

City of San Diego

CONTRACTOR'S NAME: _____
ADDRESS: _____
TELEPHONE NO.: _____ FAX NO.: _____
CITY CONTACT: CLAUDIA ABARCA, 1200 Third Avenue, Suite 200, MS 56P, San Diego, CA 92101-4110
cabarca@sandiego.gov, PHONE NO.: 619-236-6669, FAX NO.: 619-236-5904
ABarhoumi / NB / LS

CONTRACT DOCUMENTS



FOR

SAN PASQUAL STRUCTURAL RESTORATION

VOLUME 1 OF 2

BID NO.:	<u>L-13-5714-DBB-2</u>
SAP NO. (WBS/IO/CC):	<u>21002802</u>
CLIENT DEPARTMENT:	<u>2013</u>
COUNCIL DISTRICT:	<u>5</u>
PROJECT TYPE:	<u>BT</u>

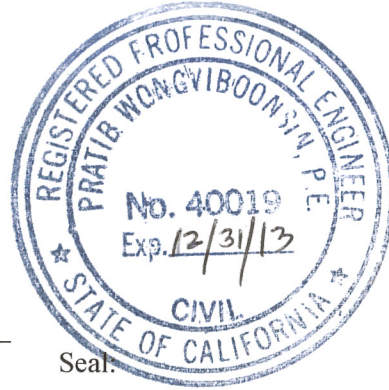
THIS CONTRACT IS SUBJECT TO THE FOLLOWING:

- THE CITY'S SUBCONTRACTING PARTICIPATION REQUIREMENTS FOR SLBE PROGRAM.
- COMPETITION RESTRICTED TO: SLBE-ELBE FIRMS ONLY

The engineering Specifications and Special Provisions contained herein have been prepared by or under the direction of the following Professional Engineer:

P. Wong
For City Engineer

8/7/12
Date



Seal.

((((((((((((((((((((**ATTENTION**))))))))))))))))

The 2010 edition of the City of San Diego Standard Specifications for Public Works Construction (“The WHITEBOOK”) now contains the following distinct Contract Documents:

- 1) ***Equal Opportunity Contracting Program Requirements*** - This Contract Document sets forth the standard requirements for the City’s equal opportunity contracting program. When additional requirements by the funding source e.g., federal or state agencies are physically included in the contract documents or by reference and there is a discrepancy, the funding source requirements shall govern unless specified otherwise in the Special Provisions.

- 2) ***City Supplement*** – The City Supplement shall be used in conjunction with the Standard Specifications for Public Works Construction (“The GREENBOOK”), 2009 Edition. The specifications contained in City Supplement take precedence over the specifications contained in The GREENBOOK, 2009 Edition.

Certain parts of the City Supplement have been highlighted in yellow for the convenience of the users only and shall not affect the interpretation of the Contract.

To obtain The GREENBOOK contact the publisher at: <http://www.bnibooks.com>

The WHITEBOOK is available only in electronic format under Engineering Documents and References at: <http://www.sandiego.gov/engineering-cip/>

TABLE OF CONTENTS

DESCRIPTION	PAGE NUMBER
1. REQUIRED DOCUMENTS SCHEDULE.....	5-6
2. SPECIAL NOTICE SLBE AND ELBE PROGRAM.....	7
3. INVITATION TO BID(S).....	8-10
4. INSTRUCTION TO BIDDER(S).....	11-19
5. CONTRACT FORMS	
• Agreement/Contract	20-21
• Performance Bond and Labor and Materialmen’s Bond	22-23
6. CONTRACTOR CERTIFICATION	
• Drug-Free Workplace.....	24
• American with Disabilities Act (ADA) Compliance.....	25
• Contractor Standards - Pledge of Compliance	26
• Affidavit of Disposal	27
7. SUPPLEMENTARY SPECIAL PROVISIONS	28-41
8. TECHNICAL SPECIFICATIONS	42-124
9. APPENDICES:	
• APPENDIX A Fire Hydrant Meter Program.....	125-139
• APPENDIX B Materials Typically Accepted by Certificate of Compliance.....	140-141
• APPENDIX C Sample City Invoice.....	142-143
• APPENDIX D Scope of Work	144-147
• APPENDIX E Project Location Map	148-149

REQUIRED DOCUMENT SCHEDULE

The Bidder's attention is directed to the City's Municipal Code §22.0807(e), (3)-(5) for important information regarding grounds for debarment for failure to submit required documentation.

The specified Equal Opportunity Contracting Program (EOCP) forms are available for download from the City's web site at: <http://www.sandiego.gov/eoc/forms/index.shtml>

ITEM	WHEN	BY	WHAT
1.	BID DUE DATE/TIME	ALL BIDDERS	Proposal or Bid
2.	BID DUE DATE/TIME	ALL BIDDERS	Bid Bond
3.	BID DUE DATE/TIME	ALL BIDDERS	Non-collusion Affidavit to be Executed By Bidder and Submitted with Bid under 23 USC 112 and PCC 7106
4.	BID DUE DATE/TIME	ALL BIDDERS	Contractors Certification of Pending Actions
5.	BID DUE DATE/TIME	ALL BIDDERS	Equal Benefits Ordinance Certification of Compliance
6.	BID DUE DATE/TIME	ALL BIDDERS	Form AA35 - List of Subcontractors
7.	BID DUE DATE/TIME	ALL BIDDERS	Form AA40 - Named Equipment/Material Supplier List
8.	BID DUE DATE/TIME	ALL BIDDERS	Form AA45 - Subcontractors Additive/Deductive Alternate
9.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Names of the principle individual owners of the Apparent Low Bidder - In the event the firm is employee owned or publicly held, then the fact should be stated and the names of the firm's principals and officers shall be provided.
10.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	If the Contractor is a Joint Venture, the following information must be submitted: <ul style="list-style-type: none"> • Joint Venture Agreement • Joint Venture License
11.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Form BB05 - Work Force Report

REQUIRED DOCUMENT SCHEDULE

ITEM	WHEN	BY	WHAT
12.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contract Forms - Agreement
13.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contract Forms - Payment and Performance Bond
14.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Certificates of Insurance and Endorsements
15.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contractor Certification - Drug-Free Workplace
16.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contractor Certification - American with Disabilities Act
17.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contractors Standards - Pledge of Compliance
18.	BY 5th OF EACH MONTH	CONTRACTOR	Form CC20 - Monthly Employment Report
19.	BY 5th OF EACH MONTH	CONTRACTOR	Form CC25 - Monthly Invoicing Report
20.	PRIOR TO ACCEPTANCE	CONTRACTOR	Form CC10 - Contract Change Order (CCO)
21.	PRIOR TO ACCEPTANCE	CONTRACTOR	Form CC15 - Final Summary Report
22.	PRIOR TO ACCEPTANCE	CONTRACTOR	Affidavit of Disposal

SPECIAL NOTICE
SMALL LOCAL BUSINESS ENTERPRISES (SLBE)
AND
EMERGING LOCAL BUSINESS ENTERPRISES (ELBE)
PROGRAM

1. **INTRODUCTION.** This contract is subject to the requirements of the SLBE Program as specified in the SLBE-ELBE section of the City's EOCP Requirements included in The WHITEBOOK.
 - 1.1. The Bidders are required to review The WHITEBOOK and become familiar with the detailed specifications including the required documentation and the submittal schedule as related to SLBE-ELBE program.
2. **AMENDMENTS TO THE CITY'S GENERAL EOCP REQUIREMENTS.**
 - III. **Equal Employment Opportunity Outreach Program (A).** DELETE in its entirety and SUBSTITUTE with the following:
 - A. Competitive Bids. If a contract is competitively solicited, the Apparent Low Bidder shall submit a *Work Force Report (Form BB05)* or an Equal Employment Opportunity (EEO) Plan, within 10 Working Days after receipt by the Bidder of Contract forms to the City for approval as specified in the Notice of Intent to Award letter from the City.
3. **AMENDMENTS TO THE CITY'S EOCP SLBE-ELBE REQUIREMENTS.**
 - XI. **Suppliers.** Last paragraph, DELETE in its entirety and SUBSTITUTE with the following:

For the purpose of achieving the Mandatory Subcontractor Participation level (percentage), the City will not account for the Field Orders, Additive or Deductive, and Type II Allowance Bid Items in the calculation. Type I - Allowance Bid Items are part of the Base Bid integral to the scope of work.
4. **SUBCONTRACTING PARTICIPATION PERCENTAGES.** The City has incorporated voluntary subcontractor participation percentage to enhance competition and maximize subcontracting opportunities as follows.
 - 4.1. The following voluntary subcontractor participation percentage for , SLBE , ELBE, DBE, MBE, WBE, DVBE and OBE certified Subcontractors shall apply to this contract:

Total voluntary subcontractor participation percentage for this project is 10%.
 - 4.2. For the purpose of achieving the Mandatory Subcontractor Participation level (percentage), the City will not account for the Field Orders, Additive or Deductive, and Type II Allowance Bid Items in the calculation.
5. **PRE-BID CONFERENCE.** A Pre-Bid Conference is scheduled for this contract as specified in the Invitation to Bids. The purpose of this meeting is to inform prospective Bidders of the submittal requirements and provisions relative to the Small Local Business Enterprise Program. Bidders are strongly encouraged to attend the Pre-Bid Conference to better understand the requirements of this contract.
6. **RESOURCES.** The current list of certified SLBE-ELBE firms can be found on the EOC Department website at <http://www.sandiego.gov/eoc/>

CITY OF SAN DIEGO, CALIFORNIA

INVITATION TO BIDS

- 1. RECEIPT AND OPENING OF BIDS:** Bid(s) will be received at the Public Works Contracting Group at **1200 THIRD AVENUE, SUITE 200, SAN DIEGO, CA 92101 UNTIL 1:30 PM ON SEPTEMBER 12th, 2012** for performing work on the following project (Project):

SAN PASQUAL STRUCTURAL RESTORATION

- 2. DESCRIPTION OF WORK:** The Work involves furnishing all labor, materials, equipment, services, and other incidental works and appurtenances for the construction of the Project as described below:

The scope of work includes foundation repairs and restoration of affected structures for three residential houses located at the San Pasqual property of the City of San Diego. These houses were built in the mid 1900's on raised floor foundations. Out of the ages, majority of the structural members have disintergrated leading to unsafe conditions of the properties. The scope includes floor framing repairs, perimeter and interior foundation construction, sill plates installation and reinforcement and repairs of bearing walls. Attached structures such as chimneys and entrance patios were affected and are proposed to be replaced in kind.

The Work shall be performed in accordance with:

- Bid No. **L-13-5714-DBB-2** and Plans numbered **36885-1-D** through **36885-11-D** for 14983 Old Milky Way and **36886-1-D** through **36886-10-D** for 15750 Old Milky Way, **36887-1-D** through **36887-12-D** for 21313 San Pasqual Road, inclusive.

- 3. ENGINEER'S ESTIMATE:** The Engineer's estimate of the most probable price for this contract is **\$322,000**.
- 4. LOCATION OF WORK:** The location of Work is as follows:

21313 San Pasqual Road, San Diego, CA 92027-7100
14983 Old Milky Way, San Diego, CA 92027-7100
15750 Old Milky Way, San Diego, CA 92027-7100

- 5. CONTRACT TIME:** The Contract Time for completion of the Work shall be **120 Working Days**.
- 6. CONTRACTOR'S LICENSE CLASSIFICATION:** In accordance with the provisions of California Law, the Contractor shall possess valid appropriate license(s) at the time that the Bid is submitted. Failure to possess the specified license(s) shall render the Bid as **non-responsive** and shall act as a bar to award of the Contract to any Bidder not possessing required license(s) at the time of Bid.

The City has determined the following licensing classification for this contract:

- **CLASS B**

7. **PRE-BID CONFERENCE:** There will be a Pre-Bid Conference to discuss the scope of the Project, bidding requirements, and Equal Opportunity Contracting Program requirements and reporting procedures in the Public Works Contracting Group, Conference Room at 1200 Third Avenue, Suite 200, San Diego, CA 92101 at **10:00 A.M.**, on **August 29th, 2012**.

All potential bidders are **encouraged** to attend.

To request a copy of the agenda on an alternative format, or to request a sign language or oral interpreter for this meeting, call the Public Works Contracting Group at (619)236-6000 at least 5 Working Days prior to the Pre-Bid Conference to ensure availability.

8. **CITY CONTACT INFORMATION:**

See the cover of the Contract Documents.

9. **REFERENCE STANDARDS:** Except as otherwise noted or specified, the Work shall be completed in accordance with the following standards:

1. STANDARD SPECIFICATIONS

Document No.	Filed	Description
PITS0504091	05-04-09	Standard Specifications for Public Works Construction (The GREENBOOK), 2009 Edition
PITS090110-1	09-01-10	City of San Diego Standard Specifications for Public Works Construction (The WHITEBOOK), 2010 Update *
AEC1231064	12-31-06	California Department of Transportation, Manual of Uniform Traffic Control Devices (MUTCD 2006)
769023	09-11-84	Standard Federal Equal Employment Opportunity Construction Contract Specifications and the Equal Opportunity Clause

NOTE: The City of San Diego Supplement, 2010 Update now consolidates various City Public Works Construction Standard Specifications which in the past were included in the Supplementary Special Provisions. The Bidders' attention is directed to this edition of the City Supplement for a close review to ensure no important information is missed for the preparation of the Bids.

2. STANDARD DRAWINGS

Document No.	Filed	Description
AEC1230163	12-31-06	City of San Diego Standard Drawings*
N/A	Varies	City Standard Drawings - Updates Approved For Use (when specified)*
AEC0925061	09-25-06	Caltrans 2006 U.S. Customary Unit Standard Plans

NOTE: *Available online under Engineering Documents and References at: <http://www.sandiego.gov/engineering-cip>.

10. WAGE RATES: Prevailing wages are not applicable to this project unless specified otherwise on the cover page of these specifications and when included in these specifications. See Funding Agency Provisions that follow this Invitation to Bid for more information.

11. PRE-BID SITE VISIT: The prospective Bidders are encouraged to visit the Work Site with the Engineer. The purpose of the Site visit is to acquaint Bidders with the Site conditions. To request a sign language or oral interpreter for this visit, call the Public Works Contracting Group at (619) 236-6000 at least 5 Working Days prior to the meeting to ensure availability. A Pre-Bid Site Visit is offered when the details are provided as follows:

Time: 12:00 PM
Date: August 29th, 2012
Location: 21313 San Pasqual Road, San Diego, CA 92027-7100
14983 Old Milky Way, San Diego, CA 92027-7100
15750 Old Milky Way, San Diego, CA 92027-7100

12. ADDITIVE/DEDUCTIVE ALTERNATES: The additive/deductive alternates have been established to allow the City to compare the cost of specific portions of the Work with the Project's budget and enable the City to make decision prior to award. The award will be established as described in the Proposal (or RFP for Design-Build contracts). The City reserves the right to award the Contract for the Base Bid only or the Base Bid plus any combination of Additive and Deductive Alternate(s).

Tony Heinrichs,
Director
Public Works Department

INSTRUCTIONS TO BIDDERS

1. **PREQUALIFICATION OF CONTRACTORS:** The contractor(s) who intend to submit Bid or Proposal in response to this invitation to bid, or RFP's for GRC or As-Needed Design-Build Task Orders valued over \$50,000, must be pre-qualified for the total amount proposed, inclusive of all alternate bid items or the specified Task Order limits prior to the date of Bid submittal.

Bids from contractors who have not been pre-qualified as applicable, and Bids that exceed the maximum dollar amount at which contractors are pre-qualified, will be deemed **non-responsive** and ineligible for award or a Task Order authorization. Complete information and prequalification questionnaires are available at:

<http://www.sandiego.gov/engineering-cip/services/consultcontract/prequal.shtml>

The completed questionnaire, financial statement, and bond letter or a copy of the contractor's SLBE-ELBE certification and bond letter, must be submitted no later than 2 weeks prior to the bid opening to the Public Works Department -Engineering & Capital Projects Prequalification Program, 1010 Second Avenue, Suite 1200, San Diego, CA 92101. For additional information or the answer to questions about the prequalification program, please contact David Stucky at 619-533-3474 or dstucky@sandiego.gov.

2. **CONTRACTOR REGISTRATION:** Prospective bidder(s) as well as existing contractors and suppliers are required to register with the City's EOCP. Refer to 2-17, "CONTRACTOR REGISTRATION" for details.
3. **CITY'S RESPONSES AND ADDENDA:** The City at its option, may respond to any or all questions submitted in writing, via letter, or FAX in the form of an addendum. No oral comment shall be of any force or effect with respect to this solicitation. The changes to the Contract Documents through addendum are made effective as though originally issued with the Bid. The Bidders shall acknowledge the receipt of Addenda on the form provided for this purpose in the Bid.
4. **CITY'S RIGHTS RESERVED:** The City reserves the right to cancel the Invitation to Bids at any time, and further reserves the right to reject submitted Bids, without giving any reason for such action, at its sole discretion and without liability. Costs incurred by the Bidder(s) as a result of preparing Bids under the Invitation to Bid shall be the sole responsibility of each bidder. The Invitation to Bid creates or imposes no obligation upon the City to enter a contract.
5. **CONTRACT PRICING FORMAT:** This solicitation is for a Lump Sum contract with Unit Price provisions as set forth in the Bid Proposal Form(s), Volume 2 unless specified otherwise such as as-needed contracts e.g., GRC in the Contract Documents.
6. **SUBMITTAL OF "OR EQUAL" ITEMS:** See 4-1.6, "Trade Names or Equals."
7. **AWARD PROCESS:** The Award of this contract is contingent upon the Contractor's compliance with all conditions precedent to Award, including the submittal of acceptable insurance and surety bonds pursuant to San Diego Municipal Code § 22.3007. If the responsible Bid does not exceed the City's engineering estimate, the City will, in most cases, prepare contract documents for execution within 3 weeks of the date of the Bid opening and award the Contract within 5 Working Days of receipt of properly executed Contract, bond, and insurance documents.

This contract is deemed to be awarded, and effective, only upon the signing of the Contract by the Mayor or designee of the City.

- 8. SUBCONTRACT LIMITATIONS:** The Bidder's attention is directed to Standard Specifications for Public Works Construction, Section 2-3, "SUBCONTRACTS" which requires the Contractor to perform not less than the amount therein stipulated with its own forces. Failure to comply with these requirements may render the Bid **non-responsive** and ineligible for award.
- 9. AVAILABILITY OF PLANS AND SPECIFICATIONS:** Contract Documents may be obtained by visiting the City's website: <http://www.sandiego.gov/engineering-cip/services/consultcontract/advertising.shtml>. Plans and Specifications for this contract are also available for review in the office of the City Clerk or Public Works Contracting Group.

10. QUESTIONS:

The Director (or designee), of the Public Works Department is the officer responsible for opening, examining, and evaluating the competitive Bids submitted to the City for the acquisition, construction and completion of any public improvement except when otherwise set forth in these documents. All questions related to this procurement action shall be addressed to the Public Works Contracting Group, Attention Contract Specialist, 1200 Third Avenue, Suite 200, San Diego, California, 92101, Telephone No. (619) 236-6000.

Questions received less than 14 days prior to the date for opening of Bids may not be answered.

Interpretations or clarifications considered necessary by the City in response to such questions will be issued by Addenda which will be uploaded to the City's online bidding service.

Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect. It is the Bidder's responsibility to become informed of any Addenda that have been issued and to include all such information in its Bid.

- 11. ELIGIBLE BIDDERS:** No person, firm, or corporation shall be allowed to make, file, or be interested in more than 1 Bid for the same work unless alternate Bids are called for. A person, firm or corporation who has submitted a sub-proposal to a Bidder, or who has quoted prices on materials to a Bidder, is not hereby disqualified from submitting a sub-proposal or quoting prices to other Bidders or from submitting a Bid in its own behalf.
- 12. SAN DIEGO BUSINESS TAX CERTIFICATE:** All Contractors, including Subcontractors, not already having a City of San Diego Business Tax Certificate for the work contemplated shall secure the appropriate certificate from the City Treasurer, Civic Center Plaza, first floor, before the Contract can be executed.
- 13. PROPOSAL FORMS:** Bid shall be made only upon the Bidding Documents i.e., Proposal form attached to and forming a part of the specifications. The signature of each person signing shall be in longhand.

The entire specifications for the bid package do not need to be submitted with the bid. Bidder shall complete and submit, only, all pages in the "Bidding Document" Section (see Volume 2) as their Bid per the schedule given under "Required Documents Schedule," (see Volume 1). Bidder

is requested to retain for their reference other portions of the Contract Documents that are not required to be submitted with the Bid.

The City may require any Bidder to furnish a statement of experience, financial responsibility, technical ability, equipment, and references.

Bids and certain other specified forms and documents shall be enclosed in a sealed envelope and shall bear the title of the work and name of the Bidder and the appropriate State Contractors License designation which the Bidder holds.

Bids may be withdrawn by the Bidder prior to, but not after, the time fixed for opening of Bids.

14. BIDDERS' GUARANTEE OF GOOD FAITH (BID SECURITY):

With the exception of the contracts valued \$5,000 or less, GRC and Design-Build contracts, and contracts subject to the Small and Local Business Program of \$250,000 or less e.g., ELBE contracts, each Bidder shall accompany its Bid with either a cashier's check upon some responsible bank, or a check upon such bank properly certified or an approved corporate surety bond payable to the City of San Diego, for an amount of not less than 10% of the aggregate sum of the Bid, which check or bond, and the monies represented thereby shall be held by the City as a guarantee that the Bidder, if awarded the contract, will in good faith enter into such contract and furnish the required final bonds.

The Bidder agrees that in case of Bidder's refusal or failure to execute this contract and give required final bonds, the money represented by a cashier's or certified check shall remain the property of the City, and if the Bidder shall fail to execute this contract, the Surety agrees that it will pay to the City damages which the City may suffer by reason of such failure, not exceeding the sum of 10% of the amount of the Bid.

A Bid received without the specified bid security will be rejected as being **non-responsive**.

15. AWARD OF CONTRACT OR REJECTION OF BIDS:

This contract may be awarded to the lowest responsible and reliable Bidder (for Design-Build contracts refer to the RFP for the selection and award information). Bidders shall complete the entire Bid schedule (e.g., schedule of prices). Incomplete price schedules will be rejected as being **non-responsive**.

The City reserves the right to reject any or all Bids, and to waive any informality or technicality in Bids received and any requirements of these specifications as to bidding procedure.

Bidders will not be released on account of their errors of judgment. Bidders may be released only upon receipt by the City from the Bidder within 3 Working Days, excluding Saturdays, Sundays, and state holidays, after the opening of Bids, of written notice which includes proof of honest, credible, clerical error of material nature, free from fraud or fraudulent intent, and of evidence that reasonable care was observed in the preparation of the Bid.

A non-selected Bidder may protest award of the Contract to the selected Bidder by submitting a written "Notice of Intent to Protest" including supporting documentation which shall be received by Public Works Contracting Group no later than 10 days after the City's announcement of the selected Bidder or no later than 10 days from the date that the City issues notice of designation of a Bidder as non-responsible in accordance with San Diego Municipal Code Chapter 2, § 22.3029, "Protests of Contract Award."

The City of San Diego will not discriminate with regard to race, religious creed, color, national origin, ancestry, physical handicap, marital status, sex or age, in the award of contracts.

Each Bid package properly executed as required by these specifications shall constitute a firm offer, which may be accepted by the City within the time specified in the Invitation to Bids.

The City reserves the right to evaluate all Bids and determine the lowest Bidder (or winner for Design-Build contracts) on the basis of any proposed alternates, additive items or options, at its discretion.

- 16. BID RESULTS:** The Bid opening by the City shall constitute the public announcement of the Apparent Low Bidder (or Apparent Winner in case of Design-Build contracts). In the event that the Apparent Low Bidder (or Apparent Winner in case of Design-Build contracts) is subsequently deemed non-responsive or non-responsible, a public announcement will be posted in the City's web page, with the name of the newly designated Apparent Low Bidder (or Apparent Winner in case of Design-Build contracts).

To obtain Bid results, either attend Bid opening, review the results on the City's web site, or provide a self-addressed, stamped envelope, referencing Bid number, and Bid tabulation will be mailed to you upon verification of extensions. Due to time constraints, Bid results cannot be given out over the telephone.

- 17. THE CONTRACT:** The Bidder to whom award is made shall execute a written contract with the City of San Diego and furnish good and approved bonds and insurance certificates specified by the City within 10 Working Days after receipt by Bidder of a form of contract for execution unless an extension of time is granted to the Bidder in writing.

If the Bidder takes longer than 10 Working Days to fulfill these requirements, then the additional time taken shall be added to the Bid guarantee. The Contract shall be made in the form adopted by the City, which includes the provision that no claim or suit whatsoever shall be made or brought by Contractor against any officer, agent, or employee of the City for or on account of anything done or omitted to be done in connection with this contract, nor shall any such officer, agent, or employee be liable hereunder.

If the Bidder to whom the award is made fails to enter into the contract as herein provided, the award may be annulled and the Bidder's Guarantee of Good Faith will be subject to forfeiture. An award may be made to the next lowest responsible and reliable Bidder who shall fulfill every stipulation embraced herein as if it were the party to whom the first award was made.

For contracts that are not Design-Build, pursuant to the San Diego City Charter section 94, the City may only award a public works contract to the lowest responsible and reliable Bidder. The City will require the Apparent Low Bidder to (i) submit information to determine the Bidder's responsibility and reliability, (ii) execute the Contract in form provided by the City, and (iii) furnish good and approved bonds and insurance certificates specified by the City within 10

Working Days, unless otherwise approved by the City, in writing after the Bidder receives notification from the City, designating the Bidder as the Apparent Low Bidder and formally requesting the above mentioned items.

The award of the Contract is contingent upon the satisfactory completion of the above mentioned items and becomes effective upon the signing of the Contract by the Mayor or designee. If the Apparent Low Bidder does not execute the Contract or submit required documents and information, the City may award the Contract to the next lowest responsible and reliable Bidder who shall fulfill every condition precedent to award. A corporation designated as the Apparent Low Bidder shall furnish evidence of its corporate existence and evidence that the officer signing the Contract and bond for the corporation is duly authorized to do so.

18. EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE OF WORK: The Bidder shall examine carefully the Project Site, the Plans and Specifications, the GRC Unit Price Books if applicable, other materials as described in the Special Provisions, Section 2-7, and the proposal forms (e.g., Bidding Documents) therefore. The submission of a Bid or GRC Task Order Proposal shall be conclusive evidence that the Bidder has investigated and is satisfied as to the conditions to be encountered, as to the character, quality, and scope of Work, the quantities of materials to be furnished, and as to the requirements of the Bidding Documents Proposal, Plans, and Specifications.

19. DRUG-FREE WORKPLACE:

a) General:

City projects are subject to City of San Diego Resolution No. R-277952 adopted on May 20, 1991. Bidders shall become aware of the provisions of Council Policy 100-17 which was established by Resolution No. R-277952. The policy applies equally to the Contractor and Subcontractors. The elements of the policy are outlined below.

b) Definitions:

"Drug-free workplace" means a site for the performance of work done in connection with a contract let by City of San Diego for the construction, maintenance, or repair of any facility or public work by an entity at which employees of the entity are prohibited from engaging in the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance in accordance with the requirements of this section.

"Employee" means the employee of a contractor directly engaged in the performance of work pursuant to a contract as described in Section 3, "City Contractor Requirements."

"Controlled substance" means a controlled substance in schedules I through V of Section 202 of the Controlled Substances Act (21 U.S.C. Sec. 812).

"Contractor" means the department, division, or other unit of a person or organization responsible to the contractor for the performance of a portion of the work under the contract.

c) City Contractor Requirements:

Every person or organization awarded a contract or grant by the City of San Diego for the provision of services shall certify to the City that it will provide a drug-free workplace by doing all following:

- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the person's organization's workplace and specifying the actions that will be taken against employees for violations of the prohibition.
- b. Establishing a drug-free awareness program to inform employees about all of the following:
 - i. The dangers of drug abuse in the workplace.
 - ii. The person's or organization's policy of maintaining a drug-free workplace.
 - iii. Any available drug counseling, rehabilitation, and employee assistance programs.
 - iv. The penalties that may be imposed upon employees for drug abuse violations.
- c. Posting the statement required by subdivision (1) in a prominent place at contractor's main office. For projects large enough to necessitate a construction trailer at the job site, the required signage would also be posted at the Site.

The Contractor shall include in each subcontract agreement language which indicates the Subcontractor's agreement to abide by the provisions of subdivisions a) through c) above. The Contractors and Subcontractors shall be individually responsible for their own drug-free workplace programs.

Note: The requirements of a drug-free awareness program can be satisfied by periodic tailgate sessions covering the various aspects of drug-abuse education. Although an in-house employee assistance program is not required, contractors should be able to provide a listing of drug rehabilitation and counseling programs available in the community at large.

Questions about the City's Drug-free Workplace Policy shall be referred to the Contract Specialist, Public Works Contracting Group.

20. AMERICANS WITH DISABILITIES ACT:

- a) General: City projects are subject to City of San Diego Resolution No. R-282153 adopted on June 14, 1993. The Bidders shall become aware of the provisions of Council Policy 100-04 which was established by Resolution No. R-282153. The policy applies equally to the Contractor and all Subcontractors. The elements of the policy are outlined below.

b) Definitions:

"Qualified individual with a disability" means an individual with a disability who satisfies the requisite skill, experience, education and other job-related requirements of the employment position such individual holds or desires, and who, with or without reasonable accommodation, can perform the essential functions of such position.

"Employee" means the employee of the Contractor directly engaged in the performance of Work.

c) The City Requirements: Every person or organization entering into a contractual agreement with or receiving a grant from the City of San Diego shall certify to the City of San Diego that it will comply with the ADA by adhering to all of the provisions of the ADA listed below.

- i. The Contractor shall not discriminate against qualified persons with disabilities in any aspects of employment, including recruitment, hiring, promotions, conditions and privileges of employment, training, compensation, benefits, discipline, layoffs, and termination of employment.
- ii. No qualified individual with a disability may be excluded on the basis of disability, from participation in, or be denied the benefits of services, programs, or activities by the Contractor or Subcontractors providing services for the City.
- iii. The Contractor shall post a statement addressing the requirements of the ADA in a prominent place at the worksite. The Contractor shall include in each subcontract agreement, language which indicates the Subcontractor's agreement to abide by the provisions of subdivisions (a) through (c) inclusive of Section 3. The Contractor and Subcontractors shall be individually responsible for their own ADA employment programs. Questions about the City's ADA Policy should be referred to the Contract Administrator.

21. CONTRACTOR STANDARDS – PLEDGE OF COMPLIANCE: This contract is subject to City of San Diego Municipal Code §22.3224 as amended 11/24/08 by ordinance O-19808. Bidders shall become aware that the requirements apply to Contractors and Subcontractors for contracts greater than \$50,000 in value.

Upon award, amendment, renewal, or extension of this contract, the Contractors shall complete a Pledge of Compliance attesting under penalty of perjury that they complied with the requirements of this section.

The Contractors shall ensure that their Subcontractors whose subcontracts are greater than \$50,000 in value complete a Pledge of Compliance attesting under penalty of perjury that they complied with the requirements of this section. Subcontractors may access the Pledge of Compliance at:

http://www.sandiego.gov/purchasing/pdf/contractor_standards_questionnaire.pdf

The Contractors shall include in each subcontract agreement, language which requires Subcontractors to abide by the provisions of City of San Diego Municipal Code §22.3224. A sample provision is as follows:

“**Compliance with San Diego Municipal Code §22.3224:** Subcontractor acknowledges that it is familiar with the requirements of San Diego Municipal Code §22.3224 (“Contractor Standards”), and agrees to comply with requirements of that section. The Subcontractor further agrees to complete the Pledge of Compliance, incorporated herein by reference.”

- 22. NOTICE OF LABOR COMPLIANCE PROGRAM APPROVAL:** The City of San Diego received initial approval as a Labor Compliance Program on August 11, 2003. The Labor Compliance Program Manual is available at:

<http://www.sandiego.gov/eoc/laborcompliance/#manual>.

The limited exemption from prevailing wages pursuant to Labor Code §1771.5(a) does not apply to contracts under jurisdiction of the Labor Compliance Program. Inquiries, questions, or assistance about the Labor Compliance Program should be directed to: Equal Opportunity Contracting Program, 1200 Third Ave., Suite 200 MS56P, San Diego, CA 92101, Tel. 619-236-6000.

- 23. PAYROLL RECORDS:** The Contractor's attention is directed to the City of San Diego Labor Compliance Program, Section IV, pages 4-7, and the State of California Labor Code §§ 1771.5(b) and 1776 (Stats. 1978, Ch. 1249). These require, in part, that the Contractor and Subcontractors maintain and furnish to the City, at a designated time, a certified copy of each weekly payroll containing a statement of compliance signed under penalty of perjury.

The Contractor and Subcontractors shall submit weekly certified payrolls online via Prism® i.e., the City's web-based labor compliance program. Instructions on how to use the system will be provided to the Contractor after the award.

The Contractor shall be responsible for the compliance with these provisions by Subcontractors. The City shall withhold contract payments when payroll records are delinquent or inadequate, or when it is established after investigation that underpayment has occurred.

- 24. APPRENTICES ON PUBLIC WORKS:** The Contractor shall abide by the requirements of §§1777.5, 1777.6, and 1777.7 of the State of California Labor Code concerning the employment of apprentices by contractors and subcontractors performing public works contracts.

- 25. EQUAL BENEFITS:** This contract is subject to the City's Equal Benefits Ordinance (EBO), Chapter 2, Article 2, Division 43 of the San Diego Municipal Code (SDMC).

In accordance with the EBO, Bidders shall certify they will provide and maintain equal benefits as defined in SDMC §22.4302 for the duration of the Contract (SDMC §22.4304(f)). Failure to maintain equal benefits is a material breach of the Contract (SDMC §22.4304(e)). The Contractor shall notify employees of their equal benefits policy at the time of hire and during open enrollment periods and shall post a copy of the following statement in an area frequented by employees:

“During the performance of a contract with the City of San Diego, this employer will provide equal benefits to its employees with spouses and its employees with domestic partners.”

The Contractor shall give the City access to documents and records sufficient for the City to verify the contractors are providing equal benefits and otherwise complying with EBO requirements.

Full text of the EBO and the Rules Implementing the Equal Benefits Ordinance are posted on the City’s website at www.sandiego.gov/purchasing/ or can be requested from the Equal Benefits Program at (619) 533-3948.

26. LIMITED COMPETITION: When designated as restricted competition on the cover page, this contract may only be bid by the Contractors on the approved SLBE-ELBE Construction Contractors List. For information regarding the SLBE-ELBE Construction Program and registration visit the City’s web site: <http://www.sandiego.gov>.

27. PRE-AWARD ACTIVITIES:

Pre-award Submittals - The Apparent Low Bidder (or winner in case of Design-Build contracts) shall provide the information required within the time specified in “Required Documents,” of this bid package. Failure to provide the information within the time specified may result in the Bid being rejected as **non-responsive**.

If the Bid is rejected as non-responsive, the Apparent Low Bidder (or winner in case of Design-Build contracts) shall forfeit the Bid Security required under Invitation to Bids, of this bid package. The decision that the Apparent Low Bidder (or winner in case of Design-Build contracts) is non-responsive for failure to provide the information required within the time specified shall be at the sole discretion of the City.

CONTRACT FORMS AGREEMENT

CONSTRUCTION CONTRACT

This contract is made and entered into between THE CITY OF SAN DIEGO, a municipal corporation, herein called "City", and ATLAS DEVELOPMENT, herein called "Contractor" for construction of SAN PASQUAL STRUCTURAL RESTORATION; Bid No. L-13-5714-DBB-2, in the amount of TWO HUNDRED NINETY THREE THOUSAND DOLLARS AND 00/100 (\$293,000.00), which is comprised of the Base Bid plus Additive Alternates "A", "B" & "C".

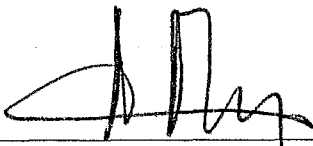
IN CONSIDERATION of the payments to be made hereunder and the mutual undertakings of the parties hereto, City and Contractor agree as follows:

1. The following are incorporated into this contract as though fully set forth herein:
 - (a) The attached Faithful Performance and Payment Bonds.
 - (b) The attached Proposal included in the Bid documents by the Contractor.
 - (c) That certain documents entitled SAN PASQUAL STRUCTURAL RESTORATION, on file in the office of the Public Works Department as Document No. 21002802, as well as all matters referenced therein.
2. Contractor shall perform and be bound by all the terms and conditions of this contract and in strict conformity therewith shall perform and complete in a good and workmanlike manner Project Title, SAN PASQUAL STRUCTURAL RESTORATION, Bid number L-13-5714-DBB-2, San Diego, California.
3. For such performances, the City shall pay to Contractor the amounts set forth at the times and in the manner and with such additions or deductions as are provided for in this contract, and Contractor shall accept such payment in full satisfaction of all claims incident to such performances.
4. No claim or suit whatsoever shall be made or brought by Contractor against any officer, agent, or employee of the City for or on account of anything done or omitted to be done in connection with this contract, nor shall any such officer, agent, or employee be liable hereunder.
5. This contract is effective as of the date that the Mayor or designee signs the agreement.

**CONTRACT FORMS (continued)
AGREEMENT**

IN WITNESS WHEREOF, this agreement is signed by the City of San Diego, acting by and through its Mayor or designee, pursuant to Municipal Code §22.3102(a) authorizing such execution.

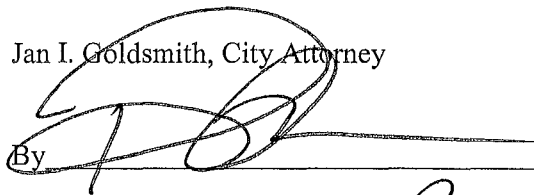
THE CITY OF SAN DIEGO

By 

Print Name: Albert P. Rechany
Program Manager

Date: 10/18/2012

APPROVED AS TO FORM AND LEGALITY

Jan I. Goldsmith, City Attorney
By 

Print Name: Ray Palmucci
Deputy City Attorney

Date: 10/18/12

CONTRACTOR

By 

Print Name: Mark Atefi

Title: President

Date: 9/20/12

City of San Diego License No. 2010000550

State Contractor's License No.: 858038

CONTRACT FORMS (continued)
PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND

FAITHFUL PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND:

ATLAS DEVELOPMENT, a corporation, as principal, and International Fidelity Insurance Company, a corporation authorized to do business in the State of California, as Surety, hereby obligate themselves, their successors and assigns, jointly and severally, to The City of San Diego a municipal corporation in the sum of TWO HUNDRED NINETY THREE THOUSAND DOLLARS AND 00/100 (\$293,000.00) for the faithful performance of the annexed contract, and in the sum of TWO HUNDRED NINETY THREE THOUSAND DOLLARS AND 00/100 (\$293,000.00) for the benefit of laborers and materialmen designated below.

Conditions:

If the Principal shall faithfully perform the annexed contract SAN PASQUAL STRUCTURAL RESTORATION, Bid Number L-13-5714-DBB-2, San Diego, California then the obligation herein with respect to a faithful performance shall be void; otherwise it shall remain in full force.

If the Principal shall promptly pay all persons, firms and corporations furnishing materials for or performing labor in the execution of this contract, and shall pay all amounts due under the California Unemployment Insurance Act then the obligation herein with respect to laborers and materialmen shall be void; otherwise it shall remain in full force.

The obligation herein with respect to laborers and materialmen shall inure to the benefit of all persons, firms and corporations entitled to file claims under the provisions of Chapter 3 of Division 5 of Title I of the Government Code of the State of California or under the provisions of Section 3082 et seq. of the Civil Code of the State of California.

Changes in the terms of the annexed contract or specifications accompanying same or referred to therein shall not affect the Surety's obligation on this bond, and the Surety hereby waives notice of same.

CONTRACT FORMS (continued)
PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND

The Surety shall pay reasonable attorney's fees should suit be brought to enforce the provisions of this bond.

Dated September 18th, 2012

Approved as to Form and Legality

Atlas Development Corporation

Principal

By M. Strahan

Printed Name of Person Signing for Principal

Jan I. Goldsmith, City Attorney

By [Signature]
Deputy City Attorney

International Fidelity Insurance Company

Surety

By [Signature]

Attorney-in-fact
Michael R. Strahan

Approved:

[Signature]
Albert P. Rechan
Program Manager

13400 Sabre Springs Parkway, Suite 245

Local Address of Surety

San Diego, CA 92128

Local Address (City, State) of Surety

(858) 513-1795

Local Telephone No. of Surety

Premium \$4,219.00

Bond No. 0602970

Premium is for contract term and subject to adjustment based on final contract amount.

POWER OF ATTORNEY

INTERNATIONAL FIDELITY INSURANCE COMPANY ALLEGHENY CASUALTY COMPANY

ONE NEWARK CENTER, 20TH FLOOR NEWARK, NEW JERSEY 07102-5207

KNOW ALL MEN BY THESE PRESENTS: That INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and ALLEGHENY CASUALTY COMPANY, a corporation organized and existing under the laws of the State of Pennsylvania, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint

JOHN R. QUALIN, JENNIFER PALMER, MICHAEL R. STRAHAN

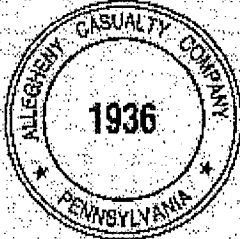
San Diego, CA.

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of ALLEGHENY CASUALTY COMPANY at a meeting duly held on the 15th day of August, 2000:

"RESOLVED, that (1) the President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY have each executed and attested these presents on this 12th day of March, 2012.

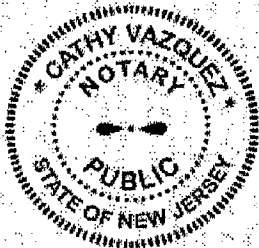


STATE OF NEW JERSEY
County of Essex

ROBERT W. MINSTER
Executive Vice President/Chief Operating Officer
(International Fidelity Insurance Company)
and President (Allegheny Casualty Company)

On this 12th day of March 2012, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.



A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Mar. 27, 2014

CERTIFICATION

I, the undersigned officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 18th day of September, 2012

MARIA BRANCO, Assistant Secretary

ACKNOWLEDGMENT

State of California
County of San Diego)

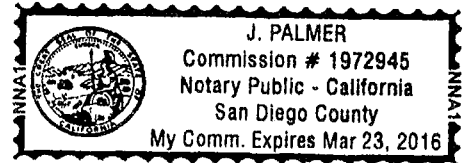
On September 18th, 2012 before me, J. Palmer, Notary Public
(insert name and title of the officer)

personally appeared Michael R. Strahan
who proved to me on the basis of satisfactory evidence to be the person(\$~~s~~) whose name(\$~~s~~) is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(\$~~s~~) on the instrument the
person(\$~~s~~), or the entity upon behalf of which the person(\$~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Palmer (Seal)



CONTRACTOR CERTIFICATION

DRUG-FREE WORKPLACE

PROJECT TITLE: SAN PASQUAL STRUCTURAL RESTORATION

I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-17 regarding Drug-Free Workplace as outlined in INSTRUCTION TO BIDDERS, "Drug-Free Workplace", of the project specifications, and that;

Atlas Development

(Name under which business is conducted)

has in place a drug-free workplace program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the subcontractor's agreement to abide by the provisions of subdivisions a) through c) of the policy as outlined.

Signed M Atafi
Printed Name Mark Atafi
Title President

CONTRACTOR CERTIFICATION

AMERICAN WITH DISABILITIES ACT (ADA) COMPLIANCE CERTIFICATION

PROJECT TITLE: SAN PASQUAL STRUCTURAL RESTORATION

I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-4 regarding the American With Disabilities Act (ADA) outlined in the INSTRUCTION TO BIDDERS, "American With Disabilities Act", of the project specifications, and that;

Atlas Development
(Name under which business is conducted)

has in place workplace program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the subcontractor's agreement to abide by the provisions of the policy as outlined.

Signed M Atafi
Printed Name Mark Atafi
Title President

CONTRACTOR CERTIFICATION

CONTRACTOR STANDARDS – PLEDGE OF COMPLIANCE

PROJECT TITLE: SAN PASQUAL STRUCTURAL RESTORATION

I declare under penalty of perjury that I am authorized to make this certification on behalf of _____, as Contractor, that I am familiar with the requirements of City of San Diego Municipal Code § 22.3224 regarding Contractor Standards as outlined in INSTRUCTION TO BIDDERS ("Contractor Standards"), of the project specifications, and that Contractor has complied with those requirements.

I further certify that each of the Contractor's subcontractors whose subcontracts are greater than \$50,000 in value has completed a Pledge of Compliance attesting under penalty of perjury of having complied with City of San Diego Municipal Code § 22.3224.

Dated this 20 Day of September 2012.

Signed M At.
Printed Name Mark Atefi
Title President

AFFIDAVIT OF DISPOSAL

WHEREAS, on the _____ DAY OF _____, 2____, the undersigned entered into and executed a contract with the City of San Diego, a municipal corporation, for:

SAN PASQUAL STRUCTURAL RESTORATION

(Name of Project)

as particularly described in said contract and identified as Bid No. **L-13-5714-DBB-2**; SAP No. (WBS/CC/IO) **21002802** and **WHEREAS**, the specification of said contract requires the Contractor to affirm that "all brush, trash, debris, and surplus materials resulting from this project have been disposed of in a legal manner"; and **WHEREAS**, said contract has been completed and all surplus materials disposed of:

NOW, THEREFORE, in consideration of the final payment by the City of San Diego to said Contractor under the terms of said contract, the undersigned Contractor, does hereby affirm that all surplus materials as described in said contract have been disposed of at the following location(s)

and that they have been disposed of according to all applicable laws and regulations.

Dated this _____ DAY OF _____, 2_____.

by _____ Contractor

ATTEST:

State of _____
County of _____

On this _____ DAY OF _____, 2____, before the undersigned, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared _____
_____ known to me to be the _____ Contractor named in the foregoing Release, and whose name is subscribed thereto, and acknowledged to me that said Contractor executed the said Release.

Notary Public in and for said County and State

SUPPLEMENTARY SPECIAL PROVISIONS (SSP)

THESE SUPPLEMENTARY SPECIAL PROVISIONS CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE GREENBOOK) CURRENTLY ADOPTED BY THE CITY, INCLUDING ITS CURRENT SUPPLEMENT AMENDMENTS (CITY SUPPLEMENTS INCLUDED IN THE WHITEBOOK), EXCEPT FOR THE FOLLOWING:

STYLE OF SPECIFICATIONS

The City is gradually standardizing the style and language of the standard specifications for the public works construction. The new style and language follows the Federal guidelines for “Plain Language” to the extent possible.

The use of this new style does not change the meaning of a specification not yet using this style. Where used in the Contract Documents, statement or command type phrases (i.e., active voice and imperative mood) refer to and are directed at the Bidder or Contractor as applicable. The specifications are written to the Bidder before award and the Contractor after. Before award, interpret sentences written in the imperative mood as starting with "The Bidder must" and interpret "you" as "the Bidder" and "your" as "the Bidder's." After award, interpret sentences written in the imperative mood as starting with "The Contractor must" and interpret "you" as "the Contractor" and "your" as "the Contractor's." Similarly, interpret "we" and “us” as "the City" and "our" as "the City's.”

PART 1 – GENERAL PROVISIONS

SECTION 1 – TERMS, DEFINITIONS, ABBREVIATIONS, UNITS OF MEASURE, AND SYMBOLS

1-2 TERMS AND DEFINITIONS.

Agency – ADD the following:

Regulatory activities handled by the City of San Diego Developmental Services, Fire and Planning Departments, or any other City Department are not subject to the responsibilities of the City under this contract.

Certificate of Compliance – To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

Certificate of Compliance – A written document signed and submitted by a supplier or manufacturer that certifies that the material or assembled material supplied to the Work site complies with the requirements of the Contract Documents.

Contract Documents – To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

The Agreement, Addendum, Invitation to Bid, Instructions to Bidders, special notice page, funding agency provisions, Bid and documentation accompanying the Bid and any post-bid documentation submitted prior to the Notice of Award when attached as an exhibit to the Contract, Bonds, permits from jurisdictional regulatory agencies, Supplementary Special Provisions (SSP), City’s EOC Requirements, City Supplement, Plans, Standard Plans, Construction Documents, Reference Specifications listed in the Invitation to Bid or the RFP for Design-Build contracts, Request for Qualifications (RFQ), Statement of Qualifications (SOQ), Request for Proposals (RFP), modifications issued after the execution of the Contract e.g., Change Orders, Construction Manager

At Risk's Guaranteed Maximum Price including written qualifications, assumptions and conditions thereto and Pre-construction Services Agreement.

ADD: Limited Notice To Proceed – A written notice given from the City to the Contractor that authorizes the Contractor to start a limited amount of work that is not Construction Work, such as finalizing subcontract agreements, ordering materials, mobilization, furnishing a field office, and any other preliminary work done prior to performing Construction Work.

Normal Working Hours. To the City Supplement, ADD the following:

The Normal Working Hours shall be 8:00 AM to 5:00 PM.

Notice of Completion (NOC) – ADD the following:

See California Civil Code section 3093.

Samples - Physical examples which illustrate materials, equipment or workmanship and establish standards by which the Work will be evaluated.

SECTION 2 - SCOPE AND CONTROL OF WORK

2-1.2.2 Joint Venture Contractors.

The Joint Venture shall designate an on-site representative and an alternate in writing. The on-site representative and the alternate shall have the full authority to bind all Joint Venture partners.

The Joint Venture shall provide a copy of the Joint Venture agreement and the Joint Venture license to the City within 10 Working Days after receipt by the Bidder of Contract forms.

2-3.1.2 Subcontractor List.

ADD the following:
For Extra Work, the Contractor shall submit Form CC10, "CONTRACT CHANGE ORDER (CCO)" with each CCO proposal. Form CC10 is available for download from the EOCP site at: <http://www.sandiego.gov/eoc/pdf/cc10.pdf>

2-3.2 Self Performance.

DELETE in its entirety and SUBSTITUTE with the following:
The Contractor shall perform, with its own organization, Contract work amounting to at least 50 percent of the base bid alone or base bid and any additive or deductive alternate(s) that together when added or deducted form the basis of determining the Apparent Low Bidder as specified. The self performance percentage requirement will be waived for contracts when a "B" License is required or allowed.

2-3.3 Status of Subcontractors.

ADD the following:

With every request for payment, the Contractor shall submit to the Engineer a breakdown showing monthly and cumulative amounts of the Work performed under Change Order by the Contractor and the Subcontractors. The reporting format shall be approved by the Engineer.

2-3.4 Subcontract Requirements.

To the City Supplement, ADD the following paragraph:
The Contractor shall ensure that all of its Subcontractors are licensed at the time of the execution of their subcontract agreements. In the event a Subcontractor is not properly licensed, the Contractor shall cease payment to Subcontractor for all work performed when the Subcontractor was improperly

licensed. Any payment made by the Contractor to a Subcontractor for work performed when the Subcontractor was unlicensed shall be returned to the City.

Where the Contract Documents require that a particular product be installed or applied by an applicator approved by the manufacturer, it is the Contractor's responsibility to ensure the Subcontractor or Supplier employed for such work is approved by the manufacturer.

2-5.2 Precedence of Contract Documents. To the Cit Supplement, DELETE in its entirety and SUBSTITUTE with the following:

2-5.2 Precedence of Contract Documents. If there is a conflict between any of the Contract Documents, the document highest in the order of precedence shall control. The order of precedence, from highest to lowest, shall be as follows:

- 1) Permits (i.e., issued by jurisdictional regulatory agencies)
- 2) Change Orders and Supplemental Agreements; whichever occurs last
- 3) Contract and Agreement
- 4) Addenda
- 5) Bid (e.g., price Proposal for Design-Build contracts)
- 6) Request for Proposal (RFP)
- 7) Invitation to Bid
- 8) Instruction to Bidders
- 9) Request for Qualifications (RFQ)
- 10) Special Provisions (i.e., City's EOC Requirements, City Supplement, and Supplementary Special Provisions (SSP))
- 11) Plans
- 12) Construction Documents (for Design-Build contracts)
- 13) Standard Drawings
- 14) Reference Specifications (e.g., GREENBOOK)
- 15) Technical Proposal (for Design-Build contracts)
- 16) Statement of Qualifications (SOQ)

When additional requirements by the funding sources are physically or by reference incorporated in the Contract Documents, the funding source's requirements shall govern **unless specified otherwise**.

Figured dimensions shall take precedence over scaled dimensions. Detailed drawings shall take precedence over general drawings.

2-5.3.1 General. DELETE in its entirety and SUBSTITUTE with the following:

When required by the Contract Documents or when requested by the Engineer, the Contractor shall provide the submittals as specified in 2-5.3.2, 2-5.3.3, and 2-5.3.4 to the Engineer. Materials shall neither be furnished nor fabricated, nor shall any work for which submittals are required be performed before the required submittals have been reviewed and accepted by the Engineer. The payment for the submittals shall be included in the various Bid items. Neither review nor acceptance of submittals by the Engineer shall relieve the Contractor from responsibility for errors, omissions, or deviations from the Contract Documents, unless such deviations were specifically called to the attention of the Engineer in the letter of transmittal. The Contractor shall be responsible for the correctness of the submittals.

The Contractor shall allow a minimum of 20 working days for review of submittals unless otherwise specified in the Special Provisions. Each submittal shall be accompanied by a letter of transmittal.

2-5.4.1 General. ADD the following:

Source Identification e.g., RFI numbers and Change Order numbers as required to identify the source of the change to the Contract Documents shall be noted.

2-5.4.2 Asset Specific Red-lines (d). ADD the following:

- Dimensional changes to the drawings.
- Revisions to details shown on drawings.
- Depths of foundations below first floor.
- Locations and depths of underground utilities.
- Revisions to routing of piping and conduits.
- Revisions to electrical circuitry.
- Actual equipment locations.
- Duct size and routing.
- Locations of concealed internal utilities.
- Changes made by Change Order.
- Details not on original Plans.

2-5.5 As-built Drawings. ADD the following:

As-built Drawings shall be the responsibility of the Contractor.

2-6 WORK TO BE DONE. ADD the following:

In accordance with the provisions of California Law, the Contractor shall possess or require the Subcontractor(s) to possess valid appropriate license(s) for the Work being performed.

2-9.2 Survey Services. DELETE in its entirety and SUBSTITUTE with the following:

The Contractor shall be responsible for all surveying services or as may be specified in these special provisions.

The payment for survey services shall be included in the various Bid items unless a Bid item for Survey Service has been provided.

2-10 AUTHORITY OF BOARD AND ENGINEER. ADD the following:

Regulating agencies of the City, such as Developmental Services, Fire and Planning Departments, enforce Legal Requirements and standards. These enforcement activities are not subject to the responsibilities of the Engineer under this Agreement.

2-11 INSPECTION. ADD the following:

The City may utilize field inspectors to assist the Engineer during construction in observing performance of the Contractor. The inspector is for the purpose of assisting the Engineer and shall not be confused with an inspector with a City regulatory agency or with a Special Inspector.

Code compliance testing (including all Geotechnical requirements) and inspections required by codes or ordinances, or by a plan approval authority, shall be the responsibility of and shall be paid by the Contractor, unless otherwise provided in the Contract Documents.

The Contractor's quality control testing and inspections shall be the sole responsibility of the Contractor and paid by the Contractor included in the Bid price.

ADD: 2-17 CONTRACTOR REGISTRATION.

The Contractor, Subcontractors, and Suppliers shall register with the City’s EOCB via Prism® i.e., the City’s web-based contract compliance portal at: <https://pro.prismcompliance.com/contractor/plugins/pages/contractormenu.aspx>.

The Contractor shall ensure that proposed Subcontractors and Suppliers have completed the registration prior to Notice of Intent to Award. If the Contractor fails to have its Subcontractors and Suppliers registered after the NTP has been issued, the City will withhold a minimum of 10% in addition to the Retention from all invoices submitted until the Contractor and all listed Subcontractors and Suppliers are properly registered in PRISM.

SECTION 3 – CHANGES IN WORK

3-3.2.2 Basis for Establishing Costs

(a) Labor. City Supplement, first and second paragraphs, DELETE in entirety and SUBSTITUTE with the following:

The City reserves the right to request financial records of salaries for an employee, wages, bonuses and deductions to substantiate the actual cost of labor certified by a California licensed Certified Public Accountant. The Contractor shall use the City provided form i.e., “PUBLIC WORKS PAYROLL REPORTING FORM” which is available at <http://www.sandiego.gov/eoc/pdf/payrollreport.pdf> to list the labor rates of its personnel and Subcontractors who work on this Project. An initial submittal shall be made prior to NTP.

The payment for payroll records shall be included in the various Bid item unless a separate Bid item has been provided.

SECTION 4 - CONTROL OF MATERIALS

4-1.3.1 General. First paragraph, ADD the following:

Other standard items or materials typically accepted by Certificate of Compliance shall not require inspection at the source unless specified in the Special Provisions. For a list of these items or materials, the Contractor may refer to the Contract Documents.

4-1.3.5 Special Inspections. To the City Supplement, ADD the following:

Special Inspection and testing by the Special Inspectors shall meet the minimum requirements of the prevailing Codes and by the City’s Development Services Department (DSD) and reference in <http://www.sandiego.gov/development-services/industry/special.shtml>

4-1.5 Certificates of Compliance. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

4-1.5 Certificates of Compliance. DELETE in its entirety and SUBSTITUTE with the following:

Certificates of Compliance shall be furnished to the Engineer prior to the use of any material or assembled material for which these Specifications so require or if so required by the Engineer.

The Engineer may waive the materials testing requirements of the Specifications and accept a Certificate of Compliance. Manufacturing test data may be required by the Engineer to be included with the submittal.

Materials used on the basis of a Certificate of Compliance may be sampled and tested at any time. The submission of a Certificate of Compliance shall not relieve the Contractor of responsibility for incorporating material in the Work which conforms to the requirements of the Contract Documents, and any material not conforming to the requirements will be subject to rejection whether in place or not.

When professional certification of performance criteria of materials, systems or equipment is required by the Contract Documents, the City shall be entitled to rely upon the accuracy and completeness of such calculations and certifications.

4-1.6 Trade Names or Equals. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

ADD the following:

Whenever materials or equipment are indicated in the Contract Documents by using the name of a proprietary item or the name of a particular Supplier, the naming of the item is intended to establish the type, function, and quality required. Unless stated otherwise, materials or equipment of other Suppliers may be accepted if sufficient information is submitted to the Engineer for review to determine whether the material or equipment proposed is equivalent or equal to that named.

- a) The Contractor shall submit its list of proposed substitutions for “an equal” (“or equal”) item(s) **no less than 15 Working Days prior to Bid due date** and on a City form.
 - i. The City will respond to the Contractor’s substitution proposal by at least 3 Working Days prior to **the Bid due date. If the City fails to respond to the Contractor’s substitution proposal within the specified time period, the** substitution proposal will be deemed denied.
 - ii. The Contractor may bring forward a substitution proposal after Award that was denied based on the City’s failure to respond by submitting a “Cost Reduction Proposal” in accordance with 3-1.3.
- b) The request for substitution shall include the following information:
 - i. Whether or not acceptance of the substitute for use in the Work will require a change in any of the Contract Documents to adopt the design to the proposed substitute.
 - ii. Whether or not incorporation or use of the substitute in connection with the Work is subject to payment of any license fee or royalty.
 - iii. All variations of the proposed substitute from the items originally specified will be identified.
 - iv. Available maintenance, repair, and replacement service requirements. The manufacturer shall have a local service agency within 50 miles of the site which maintains properly trained personnel and adequate spare parts and is able to respond and complete repairs within 24 hours.
 - v. Certification that the proposed substitute will perform adequately the functions and achieve the results called for by the general design, and be similar and of equal substance to that indicated, and be suited to the same use as that specified.
- c) There is no guaranteed time frame for the City’s review of the substitution requests.

- d) The burden of proof as to the type, function, and quality of any such substitute product, material or equipment shall be upon the Contractor. The Engineer may require at the Contractor's expense additional data about the proposed substitute.
- e) If the Engineer takes no exceptions to the proposed substitution, it shall not relieve the Contractor from responsibility for the efficiency, sufficiency, quality, and performance of the substitute material or equipment, in the same manner and degree as the material and equipment specified by name.
- f) The lack of action(s) on the Engineer's side within the Contractor's requested time shall not constitute acceptance of the substitution.
- g) Acceptance by the Engineer of a substitute item shall not relieve the Contractor of the responsibility for full compliance with the Contract Documents.
- h) For the substitution review process or to have materials listed on the AML, refer to the AML standard review process.
- i) The Bid submittal shall be based on the material and equipment specified by name in the Contract. If the proposal is rejected by the Engineer, the Contractor shall not be entitled to either an extension in Contract Time, increase in the Contract Price, or both.
- j) As applicable, no Shop Drawing or Working Drawing submittals shall be made for a substitute item nor shall any substitute item be ordered, installed, or utilized without the Engineer's prior written.
- k) The Contractor shall reimburse the City for the charges of the Engineer for evaluating each proposed substitute.
- l) For Design-Build contracts, one copy of all designer reviewed submittals shall be provided to the Engineer.

SECTION 6 - PROSECUTION, PROGRESS AND ACCEPTANCE OF WORK

6-1.2 Commencement of Work.

To the GREENBOOK and the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

Unless specified otherwise, construction shall start within 5 Working Days after NTP and be diligently prosecuted to completion within the Contract Time. The Contractor shall not start any construction activity at the Site until the Pre-construction Meeting is held and the NTP has been issued by the Engineer.

Upon the Contractor's written request, the City may delay the NTP as follows:

- a) Up to 5 Working Days from the Pre-construction Meeting, or
- b) Up to 40 Working Days from the Limited NTP for the preparation, submittal, obtaining approval for and filing of the PRDs in accordance with 801, "STORM WATER POLLUTION CONTROL," or
- c) Up to 60 Working Days from the Limited NTP for the preparation, submittal, and approval of the TCP on "D-sheets" when specified in 7-10.2, "Traffic Control."

The Contractor shall notify SDG&E at least 10 Working Days prior to excavating within 10' of SDG&E Underground High Voltage Transmission Power Lines (i.e., 69 KV and higher).

For areas that do not require engineered TCP on D-sheets, the Contractor may at any time after the Pre-construction Meeting obtain a TCP Permit via Working Drawings or the City's over the counter process and start the Work. If the Contractor decides to commence the construction work before the completion of the D-sheet TCPs, the Contractor shall forfeit the 60 Working Days specified here. The D-sheet TCP shall be done concurrently and no additional time will be granted.

For paving Work, the Contractor shall coordinate the Work to facilitate the installation and protection of the new curb ramps and associated concrete work prior to commencing the asphalt overlay operations. The Work at a specific location shall not commence until all layouts and measurements are agreed upon by both the Contractor and the Engineer.

ADD: 6-1.8 Pre-construction Meeting. Within 20 Working Days from the Limited NTP the Engineer will schedule a mandatory pre-construction meeting (Pre-construction Meeting) with the Contractor. The agenda will include items such as NTP, design services and submittal and review process for Design-Build contracts, critical elements of the work schedule, submittal schedule, cost breakdown of major lump sum items, payment requests and processing, environmental and community concerns, coordination with the involved utility firms, the level of record project documents required and emergency telephone numbers for all representatives involved in the course of construction.

6-7.1 General. To the City Supplement, ADD the following:

- a) The work shown in the plans and included in the Contract Time shall include other incidental Work items e.g., hauling of excavated dirt, necessary repairs resulting from ongoing work and site clean-up as required to complete the work specified in the attached drawing and specifications.

ADD: 6-8.1 Completion. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

6-8.1 Completion. The Contractor shall submit a written assertion that the Work has been completed. If, in the Engineer's judgment, the Work has been completed in accordance with the Contract Documents, the Engineer will set forth in writing the date the Work was completed. This will be the date when the Contractor is relieved from responsibility to protect and maintain the Work.

6-8.2 Acceptance. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

6-8.2 Acceptance. Acceptance will occur after all of the requirements contained in the Contract Documents have been fulfilled. If, in the Engineer's judgment, the Contractor has fully performed the Contract, the Engineer will accept the Contractor's performance of the Contract.

6-8.3 Warranty. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

6-8.3 Warranty. Unless specified otherwise, the Work shall be warranted by the Contractor against defective workmanship and materials for a period of 1 year.

- a) The warranty period shall start on the date of completion of the Work as determined by the Engineer.
- b) The Contractor shall provide an unconditional warranty on all installed fiber optic cable for a minimum period of 2 years.
- c) The warranty period for the following items of the Work shall be 3 years:
 - 1. Work under Section 500 (requires Long Term Warranty Contract (LTWC))
 - 2. DWT Construction (requires manufacturer's warranty)
 - 3. LED signal modules (requires manufacturer's warranty)
- d) Private sewer pumps including the alarm panel and all other accessories. The Contractor shall provide the City and property owner a copy of the warranty. (requires manufacturer's warranty)
- e) The Contractor shall involve the manufacturer in the installation and startup as needed to secure any extended warranty required.
- f) The warranty period for specific items covered under manufacturers' or suppliers' warranties shall commence on the date they are placed into service at the direction of or as approved by the Engineer in writing.
- g) All warranties, express or implied, from Subcontractors or Suppliers, of any tier, for the work performed and materials furnished shall be assigned, in writing, to the City, and such warranties shall be delivered to the Engineer prior to acceptance of the Contractor's performance of the Contract.
- h) The Contractor shall replace or repair defective Work in a manner satisfactory to the Engineer, after notice to do so from the Engineer, and within the time specified in the notice. If the Contractor fails to make such replacement or repairs within the time specified in the notice, the City may perform the replacement or repairs at the Contractor's expense. If the Contractor fails to reimburse the City for the actual costs, the Contractor's Surety shall be liable for the cost thereof.
- i) Nothing in this warranty is intended to limit any manufacturer's warranty which provides the City with greater warranty rights than set forth in this section or the Contract Documents.
- j) These specifications are not intended to constitute a period of limitations or waiver of any other rights or remedies City may have regarding the Contractor's other obligations under the Contract Documents or federal or state law.
- k) The Contractor shall respond and initiate corrective action within 24 hours of notice of nonconforming Work that poses an imminent threat to person or property.

6-9 LIQUIDATED DAMAGES. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

MODIFY to increase the daily value from \$250 to \$1,000 for contracts with a value of over \$100,000.

SECTION 7 - RESPONSIBILITIES OF THE CONTRACTOR

7-3 LIABILITY INSURANCE. DELETE in its entirety and SUBSTITUTE with the following:

The insurance provisions herein must not be construed to limit your indemnity obligations contained in this contract.

ADD: 7-3.1 Policies and Procedures.

- a) You must procure the insurance described below, at your sole cost and expense, to provide coverage against claims for loss including injuries to persons or damage to property, which may arise out of or in connection with the performance of the Work by you, your agents, representatives, officers, employees or subcontractors.
- b) Insurance coverage for property damage resulting from your operations is on a replacement cost valuation. The market value will not be accepted.
- c) You must maintain this insurance for the duration of this contract and at all times thereafter when you are correcting, removing, or replacing Work in accordance with this contract. Your liabilities under this contract, e.g., your indemnity obligations, will is not deemed limited to the insurance coverage required by this contract.
- d) Payment for insurance is included in the various items of Work as bid by you, and except as specifically agreed to by the City in writing, you are not entitled to any additional payment. Do not begin any work under this contract until you have provided and the City has approved all required insurance.
- e) Policies of insurance must provide that the City is entitled to 30 days (10 days for cancellation due to non-payment of premium) prior written notice of cancellation or non-renewal of the policy. Maintenance of specified insurance coverage is a material element of this contract. Your failure to maintain or renew coverage or to provide evidence of renewal during the term of this contract may be treated by the City as a material breach of contract.

ADD: 7-3.2 Types of Insurance.

7-3.2.1 Commercial General Liability Insurance.

- a) Commercial General Liability Insurance must be written on the current version of the ISO Occurrence form CG 00 01 07 98 or an equivalent form providing coverage at least as broad.
- b) The policy must cover liability arising from premises and operations, XCU (explosions, underground, and collapse), independent contractors, products/completed operations, personal injury and advertising injury, bodily injury, property damage, and liability assumed under an insured’s contract (including the tort liability of another assumed in a business contract).
- c) There must be no endorsement or modification limiting the scope of coverage for either “insured vs. insured” claims or contractual liability. You must maintain the same or equivalent insurance for at least 10 years following completion of the Work.
- d) All costs of defense must be outside the policy limits. Policy coverage must be in liability limits of not less than the following:

General Annual Aggregate Limit	Limits of Liability
Other than Products/Completed Operations	\$2,000,000
Products/Completed Operations Aggregate Limit	\$2,000,000
Personal Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000

7-3.2.2 Commercial Automobile Liability Insurance.

- a) You must provide a policy or policies of Commercial Automobile Liability Insurance written on the current version of the ISO form CA 00 01 12 90 or later version or equivalent form providing coverage at least as broad in the amount of \$1,000,000 combined single limit per accident, covering bodily injury and property damage for owned, non-owned, and hired automobiles (“Any Auto”).
- b) All costs of defense must be outside the limits of the policy.

ADD: 7-3.3 Rating Requirements. Except for the State Compensation Insurance Fund, all insurance required by this contract as described herein must be carried only by responsible insurance companies with a rating of, or equivalent to, at least “A-, VI” by A.M. Best Company, that are authorized by the California Insurance Commissioner to do business in the State, and that have been approved by the City.

7-3.3.1 Non-Admitted Carriers. The City will accept insurance provided by non-admitted, “surplus lines” carriers only if the carrier is authorized to do business in the State and is included on the List of Eligible Surplus Lines Insurers (LESLI list).

All policies of insurance carried by non-admitted carriers must be subject to all of the requirements for policies of insurance provided by admitted carriers described herein.

ADD: 7-3.4 Evidence of Insurance. Furnish to the City documents e.g., certificates of insurance and endorsements evidencing the insurance required herein, and furnish renewal documentation prior to expiration of this insurance. Each required document must be signed by the insurer or a person authorized by the insurer to bind coverage on its behalf. We reserve the right to require complete, certified copies of all insurance policies required herein.

ADD: 7-3.5 Policy Endorsements.

7-3.5.1 Commercial General Liability Insurance

7-3.5.1.1 Additional Insured.

- a) You must provide at your expense policy endorsement written on the current version of the ISO Occurrence form CG 20 10 11 85 or an equivalent form providing coverage at least as broad.
- b) To the fullest extent allowed by law e.g., California Insurance Code §11580.04, the policy must be endorsed to include the City and its respective elected officials, officers, employees, agents, and representatives as additional insured.
 - 1. The additional insured coverage for projects for which the Engineer’s Estimate is \$1,000,000 or more must include liability arising out of: (a) Ongoing operations performed by you or on your behalf, (b) Your products, (c) Your work, e.g., your completed operations performed by you or on your behalf, or (d) premises owned, leased, controlled, or used by you.
 - 2. The additional insured coverage for projects for which the Engineer’s Estimate is less than \$1,000,000 must include liability arising out of: (a) Ongoing operations performed by you or on your behalf, (b) Your products, or (c) premises owned, leased, controlled, or used by you.

7-3.5.1.2 Primary and Non-Contributory Coverage. The policy must be endorsed to provide that the coverage with respect to operations, including the completed operations, if appropriate, of the Named Insured is primary to any insurance or self-insurance of the City and its elected officials, officers, employees, agents and representatives. Further, it must provide that any insurance

maintained by the City and its elected officials, officers, employees, agents and representatives must be in excess of the Contractor's insurance and must not contribute to it.

7-3.5.1.3 Project General Aggregate Limit. The policy or policies must be endorsed to provide a Designated Construction Project General Aggregate Limit that will apply only to the Work. Only claims payments which arise from the Work must reduce the Designated Construction Project General Aggregate Limit. The Designated Construction Project General Aggregate Limit must be in addition to the aggregate limit provided for the products-completed operations hazard.

7-3.5.2 Commercial Automobile Liability Insurance.

7-3.5.2.1 Additional Insured. Unless the policy or policies of Commercial Auto Liability Insurance are written on an ISO form CA 00 01 12 90 or a later version of this form or equivalent form providing coverage at least as broad, the policy must be endorsed to include the City and its respective elected officials, officers, employees, agents, and representatives as additional insured, with respect to liability arising out of automobiles owned, leased, hired or borrowed by you or on your behalf. This endorsement is limited to the obligations permitted by California Insurance Code §11580.04.

ADD: 7-3.6 Deductibles and Self-Insured Retentions. You are responsible for the payment of all deductibles and self-insured retentions. Disclose deductibles and self-insured retentions to the City at the time the evidence of insurance is provided.

ADD: 7-3.7 Reservation of Rights. We reserve the right, from time to time, to review your insurance coverage, limits, deductibles and self-insured retentions to determine if they are acceptable to the City. We will reimburse you, without overhead, profit, or any other markup, for the cost of additional premium for any coverage requested by the Engineer but not required by this contract.

ADD: 7-3.8 Notice of Changes to Insurance. You must notify the City 30 days prior to any material change to the policies of insurance provided under this contract.

ADD: 7-3.9 Excess Insurance. Policies providing excess coverage must follow the form of the primary policy or policies e.g., all endorsements.

7-4 WORKERS' COMPENSATION INSURANCE.

DELETE in its entirety and SUBSTITUTE with the following:

7-4.1 Workers' Compensation Insurance and Employers Liability Insurance.

- a) In accordance with the provisions of §3700 of the California Labor Code, you must provide at its expense Workers' Compensation Insurance and Employers Liability Insurance to protect you against all claims under applicable state workers compensation laws. The City, its elected officials, and employees will not be responsible for any claims in law or equity occasioned by your failure to comply with the requirements of this section.
- b) Limits for this insurance must be not less than the following:

Workers' Compensation	Statutory Employers Liability
Bodily Injury by Accident	\$1,000,000 each accident
Bodily Injury by Disease	\$1,000,000 each employee
Bodily Injury by Disease	\$1,000,000 policy limit

- c) By signing and returning this contract you certify that you are aware of the provisions of §3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code and you will comply with such provisions before commencing the Work as required by § 1861 of the California Labor Code.

7-4.1.1 Waiver of Subrogation. The policy or policies must be endorsed to provide that the insurer will waive all rights of subrogation against the City, and its respective elected officials, officers, employees, agents, and representatives for losses paid under the terms of the policy or policies and which arise from work performed by the Named Insured for the City.

7-5 PERMITS, FEES, AND NOTICES. To the City Supplement, DELETE item e) in its entirety.

To the City Supplement, ADD the following:

The City will obtain, at no cost to the Contractor; the following permits:

- a) City of San Diego Development Services Department Permit

Contractor's responsibility is to implement the permit conditions and insure inspections are conducted by the City as required by the permit.

7-8.6 Water Pollution Control.

ADD the following:

- a) The Project is subject to the Storm Water Pollution control requirements listed on the Plans or as specified in these specifications.
b) For contracts subject to Construction General Permit (CGP), the Contractor's QSD shall verify the City's assessment prior to submittal through SMARTS.
c) The Contractor's attention is directed to Section 801, "WATER POLLUTION CONTROL" of these specifications for more information.

Based on a preliminary assessment by the City, this contract is subject to WPCP.

7-9 PROTECTION AND RESTORATION OF EXISTING IMPROVEMENTS. ADD the following:

In any emergency affecting the safety of persons or property, the Contractor shall act, at its discretion, to prevent threatened damage, injury or loss. Any change in Contract Price or Contract Time resulting from emergency work shall be determined as provided in SECTION 3, "CHANGES IN WORK."

7-15 INDEMNIFICATION AND HOLD HARMLESS AGREEMENT. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

ADD: 7-15 INDEMNIFICATION AND HOLD HARMLESS AGREEMENT.

The Contractor shall defend, indemnify, protect, and hold harmless the City, its agents, officers, and employees, from and against all claims asserted, or liability established for damages or injuries to any person or property resulting from the Contractor's action or failure to take the necessary measures to prevent such damages and injuries.

The Contractor shall be responsible for payment of any fines resulting from citations issued to the City by either the federal, state, or local environmental and safety enforcement agencies due to the Contractor's failure to abide by applicable safety, health, and environmental standards.

SECTION 8 - FACILITIES FOR AGENCY PERSONNEL

8-2 FIELD OFFICE FACILITIES. To the City Supplement, DELETE in its entirety.

PART 2 - CONSTRUCTION MATERIALS

SECTION 210 – PAINT AND PROTECTIVE COATINGS

210-1.6 General. DELETE in its entirety and SUBSTITUTE with the following:

Paint for interior and exterior siding shall correspond with the requirements of Section 09 91 13 of this specifications)

END OF SUPPLEMENTARY SPECIAL PROVISIONS (SSP)

TECHNICAL SPECIFICATIONS

SECTION 01 11 00 – SUMMARY OF WORK

PART 1 – GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Project consists of foundation improvements and associated improvements to three (3) existing houses. The work may include but not limited to:
1. Complete roof replacement on patio structures. That will include removal and replacement of all damaged framing members, damaged or none existent plywood sheathing, underlayment, roof shingles, metal flashing, fascia board, and rain gutters.
 2. Removal of existing deteriorated concrete foundation and installation of new foundation for all three structures per attached drawings
 3. Removal and replacement of all deteriorated lumber (base plates, studs, floor joist, etc..).
 4. Reconstruction of patio framing and patio foundation to support new patio roof.
 5. Repair or Replacement of wood siding
 6. Priming and painting the exterior where siding has been replaced.
 7. Chimney demolition and replacement Per Drawings and repair of any damaged walls & flooring resulting from chimney demolition & restoration.
 8. Removal and reinstallation of plumbing and electrical wiring as needed to facilitate foundation repair and replacement of deteriorated lumber
 9. Remove and replace patio wood floor.
 10. Jacking & Leveling of existing structure.

The work shown above reflects a summary of the entire aspect of this contract. For specific details regarding work required on each individual house, please refer to attached plans.

- B. The Work will be constructed under a single prime contract.
- C. All work shall be in accordance with the current California Building Code and attached drawings.
- D. Time is the essence in this Contract and work is to proceed as rapidly as possible commensurate with good workmanship.
- E. The Contractor will coordinate and schedule all of the required inspections.

