

**GENERAL ARCHITECTURAL NOTES**

- SCOPE:**
- 1.01 THE CONSTRUCTION CONTRACT RELATED TO THE WORK OF THIS PROJECT IS HEREBY MADE A PART OF THESE DRAWINGS AS THOUGH FULLY CONTAINED THEREIN.
  - 1.02 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COMPLETE ALL WORK REQUIRED TO RECEIVE A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL HAVING JURISDICTION OVER THIS PROJECT. THE SCOPE OF PERMIT COMPLIANCE WORK IS INCLUDED IN THE GENERAL CONTRACT FOR CONSTRUCTION OF THIS PROJECT. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR AND GOVERNED BY ALL OF THE REQUIREMENTS THEREUNDER.
  - 1.03 PRIOR TO CONTRACT APPROVAL, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE PROJECT SITE, AND BY THEIR OWN INVESTIGATION, DETERMINE EXISTING SITE CONDITIONS AS TO THE QUANTITIES OF MATERIALS, LABOR HOURS, AND ANY OTHER COST ASSOCIATED WITH WORK THAT IS TO BE DONE UNDER THEIR CONTRACT AND AS REQUIRED TO PASS ALL BUILDING PERMIT INSPECTIONS. ALL MODIFICATIONS REQUIRED BY THE INSPECTION AUTHORITY SHALL BE MADE BY EACH SUBCONTRACTOR AT THEIR EXPENSE.
  - 1.04 PRIOR TO CONTRACT APPROVAL, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY AND CONFIRM THE DESIGN REQUIREMENTS OF ALL NEW AND EXISTING ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS AND REPORT ANY AMBIGUITIES OR DISCREPANCIES CONTAINED IN THE CONTRACT TO THE OWNER IN WRITING. ALL MODIFICATIONS REQUIRED TO COMPLETE THE CONTRACT RESULTING FROM AMBIGUITIES OR DISCREPANCIES NOT REPORTED PRIOR TO CONTRACT APPROVAL SHALL BE MADE BY EACH SUBCONTRACTOR AT THEIR EXPENSE.

**APPLICABLE LAWS, ORDINANCES, REGULATIONS AND STANDARDS**

- 2.01 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFORM TO THE LATEST APPLICABLE, ADOPTED EDITION OF THE CALIFORNIA CODE OF REGULATIONS, TITLE-24; UNIFORM BUILDING CODE; UNIFORM PLUMBING CODE; UNIFORM MECHANICAL CODE; NATIONAL ELECTRICAL CODE; AND ALL LOCAL CODES AND ORDINANCES REQUIRED TO RECEIVE A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL HAVING JURISDICTION OVER THE PROJECT.
- 2.02 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM ALL WORK REQUIRED BY APPLICABLE BUILDING CODES AND REGULATIONS TO PASS ALL REQUIRED BUILDING INSPECTIONS.

**PERMITS, LICENSES, INSPECTIONS AND FEES**

- 3.01 THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PLAN REVIEW, PERMIT, LICENSE, AND INSPECTION APPROVALS. ALL FEES REQUIRED FOR APPROVAL SHALL BE PAID BY THE OWNER.

**GUARANTEE**

- 4.01 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL GUARANTEE THAT ALL WORK REQUIRED TO CONSTRUCT THE PROJECT BE A COMPLETE WORKING SYSTEM AND SHALL OPERATE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS. THE CONTRACTOR AGREES TO REPLACE, WITHOUT EXPENSE TO THE OWNER, ANY PROJECT COMPONENTS WHICH THE OWNER DETERMINES TO BE DEFECTIVE WITHIN ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL CONTRACT ACCEPTANCE.

**DATA AND MEASUREMENTS:**

- 5.01 DRAWING DATA CONTAINED HEREIN IS AS EXACT AS COULD BE DETERMINED WITHIN THE PROJECT DESIGNER'S DESIGN SCOPE OF SERVICES RENDERED. AS SUCH THE ABSOLUTE ACCURACY OF THE DESIGN DATA IS NOT GUARANTEED. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL ENDEAVOR TO OBTAIN, VERIFY AND CONFIRM EXACT DESIGN DATA ON SITE AND SUITABLY ADAPT THE WORK TO CONFORM TO EXACT CONDITIONS ON SITE. THE CONTRACTOR SHALL REPORT ANY DESIGN DATA AMBIGUITIES OR DISCREPANCIES CONTAINED IN THE CONTRACT TO THE OWNER IN WRITING. ALL MODIFICATIONS REQUIRED TO ADAPT THE WORK SHALL BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- 5.02 DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS AND ACTUAL BUILDING MEASUREMENTS TAKE PRECEDENCE OVER SCALED DRAWING INFORMATION.
- 5.03 DIMENSIONS TO DOORS, WINDOWS, AND OPENINGS ARE NOMINAL WIDTHS. REFER TO THE MANUFACTURER FOR ACTUAL ROUGH OPENINGS.
- 5.04 ALL WALL DIMENSIONS ARE NOMINAL. FACE OF STUD TO FACE OF STUD. WALL FINISH DIMENSIONS ARE NOT TAKEN INTO ACCOUNT AND ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO DETERMINE PROPER CLEARANCES.

