

HARBORTOWN HOA

MISCELLANEOUS BUILDING REPAIRS

SHORELINE DRIVE, WHARFSIDE ROAD & HARBOR SEAL COURT.

SAN MATEO, CA



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HARBORTOWN HOA
MISC. BUILDING REPAIRS
SHORELINE DR, WHARFSIDE RD & HARBOR SEAL CT.
SAN MATEO, CA

DRAWING: COVER SHEET
SCALE: AS SHOWN
DATE: 05/13/2024

DRAWN BY: TM/MS
CHECKED BY: DP
PROJECT#: 2023.283
SHEET:

A0.1

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ABBREVIATIONS

<	Angle	DIM.	Dimension	I.D.	Inside Diameter (Dim.)	R	Riser or Radius
@	At	DN.	Down	INSUL.	Insulation	RAD.	Radius
Ø	Diameter or round	D.O.	Door Opening	INT.	Interior	R.D.	Roof Drain
'	Feet	DR.	Door	INV.	Invert	REF.	Refrigerator
"	Inches	DWR.	Drawer	JST.	Joist	RGTR.	Register
d	Penny	D.S.	Downspout	JT.	Joint	REINF.	Reinforced
#	Pound or number			KIT.	Kitchen	REQD.	Required
A.B.	Anchor Bolt	-E-	Electric Service			REV.	Revision, Revised
A/C	Air Conditioning	E.	East			R.O.	Rough Opening
A.C.	Asphalt Concrete	(E)	Existing	LAM	Laminated	R.W.L.	Rain Water Leader
ACOUS.	Acoustic	EA.	Each	LAV.	Lavatory	S.	South
A.D.	Area Drain	E.J.	Expansion Joint	LSL	Laminated Strand Lumber	SC.	Primary Drain Scupper
ADJ.	Adjacent	ELEV.	Elevation	LT.	Light	SCHED.	Schedule
AGG.	Aggregate	ELEC.	Electrical	LVL	Laminated Veneer Lumber	SECT.	Section
ALT.	Alternate	EMER.	Emergency			S.F.	Square Foot (Feet)
APPROX.	Approximate	E.P.	Electrical Panel	MAT'L.	Material	SHWR.	Shower
ARCH.	Architectural	EQ.	Equal	MAX.	Maximum	SH.	Sheet
ASPH.	Asphalt	EQUIP.	Equipment	MECH.	Mechanical	SIM.	Similar
		ESMT.	Easement	MEMB.	Membrane	S & P	Shelf and Pole
		EXPO.	Exposed	MTL.	Metal	SPEC.	Specification
		EXPAN.	Expansion	MFR.	Manufacturer	--S-	Sanitary Sewer
		EXT.	Exterior	MH.	Manhole	S.S.	Stainless Steel
BD.	Board			MIN.	Minimum, minute	STL.	Steel
BITUM.	Bituminous	F.A.	Fire Alarm	MIR.	Mirror	STOR.	Storage
BLDG.	Building	F.D.	Floor Drain	MISC.	Miscellaneous	STRUCT.	Structural
BLK.	Block	FDN.	Foundation	M.O.	Masonry Opening	SYM.	Symmetrical
BLKG.	Blocking	FIN.	Finish(ed)	MTD.	Mounted		
BM.	Beam	F.L.	Flow Line	MUL.	Mullion	-T-	Telephone Service
BOT.	Bottom	FLR.	Floor			T	Tread
BR'G	Bearing	FLASH'G	Flashing	N.	North	(T)	Tempered Glazing
B.O.	Bottom of	FLUOR.	Fluorescent	NO. or #	Number	T.O.C.	Top of Curb
B.O.B.	Bottom of Beam	F.O.	Face of	NOM.	Nominal	TEL.	Telephone
B.O.C.	Bottom of Curb	F.O.C.	Face of Concrete	N.T.S.	Not to Scale	TEMP.	Tempered
B.O.F.	Bottom of Footing	F.O.F.	Face of Finish	(N)	New	TER.	Terrazzo
B.O.S.	Bottom of Sheathing	F.O.S.	Face of Studs	O.A.	Overall	THK.	Thick
B.O.W.	Bottom of Wall	FRM'G	Framing	OBS.	Obscure	T.O.	Top of
BR.	Break	F.S.	Full Size	O.C.	On Center	T.O.B.	Top of Beam
B.S.	Both Sides	FTG.	Footing	O.D.	Outside Diameter (Dim.)	T.O.F.	Top of Footing
BTWN.	Between	FURR.	Furring	OFF.	Office	T.O.S.	Top of Sheathing
B.U.R.	Built-Up Roofing	FUT.	Future	OPNG.	Opening	T.O.P.	Top of Pavement
				OPP.	Opposite	T.O.W.	Top of Wall
CAB.	Cabinet	-G-	Gas Service	OPP. HD.	Opposite Hand	TYP.	Typical
C.B.	Catch Basin	GA.	Gauge	OSB	Oriented Strand Board		
CEM.	Cement	GALV.	Galvanized	O.SC	Overflow Scupper	UNF.	Unfinished
CER.	Ceramic	G.I.	Galvanized Iron			U.O.N.	Unless Otherwise Noted
C.I.	Cast Iron	GLB	Glulam Beam	PL	Plate		
C.G.	Corner Guard	GLS.	Glass	P. LAM.	Plastic Laminate	VEST.	Vestibule
☒	Centerline	GND.	Ground	PLAS.	Plaster	V.I.F.	Verify In Field
CLG.	Ceiling	GR.	Grade	PLYWD.	Plywood		
CLKG.	Caulking	GSM	Galvanized Sheet Metal	P.M.	Prefinished Metal	-W-	Water Service
CL.O.	Closest	GYP.	Gypsum	PR.	Pair	W.	West
CL.R.	Clear	GWB	Gypsum Wall Board	PRCST.	Pre-cast	WD.	Wood
C.M.U.	Concrete Masonry Unit	H.B.	Hose Bibb	PSF	Pounds per Square Foot	WDW.	Window
C.O.	Clean Out	H.C.	Hollow Core	PSI	Pounds per Square Inch	W.H.	Water Heater
COL.	Column	HD	Hold Down	PSL	Parallel Strand Lumber	W.P.	Waterproof
CONC.	Concrete	HDWD.	Hardwood	PT.	Point	W.P.M.	Waterproof Membrane
CONN.	Connection	HDWE.	Hardware	PTD.	Painted	WT.	Weight
CONST.	Construction	HT.	Height	P.T.	Pressure Treated	W.W.F.	Welded Wire Fabric
CONT.	Continuous	H.M.	Hollow Metal	Q.T.	Quarry Tile		
CORR.	Corridor	HOA	Homeowner's Association				
CTSK.	Countersink	HORIZ.	Horizontal				
CNTR.	Counter	HR.	Hour				
C.S.C.	Scupper/ Overflow Combo						
DBL.	Double						
D.F.	Douglas Fir						
DET.	Detail						
DIA.	Diameter						

GENERAL NOTES

REPAIRS TO PORTIONS OF THE EXISTING BUILDINGS ARE VOLUNTARY AND ARE BEING PROVIDED IN ORDER TO ADDRESS WATER INTRUSION ISSUES AND ASSOCIATED DAMAGE. ALL NEW CONSTRUCTION SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE, LOCAL BUILDING CODES AND ORDINANCES, UNLESS OTHERWISE DETERMINED BY THE GOVERNING JURISDICTION.

IT IS THE INTENT OF THESE DRAWINGS TO REPRESENT GENERAL CONDITIONS THAT CAN BE FOUND THROUGHOUT THE PROJECT SITE THAT WILL ADDRESS ALL SCOPE OF WORK ITEMS. CONTRACTOR SHALL BE AWARE THAT VARIATIONS WILL OCCUR IN THE ACTUAL CONDITIONS OF EACH EXISTING BUILDING. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL PORTIONS OF THE CONTRACT DOCUMENTS, THE EXISTING PROJECT CONDITIONS AND SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK LISTED IN THE SCOPE OF WORK.

THE CONTRACTOR SHALL APPLY FOR, PAY FOR, AND OBTAIN PERMITS, LICENSES, FEES AND DEPOSITS NECESSARY FOR THE COMPLETION OF WORK UNLESS OTHERWISE ARRANGED WITH THE HOMEOWNERS ASSOCIATION. ALL WORK PERFORMED SHALL CONFORM TO THE BUILDING AND SAFETY CODES, ORDINANCES, RULES, AND REGULATIONS OF ALL LEGAL BODIES HAVING JURISDICTION.

AT ALL TIMES, CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

TAKE CAUTION WHEN AROUND EXISTING UTILITIES. DETERMINE OR VERIFY THE LOCATION OF UNDERGROUND UTILITIES. MAKE ALL NECESSARY ARRANGEMENTS FOR UTILITY DISCONNECTIONS AS REQUIRED BY APPLICABLE PUBLIC OR PRIVATE UTILITY COMPANIES.

CONTRACTOR SHALL VERIFY ALL FIELD AND PROPOSED DIMENSIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES, AND UNTIL THEY ARE RESOLVED, DO NOT PROCEED WITH AFFECTED WORK.

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS. DETAILS NOT SHOWN OR DETAILED ON DRAWINGS, OR CALLED FOR IN THESE NOTES, SHALL BE CONSTRUCTED TO THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, DETAILED, OR SPECIFIED. NOTIFY ARCHITECT IF ADDITIONAL CLARIFICATION IS REQUIRED.

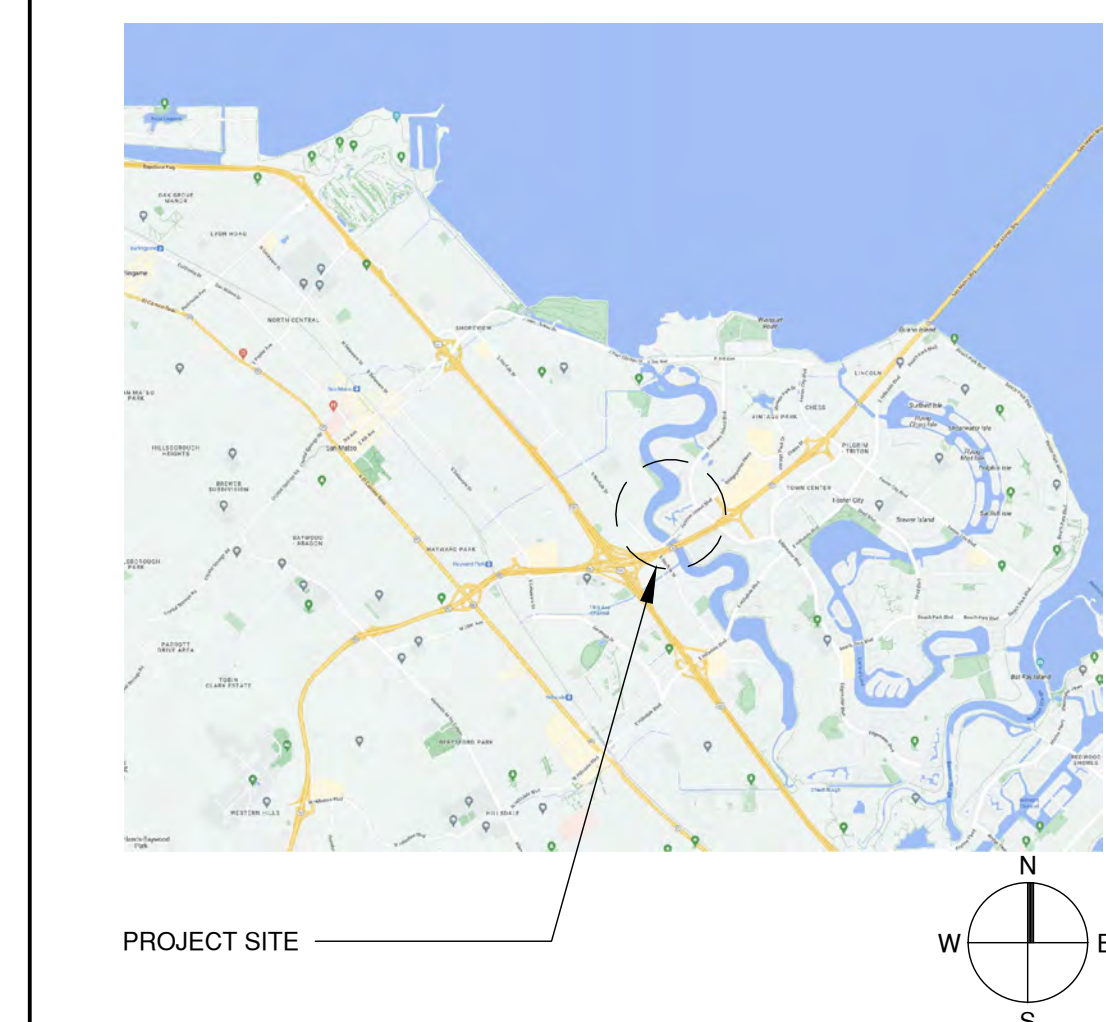
DETAILS ON DRAWINGS ARE GRAPHICALLY SHOWN WITH EXAGGERATED SPACING BETWEEN COMPONENTS TO EMPHASIZE THE PROPER PLACEMENT AND LAYER SEQUENCE OF EACH COMPONENT. SIZE AND THICKNESS OF EXTERIOR CLADDING ARE TO BE INSTALLED AS SPECIFIED AND PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

ALL MATERIALS SPECIFIED OR SHOWN IN THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED OR APPLIED IN COMPLETE CONFORMANCE WITH THE MANUFACTURER'S COMPLETE WRITTEN INSTRUCTIONS.

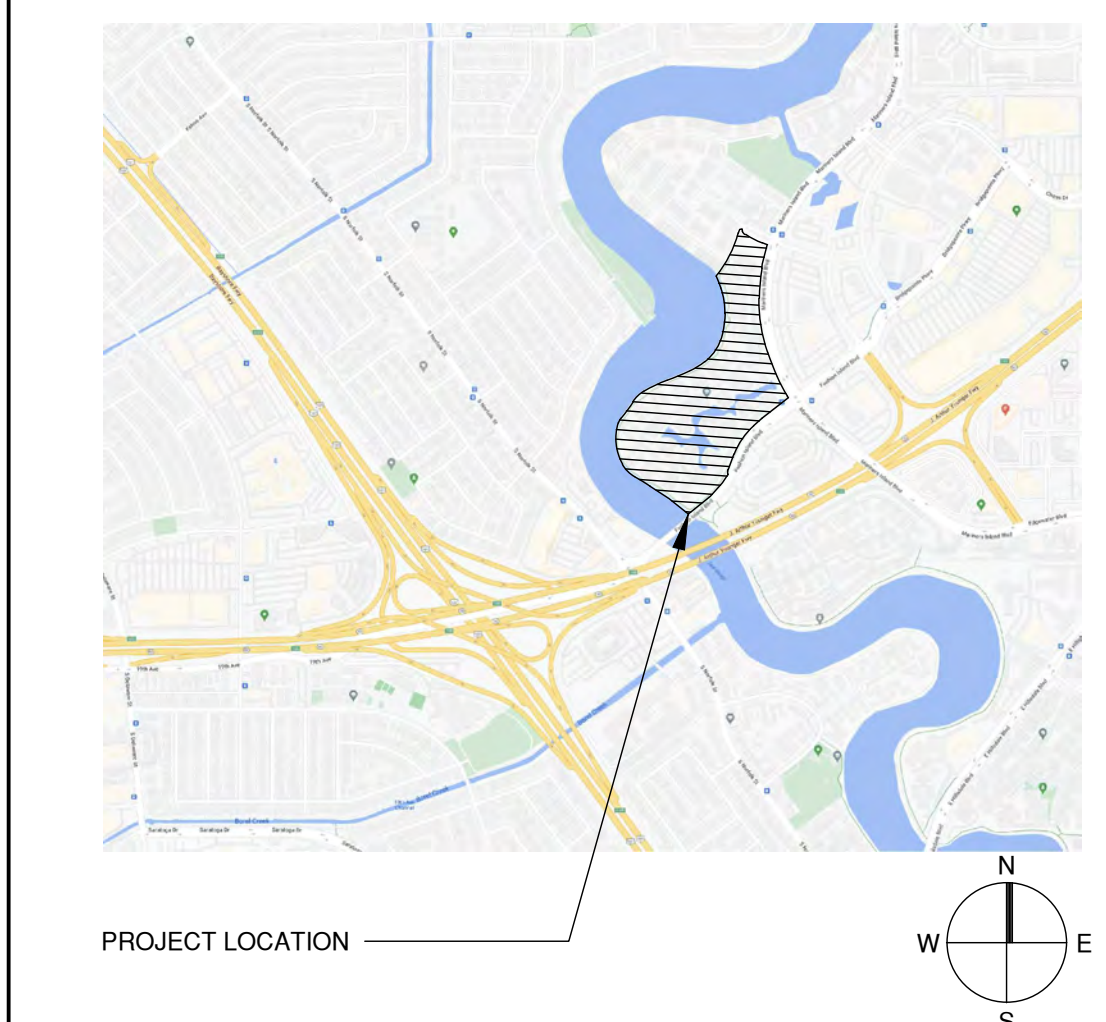
UPON WRITTEN NOTIFICATION BY THE CONTRACTOR THAT THE WORK, OR PORTION OF THE WORK, HAS BEEN SUBSTANTIALLY COMPLETED, THE ARCHITECT SHALL REVIEW COMPLETED WORK AND PREPARE A FINAL PUNCH LIST AS NECESSARY.

UPON COMPLETION OF ALL IDENTIFIED FINAL PUNCH LIST ITEMS, CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING PRIOR TO FINAL REVIEW BY THE ARCHITECT. ANY FINAL PUNCH LIST ITEMS FOUND TO BE INCOMPLETE DURING THE FINAL REVIEW, AND REQUIRING THE ARCHITECT TO CONDUCT ADDITIONAL REVIEWS, SHALL BE BILLED AS AN ADDITIONAL EXPENSE BY THE ARCHITECT TO THE CONTRACTOR ON A TIME AND EXPENSE BASIS. OWNER SHALL PAY THE ARCHITECT AND DEDUCT THIS ADDITIONAL EXPENSE FROM THE CONTRACT AMOUNT DUE THE CONTRACTOR.

VICINITY MAP



LOCATION MAP



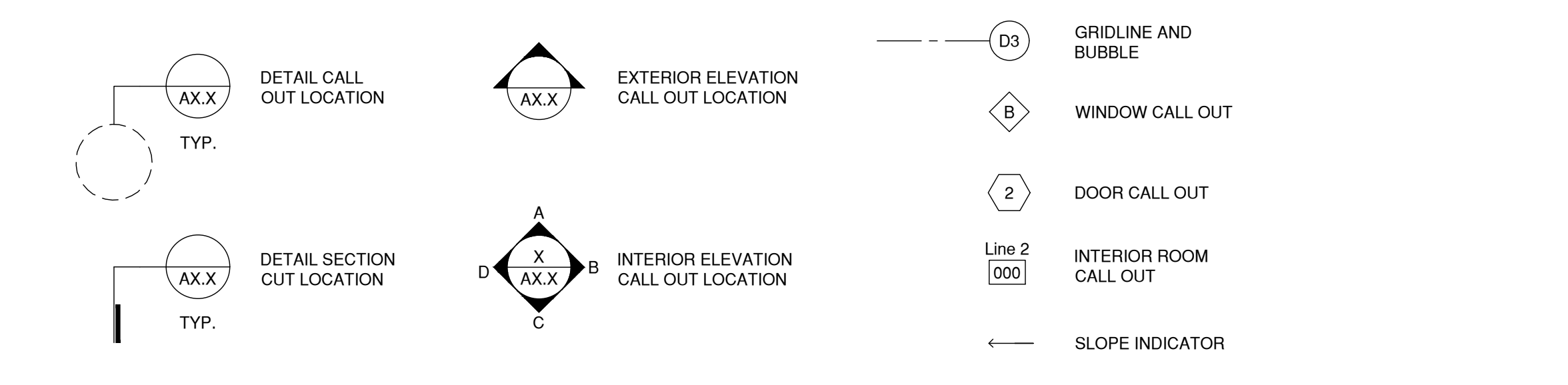
DRAWING INDEX

ARCHITECTURAL	
A0.1	COVER SHEET
A0.2	SCOPE OF WORK
A0.3	SCOPE OF WORK
A1.1	EXISTING REFERENCE SITE PLAN
A1.2	PROJECT ADDRESS LIST
A2.1	ENLARGED DECK PLANS
A2.2	ENLARGED DECK PLANS
A3.1	PARTIAL ELEVATIONS
A4.1	DETAILS
A4.2	DETAILS
A4.3	DETAILS
A4.4	DETAILS
A4.5	DETAILS
A4.6	DETAILS
A4.7	DETAILS
A4.8	DETAILS
A4.9	DETAILS
A4.10	DETAILS
A4.11	DETAILS
A4.12	DETAILS
A4.13	DETAILS
STRUCTURAL	
S0.1	STRUCTURAL GENERAL NOTES AND SYMBOLS AND ABBREVIATIONS
S2.1	ENLARGED DECK PLANS
S5.1	DETAILS
S5.2	DETAILS

REVISION HISTORY

SHEET	REVISION	DATE

SYMBOL LEGEND





AVELAR

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HARBORTOWN HOA MISC. BUILDING REPAIRS SHORELINE DR, WHARF SIDE RD & HARBOR SEAL CT. SAN MATEO, CA

DRAWING: SCOPE OF WORK

SCALE: N.T.S.

DATE: 05/13/2024

DRAWN BY: CHECKED BY: PROJECT#: 2023.283 SHEET:

A0.2

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SCOPE OF WORK

I. GENERAL

- 1. Document all interior and exterior existing conditions to be affected by the repairs prior to commencing work.
2. Provide weather protection, shoring, scaffolding, pedestrian barriers and all required protection measures in strict compliance with OSHA standards and local jurisdiction requirements as necessary to allow for uninterrupted construction operations and ensure safe conditions at all times due to continued use of premises during construction activities.
3. Provide full protection of affected surfaces and finishes not scheduled for repairs but within the work area from damage (including but not limited to landscaping, flatwork, etc.).
4. Ensure access/egress is provided from each residential unit at all times.
5. Coordinate all work with HOA, Unit Owners and residents prior to commencement of work.
6. Prior to commencement of work, Contractor shall coordinate and schedule inspection of all units to document and verify existing conditions with property manager prior to performing repairs.
7. Remove all existing architectural appurtenances as necessary to perform repairs within the work area and store for reinstallation, including but not limited to, light fixtures, electrical boxes, downspouts, plumbing fixtures, AC condensing units, etc.
8. Coordinate the removal of Owner furnishings and plants from the work area. Note: HOA to facilitate communications with Unit Owners.
9. Contractor, its employees and subcontractors shall be responsible for following and implementing a COVID-19 health and safety plan that is based on any current recommendations, procedures, guidelines and protocols established by State OSHA, CDC, and the State and Local Health Authorities in order to maintain and ensure a safe work environment during the course of construction.

II. Private Decks Not Over Garages with Concealed Deck Framing

A. Solid Guard Walls/ Open Guardrails (Refer to Sheet A1.2 for locations)

- 1. Coordinate all work with other Scope of Work Sections.
2. Temporarily block off access to deck from living area.
3. At solid guardwall with siding, remove and discard existing siding, trim, guardwall cap, plywood sheathing, and 2x guardwall framing. Extend siding removal area 18" minimum past all building wall intersections. Ensure to leave sufficient undamaged water-resistive barrier system at building wall intersections for proper tie-in with new material.
4. Remove and discard existing 4x top rails and mid-rail supports.
5. Remove and discard existing infill glass view panel assembly where occurs.
6. Inspect, document, and quantify the existing exposed framing and sheathing for evidence of damage or decay where exposed. Report findings to Architect and Structural Engineer.
7. At solid guardwall, provide new 2x guardwall framing, exterior plywood sheathing both sides, and siding assembly to match existing, wood trim to match existing, and new 3x shaped wood cap where previously removed, with all required accessories, new water-resistive barrier, flashings, and counterflashing assemblies, properly integrated with existing water-resistive barrier as shown on drawings for a complete and watertight installation.
8. Provide new 4x top rail as shown on drawings where previously removed. Where previously removed, install new infill tempered, laminated glass view panel assembly as shown on drawings.
9. Prime, seal and paint to match existing for a finished architectural appearance and complete job per Scope of Work Section VII.B.

B. Private Deck Framing and Waterproofing Repairs (Refer to Sheet A1.2 for locations)

- 1. Coordinate all work with other Scope of Work Sections.
2. Temporarily block off access to deck from living area.
3. Remove and store for reuse existing sliding glass door.
4. Remove and discard existing pedestrian traffic coating system, perimeter and door pan flashing assemblies, through wall scupper flashing, deck drain where occurs and deck substrate to expose existing deck framing.
5. Remove and discard 18" minimum existing siding and trim around door opening(s) and 100% of existing siding and trim at deck guardwall assemblies. Ensure to leave sufficient undamaged water-resistive barrier system for proper tie-in with new material.
6. Inspect, document and quantify the existing wall sheathing and framing (where exposed) and deck framing components for evidence of damage or decay. Report findings to Architect and Structural Engineer. Repair per Scope of Work Section VII.C. Note: At Building 13, Unit 1088, remove and replace existing damaged exposed wood beam. Coordinate with Structural Engineer. Provide allowance of \$2,500 to provide temporary shoring, replace beam, patch soffit, and prime and paint per Scope of Work Section VII.B.
7. Provide new sloping 2x deck framing as required to achieve 1/4" per foot minimum slope to drains as shown on drawings.
8. Provide new plywood deck substrate.
9. Provide new flanged no hub deck drain where previously removed (see partial deck plans for locations). Properly connect to existing drain lines below.
10. Provide new metal deck to wall flashing, door threshold pan flashing and 2-piece through wall scupper as shown on drawings.
11. Provide new pedestrian traffic coating system. Properly integrate with all new metal flashing assemblies and deck drain assemblies where occurs. Install per manufacturer's written instructions.
12. Reinstall existing sliding glass doors and swing doors, where previously removed, with all new waterproofing flashing assemblies. Properly integrate with all new metal flashing assemblies.
13. Provide new siding to match existing and wood trim where previously removed, with all required accessories, new water-resistive barrier, flashings and counterflashing assemblies, properly integrated with existing water-resistive barrier as shown on drawings for a complete and watertight installation.
14. Provide new 4x shaped top rail as shown on drawings where previously removed. Where occurs, reinstall previously removed infill glass view panel assembly.
15. Prime, seal and paint to match existing for a finished architectural appearance and complete job per Scope of Work Section VII.B.

SCOPE OF WORK (CONTINUED)

III. Private Decks Not Over Garages with Exposed Deck Framing

A. Deck Framing Repairs (Refer to Sheet A1.2 for locations)

- 1. Coordinate with all other Scope of Work Sections.
2. Temporarily block off access to deck from living area.
3. Remove and discard 100% of exposed 2x deck boards (including 2x deck boards encapsulated by solid guard walls not scheduled for repair per Scope of Work Section III.B).
4. Remove and discard existing 2x blocking between cantilevered 2x deck joists to allow inspection of joist framing.
5. Inspect, document, and quantify the existing cantilevered 2x deck framing for evidence of damage or decay. Report findings to Architect and Structural Engineer. Repair per Scope of Work Section VII.C. Prime, seal and paint to match existing per Scope of Work Section III.B for a finished architectural appearance and complete job.
6. Provide new 2x deck boards and blocking between deck joists at wall where previously removed, size and configuration to match existing.
7. Prime, seal and paint to match existing for a finished architectural appearance and complete job per Scope of Work Section VII.B.

B. Solid Guard Walls (Refer to Sheet A1.2 for locations)

- 1. Coordinate all work with other Scope of Work Sections.
2. Temporarily block off access to deck from living area.
3. At solid guardwall with siding, remove and discard existing siding, trim, guardwall cap, plywood sheathing, and 2x guardwall framing. Extend siding removal area 18" minimum past all building wall intersections. Ensure to leave sufficient undamaged water-resistive barrier system at building wall intersections for proper tie-in with new material.
4. Remove and discard existing 4x top rails and mid-rail supports.
5. Remove and discard existing infill glass view panel assembly where occurs.
6. Inspect, document, and quantify the existing exposed framing and sheathing for evidence of damage or decay where exposed. Report findings to Architect and Structural Engineer.
7. Provide new 2x guardwall framing, exterior plywood sheathing both sides, and siding assembly to match existing, wood trim to match existing, and new 3x shaped wood cap where previously removed, with all required accessories, new water-resistive barrier, flashings, and counterflashing assemblies, properly integrated with existing water-resistive barrier as shown on drawings for a complete and watertight installation.
8. Provide new shaped 4x top rail as shown on drawings where previously removed. Where previously removed, provide new infill tempered and laminated glass view panel assembly.
9. Prime, seal and paint to match existing for a finished architectural appearance and complete job per Scope of Work Section VII.B.

IV. Private Decks Over Garages

A. Solid Guard Walls (Refer to Sheet A1.2 for locations)

- 1. Coordinate all work with other Scope of Work Sections.
2. Temporarily block off access to deck from living area.
3. At solid guardwall with siding, remove and discard existing siding, trim, guardwall cap, plywood sheathing, and 2x guardwall framing. Extend siding removal area 18" minimum past all building wall intersections. Ensure to leave sufficient undamaged water-resistive barrier system at building wall intersections for proper tie-in with new material.
4. Remove and discard existing 4x top rails and mid-rail supports.
5. Inspect, document, and quantify the existing exposed framing and sheathing for evidence of damage or decay where exposed. Report findings to Architect and Structural Engineer.
6. At solid guardwall, provide new 2x guardwall framing, exterior plywood sheathing both sides, and siding assembly to match existing, wood trim to match existing, and new 3x shaped wood cap where previously removed, with all required accessories, new water-resistive barrier, flashings, and counterflashing assemblies, properly integrated with existing water-resistive barrier as shown on drawings for a complete and watertight installation.
7. Provide new 4x shaped top rail as shown on drawings where previously removed.
8. Prime, seal and paint to match existing for a finished architectural appearance and complete job per Scope of Work Section VII.B.

B. Private Deck Framing and Waterproofing Repairs (Refer to Sheet A1.2 for locations)

- 1. Coordinate all work with other Scope of Work Sections.
2. Temporarily block off access to deck from living area.
3. Remove and store for reuse existing sliding glass door and/ or swing door assembly.
4. Remove and discard existing pedestrian traffic coating or concrete topping slab and waterproofing assembly, perimeter and door pan flashing assemblies, through wall scupper/ overflow scupper assemblies where occurs and deck substrate to expose existing deck framing.
5. At Unit 945 garage ceiling, remove damaged interior gypsum board and insulation.
6. Remove and discard 18" minimum existing siding and trim around door opening(s) and 100% of existing siding and trim at deck guardwall assemblies. Ensure to leave sufficient undamaged water-resistive barrier system for proper tie-in with new material.
7. At open wood guardrail sections, inspect existing 4x rails and rail mid-support posts for decay. Repair per Scope of Work Section VII.C.
8. Inspect, document, and quantify the existing wall sheathing and framing (where exposed) and deck framing components for evidence of damage or decay. Report findings to Architect and Structural Engineer. Repair per Scope of Work Section VII.C.
9. Provide new sloping 2x deck framing as required to achieve 1/4" per foot minimum slope to drains as shown on drawings.
10. Provide new plywood deck substrate.
11. Provide new metal deck to wall flashing, door threshold pan flashing and 2-piece through wall scupper and overflow assembly, where previously removed.
12. At locations with reinforced concrete topping, provide new reinforced concrete topping slab assembly over drainage composite and new fluid applied deck waterproofing assembly. Properly integrate with all new metal flashing assemblies and scupper assemblies, where occurs. Install per manufacturer's written instructions.

SCOPE OF WORK (CONTINUED)

- 13. At locations with pedestrian traffic coating, provide new pedestrian traffic coating assembly. Properly integrate with all new metal flashing assemblies and scupper assemblies, where occurs. Install per manufacturer's written instructions.
14. Reinstall existing sliding glass doors and swing doors, where previously removed, with all new waterproofing flashing assemblies. Properly integrate with all new metal flashing assemblies.
15. Provide new siding and wood trim where previously removed, with all required accessories, new water-resistive barrier, flashings and counterflashing assemblies, properly integrated with existing water-resistive barrier as shown on drawings for a complete and watertight installation.
16. At Unit 945 garage ceiling, provide new interior gypsum board and insulation where previously removed.
17. Prime, seal and paint to match existing for a finished architectural appearance and complete job per Scope of Work Section VII.B.

V. Entry Decks and Entry Stairs – Street Side Buildings

A. Entry Deck and Electrical Room Repairs (Refer to Sheet A1.2 for locations)

- 1. Coordinate all work with other Scope of Work Sections.
2. Temporarily block off access to entry deck and stair landing. Contractor to provide temporary code compliant ingress/ egress to primary second level unit entry to grade at all times.
3. Remove and store for reuse existing sliding glass door and/ or swing door assembly.
4. Remove and store for re-use existing pass-thru privacy swing gate separation between entry and private deck areas.
5. Provide temporary shoring and temporarily disconnect existing stair from deck edge.
6. Remove and discard existing concrete topping slab, perimeter and door pan flashing assemblies, through wall scupper/ overflow scupper assemblies, top riser trim and deck edge nosing at stair, and deck substrate to expose existing deck framing.
7. Remove and discard 18" minimum existing siding and trim around door opening(s) and 100% of existing siding and trim at deck guardwall assemblies. Ensure to leave sufficient undamaged water-resistive barrier system for proper tie-in with new material.
8. At enclosed electrical closets below entry stairs, remove and discard existing interior gypsum wall board finish to expose existing framing.
9. At open wood guardrail sections, inspect existing 4x rails and rail mid-support posts for decay. Repair per Scope of Work Section VII.C.
10. Inspect, document and quantify the existing wall sheathing and framing (where exposed) and deck framing components for evidence of damage or decay. Report findings to Architect and Structural Engineer. Repair per Scope of Work Section VII.C.
11. Provide new sloping 2x deck framing as required to achieve 1/4" per foot minimum slope to drains as shown on drawings.
12. Provide new plywood deck substrate.
13. Provide new metal deck to wall flashing, door threshold pan flashing and 2-piece through wall scupper and overflow assembly, where previously removed.
14. Re-secure existing stair to deck framing as shown on drawings.
15. Provide new reinforced concrete topping slab assembly over drainage composite and new fluid applied deck waterproofing assembly and including new embedded stair nosing at deck edge to stair. Properly integrate with all new metal flashing assemblies and scupper assemblies, where occurs. Install per manufacturer's written instructions.
16. Reinstall existing sliding glass doors and swing doors, where previously removed, with all new waterproofing flashing assemblies. Properly integrate with all new metal flashing assemblies.
17. Provide new siding and wood trim where previously removed with all required accessories, new water-resistive barrier, flashings and counterflashing assemblies, properly integrated with existing water-resistive barrier as shown on drawings for a complete and watertight installation.
18. Provide new interior gypsum board wall finish to match existing at electrical closets where previously removed.
19. Prime, seal and paint to match existing for a finished architectural appearance and complete job per Scope of Work Section VII.B.

B. Entry Stair Top Rails (Refer to Sheet A1.2 for locations)

- 1. Coordinate all work with other Scope of Work Sections.
2. Remove and replace existing 4x top rail at Entry Stair and Entry Deck with new shaped 4x as shown on drawings.
3. Prime, seal and paint to match existing for a finished architectural appearance and complete job per Scope of Work Section VII.B.

C. Entry Stair Stringer and Entry Deck Repairs (Refer to Sheet A1.2 for locations)

- 1. Coordinate all work with other Scope of Work Sections.
2. Temporarily block off access to entry deck and stair landing. Contractor to provide temporary code compliant ingress/ egress to primary second level unit entry to grade at all times.
3. Remove and store for reuse existing entry swing door and adjoining private deck sliding glass door assembly.
4. Remove and store for re-use existing pass-thru privacy swing gate separation between entry and private deck areas.
5. Provide temporary shoring and temporarily disconnect existing stair from deck edge.
6. Remove and discard existing concrete topping slab, perimeter and door pan flashing assemblies, through wall scupper/ overflow scupper assemblies, top riser trim and deck edge nosing at stair, stair stringer cladding, and deck substrate to expose existing deck framing.
7. Remove and discard 18" minimum existing siding and trim around door opening(s) and 100% of existing siding and trim at deck and stair guardwall assemblies. Ensure to leave sufficient undamaged water-resistive barrier system for proper tie-in with new material.
8. Inspect existing exposed framing for decay. Repair per Scope of Work Section VII.C.
9. Remove and discard existing decayed stair stringers. Disconnect and set aside existing concrete stair treads for reinstallation.
10. At open wood guardrail sections, inspect existing 4x rails and rail mid-support posts for decay. Repair per Scope of Work Section VII.C.
11. Inspect, document and quantify the existing wall sheathing, stair stringers, and framing (where exposed) and deck framing components for evidence of damage or decay. Report findings to Architect and Structural Engineer. Repair per Scope of Work Section VII.C. Note: At stair stringers to be replaced, disconnect and set aside existing concrete stair treads for reinstallation.
12. Provide new sloping 2x deck framing as required to achieve 1/4" per foot minimum slope to drains as shown on drawings.
13. Provide new plywood deck substrate.

SCOPE OF WORK (CONTINUED)

- 14. Provide new PTDF stair stringer assembly where previously removed. Re-secure existing concrete stair treads.
15. Provide new metal stair stringer flashing assemblies, deck to wall flashing, door threshold pan flashing and 2-piece through wall scupper and overflow assembly, where previously removed as shown on drawings.
16. Re-secure existing stair to deck framing as shown on drawings.
17. Provide new reinforced concrete topping slab assembly over drainage composite and new fluid applied deck waterproofing assembly and including new embedded stair nosing at deck edge to stair. Properly integrate with all new metal flashing assemblies and scupper assemblies, where occurs. Install per manufacturer's written instructions.
18. Reinstall existing sliding glass doors and swing doors, where previously removed, with all new waterproofing flashing assemblies. Properly integrate with all new metal flashing assemblies.
19. Provide new siding and wood trim where previously removed with all required accessories, new water-resistive barrier, flashings and counterflashing assemblies, properly integrated with existing water-resistive barrier as shown on drawings for a complete and watertight installation.
20. Prime, seal and paint to match existing for a finished architectural appearance and complete job per Scope of Work Section VII.B.

VI. Entry Decks and Entry Stairs – Back-Side (Court) Buildings

A. Entry Stair Stringer Decay Repairs (Refer to Sheet A1.2 for locations)

- 1. Coordinate all work with other Scope of Work Sections.
2. Temporarily block off access to entry deck and stair landing. Contractor to provide temporary ingress/ egress to primary second level unit entry to grade at all times.
3. Provide temporary shoring and temporarily disconnect existing stair from deck edge and wall.
4. Remove and discard existing decayed stair stringers and surrounding trim boards, deck edge fascia, siding, and concrete topping slab 18" minimum from all affected stringer locations to expose existing deck waterproofing at deck edge at top of stair, and 18" min. siding from building corner intersections. Disconnect and set aside all affected existing concrete stair treads for reinstallation.
5. Remove and discard 100% of concrete topping slab, deck waterproofing assembly and deck substrate at stair mid-landings.
6. At Unit 852 entry deck, remove and replace existing decayed deck supporting wood log post. Review with Structural Engineer in field.
7. Provide new plywood deck substrate to match existing where removed. Verify existing slope. Provide new cementitious sloping compound over substrate to achieve ¼"/ft. slope, min.
8. Provide new PTDF stair stringer assembly where previously removed. Re-secure existing concrete stair treads.
9. Provide new metal stair stringer flashing assembly and re-secure previously removed concrete stair treads.
10. Re-secure existing stair assembly to deck framing as shown on drawings.
11. Provide new reinforced concrete topping slab assembly over drainage composite and new fluid applied deck waterproofing assembly and including new embedded stair nosing at deck edge to stair. At top of stair deck edge, ensure proper tie-in at new to existing deck waterproofing assembly. Properly integrate with all new metal flashing assemblies.
12. Provide new siding and wood trim where previously removed with all required accessories, new water-resistive barrier, flashings and counterflashing assemblies, properly integrated with existing water-resistive barrier as shown on drawings for a complete and watertight installation.
13. Prime, seal and paint to match existing for a finished architectural appearance and complete job per Scope of Work Section VII.B.

B. Entry Stair Guard Rails (Refer to Sheet A1.2 for locations)

- 1. Coordinate all work with other Scope of Work Sections.
2. Inspect existing entry stair top rail and trim for decay. Repair per Scope of Work Section VII.C.
3. At horizontal trim cap sections, replace existing flat 2x trim with new shaped cap trim as shown on drawings.
4. Prime, seal and paint to match existing for a finished architectural appearance and complete job per Scope of Work Section VII.B.

C. Entry Deck Repairs (Refer to Sheet A1.2 for locations)

- 1. Coordinate all work with other Scope of Work Sections.
2. Remove and discard existing concrete topping slab, perimeter and door pan flashing assemblies, top riser trim and deck edge nosing at stair and entry deck substrate to expose existing deck framing.
3. Remove and discard 18" minimum existing siding and trim around door opening(s) and 100% of existing siding and trim at deck and stair guardwall assemblies. Ensure to leave sufficient undamaged water-resistive barrier system for proper tie-in with new material.
4. At open wood guardrail sections, inspect existing 4x rails and rail mid-support posts for decay. Repair per Scope of Work Section VII.C.
5. Inspect, document and quantify the existing wall sheathing and framing (where exposed) and deck framing components for evidence of damage or decay. Report findings to Architect and Structural Engineer. Repair per Scope of Work Section VII.C.
6. Provide new sloping 2x deck framing as required to achieve 1/4" per foot minimum slope to drains as shown on drawings.
7. Provide new plywood deck substrate.
8. Provide new reinforced concrete topping slab assembly over drainage composite and new fluid applied deck waterproofing assembly and including new embedded stair nosing at deck edge to stair. Properly integrate with all new metal flashing assemblies.
9. Reinstall existing swing doors where previously removed with all new waterproof flashing assemblies and metal flashings for a complete and watertight installation.
10. Provide new siding and wood trim where previously removed with all required accessories, new water-resistive barrier, flashings and counterflashing assemblies, properly integrated with existing water-resistive barrier as shown on drawings for a complete and watertight installation.
11. Prime, seal and paint to match existing for a finished architectural appearance and complete job per Scope of Work Section VII.B.

SCOPE OF WORK (CONTINUED)

SCOPE OF WORK (CONTINUED)

SCOPE OF WORK (CONTINUED)

SCOPE OF WORK (CONTINUED)

VII. MISCELLANEOUS

A. New Smoke Detectors/Carbon Monoxide Devices (allow 2 per unit)

1. Inspect all existing smoke detectors and verify units are in working operation and placed at all code required locations.
2. Provide new battery-operated smoke detectors where missing per current code requirements – the current code states: "in dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story, a detector shall be installed on each story. In dwelling units where a story is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When the sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to a hallway serving the bedrooms exceed that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located".
3. Provide new battery-operated carbon-monoxide devices within the dwelling units at the following locations:
 - a. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
 - b. On every occupiable floor level including basements, but not in attics or crawl spaces.
4. The use of a combined smoke alarm and carbon monoxide alarm is permitted, provided the alarm or voice warning clearly differentiates between the detection of smoke or carbon monoxide.

B. Painting

1. This scope of work shall require the painting (preparation, priming, sealing, painting, staining etc.) of only surfaces affected by repairs to the nearest breakline.
2. Examine all surfaces to be painted and report any discrepancies to the Architect.
3. Prepare all surfaces to be painted by washing cleaning, scraping, sanding, etc.
4. Protect all items not scheduled for painting such as roofing, flatwork, landscaping, etc.
5. Re-prime previously primed surfaces if primer is more than 30 days old.
6. Provide sealant at all appropriate locations, as shown in drawings. Locations shall include but not be limited to exterior cladding joints, flashings, cladding penetrations, windows and doors, etc.
7. Provide primer and coating at all metal.
8. Re-prime all locations which were sealed and/or filled.
9. Prime, paint and/or stain all building components as called for in Specification Section 09 90 00.
10. Verify all locations with the Architect.
11. Paint color and sheen as selected by Owner.

C. Unforeseen Conditions

1. Remove and replace all damaged building components where evidence of dry rot or termite damage is discovered during the course of construction. Inspect, document and quantify damage prior to commencing work. Repairs due to unforeseen conditions shall be in addition to the contract cost (base bid) and shall be agreed to by the Owner and the Contractor prior to the starting of repairs. The Contractor shall notify the Architect for direction upon discovery of damage.



590 YGNACIO VALLEY RD.
 SUITE 200
 WALNUT CREEK
 CA 94596
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HARBORTOWN HOA
MISC. BUILDING REPAIRS
 SHORELINE DR, WHARF SIDE RD & HARBOR SEAL CT.
 SAN MATEO, CA

DRAWING:
 SCOPE OF WORK (CONT.)

SCALE: N.T.S.

DATE: 05/13/2024

DRAWN BY: —
CHECKED BY: —
PROJECT#: 2023.283
SHEET:

FOR BID PURPOSES ONLY
 NOT FOR CONSTRUCTION

A0.3



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HARBORTOWN HOA
MISC. BUILDING REPAIRS
SHORELINE DR, WHARF SIDE RD & HARBOR SEAL CT.
SAN MATEO, CA

DRAWING:
PROJECT ADDRESS LIST

SCALE: N.T.S.
DATE: 05/13/2024

DRAWN BY: DP
CHECKED BY: DP
PROJECT#: 2023.283
SHEET:

A1.2

PROJECT ADDRESS LIST: (CONTINUED)				
NOTE: SHADED ROWS INDICATE REPAIR WORK AT THIS LOCATION.				
BUILDING #	BLDG. TYPE	UNIT #	S.O.W. REPAIR SECTION #	DECK TYPE
30	II	1101	-	-
30	II	1103	-	-
30	II	1105	-	-
30	II	1107	-	-
30	II	1109	-	-
30	II	1111	-	-
30	II	1113	-	-
30	II	1115	-	-
30	II	1117	-	-
30	II	1119	-	-
30	II	1121	-	-
30	II	1123	IV.B	A
30	II	1123	V.A	B
30	II	1123	V.C	B
31	I	1125	-	-
31	I	1127	-	-
31	I	1129	V.A	F
31	I	1129	V.C	F
31	I	1131	-	-
31	I	1133	-	-
31	I	1135	-	-
31	I	1137	-	-
31	I	1139	-	-
31	I	1141	VI.A	J
31	I	1143	-	-
31	I	1145	-	-
31	I	1147	II.A	E
31	I	1147	IV.B	A
31	I	1147	V.C	B
PROJECT ADDRESS LIST: (NO WORK)				
BUILDING #	BLDG. TYPE	UNIT #	S.O.W. REPAIR SECTION #	DECK TYPE
6	IV	900	-	-
6	IV	902	-	-
6	VI	904	-	-
6	VI	906	-	-
6	III	908	-	-
6	III	910	-	-
9	II	960	-	-
9	II	962	-	-
9	II	964	-	-
9	II	966	-	-
9	II	968	-	-
9	II	970	-	-
9	II	972	-	-
9	II	974	-	-
9	II	976	-	-
9	II	978	-	-
9	II	980	-	-
9	II	982	-	-
18	V	1149	-	-
18	V	1151	-	-
18	V	1153	-	-
18	V	1155	-	-
27	V	959	-	-
27	V	961	-	-
27	IV	963	-	-
27	IV	965	-	-
27	V	967	-	-
27	V	969	-	-
27	VII	971	-	-

PROJECT ADDRESS LIST: (CONTINUED)				
NOTE: SHADED ROWS INDICATE REPAIR WORK AT THIS LOCATION.				
BUILDING #	BLDG. TYPE	UNIT #	S.O.W. REPAIR SECTION #	DECK TYPE
19	II	1157	V.A	B
19	II	1159	-	-
19	II	1161	-	-
19	II	1163	VI.A	J
19	II	1165	-	-
19	II	1167	-	-
19	II	1169	-	-
19	II	1171	-	-
19	II	1173	VI.A	G
19	II	1175	IV.B	F
19	II	1177	-	-
19	II	1179	IV.B	A
19	II	1179	V.A	B
20	III	100	-	-
20	III	102	III.A	K3
20	III	104	-	-
20	III	106	-	-
21	II	108	-	-
21	II	109	-	-
21	II	110	-	-
21	II	111	-	-
21	II	112	-	-
21	II	113	V.B	F
21	II	114	-	-
21	II	115	VI.A	G
21	II	116	-	-
21	II	117	-	-
21	II	118	-	-
21	II	119	-	-
22	III	101	III.A	K3
22	III	103	-	-
22	III	105	III.A	K3
22	III	106	IV.B	M
22	III	107	III.A	K3
23	II	1201	-	-
23	II	1203	-	-
23	II	1205	-	-
23	II	1207	-	-
23	II	1209	-	-
23	II	1211	-	-
23	II	1213	-	-
23	II	1215	-	-
23	II	1217	-	-
23	II	1219	-	-
23	II	1221	-	-
23	II	1223	V.C	B
24	IV	1225	-	-
24	IV	1227	-	-
24	VI	1229	IV.B	M
24	VI	1231	-	-
24	VII	1233	-	-
25	II	911	IV.A	A
25	II	913	IV.B	A
25	II	915	-	-
25	II	917	II.A	F
25	II	919	-	-
25	II	921	-	-
25	II	923	-	-
25	II	925	-	-
25	II	927	VI.A	J
25	II	929	-	-
25	II	931	-	-
25	II	933	II.A	E
25	II	933	IV.A	A
25	II	933	IV.B	A
25	II	933	V.A	B
25	II	933	V.C	B
26	II	935	-	-
26	II	937	-	-
26	II	939	IV.B	C
26	II	941	II.A	D
26	II	941	II.B	D
26	II	941	VI.A	J
26	II	943	-	-
26	II	945	III.A	L
26	II	945	IV.B	A
26	II	947	-	-
26	II	949	-	-
26	II	951	-	-
26	II	953	II.A	F
26	II	955	-	-
26	II	957	V.A	B
28	II	1000	-	-
28	II	1003	-	-
28	II	1005	-	-
28	II	1007	VI.C	F
28	II	1009	-	-
28	II	1011	-	-
28	II	1013	III.B	L
28	II	1015	-	-
28	II	1017	VI.A	G
28	II	1019	-	-
28	II	1021	-	-
28	II	1023	IV.A	A
29	IV	1025	IV.B	N
29	IV	1027	IV.B	M
29	V	1029	III.B	K2
29	V	1031	-	-
29	IV	1033	-	-
29	IV	1035	-	-

PROJECT ADDRESS LIST: (CONTINUED)				
NOTE: SHADED ROWS INDICATE REPAIR WORK AT THIS LOCATION.				
BUILDING #	BLDG. TYPE	UNIT #	S.O.W. REPAIR SECTION #	DECK TYPE
11	II	1024	V.A	B
11	II	1026	-	-
11	II	1028	-	-
11	II	1030	-	-
11	II	1032	-	-
11	II	1034	-	-
11	II	1036	-	-
11	II	1038	-	-
11	II	1040	VI.A	J
11	II	1042	-	-
11	II	1044	-	-
11	II	1046	V.B	B
12	II	1048	V.A	B
12	II	1050	-	-
12	II	1052	-	-
12	II	1054	VI.B	G
12	II	1056	-	-
12	II	1058	-	-
12	II	1060	III.A	L
12	II	1062	-	-
12	II	1064	-	-
12	II	1066	-	-
12	II	1068	-	-
12	II	1070	IV.A	A
12	II	1070	IV.B	A
13	I	1072	IV.A	A
13	I	1074	-	-
13	I	1076	-	-
13	I	1078	VI.A	J
13	I	1080	-	-
13	I	1082	-	-
13	I	1084	-	-
13	I	1086	-	-
13	I	1088	II.B	H
13	I	1090	-	-
13	I	1092	-	-
13	I	1094	V.A	B
14	II	1100	-	-
14	II	1102	-	-
14	II	1104	-	-
14	II	1106	-	-
14	II	1108	-	-
14	II	1110	-	-
14	II	1112	-	-
14	II	1114	-	-
14	II	1116	VI.A	J
14	II	1118	-	-
14	II	1120	-	-
14	II	1122	V.A	B
15	I	1124	IV.A	A
15	I	1124	IV.B	A
15	I	1126	-	-
15	I	1128	IV.B	C
15	I	1130	II.A	D
15	I	1130	VI.A	J
15	I	1130	VI.C	J
15	I	1132	-	-
15	I	1134	-	-
15	I	1136	-	-
15	I	1138	-	-
15	I	1140	-	-
15	I	1142	V.A	F
15	I	1144	-	-
15	I	1146	IV.B	A
15	I	1146	V.A	B
16	II	1148	-	-
16	II	1150	-	-
16	II	1152	IV.A	A
16	II	1152	IV.B	A
16	II	1154	VI.A	G
16	II	1156	-	-
16	II	1158	-	-
16	II	1160	-	-
16	II	1162	-	-
16	II	1164	VI.A	J
16	II	1166	-	-
16	II	1168	-	-
16	II	1170	IV.A	A
16	II	1170	IV.B	A
17	III	1172	-	-
17	III	1174	III.B	K3
17	III	1174	IV.A	M
17	III	1176	III.A	K3
17	III	1178	III.A	K3
17	III	1180	III.B	K1

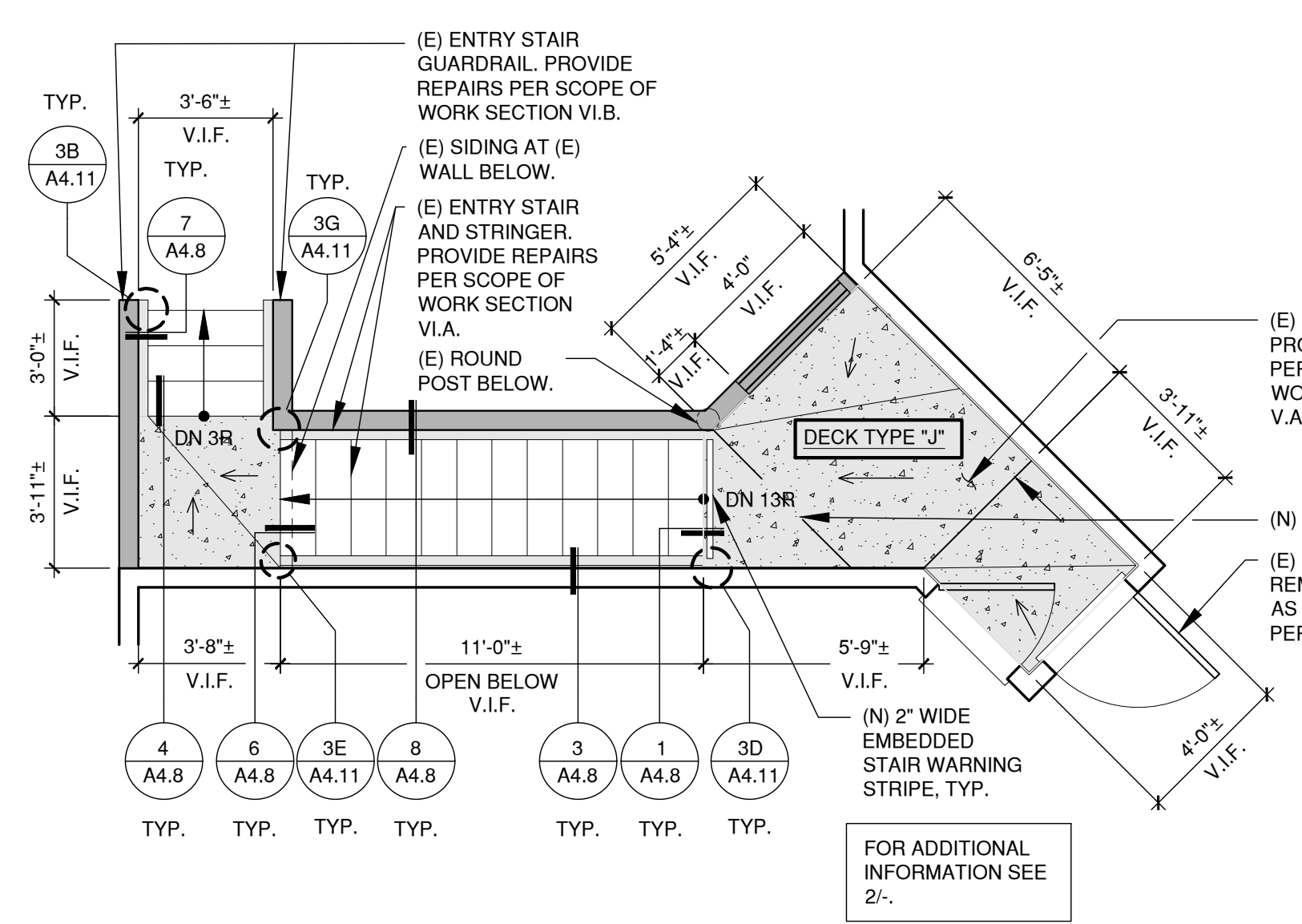
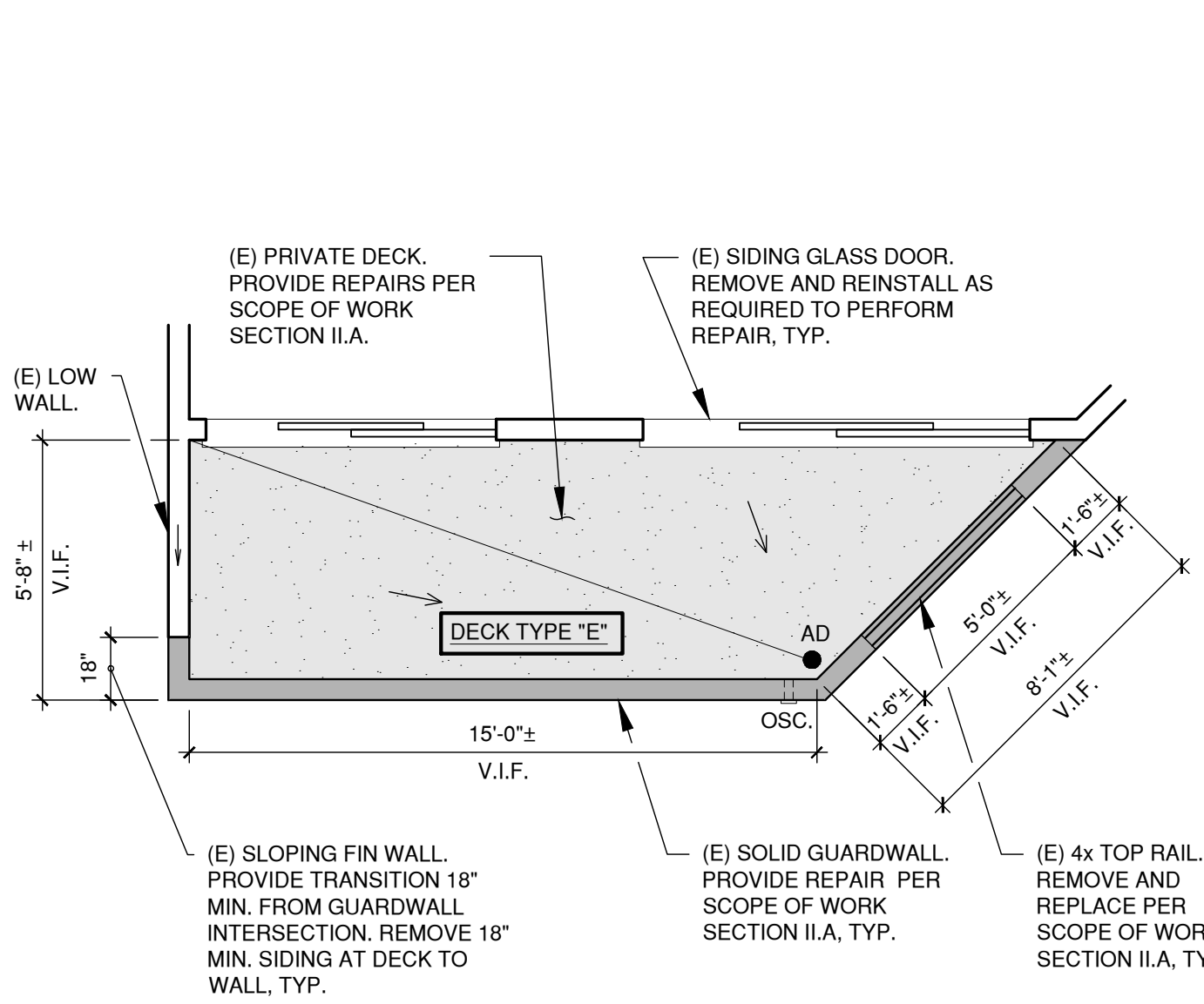
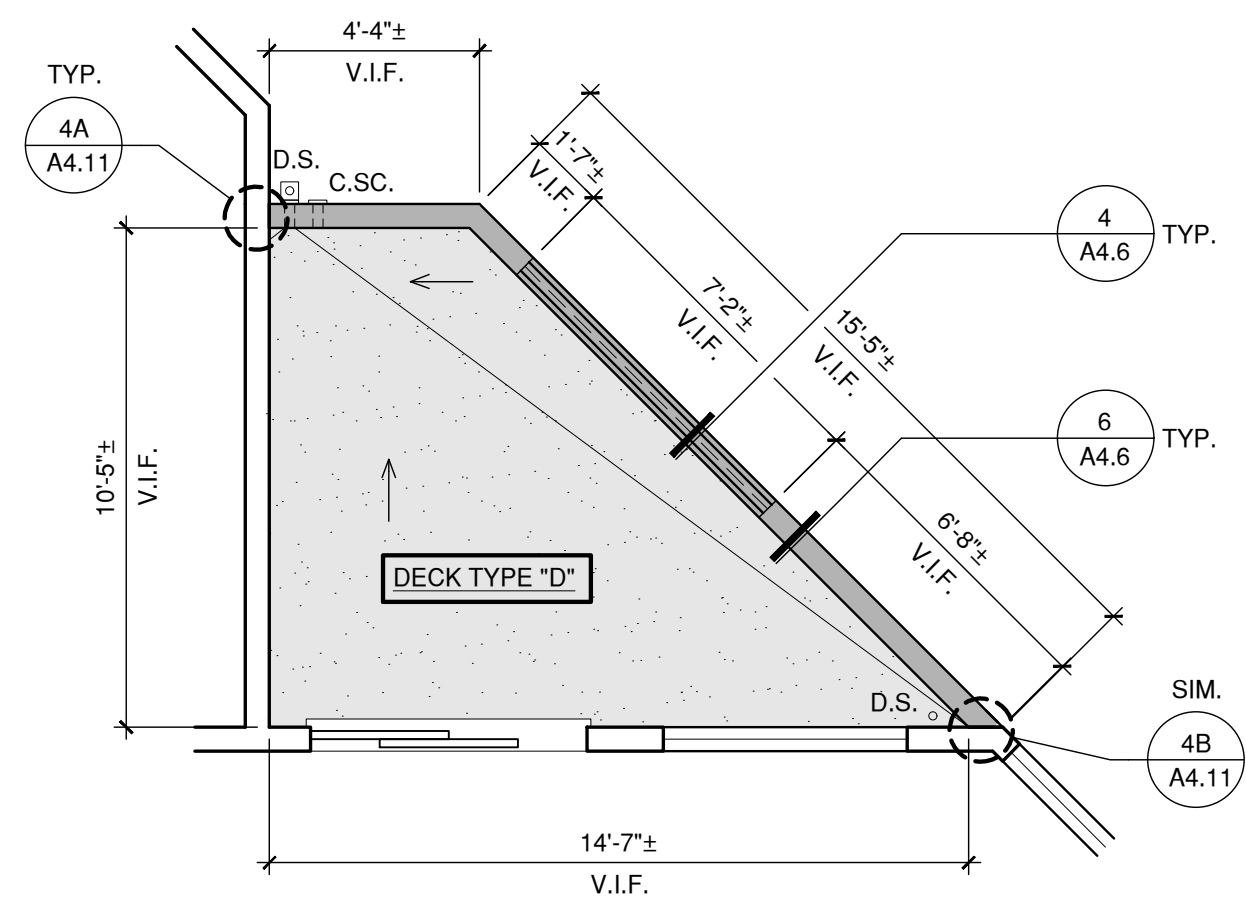
PROJECT ADDRESS LIST:				
NOTE: SHADED ROWS INDICATE REPAIR WORK AT THIS LOCATION.				
BUILDING #	BLDG. TYPE	UNIT #	S.O.W. REPAIR SECTION #	DECK TYPE
1	V	801	IV.A	N
1	V	803	IV.B	M
1	III	805	-	-
1	III	807	-	-
1	V	809	III.B	K2
1	V	811	-	-
1	VII	813	IV.B	M
2	II	800	-	-
2	II	802	-	-
2	II	804	-	-
2	II	806	-	-
2	II	808	-	-
2	II	810	-	-
2	II	812	-	-
2	II	814	-	-
2	II	816	II.B	D
2	II	816	VI.A	J
2	II	816	VI.B	J
2	II	818	-	-
2	II	820	-	-
2	II	822	IV.B	A
3	II	824	-	-
3	II	826	-	-
3	II	828	-	-
3	II	830	-	-
3	II	832	-	-
3	II	834	III.B	L
3	II	836	III.B	L
3	II	838	-	-
3	II	840	II.A	D
3	II	842	IV.B	A
3	II	844	-	-
3	II	846	-	-
3	II	848	-	-
3	II	850	-	-
3	II	852	-	-
3	II	854	VI.A	G
3	II	856	-	-
3	II	858	-	-
3	II	860	-	-
3	II	862	-	-
3	II	864	-	-
3	II	866	-	-
3	II	868	-	-
3	II	870	IV.B	A
4	II	872	IV.A	A
4	II	874	-	-
4	II	876	II.A	E
4	II	876	IV.B	C
4	II	878	-	-
4	II	880	-	-
4	II	882	-	-
4	II	884	-	-
4	II	886	-	-
4	II	888	-	-
4	II	890	-	-
4	II	892	-	-
4	II	894	-	-
4	II	912	IV.A	A
4	II	914	-	-
4				

NOTES

- THE DRAWINGS PRESENTED ON THIS SHEET ARE FOR REFERENCE PURPOSES ONLY. VARIATIONS MAY OCCUR. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES AND DO NOT PROCEED WITH WORK UNTIL THEY ARE RESOLVED.
- ALL NOTES AND DETAILS REFERENCED ON THIS SHEET REPRESENT TYPICAL CONDITIONS AND PERTAIN TO ALL SIMILAR CONDITIONS.
- THE GRAPHIC SCREENING REPRESENTS THE GENERAL LOCATION OF THE SCOPE OF WORK AND IS NOT INTENDED TO BE ALL INCLUSIVE. THE SCREENING IS A REFERENCE ONLY AND SHALL NOT BE USED TO DETERMINE SCOPE QUANTITY OR AREAS.

