JOSE HIGUERA ADOBE PARK RENOVATIONS

CITY OF MILPITAS PROJECT NO. 5097

821 WESSEX PLACE AT NORTH PARK VICTORIA DRIVE, MILPITAS CA 95035

REFERENCE SYMBOLS

SITE SECTION	DESCRIPTION REFERENCE	PROPOSED CONTOUR LINE	
DATUM REFERENCE	SHEET MATCH/CONTINUATION LINE	EXISTING CONTOUR LINE	
REVISION REFERENCE	LIMIT OF WORK	LIMIT OF ADDITIVE ALTERNATE WORK	
NORTH ARROW	PROPERTY AND BOUNDARY LINES	HIDDEN LINE	
	CENTER LINES	BREAKLINE	

GENERAL ABBREVIATIONS

&	AND	CMU	CONCRETE MASONRY UNIT	FG	FINISH GRADE ELEVATION - SOFTSCAPE	NIC	NOT IN CONTRACT	SPECS	SPECIFICATIONS
@	AT	CSDG	CEMENT STABILIZED DECOMPOSED GRANITE	FL	FLOW LINE	NOM	NOMINAL	SS	SANITARY SEWER
AC	ASPHALT	CTSK	COUNTERSUNK	FLG	FLANGED	NTS	NOT TO SCALE	SSMH	SANITARY SEWER MANHOLE
ACC	ACCESSIBLE	DEPT	DEPARTMENT	FS	FINISH SURFACE ELEVATION - HARDSCAPE	OC	ON CENTER	STA	STATION POINT
ADJ	ADJUSTABLE	DF	DRINKING FOUNTAIN	FTG	FOOTING	OD	OUTSIDE DIAMETER	SWL	STATIC WATER LEVEL
AFF	ABOVE FINISH FLOOR	DG	DECOMPOSED GRANITE	GALV	GALVANIZED	PA	PLANT AREA	TBR	TO BE REMOVED
ALT	ALTERNATE	DIA	DIAMETER	GB	GRADE BREAK	PC	PLUMBING CONTRACTOR	TC	TOP OF CURB
AG	AGGREGATE	DIM	DIMENSION	HD	HOT DIPPED	POB	POINT OF BEGINNING	TFTG	TOP OF FOOTING
APPROX	APPROXIMATE	DS	DOWN SPOUT	HDR	HEADER	POC	POINT OF CONNECTION	THK	THICK
ARCH	ARCHITECTURAL	DWG	DRAWING	HOR	HORIZONTAL	POT	POINT OF TANGENCY	TP	TOP OF PAVING
BC	BOTTOM OF CURB	EA	EACH	HP	HIGH POINT	PNT	POINT	TS	TOP OF STEP
BLDG	BUILDING	EX	EXISTING	INV	INVERT ELEVATION	PT	PRESSURE TREATED	TRANS	TRANSFORMER
BOC	BACK OF CURB	EC	ELECTRICAL CONDUCTOR	IRRIG	IRRIGATION	R	RADIUS	TW	TOP OF WALL
BOW	BACK OF WALK	EG	EXISTING GRADE	JB	JUNCTION BOX	RDWD	REDWOOD	TYP	TYPICAL
BW	BASE OF WALL	EJ	EXPANSION JOINT	LA	LANDSCAPE ARCHITECT	REBAR	REINFORCEMENT BAR	UON	UNLESS OTHERWISE NOTED
CB	CATCH BASIN	ELEV	ELEVATION	LF	LINEAR FEET	REQ'D	REQUIRED	VERT	VERTICAL
CIP	CAST IN PLACE	EP	EDGE OF PAVING	MAX	MAXIMUM	RIM	RIM ELEVATION	W/	WITH
CJ	CONTROL JOINT	EQ	EQUAL	MB	MACHINE BOLT	RO	ROUGH	WC	WATER CLOSET
CL	CENTERLINE	EXP	EXPOSED	MC	MECHANICAL CONTRACTOR	RP	RADIUS POINT	WP	WEAKENED PLANE JOINT
CLR	CLEAR	FOB	FACE OF BUILDING	MFG	MANUFACTURER	S/S	STAINLESS STEEL	WWM	WELDED WIRE MESH
CO	CLEAN OUT	FOC	FACE OF CURB	MIN	MINIMUM	SCH	SCHEDULE		
CONC	CONCRETE	FD	FLOOR DRAIN	MTL	METAL	SW	SWALE		
CONT	CONTINUOUS	FFE	FINISH FLOOR ELEVATION	(N)	NEW	SF	SQUARE FOOT		

PROJECT DESIGN TEAM:

LANDSCAPE ARCHITECT
BSA LANDSCAPE ARCHITECTS, INC.
CONTACT: KAREN POLACH
303 POTRERO STREET, SUITE 40-C
SANTA CRUZ, CA 95060
(831) 429-0489

CIVIL ENGINEER
MENTHPILLER ENGINEERING
CONTACT: RODNEY CAHILL
224 WALNUT AVENUE, SUITE B
SANTA CRUZ, CA 95060
(831) 426-3186

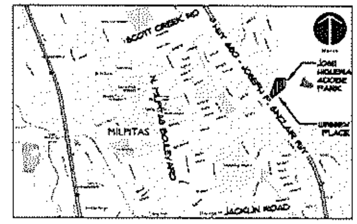
ELECTRICAL ENGINEER
AURUM CONSULTING ENGINEERS
CONTACT: MARTIN PEREZ
60 GARDEN COURT, SUITE 210
MONTEREY, CA 93940
(831) 646-3330 X 103

TOPOGRAPHIC SURVEY
KIRK & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
CONTACT: MICHAEL ANAYA-GILLIAND
3350 SCOTT BOULEVARD, #12
SANTA CLARA, CA 95054
(408) 727-6641

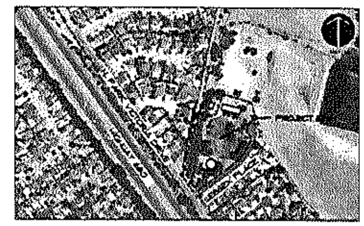
GENERAL NOTES

1. DESIGN INTENT: THESE DRAWINGS AND ACCOMPANYING TECHNICAL SPECIFICATIONS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS.
2. CONTRACTOR SHALL INFORM THEMSELVES OF, AND FULLY ADHERE TO THE ZONING AND ORDINANCE REGULATIONS OF THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED, THE RULES, REGULATIONS AND REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, AND ALL FEDERAL AND STATE LAWS, CODES OR REGULATIONS REGARDING CONSTRUCTION ACTIVITY.
3. CONTRACTOR SHALL INVESTIGATE AND PROCURE, AT THEIR EXPENSE, ANY AND ALL PERMITS THAT MAY BE REQUIRED ON PROJECT. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS.
4. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE IF DISCREPANCY IS SUSPECTED BETWEEN THE SITE AND WHAT IS CONTAINED IN THE CONTRACT DOCUMENTS. NO ALLOWANCES WILL BE MADE TO THE CONTRACTOR DUE TO THEIR LACK OF FAMILIARITY WITH THE SITE CONDITIONS. CONTRACTOR SHALL CALL OUT "USA" UNDERGROUND SERVICE ALERT (800-642-2444) AND HAVE USA THOROUGHLY MARK OUT ALL PUBLIC UTILITIES ON, OR ADJACENT TO THE SITE PRIOR TO ANY DEMOLITION OR EXCAVATION WORK. CONTRACTOR SHALL RECORD OR MAINTAIN USA MARKINGS IN LEGIBLE AND ACCESSIBLE FORM FOR DURATION OF PROJECT.
5. CONTRACTOR SHALL AT ALL TIMES PROVIDE NOISE, DUST AND LITTER CONTROL ON THE PROJECT IN ACCORDANCE WITH GOVERNING AGENCIES OR DOCUMENTS LISTED ABOVE AND PER THE DISCRETION OF THE OWNERS REPRESENTATIVE.
6. CONTRACTOR SHALL INSURE PROPER POSITIVE DRAINAGE TO EXISTING DRAINAGE STRUCTURES AT ALL TIMES. IF OPERATION OF ANY EXISTING DRAINAGE STRUCTURE OR UTILITY IS INTERRUPTED BY THE CONTRACTORS WORK, CONTRACTOR MUST HAVE ACCEPTABLE ALTERNATE METHODS IN PLACE PRIOR TO INTERRUPTION. THE OWNERS REPRESENTATIVE SHALL DETERMINE THE ACCEPTABILITY OF SUCH ALTERNATE METHODS.
7. CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES IN CONFORMANCE WITH STANDARD CONSTRUCTION PRACTICES AS REQUIRED TO PROTECT THE PROJECT AND/OR ADJACENT PROPERTIES FROM DAMAGES DUE TO NATURAL OR MAN-MADE EROSIVE FORCES.
8. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING DAMAGES OR DAMAGED AREAS TO AN AS-WAS OR BETTER CONDITION IF IT CAN BE REASONABLY CONSTRUED THAT SUCH DAMAGES WERE DUE TO THE CONTRACTORS CONSTRUCTION ACTIVITY OR LACK OF AMPLE PROTECTIVE MEASURES. REPAIRS SHALL BE MADE SUBJECT TO THE DISCRETION OF THE OWNERS REPRESENTATIVE.
9. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL WORK HAS BEEN INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL VARIATIONS FROM THE DOCUMENTS MUST BE PRESENTED TO THE OWNERS REPRESENTATIVE ACCURATELY AND/OR GRAPHICALLY ON RECORD DRAWINGS PRIOR TO FINAL ACCEPTANCE. REFER TO SPECIFICATIONS FOR ADDITIONAL CLOSE-OUT INFORMATION AND PROCEDURES.
10. CONTRACTOR SHALL DILIGENTLY PROTECT THE PROJECT SITE AND ALL CONSTRUCTION MATERIALS FROM VANDALISM OR DAMAGE UNTIL PROJECT FINAL ACCEPTANCE.
11. CONTRACTOR SHALL PROVIDE DRINKING WATER AND PORTABLE REST ROOM FACILITIES FOR WORKER USE DURING CONSTRUCTION AT CONTRACTORS EXPENSE.
12. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND PAY ALL FEES TO ACQUIRE A METERED HOOKUP TO A CITY WATER SOURCE FOR ANY CONSTRUCTION WATER. POTABLE WATER SHALL NOT BE USED FOR CONSTRUCTION. REFER TO SPECIFICATIONS.

