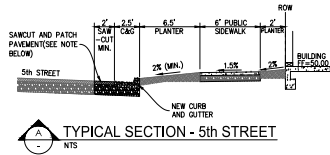
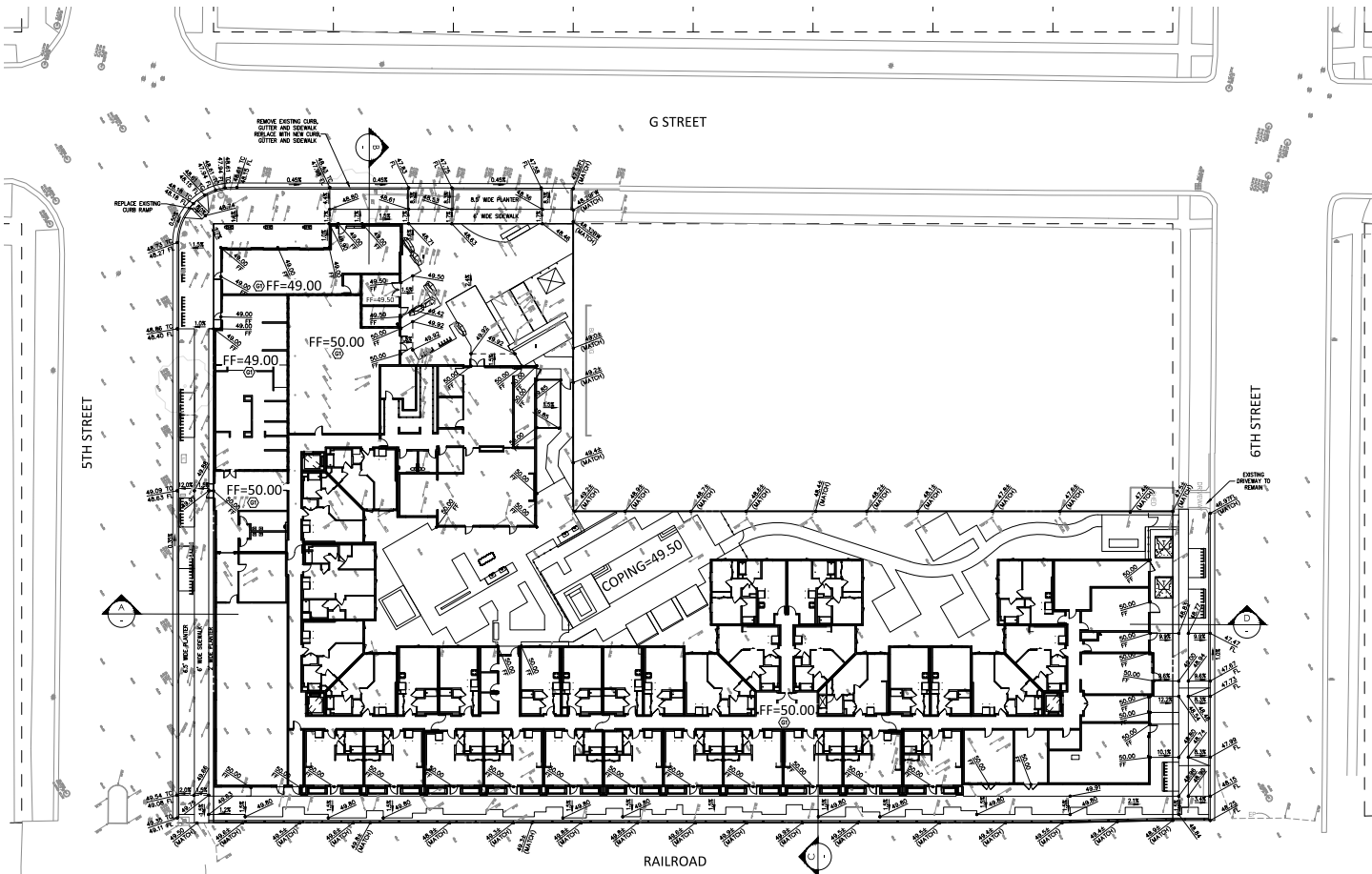




