

GENERAL NOTES:

- 1 SCOPE: PROVIDE ALL ITEMS, ARTICLES, MATERIALS, AND OPERATIONS INCLUDING LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS NECESSARY, FOR A COMPLETE JOB.
- 2 MATERIALS AND EQUIPMENT SHALL BE INSTALLED, APPLIED, OR ERECTED, IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS OR REQUIREMENTS, UNLESS THESE DRAWINGS EXCEED THOSE REQUIREMENTS OR RECOMMENDATIONS.
- 3 BY EXECUTING THE CONTRACT, THE GENERAL CONTRACTOR AFFIRMS HE OR SHE HAS REVIEWED THE PLANS & SPECIFICATIONS, VISITED THE SITE AND IS FAMILIAR WITH CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED.
- 4 CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE IN COORDINATION WITH THE PLANS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND INFORMATION SHOWN ON DRAWINGS BEFORE PROCEEDING WITH ANY WORK.
- 5 DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALE OF DRAWINGS, INCLUDING LARGE SCALE DETAILS. LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALL SCALE DETAILS. SPECIFIC NOTES AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. DO NOT SCALE DRAWINGS.
- 6 DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR TO DETAILS OF ADJACENT WORK.
- 7 THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY ALL DIMENSIONS.
- 8 NO STRUCTURAL WORK SHALL BE CUT, NOTCHED, OR OTHERWISE PENETRATED, UNLESS DETAILED ON THE DRAWINGS OR APPROVED IN WRITING BY THE DESIGNER IN ADVANCE.
- 9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING AND THE OCCUPANTS DURING CONSTRUCTION, AND SHALL PROVIDE ADEQUATE PROTECTION, SHORING AND/OR BRIDGING FOR THE CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH APPLICABLE SAFETY REQUIREMENTS AND CODES.
- 10 PROVIDE ADEQUATE BLOCKING FOR ALL FIXTURES & EQUIPMENT.
- 11 CONTRACTOR SHALL COMPLY WITH ALL PERTINENT LAWS, CODES, SPECIFICATIONS, REGULATIONS, U.B.C., GOVERNING AGENCIES & MANUFACTURER UNLESS GREATER REQUIREMENTS ARE INDICATED, AND/OR ARE NECESSARY FOR THE SAFETY OF THE PROJECT.
- 12 THE OWNER WILL APPLY, PAY FOR, AND PICK UP ALL PERMITS.
- 13 THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER AND DESIGNER WITH A CONSTRUCTION SCHEDULE UPON SIGNING A CONTRACT.
- 14 CONTRACTOR SHALL GIVE DUE AND LEGAL NOTICE TO ADJACENT PROPERTY OWNERS REGARDING PROTECTION OF THEIR PROPERTY AND STRUCTURE IF REQUIRED OR WHICH MAY BE NECESSARY DUE TO CONSTRUCTION INDICATED ON THESE DRAWINGS. CONTRACTOR SHALL FULLY RESTORE DAMAGE DONE AS A RESULT OF THIS WORK TO PUBLIC OR PRIVATE PROPERTY AT NO COST TO THE OWNER.
- 15 CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR:
 - A. ALL CONTRACT DOCUMENTS.
 - B. DIMENSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS.
 - C. ALL DIMENSIONS AND CONDITIONS AT THE SITE.
 - D. ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS OF THE STRUCTURE.
 - E. INSURING PROPER ALIGNMENT OF THE STRUCTURE TO COMPLETION OF WORK, INCLUDING ANY NECESSARY PRE LOADING OF THE STRUCTURE.
- 16 REFERENCING OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF ANY DETAILS OR NOTES.
- 17 DIMENSIONS ARE TO THE FACE STUDS UNLESS OTHERWISE NOTED. WHERE NO DIMENSIONS ARE GIVEN, ALIGN WORK WITH MULLIONS, PIERS, OR OTHER EXISTING ELEMENTS AS INDICATED ON THE DRAWINGS.
- 18 OPENINGS IN WALLS SUCH AS DOORS AND WINDOWS, IF NOT DIMENSIONALLY LOCATED, SHALL BE AS CLOSE TO THE WALL AS POSSIBLE OR IN THE CENTER OF THAT WALL AS INDICATED ON THE DRAWINGS.
- 19 CONTRACTOR SHALL MAINTAIN THE JOB SITE IN CLEAN CONDITIONS, ARRANGING FOR TRASH REMOVAL AT APPROPRIATE INTERVALS. UPON COMPLETION THE JOB SHALL BE PROFESSIONALLY CLEANED AND ALL WINDOWS WASHED, AND ALL DEBRIS REMOVED FROM THE SITE.
- 20 MEANS AND METHODS USED BY THE GENERAL CONTRACTOR AS RELATES TO ALL WORK AS DESCRIBED IN THE BID DOCUMENTS SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- 21 MEANS AND METHODS USED BY THE GENERAL CONTRACTOR AS RELATES TO ALL WORK AS DESCRIBED IN THE BID DOCUMENTS SHALL COMPLY WITH ALL MANUFACTURERS SPECIFICATIONS.
- 22 Storm Water Protection Measures shall be implemented at the initial stage of construction activity. Projects shall prevent erosion and retain soil runoff on the site through the use of a barrier system, wattle, or other approved method. (CGBSC 4.106.2)



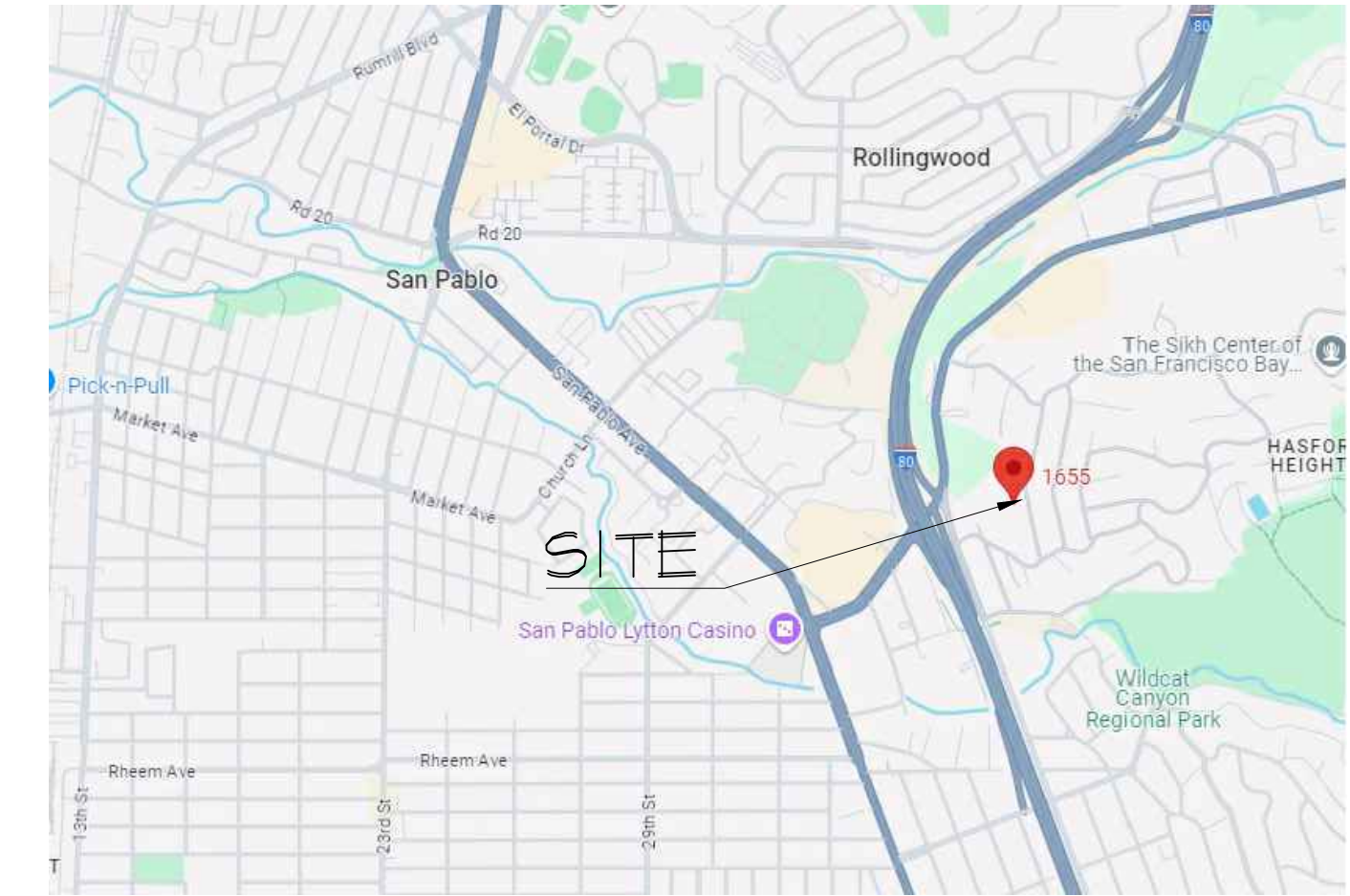
TINY HOME 3D
SCALE: 1/8" = 1'-0"

