FRONT ELEVATION

LIST OF DRAWINGS:

CS	TITLE SHEET & DRAWING LIST
T-24	CF-1R AND MF-1R
A0.1	PLOT PLAN
A0.2	GRADING PLAN
A1.1	FIRST FLOOR PLAN
A1.3	WALKOUT BASEMENT
A1.4	ROOF SLOPE PLAN
A2.1	SECTION A-A / DETAILS
A2.2	SECTION B-B / DETAILS
A2.3	SECTION C-C , D-D
A2.4	SECTION E-E, F-F, G-G STAIRS
A2.5	SECTION H-H, I-I
A3.1	FRONT & RIGHT ELEVATIONS
A3.2	REAR & LEFT ELEVATIONS
A4.1	ELECTRICAL PLANS
A4.2	LOWER ELECTRICAL PLANS
S1.1	FOUNDATION PLAN
S2.1	FIRST FLR. FRAMING PLAN
S3.1	ROOF FRAMING PLAN
DD.1	DESIGNER DETAILS
DD.2	DESIGNER DETAILS
DD.3	DESIGNER DETAILS
DD.4	DESIGNER DETAILS
DD.5	DESIGNER DETAILS
DD.6	DESIGNER DETAILS
S.1	GENERAL ENGINEERS NOTES
S.2	STRUCTURAL ENG. DETAILS
S.3	STRUCTURAL ENG. DETAILS

GENERAL NOTES:

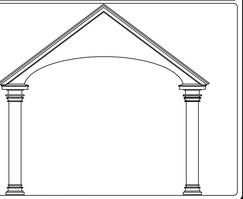
CODES: C.B.C., U.B.C., U.M.C., N.E.C. R-3 SINGLE FAMILY RESIDENCE, U-1 GARAGE
TYPE V CONSTRUCTION W/ ONE HR. SEPARATION BETWEEN GARAGE AND LIVING SPACE.

FLOOR LIVE LOAD	40PSF	FLOOR DEAD LOAD	PSF	LIGHTWEIGHT CONC.	
ROOF LIVE LOAD	PSF	ROOF DEAD LOAD	PSF	CULTURED STONE	7#/FT3
DECK LIVE LOAD	PSF	DECK DEAD LOAD	PSF		

1. FIELD VERIFY ALL DIMENSIONS, MATERIALS AND SITE CONDITIONS.
2. CONSTRUCTION, DIMENSIONS, AND MATERIAL SHALL BE AS PER CURRENT EDITION OF THE (UBC) AND/OR LOCAL GOVERNING CODES.
3. DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
4. PROVIDE EXTERIOR VENTING OF CLOTHES DRYER, EXHAUST FANS, COOLING AND HEATING EQUIPMENT.
5. FIELD VERIFY PHONE, CATV JACKS AND DEDICATED CIRCUITES FOR COMPUTERS
6. PROVIDE ROOF GUTTERS AND DOWN SPOUTS AS REQUIRED.
7. FINISH GRADE SHALL BE 6" MIN. BELOW UNTREATED WOOD AND A MIN OF 8" IN 10'-0" FROM ENTRY FOR THE STRUCTURE.
8. ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE INTERLINKED. THE DETECTORS SHALL BE EQUIPPED WITH BATTERY BACKUP.
9. ATTIC VENTILATION - 1 S.F./150 S.F. OF ATTIC SPACE.
10. ALL ELECTICAL TO BE VERIFIED AT SITE W/ OWNER & CONTRACTOR.
11. ALL WINDOWS LESS THAN 18" FROM FLOOR OR WITHIN 24" OF A DOOR SHALL REQUIRED TEMPERED GLASS.
12. RAILING NOTE: 36" MIN. RAIL HEIGHT. 4" MAX. BETWEEN BALUSTERS. 4" MAX. BETWEEN DECK & BOTTOM RAIL. 4 TO 6" NEWEL POSTS SPACED EVENLY. 34"-38" STAIR RAILS.
DECK NOTE: RAILING IS NOT REQUIRED IF DECK IS LESS THAN 30" FROM GRADE.

