LEGACY AT LUCAS VALLEY SALES CENTER TRAILER - TEMPORARY USE PERMIT HAVEN DEVELOPMENT 7 ERIN DRIVE SAN RAFAEL, MARIN COUNTY, CA

ABBREVIATIONS PROJECT DIRECTORY OWNER / APPLICANT HAVEN DEVELOPMENT COMPANY North 3223 CROW CANYON RD. Northeast Not In Contract Above Anchor Bolt N.E. N.I.C. N.T.S. N.W. NO. or # SAN RAMON, CA 94583 Asphalt Concrete Area Drain Not To Scale Northwest Number CONTACT: PREM DHOOT As Specified Audio / Visual A.S. A.V. APPROX ARCH. NOM. Nominal PHONE: (925) 856-7576 Approximate Architectural or Arched EMAIL: PDHOOT@HAVENCA.COM On Center Outside Diameter B.O.BM BLKG. BLW. Bottom of Bea ARCHITECT Blocking Below O.S.B. Oriented Strand Board Office DAHLIN GROUP, INC. BM. BTM. Beam Overhang Bottom 5865 OWENS DRIVE OPNG. OPP. Opening Opposite PLEASANTON, CA 94588 C. or C.W Cold Water Construction Joint or Control Join Pole CONTACT: ZAID ALZAID Ceiling Joist Precast Concrete or Pipe Column Center Line P.F.T PHONE: (925) 251-7314 Pre-fabricated Truss C.M.U. Concrete Masonry Un P.L. P. LAM. Property Line EMAIL: ZAID.ALZAID@DAHLINGROUP.COM Cement Plaster Plastic Laminate Ceramic Tile Cabinet P.T. P.T.D.F. PERF. PERP. PL. or P. PLYWD. PNL. PNT. Pressure Treated Pressure Treated Douglas I CANT C.B.C CLG. CLO. CLR. Cantilever California Building Co Perforated Perpendicular Ceiling Closet Plate Plywood Panel Paint Clear COL. CONC. COND. CONT. CPT. CSMT. CTR(D) Concrete Condenser Continuous Polished POL. Pair Carpet PREFAB Prefabricated Casement Center(ed) Point Quart Penny (nails) Drinking Fountain or Douglas Fir Riser or Right or Ridge Double Hung Double Right Hand Degree Department Diameter Diagonal Dimension Disposal Down Door or Drain Roof Joist Rough Opening R.W.L. RAD. or R. RD. Rain Water Leader DET. DIA. Radius Round or Road RECP. REF. REFR. RESIL. REV. RF. or R. Receptacle Reference Refrigerator(tion)(ant) Resilient Revision Dryer Downspout Dishwasher Roof DW. DWG(S) DWR, D. Rafter Drawing(s) Drawer RM Roo Resawn (Rough Sawn) RUB. Redwood Egress Window Each Electrical Elevatio South Equal S. or SH Shelf EQUIP. Equipment Etcetera S.A. S.A.F. Supply Air or Supply Air Grill Self Adhered Flashing EXIST or (E) EXP. JT. or E.J. Existing Expansion Joint S.C. Solid Core S.E. S.C.D. Southeast EXT Exterior See Civil Drawings S.E.D. See Electrical Drawings S.G. Forced Air Unit Single Glazed Floor Drain Fire Extinguisher Single Hung See Kitchen Drawings S.H. S.K.D. S.L.D. S.M. Finish Floor See Landscape Drawings Fiberglass Sheet Metal Floor Joist Face of Concre S.M.D. S.M.S. S.P.D. S.S.D. S.S. See Mechanical Drawings F.O.C F.O.F Sheet Metal Screw Face of Finish See Plumbing Drawings F.O.M. F.O. PLYWD Face of Masonry See Structural Drawings Sanitary Sewer or Select Structural Face of Plywood F.O.S. FDN. Face of Stud S.V. Sheet Vinyl Foundation S.W. SHR. Southwest, Shear Wall, or Stem Wall Shower Fixture or Fixed SHT. SHTNG. Sheathing FLUOR. Fluorescent Similar Fire-Retardant Treated Sink Footing Furring Skylight Sliding Specification FTG. FURR. SKLT SPECS. SPKR. Speaker Garbage Disposal G.D. G.F.I SQ. SQ. FT. or S.F. Square Ground Fault Interrupter Square Foot/Feet G.RAIL G.S.M. Guard Railing Galvanized Sheet Metal SQ. YD. Square Yard Stainless Steel Gage, Gauge Gallon Street or Stone GAL. GALV GAR. GL.B. STA. Stationary Galvanized STL. STOR. SUSP. SYM. Steel Garage Glass Block Storage Suspended GLULAM or G.L. GYP. BD. or G.B. Glue Laminated Gypsum Board Symmetrical Tread or Top H. or H.W. Hot Wate T. & B. T. & G. Top and Bottom Height Head Height H. HT. or HGT. Tongue and Groove Towel Bar or Telephone Board Hollow Core Trash Compactor Tempered Glass Hollow Metal Handrail Heating, Ventilation and Air Conditiong H. RAIL H.V.A.C. T.O.BM. T.O.C. T.O.F.F. T.O.P. T.O.R. T.O.S. T.O.S.F. T.O.S.W. T.O.W. T.O.W. Top of Beam Top of Curb or Concrete Hosebib HDR. HDWD. HOR. Header Top of Finish Floor Hardwood Horizontal Top of Plate or Top of Pavement Top of Roof Sheathing Top of Steel Top of Subfloor In Contrac Top of Stem Wall Inside Diameter Top of Wall IN. or " INCAD. T.N. T.R.A. Toe Nail Incandescen Toilet Room Accessories INFO. INSUL. Information Tube Steel Insulation Telephone Tempered Interior Insulated Glass Terrazzo Junction Bo TIT Toilet (Water Closet) JT. or J JST. or J Joint TYP Typical Joist Underwriter's Laborator Kiln Dried U.O.N. Unless Otherwise Noted Kitchen UR. Urinal Kickplate or King Post Vinyl Composition Tile Linear Fo VIF Verify In Field Lag Screw Laminate V.S.W. Vinyl Sash Window V.T. Vinyl Tile Lavatory Pound Vertical LB. or # VYL. Vinyl LNDY LVR. Laundry Louver West, Watt or Width With Minute Without W/O Machine Bolt Water Closet or Wall Coverings W.C. Medicine Cabinet W.F. Wood Frame or Wide Flange M.D.O. Medium Density Overlay W.O. W.P. When Occurs M.R. Moisture Resistant Waterproof or Work Point M.R. MATL. MAX. MECH. MEMB. MET. or MTL MF. Machine Screw W.P.M. W.R. Waterproof Membrane Material Water Resistant Maximum W.S. Weather-stripping Mechanical W.S.W. W.W.M. Wood Sash Windo Membrane Metal Metal Frame Welded Wire Mesh WASH WD. Washer Wood MFR. Manufacture WDW. WT. Window Minimum Weight MIR. Mirror

MISC.

