

FOSTORIA TERRACE

CONDOMINIUMS

DANVILLE, CA

FOSTORIA ASSOCIATES LTD.

DAHLIN GROUP
ARCHITECTS - PLANNERS

2671 CROW CANYON ROAD
SAN RAMON, CA 94583

415/837-8286

FOSTORIA
TERRACE

Danville, California

SUBDIVISION 6806

FOSTORIA ASSOCIATES LTD.



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GENERAL NOTES:

1. Provide an approved fire alarm system for the 15-unit R-1 buildings per UBC 1202(b). Shop drawings for this system shall be reviewed by the Danville Fire Marshal.

2. Provide a full one-hour occupancy separation (R-1/R) between the living area and the garage. Walls and glulam beams supporting the floor/ceiling assembly shall be one-hour. Glulam beams shall be wrapped in 5/8" Type 1 steel pipe, bolted or constructed as per NRC 250. Provide a one-hour assembly for the driveway access panel.

3. One-hour floor assembly design to be in accordance with U.L.C. design methods 1570 and 1521. SEE DETAIL 19/D1.

4. Provide moisture resistant gyp. bd. to 470" above drain inlet at shower and tub enclosures per UBC 510(b).

5. Concrete roof slab attachment to be in accordance with manufacturer's specifications and per UBC 3203(d) - 3(f).

6. Provide minimum 20 gauge sheet metal valley flashing per UBC 3203(d).

7. Attic spaces and enclosed rafter spaces to be vented per UBC 3205(c). VENTILATION PROVIDED BY 1/2" DIA. HOLES IN RAFTERS.

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- 8. Sliding glass doors shall be tempered glass per UBC 5406(b).
- 9. Exterior stairs shall be 36" minimum width and have 7" maximum rise and 11" minimum run per UBC 3106(b).
- 10. Handrails to stairs shall have routed gripping surface, be 30" - 34" above nosing, have 6" minimum extension beyond top and bottom riser, and ends returned to wall or safety terminal per UBC 3306(j).
- 11. Guardrails shall be 42" minimum height with 6" maximum railing gap per UBC 1711.
- 12. Area wall penetrations shall have: (1) 24" minimum horizontal separation between electrical boxes on opposite sides of the wall, (2) metallic pipe and/or conduit, and (3) be fire-stopped and fire-caulked.

ELECTRICAL, MECHANICAL, PLUMBING NOTES:

- 1. Provide minimum 2 - 20 amp circuits to kitchen per NEC 220-3(b).
- 2. Provide minimum 1 - 20 amp circuit to laundry per NEC 220 - 3(c).
- 3. Provide seismic anchorage of appliances and water heater per UBC 504(d).
- 4. Dryer shall vent to outside with metal duct per UBC 1104, 1903.
- 5. Provide pressure relief valve with drain to outside at water heater per UBC 1007, 1305.
- 6. Provide backflow prevention device at all exterior hose bibs per UBC 1002(c).
- 7. All convenience outlets within 6' of kitchen sink shall be GFI per NEC 210-8(a)(5).