CONDITIONS:

CALIFORNIA DESIGNS USES COMPUTER PROGRAMS, AND PRODUCT SPECIFICATIONS TO CALCULATE STRUCTURAL MEMBERS. CONTRACTOR AND/OR CLIENT MUST RETAIN A LICENSED ENGINEER TO VERIFY ALL STRUCTURAL MEMBERS SUCH AS: WOOD BEAMS, POSTS, STEEL BEAMS/COLUMNS, FOUNDATION FOOTERS, PADS, WALLS (BASED ON SOILS TEST), LINTELS, GIRDER, POSTS, TRUSSES/RAFTER, AND ALL CONNECTIONS PRIOR TO CONSTRUCTION AND PURCHASE OF MATERIALS. ALL WORK MUST COMPLY W/ LOCAL/NATIONAL CODES AND STANDARD BUILDING PRACTICES. CALIFORNIA DESIGNS MUST BE NOTIFIED OF ANY ERRORS PRIOR TO CONSTRUCTION AND PURCHASE OF MATERIALS. CALIFORNIA DESIGNS IS NOT RESPONSIBLE FOR COST OF MATERIALS, LABOR, OR ERRORS ON THESE DOCUMENTS. THESE DOCUMENTS HAVE BEEN PREPARED BASED UPON INFORMATION SUBMITTED IN PART, BY OTHERS. THIS INFORMATION IS BELIEVED TO BE CORRECT, HOWEVER, CALIFORNIA DESIGNS IS NOT RESPONSIBLE FOR THE ACCURACY, INADEQUACY, OMISSION OR OMISSIONS WHICH MAY HAVE BEEN IMPLEMENTED INTO THESE DOCUMENTS.