MUL. MULT.

Miscellaneous

Mullion

Multiple

Manufactured Supplied

XYZ

STRUCTURAL ENGINEER **RISE DESIGN GROUP** 1516 OAK STREET SUITE 305 ALAMEDA CA, 94501

CONTACT: STEVE FEDEWA PHONE: (925) 413-3378 EMAIL: STEVEF@IDS-ENG.NET

LANDSCAPE ARCHITECT GATES + ASSOCIATES 1655 N MAIN STREET, SUITE 365 WALNUT CREEK, CA 94596

CONTACT: DANIEL SHAFIR-SCHORR PHONE: (925) 736-8176 EMAIL: DANIEL@DGATES.COM

CIVIL ENGINEER CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 CONTACT: DAN JOHNSON PHONE: (925) 866-0322 EMAIL: DJOHNSON@CBANDG.COM





DRAWING INDEX

GENERAL DRAWINGS

01-G0.01-T	TITLE SHEET
02-G141	SITE ACCESSIBILITY NOTES & DIAGRAMS (CBC 11
03-GN1.1	2022 CBC ARCHITECTURAL SPECIFICATIONS
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04-A0.01-T	SITE PLAN
05-A1.01-T	FLOOR AND ROOF PLAN, TRAILER
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-A1.51-T	ELEVATIONS, TRAILER
-A9.00	ARCHITECTURAL WUI & DETAIL NOTES
-A9.01	ARCHITECTURAL DETAILS
-A9.02	ARCHITECTURAL DETAILS

CIVIL DRAWINGS

10-C1.0 MODEL COMPLEX EXHIBIT



PROJECT INFORMATION

JURISDICTION: CONSTRUCTION TYPE: OCCUPANCY: TYPICAL ASSEMBLIES: WILDFIRE REQUIREMENTS:

MARIN COUNTY B OCC. (SALES TRAILER BY OTHERS) NON-RATED CONSTRUCTION LESS THAN 5'-0" FROM PROPERTY LINE COUNTY OF MARIN, URBAN WILDLAND INTERFACE. SEE SHEET A9.00 FOR WUI PLAN & DETAIL NOTES.

PROJECT DESCRIPTION

DRAWINGS INCLUDED IN SET ARE FOR EXTERIOR REVISIONS TO PREMANUFACTURED TEMPORARY SALES TRAILER ONLY. STRUCTURALLY INDEPENDENT COVERED PATIO IS UNDER SEPERATE PERMIT.

DATA TABLE LOCATED ON SHEET A1.01 - T

CODE REFERENCES

CALIFORNIA BUILDING STANDARDS CODE 2022 CBC (CALIFORNIA BUILDING CODE) 2022 CMC (CALIFORNIA MECHANICAL CODE) 2022 CPC (CALIFORNIA PLUMBING CODE) 2022 CEC (CALIFORNIA ELECTRICAL CODE) 2022 CFC (CALIFORNIA FIRE CODE)

2022 CENC (CALIFORNIA ENERGY CODE) 2022 CGBSC (CALIFORNIA GREEN BUILDING STANDARDS CODE)

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES

GENERAL NOTES

- 1. ALL WEATHER FIRE ACCESS ROADS AND FIRE HYDRANTS SHALL BE COMPLETED PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
- ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE. BUT ARE NOT LIMITED TO: <u>CALIFORNIA ENERGY CODE</u>; <u>CALIFORNIA BUILDING</u> <u>CODE</u>; <u>CALIFORNIA ELECTRIC CODE</u>; <u>CALIFORNIA PLUMBING CODE</u>; <u>CALIFORNIA MECHANICAL CODE</u> AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY THE GOVERNING AGENCIES.
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT.
- 4. THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT. 5. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY:
- COMPANY : ENGEO INCORPORATED REPORT NUMBER: 13971.000.001 DATE: REVISED OCT 31, 2019 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH
- ALL RECOMMENDATIONS OF THE SOILS REPORT FOR CONSTRUCTION, GRADING, AND FOUNDATION INSPECTION. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL HAVE THE SOILS ENGINEER REVIEW AND APPROVE IN WRITING THAT THE FOUNDATION AND SITE DESIGN ARE IN CONFORMANCE WITH THE SOILS REPORT. THE WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE SHALL HAVE
- ATTACHED A PIPE WHICH WILL RUN OUTSIDE THE BUILDING WITH THE END OF THE PIPE BETWEEN 6 AND 24 INCHES ABOVE GRADE AND POINTED DOWN. (<u>CPC 608.5 (3)</u>) CLEARANCES OF LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS
- SHALL BE AS SPECIFIED IN THE LISTING. UNLISTED APPLIANCES CLEARANCES SHALL COMPLY WITH THE CALIFORNIA MECHANICAL CODE (<u>CMC 303</u>). THE DOCUMENTS CONTAINED HEREIN HAVE BEEN PREPARED
- SPECIFICALLY FOR USE ON THE PROJECT ON LEGACY AT LUCAS VALLEY, SAN RAFAEL, CA ONLY. RE-USE OF THESE DOCUMENTS IN ANY WAY (MODIFIED OR UNMODIFIED, COMPLETE OR INCOMPLETE) TO CONSTRUCT IN A DIFFERENT LOCATION WITHOUT THE SIGNATURE OF ARCHITECT ON DOCUMENTS THAT ARCHITECT SPECIFICALLY PREPARES FOR AN ALTERNATE LOCATION SHALL BE AT HAVEN DEVELOPMENT SOLE RISK. ARCHITECT ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE DOCUMENTS
- ARCHITECTURAL DESIGN SHOWN IN THE BUILDING PERMIT PLANS MATCH THE PLANS APPROVED BY THE CITY COUNCIL / ZONING ADMINISTRATOR. ANY CHANGES MUST BE CLEARLY NOTED.
- 10. STRUCTURAL PLANS ARE CONSISTENT WITH THE ARCHITECTURAL PLANS. IN THE EVENT OF A DISCREPANCY BETWEEN THE STRUCTURAL PLANS AND THE ARCHITECTURAL PLANS, THE ARCHITECTURAL PLANS SHALL TAKE PRECEDENCE, AND REVISED STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE BUILDING INSPECTION DIVISION.

<u>SITE NOTES</u>

- THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- ALL ROOF DRAINAGE SHALL BE PIPED TO APPROVED DRAINAGE FACILITY. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.



