WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FABRICATING ASSOCIATED WORK. BRING TO THE ENGINEER'S ATTENTION ANY DEVIATION FROM DESIGNED CONDITIONS AND FIELD CONDITIONS PRIOR TO ORDERING MATERIALS AND INSTALLING WORK, AND COOPERATE WITH THE ENGINEER TO MODIFY SUCH CONDITIONS AT NO ADDITIONAL COST TO THE OWNER, ENGINEER OR ENGINEER'S CONSULTANTS. SHOP DETAILS MUST BE SUBMITTED TO THE ENGINEER'S OFFICE AND REVIEWED BY THE ARCHITECT PRIOR TO ORDERING MATERIALS, FABRICATION AND DELIVERY TO THE JOB SITE, UNLESS OTHERWISE PROVIDED FOR UNDER THE SPECIFIC CONTRACTUAL AGREEMENT BETWEEN THE ENGINEER AND CLIENT. THE ENGINEER EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND WRITTEN CONSENT OF ENGINEER. IN THE EVENT OF UNAUTHORIZED USE OF THESE DOCUMENTS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD PRADO ENGINEERING HARMLESS AND AGREES TO REMUNERATE THE ENGINEER FOR SUCH USE IN AN AMOUNT EQUAL TO THE ORIGINAL FEE FOR THE ORIGINAL DOCUMENTS, PLUS LEGAL FEES, COURT COSTS, COLLECTION FEES AND OTHER COSTS.

1 PROJECT DESCRIPTION / SCOPE OF WORK

CONVERT EXISTING GYM TO CHILD CARE FACILITY. REMOVE GYM EQUIPMENT. BUILD ACCESSIBILITY IMPROVEMENTS TO INCLUDE RAMPS AND BATHROOM REMODEL. INSTALL EMERGENCY LIGHTS AND REPLACE EXISTING EXIT SIGNS WITH BACK-UP POWER.

△2

2 CONTACT INFORMATION

OWNER: MICHELLE WATKINS
8368 BRENTWOOD BLVD.
BRENTWOOD, CA. 94513

ENGINEER ANTONIO PRADO
3505 GLENWOOD DR.
FAIRFIELD CA. 94534
415 889 0878

CONTRACTOR:

3 SITE AND BUILDING INFORMATION

ADDRESS: 8368 BRENTWOOD BLVD.
BRENTWOOD, CA. 94513

APN #: 013-091-012-8
ZONING: DT (MIXED USE)
1ST FLOOR COMMERCIAL (1-UNIT)
2ND FLOOR MULTI-UNIT RESIDENTIAL
LOT AREA: 0.17 A.C.
NO. OF STORIES: 2 (EXISTING, NO CHANGE)

FLOOR AREAS:
LIVABLE FLOOR AREA: 4,116 SQ.FT. (EXISTING)
ADDED FLOOR AREA: 0 SQ.FT.
(N) LIVABLE FLOOR AREA: 4,116 SQ.FT. (NO CHANGE)

OCCUPANCY GROUP AND DIVISION:
R-3 PER LIVABLE AREA
U PER GARAGE

BUILDING USE:
1ST FLOOR COMMERCIAL (1-UNIT)
2ND FLOOR MULTI-UNIT RESIDENTIAL

CONSTRUCTION TYPE:
V-B, SPRINKLERED

4 INDEX OF DRAWINGS

A1.0 ________________ COVER PAGE
________________ VICINITY MAP
________________ LOT PLAN
A2.0 ________________ NEW FLOOR PLAN
A2.1 ________________ EXISTING FLOOR PLAN
A3.0 ________________ BATHROOM DETAIL
BUSINESS MODEL

△1

5 CODES

COMPLIANCE CODES (AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION):
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BLDG. STANDARDS CODE
2019 CALIFORNIA ENERGY CODE

6 ABBREVIATIONS

ABV	ABOVE	FOF	FACE OF FINISH
ADJ	ADJACENT	FOS	FASE OF STUD
AP	ACCESS PANEL	FIN	FINISH
ACT	ACOUSTIC CEILING TILE	FRP	FIBERGLASS REINFORCED PANEL
A/C	AIR CONDITIONING	FO	FACE OF
ALT	ALTERNATE	GA	GAUGE
ARCH	ARCHITECTURAL	GC	GENERAL CONTRACTOR
BLDG	BUILDING	GL	GLAZING GLASS
BO	BOARD	GSM	GALVANIZED SHEET METAL
BOT	BOTTOM	GYP	GYPSUM
CLR	CLEAR	GWB	GYPSUM WALK BOARD
CLG	CEILING	HDWR	HARDWARE
CONC	CONCRETE	HORZ	HORIZONTAL
COL	COLUMN	INT	INTERIOR
CPT	CARPET	INS	INSULATION
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL
CONST	CONSTRUCTION	MIN	MINIMUM
CG	CORNER GUARD	MTRL	MATERIAL
DTL	DETAIL	MTL	METAL
DIAM	DIAMETER	(N)	NEW
DIM	DIMENSION	NIC	NOT IN CONTACT
DR	DOOR	NTS	NOT TO SCALE
DWG	DRAWING	OR	OVER
(E)	EXISTING	O.C.	OWNER SUPPLIED CONTRACTOR INSTALLED
EA	EACH		
EL.	ELEVATION	PBO	PROVIDED BY OWNER
ELEC.	ELECTRICAL	PLAM	PLASTIC LAMINATED
EP	ELECTRICAL PANEL BOARD	PLYWD	PLYWOOD
EW	EACH WAY	PTD	PAINTED
EQ	EQUAL	REF	REFRIGERATOR
FBO	FURNISHED BY OTHERS	REG	REGISTERED
FF	FINISH FLOOR	RD	ROOF DRAIN
FT	FEET	RO	ROUGH OPENING
FLR	FLOOR	SEC	SECTION
FLUOR	FLUORECENT	SHT	SHEET
		SIM	SIMILAR

7 GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSEL/HERSELF WITH THESE DRAWINGS AND THE SITE CONDITIONS AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.

