KERR RESIDENCE

APPROVED / PERMIT SET

SCOPE OF WORK: CONSTRUCTION OF NEW HOME

TWO-STORY 2,900 SQ. FT. BUILDING WITH ENCLOSED GARAGE

PROJECT DATA:

OWNERS
MINA EFFAT MOUBEDI,
KHOSROW KHORSANDI,
SIMIN KHORSANDI
79 ARLINGTON AVE.
KENSINGTON, CA 94707
TEL: (510) 333-3524

PROJECT ADDRESS
20 KERR AVE KENSINGTON,
CA. 94707

BUILDING INFORMATION
PARCEL NO: APN: 572-021-001-1
OCCUPANCY: R-3
TYPE OF CONSTRUCTION: TYPE VB

ZONING
KENSINGTON COMBINING DISTRICT
R-6:SINGLE FAMILY RESIDENTIAL ZONE

- ENCROACHMENT PERMIT REQUIRED FOR DRIVEWAY APPROACH TO A PUBLIC ROAD WITH OR WITHOUT CURB CUT. CONTACT PUBLIC WORKS
- DRIVEWAY INSPECTION IS REQUIRED (CODE 604)
- FINAL GRADING INSPECTION IS REQUIRED BEFORE FINAL BUILDING INSPECTION

	REQUIRED/ PERMITTED	EXISTING	PROPOSED
TOTAL LOT AREA:	6,000 s.f. Min.	7,280.00 s.f.	No change
MAIN FLOOR AREA:		0 s.f.	1,683.00 s.f.
LOWER FLOOR AREA		0 s.f.	1,217.00 s.f.
UNCOVERED FRONT ENTRY:		0 s.f.	58.00 s.f.
UNCOVERED MAIN FL. BALCONY:		0 s.f.	251.00 s.f.
GARAGE:		0 s.f.	373.00 s.f.
GROSS FLOOR AREA:	2,900.00 s.f.	0 s.f.	2,900.00 s.f.
BUILDING FOOTPRINT:	2,912.00 s.f.	0 s.f.	1,766.00 s.f.
LOT COVERAGE:	40% Max	0%	24.25%
OPEN YARD SPACE:	4,368.00 s.f. Min.	7,280.00 s.f.	+ 5,000.00 s.f.
FRONT SETBACK:	20'-0"	N/A	20'-0"
REAR SETBACK:	15'-0"	N/A	52'-0"
LEFT SIDE SETBACK:	5'-0"	N/A	10'-0"
RIGHT SIDE SETBACK:	5'-0"	N/A	5'-0"
BUILDING HEIGHT:	35'-0"	N/A	29'-6"
OFF-STREET PARKING:	2	0	2

PROJECT TEAM:

DESIGNER & GENERAL CONTRACTOR
GEHL DESIGN/BUILD
79 ARLINGTON AVE.
KENSINGTON CA. 94707
TEL: (510) 812 - 1039

SURVEY
MORAN ENGINEERING, INC.
CIVIL ENGINEERING AND LAND SURVEYING
1930 SHATTUCK AVENUE SUITE A
BERKELEY, CALIFORNIA 94704
OFFICE PHONE: 510-848-1930

ARBORIST/CONSULTANT
PETER K. RUDY
CERTIFIED ARBORIST #WC3166
CALIFORNIA CONTRACTOR #740394

GEOTECHNICAL CONSULTANT
EARTH MECHANICS CONSULTING ENGINEERS
360 GRAND AVENUE, SUITE 262
OAKLAND, CALIFORNIA 94610
(510) 839-0765

ENERGY CALCULATIONS (TITEL 24)
ENERGY WEST
4050 HARLAN STREET
EMERYVILLE, CA. 94608
TEL: (510) 652-4433

CIVIL/DRAINAGE CONSULTANT
DAVID FRANCO/ MORAN ENGINEERING, INC.
CIVIL ENGINEERING AND LAND SURVEYING
1530 SHATTUCK AVENUE SUITE A
BERKELEY, CALIFORNIA 94704

STRUCTURAL ENGINEER
STRUCT -TECH GROUP INC
800 SAN PABLO AVENUE
ALBANY, CA 94706
PHONE: (510) 717-1090

SHEET INDEX:

A-1	SITE PLAN, VICINITY MAP, SCOPE OF WORK, PROJECT DATA, SHEET INDEX.
A-2	PROPOSED LOWER FLOOR PLAN.
A-3	PROPOSED MAIN FLOOR PLAN.
A-4	PROPOSED EXTERIOR ELEVATIONS.
A-5	PROPOSED EXTERIOR ELEVATIONS.
A-6	PROPOSED BUILDING SECTION AA, ROOF VENT SPECIFICATIONS, BATH VENT SPECIFICATIONS, WALL FRAMING/FIRE RATING: 1 HR.
A-7	WINDOW AND DOOR SCHEDULES. LIGHT, VENTILATION AND EGRESS, DOOR & WINDOW FLASHING DETAILS.
A-8	PROPOSED ELECTRICAL PLANS.
A-9	BOUNDARY AND TOPOGRAPHIC SURVEY/ W LOCATION OF TREES WITHIN THE FOOTPRINT OF PROPOSED BUILDING.
A-10	GENERAL DRAINAGE DETAILS, ROOF PLAN & CALCULATION FOR ATTIC VENTILATION, STAIR RAILING & DECK RAILING DETAIL, And TYPICAL RESIDENTIAL CONC. DRIVEWAY PLAN & SECTION.
A-11	PLUMBING NOTES AND SEWER EJECTOR PUMP CONNECTION DETAILS, ROUGH PLUMBING GENERAL DIMENSIONS.
A-12	DRAINAGE PLAN & HYDRO CALCULATION.
A-13	POLLUTION PREVENTION PLAN.
A-14	AIACC-2016-GBC-REQUIREMENTS-RESIDENTIALMANDATORYMEASURES-Sheet-1
A-15	AIACC-2016-GBC-REQUIREMENTS-RESIDENTIALMANDATORYMEASURES-Sheet-2
T-24	TITLE -24 - ENERGY COMPLIANCE, ENERGY CALCULATION.
S 1.1	STRUCTURAL NOTES.
S 1.2	TYPICAL DETAILS.
S 1.3	TYPICAL DETAILS.
S 2.1	FOUNDATION PLAN + DETAIL.
S 2.2	MAIN FLOOR FRAMING PLAN + DETAIL.
S 2.3	ROOF FRAMING PLAN + DETAIL & SECTIONS.
S 4.1	FOUNDATION DETAILS.
S 4.2	FRAMING DETAILS.

18-007625 SEP 11 2017 REVIEWED

DEFERRED SUBMITTALS:

A STEGE SANITARY DISTRICT PERMIT AND PAYMENT OF FEES ARE REQUIRED PRIOR TO PERFORMING WORK ON SEWER LINES.
- APPROVED AS IS.
- CONDITIONAL APPROVAL:
- INSTALL BACKFLOW PREVENTION DEVICE PER DISTRICT ORDINANCE.
- MINIMUM SEWER LATERAL SIZE:
- 4" Ø - Single Family Dwelling.
- 6" Ø - Commercial & Multi-Family Dwelling.
- GREASE INTERCEPTOR REQUIRED.
- SEWER CAPACITY STUDY REQUIRED.
- ABANDONED SEWER LATERALS SHALL BE CAPPED AT THE MAIN.
- REVISE AND RESUBMIT.