**SUBSTITUTIONS FOR SPECIFIED MATERIALS:**

- 6.01 SPECIFIC TRADE NAMES MENTIONED IN THE DRAWINGS ARE FOR THE PURPOSES OF ESTABLISHING MINIMUM STANDARDS OF QUALITY, STYLE OR TYPE, AND SHALL NOT BE CONSIDERED TO RESTRICT SUBSTITUTIONS. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER IN WRITING WITHIN A SUFFICIENT TIME FRAME AS NOT TO DELAY PROJECT COMPLETION.

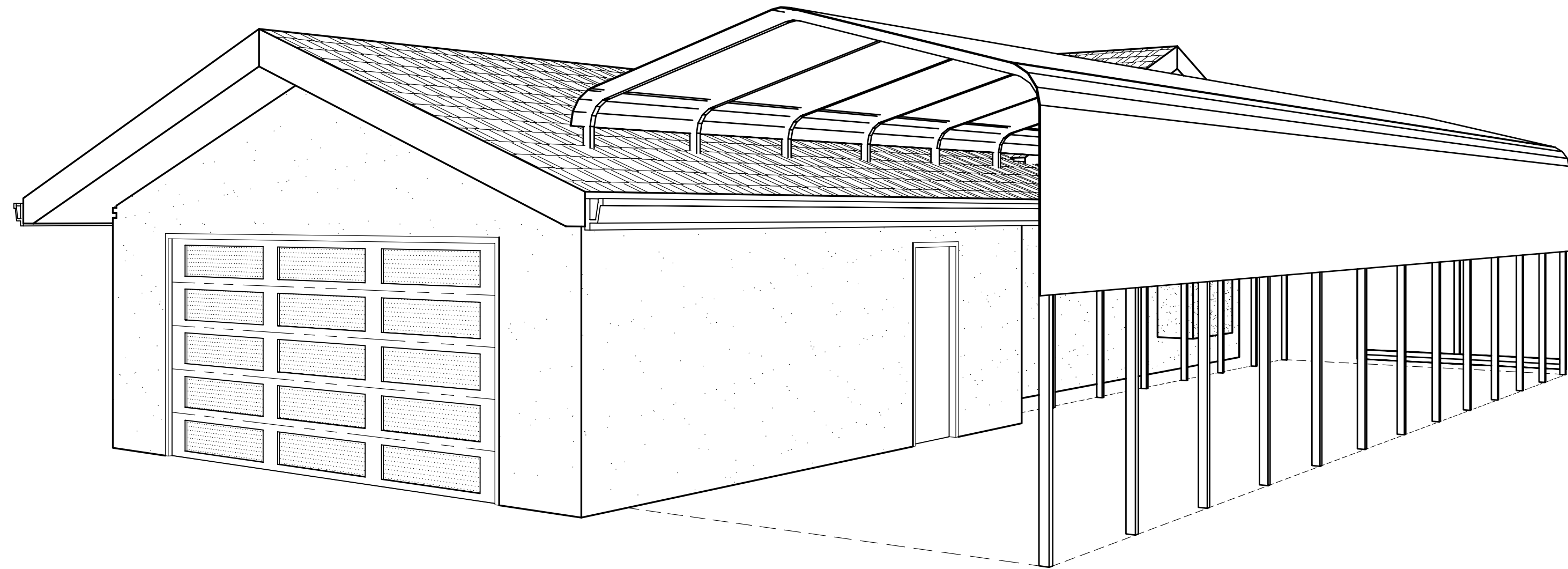
**CLEAN UP AND START UP RESPONSIBILITIES**

- 7.01 AFTER COMPLETION OF THE WORK DESCRIBED IN THEIR RESPECTIVE CONTRACTS AND PRIOR TO ACCEPTANCE, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL THOROUGHLY TEST AND PROPERLY START UP ALL PROJECT EQUIPMENT AS REQUIRED TO SECURE AND MAINTAIN SPECIFIED EQUIPMENT WARRANTIES. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW ALL MANUFACTURER'S RECOMMENDED OPERATIONS PROCEDURE WITH THE OWNER PRIOR TO PROJECT ACCEPTANCE.
- 7.02 AFTER COMPLETION OF THE WORK DESCRIBED IN THEIR RESPECTIVE CONTRACTS AND PRIOR TO PROJECT ACCEPTANCE, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL THOROUGHLY TEST AND PROPERLY START UP ALL PROJECT EQUIPMENT AS REQUIRED TO SECURE AND MAINTAIN SPECIFIED EQUIPMENT WARRANTIES. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW ALL MANUFACTURER'S RECOMMENDED OPERATIONS PROCEDURE WITH THE OWNER PRIOR TO PROJECT ACCEPTANCE.

