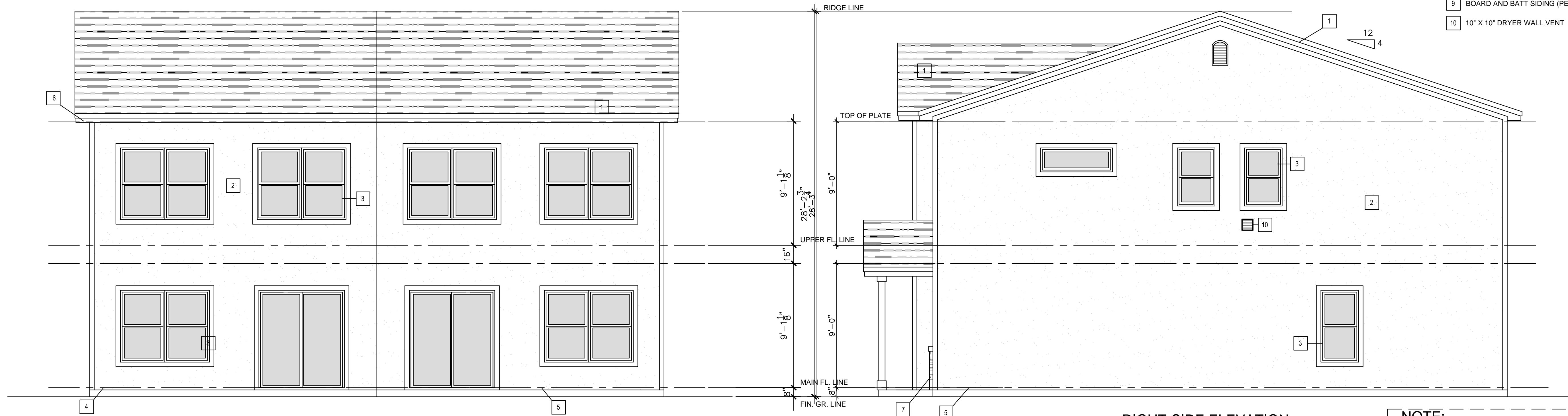


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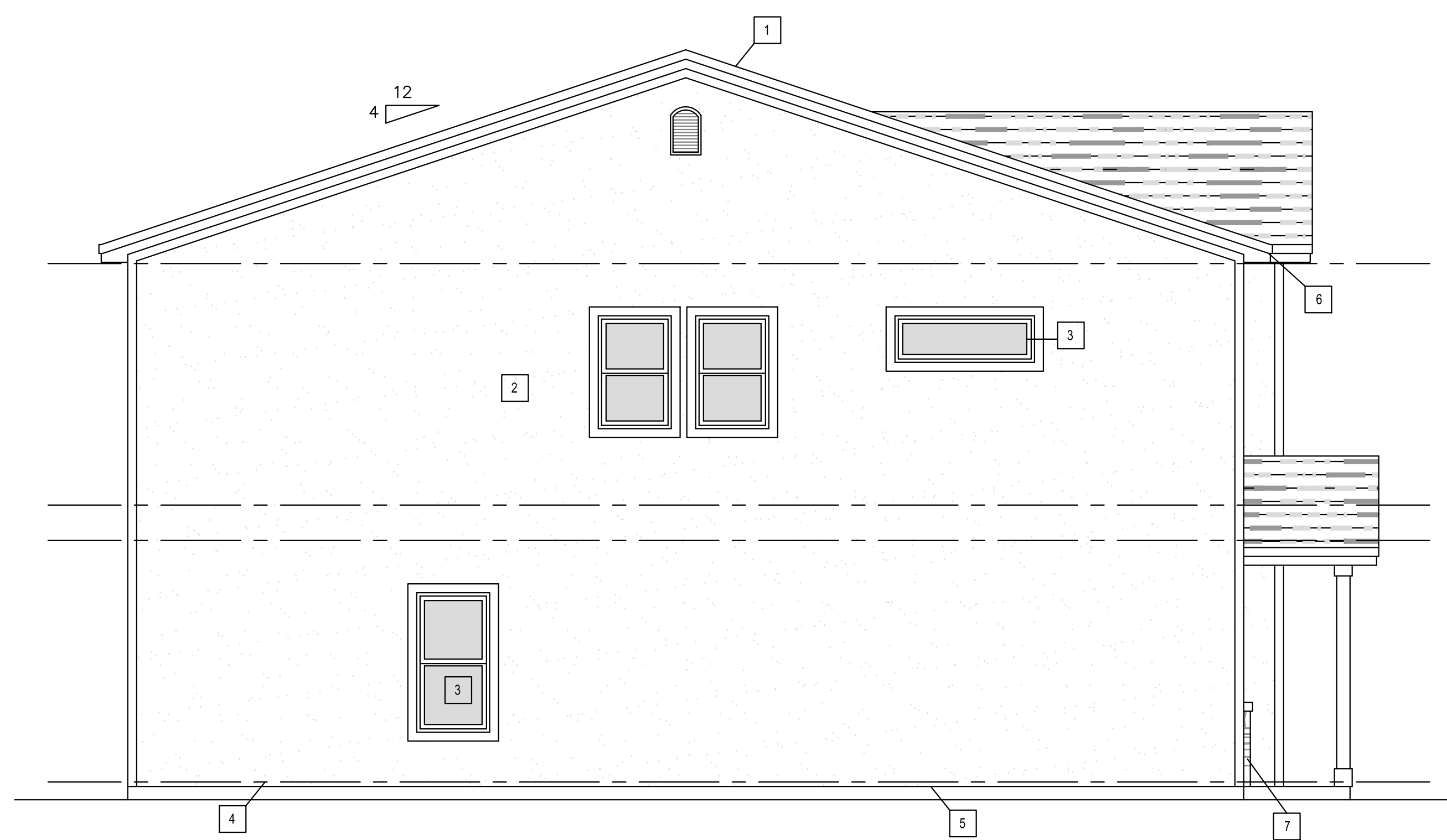


LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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

NOTE:
PROVIDE RIB LATH AT HORIZONTAL CEMENT PLASTER CONDITIONS.

NOTE:
PROVIDE 2-LAYERS OF GRADE 'D' PAPER UNDER COVERING WHEN LATH IS APPLIED OVER WOOD SHEATHING.



