RESIDENCE & CASITA

GENERAL CONTRACTORS NOTIFICATION

GENERAL:

1. ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, (CURRENT EDITION AT THE TIME IT WAS DRAFTED), AS LOCALLY AMENDED, AND ALL APPLICABLE CODES & ORDINANCES. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE AND FEDERAL).
2. CONTRACTOR IS OBLIGATED TO OBTAIN A FULL AND CLEAR UNDERSTANDING OF THE PLANS, NOTES AND CONCEPTS CONTAINED HEREIN PRIOR TO THE START OF ANY WORK.
3. AFTER THE SIGNING OF ANY WORK AGREEMENTS, THERE WILL BE NO CONSIDERATION GIVEN TO ANY CLAIM OF MISUNDERSTANDING OF THE DRAWINGS, DETAILS, CONCEPTS, ETC. AS THEY APPLY TO THE PLANS.
4. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE STARTING ANY WORK.
5. CONTRACTOR WILL INSURE THAT ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF ALL PERTINENT GOVERNMENTAL CODES AND REQUIREMENTS.
6. PRIOR TO STARTING ANY EXCAVATION, CONSTRUCTION AND OR DEMOLITION WORK - THE CONTRACTOR SHALL WALK THE PROJECT SITE WITH THE OWNER TO VERIFY WHAT WORK WILL BE TAKING PLACE.
7. CONTRACTOR IS OBLIGATED TO PERFORM ALL WORK IN A GOOD CRAFTSMANSHIP/WORKMANSHIP MANNER ACCORDING TO ALL MANUFACTURES SPECIFICATIONS.
8. THE DRAWINGS, INCLUDING ANY NOTES, SPECIFICATIONS, AND/OR REPORTS ARE TO BE INTERPRETED AS ONE DOCUMENT. HOWEVER, SHOULD ANY ITEM APPEAR IN ONLY ONE AND NOT THE OTHER, SUCH ITEMS ARE STILL TO BE CONSIDERED VALID COMPONENTS OF THE OVERALL DOCUMENT.
9. THE CONTRACTOR SHALL NOT PROCEED WITH WORK IF THERE IS AN ERROR, OMISSION, OR DISCREPANCY THAT IS DISCOVERED IN THE DRAWINGS UNTIL CONTACT WITH THE OWNER HAS BEEN ESTABLISHED FOR SPECIFIC INSTRUCTIONS AS HOW TO CONTINUE
10. ANY WORK THAT IS NOT EXPLICITLY ILLUSTRATED OR NOTED IN THE DRAWINGS BUT CLEARLY REQUIRED AS NECESSARY TO COMPLETE THE PROJECT SHALL BE INCLUDED AND EXECUTED AS AN INTEGRAL PART OF THE ORIGINAL SCOPE OF WORK WITH NO ADDITIONAL COST TO THE OWNER.
11. SHOULD THERE BE ANY ARCHITECTURAL DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS VERSUS SUPPLEMENTAL DRAWINGS (I.E. ELECTRICAL, MECHANICAL, LANDSCAPE, CIVIL, ETC.) THE ARCHITECTURAL DRAWINGS SHALL ALWAYS BE USED AS THE PREDOMINANT SOURCE OF INFORMATION.
12. WHEN QUESTIONS ARISE OVER A SCALED DIMENSION VERSUS A WRITTEN DIMENSION, THE WRITTEN DIMENSION SHALL ALWAYS SUPERSEDE THE SCALED DIMENSION.
13. ALL AND ANY SUBSTITUTIONS (INCLUDING BUT NOT LIMITED TO: DESIGN, METHODS, COLORS, TEXTURES AND/OR MATERIALS) THAT DEVIATE FROM THE APPROVED PERMITTED SET OF CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE OWNER. FAILURE TO NOTIFY THE OWNER AND WHEN NECESSARY - CITY INSPECTORS, OF ANY DEVIATIONS FROM DRAWINGS WILL BE CAUSE FOR "STOP OF WORK" UNTIL ALL DEVIATIONS ARE RECTIFIED PER THE APPROVAL OF THE OWNER. ALL AND ANY EXPENSE INCURRED TO RECTIFY SUCH DEVIATIONS WILL BE DONE SOLELY AT THE GENERAL CONTRACTORS EXPENSE.
14. IN THE EVENT THAT HAZARDOUS MATERIALS AND-OR CONDITIONS ARE ENCOUNTERED THEY MUST BE ADDRESSED & COMPLY WITH ALL PERTINENT GOVERNMENTAL CODES AND REQUIREMENTS. IF ANY SUCH REMEDIES ARE REQUIRED, COSTS SHALL BE NEGOTIATED BETWEEN OWNER AND CONTRACTOR.

CONCRETE AND FOUNDATIONS:

1. ALL FOOTINGS SHALL BE 3000 PSI (28 DAY COMPRESSIVE STRENGTH CONCRETE) - SEE STRUCTURAL DRAWINGS.
2. ALL FOUNDATION WALLS SHALL BE POURED CONCRETE - U.N.O. AND REINFORCED PER STRUCTURAL DRAWINGS
3. ALL SLABS ON GRADE SHALL BE 3000 PSI (28 DAY COMPRESSIVE STRENGTH CONCRETE), U.N.O. - SEE STRUCTURAL DRAWINGS.
4. ALL SLABS ON GRADE SHALL BE 4" THICK (MIN.) AND REINFORCED W/ #3 REBAR AT 24" O.C. U.N.O. AND BEAR ON 4" (MIN.) COMPACTED AGGREGATE BASE COURSE (COMPACTED TO 95 %) U.N.O.
5. PROVIDE PROPER EXPANSION AND CONTROL JOINTS (KEYED OR SAWCUT) NOT TO EXCEED 400 SQUARE FEET AREA OR AS PER LOCAL CODE.
6. FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL FLOOR SYSTEM IS COMPLETELY IN PLACE.
7. INSTALL 1/2" DIA. X 10" (MIN.) ANCHOR BOLTS TO 2X6 PRE-TREATED SILL PLATE OVER SILL SEALER AT 48" O.C. AND NOT MORE THAN 12" FROM ANY CORNER OR END OF PLATE.
8. IN THE EVENT THAT STEPPED FOOTINGS ARE REQUIRED - HORIZONTAL DIMENSION = 48" (MIN.) : VERTICAL DIMENSION = 24" (MAX.)

STEEL:

1. ALL REINFORCING STEEL FOR CONCRETE SHALL COMPLY WITH ASTM SPECIFICATION A-615 GRADE 60.
2. ALL STRUCTURAL STEEL FOR BEAMS AND PLATES SHALL COMPLY WITH ASTM SPECIFICATION A-36.
3. ALL STRUCTURAL STEEL FOR STEEL COLUMNS SHALL COMPLY WITH ASTM SPECIFICATION A-53 GRADE B OR A-501.
4. PROVIDE (1) #5 REBAR VERTICALLY AT BEAM POCKET LOCATIONS.
5. STEEL COLUMNS ARE TO BE 3" I.D. (INSIDE DIAMETER) UNLESS NOTED OTHERWISE.

FRAMING MEMBERS:

1. ALL FRAMING LUMBER TO BE DOUGLAS FIR-LARCH #2 (DFL #2) OR BETTER, U.N.O.
2. CONTRACTOR TO CONFIRM THE SIZE, SPACING AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS TO MEET LOCAL CODE REQUIREMENTS PER LOCAL STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
3. ANY STRUCTURAL OR FRAMING MEMBERS NOT INDICATED ON THE PLAN ARE TO BE SIZED BY THE CONTRACTOR PER LOCAL STRUCTURAL ENGINEER.
4. ALL EXTERIOR WALLS ARE 2" X 6" STUDS AT 16" O.C. & ARE DIMENSIONED FROM OUTSIDE EDGE OF WALL SHEATHING (6" DIMENSION).
5. ALL INTERIOR WALLS ARE DIMENSIONED FROM EDGE OF STUD TO EDGE OF STUD.
6. CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. ALL FRAMED WALLS HAVE A FINISHED HEIGHT OF 9'-1 1/8", U.N.O.
8. ALL ANGLED WALLS ON FLOOR PLANS ARE AT A 45 DEGREE ANGLE, U.N.O.
9. ABOVE ALL OPENINGS THAT ARE - U.N.O.:
   (A) INTERIOR NON -LOAD BEARING LESS THAN OR EQUAL TO 3'-0" USE: (2) FLAT 2 X "WALL THICKNESS" DFL #2 HEADER OR EQUIVALENT.
   (B) INTERIOR NON - LOAD BEARING GREATER THAN 3'-0" USE (2) 2 X 6 DFL #2 HEADER WITH A 2 X WALL THICKNESS BOTTOM HEADER PLATE OR EQUIVALENT.
   (C) INTERIOR LOAD BEARING OR EXTERIOR LESS THAN OR EQUAL TO 8'-0" USE: (2) 2 X 10 DFL #2 HEADER WITH A 2 X WALL THICKNESS BOTTOM HEADER PLATE.
   (D) INTERIOR LOAD BEARING OR EXTERIOR 8'-0" - 10'-0" USE: (2) 2 X 12 DFL #2 HEADER WITH A 2 X WALL THICKNESS BOTTOM HEADER PLATE.
   (E) INTERIOR LOAD BEARING OR EXTERIOR 10' - 18'-0" USE: 3 1/8" X 13 1/2" GLU-LAM DF24-VF HEADER OR EQUIVALENT.
   (F) ALL OVERHEAD GARAGE DOORS USE: 3 1/8" X 13 1/2" GLU-LAM DF24-VF HEADER OR EQUIVALENT.
10. POSTS UNDER HEADERS, BEAMS, GIRDERS SHALL BE (2) 2 X STUDS OR GREATER X (MATCHING WALL THICKNESS).
11. ALL FLOOR & ROOF TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER ACCORDING TO THE LOADING INDICATED ON THE PLAN.
12. UNLESS NOTED OTHERWISE ALL ROOF FRAMING SHALL BE PRE-MANUFACTURED ROOF TRUSSES PER THE ROOF TRUSS MANUFACTURER
13. ALL FRAMING CONNECTORS ARE TO BE SIMPSON COMPANAY OR EQUIVALENT.
14. CEILING HEIGHTS:
   (A) 8' CLG. = 8'-1 1/8" WALL HEIGHT
   (B) 9' CLG. = 9'-1 1/8" WALL HEIGHT
   (C) 10' CLG. = 10'-1 1/8" WALL HEIGHT
   (D) 11' CLG. = 11'-1 1/8" WALL HEIGHT
   (E) 12' CLG. = 12'-1 1/8" WALL HEIGHT

MISCELLANEOUS:

1. PREFABRICATED FIREPLACES AND FLUES ARE TO BE U.L. APPROVED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS..
2. ALL MATERIALS, SUPPLIES AND EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND AS PER LOCAL CODES AND REQUIREMENTS.
3. 1/2" WATER RESISTANT GYPSUM BOARD AROUND SHOWERS, TUBS AND WHIRLPOOLS & AT ALL "WET" LOCATIONS - (BATH ROOMS, LAUNDRY, KITCHEN, ETC.)
4. 1/2" GYPSUM BOARD ON ALL INTERIOR WALLS AND 5/8" GYPSUM BOARD ON ALL CEILINGS.
5. 5/8" FIRE RATED GYPSUM BOARD ON INTERIOR GARAGE WALLS TO EXTEND FROM FLOOR TO BOTTOM OF ROOF SHEATHING AND ON THE CEILING.
6. 5/8" FIRE RATED GYPSUM BOARD ON UNDERSIDE OF STAIRS.
7. VENT CLOTHES DRYER, RANGE HOOD FAN, ETC. & ALL EXHAUST FANS TO OUTSIDE AIR.
8. PROVIDE 22" X 30" ATTIC ACCESS.
9. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
10. REMOVE ALL MATERIALS RESULTING FROM DEMOLITION WORK FROM THE SITE IN SUCH A MANNER AS TO AVOID CREATING A NUISANCE.
11. THE CONTRACTOR OR SUBCONTRACTOR SHALL INSPECT THE PREMISES PRIOR TO COMMENCING WORK TO CHECK EXISTING WORKING CONDITIONS. SHOULD CONTRACTOR OR SUBCONTRACTOR FIND CONDITIONS WHICH THEY BELIEVE WOULD IMPEDE THEIR WORK, THEN SUCH CONDITIONS MUST BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO SO ADVISE WILL CONSTITUTE NOTICE THAT THE CONTRACTOR IS FULLY SATISFIED AND THAT THEY INTEND TO PERFORM THEIR OBLIGATIONS WITH NO ALLOWANCE EITHER IN TIME OR MONEY FOR ANY IMPEDIMENTS TO WORK.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DIMENSIONAL ERRORS OCCUR OR CONDITIONS NOT COVERED ON THE DRAWINGS IS ENCOUNTERED CONTRACTOR SHALL NOTIFY THE OWNER BEFORE COMMENCING THAT PORTION OF THE WORK.
13. DETAILS, NOTES, AND FINISHES SHALL BE APPLICABLE TO ALL TYPICAL CONDITIONS, WHETHER OR NOT REFERENCED AT ALL PLACES. WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED AND BE OF THE BEST MATERIALS AND WORKMANSHIP.
14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGES THROUGHOUT CONSTRUCTION THEY SHALL MEET THE LATEST REQUIREMENTS OF THE UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND COMPLY WITH THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, ALL APPLICABLE SAFETY AND SANITARY LAWS, REGULATIONS AND ORDINANCES, AND ANY SAFETY RULES OR PROCEDURES ESTABLISHED BY THE OWNER FOR THE PROJECT.
15. THE CONTRACTOR IS EXCLUSIVELY RESPONSIBLE FOR LOSS OR EXPENSE RESULTING FROM INJURY ON THE PROJECT SITE. THEY ASSUME ALL RISKS IN THE PERFORMANCE OF THE WORK AND IS RESPONSIBLE FOR SUPERVISION, MATERIALS, EQUIPMENT AND LABOR REQUIRED TO IMPLEMENT THE PLANS AND SPECIFICATIONS.
16. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION AND ALL PHASES OF ITS CONTRACT. THEY ARE ALSO RESPONSIBLE FOR SCHEDULING, COORDINATING, MANAGEMENT AND ADMINISTRATION OF SUBCONSULTANTS.
17. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES AND PROTECT THE SAME.
18. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS UNLESS HEREINAFTER SPECIFIED TO THE CONTRARY.
19. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER, ACCEPTABLE TO THE OWNER.
20. CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS IN WRITING FOR A PERIOD OF _____ YEAR(S) FROM THE DATE OF CERTIFICATE OF OCCUPANCY.
21. UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.B.C.	AGGREGATE BASE COURSE
A / C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGG.	AGGREGATE
ALUM.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
BOT.	BOTTOM
B.U.	BUILT-UP
CAB.	CABINET
C.B.	CORNER BEAD
C.T.	CERAMIC TILE
CHAN.	CHANNEL
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION / CONTROL JOINT
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTRSNK.	COUNTERSINK
CNTR. TOP	COUNTER TOP
C.O.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CTR.	CENTER
C.W.	COLD WATER
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DRAINAGE FLOW
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DNSPT.	DOWNSPOUT
D.O.	DOOR OPENING
DR.	DOOR
DTL.	DETAIL
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
ELEC. PAN.	ELECTRICAL PANELBOARD
ELEV.	ELEVATION, ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FOUND.	FOUNDATION
FBRGL.	FIBERGLASS
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXT. CUSHER CAB.
FFE.	FINISH FLOOR ELEVATION
F.G.	FINISH GRADE
FIN.	FINISH
FIXT.	FIXTURE
FLASH'G	FLASHING
FLR.	FLOOR
FLUOR.	FLUORESCENT
FPRF.	FIREPROOF
FRMG.	FRAMING
FT.	FOOT OR FEET
FTG.	FOOTING
FURN.	FURNITURE
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
G.L.BM.	GLU-LAM BEAM
GR.	GRADE
GRND.	GROUND
GYP. BD.	GYPSUM BOARD.
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HCP.	HANDICAP
CDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORZ.	HORIZONTAL
HT.	HEIGHT
HW.	HOT WATER
I.D.	INSIDE
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
L.F.	LINEAT FOOT
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
M.C.	MEDICINE CABINET
MEMB.	MEMBRANE
MTL.	METAL
MFR.	MANUFACTURER
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MTD.	MOUNTED
MUL.	MULLION
N	NORTH
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED/ CONTRACTOR INSTALLED
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PNLG.	PANELING
PAR.	PARAPET
PART'N	PARTITION
PL.	PLATE OR PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PR.	PAIR
P.V.C.	POLYVINYL CHLORIDE
PLYWD.	PLYWOOD
Q.T.	QUARRY TILE
R.	RISER
RAD.	RADIUS
R.A.	RETURN AIR
R.D.	ROOF DRAIN
REDWD.	REDWOOD
REF.	REFERENCE
REFRIG.	REFRIGERATOR
REINF.	REINFORCED
REQ'D	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
ROOF'G	ROOFING
S.	SOUTH
S.A.	SUPPLY AIR
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
SQ. FT.	SQUARE FEET
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.	TREAD
TEL.	TELEPHONE
T & G	TONGUE AND GROOVE
THK.	THICK
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.W.	TOP OF WALL
T.S.	TUBE STEEL
T.T.B.	TELEPHONE TERMINAL BOARD
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VTR	VENT-THRU ROOF
W.	WEST
W/ & W/O	WITH AND WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
WDW	WINDOW
WP.	WEATHERPROOF
WR.	WATER RESISTANT
W.S.	WEEP SCREEN
WT.	WEIGHT

PERSPECTIVE:

DESIGN CRITERIA

DESIGN CRITERIA:

ROOF LOAD:	DL = 20 PSF / LL = 20 PSF (SNOW) = 40 PSF
FLOOR LOAD:	DL = 20 PSF / LL = 40 PSF = 60 PSF
DECK LOAD:	DL = 20 PSF / LL = 60 PSF = 80 PSF
WIND LOAD:	90 MPH / 20 PSF
SEISMIC ZONE:	C
SOIL BEARING:	1500 PSF MAX. UNLESS A HIGHER VALUE IS SUBSTANTIATED BY SOILS TESTING

EFFECTIVE CODE:

2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
2012 INTERNATIONAL PLUMBING CODE (IPC)
2012 INTERNATIONAL MECHANICAL CODE (IMC)
2012 INTERNATIONAL FUEL GAS CODE (IFGC)
2011 NATIONAL ELECTRIC CODE (NEC)
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

BUILDING INFORMATION

LEGAL DESCRIPTION:

SURPRISE, AZ 85387

MARICOPA COUNTY

OWNER INFORMATION:

BUILDING DATA - CASITA:

HABITABLE:	800 SQ. FT.
COVERED ENTRY:	30 SQ. FT.
COVERED PATIO:	476 SQ. FT.
ROOF DECK:	800 SQ. FT.
BREEZEWAY:	540 SQ. FT.
SUB - TOTAL:	2646 SQ. FT.

BUILDING DATA - HOUSE:

HABITABLE:	4542 SQ. FT.
COVERED ENTRY 1:	50 SQ. FT.
COVERED ENTRY 2:	48 SQ. FT.
COVERED PATIO:	651 SQ. FT.
GARAGE:	659 SQ. FT.
RV GARAGE:	1046 SQ. FT.
COURTYARD 1:	270 SQ. FT.
COURTYARD 2:	456 SQ. FT.
SUB - TOTAL:	7722 SQ. FT.
TOTAL:	10368 SQ. FT.

BUILDING FOOTPRINT TOTAL: 9567 SQ. FT.

ZONING: RU-43

OCCUPANCY: R3

CONSTRUCTION: TYPE V - 1 HOUR

MAX. BLDG. HGT.: 30' / 2 STORIES
ACTUAL BLDG. HGT.:

LOT SETBACKS:

FRONT: 40'
BACK: 40'
INTERIOR SIDE: 30'
EXTERIOR SIDE: 30'

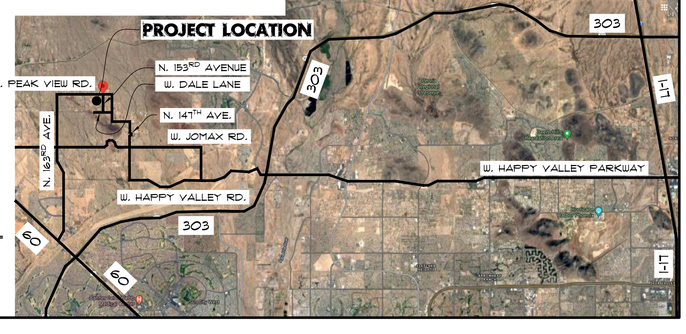
LOT SIZE: 87120 SQ. FT. (2 ACRES)

MAX. LOT COVERAGE: 25%

LOT COVERAGE: 9567 SQ. FT. / 87120 SQ. FT. = 11% TOTAL LOT COVERAGE

SHEET INDEX

VICINITY MAP



NO SCALE

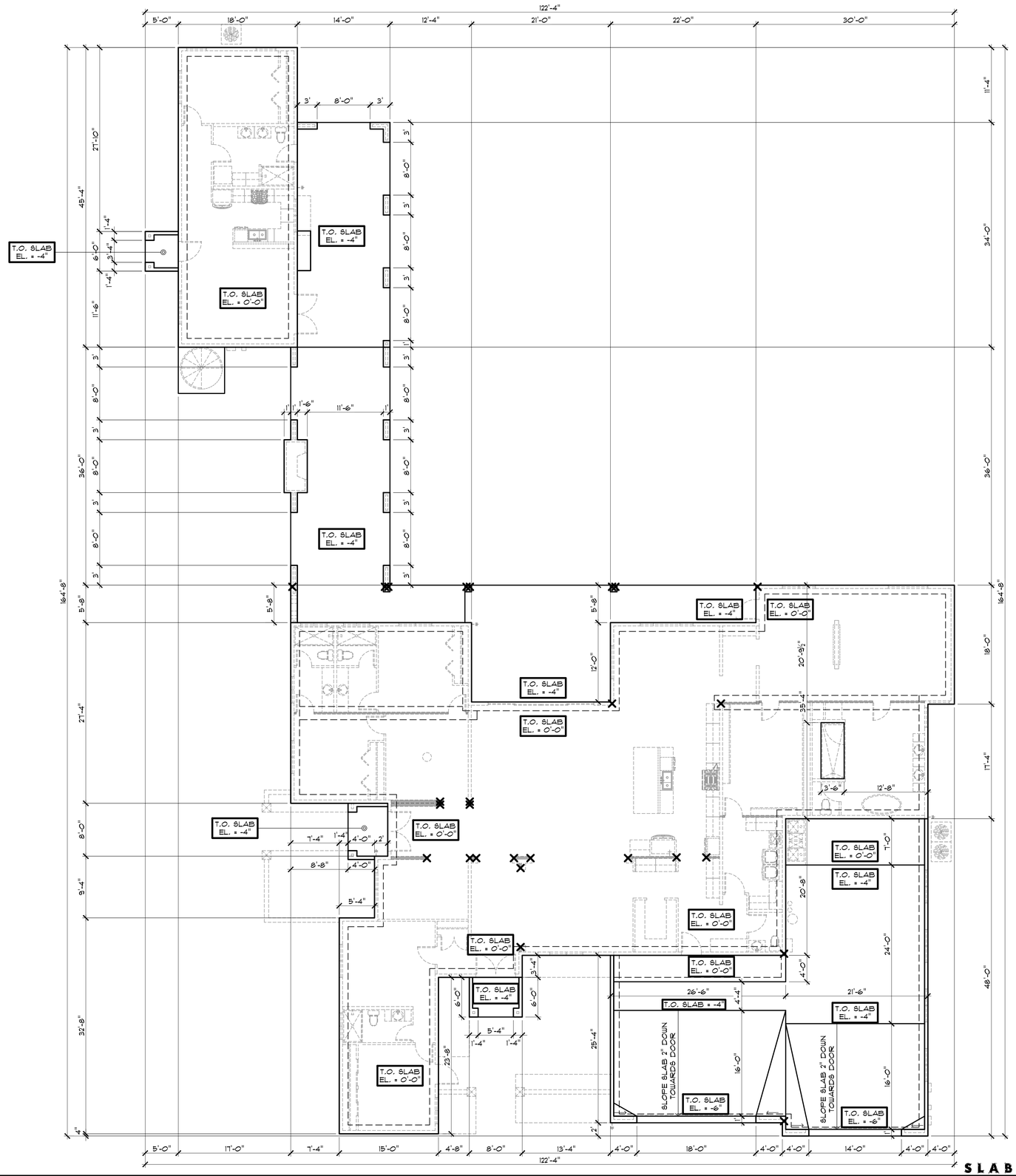
RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

RESIDENCE & CASITA

COVER SHEET

DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

CS



SLAB PLAN

SCALE: 1/8" = 1'-0"

GENERAL FOUNDATION NOTES:

1. FOOTINGS - SEE STRUCTURAL
2. FOUNDATION WALL - SEE STRUCTURAL
3. CONCRETE SLAB - SEE STRUCTURAL
4. ALLOWABLE FOUNDATION BEARING PRESSURE SEE STRUCTURAL
5. FINISH GRADE SHALL SLOPE 5% MINIMUM FOR A DISTANCE OF 10'-0" AWAY FROM STRUCTURE TOWARD AND APPROVED WATER DISPOSAL AREA.
6. FINISHED FLOOR SHALL BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GRADE.
7. SLOPE OF LANDINGS AT DOORWAYS SHALL BE A MINIMUM OF 1" PER 10'-0".
8. UNLESS APPROVED OTHERWISE, ALL CONCRETE SLABS ON GRADE SHALL BE BOUNDED BY CONTROL JOINTS (KEYED OR SAW CUT) SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 400 SQ. FT. -SAW CUT WITHIN 24 HOUR PERIOD AFTER POUR.
9. INSTALL 1/2" DIA. x 10" ANCHOR BOLTS TO 2x6 PRE-TREATED SILL PLATE OVER SILL SEALER AT 48" O.C. & NOT MORE THAN 12" FROM ANY CORNER OR END OF PLATE.
10. CONTRACTOR TO PROVIDE 30' OF #4 COPPER U.F.F.R. WIRE 20' TO BE TIED TO FOOTING STEEL & 10' AVAILABLE AT PANEL LOCATION.

