THESE DRAWINGS ARE COPYRIGHTED INSTRUMENTS OF SERVICE. AS DEFINED BY THE CALIFORNIA ADMINISTRATIVE CODE, THEY ARE OWNED BY GABRIEL LUJAN & ASSOCIATES. THE DRAWING REPRESENTS A PRELIMINARY DESIGN INTENT, SUCH THAT DESIGNER HAS APPLIED ITS EXPERTISE AND CONFORMS TO CODE REQUIREMENTS. THESE DRAWINGS ARE NOT FOR THE EXCLUSIVE USE OF THE OWNER NOTED AT THE EXCLUSIVE SITE INDICATED IN THE DRAWINGS. ANY REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF GABRIEL LUJAN & ASSOCIATES IS PROHIBITED AND CONSTITUTES A VIOLATION OF COPYRIGHT LAWS. GABRIEL LUJAN & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR: COMPLETENESS OF DRAWINGS FOR BIDDING PURPOSES PRIOR TO ISSUANCE OF BUILDING PERMITS.

GENERAL NOTES

1. ALL WORK CALLED FOR IN THESE PLANS SHALL BE EXECUTED WITH EXTREME CONCERN FOR CRAFTSMANSHIP AND SAFETY IN FULL ACCORDANCE WITH THE ADOPTED CODES AND ORDINANCES OF THE JURISDICTION IN WHICH IT IS BEING CONSTRUCTED.
2. ALL WORK, WHETHER SPECIFICALLY CALLED FOR OR NOT, SHALL BE CONSTRUCTED UNDER THE LATEST EDITION OF THE UNIFORM BUILDING CODE AS ADOPTED BY THE LOCAL GOVERNING AGENCY.
3. ALL EXTERIOR FLATWORK SHALL HAVE A POSITIVE SLOPE AWAY FROM THE BUILDING (1% MIN.)
4. THE GENERAL CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THIS DOCUMENTS PRIOR TO PROCEEDING WITH ANY CONSTRUCTION AND SHALL REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO COMMENCING ANY WORK. SHOULD ANY DEVIATION BE MADE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER, THE OWNER/CONTRACTOR ASSUME ALL RESPONSIBILITY FOR SUCH DEVIATION.
5. THE GENERAL CONTRACTOR SHALL SUBMIT_____COPIES OF SHOP DRAWINGS OF ALL MANUFACTURED ITEMS (i.e. CABINETS, TRUSSES,ETC.) TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE ADEQUATE TIME FOR REVIEW (10 WORKING DAYS) OF SUBMITTED ITEMS SO WHEREAS SUCH REVIEW SHALL NOT ADVERSELY IMPACT THE CONSTRUCTION SCHEDULE.
6. INFREQUENT SITE VISITS BY THE DESIGNER OR ENGINEER, IN NO WAY ALLEVIATES THE CONTRACTOR'S RESPONSIBILITY IN REGARDS TO CODE COMPLIANCE, SAFETY OR THOROUGHNESS.
7. ALL SUB-CONTRACTORS SHALL VISIT THE JOB SITE WITHIN 24 HOURS PRIOR TO COMMENCING WORK. THE SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING RELATED TRADES SUB- SURFACE PREPARATION AND SHALL REPORT ANY NON-CONFORMING DISCREPANCY TO THE GENERAL CONTRACTOR. EXECUTION OF WORK BY ANY SUB-CONTRACTOR INDICATES ACCEPTANCE OF THE PREVIOUS TRADE'S WORK.
8. THE OWNER AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND THE DESIGNER, HIS EMPLOYEES, AND ENGINEERS AGAINST ANY AND ALL LIABILITY, CLAIM DAMAGES AND COSTS OF DEFENSE ARISING OUT OF THE ERRORS OR OMISSIONS, OR NEGLIGENT ACTS CAUSED BY THE MODIFICATIONS TO THE PLANS AND SPECIFICATIONS.
9. ANY CHANGE, MODIFICATION OR ALTERATION OF THESE PLANS SHALL BE AT THE SOLE RISK OF THE PERSON MAKING OR CAUSING THE SAME AND SHOULD BE REVIEWED BY THE DESIGNER OF RECORD FOR CONFORMITY WITH THESE PLANS.
10. VERIFY CONNECTION POINTS FOR POWER TELEPHONE AND CATV SYSTEMS PRIOR TO CONSTRUCTION APPROXIMATE ONLY LOCATIONS INDICATED FOR TRANSFORMER LOCATIONS, ETC.
11. COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS. PROVIDE ALL RELATED CONDUITS, PULL BOXES AND RISERS.
12. CONTRACTOR SHALL VERIFY ACTUAL DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION... CALL UNDERGROUND SERVICE ALERT (TOLL FREE 811)
13. PRIOR TO TRENCHING, GRADING, EXCAVATING, DRILLING, PIPE PUSHING, PLANTING TREES DIGGING FENCE POST HOLES ETC. THEY WILL SUPPLY INFORMATION OR LOCATE AND MARK ANY UNDERGROUND FACILITIES.
14. THE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
15. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
16. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTH WORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
17. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED IN ROOF, LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING.
18. UNDER NO CIRCUMSTANCE SHALL THE DRAWINGS BE SCALED.
19. ALL CONTRACTORS AND WORKMEN SHALL COMPLY WITH CAL-OSHA REQUIREMENTS.