- F. Trees, planting materials designed to be retained; existing structures and improvements shall be protected from damage by the Contractor.
- G. The Residents are responsible to remove any accessories or decorations attached to the exterior of the building such as strings of exterior lights, electrical cords, AC window unit, TV cable or phone line exposed on the exterior walls, satellite dish, portable carport or metal storage shed leaned against the building, unless otherwise noted on Attachment A. Contractor to contact the Resident of each house 48 hours prior to the commencement of work to insure that access and a minimum clearance of four (4) feet around the house is provided.

1.2 CONTRACTOR USE OF SITE

- A. During the construction period, the Contractor shall have limited access to the site. If for any reason, the contractor requires entry into the structure, the contractor shall provide 48 hours notice to the Construction Manager.
- B. Contractor shall confine operations to areas within contract limits indicated. Do not disturb portions of the site beyond the areas in which the Work is needed.

1.3 OCCUPANCY

- A. Contractor shall cooperate fully with the Tenants during construction operations to minimize conflicts and to facilitate the Tenant's usage.
- B. Contractor shall perform all work so as not to interfere or minimize the interference with Tenant's daily routine.
- C. Contractor shall insure that safe access to the structures is provided to the residents at all times.

1.4 CONTRACT DOCUMENT ORGANIZATION

- A. Specifications describe performances and qualities required of materials and of methods. Items listed under each Section of the Specifications are not necessarily all inclusive. The Contractor shall be responsible for the complete work.
- B. For convenience, Specifications are separated into topical divisions of work, each of which is further related to topical divisions under which it occurs. Such separation shall not be construed as an attempt by the City to establish limits of any agreements between the Contractor and his subcontractors.

1.5 DEFINITIONS APPLICABLE TO TECHNICAL SPECIFICATIONS

A. The following words have the meaning defined in the Technical Portions of the WORK:

Indicated - is a word used to direct the CONTRACTOR to information contained in the Specifications. Terms such as "shown," "noted," "scheduled," and "specified" also may be used to assist in locating information but no limitation of location is implied or intended.

Furnish - means to supply and deliver to the site, to unload and unpack ready for assembly, installation, testing, and start-up.

Install - defines operations at the site including assembly, erection, placing, anchoring, applying, and shaping to dimension, finishing, curing, protecting, and cleaning, ready for the OWNER'S use.

Provide - is defined as furnish and install, ready for the intended use.

Installer - a person or firm engaged by the CONTRACTOR or any subcontractor for the performance of installation, erection, or application work at the site. Installers must be expert in the operations they are engaged to perform.

**** END OF SECTION ****

SECTION 02 41 19 – SELECTIVE STRUCTURE DEMOLITION

PART 1 – GENERAL

1.0 GENERAL REQUIREMENTS

The work of this section involves the demolition and removal of:

1. Roofing Shingles and underlayment
2. Existing Concrete Foundation
3. Damaged sheathing
4. Chipped paint
5. Damaged framing members (Studs, Joists, Beams, etc.)
6. Damaged exterior wall siding
7. Fascia board
8. Drip edge and metal flashing

The work shown above reflects a summary of the entire aspect of this contract. For specific details regarding work required on each individual house, please refer to attached drawings. All removed materials shall be disposed of in accordance with current Local, State and Federal regulations and shall be replaced with new material to be installed per the current code requirements.

1.1.1 RELATED SECTIONS

The WORK of the following Sections applies to the WORK of this Section. Other Sections of the Specifications, not referenced below, shall also apply to the extent required for proper performance of this WORK.

1. Section 09 91 13 Exterior Painting
2. Section 06 10 53 Rough Carpentry
3. Section 07 31 13 Asphalt Shingles
4. Section 02 83 33 Lead Based Paint Removal and Disposal
5. Section 03 30 00 Cast-in-Place Concrete

1.2 SCOPE OF WORK

- A. Strip off all of the existing roof shingles, nails, felt or membrane underlayment, damaged sheathing, metal drip edge, removal of deteriorated framing and foundation and legally dispose of all debris. Should there be areas of sheathing or framing deterioration as determined by direct examination and in consultation with the Construction Manager these areas shall be replaced by the Contractor at his/her expense.
- B. Gutters and downspouts are to be removed and returned to operating condition at the end of the Work. The Contractor will be required to replace any gutters or downspouts damaged during the project. Replacement gutters and downspouts shall be new.
- C. Patching and Repairs- Perform all necessary patching and repairs to the items scheduled to remain.

1.3 QUALITY ASSURANCE

- A. Requirements of Regulatory Agencies; Perform demolition work in accordance with applicable rules, regulations, codes, and ordinances of local, state and federal authorities, and in accordance with the requirements of public utility corporations having jurisdiction over the work.
- B. Obtain and pay for necessary permits, licenses and certificates and give notices as required during the performance of the demolition work.

PART 2 – EXECUTION

2.1 PREPARATION AND PROTECTION

- A. The residential homes under rehabilitation will be occupied at all times during this contract.
- B. Provide, erect and maintain catch platforms, lights, barriers, weather protection, warning signs and other items as required for the protection of the workers engaged in demolition operations, public, adjacent construction and occupants of the building.
- C. Provide fire protection in accordance with local fire department requirements.
- D. Do not close or obstruct streets or sidewalks without the proper permit. Conduct operations with minimum traffic interference.
- E. All residential homes shall have at least one unobstructed means of egress at all times. The contract shall sequence the Work to insure this at all times.
- F. Protect public and private property adjacent to and on the job site, including landscaping, vents, utility lines, streets, sidewalks, light standards, hydrants, street signs, mail boxes and fire alarm boxes. Make repairs to the complete satisfaction of the owner of the damaged property.
- G. Make such explorations and probes as are necessary to ascertain any required protective measures before proceeding with demolition and removal work.
- H. Provide and maintain temporary protection of the existing structure designated to remain where demolition and removal work is being done, connections made, materials handled or equipment moved, including but not limited protecting areas where roofing and chimney has been removed and new work has not be made the existing weather tight.

2.2 DEMOLITION

- A. Perform demolition and removal work as indicated.
- B. Remove from the Owner's property and legally dispose of materials or items demolished and not designated to become the property of the Owner.
- C. The Homes will be occupied by Residents at all times during this contract. Execute the work in a careful and orderly manner, with the least possible disturbances to the residents and public.
- D. The Contractor shall have at least one person in charge of operations on the ground below shingle, other roof material and chimney removal operations. This person shall be cognizant of residents and other persons in the work area and shall remove debris that may obstruct passage or otherwise present a danger to residents.

**** END OF SECTION ****

SECTION 02 83 33 – LEAD BASED PAINT REMOVAL AND DISPOSAL

PART 1 -- GENERAL

1.1 SCOPE OF STANDARD

The following standards are required by The City of San Diego for all lead based paint activities if a lead survey indicates lead levels above action levels found in 40 CFR 745 for lead based paint on surfaces, or in dust or soil, and a decision is made to abate or remove the lead based paint.

1.2 APPLICABLE STANDARDS AND GUIDELINES

- A. It shall be the duty and responsibility of the Contractor and all of its subcontractors to be familiar and comply with all requirements of this contract and applicable laws including the Occupational Safety and Health Act of 1970, (OSHA) and all amendments thereto, and to enforce and comply with all of the provisions of this Act. All work shall be done in strict accordance with all applicable Federal, State, and Local regulations, standards, and codes governing lead abatement and hazardous or otherwise regulated waste. The most recent edition of a relevant regulation, standard, or code shall be in effect. Where there is conflict between the regulations, standards, codes, or these specifications, the most stringent requirements shall be utilized.

1.3 SUBMITTALS AND NOTICES

- A. Prior to commencement of work, the Contractor shall provide to the project manager the following information at or prior to the Pre-Construction conference:
 - 1. Submit documentation satisfactory to the Construction Manager that the Contractor's employees, including foremen, supervisors and any other company personnel or agents who may be exposed to airborne lead or who may be responsible for any aspects of abatement activities, have received adequate training in compliance with the State of California;
 - 2. Submit to the Construction Manager, documentation of respirator fit testing for all Contractor employees and agents who must enter the work area. This fit testing shall be in accordance with qualitative procedures as detailed in the OSHA Standard 29 CFR 1910.134. Optionally, the fit testing may be quantitative in nature;
 - 3. Submit to the Construction Manager, manufacturer's certification that HEPA vacuums, pressure differential ventilation units and other local exhaust ventilation conform to ANSI Z9.2-79; and,
 - 4. The contractor/employer will submit for approval to the construction manager two (2) copies of the standard operating procedures to be used for the lead abatement.
 - 5. Submit documentation satisfactory to the construction manager describing the quantity of waste to be generated over the duration of the project, and the disposal method.

- B. During Abatement Activities, the Contractor shall:
1. Submit daily job progress reports to the construction manager, detailing abatement activities. Include review of progress with respect to previously established milestones and schedules, major problems and action taken, injury reports, and equipment breakdown;
 2. Submit daily job progress reports to the construction manager, detailing abatement activities. Include review of progress with respect to previously established milestones and schedules, major problems and action taken, injury reports, and equipment breakdown;
 3. Submit daily to construction manager, copies of work site entry logbooks with information on worker and visitor access; and,
 4. Shall segregate waste generated from abatement and clean-up activities.
 5. Notification Requirements for Lead-Based Paint Abatement Activities and Training (Federal Register: April 8, 2004 (Vol. 69, No. 68) Rules and Regulations - This final rule establishes the procedures that must be used to provide notification to EPA or Local Enforcement Agency prior to the commencement of lead-based paint abatement activities. The rule also establishes provisions that require accredited training programs to notify EPA under the following conditions: prior to providing initial or refresher lead-based paint activities training courses; and following completion of lead-based paint activities training courses. These notification requirements are necessary to provide EPA compliance monitoring and enforcement personnel with information necessary to track lead-based paint abatement and training activities, and to prioritize compliance inspections.

1.4 AUTHORITY TO STOP WORK

- A. The construction manager has the authority to stop the abatement work at any time he/she determines that conditions are not within these specifications. The stoppage of work shall continue until conditions have been corrected and corrective steps have been taken to the satisfaction of the construction manager. Stand-by time and expenses required to resolve violations of these specifications or applicable laws shall be at the Contractor's sole expense.
- B. The construction manager has the authority to stop the abatement work at any time that conditions are not within applicable laws or regulations. The stoppage of work shall continue until conditions have been corrected and corrective steps have been taken to the satisfaction of the construction manager. Stand-by time and expenses required to resolve violations of these specifications or applicable laws shall be at the Contractor's sole expense.

PART 2 - MATERIALS AND EQUIPMENT

2.1 RESPIRATORY PROTECTION

The contractor/employer will provide respiratory protection against airborne concentrations of lead and chemicals used to remove lead. A respiratory protection program will be in place in compliance with 29 CFR 1910.134.

2.2 PROTECTIVE CLOTHING

The contractor/ employer shall provide at no cost to the employee and assure that the employee uses appropriate disposable work clothing (such as Tyvek) and equipment that prevents contamination of the employee and the employee's garments.

PART 3 - METHODS OF COMPLIANCE

3.1 ENGINEERING AND WORK PRACTICE CONTROLS

The contractor/employer shall implement engineering and work practice controls, including administrative controls, to reduce and maintain employee exposure to lead to or below the Permissible Exposure Limit (50 µg/m³ of air) and to reduce chemical exposure and to reduce chemical exposure according to the chemicals MSDS to the extent that such controls are feasible. Wherever all feasible engineering and work practices controls that can be instituted are not sufficient to reduce employee exposure to or below the permissible exposure limits, the employer shall supplement them by the use of appropriate respiratory protection. Engineering and work practices shall be reviewed and approved by the construction manager. This information will be submitted as required in Part 4, Section 1 below.

3.2 SIGNS

- A. The contractor/employer may use signs required by other statutes, regulations or ordinances in addition to, or in combination with, signs required by this specification. The contractor/employer shall assure that no statement appears on or near any sign required by this specification that contradicts or detracts from the meaning of the required sign.

- B. The contractor/employer shall post the following warning signs in each work area where employees exposure to lead is above the PEL:

WARNING
LEAD WORK AREA
POISON
NO SMOKING OR EATING

- C. Outside the work area and the secured waste storage area the warning signs will read as follows:

WARNING
LEAD WORK AREA
POISON

NO SMOKING OR EATING

CAUTION
LEAD HAZARD
DO NOT ENTER WORK AREA UNLESS AUTHORIZED

- D. The contractor/employer shall assure that signs required by this paragraph are illuminated and cleaned as necessary so that that legend is readily visible.

PART 4 - ABATEMENT AND DISPOSAL OF THE LEAD-BASED PAINT HAZARD

4.1 SELECTION OF ABATEMENT PROCEDURES

- A. The three general strategies for lead based paint abatement are:

Replacement, Encapsulation, and Paint Removal.

- B. **Replacement:** means replacing building components (i.e., windows, doors, and trim) either with new components free of lead-containing paint or with the same components after the paint has been removed off-site. Replacement is a permanent solution.
- C. **Encapsulation/enclosure:** means making lead-based paint inaccessible either by applying a material that bonds to the surface, such as acrylic or epoxy coating, or by enclosing it using systems such as gypsum wallboard, or plywood paneling.
- D. Many on-site **paint removal** methods are hazardous and have the potential for contamination by lead off-site. Some of these are chemical strippers, heat guns, sanding, scraping and mechanical methods.
- E. The contractor/employer will submit for approval by the construction manager, the standard operating procedures to be used for the lead removal.

4.2 OCCUPANTS OF AN ABATED UNIT

- A. In the case of abatement exclusively on the exterior of a building, occupants may not need to be relocated if the interior environment can be adequately sealed to assure that no lead dust enters the interior and safe entrance and egress can be assured.
- B. Whenever units and or common areas within an occupied building are being abated, the Construction Manager will notify all residents within the building at least three working days prior to the start-up date. The notice should consist of the following: 1. Start-up date; 2. Areas to be abated; 3. A warning to heed caution signs.
- C. Specific procedures for site preparation, containment, and waste disposal will vary according to the methods of abatement employed.

4.3 SITE PREPARATION

- A. Site preparation prior to abatement consists of the following steps:
 - 1. Posting warning signs at entrances and exits to work area and secured waste storage area (Part 3, Section 2).
 - 2. Initiating containment procedures to protect surfaces and contain and control lead dust and debris.

4.4 CONTAINMENT

- A. The following materials will be needed for containment if containment is required:
 - 1. Polyethylene (plastic) sheets at least 6 mil thick;
 - 2. Heavy duty tape (e.g., duct tape) to fasten plastic sheets; and,
 - 3. Staple gun with heavy duty staples for fastening plastic sheets.
 - 4. Spray adhesive to adhere one surface to another.

4.5 EXTERIOR PROCEDURES

- A. Uncontained water blasting and open abrasive blasting open air grinding are unacceptable methods of abatement.
- B. Soil contaminated with lead as a direct result of proper or improper abatement will be removed into approved containers. Analytical testing for waste determination shall be performed by contractor. Results of testing shall be provided to the construction manager. Once the construction manager approves the results, the contractor shall dispose of lead based paint in an approved method.
- C. Lead dust and debris dispersed to the interior environment of adjacent units as a direct result of proper or improper abatement will be removed into approved containers. Analytical testing for waste determination will be performed by contractor. Disposal will be done by contractor in an approved method.
- D. Before beginning to abate lead paint in an exterior work area, a contractor shall use the following procedures depending on the method of abatement employed:
 - 1. For Liquid Waste:
 - a. Place polyethylene plastic sheeting (6 mil) as close to the building foundation as possible;
 - b. Extend the edge of the sheets a sufficient distance to contain the runoff and raise the outside edge of the sheets (e.g., with two by fours) to trap liquid waste.

- c. Have available appropriate containers to hold liquid waste for later transfer and disposal;
- d. Where seams occur, they must be sealed with tape and spray adhesive edges must be raised (e.g., with two by four framing) and a new section of plastic sheeting and framing shall be added as needed; and,
- e. Liquid waste can be pumped, vacuumed or bailed for transfer to disposal container.

2. For Dry Waste:

- a. Place polyethylene plastic sheeting (6 mil) as close to the building foundation as possible;
- b. Extend the sheeting out from the foundation a distance of 3 feet per story being abated with a minimum of 5 feet and a maximum of 20 feet. (It may not be possible to extend sheeting beyond the edge of the nearest sidewalk);
- c. Weight the sheeting at the foundation and along edges and seams; and,
- d. Erect vertical shrouds where directed by the City, at locations susceptible to gusty wind conditions that could cause migration of contaminated material outside of the immediate work area.

4.6 RESIDENTIAL LEAD BASED PAINT WASTE STORAGE AND DISPOSAL

- A. Contractors managing lead based paint (LBP) waste from residential dwellings (other than building demolition) must minimize the generation of lead dust, limit access to stored LBP wastes including debris, and maintain the integrity of waste packaging material during transfer of LBP waste. Contractors must use best management practices including:
 - Collect paint chips and dust, and dirt and rubble in plastic trash bags for disposal
 - Store larger LBP architectural debris pieces in containers until ready for disposal
 - Consider use of a covered mobile dumpster (e.g. a roll-off container) for storage of LBP debris until job is done
- B. LBP waste from residential dwellings must be disposed of in a municipal solid waste landfill or a municipal solid waste combustor. Dumping and open burning of LBP waste is not allowed. LBP waste from residential dwellings must be disposed of in compliance with current local, state and federal regulations. Sludges or mixtures of LBP waste from residential dwellings, e.g. mixtures with chemical paint strippers, may have to be disposed of in accordance with current regulations.

PART 5: CLEANUP

5.1 DAILY CLEANUP

The contractor shall perform daily cleanup activity. This activity shall be scheduled daily at the same time at the end of each workday after active abatement has ceased and sufficient time must be allowed for a thorough and complete cleanup. Under no circumstances will active abatement be proceeding while the daily cleanup is in progress.

5.2 BEGINNING FINAL CLEANUP

The final cleanup process will be scheduled to start no sooner than 24 hours after active abatement has ceased.

5.4 WASTE DISPOSAL

Regulations governing hazardous waste storage, transportation and disposal affect both the daily and final cleanup procedures. The abatement contractor must select storage areas and request waste pickups as approved by construction manager.

5.5 PRELIMINARY VISUAL INSPECTION

After the preliminary final cleanup effort is completed, the construction manager shall visually inspect the entire affected area to ensure that all surfaces requiring abatement have been addressed and all visible dust and debris and residue have been removed.

5.6 FINAL CLEANUP

After painting/sealing is complete, the final cleanup can take place.

5.7 FINAL INSPECTION

The construction manager will confirm job completeness by determining whether all surfaces have been abated according to the approved abatement plan. The construction manager will make sure that all abated surfaces and all floors have been repainted or otherwise sealed.

**** END OF SECTION ****

SECTION 03 30 00 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 WORK OF THIS SECTION

- A. The WORK of this Section includes providing finished cast-in-place structural concrete including forming, mixing, placing, curing, repairing, and finishing.
- B. The following types of concrete shall be covered in this Section:
 - 1. Structural Concrete: Concrete to be used in all cases except where indicated otherwise.
 - 2. Lean Concrete: Concrete to be used for thrust blocks, pipe trench cut-off blocks and cradles, where the preceding items are indicated as unreinforced. Lean concrete shall be used as protective cover for dowels intended for future connection.
- C. The term "hydraulic structure" used in these specifications shall refer to environmental engineering concrete structures for the containment, treatment, or transmission of water, wastewater, or other fluids.

1.2 RELATED SECTIONS

- A. The WORK of the following Sections applies to the WORK of this Section. Other Sections of the Specifications, not referenced below, shall also apply to the extent required for proper performance of this WORK.
 - 1. Section 06 10 53 Rough Carpentry

1.3 SPECIFICATIONS AND STANDARDS

- A. Except as otherwise indicated, the current editions of the following apply to the WORK of this Section.
- B. **Federal Specifications:**
 - UU-B-790A (Int.Amd. 1) Building Paper, Vegetable Fiber (Kraft, Waterproofed, Water Repellant and Fire Resistant).
- C. **Commercial Standards:**
 - ACI 117 Standard Tolerances for Concrete Construction and Materials
 - ACI 214 Recommended Practice for Evaluation of Strength Test Results of Concrete
 - ACI 301 Specifications for Structural Concrete for Buildings

ACI 309	Consolidation of Concrete
ACI 315	Details and Detailing of Concrete Reinforcement
ACI 318	Building Code Requirements for Structural Concrete
ASTM C 31	Practices for Making and Curing Concrete Test Specimens in the Field
ASTM C 33	Specification for Concrete Aggregates
ASTMC 39	Test Method for Compressive Strength of Cylindrical Concrete Specimens
ASTM C40	Test Method for Organic Impurities in Fine Aggregates for Concrete
ASTM C 88	Test Method for Soundness of Aggregates by Use of Sodium Sulfate or Magnesium Sulfate
ASTM C 94	Specification for Ready-Mixed Concrete
ASTM C 131	Test Method for Resistance to Degradation of Small-Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine
ASTM C 143	Test Method for Slump of Portland Cement Concrete
ASTM C 150	Specification for Portland Cement
ASTM C 157	Test Method for Length Change of Hardened Hydraulic Cement Mortar and Concrete
ASTM C 172	Standard Method of Sampling Freshly Mixed Concrete
ASTMC 192	Method of Making and Curing Concrete Test Specimens in the Laboratory
ASTM C 260	Specifications for Air-Entraining Admixtures for Concrete
ASTMC 289	Test Method for Potential Reactivity of Aggregates (Chemical Method)
ASTMC 309	Specifications for Liquid Membrane-Forming Compounds for Curing Concrete

ASTM C 494	Specification for Chemical Admixtures for Concrete
ASTM C 535	Test Method for Resistance to Degradation of Large-Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine
ASTM C 1077	Standard Practice for Laboratories Testing Concrete and Concrete Aggregates for use in Construction & Criteria for Laboratory Evaluation
ASTM D 175	Specification for Preformed Expansion Joint Fillers for Concrete Paving and Structural Construction (Non-extruding and Resilient Bituminous Types)
ASTM D 2419	Test Method for Sand Equivalent Value of Soils and Fine Aggregate
ASTM E 119	Method for Fire Tests of Building Construction and Materials

1.4 SHOP DRAWINGS AND SAMPLES

- A. The following shall be submitted in compliance with Section 01300.
1. Certified Delivery Tickets: Where ready-mix concrete is used, the CONTRACTOR shall provide certified weighmaster delivery tickets at the time of delivery of each load of concrete. CONTRACTOR'S certificate with each delivery ticket shall show the public weighmaster's signature, and the total quantities, by weight of cement, sand, each class of aggregate, admixtures, and the amounts of water in the aggregate and added at the batching plant as well as the amount of water allowed to be added at the site for the specific design mix. Each certificate shall, in addition, state the mix number, total yield in cubic yards, and the time of day, to the nearest minute, corresponding to when the batch was dispatched, when it left the plant, when it arrived at the job, the time that unloading began, and the time that unloading was finished.

1.5 Construction Tolerances:

The CONTRACTOR shall set and maintain concrete forms and perform finishing operations so as to ensure that the completed work is within the tolerances specified herein. Surface defects and irregularities are defined as finishes and are to be distinguished from tolerances. Tolerance is the specified permissible variation from lines, grades, or dimensions shown. Where tolerances are not stated in the specifications, permissible deviations will be in accordance with ACI 117.

1. The following construction tolerances are hereby established and apply to finished walls and slab unless otherwise shown:

Item	Tolerance
Variation of the constructed linear outline from the established position in plan.	In 10 feet: 1/4-inch;
	In 20 feet or more: 1/2-inch
Variation from the level or from the grades shown	In 10 feet: 1/4-inch;
	In 20 feet or more: 1/2-inch
Variation from the plumb	In 10 feet: 1/4-inch;
	In 20 feet or more: 1/2-inch
Variation in the thickness of slabs and walls.	Minus 1/4-inch; Plus 1/2-inch
Variation in the locations and sizes of slabs	Plus or minus 1/4-inch and wall openings

PART 2 -- PRODUCTS

2.1 CONCRETE MATERIALS

A. General:

1. All materials specified herein shall be classified as acceptable for potable water use by the Environmental Protection Agency within 30 days of application.
2. Materials shall be delivered, stored, and handled so as to prevent damage by water or breakage. Only one brand of cement shall be used. Cement reclaimed from cleaning bags or leaking containers shall not be used. All cement shall be used in the sequence of receipt of shipments.

B. All materials furnished for the work shall comply with the requirements of Sections 201, 203, and 204 of ACI 301, as applicable.

C. Storage of materials shall conform to the requirements of Section 205 of ACI 301.

D. Materials for concrete shall conform to the following requirements:

1. Cement shall be standard brand portland cement conforming to ASTM C 150 for Type II or Type V, including Table 1A optional requirements. A minimum of 85 percent of cement by weight shall pass a 325 screen. A single brand of cement shall be used throughout the work, and prior to its use, the brand shall be acceptable to the CONSTRUCTION MANAGER. The cement shall be suitably protected from exposure to moisture until used. Cement that has become lumpy shall not be used. Sacked cement shall be stored in such a manner so as to permit access for inspection and sampling. Certified mill test reports, including fineness, for each shipment of cement to be used shall be submitted to the CONSTRUCTION MANAGER if requested regarding compliance with these Specifications.
2. Water for mixing and curing shall be potable, clean, and free from objectionable quantities of silty organic matter, alkali, salts and other impurities. The water shall be considered potable, for the purposes of this

Section only, if it meets the requirements of the local governmental agencies. Agricultural water with high total dissolved solids (over 1000 mg/l TDS) shall not be used.

3. Aggregates shall be obtained from pits acceptable to the CONSTRUCTION MANAGER, shall be non-reactive, and shall conform to ASTM C 33. Maximum size of coarse aggregate shall be as specified herein. Lightweight sand for fine aggregate will not be permitted.
 - a. Coarse aggregates shall consist of clean, hard, durable gravel, crushed gravel, crushed rock or a combination thereof. The coarse aggregates shall be prepared and handled in two or more size groups for combined aggregates with a maximum size greater than 3/4- inch. When the aggregates are proportioned for each batch of concrete the two size groups shall be combined. See the requirements below for the use of the size groups.
 - b. Fine aggregates shall be natural sand or a combination of natural and manufactured sand that are hard and durable. When tested in accordance with ASTM D2419, the sand equivalency shall not be less than 75 percent for an average of three samples, nor less than 70 percent for an individual test. Gradation of fine aggregate shall conform to ASTM C 33, with 15 to 30 percent passing the number 50 screen and 5 to 10 percent passing the number 100 screen. The fineness modulus of sand used shall not be over 3.00.
 - c. Combined aggregates shall be well graded from coarse to fine sizes, and shall be uniformly graded between screen sizes to produce a concrete that has optimum workability and consolidation characteristics. Where a trial batch is required for a mix design, the final combined aggregate gradations will be established during the trial batch process.
 - d. When tested in accordance with ASTM C 289, the ratio of silica released to reduction in alkalinity shall not exceed 1.0.
 - e. When tested in accordance with ASTM C 40, the fine aggregate shall produce a color in the supernatant liquid no darker than the reference standard color solution.
 - f. When tested in accordance with ASTM C 131 or ASTM C 535 , the coarse aggregate shall show a loss not exceeding 42 percent after 500 revolutions, or 10.5 percent after 100 revolutions.
 - g. When tested in accordance with ASTM C 88, the loss resulting after five cycles shall not exceed 10 percent for fine or coarse aggregate when using sodium sulfate.
4. Ready-mix concrete shall conform to the requirements of ASTM C 94.

5. Admixtures: All admixtures shall be compatible and by a single manufacturer capable of providing qualified field service representation. Admixtures shall be used in accordance with manufacturer's recommendations. If the use of an admixture is producing an inferior end result, the CONTRACTOR shall discontinue use of the admixture. Admixtures shall not contain thiocyanates nor more than 0.05 percent chloride ion, and shall be non-toxic after 30 days.
- a. Air-entraining agent meeting the requirements of ASTM C 260 shall be used. Sufficient air-entraining agent shall be used to provide a total air content of 3 to 5 percent. The OWNER reserves the right, at any time, to sample and test the air-entraining agent received on the job by the CONTRACTOR. The air-entraining agent shall be added to the batch in a portion of the mixing water. The solution shall be batched by means of a mechanical batcher capable of accurate measurement. Air content shall be tested at the point of placement.
 - b. Set controlling and water reducing admixtures: Admixtures may be added at the CONTRACTOR's option to control the set, effect water reduction, and increase workability. The addition of an admixture shall be at the CONTRACTOR's expense. The use of an admixture shall be subject to acceptance by the CONSTRUCTION MANAGER. Concrete containing an admixture shall be first placed at a location determined by the CONSTRUCTION MANAGER. Admixtures specified herein shall conform to the requirements of ASTM C 494. The required quantity of cement shall be used in the mix regardless of whether or not an admixture is used.
 - (1) Concrete shall not contain more than one water reducing admixture. Concrete containing an admixture shall be first placed at a location determined by the CONSTRUCTION MANAGER.
 - (2) Set controlling admixture shall be either with or without water-reducing properties. Where the air temperature at the time of placement is expected to be consistently over 80 degrees F, a set retarding admixture shall be used.
 - (3) Normal range water reducer shall conform to ASTM C 494, Type A. The quantity of admixture used and the method of mixing shall be in accordance with the Manufacturer's instructions and recommendations.
 - (4) High range water reducer shall conform to ASTM C 494, Type F or G. High range water reducer shall be added to the concrete after all other ingredients have been mixed and initial slump has been verified. No more than 14 ounces of water reducer per sack of cement shall be used. Water reducer shall be considered as part of the mixing water when calculating water cement ratio.
 - (5) If the high range water reducer is added to the concrete at the job site, it may be used in conjunction with the same water reducer added at the batch plant. Concrete shall have a slump of 3 inches \pm 1/2-inch prior to adding the high range water reducing admixture at the job site. The high range water reducing admixture shall be accurately measured

and pressure injected into the mixer as a single dose by an experienced technician. A standby system shall be provided and tested prior to each day's operation of the job site system.

- (6) Concrete shall be mixed at mixing speed for a minimum of 30 mixer revolutions after the addition of the high range water reducer.
- (7) Flyash shall not be used.

2.2 CURING MATERIALS

- A. Materials for curing concrete as specified herein shall conform to the following requirements and ASTM C 309:
 1. All curing compounds shall be white pigmented, resin based; Sodium silicate compounds shall not be allowed. Only water based resin curing compounds shall be used.
 2. Polyethylene sheet for use as concrete curing blanket shall be white, and shall have a nominal thickness of 6 mils. The loss of moisture when determined in accordance with the requirements of ASTM C 156 shall not exceed 0.055 grams per square centimeter of surface.
 3. Polyethylene-coated waterproof paper sheeting for use as concrete curing blanket shall consist of white polyethylene sheeting free of visible defects, uniform in appearance, having a nominal thickness of 2 mils and permanently bonded to waterproof paper conforming to the requirements of Federal Specification UU-B-790A (Int. Amd. 1). The loss of moisture, when determined in accordance with the requirements of ASTM C 156, shall not exceed 0.055 gram per square centimeter of surface.
 4. Polyethylene-coated burlap for use as concrete curing blanket shall be 4-mil thick, white opaque polyethylene film impregnated or extruded into one side of the burlap. Burlap shall weigh not less than 9 ounces per square yard. The loss of moisture, when determined in accordance with the requirements of ASTM C 156, shall not exceed 0.055 grams per square centimeter of surface.
 5. Curing mats for use in Curing Method 6 as specified herein, shall be heavy shag rugs or carpets or cotton mats quilted at 4 inches on center. Curing mats shall weigh a minimum of 12 ounces per square yard when dry.

2.3 NON-WATERSTOP JOINT MATERIALS

- A. Materials for non-waterstop joints in concrete shall conform to the following requirements:
1. Preformed joint filler for non-water retaining applications shall be a non-extruding, resilient, bituminous type conforming to the requirements of ASTM D 1751.
 2. Elastomeric joint sealer shall conform to the requirements of Section 07920.
 3. Mastic joint sealer shall be a material that does not contain evaporating solvents; that will tenaciously adhere to concrete surfaces; that will remain permanently resilient and pliable; that will not be affected by continuous presence of water and will not in any way contaminate potable water; and that will effectively seal the joints against moisture infiltration even when the joints are subject to movement due to expansion and contraction. The sealer shall be composed of special asphalts or similar materials blended with lubricating and plasticizing agents to form a tough, durable mastic substance containing no volatile oils or lubricants.

2.4 MISCELLANEOUS MATERIALS

- A. Dampproofing agent shall be an asphalt emulsion. B. Bonding agents shall be epoxy adhesives.

2.5 CONCRETE DESIGN REQUIREMENTS

- A. **General:** Concrete shall be composed of cement, admixtures, aggregates and water. These materials shall be of the qualities specified. The exact proportions in which these materials are to be used for different parts of the work will be determined during the trial batch. In general, the mix shall be designed to produce a concrete capable of being deposited so as to obtain maximum density and minimum shrinkage and, where deposited in forms, to have good consolidation properties and maximum smoothness of surface. In mix designs, the percentage of sand of the total weight of fine and coarse aggregate shall not exceed 41 for hydraulic structures or 50 for all other structures, unless noted otherwise. The aggregate gradations shall be formulated to provide fresh concrete that will not promote rock pockets around reinforcing steel or embedded items. The proportions shall be changed whenever necessary or desirable to meet the required results at no additional cost to the OWNER. All changes shall be subject to review by the CONSTRUCTION MANAGER.
- B. **Water-Cement Ratio and Compressive Strength:** The minimum compressive strength and cement content of concrete shall be not less than that specified in the following tabulation.

	Min. 28-Day Compr.	Max Size		Minimum Cement
		Max Aggregate per cu. Yd.		W/C Strength Ratio
Type of Work	(psi)	(in)	(lbs)	by weight
Structural Concrete: Roof, floor slabs, columns, walls and all other items not specified elsewhere	3,000	1	564	0.45
12" and thicker walls, slabs on grade and footings. (optional)	3,000	1-1/2	564	0.45
Pea Gravel Mix. Thin sections and areas with congested reinforcing at the CONTRACTOR's option and with the written approval of the CONSTRUCTION MANAGER for the specific location. Maximum fine aggregate 50% by weight of aggregate	3,000	3/8	752	0.40
Lean concrete	2,000	1	376	0.60

Note: The CONTRACTOR is cautioned that the limiting parameters specified above are not a mix design. Additional cement or water reducing agent may be required to achieve workability demanded by the CONTRACTOR'S construction methods and aggregates. The CONTRACTOR is responsible for any costs associated with furnishing concrete with the required workability.

- C. **Adjustments to Mix Design:** The mixes used shall be changed whenever such change is necessary or desirable to secure the required strength, density, workability, and surface finish and the CONTRACTOR shall be entitled to no additional compensation because of such changes.

2.11 READY-MIXED CONCRETE

- A. At the CONTRACTOR'S option, ready-mixed concrete may be used meeting the requirements as to materials, batching, mixing, transporting, and placing as specified herein and in accordance with ASTM C 94, including the following supplementary requirements.
- B. Ready-mixed concrete shall be delivered to the site of the work, and discharge shall be completed within one hour after the addition of the cement to the aggregates or before the drum has been revolved 250 revolutions, whichever is first revolutions of the drum or blades may be readily verified. The counter shall be of the resettable, recording type, and shall be mounted in the driver's cab. The counters shall be actuated at the time of starting mixers at mixing speeds.
- C. Each batch of concrete shall be mixed in a truck mixer for not less than 70 revolutions of the drum or blades at the rate of rotation designated by the manufacturer of equipment. Additional mixing, if any, shall be at the speed

designated by the manufacturer of the equipment as agitating speed. All materials including mixing water shall be in the mixer drum before actuating the revolution counter for determining the number of revolutions of mixing.

- D. Truck mixers and their operation shall be such that the concrete throughout the mixed batch as discharged is within acceptable limits of uniformity with respect to consistency, mix, and grading. If slump tests taken at approximately the 1/4 and 3/4 points of the load during discharge give slumps differing by more than one inch when the specified slump is 3 inches or less, or if they differ by more than 2 inches when the specified slump is more than 3 inches, the mixer shall not be used on the work unless the causing condition is corrected and satisfactory performance is verified by additional slump tests. All mechanical details of the mixer, such as water measuring and discharge apparatus, condition of the blades, speed of rotation, general mechanical condition of the unit, and clearance of the drum, shall be checked before a further attempt to use the unit will be permitted.
- E. Each batch of ready-mixed concrete delivered at the job site shall be accompanied by a delivery ticket furnished to the CONSTRUCTION MANAGER.
- F. The use of non-agitating equipment for transporting ready-mixed concrete will not be permitted.

Combination truck and trailer equipment for transporting ready-mixed concrete will not be permitted. The quality and quantity of materials used in ready-mixed concrete and in batch aggregates shall be subject to continuous inspection at the batching plant by the CONSTRUCTION MANAGER.

PART 3 -- EXECUTION

3.1 PROPORTIONING AND MIXING

- A. **Proportioning:** Proportioning of the concrete mix shall conform to the requirements of ACI 318 latest edition.
- B. **Mixing:** Mixing of concrete shall conform to the requirements of Chapter 7 of ACI 318.
- C. **Slump:** Maximum slumps shall be as indicated.
- D. **Retempering:** Retempering of concrete or mortar which has partially hardened shall not be permitted.

3.2 PREPARATION OF SURFACES FOR CONCRETING

- A. **General:** Earth surfaces shall be thoroughly wetted by sprinkling, prior to the placing of any concrete, and these surfaces shall be kept moist by frequent sprinkling up to the time of placing concrete thereon. The surface shall be free from standing water, mud, and debris at the time of placing concrete.
- B. **Joints in Concrete up to 60 Days Old:** Concrete surfaces upon or against which concrete is to be placed, where the placement of the concrete has been stopped or interrupted so that, as determined by the CONSTRUCTION MANAGER, the new

concrete cannot be incorporated integrally with that previously placed, are defined as construction joints. The surfaces of horizontal joints shall be given a compacted, roughened surface for good bond. Except where the Drawings call for joint surfaces to be coated, the joint surfaces shall be cleaned of all laitance, loose or defective concrete, foreign material, and roughened to a minimum 1/4-inch amplitude. Such cleaning and roughening shall be accomplished by hydroblasting or sandblasting (exposing aggregate) followed by thorough washing. All pools of water shall be removed from the surface of construction joints before the new concrete is placed.

- C. After the surfaces have been prepared all approximately horizontal construction joints shall be covered with a 6-inch lift of the pea gravel mix indicated above. The mix shall be placed and spread uniformly. Wall concrete shall follow immediately and shall be placed upon the fresh pea gravel mix.
- D. **Placing Interruptions:** When placing of concrete is to be interrupted long enough for the concrete to take a set, the working face shall be given a shape by the use of forms or other means, that will secure proper union with subsequent work; provided that construction joints shall be made only where acceptable to the CONSTRUCTION MANAGER.
- E. **Embedded Items:** No concrete shall be placed until all formwork, installation of parts to be embedded, reinforcement steel, and preparation of surfaces involved in the placing have been completed and accepted by the CONSTRUCTION MANAGER at least 4 hours before placement of concrete. All surfaces of forms and embedded items that have become encrusted with dried grout from concrete previously placed shall be cleaned of all such grout before the surrounding or adjacent concrete is placed. All reinforcement steel shall per attached plans.
- F. All inserts or other embedded items shall conform to the requirements herein.
- G. All reinforcement, anchor bolts, sleeves, inserts, and similar items shall be set and secured in the forms where shown or by shop drawings and shall be acceptable to the CONSTRUCTION MANAGER before any concrete is placed. Accuracy of placement is the responsibility of the CONTRACTOR.
- H. **Casting New Concrete Against Concrete over 60 Days Old:** Where concrete is to be cast against old concrete (any concrete which is greater than 60 days of age), the surface of the old concrete shall be thoroughly cleaned and roughened by hydroblasting or sandblasting (exposing aggregate). The joint surface shall be coated with an epoxy bonding agent unless indicated otherwise by the CONSTRUCTION MANAGER.
- I. No concrete shall be placed in any structure until all water entering the space to be filled with concrete has been properly cut off or has been diverted by pipes, or other means, and carried out of the forms, clear of the work. No concrete shall be deposited underwater nor shall the CONTRACTOR allow still water to rise on any concrete until the concrete has attained its initial set. Water shall not be permitted to flow over the surface of any concrete in such manner and at such velocity as will injure the surface finish of the concrete. Pumping or other necessary dewatering

operations for removing ground water, if required, will be subject to the review of the CONSTRUCTION MANAGER.

- J. **Corrosion Protection:** Pipe, conduit, dowels, and other ferrous items required to be embedded in concrete construction shall be so positioned and supported prior to placement of concrete that there will be a minimum of 2 inches clearance between said items and any part of the concrete reinforcement. Securing such items in position by wiring or welding them to the reinforcement will not be permitted.
- K. Openings for pipes, inserts for pipe hangers and brackets, and the setting of anchors shall, where practicable, be provided for during the placing of concrete.
- L. Anchor bolts shall be accurately set, and shall be maintained in position by templates while being embedded in concrete.
- M. **Cleaning:** The surfaces of all metalwork to be in contact with concrete shall be thoroughly cleaned of all dirt, grease, loose scale and rust, grout, mortar, and other foreign substances immediately before the concrete is placed.

3.3 HANDLING, TRANSPORTING, AND PLACING

- A. **General:** Placing of concrete shall conform to the applicable requirements of Chapter 8 of ACI 301 and the requirements of this Section. No aluminum materials shall be used in conveying any concrete.
- B. **Non-Conforming Work or Materials:** Concrete which upon or before placing is found not to conform to the requirements specified herein shall be rejected and immediately removed from the work. Concrete which is not placed in accordance with these Specifications, or which is of inferior quality, shall be removed and replaced by the CONTRACTOR at no additional cost to the OWNER.
- C. **Unauthorized Placement:** No concrete shall be placed except in the presence of duly authorized representative of the CONSTRUCTION MANAGER. The CONTRACTOR shall notify the CONSTRUCTION MANAGER in writing at least 24 hours in advance of placement of any concrete.
- D. **Placement in Wall Forms:** Concrete shall not be dropped through reinforcement steel or into any deep form, nor shall concrete be placed in any form in such a manner as to leave accumulation of mortar on the form surfaces above the placed concrete. In such cases, some means such as the use of hoppers and, if necessary, vertical ducts of canvas, rubber, or metal shall be used for placing concrete in the forms in a manner that it may reach the place of final deposit without separation. In no case shall the free fall of concrete exceed 4 feet below the ends of ducts, chutes, or buggies. Concrete shall be uniformly distributed during the process of depositing and in no case after depositing shall any portion be displaced in the forms more than 6 feet in horizontal direction. Concrete in forms shall be deposited in uniform horizontal layers not deeper than 2 feet; and care shall be taken to avoid inclined layers or inclined construction joints except where such are required for sloping members. Each layer shall be placed while the previous layer is still soft. The rate of placing concrete in forms shall not exceed 5 feet of vertical rise per hour.

Sufficient illumination shall be provided in the interior of all forms so that the concrete at the places of deposit is visible from the deck or runway.

- E. **Conveyor Belts and Chutes:** All ends of chutes, hopper gates, and all other points of concrete discharge throughout the CONTRACTOR'S conveying, hoisting and placing system shall be so designed and arranged that concrete passing from them will not fall separated into whatever receptacle immediately receives it. Conveyor belts, if used, shall be of an acceptable type. Chutes longer than 50 feet will not be permitted. Minimum slopes of chutes shall be such that concrete of the specified consistency will readily flow in them. If a conveyor belt is used, it shall be wiped clean by a device operated in such a manner that none of the mortar adhering to the belt will be wasted. All conveyor belts and chutes shall be covered.
- F. **Placement in Slabs:** Concrete placed in sloping slabs shall proceed uniformly from the bottom of the slab to the top, for the full width of the placement. As the work progresses, the concrete shall be vibrated and carefully worked around the slab reinforcement, and the surface of the slab shall be screeded in an up-slope direction.
- G. **Temperature of Concrete:** The temperature of concrete when it is being placed shall be not more than 90 degrees F nor less than 55 degrees F for sections less than 12 inches thick nor less than 50 degrees for all other sections. Concrete ingredients shall not be heated to a temperature higher than that necessary to keep the temperature of the mixed concrete, as placed, from falling below the specified minimum temperature. When the temperature of the concrete is 85 degrees F or above, the time between the introduction of the cement to the aggregates and discharge shall not exceed 45 minutes. If concrete is placed when the weather is such that the temperature of the concrete would exceed 90 degrees F, the CONTRACTOR shall employ effective means, such as precooling of aggregates and mixing water using ice or placing at night, as necessary to maintain the temperature of the concrete, as it is placed, below 90 degrees F. The CONTRACTOR shall be entitled to no additional compensation on account of the foregoing requirements.
- H. **Cold Weather Placement:** Remove all snow, ice and frost from the surfaces, including reinforcement, against which concrete is to be placed. Before beginning concrete placement, thaw the subgrade to a minimum depth of 6 inches. All reinforcement and embedded items shall be warmed to above 32 degrees F prior to concrete placement.

3.4 PUMPING OF CONCRETE

- A. **General:** If the pumped concrete does not produce satisfactory end results, the CONTRACTOR shall discontinue the pumping operation and proceed with the placing of concrete using conventional methods.
- B. **Pumping Equipment:** The pumping equipment must have 2 cylinders and be designed to operate with one cylinder only in case the other one is not functioning. In lieu of this requirement, the CONTRACTOR may have a standby pump on the site during pumping.

- C. The minimum diameter of the hose (conduits) shall be in accordance with ACI 304.2R.
- D. Pumping equipment and hoses (conduits) that are not functioning properly shall be replaced.
- E. Aluminum conduits for conveying the concrete shall not be permitted.
- F. **Field Control:** Concrete samples for slump, air content, and test cylinders will be taken at the placement (discharge) end of the line.

3.5 ORDER OF PLACING CONCRETE

- A. The order of placing concrete in all parts of the work shall be acceptable to the CONSTRUCTION MANAGER. In order to minimize the effects of shrinkage, the concrete shall be placed in units as bounded by construction joints shown. The placing of units shall be done by placing alternate units in a manner such that each unit placed shall have cured at least 7 days for hydraulic structures and 3 days for all other structures before the contiguous unit or units are placed, except that the corner sections of vertical walls shall not be placed until the 2 adjacent wall panels have cured at least 14 days for hydraulic structures and 7 days for all other structures.
- B. The surface of the concrete shall be level whenever a run of concrete is stopped. To insure a level, straight joint on the exposed surface of walls, a wood strip at least 3/4-inch thick shall be tacked to the forms on these surfaces. The concrete shall be carried about 1/2-inch above the underside of the strip. About one hour after the concrete is placed, the strip shall be removed and any irregularities in the edge formed by the strip shall be leveled with a trowel and all laitance shall be removed.

3.6 TAMPING AND VIBRATING

- A. As concrete is placed in the forms or in excavations, it shall be thoroughly settled and compacted, throughout the entire depth of the layer which is being consolidated, into a dense, homogeneous mass, filling all corners and angles, thoroughly embedding the reinforcement, eliminating rock pockets, and bringing only a slight excess of water to the exposed surface of concrete during placement. Vibrators shall be Group 3 (per ACI 309) high speed power vibrators (8000 to 12,000 rpm) of an immersion type in sufficient number and with (at least one) standby units as required. Group 2 vibrators may be used only at specific locations when accepted by the CONSTRUCTION MANAGER.
- B. Care shall be used in placing concrete around waterstops. The concrete shall be carefully worked by rodding and vibrating to make sure that all air and rock pockets have been eliminated. Where flat-strip type waterstops are placed horizontally, the concrete shall be worked under the waterstops by hand, making sure that all air and rock pockets have been eliminated. Concrete surrounding the waterstops shall be given additional vibration, over and above that used for adjacent concrete placement to assure complete embedment of the waterstops in the concrete.

- C. Concrete in walls shall be internally vibrated and at the same time rammed, stirred, or worked with suitable appliances, tamping bars, shovels, or forked tools until it completely fills the forms or excavations and closes snugly against all surfaces. Subsequent layers of concrete shall not be placed until the layers previously placed have been worked thoroughly as specified. Vibrators shall be provided in sufficient numbers, with standby units as required, to accomplish the results herein specified within 15 minutes after concrete of the prescribed consistency is placed in the forms. The vibrating head shall be kept from contact with the surfaces of the forms. Care shall be taken not to vibrate concrete excessively or to work it in any manner that causes segregation of its constituents.

3.7 FINISHING CONCRETE SURFACES

- A. **General:** Surfaces shall be free from fins, bulges, ridges, offsets, honeycombing, or roughness of any kind, and shall present a finished, smooth, continuous hard surface. Allowable deviations from plumb or level and from the alignment, profiles, and dimensions shown are defined as tolerances and were indicated above. Tolerances are to be distinguished from irregularities in finish as described below. Aluminum finishing tools shall not be used.
- B. Formed Surfaces: No treatment is required after form removal except for curing, repair of defective concrete, and treatment of surface defects. Where architectural finish is required, it shall be as indicated.
 - 1. Surface holes larger than [1/2]inch in diameter or deeper than [1/4]inch are defined as surface defects in basins and exposed walls.
- C. Unformed Surfaces: After proper and adequate vibration and tamping, all unformed top surfaces of slabs, floors, walls, and curbs shall be brought to a uniform surface with suitable tools. Immediately after the concrete has been screeded, it shall be treated with a liquid evaporation retardant. The retardant shall be used again after each work operation as necessary to prevent drying shrinkage cracks. The classes of finish specified for unformed concrete surfaces are designated and defined as follows:
 - 1. Finish U1 - Sufficient leveling and screeding to produce an even, uniform surface with surface irregularities not to exceed 3/8-inch. No further special finish is required.
 - 2. Finish U2 - After sufficient stiffening of the screeded concrete, surfaces shall be float finished with wood or metal floats or with a finishing machine using float blades. Excessive floating of surfaces while the concrete is plastic and dusting of dry cement and sand on the concrete surface to absorb excess moisture will not be permitted. Floating shall be the minimum necessary to produce a surface that is free from screed marks and is uniform in texture. Surface irregularities shall not exceed 1/4-inch. Joints and edges shall be tooled where shown or as determined by the CONSTRUCTION MANAGER.
 - 3. Finish U3 - After the floated surface (as specified for Finish U2) has hardened sufficiently to prevent excess of fine material from being drawn to the surface, steel troweling shall be performed with firm pressure such as will flatten the

sandy texture of the floated surface and produce a dense, uniform surface free from blemishes, ripples, and trowel marks. The finish shall be smooth and free of all irregularities.

4. Finish U4 - Steel trowel finish (as specified for Finish U3) without local depressions or high points. In addition, the surface shall be given a light hairbroom finish with brooming perpendicular to drainage unless otherwise shown. The resulting surface shall be rough enough to provide a nonskid finish.

D. Unformed surfaces shall be finished according to the following schedule:

UNFORMED SURFACE FINISH SCHEDULE	
Area	Finish
Grade slabs and foundations to be covered with concrete or fill material	U1
Floors to be covered with grouted tile or topping grout	U2
Slabs which are water bearing with slopes 10 percent and less	U3
Sloping slabs which are water bearing with slopes greater than 10 percent	U4
Slabs not water bearing	U4
Slabs to be covered with built-up roofing	U2
Interior slabs and floors to receive architectural finish	U3
Top surface of walls	U3

E. Floor Sealer/Hardener (Surface Applied):

1. Floors to receive hardener shall be cured, cleaned, and dry with all work above them completed. Not less than 60 days shall have elapsed between casting floors and application of sealer/hardener. Apply zinc and/or magnesium fluosilicate evenly, using 3 coats, allowing 24 hours between coats.
2. The first coat shall be 1/3 strength, second coat 1/2 strength, and third coat 2/3 strength. Each coat shall be applied so as to remain wet on the concrete surface for 15 minutes. If sodium silicate is used, it shall be applied evenly, using 3 coats, allowing 24 hours between coats, and the material shall be applied full strength at the rate of one gallon per 300 square feet. Approved proprietary hardeners shall be applied in conformance with the manufacturer's instruction. After the final coat is completed and dry, surplus hardener shall be removed from the surface by scrubbing and mopping with water.
3. Floor hardener shall be applied where shown.

3.8 ARCHITECTURAL FINISH

- A. General:** Architectural finishes shall be required only where specifically indicated. In all other cases the requirements above shall apply.

1. Immediately after the forms have been stripped, the concrete surface shall be inspected and any poor joints, voids, rock pockets, or other defective areas shall be repaired and all form-tie holes filled as specified herein.
2. Architectural finishes shall not be applied until the concrete surface has been repaired as required and the concrete has cured at least 14 days.
3. All architecturally treated concrete surfaces shall conform to the accepted sample required herein in texture, color, and quality. It shall be the CONTRACTOR's responsibility to maintain and protect the concrete finish.

B. Smooth Concrete Finish

1. The concrete surface shall be wetted, and a grout shall be applied with a brush. The grout shall be made by mixing one part portland cement and one part of fine sand that will pass a No. 16 sieve with sufficient water to give it the consistency of thick paint. The cement used in said grout shall be 1/2 gray and 1/2 white portland cement, as determined by the CONSTRUCTION MANAGER. Calcium chloride in the amount of 5 percent by volume of the cement shall be used in the brush coat. The freshly applied grout shall be vigorously rubbed into the concrete surface with a wood float filling all small air holes. After all the surface grout had been removed with a steel trowel, the surface shall be allowed to dry and, when dry, shall be vigorously rubbed with burlap to remove completely all surface grout so that there is no visible paint-like film of grout on the concrete. The entire cleaning operation for any area shall be completed the day it is started, and no grout shall be left on the surface overnight.
2. Cleaning operations for any given day shall be terminated at panel joints. It is essential that the various operations be carefully timed to secure the desired effect which is a light-colored concrete surface of uniform color and texture without any appearance of a paint or grout film.
3. In the event that improper manipulation results in an inferior finish, the CONTRACTOR shall rub such inferior areas with carborundum bricks.
4. Before beginning any of the final treatment on exposed surfaces, the CONTRACTOR shall treat in a satisfactory manner a trial area of at least 200 square feet in some inconspicuous place selected by the CONSTRUCTION MANAGER and shall preserve said trial area undisturbed until the completion of the job.

C. Sandblasted Concrete Finish

1. Sandblasting shall be done in a safe manner acceptable to local authorities and per OSHA requirements. The sandblasting shall be a light sandblast to remove laitance and to produce a uniform fine aggregate surface texture with approximately 1/32- to 1/16-inch of surface sandblasted off. Corners, patches, form panel joints, and soft spots shall be sandblasted with care.

2. A 3-sq ft sample panel of the sandblasted finish shall be provided by the CONTRACTOR for acceptance prior to starting the sandblasting work. The sample panel shall include a corner, finish to the sample panel.
3. Protection against sandblasting shall be provided on all surfaces and materials not requiring sandblasting but within or adjacent to areas being sandblasted. After sandblasting, the concrete surfaces shall be washed with clean water and excess sand removed.

3.9 CURING AND DAMPPROOFING

- A. **General:** All concrete shall be cured for not less than 14 days after placing, in accordance with the methods specified herein for the different parts of the work, and described in detail in the following paragraphs:

Surface to be Cured or Dampproofed	Method
Unstripped forms	1
Wall sections with forms removed	4 or 6
Construction joints between footings and walls, and between floor slab and columns	2
Encasement concrete and thrust blocks	3
All concrete surfaces not specifically provided for elsewhere in this Paragraph	4
Floor slabs on grade in hydraulic structures	5
Slabs not on grade	6

- B. **Method 1:** Wooden forms shall be wetted immediately after concrete has been placed and shall be kept wet with water until removed. If steel forms are used the exposed concrete surfaces shall be kept continuously wet until the forms are removed. If forms are removed within 14 days of placing the concrete, curing shall be continued in accordance with Method 6, herein.
- C. **Method 2:** The surface shall be covered with burlap mats which shall be kept wet with water for the duration of the curing period, until the concrete in the walls has been placed. No curing compound shall be applied to surfaces cured under Method 2.
- D. **Method 3:** The surface shall be covered with moist earth not less than 4 hours, nor more than 24 hours, after the concrete is placed. Earthwork operations that may damage the concrete shall not begin until at least 7 days after placement of concrete.
- E. **Method 4:** The surface shall be sprayed with a liquid curing compound.
1. Curing compound shall not be used on concrete surfaces to be coated, waterproofed, moistureproofed, or where any coverings are to be bonded.
 2. It shall be applied in accordance with the manufacturer's printed instructions at a maximum coverage rate of 200 square feet per gallon and in such a manner as to cover the surface with a uniform film which will seal thoroughly during the curing period. Should the seal be damaged or broken before the expiration of the

curing period, the break shall be repaired immediately by the application of additional curing compound over the damaged portion.

4. Wherever curing compound may have been applied by mistake to surfaces against which concrete subsequently is to be placed and to which it is to adhere, said compound shall be entirely removed by wet sandblasting just prior to the placing of new concrete.
5. Where curing compound is specified, it shall be applied as soon as the concrete has hardened enough to prevent marring on unformed surfaces, and within 2 hours after removal of forms from contact with formed surfaces. Repairs required to be made to formed surfaces shall be made within the said 2-hour period; provided, however, that any such repairs which cannot be made within the said 2-hour period shall be delayed until after the curing compound has been applied. When repairs are to be made to an area on which curing compound has been applied, the area involved shall first be wet-sandblasted to remove the curing compound, following which repairs shall be made as specified herein.
6. At all locations where concrete is placed adjacent to a panel which has been coated with curing compound, the previously coated panel shall have curing compound reapplied to an area within 6 feet of the joint and to any other location where the curing membrane has been disturbed.
7. Prior to final acceptance of the WORK, all visible traces of curing compound shall be removed from all surfaces in such a manner that does not damage surface finish.

F. Method 5:

1. Until the concrete surface is covered with curing compound, the entire surface shall be kept damp by applying water using nozzles that atomize the flow so that the surface is not marred or washed. The concrete shall be given a coat of curing compound in accordance with Method 4, herein. Not less than one hour nor more than 4 hours after the coat of curing compound has been applied, the surface shall be wetted with water delivered through a fog nozzle, and concrete-curing blankets shall be placed on the slabs. The curing blankets shall be polyethylene sheet, polyethylene-coated waterproof paper sheeting or polyethylene-coated burlap. The blankets shall be laid with the edges butted together and with the joints between strips sealed with 2-inch wide strips of sealing tape or with edges lapped not less than 3 inches and fastened together with a waterproof cement to form a continuous watertight joint.
2. The curing blankets shall be left in place during the 14-day curing period and shall not be removed until after concrete for adjacent work has been placed. Should the curing blankets become torn or otherwise ineffective, the CONTRACTOR shall replace damaged sections. During the first 3 days of the curing period, no traffic of any nature and no depositing, temporary or otherwise, of any materials shall be permitted on the curing blankets. During the remainder of the curing period, foot traffic and temporary depositing of materials that impose light pressure will be permitted only on top of plywood sheets 5/8-inch minimum thickness, laid over

the curing blanket. The CONTRACTOR shall add water under the curing blanket as often as necessary to maintain damp concrete surfaces at all times.

G. Method 6:

1. The concrete shall be kept continuously wet by the application of water for a minimum period of at least 14 consecutive days beginning immediately after the concrete has reached final set or forms have been removed.
2. Until the concrete surface is covered with the curing medium, the entire surface shall be kept damp by applying water using nozzles that atomize the flow so that the surface is not marred or washed.
3. Heavy curing mats shall be used as a curing medium to retain the moisture during the curing period. The curing medium shall be weighted or otherwise held in place to prevent being dislodged by wind or any other causes and to be substantially in contact with the concrete surface. All edges shall be continuously held in place.
4. The curing blankets and concrete shall be kept continuously wet by the use of sprinklers or other means both during and after normal working hours.
5. Immediately after the application of water has terminated at the end of the curing period, the curing medium shall be removed, any dry spots shall be rewetted, and curing compound shall be immediately applied in accordance with Method 4, herein.
6. The CONTRACTOR shall dispose of excess water from the curing operation to avoid damage to the work.

H. Dampproofing:

1. The exterior surface of all buried roof slabs shall be dampproofed as follows.
2. Immediately after completion of curing the surface shall be sprayed with a dampproofing agent consisting of an asphalt emulsion. Application shall be in 2 coats. The first coat shall be diluted to 1/2 strength by the addition of water and shall be sprayed on so as to provide a maximum coverage rate of 100 square feet per gallon of dilute solution. The second coat shall consist of an application of the specified material, undiluted, and shall be sprayed on so as to provide a maximum coverage rate of 100 square feet per gallon. Dampproofing material shall be as specified herein.
3. As soon as the asphalt emulsion, applied as specified herein, has taken an initial set, the entire area thus coated shall be coated with whitewash. Any formula for mixing the whitewash may be used which produces a uniformly coated white surface and which so remains until placing of the backfill. Should the whitewash fail to remain on the surface until the backfill is placed, the CONTRACTOR shall apply additional whitewash

3.10 PROTECTION

- A. The CONTRACTOR shall protect all concrete against injury until final acceptance by the OWNER.
- B. Fresh concrete shall be protected from damage due to rain. The CONTRACTOR shall provide such protection while the concrete is still plastic and whenever such precipitation is imminent or occurring.

3.11 CURING AND THERMAL PROTECTION IN COLD WEATHER

- A. The CONTRACTOR shall be prepared to protect all concrete against freezing. After the first frost or when the mean daily temperature in the vicinity of the worksite falls below 40 degrees F for more than one day, the concrete shall be maintained at a temperature not lower than 50 degrees F for at least 72 hours after it is placed.
- B. Water curing of concrete may be reduced to 6 days during periods when the mean daily temperature in the vicinity of the worksite is less than 40 degrees F. The concrete shall be maintained at not less than 50 degrees F for the entire curing period.
- C. Discontinuance of protection against freezing temperatures shall be such that the drop in temperature of any portion of the concrete will be gradual and will not exceed 40 degrees F in 24 hours. In the spring, when the mean daily temperature rises above 40 degrees F for more than 3 successive days, the specified 72-hour protection at a temperature not lower than 50 degrees F may be discontinued for as long as the mean daily temperature remains above 40 degrees F; provided, that the concrete shall be protected against freezing temperatures for not less than 48 hours after placement.
- D. Where artificial heat is employed, special care shall be taken to prevent the concrete from drying. Use of unvented heaters will be permitted only when unformed surfaces of concrete adjacent to the heaters are protected for the first 24 hours from an excessive carbon dioxide atmosphere by application of curing compound; provided, that the use of curing compound for such surfaces is otherwise permitted by these Specifications.

3.12 TREATMENT OF SURFACE DEFECTS

- A. As soon as forms are removed, all exposed surfaces shall be carefully examined and any irregularities shall be immediately rubbed or ground in a satisfactory manner in order to secure a smooth, uniform, and continuous surface. Plastering or coating of surfaces to be smoothed will not be permitted. No repairs shall be made until after inspection by the CONSTRUCTION MANAGER. In no case will extensive patching of honeycombed concrete be permitted. Concrete containing minor voids, holes, honeycombing, or similar depression defects shall have them repaired as specified herein. Concrete containing extensive voids, holes, honeycombing, or similar depression defects, shall be completely removed and replaced. All repairs and replacements herein specified shall be promptly executed by the CONTRACTOR at its own expense.
- B. Defective surfaces to be repaired shall be cut back from trueline a minimum depth of 1/2-inch over the entire area. Feathered edges will not be permitted. Where chipping or cutting tools are not required in order to deepen the area properly, the surface shall be prepared for

bonding by the removal of all laitance or soft material, and not less than 1/32-inch depth of the surface film from all hard portions, by means of an efficient sandblast. After cutting and sandblasting, the surface shall be wetted sufficiently in advance of shooting with shotcrete or with cement mortar so that while the repair material is being applied, the surfaces under repair will remain moist, but not so wet as to overcome the suction upon which a good bond depends. The material used for repair proposed shall consist of a mixture of one sack of cement to 3 cubic feet of sand. For exposed walls, the cement shall contain such a proportion of Atlas white portland cement as is required to make the color of the patch match the color of the surrounding concrete of the holes clean and rough. These holes then shall be repaired in an approved manner with dry- packed cement grout. Holes left by form-tying devices having a rectangular cross-section, and other imperfections having a depth greater than their least surface dimension, shall not be reamed but shall be repaired in an approved manner with dry-packed cement grout.

- C. All repairs shall be built up and shaped in such a manner that the completed work will conform to the requirements of this Section, as applicable, using approved methods which will not disturb the bond, cause sagging, or cause horizontal fractures. Surfaces of said repairs shall receive the same kind and amount of curing treatment as required for the concrete in the repaired section.
- D. Prior to filling any structure with water, all cracks that may have developed shall be "vee'd" as shown and filled with sealant conforming to the requirements of Section 03290. This repair method shall be done on the water bearing face of members. Prior to backfilling, faces of members in contact with fill, which are not covered with a waterproofing membrane, shall also have cracks repaired.

3.13 PATCHING HOLES IN CONCRETE A.

A. Patching Small Holes:

- 1. Holes which are less than 12 inches in their least dimension and extend completely through concrete members shall be filled as specified herein.
- 2. Small holes in members which are water-bearing or in contact with soil or other fill material, shall be filled with non-shrink grout. Where a face of the member is exposed to view, the non- shrink grout shall be held back 2 inches from the finished surface. The remaining 2 inches shall then be patched according to the Paragraph above.
- 3. Small holes through all other concrete members shall be filled with non-shrink grout, with exposed faces treated as above.

B. Patching Large Holes:

- 1. Holes which are larger than 12 inches in their least dimension, shall have a keyway chipped into the edge of the opening all around, unless a formed keyway exists. The holes shall then be filled with concrete as specified herein.
- 2. Holes which are larger than 24 inches in their least dimension and which do not have reinforcing steel extending from the existing concrete, shall have reinforcing

steel set in grout in drilled holes. The reinforcing added shall match the reinforcing in the existing wall unless indicated otherwise.

3. Large holes in members which are water bearing or in contact with soil or other fill, shall have a bentonite type waterstop material placed around the perimeter of the hole as specified in the Section 03290 unless there is an existing waterstop in place.

3.14 CARE AND REPAIR OF CONCRETE

- A. The CONTRACTOR shall protect all concrete against injury or damage from excessive heat, lack of moisture, overstress, or any other cause until final acceptance by the OWNER. Particular care shall be taken to prevent the drying of concrete and to avoid roughening or otherwise damaging the surface. Any concrete found to be damaged, or which may have been originally defective or which from the established line or grade, or which, for any other reason, does not conform to the requirements of the Contract Documents, shall be satisfactorily repaired or removed and replaced with acceptable concrete at the CONTRACTOR'S expense.

****END OF SECTION****

SECTION 06 10 53 - ROUGH CARPENTRY

PART1 -- GENERAL

1.1 WORK OF THIS SECTION

- A. The WORK of this Section includes providing rough carpentry for the following applications:
1. Wood framing with plates, studs, joists, rafters, purlins, and similar framing elements.
 2. Wood blocking, furring, stripping, backing, and nailers, as indicated, or otherwise required for securing other WORK.
 3. Plywood sheathing, board sheathing, sidings and starter boards.
 4. Rough hardware appurtenances to the WORK of this Section.

1.2 RELATED SECTIONS

- A. The WORK of the following Sections applies to the WORK of this Section. Other Sections of the Specifications, not referenced below, shall also apply to the extent required for proper performance of this WORK.
1. Section 09 91 13 Exterior Painting
 2. Section 07 31 13 Asphalt Shingles
 3. Section 06 20 00 Finish Carpentry and Millwork
 4. Section 03 30 00 Cast in Place Concrete

1.3 STANDARD SPECIFICATIONS

- A. Except as otherwise indicated in this Section of the Specifications, the CONTRACTOR shall comply with the Standard Specifications for Public Works Construction (SSPWC), and the City of San Diego Latest Supplement.

1.4 CODES

- A. The WORK of this Section shall comply with the current editions of the following codes as adopted by the City of San Diego Municipal Code:
1. 2010 California Building Code

1.5 SPECIFICATIONS AND STANDARDS

- A. Except as otherwise indicated, the current editions of the following apply to the WORK of this Section:
1. Fed. Spec. FF-B-561C Bolts, (Screw), Lag
 2. Fed. Spec. FF-B-575C Bolts, Hexagon and Square
 3. Fed. Spec. Bolts, Finned Neck; Key Head; Machine;
FF-B-584E(1) Ribbed Neck; Square Neck; Tee Head

4. Fed. Spec. Bolt, Toggle: And Expansion Sleeve, Screw
FF-B-588C(1)
5. Fed.Spec. Nails, Brads, Staples and Spikes; Wire, Cut,
FF-N-105B(3) and Wrought Int.Amd. 4
6. Fed. Spec. Nut: Square, Hexagon, Cap, Slotted, Castle,
FF-N-836D(1) Knurled, Welding and Single Ball
Seat
7. Fed. Spec FF-S-111D Screw, Wood
8. Fed. Spec. FF-S-1362 Stud, Plain, General Purpose
9. U.S. Commercial Std. Pine Plywood CS-35
10. U.S. Commercial Std. Structural, Glue-Laminated, Timber CS-253
11. U.S. Product Std. Softwood Plywood PS-1
12. U.S. Product Std. Hardboard PS-58
13. AITC 104 Timber Construction Manual, Timber Construction
Details
14. AITC 105 Timber Construction Manual, Recommended
Practice for the Erection of Structural Timber
Framing
15. ASTM D 226 Specification for Asphalt-Saturated Organic Felt
Used in Roofing and Waterproofing
16. AWWA C1 AWWA Manual of Recommended Practice, Standard
For Preservative Treatment by Pressure Process--All
Timber Products
17. FPL Bulletin 1069 Forestry Products Laboratory Bulletin []
18. RIS Standard Specifications for Grades of California
Redwood Lumber by the Redwood Inspection
Service
19. SPIB Grading Rules for Southern Pine Lumber of the
Southern Pine Inspection Bureau
20. WCLIB Standard Grading and Dressing Rules No. 16 of the
West Coast Lumber Inspection Bureau
21. WWPA Standard Grading Rules for Western Lumber,
Western Wood Products Association

1.6 SHOP DRAWINGS AND SAMPLES

- A. The following shall be submitted in compliance with Section 01 33 00:
 - 1. Manufacturer's product data showing rough hardware.
 - 2. Shop drawings for fabricated wood trusses and other fabricated structural members indicating materials, details of construction, methods of fastening, and erection details.

1.7 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Delivery of Materials: Products shall be delivered in original, unbroken packages, containers, or bundles bearing the name of the manufacturer.
- B. Storage: Lumber shall be carefully stored in a manner that will prevent damage and in an area that is protected from the deleterious effects of the elements.

PART 2 -- PRODUCTS

2.1 GENERAL

- A. **General:** Only lumber certified as complying with the indicated requirements shall be provided.
- B. **Products:** Lumber shall be new, of current manufacture, and shall be the products of reputable mills specializing in producing such lumber.
- C. **SSPWC Compliances:** Lumber and plywood shall comply with SSPWC Subsection 204-1 and this Section.

2.2 UNTREATED LUMBER

- A. **Grading:** Lumber shall be graded in accordance with the rules of one of the following associations: "Grading Rules for Southern Pine Lumber" of the Southern Pine Inspection Bureau; "Standard Grading and Dressing Rules No. 16" of the West Coast Lumber Inspection Bureau; or "Grading Rules for Western Lumber" published by Western Wood Products Association.
- B. **Grade Marking:** Each piece of lumber shall bear the indicated official grade mark.
- C. **Size Dressing:** Lumber, except as otherwise indicated, shall be dressed to size in accordance with the standards of the association under which the lumber is graded. Lumber shall be S4S unless otherwise indicated.
- D. **Drying:** Lumber incorporated in the WORK, except where otherwise indicated, shall be air or kiln dried to a moisture content of not more than [15] percent and not less than [1] percent.

- E. **Framing Lumber Grades:** Grades of framing lumber shall comply with the following:

WCLIB			
Use	Grade	Grading Rule	StressF_b
Rafters, joists, studs 2 x 6 and larger, miscellaneous framing, ledgers, etc.	[No. 1]	[Para. 123-b]	2050 psi rep.
Studs and plates 2 x 4 and 4 x 4	[Const.]	[Para. 112-b]	1200 psi rep.
Beams and Stringers	[Select.] [Struct.]	[Para. 130-a]	1600 psi
Posts and Timber	[No. 1] [Struct.]	[Para. 131-b]	1350 psi

2.3 REDWOOD

- A. Redwood shall conform to requirements of the "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Service. Redwood lumber used for foundation plates or in contact with concrete shall be Foundation Grade, S4S.

2.4 TREATED LUMBER

- A. **SSPWC Compliance:** Lumber shall be treated with preservatives in compliance with SSPWC Subsection 204-2.1 and this Section.
- B. **Marking:** Each piece of treated lumber shall bear the approval mark of an approved testing agency.
- C. **Kiln Drying:** Kiln-dried lumber shall be treated with a water-borne preservative and shall have a maximum moisture content of 15 percent after treatment.
- D. **Pressure-Treated Lumber:** Wood nailing blocks, sills, and plates resting on or embedded in concrete or masonry within 18 inches of grade shall be pressure-treated in accordance with AWPA C1. Preservative shall conform to American Wood Preservers Association and American Wood Preservers Bureau Standard Specifications. Creosote shall not be used.
- E. **Preservative:** Two coats of preservative shall be applied at least 2 hours before installation, to surfaces which come in contact with, or are set close to concrete and plaster. Tank dipping or pressure-treating may be used.
- F. **Cuts:** Wherever necessary to cut, notch, dap, drill, or frame treated lumber, newly cut or bored surfaces shall be treated with 2 heavy coats of the same preservative used in the original treatment. The minimum penetration depth shall be 1/4-inch.
- G. **Fire-Retardant Treated Lumber:** Where required, fire-retardant treatment for lumber shall conform to the requirements of the indicated code.

2.5 PLYWOOD

Plywood shall conform to the requirements of U.S. Product Standard PS-1. Plywood panels shall be marked with grade mark of the American Plywood Association. The mark shall identify the plywood as to species, glue type, and grade and shall comply with the applicable commercial standards. Except as otherwise indicated, plywood shall be [Douglas Fir, Exterior, C-D, S1S]. Plywood for other specific applications shall comply with the following:

1. All Plywood removed shall be replaced in kind.
2. Minimum Plywood for roof framing shall be ½" CDX

2.6 ROUGH HARDWARE

- A. **General:** The term "rough hardware" includes nails, screws, lag screws, bolts, nuts, washers, plates, metal fasteners, framing anchors, anchor bolts which are to be embedded into concrete, concrete masonry, or brick masonry, and similar items employed in erection and construction of the rough carpentry work. Rough hardware shall be of standard manufacture and shall be approved by a recognized agency for the intended applications. Unless otherwise indicated, hardware items shall be steel, hot-dip galvanized after fabrication.
- B. **Anchors and Fasteners:** Anchors and fasteners for securing wood items, unless otherwise indicated, shall comply with the following:
1. Bolts, nuts, and studs shall conform to the requirements of Federal Specifications FF-B-584E(1), FF-N-836D(1), FF-S-1362, and FF-B-575C, and Section 05500.
 2. Nails and staples shall conform to Federal Specification FF-N-105B(3) Int. Amd. 4, and shall be the type and size best suited for the intended application. Nails shall be galvanized steel, aluminum, or stainless steel, as appropriate, where exposed to weather. Nails used for fastening plywood to nailers on steel beams shall be short nails of wire gauge as indicated. Nails used for exterior (exposed to view) plywood siding, siding, or trim shall be stainless steel.
 3. Wood screws shall conform to the requirements of Federal Specification FF-S-111D for the style and material indicated. Wood screws shall be galvanized where exposed to view or to weather.
 4. Lag screws or lag bolts shall conform to the requirements of Federal Specification FF-B-561C for the type and grade best suited for the purpose. Lag screws or lag bolts shall be galvanized where exposed to view or weather.
 5. Toggle bolts shall conform to the requirements of Federal Specification FF-B-588C(1) for the type and grade best suited for the purpose.
- C. **Metal Framing Devices:** Metal framing devices shall be specially-designed joist hangers, header hangers, framing anchors, post anchors, and structural framing connectors fabricated from steel and hot-dip galvanized after fabrication. The framing devices shall be equal or superior to indicated requirements for design,

friction, and loading. Framing devices shall include properly sized nails, bolts, lag bolts, or other fasteners required by design calculations for the framing.

- D. **Plate/Sill Material:** Plates and sills shall be foundation grade redwood or Douglas fir, pressure-treated with a water-borne preservative complying with the requirements of AWWA Standard P5 and AWWA C1.
- E. **Plyclips:** Plyclips shall be extruded aluminum clips, manufactured from 6063-T6 aluminum alloy, and designed and sized for intended use.

2.7 MISCELLANEOUS PRODUCTS

- A. **Building Paper:** Building paper or felt shall be non-perforated, asphalt-saturated organic felt conforming to ASTM D 226, 15 lb/100 sq ft.
- B. **Termite Shields:** Termite shields shall be not less than 26-gauge, zinc-coated steel or 30-gauge, terne steel coated with 40 lb of coating material per 100 square feet.

2.8 MANUFACTURERS

- A. **Manufacturers:** Products of the type indicated shall be manufactured by one of the following (or equal):
 - 1. Preservatives:
 - Zehrunge "Pentaseal"
 - Sherwin Williams, "Kemwood Penta"
 - 2. Metal Framing Devices:
 - Silver Metal Products, Inc.
 - Easy Ardes Rib, Simpson Co.
 - Heckmanor Building Products
 - Harlen Metal Products, Inc.

PART 3 -- EXECUTION

3.1 GENERAL

- A. **Verification:** The WORK of this Section includes verification of scope of work with actual field conditions and inspection of related work and adjacent surfaces, and reporting of conditions preventing proper execution of the WORK of this Section.
- B. **Rough Hardware:** The WORK of this Section includes rough hardware, not otherwise indicated, and which is necessary for proper framing, including nails, spikes, dowels, fasteners, and similar items.
- C. **Framing:** Framing members and assemblies shall be closely fitted, accurately set, and rigidly secured to required lines, levels, and arrangements indicated. Framing shall be accurately and neatly cut and shall be securely nailed, spiked, or otherwise

fastened in place in a workmanlike manner. Timber connectors and installation shall conform to requirements of AITC 104 and AITC 105.