ABBREVIATIONS

ABV.	above	C.M.U.	concrete masonry unit	F.RT.	fire-retartant	LAV.	lavatory	PVMT.	pavement	SQ.	square
A.F.F.	above finished floor	CONST.	construction	FLSHG.	flashing	L.H.	left hand	PERF.	perforated	S.STL.	stainless steel
ACC.	access	CONTIN.	continuous	FLEX.	flexible	LGTH.	lenght	PERIM.	perimeter	STD.	standard
ACC.FL.	access floor	CONTR.	contract/contractor	FLR.	floor	LT.	light	PLAS.	plaster	STA.	station
A.P.	access panel	C.L.L.	contract limit line	FLR.C.O.	floor clean out	L/C.	light control	P.LAM.	plastic laminate	STL.	steel
ACOUS.	acoustical	C.JT.	control joint	F.D.	floor drain	LT.PF.	light proof	PL.	plate	STOR.	storage
AC. PL.	acoustical plaster	CPR.	copper	FLR.FL.	floor galvanized	LT.WT.	light weight	P.L.	property line	S.D.	storm drain
ACT.	acoustical tile	C.C.	corner guard	FLUOR.	fluorescent	LMS.	limestome	P.L.F.	pounds per lineal foot	STRUCT.	structure/structural
ACR.PL.	acrylic plaster	CORR.	corrugated	FLR. JT.	floor joint	LTL.	lintel	PLY.	plywood	S.C.T.	structural clay tile
ADD.	addendum	CTR.	counter	FQUND.	foundation	L.L.	live load	PL.GL.	plate glass	SUSP.	suspended
ADH.	adhesive	C.FL.	counter flashing	FRG.	framing	L.PT.	low point	PT.	point	SYM.	symmetrical
ADJ.	adjacent	CTR.SK.	counter sunk	FR.AIR	fresh air	LT.CONC.	lightweight concrete	P.V.C.	polyvinyl chloride	SYN.	synthetic
ADJUST.	adjustable	CRS.	course	F.B.O.	furnished by others	M.H.	manhole	P.T.CONC.	post-tesioned concrete	SYS.	system
AGG.	aggregate	CU.FT.	cubic foot	FUR.	furred (ing)	MFR.	manufacture (er)	P.C.CONC.	pre cast concrete	T.	tack board
A/C	air conditioning	CU.YD.	cubic yard	FUT.	future	MRB.	marble	PREFAB.	prefabricated	TK.BD.	tack strip
ALT.	alternate			G.BLK.	greenblock	MAS.	masonry	PREFIN.	pre finished	TK.STR.	telephone
ALUM.	aluminum	DPR.	dampar	GA.	guage	M.O.	masonry opening	PS.CONC.	pre stressed concrete	TEL.	television
ANCH.	anchor, anchorage	D.P.	damp proofing	GALV.	galvanized	MAT'L	material	P.S.F.	pounds per square foot	T.V.	terra cotta
ANOD.	anodized	D.H.	dead load	GSKT.	gasket	MAX.	maximum	P.S.I.	pounds per square inch	T.C.	terrazzo
APPROX.	approximate	DEMOL.	demolish	G.C.	general contractor	MECH.	mechanical	PWD.	plywood	TX.	thick (ness)
ARCH.	architect urab	DEP.	depress (ed)	GL.	glass	MED.	medicine cabinet			THK.	threshold
A.D.	area drain	DTL.	detail	GL.BLK.	glass block	MED.	medium	Q.T.	quarry tile	THR.	toilet partition
ASB.	asbestos	DIAG.	diagonal	GL.C.M.U.	glazed conc. masonry unit	M.BR.	master bedroom	RBBT.	rabbet	T.PTN.	toilet paper dispenser
ASPH.	asphalt	DIAM.	diameter	GL.S.T.	glazed structural tile	MEMB.	membrane	RAD.	radius	T.P.DISP.	tolerance
A.T.	automatic	DISPR.	dispenser	G.B.	grab bar	MTL.	metal	REF.	reference /refer to	TOL.	tongue and groove
AUTO		DIV.	division	GRT.	grout	M.F.D.	metal floor decking	REFL.	reflect (ed) (ive) (or	T&G	towel bar
BSMT.	basement	DR.	door	G.W.B.	gypsum wall board	M.R.D.	metal roof decking	REFR.	refrigerator	T.O.C.	top of column
BRG.	bearing	D.H.	double hung	GYPC.	gypcrete	M.THR.	metal threshold	REG.	register	T.O.CONC.	top of concrete
B.PL.	bearing plate	DN.	down	GYP.PL.	gypsum plaster	M.	meter	REINF.	reinforce (ed)	T.O.F.	top of footing
BD.JT.	bed joint	D.S.	down spout	GYP.T.	gypsum tile	MM	millimeter	R.C.P.	reinforced concrete pipe	T.O.J.	top of joint
BCH.MK.	bench mark	DRN.	drain			MW.	millwork	REM.	remove	TRANS.	tread
BTWN.	between	DRN.BD.	drain board	H.D.	hardboard	MIN.	minimum	RES.	resilient	T	typical
BEV.	bevel (ed)	D.T.	drain tile	HDW.	hardware	MISC.	miscellaneous	RET.	return	TYP.	
