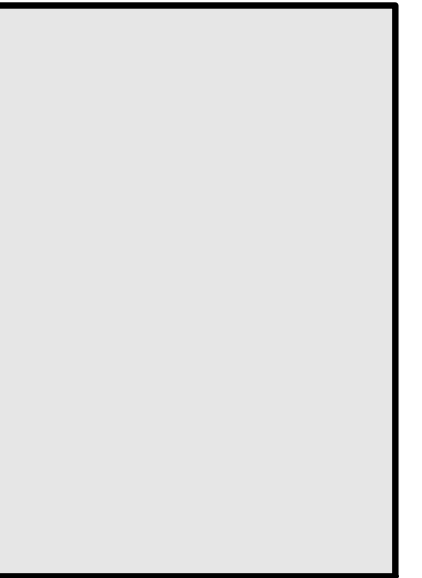




BUILDING CONCEPTS INC.
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JAMIE HAWKINS
 7928 CINTHIA STREET
 La MESA, CA., 91941
 (619) 572-4296

REVISIONS

DATE: FEBRUARY 29, 2024
 JOB#: 23176
 FILE: 23176C10
 SCALE: 1" = 10'-0"
 DRAWN BY: DC1

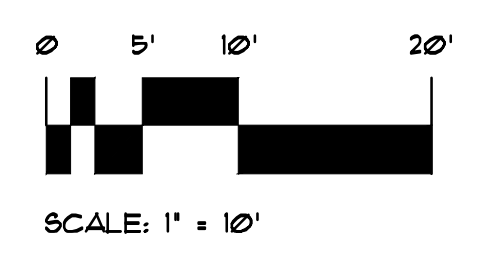
HAWKINS GARAGE
 35 LAKESHORE DRIVE
 BRIDGEPORT, CA.
 APN: # 010-361-018-000

SHEET



5-20-24 11:09:58 AM dcl/bam

SITE PLAN



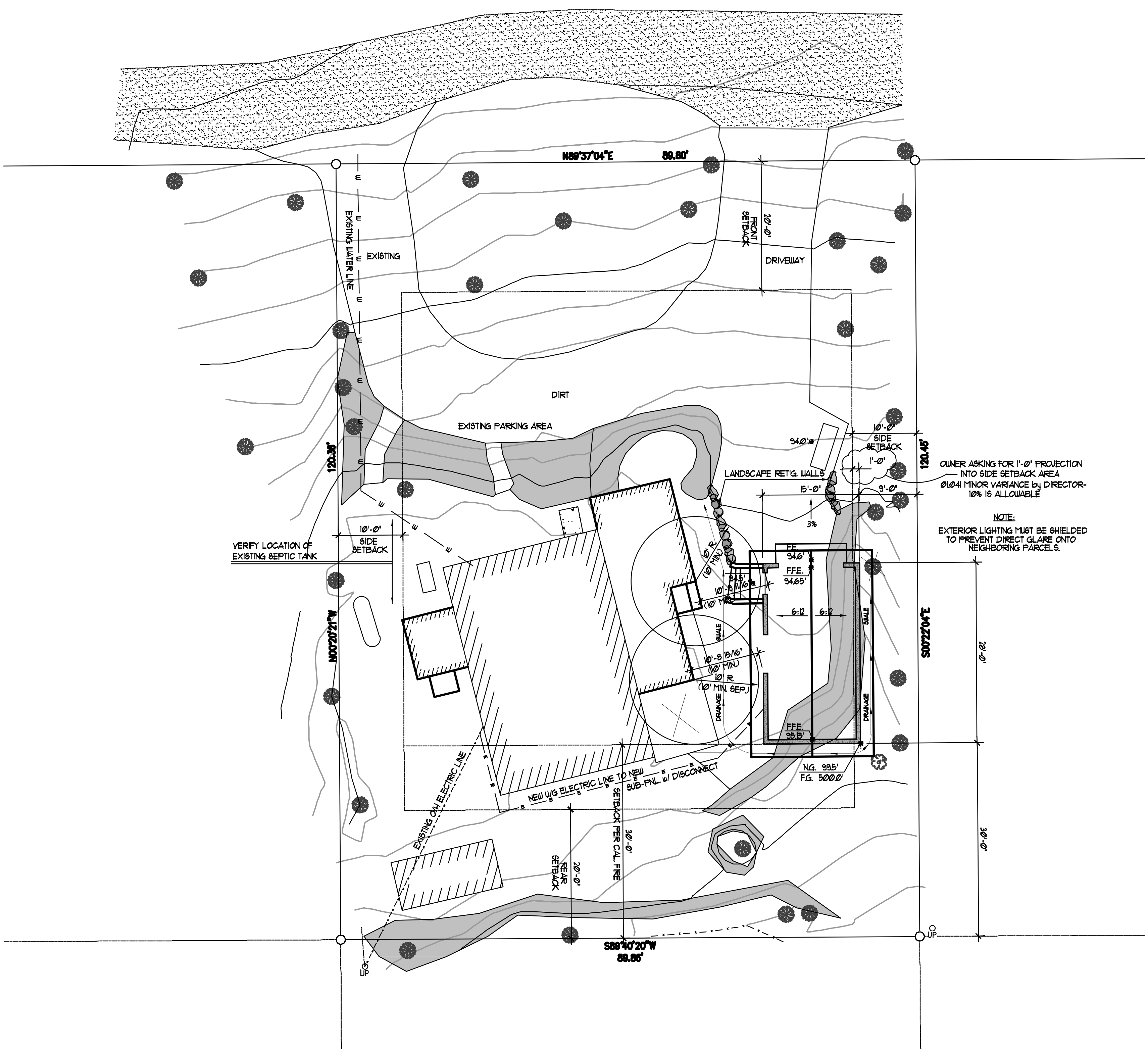
APN. 010-361-018-000
 TWIN LAKES SUBDIVISION
 BLOCK "A"
 LOT # 2
 ACREAGE 0.25
 ZONING SFR / NA
 SETBACKS: FRONT - 20'
 SIDES - 10'
 REAR - 30' PER CAL. FIRE
 FLOOD ZONE: X-UNSHADED
 PHYSICAL ADDRESS: 35 LAKE SHORE DRIVE
