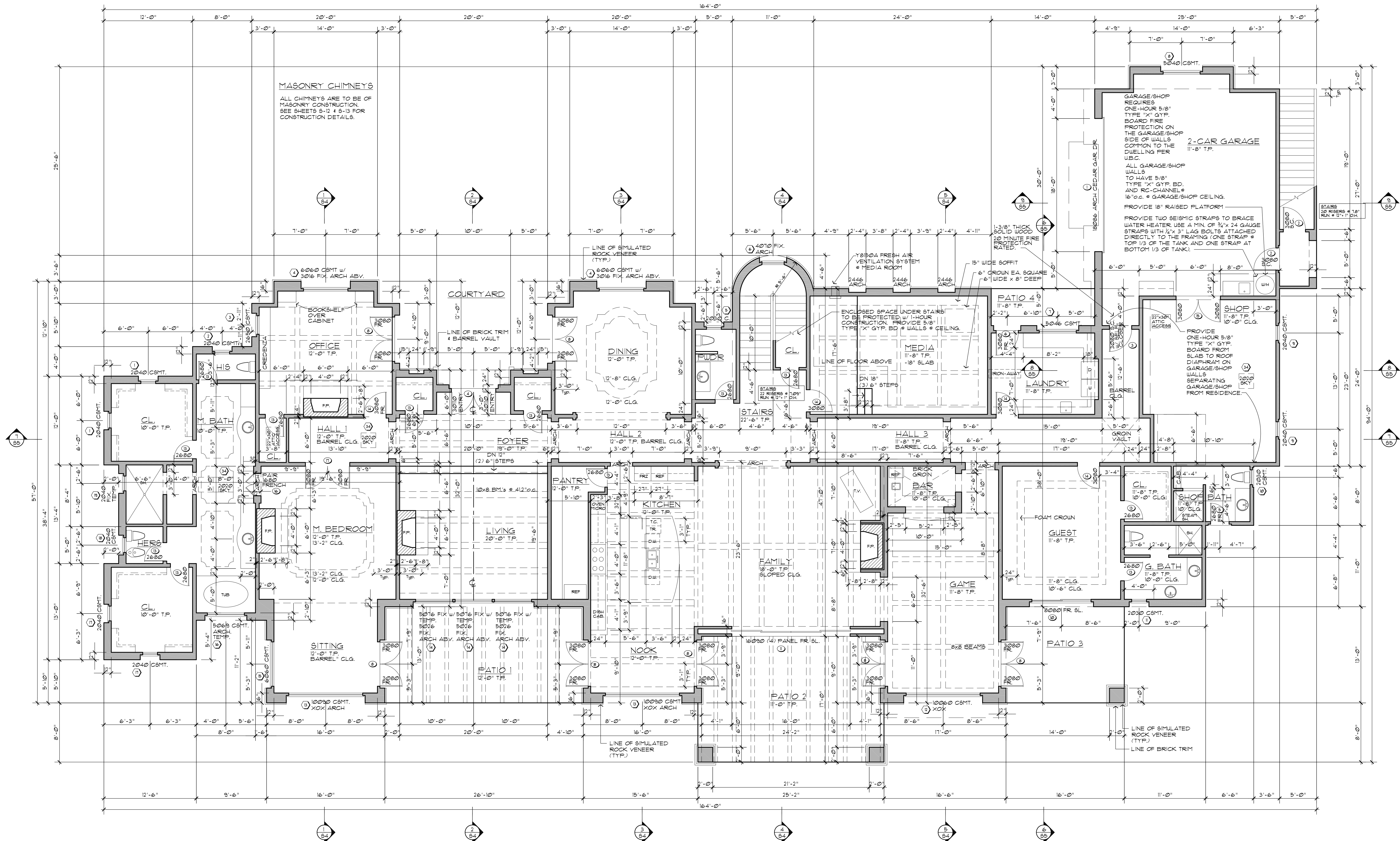




REVISIONS

LOWER FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD. UNO.

2. PROVIDE A 1/3/8" MIN. THK. SOLID CORE, 1-HOUR FIRE-RATED DOOR w/ SELF-CLOSING HARDWARE & OPENING BETWEEN GARAGE AND DWELLING.

3. PROVIDE A 18" HIGH PLATFORM FOR WATER HEATER.

4. PROVIDE A P & T VALVE, ROUTE DISCHARGE LINE TO EXTERIOR.

5. PROVIDE GLASS DOORS @ FIREPLACE OPENINGS.

6. PROVIDE A DRYER VENT THRU WALL TO EXTERIOR.

7. SHOWER WALLS MUST BE FINISHED TO A HEIGHT OF 6'-0" w/ A SMOOTH, HARD, NON-ABSORBENT SURFACE.

8. PROVIDE TEMPERED GLASS OR APPROVED LAMINATE OR PLASTIC @ SHOWER ENCLOSURES. VERIFY TYPE w/ OWNER.
9. PROVIDE A 30" x 30" ATTIC ACCESS MIN. FOR FAU. IN ATTIC.

10. PROVIDE EGRESS WINDOWS PER U.B.C. SEC. 1204

11. WHERE POSSIBLE RUN ALL PLUMBING VENTS, EXHAUST VENTS, ETC. TO REAR OF DWELLING.

12. PROVIDE A BACKFLOW PREVENTION DEVICE FOR ALL HOSE BIBBS AND LAWN SPROINKLER SYSTEMS.

13. WATER CLOSETS INSTALLED ON THIS PROJECT TO BE STATE OF CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT APPROVED LOW FLOW WATER METER CONSUMPTION TYPE MAXIMUM 1/6 GALLONS PER FLUSH. (COUNTY ORDINANCE #1810)

14. FIRE PLACES WITH GAS LOG LIGHTERS ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIRE PLACES WITH L.P. LOG LIGHTERS ARE TO HAVE NO "PIT" OR "SUMP" CONFIGURATIONS, OR "NO GAS FIXTURE TO BE USED IN FIREPLACE." (U.M.C. SEC. 803 & SEC. 504(1)).

15. ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS. COMBUSTIBLE EAVE OVERHANGS MUST COMPLY WITH ENHANCED FIRE RESISTIVE REQUIREMENTS.

WINDOW EGRESS

BASEMENTS AND SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE AND RESCUE (U.B.C. Sec. 310.4)

- A.) 5.7 SQUARE FEET MINIMUM NET CLEAR OPENABLE AREA.
- B.) 24" MINIMUM NET CLEAR OPENABLE HEIGHT.
- C.) 20" MINIMUM NET CLEAR OPENABLE WIDTH.
- D.) FINISHED SILL HEIGHT 44" ABOVE FLOOR MAXIMUM.
- E.) OPEN DIRECTLY TO PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT.
- F.) WINDOW WELLS SHALL BE EQUIPPED ESCAPE.

SKYLIGHTS

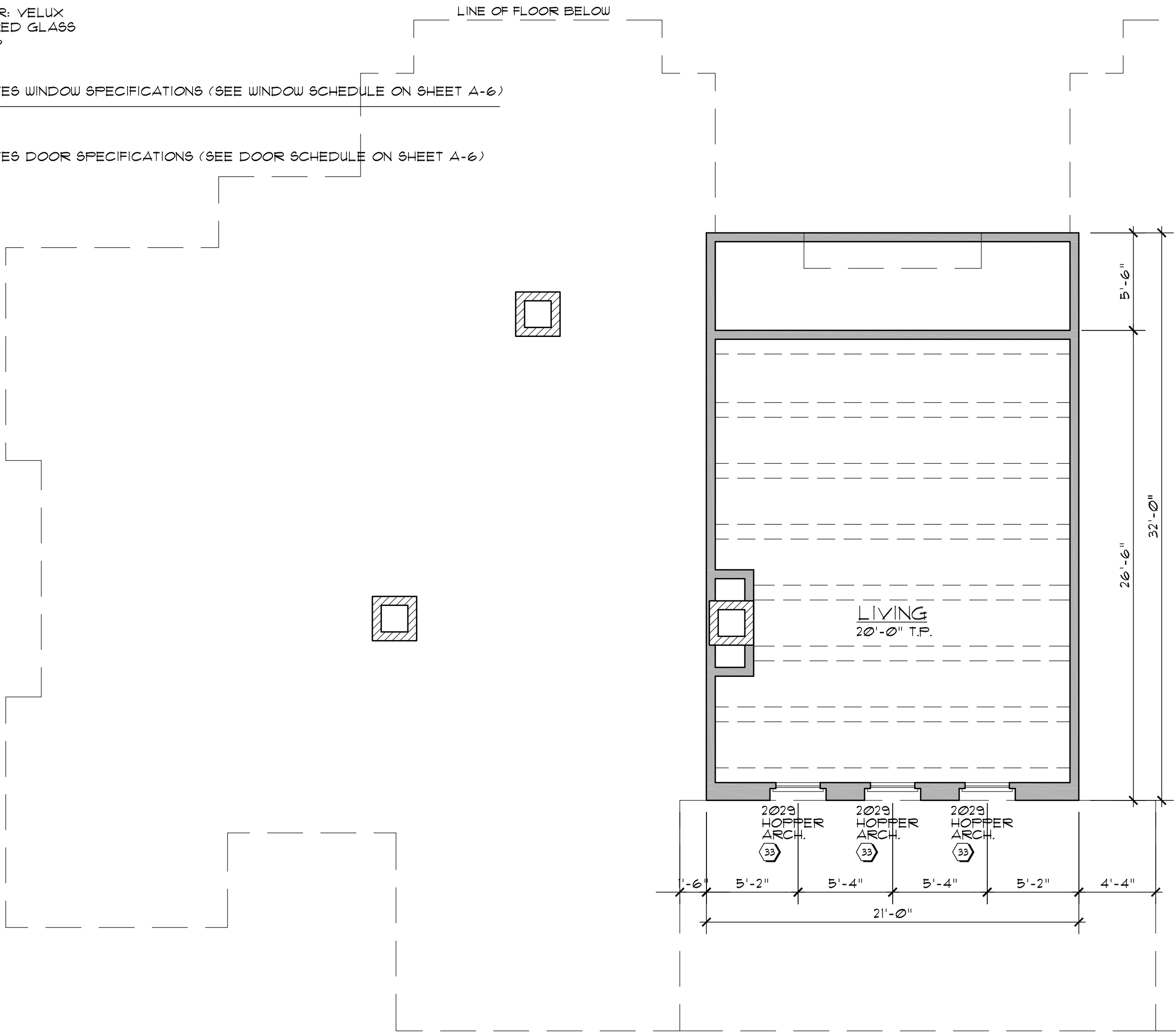
MANUFACTURER: VELUX
TYPE: TEMPERED GLASS
ICBO, NER-216

ALL WINDOW SPECIFICATIONS (SEE WINDOW SCHEDULE ON SHEET A-6)

-  - DENOTES WINDOW SPECIFICATIONS (SEE WINDOW SCHEDULE ON SHEET A-6)
-  - DENOTES DOOR SPECIFICATIONS (SEE DOOR SCHEDULE ON SHEET A-6)

