

CHESTNUT OFFICE COMPLEX

RIVERSIDE, CALIFORNIA

GENERAL NOTES

- 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.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION AS SHOWN.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE ALLEY GRADE SHALL BE TRIMMED BACK.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.), PHONE NUMBER 1-800-422-4133, 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.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- REMOVE A.C., P.C.C. SIDEWALK, AND CURB AS NECESSARY TO CONSTRUCT IMPROVEMENTS SHOWN ON THIS PLAN. ALL REMOVAL LIMITS TO BE SAW CUT WITH P.C.C. SIDEWALK AND CURB REMOVALS TO BE MADE TO THE NEAREST JOINT AT OR BEYOND THE LIMITS AS SHOWN.

LEGEND

| | |
|------------------|------|
| A.C. PAVEMENT | |
| CONC. GUTTER | |
| SIDEWALK | |
| A.C. OVERLAY | |
| ALLEY APPROACH | |
| FINISH SURFACE | F.S. |
| TOP OF CURB | T.C. |
| FLOW LINE | F.L. |
| EDGE OF PAVEMENT | E.P. |
| EDGE OF GUTTER | E.G. |

EXISTING UNDERGROUND UTILITIES

| | | | |
|-------------------|---------------|---------------------------|-----|
| SANITARY SEWER | 8" S | TELEPHONE CONDUIT | T |
| WATER LINE | 6" W | ELECTRICAL CONDUIT | E |
| STORM DRAIN | 24" S.D. | ELECTRIC LIGHTING CONDUIT | ELC |
| GAS LINE | 3" G | TRAFFIC SIGNAL | SIG |
| IRRIGATION LINE | 20" IRR. | FIRE ALARM | F |
| ABANDONED UTILITY | 6" G (ABAND.) | | |

EXISTING TOPOGRAPHY

| | | | |
|------------------|--|-------------------|--|
| BLOCK WALL | | TOP OF SLOPE | |
| BOARD FENCE | | TOE OF SLOPE | |
| WIRE FENCE | | DIRECTION OF FLOW | |
| CHAIN LINK FENCE | | | |

| | | | |
|-------------------------|---|------------------------|---|
| ① SANITARY SEWER MH | ⊙ | POLE & GUY ANCHOR | ⊙ |
| ② STORM DRAIN MH | ⊙ | ELECTRIC POLE | ⊙ |
| ③ WATER MH | ⊙ | TELEPHONE POLE | ⊙ |
| ④ GAS MH | ⊙ | JOINT USE POLE | ⊙ |
| ⑤ ELECTRIC MH | ⊙ | TRAFFIC SIGN | ⊙ |
| ⑥ TELEPHONE MH OR VAULT | ⊙ | STREET NAME SIGN | ⊙ |
| ⑦ WATER METER | ⊙ | GAS METER | ⊙ |
| ⑧ FIRE HYDRANT | ⊙ | TELEPHONE RISER | ⊙ |
| | | A.C. BERM | ⊙ |
| | | STREET LIGHT (UPRIGHT) | ⊙ |

| | | | |
|--|------------------|--|------------|
| | CONCRETE | | DECIDUOUS |
| | ASPHALT | | PALM TREE |
| | EDGE OF PAVEMENT | | SHRUBBERY |
| | BUILDING | | TREE STUMP |
| | | | EVERGREEN |

QUANTITY ESTIMATE:

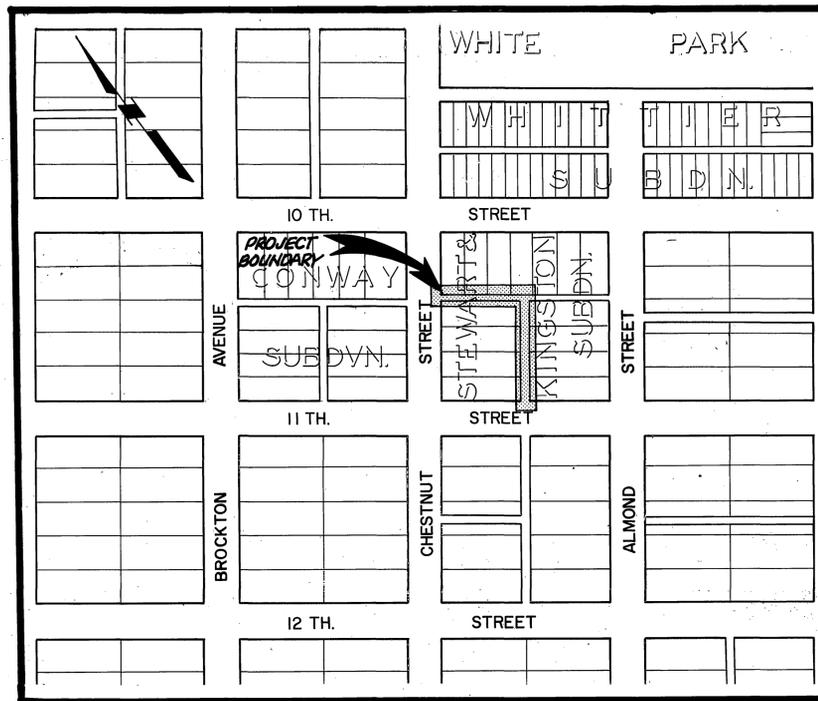
| | QTY | UNIT |
|--|---------|------|
| EXIST. CONC. CURB & GUTTER REMOVAL | 55.0 | LF |
| EXIST. CONC. DRIVEWAY APPROACH REMOVAL | 2.0 | EA |
| EXIST. SIDEWALK REMOVAL | 160.0 | SF |
| EXIST. A.C. PAVEMENT REMOVAL | 2,334.0 | SF |
| DRIVEWAY APPROACH | 1.0 | EA |
| MODIFIED DRIVEWAY APPROACH | 1.0 | EA |
| CONC. PAVEMENT | 5,640.0 | SF |
| 2" x 4" REDWOOD HEADER | 365.0 | LF |
| A.C. PAVEMENT REPLACEMENT | 70.0 | SF |

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

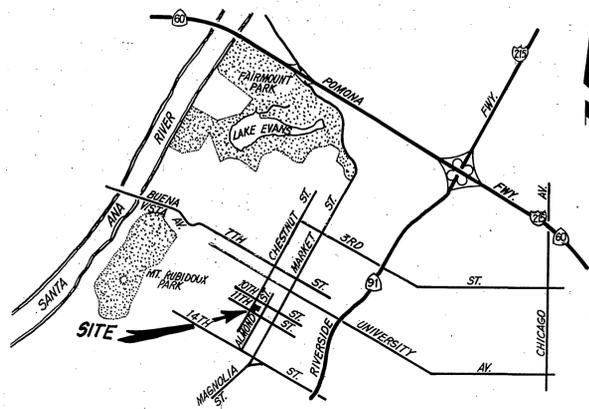
ALL CONTRACTORS AND SUB-CONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUB-CONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER 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 CIVIL 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 ENGINEER.

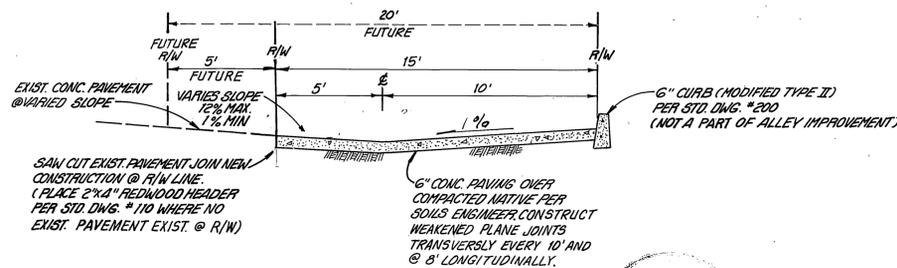
THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION TO THESE LINES.



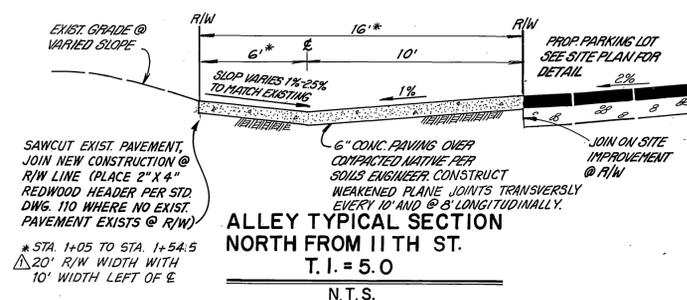
INDEX MAP
N.T.S.



VICINITY MAP
N.T.S.