 TWIN LAKES, CA.

PROPOSED 420 SQ. FT. DETACHED GARAGE
 FOR:
JAMIE HAWKINS

THIS IS NOT A SURVEY. THIS SITE PLAN WAS PREPARED BASED UPON TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR OF RECORD SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THIS PLAN, BUILDING CONCEPTS, INC. SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF ALL WORK.

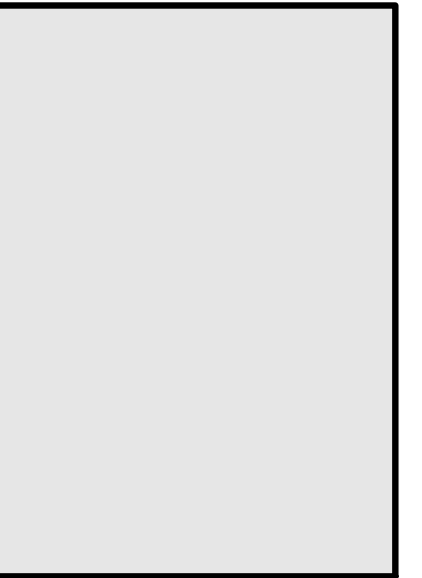
NOTE: DESIGNER / ENGINEER IS NOT RESPONSIBLE FOR ACCURACY OF EXISTING UTILITY LOCATIONS SHOWN. OWNER / CONTRACTOR TO FIELD VERIFY & LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. OWNER / CONTRACTOR TO CONTACT DESIGNER IMMEDIATELY IF UTILITY LOCATIONS CONFLICT WITH PROPOSED CONSTRUCTION.

