

GENERAL NOTICE

TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND UTILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) 1 800 642-2444
 RETURN ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
 ANY SURVEY MONUMENTS BETWEEN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
 CONSTRUCT CONCRETE SIDEWALKS, CURBS, GUTTERS AND DRIVEWAY APPROACHES TO PUBLIC WORKS STANDARD SPECIFICATIONS.
 ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURBS, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED.

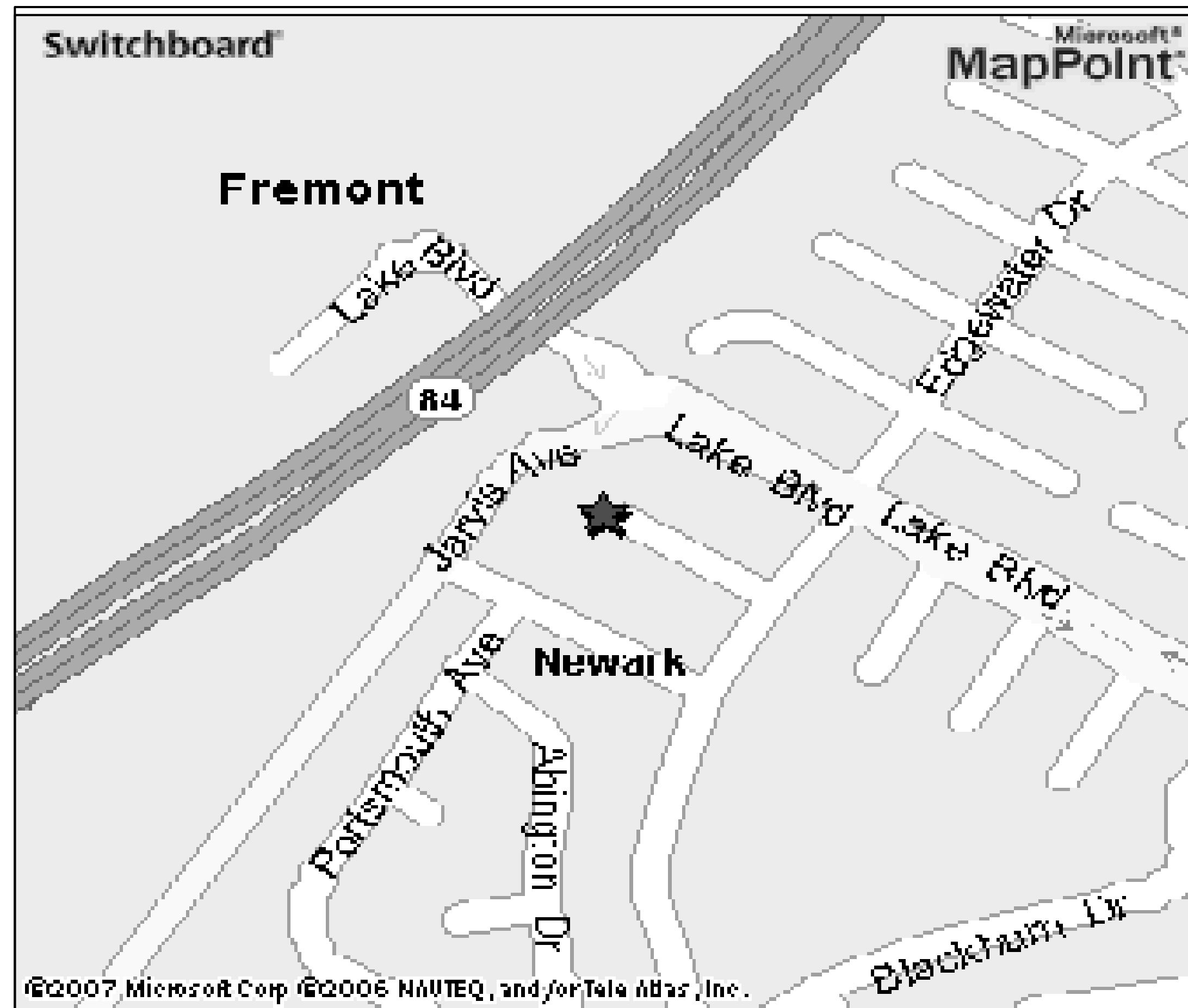
Barney and Suzanne Flusche

35047 Donegal Court, Newark, CA 94560

COPYRIGHT 2006 NEW HOME CONSTRUCTION, INC. May not be used for any purpose whatsoever without the express permission of the author of design.

REVISED

LEGEND	
NAME	Barney and Suzanne Flusche
LEGAL	ENTER LEGAL HERE
LOT	
PARCEL	092A-0724-013
MAP	
LOT AREA	23,601SF
PROPOSED	2839 SF
TOTAL	2839 SF



VICINITY MAP

PROJECT INFORMATION

OWNER
 Barney and Suzanne Flusche
 35047 Donegal Court
 Newark, CA 94560

PROJECT INFORMATION

DESIGNER
 NEW HOME, INC.
 1 GATE SIX RD BLDG A STE D
 SAUSALITO CA 94941
 BUS 415.331.3300
 FAX 415.331.6800

GENERAL CONTRACTOR
 NEW HOME, INC.
 CONTRACTOR LICENSE 888261
 1 GATE SIX RD BLDG A STE D
 SAUSALITO CA 94941
 BUS 415.331.3300
 FAX 415.331.6800

STRUCTURAL ENGINEER
 SAABCO ENGINEERING
 1263 EL CAMINO REAL, STE 1
 MENLO PARK, CA 94025
 (650) 329-9219

NEW HOME, INC. SHEET INDEX

SHEET	DESCRIPTION
A1	TITLE AND VICINITY PLAN
A2	PLOT PLAN
A3	PROPOSED PLAN
A4	AS BUILT PLAN
A5	FOUNDATION PLAN
A6	FRAMING PLANS A6.1 FLOORS A6.2 CEILINGS A6.3 ROOFS
A7	ELEVATIONS PLAN
A8	SECTIONS PLAN
A9	DETAILS PLAN
A10	ELECTRICAL PLANS
A11	MECHANICAL PLAN
A11	KITCHEN PLAN
A13	ENERGY CALCULATIONS
S1	STRUCTURAL DETAILS
S2	STRUCTURAL DETAILS
S3	STRUCTURAL DETAILS
S4	STRUCTURAL DETAILS

