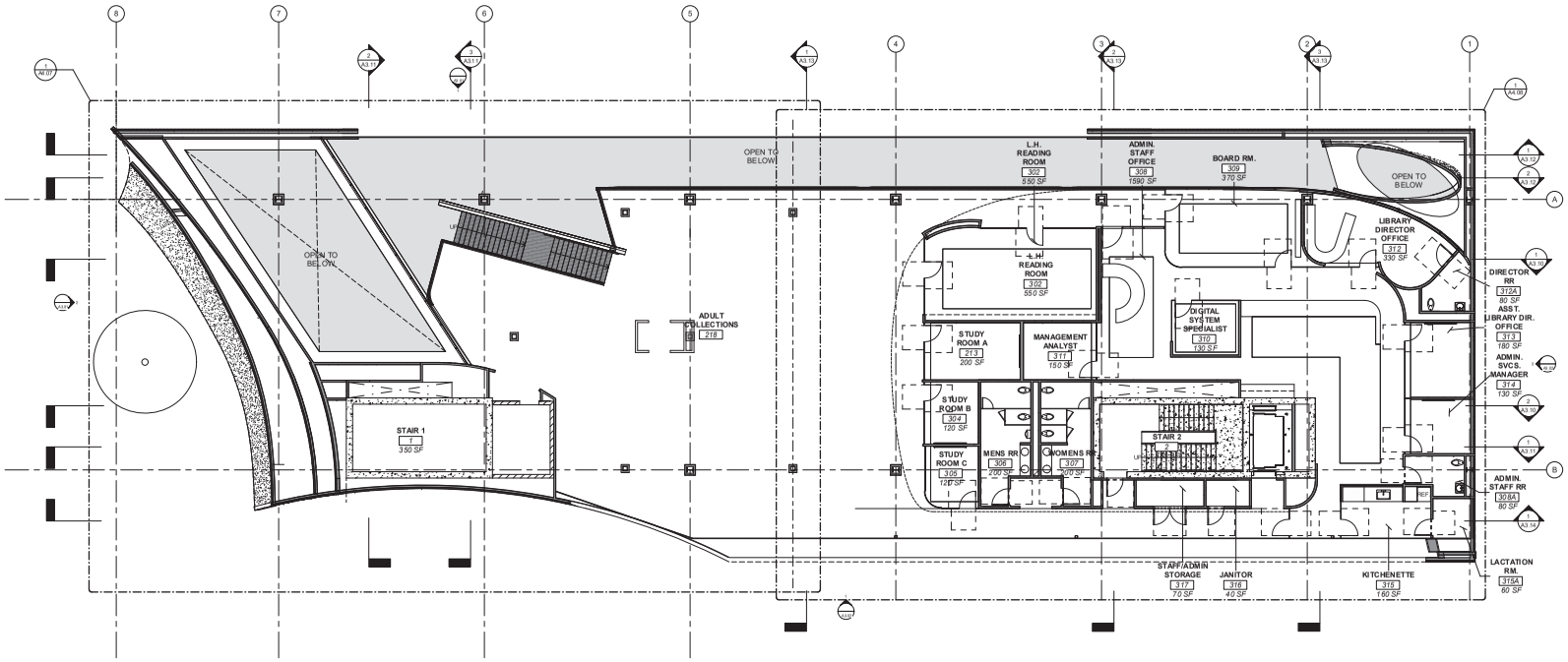
PROJECT #: 1702

SHEET:

A2.02

BIM

P18-0186, Exhibit 6 - Project Plans



3RD FLOOR | SCALE: 1/8" = 1'-0" | A2.03 REF. A3.01 | 1

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TITLE:

3RD FLOOR PLAN

SCALE: As Noted DATE: JAN. 5, 2018

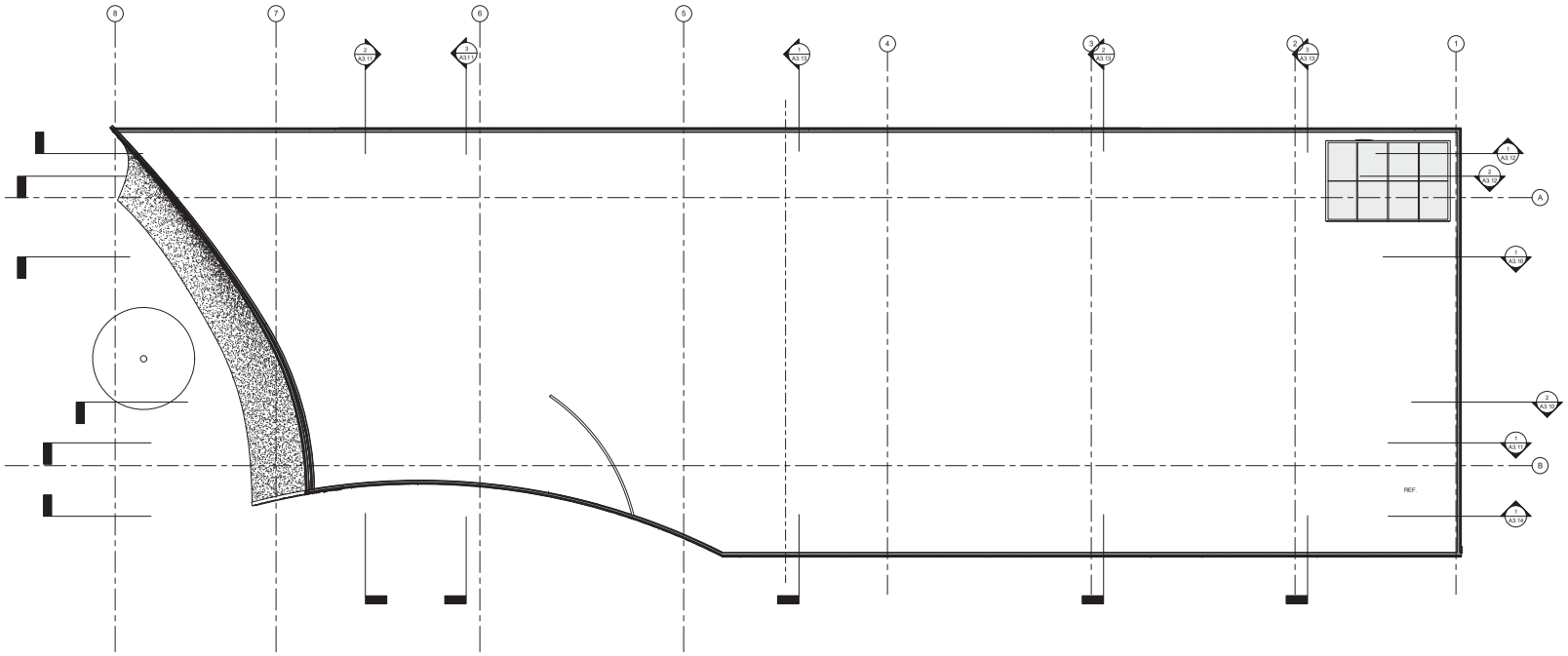
DRAWN BY: JF CHECKED BY: --

PROJECT #: 1702

SHEET:

A2.03

BIM



ROOF PLAN

SCALE: 1/8" = 1'-0"

A2.04

REF. A3.01

1

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TITLE:

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SCALE: As Noted DATE: JAN. 5, 2018

DRAWN BY: JF CHECKED BY: --

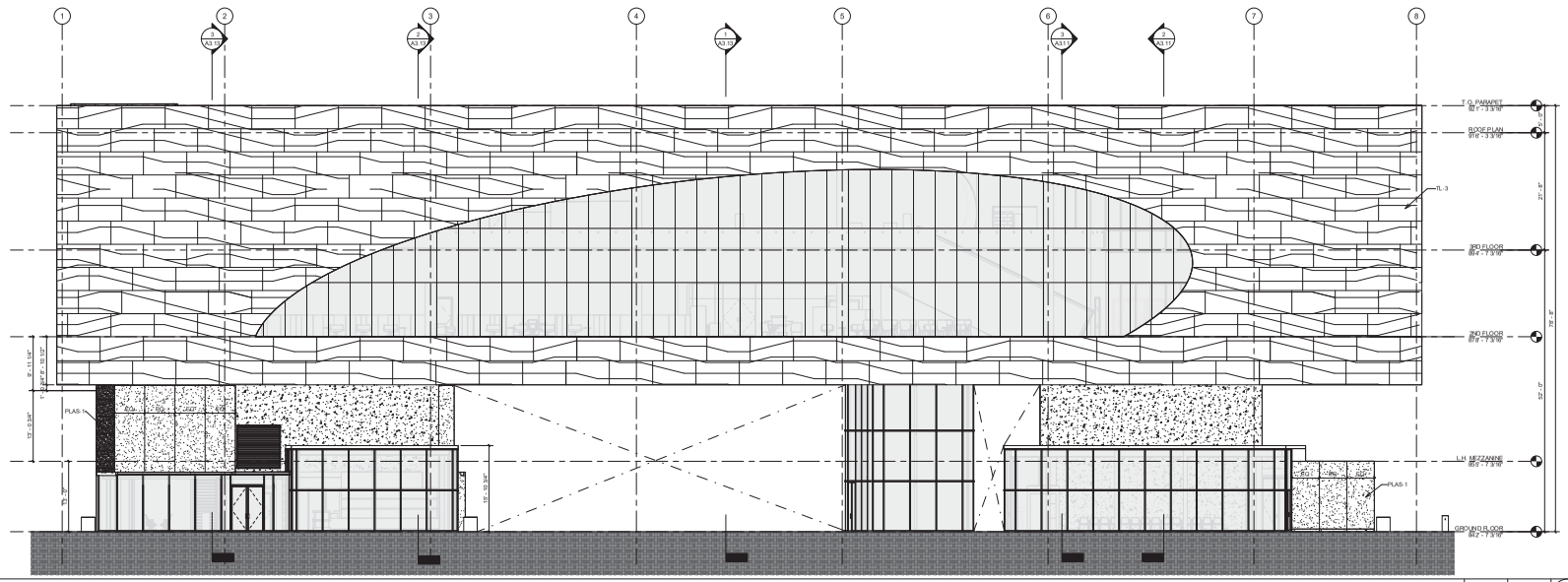
PROJECT #: 1702

SHEET:

A2.04

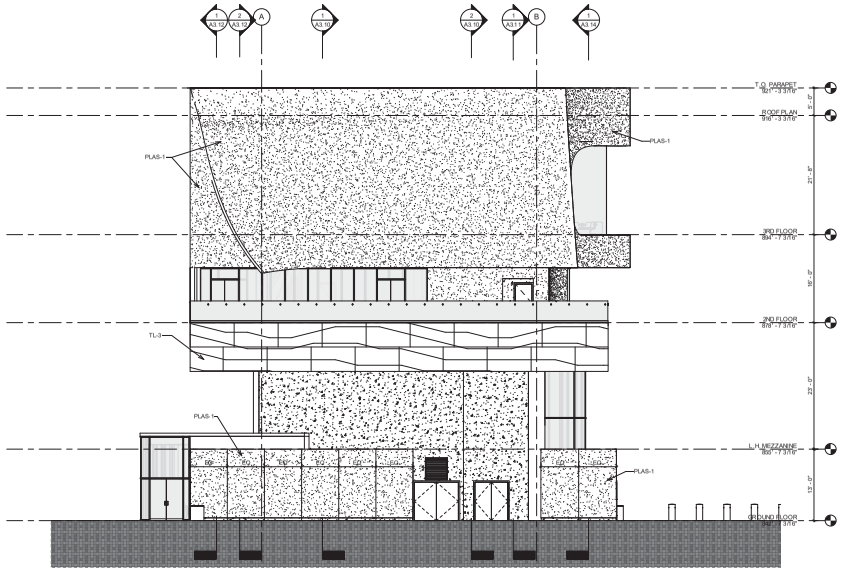
BIM

P18-0186, Exhibit 6 - Project Plans



NORTH ELEVATION

SCALE: 1/8" = 1'-0" | A3.01 | REF: 0 | 1



WEST ELEVATION

SCALE: 1/8" = 1'-0" | A3.01 | REF: 0 | 2

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Written dimensions on this drawing shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job site. This office must be notified of any variation from the dimensions and conditions shown on this drawing. Do not scale drawings. Drawings are to be used as identified in this set for any original bid use or consulting with fabrication.