UPGRADES TO CONFORM w/ CURRENT CODES OR MUNICIPALITY REQUIREMENTS MAY BE REQUIRED AFTER EXISTING UTILITY INFORMATION IS DISCOVERED.





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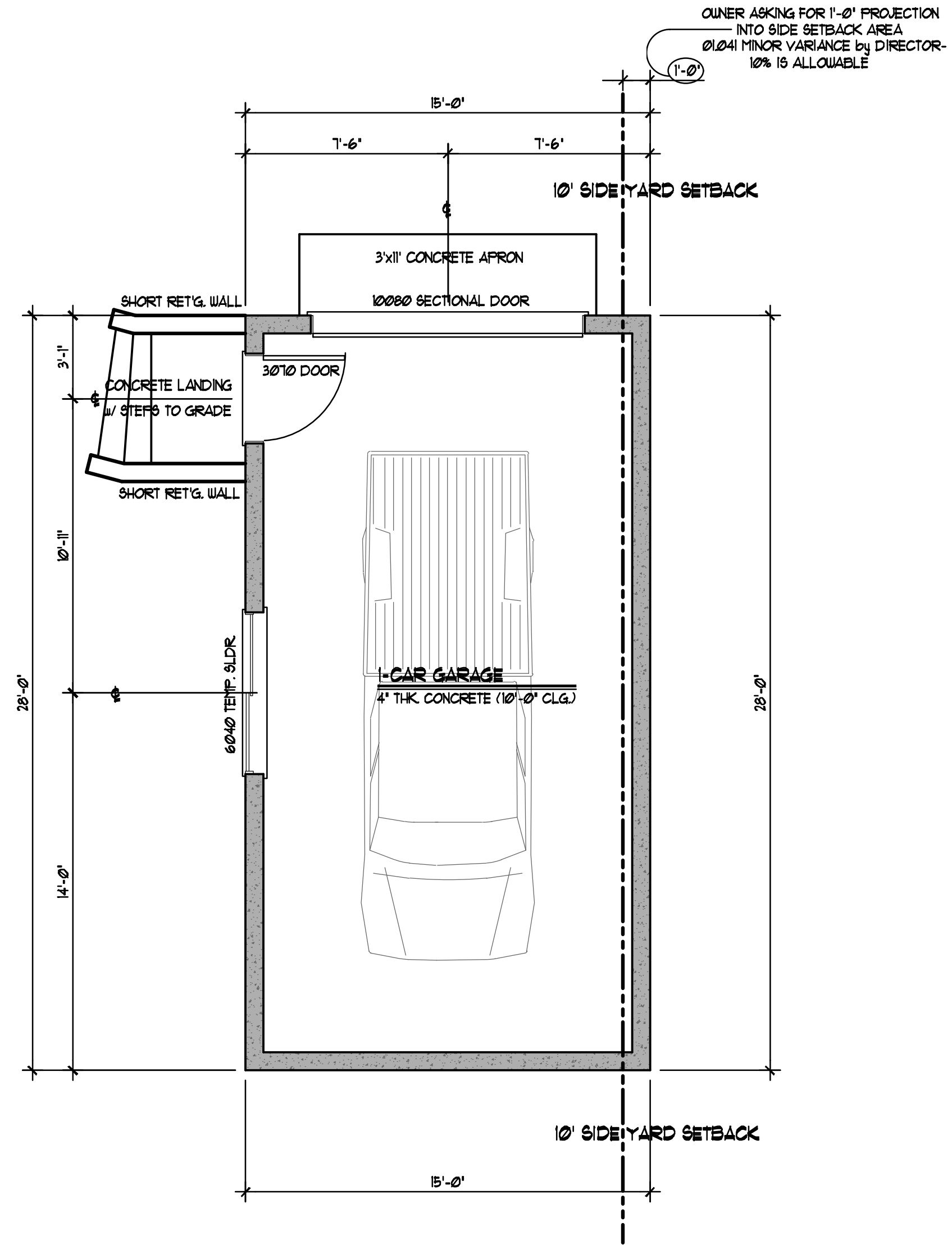
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 SCALE: 1/4" = 1'-0"
 DRAWN BY: DCM