35047 Donegal Court, Newark, CA 94560

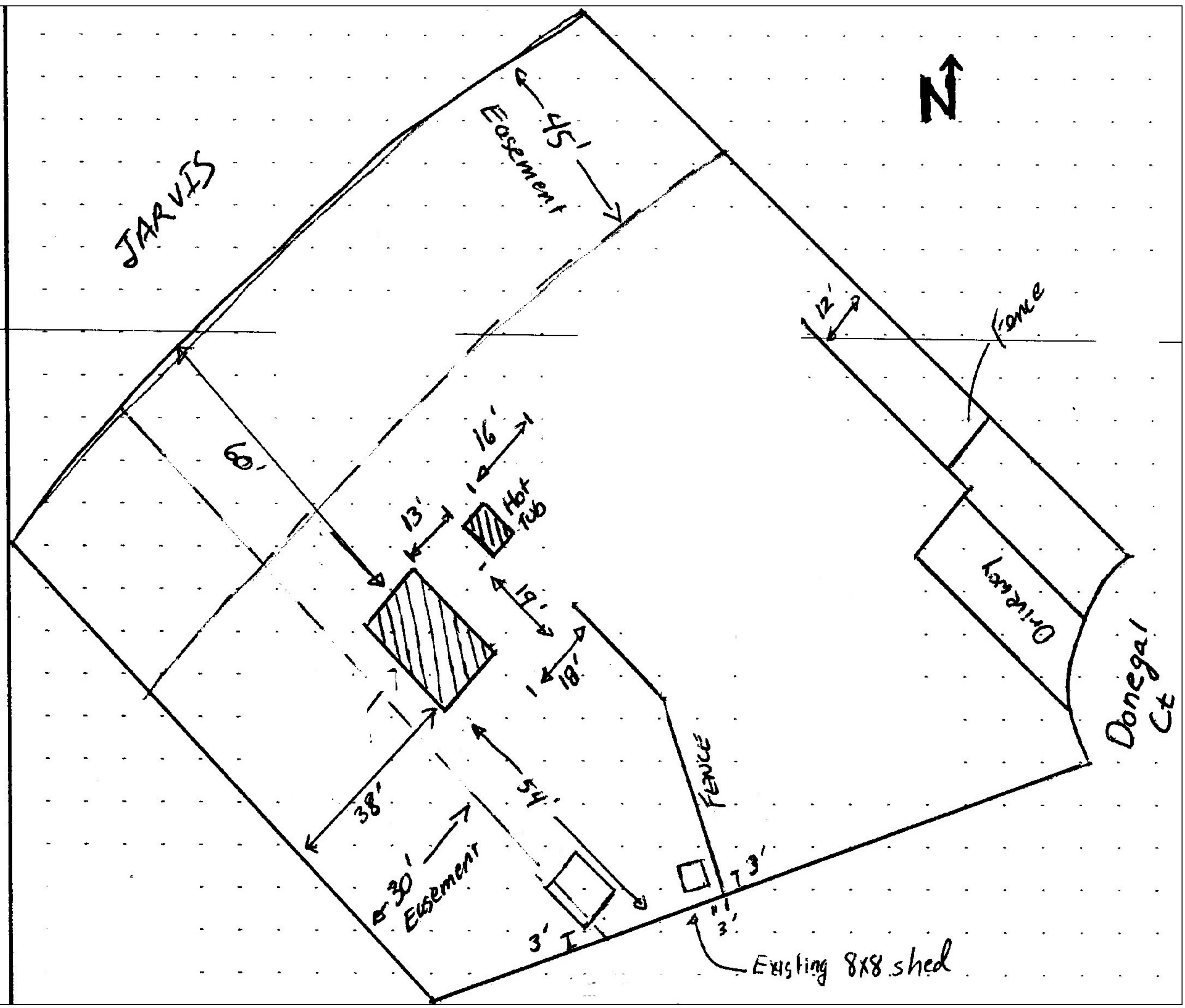
1 Gate Six Rd
 Bldg A Suite D
 Sausalito, CA 94965
 Ph 415-331-3300
 Fax 415-331-6800