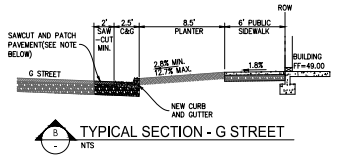
- LEGEND:**
- 48.74 Gutter Flowline Elevation
 - 48.74 Top of Curb Elevation
 - 48.69 Front of Sidewalk Elevation
 - 48.72 Back of Sidewalk Elevation
 - 49.00 Finish Floor Elevation
 - 49.02 Finish Grade Elevation

- GRADING KEYNOTES:**
- ② BUILDING PAD SHALL BE CONSTRUCTED TO A MINIMUM OF 4" BEYOND BUILDING WALL LINES OR TO THE OUTER EDGES OF ADJACENT EXTERIOR FLATWORK, WHICHEVER IS GREATER. SEE SOils REPORT FOR SPECIFIC EARTHWORK GUIDELINES AND RECOMMENDATIONS.

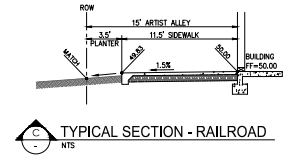
- GRADING NOTES**
1. PROPOSED ELEVATIONS SHOWN ARE FINISH SURFACE UNLESS OTHERWISE NOTED. ELEVATIONS SHOWN AT CURBS REPRESENT FINISHED GRADE AT TOP OF PAVEMENT AT FACE OF CURB OR OUTER FLOWLINE.
 2. FINISH GRADE ADJACENT TO BUILDINGS (WHEN ADJACENT TO LANDSCAPE AREAS) SHALL BE SET 6" BELOW FINISH FLOOR GRADE.
 3. SEE LANDSCAPE PLANS FOR PEDESTRIAN CONCRETE FLATWORK DESIGN AND DETAILS.
 4. GRADES ALONG PROPERTY LINES SHALL BE DESIGNED SUCH THAT OVERLAND STORM DRAINAGE SHALL DISCHARGE INTO STREET AND NOT INTO THE ADJACENT PROPERTIES. RUNOFF SHALL NOT FLOW ONTO THE ADJACENT PROPERTIES.
 5. ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE A MAXIMUM SLOPE OF 1.5% IN ANY DIRECTION.
 6. ALL ACCESSIBLE PATHS OF TRAVEL SHALL HAVE MAXIMUM SLOPES OF 4.3% IN THE DIRECTION OF TRAVEL AND MAXIMUM CROSS-SLOPES OF 1.5%.



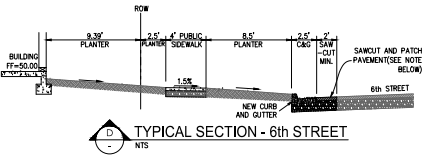
A TYPICAL SECTION - 5th STREET
NTS



B TYPICAL SECTION - G STREET
NTS



C TYPICAL SECTION - RAILROAD
NTS



D TYPICAL SECTION - 6th STREET
NTS

REV	ISSUE	DATE
1	001 (SET)	08/20/23
2	002 (REV)	10/26/23
3	003 (REV)	11/13/23
4	004 (REV)	12/22/23

DATE DRAWDN: 12/22/23
SCALE: 1" = 20'
DATE CHECKED: 12/22/23
SCALE: 1" = 20'
DATE DESIGNED: 12/22/23
SCALE: 1" = 20'



GRADING PLAN

DATE DRAWDN: 12/22/23
SCALE: 1" = 20'
DATE CHECKED: 12/22/23
SCALE: 1" = 20'
DATE DESIGNED: 12/22/23
SCALE: 1" = 20'

THE LUMBERYARD
500 G STREET
DAVIS, CA



THE LUMBERYARD
 500 G STREET
 DAVIS, CA

REV	ISSUE	DATE
01	ISSUE	08/20/20
02	ISSUE	10/15/20
03	ISSUE	11/17/20
04	ISSUE	12/10/20

UNLESS OTHERWISE NOTED, ON-SITE DOMESTIC WATER PIPES SHALL BE PVC CLASS 150 CONFORMING TO AWWA STANDARD C900 OR 800 PRESSURE RATED AT 200 PSI, AND CONFORM TO ASTM D2241, D1785, D1989, AND F477. MINIMUM MANUFACTURER SPECIFIED CURVE RADI SHALL BE STRICTLY ADHERED TO. WATER LINES WITHIN PUBLIC R.O.W. OR EASEMENT SHALL BE 3000 PVC PER CITY OF DAVIS STANDARDS.