HAWKINS GARAGE
 35 LAKESHORE DRIVE
 BRIDGEPORT, CA.
 APN: # 010-361-018-000

SHEET



FLOOR PLAN

420 SQ. FT. - 1 CAR GARAGE

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

IF EXISTING CONDITIONS DIFFER FROM THAT WHICH IS STATED ON PLANS PLEASE NOTIFY PROJECT ENGINEER ACCORDINGLY

NOTES:
 SAFETY GLAZING MUST BE USED IN ALL HAZARDOUS AREAS PER 2022 CRC SECTION R308
 ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION.
 THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E368.
 PROVIDE LIGHT AND VENTILATION PER THE 2022 CRC SECTION R303.
 PROVIDE ATTIC ACCESS OPENING A MIN. OF 22 INCHES BY 30 INCHES AND LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A MINIMUM OF 30 INCHES UNOBSTRUCTED HEADROOM IN THE ATTIC SHALL BE PROVIDED AT OR ABOVE THE OPENING. PER 2022 CRC SECTION R307.
 ALL LUMBER SHALL BE DOUGLAS FIR NO. 2 (DF#2) GRADE OR BETTER UNLESS NOTED OTHERWISE.
 MEASUREMENTS ARE TO STUD FACE UNLESS NOTED OTHERWISE.
 JOINTS & PENETRATIONS SHALL BE CAULKED & SEALED - PROVIDE WEATHER STRIPPING AROUND DOORS AND WINDOWS.
 ALL SOLDERS & FLUXES SHALL BE MANUFACTURED TO APPROVED STANDARDS. SOLDERS & FLUXES WITH A LEAD CONTENT WHICH EXCEEDS TWO-TENTHS (0.20) OF ONE PERCENT (1%) ARE PROHIBITED IN PIPING SYSTEMS USED TO CONVEY POTABLE WATER.
 OCCUPANCY SEPARATIONS SHALL BE OF SUCH FORM AS MAY BE REQUIRED TO AFFORD A COMPLETE SEPARATION BETWEEN THE VARIOUS OCCUPANCIES OF THE BUILDING.
 BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS & SIMILAR SURFACES EXPOSED TO THE WEATHER & SEALED UNDERNEATH SHALL BE WATERPROOFED & SLOPED A MINIMUM OF 1/4" UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) FOR DRAINAGE. PER 2022 CRC SECTION R311.

PROVIDE LANDINGS w/ A MIN. CLEARANCE OF 36" INCHES IN THE DIRECTION OF TRAVEL. PER THE 2022 CRC SECTION R313
WINDOW FALL PROTECTION:
 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R302.1 & R302.2.
 WINDOW SILLS IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12' ABOVE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.
EXCEPTIONS:
 • WINDOWS THAT WILL NOT ALLOW A 4" SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION
 • OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
 • WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R302.2.
AUTOMATIC GARAGE DOOR OPENERS:
 SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325 PER CRC R309.4