WATER SAVING FEATURES:

- 1 ALL TOILETS MUST USE NO MORE THAN 1.28 GAL PER FLUSH TANK -TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR TANK-TYPE TOILETS. REFERENCE CGBSC SEC. 4.303.1.1
 - 2 ALL SHOWER HEADS MUST FLOW NO MORE THAN 2.0 GAL PER MIN. AT 80 P.S.I. REFERENCE CGBSC 4.303.1.3.1.
 - 3 ALL INTERIOR FAUCETS MUST EMIT NO MORE THAN 1.5 GAL PER MIN. AT 60 P.S.I. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI. REFERENCE CGBSC 4.303.1.4.1.
 - 4 MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.. REFERENCE CGBSC 4.303.1.4.4.
 - 5 WATER SAVING FEATURES OR FLOW RESTRICTORS SHALL BE USED
- SB407**
ALL TOILETS MUST USE NO MORE THAN 1.28 GAL PER FLUSH
ALL SHOWERHEADS MUST FLOW NO MORE THAN 2.0 GAL PER MIN.
ALL INTERIOR FAUCETS MUST EMIT NO MORE THAN 1.5 GAL PER MIN. @ 60 P.S.I.
WATER SAVING FEATURES OR FLOW RESTRICTORS SHALL BE USED

GENERAL WATER NOTES

ALL EXISTING NON COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES, OR FLOW RESTRICTION DEVICES



VICINITY MAP
NTS

PROJECT DATA

FIRE DISTRICT:	SAN PABLO
CONST. TYPE:	Type V.N. (NON sprinklered) TWO-Story bldg.
OCCUPANCY:	R-3
BLDG. DEPT.:	CITY OF SAN PABLO
LAND USE:	RESIDENTIAL
ZONING:	RD 3
YEAR BUILT	2024
LIVING AREA	404 SQ. FT.
GREENHOUSE	364 SQ. FT.
PARKING STRUCTURE	400 SQ. FT.

CURRENT CODES:

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)
- 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
- 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
- RESIDENTIAL MANDATORY CAL. GREEN BUILDING CODE MEASURES

THIS PROJECT IS IN RESPONSE TO CODE VIOLATIONS AND TOO MANY UNPERMITTED STRUCTURES

SCOPE OF WORK:

TWO SMALL BUILDINGS WILL BE MOVED AND COMBINED INTO ONE TINY HOME OVER A NEW FOUNDATION. A CARPORT SLAB AND COVER WILL PROVIDED AS WELL. THE GREENHOUSE STRUCTURE WILL BE BROUGHT UP TO DATE WITH STRUCTURAL ENGINEERING

INDEX

- A 0.0 COVER SHEET
- C-1 EXISTING SITE PLAN
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- A 2.1 TINY HOME FLOOR PLAN
- A 2.2 ROOF PLAN
- A 3.1 ELEVATIONS
- G 2.1 GREENHOUSE PLAN

DESIGNER

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CONTRACTOR

OWNERS

DORJI ROBERTS

REVISIONS

NO. REVISION DATE:

DRAWINGS PREPARED FOR:

NEW TINY HOUSE AND GREENHOUSE

1655 HILLCREST RD
SAN PABLO, CA 94806
APN: 419-040-016

SHEET TITLE

SITE PLAN

DATE: 10-23-24

PROJECT #: 1633

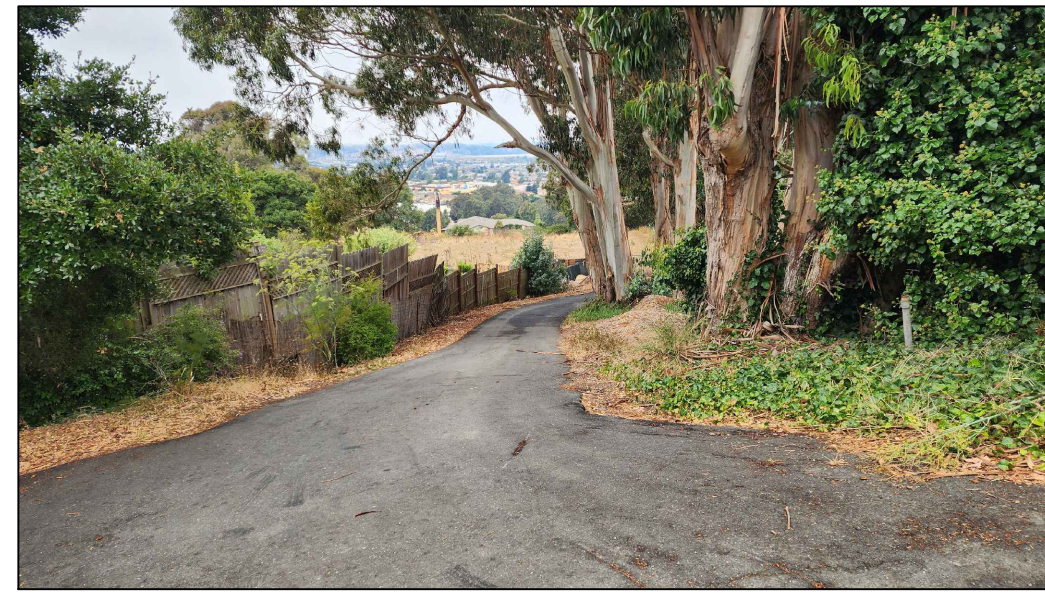
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DRAWN : DAN

CHECKED:

SHEET NO.:

A0.0



CAMERA VIEW #1
SCALE: NTS



CAMERA VIEW #2
SCALE: NTS



CAMERA VIEW #3
SCALE: NTS



CAMERA VIEW #4
SCALE: NTS



CAMERA VIEW #5
SCALE: NTS



CAMERA VIEW #6
SCALE: NTS



CAMERA VIEW #7
SCALE: NTS

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TINY HOUSE
AND
GREENHOUSE

1655 HILLCREST RD
SAN PABLO, CA 94806
APN: 419-040-016

SHEET TITLE

SITE
PICTURES

DATE: 10-8-24 SHEET NO.:

PROJECT #: 1655

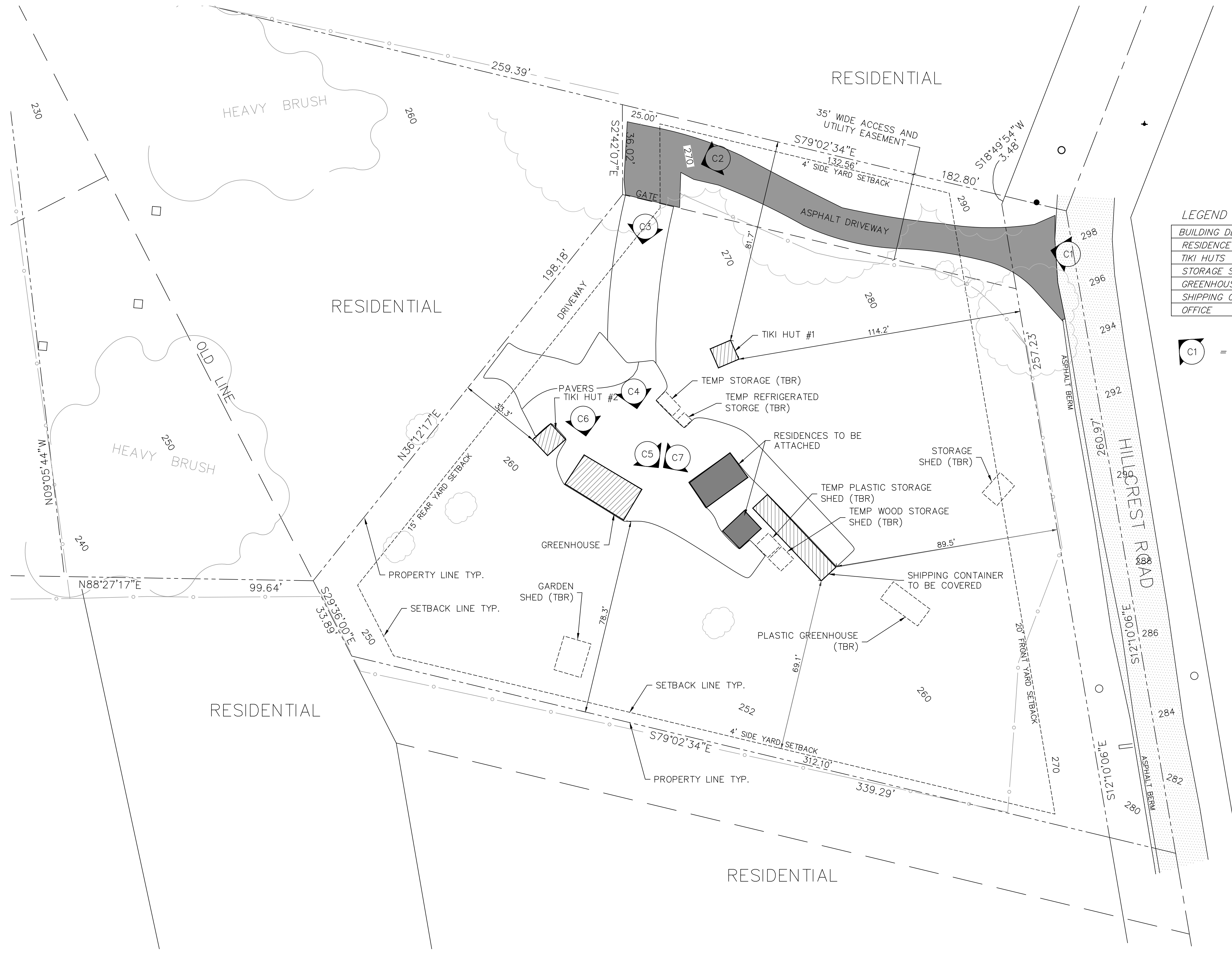
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DRAWN : DAN

CHECKED:

G-11

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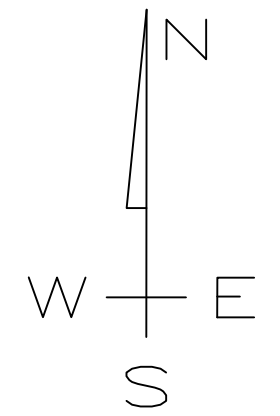
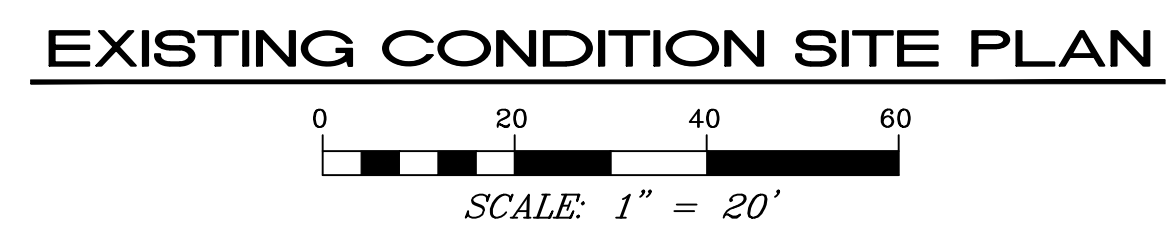
LEGEND

BUILDING DESCRIPTION	USE
RESIDENCE	LIVING SPACE
TIKI HUTS	STORAGE
STORAGE SHEDS	STORAGE
GREENHOUSES	PLANT GROWING
SHIPPING CONTAINER	STORAGE
OFFICE	WORK, STORAGE

C1 = CAMERA LOCATION AND DIRECTION

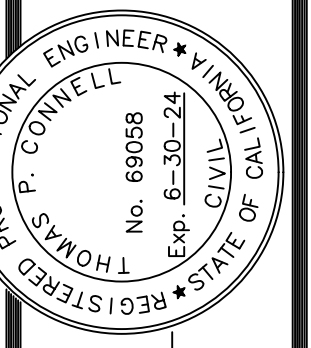
NOTES

- PROPERTY LINES AND TOPOGRAPHIC FEATURES SHOWN ARE BASED ON A "BOUNDARY AND TOPOGRAPHIC SURVEY" BY BAY AREA LAND SURVEYING, DATED JANUARY, 2005, AND ADDITIONAL FIELD RECONNAISSANCE BY TOM CONNELL, P.E. IN AUGUST, 2019.