**AREA OF WORK**

- 10.01 THE GENERAL ENGINEERING CONTRACTOR SHALL REMOVE ALL EXISTING LANDSCAPE MATERIAL NOT PROTECTED, CONCRETE PATIOS/WALKWAYS, YARD FENCING AND POST FOOTINGS, GARAGE STRUCTURE AND FOUNDATION, AND ALL ABANDONED UTILITIES. THE CONTRACTOR SHALL REMOVE EXISTING SITE LIGHTING AND IRRIGATION SYSTEM WITHIN THE AREA OF WORK. TERMINATE/CAP-OFF DISCONNECTION POINTS, AND TURN OVER ALL EXISTING SYSTEM COMPONENTS TO THE OWNER FOR FUTURE USE. ALL TOP SOIL SHALL BE REMOVED AND STORED FOR USE IN FINISH GRADING.

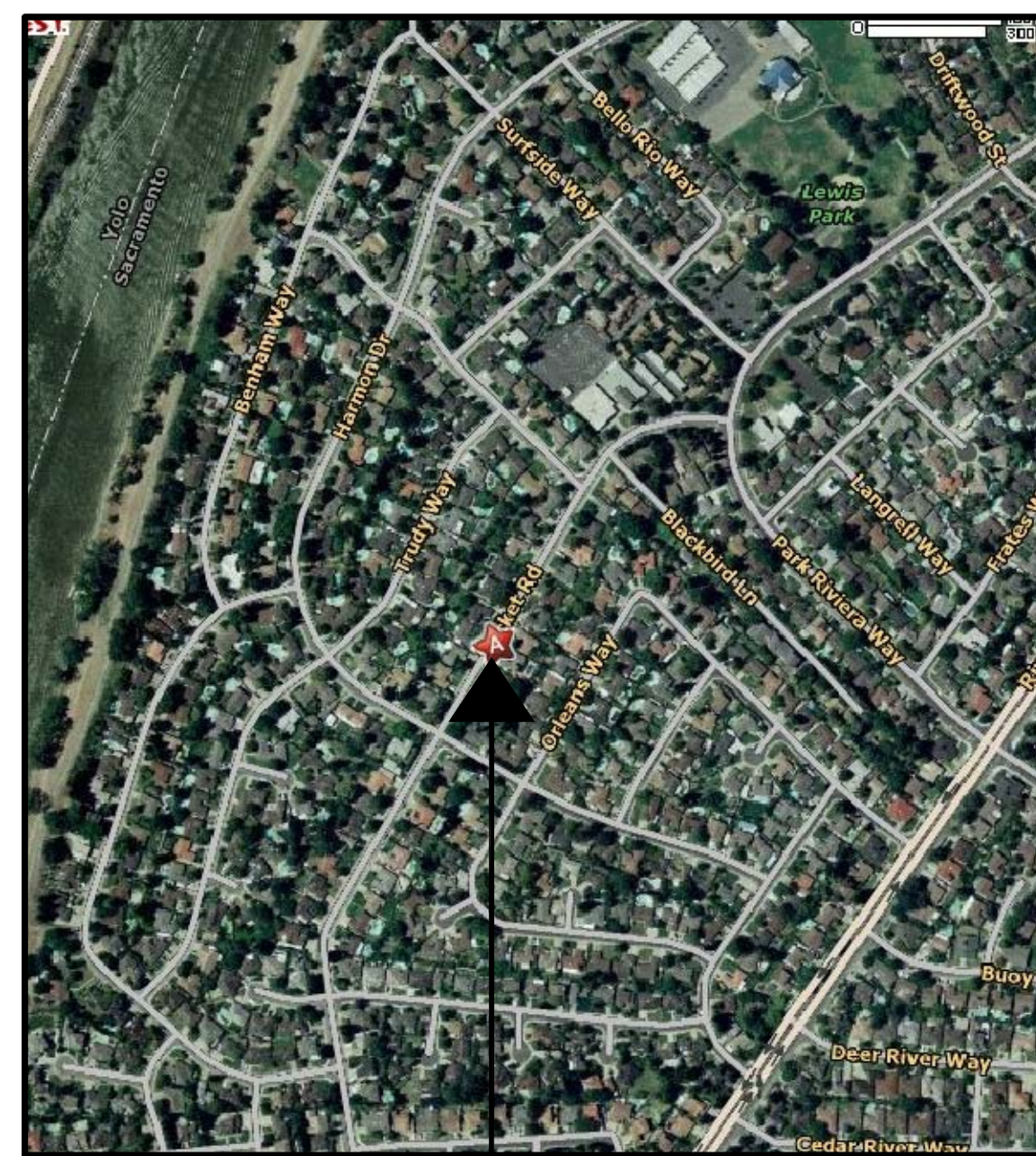
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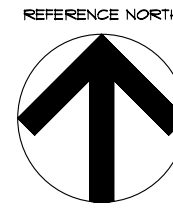
**ARCHITECTURAL SHEETS ABBREVIATIONS**