FIRE WATER PIPES SHALL BE PVC CONFORMING TO AWWA C-900 CLASS 200 SPECIFICATIONS, LISTED FOR FIRE SERVICE AND IN CONFORMANCE WITH LOCAL GOVERNING AGENCY STANDARDS, MINIMUM MANUFACTURER AND CITY OF DAVIS SPECIFIED CURVE RADI SHALL BE STRICTLY ADHERED TO. THE PIPE SHALL BE JOINED AS RECOMMENDED BY THE MANUFACTURER.

ALL UNDERGROUND FIRE MAINS SHALL BE INSTALLED AND TESTED PER NFPA 24, PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.

ALL CONTROL VALVES ON THE FIRE UNDERGROUND SYSTEM (INCLUDING THE BACKFLOW PREVENTER) SHALL HAVE TAMPER SWITCHES THAT ARE MONITORED BY AN APPROVED FIRE ALARM CENTRAL STATION. CONTRACTOR SHALL PROVIDE THE NECESSARY UNDERGROUND CONDUIT AND COORDINATE THE INSTALLATION WITH THE LOCATION OF THE FIRE ALARM PANEL SUCH THAT VALVES ARE MONITORED PRIOR TO OCCUPANCY.

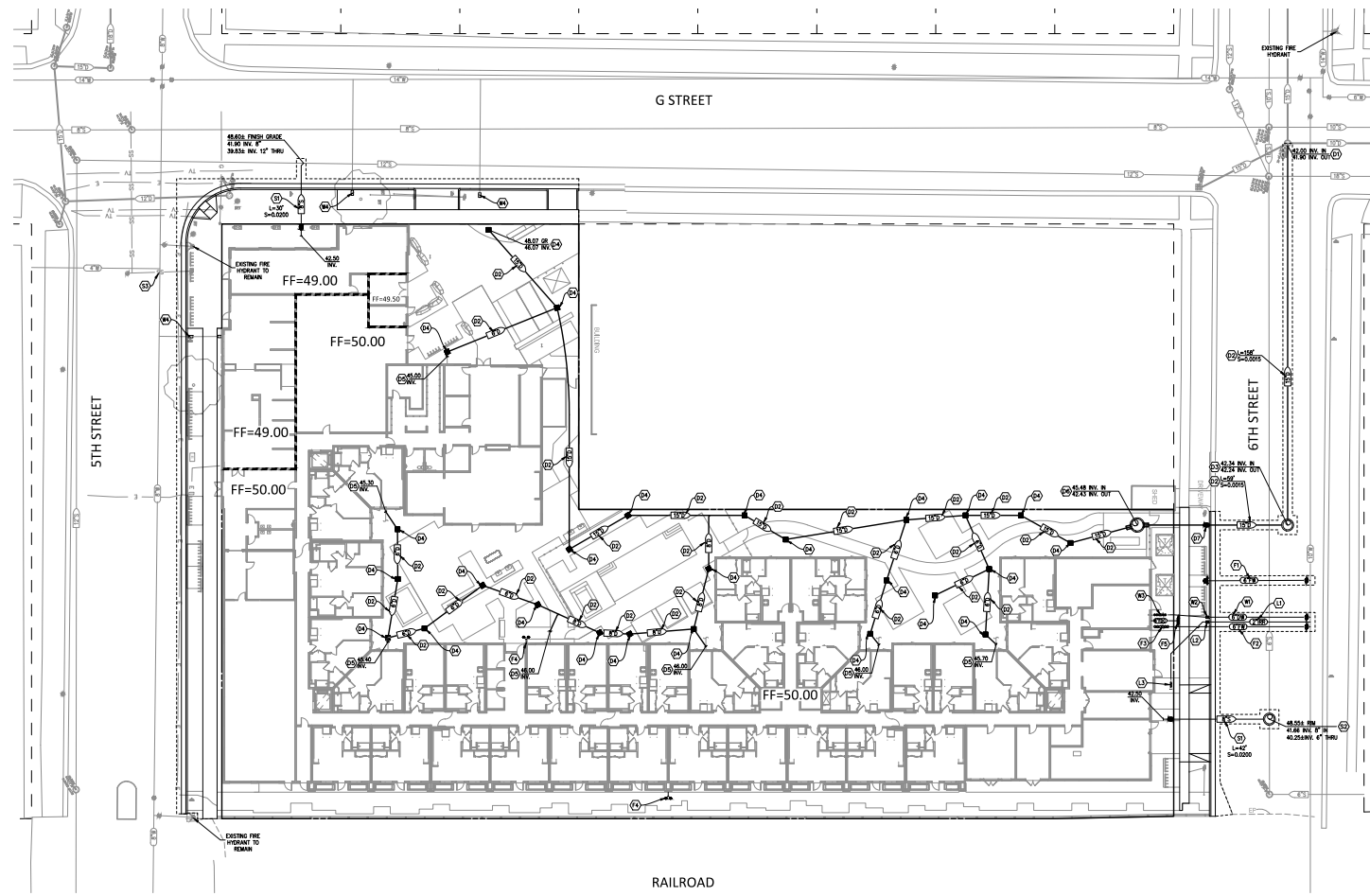
UTILITY NOTES

- SEE LANDSCAPE PLANS FOR IRRIGATION SLEEVE LOCATIONS.
- SEE ELECTRICAL PLANS FOR SITE LIGHTING AND ELECTRICAL CONDUIT LOCATIONS.
- SEE JOINT TRENCH PLANS FOR TELEPHONE, CABLE TV, AND NATURAL GAS DESIGN AND LAYOUT.