3.2 FASTENERS AND FRAMING DEVICES

- A. **Nailing:** Except as otherwise indicated, nails shall not be driven closer together than 1/2 their length unless driven in drilled holes, nor driven closer to the edge of a member than 1/4 of their length. When necessary to prevent splitting, holes shall be drilled slightly smaller than nail diameters. Common nails shall be used unless otherwise indicated.
- B. **Bolts and Nuts:** Malleable or cut-steel washers shall be provided under bolt heads and nuts except where bearing on steel plates or other steel attachments or where flat-head countersunk bolts are shown. Bolt holes shall be drilled 1/32-inch to 1/16-inch larger diameter than the bolts they are to accommodate, and shall be bored true-to-line. Members shall be clamped together and bolts shall be secured in place and nuts shall be drawn up tightly. Bolts shall be tightened again immediately prior to enclosing with finish or, if left exposed, upon completion of other WORK. Holes at anchor bolts embedded in concrete may be 1/16-inch larger than bolt diameter.
- C. **Screws:** Holes to receive lag screws shall be bored first of the same diameter and depth as shank, then continued to depth equal to length of screw with diameter equal to the base of the screw thread. Screws shall penetrate into the farther member a distance equal to at least 7 times the diameter of the screw shank. Washers shall be installed under each lag screw head bearing on wood.
- D. **Metal Framing Devices:** Metal framing devices shall be installed where shown. Nails for the framing devices shall be furnished or recommended by the manufacturer of the anchor device. Nails shall be driven to full depth at all holes in anchors. Bolt and lag fasteners shall be drawn tight.

3.3 FRAMING

- A. **Strength Considerations:** Structural wood framing members shall not be spliced between bearing points or supports. Due care shall be exercised in placing framing so that structural and other important members do not require cutting for openings, pipes, vents, conduits, or ducts. Bearing surfaces on which wood structural members are to rest shall be finished to give full, true, and even support. Wedges or shims shall not be used to correct faulty work. Wood members which have been split or otherwise damaged shall be removed and replaced.
- B. **Cutting and Notching:** Skilled workmen shall be used for all cutting and framing of wood members required to accommodate structural members, routing of piping, conduit, ducts, and the installation of mechanical, electrical, or other apparatus or equipment. Members shall not be cut, notched, nor bored more than 1/4 of their depth without proper reinforcing.
- C. **Plate and Sill Installation:** Bottom plates and sill plates which are secured to concrete shall be located as indicated. The anchor bolts shall be located as indicated or as required. The plates and sills shall be leveled with shims. Washers shall be

installed and nuts shall be tightened to level bearing, after which the space (1/2-inch minimum) between the sill and concrete shall be dry-packed with cement grout.

- D. **Wall Framing:** Studs shall be installed at a spacing of 16 inches on centers unless otherwise indicated. A single plate shall be provided at the bottom, and a double plate at the top of wall framing unless otherwise shown. Joints in upper and lower members of the top plate shall be staggered not less than 4 feet. Stud walls and partitions shall have a continuous row of blocking or fire stopping which shall form a complete and effective separation for the entire width of the wall or partition. Blocking shall be located so that there will be no concealed air spaces greater than 7 ft in horizontal or vertical dimension. Defective materials, including crooked, warped, or bowed materials shall be replaced.
- E. **Blocking and Backing:** Except as otherwise indicated, blocking and backing in walls and ceilings shall be nominal 2-inch thick material of a depth as needed and shall be accurately located around light fixtures, ceiling registers, grilles, plumbing fixtures, and other mechanical and electrical items, wherever required. Blocking shall fit snugly and shall be spiked into the supporting framing members. Wood blocking (backing) to receive sheathing, siding, metal lath, and gypsum board shall be installed wherever necessary for securing the facing materials.
- F. **Backing for Specialties and Accessories:** Backing shall be accurately located and installed for all building specialties, toilet accessories, and finish hardware items.
- G. **Concrete-Embedded Blocks:** Where indicated, nominal 2-inch thick nailing blocks (dovetail type) shall be installed in concrete to receive superimposed wood stripping, grounds, and backing. Applied grounds or stripping shall be securely nailed into wood nailing blocks.
- H. **Furring:** Furring shall be 2-inch by 3-inch wood studs spaced at 16 inches on center, laid flat to the wall.
- I. **Rafters and Joists:** Rafters and joists shall be placed crown up and supported firmly on the framing below. Care shall be used in selection and placing of members. Positive and secure attachment shall be provided. Double joists and double headers shall be provided to receive trimmers at openings which cut or interrupt normal rafter spacing.
- J. **Roofs:** Roofs shall be erected to match the existing slope.
- K. **Plywood Siding:** Plywood siding shall be applied in accordance with the manufacturer's published recommendations and the American Plywood Association standards.
- L. **Plywood Sheathing:** Plywood sheathing shall be installed with face grain across supports and end joints shall be over joists and shall be staggered. Blocking shall be provided at all unsupported edges.
- M. **Fire Stops:** Fire stops shall be not less than 2-inch nominal thickness and of the same width as the studs. Strips of full-thickness fiber glass or rock wool shall be installed around pipes, ducts, conduits, and other penetrations through fire stops.

- N. **Sleepers:** Locations and sizes of sleepers for mechanical equipment and curb openings shall be verified prior to installation. Sleepers shall be ripped to conform to roof slope if necessary.]
- O. **Sand Blasting:** Members required to be sandblasted shall be lightly sandblasted.]

**** END OF SECTION ****

SECTION 06 15 00-WOOD DECKING

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Wood decking.
- B. Sloped wood decking.

1.2 RELATED SECTIONS

- A. Section 06 10 53 – Rough Carpentry.
- B. Section 09 91 13 – Exterior Painting
- C. Section 07 31 13 – Asphalt Shingles
- D. Section 06 20 00- Finish Carpentry and Mill work
- E. Section 09 20 00 – Lathing and Plastering

1.3 REFERENCES

- A. 2010 California Building Code

1.4 SUBMITTALS

- A. Submittals: Submittals shall be provided as required in SSPWC Section 2-5.3 when required by Plans or Special Provisions, or when requested by the Engineer.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Technical data indicating compliance with specifications and standards.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- C. Certification: Submit certification that the decking size specified will meet the California Building Code loading requirements.
- D. Selection Samples: For each finish product specified, two complete sets of finish samples of the manufacturer's standard stain colors on the specified species and with the specified pattern, size, texture, and finish.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in providing products of the type specified in this section, with experience with products in use.
- B. Manufacturing Standard: Conform to ANSI/AITC A190.1.
- C. Labeling Requirements: Each length of lumber shall be stamped at the mill indicating certification mark, mill identification, grade name, and inspection certificate. All labels shall be placed on surfaces where it will not be exposed to view when installed.

1.6 PERFORMANCE REQUIREMENTS

- A. Loading requirements shall be per California Building Code

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

1.8 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Dixie Line Lumber
- B. Substitutions: or equal.

- 2.2 Requests for substitutions will be considered in accordance with provisions of SSPWC 4-1.6

2.3 MATERIALS

1. Species: Douglas Fir/Larch (Framing).
2. Species: Redwood (Siding).
3. Grade: Service.
4. Pattern: Bull Nose.
5. Ends: Square end.
6. Length Continuous Spans: 6' to 20'.
7. Nominal Size: 2x6.
8. Surface Texture: Coarse Sanded (16 grit).
9. Moisture Content: 10% to 12% average, maximum 15%.
10. Quality Control: Manufactured in accordance with ANSI/AITC 190.1 and certified by an independent inspection agency.
11. Trex Composite Decking.

PART 3 NOT USED

PART 4 EXECUTION

4.1 EXAMINATION

A. Do not begin installation until substrates have been properly prepared.

4.2 Contractor shall insure the substrate is in good condition prior to the installation of any wood decking. In the event the substrate is deemed inadequate, The CONTRACTOR shall at his/her own expense perform any repairs needed.

4.3 PREPARATION

A. Clean surfaces thoroughly prior to installation.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

4.4 INSTALLATION

A. Install in accordance with manufacturer's instructions.

4.5 PROTECTION

A. Store material on jobsite on blocking which raises material at least 6 inches above the ground. Cover material with vapor barrier with at least 2 inch air space for ventilation.

B. Protect installed products until completion of project. Cover decking with a single layer of roofing felt, lapped 4 inches minimum, immediately after installation.

1. Use 15 pound felt for slopes 2:12 to 6:12.

2. Use 30 pound felt for slopes over 6:12.

C. Touch-up, repair or replace damaged products before Substantial Completion.

****END OF SECTION ****

SECTION 06 20 00 - FINISH CARPENTRY AND MILLWORK

PART 1 -- GENERAL

1.1 WORK OF THIS SECTION

- A. The WORK of this Section includes providing finish carpentry, millwork and appurtenances.

1.2 RELATED SECTIONS

- A. The WORK of the following Sections applies to the WORK of this Section. Other Sections of the Specifications, not referenced below, shall also apply to the extent required for proper performance of this WORK.

1. Section 09 91 13 Exterior Painting
2. Section 06 10 53 Rough Carpentry
3. Section 07 31 13 Asphalt Shingles
4. Section 02 83 33 Lead Based Paint Removal and Disposal
5. Section 26 00 00 Electrical General Provisions
6. Section 06 15 00 Wood Decking

1.3 CODES

- A. The WORK of this Section shall comply with the current editions of the following codes as adopted by the City of San Diego Municipal Code:

1. 2010 California Building Code

1.4 SPECIFICATIONS AND STANDARDS

- A. Except as otherwise indicated, the current editions of the following apply to the WORK of this Section:

- | | |
|--------------------------------|---|
| 1. Fed. Spec. FF-B-561C | Bolts, (Screw), Lag |
| 2. Fed. Spec. FF-B-588C(1) | Bolts, Toggle and Expansion Sleeve, Screw |
| 3. Fed. Spec. FF-N-105B(3) | Nails, Brads, Staples and Spiles; Wire, Cut and Int. Amd. |
| 4. Fed. Spec. FF-S-111D | Screw, Wood |
| 5. U.S. Commercial Std. CS-35 | Pine Plywood |
| 6. U.S. Commercial Std. CS-157 | Hardwood Plywood |
| 7. Product Std. PS 1 | Softwood Plywood |
| 8. Product Std. PS 58 | Hardboard |

9. ANSI/NWWDA I.S.-1	Wood Flush Doors
10. WIC	WIC Flush Door Standards
11. NEMA LD-3	High Pressure Laminated Plastic
12. RIS	Standard Specifications for Grades of California Redwood Lumber, Redwood Inspection Service.
13. WCLIB	Standard Grading and Dressing Rules No. 16, West Coast Lumber Inspection Bureau.
14. WWP	Standard Grading Rules for Western Lumber, Western Wood Products Associates.
15. WIC	Manual of Millwork, Woodwork Institute of California
16. UL-10	Standard for Fire Test Door and Assemblies

1.5 SHOP DRAWINGS AND SAMPLES

- A. The following shall be submitted in compliance with SSPWC Section 2-5.3
1. Manufacturer's product data including catalogue cuts of panelling, siding, doors, and finish hardware.
 2. Samples of finish hardware products to be utilized.
 3. WIC Certified Compliance Label.
 4. Samples of laminated plastics for selection of colors and pattern and, when requested, additional samples of selected products.

1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. **Storage:** The CONTRACTOR shall provide a clean, dry, secure storage area as required by WIC Manual of Millwork, Technical Bulletin 419-R "Recommended Care and Storage of Architectural Millwork."

PART 2 -- PRODUCTS

2.1 GENERAL

- A. **General:** A WIC Certificate of Compliance Certification shall be issued prior to delivery. It shall certify that the products fully meet all the requirements of the WIC Grade indicated and these Specifications.
- B. **Products:** Products shall be new, of current manufacture, and shall be the products of reputable manufacturers specializing in the manufacture of such products.
- C. **Manufacturer's Recommendations:** Products (such as finish hardware) shall be recommended by the WIC and the manufacturer for the application indicated.

2.2 WOOD PRODUCTS

- A. **Softwoods:** Softwoods shall be vertical grain Douglas fir or white pine, meeting WIC Custom Grade, Premium Grade and Laboratory Grade requirements. Douglas fir shall conform to WCLIB Standard Grading and Dressing Rules No. 16.
- B. **Redwood:** Redwood shall be clear heart conforming to the requirements of the California Redwood Association.
- C. **Hardwoods:** Hardwood shall be white and conforming to [WIC] Custom Grade. Hardwood species shall not be mixed within a project.
- D. **Plywood:** Softwood plywood shall conform to the requirements of the U.S. Product Standards PS-1, or Commercial Standards CS 157, Grade A for pine plywood. Hardwood plywood shall conform to the requirements of the U.S. Commercial Standard CS 35.
- E. **Wood Paneling and Siding:**
 - 1. Contractor shall insure that all new wood siding match existing.
 - 2. Contractor shall submit a sample of the wood siding to the construction manager for approval prior to initiating replacement.
 - 3. Contractor shall insure that the wood siding underlayment is in good condition prior to installation of siding; otherwise contractor shall install new underlayment.

2.3 FASTENERS

- A. Nails for exterior millwork and siding shall be stainless steel where exposed to the weather and galvanized where concealed.
- B. Lag screws shall conform to FS FF-B-561C.
- C. Wood screws shall conform to FS FF-S-111D. Cadmium plated screws, bolts, nuts and washers shall be used on exposed interior work. Stainless steel screws, bolts, nuts and washers shall be used on exterior work.

2.4 GLUE

- A. Glue shall be Type II water-resistant designed not to penetrate final finish.

2.5 FINISH HARDWARE

- A. Finish hardware shall be top quality hardware with US 10B finish unless otherwise indicated. Hardware shall be as listed in WIC "Manual of Millwork," Supplement No. 1 to Sections 14 and 15.
 - 1. Hinges shall be heavy duty wrap-around 2-1/4-inch minimum width, butts of 0.083-inch thick steel (US 26D), off-set for overlay door installation with a minimum of 5 No. 8 full thread screws to the jamb and 4 No. 8 full thread screws to the door. Pins shall be 0.083-inch thick steel. Doors over 48 inches in height shall have 3 hinges (minimum). Hinges shall be notched into door to maintain reveal tolerance of 1/8-inch. As an alternate to the butt hinges, hinges may be European-type concealed hinges that provide not less than a 120E swing.

PART 3 -- EXECUTION

3.1 GENERAL

- A. **General:** Products shall be installed in accordance with the written installation instructions.

3.3 INSTALLATION

- A. WORK shall be neatly scribed to other construction and securely attached in place with concealed fastenings where possible or with finish nails.
- B. Exposed nail heads and screw heads shall be set or countersunk before putty is applied.
- C. Exposed surfaces shall be dressed and sanded to smooth, uniform finish, free of marks and other blemishes and ready for finish work.
- D. Plywood wainscots, tool boards, and backing panels shall be screw-mounted with flat head stainless steel wood screws at not less than 16 inches on center and within 1-inch of edges. Screws shall be countersunk. Plywood shall have glue beads applied

to back before installation. Panels up to 4 feet in height shall be installed in horizontal sheets. Panels over 4 feet in height shall be installed vertically with vertical joints at 4-foot corners.

- E. Fascias shall be installed in lengths as long as possible. No joints shall be allowed over or near doorways. At least 3 scarf cuts shall be made the full length of the board on the non-visible side to prevent warping. End joints shall be mitered and butt joints shall be spliced.
- F. Wood paneling shall be glued and blind nailed. Wood siding shall be blind nailed.

3.4 FINISHING

- A. Finish any wood casework exposed trim or feature parts as specified or as necessary to match casework. Finish semi-exposed surfaces such as wood drawer parts, etc., not covered with plastic, with stain or match color of lines. Finishing requirements shall conform to WIC Section 25.

**** END OF SECTION ****

SECTION 07 31 13 – ASPHALT SHINGLES

PART 1 – GENERAL

1.1 WORK OF THIS SECTION

- A. The general scope of work consists of replacement of the asphalt shingle roofing system including but not limited to asphalt roof shingles, underlayment, rubberized membrane underlayment, aluminum drip edge, and other sheet metal flashings, ridge vents, starter strips, nails and other fasteners, and plastic cement and other items required for a complete watertight installation.
- B. Shingles, flashing and drip edge shall be completely removed and replaced on all roofs identified in the ATTACHED DRAWINGS
- C. Metal Drip edge shall be installed on all edges including rakes and eaves. Metal drip edge shall primed and painted per Section 09 91 13.
- D. Remove, dispose of and replace damaged roof sheathing. Sheathing Replacement shall be per attached drawings.
- E. Remove and replace damaged attic vents and screens.
- F. Patios or any structure with Roofing less than 2 to 12 slope shall receive two layers of roofing:
 - 1. An underlayment of Torched Down roofing layer to act as a water barrier and
 - 2. A top decorative layer of Asphalt Shingles

1.2 RELATED SECTIONS

- A. The WORK of the following Sections applies to the WORK of this Section. Other Sections of the Specifications, not referenced below, shall also apply to the extent required for proper performance of this WORK.
 - 1. Section 09 9113 Exterior Paint
 - 2. Section 06 10 53 Rough Framing
 - 3. Section 06 20 00 Finish Carpentry and Millwork

1.3 STANDARD SPECIFICATIONS

- A. Except as otherwise indicated in this Section of the Specifications, the CONTRACTOR shall comply with the Standard Specifications for Public Works Construction (SSPWC), and the City of San Diego Latest Supplement.

1.4 ODES

- i. The WORK of this Section shall comply with the current editions of the following codes as adopted by the City of San Diego Municipal Code:
 - 1. 2010 California Building Code

1.5 QUALITY ASSURANCE

- A. Provide certificate of compliance from shingle manufacturer for ASTM and UL Standards, indicating conformance to Contract requirements.
- B. Maintain one (1) copy of manufacturer's application instructions on site.
- C. All shingles for each residence shall have same Lot Number.

1.6 DELIVER, STORAGE AND HANDLING

- A. Deliver materials in manufacturer's unopened, labeled bundles, rolls or containers.
- B. Store materials to avoid water damage and store rolled goods on end. Comply with manufacturer's recommendations for job-site storage and protection.

1.7 JOB CONDITIONS

- A. Substrate: Proceed with shingle work only after substrate repairs and penetrating work have been completed.
- B. Weather Conditions: Proceed with shingle work only when weather conditions are in compliance with manufacturer's recommendations and,
- C. When substrate is completely dry,
- D. **ABSOLUTELY NO WORK WILL BE DONE IN THE RAIN!! CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STRUCTURE AND ITS CONTENT DURING ANY RAIN EVENT.**
- E. **NO SHINGLE WORK SHALL BE PERFORMED WHEN THE AIR TEMPERATURE IS BELOW 32° F!!**
- F. **PROTECTION TO THE STRUCTURE AND ITS CONTENT FROM WEATHER CONDITIONS SHALL BE PROVIDED AT ALL TIMES.**

1.8 SPECIFIED PRODUCT WARRANTY

In addition to those Guarantees and Warrantees required by the General Conditions the Contractor shall provide:

- A. The manufacturer's standard warranty shall be for a period of Thirty (30) years from date of substantial completion.
- B. The Contractor shall provide the Owner with a copy of the Bill of Sale for the Shingles clearly indicating the product, quantity, purchase date, and a note indicating the project for which the product is intended.
- C. Warranty Supplement - Shingle Manufacturer shall provide supplemental warranty covering labor and materials for a period of five (10) years from the date of substantial completion.
- D. Satisfactory delivery of warrantees shall be precedent to final payment.

PART 2 - PRODUCTS

2.1 ASPHALT SHINGLES

- A. Double layer, fiberglass mat; ceramically colored/UV resistant mineral granules across entire face of shingle; 245 lb./square; color to match existing and to be approved by CONSTRUCTION MANAGER ; complying with

Applicable Standards

ASTM D 3018, Type 1
ASTM D 3462 Tear Resistance
ASTM E 108 Fire Resistance: Class A
ASTM D 316 Wind Resistance: Type 1
UL 790 Fire Resistance: Class A
Algae Resistant

- B. Available Products: Subject to compliance with contract requirements, products which may be incorporated into the work include the following:
1. GAF Timberline 30 or equal
- C. Contractor shall expect to provide 1 color of shingle as directed by the CONSTRUCTION MANAGER .
- D. Ridge Caps – Use manufacturer’s Distinctive Ridge Caps designed for use with theSpecified Product.

2.2 Asphalt-Saturated Roofing Felt

Fiberglass reinforced Roof Deck Protection - UL Classified for use with Class A Asphalt Shingles to meet roof shingle manufacturer’s requirement, complying with ASTM D 226, ASTM D4869, 36” wide, Material shall be GAF Shingle mate or equal

2.3 Nails

Hot-dip galvanized 11 or 12-gauge, sharp pointed, conventional roofing nails with barbed shanks, minimum 3/8" diameter head and of sufficient length to penetrate through sheathing. Nails shall meet ASTM A-153 Hot Dip Galvanizing Spec

2.4 Aluminum Drip Edge

Minimum .024" aluminum sheet style-D drip edge , brake-formed to provide a minimum 1¼” inch flange with 3/8" drip at lower edge by minimum 6 1/2” roof deck flange. Furnish in 8' or 10' lengths. Do NOT install drip edge in pieces shorter than 24”. Color to match existing fascia board color.

2.5 Metal Flashing

- A. **Aluminum Step Flashing:** .027" minimum mill finished aluminum. Typically 7" x 10" bent to 7" x 5" or cut to sizes and configurations required for the job.
- B. Counter Flashing at porch roofs: **There are existing counter flashings at the top of all porches and over windows. It is expected that any flashing under the shingles will be removed and disposed as part of the demolition Work. Furnish and install .027" minimum mill finished aluminum roll stock and re use existing top/counter flashing**

PART 3 – EXECUTION

3.1 INSPECTION

Examine substrate and conditions under which shingling work is to be performed and must notify the CONSTRUCTION MANAGER in writing of unsatisfactory conditions. Do not proceed with shingling work until unsatisfactory conditions have been corrected.

3.2 PREPARATION OF SUBSTRATE

- A. Clean substrate and replace any damaged plywood and remove any projections and substances detrimental to shingling work. Cover knotholes or other minor voids in substrate with sheet metal flashing secured with roofing nails. Sweep substrate clean before application of underlayment and membrane
- B. Coordinate installation of shingles with flashing and other adjoining work to ensure proper sequencing. Do not install shingle roofing until all vent stacks and other penetrations through roofing have been installed and are securely fastened against movement.

3.3 ROOFING INSTALLATION

- A. **General:** Comply with instructions and recommendations of shingle manufacturer, except to extent more stringent requirements are indicated in these Contract Documents.
- B. **Underlayment:** Apply one layer felt, free of wrinkles, over entire surface, lapping succeeding courses 2" minimum and 6' minimum at side laps, fastening with sufficient nails to hold in place until shingle application. Stagger side laps at least 24" at each consecutive layer.
- C. **Membrane Flashing at Ridges, Valleys and Eaves:** Furnish and install continuous underlayment asphalt roll roofing along eaves **to a point 36" minimum inboard of the heated wall line**. Provide sufficient protection membrane around the vent pipes, chimneys, cupola, and any other roof penetration. Provide 2" laps where required.
- D. **Membrane Flashing at Valleys:** For "Woven" valleys first place one 36" wide ply of specified rubberized membrane flashing, centered over the valley. Lap joints a minimum of 6" with laps headed downward. Follow membrane manufacturer's installation instructions.

- E. **Membrane Flashing at Roof Vents:** Cover metal flanges of roof vents with strips of rubberized membrane (minimum 12” wide) Starting at the bottom and lapping sides and top a minimum of 3”.
- F. **Shingles:** Install manufacturer’s starter strip or a course of the specified shingles with tabs removed; fasten shingles in pattern, weather exposure and number of fasteners per shingle as recommended by manufacturer. Use horizontal and vertical chalk lines to ensure straight coursing.
- G. Comply with installation details and recommendations of shingle manufacturer and NRCA Roofing Manual.
- H. **Flashing and Edge Protection:** Install metal flashing, vent flashing and edge protection, as indicated and in compliance with details and recommendations of the NRCA Roofing Manual.
- I. **Flashing at Vertical Walls:** Build in step flashing at each course of shingles as work progresses. Apply plastic cement at roof surfaces of each piece of flashing.
- J. **Valley Treatment:** Provide a “closed” (woven) valley.
Lay shingles on both sides of valley, carrying them across valley centerline an up opposite side a minimum of 12 inches. Nail no closer than 6 inches to the centerline of the valley.
- K. **Vent Pipe Flashing and Roof Jacks:** Protect and re-use existing copper plumbing penetration flashings. Bound in pipe flashing or Roof Jacks by applying shingles up to pipes. Cut hole in shingles for pipe in next course. Place a bed of roofer’s cement around opening and set shingle in mastic.
- L. **Apply rubberized membrane over and around metal flashing.** Cut shingles in next course around opening and bed into mastic.
- M. **Flashing at Chimneys and Roof Exhaust Fans and at Intersecting roofs:** Protect and re-use existing flashings and/or replace as required. Cut shingles to step and counter flash each course. Place a bed of asphalt plastic cement around opening and set shingle in mastic.
- O. **Roofing with Pitch of less than 2 to 12:** Patios or any structure with Roofing less than 2 inches of rise in every 12 inches of run shall receive two layers of roofing:
 - 1. An underlayment of Torched Down roofing layer to act as a water barrier and
 - 2. A top decorative layer of Asphalt Shingles

3.4 GUTTER AND DOWNSPOUTS

- A. Protect Existing Gutters and Downspouts
 - 1. **General:** When required Re-install/Adjust Gutters downspouts in accordance with Alcoa’s instructions for installing aluminum gutters and downspouts, latest edition. Gutters shall be installed by using new hangers so that movement is not restricted. Do not use spike or ferrules
 - 2. **Pitch:** Pitch Gutters 1/16” per foot towards leader.

3. **Expansion:** Expansion joints shall be provided where necessary to allow for proper expansion and contraction (1/8" in 10 ft.) Provide expansion joints on all sides of hip roofs on the runs of more than 40 ft. in length.
4. **Cleaning:** Upon completion of reinstallation/adjustments, gutters shall be cleaned in accordance with Aluminum Association publication Care of Aluminum, latest edition.

**** END OF SECTION ****

SECTION 09 20 00 - LATHING AND PLASTERING

PART 1 – GENERAL

1.1 WORK OF THIS SECTION

- A. The WORK of this Section includes providing lathing, plastering, stucco, and all related work, complete.

1.2 CODES

- A. The WORK of this Section shall comply with the current editions of the following codes as adopted by the City of San Diego Municipal Code:
- B. 2010 California Building Code

1.3 SPECIFICATIONS AND STANDARDS

- A. Except as otherwise indicated, the current editions of the following apply to the WORK of this Section:
 - 1. Commercial Standards:
 - ASTM C 5 Specification for Quicklime for Structural Purposes
 - ASTM C 28 Specification for Gypsum Plasters
 - ASTM C 37 Specification for Gypsum Lath
 - ASTM C 61 Specification for Gypsum Keene's Cement
 - ASTM C 150 Specification for Portland Cement
 - ANSI A 42.2, 3 Portland Cement Plastering Standards
 - 2. Trade Standards:
 - "Lathing and Plastering Reference Specifications" as compiled by the California Lathing and Plastering Contractor's Association (CLPCA).
 - "Handbook for Ceramic Tile Installation" (HCTI) by the Tile Council of America.
 - 3. Manufacturers' Standards: In addition to the standards listed above, the lathing and plastering products and their installation shall be in accordance with the manufacturer's published recommendations and specifications.

1.4 SHOP DRAWINGS AND SAMPLES

- A. The following shall be submitted in compliance with Section 01 33 00:
- (1) **Samples:** Samples of integral color exterior plaster shall be submitted for color selection. When requested by the CONSTRUCTION MANAGER, a 12-inch by 12-inch sample panel of exterior cement plaster in the selected color(s) shall be submitted for approval. Samples of metal lath, metal furring devices, trim, and plastering accessories shall be submitted for approval.
 - (2) **Manufacturer's Information:** Manufacturer's literature, specifications, installation instructions, technical data, and general recommendations for the lathing and plastering materials shall be submitted. Fastening instructions shall be submitted for securing trim items to framing.
- B. **PRODUCT DELIVERY, STORAGE, AND HANDLING**
- a. **Delivery of Materials:** Manufactured products shall be delivered in original, unbroken, packages, containers or bundles bearing the name of the manufacturer.
 - a. **Storage:** All products shall be carefully stored as recommended in the Trade Standards in an area that is protected from deleterious elements. Storage shall be in a manner that will prevent damage to the products or marring of their finishes.

PART 2 -- PRODUCTS

2.1 PLASTER MATERIALS

- A. **General:** The materials for lath and plaster work shall conform to the applicable requirements of ASTM C 841 and ASTM C 842 and as specified herein.
- (3) Cement for portland cement plaster shall be [Type I] portland cement as specified in ASTM C 150.
 - (4) Integral colored finish coat plaster shall be factory-prepared, colored plaster, "Finish Coat Portland Cement (Stucco)," complying with ASTM C 150.
 - (5) Bonding agents, conforming to ASTM C 631, shall be non-water-deteriorating, non-oxidizing, non-crystallizing, liquid, resinous water-emulsion designed for exterior use. The bonding agent shall provide a permanent bond for gypsum, lime putty, cement, or acoustical plaster finishes to gypsum, cement plaster, concrete, masonry, wood, or steel, whether the surfaces are painted or unpainted, old or new, damp or dry. It shall be free from any tendency to harden or craze crack. It shall be non-toxic, vermin proof, and non-combustible. Bonding agents shall be certified to be non-deteriorating as shown by minimum 2 year controlled laboratory test.

- (4) Exterior Plaster: Exterior plaster surfaces shall be a combination of portland cement scratch and brown coats and prepared integral colored finish coat. Thickness of exterior plaster shall be not less than 7/8-inch. Exterior cement plaster over concrete block shall be not less than 1/2-inch thick and shall consist of a bonding agent applied to wall, application of a portland cement scratch coat, and application of a prepared, integral-colored finish coat.

2.2 METAL LATH AND WIRE PRODUCTS

- A. Rib Lath: Rib lath shall be 3.4 lb/sq yd with 3/8-inch metal rib and shall be galvanized when used for exterior conditions and at locations with moisture, high humidity and at water holding areas.
- B. Flat (or Self-Furring) Diamond Mesh: Flat or self-furring diamond mesh shall be 3.4 lb/sq yd and shall be expanded and coated with rust-inhibitive paint or hot-dip galvanized after fabrication. Flat (or self-furring) diamond mesh shall be hot-dip galvanized mesh when used for exterior conditions and at locations with moisture, high humidity and at water holding structures.
- C. Welded Wire Fabric: Welded wire fabric, with backing, shall be fabricated from minimum 16-gage galvanized wire, with openings not to exceed 2-inch by 2-inch, and welded at all intersections. Backing shall comply with Federal Specifications UU-B-790.
- D. Paper Backing (Weather-Resistive Barrier): Paper backing for use as a weather-resistive barrier with metal plaster bases shall comply with UBC Standard 17-1, Class B. It shall be either Building Paper or Vegetable Fiber which is waterproofed, water repellent, and fire resistant and of the style and grade applicable or specified for the intended use. Paper shall be securely held in place by or attached to the metal plaster base. Paper shall permit full 1/8-inch plaster embedment, for not less than 1/2 of the total length of the wire strands and 1/2 of the total weight of the metal.
- E. Where not otherwise indicated, installer shall comply with MLSFA "Technical Bulletin 101" and ASTM C 841 for selection of metal lath for each application indicated.

2.3 ACCESSORIES

- A. Metal and welded wire shapes used as base screeds, casing beads, ventilating screeds, weep screeds, control joints, etc., shall be of such size and dimension as to provide for the full required plaster thickness. Accessories shall be fabricated of minimum 24-gauge galvanized steel or minimum 19-gauge galvanized wire.
- B. Corner beads, control joints, and ventilating expansion screed with short or expanded flanges shall be fabricated from minimum 24-gauge galvanized steel.
- C. Drip screed or weep screed and casing beads shall be fabricated from minimum 24-gauge galvanized steel.
- D. Expansion joint trim shall be as indicated hereinafter.

- E. External corner reinforcement for portland cement plaster applications shall be fabricated either from large-opening, expanded metal or from welded, minimum 18-gauge, copper-bearing wire and shall be galvanized after fabrication.
- F. Extruded aluminum vent screeds and reveal shall be as specified or shown.

2.4 MISCELLANEOUS MATERIALS

- A. Nails: Nails shall conform to Federal Specifications FF-N-105.
- B. Staples: Staples shall be USS 14-gage, flattened, galvanized wire staples conforming to Federal Specifications FF-N-105.
- C. Unspecified Materials: Unspecified materials and fasteners shall meet or exceed the requirements of IBC] and other referenced standards. In case of conflict, the most stringent requirements shall govern.

2.5 MANUFACTURERS

- A. Products shall be of the following type and manufacture, or equal:
 - 1. Bonding Agent: "Weldcrete" by Larson Products Corporation; "Enco Weld" by Enco Products or equal.
 - 2. Expansion Joint Trim: No. J-U-4 by Superior; No. 40 by Inryco or equal.
 - 3. Stucco Repairs
 - 4. Surface Preparation
 - 5. Mechanically clean existing concrete and masonry surfaces of foreign matter. Remove old plaster materiel that has chipped or flaked. Clean surfaces using acid solutions, solvents, or detergents. Wash surfaces with clean water.
 - 6. Inspect water barrier and make sure it is in good condition. If additional water barrier is needed, follow the 2010 California Building Code.
 - 7. Apply bonding agent
 - 8. Dampen masonry and concrete surfaces if necessary to reduce excessive suction
 - 9. Apply scratch and brown coat as needed followed by the color coat to match existing.

PART 3 -- EXECUTION

3.1 GENERAL

- A. Unless otherwise indicated, all exterior plaster shall be portland cement, "Exterior Plaster."
- B. The application and finishing of lath and plaster work shall conform to the applicable requirements of ASTM C 842 and ASTM C 841 and other referenced standards.

3.2 INSTALLATION

- A. General: The applied methods procedures and materials shall be appropriate for job conditions such as temperature, humidity, ventilation, and surface type and condition and shall conform to the requirements of the referenced specifications, codes, and standards.
- B. Metal Accessories: Metal accessories shall be set plumb, level, and true and shall be shimmed where necessary for a true, tight, and secure application. Corners shall be mitered and exposed joints shall be accurately and tightly fitted. Sections shall be installed in the maximum practical lengths and splices shall be held to a minimum. Corner beads and casing beads shall be securely fastened at spacings of not more than 12 inches.
- C. Tile Backing: All tiles shall be mortar set into a portland cement plaster backing system of moisture backing system, welded wire fabric lath, and portland cement scratch and brown coat.
- D.
 - ii) Edges and Boundaries: All plaster surfaces shall be finished to metal casings, sheet metal shapes, or wood grounds. (Wood grounds may be used only where covered by other finish work.) Where joining other materials in locations exposed to view, the edges or boundaries of all plaster surfaces shall be finished with metal casing beads.

3.3 PLASTER FINISHES

- A. Exterior: Exterior (Stucco) plaster finish texture shall match existing texture.

3.4 CUTTING AND PATCHING

- A. Cutting, patching, painting and repair of plaster shall be as necessary to accommodate other WORK and to restore cracks, dents and imperfections. Plaster WORK shall be repaired or replaced as required to eliminate blisters, buckles, excessive crazing and check cracking, dry-outs, efflorescence, sweat-outs and similar defects, including areas of the WORK which do not comply with specified tolerances and where bond to the substrate has failed.
- B. Smooth-troweled finishes shall be sanded lightly to remove trowel marks and arises.

3.5 CLEANING AND PROTECTION

- A. Temporary protection and enclosures around other WORK shall be removed when the WORK is complete. Plaster residue shall be removed promptly from door frames, windows, and other surfaces which are not to be plastered. Floors, walls and other surfaces which have been stained, marred or otherwise damaged during the plastering WORK shall be cleaned and repaired. When plastering WORK is completed, unused materials, containers and equipment shall be removed and floors cleaned of plaster debris.

- B. Installer shall advise CONTRACTOR of requirements for the protection of plaster from deterioration and damage during the remainder of the construction period.

**** END OF SECTION ****

SECTION 09 91 13 – EXTERIOR PAINTING

PART 1 -- GENERAL

1.1 WORK OF THIS SECTION

- A. The WORK of this Section includes preparation of surfaces and painting of surfaces not intended to receive other protective coatings.

1.2 RELATED SECTIONS

- A. The WORK of the following Sections applies to the WORK of this Section. Other Sections of the specifications, not referenced below, shall also apply to the extent required for proper performance of this WORK.
 - 1. Section 02 83 33-Lead Based Paint Removal and Disposal
 - 2. Section 07 31 13-Asphalt Shingles
 - 3. Section 06 10 53-Rough Carpentry
 - 4. Section 26 00 00-Electrical General Provision

1.3 STANDARD SPECIFICATIONS

- A. Except as otherwise indicated in this Section of the Specifications, the CONTRACTOR shall comply with the Standard Specifications for Public Works Construction (SSPWC), and the latest City of San Diego Supplement.

1.4 CODES

- A. The WORK of this Section shall comply with the current editions, with revisions, of the following codes and City of San Diego Supplements:
 - 1. 2010 California Building Code

1.5 SHOP DRAWINGS AND SAMPLES

- A. The following shall be submitted in compliance with Section 01 33 00.
 - 1. Manufacturer's product data describing paint materials as to composition and manufacturer's recommended usage, preparation and application.
 - 2. List of proposed paint materials with each material identified, manufacturer's name, product name, and number. The list shall include primers, thinners, and coloring agents. The list shall be submitted within ten [10] days after Notice to Proceed.
 - 3. Color samples and stain samples. Stain samples shall be provided on the same material as the stain will be applied in the final installation.
 - 4. Identification, including finish and color, of surfaces to receive paint materials.

1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. The paint materials shall be delivered to the job site in the manufacturer's unopened containers.
- B. Paint materials shall be covered, and precautions shall be taken for the prevention of fire. Paint thinner shall not be stored in a room scheduled to receive resilient flooring.

1.7 QUALIFICATIONS

- A. Paint materials shall be the products of reputable manufacturers, specializing in such products, who have demonstrated successful experience with the indicated coating systems in the recent past.

1.8 WARRANTY INSPECTION

- A. warranty inspection shall be conducted during the eleventh month following completion of painting WORK. The CONTRACTOR and Installer shall attend this inspection. The OWNER may, at his sole option, by written notice to the CONTRACTOR, reschedule the warranty inspection within the contract guarantee period, or may cancel the warranty inspection altogether.

PART 2 -- PRODUCTS

2.1 GENERAL

- A. **General:** Only paint materials certified as complying with the indicated requirements shall be provided.
- B. **Products:** Paint materials shall be new and of current manufacture.

2.2 ALTERNATIVE MATERIALS

- A. Where alternative painting systems are indicated, selection from among the alternatives is the CONTRACTOR's option.
- B. Coatings applied under a single paint system shall be the products of a single manufacturer.

2.3 FACTORY MIXING

- A. Paint shall be factory-mixed to the specified color, gloss, and consistency indicated.

2.4 PRIMERS AND FINISH PAINTS

- A. **Primers:** Primers, represented by the symbol below for the associated generic group, shall be the product, known by the tradename, of one of the listed manufacturers (or equal):

Symbol	Generic Group	Manufacturer/Trade Name
P1	Masonry Prime Coat (waterproofing)	Chemstop Heavy Duty Masonry Waterproofing Rainguard Heavy Duty Waterproofing Thompson Heavy Duty Water Seal
P2	Pigmented Wall Primer and Sealer	Pittsburgh Speedhide Primer Sealer SW Wall Primer and Sealer B49W1 Sinclair Pigmented Sealer
P3	Pigmented Vinyl Primer	Pittsburgh Speedhide Vinyl Primer, Pigmented SW Promar Latex Pigmented Wall Primer B28W1 Sinclair Pigmented PVA Sealer
P4	Exterior Wood Primer	Pittsburgh Exterior Wood Primer B46W31 Sinclair Exterior Wood Primer
P5	Enamel Undercoater	Pittsburgh Speedhide Enamel Undercoater SW Enamel Undercoater B49W2 Sinclair Sinco Prime Undercoater
P6	Clear Primer-Sealer	Pittsburgh REZ Clear Primer-Sealer Sinclair Clear Primer-Sealer
P7	Wood Waterproofing	Chemstop Wood Waterproofing Houston Chemical Co., No. 3 Waterproofing
P8	Semi-Transparent Stain	Pittsburgh REZ Semi-Transparent Stain SW Exterior Semi-Transparent Stain A14 Sinclair Stainteke Semi-Transparent Stain

- B. **Finish Paints:** Finish paints, represented by the symbol below for the associated generic group, shall be the product, known by the tradename, of one of the listed manufacturers (or equal):

Symbol	Generic Group	Manufacturer/Trade Name
F1	Latex Flat Wall Paint	Pittsburgh Speedhide Latex Flat Wall SW Promar Latex Flat Wall B30 Series Sinclair Sinwall Vinyl Latex
F2	Semi-Gloss Alkyd Enamel	Pittsburgh Speedhide Semi-Gloss Enamel SW Promar Alkyd Semi-Gloss Enamel B34 Series Sinclair Sinco Satin Enamel
F3	Exterior Latex Finish	Pittsburgh Speedhide Semi-Gloss Enamel SW Promar Exterior Latex B36 Series Sinclair Plast-O-Life
F4	Gloss Alkyd Enamel	Pittsburgh Speedhide Exterior Wood Finish SW Promar Gloss Alkyd Enamel Sinclair Avalon Gloss
F5	Wood Stain	Pittsburgh REZ Wood Tones SW Marc-Not Gloss Varnish A66V5 Sinclair Colormatic Wood Stain
F6	Varnish	Pittsburgh Satin Wood REZ SW Mar-Not Satin Varnish A66F2 Sinclair Velvet Varnish

2.5 SCHEDULE OF PRIMERS AND FINISHES

- A. **Primers and Finishes:** Primers and finishes shall be applied, as indicated, for exterior and interior WORK in compliance with SSPWC Sub-section 310-1.1 and this Section.

- B. **Colors:** Color shall match existing color of the structure. Color samples shall be submitted to the CONSTRUCTION MANAGER for approval prior to start of work.

Item	1st Coat	2nd Coat	3rd Coat	4th Coat
Exteriors				
Exterior Concrete Block Masonry, Waterproofing	P1	P1	--	--
Exterior Wood, Flat	P4	F3	F3	--
Exterior Wood, Stain	P8	P8	--	--
Exterior Wood, Sealer	P7	--	--	--

2.6 EXTRA PAINT MATERIALS

- A. The CONTRACTOR shall furnish one [1] extra quart of each paint material and color used.

PART 3 -- EXECUTION

3.1 GENERAL REQUIREMENTS

- A. **Atmospheric Conditions:** Painting shall comply with SSPWC Sub-section 310-1.1 except that painting shall not be applied under the following conditions: (1) when the surrounding air temperature or the temperature of the surface to be coated is below 40 degrees F; (2) to wet or damp surfaces or in rain, fog or mist; (3) when the temperature is less than 5 degrees F above the dewpoint temperatures; (4) when it is expected the air temperature will drop below 40 degrees F, or less than 5 degrees F above the dewpoint within 8 hours after application of coating; or (5) in extreme heat or in dust- or smoke-laden air. Dewpoint shall be determined by use of a sling psychrometer in conjunction with U.S. Department of Commerce Weather Bureau psychrometric tables.
- B. **Workmanship:** Except as otherwise indicated, paint materials shall be applied by brush, roller or sprayed in accordance with the manufacturer's instructions. Each coat shall be applied at proper consistency, and shall be free of brush or roller marks, sags, runs or other evidence of poor workmanship. The splattering of paint on glass, hardware, tile, trim, and other surfaces is not permitted. Masking tape shall be applied. Surfaces shall be sanded between enamel coats.
- C. **Coverage Rates:** In no case shall paint application exceed the paint manufacturer's published coverage rate based upon unthinned material. In the event that paint has been extended beyond the recommended coverage, or the "hide" produced is inadequate, additional coats shall be applied. The manufacturer's recommended amount of thinner shall not be exceeded. Finish paint material shall be applied directly from manufacturer's container.

- D. **Protection:** Floors, fixtures, equipment, and similar surfaces shall be protected with impervious protective covers and drop cloths.
- E. **Removal of Finish Hardware:** Finish hardware shall be removed prior to painting and re-installed.
- F. **Contrasting Colors:** Where painting is to be executed in contrasting colors, edges shall be cut to meet true lines. Holidays and restrikes in painted surfaces shall be sufficient cause for recoating the entire surface involved.
- G. **Barricades:** Barricades and wet paint signs shall be maintained for duration of painting.
- H. **Scaffolds:** Scaffolds, staging, and planking shall be used wherever required for proper painting.

3.2 SURFACE PREPARATION

- A. **Woodwork:** The preparation of woodwork surfaces for which painting is indicated shall comply with SSPWC Sub-section 310-4 and the following:
 - (1) Painted Surfaces shall be sanded smooth and dusted clean. Nail holes, cracks, or other defects shall be carefully filled after prime coat using fill material which matches the color of the paint. Knots and sappy areas shall be covered with shellac or accepted knot sealer.
 - (2) Fill WORK shall be knifed (thumb filling is not allowed). On painted and enameled WORK, exposed end grain shall be putty-glazed smooth and flush, and shall be allowed to dry before the next coat.
- B. **Ferrous and Galvanized Metal:** Ferrous metal surfaces shall be prepared in compliance with SSPWC Sub-sections 310-2 and 310-3. Surfaces shall be cleaned of rust, scale, grease, oil, and other deleterious matter by wire brushing, scraping, washing with solvent, sandblasting, and other means necessary to prepare surfaces properly for painting. Shop painted ferrous metal surfaces that show rusting when initially installed shall be touched up with a rust inhibitor complying with the requirements of MIL-M-10578B for Phosphoric Acid Rust Inhibitor. Rust inhibitor shall be applied only after wire brushing to a sound surface, and the surface shall be prime coated. Galvanized metals shall be cleaned with suitable organic solvent. Empty containers and paint-soiled or oily rags shall be removed from the site at the end of each day's work.
- C. **Masonry and Concrete:** Masonry and concrete shall be dry and free of dust, dirt, grease, oil, and other foreign matter such as loose or granular material. Holes, cracks, joints and other surface defects shall be repaired and filled out flush and smooth with appropriate products, except where a priming coat is recommended by the manufacturer of the paint. Glaze and loose particles shall be removed by wire brushing. No evidence of curing compounds, release agents and the like will be acceptable.

3.3 APPLICATION

- A. Paint shall be applied in accordance with manufacturer's printed instructions.
- B. Spray painting, where allowed, shall be conducted under controlled conditions, and the CONTRACTOR shall be responsible for damage to adjacent work or adjoining property resulting from spray painting.
- C. Drying times shall not be less than those in manufacturer's printed instructions.
- D. Surfaces found to contain runs, overspray, roughness, or other signs of improper application shall be recoated.
- E. Exposed surfaces behind permanent cabinets, cases, counters, and similar WORK shall be painted prior to installation.
- F. Woodwork shall be sanded smooth and knots and pitch streaks shall be painted with a thick coat of orange shellac or a resin sealer, except for stained wood. Nail holes and minor imperfections shall be filled between first and second coat; color of fill material shall match stain in the case of stained work.
- G. Back surfaces of wood trim and finish that will be concealed after installation, including exposed grounds, and paneling shall be painted prior to installation; the primer indicated for exposed surfaces shall be applied. WORK to receive a natural finish shall be backpainted with one coat of spar varnish. Backpainting shall be omitted on factory finished casework and cabinets.
- H. The number of coats indicated to be applied are minimums. Paint finishes shall be even, of uniform color, and shall be free from cloudy or mottled appearance in surfaces and evident thinness of coatings. Each coat shall be tinted a sufficiently different shade of finish color to permit identification, in accordance with accepted samples.

3.4 REQUIREMENTS OF PAINTING AND FINISHING WORK

- A. Exposed exterior surfaces of all structures shall be painted and finished in accordance with the indicated requirements. Exposed surfaces of metal, sheet metal, mechanical equipment, and other, as required, shall be painted with the indicated primers and finish of paint.

3.5 INSPECTION AND CLEANING

- A. **General:** The WORK of this Section includes inspection of finishes after painting WORK has been completed. Splatterings of paint materials on adjoining WORK including plumbing fixtures, trim, tile, and finish metal surfaces is not allowed. Abraded, stained, or otherwise disfigured painting WORK shall be touched-up.

- B. Upon completion of the work, staging, scaffolding and containers shall be removed from the site. Coating spots and oil or stain upon adjacent surfaces shall be removed and the job site cleaned. Damage to adjacent surfaces or facilities resulting from the WORK performed under this Section shall be cleaned, repaired or refinished.

**** END OF SECTION ****

SECTION 26 00 00 – ELECTRICAL GENERAL PROVISIONS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. The general provisions of the contract including General and Special Conditions and General Requirements shall apply to all work under this Section.

1.2 REQUIREMENTS OF REGULATORY AGENCIES AND STANDARDS

- A. Equipment, fixtures, material and installation shall conform to the requirements of the local Building Department, the serving utility companies, the National Electrical Code, National Electrical Safety Code, Life Safety Code, Occupational Safety and Health Act, and applicable national, state and local codes, ordinances and regulations.
- B. All equipment shall be equal to or exceed the minimum requirements of NEMA, IEEE, and UL.
- C. The provisions of Standards, Codes, Laws, Ordinances, etc., shall be considered minimum requirements. In case of conflict between their published requirements, the Owner's Representative shall determine which is to be followed and his decision shall be binding. Specific requirements of this specification, which exceed the published requirements, shall take precedence over them.

1.3 SCOPE OF WORK

- A. This division of the specifications covers the electrical systems of the project. It includes work performed by the electrical trades as well as trades not normally considered as electrical trades.
- B. Provide all incidentals, equipment, services, hoisting, scaffolding, supports, tools, supervision, labor consumable items, fees, licenses, etc., necessary to provide complete systems. Perform start-up and checkout on each item and system to provide fully operable systems.
- C. No electrical drawings exist for this job. The contractor shall be responsible for any rerouting of electrical wiring as a result of his/her repairs.
- D. Install and coordinate the electrical work in cooperation with other trades installing interrelated work. Before installation, make proper provisions to avoid interferences in a manner approved by the construction manager. All changes required in the work of the Contractor, caused by his neglect to do so, shall be made by him at his own expense.
- E. It is the intent of the Specifications to provide a complete workable system ready for the Owner's operation. Any item not specifically called for in the Specifications, but normally required to conform to the intent, are to be considered a part of the Contract.

- F. All materials furnished by the Contractor shall be new and unused (temporary lighting and power products are excluded) and free from defects. All materials used shall bear the Underwriter's Laboratory, Inc. label provided a standard has been established for the material in question.
- G. Except for conduit, conduit fittings, outlet boxes, wire and cable, all items of equipment or material shall be the product of one manufacturer throughout the entire project. Multiple manufacturers will not be permitted.

1.4 REFERENCES

- A. Utilize the following abbreviations and definitions for discernment within the Specifications.

Abbreviations

- a) NEC National Electrical Code.
- b) OSHA Occupational Safety and Health Act.
- c) ANSI American National Standards Institute.
- d) NFPA National Fire Protection Association.
- e) ASA American Standards Association.
- f) IEEE Institute of Electrical and Electronics Engineers.
- g) NEMA National Electrical Manufacturers Association.
- h) UL Underwriters' Laboratories, Inc.
- i) IES Illuminating Engineering Society.
- j) ICEA Insulated Cable Engineers Association.
- k) ASTM American Society of Testing Materials.
- l) ETL Electrical Testing Laboratories, Inc.
- m) CBM Certified Ballast Manufacturers.
- n) EIA Electronic Industries Association.
- o) LED Light Emitting Diode.
- p) OEM Original Equipment Manufacturer.

1.05 DEFINITIONS

- A. **PROVIDE:** means to supply, purchase, transport, place, erect, connect, test, and turn over to Owner, complete and ready for regular operation, the particular Work referred to.
- B. **INSTALL:** means to join, unite, fasten, link, attach, set up, or otherwise connect together before testing and turning over to Owner, complete and ready for regular operation, the particular Work referred to.
- C. **FURNISH:** means to supply all materials, labor, equipment, testing apparatus, controls, tests, accessories, and all other items customarily required for the proper and complete application for the particular Work referred to.
- D. **WIRING:** means the inclusion of all raceways, fittings, conductors, connectors, tape, junction and outlet boxes, connections, splices, and all other items necessary and/or required in connection with such Work.
- E. **CONDUIT:** means the inclusion of all fittings, hangers, supports, sleeves, etc.
- F. **AS DIRECTED:** means as directed by the Architect/Engineer, or his representative.
- G. **CONCEALED:** means embedded in masonry or other construction, installed behind wall furring or within double partitions, or installed above hung ceilings.

1.06 COORDINATION OF THE WORK

- A. Certain materials will be provided by other trades. Examine the Contract Documents to ascertain these requirements.
- B. Carefully check space requirements with other trades and the physical confines of the area to insure that all material can be installed in the spaces allotted thereto including finished suspended ceilings and the spaces within the existing building. Make modifications thereto as required and approved.
- C. Transmit to other trades all information required for work to be provided under their respective Sections in ample time for installation.
- D. Wherever work interconnects with work of other trades, coordinate with other trades to insure that all trades have the information necessary so that they may properly install all the necessary connections and equipment. Identify all items of work that require access so that the ceiling trade will know where to install access doors and panels.
- E. Coordinate project and schedule work with other trades in accordance with the construction sequence.
- F. Any significant changes in location of new outlets, switches, etc., necessary in order to meet code's requirements shall be brought to the immediate attention of the Construction Manager and receive his/ her approval before such alterations are made. All such modifications shall be made without additional cost to the Owner.

- G. Contractor needs to verify location of existing outlets or equipment prior to the commencement of work.
- H. Adjust location of conduits, panels, equipment, pull boxes, fixtures, etc. to accommodate the work to prevent interferences, both anticipated and encountered. Determine the exact route and location of each raceway prior to fabrication.
 - 1. Right-of-Way:
 - a) Lines that pitch have the right-of-way over those that do not pitch. For example: steam, condensate, and plumbing drains normally have right-of-way. Lines whose elevations cannot be changed to have right-of-way over lines whose elevations can be changed.
 - b) Make offsets, transitions and changes in direction in raceways as required to maintain proper headroom in pitch of sloping lines.
- I. Wherever the work is of sufficient complexity, prepare additional Detail Drawings to scale similar to that of the bidding Drawings, prepared on tracing medium of the same size as Contract Drawings. With these layouts, coordinate the work with the work of other trades. Such detailed work to be clearly identified on the Drawings as to the area to which it applies. Submit for review Drawings clearly showing the work and its relation to the work of other trades before commencing shop fabrication or erection in the field.
- J. Coordinate with the local Electric Utility Company and the local Telephone Company as to their requirements for service connections and provide all necessary materials, labor and testing.
- K. Coordinate with contractors for work under other Divisions of this specification for all work necessary to accomplish this contractor's work.

1.07 EXAMINATION OF SITE

- A. Prior to the submitting of bids, the Contractor shall visit the site of the job and shall familiarize himself with all conditions affecting the proposed installation and shall make provisions as to the cost thereof. Failure to comply with the intent of this paragraph will in no way relieve the contractor of performing all necessary work.

1.08 PROGRESS OF WORK

- A. The Contractor shall order the progress of his work to conform to the progress of the work of other trades and shall complete the entire installation as soon as the conditions of the building will permit. Any cost resulting from the defective or ill-timed work performed under this section shall be borne by the Contractor.

1.09 DELIVERY, STORAGE, AND HANDLING

- A. Ship and store all products and materials in a manner that will protect them from damage, weather and entry of debris. If items are damaged, do not install, but take immediate steps to obtain replacement or repair. Any such repairs shall be subject to review and acceptance of the Architect/Engineer.
- B. Deliver materials in manufacturer's unopened container fully identified with manufacturer's name, trade name, type, class, grade, size and color.
- C. Store materials suitably sheltered from the elements, but readily accessibly for inspection by the Architect/Engineer until installed. Store all items subject to moisture damage in dry, heated spaces.

1.10 EQUIPMENT ACCESSORIES

- A. Provide supports, hangers and auxiliary structural members required for support of the work.
- B. Furnish and set all sleeves for passage of raceways through structural, masonry and concrete walls of floors and elsewhere as will be required for the proper protection of each raceway passing through building surfaces.
- C. Wall mounted equipment may be directly secured to wall by means of steel bolts. Maintain at least 1" air space between equipment and supporting wall. Groups or arrays of equipment may be mounted on adequately sized steel angles, channels, or bars. Prefabricated steel channels providing a high degree of mounting flexibility, such as those manufactured by Kindorf, Glob-Strutt and Unistrut, may be used for mounting arrays of equipment.

1.11 GUARANTEE

- A. Guarantee all material and workmanship for a period of one (1) year from date of final acceptance by the Owner, except that where guarantees or warranties for longer terms are specified herein, such longer term to apply. Within 24 hours after notification, correct any deficiencies that occur during the guarantee period at no additional cost to the Owner, all to the satisfaction of the Owner and Architect/Engineer. Obtain similar guarantees from subcontractors, manufacturers, suppliers and subtrade specialists.

PART 2 – PRODUCTS

2.1 MATERIALS

- A. Applicable equipment and materials shall be listed by Underwriters' Laboratories and Manufactured in accordance with ASME, NEMA, ANSI or IEEE standards, and as approved by local authorities having jurisdiction as mentioned in Division 1.

- B. If products and materials are specified on the Specifications for a specific item or system, use those products or materials. If products and materials are not listed in Specifications, use first class products and materials, subject to approval of Shop Drawings where Shop Drawings are required or as approved in writing where Shop Drawings are not required.
- C. All equipment capacities, etc. are listed for job site operating conditions. All equipment sensitive to altitudes or ambient temperatures to be derated and method of derating shown on Shop Drawings. Where operating conditions shown differ from the laboratory test conditions, the equipment to be derated and the method of derating shown on Shop Drawings.

2.2 SHOP DRAWINGS

- A. The Work described in any Shop Drawing submission shall be carefully checked for all clearances (including those required for maintenance and servicing), field conditions, maintenance of architectural conditions, and proper coordination with all trades on the job. Each submitted Shop Drawing shall include a certification that all related job conditions have been checked and that no conflict exists.
- B. All drawings shall be submitted sufficiently in advance of field requirements to allow ample time for checking and resubmittal as may be required. All submittals shall be complete and contain all required and detailed information.
- C. Acceptance of any submitted data or Shop Drawings for material, equipment apparatus, devices, arrangements, and layout shall not relieve Contractor from responsibility of furnishing same of proper dimensions and weight, capacities, sizes, quantity, quality and installation details, to efficiently perform the requirements and intent of the Contract. Such acceptance shall not relieve Contractor from responsibility for errors, omissions, or inadequacies of any sort on submitted data or Shop Drawings.

PART 3 – EXECUTION

3.1 INSTALLATION

- A. Follow manufacturer's instructions for installing, connecting, and adjusting all equipment. Provide one copy of such instructions to the Architect/Engineer before installing any equipment. Provide a copy of such instructions at the equipment during any work on the equipment. Provide all special supports, connections, wiring, accessories, etc.
- B. Use mechanics skilled in their trade for all work.
- C. Keep all items protected before and after installation. Clean up all debris.
- D. Before commencing Work, examine all adjoining, underlying, etc., Work on which this Work is in any way dependent for perfect workmanship and report any condition which prevents performance of first class work. Become thoroughly familiar with actual existing conditions to which connections must be made or which must be changed or altered.

3.2 CUTTING, PATCHING AND REPAIRING

- A. The work shall be carefully laid out in advance. Where cutting, channeling, chasing or drilling of floors, walls, partitions, ceilings or other surfaces is necessary for the proper installation, support or anchorage of raceway, outlets or other equipment, the work shall be carefully done. Any damage to the building, piping, equipment or defaced finish plaster, woodwork, metalwork, etc. shall be repaired by skilled mechanics of the trades involved at no additional cost to the Owner.
- B. Where conduits, mounting channels, outlet, junction, or pull boxes are mounted on a painted surface, or a surface to be painted, they shall be painted to match the surface. Whenever support channels are cut, the bare metal shall be cold galvanized.

3.3 DEMOLITION AND CONTINUANCE OF EXISTING SERVICES

- A. All existing electrical services are to be removed and upgraded per current codes.
- B. Should any existing services interfere with new construction, the Contractor shall (after obtaining written approval from the construction manager) alter or reroute such existing equipment to facilitate new construction.
- C. Under no circumstances shall existing services be terminated or altered unless deemed necessary by the construction manager or specified herein; also, prior to altering any existing situation, the Contractor shall notify the Owner in writing giving two (2) weeks advance notice of planned alteration.
- D. It shall be solely the Contractor's responsibility to guarantee continuity of present residences (with respect to damage or alteration due to new construction) and any unauthorized alteration to existing equipment shall be corrected by the Contractor to the Construction Manager satisfaction at the Contractor's expense.
- E. The structures being upgraded are occupied and therefore shall be provided with temporary power at all times.

3.4 CLEANING UP

- A. Contractor shall take care to avoid accumulation of debris, boxes, crates, etc., resulting from the installation of his work. Contractor shall remove from the premises each day all debris, boxes, etc., and keep the premises clean.
- B. Contractor shall clean up all fixtures and equipment at the completion of the project.
- C. All switchboards, panelboards, wireways, trench ducts, cabinets and enclosures shall be thoroughly vacuumed clean prior to energizing equipment and at the completion of the project. Equipment shall be opened for observation by the Architect/Engineer as required.

3.5 WATERPROOFING

- A. Avoid, if possible, the penetration of any waterproof membranes such as roofs, machine room floors, basement walls, and the like. If such penetration is necessary,

perform it prior to the waterproofing and furnish all sleeves or pitch-pockets required. Advise the CONSTRUCTION MANAGER and obtain written permission before penetrating any waterproof membrane.

- B. If Contractor penetrates any walls or surfaces after they have been waterproofed, he shall restore the waterproof integrity of that surface as directed by the CONSTRUCTION MANAGER at his own expense.

3.6 SUPPORTS

- A. Support work in accordance with the best industry practice and the following.
- B. Include supporting frames or racks extending from building structure for work indicated as being supported from walls where the walls are incapable of supporting the weight. In particular, provide such frames or racks in electric closets.
- C. Include supporting frames or racks for equipment, intended for vertical surface mounting, which is required in a free standing position.
- D. Supporting frames or racks shall be of standard angle, standard channel or specialty support system steel members. They shall be rigidly bolted or welded together and adequately braced to form a substantial structure. Racks shall be of ample size to assure a workmanlike arrangement of all equipment mounted on them.
- E. Nothing, (including outlet, pull and junction boxes and fittings) shall depend on electric conduits, raceways, or cables for support, except that threaded hub type fittings having a gross volume not in excess of 100 cubic inches may be supported from heavy wall conduit, where the conduit is securely supported from the structure within five inches of the fitting on two opposite sides.
- F. Nothing shall rest on, or depend for support on, suspended ceilings media (tiles, lath, plaster, as well as splines, runners, bars and the like in the plane of the ceiling). Provide required supports and hangers for conduit, equipment, etc., so that loading will not exceed allowable loadings of structure.

3.7 FASTENINGS

- A. Fasten electric work to building structure in accordance with the best industry practice and the following.
- B. Floor or pad mounted equipment shall not be held in place solely by its own dead weight. Include anchor fastening in all cases.
- C. For items which are ceiling mounted at locations where fastening to the building construction element above is not possible, provide suitable auxiliary channel or angle iron bridging, tying to the building structural elements.

3.8 TESTING EQUIPMENT AND MATERIALS

- A. The Contractor shall provide all testing instruments, equipment and all materials, connections, labor, etc., required to perform tests.

- B. Test all circuits, fixtures, equipment, and systems for proper operation and freedom from grounds, shorts and open circuits before acceptance is requested.
- C. Perform all tests required by local authorities, such as tests of life safety systems, in addition to tests specified herein.
- D. Perform tests required by other specification sections.

**** END OF SECTION ****

APPENDIX A
FIRE HYDRANT METER PROGRAM

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 1 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

1. **PURPOSE**

- 1.1 To establish a Departmental policy and procedure for issuance, proper usage and charges for fire hydrant meters.

2. **AUTHORITY**

- 2.1 All authorities and references shall be current versions and revisions.
- 2.2 San Diego Municipal Code (NC) Chapter VI, Article 7, Sections 67.14 and 67.15
- 2.3 Code of Federal Regulations, Safe Drinking Water Act of 1986
- 2.4 California Code of Regulations, Titles 17 and 22
- 2.5 California State Penal Code, Section 498B.0
- 2.6 State of California Water Code, Section 110, 500-6, and 520-23
- 2.7 Water Department Director

Reference

- 2.8 State of California Guidance Manual for Cross Connection Programs
- 2.9 American Water Works Association Manual M-14, Recommended Practice for Backflow Prevention
- 2.10 American Water Works Association Standards for Water Meters
- 2.11 U.S.C. Foundation for Cross Connection Control and Hydraulic Research Manual

3. **DEFINITIONS**

- 3.1 **Fire Hydrant Meter:** A portable water meter which is connected to a fire hydrant for the purpose of temporary use. (These meters are sometimes referred to as Construction Meters.)

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 2 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

- 3.2 **Temporary Water Use:** Water provided to the customer for no longer than twelve (12) months.
- 3.3 **Backflow Preventor:** A Reduced Pressure Principal Assembly connected to the outlet side of a Fire Hydrant Meter.

4. **POLICY**

- 4.1 The Water Department shall collect a deposit from every customer requiring a fire hydrant meter and appurtenances prior to providing the meter and appurtenances (see Section 7.1 regarding the Fees and Deposit Schedule). The deposit is refundable upon the termination of use and return of equipment and appurtenances in good working condition.
- 4.2 Fire hydrant meters will have a 2 ½" swivel connection between the meter and fire hydrant. The meter shall not be connected to the 4" port on the hydrant. All Fire Hydrant Meters issued shall have a Reduced Pressure Principle Assembly (RP) as part of the installation. Spanner wrenches are the only tool allowed to turn on water at the fire hydrant.
- 4.3 The use of private hydrant meters on City hydrants is prohibited, with exceptions as noted below. All private fire hydrant meters are to be phased out of the City of San Diego. All customers who wish to continue to use their own fire hydrant meters must adhere to the following conditions:
 - a. Meters shall meet all City specifications and American Water Works Association (AWWA) standards.
 - b. Customers currently using private fire hydrant meters in the City of San Diego water system will be allowed to continue using the meter under the following conditions:
 - 1. The customer must submit a current certificate of accuracy and calibration results for private meters and private backflows annually to the City of San Diego, Water Department, Meter Shop.

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 3 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

2. The meter must be properly identifiable with a clearly labeled serial number on the body of the fire hydrant meter. The serial number shall be plainly stamped on the register lid and the main casing. Serial numbers shall be visible from the top of the meter casing and the numbers shall be stamped on the top of the inlet casing flange.
3. All meters shall be locked to the fire hydrant by the Water Department, Meter Section (see Section 4.7).
4. All meters shall be read by the Water Department, Meter Section (see Section 4.7).
5. All meters shall be relocated by the Water Department, Meter Section (see Section 4.7).
6. These meters shall be tested on the anniversary of the original test date and proof of testing will be submitted to the Water Department, Meter Shop, on a yearly basis. If not tested, the meter will not be allowed for use in the City of San Diego.
7. All private fire hydrant meters shall have backflow devices attached when installed.
8. The customer must maintain and repair their own private meters and private backflows.
9. The customer must provide current test and calibration results to the Water Department, Meter Shop after any repairs.
10. When private meters are damaged beyond repair, these private meters will be replaced by City owned fire hydrant meters.

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 4 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

11. When a private meter malfunctions, the customer will be notified and the meter will be removed by the City and returned to the customer for repairs. Testing and calibration results shall be given to the City prior to any re-installation.
12. The register shall be hermetically sealed straight reading and shall be readable from the inlet side. Registration shall be in hundred cubic feet.
13. The outlet shall have a 2 ½ "National Standards Tested (NST) fire hydrant male coupling.
14. Private fire hydrant meters shall not be transferable from one contracting company to another (i.e. if a company goes out of business or is bought out by another company).

4.4 All fire hydrant meters and appurtenances shall be installed, relocated and removed by the City of San Diego, Water Department. All City owned fire hydrant meters and appurtenances shall be maintained by the City of San Diego, Water Department, Meter Services.

4.5 If any fire hydrant meter is used in violation of this Department Instruction, the violation will be reported to the Code Compliance Section for investigation and appropriate action. Any customer using a fire hydrant meter in violation of the requirements set forth above is subject to fines or penalties pursuant to the Municipal Code, Section 67.15 and Section 67.37.

4.6 **Conditions and Processes for Issuance of a Fire Hydrant Meter**

Process for Issuance

- a. Fire hydrant meters shall only be used for the following purposes:
 1. Temporary irrigation purposes not to exceed one year.

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 5 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

2. Construction and maintenance related activities (see Tab 2).
 - b. No customer inside or outside the boundaries of the City of San Diego Water Department shall resell any portion of the water delivered through a fire hydrant by the City of San Diego Water Department.
 - c. The City of San Diego allows for the issuance of a temporary fire hydrant meter for a period not to exceed 12 months (365 days). An extension can only be granted in writing from the Water Department Director for up to 90 additional days. A written request for an extension by the consumer must be submitted at least 30 days prior to the 12 month period ending. No extension shall be granted to any customer with a delinquent account with the Water Department. No further extensions shall be granted.
 - d. Any customer requesting the issuance of a fire hydrant meter shall file an application with the Meter Section. The customer must complete a "Fire Hydrant Meter Application" (Tab 1) which includes the name of the company, the party responsible for payment, Social Security number and/or California ID, requested location of the meter (a detailed map signifying an exact location), local contact person, local phone number, a contractor's license (or a business license), description of specific water use, duration of use at the site and full name and address of the person responsible for payment.
 - e. At the time of the application the customer will pay their fees according to the schedule set forth in the Rate Book of Fees and Charges, located in the City Clerk's Office. All fees must be paid by check, money order or cashiers check, made payable to the City Treasurer. Cash will not be accepted.
 - f. No fire hydrant meters shall be furnished or relocated for any customer with a delinquent account with the Water Department.
 - g. After the fees have been paid and an account has been created, the

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 6 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

meter shall be installed within 48 hours (by the second business day). For an additional fee, at overtime rates, meters can be installed within 24 hours (within one business day).

4.7 Relocation of Existing Fire Hydrant Meters

- a. The customer shall call the Fire Hydrant Meter Hotline (herein referred to as "Hotline"), a minimum of 24 hours in advance, to request the relocation of a meter. A fee will be charged to the existing account, which must be current before a work order is generated for the meter's relocation.
- b. The customer will supply in writing the address where the meter is to be relocated (map page, cross street, etc). The customer must update the original Fire Hydrant Meter Application with any changes as it applies to the new location.
- c. Fire hydrant meters shall be read on a monthly basis. While fire hydrant meters and backflow devices are in service, commodity, base fee and damage charges, if applicable, will be billed to the customer on a monthly basis. If the account becomes delinquent, the meter will be removed.

4.8 Disconnection of Fire Hydrant Meter

- a. After ten (10) months a "Notice of Discontinuation of Service" (Tab 3) will be issued to the site and the address of record to notify the customer of the date of discontinuance of service. An extension can only be granted in writing from the Water Department Director for up to 90 additional days (as stated in Section 4.6C) and a copy of the extension shall be forwarded to the Meter Shop Supervisor. If an extension has not been approved, the meter will be removed after twelve (12) months of use.
- b. Upon completion of the project the customer will notify the Meter Services office via the Hotline to request the removal of the fire hydrant meter and appurtenances. A work order will be generated

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 7 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

for removal of the meter.

- c. Meter Section staff will remove the meter and backflow prevention assembly and return it to the Meter Shop. Once returned to the Meter Shop the meter and backflow will be tested for accuracy and functionality.
- d. Meter Section Staff will contact and notify Customer Services of the final read and any charges resulting from damages to the meter and backflow or its appurtenance. These charges will be added on the customer's final bill and will be sent to the address of record. Any customer who has an outstanding balance will not receive additional meters.
- e. Outstanding balances due may be deducted from deposits and any balances refunded to the customer. Any outstanding balances will be turned over to the City Treasurer for collection. Outstanding balances may also be transferred to any other existing accounts.

5. **EXCEPTIONS**

- 5.1 Any request for exceptions to this policy shall be presented, in writing, to the Customer Support Deputy Director, or his/her designee for consideration.

6. **MOBILE METER**

- 6.1 Mobile meters will be allowed on a case by case basis. All mobile meters will be protected by an approved backflow assembly and the minimum requirement will be a Reduced Pressure Principal Assembly. The two types of Mobile Meters are vehicle mounted and floating meters. Each style of meters has separate guidelines that shall be followed for the customer to retain service and are described below:
 - a) **Vehicle Mounted Meters:** Customer applies for and receives a City owned Fire Hydrant Meter from the Meter Shop. The customer mounts the meter on the vehicle and brings it to the Meter Shop for

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 8 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

inspection. After installation is approved by the Meter Shop the vehicle and meter shall be brought to the Meter Shop on a monthly basis for meter reading and on a quarterly basis for testing of the backflow assembly. Meters mounted at the owner's expense shall have the one year contract expiration waived and shall have meter or backflow changed if either fails.

- b) **Floating Meters:** Floating Meters are meters that are not mounted to a vehicle. **(Note: All floating meters shall have an approved backflow assembly attached.)** The customer shall submit an application and a letter explaining the need for a floating meter to the Meter Shop. The Fire Hydrant Meter Administrator, after a thorough review of the needs of the customer, (i.e. number of jobsites per day, City contract work, lack of mounting area on work vehicle, etc.), may issue a floating meter. At the time of issue, it will be necessary for the customer to complete and sign the "Floating Fire Hydrant Meter Agreement" which states the following:

- 1) The meter will be brought to the Meter Shop at 2797 Caminito Chollas, San Diego on the third week of each month for the monthly read by Meter Shop personnel.
- 2) Every other month the meter will be read and the backflow will be tested. This date will be determined by the start date of the agreement.

If any of the conditions stated above are not met the Meter Shop has the right to cancel the contract for floating meter use and close the account associated with the meter. The Meter Shop will also exercise the right to refuse the issuance of another floating meter to the company in question.

Any Fire Hydrant Meter using reclaimed water shall not be allowed use again with any potable water supply. The customer shall incur the cost of replacing the meter and backflow device in this instance.

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 9 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

7. **FEE AND DEPOSIT SCHEDULES**

- 7.1 **Fees and Deposit Schedules:** The fees and deposits, as listed in the Rate Book of Fees and Charges, on file with the Office of the City Clerk, are based on actual reimbursement of costs of services performed, equipment and materials. These deposits and fees will be amended, as needed, based on actual costs. Deposits, will be refunded at the end of the use of the fire hydrant meter, upon return of equipment in good working condition and all outstanding balances on account are paid. Deposits can also be used to cover outstanding balances.

All fees for equipment, installation, testing, relocation and other costs related to this program are subject to change without prior notification. The Mayor and Council will be notified of any future changes.

8. **UNAUTHORIZED USE OF WATER FROM A HYDRANT**

- 8.1 Use of water from any fire hydrant without a properly issued and installed fire hydrant meter is theft of City property. Customers who use water for unauthorized purposes or without a City of San Diego issued meter will be prosecuted.
- 8.2 If any unauthorized connection, disconnection or relocation of a fire hydrant meter, or other connection device is made by anyone other than authorized Water Department personnel, the person making the connection will be prosecuted for a violation of San Diego Municipal Code, Section 67.15. In the case of a second offense, the customer's fire hydrant meter shall be confiscated and/or the deposit will be forfeited.
- 8.3 Unauthorized water use shall be billed to the responsible party. Water use charges shall be based on meter readings, or estimates when meter readings are not available.
- 8.4 In case of unauthorized water use, the customer shall be billed for all applicable charges as if proper authorization for the water use had been obtained, including but not limited to bi-monthly service charges, installation charges and removal charges.

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 10 OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

- 8.5 If damage occurs to Water Department property (i.e. fire hydrant meter, backflow, various appurtenances), the cost of repairs or replacements will be charged to the customer of record (applicant).

Water Department Director

- Tabs: 1. Fire Hydrant Meter Application
2. Construction & Maintenance Related Activities With No Return To Sewer
3. Notice of Discontinuation of Service

APPENDIX

Administering Division: Customer Support Division

Subject Index: Construction Meters
Fire Hydrant
Fire Hydrant Meter Program
Meters, Floating or Vehicle Mounted
Mobile Meter
Program, Fire Hydrant Meter

Distribution: DI Manual Holders



Application For Fire Hydrant Meter

(EXHIBIT A)

For Office Use Only

2797 Caminito Cholas • San Diego, California 92105-5097
METER SHOP 619 527 7449
FAX 619 527 3125

NS Req:	Fac #:
Date:	By:

Application Date:	Requested Install Date:
-------------------	-------------------------

Fire Hydrant Location: (Attach detailed map, Thomas Bros. map location or construction drawing.)

Specific Use of Water:

Any return to Sewer or Storm Drain, if so, explain:

Estimated Duration of Meter Use: Check Box if Reclaimed Water

Company Information

Company Name:

Mailing Address:

City: State: Zip Code: Phone: ()

*Business License #: *Contractor License #:

**A copy of the Contractor's License and/or Business License is required at the time of meter issuance.*

Name and Title of Agent: Phone: ()

Site Contact Name and Title: Phone: ()

Pager #: Cell: ()

Responsible Party Name: Title:

Social Security or Cal ID #: Phone: ()

Signature: Date:

Guarantees payment of all charges resulting from the use of this meter. Insures that employees of this organization understand the proper use of Fire Hydrant Meter.

