



RESOLUTION No. 16-385

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING REVISED CONSTRUCTION DOCUMENTS AND AUTHORIZING THE PURCHASING AGENT TO SOLICIT BIDS FOR THE BOST HOUSE RENOVATION PROJECT—REVISED SCOPE

WHEREAS, Resolution 14-041 authorized execution of Standard Agreement No. 13-CDBG-8931 between the County of Nevada and the State Department of Housing and Community Development (HCD) for Community Development Block Grant (CDBG) funds in the maximum amount of \$1,953,750, effective February 4, 2014 through September 30, 2018; and

WHEREAS, Resolution 15-408 approved Amendment 1 to the Standard Agreement in the amount of \$450,000 for the renovation of the Bost House for substance abuse treatment located at 145 Bost Ave, Nevada City, California; Resolution 15-542 approved a Request for Qualifications for professional services to prepare design and construction documents for the project; and Resolution 16-076 awarded the Architectural Design Services contract to Robert M. Wallis dba Wallis Design Studio; and

WHEREAS, Resolution 16-212 authorized the Purchasing Agent to solicit bids for the Project and no Bids were received; and

WHEREAS, the Chief Information Officer has prepared revised construction documents for the project known as the Bost House Renovation with a reduced scope of work and fewer improvements; and

WHEREAS, funding for this project will be paid from the Capital Facilities Fiscal Year 2016-17 budget and reimbursed from Housing and Community Services through a Community Development Block Grant and a budget amendment will be requested during the contract award process.

NOW, THEREFORE, BE IT RESOLVED that the Nevada County Board of Supervisors hereby directs that the construction documents are approved and the Purchasing Agent is directed to solicit bids for this project.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 26th day of July, 2016, by the following vote of said Board:

Ayes: Supervisors Nathan H. Beason, Edward Scofield, Dan Miller, Hank Weston and Richard Anderson.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By: 



Dan Miller, Chair

7/26/2016 cc: Facilitates*
AC*
Purchasing*

County of Nevada
Information & General Services Department
Purchasing Division



Invitation for Bid

For

BOST HOUSE RENOVATION – REVISED SCOPE

Bids Due: 2:30 p.m., Tuesday, August 30, 2016

Date issued: July 26, 2016

Pre-Bid Site Visit (recommended)

10:00 am, Thursday, August 4, 2016

at:

145 Bost Ave, Nevada City, CA (project site)

**BIDDING DOCUMENTS, SPECIFICATIONS
AND CONTRACT DOCUMENTS
(Standard Public Works Contract)**

CONTRACT TIME LINE

1. **BIDS DUE: 2:30 p.m. Tuesday, August 30, 2016**
(See page 3 of Invitation for Bid)
2. **BID OPENING: 2:31 p.m. Tuesday, August 30, 2016**
(See page 3 of Invitation for Bid)
3. BIDS TO REMAIN OPEN FOR **60** DAYS FROM DATE OF OPENING OF BIDS (See paragraph 21 of Instructions to Bidders)
4. NOTICE OF AWARD DUE WITHIN **30** DAYS OF OPENING OF BIDS (See paragraph 23 of Instructions to Bidders and same as 3 above)
5. BID BONDS OF UNSUCCESSFUL BIDDERS TO BE RETURNED WITHIN **10** DAYS OF AWARD BY COUNTY (See paragraph 18 of Instructions to Bidders)
6. CONTRACT SIGNING AND BONDS DUE WITHIN **5** DAYS OF NOTICE OF AWARD (See paragraph 24 and 26 of Instructions to Bidders)
7. NOTICE TO PROCEED WITH WORK DUE WITHIN **15** DAYS OF CONTRACT SIGNING (See paragraph 25 of Instructions to Bidders)
8. CONSTRUCTION MUST BEGIN WITHIN **10** DAYS AFTER MAILING OF NOTICE TO PROCEED (See paragraph 2 of Contract)
9. CONTRACTOR MUST GIVE 72 HOURS WRITTEN NOTICE OF DATE WORK WILL COMMENCE.
10. PRECONSTRUCTION CONFERENCE WITHIN **5** DAYS OF NOTICE TO PROCEED (See Article III of Contract)
11. SCHEDULES AND BREAKDOWN OF PHASES OF CONSTRUCTION DUE IN **7** DAYS AFTER RECEIPT OF NOTICE TO PROCEED (See Article III of Contract)
12. WORK MUST BE COMPLETED WITHIN 90 DAYS OF MAILING OF THE NOTICE TO PROCEED (See Article III of Contract)

INVITATION FOR BID

FOR: **Bost House Renovation - Revised Scope**

LOCATED AT: **145 Bost Ave, Nevada City, CA 95959**

Sealed bids will be received at:

Purchasing Division
c/o Auditor/Controller Office
County of Nevada
950 Maidu Ave.
Nevada City, California 95959

Until **2:30 p.m. local time on Tuesday, August 30, 2016** for the above referenced project.

Bids received after said time will not be accepted and will be returned unopened.

At said place and time, and promptly thereafter, all bids that have been properly submitted will be publicly opened and read aloud. All interested parties are invited to attend.

The work to be performed includes the following:

Per plans and specifications, renovate the 5,000 square foot residential dwelling owned by Nevada County at 145 Bost Ave., Nevada City, California, which may include remodel or replacement of certain areas, including but not limited to:

Base Bid: Demolition, remodel of restrooms, flooring, wall textures, paint, complete electrical rewiring, plumbing, structural reinforcement, replacement of exterior wood stairs.

Alternate Bids: Replace rear deck and stairs, partial siding replacement, renovate veranda deck, prep and paint exterior.

Bids shall be: **Lump Sum.**

Bids must be for all of the work described herein unless the bid form specifically indicates a bid item is optional.

Plans, specifications, proposal forms, project manuals and all documents relating to this project can only be obtained at the office or website of the Nevada County Purchasing Agent:

Purchasing Division
County of Nevada
950 Maidu Ave.
Nevada City, California 95959

See www.mynevadacounty.com/nc/igs/purchasing under *Current Requests for Bids and Proposals*. Vendors must register with the County in order to receive addenda and other notices. To register, please send an email to sandy.balzer@co.nevada.ca.us indicating **Bost House Renovation - Revised Scope** in the title. If you do not receive a reply to this email indicating that you have been registered, please call 530-265-1747.

The County will not be providing printed copies of the plans to bidders for this project.

Contractor will be required to possess a **B** contractor's license at the time the bid is submitted.

All written requests, correspondence and/or communications of any kind regarding the project, including any sealed bids which are submitted by mail, shall be addressed to:

Purchasing Division
County of Nevada
950 Maidu Ave.
Nevada City, California 95959

A pre-bid walk-through will be held beginning at 10 a.m., Thursday, August 4, 2016 at the project site at 145 Bost Ave, Nevada City, CA

Bids will be accepted from bidders who did not attend the pre-bid conference, but bidders will be charged with all of the information disseminated at the pre-bid conference as if they had been present. All written questions or other correspondence regarding the plans and specifications shall be addressed to:

Purchasing Division Phone: 530-265-1747
County of Nevada Fax: 530-265-7112
950 Maidu Ave.
Nevada City, California 95959
sandy.balzer@co.nevada.ca.us

and received by **3:00 p.m. Monday, August 8, 2016**. For all bids over \$25,000, each bidder must submit a cashier's check, certified check or a bidder's bond in an amount equal to 10% of the total amount of the bid.

The award of the contract, if awarded, will be made to the lowest responsive, responsible bidder whose bid complies with all the requirements stated herein. The lowest bidder will be the bidder whose total bid price for all phases of work, including Alternates BA1 through BA10, is lowest. The bidder to whom a contract is awarded will be required to furnish a performance bond and a labor and materials bond guaranteeing faithful performance and payment of all debts related to this contract.

The County of Nevada, in accordance with Title VI of the Civil Rights Act of 1964 (78 Stat. 252) and the regulations of the Department of Commerce (15 C.F.R., Part 8), issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

This is a public works project, subject to the prevailing wage requirements of the California Labor Code. Copies of the prevailing rate of per diem wages are available at the California Department of Industrial Relations web site www.dir.ca.gov/DLSR/PWD/. Contractor shall not pay less than the prevailing rate of wages. No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015), unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)]. No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations and Department of Labor.

Furthermore, the successful Bidder must comply with the Davis-Bacon Act (40 U.S.C 276a to a-7) as supplemented by the Department of Labor regulations (29 CFR Part 5). It shall be mandatory upon the Contractor to whom work is awarded and upon any subcontractor under the contractor to pay laborers, mechanics and trades people on the construction project the higher between the Federal and State prevailing wage. A copy of the Federal wage decision issued for this project has been included as an attachment. Contractors are responsible for reviewing State wage determinations which the link has been provided in above paragraph.

Additionally, the project is funded by the Housing and Community Development Department (State) through the Housing and Urban Development Agency (Federal) and is subject to Section 3 of the Housing and Urban Development Act of 1968 as amended, 12 U.S.C 1702u).

No bid will be considered unless it is made on a form furnished by the County of Nevada and is made in accordance with the provisions of the proposal requirements and conditions set forth in the contract documents. Bidders must comply with all applicable Federal, State and local governmental agency requirements on this project.

The County of Nevada reserves the right to reject any or all bids.

DATED: May, 25, 2016

COUNTY OF NEVADA
STATE OF CALIFORNIA

By: Mary Hall Ross, County Purchasing Agent

INSTRUCTIONS TO BIDDERS

FOR: **Bost House Renovation - Revised Scope**

LOCATED AT: **145 Bost Ave, Nevada City, CA 95959**

1. DEFINITIONS

Bidder: One who submits a bid directly to County as distinct from a sub-bidder who submits a bid to a bidder.

Successful Bidder: The lowest, qualified, responsive, responsible bidder to whom County makes an award.

Bidding Documents:

- Invitation for Bid
- Instruction to Bidders
- Bid Form
- Bidders Bond or other security
- Experience Statement
- Subcontractor Listing
- Section 3 Forms/Equal Opportunity
- Bidder's Representations
- Proposed Contract Documents
- Any and all Addenda

2. COPIES OF BIDDING DOCUMENTS

Complete copies of the bid documents and specifications for use in preparing bids may be obtained in accordance with the Invitation for Bid. Bid documents are also available electronically and can be downloaded from www.mynevadacounty.com/purchasing under the Current Requests for Bids and Proposals section. Addenda will also be posted to this location. Prospective bidders must register with the County in order to be notified of addenda and other notices. To register, please send an email to sandy.balzer@co.nevada.ca.us indicating **Bost House Renovation - Revised Scope** in the title. If you do not receive a reply to this email indicating that you have been registered, please call 530-265-1747.

Partial sets of bidding documents will not be issued. Complete sets of bidding documents shall be used in preparing bids. The County assumes no responsibility for errors or misinterpretations resulting from the use of incomplete sets of bidding documents. If a bidder believes its set of bidding documents is incomplete, it shall be the responsibility of the bidder to contact the County to confirm that the Bidder has a complete set.

The County, in making copies of bidding documents available on the above terms, does so only for the purpose of obtaining bids on the work and does not confer a license or grant for any other use.

3. QUALIFICATIONS OF BIDDERS

Each bidder must be prepared to submit, within five days of County's request, written evidence of bidder's qualifications to perform the work. Bidders may be required to submit evidence that they have a practical knowledge of the particular work bid upon, and that they have the financial resources to complete the proposed work. In determining the bidder's qualifications, the following factors will be considered: work previously completed by the bidder and whether the bidder (a) maintains a permanent place of business,

(b) has adequate plant and equipment to do the work properly and expeditiously, (c) has the financial resources to meet all obligations incident to the work, and (d) has appropriate technical experience. Each bidder may be required to show that he or she has handled former work so that no just claims are pending against such work. No bid will be accepted from a bidder who is engaged on any work which would impair his or her ability to perform or finance this work.

Each bidder must hold a current valid contractor's license at the time of bidding or the bid will be rejected.

4. INSPECTION OF SITE OF WORK

Bidders are required to inspect the site of the work in order to satisfy themselves, by personal examination or by such other means as they may prefer, of the location of the proposed work and as to the actual conditions of and at the site of work. If, during the course of the examination, bidder finds facts or conditions which appear confusing to bidder, bidder shall apply to County for additional information and explanation before submitting the bid. However, no such supplemental information so requested or furnished shall vary the terms of the specifications or the Contractor's sole responsibility to satisfy himself or herself as to the conditions of the work to be performed, unless an addendum has been issued.

The submission of a bid by the bidder shall constitute the acknowledgment that, if awarded the contract, bidder has relied and is relying on bidder's examination of (a) the site of the work, (b) the access to the site, and (c) all other data, matters, and things requisite to the fulfillment of the work and on bidder's own knowledge of existing conditions on and in the vicinity of the site of the work to be constructed under the contract, and not on any representation or warranty of County. No claim for additional compensation will be allowed which is based upon a lack of knowledge of the above items.

Where technical reports or data have been utilized in the preparation of the contract documents, bidder may rely upon the accuracy of the technical data contained in such reports but not upon the interpretations or opinions contained therein for the completeness thereof for the purpose of bidding or construction.

Where plans and specifications contain drawings of physical conditions in or relating to existing surface conditions, including underground facilities, which are at or contiguous to the site, bidder may rely upon the accuracy of the data contained in such drawings but not upon the completeness thereof for the purposes of bidding or construction. If a mass diagram has been prepared for a project, it is for design purposes only. If it is made available to bidders, County assumes no responsibility whatever for the information contained therein and makes no guarantees with respect to reliance thereon.

Before submitting a bid, each bidder will, at bidder's own expense, make or obtain any additional examinations, investigations, explorations, tests and studies and obtain any additional information and data which pertain to the physical conditions (surface, subsurface and underground facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the work and which bidder deems necessary to determine its bid for performing and furnishing the work in accordance with the time, price and other terms and conditions of the contract documents.

On request in advance, County will provide each bidder access to the site to conduct such explorations and tests as each bidder deems necessary for submission of a bid. Bidder shall fill all holes, clean up and restore the site to its former condition upon completion of such explorations.

The lands upon which the work is to be performed, rights-of-way and easements for access thereto and other lands designated for use by Contractor in performing the work are identified in the contract documents. All additional lands and access thereto required for temporary construction facilities or storage of materials and equipment are to be provided by Contractor. Easements for permanent structures or permanent changes in existing structures are to be obtained and paid for by County unless otherwise provided in the contract documents.

5. EXAMINATION OF CONTRACT DOCUMENTS

The contract documents shall consist of the following:

1. Invitation for Bid
2. Instruction to Bidders
3. Contractor's Bid (including documentation accompanying the Bid and any post-bid documentation submitted prior to the Notice of Award)
4. Contract
5. Addenda which pertain to the Contract
6. The Bonds or other security
7. Any supplementary conditions or any and all written agreements amending or extending the work, time or price contemplated
8. The Plans and Specifications and Drawings as identified in the Contract
9. Certificates of Insurance
10. Davis Bacon Wage Decision
11. CDBG/Federal Language and Requirements
12. Other: _____

Each bidder shall thoroughly examine and be familiar with legal and procedural documents, general conditions, specifications, drawings and addenda (if any). The submission of a bid shall constitute an acknowledgment upon which County may rely that the bidder has thoroughly examined and is familiar with the contract documents. The failure or neglect of a bidder to receive or examine any of the contract documents shall in no way relieve that bidder from any obligation with respect to that bidder's bid or to the contract. No claim for additional compensation will be allowed which is based upon a lack of knowledge of any contract documents.

6. INTERPRETATION OF CONTRACT DOCUMENTS

No oral representations or interpretations will be made to any bidder as to the meaning of the contract documents. Any ambiguities, inconsistencies in the plans and specifications or other contract documents, or problems which are visible by an inspection of the site or review of the contract documents shall be resolved prior to bidding. Request for an interpretation shall be made in writing and delivered to County at least 10 days before the time announced for opening the proposals. Interpretations by County will be in the form of an addendum to the contract documents and, when issued, will be sent as promptly as is practical to all parties to whom the bid documents have been issued. All such addenda shall become part of the contract. County reserves the right to amend any contract language which it determines is ambiguous prior to award of the bid.

7. ADDENDA

Each bid shall include specific acknowledgment, in the space provided, of receipt of all addenda issued during the bidding period. Failure to so acknowledge will result in the bid being rejected as not responsive. The Contractor is responsible for verifying that all addenda have been received and for obtaining all addenda prior to submitting bids for the work.

Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

Addenda may also be issued to modify the bidding documents as deemed advisable by County.

Addenda will be mailed or delivered to all parties recorded as having received the bidding documents. No addenda will be issued later than four days prior to the date for receipt of bids except an addendum, if necessary, postponing the date for receipt of bids or withdrawing the request for bids.

8. BIDS

Bids shall be made on the blank forms prepared by County and included herein. Bidders may extract these pages from the book of specifications or submit the entire book. All bids shall give prices, both in writing and in figures, and shall be signed by the bidder or bidder's authorized representative with bidder's address and shall provide all other information requested on the bid form. If the bid is made by an individual, his or her name, signature and post office address must be shown; if made by a firm or partnership, the name and post office address of the firm or partnership must be shown; if made by a corporation, the bid shall show the name of the state under the laws of which the corporation is chartered, the name and post office address of the corporation, and the title of the person who signs on behalf of the corporation.

9. SUBMISSION OF BIDS

Bids shall be submitted at the time and place indicated in the Invitation for Bid and shall be included in a sealed envelope addressed to the Nevada County Purchasing Division. If mailed, the bids shall be addressed to:

Purchasing Division
County of Nevada
950 Maidu Ave.
Nevada City, California 95959

and if hand carried, delivered to the Purchasing Division, c/o Auditor/Controller Office, County of Nevada, 950 Maidu Avenue 2nd Floor, Nevada City,, California 95959.

The bid shall be identified on the outside with the bidder's name, license number and address and with the project title: **Bost House Renovation - Revised Scope**.

Each bid shall be accompanied by the bid security if the bid is more than \$25,000, and other required documents.

If the bid is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "BID ENCLOSED" with the project title "**Bost House Renovation - Revised Scope**" on the face thereof.

Bids shall be deposited at the designated location prior to the time and date for receipt of bids indicated in the Invitation for Bid, or the modified time and date indicated by addendum. Bids received after the time and date for receipt of bids will be returned unopened. Bidder shall assume full responsibility for timely delivery at the location designated for receipt of bids.

Oral, telephone, or telegraph bids are invalid and will not receive consideration. No bidder may submit more than one bid. Multiple bids under different names will not be accepted from one firm or association.

10. PRE-BID CONFERENCE OR WALK-THROUGH

A non-mandatory pre-bid conference or walk-through will be held at 10:00 a.m., **Thursday, August 4, 2016**, at the project site at **145 Bost Ave, Nevada City, CA 95959**.

The representatives of County, any consultants and/or Project Engineer will be present to answer questions. Any questions which, in the opinion of County, cannot be answered by direct reference to the bidding documents will be answered by formal written addendum as outlined above.

The pre-bid conference or walk-through may include a tour of the site of the work conducted by representatives of County. All interested parties are invited to attend.

11. BID PRICE

The bid price shall include everything necessary for the completion of construction and fulfillment of the contract including, but not limited to, furnishing all materials, equipment, tools, plant and other facilities and all management, superintendence, labor and services, except as may be provided otherwise in the contract documents.

In the event of a difference between the price quoted in words and a price quoted in figures for the same quotation, the amount expressed in words shall be considered the amount bid. Discrepancies between the indicated sum or total of figures and the correct sum or total will be resolved in favor of the correct sum or total.

12. BASIS OF BIDS

The bidder shall submit both a lump sum price and prices for all unit cost items and alternatives shown on the bid form. Failure to comply may be cause for rejection of the bid.

Where specific quantities are given, they are approximate only, being given as a basis for the comparison of bids, and the County of Nevada does not, expressly or by implication, warrant that the actual amount of work will correspond therewith, but reserves the right to increase or decrease the amount of any class or portion of the work or to omit portions of the work as may be deemed necessary or advisable by County. The amount of the bid for comparison purposes will be the total of all items. The total of unit basis items will be determined by extension of the item price bid on the basis of the estimated quantity set forth for the item.

The bidder shall set forth for each item of work, in clearly legible figures, an item price and a total for the item in the respective spaces provided for this purpose. In the case of unit basis items, the amount set forth under the "Total" column shall be the extension of the item price bid on the basis of the estimated quantity for the item.

In case of discrepancy between the item price and the total set forth for the item, the item price shall prevail; however, if the amount set forth as an item price is ambiguous, unintelligible or uncertain for any cause, or is omitted, or in the case of unit basis items is the same amount as the entry in the "Total" column, then the amount set forth in the "Total" column for the item shall prevail in accordance with the following:

- a. As to unit basis items, the amount set forth in the "Total" column shall be divided by the estimated quantity for the item and the price thus obtained shall be the item price.
- b. As to lump sum items, the amount set forth in the "Total" column shall be the item price.

In accordance with the provision of Section 6707 of the State Labor Code, each bidder shall list, in any bid item calling for trenching of 5 feet or more in depth, the amount contained in the proposal for adequate trench and excavation sheeting, shoring, and bracing or equivalent method for the protection of life and limb which shall conform to applicable Safety Orders.

13. TAXES

Bid prices shall include allowance for all federal, state and local taxes.

14. CONTRACT TIME

The date by which the work is to be completed (the contract time) is set forth in the contract documents.

15. SUBSTITUTE MATERIAL AND EQUIPMENT

The contract, if awarded, will be on the basis of material and equipment described in the drawings or specified in the specifications without consideration of possible substitute or "co-equal" items. Whenever it is indicated in the drawings or specified in the specifications that a substitute or "co-equal" item of material or equipment may be furnished or used by Contractor if acceptable to County, application for such acceptance will not be considered by County until after the effective date of the contract unless an addendum is issued to all bidders authorizing the use of a specified substitute. The procedure for submittal of any such application by Contractor and consideration by County is set forth in the contract documents.

16. LIST OF SUBCONTRACTORS

Each bid shall have listed on the form provided herewith the name and address of each subcontractor to whom the bidder proposes to sublet portions of the work in excess of one-half of one percent of the total amount of the bid or, in the case of bids for construction of streets or highways, including bridges, in excess of one-half of one percent of the Contractor's total bid or \$10,000, whichever is greater, per Public Contracts Code Section 4104. For the purpose of this paragraph, a subcontractor is defined as one who contracts with the Contractor to furnish materials and labor, or labor only for the performance of work at the site of the work.

County has the right to review the suitability and qualifications of any subcontractor or supplier proposed by the Contractor. As part of this review County may request an experience statement with pertinent information as to similar projects and other evidence of qualification for each such subcontractor, person and organization. If County, after due investigation, has reasonable objection to any proposed subcontractor, County may, before giving the notice of award, request the apparent successful bidder to submit an acceptable substitute without an increase in bid price. If the apparent successful bidder does not make such substitution, the contract shall not be awarded to such bidder, but Contractor's failure to make such substitution will not constitute grounds for sacrificing the bid security. Any subcontractor, other person or organization so listed and to whom County does not make written objection prior to the giving of the notice of award will be deemed acceptable to County subject to revocation of such acceptance after the effective date of the agreement as provided in the contract documents.

No Contractor shall be required to employ any subcontractor, other person or organization against whom Contractor has reasonable objection.

The Contractor may not change any subcontractor listed on its bid without written approval from County after a determination that the requirements of Public Contracts Code Section 4107 have been met.

17. BID GUARANTY (BID BOND)

Bid Guaranty (Bid Bond) is required on all bids over \$25,000. The bid shall be accompanied by a bid guaranty bond (bid bond) duly completed on the form provided herewith or a form which is substantially similar, by a guaranty company authorized to carry on business in the State of California, for payment to County in the sum of at least 10 percent of the total amount of the bid, or alternatively by a certified or cashier's check, payable to County in the sum of at least 10 percent of the total amount of the bid. A bid

bond form which provides further payment of attorney's fees or which contains a termination date will not be considered to be "substantially similar". The amount payable to County under the guaranty bond, or the certified or cashier's check and the amount thereof, as the case may be, shall be forfeited to County as liquidated damages in case of a failure or neglect of the bidder to furnish, execute and deliver to County the required performance and payment bonds, evidence of insurance, and to enter into, execute and deliver to County the contract on the form provided herewith, within 5 days after being notified in writing by County that the award has been made and the agreement is ready for execution.

All bonds shall have a power of attorney authorizing the signature of the person authorized to sign on behalf of the Surety attached to the bond. The power of attorney signature and the principal's signature shall each (both) be notarized.

The bid bond shall name County as beneficiary and shall specify that the bond is valid for the bid opening of this project as scheduled in the Invitation for Bid.

18. RETURN OF BID GUARANTEES

Within 10 days after the bids are awarded, County will return the bid guarantees (other than bid bonds) accompanying the bids for bids not considered in making the award. All other bid guarantees will be held until the contract has been fully executed, after which they will be returned to the respective bidders whose bids they accompany.

19. MODIFICATION OR WITHDRAWAL OF BIDS

Bids submitted early may be modified or withdrawn by notice to the party receiving bids at the place and prior to the time designated for receipt of bids. Such notice shall be in writing over the signature of the bidder or be by telegram; if by telegram, written confirmation over the signature of bidder must have been mailed and postmarked on or before the date and time set for receipt of bids; it shall be so worded as not to reveal the amount of original bid. Bids may also be modified or withdrawn in person by the bidder or an authorized representative provided bidder can prove bidder's identity and authority. Withdrawn bids may be resubmitted up to the time designated for the receipt of bids provided that they are then fully in conformance with these instructions to bidders.

If, within 24 hours after bids are opened, any bidder files a duly signed written notice with County and promptly thereafter demonstrates to the reasonable satisfaction of County that there was a material and substantial mistake in the preparation of the bid, that bidder may withdraw his or her bid and the bid security will be returned. Thereafter, that bidder will be disqualified from further bidding on the work.

20. OPENING OF BIDS

Bids will be opened publicly and read aloud. An abstract of the amounts of the base bids and major alternates (if any) will be made available after the opening of bids.

21. BIDS TO REMAIN OPEN

All bids shall remain open and subject to acceptance for a period of 60 days from the date of opening, but County may, in County's discretion, release any bid and return the bid security prior to that date.

22. POSTPONEMENT OF OPENING

County reserves the right to postpone the date and time for opening of bids at any time prior to the date and time announced in the advertisement.

23. AWARD OF CONTRACT

The award of the contract, if awarded, will be made to the lowest responsive, responsible bidder whose bid complies with all the requirements stated herein. The lowest bidder will be the bidder whose total bid price for all phases of work, including Alternates 1 through 10, is lowest. The County will determine after receipt of bids which phase or phases will be included in the contract based on the bid amounts for each respective phase as submitted by the lowest bidder. Within **60** days after the time of opening the bids, County will act either to accept a proposal or to reject all proposals. The acceptance of a proposal will be evidenced by a notice of award of contract in writing, delivered in person or by mail to the bidder whose proposal is accepted. No other act of County shall constitute acceptance of a bid. The award of contract shall obligate the bidder whose bid is accepted to furnish a performance bond, payment bond and evidences of insurance (certificates of insurance and endorsements specified in the contract) and execute the agreement set forth in the contract documents.

County reserves the right to reject any and all bids and to waive any and all formalities, and the right to disregard all nonconforming, non-responsive, or conditional bids. County reserves the right to reject the bid of any bidder if County believes that it would not be in the best interest of the project to make an award to that bidder, whether because the bid is not responsive or the bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by County. County reserves the right to reject any bids which omit a bid on any one or more items on which bids are required; any bids which omit unit prices if unit prices are required; any bids in which unit prices are unbalanced in the opinion of County; any bid accompanied by insufficient or irregular bid security; and any bids from bidders who have previously failed to perform properly or to complete on time contracts of any nature.

The County may accept alternates (if any are accepted) in any order or combination.

County may consider the qualifications and experience of subcontractors and other persons and organizations (including those who are to furnish the principal items of material or equipment) proposed for those portions of the work as to which the identity of subcontractors and other persons and organizations must be submitted as provided herein. Operating costs, maintenance considerations, performance data and guarantees of materials and equipment may also be considered by County.

If there is reason to believe that collusion exists among the bidders, none of the bids of the participants in such collusion will be considered, and County may likewise elect to reject all bids received.

County may conduct such investigations as County deems necessary to assist in the evaluation of any bid and to establish the responsibility, qualifications and financial ability of the bidders, proposed subcontractors and other persons and organizations to do the work in accordance with the contract documents to County's satisfaction within the prescribed time. County reserves the right to reject the bid of any bidder who does not pass any such evaluation to County's satisfaction.

If the contract is to be awarded, it will be awarded to the lowest bidder whose evaluation by County indicates to County that the award will be in the best interests of the project.

24. SIGNING OF AGREEMENT

When County gives a Notice of Award to the successful bidder, it will be accompanied by unsigned counterparts of the agreement and all other contract documents.

Three (3) copies of the contract documents will be prepared by County. All copies will be submitted to Contractor, and Contractor shall execute the contract, insert executed copies of the required bonds and power of attorney, and submit all copies to County within **5** days. The date of execution of the contract shall be left blank for filling in by County.

25. NOTICE TO PROCEED

County shall give the successful bidder written notice to proceed with the work within **7** days of the execution of the contract. Notwithstanding any other provision of the contract, County shall not be obligated to accept or to pay for any work furnished by the Contractor prior to delivery of notice to proceed whether or not County has knowledge of the furnishing of such work.

26. PERFORMANCE AND OTHER BONDS

The contract documents set forth County's requirements as to performance and other bonds. When the successful bidder delivers the executed contract to County, it shall be accompanied by the required contract security. The bonds shall be provided on County's forms or on forms which are substantially similar. Notwithstanding any language contained in the bonds, County shall not be liable for attorney's fees either for the enforcement of the bond or for any other action under this Contract. Bonds shall not contain any date of termination.

27. CONTRACTUAL RESTRICTIONS

No official of County who is authorized in such capacity and on behalf of County to negotiate, make, accept or approve, or to take part in negotiating, making, accepting, or approving any architectural, engineering, inspecting, construction or material supply contract or any subcontract in connection with the construction of the project, shall become directly or indirectly interested personally in this contract or in any part thereof. No officer, employee, architect, attorney, engineer, or inspector of or for County who is authorized in such capacity and on behalf of County who is in any legislative, executive, supervisory, or other similar function in connection with the construction of the project, shall become directly or indirectly interested personally in this contract or in any part thereof, any material supply contract, subcontract, insurance contract, or any other contract pertaining to the project.

28. POSTING SECURITY IN LIEU OF RETENTION

The Contractor may elect to receive 100% of payments due under this contract from time to time, without retention of any portion of the payment by the public agency, by depositing securities of equivalent value with County in accordance with the provisions of Section 22300 of the California Public Contract Code; except that no such substitution shall be allowed where federal money is funding the project and federal regulations or policies would prohibit such substitution of securities for the retention. Securities eligible for investment shall include those listed in Section 16430 of the California Government Code, or bank or savings and loan certificates of deposits. Such securities, if deposited by the bidder, shall be valued by County whose decision on the valuation of the securities shall be final. The bidder shall be the beneficial owner of any securities substituted for money withheld and shall receive any interest thereon.

29. LIQUIDATED DAMAGES

The County is authorized by Government Code Section 53069.85 to assess liquidated damages for delay. County refers bidders to the Contract for review of the liquidated damages provision to be included in this Contract.

CHECKLIST OF DOCUMENTS ENCLOSED BY BIDDER

Bidder shall acknowledge that he or she has enclosed all required Bidding Documents listed herein by signing his or her initials in "Bidder" column, after each item.

DOCUMENT	SIGNATURES	
	BIDDER	COUNTY REP.
1. SIGNED BID FORM, including acknowledgement of addenda		
2. BID SECURITY: Bid Bond for bids over \$25,000 (must be signed by corporate surety); or Cashier's Check; or Certified Check; or Cash		
3. EXPERIENCE STATEMENT		
4. SUBCONTRACTOR LISTING (signed)		
5. BIDDER'S REPRESENTATIONS: (BIDDER'S QUALIFICATIONS, NONCOLLUSION DECLARATION)		
6. BIDDER'S PROPOSED SECTION 3 PROPOSED CONTRACTS/SUBCONTRACTS		
7. BIDDER'S SECTION 3 PROPOSED NEW HIRES		
8. AFFIRMATIVE ACTION FORM		

BID FORM
(Nevada County Standard Form Bid Document)

BID TO THE COUNTY OF NEVADA FOR: **Bost House Renovation - Revised Scope**

Name of Bidder _____

The work to be done and referred to herein is in Nevada County, State of California, and shall be constructed in accordance with the Plans, Specifications (including the payment of not less than the wages rates set forth therein) and the Contract annexed hereto.

The work to be done is shown upon project documents entitled: **Bost House Renovation - Revised Scope**. The undersigned, as bidder, declares that the only persons or parties interested in this bid as principals are those named herein; that this bid is made without collusion with any other person, firm, or corporation, and in submitting this bid, the undersigned bidder agrees that he or she has carefully examined the location of the proposed work, the annexed proposed form of contract, and the plans therein referred to and all other documents listed or incorporated in the bidding documents and contract documents; and bidder proposes, and agrees if this bid is accepted, that bidder will contract with the County of Nevada in the form of the copy of the contract annexed hereto, to provide all necessary machinery, tools, apparatus, and other means of construction, and to do all the work and furnish all the materials specified in the contract, in the manner and time therein prescribed, and according to the requirements of County as therein set forth, and that bidder will take in full payment therefor the following:

	Item	Unit of Measure	Total
Base Bid	Bost House Renovation - Revised Scope : Base Bid	Lump Sum	
Bid Alternate BA1	Replace rear deck and stairs	Lump Sum	
Bid Alternate BA2	Replace west facing siding	Lump Sum	
Bid Alternate BA3	Renovate veranda deck	Lump Sum	
Bid Alternate BA4	Prep & paint exterior of house & cottage	Lump Sum	

Total of Base Bid including Bid Alternates BA1-BA4 (in figures): \$ _____

Total of Base Bid including Bid Alternates BA1-BA4 (in words):

The undersigned bidder agrees to furnish the required bonds or other security and to enter into a contract within the time specified in the Instructions to Bidders, and further agrees to complete all work covered by the bid, in accordance with all requirements of the contract.

Receipt of copies of the following addenda is hereby acknowledged:

<u>Addendum No.</u>	<u>Bidder's Signature</u>	<u>Date Acknowledged</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

All addenda received have been considered in preparation of this bid.

Enclosed herewith are the Bid Form, Bid Bond or other security, Experience Statement, Subcontractor Listing, Bidder's Representations Form, Section 3 Proposed Contracts/Hires Form, and Equal Opportunity Form.

In submitting this bid it is understood that the right is reserved by County to reject any and all bids, and it is understood that this bid may not be withdrawn during the period set forth in the Instructions to Bidders.

Envelopes containing bids must be marked as required by the Instructions to Bidders.

County reserves the right to reject any and all bids and to waive any irregularities in bids.

The amount of the bid for comparison purposes will be the total of all items. The total of unit basis items will be determined by extension of the item price bid on the basis of the estimated quantity set forth for the item.

Prices bid shall include overhead, profit and all applicable taxes.

By submission of this bid, each bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, that this bid has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this bid with any other bidder or with any competitor.

A bid bond for bids over \$25,000 will accompany this bid in a sum of not less than ten percent (10%) of the total amount of the bid and shall be on a form approved by County or a form which is substantially similar, which is attached hereto.

If this bid shall be accepted and the undersigned shall fail to contract as aforesaid, and to give the performance bond and labor and material bond as required in the contract with a surety satisfactory to County within the number of days set forth in the Instructions to Bidders after receipt of notice that the contract has been awarded to the undersigned, County may, at its option, determine that the bidder has abandoned the contract and thereupon the award of the contract shall be null and void and the bidder and surety shall forfeit the security accompanying this bid to the County of Nevada.

Accompanying this bid is: Circle one: Bidder's Bond -- Cashier's Check -- Certified Check -- Cash

for \$ _____, an amount equal to ten percent (10%) of the total bid including Bid Alternates.

The names of individuals who are principals in any partnership, joint venture, business association or corporation in the foregoing bid are as follows:

Licensed in accordance with an act providing for the registration of contractors, California Contractor's License No. _____

DATED: _____
Authorized Signature of Bidder

PRINTED NAME OF AUTHORIZED REPRESENTATIVE: _____

BUSINESS ADDRESS: _____

PLACE OF RESIDENCE: _____

TELEPHONE NUMBER: _____

EMAIL ADDRESS: _____

CLASSIFICATION OF CONTRACTOR'S LICENSE: _____

EXPIRATION DATE OF CONTRACTOR'S LICENSE: _____

DIR# _____ FEDERAL TAX ID. NO.: _____

NOTE: If bidder is a corporation, the legal name of the corporation shall be set forth above together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation; if bidder is a co-partnership, the true name of the firm shall be set forth above together with the signature of the partner or partners authorized to sign contracts on behalf of the co-partnership; and if bidder is an individual, his or her signature shall be placed above. If a bidder is a joint venture, the documents must be signed by an authorized officer of each firm to the joint venture and shall include the California Contractor's License number of each partner to the joint venture. The signature of any attorney-in-fact must be notarized.

BIDDER'S BOND

STATE OF CALIFORNIA
COUNTY OF NEVADA

KNOW ALL PERSONS BY THESE PRESENT,

That we, _____ as principal, and _____ as surety, are held and firmly bound unto the County of Nevada in the sum of ten percent (10%) of the total amount of the bid of the principal above named, submitted by said principal to the County of Nevada for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, to the County of Nevada, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents. In no case shall the liability of the surety hereunder exceed the sum of \$_____.

The condition of this obligation is such that whereas the principal has submitted the above-mentioned bid to the County of Nevada, as aforesaid, for certain construction specifically described as follows, for which bids are to be opened at Nevada City, California on _____, 20__ for _____.

NOW, THEREFORE, if the aforesaid principal is awarded the contract, and within the time and manner required by the contract documents, after the prescribed forms are presented to him or her for signature, enters into a written Contract, in the prescribed form, in accordance with the bid, and files two bonds with the County of Nevada, one to guarantee faithful performance and the other to guarantee payment for labor and materials, as required by law, then this obligation shall be null and void; otherwise it shall be and remain in full force and effect.

Notice to Surety shall be provided at:

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this ____ day of _____, A.D. 20__.

_____ Seal	_____ Seal
_____ Seal	_____ Seal
_____ Seal	_____ Seal
Principal	Surety

NOTE: Signature of Surety shall be notarized. Power of attorney for surety with corporate seal affixed must be attached.

APPROVED AS TO FORM
BY COUNTY COUNSEL

EXPERIENCE STATEMENT

The following outline is a record of the bidder's recent experience in construction of a type similar in magnitude and character to that contemplated under this contract:

LIST OF SUBCONTRACTORS

NAME:	
BUSINESS ADDRESS:	
PHONE:	
EMAIL:	
DESCRIPTION OF WORK TO BE PERFORMED:	
CONTRACTOR'S LICENSE #:	
DIR #:	

NAME:	
BUSINESS ADDRESS:	
PHONE:	
EMAIL:	
DESCRIPTION OF WORK TO BE PERFORMED:	
CONTRACTOR'S LICENSE #:	
DIR #:	

SIGNATURE OF CONTRACTOR

PLEASE USE ADDITIONAL PAGES AS NEEDED

BIDDER'S REPRESENTATIONS

I, the undersigned, declare as follows:

- 1. BIDDER'S QUALIFICATIONS: That neither I nor a company of which I am more than 50% owner have been disqualified from bidding, removed from a public works construction project or otherwise been prevented from bidding because of a violation of law or a safety regulation.

Further, I declare under penalty of perjury that neither I nor a company of which I am more than a 50% owner have had more than one final, unappealable finding of contempt of court by a Federal court within the immediately preceding two year period because of failure to comply with an order of the Federal court (Public Contract Code Section 10232), which orders the Contractor to comply with an order of the National Labor Relations Board.

Further, I declare under penalty of perjury that I have not been convicted by any court of any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of state or federal antitrust law in connection with the bidding upon, award of, or performance of any public works contract.

- 2. WORKER'S COMPENSATION CERTIFICATION (LABOR CODE SECTION 1861): That I am aware of the provisions of Section 3700 of the Labor Code of the State of California, which requires 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 I will comply with such provisions before commencing the performance of the work of this Contract.

- 3. NONCOLLUSION DECLARATION: I, the undersigned, declare that I am the _____ 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.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

DATED: _____

BIDDER SIGNATURE: _____

STATE OF CALIFORNIA
Department of Housing and Community Development
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) Program

COUNTY OF NEVADA: BOST HOUSE RENOVATION - REVISED SCOPE

This project is being funded under a program providing direct federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Contractors and subcontractors shall direct their efforts to provide, to the greatest extent feasible, training and employment opportunities to Section 3 residents and business concerns, defined as follows:

Section 3 Resident:

Individual residing in a public housing project or within the non-metropolitan county in which the project is located and whose income does not exceed 80% of the higher of a) the median income, adjusted for family size, for the county of residence or the non-metropolitan area of the state.

Section 3 Business Concern:

- 1. A business that is 51% or more owned by Section 3 residents, or**
- 2. A business whose permanent full time work force is at least 30% Section 3 residents or,**
- 3. A business which contracts a dollar amount of all subcontracts with businesses as defined in numbers 1 and 2 above.**

The forms on the following two pages must be completed and submitted with your bid. On the form, "Bidders Proposed Section 3 Contracts/Subcontracts" list all subcontracts and provide the requested information for each. On the form, "Bidder's Section 3 Proposed Hires," provide all of the requested information relative to your personnel (do not include subcontractor personnel) who will be required to work on the project.

BIDDER'S PROPOSED SECTION 3 CONTRACTS/SUBCONTRACTS

Type of Contract (Business or Profession)	Total No.	Total Approximate Dollar Amount	Estimated No. of Contracts to Section 3 Businesses	Estimated Dollar Amount to Section 3 Businesses

Company

Person Completing Form

Date

BIDDER'S SECTION 3 PROPOSED NEW HIRES

Job Category	Total Estimated Positions Needed for the Project	No. of Positions Occupied by Permanent Employees	Number of Positions Not Occupied	No. of Positions to be filled with Section 3 Residents
Officer/Supervisors				
Professionals				
Technical				
Housing Sales/ Rental Management				
Office/Clerical				
Service Workers				
Others				
TRADE: _____				
Journeyman				
Apprentices				
Trainees				
Others				
TRADE: _____				
Journeyman				
Apprentices				
Trainees				
Others				

Company

Person Completing Form

Date

NOTICE OF REQUIREMENT FOR AFFIRMATIVE ACTION TO ENSURE EQUAL EMPLOYMENT OPPORTUNITY (EXECUTIVE ORDER 11246)

(The following notice shall be included in and shall be a part of all solicitations for offers and bids on all federal and federally-assisted construction contracts or subcontracts in excess of \$10,000 to be performed in geographical areas designated by the Secretary of Labor.)

1. The Offeror's or Bidder's attention is called to the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Opportunity Construction Contract Specifications" set forth herein.

2. The goals and timetables for minority and women participation, expressed in percentage terms for the Contractor's aggregate workforce in each trade on all construction work in the covered areas are as follows:

<u>TIMETABLES</u>	<u>GOALS FOR WOMEN PARTICIPATION IN EACH TRADE</u>	<u>GOALS FOR MINORITY PARTICIPATION IN EACH TRADE</u>
April 1, 1981 Until further notice "Covered Area"	6.9%	16.1%

These goals are applicable to all the Contractor's construction work (whether or not it is federal or federally assisted) performed in the covered area. If the Contractor performs construction work in a geographical area located outside of the covered area, it shall apply the goals established for such geographical area where the work is actually performed. With regard to this second area, the Contractor also is subject to the goals for both its federally involved and non-federally-involved construction.

The Contractor's compliance with the Executive Order and the regulations in 41 CFR Part 60-4 shall be based on its implementation of the Equal Opportunity Clause, specific affirmative action obligations required by the specifications set forth in 41 CFR 60-4.3(a), and its efforts to meet the goals. The hours of minority and women employment and training must be substantially uniform through the length of the contract, and in each trade, and the Contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or women employees or trainees from Contractor to Contractor or from project to project for the sole purpose of meeting the Contractor's goals shall be a violation of the contract, the Executive Order and the regulations in 41 CFR Part 60-4. Compliance with the goals will be measured against the total work hours performed.

3. The Contractor shall provide written notification to the Director of the Office of Federal Contract Compliance Programs, U.S. Department of Labor, within 10 working days of award of any construction contract or subcontract in excess of \$10,000 at any tier for construction work under the contract resulting from this solicitation. The notification shall list the name, address, and telephone number of the contractor or subcontractor; estimated starting and completion dates of the contract; and the geographical area in which the contract is to be performed.

4. As used in this notice, and in the contract resulting from this solicitation, the "covered area" is County of Nevada

CERTIFICATION OF WBE/MBE MINORITY/WOMEN'S BUSINESS ENTERPRISE PARTICIPATION

- (a) It is the policy of the City/County to take positive steps to maximize the utilization of minority and women's business enterprises in all contract activity administered by the City/County and State Department of Housing and Community Development CDBG Program.
- (b) The Contractor will utilize his best efforts to carry out this policy in the award of his subcontracts to the fullest extent consistent with the efficient performance of this contract. As used in this contract, the term "minority or women's business enterprise" means a business, at least 50% of which is owned by minority group members or women or, in the case of publicly-owned businesses, at least 51% of the stock is owned by minority group members or women. For the purpose of this definition, minority group members are Black, Hispanics, Asians, Native Americans, Alaskans or Pacific Islanders.
- (c) The Contractor will submit the following statement as part of his/her sealed bid:

I have taken affirmative action to seek out and consider minority and women's business enterprises for the portions of work to be subcontracted. Such actions are fully documented in my records and available upon request. Results are as follows:

Name and address of Minority/Women's Firms Contractor Anticipates Utilizing *	Category of Work to be performed	Dollar value of participation
	Total Subcontract Amount:	

Total Bid \$ _____ **Total all Subcontracts \$** _____

Name – Signature

Date

*Indicate whether business is owned by a minority or a woman.

COUNTY OF NEVADA
STATE OF CALIFORNIA

CONTRACT
FOR

BOST HOUSE RENOVATION

SAMPLE
(Standard Public Works Contract)

**COUNTY OF NEVADA
STATE OF CALIFORNIA
SAMPLE CONTRACT**

THIS CONTRACT, made this _____ day of _____, _____, by and between the COUNTY OF NEVADA, hereinafter referred to as "County," and _____, hereinafter referred to as Contractor.

WITNESSETH: That the County and Contractor, for the consideration hereinafter mentioned, agree as follows:

ARTICLE I: DEFINITIONS

Wherever used in these general conditions or in the other contract documents the following terms have the meanings indicated which are applicable to both the singular and plural thereof:

Act of God

"Act of God" means an earthquake or flood, or other cataclysmic phenomenon of nature. A rain, windstorm, high water or other natural phenomenon of unusual intensity for the specific locality of the work, which might reasonably have been anticipated from historical records of the general locality of the work, shall not be construed as an Act of God.

Addenda

Written or graphic instruments issued prior to the opening of bids which clarify, correct or change the bidding documents.

Application for Payment

The form accepted by County which is to be used by Contractor in requesting progress or final payments and which is to include such supporting documentation as is required by the contract documents.

Calendar Days

Consecutive days of the month, including Saturdays, Sundays and holidays. A calendar day shall be the 24 hours running from midnight to the next midnight.

Change Order

A document which is signed by Contractor and County and authorizes an addition, deletion or revision in the work, or an adjustment in the contract price or the contract time, issued on or after the effective date of the contract.

Contract Documents

The written agreement covering the performance of the work and the furnishing of labor, materials and equipment in construction of the work. The agreement shall be construed to include the:

1. Invitation to Bid
2. Instruction to Bidders
3. Contractor's Bid (including documentation accompanying the Bid and any post-bid documentation submitted prior to the Notice of Award)
4. Contract
5. Addenda which pertain to the Contract
6. The Bonds
7. Any supplementary conditions or any and all written agreements amending or extending the work, time or price contemplated
8. The Plans and Specifications and Drawings as identified in the Contract

9. Certificates of Insurance
10. Davis Bacon Wage Decision
11. CDBG/Federal Language and Requirements
12. Other: _____

Contract Price

Either the total lump sum bid of the Contractor or the total of the unit price bids of the Contractor extended based upon the estimated quantities set forth in the bid, or combinations thereof, plus or minus any adjustments made in accordance with the contract.

Contractor

The person or persons, co-partnership, joint venturers or corporation who have entered into a contract with County as party or parties of the second part and/or their legal representatives.

Contractor's Plant and Equipment

Everything, except labor, brought onto the site by the Contractor in order to carry out the work, but not to be incorporated in the work.

County

The County of Nevada and any person or persons to whom the power belonging to County shall be duly designated, including but not limited to an engineer or architect. Only those persons designated in writing by the County Executive Officer or Director of the department overseeing the project shall have authority to act on behalf of County.

Day

A calendar day of 24 hours, except when preceded by "working", as defined below.

Defective

An adjective which when modifying the word "work" refers to work that is unsatisfactory, faulty or deficient, or does not conform to the contract documents, or does not meet the requirements of any inspection, reference standard, test or approval referred to in the contract documents, or has been damaged (unless responsibility for the protection thereof has been assumed by County).

Directed

"Directed", "designated", "permitted", "required", "accepted", and words of like import, wherever and in whatever manner used means as directed, designated, permitted, required, and accepted by County.

Director

"Director" shall mean the Director of the department overseeing the project.

Drawings

The drawings which show the character and scope of the work to be performed and which have been prepared or approved by County and are referred to in the contract documents.

Effective Date of the Contract

The date indicated in the Contract on which it becomes effective, but if no such date is indicated it means the date on which the Contract is signed and delivered by the last of the two parties to sign and deliver.

Engineer

The person specifically designated in writing by County to function as staff adviser and/or consultant to County on engineering matters relating to this contract. Only those persons designated by County, in writing, shall have authority to act for County in the administration of this contract. Said written designation shall be signed by the County Executive Officer or Director of the department overseeing the project.

Equal

A device, material, equipment, technique or method that conforms to the intent of that specified or indicated on the Drawing.

Field Order

A written order issued by County which orders minor changes in the work but which does not involve a change in the contract price or the contract time.

Final Acceptance, Date of

The date when all final punch list items are corrected, the final inspection has been completed and when the governing body and/or funding agency formally accepts the project as complete. This date will be used to establish the start date of the one-year warranty period for the contract.

Laboratory

The designated testing laboratory authorized by County to test materials and work involved in the contract.

Lien

Any claim by a person entitled to file a stop notice pursuant to the provisions of California Civil Code Sections 3179, et seq.

Notice of Award

The written notice by County to the apparent successful bidder stating that upon compliance by the apparent successful bidder with the conditions precedent enumerated therein, within the time specified, County will sign and deliver the Contract.

Notice to Proceed

A written notice given by County to Contractor fixing the date on which the contract time will commence to run and on which Contractor shall start to perform Contractor's obligations under the Contract Documents.

Partial Completion

Placing a portion of the work in service for the purpose for which it is intended (or a related purpose) before reaching completion of all the work.

Person

Includes firms, companies and corporations.

Project

The total construction which is required by the Contract Documents which may be all of the work or a part as indicated in the Contract Documents.

Schedule of Values

A list of divisions of the total scope of work under the contract made by the Contractor and approved by the County for purposes of progress payments.

Shall

"Shall" or "will", whenever used, is mandatory.

Shop Drawings

All drawings, diagrams, illustrations, schedules and other data which are specifically prepared by or for Contractor to illustrate some portion of the work and all product data illustrations, brochures, standard schedules, performance charts, instructions, diagrams, samples, and other information prepared by a supplier and submitted by Contractor to illustrate material or equipment for some portion of the work.

Specifications

Those portions of the Contract Documents consisting of written technical descriptions of materials, equipment, construction systems, standards and workmanship as applied to the work and certain administrative details applicable thereto.

Standard Specifications

Specifications which are authored and authorized by a particular industry or agency which may be incorporated by reference. Where so incorporated, they are incorporated for use of technical data and

specifications only. If there is a conflict between the standard specifications and express terms of this contract, the provisions set forth in the contract shall prevail.

Subcontractor

An individual, firm or corporation having a direct contract with Contractor or with any other subcontractor for the performance of a part of the work at the site.

Substitute

A device, material, equipment, technique or method of construction that differs from that intended or indicated on the Drawings.

Sufficient

"Sufficient", "necessary", "proper", "acceptable", "satisfactory", "desirable", and words of like import, wherever and in whatever manner used, with or without reference to the County, means sufficient, necessary, proper, acceptable, satisfactory and desirable in the judgment of the County.

Supplementary Conditions

An addition to the Contract Documents which supplements the main Contract.

Underground Facilities

All pipelines, conduits, ducts, cables, wires, manholes, vaults, tanks, tunnels or other such facilities or attachments, and any encasements containing such facilities which have been installed underground to furnish any of the following services or materials: electricity, gases, steam, liquid petroleum products, telephone or other communications, cable television, sewage and drainage removal, traffic or other control systems or water.

Unit Price Work

Work to be paid for on the basis of unit prices.

Work

The entire completed construction or the various separately identifiable parts thereof required to be furnished under the Contract Documents. Work is the result of performing services, furnishing labor and furnishing and incorporating materials and equipment into the construction, all as required by the Contract Documents.

Working Day

A working day is any day except Saturdays, Sundays, or legal holidays and days on which the Contractor is specifically required by special provisions, by any labor contract, or by law, to suspend construction operations. Also excepted is any day on which the Contractor is prevented by inclement weather conditions resulting therefrom, or other phenomena of nature from proceeding with at least seventy-five percent (75%) of the normal labor and equipment force for at least five (5) hours toward completion of the current controlling item on the accepted project schedule. Should the conditions prevent the work from beginning at the usual starting time, or prevent the Contractor from proceeding with seventy-five percent (75%) of the normal labor and equipment force for a period of at least five (5) hours, and the crew is dismissed as a result thereof, Contractor will not be charged for a working day whether or not conditions change so that the major portion of the day could be considered to be suitable for work on the controlling item.

ARTICLE II: SCOPE OF WORK

Contractor, at Contractor's own proper costs and expense, shall do all the work and furnish all the materials necessary to construct and/or reconstruct and complete in good workmanlike and substantial manner and to the satisfaction of the County, the following: **Per plans and specifications, renovate the 5,000 square foot residential dwelling owned by Nevada County at 145 Bost Ave., Nevada City, CA, which may include remodel or replacement of certain areas, including but not limited to: Renovate first floor restroom, replace the exterior stairway to the second floor, repair or replace the rear deck, repair wrap around porch deck, prep and paint interior and exterior, new flooring throughout house, expand the 2nd floor restroom and replacement of electrical system and**

lighting which shall be constructed in accordance with this Contract, the Invitation to Bid, the Instruction to Bidders, the Plans and Specifications and Drawings, and all other contract documents attached hereto and which are incorporated herein by reference and made a part of this Contract as if set forth in full.

ARTICLE III: CONTRACT TIME

Contractor will start work to be performed under this Contract within **10** days after the Contractor is instructed in writing by County to proceed with the work. Said work shall be diligently prosecuted to completion. All the work shall be completed and ready for acceptance within **90** calendar days from the date of the mailing of the Notice to Proceed. When any period of time is referred to in the contract documents by days, it will be computed to exclude the first and include the last day of such period. If the last day of any such period falls on a Saturday or Sunday or on a day made a legal holiday by the law of the applicable jurisdiction, such day will be omitted from the computation.

ARTICLE IV: CHANGE OF CONTRACT TIME

Change by Change Order

The contract time may only be changed by change order. A request for an extension or shortening of the contract time shall be based on written notice delivered by the party making the request to County promptly after the occurrence of the event giving rise to the request and stating the general nature of the request. Notice of the extent of the request with supporting data shall be delivered to County and shall be accompanied by the written statement that the adjustment requested is the entire adjustment to which the requesting party has reason to believe it is entitled as a result of the occurrence of said event. No request for an adjustment in the contract time will be valid if not submitted in accordance with the requirements of this paragraph.

Contract Time May Be Extended

The contract time will be extended in an amount equal to time lost due to delays beyond the control of Contractor if the request is made therefor as provided in this Article. Such delays shall include, but not be limited to, acts of neglect by County or others performing additional work, or to fires, floods, labor disputes, epidemics, abnormal weather conditions or acts of God.

Delay and Price Change

All time limits stated in the contract documents are of the essence. There shall be no adjustment of contract price due to delays which are not caused by the County, including but not limited to delays for fires, floods, labor disputes, epidemics, abnormal weather conditions or acts of God and the acts of any other person or entity. The provisions of this Article shall not exclude recovery for damages for delay which is caused by the County.

Delays in Completion of the Work

1. Notice of Delays: Whenever the Contractor foresees any delay in the prosecution of the work, and in any event immediately upon the occurrence of any delay which the Contractor regards as unavoidable, Contractor shall notify County in writing of the probability of the occurrence of such delay and its cause in order that County may take immediate steps to prevent, if possible, the occurrence or continuance of the delay or, if this cannot be done, may determine whether the delay is to be considered avoidable or unavoidable, how long it continues, and to what extent the prosecution and completion of the work are to be delayed thereby. It will be assumed that any and all delays which have occurred in the prosecution and completion of the work have been avoidable delays, except such delays as shall have been called to the attention of County at the time of their occurrence and found by County to have been unavoidable. The Contractor shall make no requests for extensions of time as to delay not called to the attention of County at the time of its occurrence.
2. Avoidable Delays: Avoidable delays in the prosecution or completion of the work shall include all delays which in the opinion of County would have been avoided by the exercise of care, prudence, foresight and diligence on the part of the Contractor or Contractor's subcontractors.

3. Unavoidable Delays: Unavoidable delays in the prosecution or completion of the work shall include all delays which, in the opinion of County, result from causes beyond the control of the Contractor and which could not have been avoided by the exercise of care, prudence, foresight and diligence on the part of the Contractor or the subcontractors and/or any suppliers. Delay in completion due to contract modifications ordered by County and unforeseeable delays in the completion of work or interference by other contractors employed by County will be considered unavoidable delays insofar as they interfere with the Contractor's completion of the work.

Extension of Time

1. Avoidable Delays: In case the work is not completed in the time specified, including such extensions of time as may have been granted for unavoidable delays, the Contractor will be assessed damages for delay in accordance with the liquidated damages provision. The County, however, shall have the right to grant an extension of time for avoidable delay if it is deemed in County's best interest to do so. During such extension of time, the Contractor will be charged for engineering and inspection services and other costs but will not be assessed damages for the delay.
2. Unavoidable Delays: For delays which County considers to be unavoidable, the Contractor shall, pursuant to Contractor's application, be allowed an extension of time beyond the time herein set forth, proportional to such delay or delays, in which to complete the contract. During such extension of time, neither extra compensation for engineering and inspection provided nor damages for delay will be charged to the Contractor.