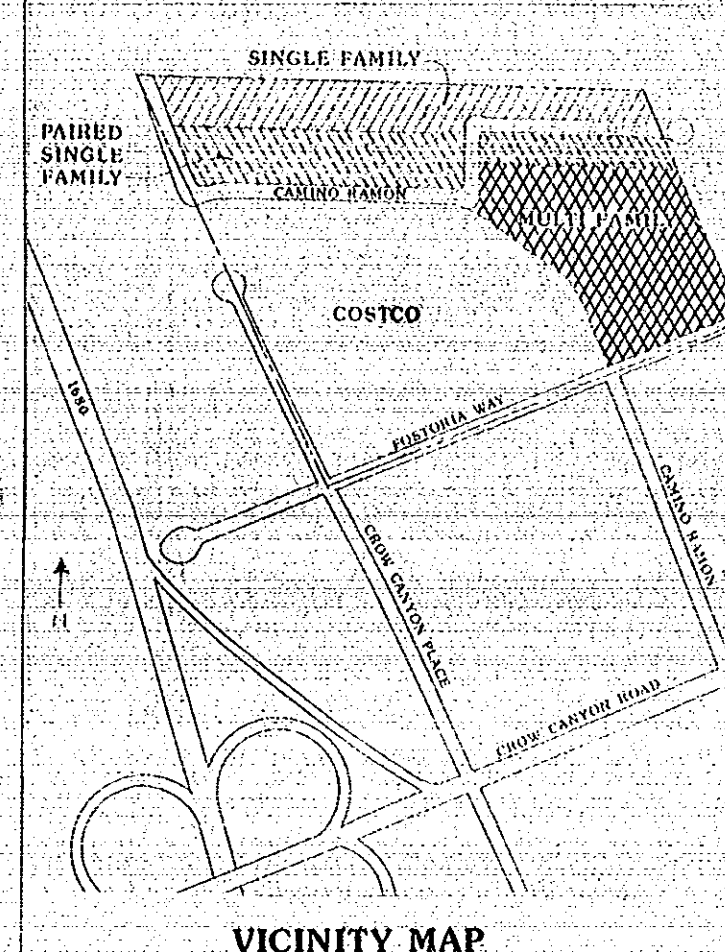
TITLE 24 ENERGY INFORMATION

PLAN 15 UNIT - NORTH, SOUTH, EAST, WEST

WALL: R-11 Insulation
FLOOR: R-19
CEILING: R-30
GLAZING: DOUBLE PANE
INFILTRATION: MEDIUM - EXTERNAL OUTLET GASKETS
HEATING: 1/2" CSF
COOLING: 4.90 SEER
EQUIPMENT: REFRIG. - 2.0
WATER: 1.0
PUMP: 1.0
WATER HEATER: 1.0
ENERGY BUDGET COMPARISON:
CUSTOMER: 21.5
NORTH: 21.5
SOUTH: 21.5
EAST: 21.5
WEST: 21.5
WATER HEATER: 28.4 * 1.16 = 32.9
ENERGY BUDGET: 21.5 * 1.16 = 25.0
COMPARISON OF R-5 INSULATION: 1.16 * 21.5 = 25.0

PLAN 16 UNIT - NORTH, EAST

WALL: R-11 Insulation
FLOOR: R-19
CEILING: R-30
GLAZING: DOUBLE PANE
INFILTRATION: MEDIUM - EXTERNAL OUTLET GASKETS
HEATING: 1/2" CSF
COOLING: 4.90 SEER
EQUIPMENT: REFRIG. - 2.0
WATER: 1.0
PUMP: 1.0
WATER HEATER: 1.0
ENERGY BUDGET COMPARISON:
CUSTOMER: 21.5
NORTH: 21.5
EAST: 21.5
WATER HEATER: 28.4 * 1.16 = 32.9
ENERGY BUDGET: 21.5 * 1.16 = 25.0
COMPARISON OF R-5 INSULATION: 1.16 * 21.5 = 25.0
WATER HEATER: AMERICAN OVERSIZING 40 G.P.M.



VICINITY MAP

TOWN OF DANVILLE
PLANNING DEPT.
12/5/88
APPROVED FOR BUILDING PERMIT
ISSUANCE

Time & Company, Architects
Planning Dept. reg. 077
App. Below in Building file.

APPROVED
DESCRIPTION DATE DRAWN
REVISIONS
COVER

JOB NO. 140-160 SHEET
DRAWN: KHP
CHECK: CM
DATE: APRIL 21, 1989 OF 14

CS

24X

2671 CROW CANYON ROAD
SAN RAMON, CA. 94583
415/837-8286

Danville, California

SUBDIVISION 6806

FOSTORIA ASSOCIATES LTD.

Telephone Jack	
T.V. Cable	19-1
Smoke Detector	
Gas Stub	
Key Valve (gas)	
Light Fixture (Qty.)	
Light Fixture (Wall)	
Wall Washer Light	
Flour Tube	
Fan/light	
Fan	
Wall Outlet	
Floor Outlet	
1/2 Hot Outlet	
4 Pole Outlet	
Outlet 220V	
Junction Box 220V	
Disposal	
Doorbell	
Chime	
Direct Switch	
3 Pole Switch	
4 Pole Switch	
8 - 1/2	
Bye Bye	
Cold Water Stub	
Sink/Water	
Down Light	

c. mechanical, electrical, and plumbing systems are shown for intent only. these systems shall be engineered by others. The contractor shall be responsible for proper installation and placement.

- Yb¹ PLYNCOO ON ALL EXTERIOR WALLS. FLOOR ALL EDGES. NA W/8d S 4" x 6" O.C.