By ________ Date 6/22/17

LEGEND :

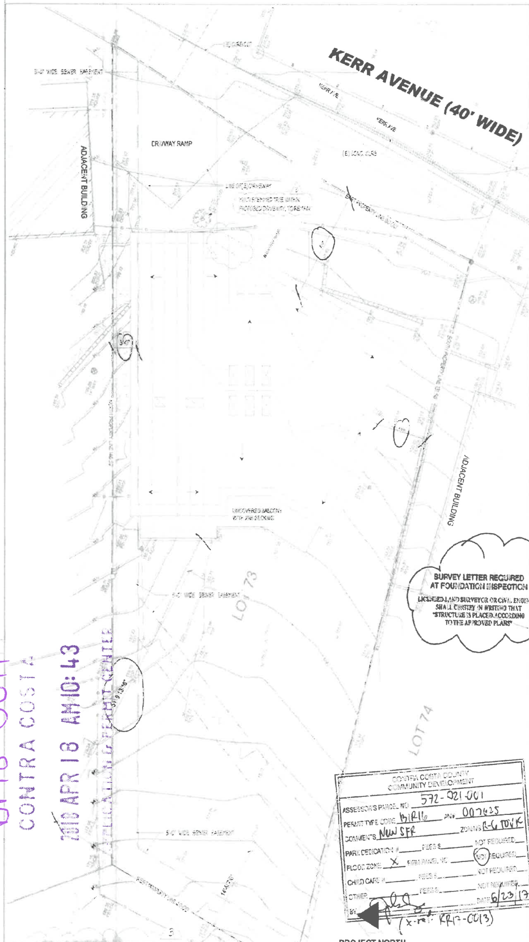
DETAIL SECTION ELEVATION #; SHEET #; INTERIOR ELEVATION; WINDOW TYPE; DOOR TYPE; SHEAR WALL TYPE; WOOD FRAMING; METAL FRAMING; WOOD BLOCKING; EXISTING WALL; WALL TO BE REMOVED; NEW WALL; FINISH WOOD; PLYWOOD; GYPSUM BOARD; CONCRETE; BATT INSULATION; RIGID INSULATION; TILE OR CARPET; SOIL; GRAVEL; SWITCH; 3-WAY SWITCH; 110V DUPLEX CONVENIENCE OUTLET; 110V GROUND FAULT CIRCUIT INTERUPTER; DUPLEX CONVENIENCE OUTLET; WP WEATHER PROOF GFCI; 220V SINGLE CONVENIENCE OUTLET; SURFACE MOUNTED INCANDESCENT LIGHT FIXTURE; WALL MOUNTED INCANDESCENT LIGHT FIXTURE; RECESSED LIGHT FIXTURE; F FLUORESCENT LIGHT FIXTURE; E EXTERIOR LIGHT FIXTURE; EXHAUST FAN; LIGHT/FAN UNIT; HEAT LAMP/LIGHT/FAN; SD SMOKE DETECTOR @ NEW CONSTRUCTION DETECTORS SHALL BE HARDWIRED W/ BATTERY BACK UP; TELEPHONE JACK; TV TELEVISION JACK; THERMOSTAT; FLUORESCENT LIGHT FIXTURE; CAR COLD AIR RETURN; WAR WARM AIR RETURN; R RECESSED FLUORESCENT LIGHT FIXTURE; R RECESSED LIGHT FIXTURE

APPLICABLE CODES :

2016 California Building Code (CBC) Volume 1 : The 2016 CBC incorporates the 2015 International Building Code with State of California amendments. The CBC applies to all structures, except one and two family dwellings and townhomes not more than 3 stories in height which are covered under the 2016 California Residential Code.
2016 California Building Code (CBC) Volume 2 : The 2016 CBC incorporates the 2015 International Building Code with State of California amendments. The CBC applies to all structures, except one and two family dwellings and townhomes not more than 3 stories in height which are covered under the 2016 California Residential Code.
2016 California Residential Code (CRC): The 2016 CRC incorporates the 2015 International Residential Code with State of California amendments. The CRC applies to one and two family dwellings and townhomes not more than 3 stories in height.
2016 California Energy Code (CBEES, California Building Energy Efficiency Standards): The CBEES is a state specific code. Men showeingdevelopec by the California Energy Commission and applies to all new residential and non-residential buildings, alterations or additions. For forms and information about meeting the requirements of the Energy Code go to http://energycodeace.com/tools
2016 California Green Building Standards Code (CALGreen). The 2016 CALGreen is a state specific code that was developed by the California Building Standards Commission (CBSC). CALGreen applies to all residential and commercial buildings including additions and alterations to existing buildings and single family homes. For residential projects, if the project increases the building's conditioned area or volume, the project must comply with CALGreen. For non-residential projects; if the project has a valuation of $230,000 or more or if the projects increases the building area by 1,000 square feet or more, the project must comply with CALGreen.
2016 California Electrical Code (CEC): The 2016 CEC incorporates the 2014 National Electrical Code with State of California amendments. The CEC shall apply to the installation of electrical systems including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.
2016 California Plumbing Code (CPC): The 2016 CPC incorporates the 2015 Uniform Plumbing Code with State of California amendments. The CPC shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances thereto.
2016 California Mechanical Code (CMC): The 2016 CMC incorporates the 2015 Uniform Mechanical Code with State of California amendments. The CMC shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances thereto.
2016 California Fire Code (CFC): The 2016 CFC incorporates the 2015 International Fire Code with State of California amendments. The CFC applies to all structures in the State of California.
2016 California Historical Building Code (CHBC): The 2016 CHBC is a state specific code that was developed by the California Building Standards Commission. The CHBC applies to qualified historical buildings.
2016 California Existing Building Code (CEBC): The 2016 CEBC is based on provisions of the 2015 International Existing Building Code.

ABBREVIATION:

(E)	EXISTING	FDN.	FOUNDATION	P.S.	PLUMBING STACK
(N)	NEW	FIN.	FINISH	P.T.	PRESSURE TREATED
A.F.F.	ABOVE FINISHED FLOOR	FLUOR.	FLUORESCENT	PTD.	PAINTED
ADJ.	ADJACENT/ ADJUSTABLE	FT.	FOOT OR FEET	R.A.	RETURN AIR
ALUM.	ALUMINUM	FTG.	FOOTING	REF.	REFERENCE
APPROX	APPROXIMATE	FURN.	FURNACE	REFR.	REFRIGERATOR
ARCH.	ARCHITECTURAL	GL.	GLASS	RGTR.	REGISTER
ASPH.	ASPHALT	GR.	GRADE	REINF.	REINFORCED
BD.	BOARD	GYP. BD.	GYPSUM BOARD	REQ.	REQUIRED
BLDG.	BUILDING	H.B.	HOSE BIBB	R.O.	ROUGH OPENING
BLK.	BLOCK	HORIZ.	HORIZONTAL	RWD.	REDWOOD
BLKG.	BLOCKING	HGT.	HEIGHT)	SCHED.	SCHEDULE
BM.	BEAM	INSUL.	INSULATION	SH.	SHELF
B/W.	BETWEEN	INT.	INTERIOR	SHR.	SHOWER
CAB.	CABINET	LT.	LIGHT	S.MECH.	SEE MECHANICAL DRAWINGS
CEM.	CEMENT	MAX.	MAXIMUM	SPEC.	SPECIFICATION
CER.	CERAMIC	M.C.	MEDICINE CABINET	S.S.D.	SEE STRUCTURAL DRAWINGS
C.	CENTER LINE	MEMB.	MEMBRANE	SST.	STAINLESS STEEL
C.G.	CEILING	MIN.	MINIMUM	STD.	STANDARD
CLR.	CLEAR	MIR.	MIRROR	STL.	STEEL
COL.	COLUMN	MISC.	MISCELLANEOUS	STOR.	STORAGE
CONC.	CONCRETE	MTL.	METAL	SYM.	SYMMETRICAL
D.F.	DOUGLAS FIR	NAT.	NATURAL	TEL.	TELEPHONE
DIA.	DIAMETER	NEC.	NECESSARY	T.&G.	TONGUE & GROOVE
D.W.	DISHWASHER	N.I.C.	NOT IN CONTRACT	T.B.R.	TO BE REMOVED
DRG.	DRAWING	NO.	NUMBER	TYP.	TYPICAL
EA.	EACH	O.C.	ON CENTER	U.O.N.	UNLESS OTHERWISE NOTED
EL.	ELEVATION	OPNG.	OPENING	V.I.F.	VERIFY IN FIELD
ELEC.	ELECTRICAL	PL.	PROPERTY LINE	W.H.	WATER HEATER
EXT.	EXTERIOR	PLYWD.	PLYWOOD	WP.	WATERPROOF



