





DIVISION 00 - CONDITIONS OF CONTRACT

Table with 2 columns: Item description and Reference. Includes items like 0.01 Terminology, 0.1 Referenced Organizations, 0.2 Definitions, and 0.3 Contract Documents.

- Definitions.
1. Contract Documents: The Contract Documents shall include the drawings, specifications, structural calculations, soils report, and California Energy Code compliance forms.

DIVISION 01 - GENERAL REQUIREMENTS

- 1.01 Scope of Work: Contractor shall provide all labor, materials, equipment, permits, and services necessary for construction of the building and site improvements conforming to the contract documents.

- The Contractor shall verify, at the site, all conditions affecting work and shall review the contract documents for any areas of question affecting cost, construction and warranty and any drawing dimensional or note conflict, discrepancy, illegibility or omission.

DIVISION 03 - CONCRETE

- 3.01 Quality Control: In addition to complying with all pertinent codes and regulations, comply with all applicable provisions of the latest editions of:
a. ACI 301 "Specifications for Structural Concrete for Buildings"

DIVISION 04 - MASONRY

- 4.01 Quality Control: Grout for precast concrete: ASTM A118.8, Latex Portland Cement, color to match precast concrete.

DIVISION 05 - METALS

- 5.01 General Requirements: All bolt heads and nuts that bear on wood shall have malleable iron washers if exposed or cut washers if concealed.

DIVISION 06 - WOOD AND PLASTICS

- 6.01 Quality Control: Materials shall meet or exceed the following standards:
Lumber:
a. Structural lumber (and wood structural panels) and their wood fasteners shall conform with CBC Chapter 23.

6.02 General Framing Requirements.

- Blocking: Provide solid full width blocking or post below all structural posts - continuous to foundation.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

- Standing Seam Sheet Metal Roof Panels:
a. All work shall comply with the The NRCA Roofing Manual: Metal Panel and SFP Roof Systems and CBC 1507.4

- Flashing:
a. All work shall comply with the SMACNA "Architectural Sheet Metal Manual".
b. All metal flashing to conform to ASTM A653, commercial grade (zinc coated G90).

- Water-Resistive Barrier:
a. Provide sheathing paper under exterior metal lath and plaster, under wood siding, under masonry veneer, under metal flashings and where indicated or detailed.

- Gutters and Downspouts:
a. Materials:
ANSI/ASTM A653 galvanized steel, minimum 24 gauge. Galvanized metal receiving paint shall be bonderized.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION (cont.)

- Caulking and Sealants/Locations:
a. Sealant Locations: Location where high degree of movement is anticipated. Joints and cracks around windows, thresholds, door frames, wall penetrations, and other joints necessary to seal off building from outside air and moisture.

DIVISION 08 - DOORS AND WINDOWS

- 8.01 Quality Control: Material shall meet or exceed the following standards:
Fire Ratings:
a. Frame assemblies and fire rated doors shall carry equal rating.

- 12.01 Quality Control: Materials shall meet or exceed the following standards:
Wood and Clad Windows and Doors:
a. Wood and clad units shall meet or exceed the following AAMA / WDMA / CSA101 / I.S.2 / A440.

- Glazing and Windows, General Requirements:
a. Provide tempered glass where required by the CBC 2406.4 in all hazardous areas such as sliding glass doors, French doors, glass panels adjacent to doors and walking surfaces, glass panels in tub and shower enclosures, etc.

DIVISION 09 - FINISHES

- 9.01 Quality Control: Materials shall meet or exceed the following standards:
Siding:
a. Fiber-Cement Siding & Soffit: Siding & soffit made from fiber-cement board that does not contain asbestos fibers; complies with ASTM C1186, Type A, Grade II; is classified as noncombustible when tested according to ASTM E136; & has a flame-spread index of 25 or less when tested according to ASTM E84.

DIVISION 10 - 30 Not used

DIVISION 31 - EARTHWORK

- 31.01 Soils Report:
a. Work shall be in conformance with the Soils, Compaction and Geological Report.
b. The Contractor shall have the Soils Engineer review and approve in writing to the Building Official and Architect that the foundation and site design are in conformance with the Soils Report prior to commencement of work.

31.02 General Requirements

- The site plan is not a survey. It is based on site information provided by the Owner and is for building and site work layout only. The Contractor shall verify on site all grades, soil conditions, ground water, existing improvements, proper lines, easements, setbacks, utilities and substructures. Where discrepancies with the drawings occur, contact Architect.

NOT USED

NOT USED



5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

HAVEN DEVELOPMENT

LEGACY AT LUCAS VALLEY

7 ERIN DRIVE SAN RAFAEL, MARIN COUNTY, CA

ISSUE DATE 01.10.2024

REVISIONS

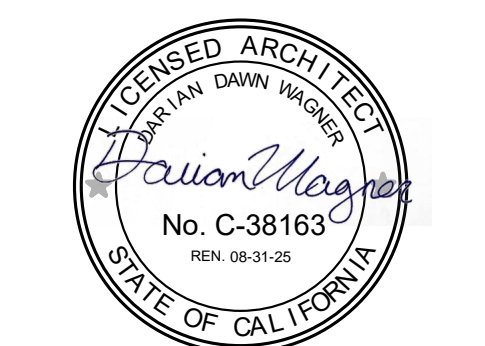


Table with 2 columns: JOB NO., DRAWN, CHECK, SEAL / SIGNATURE. Values include 1615.003, BW, DW.

2022 CBC ARCHITECTURAL SPECIFICATIONS

SHEET GN1.1

DAHLIN

5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

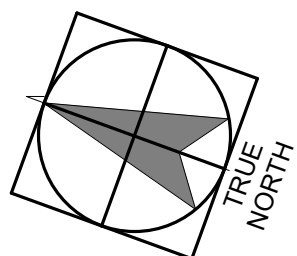
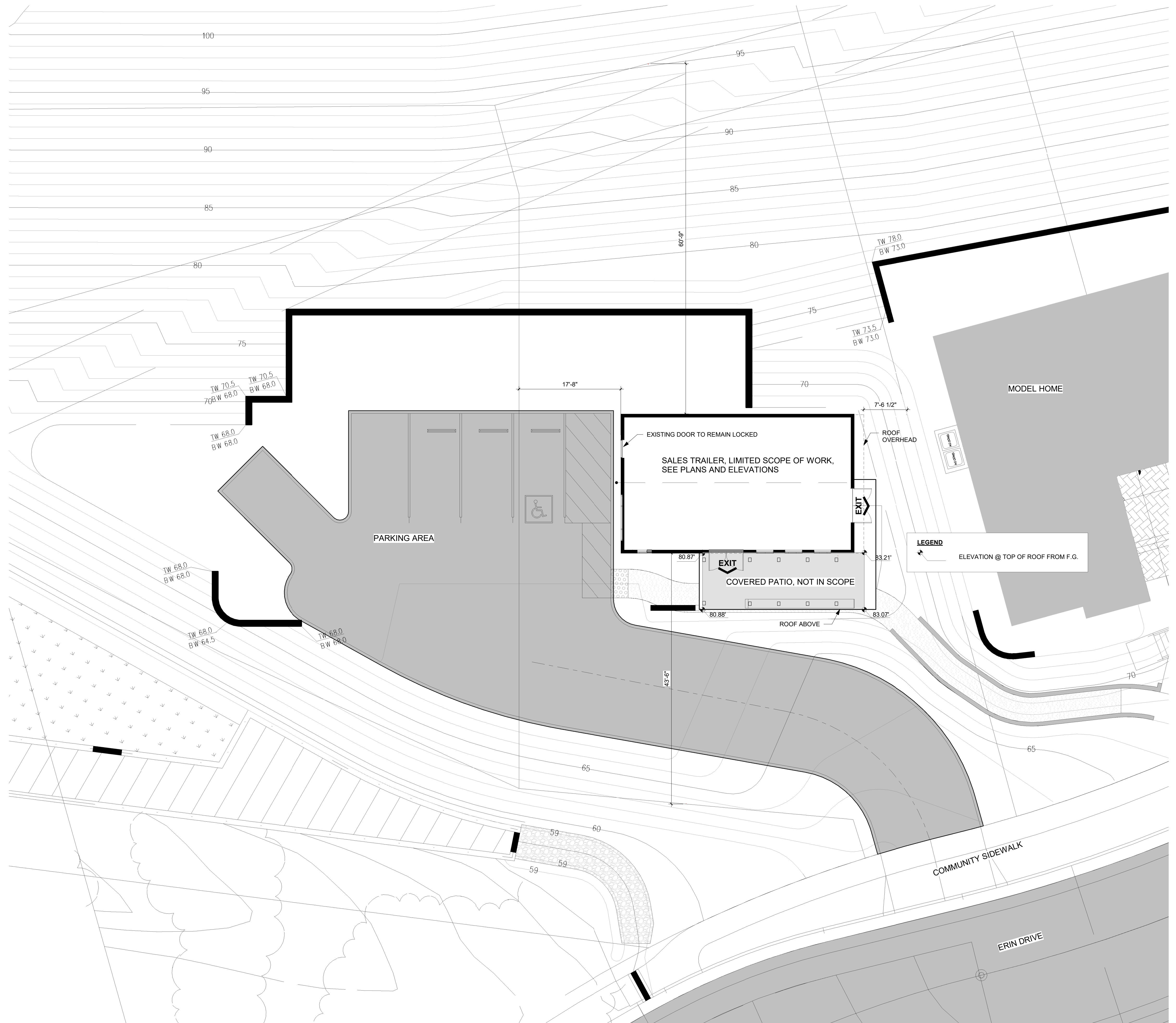
HAVEN  
DEVELOPMENT

LEGACY AT  
LUCAS VALLEY

7 ERIN DRIVE SAN  
RAFAEL, MARIN  
COUNTY, CA

ISSUE DATE 01.10.2024

REVISIONS



1

**SITE PLAN** FOR REFERENCE ONLY - SEE CIVIL SITE PLAN FOR ACCESSIBLE PATH OF TRAVEL FROM SALES TRAILER TO MODEL HOME  
1/8" = 1'-0"



SEAL / SIGNATURE

JOB NO. **1615.003**

DRAWN **EJ**

CHECK **DW**

**SITE PLAN**

SHEET

**A0.01-T**

1/10/2024 1:35:15 PM

**HAVEN  
DEVELOPMENT**

**LEGACY AT  
LUCAS VALLEY**

7 ERIN DRIVE SAN  
RAFAEL, MARIN  
COUNTY, CA

ISSUE DATE 01.10.2024

REVISIONS

SEE CIVIL FOR SITE  
HARDSCAPE AND  
ACCESSIBLE PATH TO  
SALES OFFICE. MAX  
SLOPE: 2%



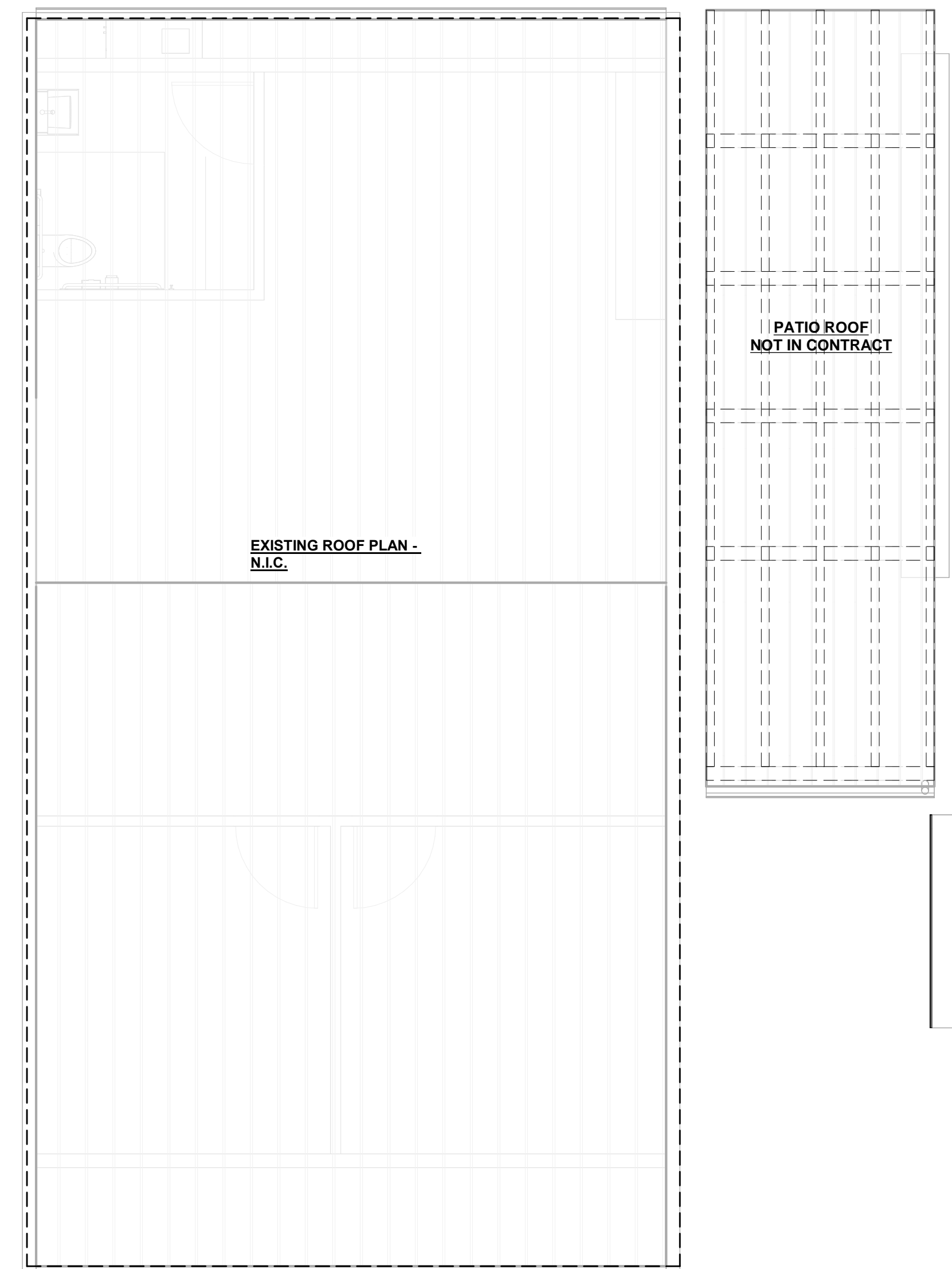
SEAL / SIGNATURE  
JOB NO. **1615.003**  
DRAWN **EJ**  
CHECK **DW**

**FLOOR AND ROOF  
PLAN, TRAILER**

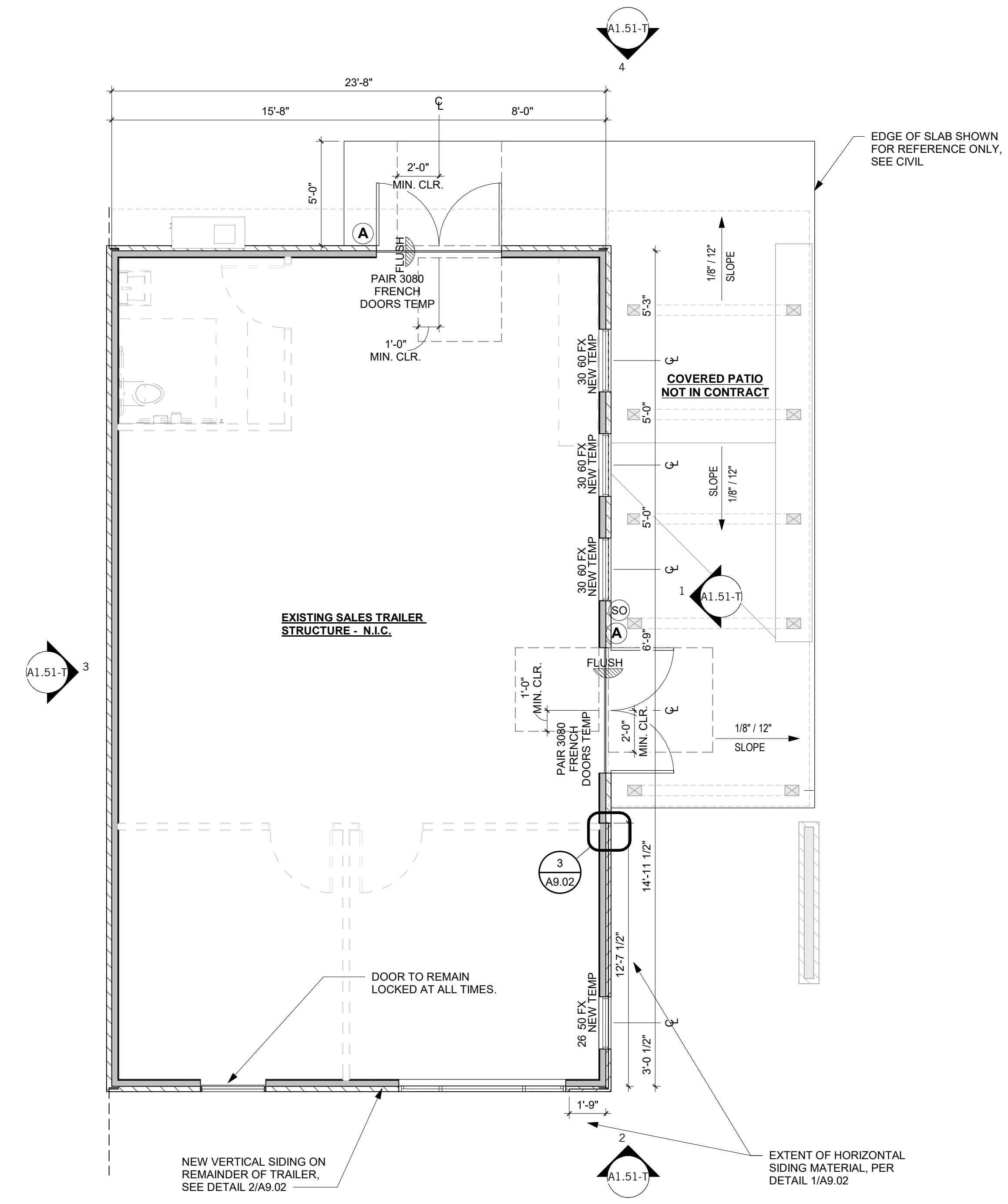
- FLOOR PLAN NOTES**
- CODE REFERENCES BASED ON  
2022 CALIFORNIA BUILDING CODE**
- ALL EXTERIOR DIMENSIONS TO FACE OF STUD, FACE OF FOUNDATION, & FACE OF STOREFRONT (U.O.N.)
  - ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
  - ALL TEMPERED GLASS SHALL BE AFFIXED WITH PERMANENT LABEL PER CBC 2406.3.
  - MAXIMUM 1/2" LEVEL CHANGE AT FLOOR FINISH TRANSITIONS COMPLYING WITH CBC 11B-302. NO GREATER THAN 1/4" VERTICAL, OR SLOPE NO GREATER THAN 1:2 (SEE DETAIL 9/G141) CBC 11B-303.
  - MANEUVERING CLEARANCES AT DOORS PER CBC 11B-404.2.3. SEE DETAILS 6.7, 8/G141.
  - DOOR HARDWARE SHALL COMPLY WITH CBC 11B-404.2.7.
  - SWING DOORS AND GATES SHALL PROVIDE MIN. 10" SMOOTH SURFACE ON PUSH SIDE OF DOOR PER CBC 11B-494.2.10 (SEE DETAIL 6/G141).
  - FOR ACCESSIBLE FORWARD REACH AND SIDE REACH REQUIREMENTS SEE DETAILS 15 & 16/G141.
  - ALL ACCESSIBLE ENTRIES SHALL HAVE A MIN. 5'x5' INTERNATIONAL SYMBOL OF ACCESSIBILITY DISPLAYED ON THE LATCH SIDE OF THE DOOR. CBC 11B-703.4.2
  - INTERNATIONAL SYMBOL OF ACCESSIBILITY IS MOUNTED 60" IN HEIGHT ABOVE THE LANDING. CBC 11B-703.4.1
  - THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. PER CBC 11B-703.2.1 (SEE DETAIL 4/G141)
  - WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFIRM TO THE FOLLOWING:
    - PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.
    - LETTERS AND NUMBERS ON THE SIGNS SHALL HAVE A PROPORTION PER CBC 11B-703.2.4 AND A STROKE THICKNESS PER CBC 11B-703.2.6
    - CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS
    - ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
  - CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE "T". FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR, THE MINIMUM CHARACTER HEIGHT SHALL BE 3". TABLE 11B-703.5.5 IN THE CBC