X	INDICATES POINT LOAD FROM ABOVE - SEE FLOOR PLAN
	INDICATES INTERIOR LOAD BEARING WALL ABOVE

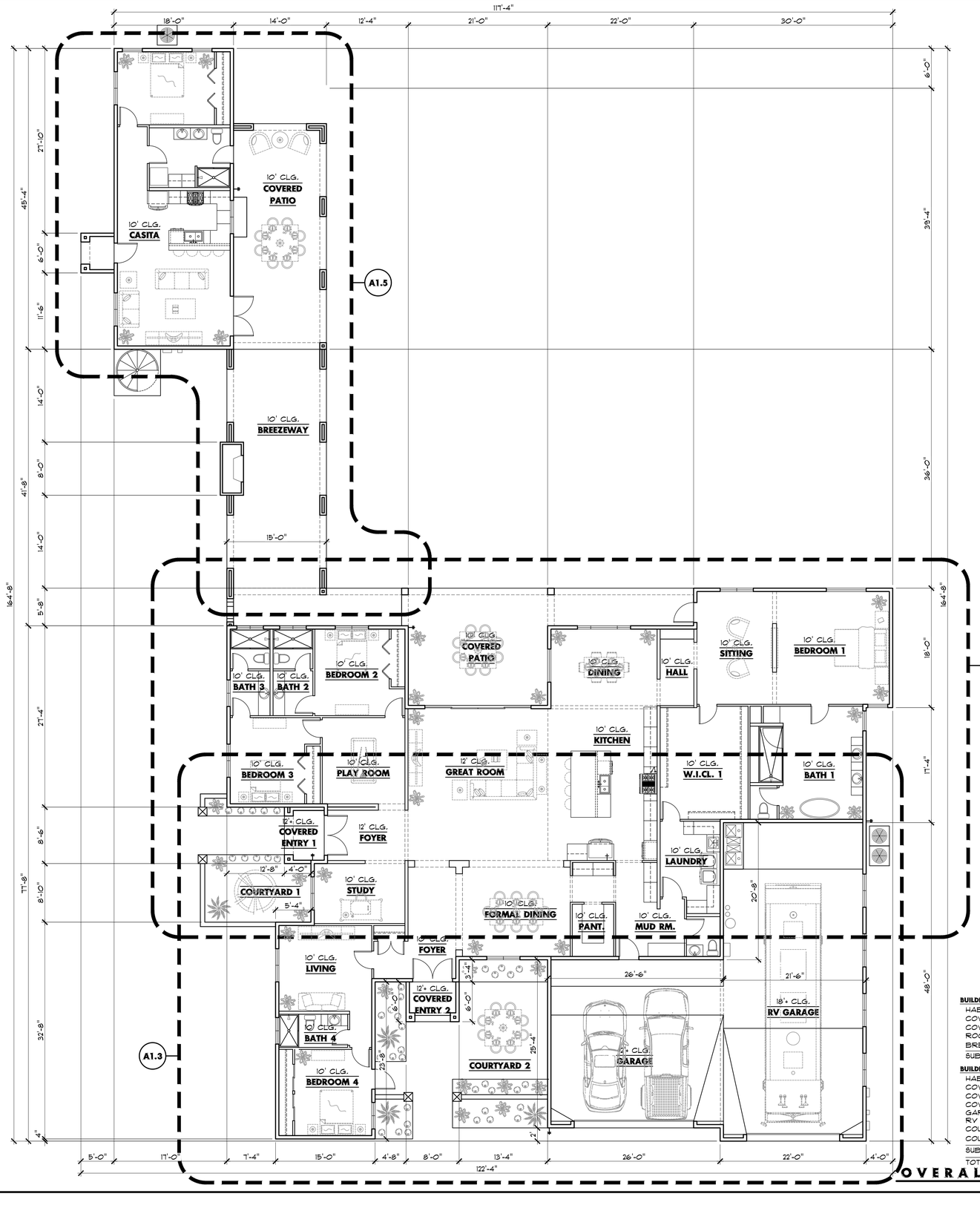
RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

RESIDENCE & CASITA

SLAB PLAN

DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

A
1.1



OVERALL FLOORPLAN

SCALE: 1/8" = 1'-0"

WALL TYPE LEGEND:

TYPICAL 2" X 6" EXTERIOR WALL (6" DIM.):
EXTERIOR FINISH PER ELEVATIONS
"TYVEK" BUILDING WRAP
3/8" PLYWD. / OSB WALL SHEATHING
2" X 6" STUDS @ 16" O.C.
WALL INSULATION (R-21 MIN.)
1/2" GYPSUM BOARD

2" X 6" FRAMED (6" DIM.):
EXTERIOR FINISH PER ELEVATIONS
"TYVEK" BUILDING WRAP
3/8" PLYWD. / OSB WALL SHEATHING
2" X 6" STUDS @ 16" O.C.
3/8" PLYWD. / OSB WALL SHEATHING
"TYVEK" BUILDING WRAP
EXTERIOR FINISH PER ELEVATIONS

TYP. INTERIOR GARAGE WALL (6" DIM.):
1/2" FIRE RATED GYP. BD. (GARAGE SIDE)
2" X 6" STUDS @ 16" O.C.
WALL INSULATION (R-21)
1/2" GYPSUM BOARD

TYP. 2" X 6" INTERIOR WALL (5 1/2" DIM.):
1/2" GYPSUM BOARD
2" X 6" STUDS @ 16" O.C.
1/2" GYPSUM BOARD

TYPICAL 2" X 4" EXTERIOR WALL (4" DIM):
EXTERIOR FINISH PER ELEVATIONS
"TYVEK" BUILDING WRAP
3/8" PLYWD. / OSB WALL SHEATHING
2" X 4" STUDS @ 16" O.C.

2" X 8" INTERIOR WALL:
1/2" GYPSUM BOARD
2" X 8" STUDS AT 16" O.C.
1/2" GYPSUM BOARD

TYP. 2" X 4" INTERIOR WALL (3 1/2" DIM.):
1/2" GYPSUM BOARD
2" X 4" STUDS @ 16" O.C.
1/2" GYPSUM BOARD

BUILT-UP STUDS OR SOLID WOOD POST / COL.
MIN. WIDTH = BEAM WIDTH + / OR GIRDER
TRUSS PLYS X MIN. DEPTH = WALL
DEPTH - UNLESS NOTED OTHERWISE

LOAD BEARING INTERIOR WALL
SEE FOUNDATION PLAN FOR FOOTING INFO.

CEILING HEIGHTS:
8' CLG. = 8'-1 1/8" WALL HEIGHT
9' CLG. = 9'-1 1/8" WALL HEIGHT
10' CLG. = 10'-1 1/8" WALL HEIGHT
11' CLG. = 11'-1 1/8" WALL HEIGHT
12' CLG. = 12'-1 1/8" WALL HEIGHT

GENERAL WINDOW / DOOR NOTES:

1. FACTORY ENERGY PERFORMANCE RATING STICKERS MUST REMAIN ON WINDOWS / SKYLIGHTS UNTIL INSPECTED.
2. ALL BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". THE FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44" ABOVE THE FLOOR.
3. ALL WINDOWS AND DOORS SHALL BE FLASHED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL WINDOWS AND DOORS SHALL COMPLY WITH THE 2012 IECC INTERNATIONAL ENERGY CONSERVATION CODE.
5. ALL OPERABLE WINDOWS SHALL HAVE SCREENS.
6. CONTRACTOR TO COORDINATE SIZE OF ROUGH OPENINGS FOR DOORS AND WINDOWS WITH MASONRY AND FRAMING CONTRACTORS TO ALLOW FOR USE OF STANDARD SIZE DOOR AND WINDOW. ANY CONFLICT BETWEEN STANDARD SIZES AND ROUGH OPENINGS PRIOR TO START OF CONSTRUCTION SHALL PLACE BURDEN ON CONTRACTOR TO OBTAIN WRITTEN CLARIFICATION FROM WINDOW / DOOR MANUFACTURER.
7. ALL WINDOW UNITS LOCATED IN SLEEPING AREAS ARE TO PROVIDE OPERABLE SECTIONS TO CONFORM WITH EMERGENCY EGRESS IN 2012 IRC CODES.

FENESTRATION U-FACTOR WINDOWS & DOORS:	ZONE 2 = .40
SKYLIGHT U-FACTOR:	ZONE 2 = .65
GLAZED FENESTRATION SHGC:	ZONE 2 = .25

WINDOW & DOOR MANUFACTURER:	PER OWNER
WINDOW MODEL:	PER OWNER
DOOR MODEL:	PER OWNER
COLOR:	PER OWNER

COLUMN SCHEDULE

COLUMN C1

POST:	6" X 6" WOOD POST
BASE:	SIMPSON CBSQ66-SDS2 W/ 1" STANDOFF W/ (14) 1/4" X 2" SDS SCREWS SEE DETAIL 9 / A4.2
CAP:	SIMPSON CCQ66SDS2.5 W/ (16) 1/4" X 2" SDS SCREWS SEE DETAIL 9 / A5.2

BUILDING DATA - CASITA:

HABITABLE:	816 SQ. FT.
COVERED ENTRY:	30 SQ. FT.
COVERED PATIO:	476 SQ. FT.
ROOF DECK:	816 SQ. FT.
BREEZEWAY:	540 SQ. FT.
SUB - TOTAL:	2678 SQ. FT.

BUILDING DATA - HOUSE:

HABITABLE:	4542 SQ. FT.
COVERED ENTRY 1:	50 SQ. FT.
COVERED ENTRY 2:	48 SQ. FT.
COVERED PATIO:	651 SQ. FT.
GARAGE:	659 SQ. FT.
RV GARAGE:	1046 SQ. FT.
COURTYARD 1:	270 SQ. FT.
COURTYARD 2:	456 SQ. FT.
SUB - TOTAL:	7722 SQ. FT.
TOTAL:	10400 SQ. FT.

GENERAL FLOOR PLAN NOTES:

1. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT INTERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND THE TYPE OF STRUCTURAL MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE OF DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OR THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK
2. ALL ANGLES ARE 45 DEGREES UNLESS NOTED OTHERWISE
3. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR FACE OF MASONRY STEM WALL UNLESS NOTED OTHERWISE. THESE DRAWINGS MUST NOT BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE AND SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE. SHOULD DISCREPANCIES OCCUR, THE OWNER AND/OR DESIGNER SHALL BE NOTIFIED FOR ACCEPTABLE RESOLUTION BEFORE PROCEEDING WITH THE WORK
4. THE EXTERIOR SIDE OF ALL EXTERIOR WALLS AND INTERIOR WALLS WHERE REQUIRED SHALL BE BRACED AS REQUIRED PER 2012 IRC SECTION R602.10.4 BRACED WALL PANEL CONSTRUCTION METHOD CS-WSP (CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL): CONTINUOUS 3/8" (MIN.) PLYWOOD / OSB WALL SHEATHING WITH 16-INCH STUD SPACING. WOOD STRUCTURAL PANELS SHALL BE INSTALLED W/ 8D NAILS AT 4" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES.
5. ALL EXTERIOR RATED WALL SHEATHING SHALL BE INSTALLED WITH A 1/8" SEPARATION AT ENDS AND EDGES OF SHEATHING PANELS. DO NOT BUTT PANEL EDGES TIGHT
6. PROVIDE MIN. 2 X 4 BLOCKING / BACKING IN WALLS AS REQUIRED AT ALL AREAS TO RECEIVE BUILT-IN CABINETS, EQUIPMENT, HARDWARE AND ACCESSORIES (I.E. TOWEL BARS, GRAB BARS, DOOR BUMPERS AND OTHER ITEMS THAT NEED SUBSTANTIAL FULL OUT RESISTANCE AND OR SUPPORT BACKING)
7. ALL EXTERIOR WALLS COMMON TO HABITABLE AREAS SHALL HAVE A MINIMUM R-19, CEILINGS SHALL HAVE A MINIMUM R-38, AND CRAWL SPACES SHALL HAVE A MIMIMUM R-13 INSULATION VALUE SPECIFICALLY FOR ZONE 4
8. INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED TO AVOID AIR PATHS THAT BYPASS THE INSULATION AND SHALL NOT BE COMPRESSED AND SHALL FILL ALL CAVITIES. CUT INSULATION TO FIT BEHIND ELECTRICAL BOXES. SLICE TO FIT BEHIND AND IN FRONT OF WIRING, PLUMBING AND OTHER HORIZONTAL AND VERTICAL RUNS IN WALL CAVITY
9. MARKERS SHALL BE INSTALLED FOR BLOW-IN INSULATION AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH A MINIMUM INITIAL INSTALLED THICKNESS BY ONE INCH HIGH NUMBERS. ONE MARKER FOR EVERY 300 SQ. FT. OF AREA AND NUMBERS FACING THE ATTIC ACCESS OPENING. LADDER MUST BE PROVIDED AT INSPECTION
10. ALL EXTERIOR WALL ASSEMBLIES OR BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION (ALL SOURCES OF AIR LEAKAGE SHALL BE SEALED)
11. BOTTOM AND TOP PLATE OF EXTERIOR WALLS SHALL BE SEALED WITH SILL GASKET OR CAULKING
12. ALL DUCT SUPPLY AND RETURN SHALL BE INSULATED MINIMUM R-6 (EXCEPT DUCTS THAT ARE COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE)
13. ALL MECHANICAL SYSTEM PIPING INSULATION SHALL BE MINIMUM R-2
14. ALL CIRCULATING HOT WATER SYSTEMS SHALL BE A MINIMUM R-2 (HOT WATER PIPING ONLY).
15. HEATING AND COOLING UNITS TO BE SIZED IN ACCORDANCE WITH 2012 IRC M1401.3
16. ALL EXTERIOR WALLS: 2 X 6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE
17. INTERIOR BEARING WALL: 2 X 6 STUDS AT 16" O.C. WITH 2 X BLOCKING AT THIRD POINTS TYPICAL UNLESS NOTED OTHERWISE
18. INTERIOR NON-BEARING WALLS: 2 X 4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE
19. POSTS UNDER HEADERS, BEAMS, GIRDERS SHALL BE (2) 2 X STUDS OR GREATER (MATCHING WALL THICKNESS)
20. MULTIPLE STUDS ARE TO BE SPIKED TOGETHER WITH 10d COMMON NAILS AT 8" O.C. ALONG LENGTH & STAGGERED 1 1/2" ABOUT CENTER LINE
21. DOUBLE TOP PLATE UNLESS NOTED OTHERWISE - SPLICE PLATES MIN. 24" OR USE SPLICE PLATE STRAPS
22. WALL SHEATHING TO BE 3/8" OSB / PLYWOOD. LEAVE 1/8" GAPS BETWEEN SHEATHING PANELS & 1/8" GAPS AROUND OPENINGS FOR WINDOWS & DOORS. FASTEN PANELS WITH 2" COMMON (6d) OR 1 3/4" DEFORMED SHANK NAILS AT 6" O.C. ALONG PANEL EDGES AND AT 12" O.C. ALONG THE INTERMEDIATE SUPPORTS. KEEP NAILS 3/8" AWAY FROM PANEL EDGES
23. ROOF SHEATHING TO BE 5/8" RATED OSB / PLYWOOD W/ "H" CLIPS FASTENED W/ 8d COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
24. PROVIDE BLOCKING AS REQUIRED AT ALL AREAS TO RECIEVE BUILT-IN CABINETS, EQUIPMENT, HARDWARE AND ACCESSORIES
25. ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES (NOT FOR SUPPLY AIR) USED AS DUCTS SHALL BE SEALED. JOINTS OF DUCT SYSTEMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT BY MEANS OF TAPES, MASTICS, GASKETING OR OTHER APPROVED CLOSURE SYSTEMS
26. ALL OUTDOOR AIR INTAKES & EXHAUSTS SHALL BE PROVIDED WITH DAMPERS (AUTOMATIC OR GRAVITY) TO EFFECTIVELY CLOSE WHEN VETILATION SYSTEM IS NOT OPERATING.

RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

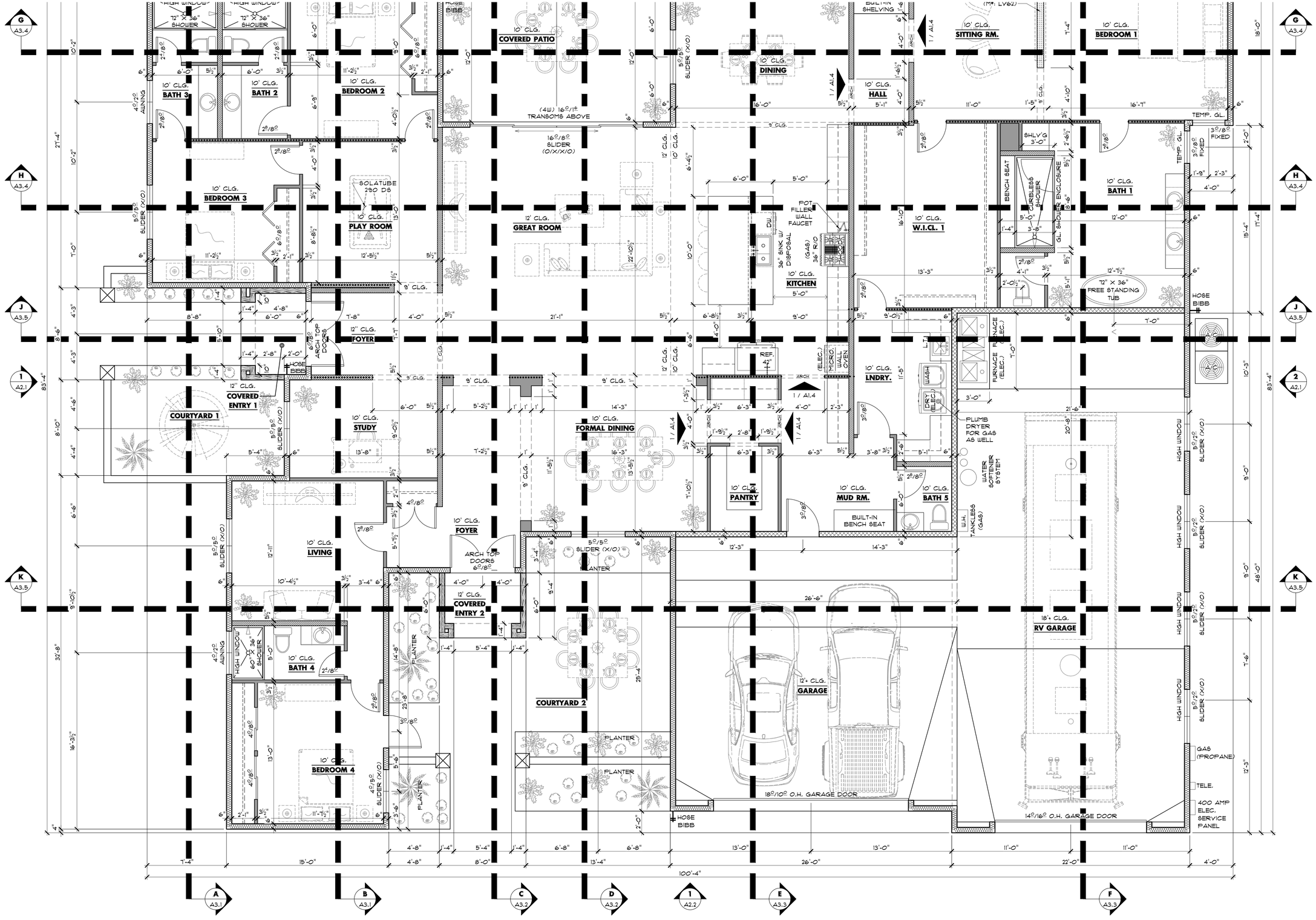
RESIDENCE & CASITA

OVERALL FLOOR PLAN

DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

A
1.2

SEE SHEET A1.4



PARTIAL FLOOR PLAN - RESIDENCE

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

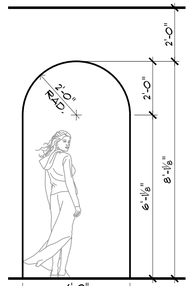
RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