CONSTRUCTION OBSERVATION

1. STRUCTURAL CONSTRUCTION OBSERVATION SHALL BE PROVIDED BY THE ARCHITECT/ENGINEER OF RECORD.
2. EPOXY ONLY@ UPLIFT SITUATIONS EPOXY REQUIRES OBSERVATION OF LIC. DEPUTY INSPECTOR

ADDITIONAL NOTES

- ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
- THE DEVELOPER / CONTRACTOR / OWNER IS RESPONSIBLE FOR THE VERIFICATION OF EXISTING CURB LOCATION (OR EDGE OF STREET PAVING IF NO CURBS EXIST) FROM PROPERTY LINE(S) WITH THE PUBLIC WORKS DEPARTMENT.
- ALUMINUM WIRES SMALLER THAN 1-0 @ PROHIBITED.
- SEPTIC FOR NEW STRUCTURES IS NOT ACCEPTABLE. CITY ORDINANCE REQUIRES SEWER HOOK-UP.
- FOUNDATION ELEVATION MUST BE 18" ABOVE TOP CURB OR CROWN OF STREET UNLESS ENGINEERED DESIGN PROVIDES EQUIVALENT PROTECTION. (1805 CBC ORD. AMENDMENT)
- AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL NEW ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES. CRC R313.
- FLASH AND COUNTERFLASH ALL EXTERIOR OPENINGS. WEATHER-STRIP ALL EXTERIOR DOORS PER CRC R703.8.
- EXTERIOR WALLS MUST COMPLY WITH CRC R302.1 - TABLE R302.1(1)

FIRE SPRINKLERS REQUIRED
CRC 2013, Section R313

UNDERGROUND SERVICE ALERT

DIGALERT 811 Know what's below. Call 811 before you dig.

TWO WORKING DAYS BEFORE YOU DIG

BEST MANAGEMENT PRACTICES 1-05 SAND BAG BARRIER

WHEN

A SAND BAG BARRIER IS A TEMPORARY LINEAR SEDIMENT BARRIER CONSISTING OF STACKED SAND BAGS, DESIGNED TO INTERCEPT AND SLOW SEDIMENT-LADEN STORM WATER NON-STORM WATER RUNOFF. SAND BAG BARRIERS ALLOW SEDIMENT TO SETTLE FROM RUNOFF BEFORE WATER LEAVES THE CONSTRUCTION SITE.

- SAND BAGS CAN BE USED WHERE FLOWS ARE MODERATELY CONCENTRATED, SUCH AS DITCHES, SWALES, AND STORM DRAIN INLETS TO DIVERT AND/OR DETAIN FLOWS. SEE BMP ON STORM DRAIN INLET PROTECTION.
- TO DIVERT OR DIRECT FLOW AWAY FROM DISTURBED SLOPES OR CREATE A TEMPORARY SEDIMENT BASIN.
- DURING CONSTRUCTION ACTIVITIES IN STREAMBEDS WHEN THE CONTRIBUTING DRAINAGE AREA IS 1 TO 5 ACRES.
- TO CAPTURE AND DETAIN NON-STORM WATER FLOWS UNTIL PROPER CLEANING OPERATIONS OCCUR.
- WHEN SITE CONDITIONS OR CONSTRUCTION SEQUENCING REQUIRE ADJUSTMENTS OR RELOCATION OF THE BARRIER TO MEET CHANGING FIELD CONDITIONS AND NEEDS DURING CONSTRUCTION.
- TO TEMPORARILY CLOSE OR CONTINUE BROKEN, DAMAGED OR INCOMPLETE CURBS.