- FLOOR PLAN SYMBOLS**
- SO** SIGN ABOVE DOOR: "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
  - A** ACCESSIBILITY SIGN - SEE DETAILS ON G141 INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN AT ENTRY. MOUNT SIGN TO 5'-0" O.C. ABOVE FINISHED FLOOR PER CBC 1117B.5.8.1.2
  - FLUSH** LANDING ON BOTH SIDE OF DOOR TO BE SAME LEVEL. MAX. 1/2" THRESHOLD AT DOOR PER CBC 1132A.4.1

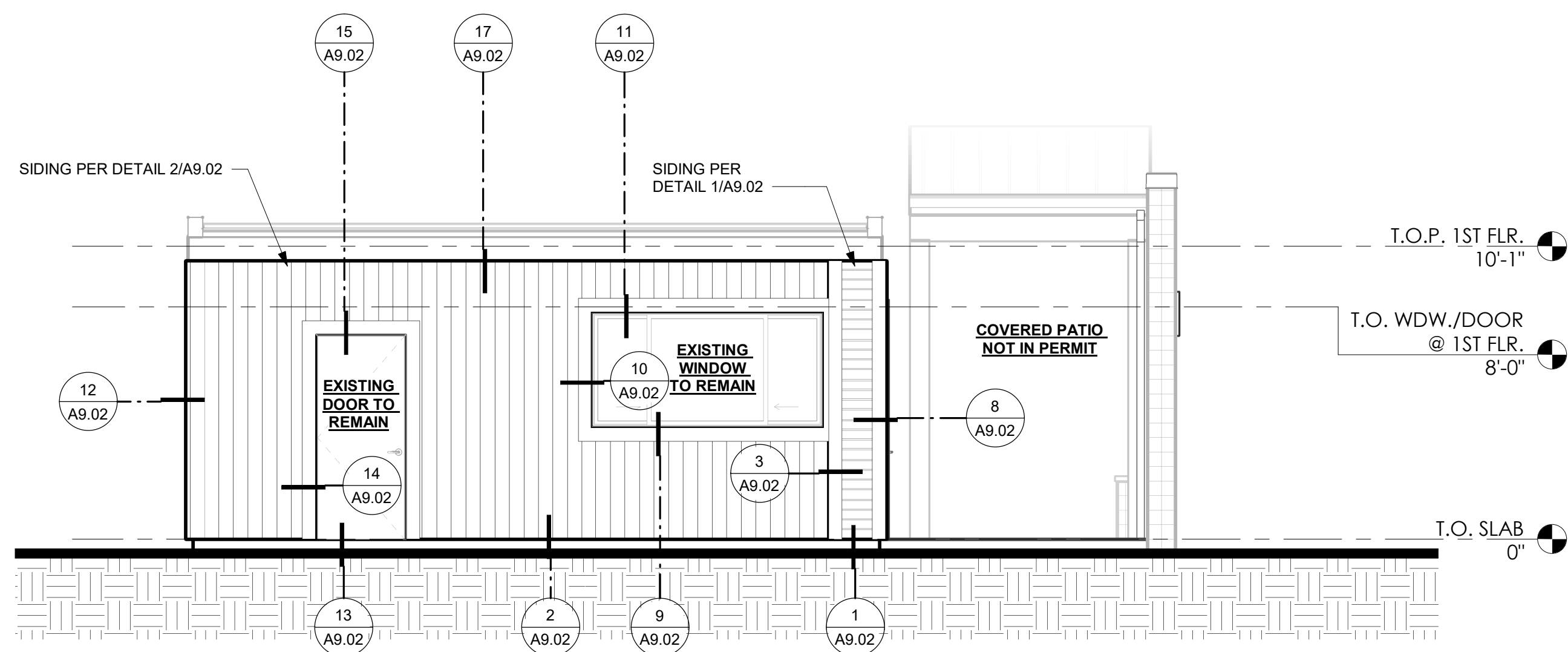
DATA TABLE SALES OFFICE	
PROJECT DESCRIPTION	
SCOPE OF WORK LIMITED TO STRUCTURALLY INDEPENDENT COVERED PATIO. ALL WORK PERFORMED ON PREMANUFACTURED TEMPORARY SALES TRAILER PROVIDED FOR REFERENCE ONLY AND NOT PART OF REVIEW FOR PERMIT.	
LOT AREA (INCLUDES LOTS 1&2)	18,005 SF*
PROPOSED BUILDING AREA OF SALES TRAILER	963 SF
FLOOR AREA RATIO	5%*
AREA OF ADDITIONAL DISTURBANCE:	
PROPOSED IMPERVIOUS AREA	5,570 SF*
PROPOSED PERVIOUS AREA	12,435 SF*
GRADING CALCULATIONS	
CUT	70 CF*
FILL	0 CF*
NET	(CUT) 70 CF*
SEISMIC DESIGN CATEGORY	E
FLOOD ZONE	NO
FIRE HAZARD ZONE (WUI)	YES
CLIMATE ZONE	2
ARCHITECT OF RECORD	DARIAN WAGNER
*VERIFY INFORMATION PROVIDED WITH CIVIL	



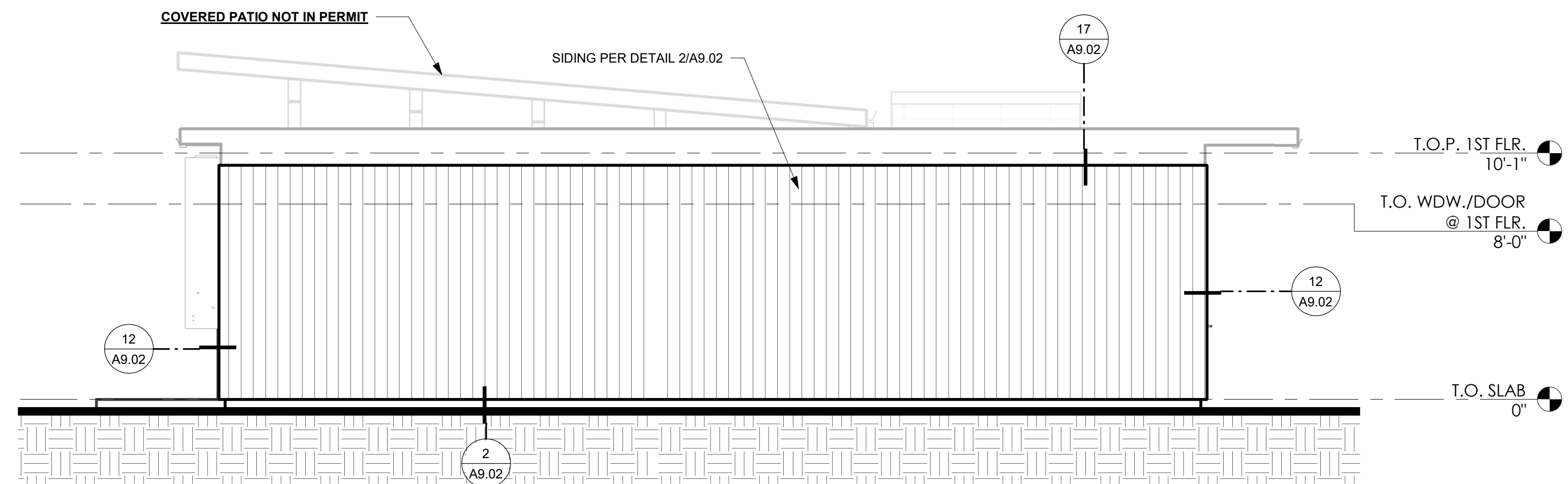
**1 SALES TRAILER ROOF PLAN**  
1/4" = 1'-0"



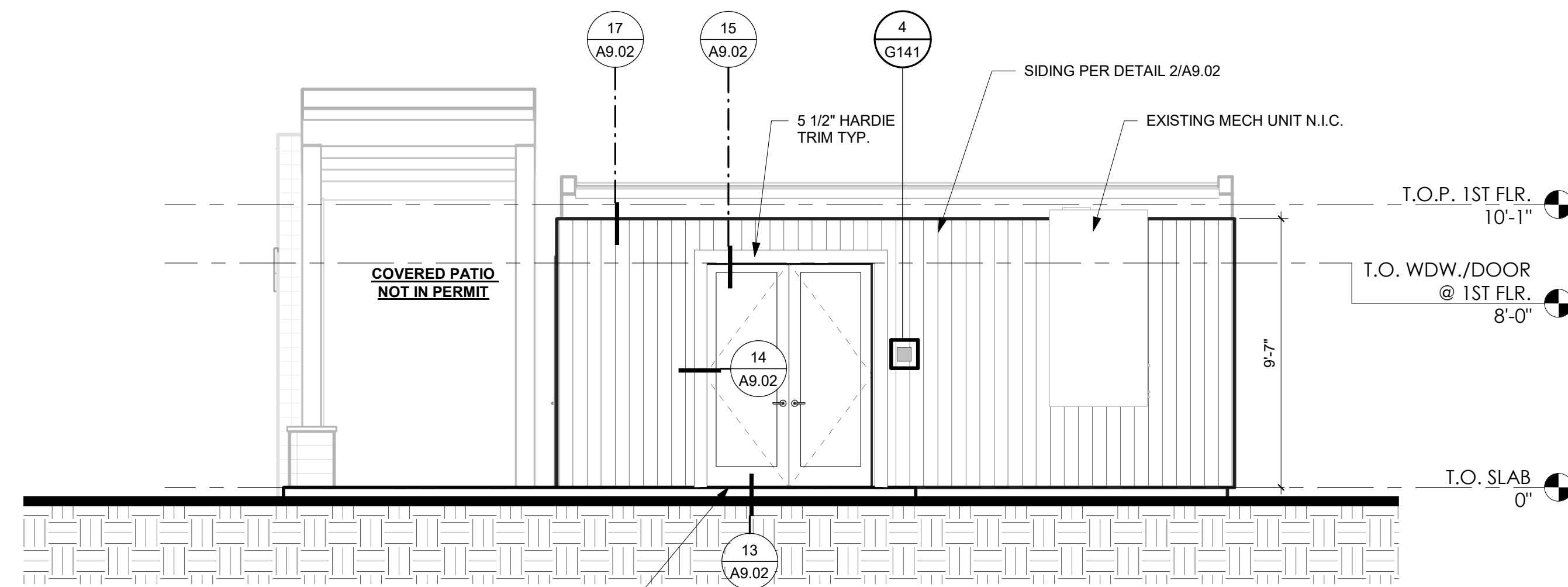
**3 SALES TRAILER FLOOR PLAN**  
1/4" = 1'-0"



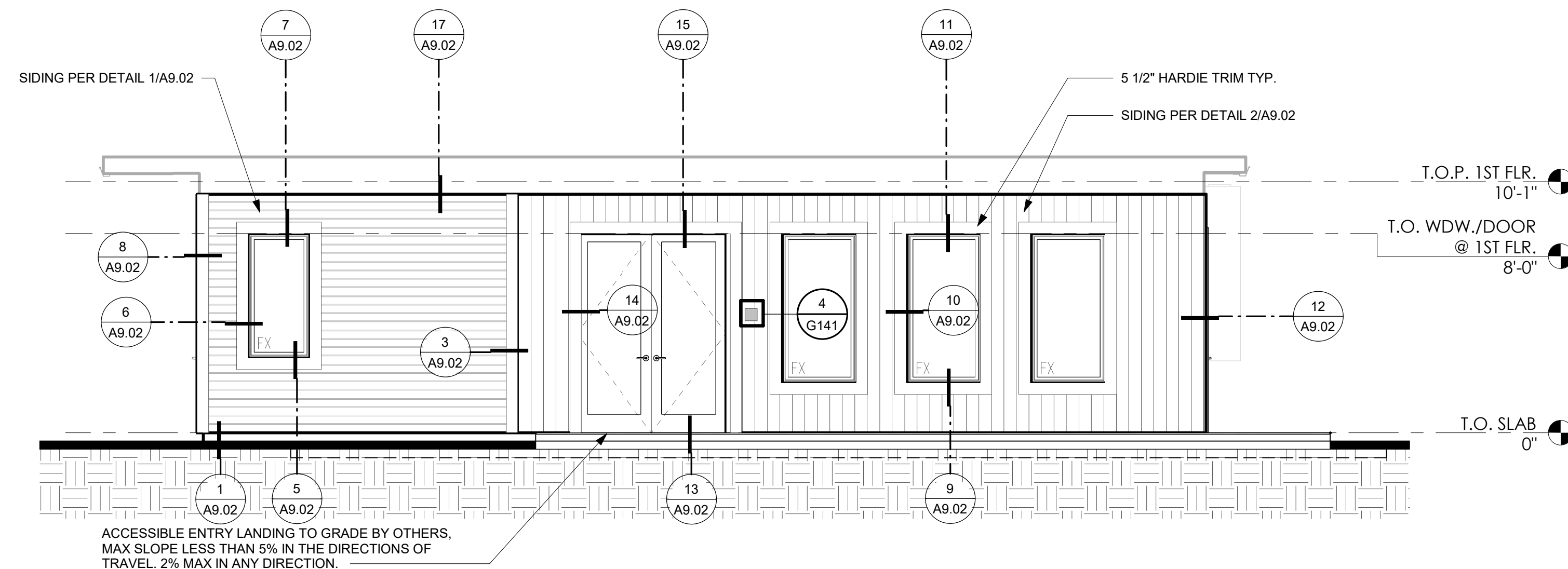
**2 LEFT ELEVATION, SALES TRAILER**  
1/4" = 1'-0"



**3 REAR ELEVATION, SALES TRAILER**  
1/4" = 1'-0"



**4 RIGHT ELEVATION, SALES TRAILER**  
1/4" = 1'-0"



**1 FRONT ELEVATION, SALES TRAILER**  
1/4" = 1'-0"

**ELEVATION GENERAL NOTES**

- CODE REFERENCES BASED ON CALIFORNIA BUILDING CODE 2022**
- FINISH GRADE VARIES - SEE CIVIL FOR FINAL GRADE AND SITE DRAINAGE INFORMATION.
  - SEE FLOOR PLANS FOR GLAZING INFORMATION.
  - FOR TYPICAL FLASHING AT WALL OPENINGS, SEE DETAIL 1/A9.01.
  - WINDOW HEAD HEIGHT ARE AS FOLLOWS:  
A. FIRST FLOOR: 8'-0" (U.O.N.)
  - EXTERIOR HORIZONTAL SIDING FINISH SHALL BE:  
A. HARDIE PLANK (6" REVEAL) - 5/16" SMOOTH LAP SIDING BY JAMES HARDIE, INSTALLED PER MANUFACTURER'S SPECIFICATIONS & CBC CHAPTER 7A (WUI LISTING NO. 8140-2026.005) O/ WATER RESISTIVE BARRIER, O/ SHEATHING WHERE OCCURS. (S.S.D.) SHEATHING SHALL HAVE 1/8" GAP BETWEEN PANELS.
  - EXTERIOR VERTICAL SIDING FINISH SHALL BE:  
A. ARTISAN SHIPLAP SIDING WITH LOCK JOINT SYSTEM BY JAMES HARDIE, INSTALLED PER MANUFACTURER'S SPECIFICATIONS & CBC CHAPTER 7A (WUI LISTING NO. 8140-2026.0500) O/ WATER RESISTIVE BARRIER, O/ SHEATHING WHERE OCCURS. (S.S.D.) SHEATHING SHALL HAVE 1/8" GAP BETWEEN PANELS.
  - PAINT ALL EXPOSED MATERIAL SURFACES U.O.N.
  - ALL GUTTER AND DOWNSPOUTS TO BE U.O.N. PAINT GUTTER TO MATCH FASCIA, PAINT DOWNSPOUT TO MATCH ADJ. WALL.
  - FOR FINISHES RELATED TO HARDSCAPE AND SITE ACCESSORIES S.L.D. AND S.C.D.