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





7 ERIN DRIVE SAN RAFAEL, MARIN COUNTY, CA **ISSUE DATE 01.10.2024**





TITLE SHEET



1. Signs and Identification (2022 CBC Section 11B-216) (11B-502.6) (11B-703.7.2.1) SEE DETAILS ON SHEET G141

- Signage for each accessible facility. Α. Building directories. Identifying accessible facilities such as
- restrooms and elevators. Braille (only when required): (11B-703.3 & 11B-703.4) C.
 - C.1. Contracted Grade 2 Braille. C.2. Domed or rounded shape dots shall be 0.1" on centers in same cell with 0.3" on center between correspondingdots in adjacent cells, dot height (0.025" to 0.037"), dot base diameter (0.059" to 0.063"), distance between corresponding dots from one cell directly below (.0395" to 0.40") on center. Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered. Braille shall be separated 3/8" min. and 1/2" max. from raised borders and decorative elements. If multi-lined text braille to be placed and separated 3/8" below the entire text.
- D. Raised characters (11B-703.2) and pictograms (only when required):
 - D.1. Character style: Sans Serif (11B-703.2.3) D.2. Case: Upper Case Characters. (11B-703.2.2) D.3. Raised characters depth: 1/32" minimum.
 - (11B-703.2.1) D.4. Raised character height: 5/8" minimum, and 2"
 - maximum. (11B-703.2.5)
 - D.5. Pictograms shall have a field height of 6" minimum.Characters and braille shall not be located
 - in the pictogram field. (11B-703.6)
 - D.6. Finish and Contrast: Characters and symbols are
 - required to contrast with their background and shall have a non-glare finish. (11B-703.6.2
- &11B-703.7.1). Tactile characters on signs shall be located 48" min. above E. the finished floor or ground surface, measured from the
 - baseline of the lowest Braille cells and 60" max. above the finish floor or ground surface measured from the baseline of the highest line of raised characters per (CBC section 11B-703.4.1)

2.Entrances

- (2022 CBC Section 11B-206.4)
- A. Entrances doors, doorways, and gates shall comply with Section 11B-404 and shall be on an accessible route complying with Section 11B-402.
- 1. All Entrances and exterior ground floor exits to buildings and facilities shall comply Section 11B-404. (Many exceptions)

3. Protruding Objects / Headroom

(2022 CBC Section 11B-307)

- Headroom: Vertical clearance of 80" high min. in all Α. exterior or interior way of passage for pedestrian travel including
- but not limited to, walks, hallways, corridors, courtyards, elevators, platform lifts, ramps, stairways and landings. (11B-307.2)
- Protruding objects with leading edges more than 27" and not more than 80" above the finished floor may project 4" max. horizontally into circulation path. (11B-307.2). Exception: handrails permitted to project 4 1/2" max.
- C. Freestanding objects mounted on posts or pylons between 27" and 80" above floor may project 12"
- maximum. (11B-307.3) D. Protruding objects not to reduce the clear width of an
- accessible route or maneuvering space. (11B-307.5).)

19. Doors, Doorways, and Gates

(2022 CBC Section 11B-404 & Figures 11B-404.2.3 & 11B-404.2.4.1)

See details on Sheet G141:

- A. Level and clear space on swing side: 60" at 90 deg. to door in closed position.
- B. Level and clear space on side away from swing: 48" at 90 deg. to door in closed position. 44" if no closer and approach can be made from latch side. (11B-404.2.4 & Table 11B-404.2.4.1)
- C. Space provided past strike edge of door on swing side: 18" for interior doors, 24" for exterior doors.
- D. Space provided past strike edge on push side of door: 12" if door is equipped with both a latch and closer.
- E. Width: 32" min. clear opening (36" door) measured from face of door and the stop, with door open 90 degrees. (11B-404.2.3 & Figure 11B-404.2.3).
- F. Height: 80" min.
- G. Pair of doors at least one active door to be 32" min. clear width when open at 90 deg. (11B-404.2.2)
- H. No revolving doors, revolving gates, and turnstiles shall be part of an accessible route. (11B-404.3.7)
- I. 10" smooth uninterrupted surface at the bottom, on the push side of door or gate extending the full width. (11B-404.2.10)

20. Hardware & Operable Parts

- (2022 CBC Section 11B-309 & 11B-404) A. Door handles in any position, pulls, latches, locks, and other operable parts including key pads, card or fob readers shall be accessible. Operable parts of such hardware shall be 34"min.
- and 44" max. above the finished floor or ground. (11B-404.2.7) B. Operation: Operable parts shall be operable by a single effort, no tight grasping, tight pinching or twisting of the wrist (levers,
- push-pulls, or panic devices are O.K.). (11B-309) C. Allowable closer pressure: (11B-404.2.9) a. Interior & Exterior doors: 5 lbf maximum.
- b. Fire doors (if required): 15 lbf maximum D. Thresholds: Maximum height of 1/2". (11B-404.2.5) Changes
- between 1/4" and 1/2" must be sloped 1:2 max. (11B-303.3)
- E. Closer timing min. 5 seconds from 90 deg.-12 deg. from latch. (11B-404.2.8)
- F. Provide lever actuated latches or locks that are curved with a return to within 1/2" of the door to prevent catching of clothing. G. Where sliding doors are in full open position, operating hardware shall be exposed and useable from both sides per
- Section 11B-404.2.7.



DIVISION 00 - CONDITIONS OF CONTRACT NEMA National Electrical Manufacturers

0.01 Terminology

A. Referenced Organizations.

ACI American Concrete Institute (www.concrete.org)

- AISC American Institute of Steel Construction
- (www.aisc.org) AITC American Institute of Timber Construction
- (www.aitc-glulam.org)
- ANSI American National Standard Institute
- (www.ansi.org) APA American Plywood Association
- (www.apawood.org)
- ASHRAE American Society of Heating, Refrigeration, and Air Conditioning Engineering (www.ashrae.org)
- ASTM American Society for Testing and Materials (www.astm.org)
- AWI Architectural Woodwork Institute (www.awinet.org)
- AWS American Welding Society (www.aws.org)
- AAMA Architectural Aluminum Manufacturers' Association (www.aamanet.org)
- CRI Carpet and Rug institute (www.carpet-rug.org) TPI Truss Plate Institute (www.tpinst.org) CEC California Energy Commission (www.energy.ca.gov)
- CRSI Concrete Reinforcing Steel Institute
- (www.crsi.org) FS Federal Specification
- (http://apps.fss.gsa.gov/pub/fedspecs/) GA Gypsum Association (www.gypsum.org) GANA Glass association of North America
- (www.glasswebsite.com) ICC International Code Council (www.iccsafe.org) NIST PS National Institute of Standards and
- Technology, Product Standards (www.nist.org)
- · Definitions.
- 1. Contract Documents: The Contract Documents shall include the drawings, specifications, structural calculations, soils report, and California Energy Code compliance forms. These documents are intended to supplement and complement each other. In case of conflict, contact the Architect.