REVISION	DESCRIPTION	BY	DATE

TOM CONNELL - CIVIL ENGINEER
 1701 HILLCREST ROAD
 SAN PABLO, CA 94806
 (916) 402-7922

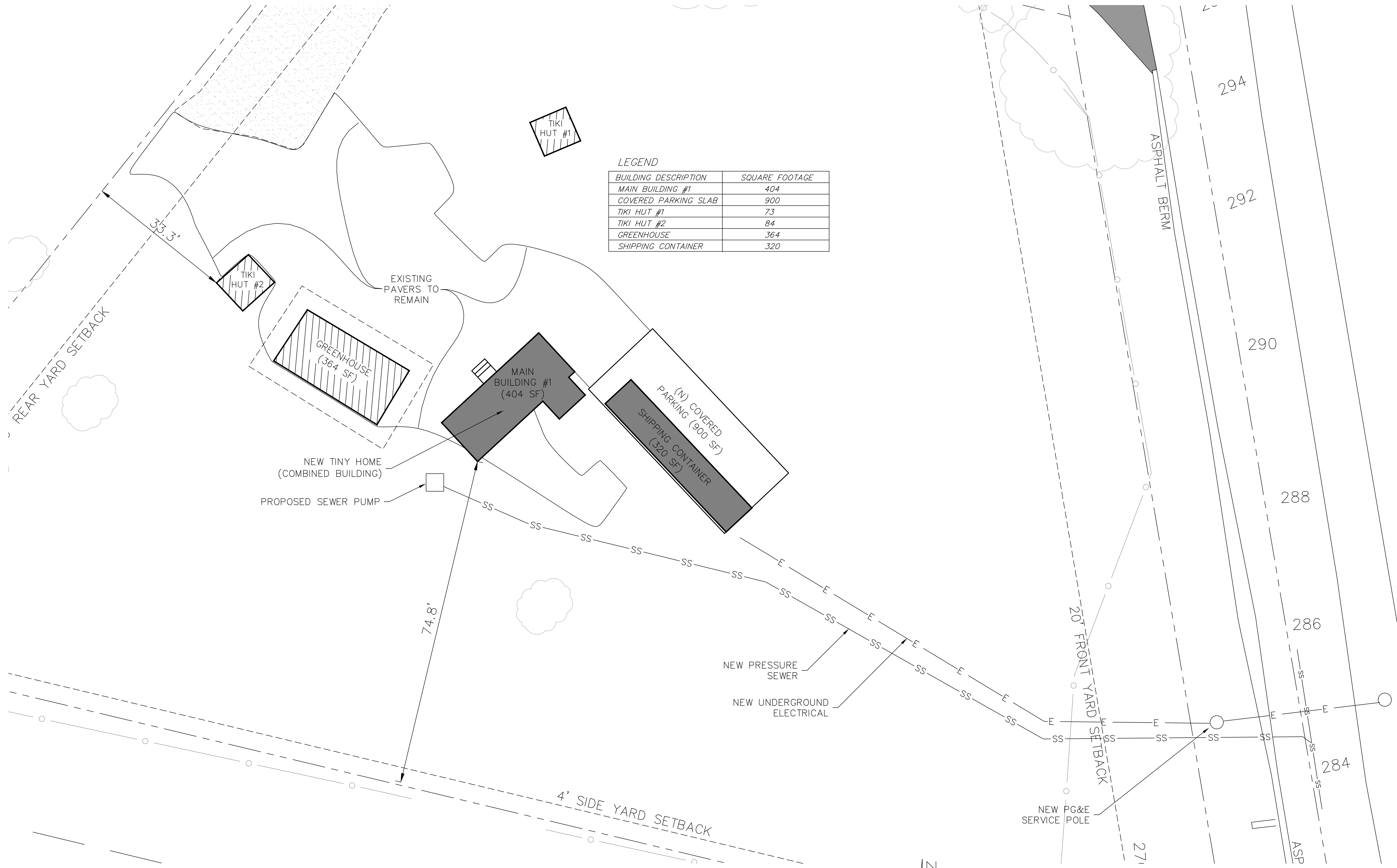


TOM CONNELL
 PCE 69058
 DATE

ROBERTS PROPERTY
SITE PLAN
 APRN 419-040-016
 1655 HILLCREST ROAD
 SAN PABLO, CA

10-23-24
 JOB NO. ROBERTS
 SHEET NO.

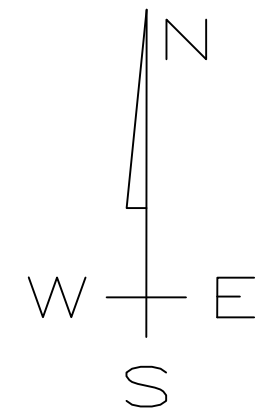
C-1
 OF 2 SHEETS



LEGEND

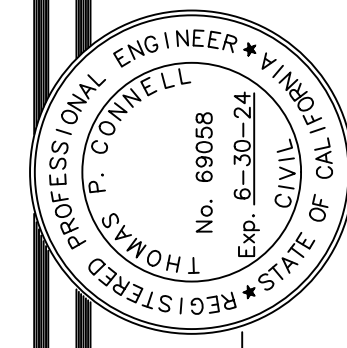
BUILDING DESCRIPTION	SQUARE FOOTAGE
MAIN BUILDING #1	404
COVERED PARKING SLAB	900
TIKI HUT #1	73
TIKI HUT #2	84
GREENHOUSE	364
SHIPPING CONTAINER	320

PROPOSED SITE PLAN
 SCALE: 1" = 10'



REVISION	DESCRIPTION	BY	DATE

TOM CONNELL - CIVIL ENGINEER
 1701 HILLCREST ROAD
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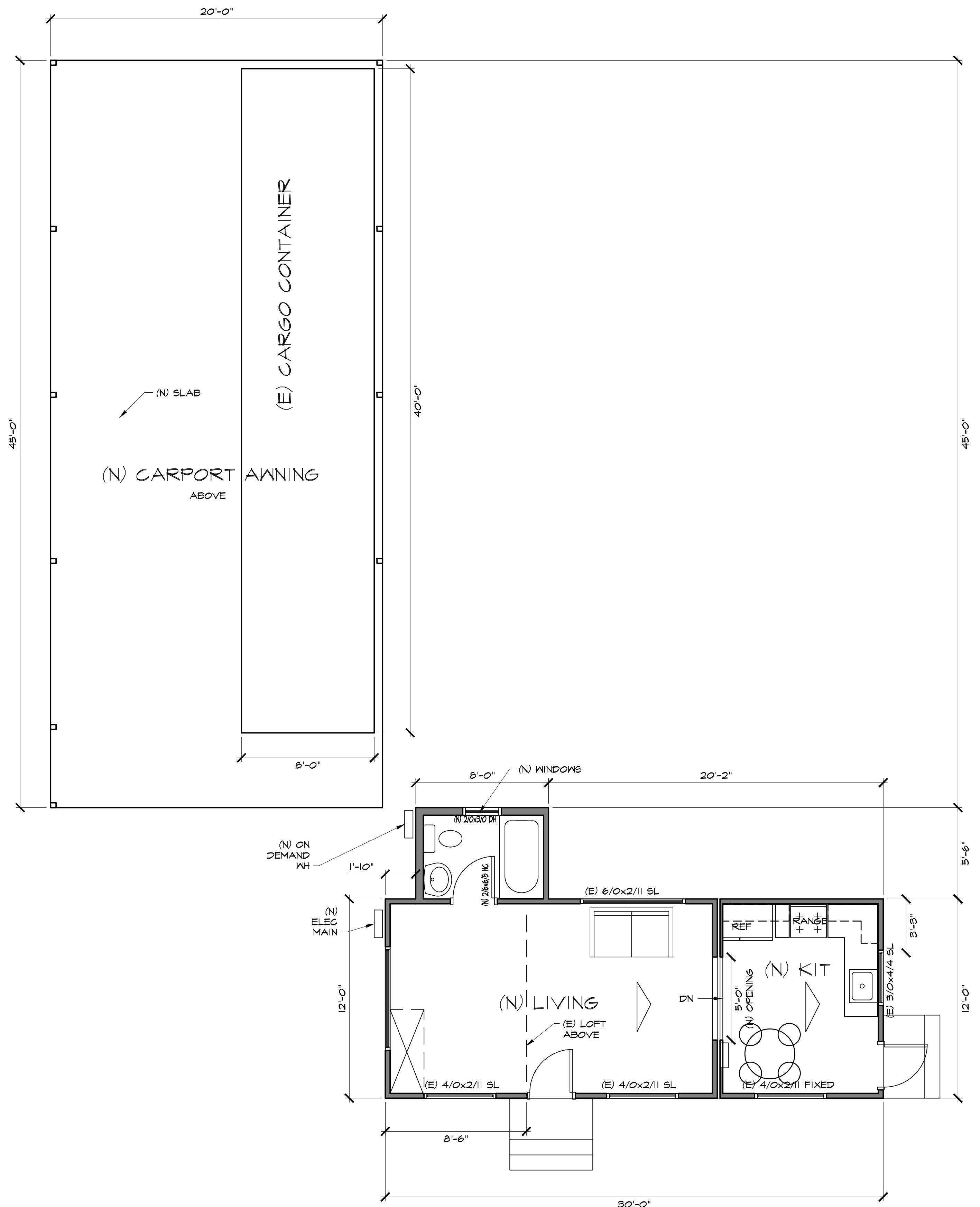