Liquidated Damages

County and Contractor recognize that time is of the essence and that County will suffer financial loss if the work is not completed within the time specified above, plus any extensions thereof allowed in accordance with this contract. They also recognize the delays, expense and difficulties involved in proving the actual loss suffered by County if the work is not completed on time. Accordingly, instead of requiring any such proof, and due to impracticality and difficulty of ascertaining exact damages caused by delay, County and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay County of Nevada **\$150.00** for each day that expires after the time specified above for completion. Such damages shall only be payable by Contractor to County if the delay is a result of the failure of Contractor to timely perform on its part and not occasioned by the County or any State or Federal agency. In case of joint responsibility for delay in the final completion of the work, where two or more separate contracts are in force at the same time and cover work at the same site, liquidated damages assessed against any one Contractor will be based upon the individual responsibility of that Contractor for the delay as determined by, and in the judgment of, County. County shall have the right to deduct the liquidated damages from any money in its hands, otherwise due, or to become due, to Contractor, or to sue for and recover compensation for damages for nonperformance of this contract within the time stipulated. It is acknowledged that the subject contract is a public project which is subject to the provisions of the Public Contracts Code. Accordingly, County has determined and the Contractor acknowledges that the liquidated damages as established herein are governed by the provisions of Government Code Section 53069.85 and are predicated upon the reasonable damages accruing to County stemming from any delay in the completion of this project.

ARTICLE V: CONTRACT PRICE

County shall pay Contractor for performance of the work in accordance with the Contract Documents in current funds as follows: _____ Dollars (\$_____)

ARTICLE VI: CHANGE OF CONTRACT PRICE

Contract Price

The contract price constitutes the total compensation (subject to authorized adjustments) payable to Contractor for performing the work. All duties, responsibilities and obligations assigned to or undertaken by Contractor shall be at Contractor's expense without change in the contract price.

Change by Change Order

The contract price may only be changed by a written change order. Any request for an increase or decrease in the contract price shall be based on written notice delivered by the party making the request to the other party prior to the commencement of any extra work. Said request shall state the exact nature of the request.

Data regarding any change shall be delivered by Contractor prior to commencing extra work and shall be accompanied by Contractor's written statement that the amount requested covers all amounts (direct, indirect and consequential) to which the Contractor is entitled as a result of the extra work to be done. If said request is granted, County will issue a written change order therefor. No request for an adjustment in the contract price will be valid if not submitted in advance and in accordance with this paragraph.

Determination of Change in Contract Price

The value of any work covered by a change order or of any request for an increase or decrease in the contract price shall be determined in one of the following ways:

1. Where the work involved is covered by unit prices contained in the contract documents, by application of unit prices to the quantities of the items involved (subject to the provisions regarding unit price work set forth below).
2. By mutual agreement, and if there is no mutual agreement, no. 3 directly below shall apply.
3. On the basis of the cost of the work determined as provided below plus a Contractor's fee for overhead and profit as provided below.

Cost of the Work

The term "cost of the work" means the sum of all costs necessarily incurred and paid by Contractor in the proper performance of the extra work required or permitted under a change order. Except as otherwise may be agreed to in writing by County, such costs shall be in amounts no higher than those prevailing in the locality of the project and shall include only the following items:

1. Payroll costs for employees in the direct employ of Contractor in the performance of the work under schedules of job classifications agreed upon by County and Contractor. Payroll costs for employees not employed full time on the work shall be apportioned on the basis of their time spent on the work. Payroll costs shall include salaries and wages plus the cost of fringe benefits which shall include social security contributions, unemployment, excise and payroll taxes, workers' compensation, health and retirement benefits, sick leave, vacation and holiday pay applicable thereto. Such employees shall include superintendents and foremen at the site. The expenses of performing work after regular working hours, on Saturday, Sunday or legal holidays, shall be included in the above to the extent authorized by County in writing.
2. Cost of all materials and equipment furnished and incorporated in the work, including costs of transportation and storage thereof, and suppliers' field services required in connection therewith. All cash discounts shall accrue to Contractor unless County deposits funds with Contractor with which to make payments, in which case the cash discounts shall accrue to County. All trade discounts, rebates and refunds and all returns from sale of surplus materials and equipment shall accrue to County, and Contractor shall make provisions so that they may be obtained.
3. Payments made by Contractor to the subcontractors for work performed by subcontractors. If required by County, Contractor shall obtain competitive bids from subcontractors acceptable to Contractor and shall deliver such bids to County who will then determine which bids will be accepted. If a subcontract provides that the subcontractor is to be paid on the basis of cost of the work plus a fee, the subcontractor's cost of the work shall be determined in the same manner as

Contractor's cost of the work. All subcontracts shall be subject to the other provisions of the contract documents insofar as applicable.

4. Costs of special consultants (including engineers, architects, testing laboratories, surveyors, and accountants) employed for services specifically, and only, related to the work.
5. Supplemental costs including the following:
 - a. The proportion of necessary transportation, travel and subsistence expenses of Contractor's employees incurred in discharge of duties connected with the work.
 - b. Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office and temporary facilities at the site and hand tools not owned by the workers, which are consumed in the performance of the work, and cost, less market value of such items used but not consumed which remain the property of Contractor.
 - c. Rentals of all construction equipment and machinery and the parts thereof whether rented from Contractor or others in accordance with rental agreements approved by County, and the costs of transportation, loading, unloading, installation, dismantling and removal thereof, all in accordance with terms of said rental agreements. The rental of any such equipment, machinery or parts shall cease when the use thereof is no longer necessary for the work.
 - d. Sales, consumer, use or similar taxes related to the work, and for which Contractor is liable, imposed by laws and regulations.
 - e. Deposits lost for causes other than negligence of Contractor, any subcontractor or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, and royalty payments and fees for permits and licenses.
 - f. Losses and damages (and related expenses), not compensated by insurance or otherwise, to the work or otherwise sustained by contractor in connection with the performance and furnishing of the work (except losses and damages within the deductible amounts of property insurance established by County), provided they have resulted from causes other than the negligence of Contractor, any subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable. Such losses shall include settlements made with the written consent and approval of County. No such losses, damages and expenses shall be included in the cost of the work for the purpose of determining Contractor's fee. If, however, any such loss or damage requires reconstruction and Contractor is placed in charge thereof, Contractor shall be paid for services a fee proportionate to that stated below under Contractor's fee.
 - g. The cost of utilities, fuel and sanitary facilities at the site.
 - h. Minor expenses such as telegrams, long distance telephone calls, telephone service at the site, expressage and similar petty cash items in connection with the work.
 - i. Cost of premiums for additional bonds and insurance required because of changes in the work and premiums for property insurance coverage within the limits of the deductible amounts established by County in this contract.

Not Included in Cost of the Work

The term "cost of the work" shall not include any of the following:

1. Payroll costs and other compensation of Contractor's officers, executives, principals (of partnership and sole proprietorships), general managers, engineers, architects, estimators, attorneys, auditors, accountants, purchasing and contracting agents, expeditors, timekeepers, clerks and other personnel employed by Contractor whether at the site or in Contractor's principal or a branch office for general administration of the work and not specifically included in the agreed upon schedule of job classifications referred to in this contract or specifically covered

above under costs of special consultants, all of which are to be considered administrative costs covered by the Contractor's fee.

2. Expenses of Contractor's principal and branch offices other than Contractor's office at the site.
3. Any part of Contractor's capital expenses, including interest on Contractor's capital employed for the work and charges against Contractor for delinquent payments.
4. Cost of premiums for all bonds and for all insurance whether or not Contractor is required by the contract documents to purchase and maintain the same (except for the cost of premiums specifically covered above).
5. Costs due to the negligence of Contractor, any subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but not limited to, the correction of defective work, disposal of materials or equipment wrongly supplied and making good any damage to property.
6. Other overhead or general expense costs of any kind and the costs of any item not specifically and expressly included herein.

Contractor's Fee

The Contractor's fee allowed to Contractor for overhead and profit shall be determined by a fee based on the following percentages of the various portions of the cost of the work:

1. For all allowable costs of the work incurred under the paragraphs dealing with payrolled employees and costs of materials and equipment, the Contractor's fee shall be fifteen percent;
2. For all allowable costs of the work incurred under the paragraph dealing with work done by subcontractors, the Contractor's fee shall be five percent; and if a subcontract is on the basis of cost of the work plus a fee, the maximum allowable to Contractor on account of overhead and profit of all subcontractors shall be fifteen percent, for a total add-on of twenty percent.
3. No fee shall be payable on the basis of costs itemized under paragraphs dealing with special consultants, supplemental costs and/or costs not included in cost of the work.
4. The amount of credit to be allowed by Contractor to County for any such change which results in a net decrease in cost will be the amount of the actual net decrease plus a deduction in Contractor's fee by an amount equal to ten percent of the net decrease; and
5. When both additions and credits are involved in any one change, the adjustment in Contractor's fee shall be computed on the basis of the net change in accordance with paragraphs 2(a) through 2(d) above.

Cost Breakdown

Whenever the cost of any work is to be determined as set forth herein, Contractor will submit, in form acceptable to County, an itemized cost breakdown together with supporting data.

Cash Allowances

It is understood that Contractor has included in the contract price all allowances so named in the contract documents and shall cause the work so covered to be done by such subcontractors or suppliers and for such sums within the limit of the allowances as may be acceptable to County. Contractor agrees that:

1. The allowances include the cost to the Contractor (less any applicable trade discounts) of materials and equipment required by the allowances to be delivered at the site, and all applicable taxes; and
2. Contractor's cost for unloading and handling on the site, labor, installation costs, overhead, profit and other expenses contemplated for the allowances have been included in the contract price and not in the allowances. No demand for additional payment on account of any thereof will be valid.

Prior to final payment, an appropriate change order will be issued to reflect actual amounts due Contractor on account of work covered by allowances, and the contract price shall be correspondingly adjusted.

Unit Price Work

Where the contract documents provide that all or part of the work is to be unit price work, initially the contract price will be deemed to include for all unit price work an amount equal to the sum of the established unit prices for each separately identified item of unit price work times the estimated quantity of each item as indicated in the contract documents. The estimated quantities of items of unit price work are not guaranteed and are solely for the purpose of comparison of bids and determining an initial contract price. Determinations of the actual quantities and classifications of unit price work performed by Contractor will be made by County. Each unit price will be deemed to include an amount considered by Contractor to be adequate to cover Contractor's overhead and profit for each separately identified item. Except for items shown on the bid sheet or in the specifications as "contingency" items where no additional amounts will be allowable, where the quantity of any item of unit price work performed by Contractor differs more than 25 percent from the estimated quantity of such item indicated in the contract documents and there is no corresponding adjustment with respect to any other item of work, and if either party believes that it has incurred additional expense or reduced cost as a result thereof, either party may make a claim for an increase or decrease in the contract price if the parties are unable to agree as to the amount of any such increase or decrease.

Final Pay Quantities

When the estimated quantities for a specific portion of the work are designated on the plans as final pay quantities, said estimated quantities shall be the final quantities for which payment for such specific portion of the work will be made, unless the dimensions of said portions of the work shown on the plans are revised by the Engineer. If such dimensions are revised, and such revisions result in an increase or decrease in the quantities of such work, the final quantities for payment will be revised in the amount represented by the changes in the dimensions. The estimated quantities for such specific portion of the work shall be considered as approximate only and no guarantee is made that the quantities which can be determined by computations, based on the details and dimensions shown on the plans, will equal the estimated quantities. No allowance will be made in the event that the quantities based on computations do not equal the estimated quantities.

When portions of an item have been designated on the plans as final pay quantities, portions not so designated will be measured and paid for in accordance with the applicable provisions of these specifications and the special provisions.

In case of a discrepancy between the quantities shown on the plans as final pay quantities and the quantity of the same item shown in the Engineer's Estimate, payment will be based on the final pay quantities shown on the plans.

ARTICLE VII: PAYMENTS TO CONTRACTOR

Source of Funds

The source of funding by the County for this work shall be: 0101108014161000/

Schedule of Values

The schedule of values established for the work will serve as the basis for progress payments and will be incorporated into a form of application for payment acceptable to County. Progress payments on account of unit price work will be based on the number of units completed.

Invoices

Invoices or applications for payment to the County shall be detailed and shall contain full documentation of all work performed and all reimbursable expenses incurred. Where the scope of work on the contract is divided into various tasks, invoices shall detail the related expenditures accordingly. Labor expenditures

need documentation to support time, subsistence, travel and field expenses. No expense will be reimbursed without adequate documentation. This documentation will include, but not be limited to, receipts for material purchases, rental equipment and subcontractor work.

Progress Payment

Once each month County shall cause an estimate to be made covering the work completed as of the date of the estimate. No materials shall be paid for until incorporated into the work. If, however, County reaches an agreement with Contractor to pay for materials and equipment not yet incorporated into the work due to some special circumstances, then Contractor must show that the materials or equipment were delivered and are suitably stored at the site or at another location agreed to in writing. In that event, the payment shall be based on a bill of sale, invoice or other documentation submitted by Contractor and warranting that County has received the materials and equipment free and clear of all liens, charges, security interests and encumbrances (which are hereinafter referred to as "liens") and evidence that the materials and equipment are covered by appropriate property insurance and other arrangements to protect County's interest therein, all of which will be satisfactory to County. The amount of retention with respect to progress payments will be ten percent (10%).

Amounts of Progress Payments

Prior to completion, progress payments will be in an amount equal to:

1. Ninety-five percent (95%) of the work completed, and
2. Where applicable pursuant to the above, ninety percent (90%) of materials and equipment not incorporated in the work but delivered and suitably stored, less in each case the aggregate of payments previously made.
3. Thirty-five days after recording of the Notice of Completion but not later than 60 days after completion of the work as defined in Public Contract Code section 7107, and upon Contractor providing all required documentation, County will pay an amount sufficient to increase total payments to Contractor to one hundred percent (100%) of the contract price, less such amounts as County shall determine in accordance with this contract. County reserves the right to retain such funds as it shall determine in accordance with the contract documents to complete the work.
4. The Contractor may elect to receive 100% of payments due under this contract from time to time, without retention of any portion of the payment by the public agency, by depositing securities of equivalent value with County in accordance with the provisions of Section 22300 of the California Public Contract Code; except that no such substitution shall be allowed where federal money is funding the project and federal regulations or policies would prohibit such substitution of securities for the retention. Securities eligible for investment shall include those listed in Section 16430 of the California Government Code, or bank or savings and loan certificates of deposits. Such securities, if deposited by the bidder, shall be valued by County whose decision on the valuation of the securities shall be final. The bidder shall be the beneficial owner of any securities substituted for money withheld and shall receive any interest thereon.

Contractor's Warranty of Title

Contractor warrants and guarantees that title to all work, materials and equipment covered by any application for payment, whether incorporated in the project or not, will pass to County no later than the time of payment free and clear of all liens.

Payment of Progress Payment

County will submit each progress pay estimate to Contractor. Upon receipt back from Contractor of a signed copy of the pay estimate, County shall process the pay estimate for payment. The amount approved by County will become due thirty (30) days after receipt of the signed progress pay estimate. Said payment shall be made by County to Contractor unless County has knowledge of claims or liens filed in connection with the work.

Pursuant to Public Contract Code Section 20104.50, if the County fails to make any progress payment within thirty (30) days after receipt of an undisputed and properly submitted payment request it shall pay interest to Contractor at the legal rate set forth in subdivision (a) of Section 685.010 of the Code of Civil Procedure. "Progress payment" for purposes of this paragraph includes all payments due Contractor except that portion of the final payment designated by the contract as retention earnings.

Also, pursuant to Public Contract Code Section 20104.50, each payment request shall be reviewed by County as soon as practicable after receipt for the purpose of determining that the payment request is a proper payment request. Any payment request determined not to be a proper payment request suitable for payment shall be returned to Contractor as soon as practicable, but not later than seven (7) days after receipt. A request returned pursuant to this paragraph shall be accompanied by a document setting forth in writing the reasons why the payment request is not proper. The number of days available to County to make a payment without incurring interest pursuant to Public Contract Code Section 20104.50 shall be reduced by the number of days by which County exceeds the seven (7) day return requirement. A payment request shall be considered properly executed if funds are available for payment of the payment request, and payment is not delayed due to an audit inquiry by the financial officer of the County.

County's Recommendation of Payment

By County's recommending any payment, Contractor cannot conclude that County represents that exhaustive or continuous on-site inspections have been made to check the quality or the quantity of the work in the contract documents or that there may not be other matters or issues between the parties that might entitle Contractor to be paid additionally by County or County to withhold payment to Contractor.

County May Refuse to Make Payment

County may refuse to make payment of the full amount or any part if, in County's opinion, it would be incorrect to make such payment. County may also refuse to make any such payment or, because of subsequently discovered evidence or the results of subsequent inspections or tests, nullify any such payment previously recommended, to such extent as may be necessary in County's opinion to protect County from loss because:

1. The work is defective, or completed work has been damaged requiring correction or replacement,
2. The contract price has been reduced by written amendment or change order,
3. Contractor has been required to correct defective work or complete work, or
4. Of County's actual knowledge of the occurrence of any of the events enumerated in paragraphs relating to suspension of work and termination.

County may refuse to make payment of the full amount because claims have been made against County on account of Contractor's performance or furnishing of the work or liens have been filed in connection with the work or there are other items entitling County to a set-off against the amount recommended, but County must give Contractor immediate written notice stating the reasons for such action.

Completion and Final Inspection

When Contractor considers the entire work ready for its intended use, Contractor shall notify County in writing that the entire work is completed. Within a reasonable time thereafter, County and Contractor shall make an inspection of the work to determine the status of completion. If County does not consider the work complete, County will notify Contractor in writing giving the reasons therefor. If County considers the work incomplete, County will prepare and deliver a list of items to be completed or corrected before final payment. Contractor shall immediately take such measures as are necessary to complete or correct the listed items.

Acceptance and Final Application for Payment

After Contractor has completed all such measures to remedy deficiencies to the satisfaction of County and delivered all maintenance and operating instructions, schedules, guarantees, bonds, certificates of inspection, marked-up record documents, property owner's releases and other documents, all as required

by the contract documents, and after County has indicated that the work is acceptable, Contractor may make application for final payment. The final application for payment shall be accompanied by all documentation called for in the contract documents, together with complete and legally effective receipts, releases or waivers (satisfactory to County) from all subcontractors or material suppliers and an affidavit of Contractor that the releases and receipts include all labor, services, material and equipment for which a lien could be filed, and that all payrolls, material and equipment bills, and other indebtedness connected with the work for which County or County's property might in any way be responsible, have been paid or otherwise satisfied; and consent of the surety, if any, to final payment. If any subcontractor or supplier fails to furnish a release or receipt in full, or if a stop notice has been filed, Contractor may furnish a bond or other collateral satisfactory to County to indemnify County against any lien.

Final Payment

If, on the basis of County's review of the final application for payment and accompanying documentation, all as required by the contract documents, County is satisfied that Contractor's obligations under the contract documents have been fulfilled, County will, within seven (7) days after receipt of the final application for payment, process the application for payment. Otherwise, County will return the application to Contractor, indicating in writing the reasons for refusing to make final payment, in which case Contractor shall make the necessary corrections and resubmit the application. Thirty-five days after presentation to County of the application and accompanying documentation, in appropriate form and substance, but no later than 60 days after completion of the project as defined in Public Contract Code section 7107, or thirty-five (35) days after recording of a Notice of Completion, whichever date is later, the full retention will become due and will be paid by County to Contractor.

Delay in Completion Through No Fault of Contractor

If, through no fault of Contractor, final completion of the work is significantly delayed and if County so confirms, County shall, upon receipt of Contractor's final application for payment, and without terminating the Contract, make payment of the balance due for that portion of the work fully completed and accepted. If the remaining balance to be held by County for work not fully completed or corrected is less than the retainage stipulated in the contract, and if the appropriate bonds have been furnished, the written consent of the surety to the payment of the balance due for that portion of the work fully completed and accepted shall be submitted by Contractor to County with the application for such payment. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

Contractor's Continuing Obligation

Contractor's obligation to perform and complete the work in accordance with the contract documents shall be absolute. Neither the issuance of a certificate of substantial completion, nor any payment by County to Contractor under the contract documents, nor any use or occupancy of the work or any part thereof by County, nor any act of acceptance by County nor any failure to do so, nor any review and approval of a shop drawing or sample submission, nor the issuance of a notice of acceptability, nor any correction of defective work by County will constitute an acceptance of work not in accordance with the contract documents or a release of Contractor's obligation to perform the work in accordance with the contract documents.

Waiver of Claims

The making and acceptance of final payment will constitute:

1. A waiver of all claims by County against Contractor, except claims arising from unsettled liens, or from defective work appearing after final inspection or from failure to comply with the contract documents or the terms of any special guarantees specified therein, or from any outstanding claims; however, it will not constitute a waiver by County of any rights in respect of Contractor's continuing obligations under the contract documents; and
2. A waiver of all claims by Contractor against County other than those previously made in writing and still unsettled.

Books of Account and Audit Provision

Contractor shall maintain on a current basis complete books and records relating to this contract. Such records shall include, but not be limited to, documents supporting all bids, all income and all expenditures. The books and records shall be original entry books with a general ledger itemizing all debits and credits for the work on this contract. In addition, Contractor shall maintain detailed payroll records including all subsistence, travel and field expenses, and canceled checks, receipts and invoices for all items. These documents and records shall be retained for at least five years from the completion of this contract. Contractor will permit County to audit all books, accounts or records relating to this contract or all books, accounts or records of any business entities controlled by Contractor who participated in this contract in any way. Any audit may be conducted on Contractor's premises or, at County's option, Contractor shall provide all books and records within a maximum of fifteen (15) days upon receipt of written notice from County. Contractor shall refund any moneys erroneously charged. If County ascertains that it has been billed erroneously by Contractor for an amount equaling 5% or more of the original bid, Contractor shall be liable for the costs of the audit in addition to any other penalty to be imposed.

ARTICLE VIII: PRELIMINARY MATTERS

Delivery of Certificates of Insurance

Before any work at the site is started, Contractor shall deliver to County certificates (and other evidence of insurance requested by County) which Contractor is required to purchase and maintain in accordance with the insurance provisions herein.

Delivery of Bonds

When Contractor delivers the executed Agreements to County, Contractor shall also deliver to County the bonds required herein. Notwithstanding the language in bonds authorizing attorneys' fees to be awarded if suit is brought upon the bond, no attorneys' fees shall be payable for any other suit brought under this contract.

Pre-construction Conference

Within _____ days after receipt of the Notice to Proceed, but before contractor starts the work at the site, a conference attended by Contractor and County and others as appropriate will be held to discuss schedules, procedures for handling shop drawings and other submittals and for processing applications for payment, and to establish a working understanding among the parties as to the work.

Delivery of Schedules

Within _____ days after receipt of written notice to proceed, Contractor shall submit to County for review:

1. An estimated progress schedule indicating the starting and completion dates of the various stages of the work;
2. A preliminary schedule of shop drawing submissions;
3. A preliminary schedule of product deliveries;
4. A preliminary schedule of values for all of the work which will include quantities and prices of items aggregating the contract price and will subdivide the work into component parts in sufficient detail to serve as the basis for progress payments during construction. Such prices will include an appropriate amount of overhead and profit applicable to each item of work which will be confirmed in writing by Contractor at the time of submission.

Finalizing Schedules

At least ten (10) days before submission of the first application for payment a conference attended by Contractor, County and others as appropriate will be held to finalize schedules. The finalized progress schedule will be acceptable to County as providing an orderly progression of the work to completion within the contract time, but such acceptance will neither impose on County responsibility for the progress or scheduling of the work nor relieve Contractor from full responsibility therefor. The finalized schedule of shop drawing submissions will be acceptable to County as providing a workable arrangement for processing the submissions. The finalized schedule of values will be acceptable to County as to form and substance.

Before Starting Construction

Contractor shall provide County with at least 72 hours written notice of the date on which it intends to commence work. Before undertaking each and every part of the work, Contractor shall carefully study and compare the contract documents and check and verify pertinent figures shown thereon and all applicable field measurements. Contractor shall promptly report in writing to County any conflict, error or discrepancy which Contractor may discover and shall obtain a written interpretation or clarification from County before proceeding with any work affected thereby; however, Contractor shall not be liable to County for failure to report any conflict, error or discrepancy in the contract documents, unless Contractor had actual knowledge thereof or should reasonably have known thereof.

Contractor's Representations

In order to induce County to enter into this agreement, Contractor makes the following representations:

1. Contractor has familiarized himself or herself with the nature and extent of the contract documents, work, locality, and with all local conditions and federal, state and local laws, ordinances, rules and regulations that in any manner may affect cost, progress or performance of the work.
2. Contractor has studied carefully all reports of investigations and tests of subsurface and latent physical conditions at the site or otherwise affecting cost, progress or performance of the work which were relied upon by County in the preparation of the drawings and specifications and which have been identified in the contract documents.
3. Contractor has made or caused to be made examinations, investigations, and tests and studies of such reports and related data necessary for the performance of the work at the contract price, within the contract time and in accordance with the other terms and conditions of the contract documents; and no additional examinations, investigations, tests, reports or similar data are or will be required by Contractor for such purposes.
4. Contractor has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the contract documents.
5. Contractor has given County written notice of all conflicts, errors or discrepancies that have been discovered in the contract documents and the written resolution thereof by County is acceptable to Contractor.

ARTICLE IX: CHANGES IN THE WORK

County May Order Changes

Without invalidating this contract and without notice to any surety, County may, at any time or from time to time, order additions, deletions or revisions in the work; these will be authorized by change order. Upon receipt of any such document, Contractor shall promptly forward any request for change in the contract price and, if instructed to do so, proceed with the work involved which will be performed under the applicable conditions of the contract documents (except as otherwise specifically provided).

Failure to Agree to a Price or Time Change; Claims

If County and Contractor are unable to agree as to the extent, if any, of an increase or decrease in the contract price or an extension or shortening of the contract time that should be allowed, a claim may be made therefor but the work shall proceed if County so instructs.

No Change in Time or Price for Work Not Required

Contractor shall not be entitled to an increase in the contract price or an extension of the contract time with respect to any work performed that is not required by the contract documents as amended, modified and supplemented except in the case of an emergency as set forth herein and except in the case of uncovering work for inspection or testing as set forth in this contract.

Changes in Time or Price

County and Contractor shall execute appropriate change orders (or written amendments) covering:

1. Changes in the work which are ordered by County or are agreed to by the parties;
2. Changes in the contract price or contract time which are agreed to by the parties; and
3. Changes in the contract price or contract time which embody the substance of any written decision rendered by County in response to a request therefor.

Notice to Sureties

If notice of any change affecting the general scope of the work or the provisions of the contract documents (including, but not limited to, contract price or contract time) is required by the provisions of any bond to be given to a surety, the giving of any such notice will be Contractor's responsibility, and the amount of each applicable bond will be adjusted accordingly. Failure to give such notice shall not release the surety from its obligations to County.

ARTICLE X: CONTRACT DOCUMENTS

Intent

The contract documents comprise the entire agreement between County and Contractor concerning the work. The contract documents are complementary; what is called for by one is as binding as if called for by all. The contract documents will be construed in accordance with California law.

Contract Interpretation

It is the intent of the contract documents to describe a functionally complete project (or part thereof) to be constructed in accordance with the contract documents. Any work, materials or equipment that may reasonably be inferred from the contract documents as being required to produce the intended results will be supplied whether or not specifically called for. When words which have a well-known technical or trade meaning are used to describe work, materials or equipment, such words shall be interpreted in accordance with that meaning. Reference to standard specifications, manuals or codes of any technical society, organization or association, or to the laws or regulations of any governmental authority, whether such reference be specific or by implication, shall mean the latest standard specification, manual, code or laws or regulations in effect at the time of opening of bids, except as may be otherwise specifically stated. However, no provision of any referenced standard specification, manual or code (whether or not specifically incorporated by reference in the contract documents) shall be effective to change the duties and responsibilities of County or Contractor, or any of their consultants, agents or employees from those set forth in the contract documents, nor shall it be effective to assign to County, or any of County's consultants, agents or employees, any duty or authority to supervise or direct the furnishing or performance of the work or any duty or authority to undertake responsibility contrary to the provisions of this contract. Clarifications and interpretations of the contract documents shall be issued by County.

Conflicts, Errors and Discrepancies

If during the performance of the work, Contractor finds a conflict, error or discrepancy in the contract documents, Contractor shall so report to County in writing at once and before proceeding with the work affected thereby shall obtain a written interpretation or clarification from County.

Amending Contract Documents

The contract documents may be amended to provide for additions, deletions and revisions in the work or to modify the terms and conditions thereof by change order. Contract price and contract time may only be changed by change order.

Supplementary Contract Documents

In addition to the above, the requirements of the contract documents may be supplemented, and minor variations and deviations in the work may be authorized in one or more of the following ways:

1. A field order,
2. County's approval of a shop drawing or sample, or
3. County's written interpretation or clarification.

Reuse of Documents

Neither contractor nor any subcontractor or supplier or other person or organization performing or furnishing any of the work under a direct or indirect contract with County shall have or acquire any title to or ownership rights in any of the drawings, specifications or other documents (or copies of any thereof) prepared by or bearing the seal of County; and they shall not reuse any of them on extensions of the project or any other project without written consent of County and specific written verification or adaptation by County.

Contract Documents

The contract documents comprise the entire agreement between the parties and may be amended only by writing signed by both parties or by written change order. The contract documents shall include this contract, any general and special conditions, plans and specifications, bidding documents and addenda thereto, and all proposals submitted by Contractor. In the case of ambiguity or conflict, the documents shall be given the following priority:

1. Special provisions or conditions
2. Standard Public Works Contract
3. Project plans
4. Standard plans
5. Standard specifications
6. All other documents incorporated by reference.

ARTICLE XI: THE PROJECT SITE

Availability of Lands

County shall furnish, as indicated in the contract documents, the lands upon which the work is to be performed, rights-of-way and easements for access thereto, and such other lands which are designated for the use of Contractor. Easements for permanent structures or permanent changes in existing facilities will be obtained and paid for by County, unless otherwise provided in the contract documents. If Contractor believes that any delay in County's furnishing these lands, rights-of-way or easements entitles Contractor to an extension of the contract time, Contractor may make a claim therefor as provided for herein. Contractor shall provide for all additional lands and access thereto that may be required for temporary construction facilities or storage of materials and equipment.

Physical Conditions

If the contract documents identify those reports of explorations and tests of subsurface conditions at the site that have been utilized by County in preparation of the contract documents, Contractor may rely upon the accuracy of the factual data contained in such reports but not upon interpretations or opinions contained therein or for the completeness or representativeness thereof for Contractor's purposes. If construction drawings of physical conditions in or relating to existing surface and subsurface structures (except underground facilities discussed below) at or contiguous to the site have been utilized by County in preparation of the contract documents, Contractor may rely upon the accuracy of the factual data contained in such drawings but not the completeness thereof for Contractor's purposes. If Contractor believes that any factual data on which Contractor is entitled to rely is inaccurate, or any physical condition uncovered or revealed at the site differs materially from that indicated, reflected or referred to in the contract documents, Contractor shall, promptly after becoming aware thereof and before performing any work in connection therewith (except in an emergency as permitted herein), notify County in writing about the inaccuracy or difference. Failure to notify County promptly shall relieve County of any liability for any and all claims resulting from such inaccuracy or difference.

County's Review

County will review the pertinent conditions, determine the necessity of obtaining additional explorations or tests with respect thereto and advise Contractor in writing of County's findings and conclusions.

Possible Document Change

If County concludes that there is a material error in the contract documents or that because of newly discovered conditions a change in the contract documents is required, a change order will be issued in writing as provided to reflect and document the consequences of the inaccuracy or difference.

Possible Price and Time Adjustments

In each case of inaccuracy or difference, an increase or decrease in the contract price or an extension or shortening of the contract time, or any combination thereof, will be allowable to the extent that they are attributable to any such inaccuracy or difference. If County and Contractor are unable to agree as to the amount or length thereof, a claim may be made therefor as provided in the contract documents.

Physical Conditions - Underground Facilities

The information and data shown or indicated in the contract documents with respect to existing underground facilities at or contiguous to the site is based on information and data furnished to County by the owners of such underground facilities or by others. Generally service connections are not indicated on drawings. Unless it is otherwise expressly provided:

1. County shall not be responsible for the accuracy or completeness of any such information or data; and,
2. Contractor shall have full responsibility for reviewing and checking all such information and data, for locating all underground facilities shown or indicated in the contract documents, for coordination of the work with the owners of such underground facilities during construction, for the safety and protection thereof, and repairing any damage thereto resulting from the work, the cost of all of which will be considered as having been included in the contract price.
3. If an underground facility is uncovered or revealed at or contiguous to the site which was not shown or indicated in the contract documents and which Contractor could not reasonably have been expected to be aware of, Contractor shall, promptly after becoming aware thereof and before performing any work affected thereby (except in an emergency as permitted by this contract), identify the owner of such underground facility and give written notice thereof to that owner and to County. County will review the underground facility to determine the extent to which the contract documents should be modified to reflect and document the consequences of the existence of the underground facility, and the contract documents will be amended or supplemented to the extent necessary. During such time, Contractor shall be responsible for the safety and protection of such underground facility as provided herein. Contractor shall be allowed an increase in the contract price or an extension of the contract time, or both, to the extent that they are attributable to the existence of any underground facility that was not shown or indicated in the contract documents and which Contractor could not reasonably have been expected to be aware of and will not be assessed liquidated damages pursuant to Government Code Section 4215. If the parties are unable to agree as to the amount or length thereof, Contractor may make a claim therefor as provided in these contract documents.

Preservation of Property

Due care shall be exercised to avoid injury to existing highway improvements or facilities, utility facilities, adjacent property, and roadside trees, shrubs, and other plants that are not to be removed. Roadside trees, shrubs, and other plants that are not to be removed, and pole lines, fences, signs, markers and monuments, buildings and structures, conduits, pipelines under or above ground, sewer and water lines, all highway facilities and any other improvements or facilities within or adjacent to the project shall be protected from injury or damage, and if ordered by County, the Contractor shall provide and install suitable safeguards, approved by County, to protect such objects from injury or damage. If such objects are injured or damaged by reason of the Contractor's operations, they shall be replaced or restored at the Contractor's expense. The facilities shall be replaced or restored to a condition as good as when the Contractor entered upon the work, or as good as required by the specifications accompanying the contract, if any such objects are a part of the work being performed under the contract. County may make or cause to be made such temporary repairs as are necessary to restore to service any damaged facility.

The cost of such repairs shall be borne by the Contractor and may be deducted from any moneys due or to become due to the Contractor under the contract. Full compensation for furnishing all labor, materials, tools, equipment, and incidentals, and for doing all the work involved in protecting or repairing property, shall be considered as included in the prices paid for the various contract items of work and no additional compensation will be allowed therefor.

Reference Points

County shall establish one or more horizontal and vertical reference points for construction which in County's judgment are necessary to enable Contractor to proceed with the work or as provided in the contract documents. County shall set any other stakes or marks which it deems necessary to establish the lines and grades required for the completion of the work unless the special provisions require that the Contractor is responsible for laying out the work. Contractor shall notify the County when Contractor requires staking, in writing a reasonable time in advance of such requirement. In no event shall Contractor give less than two working days notice of such requirement. Contractor shall protect and preserve the established reference points, stakes and marks and shall make no changes or relocations without the prior written approval of County. Contractor shall report to County whenever any reference point, stake or mark is lost or destroyed or requires relocation because of necessary changes in grades or locations. Contractor will be charged for the cost of relocation or replacement if the need therefor arises due to Contractor's acts.

Power

The Contractor shall provide, at no additional cost to the County, all construction power used at the project site and shall make all arrangements with the electrical utility and with the County for power takeoff points, voltage and phasing requirements, transformers, and metering and shall pay all costs and fees arising therefrom. It shall be the Contractor's responsibility to provide all special connections required for the work.

Water

The Contractor shall provide the water needed for the work, including potable water, construction water, and water for testing purposes.

Sanitary Facilities

The Contractor shall make arrangements for use of adequate toilet facilities at or near the site of work. Such facilities shall be subject to the acceptance of the County as to location and type. The Contractor shall maintain the sanitary facilities in acceptable condition from the beginning of the work until completion and shall remove the facilities and disinfect the premises.

Contractor's Office

The Contractor shall maintain on the project site a suitable office or other protected area in which shall be kept project copies of the contract documents, project progress records, etc., which shall be accessible to County during normal working hours.

ARTICLE XII: LABOR, MATERIAL AND PERFORMANCE BONDS

Bonds to be Provided

The Contractor shall furnish two bonds each in the amount of one hundred (100%) percent of the contract price, one as security for the faithful performance of the work, and the other as security for the faithful payment and satisfaction of all persons furnishing materials and performing labor for the project. The bonds shall be issued by a corporation duly and legally licensed to transact surety business in the State of California. The labor and materials bond shall remain in force throughout the period required to complete the work and for 35 days after the recording of the Notice of Completion. The performance bond shall remain in force for a period of 365 days after final acceptance of the work to cover any defects in workmanship, materials, or equipment which develop in that time. The bonds must be executed by a duly licensed surety company and accompanied by a certified copy of the authority to act. The scope of the bonds or the forms thereof shall in no way affect or alter the liabilities of the Contractor to County. Bonds shall be executed on the forms included in the contract documents.

Insolvency or Termination of Right to Do Business

If the surety on any bond furnished by Contractor is declared bankrupt or becomes insolvent or its right to do business is terminated in California, Contractor shall within five days thereafter substitute another bond and surety, both of which must be acceptable to County. If an acceptable substitute is not furnished within five days, County may terminate Contractor.

ARTICLE XIII: CONTRACTOR LIABILITY AND INSURANCE

Liability of Contractor

The Contractor shall be liable for all damages and injury which shall be caused to County or any other owners of property on or in the vicinity of the work or which shall occur to any person or persons or property whatsoever arising out of the performance of this contract. Contractor agrees to hold County harmless and indemnify County for any such losses.

Contractor's Liability Insurance

Contractor shall purchase and maintain commercial general liability and other insurance as is appropriate for the work being performed and furnished and as will provide protection from claims set forth below which may arise out of or result from Contractor's performance and furnishing of the work and Contractor's other obligations under the contract documents, whether it is to be performed or furnished by Contractor, by any subcontractor, by anyone directly or indirectly employed by any of them to perform or furnish any of the work, or by anyone for whose acts any of them may be liable:

1. Claims under workers' disability benefits and other similar employee benefit acts;
2. Claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees;
3. Claims for damages because of bodily injury, sickness or disease, or death of any person other than Contractor's employees;
4. Claims for damages insured by personal injury liability coverage which are sustained (a) by any person as a result of an offense directly or indirectly related to the employment of such person by Contractor, or (b) by any other person for any other reason;
5. Claims for damages, other than to the work itself, because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom;
6. Claims arising out of operation of laws or regulations for damages because of bodily injury or death of any person or for damage to property; and
7. Claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance or use of any motor vehicle.

To the extent that Contractor's work, or work under Contractor's direction, may require blasting, explosive conditions, or underground operations, the comprehensive general liability coverage shall contain no exclusion relative to blasting, explosion, collapse of buildings, or damage to underground property.

The insurance required by this paragraph shall be "per occurrence" coverage and shall include the specific coverages and be written for not less than the limits of liability and coverages provided herein, or required by law, whichever is greater. The commercial general liability insurance shall include completed operations insurance. All such insurance shall remain in effect until final payment and at all times thereafter when Contractor may be correcting, removing or replacing defective work. In addition, Contractor shall maintain such completed operations insurance for at least one year after final payment and furnish County with evidence of continuation of such insurance at final payment. If Contractor's insurance is canceled prior to completion of the project and the Contractor does not furnish a new Certificate of Insurance prior to cancellation, County may obtain the required insurance and deduct the premium from contract moneys due the Contractor.

At the option of Contractor, evidence of coverage and limits may be furnished by an umbrella liability policy certificate in addition to certificates for worker's compensation and employer's liability, and comprehensive automobile and general liability policies.

Contractual Liability Insurance

The commercial general liability insurance required above will include contractual liability insurance applicable to Contractor's obligations hereunder.

Owner's Liability Insurance

Contractor shall purchase and maintain Owner's liability insurance. This insurance shall be issued in the name of County and shall protect and defend County and its agents against all claims arising as a result of the operations of Contractor. The coverage and limits of liability shall be co-extensive with those specified for the Contractor's liability insurance. The Owner's liability insurance may be provided by naming County and its agents as an additional insured on the Contractor's liability insurance.

Property Insurance

Unless otherwise specifically provided, Contractor shall purchase and maintain property insurance (builder's risk) upon the work or equipment and supplies stored at the site to the full insurable value thereof (subject to such deductible amounts as may be agreed upon or required by laws and regulations.) This insurance shall include the interests of County and its agents, Contractor and subcontractors in the work. County shall be listed as an additional insured party. Said policy shall insure against the perils of fire, extended coverage, testing and shall include "all risk" insurance for physical loss and damage including theft, vandalism and malicious mischief, collapse and water damage, and such other perils as may be provided herein, and shall include damages, losses and expenses arising out of or resulting from any insured loss or incurred in the repair or replacement of any insured property (including but not limited to fees and charges of engineers, architects, attorneys and other professionals).

Amount of Property Insurance

Said insurance shall be on a "per occurrence" basis for the full value of the work and supplies and equipment stored or used in connection with the project and shall include vandalism and malicious mischief endorsement. Special consent of County shall be required prior to use of "claims made" coverage.

Schedule of Required Insurance

1. Worker's Compensation Insurance: Statutory amount and employer's liability of \$1,000,000.
2. Contractor's Commercial General Liability Insurance (bodily injury, property damage and including contractual liability insurance, completed operations and products liability insurance): \$_____.
3. Physical Damage to Owner Owned Property (remodeling or retrofitting project) or Builder's Risk Insurance (new construction project) including but not limited to fire, extended coverage, vandalism, malicious mischief, and optional perils coverage; full value of work to be performed under contract including supplies and equipment stored or used in connection with the project with a maximum deductible of \$500.
4. Comprehensive Business or Commercial Automobile Liability Coverage (bodily injury liability, property damage liability, uninsured motorist protection and including non-owned and hired automobile liability): \$1,000,000.

Notice Requirement

All the policies of insurance (or the certificates or other evidence thereof) required to be purchased and maintained by the Contractor shall contain a provision or endorsement that the coverage afforded will not be canceled, materially changed, or renewal refused until at least ten (10) days prior written notice has been given to County by registered mail.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be fully disclosed by Contractor and approved by County prior to commencement of work. At County's option, the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects County, its officials and employees, or Contractor shall provide a bond guaranteeing payment of losses and related investigations, claims administration and defense expenses.

Risk of Loss

Liability for loss or damage to equipment, materials, workmanship or services occurring on or off the site shall be the responsibility of the Contractor. Liability for completed work shall not be assumed by County until both the work has been completed and County has accepted the work as complete. County will not be responsible for purchasing and maintaining any property insurance to protect the interests of Contractor, subcontractors or others in the work. The risk of loss will be borne by Contractor, subcontractor or others suffering any such loss and if any of them wishes property insurance coverage in addition to insurance required herein, each may purchase and maintain it at the purchaser's own expense.

Waiver of Rights

Contractor waives all rights against County and its agents for all losses and damages caused by any of the perils covered by the policies of insurance provided for above and any other property insurance applicable to the work, and all other parties named as insureds in such policies for losses and damages so caused. Each subcontract between Contractor and a subcontractor will contain similar waiver provisions by the subcontractor in favor of County and its agents and all other parties named as insureds. None of the above waivers shall extend to the rights that any of the insured parties may have to the proceeds of insurance held by County as trustee or otherwise payable under any policy so issued.

No Right of Recovery

County and Contractor intend that any policies provided as set forth herein shall protect all of the parties insured and provide primary coverage for all losses and damages caused by the perils covered thereby. Any insurance or self-insurance maintained by County shall be in excess of Contractor's insurance and shall not contribute to it.

Receipt and Application of Proceeds

Any insured loss under the policies of insurance required herein will be adjusted with County and made payable to County as trustee for the insureds, as their interests may appear, subject to the requirements of any applicable mortgage clause. County shall deposit in a separate account any money so received, and shall distribute it in accordance with such agreement as the parties in interest may reach. If no other special agreement is reached, the damaged work shall be repaired or replaced, the moneys so received applied on account thereof and the work and the cost thereof covered by an appropriate change order or written amendment.

County's Duties as Trustee

County as trustee shall have power to adjust and settle any loss with the insurers.

Acceptance of Insurance

If County has any objection to the coverage afforded by or other provisions of the insurance required to be purchased and maintained by Contractor on the basis of its not complying with the contract documents, County shall notify Contractor in writing thereof and Contractor shall immediately provide proof of the proper coverage. Contractor shall provide to County such additional information in respect of insurance provided by it as County may reasonably request. County may at its option waive any type of insurance required herein which County in its discretion deems to be inapplicable to the type of project being constructed. Any such waiver shall be in writing by the County Executive Officer.

Verification of Coverage

Contractor shall furnish County with certificates of insurance and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and

endorsements are to be on forms provided by County and are to be received and approved by County before work commences.

Subcontractors

Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

ARTICLE XIV: MATERIALS AND EQUIPMENT

Material and Equipment

Unless otherwise specified, Contractor shall furnish and assume full responsibility and risk of loss for all materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, temporary facilities and all other facilities and incidentals necessary for the furnishing, performance, testing, start-up and completion of the work.

Quality of Materials and Equipment

All materials and equipment shall be of good quality and new, except as otherwise provided in the contract documents. If required by County, Contractor shall furnish satisfactory evidence (including reports of required tests) as to the kind and quality of materials and equipment. Contractor may be required to show that materials and/or equipment will be available in sufficient quantity or time so as to assure top quality performance of the contract. All materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with the instructions of the applicable supplier except as otherwise provided in the contract documents; but no provision of any such instructions will be effective to assign to County, or any of County's consultants, agents or employees, any duty or authority to supervise or direct the furnishing or performance of the work or any duty or authority to undertake responsibility contrary to the provisions of this contract.

Storage of Materials and Equipment

Materials and equipment shall be stored where specified by County and so as to insure the preservation of their quality and fitness for the work. Stored equipment and materials shall be located so as to facilitate inspection. The Contractor shall be responsible for all damages that occur to materials and equipment until the completion and final acceptance of the work by the County.

Substitute Items

Whenever materials or equipment are specified or described 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 the name is followed by words indicating that no substitution is permitted, materials or equipment of other suppliers may be accepted by County if sufficient information is submitted in advance by Contractor to allow County to determine that the material or equipment proposed is equivalent or equal to that named.

The procedure for review by County will include the following: requirements for review of substitute items of material and equipment or modification or alteration of the design of any material or equipment or portion of the work will not be accepted by County from anyone other than Contractor. If Contractor wishes to furnish or use a substitute item of material or equipment or modification or alteration of the design of any material or equipment or portion of the work, Contractor shall make written application to County for acceptance thereof, certifying that the proposed substitute or modification or alteration will perform adequately the functions and achieve the results called for by the general design, be similar and of equal substance to that specified and be suited to the same use as that specified. The application will state that the evaluation and acceptance of the proposed substitute will not prejudice Contractor's achievement of completion on time, whether or not acceptance of the substitute or design modification or alteration for use in the work will require a change in any of the contract documents (or in the provisions of any other direct contract with County for work on the project) to adapt the design to the proposed substitute or design modification or alteration and whether or not incorporation or use of the substitute in connection with the work is subject to payment of any license fee or royalty. All variations of the proposed

substitute or design modification or alteration from that specified will be identified in the application and available maintenance, repair and replacement service will be indicated, where necessary. The application will also contain an itemized estimate of all costs that will result directly or indirectly from acceptance of such substitute or design modification or alteration, including costs of redesign and claims of other contractors affected by the resulting change, all of which shall be considered by County in evaluating the proposed substitute or design modification or alteration. County may require Contractor to furnish at Contractor's expense additional data about the proposed substitute or design modification or alteration. County will be allowed a reasonable time within which to evaluate each proposed substitute or design modification or alteration. County will be the sole judge of acceptability, and no substitute or design modification or alteration will be ordered, installed or utilized without County's prior written acceptance which will be evidenced by either a change order or an accepted shop drawing. County may require Contractor to furnish at Contractor's expense a special performance guarantee or other surety with respect to any substitute or design modification or alteration. Contractor shall pay all costs for redesign required by the implementation of the proposed substitute.

Operating and Maintenance Instructions and Manufacturer's Warranties

Before receiving payment for more than 60 percent of the purchase value of any equipment and prior to installation of said equipment, the Contractor shall deliver to County acceptable manufacturer's operating and maintenance instructions covering each item of equipment assembly provided under this contract and each and every warranty provided by the manufacturer. Manufacturers' standard brochures or manuals will be modified to reflect only that model or series of equipment installed on this project. All extraneous material will be crossed out or otherwise altered as acceptable to County.

The operating and maintenance instructions shall include, as a minimum, the following data for each item of mechanical, electrical, and instrumentation equipment:

1. An itemized list of all data provided.
2. Name and location of the manufacturer, the manufacturer's local representative, the nearest supplier and spare parts warehouse.
3. Accepted submittal information applicable to operation and maintenance.
4. Recommended installation, adjustment, start up, calibration, and troubleshooting procedures.
5. Recommended lubrication and an estimate of yearly quantity needed.
6. Recommended step-by-step procedures for all modes of operation.
7. Complete internal and connection wiring diagrams.
8. Recommended preventive maintenance procedures and schedule.
9. Complete parts lists, by generic title and identification number, with exploded view of each assembly.
10. Recommended spare parts.
11. Disassembly, overhaul, and re-assembly instructions.
12. Complete, as applicable, operating and maintenance instructions, transmittal forms and summary sheets.
13. Nameplate data for all equipment supplied, including make, model and serial numbers, type and motor data together with designation and location of equipment.

Before final acceptance of the project, the Contractor shall bind all of the above in an appropriately labeled binder. Each completed binder shall contain only that material which can be held in a non-expanded position. A complete table of contents listing all items and their location in the set shall be included in each binder. For ready reference, the Contractor shall compile a complete list of

manufacturer's local representatives for each item provided. In addition to withholding payment where Contractor fails to provide County with manufacturer's warranties, Contractor shall also be deemed to have personally warranted the equipment to the same extent as the manufacturer's warranty on the equipment.

Patent Fees and Royalties

Contractor shall pay all license fees and royalties and assume all costs incident to the use in the performance of the work or the incorporation in the work of any invention, design, process, product or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product or device is specified in the contract documents for use in the performance of the work and if to the actual knowledge of County its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by County in the contract documents. Contractor shall indemnify and hold harmless County and anyone directly or indirectly employed by either of them from and against all claims, damages, losses and expenses (including attorneys' fees and court and arbitration costs) arising out of any infringement of patent rights or copyrights incident to the use in the performance of the work or resulting from the incorporation in the work of any invention, design, process, product or device not specified in the contract documents, and shall defend all such claims in connection with any alleged infringement of such rights.

Contractor's Equipment

The Contractor shall identify each piece of Contractor's equipment, other than hand tools, by means of an identifying number plainly stenciled or stamped on the equipment at a conspicuous location, and shall furnish to County a list giving the description of each piece of equipment and its identifying number. In addition, the make, model number and empty gross weight of each unit of compacting equipment shall be plainly stamped or stenciled in a conspicuous place on the unit. The gross weight shall be either the manufacturer's rated weight or the scale weight.

The make, model, serial number and manufacturer's rated capacity for each scale shall be clearly stamped or stenciled on the load receiving element and its indicator or indicators. All meters shall be similarly identified, rated and marked. Upon request of County, the Contractor shall furnish a statement by the manufacturer, designating sectional and weighbridge capacities of portable vehicle scales.

ARTICLE XV: PLANS AND SPECIFICATIONS

Interpretation of Plans, Specifications and Drawings

The plans, specifications and the drawings are intended to be explanatory of each other. Any work indicated on the drawings and not in the plans or specifications, or vice versa, shall be executed as if indicated in both. Where not specifically stated otherwise, all work and materials necessary for each unit of construction, including special construction for any specific brand or shape of material called for even though only briefly mentioned or indicated, shall be furnished and installed fully and completely as a part of the Contract. As the figured dimensions shown on the drawings and in the specifications of the contract may not in every case agree with scale dimensions, the figured dimensions shall be followed in preference to the scaled dimensions. Should it appear that the work to be done, or any of the matters relative thereto are not sufficiently detailed or explained in the contract documents, the Contractor shall apply to County for such further explanations as may be necessary, and shall conform thereto as part of the contract so far as may be consistent with the terms thereof. In the event of any doubt or question arising respecting the true meanings of the plans, specifications or drawings, the decision of County shall be final and conclusive.

Where for convenience the specifications are arranged by job classification or divided into various sections, it is to be understood this separation is for the convenience of all parties involved and is not to be considered as the limits of the work required of any separate trade. The terms and conditions of such limitations are wholly between Contractor and its subcontractors during both the bidding and construction phase; i.e., all work shown, specified, implied or necessary for the completion of each trade's work, as

well as for the proper completion of the project as a whole shall be coordinated by Contractor and the subcontractors during bidding and construction and shall be provided in this contract.

Ownership

All plans and specifications shall remain the property of County and shall be returned to County before the final certificate will be issued.

Handicapped Access

Where applicable, it is the County's intent for all features on the plans and specifications to conform to applicable regulations for the accommodation of physically handicapped persons in buildings and facilities used by the public.

ARTICLE XVI: SHOP DRAWINGS AND SAMPLES

Shop Drawings

After checking and verifying all field measurements and after complying with applicable procedures herein, Contractor shall submit to County for review and acceptance in accordance with the accepted schedule of shop drawing submissions or other appropriate action if so indicated herein, the number of copies specified of all shop drawings, which will bear a stamp or specific written indication that Contractor has satisfied Contractor's responsibilities under the contract documents with respect to the review of the submission. All submissions will be identified as County may require. Such drawings shall be approved by County before any work involving the drawings is performed. The data shown on the shop drawings will be complete with respect to quantities, dimensions, specified performance and design criteria, materials and similar data to enable County to review the information as required.

Samples

Contractor shall also submit to County for review and acceptance with such promptness as to cause no delay in work, all samples required by the contract documents or as requested by County. All samples will have been checked by and accompanied by a specific written indication that Contractor has satisfied Contractor's responsibilities under the contract documents with respect to the review of the submission and will be identified clearly as to material, supplier, pertinent data such as catalog numbers and the use for which intended.

Contractor's Review

Before submission of each shop drawing or sample, Contractor shall have determined and verified all quantities, dimensions, specified performance criteria, installation requirements, materials, catalog numbers and similar data with respect thereto and reviewed or coordinated each shop drawing or sample with other shop drawings and samples and with the requirements of the work and the contract documents.

Notice of Variation

At the time of each submission, Contractor shall give County specific written notice of each variation that the shop drawings or samples may have from the requirements of the contract documents, and, in addition, shall cause a specific notation to be made on each shop drawing submitted to Engineer for review and acceptance of each such variation.

County's Review

County will review and accept with reasonable promptness shop drawings and samples, but County's review and acceptance will be only for conformance with the design concept of the project and for compliance with the information given in the contract documents and shall not extend to means, methods, techniques, sequences or procedures of construction (except where a specific means, method, technique, sequence or procedure of construction is indicated in or required by the contract documents) or to safety precautions or programs incident thereto. The review and acceptance of a separate item as such will not indicate acceptance of the assembly in which the item functions. Within a reasonable time after receipt of drawings or samples, County will return marked up copies indicating one of the following four actions:

1. If review and checking indicates no exceptions, copies will be returned marked "NO EXCEPTIONS TAKEN" and work may begin immediately on incorporating the material and equipment covered by the submittal into the work.
2. If review and checking indicates limited corrections are required, copies will be returned marked "MAKE CORRECTIONS NOTED" and work may begin immediately on incorporating the material and equipment covered by the submittal into the work.
3. If review and checking indicates insufficient or incorrect data has been submitted, copies will be returned marked "AMEND AND RESUBMIT". No work may begin on incorporating the material and equipment covered by this submittal into the work until the submittal is revised, resubmitted, and returned marked either "NO EXCEPTIONS TAKEN" or "MAKE CORRECTIONS NOTED".
4. If review and checking indicates the material and equipment submittal is unacceptable, copies will be returned marked "REJECTED". No work may begin on incorporating the material and equipment covered by this submittal into the work until a new submittal is made and returned marked either "NO EXCEPTIONS TAKEN" or "MAKE CORRECTIONS NOTED".

Contractor shall direct specific attention in writing to revisions other than the corrections called for by County on previous submittals. The Contractor may authorize material or equipment supplier to deal directly with County with regard to such submittals; however, ultimate responsibility for the accuracy and completeness of the information contained in the submittal shall remain with the Contractor. Normally, a separate transmittal form shall be used for each specific item or class of material or equipment for which a submittal is required. Submittals on various items using a single transmittal form will be permitted only when the items taken together constitute a manufacturer's "package" or are so functionally related that expediency indicates checking or review of the group or "package" as a whole.

Contractor's Responsibility for Variation

County's review of shop drawings or samples shall not relieve Contractor from responsibility for any variation from the requirements of the contract documents unless Contractor has in writing called County's attention to each such variation at the time of submission and County has given written acceptance of each such variation by a specific written notation thereof incorporated in or accompanying the shop drawing or sample review nor will any review by County relieve Contractor from responsibility for errors or omissions in the shop drawings or from responsibility for having complied with the provisions above.

Work Performed Prior to Shop Drawing or Sample Review

Where a shop drawing or sample is required by the specifications, any related work performed prior to County's review of the pertinent submission will be the sole expense and responsibility of Contractor.

ARTICLE XVII: SUBCONTRACTORS, SUPPLIERS AND OTHERS

Objectionable Parties

Contractor shall not employ any subcontractor, supplier or other person or organization, whether initially or as a substitute, against whom County may have reasonable objection. Contractor shall not be required to employ any subcontractor, supplier or other person or organization to furnish or perform any of the work against whom Contractor has reasonable objection. If the contract documents require the identity of certain subcontractors, suppliers or other persons or organizations (including those who are to furnish the principal items of materials and equipment) to be submitted to County in advance for acceptance by County and if Contractor has submitted a list thereof in accordance with the contract documents, County's acceptance (either in writing or by failing to make written objection thereto by the date indicated for acceptance or objection in the bidding documents or the contract documents) of any such subcontractor, supplier or other person or organization so identified may be revoked on the basis of reasonable objection after due investigation, in which case Contractor shall submit an acceptable substitute, the contract price will be increased by the difference in the cost occasioned by such substitution and an appropriate change order will be issued. No acceptance by County of any such subcontractor, supplier, or other person or organization shall constitute a waiver of any right of County to reject defective work. The Contractor may

not change any subcontractors listed on its bid without written approval from County after a determination that the requirements of Public Contracts Code Section 4107 have been met.