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



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

ELEVATION KEY NOTES

- 1 CLASS "A" ASPHALT ROOFING OVER 30# UNDERLAYMENT OVER ROOF SHEATHING. (LIGHT COLOR ROOF REQUIRED PER TITLE 24)
(NOTE: UNDERLAYMENT SHALL BE TWO LAYERS FOR SLOPE 2:12 4:12 FOR ASPHALT ROOFING PER CRC-R905.2.7)
- 2 3-COAT (7/8" THK) STUCCO OVER PAPER BACKED WIRE STUCCO NETTING W/ GA. 16 x 7/8" STAPLES @ 6" O.C. (TYPICAL AT EXTERIOR WALLS)
- 3 WINDOWS-DUAL PANE VINYL TYPE WINDOWS - SEE FLOOR PLAN FOR SIZES AND TITLE 24 FOR FENESTRATION
- 4 FINISH FLOOR LINE 6" MIN. FROM FINSH GRADE AT MAIN HOUSE
- 5 PROVIDE WEEP SCREED AT ALL EXTRIOR LOCATION INCLUDING PORCH, PATIO INCLUDING BUILT UP COLUMNS
- 6 24 GA GUTTER AND DOWNSPOUT
- 7 STONE VENEER (PER OWNER)
- 8 SHAKE SIDING (PER OWNER)
- 9 BOARD AND BATT SIDING (PER OWNER)
- 10 10" X 10" DRYER WALL VENT

PROJECT NAME :

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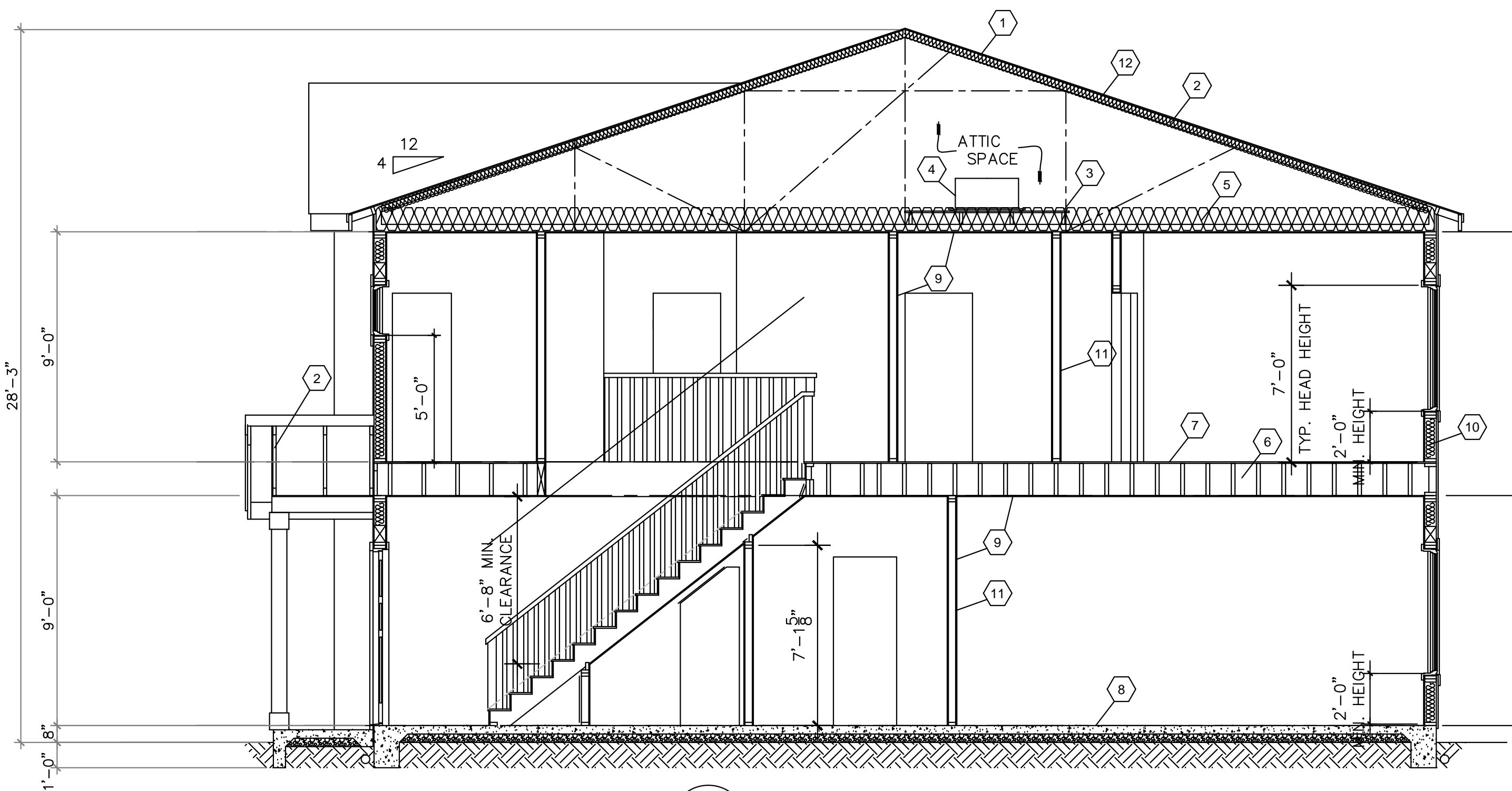
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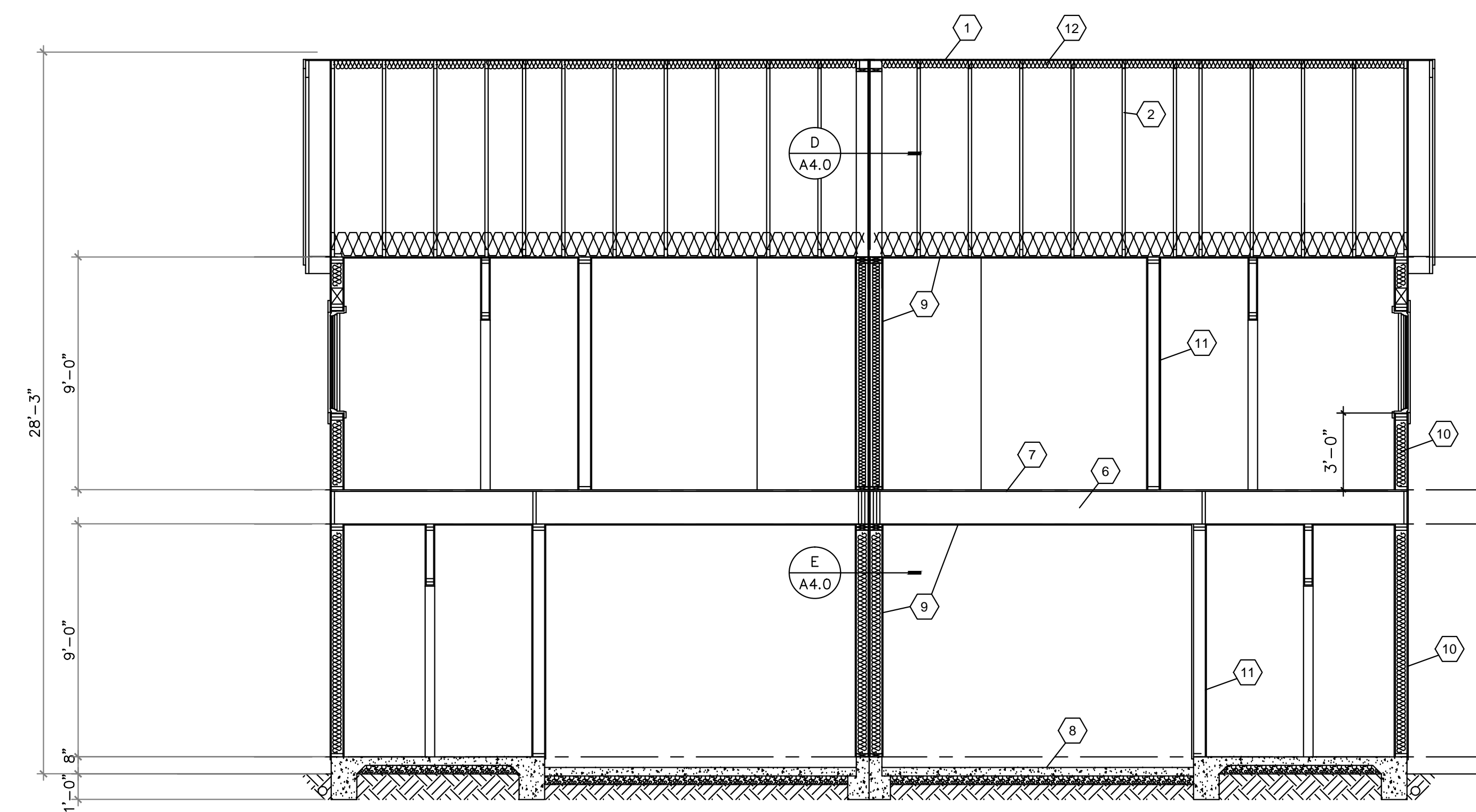
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DATE: 09-09-22
SHEET TITLE: ELEVATIONS
SHEET:

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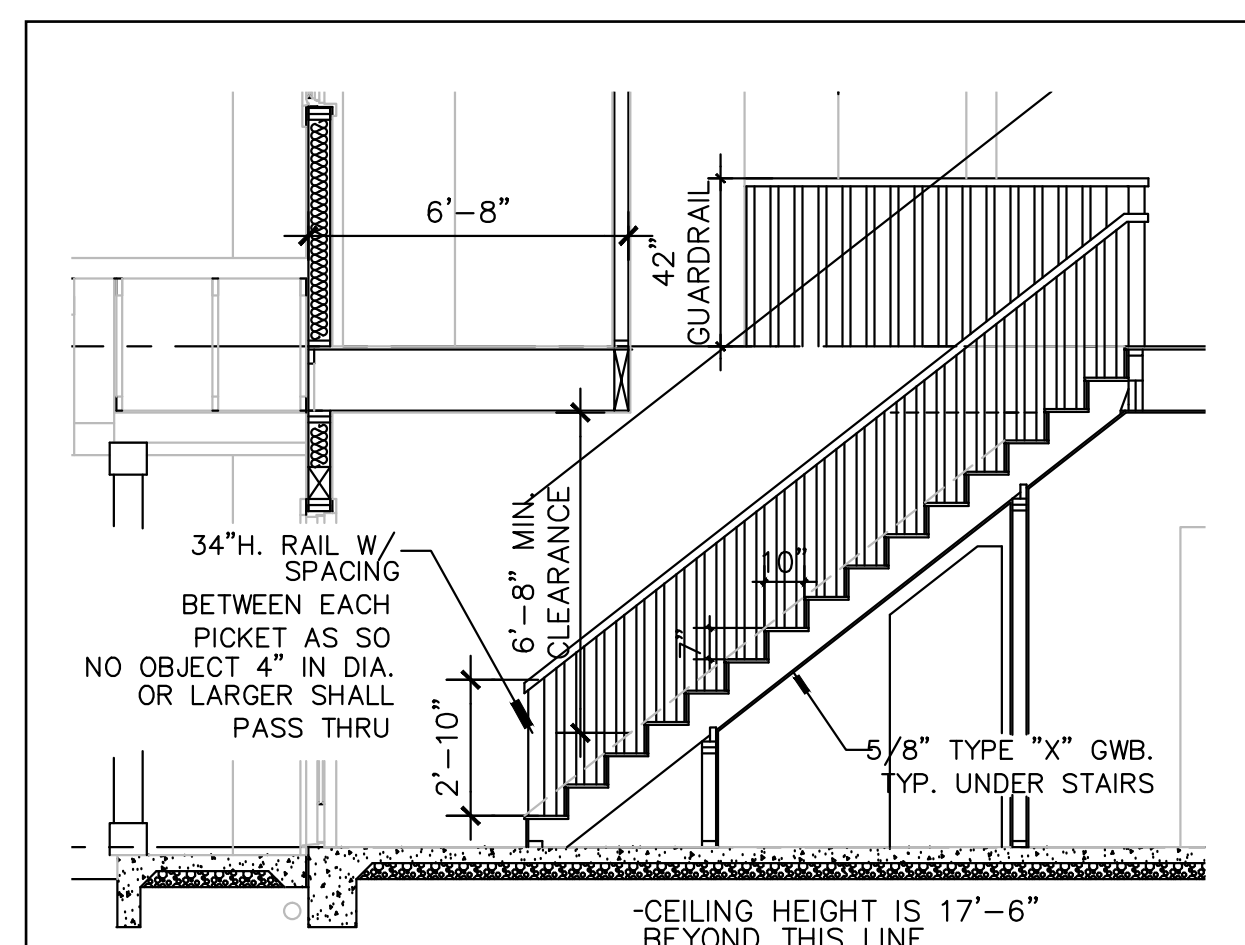
A CROSS SECTION
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B LONGITUDINAL SECTION
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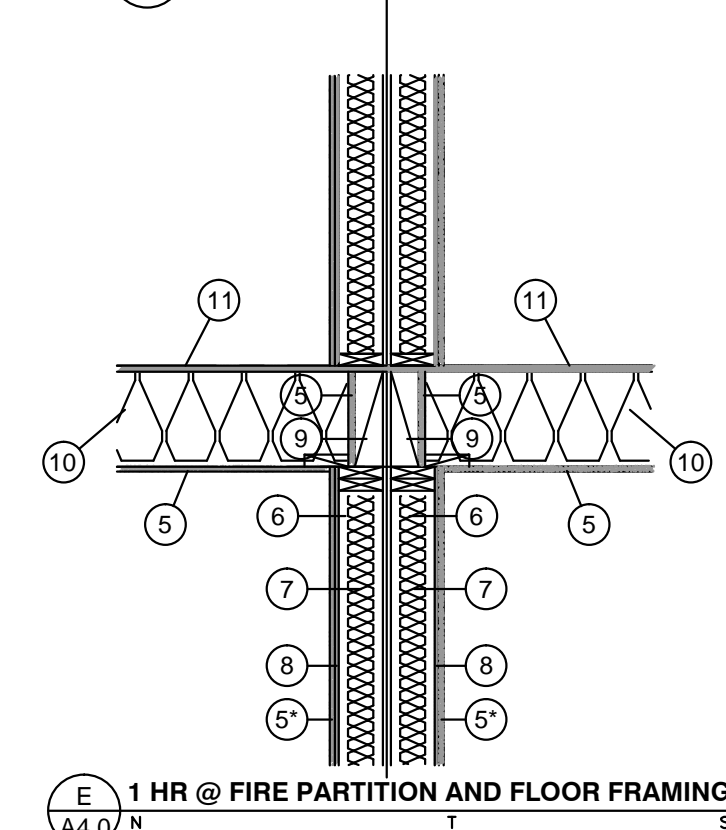
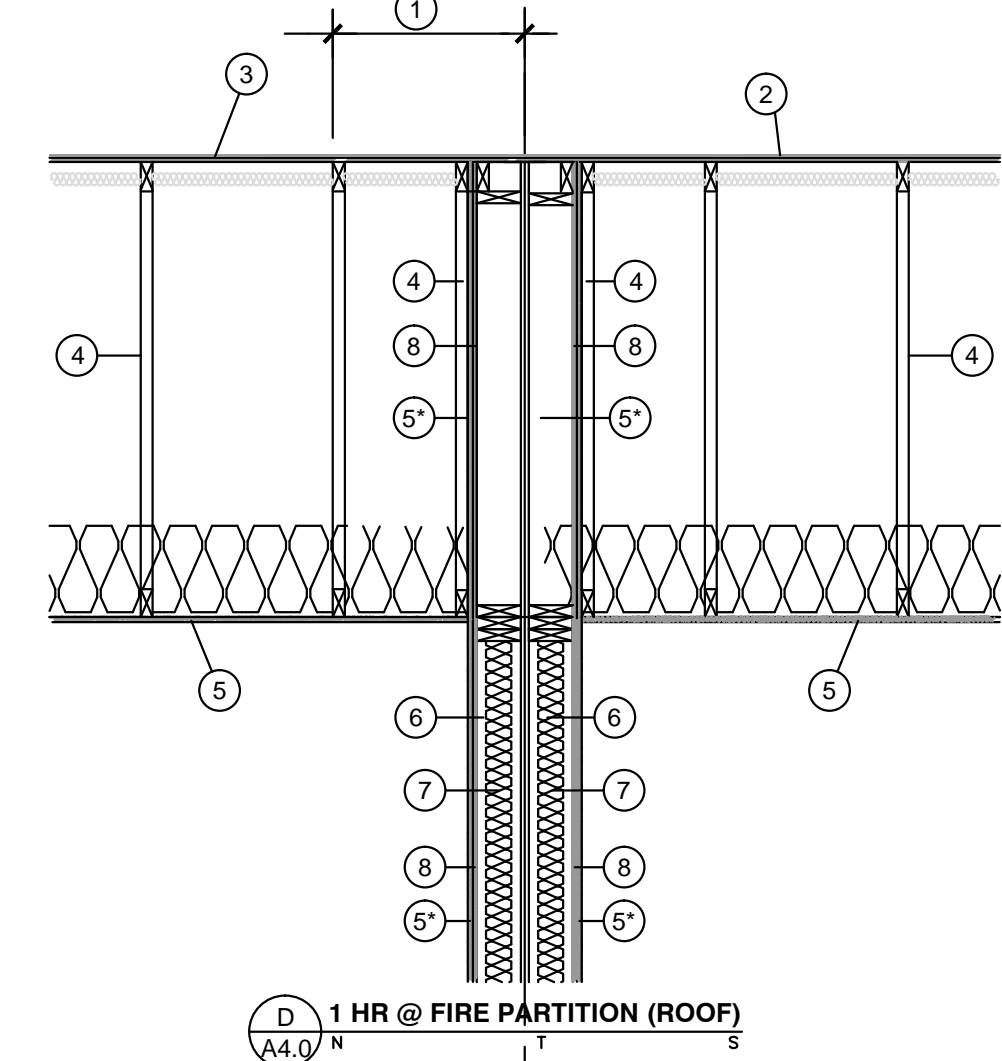
SECTION KEYNOTES :