Fire Hydrant Meter Removal Request

Check Box to Request Removal of Above Meter Requested Removal Date:

Provide current Meter location if different from above:

Signature: Title: Date:

Phone: () Pager: ()

For Office Use Only

<input type="checkbox"/> City Meter	<input type="checkbox"/> Private Meter	
CIS Account #:	Deposit Amount: \$	Fees Amount: \$
Meter Serial #:	Meter Size:	Meter Make & Style:
Backflow #:	Backflow Size:	Meter Make & Style:
Name:	Signature:	Date:

\$1,108.45 - FOR 24 HR INSTALLATION
 \$1,052.26 - FOR 48 HR INSTALLATION

FHM App Created: 11/2/00-htp

"Exhibit B"

CONSTRUCTION AND MAINTENANCE RELATED ACTIVITIES WITH NO RETURN TO SEWER:

**Auto Detailing
Backfilling
Combination Cleaners (Vactors)
Compaction
Concrete Cutters
Construction Trailers
Cross Connection Testing
Dust Control
Flushing Water Mains
Hydro blasting
Hydro Seeding
Irrigation (for establishing irrigation only; not continuing irrigation)
Mixing Concrete
Mobile Car Washing
Special Events
Street Sweeping
Water Tanks
Water Trucks
Window Washing**

Note: If there is any return to sewer or storm drain, then sewer and/or storm drain fees will be charged.

"Exhibit C"

Date

Name of Responsible Party
Company Name and address
Account Number: _____

Subject: Discontinuation of Fire Hydrant Meter Service

Dear Water Department Customer:

The authorization for use of Fire Hydrant Meter # _____ located at (Meter location address) ends in 60 days and will be removed on or after (Date authorization expires). Extension requests for an additional 90 days must be submitted in writing for consideration 30 days prior to the discontinuation date. If you require an extension, please refer to the Water Departments', Department Instruction (D.I.) 55.27 for further information and procedure.

Mail your request for an extension to :

City of San Diego, Water Department
Attn: Meter Services
2797 Caminito Chollas
San Diego, Ca. 92105-5097

Should you have any questions regarding this matter, please call the Fire Hydrant "Hot Line" at: (xxx) xxx-xxx.

Sincerely,

City of San Diego Water Department



Fire Hydrant Meter Relocate/Removal Request

(EXHIBIT D)

For Office Use Only

NS Req:	FHM Fac #:
Date:	By:

Date:

Instruction: Complete pertinent information then FAX both form and map to (xxx) xxx-xxxx, mail, or hand-deliver to the City of San Diego, Water Department/Meter Shop at: 2707 Caminito Chollas San Diego, CA 92105

Meter Information

Billing Account #:	Requested Move Date:
Current Fire Hydrant Meter Location:	
New Meter Location: (Attach a detailed map, Thomas Bros map location or construction drawing.)	

Company Information

Company Name:			
Mailing Address			
City:	State:	Zip Code:	Phone: ()
Name and Title of Requestor:			Phone: ()
Site Contact Name and Title			Phone: ()
Pager #:			Cell: ()
Responsible Party Name authorizing relocation fee:			
Signature:	Title:	Date:	

Fire Hydrant Meter Removal Request

<input type="checkbox"/> Check Box to Request Removal of Above Meter	Requested Removal Date:	
Provide current Meter location if different from above:		
Signature:	Title:	Date:
Phone: ()	Pager: ()	

For Office Use Only

CIS Account #:	Fees Amount: \$		
Meter Serial #:	Size:	Make/Style	
Backflow #:	Size:	Make/Style	
Name:	Signature:	Date:	

FHM Relocate_Removal Form

FHM App Created: 11/2/00-htp

APPENDIX B

MATERIALS TYPICALLY ACCEPTED BY CERTIFICATE OF COMPLIANCE

Materials Typically Accepted by Certificate of Compliance

1. Soil amendment
2. Fiber mulch
3. PVC or PE pipe up to 16 inch diameter
4. Stabilizing emulsion
5. Lime
6. Preformed elastomeric joint seal
7. Plain and fabric reinforced elastomeric bearing pads
8. Steel reinforced elastomeric bearing pads
9. Waterstops (Special Condition)
10. Epoxy coated bar reinforcement
11. Plain and reinforcing steel
12. Structural steel
13. Structural timber and lumber
14. Treated timber and lumber
15. Lumber and timber
16. Aluminum pipe and aluminum pipe arch
17. Corrugated steel pipe and corrugated steel pipe arch
18. Structural metal plate pipe arches and pipe arches
19. Perforated steel pipe
20. Aluminum underdrain pipe
21. Aluminum or steel entrance tapers, pipe downdrains, reducers, coupling bands and slip joints
22. Metal target plates
23. Paint (traffic striping)
24. Conductors
25. Painting of electrical equipment
26. Electrical components
27. Engineering fabric
28. Portland Cement
29. PCC admixtures
30. Minor concrete, asphalt
31. Asphalt (oil)
32. Liquid asphalt emulsion
33. Epoxy

APPENDIX C
SAMPLE CITY INVOICE

City of San Diego, Field Engineering Div., 9485 Aero Drive, SD CA 92123						Contractor's Name:					
Project Name:						Contractor's Address:					
SAP No. (WBS/IO/CC):											
City Purchase Order No. :						Contractor's Phone #:			Invoice No.		
Resident Engineer (RE):						Contractor's Fax #:			Invoice Date:		
RE Phone#:			RE Fax#:			Contact Name:			Billing Period:		
Item #	Item Description	Contract Authorization				Previous Estimate		This Estimate		Totals to Date	
		Unit	Qty	Price	Extension	%/QTY	Amount	% / QTY	Amount	% / QTY	Amount
1	2 Parallel 4" PVC C900	LF	1,380	\$34.00	\$46,920.00						
2	48" Primary Steel Casing	LF	500	\$1,000.00	\$500,000.00						
3	2 Parallel 12" Secondary Steel	LF	1,120	\$53.00	\$59,360.00						
4	Construction and Rehab of PS 49	LS	1	\$150,000.00	\$150,000.00						
5	Demo	LS	1	\$14,000.00	\$14,000.00						
6	Install 6' High Chain Link Fence	LS	1	\$5,600.00	\$5,600.00						
7	General Site Restoration	LS	1	\$3,700.00	\$3,700.00						
8	10" Gravity Sewer	LF	10	\$292.00	\$2,920.00						
9	4" Blow Off Valves	EA	2	\$9,800.00	\$19,600.00						
10	Bonds	LS	1	\$16,000.00	\$16,000.00						
11	Field Orders	AL	1	80,000	\$80,000.00						
11.1	Field Order 1	LS	5,500	\$1.00	\$5,500.00						
11.2	Field Order 2	LS	7,500	\$1.00	\$7,500.00						
11.3	Field Order 3	LS	10,000	\$1.00	\$10,000.00						
11.4	Field Order 4	LS	6,500	\$1.00	\$6,500.00						
12	Certified Payroll	LS	1	\$1,400.00	\$1,400.00						
CHANGE ORDERS											
Change Order 1			4,890								
Items 1-4					\$11,250.00						
Item 5-Deduct Bid Item 3		LF	120	-\$53.00	(\$6,360.00)						
Change Order 2			160,480								
Items 1-3					\$95,000.00						
Item 4 Deduct Bid Item 1		LF	380	-\$340.00	(\$12,920.00)						
Item 5-Encrease bid Item 9		LF	8	\$9,800.00	\$78,400.00						
Change Order 3 (Close Out)			-121,500								
Item 1 Deduct Bid Item 3			53	-500.00	(\$26,500.00)						
Item 2 Deduct Bid Item 4		LS	-1	45,000.00	(\$45,000.00)						
Items 3-9			1	-50,500.00	(\$50,500.00)						
SUMMARY								Total This	\$ -	Total Billed	\$0.00
A. Original Contract Amount						Retention and/or Escrow Payment Schedule					
B. Approved Change Order 1 Thru 3						Total Retention Required as of this billing					
C. Total Authorized Amount (A+B)						Previous Retention Withheld in PO or in Escrow					
D. Total Billed to Date						Add'l Amt to Withhold in PO/Transfer in Escrow:					
E. Less Total Retention (5% of D)						Amt to Release to Contractor from PO/Escrow:					
F. Less Total Previous Payments											
G. Payment Due Less Retention						Contractor Signature and Date:					
H. Remaining Authorized Amount											

APPENDIX D
SCOPE OF WORK

San Pasqual Structural Restoration Scope of Work

General

This Scope of Work defines the extent of services required by the City. The specific tasks which will be undertaken by the contractor are described in this section, and are shown in the approved plans.

Background

The scope of work covers foundation repairs and restoration of three residential houses located in the San Pasqual area of the City of San Diego. These houses were originally built between the late 1800s and the early 1900s on raised floor foundations.

Project Description

The scope of work for this project involves jacking & leveling, foundation work and replacement of deteriorated lumber. Foundation work includes but not limited to floor framing repairs, perimeter and interior foundation construction, sill plate's installation and reinforcement and repairs of bearing walls. All work shall be completed per approved plans.

Work Location

The work location of these three single family homes is within the limits of the City of San Diego. All three houses are located in San Pasqual Valley. Specific addresses are listed as follows:

Site #1: 14983 Old Milky Way
Site #2: 15750 Old Milky Way
Site #3: 21313 San Pasqual Road

Scope of Work

Listed are the site specifics for each of the above mentioned work sites:

Site #1: 14983 Old Milky way (APN 241-100-3100)

Property Description: Two Story house built in 1907; Roof attic area is approximately 1200 square feet.

Work to be performed:

1. Installation of new foundation per attached plans
2. Replace deteriorated beams/studs/floor joists as needed. (Requires siding removal and replacement).
3. Jacking and leveling of settled floor.
4. Interior wall and ceiling crack repairs resulting from Jacking and Floor Leveling.
5. Inspection and repair of existing windows, sills and jambs as needed which may be affected by leveling and jacking of the floor
6. Demolition of existing slab on ground entrance patio and installation of new patio structure per attached plans.
7. Painting of interior and exterior siding and ceiling subsequent to the repairs.

8. Locate and secure of existing water and sewage pipelines as necessary for the repair works.
9. Excavation of crawl space when needed to provide foundation repair access.
10. Rerouting of electrical and plumbing appurtenances as justified by the repairs.
11. Installation of perimeter slab per attached plans.
12. Restraining of existing water heaters and installation of battery operated smoke and carbon monoxide detectors as shown on plans.

Site#2: 15750 Old Milky Way (APN 241-100-3400)

Property Description: Two Story house built in the early 1900; Roof attic area is approximately 1000 square feet.

Work to be performed:

1. Installation of new foundation per attached plans
2. Replace deteriorated beams/studs/floor joists as needed. (Requires siding removal and replacement).
3. Jacking and leveling of settled floor.
4. Interior wall and ceiling crack repairs resulting from Jacking and Floor Leveling.
5. Inspection and repair of existing windows, sills and jambs as needed which may be affected by leveling and jacking of the floor
6. Demolition and replacement of existing chimney. Construction barrier will be required during the replacement process.
7. Painting of interior and exterior siding and ceiling subsequent to the repairs.
8. Locate and secure of existing water and sewage pipelines as necessary for the repair works.
9. Excavation of crawl space when needed to provide foundation repair access.
10. Rerouting of electrical and plumbing appurtenances as justified by the repairs.
11. Installation of perimeter slab per attached plans.
12. Restraining of existing water heaters and installation of battery operated smoke and carbon monoxide detectors as shown on plans.

Site #3: 21313 San Pasqual Road (APN 241-100-3100)

Property Description: Single story house; Roof attic area is approximately 1250 square feet.

Work to be performed:

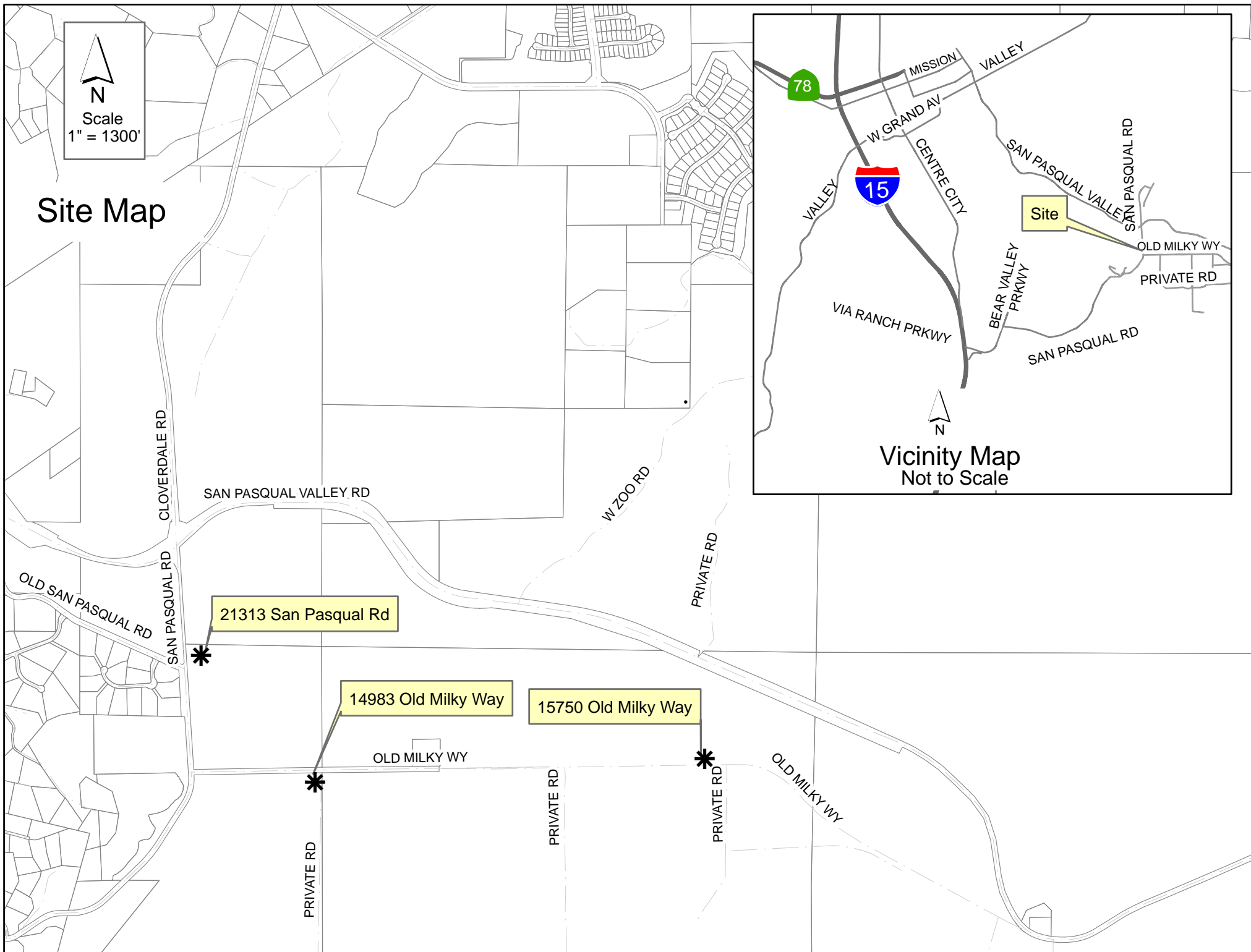
1. Installation of new foundation per attached plans
2. Replace deteriorated beams/studs/floor joists as needed. (Requires siding removal and replacement).
3. Jacking and leveling of settled floor.
4. Interior wall and ceiling crack repairs resulting from Jacking and Floor Leveling.
5. Inspection and repair of existing windows, sills and jambs as needed which may be affected by leveling and jacking of the floor
6. Demolition of patio(s) and installation of new patio structure per attached plans.
7. Painting of interior and exterior siding and ceiling subsequent to the repairs.
8. Locate and secure of existing water and sewage pipelines as necessary for the repair works.
9. Excavation of crawl space when needed to provide foundation repair access.
10. Rerouting of electrical and plumbing appurtenances as justified by the repairs.
11. Installation of perimeter slab per attached plans.
12. Restraining of existing water heaters and installation of battery operated smoke and carbon monoxide detectors as shown on plans.

Contractor's Responsibility

The contractor shall notify the City Construction Manager 48-hours prior to plan access of the properties as these properties are occupied, and will remain so during the entire construction period.

It is the contractor's responsibility to survey each property and document the existing conditions of the property with the presence of the Construction Manager. Documented pre-construction damages to the properties will not be the responsibility of the contractor; however, if construction activity exacerbate the pre-existing condition, the contractor will be responsible for the remedial action.

APPENDIX E
PROJECT LOCATION MAP



City of San Diego

ADDENDUM "A"



FOR

SAN PASQUAL STRUCTURAL RESTORATION

BID NO.:	<u>L-13-5714-DBB-2</u>
SAP NO. (WBS/IO/CC):	<u>21002802</u>
CLIENT DEPARTMENT:	<u>2013</u>
COUNCIL DISTRICT:	<u>5</u>
PROJECT TYPE:	<u>BT</u>

For which proposals will be received at the Public Works Contracting Group, 1200 Third Avenue, Suite 200, San Diego, California, until **1:30 PM on September 12, 2012.**

A. CHANGES TO CONTRACT DOCUMENTS

The following changes to the Contract Documents are hereby made effective as though originally issued with the bid package. Bidders are reminded that all previous requirements to this solicitation remain in full force and effect.

B. BIDDER'S QUESTIONS

21313 San Pasqual Road

Q1. Is brush management required?

A1. Brush management shall be implemented per Plans. The Contractor shall coordinate with the DSD inspector.

Q2. Will the North entrance deck be demolished and replaced including the roofing?

A2. Yes, the North entrance deck including the roofing shall be demolished and replaced per approved Plans.

Q3. The concrete slab located at the west entrance; does it need to be demolished including the awning?

A3. Yes, the concrete slab located at the west entrance shall be demolished and replaced with composite trex.

- Q4.** When replacing the deteriorated floor joist, does the whole floor needs to go away or remove the whole flooring?
- A4.** No, per approved Plans, the floor should not be removed entirely. Opening the floor in locations that are not accessible in the crawl space may be allowed provided that the floor be restored in kind.
- Q5.** The dirt underneath the flooring, does it need to be excavated?
- A5.** Yes, the dirt shall be excavated for access and shall be hauled away.
- Q6.** The Crawl space opening shown in the Plans, can it be relocated if needed?
- A6.** Yes.
- Q7.** Who will be responsible for any damage that will occur on the sidings during the repairs?
- A7.** The Contractor shall be responsible for any damage to the siding incurred during the construction and shall replace it in kind and restore it to match existing condition.
- Q8.** Is there a possibility that the existing building materials may contain asbestos?
- A8.** These structures were built in the late 1800s and therefore the presence of asbestos in these buildings is a possibility. The Contractor shall comply with all Federal, State, and local regulations when dealing with, disturbing, movement or clean-up of this material. See SECTION 808 - ASBESTOS MATERIALS in the WHITEBOOK.

14983 Old Milky Way

- Q9.** There are two chimneys in this building, does the Contract include replacing the two?
- A9.** No, the chimneys are not included for replacement at this work location.
- Q10.** Does the Contract call for the demolition and replacement of the north entrance patio?
- A10.** Yes, the concrete at the North entrance patio of the property shall be demolished and replaced with composite trex material per approved Plans. Steps will be required since the elevation is too high. All footing, including perimeter footing and interior footing, shall be replaced per approved Plans.

- Q11.** Do we have to remove the existing cabinets when implementing the repairs?
- A11.** Existing kitchen cabinets shall not be replaced. However, if the cabinets are damaged as a result of the foundation work/leveling, the Contractor shall replace in kind.
- Q12.** There are existing cracks in the interior wall, are the repairs included in this contract?
- A12.** No, the Contractor prior to initiating the repairs shall document all existing conditions of the property (e.g. wall cracks, wall condition etc.). Any additional property damage resulting from the repairs shall be the responsibility of the Contractor. Materials for use in the repairs should match the existing.
- Q13.** Foundation repairs can be done in section?
- A13.** Methods and processes of the repairs particularly the leveling and foundation repair shall be coordinated and approved by the Engineer.
- Q14.** When repairing the floor framing, is it possible to get access through the floor?
- A14.** The Contractor may be allowed to cut open the floor for the framing repairs if crawl space access is not possible. Floor restoration shall be the responsibility of the Contractor. The restoration shall match the existing floor.
- Q15.** There are exposed framing that may have been added to reinforce the building. Can the Contractor add hardware to the exposed framing to reinforce the connections prior to leveling and foundation repairs?
- A15.** Addition of hardware to the existing wood framing may be allowed on a case by case basis, as approved by the Engineer.
- Q16.** Is floor replacement part of this Contract?
- A16.** Existing floor finish covering is not part of the contract. However, damages incurred during construction shall be the responsibility of the Contractor.
- Q17.** Access to the floor framing and bearing walls require the removal of the sidings. Replacement siding should match existing condition of the property. Leveling and foundation repairs will affect the entire siding as the sidings were installed to structural components that are deteriorated and currently shifted due to the unstable foundation. Is this still the responsibility of the Contractor?
- A17.** Yes.

- Q18.** Can stud repairs be initiated by removing the interior siding and replacing the interior siding with dry walls afterwards instead of repairing the old siding?
- A18.** Yes. Studs repair from the inside of the building may be a possibility. All work shall be coordinated with the Engineer.
- Q19.** There is a small portion of the interior wall in the kitchen with a different siding material that does not match the existing interior wall. Do we need to replace that portion in order to be uniform with the rest of the walls?
- A19.** No.
- Q20.** Is the carport located at the west side of the building included in the repairs?
- A20.** Per the Plans, the Contractor shall be responsible for the demolition and disposal of the carport.
- Q21.** Section 2.0 – It is unclear if it requires a new footing along house perimeter.
- A21.** Yes, per Plans footing is required along house perimeter.
- Q22.** Base Bid Item #6 – 14983 Old Milky Way – siding, for the entire house? Or what's the SF needed for siding?
- A22.** The City does not have a specific square footage for siding that would need to be replaced. This is a function of the number of studs being replaced. In some cases the Contractor may decide not to remove any siding and replace damaged studs from within the structure itself. In either case, assume 25% of the lower floor studs would need replacement.
- Q23.** **Section 1.0.** Note 6 under foundation plan states that “All abandoned footings, utilities, etc, that **interfere** with new construction shall be removed” which is in contrast to note shown on sheet S-2.0 which states that “all concrete footing, wood post, and beams not used or deteriorated shall be removed”. Please resolve conflict between the two notes.
- A23.** All concrete footing, wood posts, and beams not used or deteriorated should be removed and disposed-of in accordance with Federal, State and local regulations.

15750 Old Milky Way

- Q24.** Is the alternate bid items included in the total contract amount?
- A24.** All alternate bid items are included in the Engineer's estimates as stated in the contract.

- Q25.** Is a chimney with brick construction or masonry construction allowed?
- A25.** No, replacement chimney with wood framing may be accepted upon Engineer's approval as long as it matches the existing architecturally. Prefab metal with wrap around stucco will be accepted. Fireplace and chimney foundation is specified in the structural details.
- Q26.** Are the attached structures included in the Contract?
- A26.** Repairs at this location cover the main house only additional structures are not included in the Contract.
- Q27.** Kitchen equipments and water heaters were verified to be electric powered. Does carbon monoxide detectors need to be provided since no fuel burning takes place on the property?
- A27.** Yes. The permit requires the installation of the carbon monoxide detectors.
- Q28.** The Contract did not specify the procedure on how to jack and level the building.
- A28.** The Contractor shall submit a proposal for jacking and leveling to be approved by the Engineer.
- Q29.** The three properties in the Contract are considered historic houses which require historical review to alter any of its components. It was noticed that a window has been replaced with a different type.
- A29.** The lessee replaced it without proper notification to the City.
- Q30.** An argument regarding insurance issue came up during this pre-bid site visit. The prospective Bidder questioned the Engineer on what extent the City covers the liability.
- A30.** Refer to Section 7-3 of the Supplementary Special Provisions for limits of liabilities.

General Concerns for all locations:

- Q31.** The Contract specified a weekday work (Monday thru Friday). Is the Contractor allowed to work on the weekends?
- A31.** No work on the weekend will be allowed.
- Q32.** Can the Contractor work on these three jobs simultaneously?
- A32.** Yes.

- Q33.** The building will be occupied at all-time during the construction. Will it be possible to provide a temporary trailer unit to facilitate the repairs and minimize potential risk for occupants?
- A33.** As stated in the Contract document, the houses are occupied and will remain occupied during construction. If the Contractor during construction requires the tenants to be out of the structure during leveling activities, the City will work with the tenant to arrange for him/her to be out of the house for a maximum period of 8 working hours. The Contractor shall provide a 48 hour notice.
- Q34.** Will there be Field Orders when needed?
- A34.** Yes.
- Q35.** Who will pull out the permits?
- A35.** Permits have been paid for and approved. The Contractor is responsible for coordinating inspections with the City of San Diego Development Services Department (DSD).
- Q36.** Section 02 83 33 talks about lead based paint removal & disposal, we didn't find any place on the drawings that calls for lead based removal & disposal, where does this section applies?
- A36.** The lead based paint removal and disposal applies to the entire Project. In some cases studs would have to be removed, thus requiring removal, sanding and repainting of restored siding.

C. VOLUME 2:

1. To the BIDDING DOCUMENTS, **ADD** the BID BOND form, page 7 of 7 of this Addendum.

Tony Heinrichs, Director
Public Works Department

Dated: *September 7, 2012*
San Diego, California

TH/nb/lj

BIDDING DOCUMENTS

BID BOND

KNOW ALL MEN BY THESE PRESENTS,

That _____ as Principal, and _____ as Surety, are held and firmly bound unto The City of San Diego hereinafter called "OWNER," in the sum of **10% OF THE TOTAL BID AMOUNT** for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Principal has submitted a Bid to said OWNER to perform the WORK required under the bidding schedule(s) of the OWNER's Contract Documents entitled

NOW THEREFORE, if said Principal is awarded a contract by said OWNER and, within the time and in the manner required in the "Invitation to Bids" enters into a written Agreement on the form of agreement bound with said Contract Documents, furnishes the required certificates of insurance, and furnishes the required Performance Bond and Payment Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect. In the event suit is brought upon this bond by said OWNER and OWNER prevails, said Surety shall pay all costs incurred by said OWNER in such suit, including a reasonable attorney's fee to be fixed by the court.

SIGNED AND SEALED, this _____ day of _____, 20_____

(Principal) (SEAL)

(Surety) (SEAL)

By: _____
(Signature)

By: _____
(Signature)

(SEAL AND NOTARIAL ACKNOWLEDGEMENT OF SURETY)

9/13/12 CN

City of San Diego

CONTRACTOR'S NAME: Atlas Development
 ADDRESS: 991C Lomas Santa Fe Dr #115 Solana Beach
 TELEPHONE NO.: 619-200-0902 FAX NO.: 858-350-9337
 CITY CONTACT: CLAUDIA ABARCA, 1200 Third Avenue, Suite 200, MS 56P, San Diego, CA 92101-4110
cabarca@sandiego.gov, PHONE NO.: 619-236-6669, FAX NO.: 619-236-5904
 ABarhoumi / NB / LS

CONTRACT DOCUMENTS



FOR

SAN PASQUAL STRUCTURAL RESTORATION

VOLUME 2 OF 2

BID NO.:	<u>L-13-5714-DBB-2</u>
SAP NO. (WBS/IO/CC):	<u>21002802</u>
CLIENT DEPARTMENT:	<u>2013</u>
COUNCIL DISTRICT:	<u>5</u>
PROJECT TYPE:	<u>BT</u>

THIS CONTRACT IS SUBJECT TO THE FOLLOWING:

- THE CITY'S SUBCONTRACTING PARTICIPATION REQUIREMENTS FOR SLBE PROGRAM.
- COMPETITION RESTRICTED TO: SLBE-ELBE FIRMS ONLY

THIS BIDDING DOCUMENT TO BE SUBMITTED IN ITS ENTIRETY REFER TO INVITATION TO BIDS FOR TIME, DATE, AND LOCATION

TABLE OF CONTENTS

Volume 2 - Bidding Documents

The following forms must be completed in their entirety and submitted with the Bid. Include the form(s) even if the information does not apply. Where the information does not apply write in N/A. Failure to include any of the forms may cause the Bid to be deemed **non-responsive**. If you are uncertain or have any questions about any required information, contact the City no later than 14 days prior to Bid due date.

<u>DESCRIPTION</u>	<u>PAGE NUMBER</u>
1. Bid/Proposal.....	3 - 5
2. Non-Collusion Affidavit to be executed by Bidder and Submitted with Bid under 23 USC 112 and PCC 7106	6
3. Contractors Certification of Pending Actions	7
4. Equal Benefits Ordinance Certification of Compliance.....	8
5. Proposal (Bid)	9 - 12
6. Form AA35 - List of Subcontractors	13
7. Form AA40 - Named Equipment/Material Supplier List	14
8. Form AA45 - Subcontractors Additive/Deductive Alternate.....	15

BIDDING DOCUMENTS

PROPOSAL

Bidder's General Information

To the City of San Diego:

Pursuant to "Invitation to Bids", specifications, and requirements on file with the City Clerk, and subject to all provisions of the Charter and Ordinances of the City of San Diego and applicable laws and regulations of the United States and the State of California, the undersigned hereby proposes to furnish to the City of San Diego, complete at the prices stated herein, the items or services hereinafter mentioned. The undersigned further warrants that this bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

The undersigned bidder(s) further warrants that bidder(s) has thoroughly examined and understands the entire Contract Documents (plans and specifications) and the Bidding Documents therefore, and that by submitting said Bidding Documents as its bid proposal, bidder(s) acknowledges and is bound by the entire Contract Documents, including any addenda issued thereto, as such Contract Documents incorporated by reference in the Bidding Documents.

IF A SOLE OWNER OR SOLE CONTRACTOR SIGN HERE:

- (1) Name under which business is conducted _____
- (2) Signature (Given and surname) of proprietor _____
- (3) Place of Business (Street & Number) _____
- (4) City and State _____ Zip Code _____
- (5) Telephone No. _____ Facsimile No. _____

IF A PARTNERSHIP, SIGN HERE:

- (1) Name under which business is conducted _____
- (2) Name of each member of partnership [indicate character of each partner, general or special (limited):

BIDDING DOCUMENTS

(3) Signature (Note: Signature must be made by a general partner)

Full Name and Character of partner

(4) Place of Business (Street & Number) _____

(5) City and State _____ Zip Code _____

(6) Telephone No. _____ Facsimile No. _____

IF A CORPORATION, SIGN HERE:

(1) Name under which business is conducted Atlas Development

(2) Signature, with official title of officer authorized to sign for the corporation:

M Atefi
(Signature)

Mark Atefi
(Printed Name)

President
(Title of Officer)

(Impress Corporate Seal Here)

(3) Incorporated under the laws of the State of California

(4) Place of Business (Street & Number) 991C Lomas Santa Fe #115

(5) City and State Solana Beach CA Zip Code 92075

(6) Telephone No. 619-200-0902 Facsimile No. 858-350-9337

THE FOLLOWING SECTIONS MUST BE FILLED IN BY ALL PROPOSERS:

In accordance with the "INVITATION TO BIDS", the bidder holds a California State Contractor's license for the following classification(s) to perform the work described in these specifications:

LICENSE CLASSIFICATION A & B

LICENSE NO. 858038 EXPIRES 4-30- 2013

This license classification must also be shown on the front of the bid envelope. Failure to show license classification on the bid envelope may cause return of the bid unopened.

TAX IDENTIFICATION NUMBER (TIN): ██████████

E-Mail Address: mark.atefi@atlas-corp.net

BIDDING DOCUMENTS

THIS PROPOSAL MUST BE NOTARIZED BELOW:

I certify, under penalty of perjury, that the representations made herein regarding my State Contractor's license number, classification and expiration date are true and correct.

Signature M Choi Title President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF Sep. 2012

Notary Public in and for the County of San Diego, State of California

[Signature]

(NOTARIAL SEAL)



BIDDING DOCUMENTS

NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID UNDER 23 USC 112 AND PCC 7106

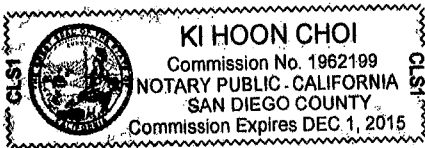
State of California)
County of San Diego) ss.

Mark Ateri, being first duly sworn, deposes and says that he or she is President of the party making the foregoing bid that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Signed: [Signature]
Title: President

Subscribed and sworn to before me this 11 day of Sep, 2012
[Signature]
Notary Public

(SEAL)



BIDDING DOCUMENTS

PROPOSAL (BID)

The Bidder agrees to the construction of **SAN PASQUAL STRUCTURAL RESTORATION**, for the City of San Diego, in accordance with these contract documents for the prices listed below. The Bidder guarantees the Contract Price for a period of 120 days (90 days for federally funded contracts and contracts valued at \$500,000 or less) from the date of Bid opening to Award of the Contract. The duration of the Contract Price guarantee shall be extended by the number of days required for the City to obtain all items necessary to fulfill all conditions precedent e.g., bond and insurance.

Item	Quantity	Unit	NAICS	Payment Reference	Description	Unit Price	Extension
BASE BID							
1	1	LS	236220	2-4.1	Bonds (Payment and Performance)	 	\$ 5,000
14983 Old Milky Way							
2	1	LS	236220	9-3.4.1	14983 Old Milky Way Mobilization	 	\$ 5,000
3	1	AL	236220	9-3.5	14983 Old Milky Way Field Orders (Type II)	 	\$23,000.00
4	1	LS	238110	9-3.1	14983 Old Milky Way Concrete Foundation Work	 	\$ 10,000
5	1	LS	238130	9-3.1	14983 Old Milky Way Wood Framing Foundation Work	 	\$ 8,000
6	1	LS	238130	9-3.1	14983 Old Milky Way 2x4 Stem Wall Stu/Siding/Sill Plate Replacement	 	\$ 8,000
7	1	LS	238350	9-3.1	14983 Old Milky Way Decking at Front Porch	 	\$ 15,000
8	1	LS	238910	9-3.1	14983 Old Milky Way Misc demolition, Excavation, & Hauling	 	\$ 10,000
9	1	LS	238110	9-3.1	14983 Old Milky Way Leveling/Jacking of Floor for Foundation Work	 	\$9,000
15750 Old Milky Way							
10	1	LS	236220	9-3.4.1	15750 Old Milky Way Mobilization	 	\$ 5,000
11	1	AL	236220	9-3.5	15750 Old Milky Way Field Orders (Type II)	 	\$19,000.00
12	1	LS	238110	9-3.1	15750 Old Milky Way Concrete Foundation Work (Interior Foundation)	 	\$ 15,000

BIDDING DOCUMENTS

Item	Quantity	Unit	NAICS	Payment Reference	Description	Unit Price	Extension
13	1	LS	238130	9-3.1	15750 Old Milky Way Wood Framing Foundation Work	 	\$ 12,000
14	1	LS	238140	9-3.1	15750 Old Milky Way Chimney Replacement	 	\$ 12,000
15	1	LS	238910	9-3.1	15750 Old Milky Way Misc Demolition, Excavation & Hauling (Interior Foundation)	 	\$ 9,000
16	1	LS	238110	9-3.1	15750 Old Milky Way Leveling/Jacking of Floor for Foundation Work	 	\$ 8,000
21313 San Pasqual Road							
17	1	LS	236220	9-3.4.1	21313 San Pasqual Road Mobilization	 	\$ 5,000
18	1	AL	236220	9-3.5	21313 San Pasqual Road Field Orders (Type II)	 	\$19,000.00
19	1	LS	238110	9-3.1	21313 San Pasqual Road Concrete Foundation Work	 	\$ 10,000
20	1	LS	238130	9-3.1	21313 San Pasqual Road Wood Framing Foundation Work	 	\$ 10,000
21	1	LS	238130	9-3.1	21313 San Pasqual Road 2x6 Stem Wall Stu/Siding/Sill Plate Replacement	 	\$ 15,000
22	1	LS	238150	9-3.1	21313 San Pasqual Road Decks	 	\$ 15,000
23	1	LS	238910	9-3.1	21313 San Pasqual Road Misc Demolition, Excavation & Hauling	 	\$ 10,000
24	1	LS	238110	9-3.1	21313 San Pasqual Road Leveling/Jacking of Floor for Foundation Work	 	\$ 10,000
ESTIMATED TOTAL BASE BID FOR (14983 Old Milky Way, 15750 Old Milky Way, 21313 San Pasqual Road)							\$ 267,000
14983 Old Milky Way							
ADDITIVE ALTERNATE "A"							
1	1	LS	238110	9-3.1	14983 Old Milky Way Concrete Perimeter Slab	 	\$ 4,000
ESTIMATED SUBTOTAL FOR (14983 Old Milky Way) ADDITIVE ALTERNATE "A"							\$ 4,000

BIDDING DOCUMENTS

Item	Quantity	Unit	NAICS	Payment Reference	Description	Unit Price	Extension
15750 Old Milky Way							
ADDITIVE ALTERNATE "B"							
1	1	LS	23810	9-3.1	15750 Old Milky Way Concrete Perimeter Slab	 	\$ 4,000
2	1	LS	238110	9-3.1	15750 Old Milky Way Concrete Foundation Work (Exterior Footing)	 	\$ 8,000
3	1	LS	238110	9-3.1	15750 Old Milky Way Misc Demolition, Excavation & Hauling (Exterior Footing)	 	\$ 6,000
ESTIMATED SUBTOTAL FOR (15750 Old Milky Way) ADDITIVE ALTERNATE "B"							\$ 18,000
21313 San Pasqual Road							
ADDITIVE ALTERNATE "C"							
1	1	LS	238110	9-3.1	21313 San Pasqual Road Concrete Perimeter Slab	 	\$ 4,000
ESTIMATED SUBTOTAL FOR (21313 San Pasqual Road) ADDITIVE ALTERNATE "C"							\$ 4,000
ESTIMATED TOTAL FOR ADDITIVE ALTERNATES "A" PLUS "B" PLUS "C"							\$ 26,000
ESTIMATED TOTAL BASE BID PLUS ADDITIVE ALTERNATES "A", "B" and "C"							\$ 293,000

TOTAL BID PRICE FOR BID (Items 1 through 24, PLUS ADDITIVE ALTERNATE A, B and C inclusive) amount written in words:

Two hundred ninety three thousand dollars

The Bid shall contain an acknowledgment of receipt of all addenda, the numbers of which shall be filled in on the Bid form.

List the Addenda received and being acknowledged: A

If an addendum or addenda has been issued by the City and not noted as being received by the Bidder, this proposal shall be rejected as being **non-responsive**.

BIDDING DOCUMENTS

The names of all persons interested in the foregoing proposal as principals are as follows:

Mark Atefi

IMPORTANT NOTICE: If Bidder or other interested person is a corporation, state secretary, treasurer, and manager thereof; if a co-partnership, state true name of firm, also names of all individual co-partners composing firm; if Bidder or other interested person is an individual, state first and last names in full.

Bidder: Mark Atefi

Title: President

Business Address: 991C Lomas Santa Fe #115 Solana Beach CA 92075

Place of Business: Solana Beach

Place of Residence: San Diego

Signature: MA

BIDDING DOCUMENTS

NOTES:

- A. The City shall determine the low Bid based on the Base Bid plus Additive Alternates: A, B and C.
- B. After the low Bid has been determined, the City may award the Contract for the Base Bid alone or if applicable, for the Base Bid plus any combination of alternates selected in the City's sole discretion.
- C. Prices and notations shall be in ink or typewritten. All corrections (which have been initiated by the Bidder using erasures, strike out, line out, or "white-out") shall be typed or written in with ink adjacent thereto, and shall be initialed in ink by the person signing the bid proposal.
- D. Failure to initial all corrections made in the bidding documents shall cause the Bid to be rejected as non-responsive and ineligible for further consideration.
- E. Blank spaces must be filled in, using figures. Bidder's failure to submit a price for any Bid item that requires the Bidder to submit a price shall render the Bid non-responsive and shall be cause for its rejection.
- F. Unit prices shall be entered for all unit price items. Unit prices shall not exceed two (2) decimal places. If the Unit prices entered exceed two (2) decimal places, the City will only use the first two digits after the decimal points without rounding up or down.
- G. All extensions of the unit prices bid will be subject to verification by the City. In the case of inconsistency or conflict between the product of the Quantity x Unit Price and the Extension, the product shall govern.
- H. In the case of inconsistency or conflict, between the sums of the Extensions with the estimated total Bid, the sum of the Extensions shall govern.
- I. Bids shall not contain any recapitulation of the Work. Conditional Bids will be rejected as being non-responsive. Alternative proposals will not be considered unless called for.

BIDDING DOCUMENTS

LIST OF SUBCONTRACTORS

In accordance with the requirements provided in the "Subletting and Subcontracting Fair Practices Act", Division 2, Part 1, Chapter 4 of the Public Contract Code, the Bidder shall list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Contractor's total Bid. The Bidder shall also list below the portion of the work which will be done by each subcontractor under this Contract. The Contractor shall list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed shall be stated for all subcontractors listed. Failure to comply with this requirement shall result in the Bid being rejected as **non-responsive** and ineligible for award. The Bidder's attention is directed to the Special Provisions - General; Paragraph 2-3 Subcontracts, which stipulates the percent of the Work to be performed with the Bidders' own forces. The Bidder shall list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, SDB, WoSB, HUBZone, and SDVOSB Subcontractors that Bidders are seeking recognition towards achieving any mandatory, voluntary, or both subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSE [Ⓞ]	WHERE CERTIFIED [Ⓞ]	CHECK IF JOINT VENTURE PARTNERSHIP
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____						
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____						
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____						

① As appropriate, Bidder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

- | | | | |
|---|--------|--|---------|
| Certified Minority Business Enterprise | MBE | Certified Woman Business Enterprise | WBE |
| Certified Disadvantaged Business Enterprise | DBE | Certified Disabled Veteran Business Enterprise | DVBE |
| Other Business Enterprise | OBE | Certified Emerging Local Business Enterprise | ELBE |
| Certified Small Local Business Enterprise | SLBE | Small Disadvantaged Business | SDB |
| Woman-Owned Small Business | WoSB | HUBZone Business | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB | | |

② As appropriate, Bidder shall indicate if Subcontractor is certified by:

- | | | | |
|--|--------|--|----------|
| City of San Diego | CITY | State of California Department of Transportation | CALTRANS |
| California Public Utilities Commission | CPUC | San Diego Regional Minority Supplier Diversity Council | SRMSDC |
| State of California's Department of General Services | CADoGS | City of Los Angeles | LA |
| State of California | CA | U.S. Small Business Administration | SBA |

The Bidder will not receive any subcontracting participation percentages if the Bidder fails to submit the required proof of certification (except for OBE, SLBE and ELBE).

BIDDING DOCUMENTS

NAMED EQUIPMENT/MATERIAL SUPPLIER LIST

The Bidder seeking the recognition of equipment, materials, or supplies obtained from Suppliers towards achieving any mandatory, voluntary, or both subcontracting participation percentages shall list the Supplier(s) on the Named Equipment/Material Supplier List. The Named Equipment/Material Supplier List, at a minimum, shall have the name, locations (City) and the **DOLLAR VALUE** of the Suppliers. The Bidder will be credited up to 60% of the amount to be paid to the Suppliers for such materials and supplies unless vendor manufactures or substantially alters materials and supplies in which case 100% will be credited. The Bidder is to indicate (Yes/No) whether listed firm is a supplier or manufacturer. In calculating the subcontractor participation percentages, vendors/suppliers will receive 60% credit of the listed **DOLLAR VALUE**, whereas manufacturers will receive 100% credit. If no indication provided, listed firm will be credited at 60% of the listed dollar value for purposes of calculating the Subcontractor Participation Percentage, Suppliers will receive 60% credit of the listed **DOLLAR VALUE**, whereas manufacturers will receive 100% credit. If no indication provided, listed firm will be credited at 60% of the listed **DOLLAR VALUE** for purposes of calculating the subcontractor participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF VENDOR/SUPPLIER	MATERIALS OR SUPPLIES	DOLLAR VALUE OF MATERIAL OR SUPPLIES	SUPPLIER (Yes/No)	MANUFACTURER (Yes/No)	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSE	WHERE CERTIFIED
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____						
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____						
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____						

① As appropriate, Bidder shall identify Vendor/Supplier as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

- | | | | |
|---|--------|--|---------|
| Certified Minority Business Enterprise | MBE | Certified Woman Business Enterprise | WBE |
| Certified Disadvantaged Business Enterprise | DBE | Certified Disabled Veteran Business Enterprise | DVBE |
| Other Business Enterprise | OBE | Certified Emerging Local Business Enterprise | ELBE |
| Certified Small Local Business Enterprise | SLBE | Small Disadvantaged Business | SDB |
| Woman-Owned Small Business | WoSB | HUBZone Business | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSE | | |

② As appropriate, Bidder shall indicate if Vendor/Supplier is certified by:

- | | | | |
|--|--------|--|----------|
| City of San Diego | CITY | State of California Department of Transportation | CALTRANS |
| California Public Utilities Commission | CPUC | San Diego Regional Minority Supplier Diversity Council | SRMSDC |
| State of California's Department of General Services | CADoGS | City of Los Angeles | LA |
| State of California | CA | U.S. Small Business Administration | SBA |

The Bidder will not receive any subcontracting participation percentages if the Bidder fails to submit the required proof of certification (except for OBE, SLBE and ELBE).

BIDDING DOCUMENTS

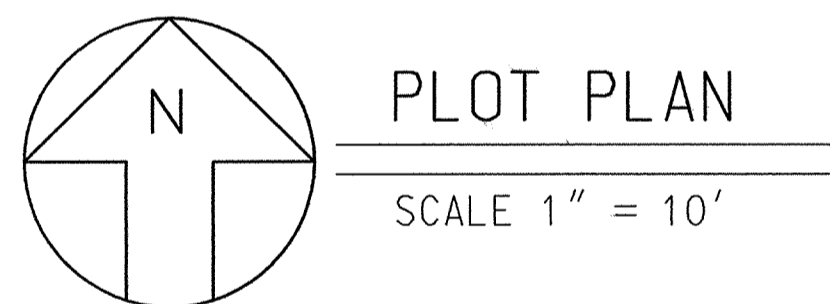
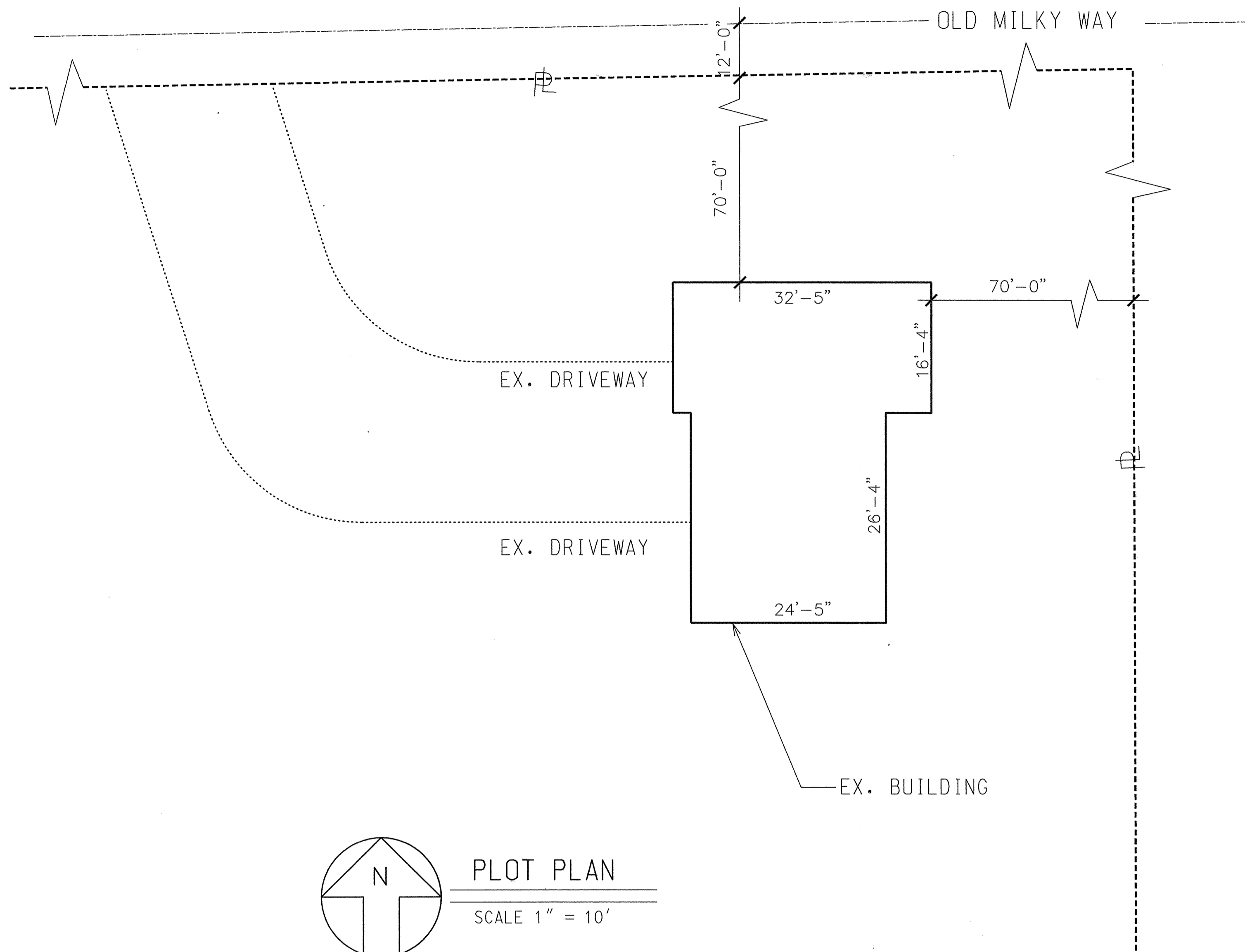
**SUBCONTRACTORS ADDITIVE/DEDUCTIVE ALTERNATE
(USE ONLY WHEN ADDITIVE ALTERNATES ARE REQUIRED)**

Bidder shall list all Subcontractors described in the Bidder's *Base Bid* whose percentage of work will increase or decrease if alternates are selected for award. Bidder shall also list additional Subcontractors not described in the Bidder's *Base Bid* who, as a result of the alternates, will perform work or labor, or render services, or specially fabricate and install a portion [type] of work or improvements in an amount in excess of 0.5%.. The Bidder shall list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, SDB, WoSB, HUBZone, and SDVOSB Subcontractors that Bidders are seeking recognition towards achieving any mandatory, voluntary, or both subcontracting participation percentages.

ADDITIVE/DEDUCTIVE ALTERNATE	NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB	WHERE CERTIFIED	CHECK IF JOINT VENTURE PARTNERSHIP
	Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____						
	Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____						
	Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____						
	Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____						

- ① As appropriate, Bidder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):
- | | | | |
|---|--------|--|---------|
| Certified Minority Business Enterprise | MBE | Certified Woman Business Enterprise | WBE |
| Certified Disadvantaged Business Enterprise | DBE | Certified Disabled Veteran Business Enterprise | DVBE |
| Other Business Enterprise | OBE | Certified Emerging Local Business Enterprise | ELBE |
| Certified Small Local Business Enterprise | SLBE | Small Disadvantaged Business | SDB |
| Woman-Owned Small Business | WoSB | HUBZone Business | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB | | |
- ② As appropriate, Bidder shall indicate if Subcontractor is certified by:
- | | | | |
|--|--------|--|----------|
| City of San Diego | CITY | State of California Department of Transportation | CALTRANS |
| California Public Utilities Commission | CPUC | San Diego Regional Minority Supplier Diversity Council | SRMSDC |
| State of California's Department of General Services | CADoGS | City of Los Angeles | LA |
| State of California | CA | U.S. Small Business Administration | SBA |

The Bidder will not receive any subcontracting participations percentages if the Bidder fails to submit the required proof of certification (except for OBE, SLBE and ELBE).



PKS # 272904
 DIVISION OF BUILDINGS AND SAFETY-STRUCTURAL
 Date: 5/29/12
 Voluntary fdu Repair only

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

(ENGINEER'S NAME) _____ DATE _____

PROPERTY OWNER

CITY OF SAN DIEGO

ASSESSOR PARCEL NUMBER

2411003100

LEGAL DESCRIPTION

TOWNSHIP 12 SOUTH RANGE
 1 WEST SECTION 31 PORTION
 (251.04 AC)

PROJECT DESCRIPTION

RESTORATION OF CONCRETE FOUNDATION AND REPLACEMENT OF DAMAGED WOOD FRAMING AT THE FOUNDATION, INSTALLATION OF CONCRETE PERIMETER SLAB, DEMOLITION AND REPLACEMENT OF CRACKED FRONT PORCH

APPLICABLE CODES: 2010 CRC/2010 CBC

OCCUPANCY GROUP: R-3

TYPE OF CONSTRUCTION: VB

INDEX

VICINITY/PLOT PLAN	G1.0
BRUSH MANAGEMENT/WATER POLLUTION CONTROL PLAN	G2.0
ARCHITECTURAL PLAN	A1.0
ARCHITECTURAL PLAN	A2.0
GENERAL NOTES	S1.0
ABBREVIATION & NOTES	S1.1
TYPICAL DETAILS	S1.2
TYPICAL DETAILS	S1.3
FOUNDATION PLAN	S2.0
2ND FLOOR AND ROOF PLAN	S2.1
STRUCTURAL DETAIL	S3.0

NOTE:

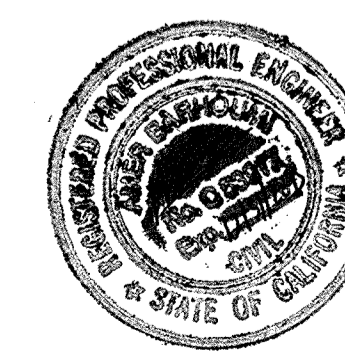
THE CITY OF SAN DIEGO, PUBLIC UTILITIES DEPARTMENT IS VOLUNTARILY CONDUCTING THESE REPAIRS TO RESTORE STRUCTURAL INTEGRITY AND PREVENT ANY FUTURE FOUNDATION SETTLEMENT.

APPROVALS
 By: Amy Shaw Date: 5/29/12
 Structural: OK
 Mechanical: OK
 Zoning: AG-1-1
 Zoning: foundation + sm repair only

City of San Diego
 Development Services Department
 APPROVED
 959032 APPROVED 272904
 Approval No. Project No.
 This set of plans and specifications MUST be kept on the job at all times. It is unlawful to make any changes or alterations on same without written permission from Development Services Department Staff. The stamping of these plans and specifications SHALL NOT be held to permit nor approve the violation of any City, County, State or Federal Laws, nor other Restrictions.
 Of: [Signature] Date: 5/31/12
 Sheets: Issued By: NSSG#

Historical Resources Approval
 This parcel contains a potentially significant historical resource. Approval is per SDMC Sec. 143.0220 for this scope of work only. Historic review is required for plan changes.
 VTS# 272904
 Date: 5/31/12

CONSULTANT



CONTRACTOR

INSPECTOR

DATE STARTED

DATE COMPLETED

36885-1-D

SEE SHEETS

SEE SHEETS

PROJECT ENGINEER

CCS27 COORDINATE

CCS83 COORDINATE

PROJECT MANAGER

DATE

APPROVED

BY

DATE

FILMED

DESCRIPTION

ORIGINAL

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

FOR CITY ENGINEER

DATE

8/1/12

James P. [Signature]

APPROVED

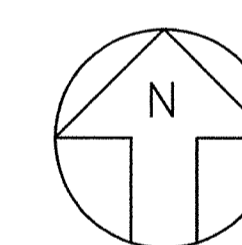
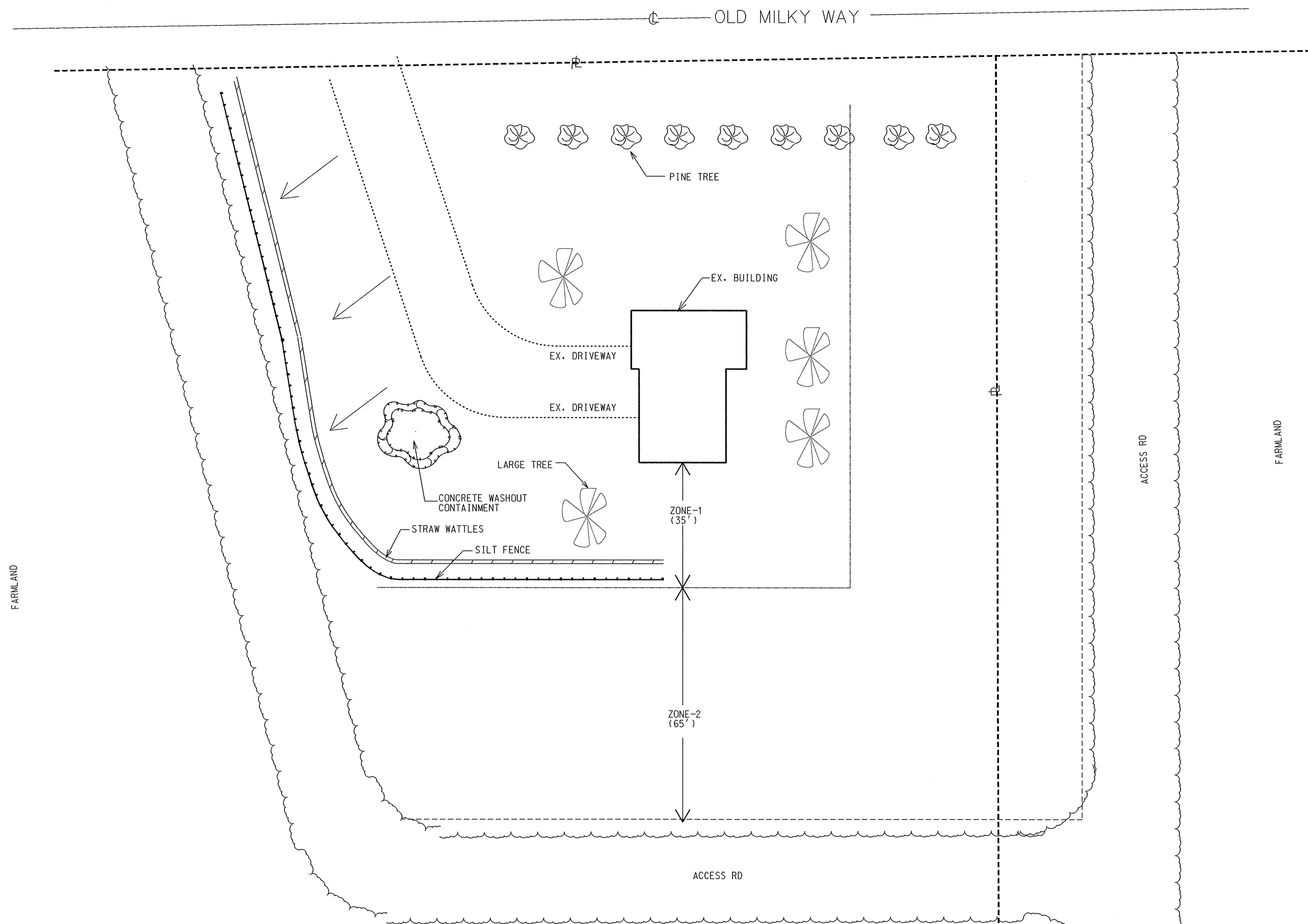
FOR CITY ENGINEER

DATE

8/1/12

James P. [

14983 OLD MILKY WAY



BRUSH MANAGEMENT/
WATER POLLUTION CONTROL PLAN

SCALE 1" = 20'

NOTE:

BRUSH MANAGEMENT
 ZONE 1 - 35' BUFFER
 PERMANENTLY IRRIGATED
 GRASS AREA
 ZONE 2 - 65' BUFFER
 NATIVE OR NATURALIZED
 NON-IRRIGATED VEGETATION

LEGEND

DRAINAGE DIRECTION → FARMLAND
 SILT FENCE
 STRAW WATTLES

G-2

PLANS FOR THE CONSTRUCTION OF
14983 OLD MILKY WAY

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC UTILITIES DEPARTMENT
SHEET 2 OF 11 SHEETS

WATER WBS 0-00000
SEWER WBS 0-00000

APPROVED: *James P. Plummer* 8/1/12
FOR CITY ENGINEER DATE
SUBMITTED BY: *Patricia Schumann*
PROJECT MANAGER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XX/XX			

PROJECT ENGINEER
SEE SHEETS
CCS27 COORDINATE
SEE SHEETS
CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

36885-2-D

CONSTRUCTION CHANGE / ADDENDUM

CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

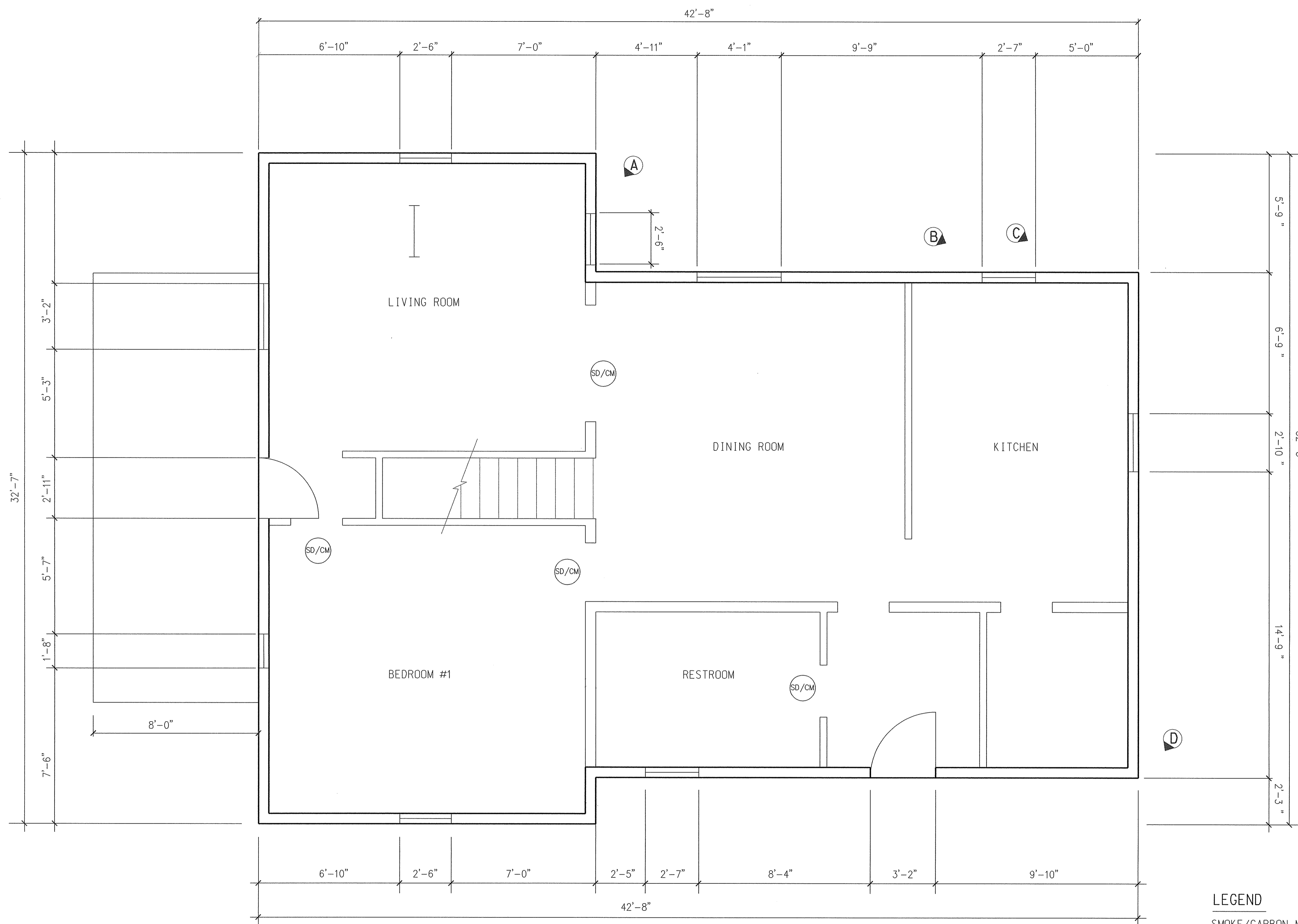
**CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT**



CONSULTANT

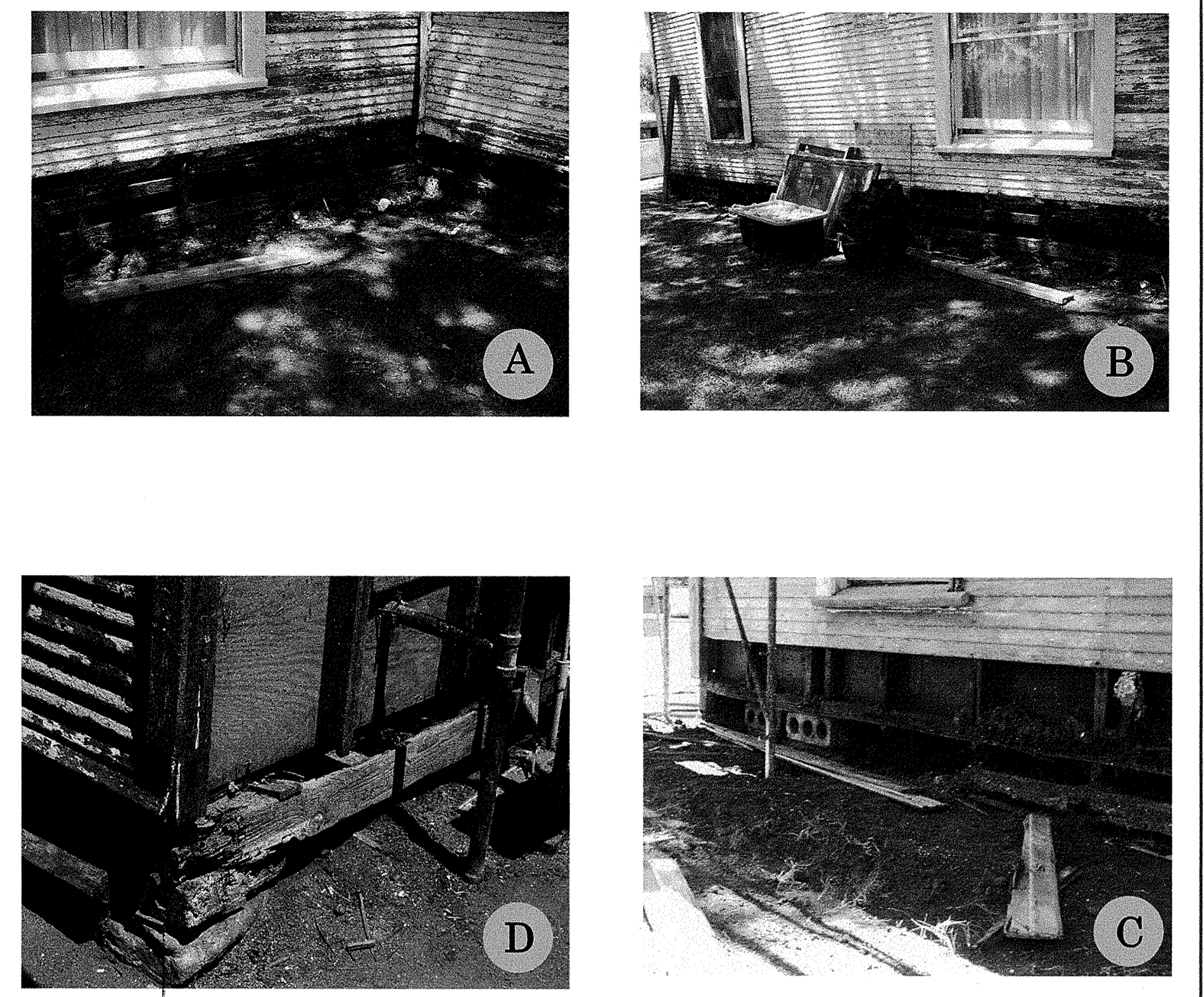


14983 OLD MILKY WAY



NOTE :
 FLOOR FRAMING COMPONENTS HAVE BEEN DETERIORATED DUE TO AGE CAUSING SETTLEMENTS ON THE FLOOR. THE FLOOR FRAMING AS SHOWN IN THE ABOVE PHOTOS SIT ON CONCRETE BLOCKS. URGENT REPAIRS SHOULD BE IMPLEMENTED DUE TO THE UNSTABLE CONDITION OF THE FOUNDATION

EXISTING GROUND FLOOR PLAN
 SCALE 3/8" = 1'



STRAPPING REQUIREMENTS FOR Water Heaters
 CITY OF SAN DIEGO PLANNING & DEVELOPMENT REVIEW DEPARTMENT
 INSPECTION SERVICES: 9015 RIDGEHAVEN CT., SUITE 220, SAN DIEGO, CA 92123
 Call (858) 492-5070 for information and (858) 581-7111 to schedule inspections.

INFORMATION BULLETIN **207**
 APRIL 1999

The State of California requires that all water heaters in our area be anchored or strapped to resist movement during an earthquake. This can be accomplished by installing any of the over-the-counter products especially made for restraining water heaters (example 1) or you can make your own out of a heavy-duty metal strap material (Example 2).

Note: A plumbing and gas permit is required any time a water heater is replaced.

Example 1
 These types of restraints are over-the-counter products sold at your local hardware store.
 Drill pilots on center line of stud, insert screws through punched holes in strap. Use washers.
 The lower strap must be a minimum of 4" above the control unit.
 This 18" stand is required for heaters installed in a garage location.

Example 2
 Minimum 22 Gauge metal strap material installed within the top 1/4 of the heater and the bottom 1/4 of the heater.
 Drill pilots on center line of stud, insert screws through punched holes in strap.
 Use minimum 1/4" screws with minimum 1/4" penetration. Use washers.
 The lower strap must be a minimum of 4" above the control unit.
 This 18" stand is required for heaters installed in a garage location.

This information is available in alternative formats for persons with disabilities. To request this bulletin in alternative format, call (619) 446-5446 or (800) 735-2929 (T1).
 DG-6207 (Rev. 4-99)

LEGEND
 SMOKE/CARBON MONOXIDE DETECTOR (BATTERY OPERATED) (SD/CM)

A-1

PLANS FOR THE CONSTRUCTION OF 14983 OLD MILKY WAY

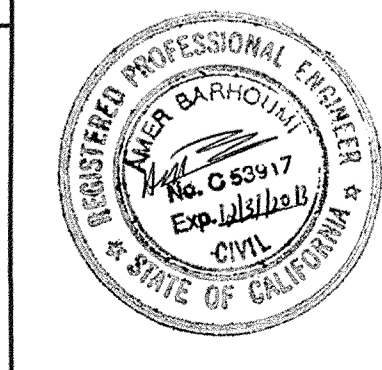
CITY OF SAN DIEGO, CALIFORNIA PUBLIC UTILITIES DEPARTMENT SHEET 3 OF 11 SHEETS		WATER WBS 0-00000 SEWER WBS 0-00000
APPROVED: <i>[Signature]</i> FOR CITY ENGINEER	DATE: 8/1/12	SUBMITTED BY: <i>[Signature]</i> PROJECT MANAGER
DESCRIPTION: ORIGINAL	BY: XX/XX	APPROVED: DATE: FILMED:
CONTRACTOR: _____ DATE STARTED: _____		INSPECTOR: _____ DATE COMPLETED: _____
		36885-3-D

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

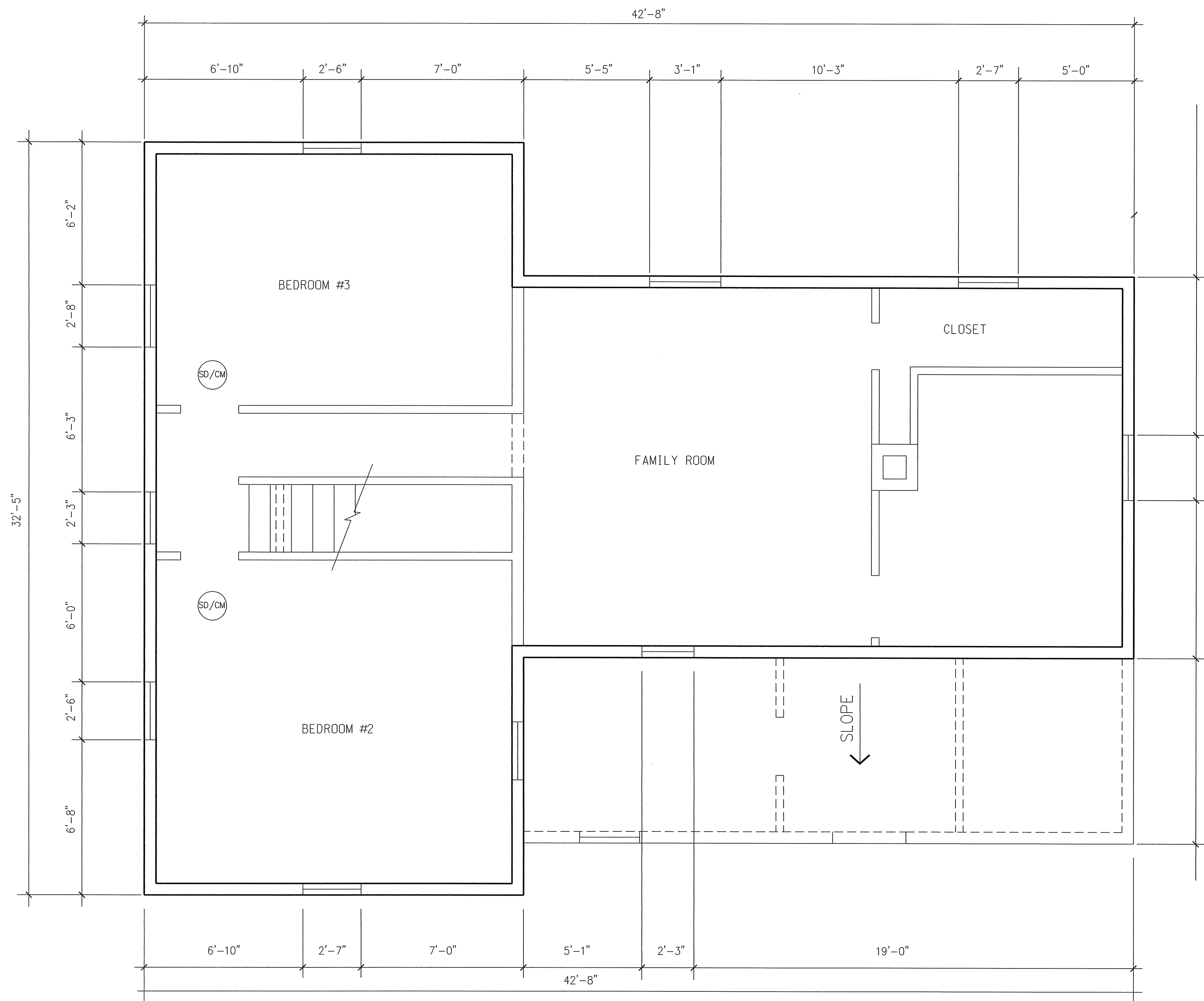
WARNING

 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
 PUBLIC UTILITIES DEPARTMENT**

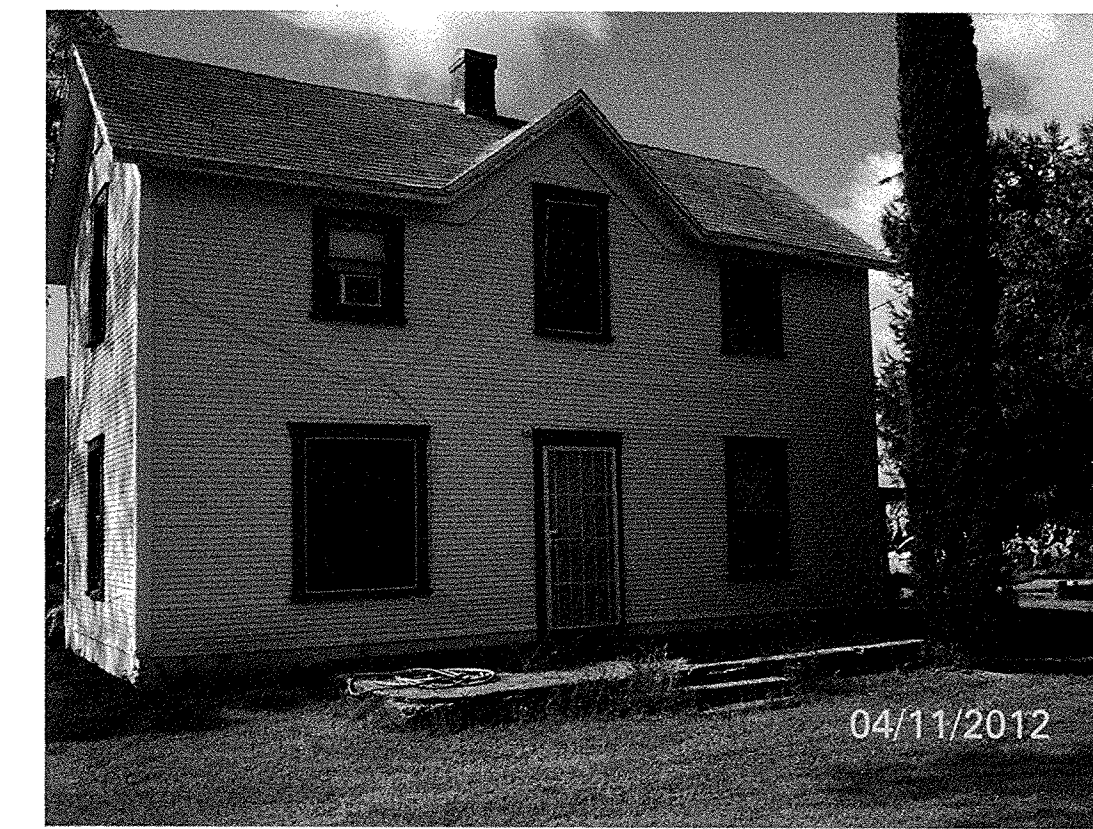


14983 OLD MILKY WAY



LEGEND
 SMOKE/CARBON MONOXIDE DETECTOR (BATTERY OPERATED)

EXISTING SECOND FLOOR PLAN
 SCALE 3/8" = 1'



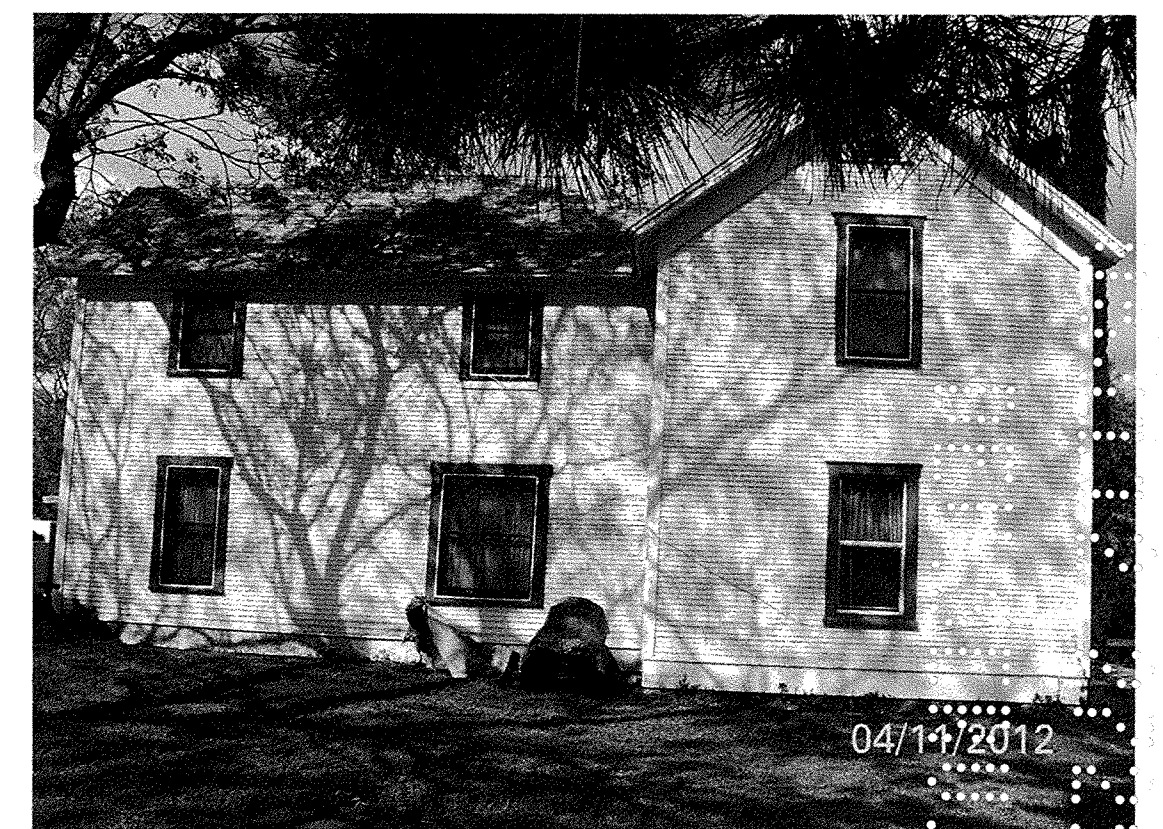
North Elevation



West Elevation



South Elevation



East Elevation

NOTE:

THERE WILL BE NO MODIFICATION ON THE EXISTING FLOOR PLAN DURING THE FOUNDATION REPAIRS

COOKING AND HEATING EQUIPMENTS BEING UTILIZED IN THE RESIDENCE ARE ELECTRIC OPERATED EQUIPMENTS, NON-FUEL BURNING EQUIPMENTS. CARBON MONOXIDE MONITORS MAY NOT BE REQUIRED

A-2

**PLANS FOR THE CONSTRUCTION OF
 14983 OLD MILKY WAY**

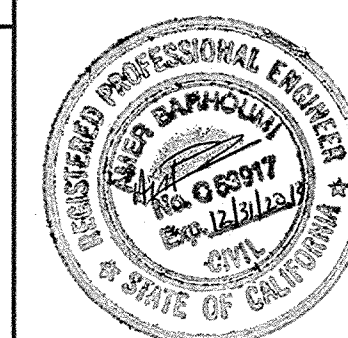
CITY OF SAN DIEGO, CALIFORNIA PUBLIC UTILITIES DEPARTMENT		WATER WBS 0-00000
SHEET 4 OF 11 SHEETS		SEWER WBS 0-00000
APPROVED: <i>[Signature]</i> FOR CITY ENGINEER	DATE: 8/11/12	DESIGNED BY: <i>[Signature]</i> PROJECT MANAGER
DESCRIPTION	BY	APPROVED
ORIGINAL	XX/XX	
		DATE
		FILMED
CONTRACTOR		DATE STARTED
INSPECTOR		DATE COMPLETED
		36885-4-D

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
 PUBLIC UTILITIES DEPARTMENT**



14983 OLD MILKY WAY

LUMBER:

- WOOD FRAMED CONSTRUCTION SHALL CONFORM TO CHAPTER 23 OF THE CALIFORNIA BUILDING CODE (LATEST EDITION).
- STRUCTURAL LUMBER SHALL BE STRESS-MARKED DOUGLAS FIR-LARCH S4S IN ACCORDANCE WITH GRADING AND DRESSING RULE NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) LATEST EDITION.
- LUMBER SHALL NOT BE BORED OR NOTCHED, EXCEPT WHERE DETAILED.
- SILLS, LEDGERS, AND PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR-LARCH.
- PROVIDE ASTM A153 HOT DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS AND HARDWARE CONNECTORS AT PRESSURE TREATED STRUCTURAL LUMBER.
- PROVIDE 2x MINIMUM SOLID BLOCKING AT ALL SUPPORTS FOR RAFTERS, CEILING JOISTS AND FLOOR JOIST EXCEPT WHERE RAFTERS OR JOISTS ARE SUPPORTED BY JOIST HANGERS.
- ROOF SHEATHING INSPECTIONS SHALL BE MADE PRIOR TO COVERING. ALL STRUCTURAL CONNECTIONS SHALL BE COMPLETED PRIOR TO INSPECTION.
- METAL CONNECTORS SHALL BE "SIMPSON STRONG-TIE" OR EQUAL, EXCEPT AS SHOWN. FILL ALL HOLES OF THE PREFABRICATED CONNECTORS WITH NAILS AS SPECIFIED BY MANUFACTURER.
- LUMBER MINIMUM GRADE (UON ON PLAN):
 - A. **HORIZONTAL MEMBERS:**

JOISTS AND RAFTERS	NO. 1 AND BETTER
PURLINS	NO. 1
SUBPURLINS:	NO. 1
6x BEAMS AND LARGER	NO. 1
4x BEAMS AND SMALLER	NO. 1 AND BETTER
LEDGERS AND NAILERS	NO. 1 AND BETTER
HEADERS	NO. 1 AND BETTER
TOP PLATES	MATCH VERTICAL MEMBERS
 - B. **VERTICAL MEMBERS:**

2x4 STUDS, 8'-0" MAX.	NO. 1
2x6 STUDS AND LARGER POSTS	NO. 1
	NO. 1 AND BETTER
- ALL BOLTS AND LAG SCREWS SHALL HAVE STANDARD CUT WASHERS BETWEEN THE WOOD AND THE NUTS. SEE DRAWINGS FOR LOCATIONS OF PLATE WASHERS AS REQUIRED.