8
55

7
55



1
54

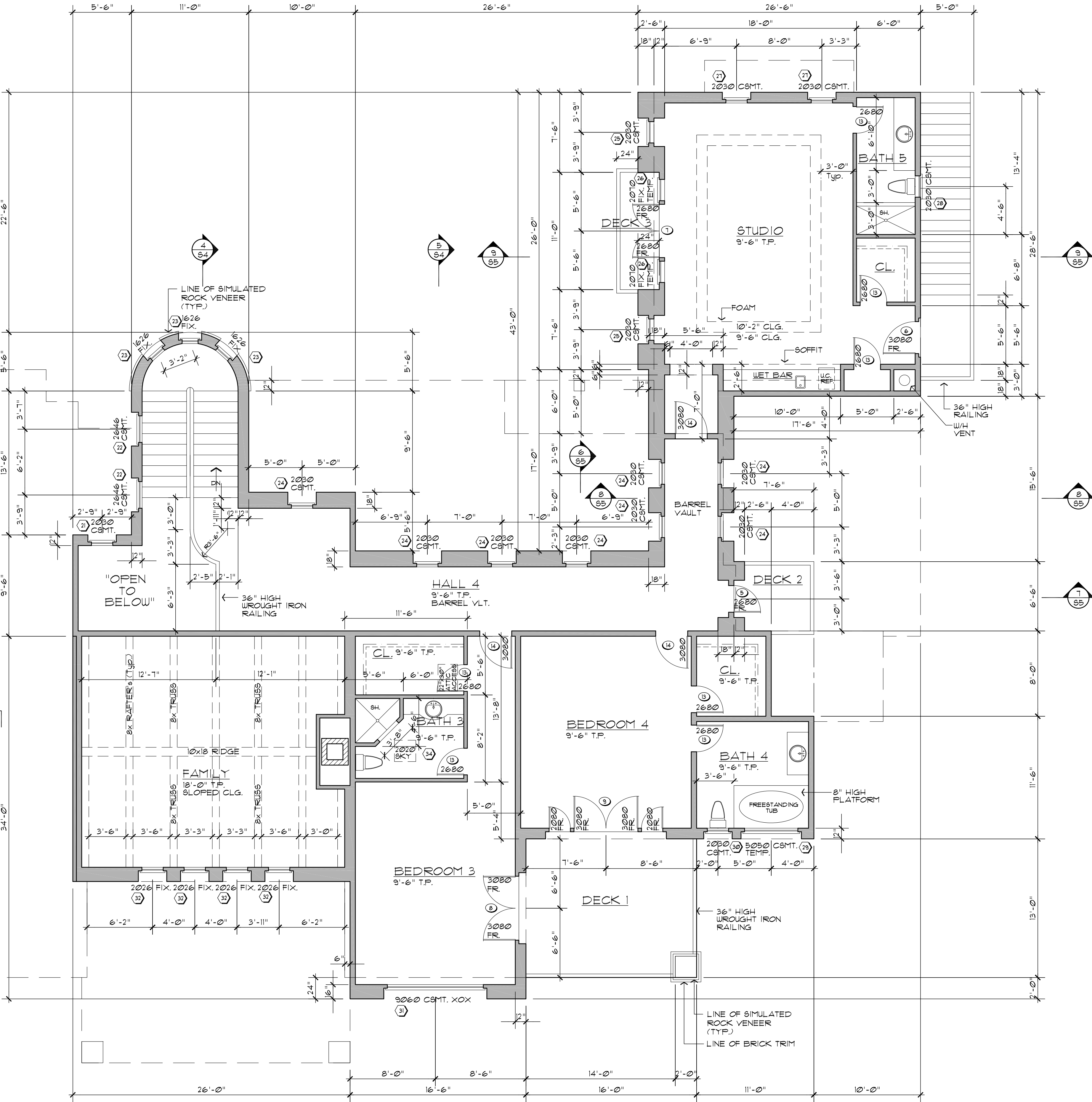
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9
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8
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7
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REVISIONS

UPPEER FLOOR PLAN
SCALE: 3/16" = 1'-0"

SHEETS

A-3

OF . SHTS.

ROOM FINISH LEGEND												
ROOM	CEILING DESCRIPTION				WALL DESCRIPTION				FLOORING DESCRIPTION			
	HEIGHT	MATERIAL	SOFFIT LT.	FINISH	MATERIAL	FINISH TYPE				MATERIAL	VERIFY MATERIAL SELECTION AND COLOR WITH OWNER	
						FOOT	LEFT	REAR	RIGHT		BASE	
FOYER	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	TILE		PAINT
LIVING	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	CARPET		PAINT
DINING	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	TILE		PAINT
MEDIA	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	CARPET		PAINT
FAMILY	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	CARPET		PAINT
KITCHEN	PER PLAN	5/8" G.B.	PER PLAN	TYPE "B"	5/8" G.B.	"B"	"B"	"B"	"B"	TILE		PAINT
PANTRY	PER PLAN	5/8" G.B.	PER PLAN	TYPE "B"	5/8" G.B.	"B"	"B"	"B"	"B"	TILE		PAINT
NOOK	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	TILE		PAINT
GAME ROOM	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	CARPET		PAINT
BAR	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	TILE		PAINT
HALL 1	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	TILE		PAINT
HALL 2	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	TILE		PAINT
HALL 3	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	TILE		PAINT
HALL 4	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	CARPET		PAINT
OFFICE	PER PLAN	5/8" G.B. COFFER	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	WOOD		PAINT
M. BEDROOM	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	WOOD		PAINT
SITTING ROOM	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	WOOD		PAINT
HER CLOSET	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	CARPET		PAINT
HIS CLOSET	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	CARPET		PAINT
GUEST	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	CARPET		PAINT
BEDROOM 3	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	CARPET		PAINT
BEDROOM 4	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	CARPET		PAINT
STUDIO	PER PLAN	5/8" G.B.	PER PLAN	TYPE "A"	5/8" G.B.	"A"	"A"	"A"	"A"	TILE		PAINT
POWDER	PER PLAN	5/8" G.B.	PER PLAN	TYPE "B"	5/8" G.B.	"B"	"B"	"B"	"B"	TILE		PAINT
SHOP BATH	PER PLAN	5/8" G.B.	PER PLAN	TYPE "B"	5/8" G.B.	"B"	"B"	"B"	"B"	TILE		PAINT
M. BATH	PER PLAN	5/8" G.B.	PER PLAN	TYPE "B"	5/8" G.B.	"B"	"B"	"B"	"B"	TILE		PAINT
GUEST BATH	PER PLAN	5/8" G.B.	PER PLAN	TYPE "B"	5/8" G.B.	"B"	"B"	"B"	"B"	TILE		PAINT
BATH 3	PER PLAN	5/8" G.B.	PER PLAN	TYPE "B"	5/8" G.B.	"B"	"B"	"B"	"B"	TILE		PAINT
BATH 4	PER PLAN	5/8" G.B.	PER PLAN	TYPE "B"	5/8" G.B.	"B"	"B"	"B"	"B"	TILE		PAINT
BATH 5	PER PLAN	5/8" G.B.	PER PLAN	TYPE "B"	5/8" G.B.	"B"	"B"	"B"	"B"	TILE		PAINT
LAUNDRY	PER PLAN	5/8" G.B.	PER PLAN	TYPE "B"	5/8" G.B.	"B"	"B"	"B"	"B"	TILE		PAINT
SHOP	PER PLAN	5/8" G.B.	PER PLAN	TYPE "B"	5/8" G.B.	"B"	"B"	"B"	"B"	CONCRETE		PAINT
2-CAR GARAGE	PER PLAN	5/8" G.B.	PER PLAN	TYPE "B"	5/8" G.B.	"B"	"B"	"B"	"B"	CONCRETE		PAINT
4-CAR GARAGE	PER PLAN	5/8" G.B.	PER PLAN	TYPE "B"	5/8" G.B.	"B"	"B"	"B"	"B"	CONCRETE		PAINT
ROOM FINISH TYPES: TYPE "A": PAINT - EGGSHELL FINISH TYPE "B": PAINT - SATIN FINISH												

ROOF VENTS

0' HAGINS ROOF VENTS SHALL BE LOCATED ON LEAST VISIBLE SIDE OF ROOF AND PAINTED TO MATCH ADJACENT MATERIAL.

VENTS

ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) MUST BE LOUVERED AND COVERED WITH 1/4" NONCOMBUSTIBLE CORROSION RESISTANT METAL MESH. TURBINE VENTS SHALL TURN IN ONE DIRECTION ONLY.

ATTIC VENTILATION

LOWER ROOF

4,559/300 = 15.20 SQ. FT. = (5) DORMER VENTS REQ'D THOUGH PROVIDE (6) DORMER VENTS (3.53) SQ. FT. NET EA.)
BALANCE VENTS HIGH AND LOW PER ROOF PLAN.

UPPER ROOF

3,288/300 = 10.96 SQ. FT. = (4) DORMER VENTS REQ'D (3.53) SQ. FT. NET EA.) BALANCE VENTS HIGH AND LOW PER ROOF PLAN.

GARAGE ROOF

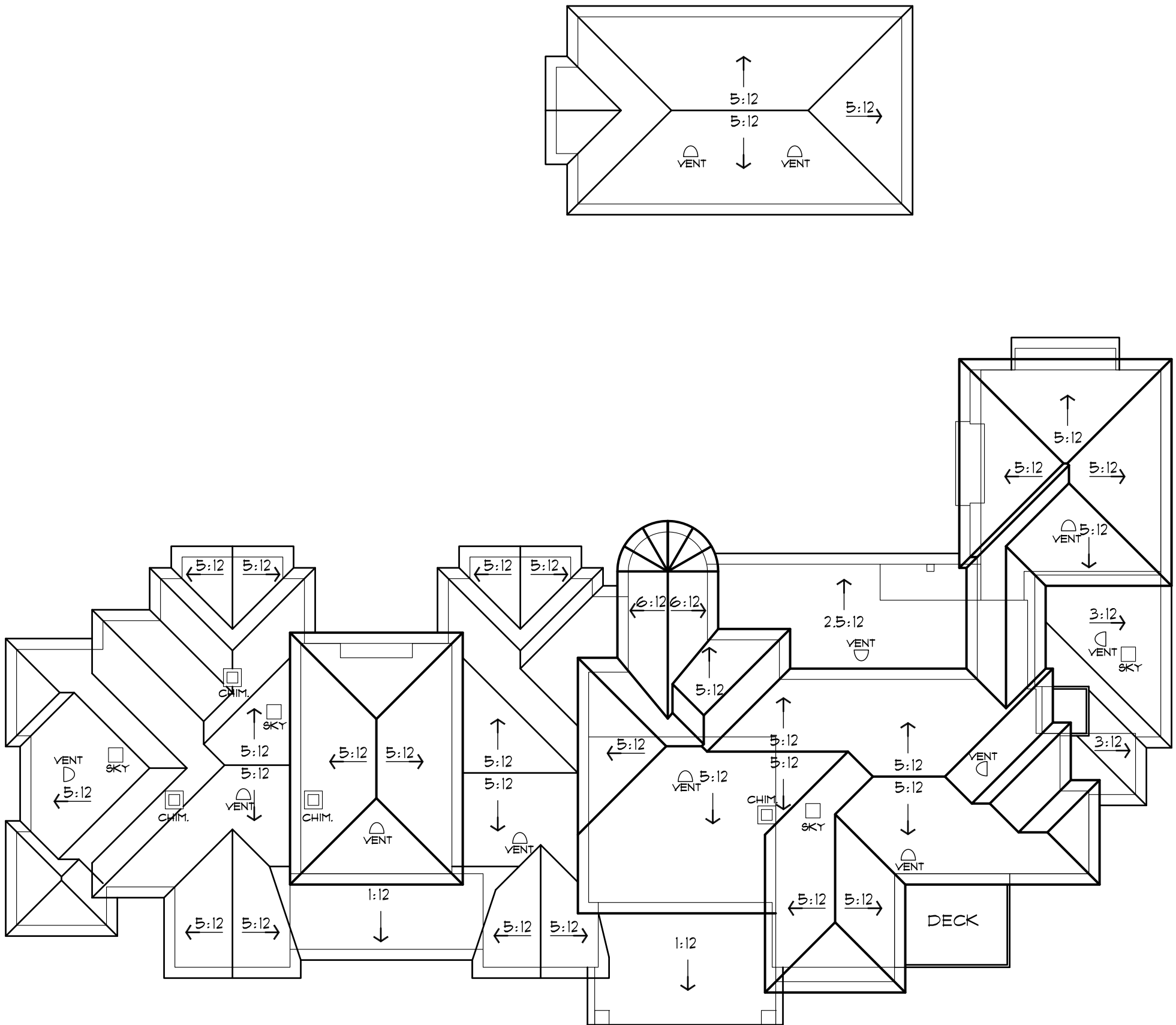
1,206/300 = 4.02 SQ. FT. = (2) DORMER VENTS REQ'D (3.53) SQ. FT. NET EA.) BALANCE VENTS HIGH AND LOW PER ROOF PLAN.