2. 4. 11. 1958

Δ	DESCRIPTION	DATE	DRAWN
REVISIONS			

GARAGE LEVEL PLAN

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

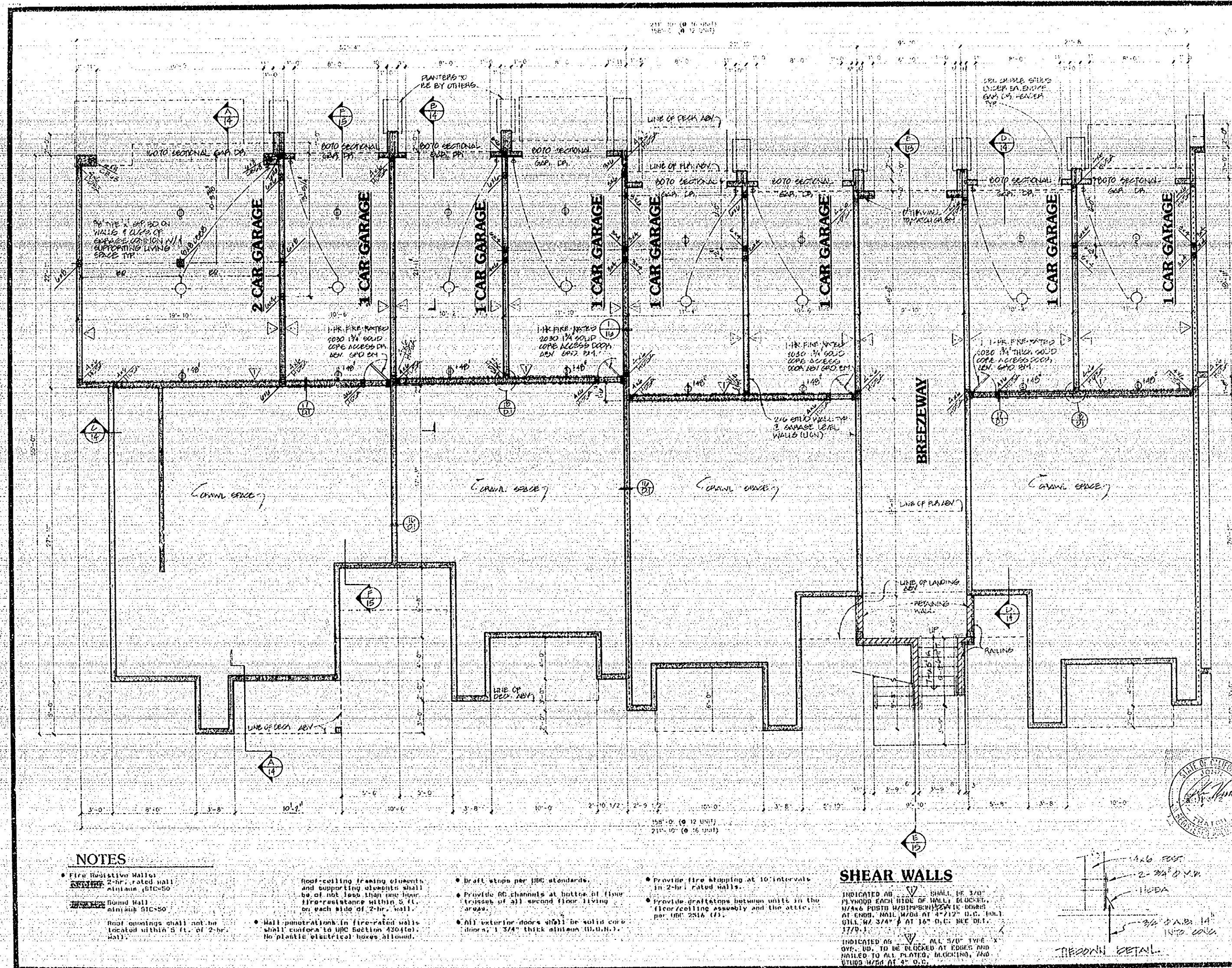
JOB NO. 140-160 SHEET

DRAWN SEV/KBP /JSE

CHECK AM

DATE APRIL 27, 1988 OF 19

24X



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SYMBOLS

Telephone Jack	⊢
T.V. Cable	⊢
Smoke Detector	⊙
Gas Stop	⊙
Key Valve (gas)	⊙
Light Fixture (Cp.)	⊙
Light Fixture (Wall)	⊙
Wall Washer Light	⊙
Floor. Tuo	⊙
Fan/Light	⊙
Fan	⊙
Wall Outlet	⊙
Floor Outlet	⊙
Hot Outlet	⊙
Plex Outlet	⊙
Outlet 220V	⊙
Junction Box 220V	⊙
Disposal	⊙
Doorbell	⊙
Chimes	⊙
Dimmer Switch	⊙
1 Pole Switch	⊙
2 Pole Switch	⊙
Switch	⊙
Hose Bib	⊙
Cold Water Stub	⊙
Shower Head	⊙
Down Light	⊙

Mechanical, electrical, and plumbing systems are shown for intent only. These systems shall be installed by others. The contractor shall be responsible for proper installation and placement.

