1 PROJECT DESCRIPTION / SCOPE OF WORK

THIS IS A RESIDENTIAL BUILDING ALTERATION PROJECT

SCOPE OF WORK CONSISTS OF:
1. REMOVE AND BUILD NEW WALLS
2. NEW CEILING FRAMING
3. INSTALL NEW DOORS AND WINDOWS
4. ELECTRICAL AND PLUMBING WORK
5. DEMOLISH REAR STORAGE BUILDING
6. INSTALL GABLE ROOFS
7. KITCHEN REMODEL, ADD NEW BATHROOM
8. INSTALL NEW ROOF
9. REPLACE ALL (E) DRYWALL
10. REMOVE EXISTING CHIMNEY
11. FRONT PORCH REMODEL

2 CONTACT INFORMATION

OWNER: DJB PROPERTY SOLUTIONS
1110 BURNETT AVE. SUITE E
CONCORD CA 94520

ENGINEER ANTONIO PRADO
2785 WHITNEY DR.
FAIRFIELD CA. 94533
415 889 0878

CONTRACTOR: R.E. RENOVATIONS
1110 BURNETT AVE. SUITE E
CONCORD CA 94520

3 SITE AND BUILDING INFORMATION

ADDRESS: 945 KEY ROUTE BLVD.
ALBANY CA 94706

APN #: 65-2649-35
ZONING: R-1 FLOOD ZONE: NOT APPLICABLE
LOT AREA: 7,492 SQ.FT.
NO. OF STORIES: 1 (NO CHANGE)

FLOOR AREAS:
LIVABLE FLOOR AREA: 2.070 SQ.FT. (E)
ADDED FLOOR AREA: 0 SQ.FT.
LIVABLE FLOOR AREA: 2,070 SQ.FT. (NO CHANGE)

GARAGE FLOOR AREA: 445 SQ.FT. (2-CAR)
DECK AREA: 0 SQ.FT.
PORCH AREA: 73 SQ.FT.

FLOOR AREA RATIO (F.A.R.): 27.6%
LOT COVERAGE RATIO: 3.655/7,492 = 48.7%

OCCUPANCY GROUP AND DIVISION:
R-3 PER LIVABLE AREA
U PER GARAGE

BUILDING USE:
1-UNIT FAMILY DWELLING

CONSTRUCTION TYPE:
V-B, NOT-SPRINKLERED

4 INDEX OF DRAWINGS

A1.0 ________________ COVER PAGE
________________ VICINITY MAP
________________ LOT PLAN
A2.0 ________________ FLOOR PLAN AND ELEVATIONS
A3.0 - A5.0 __________ ELEVATIONS
A6.0 ________________ STRUCTURAL PLANS
E1.0 __________ ELECTRICAL

5 CODES

COMPLIANCE CODES (AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION):
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA GREEN BLDG. STANDARDS CODE
2013 CALIFORNIA ENERGY CODE

6 ABBREVIATIONS

ABV	ABOVE	FOF	FACE OF FINISH
ADJ	ADJACENT	FOS	FACE OF STUD
AP	ACCESS PANEL	FIN	FINISHED
ACT	ACOUSTIC CEILING TILE	FRP	FIBERGLASS REINFORCED PANEL
A/C	AIR CONDITIONING	FO	FACE OF
ALT	ALTERNATE	GA	GAUGE
ARCH	ARCHITECTURAL	GC	GENERAL CONTRACTOR
BLDG	BUILDING	GL	GLAZING GLASS
BO	BOARD	GSM	GAVLANIZED SHEET METAL
BOT	BOTTOM	GYP	GYPSUM
CLR	CLEAR	GWB	GYPSUM WALK BOARD
CLG	CEILING	HDWR	HARDWARE
CONC	CONCRETE	HORZ	HORIZONTAL
COL	COLUMN	INT	INTERIOR
CPT	CARPET	INSUL	INSULATION
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL
CONST	CONSTRUCTION	MIN	MINIMUM
CG	CORNER GUARD	MTRL	MATERIAL
DTL	DETAIL	MTL	METAL
DIAM	DIAMETER	(N)	NEW
DIM	DIMENSION	NIC	NOT IN CONTRACT
DR	DOOR	NTS	NOT TO SCALE
DWG	DRAWING	OR	OVER
(E), EX	EXISTING	O.C.	ON CENTER
EA	EACH	O.S.C.I	OWNER SUPPLIED CONTRACTOR INSTALLED
EL. ELEV	ELEVATION		
ELEC	ELECTRICAL	PBO	PROVIDED BY OWNER
EP	ELECTRICAL PANELBOARD	PLAM	PLASTIC LAMINATE
EW	EACH WAY	PLYWD	PLYWOOD
EQ	EQUAL	PTD	PAINTED
FBO	FURNISHED BY OTHERS	REF	REFRIGERATOR
FF	FINISHED FLOOR	REG	REGISTERED
FT	FEET	RD	ROOF DRAIN
FF	FINISHED FLOOR	RO	ROUGH OPENING
FT	FEET	SEC	SECTION
FLR	FLOOR	SHT	SHEET
FLUOR	FLUORESCENT	SIM	SIMILAR

7 GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSEL/HERSELF WITH THESE DRAWINGS AND THE SITE CONDITIONS AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.

2. ALL WORK SHALL EQUAL OR EXCEED ALL CURRENT APPLICABLE BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, SAFETY AND ZONING CODES & ORDINANCES.

3. CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION KNOWING IT INVOLVES A RECOGNIZED DISCREPANCY, ERROR OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COSTS FOR THE CORRECTION.

4. DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED.

5. PLANS HAVE BEEN PREPARED TO MEET REQUIREMENTS OF 2013 C.B.C / S.F.B.C.

6. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITION TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY ARCHITECT AND WITH APPROPRIATE COMPENSATION.

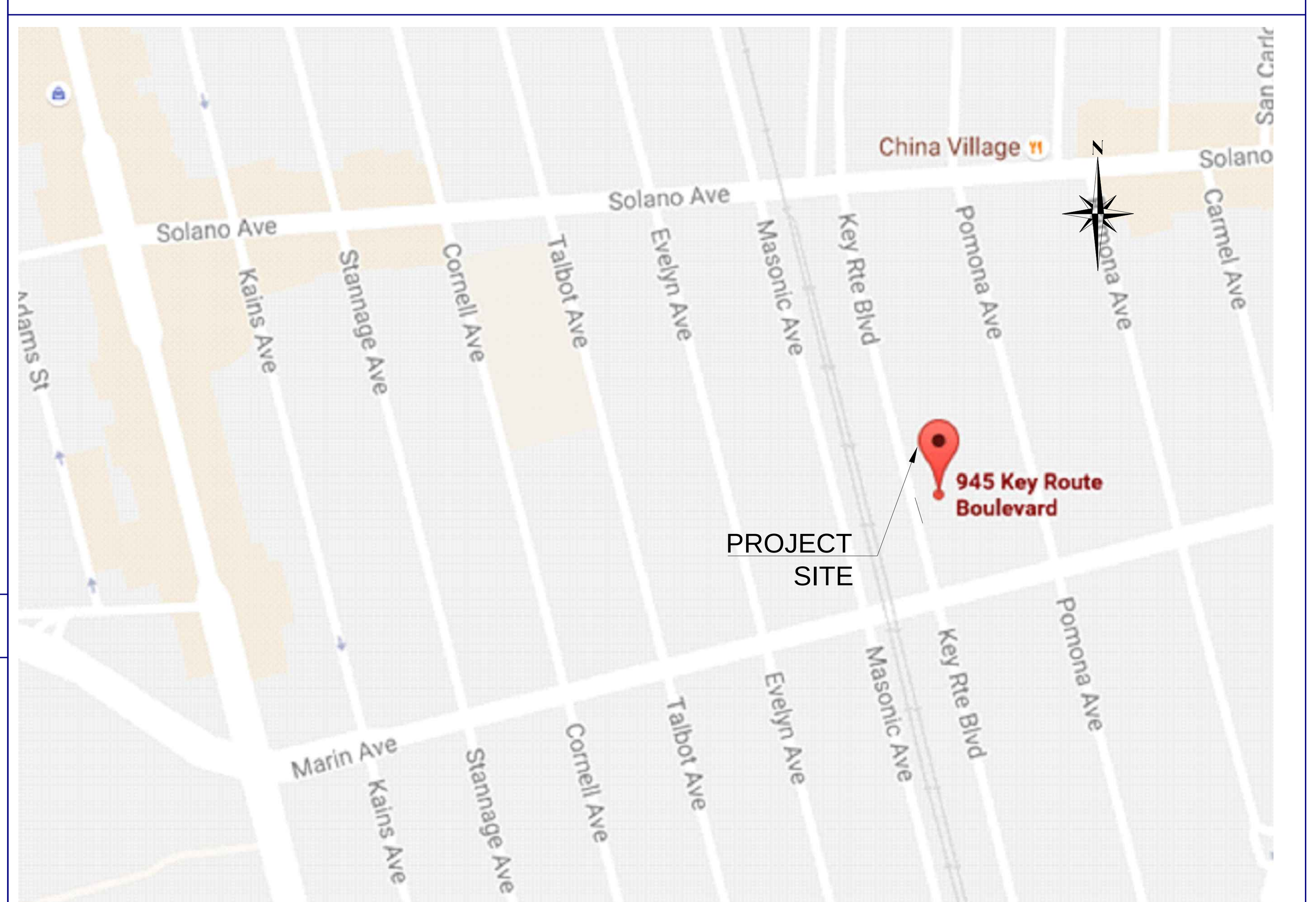
7. CONTRACTOR TO VERIFY ALL EXISTING TO REMAIN AND DESIGNED PLUMBING, GAS, ELECTRICAL, SPRINKLER AND HVAC SYSTEMS WITH COMPATIBILITY WITH PROJECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8. THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED EPHENYL (PCB), OR OTHER TOXIC SUBSTANCES. SUCH WORK, IF REQUIRED, IS TO BE COMPLETED UNDER SEPARATE CONTRACT.

9. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS AND TYPICAL DETAILS OF EVERY CONSTRUCTION. WORK NOT EXPRESSLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED. WHERE DISCREPANCIES OCCUR THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.

10. THE CONTRACTOR TO VERIFY ANY EQUIPMENT, EXISTING OR SPECIFIED, WITH COMPATIBILITY WITH ELECTRICAL VOLTAGE PHASE AND OTHER UTILITIES.

8 VICINITY MAP



9. DESIGN LOADS:

2013 CALIFORNIA BUILDING CODE

LIVE LOADS
ROOF - 20 PSF (REDUCIBLE)
FLOOR - 40 PSF (REDUCIBLE)

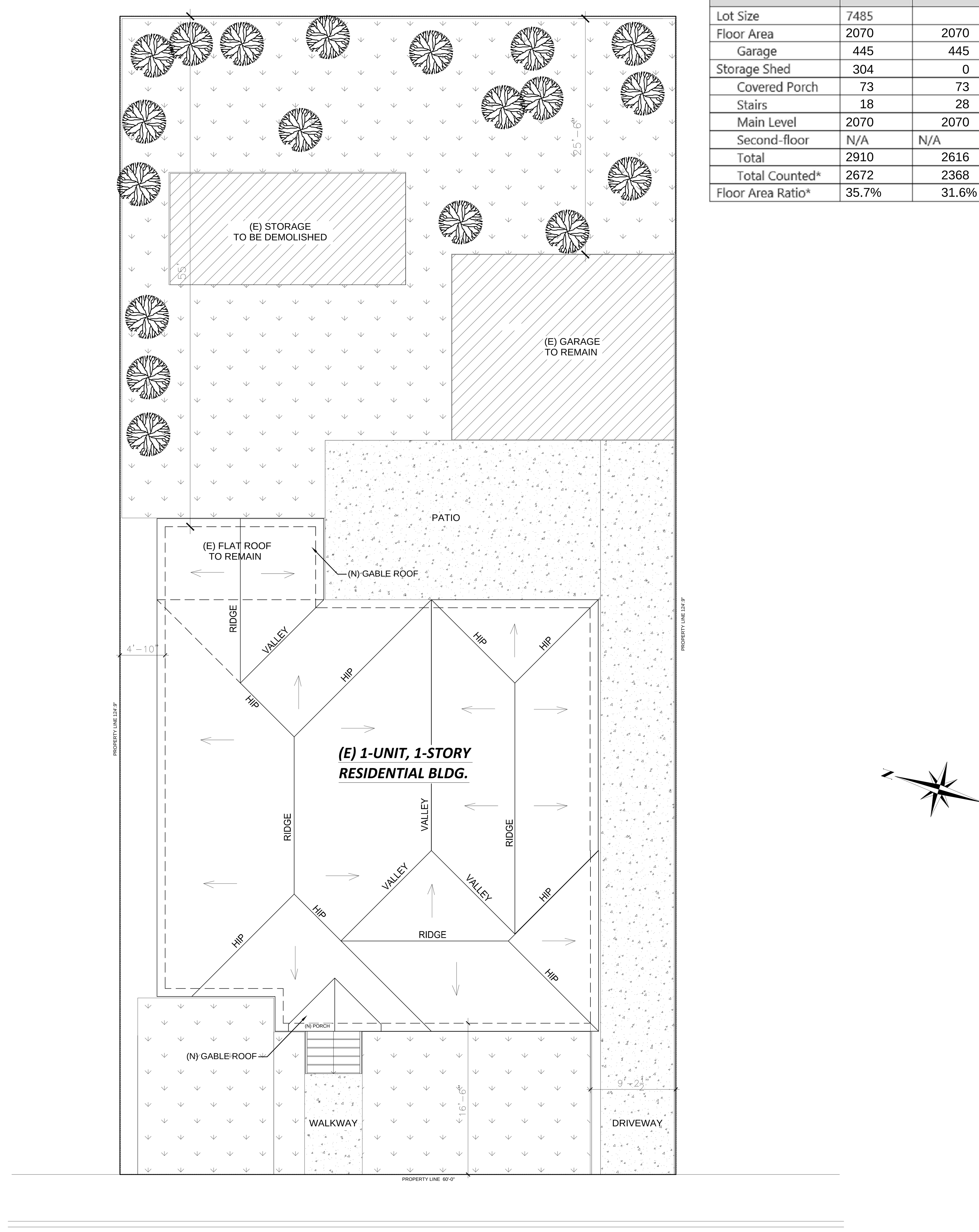
DEAD LOADS
ROOF - 10 PSF
FLOOR - 10 PSF

SEISMIC LOAD
RISK CATEGORY: II
I = 1.0, R = 0.65
USGS PARAMETERS

WIND LOAD
V = 110 MPH
RISK CATEGORY: II
EXP.= B
I = 1.0, G = 0.85
ATC PARAMETERS

10 SITE PLAN

	Existing	Proposed	Requirement
Lot Size	7485		--
Floor Area	2070	2070	
Garage	445	445	
Storage Shed	304	0	
Covered Porch	73	73	
Stairs	18	28	
Main Level	2070	2070	--
Second-floor	N/A	N/A	
Total	2910	2616	--
Total Counted*	2672	2368	--
Floor Area Ratio*	35.7%	31.6%	55%