TITLE AND VICINITY
 SCALE: AS NOTED

A 1

- GENERAL NOTES
- 1- ALL CONSTRUCTION SHALL CONFORM TO THE 2001 UBC, CBC, CPC, CMC, 2004 CEC AND 2005 T24.
 - 2- ALL FRAMING LUMBER SHALL BE DF. # 2 AND BETTER, UNLESS OTHERWISE NOTED.
 - 3- INSTALL 5/8" TYPE X GYPSUM BOARD AT ALL WALLS, CEILINGS AND ALL BEAMS IN GARAGE TO PROVIDE A ONE HOUR FIRE SEPARATION OR PROVIDE 5/8" TYPE X GYPSUM FROM FLOOR TO ROOF AT WALLS BETWEEN GARAGE AND HOUSE.
 - 4- PROVIDE A 1 3/8" THICK SOLID WOOD SELF CLOSING DOOR BETWEEN GARAGE AND HOUSE. OR 20 MIN. LABELED DOOR WITH 3 HINGES AND TWO CLOSERS.
 - 5- CONTRACTOR MAY MAKE ADJUSTMENTS TO PLACEMENT OF BUILDING ON PROPERTY AS NECESSARY SO LONG AS ALL BUILDING SETBACKS ARE MAINTAINED.
 - 6- WATER METER SHALL BE INSTALLED PRIOR TO FINAL INSPECTION.
 - 7- PROVIDE STREET ADDRESS NUMERALS 3" HIGH WITH A 1/2 STROKE ON CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET; NO INSPECTIONS WILL TAKE PLACE UNLESS STREET AND HOUSE NUMBERS ARE CLEARLY POSTED.
 - 8- PROVIDE A PORTABLE BATHROOM UNIT FOR THE DURATION OF THE CONSTRUCTION PROJECT.
 - 9- FINISH FLOOR SHALL BE 6" ABOVE CENTERLINE OF STREET.
 - 10- ALL EXISTING MONUMENTS SHALL BE PRESERVED, SURVEY MONUMENTS WHICH HAVE BEEN DISTURBED SHALL BE RESET BY A LICENSED CIVIL ENGINEER OR LAND SURVEYOR AT THE OWNER'S EXPENSE.
 - 11- REPAIR ALL DAMAGED AND OT/OFF GRADE CONCRETE STREET IMPROVEMENTS.
 - 12- NO ONSITE WATER RETENTION; NO DRAINAGE TO ADJACENT PROPERTY; PROVIDE 2% SLOPE AWAY FROM THE BUILDING A MINIMUM OF FIVE FEET.
 - 13- ANY UTILITIES WITH THE PUBLIC RIGHTS OF WAY AND EASEMENTS. (E.G. FIRE HYDRANTS, FRESNO IRRIGATION DISTRICT FACILITIES, FRESNO METROPOLITAN FLOOD CONTROL DISTRICT, STREET LIGHTING, ETC.), REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - 14- ALL TUB AND SHOWER ENCLOSURE DOORS AND PANELS MUST BE 1/8" TEMPERED GLASS OR OF AN APPROVED IMPACT RESISTANT MATERIAL.
 - 15- BATHROOMS WITHOUT WINDOWS SHALL BE PROVIDED WITH MECHANICAL VENTILATION EQUAL TO FIVE AIR CHANGES PER HOUR.

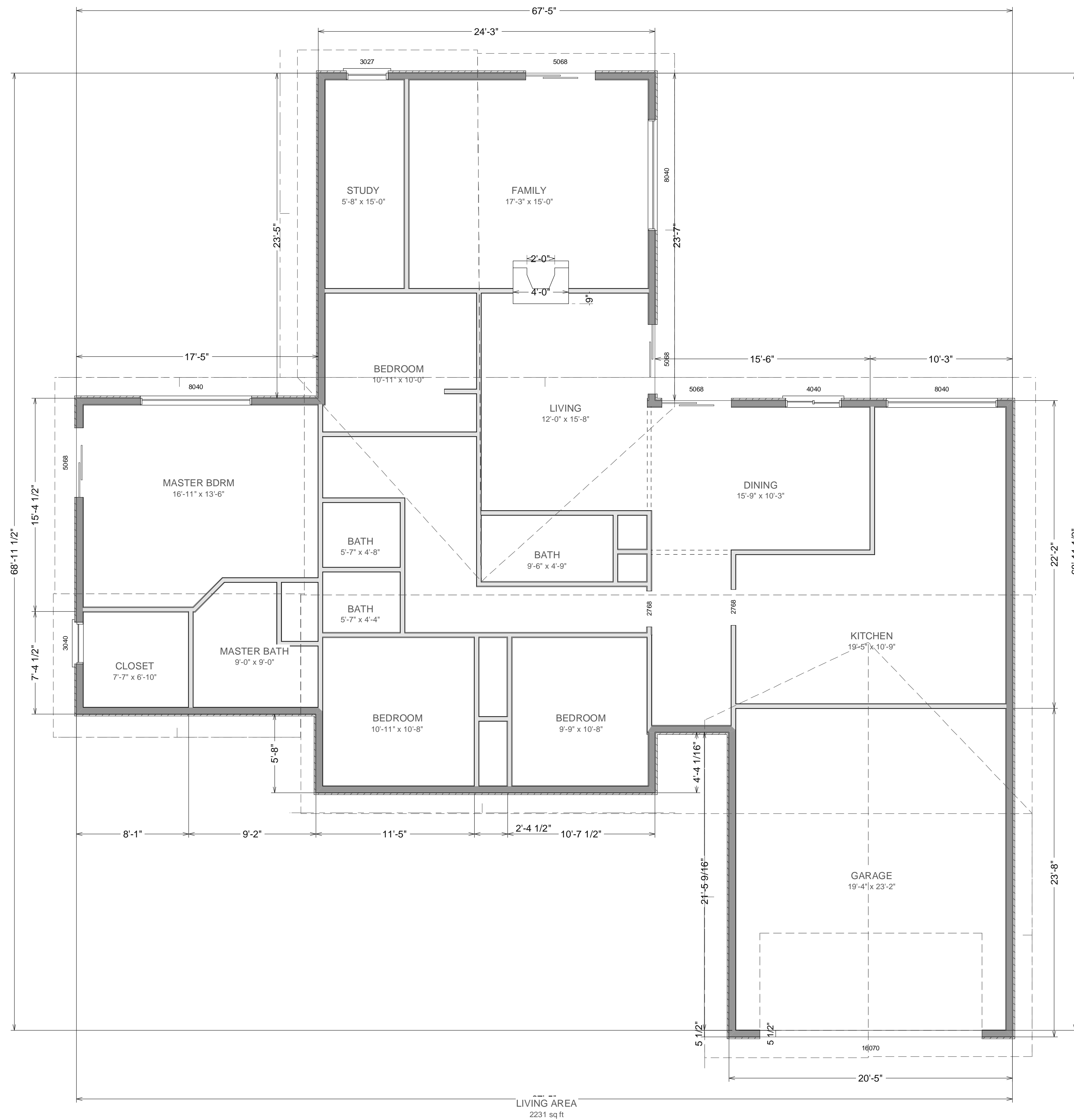


COPYRIGHT 2006 NEW HOME CONSTRUCTION, INC. May not be used for any purpose whatsoever without the express permission of the author of design.