LEGEND

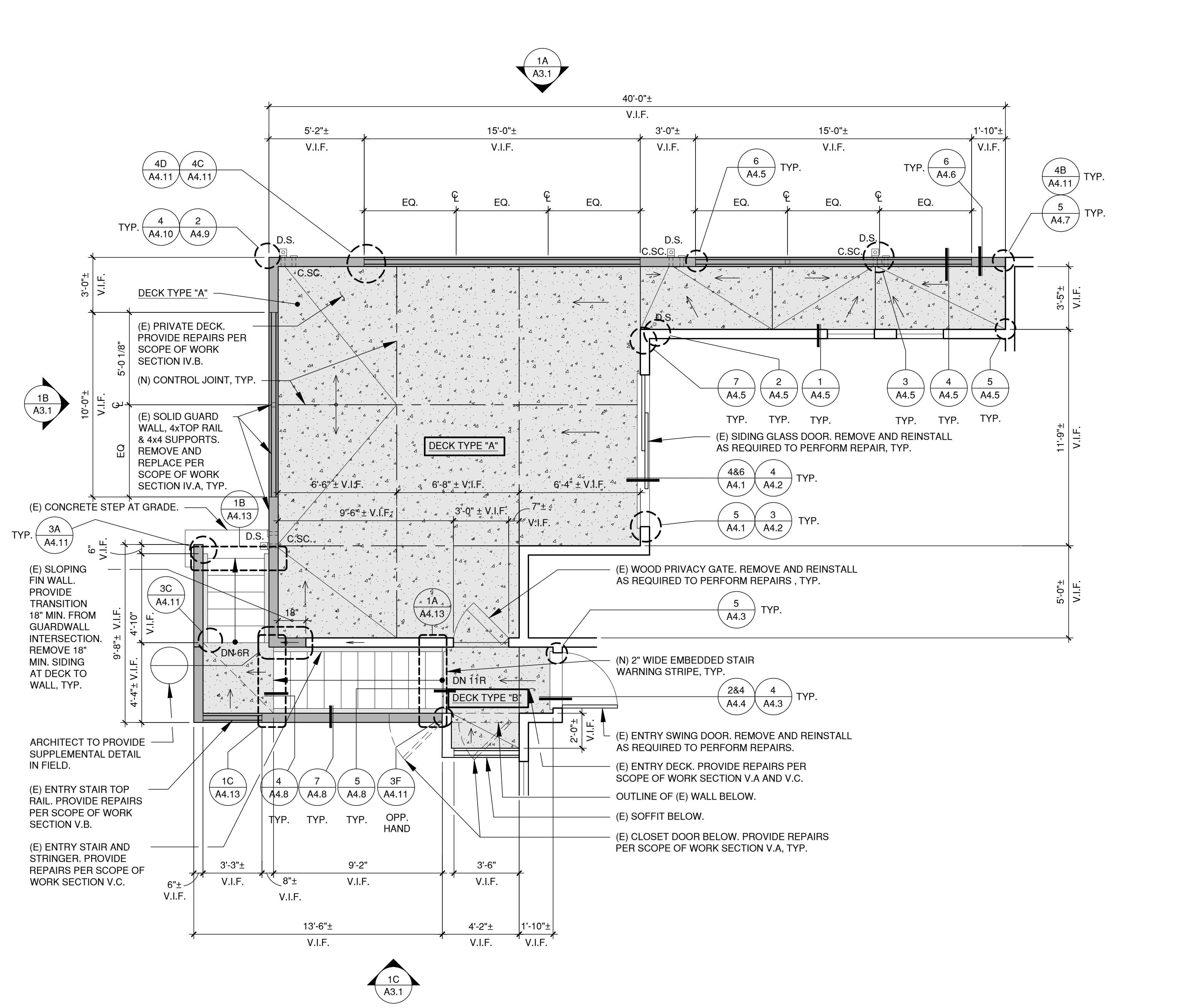
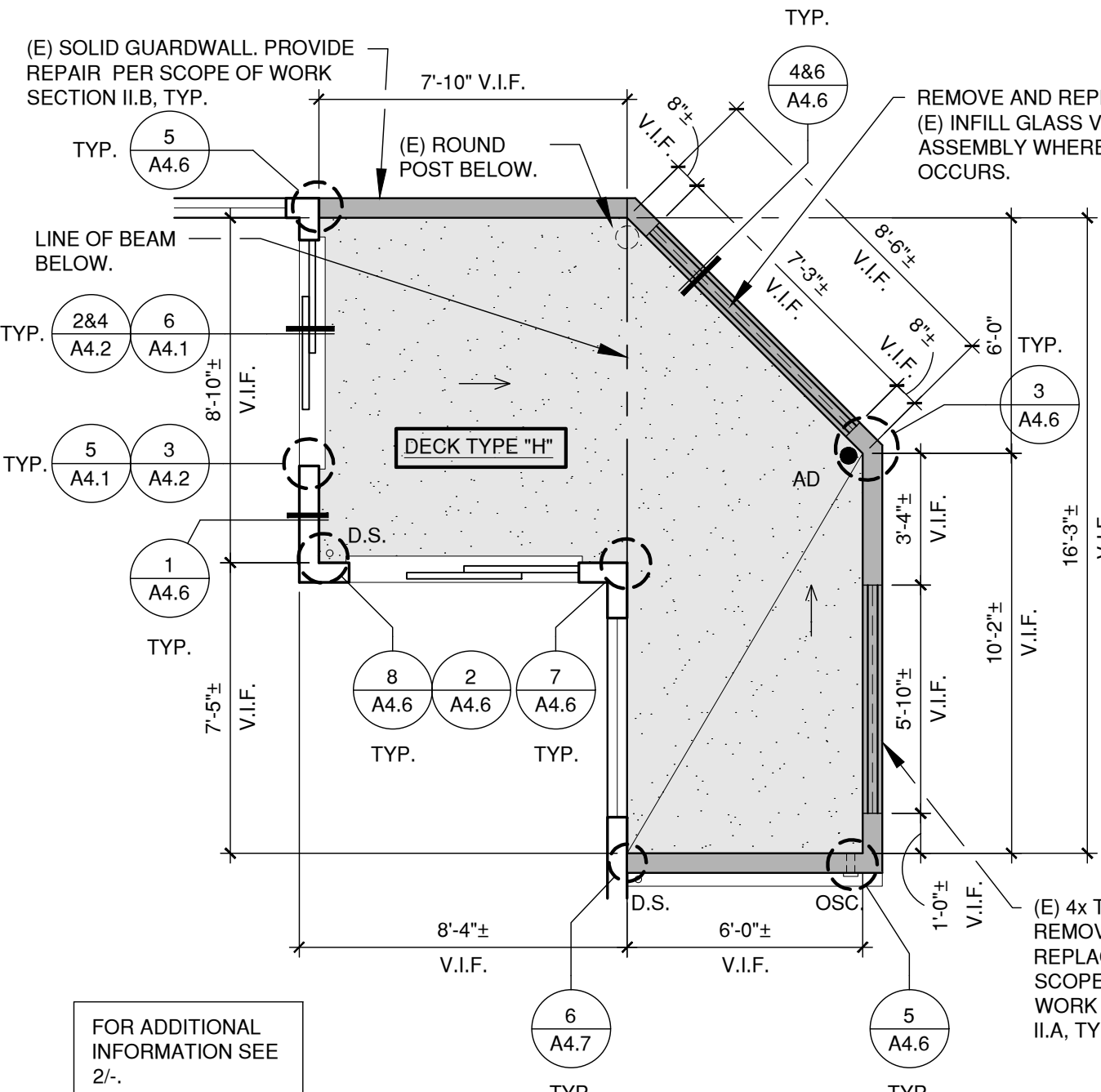
- (N) DOWNSPOUT.
- (N) AREA DRAIN.
- SOLID GUARDWALL/ PRIVACY WALL TO RECEIVE REPAIRS
- (N) OVERFLOW SCUPPER.
- (N) PRIMARY DRAIN SCUPPER.
- (N) PRIMARY DRAIN SCUPPER WITH CONDUCTOR HEAD AND OVERFLOW SCUPPER (COMBO).
- DECK SLOPE (1/4" PER FT. MIN.)



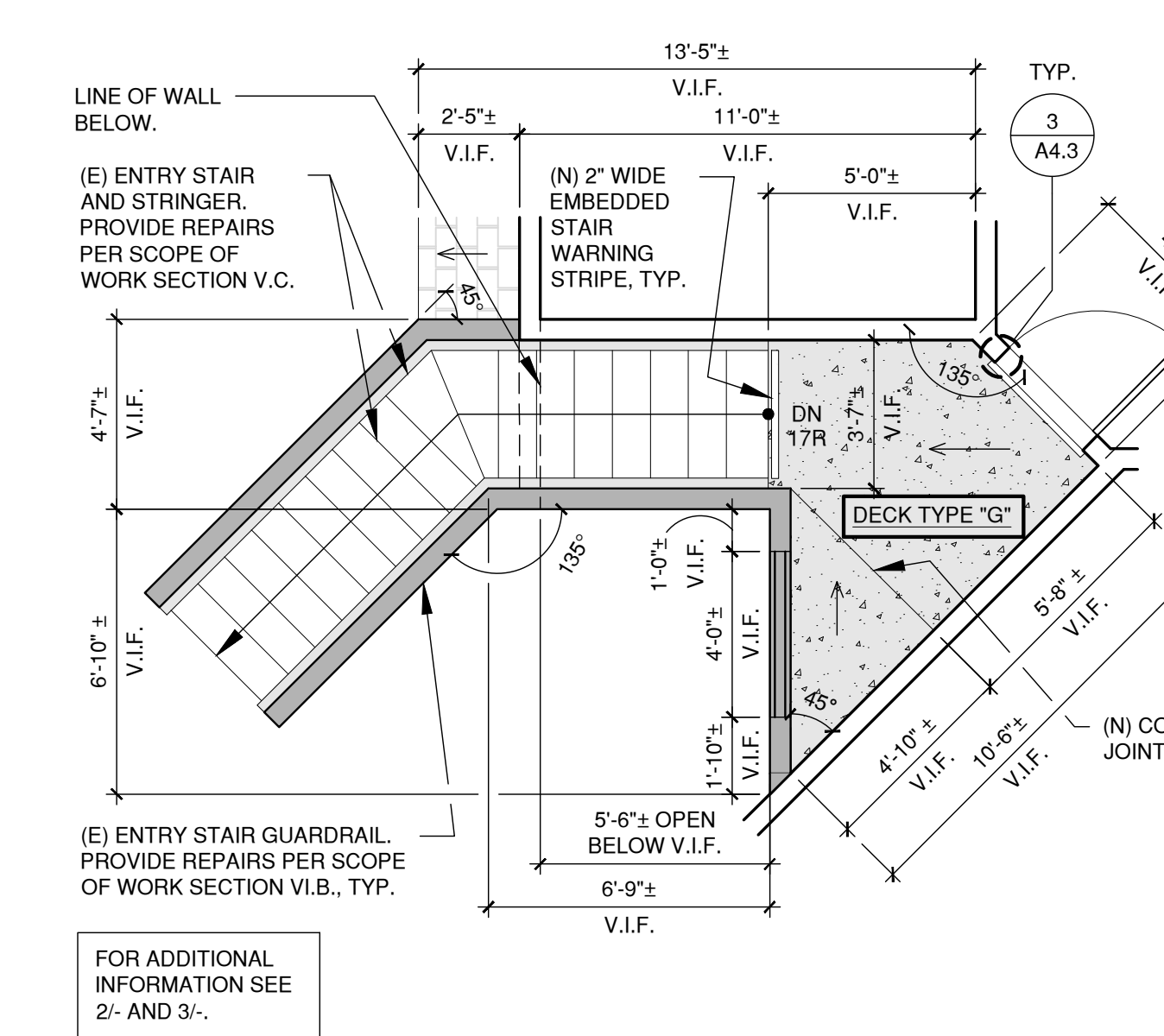
7 ENLARGED PRIVATE DECK PLAN - TYPE "D"
1/4" = 1'-0" PEDESTRIAN TRAFFIC COATING - 98 sqft ±

4 ENLARGED PRIVATE DECK PLAN - TYPE "E"
1/4" = 1'-0" PEDESTRIAN TRAFFIC COATING - 102 sqft ±

3 ENLARGED ENTRY DECK & STAIR LANDING PLAN - TYPE "J"
1/4" = 1'-0" CONCRETE TOPPING SLAB - 70 sqft ± MID LANDING INCLUDED

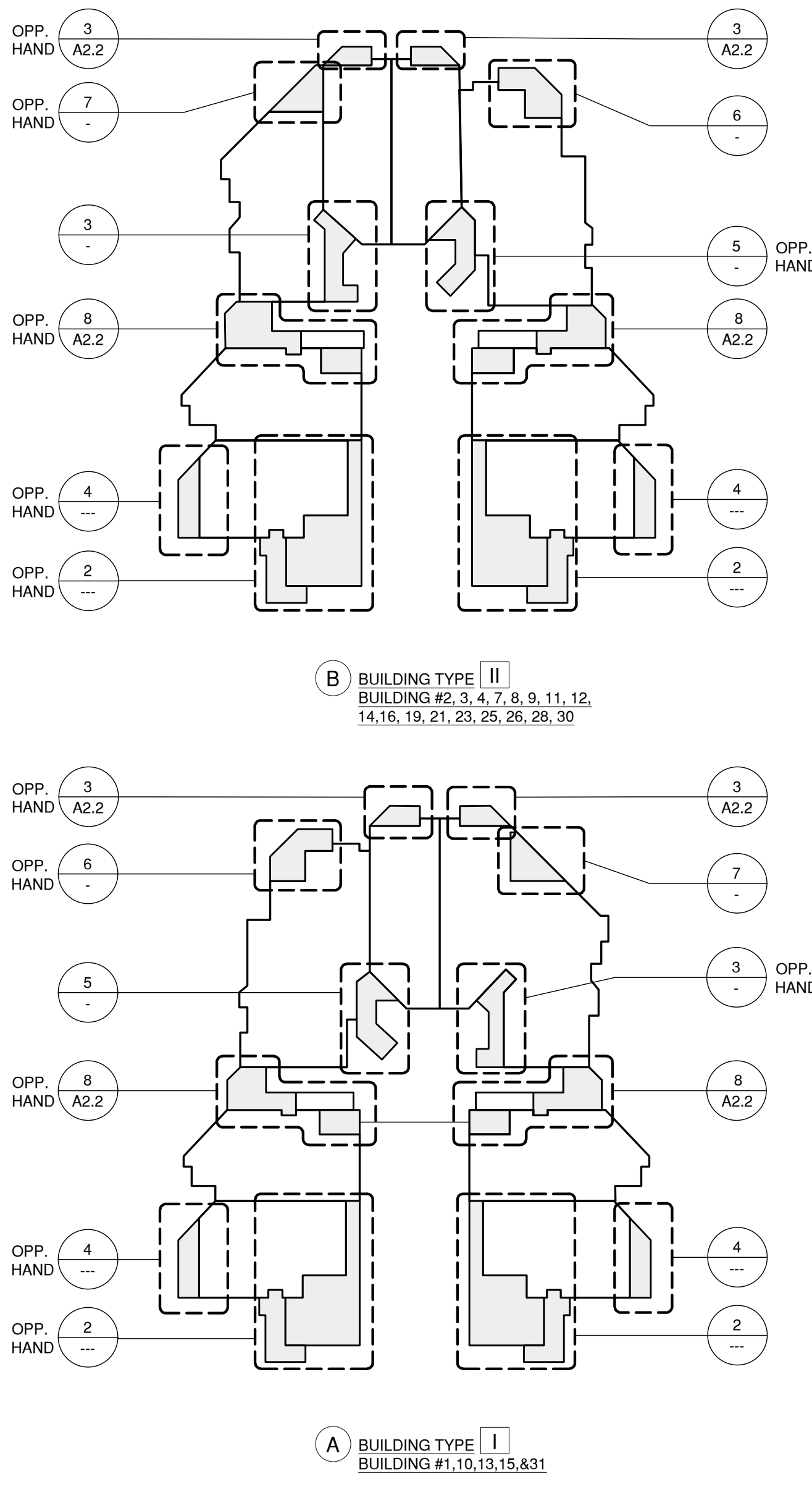


6 ENLARGED PRIVATE DECK PLAN - TYPE "H"
1/4" = 1'-0" PEDESTRIAN TRAFFIC COATING - 150 sqft ±



5 ENLARGED ENTRY DECK PLAN - TYPE "G"
1/4" = 1'-0" CONCRETE TOPPING SLAB - 48 sqft ±

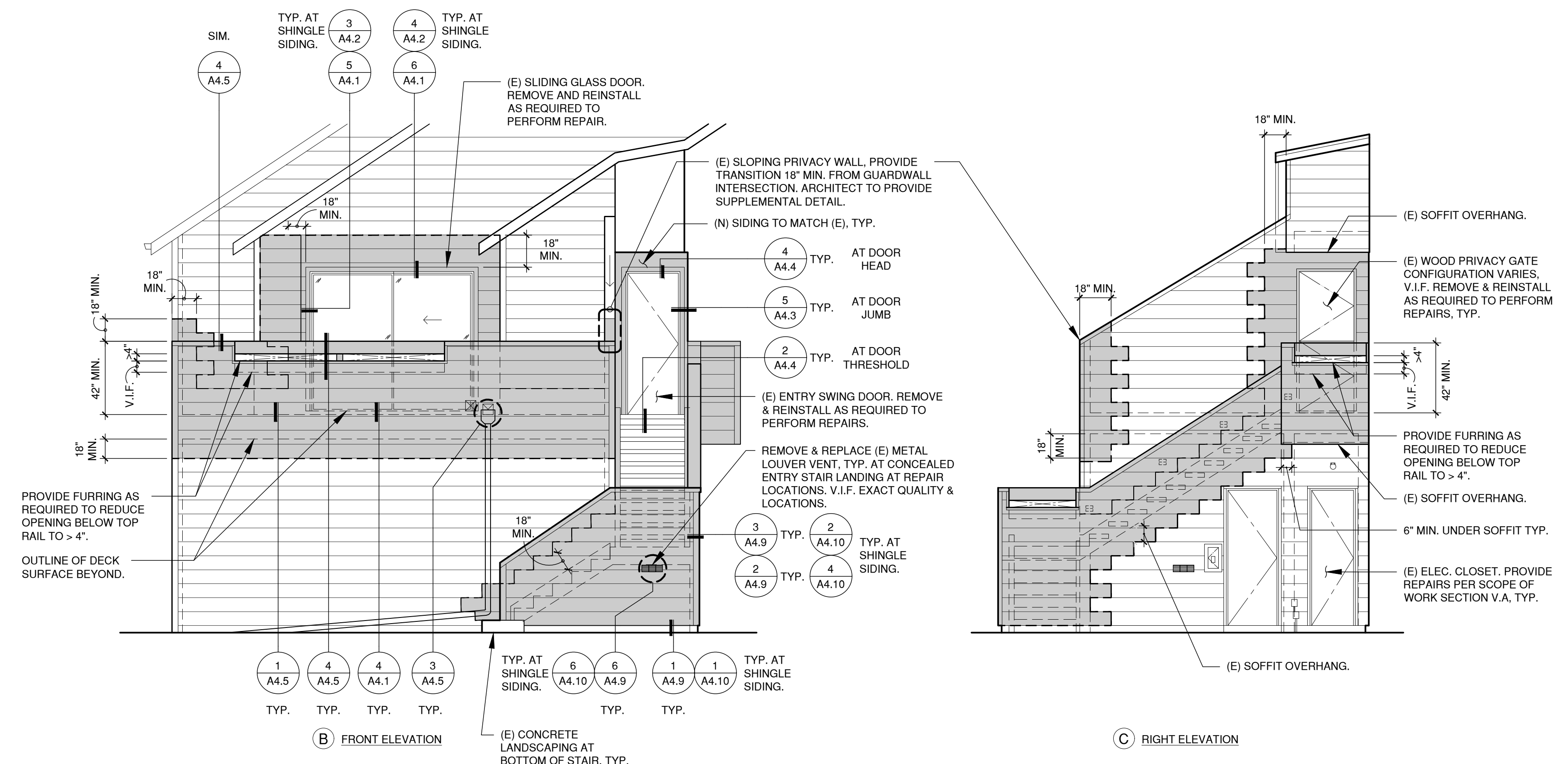
2 ENLARGED PRIVATE DECK, ENTRY DECK & STAIR LANDING PLAN - TYPE "A" & "B"
1/4" = 1'-0" CONCRETE TOPPING SLAB - 475 sqft ± MID LANDING INCLUDED



1 EXISTING CONDO BUILDING TYPES
1/32" = 1'-0"

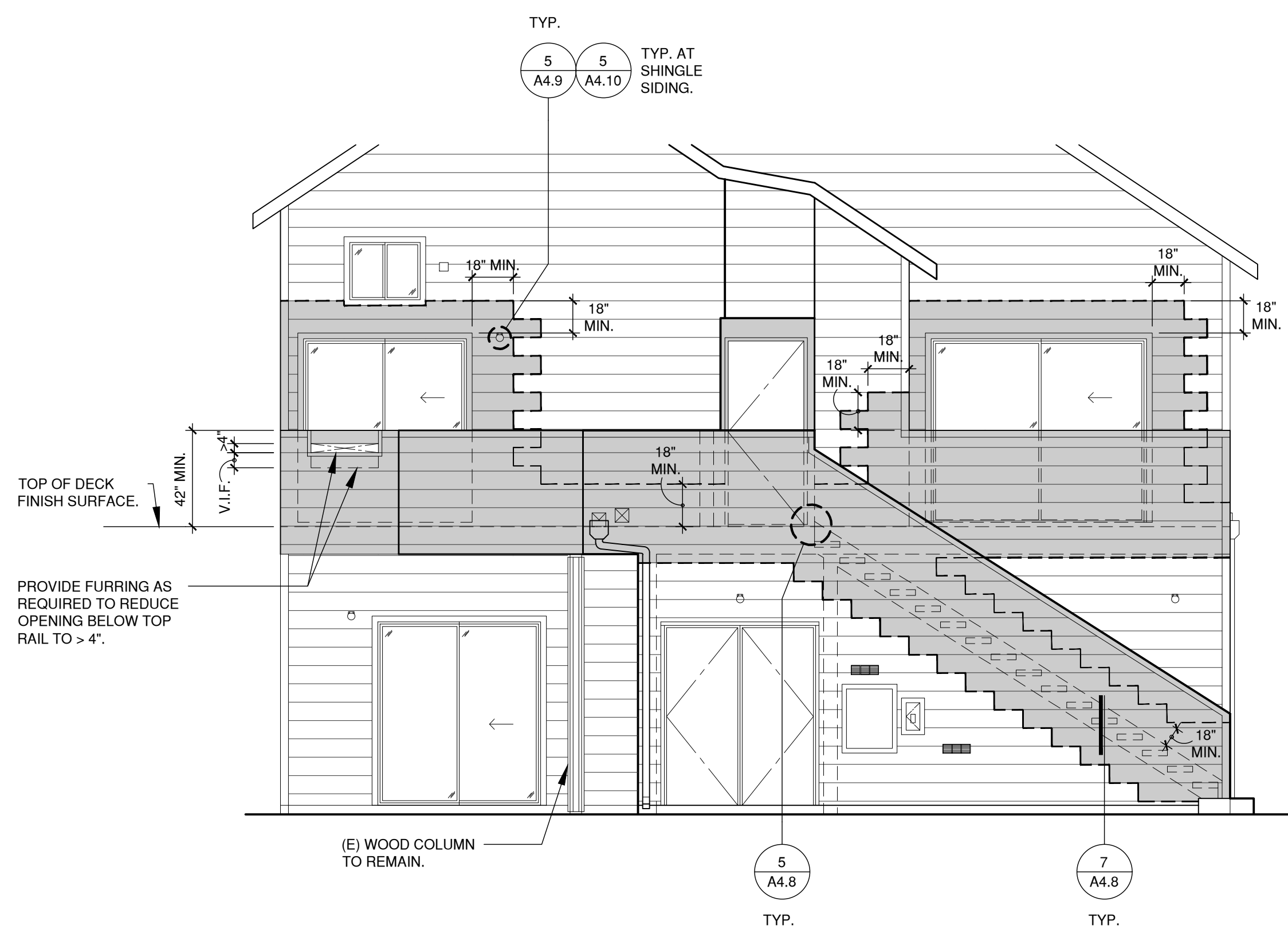
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- NOTES**
- THE DRAWINGS PRESENTED ON THIS SHEET ARE FOR REFERENCE PURPOSES ONLY. VARIATIONS MAY OCCUR. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES AND DO NOT PROCEED WITH WORK UNTIL THEY ARE RESOLVED.
 - ALL NOTES AND DETAILS REFERENCED ON THIS SHEET REPRESENT TYPICAL CONDITIONS AND PERTAIN TO ALL SIMILAR CONDITIONS.
 - THE GRAPHIC SCREENING REPRESENTS THE GENERAL LOCATION OF THE SCOPE OF WORK AND IS NOT INTENDED TO BE ALL INCLUSIVE. THE SCREENING IS A REFERENCE ONLY AND SHALL NOT BE USED TO DETERMINE SCOPE QUANTITY OR AREAS.



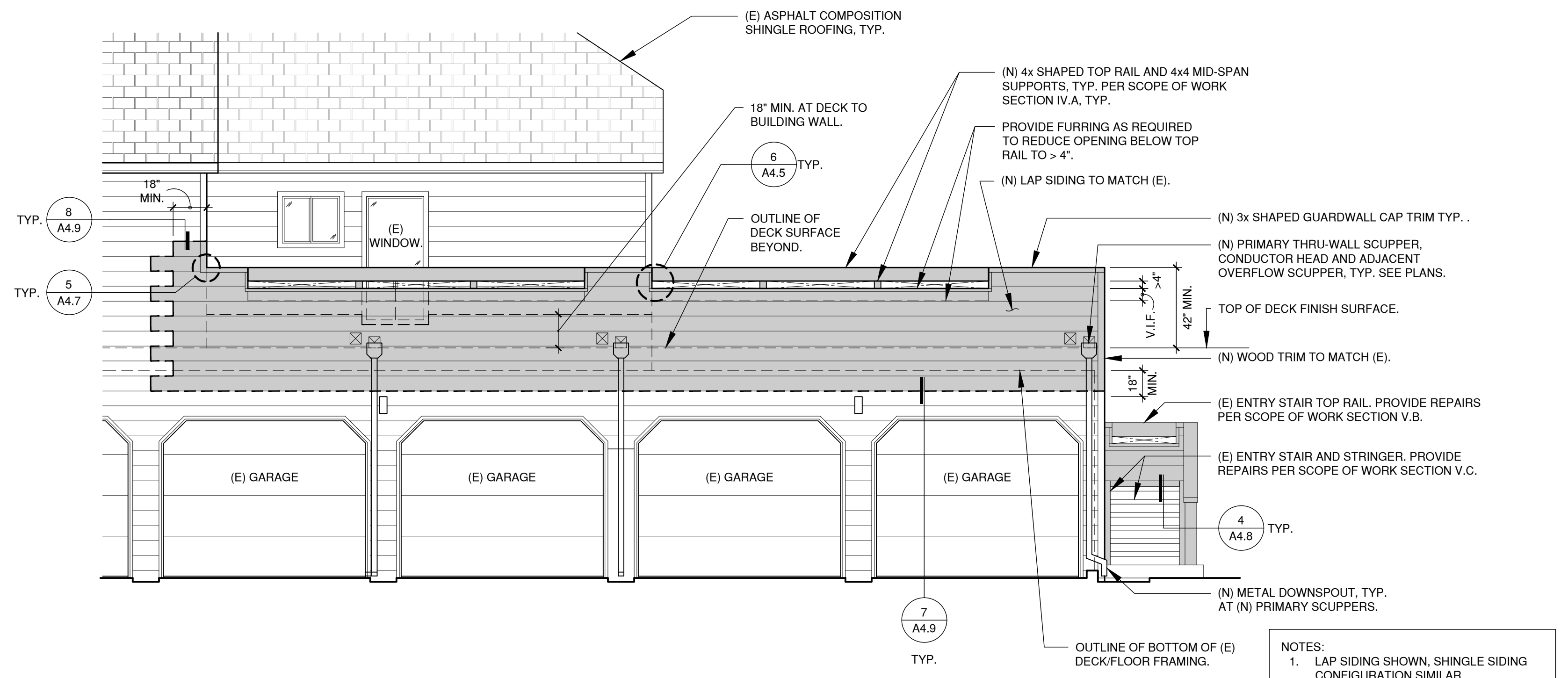
(B) FRONT ELEVATION

(C) RIGHT ELEVATION



NOTE: SEE DETAIL DETAIL 1 FOR ADDITIONAL NOTES AND INFORMATION

2 PARTIAL FRONT ELEVATION - DECK TYPE "F" AND "C"
1/4" = 1'-0"



(A) LEFT ELEVATION

- NOTES:**
- LAP SIDING SHOWN, SHINGLE SIDING CONFIGURATION SIMILAR.
 - SIDING REMOVAL AREAS SHOWN SCHEMATICALLY. EXTEND REMOVAL TO NEAREST BOARD/SHINGLE JOINT IN STAGGERED FASHION, TYP.

1 PARTIAL ELEVATIONS - DECK TYPE "A" AND "B"
1/4" = 1'-0"

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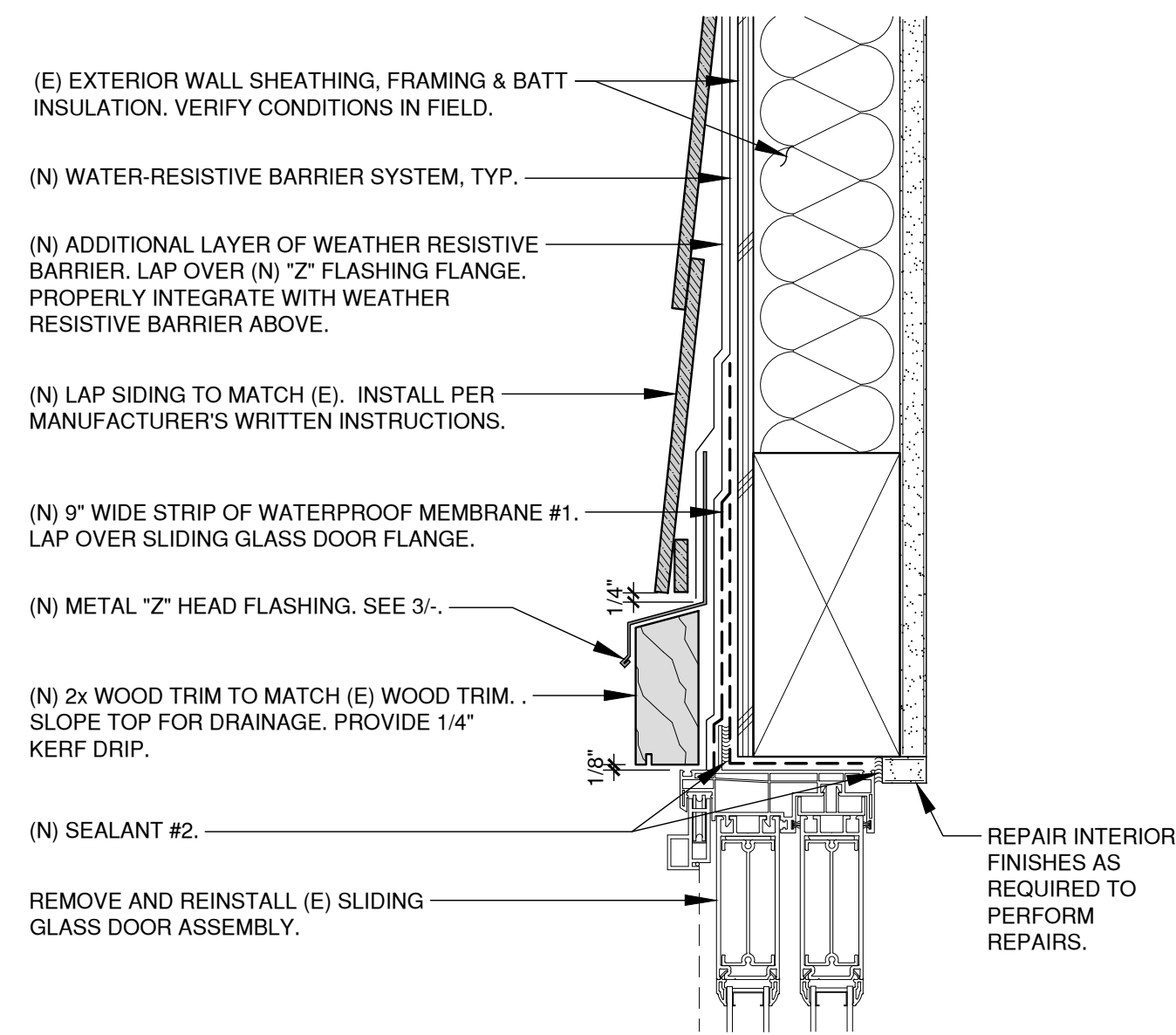
DRAWING:
DETAILS

SCALE: AS SHOWN

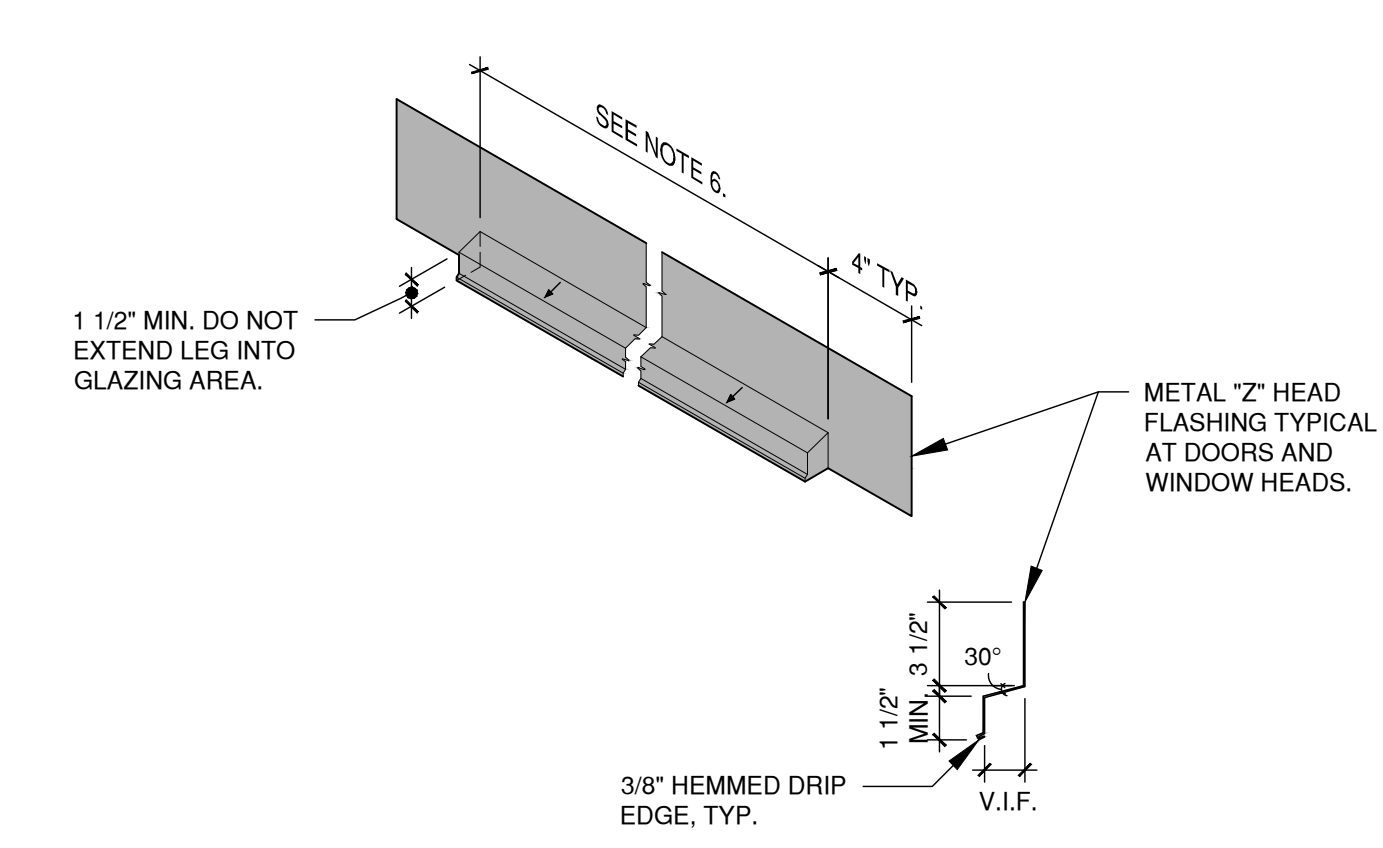
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A4.1

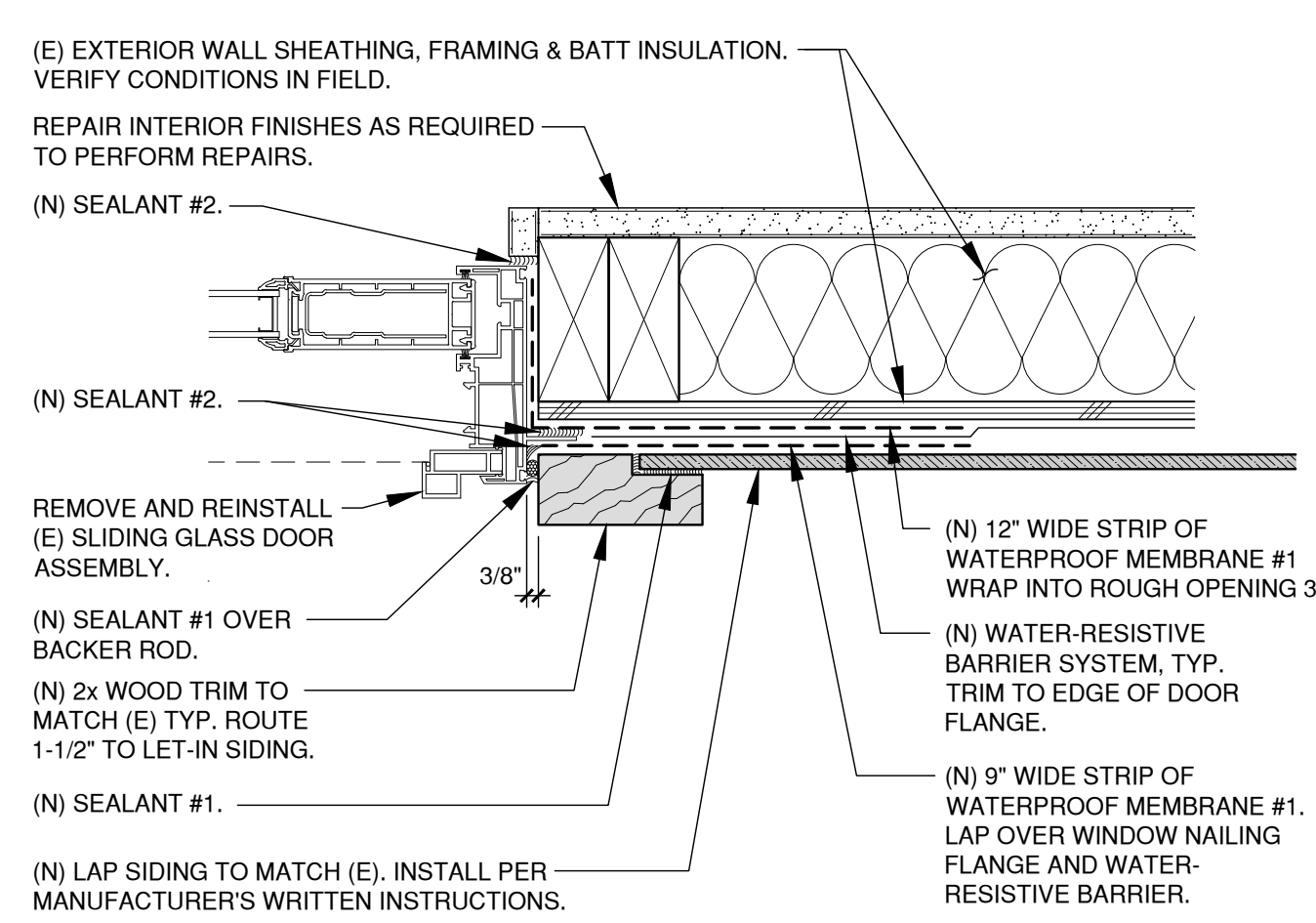


6 TYPICAL SLIDING GLASS DOOR HEAD
3" = 1'-0" NOTE: FOR TYPICAL DOOR FLASHING STEPS, SEE 1/

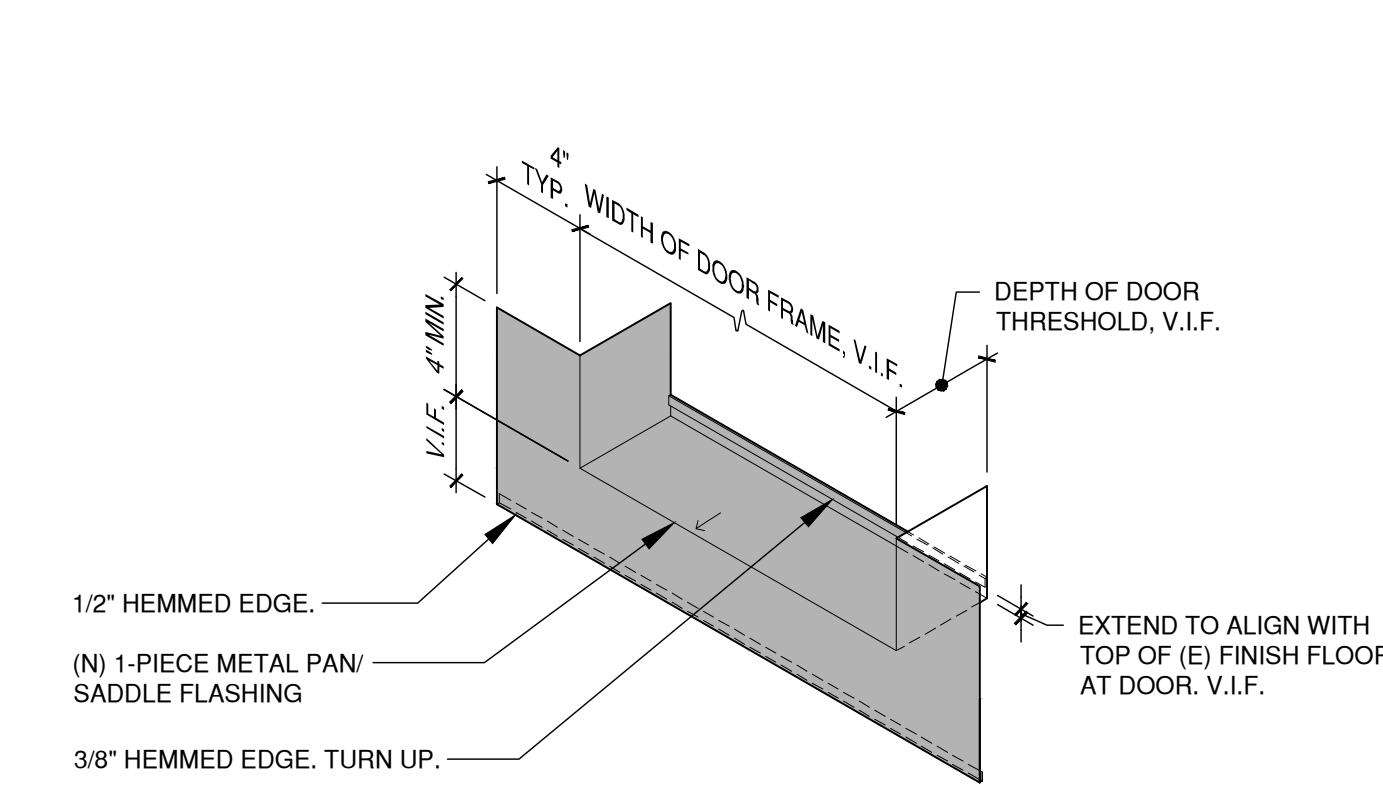


- NOTES:
1. PRIME AND PAINT ALL EXPOSED SURFACES PER PAINT SPECIFICATION.
2. FABRICATE ALL COMPONENTS STRAIGHT & SQUARE.
3. SEAL ALL LAPS WITH 3-BEADS OF SEALANT #1.
4. SOLDER ALL JOINTS WATERTIGHT.
5. HEM ALL EXPOSED EDGES.
6. A. ALL LOCATIONS WHERE WOOD TRIM OCCURS - DIMENSION SHALL BE WIDTH OF HEAD TRIM PLUS 1/4".
B. NO WOOD TRIM OCCURS - DIMENSION SHALL BE WIDTH OF WINDOW PLUS 1/4".

3 TYPICAL "Z" HEAD FLASHING
NOT TO SCALE



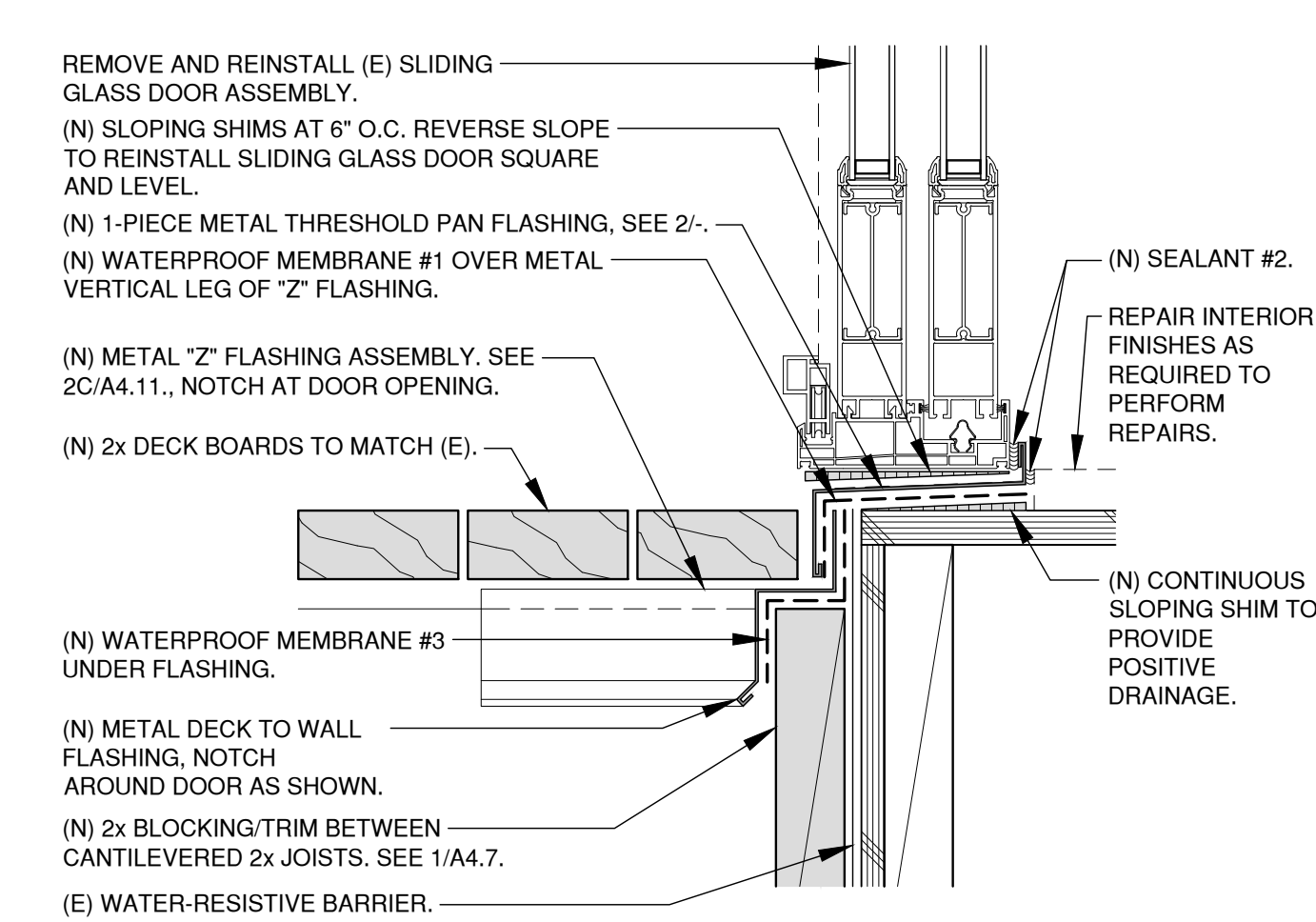
5 TYPICAL SLIDING GLASS DOOR JAMB
3" = 1'-0" NOTE: FOR TYPICAL DOOR FLASHING STEPS, SEE 1/



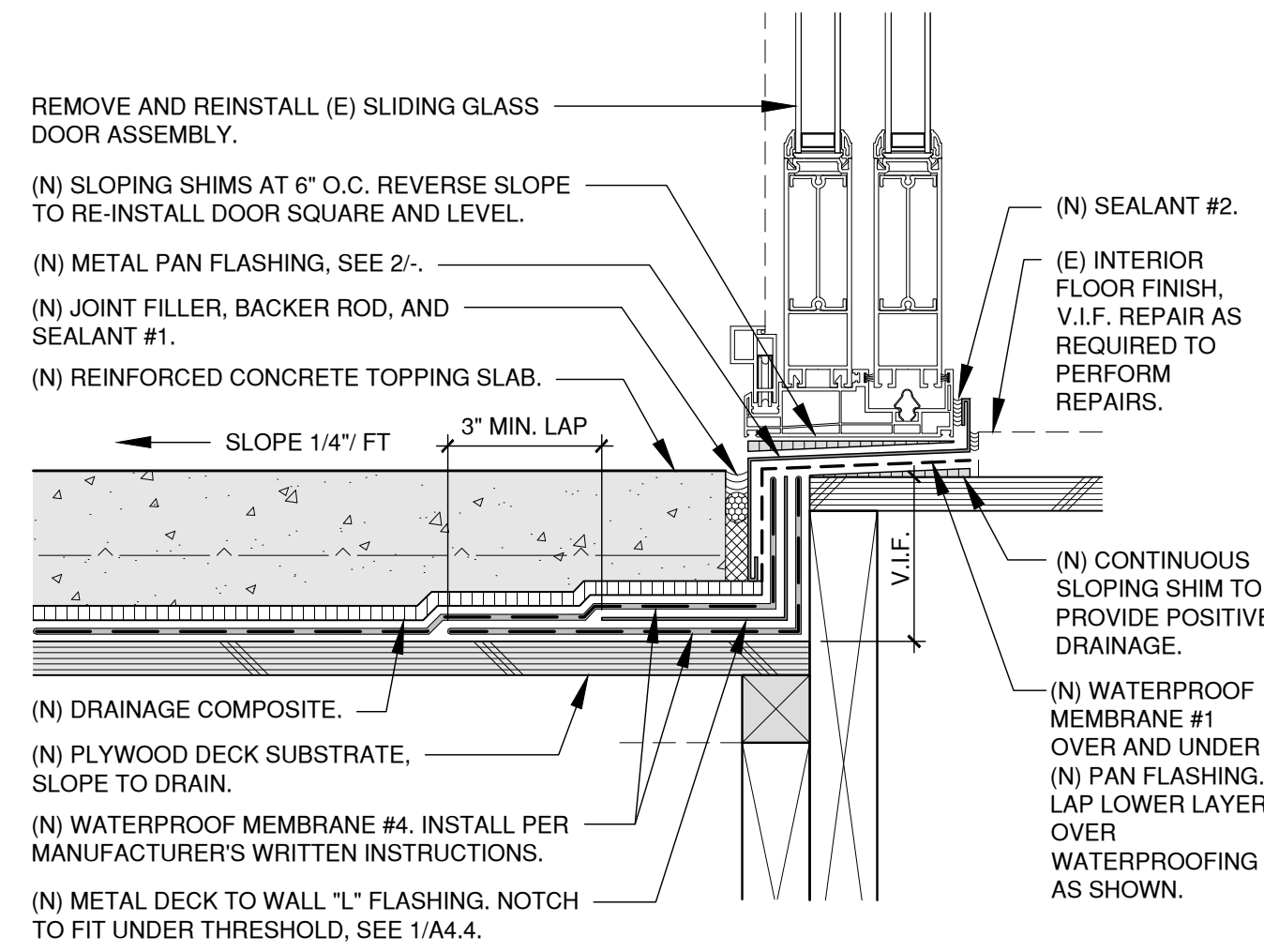
2 DOOR PAN FLASHING WITH HEMMED EDGE
NOT TO SCALE

SLIDING GLASS DOOR FLASHING NOTES

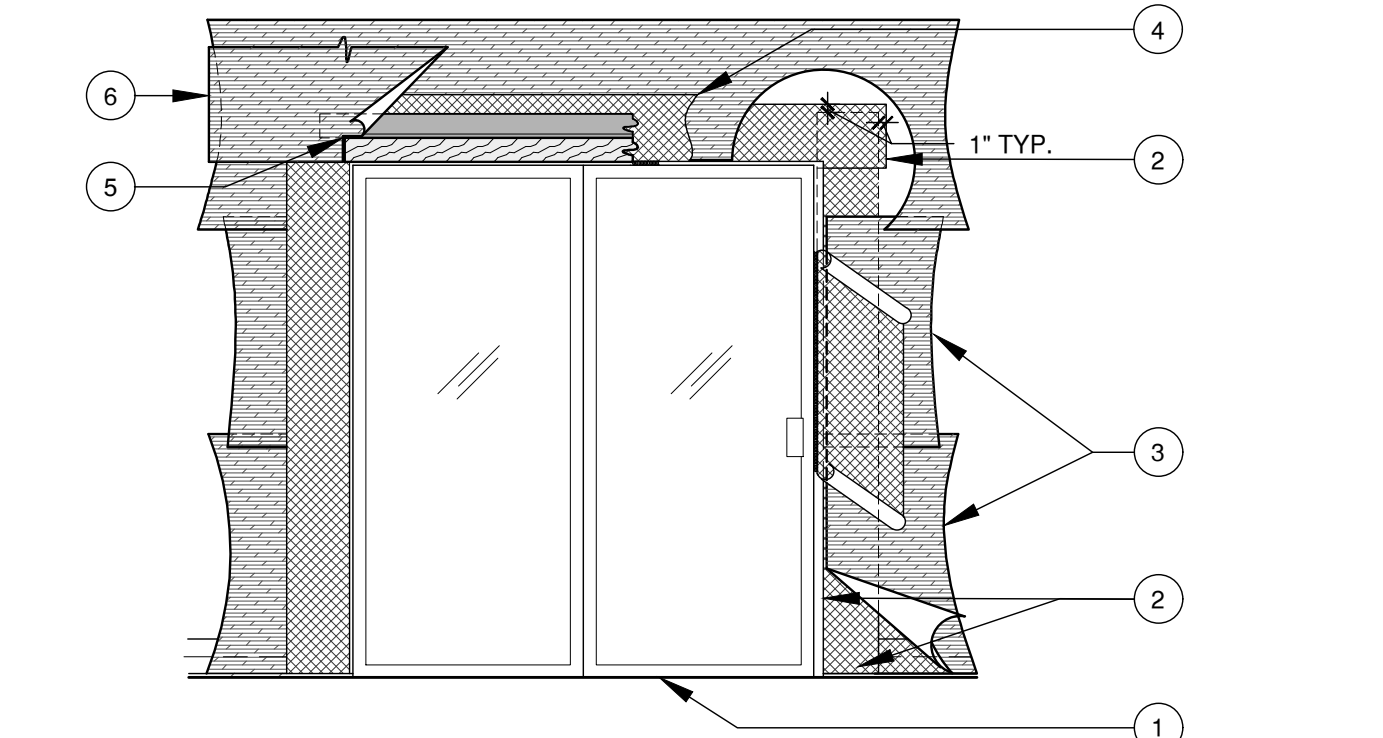
- REMOVE EXISTING SLIDING GLASS DOOR ASSEMBLY AND SET ASIDE TO PERFORM REPAIRS. PROVIDE (N) THRESHOLD PAN FLASHING, SEE 2/. PROPERLY INTEGRATE WITH DECK TO WALL FLASHING. SEE 1/A4.2 AND 1/A4.4.
- APPLY NEW 9" WIDE STRIP OF WATERPROOF MEMBRANE #1. WRAP INTO ROUGH OPENING 3" AT JAMBS AND HEAD. REINSTALL (E) SLIDING GLASS DOOR, SET IN CONTINUOUS BEAD OF SEALANT #2.
- APPLY (N) WATER-RESISTIVE BARRIER SYSTEM, 2 LAYERS IN SHINGLE FASHION AT JAMBS AND HEAD. BUTT TO EDGE OF NAILING FLANGE. COORDINATE WITH STEP 2 WHEN INTEGRATING WITH BASE OF WALL FLASHING ASSEMBLY.
- APPLY (N) 9" WIDE STRIP OF WATERPROOF MEMBRANE #1 AT JAMBS AND HEAD LAP OVER NAILING FLANGE AND WATER-RESISTIVE BARRIER. PROVIDE CONTINUOUS BEAD OF SEALANT #2 AT MEMBRANE TO FRAME JUNCTURE, JAMBS AND HEAD.
- PROVIDE (N) WOOD TRIM TO MATCH EXISTING WHERE PREVIOUSLY REMOVED. PROVIDE (N) METAL "Z" FLASHING AT HEAD TRIM. SEE 3/.
- PROVIDE ADDITIONAL LAYER OF WATER-RESISTIVE BARRIER OVER METAL "Z" HEAD FLASHING AS SHOWN. PROPERLY INTEGRATE WITH WATER-RESISTIVE BARRIER. EXTEND 18" PAST EDGE OF DOOR OPENING, EACH SIDE. TYPICAL.