01 A1.0 SITE PLAN
SCALE:1/8":1'-0"

CONSULTANT

PRADO ENGINEERING
2785 WHITNEY DR.
FAIRFIELD CA 94533
TEL. (415) 889-0878

SEAL

PROJECT TITLE

RESIDENTIAL BUILDING ALTERATION

ADDRESS
945 KEY ROUTE BLVD
ALBANY CA 94706

OWNER
DJB PROPERTY SOLUTIONS

INFO REVISIONS

#	DATE	DESCRIPTION

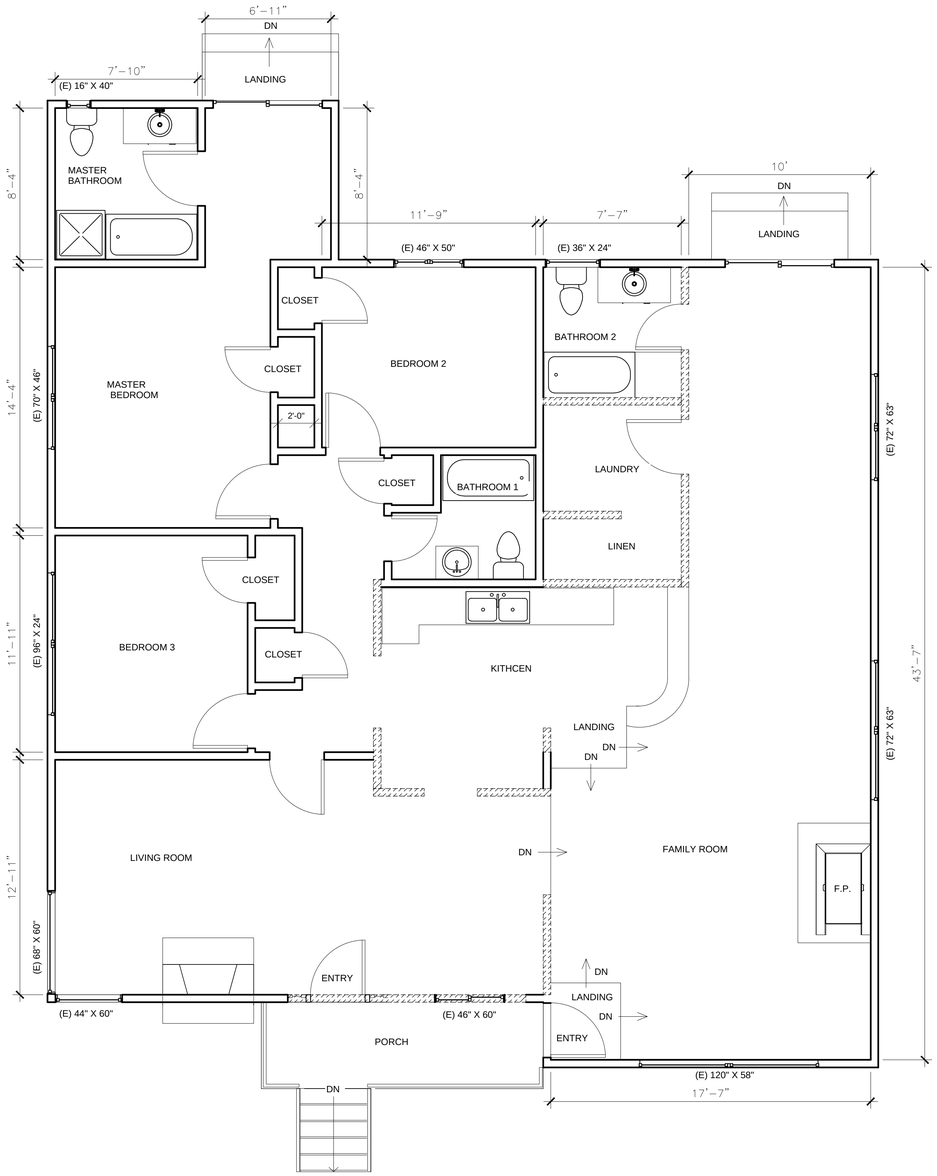
DRAWN BY : DS
CHECKED BY : ABP
DATE : 08/04/2016

DATE:
APPROVED BY OWNER:
PHASE : 000%

SHEET #

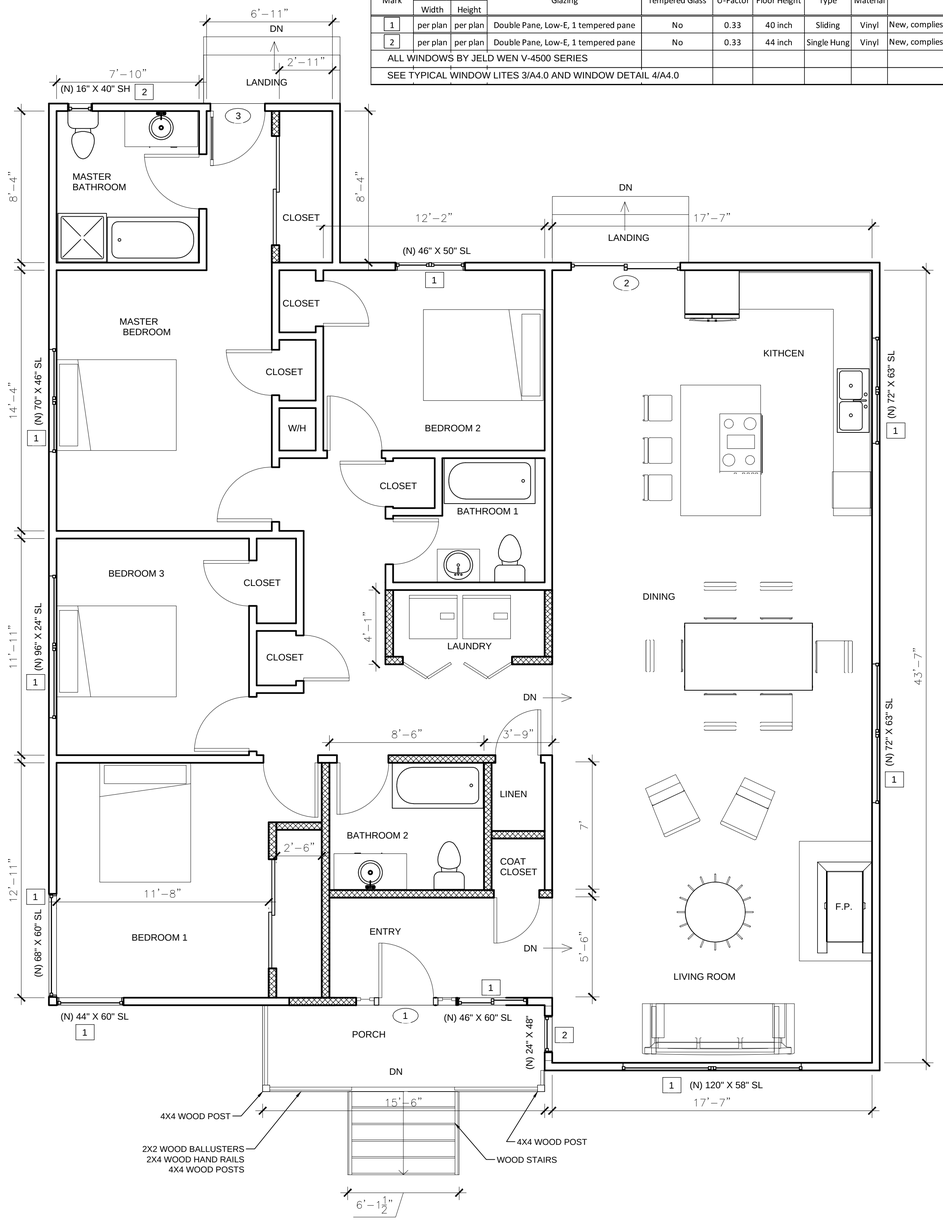
A1.0

JOB NUMBER : 13032



01 A2.0 (E) FLOOR PLAN

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



02 A2.0 (N) FLOOR PLAN

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

WINDOW SCHEDULE

Mark	SIZE (inches) Width	SIZE (inches) Height	Glazing	Tempered Glass	U-Factor	Floor Height	Type	Material	Notes:
1	per plan	per plan	Double Pane, Low-E, 1 tempered pane	No	0.33	40 inch	Sliding	Vinyl	New, complies with 2013 CRC 327.8
2	per plan	per plan	Double Pane, Low-E, 1 tempered pane	No	0.33	44 inch	Single Hung	Vinyl	New, complies with 2013 CRC 327.8
ALL WINDOWS BY JELD WEN V-4500 SERIES									
SEE TYPICAL WINDOW LITES 3/A4.0 AND WINDOW DETAIL 4/A4.0									

DOOR SCHEDULE

Mark	SIZE (inches) Width	SIZE (inches) Height	Frame / Door Material	Type	Glazing	Notes:
1	36	80	Wood/Wood	Swing	Double Pane, Low-E, tempered	New, complies with 2013 CRC 327.8 with side lites. See detail 4/A5.0
2	72	80	Alum/Alum	Sliding	Double Pane, Low-E, tempered	New, complies with 2013 CRC 327.8
3	32	80	Wood/Wood	Swing	none	New

WALL LEGEND

DEMOLISH (E) WALLS:

(N) INTERIOR WALLS
2X4 STUD WALL @ 16" O.C. WITH GYP. BD. EACH SIDE.

