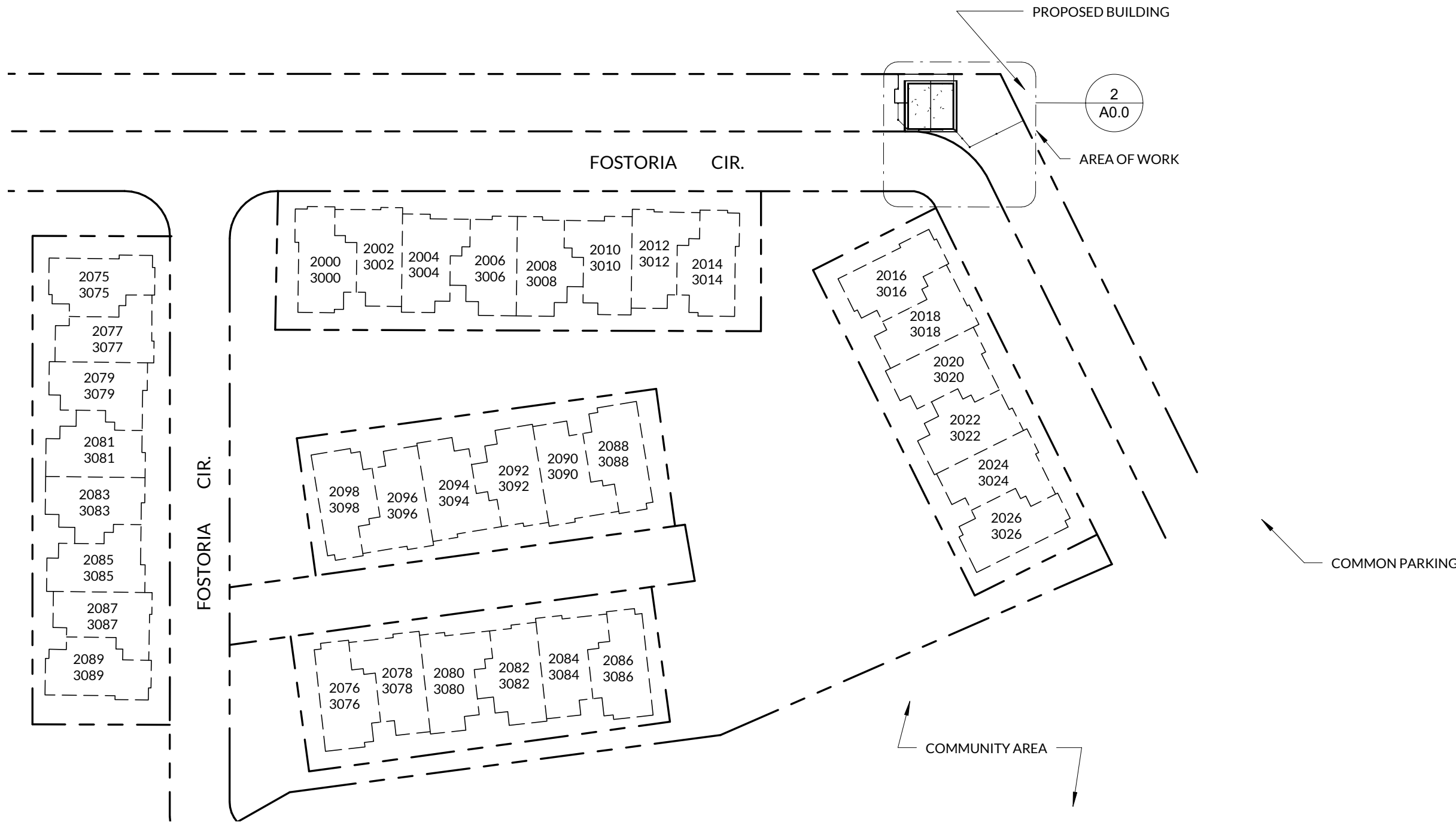


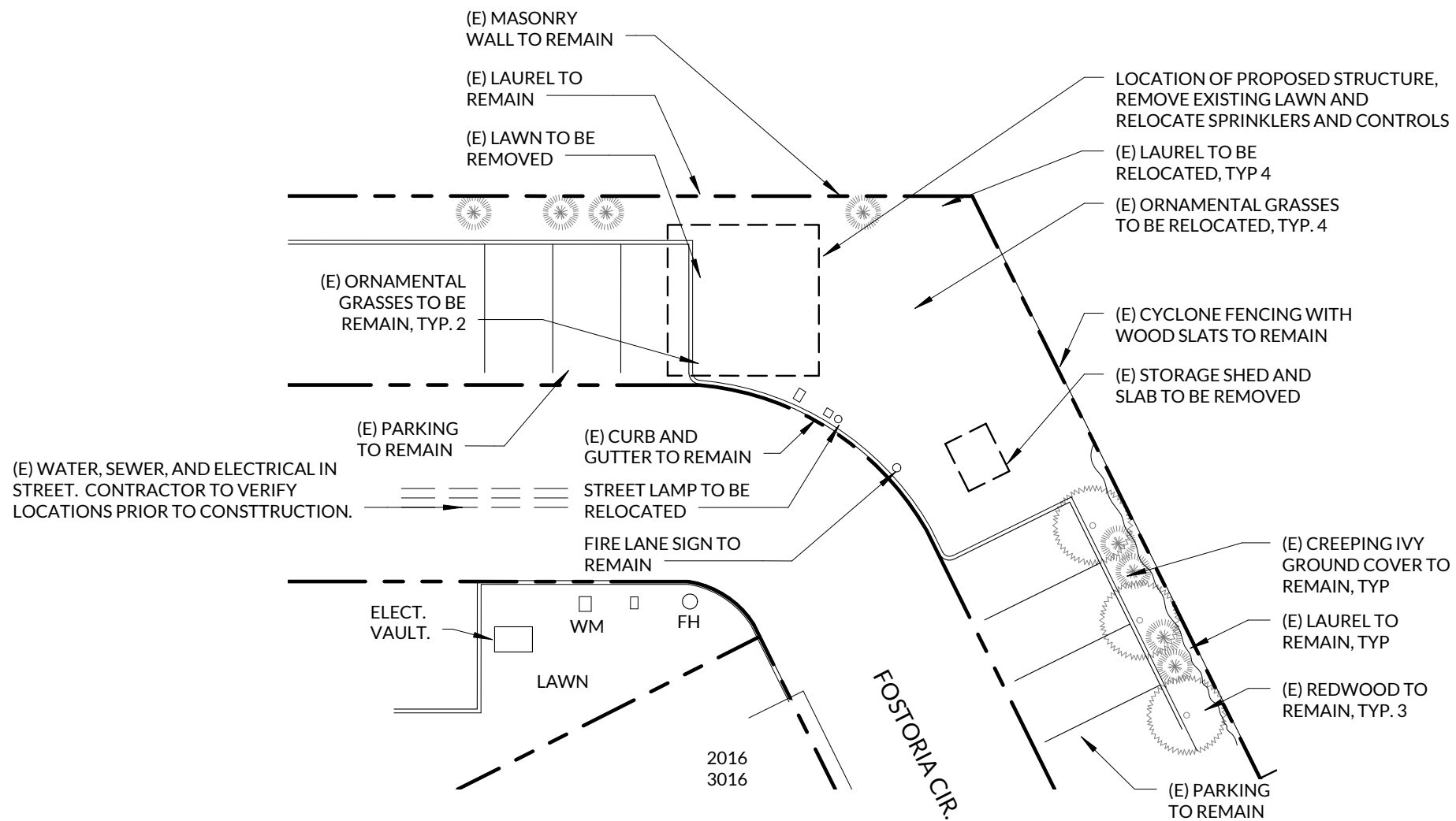
ABBREVIATIONS

@	AT	O.C.	ON CENTER
A.B.	ANCHOR BOLT	O.D.	OUTSIDE DIAMETER
ADD'L	ADDITIONAL	O.H.	OVERHANG
ADJ.	ADJUSTABLE	OPG.	OPENING
A.F.F.	ABOVE FINISHED FLOOR	OPP.	OPPOSITE
AGG.	AGGREGATE		
ALT.	ALTERNATE		
ALUM.	ALUMINUM	P.B.	PUSHBUTTON
AMP.	AMPERAGE	P.C.	PRECAST
APA	AMERICAN PLYWOOD ASSOCIATION	PERF.	PERFORATED
		P.L.	PLATE
APPROX.	APPROXIMATE	P.L.	PROPERTY LINE
A.S.	AS SHOWN	PLHT.	PLATE HEIGHT
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS	PLYWD.	PLYWOOD
ARCH	ARCHITECTURAL	PR.	PAIR
		PSI	POUNDS PER SQUARE INCH
		P.T.	PRESSURE TREATED
B.F.F.	BELOW FINISHED FLOOR	R.	RISER
		R.D.	ROOF DRAIN
BLDG.	BUILDING	R.I.	ROUGH-IN
BLKG.	BLOCKING	REINF.	REINFORCING
BM.	BEAM	RFTR.	RAFTER
BTM/BOTT.	BOTTOM	RM.	ROOM
BTWN	BETWEEN	REQ.	REQUIREMENT
		R.W./R	REDWOOD
CAB.	CABINET	WD	
CALCS.	CALCULATIONS	S.A.D.	SEE ARCHITECTURAL DWGS.
C.C.	CENTER TO CENTER		
CEM.PLAST.	CEMENT PLASTER	S.E.D.	SEE ELECTRICAL DWGS.
C.I.	CAST IRON	S.M.D.	SEE MECHANICAL DWGS.
CLG.	CEILING	S.P.D.	SEE PLUMBING DWGS.
C/L	CENTERLINE	S.S.D.	SEE STRUCTURAL DWGS.
CLOS.	CLOSET	S.C.	SOLID CORE
CLR.	CLEAR	SCHED.	SCHEDULE
C.M.U.	CONCRETE MASONRY UNITS	SD	SMOKE DETECTOR
		SECT.	SECTION
COL.	COLUMN	S.F./SQ.FT.	SQUARE FOOT
CONC.	CONCRETE	SHR.	SHEAR
CONN.	CONNECTION	SHT.	SHEET
CONT.	CONTINUOUS	SHT'G	SHEATHING
CONTR.	CONTRACTOR	SIM.	SIMILAR
CSMT	CASEMENT	SPEC.	SPECIFICATIONS
		SQ. IN.	SQUARE INCH
		S.S.	STAINLESS STEEL
DBL.	DOUBLE	ST	STRAP
DBL. PL.	DOUBLE PLATE	STD.	STANDARD
DET.	DETAIL	STL.	STEEL
DEG.	DEGREE	STRUCT.	STRUCTURAL
D.F.	DOUGLAS FIR	STO.	STORAGE
DIA.	DIAMETER	S.W.	SHEAR WALL
DIAPH.	DIAPHRAGM	SW.	SWITCH
DIM.	DIMENSION	SYM.	SYMBOL
DN.	DOWN	S3S/54S	SMOOTH 3 or 4 SIDES
D.S.	DOWNSPOUT		
DWG.	DRAWING		
(E)	EXISTING	TEMP / T.	TEMPERED
EA.	EACH	T.H./THLD	THRESHOLD
ELEC.	ELECTRICAL	THERM.	THERMOSTAT
ELEV.	ELEVATION	T.J.	TOOLED JOINT
E.J.	EXPANSION JOINT	T.O.C.	TOP OF CURB/CONCRETE
EMB.	EMBEDMENT	T.O.S.	TOP OF SLAB/SHEATHING
E.P.S.	EXTRUDED POLYSTYRENE	T.O.W.	TOP OF WALL
		T.O.P.	TOP OF PLATE
EQ.	EQUAL	TRNSM	TRANSOM
EXT.	EXTERIOR	T.S.	TUBE STEEL
		T&B	TOP & BOTTOM
FDN.	FOUNDATION	T&G	TONQUE & GROOVE
FD	FLOOR DRAIN	TYP.	TYPICAL
F.F.	FINISHED FLOOR	U.B.C.	UNIFORM BUILDING CODE
F.H.	FIRE HYDRANT		
F.J.	FLOOR JOIST	U.L.	UNDERWRITERS
FLASH'G	FLASHING		
FLR.	FLOOR	U.M.C.	UNIFORM MECHANICAL CODE
FLUOR.	FLUORESCENT		
F.O.	FACE OF	U.N.O.	UNLESS NOTED OTHERWISE
F.O.C.	FACE OF CONC. / CURB	UTIL.	UTILITY
F.O.M.	FACE OF MASONRY	V	VOLTAGE
F.O.S.	FACE OF STUD	VERT.	VERTICAL
FR.	FRENCH	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING		
		W/	WITH
		W.C.	WATER CLOSET
GA.	GAUGE	WD.	WOOD
GALV.	GALVANIZED	WDW	WINDOW
G.F.C.I.	GROUND FAULT CIRCUIT INTERRUPTER	W.H.	WATER HEATER
		W.O.	WHERE OCCURS
GLU-LAM	GLUE LAMINATED	W.I.	WROUGHT IRON
GR.	GRADE	W.P.	WEATHER PROOF
G.S.M.	GALVANIZED SHEET METAL	W.W.F.	WELDED WIRE FABRIC
		W.W.M.	WELDED WIRE MESH
GYP. BD.	GYPNUM BOARD		
H.B.	HOSE BIBB		
H.C.	HOLLOW CORE		
HD	HOLDDOWN		
H.H.	HEAD HEIGHT		
HORIZ.	HORIZONTAL		
HR.	HOUR		
HT.	HEIGHT		
I.D.	INSIDE DIAMETER		
INCL.	INCLUDE		
INFO.	INFORMATION		
INSUL.	INSULATION or INSULATED		
INT.	INTERIOR		
JST.	JOIST		
JT.	JOINT		
LANDSC.	LANDSCAPING		
LB. OR #	POUND OR NUMBER		
LEV./LV.	LEVEL		
LT.	LIGHT		
LTWT.	LIGHTWEIGHT		
MAS.	MASONRY		
MAX.	MAXIMUM		
M.D.F.	MEDIUM DENSITY FIBERBOARD		
MECH.	MECHANICAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
MTL.	METAL		
(N)	NEW		
N.E.C.	NATIONAL ELECTRIC CODE		
N.G.	NATURAL GRADE		
N.I.C.	NOT IN CONTRACT		
N.T.S.	NOT TO SCALE		

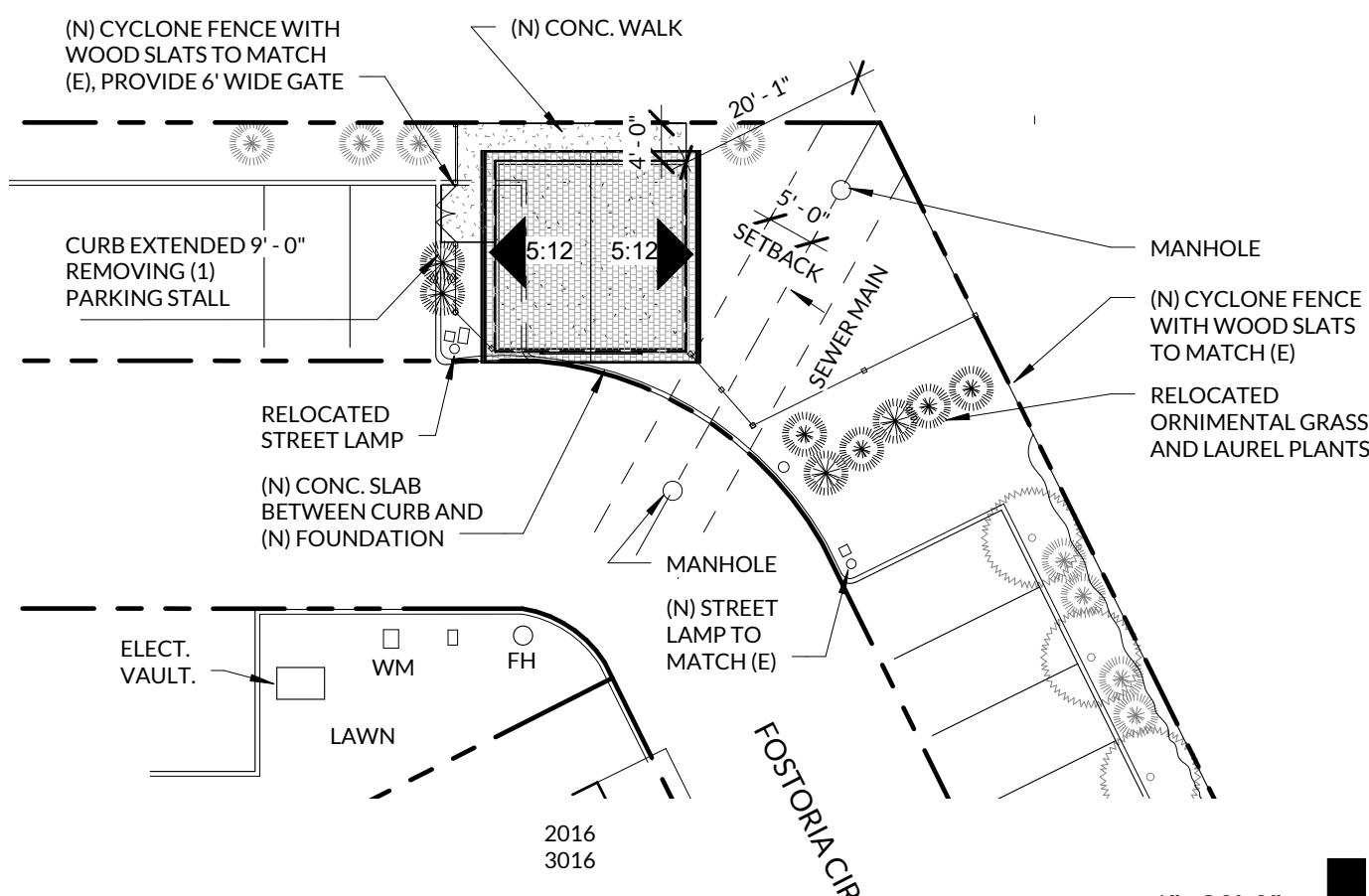
FOSTORIA TERRACE
NEW MAINTENANCE GARAGE
FOSTORIA CIRCLE
DANVILLE, CA 94526



1 OVERALL SITE PLAN
SCALE: 1" = 50'-0"



3 ARCHITECTURAL SITE - EXISTING
SCALE: 1" = 20'-0"



2 ARCHITECTURAL SITE - PROPOSED
SCALE: 1" = 20'-0"



INDEX OF DRAWINGS

ARCHITECTURAL	
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A1.0	GENERAL CONDITIONS
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A4.0	ARCHITECTURAL DETAILS
STRUCTURAL	
A1	PROJECT NOTES AND ELEVATIONS
A2	PLANS, SHEAR WALL SCHEDULE AND NAILING SCHEDULE
A3	SECTIONS AND DETAILS