Association (www.nema.org)

(www.nfpa.org)

(www.nfrc.org)

NFPA National Fire Protection Association

Association (www.nofma.org)

NPCA National Paint and Coatings

Association (www.npca.org)

Association (www.nrca.net)

Association (www.wdma.com)

America (www.pdca.org)

(www.smacna.org)

(www.tcna.org)

(www.ui.com)

(www.wclib.ora)

(www.wwpa.org)

WI Woodwork Institute

WDMA National Wood Window and Door

PDCA Painting and Decorating Contractors of

SDI Steel Door Institute (www.steeldoor.org)

TRI Tile Roofing Institute (www.tileroofing.org)

WCLIB West Coast Lumber Inspection Bureau

WWPA Western Wood Products Association

SMACNA Sheet Metal and Air Conditioning

Contractors National Association

TCNA Tile Council of North America

UL Underwriters' Laboratories Inc.

(www.woodworkinstitute.com)

NRCA National Roofing Contractors

NFRC National Fenestration Rating Council

NOFMA National Oak Flooring Manufacturers

- 2. Owner: The term "Owner" shall mean the Owner or the Owner's authorize representative(s). 3. Contractor: The term "Contractor" shall mean the general contractor or the general contractor's authorized representative(s).
- 4. Architect: The term "Architect" shall mean DAHLIN or DAHLIN's authorized representative(s).
- 5. Engineer: The term "Engineer" shall mean the structural engineer or the structural engineer's authorized representative(s).
- 6. Builder: The term "Builder" shall mean a person or entity who is both an Owner and
- Contractor, and whose responsibilities are for both Owner and Contractor.
- **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. Drawings and specifications represent finished structure. The contractor shall be responsible for means and methods of construction including shoring and temporary bracing and shall take all necessary measures to insure the safety of all persons and structures near or adjacent to the site. Care shall be taken to protect from any damage all trees and vegetation on the site and on adjoining properties. Any trimming or other alteration done to trees shall be done so only by

approval of the Owner. • The Architect will not be providing the Owner with regular on site contract administration and is available only at request of the Owner. The Contractor is solely responsible for the quality control and construction standards for this project.

• These plans are for general construction purposes only. They are not exhaustively detailed nor fully specified. The drawings were prepared to a level of completion satisfactory for building permit purposes and for construction by a knowledgeable and experienced contractor. The Contractor is responsible for preparation of any supplemental details, product specifications, coordination and installation of all materials and equipment.

• Mechanical, electrical, and plumbing systems are shown for intent only. These systems shall be design/build by the Contractor. The Contractor shall be responsible for all necessary permits, drawings, calculations, and California Energy Code requirements.

• These drawings and specifications are divided into sections for convenience only. Contractors, subcontractors and materials suppliers shall refer to all relevant sections in bidding and performing their work and shall be responsible for all aspects of the work regardless of where the information occurs in the drawings.

· Clean-Up: The Contractor will remove all debris from the building site and in general keep the work as clear of rubbish as possible during the course of the work. Before filing the Notice of Completion, the building will be fully cleaned, including all glass polished, floors scrubbed and cleaned, and the building shall be suitable for immediate occupancy by Owner.

1.02 Quality Control

· All work shall comply with applicable requirements of all governing codes, regulations and ordinances. These shall include the latest adopted editions of: The California Building Code (CBC), California Electric Code (CEC), California Plumbing Codes (CPC), California Mechanical Code (CMC), California Energy Code (CENC), California Green Building Standards Code (CAL Green), OSHA regulations, and all other health and safety codes, ordinances and requirements adopted by governing agencies. In the case of conflicts between these regulations and the contract documents, the most restrictive shall apply.

• 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. All areas of question shall be brought to the attention of the Architect in writing before commencing any work and/or submitting any bid. Commencement of any work shall constitute acceptance by the Contractor of all conditions affecting work.

• Workmanship throughout shall be of the highest quality of each trade involved.

• The Contractor, before commencing work, shall notify the Owner in writing of any work that cannot be fully guaranteed or executed within the intent of the drawings prior to the bid submittal. • All construction shall be in strict conformance with manufacturers' latest written specifications. All discrepancies between these specifications and the contract documents prepared by the Architect and his consultants shall be brought to the attention of the Architect before commencing

• Reference to product manufacturer or trade names are for minimum performance standards only. Submittal equals may be allowed upon approval by the Architect. Material and detail substitutions made by the Contractor without written approval by the Architect shall void any responsibility or liability of the Architect as to performance, repair cost, ancillary damage or the performance of related materials and details.

• Cutting and patching includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and patching required to restore surfaces to their original condition. Use materials for cutting and patching that are identical to existing materials. • Do not cut and patch structural work in a manner that would result in a reduction of load carrying capacity or load-deflection ratio. Submit proposal and obtain Architect's and Engineer's approval before proceeding with cut and patch of structural work.

• Quality control services include inspections and tests performed by independent agencies and governing authorities, as well as by the Contractor. Inspection and testing services are intended to determine compliance of the work and the requirements specified. Approval by a building official does not mean approval or failure to comply with the contract documents. Inspections and testing shall be performed at the request of the Owner, the Architect and/or governing agencies and as set forth in these documents. Quality control services are the Contractor's responsibility, including those specified to be performed by an independent agency and not by the contractor. The Contractor shall employ and pay any independent agency, testing laboratory or other qualified firm to perform quality control services specified. Where results of inspections or tests do not indicate compliance with the contract documents, the Contractor shall be responsible for any repair, replacement, correction and re- test that is required.

• All dimensions shall take precedence over scale shown on the plans, sections, and details. Dimensions are to face of studs, face of foundation, face of concrete block, top of sheathing, top of slab, or center of openings, U.O.N. Do not scale drawings. Contractor shall verify all dimensions and review any conflicts or discrepancies with the Architect prior to commencement of work.

DIVISION 02 - EXISTING CONDITIONS This Section not used.

DIVISION 03 - CONCRETE

- 01 Quality Control addition to complying with all pertinent codes and regulations, comply with all applicable provisions of the latest editions of:
- a. AQ 301 "Specifications for Structural Concrete for Buildings" b. ACI 18 "Building Code Requirements for Reinforced Concrete" c. CRSI "Manual of Standard Practice"
- d. See Structural Engineer's drawings for additional requirements. 3.02 General Requirements · Provide expansion and control joints in all exterior concrete slabs. Spacing c
- industry standard (UQ.N.). Verify joint layout with Architect. • Refer to architectural and structural drawings for all moulds, grooves and ornamental clips, location of sleeves, inserve, etc. to be cast in concrete and for extent of g pressions, curbs and
- ramps. Finishes:
- a. Il driveways, sidewalks, and stairs shall receive broom-smooth finish (U.O.N).

DIVISION 04 - MASONRY

4.01 Quality Control Grout for precast concrete: ASTM A1 concrete. 4.02 General

Mortar ioint exposed to Bond shall be

DIVISION 05 - METALS

5.01 General Requirements wood shall have malleable iron washers if exposed or cut · All bolt heads and nuts that bea

washers if concealed. · Exposed welds shall be ground smooth.