RESIDENCE & CASITA

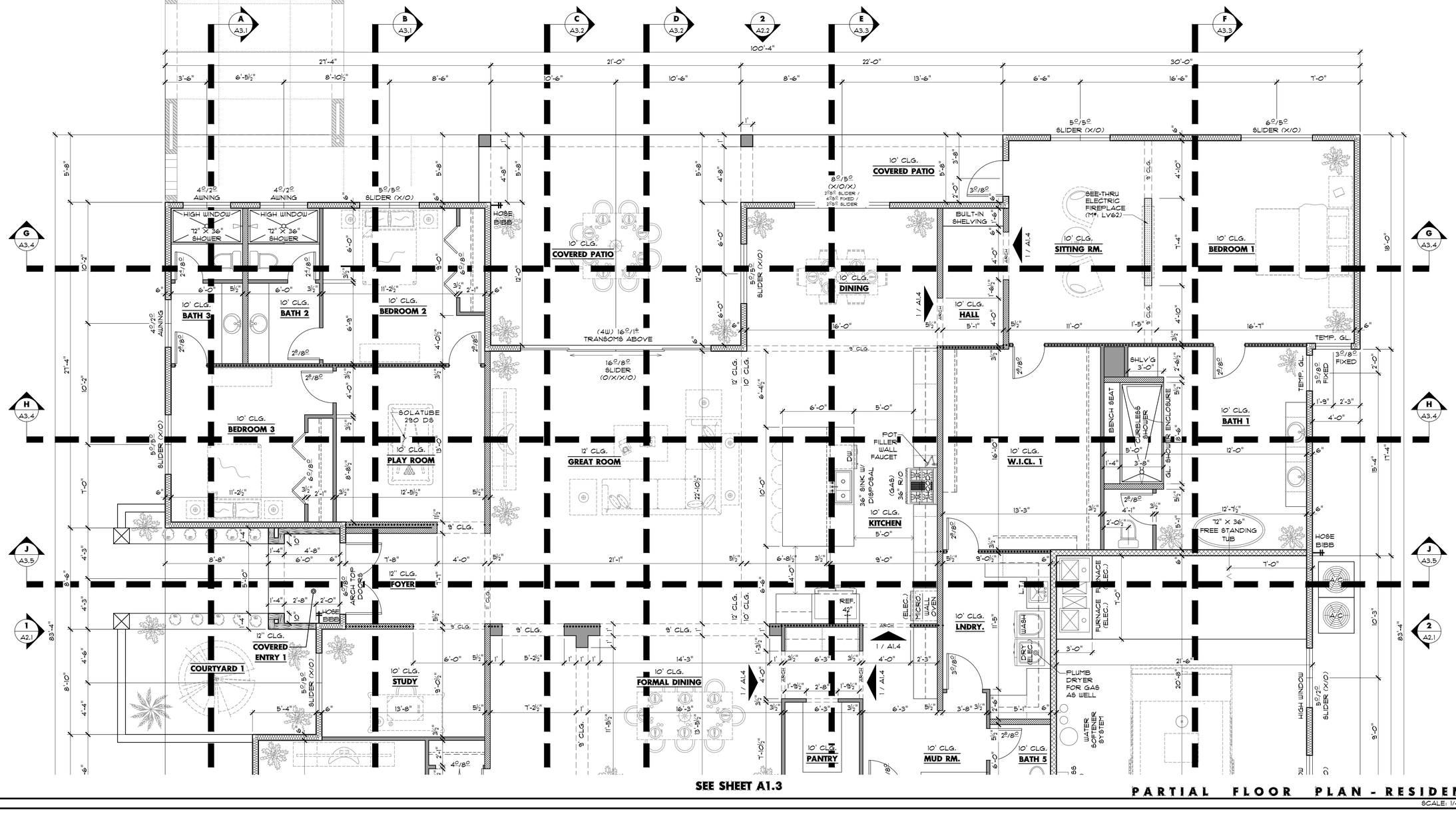
PARTIAL FLOOR PLAN
RESIDENCE

DATE:	1 - 10 - 22
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET NO.:	A 1.3

SEE SHEETS A1.5 FOR BREEZEWAY & CASITA FLOOR PLANS



ARCH DETAIL 1
SCALE: 3/8" = 1'-0"

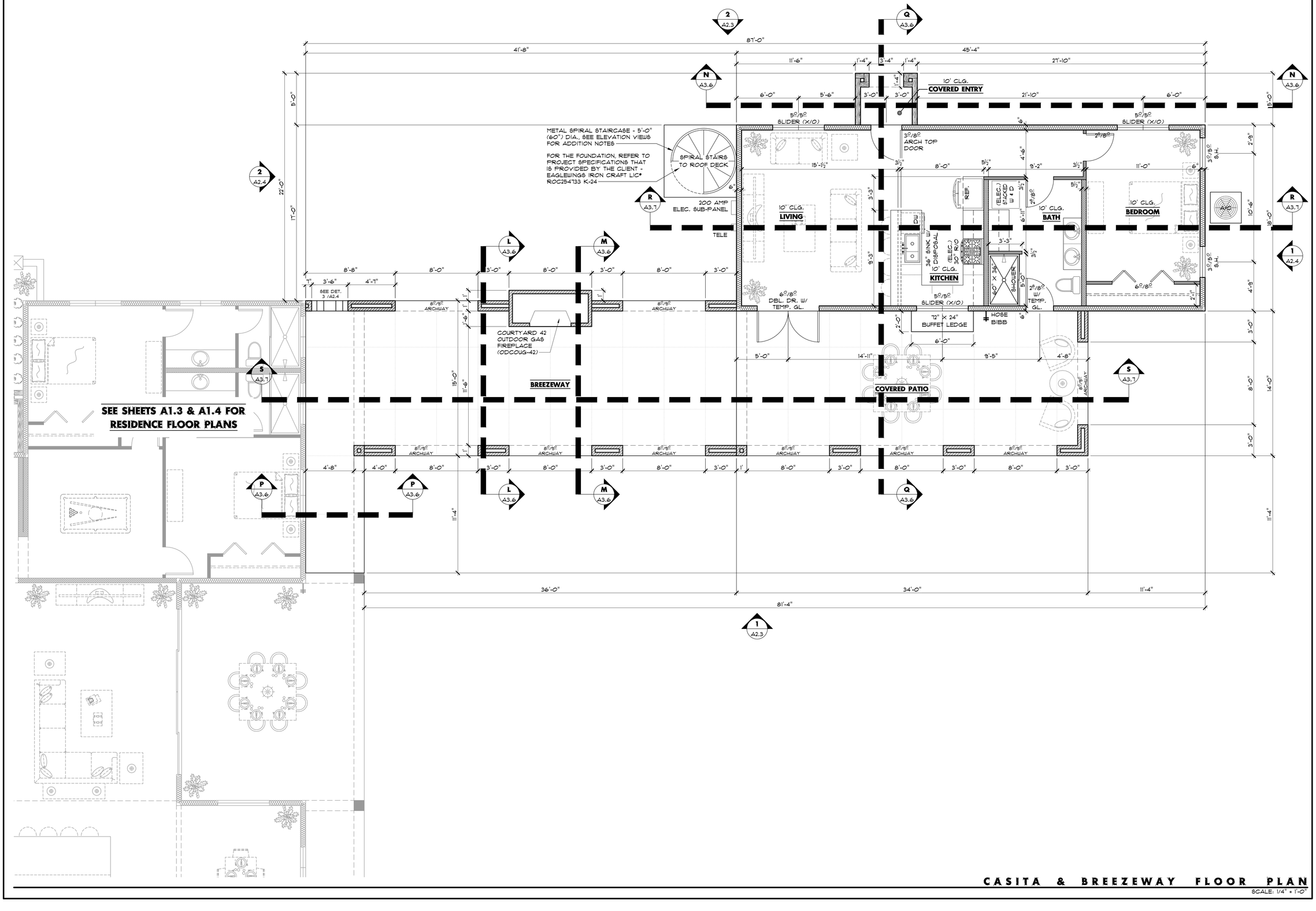


PARTIAL FLOOR PLAN - RESIDENCE
SCALE: 1/4" = 1'-0"

RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

RESIDENCE & CASITA
PARTIAL FLOOR PLAN
RESIDENCE

DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:
A 1.4



CASITA & BREEZEWAY FLOOR PLAN

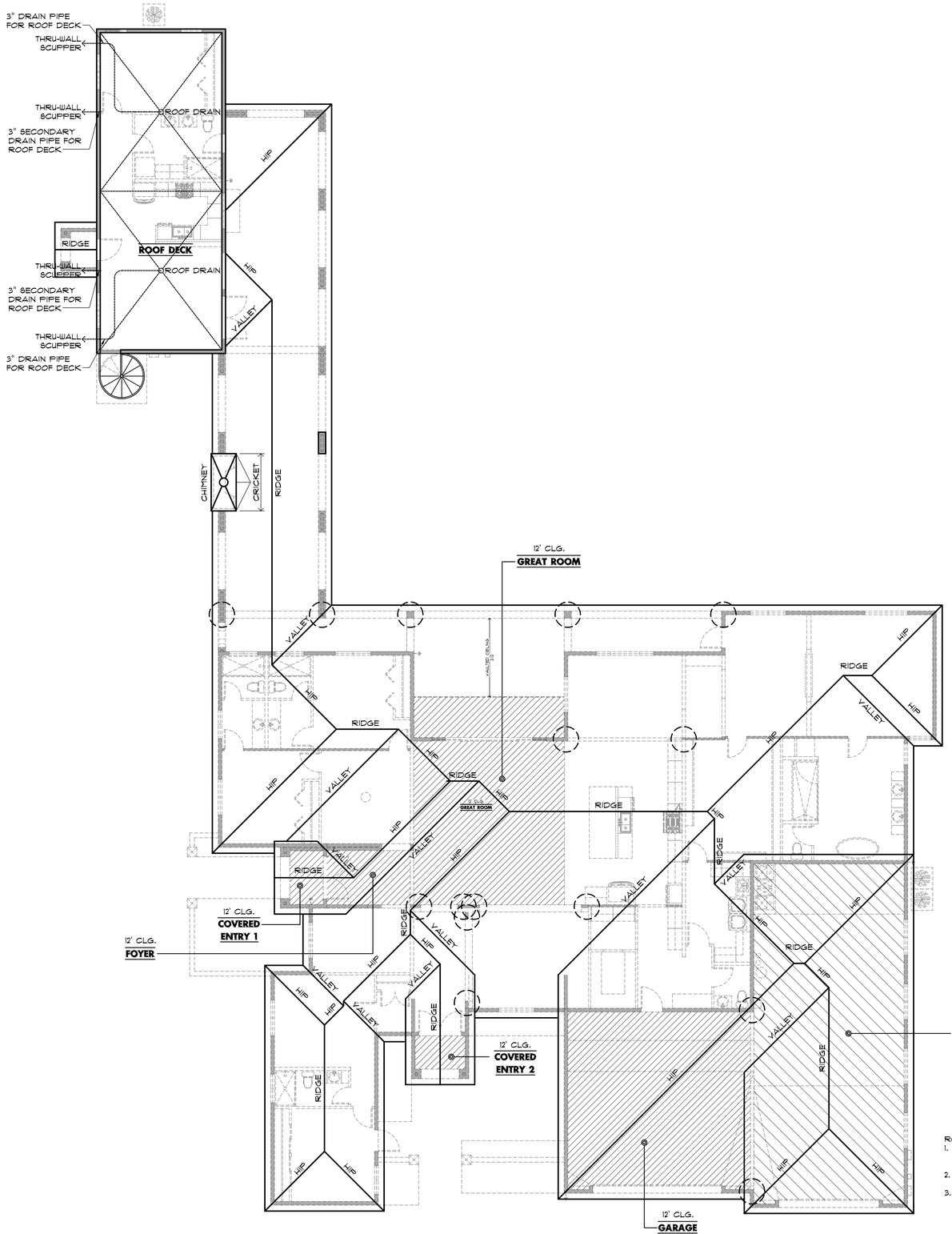
SCALE: 1/4" = 1'-0"

RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

RESIDENCE & CASITA

CASITA & BREEZEWAY FLOOR PLAN

DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:
A 1.5



GENERAL ROOF NOTES:

1. ENGINEERED ROOF TRUSSES THROUGHOUT - SEALED CALCULATIONS TO BE DELIVERED WITH TRUSSES
2. ROOF PITCH = 4:12 ▲ U.N.O.
3. TYPICAL OVERHANG = 1'-0" AT EAVES / 1'-0" AT RAKE - U.N.O.
4. ALL MULTI-MEMBER ROOF TRUSSES MUST BE SUPPORTED W/ 2 x 6 TO MATCH NUMBER OF PLYS OF ROOF TRUSS - UPPER & LOWER LEVELS.

TYPICAL ROOF CONSTRUCTION:

LIGHT WEIGHT CONC. ROOF TILE (S, BARREL, OR MISSION STYLE - VERIFY W/ OWNER)
1 X 2 PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.
"PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
1/2" (FOR SHINGLES) / 5/8" (FOR TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
PRE-ENGINEERED ROOF TRUSSES PER TRUSS MANUFACTURER W/ SIMPSON H2.5A OR EQUAL CONNECTORS AT EACH TRUSS TYPICAL
CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING / FRAMING.
1/2" NON-SAG GYPSUM BOARD CEILING (INTERIOR) / 3/8"ADX PLYWD. SOFFITS AT EAVES / 1/2" NON-SAG EXTERIOR GYPSUM BOARD CEILINGS AT COVERED ENTRY & PATIO LOCATIONS
1" X 8" LAMINATED FASCIA BOARD W/ 1" X 4" LAMINATED TRIM BOARD OVER 2" X 6" SUB-FASCIA BOARD W/ 3/8" ADX PLYWOOD SOFFITS

NOTE:

TOP OF ALL WALLS & BEAMS ARE:
10' - 1 1/8" (10' CLG.) - U.N.O.

CEILING HEIGHTS:

8' CLG. = 8'-1 1/8" WALL HEIGHT
9' CLG. = 9'-1 1/8" WALL HEIGHT
10' CLG. = 10'-1 1/8" WALL HEIGHT
11' CLG. = 11'-1 1/8" WALL HEIGHT
12' CLG. = 12'-1 1/8" WALL HEIGHT
18' CLG. = 18'-0" WALL HEIGHT

ROOF TRUSS FRAMING TO BE INSTALLED PER ROOF TRUSS MANUFACTURERS LAYOUT

ROOF VENT NOTES:
1. OWENS CORNING UNDEREAVE INTAKE VENT, 183 - 6"x16" PIECES FOR INTAKE NFVA
2. NEED 98 VENTSURE METAL SLANT BACK VENT, FOR EXHAUST NFVA
3. 4977 SQ. IN. EXHAUST NFVA AND 4977 SQ. IN. INTAKE NFVA - BASED ON OWENS CORNING VENTILATION CALCULATOR

ROOF PLAN
SCALE: 1/8" = 1'-0"

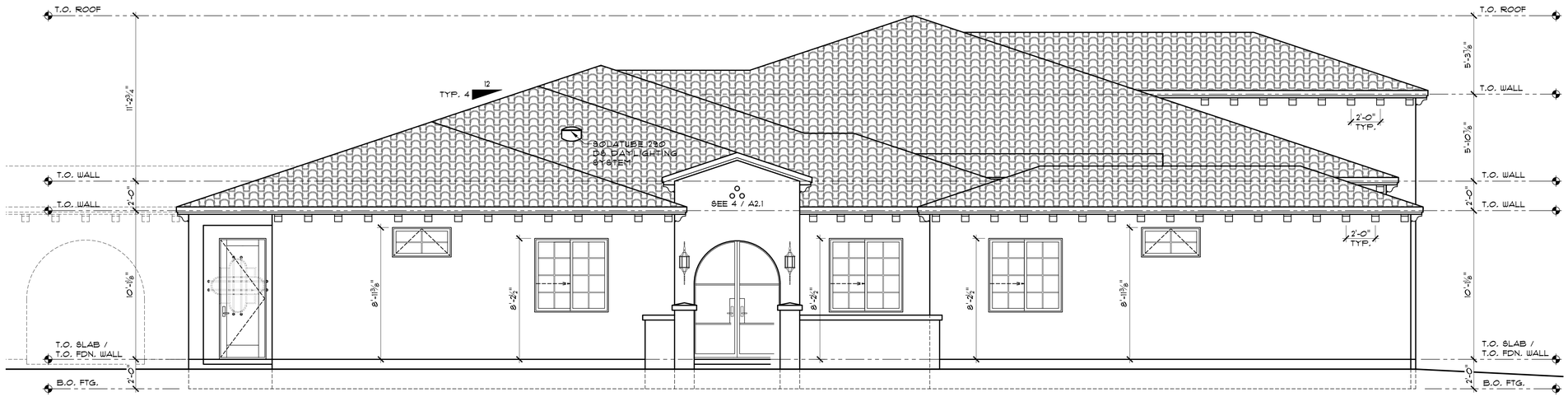
RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

RESIDENCE & CASITA

ROOF PLAN

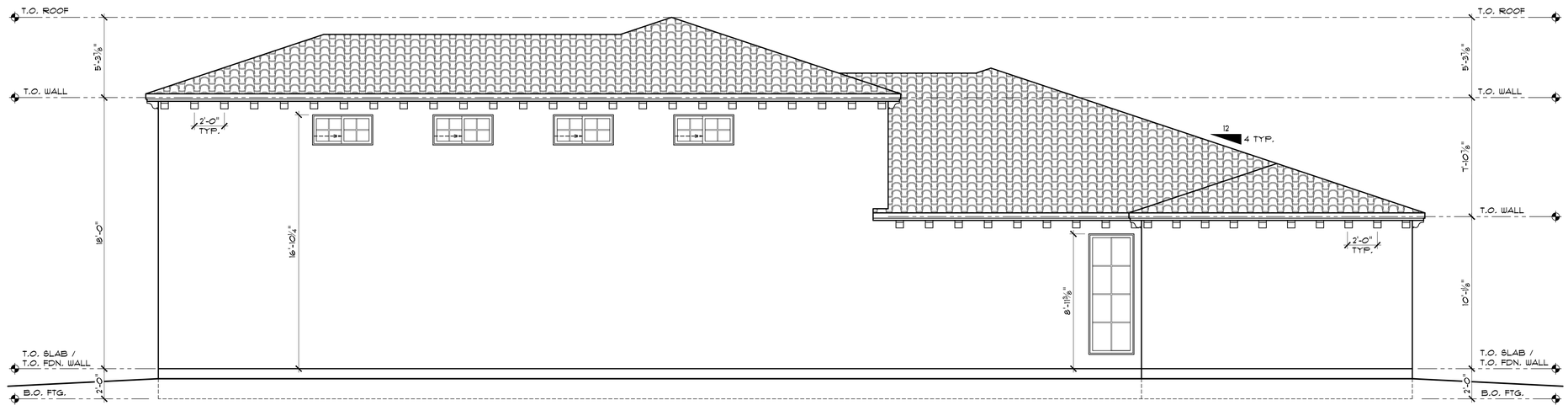
DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

A 1.6



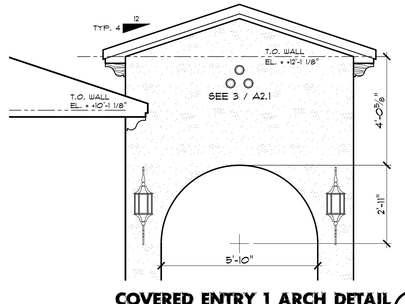
FRONT - EAST ELEVATION 1

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



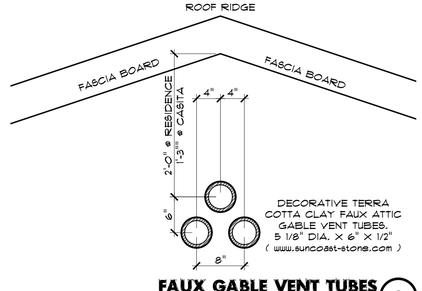
BACK - WEST ELEVATION 2

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



COVERED ENTRY 1 ARCH DETAIL 4

SCALE: 3/8" = 1'-0"



FAUX GABLE VENT TUBES 3

SCALE: 1" = 1'-0"

GENERAL ELEVATION NOTES:

1. VERIFY ALL EXTERIOR FINISH RELATED ITEMS (MATERIALS, COLORS, PATTERNS, TEXTURES, ETC.,) W/ OWNER PRIOR TO THE START OF CONSTRUCTION
2. ANY & ALL STUCCO FINISHES TO BE WESTERN 1 KOTE EXTERIOR STUCCO SYSTEM (ICC REPORT #2729) OR EQUAL - VERIFY FINISH TEXTURE & COLOR W/ OWNER
3. STUCCO SURFACE SHALL BE FULLY CURED AND SURFACE SHALL BE FREE OF DIRT AND OR OTHER SURFACE CONTAMINANTS PRIOR TO FINAL STUCCO FINISH OR PAINT
4. EXTERIOR STUCCO EXPANSION JOINTS PER MANUFACTURERS SPECIFICATIONS
5. THE EXTERIOR SIDE OF ALL EXTERIOR WALLS AND INTERIOR WALLS WHERE REQUIRED SHALL BE BRACED AS REQUIRED PER 2012 IRC SECTION R602.10.4 INTERMITTENT BRACING METHOD "WSP" (WOOD STRUCTURAL PANEL): 3/8" PLYWOOD / OSB WALL SHEATHING WITH 16-INCH STUD SPACING. WOOD STRUCTURAL PANELS SHALL BE INSTALLED W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
6. INSTALL EXTERIOR WALL SHEATHING (OSB / PLYWOOD) WITH 1/8" GAP BETWEEN ALL JOINTS (HORIZ. & VERT.) TO ALLOW FOR EXPANSION MOVEMENT
7. ALL DOORS AND WINDOWS ARE TO BE INSTALLED AND FLASHED PER DOOR AND WINDOW MANUFACTURER
8. ALL OPERABLE WINDOWS SHALL HAVE SCREENS.

EXTERIOR FINISHES:

1 STUCCO:

STUCCO FINISHES TO BE WESTERN 1 KOTE EXTERIOR STUCCO SYSTEM (ICC REPORT #2729) VERIFY FINISH TEXTURE & COLOR W/ OWNER.

