



*"Preserving Our Past, Enriching Our Present, Building Our Future"*

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## City of Jackson Design Review Committee Agenda

**Tuesday, October 4, 2016 - 3:00 PM Meeting**  
**Jackson City Hall, 33 Broadway, Jackson, California 95642**

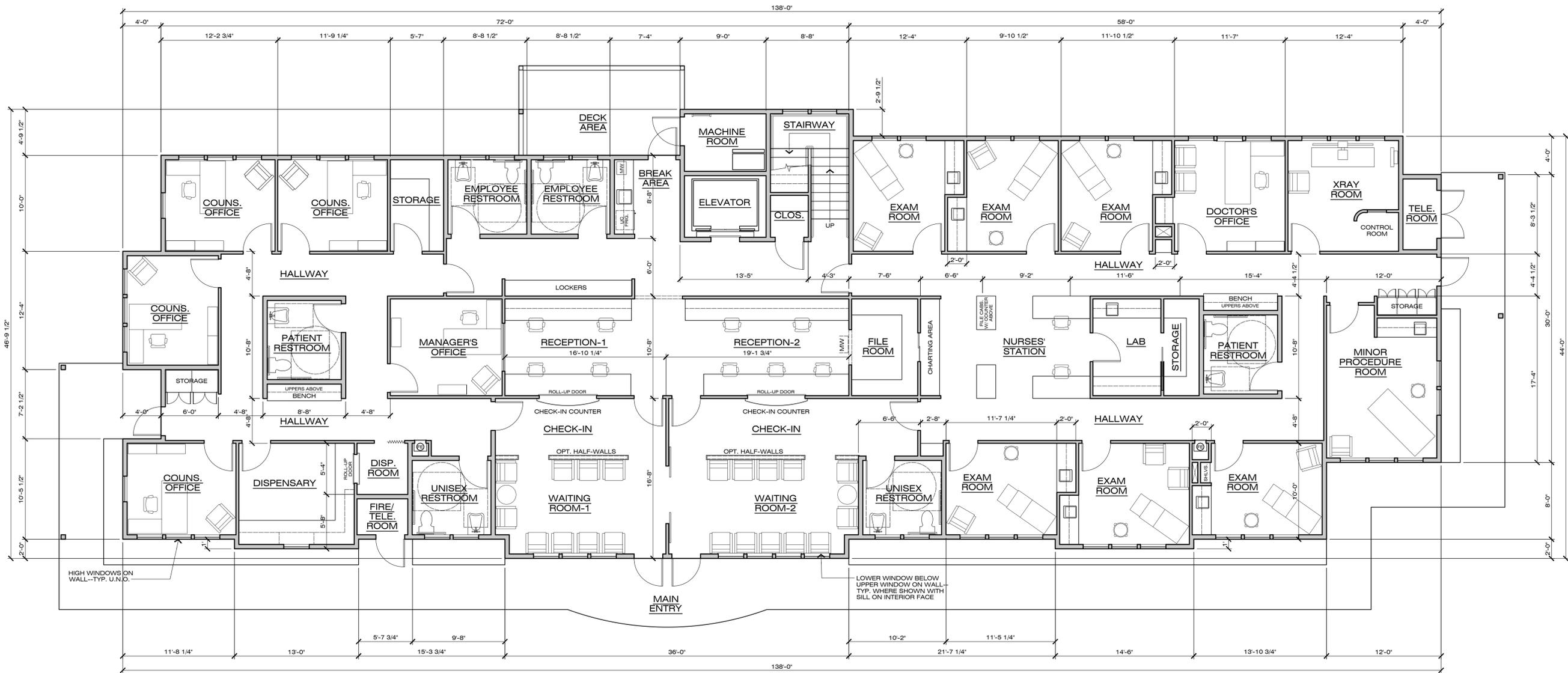
- 1. Public Matters Not on the Agenda.** Discussion items only for non-committee members, no action will be taken. Please note - there is a five (5) minute limit per topic.
- 2. 820 State Highway 88 (APN 020-200-073)** – Construction of an urgent care facility by the Jackson Rancheria Development Corporation.