TOM CONNELL
 PCE 69058
 DATE

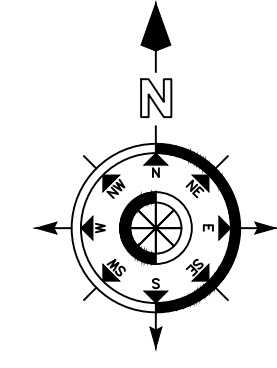
ROBERTS PROPERTY
 PROPOSED SITE PLAN
 APN 419-040-016
 1656 HILLCREST ROAD
 SAN PABLO, CA

10-23-24
 JOB NO. ROBERTS
 SHEET NO.

C-2
 OF 2 SHEETS



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



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DRAWINGS PREPARED FOR:

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AND
GREENHOUSE

1655 HILLCREST RD
SAN PABLO, CA 94806
APN: 419-040-016

SHEET TITLE

TINY HOME
FLOOR
PLAN

DATE: 10-23-24 SHEET NO.:

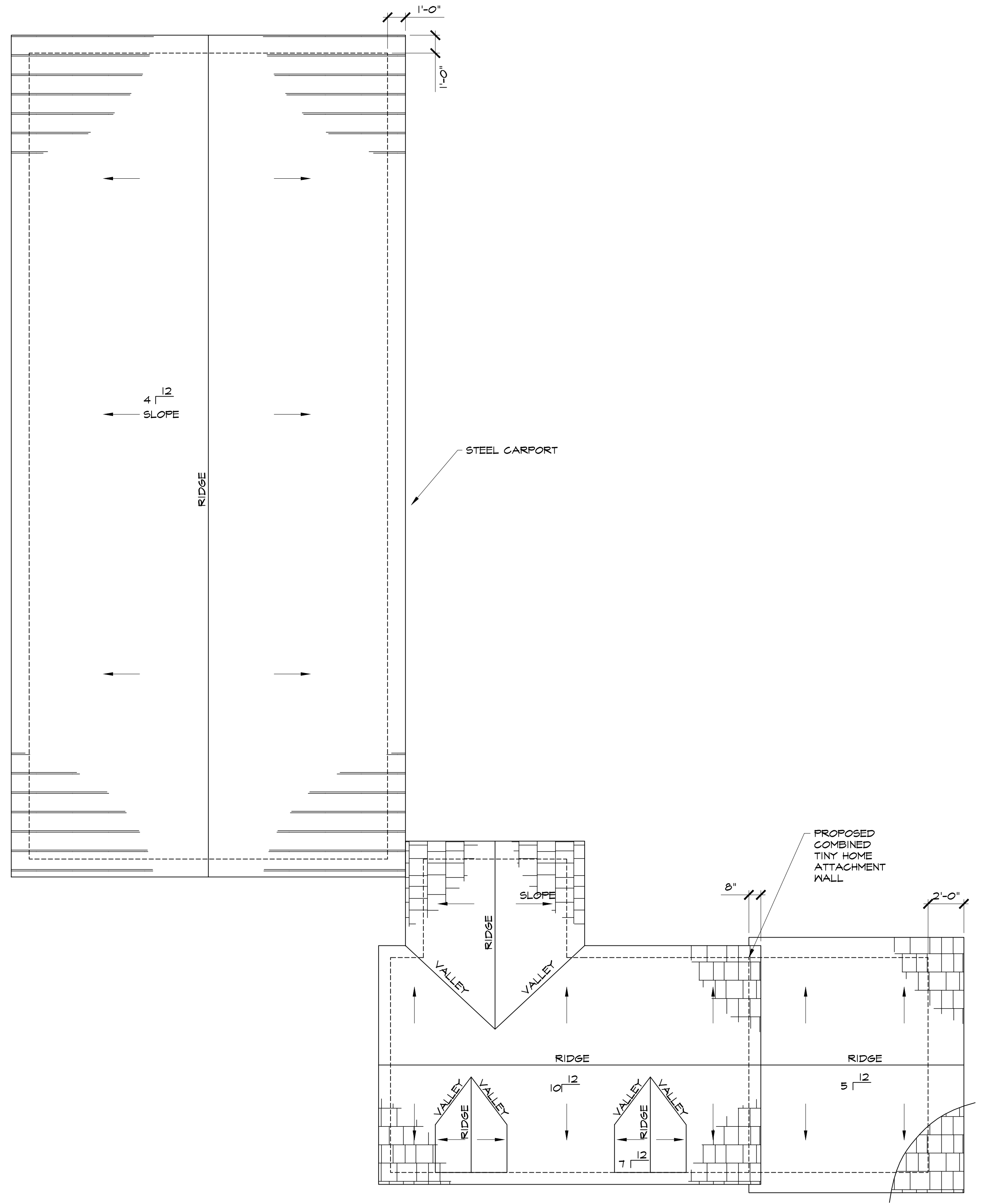
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SCALE: AS NOTED

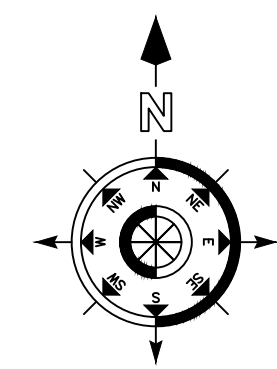
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A2.1



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



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SAN PABLO, CA 94806
APN: 419-040-016

SHEET TITLE

TINY HOME
ROOF
PLAN

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PROJECT #: 1655

SCALE: AS NOTED

DRAWN : DAN

CHECKED:

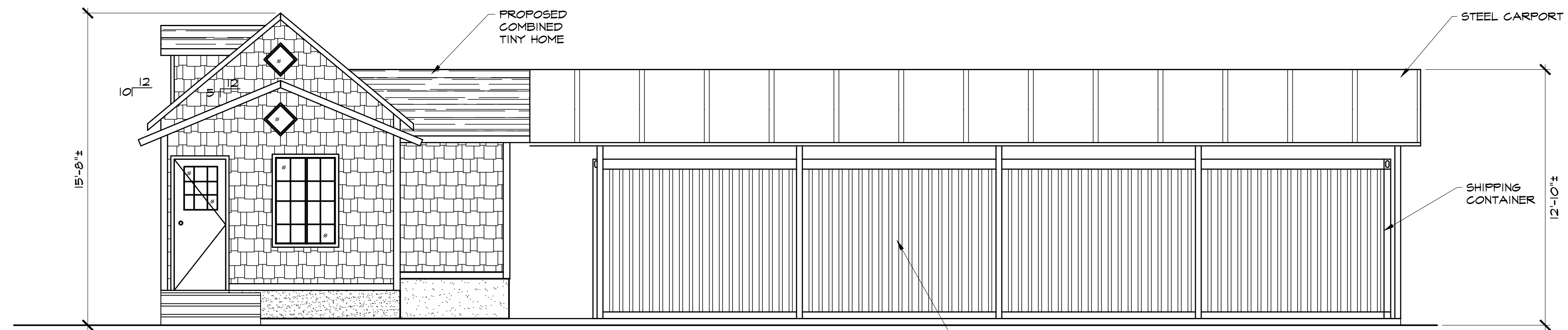
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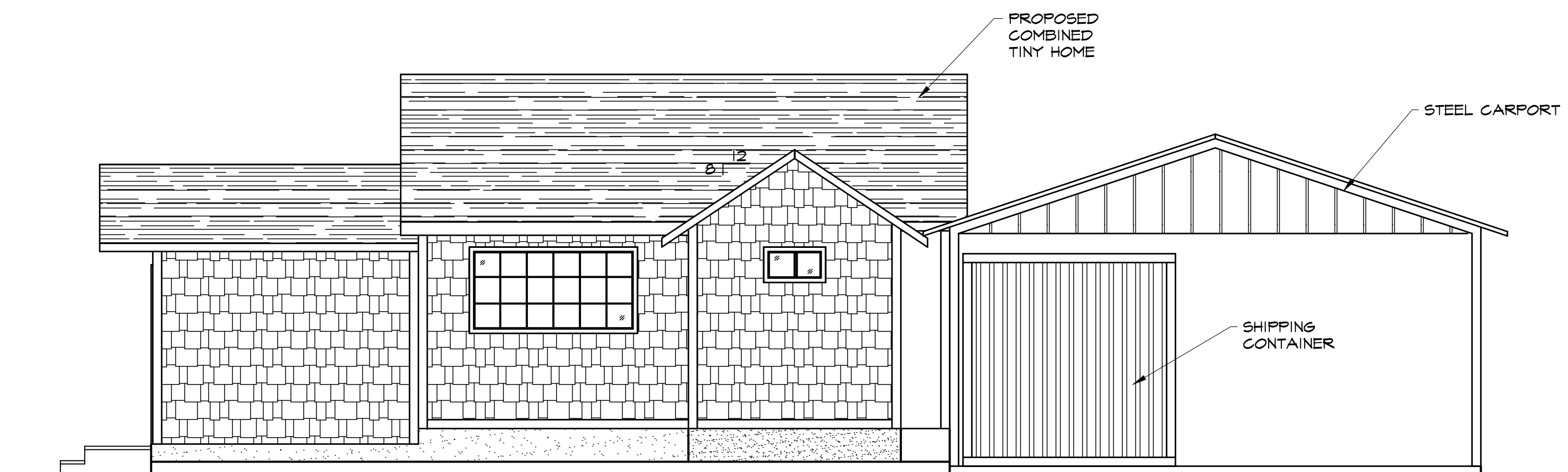
NORTH ELEVATION

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



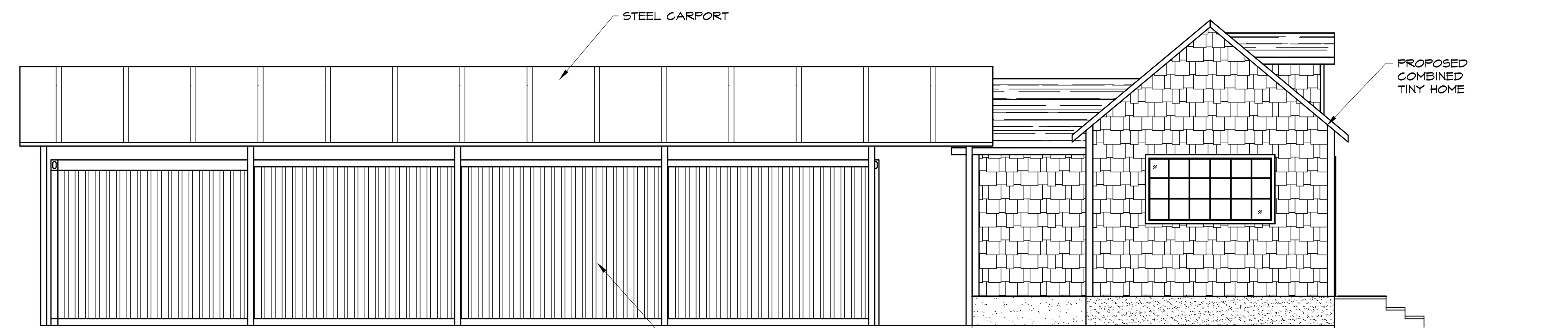
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

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APN: 419-040-016

SHEET TITLE

TINY HOME
ELEVATIONS

DATE: 10-23-24

PROJECT #: 1655

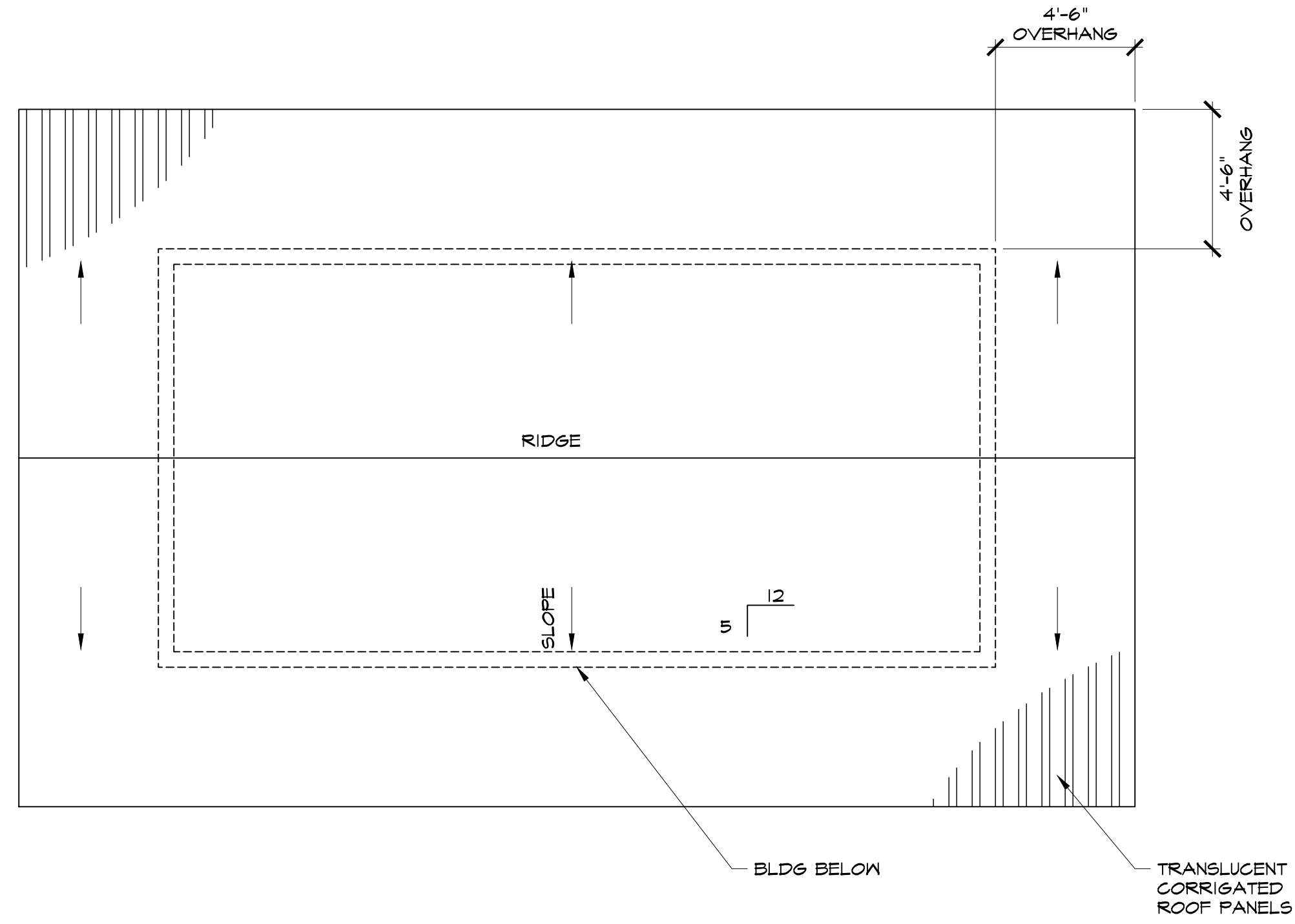
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DRAWN : DAN