SEAL / SIGNATURE

JOB NO. **1615.003**

DRAWN **EJ**

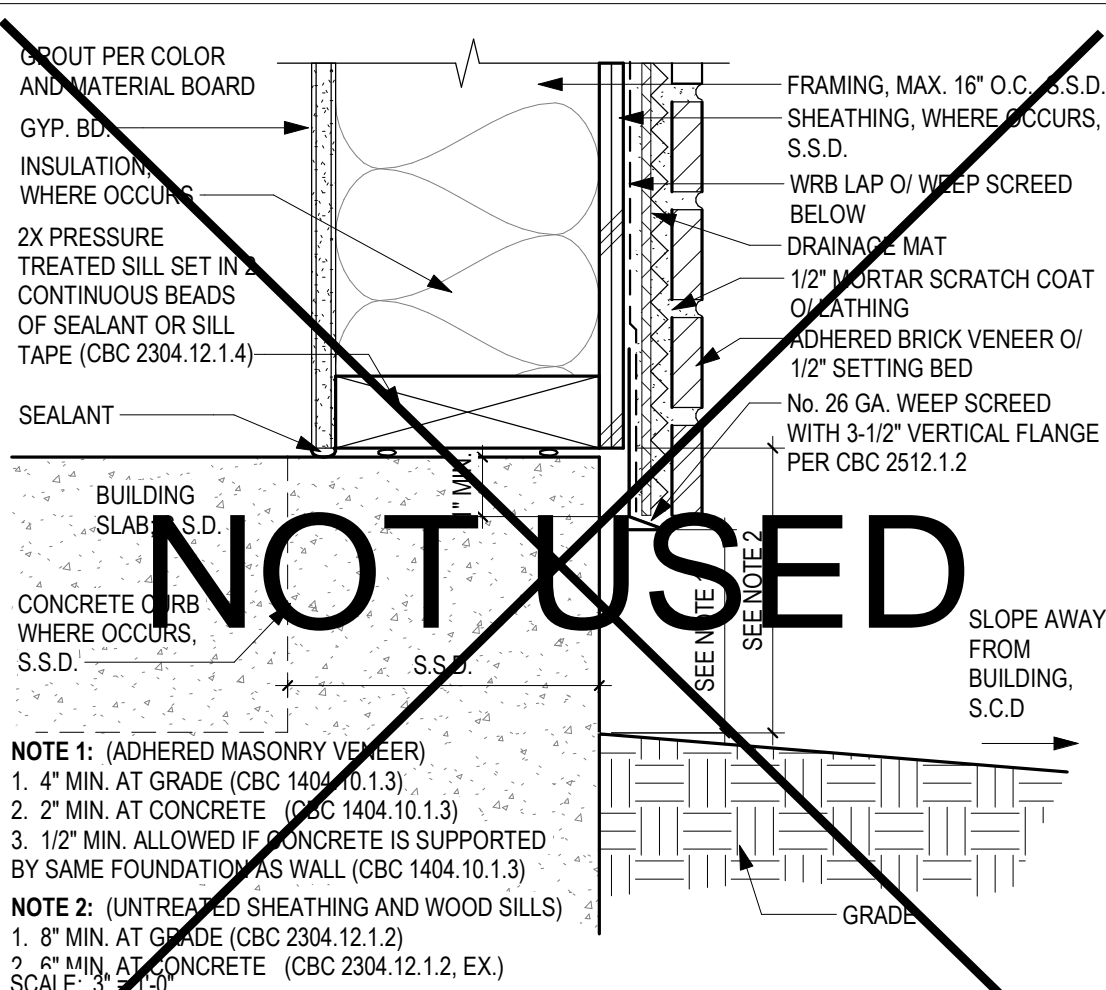
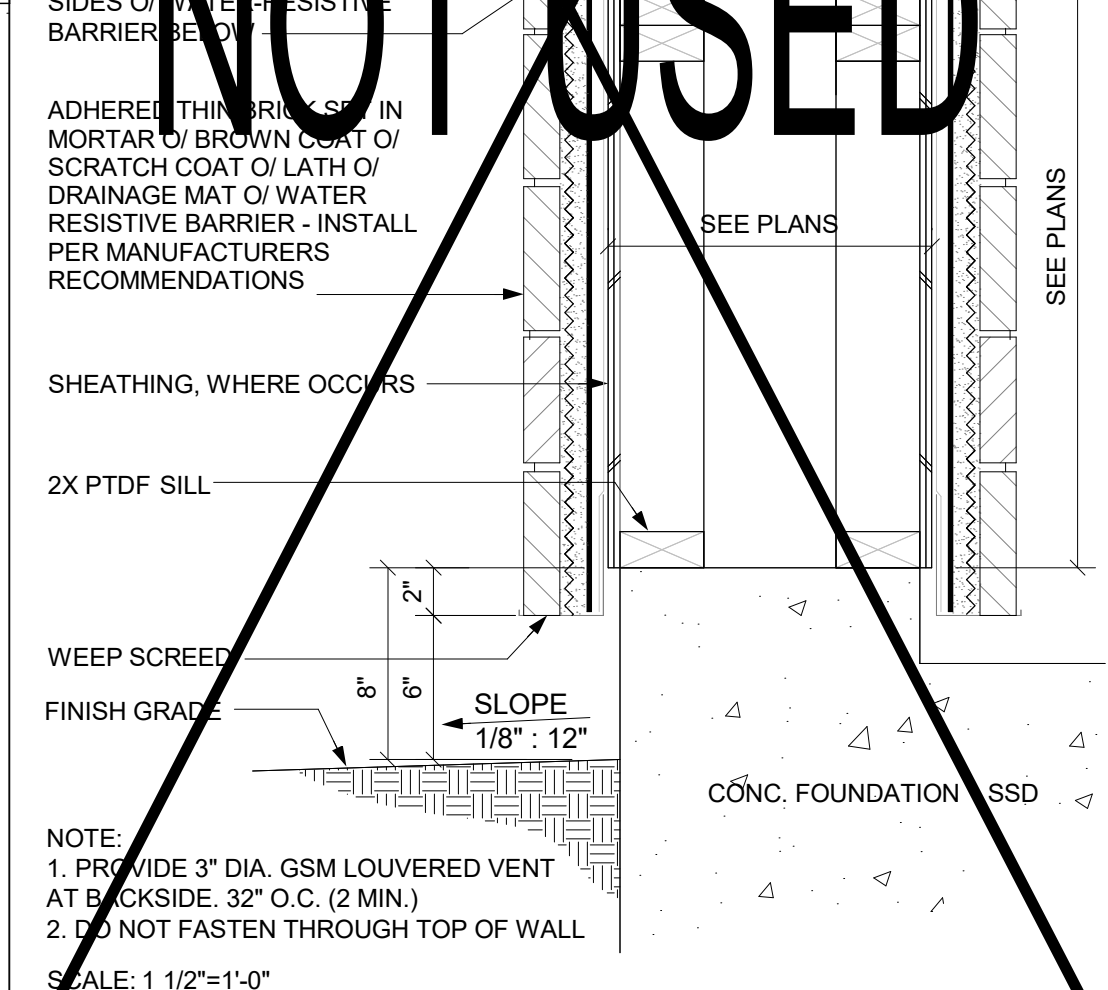
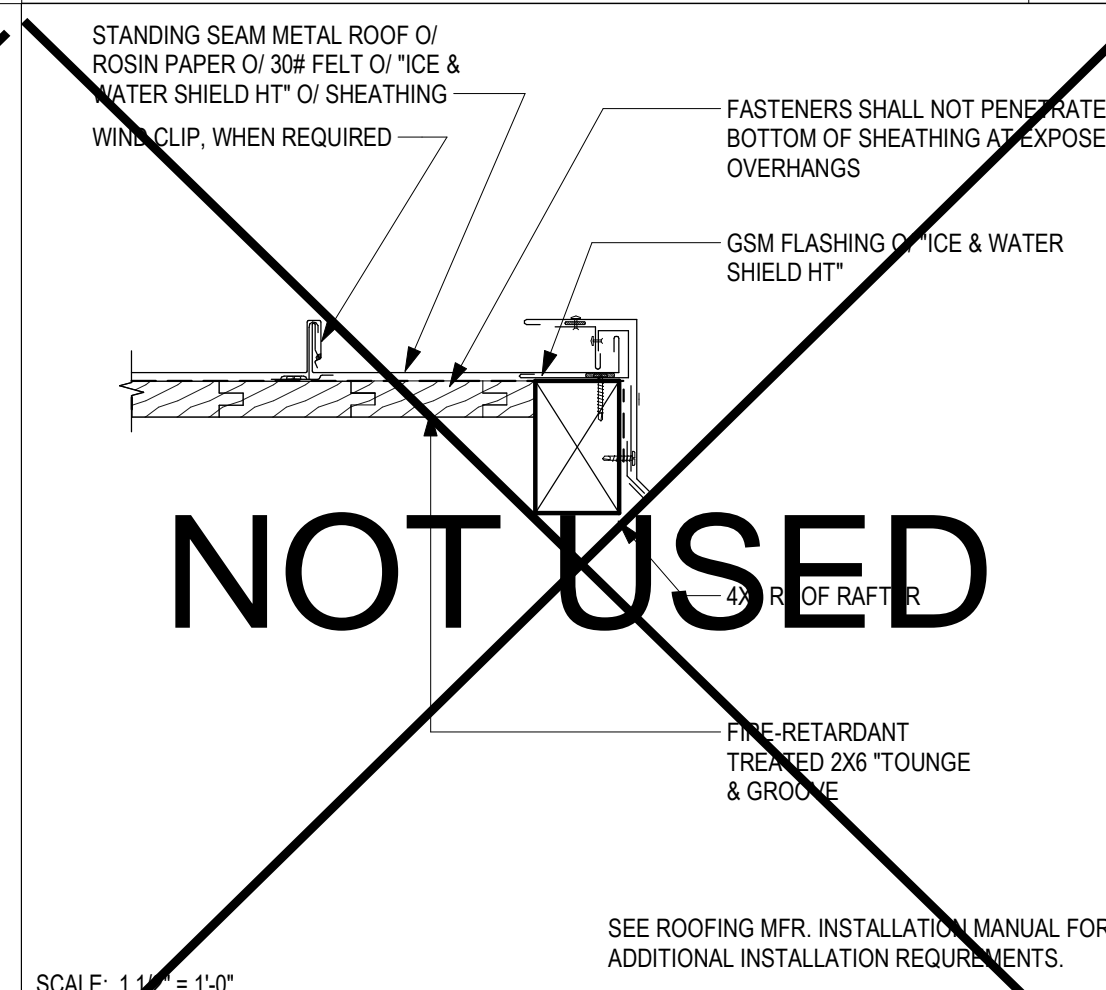
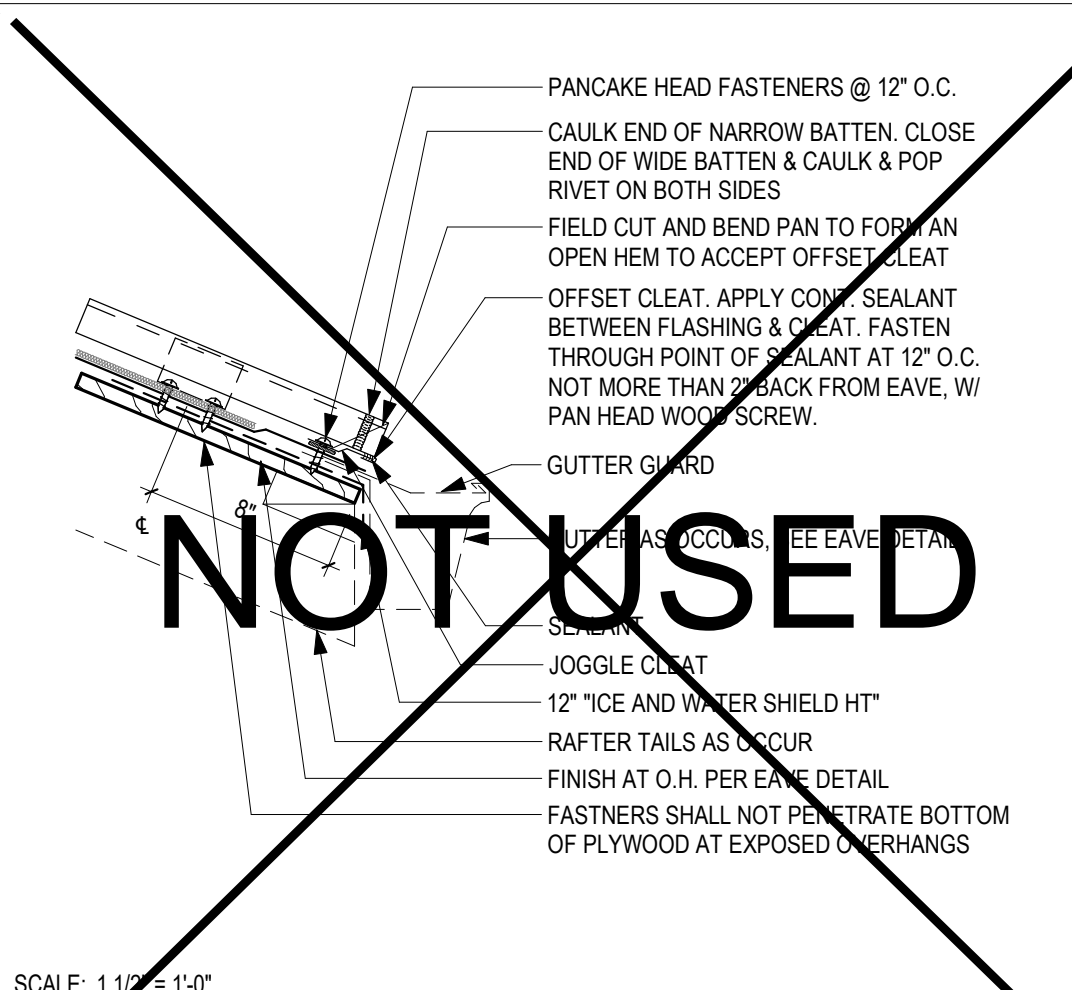
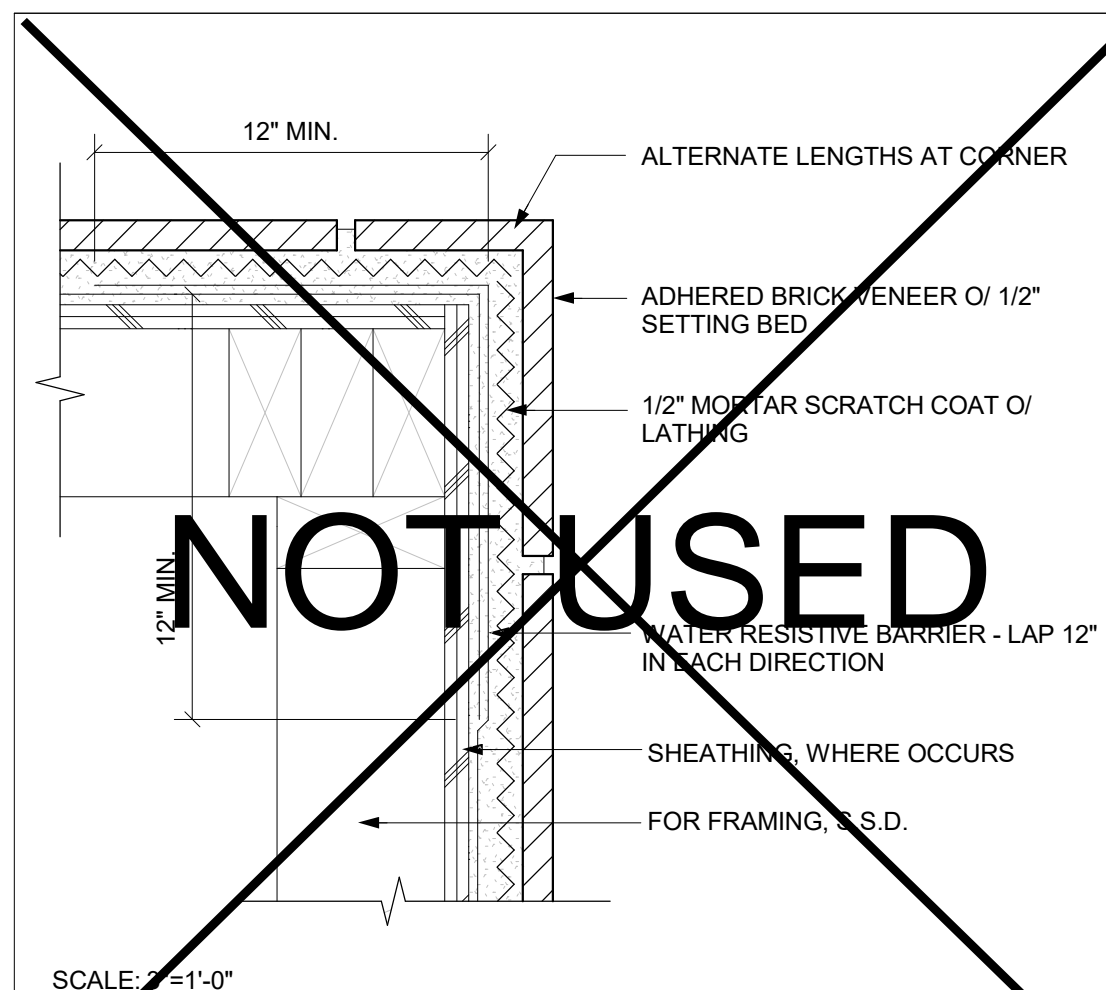
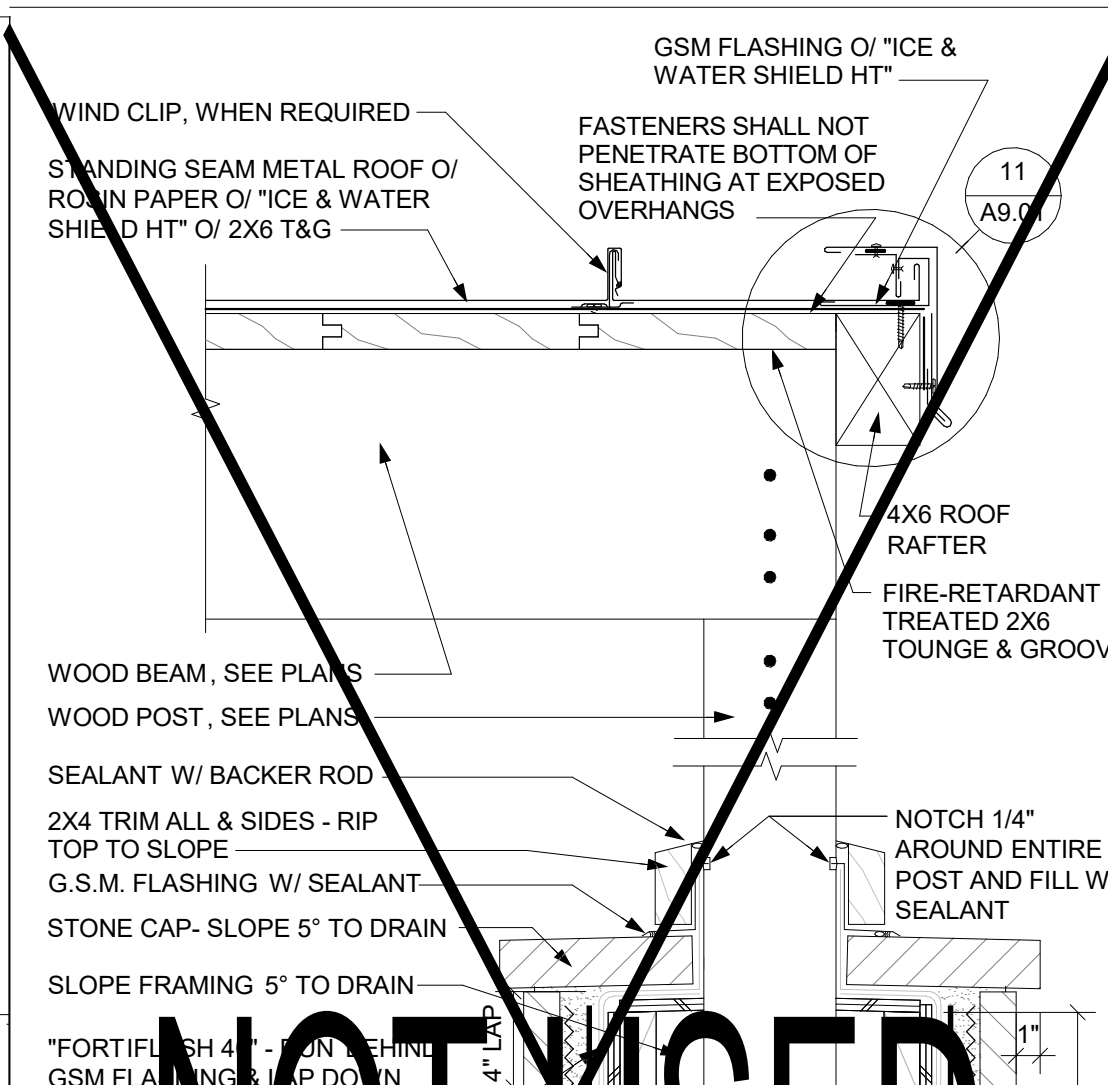
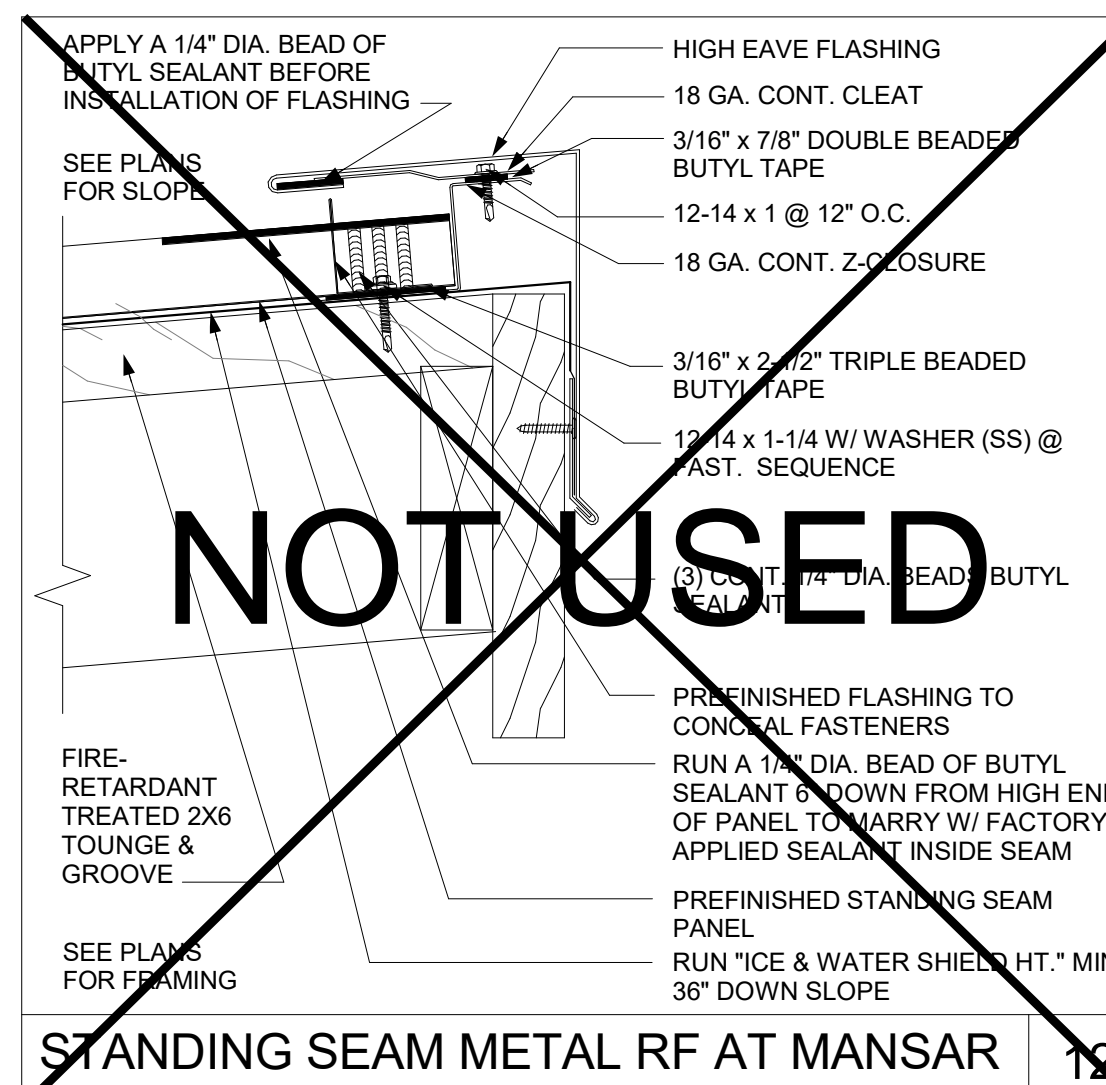
CHECK **DW**