*Posted:* September 29, 2016  
City Hall, 33 Broadway, Jackson

*Agenda materials will be available for review (pursuant to §54957.5 Government Code Section) in the City Clerk's office in City Hall.*

*In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, you should contact the Office of the City Clerk at (209) 223-1646 (voice) or (209) 223-3141 (fax). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.*





**MAIN LEVEL FLOOR PLAN**

FLOOR AREA: 5649 S.F.  
SCALE: 3/16" = 1'-0"

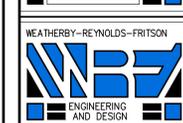
**PRELIMINARY**

MARK	DATE	DESCRIPTION	BY

**REVISIONS**

**CLIENT:**  
**A NEW COMMERCIAL BUILDING**  
**JACKSON RANCHERIA**  
**CASINO RESORT**  
 820 STATE HIGHWAY 88  
 JACKSON--AVADOR COUNTY--CALIFORNIA  
 A.P.N.: 020-020-073

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**DRAWINGS**

MAIN LEVEL FLOOR PLAN--NOTES

FILE NO. D-6703  
 DRAWN BY KDF  
 DATE 06-2016  
 SCALE AS NOTED  
 SHEET

**A1**  
 X OF X SHEETS

- SEE INDIVIDUAL SHEETS FOR ALL ADDITIONAL PERTINENT NOTES.
- ALL DIMENSIONS ARE TO FACE OF CONCRETE, FRAMING, OR POST U.N.O.
- CONTRACTOR TO VERIFY AND CONFIRM ALL WINDOW AND DOOR ROUGH OPENINGS PRIOR TO LAYING ANY CONCRETE AND/OR FRAMING ANY WALLS.
- ALL ANGLED WALLS ARE AT 45° U.N.O.
- ALL CABINET AND COUNTERTOP MATERIALS AND CONFIGURATIONS TO BE DETERMINED AND AGREED UPON BY OWNER AND CONTRACTOR PRIOR TO BEGINNING OF WORK.
- REFER TO ATTACHED TITLE 24 ENERGY REPORT FOR TITLE 24 ENERGY INFORMATION.
- ALL ROUGH OPENING HEAD HEIGHTS ARE TO BE ±X'-X" U.N.O.--SEE EXT. ELEVS.
- ALL WINDOWS AND EXTERIOR PATIO DOORS ARE TO BE DUAL-GLAZED XXXXX-FRAME UNITS WITH A MAX. U-FACTOR OF 0.XX AND A MAX. SHGC OF 0.XX.
- ALL INTERIOR DOORS ARE TO BE 4-PANEL SOLID-CORE MASONITE OR SOLID WOOD U.N.O.
- CONTRACTOR TO VERIFY AND COORDINATE ALL FINISH FLOOR COVERINGS WITH OWNER.
- ALL STAIRS (TYPICAL THROUGHOUT) TO BE CONSTRUCTED WITH A MAXIMUM 7" RISE AND MINIMUM 11" RUN. 'WINDERS' SHALL HAVE THE REQUIRED WIDTH AT A POINT NO MORE THAN 12" FROM THE SIDE WHERE TREADS ARE NARROWER AND THE NARROWEST END OF THE TREAD SHALL BE 6" MIN. STAIR TREADS SHALL BE OF UNIFORM SIZE AND SHAPE, EXCEPT THE LARGEST STAIR TREAD WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE 3/8". PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT WALLS AND SOFFIT OF ANY ENCLOSED USABLE SPACE UNDER STAIRS.
- PROVIDE FIRE-BLOCKING AT CEILINGS, FLOORS, FURRED-DOWN CEILINGS, SHOWERS, AND SOFFITS, AND AT CONCEALED DRAFT OPENINGS NOT TO EXCEED 10'-0" MAXIMUM PER CBC 708.
- PROVIDE WR GYPSUM BOARD UNDER TUB AND SHOWER COMPARTMENT WALL MATERIALS, OR APPROVED BACKER BOARD UNDER TILE OR STONE MATERIALS, TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET PER CBC 807.1 AND 2512. (NOT REQUIRED WHERE INTEGRAL FIBERGLASS UNITS EXTENDING 70" ABOVE DRAIN AREA INSTALLED.)

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- THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE QUALITY OF WORK AND MATERIALS, METHODS OF CONSTRUCTION, OR TIMELINESS IN PERFORMANCE OF WORK AT THE JOBSITE.
- THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES, TAXES, ASSESSMENTS, AND FOR OBTAINING ALL APPLICABLE PERMITS.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE FEATURES OF THE SITE AND THE DRAWINGS PRIOR TO BEGINNING ANY WORK.
- THE OWNER AND CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THESE DOCUMENTS. ANY ERRORS, OMISSIONS, OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AS SOON AS POSSIBLE.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO BEGINNING ANY WORK.
- ALL WORK SHALL BE FIRST QUALITY, PERFORMED IN A WORKMANLIKE MANNER, AND IN KEEPING WITH ACCEPTED BUILDING PRACTICES.
- ALL FIXTURES, EQUIPMENT, AND SPECIALTY ITEM SIZES AND REQUIREMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND INSTALLATION.
- ALL FIXTURES, APPLIANCES, MATERIALS, FINISHES, AND OTHER ITEMS NOT SPECIFIED BY MANUFACTURER, MODEL NUMBER, OR OTHER DESCRIPTION SHALL BE SELECTED AND APPROVED BY THE OWNER(S) PRIOR TO INSTALLATION.
- ALL MATERIALS AND FIXTURES SHALL BE INSTALLED AS PER THE MANUFACTURERS RECOMMENDATIONS U.N.O.