PROJECT DIRECTORY

OWNER: FOSTORIA TERRACE HOA 2036 FOSTERIA CIRCLE DANVILLE, CA 94526 PHONE: (925) 516-2502 CONTACT: youstey@comcast.net EMAIL: youstey@comcast.net	ARCHITECT: DOMUM 6532 LONETREE BLVD, SUITE 102 ROCKLIN, CA 95765 PHONE: (888) 352-2721 CONTACT: tim@domum.design EMAIL: tim@domum.design
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PROJECT INFORMATION

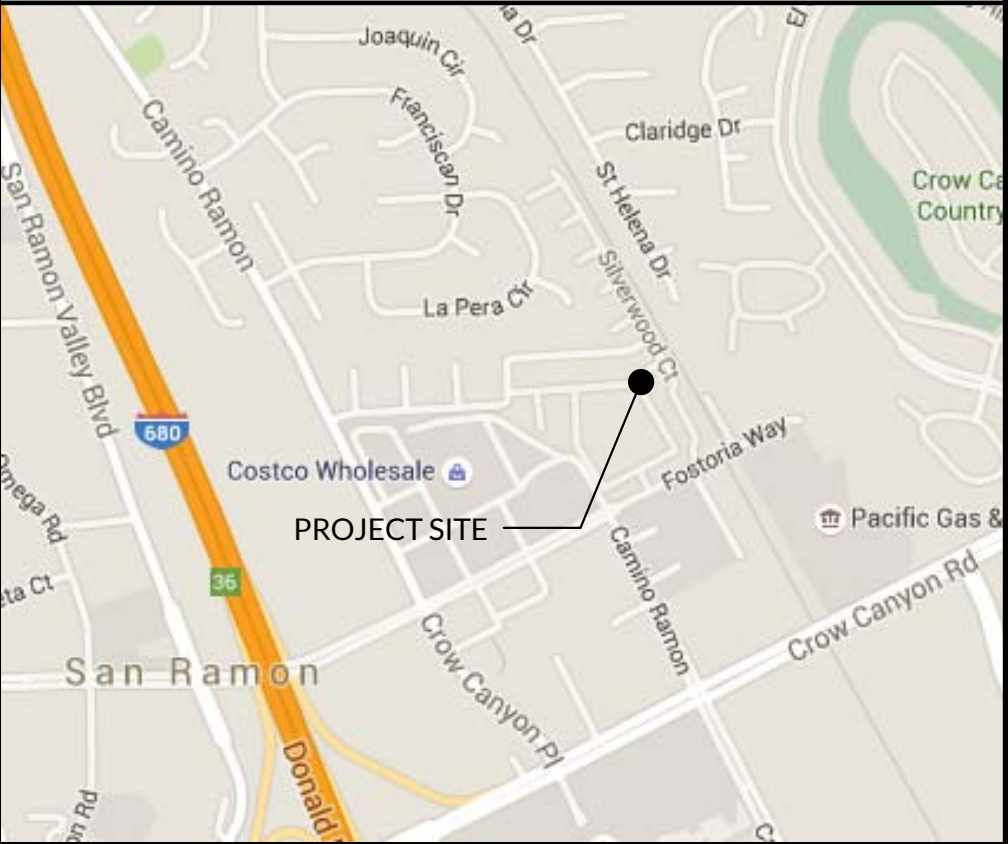
PROJECT SUMMARY: NEW MAINTENANCE GARAGE	
OCCUPANCY:	U (UTILITY)
CONSTRUCTION TYPE:	TYPE V-B
FIRE SPRINKLERS:	NO
NUMBER OF STORIES:	ONE (1)
BLDG. HEIGHT:	13'-3"
PROPOSED BUILDING AREA:	400 SF

APPLICABLE CODES

- ALL WORK SHALL FULLY COMPLY WITH BUT NOT BE LIMITED TO:
- A. 2013 CALIFORNIA RESIDENTIAL CODE (CRC)
 - B. 2013 CALIFORNIA BUILDING CODE (CBC)
 - C. 2013 CALIFORNIA PLUMBING CODE (CPC)
 - D. 2013 CALIFORNIA MECHANICAL CODE (CMC)
 - E. 2013 CALIFORNIA ELECTRIC CODE (CEC)
 - F. 2013 CALIFORNIA FIRE CODE (CFC)
 - G. 2013 CALIFORNIA REFERENCED STANDARDS CODE
 - H. 2013 GREEN BUILDINGS STANDARDS CODE (GBC)
 - I. 2013 CALIFORNIA ENERGY CODE
 - J. 2013 ENERGY STANDARDS
 - K. ALL OTHER APPLICABLE CODES AND ORDINANCES (CITY AND COUNTY).

GOVERNING AUTHORITIES AND CODES TAKE PRECEDENCE OVER DRAWINGS AND SPECIFICATIONS. REPORT DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

VICINITY MAP

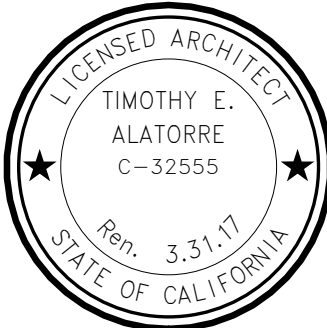


FOSTORIA TERRACE
NEW
MAINTENANCE
GARAGE

FOSTORIA CIRCLE
DANVILLE, CA 94526
APN: 218-830-110-1



Stamp



Proj. No: 2016.223 YOUTSEY
Drawn By: TEA
Reviewed By: TEA

Issue/Revision Schedule:
No. Date Description
12/1/15 PERMIT

Copyright Statement:
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COVER SHEET