- WATER PIPES TO BE INSTALLED WITH 36" MINIMUM COVER AND 12" MINIMUM SEPARATION FROM OTHER UTILITIES (INCLUDING OTHER WATER LINES) - SEE CROSSING DETAIL HEREON. SITE WATER PIPES SHALL EITHER BE MECHANICALLY RESTRAINED AT ALL JOINTS AND FITTINGS OR HAVE CONCRETE THRUST BLOCKS INSTALL AT ALL FITTINGS PER CITY OF DAVIS STANDARD PLAN 101-2.
- ALL UTILITY PIPE TRENCHES ARE TO BE PER CITY OF DAVIS STANDARD PLAN 201-1.
- ALL MAINTENANCE HOLES AND BASES ARE TO BE PER CITY OF DAVIS STANDARD PLAN 201-2.
- CONTRACTOR TO POTHOLE EXISTING JOINT TRENCH UTILITIES (GAS, ELEC, TELE.) AT EACH PROPOSED UTILITY CROSSING PRIOR TO START OF CONSTRUCTION AND REPORT ANY CONFLICTS TO THE ENGINEER.
- ALL FIRE WATER PIPE RESTRAINTS DOWNSTREAM OF THE BACKFLOW ASSEMBLY SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE NFPA.
- PROPOSED GRAVITY UTILITY LINES AND EXISTING UTILITIES SHALL GOVERN VERTICAL INSTALLATION OF PROPOSED WATER IMPROVEMENTS. CONTRACTOR SHALL RAISE/LOWER NEW WATER LINE IMPROVEMENTS TO AVOID VERTICAL CONFLICTS WITH PROPOSED GRAVITY LINES AND EXISTING UTILITIES AT NO COST TO OWNER.
- ALL FIRE WATER LINES SHALL MAINTAIN 36" MINIMUM COVER PER NFPA.

