

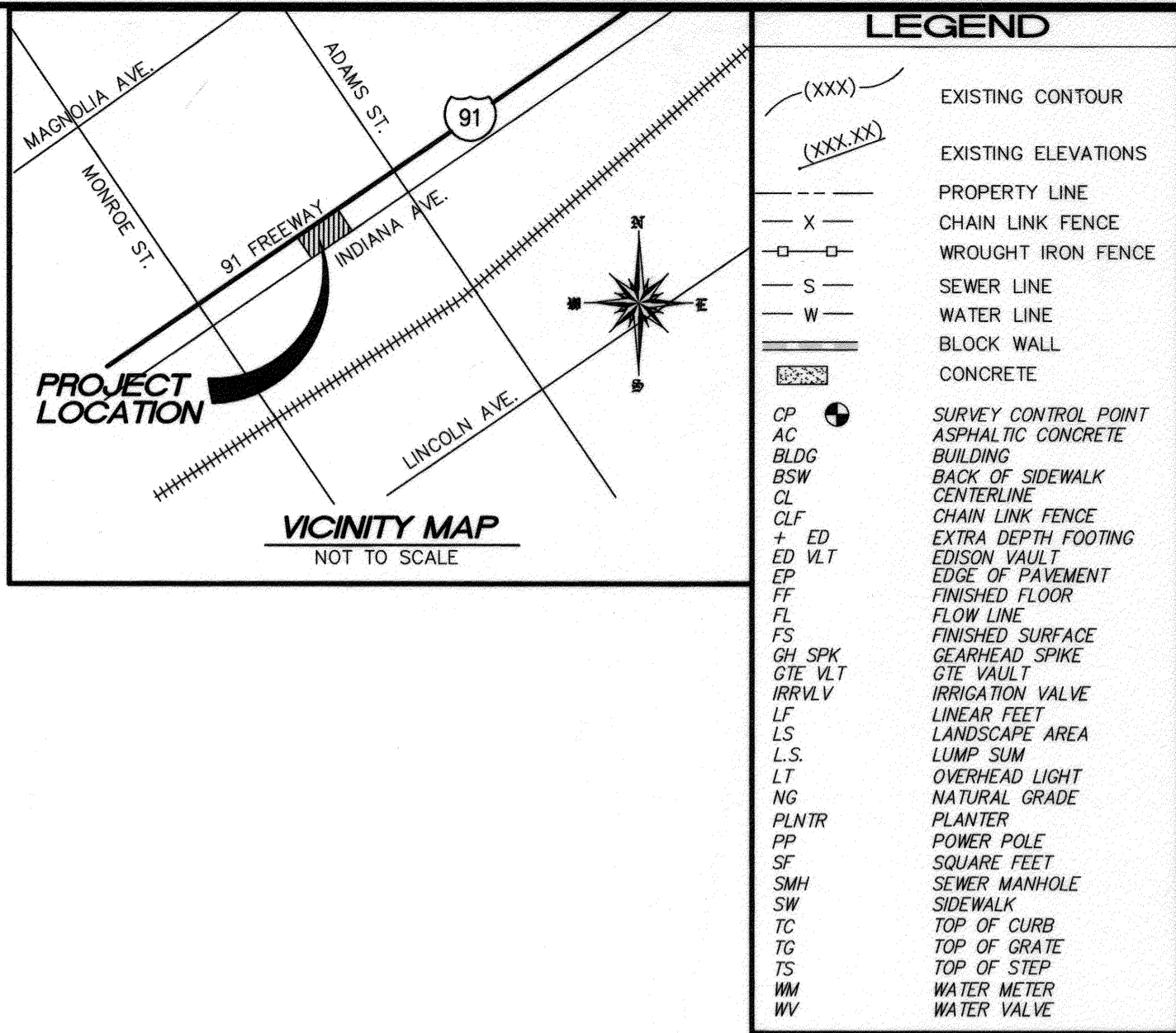
WALTER'S PORSCHE 8423 INDIANA AVENUE

GENERAL NOTES:

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
10. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
11. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
12. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
14. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
18. ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
20. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
22. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
23. STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
24. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
25. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
35. IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

PRIVATE ENGINEER'S GENERAL NOTES AND NOTICE TO CONTRACTOR

1. THE CONTRACTOR SHALL CHECK ALL DRAWINGS AND SPECIFICATIONS FURNISHED HIM IMMEDIATELY UPON THEIR RECEIPT, AND SHALL PROMPTLY NOTIFY THE OWNERS OF ANY DISCREPANCIES HEREIN. SHOULD ANY ERRORS, OMISSIONS, AMBIGUITIES OR DISCREPANCIES BE FOUND ON THE DRAWINGS OR IN THE SPECIFICATIONS TO WHICH THE CONTRACTOR FAILED TO CALL ATTENTION BEFORE SUBMITTING HIS BID, THEN THE OWNERS REPRESENTATIVE WILL INTERPRET THE INTENT OF THE DRAWINGS OR SPECIFICATIONS AND THE CONTRACTOR WILL PERFORM THE WORK IN ACCORDANCE WITH SUCH INTERPRETATION.
2. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".
3. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
5. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL HAVE A VALID CONTRACTORS LICENSE AND MAINTAIN ADEQUATE WORKMAN'S COMPENSATION AS REQUIRED BY THE STATE OF CALIFORNIA AND ALSO PUBLIC LIABILITY INSURANCE NAMING THE OWNER AS ADDITIONAL INSURED. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH THESE INSURANCE CERTIFICATES.
6. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES AND STRUCTURES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT OF RECORD, OR NOT SHOWN ON THIS PLAN.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE, AND CROSS-CHECK DETAILS AND DIMENSIONS SHOWN ON THE DRAWING. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES FOUND.
8. IN ALL CASES WHERE CONFLICT MAY OCCUR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THEN THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
9. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, DETAILS OR SECTIONS ON DRAWINGS.
10. ALL CONSTRUCTION SHALL CONFORM TO THE CITY STANDARDS AS AMENDED TO DATE, UNLESS OTHERWISE NOTED.
11. TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL NOTIFY "UNDERGROUND SERVICE ALERT" AT 1-800-422-4133
12. CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING STRUCTURES EXCEPT THOSE THAT ARE SPECIFICALLY IDENTIFIED TO BE REMOVED.
13. THE CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL THE ELEVATION AND LOCATION OF ALL WORK IS VERIFIED BY THE ENGINEER OF RECORD.
14. THE CONTRACTOR SHALL SCHEDULE A PRE-JOB MEETING WITH THE OWNER AND ENGINEER PRIOR TO STARTING WORK.



CONSTRUCTION NOTES

- 302 CL CONSTRUCT CONCRETE DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302 PL-I, A=SEE WIDTH PER PLAN B=A+14'
- 200 I CONSTRUCT CONCRETE CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE I, C.F.= 6"
- 200 II CONSTRUCT CONCRETE CURB PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE II, C.F.= 6"
- 325 CONSTRUCT SIDEWALK PER CITY STANDARD DRAWING 325.
- 410 CONSTRUCT PARKWAY DRAIN PER CITY STANDARD 410.
- 1 CONSTRUCT FULL DEPTH ASPHALT CONCRETE PAVEMENT OVER COMPACTED SUBGRADE PER SOILS RECOMMENDATIONS AND PUBLIC WORKS STANDARD 453.

QUANTITIES

1,075 SF

34 LF

122 LF

360 SF

2 EA

1,287 SF

UNDERGROUND UTILITY NOTE:

ALL UNDERGROUND UTILITY LINES HAVE BEEN LOCATED BY SPRAY MARKS ON THE GROUND AT THE TIME OF SURVEY OR BY VISUAL INSPECTION OF ABOVE GROUND APPURTENANCES, AND BY RECORD INFORMATION.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 56°00'00" EAST ALONG THE CENTERLINE OF INDIANA AVENUE PER PARCEL MAP NO. 30365, FILED IN PARCEL MAP BOOK 201, PAGES 60-61 IN THE OFFICE OF THE COUNTY RECORDER.