ROOF MATERIAL:

MANUFACTURER: "DELEO CLAY TILE CO."
PRODUCT NAME: "ROMAN PAN ROOF TILE" 2 PIECE TILE
I.C.B.O. ES ER 3416

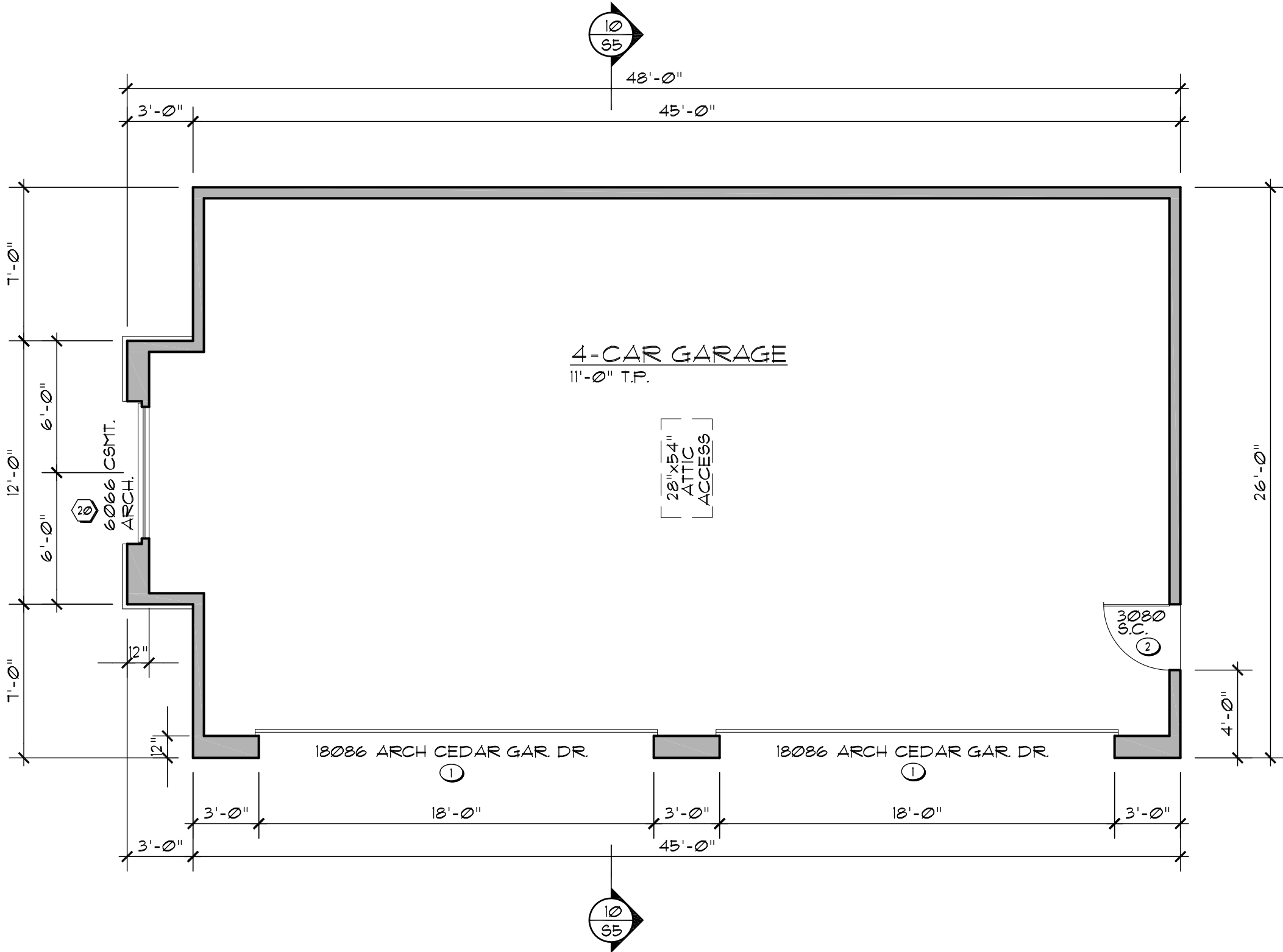
"5" TILE IS NOT AN ACCEPTABLE SUBSTITUTION

2.) 2-LAYERS 40# FELT UNDERLAYMENT.



ROOF PLAN

SCALE: 1/16" = 1'-0"



GARAGE FLOOR PLAN

SCALE: 3/16" = 1'-0"

REVISIONS

GARAGE FLOOR PLAN / ROOF PLAN
ROOM, WINDOW, & DOOR SCHEDULES

SHEETS

A-4

OF . SHTS.

EXTERIOR MATERIALS

ALL EXTERIOR DOOR AND WINDOW HEADS TO BE 'Z' FLASHED.

FLASHING WHERE NOT DETAILED SHALL BE REFERENCED BY THE LATEST S.M.A.C.N.A. DETAILS, AND/OR DETAILS PROVIDED BY ROOFING CONTRACTOR.

ALL ROOF EAVES TO RECEIVE EAVE METAL.

ALL ROOFING SHALL BE INSTALLED PER THE LATEST MANUFACTURER'S SPECIFICATIONS AT A MINIMUM WITH ANY GREATER REQUIREMENTS AS NOTED.

ALL GLAZING (FENESTRATION'S) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.

GALV. IRON CONT. WEEP SCREED.

GALV. IRON SCREEN VENTS w/ WATER HEATER DOOR.

ATTIC ROOF VENTS PER U.B.C., SEC. 3205(c).

1/8" THICK, MIN. EXTERIOR STUCCO. VERIFY COLOR w/ OWNER.

APPROVED GALV. IRON SPARK ARRESTORS SHALL BE INSTALLED ON ALL CHIMNEYS UBC, SECTION 1113.

ROOFING:

ROOFING SHALL HAVE A MINIMUM CLASS "A" FIRE RATING.

VENTS

ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) MUST BE LOUVERED AND COVERED WITH 1/2" NONCOMBUSTIBLE CORROSION RESISTANT METAL MESH. TURBINE VENTS SHALL TURN IN ONE DIRECTION ONLY.

ROOF MATERIAL

MANUFACTURER: 'C.I.T. MEXICO'

PRODUCT NAME: 'OLD SENORA' - 2 PIECE MISSION TILE

I.C.B.O. ER-4564

2.) 2-LAYERS 40# FELT UNDERLAYMENT.

ROOF VENTS

ROOF VENTS SHALL BE LOCATED ON LEAST VISIBLE SIDE OF ROOF AND PAINTED TO MATCH ADJACENT MATERIAL.

DOORS

EXTERIOR DOORS SHALL BE APPROVED IGNITION RESISTANT CONSTRUCTION, SOLID-CORE WOOD NOT LESS THAN 1-3/4" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

WINDOWS

WINDOWS SHALL BE TEMPERED GLASS, OR MULTI-LAYERED GLASS PANELS, OR GLASS BLOCK, OR WINDOW SYSTEMS HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS, AND METAL REINFORCEMENT IN THE INTERLOCK AREA.

- 1.) WINDOWS TO BE ALUMINUM CLAD OVER WOOD WITH TRUE DIVIDED LITE APPEARANCE
- 2.) ALL WINDOWS TO BE LOW-E DUAL GLAZING. GLAZING SHALL NOT BE REFLECTIVE OR TINTED WITHOUT APPROVAL OF CDCR.

FIRE NOTES

PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR VENTILATED SPACES.

GUTTERS AND DOWN SPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LITTER AND DEBRIS.

EXTERIOR DOORS SHALL BE APPROVED IGNITION RESISTANT CONSTRUCTION, SOLID-CORE WOOD NOT LESS THAN 1-3/4" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

IN ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE ENDS SHALL BE FIRE STOPPED TO PRECLUDE ENTRY OF THE FLAMES OR EMBERS.

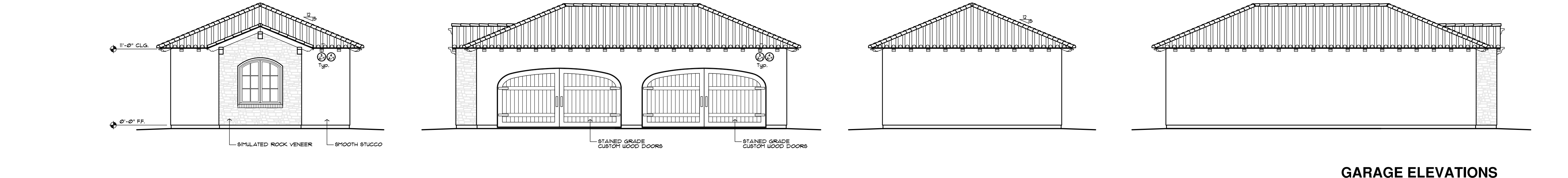
- FIRESTOP WITH CEMENT MORTAR.

ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS. COMBUSTIBLE EAVE OVERHANGS MUST COMPLY WITH ENHANCED FIRE RESISTIVE REQUIREMENTS.

PROJECTIONS SUCH AS DECKS, CARPORTS, BALCONIES, PATIO COVERS, TRELLISES, ETC. SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION, FIRE-RETARDANT TREATED WOOD, MODIFIED HEAVY TIMBER CONSTRUCTION (MIN. DIMENSIONS: 3x DECKING, 6x6 COLUMNS, 4x10 OR 6x8 BEAMS, 4x8 JOISTS), OR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION.

COLORS FOR EXTERIOR FINISHES

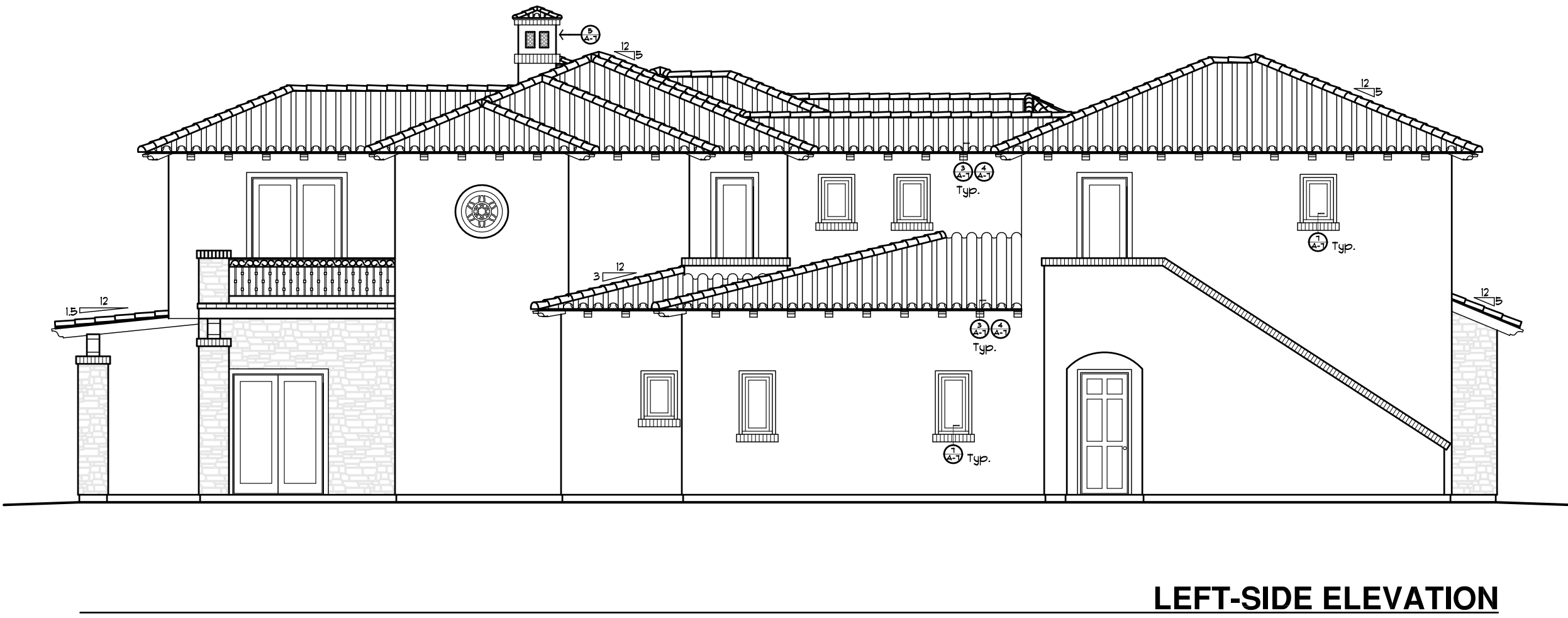
LRY OF 60 OR LESS SHALL BE USED ON ALL SELECTED COLORS FOR THE EXTERIOR FINISHES.