Responsibility for Subcontractors

Contractor shall be fully responsible to County for all acts and omissions of the subcontractors, suppliers and other persons and organizations performing or furnishing any of the work under a direct or indirect contract with Contractor just as Contractor is responsible for Contractor's own acts and omissions. Nothing in the contract documents shall create any contractual relationship between County and any such subcontractor, supplier or other person or organization, nor shall it create any obligation on the part of County to pay or to see to the payment of any moneys due any such subcontractor, supplier or other person or organization except as may otherwise be required by laws and regulations. County may furnish to any subcontractor or other person or organization, to the extent practical, evidence of amounts paid the Contractor on account of specific work done.

Division of Work

The divisions and sections of the specifications and the identifications of any drawings shall not control Contractor in dividing the work among subcontractors or suppliers or delineating the work to be performed by any specific trade.

Subcontracts

All work performed for Contractor by a subcontractor will be pursuant to an appropriate agreement between contractor and the subcontractor which specifically binds the subcontractor to the applicable terms and conditions of the contract documents for the benefit of County and contains waiver provisions as required herein. Contractor shall pay each subcontractor a just share of any insurance moneys received by Contractor on account of losses under policies issued pursuant to this Contract.

ARTICLE XVIII: PERFORMANCE OF THE WORK

Supervision

Contractor shall supervise and direct the work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the work in accordance with the contract documents. Contractor shall be solely responsible for the means, methods, techniques, sequences and procedures of construction. Contractor shall be responsible to see that the finished work complies accurately with the contract documents.

Superintendence

Contractor shall keep on the work at all times during its progress a competent resident superintendent, acceptable to County, who shall not be replaced without written notice to County except under extraordinary circumstances. The superintendent will be Contractor's representative at the site and shall have authority to act on behalf of Contractor. All communications given to the superintendent shall be as binding as if given to Contractor. When work is not in progress and during periods when work is suspended, arrangements acceptable to County shall be made for emergencies. If the superintendent is not present, County shall give direction to the next in command and said direction shall be binding.

Personnel

Contractor shall provide competent, suitably qualified personnel to survey and lay out the work and perform construction as required by the contract documents. Contractor shall at all times maintain good discipline and order at the site. Except in connection with the safety or protection of persons or the work or property at the site or adjacent thereto, and except as otherwise indicated in the contract documents, all work at the site shall be performed during regular working hours, and Contractor will not permit overtime work or the performance of work on Saturday, Sunday or any legal holiday without County's written consent given after prior written notice to County.

Order of Work

If a sequence or procedure is specified in the special provisions or plans for the project, Contractor shall be required to follow the sequence or procedure specified. The price for compliance with a specified

sequence or procedure will be considered as part of the bid price and no extra amounts will be allowed therefor.

Safety and Protection

Contractor shall be solely responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. Contractor shall take all reasonable precautions for the safety of, and shall provide reasonable protection to prevent damage, injury or loss to:

1. All employees on the work and other persons and organizations who may be affected thereby;
2. All the work and materials and equipment to be incorporated therein, whether in storage on or off the site; and
3. Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, utilities and underground facilities not designated for removal, relocation or replacement in the course of construction.

Contractor shall comply with all applicable laws and regulations of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss; and shall erect and maintain all necessary safeguards for such safety and protection. Contractor shall notify owners of adjacent property and of underground facilities and utility owners when prosecution of the work may affect them, and shall cooperate with them in the protection, removal, relocation and replacement of their property. All damage, injury or loss to any property referred to herein caused, directly or indirectly, in whole or in part, by Contractor, any subcontractor, supplier or any other person or organization directly or indirectly employed by any of them to perform or furnish any of the work or anyone for whose acts any of them may be liable, shall be remedied by Contractor. Contractor's duties and responsibilities for the safety and protection of the work shall continue until such time as all the work is completed and County has issued a notice to County and Contractor that the work is acceptable.

The Contractor shall at all times so conduct the work as to insure the least possible obstruction to traffic and inconvenience to the general public and the residents in the vicinity of the work, and to insure the protection of persons and property. No road or street shall be closed to the public except with the permission of County and other governmental authority. Fire hydrants on or adjacent to the work shall be kept accessible to fire fighting equipment at all times. Temporary provisions shall be made by the Contractor to insure the use of sidewalks and private and public driveways, and the proper functioning of all gutters, sewer inlets, drainage ditches and culverts, irrigation ditches and natural water courses.

The Contractor shall leave a night emergency telephone number or numbers with the local law enforcement office, so that contact may be made easily at all times in case of trouble or emergencies. The names and telephone numbers of at least two medical doctors practicing in the vicinity and the telephone number of the local ambulance shall be prominently displayed adjacent to all telephones.

Any lighting fixtures shall be installed, mounted and directed in a manner precluding glare to approaching traffic.

Detours

Where detours are necessary, Contractor shall construct and remove detours as provided in the special provisions, or as shown on the plans, or as directed by County. The failure or refusal of Contractor to construct and maintain detours at the required time shall be sufficient cause for closing down the work until remedied. The cost of the detours shall be considered a part of the contract price or as included in other items of work as noted in the special provisions and no extra amounts shall be paid therefor.

Safety Representative

Contractor shall designate a responsible representative at the site whose duty shall be the prevention of accidents. This person shall be Contractor's superintendent unless otherwise designated in writing by Contractor to County.

Vehicle Code

Pursuant to the authority contained in Vehicle Code Section 591, County has determined that within such areas as are within the limits of the project and are open to public traffic, the following requirements of the Vehicle Code will apply. The lighting requirements in Section 25803; the brake requirements in Chapter 3, Division 12; the splash apron requirements in Section 27600; and, when operated on completed or existing treated base, surfacing, pavement or structures, except as otherwise provided in Section 7-1.02, "Weight Limitations," the weight limitation requirements contained in Division 15.

Attention is directed to the statement in said Section 591 that this section shall not relieve Contractor or any person from the duty of exercising due care. The Contractor shall take all necessary precautions for safe operation of its equipment and the protection of the public from injury and damage from such equipment.

Any other requirements set forth in Divisions 11, 12, 13, 14 and 15 of the Vehicle Code which County, pursuant to the authority contained in Vehicle Code Section 591, will require compliance with, will be set forth in the special provisions.

Trench Safety

Attention is directed to the provisions of Section 6705 of the Labor Code of the State of California.

Excavation for any trench 5 feet or more in depth shall not begin until the Contractor has submitted to County the Contractor's detailed plan for worker protection from the hazards of caving ground during the excavation of such trench. Such plan shall be submitted at least 5 days before the Contractor intends to begin excavation for the trench and shall show the details of the design of shoring, bracing, sloping, or other provisions to be made for worker protection during such excavation. The plan shall not use shoring, sloping or a protective system less effective than that required by the Construction Safety Orders of the Division of Industrial Safety and if such plan varies from the shoring system standards established by the Construction Safety Orders, the plan shall be prepared and signed by an engineer who is registered as a Civil or Structural Engineer in the State of California.

In addition, the Contractor shall obtain, pay for, and comply with all provisions of the permit required by Section 6500 of the California Occupational Safety and Health Act of 1973.

Notice Prior to Trenching

Where trenching is required, Contractor shall, pursuant to Public Contracts Code Section 7104, promptly, and before the following conditions are disturbed, notify County, in writing of any:

1. Material that contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law.
2. Subsurface or latent physical conditions at the site differing from those indicated.
3. Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the contract.

Upon receipt of such notice, County shall, as required by Public Contracts Code Section 7104, promptly investigate the conditions. If County finds the conditions do materially so differ, or do involve hazardous waste, and would require a decrease or increase in Contractor's cost of, or time required for, performance of any part of the work, County shall issue a change order under the procedures described in this Contract. In the event that a dispute arises between County and Contractor as to whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in the cost or time required for performance, Contractor will not be excused from the scheduled completion date but shall proceed with all work to be performed. Contractor shall retain its rights to file a claim as set forth herein.

Alcoholic Beverages

Absolutely no alcoholic beverages shall be permitted on the job site.

Emergencies

In emergencies affecting the safety or protection of persons or the work or property at the site or adjacent thereto, Contractor, without special instruction or authorization from County, is obligated to act to prevent threatened damage, injury or loss. Contractor shall give County prompt written notice as soon as possible thereafter. If County determines that a change in the contract documents is required because of the action taken in response to an emergency, a change order will be issued to document the consequences of the changes or variations.

Warranty and Guarantee

Unless the plans and/or specifications require a longer period for any warranted item, Contractor warrants all of the work completed under this contract by Contractor for a period of one year from the date of final completion. Said warranty includes the guarantee that all work is completed in accordance with the contract documents and that the work is not defective in any way and is fit for its intended use. Work not conforming to the plans and specifications shall be considered defective. If within the warranty period any work is found to be defective, Contractor shall promptly, without cost to County and in accordance with County's written instruction, either correct such defective work or remove it from the site and replace it with non-defective work. If Contractor does not promptly comply with the terms of such instructions, or in an emergency where delay would cause serious risk of loss or damage, County may have the defective work corrected or removed and replaced, and all direct, indirect and consequential costs of such removal and replacement (including but not limited to fees and charges of engineers, architects, attorneys and other professionals) will be paid by Contractor. Nothing in this paragraph shall serve as a waiver of the statute of limitations for breach of contract or latent defects.

Environmental and Toxics Warranty

Contractor warrants that no asbestos-containing materials, no PCB-containing fixtures or equipment or other toxic or hazardous materials or equipment other than what is contained in standard building materials were installed on this project without County's express written consent. Contractor further warrants that no asbestos-containing materials, PCB-containing fixtures or equipment or other toxic or hazardous materials were discovered during construction of this project which were not disclosed to County in writing.

Contractor also warrants that its operations during the project were not in violation of any applicable federal, state or local environmental law or regulation dealing with hazardous materials or toxic substances, and no notice from any governmental body has been given to Contractor claiming any such violation or calling attention to the need for any work, repairs, construction, or installation or in connection with the project in order to comply with such laws with which Contractor has not complied. If there are any such notices with which Contractor has complied, Contractor shall provide County with copies thereof.

This warranty shall survive completion of the project, and Contractor shall indemnify County for any breach thereof.

Access to Work

County's representatives, testing agencies and governmental agencies with jurisdictional interests will have access to the work at reasonable times for their observation, inspecting and testing. Contractor shall provide proper and safe conditions for such access.

County May Stop the Work

If Contractor fails to conform with the contract documents, if the work is defective, if the work is being carried out in an unsafe manner, or Contractor fails to supply sufficient skilled workers or suitable materials or equipment, or fails to furnish or perform the work in such a way that the completed work will conform to the contract documents, County may order Contractor to stop the work, or any portion thereof, until the cause for such order has been eliminated; however, this right of County to stop the work shall not

give rise to any duty on the part of County to exercise this right for the benefit of Contractor or any other party.

Alternative Methods of Construction

Whenever the plans or specifications provide that more than one specified method of construction or more than one specified type of material or construction equipment may be used to perform portions of the work and leave the selection of the method of construction or the type of material or equipment to be used up to the Contractor, it is understood that County does not guarantee that every such method of construction or type of material or equipment can be used successfully throughout all or any part of any project. It shall be the Contractor's responsibility to select and use the alternative or alternatives which will satisfactorily perform the work under the conditions encountered. In the event some of the alternatives are not feasible or it is necessary to use more than one of the alternatives on any project, full compensation for any additional cost involved shall be considered as included in the contract price paid for the item of work involved and no additional compensation will be allowed therefor.

Correction or Removal of Defective Work

If required by County, Contractor shall promptly, as directed, either correct all defective work, whether or not fabricated, installed or completed, or, if the work has been rejected by County, remove it from the site and replace it with non-defective work. Contractor shall bear all direct, indirect and consequential costs of such correction or removal (including but not limited to fees and charges of engineers, architects, attorneys and other professionals) made thereby.

Acceptance of Defective Work

If, instead of requiring correction or removal and replacement of defective work, County prefers to accept it, County may do so. Contractor shall bear all direct, indirect and consequential costs attributable to County's evaluation of and determination to accept such defective work (such costs to include but not be limited to fees and charges of engineers, architects, attorneys and other professionals). If any such acceptance occurs prior to final payment, a change order will be issued incorporating the necessary revisions in the contract documents with respect to the work; and County shall be entitled to an appropriate decrease in the contract price, and, if the parties are unable to agree as to the amount thereof, County may make a claim therefor as provided in this Contract. If the acceptance occurs after such recommendation, an appropriate amount will be paid by Contractor to County. No acceptance of defective work shall occur without an express written acknowledgment by County that work described therein is defective and that County is electing to proceed under this clause. No acceptance of defective work may be inferred from any actions by County staff or its agents.

County May Correct Defective Work

If Contractor fails within a reasonable time after written notice of County to proceed to correct and to correct defective work or to remove and replace rejected work as required by County in accordance with the above, or if Contractor fails to perform the work in accordance with the contract documents, or if Contractor fails to comply with any other provision of the contract documents, County may, after seven days' written notice to Contractor, correct and remedy any such deficiency. In exercising the rights and remedies under this paragraph County shall proceed expeditiously. To the extent necessary to complete corrective and remedial action, County may exclude Contractor from all or part of the site, take possession of all or part of the work, and suspend Contractor's services related thereto, take possession of Contractor's tools, appliances, construction equipment and machinery at the site and incorporate in the work all materials and equipment stored at the site or for which County has paid Contractor but which are stored elsewhere. Contractor shall allow County, County's representatives, agents and employees such access to the site as may be necessary to enable County to exercise the rights and remedies under this paragraph. All direct, indirect and consequential costs of County in exercising such rights and remedies will be charged against Contractor, and a change order will be issued incorporating the necessary revisions in the contract documents with respect to the work; and County shall be entitled to an appropriate decrease in the contract price, and, if the parties are unable to agree as to the amount thereof, County may make a claim therefor as provided in this Contract. Such direct, indirect and consequential costs will include but not be limited to fees and charges of engineers, architects, attorneys and other professionals, all court costs and all costs of repair and replacement of work of others

destroyed or damaged by correction, removal or replacement of Contractor's defective work. Contractor shall not be allowed an extension of the contract time because of any delay in performance of the work attributable to the exercise by County of County's rights and remedies hereunder.

Adjusting Progress Schedule

Contractor shall submit to County for acceptance adjustments in the progress schedule to reflect the impact thereon of new developments; these will conform generally to the progress schedule then in effect and additionally will comply with any provisions of the general requirements applicable thereto.

Substitute Method of Construction

If a specific means, method, technique, sequence or procedure of construction is indicated in or required by the contract documents, Contractor may furnish or utilize a substitute means, method, sequence, technique or procedure of construction acceptable to County, if Contractor submits sufficient information to allow County to determine that the substitute proposed is equivalent to that indicated or required by the contract documents. The procedure for review by County will be similar to that provided in the paragraph regarding substitution of materials or equipment. No extension of time or extra compensation will be paid to the Contractor by virtue of County's accepting a substitute method of construction.

Suggestions to Contractor

Any plan or method of work suggested by County to the Contractor but not specified or required, if adopted or followed by the Contractor in whole or in part, shall be used at the risk and responsibility of the Contractor; and County shall assume no responsibility therefor and in no way be held liable for any defects in the work which may result from or be caused by use of such plan or method of work. Acceptance by the Contractor of any plan or method of work or change suggested by County shall not relieve the Contractor from any other requirements or provisions of the contract.

Permits

Unless otherwise provided for herein, Contractor shall obtain and pay for all construction permits and licenses necessary or incidental to the work. County shall assist Contractor, when necessary, in obtaining such permits and licenses. Contractor shall pay all governmental charges and inspection fees necessary for the prosecution of the work, which are applicable at the time of opening of bids. County shall pay all charges of utility connections to the work.

Laws and Regulations

Contractor shall give all notices and comply with all laws and regulations applicable to furnishing and performance of the work. Except where otherwise expressly required by applicable laws and regulations, County shall not be responsible for monitoring Contractor's compliance with any laws or regulations. If Contractor observes that the specifications or drawings are at variance with any laws or regulations, Contractor shall give County prompt written notice thereof, and any necessary changes will be authorized by one of the methods indicated herein. If Contractor performs any work knowing or having reason to know that it is contrary to such laws or regulations, and without such notice to County, Contractor shall bear all costs, damages, fines or penalties, arising therefrom.

Taxes

Contractor shall pay all sales, consumer, use and other similar taxes required to be paid by Contractor in accordance with the laws and regulations of the place of the project which are applicable during the performance of the work.

Use of Premises

Contractor shall confine construction equipment, the storage of materials and equipment and the operations of workers to the project site and land and areas identified in and permitted by the contract documents and other land and areas permitted by laws and regulations, rights-of-way, permits and easements, and shall not unreasonably encumber the premises with construction equipment or other materials or equipment. Contractor shall assume full responsibility for any damage to any such land or area, or to the owner or occupant thereof or of any land or areas contiguous thereto, resulting from the performance of the work. Should any claim be made against County by any such owner or occupant because of the performance of the work, Contractor shall promptly attempt to settle with such other party

by agreement or otherwise resolve the claim by arbitration or at law. Contractor shall, to the fullest extent permitted by laws and regulations, indemnify and hold County harmless from and against all claims, damages, losses and expenses (including, but not limited to, fees of engineers, architects, attorneys and other professionals and court and arbitration costs) arising directly, indirectly or consequentially out of any action, legal or equitable, brought by any such other party against County to the extent based on a claim arising out of Contractor's performance of the work.

Fences which cross, abut, or are on easements shall at all times be maintained by the Contractor in a condition which provides the functional purpose of the fence. Temporary fencing of the construction area will be permitted and temporary fencing shall provide the same functional purpose as existing fencing. Unless otherwise indicated, all improvements within easements shall be restored to conditions that existed prior to the start of work.

Before final acceptance of the work the Contractor shall obtain a written statement of release from each property owner that granted an easement for the work. Release statement shall indicate the property owner's acceptance of the site conditions as restored by the Contractor. The County may waive said written releases where a property owner refuses to sign same but only upon making a determination that there is no work to be completed with respect to said property.

Site Clean-Up

During the progress of the work, Contractor shall keep the premises free from accumulations of waste materials, rubbish and other debris resulting from the work. At the completion of the work, Contractor shall remove all waste materials, rubbish and debris from and about the premises as well as all tools, appliances, construction equipment and machinery, and surplus materials, and shall leave the site clean and ready for occupancy by County. Contractor shall restore to original condition all property not designated for alteration by the contract documents.

The Contractor is advised that the final cleanup of the project shall be done with meticulous care and that the County expects all ductwork, cubicles, cabinets, motor control centers, control panels, rooms, and enclosures to be thoroughly vacuum cleaned and dust-free prior to acceptance of the work.

Protection of Structures

Contractor shall not load nor permit any part of any structure to be loaded in any manner that will endanger the structure, nor shall Contractor subject any part of the work or adjacent property to stresses or pressures that will endanger it.

Restoration of Structures

The Contractor shall remove such existing structures or monuments as may be necessary for the performance of the work and, if required, shall rebuild the structures or monuments thus removed in as good a condition as found. Contractor shall also repair all existing structures or monuments which may be damaged as a result of the work under this contract.

All curbs, gutters, driveways, sidewalks, and similar structures that are damaged by the installation of the work shall be reconstructed by the Contractor. Reconstruction shall be of the same kind of material with the same finish and in not less than the same dimensions as the original work. All concrete shall be as set forth in the specifications, or as required by County if not so specified. Repairs shall be made by removing and replacing the entire portions between joints or scores and not merely refinishing any damaged part. All work shall match the appearance of the existing improvements as nearly as possible.

All road and streets where the surface is removed, broken or damaged, or in which the ground has caved or settled due to work under this contract, shall be completely resurfaced and brought to the original grade and crown section unless otherwise indicated. Before resurfacing material is placed, edges of pavements shall be trimmed back far enough to provide clean, solid, vertical faces, and shall be free of any loose material. All cultivated areas, lawns, and other surface improvements which are damaged by actions of the Contractor shall be restored as nearly as possible to their original conditions.

Drainage

Existing drainage facilities shall be maintained throughout the contract time to provide the flow capacities available before commencing work. Drainage conduits shall not be broken, removed, or otherwise interfered with, without permission of the responsible agency.

Where construction requires blocking the flow, flows shall be bypassed as necessary. Stream crossings, blockages, and bypassing shall be accomplished in such a manner as to avoid degradation of downstream water quality. Particular attention shall be given to the avoidance of siltation.

Environmental Control

The Contractor shall not pollute the construction site or any drainage course or its tributary inlets with fuels, oils, bitumens, acids, insecticides, herbicides or other harmful materials. The Contractor shall comply with all applicable Federal, State, County and municipal laws concerning pollution of waterways. Contractor shall submit a plan for preventing such occurrences if required by County. Special measures shall be taken to prevent chemicals, fuels, oils, greases, bituminous materials, waste washings, herbicides and insecticides, from spilling and entering public waters.

Where the Contractor is required to connect or otherwise work around existing lines carrying sewage or process wastes, Contractor shall perform the work to prevent the spill of sewage and insure the delivery of sewage to the treatment plants. Where the Contractor chooses to provide temporary pumping of sewage, Contractor shall first have the pumping facilities approved by County and shall provide 100 percent standby equipment on 24-hour basis.

The Contractor shall provide the means for preventing or lessening all dust nuisances and damages. Such means shall consist of applying water, dust palliative, or both all in accordance with local ordinances and regulations or as directed by County.

Record Documents

Contractor shall maintain in a safe place at the site one record copy of all drawings, plans, specifications, addenda, change orders, field orders and written interpretations and clarifications in good order and annotated to show all changes made during construction. These record documents together with all approved samples and a counterpart of all accepted shop drawings will be available to County for reference. Upon completion of the work, these record documents, samples, and shop drawings will be delivered to County.

As-Built Drawings

The Contractor shall also maintain a neatly marked set of record drawings showing the final locations and layout of all mechanical, electrical, and instrument equipment; piping and conduit, structures, and other facilities. Drawings shall be kept current weekly, with all field instructions and change orders; mechanical, electrical, and instrumentation equipment accommodations; and construction adjustment. Drawings shall be subject to the inspection of the County at all times and progress payments may be withheld if drawings are not current. At the final inspection the Contractor shall submit to County all as-built drawings. Drawings shall be stamped "AS-BUILT", dated and signed by the Contractor. The work will not be formally accepted until as-built drawings are accepted by County.

Continuing the Work

Contractor shall carry on the work and adhere to the progress schedule during all disputes or disagreements with County. No work shall be delayed or postponed pending resolution of any disputes or disagreements, except as permitted specifically herein or as Contractor and County may otherwise agree in writing.

Indemnification

To the fullest extent permitted by laws and regulations, Contractor shall indemnify, defend and hold harmless County and its consultants, agents and employees from and against all claims, damages, losses and expenses, direct, indirect or consequential (including but not limited to fees and charges of engineers, architects, attorneys and other professionals and court and arbitration costs) arising out of or

resulting from the performance of the work, provided that any such claim, damage, loss or expenses (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (including the work itself) including the loss of use resulting therefrom and (b) is caused in whole or in part by any negligent act or omission of Contractor, any subcontractor, any person or organization directly or indirectly employed by any of them to perform or furnish any of the work or anyone for whose acts any of them may be liable. The Contractor's indemnification obligation shall apply whether or not the act giving rise to such claims, damages, losses and expenses is caused in part by a party indemnified hereunder or arises by or is imposed by law and regulations regardless of the negligence of any such party.

Statutory Limitations

In any and all claims against County or any of its consultants, agents or employees by any employee of Contractor, any subcontractor, any person or organization directly or indirectly employed by any of them to perform or furnish any of the work or anyone for whose acts any of them may be liable, the indemnification obligation above shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for Contractor or any such subcontractor or other person or organization under workers' compensation acts, disability benefit acts or other employee benefit acts.

Related Work at Site

County may perform other work related to the project at the site by County's own forces, have other work performed by utility companies or let other direct contracts therefor which shall contain conditions similar to these. If the fact that such other work is to be performed was not noted in the contract documents, written notice thereof will be given to Contractor prior to starting any such other work; and, if Contractor believes that such performance will involve additional expense to Contractor or requires additional time and the parties are unable to agree as to the extent thereof, Contractor may make a claim therefor as provided for herein. Any difference or conflict arising between the Contractor and any other Contractor employed by County, or between the Contractor and the workers of County with regard to their work, shall be submitted to County and the Contractor shall abide by County's decision in the matter. If the work of the Contractor is delayed because of any facts or omissions of any other Contractor or of County, the Contractor shall on that account have no claim against County other than for an extension of time.

Access to Site

Contractor shall afford each utility company or district and other contractor who is a party to such a direct contract (or County, if County is performing the additional work with County's employees) proper and safe access to the site and a reasonable opportunity for the introduction and storage of materials and equipment and the execution of such work, and shall properly connect and coordinate the work with theirs. Contractor shall do all cutting, fitting and patching of the work that may be required to make its several parts come together properly and integrate with such other work. Contractor shall not endanger any work of others by cutting, excavating or otherwise altering their work and will only cut or alter their work with the written consent of County and the others whose work will be affected. The duties and responsibilities of Contractor under this paragraph are for the benefit of such utility companies or districts and other contractors to the extent that there are comparable provisions for the benefit of Contractor in said direct contracts between County and such utility companies or districts and other contractors.

Acceptance of Work by Others

If any part of Contractor's work depends for proper execution or results upon the work of any such other contractor or utility company or district (or County), Contractor shall inspect and promptly report to County in writing any delays, defects or deficiencies in such work that render it unavailable or unsafe for such proper execution and results. Contractor's failure so to report will constitute an acceptance of the other work as fit and proper for integration with Contractor's work except for latent or nonapparent defects and deficiencies in the other work.

ARTICLE XIX: TESTS AND INSPECTIONS

Tests and Inspections Required by Laws or Regulations

If laws or regulations of any public body having jurisdiction require any work (or part thereof) to specifically be inspected, tested or approved, Contractor shall assume full responsibility therefor, pay all costs in connection therewith and furnish County the required certificates of inspection, testing, approval or compliance. Contractor shall also be responsible for and shall pay all costs in connection with any inspection or testing required in connection with County's acceptance of a supplier of materials or equipment proposed to be incorporated in the work, or of materials or equipment submitted for approval prior to Contractor's purchase thereof for incorporation in the work. The cost of all inspections, tests and approvals in addition to the above which are required by the contract documents shall be paid by County (unless otherwise specified). Contractor must utilize materials and equipment which are available for inspection at the plant or at the point of distribution in California in the case of foreign materials or equipment.

Other Inspections and Tests

All inspections, tests or acceptances other than those required by laws and regulations of any public body having jurisdiction shall be performed by organizations acceptable to County.

General Requirements

All materials, equipment, installation, and workmanship included in this contract, if so required by County, shall be tested and inspected to prove compliance with the contract requirements. Installed leakage tests and other piping tests shall be as specified in the technical provisions of these specifications.

No tests specified herein shall be applied until the item to be tested has been inspected and approval given for the application of such test. Contractor shall give County timely notice of readiness of the work for all required inspections, tests or approvals.

Tests and inspections shall include:

1. The delivery acceptance test and inspections.
2. The installed tests and inspections of items as installed.

Tests and inspections, unless otherwise specified or accepted, shall be in accordance with the recognized standards of the industry.

The form of evidence of satisfactory fulfillment of delivery acceptance test and of installed test and inspection requirements shall be, at the discretion of County, either by tests and inspections carried out in County's presence or by certificates or reports of tests and inspections carried out by approved persons or organizations. The Contractor shall provide and use forms which include all test information and are acceptable in content to County.

Certificates of Compliance

A Certificate of Compliance shall be furnished prior to the use of any materials for which the specifications or the special provisions require that such a certificate be furnished. In addition, when so authorized in the specifications or in the special provisions, the County may permit the use of certain materials or assemblies prior to sampling and testing if accompanied by a Certificate of Compliance. The certificate shall be signed by the manufacturer of the material or the manufacturer of assembled materials and shall state that the materials involved comply in all respects with the requirements of the specifications. A Certificate of Compliance shall be furnished with each lot of material delivered to the work and the lot so certified shall be clearly identified in the certificate.

All materials used on the basis of a Certificate of Compliance may be sampled and tested at any time. The fact that material is used on the basis 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 plans and specifications and any such material not conforming to such requirements will be subject to rejection whether in place or not.

County reserves the right to refuse to permit the use of material on the basis of a Certificate of Compliance.

The form of the Certificate of Compliance and its disposition shall be as directed by County.

Delivery Acceptance Tests and Inspection

The delivery acceptance tests and inspection shall be at the Contractor's expense for any materials or equipment specified herein and shall include the following:

1. Test of items during the process of manufacture and/or on completion of manufacture, comprising material tests, hydraulic pressure tests, electric tests, performance and operating tests and inspections in accordance with the relevant standards of the industry and more particularly as detailed in individual clauses of these specifications to satisfy County that the items tested and inspected comply with the requirements of this contract. Tests required, other than those specified, will be in accordance with the contract specifications.
2. Inspection of all items delivered at the site in order that County may be satisfied that such items are of the specified quality and workmanship and are in good order and condition at the time of delivery.

Installed Tests and Inspection

All equipment shall be tested by the Contractor to the satisfaction of County before any facility is put into operation. Tests shall be as specified herein and shall be made to determine whether the equipment has been properly assembled, aligned, adjusted and connected. Any changes, adjustments or replacements required to make the equipment operate as specified shall be carried out by the Contractor as part of the work.

At least 30 days before the time allowed in the construction schedule for commencing testing and start up procedures, the Contractor shall submit to County, details of the procedures Contractor proposes to adopt for testing and startup of all mechanical and electrical equipment to be operated singly and together, excepting when such procedures have been covered in the specifications. Such tests shall be conducted using potable water where water is required for such testing. The water required for such tests shall be provided by the Contractor.

During the testing of equipment, the Contractor shall make available experienced factory trained representatives of the manufacturers of all the various pieces of equipment, or other qualified persons who shall instruct County's personnel in the operation and care thereof. Instruction shall include step-by-step troubleshooting procedures with all necessary test equipment. All manufacturer's instructions shall be provided in writing.

If, under test, any portion of the work shall fail to fulfill the contract requirements and is altered, renewed or replaced, tests on that portion when so altered, removed or replace, together with all other portions of the work as are affected thereby, shall, if so required by County, be repeated within reasonable time and in accordance with the specified conditions, and the Contractor shall pay to County all reasonable expenses incurred by County as a result of the carrying out of such tests.

Where, in the case of an otherwise satisfactory installed test, any doubt, dispute or difference should arise between County and the Contractor regarding the test results or methods or equipment using in the carrying out by the Contractor of such test, then County may order the test to be repeated. If the repeat test, using such modified methods or equipment as County may require, substantially confirms the previous test then costs in connection with the repeat test will be paid by County, otherwise the costs shall be borne by the Contractor. Where the results of any installed test fail to comply with the contract requirements for such test then such repeat tests as may be necessary to achieve the contract requirements shall be made by the Contractor at Contractor's own expense.

Quality Control

County will perform testing for the following as the County deems necessary:

1. Soils compaction control
2. Cast-in-place concrete control
3. Aggregate base rock
4. Portland Cement concrete
5. Asphalt concrete
6. Other materials and work incorporated in project

The Contractor shall pay for testing of those samples which fail to meet acceptable standards.

The Contractor shall provide services of a qualified testing laboratory to perform testing for all other work including but not limited to:

1. Concrete mix design
2. Asphalt concrete mix design

The testing laboratory selected by the Contractor is subject to County's approval. The laboratory shall cooperate with Contractor and County and provide qualified personnel promptly on notice, perform specified inspections, sampling and testing of materials as needed to comply with specified standards, and ascertain compliance with requirements of contract documents.

Work Requiring Testing

If any work (including the work of others) that is required by the Contract Documents to be inspected, tested or accepted is covered without written concurrence of County, it must, if requested by County, be uncovered for observation. Such uncovering shall be at Contractor's expense unless Contractor has given County timely notice of Contractor's intention to cover the same and County has not acted with reasonable promptness in response to such notice.

Contractor's Obligation

Neither observations by County nor inspections, tests or approvals by others shall relieve Contractor from Contractor's obligations to perform the work in accordance with the contract documents.

Uncovering Work Covered Contrary to County's Request

If any work is covered contrary to the written instructions of County or Code or contract requirements, it must, if requested by County, be uncovered for County's observation and replaced at Contractor's expense.

Uncovering Work for Inspection or Testing

In addition to the provisions above regarding work requiring testing, if County considers it necessary or advisable that covered work be observed by County or inspected or tested by others, Contractor, at County's request, shall uncover, expose or otherwise make available for observation, inspection or testing as County may require, that portion of the work in question, furnishing all necessary labor, material and equipment. If it is found that such work is defective, Contractor shall bear all direct, indirect and consequential costs of such uncovering, exposure, observation, inspection and testing and of satisfactory reconstruction (including but not limited to fees and charges of engineers, architects, attorneys and other professionals), and County shall be entitled to an appropriate decrease in the contract price, and, if the parties are unable to agree as to the amount thereof, may make a claim therefor as provided in this contract. If, however, such work is not found to be defective, Contractor shall be allowed an increase in the contract price or an extension of the contract time, or both, directly attributable to such uncovering, exposure, observation, inspection, testing and reconstruction; and, if the parties are unable to agree as to the amount or extent thereof, Contractor may make a claim therefor as provided for in this contract.

ARTICLE XX: SUSPENSION OF WORK AND TERMINATION

County May Suspend Work

County may, at any time and without cause, suspend the work or any portion thereof for a period of not more than ninety days by notice in writing to Contractor. As soon as possible, County will fix the date on which work will be resumed. Contractor shall resume the work on the date so fixed. If Contractor believes that such suspension justifies an increase in the contract price or an extension of the contract time and County and Contractor are unable to agree to the amount or extent thereof, Contractor may make a claim therefor as provided herein.

County May Terminate

Except as limited by law or regulation, County may terminate upon the occurrence of any one or more of the following events:

1. If Contractor commences a voluntary case under any chapter of the Bankruptcy Code (Title 11, United States Code), as now or hereafter in effect, or if Contractor takes any equivalent or similar action by filing a petition or otherwise under any other federal or state law in effect at such time relating to the bankruptcy or insolvency;
2. If petition is filed against Contractor under any chapter of the Bankruptcy Code as now or hereafter in effect at the time of filing, or if a petition is filed seeking any such equivalent or similar relief against Contractor under any other federal or state law in effect at the time relating to bankruptcy or insolvency;
3. If Contractor makes a general assignment for the benefit of creditors;
4. If a trustee, receiver, custodian or agent of Contractor is appointed under applicable law or under contract, whose appointment or authority to take charge of property of Contractor is for the purpose of enforcing a lien against such property or for the purpose of general administration of such property for the benefit of Contractor's creditors;
5. If Contractor admits in writing an inability to pay its debts generally as they become due;
6. If Contractor persistently fails to perform the work in accordance with the contract documents (including, but not limited to, failure to supply sufficient skilled workers or suitable materials or equipment or failure to adhere to the progress schedule established herein as revised from time to time or fails to make prompt payment to subcontractors or for materials or labor or persistently disregards laws, ordinances or instructions of the County);
7. If Contractor disregards laws or regulations of any public body having jurisdiction;
8. If Contractor disregards the authority of County or its agents; or
9. If Contractor otherwise violates in any substantial way any provisions of the contract documents;

County may, after giving Contractor (and the surety, if there be one) seven days' written notice and to the extent permitted by laws and regulations, terminate the services of Contractor, exclude Contractor from the site and take possession of the work and of all Contractor's tools, appliances, construction equipment and machinery at the site and use the same to the full extent they could be used by Contractor (without liability to Contractor for trespass or conversion), incorporate in the work all materials and equipment stored at the site or for which County has paid Contractor but which are stored elsewhere, and finish the work as County may deem expedient. In such case Contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the contract price exceeds the direct, indirect and consequential costs of completing the work (including but not limited to fees and charges of engineers, architects, attorneys and other professionals and court costs) such excess will be paid to Contractor. If such costs exceed such unpaid balance, Contractor shall pay the difference to County. Such costs incurred by County will be approved as to reasonableness by County and incorporated in a change order, but when exercising any rights or remedies under this paragraph County shall not be required to obtain the lowest price for the work performed. Where Contractor's services have been so

terminated by County, the termination will not affect any rights or remedies of County against Contractor then existing or which may thereafter accrue. Any retention or payment of moneys due Contractor by County will not release Contractor from liability.

County May Abandon

Upon written notice to Contractor County may, without cause and without prejudice to any other right or remedy, elect to abandon the work and terminate the agreement. Contractor shall stop work as specified in said notice, terminate all subcontracts, deliver all materials already paid for and secure the site. In such case, Contractor shall be paid for all work executed and any actual expense sustained. No lost profit for work not yet undertaken shall be due to Contractor.

Contractor May Stop Work or Terminate

If, through no act or fault of Contractor, the work is suspended for a period of more than ninety days by County or under an order of court or other public authority, or County fails to act on any application for payment within thirty days after it is submitted, or County fails for thirty days to pay Contractor any sum finally determined to be due, then Contractor may, upon seven days' written notice to County, terminate the agreement and recover from County payment for all work executed and any expense sustained. In addition and in lieu of terminating the agreement, if County has failed to act on an application for payment or County has failed to make any payment as aforesaid, Contractor may upon seven days' written notice to County stop the work until payment of all amounts then due. The provisions of this paragraph shall not relieve Contractor of the obligations to carry on the work in accordance with the progress schedule and without delay during disputes and disagreements with County.

ARTICLE XXI COUNTY'S AGENT'S STATUS DURING CONSTRUCTION

County's Representative

County may appoint representatives during the construction period. The duties and responsibilities and the limitations of authority of such agents during construction are set forth herein and shall not be extended without written consent of County.

Agent's Authority

County may delegate authority to an employee or agent, including an engineer or an architect, to determine the amount, quality, acceptability and fitness of the several kinds of work, material and equipment which are to be paid for under the contract; to decide for the County all questions relative to the true construction, meaning and intent of the contract documents; to decide all questions relative to the classification and measurements of quantities and materials and the fulfillment of this contract, and to reject or condemn all work or material which does not conform to the terms of this contract. The representative's decision in all matters is the decision of County and shall be final and binding on Contractor.

Replacement of Representative

County reserves the right to terminate the employment of the representative at any time.

Visits to Site

Where a representative represents County, said representative will make visits to the site at intervals appropriate to the various stages of construction to observe the progress and quality of the executed work and to determine, in general, if the work is proceeding in accordance with the contract documents. However, Contractor must supervise the work and cannot rely on said representative or County as they will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the work. The representative's efforts will be directed toward providing for County a greater degree of confidence that the completed work will conform to the contract documents. On the basis of such visits and on-site observations, the representative will keep County informed of the progress and adequacy of the work.

Observation of Work

If County and the representative agree, the representative will observe the performance of the work. The duties, responsibilities and limitations of authority of the representative in observing the work will be as

provided herein. If County designates another agent to represent County at the site who is not the representative's agent or employee, the duties, responsibilities and limitations of authority of such other person will be as provided in supplementary conditions.

Clarifications and Interpretations

The representative may be appointed to issue (with reasonable promptness) such written clarifications or interpretations of the requirements of the contract documents (in the form of drawings or otherwise) as the representative may determine necessary, which shall be consistent with or reasonably inferable from the overall intent of the contract documents. If Contractor believes that a written clarification or interpretation justifies an increase in the contract price or an extension of the contract time and the parties are unable to agree to the amount or extent thereof, Contractor may make a claim therefor as provided in the contract. Said claim shall be made to County unless a representative has been selected to provide such clarifications or interpretations.

Authorized Variations in Work

If a representative is appointed, such representative may authorize minor variations in the work from the requirements of the contract documents which do not involve an adjustment in the contract price or the contract time and are consistent with the overall intent of the contract documents. These may be accomplished by a field order and will be binding on County, and also on Contractor who shall perform the work involved promptly. If Contractor believes that a field order justifies an increase in the contract price or an extension of the contract time and County and Contractor are unable to agree as to the amount or extent thereof, Contractor may make a claim therefor as provided in this Contract.

Rejecting Defective Work

If a representative is appointed, such representative will have authority to disapprove or reject work which the representative believes to be defective, and will also have authority to require special inspection or testing of the work whether or not the work is fabricated, installed or completed. Any decision made by said representative in disapproving or rejecting work shall be binding on Contractor.

Determinations for Unit Prices

If a representative is appointed, such representative will determine the actual quantities and classifications of unit price work performed by Contractor. The representative will review with the Contractor the representative's preliminary determinations on such matters before rendering a written decision thereon (by recommendation of an application for payment or otherwise). The representative's written decisions thereon will be final and binding upon Contractor.

Claims and Disputes

For purposes of this paragraph, "claim" shall be defined as set forth in Public Contracts Code Section 20104(b)(2). Claims shall be presented in writing and include the documents necessary to substantiate the claim. Claims must be filed with the designated County representative no later than thirty (30) days after the occurrence of the event giving rise thereto or denial of the change order, whichever occurs last. The form of said claims shall be the same as is required by Government Code Sections 910 and 910.2.

If the claim is under \$50,000, County shall respond in writing to Contractor within 45 days of receipt of Contractor's claim or may request, in writing, within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to defenses or claims the County may have against the Contractor. If additional information is thereafter required, it shall be requested and provided pursuant to Public Contract Code Section 20104.2, upon mutual agreement of the County and Contractor. The County's written response to the claim, as further documented, shall be submitted to Contractor within 15 days after receipt of the further documentation or within a period of time no greater than that taken by Contractor in producing the additional information, whichever is greater.

For claims over \$50,000 and less than or equal to \$375,000, County shall respond in writing to all written claims within 60 days of receipt of the claim, or may request, in writing within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to defenses or claims the County may have against Contractor. If additional information is thereafter required, it shall be requested and

provided pursuant to Public Contract Code Section 20104.2, upon mutual agreement of County and Contractor. The County's written response to the claim, as further documented, shall be submitted to Contractor within 30 days after receipt of the further documentation, or within a period of time no greater than that taken by Contractor in producing the additional information or requested documentation, whichever is greater.

If Contractor disputes County's written response, or County fails to respond within the time prescribed above, Contractor may so notify County, in writing, either within 15 days of receipt of County's response or within 15 days of County's failure to respond within the time prescribed, respectively, and demand an informal conference to meet and confer with such County representatives as the County Executive Officer or the Board of Supervisors directs for settlement of the issues in dispute. Upon such demand, County shall schedule a meet and confer conference within 30 days for settlement of the dispute.

Following the meet and confer conference, if the claim or any portion remains in dispute, Contractor may file a claim with the Board of Supervisors pursuant to Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code. Pursuant to authority granted by Government Code Section 930.2, all claims filed with the Board of Supervisors pursuant to the Government Code shall be filed within 90 days of the denial of the original claim by the County representative. The running of the period of time within which a claim under the Government Code must be filed shall be tolled by any period of time utilized by the meet and confer conference. Any lawsuit which Contractor intends to bring with respect to any claim filed pursuant to the Government Code which claim has been denied by County must be commenced not later than six months after the recording of the notice of completion or not later than six months after the date final payment is deposited in the mail or personally delivered, whichever date comes first. If a civil action is filed, the mediation provisions set forth in Public Contract Code Section 20104.4 shall apply unless waived by mutual stipulation of County and Contractor or unless County elects to resolve the dispute pursuant to Public Contract Code Section 10240 et seq.

For every claim that Contractor makes, it shall provide the following documentation upon request of County as a condition precedent to consideration of the claim: Contractor's bidding calculations forms, cost estimates, time sheets, trend reports, job cost analysis records, labor records, as-built documents, any other records used by Contractor in arriving at its bid price, and any other documents or records kept by Contractor during the course of construction. In the event that claims are made, Contractor agrees that County shall have the right to conduct a complete audit of the books and records of Contractor relating to this project and any books and records relating to overhead, profit or general office expenses charged to this project.

Representative's Decision

Where a representative is appointed, the rendering of a decision by the representative with respect to any such claim, dispute or other matter (except any which have been waived by the making or acceptance of final payment) will be a condition precedent to any exercise by County or Contractor of such rights or remedies as either may otherwise have under the contract documents or by laws or regulations in respect of any such claim, dispute or other matter.

Limitations on Representative's Responsibilities

Neither the County's representative's authority to act nor any decision made by the representative in good faith either to exercise or not exercise such authority shall give rise to any duty or responsibility of the representative or County to Contractor, any subcontractor, any supplier, or any other person or organization performing any of the work, or to any surety for any of them.

Construction Methods and Safety

Notwithstanding any references to laws and regulations, rules, codes or standards in the contract documents, the representative and County will not be responsible for Contractor's means, methods, techniques, sequences or procedures of construction, or the safety precautions and programs incident

thereto, and the representative and County will not be responsible for Contractor's failure to perform or furnish the work in accordance with the contract documents.

Acts and Omissions of Contractor

Neither the County nor its representatives will be responsible for the acts or omissions of Contractor or of any subcontractor, any supplier, or any other person or organization performing or furnishing any of the work.

ARTICLE XXII: PARTIAL COMPLETION

Partial Completion (Completion of a Portion of the Work)

Use by County of any finished part of the work, which has specifically been identified in the contract documents, or which County and Contractor agree constitutes a separately functioning process or facility that can be used by County without significant interference with Contractor's performance of the remainder of the work, may be accomplished prior to completion of all the work subject to the following:

1. County at any time may request Contractor in writing to permit County to use any such part of the work which County believes to be ready for its intended use and substantially complete. If Contractor agrees, Contractor will certify to County that said part of the work is substantially complete and request County to issue a certificate of substantial completion for that part of the work. Contractor at any time may notify County in writing that Contractor considers any such part of the work ready for its intended use and substantially complete and request County to issue a certificate of substantial completion for that part of the work. Within a reasonable time after either such request, County and Contractor shall make an inspection of that part of the work to determine its status of completion. If County does not consider that part of the work to be substantially complete, County will notify Contractor in writing giving the reasons therefor. If County considers that part of the work to be substantially complete, County will deliver to Contractor a written recommendation as to the division of responsibilities pending final payment between County and Contractor for the entire work with respect to security, operation, safety, maintenance, heat, utilities, insurance and warranties. Unless Contractor disagrees in writing and so informs County promptly, County's aforesaid recommendation will be binding on Contractor until final payment for the entire work.
2. County may at any time request Contractor in writing to permit County to take over operation of any such part of the work although it is not substantially complete. A copy of such request will be sent to Contractor and within a reasonable time thereafter County and Contractor shall make an inspection of that part of the work to determine its status of completion and will prepare a list of the items remaining to be completed or corrected thereon before final payment. If Contractor does not object in writing to County that such part of the work is not ready for separate operation by County, County will finalize the list of items to be completed or corrected and will deliver such list to Contractor together with a written recommendation as to the division of responsibilities pending final payment between County and Contractor with respect to security, operation, safety, maintenance, utilities, insurance, warranties and guarantees for that part of the work which will become binding upon County and Contractor at the time when County takes over such operation (unless they shall have otherwise agreed in writing). During such operation and prior to substantial completion of such part of the work, County shall allow Contractor reasonable access to complete or correct items on said list and to complete other related work.
3. No occupancy or separate operation of part of the work will be accomplished prior to the insurers who are then providing the property insurance having acknowledged notice thereof and in writing effecting the changes in coverage necessitated thereby. The insurers providing the property insurance shall consent by endorsement on the policies, but the property insurance shall not be canceled or lapse on account of any such partial use or occupancy. Each party shall be responsible for notifying its own insurer.

ARTICLE XXIII: ARBITRATION

Arbitration

Where the total of all claims filed by Contractor are under \$375,000, County shall have the option of electing arbitration pursuant to Public Contract Code Sections 10240, et seq. If County does so elect, the mediation provisions of Public Contract Code Section 20104.4 shall not apply pursuant to Public Contract Code Section 20104(a)(2). If County does not elect such arbitration pursuant to Public Contract Code Sections 10240 et seq., the provisions of Public Contract Code Section 20104.4 shall apply.

Where the total of all claims filed by Contractor are above \$375,000, the arbitration provisions of this contract are voluntary. Neither County nor Contractor shall be required to enter into mediation or arbitration for amounts above \$375,000. Written consent of both parties to mediate or arbitrate such claims shall be a prerequisite to such mediation or arbitration. If the parties agree to arbitrate claims above \$375,000, the provisions of Public Contract Code Sections 10240, et seq. shall be utilized.

Time to Request Arbitration

No request for arbitration of any claim, dispute or other matter that is required to be referred to County initially for decision will be made until the earlier of (a) the date on which County has rendered a decision or (b) the tenth day after Contractor has presented its evidence to County if a written decision has not been rendered by County before that date. Unless otherwise required by law, no request for arbitration of any such claim, dispute or other matter will be made later than thirty days after the date on which County has rendered a written decision. Notice of the request for arbitration will be in writing to the other party.

ARTICLE XXIV: LABOR AND EMPLOYMENT

Worker's Compensation Certification

By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code which requires 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 I will comply with such provisions before commencing the performance of the work of this contract.

Prevailing Wage Rates

In accordance with the provisions of Section 1770 and 1773 of the Labor Code, the County of Nevada has determined that prevailing wage rates are applicable to the work to be done. The Contractor shall post a copy of the wage rates on the job site. The County is required to provide notice to the Department of Industrial Relations of any public work contract subject to prevailing wages within five (5) days of award.

The general prevailing wage rates determined by the Director of Industrial Relations (DIR), for the county or counties in which the work is to be done, are available from the California Department of Industrial Relations' Internet website at <http://www.wdol.gov>. These wage rates are not included in the proposal and contract for the project. Changes, if any, to the general prevailing wage rates will be available at the same location. Additionally, the project is subject to Federal prevailing wage rates and current wage decision has been included in this document. Contractors are responsible for paying the higher between the Federal and State wage rates.

In accordance with Section 1771.1 of the Labor Code, a contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4014 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in Chapter 1 of Part 7 of the Labor Code, unless currently registered and qualified to perform public work pursuant to Section 1725.5.

Contractor and all subcontractors must comply with the requirements of Labor Code Section 1771.1(a) pertaining to registration of contractors pursuant to Section 1725.5. Registration and all related requirements of those sections must be maintained throughout the performance of the Contract. The DIR has launched an online application to assist public works contractors in meeting these requirements at <https://efiling.dir.ca.gov/PWCR/ActionServlet?action=displayPWCRRegistrationForm>

Pursuant to California Labor Code Section 1775, Contractor shall forfeit Fifty Dollars (\$50.00) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates for such work or craft, and said amounts shall be distributed pursuant to the requirements of said Section 1775. Any employee whose type of work is not covered by any of the classified wage rates shall be paid not less than the rate of wage listed for the classification which most nearly corresponds to the type of work to be performed.

Collective Bargaining Agreements

Pursuant to California Labor Code Section 1773.8, Contractor shall pay travel and subsistence payments to all workers needed to execute the work as such travel and subsistence payments are defined in the applicable collective bargaining agreements filed in accordance with Section 1773.8 of the Labor Code.

Payroll Records

This Contract is subject to compliance monitoring and enforcement by the DIR and DOL. The Contractor and each subcontractor must furnish certified payroll records to the Labor Commissioner at least monthly, as well as weekly payrolls to the County or their designee for auditing purposes.

Contractor shall be responsible for keeping accurate payroll records as required by California Labor Code Section 1776. Contractor is aware that a penalty of twenty-five dollars (\$25.00) per day or portion thereof for each worker may be assessed for noncompliance with said section. Contractor shall forward to County a certified copy of each payroll record within ten days after close of each payroll period. Such certification shall include a statement that payroll is correct and complete and complies with prevailing wage requirements.

If by the 15th of the month, the Contractor has not submitted satisfactory payrolls for all work performed during the monthly period ending on or before the 1st of that month, County will retain an amount equal to 5 percent of the estimated value of the work performed during the month from the next monthly estimate, except that such retention shall not exceed \$10,000. Retentions for failure to submit satisfactory payrolls shall be additional to all other retentions provided for in the contract. The retention for failure to submit payrolls for any monthly period will be released for payment on the monthly estimate for partial payments next following the date that all the satisfactory payrolls for which the retention was made are submitted.

The Contractor and each subcontractor shall preserve their payroll records for a period of three years from the date of completion of the contract.

Limitations on Hours Worked

Eight hours constitutes a day's work and workers shall be limited to working 8 hours during any one calendar day and 40 hours during any one calendar week. Contractor and all subcontractors shall keep an accurate record of hours worked by each worker for each calendar day and each calendar week which record shall be available for inspection during business hours. Contractor shall, pursuant to California Labor Code Section 1813, forfeit twenty-five dollars (\$25) for each day for each worker where such worker is required or permitted to work more than 8 hours in any one day and 40 hours in any one week in violation of the provisions of the Labor Code. No overtime shall be authorized unless prior written approval of County is obtained permitting such overtime. If such overtime work is authorized by County, Contractor shall compensate each worker required to work overtime at the rate of one and one-half (1-1/2) times the basic rate of pay. All costs for overtime inspection, except those occurring as a result of overtime and shift work established as a regular procedure, shall be paid by the Contractor. Overtime inspection shall include inspection required during holidays, Saturdays, Sundays, and any weekday between the hours of 5:00 p.m. and 7:00 a.m. Such costs will include but will not necessarily be limited to engineering, inspection, general supervision and other overhead expenses which are directly chargeable to the overtime work. All such charges shall be deducted by County from payments due the Contractor.

Equal Employment Opportunity and Nondiscrimination

During the performance of this contract, the contractor agrees to abide by all provisions of Section 1735 of the California Labor Code, as amended, regarding nondiscrimination practices. The Civil Rights, Housing and Community Development, and Age Discrimination Act Assurances:

The Contractor, subcontractor, manufacturers and suppliers assure that no otherwise qualified person will be excluded from participation or employment, denied program benefits, or be subjected to discrimination based on race, color, national origin, sex, age, handicap, religion, familial status, or religious preference, under any grant activity funded by this Agreement, as required by Title VI of the Civil Rights Act of 1964, Title I of the Housing and Community Development Act of 1974, as amended, the Age Discrimination Act of 1975, the Fair Housing Amendment Act of 1988, and all implementing regulations.

A. Rehabilitation Act of 1973 and the "504 Coordinator":

The Contractor, subcontractors, manufacturers and suppliers further agrees to implement the Rehabilitation Act of 1973, as amended, and its regulations, 24 CFR Part 8, including, but not limited to, for Contractors, subcontractors, manufacturers and suppliers with fifteen (15) or more permanent full or part time employees, the local designation for a specific person charged with local enforcement of this Act, as the "504 Coordinator."

B. The Training, Employment, and Contracting Opportunities for Business and Lower-Income Persons Assurance of Compliance:

1. The grant activity(ies) to be performed under this agreement is on a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the HUD Act of 1968, as amended, 12 U.S.C. 1701u. Recipients, contractors and subcontractors will direct their efforts to provide, to the greatest extent feasible, training and employment opportunities generated from the expenditure of Section 3 covered assistance to Section 3 residents in the order of priority provided in 24 CFR 135.34(a)(2).
2. The parties to this Agreement will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of HUD set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of this Agreement. The parties to this Agreement certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.
3. The Contractor, subcontractor, manufacturers and suppliers will include these Section 3 clauses in every contract and subcontract for work in connection with the grant activity(ies) and will, at the direction of the Department, take appropriate action pursuant to the contract or subcontract upon a finding that the Contractor or any subcontractor is in violation of regulations issued by the Secretary of HUD, 24 CFR Part 135 and, will not let any contract unless the Contractor or subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
4. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of this Agreement will be a condition of the Federal Financial assistance provided to the grant activity(ies), binding upon the Contractor, its successors, and assigns. Failure to fulfill these requirements will subject the Contractor, its subcontractors, its successors, and assigns to those sanctions specified by the Agreement through which federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 135.

C. Assurance of Compliance with Requirements Placed on Construction Contracts of \$10,000 or more:

The Contractor hereby agrees to place in every contract and subcontract for construction exceeding \$10,000 the Notice of Requirement for Affirmative Action to ensure Equal Employment Opportunity (Executive Order 11246), the Standard Equal Employment Opportunity, and the Construction Contract Specifications. The Contractor furthermore agrees to insert the appropriate Goals and Timetables issued by the U.S. Department of Labor in such contracts and subcontracts.

Employment of Apprentice Labor

Reference is hereby made to Section 1777.5 of the Labor Code of the State of California as well as the Department of Labor, which regulations shall govern the employment of apprentices on the work.

Preference for Resident Labor

In the employment of labor for doing the work, the Contractor shall give preference to qualified persons residing within the general area of the work.

Incompetent Workers

If at any time any worker employed by Contractor or any of the subcontractors shall be declared by County to be incompetent or unfaithful in executing the work, the Contractor, on receiving written notice, shall forthwith initiate appropriate action to dismiss such person.

Labor Class Substitutions

If Contractor substitutes a labor classification or provides a new classification which results in a reduction in the contract price, County's execution of a change order evidencing said reduction in price shall in no way be construed, either express or implied, as consent to the use of said labor classification in the performance of any work on the project.

ARTICLE XXV: ASSIGNMENT

No assignment by a party hereto of any rights under or interests in the contract documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the contract documents.

ARTICLE XXVI: CONFLICT OF INTEREST RESTRICTIONS

No official of County who is authorized in such capacity and on behalf of County to negotiate, make, accept or approve, or to take part in negotiating, making, accepting, or approving any architectural, engineering, inspecting, construction or material supply contract or any subcontract in connection with the construction of the project, shall become directly or indirectly interested personally in this contract or in any part thereof. No officer, employee, architect, attorney, engineer, or inspector of or for County who is authorized in such capacity and on behalf of County who is in any legislative, executive, supervisory, or other similar function in connection with the construction of the project, shall become directly or indirectly interested personally in this contract or in any part thereof, any material supply contract, subcontract, insurance contract, or any other contract pertaining to the project.

ARTICLE XXVII: WAIVER OF RIGHTS

No action or lack of action on the part of County at any time to exercise any right or remedy conferred upon it under this contract shall be deemed to be a waiver on the part of County of any of County's rights or remedies.

ARTICLE XXVIII: SUCCESSORS IN INTEREST

County and Contractor each bind themselves, their partners, successors, assigns and legal representatives to the other party hereto, their partners, successors, assigns and legal representatives in respect to all covenants, agreements, and obligations contained in the contract documents.