A0.0

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01.00.00- GENERAL REQUIREMENTS	01.00.00.U1	DEMOLITION: PAY REQUIRED FEES, SECURE REQUIRED PERMITS, DEMOLISH, AND COMPLETELY AND APPROPRIATELY DISPOSE OF ALL SPECIFIED ELEMENTS OR EXISTING BUILDINGS AS SHOWN ON DRAWINGS AT A LEGAL DISPOSAL SITE. EXISTING MEASUREMENTS SHALL BE REQUIRED BY LOCAL AUTHORITIES. COMPLETELY REPLACE/REPAIR ANY SITE FEATURE, SURFACE, OR STRUCTURE DAMAGED DURING DEMOLITION AT NO COST TO THE OWNER AND TO THE SATISFACTION OF THE ARCHITECT.	03.00.00.A22	IF ANY CONCRETE WORK IS NOT FORMED AS INDICATED, OR IS NOT TRUE TO INTENDED ALIGNMENT; OR IS NOT PLUMB OR LEVEL WHERE SO INTENDED; OR IS NOT TRUE TO INTENDED GRADES AND LEVELS; OR HAS VOIDS, HONEYCOMB THAT HAS BEEN IDENTIFIED, UNLESS UNDER THE DIRECTION OF THE OWNER; OR HAS ANY SAWDUST, SHAVING, WOOD OR DEBRIS EMBEDDED IN IT; OR DOES NOT FULLY CONFORM TO THE SPECIFICATION, THEN SUCH CONCRETE SHALL BE DEEMED DEFECTIVE AND SHALL BE REMOVED FROM THE SITE AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.	07.60.00.A11	PROVIDE SISALKRAFT FLASHING AROUND DOORS AND WINDOW, LAP FLASHING AS REQUIRED TO KEEP WATER AWAY FROM THE BUILDING.	09.91.00.A14	SCRAPE, SANDBLAST, WIRE BRUSH OR WATER BLAST SURFACES AS NEEDED TO REMOVE CRACKED, PEELING, OR BUBBLING PAINT PRIOR TO NEW APPLICATION. CHECK WITH ARCHITECT BEFORE SANDBLASTING OR WATER BLASTING ANY SURFACE.	26.10.00.A15	CONTRACTOR SHALL COORDINATE ANY ELECTRICAL WORK WHICH REQUIRES INTERRUPTION OF POWER TO ANY AREA NOT WITHIN THE SCOPE OF WORK FOR THIS PROJECT WITH THE BUILDING ENGINEER AND ELECTRICAL ENGINEER. NO INTERRUPTION OF POWER SHALL BE INTERRUPTED DURING NORMAL BUSINESS HOURS.
01.00.00.A1		CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, AS WELL AS THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AUTHORITIES, INCLUDING CURRENT EDITIONS OF THE CBC, CM, CPC, NEC, AND FPA. ALL BIDS SHALL INCLUDE ALL MATERIALS, PRODUCTS, AND PROCEDURES NECESSARY FOR FULL AND COMPLETE INSTALLATION AND FUNCTIONING OF ALL BUILDING COMPONENTS AND SYSTEMS, WHETHER SPECIFIED OR NOT. IN ADDITION, ALL WORK ON THE SITE SHALL FULLY CONFORM WITH ALL APPLICABLE INDUSTRY STANDARDS NOTED IN THE SPECIFICATION SECTIONS. CONFLICTS BETWEEN VARIOUS CODES AND STANDARDS SHALL BE BID BASED ON THE MOST STRINGENT REQUIREMENTS.	01.00.00.V1	CONTRACTOR SHALL VISIT SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BID. SUBMITTAL OF BID SHALL BE UNDERSTOOD TO CERTIFY THAT CONTRACTOR HAS EXAMINED THE SITE AND IS FAMILIARIZED WITH EXISTING CONDITIONS ON THE SITE. EXISTING CONDITIONS SHALL NOT BE ACCEPTED AS REASON FOR A CHANGE ORDER UNLESS SUCH CONDITION IS NOT VISIBLE PRIOR TO COMMENCEMENT OF CONSTRUCTION.	01.00.00.W1	CONTRACTOR SHALL FURNISH, INSTALL, MAINTAIN AND REMOVE ALL TEMPORARY LIGHT, POWER, AND WATER, INCLUDING PILING, WIRING, LAMPS AND OTHER EQUIPMENT NECESSARY FOR THE WORK. THE CONTRACTOR SHALL NOT DRAW WATER FROM ANY FIRE HYDRANT, EXCEPT TO EXTINGUISH A FIRE WITHOUT FIRST OBTAINING A PERMISSION FROM THE WATER COMPANY CONCERNED.	06.00.00- WOOD, PLASTICS, AND COMPOSITES	09.91.13- EXTERIOR PAINTING	26.10.00.A16	SEE DETAILS FOR MOUNTING HEIGHTS OF THERMOSTATS, SWITCHES AND OUTLETS.
01.00.00.AA1		CONTRACTOR SHALL PROVIDE AND MAINTAIN ENCLOSED TOILETS FOR THE USE OF EMPLOYEES ENGAGED IN THE WORK. THESE ACCOMMODATIONS SHALL BE MAINTAINED IN NEAT AND SANITARY CONDITION AND SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS.	01.00.00.X1	THE CONTRACTOR SHALL KEEP AT THE WORK SITE A COPY OF THE PLANS AND SPECIFICATIONS, TO WHICH THE ARCHITECT SHALL HAVE ACCESS AT ALL TIMES.	06.00.00.A1	ACCEPTABLE INDUSTRY STANDARDS: * WESTERN WOOD PRODUCTS ASSOCIATION * AMERICAN PLYWOOD ASSOCIATION * WOODWORK INSTITUTE OF CALIFORNIA * GYPSUM ASSOCIATION	09.91.13.A1	FINISH SURFACES IN ACCORD WITH THE FOLLOWING PROCEDURES, CATALOG NAMES AND NUMBERS REFER TO PRODUCTS AS MANUFACTURED BY DUNN EDWARDS PAINTS, U.N.O. NUMBERS USED TO IDENTIFY PAINT INDICATED THE PAINT IN WHITE. PROVIDE SAME MATERIAL IN COLOR SELECTED.	26.10.00.A17	THE BUILDER SHALL INSTALL A NOMINAL ONE (1) INCH INSIDE DIAMETER, SCHED 40 RACEWAY WITH ACCEPTABLE INDUSTRY STANDARDS. THE RACEWAY SHALL ORIGINATE IN THE MAIN OR SUB BRANCH CIRCUIT, WILL TERMINATE INTO A LISTED BOX AT THE PURPOSED SITE OF THE EV CHARGER. THIS AND ALL ADDITIONAL SPECIFICATIONS OF CALIFORNIA GREEN BUILDING STANDARDS SECTION 4.106.4 SHALL BE MET.
01.00.00.B1		CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE REQUIREMENTS OF ALL LOCAL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT SHOULD UNIDENTIFIED CONDITIONS BE DISCOVERED.	01.00.00.Y1	THE PLANS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS WILL GOVERN THE WORK, ANYTHING IN THE SPECIFICATIONS AND NOT ON THE PLANS, OR ON THE PLANS AND NOT IN THE SPECIFICATIONS SHALL BE AS THOUGH MENTIONED IN BOTH.	06.10.00- ROUGH CARPENTRY	07.91.23- BACKER RODS	22.30.00- PLUMBING EQUIPMENT	26.10.00.A18	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.	
01.00.00.BB1		CONTRACTOR SHALL CLEAN THE CONSTRUCTION SITE AT THE END OF EACH WORKING DAY TO BROOM CLEAN CONDITION, AND SHALL PROPERLY DISPOSE OF ALL DEBRIS.	01.00.00.Z1	PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO PERFORM ALL WORK IN CONNECTION WITH THE DEMOLITION AND CLEARANCE OF THE SITE OR STRUCTURE AS INDICATED ON THE PLANS.	06.10.00.A1	JOINT BACKING MATERIAL SHALL BE NON-STAINING CLOSED CELL POLYETHYLENE FOAM AND SHALL BE 1/8" TO 1/4" LARGER THAN WIDTH OF JOINT.	22.30.00.1	TOILET PAPER DISPENSER (TP) TYPE BY OWNER. MOUNT @ +18" TO CENTER LINE ABOVE TOILET OR 10" ABOVE TOILET.	26.10.00.A19	THE BUILDER SHALL INSTALL A NOMINAL ONE (1) INCH INSIDE DIAMETER, SCHED 40 RACEWAY WITH ACCEPTABLE INDUSTRY STANDARDS. THE RACEWAY SHALL ORIGINATE IN THE MAIN OR SUB BRANCH CIRCUIT, WILL TERMINATE INTO A LISTED BOX AT THE PURPOSED SITE OF THE EV CHARGER. THIS AND ALL ADDITIONAL SPECIFICATIONS OF CALIFORNIA GREEN BUILDING STANDARDS SECTION 4.106.4 SHALL BE MET.
01.00.00.C1		PRODUCTS ARE TO BE INSTALLED AND/OR APPLIED IN FULL ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS, A AND INSTALLATION INSTRUCTIONS. AVAILABLE MANUFACTURER'S WARRANTIES WILL BE INITIATED BY THE CONTRACTOR AND DELIVERED TO THE OWNER PRIOR TO FINAL PAYMENT. USE SPECIFICATION GRADE PRODUCTS WHERE REQUIRED FOR A FULL AND COMPLETE INSTALLATION BUT NOT SPECIFIED ON THE PLANS OR IN THESE SPECIFICATIONS.	02.00.00- EXISTING CONDITIONS	AT ALL AREAS TO RECEIVE CONCRETE, OR AS NOTED ON THE PLANS, REMOVE ALL GRASS OR ORGANIC GROWTH TO NATURAL GRADE AND TREAT WITH APPROVED WEED KILLER. GUARANTEE NO WEED GROWTH FOR ONE YEAR AFTER APPLICATION.	06.10.00.A2	BOLT HOLES IN WOOD SHALL BE 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. ALL BOLTS SHALL HAVE STANDARD CUT WASHER UNDER HEAD AND NUT UNLESS OTHERWISE NOTED. DRILL HOLES FOR LAG SCREWS SAME AS THREAD ROOT DIAMETER. TURN LAG SCREWS INTO PLACE - DO NOT DRIVE.	22.30.00.2	PROVIDE A NON REMOVABLE BACKFLOW PREVENTION DEVICE AT EACH EXTERIOR HOSE BIB PER CPC 409.7.	26.10.00.A20	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.CC1		IF THE CONTRACTOR DEVIATES FROM THE CONSTRUCTION DOCUMENTS, OR MAKES ASSUMPTIONS ABOUT EXECUTION OF THE WORK WITHOUT CONSULTING THE ARCHITECT OR OWNER, THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR THOSE PORTIONS OF THE WORK, AND SHALL BE RESPONSIBLE FOR ANY CHANGES REQUIRED BY THE ARCHITECT TO BRING THE PROJECT INTO COMPLIANCE WITH THE CONTRACT DOCUMENTS.	02.00.00.A1	THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT, LABOR, MATERIALS, TOOLS, TRANSPORTATION AND SERVICES REQUIRED TO PERFORM AND COMPLETE ALL CONCRETE AND CEMENT FINISH NECESSARY AND INCIDENTAL TO THE WORK AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.	06.10.00.A3	ALL BOLTS SHALL BE RT-TIGHTENED PRIOR TO THE APPLICATION OF SHEATHING, PLASTER, ETC.	22.30.00.3	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A21	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.D1		DELIVER ALL MAINTENANCE MANUALS, PARTS LISTS, AND OPERATING INSTRUCTIONS TO OWNER PRIOR TO FINAL PAYMENT.	02.00.00.A2	ALL CONCRETE WILL BE PROTECTED FROM WEATHER A WATER DAMAGE DURING POURING AND FINISHING.	06.10.00.A4	EACH SHEET OF PLYWOOD SHALL BE IDENTIFIED BY A REGISTERED STAMP OR BRAND OF THE AMERICAN PLYWOOD ASSOCIATION.	22.30.00.4	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A22	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.E1		THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND CARE AT ALL TIMES IN ALL TRENCHING, EXCAVATING, GRADING, DRILLING OR ANY OTHER OPERATION THAT PENETRATES THE SURFACE OF THE SITE AREA ADJACENT TO THE SITE OR THE PUBLIC RIGHT OF WAY, ANY DAMAGE TO SURROUNDING SITES SHALL BE REPAIRED BY THE CONTRACTOR, AND ALL LIABILITY RESULTING FROM SUCH DAMAGE SHALL BE ASSUMED BY THE CONTRACTOR. THE CONTRACTOR SHALL DESIGN AND CONSTRUCT ALL TEMPORARY SHORING, BRACING, PILING, BARRICADES, FOUNDATIONS UNDERPINNING, AND/OR EXTENSIONS, ETC., AS REQUIRED TO PROTECT EXISTING IMPROVEMENTS, (INCLUDING POWER POLES, UTILITIES, STREETS, ALLEYS, SIDEWALKS, CURBS, ETC.) FROM DAMAGE, SETTLEMENTS, ETC., DURING AND AFTER CONSTRUCTION ACTIVITIES. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE, THEREFORE, THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO INSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.	03.00.00- CONCRETE	MATERIALS SHALL BE NEW AND SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:	06.10.00.A5	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.5	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A23	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.F1		CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE STARTING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.	03.00.00.A1	A) REINFORCING BARS - SHALL BE AS SHOWN AND DESCRIBED ON THE STRUCTURAL ENGINEERING DRAWINGS.	06.10.00.A6	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.6	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A24	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.G1		DRAWINGS ARE NOT INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND PROCEDURES REQUIRED FOR THE PERFORMANCE OF HIS WORK IN OR ON THE PROJECT. THE JOB SITE DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.	03.00.00.A2	B) MESH - SHALL BE AN APPROVED MAKE OF ELECTRICALLY WELDED WIRE MESH OF SIZES CALLED FOR ON DRAWINGS, A.S.T.M. DESIGNATION A - 185.	06.10.00.A7	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.7	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A25	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.H1		WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THIS PROJECT.	03.00.00.A3	C) WATER - WATER REQUIRED FOR ALL PURPOSES SHALL BE CLEAN, FREE FROM STRONG ACIDS, ALKALI, OR ORGANIC MATERIALS & WILL BE SUPPLIED BY THE CONTRACTOR.	06.10.00.A8	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.8	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A26	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.I1		IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.	03.00.00.A4	D) EXPANSION JOINT MATERIAL - SHALL BE ASPHALT MASTIC STRIPS (PERFORMED) COMPOSED OF CANE FIBER OF CELLULAR NATURE, OR OTHER SUITABLE AND APPROVED FIBER IMPREGNATED WITH A DURABLE ASPHALTIC COMPOUND, THICKNESS THROUGHOUT TO BE 1/2" OR AS SHOWN ON THE STRUCTURAL ENGINEERING DRAWINGS.	06.10.00.A9	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.9	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A27	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.J1		WORK NOT INCLUDED IN CONTRACT: ITEMS DESIGNATED AS N.I.C. OR "BY OWNER" SHALL BE EXCLUDED FROM THIS CONTRACT. ALL OTHER LABOR AND MATERIALS REQUIRED FOR THESE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.	03.00.00.A5	E) VAPOR BARRIER - SHALL BE 6 MIL. POLYETHYLENE MEMBRANE OR EQUAL. VAPOR BARRIER SHALL BE USED OVER GRAVEL OR SAND FILL UNDER SLAB. FILM SHALL BE PURCHASED IN 8' - 0" OR WIDER ROLLS.	06.10.00.A10	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.10	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A28	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.K1		FOR ALL OMISSIONS AND IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN NOTES ON A DRAWING AND THE SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO BID BIDDING. THE ARCHITECT WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS, AND THE RESULTING ADDITIONAL COSTS OR CREDITS SHALL BE INCLUDED IN GENERAL CONTRACTORS BASE BID. IN THE EVENT THAT THIS REQUIREMENT IS NOT ADHERED TO, ADDITIONAL CHARGES DURING THE CONSTRUCTION PHASE WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT. SUB-CONTRACTOR'S FAILURE DURING THE BID PHASE TO BRING DISCREPANCIES OR UNAVAILABILITY OF PROPRIETARY PRODUCTS TO THE GENERAL CONTRACTOR'S ATTENTION WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT AS AN APPROPRIATE REASON FOR ADDITIONAL COMPENSATION.	03.00.00.A6	F) GRAVEL FILL - SHALL BE CLEAN, WASHED GRAVEL 3/4" TO 1 1/2" IN SIZE, OR CRUSHED STONE OF SAME SIZE, AND SHALL BE PLACED UNDER ALL SLABS WHERE INDICATED ON PLANS, AT LEAST 2" DEEP OR AS SHOWN ON STRUCTURAL ENGINEERING DRAWINGS.	06.10.00.A11	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.11	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A29	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.L1		THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR JOB SITE CONDITIONS OR COMPLIANCE WITH SAFETY REGULATIONS GOVERNING WORK PERFORMED ON THIS PROJECT. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.	03.00.00.A7	G) ANCHOR BOLTS - AT WALLS U.N.O. ON PLANS SHALL BE 5/8" DIA. X 10" LONG SPACED WITH FLAT SQUARE WASHERS AT 6" O.C. FOR SINGLE STORY STRUCTURES AND 4" - 0" O.C. FOR 2-3 STORY STRUCTURES, WITH AT LEAST 2 BOLTS PER SILL PLATE MEMBER AND BOLTS A MAXIMUM OF 12- FROM CORNERS. EMBED BOLTS A MIN. OF 7" INTO CONCRETE.	06.10.00.A12	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.12	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A30	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.M1		FOR ALL OMISSIONS AND IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN NOTES ON A DRAWING AND THE SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO BID BIDDING. THE ARCHITECT WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS, AND THE RESULTING ADDITIONAL COSTS OR CREDITS SHALL BE INCLUDED IN GENERAL CONTRACTORS BASE BID. IN THE EVENT THAT THIS REQUIREMENT IS NOT ADHERED TO, ADDITIONAL CHARGES DURING THE CONSTRUCTION PHASE WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT. SUB-CONTRACTOR'S FAILURE DURING THE BID PHASE TO BRING DISCREPANCIES OR UNAVAILABILITY OF PROPRIETARY PRODUCTS TO THE GENERAL CONTRACTOR'S ATTENTION WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT AS AN APPROPRIATE REASON FOR ADDITIONAL COMPENSATION.	03.00.00.A8	H) REINFORCING MESH SHALL BE LAPPED ONE BAY MINIMUM WITH WIRE TIES 48" O.C.	06.10.00.A13	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.13	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A31	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.N1		IN HANDLING AND STORING PRODUCTS ON SITE, CONTRACTOR SHALL: (A) TRANSPORT, DELIVER, HANDLE, AND STORE MATERIALS AND EQUIPMENT AT THE PROJECT SITE IN SUCH A MANNER AS TO PREVENT THE INTRUSION OF FOREIGN MATTER OR MOISTURE AND TO PREVENT DAMAGE. (B) PACKAGING: PROVIDE PACKAGED MATERIAL IN MANUFACTURERS ORIGINAL CONTAINERS WITH SEALS UNBROKEN AND LABELS INTACT UNTIL INCORPORATED INTO THE WORK. (C) REMOVE ALL DAMAGED, BLEMISHED, OR OTHERWISE UNSUITABLE MATERIAL AND EQUIPMENT PROMPTLY FROM PROJECT SITE. (D) ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF PRODUCTS STORED ON PREMISES.	03.00.00.A9	I) CONCRETE SHALL BE AS INDICATED ON THE STRUCTURAL ENGINEERING DRAWINGS, AND SHALL ATTAIN A MINIMUM COMPRESSIVE OF 2000 PSI AT 28 DAYS U.N.O.	06.10.00.A14	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.14	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A32	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.O1		FOR ALL OMISSIONS AND IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN NOTES ON A DRAWING AND THE SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO BID BIDDING. THE ARCHITECT WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS, AND THE RESULTING ADDITIONAL COSTS OR CREDITS SHALL BE INCLUDED IN GENERAL CONTRACTORS BASE BID. IN THE EVENT THAT THIS REQUIREMENT IS NOT ADHERED TO, ADDITIONAL CHARGES DURING THE CONSTRUCTION PHASE WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT. SUB-CONTRACTOR'S FAILURE DURING THE BID PHASE TO BRING DISCREPANCIES OR UNAVAILABILITY OF PROPRIETARY PRODUCTS TO THE GENERAL CONTRACTOR'S ATTENTION WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT AS AN APPROPRIATE REASON FOR ADDITIONAL COMPENSATION.	03.00.00.A10	J) REINFORCING MESH SHALL BE LAPPED ONE BAY MINIMUM WITH WIRE TIES 48" O.C.	06.10.00.A15	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.15	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A33	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.P1		FOR ALL OMISSIONS AND IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN NOTES ON A DRAWING AND THE SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO BID BIDDING. THE ARCHITECT WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS, AND THE RESULTING ADDITIONAL COSTS OR CREDITS SHALL BE INCLUDED IN GENERAL CONTRACTORS BASE BID. IN THE EVENT THAT THIS REQUIREMENT IS NOT ADHERED TO, ADDITIONAL CHARGES DURING THE CONSTRUCTION PHASE WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT. SUB-CONTRACTOR'S FAILURE DURING THE BID PHASE TO BRING DISCREPANCIES OR UNAVAILABILITY OF PROPRIETARY PRODUCTS TO THE GENERAL CONTRACTOR'S ATTENTION WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT AS AN APPROPRIATE REASON FOR ADDITIONAL COMPENSATION.	03.00.00.A11	K) CONCRETE SHALL BE AS INDICATED ON THE STRUCTURAL ENGINEERING DRAWINGS, AND SHALL ATTAIN A MINIMUM COMPRESSIVE OF 2000 PSI AT 28 DAYS U.N.O.	06.10.00.A16	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.16	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A34	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.Q1		FOR ALL OMISSIONS AND IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN NOTES ON A DRAWING AND THE SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO BID BIDDING. THE ARCHITECT WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS, AND THE RESULTING ADDITIONAL COSTS OR CREDITS SHALL BE INCLUDED IN GENERAL CONTRACTORS BASE BID. IN THE EVENT THAT THIS REQUIREMENT IS NOT ADHERED TO, ADDITIONAL CHARGES DURING THE CONSTRUCTION PHASE WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT. SUB-CONTRACTOR'S FAILURE DURING THE BID PHASE TO BRING DISCREPANCIES OR UNAVAILABILITY OF PROPRIETARY PRODUCTS TO THE GENERAL CONTRACTOR'S ATTENTION WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT AS AN APPROPRIATE REASON FOR ADDITIONAL COMPENSATION.	03.00.00.A12	L) REINFORCING MESH SHALL BE LAPPED ONE BAY MINIMUM WITH WIRE TIES 48" O.C.	06.10.00.A17	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.17	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A35	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.R1		FOR ALL OMISSIONS AND IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN NOTES ON A DRAWING AND THE SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO BID BIDDING. THE ARCHITECT WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS, AND THE RESULTING ADDITIONAL COSTS OR CREDITS SHALL BE INCLUDED IN GENERAL CONTRACTORS BASE BID. IN THE EVENT THAT THIS REQUIREMENT IS NOT ADHERED TO, ADDITIONAL CHARGES DURING THE CONSTRUCTION PHASE WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT. SUB-CONTRACTOR'S FAILURE DURING THE BID PHASE TO BRING DISCREPANCIES OR UNAVAILABILITY OF PROPRIETARY PRODUCTS TO THE GENERAL CONTRACTOR'S ATTENTION WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT AS AN APPROPRIATE REASON FOR ADDITIONAL COMPENSATION.	03.00.00.A13	M) REINFORCING MESH SHALL BE LAPPED ONE BAY MINIMUM WITH WIRE TIES 48" O.C.	06.10.00.A18	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.18	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A36	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.S1		FOR ALL OMISSIONS AND IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN NOTES ON A DRAWING AND THE SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO BID BIDDING. THE ARCHITECT WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS, AND THE RESULTING ADDITIONAL COSTS OR CREDITS SHALL BE INCLUDED IN GENERAL CONTRACTORS BASE BID. IN THE EVENT THAT THIS REQUIREMENT IS NOT ADHERED TO, ADDITIONAL CHARGES DURING THE CONSTRUCTION PHASE WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT. SUB-CONTRACTOR'S FAILURE DURING THE BID PHASE TO BRING DISCREPANCIES OR UNAVAILABILITY OF PROPRIETARY PRODUCTS TO THE GENERAL CONTRACTOR'S ATTENTION WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT AS AN APPROPRIATE REASON FOR ADDITIONAL COMPENSATION.	03.00.00.A14	N) CONCRETE SHALL BE AS INDICATED ON THE STRUCTURAL ENGINEERING DRAWINGS, AND SHALL ATTAIN A MINIMUM COMPRESSIVE OF 2000 PSI AT 28 DAYS U.N.O.	06.10.00.A19	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.19	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A37	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.T1		FOR ALL OMISSIONS AND IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN NOTES ON A DRAWING AND THE SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO BID BIDDING. THE ARCHITECT WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS, AND THE RESULTING ADDITIONAL COSTS OR CREDITS SHALL BE INCLUDED IN GENERAL CONTRACTORS BASE BID. IN THE EVENT THAT THIS REQUIREMENT IS NOT ADHERED TO, ADDITIONAL CHARGES DURING THE CONSTRUCTION PHASE WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT. SUB-CONTRACTOR'S FAILURE DURING THE BID PHASE TO BRING DISCREPANCIES OR UNAVAILABILITY OF PROPRIETARY PRODUCTS TO THE GENERAL CONTRACTOR'S ATTENTION WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT AS AN APPROPRIATE REASON FOR ADDITIONAL COMPENSATION.	03.00.00.A15	O) REINFORCING MESH SHALL BE LAPPED ONE BAY MINIMUM WITH WIRE TIES 48" O.C.	06.10.00.A20	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.20	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A38	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.U1		FOR ALL OMISSIONS AND IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN NOTES ON A DRAWING AND THE SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO BID BIDDING. THE ARCHITECT WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS, AND THE RESULTING ADDITIONAL COSTS OR CREDITS SHALL BE INCLUDED IN GENERAL CONTRACTORS BASE BID. IN THE EVENT THAT THIS REQUIREMENT IS NOT ADHERED TO, ADDITIONAL CHARGES DURING THE CONSTRUCTION PHASE WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT. SUB-CONTRACTOR'S FAILURE DURING THE BID PHASE TO BRING DISCREPANCIES OR UNAVAILABILITY OF PROPRIETARY PRODUCTS TO THE GENERAL CONTRACTOR'S ATTENTION WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT AS AN APPROPRIATE REASON FOR ADDITIONAL COMPENSATION.	03.00.00.A16	P) REINFORCING MESH SHALL BE LAPPED ONE BAY MINIMUM WITH WIRE TIES 48" O.C.	06.10.00.A21	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.21	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A39	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.V1		FOR ALL OMISSIONS AND IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN NOTES ON A DRAWING AND THE SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO BID BIDDING. THE ARCHITECT WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS, AND THE RESULTING ADDITIONAL COSTS OR CREDITS SHALL BE INCLUDED IN GENERAL CONTRACTORS BASE BID. IN THE EVENT THAT THIS REQUIREMENT IS NOT ADHERED TO, ADDITIONAL CHARGES DURING THE CONSTRUCTION PHASE WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT. SUB-CONTRACTOR'S FAILURE DURING THE BID PHASE TO BRING DISCREPANCIES OR UNAVAILABILITY OF PROPRIETARY PRODUCTS TO THE GENERAL CONTRACTOR'S ATTENTION WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT AS AN APPROPRIATE REASON FOR ADDITIONAL COMPENSATION.	03.00.00.A17	Q) REINFORCING MESH SHALL BE LAPPED ONE BAY MINIMUM WITH WIRE TIES 48" O.C.	06.10.00.A22	ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR IF LESS THAN 48" ABOVE GRADE. COAT FIELD CUTS WITH SAME PRESERVATIVE USED FOR TREATMENT.	22.30.00.22	PROVIDE A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE) LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES (SUCH AS A DISHWASHER, WASHING MACHINE) PER CPC 609.10.	26.10.00.A40	THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS OR ELECTRICAL DESIGN-BUILD CONSTRUCTION DRAWINGS.
01.00.00.W1		FOR ALL OMISSIONS AND IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN NOTES ON A DRAWING AND THE SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO BID BIDDING. THE ARCHITECT WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS, AND THE RESULTING ADDITIONAL COSTS OR CREDITS SHALL BE INCLUDED IN GENERAL CONTRACTORS BASE BID. IN THE EVENT THAT THIS REQUIREMENT IS NOT ADHERED TO, ADDITIONAL CHARGES DURING THE CONSTRUCTION PHASE WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT. SUB-CONTRACTOR'S FAILURE DURING THE BID PHASE TO BRING DISCREPANCIES OR UNAVAILABILITY OF PROPRIETARY PRODUCTS TO THE GENERAL CONTRACTOR'S ATTENTION WILL NOT BE CONSIDERED BY THE OWNER OR ARCHITECT AS AN APPROPRIATE REASON FOR ADDITIONAL COMPENSATION.	03.00.00.A18	R) REINFORCING MESH SHALL BE LAPPED ONE BAY MINIMUM WITH WIRE TIES 48" O.C.	06.10.00.A23	ALL WOOD BEARING ON CONCRE				

PLAN KEYNOTES

- 06.46.01.A2 (N) WOOD TRIM TO MATCH (E)
- 06.46.29.A2 2X8 FASCIA - SCARF AND MITER ALL JOINTS
- 07.31.13.A1 ASPHALT SHINGLES OVER RADIANT BARRIER - INSTALL PER MANUF. SPECS. REFER TO REQUIREMENTS IN ENERGY DOCUMENTATION
- 07.32.16.A2 (N) CONCRETE ROOF TILES, MATCH (E) HOUSE
- 07.71.23.A1 GUTTER AND DOWNSPOUT W/ SPLASHBLOCK. SITE TO DRAIN AWAY FROM BUILDING. EXISTING SITE DRAINAGE TO REMAIN.
- 08.13.13.A1 METAL DOOR AND FRAME
- 08.95.16.A4 12"X12" VENT WITH LOUVER AND SCREEN
- 09.24.23.A1 3-COAT CEMENT PLASTER FINISH OVER WIRE MESH OVER 2 LAYERS TYPE-D PAPER OVER SHEATHING, REFER TO TYP. DETAILS AND STRUCTURAL DRAWINGS.
- 26.50.00.A1 LIGHTING FIXTURE, REFER TO ELECTRICAL PLAN

WALL LEGEND

- NEW 2X4 FRAMED WALL, 5/8" GYP. BOARD ON ALL EXPOSED INTERIOR SURFACES
- NEW 2X6 FRAMED PLUMBING WALL, 5/8" GREEN BOARD, BOTH SIDES.

MATERIAL LEGEND

- M1 CONCRETE ROOF TILES TO MATCH EXISTING. (DRK GRAY)
- M2 PAINTED 3-COAT EXTERIOR PLASTER. COLOR TO MATCH EXISTING. (BEIGE)
- M3 PAINTED WOOD TRIM. COLOR TO MATCH EXISTING. (CREAM)
- M4 PAINTED GUTTER AND DOWNSPOUT. COLOR TO MATCH 'M2'.
- M5 PAINTED DOORS. COLOR TO MATCH 'M2'.