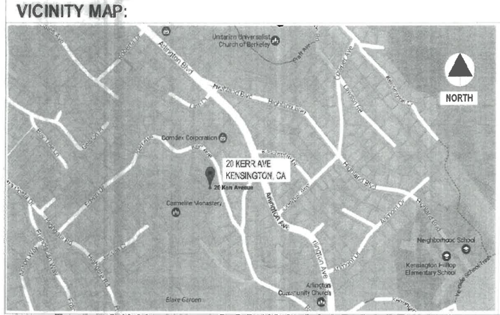
PROPOSED SITE PLAN
Scale: 1/10" = 1'-0"

CONTRA COSTA COUNTY COMMUNITY DEVELOPMENT
ASSESSOR'S PARCEL NO. 572-021-001
PERMIT TYPE CODE bifl1u APPL. 007625
COMMENTS NEW SFR ZONING R-6 TOVK
BY ________ DATE 6/23/17

CONTRA COSTA APPLICATION/PERMIT CENTER 2018 APR 18 AM 10:43

Existing DP18-3011

VICINITY MAP:



KERR RESIDENCE
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Owner: MINA EFFAT MOUBEDI, KHOSROW KHORSANDI, SIMIN KHORSANDI
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DESIGN • CONSTRUCTION
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GEHLDESIGNBUILD@GMAIL.COM
Sheet Contents: SITE PLAN, VICINITY MAP, SCOPE OF WORK, PROJECT DATA, SHEET INDEX
Designer: GEHL DESIGN/BUILD Mike Pourzand
Structural Engineer: STRUCT -TECH GROUP INC Mehdi Karimi
© 2017 by Gehl - Design Build
Project No: 07 - 124
Date: June 21, 2017
Drawn By: P.P.
Checked By: MP
Revisions:
1. PLANNING CORRECTION September 21, 2007
2. PLANNING CORRECTION September 25, 2007
3. PLANNING CORRECTION December 26, 2016
4. PLANNING CORRECTION per suggestion of Lashun Cross, principal planner April 14, 2017
Sheet A - 1 of 24

B1R 16- 007625 6/23/17

PARDIS RESIDENCE
Project Address: 20 KERR AVE KENSINGTON, CA 94707
Owner: PARDIS POORZAND
Address: 79 ARLINGTON AVE. KENSINGTON, CA 94707 TEL: (510) 333-3524
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Sheet Contents: COVER SHEET APPROVED PERMIT SET.
Designer
Structural Engineer
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Project No 18 - 04
Date January 20, 2018
Drawn By P.P.
Checked By MP
Revisions
1. DESIGN CHANGE
2. Plan check comments- March 14, 2028 - Susan Johnson
3
4
Sheet A - 1 of 6

GENERAL KEY NOTES

17 LINE OF ROOF ABOVE.
18 OBSCURE GLASS.
19 TEMPERED GLASS (PATIO DOOR).
20 TEMPERED GLASS.
21 PROVIDE APPROPRIATE PROPERTY LINE.
26 DISTANCE FROM NEW WALLS TO PROPERTY LINES.
27 ANY WALL WITHIN 5 FEET FROM THE PROPERTY LINE IS REQUIRED TO BE OF 1 HOUR CONSTRUCTION.
28 MINIMUM 1/4 INCH PER FOOT SLOPE FOR ALL WEATHER-EXPOSED SURFACES.
29 PAVED SURFACE IN FRONT OF BUILDING DOOR SHALL NOT BE MORE THAN 1" BELOW THRESHOLD.
30 PROVIDE EXTERIOR LANDING MIN. 36" OUT FROM DOOR OPENING NOT MORE THAN 1" BELOW DOOR & THRESHOLD, MIN. 1/4 INCH PER FOOT SLOPE FOR WEATHER-EXPOSED LANDINGS TYP.
31 LOCATION OF (N) GAS METER/SERVICE.
32 LOCATION OF (N) ELECTRICAL METER/SERVICES.
33 MIN. 8 INCHES CLEAR IS REQUIRED BETWEEN MUDSILL AND GRADE FOR ALL (N) FOOTING AND FOUNDATIONS TYPICAL.
34 LOCATION OF THE FURNACE: BELOW AT CRAWL SPACE.
35 INSTALL AN AUTOMATIC GAS SHUT-OFF VALVE PER CITY REQUIREMENT.
36 PROVIDE ACCESS OPENING MIN. 22" X 30" W/ 30" HEADROOM, INTO CRAWL SPACE FOR (N) FURNACE.
37 EGRESS DOOR/WINDOW AT ALL BEDROOMS TYPICAL:
a. A NET CLEAR OPENING AREA OF NOT LESS THAN 5.7 SQ.F.
b. A MINIMUM CLEAR OPENING HEIGHT OF AT LEAST 24 INCHES.
c. A MINIMUM CLEAR OPENING WIDTH OF AT LEAST 20 INCHES.
d. A SILL HEIGHT AT LEAST 44 INCHES ABOVE THE FLOOR.
38 THE (N) ROOF GUTTERS SHALL BE PROVIDED WITH SIGNS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
39 ANY PROJECTION FROM 3 FEET TO 5 FEET IS REQUIRED TO BE OF 1 HOUR CONSTRUCTION AT THE UNDERSIDE. PROJECTS LESS THAN 2 FEET FROM PROPERTY LINE ARE NOT ALLOWED.
40 WINDOWS ARE NOT ALLOWED WITHIN 3 FEET FROM PROPERTY LINE AND BETWEEN 3 FEET TO 5 FEET ONLY 25% OF THE WALL AREA OF THE STORY THE OPENINGS ARE PROPOSED CAN BE UNPROTECTED OPENINGS.
41 GUARDRAIL 42" MIN. ABOVE ENTRY PORCH FLOOR. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVISES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4-INCH-DIAMETER SPHERE CANNOT PASS THRU ANY OPENING.
42 ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING ROOM AREA SHALL BE 26GA. MIN.
43 5/8" TYPE "X" GYP.BD. ALL WALLS & CEILING BETWEEN GARAGE AND LIVING SPACE, INCLUDE ALL SUPPORTING MEMBERS, BEAMS COLUMNS, AND BEARING WALLS.
44 UNCOVERED BALCONY WITH PERMEABLE SURFACE, 2X6 DECKING
45 LINED SURFACE DITCHES W/ MIN. WIDTH OF 18" INCHES SHOULD BE PROVIDED BEHIND ALL WALLS WITH EXPOSED SLOPING SURFACE STEEPER THAN 2:1 BEHIND. THESE DITCHES COLLECT RUNOFF WATER FROM SLOPE, AND SHOULD BE SLOPED (MIN. 2% POSITIVE GRADIENT).
46 OPENINGS FROM A PRIVATE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES 35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES 35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE
47 PROVIDE ATTIC ACCESS OPENING 22 1/2" X 54" W/ 30" HEADROOM.
48 7/8 INCH THREE COATS STUCCO OVER METAL OR WIRE FABRIC LATH OVER TWO LAYERS OF GRADE D PAPER.
49 HIGH EFFICIENCY, SEALED COMBUSTION FURNACE, NO COMBUSTION AIR REQUIRED. PROVIDE VENT FOR FURNACE, TERMINATE VENTS TO EXTERIOR. PER MANUFACTURER REQUIREMENTS.
50 GRADE MIN. 2% AWAY FROM THE FOUNDATION TYPICAL.
51 PROVIDE CRAWLSPACE VENTILATION IN AMOUNT OF 1s.f./150 s.f. FLOOR AREA TYPICAL. LOCATE VENTILATION OPENINGS SUCH A WAY TO PROVIDE CROSS VENTILATION TYPICAL. PROVIDE MIN. 1/8 INCH AND MAXIMUM 1/4 INCH MESH ON THE VENTILATION HOLES OF CRAWLSPACE.
52 GLAZING: ALL (N) WINDOWS, DOORS WITH GLAZING & SKYLIGHT ARE, TEMPERED GLASS OR MULTI-LAYERED GLAZED PANELS.
53 FOR MORE THAN 14'-0" EXHAUST DUCT LENGTH (REDUCE 2'-0" FOR EACH 90 DEGREE ELBOW). USE CONTAGENTAL'S AXC 1003 IN-LINE BOOSTER FAN TO SUPPLEMENT DRYER'S FAN.
54 HANDRAIL W/ 1 1/2" GRASPABLE CROSS SECTION, NO SHARP CORNERS, 38" ABOVE NOSING OF TREAD.
55 STAIRS
MAX. RISER HEIGHT = 7 3/4"
MAX. RISER VARIATION = 3/8"
MIN. TREAD, NOSE TO NOSE = 10"
56 HANDRAIL SHALL END IN NEWEL POST OR SAFETY TERMINAL.
57 GUARDRAIL 42" MIN. ABOVE ROOF DECK FLOOR MUST RESISTS 200 POUNDS POINT LOAD AT ANY POINT AND ANY DIRECTION TYP.
58 HOSE BIB W/ NON-REMOVABLE BACKFLOW PREVENTION DEVICE TYPICAL.
59 OPENING AROUND TUB WASTE INTO CRAWLSPACE LARGER THAN 1/2 INCH (SPACE BETWEEN OPENING HOLE AND WASTE PIPE) SHALL BE PROTECTED BY SCREEN (SIMILAR TO RAT PROOFING).
60 CLEARSTORY WINDOW, BARROWED LIGHT FOR BATHROOMS.
62 SHOWER FAUCET W/ PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROL.
63 ALL BATHROOMS ARE REQUIRED TO BE VENTILATED WITH A MINIMUM 50 CUBIC FOOT PER MINUTE INTERMITTENT OR 20 CUBIC FOOT PER MINUTE CONTINUOUS EXHAUST FANS.
64 PROVIDE SMOOTH, HARD, NONABSORBENT SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT70" ABOVE DRAIN INLET AT ALL TUB-SHOWERS.