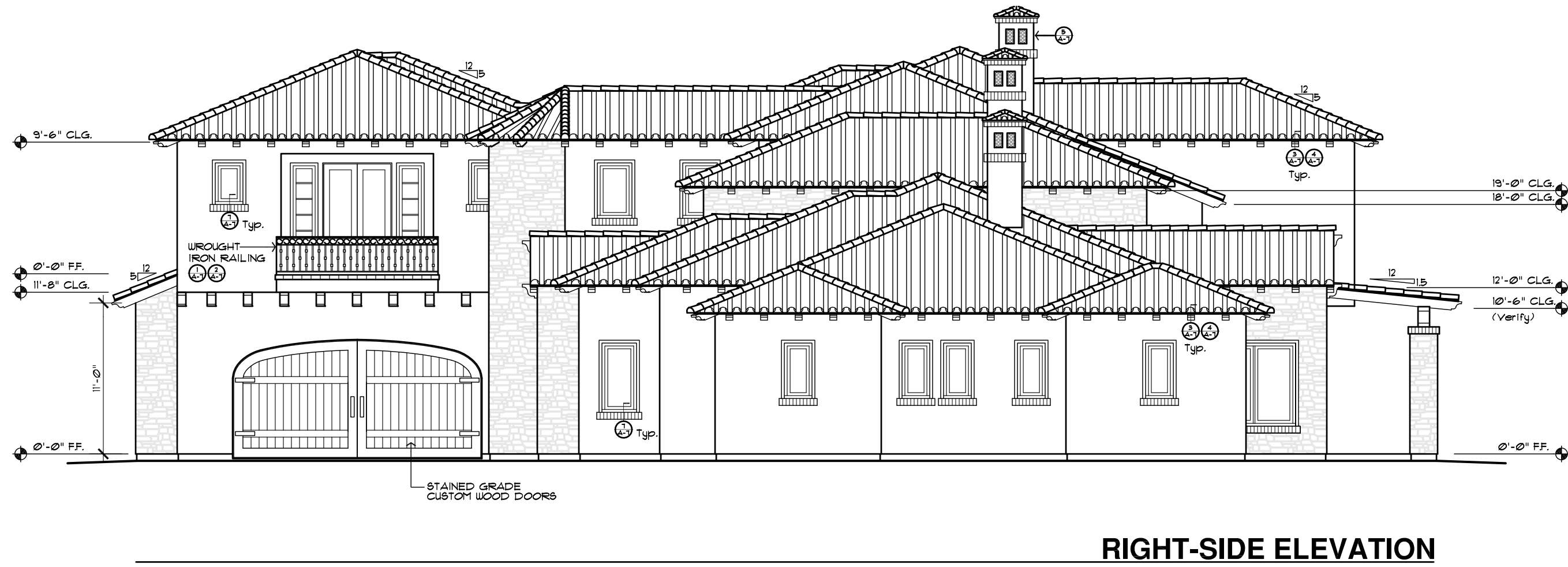
GARAGE ELEVATIONS



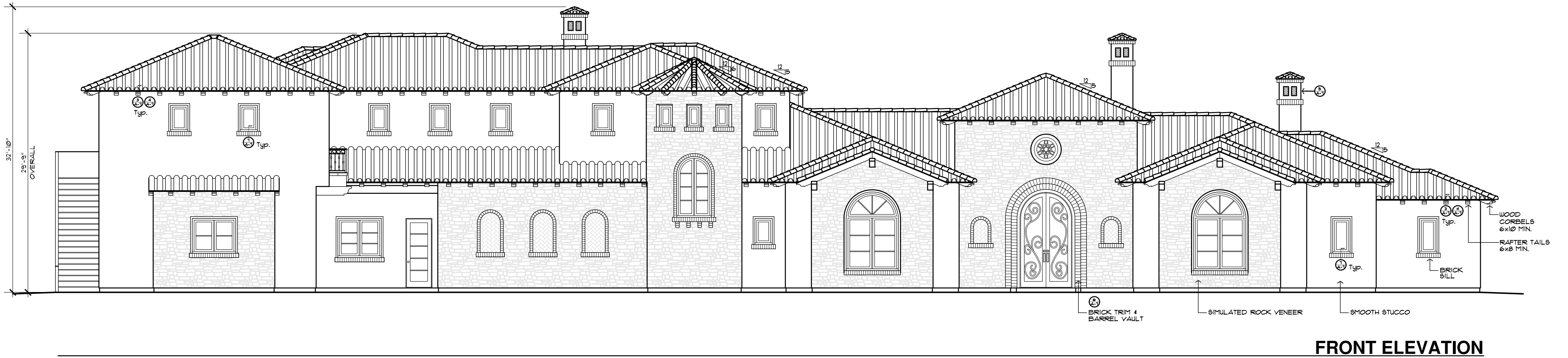
REAR ELEVATION



LEFT-SIDE ELEVATION



RIGHT-SIDE ELEVATION



FRONT ELEVATION

REVISIONS

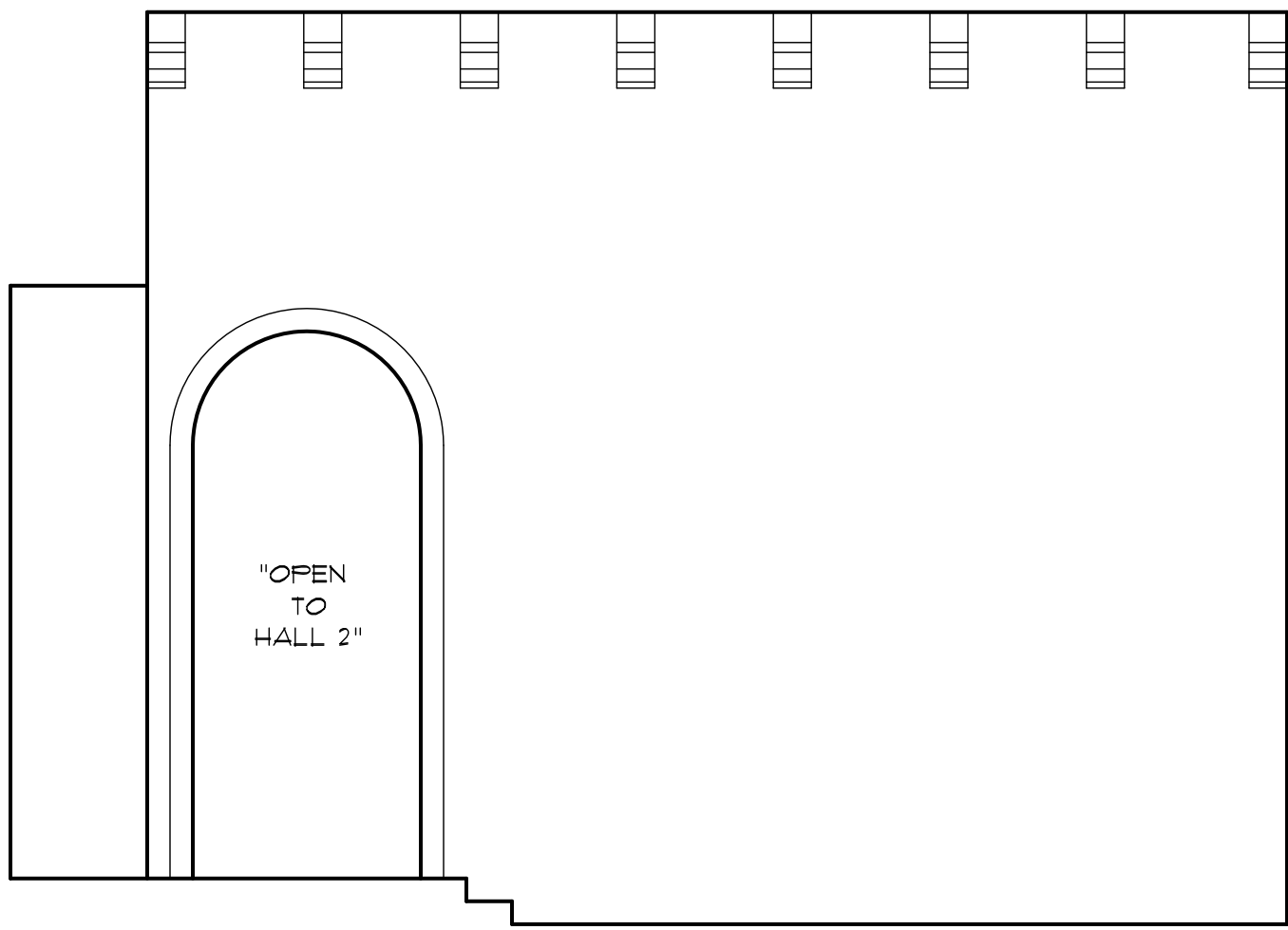
LOT-4 ELEVATIONS