BENCHMARK: "F5-J3"

P.K. NAIL AND CITY ENGINEER TAG IN A STREET LIGHT BASE ALONG THE NORTHERLY CURB OF INDIANA AVENUE, 75 FEET WEST OF VANCE STREET. (SET AS PART OF THE AUTO CENTER RENOVATION PROJECT).
ELEVATION: 826.530'; NAVD88, ADJUSTMENT YEAR: 2009

DEVELOPER:

WALTER'S AUTOMOTIVE GROUP
3210/3213 ADAMS STREET
RIVERSIDE, CA 92504
PHONE: (951) 688-3332
CONTACT: MR. STEVE KENLE

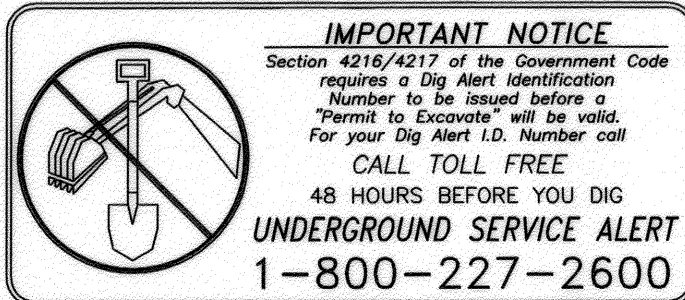
ARCHITECT:

WHITFIELD ASSOCIATES, INC.
24691 DEL PRADO, SUITE 201
DANA POINT, CA 92629
PHONE: (949) 234-1950
FAX: (949) 234-1946
CONTACT: MIGUEL IBARRA

GEOTECHNICAL:

NORCAL ENGINEERING
SOILS AND GEOTECHNICAL CONSULTANTS
10641 HUMBOLT STREET
LOS ALAMITOS, CA 90720
PHONE: (562) 799-9469
FAX: (562) 799-9459

PROJECT NO.: 17251-14
FEBRUARY 12, 2014



IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a Permit to Excavate will be valid. For your Dig Alert I.D. Number call
CALL TOLL FREE
48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
1-800-227-2600



CITY BUSINESS TAX ID# 1235576
EXP. DATE: SEPT. 30, 2015
SURVEYED ON: 2/26/2014

JCA
JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566
e-mail: jca@jonescahl.com

DESIGNED: C.H. SCALE: 1"=20'
DRAWN: C.H. DATE: 8/11/2014
CHECKED: D.R. JOB NO. 14-2074
PREPARED UNDER THE DIRECTION OF:
Daniel Rubio R.C.E. 60934
DATE: 12/19/14

RIVERSIDE PUBLIC UTILITIES - WATER

APPROVED: MW McNeil DATE: 12/31/14
RIVERSIDE PUBLIC UTILITIES - ELECTRIC

APPROVED: [Signature] DATE: 01/11/15

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
ENGINEERING MANAGER	E.C.	1/29/15	[Signature]
CAPITAL PROJECTS		1/29/15	
TRAFFIC ENGINEERING	E.H.	1/22/15	
DESIGNED BY	DRAWN BY	CHECKED BY	DATE