- 1 CLASS "A" ASPHALT ROOFING OVER 30# UNDERLAYMENT OVER ROOF SHEATHING.
- 2 MFR. TRUSSES @ 24" O.C.
- 3 PLYWD. PLATFORM EXTENDED 24" BEYOND UNIT ALL SIDES
- 4 F.A.U. INSTALL IN ATTIC (LOAD) DISTRIBUTED OVER MIN. 3 TRUSSES
- 5 R30 BATT INSULATION
- 6 FLOOR JOISTS PER STRUCTURAL
- 7 3/4" T&G PLYWD. GLUED & NAILED OVER 16" FLOOR JOIST @ 24" O.C.
- 8 SONCRETE SLAB PER STRUCTURAL
- 9 1/2" SHEETROCK TYPICAL
- 10 2x6 STUDS @ 16" O.C. W/ R19 INSULATION @ CAVITY AND R6 CONT. SHEATHING TYP @ EXTERIOR WALL
- 11 2x4 STUDS @ 16" O.C. TYP. AT ALL INTERIOR WALLS UNO
- 12 R-15 BATT INSULATION



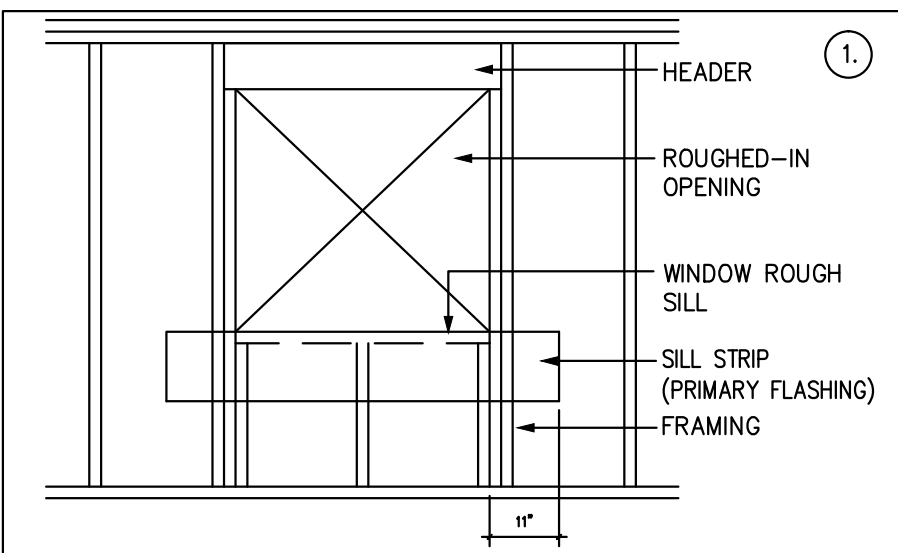
STAIRS DETAIL
SCALE: 1/4" = 1'-0"

PARTY WALL DETAIL

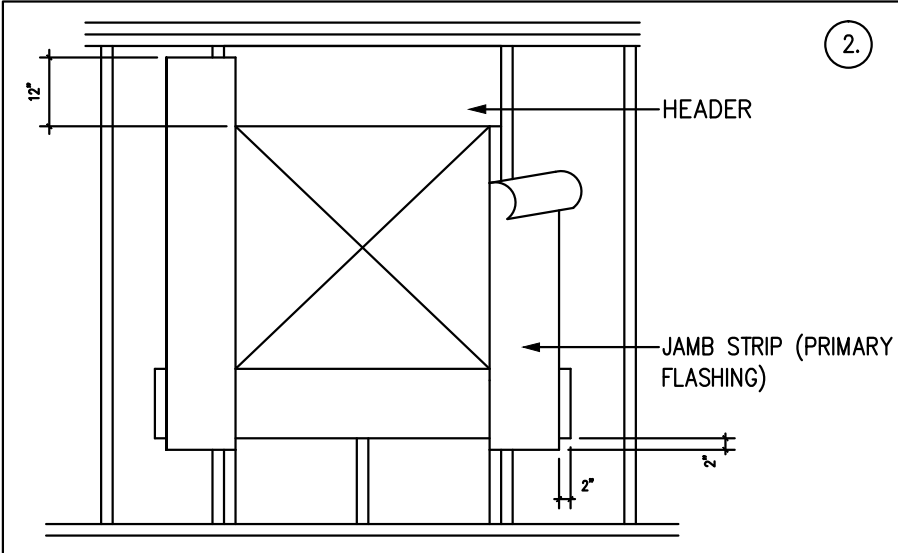


KEYNOTES :

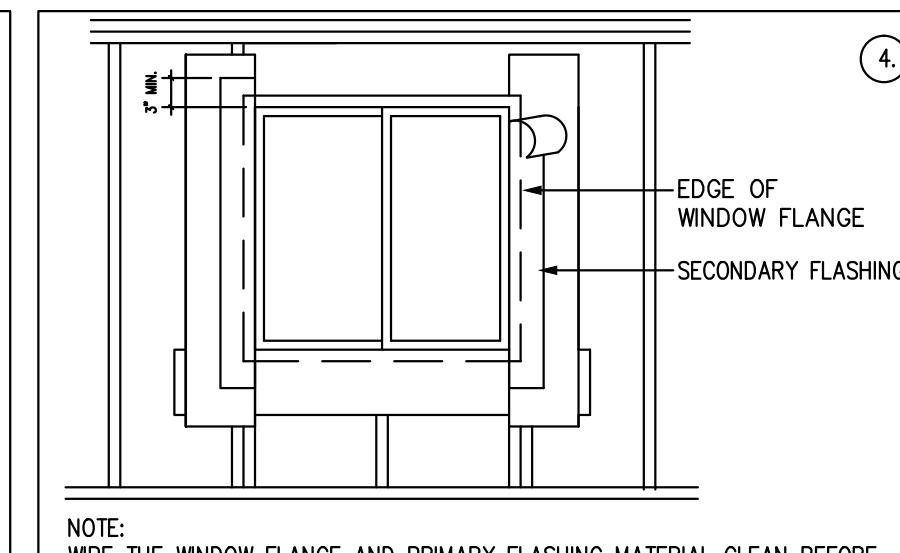
- 1 4" MINIMUM NO OPENING WITHIN DISTANCE STARTING AT INTERIOR FACE OF WALL
- 2 CLASS "A" ASPHALT ROOFING OVER 30# UNDERLAYMENT
- 3 1/2" ROOF SHEATHING
- 4 TRUSS (SEE STRUCTURAL)
- 5 5/8" TYPE 'X' GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6d COOLER NAILS @ 7" O.C.
- 6 USE 8d COOLER NAILS @ 7" O.C.
- 7 2"x6" WOOD STUDS @ 16" O.C.
- 8 PLYWOOD SHEATHING PER SHEARWALL PLAN
- 9 4x BLOCKING
- 10 FLOOR JOIST (SEE STRUCTURAL)
- 11 FLOOR SHEATHING PER STRUCTURAL
- 12 R-15 INSULATION