**ELEVATIONS, TRAILER**

SHEET

**A1.51-T**





OUTSIDE CORNER - BRICK VENEER  
PATHNAME: 19

STANDING SEAM METAL RF EAVE EDGE TYP.  
PATHNAME: 15

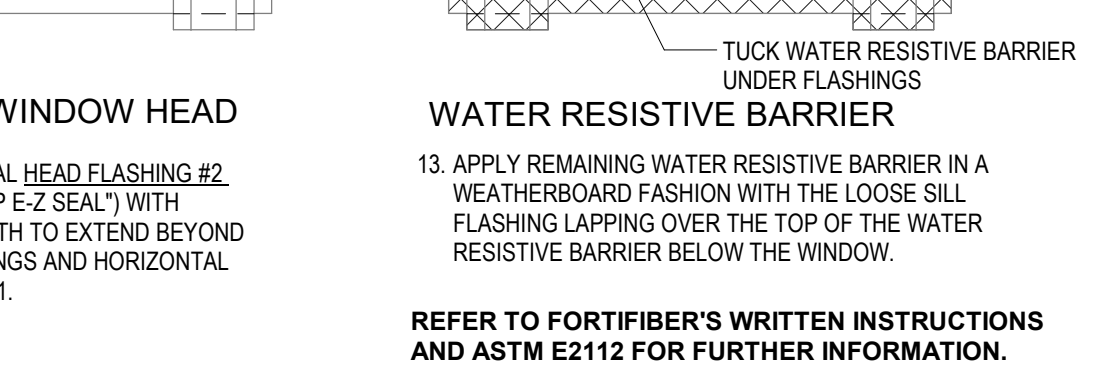
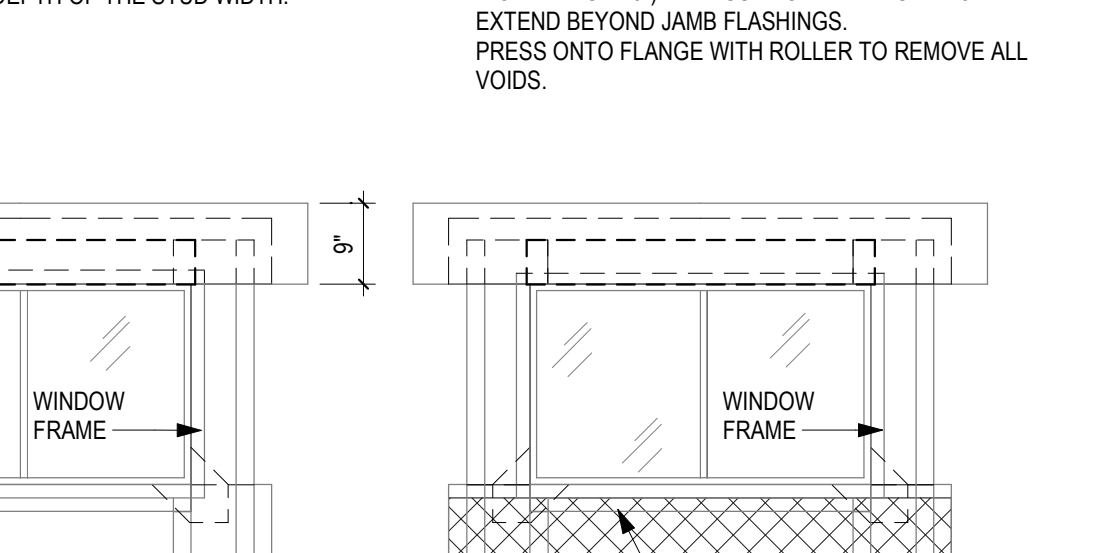
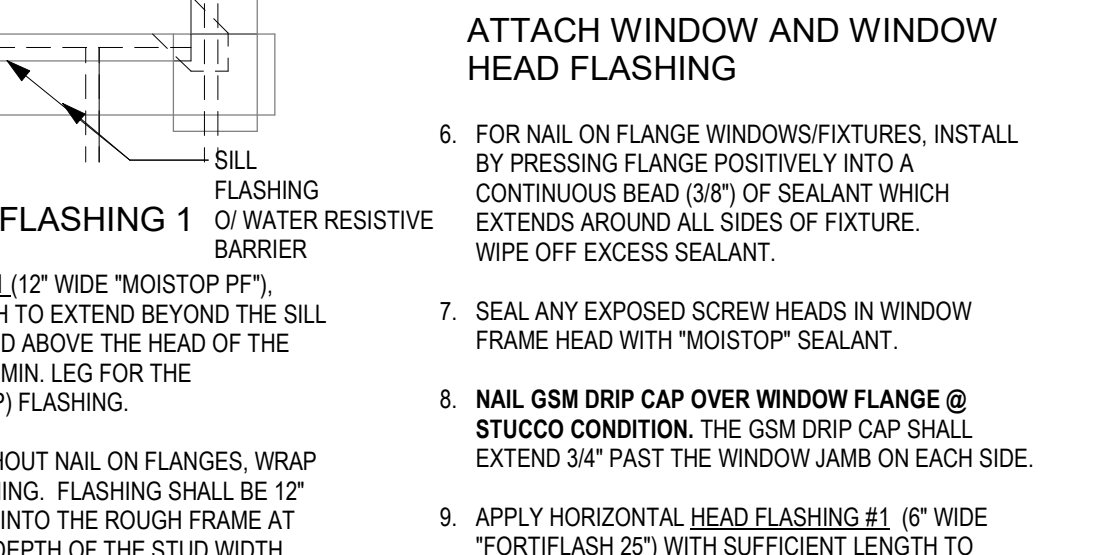
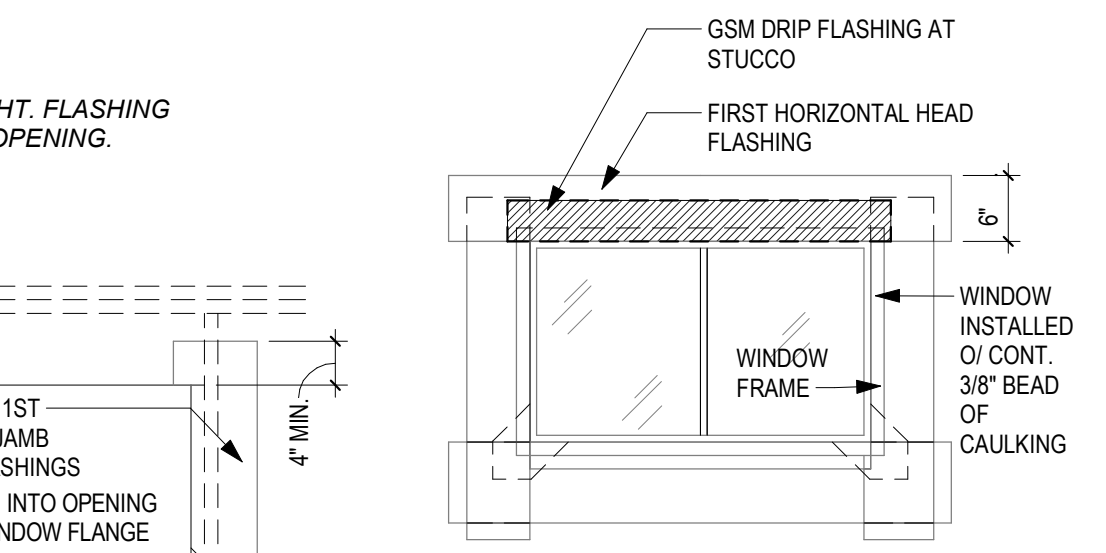
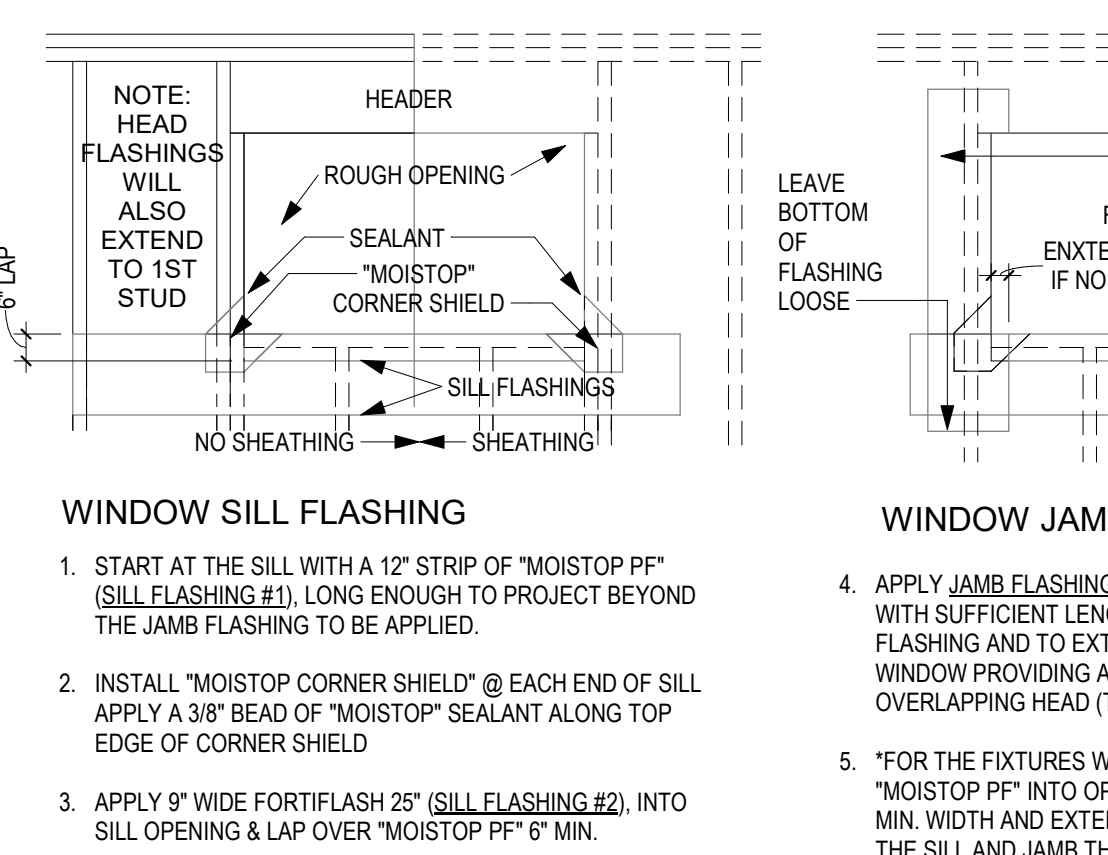
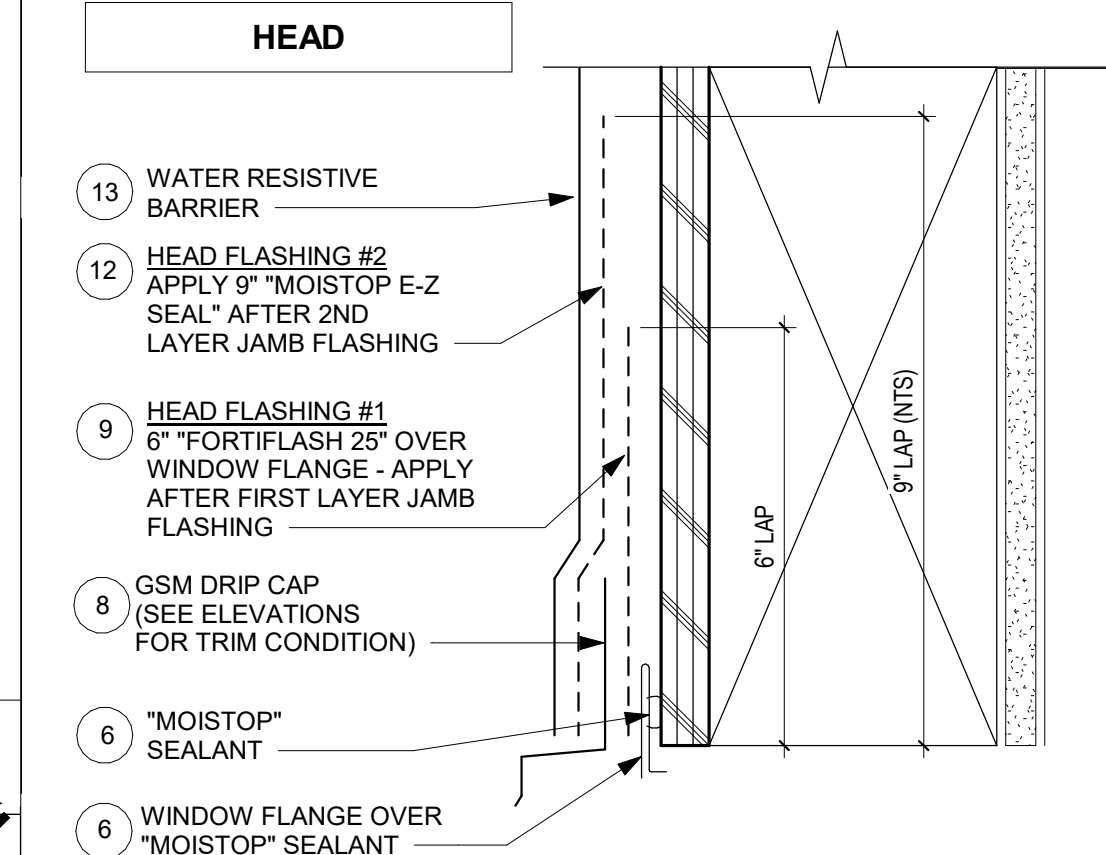
STANDING SEAM METAL RF TYPICAL RAKE RIGHT  
PATHNAME: 11