AB	ANCHOR BOLT	FF	FINISH FLOOR	N	NORTH	T	TREAD
ADJ	ADJACENT	FIX	FIXTURE	O/	OVER	TEMP	TEMPERED
ALUM	ALUMINUM	FLUOR	FLUORESCENT	OC	ON CENTER	TOC	TOP OF CONCRETE
BM	BEAM	FP	FIRE PLACE	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	TOG	TOP OF GRADE
BOU	BOTTOM OF WALL					TOF	TOP OF FLOOR
BLKG	BLOCKING	GA	GAUGE			TOP	TOP OF PAVEMENT
BRD	BOARD	GFCI	GROUND FAULT INTERRUPTOR	FB	FUSH BUTTON	TOB	TOP OF SLAB
CC	CENTER TO CENTER	GALV	GALVANIZED	PH	PHONE	TOU	TOP OF WALL
CL	CENTERLINE	GL	GLASS	PL	PLATE	TV	TELEVISION
CEM	CEMENT					TYP	TYPICAL
CER	CERAMIC	GYP	GYPSPUM	POC	POINT OF CONNECTION	UCR	UNDER COUNTER REFRIG.
CJ	CONTROL JOINT	H	HIGH OR HEIGHT	PT	PRESSURE TREATED		
CLG	CEILING	HB	HOSE BIBB	R	RISER	W	WEST
CLR	CLEAR	JTS	JOIST	REF	REFRIGERATOR	W/	WITH
						WC	WATER CLOSET
CLO	CLOSET	LAV	LAVATORY	REINF	REINFORCED	WD	WOOD
CO	CLEANOUT	LB	LOAD	RM	ROOM		
CONC	CONCRETE	LIN	LINEN	RWD	REDWOOD	WH	WATER HEATER
CONTN	CONTINUOUS	LT	LIGHT	S	SOUTH	WPF	WATER PROOF
						WUM	WELDED WIRE MESH
DBL	DOUBLE	MANF	MANUFACTURER	SB	SET BACK		
DF	DOUGLAS FIR	MAX	MAXIMUM	SF	SQUARE FOOT		
DI	DRAIN INLET	MC	MEDICINE CABINET	SHTHG	SHEATHING		
DIA	DIAMETER	MIN	MINIMUM	SHWR	SHOWER		
DR	DOOR	MTL	METAL	SIM	SIMILAR		
DW	DISH WASHER			SIMP	'SIMPSON'		
E	EAST			SLD	SLIDING		
EL	ELEVATION			SHP	SHELF & POLE		
EQ	EQUAL			STRUCT	STRUCTURAL		

**PROJECT VICINITY MAP**



PROJECT LOCATION: APN 030-0383-010  
 6151 POCKET ROAD  
 SACRAMENTO, CA 95831



**SHEET INDEX**

Sheet Number	Sheet Title
A1.11	COVER SHEET
A2.11	SITE PLAN
A3.11	FLOOR PLAN
A4.11	ELEVATIONS EXTERIOR

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A.P.N. 030-0383-010

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**PROJECT DATA**

APPLICABLE BUILDING CODE:	2001 CBC, CMC, CPC AND CEC (T-24) 2006 IBC, UMC, UPC AND NEC ASCE 7-05
OCCUPANCY GROUP:	U (SHED)
CONSTRUCTION TYPE:	TYPE-V ONE STORY NOT FIRE-SPRINKLERED
SCOPE OF WORK:	PERMIT FOR NEW METAL CARPORT

**BUILDING AREA**

	EXISTING	PROPOSED	NET CHANGE
(E) COVERED PATIO	131 SF.	131 SF.	0 SF.
(E) COVERED PORCH	72 SF.	72 SF.	0 SF.
(E) GARAGE	507 SF.	507 SF.	0 SF.
(N) CARPORT	0 SF.	179 SF.	179 SF.
<b>TOTAL UNCONDITIONED FLOOR AREA:</b>	<b>1409 SF.</b>		
(E) HOUSE	1618 SF.	1618 SF.	0 SF.
<b>TOTAL CONDITIONED FLOOR AREA:</b>	<b>1618 SF.</b>		
<b>TOTAL BUILDING AREA UNDER ROOF:</b>	<b>3107 SF.</b>		