ELECTRICAL SYMBOLS LEGEND

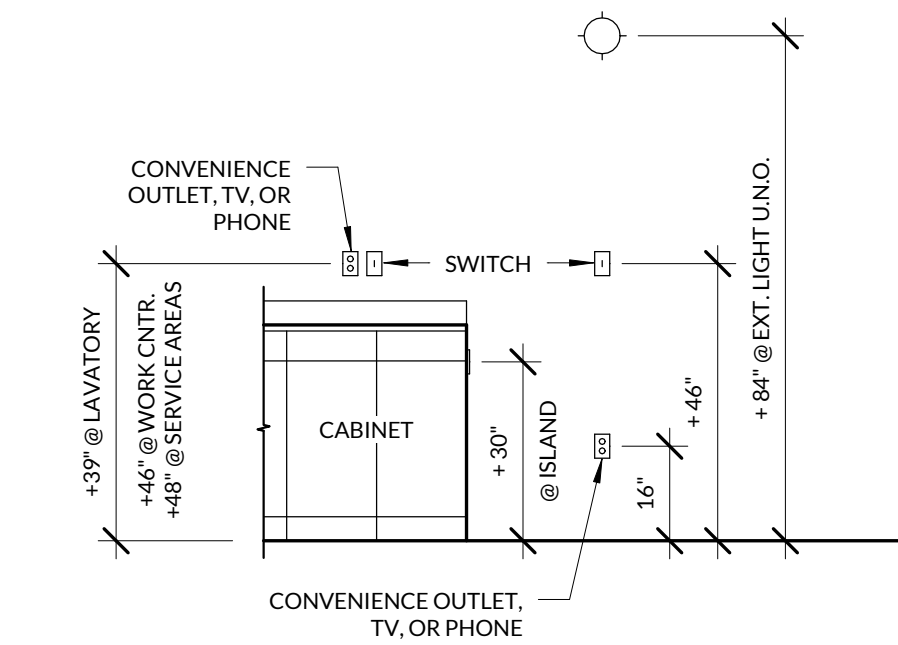
- SWITCH, SINGLE POLE, 20A, 120/277V.
- SWITCH, 3-WAY, 20A, 120/277V.
- SWITCH, SINGLE POLE, 20A, 120/277V. WITH OCCUPANCY SENSOR.
- GROUND FAULT CIRCUIT (GFCI), INTERRUPT RECEPTACLE, 120 V., 15" A.F.F. U.N.O. - TAMPER RESISTANT
- GROUND FAULT CIRCUIT (GFCI), INTERRUPT RECEPTACLE, 120 V., MOUNTED AT HEIGHT NOTED - TAMPER RESISTANT
- WEATHERPROOF RECEPTACLE (GFCI), 120 V., 15" A.F.F. U.N.O. - TAMPER RESISTANT
- WALL MOUNTED COMPACT HIGH EFFICACY LIGHT FIXTURE, MATCH (E) FIXTURES IN REST OF COMPLEX.
- RECESSED EXUAST FAN.
- ELECTRICAL SUB-PANEL
- SWITCH PATH, CONCEALED IN WALL, BELOW FLOOR OR ABOVE CEILING

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PLANS AND ELEVATIONS

1 TYP. INSTALL HEIGHTS

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



NOTE: ALL HEIGHTS TYPICAL UNLESS OTHERWISE NOTED

FOSTORIA TERRACE
NEW
MAINTENANCE
GARAGE

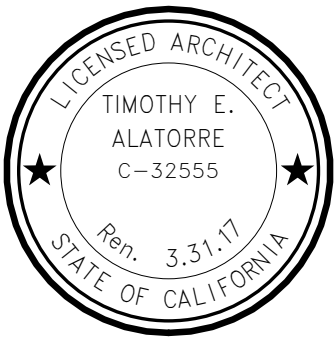
FOSTORIA CIRCLE
DANVILLE, CA 94526

APN: 218-830-110-1



888.352.48C1 - 6532 Lantres Blvd Suite 102 - Rocklin, CA 95765 - info@domum.design