WOOD POST AT BRICK HALF WALL  
PATHNAME: WOOD POST AT BRICK HALF WALL

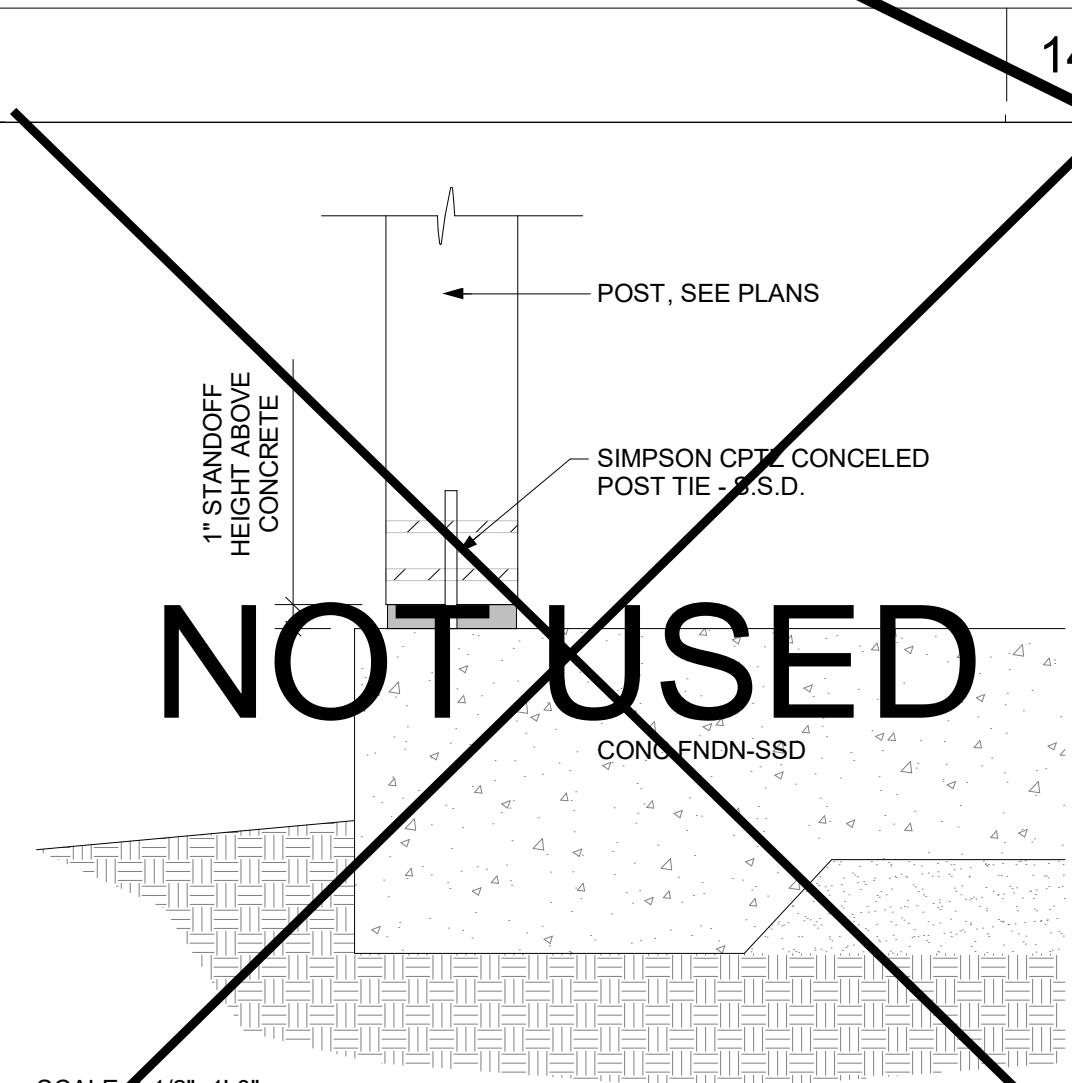
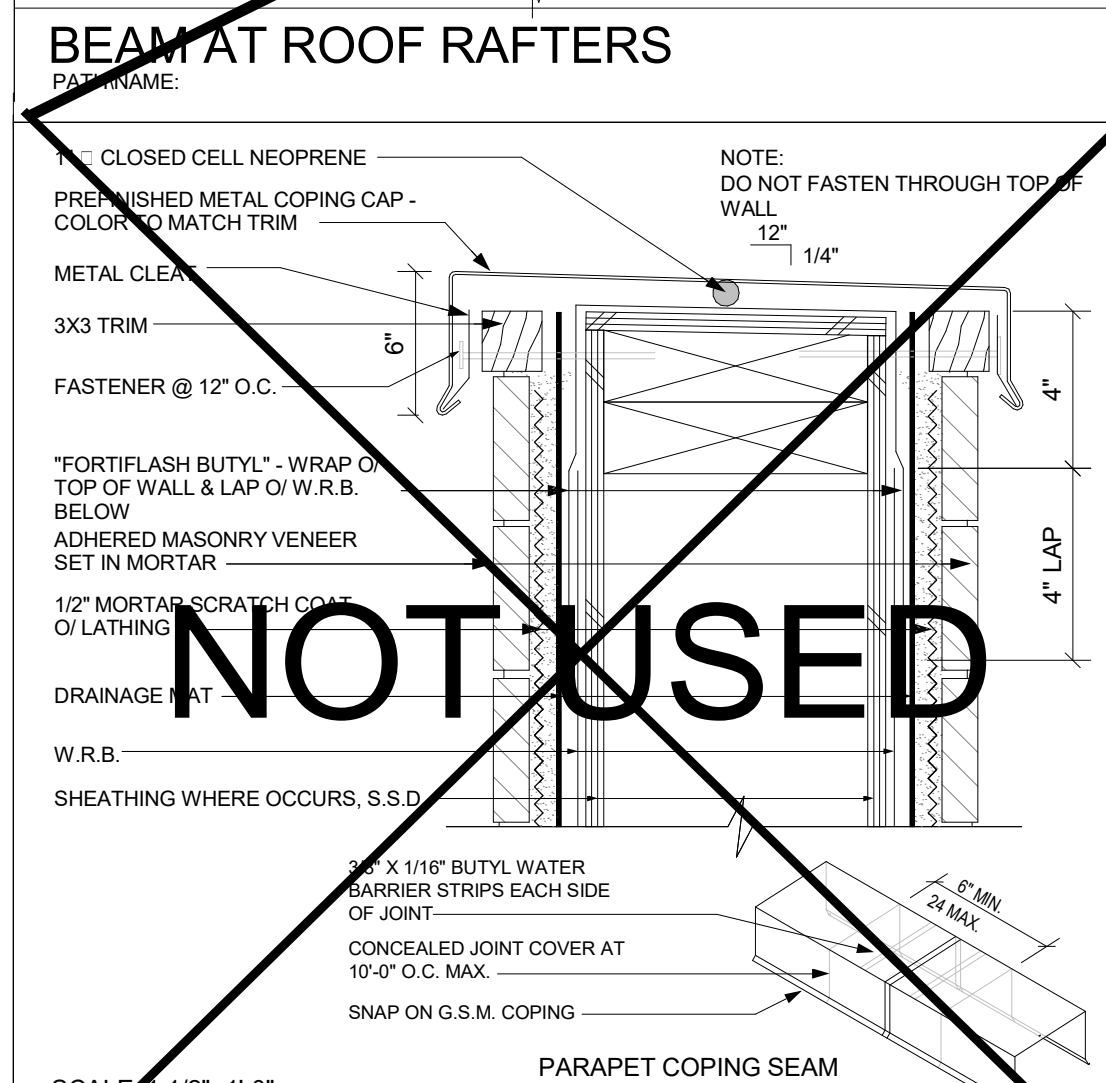
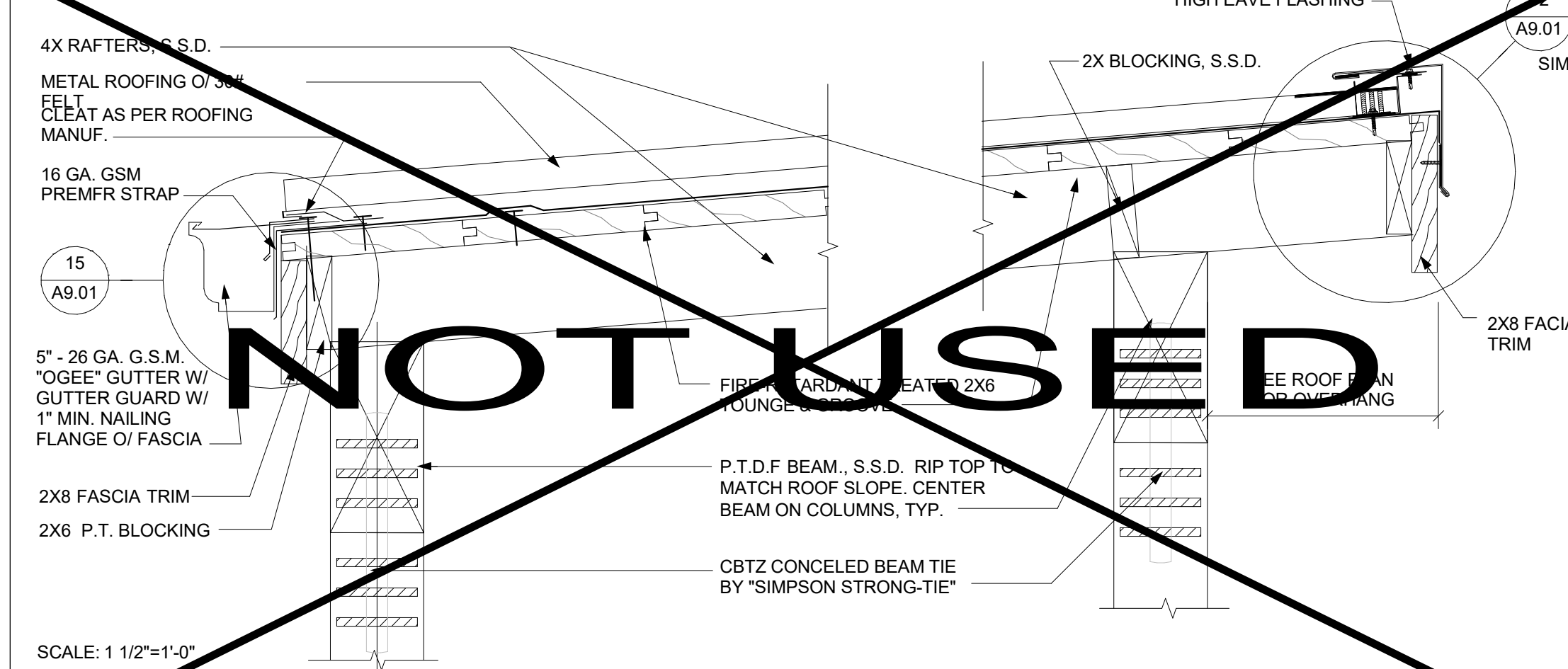
WALL SILL PLATE - BRICK VENEER  
PATHNAME: 3

**WINDOW INSTALLATION PROCEDURE - HIGH PERFORMANCE FLASHING SYSTEM - PRODUCTS LISTED ARE BY "FORTIFIBER"**

INDIVIDUALLY FLASH ALL EXTERIOR OPENINGS FOR FIXTURES SUCH AS WINDOWS, DOORS, VENTS, MECHANICAL, & ELECTRICAL PENETRATIONS TO MAKE THEM WATERTIGHT. FLASHING MATERIAL TO BE A COMBINATION OF "FORTIFIBER FORTIFLASH 25" & "MOISTOP E-Z SEAL" OVER SOLID BACKING. "MOISTOP" SEALANT TO BE USED AROUND PERIMETER OF OPENING. FLASHING MATERIAL AT LEAST 12" WIDE, SHALL BE APPLIED IN A WEATHERBOARD FASHION IN THE FOLLOWING ORDER:



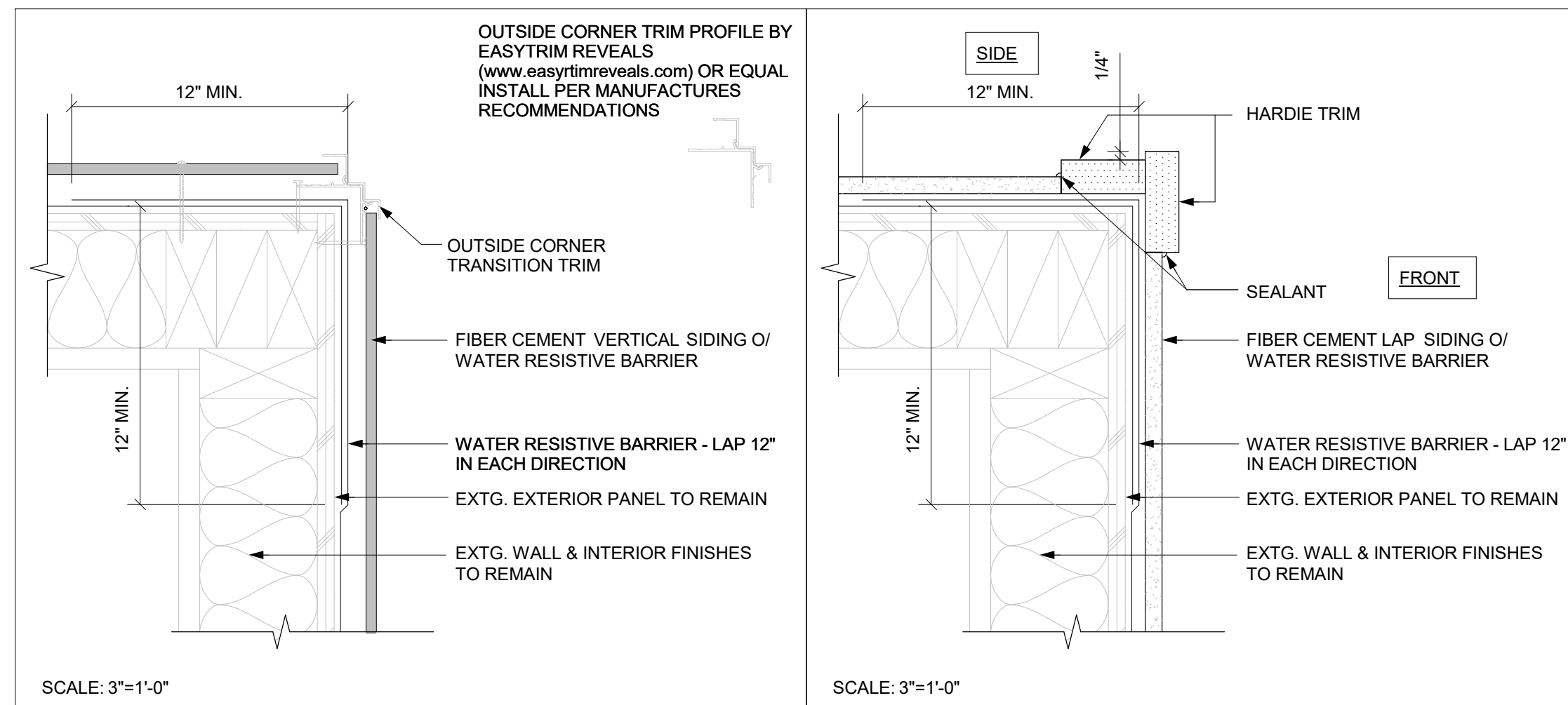
REFER TO FORTIFIBER'S WRITTEN INSTRUCTIONS AND ASTM E212 FOR FURTHER INFORMATION.