(E) WALLS TO REMAIN (NO CHANGE)

WINDOW NOTES:
1. WINDOWS LESS THAN 24" FROM FINISH FLOOR SHALL BE MADE OUT OF TEMPERED GLASS.
2. ALL WINDOWS, EXCEPT BAY WINDOWS, SHALL BE CASEMENT TYPE U.N.O. ALL BAY WINDOWS SHALL BE FIXED GLASS MIDDLE PANEL AND CASEMENT SIDE PANELS.
3. ALL WINDOWS SHALL BE PER WINDOW SPECIFICATIONS ON SHEET A4.0

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FABRICATING ASSOCIATED WORK. REPORT TO THE ENGINEERS ATTENTION ANY DEVIATION FROM PUBLISHED CONDITIONS AND FIELD CONDITIONS PRIOR TO PREPARING MATERIALS AND INSTALLING WORK, AND CONFERRED WITH ARCHITECT TO MODIFY SUCH CONDITIONS AT NO ADDITIONAL COST TO THE OWNER. ENGINEER OR ENGINEERS CONSULTANTS DRAFT DETAILS MUST BE SUBMITTED TO THE ENGINEERS OFFICE AND REVIEWED BY THE ARCHITECT PRIOR TO PREPARING MATERIALS, FABRICATION AND DELIVERY TO THE JOB SITE. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS, EQUIPMENT AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE BUILDING DEPARTMENT HAVING JURISDICTION. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR OBTAINED THE WRITTEN PERMISSION AND WRITTEN CONSENT OF ENGINEER. IN THE EVENT OF UNAUTHORIZED USE OF THESE DRAWINGS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD THE ENGINEER HARMLESS AND AGREES TO INDEMNIFY THE ENGINEER FOR ALL COSTS, INCLUDING ATTORNEY FEES.

CONSULTANT

PRADO ENGINEERING
2785 WHITNEY DR.
FAIRFIELD CA 94533
TEL. (415) 889-0878

SEAL

REGISTERED PROFESSIONAL ENGINEER
ANTONIO B. PRADO
No. 066562
Exp. 6/30/16
CIVIL
STATE OF CALIFORNIA

PROJECT TITLE

ALTERATION RESIDENTIAL BUILDING

ADDRESS

945 KEY ROUTE BLVD
ALBANY CA 94706

OWNER

INFO REVISIONS

#	DATE	DESCRIPTION

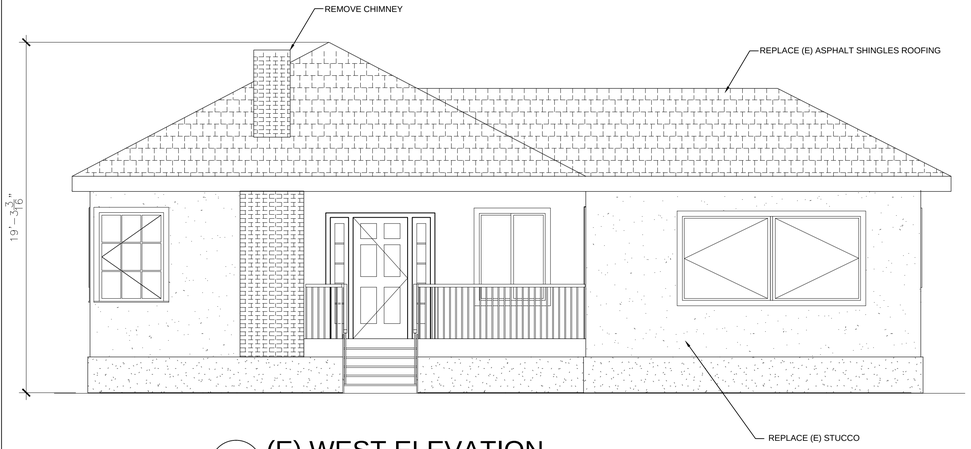
DRAWN BY :	DS
CHECKED BY :	ABP
DATE :	08/04/2016

SHEET #

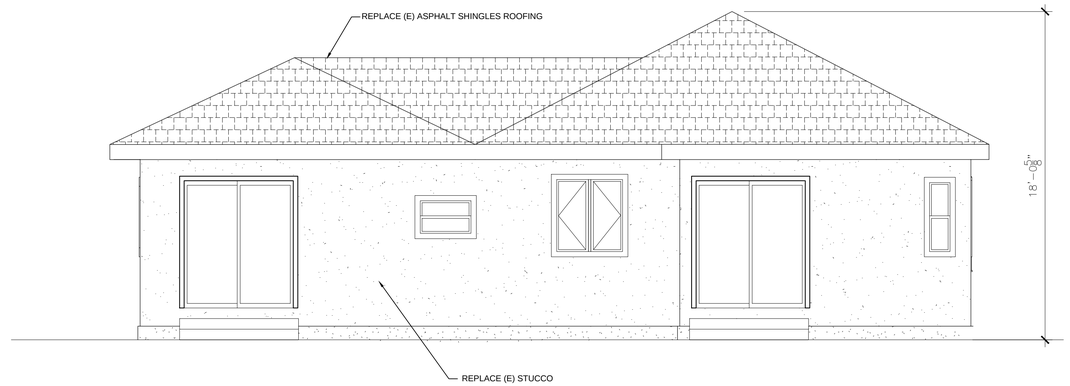
A2.0

JOB NUMBER : 13032

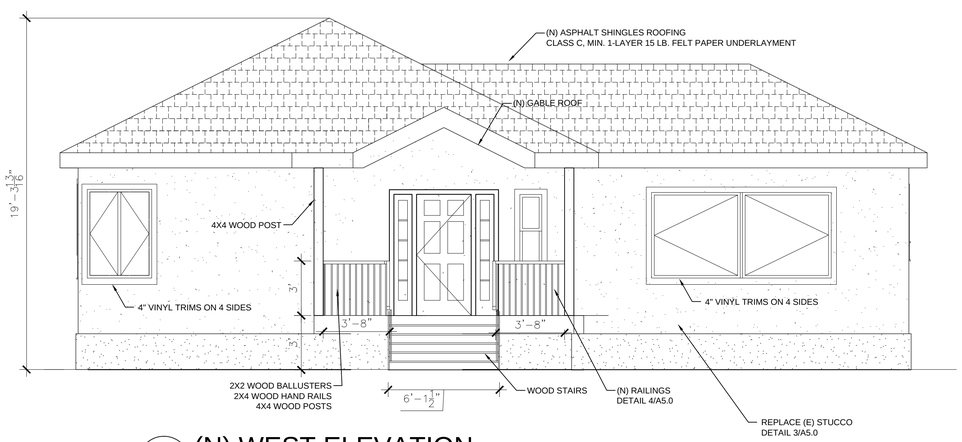
PHASE : 100% APPROVED BY OWNER: DATE:



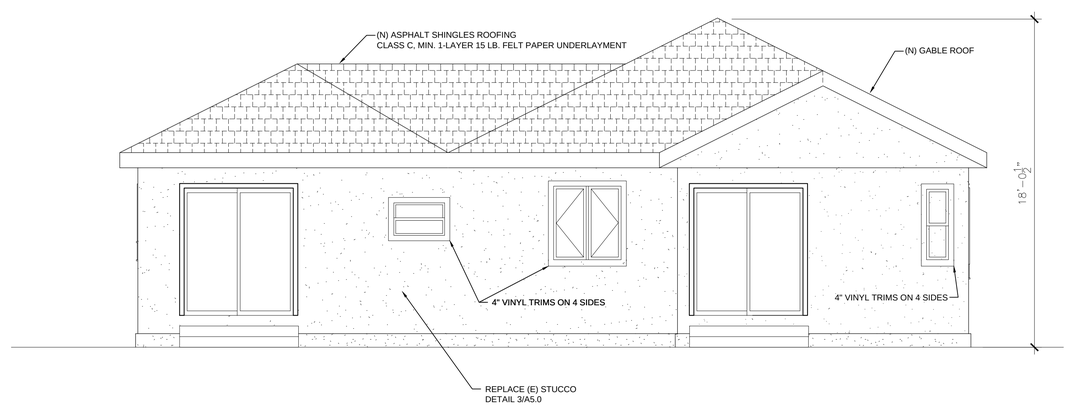
01 A3.0 (E) WEST ELEVATION
SCALE:1/4":1'-0"