REVISED

35047 Donegal Court, Newark, CA 94560

A 3



1 Gate Six Rd
Bldg A Suite D
Sausalito, CA 94965
Ph 415-331-3300
Fax 415-331-6800

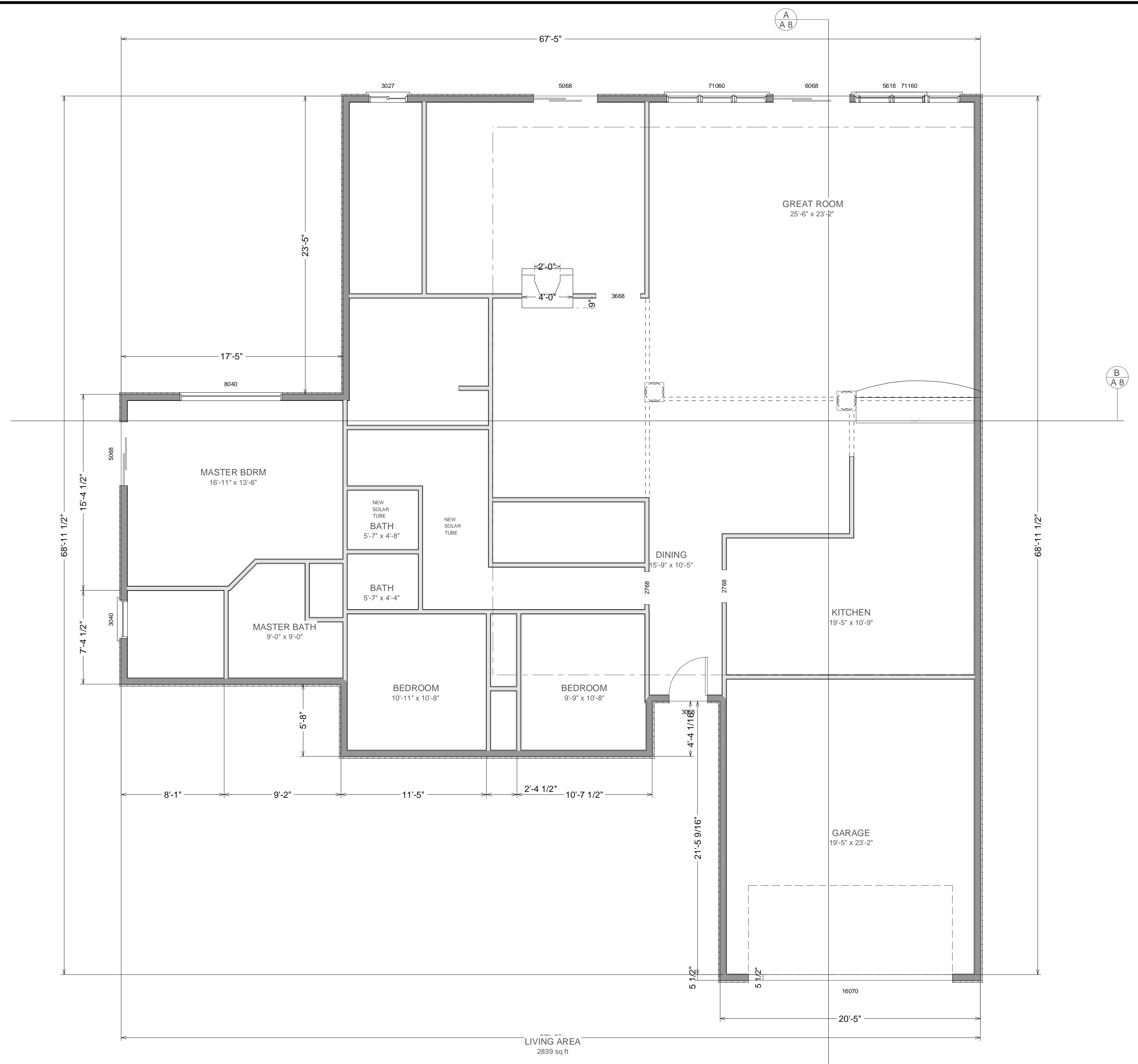
NEW HOME
DESIGN • CONSTRUCTION • FINANCING • REAL ESTATE

AS-IS FLOOR PLAN
SCALE: 1/4"=1'-0"

COPYRIGHT 2006 NEW HOME CONSTRUCTION, INC. May not be used for any purpose whatsoever without the express permission of the author of design.