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REVISION 01

No.	Issue	Date
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ISSUE / REVISIONS

TITLE:

BUILDING ELEVATIONS

SCALE: As Noted | DATE: JAN. 5, 2018

DRAWN BY: JF | CHECKED BY: --

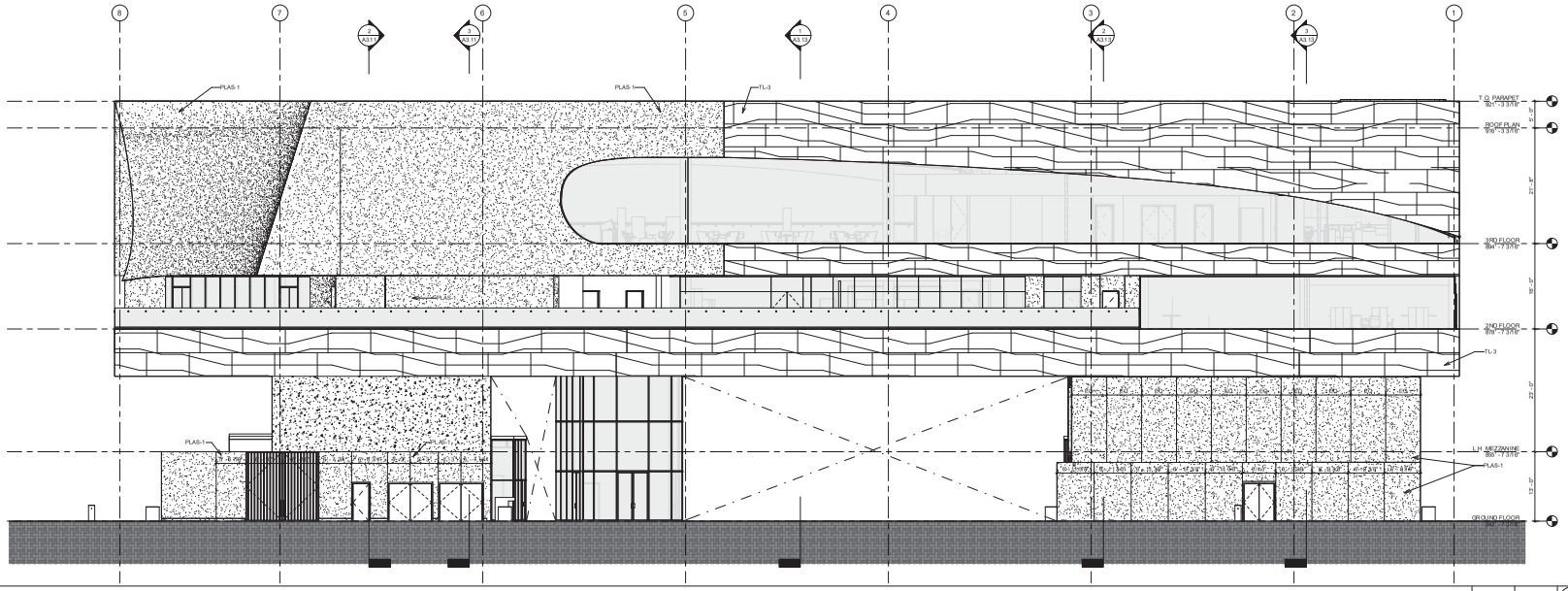
PROJECT #: 1702

SHEET:

A3.01

BIM

P18-0186, Exhibit 6 - Project Plans

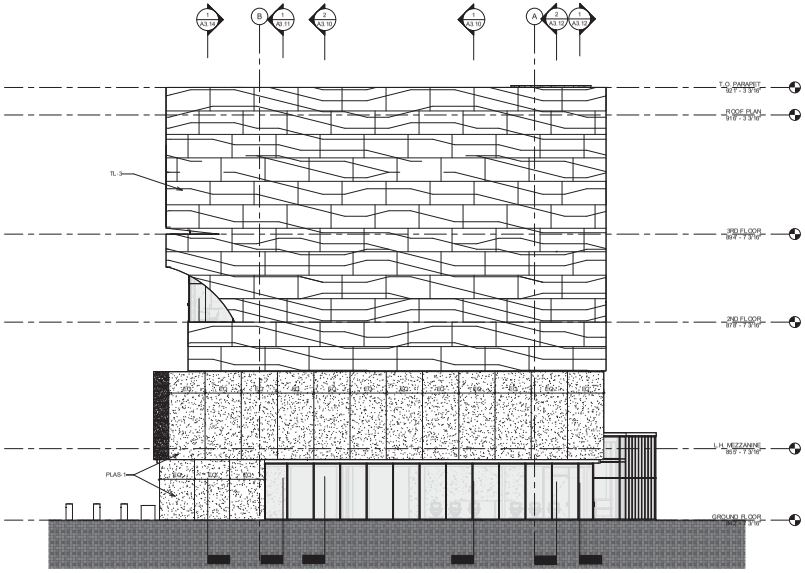


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

A3.02 REF. 0

1



EAST ELEVATION

SCALE: 1/8" = 1'-0"

A3.02 REF. 0

2

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REVISION 01

No.	Issue	Date
	DD SUBMITTAL	01/05/18

ISSUE / REVISIONS

TITLE:

BUILDING ELEVATIONS

SCALE: As Noted DATE: JAN. 5, 2018

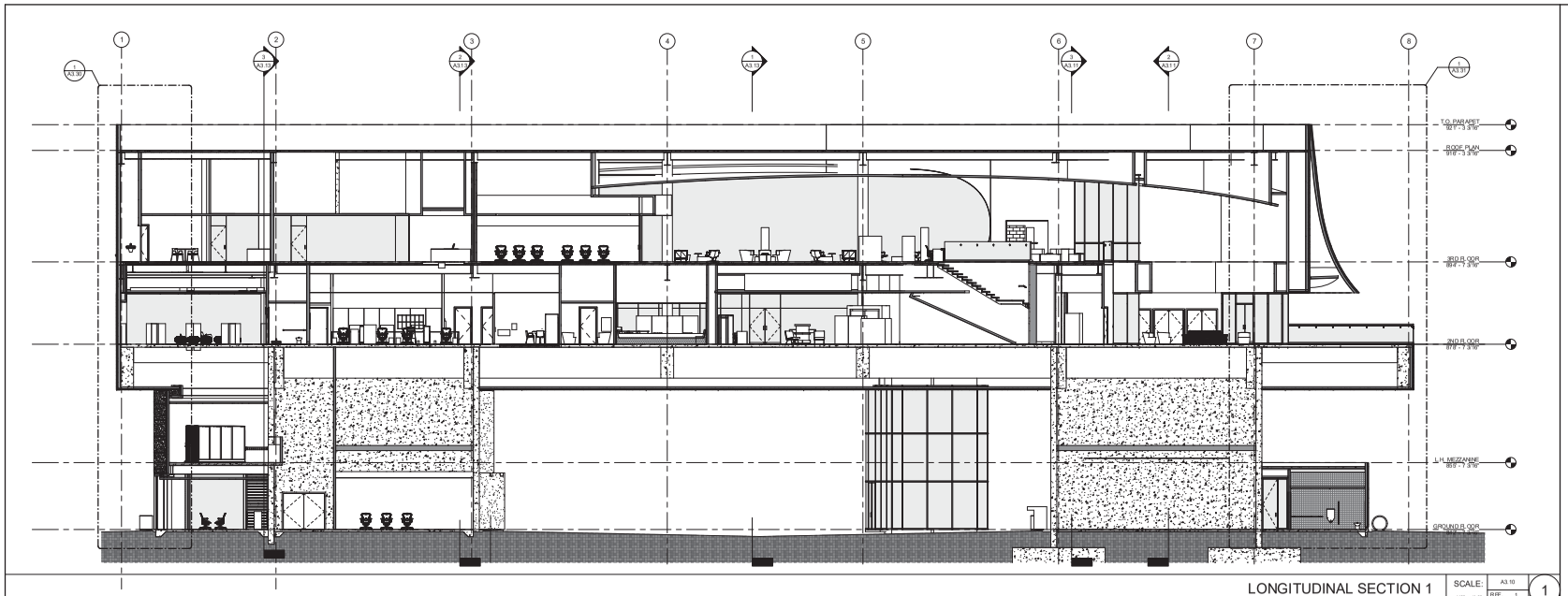
DRAWN BY: JF CHECKED BY: --

PROJECT #: 1702

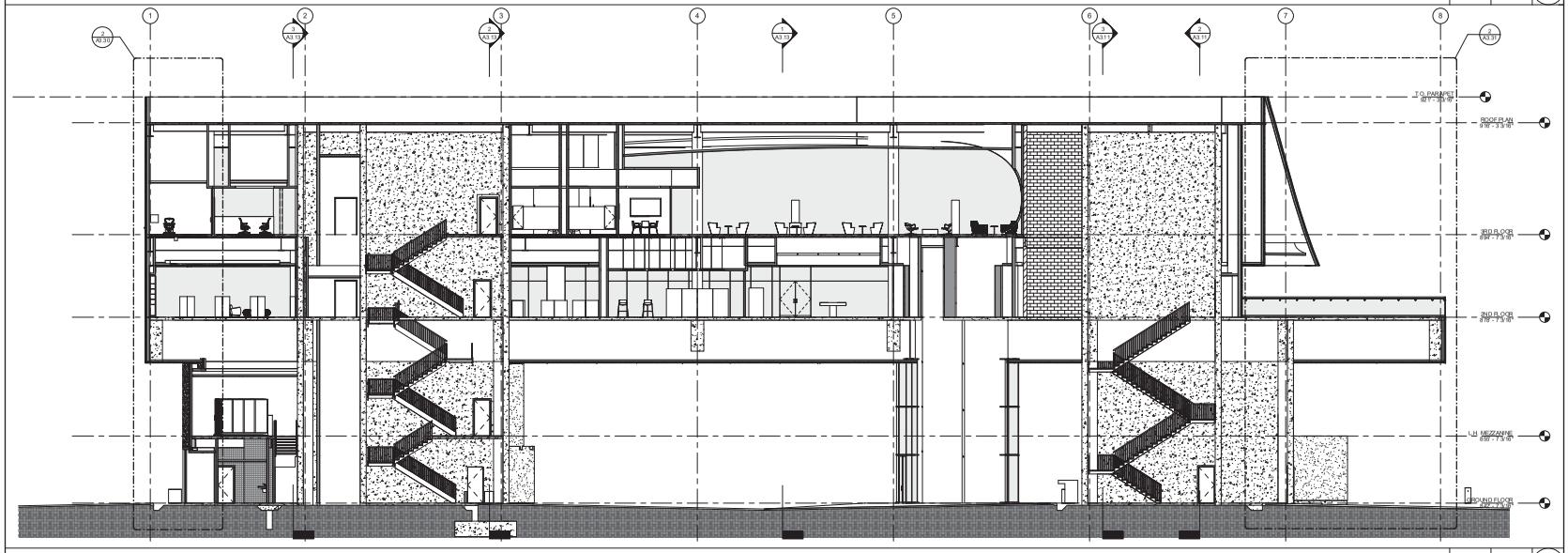
SHEET:

A3.02

BIM



LONGITUDINAL SECTION 1 — SCALE: 1/8" = 1'-0" — A3.10 — RIF: 1 — 1



LONGITUDINAL SECTION 2 — SCALE: 1/8" = 1'-0" — A3.10 — RIF: 1 — 2

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REVISION 01

No.	Issue	Date
	DD SUBMITTAL	01/05/18

ISSUE / REVISIONS

TITLE:

BUILDING SECTIONS

SCALE: As Noted DATE: JAN. 5, 2018

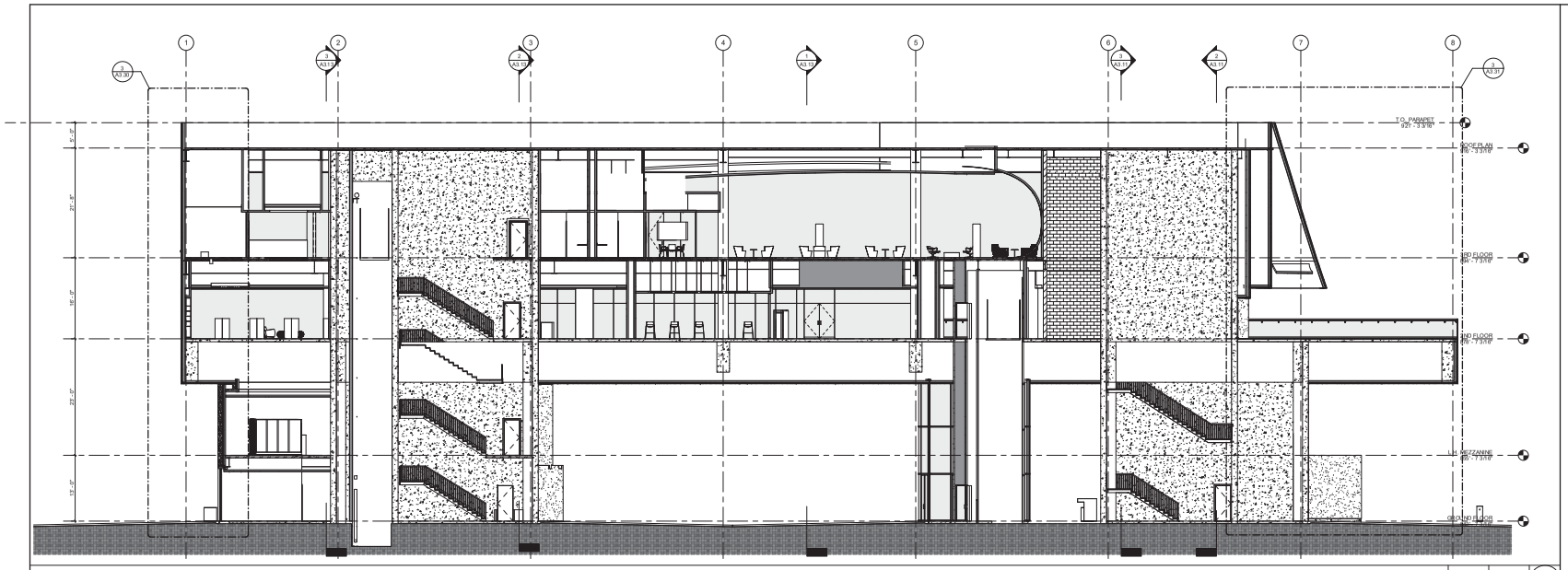
DRAWN BY: JF CHECKED BY: --

PROJECT #: 1702

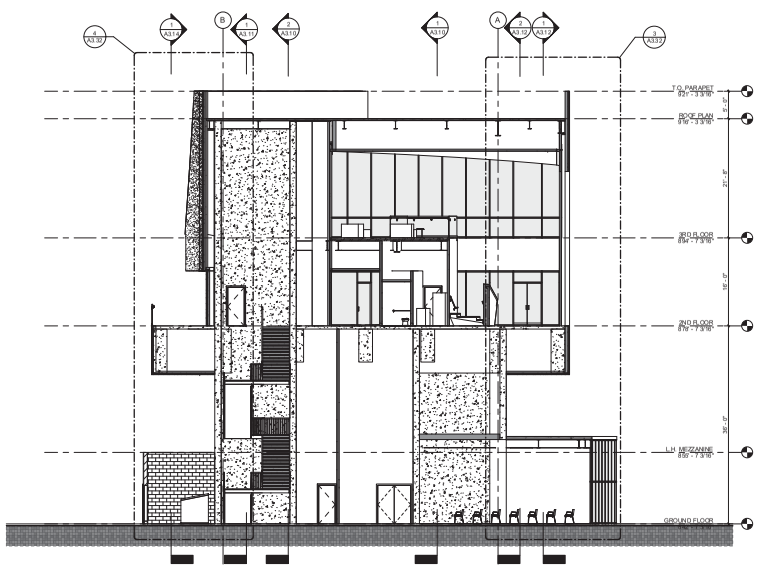
SHEET:

A3.10

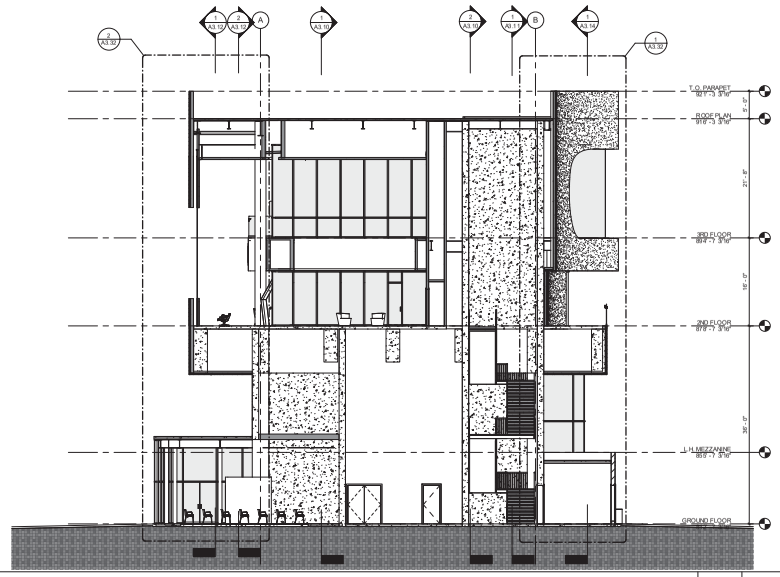
BIM



LONGITUDINAL SECTION 3 | SCALE: 1/8" = 1'-0" | A3.11 REF. 1 | 1



CROSS SECTION 2 | SCALE: 1/8" = 1'-0" | A3.11 REF. 1 | 3



CROSS SECTION 1 | SCALE: 1/8" = 1'-0" | A3.11 REF. 1 | 2

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On-Site dimensions are to have to work go shall have a precedence over no-site dimensions. Contractor shall verify all on-site dimensions and report any discrepancies and conditions not in the job sheet. Any differ must be notified of any variation from the drawings and specifications before proceeding with the work. Failure to do so will be deemed to be at their risk. No dimensions shall be scaled from drawings or specifications.

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REVISION 01

No.	Issue	Date
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ISSUE / REVISIONS