2. ALL WORK SHALL EQUAL OR EXCEED ALL CURRENT APPLICABLE BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, SAFETY AND ZONING CODES & ORDINANCES.

3. CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION KNOWING IT INVOLVES A RECOGNIZED DISCREPANCY, ERROR OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ENGINEER, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COSTS FOR THE CORRECTION.

4. DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED.

5. PLANS HAVE BEEN PREPARED TO MEET REQUIREMENTS OF 2019 C.B.C.

6. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITION TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY ARCHITECT AND WITH APPROPRIATE COMPENSATION.

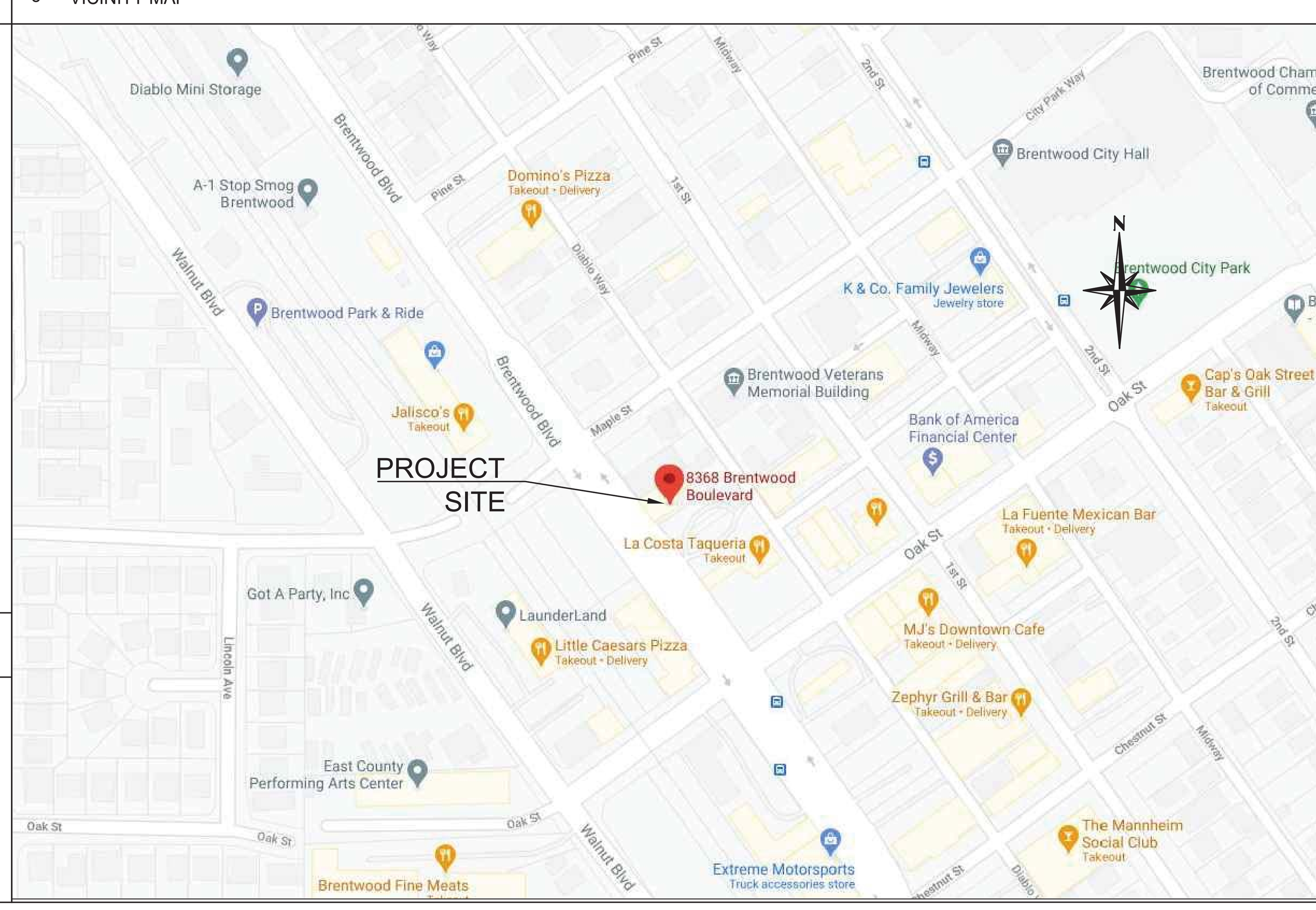
7. CONTRACTOR TO VERIFY ALL EXISTING TO REMAIN AND DESIGNED PLUMBING, GAS, ELECTRICAL, SPRINKLER AND HVAC SYSTEMS WITH COMPATIBILITY WITH PROJECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8. THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED EPHENYL (PCB), OR OTHER TOXIC SUBSTANCES. SUCH WORK, IF REQUIRED, IS TO BE COMPLETED UNDER SEPARATE CONTRACT.

9. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS AND TYPICAL DETAILS OF EVERY CONSTRUCTION. WORK NOT EXPRESSLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED. WHERE DISCREPANCIES OCCUR THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.

10. THE CONTRACTOR TO VERIFY ANY EQUIPMENT, EXISTING OR SPECIFIED, WITH COMPATIBILITY WITH ELECTRICAL VOLTAGE PHASE AND OTHER UTILITIES.

8 VICINITY MAP



9. DESIGN LOADS:

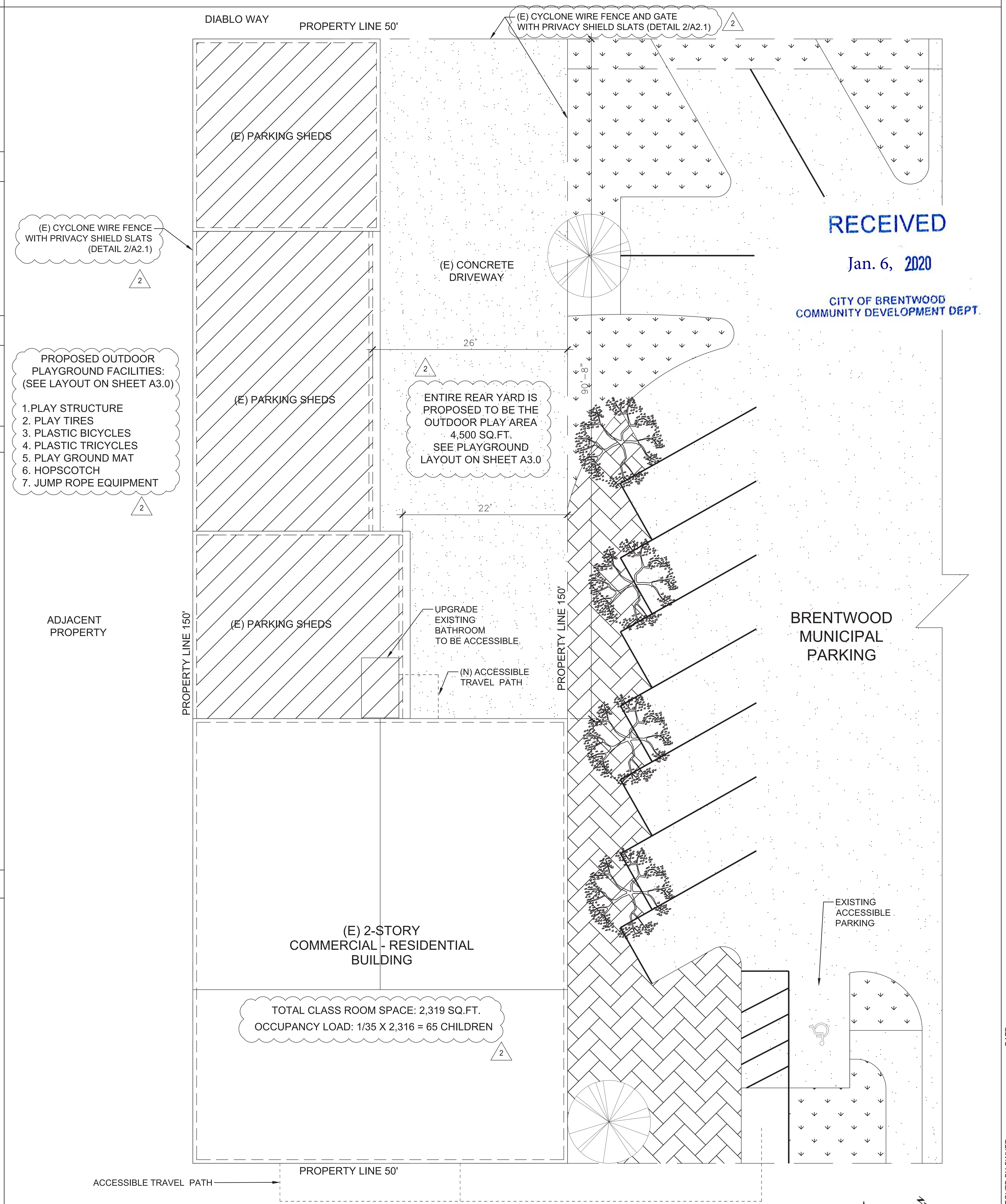
2019 CALIFORNIA BUILDING CODE

LIVE LOADS	DEAD LOADS
ROOF - 20 PSF (REDUCIBLE)	ROOF - 15 PSF
FLOOR - 40 PSF (REDUCIBLE)	FLOOR - 15 PSF

SEISMIC LOAD	WIND LOAD
ASCE 7-16	ASCE 7-16

11. DEFERRED SUBMITTALS:

10.



01 / A1.0 SITE PLAN
SCALE:1/8":1'

RECEIVED
Jan. 6, 2020
CITY OF BRENTWOOD COMMUNITY DEVELOPMENT DEPT.