CIVIL UTILITY PLAN

DATE DESIGNED: 08/20/20
 DATE APPROVED: 10/15/20
 DATE REVISION: 11/17/20
 DATE REVISION: 12/10/20

SCALE: 1" = 20'
 SHEET: 2020 - LUMBERYARD - UTILITY PLAN - 01
 TOTAL SHEETS: 01 OF 01



- SANITARY SEWER KEYNOTES:**
- INSTALL 6" SANITARY SEWER SERVICE TO WITHIN 5' OF BUILDING PER CITY OF DAVIS STANDARD PLANS 201-1, 201-4, AND 201-5 LENGTH, SLOPE AND ELEVATIONS PER PLAN. INSTALL CLEANOUT ON SANITARY SEWER SERVICE AT PROPERTY LINE PER CITY OF DAVIS STANDARD PLAN 201-4. SEE PLUMBING PLANS CONTINUATION INTO BUILDING. VERIFY LOCATION, SIZE AND DEPTH OF BUILDING SEWER STUB WITH PLUMBING PLANS.
 - INSTALL 48" SEWER MAINTENANCE HOLE PER CITY OF DAVIS STANDARD PLAN 201-2 ON EXISTING SEWER MAIN. ELEVATIONS PER PLAN.
 - ABANDON EXISTING SANITARY SEWER SERVICE PER CITY REQUIREMENTS.
 - CONNECT 8" SEWER SERVICE TO EXISTING 12" SEWER MAIN PER CITY OF DAVIS STANDARD PLAN 201-4 USING ALTERNATE "C" CONNECTION TYPE.

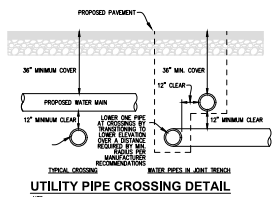
- IRRIGATION WATER KEYNOTES:**
- INSTALL 2" IRRIGATION WATER SERVICE ON EXISTING WATER MAIN PER CITY OF DAVIS STANDARD PLANS 201-11 AND 101-5.
 - INSTALL 2" IRRIGATION WATER METER PER CITY OF DAVIS STANDARD PLAN 101-6.
 - INSTALL 2" IRRIGATION REDUCED PRESSURE BACKFLOW ASSEMBLY PER CITY OF DAVIS STANDARD PLAN 101-11. SEE LANDSCAPE IRRIGATION PLANS FOR CONTINUATION.

- DOMESTIC WATER KEYNOTES:**
- INSTALL 6" DOMESTIC WATER SERVICE WITH VALVE ON EXISTING WATER MAIN PER CITY OF DAVIS STANDARD PLANS 201-1, 101-3 AND 101-5.
 - INSTALL 6" DOMESTIC WATER METER WITH 2" BYPASS PER CITY OF DAVIS STANDARD PLAN 101-6. WATER METER SHALL BE 1/2" ABOVE FINISH FLOOR. ENGINEER HAS PRE-APPROVED THE DESIGN OF THE ULDCASTLE FSP 4896 METER BOX. CONTRACTOR MAY SUBMIT ALTERNATE DESIGN OR PRODUCT FOR METER BOX FOR APPROVAL PRIOR TO CONSTRUCTION.
 - INSTALL 6" DOMESTIC REDUCED PRESSURE BACKFLOW ASSEMBLY PER CITY OF DAVIS STANDARD PLAN 101-11. SEE BUILDING PLUMBING PLANS FOR SHUT-OFF VALVE AND CONTINUATION INTO BUILDING. VERIFY LOCATION AND SIZE OF DOMESTIC WATER STUB WITH PLUMBING PLANS.
 - ABANDON EXISTING WATER SERVICE PER CITY REQUIREMENTS.

- FIRE WATER KEYNOTES:**
- INSTALL WET BARREL TYPE FIRE HYDRANT ASSEMBLY WITH VALVE PER CITY OF DAVIS STANDARD PLANS 101-11 AND 101-3. PAINT YELLOW (RUST). VERIFY LOCATION AND SIZE OF FIRE PROTECTION PLANS.
 - INSTALL 6" FIRE WATER SERVICE WITH VALVE ON EXISTING WATER MAIN PER CITY OF DAVIS STANDARD PLANS 201-1, 101-3 AND 101-5.
 - INSTALL 6" DOUBLE CHECK DETECTOR CHECK ASSEMBLY (AMES 3000SS) PER CITY OF DAVIS STANDARD PLAN 101-9. SEE BUILDING PROTECTION PLANS FOR CONTINUATION INTO BUILDING AND FIRE RISER. VERIFY LOCATION AND SIZE OF FIRE WATER STUB WITH FIRE PROTECTION PLANS.
 - WALL-MOUNTED WET STAND PIPE. SEE FIRE PROTECTION PLAN FOR DESIGN AND DETAILS.
 - INSTALL 4-WAY STAND-ALONE FIRE DEPARTMENT CONNECTION (FDC) 1 FOOT CLEAR BEHIND SIDEWALK. CONNECT FDC TO FIRE PUMP ROOM WITH 6" FDC SERVICE PIPE.