SAND BAG BARRIERS ARE USED:

- WHERE IT IS DESIRABLE TO BLOCK AND POND FLOW (E.G., FOR CONTAINMENT OF NON-STORM WATER FLOWS). USE CAUTION WHEN USING SAND BAG BARRIERS IN TRAFFIC AREAS WHERE POTENTIAL FLOODING IS NOT DESIRABLE.
- ALONG THE PERIMETER OF A SITE, VEHICLE AND EQUIPMENT FUELING AND MAINTENANCE AREAS, CHEMICAL STORAGE AREAS, OR STOCKPILES.
- BELOW THE TOE OR DOWN SLOPE OF EXPOSED AND ERODIBLE SLOPES.
- PARALLEL TO STREAMS, CHANNELS, AND ROADWAYS.
- ACROSS CHANNELS TO SERVE AS A BARRIER FOR UTILITY TRENCHES OR PROVIDE A TEMPORARY CHANNEL CROSSING FOR CONSTRUCTION EQUIPMENT, OR TO REDUCE STREAM IMPACTS.

HOW

WHEN USED AS A LINEAR CONTROL FOR SEDIMENT REMOVAL:

- INSTALL ALONG A LEVEL CONTOUR.
- TURN ENDS OF SAND BAG ROW UP SLOPE TO PREVENT FLOW AROUND THE BARRIER.
- GENERALLY, SAND BAG BARRIERS SHALL BE USED IN CONJUNCTION WITH TEMPORARY SOIL STABILIZATION CONTROLS ON SLOPE TO PROVIDE EFFECTIVE CONTROL.

WHEN USED FOR CONCENTRATED FLOWS:

- STACK SAND BAGS TO REQUIRED HEIGHT. WHEN THE REQUIRED HEIGHT IS THREE ROWS OR MORE, USE A PYRAMID APPROACH. UPPER ROWS OF SAND BAGS SHALL OVERLAP JOINTS IN LOWER ROWS.
- CONSTRUCT SAND BAG BARRIERS WITH A SETBACK OF AT LEAST 3 FEET FROM THE TOE OF A SLOPE. WHERE A 3-FOOT SETBACK IS NOT PRACTICABLE, CONSTRUCT AS FAR FROM THE SLOPE AS PRACTICABLE.

MAINTENANCE AND INSPECTION

- INSPECT SAN BAG BARRIERS PRIOR AND AFTER EACH STORM EVENT, AND ROUTINELY THROUGHOUT THE RAINY SEASON.
- REPAIR WASHOUTS OR OTHER DAMAGES AS NEEDED, OR AS DIRECTED BY THE PROJECTS ENVIRONMENT REPRESENTATIVE.
- INSPECT SAND BAG BARRIERS FOR SEDIMENT ACCUMULATIONS AND REMOVE SEDIMENTS WHEN ACCUMULATION REACHES ONE-THIRD THE BARRIER HEIGHT.
- REMOVE SAND BAGS WHEN NO LONGER NEEDED. REMOVE SEDIMENT ACCUMULATION, AND CLEAN, RE-GRADE, AND STABILIZED THE AREA. INCORPORATE REMOVED SEDIMENT AT APPROPRIATE PROJECT LOCATIONS OR DISPOSE OF AT AN SCG/SDG&E-APPROVED SITE.

SITE PLAN NOTES:

WARNING : PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE.

LANDSCAPED AREAS INDICATED SHALL BE PROVIDED W/ FULL COVERAGE AUTOMATIC IRRIGATION SYSTEM W/ AN APPROVED BACK FLOW DEVICE.

TEMPORARY TOILETS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR FOR ALL TRADES UNTIL THE COMPLETION OF THE WORK.

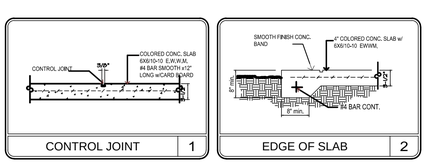
ALL TRADES SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE WORK.

NO UTILITY TRENCHES PARALLEL TO A FOOTING AND DEEPER THAN 18" SHALL BE LOCATED WITHIN A DISTANCE OF 4'-0" OF A BUILDING FOOTING.

UTILITY TRENCHES PERPENDICULAR TO A FOOTING SHALL BE A MINIMUM OF 4'-0" DEEP AND THE DISTURBED SOIL SHALL BE COMPACTED WITHIN A 4'-0" DISTANCE OF ANY FOOTING OR UNDER A CONCRETE SLAB.