ARTICLE XXIX: NOTICE

Giving Notice

Whenever any provision of the contract documents requires the giving of written notice, it will be deemed to have been validly given if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, or if delivered at or sent registered or certified mail, postage prepaid, to the last business address known to the giver of the notice. The business addresses of Contractor given in the bid form and Contractor's office at the site of the work are hereby designated as the places to which all notices, letters, and other communication to Contractor will be delivered. However, County or Contractor may change their addresses at any time by an instrument in writing delivered to the other.

Joint Venture Contractor

In the event the Contractor is a joint venture of two or more Contractors, all grants, covenants, provisos and claims, rights, powers, privileges and liabilities of the contract shall be construed and held to be several as well as joint; any notice, order, direction, request or other communication required to be or that may be given by County to the Contractor under this agreement shall be well and sufficiently given to all persons being the Contractor if given to any one or more of such persons; any notice, request or other communication given by any one of such persons to County under this agreement shall be deemed to have been given by and shall bind all persons being the Contractor.

ARTICLE XXX: VENUE AND JURISDICTION

This contract shall be construed in accordance with the laws of the State of California and the parties agree that venue shall be in Nevada County, California.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the date first written, above. One counterpart each has been delivered to County, Contractor, and the Sureties. All portions of the contract documents have been signed or identified by County and Contractor.

COUNTY OF NEVADA

ATTEST:

Julie Patterson Hunter
Clerk of the Board

By: _____
Dan Miller
Chairman, Board of Supervisors

APPROVED AS TO FORM:
COUNTY COUNSEL

CONTRACTOR

By: _____

By: _____
Licensed in accordance with an act providing for the
registration of Contractors
License Number: _____
Fed. Tax ID No: _____
Telephone No: _____

Department of Industrial Relations
Registration No.: _____



PROJECT TEAM

OWNER
 NEVADA COUNTY FACILITIES DEPARTMENT
 145 BOST AVENUE
 NEVADA CITY, CA 95959
TOM COBURN - FACILITIES MANAGER
 TIM HORNER - PROJECT MANAGER
 (530) 265-1330
 tom.coburn@co.nevada.ca.us
 tim.horner@co.nevada.ca.us

ARCHITECT
 WALLIS DESIGN STUDIO
 PO BOX 758
 NEVADA CITY, CA 95959
ROBERT WALLIS, AIA
 (530) 264-7010 VOICE
 robert@wallisdesignstudio.com

CIVIL ENGINEER
 SCO
 PLANNING & ENGINEERING, INC.
 140 LITTON DRIVE, SUITE 240
 GRASS VALLEY, CA 95645
MARTIN WOOD, P.L.S.
 (530) 272-5841 VOICE
 martinwood@scopeinc.net

PLUMBING ENGINEER
 MELAS ENERGY ENGINEERING
 547 UREN STREET
 NEVADA CITY, CA 95959
MICHAEL MELAS
 (530) 265-2492
 mmelas@sbcglobal.net
STRUCTURAL ENGINEER
 DEL VALLE CONSULTING
 11768 TAMMY WAY
 GRASS VALLEY, CA 95949
JOHN PAYNE
 (530) 272-2500 VOICE
 engineeringstructures@gmail.com

SHEET INDEX

General
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 A0.2 APPLICATION CHECKLIST
 A0.3 CAL-GREEN COMPLIANCE SHEET
 A0.4 CODE ANALYSIS
 A0.5 EXITING PLAN

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 C.01 SURVEY

Architectural
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 A1.1 SITE DETAILS
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 A2.1 2ND & ATTIC FLOOR DEMO PLAN
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 A2.4 ROOF PLAN
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Bid Alternate
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Title 24
 T-24 ENERGY COMPLIANCE

DEFERRED APPROVAL

FIRE ALARM SYSTEM (CONTRACTOR PROVIDED)
 (E) SYSTEM TO BE MODIFIED TO MEET CURRENT CODE



149 Crown Point Ct., Suite C
 Grass Valley, CA 95945
 (530) 264-7010
 WallisDesignStudio.com

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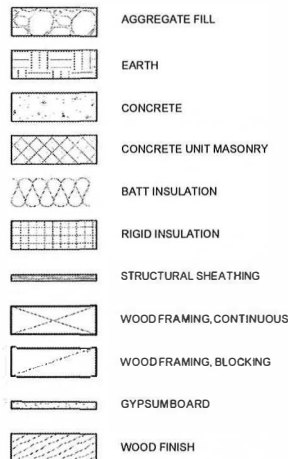


Consultant:

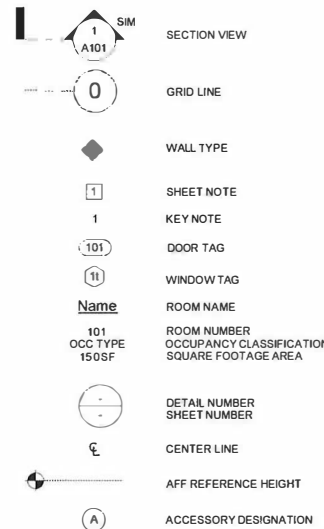
BID DOCUMENT BASE BID

BOST HOUSE
 NEVADA COUNTY FACILITIES DEPT
 145 BOST AVENUE
 NEVADA CITY, CA 95959
 APN: 05-300-10

LEGEND



SYMBOLS



PROJECT INFORMATION

GENERAL SITE INFORMATION
 LOCATION: 140 BOST AVENUE
 NEVADA CITY, CA 95959

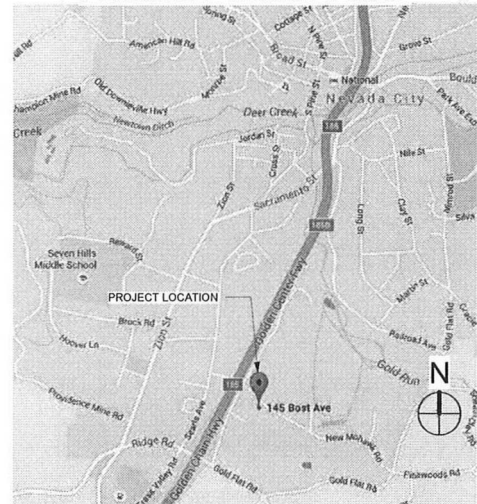
GENERAL SCOPE OF WORK
 PROJECT CONSIST OF THE FOLLOWING WORK TO THE (E) RECOVERY FACILITY:
 ADA UPGRADES TO THE MAIN HOUSE & COTTAGE; PROVIDE ACCESS TO THE FIRST FLOOR OFFICES, BATHROOMS, SLEEPING AREAS, KITCHEN & DINING AREAS.
 * REMODEL OF (E) COTTAGE INTERIOR & MAIN HOUSE KITCHEN & BATHROOMS
 * PAINT, REPAIR OR REPLACE EXTERIOR DECKS, EXTERIOR SIDING, EXTERIOR STAIR & INTERIOR FINISHES
 * PANTRY ADDITION TO (E) COVERED VERANDA, NEW FLOOR & EXTERIOR WALLS ONLY 154 SF

BUILDING INFORMATION
 APN: 05-300-10
 ZONING: LB, SC, AN
 LAND USE: RESIDENTIAL
 BUILDING USE: (E) RECOVERY FACILITY - 19 O/NIGHT BEDS
 4 COUNSELORS (DAY USE)

OCCUPANCY TYPE: R-21
OCCUPANCY: R-21
TYPE OF CONSTRUCTION: TYPE-B
BUILDING HEIGHT: 34'-9"
NUMBER OF STORIES: 3
FLOOR AREA: 4650 SF
FIRE SPRINKLERS: NO

BUILDING CONSTRUCTION DESCRIPTION
 EXISTING BUILDINGS:
 WOOD FRAMED STRUCTURE WITH WOOD HORIZONTAL LAP SIDING AND ASPHALT COMPOSITION ROOF.

PROJECT VICINITY MAP



CODES AND STANDARDS

ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA CODE OF REGULATIONS, TITLE 24, CALIFORNIA BUILDING STANDARDS COMMISSION (CBCS) - PARTS 1 THRU PART 12

A. PART 1 - CALIFORNIA ADMINISTRATIVE CODE
 B. PART 2, VOLUME 1 OF 2 - CALIFORNIA BUILDING CODE (CBC)
 C. PART 2, VOLUME 2 OF 2 - CALIFORNIA BUILDING CODE (CBC)
 D. PART 2.5 - CALIFORNIA RESIDENTIAL CODE (CRC)
 E. PART 3 - CALIFORNIA ELECTRICAL CODE (CEC)
 F. PART 4 - CALIFORNIA MECHANICAL CODE (CMC)
 G. PART 5 - CALIFORNIA PLUMBING CODE (CPC)
 H. PART 6 - CALIFORNIA ENERGY CODE
 I. PART 7 - CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
 J. PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
 K. PART 9 - CALIFORNIA FIRE CODE
 L. PART 10 - CALIFORNIA CODE FOR BUILDING CONSERVATION
 M. PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE
 N. PART 12 - CALIFORNIA REFERENCED STANDARDS CODE (CALGreen)

ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA CODE OF REGULATIONS (CCR), OFFICE OF ADMINISTRATIVE LAW.

A. TITLE 19 C.C.R. - PUBLIC SAFETY
 B. TITLE 24 C.C.R. - BUILDING STANDARDS CODE

ALL WORK SHALL COMPLY WITH THE CURRENT FOLLOWING AUTHORITIES AND THEIR STANDARDS:

A. BUILDING & SAFETY DIVISION
 B. PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 C. PUBLIC WORKS DEPARTMENT
 D. FIRE DEPARTMENT
 E. AMERICANS WITH DISABILITIES ACT - (ADA)

WILDLAND URBAN INTERFACE

A. ALL MATERIAL USED SHALL COMPLY WITH CRC SECTION R327 REQUIREMENTS FOR EXPOSURE TO WILDFIRE

B. EXTERIOR WALL COVERINGS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT, HEAVY TIMBER, LOG WALL OR FIRE RESISTIVE CONSTRUCTION PER CRC R327.7

C. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID BLOCKING BETWEEN RAFTERS AND OVERHANGS.

D. OPEN/ENCLOSED ROOF EAVES AND SOFFITS, EXTERIOR PORCH CEILINGS, FLOOR PROJECTIONS, UNDER-FLOOR AREAS AND UNDERSIDES OF APPENDAGES TO COMPLY WITH IGNITION RESISTANT CONSTRUCTION REQUIREMENTS OF CRC R327.7

E. SPACES CREATED BETWEEN ROOF COVERINGS AND ROOF DECK SHALL BE FIRE STOPPED BY APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 7/16" MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 (R327.5.2)

F. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN ONE LAYER OF 7/16" MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 AND AT LEAST 36" WIDE RUNNING THE FULL LENGTH. (R327.5.4)

G. ATTIC GABLE AND EAVES ABOVE 12FT AND UNDER-FLOOR VENTILATION SHALL BE PROVIDED WITH FULLY COVERED METAL WIRE MESH, VENTS OR OTHER MATERIALS THAT HAVE A MINIMUM 1/16" AND MAXIMUM 1/8" OPENINGS, NON-COMBUSTIBLE AND CORROSION RESISTANT. ALL OTHER VENTS SHALL BE LISTED/ APPROVED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS. (R327.5)

H. EXTERIOR GLAZING SHALL HAVE A MINIMUM OF ONE TEMPERED, GLASS BLOCK, HAVE A RESISTIVE RATING OF 20 MINUTES OR BE TESTED TO MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1. (R327.8)

I. EXTERIOR DOORS INCLUDING GARAGE DOORS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT MATERIAL, MINIMUM 1 3/8" SOLID CORE, MINIMUM 20 MINUTE FIRE RESISTIVE RATING OR SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARDS 12-7A-1. (R327.8)

J. THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS WITHIN 10 FT OF GRADE LEVEL SHALL BE IGNITION RESISTANT MATERIAL. EXTERIOR FIRE RETARDANT TREATED WOOD OR NONCOMBUSTIBLE MATERIAL. (R327.9)

AGENCIES & UTILITIES

CITY OF NEVADA CITY

317 Broad Street,
 Nevada City, California 95959

Fire Department
Sam Goodspeed, Fire Chief
 sam.goodspeed@nevadacityca.gov
 (530) 265-2351

Parks & Recreation
 Dawn Zydoris, Parks & Recreation Supervisor
 dawn.zydoris@nevadacityca.gov
 (530) 265-2496 x129

Planning Department
 Amy Wolfson, City Planner
 amy.wolfson@nevadacityca.gov
 265-2496 ext. 130

Police Department
 Tim Foley, Police Chief
 tim.foley@nevadacityca.gov
 (530) 265-4700 ext. 109

Public Works Department
 Veme Taylor, Director of Public Works
 (530) 265-2496 ext. 148

NEVADA COUNTY COMMUNITY DEVELOPMENT AGENCY

Eric Rood Administrative Center
 950 Maidu Avenue
 Nevada City, CA 95959

Sean Powers, Agency Director
 Email: comdevagency@co.nevada.ca.us
 Phone: (530) 265-1222
 Fax: (530) 265-9854

Craig Griesbach, Building Official
 Email: buildingdept@co.nevada.ca.us
 Phone: (530) 265-1222
 Fax: (530) 265-9854

Brian Foss, Planning Director
 Email: planning@co.nevada.ca.us
 Phone: (530) 265-1222
 Fax: (530) 265-9851

Amy Irani, Environmental Health Director
 Email: env.health@co.nevada.ca.us
 Phone: (530) 265-1222
 Fax: (530) 265-9853

NEVADA COUNTY CONSOLIDATED FIRE DISTRICT

Terry McMahon, Fire Prevention Officer
 11322 McCourtney Road
 Grass Valley, CA 95949

Email: terrymcmahan@nccfire.com
 Phone: (530) 273-3158

No.	Plan Review	Date	Description
1	1	06-08-2016	Plan Review
2	2	07-15-2016	Scope Revisions

Proj. No.: 2016004

Date: 07/18/2016

Scale: 1" = 1'-0"

Drawn By: JMT

A0.0

COVER SHEET

7/18/2016 3:07:11 PM

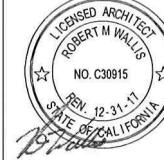


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ARCHITECTURE

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Stamp:



Consultant:

BID DOCUMENT

BASE BID

BOST HOUSE
NEVADA COUNTY FACILITIES DEPT
145 BOST AVENUE
NEVADA CITY, CA 95969
APN: 05-300-10

No.	Description	Date

Proj. No.: 2016004

Date: 07/18/2016

Scale: 1" = 1'-0"

Drawn By: JMT

A0.1

GENERAL NOTES

DEMOLITION NOTES

- A. THE OWNER SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVALS PRIOR TO THE EXECUTION OF ANY DEMOLITION. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, RECYCLING, STORAGE AND PROTECTION OF ALL ITEMS WITHIN THE PROJECT AREA.
- B. DEMOLITION WORK SHALL COMPLY WITH LOCAL ORDINANCES AND SAFETY CODES OF STATE OF CALIFORNIA AND RULES AND REGULATIONS OF INDUSTRIAL ACCIDENT COMMISSION OF STATE OF CALIFORNIA APPLICABLE TO DEMOLITION WORK.
- C. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE OWNER AND SHALL MEET THE RULES AND REGULATIONS SET FORTH BY THE OWNER AND AGENCIES HAVING JURISDICTION.
- D. CONTRACTOR IS ADVISED THAT THERE MAY BE UNDERGROUND OR OTHERWISE CONCEALED PIPE LINES, ELECTRICAL/TELEPHONE WIRES, COLUMNS, BEAMS, FOOTINGS OR OTHER STRUCTURAL, MECHANICAL OR ELECTRICAL ITEMS. ALTHOUGH THE DRAWINGS PRODUCED BY THE ARCHITECT AND HIS CONSULTANTS ARE BELIEVED TO BE SUBSTANTIALLY CORRECT, THE ARCHITECT AND OWNER DO NOT GUARANTEE THE LOCATION OR EXISTENCE OR CONDITION OF ANY CONCEALED ITEMS. CONTRACTORS MUST PROCEED WITH CAUTION DURING DEMOLITION AND CONSTRUCTION AND MUST MAKE THEIR OWN DETERMINATION, MEASUREMENTS, AND EVALUATION OF THE WORKING CONDITION OF EXISTING CONCEALED ITEMS.
- E. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY OWNER IN WRITING IMMEDIATELY. CONTRACTOR SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
- F. ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH OWNER 72 HOURS PRIOR TO PROPOSED INTERRUPTION.
- G. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTAINERIZED DEBRIS REMOVAL AND RECYCLING SERVICE OF ALL DEBRIS FROM ALL TRADES AND ALL WORK RELATING TO THE PROJECT. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH OWNER PRIOR TO PLACEMENT.
- H. CONTRACTOR IS TO USE ADEQUATE MEANS AND METHODS OF DEMOLITION AND REMOVAL FOR THE TYPE OF WORK PERFORMED.
- I. PERFORM DEMOLITION WORK IN SUCH A MANNER AS TO PREVENT DAMAGE TO EXISTING FACILITIES TO REMAIN OR TO BE SALVAGED, AND TO PREVENT INJURY TO PUBLIC AND WORKMEN ENGAGED ON SITE UNDER THIS OR OTHER CONTRACTS.
- J. THE CONTRACTOR SHALL PROTECT THE BUILDING EXTERIOR, ROADWAY AND LANDSCAPE FROM DAMAGE DURING THE DEMOLITION. ALL DAMAGE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE AND APPROVED BY OWNER.
- K. THE CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF DEMOLISHING ITEMS NOT SPECIFIED ON THE PLANS.

MECHANICAL AND PLUMBING

- A. MECHANICAL AND PLUMBING SHALL COMPLY WITH THE MOST CURRENT ADOPTED EDITION ON THE CALIFORNIA MECHANICAL AND PLUMBING CODES AT TIME OF PERMIT ISSUANCE.
- B. FIRE SMOKE DAMPERS SHALL BE PROVIDED FOR ALL DUCTS AND OPENINGS WHICH PENETRATE FIRE RATED WALLS OR FIRE RATED CEILINGS.
- C. TOILET ROOMS SHALL BE EQUIPPED WITH A VENTILATION SYSTEM.
- D. ACCESS PANELS SHALL BE PROVIDED WHERE REQUIRED FOR ACCESS TO ALL DUCTWORK, FIRE DAMPERS, ETC. REFER ALSO TO SPECIFICATIONS.
- E. LOCATION OF ALL MECHANICAL ROOF OPENINGS SHALL BE DETERMINED AND VERIFIED BY THE MECHANICAL AND GENERAL CONTRACTOR.
- F. AN OUTSIDE LABELED GAS SHUT-OFF VALVE SHALL BE PROVIDED AS REQUIRED.
- G. ELECTROLYSIS PROTECTION SHALL BE PROVIDED BETWEEN ALL DISSIMILAR METALS WHEREVER THE TWO ARE IN CONTACT.
- H. ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING, HOT WATER AND CHILLED WATER PIPING SHALL BE INSULATED.

COMPLIANCE WITH PLAN DOCUMENTS

- A. DIMENSIONS:
 - 1. DIMENSIONS SHALL NOT BE SCALED FROM DRAWINGS.
 - 2. ALL DIMENSIONS TO OPENINGS ARE TO THE ROUGH OPENING UNLESS NOTED OTHERWISE.
 - 3. ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF FRAMING UNLESS NOTED OTHERWISE.
 - 4. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FINISH FACE OF CEILING.
 - 5. WHERE INDICATED, DIMENSIONS SHALL BE TO CENTER / GRID LINES.
 - 6. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
 - 7. ACCESSIBILITY DIMENSIONS SHALL BE MEASURED TO FACE OF WALL FINISH, CLEAR OPENING AND AS INDICATED ON ENLARGED PLAN, MOUNTING HEIGHTS SHEET, TOILET ROOM ELEVATIONS AND STANDARD DETAILS DRAWING SHEET.
 - 8. DIMENSIONING PROTOCOLS / HIERARCHY:
 - a. "ENLARGED PLAN" INCLUDE ALL DIMENSIONING ASSOCIATED WITH THE GRAPHICS SHOWN.
 - b. OVERALL PLANS SHOW DIMENSIONS NOT INDICATED ON "PARTIAL DIMENSIONING PLANS."
- B. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OR CONSTRUCTIONS ON THE PROJECT AND IF NOT CLEAR AN REQUEST FOR INFORMATION (RFI) SHALL BE ISSUED TO ARCHITECT FOR CLARIFICATION.
- C. ROOF COVERING AND ROOFING MATERIALS SHALL BE FIRE RETARDANT AND SHALL COMPLY WITH THE UNDERWRITERS LABORATORIES, INC. AND CLASSIFIED AS CLASS B U/L FIRE HAZARD, MINIMUM UNLESS NOTED OTHERWISE ON DRAWINGS OR IN SPECIFICATIONS AND SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE INCLUDING CHAPTER 15.
- D. PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR FIRE SPRINKLERS, PIPING, LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT AND CEILING TRACKS AS REQUIRED FOR A COMPLETE INSTALLATION.
- E. PROVIDE 36 INCHES MAXIMUM UNOBSTRUCTED WORKING SPACE IN FRONT OF ALL PANEL BOARDS AND CONTROL EQUIPMENT.
- F. DOOR SIZES INDICATED ON DOOR SCHEDULE ARE OPENING DIMENSIONS. ALLOWANCES FOR THRESHOLDS, FLOOR FINISHES, ETC. SHALL BE TAKEN OFF DOOR.
- G. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOORS, LOUVERS AND WINDOW OPENINGS SHALL BE DETERMINED BY ARCHITECTURAL PLANS AND DETAILS. OTHER WALL AND FLOOR OPENINGS AS REQUIRED BY MECHANICAL OR ELECTRICAL SHALL BE VERIFIED FROM SHOP DRAWINGS, EQUIPMENT DATA, ETC. AS REQUIRED, AND IF NOT CLEAR AN RFI SHALL BE ISSUED TO ARCHITECT FOR CLARIFICATION.
- H. DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE LOCATED 4 1/2 INCHES FROM FINISH WALL TO FINISH JAMB UNLESS OTHERWISE NOTED.
- J. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATING LIGHT FIXTURES, DIFFUSERS AND WALL MOUNTED FIXTURES.

CONTRACTOR RESPONSIBILITIES

- A. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND PRIOR TO PROCEEDING WITH THE WORK IN UNCERTAINTY.
- B. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN UNCERTAINTY.
- C. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ANY EXCAVATING.
- D. THE CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT AND/OR LOCATIONS OF EXISTING UTILITIES ABOVE OR BELOW GRADE WITH THE RESPECTIVE UTILITY COMPANIES.
- E. THE CONTRACTOR SHALL PERFORM ALL WORK WITHIN STREET RIGHT-OF-WAYS ACCORDING TO THE APPROVED STANDARD PLANS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.
- F. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ALL WORK IN CITY ROAD.
- G. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, SHORES, AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURES AND COMPONENTS, ADJACENT SOILS AND STRUCTURES, UTILITIES AND RIGHT-OF-WAYS MAY BE SUBJECT DURING CONSTRUCTION.
- H. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS AND ALL OTHER ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK.
- I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING AND SPECIAL INSPECTIONS REQUIREMENTS.

TYPICAL NOTES

- A. SIMILAR - MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTES. VERIFY DIMENSIONS AND/OR ORIENTATIONS ON PLANS AND/OR ELEVATIONS.
- B. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.
- C. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS, PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT AND AT NO ADDITIONAL COST AND NO TIME EXTENSION OF THE PROJECT.
- D. UNDERCUT ALL DOORS TO CLEAR TOP OF FLOOR FINISH AND/OR THRESHOLD 25 INCHES MAXIMUM AND IN COMPLIANCE WITH RATED DOOR/FRAME GUIDELINES.
- E. USE WATER RESISTANT / GLASS FIBER FACED GYPSUM WALLBOARD ON ALL WALL FACES WHICH ARE EXPOSED TO WATER OR MOISTURE AS WELL AS THOSE USED FOR JANITOR AND TOILET WALLS, COORDINATE WITH SPECIFICATIONS.
- F. SEE DRAWINGS AND DETAILS FOR TYPICAL NOTES.



I

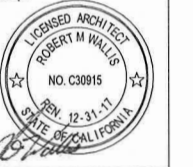


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Consultant:

BID DOCUMENT
BASE BID

BOST HOUSE
NEVADA COUNTY FACILITIES DEPT
145 BOST AVENUE
NEVADA CITY, CA 95969
APN: 05-300-10

CAL GREEN RESIDENTIAL MANDATORY MEASURES NOTES

- A. THE CONTRACTOR SHALL COMPLY WITH ALL CAL-GREEN STORM DRAINAGE REQUIREMENTS DURING CONSTRUCTION. CAL GREEN 4.106.2 ONE OR MORE OF THE FOLLOWING: 1. A RETENTION BASIN OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN WATER ON SITE. 2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY. 3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE. B. THE CONTRACTOR SHALL COMPLY WITH ALL CAL-GREEN SURFACE DRAINAGE REQUIREMENTS DURING CONSTRUCTION. CAL GREEN 4.106.3 EXAMPLE OF METHODS TO BE USED: 1. SWALES 2. WATER COLLECTION AND DISPOSAL SYSTEMS 3. FRENCH DRAINS 4. WATER RETENTION GARDENS 5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND ADJACENT GROUNDWATER RECHARGE. C. THE PROJECT SHALL MEET OR EXCEED THE MINIMUM STANDARDS DESIGN REQUIREMENTS BY THE CALIFORNIA ENERGY STANDARDS FOR A RESIDENTIAL PROJECT. D. THE CONTRACTOR SHALL COMPLY WITH THE MANDATORY CAL-GREEN INDOOR WATER USE MEASURES AS IDENTIFIED IN CAL GREEN 4.303 USE ONE OF THE FOLLOWING: 1. INSTALL WATER SAVING FIXTURES OR FLOW RESTRICTORS TO MEET THE 20% WATER CONSUMPTION REDUCTION REQUIREMENT 2. DEMONSTRATE A 20% REDUCTION IN THE WATER BASELINE USE.

Schedule - CAL Green table with columns: Mark, Family, Type, Make, Model, Flow Rate. Includes items like Water Closet (Toilet), Vanity Sink, Shower Stall, Laundry Sink, etc.

- E. MINIMUM STANDARDS FOR PLUMBING FIXTURES AND FIXTURE FITTINGS: CAL GREEN TABLE 4.303.3 1. WATER CLOSETS (TOILETS) - FLUSHOMETER VALVE-TYPE SINGLE FLUSH, MAXIMUM FLUSH VOLUME: ASME A 112.19.2/CSA B451-1 2.8 GAL (4.8 L) WATER CLOSETS (TOILETS) - FLUSHOMETER VALVE-TYPE DUAL FLUSH, MAXIMUM FLUSH VOLUME: ASME A 112.19.14 AND U.S. EPA WATERSENSE TANK-TYPE HIGH EFFICIENCY TOILET SPECIFICATION - 1.28 GAL (4.9 L) WATER CLOSETS (TOILETS) - TANK-TYPE U.S. EPA WATERSENSE TANK-TYPE HIGH EFFICIENCY TOILET SPECIFICATION. 3. URINALS, MAXIMUM FLUSH VOLUME: ASME A 112.19.2/CSA B451-1 0.5 GAL (1.9 L) 4. PUBLIC LAVATORY FAUCETS: MAXIMUM FLOW RATE - 0.5 GPM (1.9 L/MIN) ASME A 112.18.1/CSA B 125.1 5. PUBLIC METERING SELF-CLOSING FAUCETS: MAXIMUM FLOW USE - 0.25 GPM (1.0 L/MIN) PER METERING CYCLE ASME A 112.18.1/CSA B 125.1 6. RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW RATE - 1.5 GPM (5.7 L/MIN) ASME A 112.18.1/CSA B 125.1 7. CONTRACTOR SHALL INSTALL AN AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING PROVIDED BY THE CONTRACTOR AND INSTALLED AT THE TIME OF FINAL INSPECTION. CAL GREEN 4.304.1 COMPLIANCE REQUIREMENTS: 1. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE. 2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER (S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. REFER TO IRRIGATION ASSOCIATION FOR MORE INFORMATION.

- G. THE CONTRACTOR SHALL SEAL JOINTS AND OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTRICAL LINES AND OTHER NECESSARY PENETRATIONS PER THE CALIFORNIA ENERGY CODE. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. CAL GREEN 4.406.1 H. THE CONTRACTOR SHALL RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE ENFORCING AGENCY FOR APPROVAL.

- PLAN REQUIREMENTS: 1. IDENTIFIES THE MATERIAL TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR USE OR SALE. 2. SPECIFIES IF MATERIALS WILL BE SORTED ON SITE OR MIXED FOR TRANSPORTATION TO A DIVERSION FACILITY. 3. IDENTIFIES THE DIVERSION FACILITY WHERE THE MATERIALS COLLECTED WILL BE TAKEN. 4. IDENTIFIES CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF WASTE GENERATED. 5. SPECIFIES THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

THE CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH CAL GREEN SECTION 4.408.2 ITEMS 1-5. THE WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

FOR MORE INFORMATION: www.calrecycle.ca.gov

- I. THE CONTRACTOR SHALL PROVIDE A BUILDING OPERATION AND MAINTENANCE MANUAL TO THE OWNER. IT SHALL BE AVAILABLE TO THE ENFORCING AGENCY AT THE TIME OF FINAL INSPECTION IN ONE OF THE FOLLOWING FORMS: A MANUAL, COMPACT DISK, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY. MANUAL SHALL INCLUDE ALL OF THE FOLLOWING:

- 1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE. 2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING: A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS. J. INSTALLED FIREPLACES: 1. GAS FIREPLACES SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE. 2. WOOD STOVES SHALL BE U.S. EPA PHASE II EMISSION LIMITS APPLICABLE. 3. PELLET STOVES SHALL BE U.S. EPA PHASE II EMISSION LIMITS APPLICABLE. 4. WOOD STOVES, PELLET STOVES AND FIREPLACES SHALL COMPLY WITH LOCAL ORDINANCES. K. POLLUTANT CONTROL: 1. CONTRACTOR SHALL COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS DURING CONSTRUCTION. 2. ALL ADHESIVES, SEALANTS AND CAULK SHALL BE COMPLIANT WITH THE VOC LIMITS LISTED IN TABLE 4.504.1, 4.504.2, 4.504.3 AND 4.504.5. ALL PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH THE VOC LIMITS LISTED IN TABLE 4.504.1, 4.504.2, 4.504.3 AND 4.504.5. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIRR LIMITS FOR RDC AND OTHER TOXIC COMPOUNDS. 3. CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE BUILDING DEPARTMENT TO SHOW COMPLIANCE WITH THE VOC LIMIT FOR THE FINISH MATERIALS USED. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING: PRODUCT CERTIFICATION AND SPECIFICATION, CHAIN OF CUSTODY CERTIFICATION, OR OTHER METHOD ACCEPTABLE TO THE ENFORCING AGENCY. ALL CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH THE VOC LIMITS. 4. A MIN. OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOORING INSTITUTE (RFI) FLOOR SCOPE PROGRAM. ALL PARTIAL CLEAREAD, MEDIUM FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

TABLE 4.504.1 ADHESIVE VOC LIMITS^{1,2} Less Water and Less Exempt Compounds in Grams per Liter

Table with columns: ARCHITECTURAL APPLICATIONS, CURRENT VOC LIMIT. Lists various adhesives like indoor carpet, wood flooring, etc.

TABLE 4.504.2 SPECIALTY APPLICATIONS VOC LIMITS^{1,2}

Table with columns: SPECIALTY APPLICATIONS, CURRENT VOC LIMIT. Lists specialty applications like PVC welding, ABS welding, etc.

- 1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed. 2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2 SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams per Liter

Table with columns: SEALANTS, CURRENT VOC LIMIT. Lists sealants like architectural, marine deck, nonmembrane roof, etc.

TABLE 4.504.5 FORMALDEHYDE LIMITS¹ Maximum Formaldehyde Emissions in Parts per Million

Table with columns: PRODUCT, CURRENT LIMIT, JANUARY 1, 2012, JULY 1, 2012. Lists products like hardwood plywood veneer core, particleboard, etc.

- 1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as listed in accordance with ASTM D 1333-06(2002). For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12. 2. Thin medium density fiberboard has a maximum thickness of 8 millimeters.

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS¹ Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

Table with columns: COATING CATEGORY, EFFECTIVE 1/1/2010, EFFECTIVE 1/1/2012. Lists coating categories like flat coatings, nonflat coatings, specialty coatings, etc.

- 1. Grams of VOC per liter of coating, including water and including exempt compounds. 2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table. 3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

- L. INTERIOR MOISTURE CONTROL: 1. CONTRACTOR SHALL INSTALL A CAPILLARY BREAK UNDER BUILDING SLAB WITH AT LEAST ONE OF THE FOLLOWING: a. A 4" INCH THICK BASE OF 1/2" INCH OR LARGER AGGREGATE SHALL BE INSTALLED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH UNDERSIDE OF CONCRETE SLAB. CONCRETE SHALL HAVE A MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING. REFER TO ACI 302.2R-06 FOR OTHER EQUIVALENT METHOD APPROVED BY ENFORCING AGENCY. b. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL. M. MOISTURE CONTENT OF BUILDING MATERIAL: 1. CONTRACTOR SHALL NOT INSTALL BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE. 2. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. 3. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING SHALL BE VERIFIED IN COMPLIANCE BEFORE ENCLOSING.

- N. INDOOR AIR QUALITY AND EXHAUST: 1. CONTRACTOR SHALL PROVIDE EXHAUST FANS FROM EVERY BATHROOM WHICH TERMINATE TO THE EXTERIOR OF THE BUILDING. 2. FANS SHALL BE ENERGY STAR COMPLIANT. 3. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH IS READILY ACCESSIBLE AND CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

- O. ENVIRONMENTAL COMFORT: 1. IF A WHOLE HOUSE EXHAUST FAN IS SPECIFIED IT SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS TURNED OFF. COVERS OR LOUVERS SHALL HAVE A MIN. R-VALUE OF 4.2. 2. THE HEATING AND AIR CONDITIONING SYSTEM SHALL BE SIZED, DESIGNED AND HAVE THE EQUIPMENT SELECTED USING ONE OF THE FOLLOWING METHODS: a. ESTABLISH HEAT LOSSES AND GAIN ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHOD. b. SIZE DUCTS ACCORDING TO ACCA 28-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHOD. c. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR EQUIVALENT DESIGN SOFTWARE OR METHODS.

- P. INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS: 1. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. 2. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING. 3. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATION, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

RESIDENTIAL GREEN CODE REQUIREMENTS

Table with columns: Feature or Measure, Location on Plans, Verification (Office, Field). Includes sections like Planning & Design Site Development, Energy Efficiency, Water Efficiency and Conservation, Outdoor Water Use, Enhanced Durability and Reduced Maintenance, Construction Waste Reduction, Disposal and Recycling, Building Maintenance and Operation, Environmental Quality, Fire Places, Pollutant Control, Interior Moisture Control, Indoor Air Quality and Exhaust, Environmental Comfort, Installer and Special Inspector Qualifications, Verifications.

Pollutant Control

Table with columns: Feature or Measure, Location on Plans, Verification. Includes items like duct openings, adhesives, paints, stains, etc.

Interior Moisture Control

Table with columns: Feature or Measure, Location on Plans, Verification. Includes items like vapor retarder, moisture content.

Indoor Air Quality and Exhaust

Table with columns: Feature or Measure, Location on Plans, Verification. Includes item like exhaust fans.

Environmental Comfort

Table with columns: Feature or Measure, Location on Plans, Verification. Includes items like whole house exhaust fans, duct systems.

Installer and Special Inspector Qualifications

Table with columns: Feature or Measure, Location on Plans, Verification. Includes items like HVAC system installers, special inspectors.

Verifications

Table with columns: Feature or Measure, Location on Plans, Verification. Includes item like verification of compliance.

Table with columns: Date, Description, No. Includes rows for various inspection items.

Proj. No.: 2016004

Date: 07/18/2016

Scale: 1" = 1'-0"

Drawn By: JMT

A0.3

CAL-GREEN COMPLIANCE SHEET

7/18/2016 3:07:22 PM

BUILDING CODE ANALYSIS

SITE ACCESSIBILITY

AT HAZARDOUS VEHICLE LOCATIONS:	A. INSTALL FIXED BOLLARDS ALONG TRANSITION BETWEEN VEHICULAR ACCESS AND PEDESTRIAN ACCESS.
	B. CONFIRM WITH CITY AGENCY HAVING JURISDICTION.

USE AND OCCUPANCY CLASSIFICATION

(CBC CHAPTER 3)	A. OCC TYPE R2.1 SECTION 310.6
	B. OCC TYPE B SECTION 304.1

SPECIAL REQUIREMENTS BASED ON USE AND OCCUPANCY

(CBC CHAPTER 4) R2.1 425.8.4.2	A. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN SLEEPING UNITS WHEN FUEL BURNING APPLIANCES ARE INSTALLED. B. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED C. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034. DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2075, ALARMS AND DETECTORS SHALL BE INSTALLED PER CBC, CURRENT ADDITION OF NFPA 720, AND MANUFACTURERS INSTALLATION INSTRUCTIONS. INSTALL ALARMS: • OUTSIDE EACH SEPARATE SLEEPING UNIT • ON EVERY LEVEL OF DWELLING UNIT • ON CEILING OF SLEEPING UNIT
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BASIC ALLOWABLE AREA, HEIGHT & STORIES

(CBC CHAPTER 5) 504, TABLE 503	<p>TYPE VB (R2.1 OCC)</p> <ul style="list-style-type: none">ALLOWABLE BUILDING HEIGHT = 35'-0" ACTUAL = 34'-9" 'OK'ALLOWABLE BASIC BUILDING AREA PER STORY = 7,000 SF ACTUAL = 2,376 SF 'OK'ALLOWABLE NUMBER OF STORES = 3 ACTUAL = 3 'OK'
-----------------------------------	---

MIXED USE AND OCCUPANCY

(CBC CHAPTER 5) 508, 508.3, 508.3.3	NON SEPARATED OCCUPANCIES: • NO SEPARATION IS REQUIRED BETWEEN OCCUPANCIES CLASSIFIED OCCUPANCIES: B, R2.1 MOST RESTRICTIVE OCCUPANCY = R2.1 SEPARATION IS REQUIRED AT SLEEPING UNITS * NO OCCUPANCY SEPARATION REQUIRED. BUILDING COMPLIES AS A NON-SEPARATED OCCUPANCIES PER CBC 508.3 (R2.1) HAS BEEN USED TO DETERMINE ALLOWABLE BUILDING AREA AND HEIGHT.
--	---

TYPES OF CONSTRUCTION

(CBC CHAPTER 6, 7) 602, TABLE 601, TABLE 602, TABLE 705.8	FIRE RESISTIVE RATING REQUIREMENTS: TYPE VB • BEARING WALLS - EXT = NON-RATED (10' ≤ 30') = 1 HOUR (5' ≤ 10') = 1 HOUR (X ≤ 5') • NON BEARING WALLS - EXT = NON-RATED (X ≤ 30'-0") = 1 HOUR (X ≤ 30'-0") • BEARING WALLS - INT = NON-RATED • NON BEARING WALLS - INT = NON-RATED • STRUCTURAL FRAME = NON-RATED • PARTITIONS PERMANENT = NON-RATED • FLOOR AND FLOOR/CEILING = NON-RATED • ROOFS AND ROOF/CEILING = NON-RATED • EXTERIOR DOORS & WINDOWS = NON RATED = 3/4 HOUR @ 1-HOUR = 1/3 HOUR ELSEWHERE • INTERIOR DOORS & WINDOWS = 1 HOUR • EXIT PASSAGEWAYS = 1 HOUR
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ATTICS

(CBC CHAPTER 12) 1209.2	A. ATTIC ACCESS: • PROVIDE IN WALLS @ SECOND FLOOR • LOCATE IN READILY ACCESSIBLE LOCATION
----------------------------	--

FIRE ALARM AND DETECTION SYSTEMS, (E) SYSTEM TO BE MODIFIED TO MEET CURRENT CODE

(CBC CHAPTER 9) 907.2.11.2	A. MANUAL FIRE ALARM SYSTEM • NOTIFICATION APPLIANCES WILL ACTIVATE UPON SPRINKLER WATER FLOW AT LEAST ONE MANUAL FIRE ALARM BOX IS INSTALLED IN AN APPROVED LOCATION.
(CBC CHAPTER 11) 1103.1, TABLE 1103.1, 1103.7.7	B. AUTOMATIC SMOKE DETECTION SYSTEM • AN APPROVED SMOKE DETECTION SYSTEM SHALL BE INSTALLED IN ALL CORRIDORS SERVING SLEEPING AREAS.
	C. SMOKE ALARMS • SHALL BE INSTALLED IN SLEEPING AREAS, IN EVERY ROOM IN THE PATH OF EGRESS FROM THE SLEEPING AREA TO THE DOOR LEADING FROM THE SLEEPING UNIT AND WITHIN EVERY STORY WITHIN THE SLEEPING UNIT.

EXITS

(CBC CHAPTER 10) TABLE 1015.1 TABLE 1016.1 1008.1.9.1 1018.1 exceptions #2 & #4	A. MIN TWO EXITS REQUIRED BASED ON OCCUPANT LOAD B OCC ≥ 50 OCCUPANTS R OCC ≥ 10 OCCUPANTS B. MAX EXIT TRAVEL DISTANCE B OCC = 200 FEET R OCC = 200 FEET C. HARDWARE • NO SPECIAL KNOWLEDGE HARDWARE TYPE • SHALL BE INSTALLED BETWEEN 30" MIN AND 44" AFF D. CORRIDOR WIDTH • MIN 36"
---	--

ROOF CONSTRUCTION

(CBC CHAPTER 15) TABLE 1505.1	A. CONSTRUCTION TYPE VB • "CLASS A" MIN ROOF COVERING CLASSIFICATION
----------------------------------	---

INTERIOR WALL AND CEILING FINISH MATERIAL

(CBC CHAPTER 8) TABLE 803.9	R2.1 OCC - FLAME SPREAD AND SMOKE DEVELOPED INDEX • EXITS, ENCLOSURES AND PASSAGEWAYS - CLASS 'C' • CORRIDORS - CLASS 'C' • ROOMS AND ENCLOSED SPACES - CLASS 'C' B OCC - FLAME SPREAD AND SMOKE DEVELOPED INDEX • EXITS, ENCLOSURES AND PASSAGEWAYS - CLASS 'B' • CORRIDORS - CLASS 'C' • ROOMS AND ENCLOSED SPACES - CLASS 'C'
--------------------------------	---



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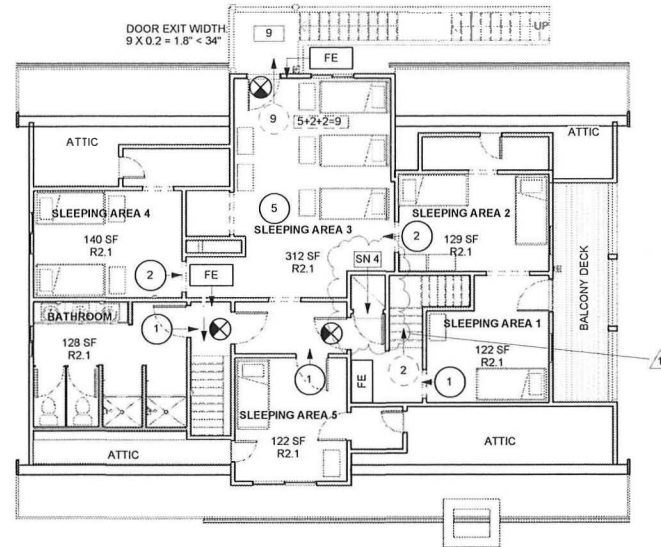
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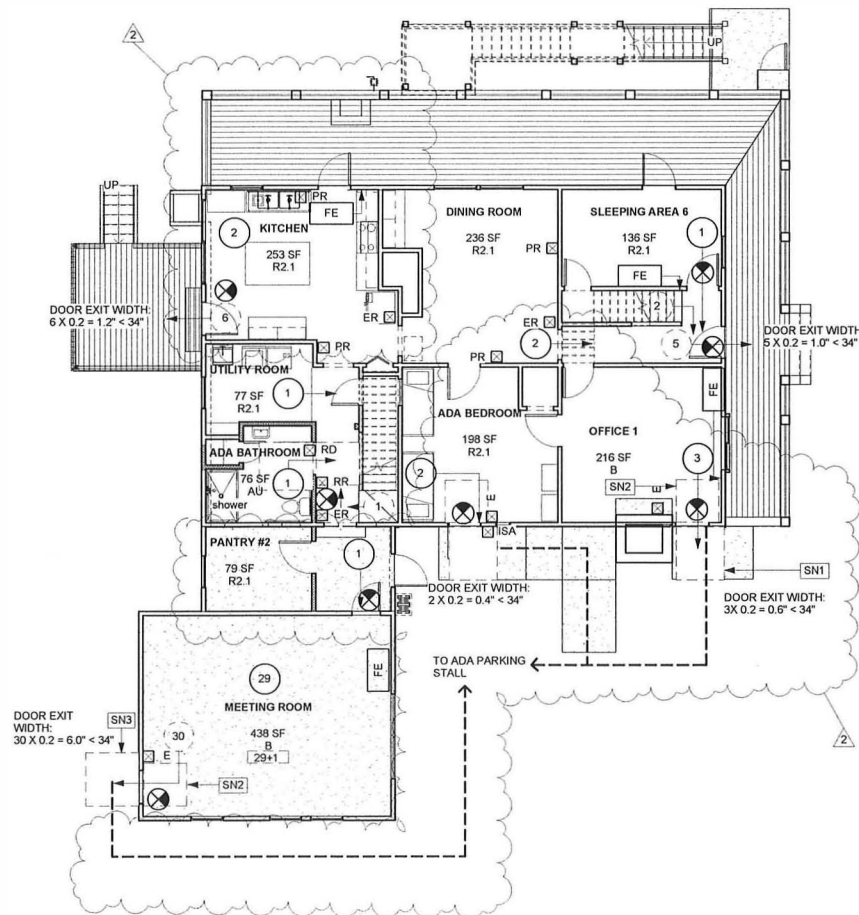
No.	Description	Date

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Drawn By:	JMT

A0.4
CODE ANALYSIS



2 2ND FLOOR - EXITING PLAN
1/8" = 1'-0"



1 1ST FLOOR - EXITING PLAN
1/8" = 1'-0"

LEGEND

ROOM SYMBOLS

- Room name ← ROOM NAME
- 101 ← ROOM NUMBER
- 150 SF ← SQUARE FOOTAGE
- * OCC ← OCCUPANCY TYPE

EXISTING ANALYSIS SYMBOLS

- ⊙ (with number) ← OCCUPANT LOAD OF SPECIFIC ROOM
SF / FLOOR AREA ALLOWANCE PER OCCUPANT = OCCUPANT LOAD
ARROW SHOWS DIRECTION OF TRAVEL
- ⊙ (with number and arrow) ← ESTIMATED OCCUPANT LOAD TO EXIT FROM MAIN AREA, TYPICALLY 1/2 OR 1/3 THE MAIN AREA OCCUPANT LOAD
ARROW SHOWS DIRECTION OF TRAVEL
- ⊙ (with number and dashed line) ← COMBINED OCCUPANT LOAD WHEN MULTIPLE LOADS DUMP INTO A SINGLE AREA
- ⊙ (with number and dot) ← OCCUPANT LOAD AT EXTERIOR DOOR USED FOR MINIMUM CLEAR DOOR WIDTH CALCULATION
- ⊙ (with number and dot) ← OCCUPANT LOAD AT STAIR USED FOR MINIMUM STAIRWIDTH CALCULATION
- AU ← ACCESSORY USE = 0 OCCUPANT LOAD

HARDWARE

- ⬠ ← PANIC DEVICE (EXIT DEVICE), TYPICAL NON LATCHING HARDWARE AT MAIN ENTRANCE DOORS

SIGNAGE

- ⊠ ← REFER TO SIGNAGE LEGEND

EXIT SIGNS (ILLUMINATED)

- ⊗ ← ILLUMINATED EXIT SIGN

FIRE EXTINGUISHERS

- FE ← FIRE EXTINGUISHER AND BRACKET - SURFACE WITH SIGNAGE

PATH OF TRAVEL

- ← ACCESSIBLE ROUTE

SIGNAGE LEGEND

SIGN IDENTIFICATION

- E TACTILE EXIT SIGN: "EXIT"
(CBC 1011.1.1011.4)
- ER TACTILE EXIT SIGN: "EXIT ROUTE"
(CBC 1011.1.1011.4)
- RD RESTROOM DOOR MOUNTED IDENTIFICATION SIGN:
"MEN" OR "WOMEN" WITH WHEELCHAIR
- RR RESTROOM WALL MOUNTED IDENTIFICATION SIGN:
"MEN" OR "WOMEN" WITH WHEELCHAIR
- PR PERMANENT AND TACTILE ROOM IDENTIFICATION SIGN

BUILDING ENTRANCE AND ACCESSIBILITY SIGNAGE

- ISA ACCESSIBLE ENTRANCE SIGN:
"INTERNATIONAL SYMBOL OF ACCESSIBILITY"

SITE ENTRANCE AND ACCESSIBILITY SIGNAGE

- SEA SITE ACCESSIBLE ENTRANCE SIGN

ACCESSORY SIGNAGE

- FE FIRE EXTINGUISHER SIGNAGE

OCCUPANCY

- OCC MAXIMUM OCCUPANCY SIGNAGE:
"MAXIMUM OCCUPANCY SHALL NOT EXCEED [FILL IN]"
WHICH READS MAXIMUM NUMBER OF PEOPLE PER CBC SECTION 1004.3 AND QUANTITY AS NOTED ON PLAN.
MOUNT SIGN ON WALL AT 8'-0" AFF TO TOP OF SIGN.

NOTE: REFER TO SITE PLAN AND DETAILS FOR SITE SIGNAGE NOT ATTACHED TO BUILDING OR LOCATED WITHIN BUILDING.

SHEET NOTES

- 1. 48" x 54" MANEUVERING CLEARANCE AS INDICATED, TYPICAL WHERE SHOWN.
- 2. 48" x 48" MANEUVERING CLEARANCE AS INDICATED, TYPICAL WHERE SHOWN.
- 3. 60" x 60" MANEUVERING CLEARANCE AS INDICATED, TYPICAL WHERE SHOWN.
- 4. NON-ACCESSIBLE LOCKED DOOR TO (E) ATTIC AREA

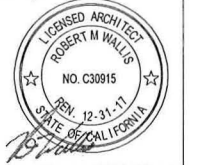


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1	Plan Review 1	06-09-2016
2	Scope Revisions	07-15-2016

Proj. No.: 2016004

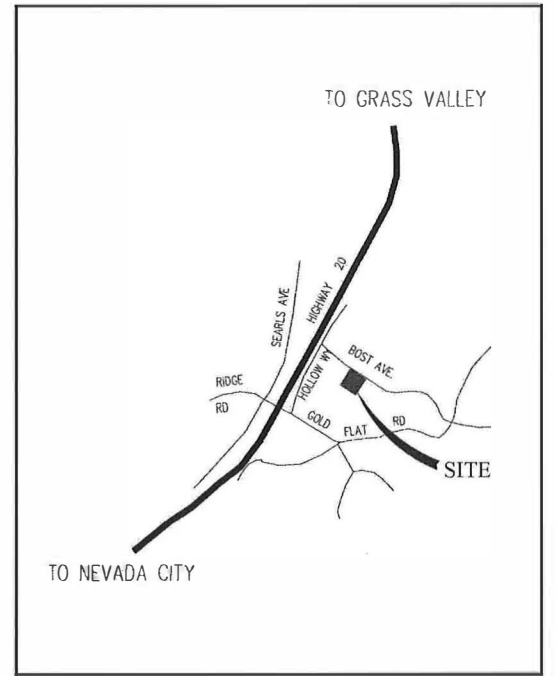
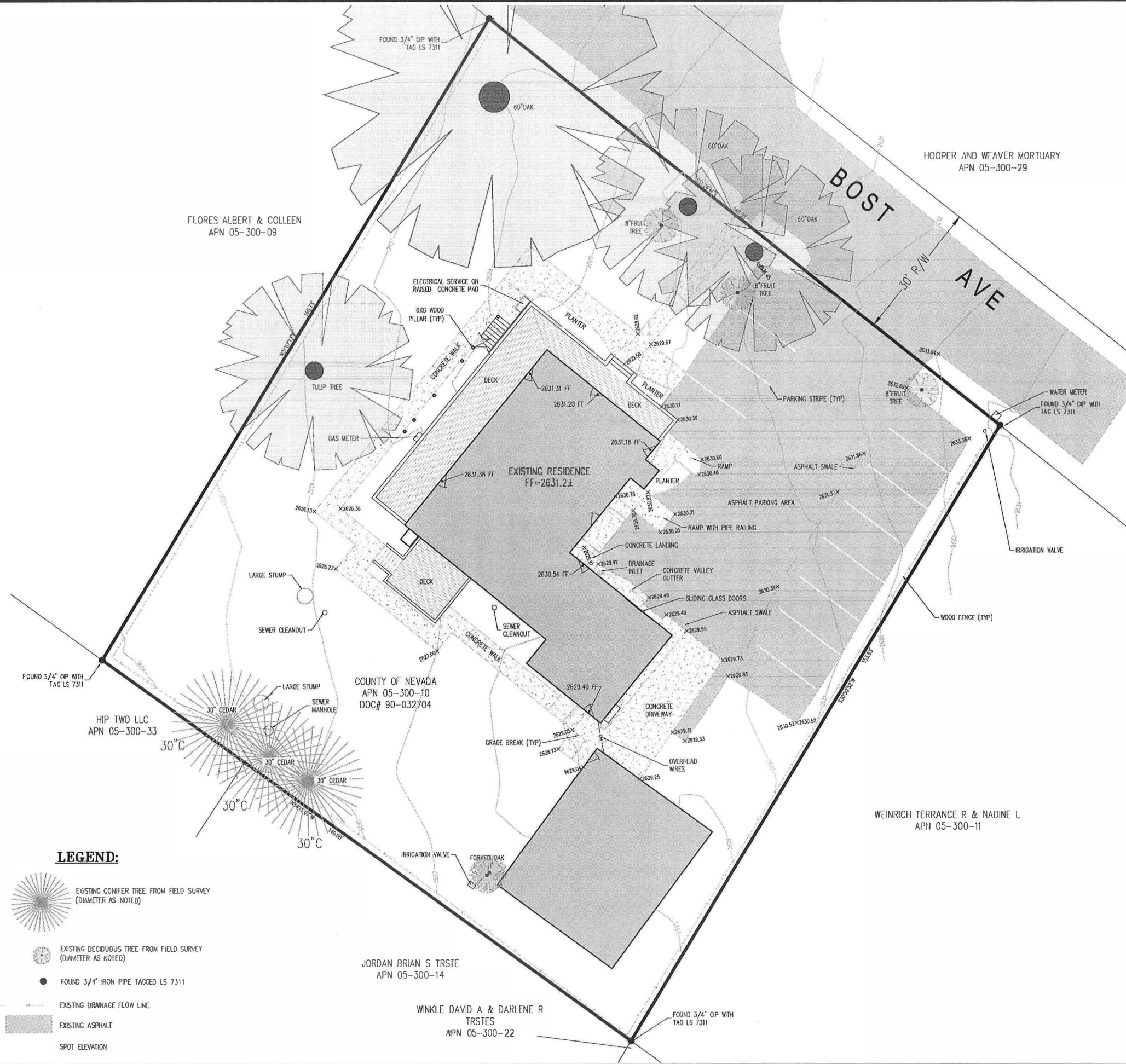
Date: 07/18/2016

Scale: As indicated

Drawn By: JMT

A0.5

EXITING PLAN



LOCATION MAP
SCALE: 1"=2000'

PROPERTY ADDRESS

145 BOST AVENUE
NEVADA CITY, CA 95959

OWNER

COUNTY OF NEVADA
1950 MAIDU AVE.
NEVADA CITY, CA 95959

MAP PREPARED BY

SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95645
(530) 272-5841
CONTACT: MAR TIN WOOD, P.L.S.

ASSESSOR'S PARCEL NUMBER

05-300-10

LOT AREA

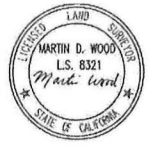
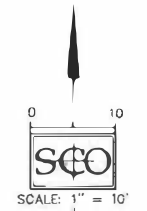
21,780 SF/ 0.5 A C±

NOTES:

CONTOUR INTERVAL = 1.0'
THE BASIS OF BEARING IS IDENTICAL TO THAT RECORD OF SURVEY RECORDED IN BOOK 12 OF PARCEL MAPS AT PAGE 292, O.R.N.C. PER FOUND MONUMENTS SHOWN HEREON.
THE VERTICAL DATUM IS ASSUMED (APPROXIMATE NAVD 88). SEE LOCAL BENCHMARK SHOWN HEREON.