CONSULTANT

PRADO ENGINEERING
3505 GLENWOOD DR.
FAIRFIELD, CA. 94534
TEL. (415) 889-0878

SEAL

REGISTERED PROFESSIONAL ENGINEER
ANTONIO B. PRADO
No. 066562
Exp. 6/30/22
CIVIL
STATE OF CALIFORNIA

PROJECT TITLE

CREATIVE MINDS CHRISTIAN ACADEMY TENANT IMPROVEMENTS

APN #: 013-091-012-8

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BRENTWOOD, CA. 94513

OWNER

MICHELLE WATKINS

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DATE:

DRAWN BY :	JLV
CHECKED BY :	JLV, ABP
DATE :	10/03/2020

PHASE : 000% APPROVED BY OWNER:

SHEET #

A1.0

JOB NUMBER : 13032

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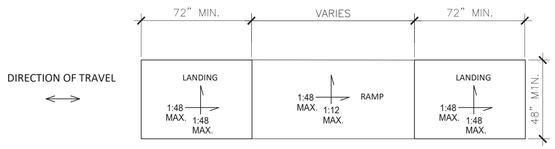
LEGEND:

- (E) DUPLEX OUTLET
- (E) 120V RECEPTACLE, INSTALL (N) RECEPTACLE COVER
- LIGHT, CEILING MOUNT
- EF — EXHAUST FAN
- GFCI — DUPLEX OUTLET W/ GROUND FAULT INTERRUPTION W/PLUG LOAD CONTROL 5M
- SD — SMOKE DETECTOR
- $ — LIGHT/FAN SWITCH
- LED SHOP LIGHT (SURFACE MOUNT) - 2 UNITS, 4 X 4 FT.
- ELECTRICAL CIRCUIT PANEL BOARD
- C — CARBON MONOXIDE SENSOR
- WIRING
- L — LIGHT, WALL MOUNT
- LIGHT, RECESSED
- EXIT SIGN ILLUMINATION
- $VS — VACANCY SENSOR



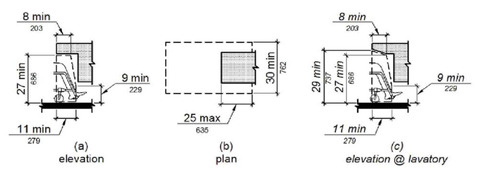
02 TYP. ACCESSIBLE RAMP DETAIL
NTS

TRAVEL PATH NOTES:

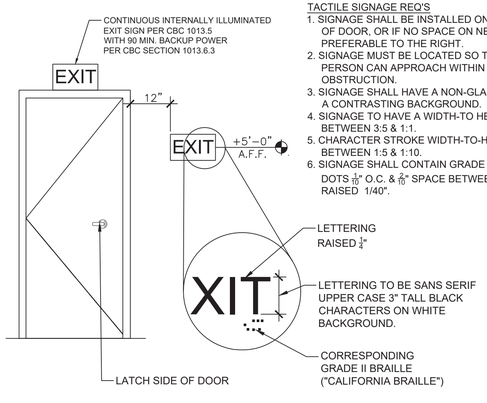
1. PROVIDE LEVEL AREA 60"X60" AT DOOR OR GATE THAT SWINGS TOWARD WALK. EXTEND WALK 24" AT STRIKE EDGE OF DOOR THAT SWINGS TOWARD WALK. PROVIDE LEVEL AREA 48" WIDE X 44" DEEP AT DOOR OR GATE THAT SWINGS AWAY FROM WALK.
2. RUNNING SLOPE OF WALKING SURFACES TO NOT BE GREATER THAN 1:20. CROSS SLOPE OF WALK TO NOT EXCEED 1:48=2.08%

ACCESSIBILITY SCOPE OF WORK

1. BUILD ACCESSIBILITY RAMPS WITHIN TRAVEL PATH.
2. UPGRADE EXISTING EXTERIOR BATHROOM TO ACCESSIBLE AND GENDER FREE
3. INSTALL GENDER FREE BATHROOM SIGN WITH BRAILE



05 KNEE CLEARANCE DETAIL
NTS



TACTILE SIGNAGE REQ'S

1. SIGNAGE SHALL BE INSTALLED ON LATCH SIDE OF DOOR, OR IF NO SPACE ON NEAREST WALL PREFERABLE TO THE RIGHT.
2. SIGNAGE MUST BE LOCATED SO THAT A PERSON CAN APPROACH WITHIN 3" W/0 OBSTRUCTION.
3. SIGNAGE SHALL HAVE A NON-GLARE FINISH W. A CONTRASTING BACKGROUND.
4. SIGNAGE TO HAVE A WIDTH-TO HEIGHT RATIO BETWEEN 3:5 & 1:1.
5. CHARACTER STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 & 1:10.
6. SIGNAGE SHALL CONTAIN GRADE 2 BRAILLE W/ DOTS 1/10" O.C. & 4/10" SPACE BETWEEN CELLS RAISED 1/40".