Stamp

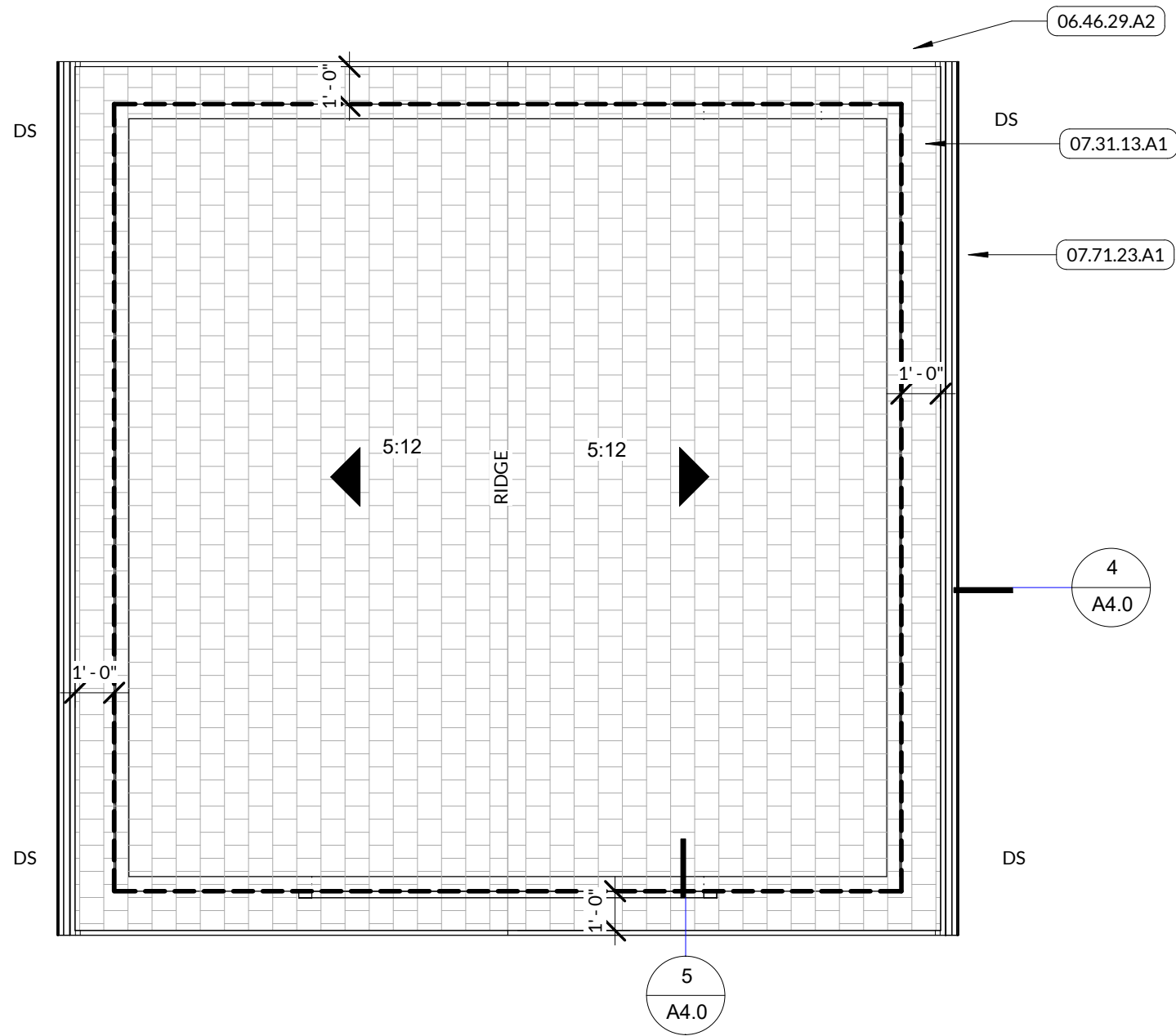


Proj. No: 2016.223 YOUTSEY
Drawn By: TEA
Reviewed By: TEA

Issue/Revision Schedule:
No. Date Description
12/1/15 PERMIT

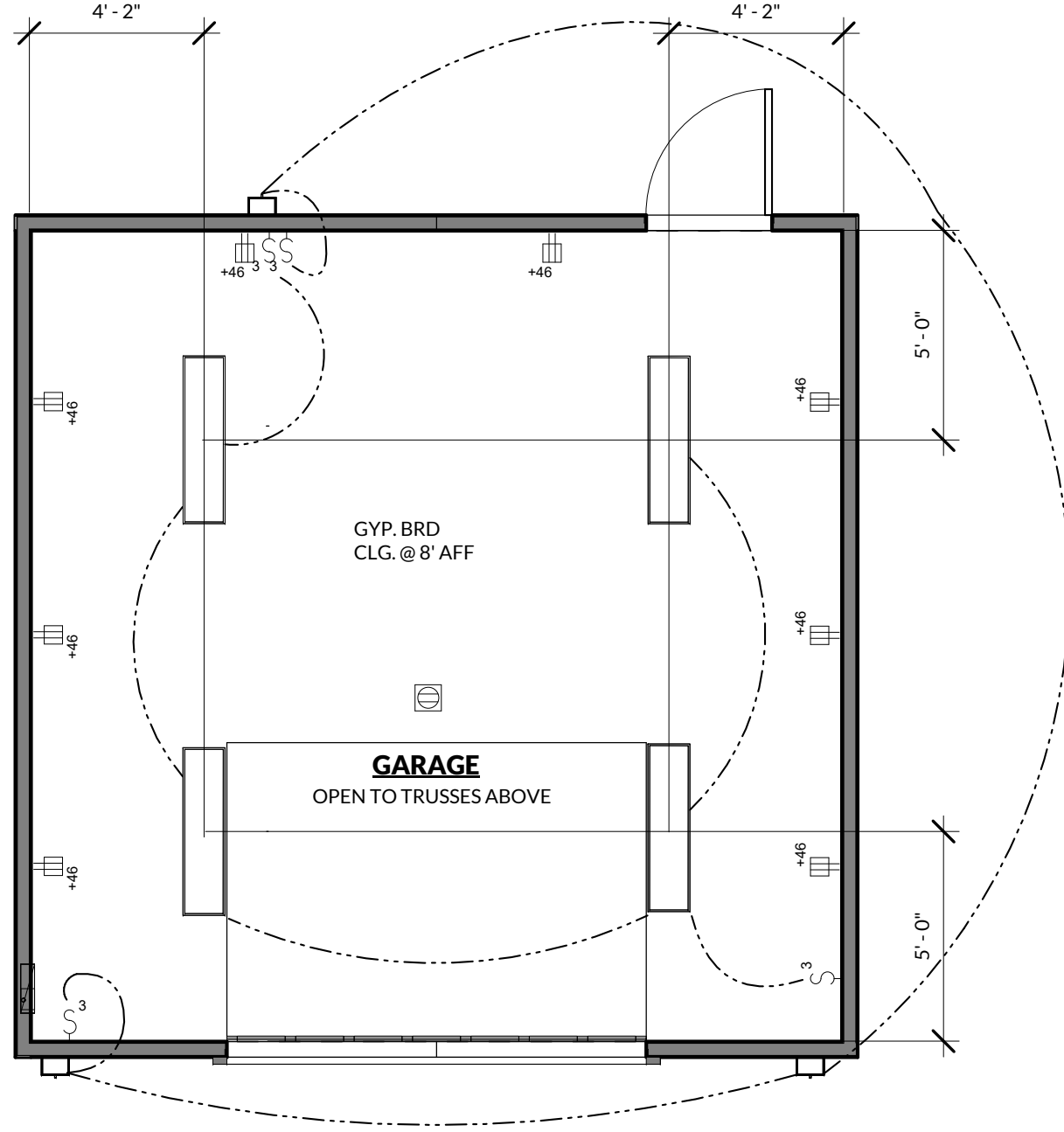
8 ROOF PLAN

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



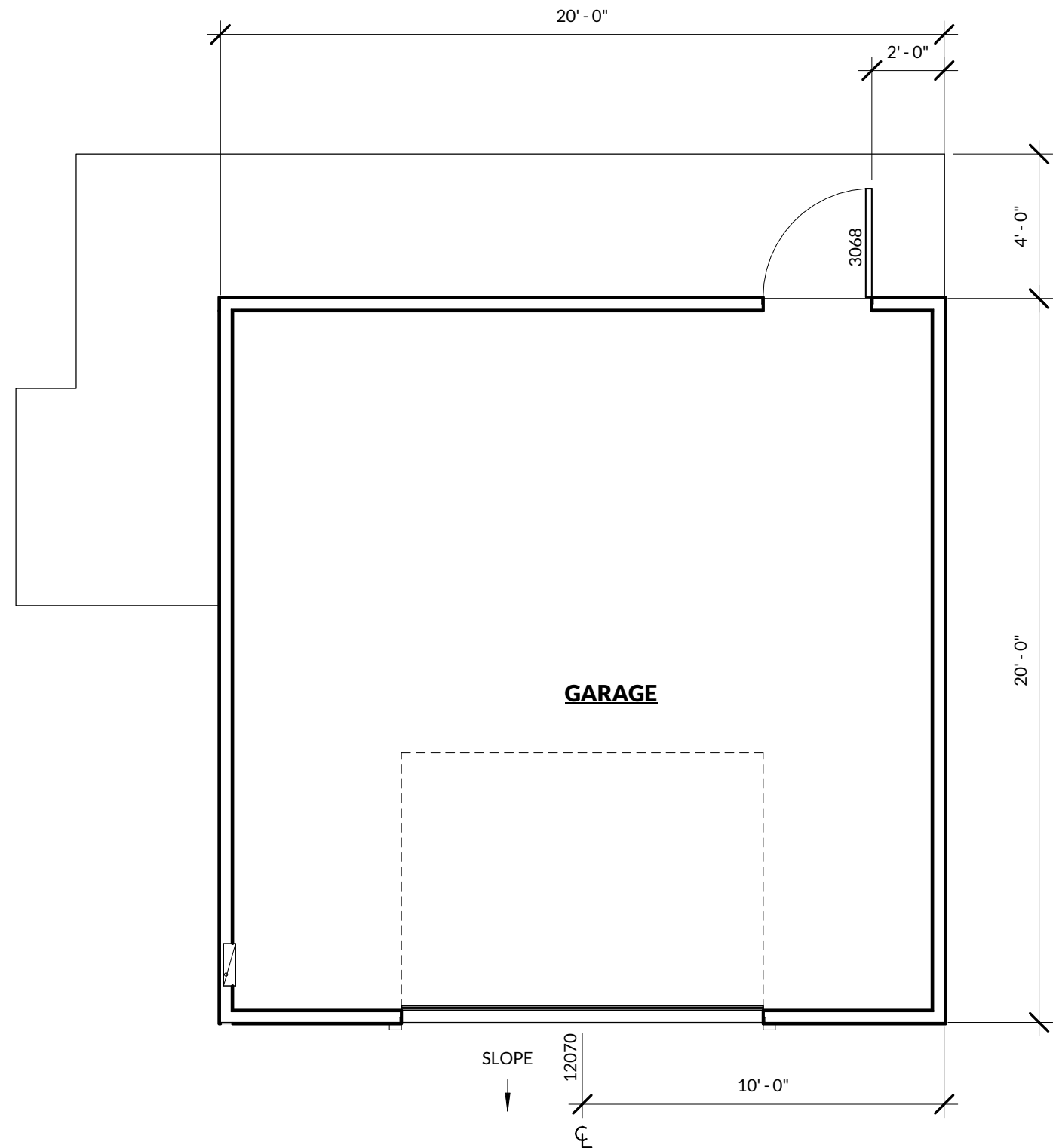
5 REFLECTED CEILING PLAN

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



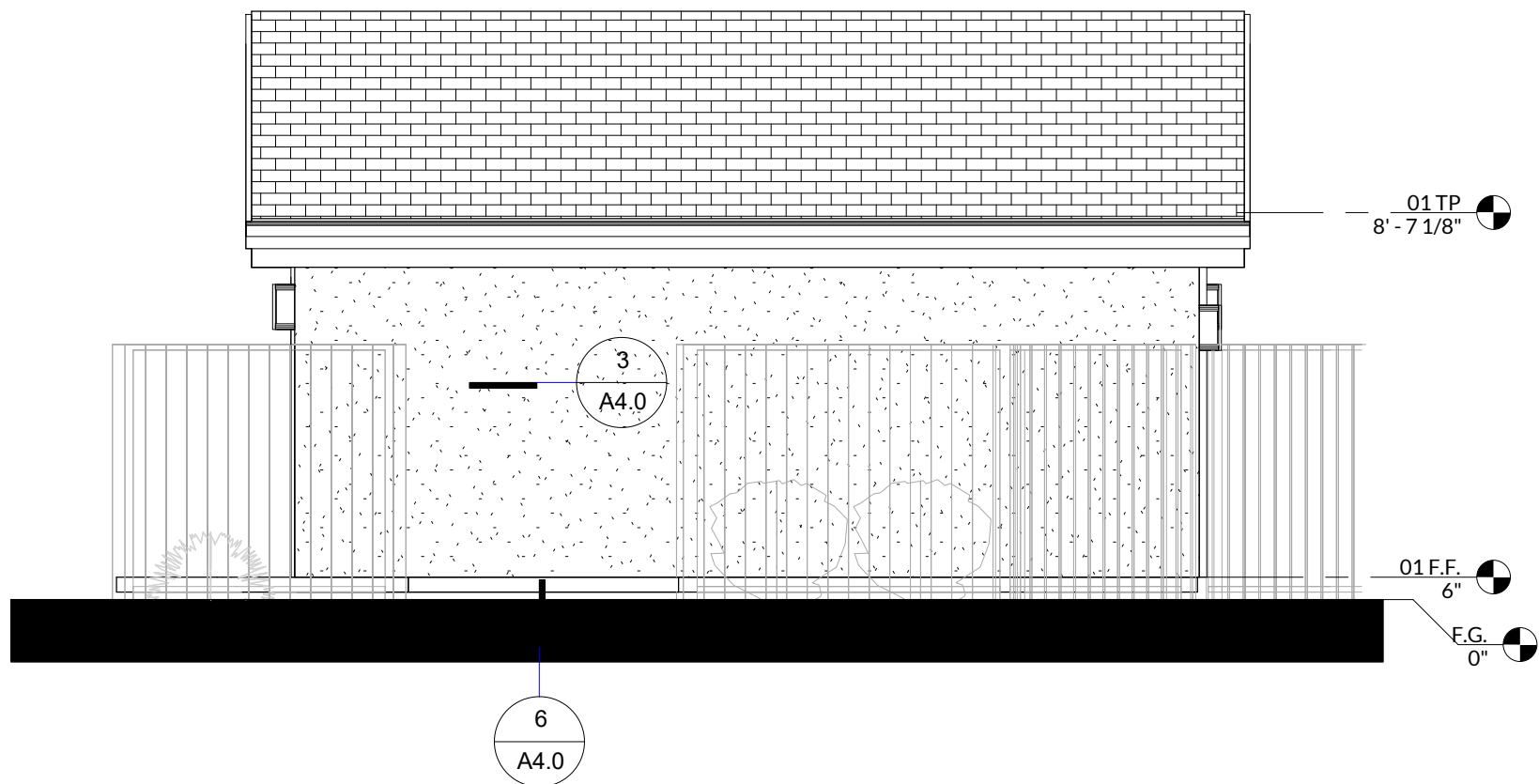
2 PARTITION PLAN

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



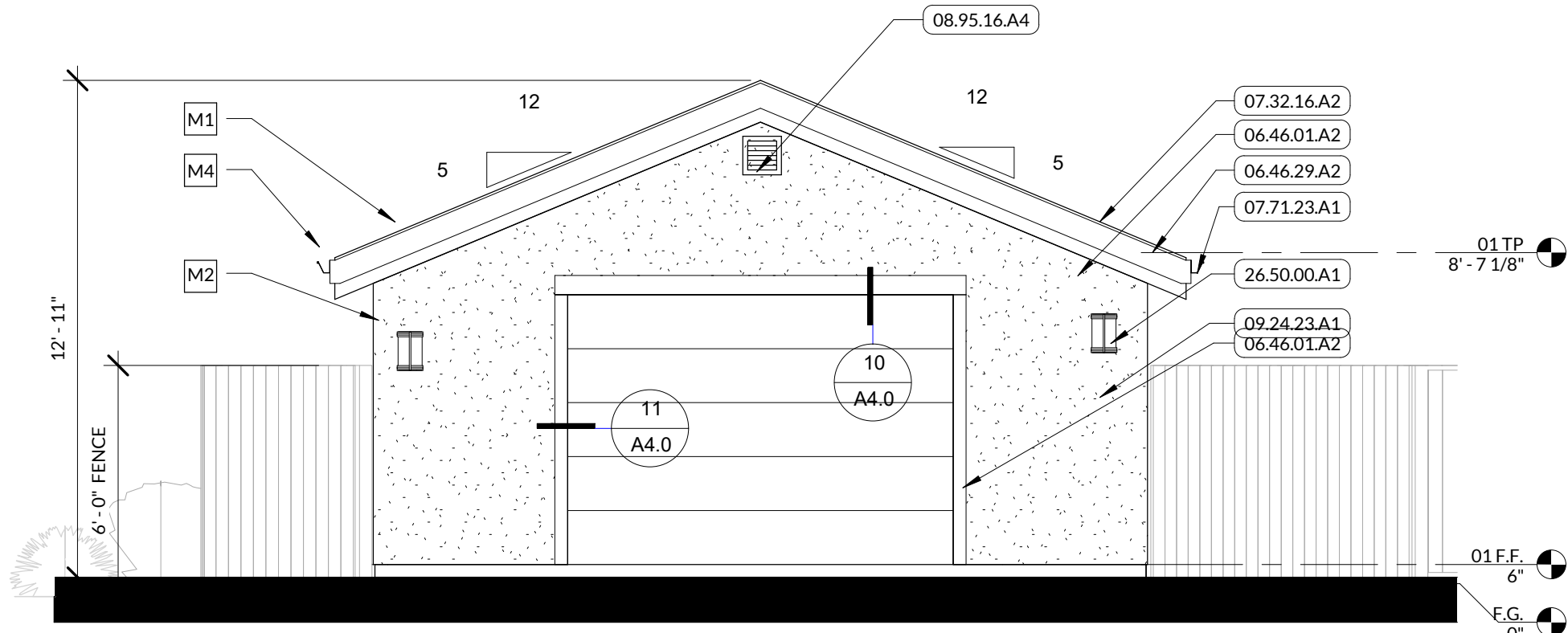
6 WEST ELEVATION

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



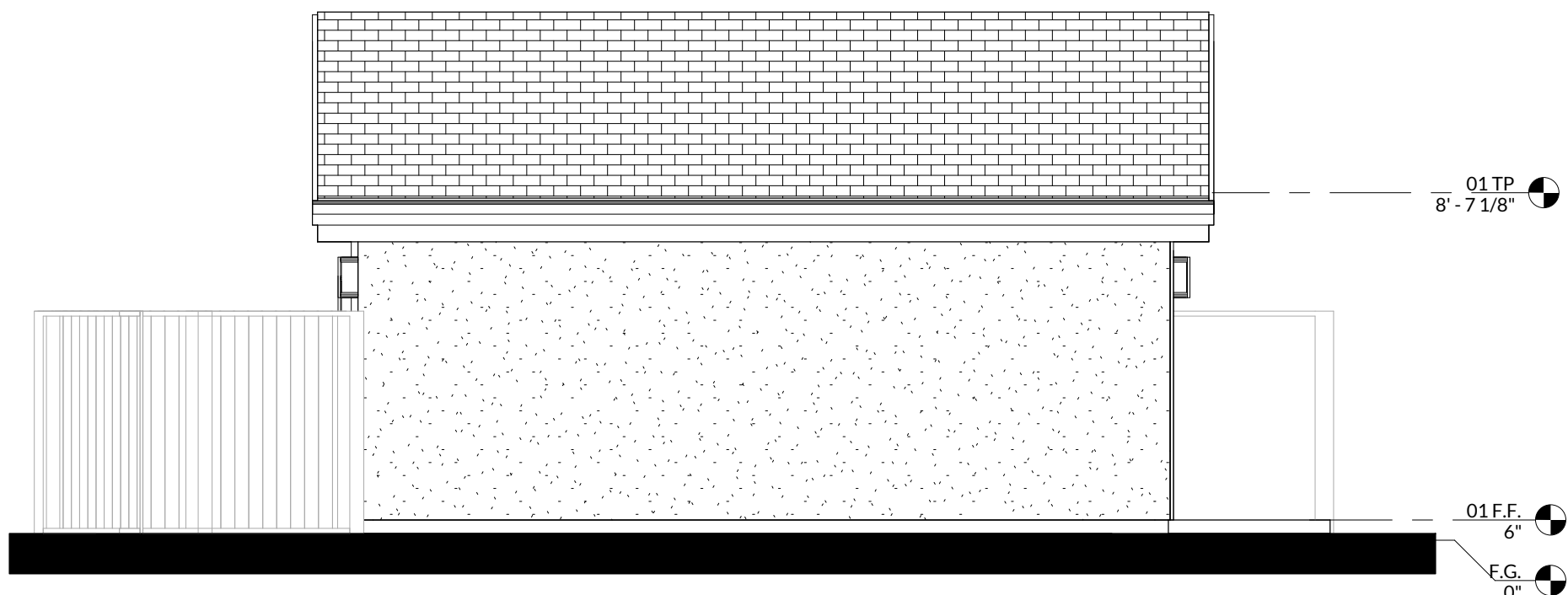
3 SOUTH ELEVATION

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



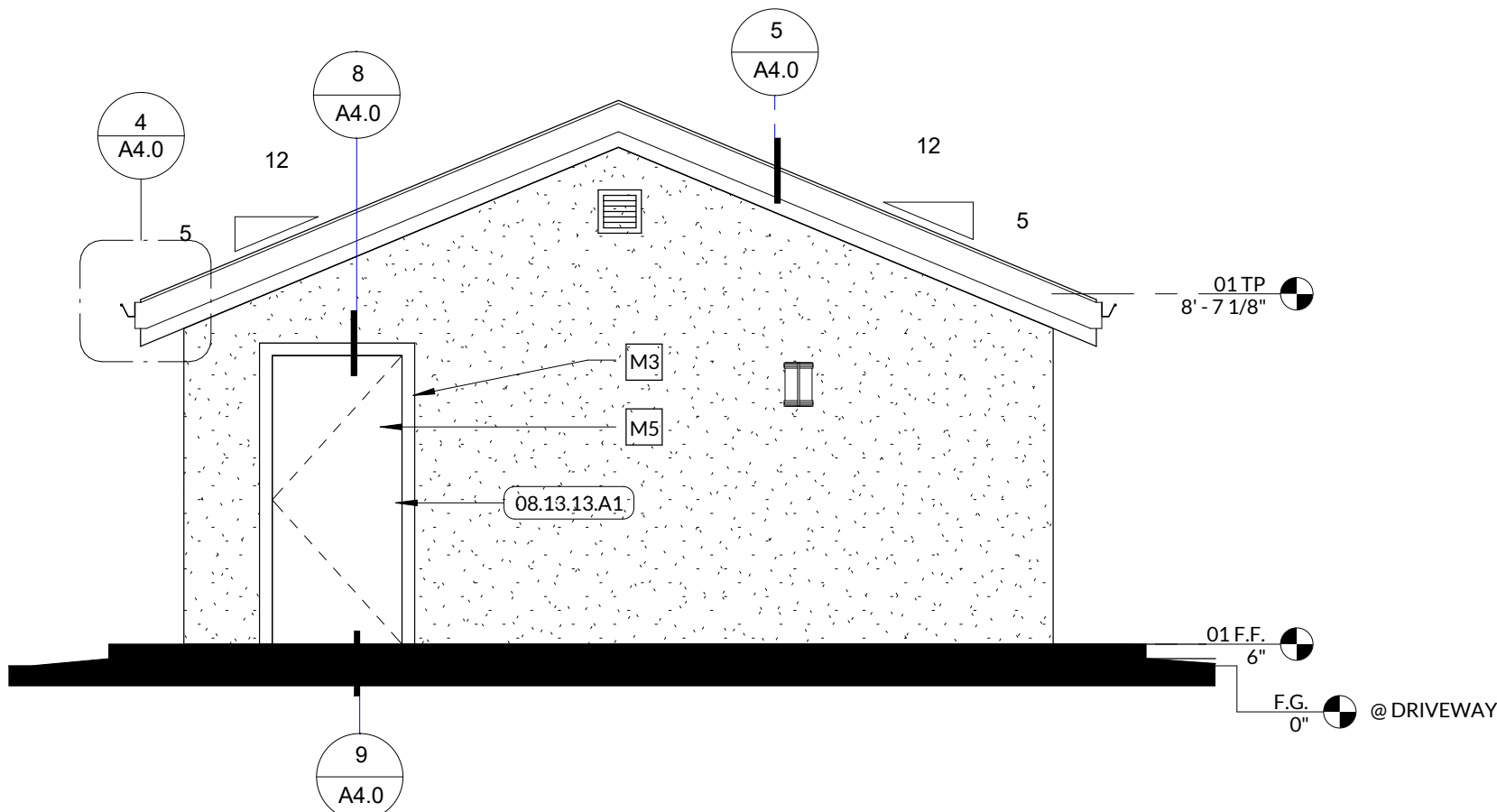
7 EAST ELEVATION

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

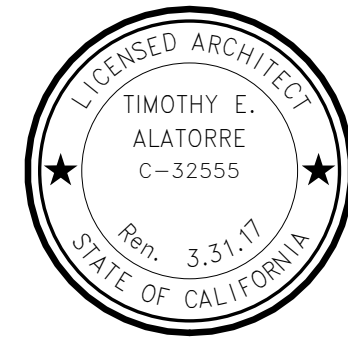


4 NORTH ELEVATION

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



Stamp



Proj. No: 2016.223 YOUTSEY
Drawn By: TEA
Reviewed By: TEA

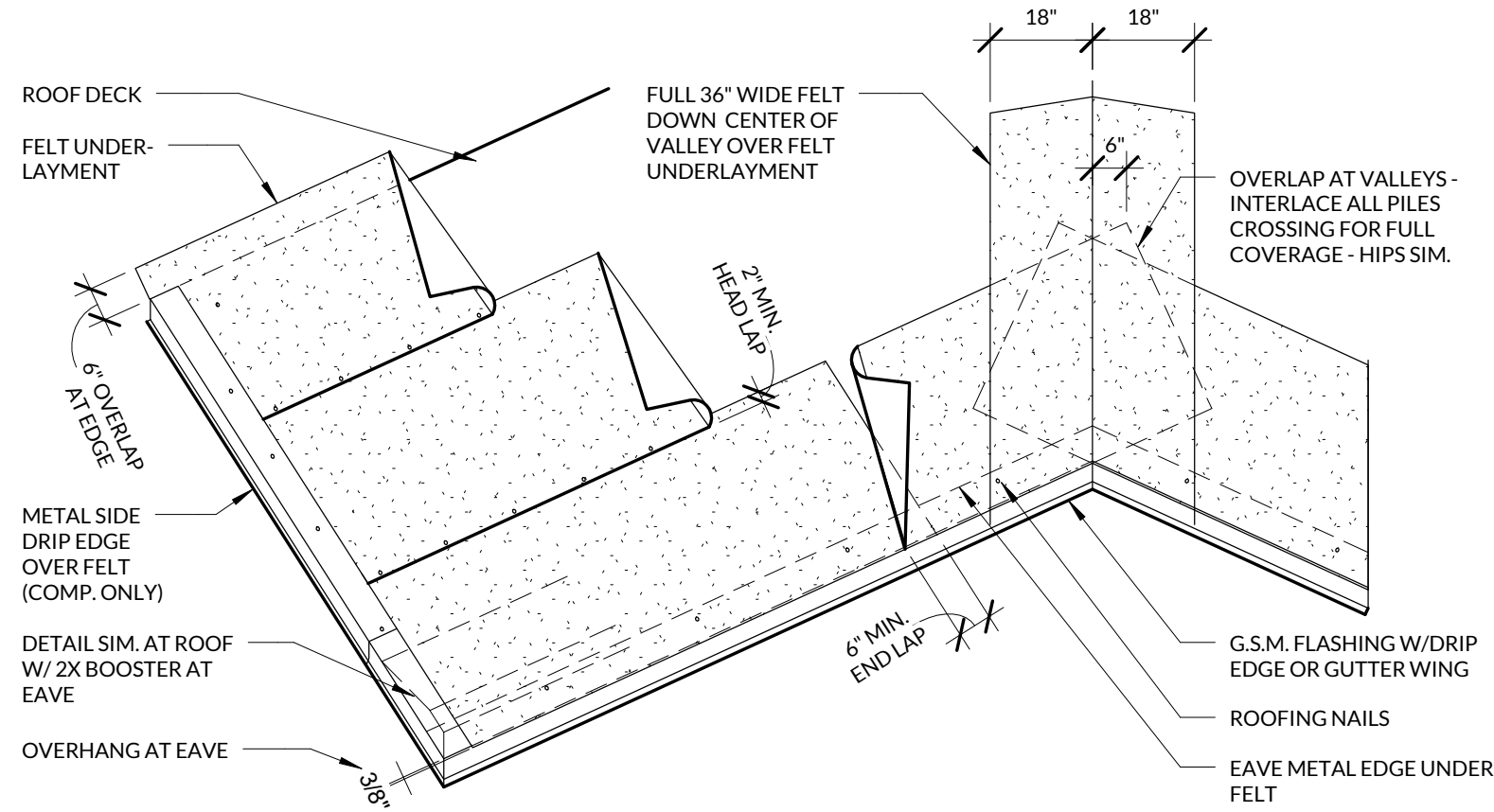
Issue/Revision Schedule:
No. Date Description
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ARCHITECTURAL
DETAILS

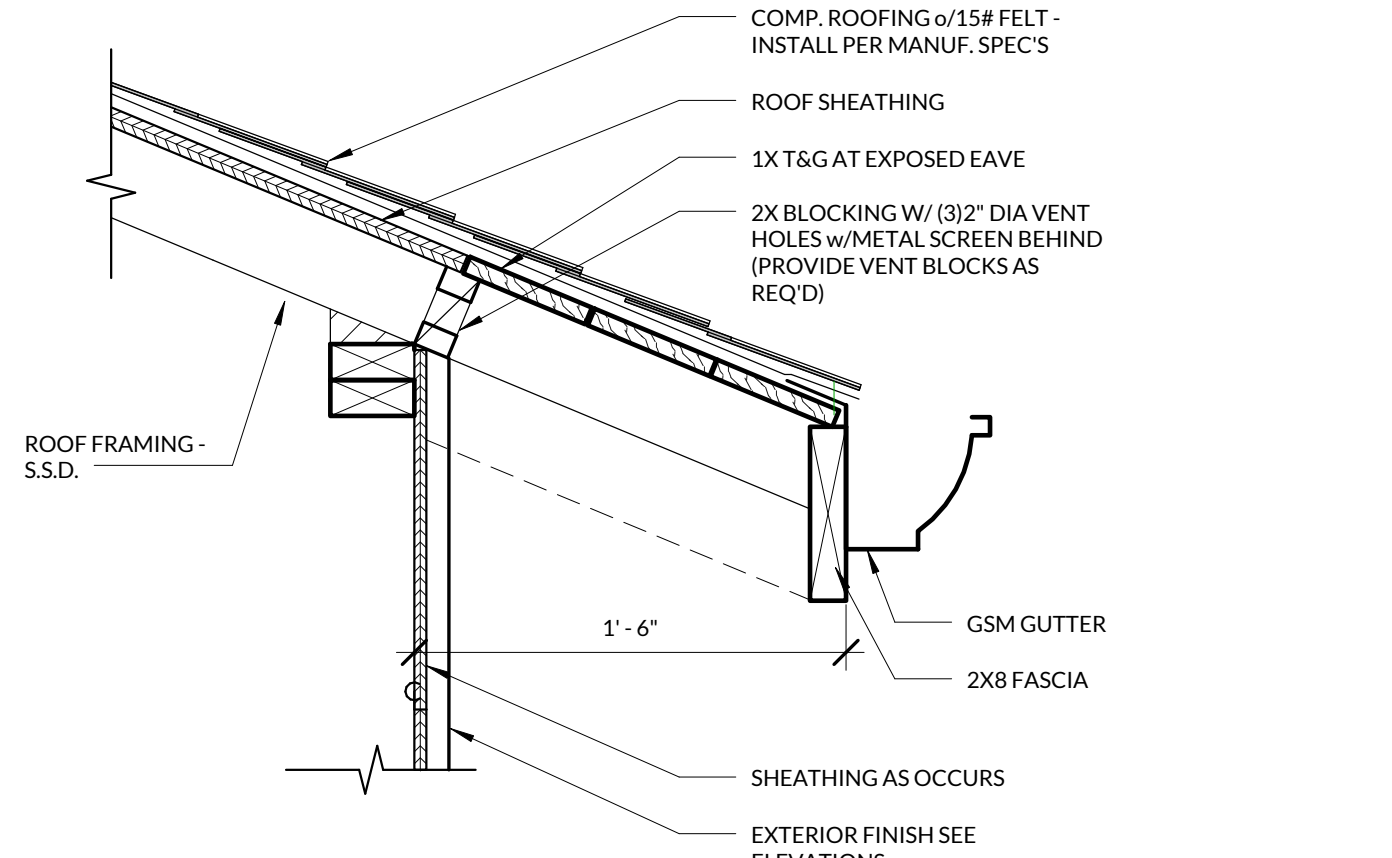
APPLICATION NOTES FOR LOW SLOPE
3:12 TO LESS THAN 4:12

1. START WITH ONE 19" WIDE SHEET OF FELT ALONG EAVE WITH 3/8" OVERHANG.
2. TROWEL A CONTINUOUS LAYER OF ROOFING CEMENT (AT A RATE OF 2 GALLONS PER 100 SQ. FT.) ONTO THE FELT.
3. PRESS ONE 36" WIDE SHEET OF FELT FIRMLY ONTO THE CEMENT AND NAIL DOWN WITH GALV. ROOFING NAILS AT 12" O.C. ALONG A LINE 18" ABOVE THE BOTTOM EDGE OF THE FELT.
4. APPLY ROOFING CEMENT TO THE UPPER 19" OF THE EXPOSED FELT.
5. COVER THE CEMENTED PORTION WITH THE NEXT SHEET OF FELT AND NAIL.
6. REPEAT PROCESS UNTIL 24" BEYOND THE INTERIOR WALL LINE BELOW.
7. COVER THE REMAINING ROOF WITH DOUBLE LAYERS OF FELT, WITHOUT CEMENT, UP TO THE RIDGE.