2 ROOFING:

LIGHT WEIGHT CONC. ROOF TILE (S, BARREL, OR MISSION STYLE - VERIFY W/ OWNER) - SEE ROOF PLAN

3 8" FASCIA BOARD:

1" X 8" LAMINATED FASCIA BOARD W/ 1" X 4" LAMINATED TRIM BOARD OVER 2" X 6" SUB-FASCIA BOARD W/ 3/8" ADX PLYWOOD SOFFITS

4 EXTERIOR LIGHTING:

FULLY SHIELDED EXTERIOR LIGHT VERIFY LIGHT FIXTURE WITH OWNER

5 FAUX WOOD CORBELS:

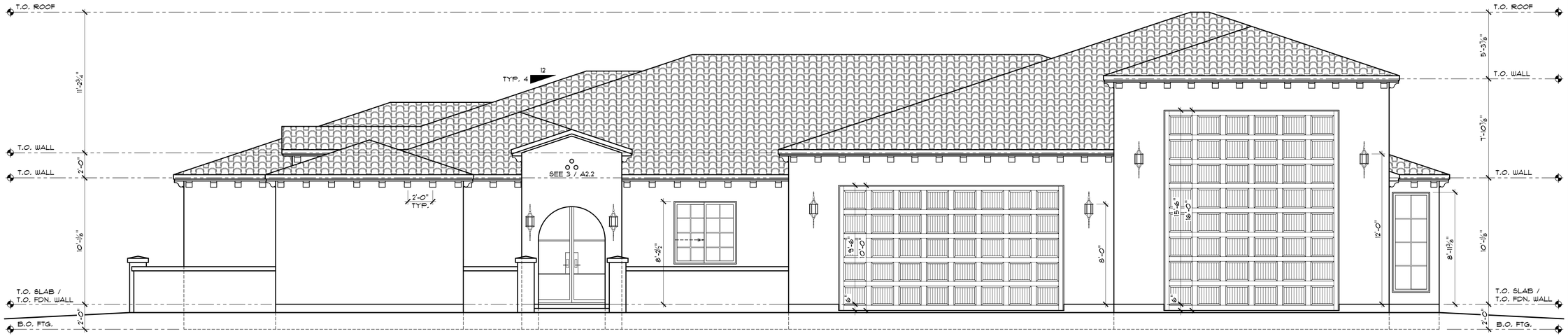
6" (W) X 7 1/4" (H) X 10" (P) CORBEL W/ TIMBER TEXTURE BY FYPON, LTD. (architecturaldepot.com)

RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

RESIDENCE & CASITA

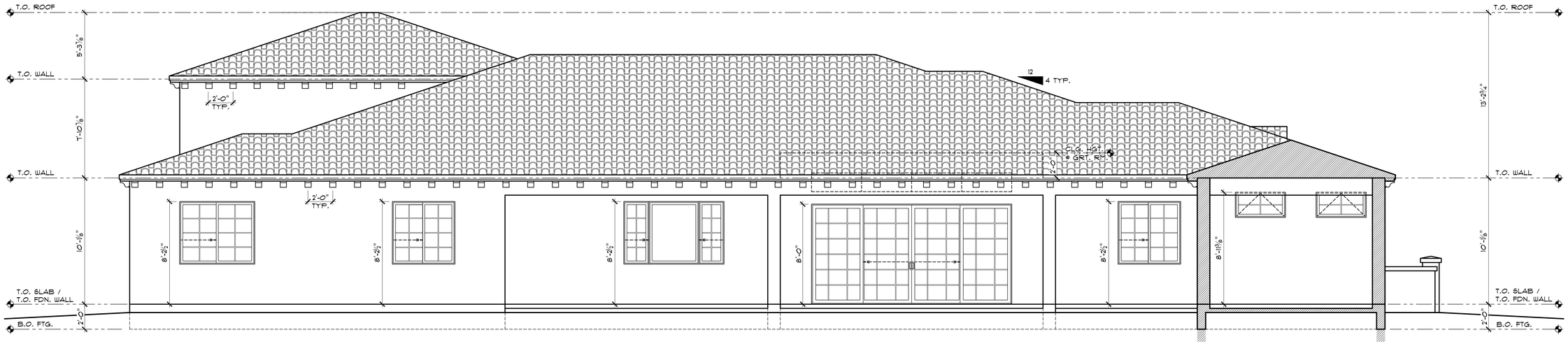
EXTERIOR ELEVATIONS: FRONT & BACK

DATE:	1 - 10 - 22
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET NO.:	A 2.1



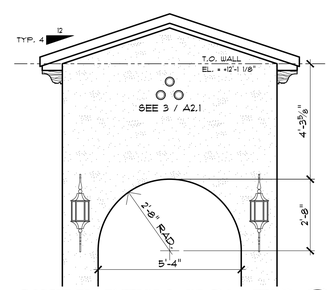
RIGHT - NORTH ELEVATION 1

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



LEFT - SOUTH ELEVATION 2

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



COVERED ENTRY 2 ARCH DETAIL 3

SCALE: 3/8" = 1'-0"

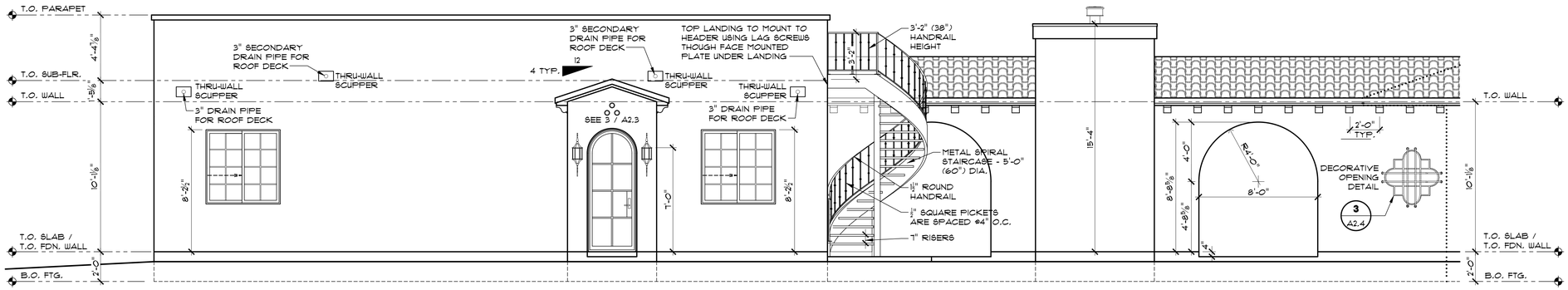
RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

RESIDENCE & CASITA

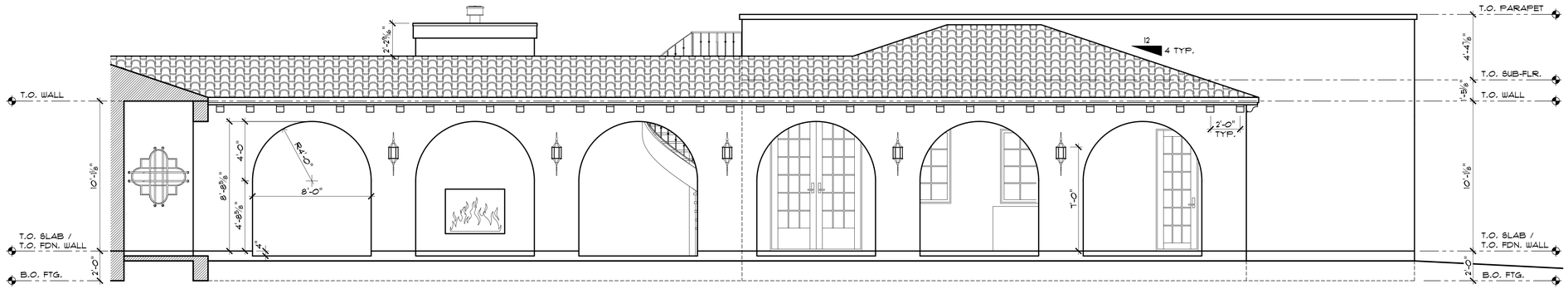
EXTERIOR ELEVATIONS:
LEFT & RIGHT

DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

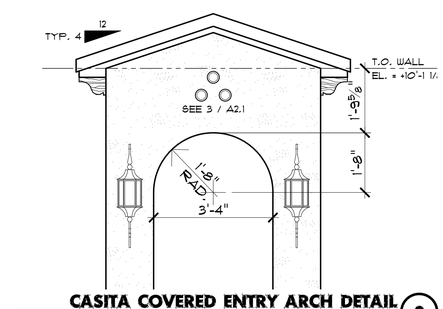
A
2.2



CASITA: FRONT - EAST ELEVATION (1)
SCALE: 1/4" = 1'-0"



CASITA: BACK - WEST ELEVATION (2)
SCALE: 1/4" = 1'-0"



CASITA COVERED ENTRY ARCH DETAIL (3)
SCALE: 1/2" = 1'-0"

GENERAL ELEVATION NOTES:

1. VERIFY ALL EXTERIOR FINISH RELATED ITEMS (MATERIALS, COLORS, PATTERNS, TEXTURES, ETC.,) W/ OWNER PRIOR TO THE START OF CONSTRUCTION
2. ANY & ALL STUCCO FINISHES TO BE WESTERN 1 KOTE EXTERIOR STUCCO SYSTEM (ICC REPORT #2129) OR EQUAL - VERIFY FINISH TEXTURE & COLOR W/ OWNER
3. STUCCO SURFACE SHALL BE FULLY CURED AND SURFACE SHALL BE FREE OF DIRT AND OR OTHER SURFACE CONTAMINANTS PRIOR TO FINAL STUCCO FINISH OR PAINT
4. EXTERIOR STUCCO EXPANSION JOINTS PER MANUFACTURERS SPECIFICATIONS
5. THE EXTERIOR SIDE OF ALL EXTERIOR WALLS AND INTERIOR WALLS WHERE REQUIRED SHALL BE BRACED AS REQUIRED PER 2012 IRC SECTION R602.10.4 INTERMITTENT BRACING METHOD "WSP" (WOOD STRUCTURAL PANEL). 3/8" PLYWOOD / OSB WALL SHEATHING WITH 16-INCH STUD SPACING. WOOD STRUCTURAL PANELS SHALL BE INSTALLED W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
6. INSTALL EXTERIOR WALL SHEATHING (OSB / PLYWOOD) WITH 1/8" GAP BETWEEN ALL JOINTS (HORIZ. & VERT.) TO ALLOW FOR EXPANSION MOVEMENT
7. ALL DOORS AND WINDOWS ARE TO BE INSTALLED AND FLASHED PER DOOR AND WINDOW MANUFACTURER
8. ALL OPERABLE WINDOWS SHALL HAVE SCREENS.

EXTERIOR FINISHES:

(1) **STUCCO:**

STUCCO FINISHES TO BE WESTERN 1 KOTE EXTERIOR STUCCO SYSTEM (ICC REPORT #2129) VERIFY FINISH TEXTURE & COLOR W/ OWNER.

(2) **ROOFING:**

LIGHT WEIGHT CONC. ROOF TILE (S, BARREL, OR MISSION STYLE - VERIFY W/ OWNER) - SEE ROOF PLAN

(3) **8" FASCIA BOARD:**

1" X 8" LAMINATED FASCIA BOARD W/ 1" X 4" LAMINATED TRIM BOARD OVER 2" X 6" SUB-FASCIA BOARD W/ 3/8" ADX PLYWOOD SOFFITS

(4) **EXTERIOR LIGHTING:**

FULLY SHIELDED EXTERIOR LIGHT VERIFY LIGHT FIXTURE WITH OWNER

(5) **FAUX WOOD CORBELS:**

6" (W) X 7 1/4" (H) X 10" (P) CORBEL W/ TIMBER TEXTURE BY FYPON, LTD. (architecturaldepot.com)

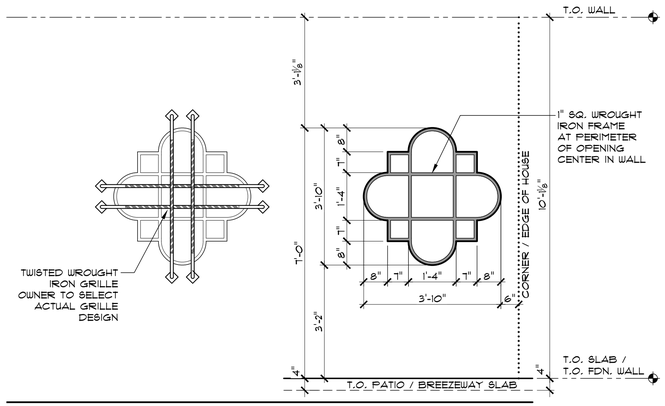
RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

RESIDENCE & CASITA

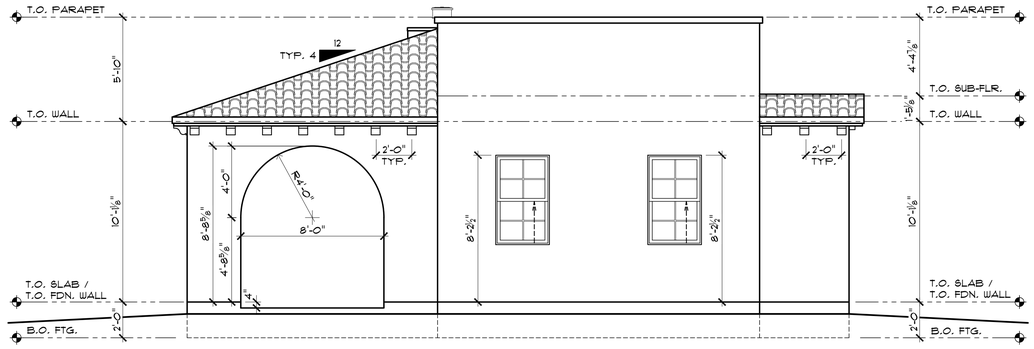
EXTERIOR ELEVATIONS: CASITA: FRONT & BACK

DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

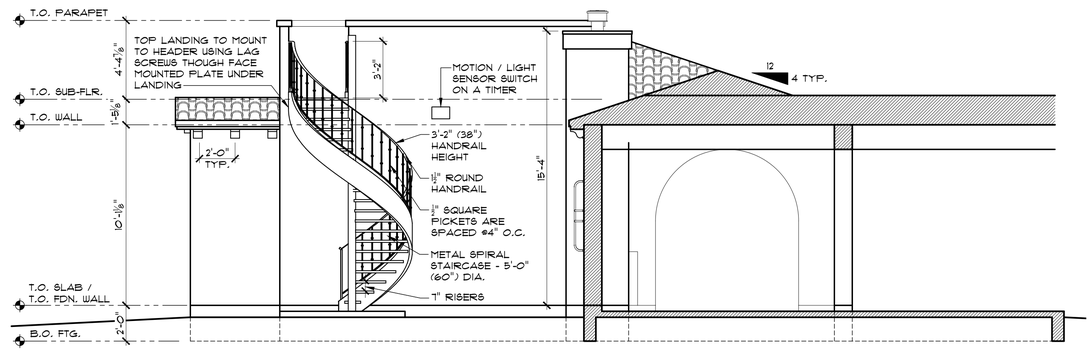
A 2.3



DECORATIVE OPENING DETAIL 3
SCALE: 1/2" = 1'-0"



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



CASITA: RIGHT - NORTH ELEVATION 2
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES:

1. VERIFY ALL EXTERIOR FINISH RELATED ITEMS (MATERIALS, COLORS, PATTERNS, TEXTURES, ETC.,) W/ OWNER PRIOR TO THE START OF CONSTRUCTION
2. ANY & ALL STUCCO FINISHES TO BE WESTERN 1 KOTE EXTERIOR STUCCO SYSTEM (ICC REPORT #2129) OR EQUAL - VERIFY FINISH TEXTURE & COLOR W/ OWNER
3. STUCCO SURFACE SHALL BE FULLY CURED AND SURFACE SHALL BE FREE OF DIRT AND OR OTHER SURFACE CONTAMINANTS PRIOR TO FINAL STUCCO FINISH OR PAINT
4. EXTERIOR STUCCO EXPANSION JOINTS PER MANUFACTURERS SPECIFICATIONS
5. THE EXTERIOR SIDE OF ALL EXTERIOR WALLS AND INTERIOR WALLS WHERE REQUIRED SHALL BE BRACED AS REQUIRED PER 2012 IRC SECTION R602.10.4 INTERMITTENT BRACING METHOD "WSP" (WOOD STRUCTURAL PANEL): 3/8" PLYWOOD / OSB WALL SHEATHING WITH 16-INCH STUD SPACING. WOOD STRUCTURAL PANELS SHALL BE INSTALLED W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
6. INSTALL EXTERIOR WALL SHEATHING (OSB / PLYWOOD) WITH 1/8" GAP BETWEEN ALL JOINTS (HORIZ. & VERT.) TO ALLOW FOR EXPANSION MOVEMENT
7. ALL DOORS AND WINDOWS ARE TO BE INSTALLED AND FLASHED PER DOOR AND WINDOW MANUFACTURER
8. ALL OPERABLE WINDOWS SHALL HAVE SCREENS.

EXTERIOR FINISHES:

1 STUCCO:

STUCCO FINISHES TO BE WESTERN 1 KOTE EXTERIOR STUCCO SYSTEM (ICC REPORT #2129) VERIFY FINISH TEXTURE & COLOR W/ OWNER.

2 ROOFING:

LIGHT WEIGHT CONC. ROOF TILE (S, BARREL, OR MISSION STYLE - VERIFY W/ OWNER) - SEE ROOF PLAN

3 8" FASCIA BOARD:

1" X 8" LAMINATED FASCIA BOARD W/ 1" X 4" LAMINATED TRIM BOARD OVER 2" X 6" SUB-FASCIA BOARD W/ 3/8" ADX PLYWOOD SOFFITS

4 EXTERIOR LIGHTING:

FULLY SHIELDED EXTERIOR LIGHT VERIFY LIGHT FIXTURE WITH OWNER

5 FAUX WOOD CORBELS:

6" (W) X 7 1/4" (H) X 10" (P) CORBEL W/ TIMBER TEXTURE BY FYPON, LTD. (architecturaldepot.com)

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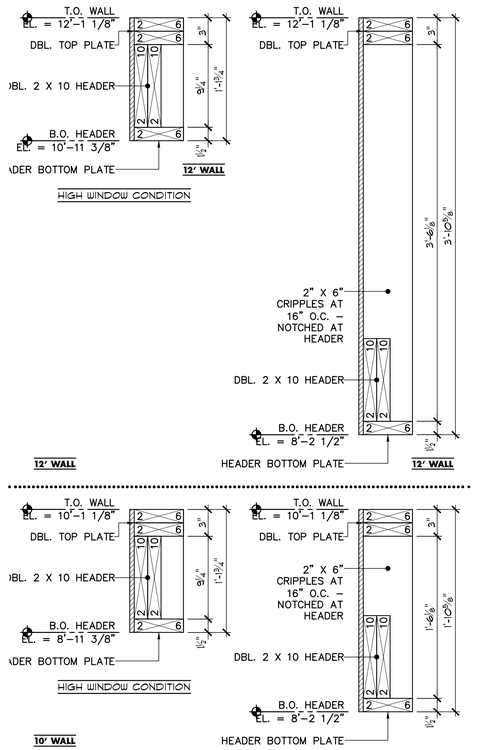
RESIDENCE & CASITA

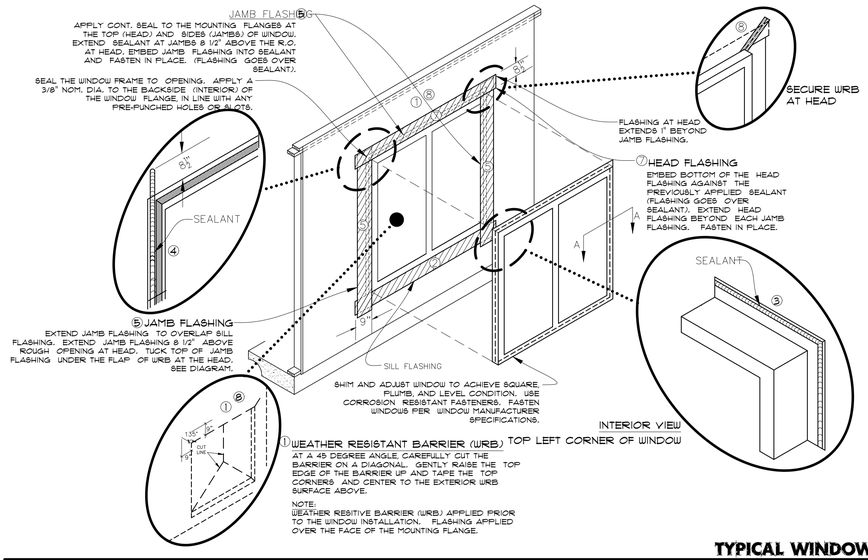
EXTERIOR ELEVATIONS: CASITA: LEFT & RIGHT

DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:
A 2.4



TYPICAL WINDOW / DOOR HEADER DETAIL 6

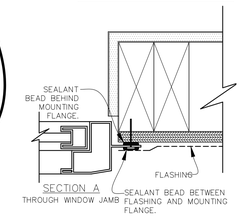
SCALE: 1" = 1'-0"



TYPICAL WINDOW FLASHING DETAILS 2

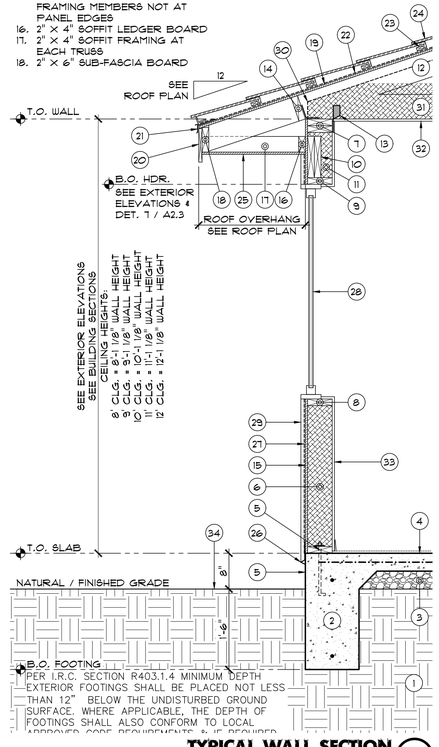
STEPS

1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
2. APPLY SILL FLASHING
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 1/2"
5. APPLY JAMB FLASHING
6. APPLY BEAD OF SEALANT AT HEAD
7. APPLY HEAD FLASHING
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.