**TITLES:**

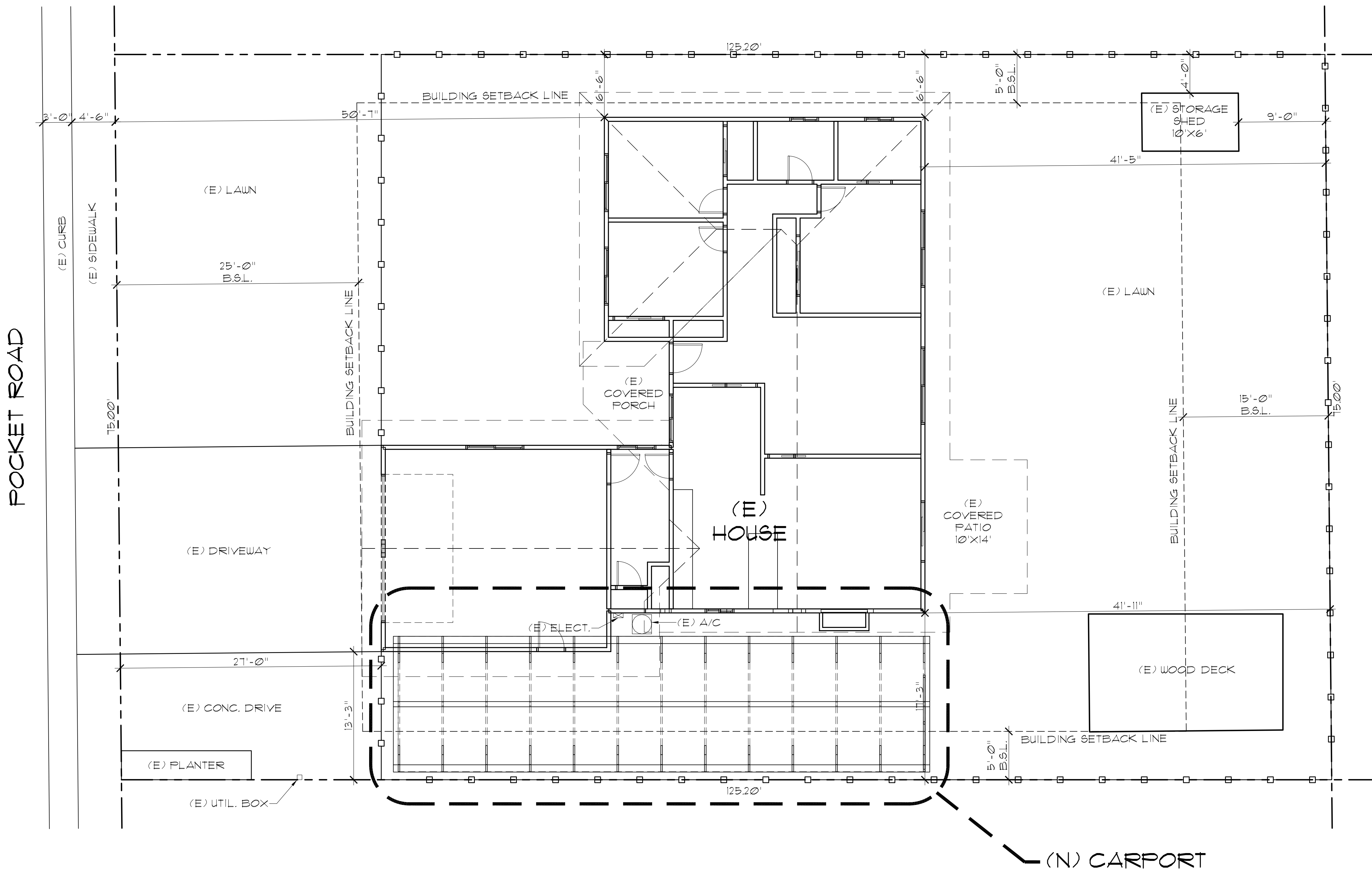
COVER SHEET

CONST MODIFICATION 02  
 CONST MODIFICATION 01  
 APPROVED PERMIT SET  
 PLAN CHECK PC03  
 PLAN CHECK PC02  
 PLAN CHECK PC01  
 CONSTRUCTION DOCUMENTS 10/09/07/08  
 DESIGN DEVELOPMENT 10/09/07/08  
 SCHEMATIC DESIGN 10/09/07/08