TITLE: BUILDING SECTIONS

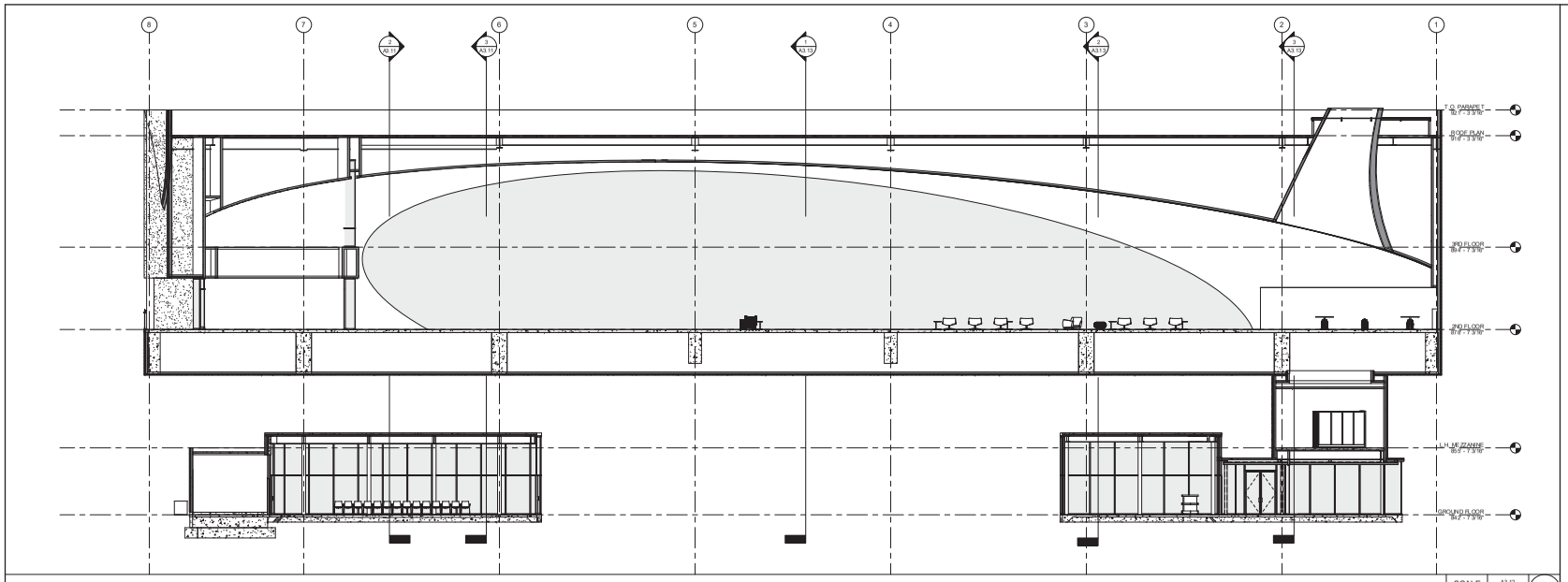
SCALE: As Noted DATE: JAN. 5, 2018

DRAWN BY: JF CHECKED BY: --

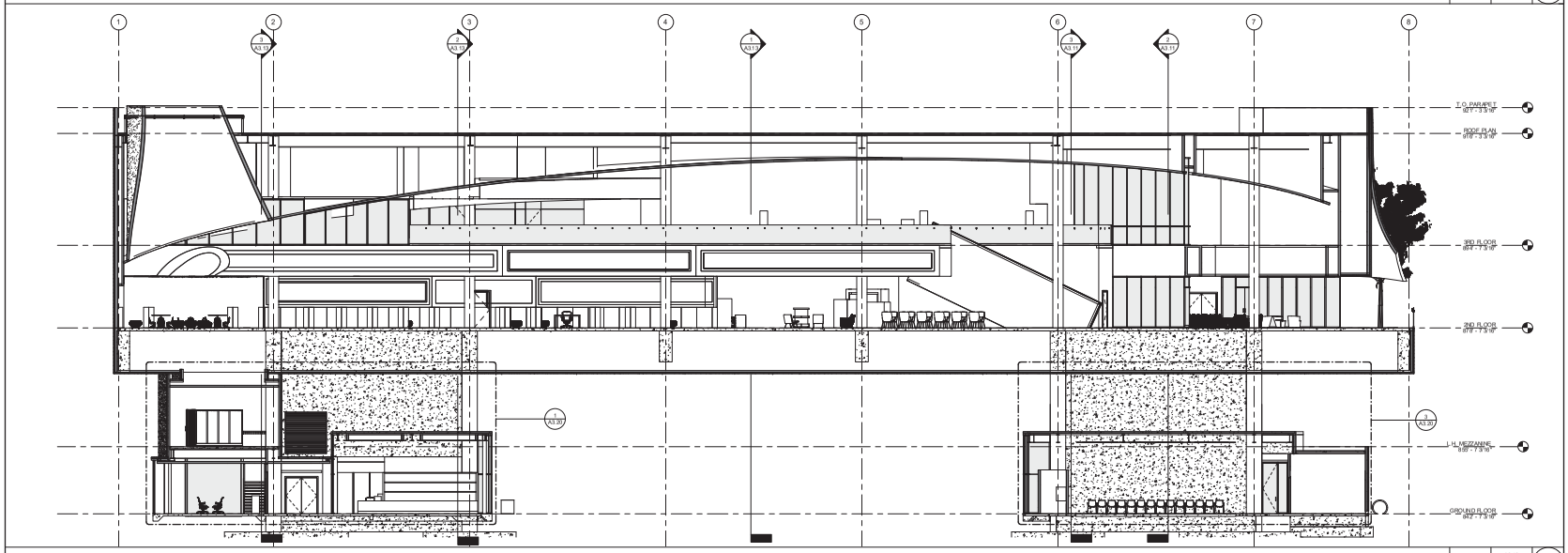
PROJECT #: 1702

SHEET: A3.11

BIM



LONGITUDINAL SECTION 4 | SCALE: 1/8" = 1'-0" | A3.12 REF: 1 | 1



LONGITUDINAL SECTION 5 | SCALE: 1/8" = 1'-0" | A3.12 REF: 1 | 2

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TITLE:

BUILDING SECTIONS

SCALE: As Noted DATE: JAN. 5, 2018

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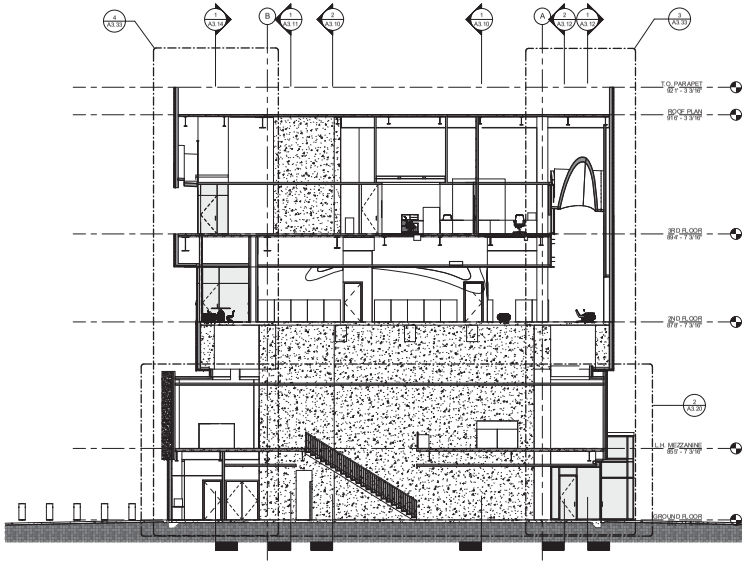
PROJECT #: 1702

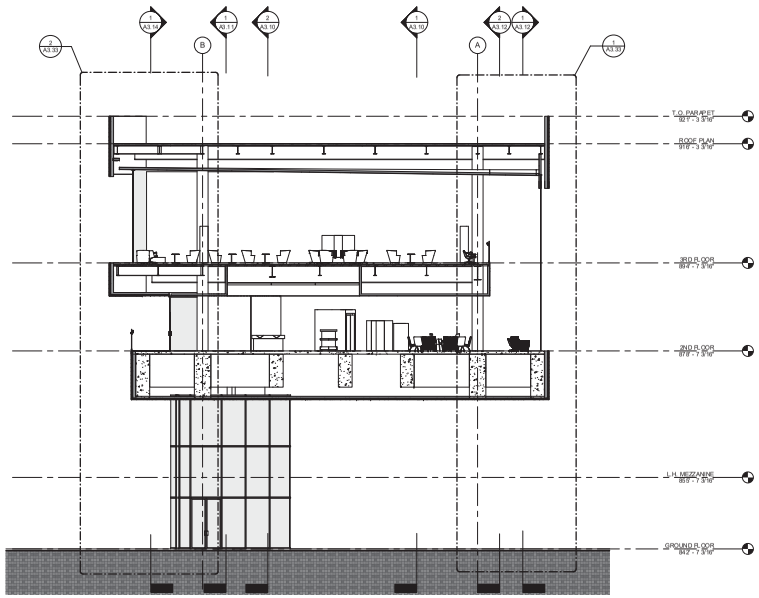
SHEET:

A3.12

BIM



CROSS SECTION 5 | SCALE: 1/8" = 1'-0" | A3.13 REF. 1 | 3



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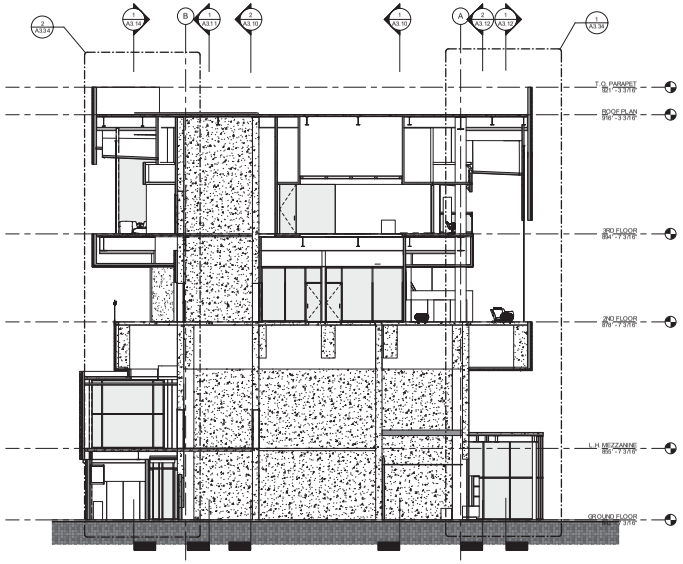

CROSS SECTION 4 | SCALE: 1/8" = 1'-0" | A3.13 REF. 1 | 2

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ARCHITECT

JOHNSON FAVARO
Architecture and Urban Design
599 Bluckel der Street, Ground Floor
Culver City CA 90232
(Tel) 310-559-9720 (Fax) 310-559-8220