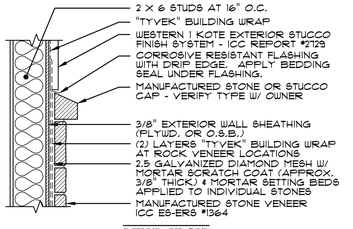
TYPICAL WALL SECTION KEY NOTES:

1. UNDISTURBED EARTH OR ENGINEERED FILL
2. FOOTING - SEE FOUNDATION PLAN
3. 4" COMPACTED (95% MIN.) AGG. BASE COURSE
4. 4" CONCRETE SLAB REINF. W/ #3 BARS AT 24" O.C. EACH WAY
5. 2" X 6" PRE-TREATED SILL PLATE OVER SILL SEALER W/ 1/2" DIA. X 12" ANCHOR BOLTS @ 48" O.C. MAX. & 12" FROM CORNERS & END OF PLATES
6. 2" X 6" STUDS AT 16" O.C. W/ INSUL. (R-21 MIN.) BETWEEN STUDS
7. DOUBLE 2" X 6" TOP PLATE - 48" MIN. OVERLAP AT SPLICE LOCATIONS
8. 2" X 6" SILL PLATE
9. 2" X 6" BOTTOM HEADER PLATE
10. DOUBLE 2" X 10" HEADER U.N.O. - SEE ROOF FRAMING PLAN FOR ADDITIONAL INFORMATION
11. 2" X 6" STUDS AT 16" O.C. W/ INSUL. (R-21 MIN.) BETWEEN STUDS NOTCHED AT HEADER LOCATIONS
12. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. BY TRUSS MANUF.
13. SIMPSON H2.5A CONNECTORS AT EACH TRUS
14. 2 X (MATCH TOP CHORD) BLOCKING W/ (3) 2" DIA. HOLES FOR VENTILATION - ATTACHED W/ SIMPSON LS30 AT 48" O.C. TO TOP PLATE
15. 3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
16. 2" X 4" SOFFIT LEDGER BOARD
17. 2" X 4" SOFFIT FRAMING AT EACH TRUSS
18. 2" X 6" SUB-FASCIA BOARD
19. 1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
20. 2" X 8" FASCIA BOARD - MATCH EXISTING
21. CONTINUOUS METAL DRIP EDGE
22. "PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
23. 1 X 2 PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.
24. LIGHT WEIGHT CONC. ROOF TILE (S, BARREL, OR MISSION STYLE - MATCH EXISTING - VERIFY W/ OWNER)
25. 3/8" ADX PLYWOOD SOFFIT
26. WEEP SCREED - SEE DET. 3/A2.2
27. "TYVEK" OR EQUAL BUILDING WRAP - (2) LAYERS AT ROCK VENEER LOCATION.
28. WINDOW / DOOR UNIT - SEE FLOOR PLAN
29. EXTERIOR FINISH - SEE EXTERIOR ELEVATIONS
30. INSULATION BAFFLES AT EACH TRUSS SPACE - EXTEND 24" MIN. INTO ATTIC FROM INSIDE WALL FRAMING
31. BATT OR BLOWN INSULATION (R-38) MIN.
32. 1/2" NON-SAG GYPSUM BOARD CEILING
33. 1/2" GYPSUM BOARD WALL
34. NATURAL / NEW FINISHED GRADE TO SLOPE AWAY FROM BUILDING AT 5% (6" PER 10'-0")



TYPICAL WALL SECTION 1

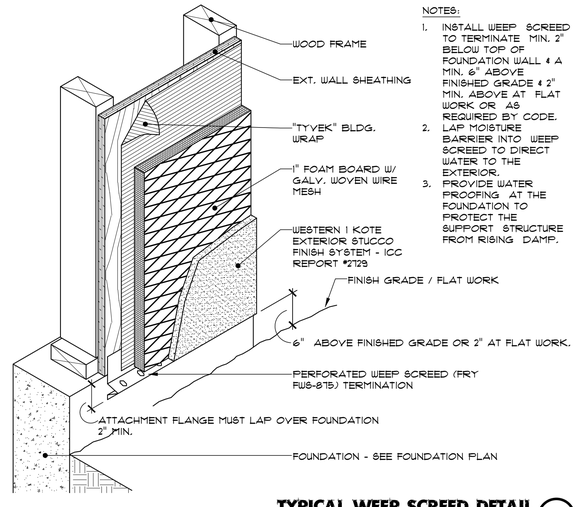
SCALE: 3/4" = 1'-0"



TYPICAL STONE VENEER DETAILS 4

NOTE:
OPTIONAL STONE VENEER - VERIFY W/ OWNER & CONTRACTOR

SCALE: 1" = 1'-0"



NOTES:

1. INSTALL WEEP SCREED TO TERMINATE MIN. 2" BELOW TOP OF FOUNDATION WALL & A MIN. 6" ABOVE FINISHED GRADE & 2" MIN. ABOVE AT FLAT WORK OR AS REQUIRED BY CODE.
2. LAP MOISTURE BARRIER INTO WEEP SCREED TO DIRECT WATER TO THE EXTERIOR.
3. PROVIDE WATER PROOFING AT THE FOUNDATION TO PROTECT THE SUPPORT STRUCTURE FROM RISING DAMP.

TYPICAL WEEP SCREED DETAIL 3

SCALE: 1 1/2" = 1'-0"

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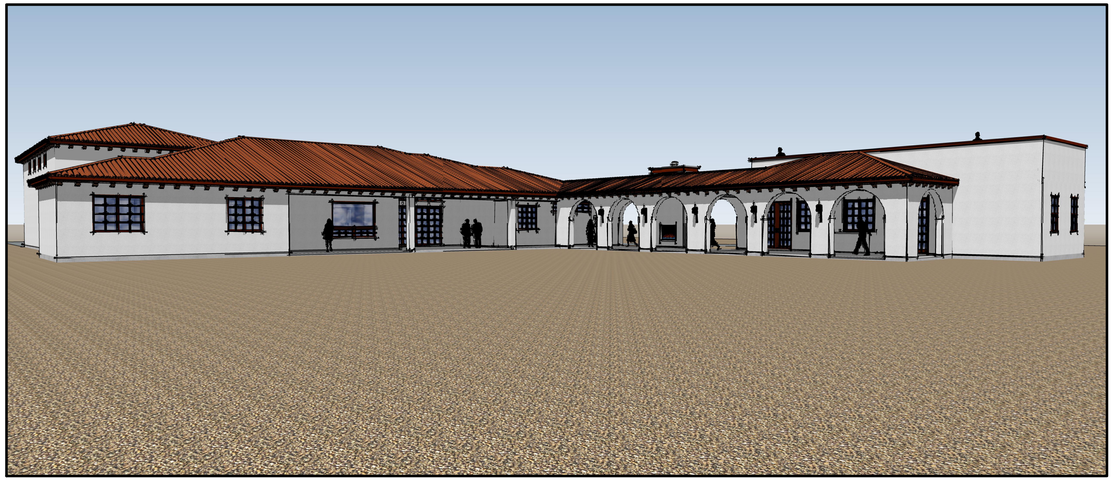
EXTERIOR DETAILS

DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

A 2.5

FRONT PERSPECTIVE 1

FRONT PERSPECTIVE 2



REAR PERSPECTIVE 3

REAR PERSPECTIVE 4

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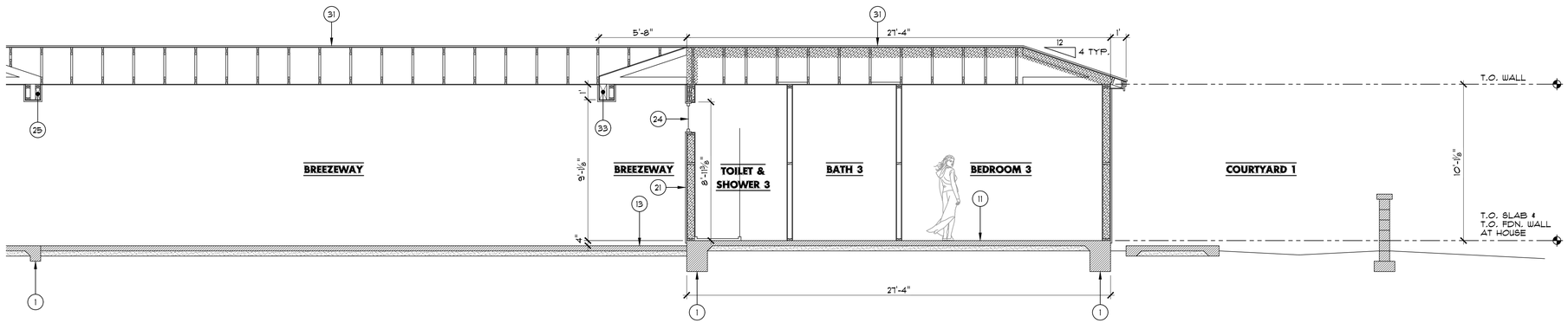
EXTERIOR PERSPECTIVES

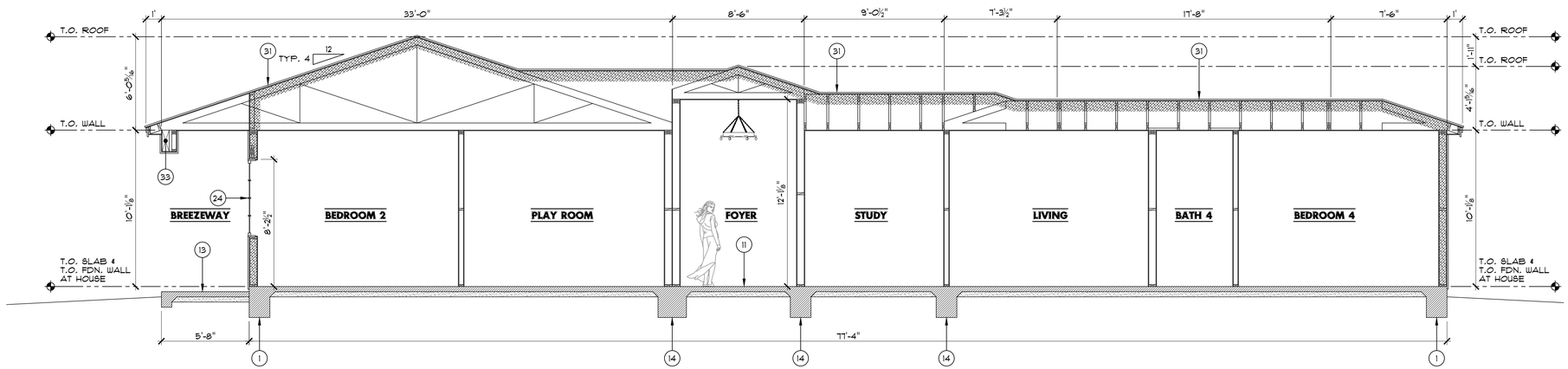
DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

A 2.6



BUILDING SECTION "A"

SCALE: 1/4" = 1'-0" (A)



BUILDING SECTION "B"

SCALE: 1/4" = 1'-0" (B)

BUILDING SECTION KEY NOTES:

(1) FOUNDATION - SEE STRUCTURAL:
WATERPROOF MEMBRANE OR COATING
ALL FOUNDATION WALLS SHALL BE 12" WIDE X 18" DEEP POURED CONCRETE REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM

(2) CONTINUOUS CONCRETE STRIP FOOTING - SEE STRUCTURAL

(3) CONCRETE PAD FOOTING - SEE STRUCTURAL

(11) HOUSE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(12) GARAGE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOP SLAB 2" DOWN TOWARDS O.H. GARAGE DOOR
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(13) PATIO FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER)
REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ TURNED DOWN SLAB EDGE - SEE STRUCTURAL
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(14) INTERIOR THICKENED. SLAB CONST. (SLAB ON GRADE) - SEE STRUCT.:
12" WIDE X 18" DEEP FOOTING REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM
UNDISTURBED SOIL OR ENGINEERED FILL

(15) DRIVEWAY CONSTRUCTION (SLAB ON GRADE):
STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER)
REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ 8" X 8" TURNED DOWN SLAB EDGE W/ (1) #4 HORIZ. REBAR
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(21) TYPICAL EXTERIOR WALL CONSTRUCTION:
EXTERIOR FINISH PER ELEVATIONS
"TYVEK" BUILDING WRAP - (2) LAYERS AT MANUFACTURED STONE VENEER LOCATIONS
3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
2" X 6" STUDS AT 16" O.C.
WALL INSULATION (R-21 MIN.) BETWEEN STUDS
1/2" GYPSUM BOARD

(22) INTERIOR WALL CONSTRUCTION:
1/2" GYPSUM BOARD
2" X 4" OR 2" X 6" STUDS AT 16" O.C. - SEE FLOOR PLAN
1/2" GYPSUM BOARD

(23) INTERIOR GARAGE WALL CONSTRUCTION:
1/2" FIRE RATED GYPSUM BOARD ON GARAGE SIDE
2" X 6" STUDS AT 16" O.C.
WALL INSULATION (R-19) MIN.
1/2" GYPSUM BOARD

(24) WINDOW / DOOR UNIT - SEE FLOOR PLAN & EXTERIOR ELEVATIONS

(25) HEADER / BEAM - SEE STRUCTURAL

(31) ROOF CONSTRUCTION (TYPICAL):
LIGHT WEIGHT CONC. FLAT "SLATE" STYLE ROOF TILE
1 X 2 PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.
"PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
PRE-ENGINEERED ROOF TRUSSES PER TRUSS MANUFACTURER W/ SIMPSON H2.5A OR EQUAL CONNECTORS AT EACH TRUSS TYPICAL
CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
1/2" NON-SAG GYPSUM BOARD CEILING (INTERIOR) / 3/8"ADX PLYWD. SOFFITS AT EAVES / 1/2" NON-SAG EXTERIOR GYPSUM BOARD CEILINGS AT COVERED ENTRY & PATIO LOCATIONS
1" X 8" LAMINATED FASCIA BOARD OVER
2" X 6" SUB-FASCIA 3/8" ADX PLYWOOD SOFFITS

(32) ROOF DECK CONSTRUCTION:
FINISHED FLOORING MATERIAL (VERIFY W/ OWNER)
LIGHTWEIGHT CONCRETE ROOF DECK REINF. W/ 6" X 6" / W1.4 X W1.4 W.W.M. SLOPED (1/8" PER FT.) TOWARDS ROOF DRAINS
"PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
1 1/8" CDX T & G PLYWOOD ROOF SHEATHING GLUED CONT. & SCREWED AT 4" O.C.
PRE-ENGINEERED FLOOR TRUSSES PER TRUSS MANUFACTURER
CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
1/2" NON-SAG GYPSUM BOARD CEILING

(33) ROOF BEAM - SEE STRUCTURAL

(41) NATURAL GRADE LINE

(42) CUT LINE (.....) OF NATURAL GRADE

(43) ENGINEERED FILL - 95% COMPACTED SOIL IN 12" LIFTS NOT TO EXCEED 4'-0", UNLESS APPROVED BY CERTIFIED INSPECTION OR BUILDING OFFICIAL.

(44) NEW FINISHED GRADE TO SLOPE AWAY FROM BUILDING AT 5% (6" PER 10'-0")

(45) COURTYARD 42 OUTDOOR GAS FIREPLACE (ODCOUG-42)

(46) SOLATUBE 290 DS DAYLIGHTING SYSTEM, DELIVERS SUNLIGHT TO SPACE UP YO 300 SQ. FT. INSTALL IT BASED ON THE MANUFACTURER'S INSTRUCTIONS,

(47) SEE-THRU ELECTRIC FIREPLACE (M#: LV62)

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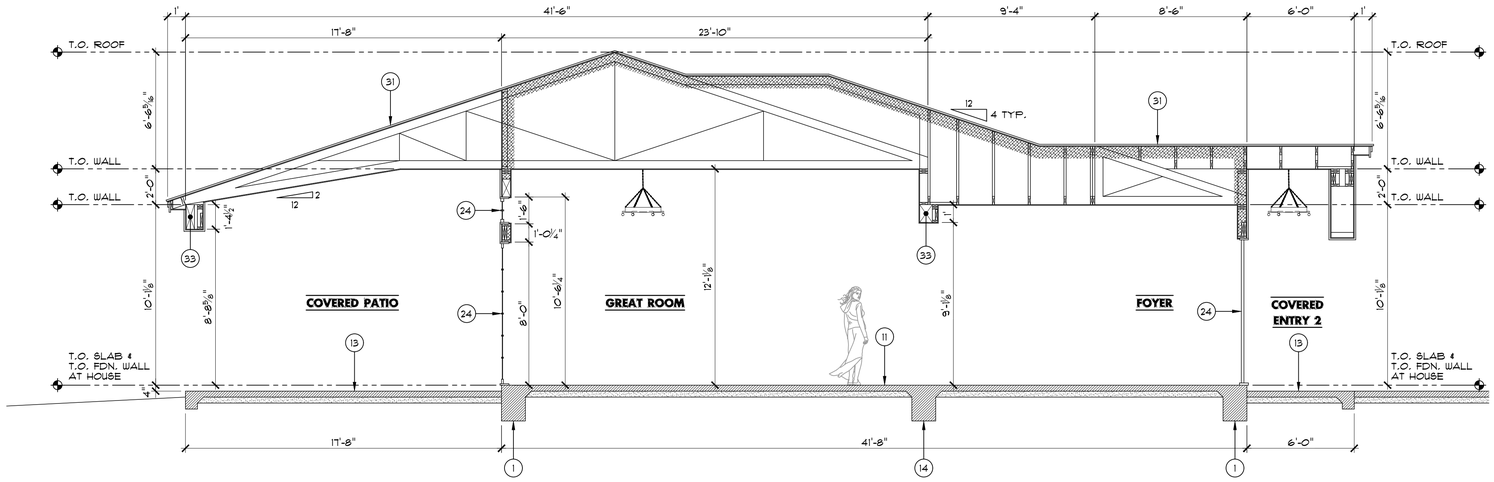
RESIDENCE & CASITA

BUILDING SECTIONS

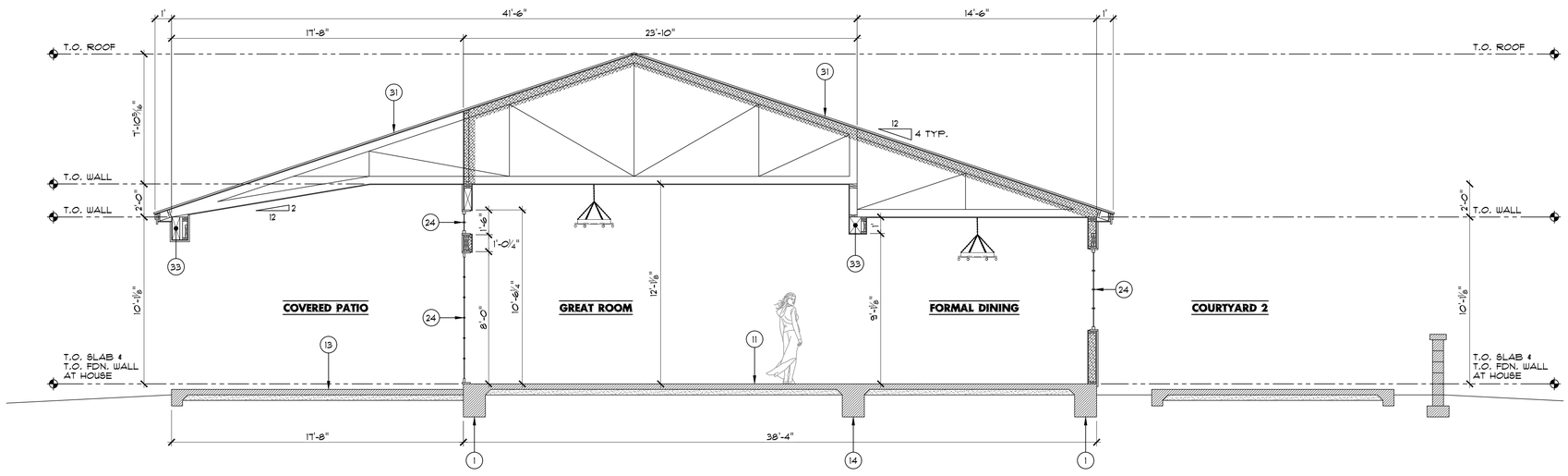
DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

A 3.1



BUILDING SECTION "C" (C)

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



BUILDING SECTION "D" (D)

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

BUILDING SECTION KEY NOTES:

(1) FOUNDATION - SEE STRUCTURAL:
WATERPROOF MEMBRANE OR COATING
ALL FOUNDATION WALLS SHALL BE 12" WIDE X 18" DEEP POURED CONCRETE REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM

(2) CONTINUOUS CONCRETE STRIP FOOTING - SEE STRUCTURAL

(3) CONCRETE PAD FOOTING - SEE STRUCTURAL

(11) HOUSE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(12) GARAGE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOP SLAB 2" DOWN TOWARDS O.H. GARAGE DOOR
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(13) PATIO FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER)
REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ TURNED DOWN SLAB EDGE - SEE STRUCTURAL
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(14) INTERIOR THICKENED. SLAB CONST. (SLAB ON GRADE) - SEE STRUCT.:
12" WIDE X 18" DEEP FOOTING REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM
UNDISTURBED SOIL OR ENGINEERED FILL

(15) DRIVEWAY CONSTRUCTION (SLAB ON GRADE):
STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER)
REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ 8" X 8" TURNED DOWN SLAB EDGE W/ (1) #4 HORIZ. REBAR
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(21) TYPICAL EXTERIOR WALL CONSTRUCTION:
EXTERIOR FINISH PER ELEVATIONS
"TYVEK" BUILDING WRAP - (2) LAYERS AT MANUFACTURED STONE VENEER LOCATIONS
3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
2" X 6" STUDS AT 16" O.C.
WALL INSULATION (R-21 MIN.) BETWEEN STUDS
1/2" GYPSUM BOARD

(22) INTERIOR WALL CONSTRUCTION:
1/2" GYPSUM BOARD
2" X 4" OR 2" X 6" STUDS AT 16" O.C. - SEE FLOOR PLAN
1/2" GYPSUM BOARD

(23) INTERIOR GARAGE WALL CONSTRUCTION:
1/2" FIRE RATED GYPSUM BOARD ON GARAGE SIDE
2" X 6" STUDS AT 16" O.C.
WALL INSULATION (R-19) MIN.
1/2" GYPSUM BOARD

(24) WINDOW / DOOR UNIT - SEE FLOOR PLAN & EXTERIOR ELEVATIONS

(25) HEADER / BEAM - SEE STRUCTURAL

(31) ROOF CONSTRUCTION (TYPICAL):
LIGHT WEIGHT CONC. FLAT "SLATE" STYLE ROOF TILE
1 X 2 PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.
"PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
PRE-ENGINEERED ROOF TRUSSES PER TRUSS MANUFACTURER W/ SIMPSON H2.5A OR EQUAL CONNECTORS AT EACH TRUSS TYPICAL
CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
1/2" NON-SAG GYPSUM BOARD CEILING (INTERIOR) / 3/8"ADX PLYWD. SOFFITS AT EAVES / 1/2" NON-SAG EXTERIOR GYPSUM BOARD CEILINGS AT COVERED ENTRY & PATIO LOCATIONS
1" X 8" LAMINATED FASCIA BOARD OVER
2" X 6" SUB-FASCIA 3/8" ADX PLYWOOD SOFFITS

(32) ROOF DECK CONSTRUCTION:
FINISHED FLOORING MATERIAL (VERIFY W/ OWNER)
LIGHTWEIGHT CONCRETE ROOF DECK REINF. W/ 6" X 6" / W1.4 X W1.4 W.W.M. SLOPED (1/8" PER FT.) TOWARDS ROOF DRAINS
"PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
1 1/8" CDX T & G PLYWOOD ROOF SHEATHING GLUED CONT. & SCREWED AT 4" O.C.
PRE-ENGINEERED FLOOR TRUSSES PER TRUSS MANUFACTURER
CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
1/2" NON-SAG GYPSUM BOARD CEILING

(33) ROOF BEAM - SEE STRUCTURAL

(41) NATURAL GRADE LINE

(42) CUT LINE (.....) OF NATURAL GRADE

(43) ENGINEERED FILL - 95% COMPACTED SOIL IN 12" LIFTS NOT TO EXCEED 4'-0", UNLESS APPROVED BY CERTIFIED INSPECTION OR BUILDING OFFICIAL.