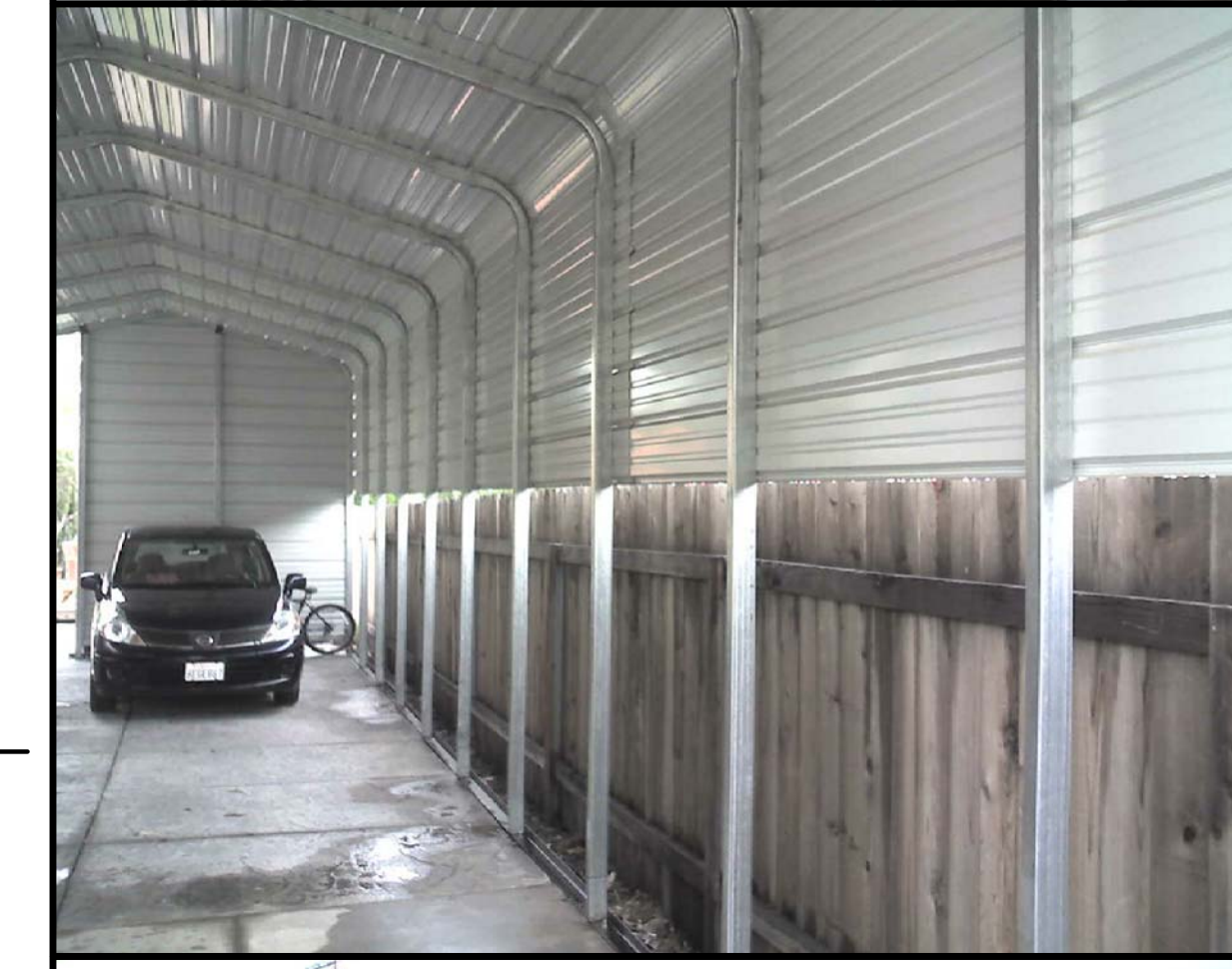
**SHEET:**

A1.11

SHEET: 1 OF 4 SHEETS



LEGEND: SITE PLAN



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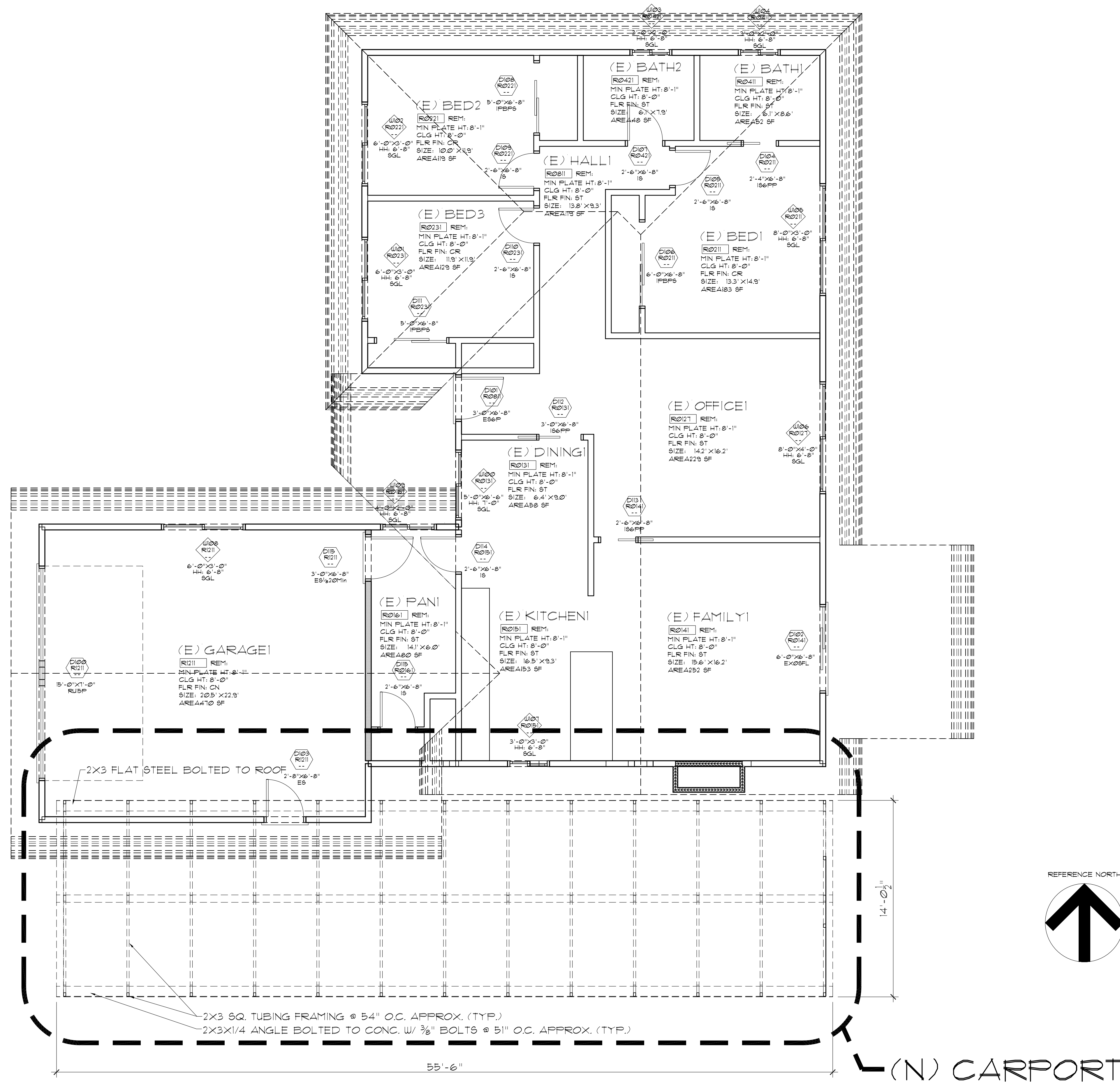
TITLES:

SITE PLAN	
CONST MODIFICATION 02	
CONST MODIFICATION 01	
APPROVED PERMIT SET	..
PLAN CHECK PC03	..
PLAN CHECK PC02	..
PLAN CHECK PC01	..
CONSTRUCTION DOCUMENTS	2009.02.11
DESIGN DEVELOPMENT	2009.02.08
SCHEMATIC DESIGN	2009.02.02

SHEET:  
**A2.11**  
 SHEET: 2 OF 4 SHEETS

SITE PLAN





LEGEND: FLOOR PLAN

FORCH REI 2 1/2" X 4" X 1/2" CLG HT: 8'-0" FLR FIN: CR AREA: 10.5 SF	ROOM NAME, ROOM FINISH NUMBER, REMARKS, MINIMUM PLATE HEIGHT, CEILING HEIGHT, FLOOR FINISH, ROOM SIZE AND NET AREA: SEE FINISH SCHEDULE SHEETS
W00 2'-0" X 6'-0" HH: 6'-8" SGL	WINDOW SYMBOL: SEE WINDOW SCHEDULE SHEET. NOTE: ESCAPE OR RESCUE WINDOWS REQUIRED IN "R" OCCUPANCIES SHALL HAVE A MINIMUM NET CLEAR OPENABLE DIMENSIONS - AREA OF 5.7 SF, HEIGHT 24" WIDTH 20" SILL HEIGHT 44" ABOVE FINISH FLOOR (TYP.)
D00 6'-0" X 8'-0" E66P	DOOR SYMBOL: SEE DOOR SCHEDULE SHEET
O00 6'-0" X 8'-0" HH: 6'-8" 1/2" RISE: 11'-0" ARCH	OPENING SYMBOL: SEE OPENING SCHEDULE SHEET
06100WEE04	EXISTING EXTERIOR WALL CONSTRUCTION: 2X4 D.F. STUDS @ 16" O.C. WITH GYP BRD INSIDE. NO NEW WORK REQUIRED.
06100WEE04	EXISTING INTERIOR WALL CONSTRUCTION: 2X4 D.F. STUDS @ 16" O.C. WITH GYP BRD EACH SIDE. NO NEW WORK REQUIRED.

NO NEW WORK IN EXISTING BUILDING, NO CHANGES TO EXISTING WINDOWS AND DOORS.

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TITLES:

FLOOR PLAN	
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CONST MODIFICATION BY  
CONST MODIFICATION BY  
APPROVED PERMIT SET  
PLAN CHECK PC03  
PLAN CHECK PC02  
PLAN CHECK PC01  
CONSTRUCTION DOCUMENTS 2009.02.11  
DESIGN DEVELOPMENT 2009.01.28  
SCHEMATIC DESIGN 2009.02.09

SHEET:  
**A3.11**  
SHEET: 3 OF 4 SHEETS

FLOOR PLAN



**LEGEND: ELEVATIONS EXTERIOR**

NEW METAL CARPORT BY "COVERALL". CARPORT TO BE BUILT AND ANCHORED PER MANUFACTURER'S SPECIFICATIONS.