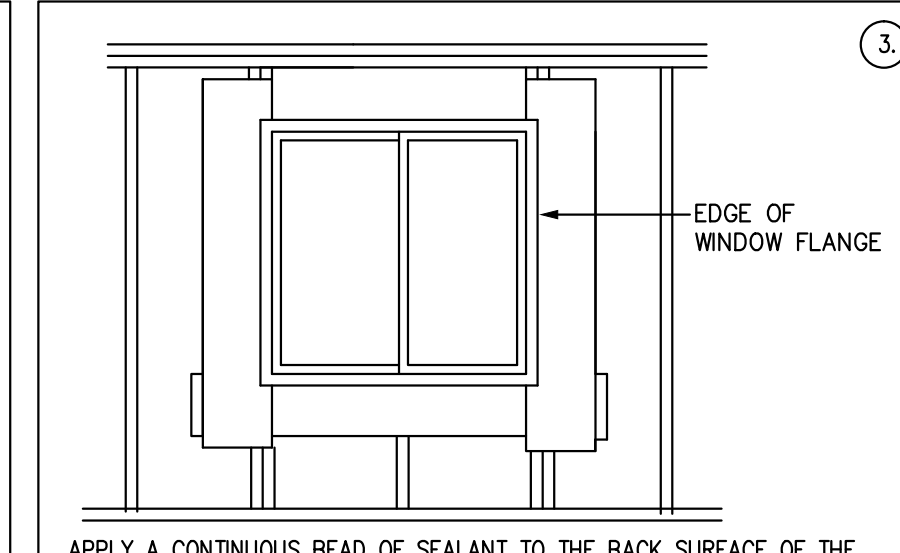
ATTACH SILL STRIP OF PRIMARY FLASHING MATERIAL AT LEAST 9" WIDE WITH THE TOP EDGE ALIGNED WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 11" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW, 2" BEYOND THE JAMB STRIP. ATTACH FLASHING WITH CORROSION RESISTANT NAILS OR RUST-RESISTANT STAPLES. (VERIFY WIDTH OF FLASHING MATERIAL TO ALLOW FOR MINIMUM LAPS AT EXPOSED WOOD TRIM CONDITIONS.)



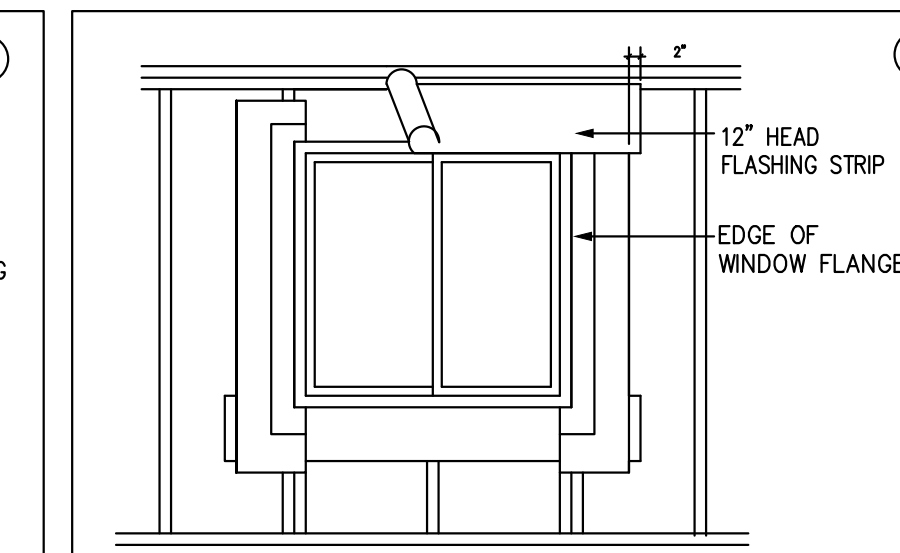
AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIP AT LEAST 9" WIDE WITH INSIDE EDGE OF PRIMARY FLASHING ALIGNED WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 2" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 12" ABOVE THE LOWER EDGE OF THE HEADER, TOP OF WINDOW OPENING. (VERIFY WIDTH OF FLASHING MATERIAL TO ALLOW FOR MINIMUM LAPS AT EXPOSED WOOD TRIM CONDITIONS.)



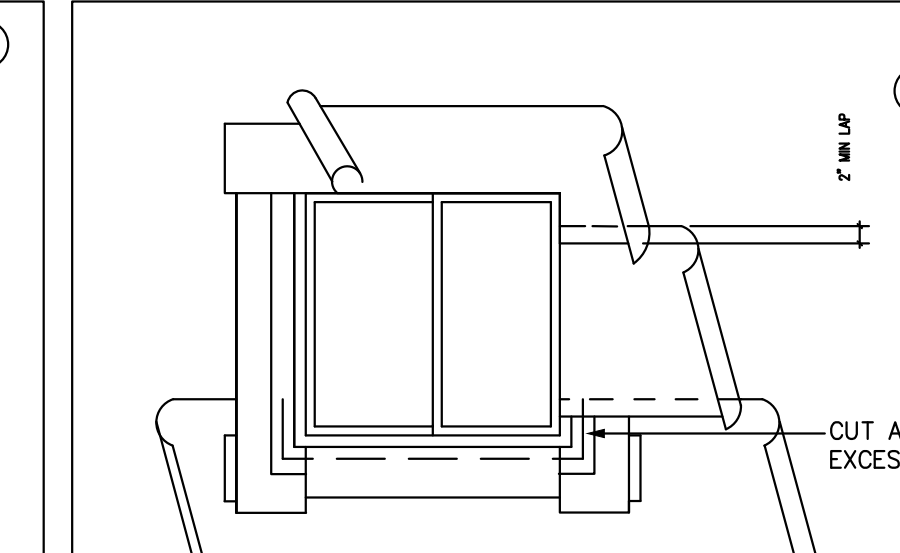
NOTE: WIPE THE WINDOW FLANGE AND PRIMARY FLASHING MATERIAL CLEAN BEFORE APPLYING SECONDARY FLASHING MATERIAL. CUT A STRIP OF SECONDARY FLASHING MATERIAL (PER EXHIBIT 'A'-SCOPE OF WORK) FOR THE WINDOW, EXTENDING BEYOND THE WINDOW FLANGE 3" MIN TOP AND BOTTOM. PLACE SECONDARY FLASHING ON TOP OF WINDOW FLANGE AND SEAL BY APPLYING PRESSURE ALONG THE STRIP. REPEAT FOR OTHER JAMB.



APPLY A CONTINUOUS BEAD OF SEALANT TO THE BACK SURFACE OF THE WINDOW FLANGE. INSTALL WINDOW INTO ROUGH OPENING OVER SILL AND JAMB PRIMARY FLASHING STRIPS PER MANUFACTURER'S REQUIREMENTS.