2/29/24 11:08:23 AM dcm



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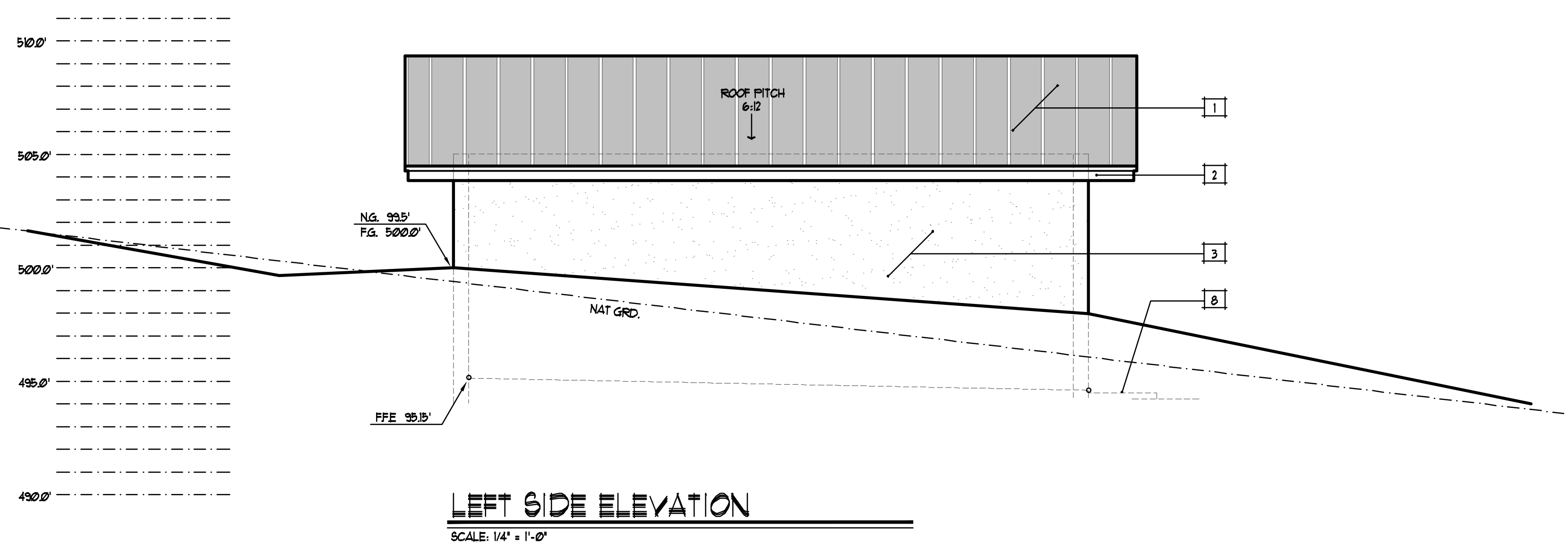
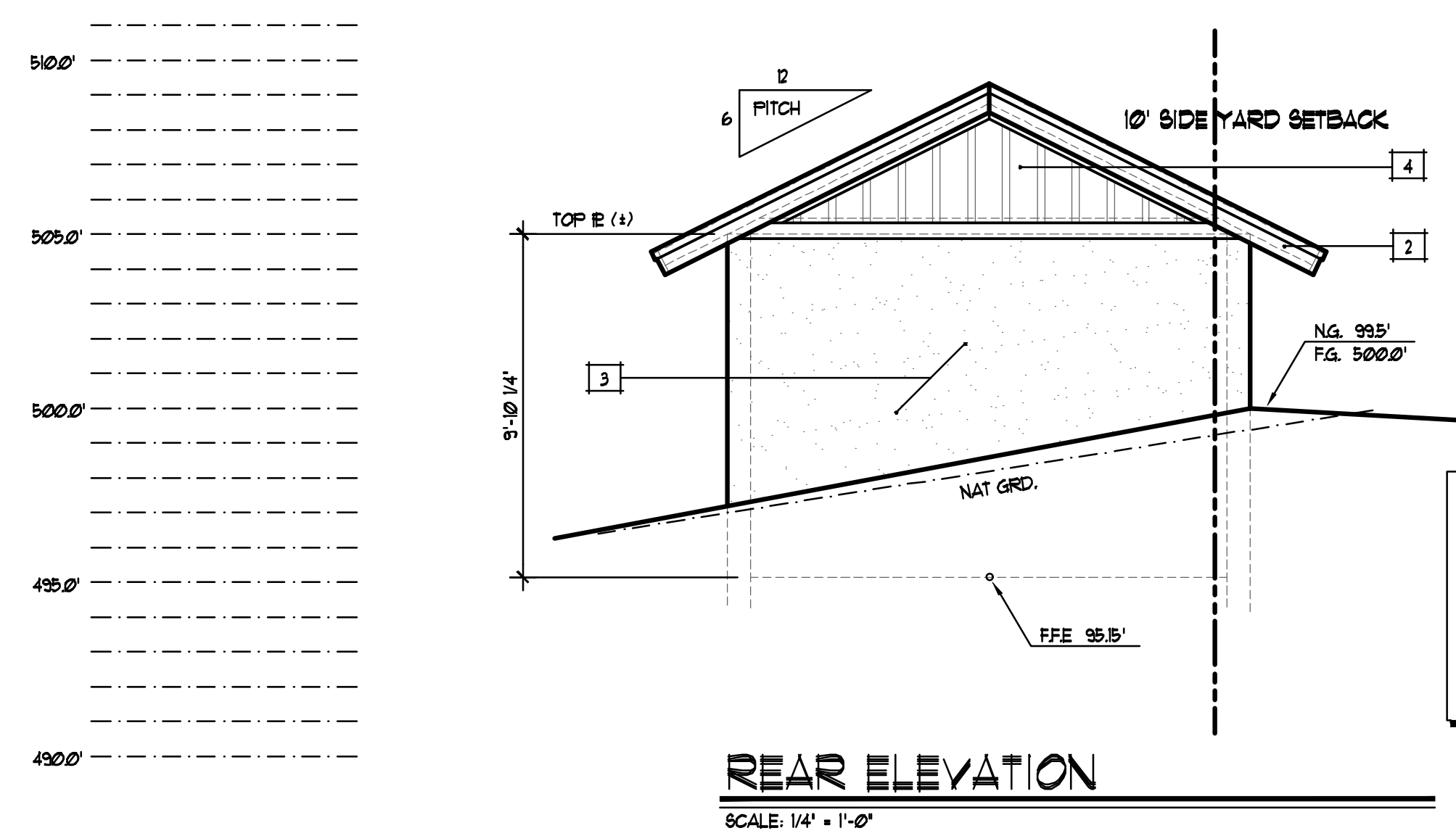