• Shop paint structural steel work , except those members or portions of members to be embedded in concrete or mortar. Paint me initial 2" of embedded areas only. Do not paint surfaces which are to be welded or high strength olted with friction type connections. After installation welded and other abraded areas shall be touched up. On surfaces inaccessible ofter assembly or erection, apply two (2) coats of the specified primer. - All exterior steer, exposed, concealed or embedded, or where called for on the Drawings, shall be

thoroughly zing-coat galvanized after fabrication by the hot-dipped method. Touch- up feld welds with similar alvanizing product • Dissimilar Materials in contact with each other shall be protected to prevent galvanic or conosive

action. Use vinvl pressure tape, polvisobutylene tape, or similar product. All pretals in contact with pressure treated wood shall be hot dipped galvanized, see Simpsor ng-Tie for recommended finishes for their connectors. Staples shall be of stainless steel. Also e structural engineering specifications for further information.

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.
- b. All wood in contact with concrete or masonry or located within 8" of finish grade shall be pressure treated Douglas or Hem Fir with an approved preservative.
- c. All fire retardant treated timber & wood structural panels shall be labeled, <u>CBC 2303.2.4</u>
- d. All timbers 6 x 8 and larger exposed to view shall be Western Red Cedar free of heart center (FOHC), with moisture content of 22% maximum.
- e. Max. deflection (DL + LL) shall be: ROOF = L/240 FLOOR = L/450FLOOR WITH TILE = L/720

Blocking

a. Provide solid full width blocking or post below all structural posts - continuous to foundation. b. Provide blocking and nailers for all finishes and fixtures as required.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

Standing Seam Sheet Metal Roof Panels:

- All work shall comply with the The NRCA Roofing Manual: Metal Panel and SPF Roof Systems and CBC 1507.4 b. Sheet netal roof panels shall be applied according to manufacturers specificati
- c. The minimum performance standards for metal panel roofing shall be Metal Sales Manufacturing Corporation Vertical Seam or equal as approved by Owner and bear a UL Class Crice proof rating. Trim units shall include manufacturers standard ridge and hip pieces. Color as selected by Owner (U.O.N.). Minimum
- pitch as per manufacturers recommendations, tion. Apply slip steet over underayment prior to installing me
- e. The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, atterations, or failure to the substrate and/or supporting structure that caused by defects in the roofing work) shall be completed by the (other that tor and paid for by the Owner, promptly after completion of the requ air work in each instance. The roofing contractor shall furnish the manufacturers standard limited material warranty for a minimum of 10 years

from the date of completion of the roof.

- 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).
- c. All galvanized metal receiving paint shall be bonderized. d. All metal flashing shall be 26 gauge for work less than 8" wide, 20 gauge for work over 8" wide or as indicated on the drawings. Use 20 gauge minimum for clips.
- e. Sheet metal flashing shall be installed at all locations where different material intersect such as roof to wall, roof to roof, deck/balcony/landing to wall, penetrations into walls, chimneys and as detailed. Flash and counterflash as required to make watertight.
- f. The edge of any penetration for all through vents and all electrical service connections, shall not be less than 24" from center of any valley. See manufacturer's printed installation instructions recommendations for roofing tile.
- · Flexible Flashings a. Fortifiber system, or equal
- b. Fortiflash 25 mil, moistop PF & EZ seal adhesive flashing for dampproofing at all exterior door
- window heads, jambs and sills (u.o.n).
- penetrations.

d. Moiststop sealant for sealing around windows.

- · 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. All approved materials (other than No. 15 asphalt felt) shall be installed per manufacturer's installation instructions. b. Use Fortifiber 2-ply 60-minute Super Jumbo Tex or approved equal.
- c. Under wood-based sheathing, install 2 layers independently such that each layer provides a separate continuous plane and any flashing that is intended to drain to the water resistive barrier is directed between the layers. <u>CBC 2510.6</u>
- d. Lapping: Horizontal Joints: Lap paper as detailed and not less than 3 inches; Wall Corners: Wrap paper to overlap not less than 12 inches each side of corner; Vertical Joints: Lap paper not less than 6 inches
- e. Lap paper over head flashings and base screeds, roof and waterproof membranes, and under sill flashings. Treat penetrations and other details as necessary for adequate weather protection. f. Wall openings: Individually flash all exterior openings for fixtures such as windows, doors and vents as detailed to make them water tight.

Gutters and Downspouts

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

6.02 General Framing Requirements:

ints shall be per

- atex Portland Cement, color to match precast

 - s completed, all

- c. Fortiflash 40 mil waterproof flashing for waterproofing at all horizontal surfaces and horizontal

DIVISION 07 - THERMAL AND MOISTURE PROTECTION (cont.)

- Caulking and Sealants/Locations Sealant Locations: Location where high degree of movement is anticipated. Joints and cracks around windows, thresholds, door frames, wall penetrations, connections and other joints necessary to seal off building from outside air and moisture. Between exterior wall sole plate and slab on grade. All joints necessary to make the building watertight and to prevent the passage of dirt, dust, wind, air or water. At interior
- insulated sound walls. Fire stopping at penetrations of fire rated assemblies. B. Minimum product standards for sealants shall be as follows:
- a. Exterior Window and Door Frames and Masonry to Cement Plaster: Sonolastic NP2, by **Sonneborn** or equal. Color to match wall surface. b. Interior Sound Walls at Sill: Tremco Acoustical Sealant or equal.
- c. Wood Sole Plate to Concrete, Window Sills and Door thresholds: Dow Corning 790 Silicone Building Sealant or equal. Color: Natural Stone.
- d. Painted Exterior Windows Frames to Metal Frames or Flashing: Dow Corning 999A Glazing Sealant or equal. Color: Clear.
- e. Caulking for Joints in Floor Slabs on Grade: PRC Rubber Caulk 230, two-part selfleveling polyurethane, Shore A hardness 35.
- f. Joint Fillers: Closed cell inert polyurethane or polyethylene as recommended by caulking manufacturer. Width or diameter of preformed backing material to be 1-1/4 to 1-1/3 times the width of the joint to be sealed. Fire stopping at penetrations of fire rated assemblies: 3M Fire Protection Products CP 25WB Caulk (U.O.N.), see details.
- C. Caulking and sealants shall be installed per manufacturer's written specifications. Consult manufacturer when sealant cannot be applied within recommended temperature ranges. All exposed caulking shall be free of wrinkles, sags, air pockets, ridges and embedded impurities. After joints are completely filled, they shall be tooled
- to a slight, neat concave joint. D. Sealants shall be compatible with all materials they are in contact with.
- **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. Fire rated doors and frames indicated shall carry Underwriters Laboratory Label for exposures indicated. Construct and install assemblies to comply with NFPA Standard No. 80. Hardware shall include smoke gasketing and self closures and be UL listed. **Doors, General Requirements**
- a. Doors between conditioned and unconditioned spaces shall be fully weatherstripped. b. All hardware shall be located per industry recognized standards and shall comply with
- applicable fire and building code requirements. c. Door stops shall be furnished wherever an open door or any item of hardware thereon strikes a wall, column, or part of the building construction.
- All swinging doors shall be accurately hung to fit snug against all stops and shall hang free from hinge bind.
- Metal and Vinyl Windows and Sliding Glass Doors a. Metal and vinyl units shall meet or exceed ANSI/AAMA 101 specifications.
- b. All units shall have a nail on flange (U.O.N.).
- c. Frame color as selected by Owner. d. The minimum performance standard shall be Milgard.
- Wood and Clad Windows and Doors
- a. Wood and clad units shall meet or exceed the following AAMA / WDMA / CSA101 / I.S.2 / b. Frame color as selected by Owner.
- c. The minimum performance standard shall be "Anderson."
- **Glazing and Windows, General Requirements:**
- a. Provide tempered glass where required by the <u>CBC 2406.4</u> 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.
- b. Provide screens at all operable sash.
- c. All escape or rescue windows shall have a minimum net clear openable area of **5.7** square feet. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be **20 inches** when windows are
- provided as a means of escape or rescue they shall have a finished sill height not more than **44 inches** above the floor. Per
- d. U-values shall be determined in accordance to NFRC 100. e. Air infiltration shall meet the air infiltration requirements of the
- f. Water infiltration shall be tested in accordance with ASTM E 331.
- g. Window system manufacturer shall certify that its system can structurally perform to the following criteria for the local project wind conditions:
- Maximum deflection of 1/175 of the span Allowable stress with safety factor of 1.65.
- h. Test reports certified by an independent test laboratory must be made available upon request. i. Mirrors shall be float glazing select silvering quality, electrically deposited copper- backed
- mirror glass. Joint locations to be approved by Architect prior to commencement of work. j. All windows and doors shall be certified and labeled in accordance with requirements and the National Fenestration Rating Council and comply with the
- compliance documentation.