BATHROOM NOTES

1 Provide clearance 30-inch clear width) for water closet space and 24-inch clearance in front of the water closet bowl. Specify size of water closets to be maximum 1.28 gal per flush. (CPC Sec.402.5)

2 Shower shall have a minimum finished interior of 1,024 square inches and shall also be capable of circumpassing a 30-inch diameter circle. The minimum required area and dimensions shall be measured at a height equal to the top of threshold. The area and dimensions shall be maintained to a point of not less than seventy inches above the shower drain outlet with no protrusions other than the faiture valve or valves, showerhead, soap dishes, shelves and safety grab bars or rails. Fold down seats in accessible showers may protrude into the 30" circle.

3 Shower doors shall open so as to maintain not less than a 22-inch unobstructed opening for egress (swing outward). (CPC Sec.408.5)

4 Single showerheads have a maximum flow rate of 2.0 gallons per minute at 80 psi. (CGBSC 4.303.1.3)

5 Multiple showerheads serving one shower, that the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or this shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. (CGBSC 4.303.1.3.2)

6 Safety glazing in walls or enclosures, containing or facing bathtubs or showers, where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.

ELECTRICAL

7 Provide one 20-amp circuit for bathroom receptacle outlets OR provide a dedicated 20-amp circuit for each individual bathroom being altered or added. Note: bath lighting shall not be on an outlet circuit. (CEC Art.210.11(C)(3))

8 At least one receptacle outlet within 3 ft of the outside edge of each basin. The receptacle outlet shall be located on a wall that is adjacent to the basin, or on the side or face of the basin cabinet not more than 12 inches below the countetop. (CEC Art.210.52(D))

9 GFCI protected outlets for all bathroom receptacles. (CEC Art.210.8(A))

10 All added/replaced 125-volt,15- and 20-ampere receptacles shall be listed temper-resistant receptacles. (CEC Art.406.12)

11 Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control and shall comply with the following. (CRC R303.3.1)

7.E.1. Fans shall be Energy Star compliant and ducted to terminate outside the building.
7.E.2. Bathroom exhaust fan(s) must be controlled by a humidistat which shall be readily accessible per CGBS 4.506.1
7.E.3. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built in).

12 Water closet compartments not equipped with a window that provides a ventilation opening of at least 1.5 square feet shall have mechanical ventilation with an exhaust capacity of at least 50 cfm. (CRC R303.3)

13 Exhaust fan shall be switched separately from lighting system. (CBEES Sec.150.0(k)2B)

LIGHTING:

14 provide at least one light fixture as high efficacy (i.e., fluorescent, certified LED); other lighting must be high efficacy or controlled by vacancy sensors that are switched separately. A vacancy sensor is a manual-on/automatic-off lighting control, which includes a manual-off option. (CBEES Sec.150.0(k)(5)

15 Recessed luminaries in insulated ceilings shall be rated for zero clearance insulation cover (IC), and shall include a label certifying air-tight (AT) designation. (CBEES Sec.150.0(k)8)

TITLE 24 ENERGY REQUIREMENTS:

16 The U-factor prescriptive requirement for fenestrations is 0.32 or lower. Exception: Replacement skylights or up to 16 sq. ft. of new skylights may have a U-factor of 0.55. Up to 75 sq. ft. of vertical replacement glazing may have a U-factor of .40. (CEES Sec.150.2(b), Table 150.1-A)

17 Exterior wall/roof framing spaces shall be insulated. R-13 (2x4 wall) R-16 (2x6 wall), R-19 (floor), R-30 (attic roof), R-19 (cathedral ceiling) insulation.

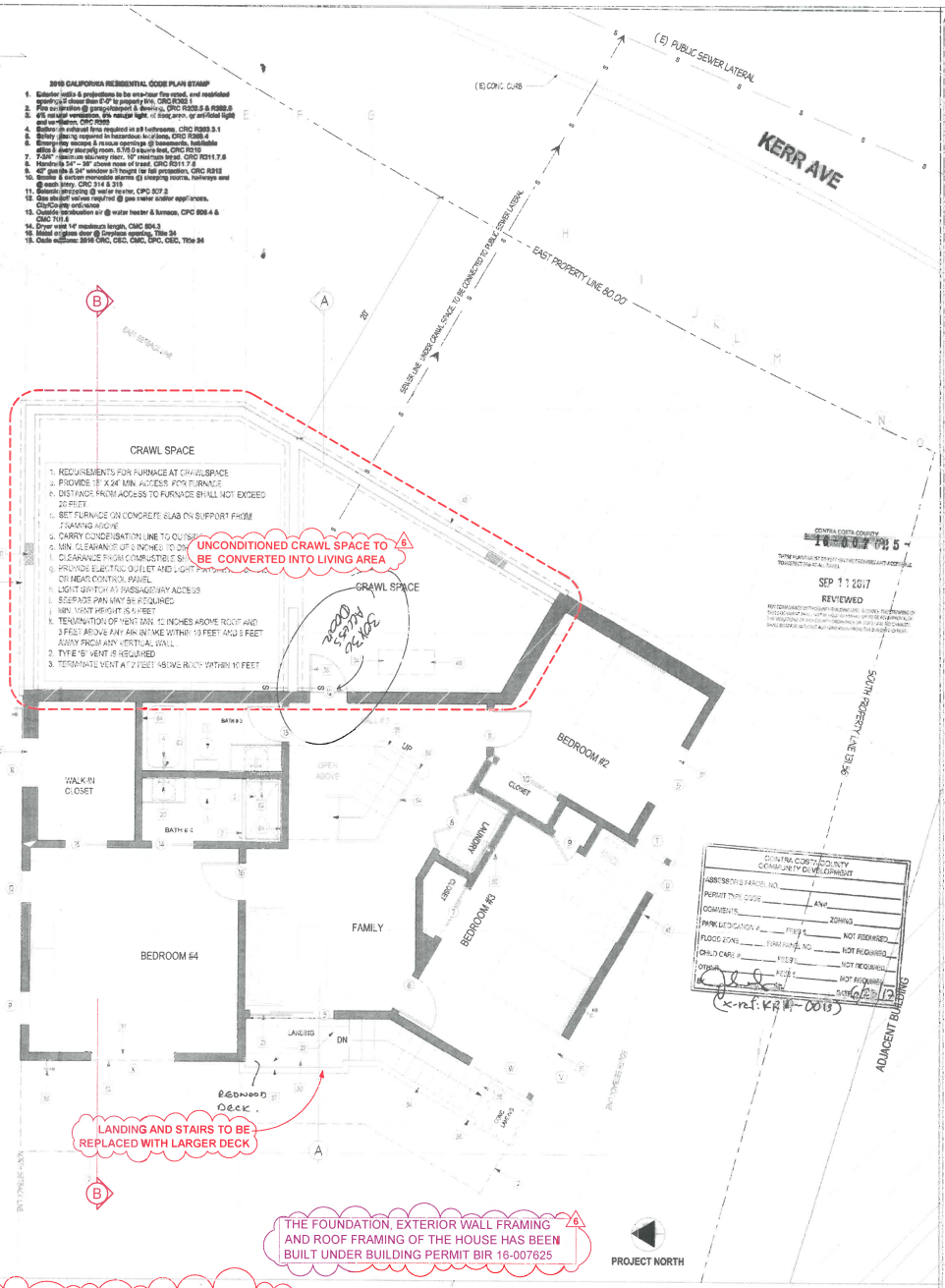
SMOKE DETECTORS & CARBON MONOXIDE ALARMS:

18 Smoke detectors shall be installed: (a) in each sleeping room, (b) outside each separate sleeping area in the immediate vicinity of the bedrooms, (c) on each story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. (CRC Sec.R314)

19 Existing dwellings that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm in the following locations: (a) outside of the dwelling unit sleeping area in the immediate vicinity of the bedroom(s); (b) on every level of a dwelling unit including basements. (CRC Sec.R315)

CAL GREEN:

20 Compliance with water-conserving plumbing fixture requirements of California Green Building Standards Code (CALGreen) Section 301.1.1 and Senate Bill SB 407 (2009) / California Civil Code, Sections 1101.1 through 1101.8 for existing plumbing fixtures will be required prior to final inspection.



APPROVED / PROPOSED LOWER FLOOR PLAN

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

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Sheet Contents
LOWER FLOOR PLAN.
APPROVED PERMIT SET.

Designer

Structural Engineer

Project No 18 - 04

Date January 20, 2018

Drawn By F.P.

Checked By MP

Revisions
1 DESIGN CHANGE 5
2 Plan check comments- March 14, 2018 - Susan Johnson 6
3
4

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GENERAL KEY NOTES

21 LINE OF ROOF ABOVE.

22 OBSCURE GLASS.

23 TEMPERED GLASS (PATIO DOOR)

24 TEMPERED GLASS.

25 FENCE/ APPROXIMATE PROPERTY LINE.

26 DISTANCE FROM NEW WALLS TO PROPERTY LINES.

27 ANY WALL WITHIN 5 FEET FROM THE PROPERTY LINE IS REQUIRED TO BE OF 1 HOUR CONSTRUCTION.

28 MINIMUM 1/4 INCH PER FOOT SLOPE FOR ALL WEATHER-EXPOSED PATIOS.

29 PATIO SURFACE IN FRONT OF SLIDING DOOR SHALL NOT BE MORE THAN 1" BELOW THRESHOLD.

30 PROVIDE EXTERIOR LANDING Min. 36" OUT FROM DOOR OPENING NOT MORE THAN 1" BELOW DOOR'S THRESHOLD, MIN. 1/4 INCH PER FOOT SLOPE FOR WEATHER-EXPOSED LANDINGS TYP.

31 LOCATION OF (N) GAS METERS/SERVICES

32 LOCATION OF (N) ELECTRICAL METERS/SERVICES

33 MIN. 8 INCHES CLEAR IS REQUIRED BETWEEN MUDSILL AND DIRT AT ALL (N) FOOTING AND FOUNDATIONS TYPICAL.

34 LOCATION OF THE FURNACE. BELOW AT CRAWL SPACE

35 INSTALL AN AUTOMATIC GAS SHUT-OFF VALVE PER CITY REQUIREMENT.

36 PROVIDE ACCESS OPENING, MIN. 22" X 30" W/ 30" HEADROOM, INTO CRAWL SPACE FOR (N) FURNACE.

37 EGRESS DOOR/WINDOW AT ALL BEDROOMS TYPICAL:
a. A NET CLEAR OPENABLE AREA OF NOT LESS THAN 5.7 sq.ft.
b. A MINIMUM CLEAR OPENING HEIGHT OF AT LEAST 24 INCHES.
c. A MINIMUM CLEAR OPENING WIDTH OF AT LEAST 20 INCHES.
d. A SILL HEIGHT AT LEAST 44 INCHES ABOVE THE FLOOR.

38 THE (N) ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

39 ANY PROJECTION FROM 2 FEET TO 5 FEET IS REQUIRED TO BE OF 1 HOUR CONSTRUCTION AT THE UNDERSIDE. PROJECTS LESS THAN 2 FEET FROM PROPERTY LINE ARE NOT ALLOWED.

40 WINDOWS ARE NOT ALLOWED WITHIN 3 FEET FROM PROPERTY LINE AND BETWEEN 3 FEET TO 5 FEET ONLY 25% OF THE WALL AREA OF THE STORY THE OPENINGS ARE PROPOSED CAN BE UNPROTECTED OPENINGS.

41 GUARDRAIL, 42" MIN. ABOVE ENTRY PORCH FLOOR , HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVISES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4-INCH-DIAMETER SPHERE CANNOT PASS THRU ANY OPENING.

42 ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING ROOM AREA SHALL BE 26GA. MIN.

43 5/8" TYPE "X" GYP.BD. ALL WALLS & CEILING BETWEEN GARAGE AND LIVING SPACE, INCLUDE ALL SUPPORTING MEMBERS, BEAMSCOLUMNS, AND BEARING WALLS.

44 UNCOVERED BALCONY WITH PERMEABLE SURFACE, 2X6 DECKING.

45 LINED SURFACE DITCHES W/ MIN. WIDTH OF 18" INCHES SHOULD BE PROVIDED BEHIND ALL WALLS WITH EXPOSED SLOPING SURFACE STEEPER THAN 4:1 BEHIND, THESE DITCHES COLLECT RUNOFF WATER FROM SLOPE, AND SHOULD BE SLOPED (MIN. 2% POSITIVE GRADIENT).

46 OPENINGS FROM A PRIVATE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE

47 PROVIDE ATTIC ACCESS OPENING, 22 1/2" X 54" W/ 30" HEADROOM.

48 7/8 INCH, THREE COATS STUCCO OVER METAL OR WIRE FABRIC LATH OVER TWO LAYERS OF GRADE D PAPER.

49 HIGH EFFICIENCY, SEALED COMBUSTION FURNACE, NO COMBUSTION AIR REQUIRED. PROVIDE VENT FOR FURNACE, TERMINATE VENTS TO EXTERIOR PER MANUFACTURER REQUIREMENTS.

50 GRADE MIN. 2% AWAY FROM THE FOUNDATION TYPICAL.

51 PROVIDE CRAWLSPACE VENTILATION IN AMOUNT OF 1s.f./150 s.f. FLOOR AREA TYPICAL, LOCATE VENTILATION OPENINGS SUCH A WAY TO PROVIDE CROSS VENTILATION TYPICAL. PROVIDE MIN. 1/8 INCH AND MAXIMUM 1/4 INCH MESH ON THE VENTILATION HOLES OF CRAWLSPACE.

52 GLAZING: ALL (N) WINDOWS, DOORS WITH GLAZING & SKYLIGHT ARE, TEMPERED GLASS OR MULTI-LAYERED GLAZED PANELS.

53 FOR MORE THAN 14'-0" EXHAUST DUCT LENGTH (REDUCE 2'-0" FOR EACH 90 DEGREE ELBOW), USE CONTINENTAL'S AXC 100B IN-LINE BOOSTER FAN TO SUPPLEMENT DRYER'S FAN.