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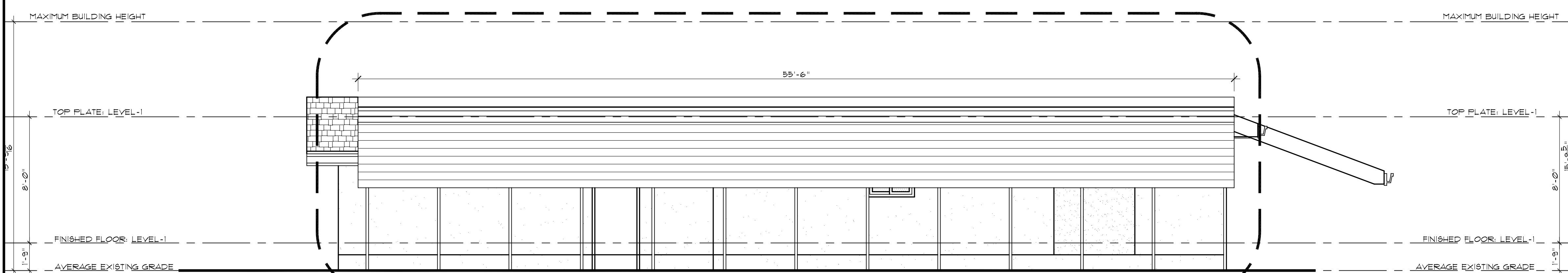
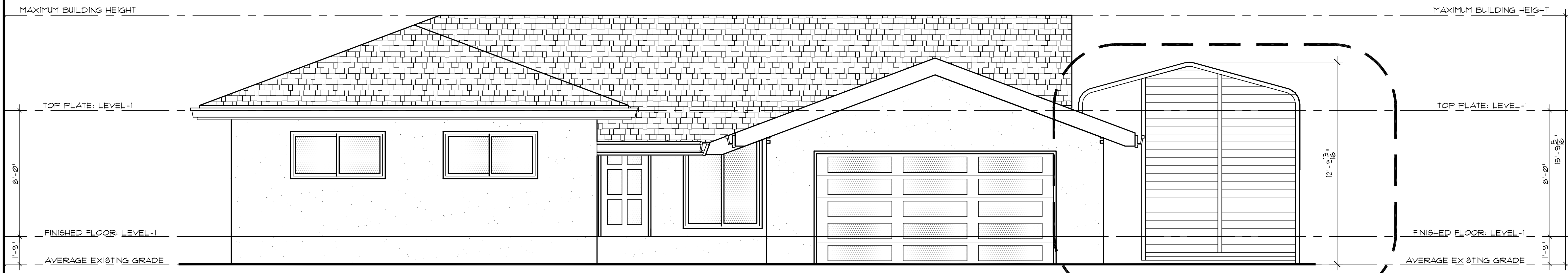
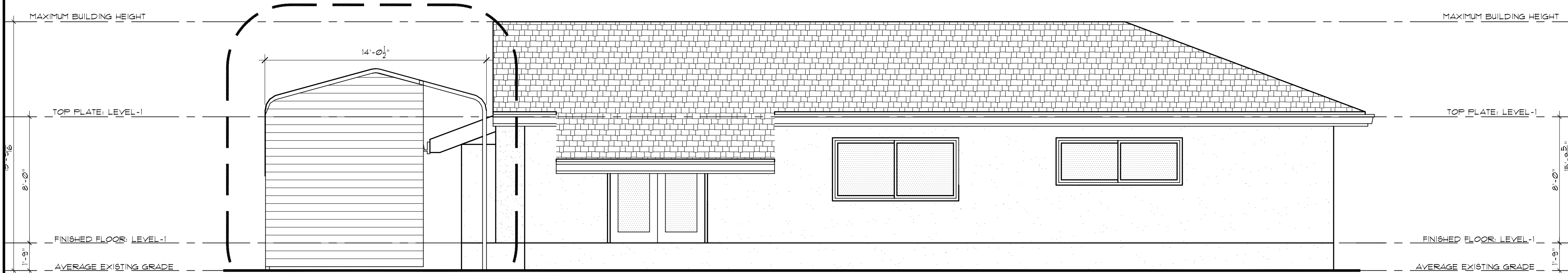
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**TITLES:**  
ELEVATIONS EXTERIOR

CONST MODIFICATION 02	
CONST MODIFICATION 01	
APPROVED PERMIT SET	..
PLAN CHECK PC03	..
PLAN CHECK PC02	..
PLAN CHECK PC01	..
CONSTRUCTION DOCUMENTS	2009.02.11
DESIGN DEVELOPMENT	2009.01.28
SCHEMATIC DESIGN	2009.02.09

**SHEET:**

**A4.11**  
SHEET: 4 OF 4 SHEETS



**EXTERIOR ELEVATIONS**