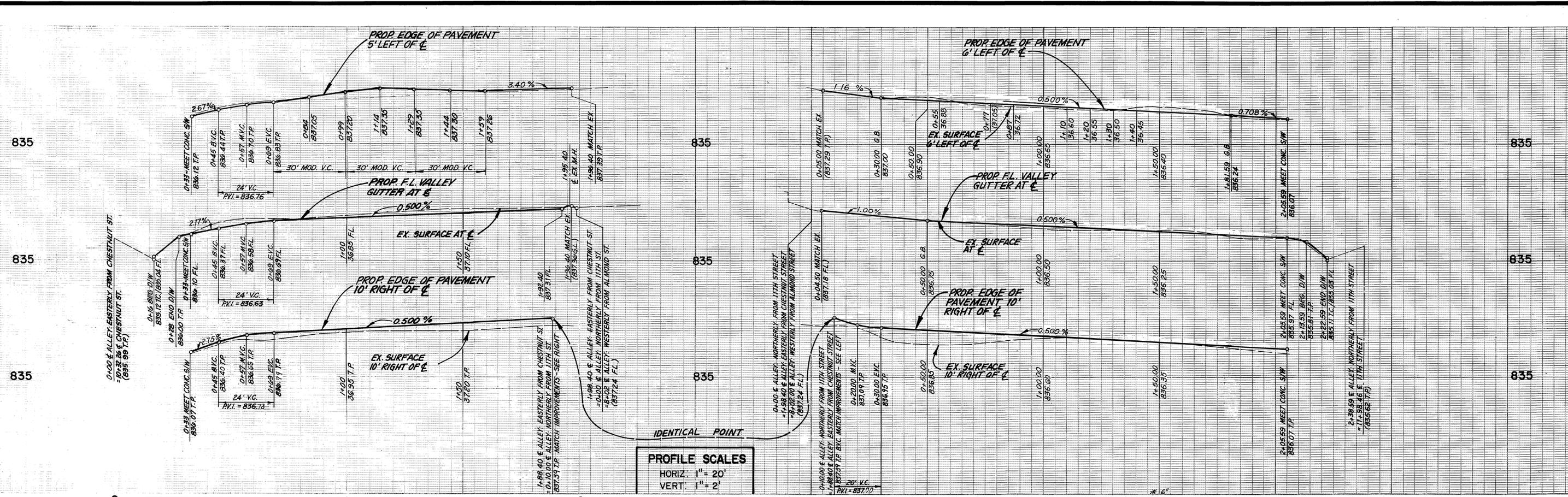
ALLEY TYPICAL SECTION
EAST OF CHESTNUT ST.
T.I. = 5.0
N.T.S.



ALLEY TYPICAL SECTION
NORTH FROM 11TH ST.
T.I. = 5.0
N.T.S.

| | | | | | | |
|--|---|--|--|---|--|---|
| BENCHMARK: CITY OF RIVERSIDE BM-16-G CAPPED BRASS DISK AT THE INTERSECTION OF MARKET STREET AND 14TH STREET FB 735/58 ELEVATION: 834.134 | CHOICE CABLEVISION APPROVED BY: <i>Michael J. Touli</i> DATE: 3-1-90 | CITY OF RIVERSIDE ELECTRIC DIVISION APPROVED BY: <i>Michael J. Touli</i> DATE: 3/1/90 | ENGINEER OF WORK RICK ENGINEERING COMPANY 2050 CHICAGO AVE, SUITE 100 RIVERSIDE, CA 92507 714 783-0707 BUSINESS TAX CERTIFICATE NO. 035225 EXPIRES: 7-20-90 ROBERT A. STOCKTON R.C.E. 33591 EXPIRES 6-30-90 | CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>Raymond B. ...</i> DATE: 5/17/90 | STREET PLAN & PROFILE ALLEY: EASTERLY FROM CHESTNUT STREET BETWEEN 10TH ST. & 11TH ST. ALLEY: NORTHERLY FROM 11TH STREET BETWEEN CHESTNUT ST. & ALMOND ST. BUILDING PERMIT: 4046-4024 CHESTNUT ST. | ACCOUNT NO. R-3128 SHEET 1 OF 2 |
| | | | | | | |

* AS BUILT 2-4-91 LPH

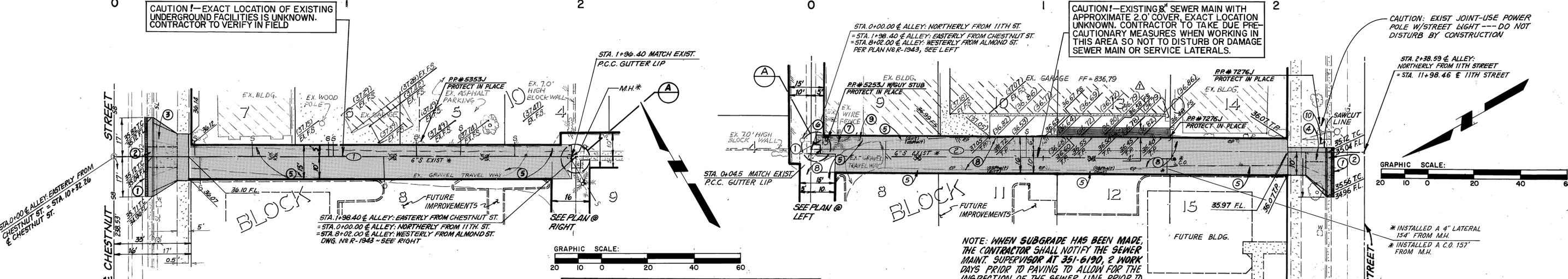


PROFILE SCALES
 HORIZ. 1" = 20'
 VERT. 1" = 2'