BITUM.	bituminous	DWR.	drawer	HDWD.	hardwood	MIR.	mirror	R.A.	return air		
BLK.	block	DWG.	drawing	HD.JT.	head joint	MOD.	modular	REVS.	reverse (side)	U.B.C.	Uniform Building Code
BLDG.	blocking	D.F.	drinking fountain	HDR.	header	MLDG.	molding	REV.	revision /revise	U.C.	undercut
BD.	board	D.W.	dishwasher	HTG.	heating	MT.	mount			UNFIN.	unfinished
B.S.	both sides	EA.FA.	each face	HVAC	heating/ventilation/ air conditioning	MTD.	mounted	R.H.	right hand	URI.	urinal
B.W.	both ways	E	east			MOV.	move (able)	R.O.W.	right of way	V.JT.	v-joint
BTM.	bottom	ELEX.	electric (al)	HVY.D.	heavy duty	MULL.	mullion	R.	riser	VB.	vapor barrier
BRK.	brick	E.P.	electrical panel board	HT.	height	NAT.	natural	RVT.	rivet	VAR.	varies
BRZ.	bronze	E.W.C.	electrical water cooler	HEX.	hexagonal	N.R.	noise reduction	R.D.	roof drain	VNR.	veneer
BLDG.	building	ELEV.	elevation	H.B.	hose bibb	NRC.	noise reduction coefficient	RF.HCH.	roof hatch	VERM.	vermiculite
B.U.R.	built up roofing	EMERG.	emergency	H.C.	hollow core	N.R.C.		RFG.	roofing	VERT.	vertical
B.BD.	bulletin bd.	ENCL.	enclose (ure)	H.N.	hollow metal	NOM.	nominal	RM.	room	V.G.	vertical grain
CAB.	cabinet	EQ.	equal	HORIZ.	horizontal	NONMET.	nonmetallic	R.O.	rough opening	VIN.	vinyl
CPT.	carpet	EQUIP.	equipment	HR.	hour	NTS.	not to scale	RBR.	rubber base	VIN.B.	vinyl base
CSMT.	casement	ESC.	escalator	HD.	heavy duty	NIC.	not in contract	RB.T.	rubber tile	VIN.F.	vinyl fabric
C.I.P.	cast in place	EXCAV.	excavate	H.W.H.	hot water heater	N.T.S.	not to scale	RB.ST.	rubber stone	VIN.T.	vinyl tile
C.ST.	cast stone	EXH.	exhaust	INCIN.	incinerator	OBS.	obscure	SF.GL.	safety glass	W.SCT.	wainscot
C.B.	catch basin	EXIST.	existing	INCL.	include (ing)	O.C.	on center	SCHED.	schedule	W.T.W.	wall to wall
CK.	caulk (ing)	EXP.	expansion	I.D.	inside diameter	OPAQ.	opaque	SNT.	sealant	W.H.	wall hung
CLG.	ceiling	EXT.	exterior	INSUL.	insulate (ing)	OPG.	opening	STG.	seating	W.C.	water closet
CLG.HT.	ceiling height			INT.	interior	O.W.J.ST.	open web joist	SCTN.	section	W.PREG.	waterproofing
CEM.	cement	FTG.	footing	INTERM.	intermediate	OPP.	opposite	SHTH.	sheathing	W.REP.	water repellent
CM	centimeter	F.O.	face of frame opening	INV.	invert	OPP.H.	opposite hand	SHT.	sheet	W.S.	water stop
CER.	ceramic	F.BD.	fiberboard	J.C.L.	janitor closet	OPP.S.	opposite surface	SH.GL.	sheet glass	W.W.F.	welded wire fabric
C.T.	ceramic tile	F.GLS.	fiberglass	JT.	joint	O.D.	outside diameter	SHO.	shore/shoring	W.	west
C.M.T.	ceramic mosaic tile	FIN.	finish (ed)	J.F.	joint filler	O.A.	overall	SIM.	similar	W.	width/wide
CH.BD.	chalk board	FIN.FLR.	finished floor	JST.	joist	O.H.	overhead	SKYLT.	skylight	WDW.	window
CHAM.	chamfer (ed)	F.A.	fire alarm	K.PL.	kick plate	PNT.	paint	SL.	sleeve	W.GLS.	wire glass
CHRO.	chromium	F.BRK.	fire brick	KIT.	kitchen	PTD.	painted	S.C.	solid core	W.M.	wire mesh
CLR.	clear once	F.E.	fire extinguisher	K.O.	knock out	PNL.	panel	S.P.	sound proof (ing)	W.o	without
CLO.	closet	F.E.C.	fire extinguisher			P.B.	panic bar	S.T.C.	sound transmission	WD.	wood
COL.	column	F.H.S.	fire hose cabinet	L.B.	load bearing	P.T.DISP.	paper towel dispenser		coefficient	WD.B	wood base
COMB.	combination	FPL.	fireplace	LBL.	label	P.T.REC.	paper towel receptacle			W.PT.	working point
COMPT.	compartment	F.P.	fireproof	LAB.	laboratory	PAR.	parallel	S	south		
COMPO.	composition composite	F.R.C.	fire-resistant coating	LAM.	laminate	PKG.	parking	SPCR.	spacer		
COMPR.	compress					P.BD.	particle board	SPKR.	speaker		
CONC.	concrete					PTN.	partition	SPEC.	specification (s)		