REVISED

35047 Donegal Court, Newark, CA 94560



1 Gate Six Rd
 Bldg A Suite D
 Sausalito, CA 94965
 Ph 415-331-3300
 Fax 415-331-6800

NEW HOME
 DESIGN • CONSTRUCTION • FINANCING • REAL ESTATE

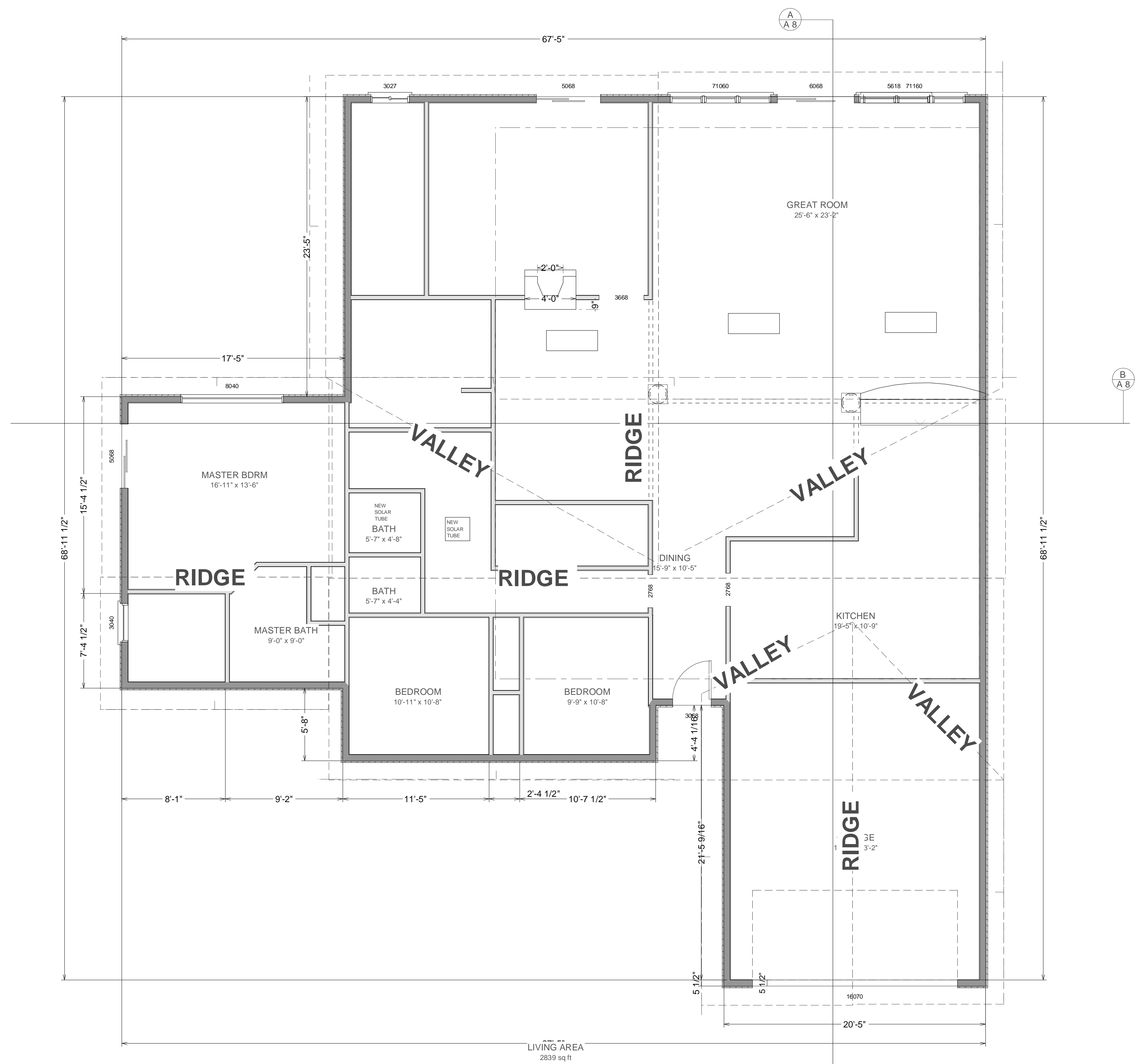
PROPOSED FLOOR PLAN
 SCALE: 1/4"=1'-0"

A 4

COPYRIGHT 2006 NEW HOME CONSTRUCTION, INC. May not be used for any purpose whatsoever without the express permission of the author of design.

REVISED

35047 Donegal Court, Newark, CA 94560



LIVING AREA
2839 sq ft

1 Gate Six Rd
Bldg A Suite D
Sausalito, CA 94965
Ph 415-331-3300
Fax 415-331-6800

NEW HOME
DESIGN • CONSTRUCTION • FINANCING • REAL ESTATE

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

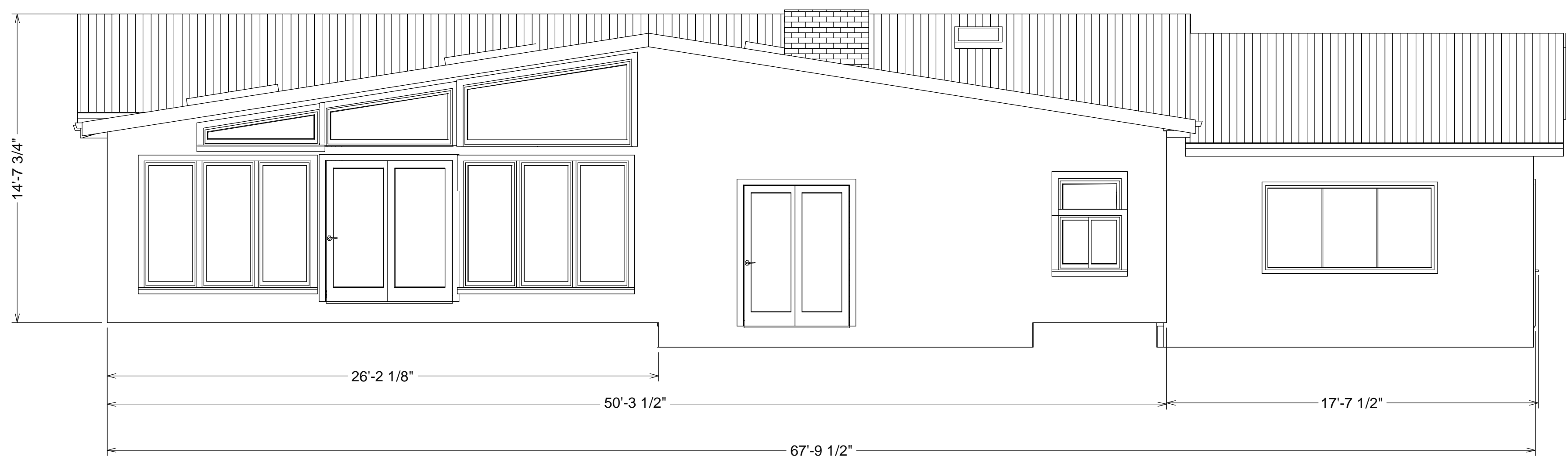
A 5

COPYRIGHT 2006 NEW HOME CONSTRUCTION, INC. May not be used for any purpose whatsoever without the express permission of the author of design.