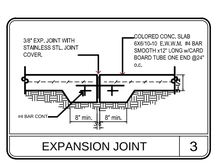
ALL PROPERTY LINES, EASEMENTS AND BUILDINGS BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.

***BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH POSITION AS TO BE PLAINLY VISIBLE END LEGIBLE FROM THE STREET PER SECTION 502.**



CONTROL JOINT | 1

EDGE OF SLAB | 2



EXPANSION JOINT | 3

UTILITIES NOTE

1. VERIFY CONNECTION POINTS FOR POWER TELEPHONE AND CATV SYSTEMS PRIOR TO CONSTRUCTION APPROXIMATE ONLY LOCATIONS INDICATED FOR TRANSFORMER LOCATIONS, ETC.
2. COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS. PROVIDE ALL RELATED CONDUITS, PULL BOXES AND RISERS.
3. CONTRACTOR SHALL VERIFY ACTUAL DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION... CALL UNDERGROUND SERVICE ALERT (TOLL FREE 811) PRIOR TO TRENCHING, GRADING, EXCAVATING, DRILLING, PIPE PUSHING, PLANTING TREES, DIGGING FENCE POST HOLES ETC. THEY WILL SUPPLY INFORMATION OR LOCATE AND MARK ANY UNDERGROUND FACILITIES.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Enhanced Durability & Reduced Maintenance)

4.406.1 Rodent proofing
Annual space around pipes, electrical cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

CORONET AVE.

GENERAL SPECIFICATIONS:

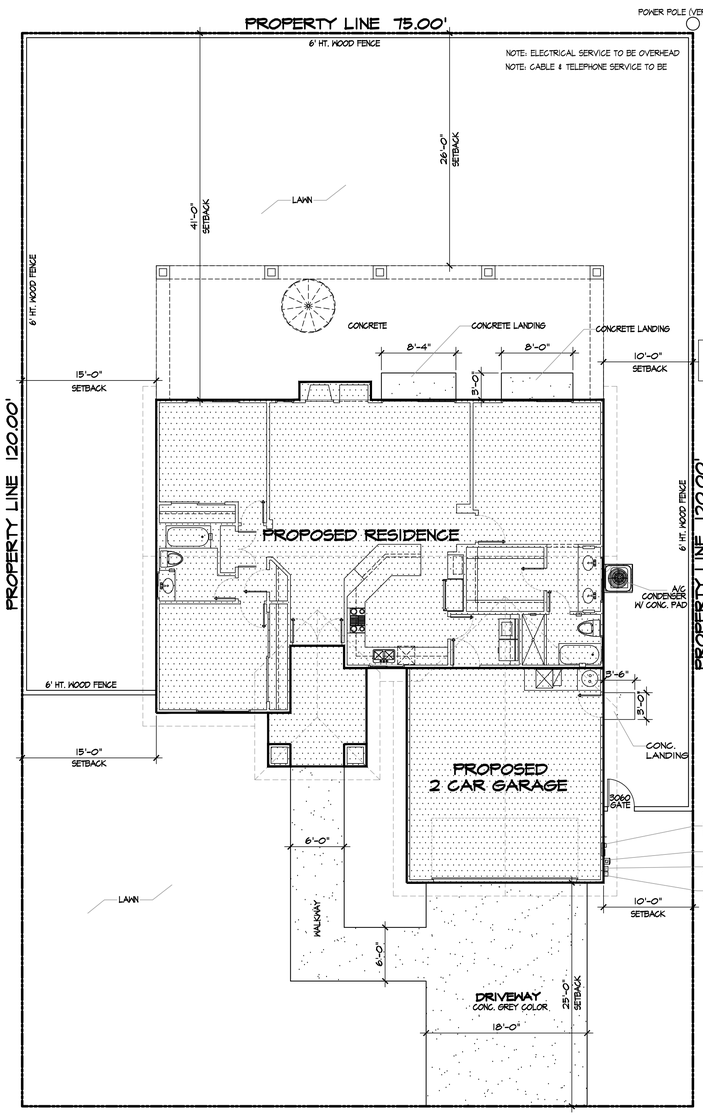
If any ERRORS, DISCREPANCIES or OMISSIONS appear in the drawings, specifications or other contract documents, the GENERAL CONTRACTOR shall notify the designer in writing of such error or omission.