7 TYPICAL SLIDING GLASS DOOR THRESHOLD
3" = 1'-0" NOTE: FOR TYPICAL DOOR FLASHING STEPS, SEE 1/



4 TYPICAL DOOR THRESHOLD
3" = 1'-0" NOTE: FOR TYPICAL DOOR FLASHING STEPS, SEE 1/



1 SLIDING GLASS DOOR - FLASHING STEPS
NOT TO SCALE

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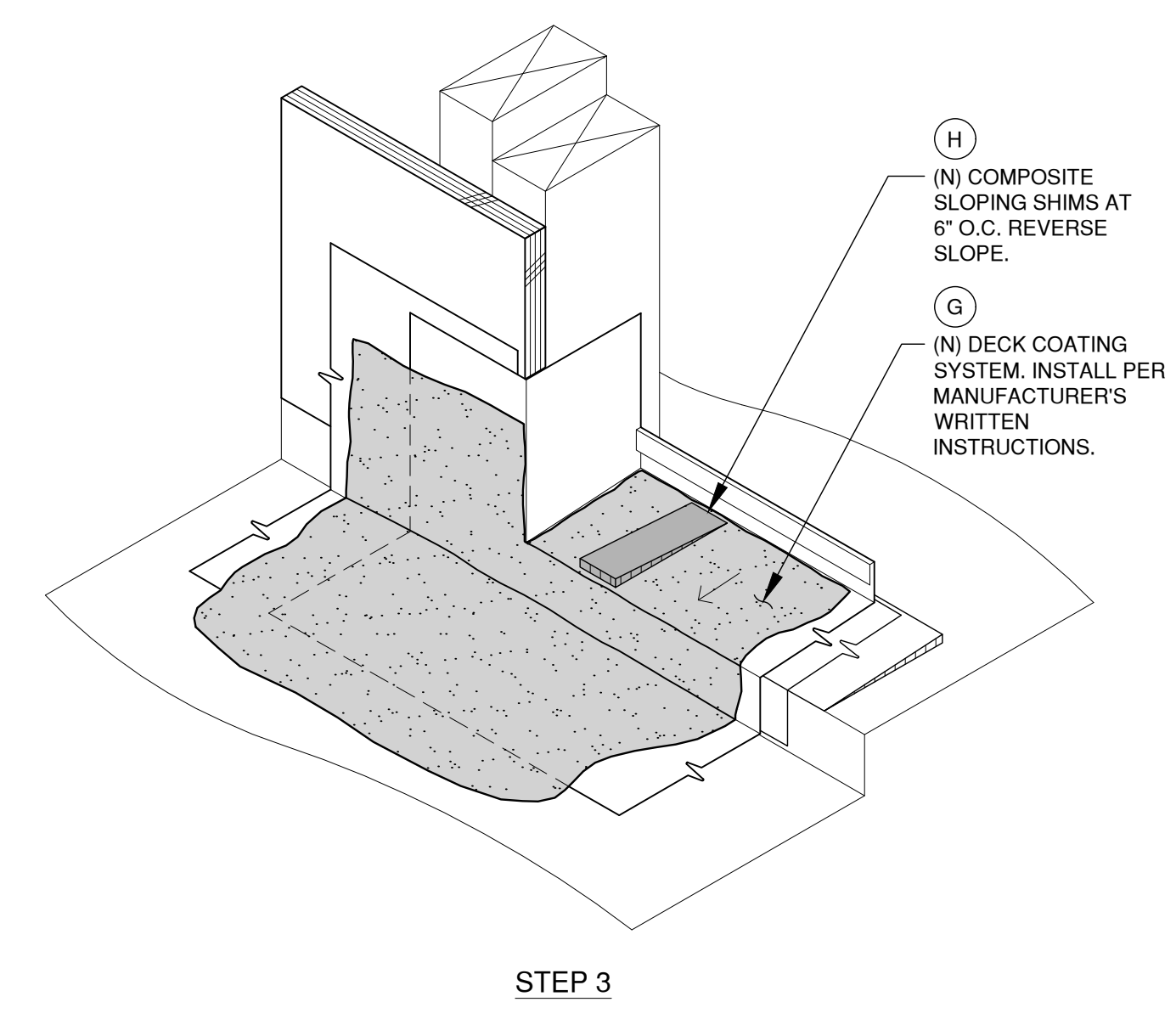
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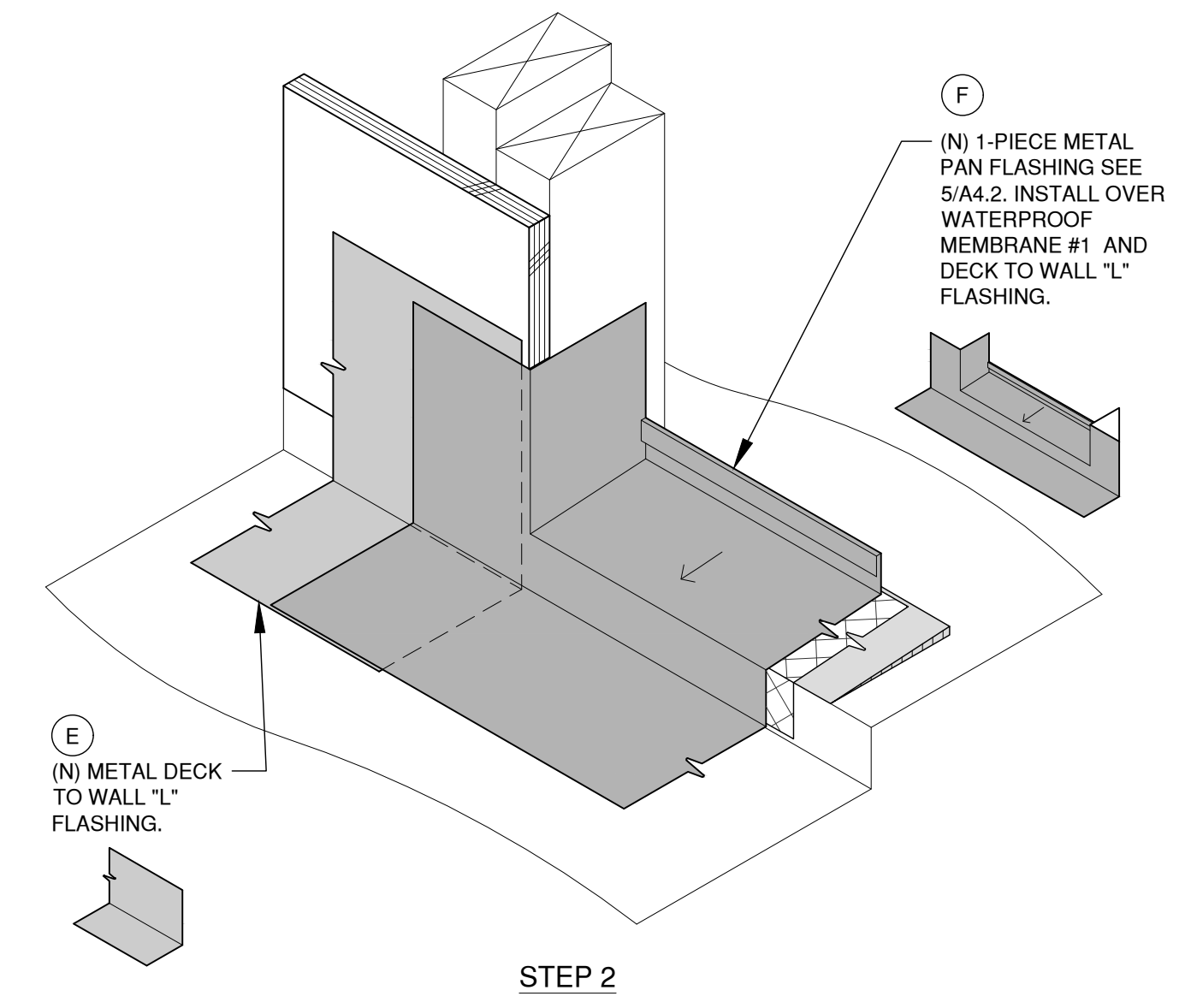
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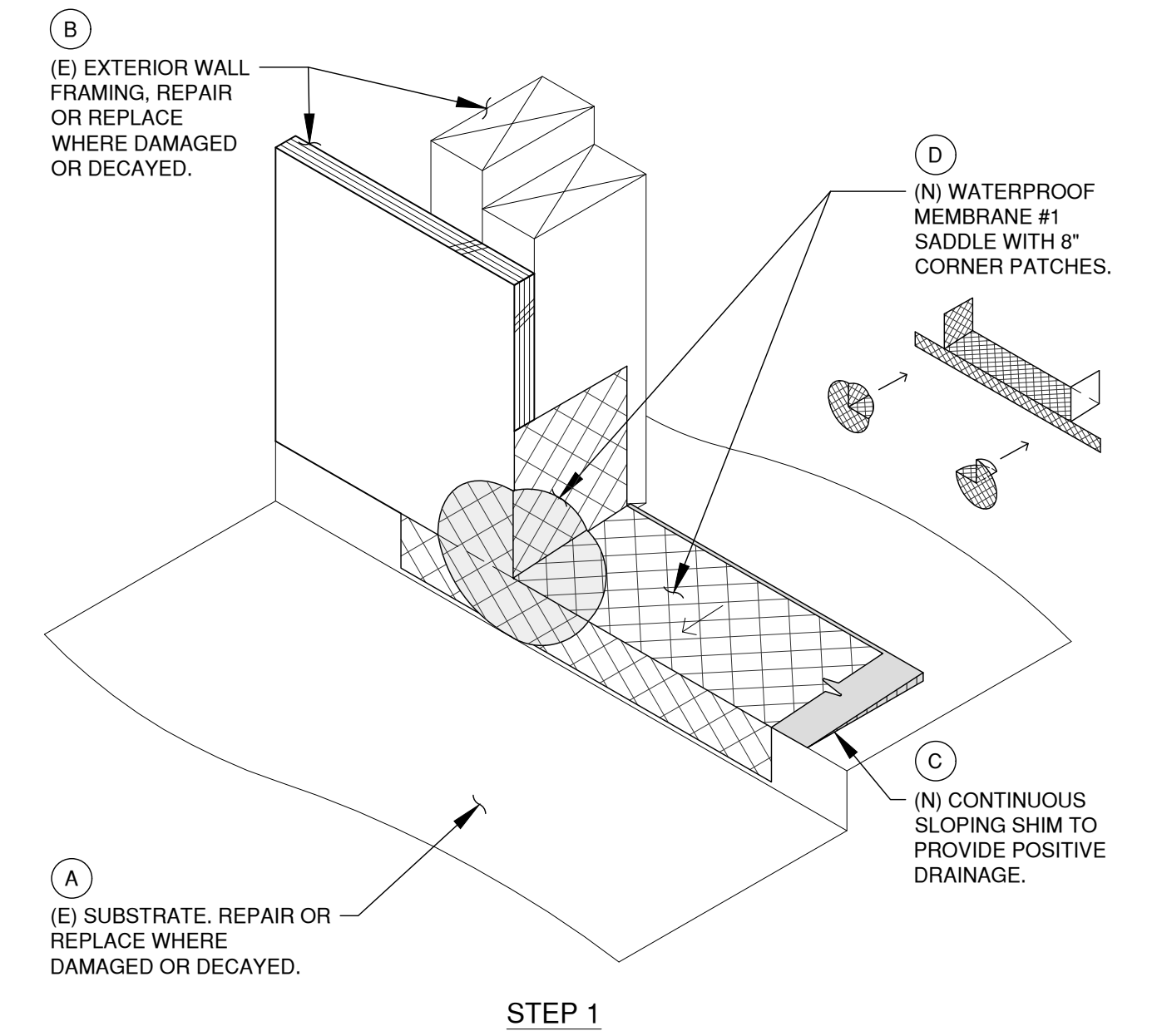
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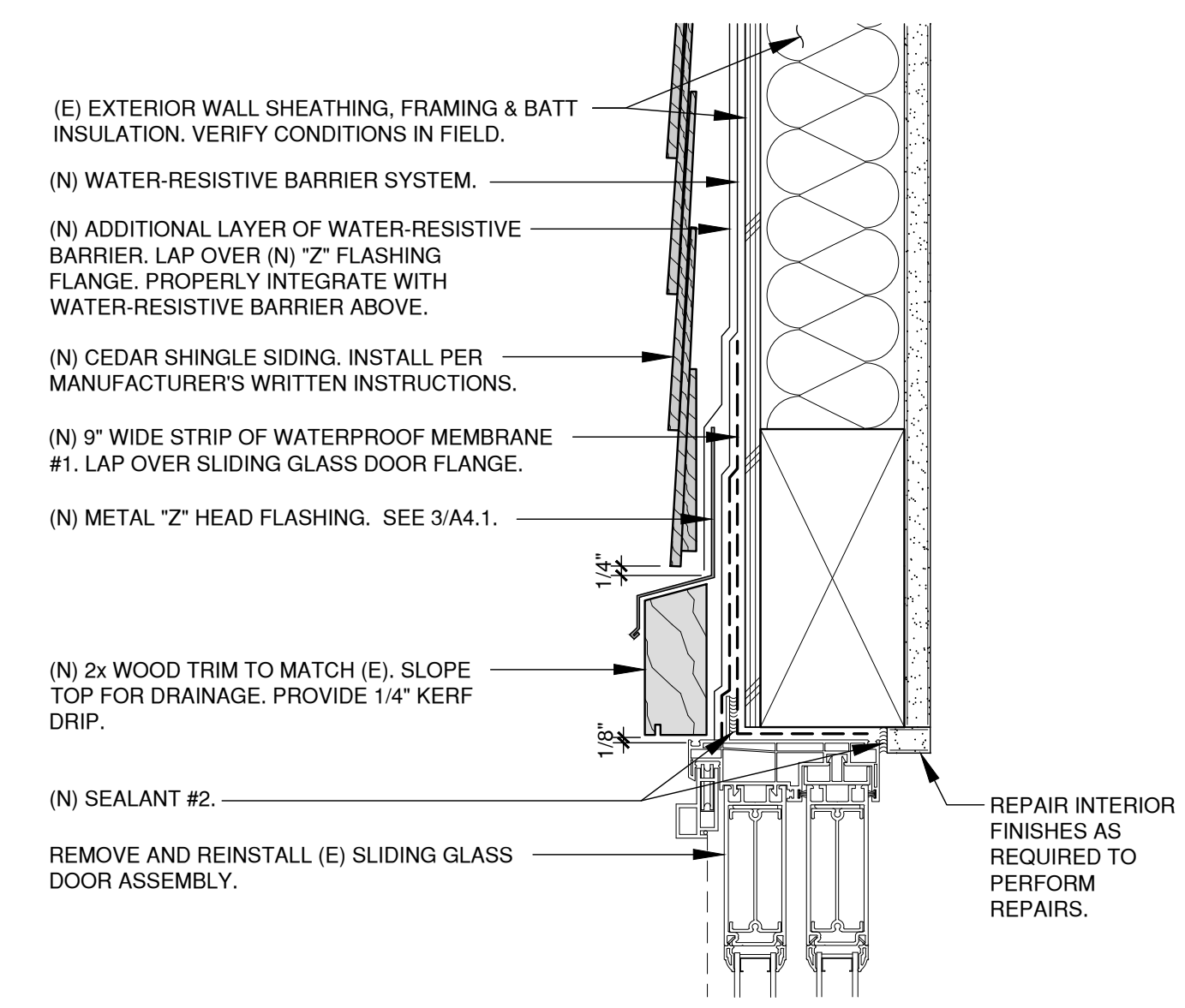
STEP 3



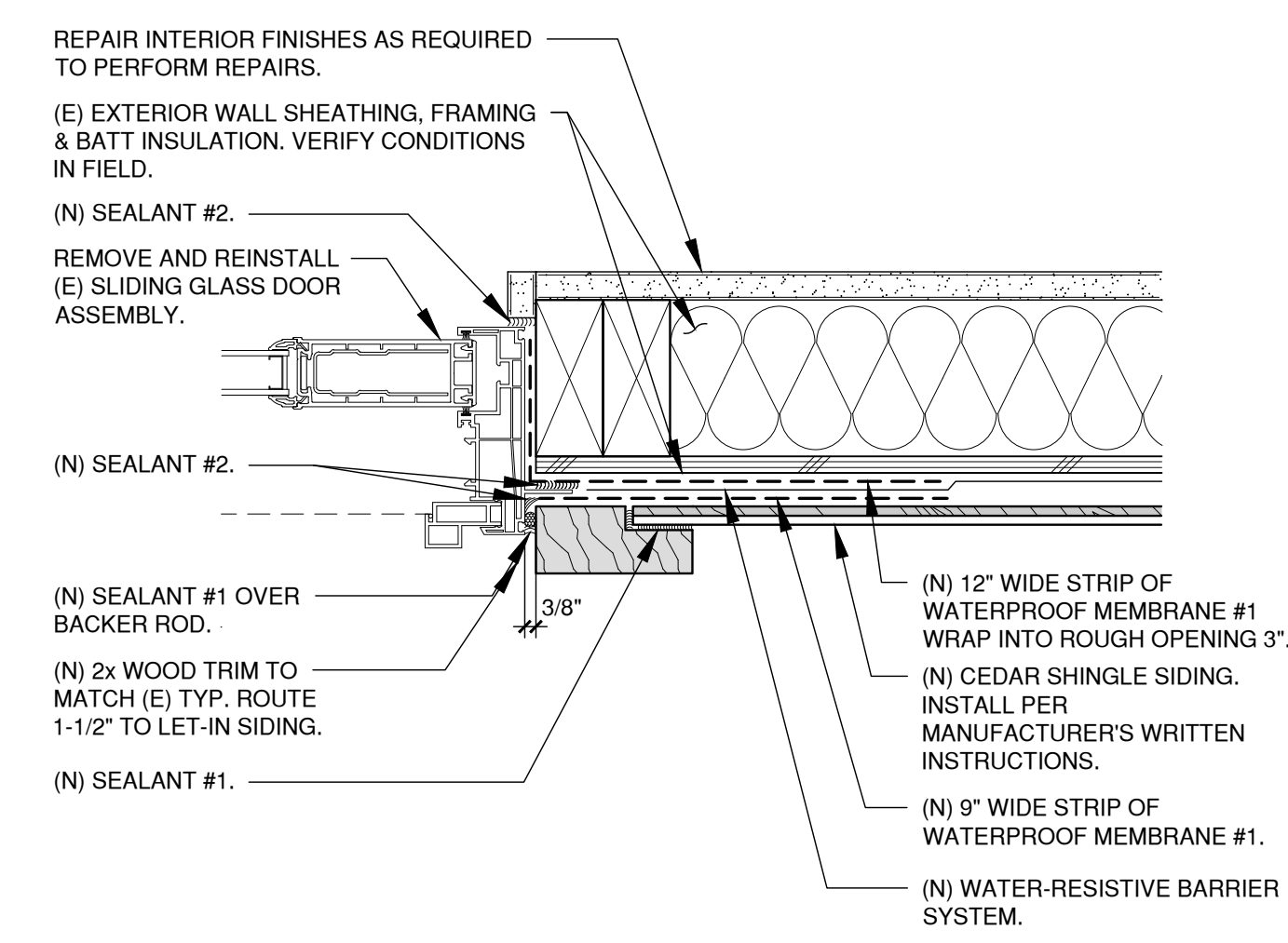
STEP 2



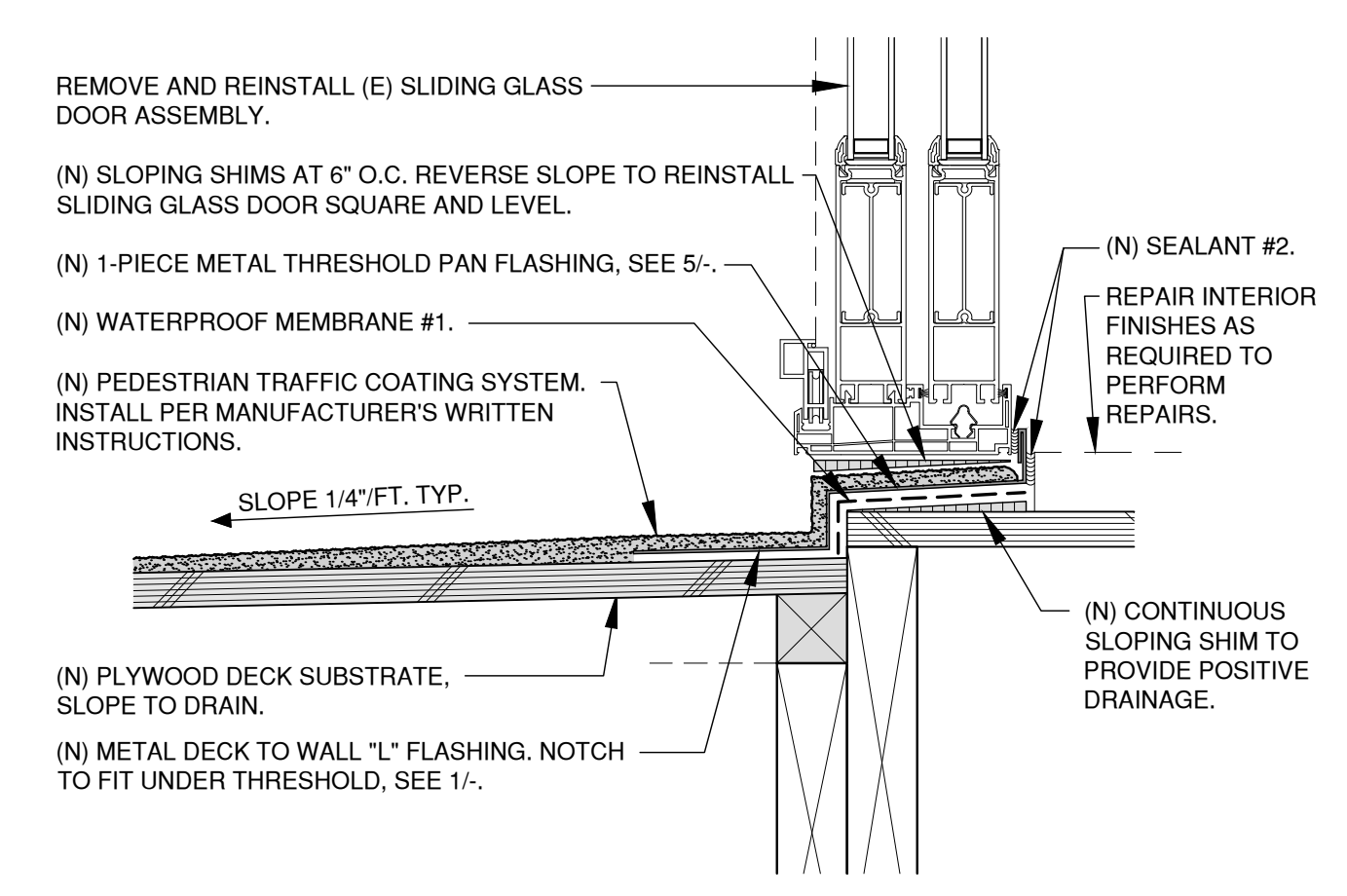
STEP 1



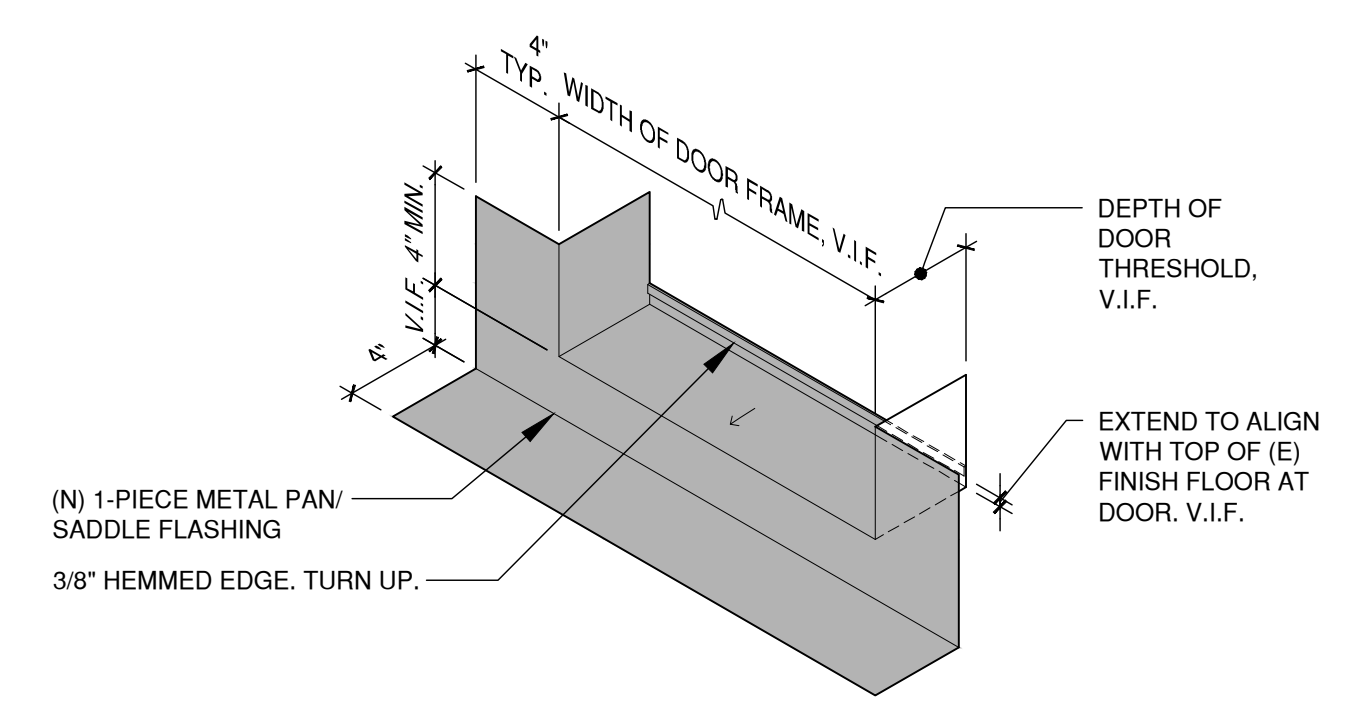
4 TYPICAL SLIDING DOOR HEAD
3" = 1'-0" NOTE: FOR TYPICAL DOOR FLASHING STEPS SEE 1/A4.1



3 SLIDING GLASS DOOR JAMB
3" = 1'-0" NOTE: FOR TYPICAL DOOR FLASHING STEPS SEE 1/A4.1



2 TYPICAL SLIDING GLASS DOOR THRESHOLD
6" = 1'-0" NOTE: FOR TYPICAL DOOR FLASHING STEPS SEE 1/A4.1



5 DOOR PAN FLASHING
NOT TO SCALE

1 DOOR PAN FLASHING STEPS
NOT TO SCALE NOTE: REFER TO 2.3&4/ AND 2.3.4&5/A4.3 FOR TYP. DOOR DETAILS

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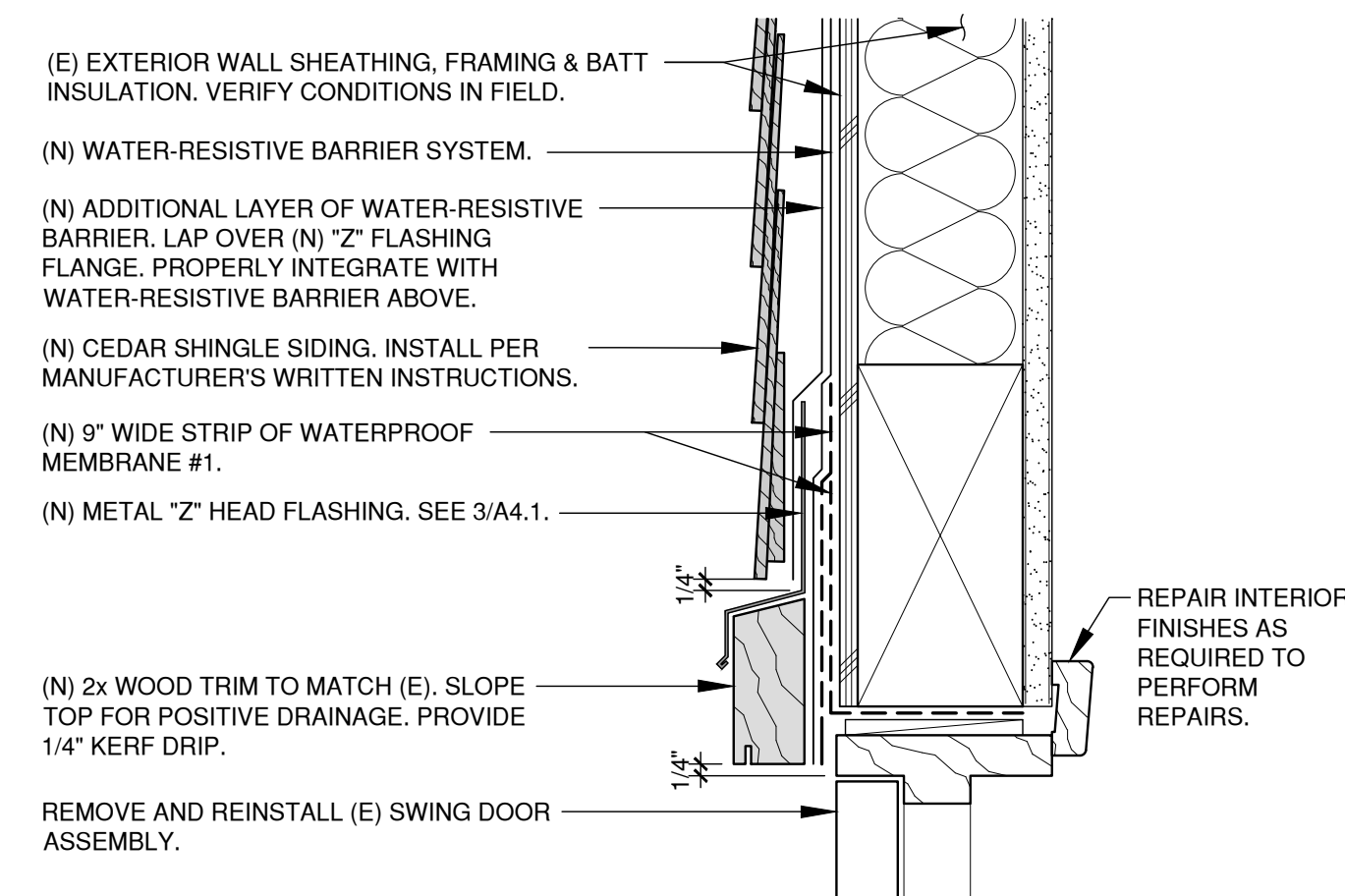
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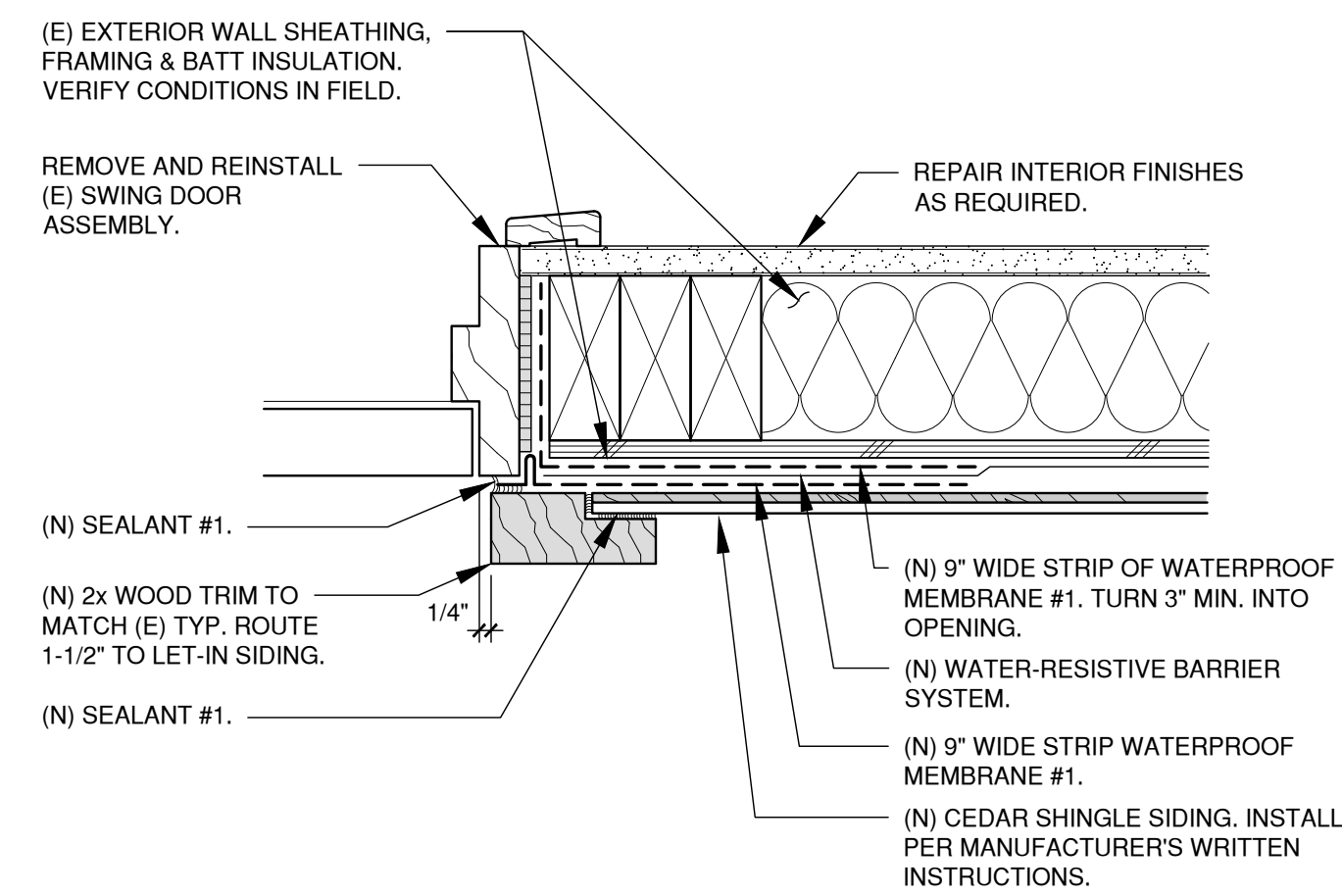
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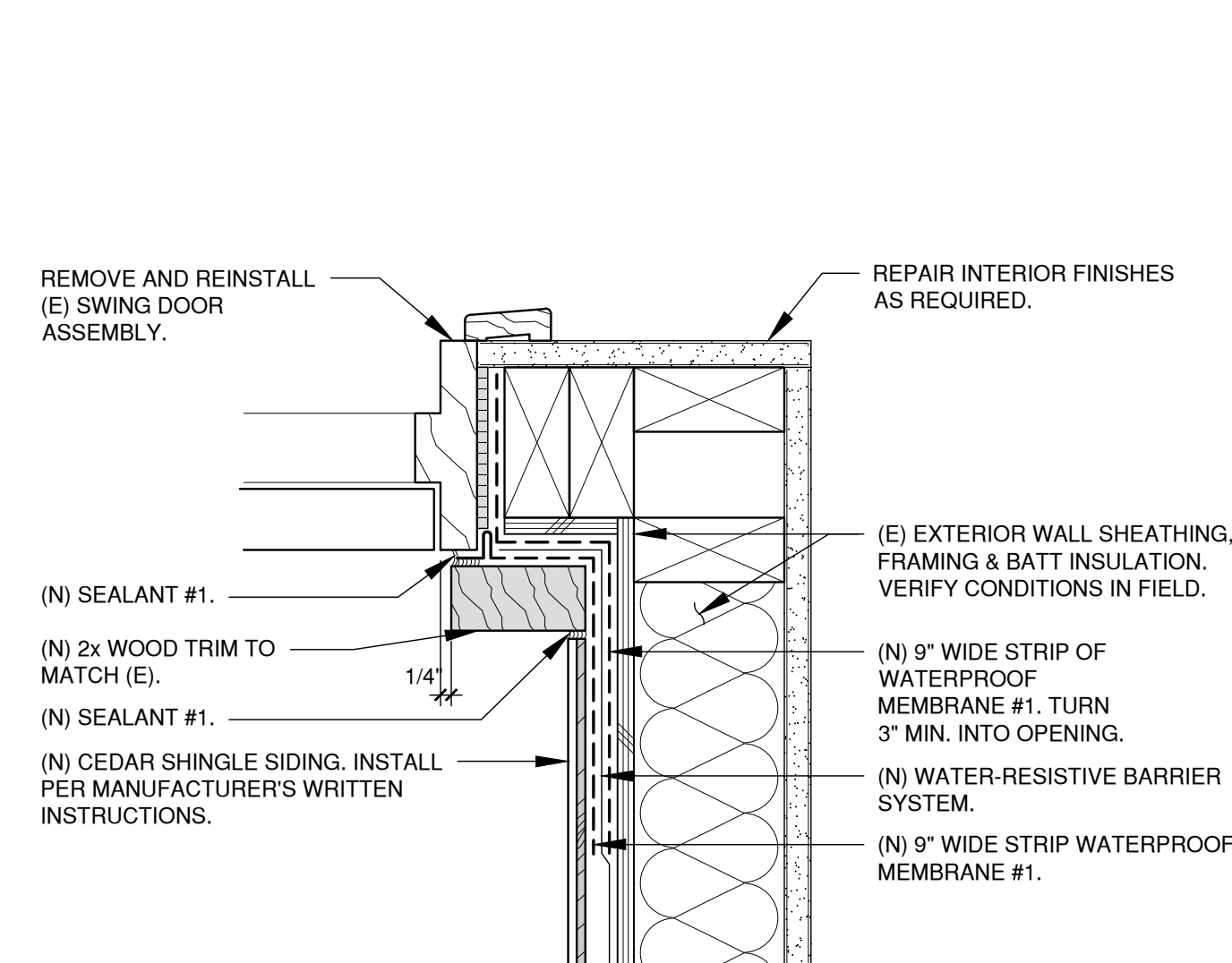
A4.3



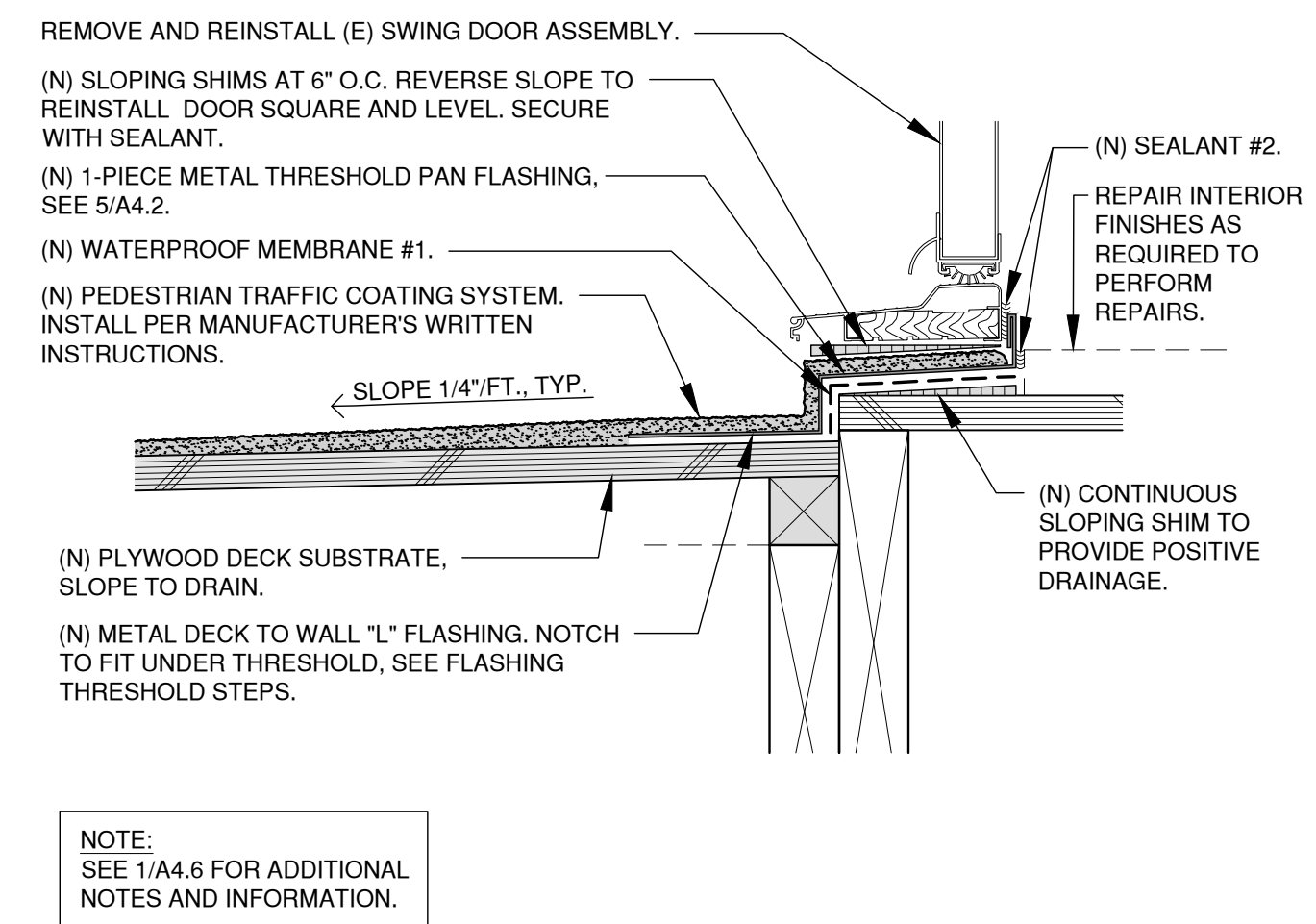
4 TYPICAL SWING DOOR HEAD
3" = 1'-0" NOTE: FOR TYPICAL DOOR FLASHING STEPS SEE 1/-



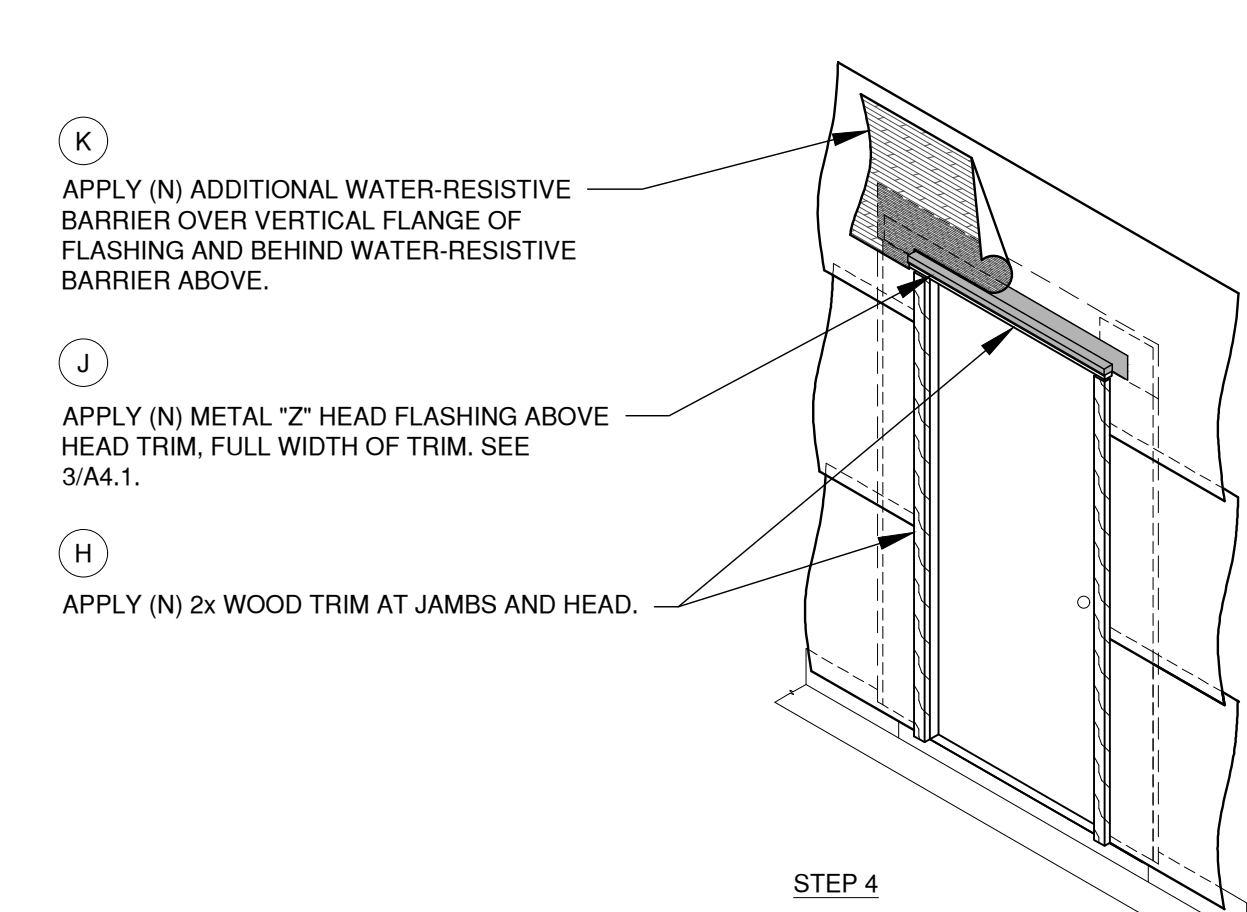
3 TYPICAL SWING DOOR JAMB
3" = 1'-0" NOTE: FOR TYPICAL DOOR FLASHING STEPS SEE 1/-



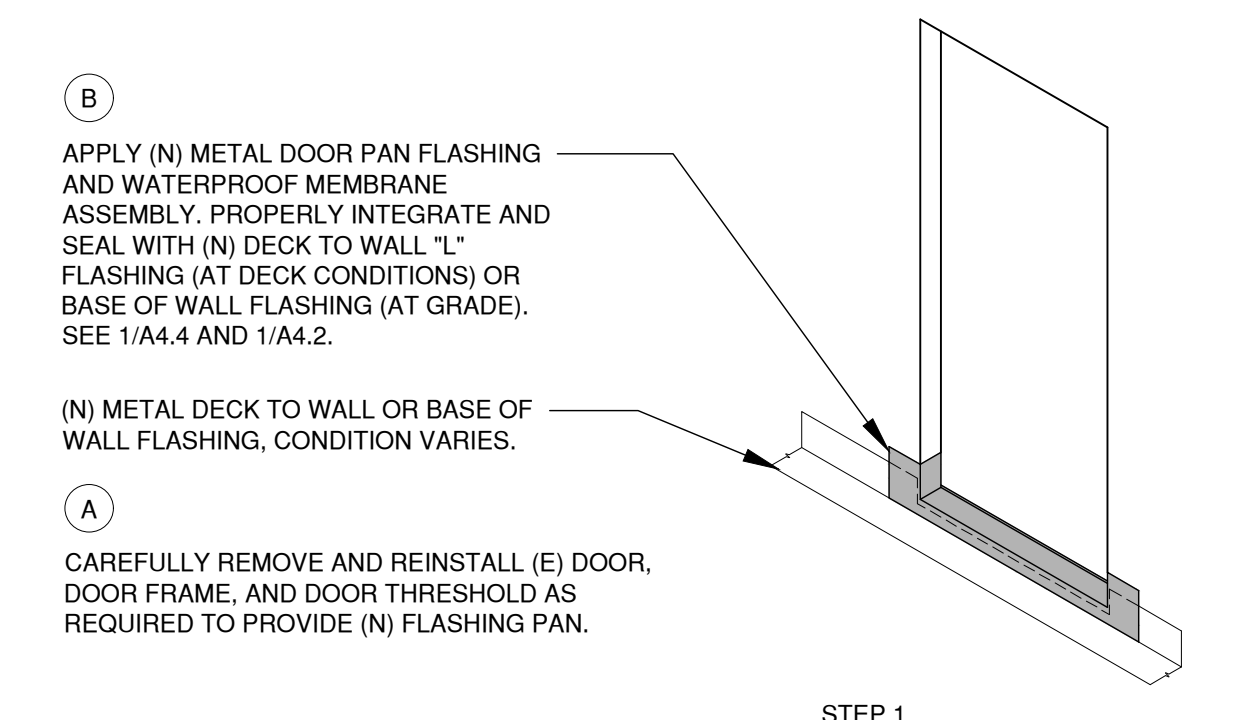
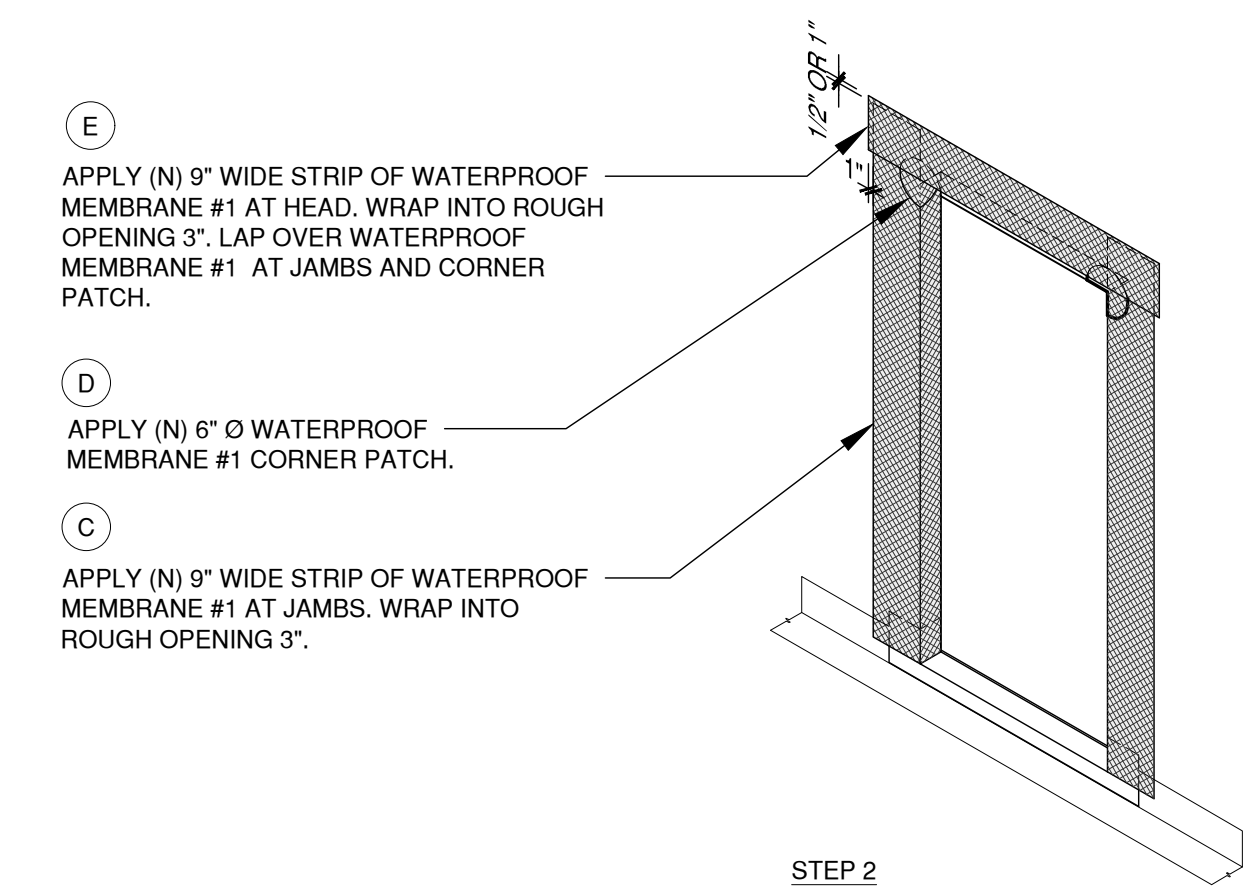
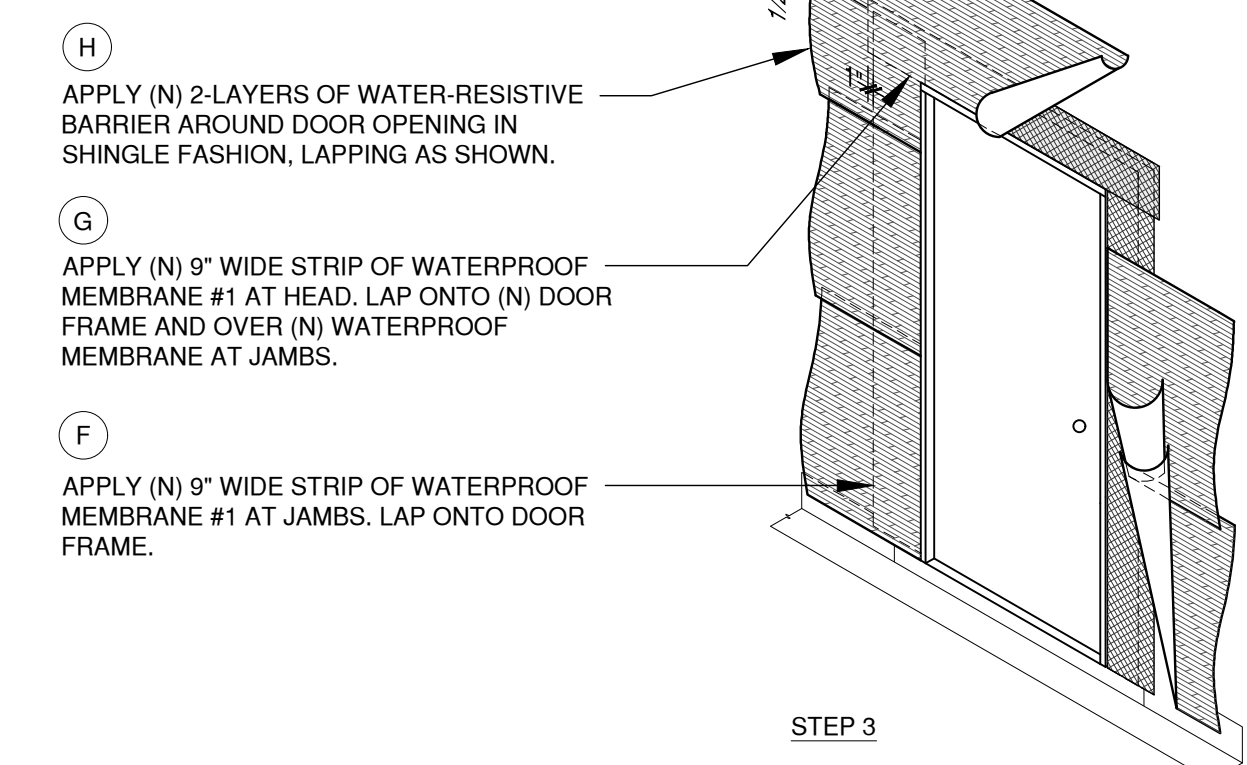
5 TYPICAL SWING DOOR JAMB AT INSIDE CORNER
3" = 1'-0" NOTE: FOR TYPICAL DOOR FLASHING STEPS SEE 1/-



2 TYPICAL DOOR THRESHOLD
3" = 1'-0" NOTE: FOR TYPICAL DOOR FLASHING STEPS SEE 1/-



NOTES:
1. NOTCH WATER-RESISTIVE BARRIER AROUND DOOR OPENING AT HEAD AS REQUIRED.
2. LAP WATER-RESISTIVE BARRIER 2" MINIMUM AT HORIZONTAL LAPS AND 6" MINIMUM AT VERTICAL LAPS.