TOP OF ADHERED MASONRY WALL  
PATHNAME: 17

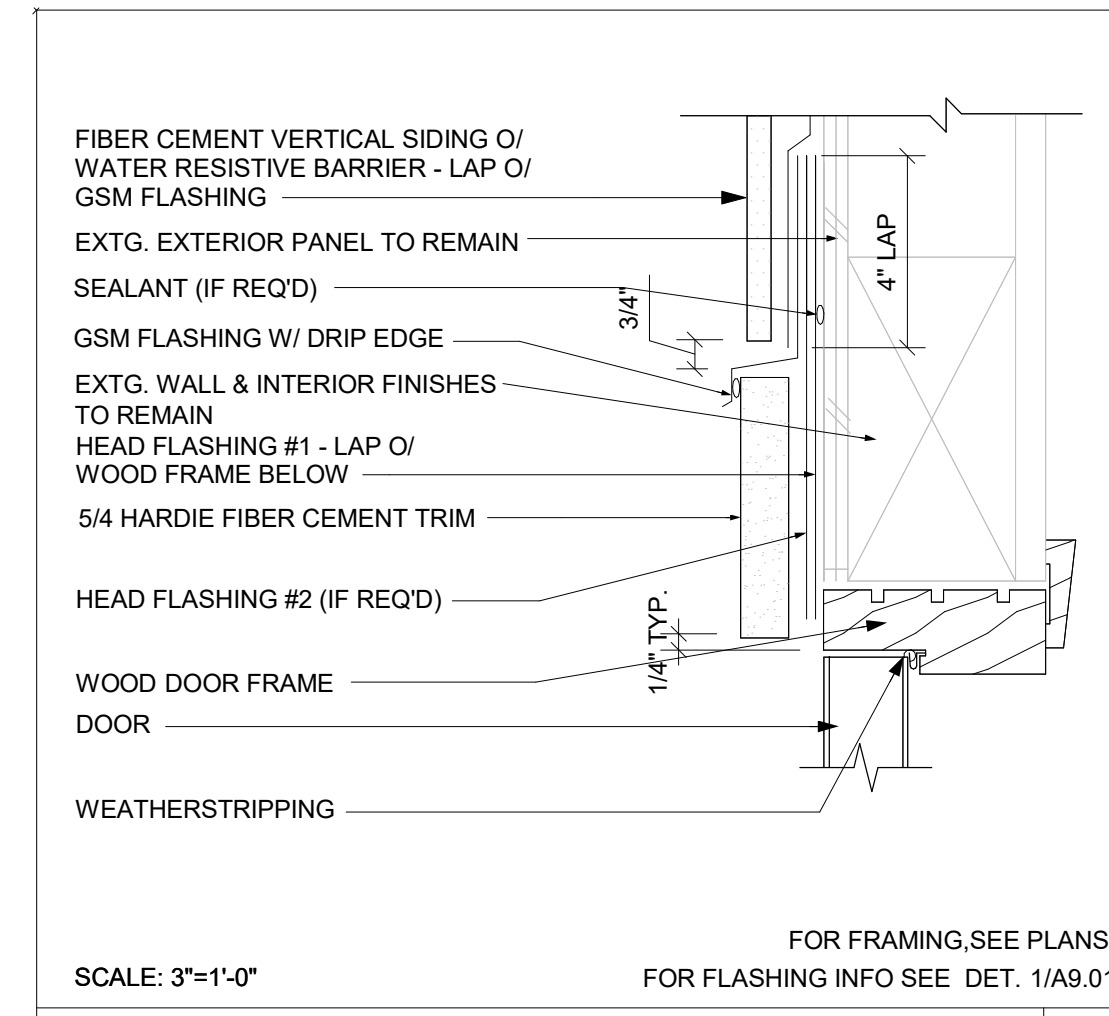
POST BASE  
PATHNAME: 13



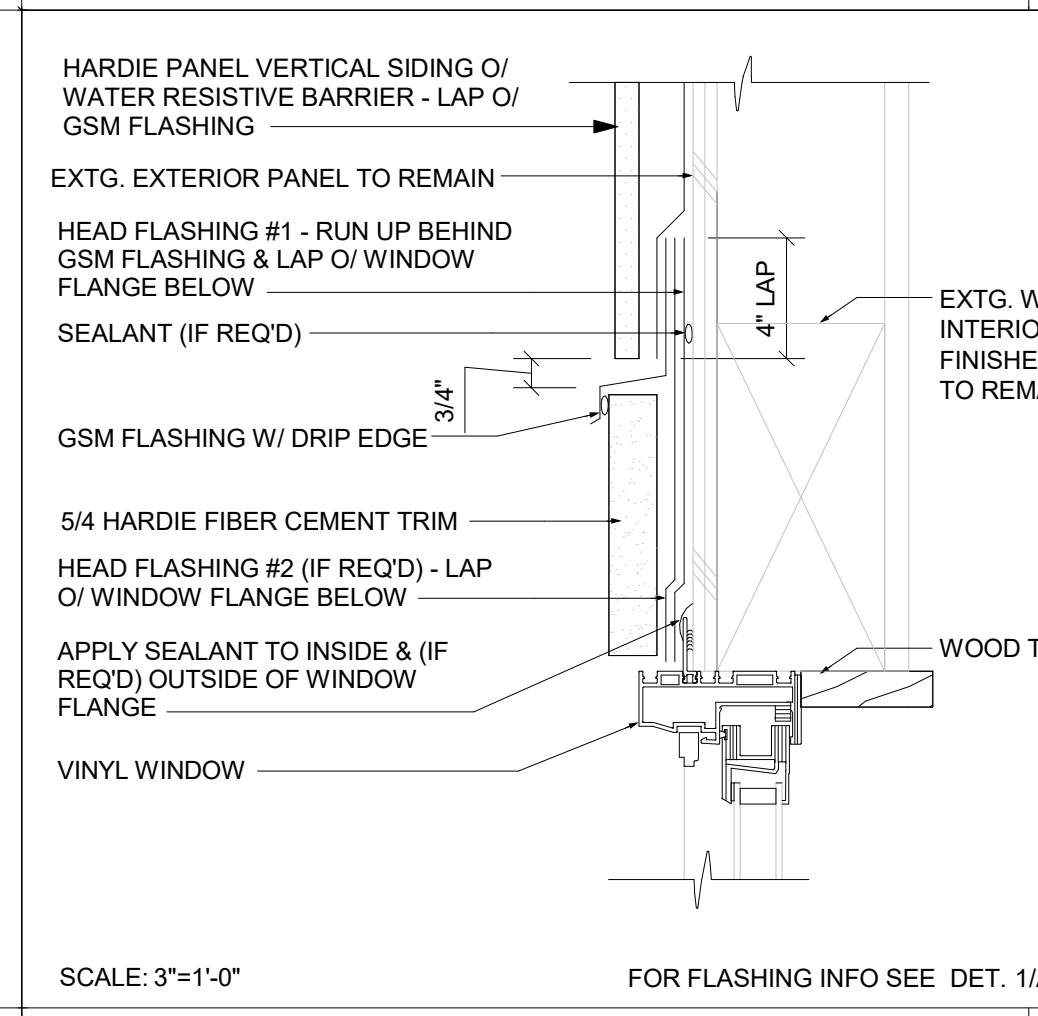


OUTSIDE CORNER - FIBER CEMENT VERTICAL SIDING 12

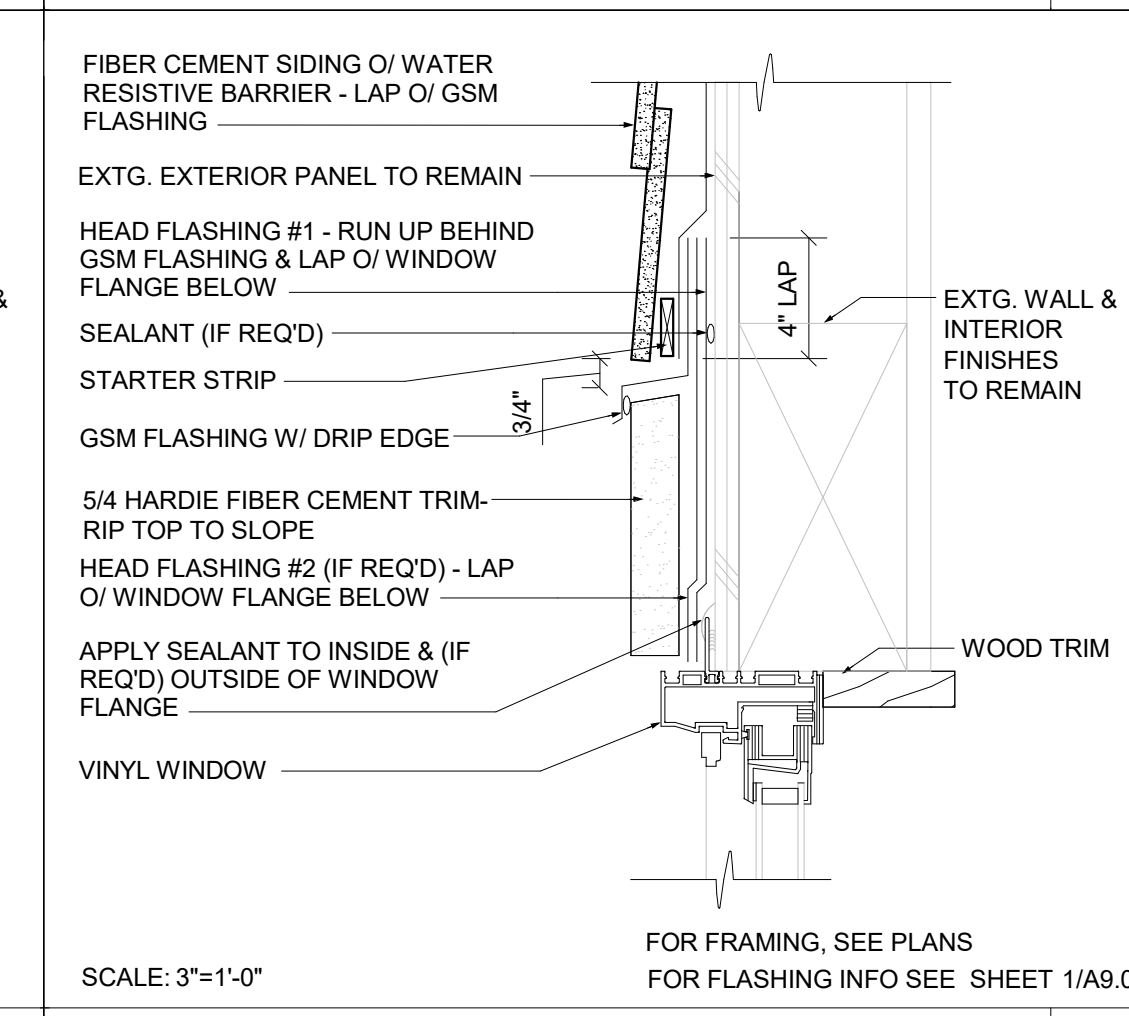
OUTSIDE CORNER - FIBER CEMENT LAP SIDING 8