03 A3.0 (E) EAST ELEVATION
SCALE:1/4":1'-0"



02 A3.0 (N) WEST ELEVATION
SCALE:1/4":1'-0"



04 A3.0 (N) EAST ELEVATION
SCALE:1/4":1'-0"

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS IN THE JOB. THE OWNER MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FABRICATING ASSOCIATED WORK. REPORT TO THE ENGINEERS ATTENTION ANY DEVIATION FROM DESIGNED CONDITIONS AND FIELD CONDITIONS PRIOR TO ORDERING MATERIALS AND INSTALLING WORK. AND COORDINATE WITH ARCHITECT TO VERIFY SUCH CONDITIONS AT NO ADDITIONAL COST TO THE OWNER. ENGINEER OR ENGINEERS CONSULTANTS SHOP DETAILS MUST BE SUBMITTED TO THE ENGINEERS OFFICE AND REVIEWED BY THE ARCHITECT PRIOR TO APPROPRIATE MATERIALS FABRICATION AND DELIVERY TO THE JOB SITE. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE ENGINEER OR ENGINEERS CONSULTANTS DO NOT REPRESENT THE WORK INCLUDED IN THESE DRAWINGS. NO WORK SHALL BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND ACCEPTED. THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER OR ENGINEERS CONSULTANTS AND SHALL NOT BE REPRODUCED OR TRANSFERRED TO THIRD PARTY WITHOUT PRIOR OBTAINING THE WRITTEN PERMISSION AND WRITTEN CONSENT OF THE ENGINEER OR ENGINEERS CONSULTANTS. THE ENGINEER OR ENGINEERS CONSULTANTS DO NOT REPRESENT THE WORK INCLUDED IN THE CONTRACT DOCUMENTS. THE ENGINEER OR ENGINEERS CONSULTANTS ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S PERFORMANCE, MANNER OR METHODS OF WORK, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY PERSONS PERFORMING WORK OR FURNISHING MATERIALS.

CONSULTANT

PRADO ENGINEERING
2785 WHITNEY DR.
FAIRFIELD CA 94533
TEL. (415) 889-0878

SEAL

REGISTERED PROFESSIONAL ENGINEER
ANTONIO B. PRADO
No. 066562
Exp. 6/30/16
CIVIL
STATE OF CALIFORNIA

PROJECT TITLE

ALTERATION
RESIDENTIAL
BUILDING

ADDRESS

945 KEY ROUTE BLVD
ALBANY CA 94706

OWNER

INFO REVISIONS

#	DATE	DESCRIPTION

DATE:

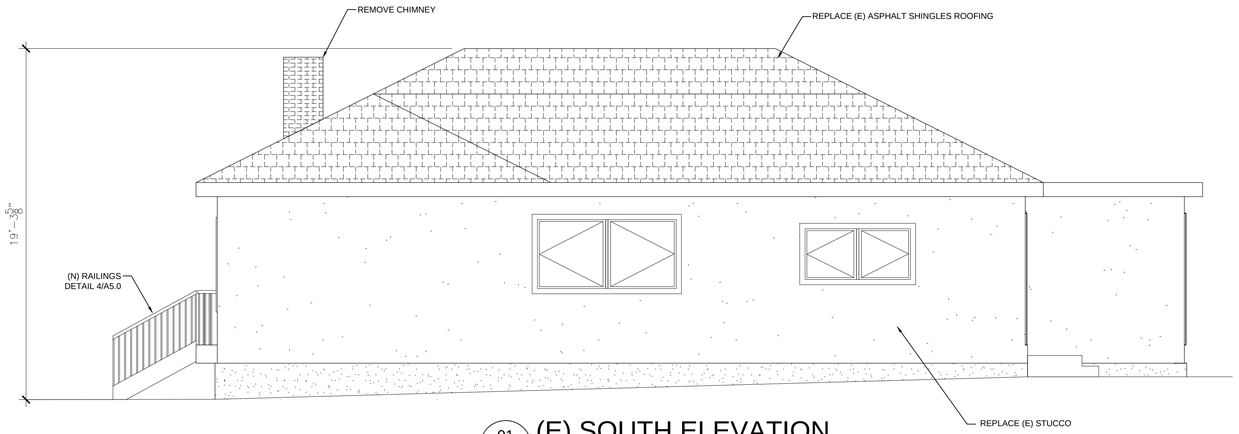
DRAWN BY :	DS
CHECKED BY :	ABP
DATE :	08/04/2016

SHEET #

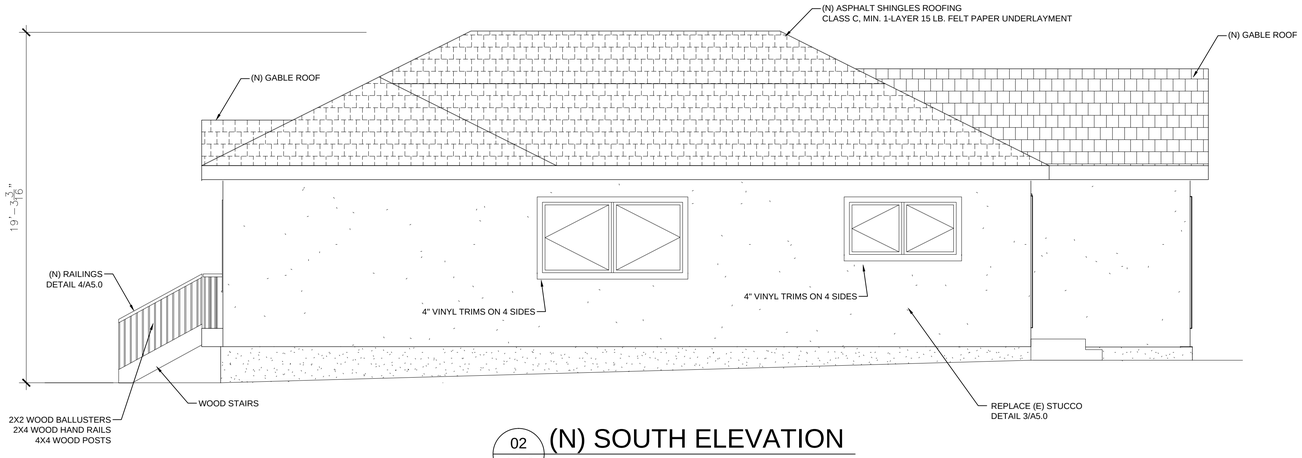
A3.0

JOB NUMBER : 13032

PHASE : 000% APPROVED BY OWNER:



01 A4.0 (E) SOUTH ELEVATION
SCALE:1/4":1'-0"

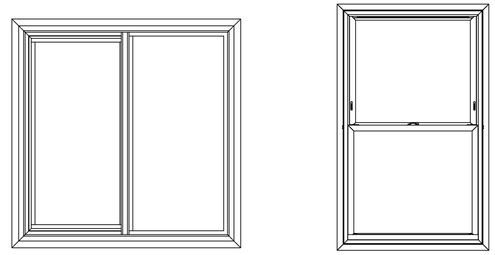


02 A4.0 (N) SOUTH ELEVATION
SCALE:1/4":1'-0"

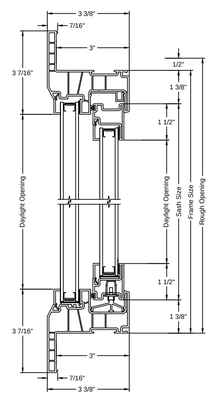
WINDOW SPECIFICATIONS:

Details

Exterior Color/Finish Family	White	Features	Hardware Included,LowE Glass,Screen Included
Frame Material	Vinyl	Glazing Type	Double-Pane
Grid Pattern	None	Hardware Color/Finish Family	White
Integral J-channel	No	Interior Color/Finish Family	White
Lock Type	Cam Action	Number of Locks	1
Privacy glass	No	Product Weight (lb.)	48.0 lb
Solar Heat Gain Coefficient	.33	Tinted glass	No
U-Factor	.33	Window Handing	Left-Handed
Window Type	Sliding Window	Window Use Type	New Construction,Replacement



03 A4.0 TYPICAL WINDOW LITES
SCALE:1/4":1'-0"



04 A4.0 TYPICAL VINYL WINDOW DETAIL
SCALE:NTS

CONSULTANT

PRADO ENGINEERING
2785 WHITNEY DR.
FAIRFIELD CA 94533
TEL. (415) 889-0878

SEAL

REGISTERED PROFESSIONAL ENGINEER
ANTONIO B. PRADO
No. 066562
Exp. 6/30/16
CIVIL
STATE OF CALIFORNIA

PROJECT TITLE

ALTERATION
RESIDENTIAL
BUILDING

ADDRESS

945 KEY ROUTE BLVD
ALBANY CA 94706

OWNER

INFO

REVISIONS

#	DATE	DESCRIPTION

DATE:

DRAWN BY :	DS
CHECKED BY :	ABP
DATE :	08/04/2016

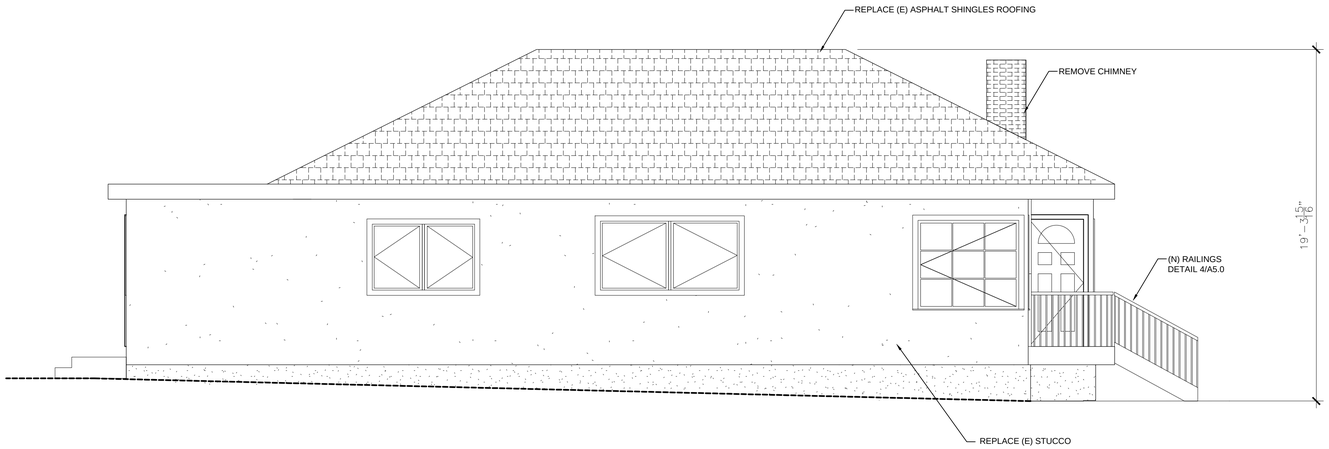
SHEET #

A4.0

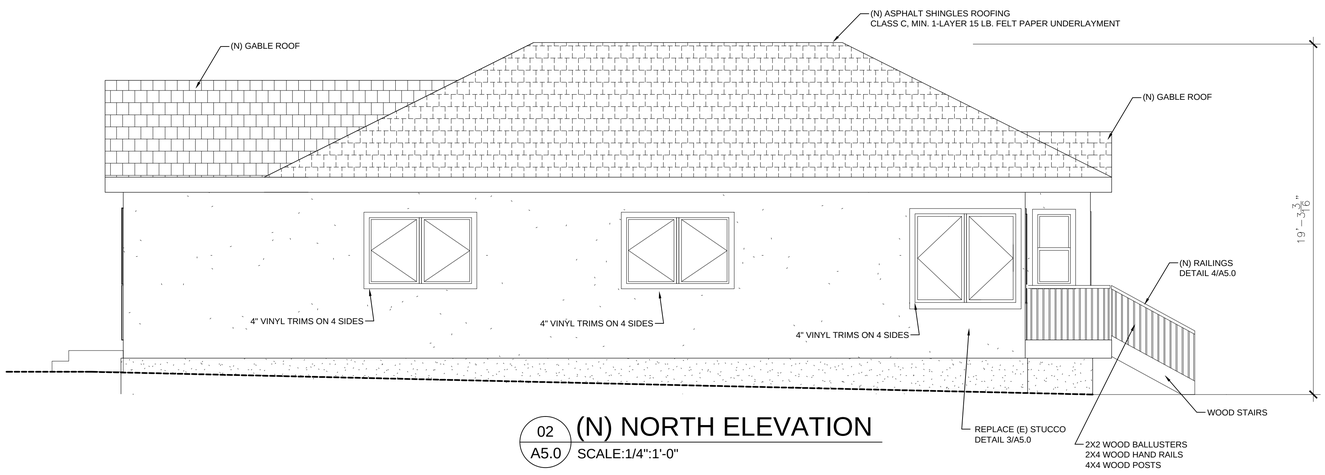
JOB NUMBER : 13032

PHASE : 000% APPROVED BY OWNER:

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB THE OWNER MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FABRICATING ASSOCIATED WORK. REPORT TO THE ENGINEERS ATTENTION ANY DEVIATION FROM DESIGNED CONDITIONS AND FIELD CONDITIONS PRIOR TO PREPARING MATERIALS AND INSTALLING WORK, AND COOPERATE WITH ARCHITECT TO MODIFY SUCH CONDITIONS AT NO ADDITIONAL COST TO THE OWNER. ENGINEER OR ENGINEERS CONSULTANTS SHOP DETAILS MUST BE SUBMITTED TO THE ENGINEERS OFFICE AND REVIEWED BY THE ARCHITECT PRIOR TO PREPARING MATERIALS FABRICATION AND DELIVERY TO THE JOB SITE. UNLESS OTHERWISE NOTED, THESE DRAWINGS ARE NOT TO BE REPRODUCED, LENT OR DISCLOSED TO THIRD PARTY WITHOUT PRIOR OBTAINED THE WRITTEN PERMISSION AND WRITTEN CONSENT OF ENGINEER IN THE EVENT OF UNAUTHORIZED USE OF THESE DRAWINGS BY THIRD PARTY, THE OWNER SHALL HOLD THE ENGINEER HARMLESS AND INDEMNIFY ENGINEER. THE ENGINEER FOR SUITS, REPLACEMENT COSTS, AND OTHER EXPENSES.

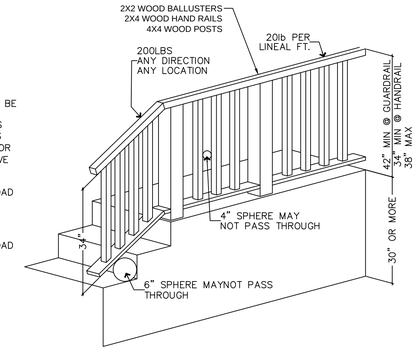


01 A5.0 (E) NORTH ELEVATION
SCALE:1/4":1'-0"

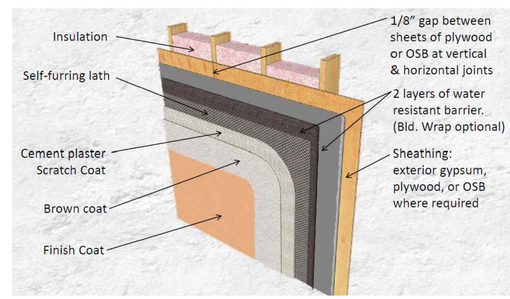


02 A5.0 (N) NORTH ELEVATION
SCALE:1/4":1'-0"

HANDRAILS & GUARDRAILS SHALL BE CONSTRUCTED SUCH THAT:
- GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT. HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING
- THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 20 LBS. PER LINEAL FOOT APPLIED HORIZONTALLY ALONG THE TOP RAIL.
- THE HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.