- STORM DRAIN KEYNOTES:**
- JOIN STORM DRAIN MAIN TO EXISTING MAINTENANCE HOLE.
 - INSTALL STORM DRAIN MAIN PER CITY OF DAVIS STANDARD PLAN 201-1. SIZE, LENGTH AND SLOPE PER PLAN.
 - INSTALL 48" STORM DRAIN MAINTENANCE HOLE AND BASE ON PER CITY OF DAVIS STANDARD PLAN 201-2.
 - INSTALL 18"x18" PRE-CAST CONCRETE INLET (CENTRAL PRECAST OR APPROVED EQV.).
 - JOIN 6" ROOF DRAIN AND EXTEND TO DRAIN INLET OR SITE DRAIN PIPE AS SHOWN.
 - INSTALL CONTECH STORMFILTER MANHOLE.
 - INSTALL CLEANOUT ON STORM DRAIN SERVICE AT BACK OF CURB PER CITY OF DAVIS STANDARD PLAN 201-4.

- WATER NOTES**
- UNLESS OTHERWISE NOTED, ON-SITE DOMESTIC WATER PIPES SHALL BE PVC CLASS 150 CONFORMING TO AWWA STANDARD C900 OR 800 PRESSURE RATED AT 200 PSI, AND CONFORM TO ASTM D2241, D1785, D1989, AND F477. MINIMUM MANUFACTURER SPECIFIED CURVE RADI SHALL BE STRICTLY ADHERED TO. WATER LINES WITHIN PUBLIC R.O.W. OR EASEMENT SHALL BE 3000 PVC PER CITY OF DAVIS STANDARDS.
 - FIRE WATER PIPES SHALL BE PVC CONFORMING TO AWWA C-900 CLASS 200 SPECIFICATIONS, LISTED FOR FIRE SERVICE AND IN CONFORMANCE WITH LOCAL GOVERNING AGENCY STANDARDS, MINIMUM MANUFACTURER AND CITY OF DAVIS SPECIFIED CURVE RADI SHALL BE STRICTLY ADHERED TO. THE PIPE SHALL BE JOINED AS RECOMMENDED BY THE MANUFACTURER.
 - ALL UNDERGROUND FIRE MAINS SHALL BE INSTALLED AND TESTED PER NFPA 24, PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.
 - ALL CONTROL VALVES ON THE FIRE UNDERGROUND SYSTEM (INCLUDING THE BACKFLOW PREVENTER) SHALL HAVE TAMPER SWITCHES THAT ARE MONITORED BY AN APPROVED FIRE ALARM CENTRAL STATION. CONTRACTOR SHALL PROVIDE THE NECESSARY UNDERGROUND CONDUIT AND COORDINATE THE INSTALLATION WITH THE LOCATION OF THE FIRE ALARM PANEL SUCH THAT VALVES ARE MONITORED PRIOR TO OCCUPANCY.



UTILITY PIPE CROSSING DETAIL
 NTS

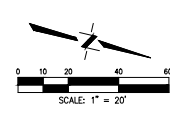
REV	ISSUE	DATE
1	ISSUED FOR PERMITS	08/20/19
2	FOR REVIEW	09/10/19
3	FOR REVIEW	10/10/19
4	FOR REVIEW	11/10/19
5	FOR REVIEW	12/10/19



DATE DRAWN: 01/11/2020
 DATE CHECKED: 01/11/2020
 DATE DESIGNED: 01/11/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]

PAVING, SIGNING & STRIPING PLAN

SCALE: 1" = 20'
 DATE: 01/11/2020
 PROJECT: THE LUMBERYARD



PAVEMENT LEGEND:



PAVEMENT KEYNOTES:

- 20. INSTALL ASPHALT PAVEMENT PATCH AT UTILITY TRENCHES AND ADJACENT TO NEW CURB AND GUTTER PER CITY OF DAVIS STANDARD PLAN 201-1. RESTORE ALL PAVEMENT MARKINGS REMOVED OR DAMAGED BY ASPHALT PATCH WORK TO ORIGINAL CONDITION.
 - 21. INSTALL VERTICAL CURB AND GUTTER PER CITY OF DAVIS STANDARD PLAN 301-1.
 - 22. INSTALL DETACHED CONCRETE SIDEWALK SECTION PER CITY OF DAVIS STANDARD PLAN 301-1. VERIFY USE OF HISTORIC OR WINDOW PANE SCORING PATTERN WITH CITY.
 - 23. INSTALL STANDARD HEAVY TYPE 2 DRIVEWAY PER CITY OF DAVIS STANDARD PLAN 301-4.
 - 24. INSTALL STANDARD MEDIUM TRANSITION TYPE DRIVEWAY PER CITY OF DAVIS STANDARD PLAN 301-5. WIDTH PER PLAN.
 - 25. INSTALL CASE A CURB RAMP PER CALTRANS STANDARD PLAN ABBA (LATEST EDITION).
 - 26. APPROXIMATE LOCATION OF SALVAGED "MMA 1939" CONCRETE RECTANGLE. SEE LANDSCAPE PLANS FOR EXACT LOCATION AND REQUIREMENTS.
- PAVEMENT NOTES:**
- 1. SEE LANDSCAPE PLANS FOR ON-SITE PEDESTRIAN AND VEHICULAR PAVEMENT DESIGN AND DETAILS.
- SIGNING AND STRIPING KEYNOTES:**
- 27. EXISTING SIGN TO REMAIN.
 - 28. RELOCATE EXISTING SIGN AS SHOWN.
 - 29. INSTALL NEW SIGN AS SHOWN.
 - 30. REMOVE EXISTING PARKING SPACE PAVEMENT MARKINGS INCLUDING "N" PAVEMENT LEGEND AND PARKING SPACE LIMIT MARKINGS.
 - 31. INSTALL 20'X8' PARKING SPACE PAVEMENT MARKINGS.
 - 32. INSTALL 24'X8' PARKING SPACE PAVEMENT MARKINGS.
 - 33. PAINT RED CURB.
 - 34. RELOCATE EXISTING SIGN TO STREET LIGHT POST AS SHOWN.
 - 35. REMOVE EXISTING PARKING SPACE PAVEMENT MARKINGS INCLUDING SOUTHERN "P" PARKING SPACE LIMIT MARKING. MODIFY NORTHERLY CROSS PARKING SPACE LIMIT MARKING INTO A "T" MARKING.

CITY GENERAL STRIPING NOTES:

- 1. ALL STRIPING, MARKINGS AND LANE WIDTHS SHALL BE IN CONFORMANCE WITH CITY OF DAVIS STREET STANDARDS (HTTPS://WWW.CITYOFDAVIS.ORG/HOME/SHOWDOCUMENTID=8324).
- 2. ANY STRIPING OR MARKINGS THAT ARE NOT IN CONFORMANCE WITH CITY OF DAVIS STANDARDS SHALL BE REMOVED BY GRINDING AND SHALL BE RE-STRIPPED ACCORDINGLY.

SIGNING AND STRIPING NOTES:

- 1. PLAN DIMENSIONS ARE TO CENTER OF STRIPE OR FACE OF CURB UNLESS OTHERWISE NOTED.
- 2. ALL SIGNS AND STRIPING ARE TO CONFORM TO THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CMUTCD), 2014 EDITION, REVISION 2 (APRIL 7, 2017) AND CITY OF DAVIS STANDARDS UNLESS OTHERWISE NOTED.
- 3. STRIPING TYPICALLY STARTS, STOPS OR CHANGES AT CURB RETURNS OR ANGLE POINTS IN CURB UNLESS OTHERWISE INDICATED.
- 4. ALL SIGNS TO BE MOUNTED ON POSTS PER CITY OF DAVIS STANDARD PLAN 301-9 UNLESS OTHERWISE INDICATED.
- 5. CONTRACTOR SHALL "CAT-TRACK" PROPOSED STRIPING FOR CITY APPROVAL PRIOR TO INSTALLING.