(44) NEW FINISHED GRADE TO SLOPE AWAY FROM BUILDING AT 5% (6" PER 10'-0")

(45) COURTYARD 42 OUTDOOR GAS FIREPLACE (ODCOUG-42)

(46) SOLATUBE 290 DS DAYLIGHTING SYSTEM, DELIVERS SUNLIGHT TO SPACE UP YO 300 SQ. FT. INSTALL IT BASED ON THE MANUFACTURER'S INSTRUCTIONS,

(47) SEE-THRU ELECTRIC FIREPLACE (M#: LV62)

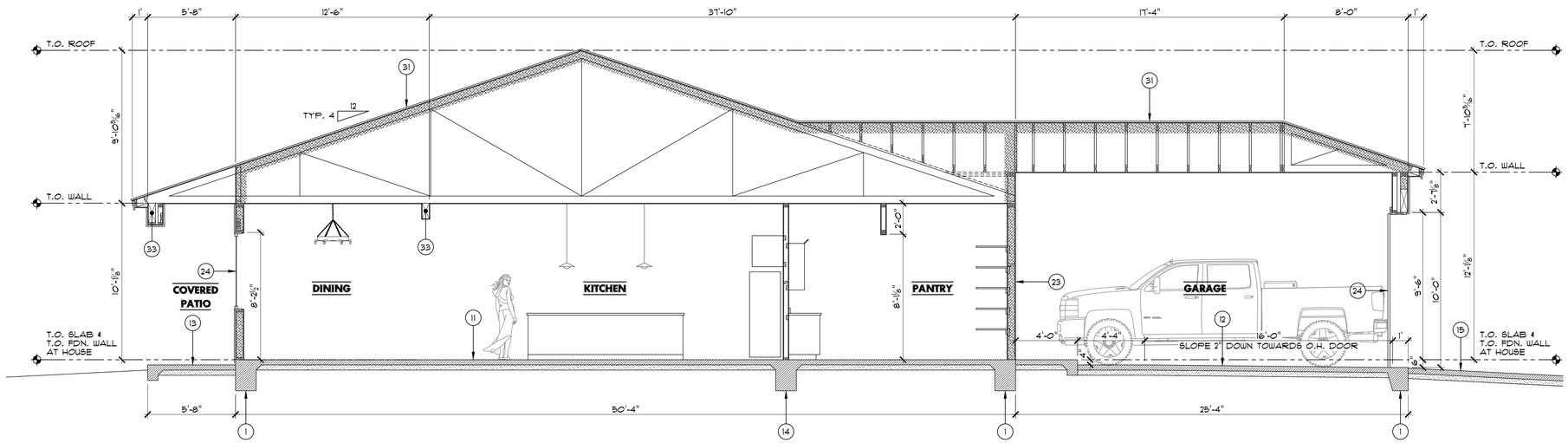
RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

RESIDENCE & CASITA

BUILDING SECTIONS

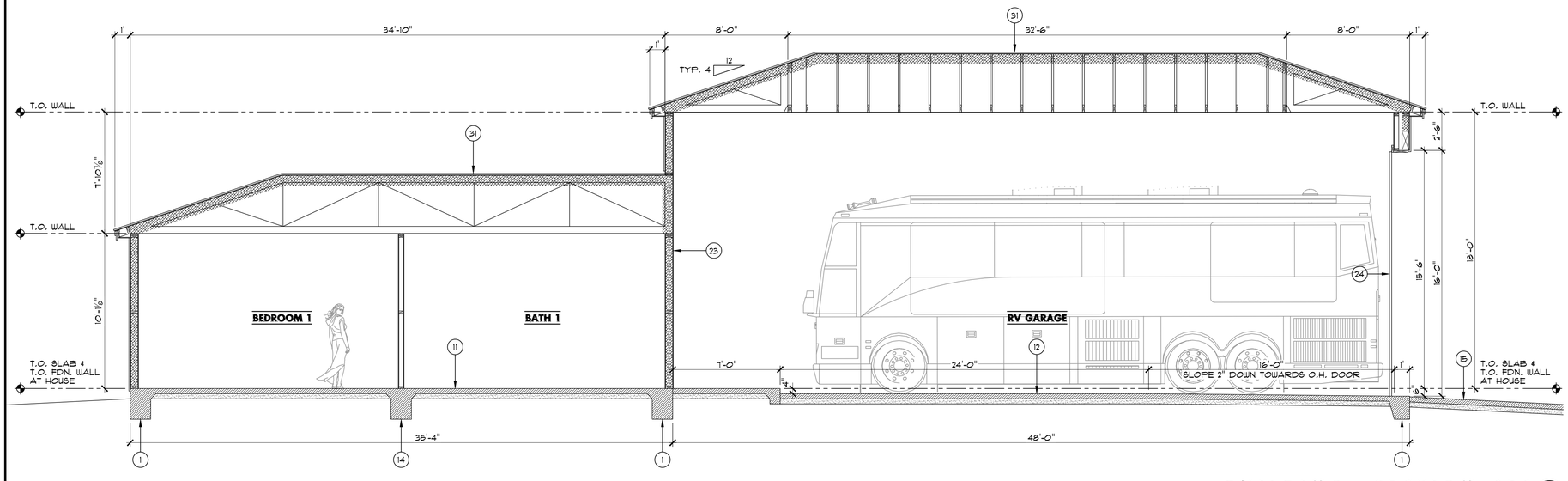
DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

A
3.2



BUILDING SECTION "E" (E)

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



BUILDING SECTION "F" (F)

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

BUILDING SECTION KEY NOTES:

(1) FOUNDATION - SEE STRUCTURAL:
WATERPROOF MEMBRANE OR COATING
ALL FOUNDATION WALLS SHALL BE 12" WIDE X 18" DEEP POURED CONCRETE REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM

(2) CONTINUOUS CONCRETE STRIP FOOTING - SEE STRUCTURAL

(3) CONCRETE PAD FOOTING - SEE STRUCTURAL

(11) HOUSE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(12) GARAGE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOP SLAB 2" DOWN TOWARDS O.H. GARAGE DOOR
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(13) PATIO FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER)
REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ TURNED DOWN SLAB EDGE - SEE STRUCTURAL
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(14) INTERIOR THICKENED. SLAB CONST. (SLAB ON GRADE) - SEE STRUCT.:
12" WIDE X 18" DEEP FOOTING REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM
UNDISTURBED SOIL OR ENGINEERED FILL

(15) DRIVEWAY CONSTRUCTION (SLAB ON GRADE):
STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER)
REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ 8" X 8" TURNED DOWN SLAB EDGE W/ (1) #4 HORIZ. REBAR
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(21) TYPICAL EXTERIOR WALL CONSTRUCTION:
EXTERIOR FINISH PER ELEVATIONS
"TYVEK" BUILDING WRAP - (2) LAYERS AT MANUFACTURED STONE VENEER LOCATIONS
3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
2" X 6" STUDS AT 16" O.C.
WALL INSULATION (R-21 MIN.) BETWEEN STUDS
1/2" GYPSUM BOARD

(22) INTERIOR WALL CONSTRUCTION:
1/2" GYPSUM BOARD
2" X 4" OR 2" X 6" STUDS AT 16" O.C. - SEE FLOOR PLAN
1/2" GYPSUM BOARD

(23) INTERIOR GARAGE WALL CONSTRUCTION:
1/2" FIRE RATED GYPSUM BOARD ON GARAGE SIDE
2" X 6" STUDS AT 16" O.C.
WALL INSULATION (R-19) MIN.
1/2" GYPSUM BOARD

(24) WINDOW / DOOR UNIT - SEE FLOOR PLAN & EXTERIOR ELEVATIONS

(25) HEADER / BEAM - SEE STRUCTURAL

(31) ROOF CONSTRUCTION (TYPICAL):
LIGHT WEIGHT CONC. FLAT "SLATE" STYLE ROOF TILE
1 X 2 PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.
"PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
PRE-ENGINEERED ROOF TRUSSES PER TRUSS MANUFACTURER W/ SIMPSON H2.5A OR EQUAL CONNECTORS AT EACH TRUSS TYPICAL
CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
1/2" NON-SAG GYPSUM BOARD CEILING (INTERIOR) / 3/8"ADX PLYWD. SOFFITS AT EAVES / 1/2" NON-SAG EXTERIOR GYPSUM BOARD CEILINGS AT COVERED ENTRY & PATIO LOCATIONS
1" X 8" LAMINATED FASCIA BOARD OVER
2" X 6" SUB-FASCIA 3/8" ADX PLYWOOD SOFFITS

(32) ROOF DECK CONSTRUCTION:
FINISHED FLOORING MATERIAL (VERIFY W/ OWNER)
LIGHTWEIGHT CONCRETE ROOF DECK REINF. W/ 6" X 6" / W1.4 X W1.4 W.W.M. SLOPED (1/8" PER FT.) TOWARDS ROOF DRAINS
"PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
1 1/8" CDX T & G PLYWOOD ROOF SHEATHING GLUED CONT. & SCREWED AT 4" O.C.
PRE-ENGINEERED FLOOR TRUSSES PER TRUSS MANUFACTURER CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
1/2" NON-SAG GYPSUM BOARD CEILING

(33) ROOF BEAM - SEE STRUCTURAL

(41) NATURAL GRADE LINE

(42) CUT LINE (.....) OF NATURAL GRADE

(43) ENGINEERED FILL - 95% COMPACTED SOIL IN 12" LIFTS NOT TO EXCEED 4'-0", UNLESS APPROVED BY CERTIFIED INSPECTION OR BUILDING OFFICIAL.

(44) NEW FINISHED GRADE TO SLOPE AWAY FROM BUILDING AT 5% (6" PER 10'-0")

(45) COURTYARD 42 OUTDOOR GAS FIREPLACE (ODCOUG-42)

(46) SOLATUBE 290 DS DAYLIGHTING SYSTEM, DELIVERS SUNLIGHT TO SPACE UP YO 300 SQ. FT. INSTALL IT BASED ON THE MANUFACTURER'S INSTRUCTIONS,

(47) SEE-THRU ELECTRIC FIREPLACE (M#: LV62)

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BUILDING SECTIONS

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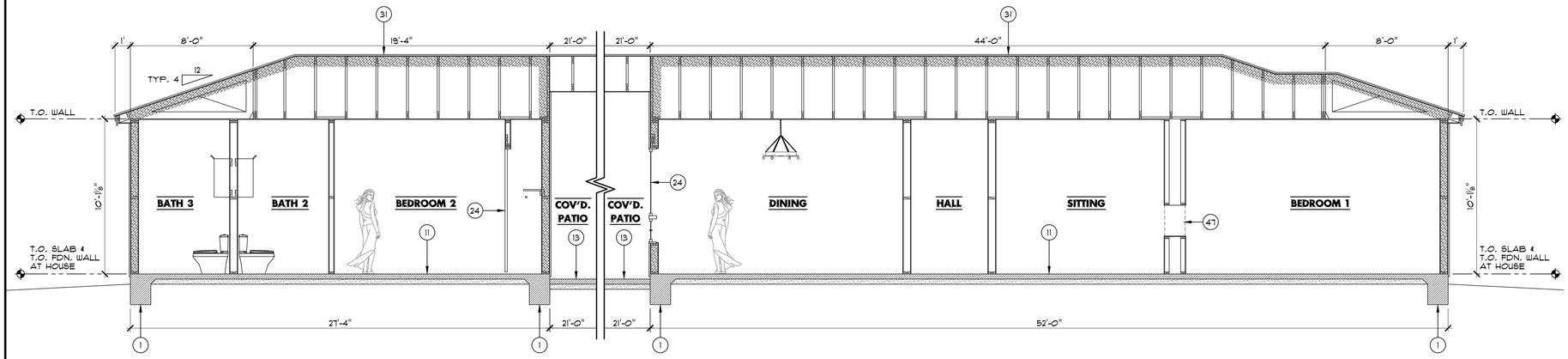
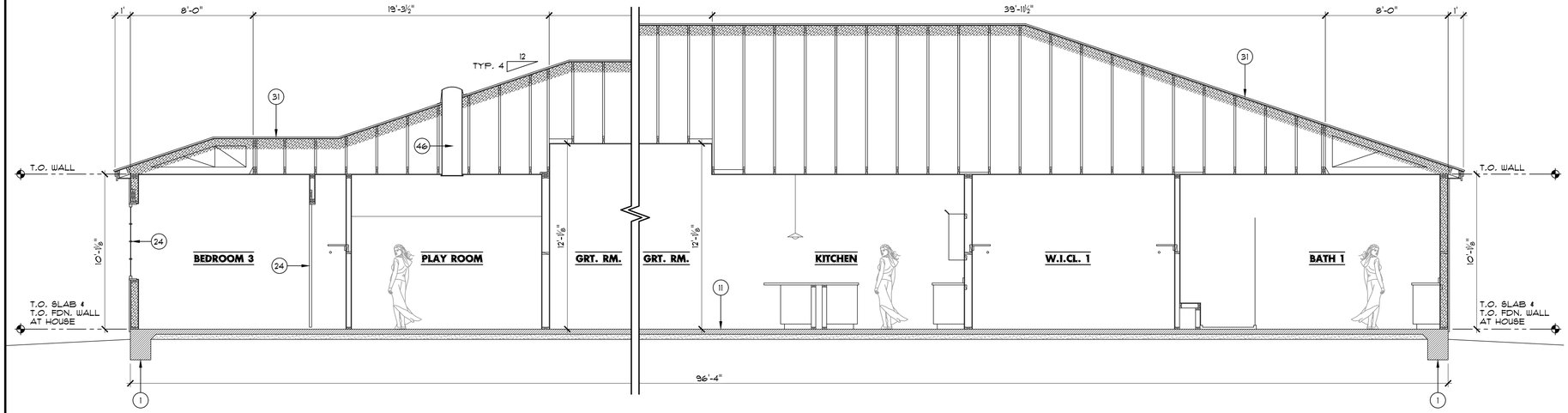
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

A 3.3



BUILDING SECTION "G"

SCALE: 1/4" = 1'-0" (G)



BUILDING SECTION "H"

SCALE: 1/4" = 1'-0" (H)

BUILDING SECTION KEY NOTES:

(1) FOUNDATION - SEE STRUCTURAL:
WATERPROOF MEMBRANE OR COATING
ALL FOUNDATION WALLS SHALL BE 12" WIDE X 18" DEEP POURED CONCRETE REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM

(2) CONTINUOUS CONCRETE STRIP FOOTING - SEE STRUCTURAL

(3) CONCRETE PAD FOOTING - SEE STRUCTURAL

(11) HOUSE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(12) GARAGE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOP SLAB 2" DOWN TOWARDS O.H. GARAGE DOOR
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(13) PATIO FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER)
REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ TURNED DOWN SLAB EDGE - SEE STRUCTURAL
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(14) INTERIOR THICKENED. SLAB CONST. (SLAB ON GRADE) - SEE STRUCT.:
12" WIDE X 18" DEEP FOOTING REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM
UNDISTURBED SOIL OR ENGINEERED FILL

(15) DRIVEWAY CONSTRUCTION (SLAB ON GRADE):
STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER)
REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ 8" X 8" TURNED DOWN SLAB EDGE W/ (1) #4 HORIZ. REBAR
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(21) TYPICAL EXTERIOR WALL CONSTRUCTION:
EXTERIOR FINISH PER ELEVATIONS
"TYVEK" BUILDING WRAP - (2) LAYERS AT MANUFACTURED STONE VENEER LOCATIONS
3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
2" X 6" STUDS AT 16" O.C.
WALL INSULATION (R-21 MIN.) BETWEEN STUDS
1/2" GYPSUM BOARD

(22) INTERIOR WALL CONSTRUCTION:
1/2" GYPSUM BOARD
2" X 4" OR 2" X 6" STUDS AT 16" O.C. - SEE FLOOR PLAN
1/2" GYPSUM BOARD

(23) INTERIOR GARAGE WALL CONSTRUCTION:
1/2" FIRE RATED GYPSUM BOARD ON GARAGE SIDE
2" X 6" STUDS AT 16" O.C.
WALL INSULATION (R-19) MIN.
1/2" GYPSUM BOARD

(24) WINDOW / DOOR UNIT - SEE FLOOR PLAN & EXTERIOR ELEVATIONS

(25) HEADER / BEAM - SEE STRUCTURAL

(31) ROOF CONSTRUCTION (TYPICAL):
LIGHT WEIGHT CONC. FLAT "SLATE" STYLE ROOF TILE
1 X 2 PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.
"PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
PRE-ENGINEERED ROOF TRUSSES PER TRUSS MANUFACTURER W/ SIMPSON H2.5A OR EQUAL CONNECTORS AT EACH TRUSS TYPICAL
CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
1/2" NON-SAG GYPSUM BOARD CEILING (INTERIOR) / 3/8"ADX PLYWD. SOFFITS AT EAVES / 1/2" NON-SAG EXTERIOR GYPSUM BOARD CEILINGS AT COVERED ENTRY & PATIO LOCATIONS
1" X 8" LAMINATED FASCIA BOARD OVER
2" X 6" SUB-FASCIA 3/8" ADX PLYWOOD SOFFITS

(32) ROOF DECK CONSTRUCTION:
FINISHED FLOORING MATERIAL (VERIFY W/ OWNER)
LIGHTWEIGHT CONCRETE ROOF DECK REINF. W/ 6" X 6" / W1.4 X W1.4 W.W.M. SLOPED (1/8" PER FT.) TOWARDS ROOF DRAINS
"PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
1 1/8" CDX T & G PLYWOOD ROOF SHEATHING GLUED CONT. & SCREWED AT 4" O.C.
PRE-ENGINEERED FLOOR TRUSSES PER TRUSS MANUFACTURER
CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
1/2" NON-SAG GYPSUM BOARD CEILING

(33) ROOF BEAM - SEE STRUCTURAL

(41) NATURAL GRADE LINE

(42) CUT LINE (.....) OF NATURAL GRADE

(43) ENGINEERED FILL - 95% COMPACTED SOIL IN 12" LIFTS NOT TO EXCEED 4'-0", UNLESS APPROVED BY CERTIFIED INSPECTION OR BUILDING OFFICIAL.

(44) NEW FINISHED GRADE TO SLOPE AWAY FROM BUILDING AT 5% (6" PER 10'-0")

(45) COURTYARD 42 OUTDOOR GAS FIREPLACE (ODCOUG-42)

(46) SOLATUBE 290 DS DAYLIGHTING SYSTEM, DELIVERS SUNLIGHT TO SPACE UP YO 300 SQ. FT. INSTALL IT BASED ON THE MANUFACTURER'S INSTRUCTIONS.

(47) SEE-THRU ELECTRIC FIREPLACE (M#: LV62)

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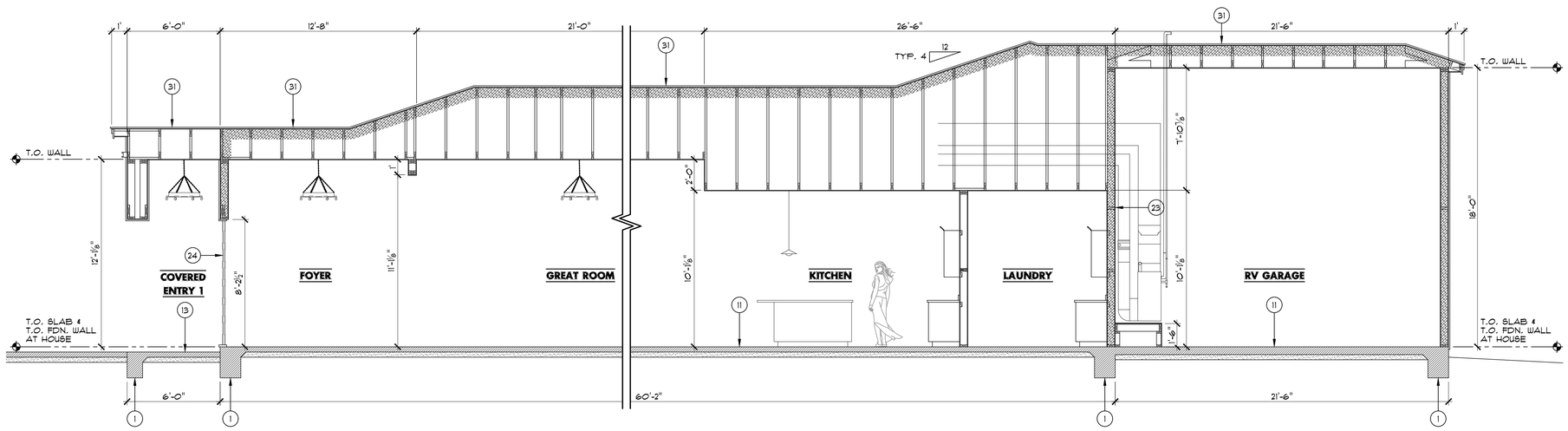
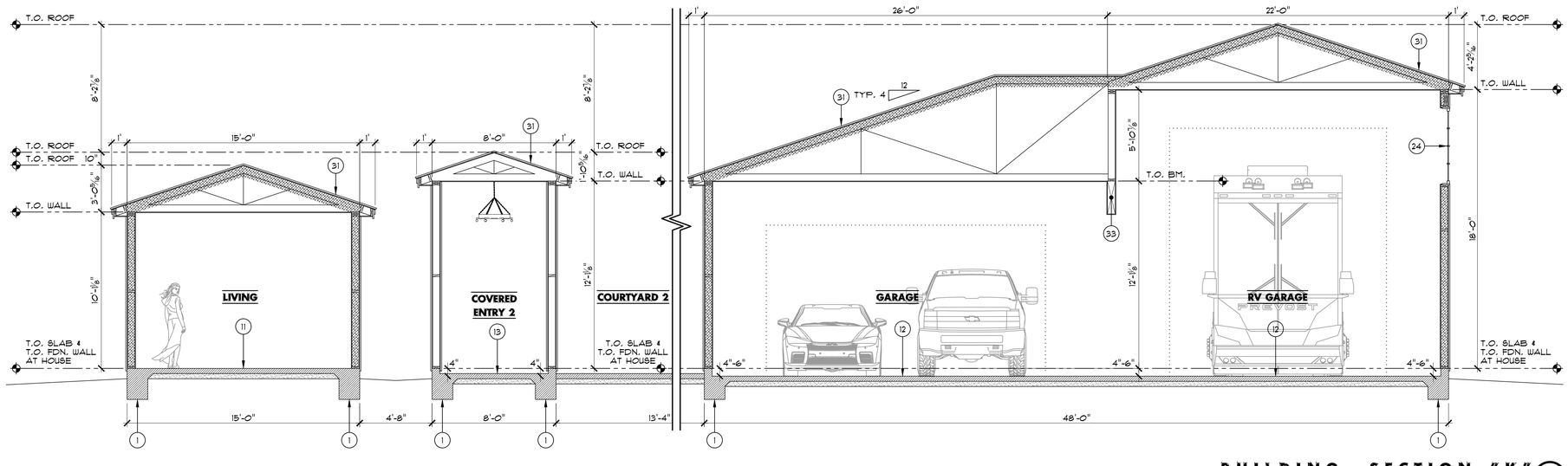