BOLTS	ASTM A307
LAG SCREWS	ANSI B18
NUTS	ASTM A563
WASHERS	ASTM F844
- PROVIDE HOLES FOR BOLTS 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.
- LEAD HOLES FOR LAG SCREWS SHALL HAVE THE SAME DIAMETER OF THE SHANK FOR THE UNTHREADED PORTION OF THE SHANK, AND 70% OF THE SHANK DIAMETER FOR THE THREADED PORTION. ALL LAG SCREWS SHALL BE INSERTED BY TURNING WITH A WRENCH AND NOT BY DRIVING WITH A HAMMER.
- TOP PLATES OF ALL WOOD STUD WALLS SHALL BE TWO PIECES AND THE SAME SIZE AS STUDS, EXCEPT AS NOTED OTHERWISE. LAP 4 FEET MINIMUM WITH NO LESS THAN (12) 16d AND NO MORE THAN 6 INCHES BETWEEN NAILS AT EACH LAP.
- DOUBLE JOISTS SHALL BE PROVIDED UNDER ALL PARALLEL PARTITIONS.
- ALL BOLTS, LAG SCREWS, AND WOOD SCREWS SHALL BE RE-TIGHTENED PRIOR TO THE APPLICATION OF DRYWALL, PLYWOOD, PLASTER, ETC.
- JOISTS MORE THAN 8 INCHES IN DEPTH SHALL BE CONTINUOUSLY BRIDGED BY SOLID BLOCKING, 2 INCHES THICK AND THE FULL DEPTH OF THE JOIST, SPACED AT 8'-0" ON CENTER.
- ALL NAILING SHALL CONFORM TO CBC TABLE NO. 2304.9.1 NAILING SCHEDULE, USING COMMON WIRE NAILS. PRE-DRILL ALL NAILS 20d AND LARGER AND WHERE REQUIRED TO PREVENT SPLITTING.
- THE MOISTURE CONTENT OF WOOD MEMBERS SHALL NOT EXCEED 19 PERCENT, BEFORE INSTALLATION. IT WILL BE THE RESPONSIBILITY OF THE INSPECTOR OF RECORD TO VERIFY THAT THE CONTRACTOR HAS SUPPLIED LUMBER OF THE PROPER MOISTURE CONTENT BEFORE INSTALLATION. THE USE OF A HAND HELD MOISTURE CONTENT METER IS ACCEPTABLE.
- BEAMS, JOISTS, RAFTERS, ETC. SHALL BE INSTALLED WITH THE CROWN SIDE UP.

FOUNDATION:

- THE STRUCTURE WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.
- SOILS REPORT PREPARED BY:
NO SOILS REPORT
- SOIL REMOVAL AND RECOMPACTION SHALL BE DONE PER CBC RECOMMENDATIONS.
- TYPE OF FOOTING:
 - A. SHALLOW FOOTING SYSTEM-MINIMUM EMBEDMENT 18" BELOW LOWEST ADJACENT GRADE.

DESIGN SOIL PRESSURE:

<u>FOOTING TYPE</u>	<u>STATIC BEARING PRESSURE</u>
SPREAD FOOTING	1500 P.S.F. (ASSUMED)
CONTINUOUS FOOTING	1500 P.S.F. (ASSUMED)
- SLAB BASE AND COMPACTION TO BE IN ACCORDANCE WITH CBC.
- ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN AREAS TO BE EXCAVATED BEFORE BEGINNING EXCAVATION. EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING. DAMAGE CAUSED AS A RESULT OF FAILING TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE FOR THE DESIGN, APPROVALS, PERMITS, INSTALLATION AND MONITORING OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN TEMPORARY EXCAVATIONS.
- ALL PLANTERS IN CLOSE PROXIMITY TO THE STRUCTURE SHALL HAVE ADEQUATE DRAINAGE OF SURFACE WATER TO PREVENT SATURATION OF SOIL UNDER FOUNDATION.

REINFORCING:

- ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH THE C.B.C., AND THE "MANUAL OF STANDARD PRACTICE" BY THE C.R.S.I. OR AS MODIFIED BY THE CONSTRUCTION DOCUMENTS.
- REINFORCING BARS SHALL CONFORM TO A.S.T.M. A-615, DEFORMED GRADE 60, EXCEPT #3 BARS MAY BE GRADE 40. REINFORCING BARS THAT ARE TO BE WELDED SHALL CONFORM TO A.S.T.M. A-706, DEFORMED GRADE 60.
- ALL REINFORCING BAR BENDS SHALL BE MADE COLD, UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL.
- REINFORCING SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS.
- SLAB ON GRADE REINFORCING SHALL BE POSITIONED AT MID-DEPTH, UNLESS OTHERWISE NOTED.
- PROVIDE #3 SPACER TIES AT 2'-6" ON CENTER IN ALL BEAMS AND FOOTINGS TO SECURE REINFORCING BARS IN PLACE, UNLESS OTHERWISE NOTED.
- PIPING AND CONDUIT SHALL BE SO FABRICATED AND INSTALLED THAT CUTTING, BENDING, OR DISPLACEMENT OF REINFORCEMENT FROM ITS PROPER LOCATION WILL NOT BE REQUIRED. A.C.I. SECTION 6.3.12

CONCRETE:

- ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF A.C.I. 318-LATEST EDITION "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS CONTAINED HEREIN OR SHOWN ON THE DRAWINGS.
- ALL CONCRETE SHALL BE 150 P.C.F. HARDROCK, MIXED PER A.S.T.M. C-94, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS.
- THE MAXIMUM SIZE AGGREGATE IN FOUNDATION AND MASS CONCRETE WORK SHALL BE 1 INCH. THE MAXIMUM SIZE AGGREGATE IN SLABS ON GRADE, WALLS, AND ALL OTHER CONCRETE SHALL BE 3/4 INCH.
- CEMENT SHALL CONFORM TO A.S.T.M. C-150, TYPE II, LOW ALKALI. AGGREGATES FOR NORMAL WEIGHT SHALL CONFORM TO A.S.T.M. C-33.
- ADMIXTURES AND COLORS (EXCEPT AS NOTED HEREIN) SHALL NOT BE USED UNLESS SUBSTANTIATING DATA IS SUBMITTED TO AND REVIEWED BY THE ENGINEER AND ARCHITECT OF RECORD.
- CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY. THE MIX DESIGNS SHALL CONFORM TO C.B.C. SEC. 1905 UNLESS OTHERWISE NOTED.
- READY MIXED CONCRETE SHALL CONFORM TO (A.S.T.M. C-94).
- PLACEMENT OF CONCRETE SHALL CONFORM TO A.C.I. 304. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE FOR ALL CONCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED.
- ALL EXPOSED CONCRETE SHALL HAVE A SMOOTH FORM FINISH USING B-B PLYFORM, CLASS I, EXT-A.P.A. PLYWOOD.
- ALL SLABS SHALL HAVE A TROWELED FINISH EXCEPT AS NOTED ON THE DRAWINGS.
- ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- IF THE CONTRACTOR DESIRES TO MAKE ANY CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THESE DRAWINGS, HE SHALL SUBMIT DETAILS OF CHANGES TO THE ENGINEER OF RECORD FOR REVIEW BEFORE STARTING WORK.
- NO BRICK OR POROUS MATERIAL SHALL BE USED TO SUPPORT FOUNDATION STEEL OFF THE GROUND.
- PROVIDE 3/4 INCH CHAMFER ON ALL EXPOSED CONCRETE CORNERS, U.O.N.
- SLEEVE PLUMBING OPENINGS IN SLABS WITH NON-CORROSIVE SLEEVE BEFORE PLACING CONCRETE AND BEND REINFORCING AROUND SLEEVES.
- ALL REINFORCING BARS SHALL BE PROVIDED WITH THE FOLLOWING CONCRETE MINIMUM COVER:

FOOTINGS CAST AGAINST EARTH	3"
FORMED CONCRETE EXPOSED TO EARTH, WEATHER OR LIQUID	2"
BEAMS AND GIRDERS	1 1/2"
WALLS	1 1/2"
COLUMN TIES	1 1/2"
SLABS (#11 AND SMALLER)	3/4"
- CONCRETE CURING: TYPICALLY REQUIRED A MINIMUM OF 10 DAYS.

GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW EXISTING CONDITIONS ON THE SITE DURING THE BIDDING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO PROCEEDING.
- UNLESS NOTED OR SHOWN OTHERWISE, ALL PHASES OF WORK ARE TO CONFORM TO THE MINIMUM STANDARDS OF THE CALIFORNIA BUILDING CODE (2010 EDITION), AND ANY A.S.T.M. SPECIFICATIONS ON WHICH THESE STANDARDS ARE BASED. WHERE CONFLICT BETWEEN BUILDING CODES AND SPECIFICATIONS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- ALL A.S.T.M. DESIGNATIONS REFERRED TO ON THESE DRAWINGS SHALL BE THE LATEST ADOPTED OR REVISED SPECIFICATION, AS OF THE DATE OF THESE DRAWINGS.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. DRAWINGS SHALL NOT BE SCALED FOR CONSTRUCTION PURPOSES.
- NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- THE STRUCTURAL CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. UNLESS NOTED OTHERWISE, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- NEITHER THE OWNER NOR THE STRUCTURAL ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. SITE OBSERVATION VISITS BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE SAFETY ITEMS.
- SATISFACTORY EXECUTION OF CONSTRUCTION IS DEPENDENT UPON CONFORMANCE WITH THE INTENT OF THESE DRAWINGS. THE OWNER OR CONTRACTOR SHALL RETAIN A CALIFORNIA LICENSED CIVIL OR STRUCTURAL ENGINEER DURING CONSTRUCTION TO OBSERVE THE CONSTRUCTION AND STATE THAT THE STRUCTURE HAS BEEN BUILT IN GENERAL CONFORMANCE WITH THE INTENT OF THESE DRAWINGS.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED DESIGN LIVE LOAD FOR EACH PARTICULAR LEVEL. WHEN WEIGHT OF MATERIALS OR EQUIPMENT MAY EXCEED DESIGN LOAD, STRUCTURAL SYSTEMS SHALL BE SHORED.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- FOR BELOW GRADE STRUCTURES BACKFILL SHALL NOT BE PLACED UNTIL ALL FLOOR AND ROOF FRAMING IS COMPLETE.

DESIGN BASIS:

CODE: 2010 C.B.C. (CALIFORNIA BUILDING CODE) CCR, TITLE 24, PART 2.

GRAVITY LOADS:

- FLAT ROOF LIVE LOAD 20 P.S.F. (REDUCIBLE)
- FLOOR LIVE LOAD 40 P.S.F.

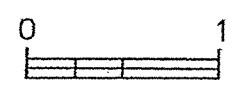
STRUCTURAL OBSERVATION:

- PER C.B.C. CHAPTER 17 SECTION 1710, THE OWNER SHALL EMPLOY A LICENSED ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR HIS DESIGNATED ENGINEER TO MAKE SITE VISITS TO OBSERVE GENERAL COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS, SPECIFICATIONS AND CHANGE ORDERS. THE ENGINEER SHALL SUBMIT A STATEMENT IN WRITING TO THE BUILDING OFFICIAL STATING THAT THE SITE VISIT HAS BEEN MADE AND THAT ANY DEFICIENCIES NOTED HAVE BEEN CORRECTED. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE INSPECTIONS REQUIRED BY SECTIONS 109, 1704 OR OTHER SECTIONS OF THE CODE.

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

0 1




IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT**



CONSULTANT



SIMON WONG ENGINEERING

9968 Hibert Street, Suite 202
San Diego, CA 92131

Tel. (858) 566-3113
Fax. (858) 566-6844



S1.0

PLANS FOR THE CONSTRUCTION OF
14983 OLD MILKY WAY
GENERAL NOTES

CITY OF SAN DIEGO, CALIFORNIA		WATER WBS	0-00000
PUBLIC UTILITIES DEPARTMENT		SEWER WBS	0-00000
SHEET --- OF --- SHEETS		DRAWN BY: <i>Simon Wong</i>	
FOR CITY ENGINEER: <i>Simon Wong</i>		PROJECT MANAGER: <i>Simon Wong</i>	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	xx/xx		
FILED		PROJECT ENGINEER	
		SEE SHEETS	
		CC827 COORDINATE	
		SEE SHEETS	
		CC888 COORDINATE	
CONTRACTOR	DATE STARTED	36885-5-D	
INSPECTOR	DATE COMPLETED		

14983 OLD MILKY WAY

NAILING SCHEDULE

CONNECTION	NAILING ¹
JOIST to sill or girder, toenail	3-8d
BRIDGING to joist, toenail each end	2-8d
1" X 6" (25 mm X 152 mm) SUBFLOOR or less to each joist, face nail	2-8d
WIDER than 1" X 6" (25 mm X 152 mm) SUBFLOOR to each joist, face nail	3-8d
2" (51 mm) SUBFLOOR to joist or girder, blind and face nail	2-16d
SOLE PLATE to joist or blocking, typical face nail	16d at 16" (406 mm) o.c.
SOLE PLATE to joist or blocking, at braced wall panels	3-16d per 16" (610 mm)
TOP PLATE to stud, end nail	2-16d
STUD to sole plate	4-10d toenail or 2-20d box end nail for 3x Sill, or 2-16d end nail at 2x Sill
DOUBLE STUD, face nail	16d at 24" (610 mm) o.c.
DOUBLE TOP PLATES, typical face nail	16d at 16" (406 mm) o.c.
DOUBLE TOP PLATE, lap splice	8-16d
BLOCKING between joists or rafters to top plate, toenail	3-8d
RIM JOIST to top plate, toenail	8d at 6" (152 mm) o.c.
TOP PLATES, laps and intersections, face nail	2-16d
CONTINUOUS HEADER, two pieces	16d at 16" (406 mm) o.c. along each edge
CEILING JOISTS to plate, toenail	3-8d
CONTINUOUS HEADER to stud, toenail	4-8d
CEILING JOISTS, laps over partitions, face nail	3-16d
CEILING JOISTS to parallel rafters, face nail	3-16d
RAFTERS to plate, toenail	3-8d
1" (25 MM) BRACE to each stud and plate, face nail	2-8d
1" X 8" (25 mm X 203 mm) SHEATHING or less to each bearing, face nail	2-8d
WIDER than 1" X 8" (25 mm X 203 mm) SHEATHING to each bearing, face nail	3-8d
BUILT-UP CORNER STUDS	16d at 24" (610 mm) o.c.
BUILT-UP GIRDERS and BEAMS	20d at 32" (813 mm) o.c. at top and bottom and staggered 2-20d at ends and at each splice
2" (51 mm) PLANKS	2-16d at each bearing
WOOD STRUCTURAL PANELS AND PARTICLEBOARD: ² SUBFLOOR and WALL SHEATHING (to framing): 1/2" (12.7 mm) and less 19/32" - 3/4" (15mm - 19 mm) 7/8" - 1" (22 mm - 25 mm) 1 1/8" - 1 1/4" (29 mm - 32 mm)	6d ³ 8d ⁴ or 6d ⁵ 8d ⁵ 10d ⁴ or 8d ⁵
COMBINATION SUBFLOOR-UNDERLAYMENT (to framing): 3/4" (19 mm) and less 7/8" - 1" (22 mm - 25 mm) 1 1/8" - 1 1/4" (29 mm - 32 mm)	6d ⁵ 8d ⁵ 10d ⁴ or 8d ⁵
PANEL SIDING (to framing): ² 1/2" (12.7 mm) or less 5/8" (16 mm)	6d ⁶ 8d ⁶
FIBERBOARD SHEATHING: ⁷ 1/2" (12.7 mm)	No. 11 9d ⁸
25/32" (20 mm)	No. 16 9d ⁸ No. 11 9d ⁸ 6d ⁴ No. 16 9d ⁹
INTERIOR PANELING 1/4" (6.4 mm) 3/8" (9.5 mm)	4d ¹⁰ 6d ¹¹

- NAILS SHALL BE COMMON WIRE ONLY UNLESS OTHERWISE NOTED.
- NAILS SPACED AT 6 INCHES (152 mm) ON CENTER AT EDGES, 12 INCHES (305 mm) AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152 mm) AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES (1219 mm) OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEARWALLS, REFER TO SECTIONS 2315.3.3 AND 2315.4. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
- COMMON OR DEFORMED SHANK
- COMMON
- DEFORMED SHANK
- CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
- FASTENERS SPACE 3 INCHES (76 mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152 mm) ON CENTER AT INTERMEDIATE SUPPORTS.
- CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH-DIAMETER (11 mm) HEAD AND 1 1/2-INCH (38 mm) LENGTH FOR 1/2-INCH (12.7 mm) SHEATHING AND 1 3/4-INCH (44 mm) LENGTH FOR 25/32-INCH (20 mm) SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
- CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH (11 mm) CROWN AND 1 1/8-INCH (29 mm) LENGTH FOR 1/2-INCH (12.7 mm) SHEATHING AND 1 1/2-INCH (38 mm) LENGTH FOR 25/32-INCH (20 mm) SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
- PANEL SUPPORTS AT 16 INCHES (406 mm) [20 INCHES (508 mm) IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6 INCHES (152 mm) ON PANEL EDGES, 12 INCHES (305 mm) AT INTERMEDIATE SUPPORTS.
- PANEL SUPPORTS AT 24 INCHES (610 mm). CASING OR FINISH NAILS SPACED 6 INCHES (152 mm) ON PANEL EDGES, 12 INCHES (305 mm) AT INTERMEDIATE SUPPORTS.

SPECIAL INSPECTIONS:

CONCRETE SPECIAL INSPECTIONS ARE NOT REQUIRED PER CBC SECTION 1704.4, EXCEPTION 2.2.3. STRUCTURAL DESIGN OF FOOTINGS HAS BEEN BASED ON A COMPRESSIVE STRENGTH NO GREATER THAN 2500 PSI, REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE CONSTRUCTION DOCUMENTS.

ABBREVIATIONS:

&	AND	KIPS	KILOPOUNDS (1,000 POUNDS)
@	AT	KO	KNOCK OUT
C	CENTER LINE	LB	POUND
P	PLATE, PROPERTY LINE	LB	LAG BOLT
AB	ANCHOR BOLT	LF	LINEAR FOOT
ADJ	ADJACENT	LG	LONG
AFF	ABOVE FINISH FLOOR	LL	LIVE LOAD
ARCH	ARCHITECTURAL	LLH	LONG LEG HORIZONTAL
BD	BOARD	LLV	LONG LEG VERTICAL
BLDG	BUILDING	LS	LAG SCREW
BLK	BLOCK	LT	LIGHT
BLKG	BLOCKING	MAS	MASONRY
BLW	BELOW	MAT	MATERIAL
BM	BEAM	MAX	MAXIMUM
BN	BOUNDARY NAIL	MB	MACHINE BOLT
(B) OR BOT	BOTTOM	MECH	MECHANICAL
BRG	BEARING	MEZZ	MEZZANINE
BS	BOTH SIDES	MIN	MINIMUM
BTWN	BETWEEN	MH	MANHOLE
CB	CARRIAGE BOLT	MANUF	MANUFACTURER
CF	CUBIC FOOT	MTL	METAL
CHAM	CHAMFER	(N)	NEW
CI	CAST-IRON	NS	NEAR SIDE
CIP	CAST-IN-PLACE	NIC	NOT IN CONTRACT
CJ	CONSTRUCTION JOINT	NOM	NOMINAL
CJP	COMPLETE JOINT PENETRATION	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CLK	CAULK	OD	OUTSIDE DIAMETER
CLKG	CAULKING	OH	OPPOSITE HAND
CLR	CLEAR	OPNG	OPENING
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
CNTR	CENTER	OWJ	OPEN WEB JOIST
COL	COLUMN	PC	PRECAST
CONC	CONCRETE	PERP	PERPENDICULAR
CONN	CONNECTION	PLYWD	PLYWOOD
CONT	CONTINUOUS	PNL	PANEL
CSK	COUNTERSINK	PREFAB	PREFABRICATED
d	PENNY	PSF	POUNDS PER SQUARE FOOT
DBL	DOUBLE	PSI	POUNDS PER SQUARE INCHES
DEP	DEPRESSED	PT	POINT
DET	DETAIL	PT	PRESSURE TREATED
DF	DOUGLAS FIR	PVC	POLYVINYL CHLORIDE
DFL	DOUGLAS FIR/LARCH	RAD	RADIUS
DIA	DIAMETER	RD	ROUGH OPENING
DIAG	DIAGONAL	RO	ROUGH SAWN
DIM	DIMENSION	REF	REFERENCE
DL	DEAD LOAD	REIN	REINFORCED / REINFORCING
DN	DOWN	REQD	REQUIRED
DIV	DIVISION	REV	REVISION
DR	DOOR	RF	ROOF
DWG	DRAWING	RFTR	RAFTER
DWL	DOWEL	RH	ROOF HATCH
(E)	EXISTING	RM	ROOM
EA	EACH	RS	ROUGH OPENING
EAF	EACH FACE	RO	ROUGH SAWN
EJ	EXPANSION JOINT	SCHED	SCHEDULE
EL	ELEVATION	SECT	SECTION
ELEV	ELEVATOR	SF	SQUARE FOOT
EMBED	EMBEDMENT	SHT	SHEET
EN	EDGE NAIL	SHTG	SHEATHING
EQ	EQUAL	SIM	SIMILAR
EQUIP	EQUIPMENT	SMS	SHEET METAL SCREW
ES	EACH SIDE	SOG	SLAB ON GRADE
EW	EACH WAY	SPEC	SPECIFICATION
EXP	EXPANSION	SQ	SQUARE
EXT	EXTERIOR	SS	STAINLESS STEEL
FDD	FLOOR DRAIN	STGR	STAGGERED
FDN	FOUNDATION	STD	STANDARD
FF	FINISH FLOOR	STIFF	STIFFENER
FIN	FINISH	STL	STEEL
FLR	FLOOR	STRUCT	STRUCTURAL
FN	FIELD NAIL	STS	SELF TAPPING SCREW
FO	FACE OF	SYM	SYMMETRICAL
FRMG	FRAMING	SYS	SYSTEM
FS	FAR SIDE	T&B	TOP AND BOTTOM
FT	FEET / FOOT	T&G	TONGUE AND GROOVE
FTG	FOOTING	TEMP	TEMPORARY
GA	GALVE	THK	THICK
GALV	GALVANIZED	THKND	THICKENED
GI	GALVANIZED IRON	THRU	THROUGH
GLB	GLU-LAMINATED BEAM	TL	TOTAL LOAD
GRD	GRADE	T.O.	TOP OF
GYP	GYPNUM	TSG	TAPERED STEEL GIRDER
HD	HOLDOWN	TYP	TYPICAL
HDR	HEADER	UN	UNLESS OTHERWISE NOTED
HGR	HANGER	VERT	VERTICAL
HORIZ	HORIZONTAL	V.I.F	VERIFY IN FIELD
HRD	HARD	W/	WITH
HSB	HIGH STRENGTH BOLT	W/O	WITHOUT
HT	HEIGHT	WCJ	WOOD CONTROL JOINT
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	WD	WOOD
IN	INCH	WIN	WINDOW
INSP	INSPECTION / INSPECTOR	WP	WATERPROOF / WORK POINT
INT	INTERIOR	WPJ	WEAKENED PLANE JOINT
JST	JOIST	WT	WEIGHT
JT	JOINT	WWF	WELDED WIRE FABRIC
		WWM	WELDED WIRE MESH

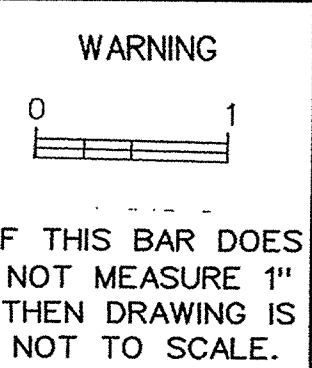
S1.1

14983 OLD MILKY WAY

PLANS FOR THE CONSTRUCTION OF
14983 OLD MILKY WAY
ABBREVIATIONS & NOTES

CITY OF SAN DIEGO, CALIFORNIA PUBLIC UTILITIES DEPARTMENT		WATER WBS	0-00000
SHEET OF -- SHEETS		SEWER WBS	0-00000
APPROVED BY: <i>Simon Wong</i>	DATE: 8/1/12	DESIGNED BY: <i>Anna Bachmann</i>	
FOR CITY ENGINEER		PROJECT MANAGER	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	XX/XX		
CONTRACTOR	DATE STARTED		
INSPECTOR	DATE COMPLETED		
			36885-6-D

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.



CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT



CONSULTANT

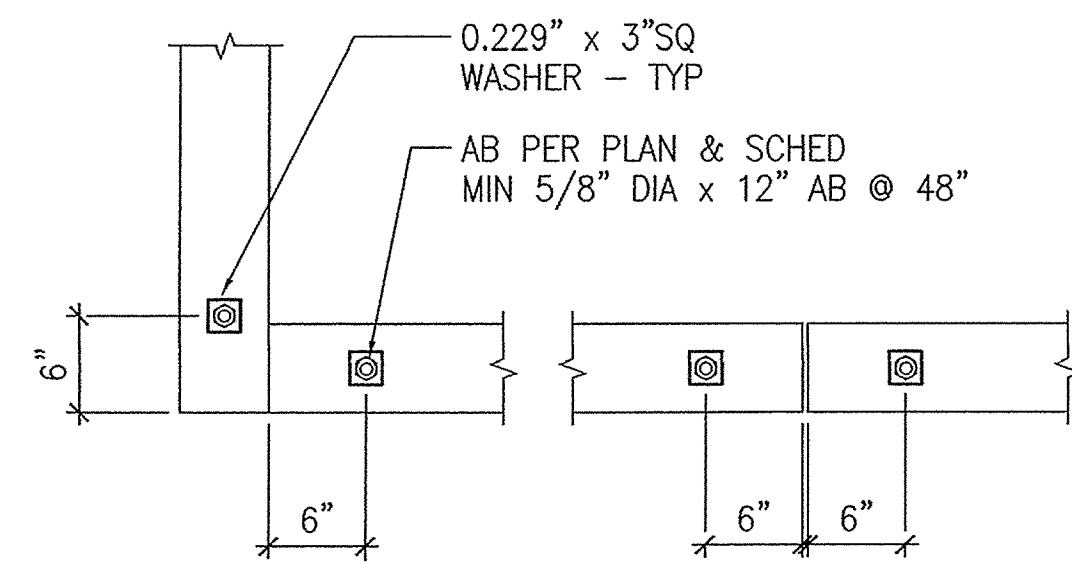
SIMON WONG ENGINEERING

9968 Hibert Street, Suite 202
San Diego, CA 92131

Tel. (858) 566-3113
Fax. (858) 566-6844

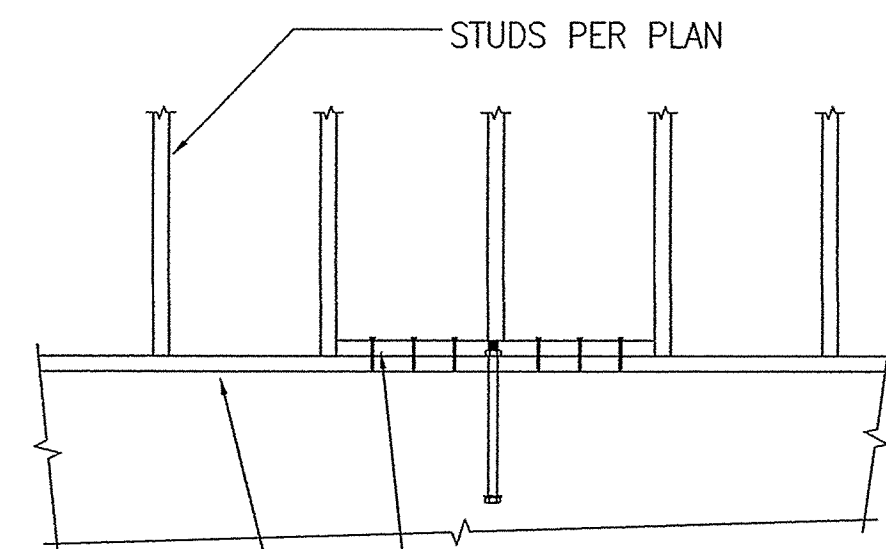


C:\CADD\177-Brown & Caladrelli\65 - San Pasqual houses City of San Diego Water\14983 OLD MILKY WAY\S1.1-14983 Old Milky Way NOTES.dwg
Date: May 16, 2012 - 2:04pm
SCALE: 1/32
CFR:file

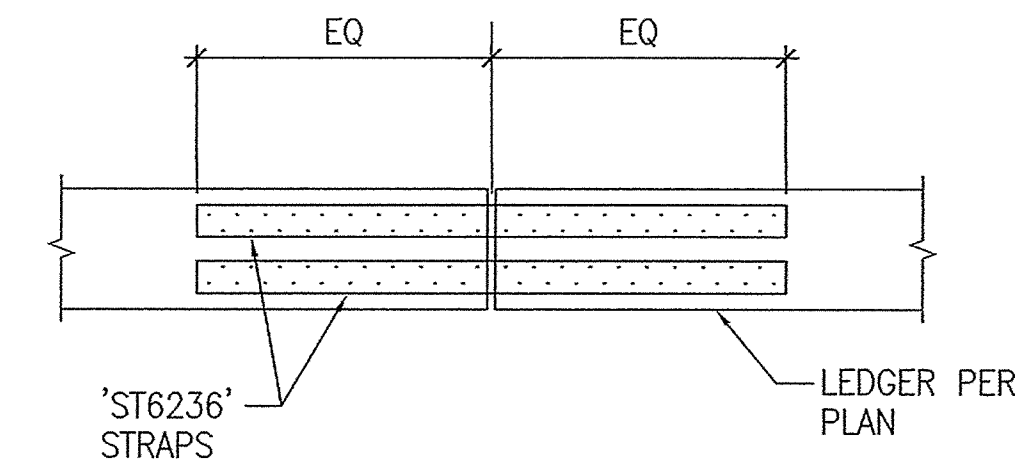
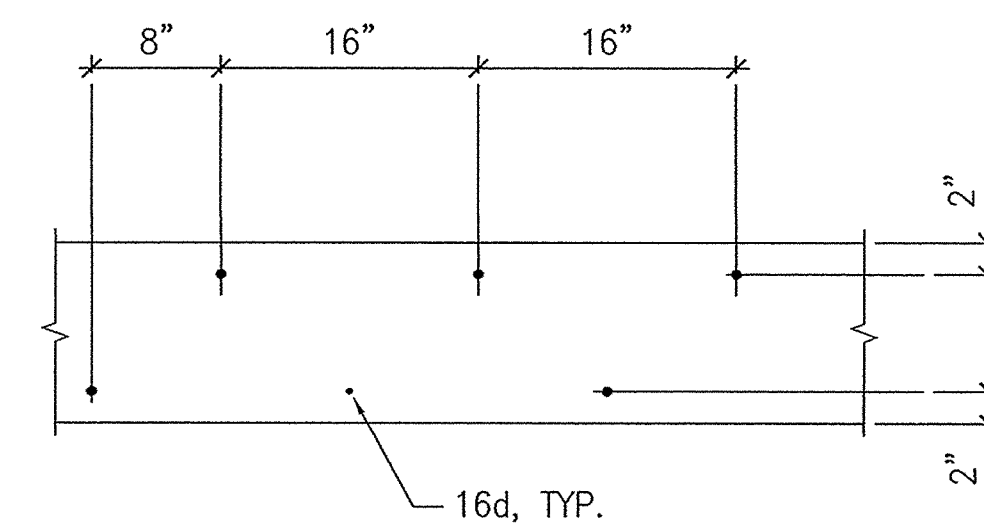


NOTES:

- WHERE STUD AND AB INTERFERENCE OCCURS PROVIDE SCAB PER $\frac{2}{-}$
- MINIMUM (2) AB PER $\frac{2}{-}$



2x SCAB x 2'-6"± LONG W/ (4) 16d EA END. PREDRILL 1 1/2" DIA HOLE FOR AB & 5" DIA x 3/8" DEEP HOLE FOR WASHER
SILL PLATE PRESSURE TREATED



NOTE:
FILL ALL HOLES WITH NAILS

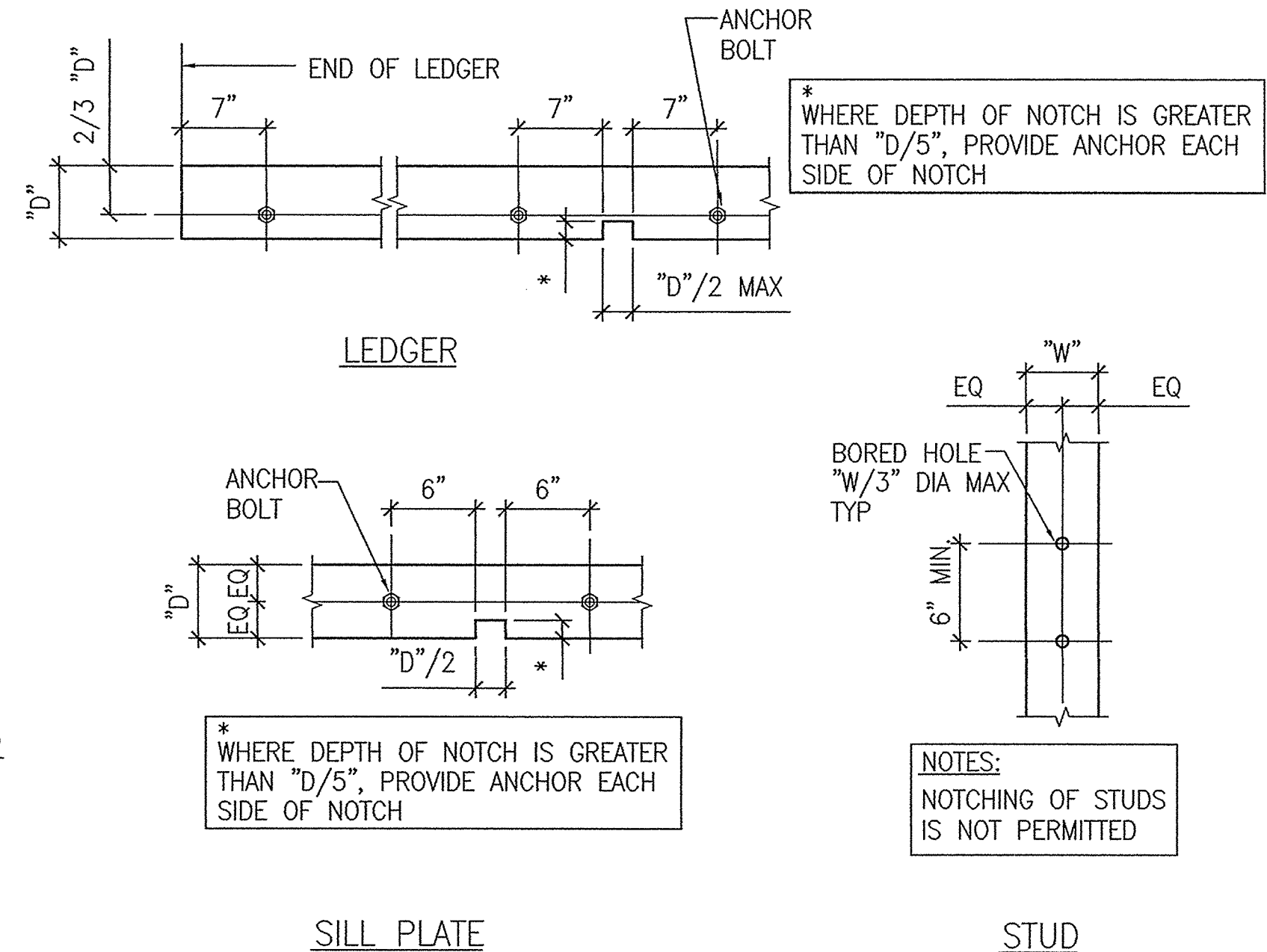
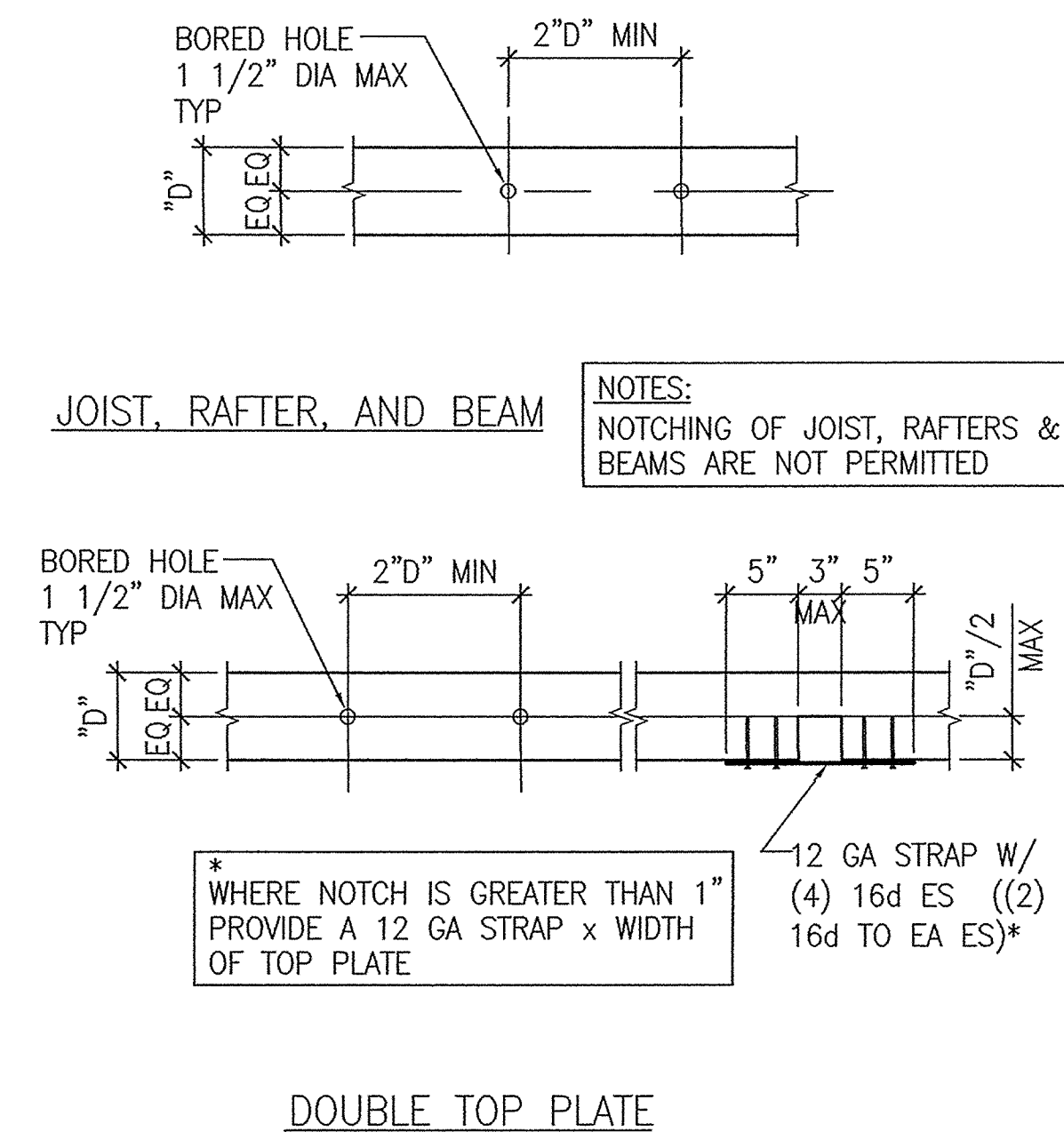
TYPICAL SILL BOLT LAYOUT

1 TYPICAL SCAB AT STUD OVER BOLT

2 TYPICAL DBL JOIST NAILING

3 TYPICAL LEDGER SPLICE

4



SPLICE	FASTENER	LOAD (lbs)
A	8-16d	1138
B	10-16d	1423
C	12-16d	1707
D	14-16d	1992
E	16-16d	2276
F ⁽¹⁾	20-16d	2846
G ⁽¹⁾	24-16d	3414
H ⁽¹⁾	28-16d	3984
I ⁽¹⁾	32-16d	4552
J ⁽¹⁾	72-16d	10244
K	2- 5/8" M.B.	1570
L	3- 5/8" M.B.	2350
M	2- 3/4" M.B.	1889
N	3- 3/4" M.B.	2833
O	4- 3/4" M.B.	3777

(1) REQUIRES GREATER THAN 4'-0" LAP SPLICES

TYPICAL NOTCHING

5 TYPICAL TOP PLATE SPLICE

6

S1.3

**PLANS FOR THE CONSTRUCTION OF
14983 OLD MILKY WAY
TYPICAL DETAILS**

CITY OF SAN DIEGO, CALIFORNIA PUBLIC UTILITIES DEPARTMENT SHEET -- OF -- SHEETS		WATER WBS 0-00000 SEWER WBS 0-00000
APPROVED FOR CITY ENGINEER: <i>[Signature]</i> DATE: 8/1/12		DESIGNED BY: <i>[Signature]</i> PROJECT MANAGER
DESCRIPTION	BY	APPROVED
ORIGINAL	xx/xx	
DATE		
FILMED		
CONTRACTOR		DATE STARTED
INSPECTOR		DATE COMPLETED
		36885-8-D

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT**



CONSULTANT

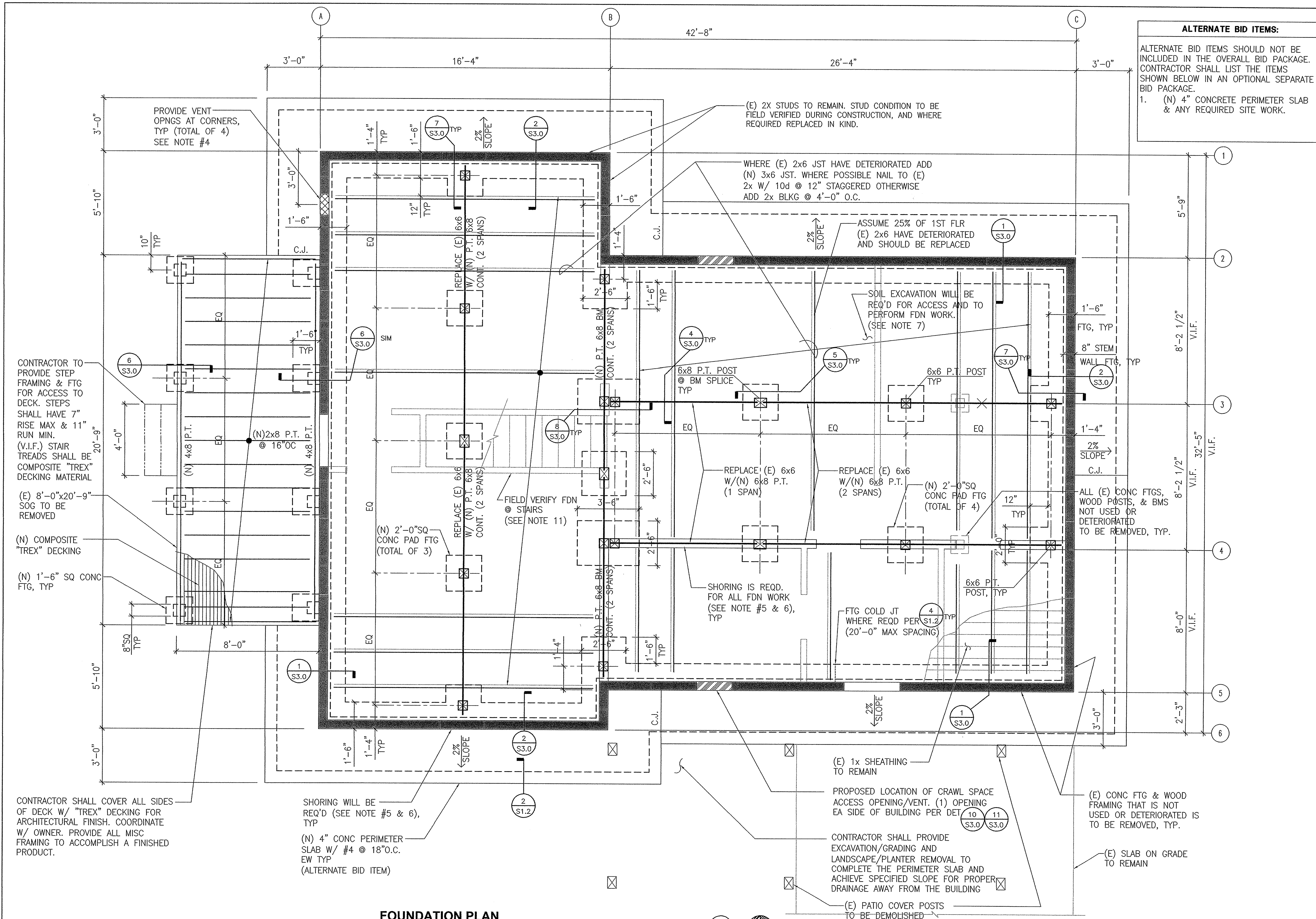
SIMON WONG ENGINEERING

9968 Hibert Street, Suite 202
San Diego, CA 92131

Tel. (858) 566-3113
Fax. (858) 566-6844



14983 OLD MILKY WAY



ALTERNATE BID ITEMS:
 ALTERNATE BID ITEMS SHOULD NOT BE INCLUDED IN THE OVERALL BID PACKAGE. CONTRACTOR SHALL LIST THE ITEMS SHOWN BELOW IN AN OPTIONAL SEPARATE BID PACKAGE.
 1. (N) 4" CONCRETE PERIMETER SLAB & ANY REQUIRED SITE WORK.

- CONSTRUCTION NOTES:**
- WHERE PORTIONS OF THE EXISTING STRUCTURE ARE TO BE REMOVED OR DEMOLISHED, CONTRACTOR SHALL AVOID DAMAGING THE EXISTING STRUCTURE TO REMAIN.
 - CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL LUMBER, CONCRETE, AND CONSTRUCTION MATERIALS THAT ARE DEMOLISHED DURING THE DURATION OF THE PROJECT.
 - THIS DWELLING WILL BE OCCUPIED BY THE TENANTS DURING CONSTRUCTION THEREFORE ACCESS TO & FROM THE BUILDING SHALL BE MAINTAINED AT ALL TIMES.
 - OPENINGS FOR UNDER FLOOR VENTILATION ARE REQUIRED AND SHALL HAVE A MINIMUM OF 1 SQ FT NET AREA OF VENT FOR EVERY 150 SQ FT OF UNDER FLOOR SPACE. CONTRACTOR SHALL PROVIDE (4) 5/8x14" VENTS AND (2) 18x24" VENTS MIN. VERIFY PROPOSED VENT LOCATIONS WITH STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR ANY WORK REQUIRED TO JACK UP AND SUPPORT OR RAISE BUILDING IF REQUIRED IN ORDER TO INSTALL NEW FIRST FLOOR FRAMING AND PERFORM THE FOUNDATION WORK.
 - CONTRACTOR SHALL PROVIDE SHORING AT THE EXISTING FLOOR WHEN INSTALLING NEW BEAMS & FOUNDATION. CONTRACTOR SHALL LEVEL THE FLOOR FRAMING WHERE REQD AND VERIFY THE FLOOR IS LEVEL AFTER THE COMPLETION OF ALL FOUNDATION WORK.
 - CONTRACTOR IS RESPONSIBLE FOR THE EXCAVATION OF SOIL IN ORDER TO PERFORM ANY WORK DURING THE DURATION OF THIS PROJECT. EXCESS SOIL EXCAVATED WILL BE REMOVED FROM SITE AT THE END OF THE PROJECT.
 - ALL WOOD FRAMING MEMBERS AT THE FOUNDATION SHALL BE PRESSURE TREATED. ALL CONNECTORS, HARDWARE, AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER ASTM A153 AND ASTM B695 (CLASS 55). 4x BEAMS AND FLOOR JOISTS SHALL BE DFL NO.1 & BETTER, UON.
 - CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGING ANY EXISTING PLUMBING, ELECTRICAL, OR UTILITIES WHEN JACKING UP THE STRUCTURE AND PERFORMING FOUNDATION WORK.
 - CONTRACTOR SHALL FIELD VERIFY FOUNDATION AT STAIRS WELL WALLS. IF REQUIRED PROVIDE NEW 6x6 BEAM & CONCRETE PAD FOUNDATION SIMILAR TO OTHERS.
 - CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE THE LOCATION OF THE EXISTING SEPTIC TANK AND PIPING TO AVOID DAMAGE. FIELD VERIFY THE LOCATION OF THE EXISTING SEPTIC SYSTEM PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE REROUTING OF ANY EXISTING PLUMBING OR ELECTRICAL PIPING/CONDUITS ETC. IN ORDER TO PERFORM THE WORK SHOWN ON THE DRAWINGS.
 - WHERE (E) SIDING IS REMOVED AND REPLACED OR (N) SIDING IS ADDED DURING CONSTRUCTION, PROVIDE FELT PAPER BACKING AT (N) SIDING. (N) SIDING AND FINISHES TO MATCH EXISTING.

FOUNDATION PLAN

SCALE: 3/8"=1'-0"

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
 0 1
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
 PUBLIC UTILITIES DEPARTMENT**



CONSULTANT

SIMON WONG ENGINEERING

9988 Hibert Street, Suite 202
 San Diego, CA 92131

Tel. (858) 566-3113
 Fax. (858) 566-6944



**PLANS FOR THE CONSTRUCTION OF
 14983 OLD MILKY WAY
 FOUNDATION PLAN**

**CITY OF SAN DIEGO, CALIFORNIA
 PUBLIC UTILITIES DEPARTMENT**

SHEET -- OF -- SHEETS

APPROVED: *James DePina* 8/1/12
 FOR CITY ENGINEER DATE

DESIGNER: *Simon Wong*
 PROJECT MANAGER

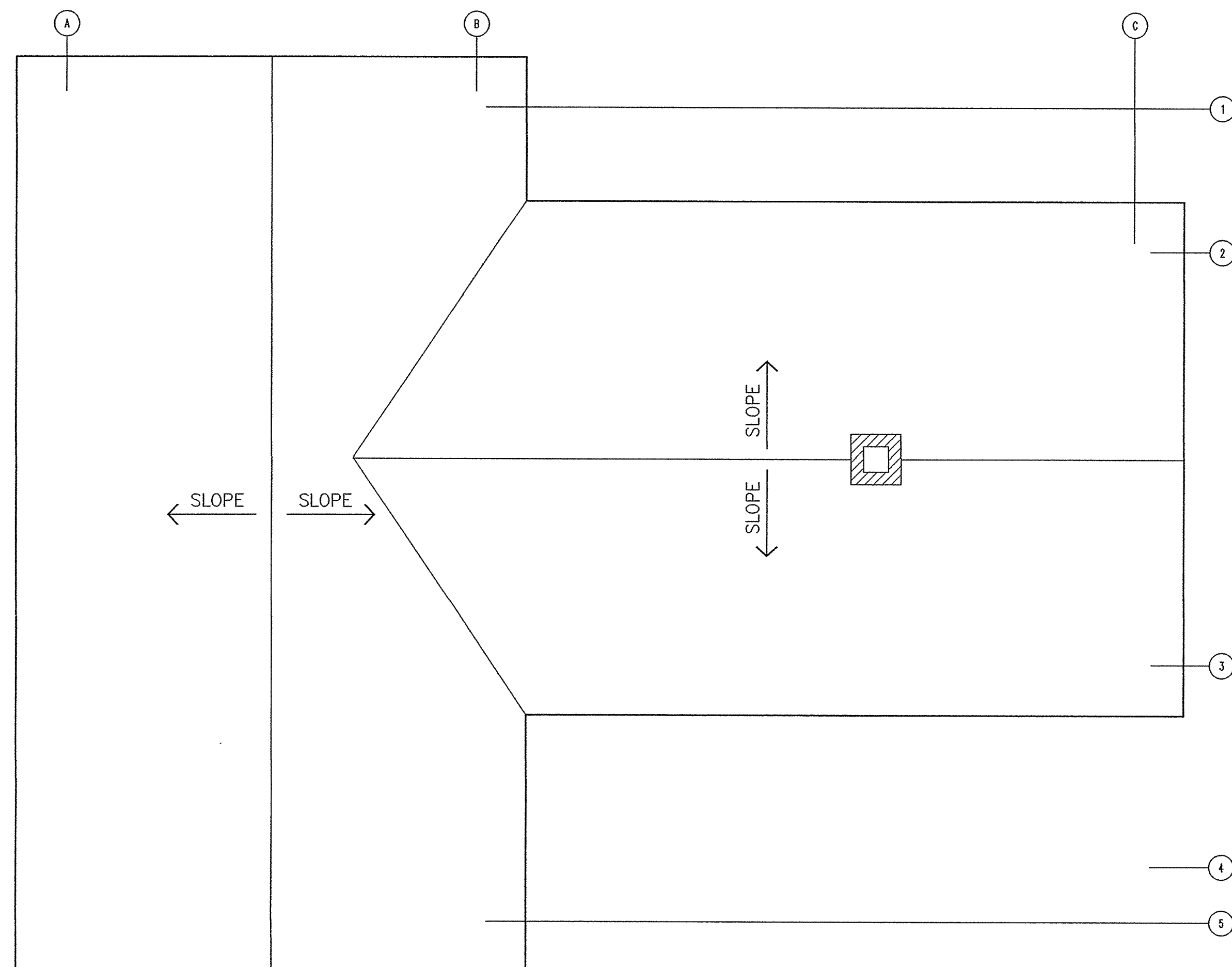
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	xx/xx			

CONTRACTOR: _____ DATE STARTED: _____
 INSPECTOR: _____ DATE COMPLETED: _____

36885-9-D

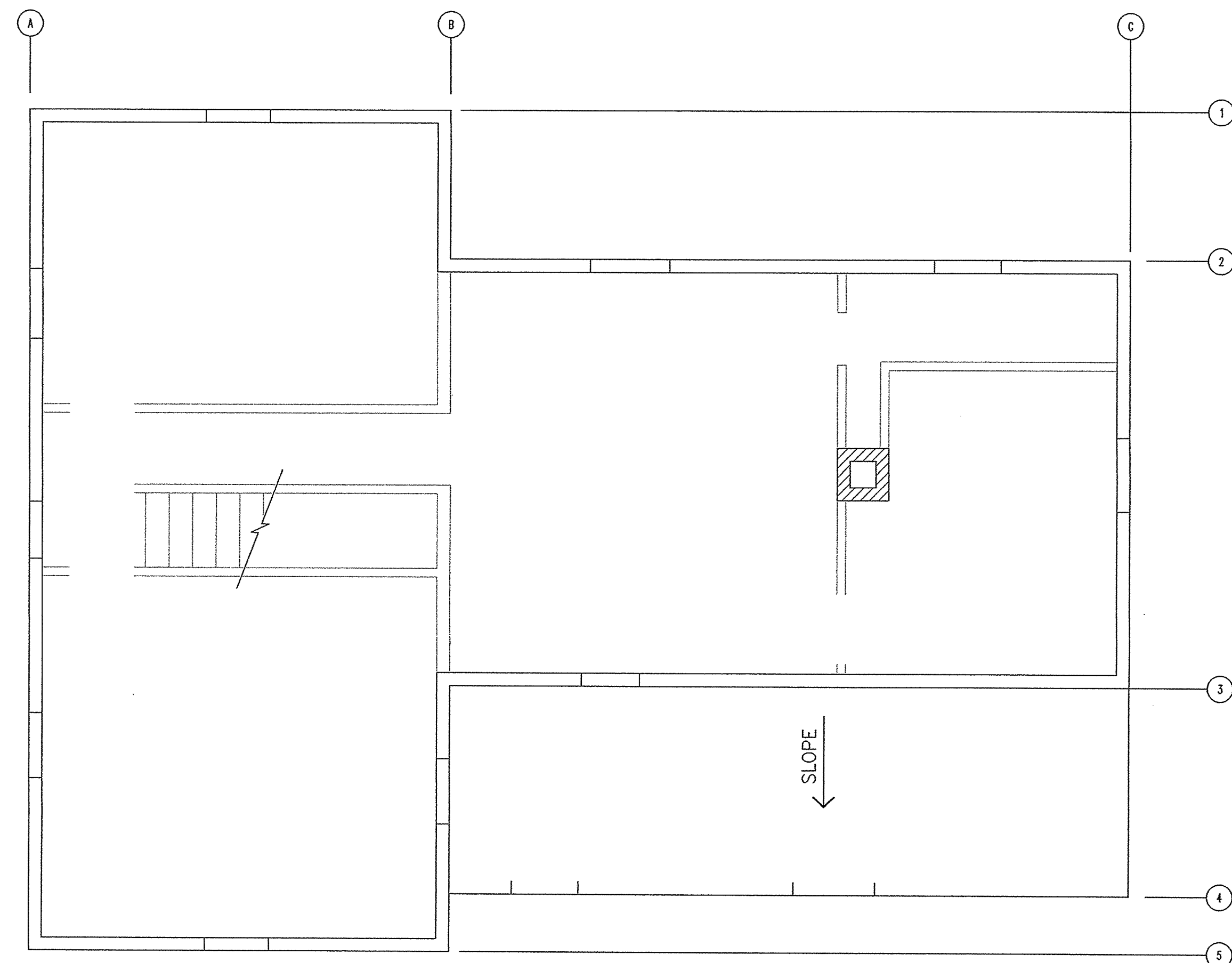
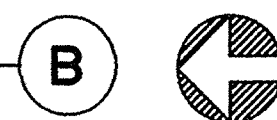
14983 OLD MILKY WAY S2.0

C:\CADD\177-Brown & Caldwell\65 - San Pasqual houses City of San Diego Water\14983 OLD MILKY WAY\S2.0-14983 Old Milky Way FDN PLAN.dwg
 Date: May 16, 2012 - 2:11pm
 SCALE: 3/8" = 1'-0" (P)R:rls



ROOF PLAN

SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



NOTE:

1) PER THESE CONSTRUCTION DOCUMENTS, NO WORK IS TO BE PERFORMED AT THE SECOND FLOOR OR ROOF LEVELS. FLOOR AND ROOF PLANS HAVE BEEN PROVIDED FOR REFERENCE ONLY.

S2.1

14983 OLD MILKY WAY

PLANS FOR THE CONSTRUCTION OF
14983 OLD MILKY WAY
2ND FLOOR AND ROOF PLAN

CITY OF SAN DIEGO, CALIFORNIA PUBLIC UTILITIES DEPARTMENT SHEET -- OF -- SHEETS		WATER WBS 0-00000 SEWER WBS 0-00000
APPROVED BY: <i>Simon Wong</i> FOR CITY ENGINEER	DATE: 8/1/12	SUBMITTED BY: <i>Mark Robinson</i> PROJECT MANAGER
DESCRIPTION	BY	APPROVED
ORIGINAL	XX/XX	
		DATE
		FILMED
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	
		36885-10-D

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT



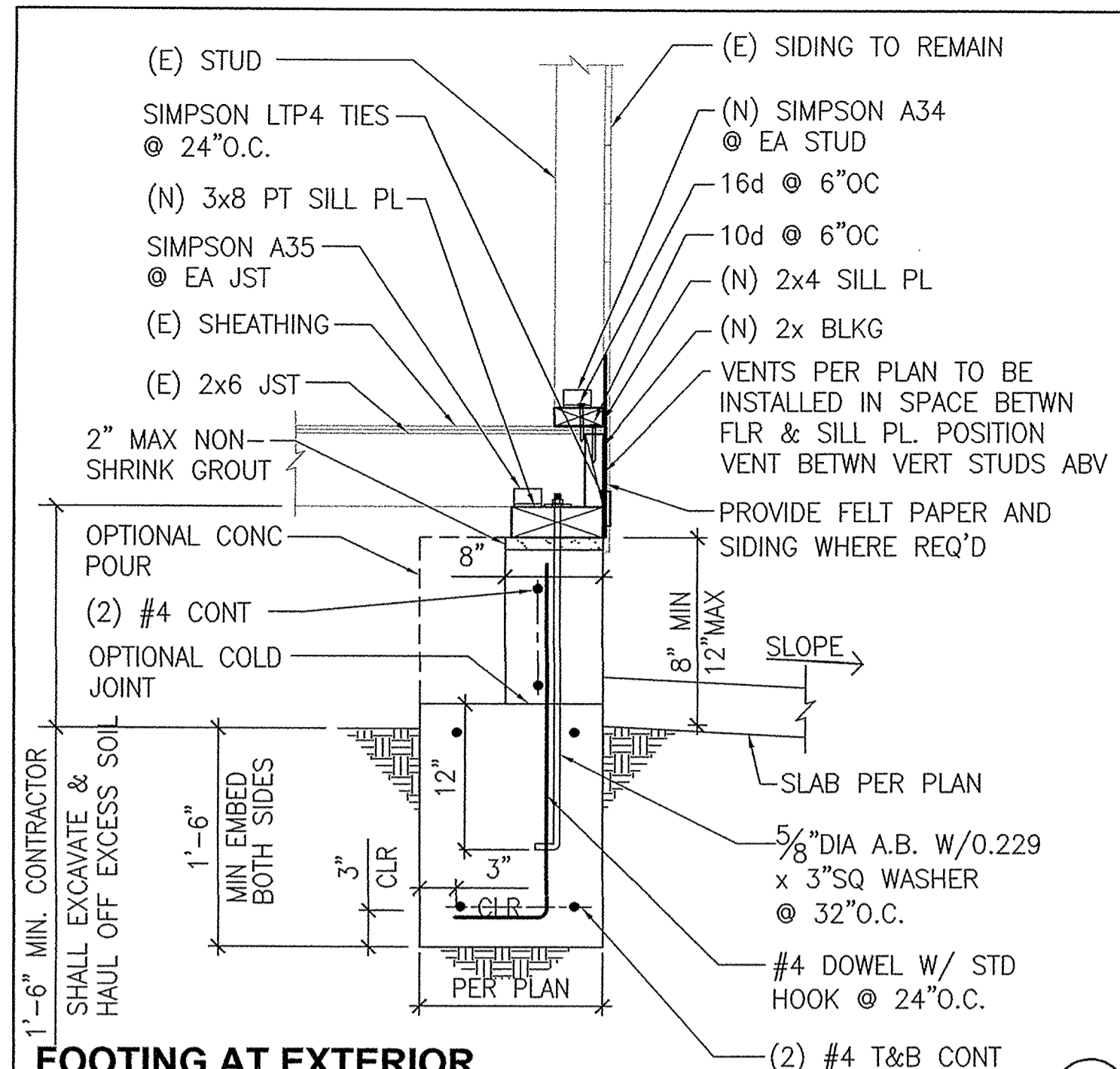
CONSULTANT

SIMON WONG ENGINEERING

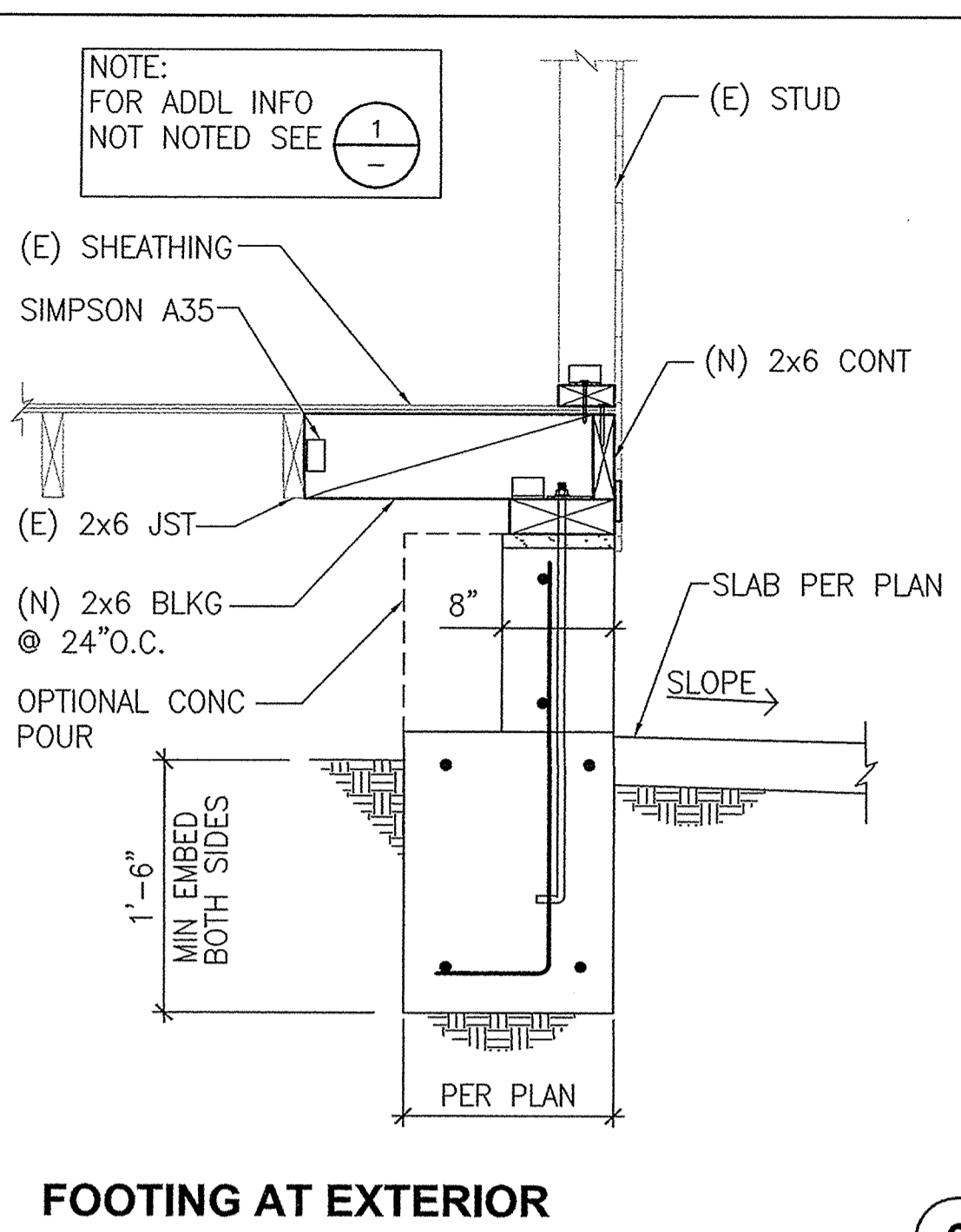
9968 Hibert Street, Suite 202
San Diego, CA 92131

Tel. (858) 566-3113
Fax. (858) 566-6844

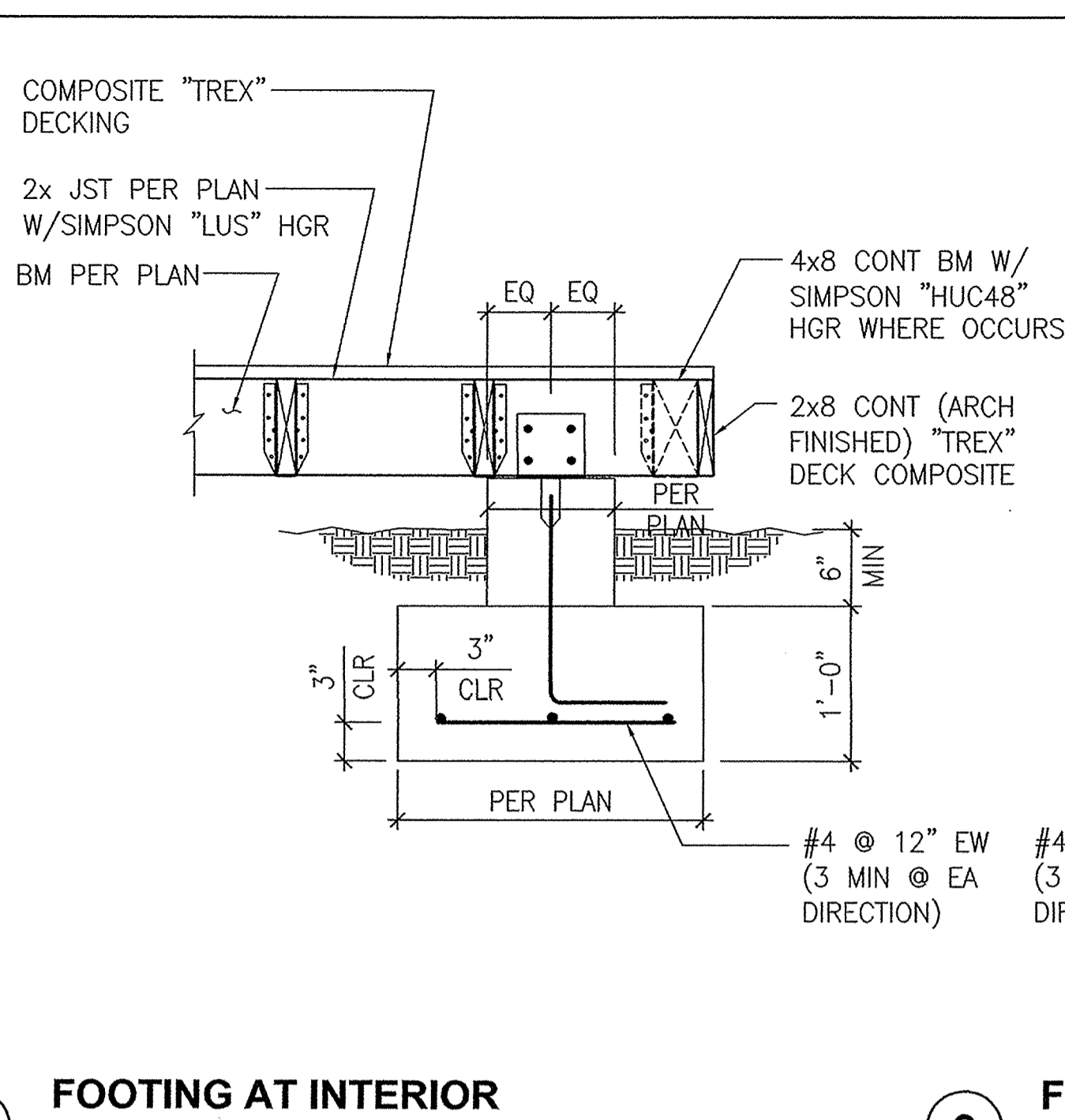




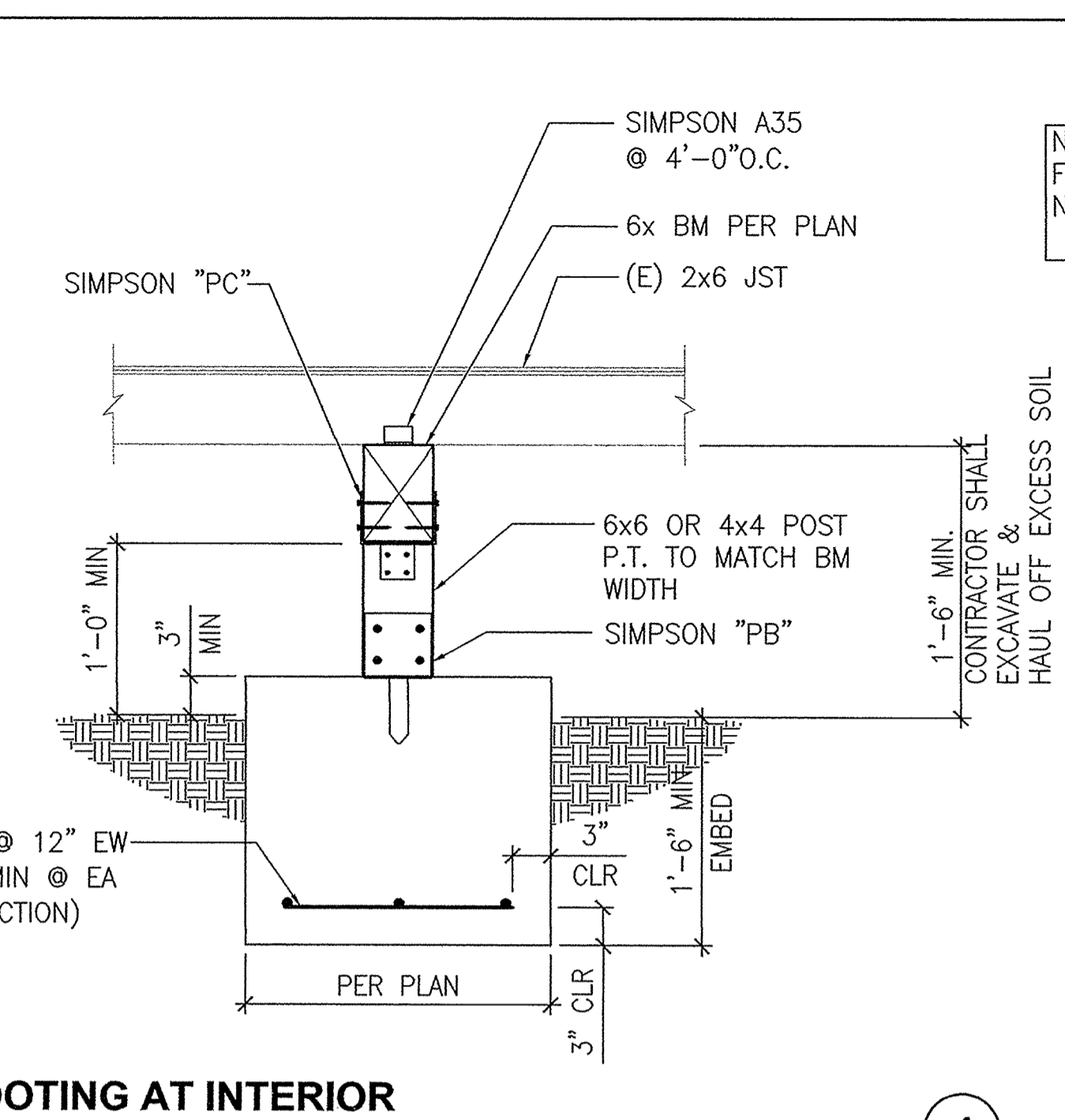
FOOTING AT EXTERIOR 1
SCALE: 1"=1'-0" TYP UON