TYPICAL NOTES:

NOTE; ENGINEERS NOTES AND SPECS SUPERCEDE THIS SHEET

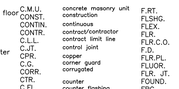
CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
DRAWINGS SHOULD NOT BE SCALED.
ALL MATERIALS SUPPLIED SHALL BE EQUAL OR BETTER.
ENGINEERED PRODUCTS SHALL BE HANDLED AND INSTALLED INCOMPLIANCE W/ MANUFACTURES SPECIFICATIONS.
ALL DECK MATERIALS SHALL BE PRESSURE TREATED OR REDWOOD IF WITHIN 18" OF GROUND.
PROTECT HOUSE FROM MOISTURE W/ FLASHING, CAULKING, AND EXTERIOR FINISHES ETC.

ALL PLUMBING WALL TO BE 2x6 CONSTRUCTION.
HOLES DRILLED FOR ELECTRICAL, PLUMBING, AND FIXTURES SHALL NOT COMPROMISE THE STRUCTURAL INTEGRITY OF THE LOG ROOF RAFTERS, STRUCTURAL PANELS, STEEL BEAMS, GIRDER & JOIST SYSTEM, FOUNDATION, COLUMN AND STRUCTURAL POSTS
ALL FIXTURES, CABINETS, COLORS, FINISHES, AND MATERIALS TO BE SELECTED BY CONTRACTOR/OWNER UNLESS SPECIFIED ON PLANS.
ALL ELECTRICAL, MECHANICAL, PLUMBING WORK SHALL CONFORM TO LOCAL AND NATIONAL BUILDING CODES.
PROVIDE DOUBLE JOISTS UNDER PARALLEL WALLS, REF., BATH TUBS, STOVES, ETC. WHERE ADDITIONAL WEIGHT IS PRESENT AND/OR BEARING IS REQUIRED.
BRIDGING IS NOT REQUIRED FOR TJI JOIST.
ALL INTERIOR WALLS SHALL HAVE 1/2" DRYWALL, TAPED, AND FINISHED PER STANDARD PRACTICE UNLESS OTHER MATERIAL IS SPECIFIED BY BUILDER.
STRUCTURAL POSTS REQUIRE SOLID BLOCKING AND TJI PANELS/OR JOISTS. NOTE: DO NOT SUPPORT POSTS OR POINT LOADS DIRECTLY ON JOISTS W/OUTBLOCKING.
PROVIDE 5/8" TYPE "X" GYPSUM BOARD UNDER ALL ACCESSIBLE STAIRS, FURNACE ROOMS, AND GARAGE AREAS.
ALL METAL HANGERS SHALL BE SIMPSON-NOTE: USE HEAVY DUTY SADDLE CONNECTORS BETWEEN POSTS AND BEAMS. FINAL DESIGN OF ALL CONNECTIONS BY ENGINEER.
PROVIDE GUTTERS AND DOWN SPOUTS AS REQUIRED.
TOP OF CHIMNEY (NOT INCLUDING TERMINATION CAP--IF METAL) TO BE 24" MIN. HIGHER THAN NEAREST PORTION OF STRUCTURE WITHIN 10' OR 2' ABOVE.
. STAIRS REQUIRED 9" MIN. TREAD AND 8" MAX. RISE.
HANDRAILS @ 34" MIN. AND 38" MAX.
EACH BEDROOM SHALL HAVE AT LEAST ONE WINDOW WITH A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. MATCH WINDOW HGT. W/ DOORS.
SMOKE DETECTORS SHALL BE CONNECTED TO HOUSE POWER W/ ADDITIONAL BATTERY DETECTORS.
SMOKE DETECTORS REQUIRE 120V BATTERY BACK-UP INTERCONNECTED ELECTRICALLY.

ALL FIREPLACE OPENINGS SHALL BE PROVIDED W/ TEMPERED GLASS DOORS. PROVIDE OUTSIDE COMBUSTION AIR FOR FIREPLACES, WOOD STOVES, AND LIQUID FUEL HEATING APPLIANCES.
ALL GLASS WITHIN 24" OF A DOOR AND/OR LOWER THAN 18" OFF THE FLOOR, OR WALKWAY SHALL HAVE TEMPERED GLAZING.
ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMAN OF AN APPROPRIATE TRADES.
ALL WORK SHALL BE ERECTED PLUMB AND TRUE-TO-LINE IN ACCORDANCE WITH BEST PRACTICES OF THE TRADE AND MANUFACTURER'S RECOMMENDATIONS FOR THE PARTICULAR ITEM.
. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
. VERIFY ALL SPACE DIMENSIONS AS SHOWN WITH EXISTING JOB CONDITIONS BEFORE STARTING CONSTRUCTION.
EACH MISCELLANEOUS ITEM OF CUTTING, PATCHING, OR FITTING IS NOT NECESSARILY INDIVIDUALLY DESCRIBED HEREIN. NO SPECIFIC DESCRIPTION OF CUTTING, PATCHING, OR FITTING REQUIRED TO PROPERLY ACCOMMODATE THE SCOPE OF WORK SHALL RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY TO PERFORM SUCH WORK AS REQUIRED.
ALL GRADES SHALL SLOPE AWAY FROM STRUCTURE A MINIMUM OF 10" INDICATED IN SOILS REPORT. SOILS REPORT SHALL GOVERN SLABS, FOUNDATION DRAINAGE.

OWNER/SUB-CONTRACTORS / SUPPLIER AND GENERAL CONTRACTOR SHALL FAMILIARIZE AND VERIFY ALL NOTES, DIMENSIONS AND INFORMATION ON DRAWINGS PRIOR TO STARTING CONSTRUCTION, AND REPORT AND CHANGES AND/OR DISCREPANCIES TO DESIGNER. QUESTIONS REGARDING DRAWINGS, DRAWING INTERPRETATION DIMENSIONS, NOTES, OR THE SCALE SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. FAILURE TO DO SO PRIOR TO CONSTRUCTION AND/OR DURING THE CONSTRUCTION PHASE SHALL RELIEVE DESIGNER OF ANY ERRORS. DO NOT SCALE DRAWINGS.
DESIGNER SHALL NOT BE RESPONSIBLE FOR PLUMBING, ELECTRICAL OR MECHANICAL SYSTEM DESIGN, SIZE OR LOCATION.
DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION IN ACCORDANCE WITH THESE DRAWING. OUTSIDE ENGINEER FEES REQUIRED, SHALL BE REIMBURSED BY OWNER AND/OR CONTRACTOR.
DESIGNER SHALL MAKE CONFINED CHANGES TO PLANS IF AS ORIGINAL LAYOUT & SKETCH.
PRE-ENGINEER TRUSSES SHALL BE DESIGNED AND FABRICATED UNDER THE SUPERVISION OF A CALIFORNIA LICENSED PROFESSIONAL STRUCTURAL ENGINEER FOR THE LOADS AND CONDITIONS SPECIFIED ON DRAWINGS. ENGINEER SHALL VERIFY ALL TOTAL LOADS PER FINAL @ BLDG. SITE CONDITIONS