1 TYPICAL DOOR FLASHING STEPS
NOT TO SCALE NOTE: SEE DETAIL 2,3,4 AND 5 FOR TYPICAL DOOR DETAILS.

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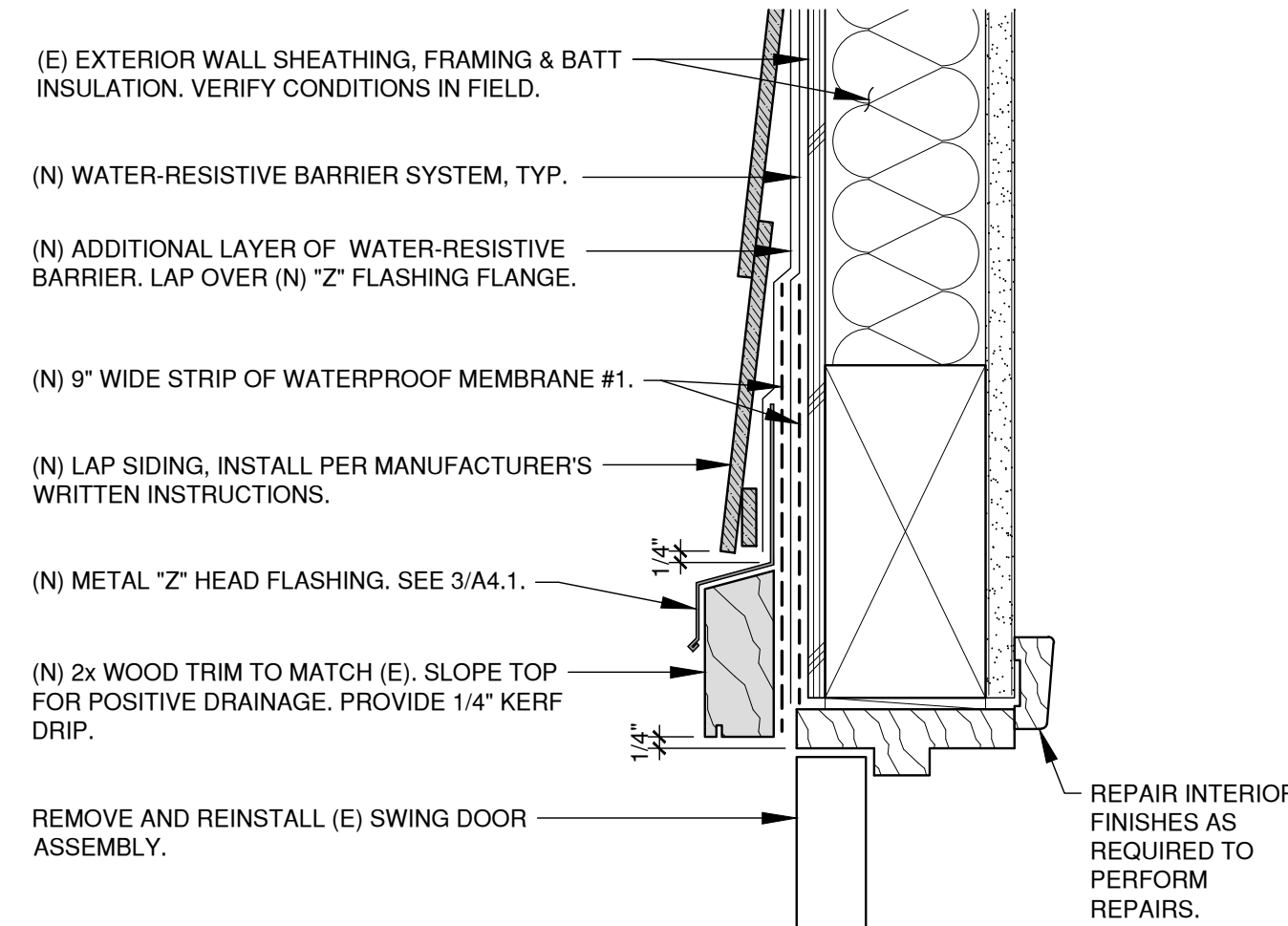
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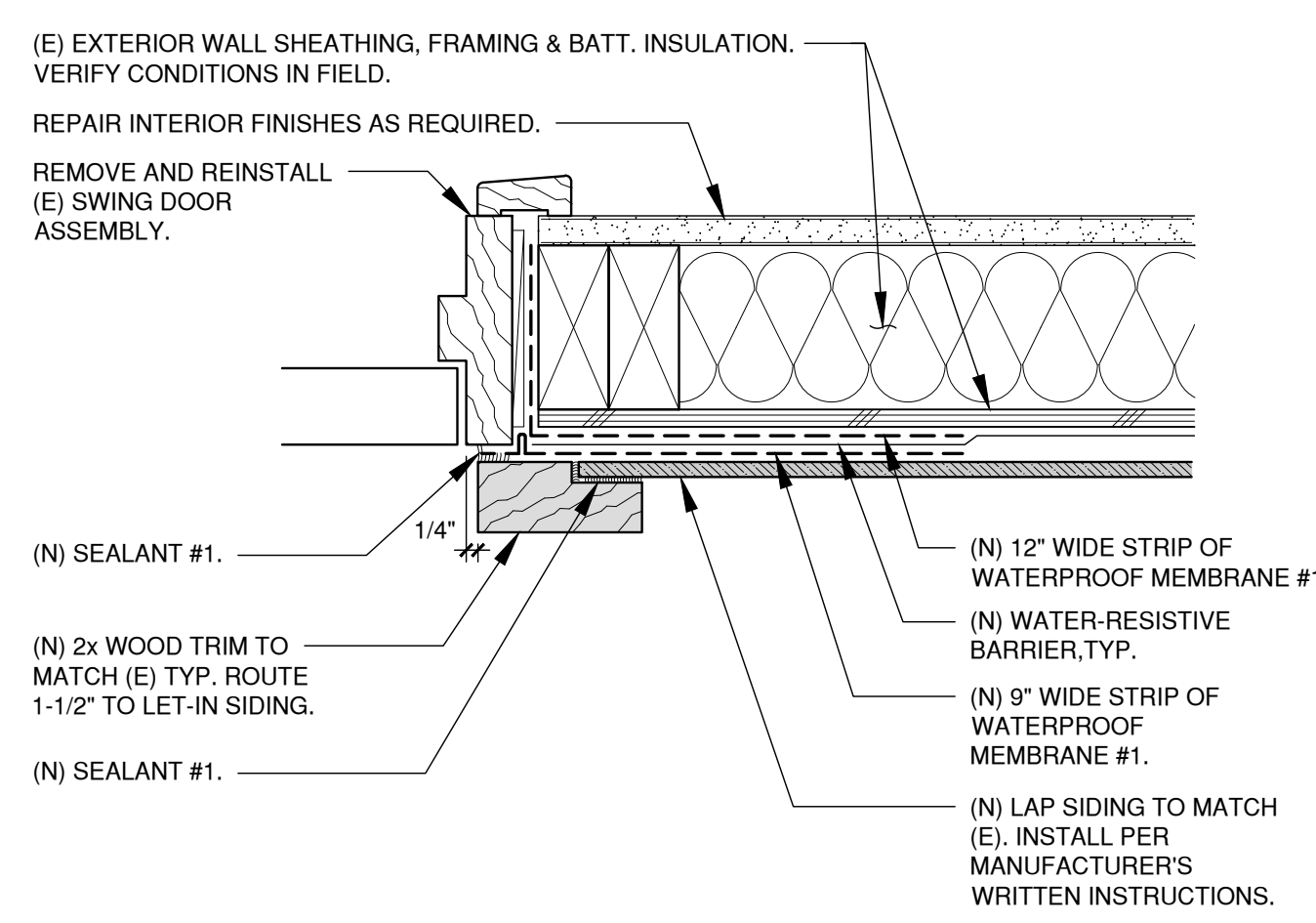
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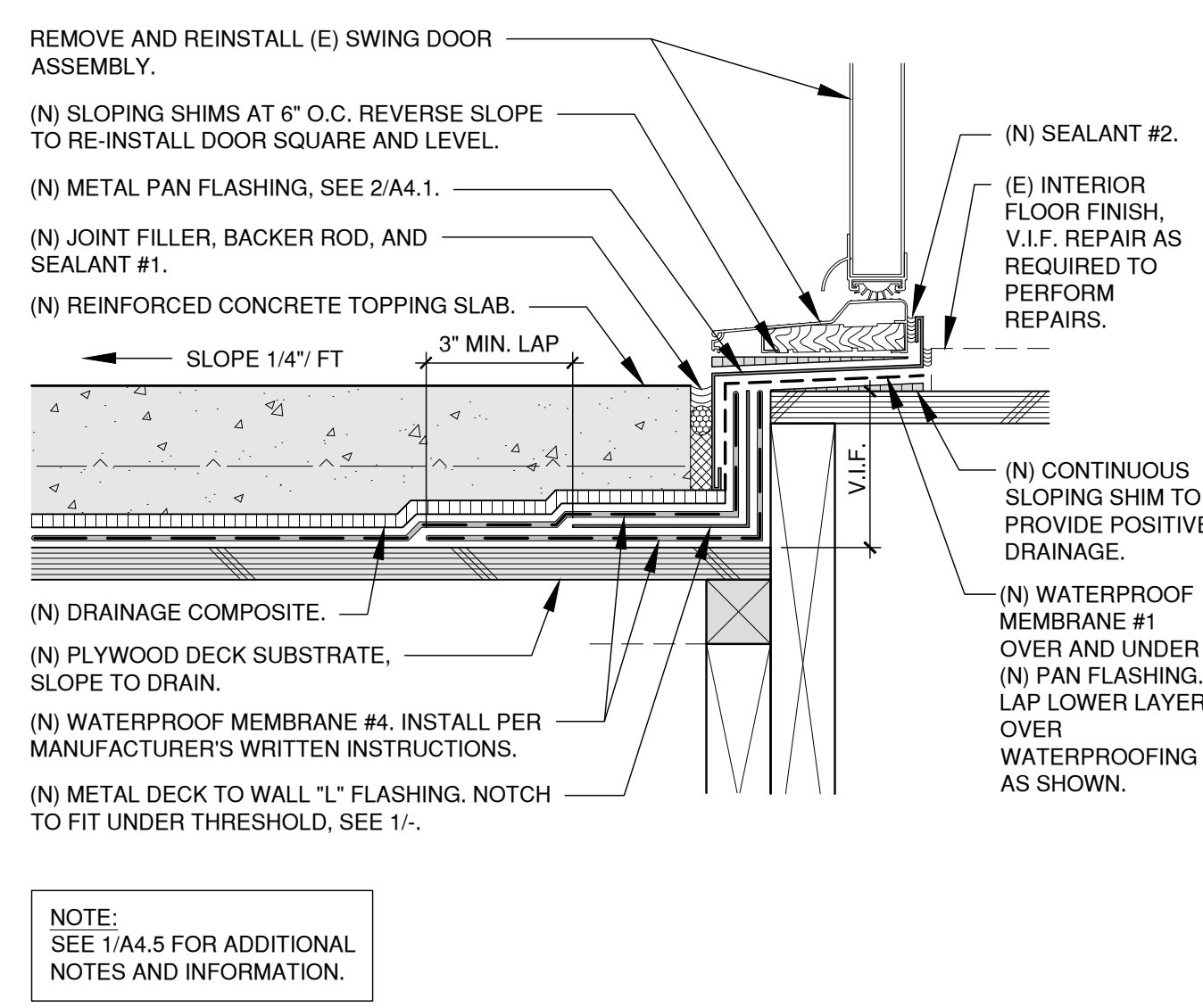
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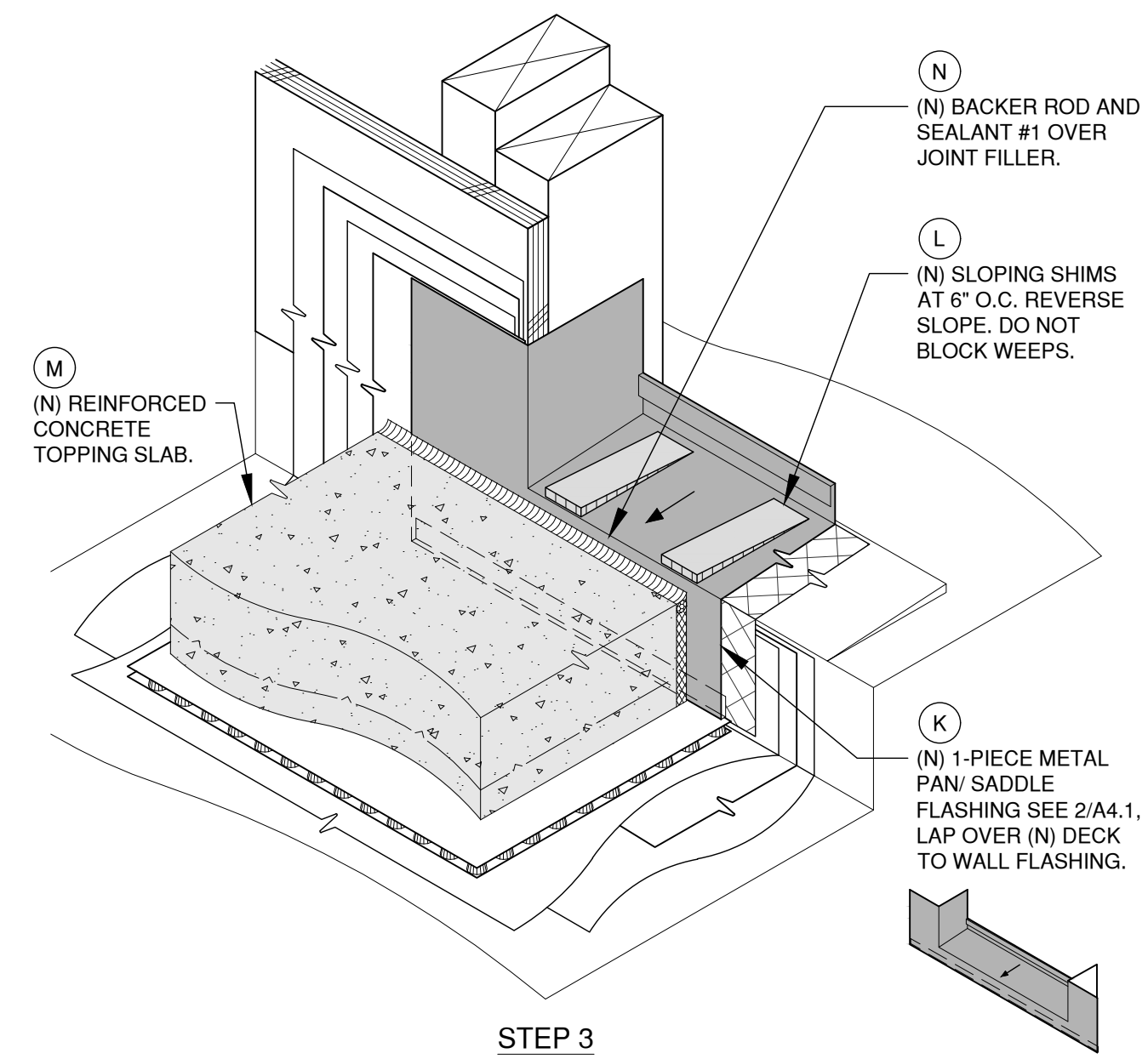
4 TYPICAL SWING DOOR HEAD
3" = 1'-0" NOTE: FOR TYPICAL DOOR FLASHING STEPS SEE 1/A4.3



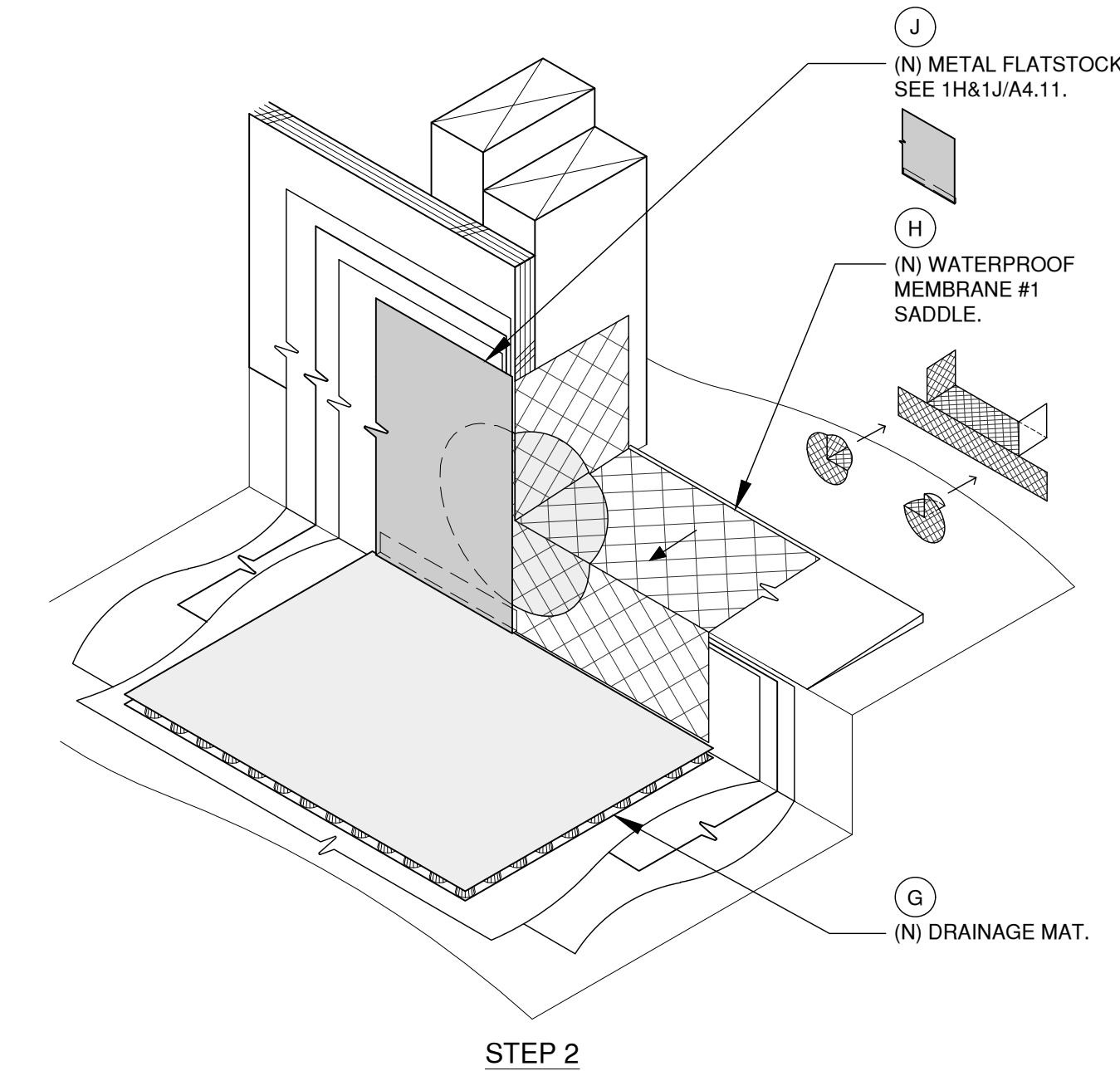
3 TYPICAL SWING DOOR JAMB
3" = 1'-0" NOTE: FOR TYPICAL DOOR FLASHING STEPS SEE 1/A4.3



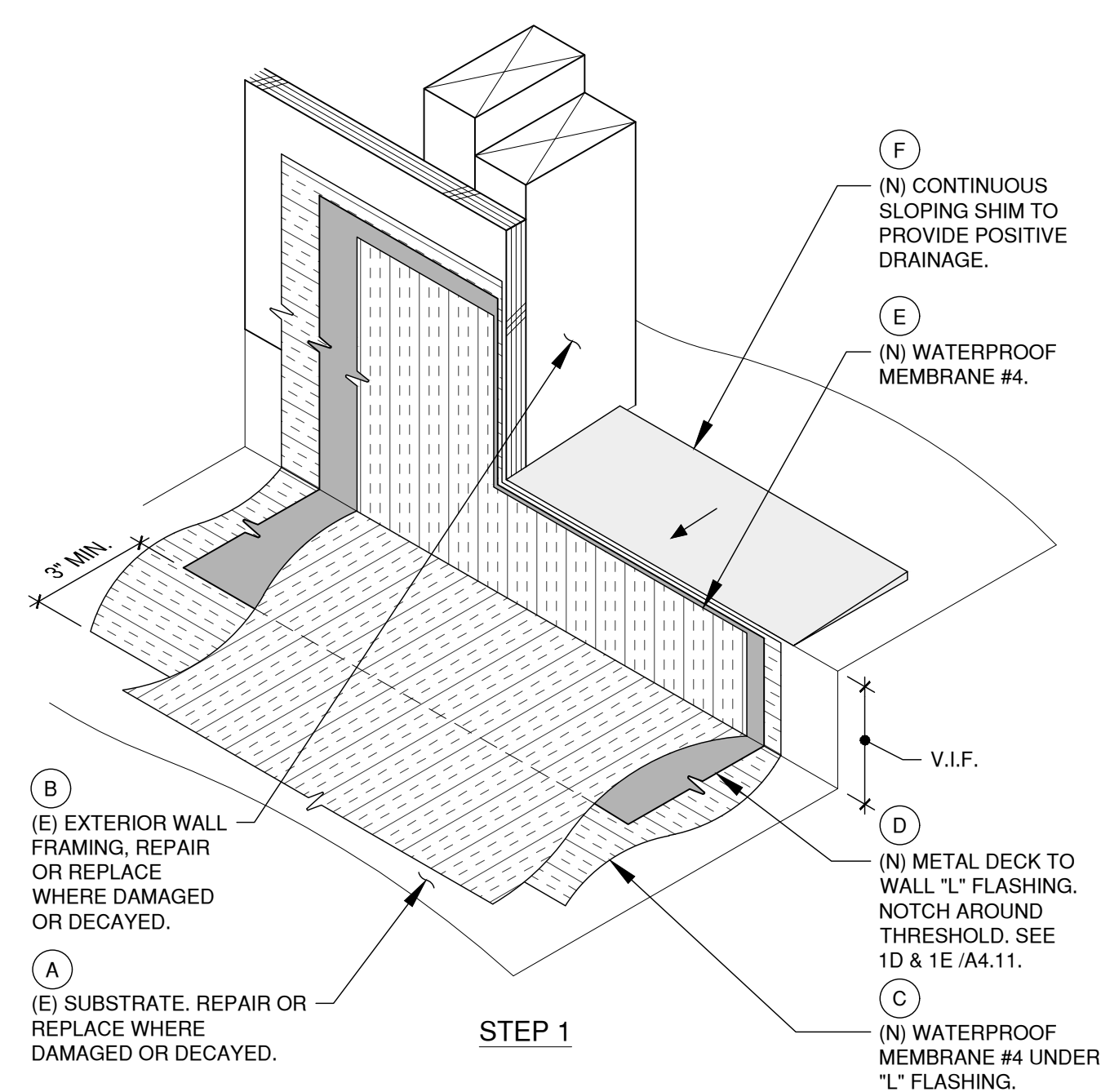
2 SWING DOOR THRESHOLD
3" = 1'-0" NOTE: FOR TYPICAL DOOR FLASHING STEPS SEE 1/A4.3



STEP 3



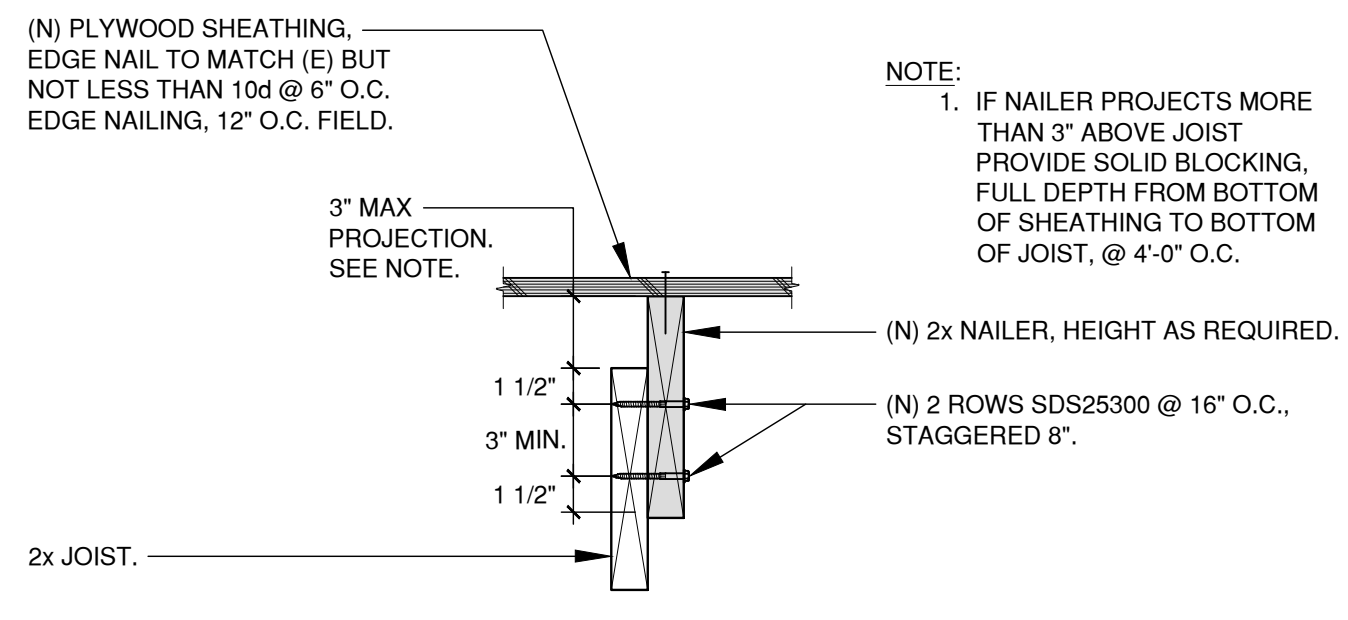
STEP 2



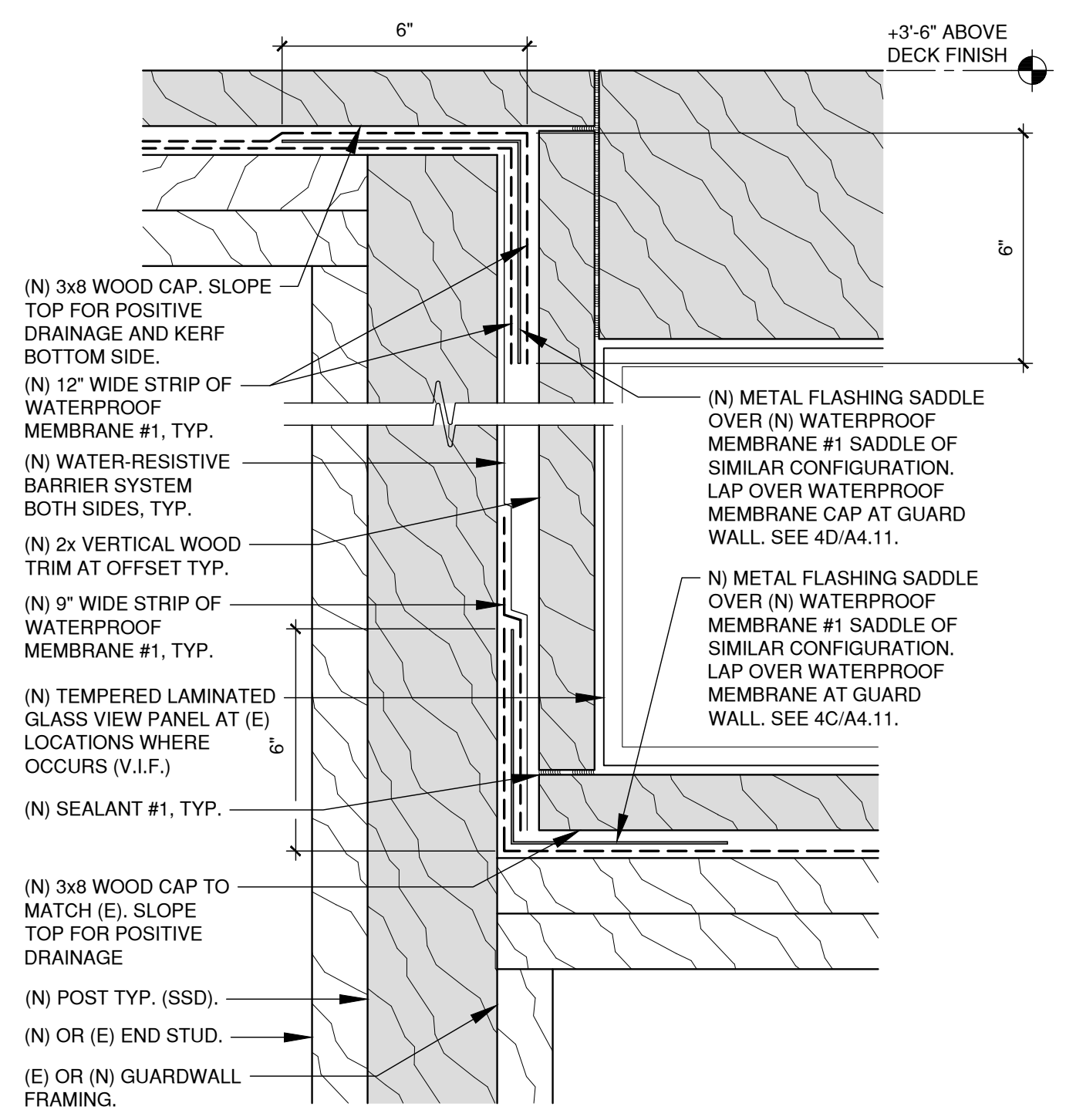
STEP 1

1 DOOR PAN FLASHING STEPS
NOT TO SCALE NOTE: REFER TO 2.3&4/- AND 4.5&6/A4.1 FOR TYP. DOOR DETAILS

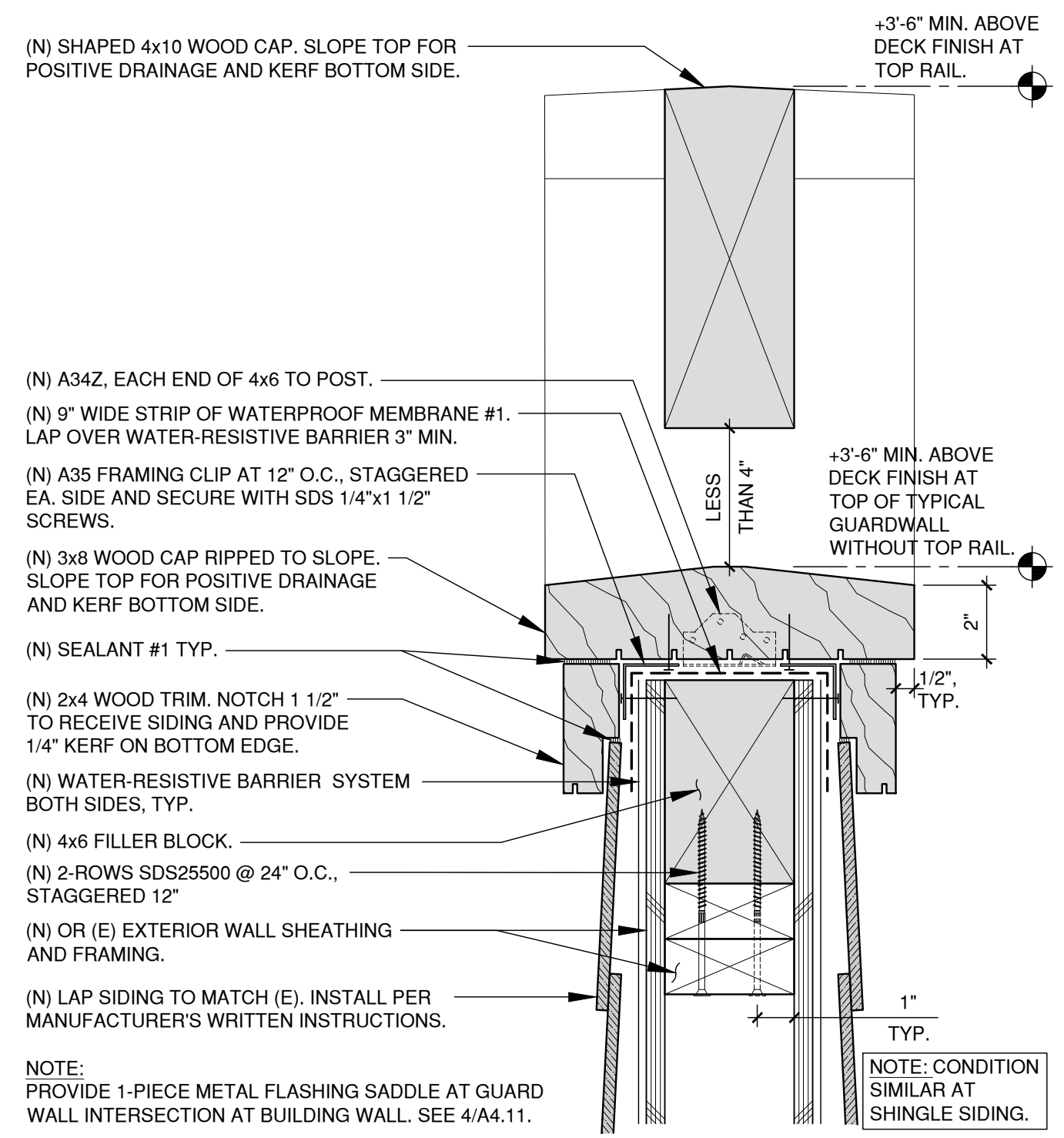
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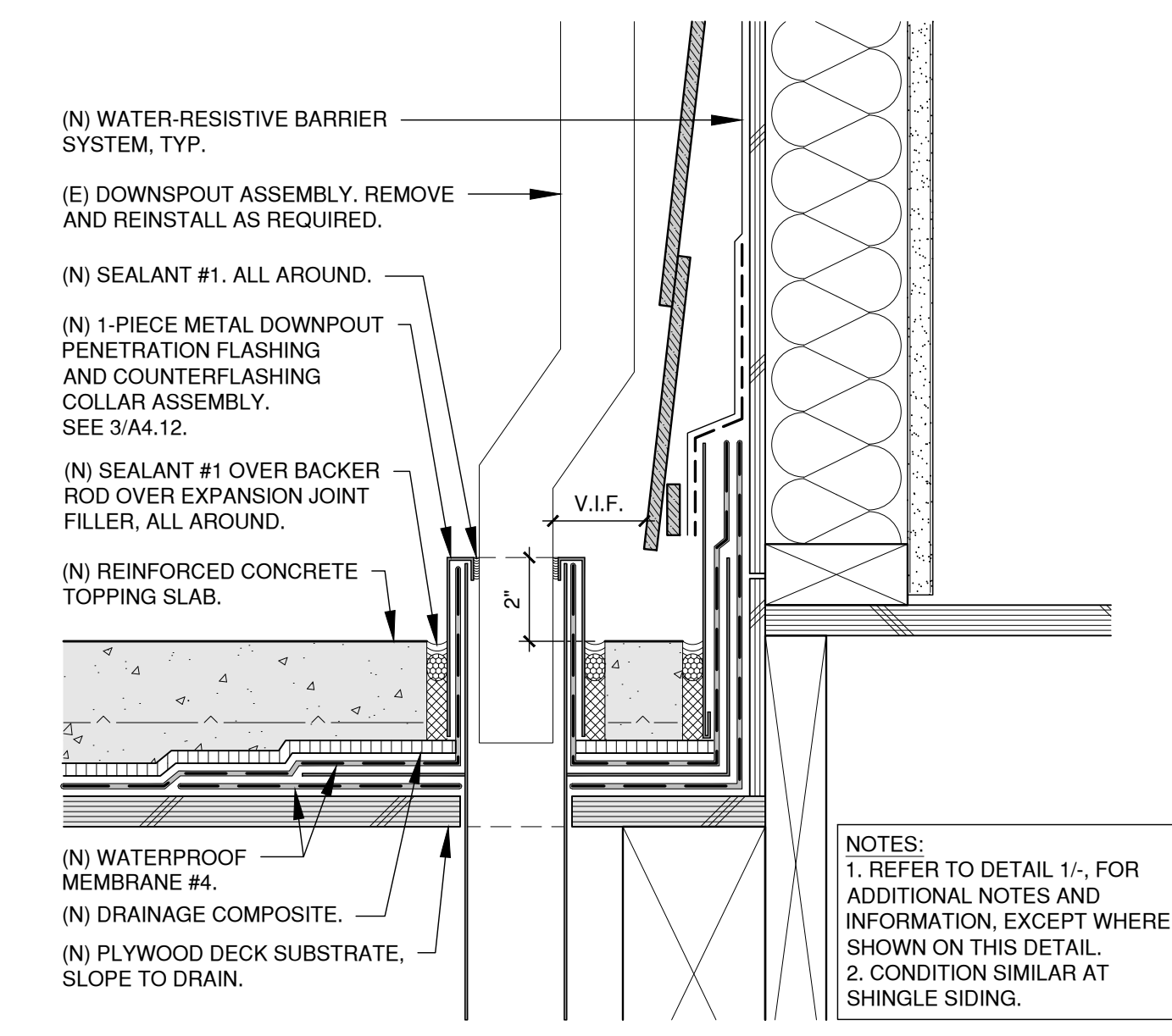
8 DECK SLOPE
1 1/2" = 1'-0"



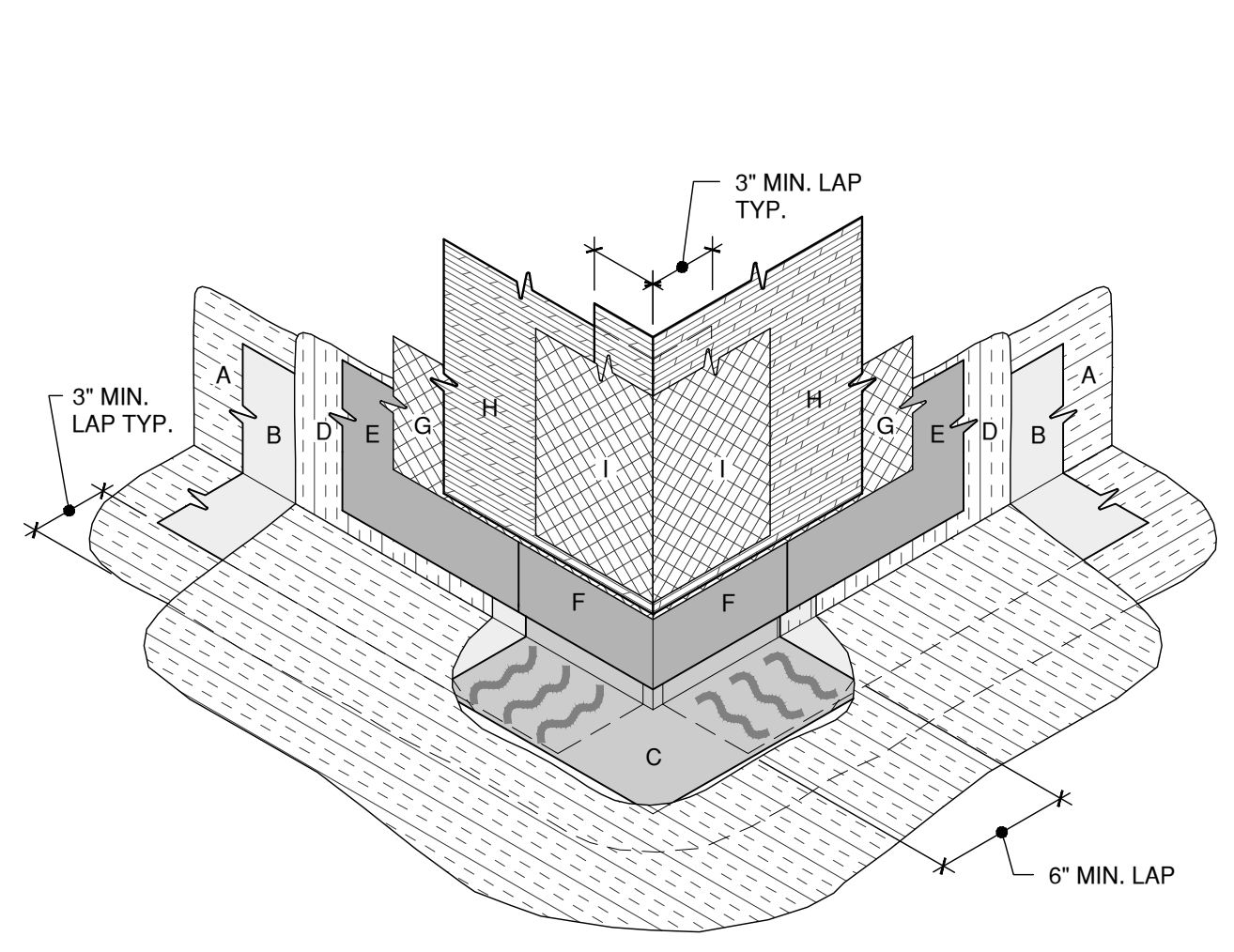
6 GUARDWALL SECTION AT OFFSET
3" = 1'-0"



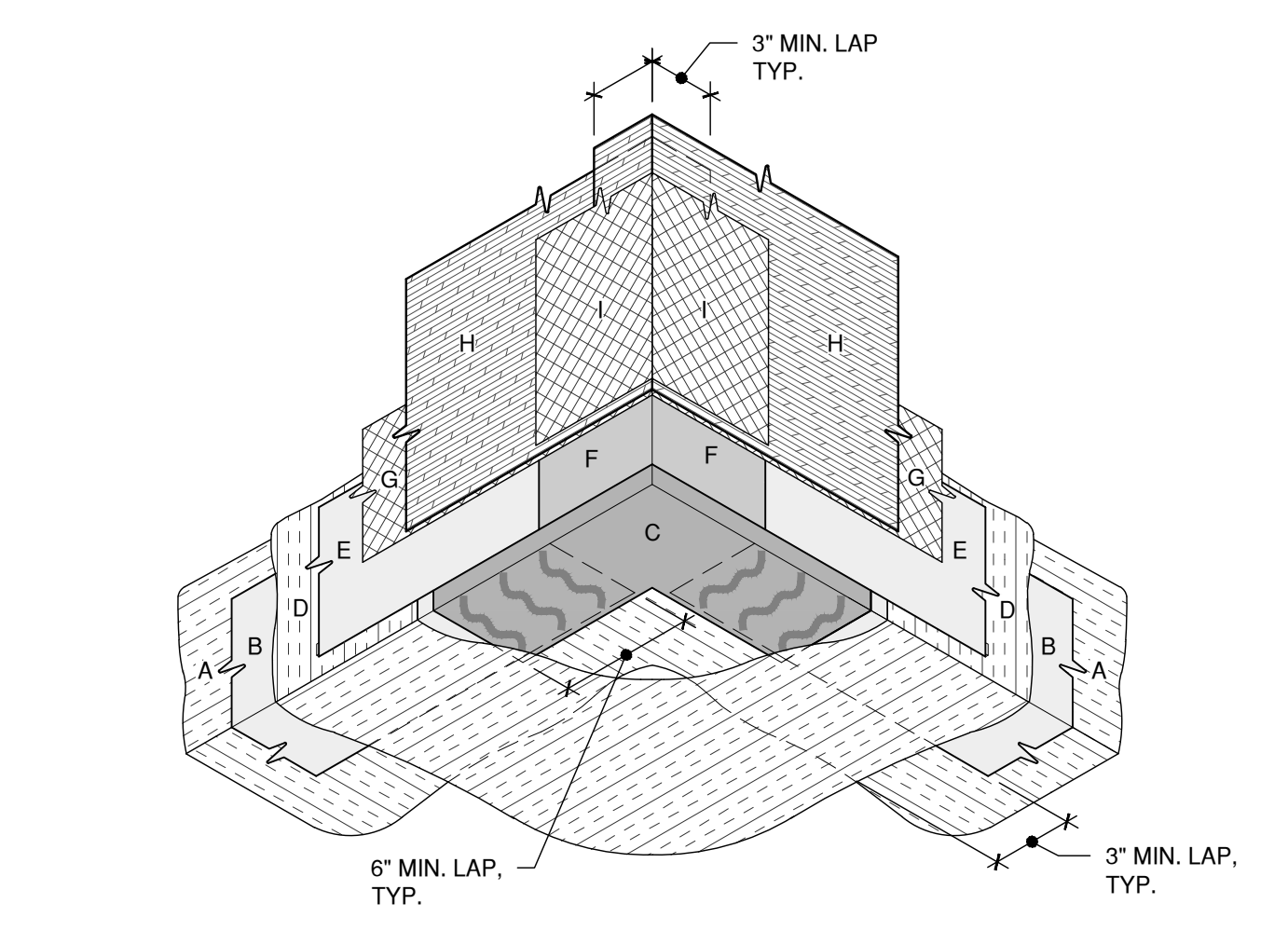
4 GUARDWALL CAP WITH TOP RAIL
3" = 1'-0"



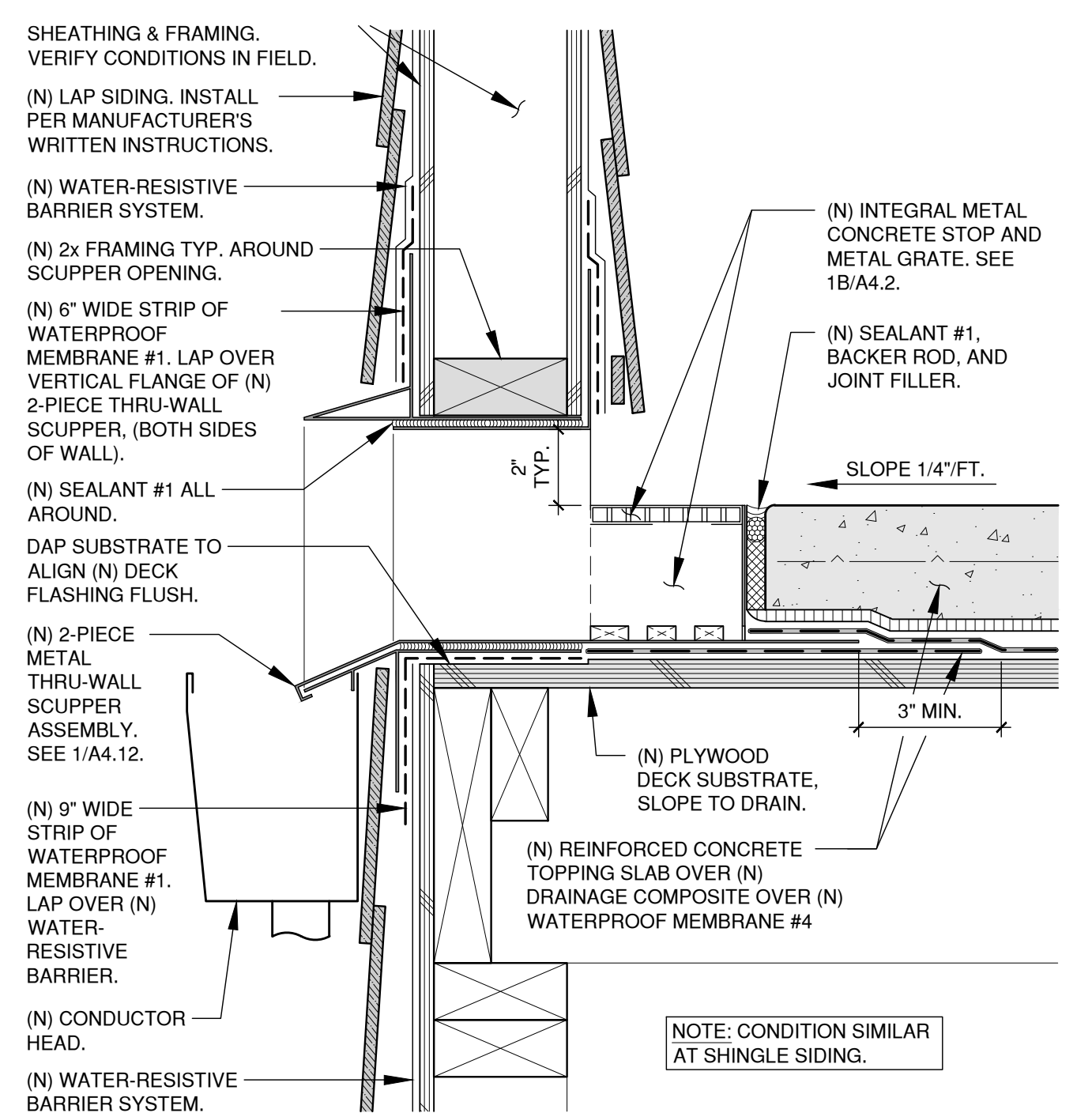
2 TYPICAL DOWNSPOUT PENETRATION AT DECK
3" = 1'-0"



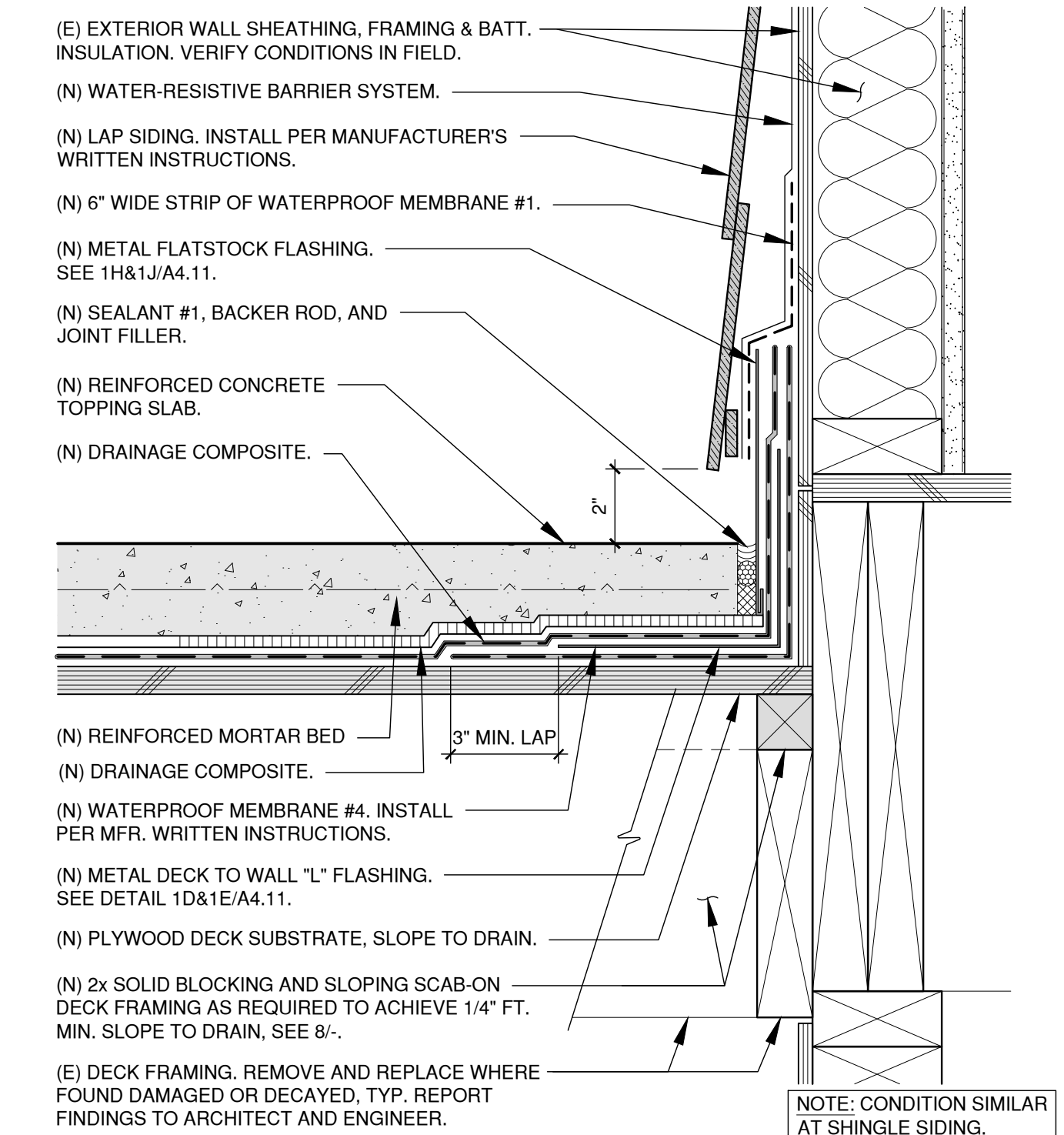
7 TYPICAL OUTSIDE CORNER AT DECK
NOT TO SCALE



5 TYPICAL INSIDE CORNER AT DECK
NOT TO SCALE

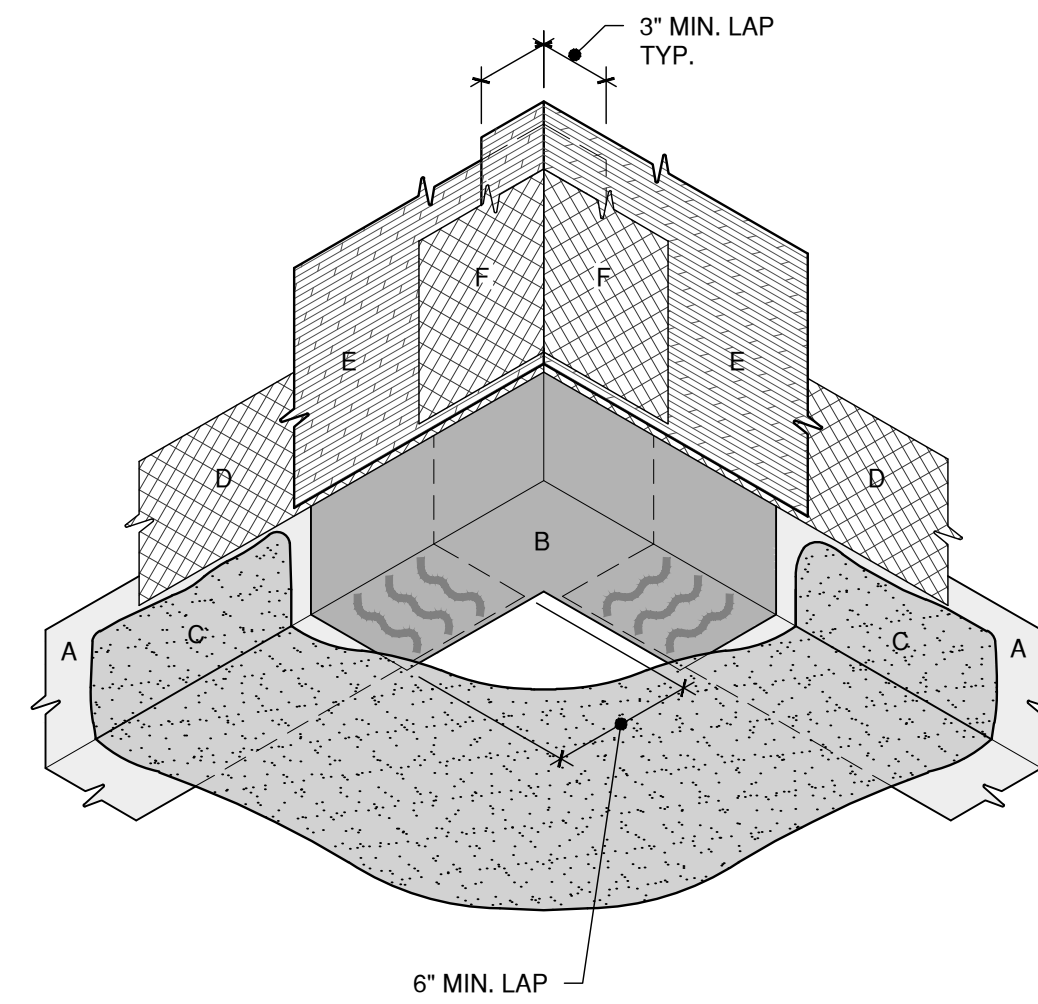


3 TYPICAL DECK SCUPPER
3" = 1'-0"



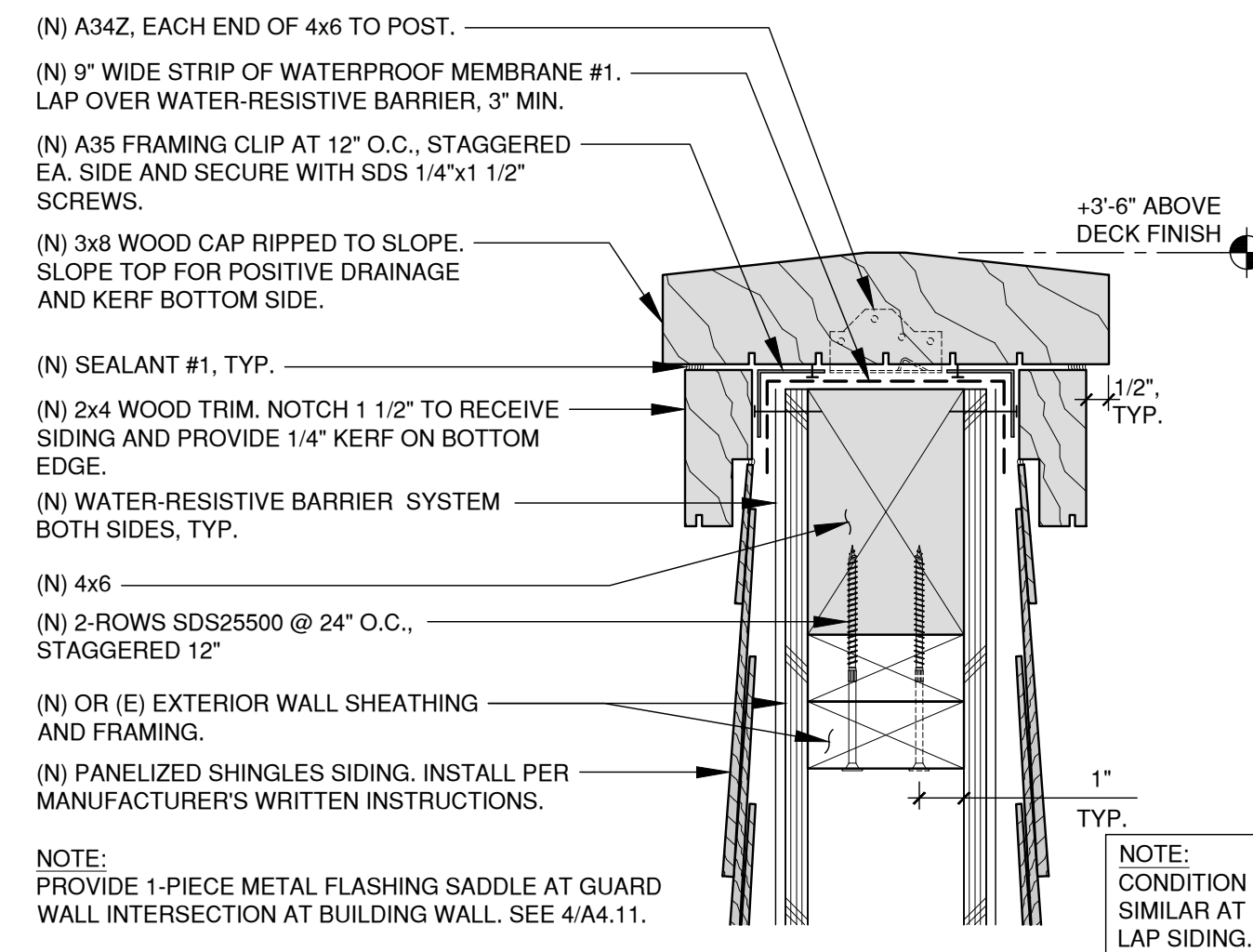
1 TYPICAL DECK TO WALL
3" = 1'-0"

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- A. (N) METAL DECK TO WALL "L" FLASHING.
- B. (N) 1-PIECE METAL DECK TO WALL CORNER FLASHING. SEE 1E/A4.11.
- C. (N) PEDESTRIAN TRAFFIC COATING SYSTEM. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- D. (N) 6" WIDE STRIP WATERPROOF MEMBRANE #1.
- E. (N) WATER-RESISTIVE BARRIER SYSTEM. LAP 3" MIN. EACH SIDE OF WALL FROM CORNER.
- F. (N) 12" WIDE STRIP OF WATERPROOF MEMBRANE #1. LAP 6" EACH SIDE OF WALL FROM CORNER.

8 TYPICAL INSIDE CORNER AT DECK
NOT TO SCALE

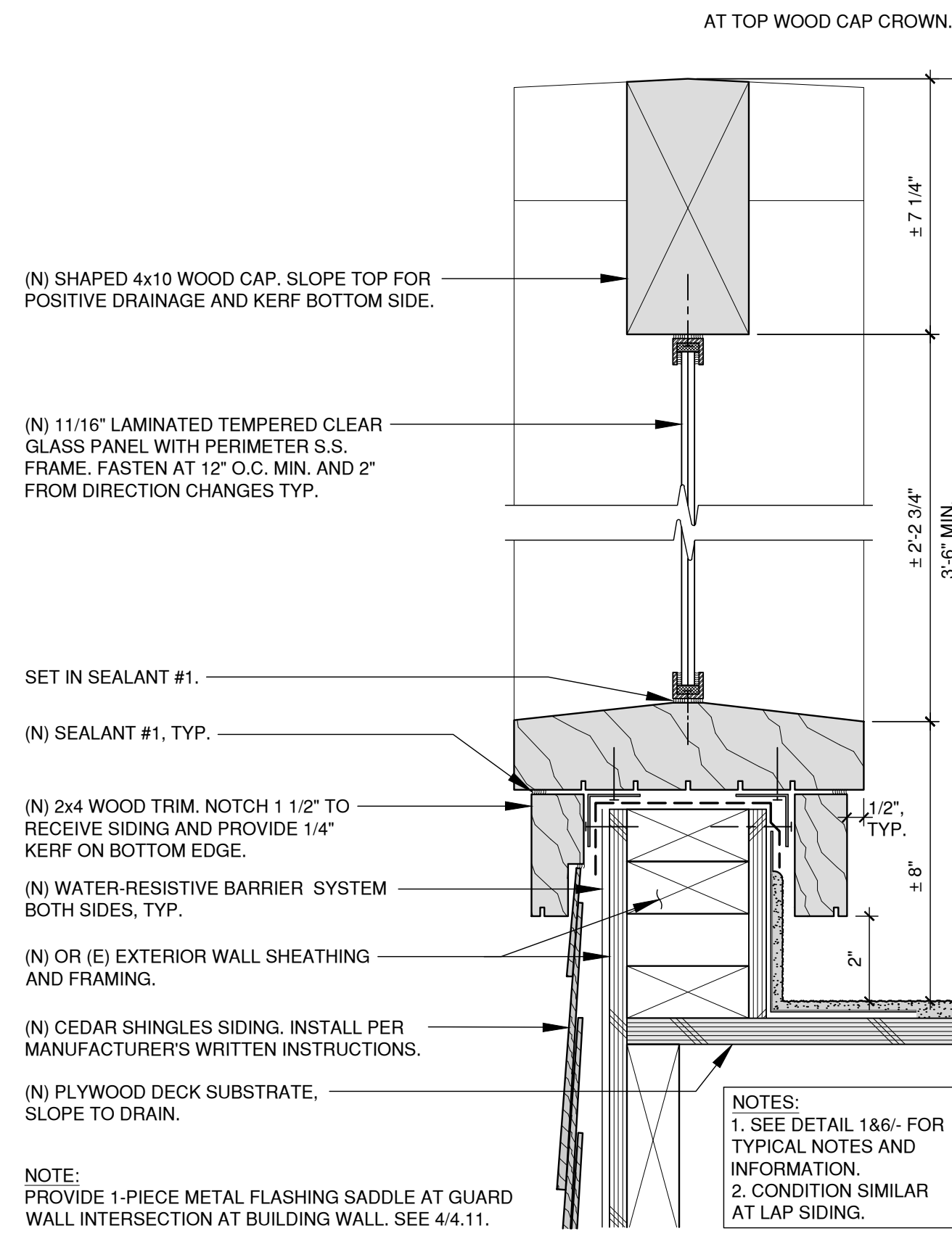


- (N) A34Z, EACH END OF 4x6 TO POST.
- (N) 9" WIDE STRIP OF WATERPROOF MEMBRANE #1. LAP OVER WATER-RESISTIVE BARRIER, 3" MIN.
- (N) A35 FRAMING CLIP AT 12" O.C., STAGGERED EA. SIDE AND SECURE WITH SDS 1/4"x1 1/2" SCREWS.
- (N) 3x8 WOOD CAP RIPPED TO SLOPE. SLOPE TOP FOR POSITIVE DRAINAGE AND KERF BOTTOM SIDE.
- (N) SEALANT #1, TYP.
- (N) 2x4 WOOD TRIM. NOTCH 1 1/2" TO RECEIVE SIDING AND PROVIDE 1/4" KERF ON BOTTOM EDGE.
- (N) WATER-RESISTIVE BARRIER SYSTEM BOTH SIDES, TYP.
- (N) 4x6
- (N) 2-ROWS SDS25500 @ 24" O.C., STAGGERED 12"
- (N) OR (E) EXTERIOR WALL SHEATHING AND FRAMING.
- (N) PANELIZED SHINGLES SIDING. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

NOTE: PROVIDE 1-PIECE METAL FLASHING SADDLE AT GUARD WALL INTERSECTION AT BUILDING WALL. SEE 4/A4.11.