SHEAR WALLS

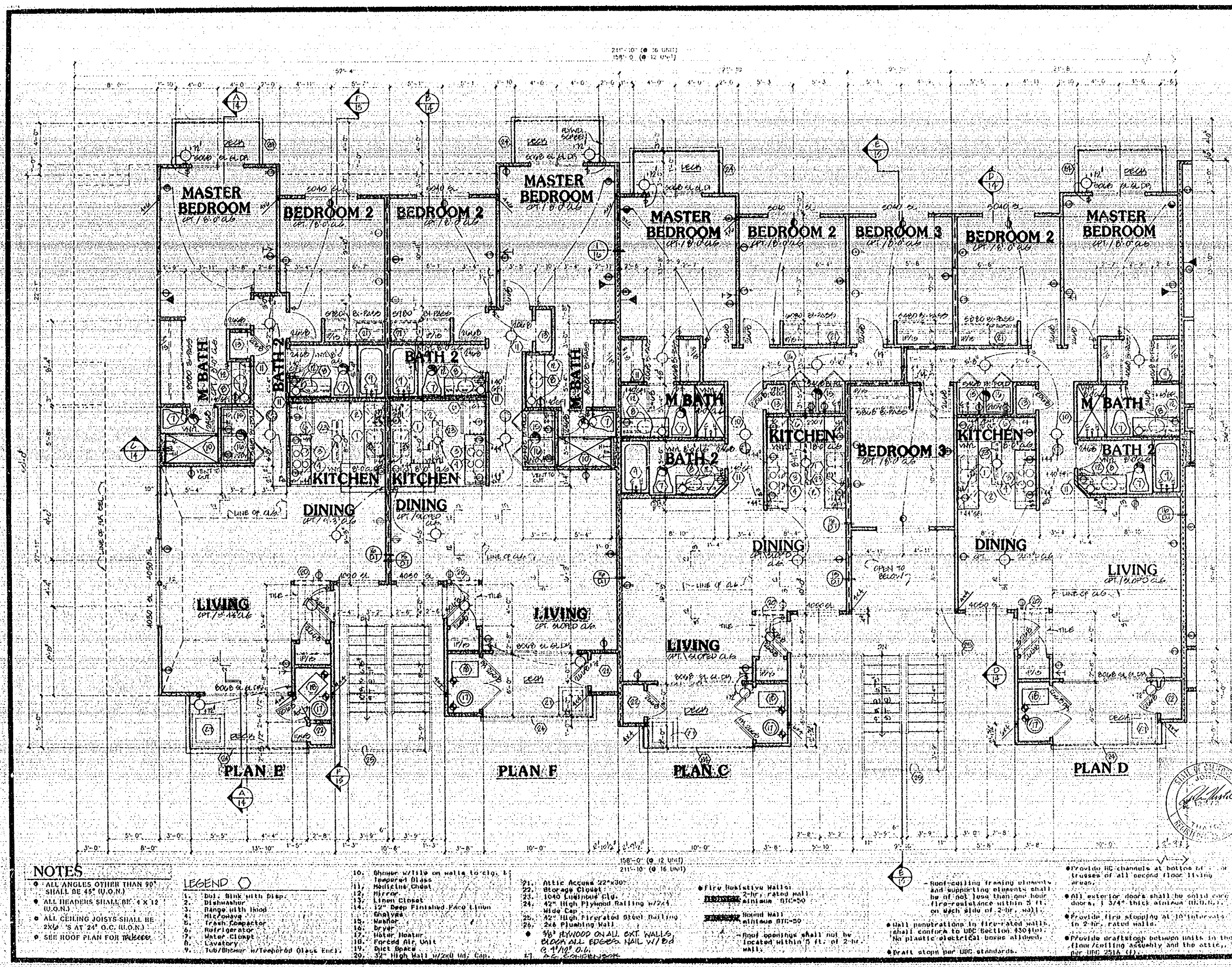
INDICATED AS
SHALL BE 16/0 CDX PLYWOOD
W/ 4 AT 16" W/ 4X POST
EACH END W/ SIMPSON
TIE DOWN, EMBEDDED 5" (MIN)
CONCRETE, BLOCK ALL EDGES

DESCRIPTION DATE DRAWN

REVISIONS
SECOND FLOOR
PLAN

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

JOB NO. 140-160 SHEET
DRAWN: SEV/KBP/JSE
CHECK: CM
DATE: APRIL 27, 1988 OF 11



NOTES

- 1. ALL ANGLES OTHER THAN 90° SHALL BE 45° (U.O.N.)
- 2. ALL HEADERS SHALL BE 4 X 12 (U.O.N.)
- 3. ALL CEILING JOISTS SHALL BE 2X12'S AT 24" O.C. (U.O.N.)
- 4. SEE ROOF PLAN FOR TRUSSES

LEGEND

- 1. Duct, Sink with Disp.
- 2. Dishwasher
- 3. Range with Hood
- 4. Microwave
- 5. Trash Compactor
- 6. Refrigerator
- 7. Water Closet
- 8. Lavatory
- 9. Tub/Shower w/ Teapiped Glass Enc.

- 10. Shower w/ tiles on walls to clog, 1' prepared Glass
- 11. Medicine Cabinet
- 12. Mirror
- 13. Linen Closet
- 14. 12" Deep Finished Face Linen
- 15. Shelves
- 16. Dryer
- 17. Water Heater
- 18. Forced Air Unit
- 19. Duct Space
- 20. 32" High Wall w/ 2x10 Und. Cap.

- 21. Attic Access 22"x30"
- 22. Storage Closet
- 23. 1040 Lumber Clu.
- 24. 42" High Plywood Railing w/ 2x4 Wide Cap.
- 25. 42" High Fire-rated Steel Railing
- 26. 2x6 Plumbing Wall
- 27. 3/4" Plywood on all ext. walls block all edges nail w/ 8d 2 1/2" o.c.

Fire Retardant Walls

- 1. 2-hr. rated wall
- 2. 1-hr. rated wall
- 3. 1/2-hr. rated wall
- 4. 1/4-hr. rated wall
- 5. 1/8-hr. rated wall
- 6. 1/2-hr. rated wall
- 7. 1-hr. rated wall
- 8. 2-hr. rated wall
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DAHLIN GROUP
ARCHITECTS • PLANNERS

2671 CROW CANYON ROAD
SAN RAMON, CA. 94583

415/837-8286

FOSTORIA
TERRACE

Danville, California

SUBDIVISION 6806

FOSTORIA ASSOCIATES LTD.