DIVISION 09 - FINISHES

- 9.01 Quality Control Materials shall meet or exceed the following standards:
- 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.
- b. The minimum performance standard for Fiber-Cement Siding shall be CertainTeed Corp. Simulated Shingle and Lap Siding: Product as specified in the drawings; .Exposure as per Manufacturer's recommendation; Finish Factory Sealed.
- Soffit: Cedar texture, 16" wide x 12' long; Finish shall be Factory Sealed. c. Siding Accessories: Provide starter strips, edge trim, corner cap, & other items as recommended by siding manufacturer for bldg. configuration.
- d. Nails: Length as required to penetrate minimum 1-1/4 inch (32 mm) into solid backing: hot-dipped galvanized or stainless steel.
- e. Install in accordance with manufacturer's instructions & drawing details. Read warranty & comply with all terms necessary to maintain warranty coverage. Use trim details indicated on drawings.
- Touch up all field cut edges before installing.
- Pre-drill nail holes, if necessary, to prevent breakage. f. Siding Installation:
- Starting: Install a minimum ¼ inch thick lath starter strip @ the bottom course of the wall. Apply planks horizontally with minimum 1-1/4 inch wide laps @ the top. (CBC 1404.16.2)
- The bottom edge of the first plank overlaps the starter strip.
- Allow minimum 1-inch vertical clearance between roofing & bottom edge of siding. Align vertical joints of the planks over framing members.
- Maintain clearance between siding & adjacent finished grade.
- Locate splices at least one stud cavity away from window & door openings. Allow 1/8" space between both ends of siding panels that butt against trim for thermal movement; seal joint between panel & trim with exterior grade sealant. Joints: Avoid joints in lap siding except at corners; where joints are inevitable stagger
- ioints between successive courses Place fasteners no closer than ³/₄ inch & no further than 2 inch from side edge of trim board & no closer than 1 inch from end. Fasten maximum 16 inch on center.
- g. Completion: After installation, seal all joints except lap joints of lap siding. Seal around all
- penetrations. Paint all exposed cut edges Finish Painting: Specified in Division 09, Section "Painting".
- DIVISION 10 30 Not used

NVISION 31 - EARTHWORK

- 81.11 Soils Report:
- work shall be in conformance with the Soils, Compaction and Geological Report. he Contractor shall have the Soils Engineer review and approve in writing to the Buildin al and Architect that the foundation and site design are in conformance with the S rior to commencement of work.
- c. The Contactor shall be solely responsible for compliance with all recommendation
- d. Prior to the contractor requesting a foundation inspection by the building depar Engineer shall dvise the Building Official and Architect in writing that: 1. Site grading, subgrade preparation, cutting slopes, excavation, placement of engineered
- fill material and compaction is in accordance with the Soils Report.2. The utility trenches have been properly backfilled and compacted.3. The foundation exceptations, forming, footing and pier depths, and reinforcement comply
- with the soils report and approved plans.

31.02 General Requirements

- e. 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, properly lines, easements, setbacks, utilities and substructures. Where discrepancies with the drawings occur, contact Architect. f. Grade surface of fill under concrete slars shall be sprooth and even, free of voids, compacted
- approved drainage facility. Use only id pipe, flexib It shall be the responsibility of the Contractor to take proper erosion control measures. The Contractor shall be responsible for
- all finish grading away from buildings, walks, drives or deck, and provide catch basins where reauired Finish grades shall be held down in planting areas. The Contractor shall provide and install a
- 6" minimum thickness of dean select top soils in these areas. k. Rough grading for slabs on-grade shall be within 2/10th of one foot, plus or minus.
- Site grading shall be within 5/10th of one foot, plus or minus. m. All roof drainage shall be piped in a closed pipe system to street or approved drainage facility (U.O.N.).
- n. Builder shall provide landscape development guidelines to Buyer that shall include information ance and development and state such items as "Irrigation system shall be on site mainte prevent saturation of soil adjacent to building". designed to

ground utilities

of the

nent, the Soils

proper surface and surface drainage of the site. Slope

o. All utilities unless indicated otherwise shall be installed under ground. The Contractor shall be responsible to insure that all trenching within building area shall be backfilled and compacted with structural soils material free of any rocks or other sharp objects which may dama erground piping shall be laid to a minimum 24" depth below finished grade. When util

e placed in a common trench, all utilities shall maintain separations and coverage both vertically and horizontally, as required by applicable codes.