APPLY 12" WIDE SELF ADHERING HEAD FLASHING PER EXHIBIT 'A' (SCOPE OF WORK) TO THE FACE OF THE WINDOW TOP FLANGE WITH A 2" MINIMUM LAP BEYOND PRIMARY FLASHING JAMB STRIPS. (VERIFY WIDTH OF FLASHING MATERIAL TO ALLOW FOR MINIMUM LAPS AT EXPOSED WOOD TRIM CONDITIONS.)



STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY BUILDING PAPER UNDER THE SILL STRIP. CUT AWAY ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. APPLY SUCCESSIVE LINES OF BUILDING PAPER OVER JAMB AND HEAD FLANGES. LAPPING EACH COURSE PAPER SHOULD RUN CONTINUOUSLY OVER HEAD WITH NO SPLICES ABOVE WINDOW.

NOTES:
SECTION R703.8 CALIFORNIA RESIDENTIAL CODE CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF. THIS IS OUR RECOMMENDED PROCEDURE FOR STANDARD FLASHING AT OPENINGS IN WOOD FRAMED EXTERIOR WALLS WHERE THE EXTERIOR WALL FINISH IS APPLIED OVER BUILDING PAPER OR FELT. CAULK BACK OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.

THE WIDTH OF FLASHING MATERIAL SHALL PROVIDE FOR A MINIMUM LAP OF 6" AT VERTICAL AND 2" AT HORIZONTAL JOINTS AND OVERLAPS WITH OTHER WEATHER RESISTANT MATERIALS.

LINE-WIRE, WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH FOR STUCCO, SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER THE WIRE BACKING.

C STANDARD FLASHING APPLICATION AT DOOR OR WINDOW OPENINGS

A4.0

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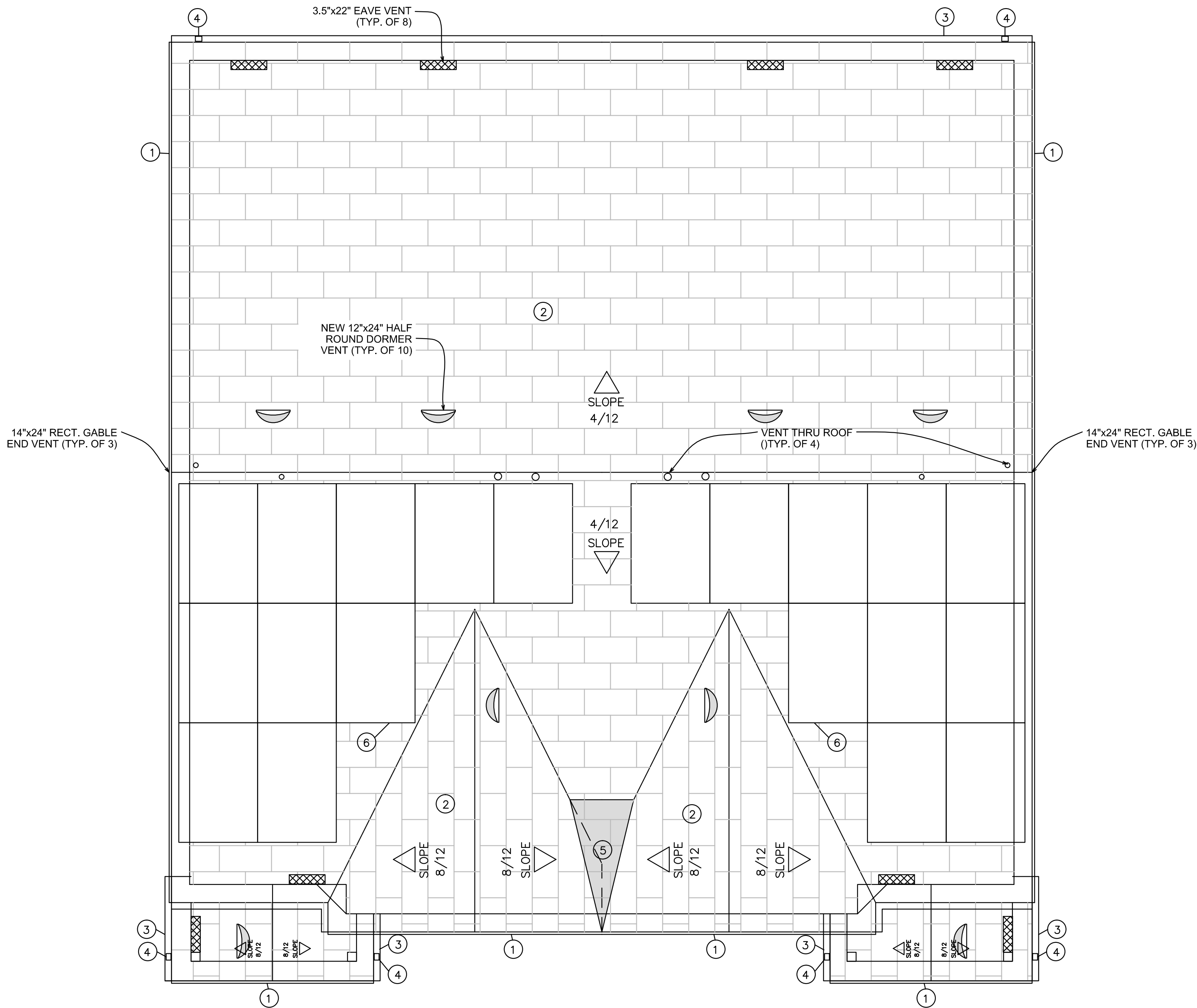
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ROOF VENTILATION

SECOND FLOOR :
900 SQ. FT./300 x 144 = 432 SQ. IN.

- (1) 14" x 24" RECT. GABLE VENT (147 SQ. IN.) = 147
(2) 12" x 24" HALF-ROUND DORMER VENT (100 SQ. IN.) = 200
(4) 3.5" x 22" EAVE VENT (40 SQ. IN. EA.) = 160

TOTAL PROVIDED = 507 SQ. IN.
SEE PLAN FOR LOCATIONS

LOWER FLOOR :
35 SQ. FT./300 x 144 = 17 SQ. IN.

- (1) 12" x 24" HALF-ROUND DORMER VENT (100 SQ. IN.) = 100
(1) 3.5" x 22" EAVE VENT (40 SQ. IN. EA.) = 40

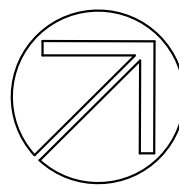
TOTAL PROVIDED = 140 SQ. IN.
SEE PLAN FOR LOCATIONS

NOTE:
1/ 300 IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY THE EAVE OR CORNICE VENTS.