LEGEND:

- EXISTING CONIFER TREE FROM FIELD SURVEY (DIAMETER AS NOTED)
- EXISTING DECIDUOUS TREE FROM FIELD SURVEY (DIAMETER AS NOTED)
- FOUND 3/4" IRON PIPE TAGGED LS 7311
- EXISTING DRAINAGE FLOW LINE
- EXISTING ASPHALT
- SPOT ELEVATION



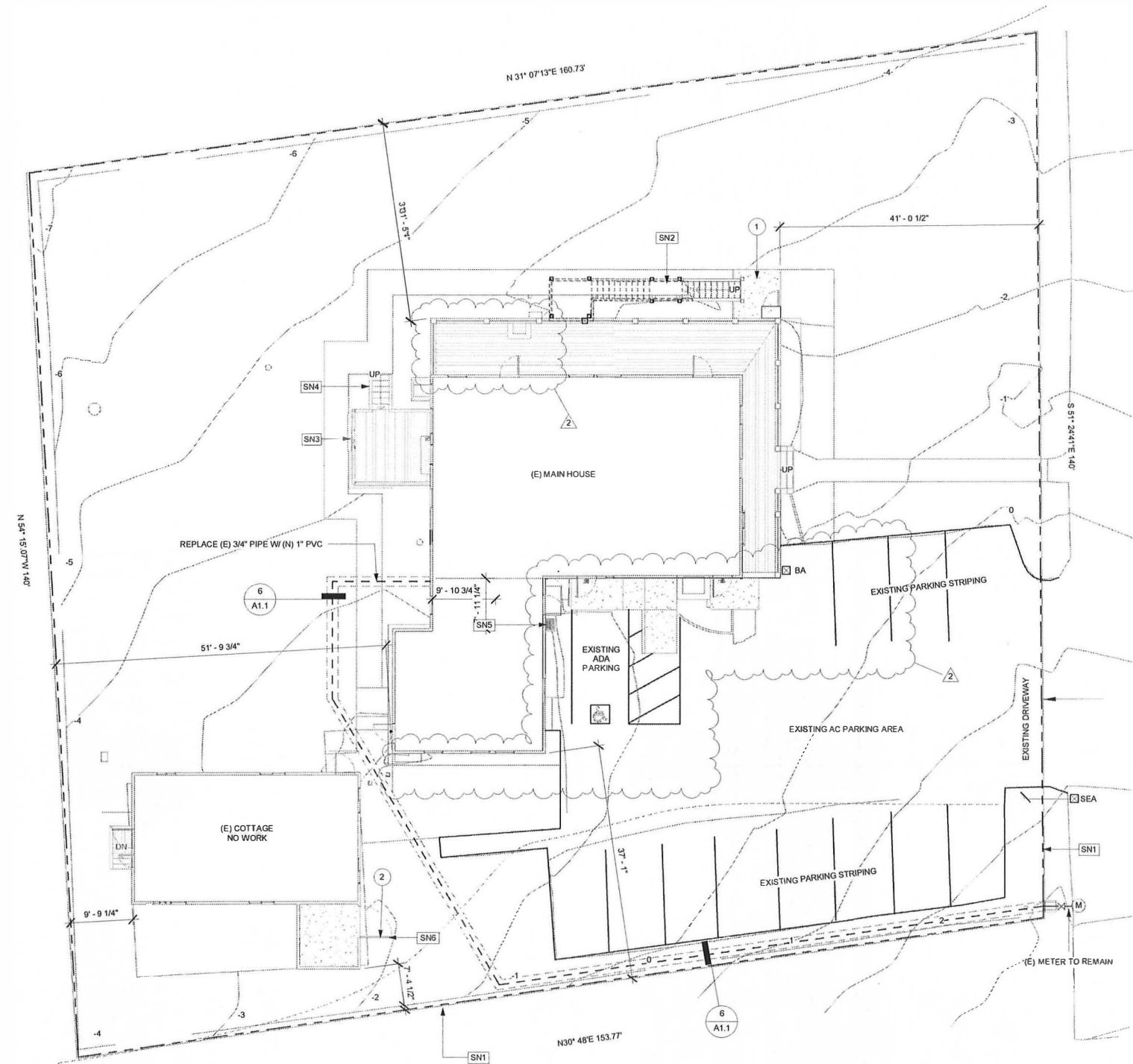
NO.	REVISIONS	DATE	DESIGNED: MDW

TOPOGRAPHIC SURVEY
BOST HOUSE
145 BOST AVENUE, NEVADA CITY, CALIFORNIA



GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043
FAX (530) 272-5860

1 OF 1



LEGEND

- (E) HABITABLE FLOOR AREA
- (N) HABITABLE FLOOR AREA
- PROPERTY LINE
- SETBACK LINE
- CONCRETE FLATWORK
- PROPOSED BELOW GRADE RAINWATER DRAINAGE SYSTEM
- FLATWORK CONTROL JOINT
- FLATWORK EXPANSION JOINT
- 6\" WOOD FENCE

CURB/PLANTER WALL TYPES:

(C1) MATERIAL: CAST-IN-PLACE CONCRETE
 FINISH: REFER TO DETAIL
 HEIGHT: REFER TO DETAIL
 WIDTH: 6-INCHES

BUILDING ADDRESS SIGNAGE

(BA) ILLUMINATED BUILDING ADDRESS SIGN

SITE ENTRANCE AND ACCESSIBILITY SIGNAGE

(SEA) SITE ACCESSIBLE ENTRANCE SIGN (4) (A1.2)

(ISA) SYMBOL OF ACCESSIBILITY SIGN (3) (A1.2)

SUMMARY CALCULATIONS

PROJECT INFORMATION

A.P.N. #: 05-300-10
 ZONING: LB, SC AN
 OCCUPANCY GROUP: R 2.1
 CONSTRUCTION TYPE: V-B
 TOTAL LOT AREA: .5AC (21,780 SF)

IMPERVIOUS SURFACE COVERAGE CALCULATION

A.	(E) MAIN HOUSE AREA	2,373 SF
B.	(E) COTTAGE	744 SF
C.	(E) COVERED DECK	493 SF
D.	(E) ASPHALT AREA	4,173 SF
	TOTAL	7,783 SF

LOT COVERAGE/LOT AREA: 7783/21780 (35.7% IMPERVIOUS SURFACE)

EROSION CONTROL

- EROSION CONTROL MEASURES FOR DISTURBED AREAS**
- ALL AREAS DISTURBED SHALL BE GRADED BACK TO THE ORIGINAL CONTOURS AS FOUND PRIOR TO CONSTRUCTION, UNLESS SPECIFICALLY NOTED ON THE PLAN.
 - ALL CONSTRUCTION SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 15TH.
 - AREAS OF LAND DISTURBANCE STEEPER THAN 3:1 SLOPE SHALL BE COVERED WITH EROSION CONTROL MATTING.
 - ALL AREAS OF LAND DISTURBANCE SHALL BE SEEDED AND MULCHED AS DESCRIBED BELOW.
 - ALL EROSION CONTROL MEASURES SHALL BE IN PLACE THE SAME WORKING DAY AS THE FINAL GRADING AND PRIOR TO OCTOBER 15TH.

PERMANENT EROSION CONTROL MIX

Seed Mixture	Lbs/1000 sf	Lbs/Acre Broadcast
Zero annual fescue	0.2	6
Rose Clover	0.2	9
Mulch		Bales/Acre
Straw (3 wire-80# bales)	1.0	50

SIGNATURE: _____

GENERAL NOTES

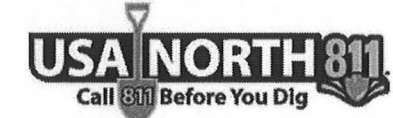
- ALL TREES AND PLANTS ARE (E) AND TO BE RETAINED, UNLESS SPECIFICALLY NOTED ON THE PLAN.
- OWNER TO PROVIDE A BOUNDARY LINE VERIFICATION FORM TO THE BUILDING INSPECTOR, PREPARED BY A LICENSED LAND SURVEYOR FOR BUILDING LINES WITHIN TEN FEET OF PROPERTY LINE SETBACK, WHICH SHALL BE FLAGGED IN THE FIELD BY A LICENSED SURVEYOR PRIOR TO FIRST INSPECTIONS.

SHEET NOTES

- (SN#)
- PROPERTY LINE
 - (E) EXIT STAIRWAY
 - (E) DECK
 - REPLACE STAIRS
 - (E) DRAIN INLET TO REMAIN
 - PROVIDE NEW DOOR AT STORAGE SHED TO REPLACE (E) GATE DOOR.

KEYNOTES - BASE BID

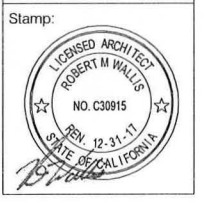
- CONCRETE FLATWORK
- HOLLOW METAL DOOR AND FRAME



1 SITE PLAN
1" = 10'-0"



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A1.0
SITE PLAN



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A1.1

SITE DETAILS

7/18/2016 3:07:34 PM

METALLIC WATERMAIN **METALLIC SERVICE LINE, ARV & B/O LATERALS**

NON-METALLIC WATERMAIN **NON-METALLIC SERVICE LINE**

NOT TO SCALE

TRENCH WIDTH "W" SCHEDULE

WATERMAIN SIZE "D"	MIN. TRENCH WIDTH FOR STRAIGHTS AND CURVES OVER 1000' RADII	MIN. TRENCH WIDTH FOR CURVES LESS THAN 1000' RADII
6"	18"	24"
8"	24"	30"
10" & LARGER	O.D. + 16"	O.D. + 16"

PIPE COVER "C" SCHEDULE

ITEM	MIN.	MAX.
WATERMAIN	12"	24"
SERVICE LINE & LATERALS	24"	48"
HYDRANT LATERAL	30"	48"

BACKFILL CLASSIFICATION

CLASS #	CLEAN SAND-FREE FROM DELETERIOUS MATERIAL WITH S.E. OF AT LEAST 50 AND MEETING THIS PERCENT BY WEIGHT GRADATION	SIZE	NATURAL SAND	CRUSHED SAND	DECOMPOSED GRANITE
1		1/2"	100	100	100
2		3/4"	75-100	100	100
3		No. 4	65-100	75-100	75-100
4		No. 20	0-15	0-5	0-2

TRENCH BACKFILL COMPACTION SCHEDULE

ITEM	INSIDE ROADWAY (1)	OUTSIDE ROADWAY
WATERMAIN	95% MIN.	85% MIN.
SERVICE LINES & ANY LATERALS	95% MIN.	85% MIN.
HYDRANT LATERAL	95% MIN.	95% MIN.

NOTES:

- ALL MATERIALS AND INSTALLATION SHALL CONFORM TO "WATERMAINS" AND "SERVICE ASSEMBLIES" IN THE SPECIFICATIONS.
- TRENCH DETAILS FOR PIPELINES LOCATED ALONG OR ACROSS ROADWAYS SHALL CONFORM TO REQUESTS OF THE APPROPRIATE REGULATORY BODY.
- TRENCHES LOCATED OUTSIDE OF ROADWAYS SHALL HAVE BACKFILL SLIGHTLY MOUNDING OVER THE TRENCH UNLESS DETERMINED BY THE DISTRICT ENGINEER THAT A MOUND IS NOT NECESSARY.
- LOCATING WIRE SHALL BE BARE #8 GAUGE SOLID COPPER AND SHALL CONFORM TO DRAWING NID SD4.
- COMMON TRENCH WITH OTHER UTILITIES WILL NOT BE ALLOWED.

BACKFILL CLASSIFICATION

CLASS #1: CLEAN SAND-FREE FROM DELETERIOUS MATERIAL WITH S.E. OF AT LEAST 50 AND MEETING THIS PERCENT BY WEIGHT GRADATION.

CLASS #2: SELECT EARTH FREE FROM DELETERIOUS MATERIAL AND PASSING 1" SCREEN.

CLASS #3: SELECT EARTH FREE FROM DELETERIOUS MATERIAL AND PASSING 2" SCREEN.

CLASS #4: SELECT EARTH FREE FROM DELETERIOUS MATERIAL AND PASSING 4" SCREEN.

TRENCH BACKFILL COMPACTION SCHEDULE

ITEM: INSIDE ROADWAY (1), OUTSIDE ROADWAY

WATERMAIN: 95% MIN., 85% MIN.

SERVICE LINES & ANY LATERALS: 95% MIN., 85% MIN.

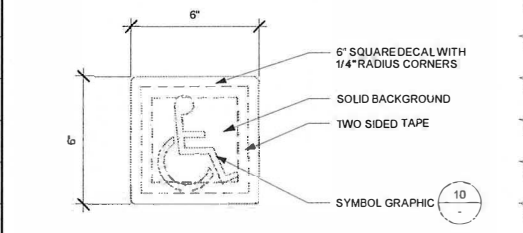
HYDRANT LATERAL: 95% MIN., 95% MIN.

(1) DEFINED AS AREA BETWEEN TOP OF CUT AND TOE OF FILL OF ROADWAY CROSS SECTION.

APPROVED: 5-10-10

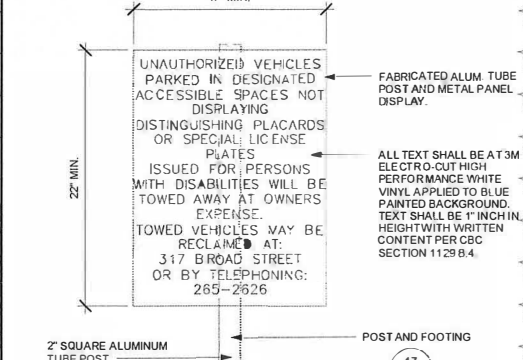
WATERMAIN, SERVICE LINE AND LATERAL TRENCH DETAILS NOT TO SCALE NID SD1

6 WATER MAIN TRENCH NOT TO SCALE

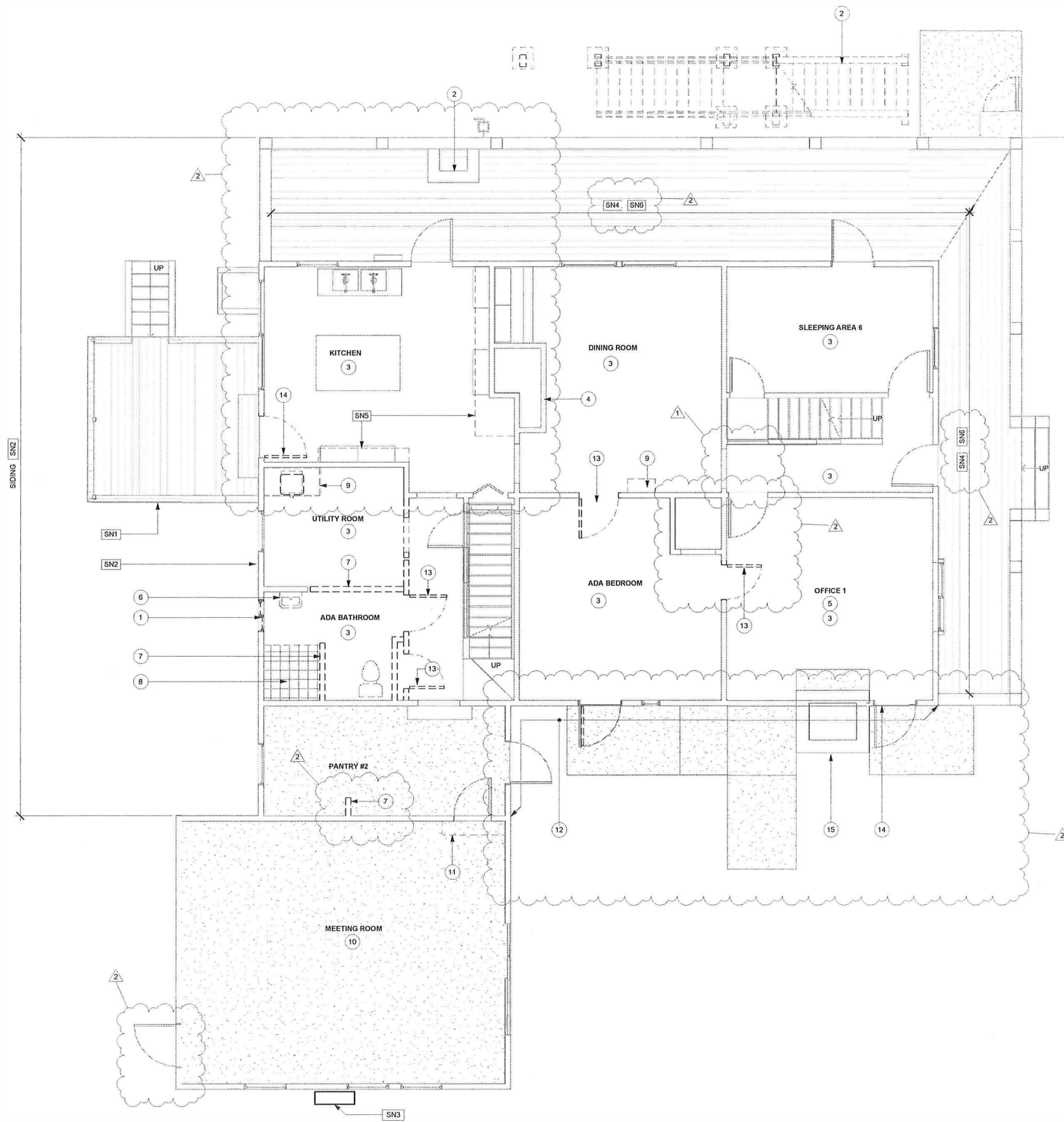


NOTE: A. INSTALL WITH BLANK AT OPPOSITE SIDE OF GLAZING. INSTALL WITH 3M TWO SIDED TAPE TO GLAZING, TYP.

3 SIGN - ENTRANCE - ISA 3" = 1'-0"



4 SIGN - SITE ENTRANCE (SEA) 1 1/2" = 1'-0"



LEGEND

- EXISTING WALL LOCATION
- EXISTING WALL TO BE REMOVED
- EXISTING FINISH TO BE REMOVED. STRUCTURE TO REMAIN.

GENERAL NOTES

- A. NOTIFY ARCHITECT OF ANY DEVIATIONS TO DEMOLITION PLANS.
- B. BID ALTERNATE DEMO NOTED SEPARATELY (SEE BELOW). ALL OTHER DEMO NOTES TO BE PART OF BASE BID.

SHEET NOTES - BASE BID

- 1. PATCH/REPAIR (E) DECK & ROOF STRUCTURE IN KIND.
- 2. PATCH/REPAIR (E) SIDING IN KIND.
- 3. REPAIR AC UNIT WALL BRACKET. PATCH/REPAIR WALL IN KIND.
- 4. REPAIR (E) FIRE SENSOR @ VERANDA DECK CEILING. VERIFY W/ OWNER PRIOR TO WORK.
- 5. (E) SOFFIT TO REMAIN. PATCH/REPAIR IN KIND.
- 6. REMOVE (E) DECKING AND DETERIORATED JOIST AS NECESSARY.

KEYNOTES - BASE BID

- 1 WINDOW AND FRAME TO BE REMOVED
- 2 REMOVE EXISTING CONSTRUCTION
- 3 VINYL FLOORING TO BE REMOVED
- 4 STONE VENEER TO BE REMOVED
- 5 CEILING FINISH TO BE REMOVED
- 6 PLUMBING FIXTURES TO BE REMOVED
- 7 WALL TO BE REMOVED
- 8 FINISH FLOOR TO BE REMOVED
- 9 CASEWORK TO BE REMOVED
- 10 CARPET TO BE REMOVED
- 11 PLATFORM TO BE REMOVED
- 12 EXTERIOR SIDING TO BE REMOVED
- 13 DOOR AND FRAME TO BE REMOVED
- 14 DOOR TO BE REMOVED
- 15 REMOVE CHIMNEY STRUCTURE TO 24" ABOVE ROOF STRUCTURE

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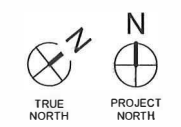
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1	Plan Review 1	06-06-2016
2	Scope Revisions	07-15-2016

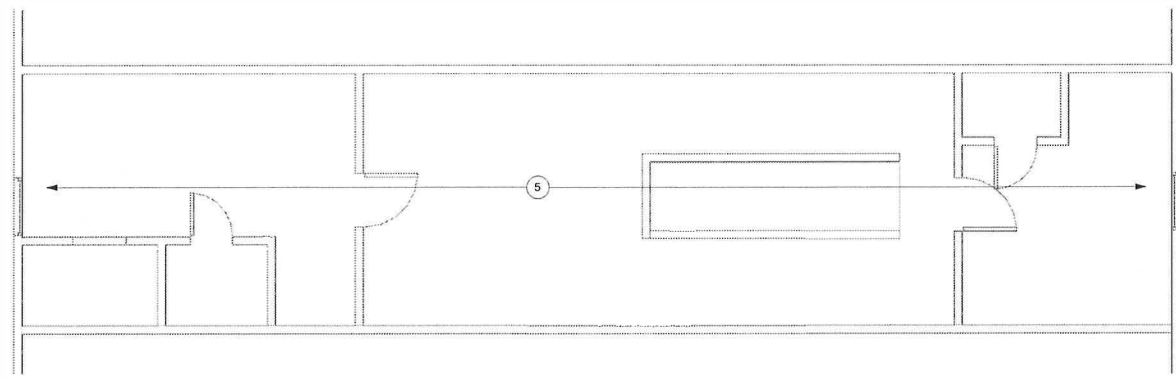
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A2.0
1ST FLOOR DEMO PLAN




1 1ST FLOOR - DEMOLITION PLAN
1/4" = 1'-0"



② ATTIC FLOOR - DEMOLITION PLAN
1/4" = 1'-0"



LEGEND

-  EXISTING WALL LOCATION
-  EXISTING WALL TO BE REMOVED
-  EXISTING FINISH TO BE REMOVED. STRUCTURE TO REMAIN.

GENERAL NOTES

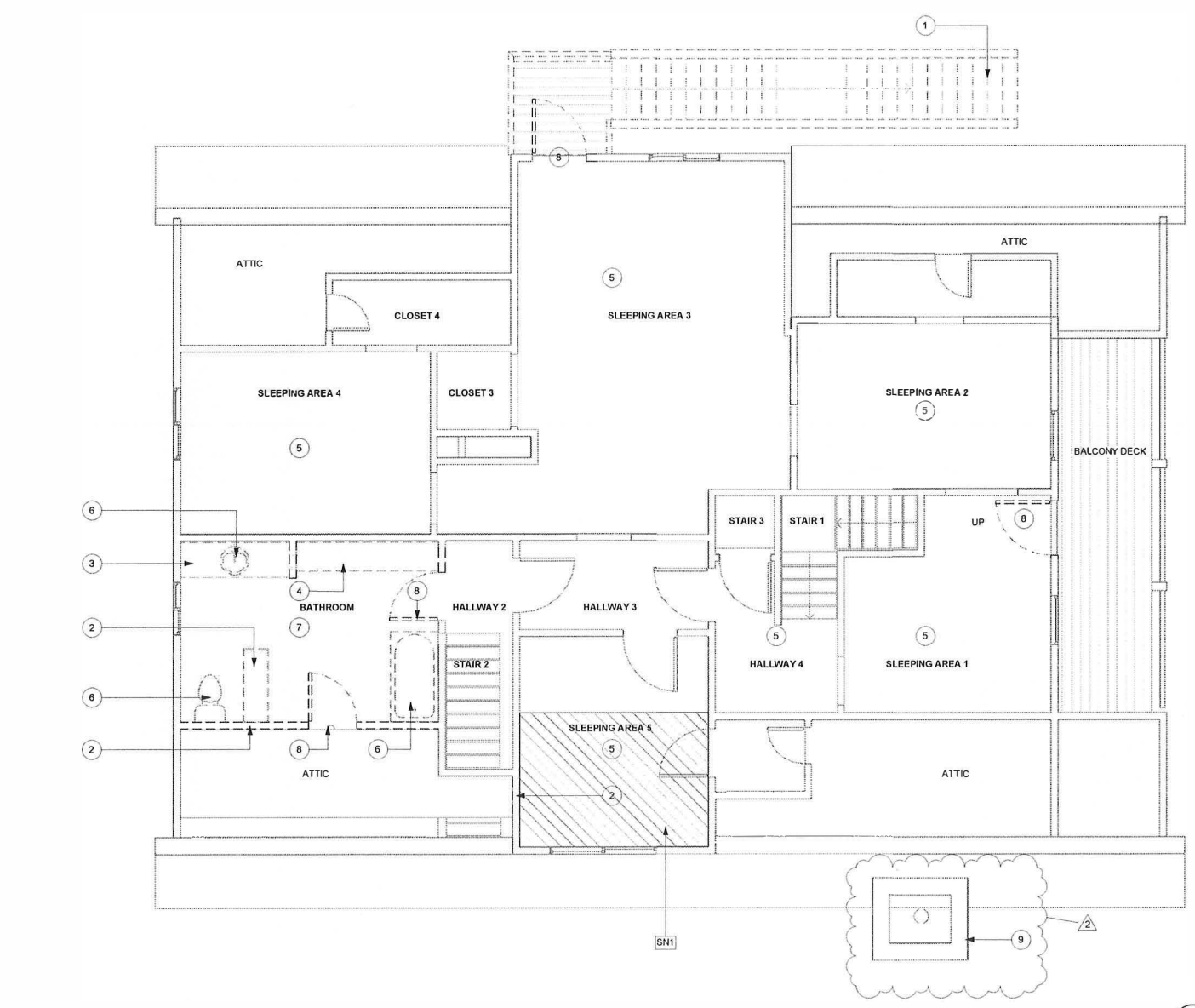
- A. NOTIFY ARCHITECT OF ANY DEVIATIONS TO DEMOLITION PLANS.
- B. BID ALTERNATE DEMO NOTED SEPARATELY (SEE BELOW). ALL OTHER DEMO NOTES TO BE PART OF BASE BID.

SHEET NOTES - BASE BID

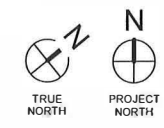
- 1. REMOVE FLOOR SHEATHING TO EXPOSE (E) FLOOR JOIST THIS AREA, REPLACE W/ SHEATHING TO MATCH HEIGHT OF ADJACENT FLOORING. SEE STRUCTURAL SHEET S2.2

KEYNOTES - BASE BID

- 1 REMOVE EXISTING CONSTRUCTION
- 2 WALL TO BE REMOVED
- 3 CASEWORK TO BE REMOVED
- 4 SIMULATED STONE COUNTERTOP: SOLID SURFACE
- 5 CARPET TO BE REMOVED
- 6 PLUMBING FIXTURES TO BE REMOVED
- 7 VINYL FLOORING TO BE REMOVED
- 8 DOOR AND FRAME TO BE REMOVED
- 9 REMOVE CHIMNEY STRUCTURE TO 24" ABOVE ROOF STRUCTURE




① 2ND FLOOR - DEMOLITION FLOOR PLAN
1/4" = 1'-0"




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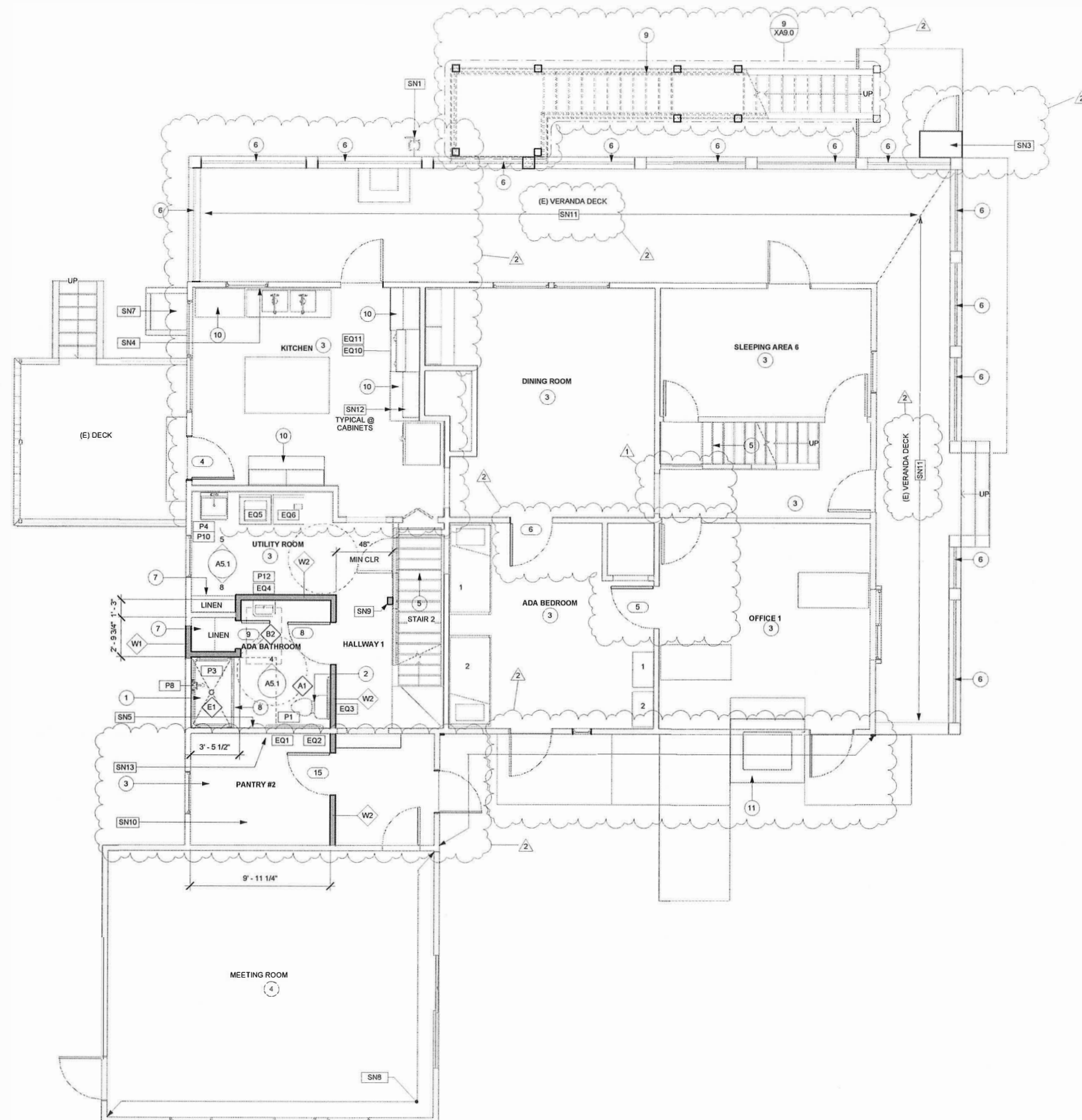
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2	Scope Revisions	07-15-2016

Proj. No.: 2016004
Date: 07/18/2016
Scale: 1/4" = 1'-0"
Drawn By: JMT

A2.1
2ND & ATTIC FLOOR
DEMO PLAN



LEGEND

- (E) WALL LOCATION
- (N) WALL LOCATION
- WALL BELOW
- ALIGN FACE OF WALL FINISHES
- DOOR TYPE, REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- WINDOW TYPE, REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
- EQ1 EQUIPMENT FIXTURE, REFER TO EQUIPMENT ON SHEET A3.0
- P1 PLUMBING FIXTURE, REFER TO PLUMBING SCHEDULE ON SHEET A3.0
- A,B,E1 ACCESSORY DETAILS, SEE SHEET A3.1

WALL TYPES:

- W1 FRAMING: 2X4 WOOD STUD @ 16" O.C.
SUBSTRATE: 1/2" GYP BOARD (INT. SIDE)
STRUCTURAL SHEATHING (EXT. SIDE)
MATCH (E) LAP SIDING (EXT. FINISH)
FULL HEIGHT
HEIGHT: FULL HEIGHT
INSULATION: R-19 THERMAL BATT INSULATION
SHEET NOTE:
- W2 FRAMING: 2X4 WOOD STUD @ 16" O.C.
SUBSTRATE: 5/8" TYPE 'X' GYP BOARD (INT. SIDE ONE)
5/8" TYPE 'X' GYP BOARD (INT. SIDE TWO)
FULL HEIGHT
HEIGHT: FULL HEIGHT
INSULATION: R22
SHEET NOTE:
- W3 FRAMING: 2X6 WOOD STUD @ 16" O.C.
SUBSTRATE: 5/8" ROSEBURG SHEATHING T-111 (EXTERIOR)
1/2" TYPE GYP BOARD (INTERIOR)
FULL HEIGHT
HEIGHT: FULL HEIGHT
INSULATION: R22
SHEET NOTE:
- W4 FRAMING: 2X6 WOOD STUD @ 16" O.C.
SUBSTRATE: 1/2" TYPE GYP BOARD (INTERIOR)
FULL HEIGHT
HEIGHT: FULL HEIGHT
INSULATION: R22
SHEET NOTE:

GENERAL NOTES

- A. INSTALLATION OF FRAMING SHALL BE WIDTHS HEREIN LISTED IN WALL TYPES UNLESS SPECIFIED DIFFERENTLY BY STRUCTURAL DOCUMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO INSTALLATION.
- B. REFER TO INTERIOR FINISH SCHEDULE ON SHEET A3.0 FOR FLOOR, WALL AND CEILING FINISHES.
- C. REFER TO WINDOW SCHEDULE ON SHEET A3.0 FOR NEW INTERIOR AND EXTERIOR WINDOW INFORMATION.
- D. REFER TO DOOR SCHEDULE ON SHEET A3.0 FOR NEW INTERIOR AND EXTERIOR DOOR INFORMATION.
- E. ALL (E) DOORS TO GET NEW SCHLAGE LEVER HANDLES & HARDWARE.
- F. REFER TO EQUIPMENT SCHEDULE ON SHEET A3.0 FOR EQUIPMENT FIXTURES INFORMATION.
- G. (E) WALL FINISH @ (N) WALLS - TO BE REPAIRED, PATCHED, TAPED, SPRAYED TEXTURED & PAINTED, U.N.O.
- H. (E) FLOOR FINISH @ (N) FLOORS - TO BE REMOVED TO (E) SUB FLOOR & REPAIRED, U.N.O.
- I. (E) CEILING FINISH @ (N) CEILINGS - TO BE REPAIRED, PATCHED, TAPED, SPRAYED TEXTURED & PAINTED, U.N.O.
- J. (E) LIGHT FIXTURES TO BE REPLACED W/ LED FIXTURES, U.N.O.
- K. ELECTRICAL WORK - ALL NEW ELECTRICAL SYSTEM (WALLS/CEILINGS TO BE REPAIRED, PATCHED, TAPED, SPRAYED TEXTURED & PAINTED, U.N.O.)
- L. (N) GYPSUM BOARD OVER (E) FIBERBOARD CEILINGS ONLY, U.N.O.
- M. REPLACE/INSTALL NEW INSULATION AT FLOOR (R-19) & AT REMODELED WALLS (R-13)
- N. ADA UPGRADES PER PLANS
- O. REMOVE (E) FIBERBOARD @ WALLS WHERE OCCURS, REPLACE WITH 1/4" GYPSUM WALL BOARD.
- P. ALL WALLS AND CEILINGS ARE TO BE PATCHED AND SPRAYED WITH AN ORANGE PEEL TEXTURE BEFORE PAINTING.

DIMENSION NOTES

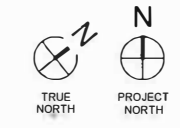
- A. EXTERIOR DIMENSIONS ARE MEASURED TO FACE OF STRUCTURAL SHEATHING / SLAB EDGE OR CENTERLINE OF STRUCTURE U.N.O.
- B. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
- C. DOORS AND WINDOWS ARE MEASURED TO CENTERLINE OF OPENINGS.
- D. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.
- E. SET JAMB AT HINGE SIDE OF:
EXTERIOR DOORS @ 4.5" U.N.O.
INTERIOR DOORS @ 4.5" U.N.O.

SHEET NOTES - BASE BID

- 1. (E) GAS METER LOCATION
- 2. (E) ELECTRICAL SUB PANEL LOCATION
- 3. (E) METERED 200 AMP PANEL LOCATED IN (E) METAL ELECTRICAL CABINET.
- 4. FRP @ WALLS & AS BACKSPLASH
- 5. 48" TALL FRP WAINSCOTE @ TOILET SIDE & REAR WALL
- 6. BUTCHER BLOCK WORK TABLE WITH POTS & PANS STORAGE UNDERNEATH
- 7. NEW 3'x6" HOLLOW METAL HATCH BASEMENT DOOR W/ NEW SOLID CEDAR JAMB AT (E) OPENING
- 8. FILL GAP AT BOTTOM OF WALL AND INSTALL NEW WALL BASE
- 9. WRAP (N) XG POST TO SUPPORT FLOOR ABOVE WITH GYP BOARD
- 10. ATTACH 2X SLEEPERS TO (E) FLOOR, RIP SLEEPERS TO LEVEL FLOOR & ATTACH 3/4" PLYWOOD SHEATHING TO SLEEPERS.
- 11. SHOROF UP (E) LEDGER PER STRUCTURAL PLANS, REPLACE DETERIORATED DECKING & JOIST IN KIND, EXTERIOR DECK PAINT TO FINISH ENTIRE VERANDA DECK
- 12. (E) BASE & UPPER CABINETS TO BE PREPPED, PRIMED & REPAINTED W/ OIL BASED PAINT. REPAIR INTERIOR OF CABINETS & REPLACE SHELVES W/ MELAMINE AT UPPER CABINETS ONLY.
- 13. FRAME & DRYWALL EXPOSED (E) CAST IRON PIPING AGAINST WALL

KEYNOTES - BASE BID

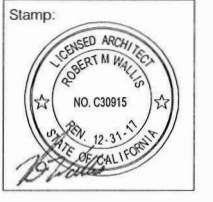
- 1. SHOWER ENCLOSURE: ACCESSIBLE
- 2. WATER CLOSET WITH TOILET SEAT
- 3. RESILIENT VINYL PLANK FLOORING ASSEMBLY
- 4. CARPET TILE ASSEMBLY
- 5. SHEET CARPETING ASSEMBLY
- 6. METAL GUARDRAIL ASSEMBLY
- 7. OPEN SHELVING
- 8. SHOWER CURTAIN AND ROD
- 9. WOOD STAIR ASSEMBLY
- 10. COUNTERTOP: PLASTIC LAMINATE FINISH
- 11. REMOVE CHIMNEY STRUCTURE TO 24" ABOVE ROOF STRUCTURE



1 1ST FLOOR PLAN
1/4" = 1'-0"

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APN: 05-300-10

No.	Revision / Scope	Date
1	Plan Review / Scope Revisions	06/29/16
2		07/15/2016

Proj. No.: 2016004
Date: 07/18/2016
Scale: As indicated
Drawn By: JMT

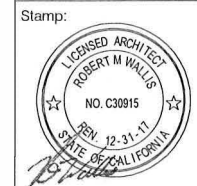
A2.2
1ST FLOOR PLAN



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APN: 06-300-10

No.	Description	Date
1	Plan Review 1	06-09-2016
2	Scope Revisions	07-15-2016

Proj. No.: 2016004
Date: 07/18/2016
Scale: As indicated
Drawn By: JMT

A2.3
2ND FLOOR PLAN

7/18/2016 3:07:45 PM

LEGEND

- (E) WALL LOCATION
- (N) WALL LOCATION
- WALL BELOW
- ALIGN FACE OF WALL FINISHES.
- DOOR TYPE. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- WINDOW TYPE. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
- EQUIPMENT FIXTURE. REFER TO EQUIPMENT ON SHEET A3.0
- PLUMBING FIXTURE. REFER TO PLUMBING SCHEDULE ON SHEET A3.0
- ACCESSORY DETAILS, SEE SHEET A3.1

WALL TYPES:

- W1** FRAMING: 2X4 WOOD STUD @ 16" O.C.
SUBSTRATE: 1/2" GYP BOARD (INT SIDE)
STRUCTURAL SHEATHING (EXT FINISH)
MATCH (E) LAP SIDING (EXT FINISH)
HEIGHT: FULL HEIGHT
INSULATION: R-19 THERMAL BATT INSULATION
SHEET NOTE:
- W2** FRAMING: 2X4 WOOD STUD @ 16" O.C.
SUBSTRATE: 5/8" TYPE 'X' GYP BOARD (INT SIDE ONE)
5/8" TYPE 'X' GYP BOARD (INT SIDE TWO)
HEIGHT: FULL HEIGHT
INSULATION: R-19 THERMAL BATT INSULATION
SHEET NOTE:
- W3** FRAMING: 2X6 WOOD STUD @ 16" O.C.
SUBSTRATE: 5/8" ROSEBURG SHEATHING T-111 (EXTERIOR)
1/2" TYPE GYP BOARD (INTERIOR)
HEIGHT: FULL HEIGHT
INSULATION: R22
SHEET NOTE:
- W4** FRAMING: 2X6 WOOD STUD @ 16" O.C.
SUBSTRATE: 1/2" TYPE GYP BOARD (INTERIOR)
1/2" TYPE GYP BOARD (INTERIOR)
HEIGHT: FULL HEIGHT
INSULATION: R22
SHEET NOTE:

GENERAL NOTES

- A. INSTALLATION OF FRAMING SHALL BE WIDTHS HEREIN LISTED IN WALL TYPES UNLESS SPECIFIED DIFFERENTLY BY STRUCTURAL DOCUMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO INSTALLATION.
- B. REFER TO INTERIOR FINISH SCHEDULE ON SHEET A3.0 FOR FLOOR, WALL AND CEILING FINISHES.
- C. REFER TO WINDOW SCHEDULE ON SHEET A3.0 FOR NEW INTERIOR AND EXTERIOR WINDOW INFORMATION.
- D. REFER TO DOOR SCHEDULE ON SHEET A3.0 FOR NEW INTERIOR AND EXTERIOR DOOR INFORMATION.
- E. ALL (E) DOORS TO GET NEW SCHLAGE LEVER HANDLES & HARDWARE
- F. REFER TO EQUIPMENT SCHEDULE ON SHEET A3.0 FOR EQUIPMENT FIXTURES INFORMATION.
- G. (E) WALL FINISH @ (N) WALLS - TO BE REPAIRED, PATCHED, TAPED, SPRAYED TEXTURED & PAINTED, U.N.O.
- H. (E) FLOOR FINISH @ (N) FLOORS - TO BE REMOVED TO (E) SUB FLOOR & REPAIRED, U.N.O.
- I. (E) CEILING FINISH @ (N) CEILINGS - TO BE REPAIRED, PATCHED, TAPED, SPRAYED TEXTURED & PAINTED, U.N.O.
- J. (E) LIGHT FIXTURES TO BE REPLACED W/ LED FIXTURES, U.N.O.
- K. ELECTRICAL WORK - ALL NEW ELECTRICAL SYSTEM (WALLS/CEILINGS TO BE REPAIRED, PATCHED, TAPED, SPRAYED TEXTURED & PAINTED, U.N.O.)
- L. (N) GYPSUM BOARD OVER (E) FIBERBOARD CEILINGS ONLY, U.N.O.
- M. REPLACE/INSTALL NEW INSULATION AT FLOOR (R-19) & AT REMODELED WALLS (R-13)
- N. ADA UPGRADES PER PLANS
- O. REMOVE (E) FIBERBOARD @ WALLS WHERE OCCURS, REPLACE WITH 1/4" GYPSUM WALL BOARD.
- P. ALL WALLS AND CEILINGS ARE TO BE PATCHED AND SPRAYED WITH AN ORANGE PEEL TEXTURE BEFORE PAINTING.

DIMENSION NOTES

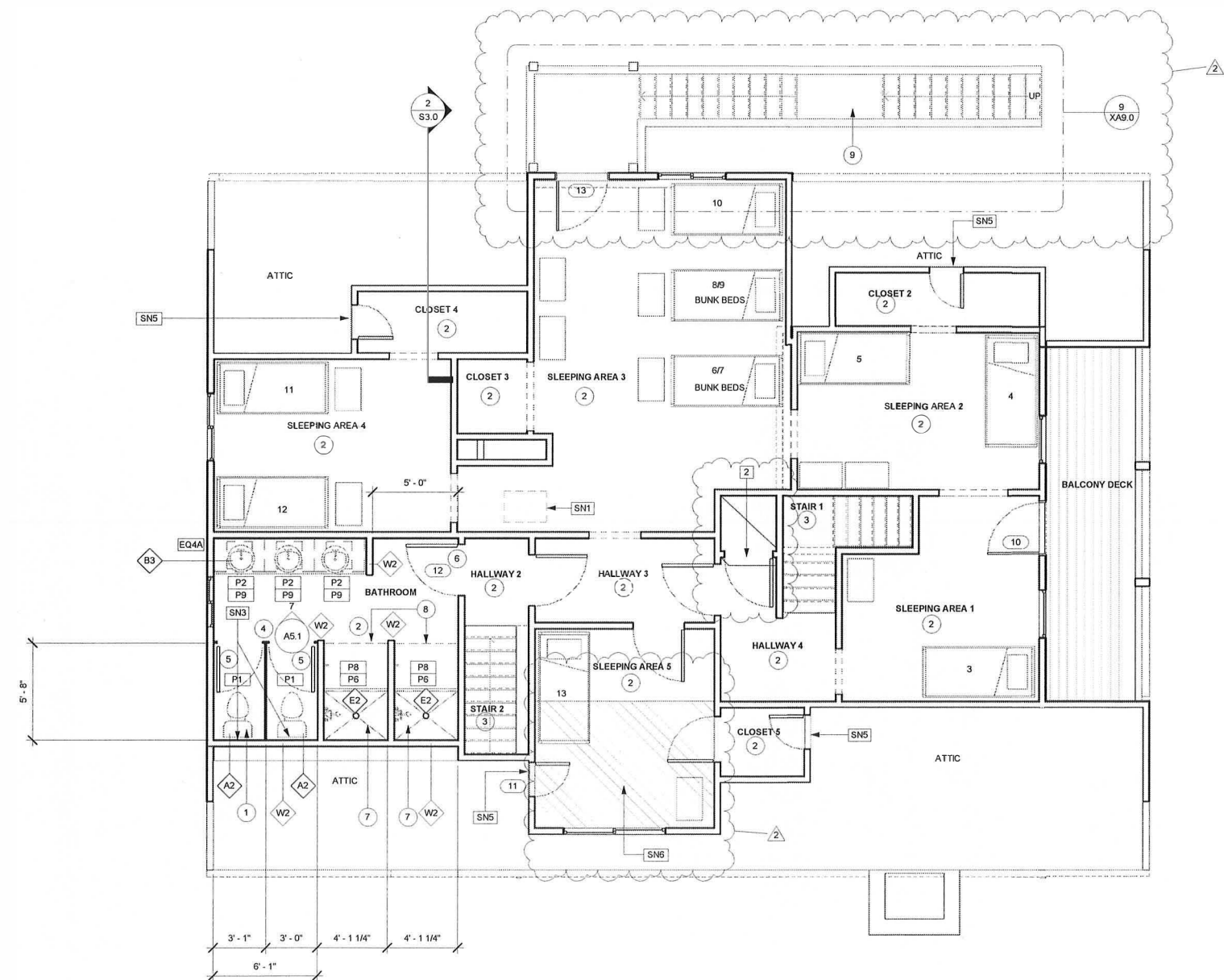
- A. EXTERIOR DIMENSIONS ARE MEASURED TO FACE OF STRUCTURAL SHEATHING / SLAB EDGE OR CENTERLINE OF STRUCTURE U.N.O.
- B. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
- C. DOORS AND WINDOWS ARE MEASURED TO CENTERLINE OF OPENINGS.
- D. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.
- E. SET JAMB AT HINGE SIDE OF:
EXTERIOR DOORS @ 45° U.N.O.
INTERIOR DOORS @ 45° U.N.O.

SHEET NOTES - BASE BID

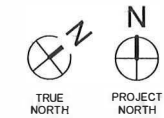
- 1. (E) 22" X 30" ATTIC ACCESS
- 2. ATTIC DOOR TO BE LOCKED AND IN ACCESSIBLE TO PUBLIC
- 3. 48" TALL FRP WAINSCOTE @ TOILET SIDE & REAR WALL
- 4. REMOVE FLOOR SHEATHING TO EXPOSE (E) FLOOR JOIST THIS AREA, REPLACE W SHEATHING TO MATCH HEIGHT OF ADJACENT FLOORING, SEE STRUCTURAL SHEET S2.2
- 5. ADD CATWALK AT ATTIC ACCESS DOORS, TYPICAL

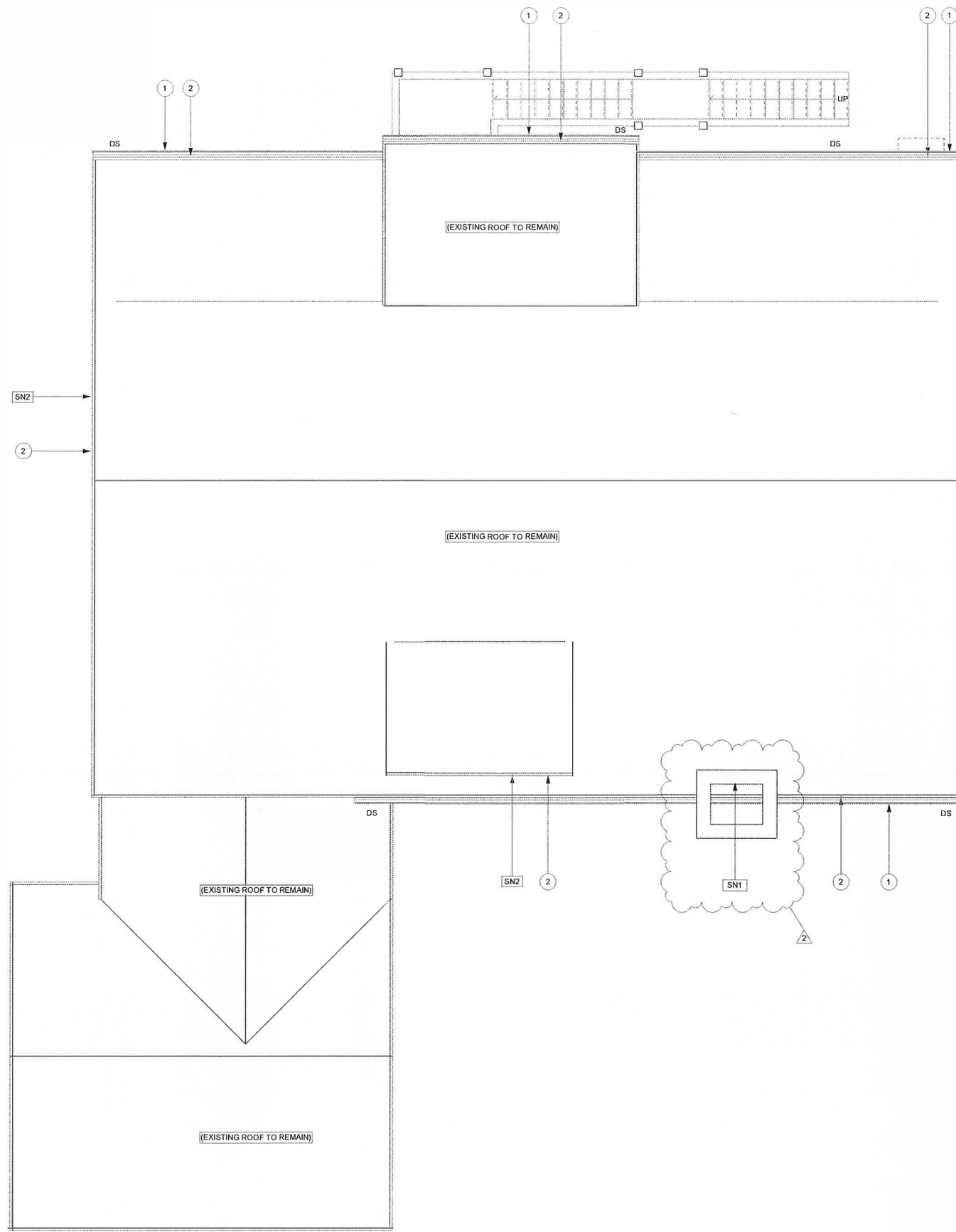
KEYNOTES - BASE BID

- 1 WATER CLOSET WITH TOILET SEAT
- 2 RESILIENT VINYL PLANK FLOORING ASSEMBLY
- 3 SHEET CARPETING ASSEMBLY
- 4 TOILET COMPARTMENT PARTITION: SOLID POLYMER FINISH
- 5 COMPARTMENT DOOR
- 6 FLUSH WOOD DOOR: OPAQUE FINISH, INTERIOR SOLID-CORE DOOR
- 7 SHOWER ENCLOSURE
- 8 SHOWER CURTAIN AND ROD
- 9 WOOD STAIR ASSEMBLY



1 2ND FLOOR PLAN
1/4" = 1'-0"





LEGEND

NEW ROOF

GENERAL NOTES

- A. DS INDICATES DOWNSPOUT LOCATIONS PROVIDE CONCRETE SPLASH BLOCKS AT LOCATIONS.
- B. PROVIDE FLASHING AT ROOF PENETRATIONS PER MANUFACTURES RECOMMENDATIONS. REFER TO DETAILS.
- C. ROOF FLASHING, COPING, GUTTERS AND DOWNSPOUTS SHALL COMPLY WITH SMACNA GUIDELINES.

SHEET NOTES

- 1. (E) CHIMNEY TO BE REMOVED TO APPROXIMATELY 24" ABOVE (E) ROOF. ENCLOSE TOP WITH SHEET METAL CAP.
- 2. PATCH, REPAIR/REPLACE FASCIA AT WEST ELEVATION AS NECESSARY.