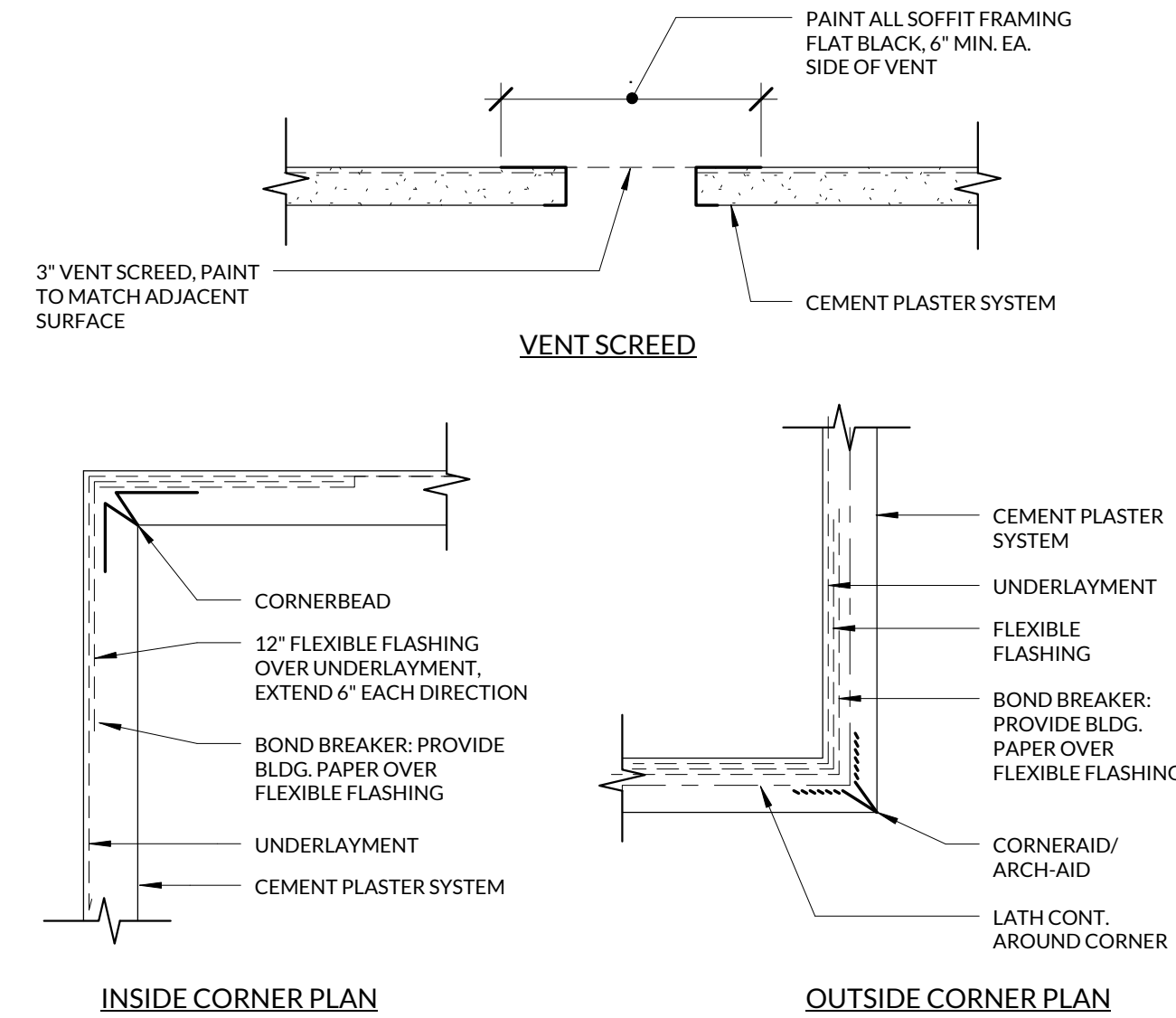
7 TYP. FELT UNDERLAYMENT

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



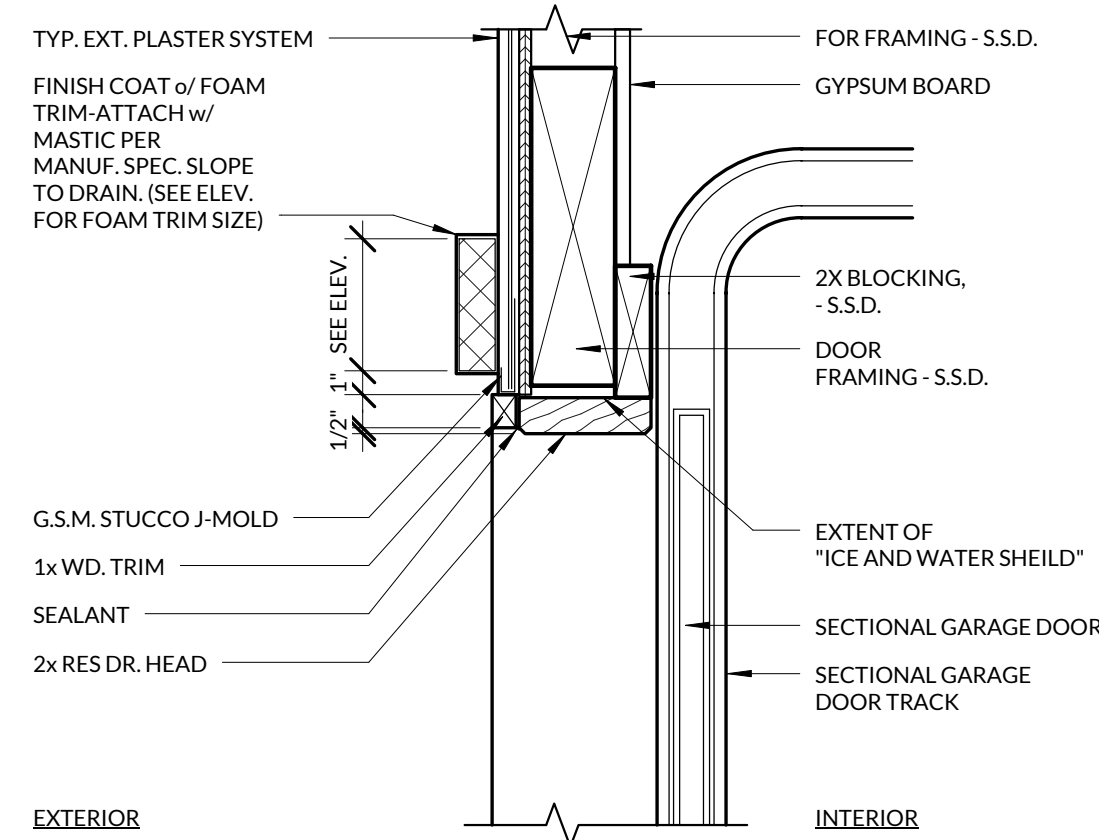
4 TYP. EAVE

SCALE: 1 1/2" = 1'-0"



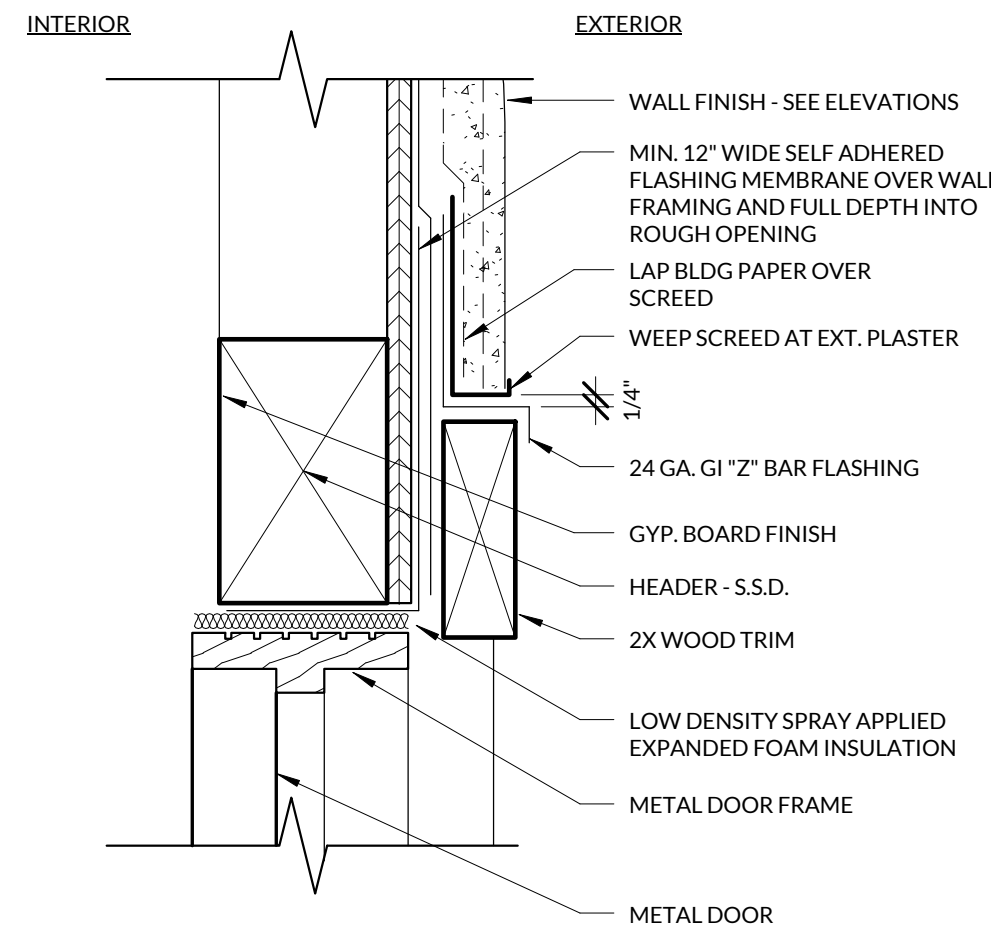
1 PLASTER ACCESSORIES

SCALE: 3" = 1'-0"



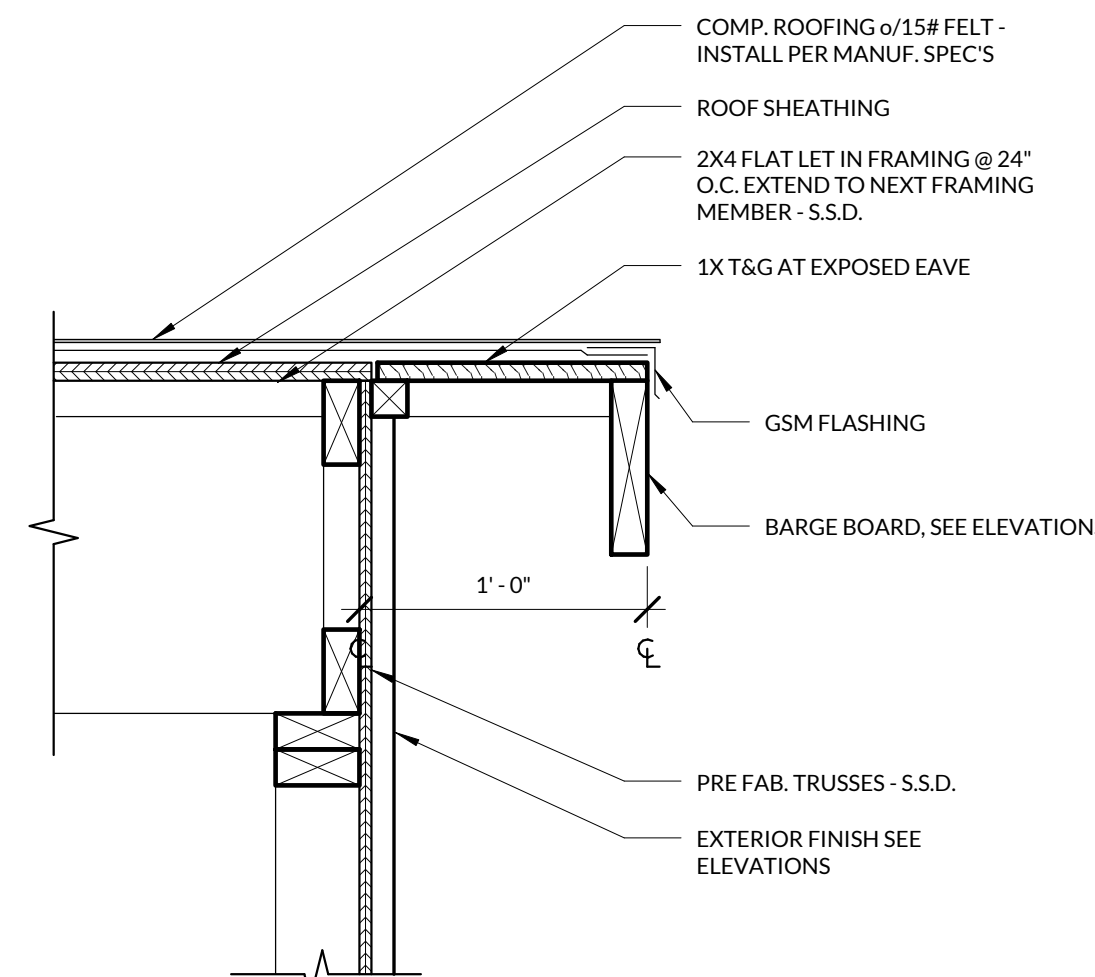
10 GARAGE DOOR HEAD w/ TRIM

SCALE: 1 1/2" = 1'-0"



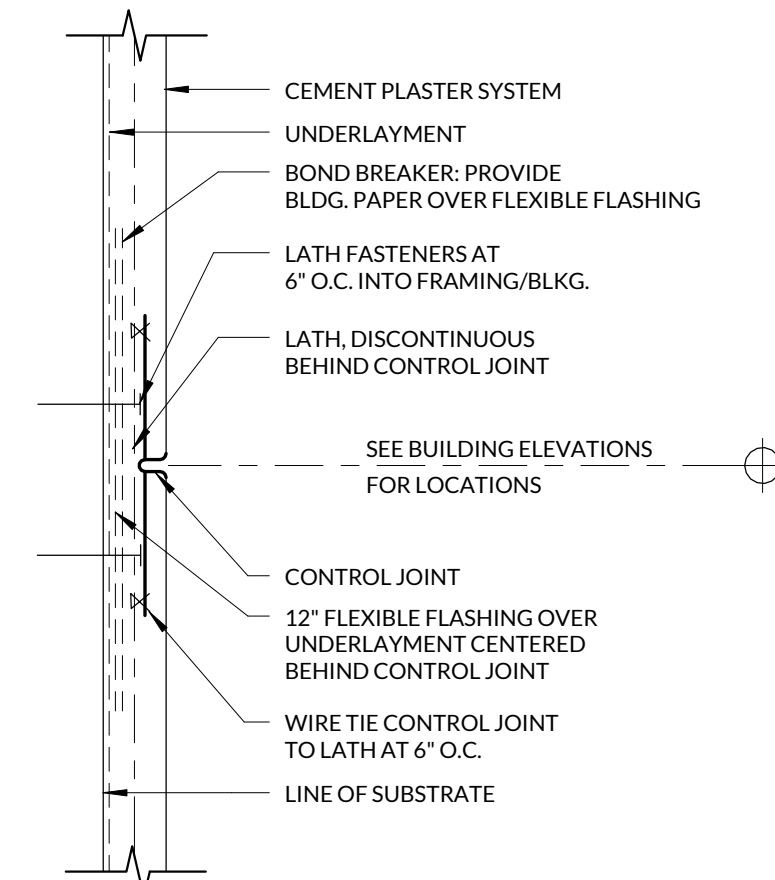
8 EXT. DOOR HEAD

SCALE: 3" = 1'-0"



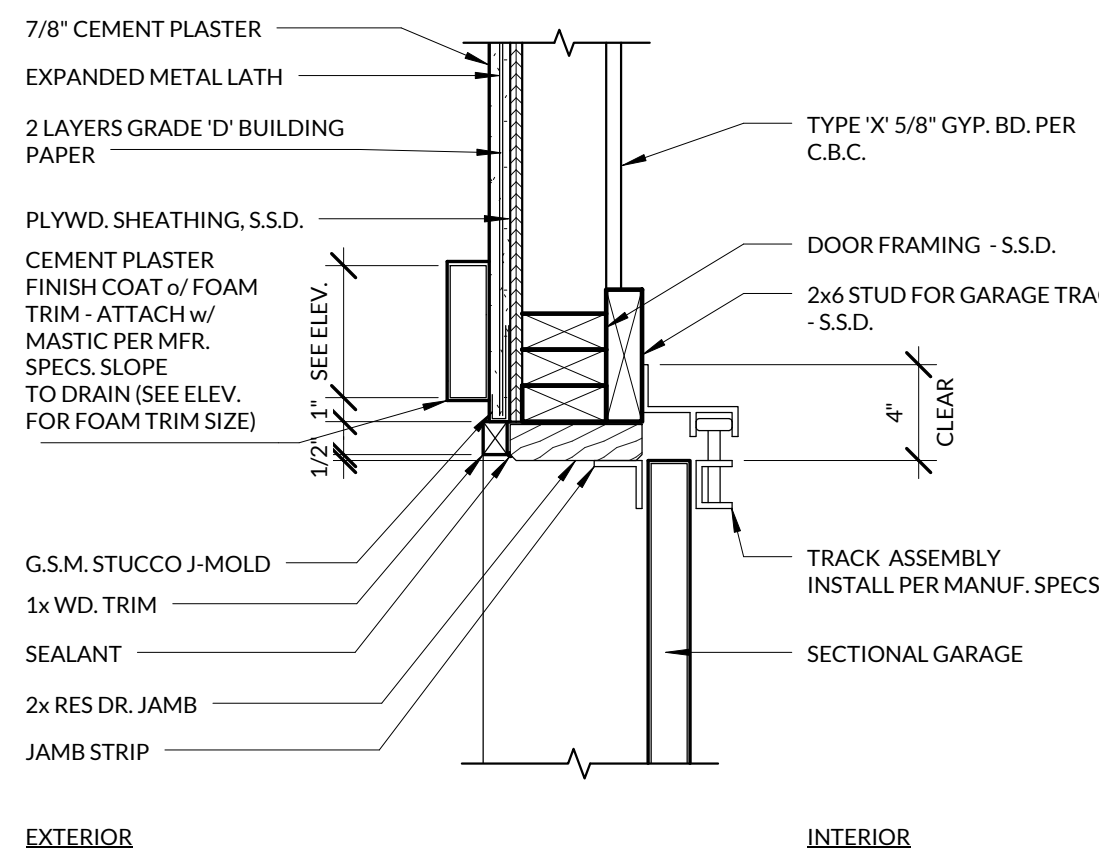
5 TYP. RAKE

SCALE: 1 1/2" = 1'-0"