DAHLIN

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





7 ERIN DRIVE SAN RAFAEL, MARIN COUNTY, CA ISSUE DATE 01.10.2024

X REVISIONS

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JOB NO.	SEAL / SIGNATURE 1615.003	
DRAWN	BW	
CHECK	DW	
2022 CBC ARCHITECT SPECIFICAT	URAL IONS	
SHEET		
GN	1.1	



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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 THAT 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 SIMOUNTED 60" IN HEIGHT ABOVE THE LANDING. CBC 11B-703.4.1 THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SMOUNTED 60" IN HEIGHT ABOVE THE LANDING. CBC 11B-703.4.1 THE NTERNATIONAL 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: A. 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 AMINIMUM 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-703.2.4 AND A STROKE THICKNESS PER CBC 11B-703.2.6 C. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING FO THE WIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM H			
(SO) SIGN ABOVE DOOR: "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS			
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
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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	963 SF
SALES TRAILER	
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
	NO
	NO
	163
CLIMATE ZONE	2
ARCHITECT OF RECORD	DARIAN WAGNER

***VERIFY INFORMATION PROVIDED WITH CIVIL**





SHEET A1.01-T

1615.003

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DW





4 RIGHT ELEVATION, SALES TRAILER



DETAIL REFERENCE NOTES CODE REFERENCES BASED ON 2022 CALIFORNIA **BUILDING CODE** WHERE "WATER-RESISTIVE BARRIER" IS CALLED OUT, USE 60-MINUTE, GRADE 'D' BUILDING PAPER, TYP. (ALSO SEE SHEET GN1.1, DIVISION 7) WINDOWS: a. VINYL WINDOWS: MANUFACTURER T.B.D. BY CLIENT

	b.	ALL WINDOWS SHALL HAVE AT LEAST ONE PANE OF TEMPERED GLASS.
3	WOOD TRIM:	
	EXPOSE DRIED, F	D WOOD TRIM AT SOFFITS, ROOF FASCIA AND RAKE BOARDS SHALL BE KILN SS SPRUCE PRE-PRIME 4-SIDES.
4	4 PER MARIN COUNTY MUNICIPAL CODE, TITLE 16, SECTION 505.1 - DECKING SURFACES, STAIR TREADS, RISERS, AND LANDSCAPING OF DECKS, PORCHES, & BALCONIES WITHIN 50 FEET OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED WITH "IGNITION RESISTANT MATERIALS" AND COMPLY WITH THE PERFORMANCE REQUIREMENTS OF 12-7A-5 "DECK TEST STANDARD," OR DECK SURFACES OF HEAVY TIMBER, FIRE RETARDANT TREATED WOOD OR NON-COMBUSTIBLE MATERIALS.	
MATERIAL REFERENCES		

ROOFING - STEEP AND LOW SLOPE

5	METAL ROOFING:		
	a.	MIN. CLASS A STANDING SEAM METAL ROOFING (18" SEAMS TYP.) W/DOUBLE LOCK JOINT AND SEALED SEAMS FOR SLOPES 3:12 AND LESS BY MBCI OR EQUAL O/ ROSIN PAPER O/ GRACE ULTRA O/NON-COMBUSTIBLE SUBSTRATE.	
	b.	PANELS AND FLASHINGS ARE STEEL (ASTM A924) WITH GALVALUME SUBSTRATE (ASTM A792).	
	c.	MATERIALS USED FOR METAL-SHEET ROOF COVERINGS SHALL BE NATURALLY CORROSION RESISTANT OR PROVIDED WITH CORROSION RESISTANCE PER TABLE R905.10.3(2).	
	d.	MANUFACTURER: MBCI LOKSEAM METAL ROOFING INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	
	e.	https://www.mbci.com/products/double-lok/	
		WALL CLADDING	
6	FIBER CEMENT HORIZONTAL LAP SIDING:		
		HARDIE PLANK (6" REVEAL) - 5/16" SMOOTH LAP SIDING BY JAMES HARDIE, INSTALL PER MANUFACTURER'S SPECS AND CRC 337 (WUI LISTING NO. 8140-2026:005) O/ WATER-RESISTIVE BARRIER (LAYER 1), O/ SHEATHING WHERE OCCURS, (S.S.D) SHEATHING SHALL HAVE 1/8" GAP BETWEEN PANELS. CRC R703.10.2	
7	FIBER CEMENT VERTICAL SIDING:		
		ARTISAN SHIPLAP SIDING WITH LOCK JOINT SYSTEM BY JAMES HARDIE, INSTALLED PER MANUFACTURER'S SPECS AND CRC R337 (WUI LISTING NO. 8140-2026:0500) O/ WATER-RESISTIVE BARRIER (LAYER 1), OVER SHEATHING WHERE OCCURS, (S.S.D) SHEATHING SHALL HAVE 1/8" GAP BETWEEN PANELS. CRC 703.12	
8	ADHERI	ED MASONRY BRICK VENEER O/2-COAT STUCCO:	
		MANUFACTURED BRICK VENEER O/MORTAR BASE O/SCRATCH COAT WITH 18 GA. EXPANDED METAL LATH, O/ DRAINAGE LAYER (LAYER 3), O/ 2 LAYERS WATER-RESISTIVE BARRIER (LAYERS 1 & 2), O/ SHEATHING WHERE OCCURS	

(S.S.D.)

WILDFIRE DETAIL NOTES CODE REFERENCES BASED ON 2022 CALIFORNIA BUILDING CODE CH. 7A

NO ADDITIONAL REQUIREMENTS NECESSARY FOR WALL PROTECTION AT EXTERIOR SIDING. FOR WUI LISTING NUMBERS REFER TO DETAIL REFERENCE NOTES 6 & 7.

² FIRE RATED SEALANT WHERE WILDFIRE PROTECTION IS REQUIRED. 3 2X6 TOUNGE AND GROOVE FIRE RETARDANT TREATED WOOD AT UNDERSIDE OF OPEN ROOF EAVES WHERE WILDFIRE PROTECTION IS REQUIRED. CBC 707A.5(3). FIRE-RETARDANT-TREATED WOOD SHALL MEET THE REQUIREMENTS OF SECTION 2303.2

4 2X SOLID BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS WHERE WILDFIRE PROTECTION REQ. 5 PROVIDE GUTTER WITH MEANS OF PREVENTING ACCUMULATION OF

LEAVES AND DEBRIS. CBC 705A.4

CODE REFERENCES BASED ON 2022 CALIFORNIA **BUILDING CODE CH. 7A** ROOFING 1 SPACE BETWEEN ROOF COVERING & ROOF DECKING, SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES & EMBERS, OR HAVE ONE LAYER OF MIN. 72 # MINERAL-SURFACED NONPERFORATED CAP SHEET INSTALLED. (CBC 705A.2-ASTM D3909) 2 GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (CBC 705A.4). 3 THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: (FOR OPEN ROOF EAVES) CBC 707A.4 EX. A SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH B SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH C GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS D FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS EAVES, SOFFITS, PORCH CEILINGS, FLOOR PROJECTIONS 4 PER CBC 707A.2, UNDERSIDE OF ROOF EAVE OVERHANGS, ROOF EAVE SOFFITS, PORCH CEILINGS, FLOOR PROJECTIONS AND UNDERFLOOR AREAS SHALL CONSIST OF ONE OF THE FOLLOWING: A NONCOMBUSTIBLE MATERIAL B IGNITION-RESISTANT MATERIAL C ONE LAYER 5/8" DENS GLASS FIREGUARD BEHIND EXTERIOR COVERING D EXTERIOR PORTION OF 1-HR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY. (IE. 3-COAT STUCCO) 5 ARCHITECTURAL TRIM BOARDS ATTACHED TO ROOF EAVES, ROOF SOFFITS, FLOOR PROJECTIONS OR PORCH CEILINGS DO NOT REQUIRE PROTECTION.