NOTE: CONDITION SIMILAR AT LAP SIDING.

6 GUARDWALL CAP
3" = 1'-0"

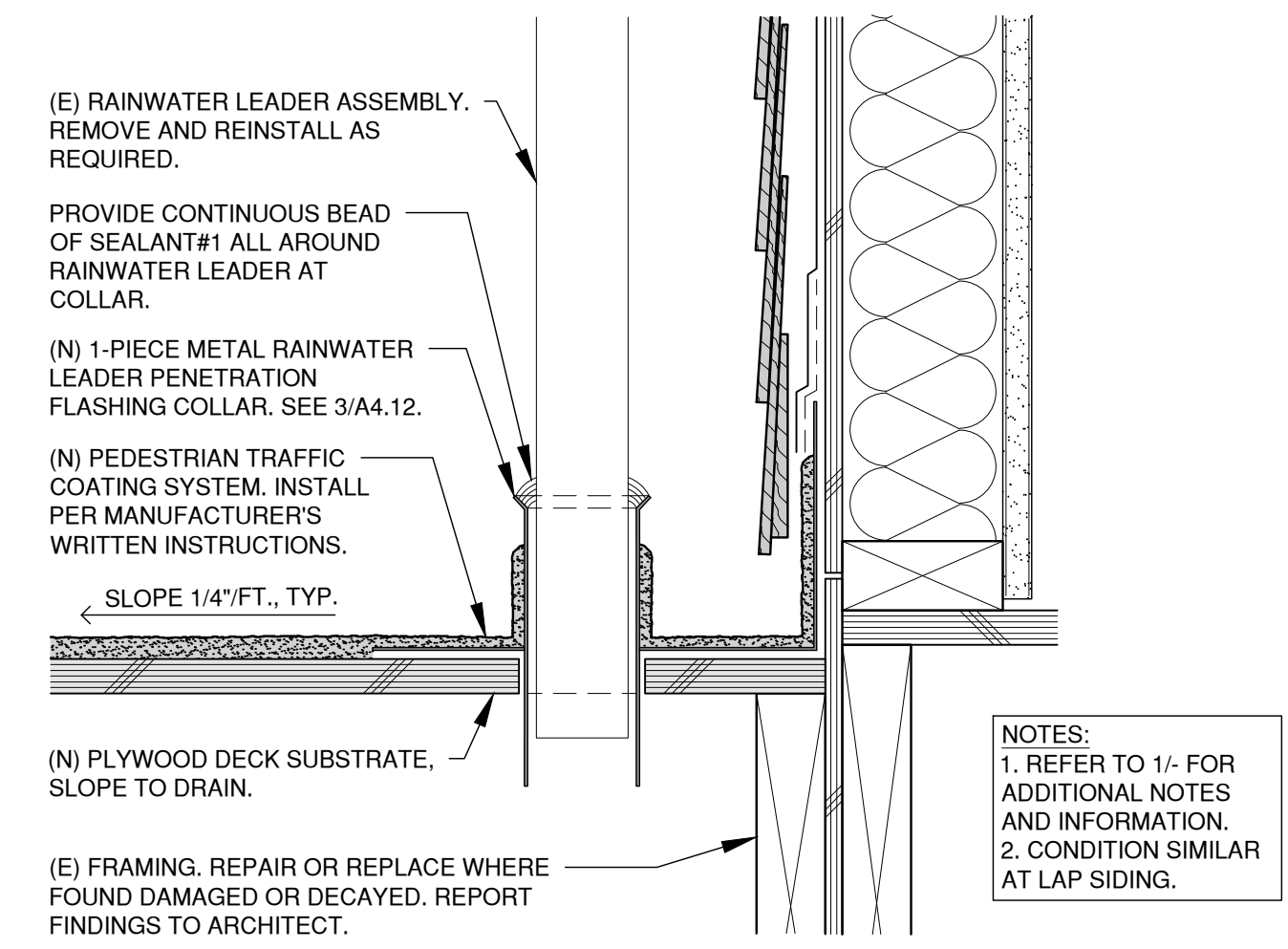


- (N) SHAPED 4x10 WOOD CAP. SLOPE TOP FOR POSITIVE DRAINAGE AND KERF BOTTOM SIDE.
- (N) 11/16" LAMINATED TEMPERED CLEAR GLASS PANEL WITH PERIMETER S.S. FRAME. FASTEN AT 12" O.C. MIN. AND 2" FROM DIRECTION CHANGES TYP.
- SET IN SEALANT #1.
- (N) SEALANT #1, TYP.
- (N) 2x4 WOOD TRIM. NOTCH 1 1/2" TO RECEIVE SIDING AND PROVIDE 1/4" KERF ON BOTTOM EDGE.
- (N) WATER-RESISTIVE BARRIER SYSTEM BOTH SIDES, TYP.
- (N) OR (E) EXTERIOR WALL SHEATHING AND FRAMING.
- (N) CEDAR SHINGLES SIDING. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- (N) PLYWOOD DECK SUBSTRATE. SLOPE TO DRAIN.

NOTES:
1. SEE DETAIL 1&6/ FOR TYPICAL NOTES AND INFORMATION.
2. CONDITION SIMILAR AT LAP SIDING.

NOTE: PROVIDE 1-PIECE METAL FLASHING SADDLE AT GUARD WALL INTERSECTION AT BUILDING WALL. SEE 4/A4.11.

4 GUARDWALL CAP WITH GLASS INFILL PANEL
3" = 1'-0"



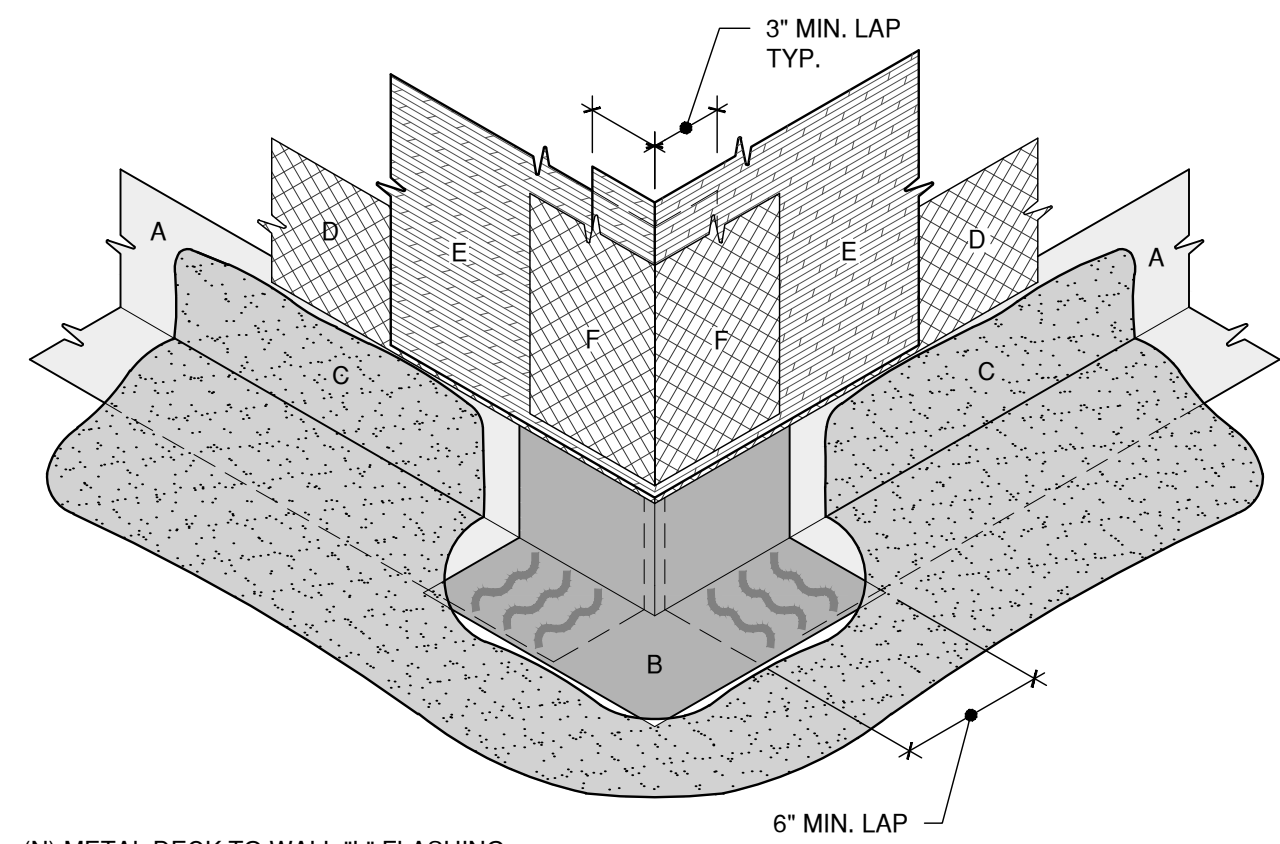
- (E) RAINWATER LEADER ASSEMBLY. REMOVE AND REINSTALL AS REQUIRED.
- PROVIDE CONTINUOUS BEAD OF SEALANT#1 ALL AROUND RAINWATER LEADER AT COLLAR.
- (N) 1-PIECE METAL RAINWATER LEADER PENETRATION FLASHING COLLAR. SEE 3/A4.12.
- (N) PEDESTRIAN TRAFFIC COATING SYSTEM. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

- (N) PLYWOOD DECK SUBSTRATE. SLOPE TO DRAIN.

- (E) FRAMING. REPAIR OR REPLACE WHERE FOUND DAMAGED OR DECAYED. REPORT FINDINGS TO ARCHITECT.

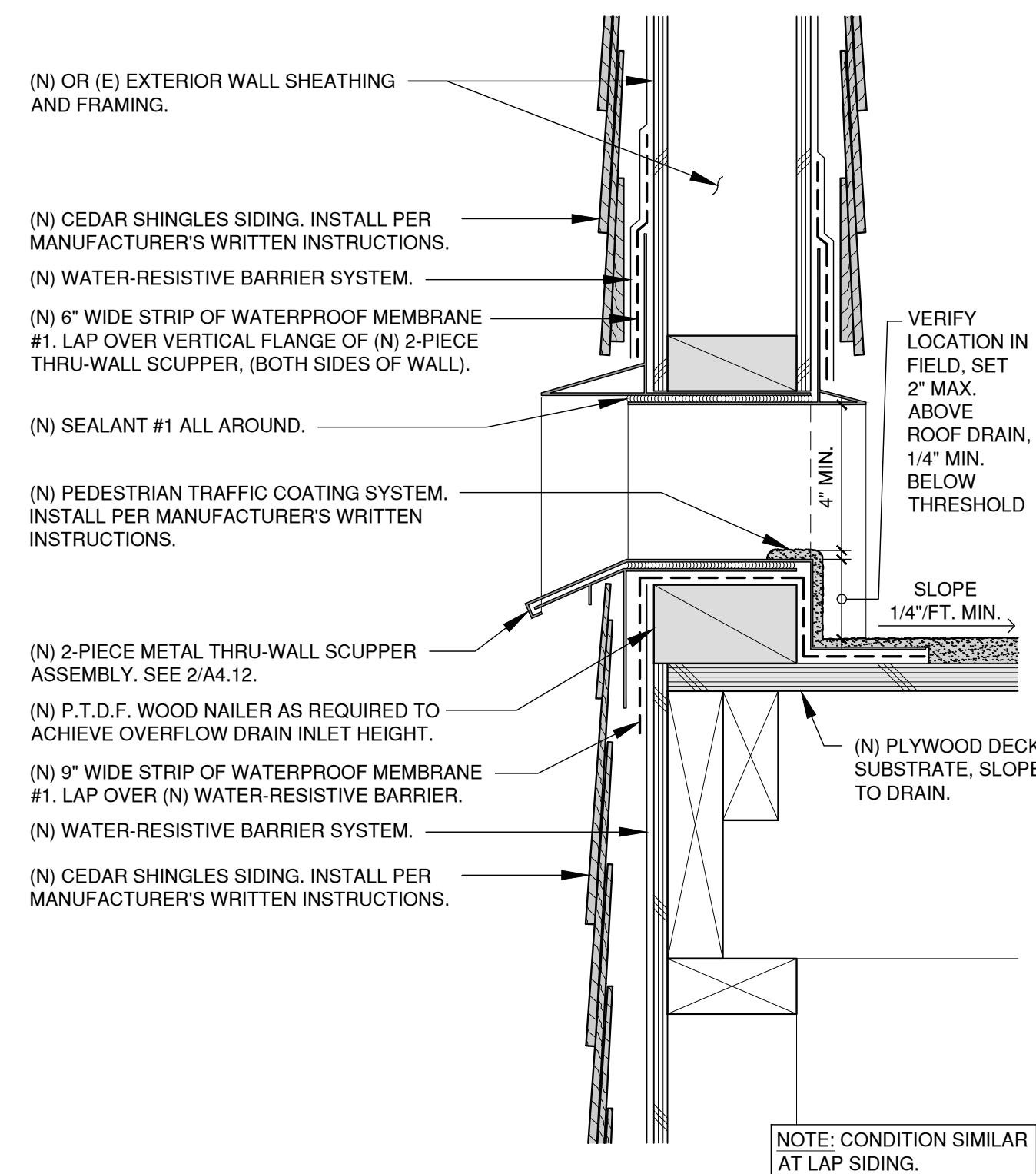
NOTES:
1. REFER TO 1/- FOR ADDITIONAL NOTES AND INFORMATION.
2. CONDITION SIMILAR AT LAP SIDING.

2 TYPICAL DOWNSPOUT PENETRATION
3" = 1'-0"



- A. (N) METAL DECK TO WALL "L" FLASHING.
- B. (N) 1-PIECE METAL DECK TO WALL CORNER FLASHING. SEE 1D/A4.11.
- C. (N) PEDESTRIAN TRAFFIC COATING SYSTEM. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- D. (N) 6" WIDE STRIP WATERPROOF MEMBRANE #1
- E. (N) WATER-RESISTIVE BARRIER SYSTEM. LAP 3" MIN. EACH SIDE OF WALL FROM CORNER.
- F. (N) 12" WIDE STRIP OF WATERPROOF MEMBRANE #1. LAP 6" EACH SIDE OF WALL FROM CORNER.

7 TYPICAL OUTSIDE CORNER AT DECK
NOT TO SCALE



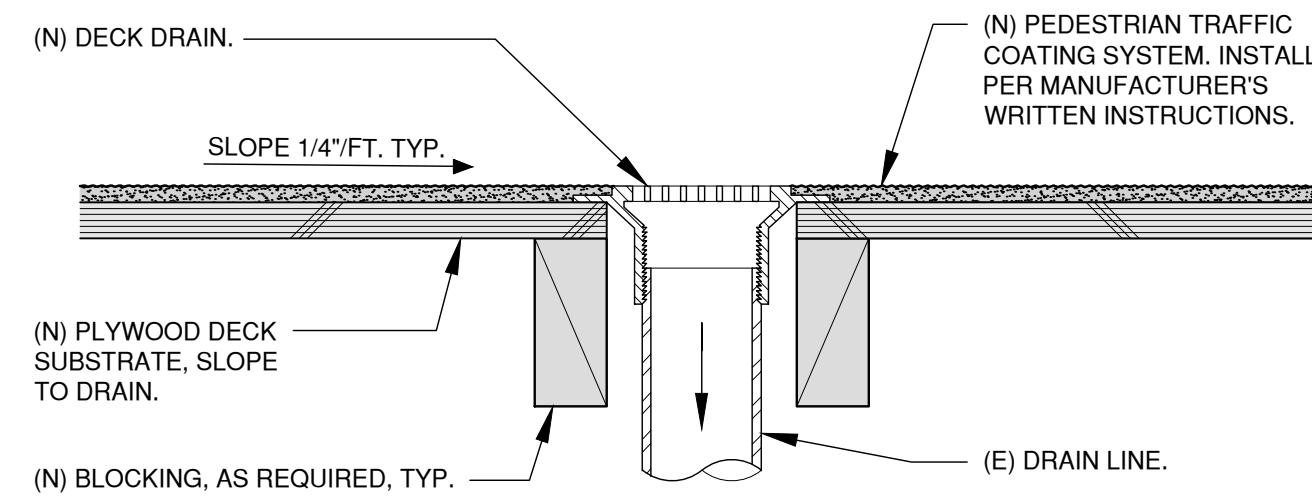
- (N) OR (E) EXTERIOR WALL SHEATHING AND FRAMING.
- (N) CEDAR SHINGLES SIDING. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- (N) WATER-RESISTIVE BARRIER SYSTEM.
- (N) 6" WIDE STRIP OF WATERPROOF MEMBRANE #1. LAP OVER VERTICAL FLANGE OF (N) 2-PIECE THRU-WALL SCUPPER, (BOTH SIDES OF WALL).
- (N) SEALANT #1 ALL AROUND.
- (N) PEDESTRIAN TRAFFIC COATING SYSTEM. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

VERIFY LOCATION IN FIELD, SET 2" MAX. ABOVE ROOF DRAIN. 1/4" MIN. BELOW THRESHOLD

- (N) 2-PIECE METAL THRU-WALL SCUPPER ASSEMBLY. SEE 2/A4.12
- (N) P.T.D.F. WOOD NAILER AS REQUIRED TO ACHIEVE OVERFLOW DRAIN INLET HEIGHT.
- (N) 9" WIDE STRIP OF WATERPROOF MEMBRANE #1. LAP OVER (N) WATER-RESISTIVE BARRIER.
- (N) WATER-RESISTIVE BARRIER SYSTEM.
- (N) CEDAR SHINGLES SIDING. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

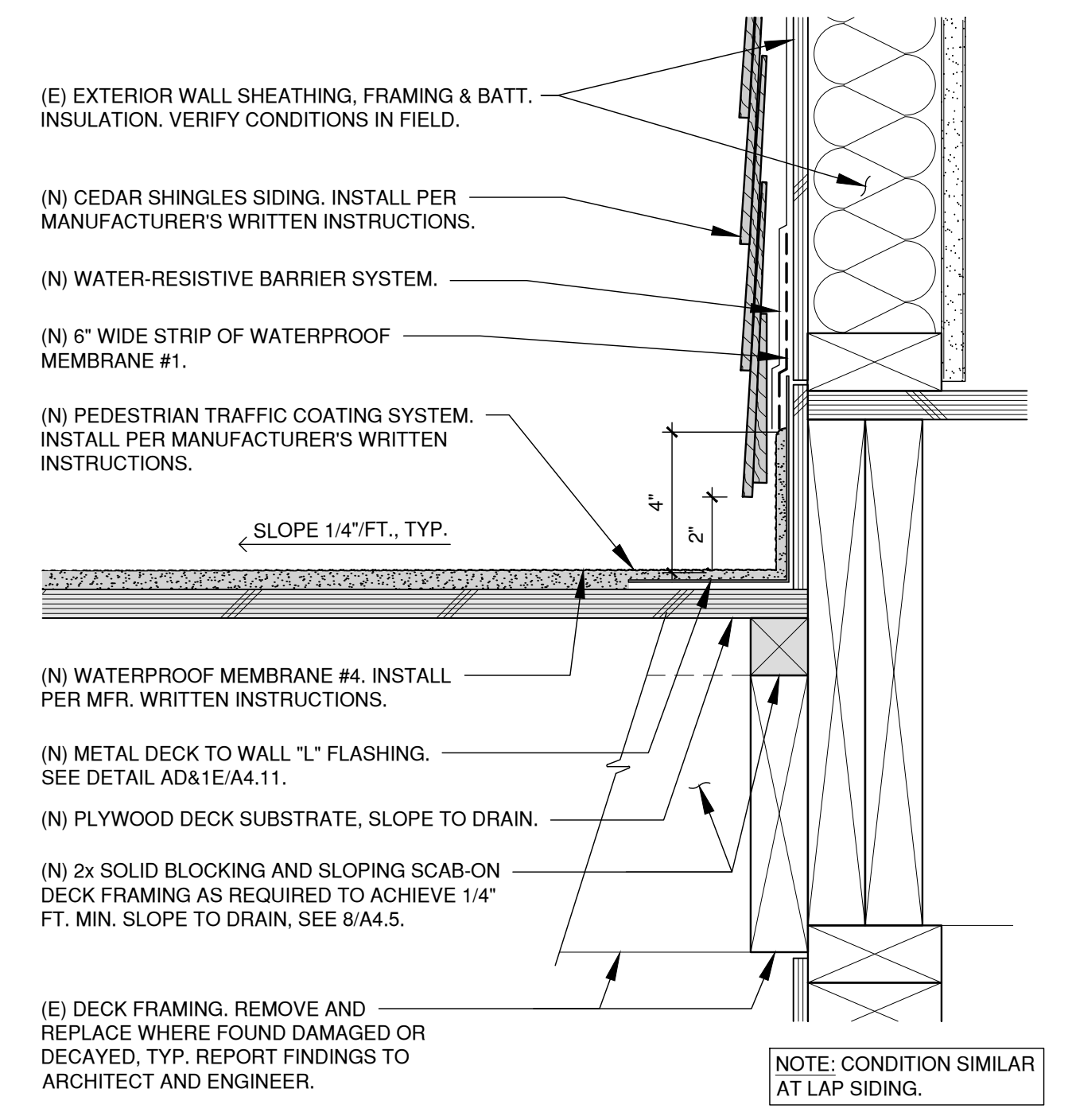
NOTE: CONDITION SIMILAR AT LAP SIDING.

5 TYPICAL THRU WALL OVERFLOW SCUPPER
3" = 1'-0"



- (N) DECK DRAIN.
- (N) PEDESTRIAN TRAFFIC COATING SYSTEM. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- (N) PLYWOOD DECK SUBSTRATE. SLOPE TO DRAIN.
- (N) BLOCKING, AS REQUIRED, TYP.
- (E) DRAIN LINE.

3 TYPICAL DECK DRAIN
3" = 1'-0"



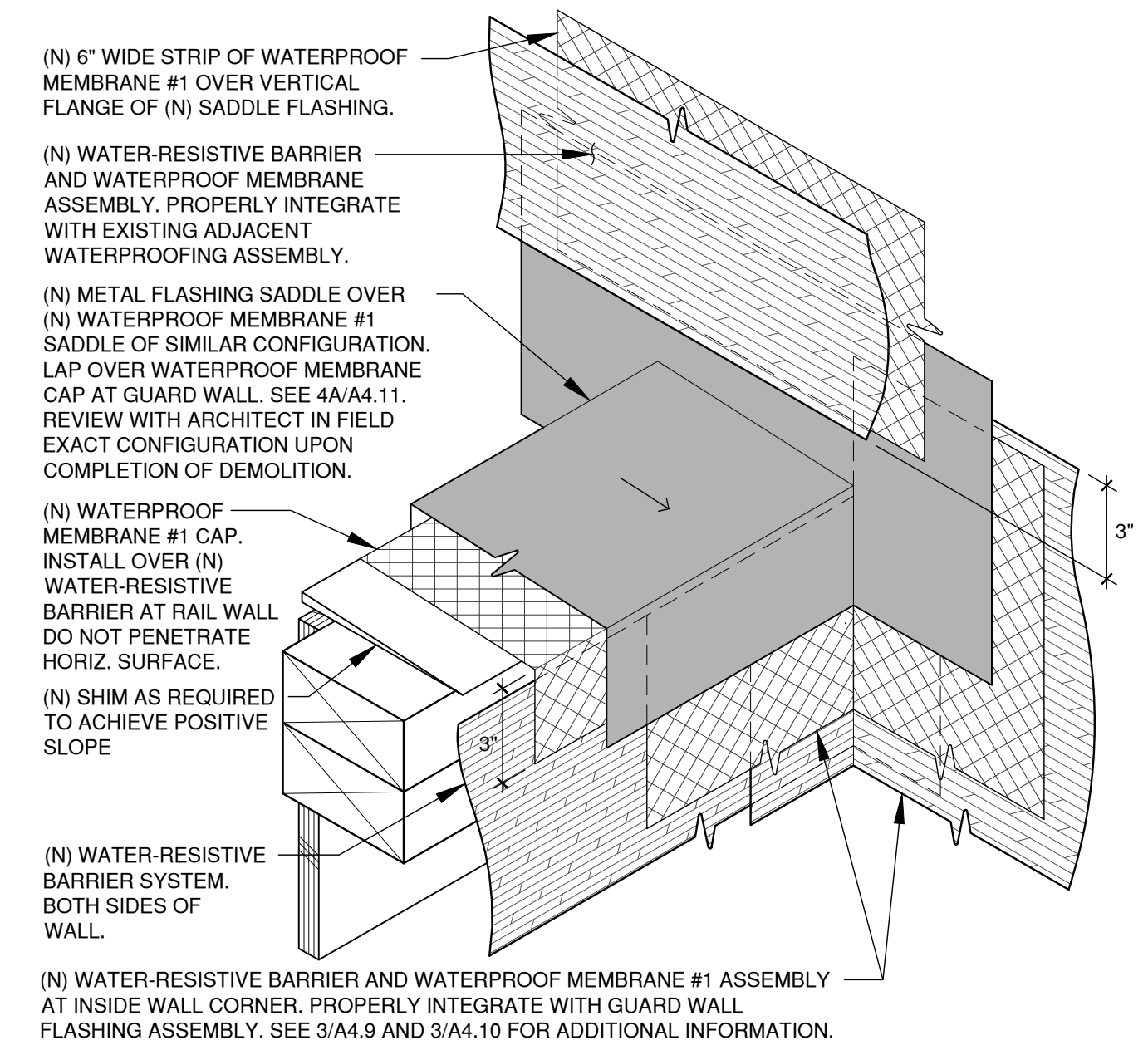
- (E) EXTERIOR WALL SHEATHING, FRAMING & BATT. INSULATION. VERIFY CONDITIONS IN FIELD.
- (N) CEDAR SHINGLES SIDING. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- (N) WATER-RESISTIVE BARRIER SYSTEM.
- (N) 6" WIDE STRIP OF WATERPROOF MEMBRANE #1.
- (N) PEDESTRIAN TRAFFIC COATING SYSTEM. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

- (N) WATERPROOF MEMBRANE #4. INSTALL PER MFR. WRITTEN INSTRUCTIONS.
- (N) METAL DECK TO WALL "L" FLASHING. SEE DETAIL AD&1E/A4.11.
- (N) PLYWOOD DECK SUBSTRATE. SLOPE TO DRAIN.
- (N) 2x SOLID BLOCKING AND SLOPING SCAB-ON DECK FRAMING AS REQUIRED TO ACHIEVE 1/4" FT. MIN. SLOPE TO DRAIN. SEE 8/A4.5.

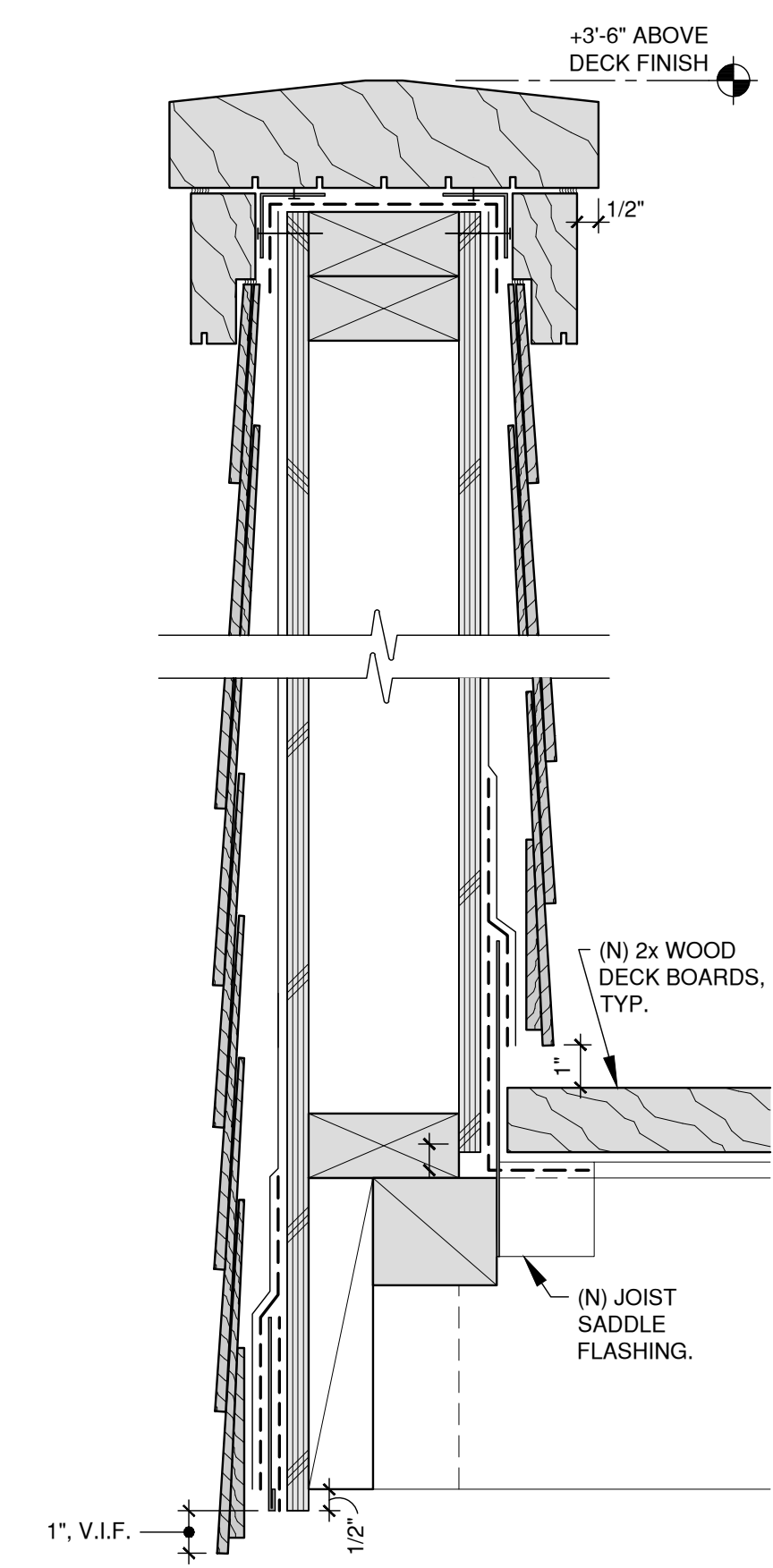
- (E) DECK FRAMING. REMOVE AND REPLACE WHERE FOUND DAMAGED OR DECAYED. TYP. REPORT FINDINGS TO ARCHITECT AND ENGINEER.

NOTE: CONDITION SIMILAR AT LAP SIDING.

1 TYPICAL DECK TO WALL
3" = 1'-0"

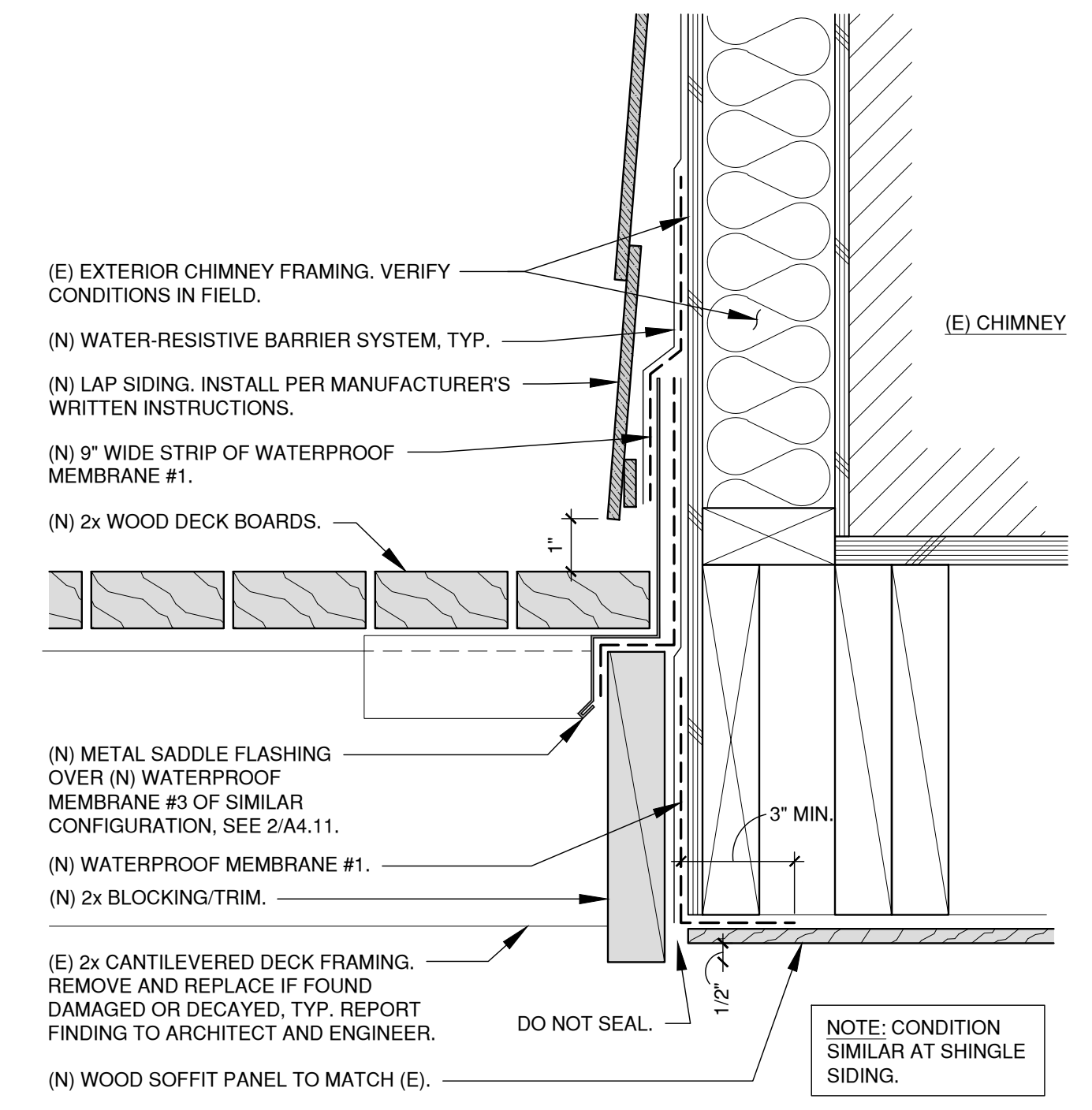


6 GUARD WALL AT WALL INTERSECTION
NOT TO SCALE

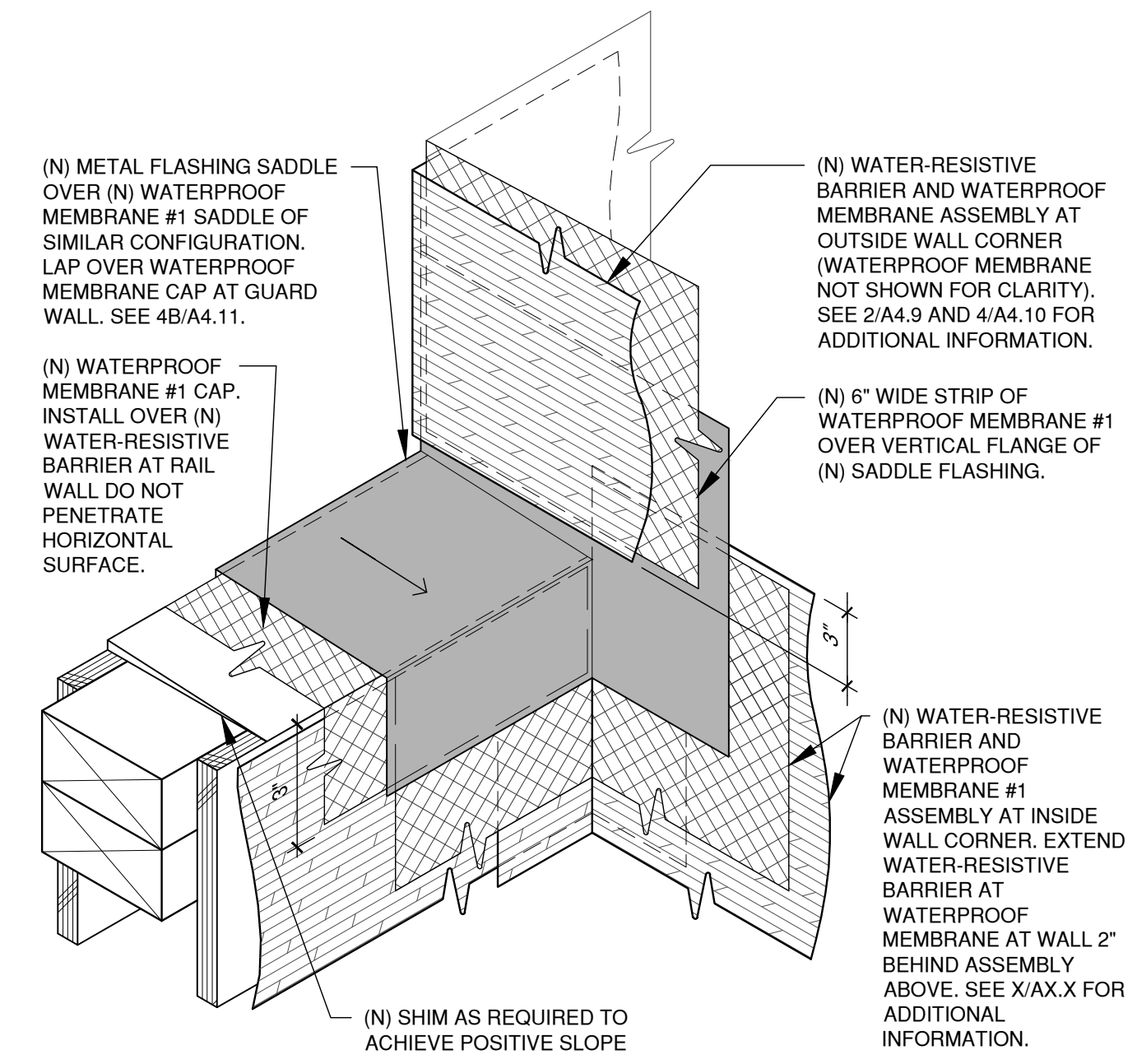


NOTE: PROVIDE 1-PIECE METAL FLASHING SADDLE AT GUARD WALL INTERSECTION AT BUILDING WALL. SEE 4/A4.11.
NOTE: SEE DETAIL 3/ FOR TYPICAL NOTES AND INFORMATION.

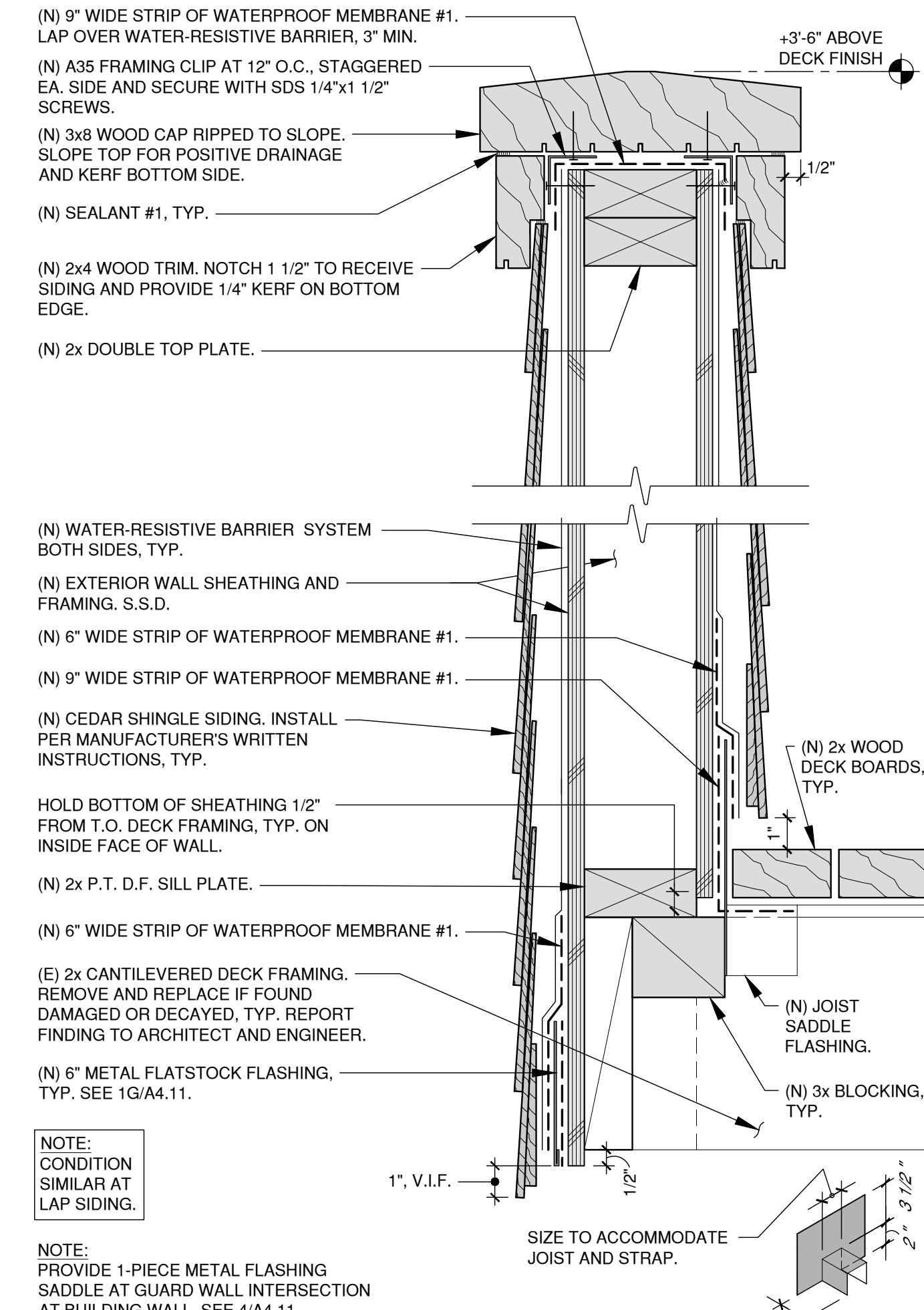
4 SOLID GUARDWALL AT OPEN WOOD DECKING
3" = 1'-0" PARALLEL TO CANTILEVERED FRAMING



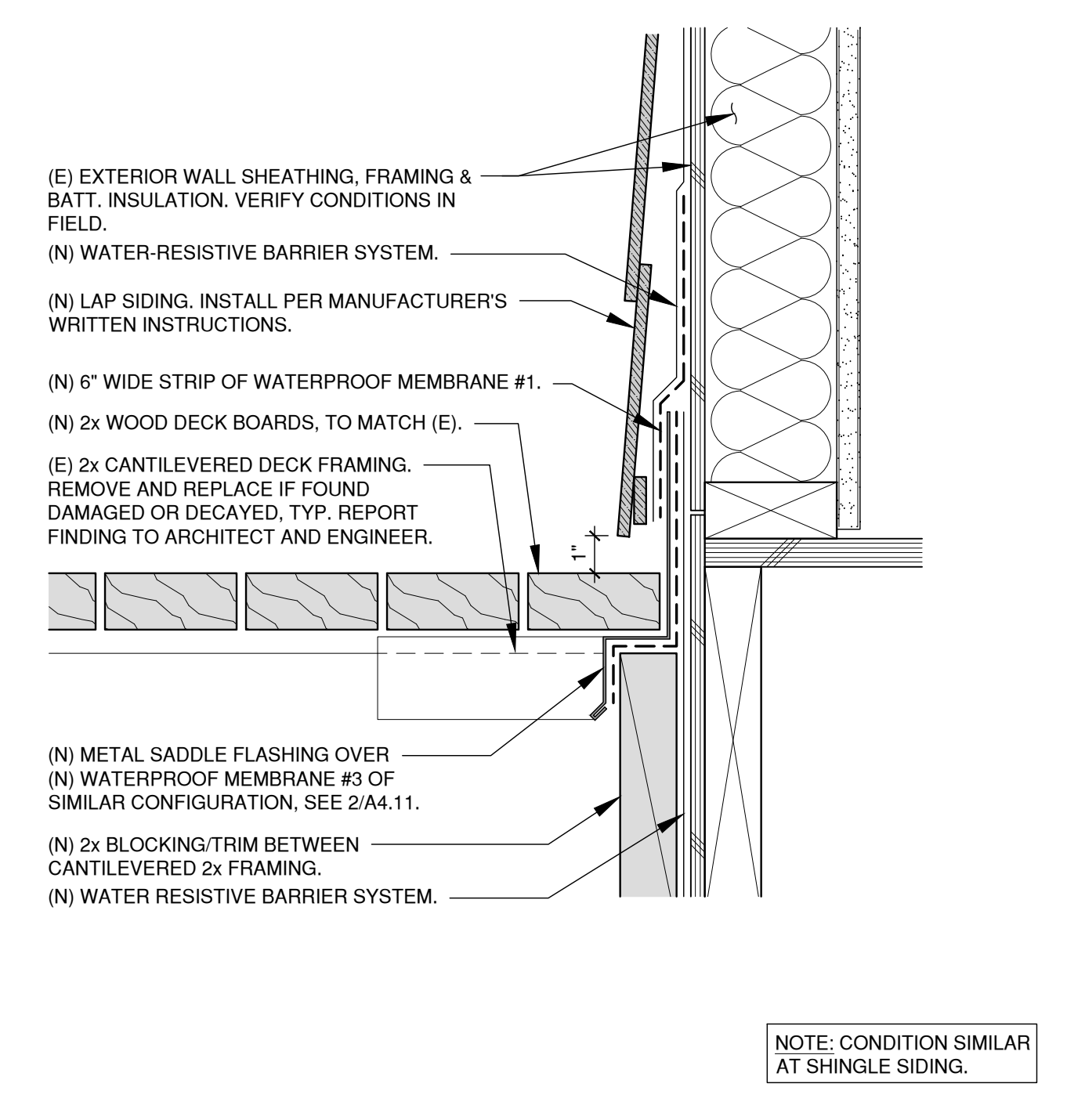
2 TYPICAL DECK TO WALL AT CHIMNEY
3" = 1'-0"



5 TYPICAL GUARDWALL CAP AT WALL
NOT TO SCALE

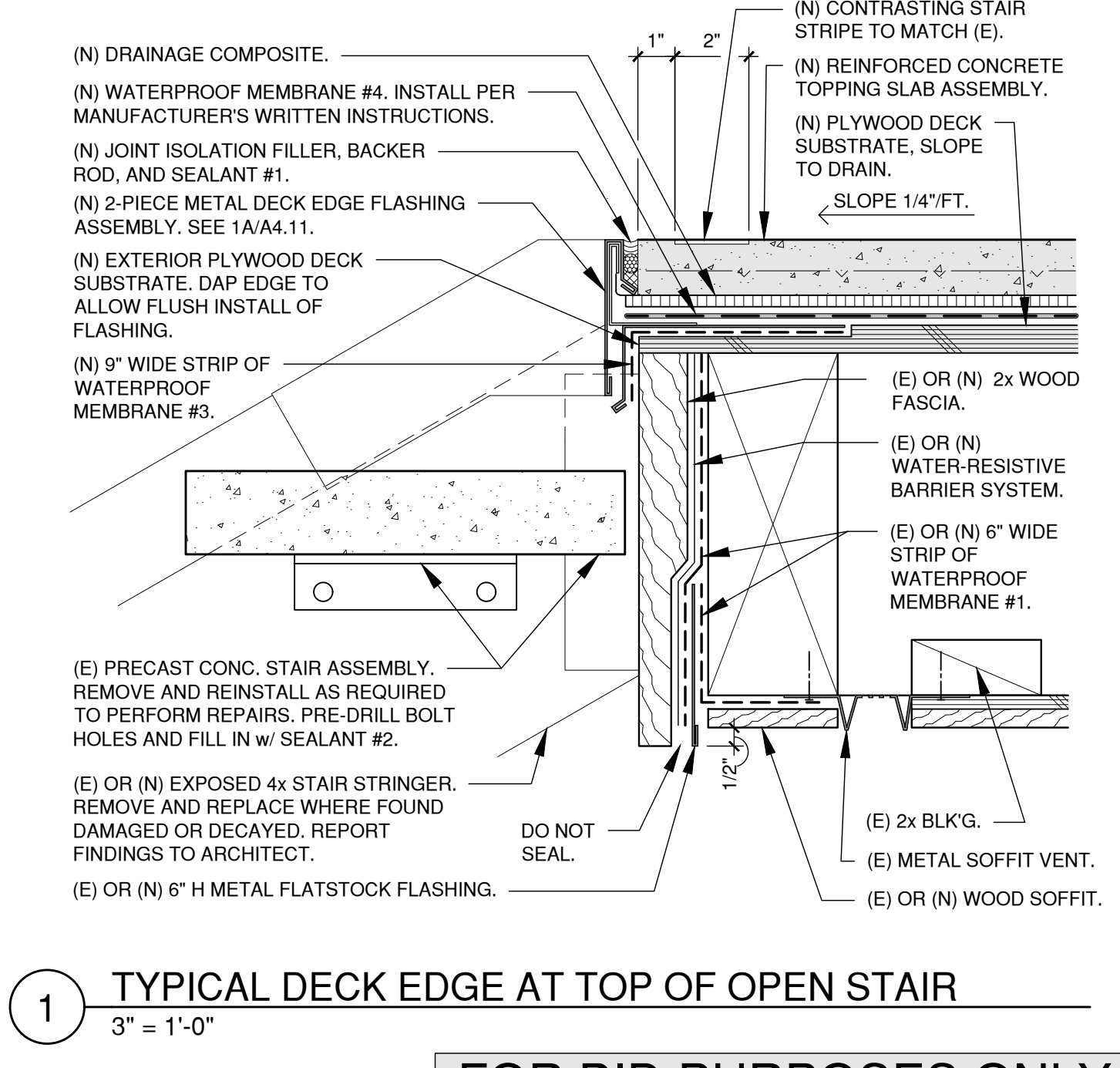
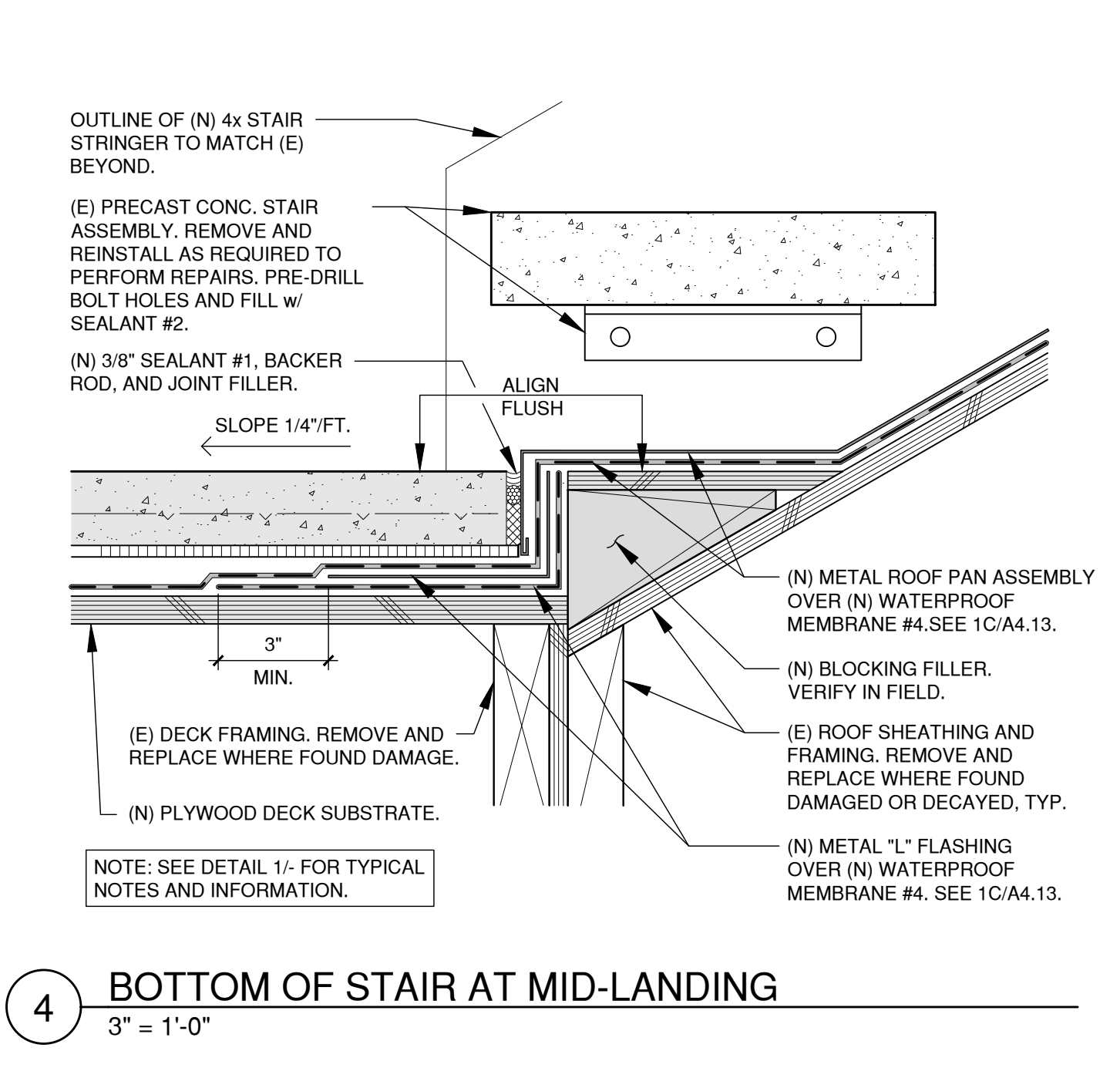
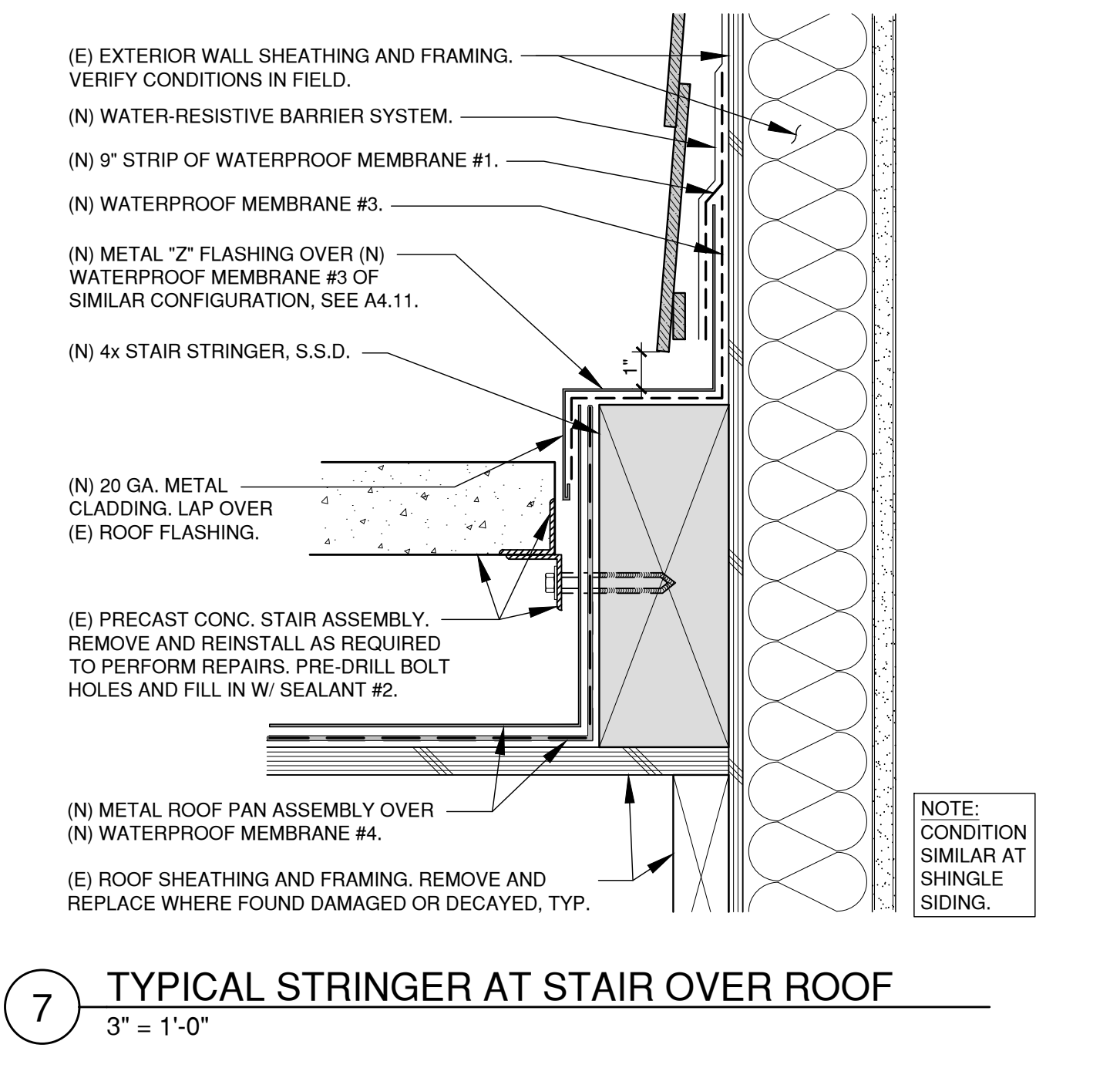
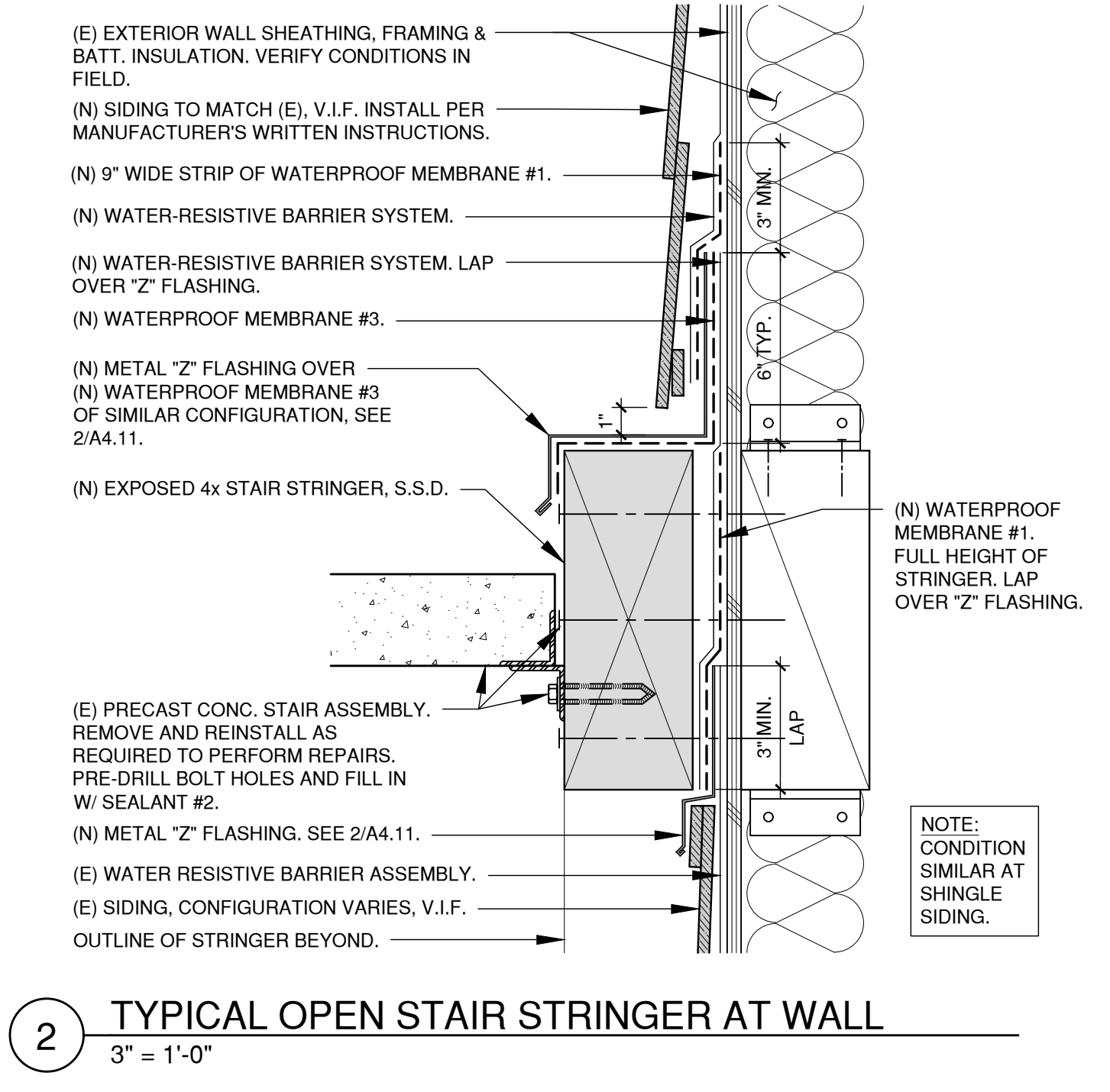
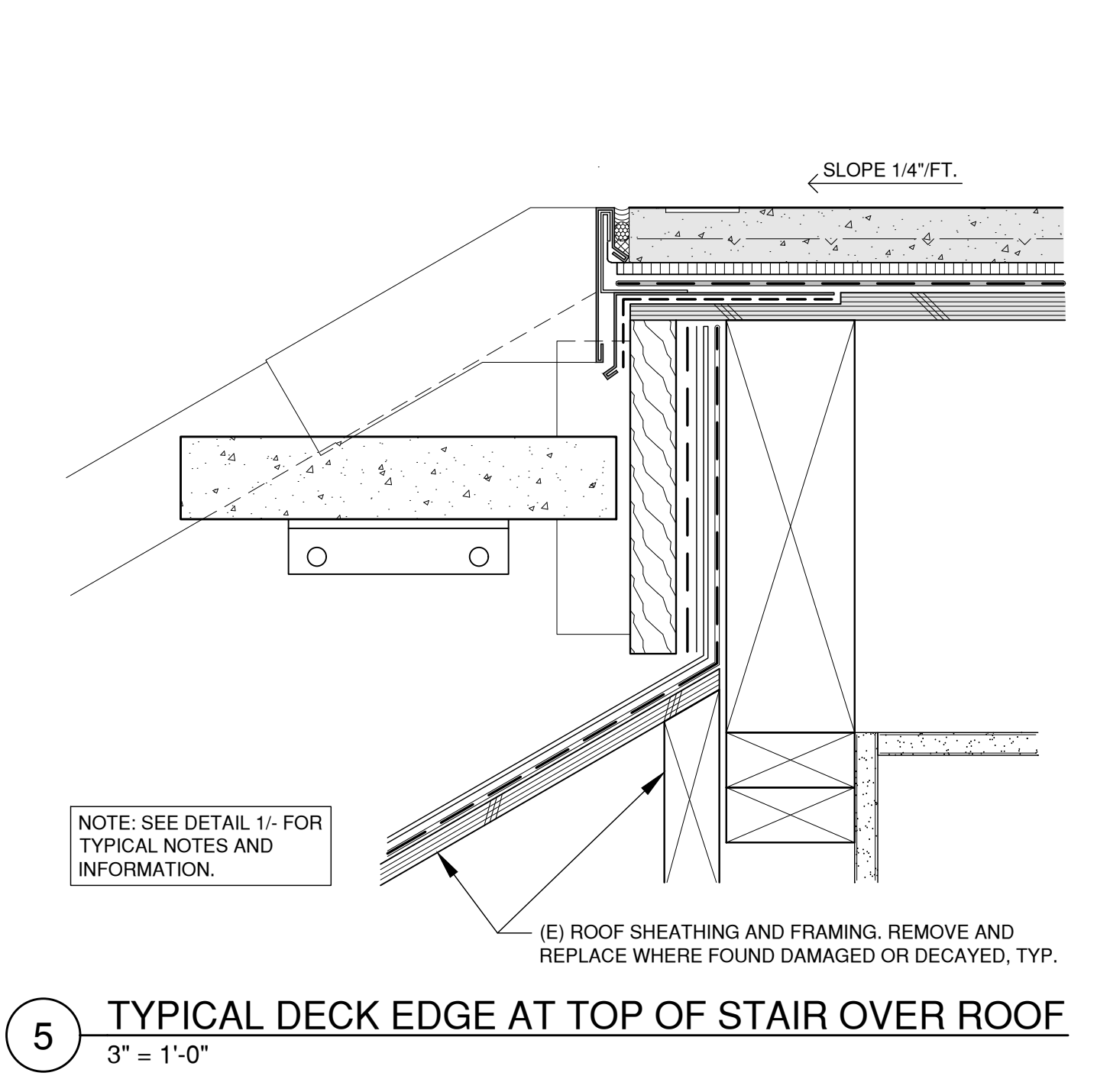
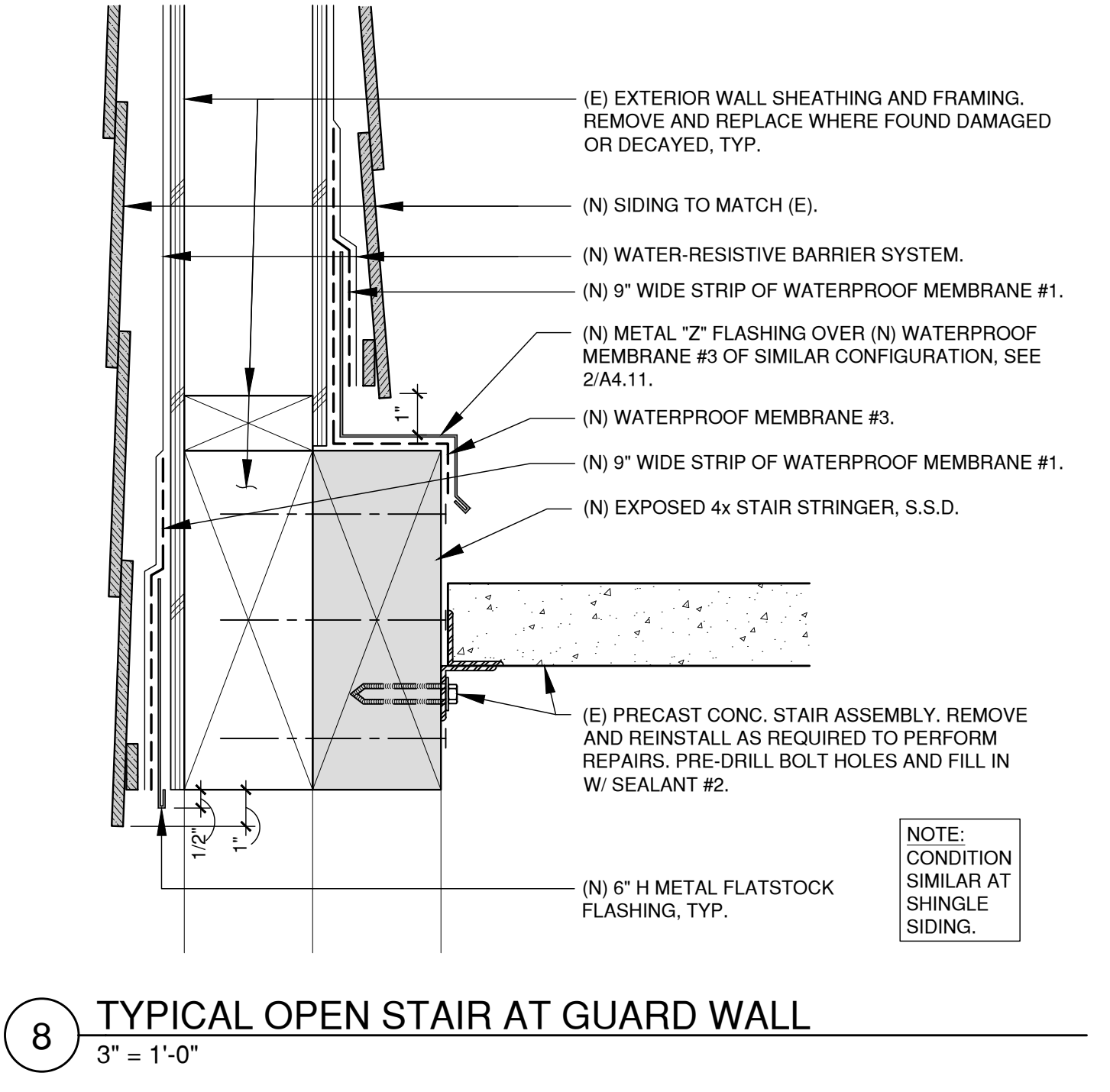
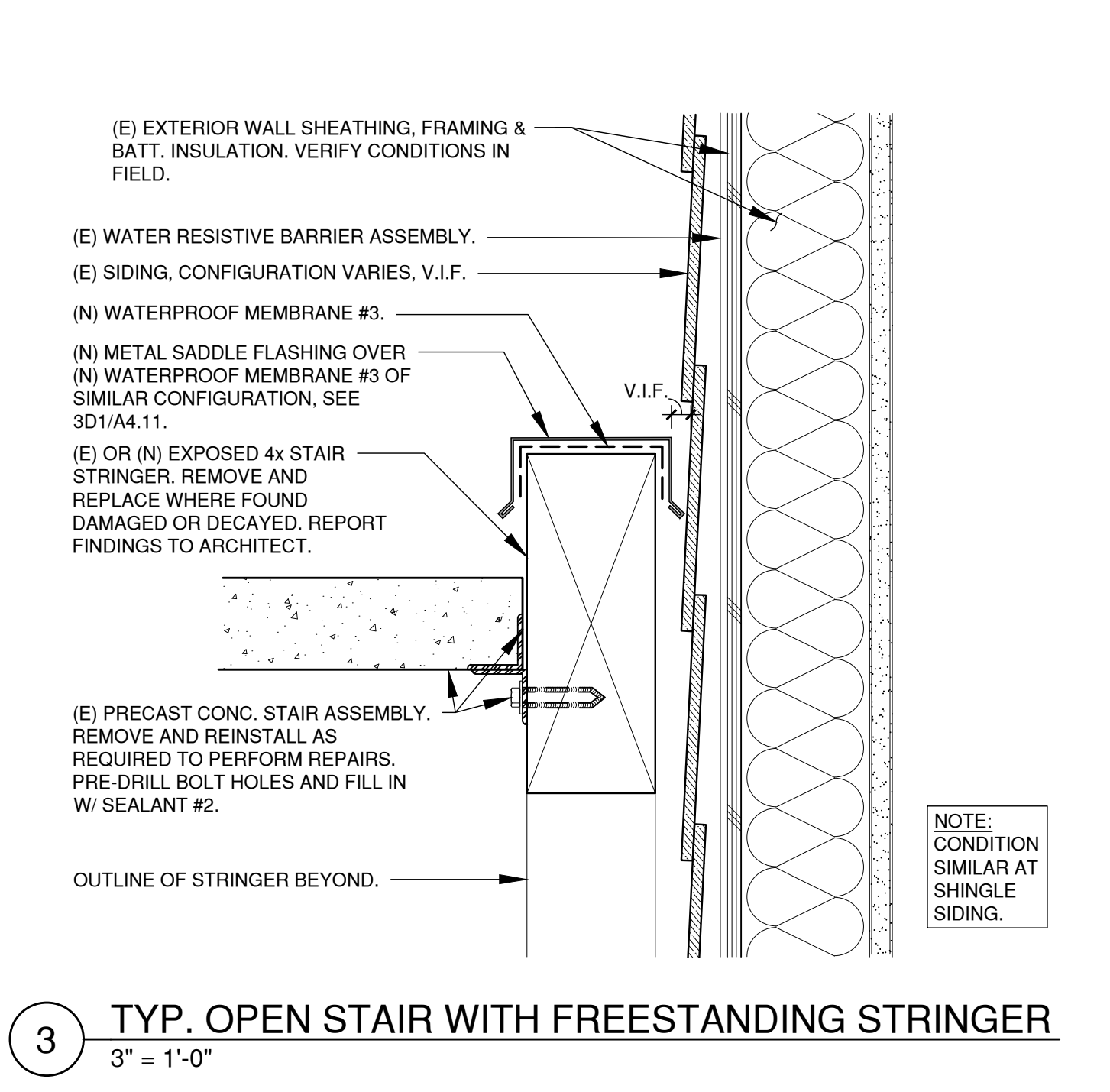
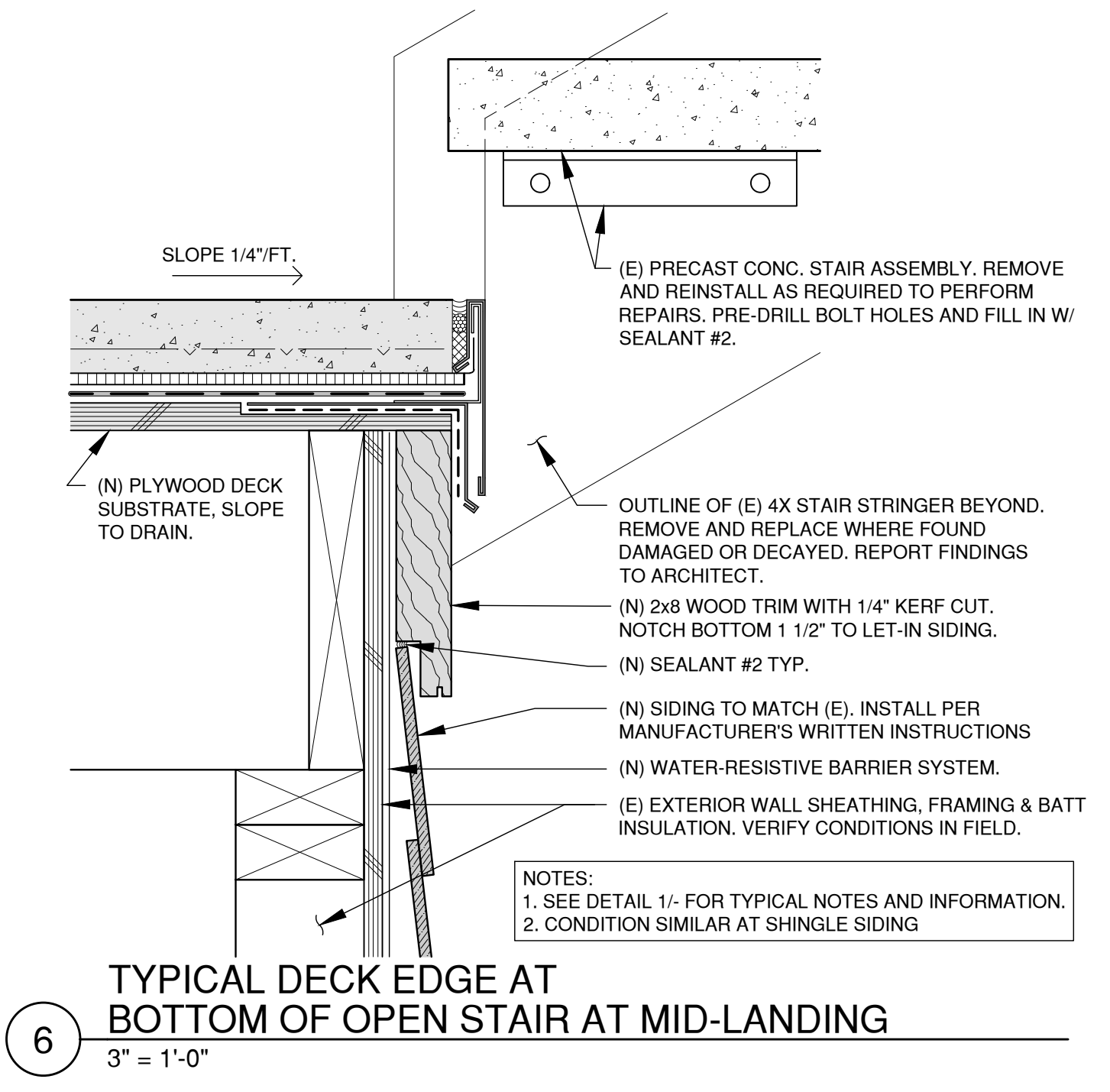