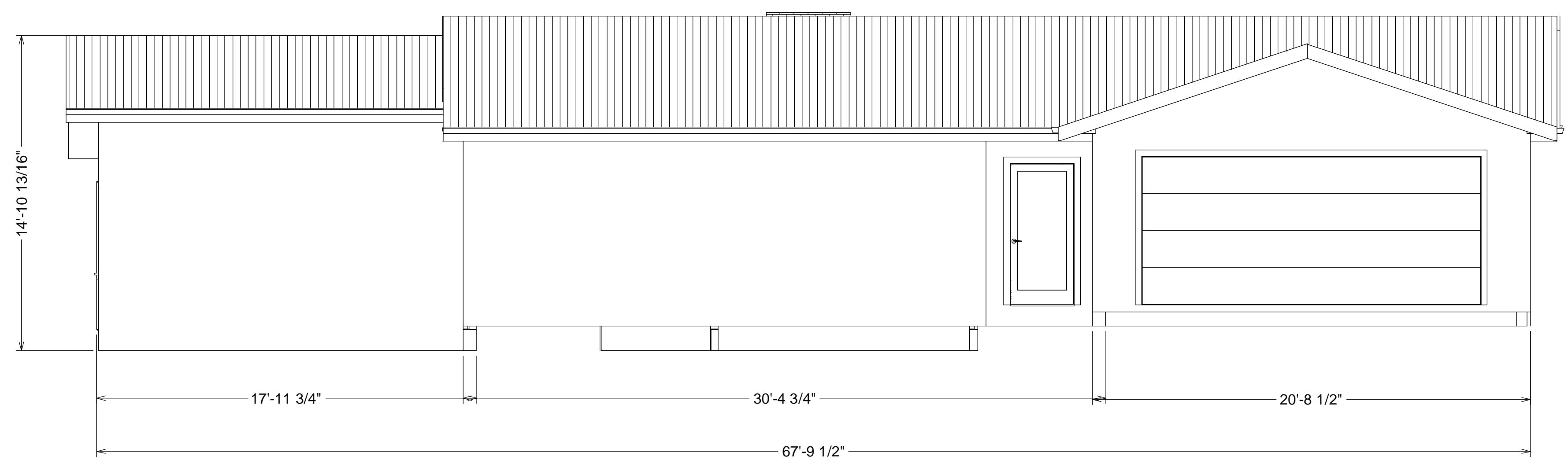
REVISED

35047 Donegal Court, Newark, CA 94560

A 6



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



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

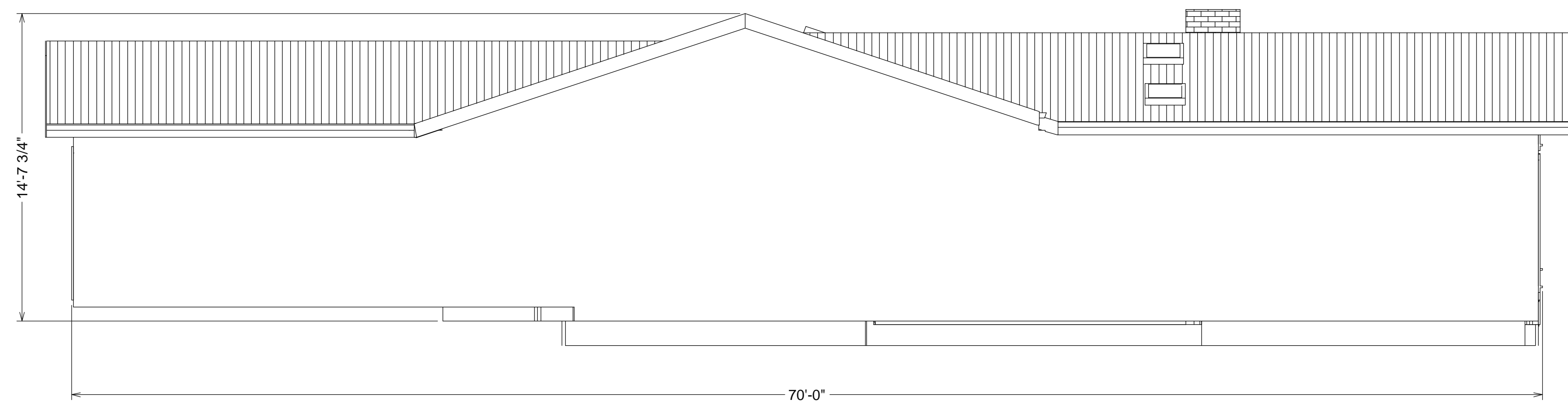
1 Gate Six Rd
Bldg A Suite D
Sausalito, CA 94965
Ph 415-331-3300
Fax 415-331-6800

NEW HOME
DESIGN • CONSTRUCTION • FINANCING • REAL ESTATE

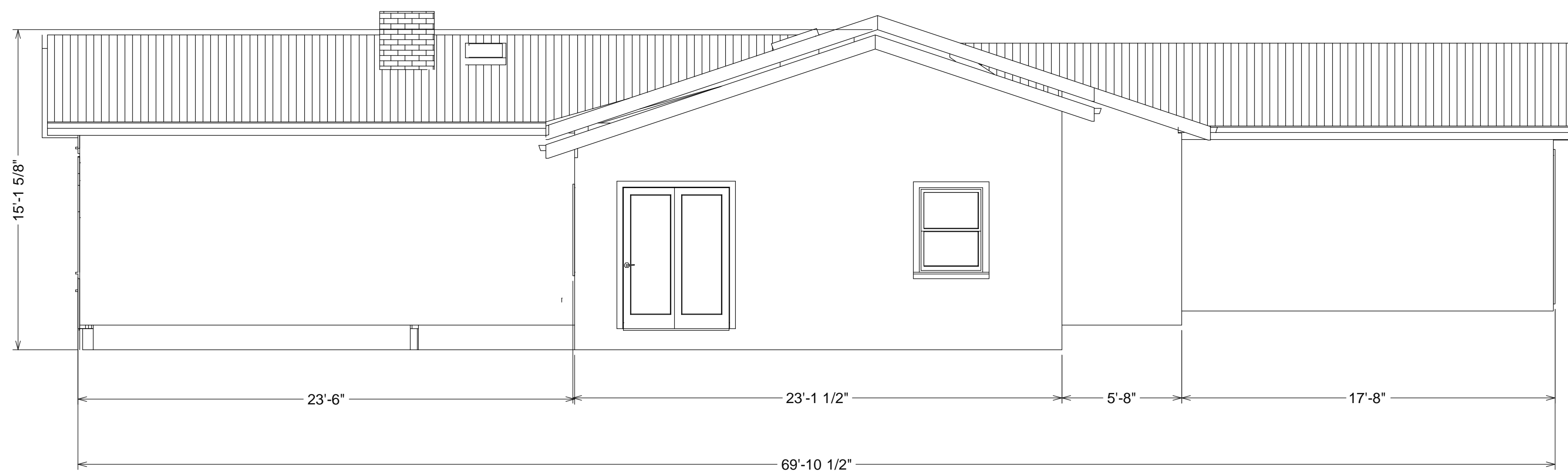
ELEVATIONS PLAN
SCALE: 1/4"=1'-0"