WILDFIRE ROOF NOTES

	WILDFIRE PROTECTION NOTES		
		CODE REFERENCES BASED ON 2022 CALIFORNIA	
1	SE	BUILDING CODE CHAPTER 7A E BELOW FOR ADDITIONAL NOTES ON ROOFS AND DETAILS	
2	2 EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF; AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.		
3	EX AS RE	TERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR SEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING QUIREMENTS: (CBC 708A.2.1)	
	A	BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING CBC 2406 SAFETY GLAZING REQUIREMENTS, OR:	
	В	HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR	
	С	BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2, OR	
1	D FX		
<u> </u>	(Cl	BC 708A.3)	
	A	NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR	
	В	SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:	
		1. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK.	
		2. RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.	
	С	SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.	
	D	THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF CBC 707A.3. WHEN TESTED IN ACCORDANCE WITH ASTM E2707.	
	E	SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-I.	
5	TH AN OF CC A B	E WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES ID STAIRS SHALL COMPLY WITH THIS SECTION (WHEN ANY PORTION SUCH SURFACE IS WITHIN 10 FEET OF THE BUILDING) AND BE INSTRUCTED WITH ONE OF THE FOLLOWING: MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF CBC 709A.4 WHEN TESTED IN ACCORDANCE WITH BOTH ASTM E2632 AND ASTM E2726. IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SEM STANDARD 12-7A-5	
	C	ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SFM STANDARD 12-7A-5.	
	D E	EXTERIOR FIRE RETARDANT TREATED WOOD NONCOMBUSTIBLE MATERIAL	
	F	ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.	
	G	ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF CBC 709A.5 WHEN TESTED IN ACCORDANCE WITH ASTM E2632 AND WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.	
5	ARCHITECTURAL TRIM BOARDS ATTACHED TO ROOF EAVES, ROOF EAVE SOFFITS, FLOOR PROJECTIONS OR PORCH CEILINGS DO NOT REQUIRE PROTECTION. CBC 707A.5 EX., 707A.6 EX., 707A.7 EX. & 707A.8 EX.		
-	ACCESSORY STRUCTURES		
/	AP	PLIES TO BUILDINGS COVERED BY CBC /UTA.3, EX. 1	
	TH DE PE CC	IS SECTION SHALL ALSO APPLY TO SPECIFIED ATTACHED OR TACHED MISCELLANEOUS STRUCTURES THAT REQUIRE A BUILDING RMIT, INCLUDING BUT NOT LIMITED TO; TRELLISES, ARBORS, PATIO IVERS, GAZEBOS AND SIMILAR STRUCTURES.	
3	NC MI AN AT MI TH	D REQUIREMENTS SHALL APPLY TO ACCESSORY BUILDINGS OR SCELLANEOUS STRUCTURES WHEN LOCATED AT LEAST 50 FEET FROM I APPLICABLE BUILDING. APPLICABLE ACCESSORY BUILDINGS AND TACHED MISCELLANEOUS STRUCTURES OR DETACHED SCELLANEOUS STRUCTURES THAT ARE INSTALLED AT A DISTANCE LESS AN 3 FEET FROM AN APPLICABLE BUILDING, SHALL COMPLY WITH	

THIS SECTION. WHEN REQUIRED BY THE ENFORCING AGENCY, DETACHED ACCESSORY STRUCTURES THAT ARE INSTALLED AT A DISTANCE OF MORE THAN 3 FEET BUT LESS THAN 50 FEET FROM AN APPLICABLE BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF

THIS SECTION.

DAHLIN

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





7 ERIN DRIVE SAN RAFAEL, MARIN COUNTY, CA ISSUE DATE 01.10.2024

CENSED AN CENSED AN DAWA No. C-30 REN. 08-3 REN. 08-3	RCHT IFE Magnet 8163 LIFOT		
	SEAL / SIGNATURE		
JOB NO.	1615.003		
DRAWN	BW		
CHECK	DW		
ARCHITECTURAL WUI & DETAIL NOTES			
SHEET			
A9.00			



	TO REMAIN HEAD FLASHING #1 - LAP O/ WOOD FRAME BELOW 5/4 HARDIE FIBER CEMENT TRIM HEAD FLASHING #2 (IF REQ'D)
	WEATHERSTRIPPING
	FILENAME:
	EXTG. WALL & INTERIOR FINISHES TO REMAIN 4" LAP
	JAMB FLASHING #1 - RUN INTO OPENING
	-LAP OVER FLASHING
	JAMB FLASHING #2 (IF REQUIRED) EXTERIOR SIDING O/ WATER
	GAP AND CAULK
	SCALE: 3"=1'-0" FOR FLASH
	OUTSWING DOOR JAMB @ VERTICAL FIBER (
	NOTE: VERIFY/ADJUST THRESHOLD 1-PIECE GSM SELECTION W/ FLOOR FINISH PAN FLASHING. ALL JOINTS TO BE SOLDERED
EXTG ROOFING SYSYEM N.I.C.	
EXTG. WALL & INTERIOR FINISHES	PEMCO #345
SEALANT & BACKER ROD	SI OPE: 1/8"/12" MIN
INSTALL EZ 40 VERTICAL J 3/4" LAP TRIM BELOW EXTG BARGE BOARD AT TOP EDGE OF NEW EXTERIOR SIDING	
DOUBLE HOT DIPPED GALVANIZED SIDING NAILS TO BE INSTALLED ALONG NAIL SET LINE	APPLY CONTINUOUS CAULKING IN REGLET PRIOR TO INSTALLATION OF PAN FLASHING
EXTERIOR FINISH O/ WATER-RESISTIVE	3/4" DEEP GROOVE IN CONCRETE SLAB - FILL W/ SEALANT - GROOVE POSITION MUST BE COORDINATED
	WITH THE USE OF PLYWOOD ON THE FACE OF STUDS BEYOND SUCH THAT THE REGLET ALIGNS
SCALE: 1 1/2"=1'-0"	WITH THE SHEET METAL FLASHING/ SCALE: 3"=1'-0"
VERT TRANSITION - EXTG BARGE BD TO NEW SIDING 17	ACCESSIBLE ENTRY THRESH

FIBER CEMENT VERTICAL SIDING O/

WATER RESISTIVE BARRIER - LAP O/

EXTG. EXTERIOR PANEL TO REMAIN

EXTG. WALL & INTERIOR FINISHES -

GSM FLASHING W/ DRIP EDGE

GSM FLASHING

SEALANT (IF REQ'D)