**4 APPROVALS**

THIS DRAWING IS NOT FINAL AND IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED AND WET-SIGNED BY THE PROJECT ENGINEER.

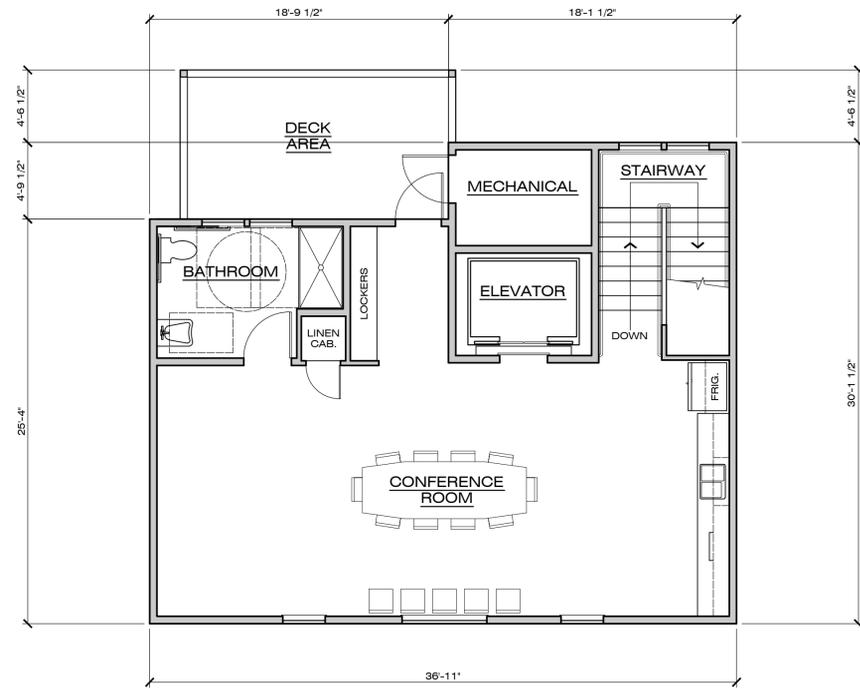
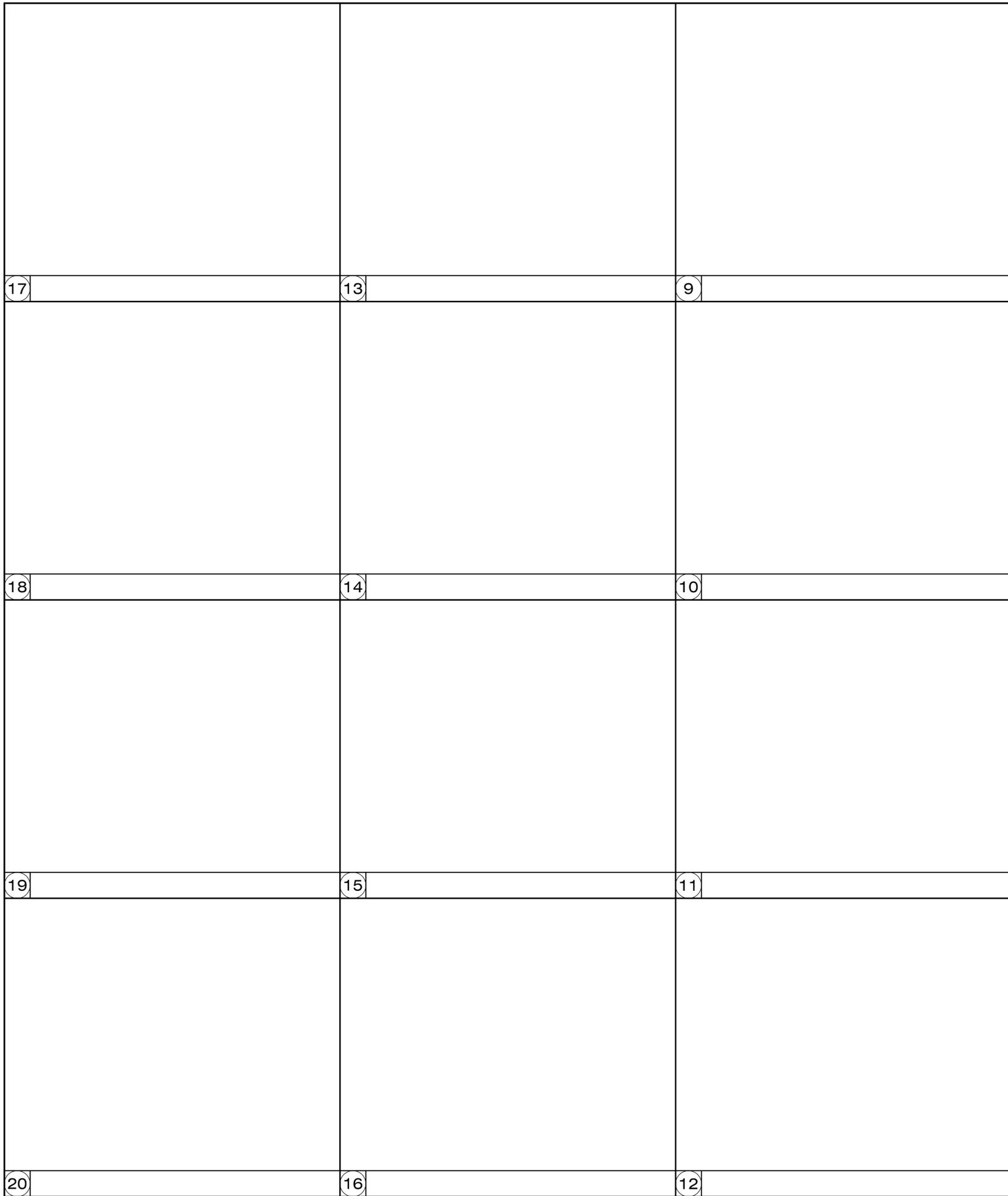
Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