COPYRIGHT 2006 NEW HOME CONSTRUCTION, INC. May not be used for any purpose whatsoever without the express permission of the author of design.

REVISED



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



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

35047 Donegal Court, Newark, CA 94560

1 Gate Six Rd
Bldg A Suite D
Sausalito, CA 94965
Ph 415-331-3300
Fax 415-331-6800

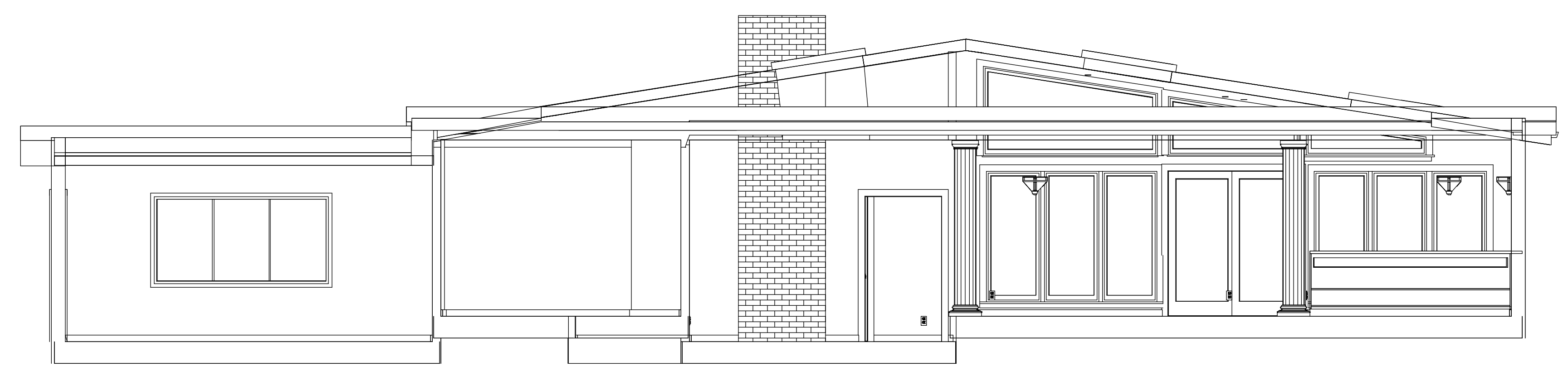
NEW HOME
DESIGN • CONSTRUCTION • FINANCING • REAL ESTATE

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

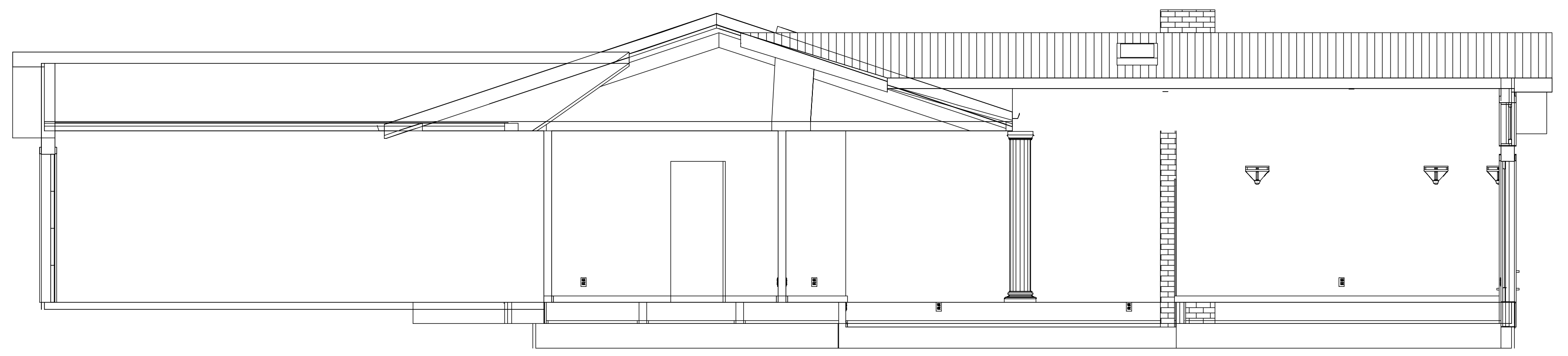
A 7

COPYRIGHT 2006 NEW HOME CONSTRUCTION, INC. May not be used for any purpose whatsoever without the express permission of the author of design.