CAUTION!—EXACT LOCATION OF EXISTING UNDERGROUND FACILITIES IS UNKNOWN. CONTRACTOR TO VERIFY IN FIELD

CAUTION!—EXISTING SEWER MAIN WITH APPROXIMATE 2.0' COVER, EXACT LOCATION UNKNOWN. CONTRACTOR TO TAKE DUE PRECAUTIONARY MEASURES WHEN WORKING IN THIS AREA SO NOT TO DISTURB OR DAMAGE SEWER MAIN OR SERVICE LATERALS.

CAUTION: EXIST JOINT-USE POWER POLE W/STREET LIGHT --- DO NOT DISTURB BY CONSTRUCTION

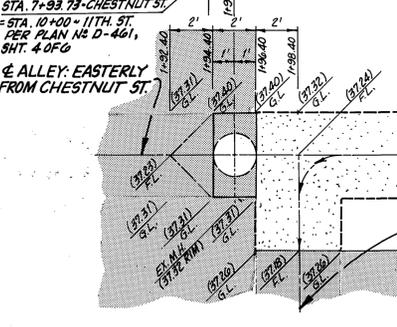


CENTERLINE DATA

| NO. | DELTA OR BRG. | RADIUS | LENGTH | REMARKS |
|-----|----------------|--------|---------|---------|
| 1 | N60° 52' 43" W | | 198.40' | |
| 2 | N29° 01' 57" E | | 238.59' | |
| 3 | | | | |
| 4 | | | | |

CONSTRUCTION NOTES:

- SAWCUT AND REMOVE 0.50± OF EXISTING A.C. PAVEMENT AS NECESSARY. REPLACE WITH 6" FULL DEPTH A.C. PAVEMENT.
- SAWCUT AND REMOVE EXISTING CONCRETE CURB, GUTTER, DRIVEWAY APPROACH AND SIDEWALK AS NECESSARY PER CITY OF RIVERSIDE STD. DWG. NO. 303.
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302 TYPE III, A=20.0' B=34.0'.
- CONSTRUCT MODIFIED DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302 TYPE III, A=12.0' B=19.0'; MATCH EXISTING DRIVEWAY APPROACH AT SAWCUT LINE.
- PLACE 6" CONC. PAVEMENT OVER COMPACTED NATIVE PER SOILS ENGINEER.
- EXISTING POWER AND GUY POLE TO REMAIN, PAVE AROUND.
- EXISTING PALM TREE TO REMAIN.
- SAWCUT AND REMOVE EXISTING A.C. PAVEMENT AS NECESSARY AND REPLACE WITH 6" CONC. PAVEMENT OVER COMPACTED NATIVE PER SOILS ENGINEER. CONSTRUCT WEAKENED PLANE JOINTS TRANSVERSELY EVERY 10' AND 8' LONGITUDINALLY. EXISTING CONCRETE CURB AND WIRE FENCE TO REMAIN.
- EASTERLY PORTION OF EXISTING DRIVEWAY APPROACH TO REMAIN UNDISTURBED. PROPOSED MODIFIED DRIVEWAY APPROACH TO MATCH EXISTING DRIVEWAY APPROACH AT SAWCUT LINE.



BENCHMARK:
 CITY OF RIVERSIDE BM-16-G
 CAPPED BRASS DISK AT THE INTERSECTION OF MARKET STREET AND 14TH STREET.
 FB 735/58
 ELEVATION: 834.134

CHOICE CABLEVISION
 APPROVED BY: [Signature]
 DATE: 3-1-90

CITY OF RIVERSIDE ELECTRIC DIVISION
 APPROVED BY: [Signature]
 DATE: 3/1/90

ENGINEER OF WORK
 RICK ENGINEERING COMPANY
 6640 CHICAGO AVE. SUITE 100 RIVERSIDE, CA 92507
 710.783-0707
 BUSINESS TAX CERTIFICATE NO. 035225
 EXPIRES: 7-20-90
 ROBERT A. STOCKTON R.C.E. 33591
 EXPIRES 6-30-90

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 DATE: 5/17/90

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 APPROVED BY: [Signature]
 DATE: 5/17/90

STREET PLAN & PROFILE
 ALLEY: EASTERLY FROM CHESTNUT STREET BETWEEN 10TH ST. & 11TH ST.
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 SHEET 2 of 2