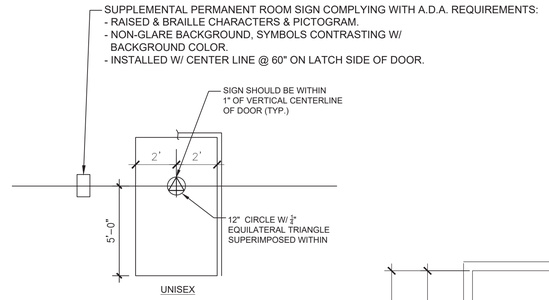
03 TYP. ILLUMINATED AND TACTILE EXIT SIGNAGE
NTS

WALL LEGEND

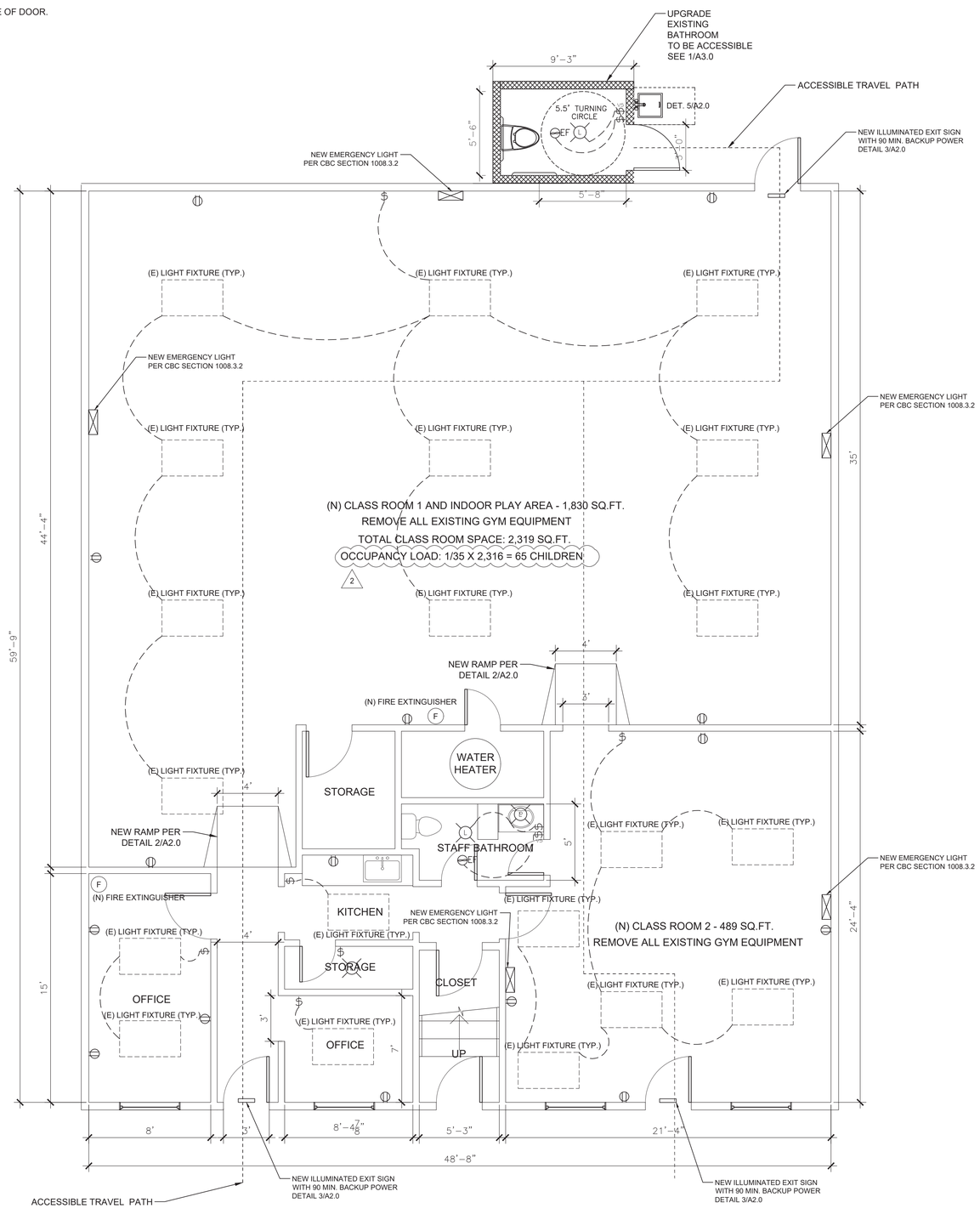
(N) INTERIOR WALLS
2X4 STUD WALL @ 16" O.C. WITH GYP. BD. INT. SIDE. SIDING EXT. SIDE

(E) WALLS TO REMAIN (NO CHANGE)

PROJECT NORTH GEODETIC NORTH



04 RESTROOM SIGNAGE
NTS



01 (N) FLOOR PLAN
A2.0 SCALE:1/4":1'-0"

CONSULTANT

PRADO ENGINEERING
3505 GLENWOOD DR.
FAIRFIELD, CA. 94534
TEL. (415) 889-0878

SEAL

REGISTERED PROFESSIONAL ENGINEER ALBERTO B. PRADO No. 066562 Exp. 6/30/22 CIVIL STATE OF CALIFORNIA

PROJECT TITLE

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DRAWN BY :	JLV
CHECKED BY :	JLV, ABP
DATE :	10/03/2020