MATERIAL LEGEND



MASONRY:
FIREBRICK
FACE BRICK
CERAMIC TILE

CONCRETE:
CONCRETE BLOCK
CAST-IN-PLACE and PRE CAST
LIGHTWEIGHT

EARTHWORK:
DISTURBED
UNDISTURBED
STONE/GRAVEL POROUS FILL

INSULATION:
BATT/BLANKET LOOSE FILL
RIGID

FINISH MATERIALS:
ACOUSTIC TILE
GLASS

CAULK and SEALANTS:
SEALANT W/ BACKER ROD
JOINT FILLER
HIDDEN PARTITION LINES, FLOOR LINES IN EXTERIOR ELEVATIONS, PROJECTED LINES TO BREAK OFF PARTS OF DRAWINGS

SETTING BEDS:
SAND/MORTAR/ PLASTER

METAL:
ALUMINUM
STEEL- LARGE SCALE
STEEL- SMALL SCALE

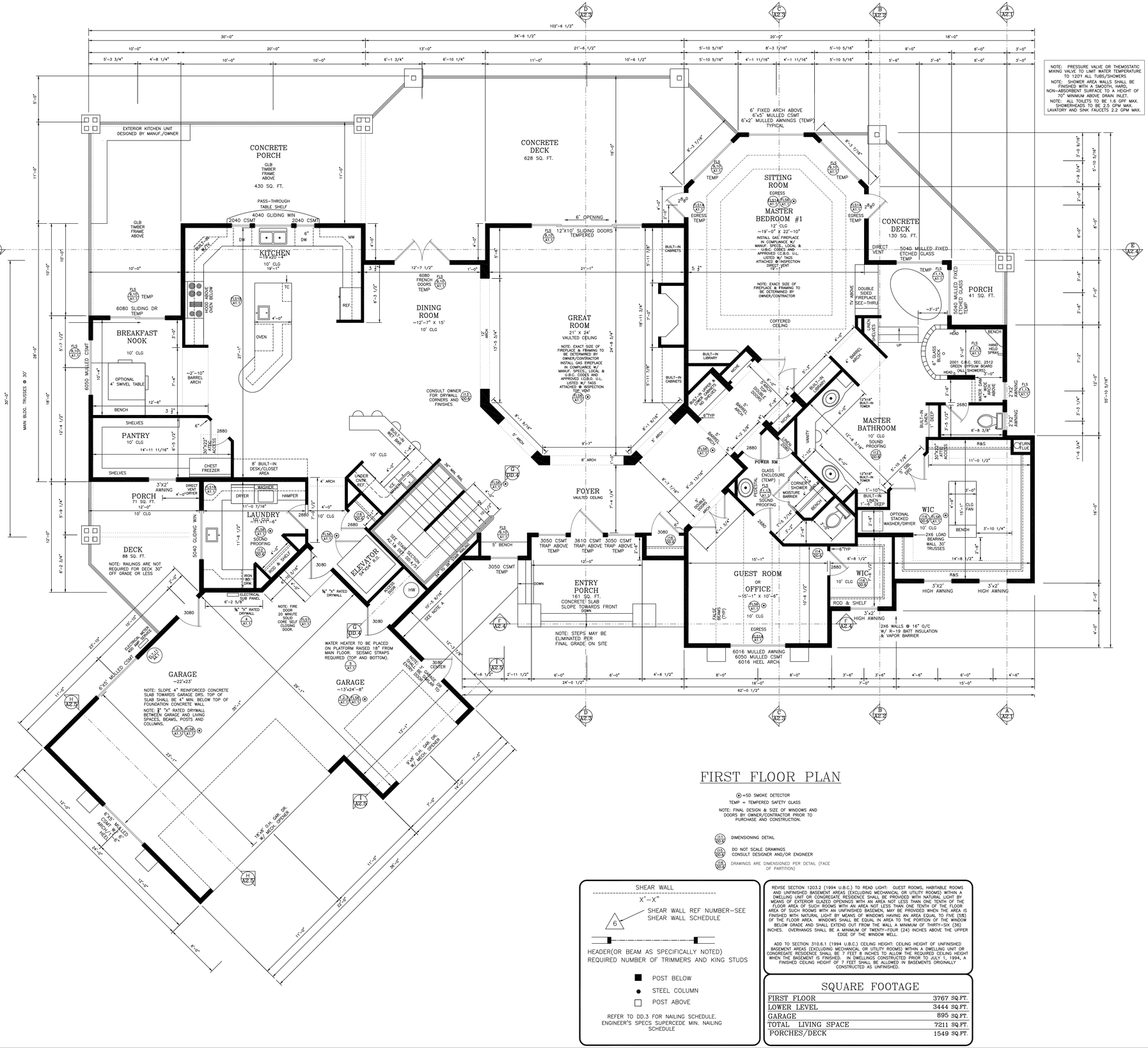
WOOD:
FINISH
ROUGH FRAMING/ BLKG.-CONTINUOUS
BLOCKING- DISCONTINUOUS
PLYWOOD- LARGE SCALE
TEMPERED HARDBOARD