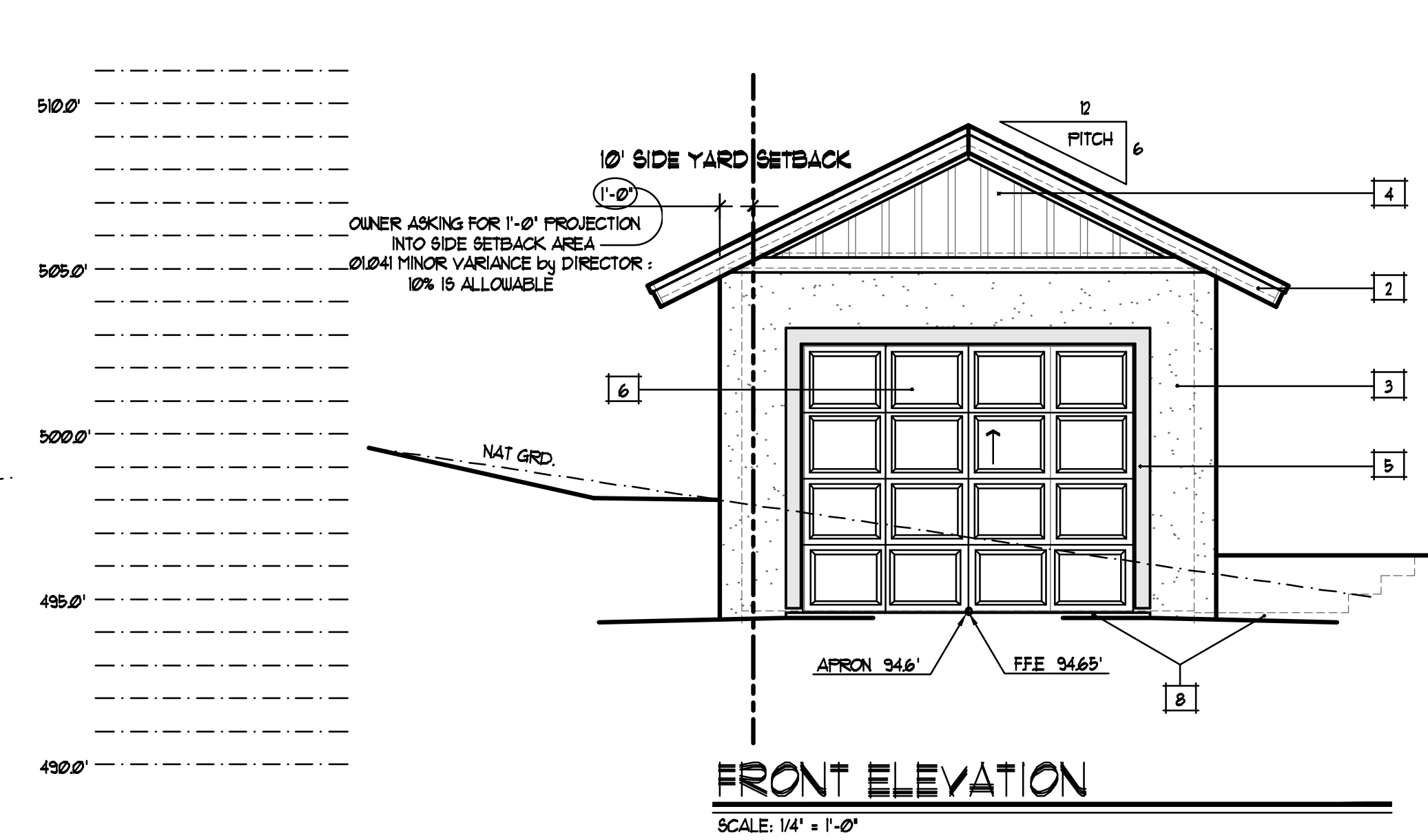
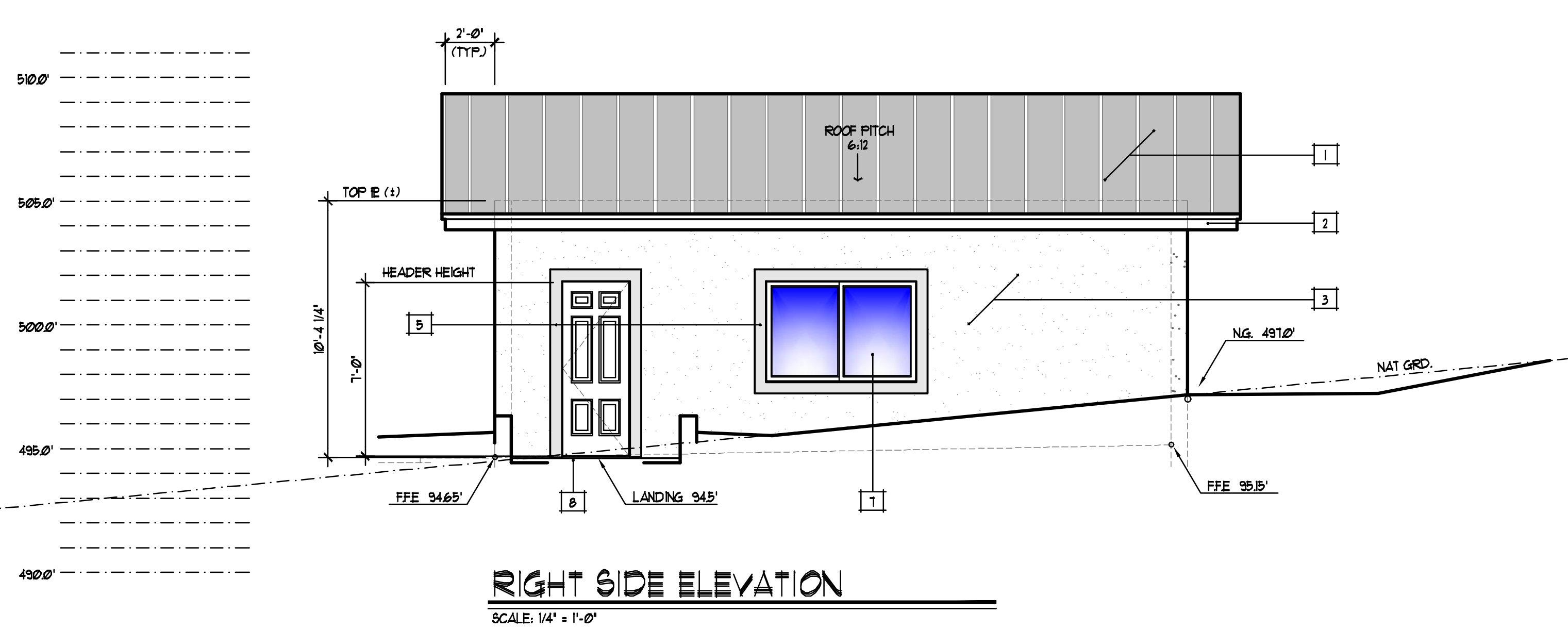
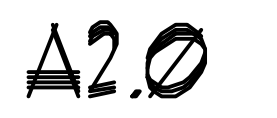
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HAWKINS GARAGE
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 APN: # 010-361-018-000