3 SOLID GUARDWALL AT OPEN WOOD DECKING
3" = 1'-0" PERPENDICULAR TO CANTILEVERED FRAMING



1 TYPICAL DECK TO WALL
3" = 1'-0"

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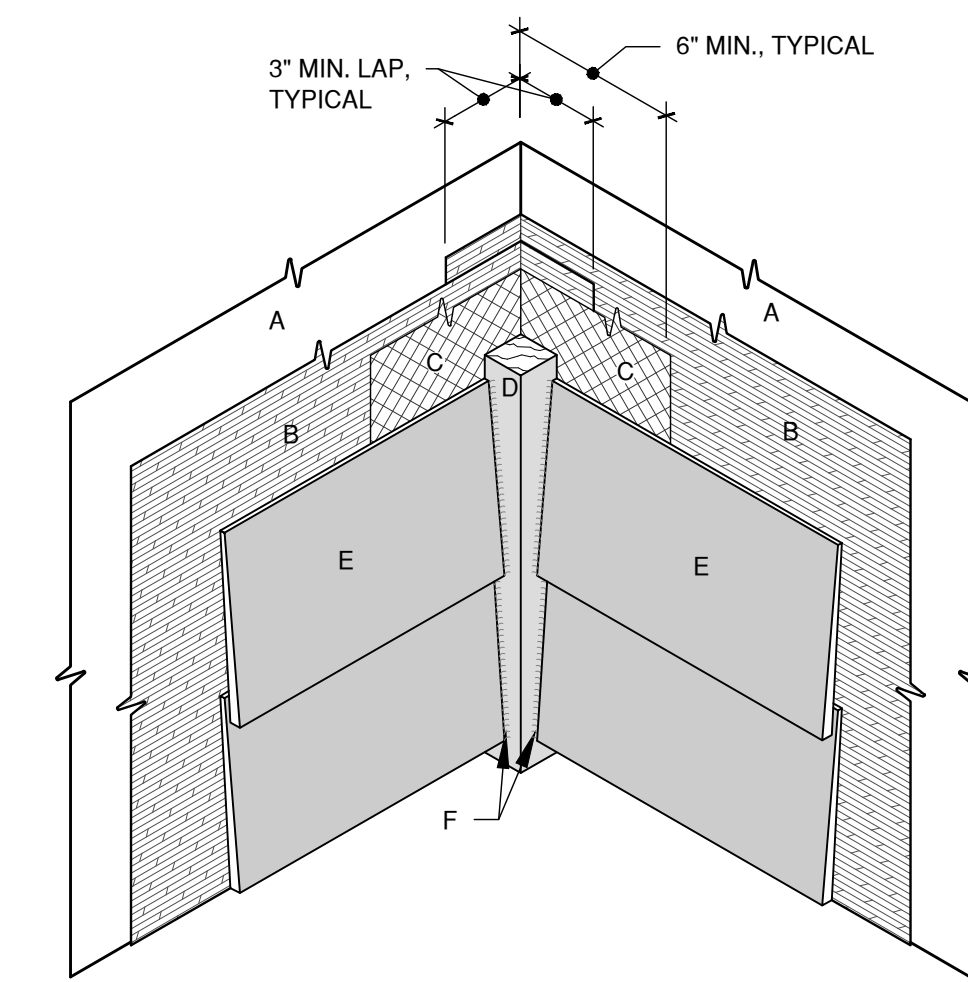
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SAN MATEO, CA

DRAWING:
DETAILS

SCALE: AS SHOWN
DATE: 05/13/2024

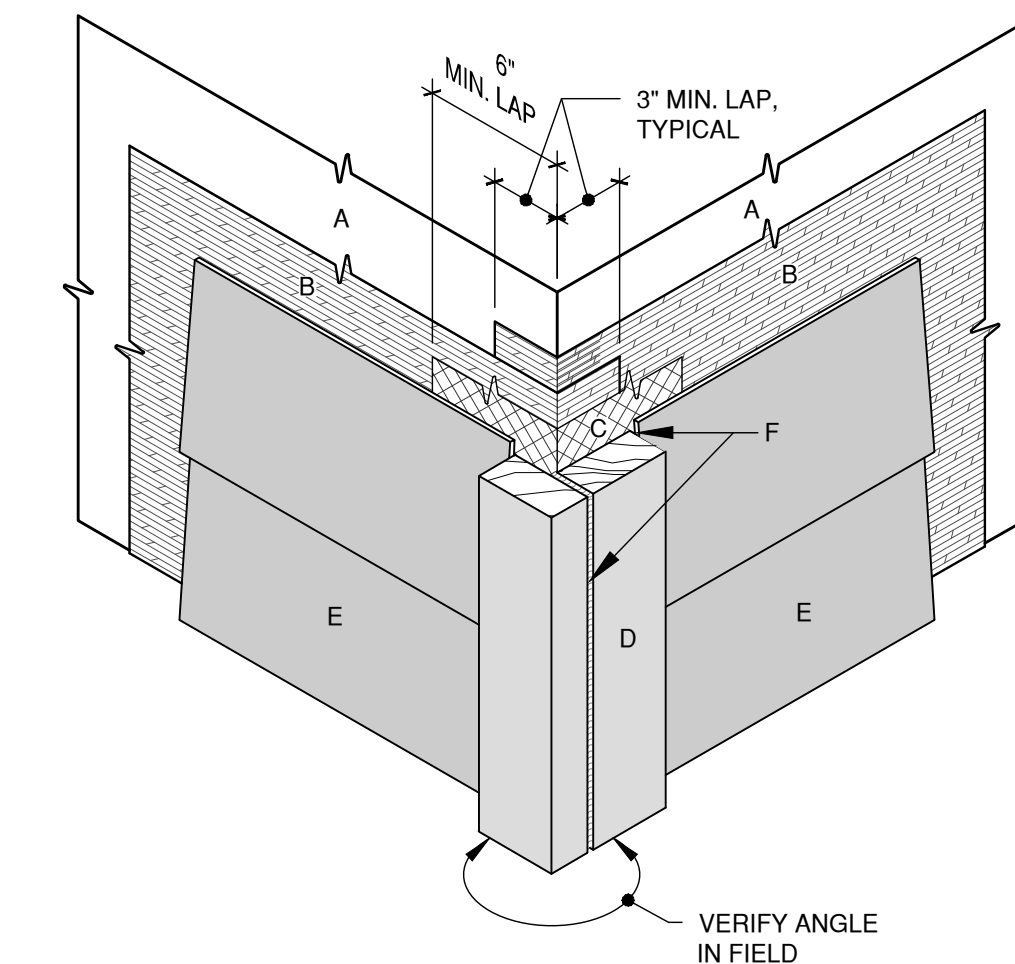
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PROJECT#: 2023.283
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A4.9



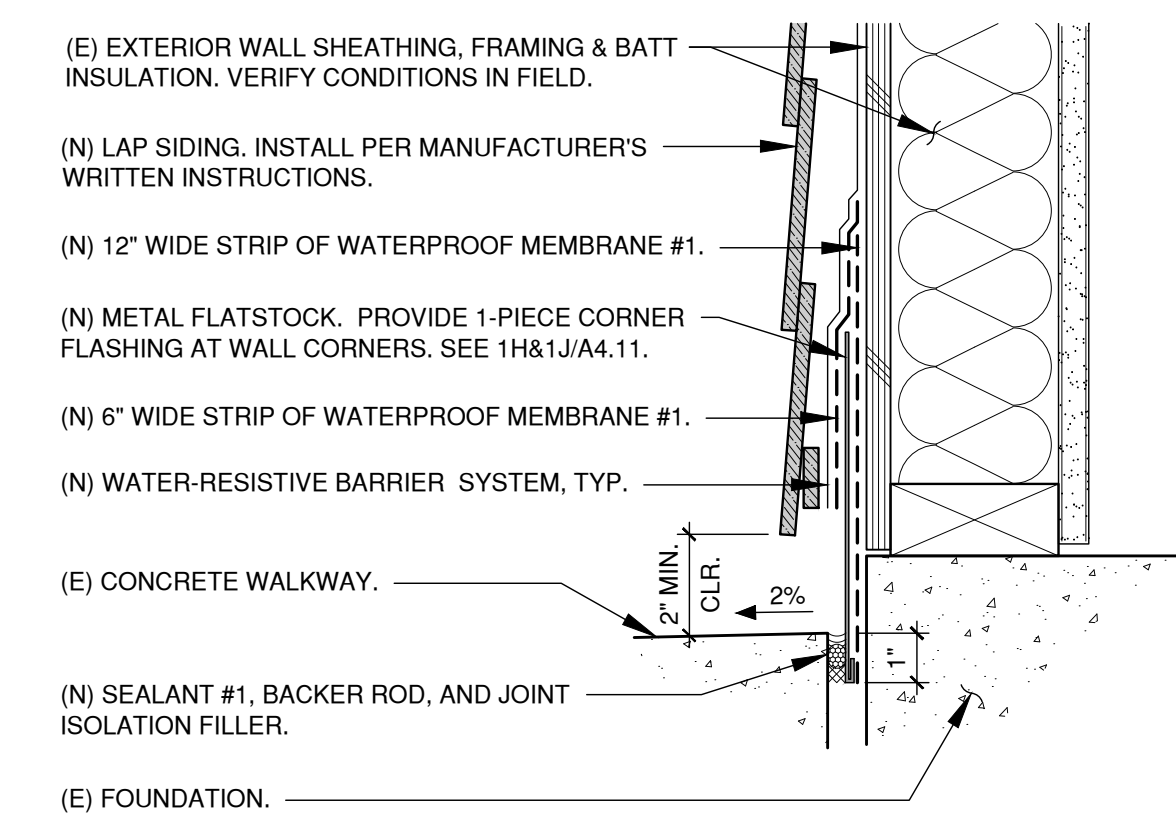
- A. FACE OF (N) OR (E) EXTERIOR WALL SHEATHING.
- B. (N) WATER-RESISTIVE BARRIER, 2-LAYERS. LAP 3" MIN. EACH SIDE OF WALL FROM CORNER.
- C. (N) 12" WIDE WATERPROOF MEMBRANE #1 LAP 6" MIN. EACH SIDE OF WALL.
- D. (N) 2x WOOD TRIM TO MATCH EXISTING.
- E. (N) LAP SIDING. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- F. (N) CONTINUOUS BEAD OF SEALANT #1, FULL HEIGHT OF TRIM AT SIDING JOINT AND TRIM TO TRIM.

3 TYPICAL INSIDE WALL CORNER - LAP SIDING
NOT TO SCALE

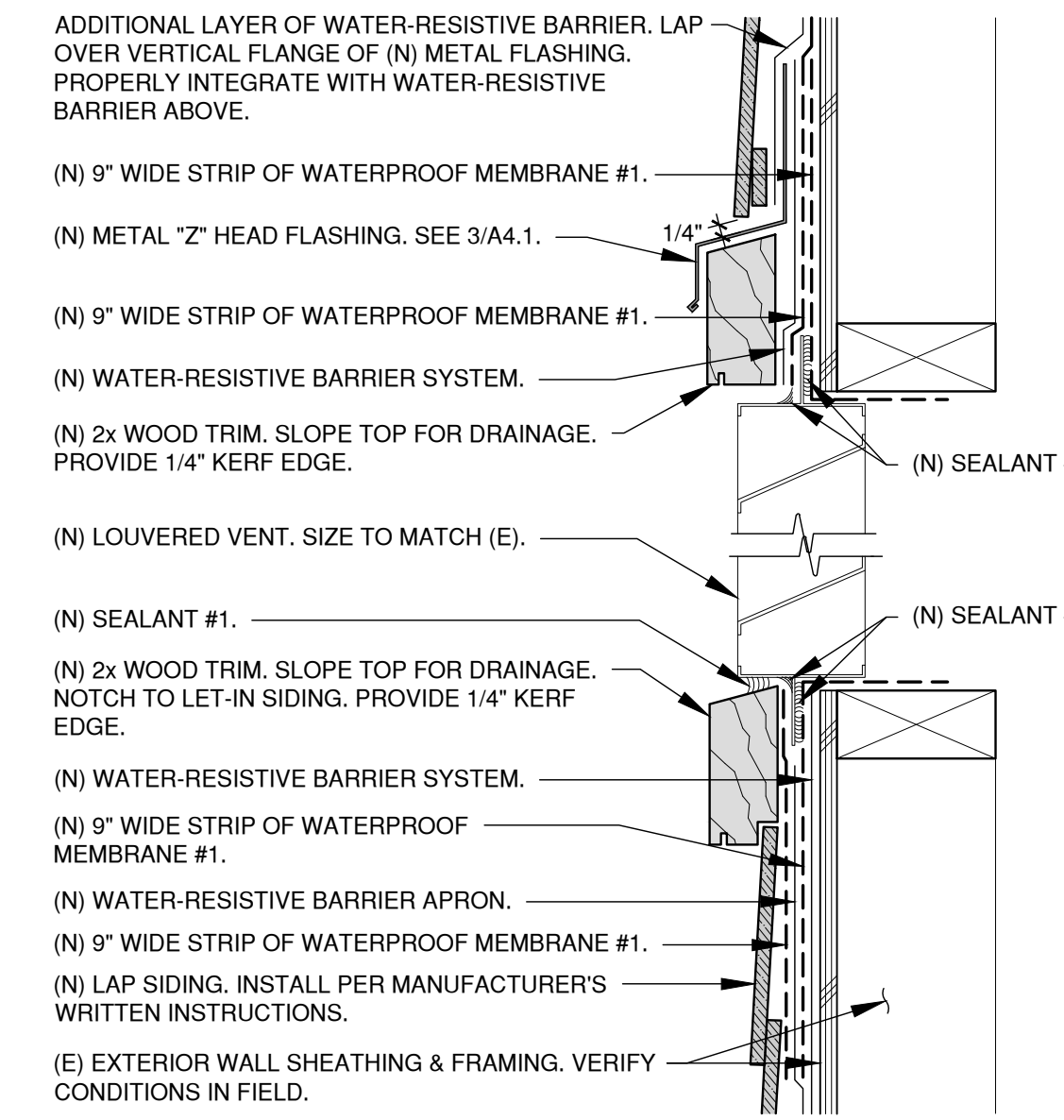


- A. FACE OF (N) OR (E) EXTERIOR WALL SHEATHING.
- B. (N) WATER-RESISTIVE BARRIER, 2-LAYERS. LAP 3" MIN. EACH SIDE OF WALL FROM CORNER.
- C. (N) 12" WIDE WATERPROOF MEMBRANE #1 LAP 6" MIN. EACH SIDE OF WALL.
- D. (N) 2x WOOD TRIM TO MATCH EXISTING.
- E. (N) LAP SIDING. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- F. (N) CONTINUOUS BEAD OF SEALANT #1, FULL HEIGHT OF TRIM AT SIDING JOINT AND TRIM TO TRIM.

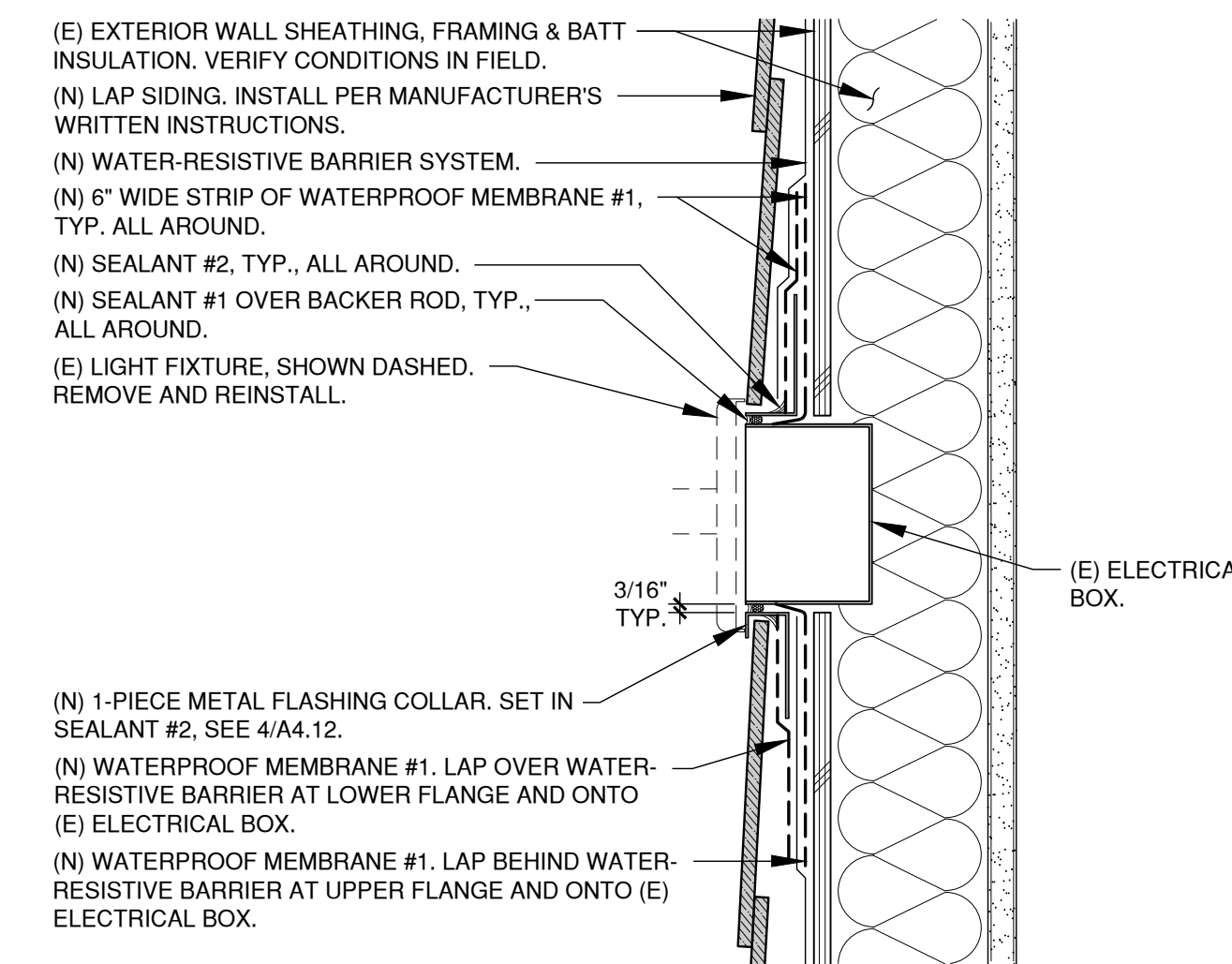
2 TYPICAL OUTSIDE WALL CORNER - LAP SIDING
NOT TO SCALE



1 TYPICAL WALL AT BASE - LAP SIDING
3" = 1'-0"

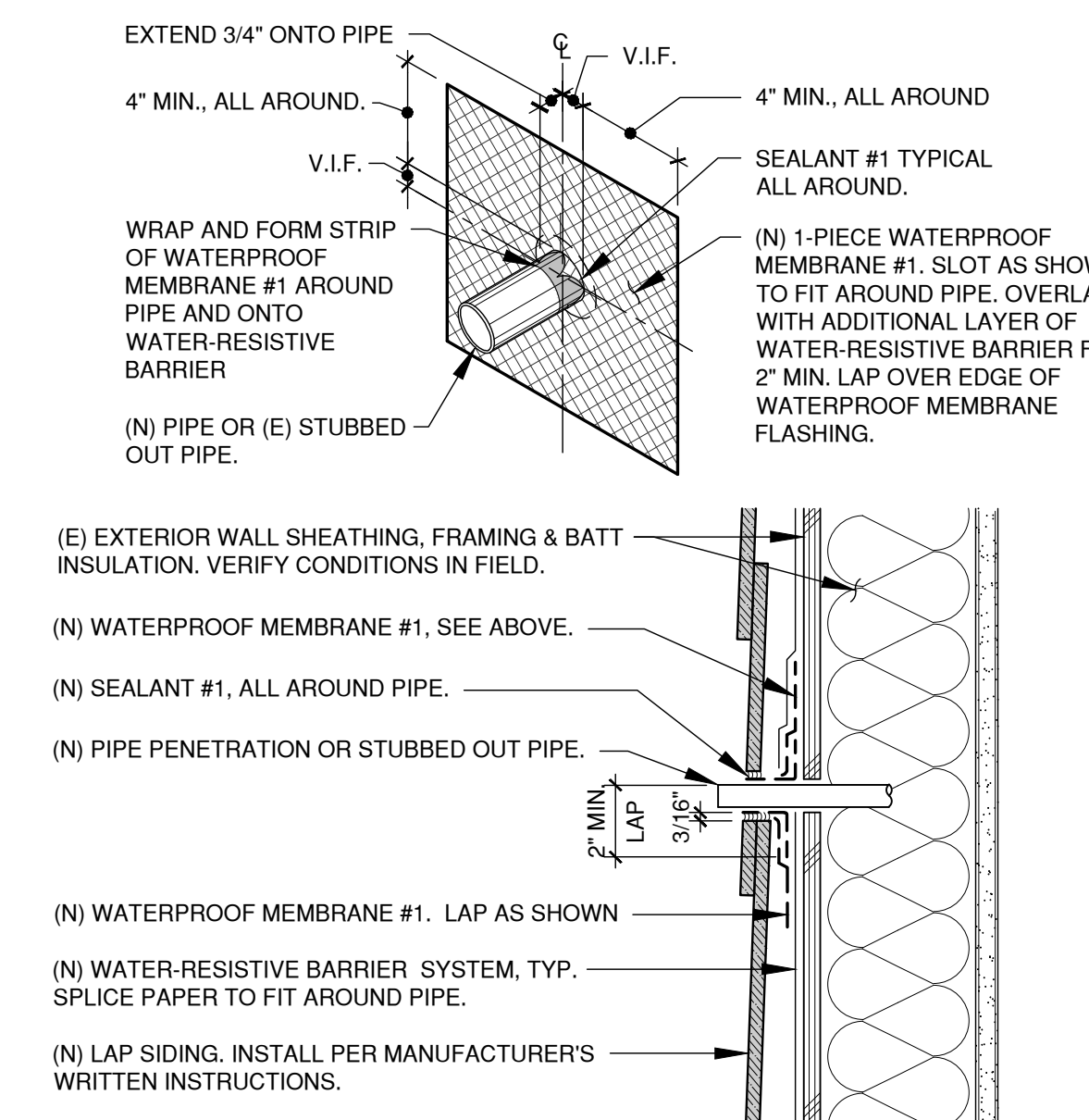


6 TYPICAL LOUVERED VENT - LAP SIDING
3" = 1'-0"

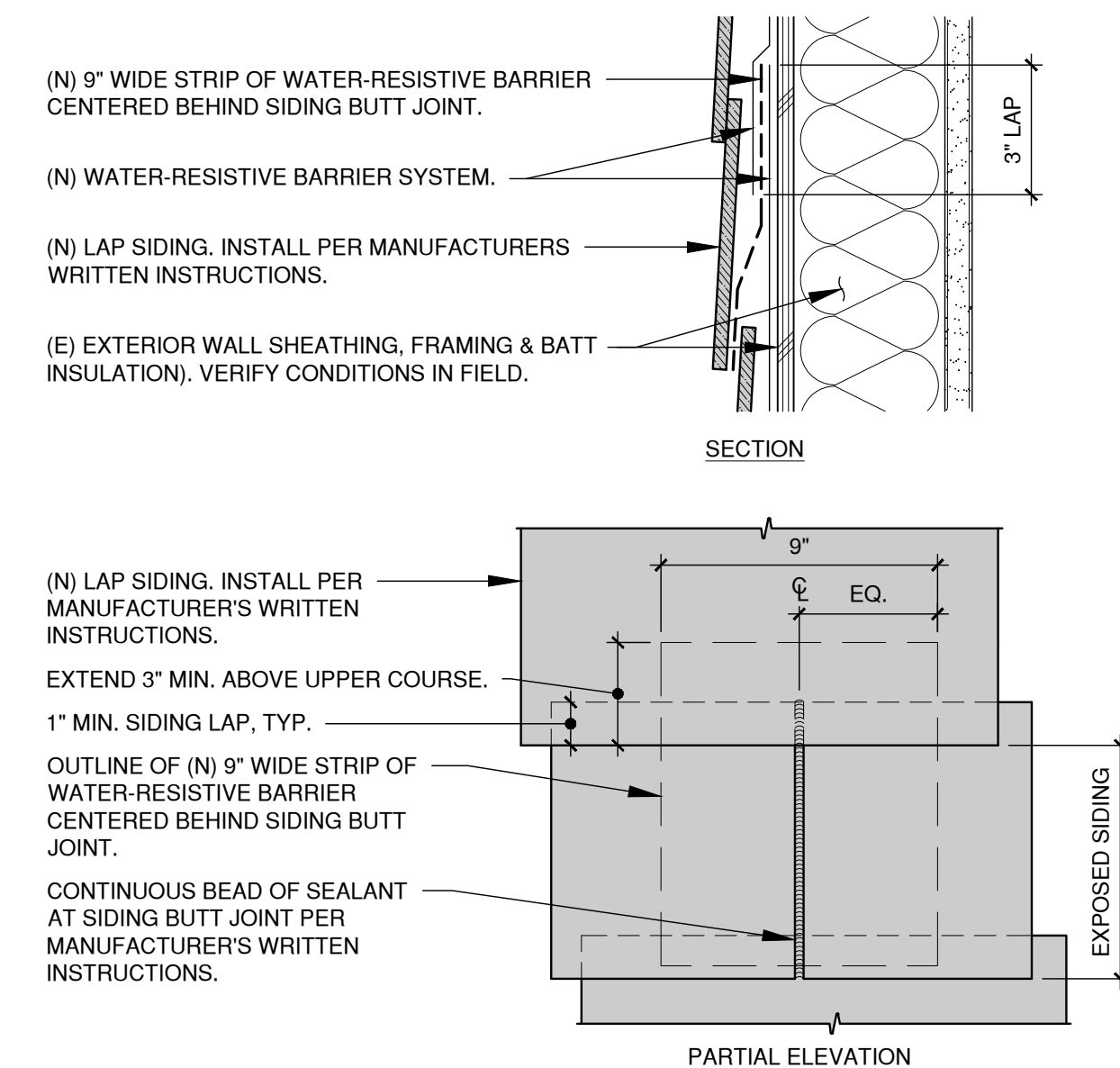


- NOTES:
FLASHING COLLAR SHOWN ROUND. VERIFY IN FIELD EXACT CONFIGURATION.
CONFORM TO MATCH EXISTING.
- HEM ALL EXPOSED EDGES.
 - SOLDER ALL JOINTS WATERTIGHT.

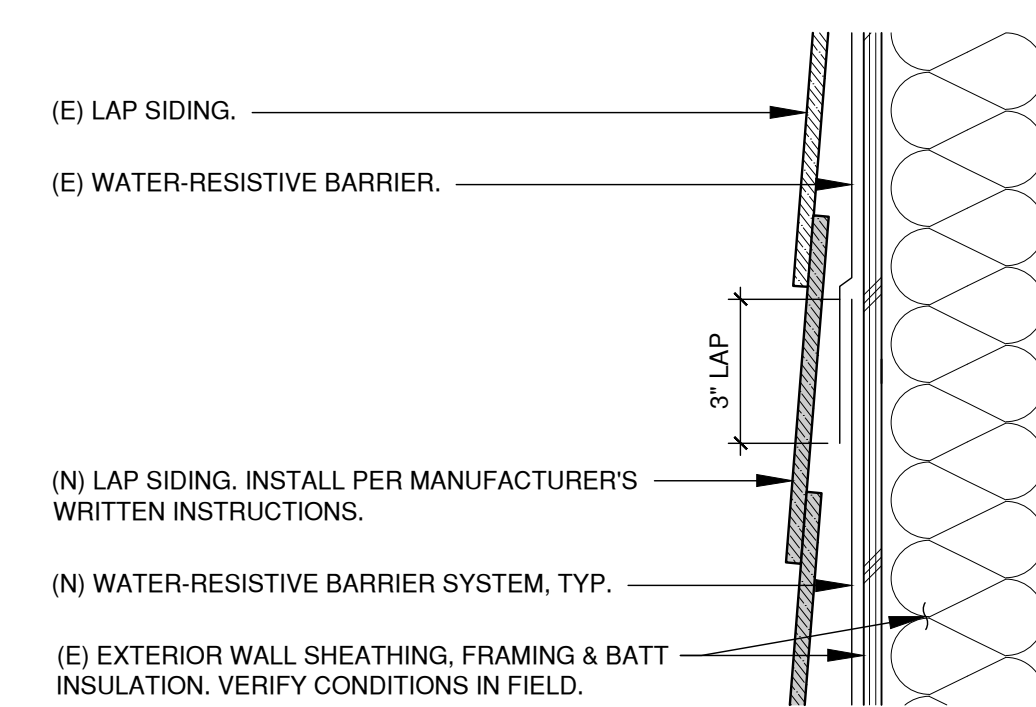
5 TYPICAL ELECTRICAL BOX PENETRATION - LAP SIDING
3" = 1'-0"



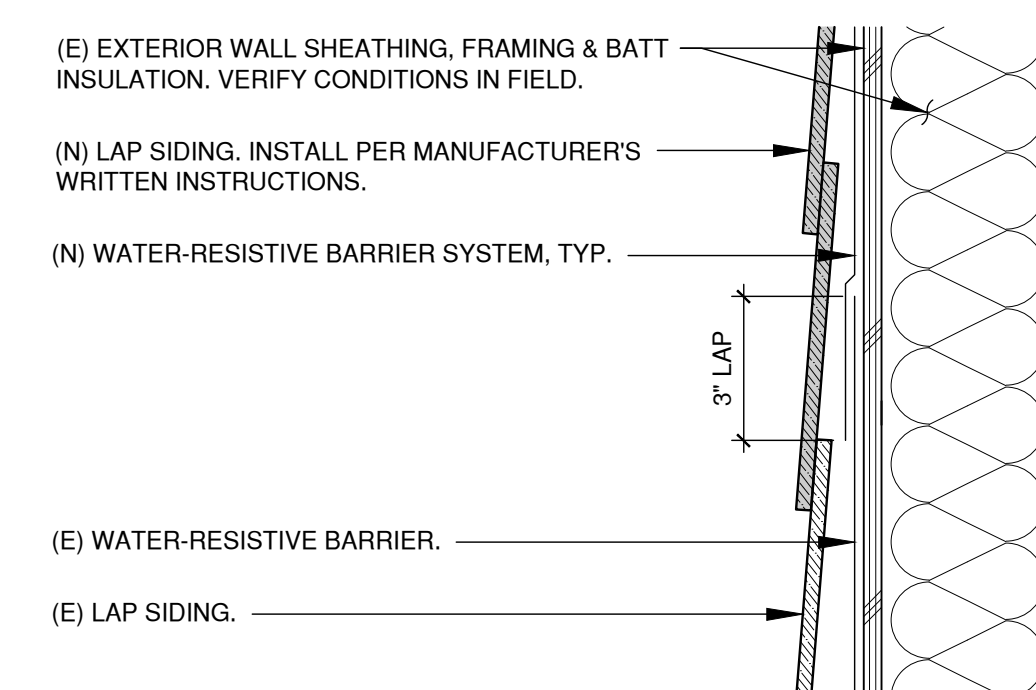
4 TYPICAL PIPE PENETRATION - LAP SIDING
3" = 1'-0" (REFERENCE DETAIL)



9 TYPICAL LAP SIDING BUTT JOINT
3" = 1'-0" (REFERENCE DETAIL)

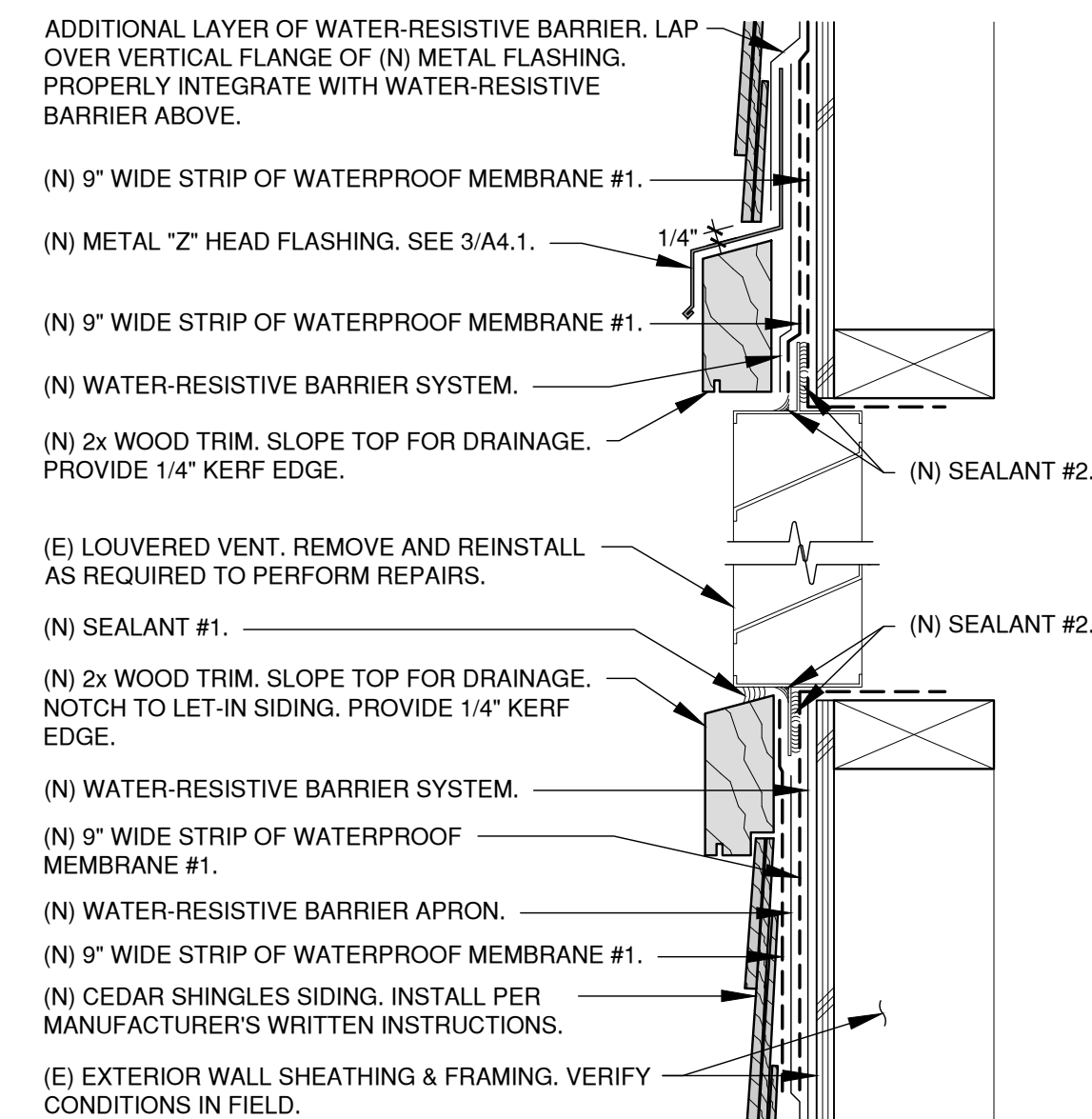


8 HORIZONTAL TRANSITION (EXISTING OVER NEW)
3" = 1'-0"

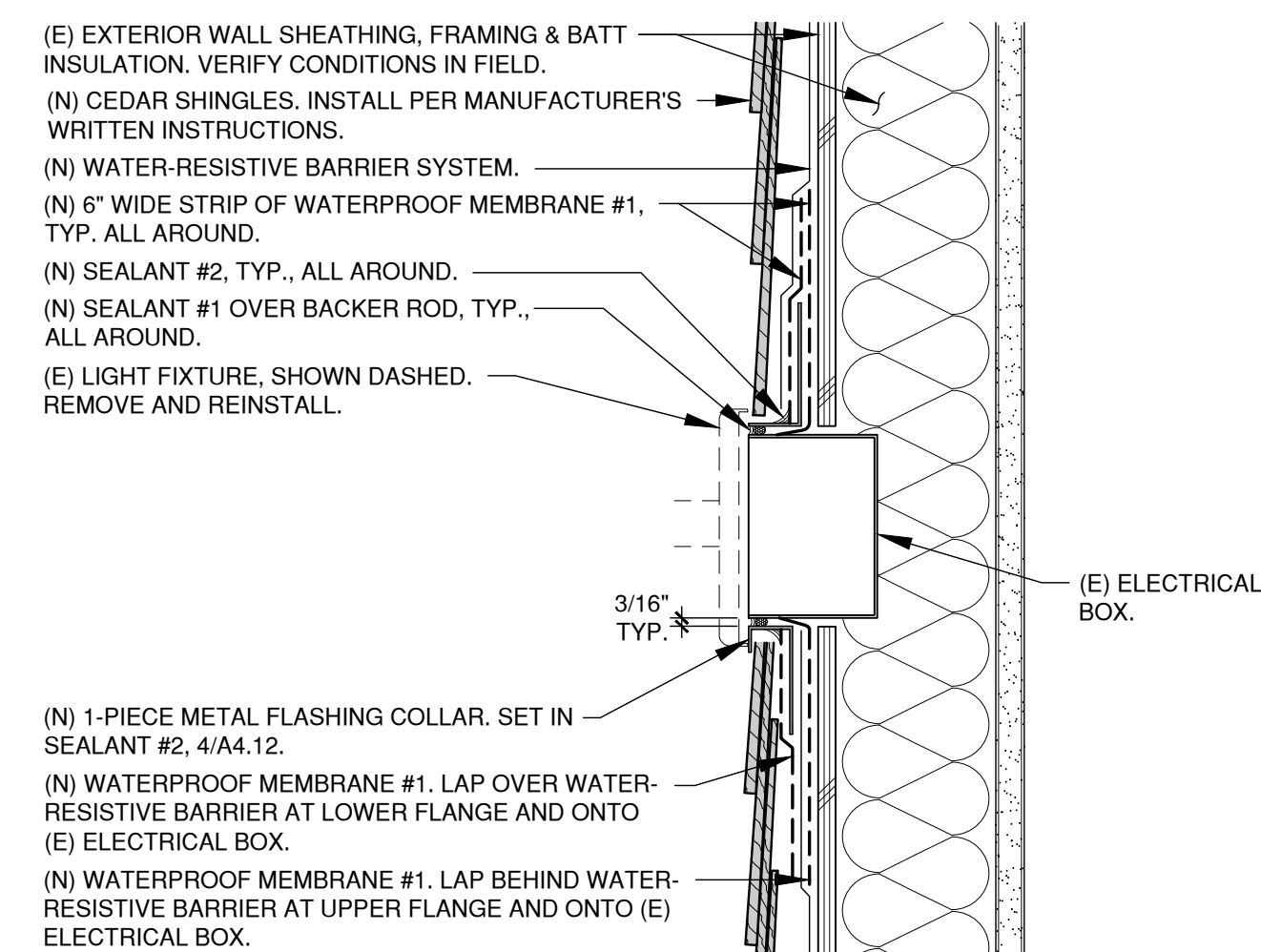


7 HORIZONTAL TRANSITION (NEW OVER EXISTING)
3" = 1'-0"

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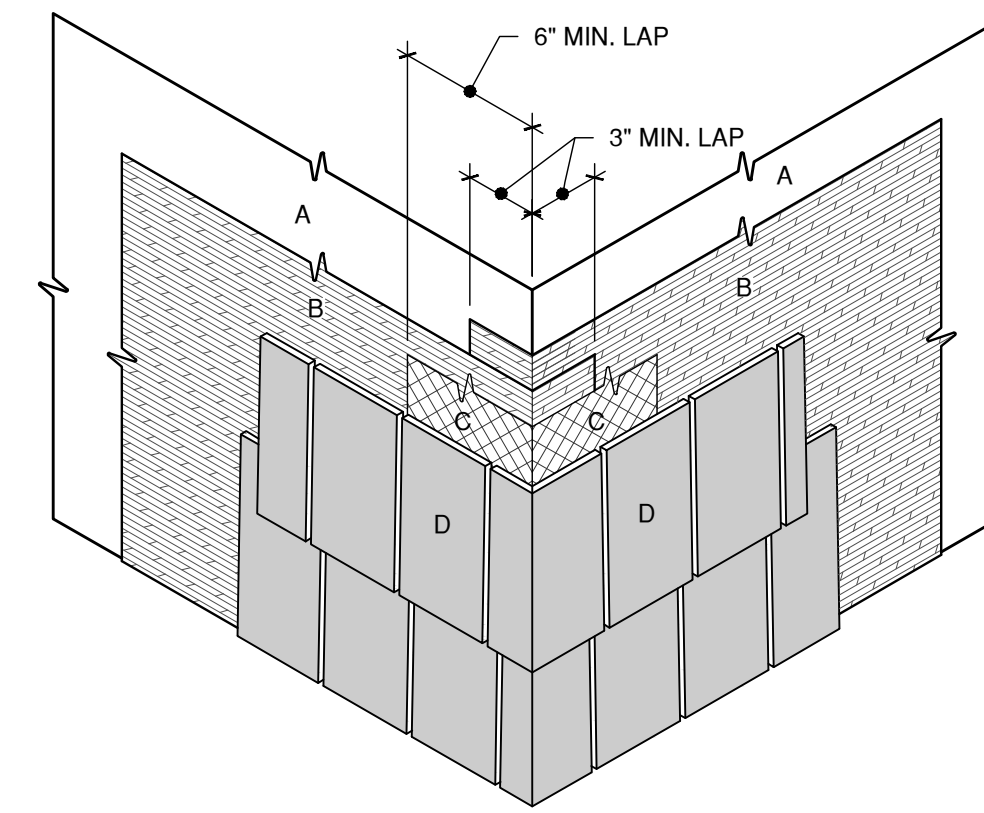


6 TYPICAL LOUVERED VENT - SHINGLE SIDING
3" = 1'-0"

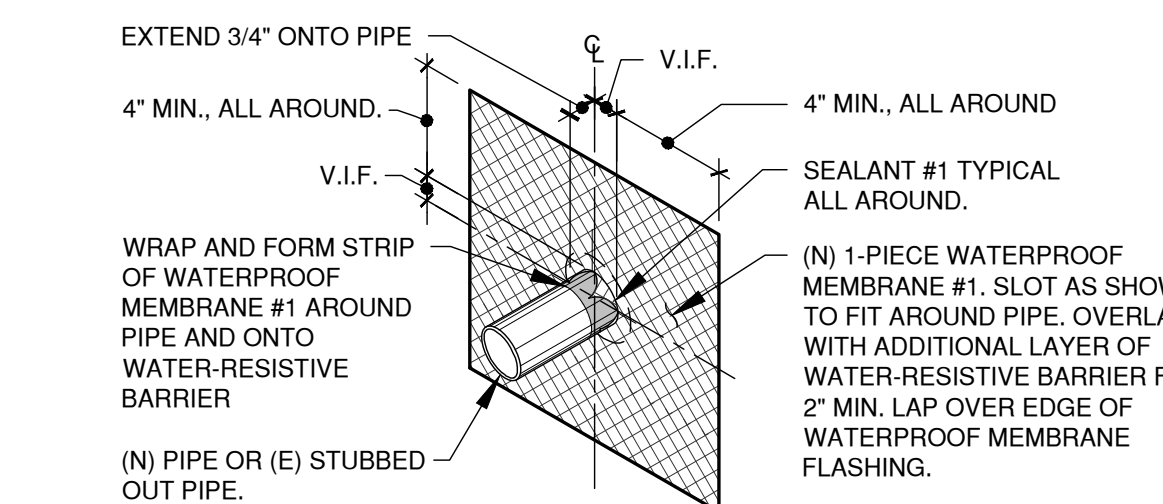


5 TYPICAL ELECTRICAL BOX PENETRATION - SHINGLE SIDING
3" = 1'-0"

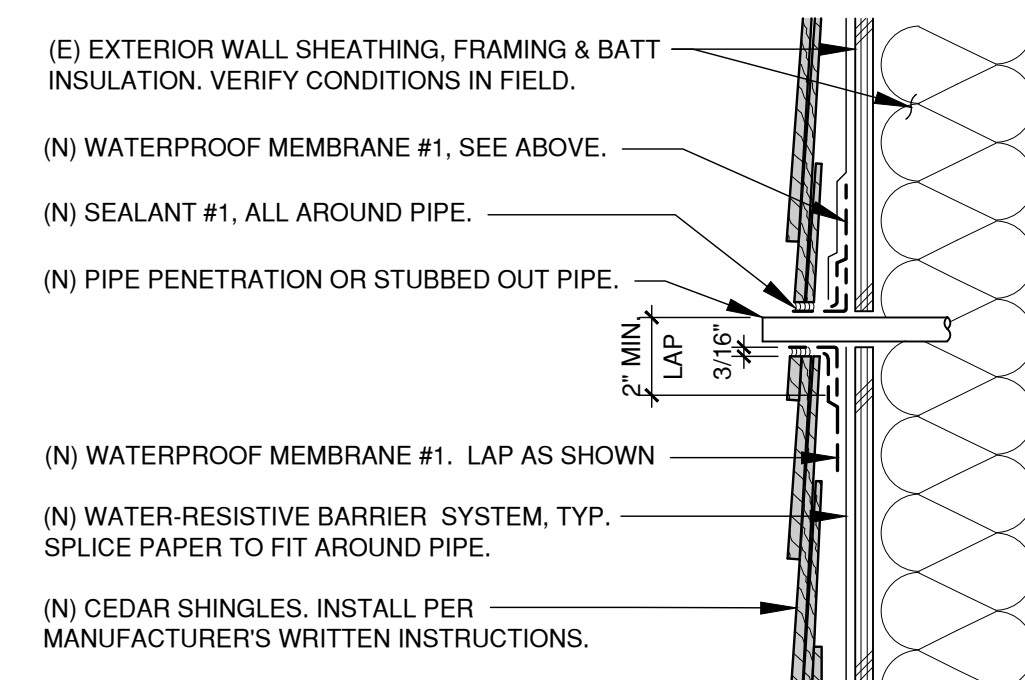
NOTES:
FLASHING COLLAR SHOWN DASHED. VERIFY IN FIELD EXACT CONFIGURATION. CONFORM TO MATCH EXISTING.
1. HEM ALL EXPOSED EDGES.
2. SOLDER ALL JOINTS WATERTIGHT.