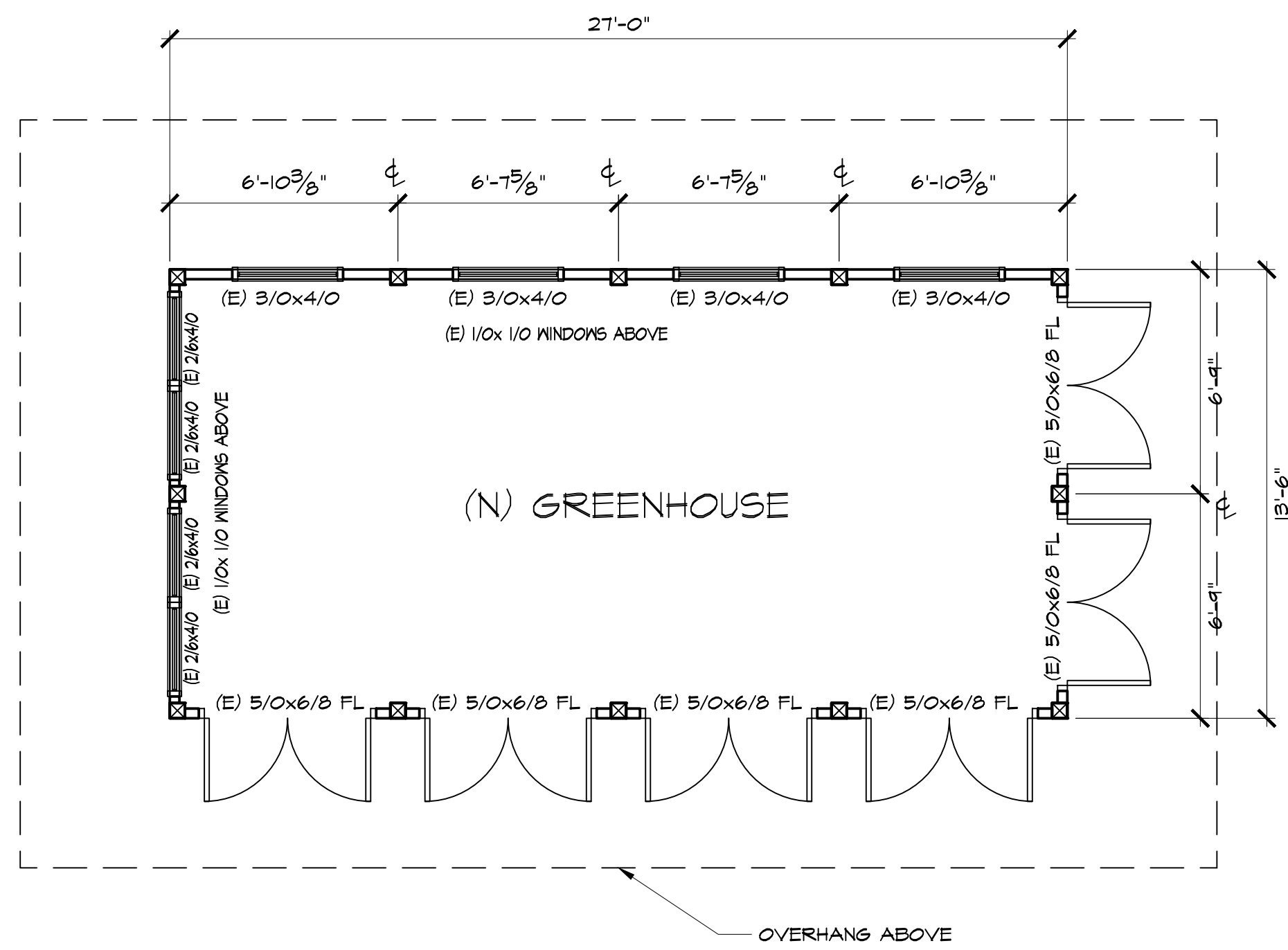
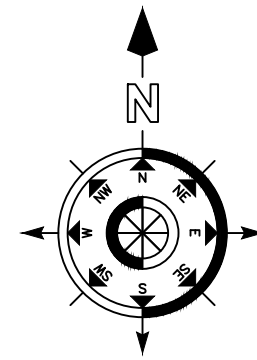
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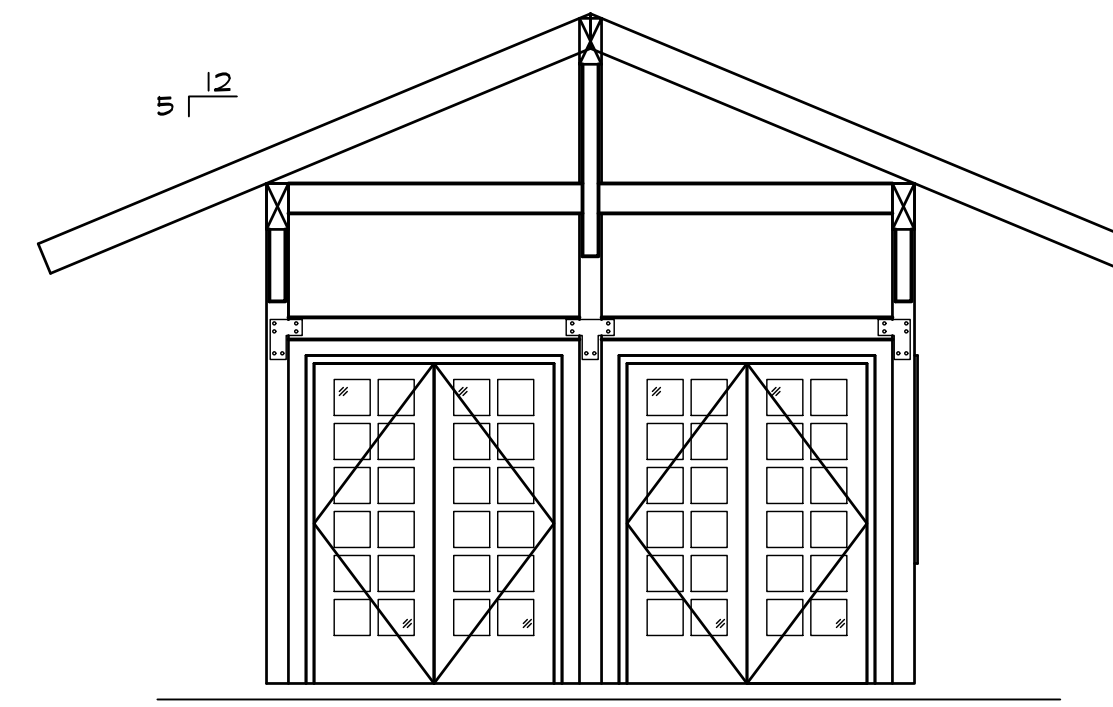
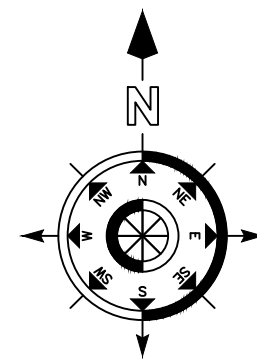
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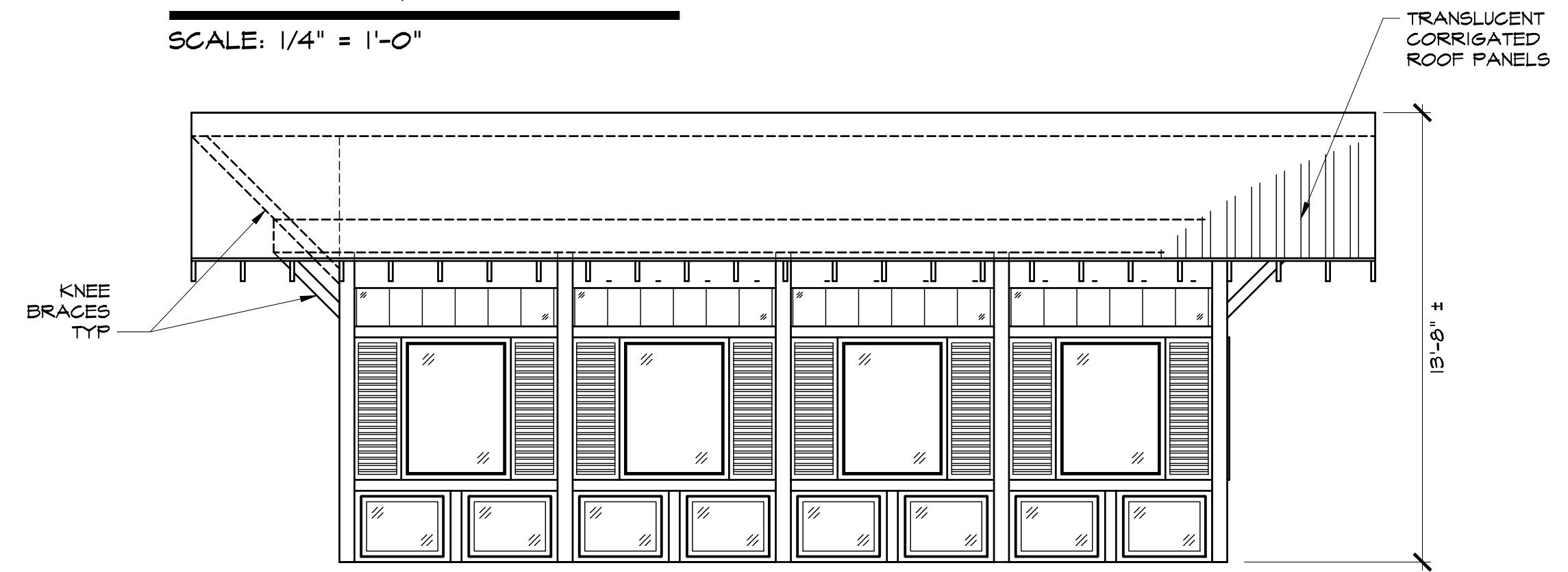
ROOF PLAN
SCALE: 1/4" = 1'-0"