SYMBOLS

Telephone Jack	⊙
T.V. Cable	⊙
Smoke Detector (H.D.)	⊙
Gas Stub	⊙
Key Valve (gas)	⊙
Light Fixture (Cp.)	⊙
Light Fixture (Wall)	⊙
Wall Washer Light	⊙
Floor Tile	⊙
Fan/Light	⊙
Fan	⊙
Wall Outlet	⊙
Floor Outlet	⊙
Hot Outlet	⊙
Flux Outlet	⊙
Outlet 220V	⊙
Direction Box (H.D.)	⊙
Casualty	⊙
Doorbell	⊙
Chimes	⊙
Number Switch	⊙
1 Pole Switch	⊙
4 Pole Switch	⊙
Switch	⊙
Hood Fan	⊙
Gold Water Stub	⊙
Shower Head	⊙
Door Light	⊙

Mechanical, electrical, and plumbing systems are shown for intent only. These systems shall be engineered by others. The contractor shall be responsible for proper installation and operation.

SHEAR WALLS

INDICATED AS 
SHALL BE 160 CDX PLYWOOD
W/ 4 AT 12" W/ 4X POST
EACH END W/ SIMPSON
TIE DOWN, EMBEDDED 5" INTO
CONCRETE BLOCK ALL EUGES.

DESCRIPTION DATE DRAWN
REVISIONS

FIRST FLOOR PLAN

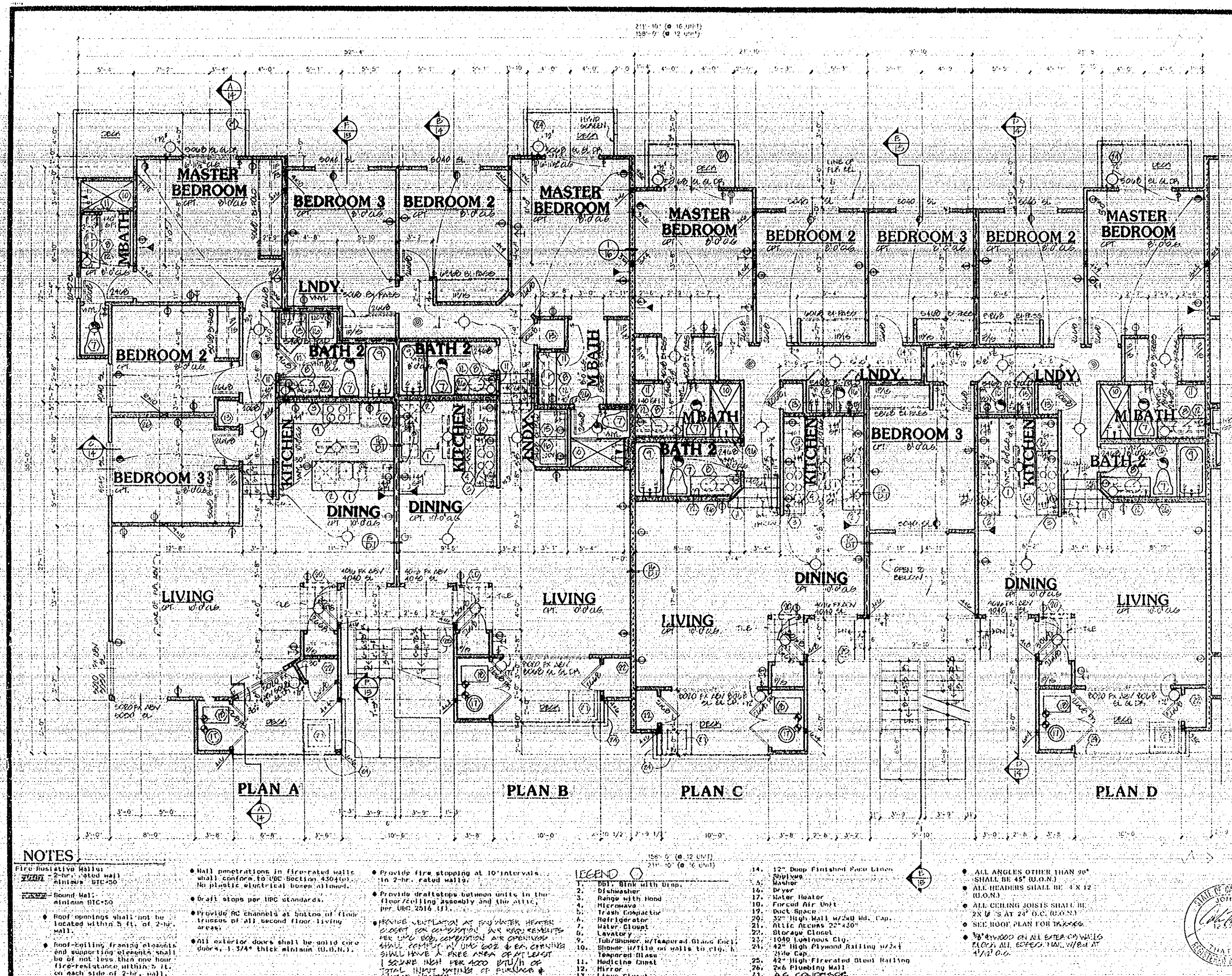
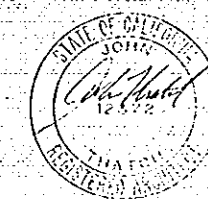
SCALE: 1/4"=1'-0"