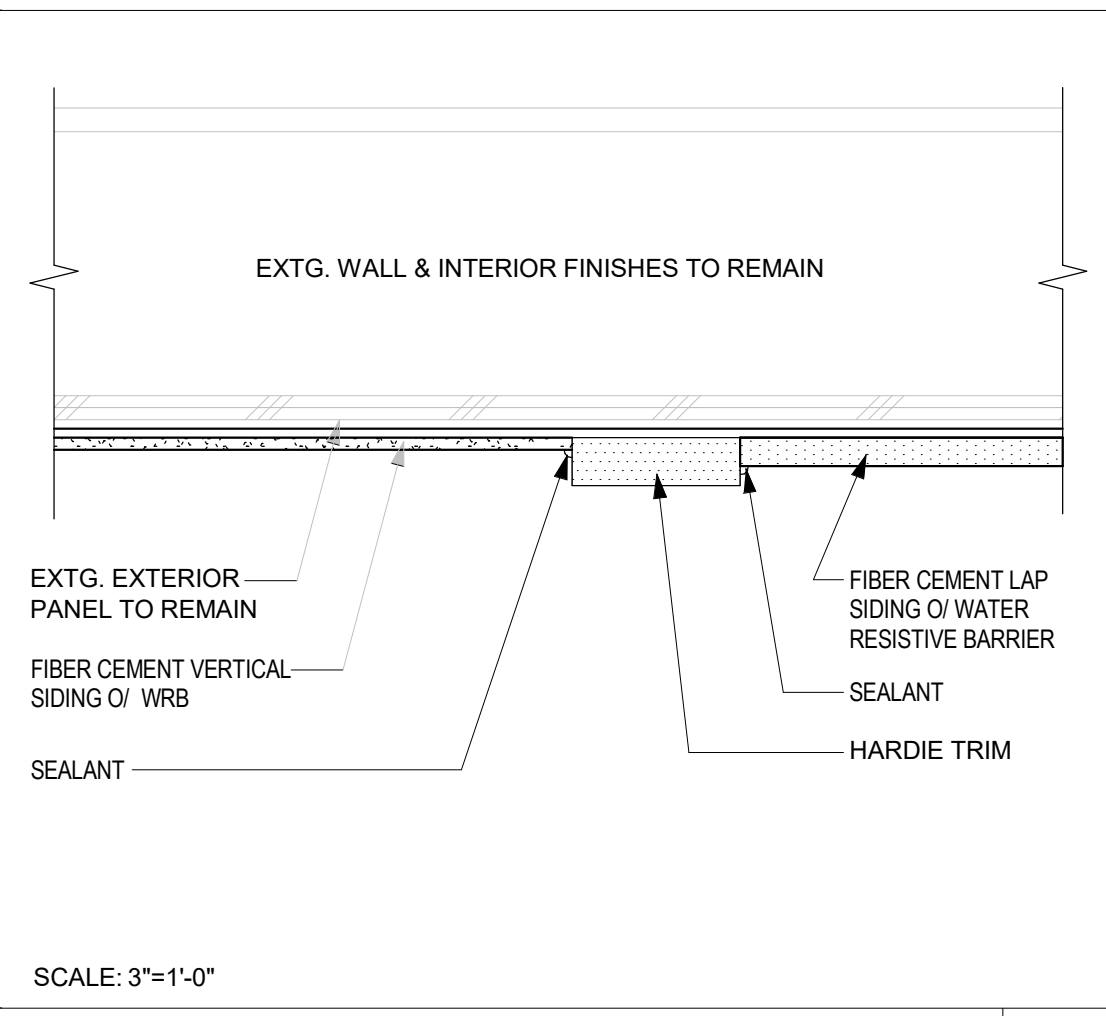
OUTSWING DOOR HEAD @ FIBER CEMENT VERTICAL SIDING 15



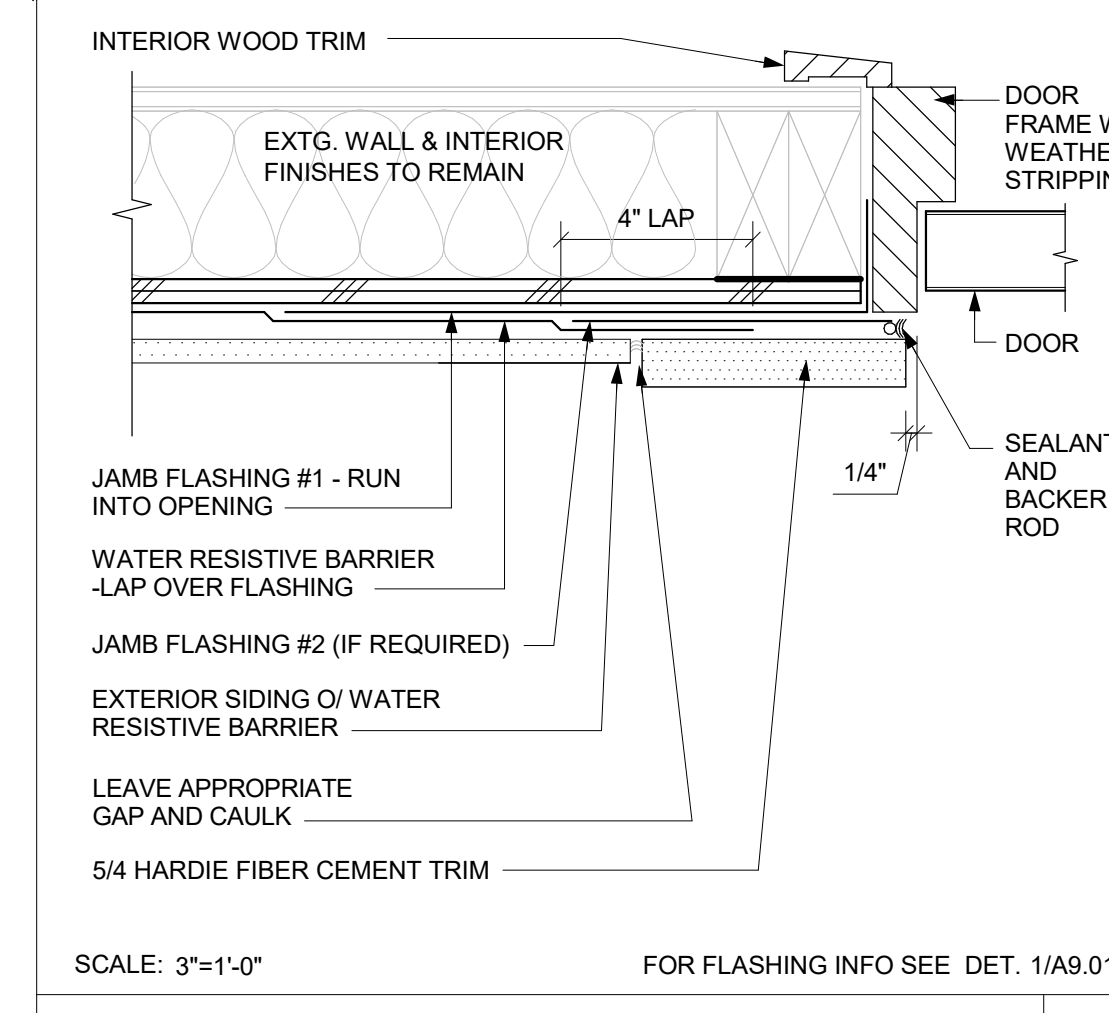
WINDOW HEAD - VERTICAL SIDING 11



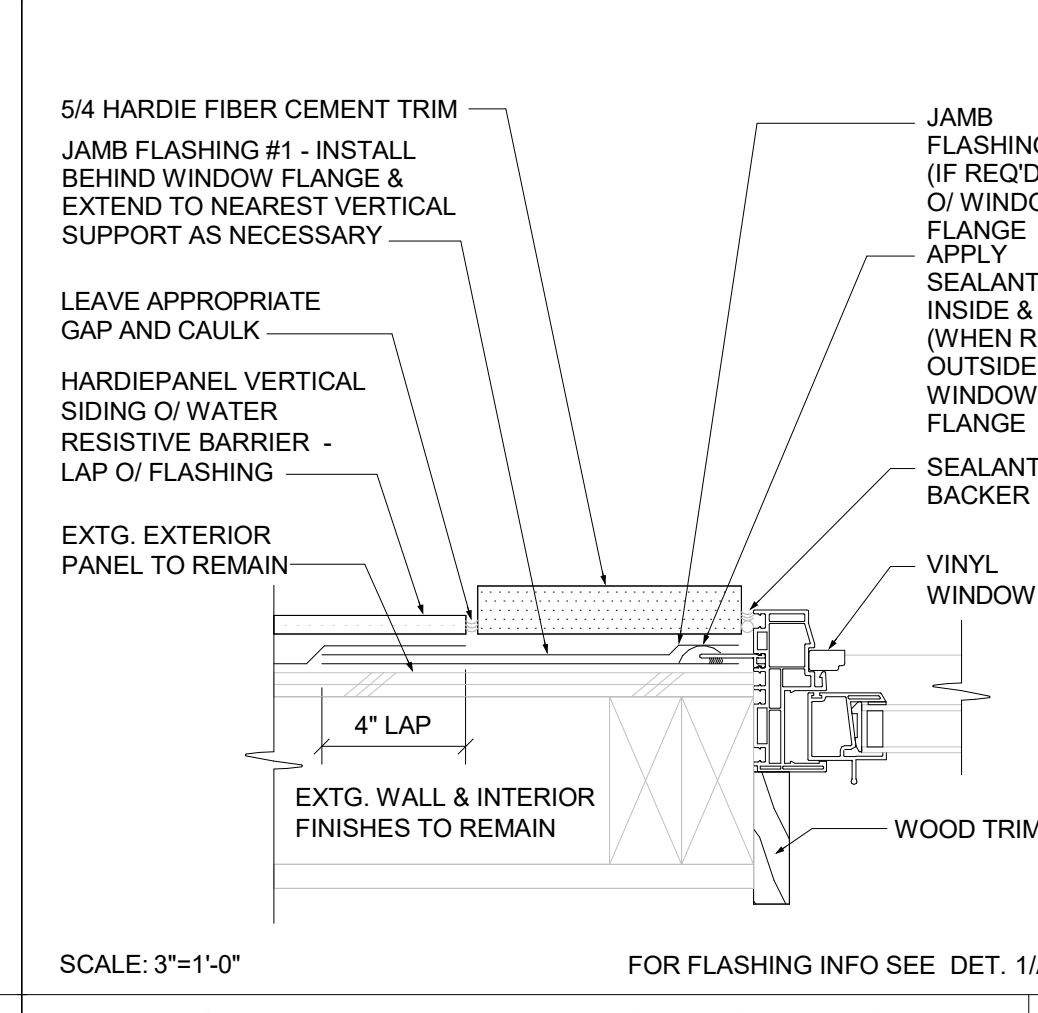
WINDOW HEAD - FIBER CEMENT LAP SIDING 7



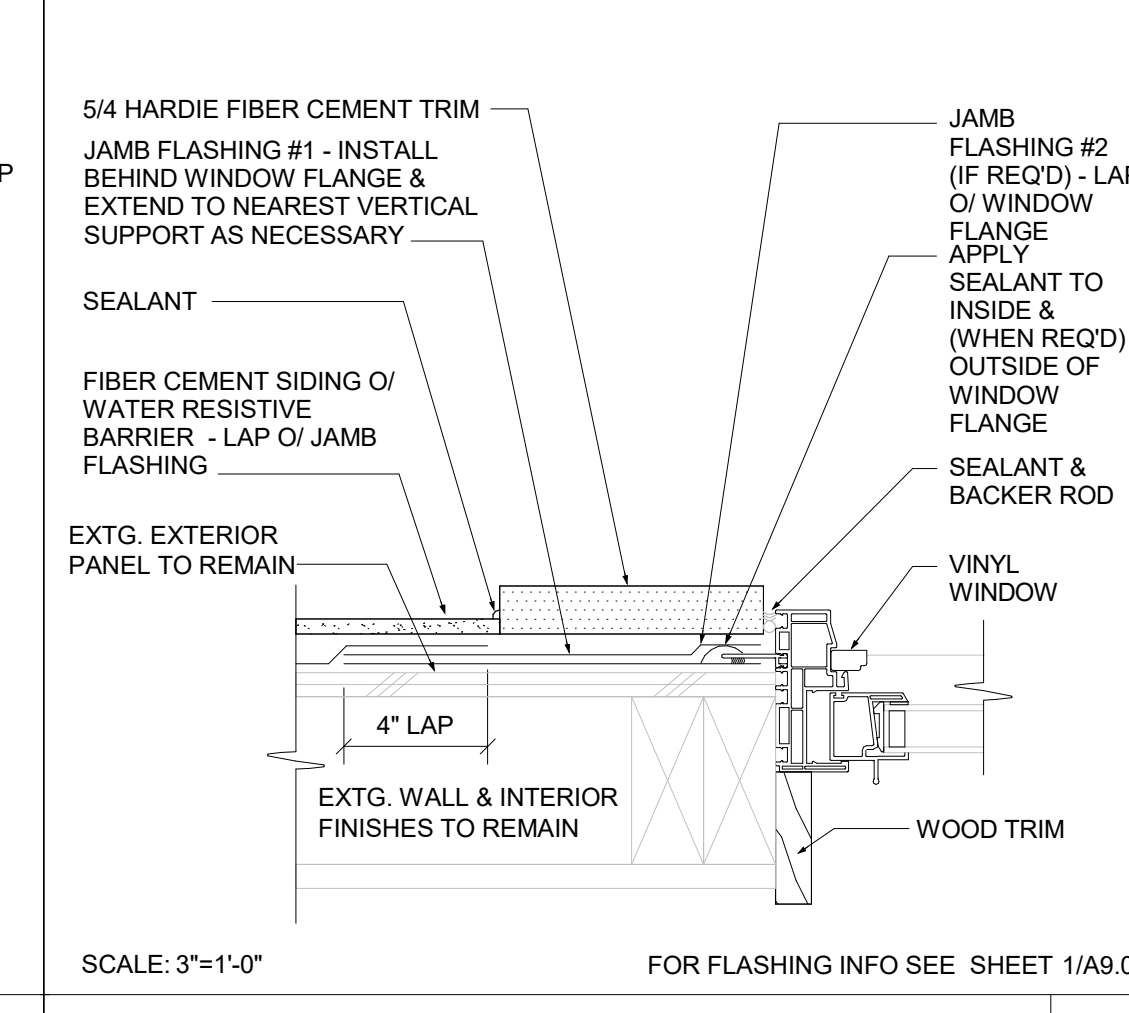
HORIZ. TRANSITION - VERTICAL SIDING TO LAP SIDING 3



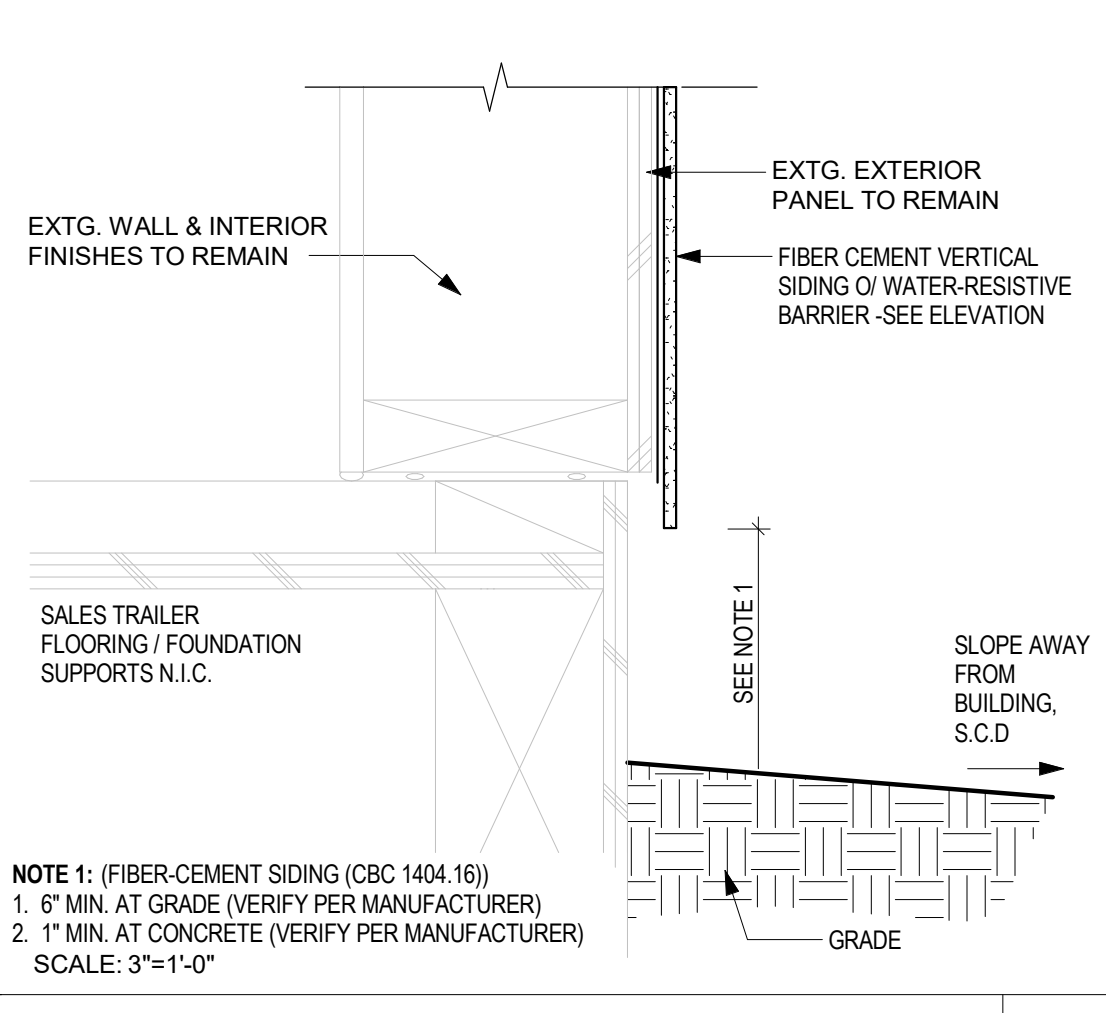
OUTSWING DOOR JAMB @ VERTICAL FIBER CEMENT SIDING 14



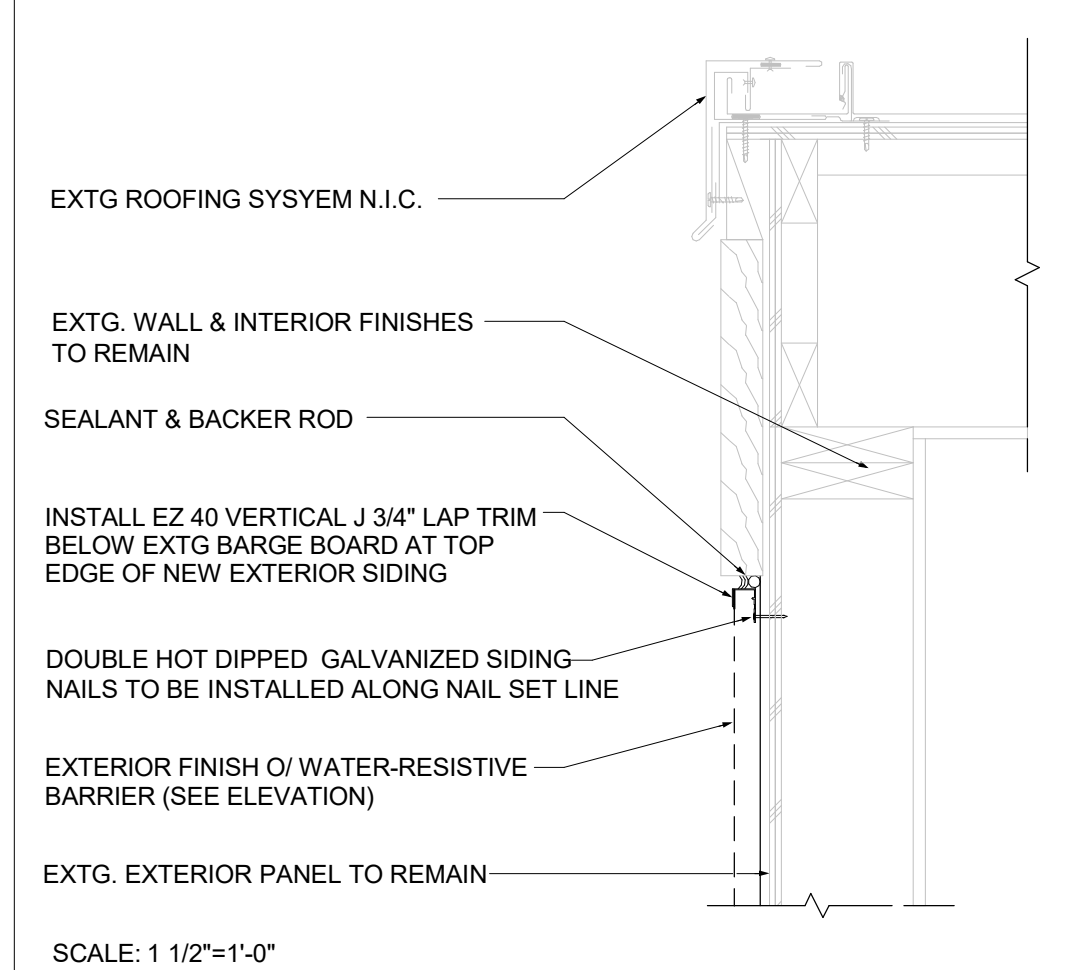
WINDOW JAMB - VERTICAL SIDING 10



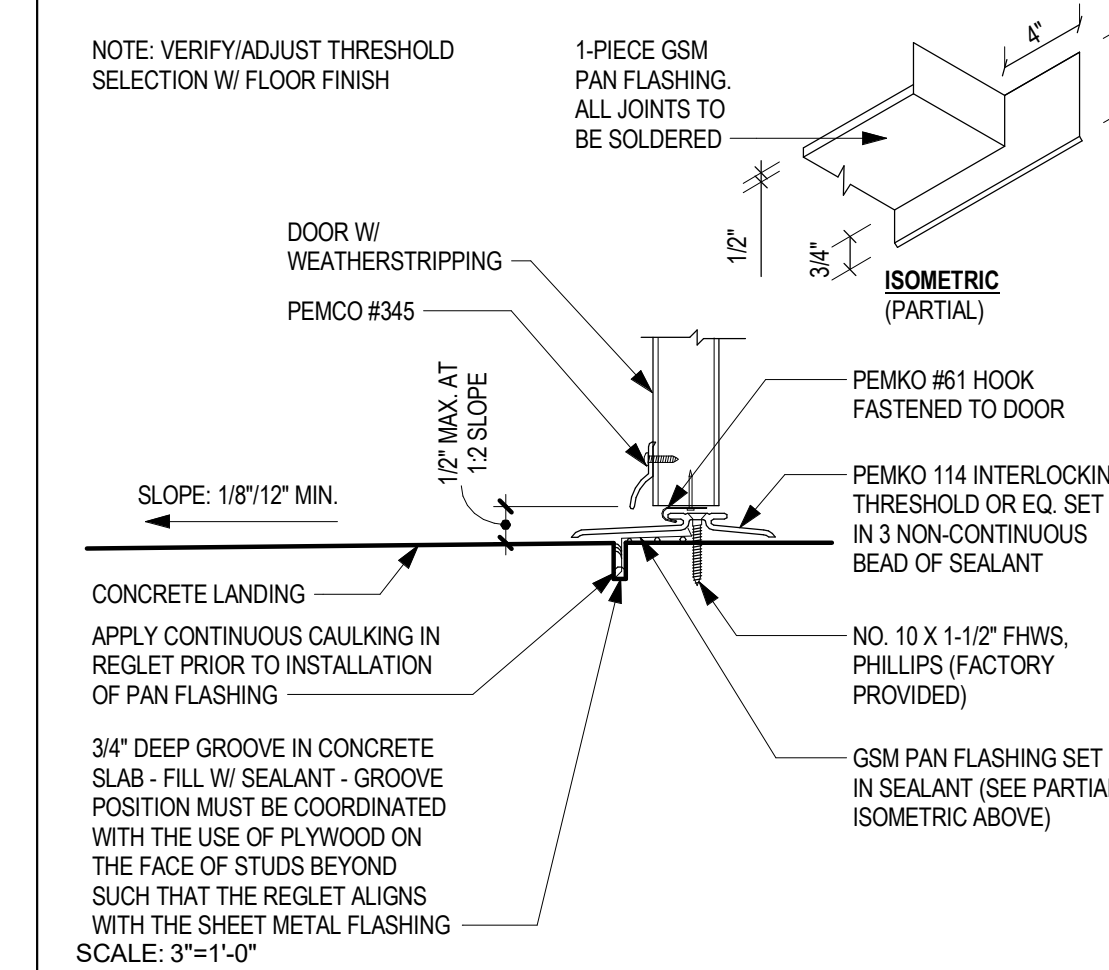
WINDOW JAMB - FIBER CEMENT LAP SIDING 6



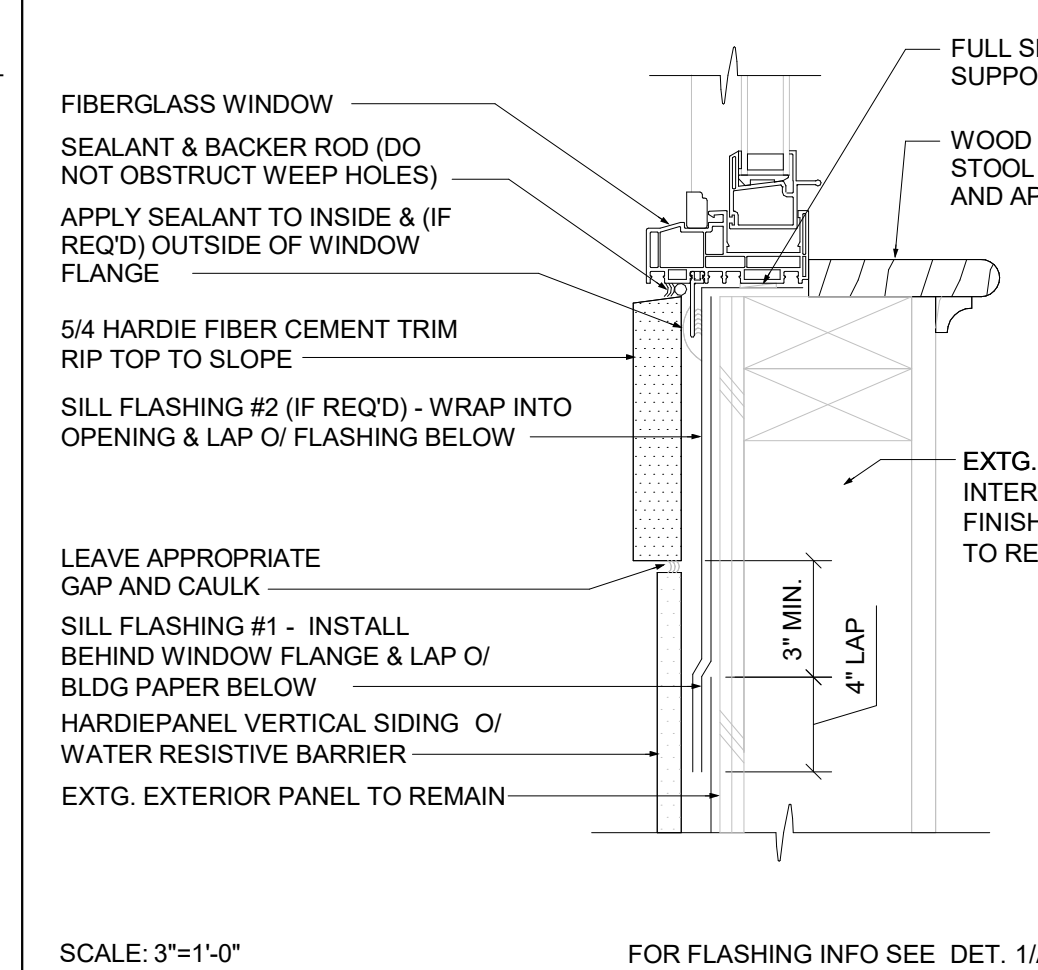
WALL SILL PLATE - FIBER CEMENT VERTICAL SIDING 2