In the event that the GENERAL CONTRACTOR fails to give such notice before construction and/or fabrication of the work, THE GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE to the result of any errors, discrepancies or omissions and the cost of rectifying the same.

WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use)

4.304.1 Irrigation controllers
Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

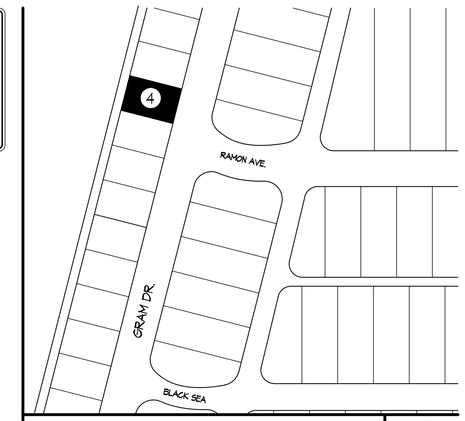
1. Controllers shall be weather - or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather changes.
2. Weather-based controllers without integral rain sensors or communication systems that account for rainfall shall have a separate wired or wireless rain sensor that



GRAM DR.

SITE PLAN
1/8" = 1'-0"

NORTH



VICINITY MAP
NOT TO SCALE

NORTH

GENERAL INFORMATION

OWNER :	FREEDOM ASSEMBLY, LLC.
LEGAL DESCRIPTION :	A. P. N. : 007-441-04 LOT NO. 4
PROJECT ADDRESS :	2879 GRAM DR. SALTON CITY, CA
ZONE :	RESIDENTIAL
OCCUPANCY :	SINGLE FAMILY TYPE V NON - RATED

AREA TABULATIONS:

PROPOSED RESIDENCE:	1,560 SQ. FT.	17%
PROPOSED GARAGE:	528 SQ. FT.	5%
PROPOSED GARAGE:	750 SQ. FT.	8%
TOTAL SITE:	9,000 SQ. FT.	100%

DEPARTMENT OF BUILDING AND SAFETY

THIS PROJECT SHALL COMPLY WITH:
THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, WHICH IS ALSO KNOWN AS THE CALIFORNIA CODE OF REGULATIONS, TITLE 24 (CCR, T-24). THE 2013 CALIFORNIA CODES INCLUDE: THE CALIFORNIA BUILDING CODE, PLUMBING CODE, MECHANICAL CODE, ELECTRICAL CODE, RESIDENTIAL CODE, GREEN BUILDING STANDARDS CODE, FIRE CODE. 2013 CALIFORNIA ENERGY CODE.

***TEMPORARY TOILET & TRASH ENCLOSURE MUST BE ON JOB SITE PRIOR TO STARTING ANY WORK.**

***APPROVED PLANS AND INSPECTION CARD MUST BE ON THE JOB SITE AND IN A WATER PROOF AND TAMPER PROOF CONTAINER.**

SHEET INDEX.

A1	SITE PLAN
A2	FLOOR PLAN
A2.1	DIMENSION PLAN
A3.1	ELEVATIONS PLAN
A3.2	SECTIONS PLAN
A3.3	ROOF PLAN
E1	ELECTRICAL PLAN
M1	MECHANICAL PLAN
SN	STRUCTURAL NOTES
S.2	FOUNDATION PLAN
S.3	ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS

NOTES:

- IRRIGATION SYSTEM W/ APPROVED BACKFLOW DEVICE.
- SEPARATE PERMIT REQUIERED FOR BLOCK WALLS AND POOL.
- PROVIDE PRESSURE REGULATOR FOR WATER SERVICE WHERE PRESSURE EXCEEDS 80 P.S.I (PER CPC 608.2) ORDINANCES.

***APPROVED PLANS AND INSPECTION CARD MUST BE ON THE JOB SITE AND IN A WATER PROOF AND TAMPER PROOF CONTAINER.**
***TEMPORARY TOILET and TRASH ENCLOSURE MUST BE ON JOB SITE PRIOR TO STARTING ANY WORK.**

AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL NEW ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES. CRC R313

■ GABRIEL LUJAN & ASSOCIATES ■
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A CUSTOM RESIDENCE FOR:
FREEDOM ASSEMBLY
2879 GRAM DR., SALTON CITY, CA

REVISIONS	BY

SHEET TITLE:
SITE PLAN

DRAWN G.L.A.
CHECKED G.L.A.
DATE JUNE 2018
SCALE AS NOTED
JOB NO. —

SHEET
A-1

Printed On: 07/10/18