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

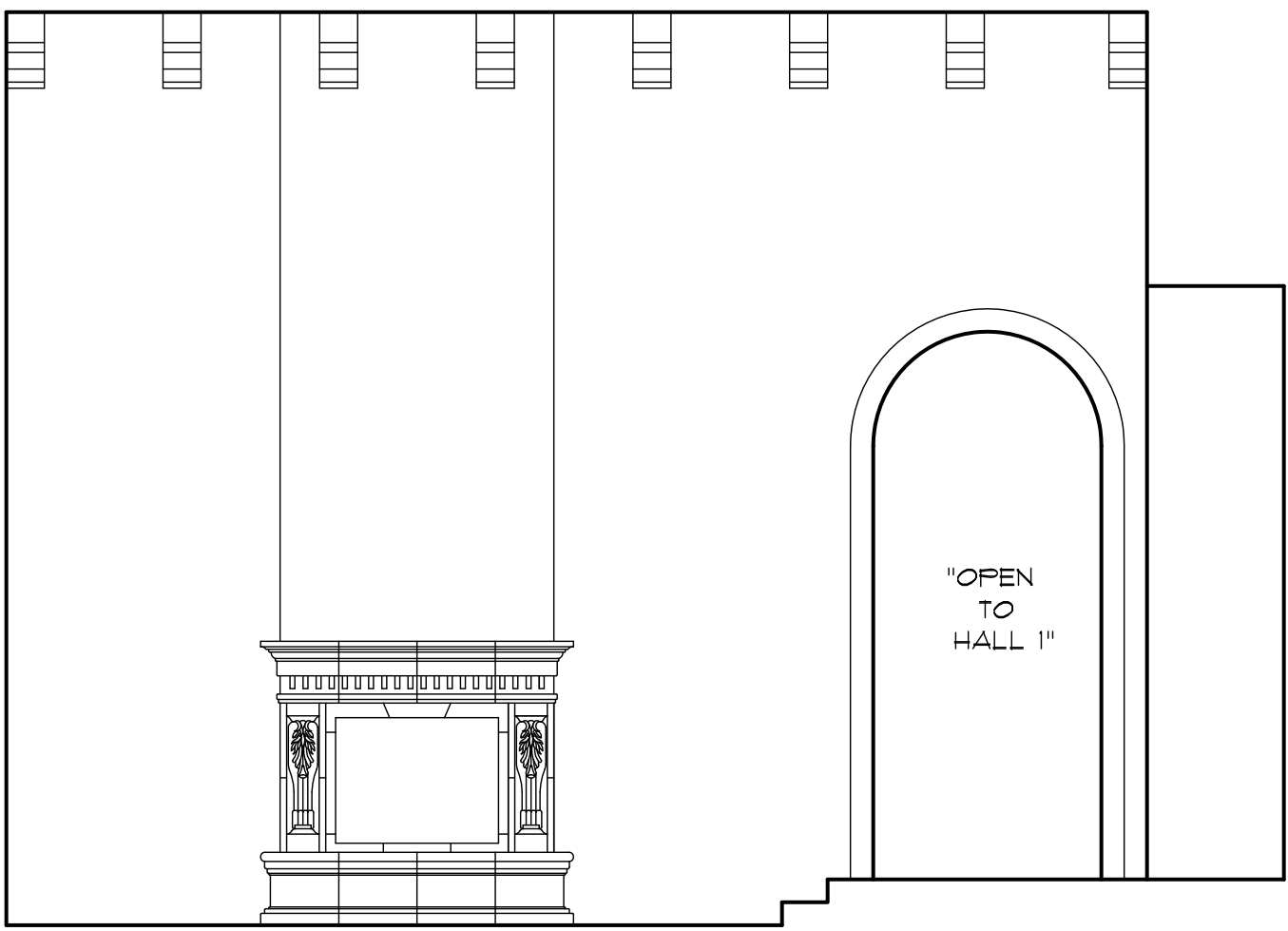
SHEETS

A-6

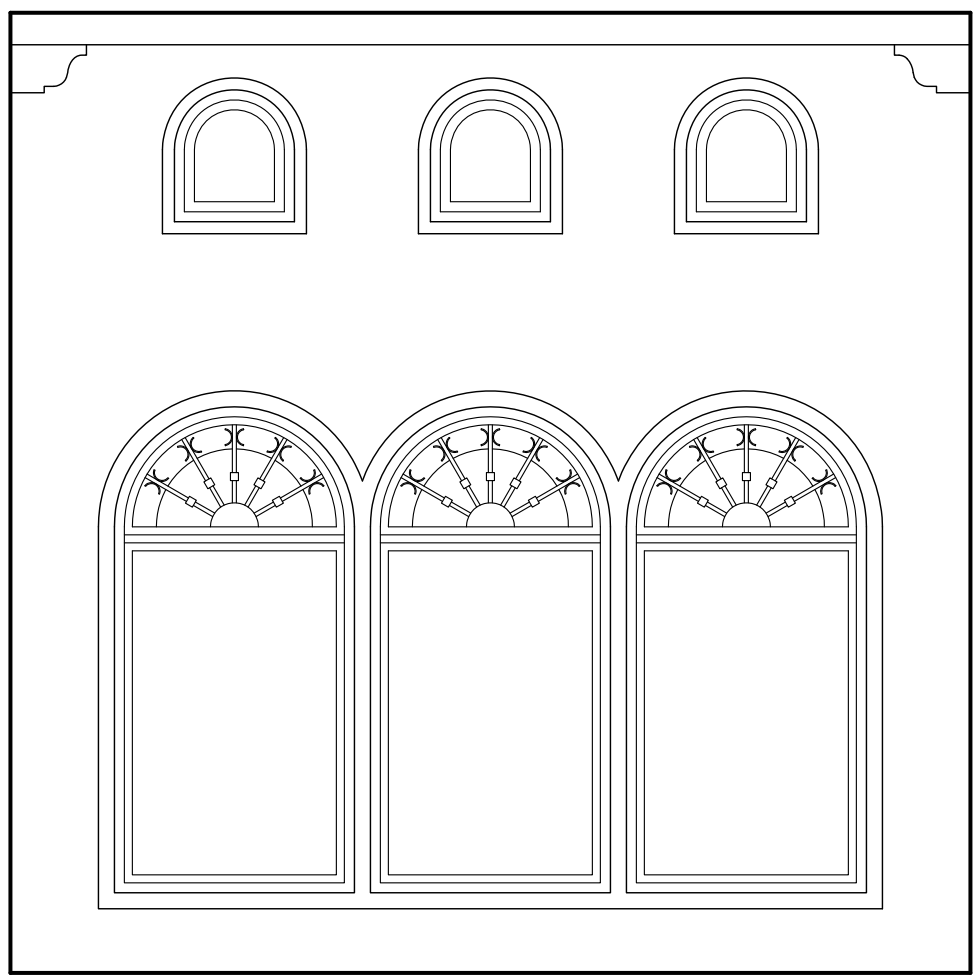
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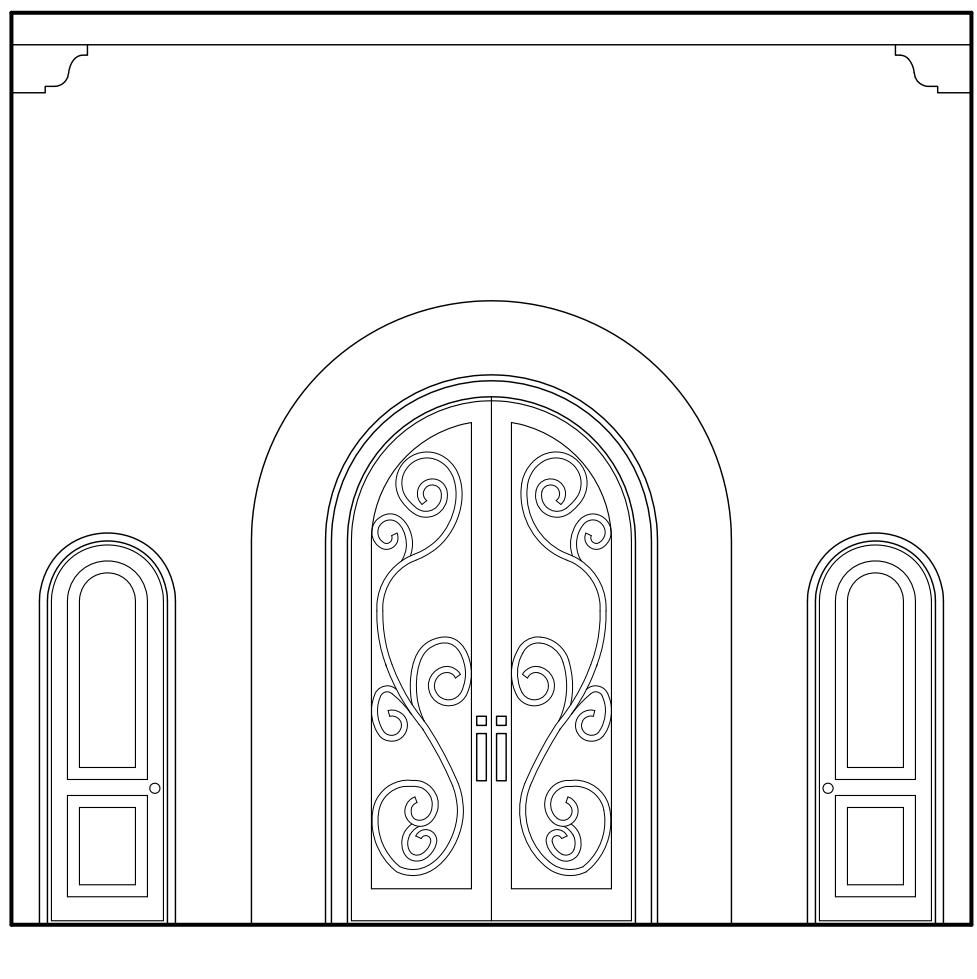
LEFT