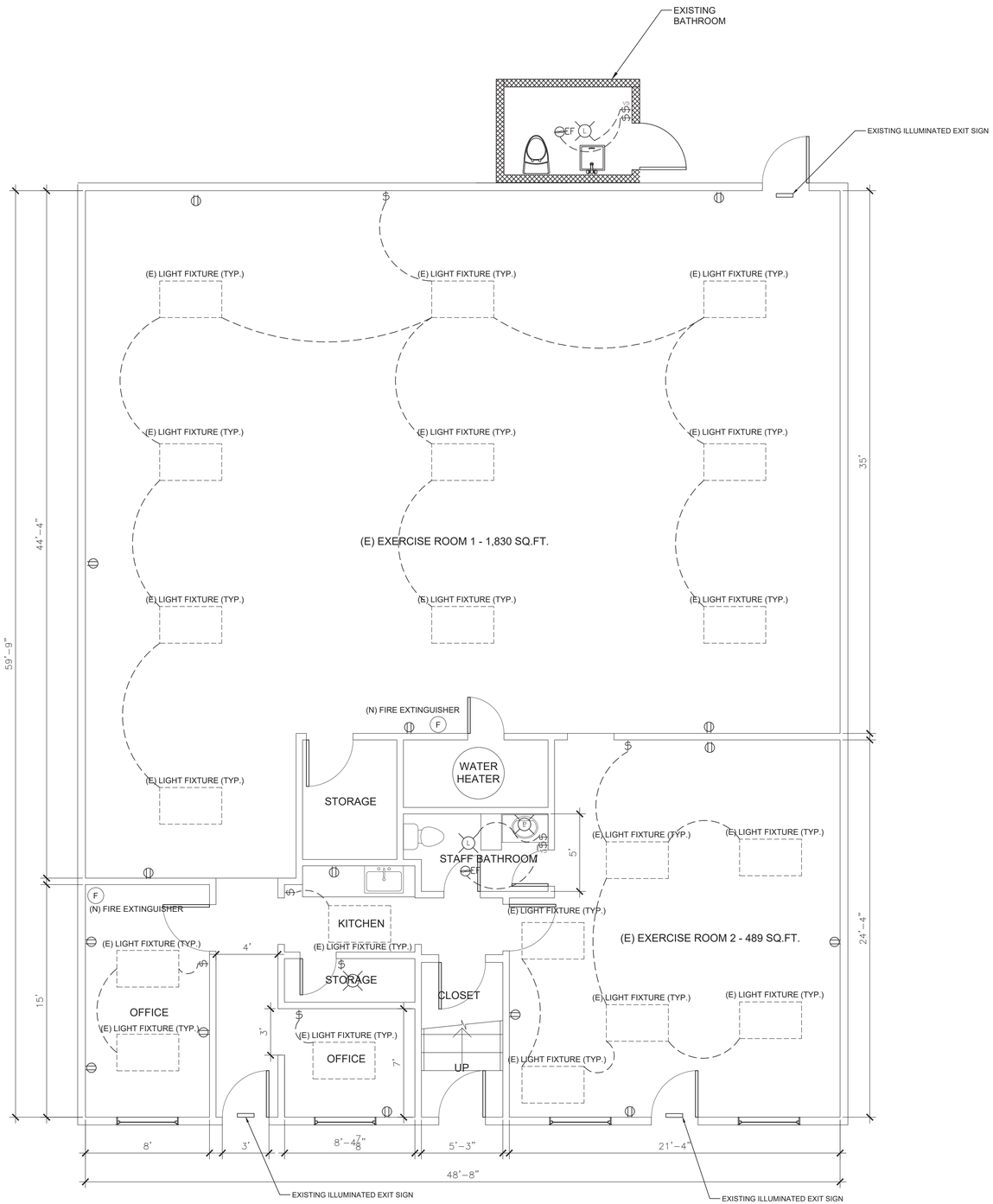
SHEET #

A2.0

JOB NUMBER : 13032

PHASE : 000% APPROVED BY OWNER:

02 A2.1 (E) CYCLONE WIRE FENCE
SCALE:1/4":1'-0"



01 A2.1 (E) FLOOR PLAN
SCALE:1/4":1'-0"

1 - NEW SHEET

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ANY DEVIATIONS, ALTERATIONS OR ADDITIONS TO THE ENGINEER'S DESIGN MUST BE APPROVED IN WRITING BY THE ENGINEER AT LEAST 48 HOURS PRIOR TO INSTALLATION. ANY ADDITIONAL COST TO THE OWNER, ENGINEER OR ENGINEER'S CONSULTANTS WILL NOT BE ACCEPTED UNLESS AGREED TO IN WRITING BY THE ENGINEER. ANY DEVIATIONS, ALTERATIONS OR ADDITIONS TO THE ENGINEER'S DESIGN MUST BE APPROVED IN WRITING BY THE ENGINEER AT LEAST 48 HOURS PRIOR TO INSTALLATION. ANY WORK PERFORMED WITHOUT THE BENEFIT OF REVIEW BY THE ENGINEER OR ENGINEER'S CONSULTANTS WILL BE REJECTED. ANY DEVIATIONS, ALTERATIONS OR ADDITIONS TO THE ENGINEER'S DESIGN MUST BE APPROVED IN WRITING BY THE ENGINEER AT LEAST 48 HOURS PRIOR TO INSTALLATION. ANY WORK PERFORMED WITHOUT THE BENEFIT OF REVIEW BY THE ENGINEER OR ENGINEER'S CONSULTANTS WILL BE REJECTED. ANY DEVIATIONS, ALTERATIONS OR ADDITIONS TO THE ENGINEER'S DESIGN MUST BE APPROVED IN WRITING BY THE ENGINEER AT LEAST 48 HOURS PRIOR TO INSTALLATION. 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CONSULTANT