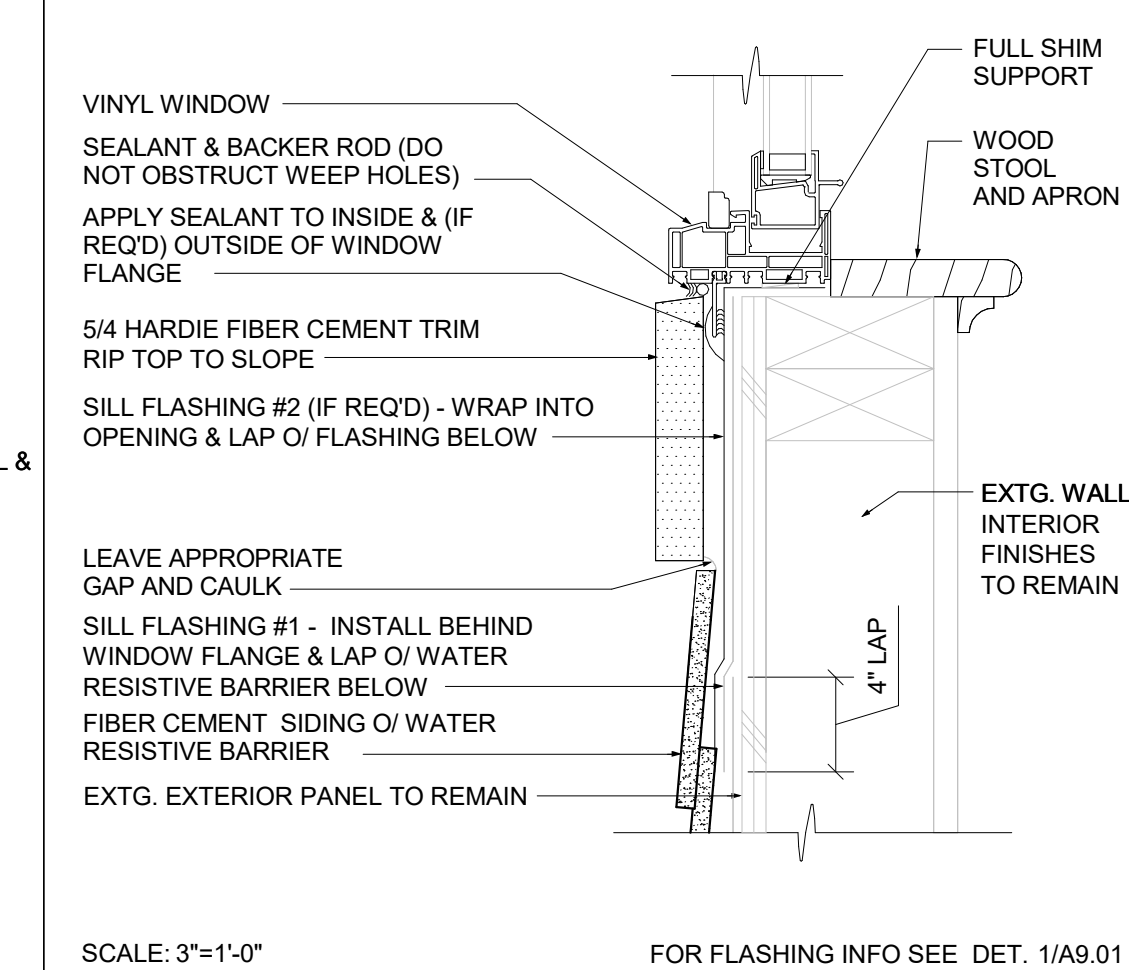
VERT TRANSITION - EXTG BARGE BD TO NEW SIDING 17



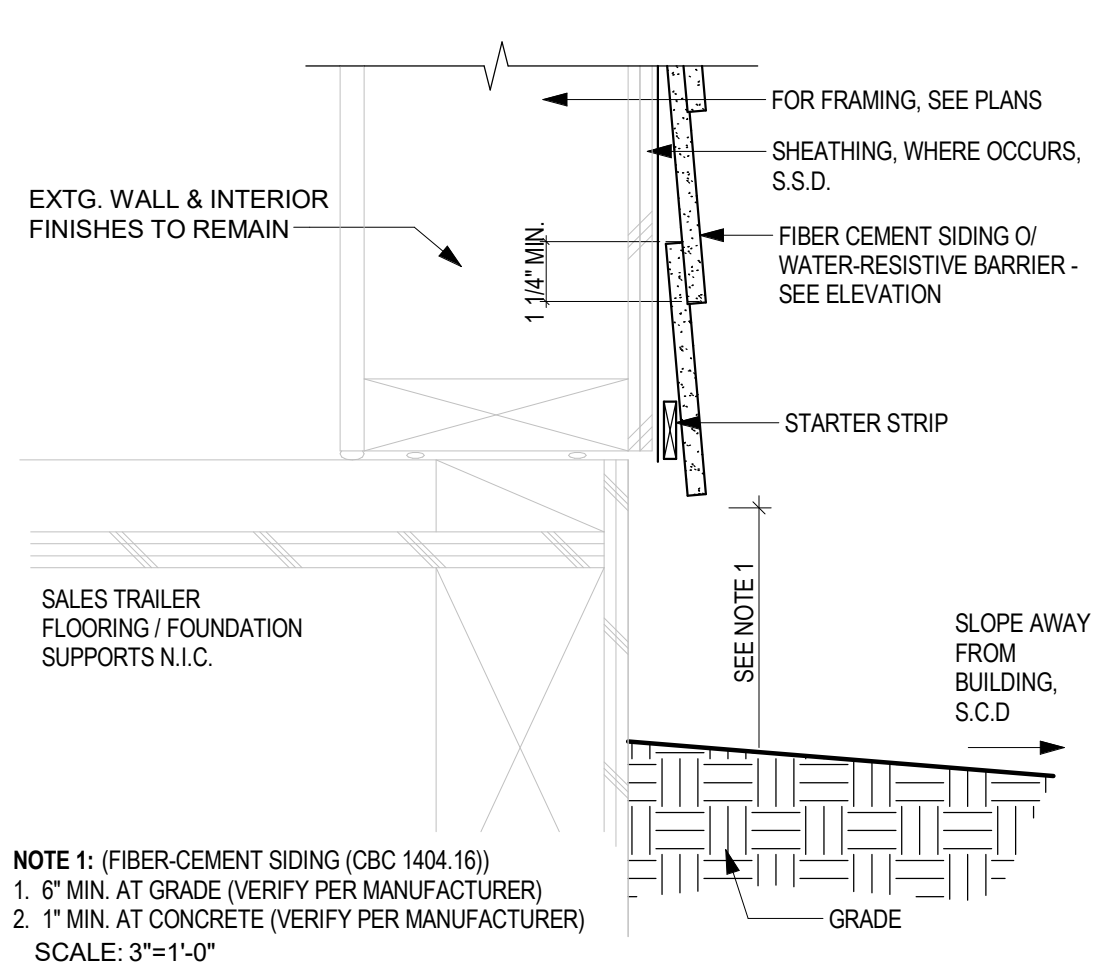
ACCESSIBLE ENTRY THRESHOLD 13



WINDOW SILL - VERTICAL SIDING 9



WINDOW SILL - FIBER CEMENT LAP SIDING 5

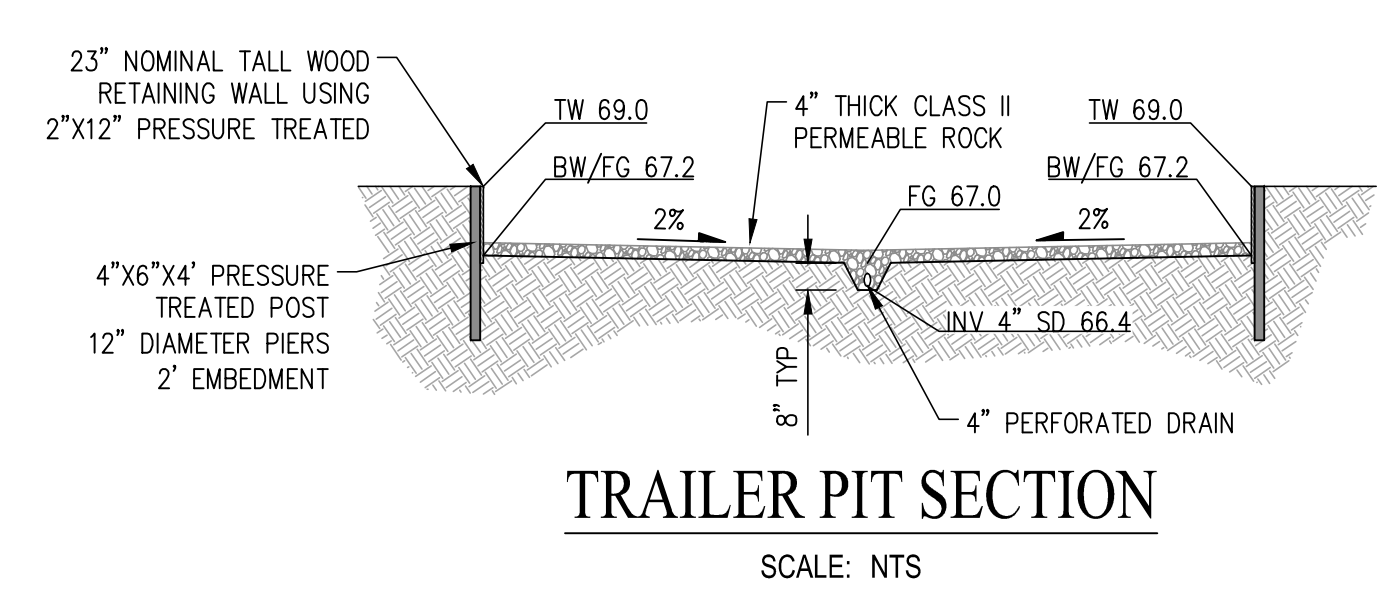
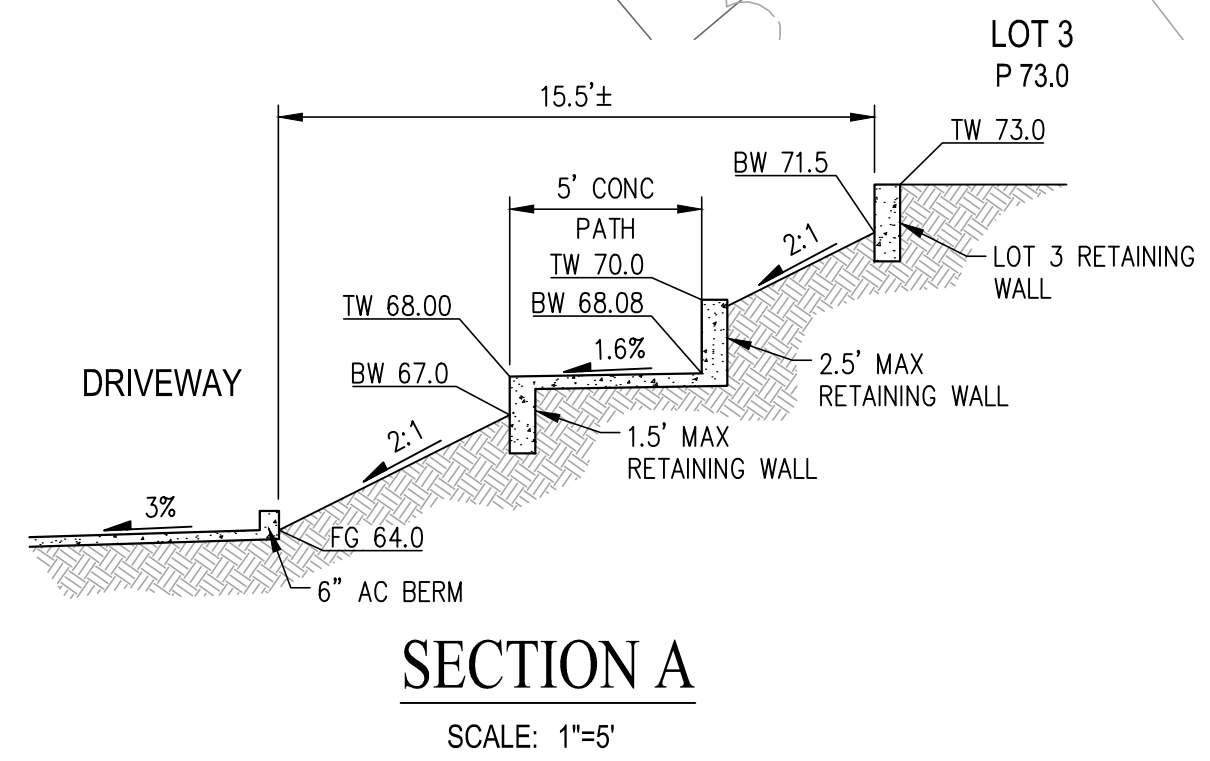
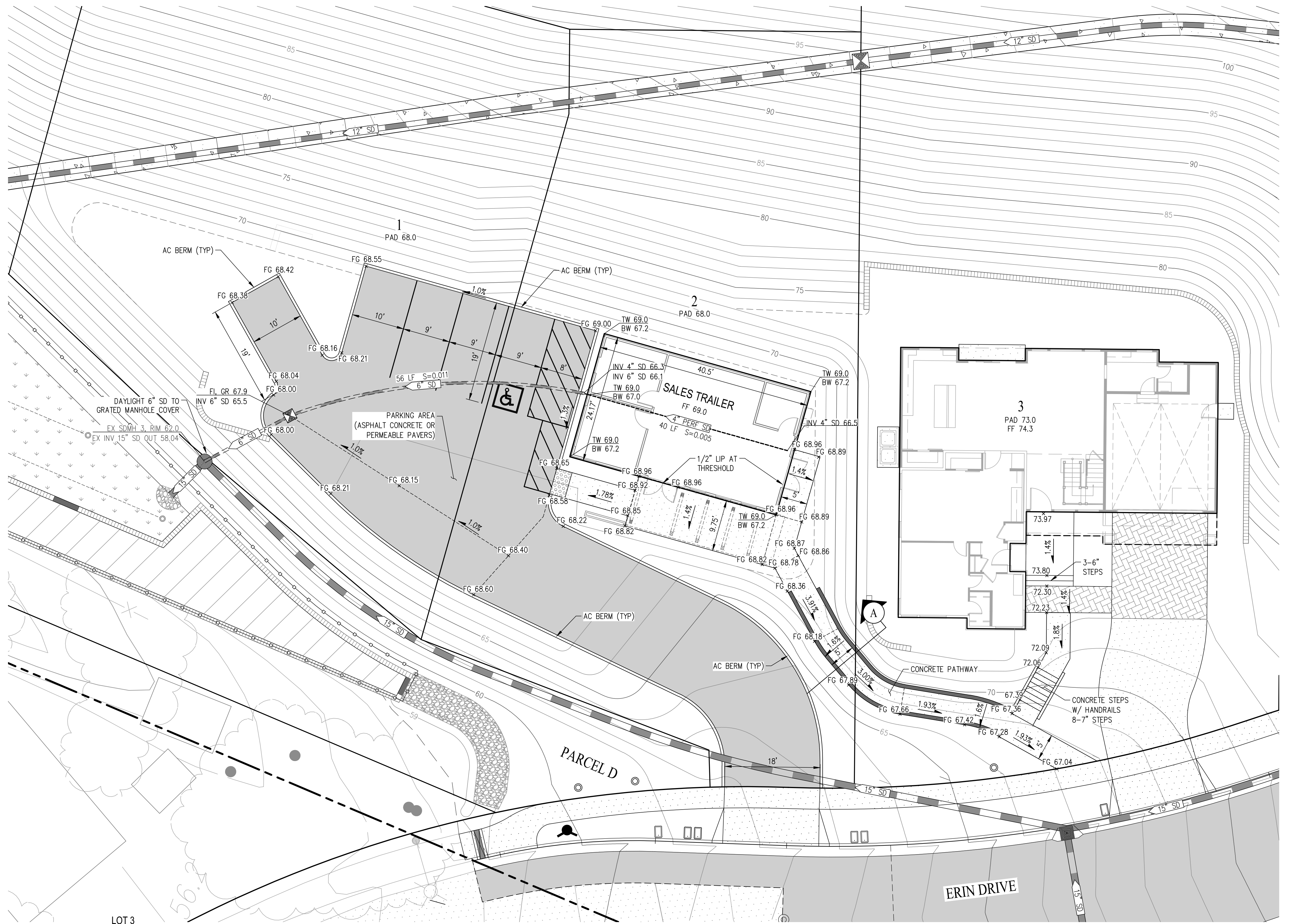


WALL SILL PLATE - FIBER CEMENT LAP SIDING 1



SEAL / SIGNATURE  
JOB NO. 1615.003  
DRAWN BW  
CHECK DW

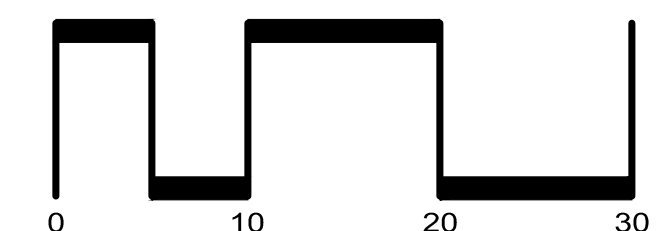
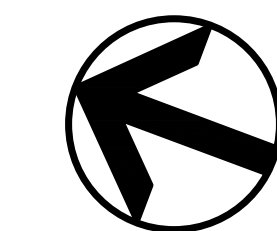
ARCHITECTURAL  
DETAILS



# MODEL COMPLEX EXHIBIT

## LEGACY AT LUCAS VALLEY

MARIN COUNTY CALIFORNIA  
SCALE: 1"=10' DATE: JANUARY 10, 2024



SAN RAMON • (925) 866-0322  
SACRAMENTO • (916) 375-1877  
WWW.CBANDG.COM  
CIVIL ENGINEERS • SURVEYORS • PLANNERS