

2nd Check

*See plan - sheets 2 of 3
Precise Grading Plan
These!*

To: Planning Department: Gregory Pfof Date: 05/13/93
From: Building Department: Issam Alshahrouri
Subject: 32712 Crown Valley Parkway "South Shores Church"
File # 0600-30/SDP93-01/CDP88-13P(ii)

SA

I. Prior to submittal to Planning Commission:

- A. Show location and method of screening of utility meters (gas and electric), mechanical equipment and trash enclosure
- B. Show proposed site grading by providing existing and proposed site cross sections, surface elevations or contours, retaining walls proposed cut, and/or fill and slopes. Indicate material of retaining walls.
- C. Verification that site soils are adequate for proposed project and/or a description of required remedial work.
- D. Existing Chapel is shown to be 20' from assumed property line. If existing Chapel is an A occupancy, per UBC Table 5-A, a one-hour wall shall be provided or verified at that location

II. After planning concept approval and prior to submittal for building plan check

- A. Building plan check submittal to include:
 - 3 sets of building plans
 - 2 sets of structural calculations
 - 2 sets of energy calculations
 - 2 sets of soils/geology reports
 - 1 grading plan
- B. The "Conditions of Approval" shall be "bluelined on the plan sheets and made a part of the original plan check submittal.
- C. Fire sprinklers are required for this building.
- D. Undergrounding of on-site utilities is required
- E. Provide a site drainage plan.
- F. Grading appears/may be necessary. Submit separate application to city engineer, including grading plan, site retaining walls and calculations, and soils/geology reports
- G. Show how building shall be accessible to the disabled per State Building Code.
- H. Show building information : area of each level, type of construction, occupancy groups and occupant load in each area.
- I. All restrooms, including restrooms by changing rooms shall be accessible to the disabled.
- J. Two exits are required from exterior exit balconies. Doors for stairways shall exit in the directions of travel. Stairways shall lead directly to the outside.
- K. Verify adequate number of plumbing fixtures per UPC Appendix C.

III. Prior to Building Permit issuance

- A. Fire Department approval is required. A separate submittal is required
- B. Rough grade certification is required by City Engineer
- D. Verification of all conditions of approval is required.
- E. Swimming pool requires: Separate perm
- F. Obtain permits, approvals and pay fees from the affected sewer district.
- G. additional Fees: School/Parks/Transportation/Other