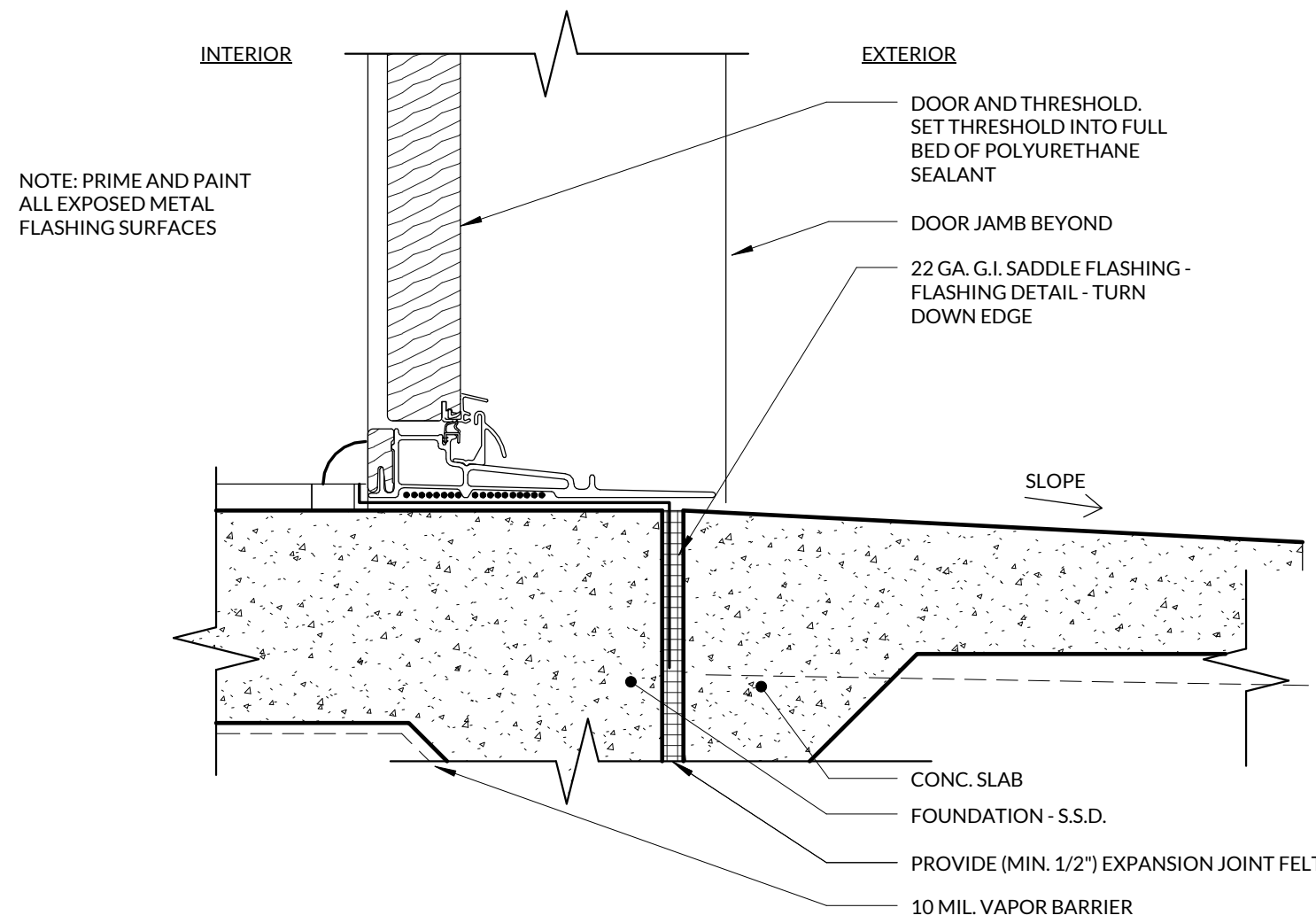
2 CEMENT PLASTER CONTROL JOINT

SCALE: 3" = 1'-0"



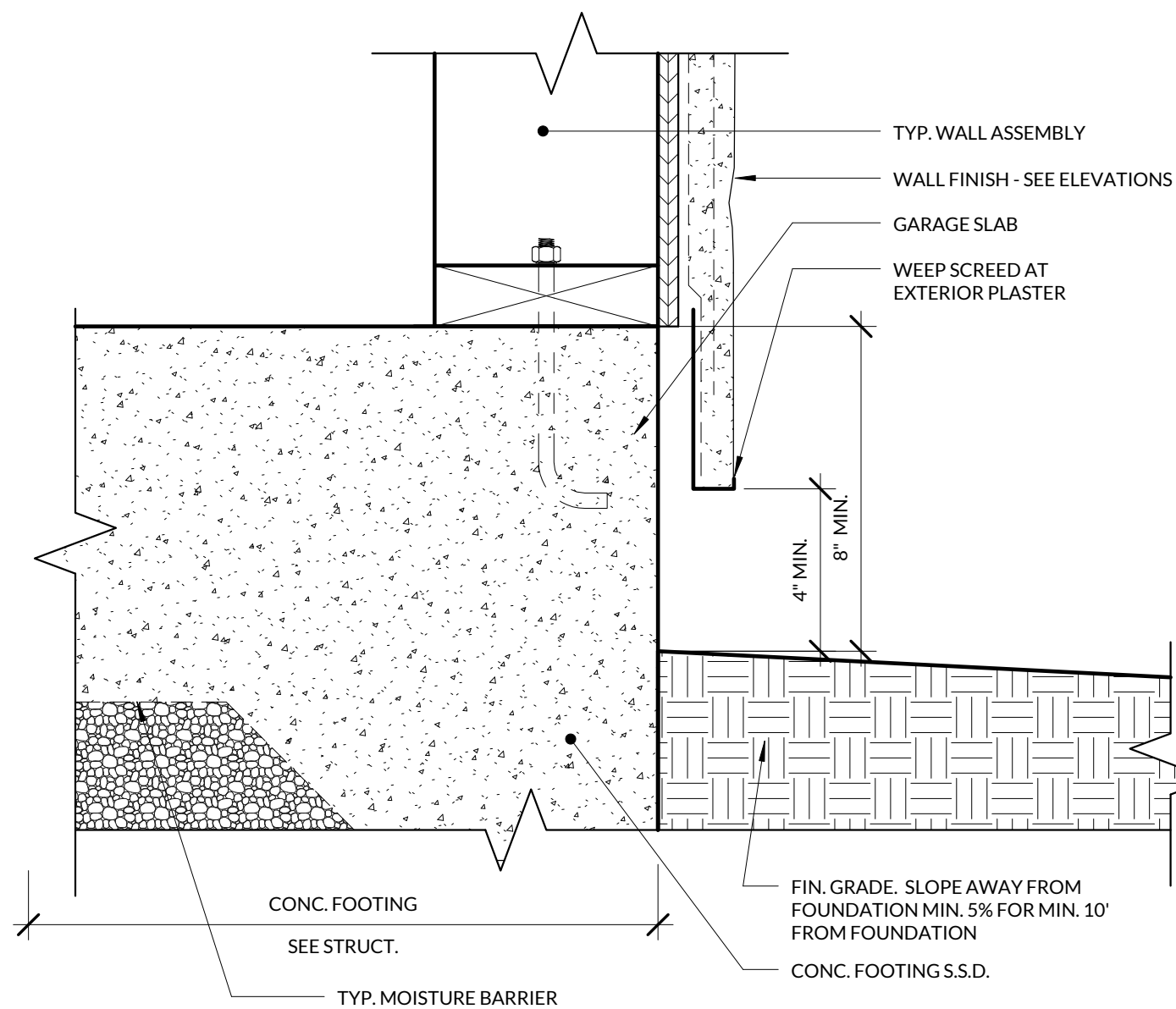
11 GARAGE DOOR JAMB

SCALE: 1 1/2" = 1'-0"



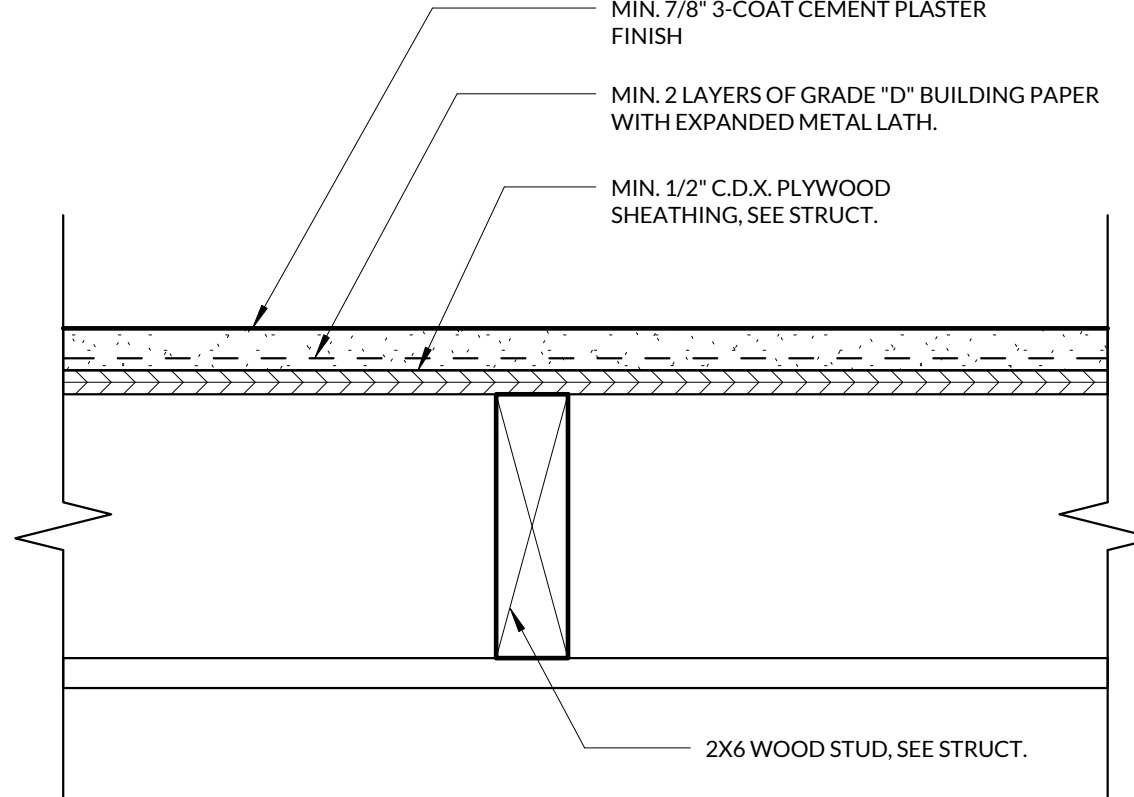
9 EXT. DOOR SILL

SCALE: 3" = 1'-0"



6 FOOTING AT GARAGE

SCALE: 3" = 1'-0"

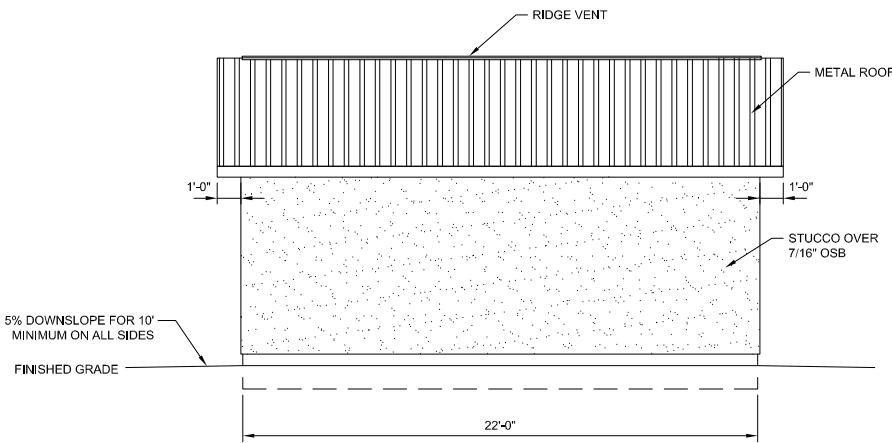
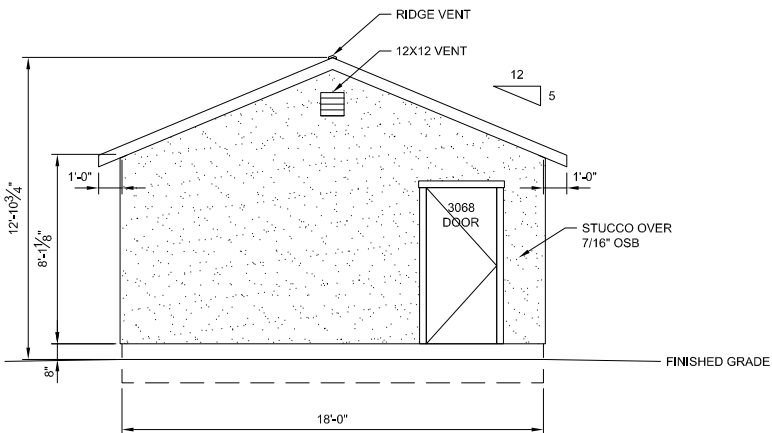
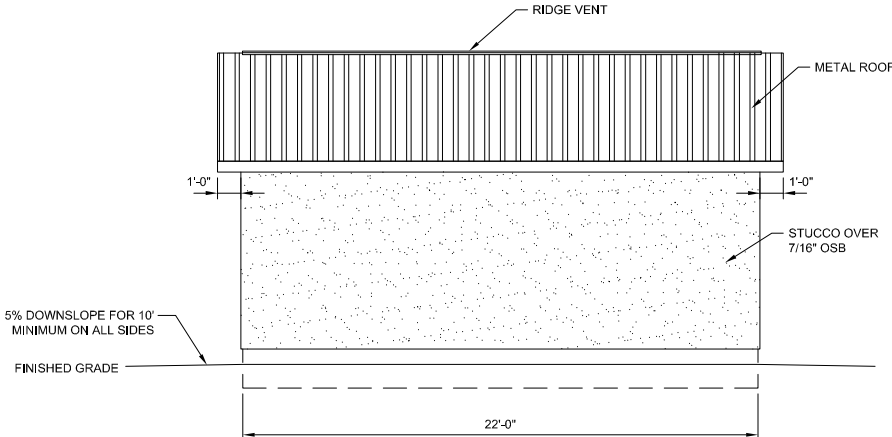
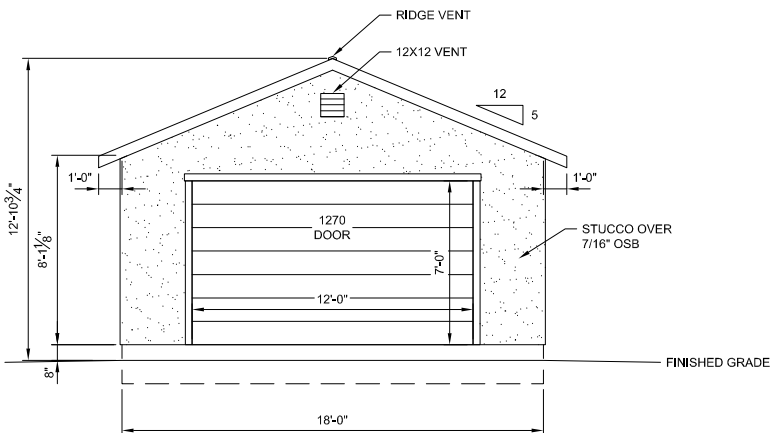


3 TYP. EXT. PLASTER SYSTEM

SCALE: 3" = 1'-0"

ACCESSORY BUILDING
18' X 22' = 396 SQ FT

DRAWING INDEX
A1 - PROJECT NOTES, ELEVATIONS
A2 - PLANS, SHEAR WALL SCHEDULE
A3 - SECTIONS, DETAILS



PROJECT NOTES

- DESIGN REQUIREMENTS
- GOVERNING CODES: 2013 CALIFORNIA RESIDENTIAL CODE WITH LOCAL AMENDMENTS
OCCUPANCY REQUIREMENTS: GROUP U
OCCUPANCY CATEGORY: II
CONSTRUCTION TYPE: V-B
 - DESIGN SCHEDULE
 - BUILDING SIZE
WIDTH: 18'-0"
LENGTH: 22'-0"
SIDE WALL HEIGHT: 8'-1 1/8"
TOTAL HEIGHT: 12'-10 3/4"
 - BUILDING LOADS
ROOF LIVE LOAD: 30 PSF
ROOF DEAD LOAD: 10 PSF
 - DESIGN WIND
3 SECOND GUST, V_{ult} : 110 MPH
WIND EXPOSURE: C
 - SEISMIC DESIGN CATEGORY: D
 - SITE CLASS: D
 - ROOF PITCH: 5/12
 - ROOFING SCHEDULE
 - ROOF SHEATHING SHALL BE APA RATED 7/16" THICK OSB WITH FOIL BACKING, STAGGER LAYOUT PER APA CONDITION 1.
 - PI #24/16 MIN UNBLOCKED.
 - SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.
 - METAL ROOF
 - 15 LB. ROOFING FELT.
 - TYPE 'D' METAL DRIP EDGE FLASHING REQUIRED ALL SIDES.
 - TRUSSES SHALL BE SPACED @ 24" OC.
 - SEE SEPARATE TRUSS SHEETS FOR TRUSS FRAMING AND MATERIALS.
 - TRUSS CONNECTION PLATES 'EAGLE METAL PLATES' ICC #ESR 1082.
 - THE TRUSS PLATE INSTITUTE (TPI) (NER QA 430) IS THE INSPECTION AGENCY RESPONSIBLE FOR IN-PLANT INSPECTIONS.
 - TRUSS MANUFACTURER: TUFF SHED, INC.
 - WOOD FRAMING
 - ALL HEADERS ARE HEM FIR (HF) # 2 (U.N.O.) AND SHALL HAVE THE FOLLOWING DESIGN VALUES: $F_b = 850$ PSI, $F_t = 525$ PSI, $F_v = 150$ PSI, $F_{ci} = 1300$ PSI, $E = 1,300,000$ PSI.
 - ALL WALL FRAMING MEMBERS SHALL BE STUD GRADE OR BETTER WITH THE FOLLOWING DESIGN VALUES: $F_b = 675$ PSI, $F_t = 400$ PSI, $F_v = 75$ PSI, $F_c = 800$ PSI PARALLEL TO GRAIN, $E = 1,200,000$ PSI.
 - STUDS SHALL BE SPACED @ 16" OC.
 - FASTEN EXTERIOR WALL SHEATHING TO FRAMING PER NAILING SCHEDULE.
 - PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
 - SHEAR WALL MATERIAL SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
 - SHEAR WALL NAILING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
 - LAMINATED VENEER LUMBER (LVL) SHALL BE LVL 2.0E, 2500 F_b AND SHALL HAVE THE FOLLOWING DESIGN VALUES: $E = 2.0 \times 10^6$ PSI, $F_b = 285$, $F_t = 1555$, $F_c = 750$, $F_{ci} = 2510$, $SG = 0.50$
 - SOIL
 - MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT (CL, ML, MH & CH). PRESCRIPTIVE ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 1500 PSF AT 12" DEEP. VALUES ARE PER TABLE R401.4.1.
 - ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL.
 - IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
 - PERMIT
 - PERMIT APPLICATIONS, WHERE NO PERMIT IS ISSUED, SHALL EXPIRE PER LIMITATIONS SET BY LOCAL CODES.
 - JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE

- GENERAL NOTES
- GENERAL:
 - ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.
 - BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.
 - ALL WOOD CONSTRUCTION CONNECTORS REFERENCED IN THIS DRAWING SHALL BE SIMPSON 'STRONG-TIE' OR EQUIVALENT AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - GREEN VINYL SINKER NAILS DO NOT MEET THE NAILING REQUIREMENTS OF COMMON NAILS.
 - PLYWOOD DIAPHRAGMS:
15/32" CDX PLYWOOD OR 7/16" OSB.
 - MATERIAL EVALUATION REPORT IDENTIFICATION:
 - TRUSS CONNECTION PLATES BY EAGLE METAL PLATES PER ICC-ES REPORT #ESR-1082.
 - DURATEMP SIDING BY ROSEBURG FOREST PRODUCTS IS APPROVED FOR USE WITHOUT UNDERLAYMENT PER ICC-ES REPORT #ESR-2760.
 - HARDIPANEL SIDING BY JAMES HARDIE BLDG PRODUCTS PER NES REPORT #NER-405
 - SMARTSIDE SIDING BY LP CORPORATION PER ICC-ES REPORT #ESR-1301.
 - LAMINATED VENEER LUMBER (LVL) PER ICC-ES REPORT #ESR-1387.
 - CLASS A SHINGLES BY OWENS CORNING ROOFING PER ICC-ES REPORT #ESR-1372.
 - HDU PRE-DEFLECTED HOLD-DOWNS BY SIMPSON PER ICC-ES REPORT #ESR-2330.
 - SSTB ANCHOR BOLTS BY SIMPSON PER ICC-ES REPORT #ESR-2611.