JOB NO. 140-160 SHEET

DRAWN SEV/KBP/JSE

CHECK CH

DATE APR. 27, 1982 OF 11



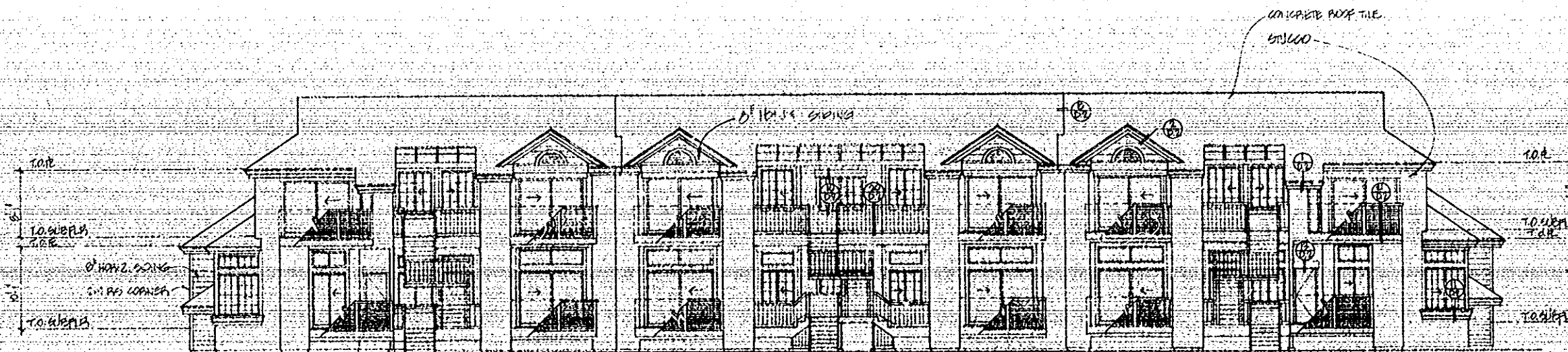
24X

2671 CROW CANYON ROAD
SAN RAMON, CA. 94583
415/837-8286

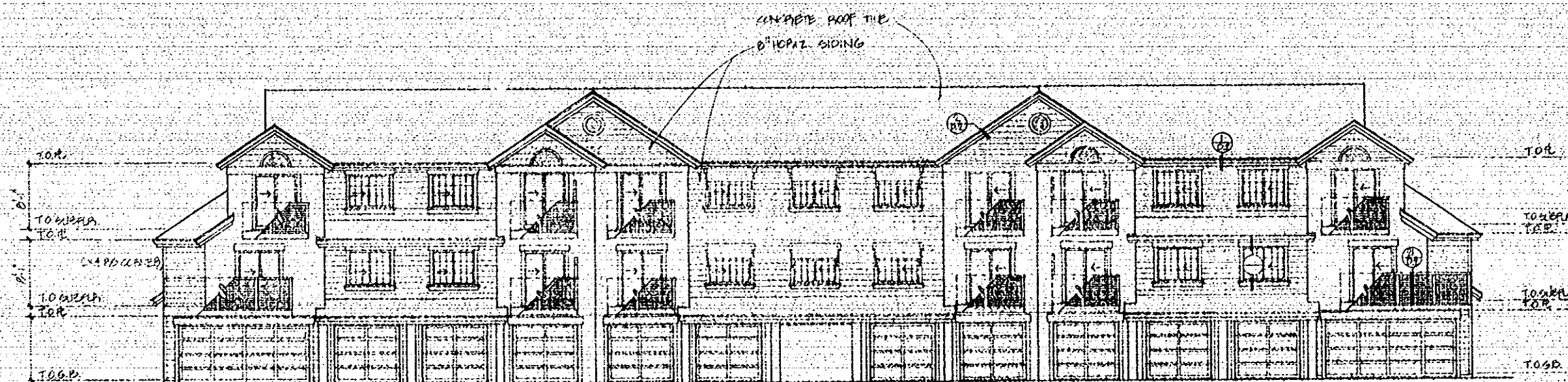
Danville, California

SUBDIVISION 6806

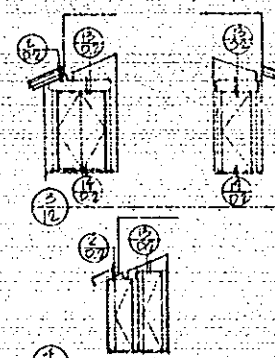
FOSTORIA ASSOCIATES LTD.