BUILDING SECTION "J" (J)

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



BUILDING SECTION "K" (K)

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

BUILDING SECTION KEY NOTES:

(1) FOUNDATION - SEE STRUCTURAL:
WATERPROOF MEMBRANE OR COATING
ALL FOUNDATION WALLS SHALL BE 12" WIDE X 18" DEEP POURED CONCRETE REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM

(2) CONTINUOUS CONCRETE STRIP FOOTING - SEE STRUCTURAL

(3) CONCRETE PAD FOOTING - SEE STRUCTURAL

(11) HOUSE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(12) GARAGE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOP SLAB 2" DOWN TOWARDS O.H. GARAGE DOOR
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(13) PATIO FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER)
REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ TURNED DOWN SLAB EDGE - SEE STRUCTURAL
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(14) INTERIOR THICKENED. SLAB CONST. (SLAB ON GRADE) - SEE STRUCT.:
12" WIDE X 18" DEEP FOOTING REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM
UNDISTURBED SOIL OR ENGINEERED FILL

(15) DRIVEWAY CONSTRUCTION (SLAB ON GRADE):
STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER)
REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ 8" X 8" TURNED DOWN SLAB EDGE W/ (1) #4 HORIZ. REBAR
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(21) TYPICAL EXTERIOR WALL CONSTRUCTION:
EXTERIOR FINISH PER ELEVATIONS
"TYVEK" BUILDING WRAP - (2) LAYERS AT MANUFACTURED STONE VENEER LOCATIONS
3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
2" X 6" STUDS AT 16" O.C.
WALL INSULATION (R-21 MIN.) BETWEEN STUDS
1/2" GYPSUM BOARD

(22) INTERIOR WALL CONSTRUCTION:
1/2" GYPSUM BOARD
2" X 4" OR 2" X 6" STUDS AT 16" O.C. - SEE FLOOR PLAN
1/2" GYPSUM BOARD

(23) INTERIOR GARAGE WALL CONSTRUCTION:
1/2" FIRE RATED GYPSUM BOARD ON GARAGE SIDE
2" X 6" STUDS AT 16" O.C.
WALL INSULATION (R-19) MIN.
1/2" GYPSUM BOARD

(24) WINDOW / DOOR UNIT - SEE FLOOR PLAN & EXTERIOR ELEVATIONS

(25) HEADER / BEAM - SEE STRUCTURAL

(31) ROOF CONSTRUCTION (TYPICAL):
LIGHT WEIGHT CONC. FLAT "SLATE" STYLE ROOF TILE
1 X 2 PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.
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1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
PRE-ENGINEERED ROOF TRUSSES PER TRUSS MANUFACTURER W/ SIMPSON H2.5A OR EQUAL CONNECTORS AT EACH TRUSS TYPICAL
CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
1/2" NON-SAG GYPSUM BOARD CEILING (INTERIOR) / 3/8"ADX PLYWD. SOFFITS AT EAVES / 1/2" NON-SAG EXTERIOR GYPSUM BOARD CEILINGS AT COVERED ENTRY & PATIO LOCATIONS
1" X 8" LAMINATED FASCIA BOARD OVER
2" X 6" SUB-FASCIA 3/8" ADX PLYWOOD SOFFITS

(32) ROOF DECK CONSTRUCTION:
FINISHED FLOORING MATERIAL (VERIFY W/ OWNER)
LIGHTWEIGHT CONCRETE ROOF DECK REINF. W/ 6" X 6" / W1.4 X W1.4 W.W.M. SLOPED (1/8" PER FT.) TOWARDS ROOF DRAINS
"PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
1 1/8" CDX T & G PLYWOOD ROOF SHEATHING GLUED CONT. & SCREWED AT 4" O.C.
PRE-ENGINEERED FLOOR TRUSSES PER TRUSS MANUFACTURER
CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
1/2" NON-SAG GYPSUM BOARD CEILING

(33) ROOF BEAM - SEE STRUCTURAL

(41) NATURAL GRADE LINE

(42) CUT LINE (.....) OF NATURAL GRADE

(43) ENGINEERED FILL - 95% COMPACTED SOIL IN 12" LIFTS NOT TO EXCEED 4'-0", UNLESS APPROVED BY CERTIFIED INSPECTION OR BUILDING OFFICIAL.

(44) NEW FINISHED GRADE TO SLOPE AWAY FROM BUILDING AT 5% (6" PER 10'-0")

(45) COURTYARD 42 OUTDOOR GAS FIREPLACE (ODCOUG-42)

(46) SOLATUBE 290 DS DAYLIGHTING SYSTEM, DELIVERS SUNLIGHT TO SPACE UP YO 300 SQ. FT. INSTALL IT BASED ON THE MANUFACTURER'S INSTRUCTIONS,

(47) SEE-THRU ELECTRIC FIREPLACE (M#: LV62)

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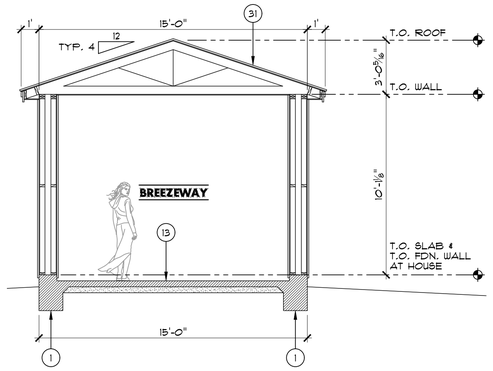
RESIDENCE & CASITA

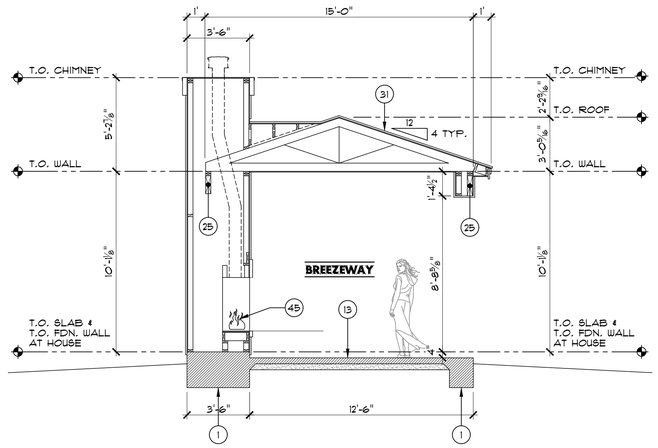
BUILDING SECTIONS

DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

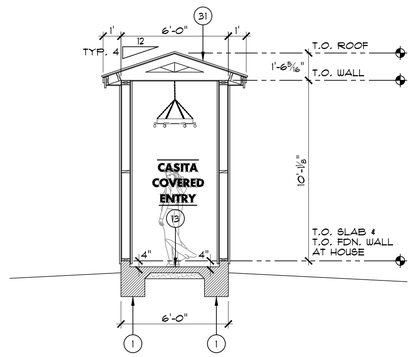
A 3.5



BUILDING SECTION "L" (L)
SCALE: 1/4" = 1'-0"



BUILDING SECTION "M" (M)
SCALE: 1/4" = 1'-0"



BUILDING SECTION "N" (N)
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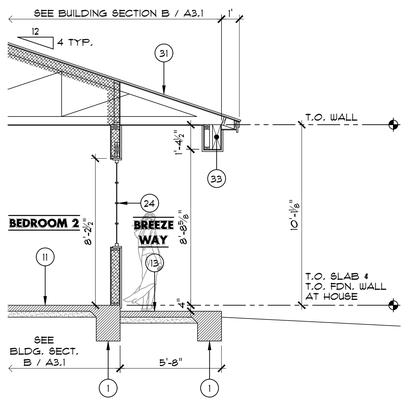
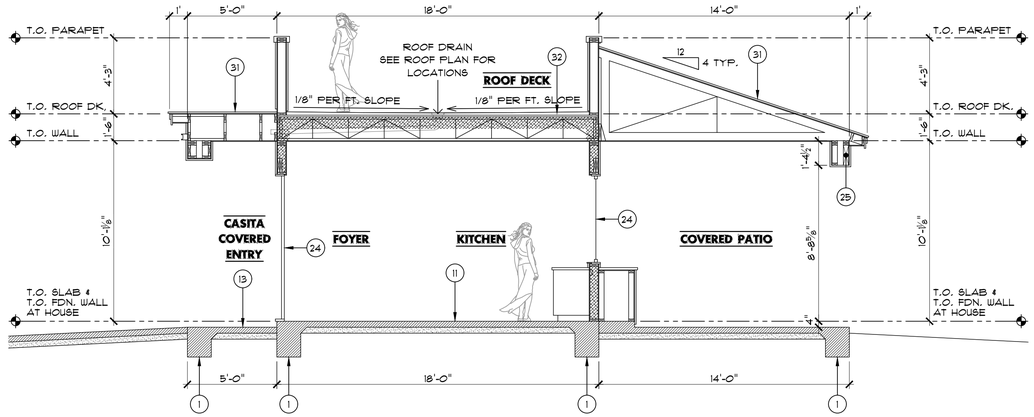


BUILDING SECTION "P" (P)
SCALE: 1/4" = 1'-0"



BUILDING SECTION "Q" (Q)
SCALE: 1/4" = 1'-0"

BUILDING SECTION KEY NOTES:

(1) FOUNDATION - SEE STRUCTURAL:
WATERPROOF MEMBRANE OR COATING
ALL FOUNDATION WALLS SHALL BE 12" WIDE X 18" DEEP POURED CONCRETE REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM

(2) CONTINUOUS CONCRETE STRIP FOOTING - SEE STRUCTURAL

(3) CONCRETE PAD FOOTING - SEE STRUCTURAL

(11) HOUSE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(12) GARAGE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOP SLAB 2" DOWN TOWARDS O.H. GARAGE DOOR
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(13) PATIO FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER)
REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ TURNED DOWN SLAB EDGE - SEE STRUCTURAL
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(14) INTERIOR THICKENED. SLAB CONST. (SLAB ON GRADE) - SEE STRUCT.:
12" WIDE X 18" DEEP FOOTING REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM
UNDISTURBED SOIL OR ENGINEERED FILL

(15) DRIVEWAY CONSTRUCTION (SLAB ON GRADE):
STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER)
REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ 8" X 8" TURNED DOWN SLAB EDGE W/ (1) #4 HORIZ. REBAR
4" COMPACTED (95% MIN.) AGG. BASE COURSE
UNDISTURBED OR ENGINEERED FILL

(21) TYPICAL EXTERIOR WALL CONSTRUCTION:
EXTERIOR FINISH PER ELEVATIONS
"TYVEK" BUILDING WRAP - (2) LAYERS AT MANUFACTURED STONE VENEER LOCATIONS
3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
2" X 6" STUDS AT 16" O.C.
WALL INSULATION (R-21 MIN.) BETWEEN STUDS
1/2" GYPSUM BOARD

(22) INTERIOR WALL CONSTRUCTION:
1/2" GYPSUM BOARD
2" X 4" OR 2" X 6" STUDS AT 16" O.C. - SEE FLOOR PLAN
1/2" GYPSUM BOARD

(23) INTERIOR GARAGE WALL CONSTRUCTION:
1/2" FIRE RATED GYPSUM BOARD ON GARAGE SIDE
2" X 6" STUDS AT 16" O.C.
WALL INSULATION (R-19) MIN.
1/2" GYPSUM BOARD

(24) WINDOW / DOOR UNIT - SEE FLOOR PLAN & EXTERIOR ELEVATIONS

(25) HEADER / BEAM - SEE STRUCTURAL

(31) ROOF CONSTRUCTION (TYPICAL):
LIGHT WEIGHT CONC. FLAT "SLATE" STYLE ROOF TILE
1 X 2 PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.
"PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
PRE-ENGINEERED ROOF TRUSSES PER TRUSS MANUFACTURER W/ SIMPSON H2.5A OR EQUAL CONNECTORS AT EACH TRUSS TYPICAL
CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
1/2" NON-SAG GYPSUM BOARD CEILING (INTERIOR) / 3/8"ADX PLYWD. SOFFITS AT EAVES / 1/2" NON-SAG EXTERIOR GYPSUM BOARD CEILINGS AT COVERED ENTRY & PATIO LOCATIONS
1" X 8" LAMINATED FASCIA BOARD OVER
2" X 6" SUB-FASCIA 3/8" ADX PLYWOOD SOFFITS

(32) ROOF DECK CONSTRUCTION:
FINISHED FLOORING MATERIAL (VERIFY W/ OWNER)
LIGHTWEIGHT CONCRETE ROOF DECK REINF. W/ 6" X 6" / W1.4 X W1.4 W.W.M. SLOPED (1/8" PER FT.) TOWARDS ROOF DRAINS
"PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
1 1/8" CDX T & G PLYWOOD ROOF SHEATHING GLUED CONT. & SCREWED AT 4" O.C.
PRE-ENGINEERED FLOOR TRUSSES PER TRUSS MANUFACTURER
CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
1/2" NON-SAG GYPSUM BOARD CEILING

(33) ROOF BEAM - SEE STRUCTURAL

(41) NATURAL GRADE LINE

(42) CUT LINE (.....) OF NATURAL GRADE

(43) ENGINEERED FILL - 95% COMPACTED SOIL IN 12" LIFTS NOT TO EXCEED 4'-0", UNLESS APPROVED BY CERTIFIED INSPECTION OR BUILDING OFFICIAL.

(44) NEW FINISHED GRADE TO SLOPE AWAY FROM BUILDING AT 5% (6" PER 10'-0")

(45) COURTYARD 42 OUTDOOR GAS FIREPLACE (ODCOUG-42)

(46) SOLATUBE 290 DS DAYLIGHTING SYSTEM, DELIVERS SUNLIGHT TO SPACE UP TO 300 SQ. FT. INSTALL IT BASED ON THE MANUFACTURER'S INSTRUCTIONS.

(47) SEE-THRU ELECTRIC FIREPLACE (M#: LV62)

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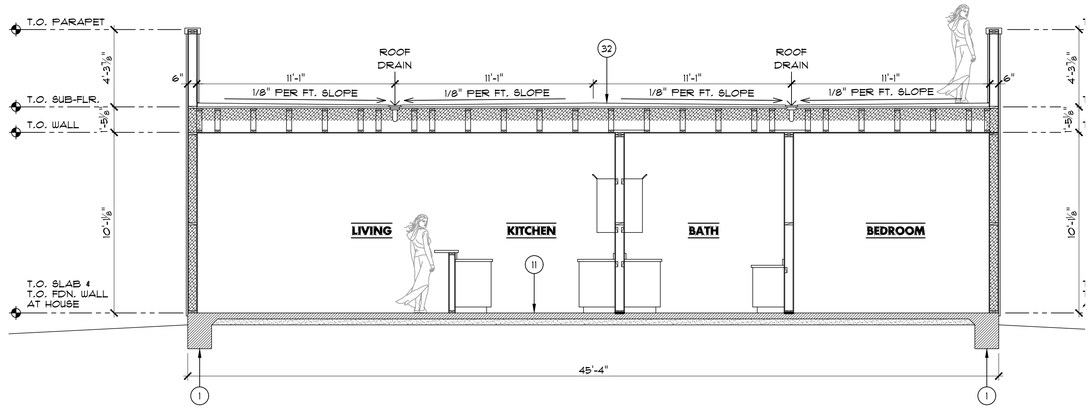
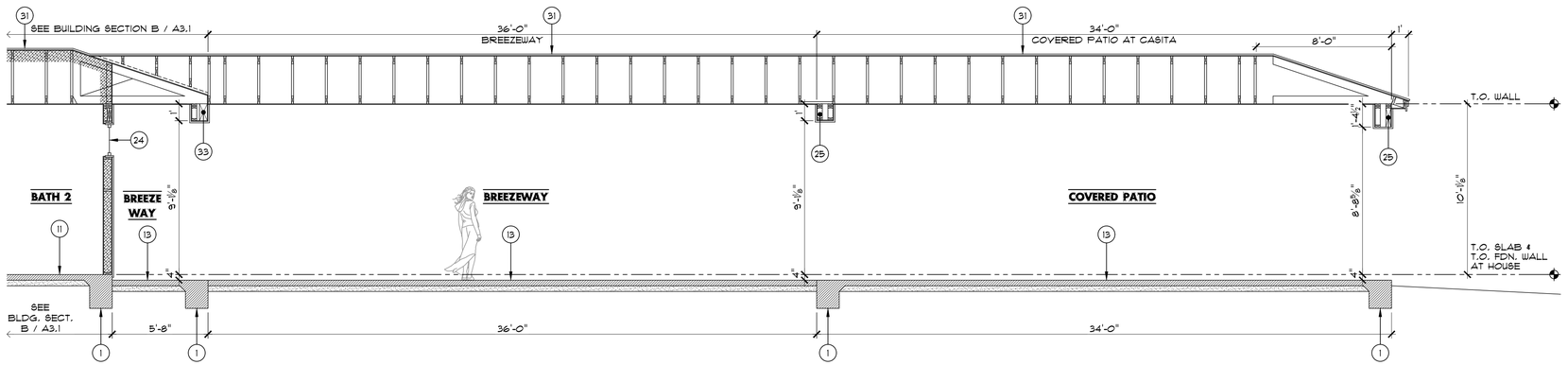


BUILDING SECTION "R" (R)

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



BUILDING SECTION "S" (S)

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

BUILDING SECTION KEY NOTES:

1. FOUNDATION - SEE STRUCTURAL:
   WATERPROOF MEMBRANE OR COATING
   ALL FOUNDATION WALLS SHALL BE 12" WIDE X 18" DEEP POURED CONCRETE REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM
2. CONTINUOUS CONCRETE STRIP FOOTING - SEE STRUCTURAL
3. CONCRETE PAD FOOTING - SEE STRUCTURAL

11. HOUSE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
    4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY
    4" COMPACTED (95% MIN.) AGG. BASE COURSE
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13. PATIO FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
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    REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ TURNED DOWN SLAB EDGE - SEE STRUCTURAL
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    2" X 6" STUDS AT 16" O.C.
    WALL INSULATION (R-21 MIN.) BETWEEN STUDS
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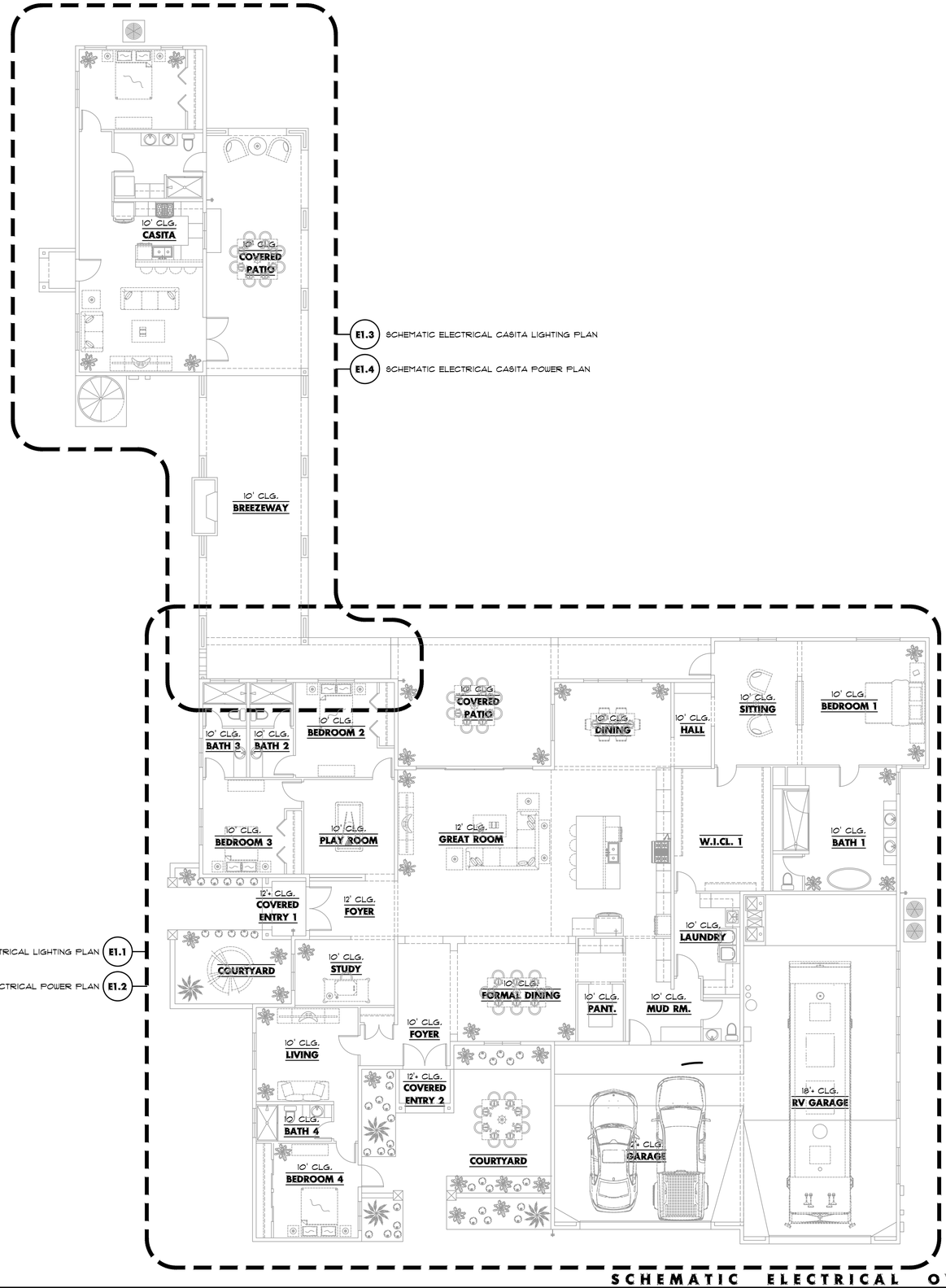

NOTE:

FOR REFERENCE ONLY - COORDINATE WITH ELECTRICAL ENGINEERS DRAWINGS

SCHEMATIC ELECTRICAL OVERALL KEY PLAN

SCALE: 1/8" = 1'-0"

ELECTRICAL LEGEND

- CEILING MOUNT LIGHT
- HANGING PENDANT LIGHT
- RECESSED LED LIGHT
- WALL MOUNT LIGHT
- WALL MOUNT LIGHT FULLY SHIELDED
- 48" LED FLUORESCENT GARAGE / SHOP LIGHT
- UNDER CABINET LED LIGHT
- F EXHAUST FAN
- F EXHAUST FAN & LIGHT COMBINATION
- CEILING FAN W/ LIGHT KIT
- CEILING FAN
- TRACK LIGHTING
- ROPE / ABOVE CABINET LED LIGHTING
- CABINET TOE KICK LED LIGHTING
- S SMOKE DETECTOR
- C CARBON MONOXIDE DETECTOR
- S SINGLE POLE SWITCH
- S2 DOUBLE POLE SWITCH
- S3 THREE WAY SWITCH
- S4 FOUR WAY SWITCH
- DM DIMMER SWITCH
- F FAN SWITCH
- DA DOOR ACTIVATED SWITCH
- GD GARAGE DOOR OPENER
- CONDUIT
- DUPLEX - 110 VOLT OUTLET
- 1/2 SWITCHED DUPLEX 110 VOLT OUTLET - VERIFY SWITCH LOCATION W/ OWNER
- DOUBLE DUPLEX 110 VOLT OUTLET
- 220 220 VOLT
- R/O RANGE 220 VOLT (36" A.F.F.)
- WP WEATHERPROOF (GFCI) DUPLEX 110 VOLT OUTLET
- GFCI GROUND FAULT CIRCUIT INTERRUPTER DUPLEX 110 VOLT OUTLET
- AFCI ARC FAULT CIRCUIT INTERRUPTER DUPLEX 110 VOLT OUTLET
- FLOOR - 110 VOLT OUTLET VERIFY LOCATION(S) W/ OWNER
- DRYER - 220V
- TELE TELEPHONE
- T.V. CABLE T.V.
- DATA
- T THERMOSTAT
- DB DOOR BELL
- DOOR BELL CHIME
- SPK SPEAKER