PLASTER/BACKING BOARDS:
SAND and CEMENT GROUT W/ MTL. LATH
GYPSUM WALL BOARD
GLASS MESH MORTAR MOARD

STONE:
STONE VENEER
MARBLE

FLOOR COVERINGS:
RESILIENT TILE FLOORING
CARPET

DASHED LINE
FOR HIDDEN LINES (ABOVE OR BELOW)



FIRST FLOOR PLAN

⊙=SD SMOKE DETECTOR
TEMP = TEMPERED SAFETY GLASS

NOTE: FINAL DESIGN & SIZE OF WINDOWS AND DOORS BY OWNER/CONTRACTOR PRIOR TO PURCHASE AND CONSTRUCTION.

(A11, D0.3) DIMENSIONING DETAIL

(11, D0.3) DO NOT SCALE DRAWINGS CONSULT DESIGNER AND/OR ENGINEER

(14, D0.3) DRAWINGS ARE DIMENSIONED PER DETAIL (FACE OF PARTITION)

SHEAR WALL
X'-X"
6 SHEAR WALL REF NUMBER-SEE SHEAR WALL SCHEDULE

HEADER(OR BEAM AS SPECIFICALLY NOTED)
REQUIRED NUMBER OF TRIMMERS AND KING STUDS

■ POST BELOW
● STEEL COLUMN
□ POST ABOVE

REFER TO DD.3 FOR NAILING SCHEDULE. ENGINEER'S SPECS SUPERCEDE MIN. NAILING SCHEDULE

REVISE SECTION 1203.2 (1994 U.B.C.) TO READ LIGHT: GUEST ROOMS, HABITABLE ROOMS AND UNFINISHED BASEMENT AREAS (EXCLUDING MECHANICAL OR UTILITY ROOMS) WITHIN A DWELLING UNIT OR CONGREGATE RESIDENCE SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN ONE TENTH OF THE FLOOR AREA OF SUCH ROOMS WITH AN AREA NOT LESS THAN ONE TENTH OF THE FLOOR AREA OF SUCH ROOMS WITH AN UNFINISHED BASEMEN, MAY BE PROVIDED WHEN THE AREA IS FINISHED WITH NATURAL LIGHT BY MEANS OF WINDOWS HAVING AN AREA EQUAL TO FIVE (5%) OF THE FLOOR AREA. WINDOWS SHALL BE EQUAL IN AREA TO THE PORTION OF THE WINDOW BELOW GRADE AND SHALL EXTEND OUT FROM THE WALL A MINIMUM OF THIRTY-SIX (36) INCHES. OVERHANGS SHALL BE A MINIMUM OF TWENTY-FOUR (24) INCHES ABOVE THE UPPER EDGE OF THE WINDOW WELL.

ADD TO SECTION 310.6.1 (1994 U.B.C.) CEILING HEIGHT: CEILING HEIGHT OF UNFINISHED BASEMENT AREAS (EXCLUDING MECHANICAL OR UTILITY ROOMS) WITHIN A DWELLING UNIT OR CONGREGATE RESIDENCE SHALL BE 7 FEET 8 INCHES TO ALLOW THE REQUIRED CEILING HEIGHT WHEN THE BASEMENT IS FINISHED. IN DWELLINGS CONSTRUCTED PRIOR TO JULY 1, 1994, A FINISHED CEILING HEIGHT OF 7 FEET SHALL BE ALLOWED IN BASEMENTS ORIGINALLY CONSTRUCTED AS UNFINISHED.

SQUARE FOOTAGE

FIRST FLOOR	3767 SQ.FT.
LOWER LEVEL	3444 SQ.FT.
GARAGE	895 SQ.FT.
TOTAL LIVING SPACE	7211 SQ.FT.
PORCHES/DECK	1549 SQ.FT.

CALIFORNIA CODES ARE BASED ON THE UNIFORM BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, AND ENERGY EFFICIENCY CODES.