RIGHT

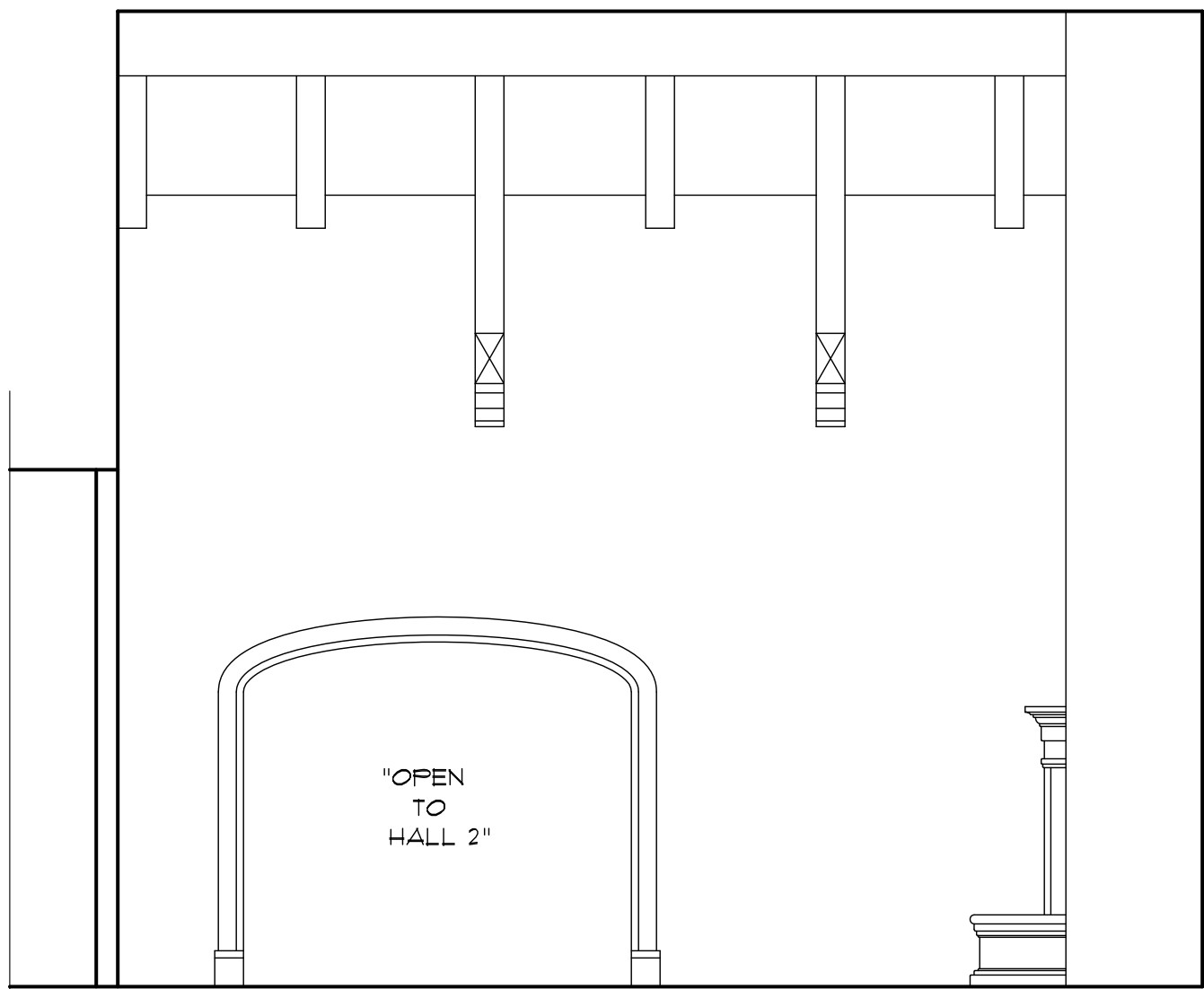


REAR

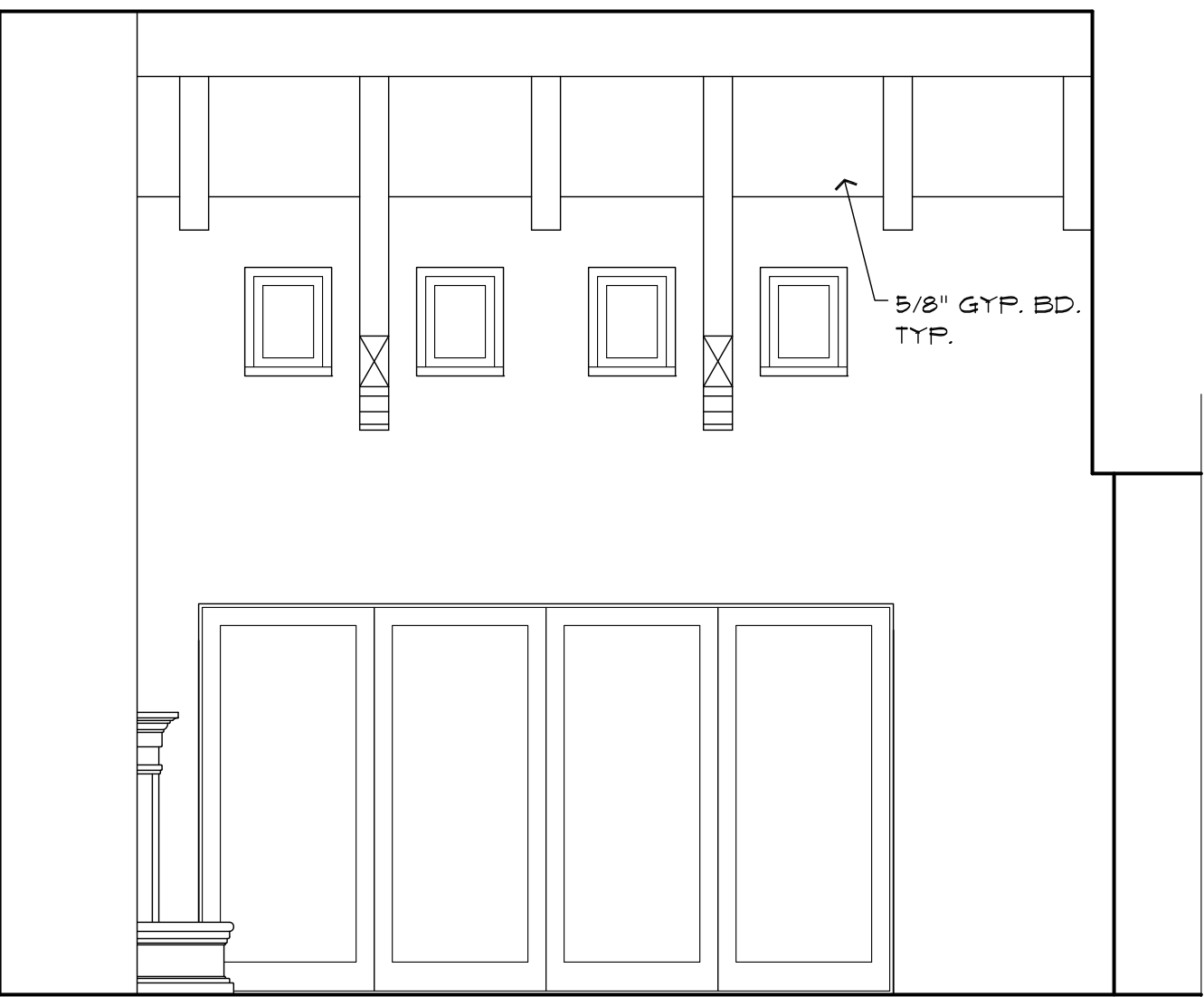


FRONT

ENTRY / LIVING



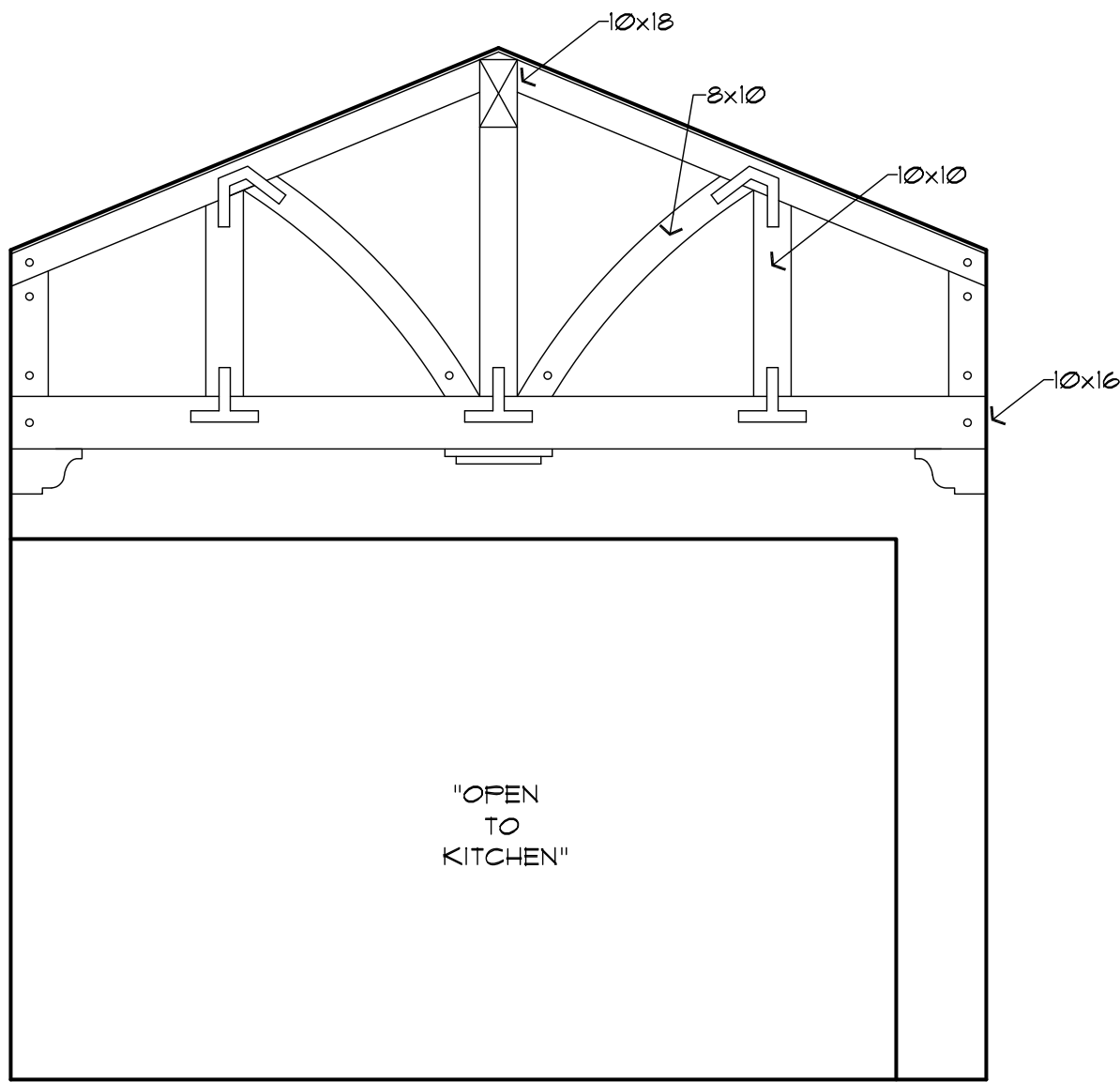
LEFT



RIGHT



REAR



FRONT

FAMILY

REVISIONS

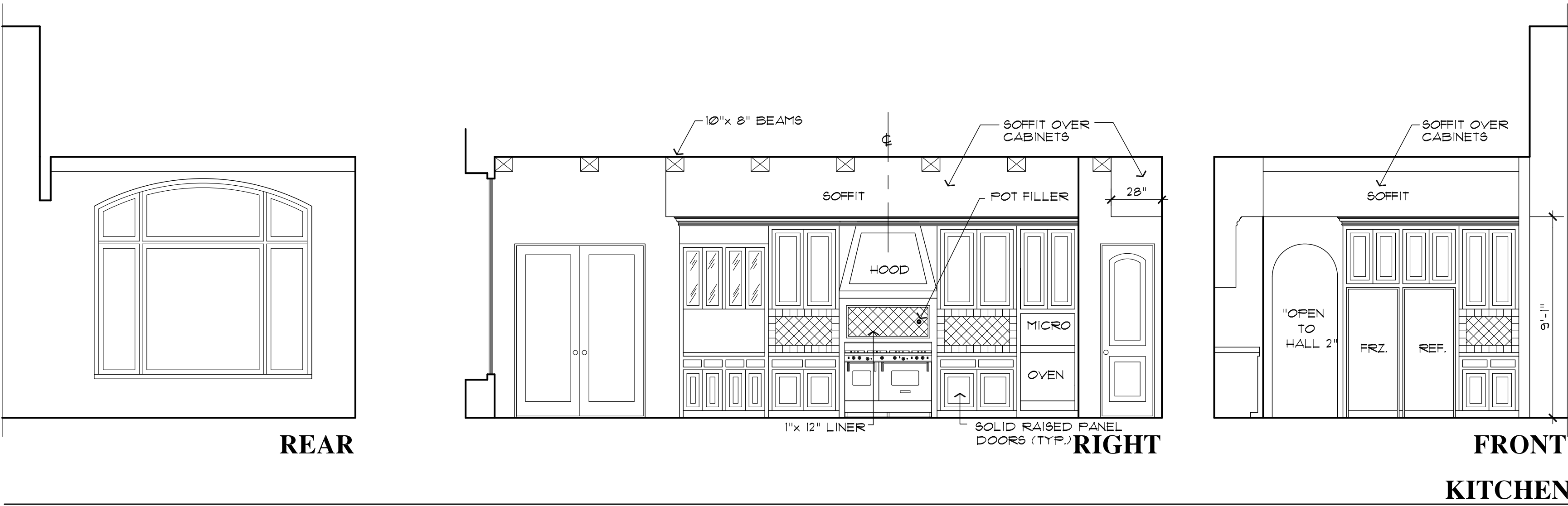