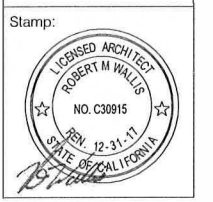
KEYNOTES - BASE BID

- 1 GUTTER AND DOWNSPOUT ASSEMBLY
- 2 LVL WOOD FASCIA BOARD: 2X8



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No.	Description	Date
2	Scope Revisions	07-15-2016

Proj. No.: 2016004
Date: 07/18/2016
Scale: As indicated
Drawn By: JMT

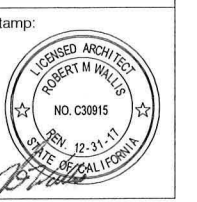
A2.4
ROOF PLAN

1 ROOF - PLAN
1/4" = 1'-0"



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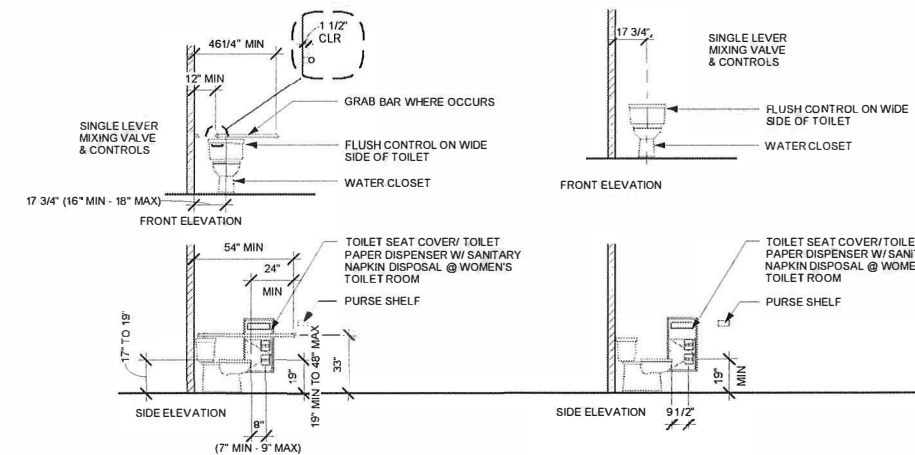


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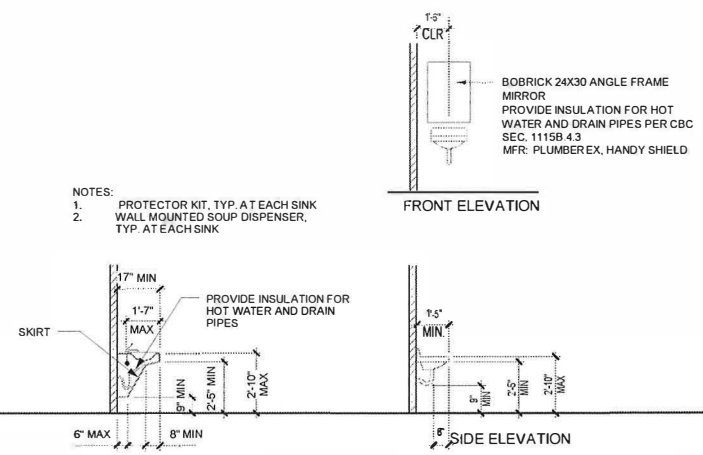
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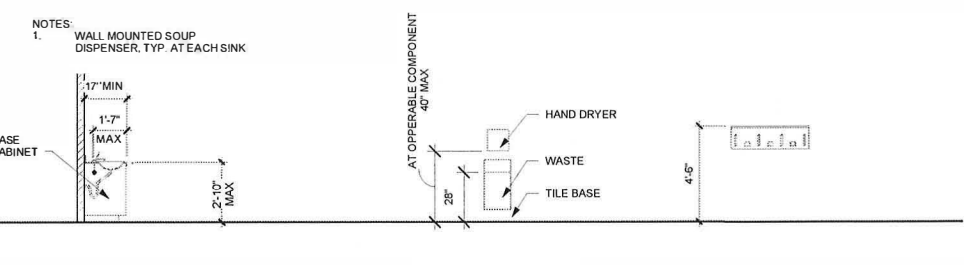
NOTE: REFER TO CBC SECTIONS 1115.4.1 AND 1115B.4 AUGUST 2012 CBC SUPPLEMENT



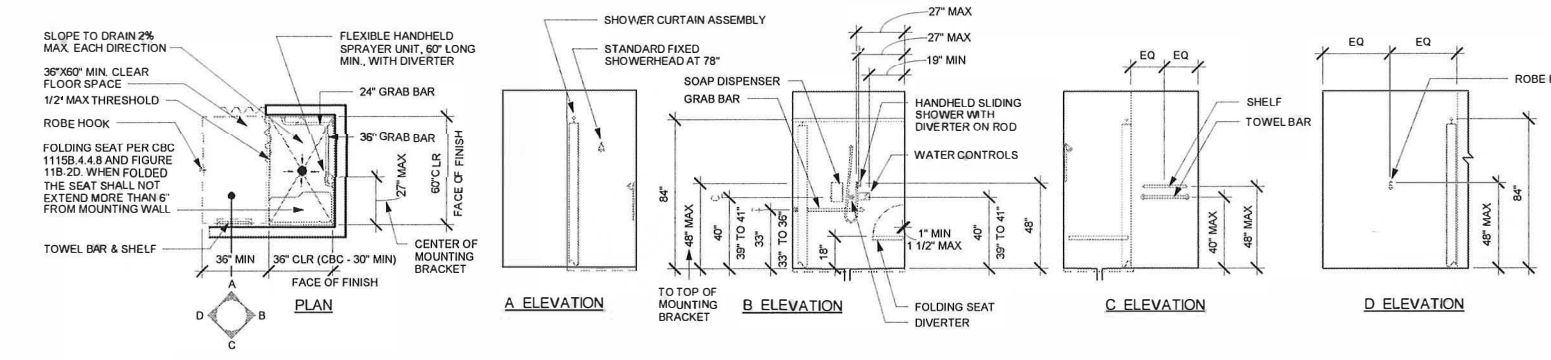
- A1 ACCESSIBLE TOILET**
TOILET SEAT & TISSUE DISPENSER: MEN'S RECESSED WALL MOUNT ONE STALL - BOBRICK B-3474 (CONTRACTOR TO CONFIRM HANDING)
TOILET SEAT & TISSUE DISPENSER: WOMAN'S RECESSED WALL MOUNT ONE STALL - BOBRICK B-3574
GRAB BAR: BOBRICK B-68137
- A2 STANDARD TOILET**
TOILET SEAT & TISSUE DISPENSER: PARTITION MOUNTED ONE STALL - BOBRICK B-3579 (CONTRACTOR TO CONFIRM HANDING)
TOILET SEAT & TISSUE DISPENSER: PARTITION MOUNTED DOUBLE STALL - BOBRICK B-347



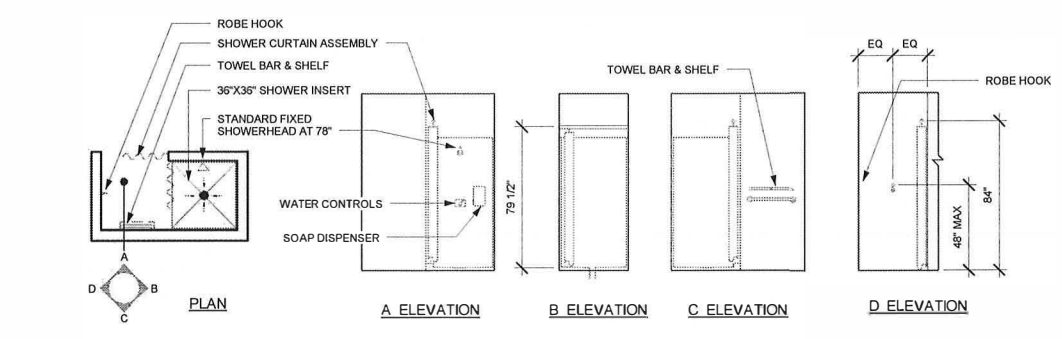
- B1 ACCESSIBLE LAVATORY**
SOAP DISPENSER: GEORGIA-PACIFIC ENMOTION 52053 SMOKE AUTOMATIC TOUCHLESS
PROTECTOR KIT: PLUMBEREX PRO-EXTREME UNDER LAV 4 PIECE PROTECTOR KIT
MIRROR: FULL WIDTH WALL MOUNTED REFER TO SPECIFICATION
- B2 ACCESSIBLE LAVATORY - WALL HUNG**
SOAP DISPENSER: GEORGIA-PACIFIC ENMOTION 52053 SMOKE AUTOMATIC TOUCHLESS
PROTECTOR KIT: PLUMBEREX PRO-EXTREME UNDER LAV 4 PIECE PROTECTOR KIT
MIRROR: BOBRICK B-290 2430



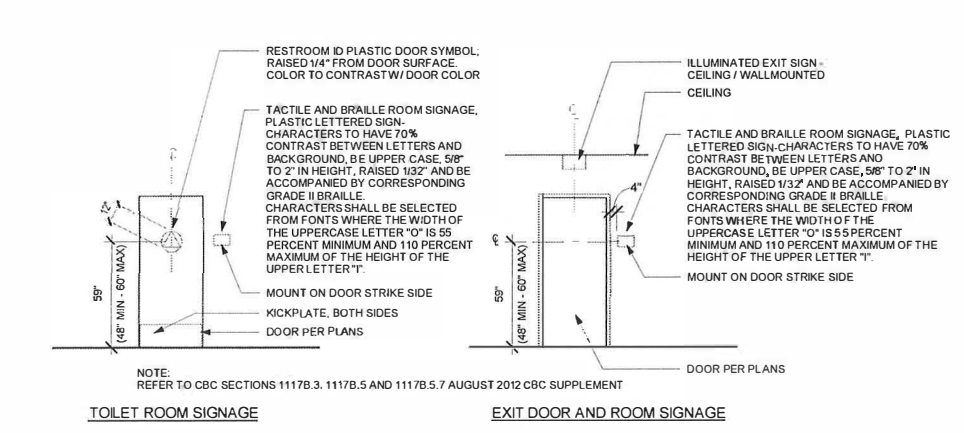
- B3 STANDARD LAVATORY**
SOAP DISPENSER: GEORGIA-PACIFIC ENMOTION 52053 SMOKE AUTOMATIC TOUCHLESS
MIRROR: FULL WIDTH WALL MOUNTED REFER TO SPECIFICATION
- D1 HAND DRYER & WASTE**
HAND DRYER: BOBRICK TRIMLINE SURFACE MOUNTED ADA
WASTE: BOBRICK B-277
- D2 SHELF RACK**
SHELF RACK: BOBRICK B-224x36 INST ALL ABOVE MOP SINK OPPOSITE OF FAUCET



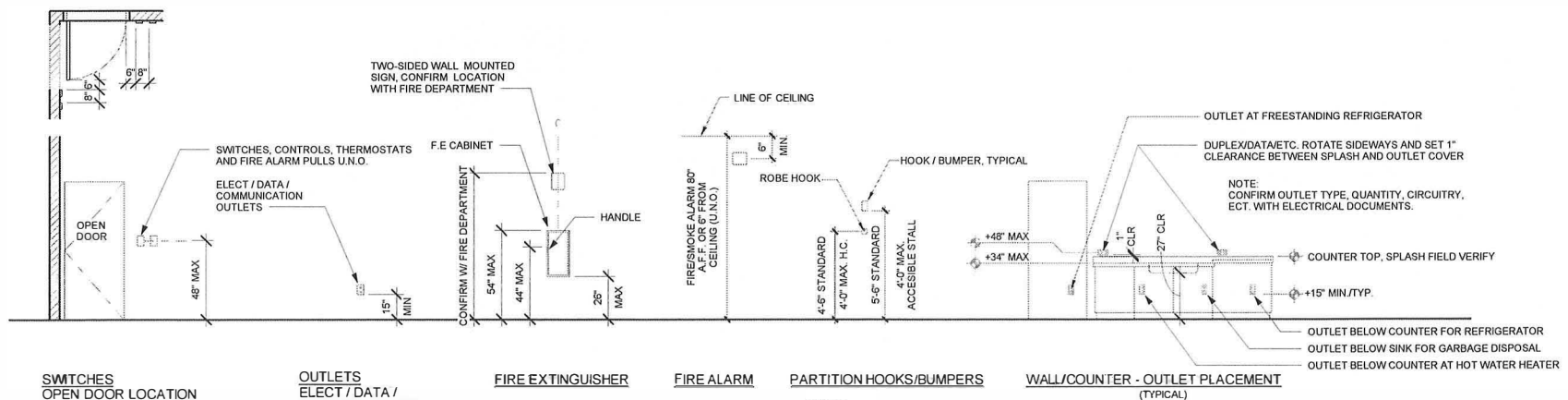
- E1 ACCESSIBLE SHOWER - PER CBC FIGURE 11B-2C - REFER TO PLUMBING DOCUMENTS FOR SHOWER INSERT SPECIFICATION**
TOWEL BAR: BOBRICK B-530X18
ROBE HOOK: BOBRICK B-2116
SHOWER CURTAIN ASSEMBLY: ROD: BOBRICK B-6047xL LENGTH
CURTAIN: BOBRICK B-204-3
HOOKS: BOBRICK B-204-1x12



- E2 STANDARD SHOWER**
ROBE HOOK: BOBRICK B-2116
TOWEL BAR: BOBRICK B-530X18
SHELF: BOBRICK B-295X18
SOAP DISPENSER: GEORGIA-PACIFIC MANUAL 53053 SMOKE
SHOWER CURTAIN ASSEMBLY: ROD: BOBRICK B-6047xL LENGTH
CURTAIN: BOBRICK B-204-3
HOOKS: BOBRICK B-204-1x12



- TOILET ROOM SIGNAGE**
RESTROOM ID PLASTIC DOOR SYMBOL, RAISED 1/4" FROM DOOR SURFACE. COLOR TO CONTRAST W/ DOOR COLOR
TACTILE AND BRAILLE ROOM SIGNAGE, PLASTIC LETTERED SIGN, CHARACTERS TO HAVE 70% CONTRAST BETWEEN LETTERS AND BACKGROUND, BE UPPER CASE, 5/8" TO 2" IN HEIGHT, RAISED 1/32" AND BE ACCOMPANIED BY CORRESPONDING GRADE II BRAILLE CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "T".
MOUNT ON DOOR STRIKE SIDE
KICKPLATE, BOTH SIDES
DOOR PER PLANS
- EXIT DOOR AND ROOM SIGNAGE**
ILLUMINATED EXIT SIGN - CEILING / WALL MOUNTED
TACTILE AND BRAILLE ROOM SIGNAGE, PLASTIC LETTERED SIGN, CHARACTERS TO HAVE 70% CONTRAST BETWEEN LETTERS AND BACKGROUND, BE UPPER CASE, 5/8" TO 2" IN HEIGHT, RAISED 1/32" AND BE ACCOMPANIED BY CORRESPONDING GRADE II BRAILLE CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "T".
MOUNT ON DOOR STRIKE SIDE
DOOR PER PLANS



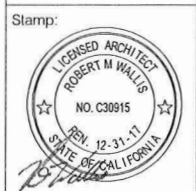
- SWITCHES OPEN DOOR LOCATION**
- OUTLETS ELECT / DATA / COMMUNICATION**
- FIRE EXTINGUISHER**
- FIRE ALARM**
- PARTITION HOOKS/BUMPERS**
TYPICAL: BOBRICK B-212
ROBE HOOK: BOBRICK B-2116
- WALL/COUNTER - OUTLET PLACEMENT (TYPICAL)**
OUTLET AT FREESTANDING REFRIGERATOR
DUPLICATE/ETC. ROTATE SIDEWAYS AND SET 1" CLEARANCE BETWEEN SPLASH AND OUTLET COVER
NOTE: CONFIRM OUTLET TYPE, QUANTITY, CIRCUITRY, ECT. WITH ELECTRICAL DOCUMENTS.
COUNTER TOP, SPLASH FIELD VERIFY
OUTLET BELOW COUNTER FOR REFRIGERATOR
OUTLET BELOW SINK FOR GARBAGE DISPOSAL
OUTLET BELOW COUNTER AT HOT WATER HEATER

No.	Description	Date

Proj. No.: 2016004
Date: 07/18/2016
Scale: 1/4" = 1'-0"
Drawn By: RMW

A3.1
MOUNTING HEIGHTS AND ACCESSORIES

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APN: 05-300-10

No.	Date	Description
1	07/15/2016	Scope Revisions

Proj. No.: 2016004
Date: 07/18/2016
Scale: As indicated
Drawn By: JMT

A4.1
EXTERIOR ELEVATIONS

LEGEND

- F1** EXTERIOR FINISH MANUFACTURE: ROSEBURG
PRODUCT: 5/8" PLYWOOD SHEATHING 8" GROOVE T-111
COLOR: PRIMED
- F2** BODY - PAINT MANUFACTURE: PITTSBURGH PAINTS OR EQUIVALENT
PRODUCT: MANOR HALL EXTERIOR
COLOR: TBD
- F3** GUTTER AND DOWNSPOUT MANUFACTURE: BRYERS OR EQUAL
PRODUCT: LEAF-GUARD GUTTER
COLOR: TBD

GENERAL NOTES

- A. ALL ELEMENTS ARE (E) UNO.
- B. REFER TO WINDOW SCHEDULE ON SHEET A3.0 FOR INTERIOR AND EXTERIOR WINDOW INFORMATION.
- C. REFER TO DOOR SCHEDULE ON SHEET A3.0 FOR INTERIOR AND EXTERIOR DOOR INFORMATION.

SN# SHEET NOTES - BASE BID

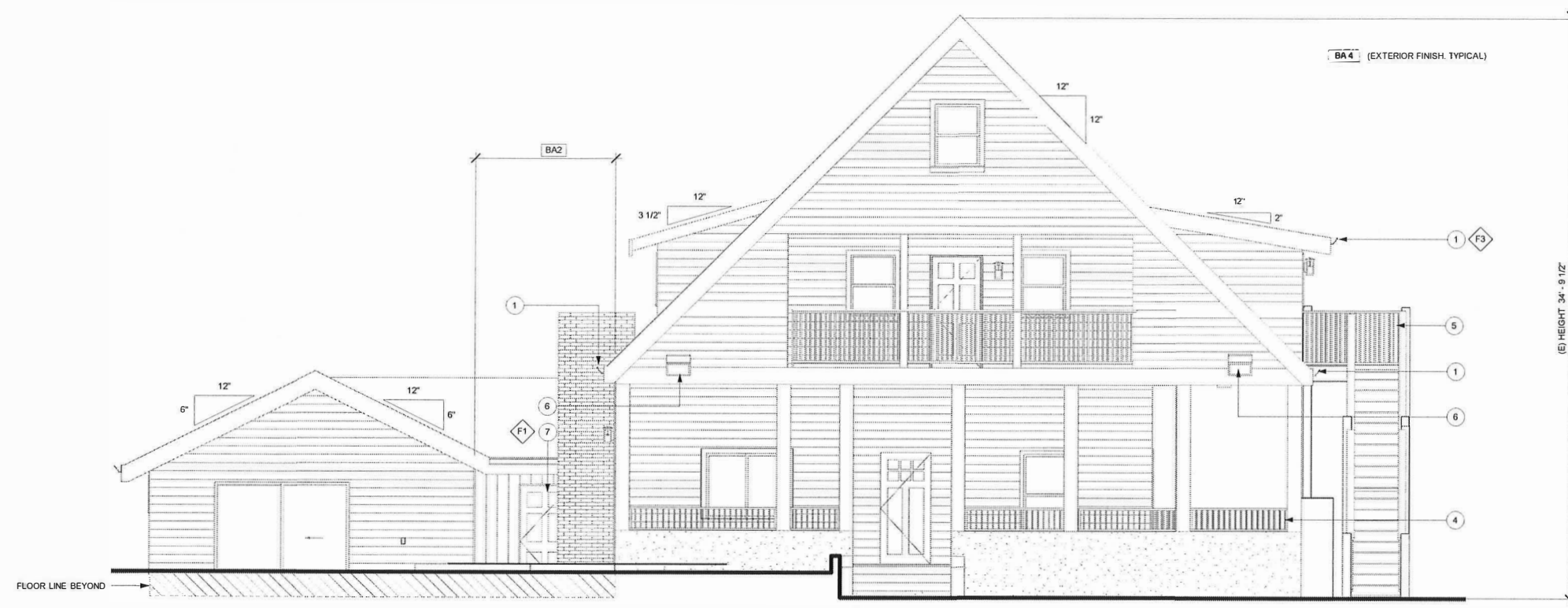
- 1. (E) MAIN ELECTRICAL PANEL
- 2. NOT USED
- 3. (N) DOOR - METAL HATCH TO BASEMENT
- 4. PATCH & REPAIR IN KIND, (E) DECK, STAIRS & ROOF

KEYNOTES - BASE BID

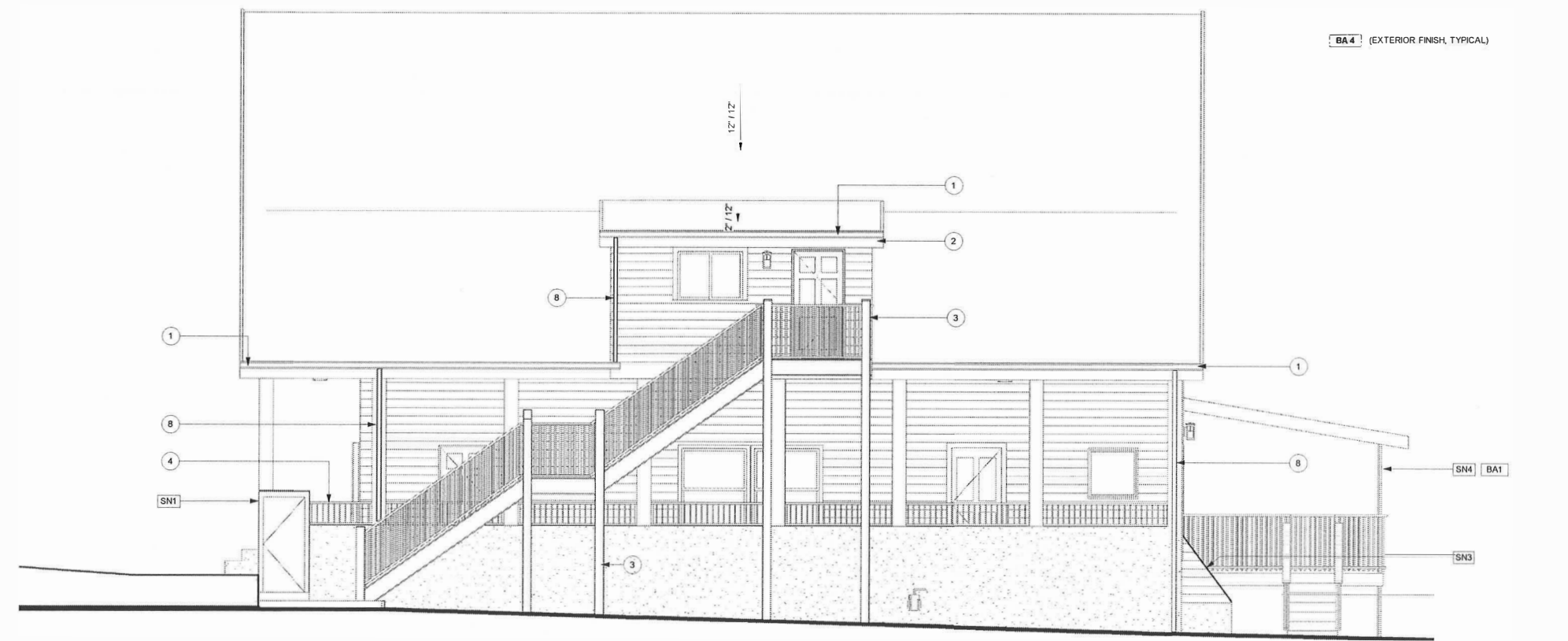
- 1. GUTTER AND DOWNSPOUT ASSEMBLY
- 2. LVL WOOD FASCIA BOARD: 2X6
- 3. METAL GUARDRAIL ASSEMBLY
- 4. EXTERIOR STAIR AND RAILING ASSEMBLY
- 5. WALL MOUNTED LIGHT FIXTURE: UL RATED WET LOCATION
- 6. PLYWOOD SIDING: 8" GROOVE, T-111
- 7. DOWNSPOUTS

BID ALTERNATE NOTES

- BA1** REPLACE REAR DECK AND STAIR:
 - ROOF TO BE REMOVED & NOT REPLACED
 - NEW PRESSURE TREATED LUMBER FRAMING
 - NEW COMPOSITE DECKING, RAILING TOP AND BALLISTERS TO BE INSTALLED
 - NEW PRESSURE TREATED LUMBER FRAMING
 - INSTALL JOIST JACKETS
 - NEW STAIR TO BE INSTALLED
- BA2** PARTIAL SIDING REPLACEMENT: (LOCATIONS SHOWN ON PLAN AND ELEVATIONS)
 - REMOVE EXISTING SIDING
 - INSTALL NEW TYVEK AND 5/8" T-111 SHEATHING/SIDING WITH VERTICAL 6" O.C. GROOVES
 - DURA TEMP OR EQ. T-111 SIDING W/ 50 YR WARRANTY
 - PAINTED - 1 COAT PRIMER & 2 COATS BREATHABLE PAINT, BEHR SATIN EXTERIOR OR EQ. BACK PRIMED & PAINTED
- BA3** RENOVATE VERANDA DECK:
 - DEMO EXISTING DECKING
 - REPLACE DETERIORATED JOIST WITH PRESSURE TREATED JOIST TO MATCH IN KIND
 - ADD NEW JOIST BETWEEN (E) JOIST FOR MAX SPAN OF 16" OC
 - INSTALL NEW COMPOSITE DECKING SYSTEM OR EQUIVALENT
 - SLOPE OF NEW DECK TO BE NO GREATER THEN 1.75% MAX.
- BA4** PREP AND PAINT EXTERIOR MAIN HOUSE AND COTTAGE:
 - PREP ALL EXTERIOR SURFACES TO RECEIVE PAINT
 - REMOVE MATERIAL WITH SIGNS OF DRY ROT OR DECAY
 - PATCH, REPLACE AND/OR REPAIR EFFECTED AREAS
 - PAINT - 1 COAT PRIMER & 2 COATS BREATHABLE PAINT.



1 EAST ELEVATION (BASE BID SHOWN & BID ALTERNATE NOTED)
1/4" = 1'-0"



2 NORTH ELEVATION (BASE BID SHOWN & BID ALTERNATE NOTED)
1/4" = 1'-0"

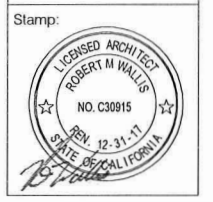
LEGEND

- F1** EXTERIOR FINISH
MANUFACTURE: ROSEBURG
PRODUCT: 5/8" PLYWOOD SHEATHING 8" GROOVE T-111
COLOR: PRIMED
- F2** BODY - PAINT
MANUFACTURE: PITTSBURGH PAINTS OR EQUIVALENT
PRODUCT: MANOR HALL EXTERIOR
COLOR: TBD
- F3** GUTTER AND DOWNSPOUT
MANUFACTURE: BYERS OR EQUAL
PRODUCT: LEAF-GUARD GUTTER
COLOR: TBD

GENERAL NOTES

- A. ALL ELEMENTS ARE (E) UNO
- B. REFER TO WINDOW SCHEDULE ON SHEET A3.0 FOR INTERIOR AND EXTERIOR WINDOW INFORMATION.
- C. REFER TO DOOR SCHEDULE ON SHEET A3.0 FOR INTERIOR AND EXTERIOR DOOR INFORMATION.

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Stamp:

Consultant:

SHEET NOTES - BASE BID

1. FIX OPENING AT PIPE PENETRATIONS
2. NOT USED
3. PATCH & REPAIR (E) SIDING REPLACE IN KIND AS NECESSARY.
4. PATCH & REPAIR IN KIND, (E) DECK, STAIRS & ROOF
5. (E) HVAC UNIT, PATCH AND REPAIR FRAME ATTACHMENT AND WALL SIDING IN KIND, AS NECESSARY.

KEYNOTES - BASE BID

1. PLYWOOD SIDING: 8" GROOVE, T-111
2. WOOD STAIR ASSEMBLY
3. FIBER CEMENT HORIZONTAL SIDING BOARD ASSEMBLY
4. METAL GUARDRAIL ASSEMBLY
5. FIBER CEMENT DOOR TRIM BOARD ASSEMBLY
6. REMOVE CHIMNEY STRUCTURE TO 24" ABOVE ROOF STRUCTURE

BID ALTERNATE NOTES

- BA1** REPLACE REAR DECK AND STAIR
 - ROOF TO BE REMOVED & NOT REPLACED
 - NEW PRESSURE TREATED LUMBER FRAMING
 - NEW COMPOSITE DECKING, RAILING TOP AND BALLISTERS TO BE INSTALLED
 - NEW PRESSURE TREATED LUMBER FRAMING
 - INSTALL JOIST JACKETS
 - NEW STAIR TO BE INSTALLED
- BA2** PARTIAL SIDING REPLACEMENT, (LOCATIONS SHOWN ON PLAN AND ELEVATIONS)
 - REMOVE EXISTING SIDING,
 - INSTALL NEW TYVEK AND 5/8" T-111 SHEATHING/SIDING WITH VERTICAL 8" O.C. GROOVES, DURA TEMPOR EQ. T-111 SIDING W/50YR WARRANTY,
 - PAINTED - 1 COAT PRIMER & 2 COATS BREATHABLE PAINT, BEHR SATIN EXTERIOR OR EQ.
 - BACK PRIMED & PAINTED
- BA3** RENOVATE VERANDA DECK
 - DEMO EXISTING DECKING
 - REPLACE DETERIORATED JOIST WITH PRESSURE TREATED JOIST TO MATCH IN KIND
 - ADD NEW JOIST BETWEEN (E) JOIST FOR MAX SPAN OF 16" OC
 - INSTALL NEW COMPOSITE DECKING SYSTEM OR EQUIVALENT
 - SLOPE OF NEW DECK TO BE NO GREATER THEN 1.75% MAX.
- BA4** PREP AND PAINT EXTERIOR
 - MAIN HOUSE AND COTTAGE
 - PREP ALL EXTERIOR SURFACES TO RECEIVE PAINT
 - REMOVE MATERIAL WITH SIGNS OF DRY ROTOR DECAY.
 - PATCH, REPLACE AND/OR REPAIR EFFECTED AREAS.
 - PAINT - 1 COAT PRIMER & 2 COATS BREATHABLE PAINT.

BID DOCUMENT
BASE BID & BID ALT

BOST HOUSE

NEVADA COUNTY FACILITIES DEPT
145 BOST AVENUE
NEVADA CITY, CA 95959
APN: 05-300-10

No.	Description	Date
2	Scope Revisions	07/15/2016

Proj. No.: 2016004
Date: 07/18/2016
Scale: As indicated
Drawn By: JMT

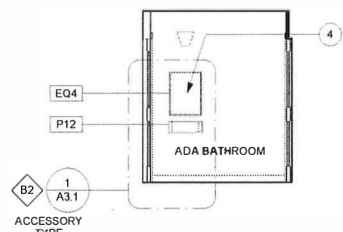
A4.2
EXTERIOR ELEVATIONS



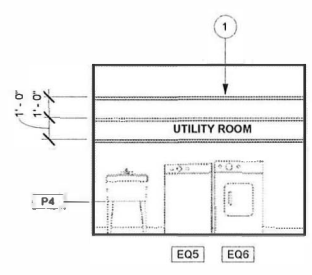
1 SOUTH ELEVATION (BASE BID SHOWN & BID ALTERNATE NOTED)
1/4" = 1'-0"



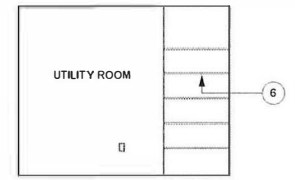
2 WEST ELEVATION (BASE BID SHOWN & BID ALTERNATE NOTED)
1/4" = 1'-0"



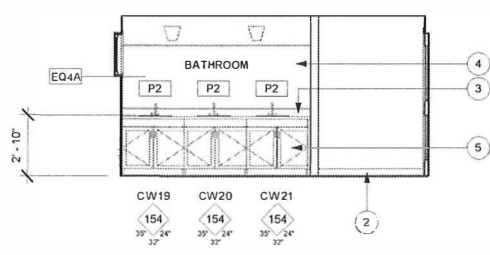
4 ADA BATHROOM - A
1/4" = 1'-0"



5 UTILITY ROOM - A
1/4" = 1'-0"



8 UTILITY ROOM - B
1/4" = 1'-0"



7 BATHROOM - A
1/4" = 1'-0"

LEGEND

- EQ1 REFER TO EQUIPMENT SCHEDULE A3.0
- P1 REFER TO PLUMBING SCHEDULE A3.0
- CW 01 CASEWORK MARK - REFER TO CASEWORK SCHEDULE A3.0
- 100 CDC SERIES NUMBER
- 30" 24" CABINET SIZE (WIDTH, HEIGHT, DEPTH)

GENERAL NOTES

- A. REFER TO FLOOR PLANS FOR ADDITIONAL INFORMATION
- B. PROVIDE SCRIBED CLOSURE PIECES AT ALL CASEWORK AND WALL LOCATIONS
- C. REFER TO FINISH SCHEDULE ON A3.0 FOR ADDITIONAL INFORMATION
- D. SEE BID ALL PLANS FOR BID ALT CASEWORK INFO

SHEET NOTES - BASE BID

- 1. PROVIDE MIN. 30" CLEAR FROM TOP OF RANGE TO COMBUSTIBLE MATERIALS.
- 2. NEW SOFFIT TO MATCH (E)
- 3. FLOOR SINK UNDER TRAP
- 4. (E) SOFFIT
- 5. PAINT GRADE

KEYNOTES - BASE BID

- 1. ADJUSTABLE SHELF STANDARDS AND SUPPORTS
- 2. WALL BASE
- 3. COUNTERTOP PLASTIC LAMINATE FINISH
- 4. WALL MOUNTED MIRROR
- 5. BASE CABINET
- 6. OPEN SHELVING

Base Bid - Casework							
Room	CW #	Description	Width	Height	Depth	Finish	Refer to Sheet Note
BATHROOM	19	Base Cabinet w/o Drawers	2' - 11"	2' - 8"	2' - 0"	P2	5
BATHROOM	20	Base Cabinet w/o Drawers	2' - 11"	2' - 8"	2' - 0"	P2	5
BATHROOM	21	Base Cabinet w/o Drawers	2' - 11"	2' - 8"	2' - 0"	P2	5

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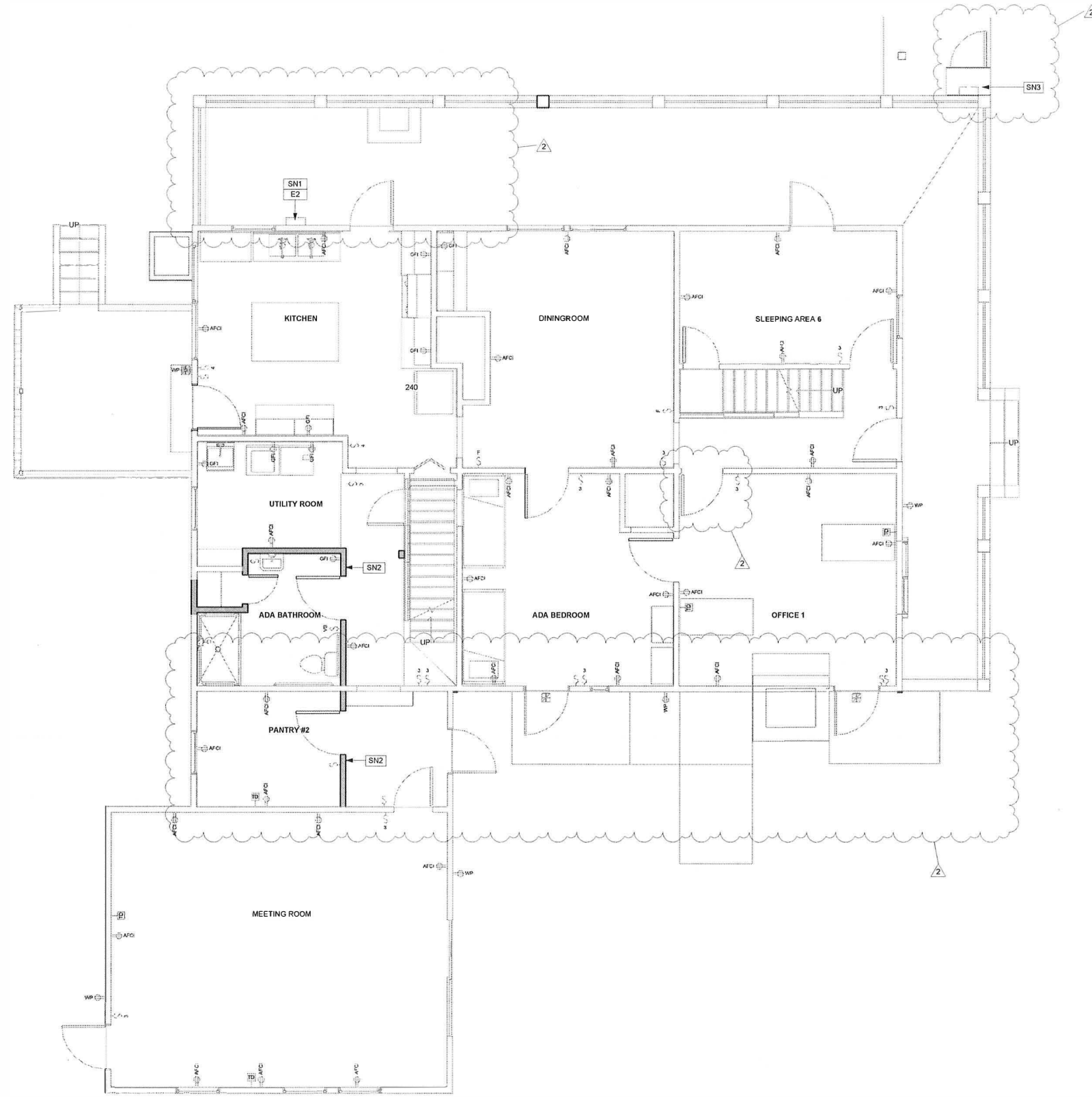
BID DOCUMENT
BASE BID

BOST HOUSE
NEVADA COUNTY FACILITIES DEPT
145 BOST AVENUE
NEVADA CITY, CA 95959
APN: 05-300-10

No.	Description	Date
1	Scope Revisions	07/15/2016

Proj. No.: 2016004
Date: 07/18/2016
Scale: As indicated
Drawn By: JMT

A5.1
INTERIOR ELEVATIONS



LEGEND

- Ⓢ SMOKE DETECTOR - HARD WIRED, INTERCONNECTED W/ BATTERY BACK-UP
- Ⓜ MULTIPLE-PURPOSE ALARM - SMOKE AND CARBON MONOXIDE ALARM - HARD WIRED, INTERCONNECTED W/ BATTERY BACK-UP
- Ⓞ OCCUPANCY SENSOR
- Ⓛ DUPLEX RECEPTACLE
- Ⓜ 240V RECEPTACLE
- Ⓛ (GFI) GROUND FAULT INTERRUPTER RECEPTACLE
- Ⓛ (AFCI) ARC-FAULT CIRCUIT INTERRUPTER RECEPTACLE
- Ⓜ WEATHER PROOF
- Ⓛ LIGHT FIXTURE (CEILING)
- Ⓛ SCONCE LIGHT FIXTURE (WALL)
- Ⓜ CEILING FAN
- Ⓜ SWITCH
- Ⓜ SWITCH 3-WAY
- Ⓜ SWITCH 4-WAY
- Ⓜ SWITCH VACANCY SENSOR
- Ⓜ SWITCH GARBAGE DISPOSAL
- Ⓜ PHONE / DATA JACK

GENERAL NOTES

- A. REFER TO CAL-GREEN COMPLIANCE SHEET FOR ADDITIONAL REQUIREMENTS.
- B. ELECTRICAL AND PLUMBING SYSTEMS ARE FOR INTENT ONLY. ELECTRICAL TO BE BROUGHT UP TO CURRENT CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- C. WIRING TO BE ROMEX WITH COPPER CONDUCTORS OR CONDUIT WITH COPPER CONDUCTORS.
- D. ALL HABITABLE ROOM LIGHTING SHALL BE CONTROLLED BY DIMMER SWITCH.
- E. 110 VOLT SMOKE DETECTORS ARE TO BE INTERCONNECTED, HAVE BATTERY BACKUP AND EMIT A SIGNAL WHEN BATTERIES ARE LOW.
- F. RECEPTACLES TO BE 20 AMP.
- G. ALL WIRING THAT SUPPLIES 125 VOLT, SINGLE PHASE 20 AMP OUTLETS (RECEPTACLES) IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT. ART. 210-12 NEC.
- H. ALL REQUIRED SMOKE DETECTORS IN EXISTING STRUCTURE SHALL BE IN PLACE AND FIELD VERIFIED @ TIME OF FRAMING INSPECTION.
- I. BATHROOMS CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION UNIT SHALL BE MECHANICALLY VENTILATED PER THE CMC.
- J. ALL NEW APPLIANCES SHALL BE ENERGY STAR COMPLIANT.
- K. AT EXISTING BUILDINGS, ALL FIXTURES AND FAUCETS SHALL HAVE ALL WORKING COMPONENTS REPLACED. FAUCET SHALL BE RETROFITTED WITH LOW FLOW AERATORS: KITCHEN FAUCETS WITH MAX FLOW RATE 2.2 GAL/MIN @ 60 PSI; BATH FAUCETS WITH A MAX FLOW RATE OF 1.5 GAL/MIN @ 60 PSI.
- L. REMOVE ALL ABANDONED ELECTRICAL WIRING & COMPONENTS WHERE ACCESSIBLE.
- M. USE WIREMOLD @ (E) WALLS FOR ALL NEW ELECTRICAL WIRING, DO NOT CUT INTO (E) WALLS UN.

SHEET NOTES - BASE BID

- 1. NEW ELECTRICAL SUB PANEL AT (E) LOCATION
- 2. AT NEW WALLS RECESS ALL ELECTRICAL WIRING, TYPICAL UON
- 3. PG&E METER LOCATED IN (E) LARGE ELECTRICAL CABINET VAULT.

Schedule - Electrical Equipment

Mark	Type	Manufacturer	Model	Refer to Schedule Notes
E2	100 Amp Sub Panel	Contractor to Select	Contractor to Select	

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NEVADA CITY, CA 95959
APN: 05-300-10

No.	Description	Date
1	Scope Revisions	07-15-2016

Proj. No.: 2016004
Date: 07/18/2016
Scale: As indicated
Drawn By: JMT

A6.1
ELECT - 1ST FLOOR PLAN

1 1ST FLOOR - ELECTRICAL PLAN
1/4" = 1'-0"

LEGEND

- SMOKE DETECTOR - HARD WIRED, INTERCONNECTED W/ BATTERY BACK-UP
- MULTIPLE-PURPOSE ALARM - SMOKE AND CARBON MONOXIDE ALARM - HARD WIRED, INTERCONNECTED W/ BATTERY BACK-UP
- OCCUPANCY SENSOR
- DUPLEX RECEPTACLE
- 240V RECEPTACLE
- (GFI) GROUND-FAULT INTERRUPTER RECEPTACLE
- (AFCI) ARC-FAULT CIRCUIT INTERRUPTER RECEPTACLE
- WEATHER PROOF
- LIGHT FIXTURE (CEILING)
- SCONCE LIGHT FIXTURE (WALL)
- CEILING FAN
- SWITCH
- SWITCH 3-WAY
- SWITCH 4-WAY
- SWITCH VACANCY SENSOR
- SWITCH GARBAGE DISPOSAL
- PHONE / DATA JACK



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A/PN: 05-300-10

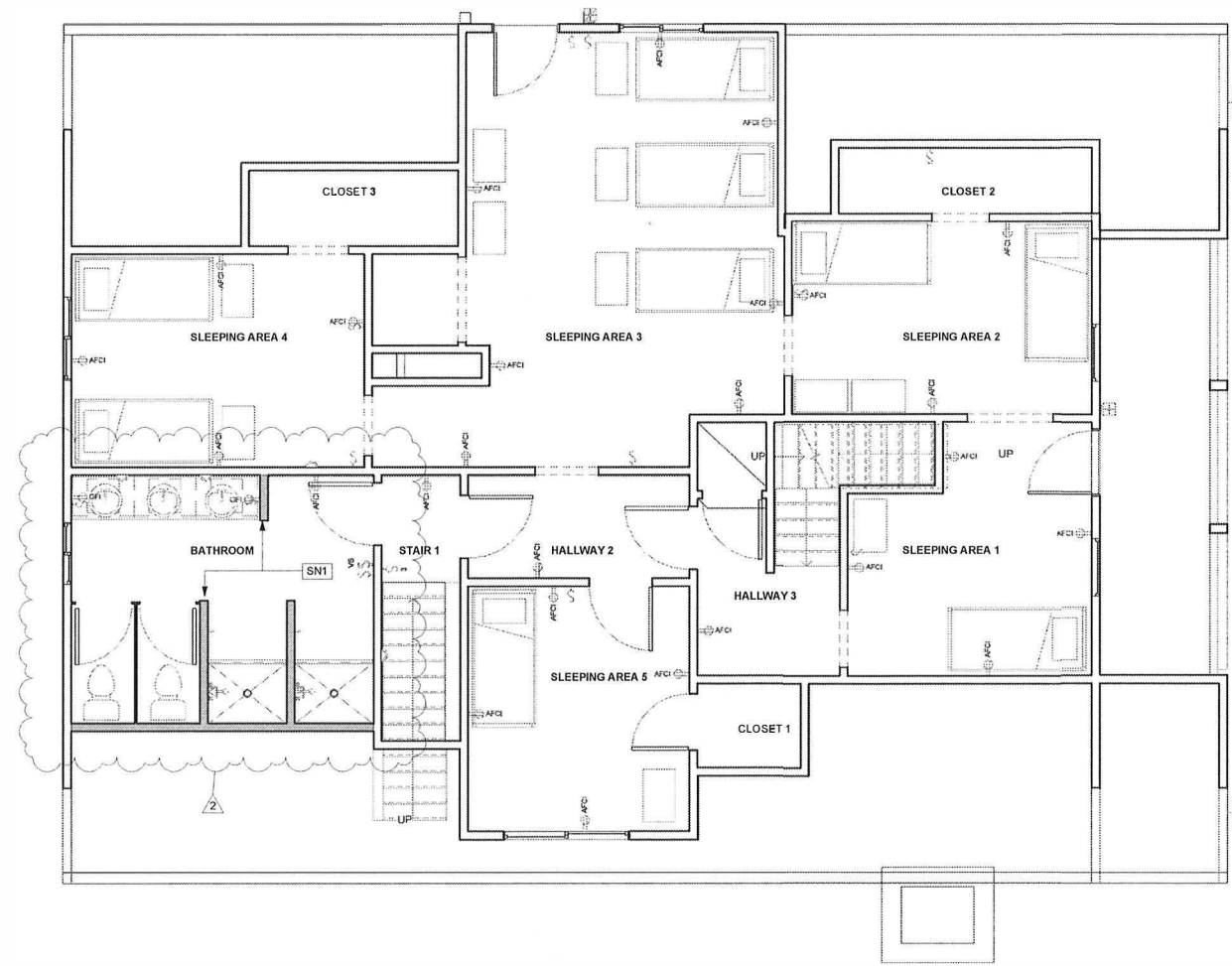
GENERAL NOTES

- A. REFER TO CAL-GREEN COMPLIANCE SHEET FOR ADDITIONAL REQUIREMENTS.
- B. ELECTRICAL AND PLUMBING SYSTEMS ARE FOR INTENT ONLY. ELECTRICAL TO BE BROUGHT UP TO CURRENT CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- C. WIRING TO BE ROMEX WITH COPPER CONDUCTORS OR CONDUIT WITH COPPER CONDUCTORS.
- D. ALL HABITABLE ROOM LIGHTING SHALL BE CONTROLLED BY DIMMER SWITCH.
- E. 110 VOLT SMOKE DETECTORS ARE TO BE INTERCONNECTED, HAVE BATTERY BACKUP AND EMIT A SIGNAL WHEN BATTERIES ARE LOW.
- F. RECEPTACLES TO BE 20 AMP.
- G. ALL WIRING THAT SUPPLIES 125 VOLT, SINGLE PHASE 20 AMP OUTLETS (RECEPTACLES) IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT. ART. 210.12 NEC.
- H. ALL REQUIRED SMOKE DETECTORS IN EXISTING STRUCTURE SHALL BE IN PLACE AND FIELD VERIFIED @ TIME OF FRAMING INSPECTION.
- I. BATHROOMS CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION UNIT SHALL BE MECHANICALLY VENTILATED PER THE CMC.
- J. ALL NEW APPLIANCES SHALL BE ENERGY STAR COMPLIANT.
- K. AT EXISTING BUILDINGS, ALL FIXTURES AND FAUCETS SHALL HAVE ALL WORKING COMPONENTS REPLACED. FAUCET SHALL BE RETROFITTED WITH LOW FLOW AERATORS. KITCHEN FAUCETS WITH MAX FLOW RATE 2.2 GAL/MIN @ 60 PSI; BATH FAUCETS WITH A MAX FLOW RATE OF 1.2 GAL/MIN @ 60 PSI.
- L. REMOVE ACCESSIBLE. (IT INTO (E) WALLS UON.

SHEET NOTES - BASE BID

1. AT NEW WALLS RECESS ALL ELECTRICAL WIRING, TYPICAL UON.

Schedule - Electrical Equipment				
Mark	Type	Manufacturer	Model	Refer to Schedule Notes
E2	100 Amp Sub Panel	Contractor to Select	Contractor to Select	

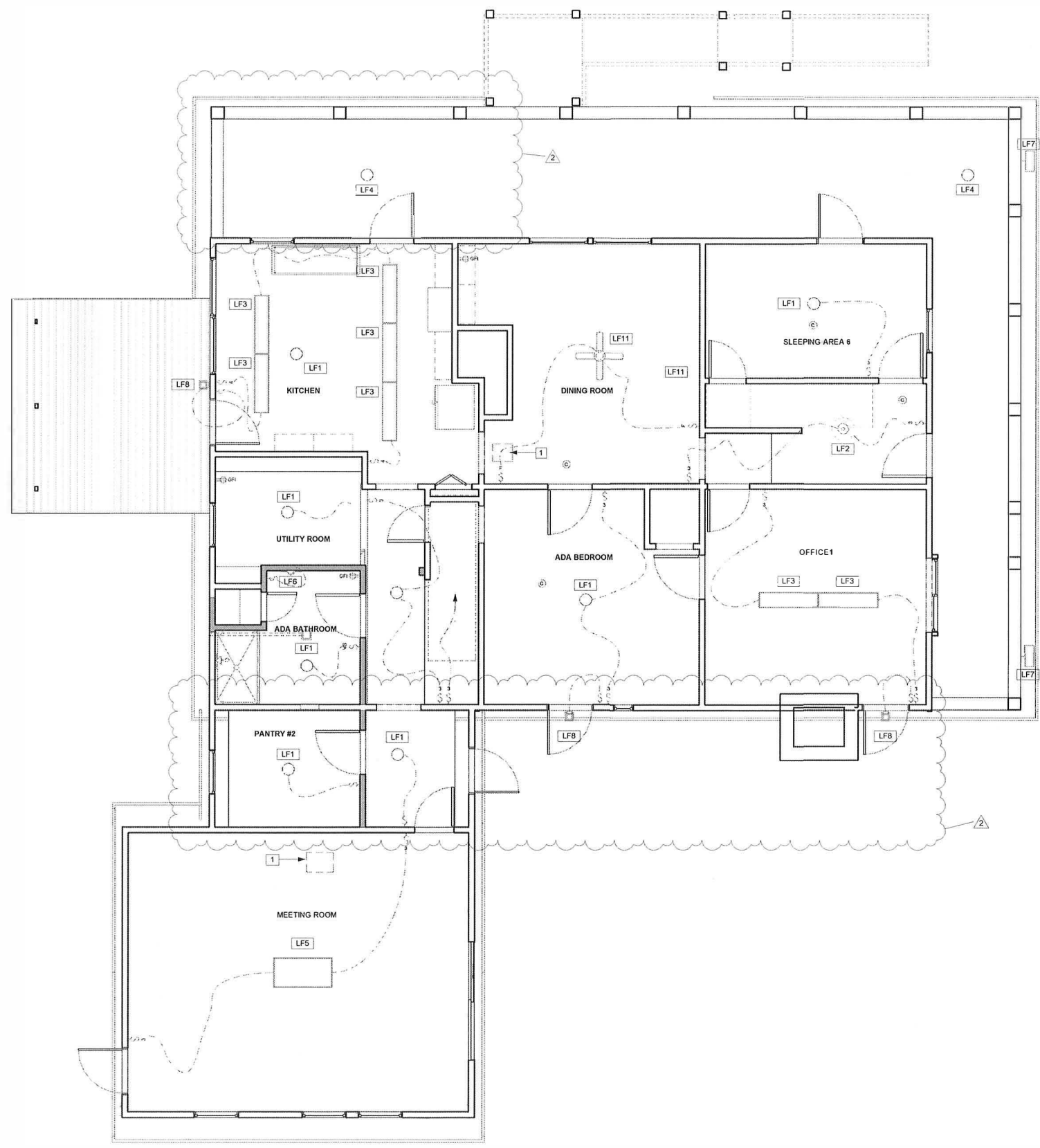


① 2ND FLOOR - ELECTRICAL PLAN
1/4" = 1'-0"

No.	Description	Date
1	Scope Revisions	07-15-2016

Proj. No.: 2016004
Date: 07/18/2016
Scale: As indicated
Drawn By: JMT

A6.2
ELECT - 2ND FLOOR



LEGEND

- ① SMOKE DETECTOR - HARD WIRED, INTERCONNECTED W/ BATTERY BACK-UP
- ② MULTIPLE-PURPOSE ALARM - SMOKE AND CARBON MONOXIDE ALARM - HARD WIRED, INTERCONNECTED W/ BATTERY BACK-UP
- ⊙ OCCUPANCY SENSOR
- ⊕ DUPLEX RECEPTACLE
- ⊕ 240V RECEPTACLE
- ⊕ (GFI) GROUND-FAULT INTERRUPTER RECEPTACLE
- ⊕ (AFCI) ARC-FAULT CIRCUIT INTERRUPTER RECEPTACLE
- ⊕ WEATHER PROOF
- ⊕ LIGHT FIXTURE (CEILING)
- ⊕ SCNCE LIGHT FIXTURE (WALL)
- ⊕ CEILING FAN
- ⊕ SWITCH
- ⊕ SWITCH 3-WAY
- ⊕ SWITCH 4-WAY
- ⊕ SWITCH VACANCY SENSOR
- ⊕ SWITCH GARBAGE DISPOSAL
- ⊕ PHONE / DATA JACK

GENERAL NOTES

- A. REFER TO CAL-GREEN COMPLIANCE SHEET FOR ADDITIONAL REQUIREMENTS. ELECTRICAL AND PLUMBING SYSTEMS ARE FOR INTENT ONLY. ELECTRICAL TO BE BROUGHT UP TO CURRENT CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- B. ALL HABITABLE ROOM LIGHTING SHALL BE CONTROLLED BY DIMMER SWITCH.
- C. WIRING TO BE ROME X WITH COPPER CONDUCTORS OR CONDUIT WITH COPPER CONDUCTORS.
- D. ALL REQUIRED SMOKE DETECTORS IN EXISTING STRUCTURE SHALL BE IN PLACE AND FIELD VERIFIED @ TIME OF FRAMING INSPECTION.
- E. 110 VOLT SMOKE DETECTORS ARE TO BE INTERCONNECTED, HAVE BATTERY BACKUP AND EMIT A SIGNAL WHEN BATTERIES ARE LOW.
- F. RECEPTACLES TO BE 20 AMP
- G. ALL WIRING THAT SUPPLIES 125 VOLT, SINGLE PHASE 20 AMP OUTLETS (RECEPTACLES) IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT, ART. 210.12 NEC.
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- L. REMOVE ALL ABANDONED ELECTRICAL WIRING & COMPONENTS WHERE ACCESSIBLE. USE WIREMOLD @ (E) WALLS FOR ALL NEW ELECTRICAL WIRING. DO NOT CUT INTO (E) WALLS UON.
- M.

SHEET NOTES - BASE BID

- 1. PATCH/REPAIR (E) DECK & ROOF STRUCTURE IN KIND.
- 2. PATCH/REPAIR (E) SIDING IN KIND.
- 3. REPAIR AC UNIT WALL BRACKET, PATCH/REPAIR WALL IN KIND.
- 4. REPAIR (E) FIRE SENSOR @ VERANDA DECK/CEILING, VERIFY W/ PRIOR TO WORK
- 5. (E) SOFFIT TO REMAIN, PATCH/REPAIR IN KIND.

SCHEDULE NOTES - BASE BID

- 1. LUMINAIRES SHALL BE CERTIFIED AS HIGH EFFICACY TO THE ENERGY COMMISSION BY MANUFACTURER.
- 2. COMMERCIAL GRADE LIGHT FIXTURES, UON.

(BID ALLOWANCE FOR REPLACEMENT LED FIXTURES AT (E) LOCATIONS U.N.O. \$4,195)

Lighting Fixtures - BASE BID				
Type	Family and Type	Manufacturer	Lamp	Refer to Sheet Note:
LF1	Ceiling Light - Flat Round: 60W - 120V	Owner Supplied Contr. Installed	LED	1.2
LF2	Interior Decorative Fixture: Pendant Large Fixture	Owner Supplied Contr. Installed	LED	1.2
LF3	Ceiling Light - Linear Box: 1x4(1 Lamp) - 120V	Owner Supplied Contr. Installed	LED	1.2
LF4	Ceiling Light - Flat Round: 100W - 120V	Owner Supplied Contr. Installed	LED	1.2
LF5	Ceiling Light - Linear Box: 2x4(2 Lamp) - 120V	Owner Supplied Contr. Installed	LED	1.2
LF6	Light - Sconce - Small Uplight: Vanity Bar	Owner Supplied Contr. Installed	LED	1.2
LF7	Wall Pack Light - Exterior: 120V	Owner Supplied Contr. Installed	LED	1.2
LF8	Exterior Wall Sconce: Wall Porch Sconce	Owner Supplied Contr. Installed	LED	1.2
LF9	Light - Sconce - Small Uplight: Vanity Pendant	Owner Supplied Contr. Installed	LED	1.2
LF10	Emergency Light: Wall Mounted	Owner Supplied Contr. Installed	LED	1.2
LF11	Ceiling Fan: Light	Owner Supplied Contr. Installed	LED	1.2



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Consultant:

BID DOCUMENT

BASE BID
BOST HOUSE
 NEVADA COUNTY FACILITIES DEPT
 145 BOST AVENUE
 NEVADA CITY, CA 95959
 APN: 05-300-10

No.	Description	Date
1	Scope Revisions	07/15/2016

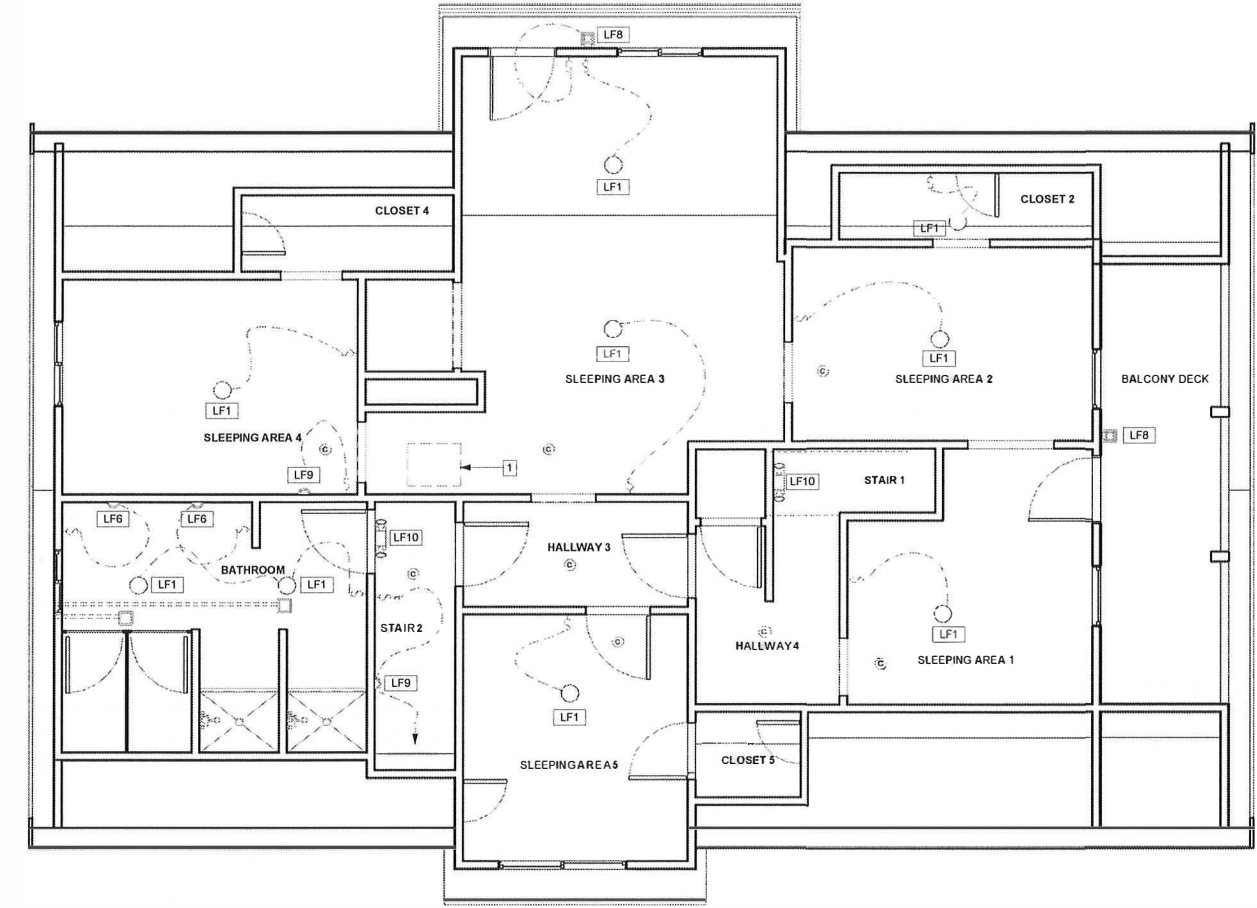
Proj. No.: 2016004
 Date: 07/18/2016
 Scale: As indicated
 Drawn By: JMT

A6.3
 ELECT - 1ST FLOOR
 CEILING PLAN
 7/18/2016 3:08:11 PM



LEGEND

- Ⓞ SMOKE DETECTOR - HARD WIRED, INTERCONNECTED W/ BATTERY BACK-UP
- Ⓜ MULTIPLE-PURPOSE ALARM - SMOKE AND CARBON MONOXIDE ALARM - HARD WIRED, INTERCONNECTED W/ BATTERY BACK-UP
- Ⓜ OCCUPANCY SENSOR
- Ⓜ DUPLEX RECEPTACLE
- Ⓜ 240V RECEPTACLE
- Ⓜ (GFI) GROUND-FAULT INTERRUPTER RECEPTACLE
- Ⓜ (AFCI) ARC-FAULT CIRCUIT INTERRUPTER RECEPTACLE
- Ⓜ WEATHER PROOF
- Ⓜ LIGHT FIXTURE (CEILING)
- Ⓜ SCONCE LIGHT FIXTURE (WALL)
- Ⓜ CEILING FAN
- Ⓜ SWITCH
- Ⓜ SWITCH 3-WAY
- Ⓜ SWITCH 4-WAY
- Ⓜ SWITCH VACANCY SENSOR
- Ⓜ SWITCH GARBAGE DISPOSAL
- Ⓜ PHONE /DATA JACK



2 2ND FLOOR - CEILING PLAN
1/4" = 1'-0"

GENERAL NOTES

- A. REFER TO CAL. GREEN COMPLIANCE SHEET FOR ADDITIONAL REQUIREMENTS.
- B. ELECTRICAL AND PLUMBING SYSTEMS ARE FOR INTENT ONLY. ELECTRICAL TO BE BROUGHT UP TO CURRENT CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- C. WIRING TO BE ROMEX WITH COPPER CONDUCTORS OR CONDUIT WITH COPPER CONDUCTORS.
- D. ALL HABITABLE ROOM LIGHTING SHALL BE CONTROLLED BY DIMMER SWITCH.
- E. 110 VOLT SMOKE DETECTORS ARE TO BE INTERCONNECTED, HAVE BATTERY BACKUP AND EMIT A SIGNAL WHEN BATTERIES ARE LOW.
- F. RECEPTACLES TO BE 20 AMP.
- G. ALL WIRING THAT SUPPLIES 125 VOL T, SINGLE PHASE 20 AMP OUTLETS(RECEPTACLES) IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT, ART. 210-12 NEC.
- H. ALL REQUIRED SMOKE DETECTORS IN EXISTING STRUCTURE SHALL BE IN PLACE AND FIELD VERIFIED @ TIME OF FRAMING INSPECTION.
- I. BATHROOMS CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION UNIT SHALL BE MECHANICALLY VENTILATED PER THE CMC.
- J. ALL NEW APPLIANCES SHALL BE ENERGY STAR COMPLIANT.
- K. AT EXISTING BUILDINGS, ALL FIXTURES AND FAUCETS SHALL HAVE ALL WORKING COMPONENTS REPLACED. FAUCET SHALL BE RETROFITTED WITH LOW FLOW AERATORS. KITCHEN FAUCETS WITH MAX FLOW RATE 2.2 GAL/MIN @ 60 PSI. BATH FAUCETS WITH A MAX FLOW RATE OF 1.5 GAL/MIN @ 60 PSI.
- L. REMOVE ALL ABANDONED ELECTRICAL WIRING & COMPONENTS WHERE ACCESSIBLE. USE WIREMOLD @ (E) WALLS FOR ALL NEW ELECTRICAL WIRING, DO NOT CUT INTO (E) WALLS UN.