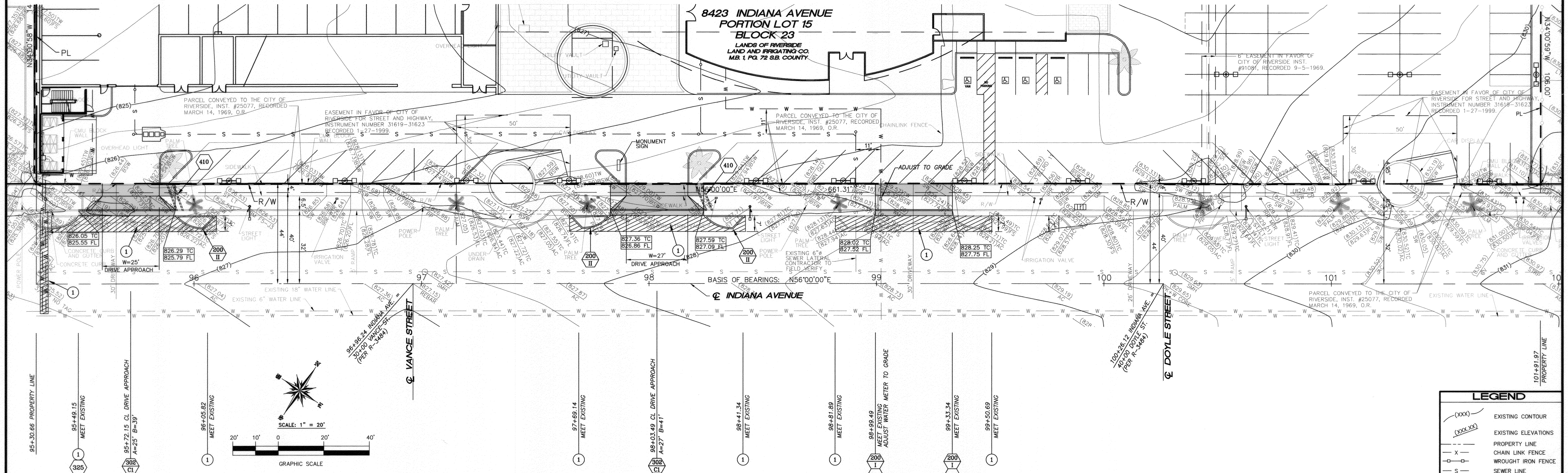
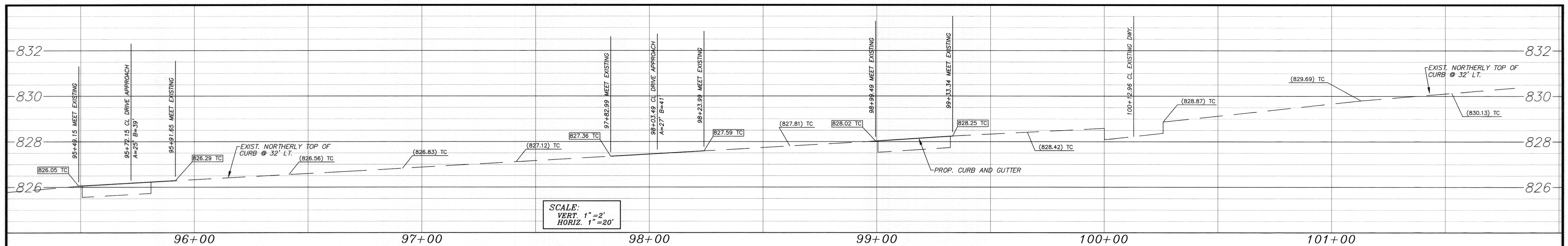
STREET IMPROVEMENTS 8423 INDIANA AVE.