20

16

12 PLAN NOTES

8 GENERAL NOTES



**UPPER LEVEL FLOOR PLAN**

UPPER FLOOR AREA: 1018 S.F.  
SCALE: 3/16" = 1'-0"

**PRELIMINARY**

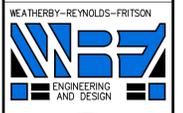
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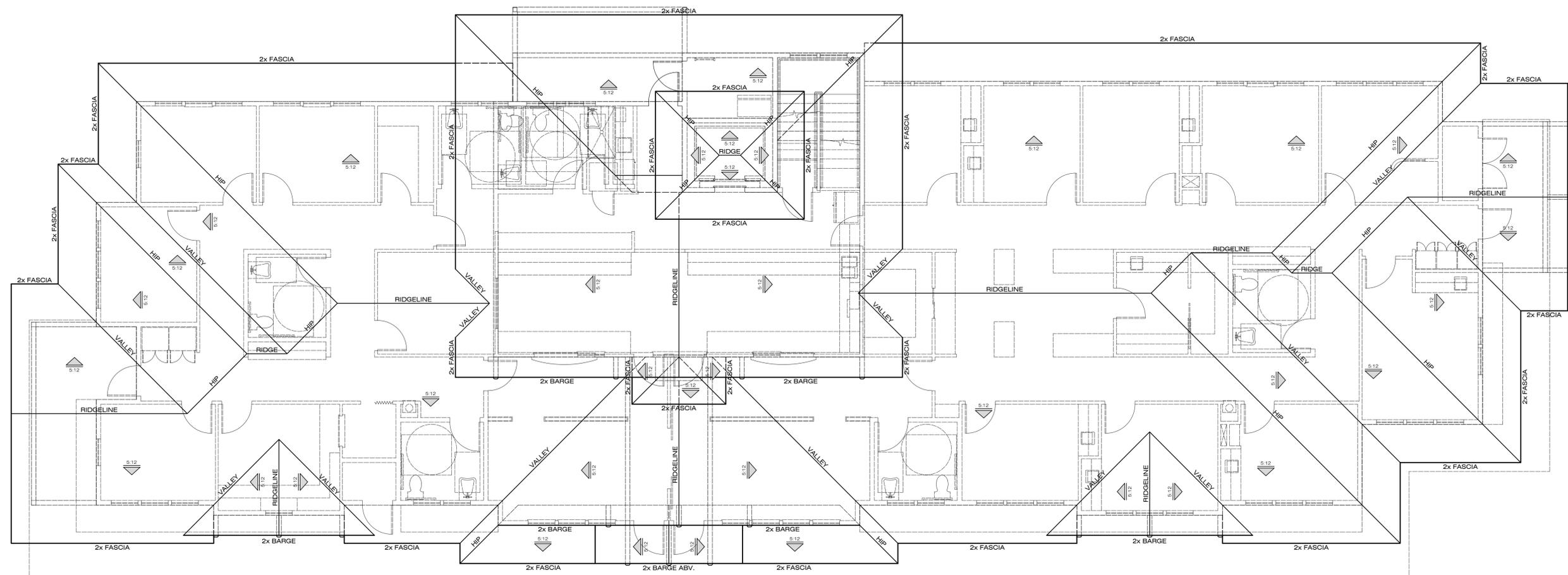
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**DRAWINGS**  
 UPPER LEVEL FLOOR PLAN--