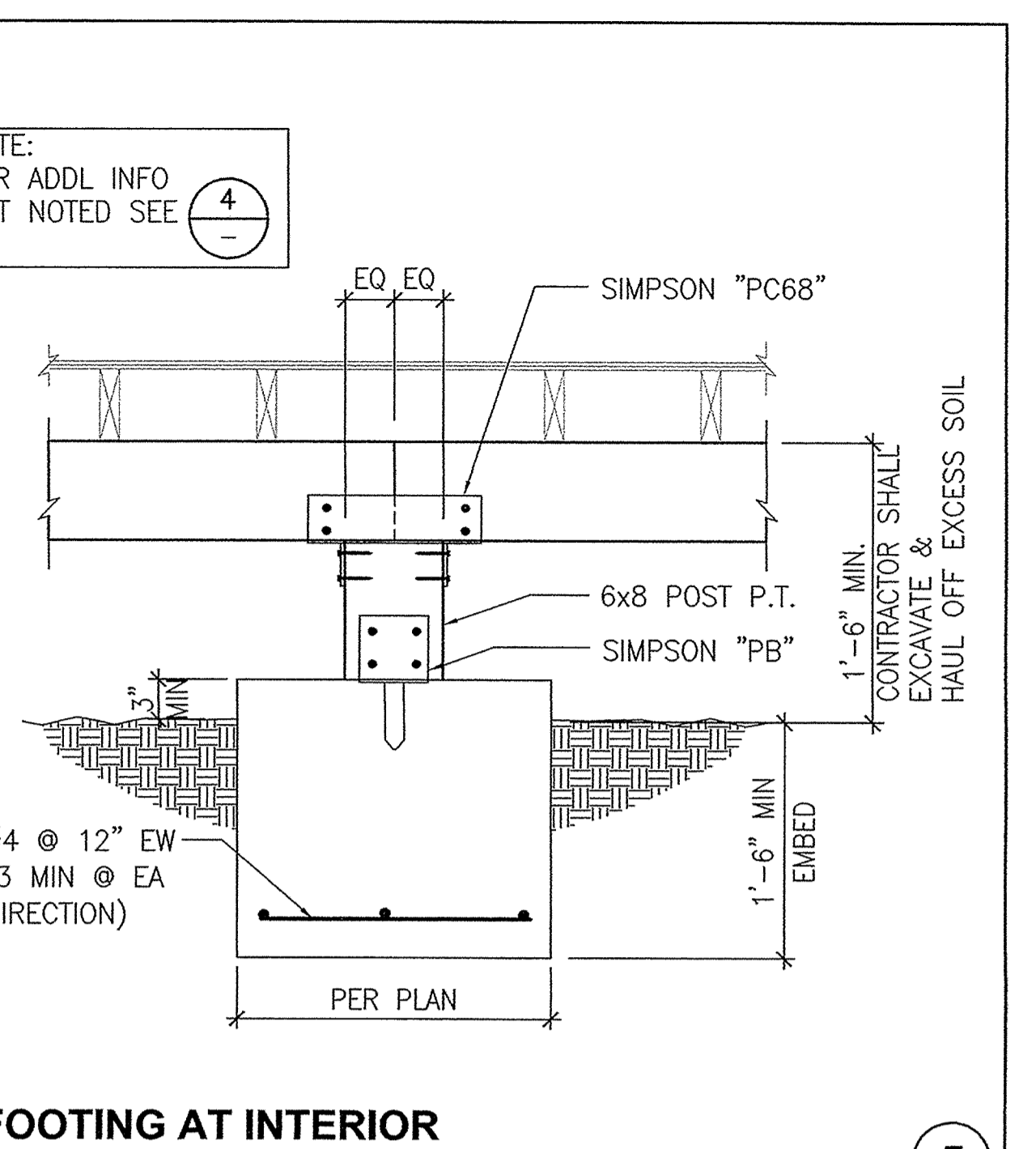
FOOTING AT EXTERIOR 2



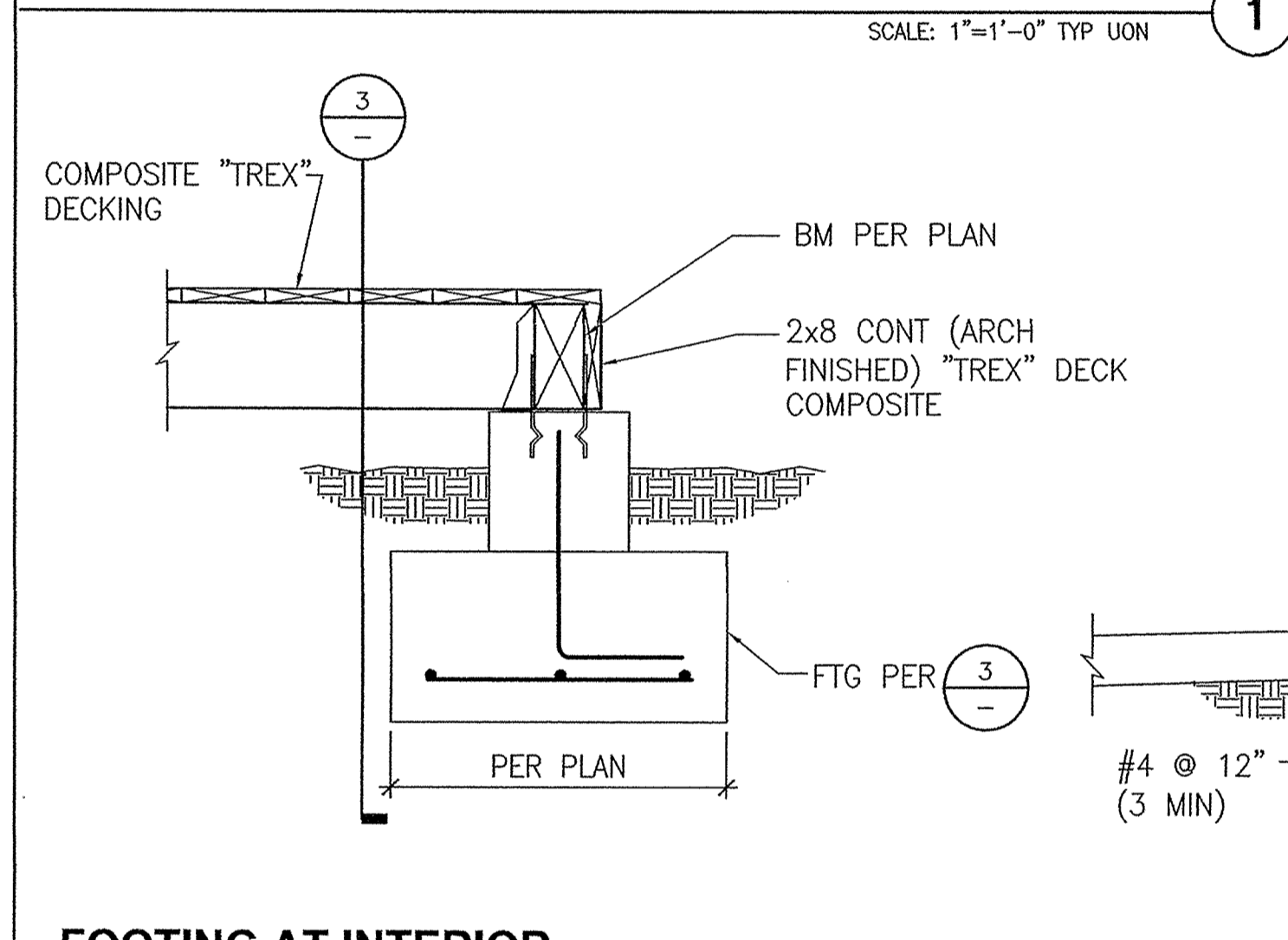
FOOTING AT INTERIOR 3



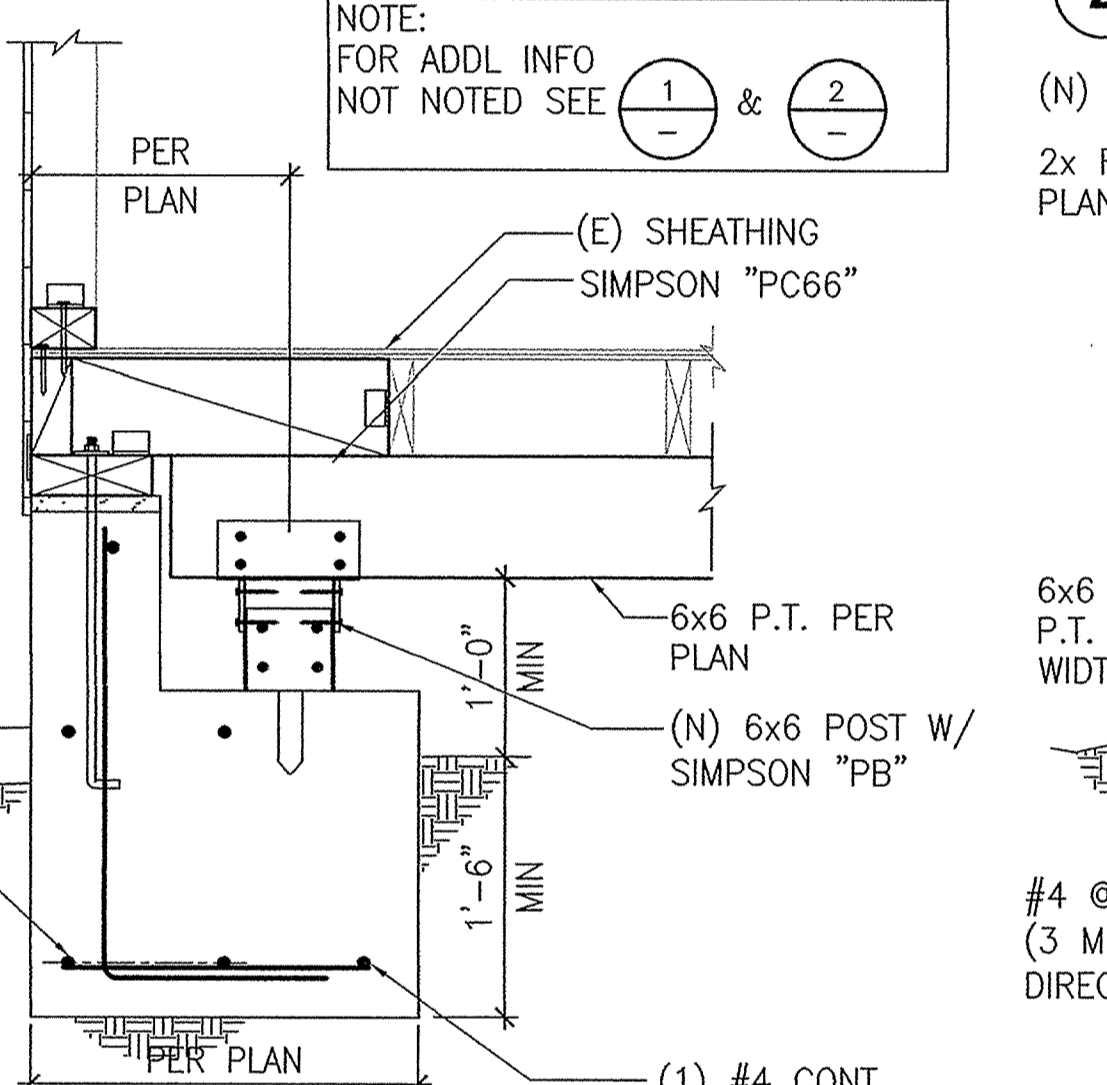
FOOTING AT INTERIOR 4



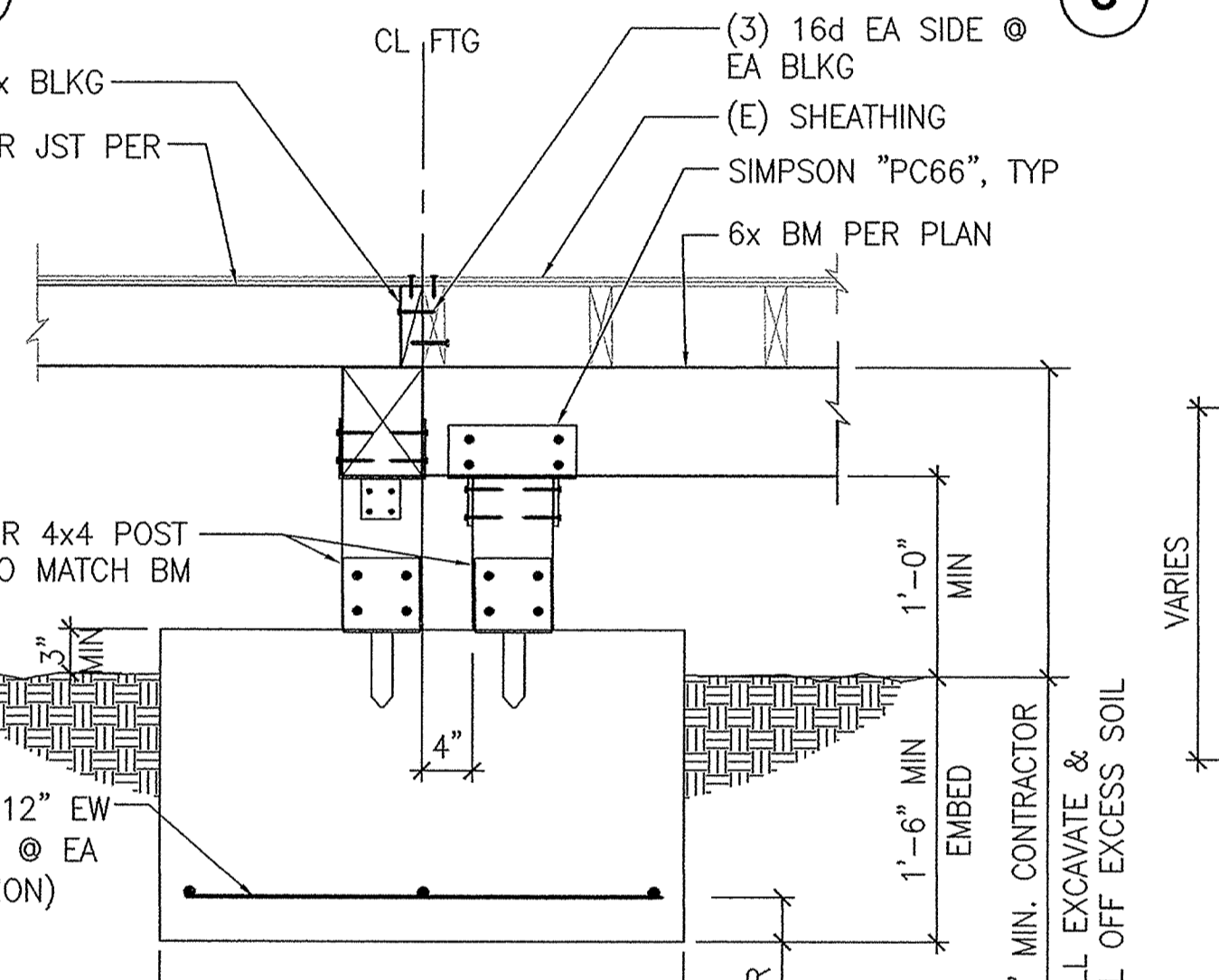
FOOTING AT INTERIOR 5



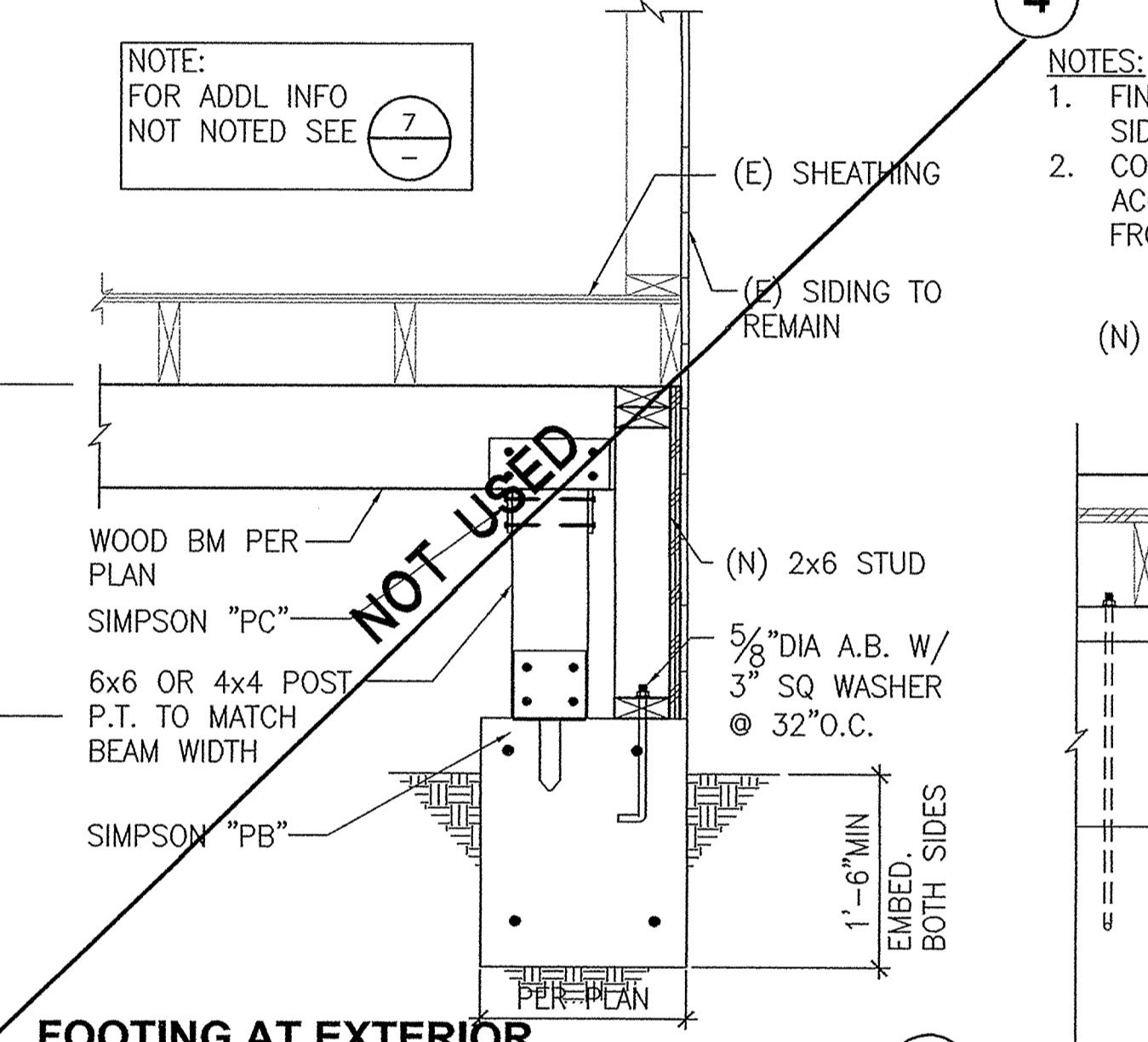
FOOTING AT INTERIOR 6



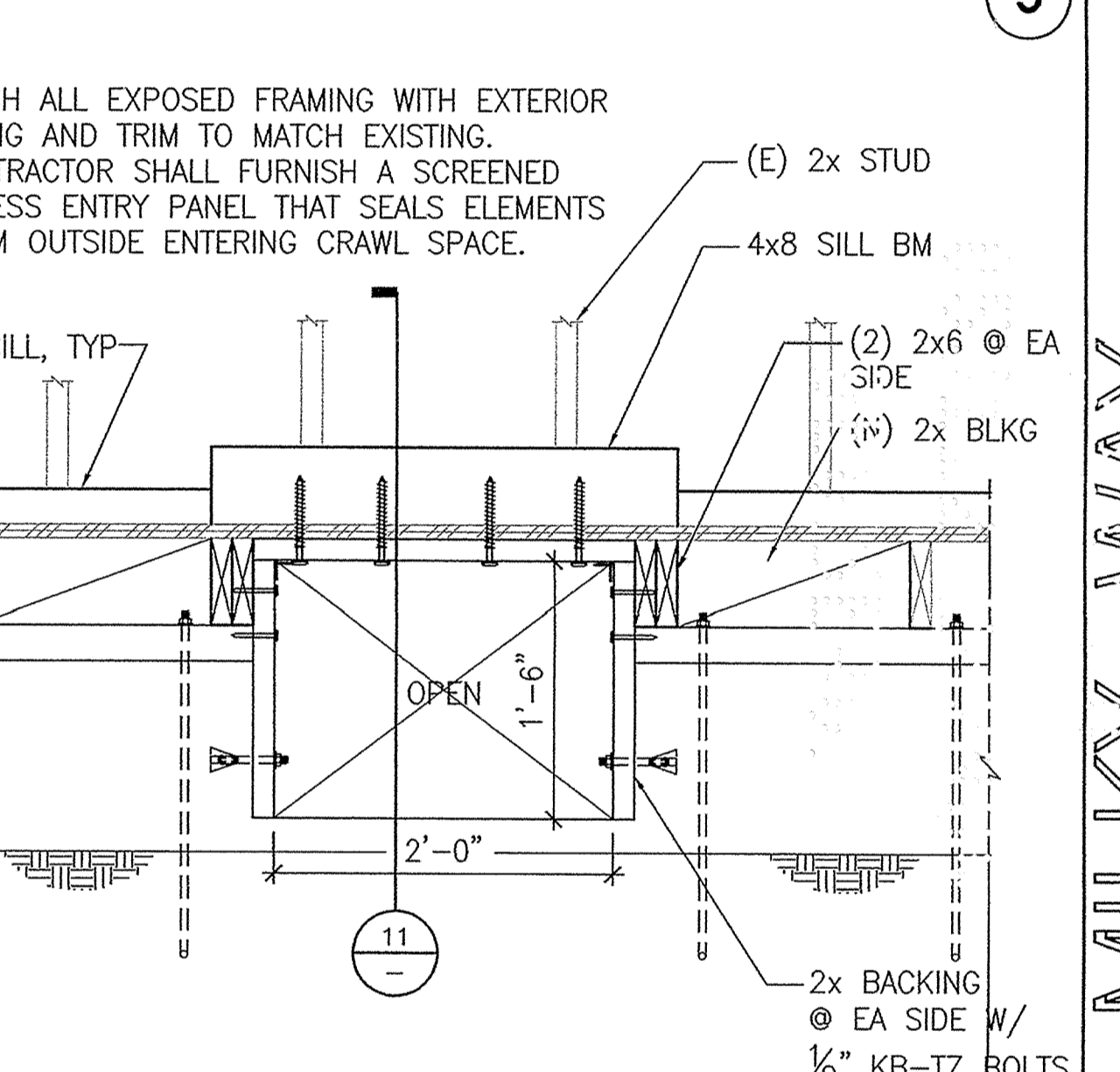
FOOTING AT EXTERIOR 7



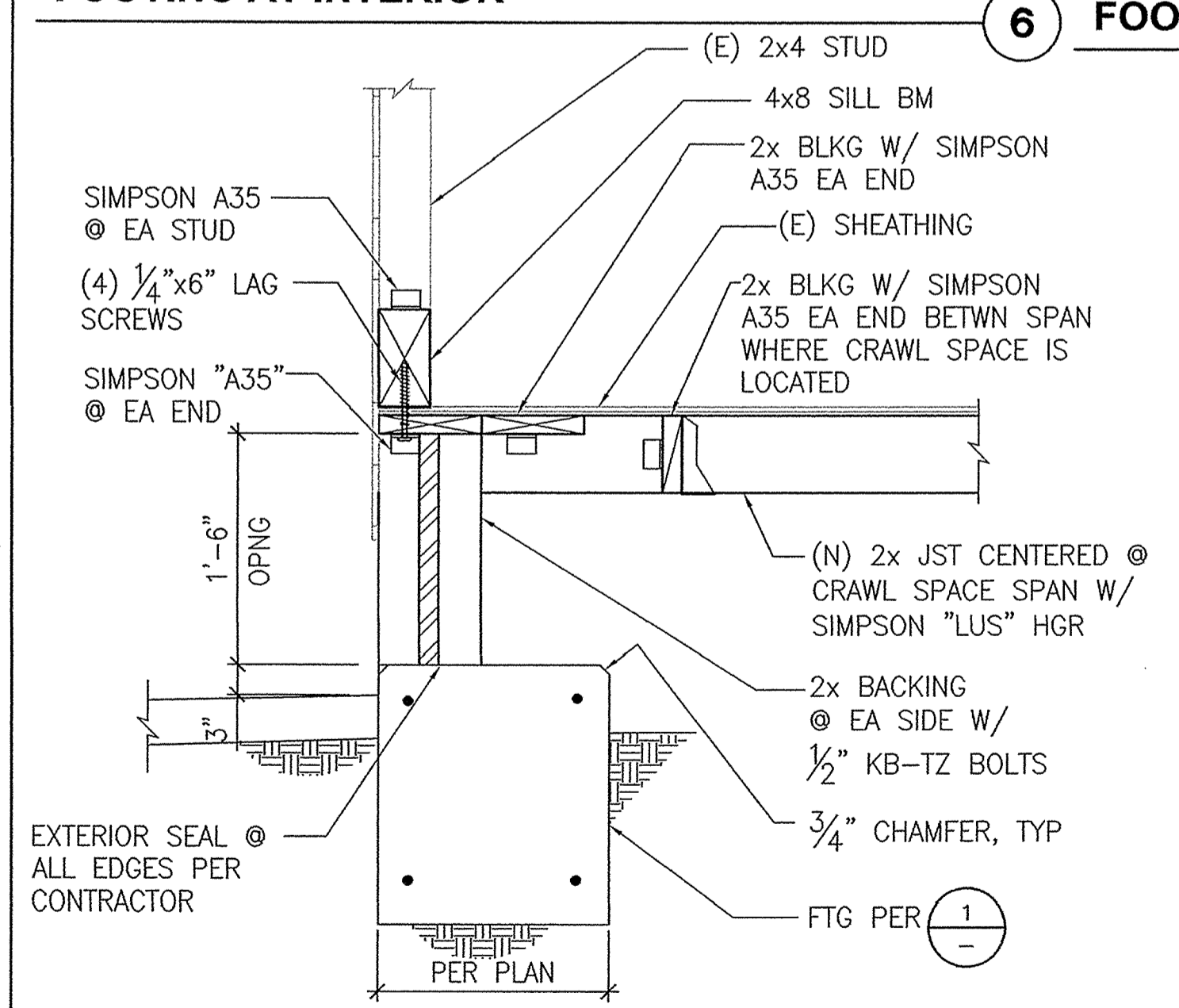
FOOTING AT INTERIOR 8



FOOTING AT EXTERIOR 9



CRAWL SPACE ACCESS OPENING DETAIL 10



CRAWL SPACE ACCESS OPENING DETAIL 11

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
0 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT**



CONSULTANT
SIMON WONG ENGINEERING
9968 Hibert Street, Suite 202
San Diego, CA 92131
Tel. (858) 566-3113
Fax. (858) 566-8844



**PLANS FOR THE CONSTRUCTION OF
14983 OLD MILKY WAY
STRUCTURAL DETAILS**

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC UTILITIES DEPARTMENT
SHEET -- OF -- SHEETS

APPROVED: *[Signature]* 3/1/12
FOR CITY-ENGINEER DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	xx/xx			

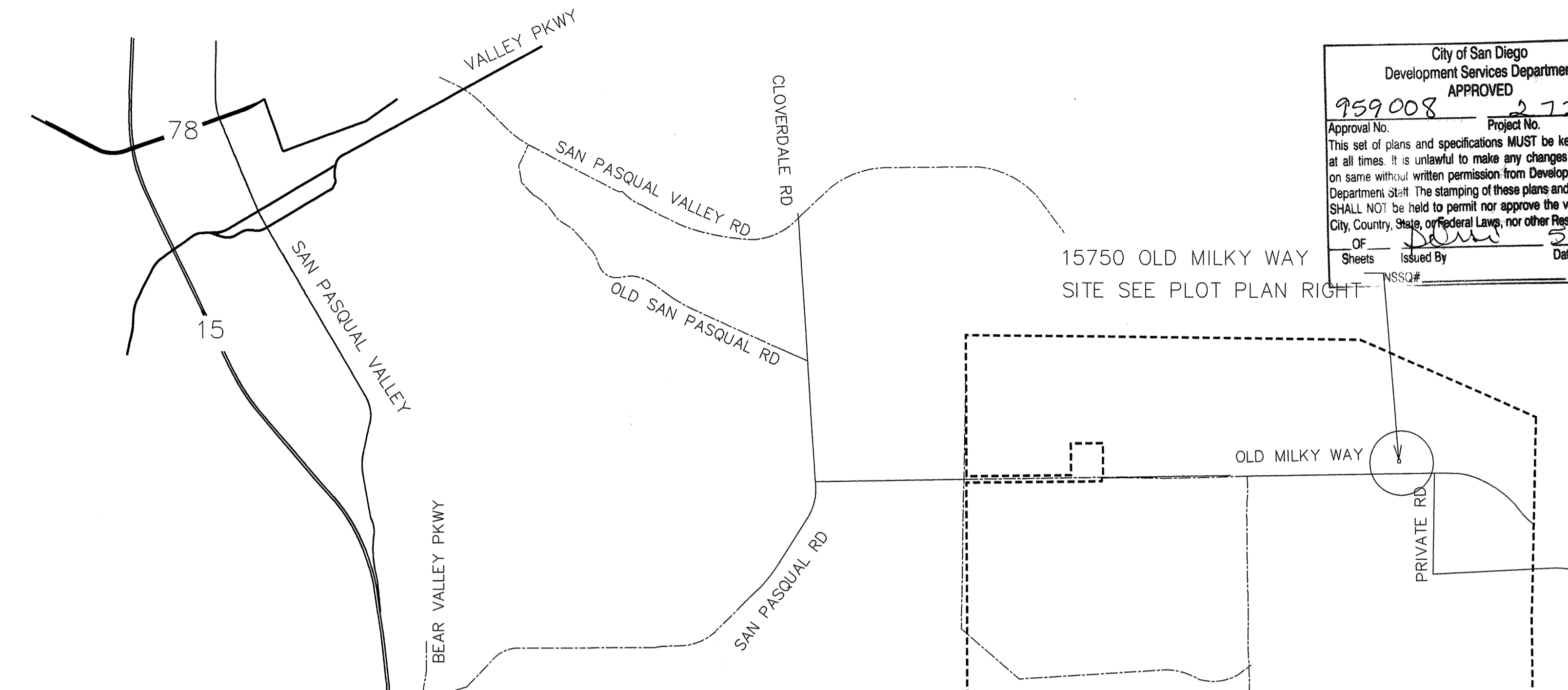
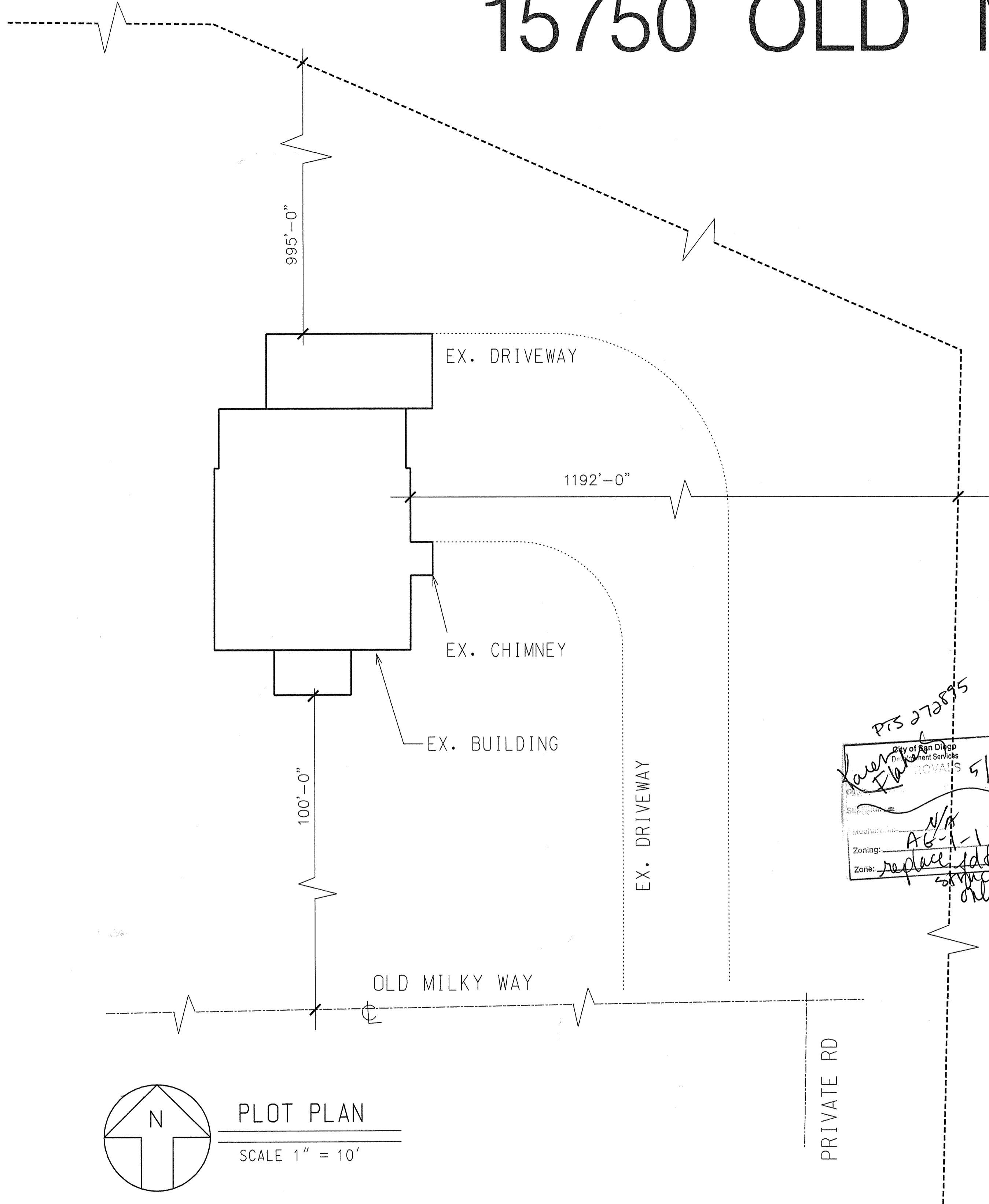
PROJECT MANAGER: *[Signature]*
PROJECT ENGINEER: *[Signature]*
SEE SHEETS CC827 COORDINATE
SEE SHEETS CC888 COORDINATE
CONTRACTOR: _____ DATE STARTED: _____
INSPECTOR: _____ DATE COMPLETED: _____
36885-11-D

S3.0

14983 OLD MILKY WAY

© V:\CADD\177-Brown & Caldwell\65 - San Pasqual Houses City of San Diego\Water\14983 OLD MILKY WAY\S3.0-14983 Old Milky Way DETAILS.dwg
Date: May 16, 2012 - 2:13pm
SCALE: 1/2" = 1'-0"

15750 OLD MILKY WAY



City of San Diego
Development Services Department
APPROVED
Approval No. 959008 Project No. 272895
This set of plans and specifications MUST be kept on the job at all times. It is unlawful to make any changes or alterations on same without written permission from Development Services Department Staff. The stamping of these plans and specifications SHALL NOT be held to permit nor approve the violation of any City, County, State, or Federal Laws, nor other Restrictions.
OF Issued By Date
Sheets 3-31-12

PROPERTY OWNER
CITY OF SAN DIEGO

ASSESSOR PARCEL NUMBER
2411003400

LEGAL DESCRIPTION
TOWNSHIP 12 SOUTH RANGE
1 WEST SECTION 32 PORTION
(627.98 AC)

PROJECT DESCRIPTION
RESTORATION OF CONCRETE FOUNDATION AND REPLACEMENT OF DAMAGED WOOD FRAMING AT THE FOUNDATION, DEMOLITION AND REPLACEMENT OF EXISTING CHIMNEY, INSTALLATION OF CONCRETE PERIMETER SLAB
APPLICABLE CODES: 2010 CRC / 2010 CBC
TYPE OF OCCUPANCY = R-3
TYPE OF CONSTRUCTION = V-B

- LEGEND
- VICINITY/PLOT PLAN G1.0
 - BRUSH MANAGEMENT/WATER POLLUTION CONTROL PLAN G2.0
 - ARCHITECTURAL PLAN A1.0
 - GENERAL NOTES S1.0
 - ABBREVIATION & NOTES S1.1
 - TYPICAL DETAILS S1.2
 - TYPICAL DETAILS S1.3
 - FOUNDATION PLAN S2.0
 - 2ND FLOOR AND ROOF PLAN S2.1
 - STRUCTURAL DETAIL S3.0



I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

EXEMPT; Brush Mgt
LANDSCAPE APPROVAL
DEVELOPMENT SERVICES
LAND DEVELOPMENT REVIEW
PTS No. 272895 Date 5-24-2012
Conforms to 192.0412 Phone (619) 446-5327
By [Signature] for Landscape Inspection
THESE SIGNED & STAMPED PLANS SHALL BE PROVIDED AT INSPECTION
Call [Signature] NA for Landscape Inspection
Any Revision To These Plans Will Require Another Stamp of Conformity
* Structures 100 ft or more from Native/Naturalized Vegetation.

Historical Resources Approval
This parcel contains a potentially significant historical resource. Approval is per SDMC Sec. 143.0220 for this scope of work only. Historic review is required for plan changes.
[Signature] Date 5/31/12

G-1

PLOT PLAN
SCALE 1" = 10'

NOTE:
THE CITY OF SAN DIEGO, PUBLIC UTILITIES DEPARTMENT IS VOLUNTARILY CONDUCTING THESE REPAIRS TO RESTORE STRUCTURAL INTEGRITY AND PREVENT ANY FUTURE FOUNDATION SETTLEMENT.

(ENGINEER'S NAME) DATE
PLANNING AND DEVELOPMENT REVIEW
Landscape Development Review
Project No. 272895
ESL/SDP 143-0115
[Signature] Date 5/30/2012 Phone 4465394

PLANS FOR THE CONSTRUCTION OF
15750 OLD MILKY WAY
COVER SHEET

CONSULTANT		CITY OF SAN DIEGO, CALIFORNIA PUBLIC UTILITIES DEPARTMENT SHEET 1 OF 11 SHEETS		WATER WBS 0-00000 SEWER WBS 0-00000
[Signature]		APPROVED [Signature] DATE 8/1/12	SUBMITTED BY [Signature] PROJECT MANAGER	
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	xx/xx			
CONTRACTOR		DATE STARTED		PROJECT ENGINEER
INSPECTOR		DATE COMPLETED		SEE SHEETS CCS27 COORDINATE
				SEE SHEETS CCS83 COORDINATE
				36886-1-D

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

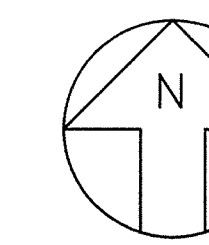
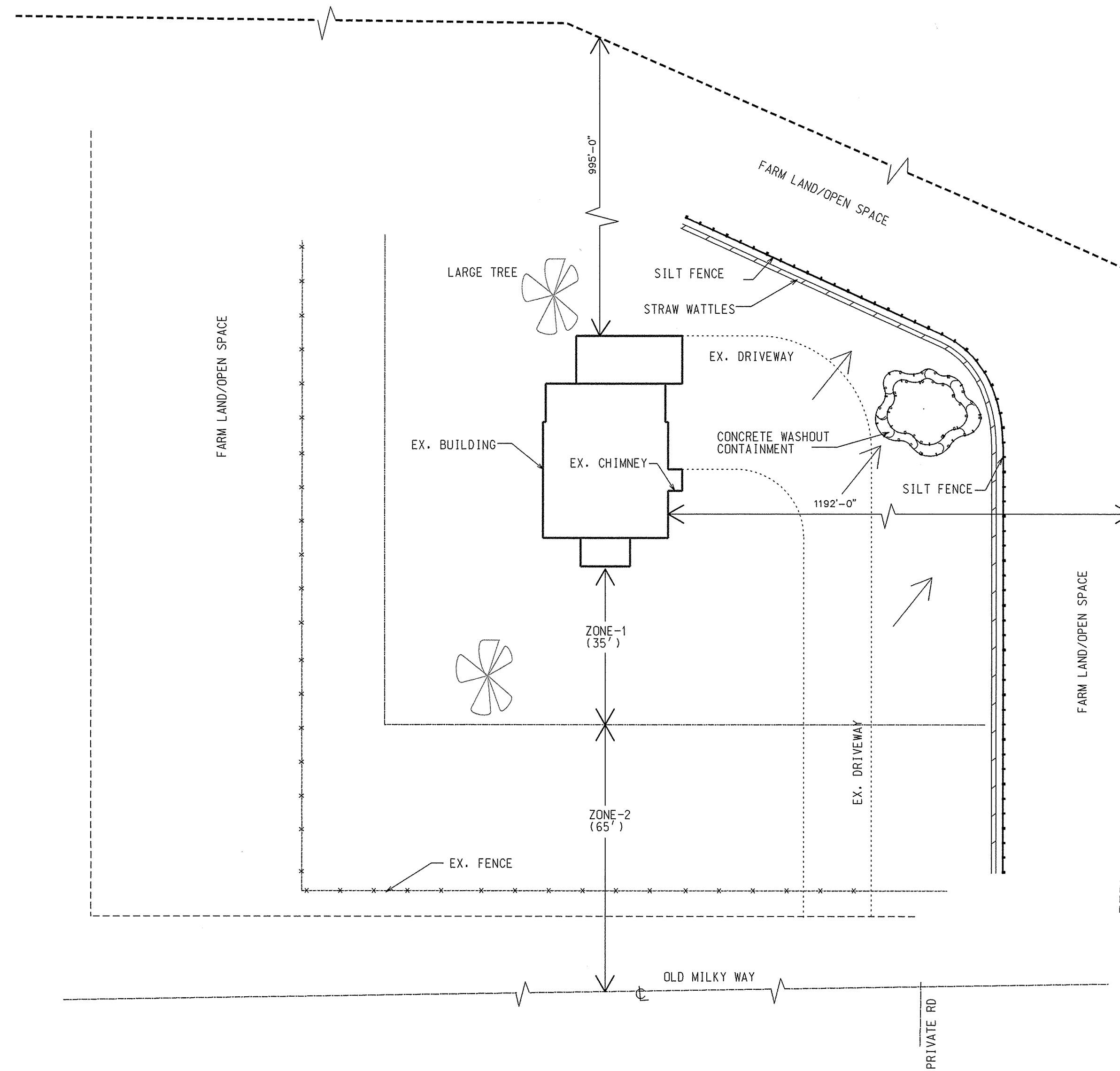
WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT**



15750 OLD MILKY WAY

15750 OLD MILKY WAY



BRUSH MANAGEMENT/
WATER POLLUTION CONTROL PLAN

SCALE 1" = 20'

LEGEND

- DRAINAGE DIRECTION
- SILT FENCE
- STRAW WATTLES

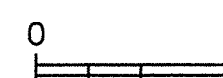
NOTE:

BRUSH MANAGEMENT

ZONE 1 - 35' BUFFER
PERMANENTLY IRRIGATED
ORNAMENTAL PLANTING

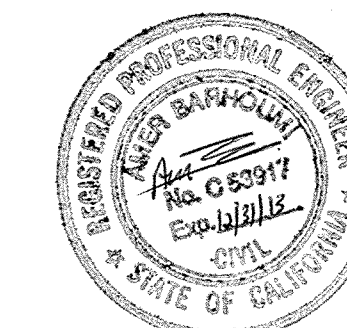
ZONE 2 - 65' BUFFER
NATIVE OR NATURALIZED
NON-IRRIGATED VEGETATION

WARNING



IF THIS BAR DOES
NOT MEASURE 1"
THEN DRAWING IS
NOT TO SCALE.

CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT



G-2

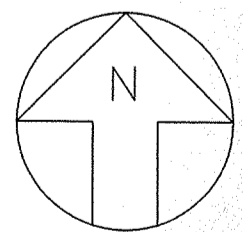
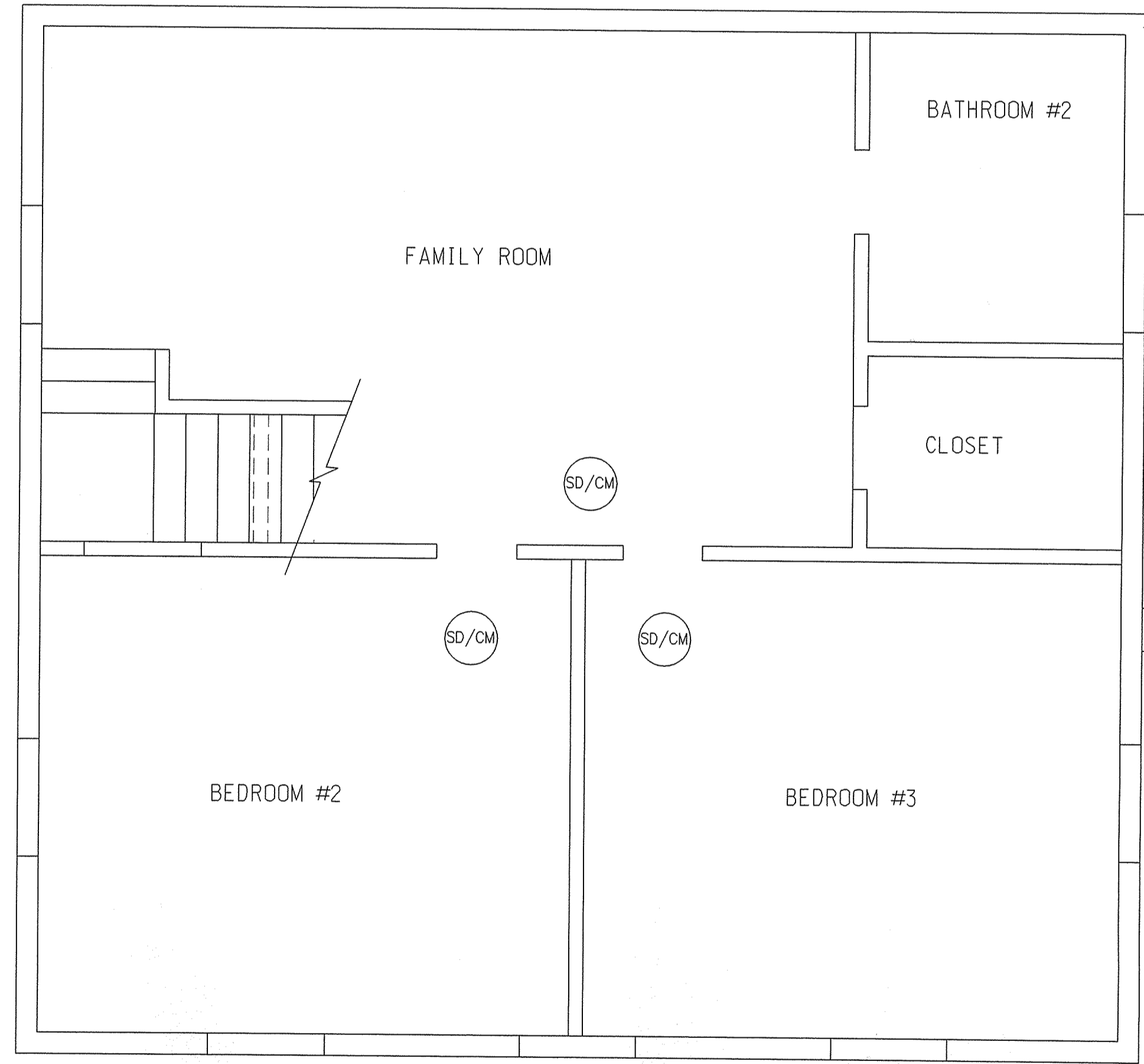
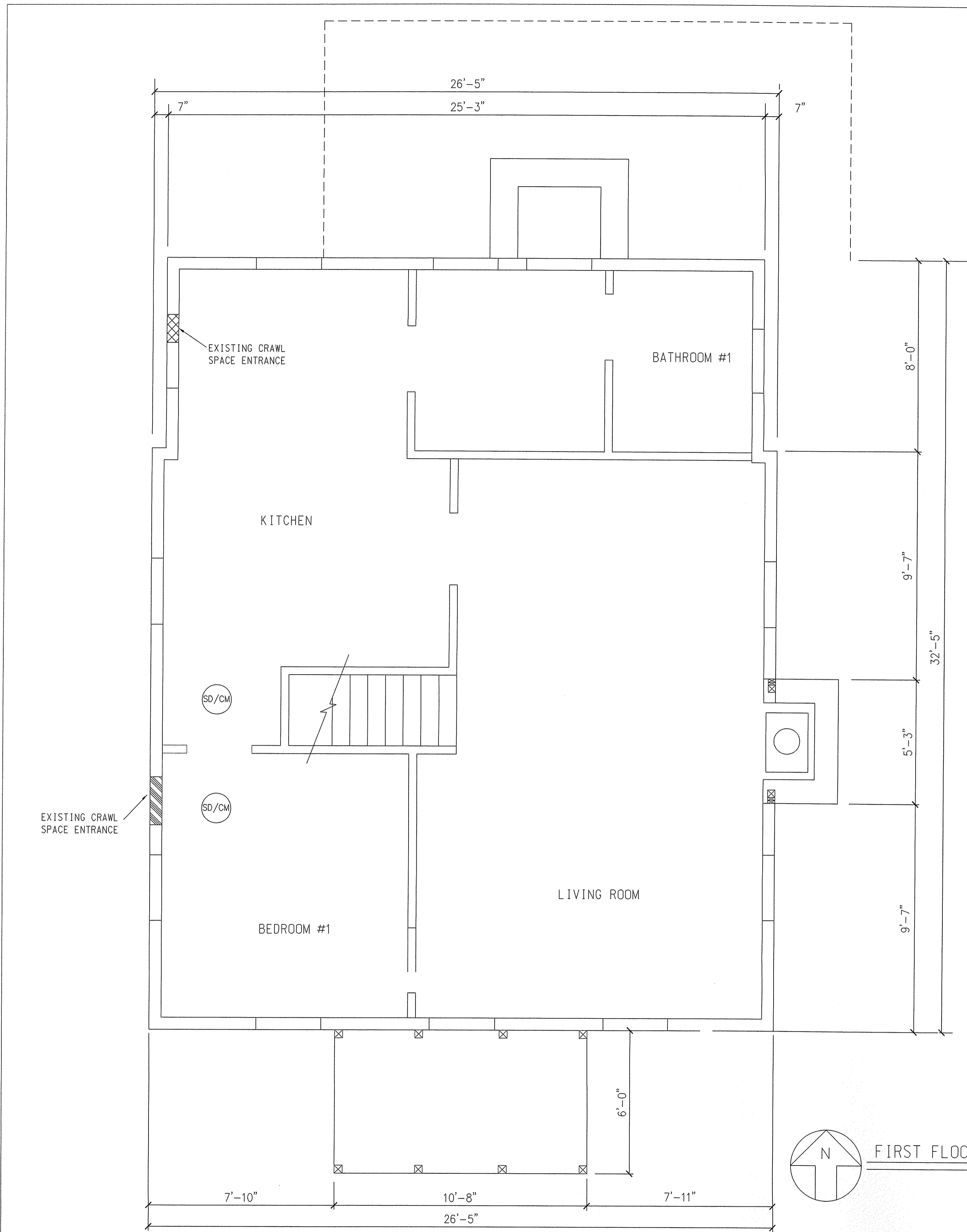
PLANS FOR THE CONSTRUCTION OF
15750 OLD MILKY WAY

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC UTILITIES DEPARTMENT
SHEET 2 OF 11 SHEETS

APPROVED FOR CITY ENGINEER	DATE	8/1/12	WATER WBS	0-00000
FOR CITY ENGINEER	DATE	8/1/12	SEWER WBS	0-00000
PROJECT MANAGER	PROJECT ENGINEER	SEE SHEETS	COORDINATE	SEE SHEETS
CONTRACTOR	DATE STARTED	INSPECTOR	DATE COMPLETED	36886-2-D

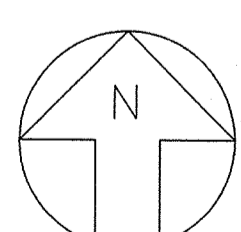
CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

15750 OLD MILKY WAY



FIRST FLOOR PLAN

SCALE 3/8" = 1'



SECOND FLOOR PLAN

SCALE 3/8" = 1'

STRAPPING REQUIREMENTS FOR Water Heaters

CITY OF SAN DIEGO PLANNING & DEVELOPMENT REVIEW DEPARTMENT
INSPECTION SERVICES: 9501 RIDGEHAVEN CT, SUITE 220, SAN DIEGO, CA 92123
Call (619) 448-5070 for information and (619) 591-7111 to schedule inspections.

INFORMATION BULLETIN **207**
APRIL 1999

The State of California requires that all water heaters in our area be anchored or strapped to resist movement during an earthquake. This can be accomplished by installing any of the over-the-counter products especially made for restraining water heaters (example 1) or you can make your own out of a heavy-duty metal strap material (Example 2). It is required that at least two restraints are used, with one in the upper one-third and one in the lower one-third of the water heater. Fasten the anchor or strap to the structure, use a screw not less than 1/2" diameter with a minimum penetration of 1/4" into a wood stud of the wall, with a washer between the head of the screw and the restraint. Below are examples of acceptable methods for restraining a water heater. Note: A plumbing and gas permit is required any time a water heater is replaced.

Example 1
These types of restraints are over-the-counter products sold at your local hardware store. Drill pilots on center line of stud, insert screws through punched holes in strap. Use washers. The lower strap must be a minimum of 4" above the control unit. This 18" stand is required for heaters installed in a garage location.

Example 2
Minimum 22 Gauge metal strap material installed within the top 1/3 of the heater and the bottom 1/3 of the heater. Drill pilots on center line of stud, insert screws through punched holes in strap. Use minimum 1/4" screws with minimum 1 1/2" penetration. Use washers. The lower strap must be a minimum of 4" above the control unit. This 18" stand is required for heaters installed in a garage location.

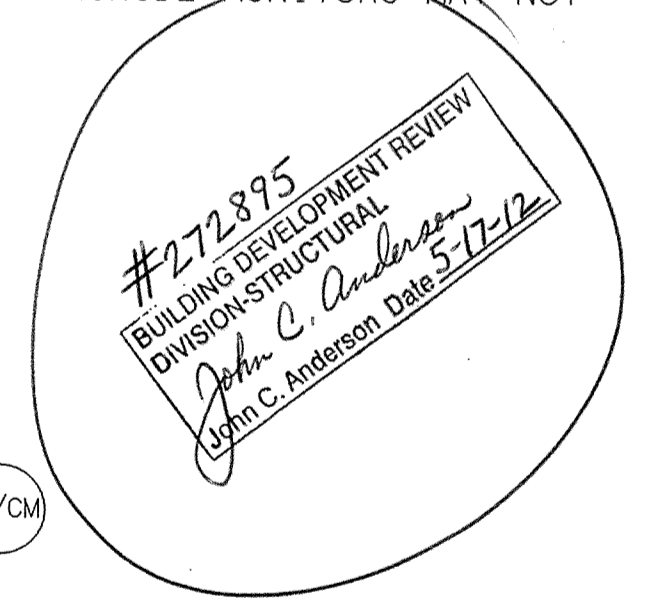
This information is available on alternative formats for persons with disabilities. To request this bulletin in alternative format, call (619) 448-5448 or (800) 735-2929 (TT). DS-5207 (Rev. 4-99)

NOTE:
THERE WILL BE NO MODIFICATION ON THE EXISTING FLOOR PLAN DURING THE FOUNDATION REPAIRS

COOKING AND HEATING EQUIPMENTS BEING UTILIZED IN THE RESIDENCE ARE ELECTRIC OPERATED EQUIPMENTS, NON-FUEL BURNING EQUIPMENTS. CARBON MONOXIDE MONITORS MAY NOT BE REQUIRED

LEGEND

SMOKE/CARBON MONOXIDE DETECTOR (SD/CM)



CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

CITY OF SAN DIEGO PUBLIC UTILITIES DEPARTMENT



PLANS FOR THE CONSTRUCTION OF 15750 OLD MILKY WAY

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC UTILITIES DEPARTMENT
SHEET 3 OF 11 SHEETS

APPROVED BY: <i>Billie</i>	DATE: <i>8/11/02</i>	WATER WBS: 0-00000	SEWER WBS: 0-00000
FOR CITY ENGINEER	DATE	PROJECT MANAGER: <i>Alan Barkman</i>	
DESCRIPTION: ORIGINAL	BY: XX/XX	APPROVED: []	DATE: []
		PROJECT ENGINEER: []	SEE SHEETS: []
		COORDINATE: CCS27	SEE SHEETS: []
		COORDINATE: CCS83	SEE SHEETS: []
CONTRACTOR: []	DATE STARTED: []	36886-3-D	
INSPECTOR: []	DATE COMPLETED: []		

A-1

15750 OLD MILKY WAY

LUMBER:

- WOOD FRAMED CONSTRUCTION SHALL CONFORM TO CHAPTER 23 OF THE CALIFORNIA BUILDING CODE (LATEST EDITION).
- STRUCTURAL LUMBER SHALL BE STRESS-MARKED DOUGLAS FIR-LARCH S4S IN ACCORDANCE WITH GRADING AND DRESSING RULE NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) LATEST EDITION.
- LUMBER SHALL NOT BE BORED OR NOTCHED, EXCEPT WHERE DETAILED.
- SILLS, LEDGERS, AND PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR-LARCH.
- PROVIDE ASTM A153 HOT DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS AND HARDWARE CONNECTORS AT PRESSURE TREATED STRUCTURAL LUMBER.
- PROVIDE 2x MINIMUM FLOOR BLOCKING AT ALL SUPPORTS FOR RAFTERS, CEILING JOISTS AND FLOOR JOIST EXCEPT WHERE RAFTERS OR JOISTS ARE SUPPORTED BY JOIST HANGERS.
- ROOF SHEATHING INSPECTIONS SHALL BE MADE PRIOR TO COVERING. ALL STRUCTURAL CONNECTIONS SHALL BE COMPLETED PRIOR TO INSPECTION.
- METAL CONNECTORS SHALL BE "SIMPSON STRONG-TIE" OR EQUAL, EXCEPT AS SHOWN. FILL ALL HOLES OF THE PREFABRICATED CONNECTORS WITH NAILS AS SPECIFIED BY MANUFACTURER.
- LUMBER MINIMUM GRADE (UON ON PLAN):
 - A. HORIZONTAL MEMBERS:
 - JOISTS AND RAFTERS NO. 1 AND BETTER
 - PURLINS NO. 1
 - SUBPURLINS: NO. 1
 - 6x BEAMS AND LARGER NO. 1
 - 4x BEAMS AND SMALLER NO. 1 AND BETTER
 - LEDGERS AND NAILERS NO. 1 AND BETTER
 - HEADERS NO. 1 AND BETTER
 - TOP PLATES MATCH VERTICAL MEMBERS
 - B. VERTICAL MEMBERS:
 - 2x4 STUDS, 8'-0" MAX. NO. 1
 - 2x6 STUDS AND LARGER NO. 1
 - POSTS NO. 1 AND BETTER
- ALL BOLTS AND LAG SCREWS SHALL HAVE STANDARD CUT WASHERS BETWEEN THE WOOD AND THE NUTS. SEE DRAWINGS FOR LOCATIONS OF PLATE WASHERS AS REQUIRED.

BOLTS	ASTM A307
LAG SCREWS	ANSI B18
NUTS	ASTM A563
WASHERS	ASTM F844
- PROVIDE HOLES FOR BOLTS 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.
- LEAD HOLES FOR LAG SCREWS SHALL HAVE THE SAME DIAMETER OF THE SHANK FOR THE UNTHREADED PORTION OF THE SHANK, AND 70% OF THE SHANK DIAMETER FOR THE THREADED PORTION. ALL LAG SCREWS SHALL BE INSERTED BY TURNING WITH A WRENCH AND NOT BY DRIVING WITH A HAMMER.
- TOP PLATES OF ALL WOOD STUD WALLS SHALL BE TWO PIECES AND THE SAME SIZE AS STUDS, EXCEPT AS NOTED OTHERWISE. LAP 4 FEET MINIMUM WITH NO LESS THAN (12) 16d AND NO MORE THAN 6 INCHES BETWEEN NAILS AT EACH LAP.
- DOUBLE JOISTS SHALL BE PROVIDED UNDER ALL PARALLEL PARTITIONS.
- ALL BOLTS, LAG SCREWS, AND WOOD SCREWS SHALL BE RE-TIGHTENED PRIOR TO THE APPLICATION OF DRYWALL, PLYWOOD, PLASTER, ETC.
- JOISTS MORE THAN 8 INCHES IN DEPTH SHALL BE CONTINUOUSLY BRIDGED BY SOLID BLOCKING, 2 INCHES THICK AND THE FULL DEPTH OF THE JOIST, SPACED AT 8'-0" ON CENTER.
- ALL NAILING SHALL CONFORM TO CBC TABLE NO. 2304.9.1 NAILING SCHEDULE, USING COMMON WIRE NAILS. PRE-DRILL ALL NAILS 20d AND LARGER AND WHERE REQUIRED TO PREVENT SPLITTING.
- THE MOISTURE CONTENT OF WOOD MEMBERS SHALL NOT EXCEED 19 PERCENT, BEFORE INSTALLATION. IT WILL BE THE RESPONSIBILITY OF THE INSPECTOR OF RECORD TO VERIFY THAT THE CONTRACTOR HAS SUPPLIED LUMBER OF THE PROPER MOISTURE CONTENT BEFORE INSTALLATION. THE USE OF A HAND HELD MOISTURE CONTENT METER IS ACCEPTABLE.
- BEAMS, JOISTS, RAFTERS, ETC. SHALL BE INSTALLED WITH THE CROWN SIDE UP.

FOUNDATION:

- THE STRUCTURE WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.
- SOILS REPORT PREPARED BY: NO SOILS REPORT
- SOIL REMOVAL AND RECOMPACTION SHALL BE DONE PER CBC RECOMMENDATIONS.
- TYPE OF FOOTING:
 - A. SHALLOW FOOTING SYSTEM-MINIMUM EMBEDMENT 18" BELOW LOWEST ADJACENT GRADE.
- DESIGN SOIL PRESSURE:

<u>FOOTING TYPE</u>	<u>STATIC BEARING PRESSURE</u>
SPREAD FOOTING	1500 P.S.F. (ASSUMED)
CONTINUOUS FOOTING	1500 P.S.F. (ASSUMED)
- SLAB BASE AND COMPACTION TO BE IN ACCORDANCE WITH CBC.
- ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN AREAS TO BE EXCAVATED BEFORE BEGINNING EXCAVATION. EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING. DAMAGE CAUSED AS A RESULT OF FAILING TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE FOR THE DESIGN, APPROVALS, PERMITS, INSTALLATION AND MONITORING OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN TEMPORARY EXCAVATIONS.
- ALL PLANTERS IN CLOSE PROXIMITY TO THE STRUCTURE SHALL HAVE ADEQUATE DRAINAGE OF SURFACE WATER TO PREVENT SATURATION OF SOIL UNDER FOUNDATION.

REINFORCING:

- ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH THE C.B.C., AND THE "MANUAL OF STANDARD PRACTICE" BY THE C.R.S.I. OR AS MODIFIED BY THE CONSTRUCTION DOCUMENTS.
- REINFORCING BARS SHALL CONFORM TO A.S.T.M. A-615, DEFORMED GRADE 60, EXCEPT #3 BARS MAY BE GRADE 40. REINFORCING BARS THAT ARE TO BE WELDED SHALL CONFORM TO A.S.T.M. A-706, DEFORMED GRADE 60.
- ALL REINFORCING BAR BENDS SHALL BE MADE COLD, UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL.
- REINFORCING SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS.
- SLAB ON GRADE REINFORCING SHALL BE POSITIONED AT MID-DEPTH, UNLESS OTHERWISE NOTED.
- PROVIDE #3 SPACER TIES AT 2'-6" ON CENTER IN ALL BEAMS AND FOOTINGS TO SECURE REINFORCING BARS IN PLACE, UNLESS OTHERWISE NOTED.
- PIPING AND CONDUIT SHALL BE SO FABRICATED AND INSTALLED THAT CUTTING, BENDING, OR DISPLACEMENT OF REINFORCEMENT FROM ITS PROPER LOCATION WILL NOT BE REQUIRED. A.C.I. SECTION 6.3.12

CONCRETE:

- ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF A.C.I. 318-LATEST EDITION "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS CONTAINED HEREIN OR SHOWN ON THE DRAWINGS.
- ALL CONCRETE SHALL BE 150 P.C.F. HARDROCK, MIXED PER A.S.T.M. C-94, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS.
- THE MAXIMUM SIZE AGGREGATE IN FOUNDATION AND MASS CONCRETE WORK SHALL BE 1 INCH. THE MAXIMUM SIZE AGGREGATE IN SLABS ON GRADE, WALLS, AND ALL OTHER CONCRETE SHALL BE 3/4 INCH.
- CEMENT SHALL CONFORM TO A.S.T.M. C-150, TYPE II, LOW ALKALI. AGGREGATES FOR NORMAL WEIGHT SHALL CONFORM TO A.S.T.M. C-33.
- ADMIXTURES AND COLORS (EXCEPT AS NOTED HEREIN) SHALL NOT BE USED UNLESS SUBSTANTIATING DATA IS SUBMITTED TO AND REVIEWED BY THE ENGINEER AND ARCHITECT OF RECORD.
- CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY. THE MIX DESIGNS SHALL CONFORM TO C.B.C. SEC. 1905 UNLESS OTHERWISE NOTED.
- READY MIXED CONCRETE SHALL CONFORM TO (A.S.T.M. C-94).
- PLACEMENT OF CONCRETE SHALL CONFORM TO A.C.I. 304. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE FOR ALL CONCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED.
- ALL EXPOSED CONCRETE SHALL HAVE A SMOOTH FORM FINISH USING B-B PLYFORM, CLASS I, EXT-A.P.A. PLYWOOD.
- ALL SLABS SHALL HAVE A TROWELED FINISH EXCEPT AS NOTED ON THE DRAWINGS.
- ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- IF THE CONTRACTOR DESIRES TO MAKE ANY CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THESE DRAWINGS, HE SHALL SUBMIT DETAILS OF CHANGES TO THE ENGINEER OF RECORD FOR REVIEW BEFORE STARTING WORK.
- NO BRICK OR POROUS MATERIAL SHALL BE USED TO SUPPORT FOUNDATION STEEL OFF THE GROUND.
- PROVIDE 3/4 INCH CHAMFER ON ALL EXPOSED CONCRETE CORNERS, U.O.N.
- SLEEVE PLUMBING OPENINGS IN SLABS WITH NON-CORROSIVE SLEEVE BEFORE PLACING CONCRETE AND BEND REINFORCING AROUND SLEEVES.
- ALL REINFORCING BARS SHALL BE PROVIDED WITH THE FOLLOWING CONCRETE MINIMUM COVER:

FOOTINGS CAST AGAINST EARTH FORMED CONCRETE EXPOSED TO EARTH, WEATHER OR LIQUID BEAMS AND GIRDERS	3"
WALLS	2"
COLUMN TIES	1 1/2"
SLABS (#11 AND SMALLER)	1 1/2"
	3/4"
- CONCRETE CURING: TYPICALLY REQUIRED A MINIMUM OF 10 DAYS.

GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW EXISTING CONDITIONS ON THE SITE DURING THE BIDDING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO PROCEEDING.
- UNLESS NOTED OR SHOWN OTHERWISE, ALL PHASES OF WORK ARE TO CONFORM TO THE MINIMUM STANDARDS OF THE CALIFORNIA BUILDING CODE (2010 EDITION), AND ANY A.S.T.M. SPECIFICATIONS ON WHICH THESE STANDARDS ARE BASED. WHERE CONFLICT BETWEEN BUILDING CODES AND SPECIFICATIONS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- ALL A.S.T.M. DESIGNATIONS REFERRED TO ON THESE DRAWINGS SHALL BE THE LATEST ADOPTED OR REVISED SPECIFICATION, AS OF THE DATE OF THESE DRAWINGS.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. DRAWINGS SHALL NOT BE SCALED FOR CONSTRUCTION PURPOSES.
- NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- THE STRUCTURAL CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. UNLESS NOTED OTHERWISE, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- NEITHER THE OWNER NOR THE STRUCTURAL ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. SITE OBSERVATION VISITS BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE SAFETY ITEMS.
- SATISFACTORY EXECUTION OF CONSTRUCTION IS DEPENDENT UPON CONFORMANCE WITH THE INTENT OF THESE DRAWINGS. THE OWNER OR CONTRACTOR SHALL RETAIN A CALIFORNIA LICENSED CIVIL OR STRUCTURAL ENGINEER DURING CONSTRUCTION TO OBSERVE THE CONSTRUCTION AND STATE THAT THE STRUCTURE HAS BEEN BUILT IN GENERAL CONFORMANCE WITH THE INTENT OF THESE DRAWINGS.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED DESIGN LIVE LOAD FOR EACH PARTICULAR LEVEL. WHEN WEIGHT OF MATERIALS OR EQUIPMENT MAY EXCEED DESIGN LOAD, STRUCTURAL SYSTEMS SHALL BE SHORED.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK. THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- FOR BELOW GRADE STRUCTURES BACKFILL SHALL NOT BE PLACED UNTIL ALL FLOOR AND ROOF FRAMING IS COMPLETE.

DESIGN BASIS:

CODE: 2010 C.B.C. (CALIFORNIA BUILDING CODE) CCR, TITLE 24, PART 2.

GRAVITY LOADS:

- FLAT ROOF LIVE LOAD 20 P.S.F. (REDUCIBLE)
- FLOOR LIVE LOAD 40 P.S.F.

STRUCTURAL OBSERVATION:

- PER C.B.C. CHAPTER 17 SECTION 1710, THE OWNER SHALL EMPLOY A LICENSED ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR HIS DESIGNATED ENGINEER TO MAKE SITE VISITS TO OBSERVE GENERAL COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS, SPECIFICATIONS AND CHANGE ORDERS. THE ENGINEER SHALL SUBMIT A STATEMENT IN WRITING TO THE BUILDING OFFICIAL STATING THAT THE SITE VISIT HAS BEEN MADE AND THAT ANY DEFICIENCIES NOTED HAVE BEEN CORRECTED. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE INSPECTIONS REQUIRED BY SECTIONS 109, 1704 OR OTHER SECTIONS OF THE CODE.