REVISED



B
B



A
A

35047 Donegal Court, Newark, CA 94560

A 8

1 Gate Six Rd
Bldg A Suite D
Sausalito, CA 94965
Ph 415-331-3300
Fax 415-331-6800

NEW HOME
DESIGN • CONSTRUCTION • FINANCING • REAL ESTATE

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

ELECTRICAL NOTES

- 1- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C AND ALL LOCAL ELECTRICAL CODES.
- 2- ELECTRICAL CONTRACTOR SHALL VERIFY THE LOCATION OF SERVICE PANELS, LIGHT FIXTURES, OUTLETS, ETC. WITH THE OWNER AND OR THE GENERAL CONTRACTOR.
- 3- ATTIC MOUNTED APPLIANCES SHALL BE SUPPLIED WITH A PERMANENT ELECTRICAL OUTLET AND A LIGHT FIXTURE SWITCHED AT THE ATTIC ACCESS LOCATION. PROVIDE A 110 VOLT DIRECT WIRED SMOKE DETECTOR, WITH BATTERY BACK UP AT ATTIC MOUNTED EQUIPMENT.
- 4- ALL NEWLY INSTALLED SMOKE DETECTORS SHALL BE 110 VOLT DIRECT WIRED INTERCONNECTED BY A THIRD WIRE TO EACH OTHER AND WITH BATTERY BACK UP SUCH AS "FAMILY GUARD MODEL FG-888 OR APPROVED EQUAL. SMOKE DETECTORS SHALL NOT BE LOCATED WITHIN 2' 0" OF HVAC REGISTERS IN ANY ROOM AND 2' 0" FROM ANY RETURNS.
- 5- ELECTRICAL SERVICE SHALL BE 125 AMPS OR (EXISTING) IF EXISTING DOES NOT COMPLY, REPLACE WITH APPROPRIATE OR SUBPANEL.
- 6- ELECTRICAL SERVICE GROUNDING SHALL BE COMPOSED OF 20' 0" OF 1/2 REBAR ENCASED IN FOUNDATION FOOTING AND CONNECTED TO COLD WATER PIPE WITH APPROVED CONNECTOR; A 1/2" COPPER ROD INTO THE GROUND CONNECTED TO PANEL AND WATER MAIN.
- 7- PROVIDE A WATER PROOF GFCI OUTLET WITHIN 25' 0" OF ROOF MOUNTED EQUIPMENT.
- 8- PROVIDE A QUICK DISCONNECT SWITCH AT ALL ROOF MOUNTED EQUIPMENT.
- 9- PROVIDE GFCI OUTLETS AT ALL BATHROOM, GARAGES AND EXTERIOR OUTLETS WITHIN 6' 0" OF KITCHENS AND OTHER SINKS.
- 10- ALL OUTLETS TO BE GROUNDED AND OF THE GROUNDING TYPE.
- 11- GARAGE OUTLETS TO BE GFCI TYPE AND 18" ABOVE THE FLOOR.
- 12- EXTERIOR OUTLETS SHALL BE WEATHERPROOF GFCI TYPE AT 18" ABOVE FINISH GRADE MINIMUM AND NOT MORE THAN 6' 6" ABOVE GRADE.
- 13- SWITCHES SHALL BE AT 46" AT KITCHEN, 42" AT BATHROOMS AND 48" ELSEWHERE; OUTLETS SHALL BE AT 12" EXCEPT AT COUNTERTOPS, VANITIES, GARAGES AND EXTERIORS.
- 14- LIGHT FIXTURES USED FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS SHALL HAVE AN EFFICIENCY OF 35 LUMENS PER WATT.
- 15- INCANDESCENT LIGHTING RECESSED INTO INSULATED CEILINGS SHALL BE RATED FOR ZERO CLEARANCE INSULATION COVER BY U.L. LABORATORIES OR OTHER ICBO APPROVED LAB.
- 16- RECEPTACLES IN BEDROOMS SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPTOR)
- 17- PROVIDE FLUORESCENT FIXTURES FOR GENERAL LIGHTING REQUIREMENTS OF SECTION 150. AS FOLLOWS: FIRST SWITCHED FIXTURE IN KITCHEN, PROVIDING A UNIFORM PATTERN OF LIGHTING, FIRST SWITCHED FIXTURE IN EACH ROOM CONTAINING A SHOWER OR BATHTUB, UTILITY, LAUNDRY, GARAGE AND OUTDOOR LIGHTING EQUIPPED WITH MOTION SENSORS. INCANDESCENT AND FLUORESCENT SHALL NOT BE SWITCHED TOGETHER.
- 18- BATHROOMS EXHAUST FANS TO PROVIDE FIVE AIR CHANGES PER HOUR; SWITCHED INDEPENDENTLY FROM LIGHT FIXTURE AND SEPARATE FROM ANY FLUORESCENT FIXTURE.
- 19- LIGHT FIXTURES INSTALLED ON THE EXTERIOR OF THE BUILDING OR WITHIN TUB AND SHOWER ENCLOSURES MUST BE LISTED FOR DAMP LOCATIONS (NEC 410-4a).

ELECTRICAL NOTES 2

RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION ON THE WORK SURFACE (SEC. 210-8(a) (7))

RECEPTACLE OUTLETS SHALL BE LOCATED AT NO MORE THAN 18" ABOVE THE COUNTERTOP (SEC. 210-52 (c) (5))

RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NO MORE THAN 12" BELOW THE COUNTERTOP, PROVIDED THE COUNTERTOP DOES NOT EXTEND MORE THAN 6" BEYOND ITS SUPPORT BASE. (SEC. 210-52 (5) EXC. b)

AND ISLAND AND PENINSULA COUNTERTOP RECEPTACLES MIGHT BE MOUNTED AT MAX. 12" BELOW COUNTERTOP, PROVIDED THERE ARE NO BACKSPLASHES OR DIVIDER AND NO MEANS TO MOUNT BETWEEN 8" ABOVE COUNTERTOP SUCH AS AN OVERHEAD CABINET (SEC. 210.52 (c) (5) EXC b.)

RECESSED LIGHTING INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER AND AIR TIGHT BY U.L. OR OTHER TESTING LAB.

FIXTURES TO MEET FLUORESCENT LIGHTING REQUIREMENTS SHALL NOT CONTAIN MEDIUM BASE INCANDESCENT LAMP SOCKETS.