FILE NO. D-6703  
 DRAWN BY KDF  
 DATE 06-2016  
 SCALE AS NOTED  
 SHEET

**A2**  
 X OF X SHEETS



**ROOF PLAN**

SCALE: 3/16" = 1'-0"

**PRELIMINARY**

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**4 APPROVALS**

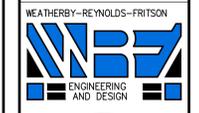
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**DRAWINGS**

ROOF PLAN

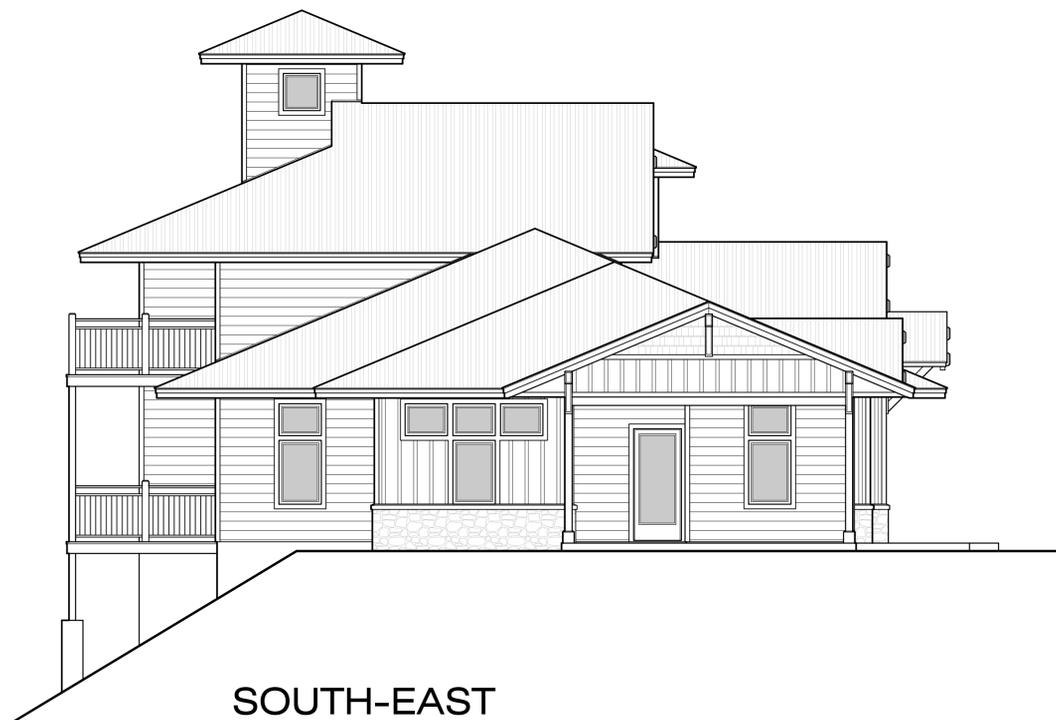
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**A3**  
 X OF X SHEETS



NORTH-EAST

SCALE: 3/16" = 1'-0"



SOUTH-EAST

SCALE: 3/16" = 1'-0"



NORTH-WEST

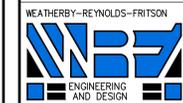
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DRAWINGS

EXTERIOR ELEVATIONS

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SHEET  
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SOUTH-WEST

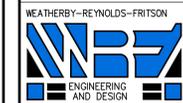
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SHEET

**A5**

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