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TITLE:

BUILDING SECTIONS

SCALE: As Noted DATE: JAN. 5, 2018

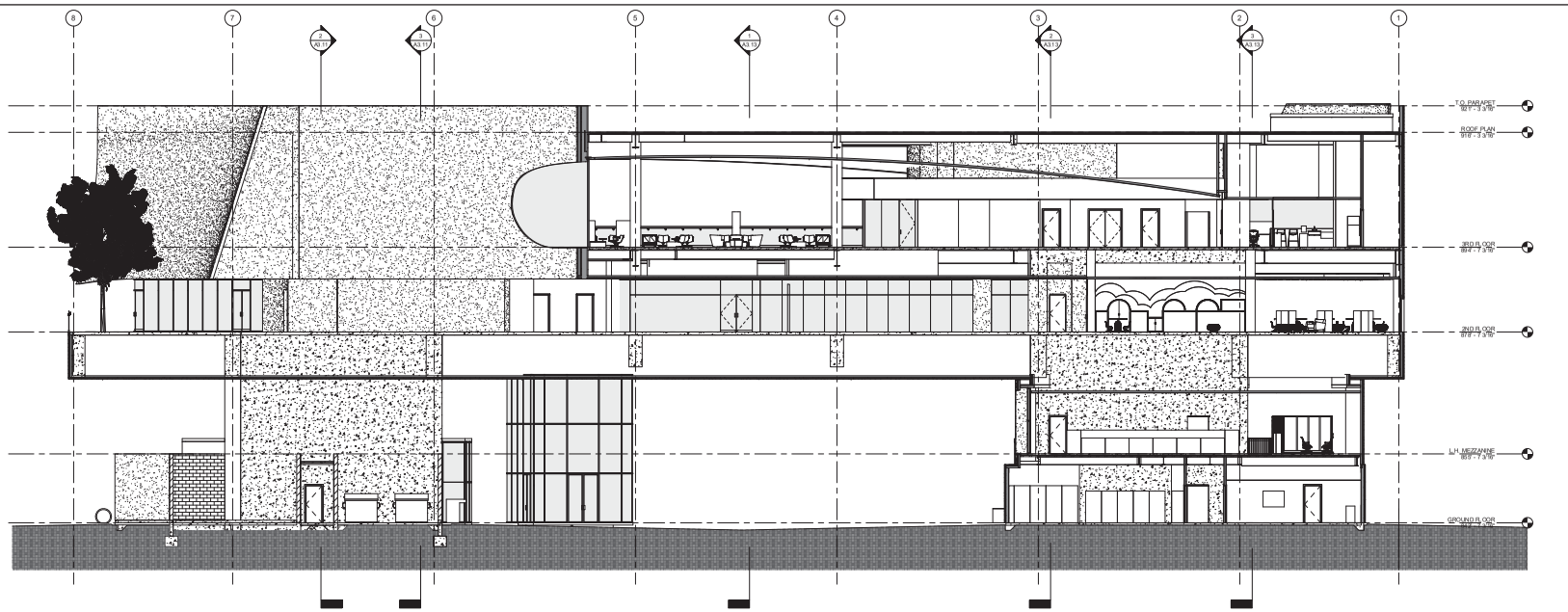
DRAWN BY: JF CHECKED BY: --

PROJECT #: 1702

SHEET:

A3.13

BIM



LONGITUDINAL SECTION 6

SCALE: 1/8" = 1'-0"

A3.14

REF: 1

1

PROJECT

CITY OF RIVERSIDE

RIVERSIDE LIBRARY

3930 MISSION INN AVE.
RIVERSIDE, CA 92501

ARCHITECT

JOHNSON FAVARO

Architecture and Urban Design

5818 Blackwelder Street, Ground Floor
Culver City, CA 90232
(Tel) 310-559-9720 (Fax) 310-559-8220

CONSULTING ENGINEERS

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ARCHITECTS / ENGINEER'S STAMP

CITY APPROVALS

DRAFT -
NOT FOR
CONSTRUCTION

REVISION 01

No.	Issue	Date
	DD SUBMITTAL	01/05/18

ISSUE / REVISIONS

TITLE:

BUILDING
SECTIONS

SCALE: As Noted DATE: JAN. 5, 2018

DRAWN BY: JF CHECKED BY: --

PROJECT #: 1702

SHEET:

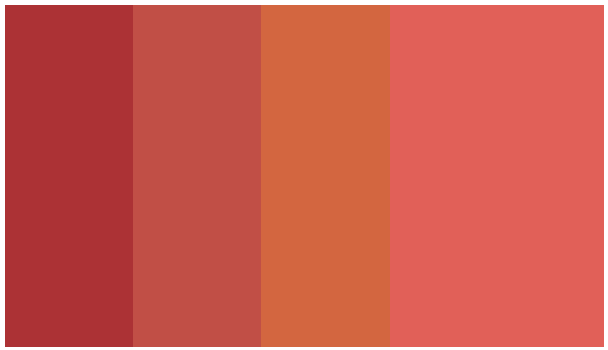
A3.14

BIM

MARBLE LAB
CALACATTA ELITE
PORCELAIN TILE
12" x 24"

WHITE PLASTER
SMOOTH FINISH

CAST IN PLACE CONCRETE

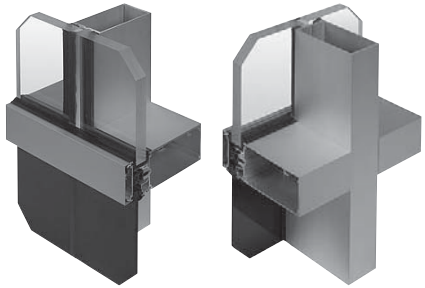


DEA 151
RED INK

DET 421
LE CORBUSIER CRUSH

DET 449
CITRUS NOTES

DET 426
FIERY CORAL



KAWNEER 1600 WALL SYSTEM 2 CURTAIN WALL