54 HANDRAIL W/ 1 1/2" GRASPABLE CROSS SECTION, NO SHARP CORNERS, 38" ABOVE NOSING OF TREAD

55 STAIRS
MAX. RISER HEIGHT = 7 3/4"
MAX. RISER VARIATION = 3/8"
MIN. TREAD, NOSE TO NOSE = 10"

56 HANDRAIL SHALL END IN NEWEL POST OR SAFETY TERMINAL.

57 GUARDRAIL, 42" MIN. ABOVE ROOF DECK FLOOR MUST RESISTS 200 POUNDS POINT LOAD AT ANY POINT AND ANY DIRECTION TYP.

58 HOSE BIB W/ NON-REMOVABLE BACKFLOW PREVENTION DEVICE TYPICAL.

59 OPENING AROUND TUB WASTE INTO CRAWLSPACE LARGER THAN 1/2 INCH (SPACE BETWEEN OPENING HOLE AND WASTE PIPE) SHALL BE PROTECTED BY SCREEN (SIMILAR TO RAT PROOFING).

60 CLEARSTORY WINDOW, BARROWED LIGHT FOR BATHROOMS.

62 SHOWER FAUCET W/ PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROL.

63 ALL BATHROOMS ARE REQUIRED TO BE VENTILATED WITH A MINIMUM 50 CUBIC FOOT PER MINUTE INTERMITTENT OR 20 CUBIC FOOT PER MINUTE CONTINUOUS EXHAUST FANS.

64 PROVIDE SMOOTH, HARD, NONABSORBENT SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT70" ABOVE DRAIN INLET AT ALL TUB-SHOWERS.

BATHROOM NOTES

1 Provide clearance , 30-inch clear width for water closet space and 24-inch clearance in front of the water closet bowl. Specify size of water closets to be maximum 1.28 gal per flush. (CPC Sec.402.5)

2 Shower shall have a minimum finished interior of 1,024 square inches and shall also be capable of encompassing a 30-inch diameter circle. The minimum required area and dimensions shall be measured at a height equal to the top of threshold. The area and dimensions shall be maintained to a point of not less than seventy inches above the shower drain outlet with no protrusions other than the fixture valve or valves, showerhead, soap dishes, shelves and safety grab bars or rails. Fold down seats in accessible showers may protrude into the 30" circle.

3 Shower doors shall open so as to maintain not less than a 22-inch unobstructed opening for egress (swing outward). (CPC Sec.408.5)

4 Single showerheads have a maximum flow rate of 2.0 gallons per minute at 80 psi. (CGBSC 4.303.1.3)

5 Multiple showerheads serving one shower, that the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. (CGBSC 4.303.1.3.2)

6 Safety glazing in walls or enclosures, containing or facing bathtubs or showers, where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.

ELECTRICAL

7 Provide one 20-amp circuit for bathroom receptacle outlets OR provide a dedicated 20-amp circuit for each individual bathroom being altered or added. Note: bath lighting shall not be on an outlet circuit. (CEC Art.210.11(C)(3))

8 At least one receptacle outlet within 3 ft of the outside edge of each basin. The receptacle outlet shall be located on a wall that is adjacent to the basin, or on the side or face of the basin cabinet not more than 12 inches below the countertop. (CEC Art.210.52(D))

9 GFCI protected outlets for all bathroom receptacles. (CEC Art.210.8(A))

10 All added/replaced 125-volt 15- and 20-ampere receptacles shall be listed tamper resistant receptacles. (CEC Art.406.12)

11 Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control and shall comply with the following: (CRCR303.3.1)

7.E.1. Fans shall be Energy Star compliant and ducted to terminate outside the building.
7.E.2. Bathroom exhaust fan(s) must be controlled by a humidistat which shall be readily accessible per CGBS 4.506.1
7.E.3. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built in).

12 Water closet compartments not equipped with a window that provides a ventilation opening of at least 1.5 square feet shall have mechanical ventilation with an exhaust capacity of at least 50 cfm. (CRC R303.3)

13 Exhaust fan shall be switched separately from lighting system. (CBEES Sec.150.0(k)2B)

LIGHTING:

14 provide at least one light fixture as high efficacy (i.e., fluorescent, certified LED), other lighting must be high efficacy or controlled by vacancy sensors that are switched separately. A vacancy sensor is a manual-on/automatic-off lighting control, which includes a manual-off option.(CBEES Sec.150.0(k))

15 Recessed luminaries in insulated ceilings shall be rated for zero clearance insulation cover (IC), and shall include a label certifying air-tight (AT) designation. (CBEES Sec.150.0(k)8)

TITLE 24 ENERGY REQUIREMENTS:

16 The U-factor prescriptive requirement for fenestrations is 0.32 or lower. Exception: Replacement skylights or up to 16 sq. ft. of new skylights may have a U-factor of 0.55. Up to 75 sq. ft. of vertical replacement glazing may have a U-factor of .40. (CEES Sec.150.2(b). Table 150.1-A)

17 Exterior wall/floor/roof framing spaces shall be insulated. R-13 (2x4wall) R-16 (2x6 wall), R-19 (floor), R-30 (attic roof), R-19 (cathedral ceiling) insulation.

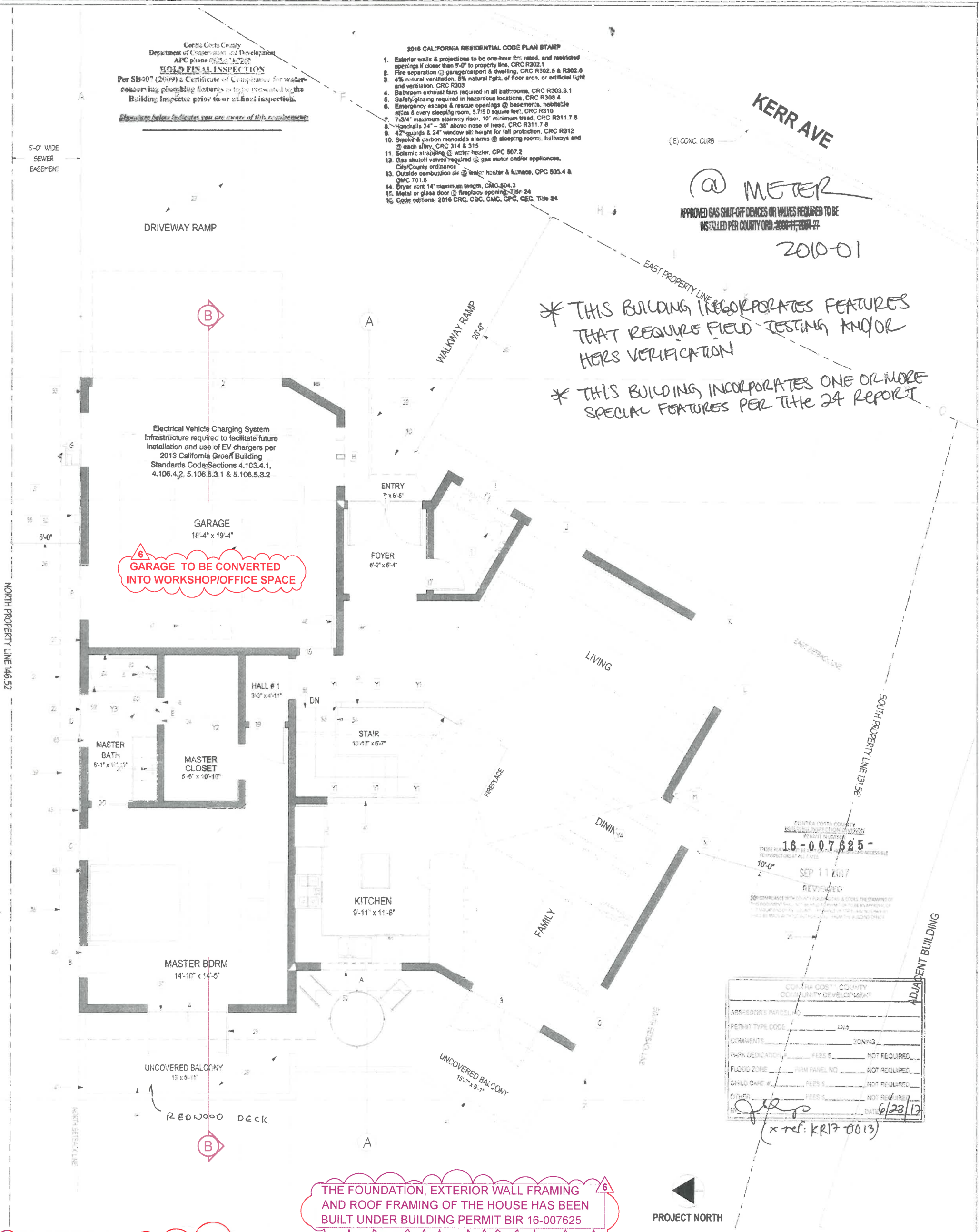
SMOKE DETECTORS & CARBON MONOXIDE ALARMS:

18 Smoke detectors shall be installed: (a) in each sleeping room, (b) outside each separate sleeping area in the immediate vicinity of the bedrooms, (c) on each story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. (CRC Sec.R314)

19 Existing dwellings that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm in the following locations: (a) outside of the dwelling unit sleeping area in the immediate vicinity of the bedroom(s); (b) on every level of a dwelling unit including basements. (CRC Sec.R315)

CAL GREEN:

20 Compliance with water-conserving plumbing fixture requirements of California Green Building Standards Code (CALGreen) Section 301.1.1 and Senate Bill SB 407 (2009) / California Civil Code Sections 1101.1 through 1101.8 for existing plumbing fixtures will be required prior to final inspection.



1 **APPROVED / PROPOSED MAIN FLOOR PLAN**

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

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Sheet Contents:
MAIN FLOOR PLAN,
APPROVED PERMIT SET.

Designer:

Structural Engineer:

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Project No: 18 - 04

Date: January 20, 2018

Drawn By: P.P

Checked By: MP

Revisions:
1 DESIGN CHANGE
2 Plan check comments- March 14, 2018 - Susan Johnson
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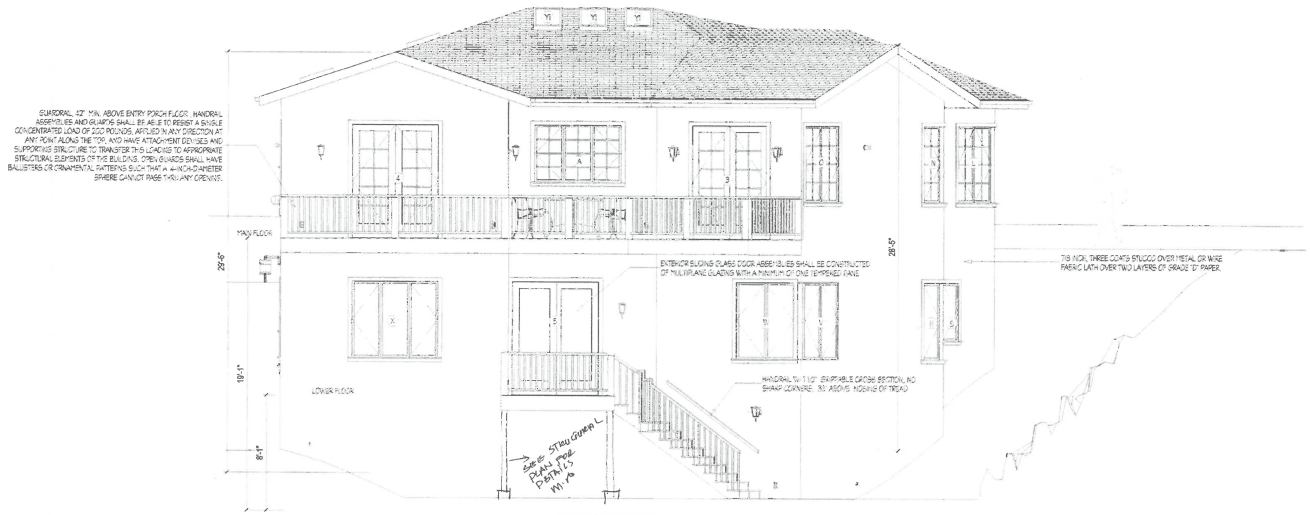

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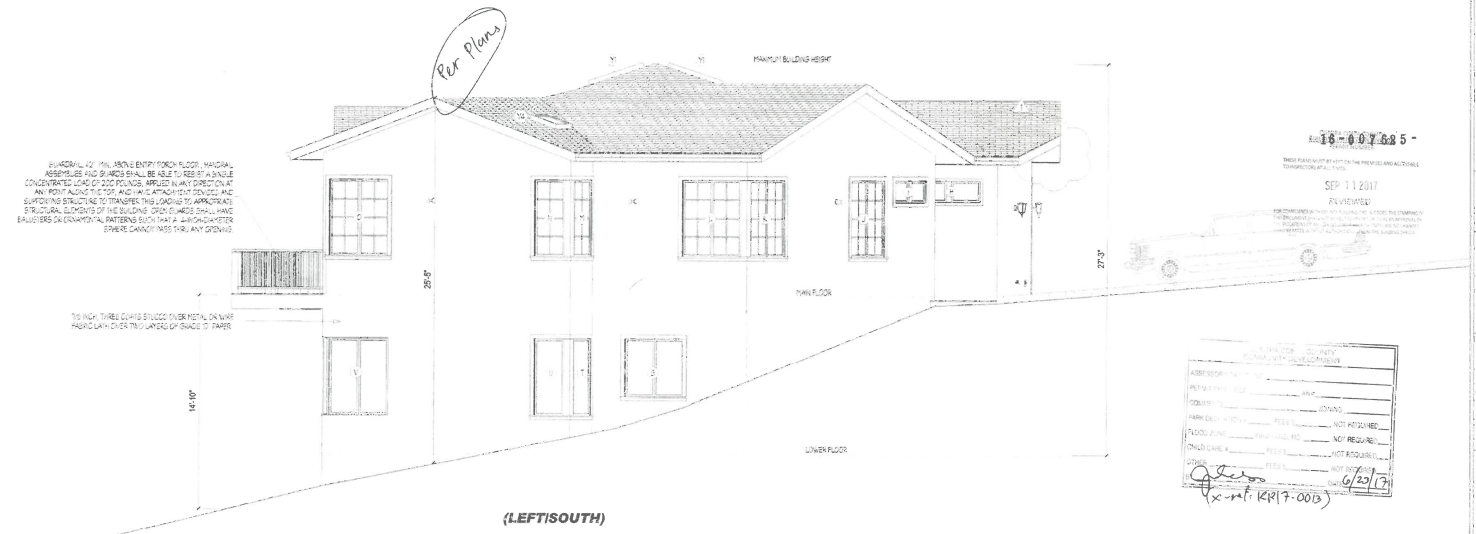

(LEFT/SOUTH)

THE FOUNDATION, EXTERIOR WALL FRAMING AND ROOF FRAMING OF THE HOUSE HAS BEEN BUILT UNDER BUILDING PERMIT BIR 16-007625 6

0 2 4 8 12 20
GRAPHIC SCALE

6 APPROVED / PROPOSED EXTERIOR ELEVATIONS

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

1

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EXTERIOR ELEVATIONS,
APPROVED PERMIT SET.

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Structural Engineer:

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Project No. 18 - 04

Date: January 20, 2018

Drawn By: P.P.

Checked By: MP

Revisions:
1. DESIGN CHANGE 5
2. Plan check comments - March 14, 2018 - Susan Johnson 6
3.
4.