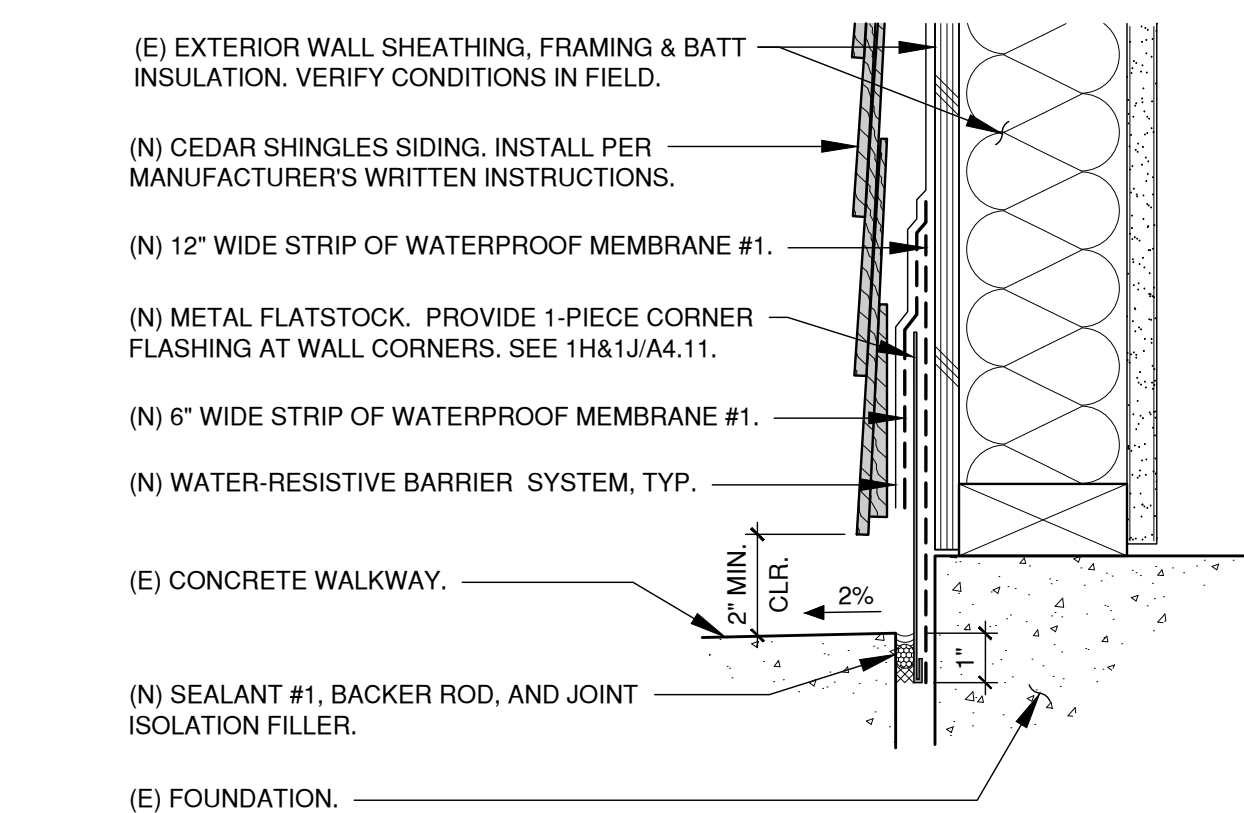
4 TYPICAL OUTSIDE WALL CORNER - SHINGLE SIDING
NOT TO SCALE



3 TYPICAL PIPE PENETRATION - SHINGLE SIDING
3" = 1'-0" (REFERENCE DETAIL)



1 TYPICAL WALL AT BASE - SHINGLE SIDING
3" = 1'-0"



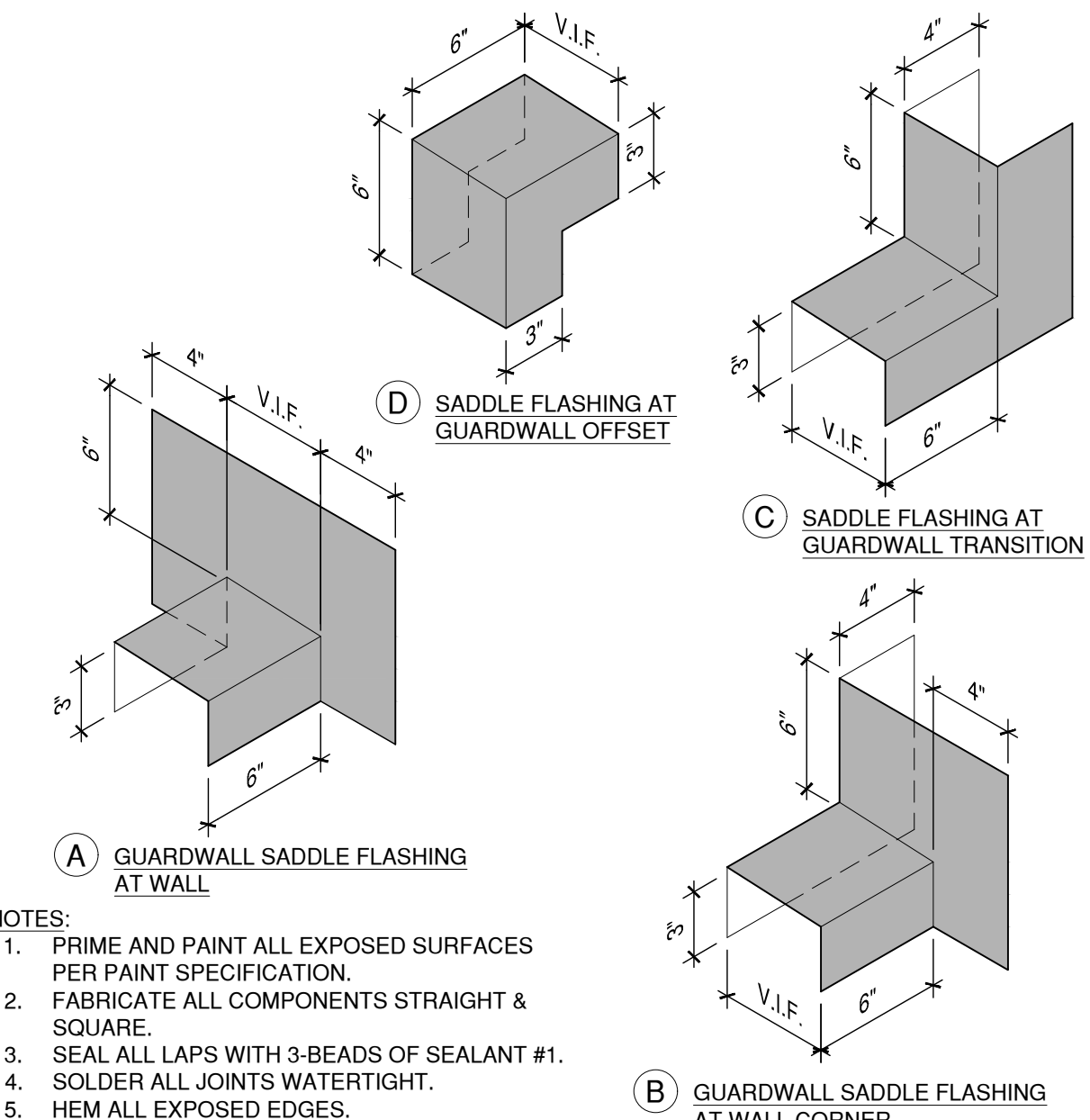
2 TYPICAL INSIDE WALL CORNER - SHINGLE SIDING
NOT TO SCALE

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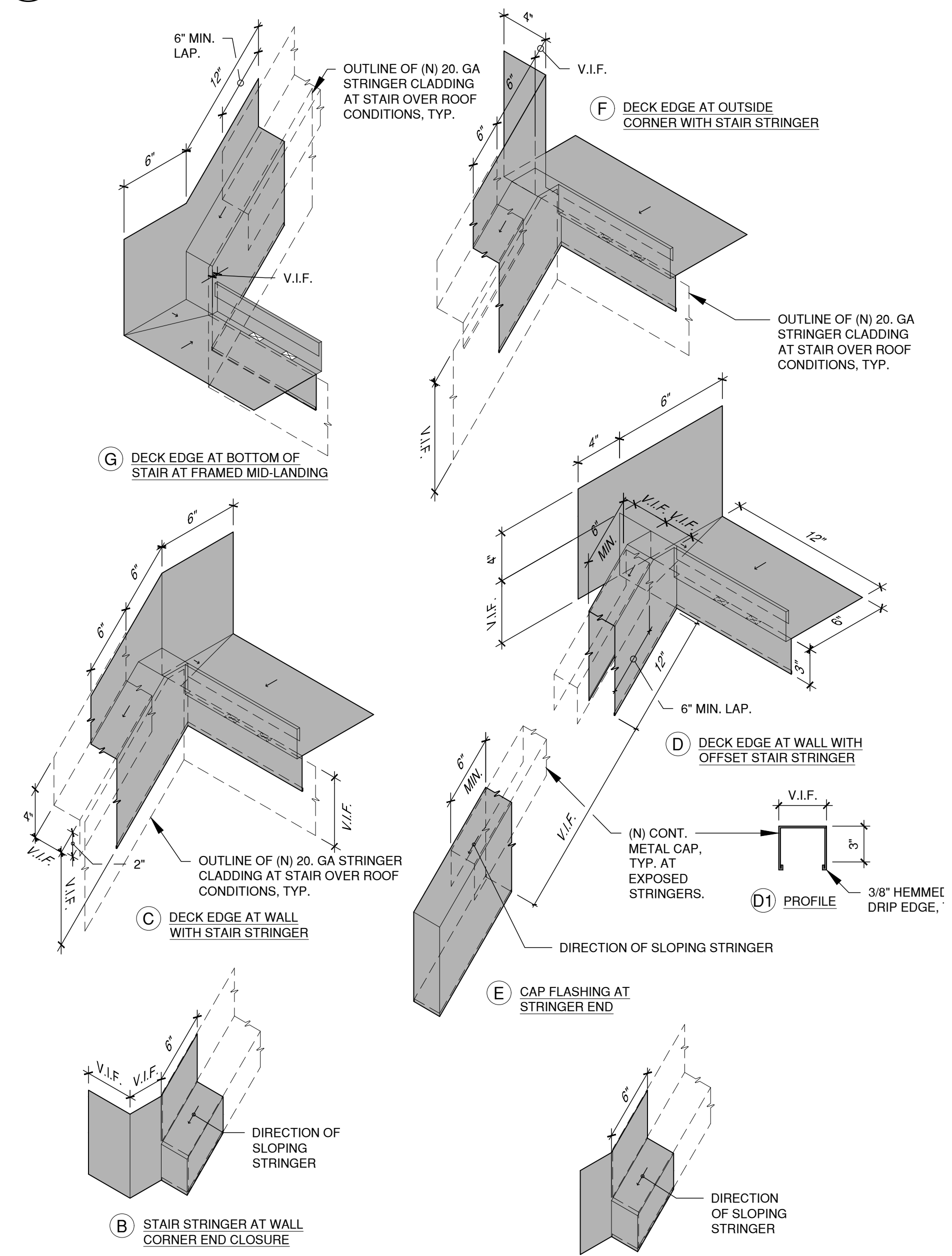
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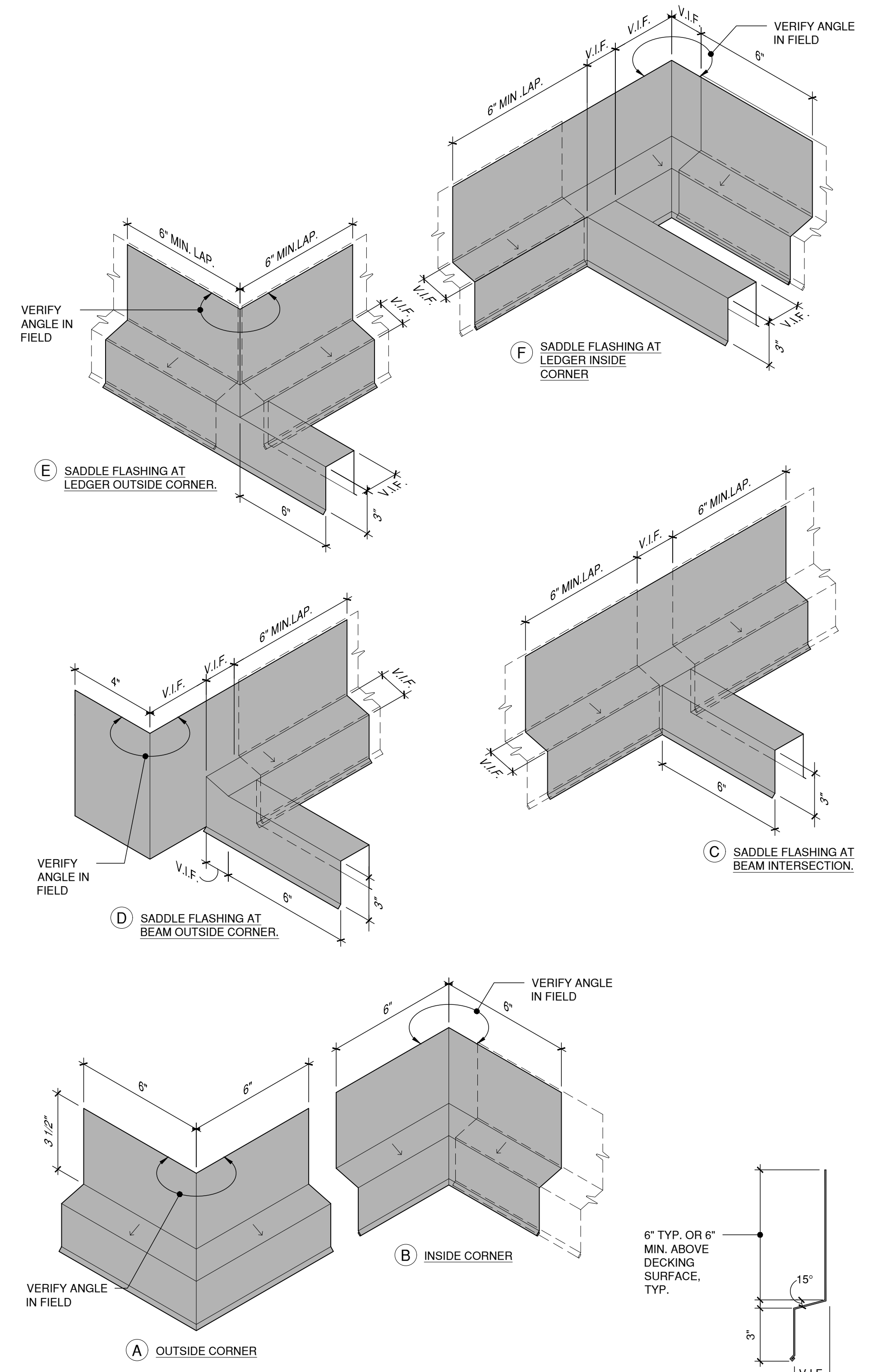
- NOTES:**
1. PRIME AND PAINT ALL EXPOSED SURFACES PER PAINT SPECIFICATION.
 2. FABRICATE ALL COMPONENTS STRAIGHT & SQUARE.
 3. SEAL ALL LAPS WITH 3-BEADS OF SEALANT #1.
 4. SOLDER ALL JOINTS WATERTIGHT.
 5. HEM ALL EXPOSED EDGES.

4 GUARDWALL SADDLE FLASHING ASSEMBLIES
NOT TO SCALE



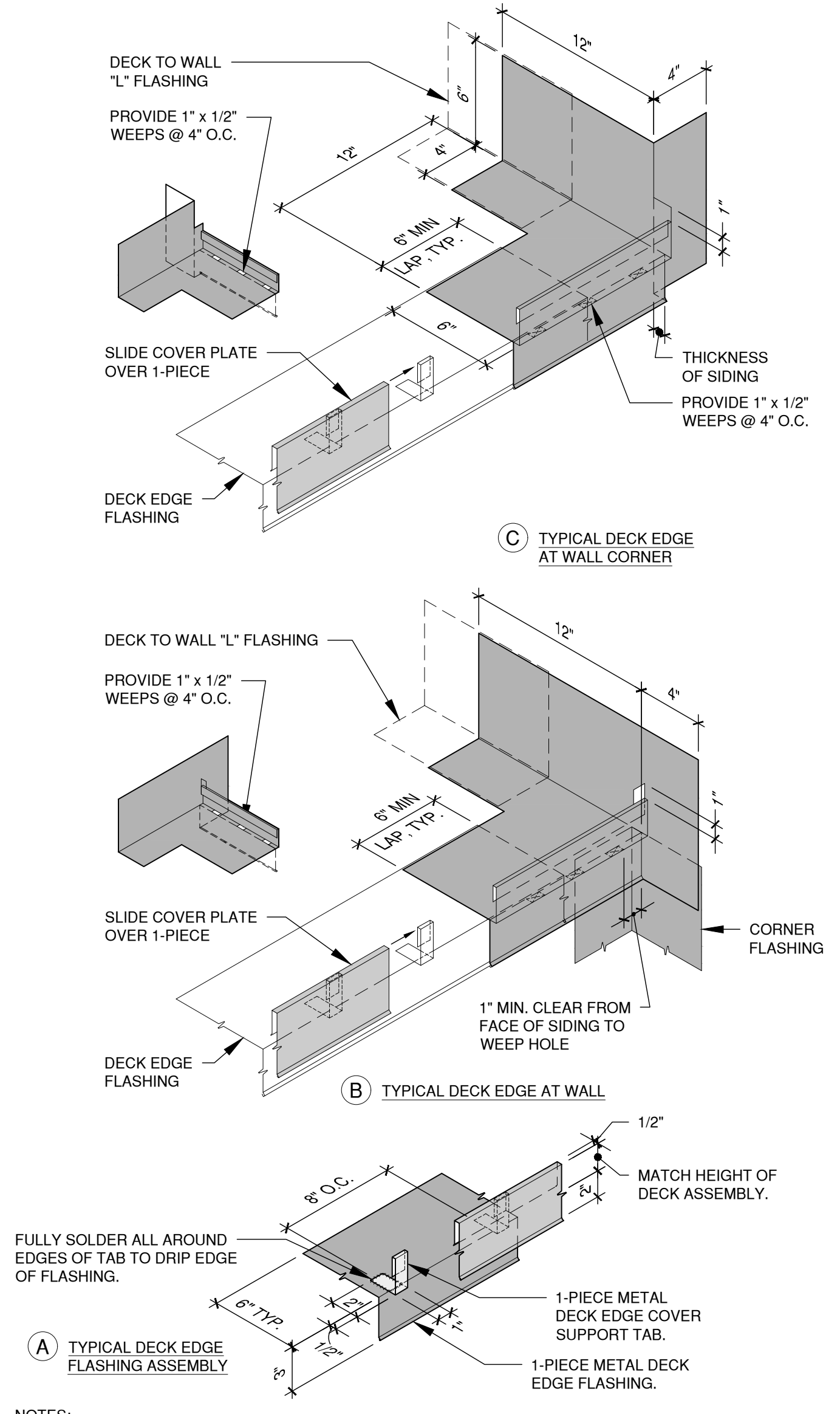
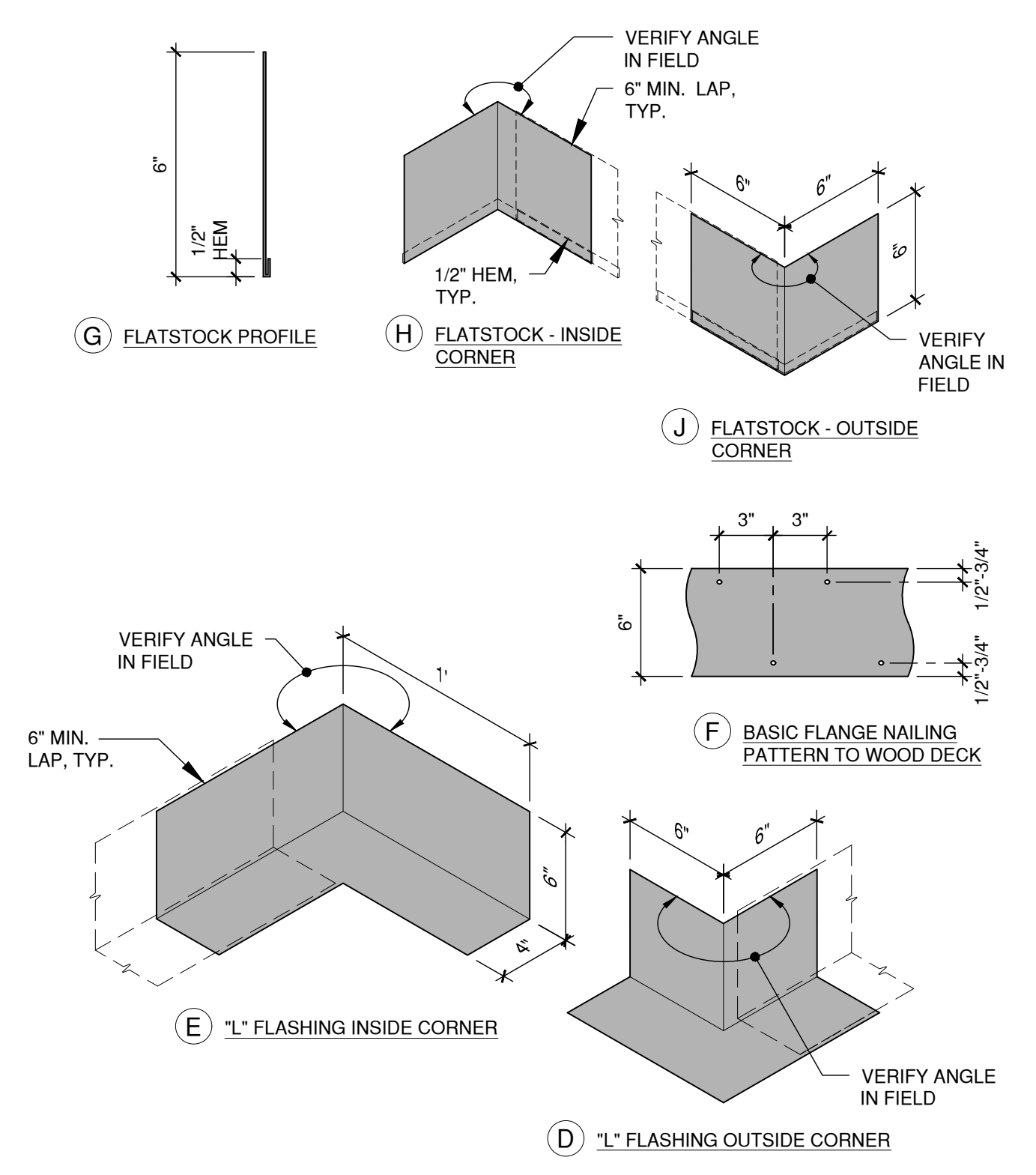
- NOTES:**
1. PRIME AND PAINT ALL EXPOSED SURFACES PER PAINT SPECIFICATION.
 2. FABRICATE ALL COMPONENTS STRAIGHT & SQUARE.
 3. SEAL ALL LAPS WITH 3-BEADS OF SEALANT #1.
 4. SOLDER ALL JOINTS WATERTIGHT.
 5. HEM ALL EXPOSED EDGES.

3 STAIR STRINGER FLASHING ASSEMBLIES
NOT TO SCALE



- NOTES:**
1. PRIME & PAINT ALL EXPOSED SURFACES PER PAINT SPECIFICATION.
 2. FABRICATE ALL COMPONENTS STRAIGHT & SQUARE.
 3. SEAL ALL LAPS WITH 3-BEADS OF SEALANT #1.
 4. SOLDER ALL JOINTS WATERTIGHT.
 5. HEM ALL EXPOSED EDGES.

2 "Z" FLASHING ASSEMBLIES
NOT TO SCALE



- NOTES:**
1. PRIME AND PAINT ALL EXPOSED SURFACES PER PAINT SPECIFICATION.
 2. FABRICATE ALL COMPONENTS STRAIGHT & SQUARE.
 3. SEAL ALL LAPS WITH 3-BEADS OF SEALANT #1.
 4. SOLDER ALL JOINTS WATERTIGHT.
 5. HEM ALL EXPOSED EDGES.

1 DECK FLASHING ASSEMBLIES
NOT TO SCALE

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SCALE: AS SHOWN

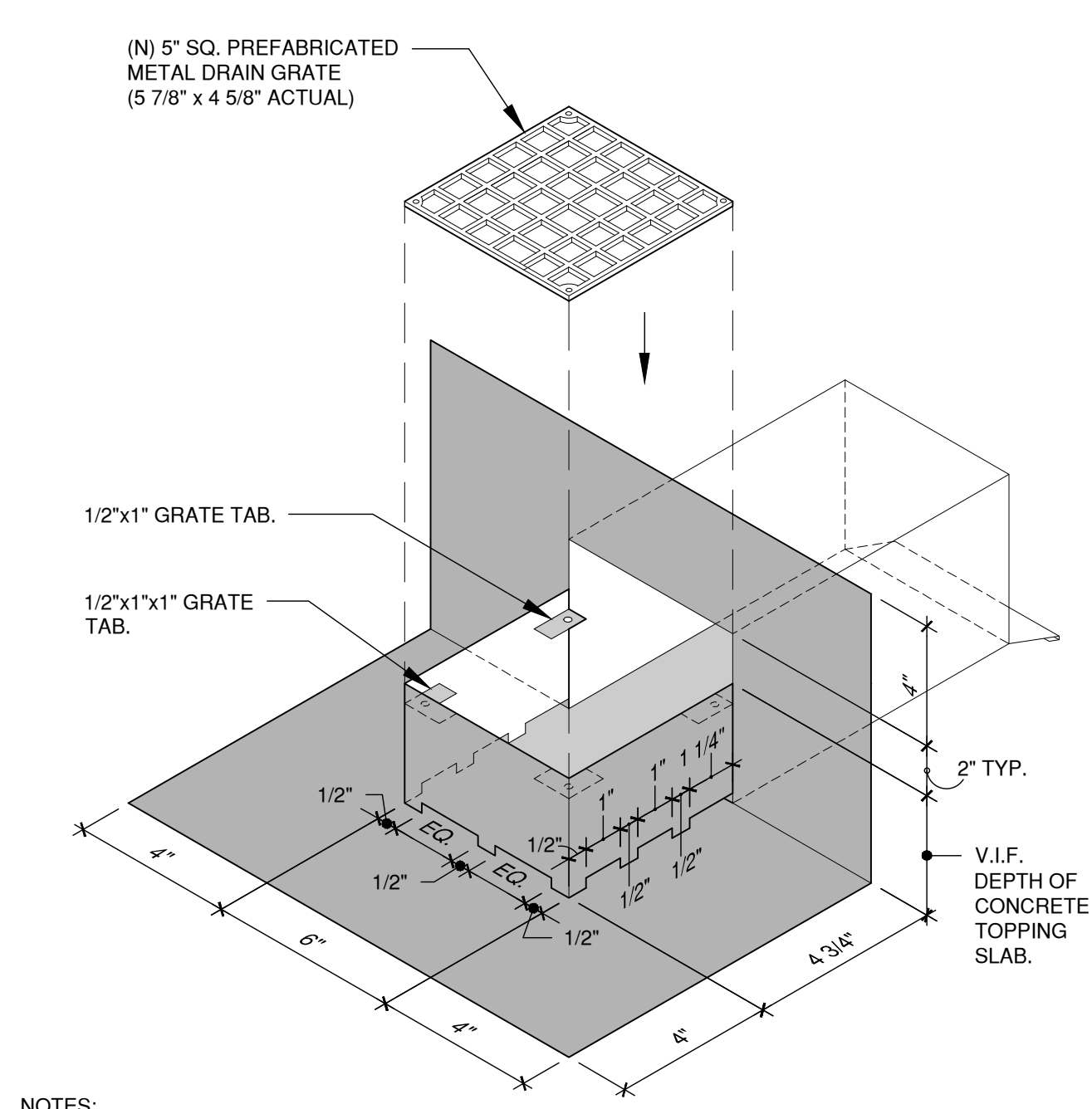
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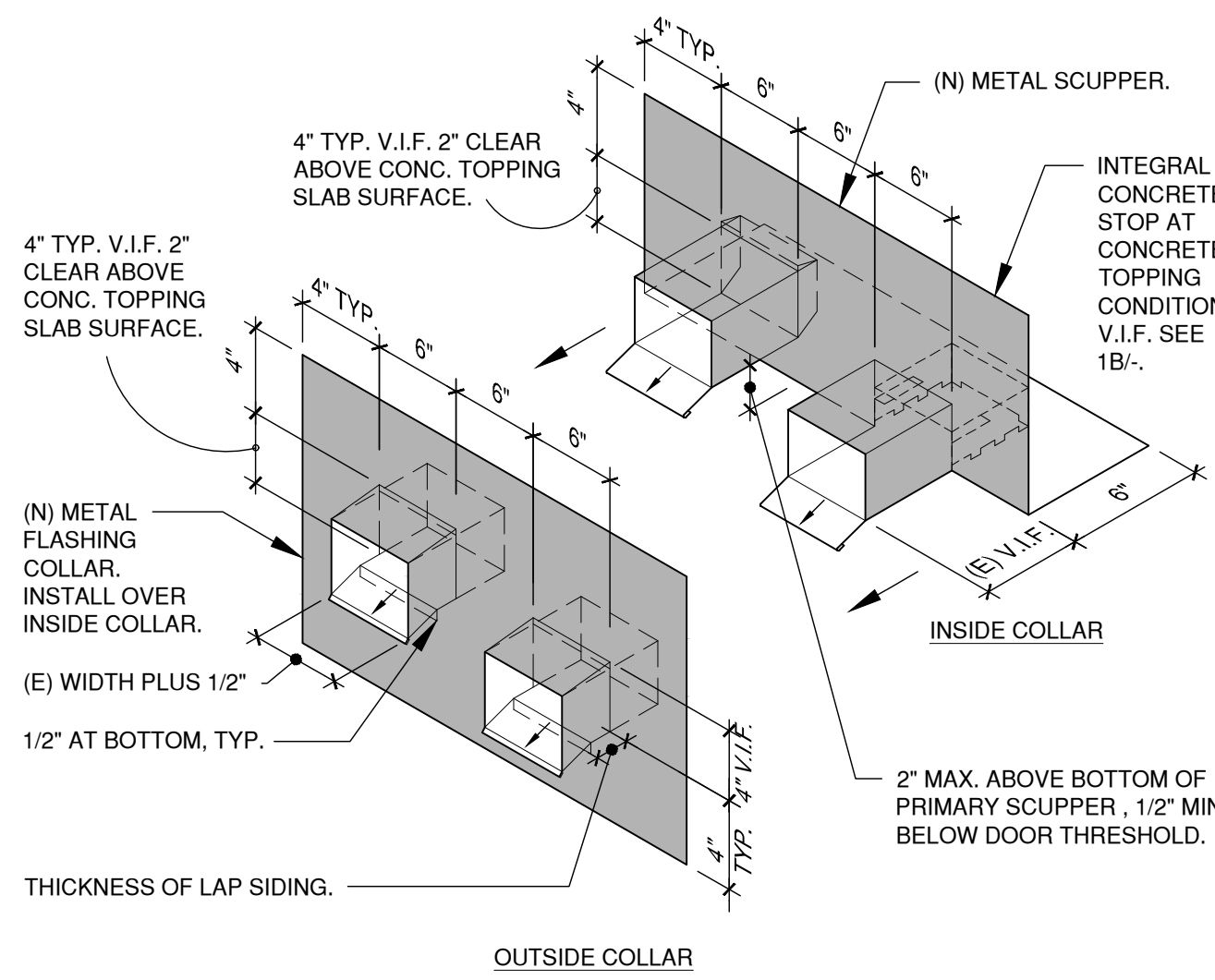
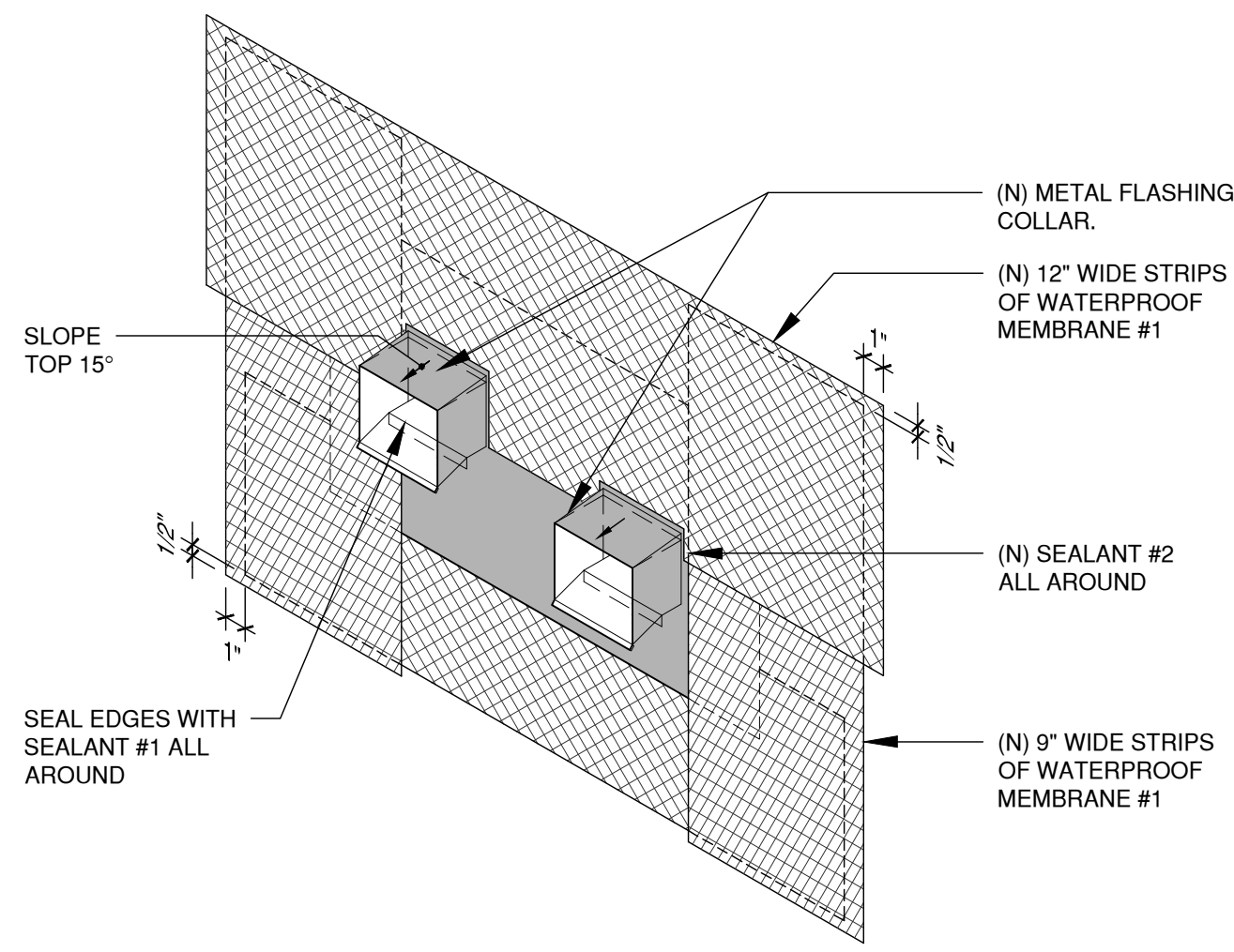
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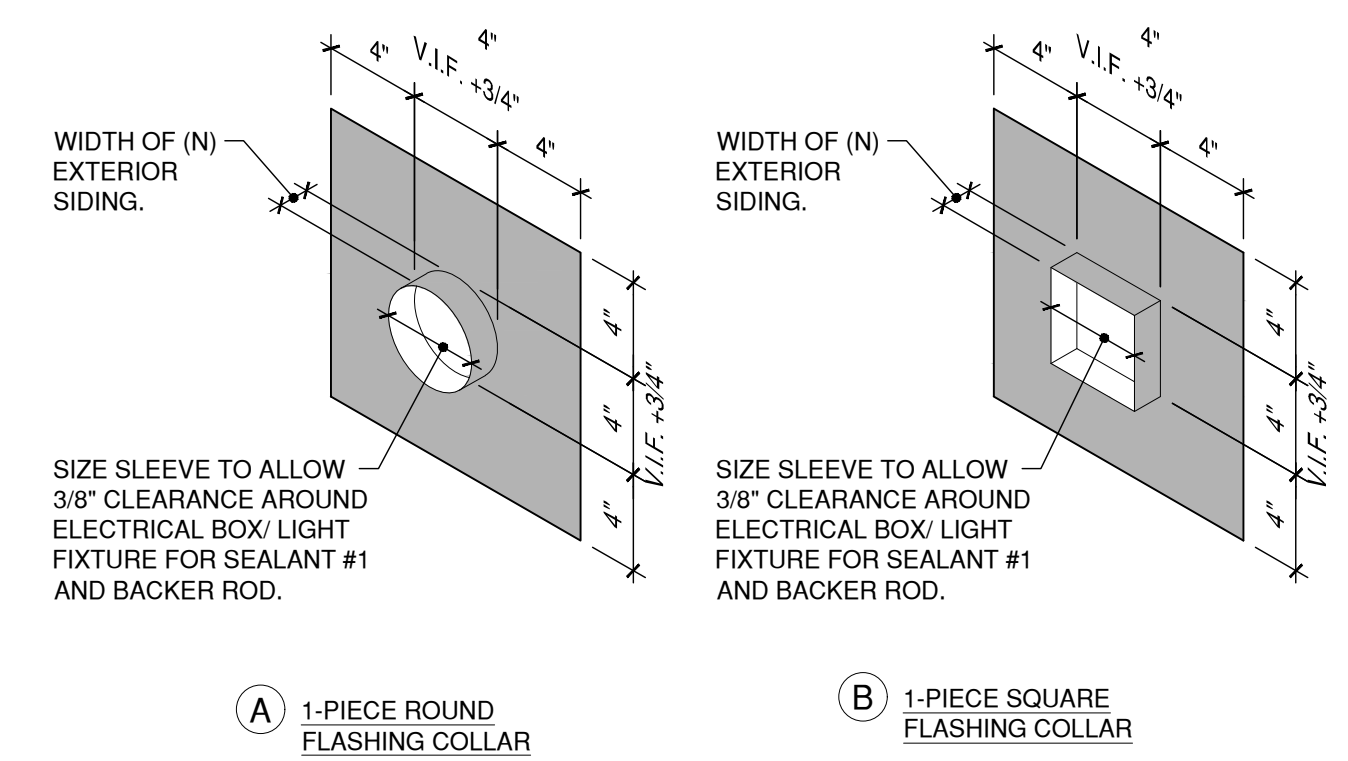
- NOTES:
1. SOLDER ALL METAL JOINTS WATERTIGHT.
 2. SET ALL METAL LAPS IN 3-BEADS OF SEALANT #1.
 3. HEM ALL EXPOSED EDGES.
 4. WATERPROOF MEMBRANE #1 TO BE APPLIED UNDER FLASHING COLLAR AT BOTTOM AND OVER FLASHING COLLAR AT SIDES AND TOP.

1B SCUPPER CONCRETE STOP
NOT TO SCALE



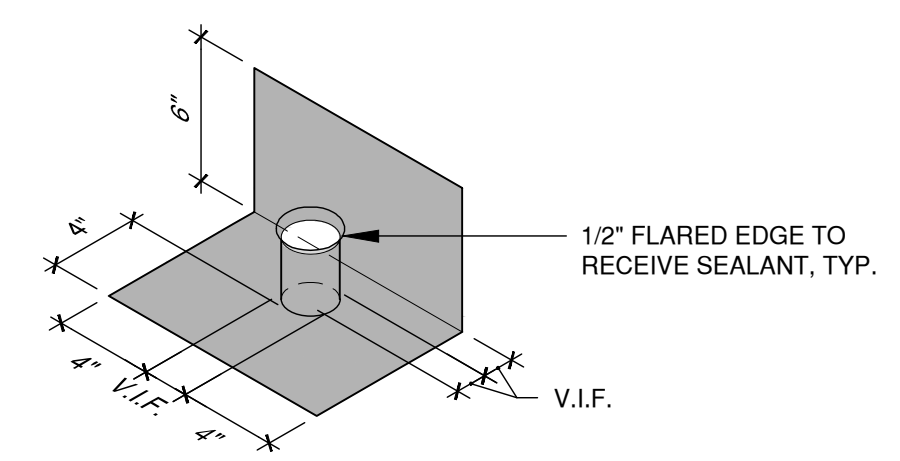
- NOTES:
1. SOLDER ALL JOINTS WATERTIGHT.
 2. SET ALL LAPS IN 3-BEADS OF SEALANT #1.
 3. HEM ALL EXPOSED EDGES.
 4. WATERPROOF MEMBRANE #1 TO BE APPLIED UNDER FLASHING COLLAR AT BOTTOM AND OVER FLASHING COLLAR AT SIDES AND TOP.

1 SCUPPER W/ INTEGRAL OVERFLOW FLASHING
NOT TO SCALE



- NOTES:
1. HEM ALL EXPOSED EDGES
 2. SOLDER ALL JOINTS WATERTIGHT
 3. SET ALL LAPS IN 3-BEADS OF SEALANT #1

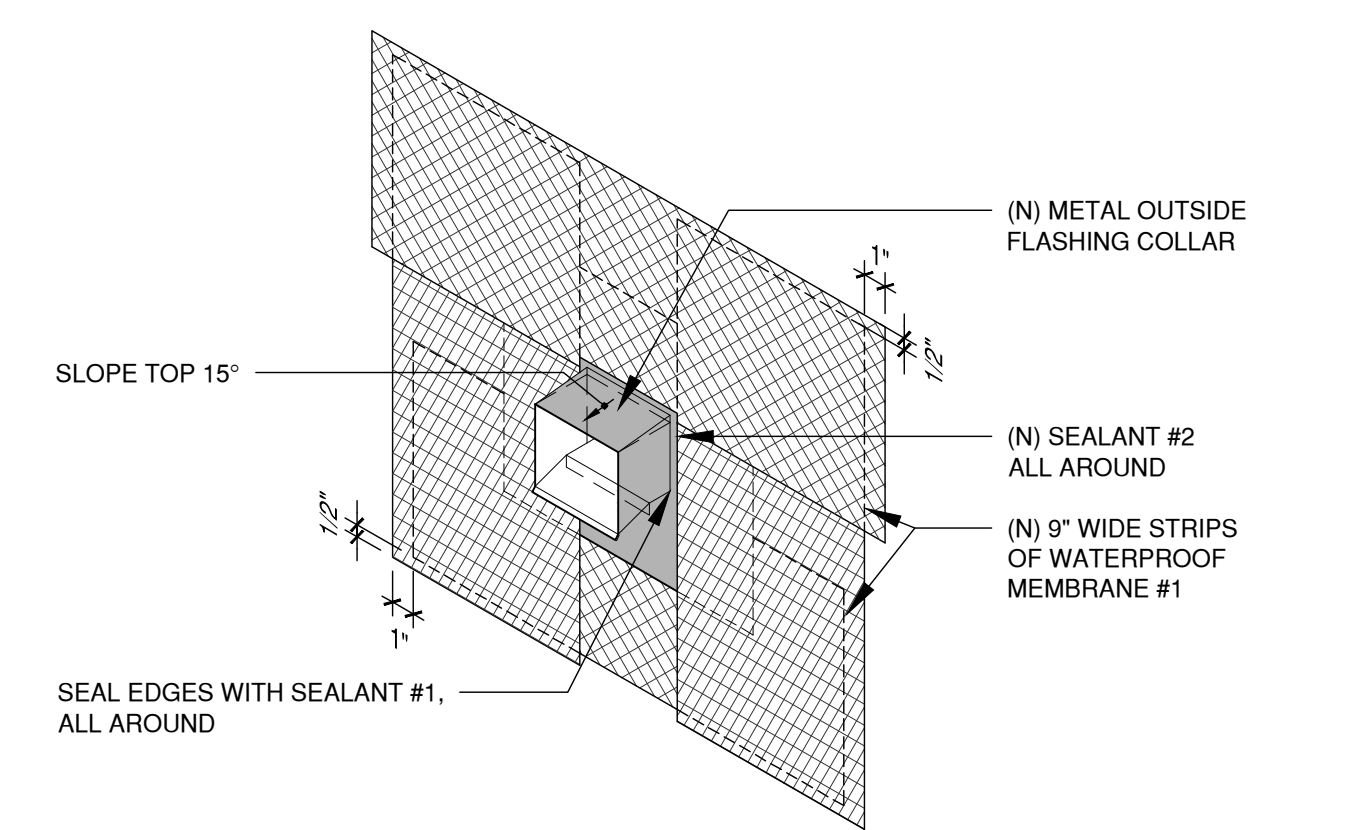
4 ELECTRICAL PENETRATION FLASHING
1 1/2\"/>



- NOTES:
1. PRIME AND PAINT ALL EXPOSED SURFACES PER PAINT SPECIFICATION.
 2. FABRICATE ALL COMPONENTS STRAIGHT & SQUARE.
 3. SEAL ALL LAPS WITH 3-BEADS OF SEALANT #1.
 4. SOLDER ALL JOINTS WATERTIGHT.
 5. HEM ALL EXPOSED EDGES.

NOTES: SIMILAR AT SQUARE/RECTANGULAR DOWNSPOUT.

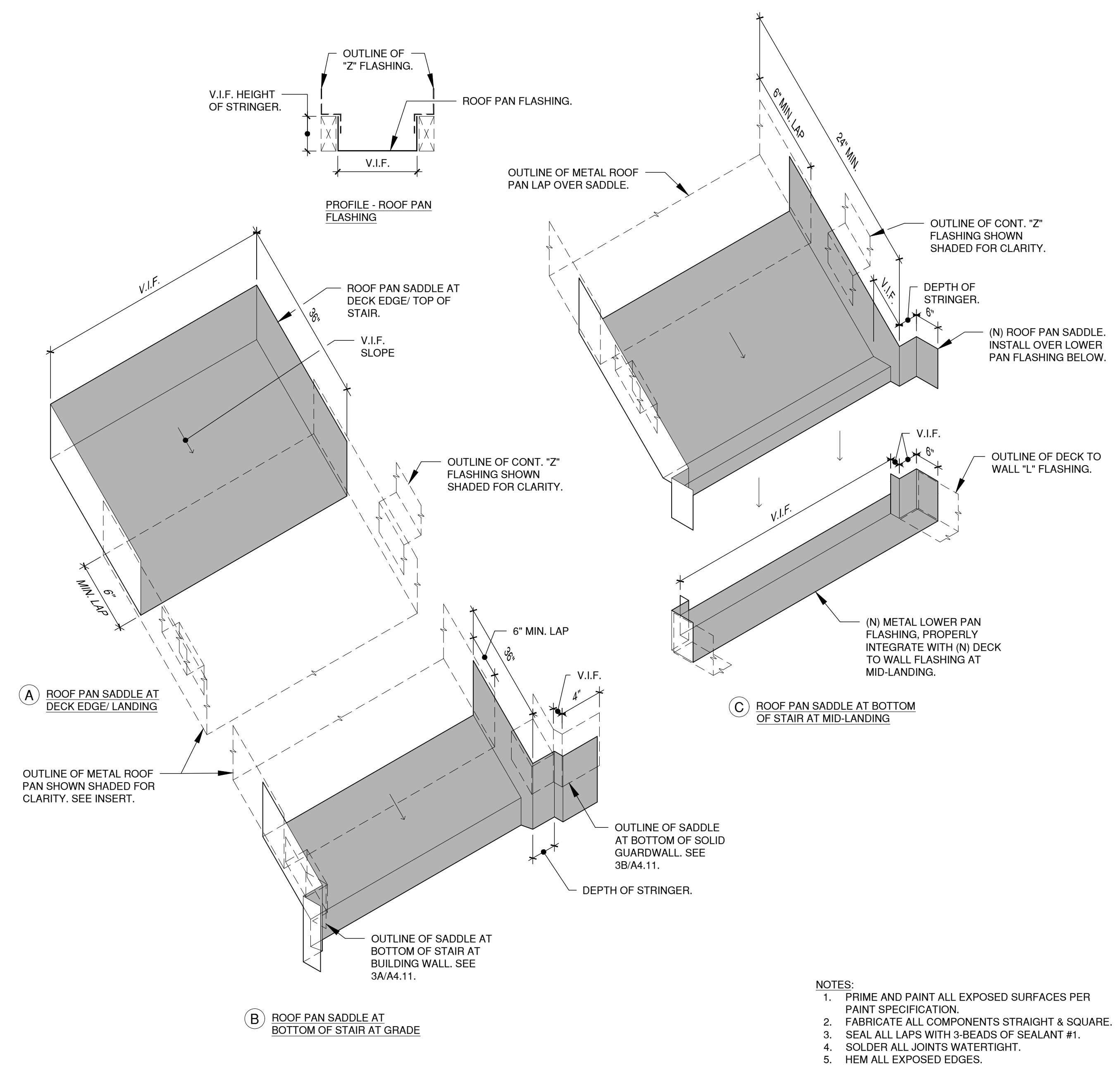
3 TYPICAL DOWNSPOUT PENETRATION COLLAR
NOT TO SCALE



- NOTES:
1. PRIME AND PAINT ALL EXPOSED SURFACES PER PAINT SPECIFICATION.
 2. FABRICATE ALL COMPONENTS STRAIGHT & SQUARE.
 3. SEAL ALL LAPS WITH 3-BEADS OF SEALANT #1.
 4. SOLDER ALL JOINTS WATERTIGHT.
 5. HEM ALL EXPOSED EDGES.

2 OVERFLOW SCUPPER FLASHING ASSEMBLY
NOT TO SCALE

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- NOTES:
1. PRIME AND PAINT ALL EXPOSED SURFACES PER PAINT SPECIFICATION.
 2. FABRICATE ALL COMPONENTS STRAIGHT & SQUARE.
 3. SEAL ALL LAPS WITH 3-BEADS OF SEALANT #1.
 4. SOLDER ALL JOINTS WATERTIGHT.
 5. HEM ALL EXPOSED EDGES.

1 STAIR ROOF PAN FLASHING ASSEMBLIES
NOT TO SCALE

FOR BID PURPOSES ONLY
NOT FOR CONSTRUCTION

STRUCTURAL GENERAL NOTES

1. GENERAL

1.1 ALL WORK SHALL CONFORM WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE.

1.2 INFORMATION REGARDING EXISTING CONDITIONS IS PRESENTED FOR REFERENCE ONLY. VERIFY EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

1.3 NOTIFY ENGINEER IF OMISSIONS, AMBIGUITIES, OR INCONSISTENCIES IN THE STRUCTURAL DRAWINGS ARE SUSPECTED.

1.4 CHANGES REQUIRED TO THESE DOCUMENTS WILL BE ISSUED IN WRITING. WORK PERFORMED BASED ON CONVERSATIONS WITH THE ENGINEER BEFORE WRITTEN CONFIRMATION IS RECEIVED IS AT THE CONTRACTOR'S RISK.

1.5 DETAILS NOTED AS TYPICAL ARE NOT CALLED OUT ON THE PLANS. TYPICAL DETAILS APPLY THROUGHOUT THE WORK TO CONDITIONS AS SHOWN AND SIMILAR CONDITIONS.

1.6 CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION COORDINATION, SCHEDULING, SEQUENCING, SAFETY, MEANS, METHODS, TECHNIQUES, & PROCEDURES, INCLUDING SHORING AND UNDERPINNING.

1.7 SCOPE OF THE PROJECT INCLUDES REPAIR OF EXTERIOR WOOD-FRAMED DECKS, STAIRS AND RAILINGS.

2. DESIGN CRITERIA

2.1 DESIGN IS BASED ON THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE.

2.2 DESIGN OF NEW ELEMENTS AND VERIFICATION OF EXISTING ELEMENTS INCORPORATED INTO THE WORK IS BASED ON THE REQUIREMENTS OF THE BUILDING CODE. EXISTING STRUCTURAL ELEMENTS NOT AFFECTED BY THE WORK HAVE NOT BEEN EVALUATED FOR THEIR ADEQUACY WITH RESPECT TO THE CURRENT CODE.

2.3 DEAD LOADS: BASED ON WEIGHTS OF EXISTING AND NEW MATERIALS OF CONSTRUCTION.

2.4 LIVE LOADS:		
ROOF	20 PSF	
FLOORS	40 PSF	
DECKS	60 PSF	

2.5 WIND LOADS:
NOT USED

2.6 SEISMIC LOADS:
NOT USED

2.7 SOIL DESIGN PARAMETERS:
FOUNDATION DESIGN PARAMETERS ARE BASED ON PRESCRIPTIVE VALUES.

3. CONCRETE & REINFORCEMENT

3.1 ALL CONCRETE SHALL BE REINFORCED.

3.2 CONCRETE MATERIALS SHALL CONFORM WITH THE FOLLOWING:

NORMAL WEIGHT AGGREGATE	ASTM C33
LIGHTWEIGHT AGGREGATE	ASTM C330
CEMENT	ASTM C150, TYPE I OR II
FLY ASH	ASTM C618
WATER	ASTM C1602, POTABLE
WATER REDUCER	ASTM C494
AIR ENTRAINMENT ADMIXTURE	ASTM C260
DEFORMED REINFORCEMENT	ASTM A615, GRADE 60

3.3 USE ONLY WATER THAT IS CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT.

3.4 CONCRETE MIX DESIGNS SHALL BE PREPARED BY THE CONCRETE SUPPLIER TO PROVIDE REQUIRED STRENGTH, WORKABILITY, AND CONSISTENCY. THE AVERAGE COMPRESSIVE STRENGTH SHALL BE ESTABLISHED IN ACCORDANCE WITH ACI 301, AND SUPPORTING DOCUMENTATION SUBMITTED FOR REVIEW.

3.5 IF FLYASH IS USED, PROPORTION CONCRETE WITH A MINIMUM OF 10% AND A MAXIMUM OF 30% FLY ASH REPLACEMENT.

3.6 CONCRETE MIX DESIGN SHALL CONFORM WITH THE FOLLOWING:

LOCATION	TYPE	MAX. AGGREGATE RATIO	MAX. W/C RATIO	MAX. SLUMP	F _c (PSI)
PIERS & FOOTINGS -	NORMAL	3/4"	0.60	3"	3000*
WALLS -	NORMAL	1/2"	0.55	4"	4000
BEAMS & SUSPENDED SLABS -	NORMAL	1/2"	0.50	4"	4000
SLABS ON GRADE, MISC. -	NORMAL	3/4"	0.60	4"	3000*

*DESIGN BASED ON F_c = 2500 PSI - NO INSPECTION REQUIRED.

3.7 USE OF PEA GRAVEL AGGREGATE IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. SUBMIT PROPOSED LOCATIONS AND MIX DESIGN FOR REVIEW.

3.8 SUBMIT MIX DESIGNS FOR ALL CONCRETE TO BE PLACED AS PART OF THE WORK. INCLUDE INFORMATION TO SHOW CONFORMANCE WITH MATERIAL, STRENGTH, AND PROPORTIONING REQUIREMENTS OF THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO :

- MIXTURE PROPORTIONS.
- MATERIAL MILL CERTIFICATES.
- RETURN STATEMENTS OF COMPLIANCE AND MANUFACTURER'S DATA.
- AGGREGATE GRADATION REPORTS.
- COMPRESSIVE STRENGTH TEST RECORDS.

3.9 PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER TO REINFORCEMENT:

CONCRETE CAST AGAINST EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER	
SLABS AND WALLS	3/4"
BEAMS & COLUMNS	1-1/2"

3.10 BEFORE PLACING CONCRETE AGAINST EXISTING OR PREVIOUSLY CAST CONCRETE, ROUGHEN SURFACE TO A MINIMUM 1/4" AMPLITUDE. IMMEDIATELY BEFORE PLACING CONCRETE, REMOVE LAITANCE, WET SURFACE, AND REMOVE STANDING WATER.

3.11 SECURE ALL EMBEDDED ITEMS IN PLACE BEFORE PLACING CONCRETE. CAST-IN-PLACE ANCHOR BOLTS SHALL CONFORM WITH ASTM A36, UNLESS NOTED OTHERWISE.

4. MASONRY

NOT USED

5. STRUCTURAL STEEL

NOT USED

6. ROUGH CARPENTRY

6.1 PROVIDE SAWN LUMBER IN ACCORDANCE WITH THE GRADING RULES OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) FOR THE SPECIES AND GRADE DESIGNATED.

6.2 PROVIDE DOUGLAS FIR-LARCH SAWN LUMBER UNLESS NOTED OTHERWISE. AS A MINIMUM, PROVIDE THE FOLLOWING GRADES:

JOISTS	NO.2
BEAMS, HEADERS, AND STRINGERS	NO. 1
WALL STUDS	STUD
POSTS	
BUILT-UP 2xs	NO. 1
4x4	NO. 1 & BETTER
6x6 AND LARGER	SELECT STRUCTURAL
SILLS, PLATES, AND BLOCKING	NO. 2

6.3 PROVIDE PRESSURE-TREATED LUMBER TREATED WITH WATERBORNE PRESERVATIVES FOR ALL MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY EXCEPT WHERE ALASKAN YELLOW CEDAR (AYC) OR WESTERN RED CEDAR (WRC) IS SHOWN ON DRAWINGS. PRESSURE-TREATED LUMBER SHALL CONFORM WITH APPROVED TREATING INDUSTRY STANDARDS SET FORTH BY THE AMERICAN WOOD-PRESERVERS' ASSOCIATION (AWPA) AND THE AMERICAN LUMBER STANDARD COMMITTEE (ALSC). DO NOT USE LUMBER TREATED WITH SODIUM BORATE IN APPLICATIONS EXPOSED TO WEATHER OR IN GROUND CONTACT. PROVIDE LUMBER WITH PRESERVATIVE RETENTION APPROPRIATE FOR THE MEMBERS' END USE.

6.4 AS A MINIMUM, ATTACH AND INTERCONNECT ALL FRAMING MEMBERS IN ACCORDANCE WITH THE NAILING SCHEDULE CONTAINED IN TABLE 2304.10.1 IN THE CALIFORNIA BUILDING CODE.

6.5 PROVIDE FULL-DEPTH SOLID BLOCKING OR OTHER MEANS OF LATERAL SUPPORT AT ENDS AND BEARING POINTS OF ALL JOISTS, RAFTERS, BEAMS, AND HEADERS.

6.6 PROVIDE APA RATED SHEATHING WITH A MINIMUM OF 5 PLYS AND CONFORMING WITH THE FOLLOWING MINIMUM REQUIREMENTS:

SHEAR WALLS -	
15/32" STRUCTURAL I, 32/16, EXPOSURE 1	
ROOF DIAPHRAGMS -	
5/8" STRUCTURAL I, 48/24, EXPOSURE 1, TONGUE-AND-GROOVE	
FLOOR DIAPHRAGMS -	
3/4" STRUCTURAL I, 32/16, EXPOSURE 1, TONGUE-AND-GROOVE	

6.7 DESIGNATIONS FOR MANUFACTURED STRUCTURAL COMPOSITE LUMBER ARE BASED ON WEYERHAEUSER. IF ALTERNATE MANUFACTURER IS PROPOSED, PROVIDE DOCUMENTATION SHOWING EQUIVALENT OR BETTER LOAD CAPACITIES. PROVIDE ALL STRUCTURAL COMPOSITE LUMBER FROM A SINGLE MANUFACTURER.

6.8 PROVIDE GLUED LAMINATED TIMBER (GLULAM) IN CONFORMANCE WITH ANSI STANDARD A190.1. PROVIDE MEMBERS CERTIFIED WITH THE APA TRADEMARK OR SUBMIT A PRODUCT EVALUATION REPORT TO SUBSTANTIATE CONFORMANCE WITH THE PROJECT REQUIREMENTS. AS A MINIMUM PROVIDE THE FOLLOWING COMBINATIONS:

BEAMS NOT EXPOSED TO WEATHER	20F-V4
POSTS	20F-V13

6.9 PROVIDE DRY LUMBER & SHEATHING WITH MAXIMUM 19% MOISTURE CONTENT AT TIME OF INSTALLATION. PROTECT MEMBERS FROM MOISTURE DURING STORAGE AND INSTALLATION. IN THE EVENT MOISTURE CONTENT EXCEEDS 19% OR MEMBERS GET WET, ALLOW TO REACH AMBIENT MOISTURE CONTENT (<19%) BEFORE CLOSING IN, INSTALLING SHEAR WALL NAILING, OR APPLYING FINISH MATERIALS.

6.10 DESIGNATIONS FOR HARDWARE ARE BASED ON SIMPSON STRONG-TIE CO., INC. IF ALTERNATE MANUFACTURER IS PROPOSED, PROVIDE DOCUMENTATION SHOWING EQUIVALENT OR BETTER LOAD CAPACITIES. PROVIDE ALL HARDWARE FROM A SINGLE MANUFACTURER.

6.11 INSTALL HARDWARE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. USE ALL SPECIFIED FASTENERS.

6.12 ALL NAILS SHALL BE COMMON WIRE NAILS. "SHORT" NAILS SUPPLIED BY SIMPSON STRONG-TIE SHALL ONLY BE USED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND SHALL NOT BE USED WHEN ATTACHING THROUGH PLYWOOD TO FRAMING MEMBERS BEHIND, U.O.N.

6.13 NAILS WITH "T", BRAD, FINISH, OR CASING HEADS ARE NOT ACCEPTABLE FOR SHEAR WALL OR DIAPHRAGM NAILING.

6.14 TAKE PRECAUTIONS TO AVOID OVERDRIVING NAILS. IN THE EVENT NAILS ARE OVERDRIVEN, NOTIFY ENGINEER. IF NAILS ARE OVERDRIVEN BY LESS THAN 1/8", ENGINEER WILL REVIEW FASTENER INSTALLATION AND PROVIDE DIRECTION. IF NAILS ARE OVERDRIVEN BY MORE THAN 1/8", DRIVE ONE ADDITIONAL NAIL FOR EVERY TWO THAT ARE OVERDRIVEN.