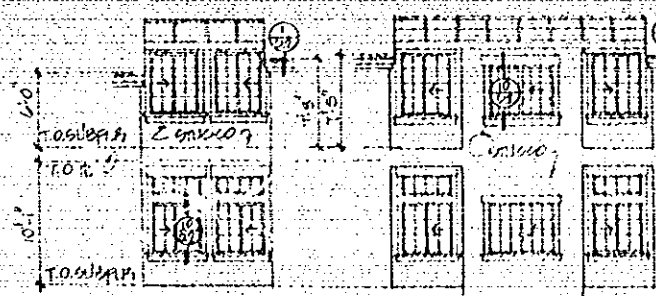
FRONT ELEVATION



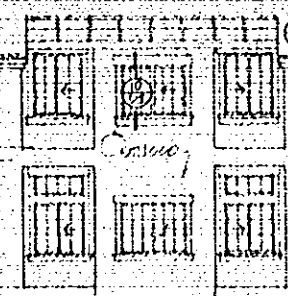
REAR ELEVATION



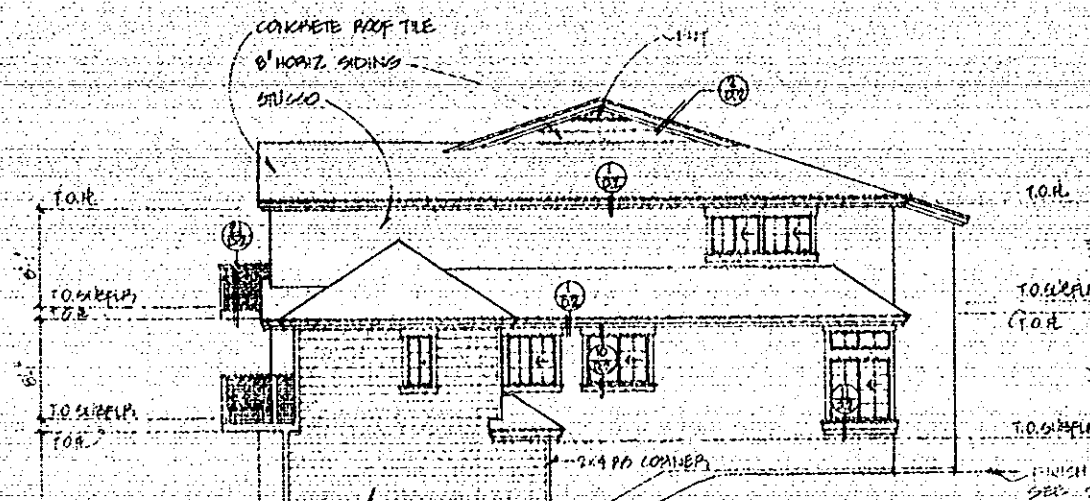
②
SIDE ELEVATIONS
TO FRONT DECKS
(1945 RE-ENGINEERING)



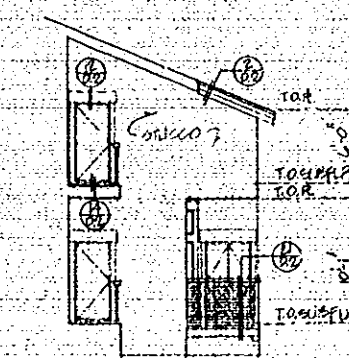
**SIDE STAIRWELL
FRONT ELEVATION**



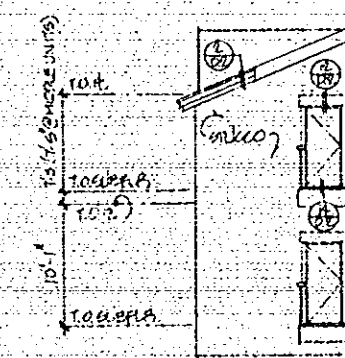
**MIDDLE STAIRWELL
FRONT ELEVATION**



SIDE ELEVATION
(OTHER SIDE IS IDENTICAL)



ENTRY ELEVATION
(MAY BE MIRROR IMAGE)



ENTRY ELEVATION
(MAX EE MAPOR IMAGE)