MIN. 1/8" OR MAX. 1/4" MESH IN ALL VENTS (USE "CM" BRAND OR EQUAL).
IF DIFFERENT BRAND IS USED- VERIFY THE ACTUAL NET FREE AREA OF VENTS.
PROVIDE MIN. 4' LONG INSULATION BAFFLES @ EAVE VENTS.
MINIMUM 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING AT EAVE VENTS.

KEYNOTES

- ① FASCIA BOARD
② CLASS "A" ASPHALT ROOFING OVER 30# UNDERLAYMENT OVER ROOF SHEATHING. (LIGHT COLOR ROOF REQUIRED PER TITLE 24)
(NOTE: UNDERLAYMENT SHALL BE TWO LAYERS FOR SLOPE 2:12 4:12 FOR ASPHALT ROOFING PER CRC-R905.2.7
③ 24 GA PREPAINTED METAL GUTTER
④ 3"x4" PREPAINTED METAL DOWNSPOUT
⑤ CRICKET
⑥ LINE OF PROPOSED SOLAR PANELS



ROOF PLAN

SCALE 1/4" = 1'-0"

WINDOW SCHEDULE

REFERENCE	LOCATION	SIZE	WINDOW			FRAME			SILL HEIGHT A.F.F.	U-FACTOR	SHGC	REMARKS
			TYPE	GLAZING	GLASS	STYLE	FINISH	MATERIAL				
Ⓐ	BEDROOM/ LIVING ROOM	36W" x 60H"	SH	DG	CLR LE	CS	WHT	VY	24"	.30	.23	*PROVIDE ANDERSEN #9021975 - WHITE WINDOW OPENING CONTROL DEVICE TYP. AT ALL 2ND FLR BEDROOM
Ⓑ	LIVING ROOM	30W" x 60H"	SH	DG	CLR LE	CS	WHT	VY	24"	.30	.23	
Ⓒ	ENTRY	18W" x 72H"	F	DG	CLR LE	CS	WHT	VY	12"	.30	.18	TEMPERED
Ⓓ	LAUNDRY ROOM/STAIRS	30W" x 48H"	SH	DG	CLR LE	CS	WHT	VY	36"	.30	.23	
Ⓔ	SEE FLOOR PLAN	60W" x 24H"	F	DG	CLR LE	CS	WHT	VY	60"	.30	.23	
Ⓕ	SEE FLOOR PLAN	30W" x 24H"	F	DG	CLR LE	CS	WHT	VY	12"	.30	.18	

ABBREVIATIONS

CLR CLEAR
CS CLASSIC STYLE
DG DUAL GLAZED
F FIXED
HS HORIZONTAL SLIDER
LE LOW-E
SH SINGLE HUNG
TEMP TEMPERED
VY VINYL
WHT WHITE

WINDOW SCHEDULE NOTES

- ALL WINDOWS ARE TO BE MANUFACTURED BY
- ALL OPENABLE WINDOWS SHALL HAVE INSECT SCREENS.
- ALL WINDOWS SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
- 44" MAXIMUM SILL HEIGHT FOR WINDOWS USED AS EMERGENCY EXITS.
- FENESTRATION U-VALUES SHALL EQUAL OR BE LESS THAT 0.30
- WINDOW SIZES ARE STANDARD OR MILGARD NOTATION 48" x 24" > 18" DESIGNATES: WIDTH x HEIGHT OF ARCH >(TO) SHORTEST LEG OF ARCH.
- PROVIDE SAFETY GLAZING AT ALL SHOWER DOORS AND TUB ENCLOSURES.
- PROVIDE SAFETY GLAZING WINDOWS IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET OF BOTTOM AND TOP OF STAIRWAYS WHERE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
- WINDOWS TO MEET MIN. STANDARDS AS ESTABLISHED BY THE CBC STDs.

DOOR SCHEDULE

REFERENCE	SIZE	THICKNESS	TYPE	CONSTRUCTION	FINISH	FRAME MATERIAL	FRAME FINISH	GLAZING	FIRE RATING	REMARKS
①	2'-8" x 7'-0"	1-3/8	SC	WD	PT	WD	PT	--	*	SELF CLOSING AND SELF LATCHING
②	3'-0" x 7'-0"	1-1/4	SC	WD	PT	WD	PT	--	--	FRONT DOOR
③	2'-4" x 6'-8"	1-1/4	HC	WD	PT	WD	PT	--	--	STAIRWAY
④	2'-6" x 7'-0"	1-1/4	HC	WD	PT	WD	PT	--	--	
⑤	6'-0" x 7'-0"	1-1/4	CLR	VY	WHT	VY	VY	*	--	PATIO SLIDING DOOR
⑥	2'-8" x 7'-0"	1-1/4	HC	WD	PT	WD	PT	--	--	
⑦	(2) 2'-6" x 6'-8"	1-1/4	L	WD	PT	WD	PT	--	--	

ABBREVIATIONS

AL ALUMINUM THRESHOLD
ANOD ANODIZED
BF BIFOLD CLOSET DOORS
CLR CLEAR DUAL GLAZED LOW-E
EX EXISTING
HC HOLLOW CORE
L LOUVER CLOSET DOORS
PT PAINTED COLOR: WHITE OR OWNER'S COLOR CHOICE
SC SOLID CORE
TEMP TEMPERED GLASS
WD WOOD
FR FRENCH

DOOR SCHEDULE NOTES

- ALL HARDWARE PER SCHEDULE (OR OWNER)
- ALL EXTERIOR SLIDING GLASS DOORS SHALL HAVE INSECT SCREENS.
- ALL EXTERIOR DOORS LEADING TO HOUSE SHALL HAVE ALUMINUM THRESHOLDS AND BE FULLY WEATHERSTRIPPED.
- AS PER C.B.C. STANDARD PROVIDE:
A) PEEP HOLE OR VISION PANEL
B) STEEL PLATE @ DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW WITH 2 #8 BY 2" SCREWS.
C) WINDOWS TO MEET MIN. STANDARDS.
D) DEAD BOLTS WITH 1" THROW AT ALL EXTERIOR DOORS
- PROVIDE A 1 3/8" SOLID CORE DOOR W/ SELF-CLOSER AT THE DOOR BETWEEN GARAGE AND RESIDENCE.
- PROVIDE DEAD BOLTS AT ALL EXTERIOR DOORS. PROVIDE STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW WITH 2-#8 BY 2" SCREWS.

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