NOTES:

1. TOP OF ALL SWITCH BOXES TO BE AT 44"-48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE
2. TOP OF ALL OUTLETS TO BE AT 12"-16" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE
3. MOUNT ALL GARAGE OUTLETS AT 42"-48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE
4. MOUNT RECEPTACLES AT COUNTERTOP LOCATIONS 2" ABOVE BACKSPLASH.
5. DISHWASHER RECEPTACLE TO BE MOUNTED AT 6" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE

ELECTRICAL PLAN NOTES:

1. THE FOLLOWING APPLIANCES ARE REQUIRED TO HAVE A SEPARATE 20 AMP CIRCUIT: DISHWASHER, TRASH COMPACTOR, SWAMP COOLER, MICROWAVE, OVEN AND WASHER. THE WASHER CIRCUIT MAY SERVE ONE ADDITIONAL OUTLET IN THE LAUNDRY AREA.
2. ELECTRICIAN TO PROVIDE COPPER UFER AT ELECTRIC SERVICE ENTRANCE.
3. ELECTRICIAN SHALL VERIFY LOCATION OF SERVICE ENTRANCE AND METER WITH UTILITY COMPANY PRIOR TO START OF CONSTRUCTION.
4. ELECTRICIAN TO PROVIDE TEMPORARY POWER AS REQUIRED.
5. IF INTERCOM AND/OR SECURITY SYSTEM IS INCLUDED, ELECTRICIAN SHALL VERIFY LOCATIONS WITH GENERAL CONTRACTOR.
6. ELECTRICIAN SHALL HOOK UP ALL APPLIANCES SELECTED BY OWNER.
7. ELECTRICIAN TO PRE-WIRE FOR TELEPHONE , TELEVISION, FUTURE CABLE AND INTERNET (INCLUDING TRIM-OUT)
8. ALL CEILING BOXES TO BE RIGIDLY SECURED TO FRAMING.
9. PROVIDE A FUSED DISCONNECT AS PER MANUFACTURER SPECIFICATIONS TO ALL A/C POWER LOCATIONS.
10. ALL EXTERIOR OUTLETS, BATHROOM OUTLETS, GARAGE OUTLETS TO BE EQUIPPED WITH G.F.C.I.
11. GARAGE AND EXTERIOR OUTLETS TO BE WATERPROOF.
12. TWO OR MORE SEPARATE SMALL APPLIANCE CIRCUITS ARE REQUIRED IN THE KITCHEN, BREAKFAST ROOM, DINNING ROOM OR OTHER SIMILAR AREA.
13. PROVIDE OUTLETS AT KITCHEN SO THAT NO PORTION OF COUNTER IS MORE THAN 24" FROM AN OUTLET.
14. ALL KITCHEN COUNTERTOP OUTLETS SHALL BE ON A DEDICATED 20 AMP G.F.C.I. BREAKER.
15. ALL BATHROOM OUTLETS SHALL BE ON A DEDICATED 20 AMP G.F.C.I. BREAKER.
16. ALL BRANCH CIRCUITS TO BEDROOMS SHALL BE ON A DEDICATED ARC-FAULT CIRCUIT INTERRUPTER BREAKER.
17. PROVIDE ELECTRICAL SERVICE TO HVAC UNIT (VERIFY LOCATION)
18. VERIFY WITH CONTRACTOR LOCATION OF: PREFERRED LOCATIONS FOR TV AND PHONE OUTLETS. ANY CHANGES TO THE ELECTRICAL LAY-OUT. VERIFY FOR ANY ADDITIONAL CHANGES.
19. ELECTRICAL PLAN IS STRICTLY DIAGRAMMATIC. CONTRACTOR IS TO OBTAIN ENGINEERING WHEN REQUESTED BY BUILDING OFFICIALS. ALL WORK MUST CONFORM TO 2011 NEC AND 2012 IRC CODES
20. PROVIDE 120 VOLT SINGLE PHASE POWER TO UTILITY ROOF MOUNT A/C UNITS, ALSO PROVIDE COMPLETE WIRING, INCLUDING DISCONNECT SWITCHES, FUSES, CONTROL WIRING, ETC. FOR A/C EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS IN COMPLIENCE WITH THE LATEST N.E.C. - SEE SHEET E-1.2 FOR LOCATIONS OF A/C UNITS.
21. ELECTRICAL LOAD CALCULATIONS AND PANEL SCHEDULE ARE TO BE PROVIDED BY OTHERS

NOTES:

A SEPARATE 20 AMP RATED BRANCH CIRCUIT FOR RECEPTACLES LOCATED IN BATHROOM AREAS.
ALL BRANCHES THAT SUPPLY 125V, SINGLE PHASE, 15 AMP & 20 AMP RECEPTACLE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTERS.
A SEPARATE 20 AMP RATED BRANCH CIRCUIT FOR RECEPTACLES LOCATED IN LAUNDRY AREAS.
A MIN. OF (2) 20 AMP RATED BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN, BREAKFAST & DINING AREAS

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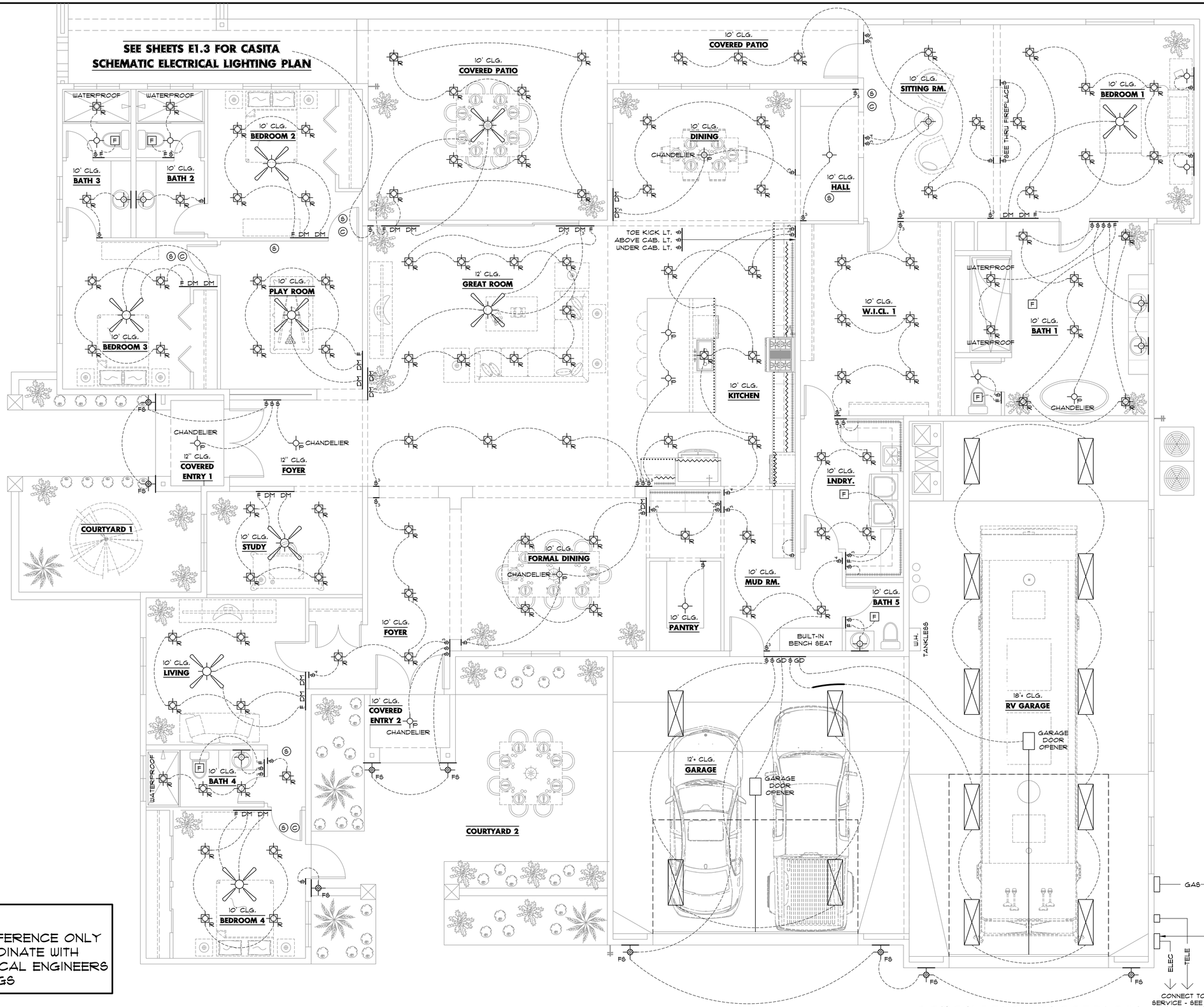
E 1.0

SEE SHEETS E1.3 FOR CASITA
SCHEMATIC ELECTRICAL LIGHTING PLAN



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SCHEMATIC ELECTRICAL LIGHTING PLAN

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

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SCHEMATIC ELECTRICAL: LIGHTING PLAN

DATE: 1 - 10 - 22
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SHEET NO.:

E 1.1

SEE SHEETS E1.4 FOR CASITA SCHEMATIC ELECTRICAL POWER PLAN

10' CLG. **COVERED PATIO**

10' CLG. **COVERED PATIO**

10' CLG. **BEDROOM 2**

10' CLG. **BATH 3**

10' CLG. **BATH 2**

VERIFY LOCATION OF ALL MEDIA EQUIPMENT W/ OWNER PRIOR TO INSTALLATION & INSTALL ACCORDINGLY

MOUNT HIGH ON WALL FOR T.V. - VERIFY T.V. LOCATION W/ OWNER

10' CLG. **DINING**

10' CLG. **HALL**

FIREPLACE

10' CLG. **SITTING RM.**

SEE THRU FIREPLACE

T.V. VERIFY LOCATION OF ALL MEDIA EQUIPMENT W/ OWNER PRIOR TO INSTALLATION & INSTALL ACCORDINGLY

10' CLG. **BEDROOM 1**

TELE

VERIFY LOCATION OF ALL MEDIA EQUIPMENT W/ OWNER PRIOR TO INSTALLATION & INSTALL ACCORDINGLY

10' CLG. **PLAY ROOM**

VERIFY LOCATION OF ALL MEDIA EQUIPMENT W/ OWNER PRIOR TO INSTALLATION & INSTALL ACCORDINGLY

T.V. VERIFY LOCATION OF ALL MEDIA EQUIPMENT W/ OWNER PRIOR TO INSTALLATION & INSTALL ACCORDINGLY

12' CLG. **GREAT ROOM**

VERIFY LOCATION OF FLOOR OUTLET(S) W/ OWNER PRIOR TO INSTALLATION

10' CLG. **BEDROOM 3**

10' CLG. **W.I.CL. 1**

10' CLG. **BATH 1**

DW

DISPOSAL

HOOD R/O (GAS)

10' CLG. **KITCHEN**

MICROWAVE WALL OVEN (GAS)

REF

12" CLG. **COVERED ENTRY 1**

12" CLG. **FOYER**

DB

WASHER

DRYER (ELEC.)

10' CLG. **LNDRY.**

220

(ELEC.) FURNACES - VERIFY & PROVIDE ELEC. REQUIREMENTS FOR EQUIPMENT PER MANUF. SPECS.

A/C

APPROXIMATE LOCATION OF A/C UNIT - VERIFY & PROVIDE ELEC. REQUIREMENTS FOR EQUIPMENT PER MANUF. SPECS.

COURTYARD 1

10' CLG. **STUDY**

VERIFY LOCATION OF ALL MEDIA EQUIPMENT W/ OWNER PRIOR TO INSTALLATION & INSTALL ACCORDINGLY

25 AMP FUSIBLE DISCONNECTS FOR A / C UNITS

PLUMB DRYER FOR GAS AS WELL

WATER SOFTNER VERIFY LOCATION W/ OWNER

10' CLG. **FORMAL DINING**

10' CLG. **PANTRY**

10' CLG. **MUD RM.**

10' CLG. **BATH 5**

VERIFY LOCATION OF ALL MEDIA EQUIPMENT W/ OWNER PRIOR TO INSTALLATION & INSTALL ACCORDINGLY

10' CLG. **FOYER**

10' CLG. **LIVING**

TANKLESS WATER HEATER (GAS) W/ EXPANSION TANK & RECIRCULATING PUMP - TANKLESS WATER HEATER IS A SEALED COMBUSTION DIRECT VENT HIGH EFFICIENCY (90+ % AFUE) UNIT - IT USES OUTSIDE AIR FOR COMBUSTION, NOT AIR INSIDE YOUR HOME. IT HAS (2) PVC PIPES PER MANUF. SPECS. THAT BRING IN COMBUSTION AIR FROM OUTDOORS AND THEN EXHAUSTS THE GASES BACK TO THE OUTDOORS.

10' CLG. **COVERED ENTRY 2**

18'+ CLG. **RV GARAGE**

GARAGE DOOR OPENER

10' CLG. **BATH 4**

COURTYARD 2

12'+ CLG. **GARAGE**

GARAGE DOOR OPENER

VERIFY LOCATION OF ALL MEDIA EQUIPMENT W/ OWNER PRIOR TO INSTALLATION & INSTALL ACCORDINGLY

10' CLG. **BEDROOM 4**

GAS — GAS — CONNECT TO PROPANE TANK - SEE SITE PLAN

400 AMP ELECTRICAL SERVICE PANEL

ELEC

TELE

CONNECT TO UTILITY SERVICE - SEE SITE PLAN

NOTE:

FOR REFERENCE ONLY - COORDINATE WITH ELECTRICAL ENGINEERS DRAWINGS

SCHEMATIC ELECTRICAL POWER PLAN

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

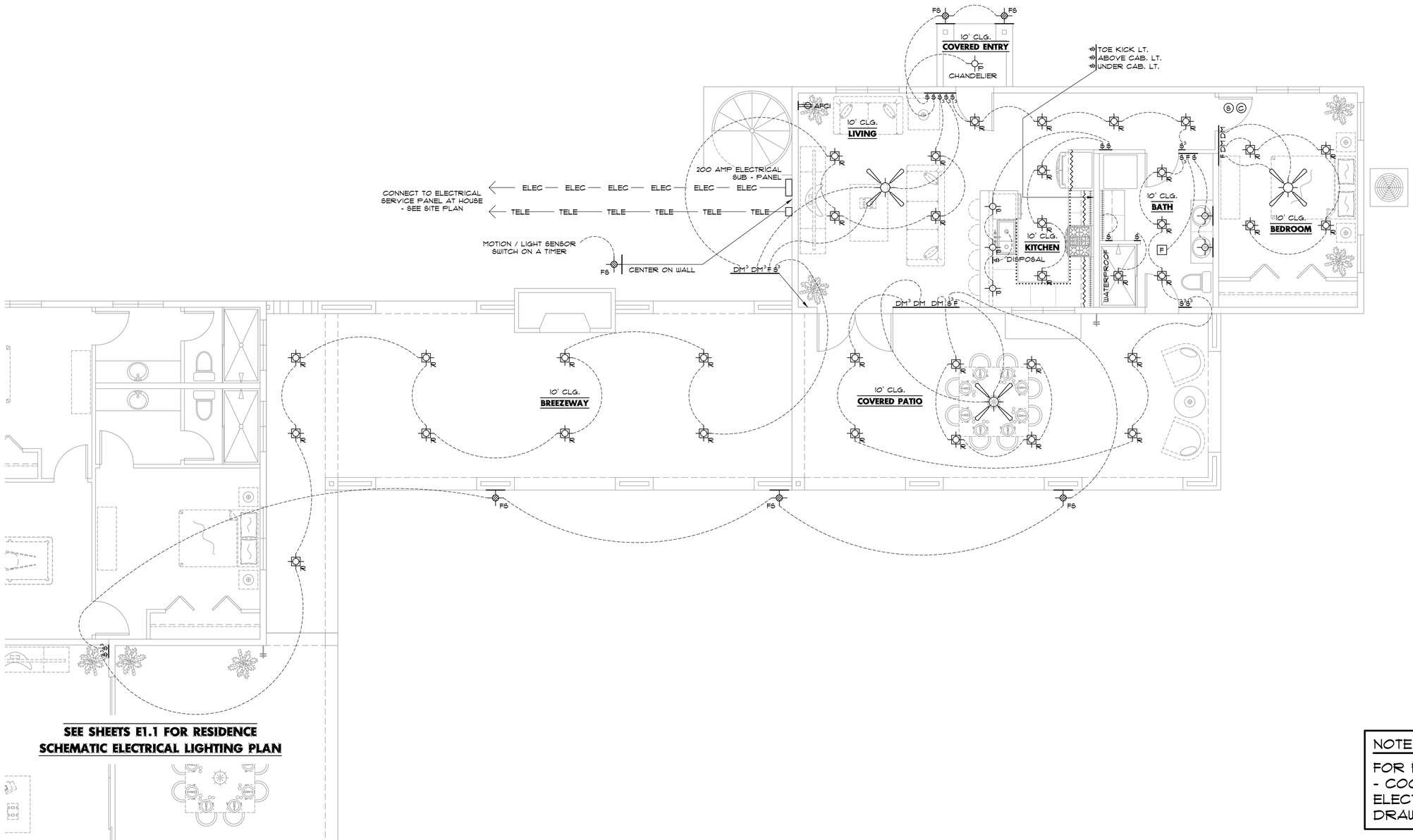
RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

RESIDENCE & CASITA

SCHEMATIC ELECTRICAL: POWER PLAN

DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

E 1.2



SEE SHEETS E1.1 FOR RESIDENCE SCHEMATIC ELECTRICAL LIGHTING PLAN

NOTE:

FOR REFERENCE ONLY - COORDINATE WITH ELECTRICAL ENGINEERS DRAWINGS

SCHEMATIC ELECTRICAL CASITA: LIGHTING PLAN

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

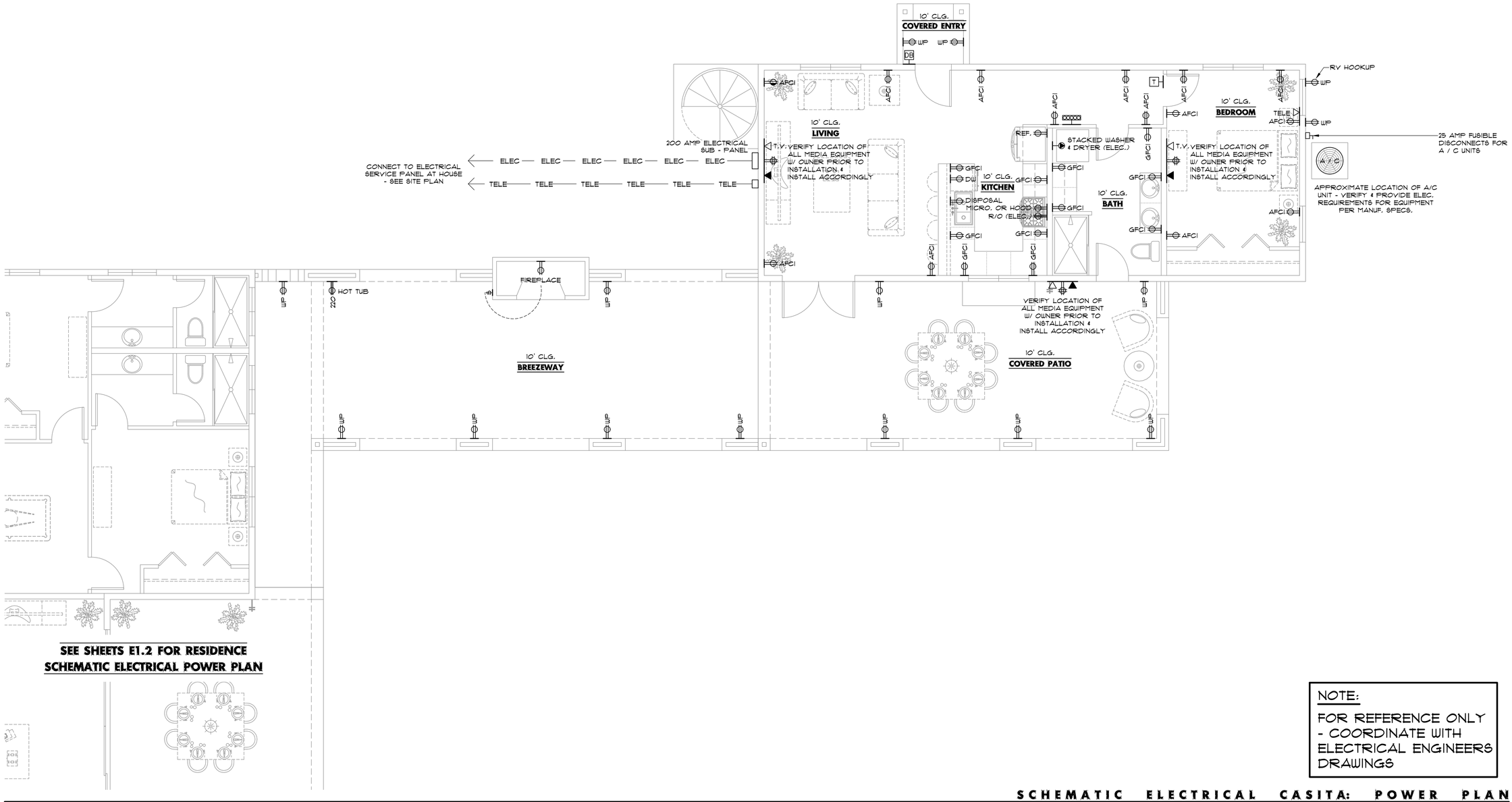
RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

RESIDENCE & CASITA

SCHEMATIC ELECTRICAL: CASITA: LIGHTING PLAN

DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

E 1.3



SEE SHEETS E1.2 FOR RESIDENCE SCHEMATIC ELECTRICAL POWER PLAN

NOTE:

FOR REFERENCE ONLY - COORDINATE WITH ELECTRICAL ENGINEERS DRAWINGS

SCHEMATIC ELECTRICAL CASITA: POWER PLAN

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

RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

RESIDENCE & CASITA

SCHEMATIC ELECTRICAL: CASITA: POWER PLAN

DATE: 1 - 10 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

E 1.4