2 PLAN CHECK 11-14-88

△	DESCRIPTION	DATE	DRAWN
REVISIONS			

12 UNIT
EXTERIOR
ELEVATIONS
SCALE: 1/8"=1'-0"

JOB NO. 140-160 SHEET

DRAWN SEV/KBP

CHECK CM

DATE APRIL 21, 1988 OF 19

12

24X

DAHLIN GROUP
ARCHITECTS - PLANNERS

2671 CROW CANYON ROAD
SAN RAMON, CA. 94583
415/837-8286



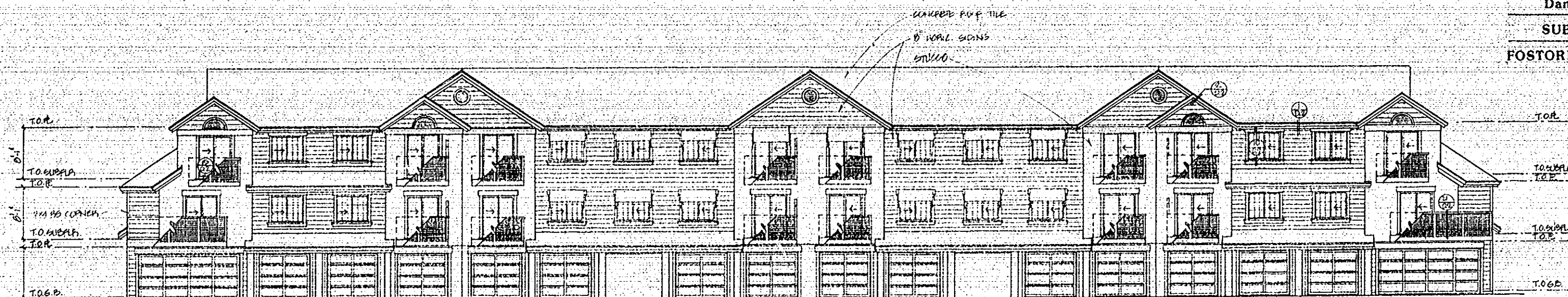
FRONT ELEVATION

FOSTORIA
TERRACE

Danville, California

SUBDIVISION 6806

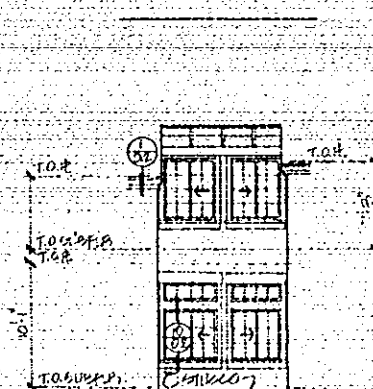
FOSTORIA ASSOCIATES LTD.



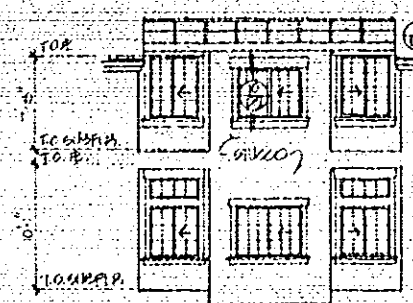
REAR ELEVATION

NOTES

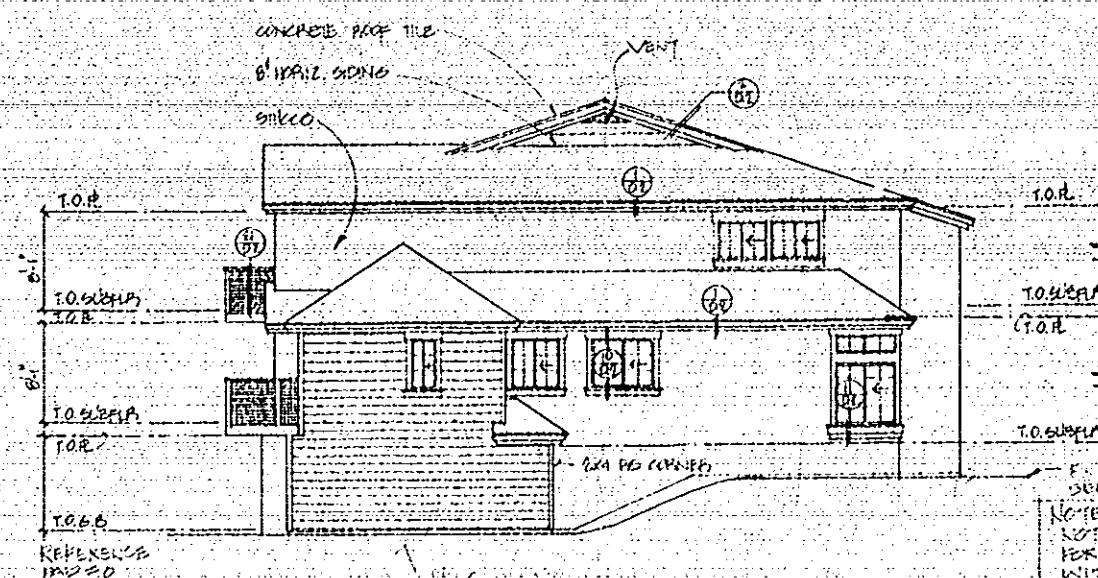
- ALL WINDOWS SHALL BE MOUNTED AT 6\"/>



SIDE STAIRWELL
FRONT ELEV.



MIDDLE STAIRWELL
FRONT ELEV.



SIDE ELEVATION
(OTHER SIDE IS MIRROR IMAGE)

1.5\"/>

2. PLAN CHECK 11/14/88

DESCRIPTION | DATE | DRAWN
REVISIONS

16 UNIT
EXTERIOR
ELEVATIONS

SCALE: 1/8\"/>

JOB NO. 140-160 SHEET

DRAWN SEV/KBP

CHECK CH

DATE APRIL 27, 1988 OF 19

13

24X