4 TYPICAL STAIR DETAILS



03 STUCCO DETAIL
NTS

NOTE: FINISH COLOR MAY CHANGE. MANUFACTURED BY STEVES AND SONS

04 FRONT DOOR DETAIL
NTS

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAWERS MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FABRICATING ASSOCIATED WORK. REPORT TO THE ENGINEERS ATTENTION ANY DEVIATION FROM PERMITTED CONDITIONS AND FIELD CONDITIONS PRIOR TO APPROVED MATERIALS AND INSTALLING WORK AND COORDINATE WITH ARCHITECT TO MODIFY SUCH CONDITIONS AT NO ADDITIONAL COST TO THE OWNER. ENGINEER OR ENGINEERS CONSULTANTS CHART DETAILS MUST BE SUBMITTED TO THE ENGINEERS OFFICE AND REVIEWED BY THE ARCHITECT PRIOR TO APPROVAL AND DELIVERY TO THE JOB SITE. UNLESS OTHERWISE NOTED, THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT PRIOR WRITTEN PERMISSION. ANY REPRODUCTION OR USE WITHOUT PERMISSION IS PROHIBITED. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS, OR OF ANY OTHER PERSONS PERFORMING WORK OR FURNISHING MATERIALS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY PERSON OTHER THAN HIMSELF OR HIS EMPLOYEES. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE JOB SITE CONDITIONS OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING WORK OR FURNISHING MATERIALS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS, AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, FURNISHING MATERIALS OR SUPPLIES OR PROVIDING EQUIPMENT FOR THE PROJECT. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE PUBLIC OR ANY THIRD PARTY. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS, AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, FURNISHING MATERIALS OR SUPPLIES OR PROVIDING EQUIPMENT FOR THE PROJECT. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE PUBLIC OR ANY THIRD PARTY. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

CONSULTANT

PRADO ENGINEERING
2785 WHITNEY DR.
FAIRFIELD CA 94533
TEL. (415) 889-0878

SEAL

REGISTERED PROFESSIONAL ENGINEER
ANTONIO B. PRADO
No. 066562
Exp. 6/30/16
CIVIL
STATE OF CALIFORNIA

PROJECT TITLE

ALTERATION
RESIDENTIAL
BUILDING

ADDRESS

945 KEY ROUTE BLVD
ALBANY CA 94706

OWNER

INFO REVISIONS

#	DATE	DESCRIPTION

DATE:

DRAWN BY :	DS
CHECKED BY :	ABP
DATE :	08/04/2016

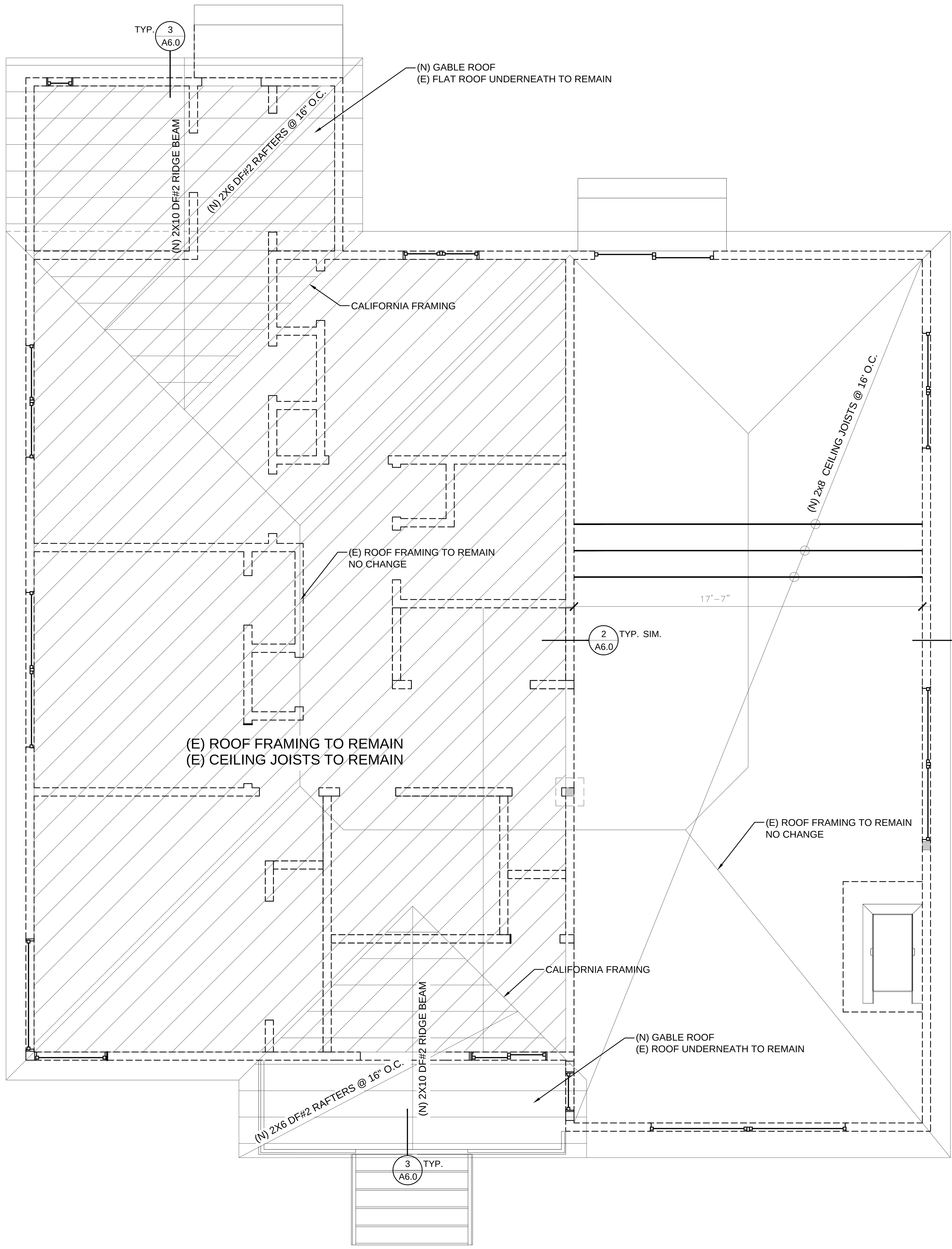
APPROVED BY OWNER:

PHASE .000%

SHEET #

A5.0

JOB NUMBER : 13032



01 / A6.0 FOUNDATION AND ROOF FRAMING PLAN
SCALE:1/4":1'-0"

FOUNDATION NOTES:

1. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2013 CBC.
2. BOTTOMS OF ALL FOUNDATIONS SHALL BE LEVEL. CHANGES IN BOTTOM OF FOUNDATION ELEVATIONS SHALL BE MADE ACCORDING TO STEPPED FOOTING
3. ALL FOOTINGS AND SLABS-ON-GRADE SHALL BE FORMED UNLESS SPRCIFICALLY APPROVED BY THE STRUCTURAL DESIGNER. FOUNDATIONS SHALL BE CAST IN NEAT EXCAVATIONS PROVIDED WRITTEN APPROVAL IS OBTAINED AND FOOTINGS ARE INCREASED 2" IN WIDTH. USE 2X12 PLANK AT EDGE OF EXCAVATION TO PROTECT AGAINST SLUFFING, AS REQUIRED.

CONCRETE NOTES:

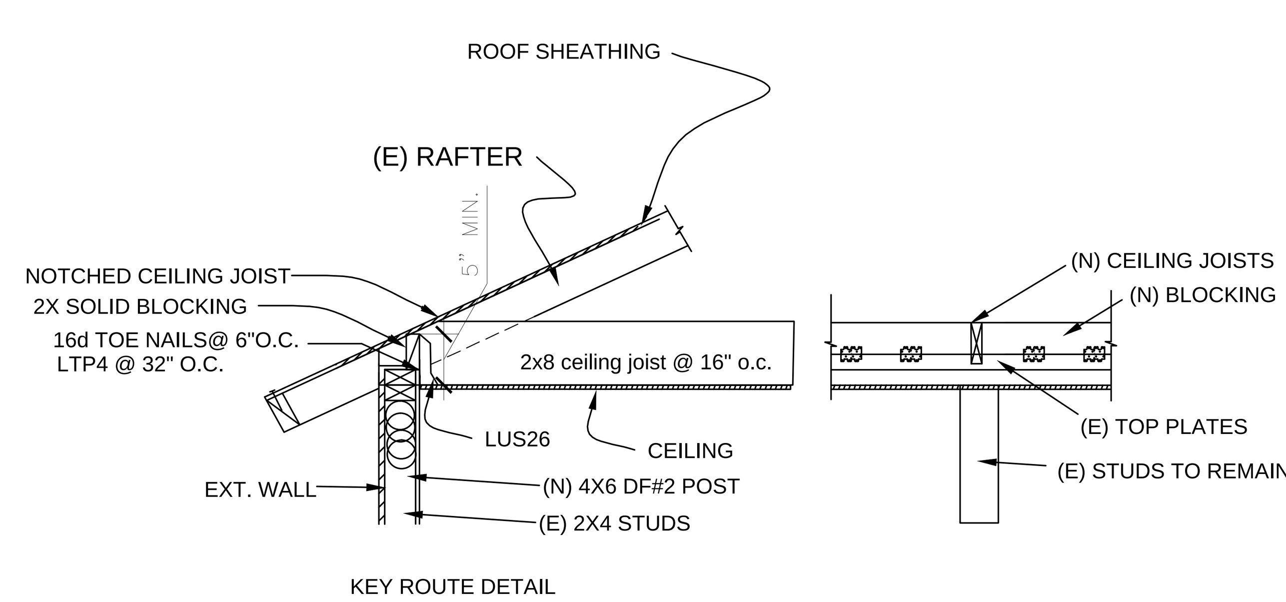
1. STRUCTURAL CONCRETE SHALL ATTAIN 28 DAY COMPR. STRENGTH, F'c = 2,500 PSI MIN.
2. CONCRETE MIX DESGNS SHALL BE PREPARED BY AN INDEPENDENT LABORATORY APPROVED BY THE STRUCT. ENGINEER. SELECTION OF CONCRETE MIX PROPORTIONS SHALL BE PER CBC SECTION 19053 OR 19054.
3. CEMENT SHALL CONFORM TO ASTM C-150 TYPE 1 OR II.
4. CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33. AGGREGATES FOR LIGHTWEIGHT CONC. SHALL CONFORM TO ASTM C-330.
5. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615-GRADE 60. REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706.