AREA MAP



PROJECT MAP



APPLICABLE CODES

2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
2013 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2013 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.
2013 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, OFFICE OF THE STATE FIRE MARSHAL REGULATIONS
2013 NFPA 72 - NATIONAL FIRE ALARM CODE WITH CALIFORNIA AMENDMENTS

BENCHMARK & BASIS OF BEARING

1. BENCHMARK: CITY OF MILPITAS
BM: NPV4US,
BRASS DISK IN MONUMENT WELL AT INTERSECTION, NORTH PARK VICTORIA DRIVE AND WESSEX PLACE.
ELEVATION: 101.637 (DATUM) NGVD 29
ADD 2.778 TO ALL ELEVATIONS SHOWN ON SURVEY TO GET TO NAVD 88 DATUM.
2. A.P.N.: 029-45-001
3. FLOOD ZONE NOTE:
THIS SITE IS IN FLOOD ZONE "A", AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. NO BASE FLOOD ELEVATIONS DETERMINED. PER FLOOD INSURANCE RATE MAP COMMUNITY NO. 060344 0058 J DATED FEBRUARY 19, 2014.

THIS SITE IS IN FLOOD ZONE "AE", AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. BASE FLOOD ELEVATIONS DETERMINED. PER FLOOD INSURANCE RATE MAP COMMUNITY NO. 060344 0058 J DATED FEBRUARY 19, 2014. BASE FLOOD ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THIS SITE IS IN FLOOD ZONE "X", AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. PER FLOOD INSURANCE RATE MAP COMMUNITY NO. 060344 0058 J DATED FEBRUARY 19, 2014.

SHEET INDEX

SECTION G - GENERAL

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SECTION S - SHELTER (FOR REFERENCE ONLY)

S-1.0 — SHELTER ELEVATION
S-2.0 — SHELTER ANCHOR BOLT LAYOUT

DEFERRED PLAN CHECK ITEMS

CONTRACTOR TO SUBMIT THE FOLLOWING ITEMS TO THE CITY OF MILPITAS BUILDING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

1. SHADE STRUCTURE: FULL PLANS, SPECIFICATIONS, AND STRUCTURAL CALCULATIONS SIGNED BY A CALIFORNIA LICENSED ENGINEER (XX SETS)

CONTRACTOR IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT, THE CITY WILL PAY PERMIT FEES

REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION SHEETS S-1.0 AND S-2.0 FOR REFERENCE ONLY

Designer Stamp: LICENSED LANDSCAPE ARCHITECT — ROBERT SUTHERLAND — No. 2600 — Exp. 1-31-16 — STATE OF CALIFORNIA

Record Drawings

Project Engineer ________ Date ________
Designer ________ Date ________
Public Works Inspector ________ Date ________
Public Improvements Initially Accepted by the City Council on ________

Drawn By: __R__ Date: 01/05/15
Checked By: __M__ Date: 01/05/15
Designed By: __M__ Date: 01/05/15

Revisions

Num.	Description	Engr	Apvr	Date
△				

CITY OF MILPITAS
ENGINEERING DIVISION
JOSE HIGUERA ADOBE PARK RENOVATIONS
PROJECT NO.
COVER SHEET / GENERAL INFORMATION

RECOMMENDED FOR BIDDING BY: ________ DATE: ________
Steven P. Erickson, CIP Manager

APPROVED FOR BIDDING ________
Steven Machida, CIP Manager

PROJECT NO. 150075-00
Rec. Dwg. No. COVER
SCALE: N.T.S.
SHEET 1 OF [illegible]

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