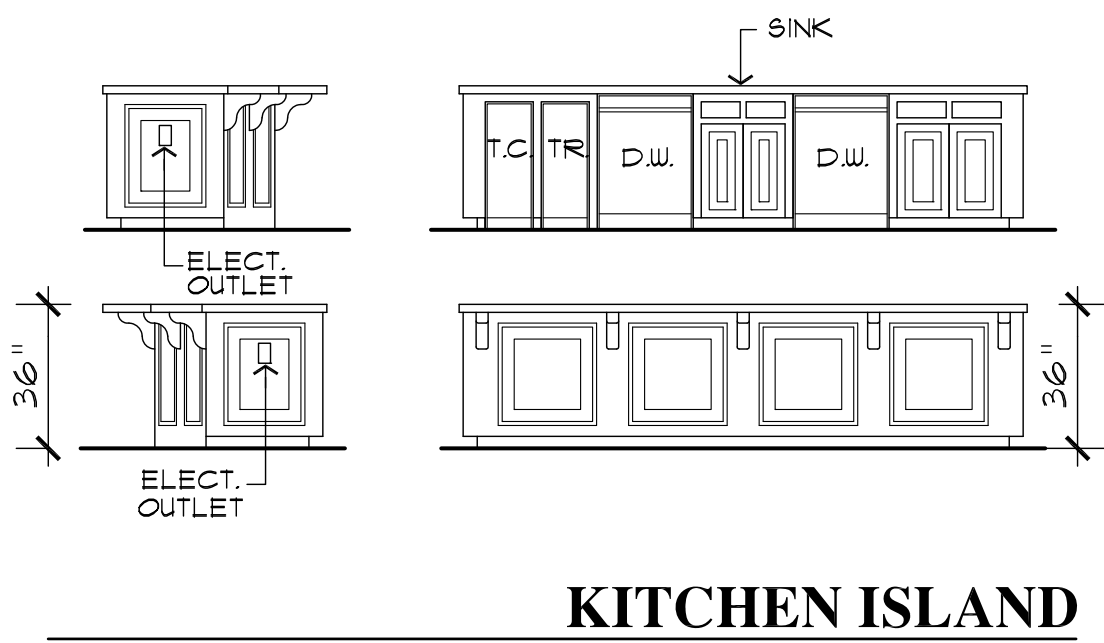
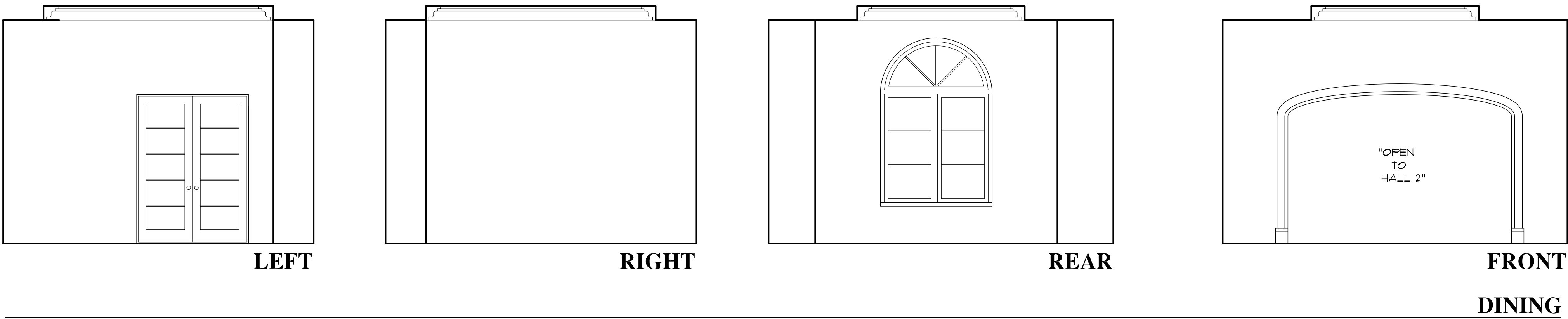
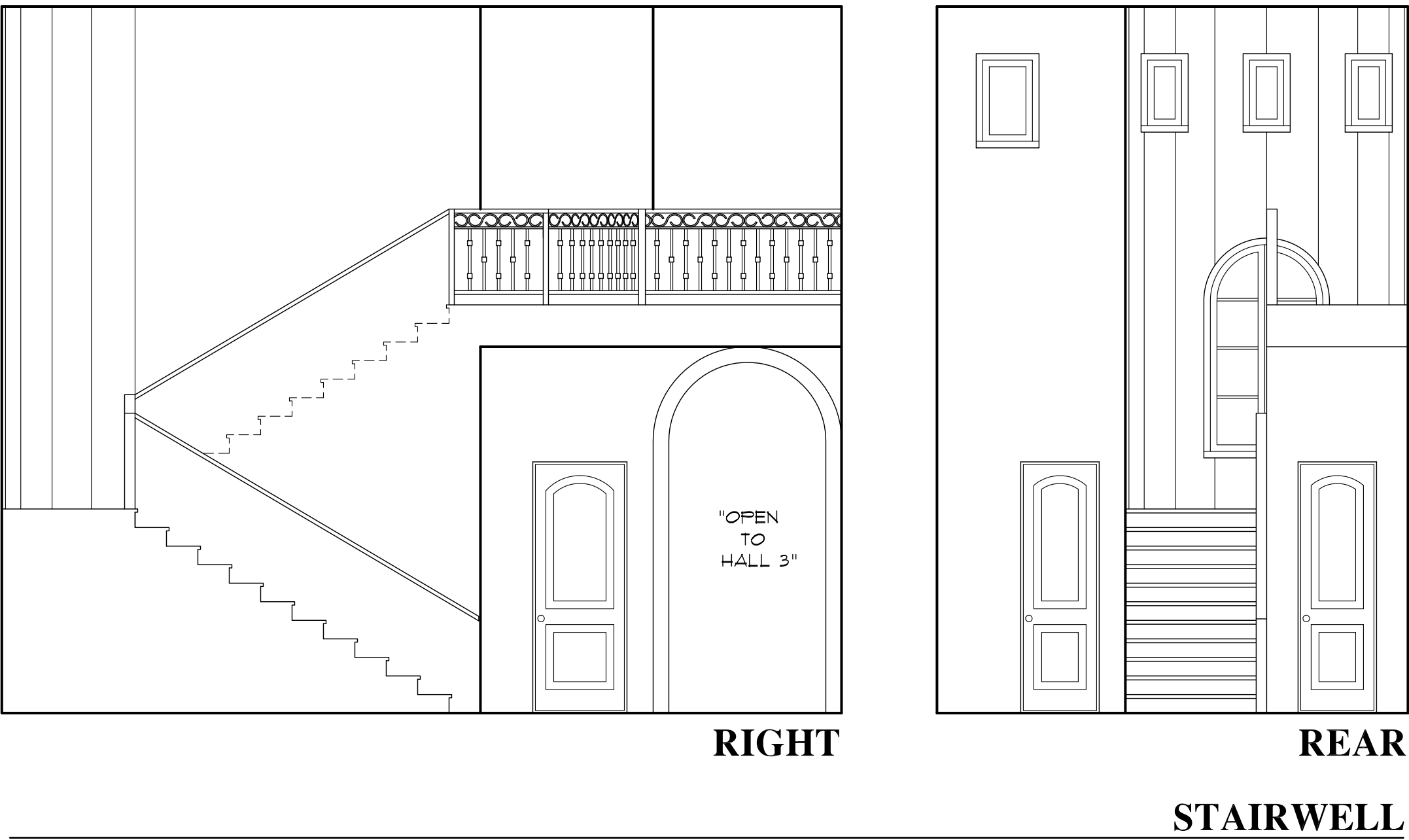
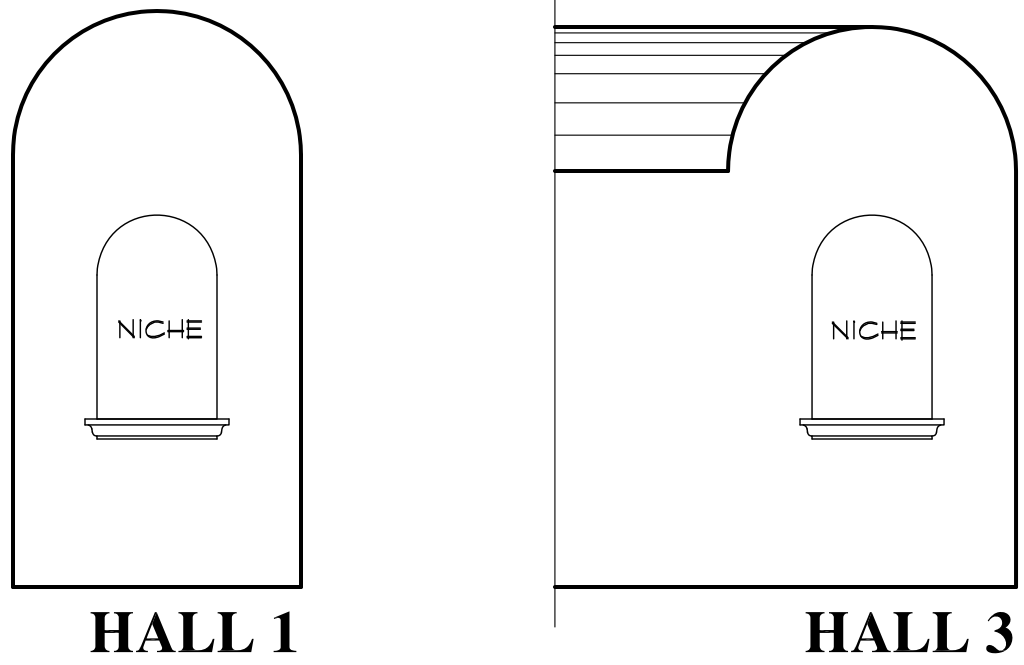
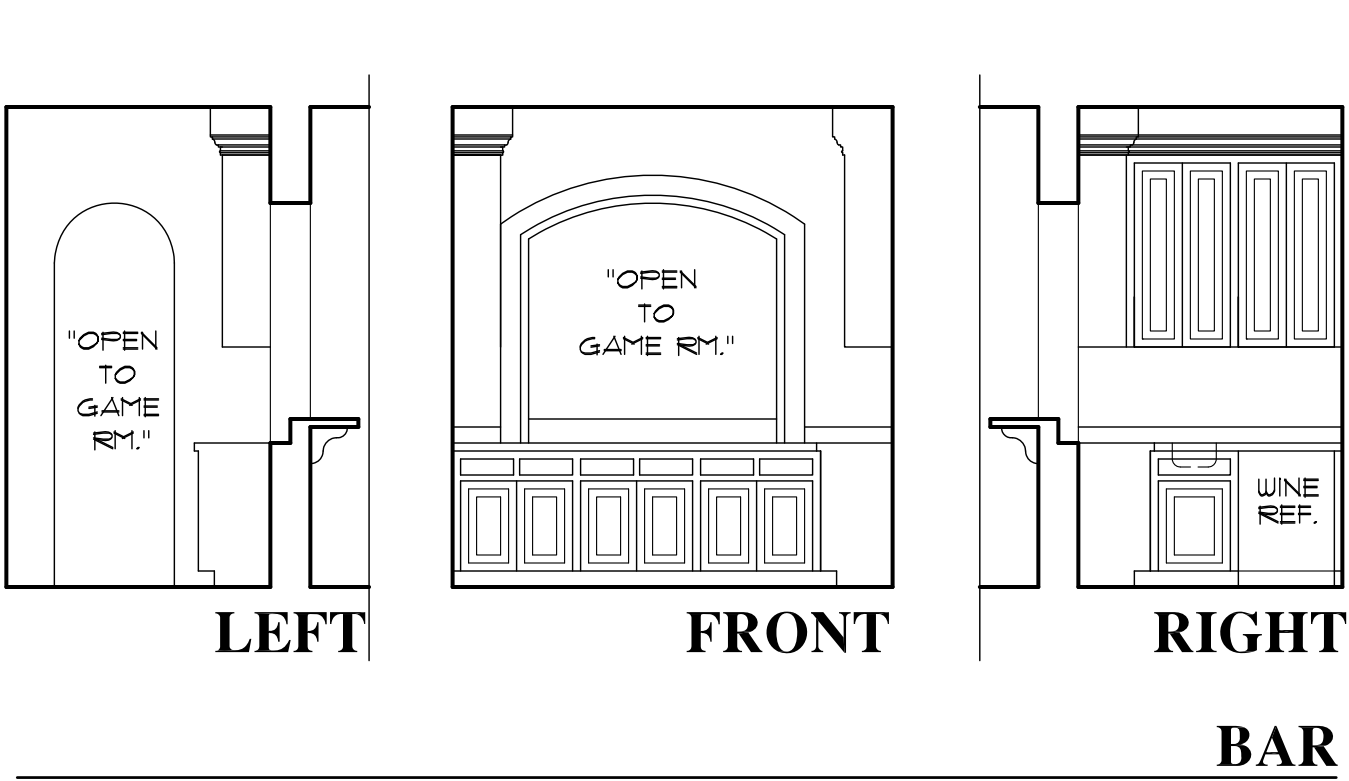
INTERIOR ELEVATIONS