WOOD NOTES:

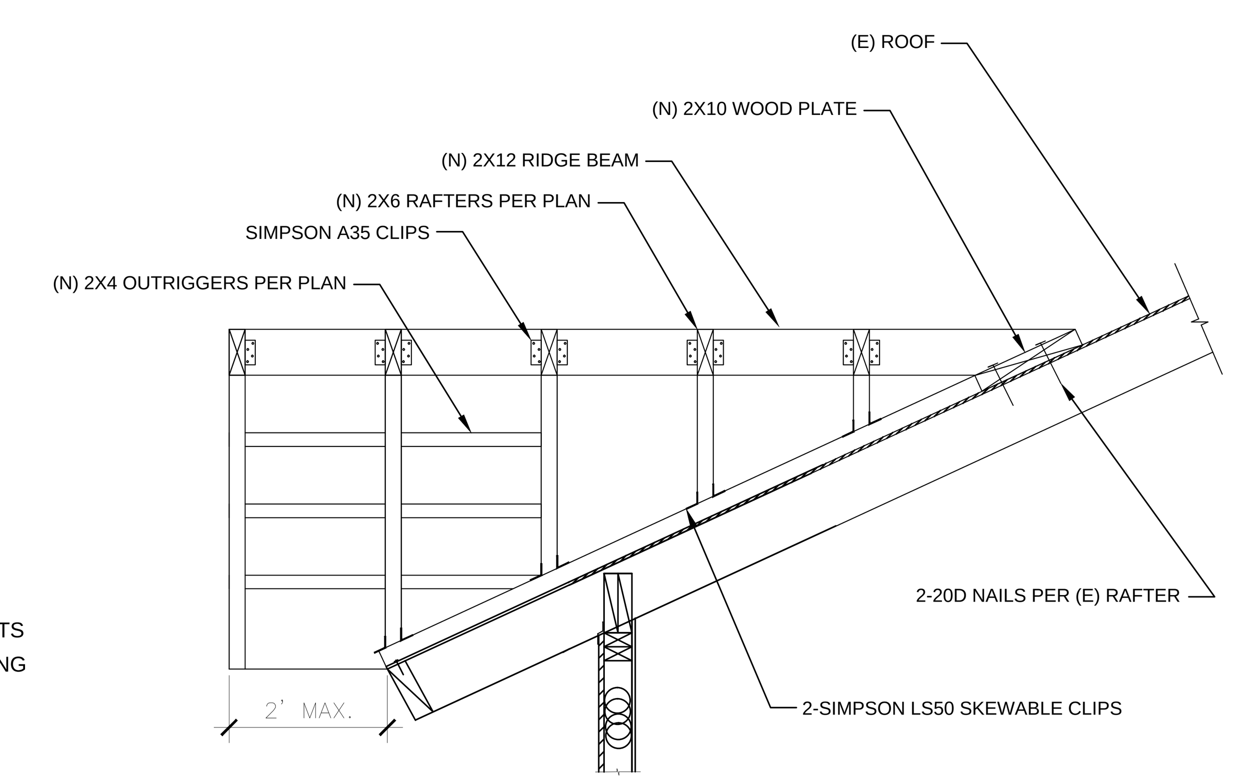
1. ALL STRUCT. WOOD SHALL CONFORM TO THE FOLLOWING SPEC. DOUGLAS FIR - COAST REGION - WCLIB GRADING RULES #17 DF #1. EXCEPT 2X4 AND 2X6 WALL STUDS, PLATES, AND BLOCKING MAY BE DF #2. REDWOOD - CALIF. REDWOOD ASSOC. GRADING RULES, LATEST EDITION. GLUED LAMINATED BEAMS-STANDARD SPEC. FOR STRUCT. GLUED LAMINATED AITS 117 LATEST EDITION. SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION OF GLUED-LAMINATED MEMBERS. PLYWOOD-U.S. PRODUCT STANDARD P.S. 2-92 FOR SOFT PLYWOOD STRUCT 1 @ WALLS, CDX @ FLOORS AND ROOF-UNO. PRES. TREATED DOUG FIR 2001 CBC STAND NO. 23031-3.
2. ALL WOOD IN DIRECT CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED.
3. ALL BEARING & SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES, LAPPED @ WALL & PARTITION INTERSECTION W/ 3-16D NAILS. SPLICE UPPER & LOWER PLATES AS IN DETAIL 1 ON TYP. DETAIL SHEET.
4. PROVIDE SOLID BLCK'G BTWN JOISTS & RAFTERS AT ALL SUPPORTS, TYP UNO
5. PROVIDE BLOCKING AT ALL CEILING LEVELS, TYP UNO
6. ALL JOISTS UNDER AND PARALLEL TO PARTITIONS SHALL BE DOUBLED AND NAILED TOGETHER.
7. ALL HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAM. AS THE BOLT PLUS 1/16".
8. ALL HOLES FOR LAG SCREW SHALL BE FIRST BORED TO THE SAME DIAM. AND DEPTH AS THE SHANK AND THE REST NO LARGER THAN THE ROOT OF THE THREAD.
9. LAG SCREWS & WOOD SCREWS SHALL BE SCREWED & NOT DRIVEN INTO PLACE. SOAP MAY BE USED TO LUBRICATE THE SCREWS.
10. ALL BOLTS & LAG SCREWS SHALL BE PROVIDED W/ METAL WASHERS UNDER HEADS & NUTS WHICH BEAR ON WOOD. ALSO APPLIES TO INSERTED EXPANDING FASTENERS, RED HEAD, ETC.

BOLT DIAM.	MI WASHER	STEEL WASHER
1/2"	2" DIA X 1/4"	2"X2"X3/16"
5/8"	3" DIA X 1/4"	3"X3"X1/4"
3/4"	3 1/2" DIA X 5/16"	3 1/2"X3 1/2"X1/4"
1"	4" DIA X 5/16"	3 1/2"X3 1/2"X1/4"

11. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NO SMALLER THAN STUDDING ABOVE. WHEN EXCEEDING 4 FT. IN HEIGHT, SUCH WALLS SHALL BE FRAMED REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS LESS THAN 14 INCH IN HEIGHT SHALL BE SHEATH ON SIDE SIDE FASTENED TO BOTH TOP AND BOTTOM PLATES.



02 BEAM-WALL DETAIL
NTS



03 CALIFORNIA FRAMING
NTS

CONSULTANT

PRADO ENGINEERING
2785 WHITNEY DR.
FAIRFIELD CA 94533
TEL. (415) 889-0878

SEAL

REGISTERED PROFESSIONAL ENGINEER
ANTONIO B. PRADO
No. 066562
Exp. 6/30/18
CIVIL
STATE OF CALIFORNIA

PROJECT TITLE

ALTERATION RESIDENTIAL BUILDING

ADDRESS

945 KEY ROUTE BLVD
ALBANY CA 94706

OWNER

INFO

REVISIONS

#	DATE	DESCRIPTION

DATE:

DRAWN BY :	ABP
CHECKED BY :	ABP
DATE :	08/04/2016

APPROVED BY OWNER:

PHASE : 000%

SHEET #

A6.0

JOB NUMBER : 13032