SHEET



- KEYNOTES:**
- ROOFING:**
 METAL ROOF PANELS INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND THE CRC, CHAPTER 9, SECTIONS R507, R508 & R509.10.
 NOTE: USE NO. 12 GALVANIZED SHEET GAUGE ANODIZED ROOFING IN HIGH SNOW LOAD APPLICATIONS. MATERIALS SHALL COMPLY w/ CRC TABLE R509.10.3.
 ROOF VENTILATION PER 2022 CRC SECTION R806 AND R802.1
 - FASCIA BOARD:**
 8" HARDIE BOARD FASCIA w/ 1x 5M.
 - EXTERIOR WALLS:**
 8" THK. POURED IN PLACE, CONCRETE WALLS
 - SIDING #1 - LOCATE AS SHOWN**
 BOARD AND BATT HARDIE BOARD SIDING (2x # 16' O.C.) o/ P/JL OR O.S.B. SHEATHING. SEE SHEAR CALLOUTS SHEET 53.0
 - DOOR, WINDOW and MISC. TRIM:**
 6" HARDIE BOARD TRIM
 - UPWARD ACTING SECTIONAL OVERHEAD DOOR**
 PAINTED, 2" x JAMB AND HEAD TRIM. PROVIDE WEATHER STRIPPING AS REQ'D.
 - SEE OWNER FOR (TEMP) WINDOW MANUFACTURER -**
 SEE FLOOR PLAN FOR SIZES
 - CONCRETE APRON AND LANDING**

DRAINAGE
 PROVIDE DRAINAGE AWAY FROM BUILDING AT A MINIMUM OF 6" FALL PER 10', PER 2022 CRC SECTION CH. 4, SECTIONS R409.3.3 AND R409.3. DRAINS OR SLOUES MAY BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE IF THE 5% SLOPE IS NOT POSSIBLE, PER C.R.C. SECTION R409.3.

NOTE
 ALL METAL'S AND FLASHING SHALL BE PAINTED TO MATCH ADJACENT SURFACES.