\$1.0

15750 OLD MILKY WAY

**PLANS FOR THE CONSTRUCTION OF
15750 OLD MILKY WAY
GENERAL NOTES**

CITY OF SAN DIEGO, CALIFORNIA PUBLIC UTILITIES DEPARTMENT SHEET -- OF -- SHEETS		WATER WBS 0-00000 SEWER WBS 0-00000
APPROVED BY: <i>James J. Phelan</i> FOR CITY ENGINEER	DATE: 8/1/12	APPROVED BY: <i>Amir Bachman</i> PROJECT MANAGER
DESCRIPTION	BY	APPROVED
ORIGINAL	XX/XX	
		DATE
		FILED
CONTRACTOR	DATE STARTED	36886-4-D
INSPECTOR	DATE COMPLETED	

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT**

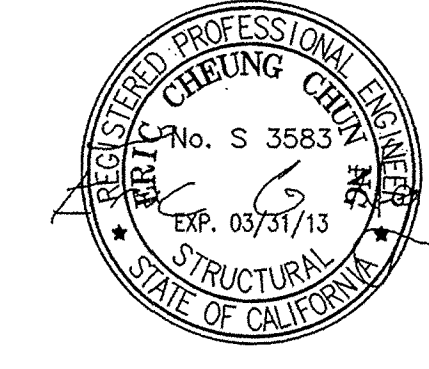


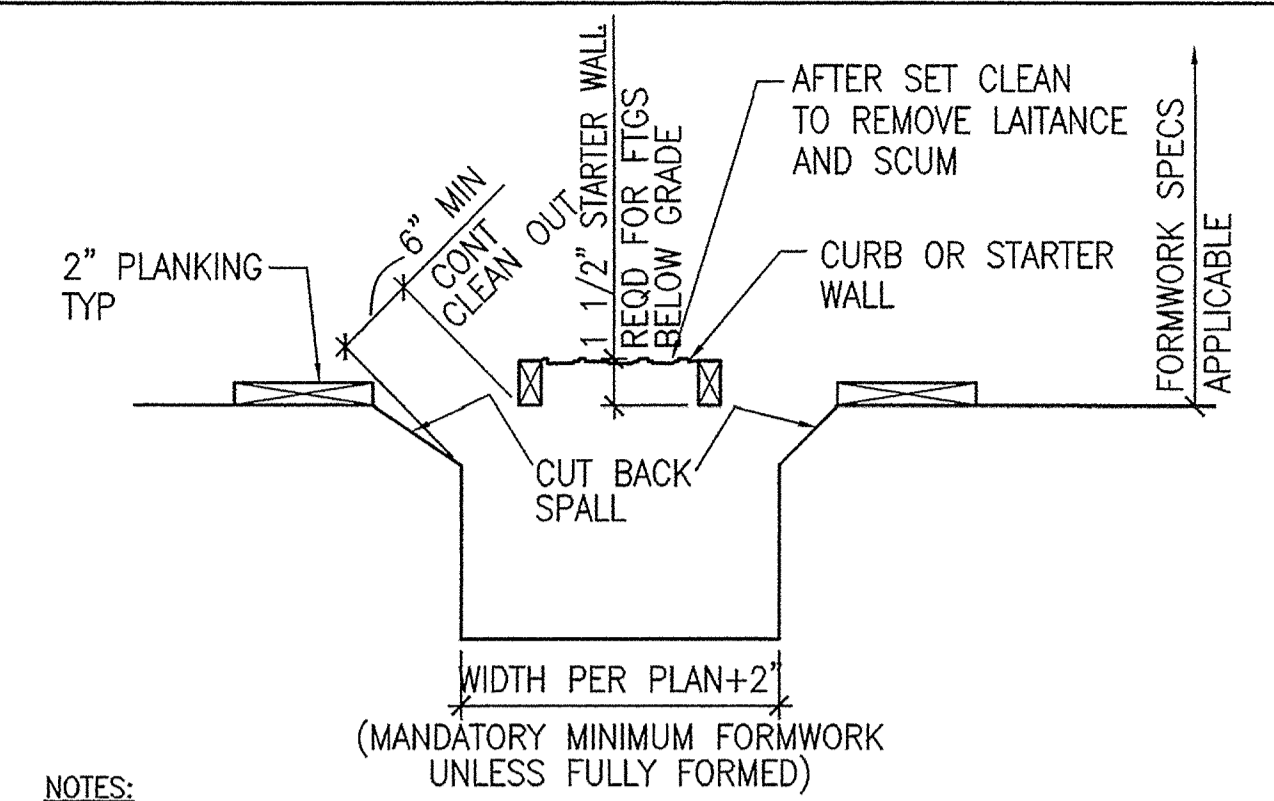
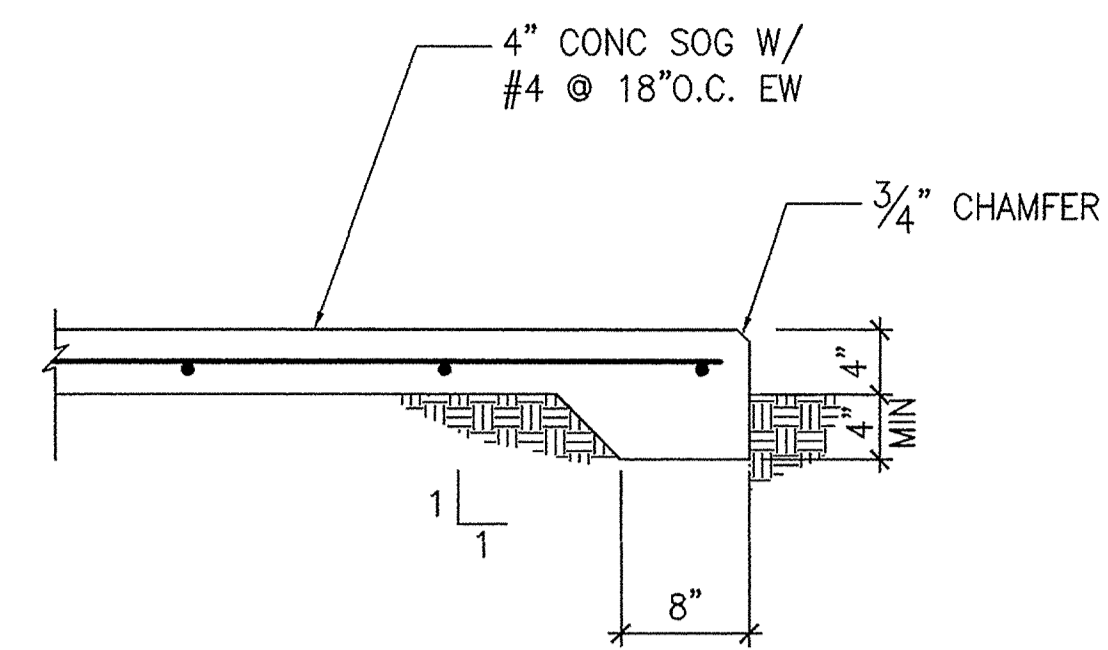
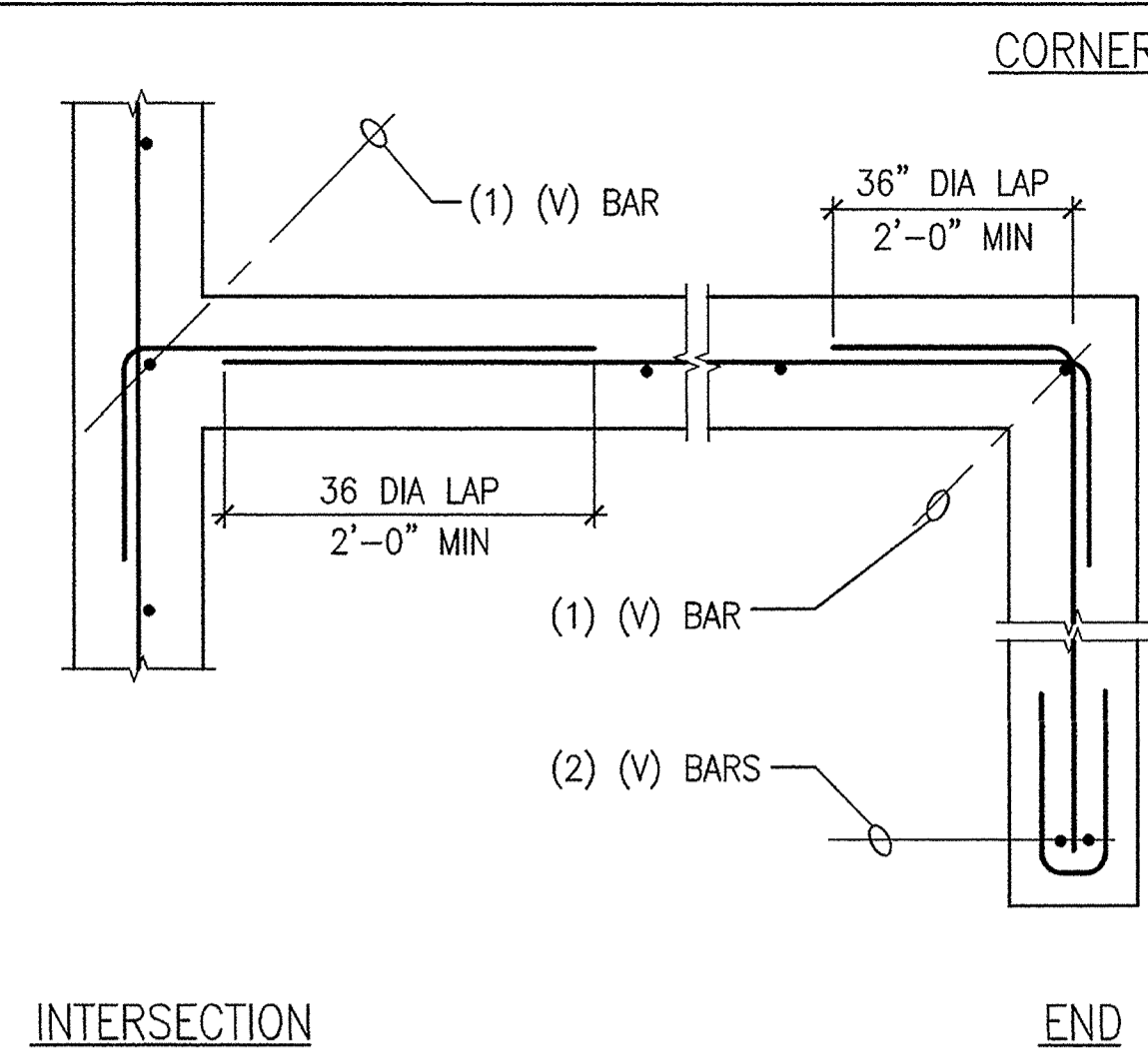
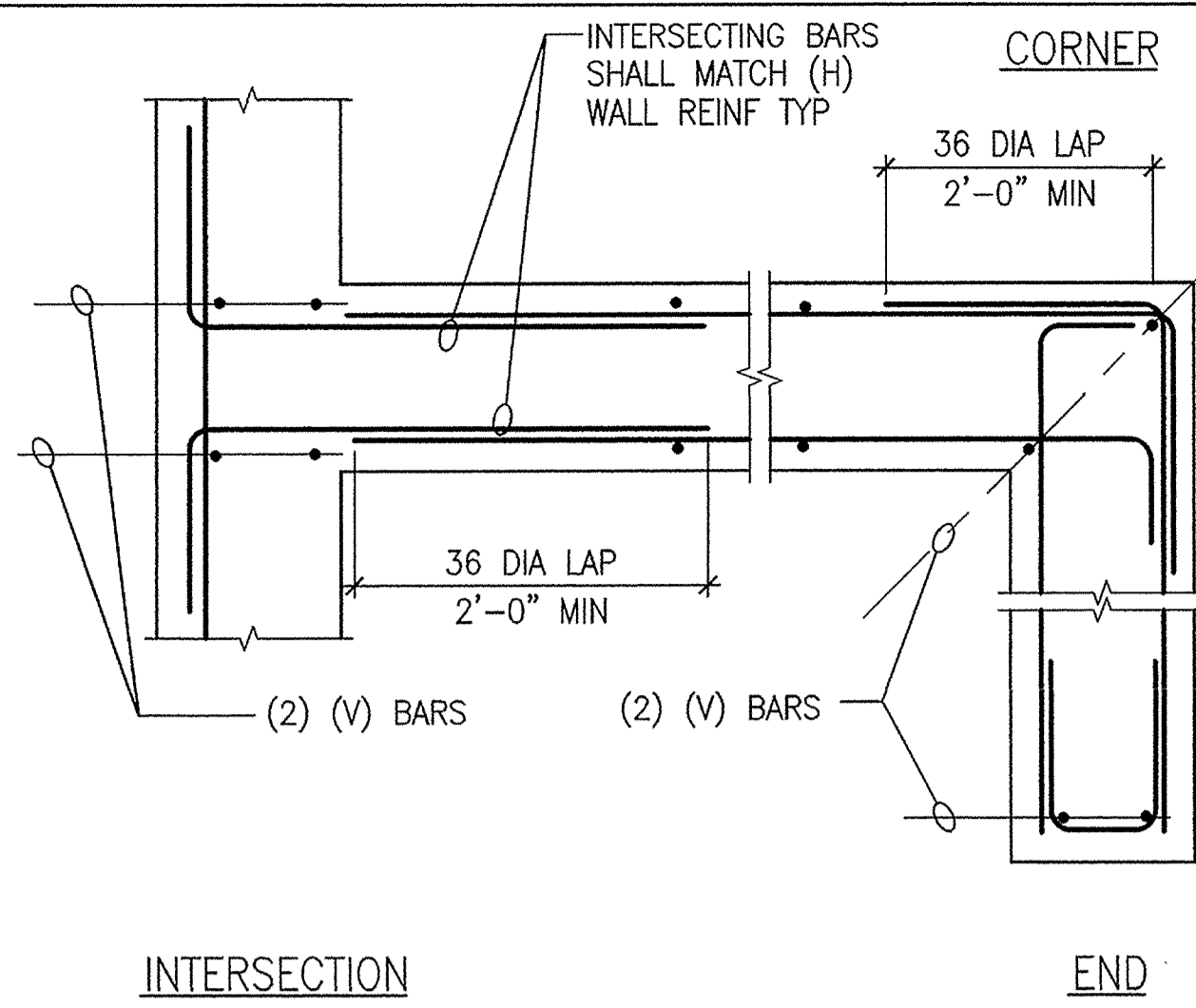
CONSULTANT

SIMON WONG ENGINEERING

9968 Hibert Street, Suite 202
San Diego, CA 92131

Tel. (858) 566-3113
Fax. (858) 566-6844



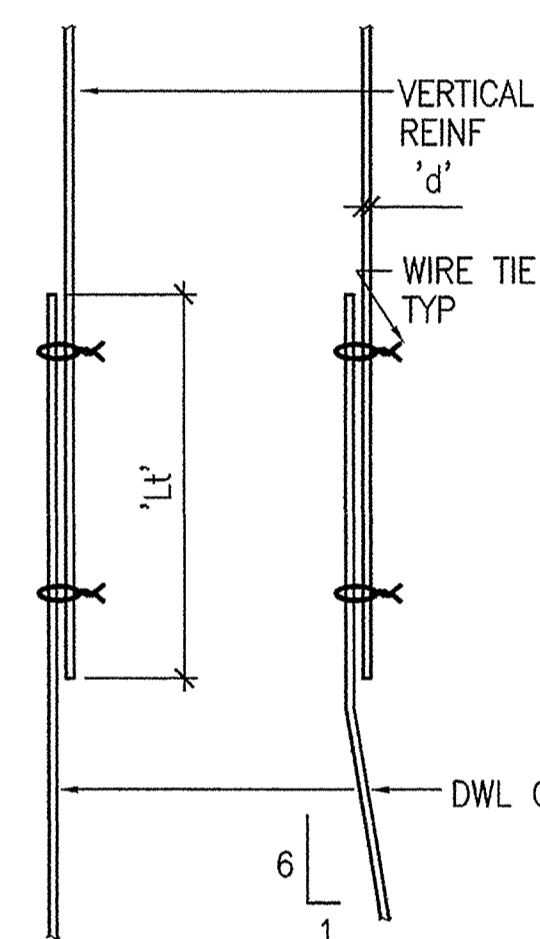
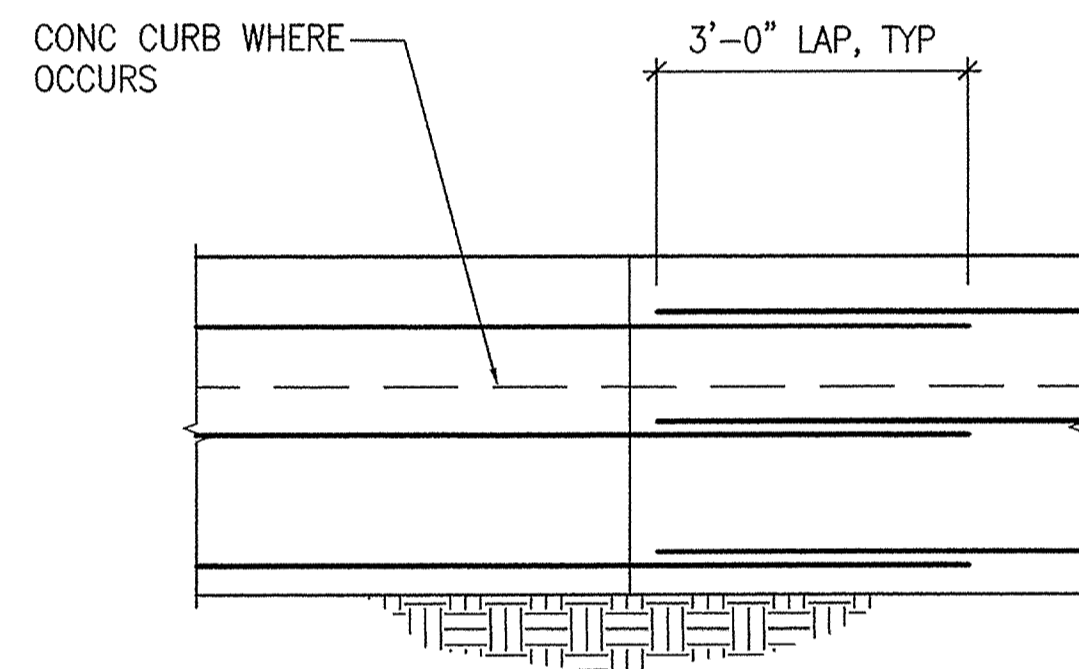


- NOTES:
- FOUNDATION CONCRETE MAY BE PLACED DIRECTLY INTO NEAT EXCAVATIONS PROVIDED THE FOUNDATION TRENCH WALLS ARE STABLE AS DETERMINED BY THE ENGINEER (STRUCTURAL ENGINEER). IN SUCH CASE THE MINIMUM FORMWORK SHOWN ON THE DRAWINGS IS MANDATORY TO ENSURE CLEAN EXCAVATIONS IMMEDIATELY PRIOR TO THE PLACING OF CONCRETE.
 - FORMWORK IS NOT PERMITTED WITHIN FOOTING SECTION, UNLESS FULLY FORMED.
 - STAKES ARE NOT PERMITTED WITHIN FOOTING SECTION.

TYPICAL CONCRETE WALL/FOOTING REINF - PLAN VIEW

EXTERIOR SLAB ON GRADE

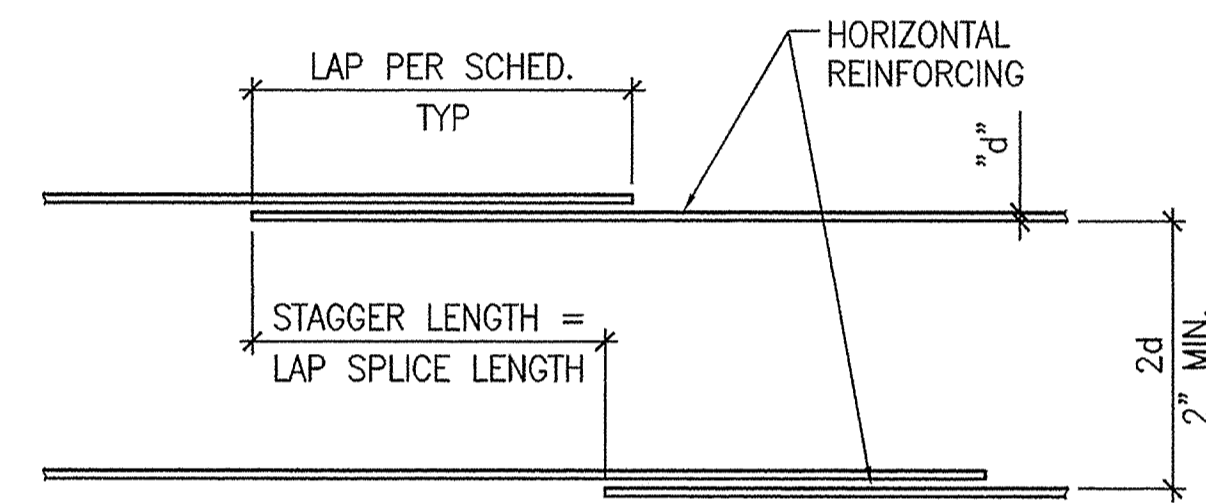
TYPICAL MIN FORMWORK



BAR SIZE	TENSION LAP "Lt" (IN.)			HOOK EMBED (IN.)
	F'c=3,000 PSI	F'c=4,000 PSI	F'c=5,000 PSI	
#3	22	19	17	8
#4	29	25	23	11
#5	36	31	28	14
#6	43	37	34	16
#7	63	54	49	19
#8	72	62	56	22
#9	81	70	63	25
#10	91	79	70	28
#11	101	87	78	31

F'y = 60 KSI

- NOTES:
- ALL VERTICAL REINFORCING FOR COLUMN, PIERS AND WALLS SHALL BE DOWELED AS SHOWN UON.
 - MINIMUM CLEAR SPACING 2d, MINIMUM COVER 1.5".
 - DOWELS SHALL BE THE SAME GRADE, SIZE, QUANTITY AND/OR SPACING AS VERTICAL REINFORCING.



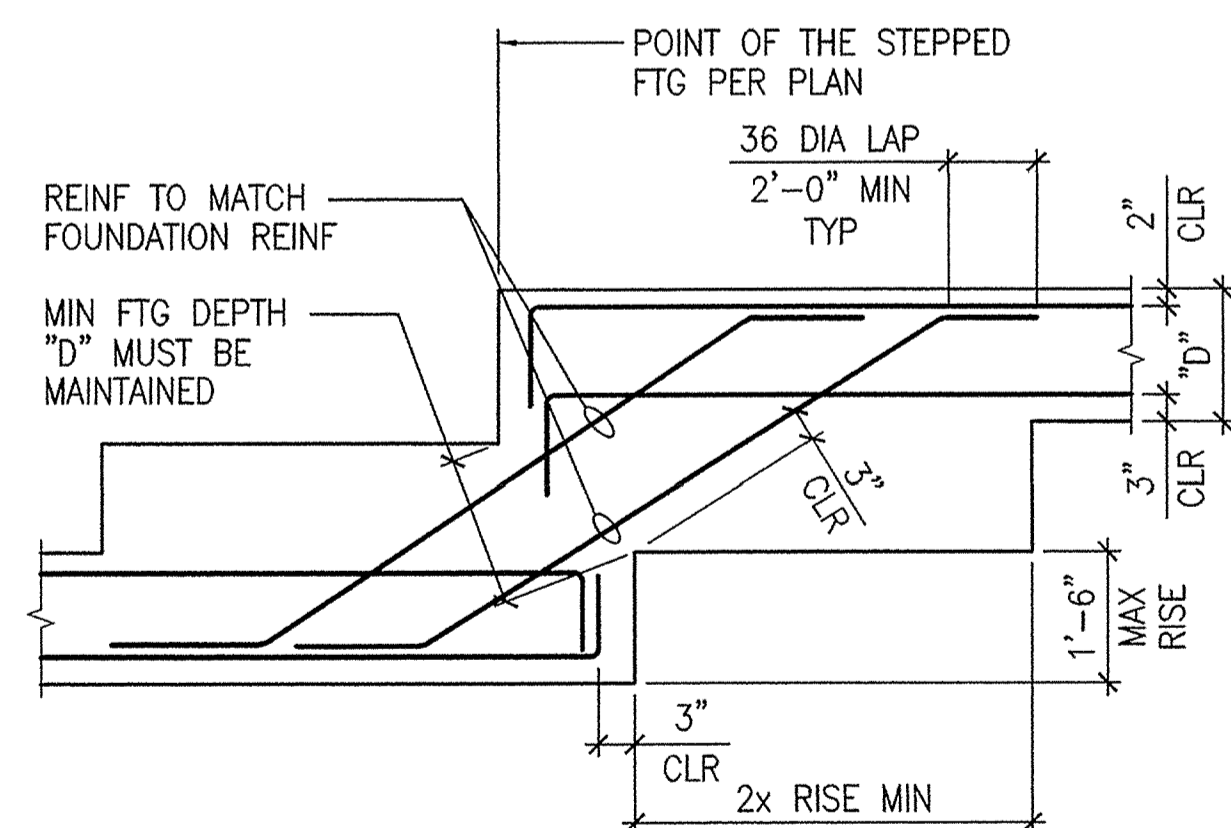
- NOTES:
- SPLICE LENGTH SHALL BE DETERMINED FROM THE SIZE OF THE SMALLER BAR SPLICED.
 - MINIMUM COVER 1.5", MINIMUM BAR CLEAR SPACING 2 BAR DIAMETERS.
 - TOP BARS ARE DEFINED AS BARS WITH 12" OR MORE OF FRESH CONCRETE PLACED BELOW THEM.
 - CONCRETE MASONRY UNITS LAP 48d MIN HORIZ & VERT REINF.
 - Lt VALUES IN SCHEDULE SHALL BE MULTIPLIED BY 1.3 FOR LIGHT WEIGHT CONCRETE.

BAR SIZE	TENSION LAP "Lt" (IN.)					
	F'c=3,000 P.S.I.		F'c=4,000 P.S.I.		F'c=5,000 P.S.I.	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	29	23	25	20	22	17
#4	38	30	33	26	29	23
#5	47	37	41	32	36	28
#6	56	44	49	38	44	34
#7	82	64	71	55	63	49
#8	94	73	81	63	72	56
#9	106	82	91	70	81	63
#10	119	92	103	80	91	70
#11	131	101	113	87	101	78

HARDROCK CONCRETE
F'y = 60,000 P.S.I. (CLASS "B")

TYPICAL CONC FOOTING ELEVATION AT COLD JOINT

TYPICAL VERTICAL AND HORIZONTAL REINF LAP SPLICE SCHEDULE



- NOTES:
- STEP FTG PER PLANS AND AS REQ TO MAINTAIN MIN FTG DEPTH BELOW GRADE AND AS REQ TO ACCOMMODATE PIPES PER TYP PIPE TRENCH DETAIL
 - REINF TO MATCH SIZE AND SPACING OF FTG REINF

TYPICAL STEPPED FOOTING

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT**



CONSULTANT

SIMON WONG ENGINEERING

9968 Hibert Street, Suite 202
San Diego, CA 92131

Tel. (858) 566-3113
Fax. (858) 566-6844



**PLANS FOR THE CONSTRUCTION OF
15750 OLD MILKY WAY
TYPICAL DETAILS**

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC UTILITIES DEPARTMENT
SHEET -- OF -- SHEETS

APPROVED: *Simon Wong* 8/1/12
FOR CITY ENGINEER DATE

DESIGNED BY: *Amal Borkhani*
PROJECT MANAGER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XX/XX			

CONTRACTOR: _____ DATE STARTED: _____
INSPECTOR: _____ DATE COMPLETED: _____

36886-6-D

S1.2

15750 OLD MILKY WAY

CONSTRUCTION NOTES:

- WHERE PORTIONS OF THE EXISTING STRUCTURE ARE TO BE REMOVED OR DEMOLISHED, CONTRACTOR SHALL AVOID DAMAGING THE EXISTING STRUCTURE TO REMAIN.
- CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL LUMBER, CONCRETE, AND CONSTRUCTION MATERIALS THAT ARE DEMOLISHED DURING THE DURATION OF THE PROJECT.
- THIS DWELLING WILL BE OCCUPIED BY THE TENANTS DURING CONSTRUCTION THEREFORE ACCESS TO & FROM THE BUILDING SHALL BE MAINTAINED AT ALL TIMES.
- OPENINGS FOR UNDER FLOOR VENTILATION ARE REQUIRED AND SHALL HAVE A MINIMUM OF 1 SQ FT NET AREA OF VENT FOR EVERY 150 SQ FT OF UNDER FLOOR SPACE. CONTRACTOR SHALL PROVIDE (4) 5 1/2"x14" VENTS AND (2) 18"x24" VENTS MIN. VERIFY PROPOSED VENT LOCATIONS WITH STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ANY WORK REQUIRED TO JACK UP AND SUPPORT OR RAISE BUILDING IF REQUIRED IN ORDER TO INSTALL NEW FIRST FLOOR FRAMING AND PERFORM THE FOUNDATION WORK.
- CONTRACTOR SHALL PROVIDE SHORING AT THE EXISTING FLOOR WHEN INSTALLING NEW BEAMS & FOUNDATION. CONTRACTOR SHALL LEVEL THE FLOOR FRAMING WHERE REQD AND VERIFY THE FLOOR IS LEVEL AFTER THE COMPLETION OF ALL FOUNDATION WORK.
- CONTRACTOR IS RESPONSIBLE FOR THE EXCAVATION OF SOIL IN ORDER TO PERFORM ANY WORK DURING THE DURATION OF THIS PROJECT. EXCESS SOIL EXCAVATED WILL BE REMOVED FROM SITE AT THE END OF THE PROJECT.
- ALL WOOD FRAMING MEMBERS AT THE FOUNDATION SHALL BE PRESSURE TREATED. ALL CONNECTORS, HARDWARE, AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER ASTM A153 AND ASTM B695 (CLASS 55). 4x BEAMS AND FLOOR JOISTS SHALL BE DFL NO.1 & BETTER, UON.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGING ANY EXISTING PLUMBING, ELECTRICAL, OR UTILITIES WHEN JACKING UP THE STRUCTURE AND PERFORMING FOUNDATION WORK.
- CONTRACTOR SHALL FIELD VERIFY FOUNDATION AT STAIRS WELL WALLS. IF REQUIRED PROVIDE NEW 6x6 BEAM & CONCRETE PAD FOUNDATION SIMILAR TO OTHERS.
- CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE THE LOCATION OF THE EXISTING SEPTIC TANK AND PIPING TO AVOID DAMAGE. FIELD VERIFY THE LOCATION OF THE EXISTING SEPTIC SYSTEM PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REROUTING OF ANY EXISTING PLUMBING OR ELECTRICAL PIPING/CONDUITS ETC. IN ORDER TO PERFORM THE WORK SHOWN ON THE DRAWINGS.
- WHERE (E) STUCCO IS REMOVED AND REPLACED OR (N) STUCCO IS ADDED DURING CONSTRUCTION, PROVIDE FELT PAPER BACKING AT (N) STUCCO. (N) STUCCO AND FINISHES TO MATCH EXISTING.

CHIMNEY REPLACEMENT NOTES:

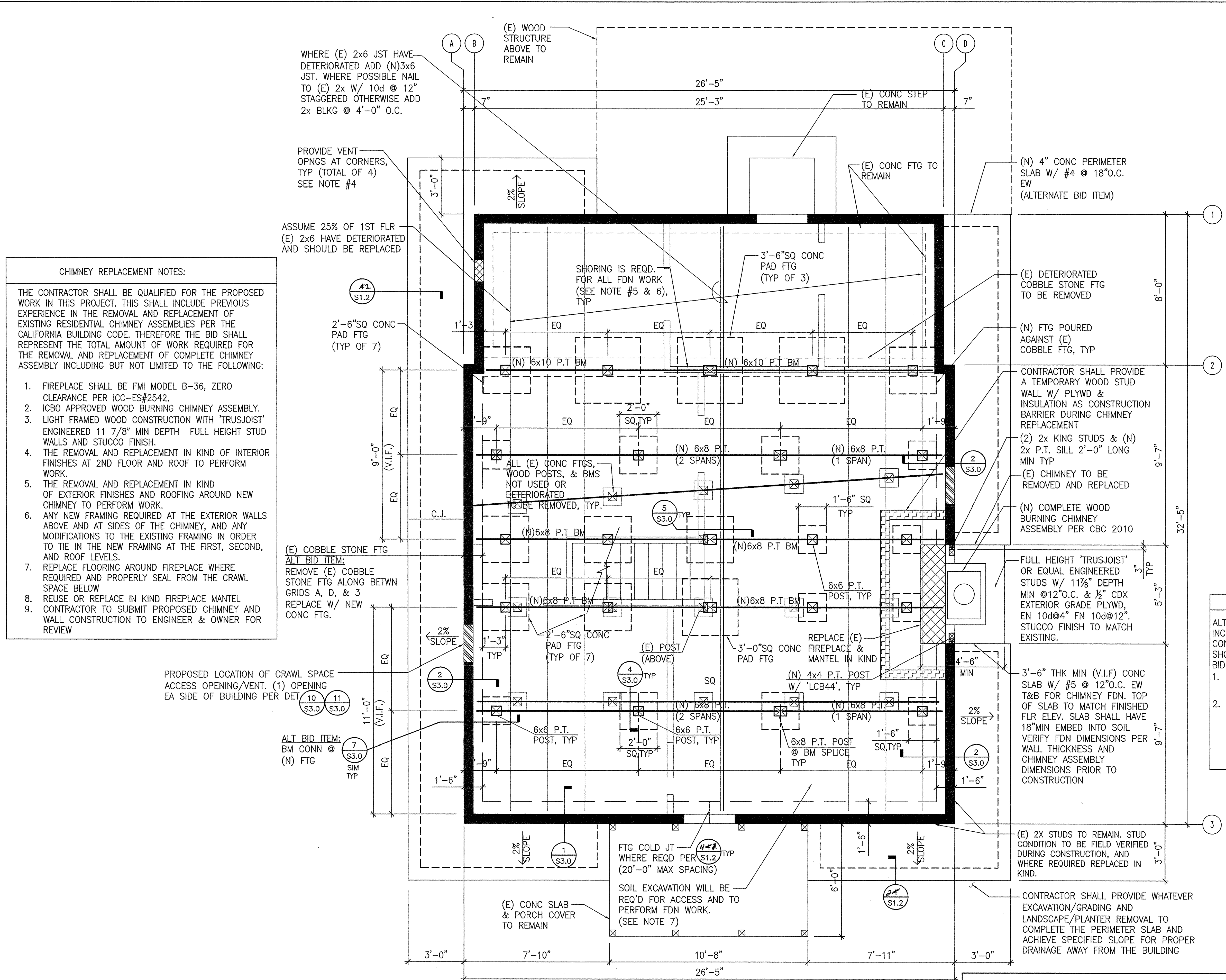
THE CONTRACTOR SHALL BE QUALIFIED FOR THE PROPOSED WORK IN THIS PROJECT. THIS SHALL INCLUDE PREVIOUS EXPERIENCE IN THE REMOVAL AND REPLACEMENT OF EXISTING RESIDENTIAL CHIMNEY ASSEMBLIES PER THE CALIFORNIA BUILDING CODE. THEREFORE THE BID SHALL REPRESENT THE TOTAL AMOUNT OF WORK REQUIRED FOR THE REMOVAL AND REPLACEMENT OF COMPLETE CHIMNEY ASSEMBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- FIREPLACE SHALL BE FMI MODEL B-36, ZERO CLEARANCE PER ICC-ES#2542.
- ICBO APPROVED WOOD BURNING CHIMNEY ASSEMBLY.
- LIGHT FRAMED WOOD CONSTRUCTION WITH 'TRUSJOIST' ENGINEERED 11 7/8" MIN DEPTH FULL HEIGHT STUD WALLS AND STUCCO FINISH.
- THE REMOVAL AND REPLACEMENT IN KIND OF INTERIOR FINISHES AT 2ND FLOOR AND ROOF TO PERFORM WORK.
- THE REMOVAL AND REPLACEMENT IN KIND OF EXTERIOR FINISHES AND ROOFING AROUND NEW CHIMNEY TO PERFORM WORK.
- ANY NEW FRAMING REQUIRED AT THE EXTERIOR WALLS ABOVE AND AT SIDES OF THE CHIMNEY, AND ANY MODIFICATIONS TO THE EXISTING FRAMING IN ORDER TO TIE IN THE NEW FRAMING AT THE FIRST, SECOND, AND ROOF LEVELS.
- REPLACE FLOORING AROUND FIREPLACE WHERE REQUIRED AND PROPERLY SEAL FROM THE CRAWL SPACE BELOW
- REUSE OR REPLACE IN KIND FIREPLACE MANTEL
- CONTRACTOR TO SUBMIT PROPOSED CHIMNEY AND WALL CONSTRUCTION TO ENGINEER & OWNER FOR REVIEW

ALTERNATE BID ITEMS:

ALTERNATE BID ITEMS SHOULD NOT BE INCLUDED IN THE OVERALL BID PACKAGE. CONTRACTOR SHALL LIST THE ITEMS SHOWN BELOW IN AN OPTIONAL SEPARATE BID PACKAGE.

- (N) 4" CONCRETE PERIMETER SLAB & ANY REQUIRED SITE WORK.
- THE REMOVAL OF (E) COBBLE STONE FTGS ALONG GRIDS A & D BTWN 2 & 3 AND ALONG GRID 3, FOR THE CONSTRUCTION OF NEW FTGS PER DETAILS 1, 2, & 7 ON SHEET S3.0.



CONSTRUCTION CHANGE / ADDENDUM

CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT**



CONSULTANT

SIMON WONG ENGINEERING

9968 Hibert Street, Suite 202
San Diego, CA 92131

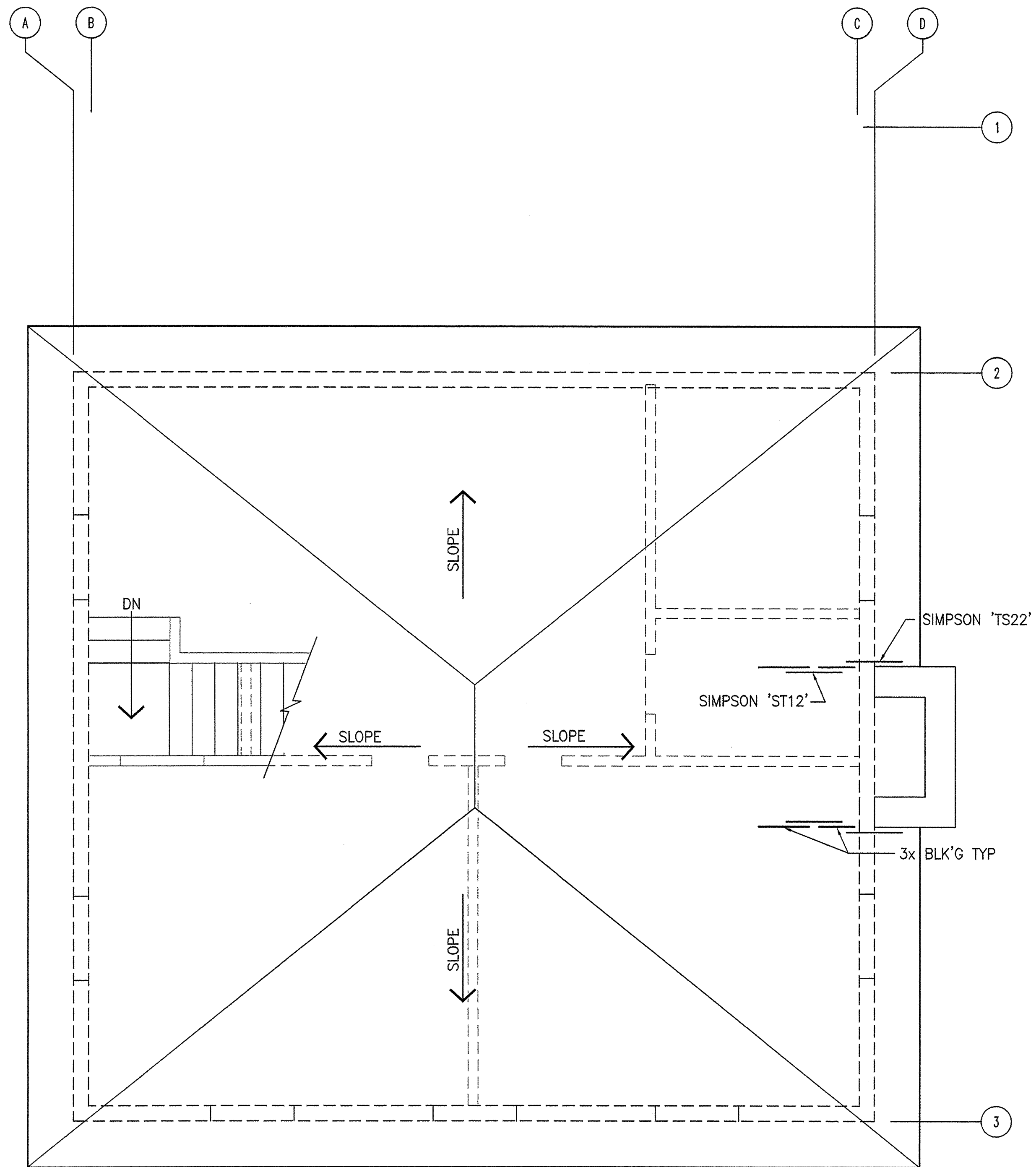
Tel. (858) 566-3113
Fax. (858) 566-6844



**PLANS FOR THE CONSTRUCTION OF
15750 OLD MILKY WAY
FOUNDATION PLAN**

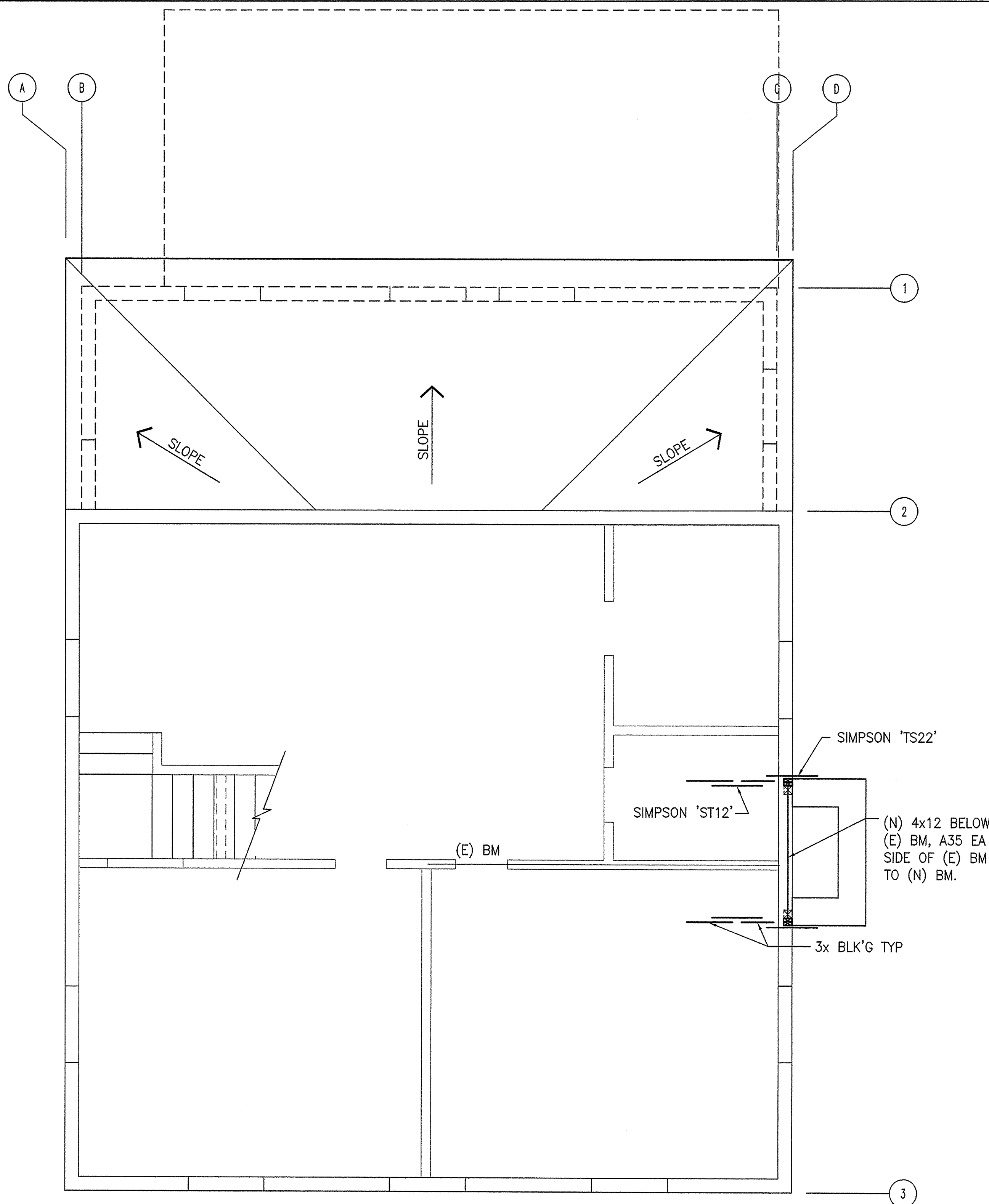
CITY OF SAN DIEGO, CALIFORNIA		WATER WBS	0-00000
PUBLIC UTILITIES DEPARTMENT		SEWER WBS	0-00000
SHEET -- OF -- SHEETS		DATE	8/1/12
FOR CITY ENGINEER	BY	APPROVED	DATE
ORIGINAL	xx/xx		
SUBMITTED BY: <i>Amir Bedewani</i>		PROJECT MANAGER	
PROJECT ENGINEER		SEE SHEETS	
CC887 COORDINATE		SEE SHEETS	
CC888 COORDINATE		CC888 COORDINATE	
CONTRACTOR	DATE STARTED	36886-8-D	
INSPECTOR	DATE COMPLETED		

- NOTES:**
- PER THESE CONSTRUCTION DOCUMENTS, NO WORK IS TO BE PERFORMED AT THE SECOND FLOOR OR ROOF LEVELS, EXCEPT WHERE NEW CHIMNEY CONNECTS TO STRUCTURE. FLOOR AND ROOF PLANS HAVE BEEN PROVIDED FOR REFERENCE ONLY.
 - WHERE REQUIRED ADD 3x BLK'G W/ A35 EA SIDE IN ORDER TO INSTALL STRAPS SHOWN ON PLANS.



ROOF PLAN

SCALE: 3/8"=1'-0"



SECOND FLOOR PLAN

SCALE: 3/8"=1'-0"



S2.1

15750 OLD MILKY WAY

**PLANS FOR THE CONSTRUCTION OF
15750 OLD MILKY WAY
2ND FLOOR AND ROOF PLAN**

CITY OF SAN DIEGO, CALIFORNIA PUBLIC UTILITIES DEPARTMENT SHEET -- OF -- SHEETS		WATER WBS 0-00000 SEWER WBS 0-00000
APPROVED: <i>Jimmy P. Phung</i> FOR CITY ENGINEER	DATE: 8/1/12	SUBMITTED BY: <i>Aracelis Rodriguez</i> PROJECT MANAGER
DESCRIPTION	BY	APPROVED
ORIGINAL	XX/XX	
		DATE
		FILMED
CONTRACTOR	DATE STARTED	36886-9-D
INSPECTOR	DATE COMPLETED	

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

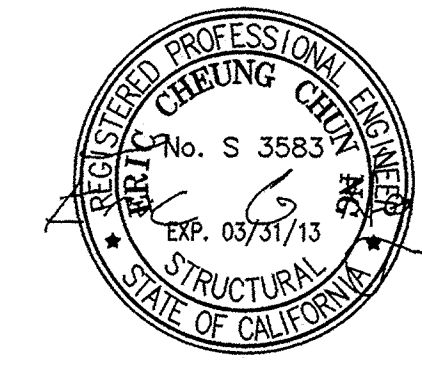
**CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT**



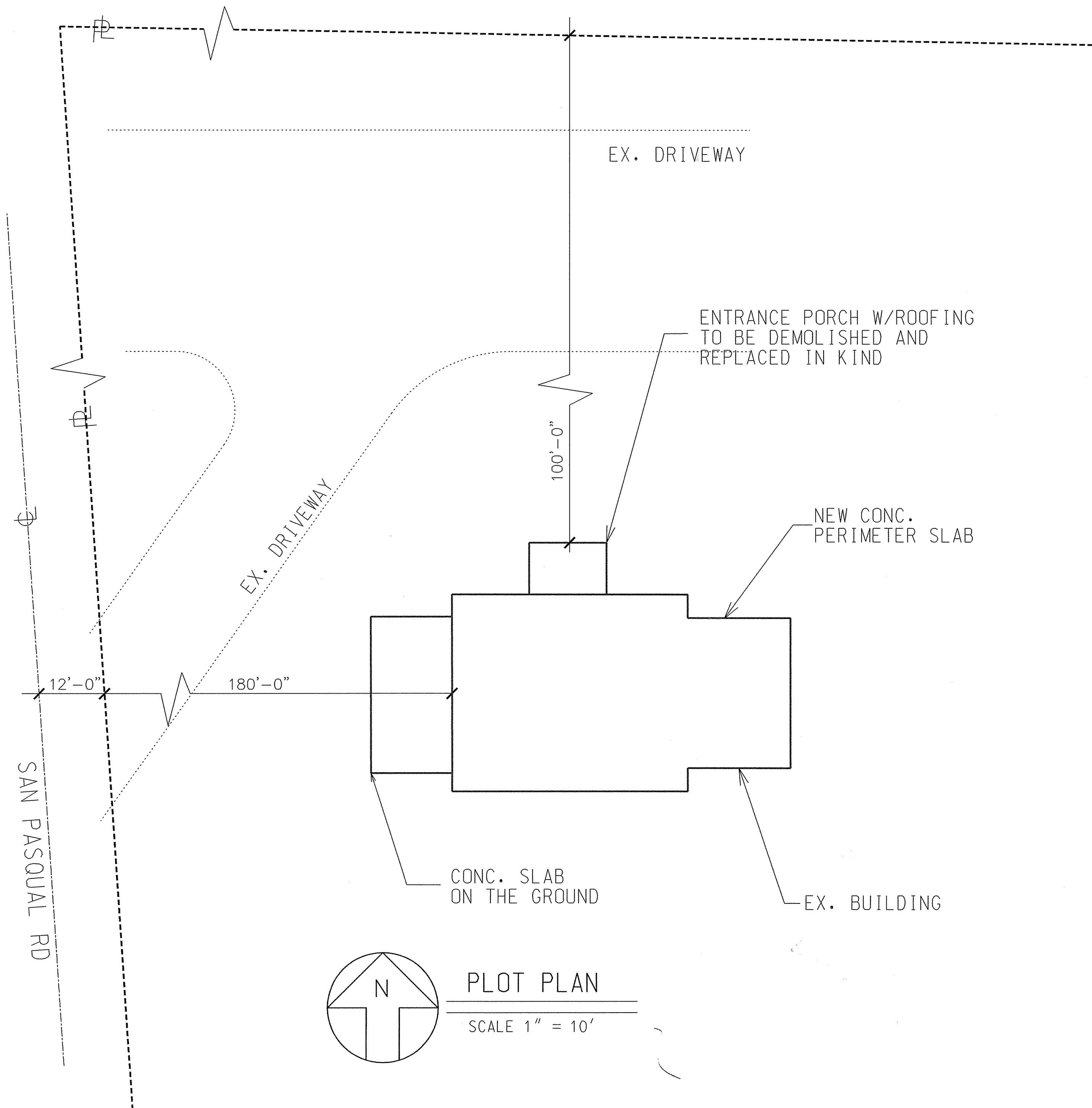
SIMON WONG ENGINEERING

9968 Hibert Street, Suite 202
San Diego, CA 92131

Tel. (858) 566-3113
Fax. (858) 566-6844



21313 SAN PASQUAL RD



I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

(ENGINEER'S NAME) _____ DATE _____

PROPERTY OWNER

CITY OF SAN DIEGO

ASSESSOR PARCEL NUMBER

2411003100

LEGAL DESCRIPTION

TOWNSHIP 12 SOUTH RANGE
1 WEST SECTION 31 PORTION
(251.04 AC)

PROJECT DESCRIPTION

INSTALLATION OF CONCRETE FOUNDATION AND REPLACEMENT OF DAMAGED WOOD FRAMING AT THE FOUNDATION, DEMOLITION AND REPLACEMENT OF EXISTING COVERED PATIOS, INSTALLATION OF CONCRETE PERIMETER SLAB.

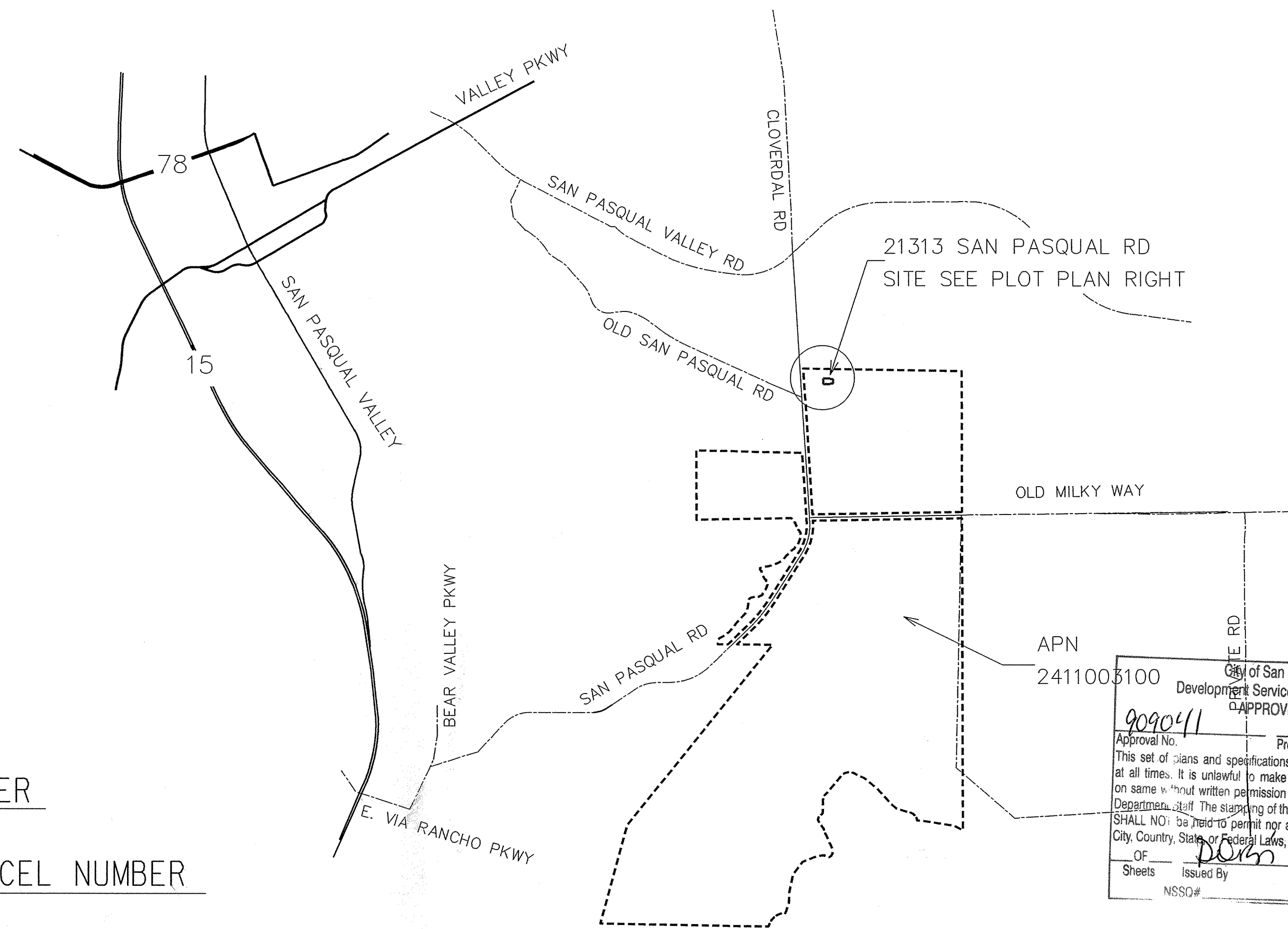
APPLICABLE CODES: 2010 CRC & 2010 CBC

TYPE OF OCCUPANCY: R-3

TYPE OF CONSTRUCTION: V-B

LEGEND

- VICINITY/PLOT PLAN G1.0
- BRUSH MANAGEMENT/WATER POLLUTION CONTROL PLAN G2.0
- ADDITIONAL NOTES G3.0
- ARCHITECTURAL PLAN A1.0
- GENERAL NOTES S1.0
- ABBREVIATION & NOTES S1.1
- TYPICAL DETAILS S1.2
- TYPICAL DETAILS S1.3
- FOUNDATION PLAN S2.0
- ROOF FRAMING PLAN S2.1
- STRUCTURAL DETAIL S3.0
- STRUCTURAL DETAIL S3.1



APN 2411003100

City of San Diego
Development Services Department
APPROVED

Approval No. 9090411
Project No. 272906

This set of plans and specifications MUST be kept on the job at all times. It is unlawful to make any changes or alterations on same without written permission from Development Services Department staff. The signing of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State or Federal Laws, nor other Restrictions.

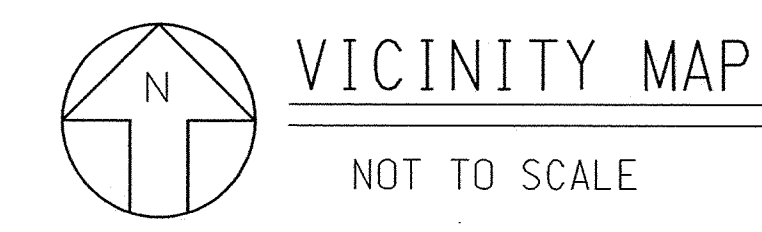
OF *DM* 10-4-12
Issued By Date

NSO#

EXHIBIT
PLANNING AND DEVELOPMENT REVIEW
LAND DEVELOPMENT REVIEW

Plan File/Work Order No. 272906
From *ESL/SDP* SDMC 143-010
Permit Type Municipal Code Section
By *Polonia Maje* Initials *PM*
Date *9/30/2012* Phone *446-5294*

Any Revision To These Plans Will Require Another Stamp of On-County



NOTE:
THE CITY OF SAN DIEGO, PUBLIC UTILITIES DEPARTMENT IS VOLUNTARILY CONDUCTING THESE REPAIRS TO RESTORE STRUCTURAL INTEGRITY AND PREVENT ANY FUTURE FOUNDATION SETTLEMENT

Historical Resources Approval
This parcel contains a potentially significant historical resource. Approval is per SDMC Sec. 143.0220 for this scope of work only. Historic review is required for plan changes.

Barbara Chamer-Garcia Date *9/27/12*

City of San Diego
Development Services
APPROVALS

By *Andy Sheer* Date *5/29/12*

Structural: *N/A*
Mechanical: *N/A*
Zoning: *AG-1-1*
Zone: *foundations strl repairs*

272906
BUILDING DEVELOPMENT REVIEW
DIVISION-STRUCTURAL

Barbara Chamer-Garcia Date *6/14/2012*
Stamp transfer.

PLANS FOR THE CONSTRUCTION OF
21313 SAN PASQUAL RD
COVER SHEET

CITY OF SAN DIEGO, CALIFORNIA PUBLIC UTILITIES DEPARTMENT SHEET 1 OF 12 SHEETS		WATER WBS 0-00000
APPROVED: <i>Andy Sheer</i> 8/1/12 FOR CITY ENGINEER DATE		SEWER WBS 0-00000
SUBMITTED BY: <i>Amr Beckman</i> PROJECT MANAGER		
DESCRIPTION	BY	APPROVED
ORIGINAL	XX/XX	DATE
		FILMED
PROJECT ENGINEER		SEE SHEETS
SEE SHEETS		CCS27 COORDINATE
SEE SHEETS		CCS83 COORDINATE
CONTRACTOR	DATE STARTED	36887-1-D
INSPECTOR	DATE COMPLETED	

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

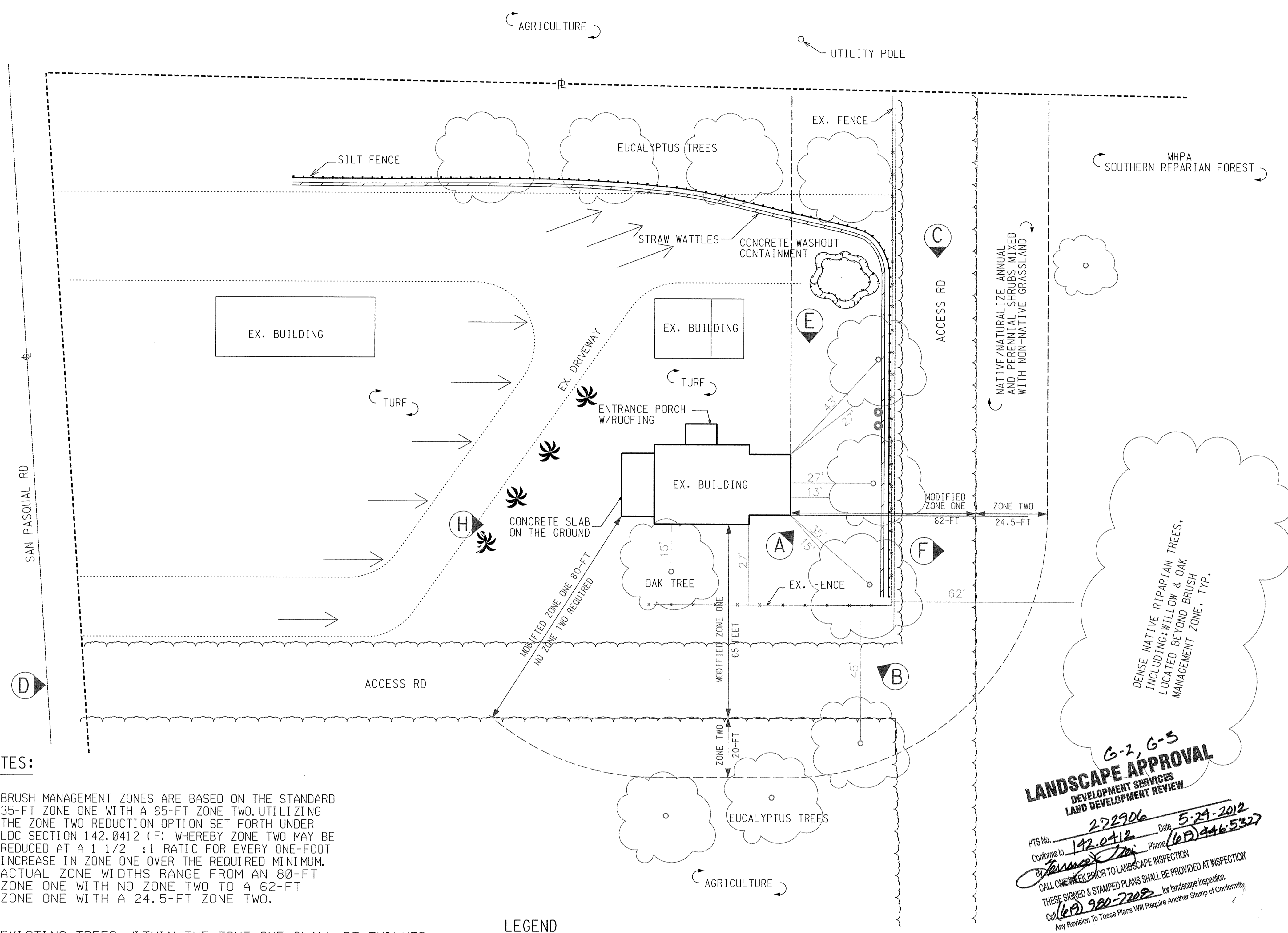
0 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT**

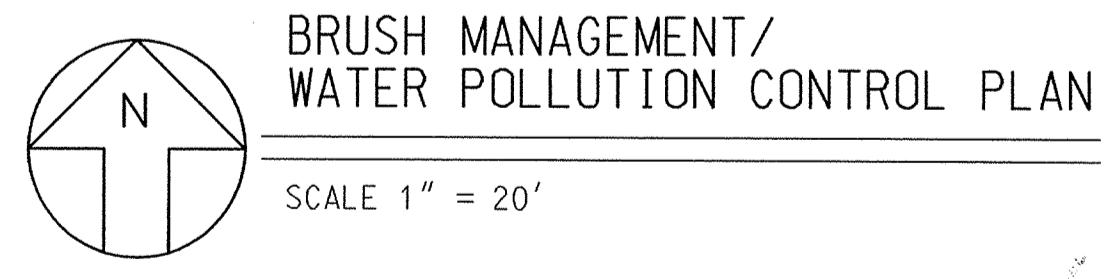
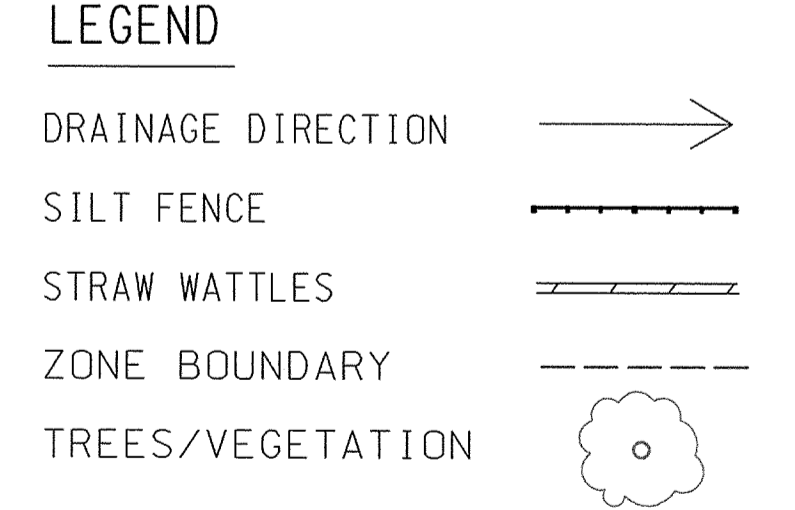


21313 SAN PASQUAL RD



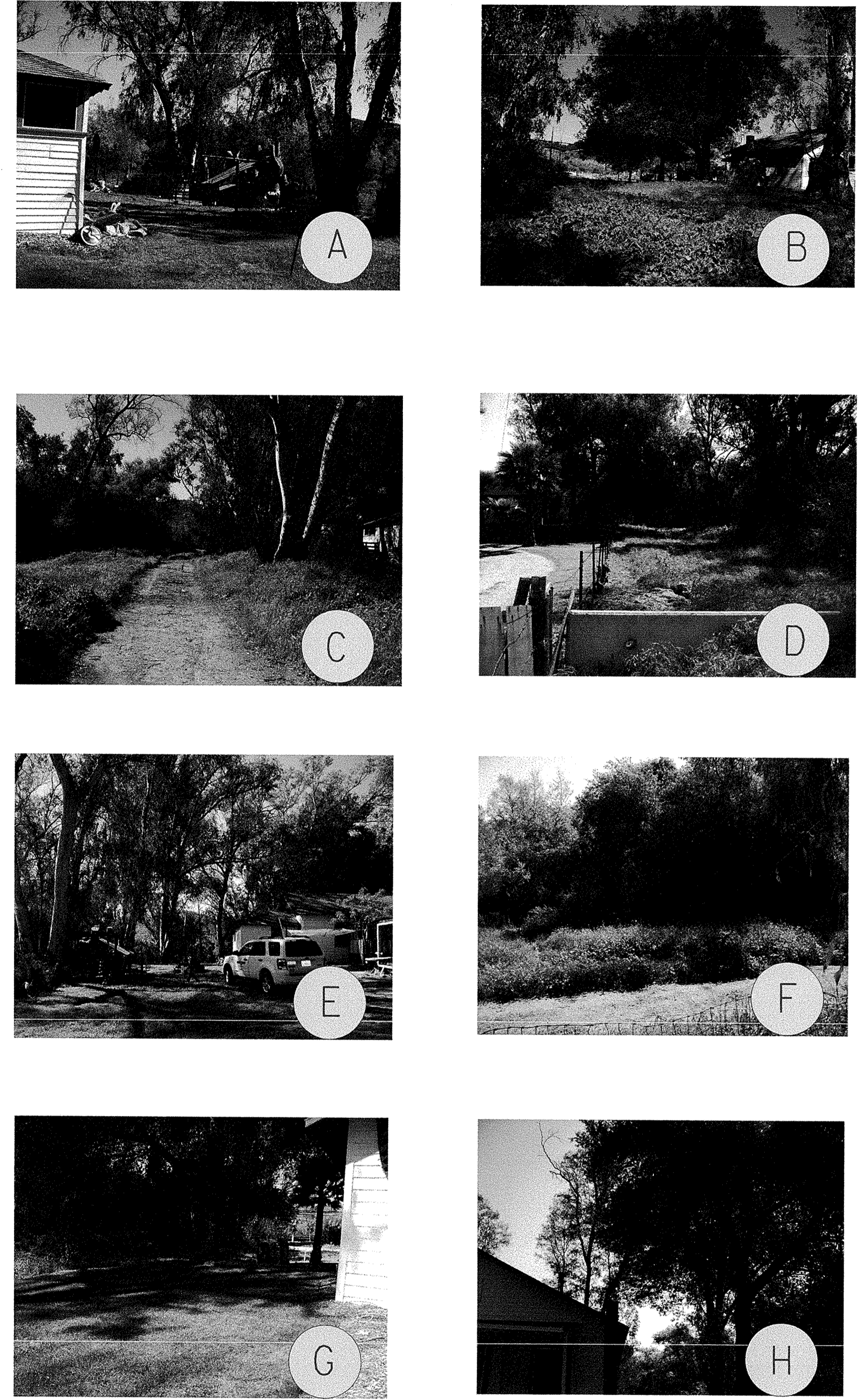
NOTES:

- BRUSH MANAGEMENT ZONES ARE BASED ON THE STANDARD 35-FT ZONE ONE WITH A 65-FT ZONE TWO. UTILIZING THE ZONE TWO REDUCTION OPTION SET FORTH UNDER LDC SECTION 142.0412 (F) WHEREBY ZONE TWO MAY BE REDUCED AT A 1 1/2 :1 RATIO FOR EVERY ONE-FOOT INCREASE IN ZONE ONE OVER THE REQUIRED MINIMUM. ACTUAL ZONE WIDTHS RANGE FROM AN 80-FT ZONE ONE WITH NO ZONE TWO TO A 62-FT ZONE ONE WITH A 24.5-FT ZONE TWO.
- EXISTING TREES WITHIN THE ZONE ONE SHALL BE THINNED AND PRUNED PER FPB POLICY NUMBER B-08-1 AS FOLLOWS: CANOPIES OF EXISTING TREES SHALL EXTEND TO WITHIN 10 FEET OF ANY STRUCTURE SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 10 FEET. PORTIONS OF TREE CANOPIES THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 10 FEET.



G-2, G-3
LANDSCAPE APPROVAL
 DEVELOPMENT SERVICES
 LAND DEVELOPMENT REVIEW

PTS No. 272906 Date 5-29-2012
 Conforms to 142.0412 Phone (619) 446-5327
 By *[Signature]*
 CALL ONE WEEK PRIOR TO LANDSCAPE INSPECTION
 THESE SIGNED & STAMPED PLANS SHALL BE PROVIDED AT INSPECTION
 Call (619) 980-2208 for landscape inspection.
 Any Revision To These Plans Will Require Another Stamp of Conformity.



LANDSCAPE APPROVAL
 DEVELOPMENT SERVICES
 LAND DEVELOPMENT REVIEW

PTS No. 272906
 Conforms to 142.0412
 By *[Signature]*
 CALL ONE WEEK PRIOR TO LANDSCAPE INSPECTION
 THESE SIGNED & STAMPED PLANS SHALL BE PROVIDED AT INSPECTION
 Call (619) 980-2208 for landscape inspection.
 Any Revision To These Plans Will Require Another Stamp of Conformity.

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

0 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
 PUBLIC UTILITIES DEPARTMENT**



**PLANS FOR THE CONSTRUCTION OF
 21313 SAN PASQUAL ROAD**

CITY OF SAN DIEGO, CALIFORNIA PUBLIC UTILITIES DEPARTMENT SHEET 2 OF 12 SHEETS		WATER WBS 0-00000 SEWER WBS 0-00000
APPROVED BY: <i>[Signature]</i> FOR CITY ENGINEER	DATE: 8/1/12	SUBMITTED BY: <i>[Signature]</i> PROJECT MANAGER
DESCRIPTION	BY	APPROVED
ORIGINAL	XX/XX	
CONTRACTOR	DATE STARTED	36887-02-D
INSPECTOR	DATE COMPLETED	

21313 SAN PASQUAL ROAD

ADDITIONAL NOTES:

BRUSH MANAGEMENT PROGRAM ~ IN CONJUNCTION WITH THE BRUSH MANAGEMENT PLAN, PROVIDE A BRUSH MANAGEMENT PROGRAM WITH THE FOLLOWING NOTES:

- A) BRUSH MANAGEMENT PROGRAM, EXCERPTS FROM THE CODE AND STANDARDS (PROVIDE ON PLAN):
 1. THE BRUSH MANAGEMENT ZONE WIDTH TABLE INDICATING THE ZONE DEPTHS THAT THE BRUSH MANAGEMENT PLAN WAS DESIGNED UNDER [SEE 142.0412, TABLE 142-04H]. FOR LARGE SITES OR SUBDIVISIONS, IF THERE ARE VARIOUS ZONE WIDTHS BEING INCORPORATED, PROVIDE A TABLE LISTING THE DIFFERENT LOTS OR PARCELS AND CORRESPONDING ZONE WIDTHS.

**Table 142-04H
Brush Management Zone Width Requirements**

CRITERIA	Zone Widths
Zone One Width	35 ft.
Zone Two Width	65 ft.

- (F) THE ZONE TWO WIDTH MAY BE DECREASED BY 1-1/2 FEET FOR EACH ONE FOOT OF INCREASE IN THE ZONE ONE WITH UP TO A MAXIMUM REDUCTION OF 30 FEET OF ZONE TWO WIDTH.

(G) ZONE ONE REQUIREMENTS

- (1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
- (2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED OR HEAVY TIMBER CONSTRUCTION.
- (3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- (4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- (5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 - (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
 - (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
- (6) ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- (7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

(H) ZONE TWO REQUIREMENTS

- (1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- (2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- (3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
- (4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- (5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 - (A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.

- (B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
- (C) ALL NEW ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOWFLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
- (D) WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
- (6) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
- (7) EXCEPT AS PROVIDED IN SECTION 142.0412(1), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.

3.2-2 ZONE 1 REQUIREMENTS - ALL STRUCTURES

- 3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX "B").
- 3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.
- 3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.
- 3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.

3.2-3 ZONE 2 REQUIREMENTS - ALL STRUCTURES

- 3.2-3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.

ADDITIONAL MAINTENANCE NOTES:

1. GENERAL MAINTENANCE ~ REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, HOWEVER, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1: YEAR-ROUND MAINTENANCE, ZONE 2: SEASONAL MAINTENANCE. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.
2. BRUSH MANAGEMENT ZONE 1 ~ THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ANY IRRIGATION RUN-OFF SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.
3. BRUSH MANAGEMENT ZONE 2 ~ SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS DISTURBS VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.
4. LONG-TERM MAINTENANCE RESPONSIBILITY ~ ALL LANDSCAPING / BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF OWNER, PUBLIC UTILITIES DEPARTMENT. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT DESCRIPTION

FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.

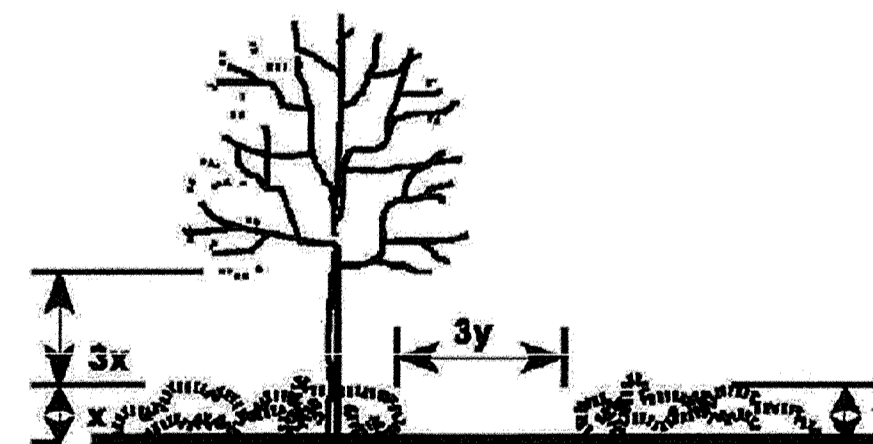
3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 BASIC REQUIREMENTS - ALL ZONES

- 3.2-1.01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.
- 3.2-1.02 DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.
- 3.2-1.03 TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (FIGURE A). DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.

FIGURE A

PRUNING TREES TO PROVIDE CLEARANCE FOR BRUSH MANAGEMENT



- 3.2-1.04 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS (FIGURE A).
- 3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).

PROVAL
VIEWS REVIEW
9/06
Date 5-21-2012
Phone (619) 444-5320
INSPECTION
SHALL BE PROVIDED AT RESPECTIVE
208 for landscape inspection.
Require Another Stamp of contractor

G-3

**PLANS FOR THE CONSTRUCTION OF
21313 SAN PASQUAL ROAD**

CITY OF SAN DIEGO, CALIFORNIA		WATER	0-00000
PUBLIC UTILITIES DEPARTMENT		SEWER	0-00000
SHEET 3 OF 12 SHEETS			
APPROVED: <i>[Signature]</i>	DATE: 8/1/12	SUBMITTED BY:	<i>Amer Barkouni</i>
FOR CITY ENGINEER		PROJECT MANAGER	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	xx/xx		
CONTRACTOR	DATE STARTED		
INSPECTOR	DATE COMPLETED		
			36887-3-D

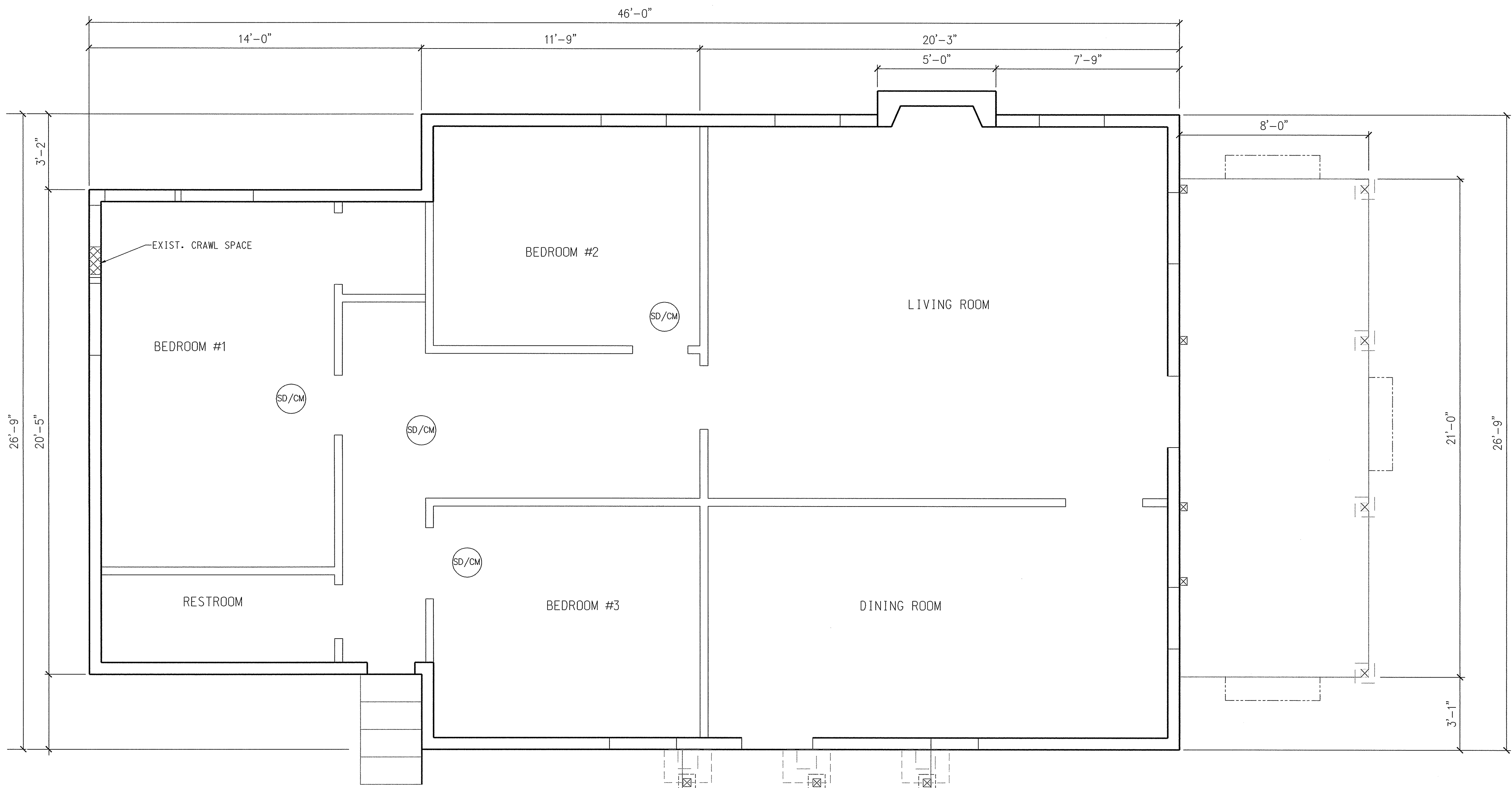
CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT**

21313 SAN PASQUAL ROAD



LEGEND
SMOKE/CARBON MONOXIDE DETECTOR (SD/CM)

EXISTING FLOOR PLAN (NO CHANGE)
SCALE 3/8" = 1'

STRAPPING REQUIREMENTS FOR Water Heaters

CITY OF SAN DIEGO PLANNING & DEVELOPMENT REVIEW DEPARTMENT
INSPECTION SERVICES: 9601 RIDGEHAVEN CT, SUITE 220, SAN DIEGO, CA 92123
Call (858) 492-5070 for information and (858) 581-7111 to schedule inspections.