SHEET NOTES - BASE BID

- 1. PATCH/REPAIR (E) DECK & ROOF STRUCTURE IN KIND.
- 2. PATCH/REPAIR (E) SIDING IN KIND.
- 3. REPAIR AC UNIT WALL BRACKET, PATCH/REPAIR WALL IN KIND.
- 4. REPAIR (E) FIRE SENSOR @ VERANDA DECK CEILING, VERIFY W/ PRIOR TO WORK.
- 5. (E) SOFFIT TO REMAIN, PATCH/REPAIR IN KIND.

SCHEDULE NOTES - BASE BID

- 1. LUMINAIRES SHALL BE CERTIFIED AS HIGH EFFICACY TO THE ENERGY COMMISSION BY MANUFACTURER.
- 2. COMMERCIAL GRADE LIGHT FIXTURES, UON.

(BID ALLOWANCE FOR REPLACEMENT LED FIXTURES AT (E) LOCATIONS U.N.O.: \$4,195)

Lighting Fixtures -BASE BID				
Type	Family and Type	Manufacturer	Lamp	Refer to Sheet Note:
LF1	Ceiling Light - Flat Round: 60W - 120V	Owner Supplied Contr. Installed	LED	1, 2
LF2	Interior Decorative Fixture - Pendant Large Fixture	Owner Supplied Contr. Installed	LED	1, 2
LF3	Ceiling Light - Linear Box: 1'x4'(1 Lamp) - 120V	Owner Supplied Contr. Installed	LED	1, 2
LF4	Ceiling Light - Flat Round: 100W - 120V	Owner Supplied Contr. Installed	LED	1, 2
LF5	Ceiling Light - Linear Box: 2'x4'(2 Lamp) - 120V	Owner Supplied Contr. Installed	LED	1, 2
LF6	Light - Sconce - Small Uplight: Vanity Bar	Owner Supplied Contr. Installed	LED	1, 2
LF7	Wall Pack Light - Exterior: 120V	Owner Supplied Contr. Installed	LED	1, 2
LF8	Exterior Wall Sconce: Wall Porch Sconce	Owner Supplied Contr. Installed	LED	1, 2
LF9	Light - Sconce - Small Uplight: Vanity Pendant	Owner Supplied Contr. Installed	LED	1, 2
LF10	Emergency Light Wall Mounted	Owner Supplied Contr. Installed	LED	1, 2
LF11	Ceiling Fan: Light	Owner Supplied Contr. Installed	LED	1, 2

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Date	Description	No.

Proj. No.: 2016004
Date: 07/18/2016
Scale: As indicated
Drawn By: JMT

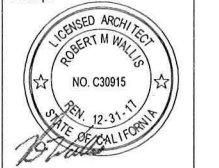
A6.4
ELECT - 2ND FLOOR
CEILING PLAN
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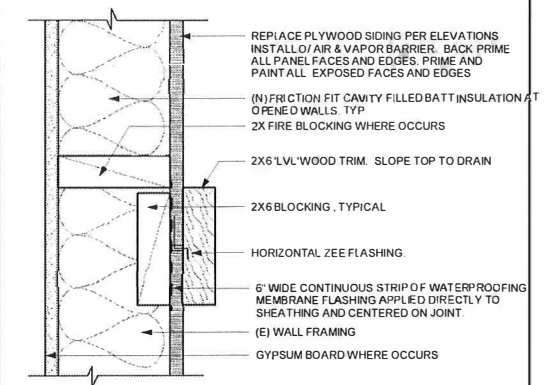
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BASE BID

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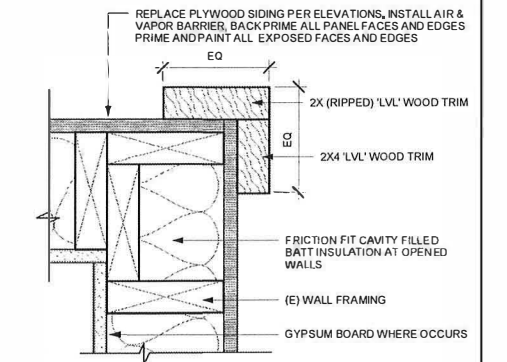
No.	Description	Date

Proj. No.: 2016004
Date: 07/18/2016
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Drawn By: RMW

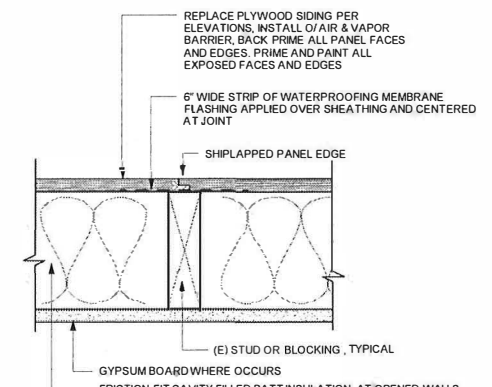
A7.0
EXT WALL DETAILS



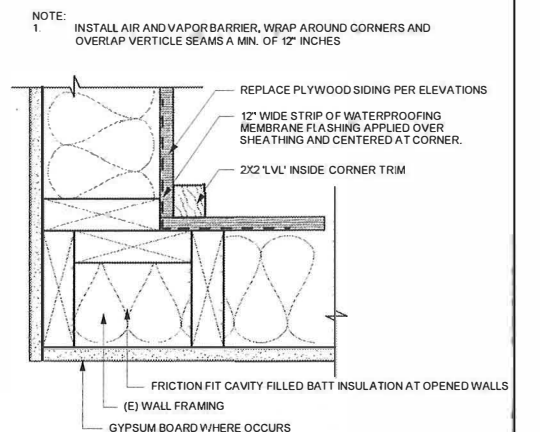
1 PLYWOOD SIDING - ZEE FLASHING
3" = 1'-0"



2 PLYWOOD SIDING - OUTSIDE CORNER
3" = 1'-0"



3 PLYWOOD SIDING - VERTICAL PANEL JOINT
3" = 1'-0"



4 PLYWOOD SIDING - INSIDE CORNER
3" = 1'-0"



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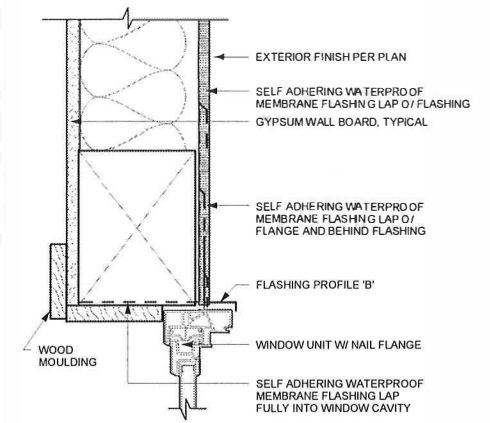
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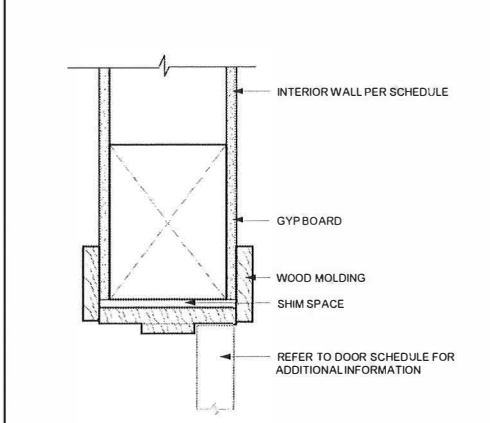
A7.1

WINDOW & DOOR DETAILS

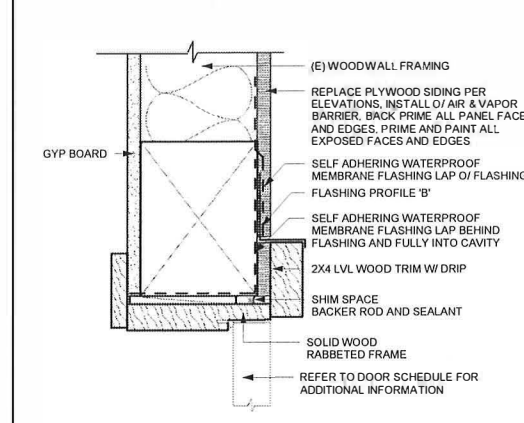
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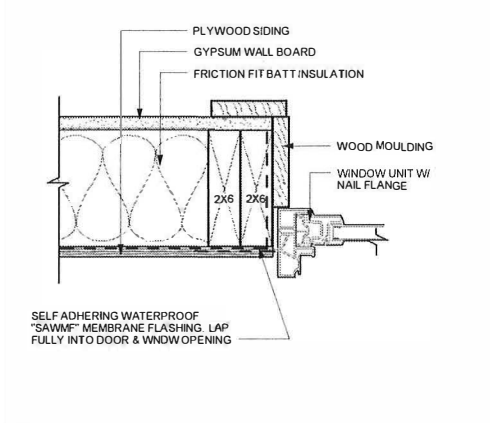
(9) WINDOW - HEAD @ NEW SIDING
3" = 1'-0"



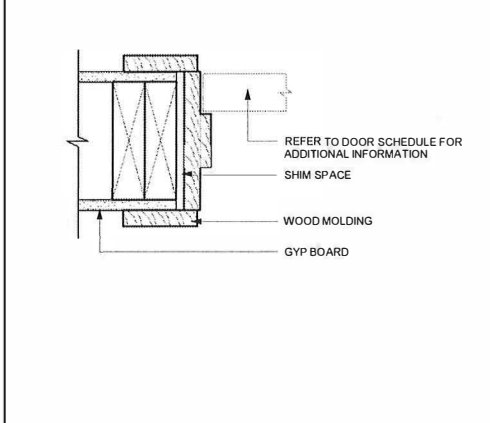
(5) DOOR - INT HEAD
3" = 1'-0"



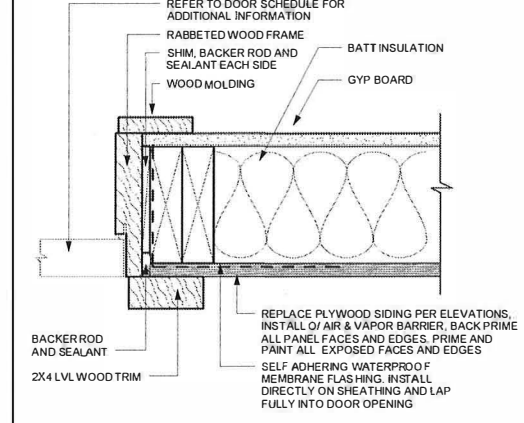
(1) DOOR - WOOD HEAD - PLYWOOD SIDING
3" = 1'-0"



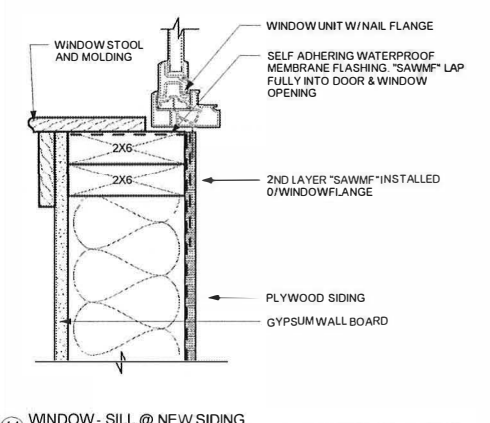
(10) WINDOW - JAMB @ NEW SIDING
3" = 1'-0"



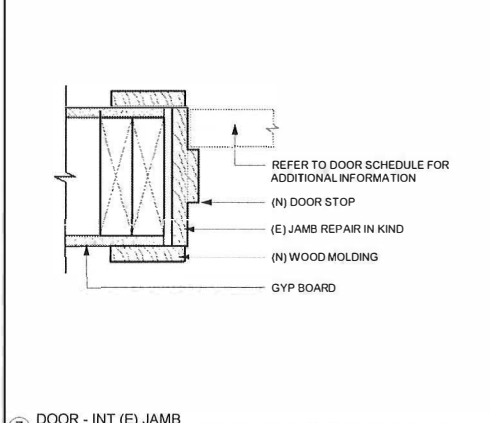
(6) DOOR - INT JAMB
3" = 1'-0"



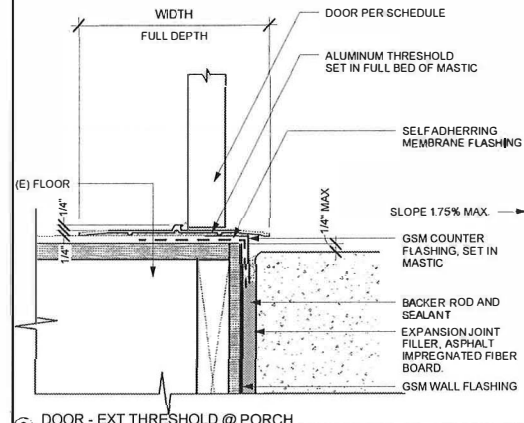
(2) DOOR - WOOD JAMB - PLYWOOD SIDING
3" = 1'-0"



(11) WINDOW - SILL @ NEW SIDING
3" = 1'-0"



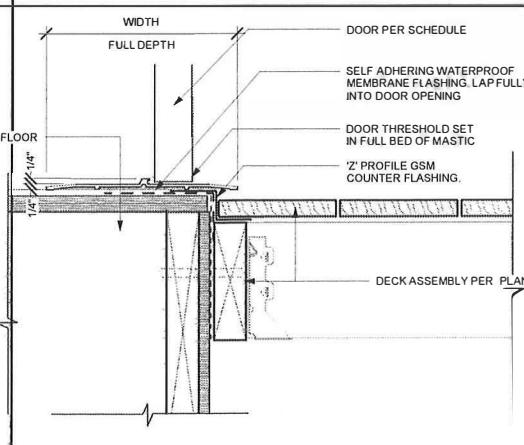
(7) DOOR - INT (E) JAMB
3" = 1'-0"



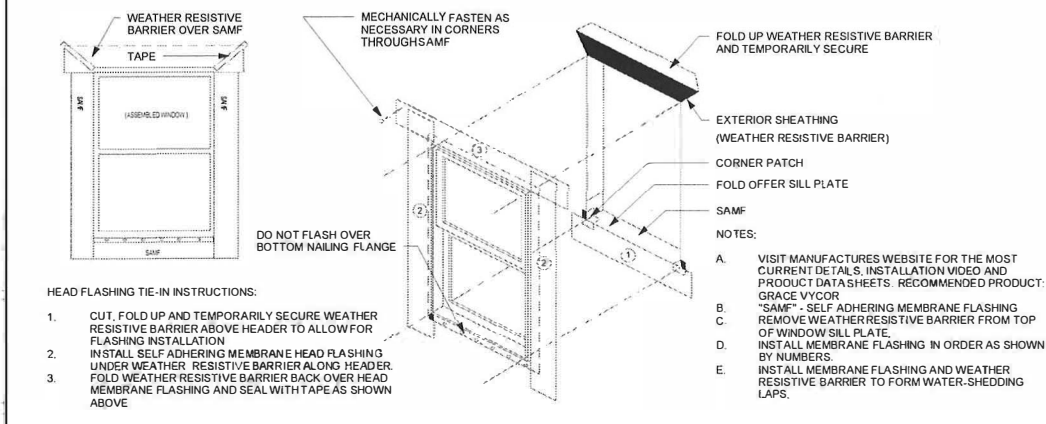
(3) DOOR - EXT THRESHOLD @ PORCH
3" = 1'-0"



(8) DOOR - INT THRESHOLD
3" = 1'-0"



(4) DOOR - DECK THRESHOLD
3" = 1'-0"



(20) WINDOW - TYPICAL FLASHING
3" = 1'-0"

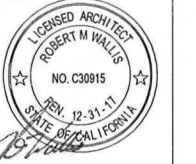


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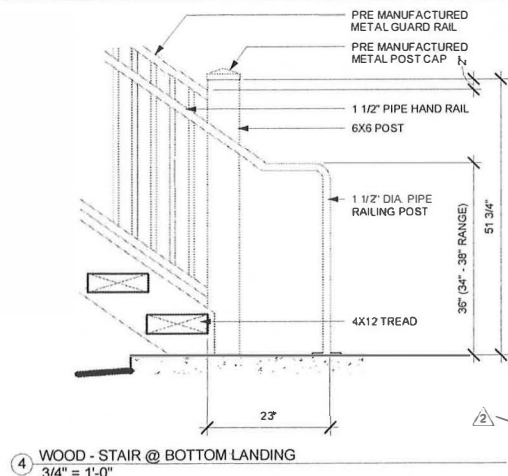
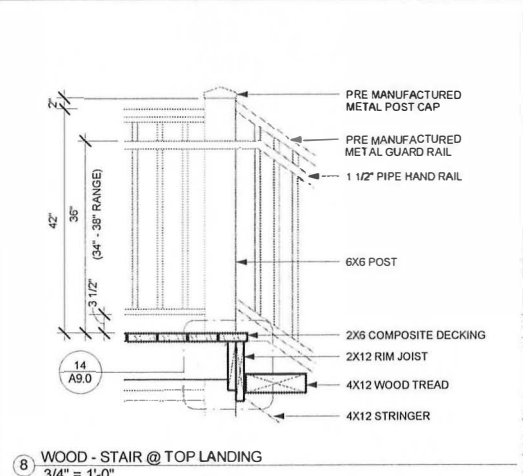
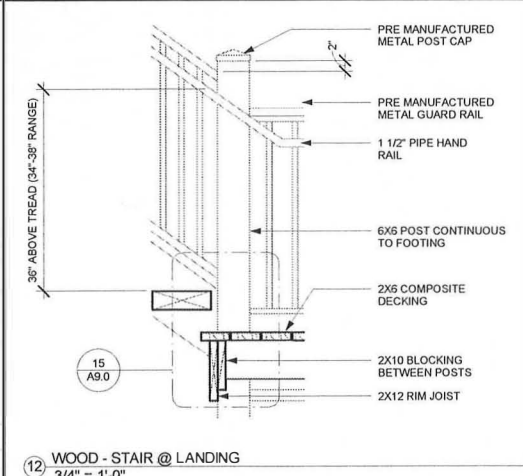
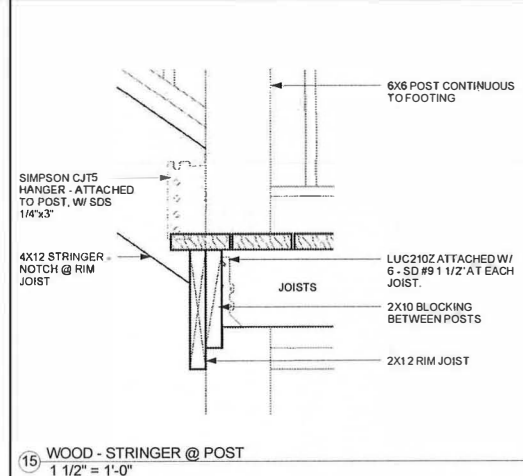
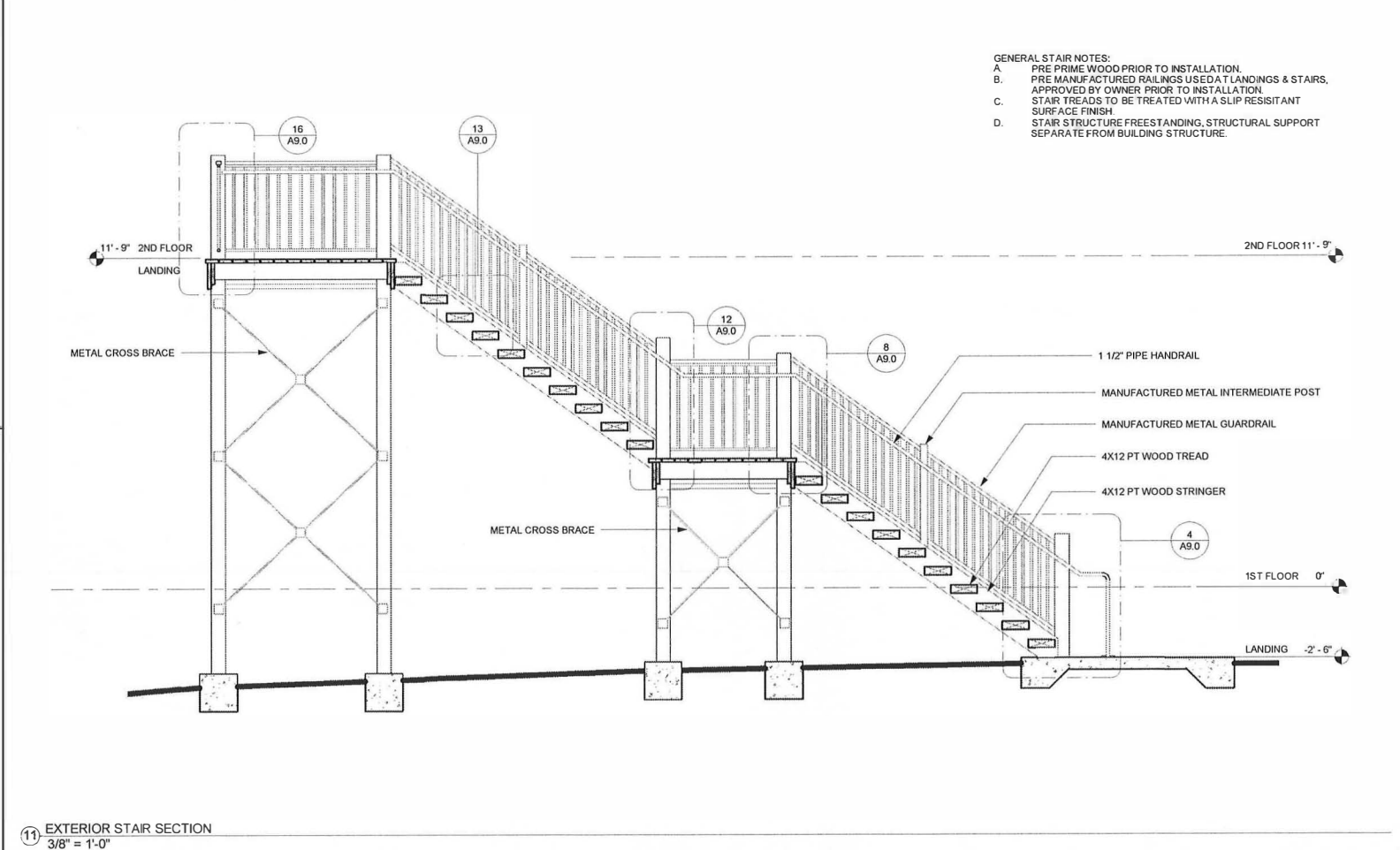
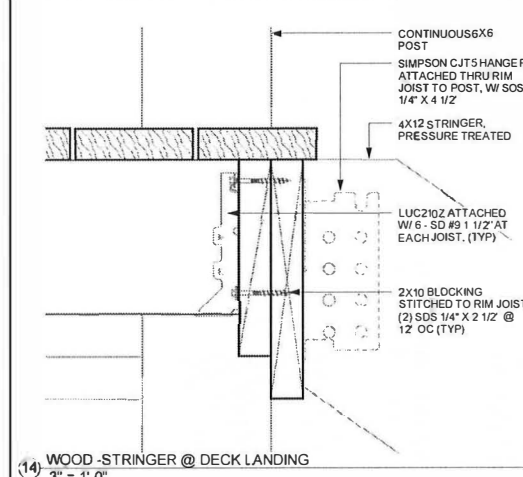
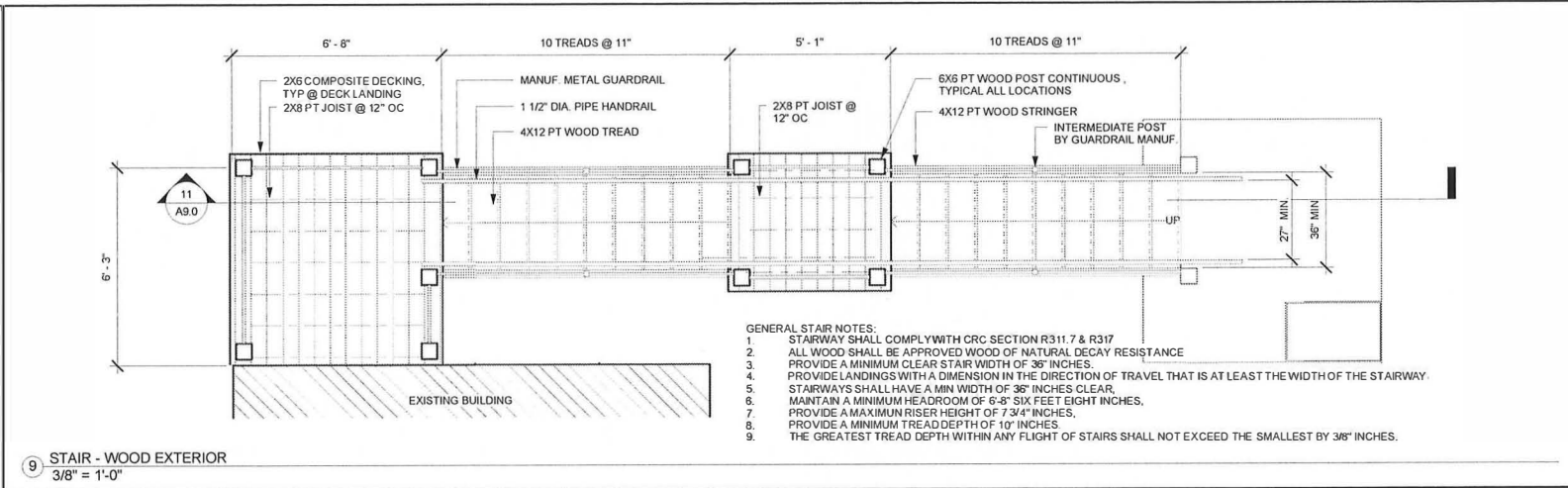
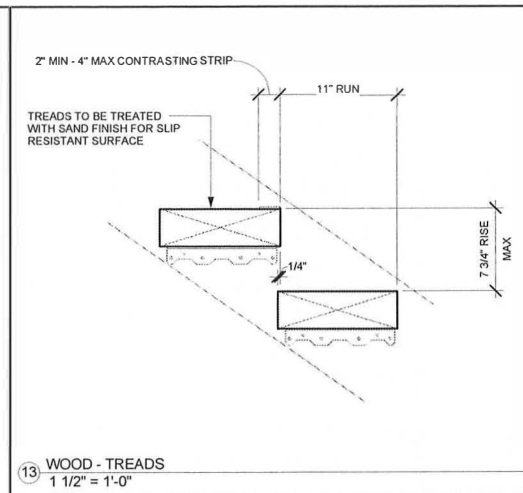
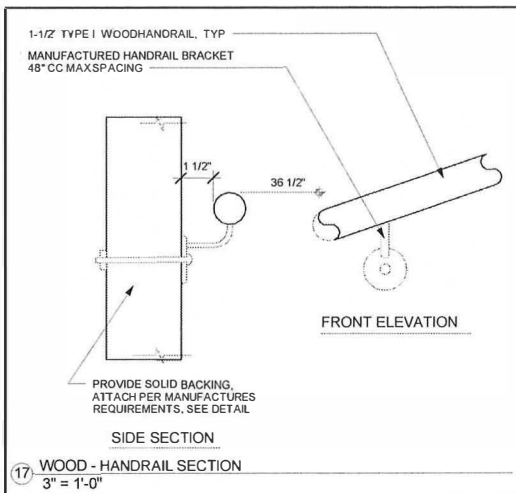
No.	Description	Date
1	Scope Revisions	07-15-2016
2		

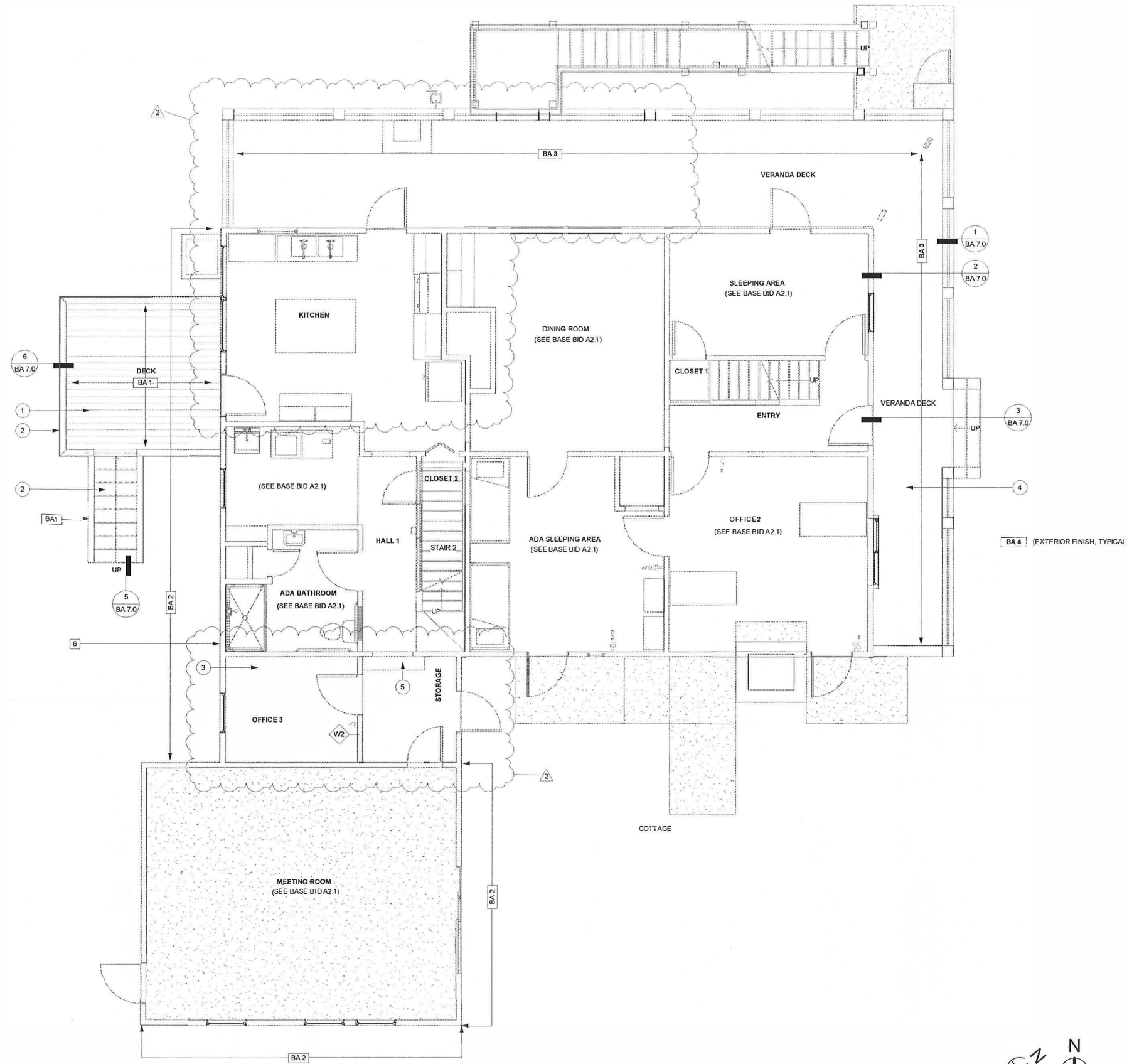
Proj. No.: 2016004
Date: 07/18/2016
Scale: As indicated
Drawn By: JMT

A9.0

STAIR PLAN & DETAILS

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LEGEND

- (E) WALL LOCATION
- (N) WALL LOCATION
- ALIGN FACE OF WALL FINISHES.
- DOOR TYPE. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- WINDOW TYPE. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
- EQUIPMENT FIXTURE. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
- CASEWORK MARK. REFER TO CASEWORK SCHEDULE A3.0
- CDC SERIES NUMBER
- CABINET SIZE (WIDTH, HEIGHT, DEPTH)

WALL TYPES:

- FRAMING:** 2X4 WOOD STUD @ 16" O.C.
SUBSTRATE: 5/8" TYPE 'X' GYP BOARD (INT SIDE ONE)
5/8" TYPE 'X' GYP BOARD (INT SIDE TWO)
HEIGHT: FULL HEIGHT
INSULATION: FULL HEIGHT
SHEET NOTE:
- FRAMING:** 2X6 WOOD STUD @ 16" O.C.
SUBSTRATE: 1/2" SHEATHING W/ FIBER CEMENT LAP SIDING (EXTERIOR)
1/2" TYPE GYP BOARD (INTERIOR)
HEIGHT: FULL HEIGHT
INSULATION: R22
SHEET NOTE:
- FRAMING:** 2X6 WOOD STUD @ 16" O.C.
SUBSTRATE: 1/2" TYPE GYP BOARD (INTERIOR)
1/2" TYPE GYP BOARD (INTERIOR)
HEIGHT: FULL HEIGHT
INSULATION: FULL HEIGHT
SHEET NOTE:

SHEET NOTES

- SN #**
1. INSTALL SCHLAGE LEVER SETS, TYP
 2. INSTALL ACCESSIBLE THRESHOLD AT EXTERIOR DOORS.
 3. INSTALL DEADBOLT SCHLAGE LOCK FUNCTION AT EXTERIOR DOORS.
 4. FIELD VERIFY EXISTING OPENING SIZE FOR REPLACEMENT WINDOWS.
 5. INSTALL MANUFACTURES SCREENS AT OPERABLE WINDOW LOCATIONS.

BID ALTERNATE NOTES

- BA1** REPLACE REAR DECK AND STAIR:
 - ROOF TO BE REMOVED & NOT REPLACED
 - NEW PRESSURE TREATED LUMBER FRAMING
 - NEW COMPOSITE DECKING, RAILING TOP AND BALLISTERS TO BE INSTALLED
 - NEW PRESSURE TREATED LUMBER FRAMING
 - INSTALL JOIST JACKETS
 - NEW STAIR TO BE INSTALLED
- BA2** PARTIAL SIDING REPLACEMENT: (LOCATIONS SHOWN ON PLAN AND ELEVATIONS)
 - REMOVE EXISTING SIDING.
 - INSTALL NEW TYPK AND SIB" T-111 SHEATHING/SIDING WITH VERTICLE 8" O.C. GROOVES, DURA TEMP OR EQ. T-111 SIDING W/ 50 YR WARRANTY.
 - PAINTED - 1 COAT PRIMER & 2 COATS BREATHABLE PAINT, BEHR SATIN EXTERIOR OR EQ. BACK PRIMED & PAINTED
- BA3** RENOVATE VERANDA DECK:
 - DEMO EXISTING DECKING
 - REPLACE DETERIORATED JOIST WITH PRESSURE TREATED JOIST TO MATCH IN KIND
 - ADD NEW JOIST BETWEEN (E) JOIST FOR MAX SPAN OF 16" OC
 - INSTALL NEW COMPOSITE DECKING SYSTEM OR EQUIVALENT
 - SLOPE OF NEW DECK TO BE NO GREATER THEN 1.75% MAX.
- BA4** PREP AND PAINT EXTERIOR MAIN HOUSE AND COTTAGE:
 - PREP ALL EXTERIOR SURFACES TO RECIEVE PAINT
 - REMOVE MATERIAL WITH SIGNS OF DRY ROT OR DECAY.
 - PATCH, REPLACE AND/OR REPAIR EFFECTED AREAS.
 - PAINT - 1 COAT PRIMER & 2 COATS BREATHABLE PAINT.

KEYNOTES - BID ALTERNATE

- COMPOSITION WOOD DECKING
- EXTERIOR STAIR AND RAILING ASSEMBLY
- RESILIENT VINYL PLANK FLOORING ASSEMBLY
- WOOD FRAMING TO BE REMOVED
- WOOD STAIR ASSEMBLY

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 BID ALTERNATES

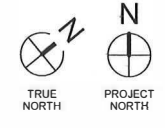
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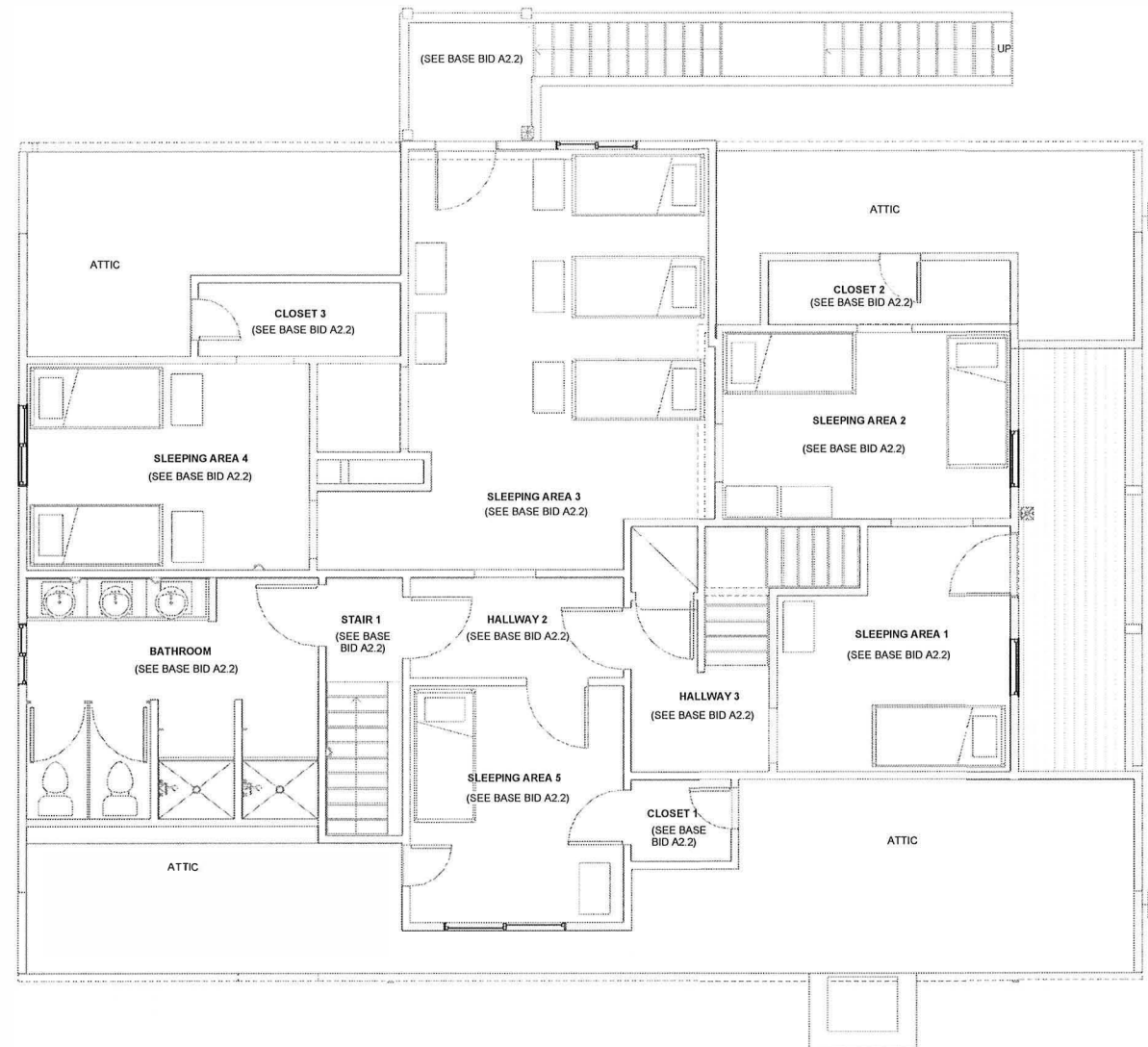
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1	Scope Revisions	07-15-2016
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BA 2.2
 1ST FLOOR PLAN - BA

1 BID ALTERNATE - 1ST FLOOR PLAN
 1/4" = 1'-0"





1 BID ALTERNATE - 2ND FLOOR PLAN
1/4" = 1'-0"

NO BID ALTERNATE WORK THIS FLOOR

LEGEND

SHEET NOTES

BID ALTERNATE NOTES

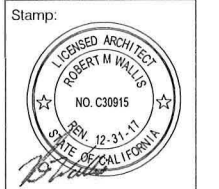
- BA1 REPLACE REAR DECK AND STAIR.
- ROOF TO BE REMOVED & NOT REPLACED
 - NEW PRESSURE TREATED LUMBER FRAMING
 - NEW COMPOSITE DECKING, RAILING TOP AND BALLISTERS TO BE INSTALLED
 - NEW PRESSURE TREATED LUMBER FRAMING
 - INSTALL JOIST JACKETS
 - NEW STAIR TO BE INSTALLED
- BA2 PARTIAL SIDING REPLACEMENT: (LOCATIONS SHOWN ON PLAN AND ELEVATIONS)
- REMOVE EXISTING SIDING.
 - INSTALL NEW TYVEK AND 5/8" T-111 SHEATHING/SIDING WITH VERTICAL 8" O.C. GROOVES, DURA TEMP OR EQ. T-111 SIDING W/ 50 YR WARRANTY.
 - PAINTED - 1 COAT PRIMER & 2 COATS BREATHABLE PAINT, BEHR SATIN EXTERIOR OR EQ.
 - BACK PRIMED & PAINTED.
- BA3 RENOVATE VERANDA DECK.
- DEMO EXISTING DECKING.
 - REPLACE DETERIORATED JOIST WITH PRESSURE TREATED JOIST TO MATCH IN KIND
 - ADD NEW JOIST BETWEEN (E) JOIST FOR MAX SPAN OF 16" OC
 - INSTALL NEW COMPOSITE DECKING SYSTEM OR EQUIVALENT
 - SLOPE OF NEW DECK TO BE NO GREATER THEN 1.75% MAX.
- BA4 PREP AND PAINT EXTERIOR
- MAIN HOUSE AND COTTAGE
 - PREP ALL EXTERIOR SURFACES TO RECIEVE PAINT
 - REMOVE MATERIAL WITH SIGNS OF DRY ROT OR DECAY.
 - PATCH, REPLACE AND/OR REPAIR EFFECTED AREAS.
 - PAINT - 1 COAT PRIMER & 2 COATS BREATHABLE PAINT.

KEYNOTES - BID ALTERNATE



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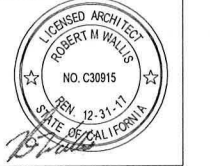
BA 2.3
2ND FLOOR - BA



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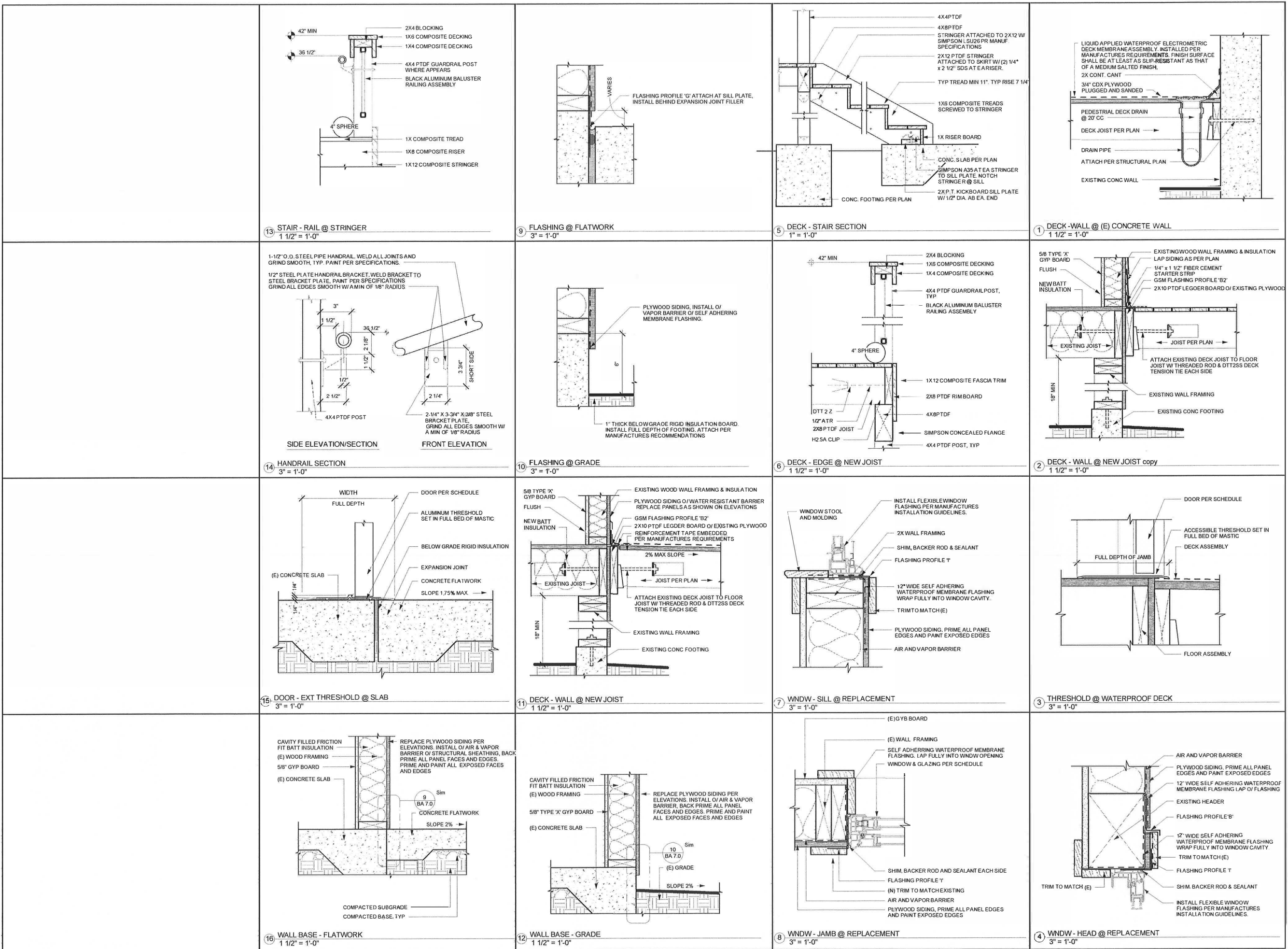
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BA 7.0
DETAILS - BA



PIPING MATERIALS

(A) DRAINAGE WASTE AND VENT PIPING SHALL BE SCHEDULE 40 ABS DIWV OR OTHER APPROVED MATERIAL HAVING A 5/16" O.D. AND UNIFORM BORE. FITTINGS SHALL BE MADE OF SIMILAR MATERIAL.
 EXCEPTION: NO HUB CAST IRON SHALL BE USED WHERE SLOPE OF WASTE LINE IS LESS THAN 1/4" PER FOOT, OR WHERE WASTE PIPING IS ROUTED BETWEEN FLOOR OR RISERS IN WALLS.
 (B) VENT PIPING SHALL EXTEND 12 INCHES ABOVE THE ROOF (MIN) AND SHALL BE FLASHED WITH 4-POUND LEAD. THE LEAD FLASHING SHALL BE TURNED DOWN ON THE INSIDE OF THE VENT IN A NEAT MANNER. MINIMUM VENT SIZE AT VENT EXTENSION THROUGH ROOF SHALL BE 3" (MIN) TO PREVENT FROST/ICE CLOSURE. THE CHANGE IN DIAMETER SHALL BE MADE INSIDE THE BUILDING AT LEAST ONE (1) FOOT BELOW THE ROOF, OR AS REQUIRED BY THE ADMINISTRATIVE AUTHORITY. VENTS SHALL BE PLACED ADJACENT TO UPPER RIDGE OF ROOF AND SHALL BE PROTECTED BY MURPHY SPLITTER OR METAL FORMED CRICKET APPROVED BY ADMINISTRATIVE AUTHORITY.

CONDENSATE DRAINAGE
 (A) SCHEDULE 40 PVC DIWV PIPE MEETING THE REQUIREMENTS OF ASTM D 1185 OR OTHER APPROVED MATERIAL HAVING A SMOOTH AND UNIFORM BORE. FITTINGS SHALL BE IN COMPLIANCE ASTM D 2464.

POTABLE WATER PIPING
 (A) SCHEDULE 40 PVC PIPE MEETING THE REQUIREMENTS OF ASTM D 1185 MAY BE USED FOR COLD WATER DISTRIBUTION OUTSIDE THE BUILDING. FITTINGS SHALL BE IN COMPLIANCE ASTM D 2464.
 (C) ALL PIPING MAY BE 2" AND SMALLER SHALL BE NON-BARRIER PEX TUBING BY UPONOR, WEGAM, OR EQUAL. PEX TUBING SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM 1816-08 AND 1811. FITTINGS SHALL BE ZERO LEAD FITTINGS MEETING THE REQUIREMENTS OF ASTM F1007. PEX PIPING SHALL MEET THE REQUIREMENTS OF SECTION 60412 OF THE 2013 CPC. POTABLE PEX PIPING PLACED IN SOIL SHALL BE SLEEVED WITH IN ACCORDANCE WITH TABLE 60411 (NOTE 7). THE FOLLOWING ARE EXCEPTIONS TO THE USE OF PEX PIPING:
 (1) PIPING WITHIN 18 INCHES OF WATER HEATER SHALL BE TYPE L COPPER.
 (2) DOMESTIC HOT WATER SUPPLY AND RETURN PIPING ABOVE GRADE SHALL TYPE L COPPER.

FUEL GAS PIPING
 (A) SCHEDULE 40 BLACK STEEL PIPE, ASTM A53, SCHEDULE 40 BLACK, WITH MALLEABLE IRON OR FORGED STEEL FITTINGS, SCREWBED (THROUGH 7"). PROVIDE GAS COCK, DIRT LEG AND UNION AT EACH CONNECTION. GAS PIPING SHALL NOT BE BURIED BELOW SLAB UNLESS SPECIFICALLY INDICATED ON PLANS AND MEETING THE REQUIREMENTS OF CPC SECTION 2016.
 (B) PLASTIC PIPE SHALL BE INSTALLED SHALL BE INSTALLED OUTSIDE UNDERGROUND ONLY. PIPING SHALL BE POLYETHYLENE CONFORMING TO ASTM D 2513.
 (C) BURIED GAS PIPING MAY BE BLACK STEEL PIPE WITH FACTORY WRAPPED PLASTIC COVER AS APPROVED BY LOCAL ADMINISTRATIVE AUTHORITY, ASTM A53, SCHEDULE 40 BLACK, WITH MALLEABLE IRON OR FORGED STEEL FITTINGS, SCREWBED (THROUGH 7").

PLUMBING NOTES

- SCOPE OF WORK
 1. REMOVE EXISTING PLUMBING FIXTURES AS INDICATED ON ARCHITECTURAL PLANS.
 2. ALL WATER AND WASTE PLUMBING INSTALLATION WORK AND ALL PLUMBING MATERIALS SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA PLUMBING CODE.
 3. IT IS THE INSTALLING CONTRACTORS RESPONSIBILITY TO ASSURE ALL MECHANICAL SYSTEMS FUNCTION PROPERLY, SAFELY, AND MEET ALL LOCAL, STATE AND REGIONAL CODES.
 4. ALL WORK IS TO CONFORM TO THE ACCEPTED STANDARDS OF THE TRADE. THE ENGINEER IS TO BE NOTIFIED IF ANY SUBSTITUTIONS ARE SEEN TO BE NECESSARY.
 5. CONTRACTOR SHALL PARTICIPATE IN BID WALK-THRU AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. BIDS SHALL BE ADJUSTED TO ACCOMMODATE ANY EXISTING CONDITIONS WHICH ARE NOT SHOWN ON PLANS AND ARE VISIBLE DURING WALK-THRU. ANY AND ALL DEVIATIONS FROM PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
 6. CONTRACTOR SHALL VERIFY SITE DIMENSIONS. NO CHANGE ORDERS WILL BE ALLOWED FOR CONDITIONS WHICH COULD BE VERIFIED BEFORE CONSTRUCTION.
 7. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES. NO CHANGE ORDERS WILL BE ALLOWED FOR ITEMS THAT COULD HAVE BEEN COORDINATED IN THE FIELD.
 8. PLUMBING FIXTURES ARE LISTED ON SHEET AS2. FIXTURES ARE INDICATED ON SHEETS A21 AND A22. CONTRACTOR SHALL PROVIDE SUBMITTALS OF PROPOSED PLUMBING FIXTURES TO OWNER'S REPRESENTATIVE FOR APPROVAL. FIXTURES SHALL MEET CURRENT CPC AND CAL-GREEN CODES. MAXIMUM FLOW RATES SHALL BE AS FOLLOWS:
 SINKS 10 GPM
 LAVATORIES 05 GPM
 SHOWERS 2.0 GPM
 WATER CLOSETS 1.0 GPM

- FURNISH AND INSTALL ALL MATERIALS AND PERFORM ALL LABOR NECESSARY FOR A COMPLETE INSTALLATION OF PLUMBING WORK INDICATED ON THE DRAWINGS. PROVIDE ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED, WHICH CAN REASONABLY BE INFERRED OR TAKEN AS BELONGING TO THE WORK AND NECESSARY TO PROVIDE THE COMPLETE SYSTEM.
 10. PROVIDE ALL NECESSARY PLUMBING CONNECTIONS TO EQUIPMENT FURNISHED UNDER OTHER DIVISIONS OR SECTION OR BY OWNERS. PROVIDE SHUTOFF VALVES OR STOPS AT EACH CONNECTION AT GAS CONNECTIONS, PROVIDE GAS COCK, DIRT LEG, UNION AND

- FLEX CONN. PROVIDE DRAIN PAN AND TEMPERATURE / PRESSURE RELIEF VALVES AT WATER HEATERS.
 11. PIPING IS TO BE FIELD LOCATED IN SUCH A WAY AS TO AVOID OBSTACLES. MEET CALIFORNIA PLUMBING CODE (CPC) REQUIREMENTS AND ALLOW SERVICE CLEARANCE TO AREA AND EQUIPMENT THAT MAY REQUIRE SERVICING.
 12. ALL HORIZONTAL WASTE / VENT PIPES SHALL HAVE A MINIMUM SLOPE OF 1/16" PER FOOT.
 13. HORIZONTAL VENT PIPE SHALL BE SO GRADED AND CONNECTED AS TO DRIP BACK BY GRAVITY TO THE DRAIN PIPE IT SERVES PER 2013 CPC 905.2
 14. INSULATE ALL POTABLE HOT WATER SUPPLY PIPING WITH K-FLEX 3/4" WALL THICKNESS INSUL-TUBES OR EQUAL CONDUCTIVITY-023 (BTU-IN-HR-F) AT 75°F IN NON-CONDITIONED SPACE IN ACCORDANCE WITH ASTM CITY OR CSM.
 15. MAIN GAS SHUT OFF TO THE BUILDING SHALL BE IDENTIFIED WITH PERMANENT ALL WEATHER SIGNAGE STATING "MAIN GAS SHUT OFF". INSTALL LINE SIZED SHUT-OFF DOWNSTREAM OF REGULATOR WHERE GAS ENTERS THE BUILDING.
 16. FOR EXACT LOCATION OF PLUMBING FIXTURES AND MOUNTING HEIGHTS, SEE ARCHITECTURAL ELEVATIONS.
 17. PRESSURE RELIEF VALVE SHALL DRAIN IN ACCORDANCE WITH 2013 CPC SECTION 600.5.
 18. WHERE WATER AND SEWER ARE RUN IN A COMMON TRENCH, TRENCHING SHALL MEET THE REQUIREMENTS SET FORTH IN THE 2013 CPC SECT. 106.
 19. PROVIDE EASY SHUT-OFF CAPABILITY FOR WATER HEATERS.
 20. PROVIDE WATER HEATER SUPPORT AND SEISMIC BRACING PER 2013 CPC SECTION 601.0 PROVIDE VANDAL PROOF WATER HEATER CONNECTION TO BUILDING AS SPECIFIED.
 21. PIPING SHALL BE SUPPORTED AND BRACED IN ACCORDANCE WITH CHAPTER 3 OF THE 2013 CPC WITH SUPERSTRUT HANGERS, OR EQUAL. PROVIDE ISOLATORS AT ALL HANGERS WHERE PIPING IS NOT INSULATED.
 22. PROVIDE BACKFLOW PREVENTION FOR WATER SUPPLY TO BUILDING AS REQUIRED BY ADMINISTRATIVE AUTHORITY.
 23. ALL SHOWER/SHOWER TUB ENCLOSURES SHALL HAVE PRESSURE/TEMPERATURE CONTROL BALANCING VALVES.
 24. TRAP PRIMERS SHALL BE PROVIDED FOR ALL FLOOR DRAINS.
 25. SLOPE ALL CONDENSATE AT 1/4" PER FT. CONDENSATE PIPING SHALL BE SCH 40 PVC. INSULATE CONDENSATE PIPING WITH 1/2" WALL THICKNESS PIPE INSULATION WHERE PIPING RUNS ABOVE CONDITIONED SPACE.
 26. PLUMBING VENTS SHALL BE AT LEAST 10' FROM 1 OR 3' ABOVE ANY DOOR, OPENABLE WINDOW, MECHANICAL AIR INTAKE, OR OTHER INLETS INTO THE BUILDING PER CPC 906.2.
 27. DISINFECTION OF WATER SYSTEM
 (A) PRIOR TO FINAL INSPECTION, CLEAN AND DISINFECT DOMESTIC HOT AND COLD WATER SYSTEMS, SPACE HEATING SYSTEMS AND FIRE PROTECTION SYSTEMS CONNECTED TO DOMESTIC WATER MAINS. PERFORM ALL WORK PER AWWA STANDARD PROCEDURES FOR DISINFECTING WATER MAINS AND AS REQUIRED BY LOCAL BUILDING AND HEALTH

- DEPARTMENT CODES.
 (B) WITH ALL FIXTURES CONNECTED AND OPERABLE AND READY FOR USE AND WHEN BY TEST, SYSTEM IS PROVIDED TO BE FREE FROM LEAKS, THOROUGHLY FLUSH BY FULLY OPENING EVERY OUTLET AND OPERATING EVERY FIXTURE UNTIL CLEAR WATER FLOWS FROM ALL OUTLETS AND FIXTURES.
 (C) FILL SYSTEM COMPLETELY FULL OF WATER AND INJECT DISINFECTANT SLOWLY AND CONTINUOUSLY AT AN EVEN RATE (NOT IN SLUGS) UNTIL AN ORTHOTOLIDIN TEST AT EACH OUTLET SHOWS A CHLORINE RESIDUAL CONCENTRATION OF AT LEAST 50 PARTS PER MILLION (PPM).
 (D) MAINTAIN CONDITION FOR 24 HOURS WITH CHLORINE RESIDUAL OF 50 PPM REMAINED IN SYSTEM FOR THIS 24 HOUR PERIOD. IF AFTER 24 HOURS, ORTHOTOLIDIN TESTS INDICATE THAT CHLORINE RESIDUAL CONCENTRATION HAS DECREASED BELOW 50 PPM, THEN DISINFECTION PROCEDURE MUST BE REPEATED UNTIL AN APPROVED RESULT IS OBTAINED.
 (E) WHEN THE ABOVE PROCEDURE HAS BEEN COMPLETED, FLUSH OUT ENTIRE SYSTEM WITH FRESH WATER UNTIL AN ORTHOTOLIDIN TEST AT ANY OUTLET SHOWS A RESIDUAL OF NOT MORE THAN 0.27 PPM.
 (F) POST WARNING SIGNS AT ALL OUTLETS AND IN CONSPICUOUS AREAS WHILE DISINFECTING THE SYSTEM.
 28. TESTING OF PIPING
 (A) ALL PIPING SHALL BE TESTED AT COMPLETION OF ROUGH-IN, OR AT OTHER TIMES AS DIRECTED BY ARCHITECT. TEST IN ACCORDANCE WITH THE FOLLOWING SCHEDULE TO SHOW NO LOSS IN PRESSURE OR VISIBLE LEAKS AFTER A MINIMUM DURATION OF FOUR (4) HOURS AT THE TEST PRESSURE INDICATED.
 (B) ISOLATE FROM THE SYSTEM ALL EQUIPMENT WHICH MAY BE DAMAGED BY TEST PRESSURE. TEST SCHEDULE AS FOLLOWS:

SYSTEM TESTED	TEST PRESSURE PSIG	TEST WITH WATER
ALL SOIL, WASTE, DRAIN AND VENT PIPING WITHIN BUILDINGS.	FILL WITH WATER TO TOP OF HIGHEST JOINT IN SYSTEM. ALLOW TO STAND 2 HOURS OR LONGER AS DIRECTED BY INSPECTOR.	
ALL HOT TEMPERED AND COLD PIPING.	50 PSIG	WATER

EXHAUST FAN SCHEDULE

SYMBOL	QTY.	COOLING DESCRIPTION	FAN		ELECT.			MFGR. & MODEL NO.	WEIGHT (LBS)	SONES	REMARKS	
			CFM	S.P. (WC)	RPM	VOLTAGE	BHP					WATTS
EF-1	2	CEILING CABINET FAN	80	0.25	---	115 V. 1 PHASE	---	9.8	PANASONIC WHISPERGREEN** FV-05-11VKS1	10	0.4	PROVIDE CONDENSATION SENSOR ACCESSORY #FVCSVK1. FAN SHALL HAVE 4" DIA. DUCT CONNECTION
EF-2	1	CEILING CABINET FAN	150	0.25	---	115 V. 1 PHASE	---	13	PANASONIC WHISPERGREEN** FV-11-15VK1	13	0.7	PROVIDE CONDENSATION SENSOR ACCESSORY #FVCSVK1. FAN SHALL HAVE 6" DIA. DUCT CONNECTION

- NOTES:
 1. INSTALL/MOUNT EXHAUST FANS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 2. FANS SHALL BE ENERGIZED BY BUILT-IN HUMIDITY SENSOR AND/OR MANUAL WALL SWITCH.