6.15 PROVIDE HOT-DIPPED ZINC COATED GALVANIZED OR STAINLESS STEEL NAILS WHERE PENETRATING PRESSURE TREATED LUMBER. PROVIDE HOT-DIPPED GALVANIZED HARDWARE WHERE IN CONTACT WITH PRESSURE TREATED LUMBER.

6.16 TREAT PRESSURE-TREATED LUMBER CUT OR DRILLED IN THE FIELD WITH COPPER NAPHTHANATE.

6.17 PROVIDE HOT-DIPPED ZINC COATED GALVANIZED OR STAINLESS STEEL FOR ALL FASTENERS, CONNECTORS, AND HARDWARE EXPOSED TO WEATHER.

7. WOOD ROOF TRUSSES

NOT USED

8. POST-INSTALLED ANCHORS

8.1 INSTALL ANCHORS IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

8.2 DO NOT CUT OR DAMAGE EXISTING REINFORCEMENT WHEN DRILLING FOR ANCHORS. IF REINFORCEMENT IS ENCOUNTERED, NOTIFY STRUCTURAL ENGINEER. IF ANCHOR CAN BE MOVED, ABANDON HOLE, FILL WITH NON-SHRINK GROUT, AND DRILL NEW HOLE AFTER GROUT HAS OBTAINED MINIMUM 4,000 PSI COMPRESSIVE STRENGTH. IF ANCHOR CAN NOT BE MOVED, AWAIT INSTRUCTION FROM ENGINEER.

8.3 ADHESIVE ANCHORS.

8.3.1 FOR INSTALLATION IN BASE MATERIAL GREATER THAN 50° F, ADHESIVE ANCHORS SHALL BE HILTI HIT HY-200 (ICC-ES ESR 3187), OR SIMPSON STRONG-TIE SET-XP HIGH-STRENGTH EPOXY (ICC-ES ESR-2508). FOR INSTALLATION IN BASE MATERIAL BETWEEN 25° F AND 50° F, ADHESIVE ANCHORS SHALL BE HILTI HIT-RE 500 V3 (ICC-ES ESR-3814), OR SIMPSON STRONG-TIE AT-XP (IAPMO UES ER-263). DO NOT INSTALL ADHESIVE IN BASE MATERIAL LESS THAN 25° F.

8.3.2 UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING MINIMUM EMBEDMENT FOR THREADED ROD EMBEDDED IN CONCRETE:

ROD ϕ	TIE DOWNS	ANCHOR BOLTS
1/2	-	4-1/4
5/8	7	5
3/4	8	-
7/8	10	-

8.3.3 UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING MINIMUM EMBEDMENT FOR STEEL REINFORCEMENT EMBEDDED IN CONCRETE:

BAR	EMBEDMENT (IN.)
#4	8
#5	10
#6	12
#7 AND UP	COORDINATE WITH ENGINEER

8.4 CONCRETE SCREW ANCHORS.

8.4.1 ANCHORS SHALL BE TITEN HD ANCHORS BY SIMPSON STRONG-TIE WITH INTEGRAL WASHER HEAD (ICC-ES ESR-2713).

8.4.2 ANCHORS SHALL BE USED ONLY IN INTERIOR CONDITIONS.

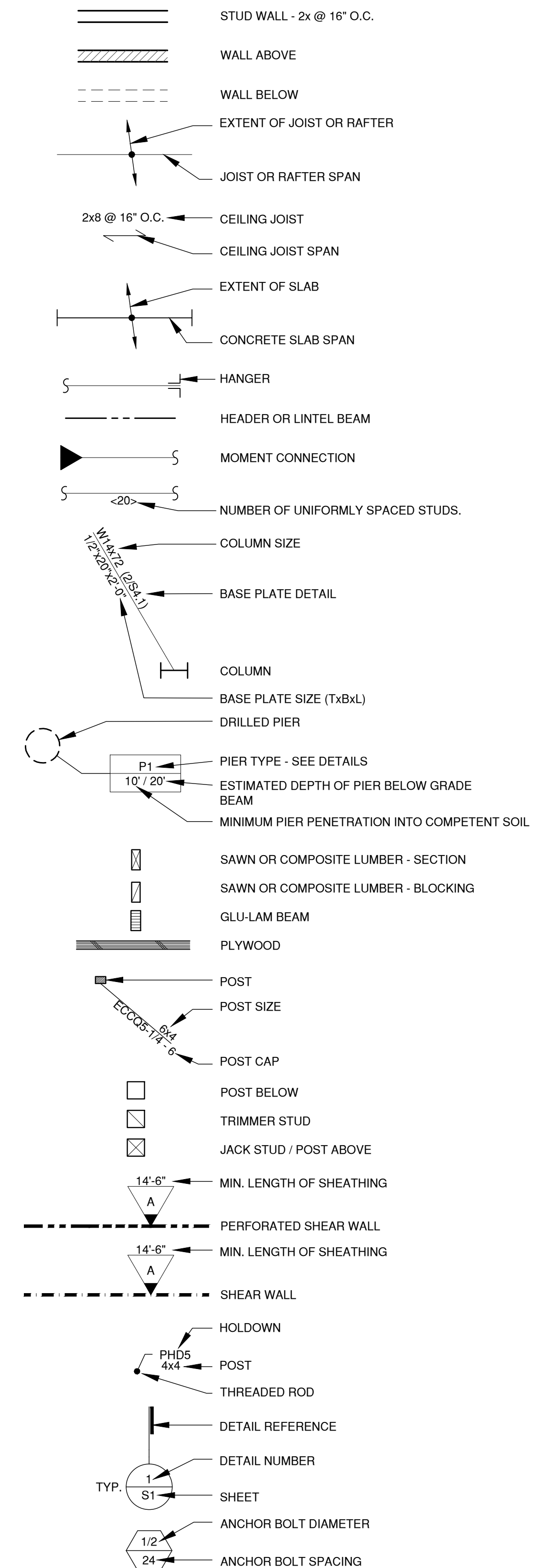
9. STRUCTURAL TESTS, INSPECTIONS, & OBSERVATIONS

9.1 PROVIDE ACCESS FOR AND COORDINATE TESTING AND/OR INSPECTION REQUIRED BY THE LOCAL JURISDICTION AND THESE DOCUMENTS. THE WORK SHALL INCLUDE REPAIR AND/OR REPLACEMENT OF DEFECTIVE ITEMS. AS A MINIMUM, THE TESTS AND INSPECTIONS SUMMARIZED BELOW ARE REQUIRED:

NOT REQUIRED

9.2 THE STRUCTURAL ENGINEER WILL PERFORM STRUCTURAL OBSERVATION TO REVIEW THE WORK FOR GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. NOTIFY THE ENGINEER AT THE COMPLETION OF THE APPROPRIATE STAGES OF CONSTRUCTION AND PROVIDE A MINIMUM OF 72 HOURS BEFORE THE WORK IS COVERED FOR ITEMS NOTED BELOW:

REMOVAL OF DAMAGED FRAMING
ROUGH FRAMING
FRAMING HARDWARE INSTALLATION



A.B.	ANCHOR BOLT	LSL	LAMINATED STRAND LUMBER
ADD'L	ADDITIONAL	LVL	LAMINATED VENEER LUMBER
ALT.	ALTERNATE	MAX.	MAXIMUM
BLK'G	BLOCKING	M.B.	MACHINE BOLT
BM.	BEAM	MIN.	MINIMUM
B.N.	BOUNDARY NAILING	N.T.S.	NOT TO SCALE
BTWN.	BETWEEN	N&F	NEAR AND FAR SIDE
C.I.P.	CAST-IN-PLACE	O.C.	ON CENTER
CLR.	CLEAR	PSL	PARALLEL STRAND LUMBER
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONN.	CONNECTION	REINF.	REINFORCEMENT
CONT.	CONTINUOUS	REQ'D.	REQUIRED
COL.	COLUMN	S.M.S.	SHET METAL SCREW
DBL.	DOUBLE	STD.	STANDARD
DIA.	DIAPHRAGM	STG'D	STAGGERED
(E)	EXISTING	T.N.	TOE NAIL
E.M.	EDGE NAILING	T.O.	TOP OF
EXT	EXTERIOR	TYP.	TYPICAL
F.N.	FACE NAIL	U.O.N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED	V.I.F.	VERIFY IN FIELD
GLB	GLUED LAMINATED BEAM	WF	WIDE FLANGE
HDG	HOT-DIPPED GALVANIZED	W/	WITH
HSB	HIGH-STRENGTH BOLT	@	AT
INT	INTERIOR	&	AND
KD	KILN DRY	Ø	DIAMETER

1 SYMBOL & ABBREVIATIONS

N.T.S.

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HARBORTOWN HOA
MISC. BUILDING REPAIRS
SHORELINE DR, WHARF SIDE RD & HARBOR SEAL CT.
SAN MATEO, CA

DRAWING:
GENERAL NOTES AND
SYMBOLS AND
ABBREVIATIONS

SCALE: AS SHOWN

DATE: 05/13/2024

DRAWN BY: MS

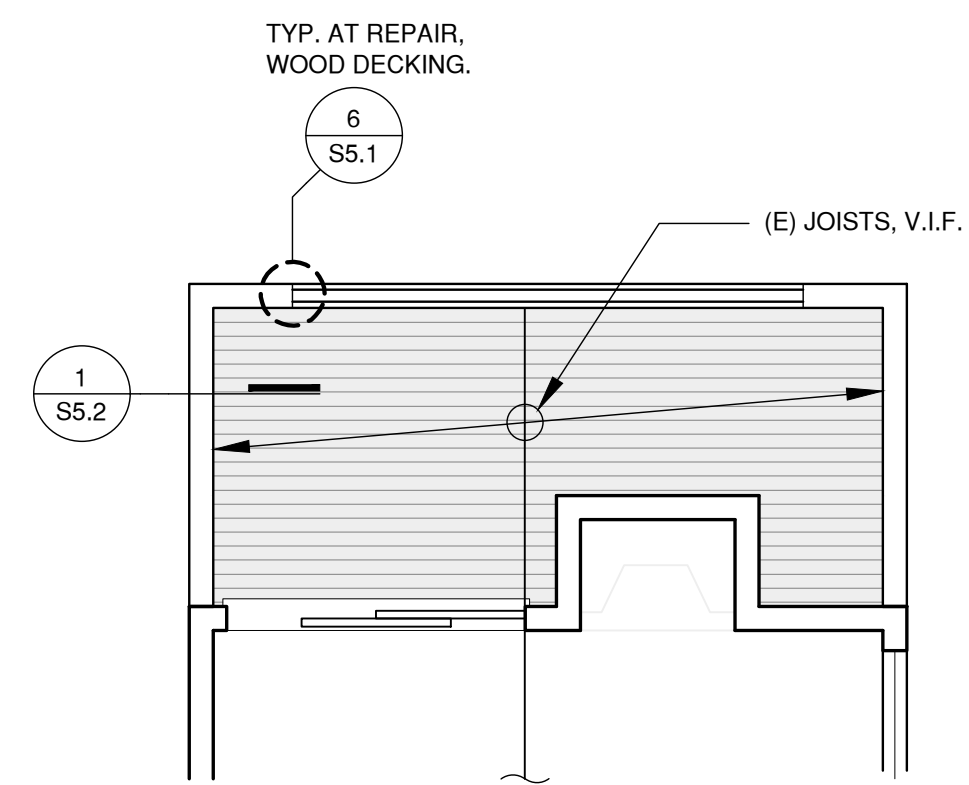
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PROJECT#: 2023.283

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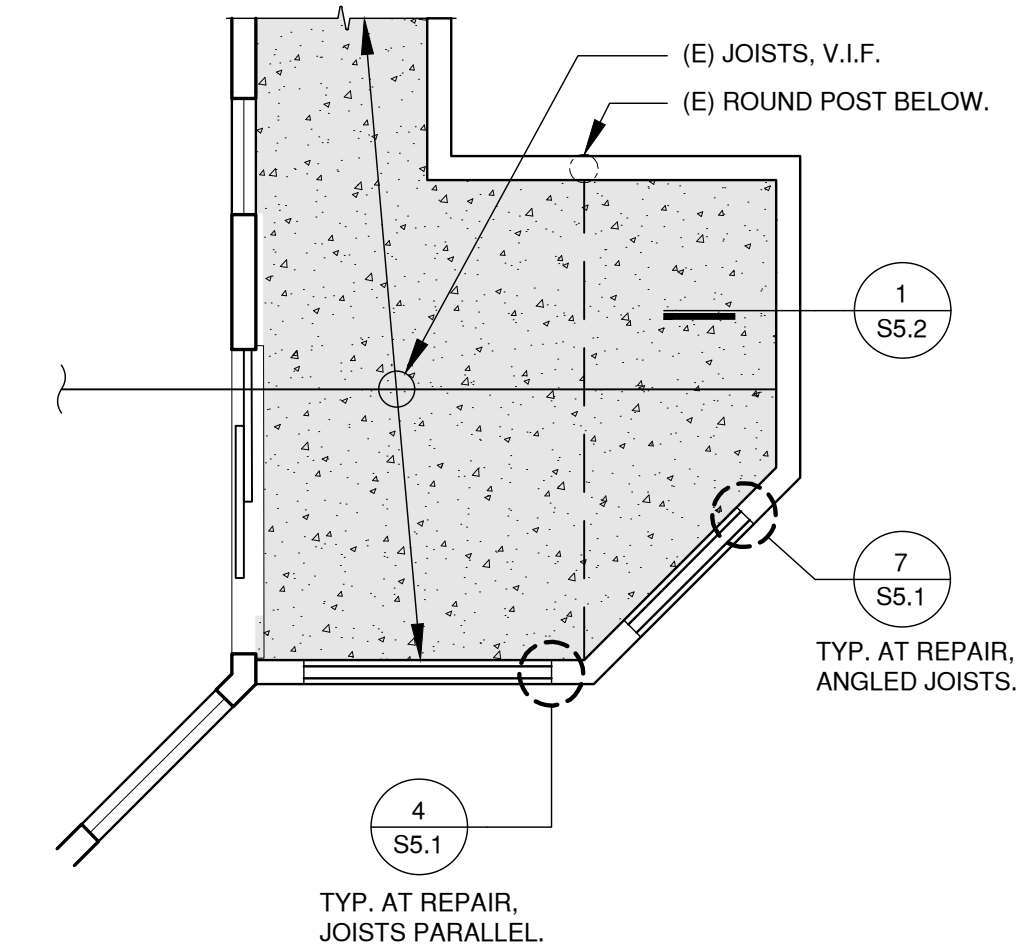
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- NOTES**
1. THE DRAWINGS PRESENTED ON THIS SHEET ARE FOR REFERENCE PURPOSES ONLY. VARIATIONS MAY OCCUR. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES AND DO NOT PROCEED WITH WORK UNTIL THEY ARE RESOLVED.
 2. ALL NOTES AND DETAILS REFERENCED ON THIS SHEET REPRESENT TYPICAL CONDITIONS AND PERTAIN TO ALL SIMILAR CONDITIONS.
 3. THE GRAPHIC SCREENING REPRESENTS THE GENERAL LOCATION OF THE SCOPE OF WORK AND IS NOT INTENDED TO BE ALL INCLUSIVE. THE SCREENING IS A REFERENCE ONLY AND SHALL NOT BE USED TO DETERMINE SCOPE QUANTITY OR AREAS.



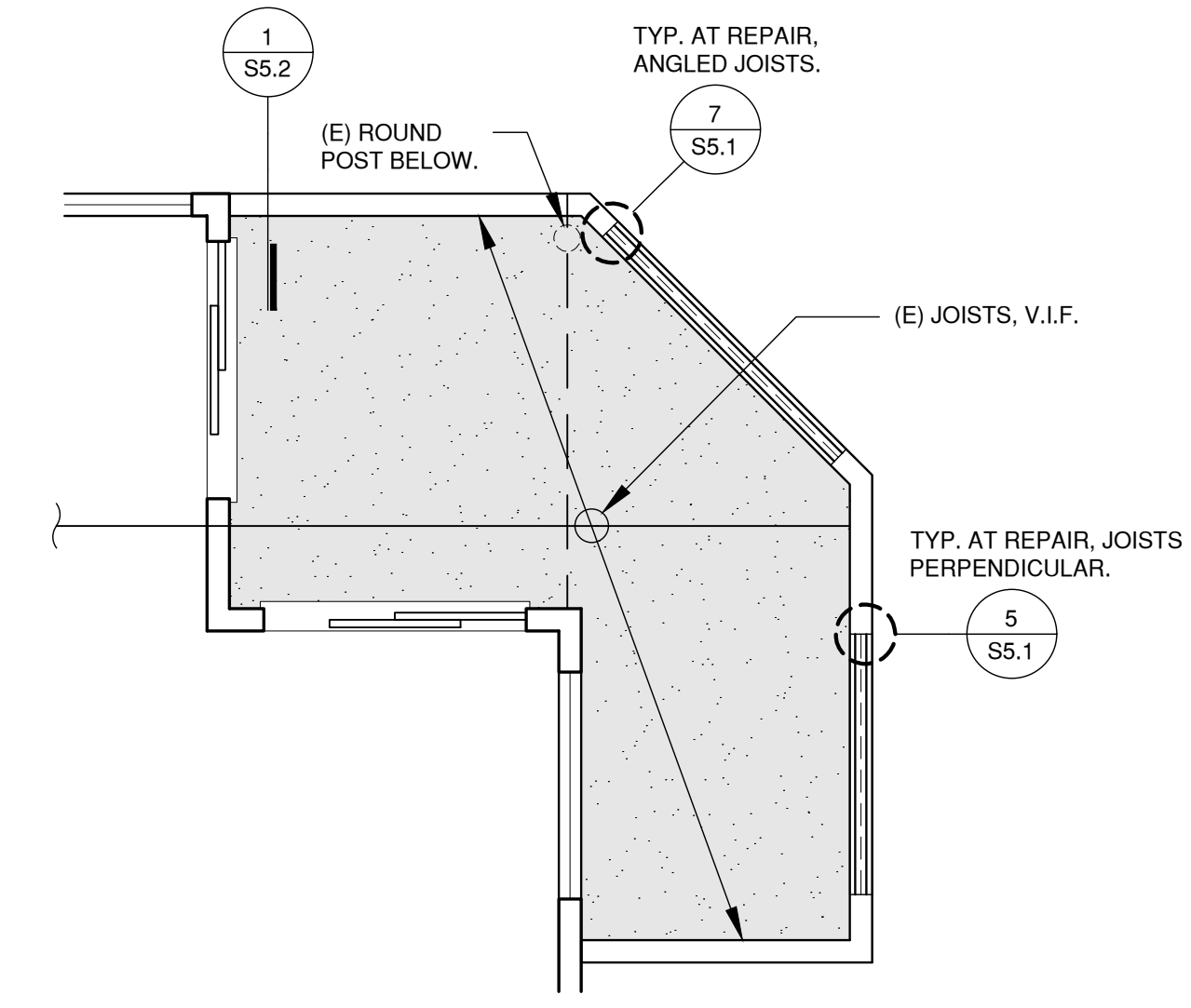
NOTE:
DECK TYPE K1 SHOWN. SIM. AT OTHER DECKS WITH WOOD DECKING.

4 ENLARGED PRIVATE DECK PLAN - WOOD DECKING
1/4" = 1'-0"



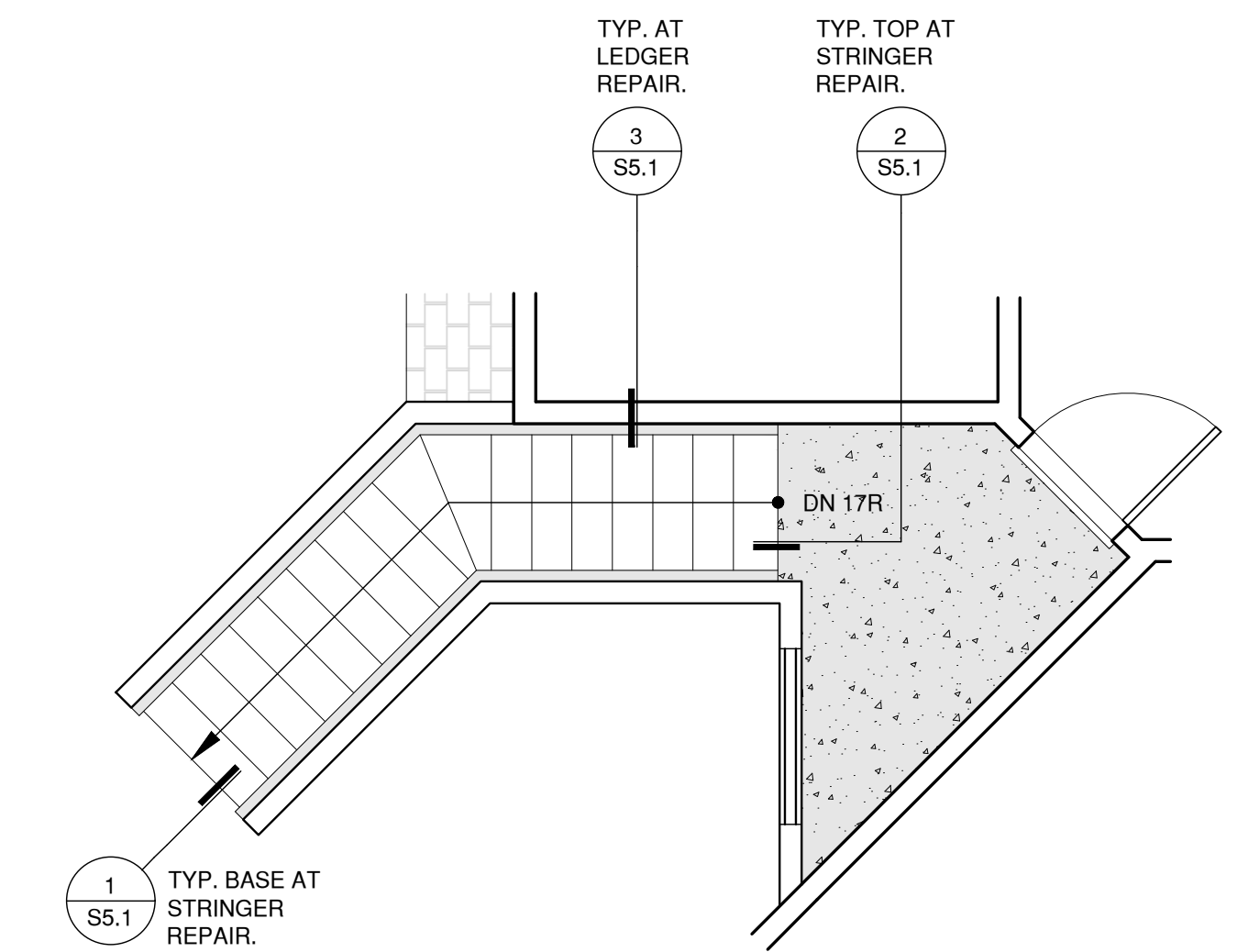
NOTE:
DECK TYPE F SHOWN. SIM. AT OTHER DECKS WITH PEDESTRIAN TRAFFIC COATING AND CONCRETE TOPPING SLAB.

2 ENLARGED PRIVATE DECK PLAN
1/4" = 1'-0"



NOTE:
DECK TYPE H SHOWN. SIM. AT OTHER DECKS WITH PEDESTRIAN TRAFFIC COATING AND CONCRETE TOPPING SLAB.

3 ENLARGED PRIVATE DECK PLAN
1/4" = 1'-0"



NOTE:
STAIRS AT DECK TYPE G SHOWN. SIM. AT OTHER STAIRS.

1 ENLARGED ENTRY DECK PLAN - STAIR REPAIRS
1/4" = 1'-0"

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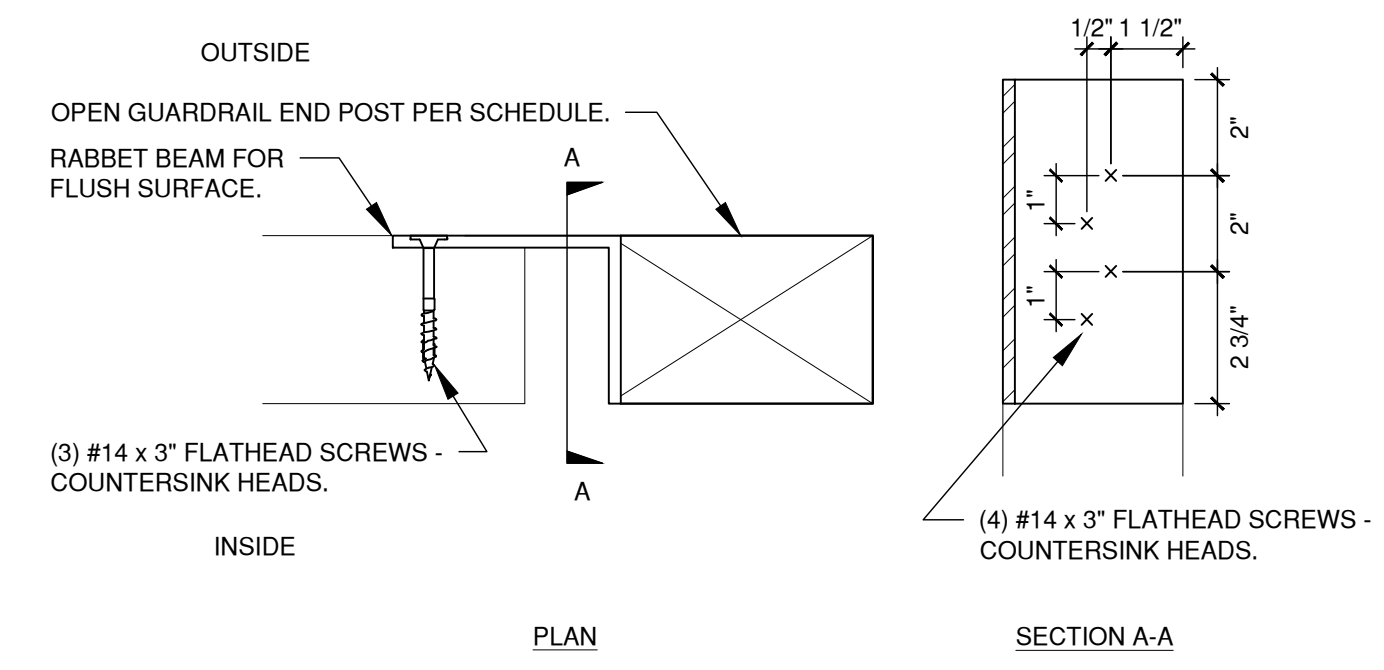
DRAWING:
ENLARGED DECK PLANS

SCALE: AS SHOWN
DATE: 05/13/2024

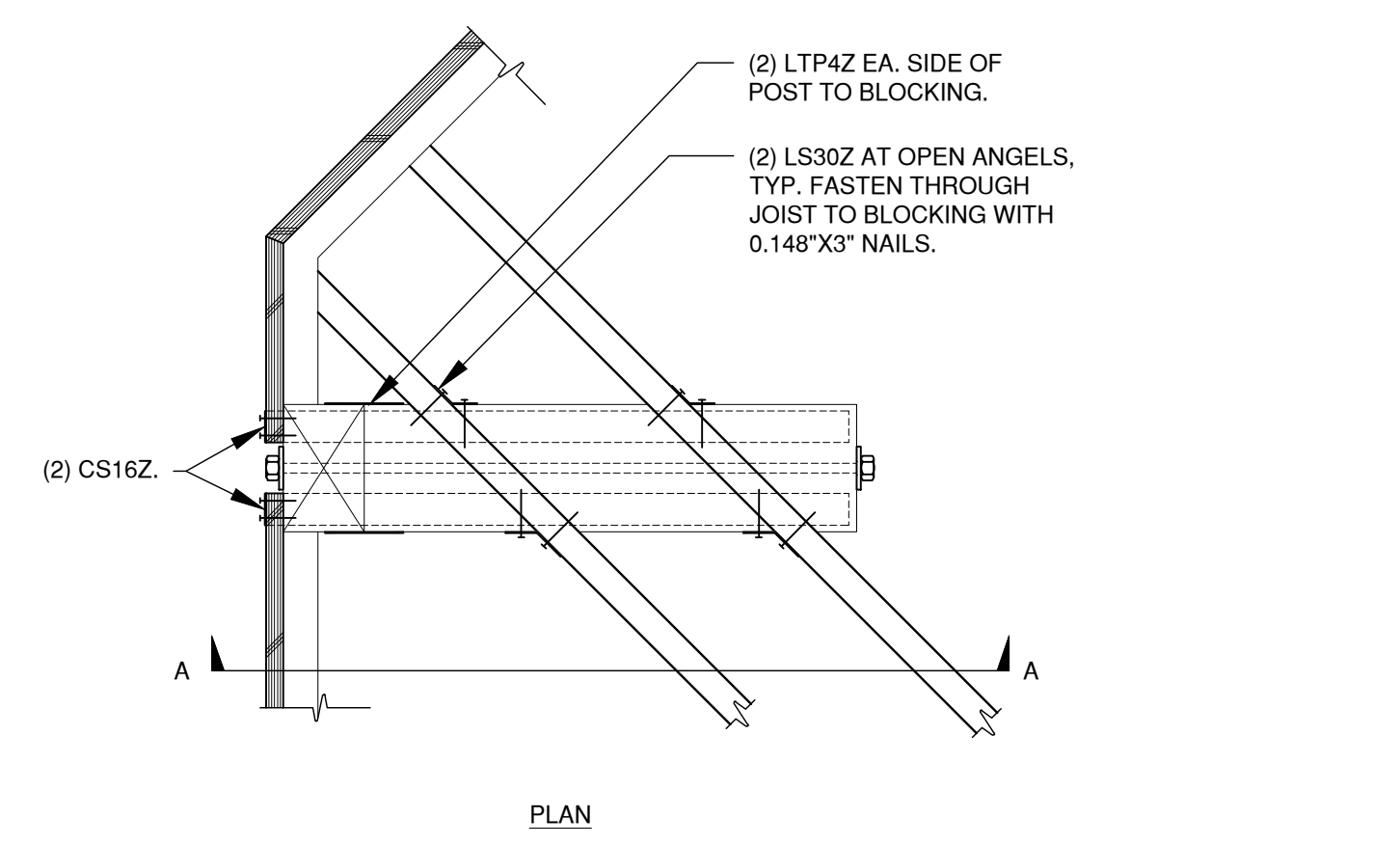
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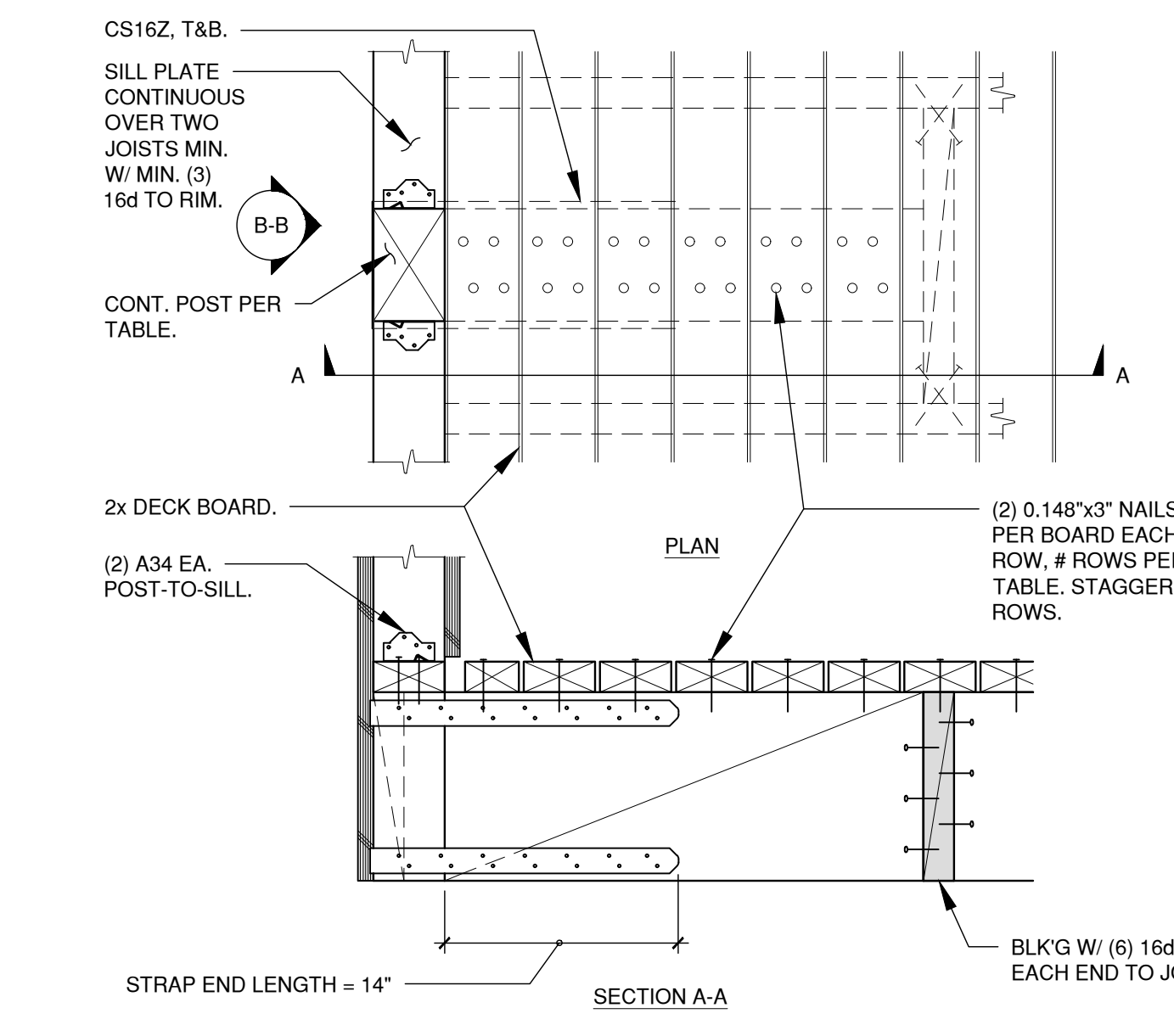
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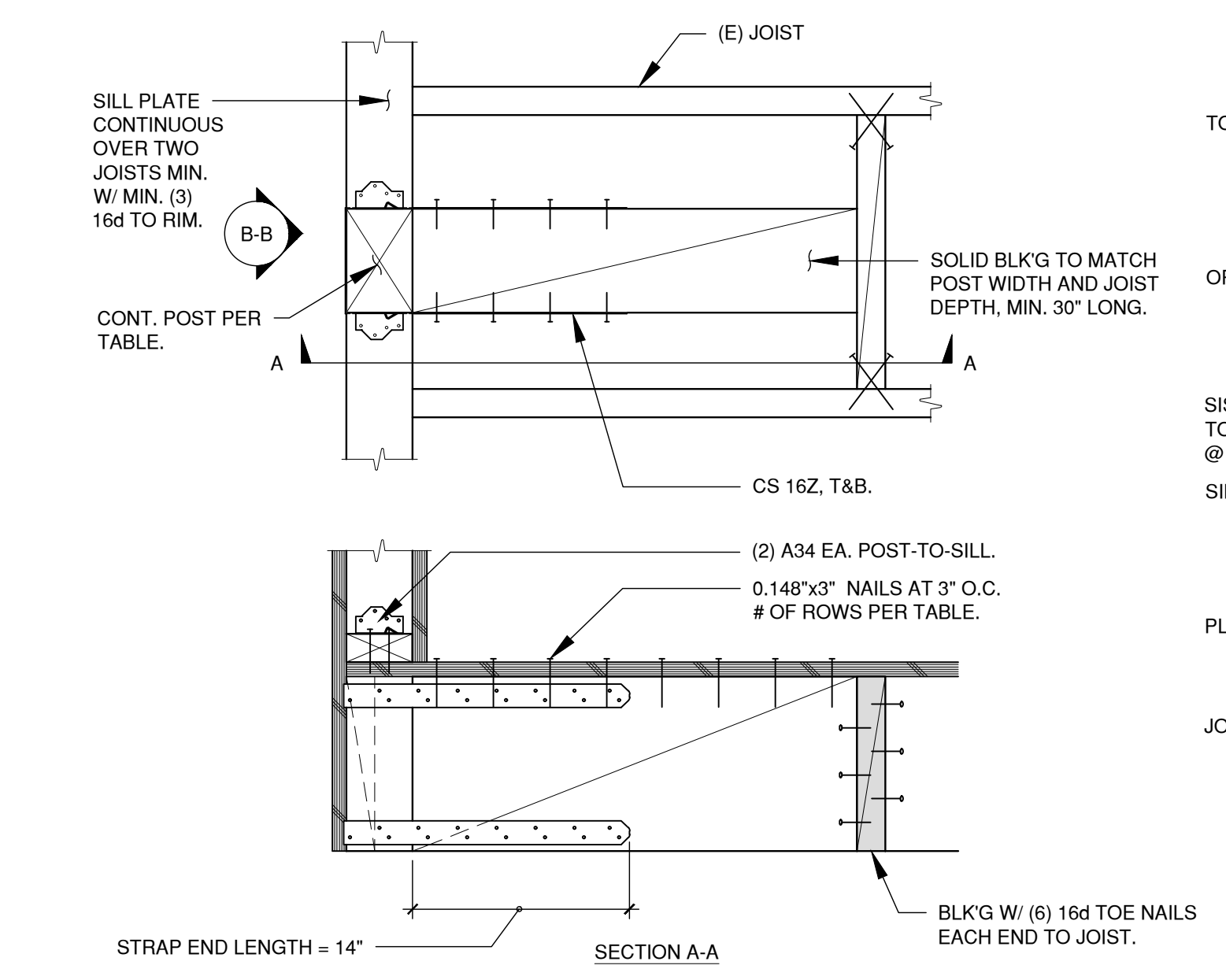
8 OPEN GUARDWALL - TOP RAIL ATTACHMENTS
3\"/>



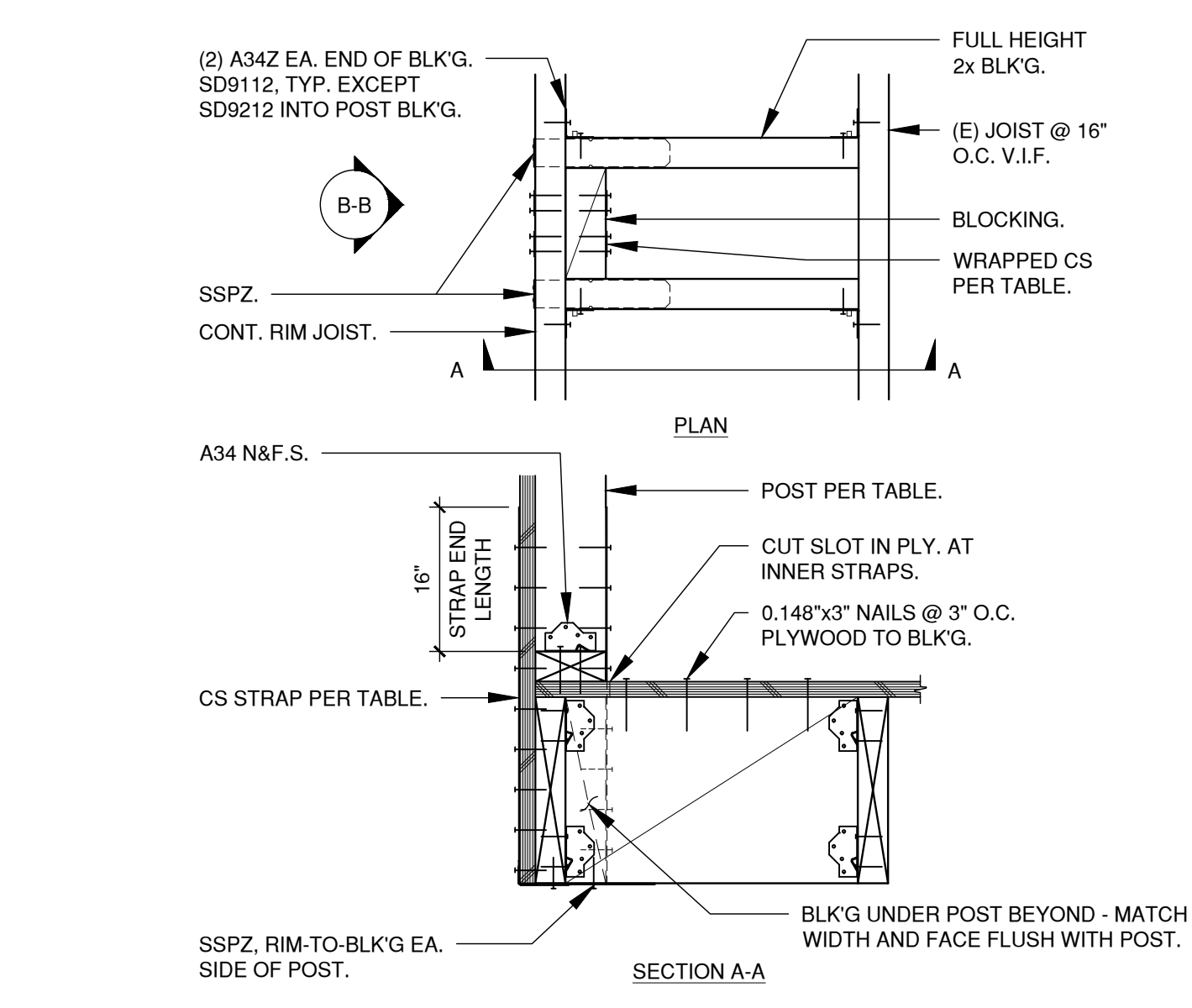
7 OPEN GUARDWALL END POST AT ANGLED JOISTS
1 1/2\"/>



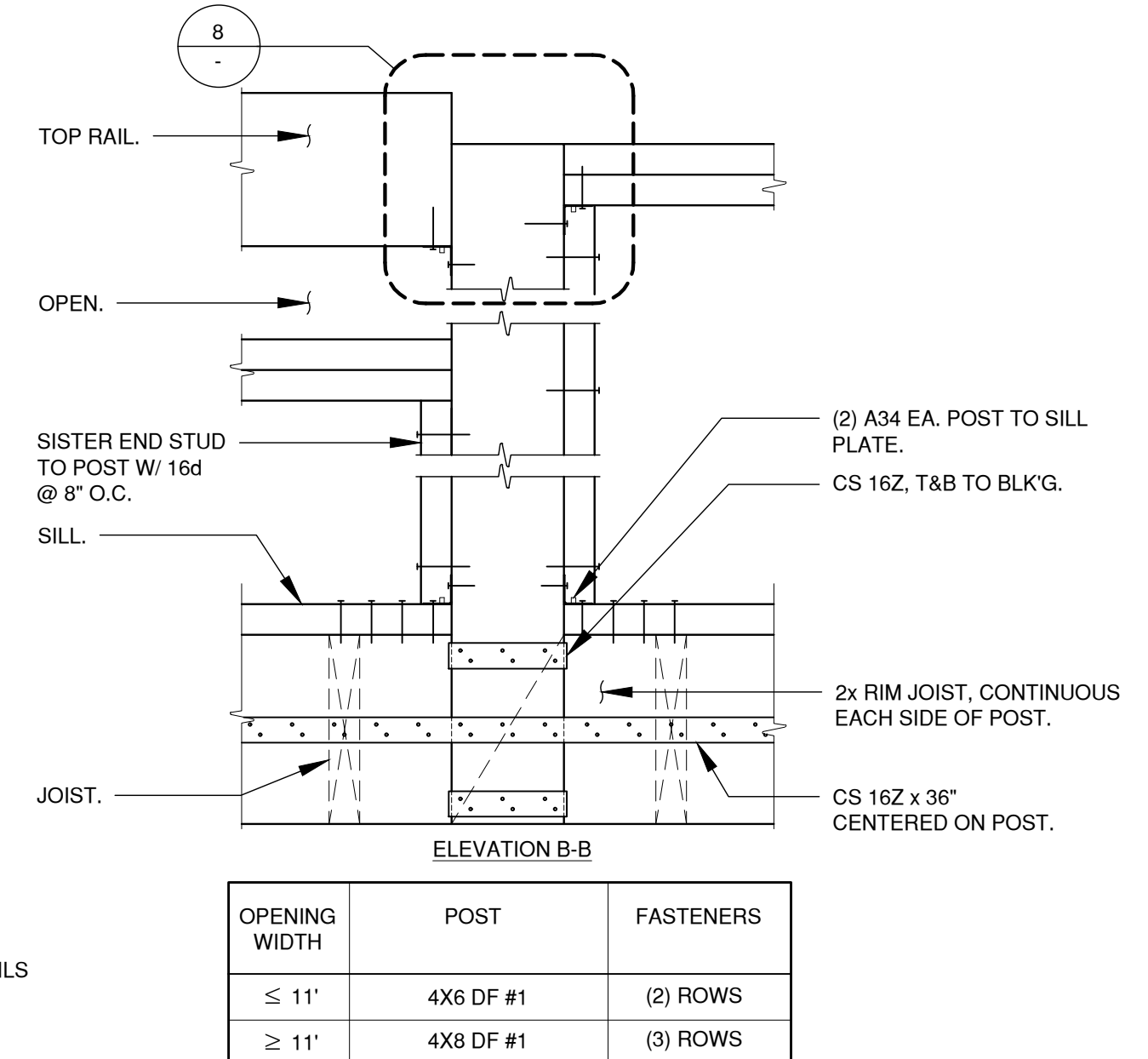
6 OPEN GUARDWALL END POST AT PERP. JOISTS (WOOD DECK BOARD)
1-1/2\"/>



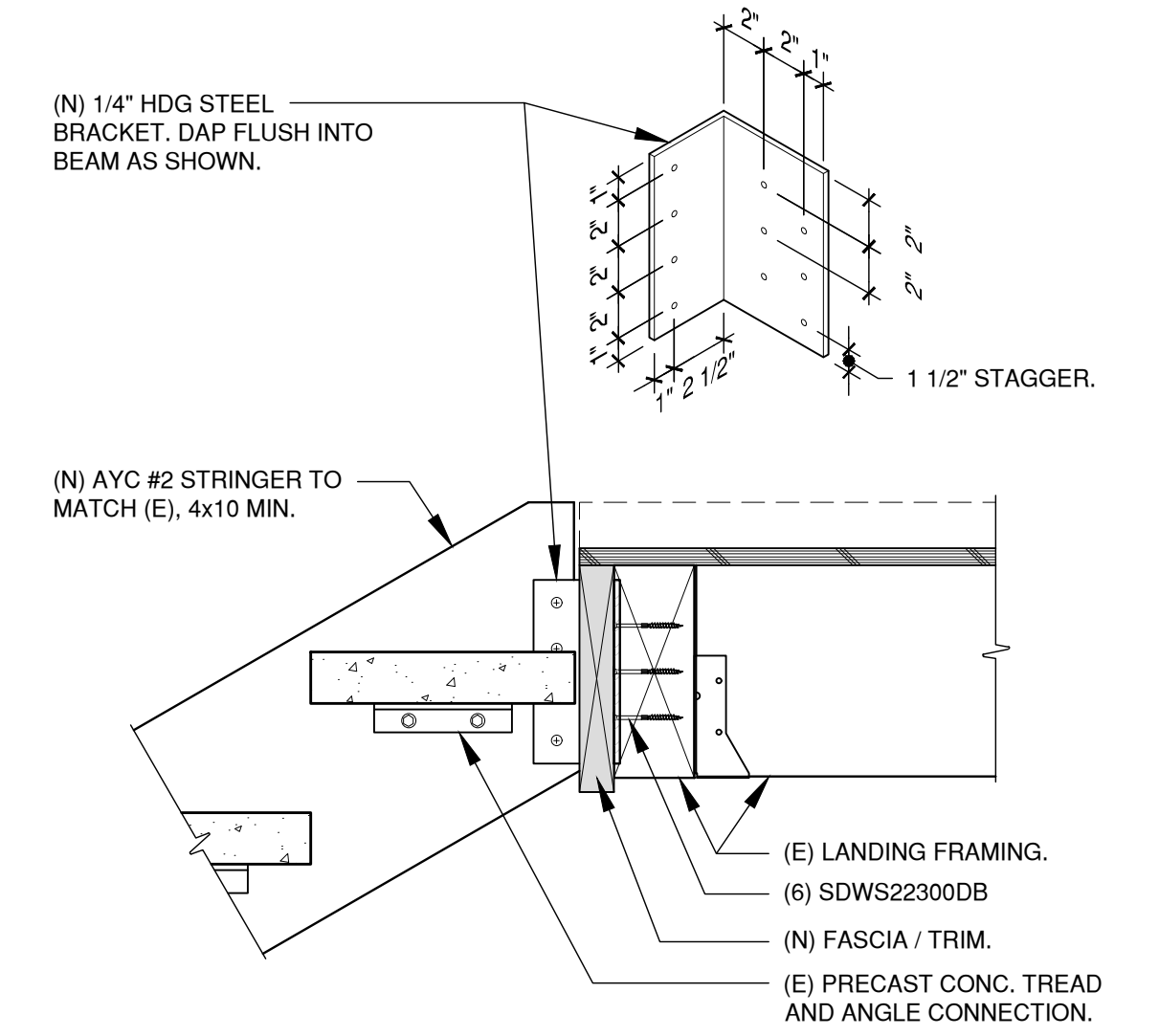
5 OPEN GUARDWALL END POST AT PERP. JOISTS
1-1/2\"/>



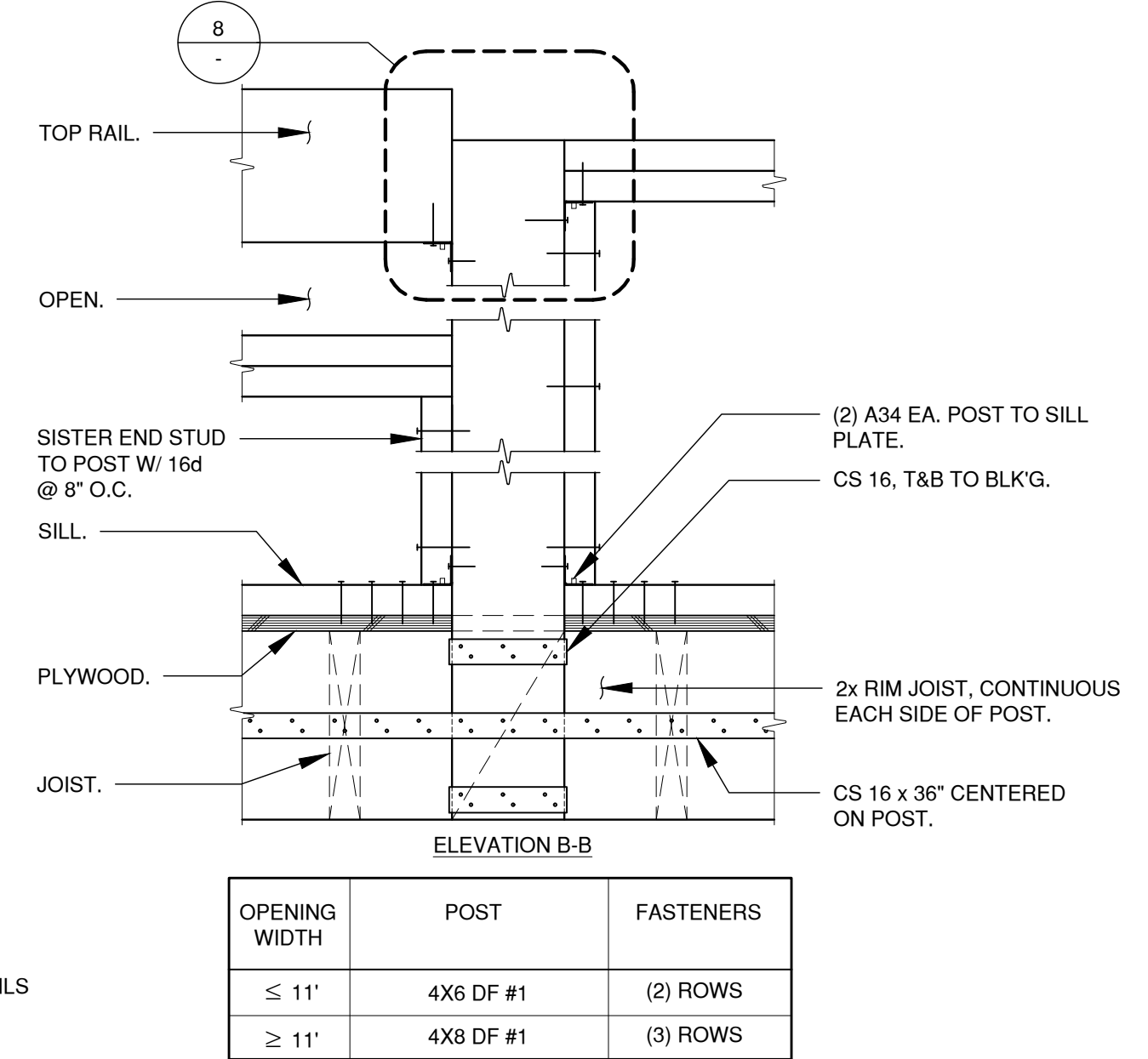
4 OPEN GUARDWALL END POST AT PARALLEL JOISTS
1 1/2\"/>



3 STAIR LEDGERS
1 1/2\"/>



2 STAIR STRINGERS - TOP CONNECTION
1 1/2\"/>



1 STAIR STRINGERS - BASE CONNECTION
1 1/2\"/>

OPENING WIDTH	POST	FASTENERS
≤ 11'	4X6 DF #1	(2) ROWS
≥ 11'	4X8 DF #1	(3) ROWS

OPENING WIDTH	POST	FASTENERS
≤ 11'	4X6 DF #1	(2) ROWS
≥ 11'	4X8 DF #1	(3) ROWS

OPENING	POST	STRAPS
≤ 11'	4X6 DF #1	(2) CS14
> 11'	4X8 DF #1	(3) CS14

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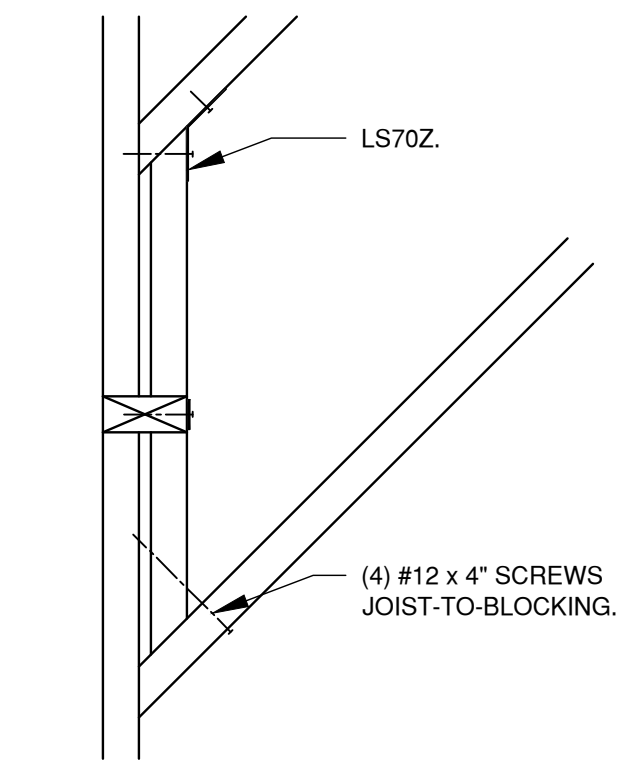


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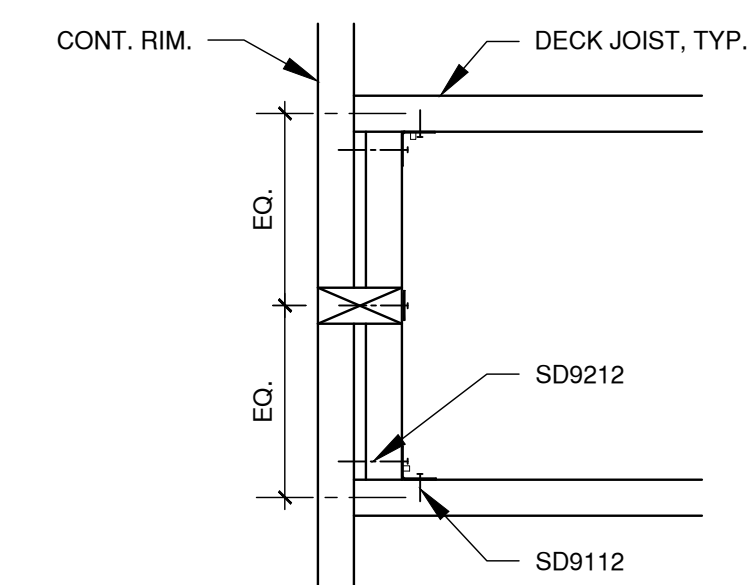
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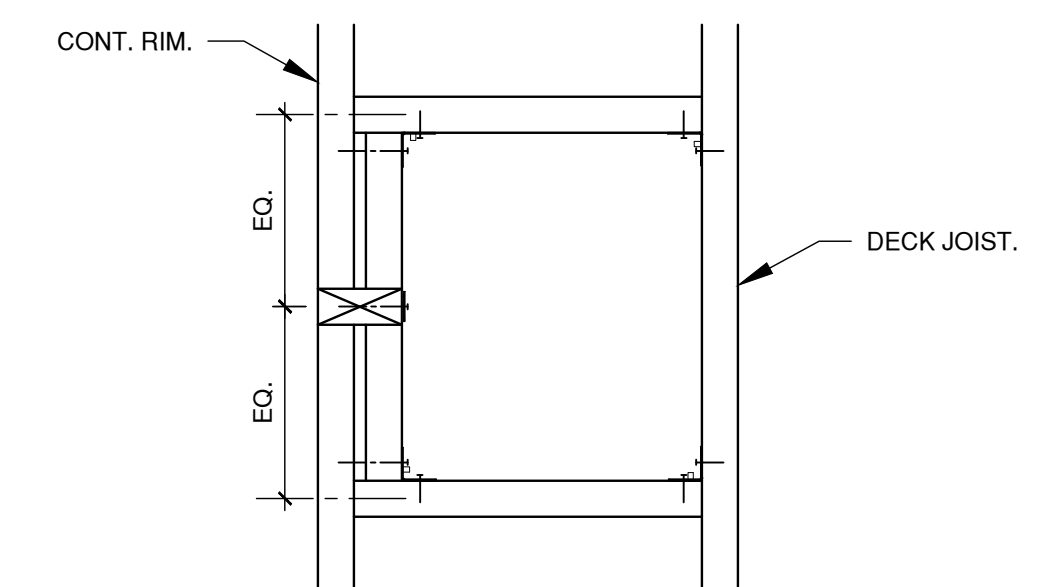
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SAN MATEO, CA



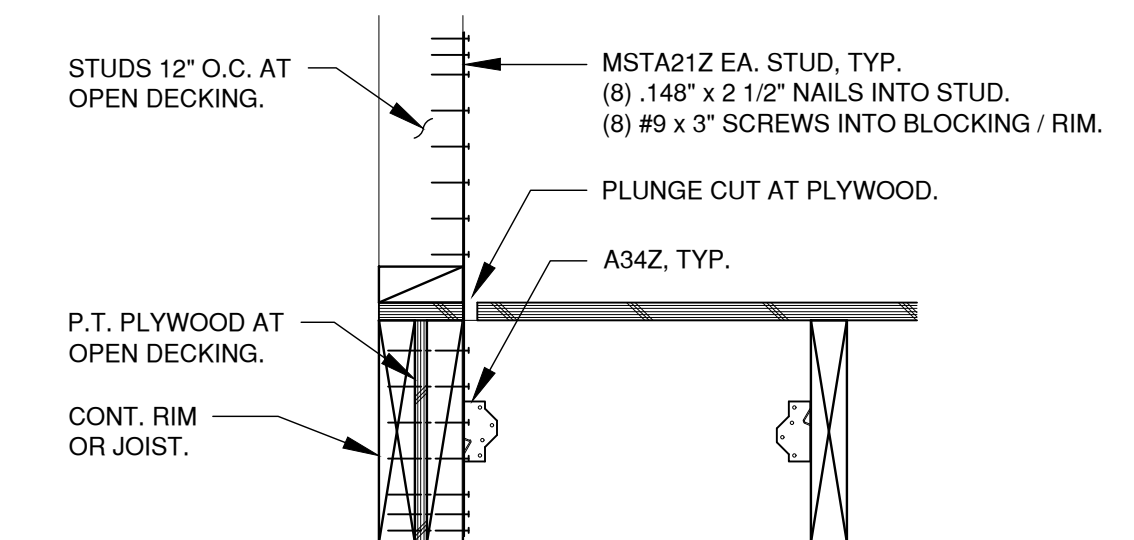
D PLAN - DECK JOISTS ANGLED TO RIM JOIST



C PLAN - DECK JOISTS PERPENDICULAR TO RIM JOIST



B PLAN - DECK JOISTS PARALLEL WITH RIM JOIST



A TYPICAL SECTION

NOTE:
SILL PLATE AND SHEATHING /
DECKING NOT SHOWN, ALL DETAILS.

1 TYPICAL GUARDWALL DETAILS
1 1/2" = 1'-0"

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DRAWING:
DETAILS

SCALE: AS SHOWN
DATE: 05/13/2024

DRAWN BY: MS
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PROJECT#: 2023.283
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S5.2