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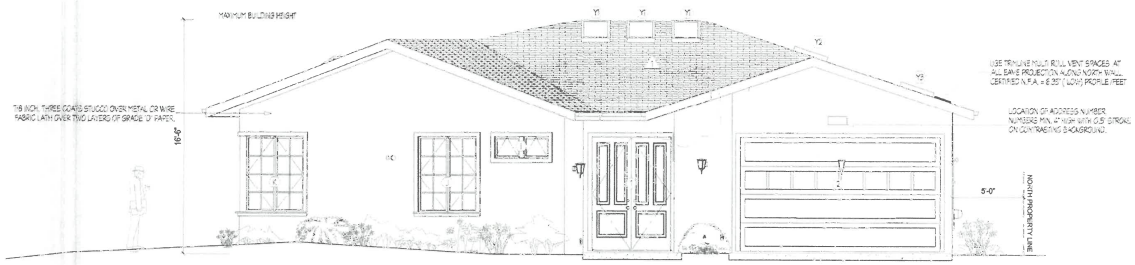


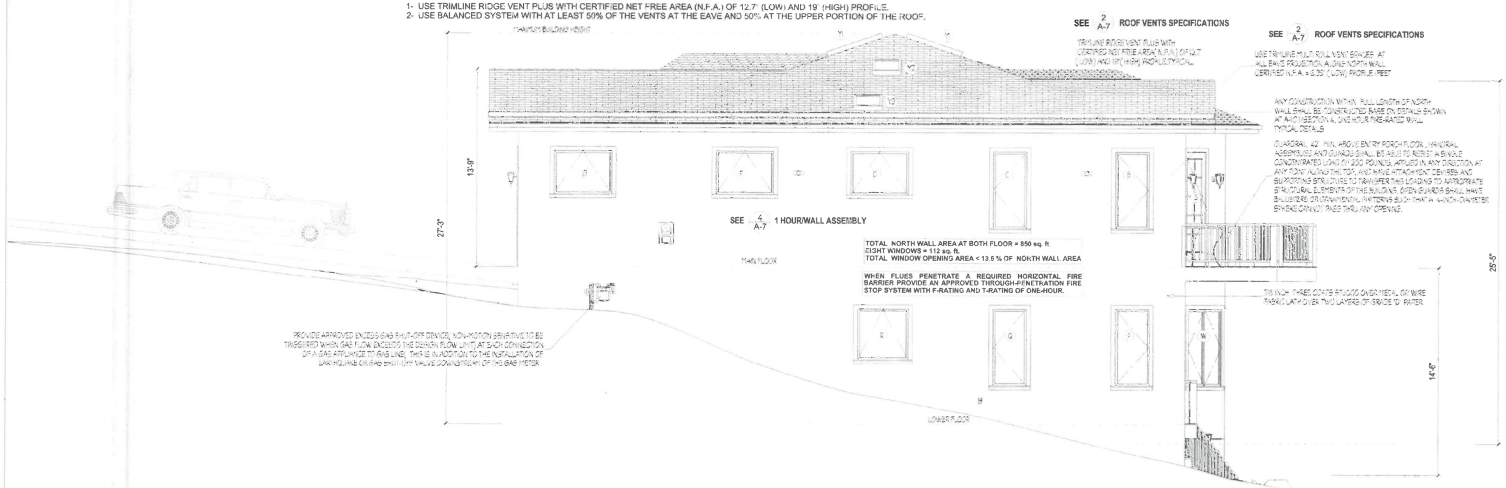
(FRONTIEAST)

ROOF NOTES:

1- ALL NEW ROOF COVERING SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND THE PROVISIONS OF CBC CHAPTER 9 SECTION 905 TYP.
2- ALL NEW ROOF ASSEMBLIES OR COVERINGS HAVE A CLASS C FIRE-RETARDANT RATING (UNO) TYP.
3- A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF ALL NEW SHINGLE ROOFS TYP.

ROOF VENTILATION NOTES:

1- USE TRIMLINE RIDGE VENT PLUS WITH CERTIFIED NET FREE AREA (N.F.A.) OF 12.7" (LOW) AND 19" (HIGH) PROFILE.
2- USE BALANCED SYSTEM WITH AT LEAST 50% OF THE VENTS AT THE EAVE AND 50% AT THE UPPER PORTION OF THE ROOF.



(RIGHTNORTH)

CONTRA COSTA COUNTY
COMMUNITY DEVELOPMENT
ASSESSOR'S PARCEL NO. ____
CONTACT PHONE ____ EST. # ____
COMMENTS: ____ ZONING ____
MAP DESIGNATION # ____ FEES $ ____ NOT REQUIRED ____
FLOOD ZONE ____ FIRM PANEL NO. ____ NOT REQUIRED ____
CHLD CARE # ____ FEES $ ____ NOT REQUIRED ____
OTHER ____ FEES $ ____ NOT REQUIRED ____
DATE 6/23/17
(APPL-KR17-0013)

CONTRA COSTA COUNTY
BUILDING INSPECTION DEPARTMENT
16-007625
SEP 14 2017
REVIEWED

THE FOUNDATION, EXTERIOR WALL FRAMING AND ROOF FRAMING OF THE HOUSE HAS BEEN BUILT UNDER BUILDING PERMIT BIR 16-007625

0 2 4 6 12 20
GRAPHIC SCALE

1

APPROVED / PROPOSED EXTERIOR ELEVATIONS

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

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Sheet Contents:
EXTERIOR ELEVATIONS,
APPROVED PERMIT SET.

Designer:

Structural Engineer:

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Project No: 16 - 04

Date: January 20, 2018

Drawn By: F.P.

Checked By: MP

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1. DESIGN CHANGE 5
2. Plan check comments- March 14, 2018 - Susan Johnson 6
3.
4

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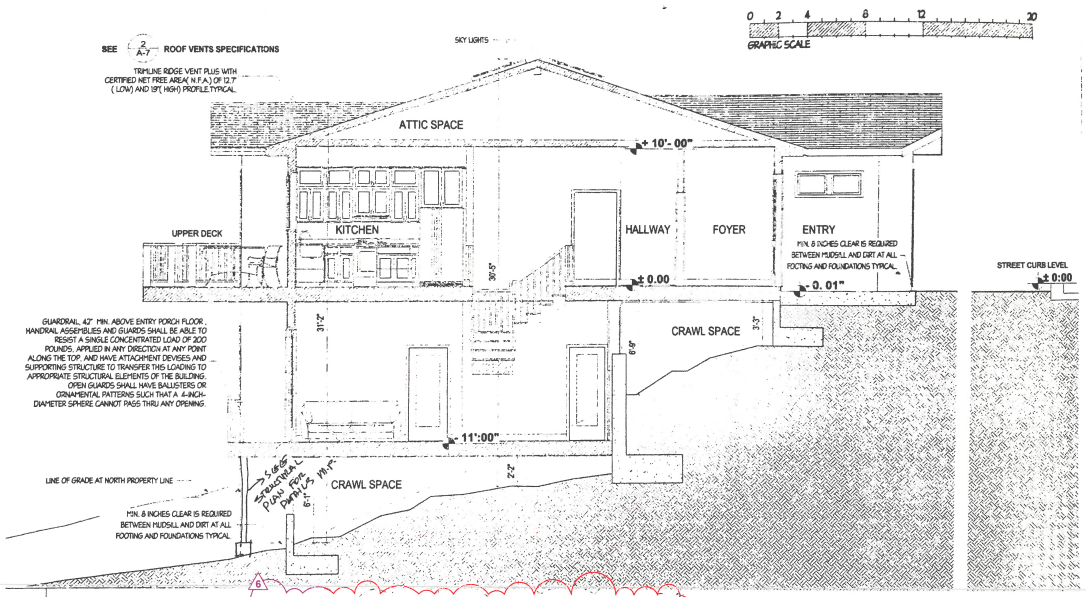

APPROVED | PROPOSED BUILDING SECTION AA

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

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Sheet Contents:
APPROVED SECTION-AA

Designer:

Structural Engineer:

Project No: 18 - 04

Date: January 20, 2018

Drawn By: P.P.

Checked By: MP

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1. DESIGN CHANGE
2. Plan check comments- March 14, 2020 - Susan Johnson
3.
4.

Sheet
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