PRELIMINARY

TUFF SHED, INC.
ENGINEERING DEPARTMENT
RICHARD J. WILLS, P.E.
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833 EXT. 5618

PO No. 703486 Inv No. 870794
Customer: FOSTORIA TERRACE ASSOC.
Description: ACCESSORY BUILDING
18' X 22' = 396 SQ FT
Site Address: 3010 FOSTORIA CIRCLE
DANVILLE, CA 94526

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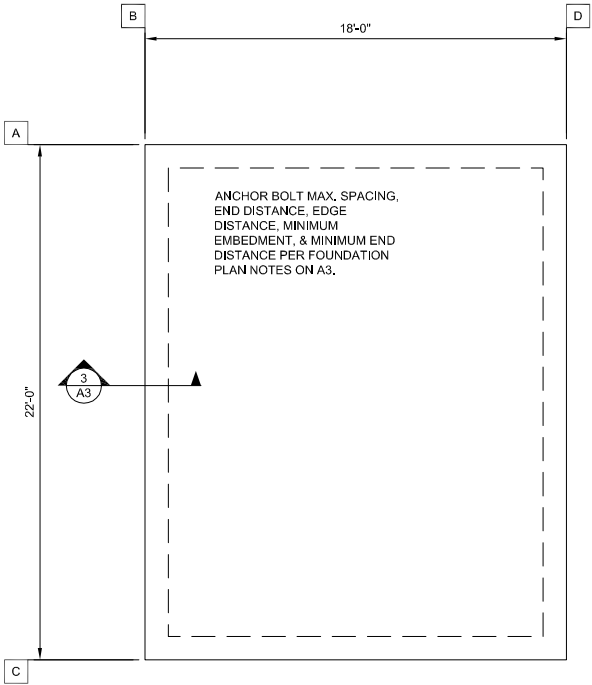
TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
891 CADILLAC CT
MILITAS, CA 90355
(408) 935-8833
CONTRACTOR'S LICENSE #661664
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Revised:
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Title:
PROJECT NOTES
ELEVATIONS
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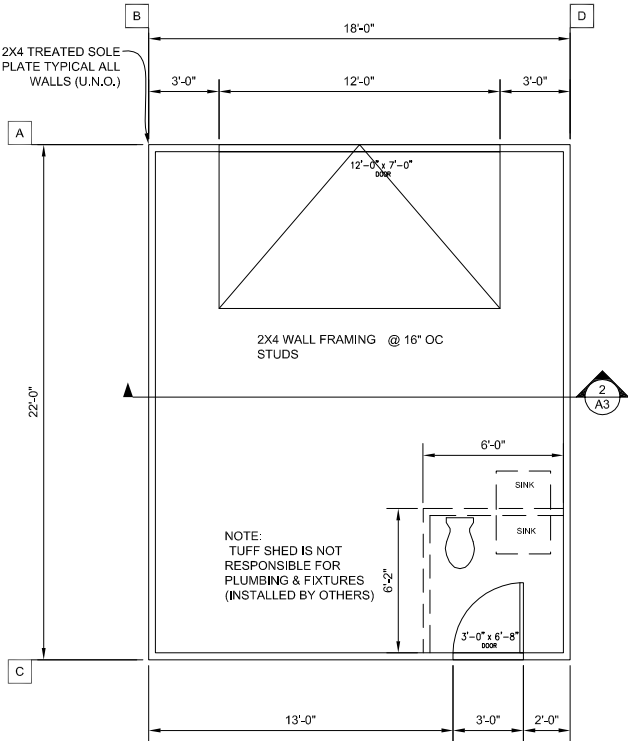
A1

NAILING SCHEDULE		SHEAR WALL SCHEDULE		SHEAR WALL SCHEDULE	
CHORD SPLICE NAILING: 8 - 16d NAILS EACH SIDE OF SPLICE. TRUSS BLOCKING: (4) - 16d (TOENAILED)					
FRAMING NAILING: STUD TO TOP PLATE, 2-16d END NAIL STUD TO SILL PLATE, 2-16d END NAIL OR 4-8d TOENAIL DBL. HEADER 16d @ 16" OC ALONG EACH EDGE HEADER TO KING STUD 4-8d TOENAIL OR 4-16d END NAIL DOUBLE TOP PLATES, 16d @ 16" FACENAIL		2X4 FRAMING. SHEATHE EXTERIOR WITH 7/16" FOR STUCCO. 18'-0" LONG TOTAL. (3'+3') = 6' USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDDOWNS REQUIRED.		2X4 FRAMING. SHEATHE EXTERIOR WITH 7/16" FOR STUCCO. 22'-0" LONG TOTAL. 22' USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDDOWNS REQUIRED.	
UNLESS SPECIFIED HEREIN, ALL NAILING SHALL BE PER 2013 CRC TABLE R602.3(1).				TOENAIL BLOCKING TO TOP PLATE: 3-8d/ BLOCK	
UPLIFT TRANSFER: PROVIDE SIMPSON H2.5A AT EACH END OF TRUSSES.					
PROVIDE 2X4 SOLID BLOCKING ON ALL UNSUPPORTED EDGES OF PLYWOOD ON SHEAR WALLS.					
UNBLOCKED ROOF DIAPHRAGM ROOF SHEATHING NAILING: BORDER: 8d COMMON @ 6" OC EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC	CALC. SHEAR LOAD (lb/ft) X	ALLOW. SHEAR LOAD (lb/ft) 197			
				TOENAIL BLOCKING TO TOP PLATE: 3-8d/ BLOCK	

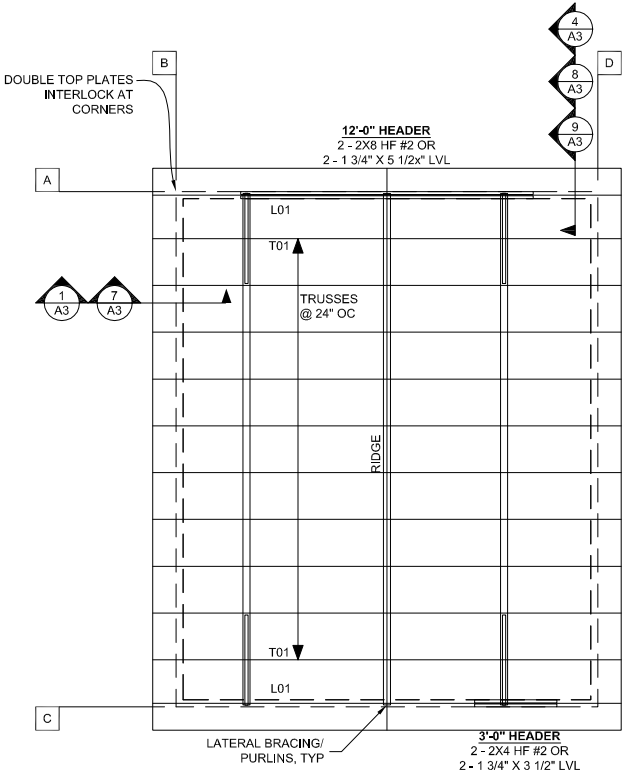
WHEN PERFORATED SHEAR WALL DESIGN IS DESIGNATED, AREAS ABOVE AND BELOW OPENINGS ARE USED IN SHEAR CALCULATIONS.



FOUNDATION PLAN



FLOOR PLAN



ROOF FRAMING PLAN

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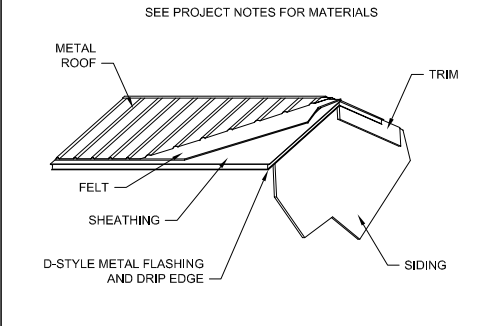
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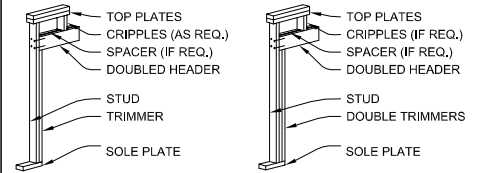
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SHEAR WALL SCHED
NAILING SCHEDULE
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A2

Sheet 2 of 3

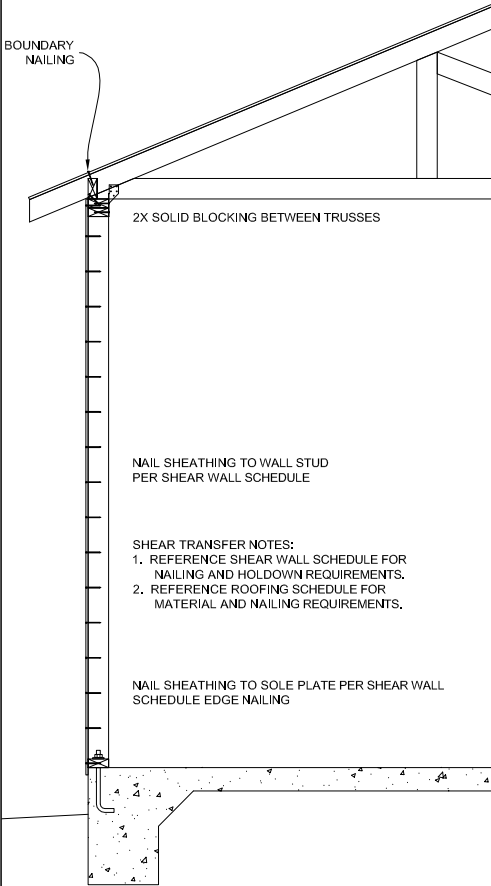


6 METAL ROOFING DETAIL

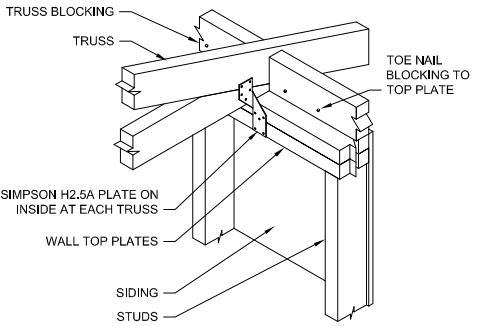


NAILING:
HEADER TO STUD - 4-8d TOENAIL OR 4-16d END NAIL
DOUBLED HEADER - 16d @ 16\"/>

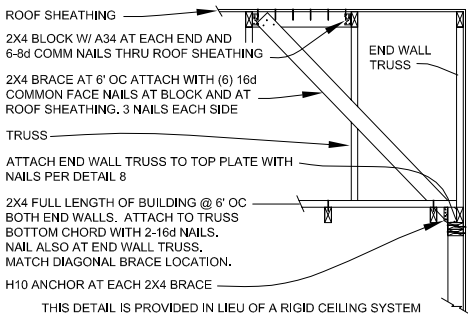
5 HEADER DETAIL
NOT TO SCALE



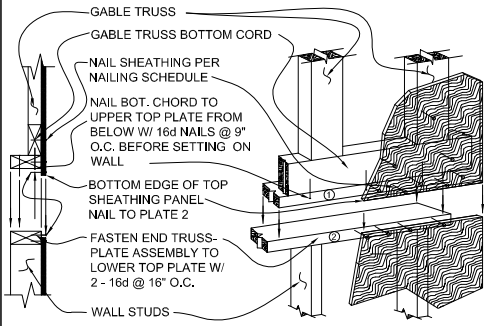
1 SHEAR TRANSFER DETAIL
3/4\"/>



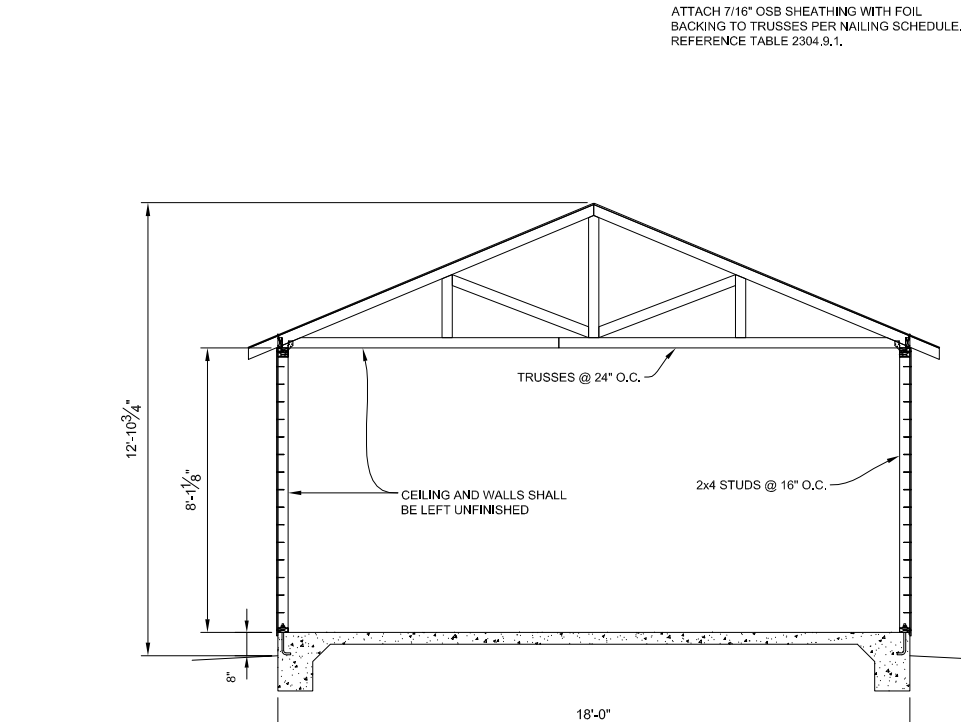
7 H2.5A RANCH TRUSS ATTACHMENT
DETAIL WITH BOTTOM CHORD



8 END WALL BRACE and
TRUSS BOTTOM CHORD BRACE
NOT TO SCALE

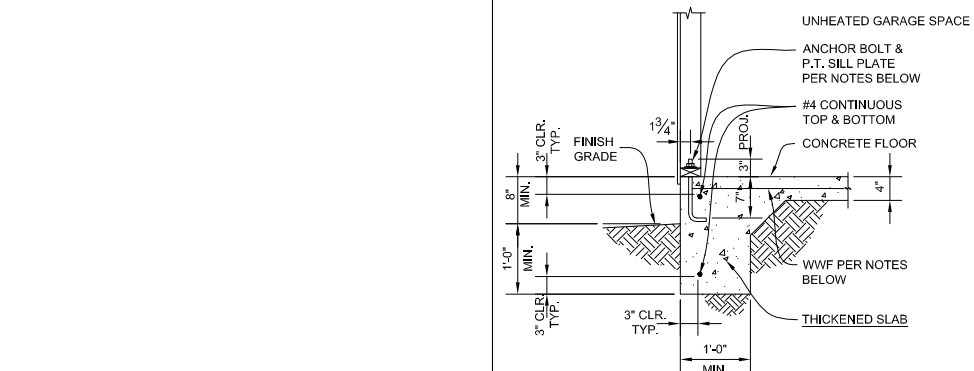


9 ENDWALL ASSEMBLY DETAIL



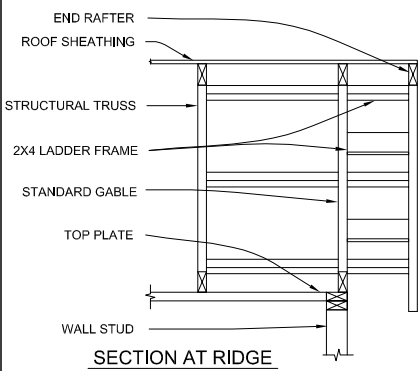
2 BUILDING SECTION
3/8\"/>

ATTACH EACH END OF EACH TRUSS TO TOP PLATES WITH H2.5A OR EQUIV CLIPS.
WALL FRAMING TO BE 2X4 HF STUD GRADE @ 16\"/>

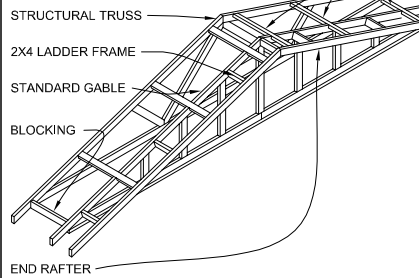


- CONTINUOUS FOOTING NOTES
1. TOP OF SLAB TO BE 8" MIN. ABOVE GRADE. SLAB REINFORCEMENT SHALL BE WWF 6X6 W10XW10 PER ASTM A185. LOCATE AT MID-DEPTH OF SLAB.
 2. ALL FOOTING FORMS SHALL BE INSPECTED FOR SIZE AND REINFORCING BEFORE POURING CONCRETE.
 3. FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL, COMPETENT SOIL OR PROPERLY COMPACTED STRUCTURAL FILL. ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF AT 12" BELOW GRADE.
 4. CONCRETE: MINIMUM 28 DAY COMPRESSIVE STRENGTH, f_c = 2500 PSI.
 5. REINFORCING STEEL: A615, GRADE 40 OR GRADE 60. ALL REINFORCING STEEL SHOWN TO BE CONTINUOUS MAY BE LAPPED A MINIMUM OF 38 BAR DIAMETERS OR 24".
 6. SEISMIC DESIGN CATEGORY: D
 - A. ATTACH PRESSURE TREATED SOLE PLATE TO THE FOOTING USING 5/8" DIA X 10" LONG L-BOLTS WITH NUTS AND 3"X3"X1/4" PLATE WASHERS.
 - B. ANCHOR BOLTS SHALL BE EMBEDDED AT LEAST 7" INTO THE CONCRETE AND SHALL BE SPACED NOT MORE THAN 6" OC.
 - C. THERE SHALL BE A MINIMUM OF 2 BOLTS PER SOLE PLATE PIECE WITH 1 BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF EACH PIECE.

3 CF-1 FOUNDATION DETAIL
3/4\"/>



LAY OUTRIGGERS FLAT AND "LET" INTO TOP CHORD OF ENDWALL (GABLE) TRUSS TO SUPPORT OVERHANG, AT 4'-0" O.C. BUTT NAIL TO FIRST STRUCTURAL TRUSS.



4 CANTILEVERED LADDER
FRAME OVERHANG DETAIL

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SECTIONS
DETAILS
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Scale: NONE
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A3
Sheet 3 of 3

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