PLUMBING EQUIPMENT SCHEDULE

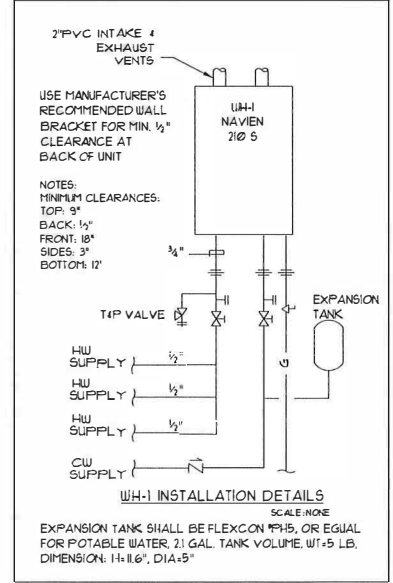
SYMBOL	DESCRIPTION	MFGR. & MODEL #	SPECIFICATIONS
WH-1	CONDENSING TANKLESS GAS WATER HEATER	NAVIER NFE-2105	TANKLESS WATER HEATER. EF=0.91 RECOVERY @ 5.2 GPM @ 61°F RISE INLET @ 13500 BTU/HR @ 57.00 BTU/HR DIMENSIONS: 13.3" W x 13.2" D x 21.4" HT

MECHANICAL LEGEND

- EQUIPMENT TAG
 EXHAUST FAN
 RIGID DUCT, DIAMETER NOTED
 PRE-INSULATED FLEXIBLE DUCT

PLUMBING SYMBOLS AND LEGEND

- | | |
|----------|-------------------------------|
| AC | ABOVE CEILING |
| UC | UNDER COUNTER |
| BF | BELOW FLOOR |
| BS | BELOW SLAB |
| BG | BELOW GROUND |
| IW | IN WALL |
| SM | SURFACE MOUNT |
| VR | VENT RISER |
| VTR | VENT THRU ROOF |
| WD.R | WASTE DROP, RISER |
| WH | WATER HEATER (SEE SCHEDULE) |
| CWRD | COLD WATER RISER DROP |
| HWRD | HOT WATER RISER, DROP |
| HWRT | HOT WATER RETURN |
| WCO, GCO | WALL CLEANOUT, GRADE CLEANOUT |
| P.O.C. | POINT OF CONNECTION |
| CO. | CLEANOUT |
| CW | COLD WATER PIPING |
| HW | HOT WATER PIPING |
| HWRT | HOT WATER RETURN PIPING |
| W | SANITARY WASTE PIPING |
| V | VENT PIPING |
| IND | INDIRECT WASTE LINE |
| (Symbol) | SHUT OFF VALVE (LINE SIZED) |



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BOST HOUSE

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PLUMBING & VENTILATION NOTES AND LEGENDS

Project Title:

Project Location:

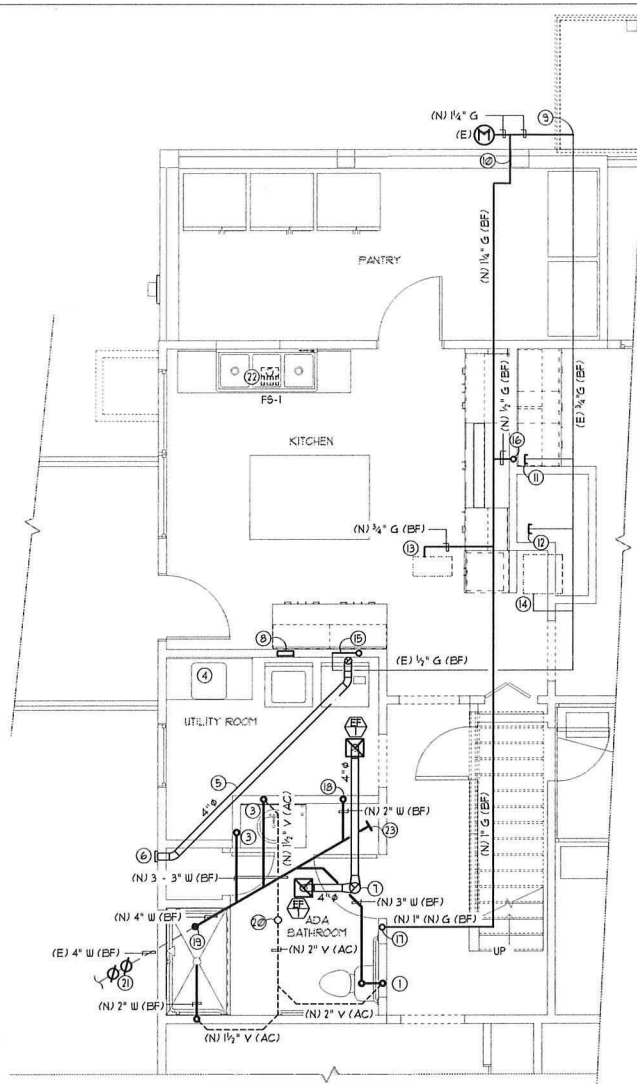
Sheet Title:

Revisions:

No.	Date	By:	Description:
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Plot Date: 5/18/2016

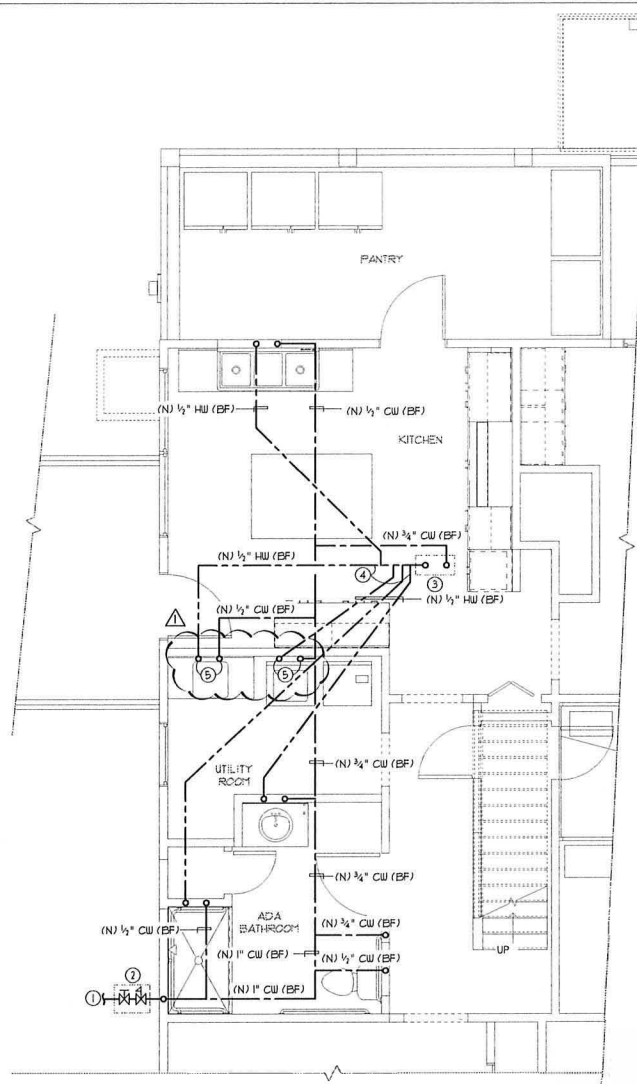
Job # 16-110
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 Date Issued 5-18-2016
 Sheet Number MP0.1



1st FLOOR W,V & G & VENTILATION PLAN

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

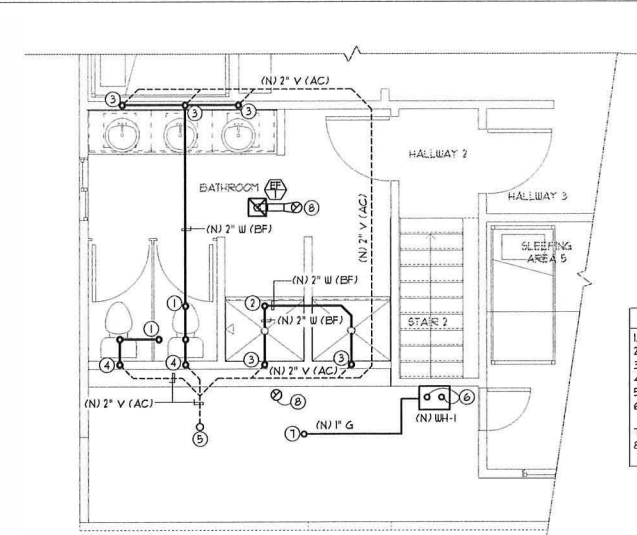
- 1st FLOOR W,V & G & MECHANICAL KEYED NOTES
- 3" WASTE DROP, 2" VENT RISER
 - 2" WASTE DROP, 1 1/2" VENT RISER
 - 3" WASTE RISER TO 2nd FLOOR
 - EXISTING SINK TO REMAIN
 - (N) 4" RIGID DRYER VENT BELOW FLOOR, STUB UP THROUGH FLOOR FOR CONNECTION TO DRYER (N/C)
 - DRYER VENT WALL CAP. TERMINATE A MINIMUM OF 3 FEET FROM OPERABLE WINDOW
 - 6" EXHAUST DUCT THROUGH ROOF TO ROOF CAP
 - CONNECT (N) WASHER WALL BOX TO (E) WASTE & VENT SYSTEM (WASHER N/C)
 - CONNECT (N) 1/4" GAS PIPE FROM METER TO (E) 3/4" GAS THROUGH WALL
 - (N) 1/4" GAS LINE THROUGH WALL TO SERVE WATER HEATERS AND (N) RANGE
 - CAP (E) 1/2" GAS PIPE SERVING RANGE
 - CAP (E) 3/4" GAS PIPE SERVING WATER HEATER
 - (E) WATER HEATER (N BASEMENT)
 - (E) FURNACE (N BASEMENT)
 - EXTEND (E) 1/2" GAS LINE TO (N) DRYER LOCATION
 - 1/2" GAS RISER TO (N) GAS RANGE
 - 1" GAS RISER TO 2nd FLOOR
 - 2" WASTE RISER TO 2nd FLOOR
 - CONNECT (N) 4" WASTE TO (E) 4" WASTE
 - 3" VENT THROUGH ROOF
 - ADD (N) 2-WAY CLEAN OUT WHERE (E) WASTE PIPE ENTERS BUILDING
 - DRAIN SINK INDIRECTLY TO FLOOR SINK. CONNECT FLOOR SINK TO (E) WASTE AND VENT PIPING.
 - 3" CLEAN OUT



1st FLOOR PLUMBING PLAN WATER

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

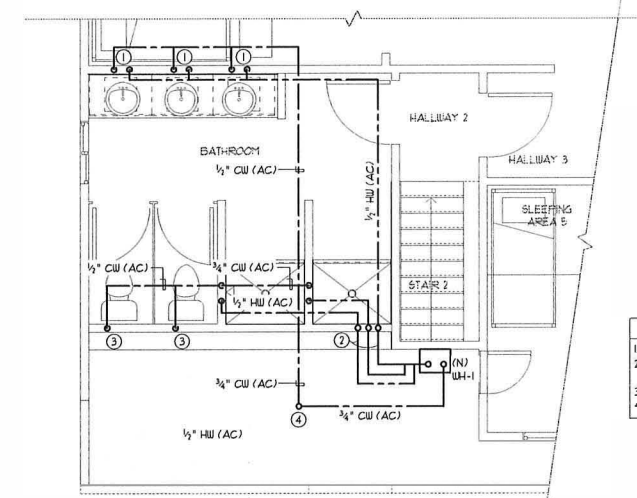
- 1st FLOOR PLUMBING PLAN - WATER KEYED NOTES
- FOR CONTINUATION REFER TO SITE PLAN
 - (N) SHUT OFF VALVE WITH PRESSURE REDUCER VALVE
 - (E) WATER HEATER IN BASEMENT TO REMAIN
 - 1/2" HOT WATER HOMERUNS BETWEEN FIXTURES AND WATER HEATER
 - PIPE RISERS THROUGH FLOOR IN FRONT OF WALL



2nd FLOOR W,V & G & VENTILATION PLAN

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

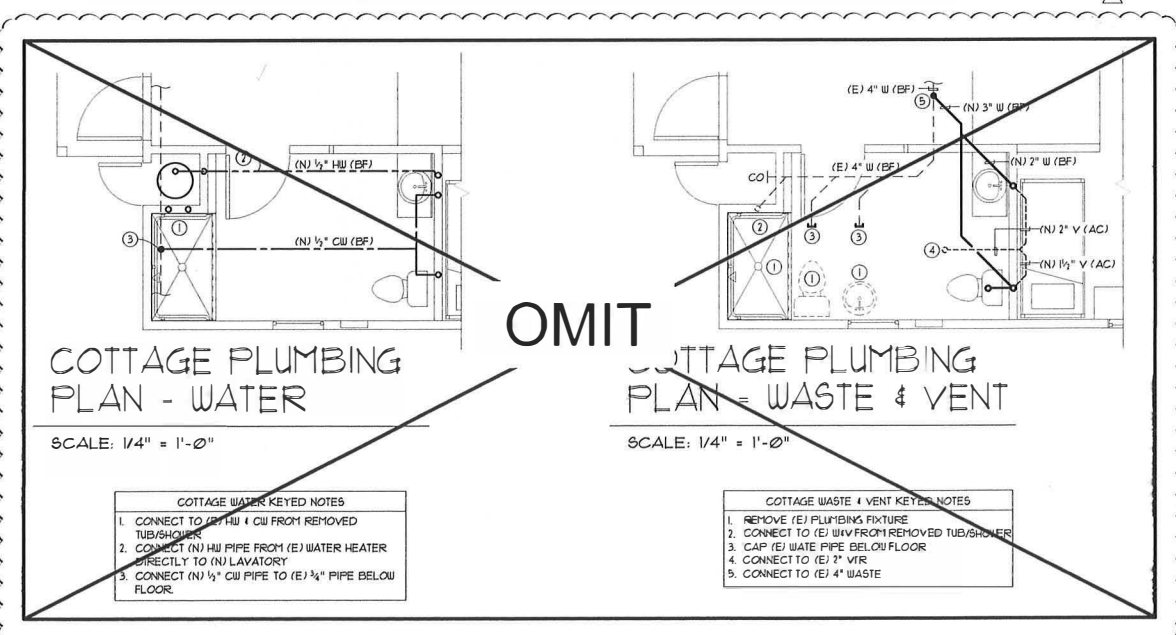
- 2nd FLOOR W,V & G & MECHANICAL KEYED NOTES
- (N) 3" WASTE DROP TO BASEMENT
 - (N) 2" WASTE DROP TO BASEMENT
 - (N) 2" WASTE DROP 1 1/2" VENT RISER
 - (N) 3" WASTE DROP, 2" VENT RISER
 - (N) 3" VENT THROUGH ROOF
 - (N) 2" PVC EXHAUST AND INTAKE VENT THROUGH ROOF TO CONCENTRIC ROOF KIT
 - (N) 1" GAS RISER FROM BASEMENT
 - (N) 6" EXHAUST DUCT THROUGH ROOF TO ROOF CAP



2nd FLOOR PLUMBING PLAN WATER

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

- 2nd FLOOR PLUMBING - WATER KEYED NOTES
- 1/2" HW & CW DROPS IN WALL
 - 1/2" HW RISERS IN WALL - EACH 1/2" HW PIPE SHALL "HOMERUN" FROM FIXTURE TO WATER HEATER
 - 1/2" CW DROP TO WATER CLOSET
 - 3/4" CW RISER FROM BASEMENT



COTTAGE PLUMBING PLAN - WATER

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

- COTTAGE WATER KEYED NOTES
- CONNECT TO (E) HW & CW FROM REMOVED TUB/SHOWER
 - CONNECT (N) HW PIPE FROM (E) WATER HEATER DIRECTLY TO (N) LAVATORY
 - CONNECT (N) 1/2" CW PIPE TO (E) 3/4" PIPE BELOW FLOOR

COTTAGE PLUMBING PLAN - WASTE & VENT

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

- COTTAGE WASTE & VENT KEYED NOTES
- REMOVE (E) PLUMBING FIXTURE
 - CONNECT TO (E) HW FROM REMOVED TUB/SHOWER
 - CAP (E) WASTE PIPE BELOW FLOOR
 - CONNECT TO (E) 2" VTR
 - CONNECT TO (E) 4" WASTE



BOST HOUSE
 145 BOST AVENUE
 NEVADA CITY, CA 95959
PLUMBING & VENTILATION FLOOR PLANS

Project Title:	BOST HOUSE			
Project Location:	145 BOST AVENUE NEVADA CITY, CA 95959			
Sheet Title:	PLUMBING & VENTILATION FLOOR PLANS			
Revisions:	No.	Date	By	Description
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Job #	16-110			
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Date 1st Issued	5-18-2016			
Sheet Number	MP1.1			

WOOD

- 1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR, VISUALLY GRADED OR MACHINE GRADED AND STAMPED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20. ALL FRAMING MEMBERS SHALL BE AS FOLLOWS.
THICKNESS GRADE
3" NOM. AND SMALLER #2
4x OR LARGER BEAMS #1 UON
4x 4 AND 3x 6 POSTS #2 UON
4x 6 AND LARGER POSTS #1 UON
STUDS (2x4 AND 2x6) #2
2. ALL STRUCTURAL PLYWOOD SHEATHING SHALL BE DOUGLAS FIR STANDARD GRADE STRUCTURAL 1 WITH EXTERIOR GLUE STAMPED BY AN APPROVED TESTING & GRADING AGENCY CONFORMING TO THE DOC PS 1 OR PS 2.
3. ALL SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING AND SHALL BE APPROVED BY THE BUILDING INSPECTOR BEFORE COVERING.
4. ALL NAILINGS SHALL CONFORM TO THE APPLICABLE BUILDING CODE AND REGULATIONS.
5. UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATE UNDER BEARING, EXTERIOR OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE-TREATED AND BOLTED TO CONCRETE OR MASONRY WITH 5/8" DIAGONAL GALVANIZED ANCHOR BOLTS W/ 7" MIN CONCRETE OR MASONRY EMBED AT 6"-0" OC (MAX) BEGINNING AT 12" OC MAX 4" MIN FROM EACH END OF THE PLATES. USE (2) BOLTS MINIMUM IN EACH PIECE OF PLATE.
6. ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH METAL WASHER.
7. ALL NAILS FOR CONNECTING WOOD MEMBERS SHALL BE COMMON NAILS. MINIMUM NAILING REQUIREMENTS OUTLINED IN TABLE 2304.9.1 OF THE CODE SHALL BE FOLLOWED UNLESS OTHERWISE NOTED.
8. RTIGHTEN BOLTS BEFORE CLOSING-IN.
9. USE OF PNEUMATIC NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE ARCHITECT OR STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
10. ALL WOOD HARDWARE CONNECTORS SHALL BE SIMPSON-TIE OR APPROVED EQUAL.
11. COMBUSTIBLE FRAMING SHALL BE A MINIMUM OF 2" FROM FLUES, CHIMNEYS AND FIREPLACES AND 6" MINIMUM AWAY FROM FLUE OPENINGS.
12. LUMBER DECKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2304.9 OF THE CODE.
13. FASTENERS IN PRESERVATIVE-TREATED AND FIRE RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153.
14. FIRE-RETARDANT-TREATED WOOD SHALL COMPLY WITH SECTION 2303.2 OF THE CODE.

DEFERRED APPROVAL ITEMS

THE FOLLOWING LIST OF DESIGN ELEMENTS WILL HAVE A DEFERRED APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING STRUCTURAL ENGINEERING CALCULATIONS AND DESIGN OR SHOP DRAWINGS, STAMPED AND SIGNED BY A CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER TO THE CITY AUTHORITIES FOR REVIEW AND APPROVAL. THE CALCULATIONS AND DRAWINGS SHALL BE COORDINATED WITH THE ARCHITECTS AND ENGINEERS DRAWINGS. THE DESIGN SHALL AT A MINIMUM, COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE, THE LOADING CRITERIA AND DEFLECTION LIMITS INDICATED IN THESE DOCUMENTS AND THE SPECIFICATIONS SHALL ALSO BE ACCOMMODATED. THE CALCULATIONS AND DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. THE TIME TO COMPLETE THIS PROCESS SHALL BE INCORPORATED INTO THE CONTRACTORS SCHEDULE.

- 1. FIRE ALARM SYSTEM PLAN

REINFORCING STEEL (FOR CONCRETE AND MASONRY)

- 1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE, ASTM A618, GRADE 60 UON.
2. BARS SHALL BE CLEAN OF MUD, OIL, GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
3. WELDED WIRE FABRIC (WWF) SHALL CONFORM ASTM A-185. WWF SHALL BE SUPPORTED ON APPROVED CHAIRS.
4. REINFORCING BAR SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNLESS OTHERWISE NOTED ON PLANS.
5. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTIONS IS MADE.
6. WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E90XX OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE: REINFORCING STEEL AWS-D1.4 (LATEST REVISION), REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM-706.
7. BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, PRIOR TO PLACING CONCRETE.
8. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.
9. COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE.
10. MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED PRIOR TO PLACEMENT OF CONCRETE.
11. CONTINUOUS INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OF REINFORCING STEEL.
12. ALL GRADE 60 REINFORCING STEEL SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM GRADE 40 REINFORCING STEEL IF CONCURRENTLY ON SITE.
13. CONCRETE PROTECTION FOR REINFORCEMENT:
(i) CAST-IN-PLACE CONCRETE (NON-PRESTRESSED), THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

Table with columns: Location, Minimum Cover (Inches). Rows include concrete cast against and permanently exposed to earth (3"), concrete exposed to earth or weather (2" for #5 bar, 1 1/2" for #3 or smaller), concrete not exposed to weather (1 1/2" for #14 and #18 bar, 3/4" for #11 and smaller), beams and columns (1 1/2" for primary reinforcement ties, stirrups, spirals).

ADHESIVE ANCHORING SYSTEM IN CONCRETE

ADHESIVE ANCHORING SYSTEM SHALL BE SIMPSON SET-XP EPOXY ADHESIVE. OR AN APPROVED EQUAL. ALL SHALL CONFORM TO THE REQUIREMENTS OF ICC-ES AC308 & ICC ESR-2508 FOR BOTH CRACKED OR UNCRACKED CONCRETE. THE PROPORTIONS SHALL BE AS THE ESR REPORT. DRILLING AND PREPARATIONS OF THE CONCRETE, AS WELL AS THE INSTALLATION OF THE EPOXY AND ANCHORS SHALL ALSO BE AS PER ESR REPORT.

SCREW ANCHORS

CONCRETE SCREW ANCHORS SHALL BE SIMPSON TITEN HD SCREW ANCHORS, OR AN APPROVED EQUAL. AND SHALL BE INSTALLED PER THE MANUFACTURERS REQUIREMENTS AND ICC ESR-2713.

FOUNDATION

- 1. THE STRUCTURAL ENGINEER HAS NOT MADE A GEOTECHNICAL REVIEW OF THE BUILDING SITE AND IS NOT RESPONSIBLE FOR GENERAL SITE STABILITY OR SOIL SUITABILITY FOR THE PROPOSED PROJECT. THE STRUCTURAL ENGINEER RECOMMENDS A REVIEW OF THE SITE BY A GEOLOGICAL ENGINEER OR A QUALIFIED CIVIL ENGINEER TO DETERMINE GENERAL SITE STABILITY AND SOIL SUITABILITY FOR THE PROJECT.
2. FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION (ASSUMED MINIMUM PER CBC TABLES 1610.1 & 1806.2):
ALLOWABLE BEARING PRESSURE = 1500 PSF
SOIL PRESSURE:
RESTRAINED WALLS = 100 PCF (EFP)
UNRESTRAINED WALLS = 80 PCF (EFP)
PASSIVE EARTH PRESSURES = 100 PCF (EFP)
COEFFICIENT OF FRICTION = 0.25
FOOTINGS SHALL BEAR ON FIRM SOILS PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. MINIMUM DEPTH OF FOOTINGS BELOW LOWEST ADJACENT GRADE SHALL BE 12". MINIMUM WIDTH OF FOOTING SHALL BE 12".
3. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE, IF REQUIRED.
4. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
5. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER PRIOR TO PLACING THE CONCRETE AND REINFORCING. CONTRACTOR TO NOTIFY THE INSPECTOR WHEN INSPECTION OF EXCAVATION IS READY. INSPECTOR TO SUBMIT LETTER OF COMPLIANCE.
6. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTORS SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
7. FOUNDATIONS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER, FOUNDATION ELEVATIONS WILL BE ALTERED BY A CHANGE ORDER.
8. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE SOILS REPORT AND APPROVED BY THE SOILS ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE SOILS ENGINEER REPRESENTATIVE.
9. ALL ABANDONED FOOTINGS, UTILITIES, ETC SHALL BE REMOVED, UON.
10. SLABS ON GRADE SHALL BE SUPPORTED ON NATURAL GRADE OR COMPACTED FILL AS PER THE RECOMMENDATIONS OF A SOILS ENGINEER.

CONCRETE

- 1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318, LATEST EDITION.
2. CONCRETE MIXES SHALL BE DESIGNED BY THE APPROVED TESTING LABORATORY AND APPROVED BY THE STRUCTURAL ENGINEER. THE COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE PROPORTIONED BASED ON SECTION 1906 OF THE CODE.
3. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTH AND TYPES:
LOCATION IN STRUCTURE STRENGTH (PSI) DENSITY (PSI) SLUMP (IN) MAX W/C RATIO
ALL CONCRETE FOOTINGS* 3000 150 3 MAX 0.55
CONC. SLABS AND STAIRS ON GRADE CURBS, AND OTHER NON-STRUCTURAL CONCRETE:
*2500 PSI USED FOR DESIGN (NO SPECIAL INSPECTION REQUIRED)
4. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II.
5. AGGREGATE FOR HARD ROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
6. CONCRETE MIXING OPERATION, ETC SHALL CONFORM TO ASTM C-94.
7. PLACEMENT OF CONCRETE SHALL CONFORM TO CODE SECTION 1906 AND PROJECT SPECIFICATIONS. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED.
8. FRAMEWORK, EMBEDDED PIPES AND CONSTRUCTION JOINT SHALL CONFORM TO THE CODE SECTION 1906 AND PROJECT SPECIFICATIONS.
9. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THESE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
11. PIPES LARGER THAN 1 1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY STRUCTURAL ENGINEER. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS. SPACE EMBEDDED PIPES AND SLEEVES AT A MINIMUM OF 3 DIAMETERS ON CENTER.

GENERAL

- 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE GIVEN. CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
2013 IBC WITH 2010 CALIFORNIA AMENDMENTS AND LATEST REVISIONS REFERRED TO HERE AS "THE CODE", AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES & STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
a. SIZE & LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.
b. SIZE & LOCATION OF ALL INTERIOR & EXTERIOR NON-BEARING PARTITIONS.
c. SIZE & LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, FITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
d. SIZE & LOCATION OF ALL FLOOR & ROOF OPENINGS EXCEPT AS SHOWN.
e. FLOOR & ROOF FINISHES.
f. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
a. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
b. CONCRETE CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
c. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
d. SIZE & LOCATION OF MACHINE OR EQUIPMENT BASES & ANCHOR BOLTS.
7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
8. OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS. FOR ANY FURTHER RESTRICTIONS ON OPENINGS IN STRUCTURAL ELEMENTS, SEE APPLICABLE SECTIONS BELOW.
9. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
10. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
11. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

DESIGN CONDITIONS

- * ROOF LIVE LOAD = 20 PSF, 20 PSF DI
* SEISMIC DESIGN CATEGORY = D
* WIND LOAD = PER CALCS
* SOIL BEARING CAPACITY = 1500 PSF

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Placeholder for consultant information.

BID DOCUMENT

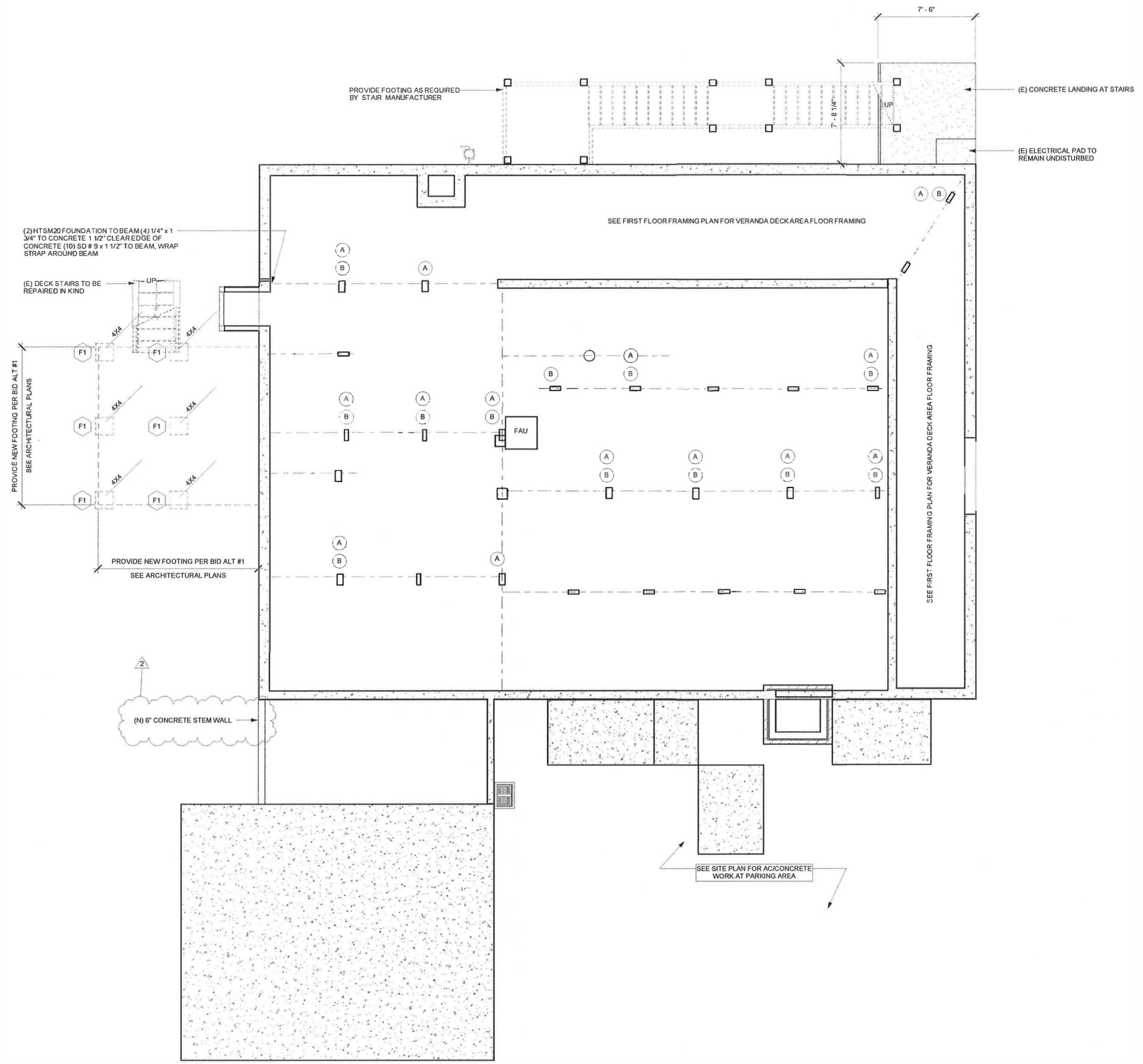
BASE BID & BID ALT

BOST HOUSE
NEVADA COUNTY FACILITIES DEPT
145 BOST AVENUE
NEVADA CITY, CA 95959
A.P.N. 05-300-10

Table with columns: No., Description, Date.

Proj. No.: 2016004
Date: 07/18/2016
Scale: 1" = 1'-0"
Drawn By: JMT

S1.0
STRUCTURAL GENERAL NOTES



LEGEND

- [Symbol] CONCRETE FOOTING LOCATION
- [Symbol] CONCRETE SLAB
- [Symbol] SHEARWALL - SEE SCHEDULE
- [Symbol] HD1 HOLDOWN LOCATION - SEE HOLDOWN DETAIL 13/S3.0 & SHEARWALL SCHEDULE NOTES, AS INDICATED.
- [Symbol] POST SIZE & BASE/CAP
- [Symbol] WOOD POST LOCATION
- [Symbol] BEAM LOCATION
- [Symbol] JOIST/Rafter LOCATION
- [Symbol] SHEARWALL TYPE - SEE SHEARWALL SCHEDULE 12/S4.0
- [Symbol] SHEARWALL LENGTH
- [Symbol] FOOTING TYPE - SEE FOOTING SCHEDULE
- [SL1] CONCRETE SLAB
 - 4" CONCRETE SLAB
 - #3 REBAR @ 24" O.C. EACH WAY
 - 4" GRAVEL BASE
 - VAPOR BARRIER
- [SL2] CONCRETE SLAB
 - 4" CONCRETE SLAB
 - #3 REBAR @ 24" O.C. EACH WAY
- [A] ADD (4) A35 POST TO BEAM CONNECTIONS (ACCEPTABLE ALTERNATIVES)
 - AC
 - ACE
 - LCE4
 - RTC44
- [B] ADD (4) A35 POST TO BASE CONNECTIONS (ACCEPTABLE ALTERNATIVES)
 - RPBZ (TITEN MASONRY SCREWS)
- [BA#] BID ALTERNATE - SEE SHEETS BA2.2-2.3

FOUNDATION NOTES

- A. REFER TO STRUCTURAL GENERAL NOTES SHEET S1.0
- B. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
- C. ALL DIMENSIONS ARE TO FACE OF CONCRETE/TRIMMER OR CENTERLINE OF COLUMN/POST, UCN.
- D. CONTRACTOR TO VERIFY ALL DIMENSIONS & ELEVATIONS SHOWN W/ ARCHITECTURAL SHEETS & INFORM ARCHITECT & ENGINEER OF ANY DISCREPANCIES.
- E. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCHITECT, TYPICAL.

SCHEDULE - STRUCTURAL FOOTING			
Type	Width x Depth x Length	Reinforcement	Schedule Notes
F1	16" SQ. x 12" DEEP	(2) # 4 each way bottom	

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No.	Description	Date
2	Scope Revisions	07-15-2016

Proj. No.: 2016004
Date: 07/18/2016
Scale: As indicated
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S2.1
FOUNDATION PLAN

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












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LEGEND

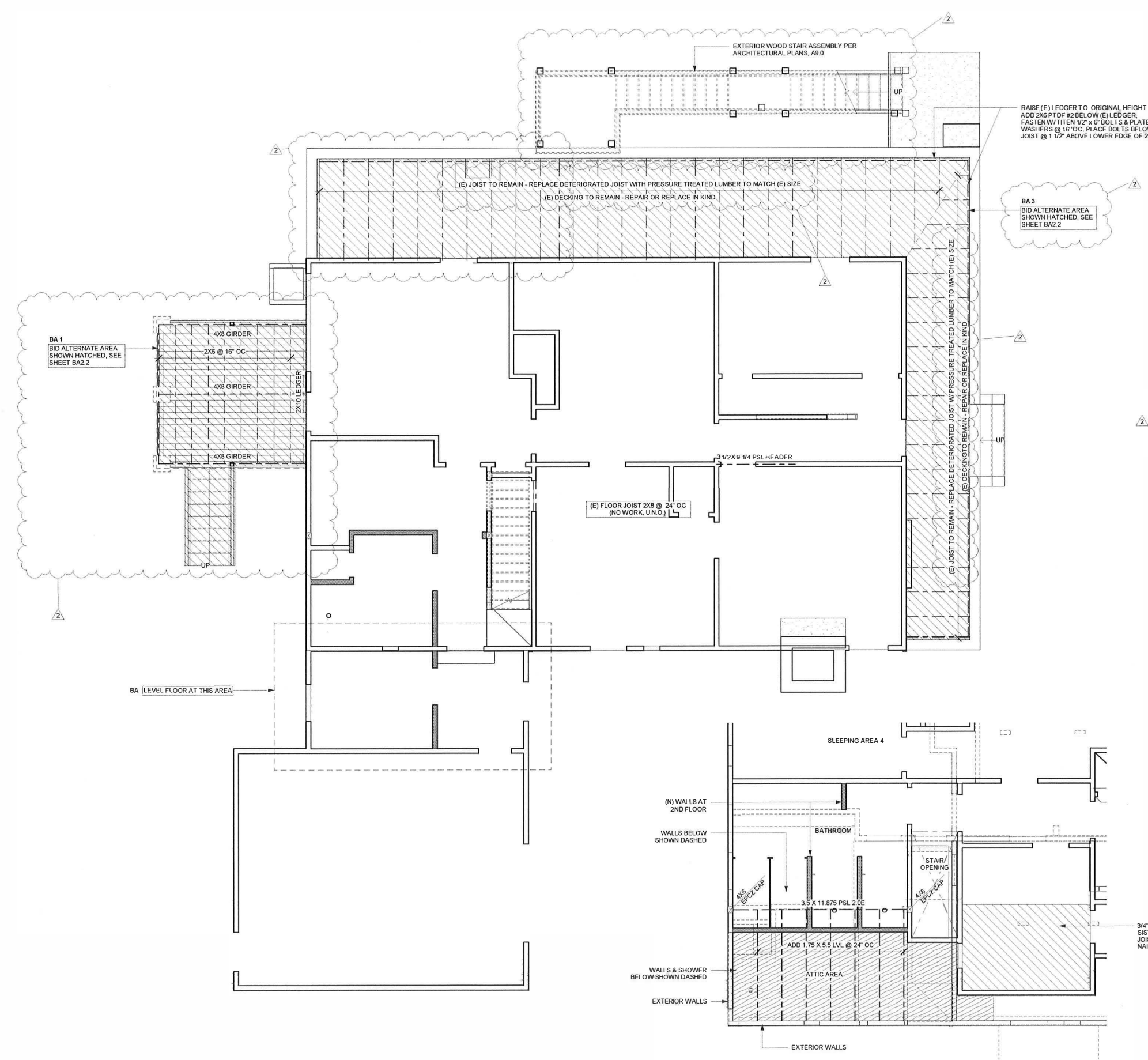
-  CONCRETE FOOTING LOCATION
-  CONCRETE SLAB
-  SHEARWALL - SEE SCHEDULE
-  HD1 HOLDOWN LOCATION - SEE HOLDOWN DETAIL 13/S30 & SHEARWALL SCHEDULE NOTES, AS INDICATED.
-  POST SIZE & BASE/CAP
-  WOOD POST LOCATION
-  BEAM LOCATION
-  JOIST/RAFTER LOCATION
-  SHEARWALL TYPE - SEE SHEARWALL SCHEDULE 12/S4.0
-  SHEARWALL LENGTH
-  F1 FOOTING TYPE - SEE FOOTING SCHEDULE
-  **SL1** CONCRETE SLAB
• 4" CONCRETE SLAB
• #3 REBAR @ 24" D.C. EACH WAY
• 4" GRAVEL BASE
• VAPOR BARRIER
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-  **A** ADD (4) A35 POST TO BEAM CONNECTIONS (ACCEPTABLE ALTERNATIVES):
• AC
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-  **B** ADD (4) A35 POST TO BASE CONNECTIONS (ACCEPTABLE ALTERNATIVES):
• RPBZ (TITEN MASONRY SCREWS)
-  **BA #** BID ALTERNATE - SEE SHEETS BA2.2-2.3

FRAMING NOTES

- A. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0
- B. THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE SHALL COMPLY WITH TABLE R402.2
- C. CONTRACTOR TO VERIFY ALL DIMENSIONS & ELEVATIONS SHOWN/ARCHITECTURAL SHEETS & INFORM ARCHITECT & ENGINEER OF ANY DISCREPANCIES
- D. FOR TYPICAL NON-BEARING INTERIOR WALL FRAMING SEE DETAIL 10/S4.1
- E. FOR TYPICAL EXTERIOR BEARING WALL FRAMING SEE DETAIL 11/S4.1
- F. FOR TYPICAL SHEARWALL FRAMING & SCHEDULE SEE DETAIL 12/S4.0
- G. FOR TYPICAL ROOF SHEATHING NAILING SEE DETAIL 17/S4.0
- H. FOR TYPICAL NO.1 CHES AND HOLES SEE DETAIL 20/S4.0
- I. ALL NEW BEARING WALLS TO BE 2x6 @ 16" O.C. U.O.N.
- J. ALL SHEATHING SHALL BE SPLICED AT CENTERLINE OF FRAMING & BLOCKING
- K. AT ALL PREMANUFACTURED GIRDER TRUSS BEARING CONDITIONS PROVIDE DBL 2x STUD BELOW BEARING (OFFSET 3 1/2" MAX.), MIN. TYPICAL.
- L. NO PENETRATIONS FOR PIPING, CONDUITS OR DUCT WORK SHALL BE MADE THROUGH THE SHEARWALLS UNLESS APPROVED BY THE ENGINEER.
- M. EXTERIOR WALLS TO BE SHEATHED WITH 3/8" STRUCTURAL SHEATHING NAILED W/8d AT 6" O.C. AT EDGES AND AT 12" O.C. IN FIELD, OR AS INDICATED ON SHEARWALL SCHEDULE
- N. ROOF TO BE SHEATHED WITH 1/2" MINIMUM RAISED SHEATHING WITH 8d COMMON NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING. UNBLOCKED PROVIDE DBL 2x TOP PLATE W/ (10) 16d COMMONS EA SIDE EA TOP PLATE SPLICE, MIN.

TYPICAL HEADER SCHEDULE

	Size & Support	Span
INT.	4x6 DF-L #1 W/2X4 DF-L #2 TRIMMER & KING STUDS EA END	Up to 5'-0"
EXT.	6X8 DF-L #1 W/ (1) 2X6 DF-L #2 TRIMMER & KING STUDS EA END	UP TO 7'-0"
EXT.	6X14 DF-L #1 OR 5 1/8"X10 1/2" GLB 24F-1/4 W/ (1) 2X6 DF-L #2 TRIMMER & (2) 2X6 #2 KING STUDS EACH END	7'-1" TO 12'-0"



1 1ST FLOOR - FLOOR FRAMING PLAN
1/4" = 1'-0"

2 2ND FLOOR - FRAMING @ BATHROOM
1/4" = 1'-0"

No.	Description	Date
1	Scope Revisions	07/15/2016

Proj. No.: 2016004
Date: 07/18/2016
Scale: As indicated
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S2.2
FLOOR FRAMING



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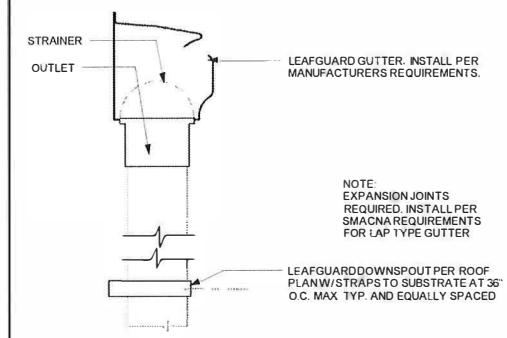
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No.	Description	Date
1	Plan Review 1	06-05-2016

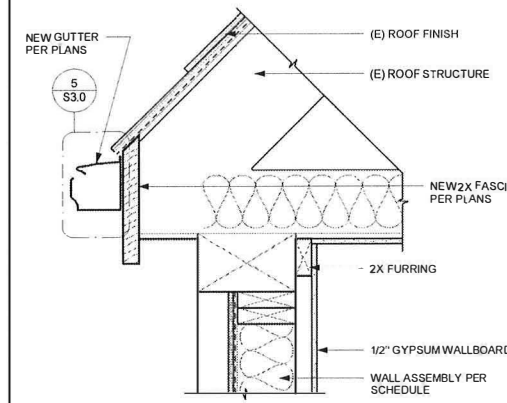
Proj. No.: 2016004
Date: 07/18/2016
Scale: As indicated
Drawn By: JMT

S3.0
DETAILS

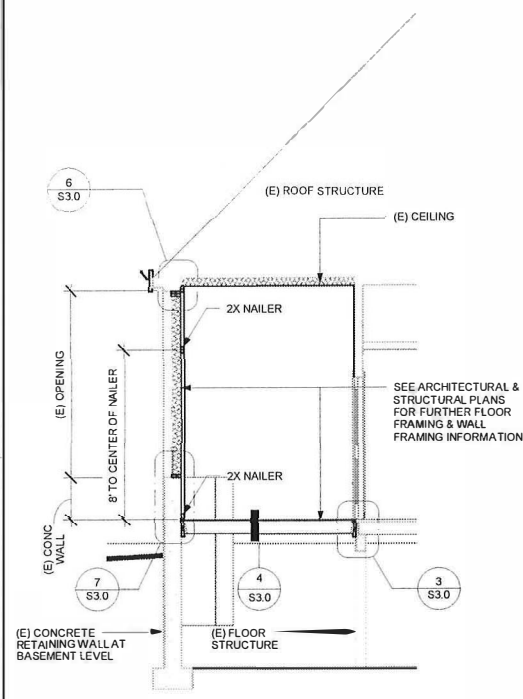
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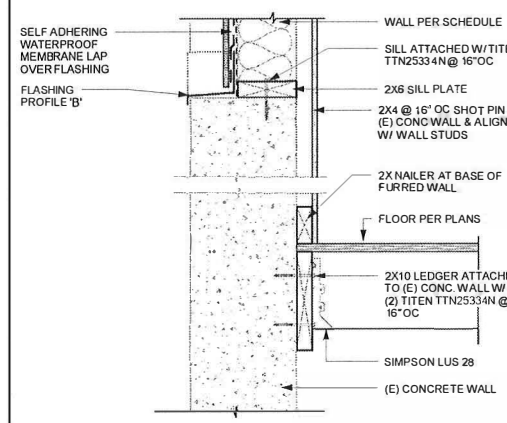
5 FLASHING - GUTTER
3" = 1'-0"



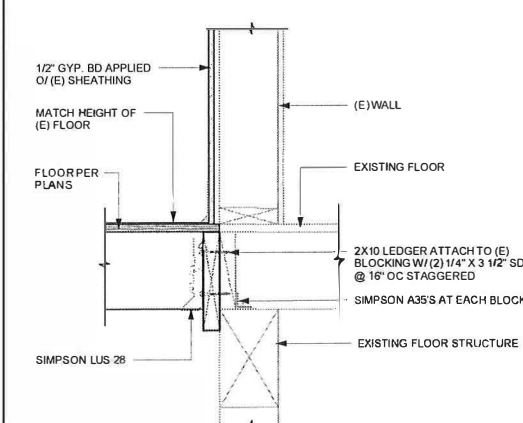
6 PANTRY CEILING
1 1/2" = 1'-0"



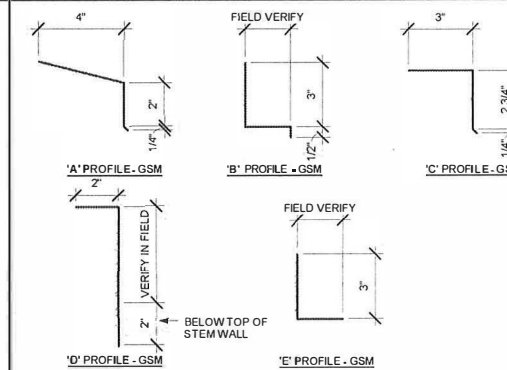
2 PANTRY SECTION
1/4" = 1'-0"



7 PANTRY EXT WALL
1 1/2" = 1'-0"

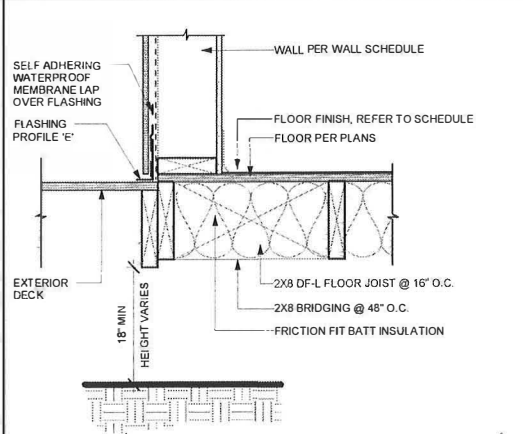


3 PANTRY (E) WALL
1 1/2" = 1'-0"



- FLASHING NOTES
1. "GSM" - GALVANIZED SHEET METAL FLASHING, PAINTED
2. DISSIMILAR METALS TO BE SEPARATED WITH SLIP SHEET
3. REFER TO SPECIFICATION FOR ADDITIONAL INFORMATION

8 FLASHING - PROFILES
3" = 1'-0"



4 PANTRY WALL @ DECK
1 1/2" = 1'-0"

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Best House Addition
Calculation Date/Time: 15.06, Wed, May 18, 2016
Calculation Description: Title 24 Analysis
Input File Name: Best House Ad.rvt

GENERAL INFORMATION
01 Project Name: Best House Addition
02 Calculation Description: Title 24 Analysis
03 Project Location: 145 Best Ave
04 City: Nevada City

COMPLIANCE RESULTS
01 Building Complies with Computer Performance
02 This building DOES NOT require HERS Verification
03 This building incorporates one or more special features shown below

ENERGY USE SUMMARY
Energy Use (kBtu/yr)
Space Heating: 25.83
Space Cooling: 23.48
MQ Ventilation: 2.69

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Best House Addition
Calculation Date/Time: 15.06, Wed, May 18, 2016
Calculation Description: Title 24 Analysis
Input File Name: Best House Ad.rvt

REQUIRED SPECIAL FEATURES
The following are features that must be installed as a condition for receiving the modeled energy performance for this computer analysis.
- New ductwork added is less than 40 ft. in length

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis.

ENERGY DESIGN RATING
This is the sum of the annual TDE energy consumption for energy use components included in the compliance approach for the Standard Design Building (Energy Budget) and the annual TDE energy consumption for lighting and components not regulated by Title 24, Part 6 (not in domestic appliances and non-residential electronics) and accounting for the annual TDE energy offset by an on-site renewable energy system.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Best House Addition
Calculation Date/Time: 15.06, Wed, May 18, 2016
Calculation Description: Title 24 Analysis
Input File Name: Best House Ad.rvt

OPAQUE SURFACES
Table with columns: 01 Name, 02 Zone, 03 Construction, 04 Admittance, 05 Orientation, 06 Gross Area (sq ft), 07 Window & Door Area (sq ft), 08 TR (deg)

ATTIC
Table with columns: 01 Name, 02 Construction, 03 Type, 04 Roof Rise, 05 Roof Reflectance, 06 Roof Emittance, 07 Radiant Barrier, 08 Cool Roof

WINDOWS
Table with columns: 01 Name, 02 Type, 03 Surface (Shaded/Non-Shaded), 04 Width (ft), 05 Height (ft), 06 Multipl. of Area (sq ft), 07 U-factor, 08 SHGC, 09 Inset Screen (Inch/ft)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Best House Addition
Calculation Date/Time: 15.06, Wed, May 18, 2016
Calculation Description: Title 24 Analysis
Input File Name: Best House Ad.rvt

OPAQUE SURFACE CONSTRUCTIONS
Table with columns: 01 Construction Name, 02 Surface Type, 03 Construction Type, 04 Framing, 05 Total Cavity R-value, 06 Winter Design U-value, 07 Assembly Layers

BUILDING ENVELOPE - HERS VERIFICATION
Table with columns: 01 Quality Installation (QI), 02 Quality Installation of Spray Foam Insulation, 03 Building Envelope Air Leakage, 04 CFM50

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Best House Addition
Calculation Date/Time: 15.06, Wed, May 18, 2016
Calculation Description: Title 24 Analysis
Input File Name: Best House Ad.rvt

WATER HEATING - HERS VERIFICATION
Table with columns: 01 Name, 02 Pipe Insulation, 03 Parallel Piping, 04 Compact Distribution, 05 Point of Use, 06 Recirculation Control, 07 Central DHW Distribution

SPACE CONDITIONING SYSTEMS
Table with columns: 01 SC Sys Name, 02 System Type, 03 Heating Unit Name, 04 Cooling Unit Name, 05 Fan Name, 06 Distribution Name

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Best House Addition
Calculation Date/Time: 15.06, Wed, May 18, 2016
Calculation Description: Title 24 Analysis
Input File Name: Best House Ad.rvt

HVAC DISTRIBUTION - HERS VERIFICATION
Table with columns: 01 Name, 02 Duct Leakage Verification, 03 Duct Leakage Target (%), 04 Verified Duct Location, 05 Verified Duct Design, 06 Buried Ducts, 07 Deeply Buried Ducts, 08 Low-leakage Air Handler

HVAC - FAN SYSTEMS
Table with columns: 01 Name, 02 Type, 03 Fan Power (watts/CFM), 04 HERS Verification

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Best House Addition
Calculation Date/Time: 15.06, Wed, May 18, 2016
Calculation Description: Title 24 Analysis
Input File Name: Best House Ad.rvt

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: Michael Melas

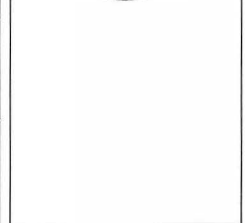
CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Best House Addition
Calculation Date/Time: 15.06, Wed, May 18, 2016
Calculation Description: Title 24 Analysis
Input File Name: Best House Ad.rvt

WATER HEATERS
Table with columns: 01 Name, 02 Heater Element Type, 03 Tank Type, 04 Tank Volume (gal), 05 Energy Factor or Efficiency, 06 Input Rating, 07 Standby Loss (fraction)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Best House Addition
Calculation Date/Time: 15.06, Wed, May 18, 2016
Calculation Description: Title 24 Analysis
Input File Name: Best House Ad.rvt

WATER HEATING SYSTEMS
Table with columns: 01 Name, 02 System Type, 03 Distribution Type, 04 Water Heater, 05 Number of Heaters, 06 Solar Fraction (%)

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BOST HOUSE
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NEVADA CITY, CA
TITLE-24 ENERGY REPORT
Project Title:
Project Location:
Sheet Title:
Revisions:
Job #: 16-110
Scale: N/A
Date 1st Issued:
Sheet Number: T-24

ENERGY CALCULATIONS ENERGY CONSERVATION MEASURES SUMMARY
SPACE HEATING: EXISTING FURNACE (AFUE = 92%)
SPACE COOLING: NONE (SEER=14)
HEAT & COOL LOADS: HEAT = 5,342 BTU/HR (NO SAFETY); COOL = 5,032 BTU/HR (NO SAFETY)