PRADO ENGINEERING
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FAIRFIELD, CA. 94534
TEL. (415) 889-0878

SEAL

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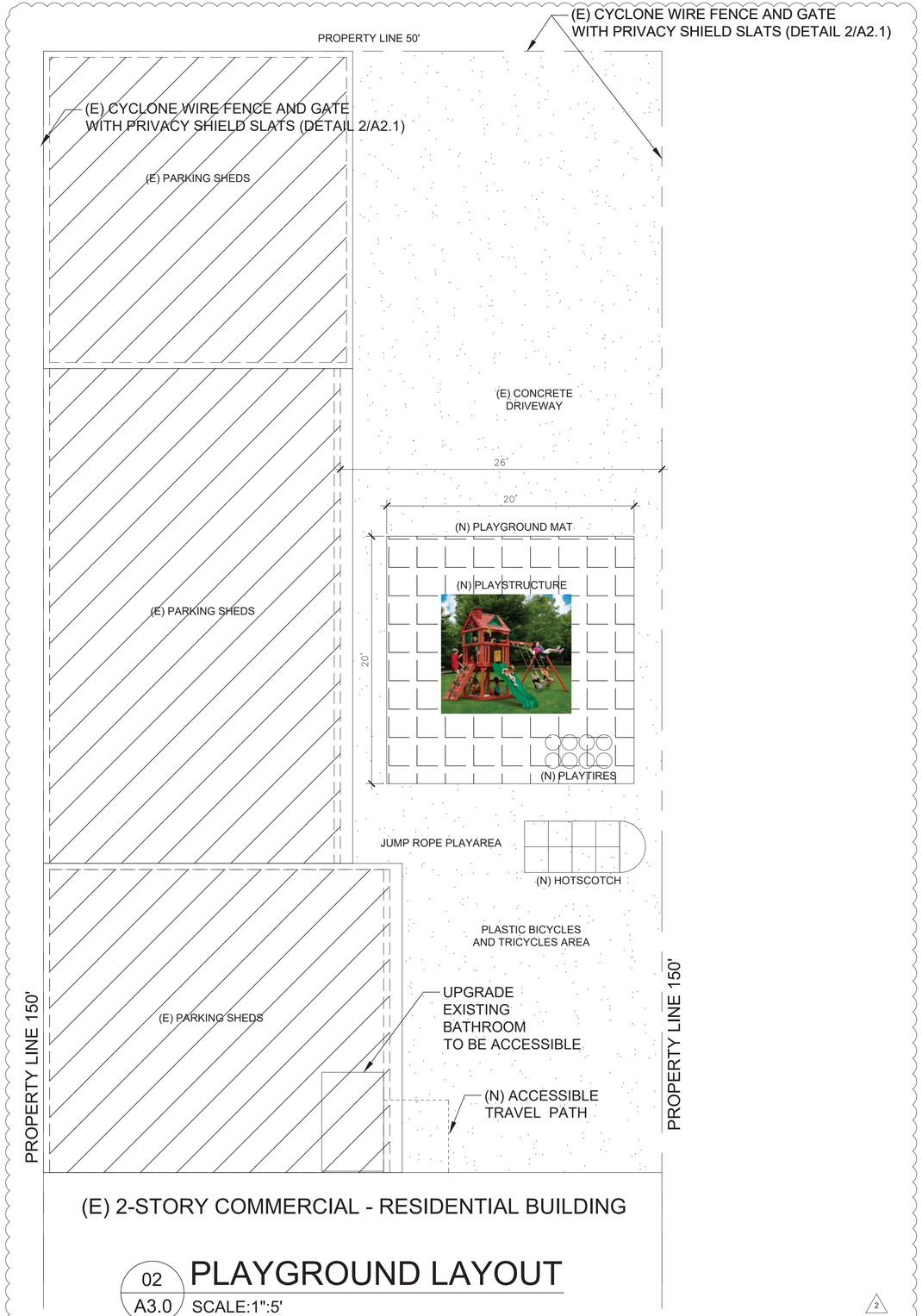
SHEET #