INFORMATION BULLETIN 207
APRIL 1999

The State of California requires that all water heaters in our area be anchored or strapped to resist movement during an earthquake. This can be accomplished by installing any of the over-the-counter products especially made for restraining water heaters (example 1) or you can make your own out of a heavy-duty metal strap material (Example 2).

It is required that at least two restraints are used, with one in the upper one-third and one in the lower one-third of the water heater. Fasten the anchor or strap to the structure, use a screw not less than 1/2" diameter with a minimum penetration of 1 1/2" into a wood stud of the wall, with a washer between the head of the screw and the restraint.

Below are examples of acceptable methods for restraining a water heater.

Note: A plumbing and gas permit is required any time a water heater is replaced.

Example 1
These types of restraints are over-the-counter products sold at your local hardware store.
Drill pilots on center line of stud, insert screws through punched holes in strap. Use washers.
The lower strap must be a minimum of 4" above the control unit.
This 18" stand is required for heaters installed in a garage location.

Example 2
Minimum 22 Gauge metal strap material installed within the top 1/3 of the heater and the bottom 1/3 of the heater.
Drill pilots on center line of stud, insert screws through punched holes in strap.
Use minimum 1/4" screws with minimum 1 1/2" penetration. Use washers.
The lower strap must be a minimum of 4" above the control unit.
This 18" stand is required for heaters installed in a garage location.

This information is available on alternative formats for persons with disabilities. To request this bulletin in alternative format, call (619) 445-5446 or (600) 735-2929 (TT). DS-6207 (Rev. 4-99)

NOTE:

THERE WILL BE NO MODIFICATION ON THE EXISTING FLOOR PLAN DURING THE FOUNDATION REPAIRS

COOKING AND HEATING EQUIPMENTS BEING UTILIZED IN THE RESIDENCE ARE ELECTRIC OPERATED EQUIPMENTS, NON-FUEL BURNING EQUIPMENTS. CARBON MONOXIDE MONITORS MAY NOT BE REQUIRED

A-1

**PLANS FOR THE CONSTRUCTION OF
21313 SAN PASQUAL ROAD**

CITY OF SAN DIEGO, CALIFORNIA PUBLIC UTILITIES DEPARTMENT SHEET 4 OF 12 SHEETS		WATER WBS 0-00000 SEWER WBS 0-00000
APPROVED FOR CITY ENGINEER <i>[Signature]</i>	DATE 8/1/12	SUBMITTED BY <i>[Signature]</i> PROJECT MANAGER
DESCRIPTION	BY	APPROVED DATE
ORIGINAL	XX/XX	
PROJECT ENGINEER		SEE SHEETS CC827 COORDINATE
CONTRACTOR		SEE SHEETS CC883 COORDINATE
INSPECTOR		36887-4-D
DATE STARTED		DATE COMPLETED

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

0 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT**



21313 SAN PASQUAL ROAD

NAILING SCHEDULE

CONNECTION	NAILING ¹
JOIST to sill or girder, toenail	3-8d
BRIDGING to joist, toenail each end	2-8d
1" X 6" (25 mm X 152 mm) SUBFLOOR or less to each joist, face nail	2-8d
WIDER than 1" X 6" (25 mm X 152 mm) SUBFLOOR to each joist, face nail	3-8d
2" (51 mm) SUBFLOOR to joist or girder, blind and face nail	2-16d
SOLE PLATE to joist or blocking, typical face nail	16d at 16" (406 mm) o.c.
SOLE PLATE to joist or blocking, at braced wall panels	3-16d per 16" (610 mm)
TOP PLATE to stud, end nail	2-16d
STUD to sole plate	4-10d toenail or 2-20d box end nail for 3x Sill, or 2-16d end nail at 2x Sill
DOUBLE STUD, face nail	16d at 24" (610 mm) o.c.
DOUBLE TOP PLATES, typical face nail	16d at 16" (406 mm) o.c.
DOUBLE TOP PLATE, lap splice	6-16d
BLOCKING between joists or rafters to top plate, toenail	3-8d
RIM JOIST to top plate, toenail	8d at 6" (152 mm) o.c.
TOP PLATES, laps and intersections, face nail	2-16d
CONTINUOUS HEADER, two pieces	16d at 16" (406 mm) o.c. along each edge
CEILING JOISTS to plate, toenail	3-8d
CONTINUOUS HEADER to stud, toenail	4-8d
CEILING JOISTS, laps over partitions, face nail	3-16d
CEILING JOISTS to parallel rafters, face nail	3-16d
RAFTERS to plate, toenail	3-8d
1" (25 MM) BRACE to each stud and plate, face nail	2-8d
1" X 8" (25 mm X 203 mm) SHEATHING or less to each bearing, face nail	2-8d
WIDER than 1" X 8" (25 mm X 203 mm) SHEATHING to each bearing, face nail	3-8d
BUILT-UP CORNER studs	16d at 24" (610 mm) o.c.
BUILT-UP GIRDERS and BEAMS	20d at 32" (813 mm) o.c. at top and bottom and staggered 2- 20d at ends and at each splice
2" (51 mm) PLANKS	2-16d at each bearing
WOOD STRUCTURAL PANELS AND PARTICLEBOARD: ² SUBFLOOR and WALL SHEATHING (to framing): 1/2" (12.7 mm) and less 19/32" - 3/4" (15mm - 19 mm) 7/8" - 1" (22 mm - 25 mm) 1 1/8" - 1 1/4" (29 mm - 32 mm)	6d ³ 8d ⁴ or 6d ³ 8d ⁴ 10d ⁴ or 8d ⁵
COMBINATION SUBFLOOR-UNDERLAYMENT (to framing): 3/4" (19 mm) and less 7/8" - 1" (22 mm - 25 mm) 1 1/8" - 1 1/4" (29 mm - 32 mm)	6d ⁵ 8d ⁴ 10d ⁴ or 8d ⁵
PANEL SIDING (to framing): ² 1/2" (12.7 mm) or less 5/8" (16 mm)	6d ⁶ 8d
FIBERBOARD SHEATHING: ⁷ 1/2" (12.7 mm)	No. 11 ga ⁸ 6d ⁹
25/32" (20 mm)	No. 16 ga ⁸ No. 11 ga ⁴ 6d ⁹ No. 16 ga ⁸
INTERIOR PANELING 1/4" (6.4 mm) 3/8" (9.5 mm)	4d ¹⁰ 6d ¹¹

- NAILS SHALL BE COMMON WIRE ONLY UNLESS OTHERWISE NOTED.
- NAILS SPACED AT 6 INCHES (152 mm) ON CENTER AT EDGES, 12 INCHES (305 mm) AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152 mm) AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES (1219 mm) OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEARWALLS, REFER TO SECTIONS 2315.3.3 AND 2315.4. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
- COMMON OR DEFORMED SHANK
- COMMON
- DEFORMED SHANK
- CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
- FASTENERS SPACE 3 INCHES (76 mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152 mm) ON CENTER AT INTERMEDIATE SUPPORTS.
- CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH-DIAMETER (11 mm) HEAD AND 1 1/2-INCH (38 mm) LENGTH FOR 1/2-INCH (12.7 mm) SHEATHING AND 1 3/4-INCH (44 mm) LENGTH FOR 25/32-INCH (20 mm) SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
- CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH (11 mm) CROWN AND 1 1/8-INCH (29 mm) LENGTH FOR 1/2-INCH (12.7 mm) SHEATHING AND 1 1/2-INCH (38 mm) LENGTH FOR 25/32-INCH (20 mm) SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3
- PANEL SUPPORTS AT 16 INCHES (406 mm) [20 INCHES (508 mm) IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6 INCHES (152 mm) ON PANEL EDGES, 12 INCHES (305 mm) AT INTERMEDIATE SUPPORTS.
- PANEL SUPPORTS AT 24 INCHES (610 mm). CASING OR FINISH NAILS SPACED 6 INCHES (152 mm) ON PANEL EDGES, 12 INCHES (305 mm) AT INTERMEDIATE SUPPORTS.

SPECIAL INSPECTIONS:

CONCRETE SPECIAL INSPECTIONS ARE NOT REQUIRED PER CBC SECTION 1704.4, EXCEPTION 2.2.3. STRUCTURAL DESIGN OF FOOTINGS HAS BEEN BASED ON A COMPRESSIVE STRENGTH NO GREATER THAN 2500 PSI, REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE CONSTRUCTION DOCUMENTS.

ABBREVIATIONS:

&	AND	KIPS	KILOPOUNDS (1,000 POUNDS)
@	AT	KO	KNOCK OUT
C	CENTER LINE	LB	POUND
PL	PLATE, PROPERTY LINE	LB	LAG BOLT
AB	ANCHOR BOLT	LF	LINEAR FOOT
ADJ	ADJACENT	LG	LONG
AFF	ABOVE FINISH FLOOR	LL	LIVE LOAD
ARCH	ARCHITECTURAL	LLH	LONG LEG HORIZONTAL
BD	BOARD	LLV	LONG LEG VERTICAL
BLDG	BUILDING	LS	LAG SCREW
BLK	BLOCK	LT	LIGHT
BLKG	BLOCKING	MAS	MASONRY
BLW	BELOW	MAT	MATERIAL
BM	BEAM	MAX	MAXIMUM
BN	BOUNDARY NAIL	MB	MACHINE BOLT
(B) OR BOT	BOTTOM	MECH	MECHANICAL
BRG	BEARING	MEZZ	MEZZANINE
BS	BOTH SIDES	MIN	MINIMUM
BTWN	BETWEEN	MH	MANHOLE
CB	CARRIAGE BOLT	MANUF	MANUFACTURER
CF	CUBIC FOOT	MTL	METAL
CHAM	CHAMFER	(N)	NEW
CJ	CAST-IRON	NS	NEAR SIDE
CIP	CAST-IN-PLACE	NIC	NOT IN CONTRACT
CJ	CONSTRUCTION JOINT	NOM	NOMINAL
CJP	COMPLETE JOINT PENETRATION	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CLK	CAULK	OD	OUTSIDE DIAMETER
CLKG	CAULKING	OH	OPPOSITE HAND
CLR	CLEAR	OPNG	OPENING
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
CNTR	CENTER	OWJ	OPEN WEB JOIST
COL	COLUMN	PC	PRECAST
CONC	CONCRETE	PERP	PERPENDICULAR
CONN	CONNECTION	PLYWD	PLYWOOD
CONT	CONTINUOUS	PNL	PANEL
CSK	COUNTERSINK	PREFAB	PREFABRICATED
d	PENNY	PSF	POUNDS PER SQUARE FOOT
DBL	DOUBLE	PSI	POUNDS PER SQUARE INCHES
DEP	DEPRESSED	PT.	POINT
DET	DETAIL	PT	PRESSURE TREATED
DF	DOUGLAS FIR	PVC	POLYVINYL CHLORIDE
DFL	DOUGLAS FIR/LARCH	RAD	RADIUS
DIA	DIAMETER	RD	ROOF DRAIN
DIAG	DIAGONAL	REF	REFERENCE
DIM	DIMENSION	REINF	REINFORCED / REINFORCING
DL	DEAD LOAD	REQD	REQUIRED
DN	DOWN	REV	REVISION
DIV	DIVISION	RF	ROOF
DR	DOOR	RFTR	RAFTER
DWG	DRAWING	RH	ROOF HATCH
DWL	DOWEL	RM	ROOM
(E)	EXISTING	RO	ROUGH OPENING
EA	EACH	RS	ROUGH SAWN
EF	EACH FACE	SCHED	SCHEDULE
EJ	EXPANSION JOINT	SECT	SECTION
EL	ELEVATION	SF	SQUARE FOOT
ELEV	ELEVATOR	SHT	SHEET
EMBED	EMBEDMENT	SHTG	SHEATHING
EN	EDGE NAIL	SIM	SIMILAR
EQ	EQUAL	SMS	SHEET METAL SCREW
EQUIP	EQUIPMENT	SOG	SLAB ON GRADE
ES	EACH SIDE	SPEC	SPECIFICATION
EW	EACH WAY	SQ	SQUARE
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STGR	STAGGERED
FD	FLOOR DRAIN	STD	STANDARD
FDN	FOUNDATION	STIFF	STIFFENER
FF	FINISH FLOOR	STL	STEEL
FIN	FINISH	STRUCT	STRUCTURAL
FLR	FLOOR	STS	SELF TAPPING SCREW
FN	FIELD NAIL	SYM	SYMMETRICAL
FO	FACE OF	SYS	SYSTEM
FRMG	FRAMING	T&B	TOP AND BOTTOM
FS	FAR SIDE	T&G	TONGUE AND GROOVE
FT	FEET / FOOT	TEMP	TEMPORARY
FTG	FOOTING	THK	THICK
GA	GAUGE	THKND	THICKENED
GALV	GALVANIZED	THRU	THROUGH
GI	GALVANIZED IRON	TOTL	TOTAL LOAD
GLB	GLU-LAMINATED BEAM	T.O.	TOP OF
GRD	GRADE	TSG	TAPERED STEEL GIRDER
GYP	GYPSPUM	TYP	TYPICAL
HD	HOLDOWN	UN	UNLESS OTHERWISE NOTED
HDR	HEADER	VERT OR (V)	VERTICAL
HGR	HANGER	V.I.F	VERIFY IN FIELD
HORIZ	HORIZONTAL	W/	WITH
HRD	HARD	W/O	WITHOUT
HSB	HIGH STRENGTH BOLT	WCJ	WALL CONTROL JOINT
HT	HEIGHT	WD	WOOD
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	WIN	WINDOW
IN	INCH	WP	WATERPROOF / WORK POINT
INSP	INSPECTION / INSPECTOR	WPJ	WEAKENED PLANE JOINT
INT	INTERIOR	WT	WEIGHT
JST	JOIST	WWF	WELDED WIRE FABRIC
JT	JOINT	WWM	WELDED WIRE MESH

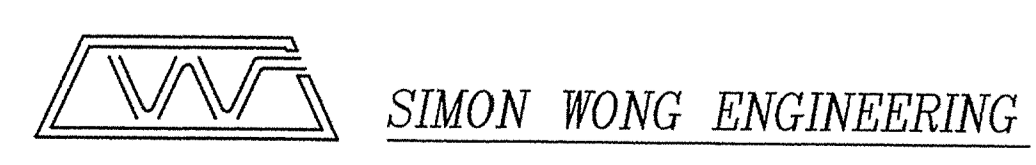
S1.1

21313 SAN PASQUAL RD

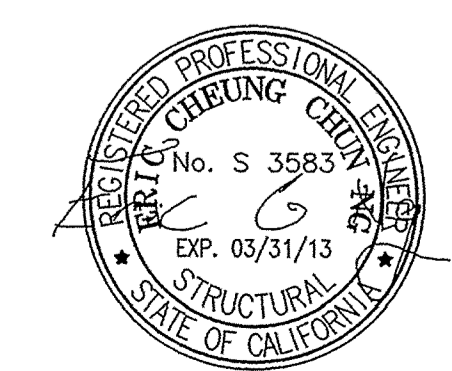
PLANS FOR THE CONSTRUCTION OF
21313 SAN PASQUAL RD
ABBREVIATIONS & NOTES

CITY OF SAN DIEGO, CALIFORNIA PUBLIC UTILITIES DEPARTMENT		WATER WBS	0-00000
SHEET -- OF -- SHEETS		SEWER WBS	0-00000
APPROVED: <i>James DePina</i> 8/1/12 FOR CITY ENGINEER		DRAWN BY: <i>Mr. Backhaus</i> PROJECT MANAGER	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	xx/xx		
PROJECT ENGINEER			
SEE SHEETS			
CS827 COORDINATE			
SEE SHEETS			
CS888 COORDINATE			
CONTRACTOR	DATE STARTED	36887-6-D	
INSPECTOR	DATE COMPLETED		

CONSULTANT



9968 Hibert Street, Suite 202
San Diego, CA 92131
Tel. (858) 566-3113
Fax. (858) 566-6844



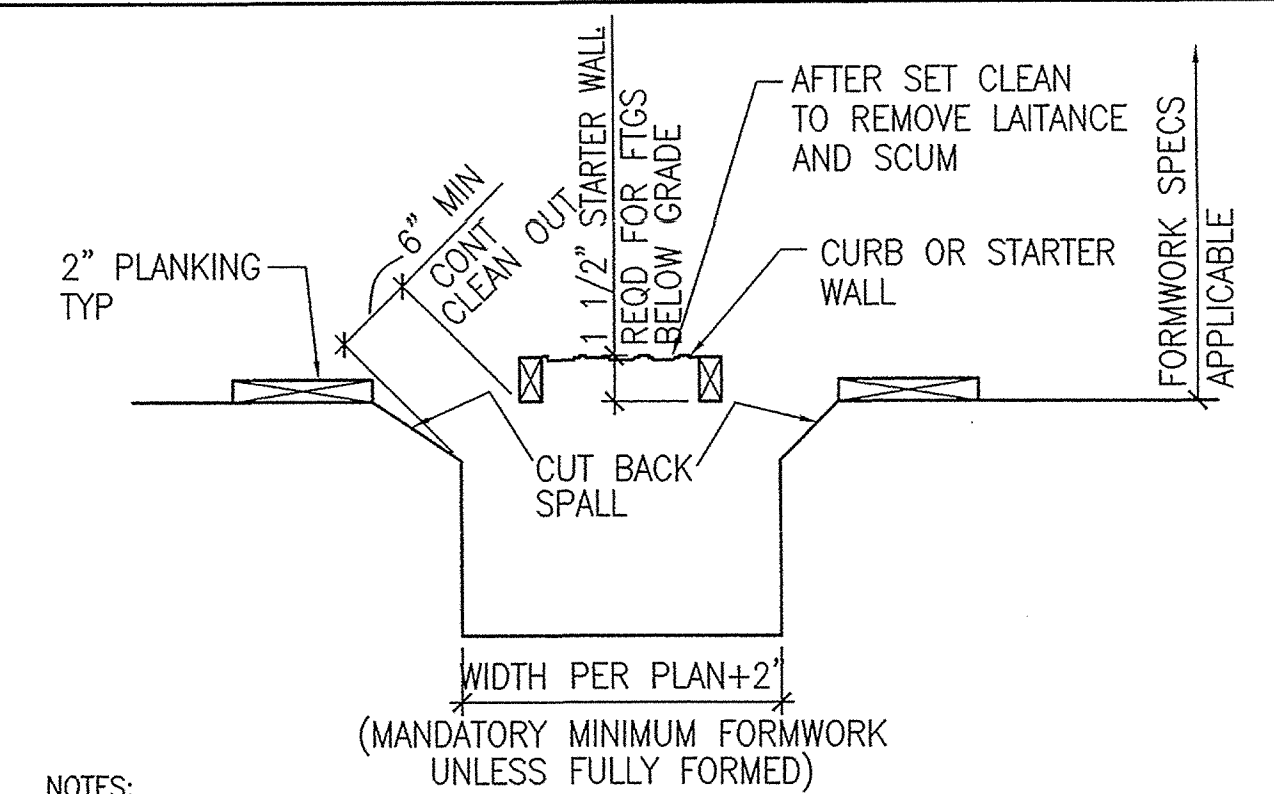
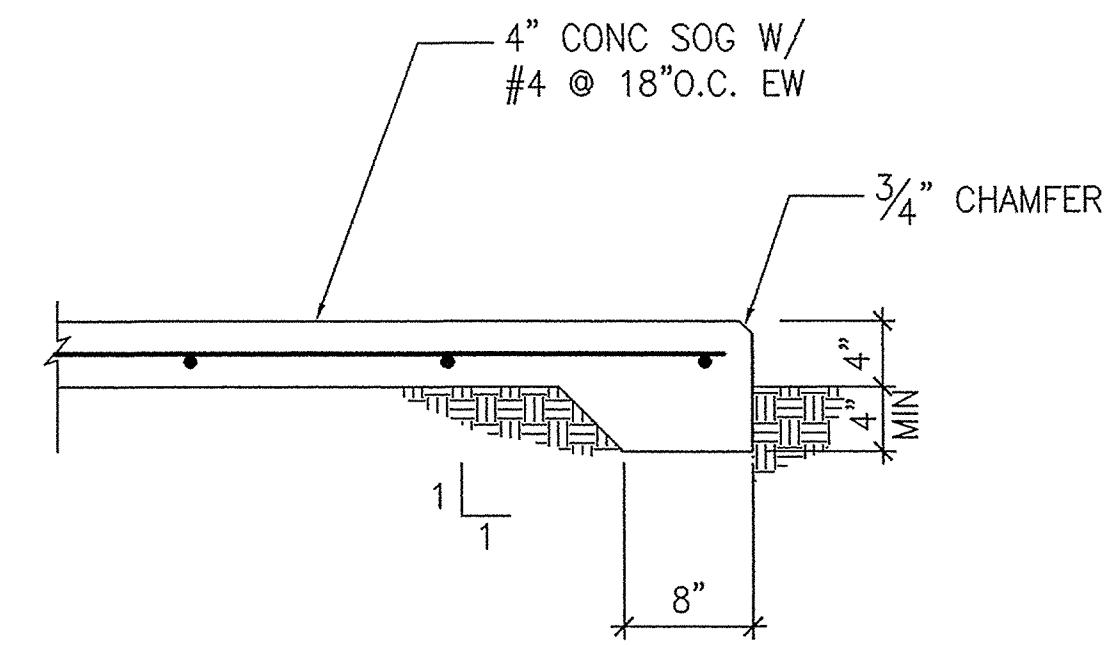
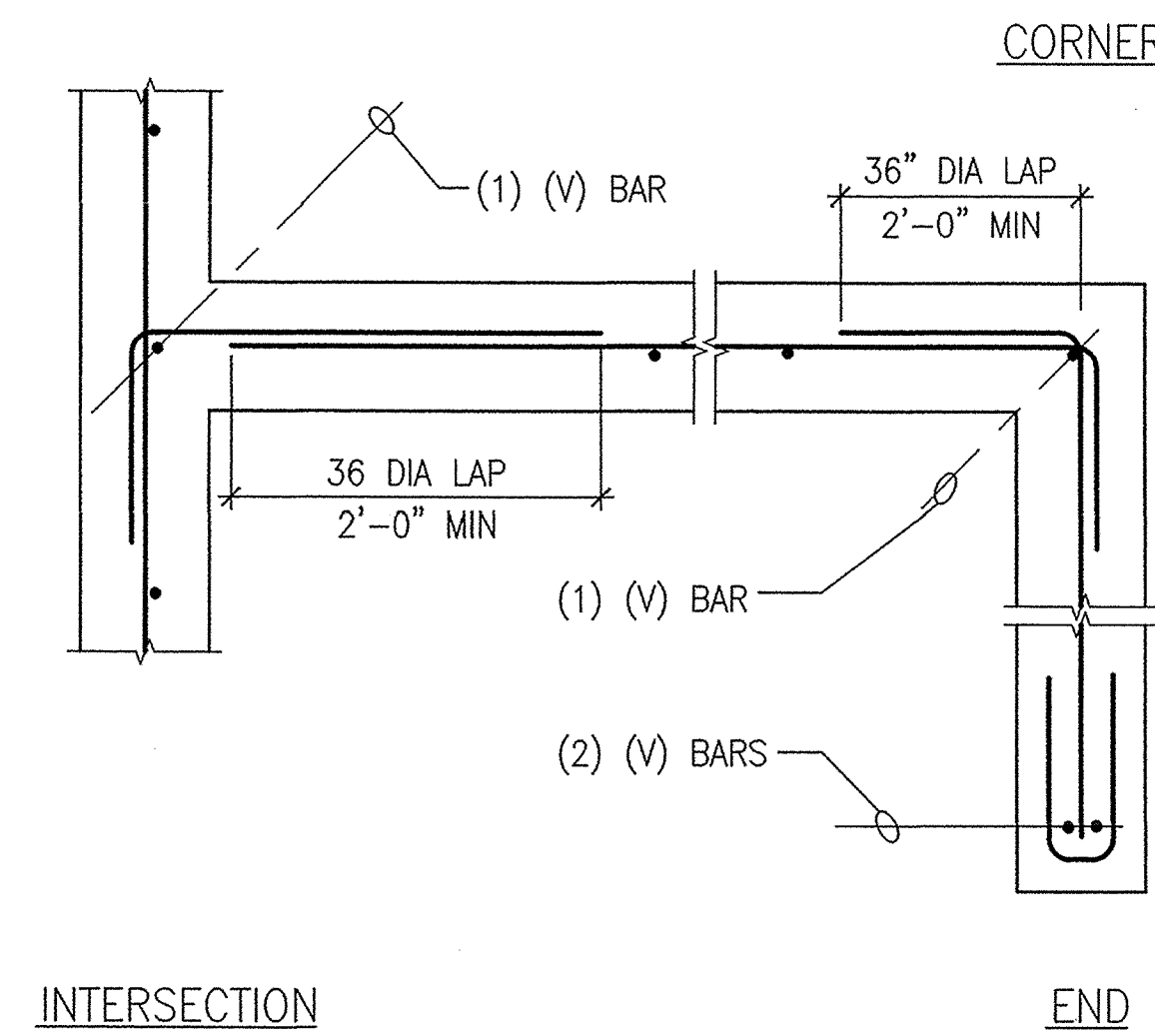
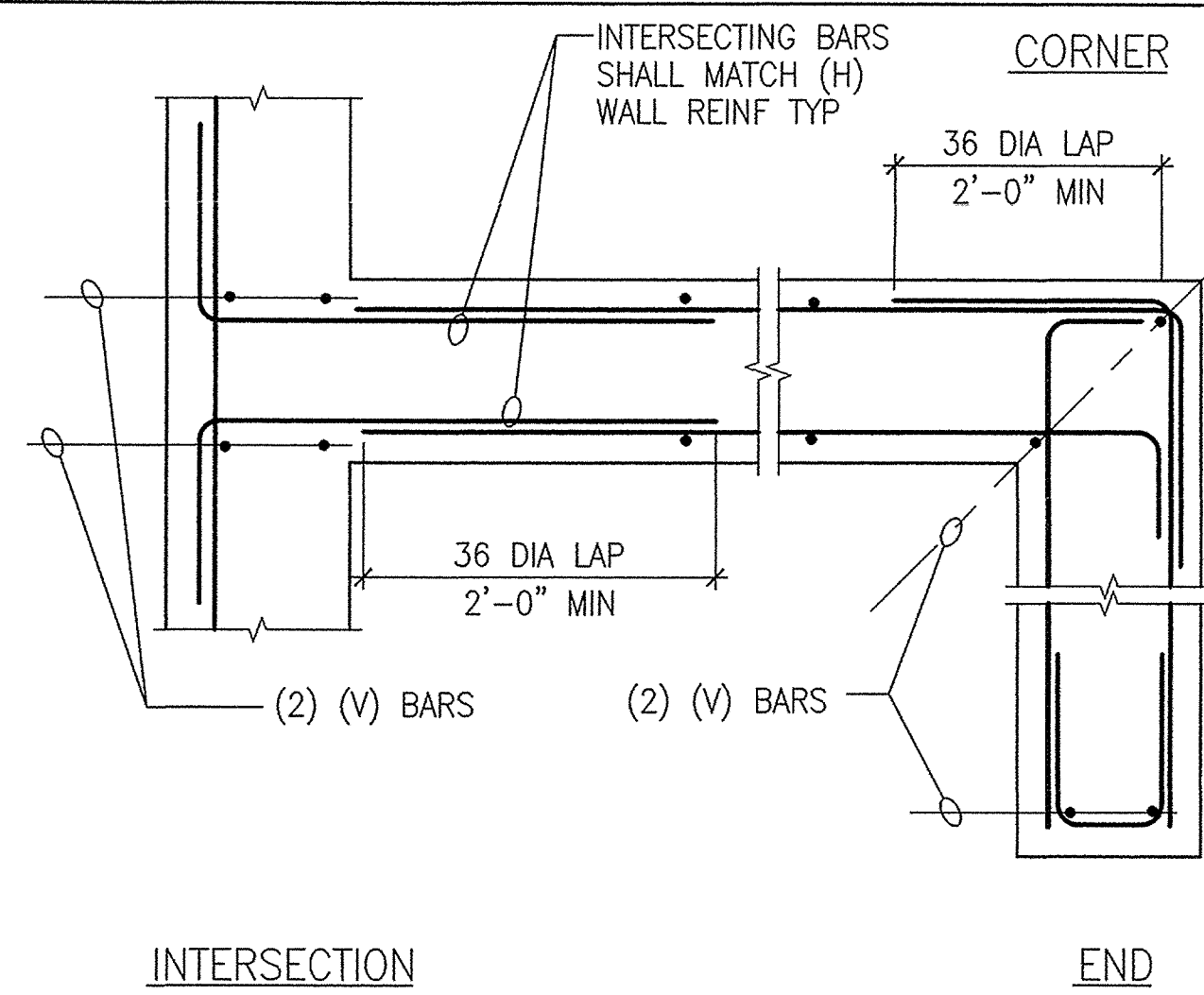
CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT



CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
0 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

C:\GADD\177-Brown & Caldwell\65 - San Pasqual houses City of San Diego Water\21313 SAN PASQUAL\51.1-21313 SAN PASQUAL NOTES.dwg
Date: May 16, 2012 - 2:24pm
Scale: 1/8" = 1'-0"

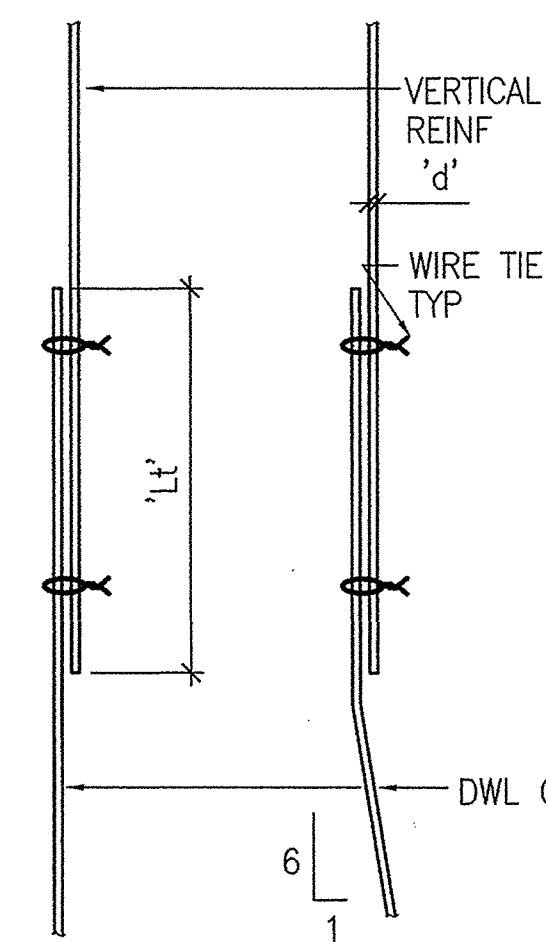
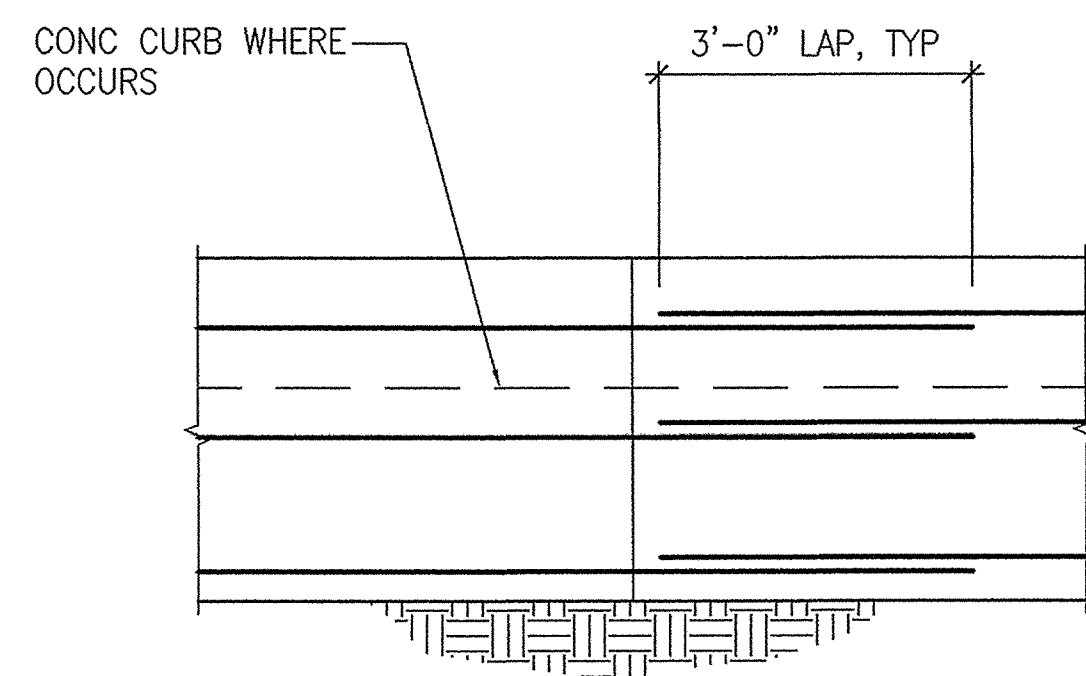


- NOTES:
- FOUNDATION CONCRETE MAY BE PLACED DIRECTLY INTO NEAT EXCAVATIONS PROVIDED THE FOUNDATION TRENCH WALLS ARE STABLE AS DETERMINED BY THE ENGINEER (STRUCTURAL ENGINEER). IN SUCH CASE THE MINIMUM FORMWORK SHOWN ON THE DRAWINGS IS MANDATORY TO ENSURE CLEAN EXCAVATIONS IMMEDIATELY PRIOR TO THE PLACING OF CONCRETE.
 - FORMWORK IS NOT PERMITTED WITHIN FOOTING SECTION, UNLESS FULLY FORMED.
 - STAKES ARE NOT PERMITTED WITHIN FOOTING SECTION.

TYPICAL CONCRETE WALL/FOOTING REINF - PLAN VIEW

EXTERIOR SLAB ON GRADE

TYPICAL MIN FORMWORK

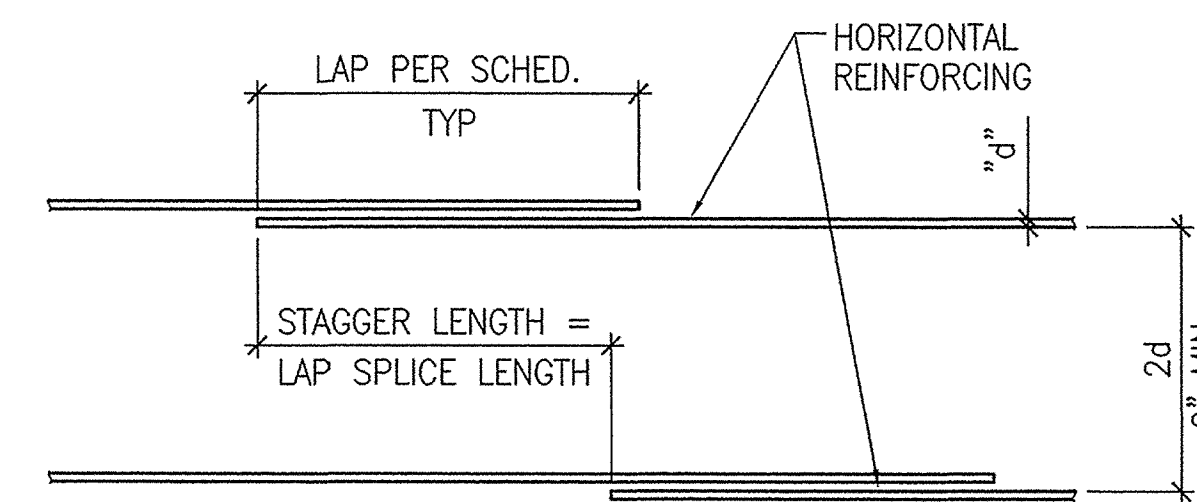


BAR SIZE	TENSION LAP "L _t " (IN.)			HOOK EMBED (IN.)
	F' _c =3,000 PSI	F' _c =4,000 PSI	F' _c =5,000 PSI	
#3	22	19	17	8
#4	29	25	23	11
#5	36	31	28	14
#6	43	37	34	16
#7	63	54	49	19
#8	72	62	56	22
#9	81	70	63	25
#10	91	79	70	28
#11	101	87	78	31

F'_y = 60 KSI

NOTES:

- ALL VERTICAL REINFORCING FOR COLUMN, PIERS AND WALLS SHALL BE DOWELED AS SHOWN UON.
- MINIMUM CLEAR SPACING 2d, MINIMUM COVER 1.5".
- DOWELS SHALL BE THE SAME GRADE, SIZE, QUANTITY AND/OR SPACING AS VERTICAL REINFORCING.



NOTES:

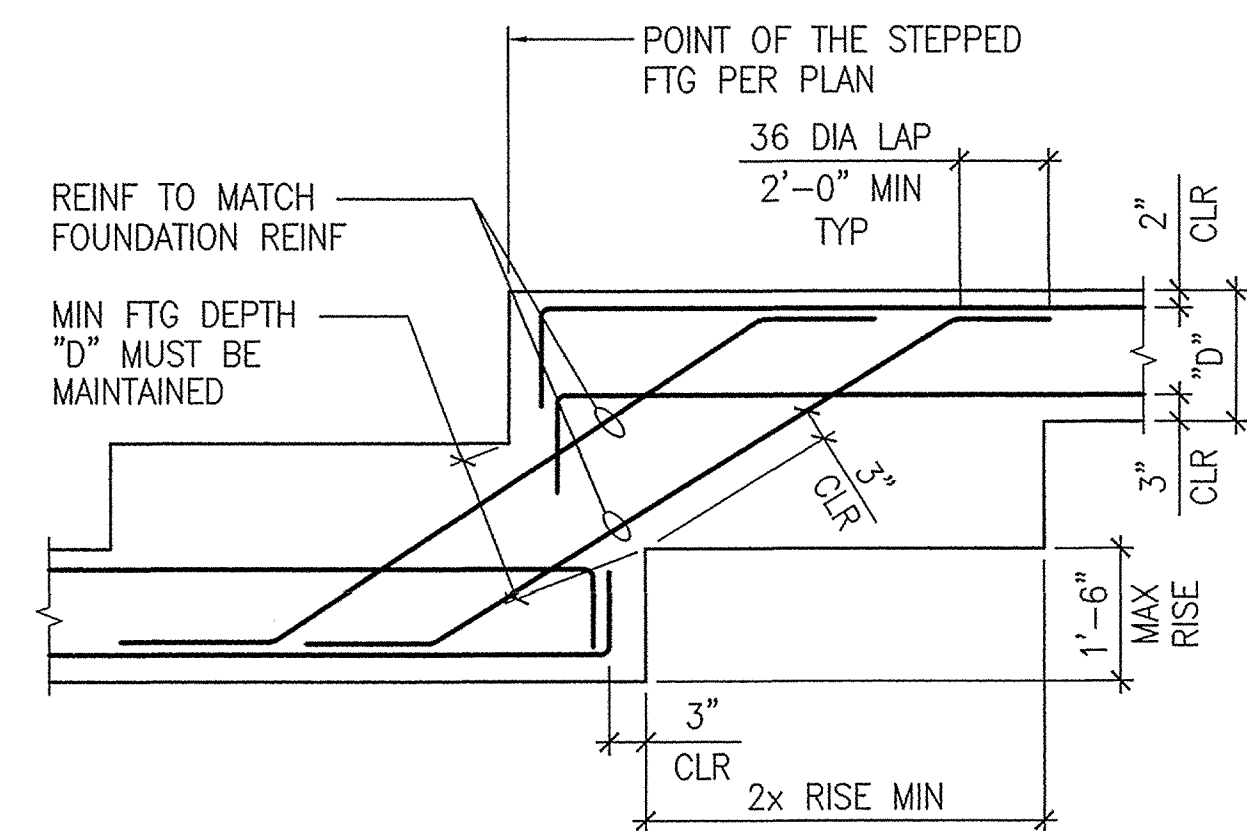
- SPLICE LENGTH SHALL BE DETERMINED FROM THE SIZE OF THE SMALLER BAR SPLICED.
- MINIMUM COVER 1.5", MINIMUM BAR CLEAR SPACING 2 BAR DIAMETERS.
- TOP BARS ARE DEFINED AS BARS WITH 12" OR MORE OF FRESH CONCRETE PLACED BELOW THEM.
- CONCRETE MASONRY UNITS LAP 48d MIN HORIZ & VERT REINF.
- L_t VALUES IN SCHEDULE SHALL BE MULTIPLIED BY 1.3 FOR LIGHT WEIGHT CONCRETE.

BAR SIZE	TENSION LAP "L _t " (IN.)					
	F' _c =3,000 P.S.I.		F' _c =4,000 P.S.I.		F' _c =5,000 P.S.I.	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	29	23	25	20	22	17
#4	38	30	33	26	29	23
#5	47	37	41	32	36	28
#6	56	44	49	38	44	34
#7	82	64	71	55	63	49
#8	94	73	81	63	72	56
#9	106	82	91	70	81	63
#10	119	92	103	80	91	70
#11	131	101	113	87	101	78

HARDROCK CONCRETE
F'_y = 60,000 P.S.I. (CLASS "B")

TYPICAL CONC FOOTING ELEVATION AT COLD JOINT

TYPICAL VERTICAL AND HORIZONTAL REINF LAP SPLICE SCHEDULE



NOTES:

- STEP FTG PER PLANS AND AS REQD TO MAINTAIN MIN FTG DEPTH BELOW GRADE AND AS REQD TO ACCOMMODATE PIPES PER TYP PIPE TRENCH DETAIL
- REINF TO MATCH SIZE AND SPACING OF FTG REINF

TYPICAL STEPPED FOOTING

S1.2

21313 SAN PASQUAL RD

PLANS FOR THE CONSTRUCTION OF
21313 SAN PASQUAL RD
TYPICAL DETAILS

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC UTILITIES DEPARTMENT
SHEET -- OF -- SHEETS

WATER WBS 0-00000
SEWER WBS 0-00000

FOR CITY ENGINEER: [Signature] DATE: 8/1/12
PROJECT MANAGER: [Signature]

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	xx/xx			

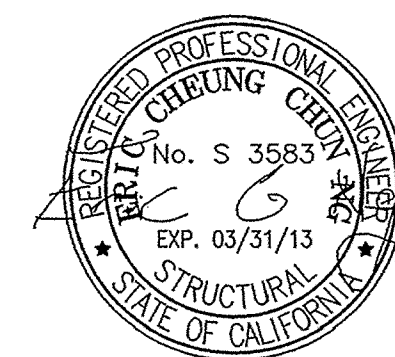
CONTRACTOR: _____ DATE STARTED: _____
INSPECTOR: _____ DATE COMPLETED: _____

36887-7-D

CONSULTANT

SIMON WONG ENGINEERING

9968 Hibert Street, Suite 202
San Diego, CA 92131
Tel. (858) 566-3113
Fax. (858) 566-6844



CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT

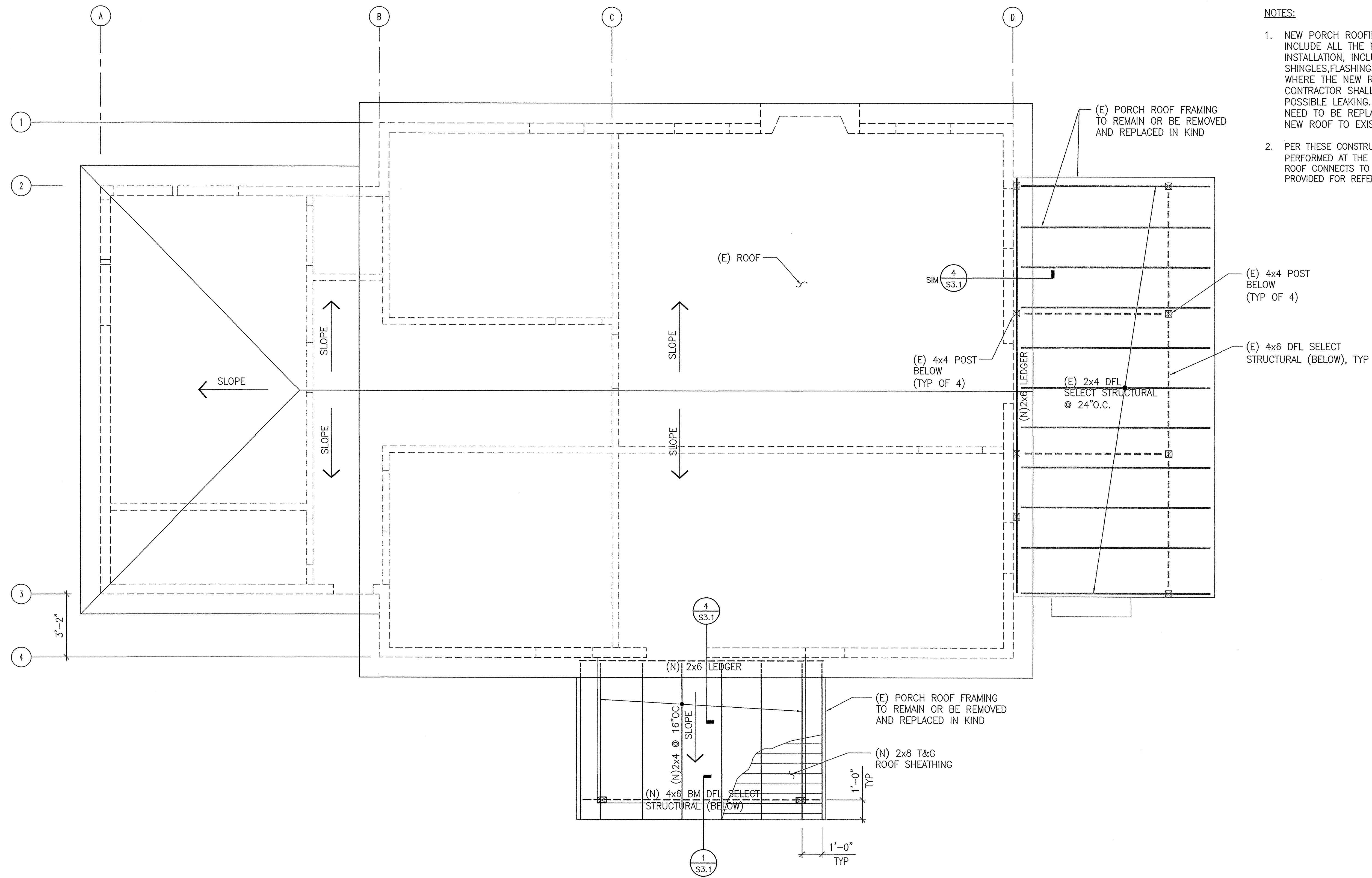


WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

CONSTRUCTION CHANGE / ADDENDUM

CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.



- NOTES:**
1. NEW PORCH ROOFING SHALL MATCH EXISTING, AND WILL INCLUDE ALL THE NECESSARY MATERIALS FOR PROPER INSTALLATION, INCLUDING FELT ROOFING PAPER, SHINGLES, FLASHINGS, AND WATERPROOFING SEALANTS. WHERE THE NEW ROOFING IS TIED INTO THE EXISTING THE CONTRACTOR SHALL USE A PROPER OVERLAP TO PREVENT POSSIBLE LEAKING. TWO ROWS OF EXISTING SHINGLES MAY NEED TO BE REPLACED ALONG WITH NEW FELT PAPER AT NEW ROOF TO EXISTING ROOF INTERSECTIONS.
 2. PER THESE CONSTRUCTION DOCUMENTS, NO WORK IS TO BE PERFORMED AT THE BUILDING'S ROOF EXCEPT WHERE PORCH ROOF CONNECTS TO BUILDING. BUILDING ROOF PLAN HAS BEEN PROVIDED FOR REFERENCE ONLY.

ROOF FRAMING PLAN SCALE: 3/8"=1'-0" **A**

S2.1

**PLANS FOR THE CONSTRUCTION OF
21313 SAN PASQUAL RD
ROOF FRAMING PLAN**

CITY OF SAN DIEGO, CALIFORNIA PUBLIC UTILITIES DEPARTMENT SHEET -- OF -- SHEETS		WATER WBS 0-00000 SEWER WBS 0-00000
APPROVED BY: <i>[Signature]</i> FOR CITY ENGINEER	DATE: 8/1/12	DRAWN BY: <i>[Signature]</i> PROJECT MANAGER
DESCRIPTION	BY	APPROVED
ORIGINAL	XX/XX	
DATE		
FILMED		
CONTRACTOR _____ DATE STARTED _____		PROJECT ENGINEER _____
INSPECTOR _____ DATE COMPLETED _____		SEE SHEETS CC827 COORDINATE
		SEE SHEETS CC888 COORDINATE
		36887-10-D

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
0 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT**



CONSULTANT

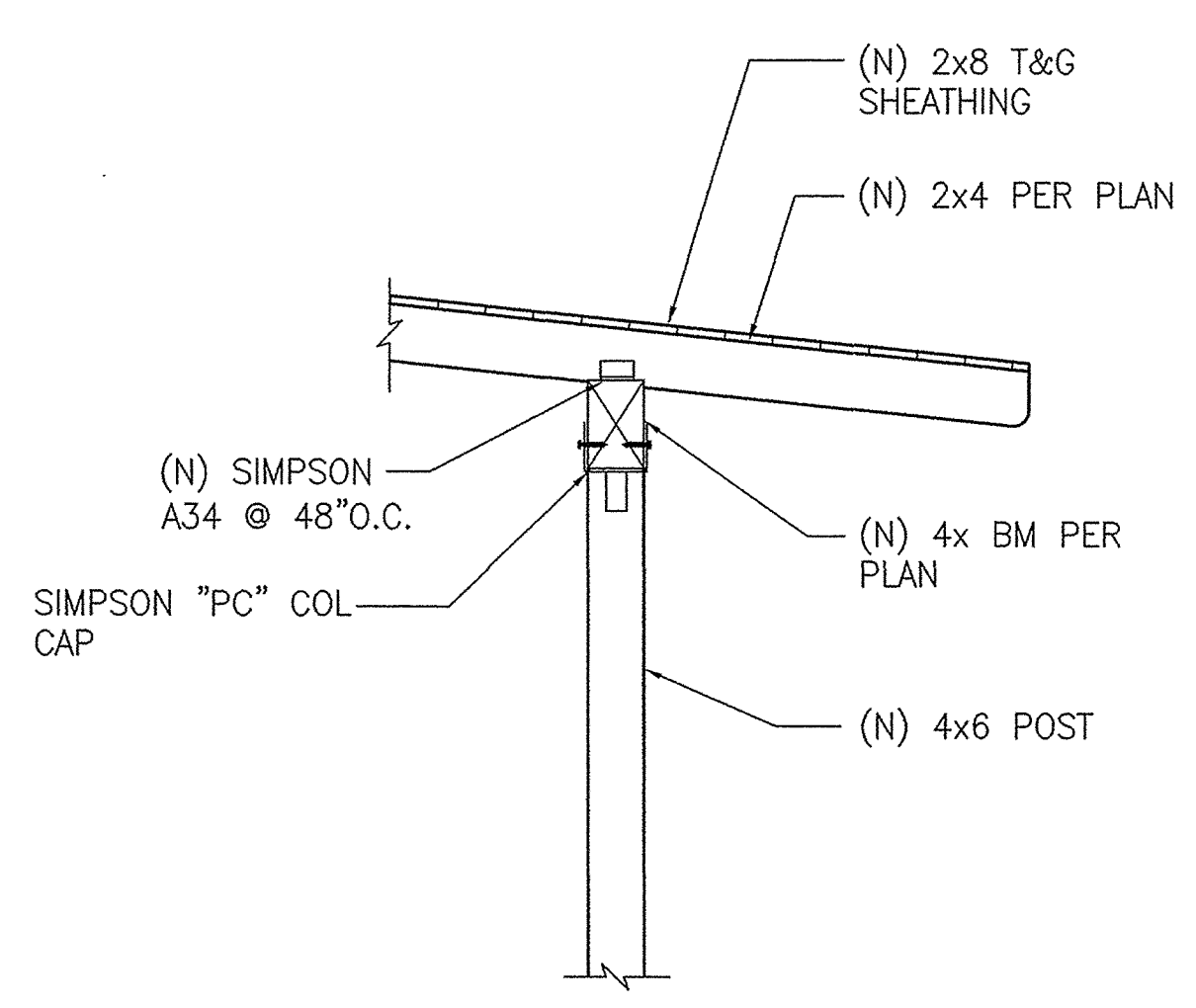
SIMON WONG ENGINEERING

9668 Hilbert Street, Suite 202
San Diego, CA 92131

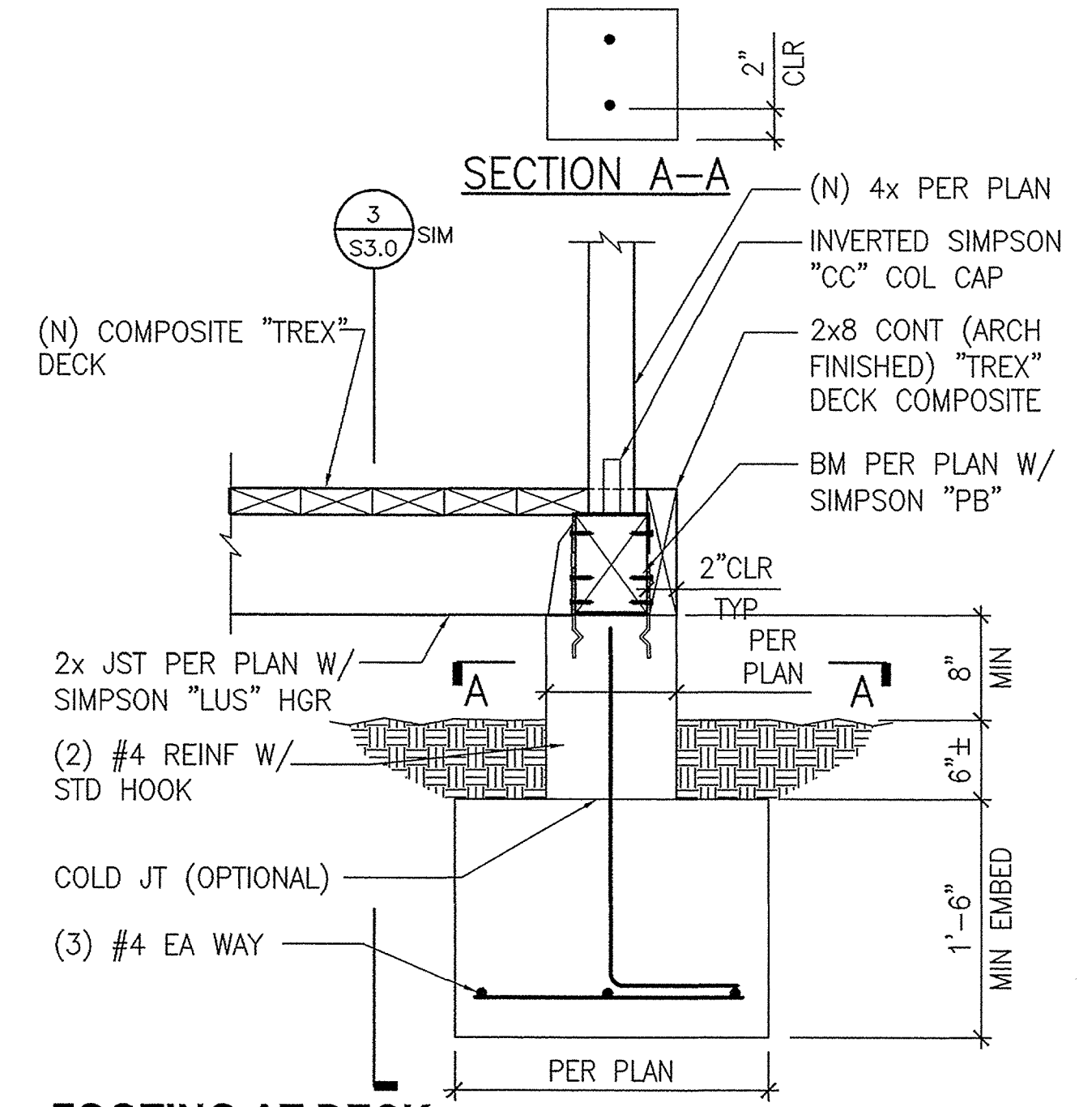
Tel. (858) 566-3113
Fax. (858) 566-6844



©: CAD00177-Brown & Caldwell\65 - San Pasqual houses City of San Diego\21313 SAN PASQUAL\S2.1-21313 San Pasqual ROOF PLAN.dwg
Date: May 16, 2012 2:26pm
SCALE: 1/32 0978-BJM

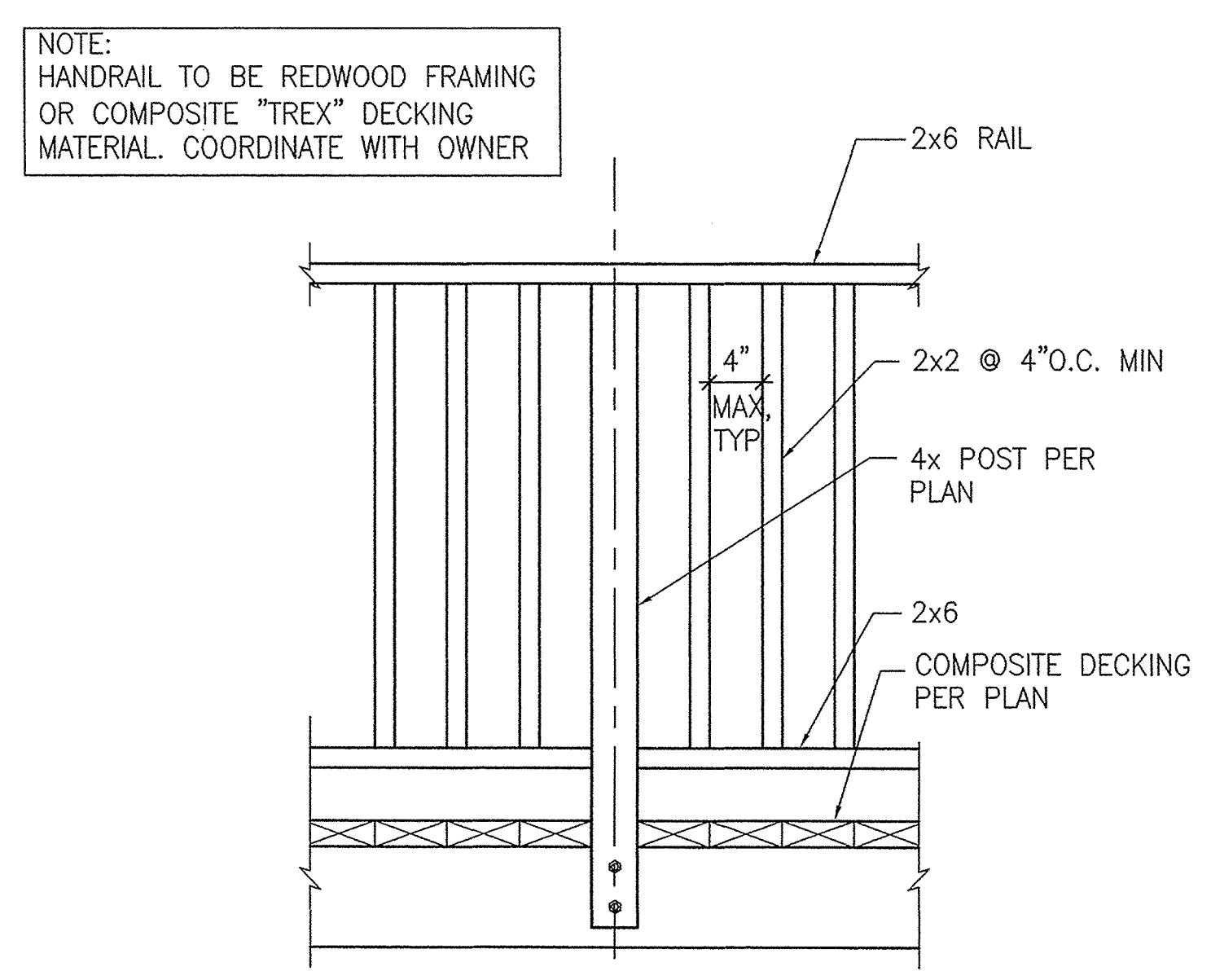


1



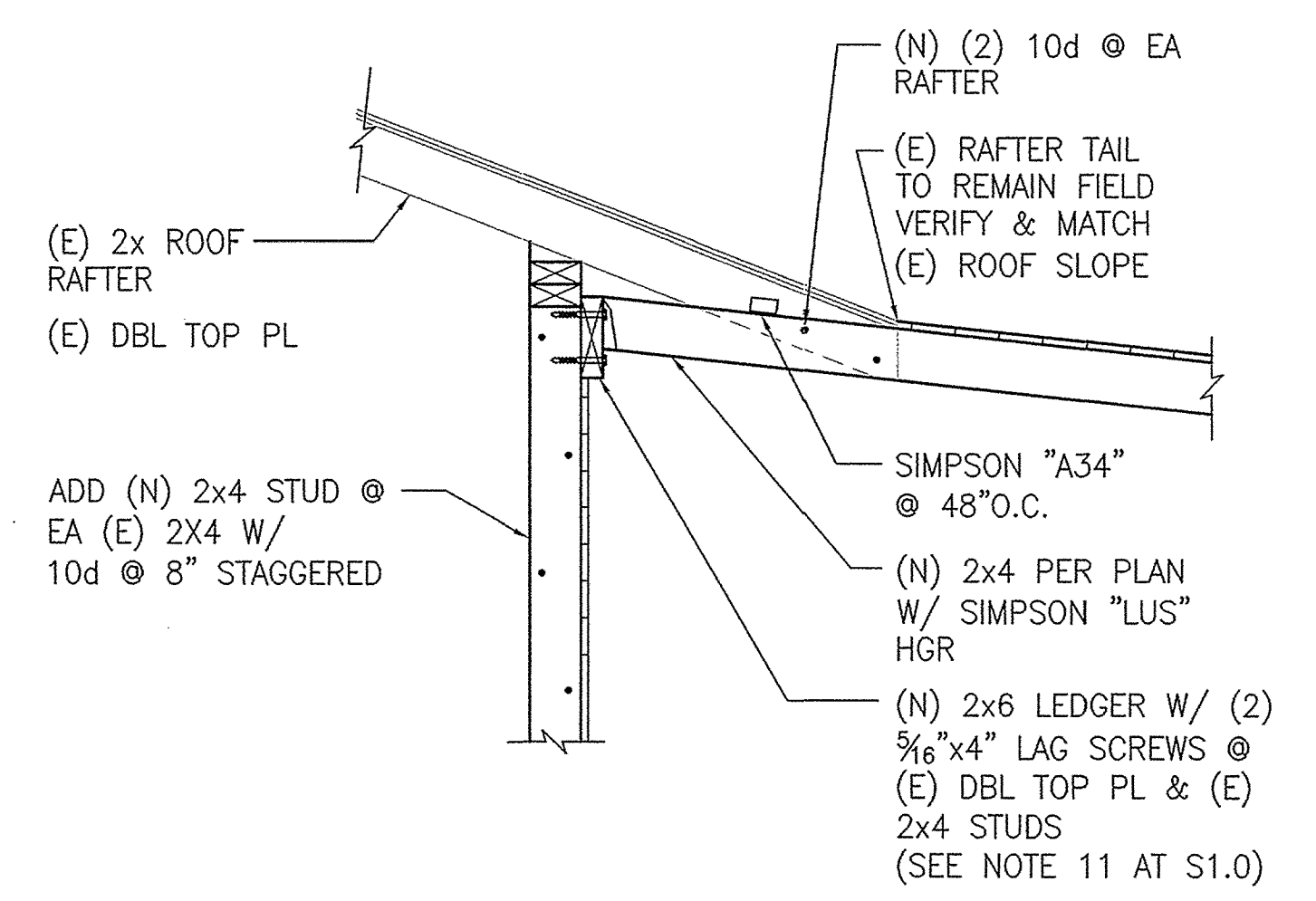
FOOTING AT DECK

2

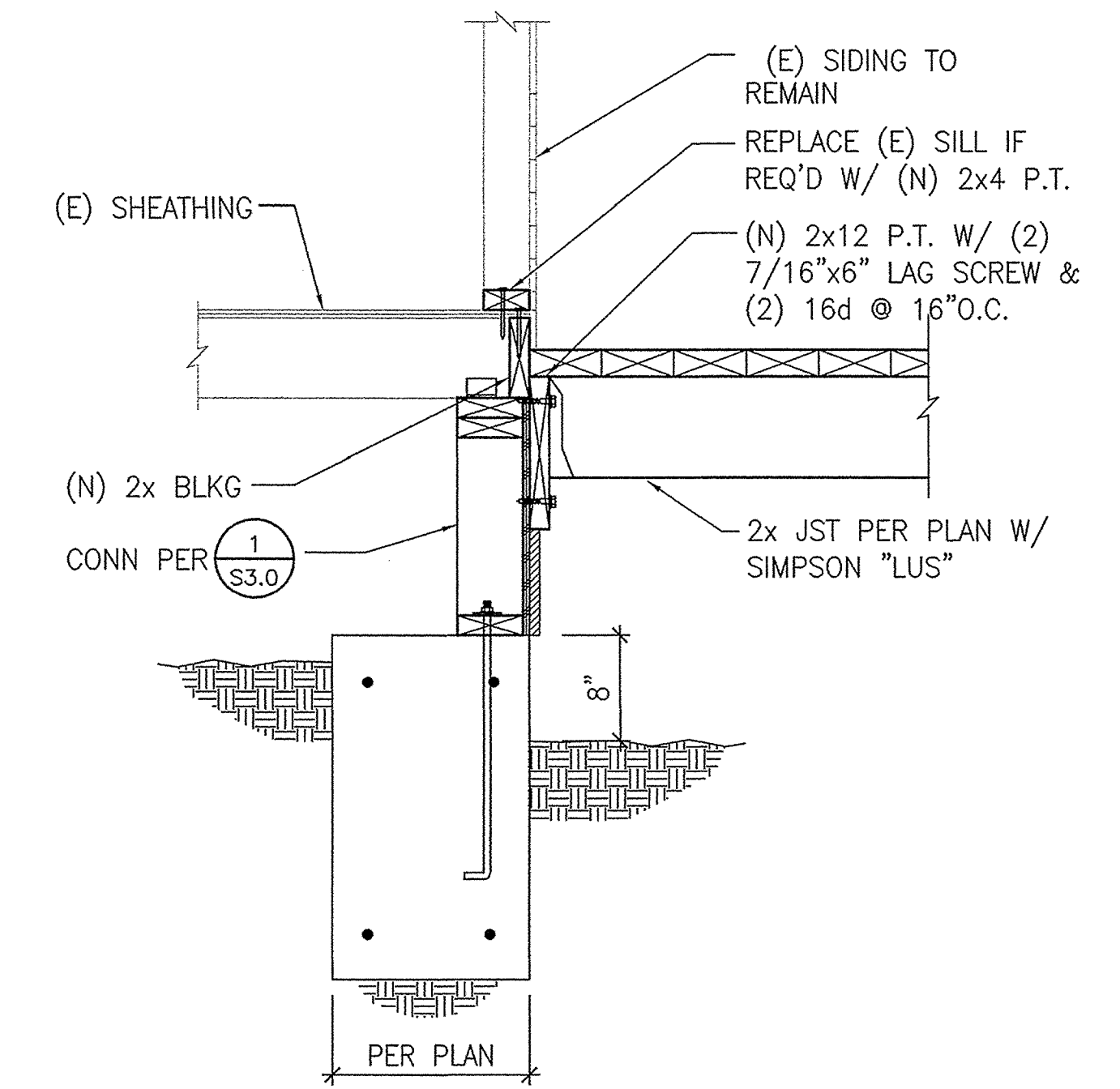


WOOD RAILING DETAIL

3

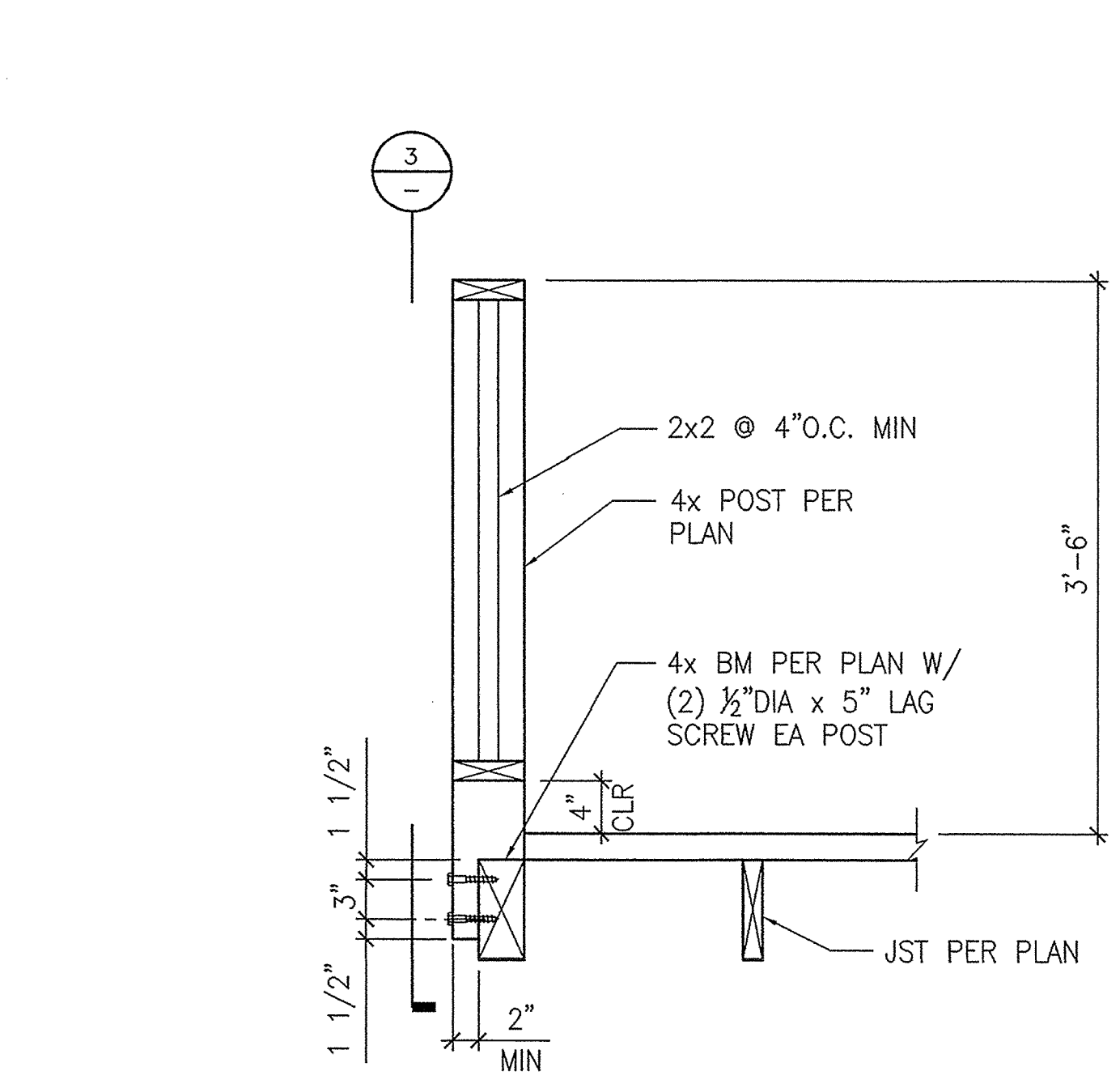


4



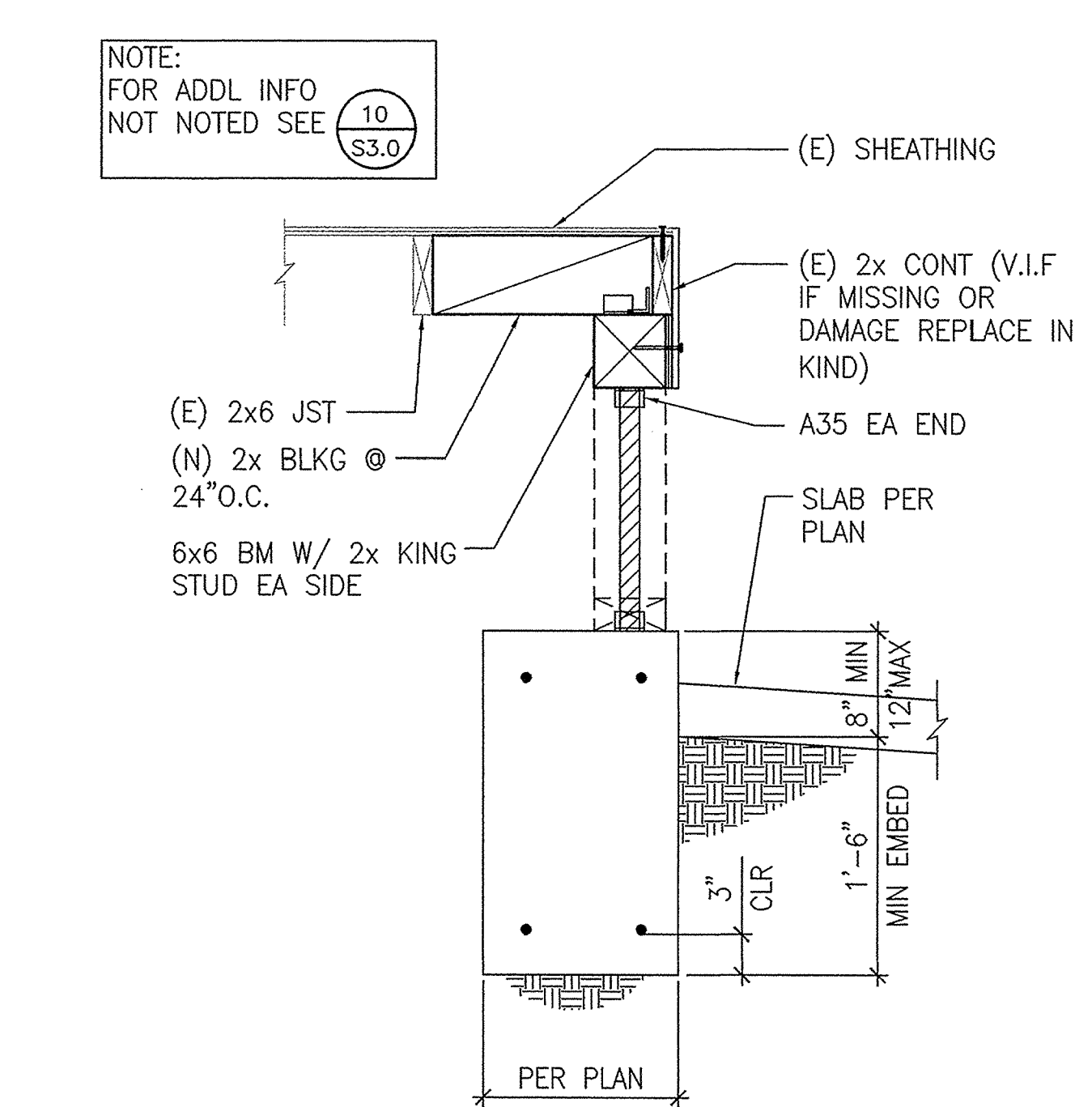
FOOTING AT DECK

5



WOOD RAILING DETAIL

6



CRAWL SPACE ACCESS OPENING DETAIL

7

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT

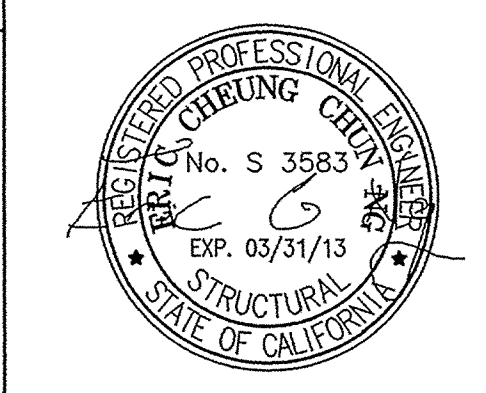


CONSULTANT

SIMON WONG ENGINEERING

9968 Hibert Street, Suite 202
 San Diego, CA 92131

Tel. (858) 566-3113
 Fax. (858) 566-6844



PLANS FOR THE CONSTRUCTION OF 21313 SAN PASQUAL RD STRUCTURAL DETAILS			
CITY OF SAN DIEGO, CALIFORNIA PUBLIC UTILITIES DEPARTMENT		WATER WBS	0-00000
SHEET -- OF -- SHEETS		SEWER WBS	0-00000
APPROVED:	DATE: 8/1/12	DESIGNED BY:	PROJECT MANAGER:
FOR CITY ENGINEER	DATE	FILED	PROJECT ENGINEER
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	XX/XX		
CONTRACTOR	DATE STARTED		
INSPECTOR	DATE COMPLETED		
			36887-12-D

©\CAD\177-Brown & Caldwell\65 - San Pasqual houses City of San Diego Water\21313 SAN PASQUAL\S3.1 DETAILS.dwg
 Date: May 16, 2012 - 2:28pm
 Scale: 1/8" = 1'-0"