At Various Locations
HORIZONTAL SCALE: NONE VERTICAL SCALE: NONE

PW14-0368

R-4320

SHEET 1 OF 2



CONSTRUCTION NOTES

QUANTITIES

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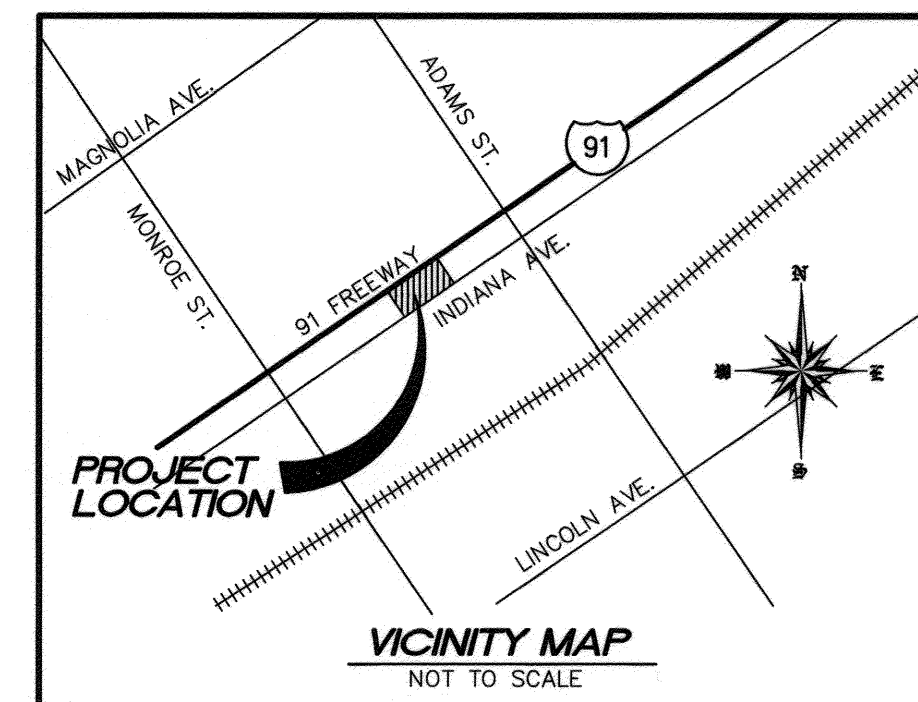
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PHONE: (562) 799-9469
FAX: (562) 799-9459
PROJECT NO.: 17251-14
FEBRUARY 12, 2014



LEGEND	
(XXX)	EXISTING CONTOUR
(XXX.XX)	EXISTING ELEVATIONS
---	PROPERTY LINE
-X-	CHAIN LINK FENCE
-O-O-	WROUGHT IRON FENCE
-S-	SEWER LINE
-W-	WATER LINE
-B-	BLOCK WALL
-C-	CONCRETE
CP	SURVEY CONTROL POINT
AC	ASPHALTIC CONCRETE
BSW	BACK OF SIDEWALK
CL	CENTERLINE
CLF	CHAIN LINK FENCE
ED	EXTRA DEPTH FOOTING
ED VLT	EDISON VALVE
EP	EDGE OF PAVEMENT
FL	FINISHED FLOOR
FL	FINISHED SURFACE
FS	GEARHEAD SPIKE
GM SPK	GTE VALVE
GTE VLT	IRRIGATION VALVE
IRRLV	LINEAR FEET
LS	LANDSCAPE AREA
LS	LUMP SUM
LS	OVERHEAD LIGHT
NG	NATURAL GRADE
PLNTR	PLANTER
PP	POWER POLE
SP	SQUARE FEET
SMH	SEWER MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TO	TOP OF ORATE
TS	TOP OF STEP
WM	WATER METER
WV	WATER VALVE

IMPORTANT NOTICE
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APPROVED: MW MUEL 12/31/14
DATE: 12/31/14
RIVERSIDE PUBLIC UTILITIES - ELECTRIC
APPROVED: [Signature] 12/15/14
DATE: 12/15/14

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
ENGINEERING MANAGER	E.L.	1/19/15	[Signature]
CAPITAL PROJECTS	S.L.	1/28/15	CITY ENGINEER / PW DIRECTOR
TRAFFIC ENGINEERING	C.H.	1/21/15	DATE: 2/12/2015

STREET IMPROVEMENTS
8423 INDIANA AVE.
At Various Locations
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 2'
PW14-0368
R-4320
SHEET 2 OF 2