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



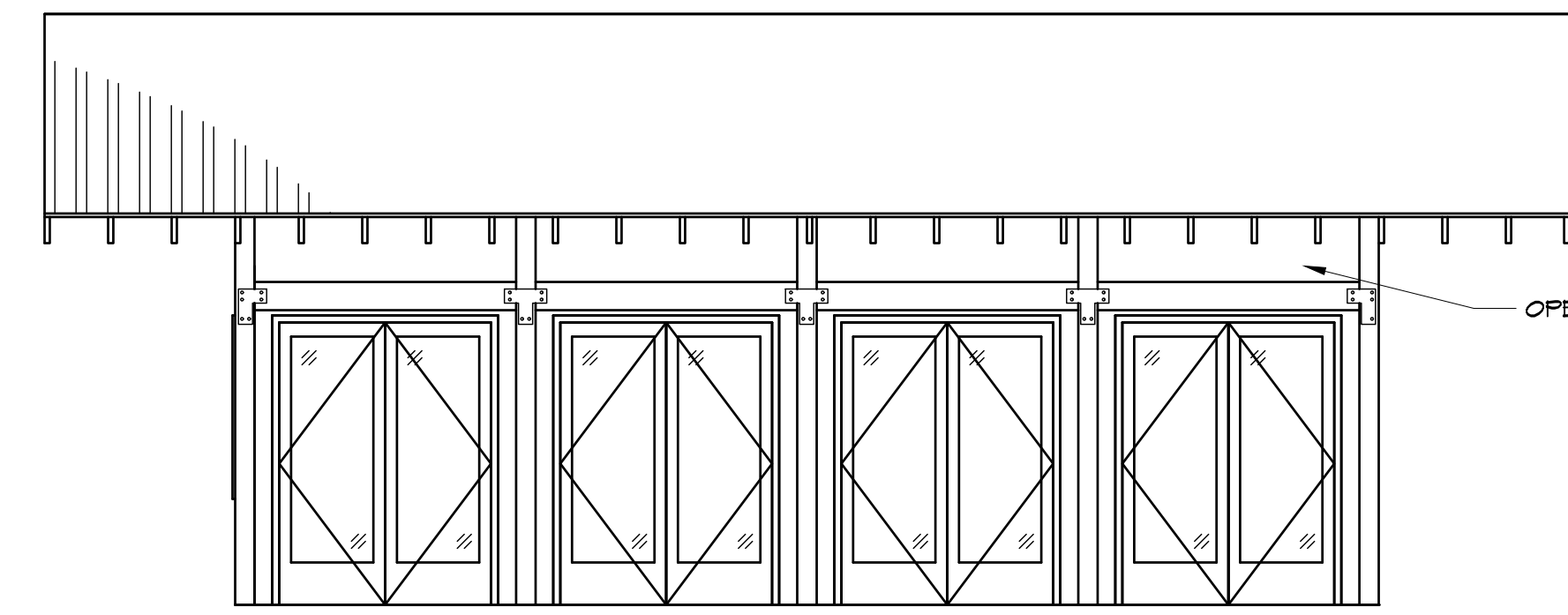
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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APN: 419-040-016

SHEET TITLE

GREENHOUSE
PLAN

DATE: 10-23-24

PROJECT #: 1655

SCALE: AS NOTED

DRAWN : DAN

CHECKED:

SHEET NO.:

62.1