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

SHEETS

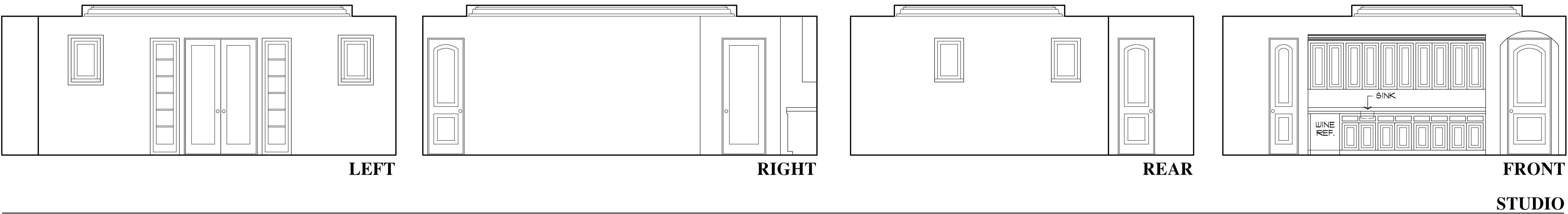
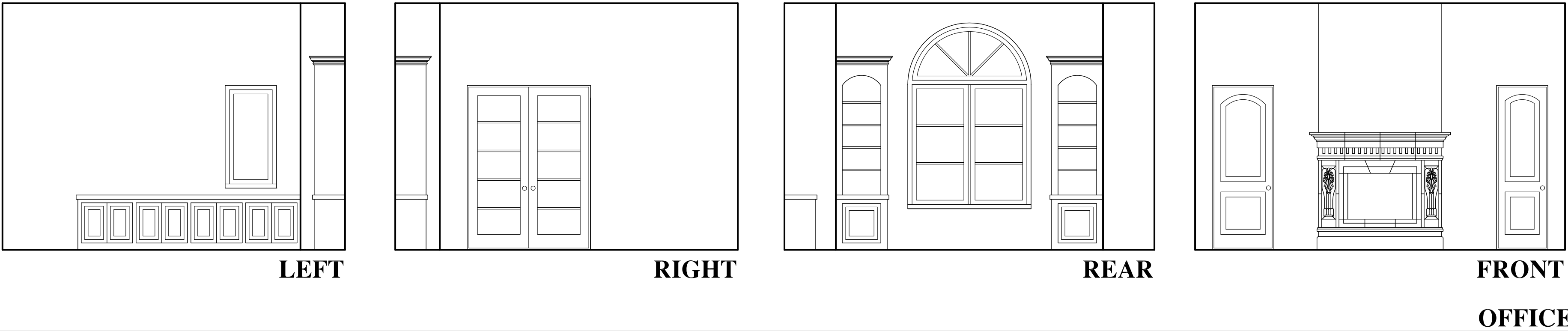
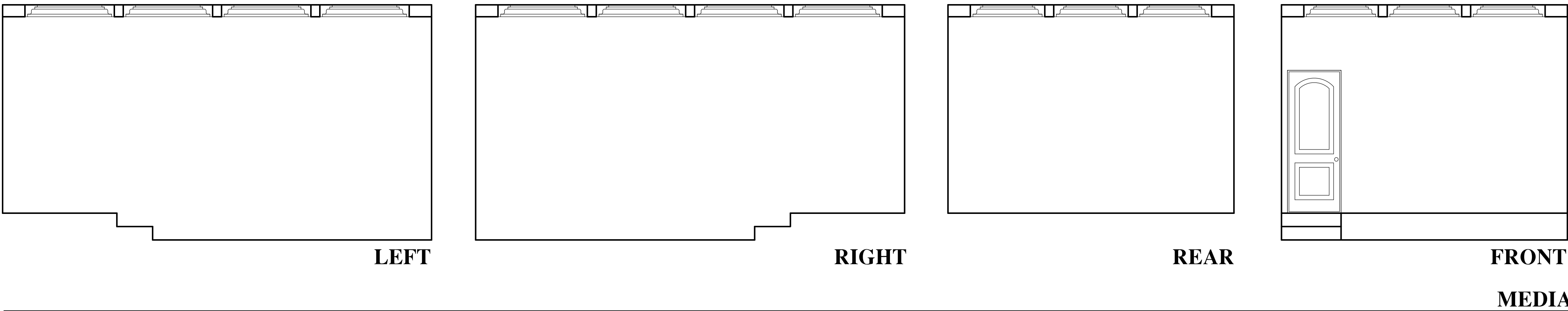
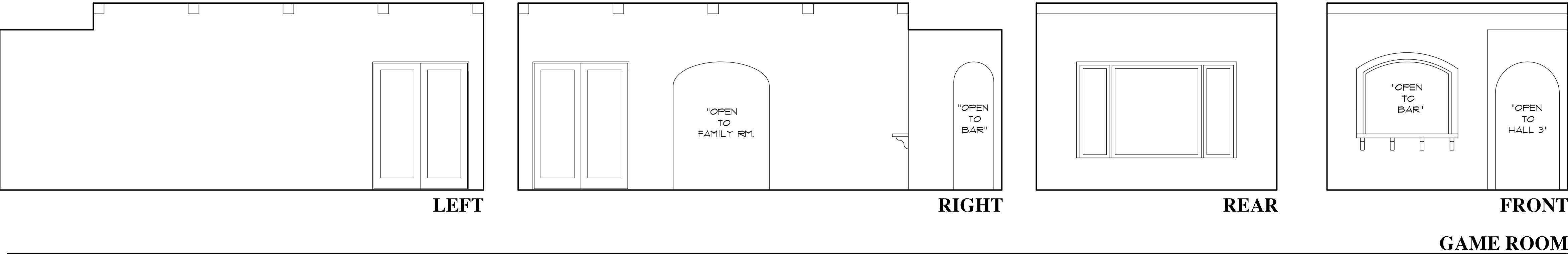
A-10

OF . SHTS.



REVISIONS

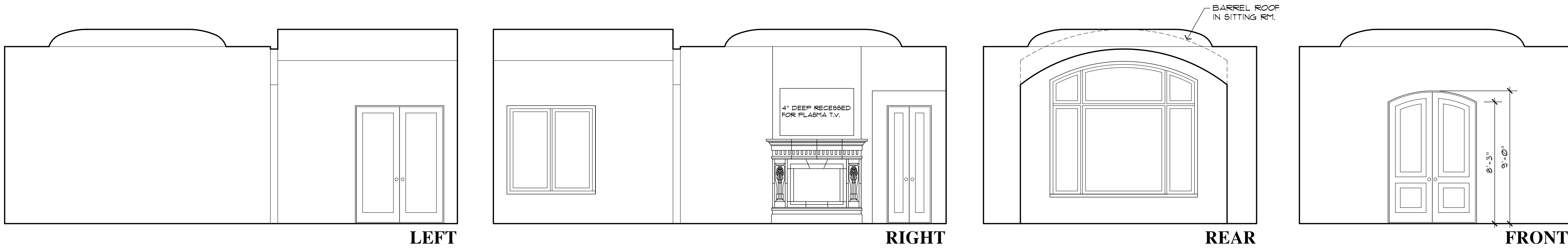
INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



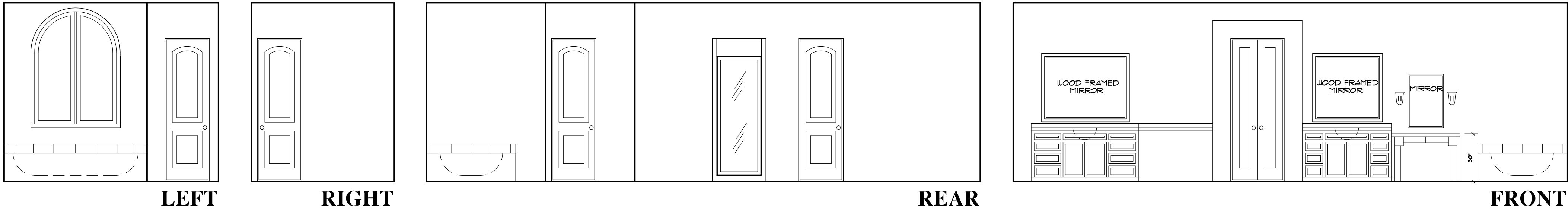
REVISIONS

INTERIOR ELEVATIONS

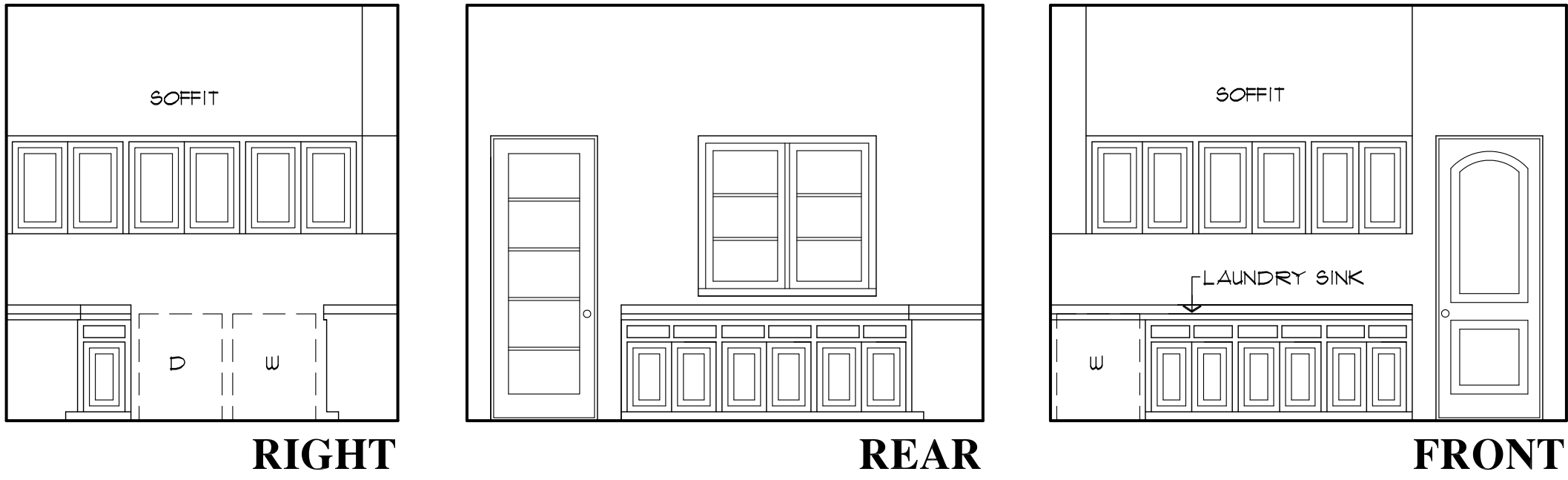
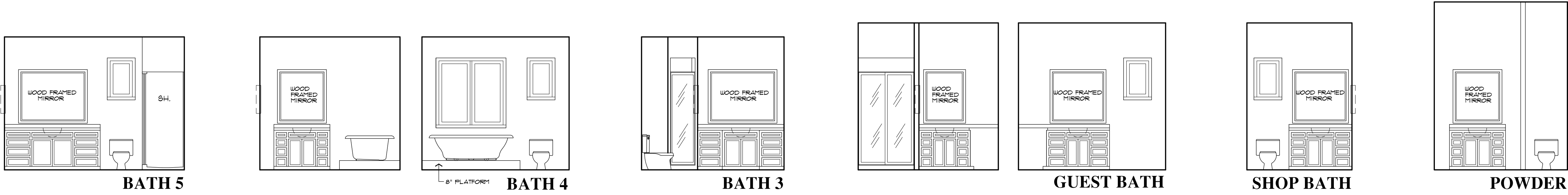
SCALE: 1/4" = 1'-0"



MASTER BEDROOM



MASTER BATH



LAUNDRY

REVISIONS

INTERIOR ELEVATIONS

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