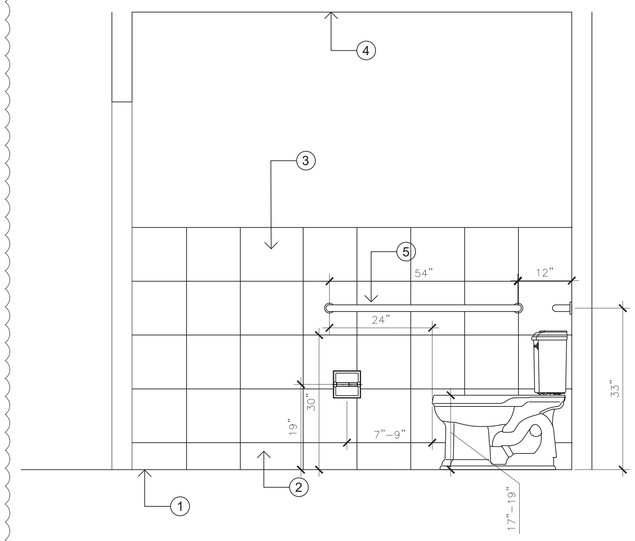
A2.1

JOB NUMBER : 13032

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. FIELD VERIFY ALL CONDITIONS PRIOR TO LAYING OUT OR FABRICATING ASSOCIATED WORK. SEND TO THE ENGINEER'S ATTENTION ANY DEVIATION FROM DESIGNED CONDITIONS AND FIELD CONDITIONS PRIOR TO ORDERING MATERIALS AND INSTALLING WORK. ANY CONTRACTOR WITH THE ENGINEER TO MODIFY SUCH CONDITIONS AT NO ADDITIONAL COST TO THE OWNER. ENGINEER OR ENGINEER'S CONSULTANTS. SHOP DETAILS MUST BE SUBMITTED TO THE ENGINEER'S OFFICE AND REVIEWED BY THE ARCHITECT PRIOR TO ORDERING MATERIALS, FABRICATION AND CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER, FOR ANY REASON WHATSOEVER. THE ENGINEER AND CLIENT AGREE THAT THE ENGINEER'S PLAN & THE DESIGN PRESENTED HEREIN IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF THE ENGINEER. THE ENGINEER RETAINS THE COPYRIGHT, OWNERSHIP AND PROPERTY TO ALL REPORTS, RECORDS, DRAWINGS AND OTHER DOCUMENTS PREPARED BY THE ENGINEER IN ELECTRONIC FORMAT. IN THE EVENT OF A DISPUTE BETWEEN THE CLIENT AND THE ENGINEER, THE ENGINEER'S RECORDS SHALL GOVERN. (C) PRADO ENGINEERING



02 A3.0 PLAYGROUND LAYOUT
SCALE:1":5'



01 STANDARD ELEVATION
NTS

DETAIL NOTES

1. 12"x12" UNGLAZED CERAMIC FLOOR TILES
2. 6"X12" GLAZED CERAMIC TILE BASE
3. 12"X12" GLAZED CERAMIC WALL TILES.
4. GYPSUM CEILING PAINTED FINISH
5. 1 ½" STAINLESS STEEL GRAB BARS @ 36", 42", 24" & 18" IN LENGTH.
6. KOHLER MODEL # K-3989-96 HIGHLINE 2-PIECE 1.1/16 GPF DUAL FLUSH ELONGATED TOILET. THE HIGH-EFFICIENCY DUAL-FLUSH TOILET COMBINES WATER SAVINGS WITH POWERFUL FLUSH PERFORMANCE
7. UNISON 4 IN. CENTERSET 2-HANDLE HIGH-ARC BATHROOM FAUCET WATERSENSE CERTIFIED-30% LESS WATER CONSUMPTION WITHOUT COMPROMISING YOUR WATER EXPERIENCE. ADA COMPLIANT.
8. GRANITE TOP VANITY SPLASHBACK AND APRON
9. SEAT COVER HOLDER
10. PARTITION WALL
11. URINAL SENSOR

NOTE:

BATHROOM FIXTURES, ACCESSORIES AND HARDWARES SHALL BE OF IDENTICAL (SAME) MANUFACTURER UNLESS INDICATED AND COMPLIANCE TO ADA DESIGN GUIDELINES.

CREATIVE MINDS CHRISTIAN ACADEMY

Proposed Childcare Business Model

1. Maximum children enrolled at a time for childcare services: 30
2. Maximum number of children on site at a time: 15
3. Ages of children being served: 0 to 8 years old. 2
4. Proposed hours of operation: 5:30 am to 6:30 pm Monday to Friday
5. Daily childcare sessions and schedule: Morning Session – 9:00 am to 11:00 am
   Afternoon Session – 2:30 pm to 4:30 pm
6. Children Drop-off and Pick-up: Parents dropping off their child will park at the adjacent Brentwood Municipal Parking Lot. The parent will then walk their child to the school to be received by school personnel. Parents picking up their child will do the same in reverse. School personnel will be present at the parking lot to oversee safety during drop-off and pick-up times and to assist parents upon request who are dropping off or picking up more than 1 child.
7. No. of Employees: 2 Teachers in the morning and afternoon sessions. Additional personnel may be added during drop-off and pick-up times as needed.

Respectfully submitted,
MICHELLE WATKINS
Owner - Director

8368 Brentwood Ave. Brentwood CA 94513
Email: miwat800@gmail.com
Tel.: (925) 727-4841

CONSULTANT

PRADO ENGINEERING
3505 GLENWOOD DR.
FAIRFIELD, CA. 94534
TEL. (415) 889-0878

SEAL

REGISTERED PROFESSIONAL ENGINEER
ALBERTO R. PRADO
No. 066562
Exp. 6/30/22
CIVIL
STATE OF CALIFORNIA

PROJECT TITLE

CREATIVE MINDS
CHRISTIAN ACADEMY
TENANT
IMPROVEMENTS

APN #:
013-091-012-8

ADDRESS
8368 BRENTWOOD BLVD.
BRENTWOOD, CA. 94513

OWNER
MICHELLE WATKINS

ADDRESS
8368 BRENTWOOD BLVD.
BRENTWOOD, CA. 94513

INFO REVISIONS

#	DATE	DESCRIPTION
1	11/22/2020	PER COMMENTS
2	12/28/2020	PER COMMENTS DATED 12/08/2020

DATE:

DRAWN BY :	JLV
CHECKED BY :	JLV, ABP
DATE :	10/03/2020

PHASE: 000% APPROVED BY OWNER:

SHEET #

A3.0

JOB NUMBER : 13032