FIRE/LIFE/SAFETY (FLS)

1. A fire separation is required between the garage and house. The garage walls and ceiling, adjacent to or under a dwelling and all structural members supporting the separation require the installation of materials approved for one-hour fire-resistive construction, 5/8" Type 'X' gypsum wallboard, on the garage side of the wall. A self-closing 1 3/8" thick tight-fitting solid wood door or a 20 minute rated door is required. The door needs to be equipped with two spring hinges. Ducts penetrating this wall need to be 26 gauge sheet metal to the appliance. (UBC §302.4 Exception 3)

2. Incidental penetrations in the firewall by pipes not more than 4" diameter, such as central vacuum and plumbing pipes, are to be metal, or may be plastic when protected by a listed fire stopping collar. Sleeves over plastic pipe are not acceptable. (UBC §709.7)

3. No openings are permitted between a garage and rooms used for sleeping/bedrooms. (UBC §312.4)

4. Enclosed usable space under stairs shall have the walls and soffit protected on the enclosed side as required for one-hour fire-resistive construction, 5/8" Type 'X' gypsum wallboard. (UBC §1003.3.3.9) Fire blocking is required at the stair stringers and landings between the studs at the stair line if the walls under the stairs are unfinished. (UBC §708.2.1)

5. No fuel burning (gas, oil) water heater or central furnace shall be installed in any bedroom, bathroom, clothes closet or other confined space opening into a bedroom or bathroom. (UBC §509.0 & UMC, § 504.3) NOTE: Fuel, wall and decorative furnaces are not prohibited from being installed in a bedroom, provided the unit is installed per manufacturer's specifications and there is adequate combustion air.

6. In dwelling units a smoke detector shall be installed in each sleeping room and at a point centrally located in the hallway or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwelling units with a basement, a smoke detector shall be installed on each story and in the basement. In a dwelling unit where the ceiling height of a room, which is open to the hallway that serves the bedrooms, exceeds the ceiling height of the hallway by 24" or more, smoke detectors shall be installed in the hallway and in the adjacent room. Smoke detectors are to be supplied by the house wiring system, have a battery backup and emit a signal when the batteries are low. (UBC §310.9.1) In new construction, when more than one smoke detector is required to be installed within an individual dwelling, the detectors shall be interconnected in such a manner that the actuation of one alarm will actuate all of the alarms in the dwelling. Smoke alarms in additions and remodels are to be interconnected to alarms in the existing home when the wiring for such alarms is exposed In the construction/remodel, or when otherwise accessible through an attic, crawl space, or basement (PCC Art 15.04.050, K)

7. The minimum habitable room area is 70 ft2 with a minimum dimension of 7'. (UBC §310.6.2)

8. The required ceiling height in a habitable room is 7'-6". The ceiling height may be 7' at the bottom side of beams spaced at least 48" apart. The ceiling height in the bathroom, kitchen and hallways may be 7'. (UBC §310.6.1)

9. All glazing within a 24" arc of either vertical edge of a door in the closed position and which is within 60" of the walking surface shall be safety glazed. (UBC §2406.4 #6) Glazing in fixed or operable windows which are more than 9 ft2 and are within 18" of the floor or walking surface are also to be safety glazed. (UBC §2406.4 #7)

10. Glass in any type of door which a 3" sphere can pass through is to be safety glazed. (UBC §2406.4 #8 Exception 4)

11. Glass tub and shower enclosures and windows within 60" of the standing surface of the tub/shower are to be safety glazed. (UBC §2406.4 #5)

12. A room in which a water closet is located shall be separated from a kitchen or food storage room (pantry) by a tight-fitting door. (UBC §302.6)

13. Glass enclosing a stairway landing or within 5' of the top or bottom of the stairway that has the bottom edge within 60" of the walking surface is to be safety glazed. (UBC §2406.4 #10)

14. Each bedroom and basement is to have at least one escape window or door which has a clear opening that is a minimum 20" wide by 24" high minimum with a net open able area of not less than 5.7 FT2. The sill is to be a maximum of 44" above the floor. NOTE: A window that meets the height and width requirements may not meet the minimum operable area. (UBC §310.4)

15. Field verify all dimensions, materials and site conditions. (Do not scale dwgs)

16. Construction, dimensions, and materials shall be as per current edition of the UBC and/or local governing codes.

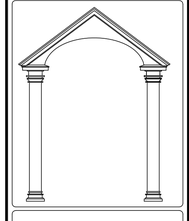
17. Dimensions are to face of studs unless otherwise noted.

18. Provide exterior venting of clothes dryer, exhust fans, cooling and heating equipment.

19. field verify phone, CATV jacks, and dedicated circuts for computers.

20. Provide roof gutters and down spouts as required.

21. See dimensioning detail (A11, D0.3) (Typ.)

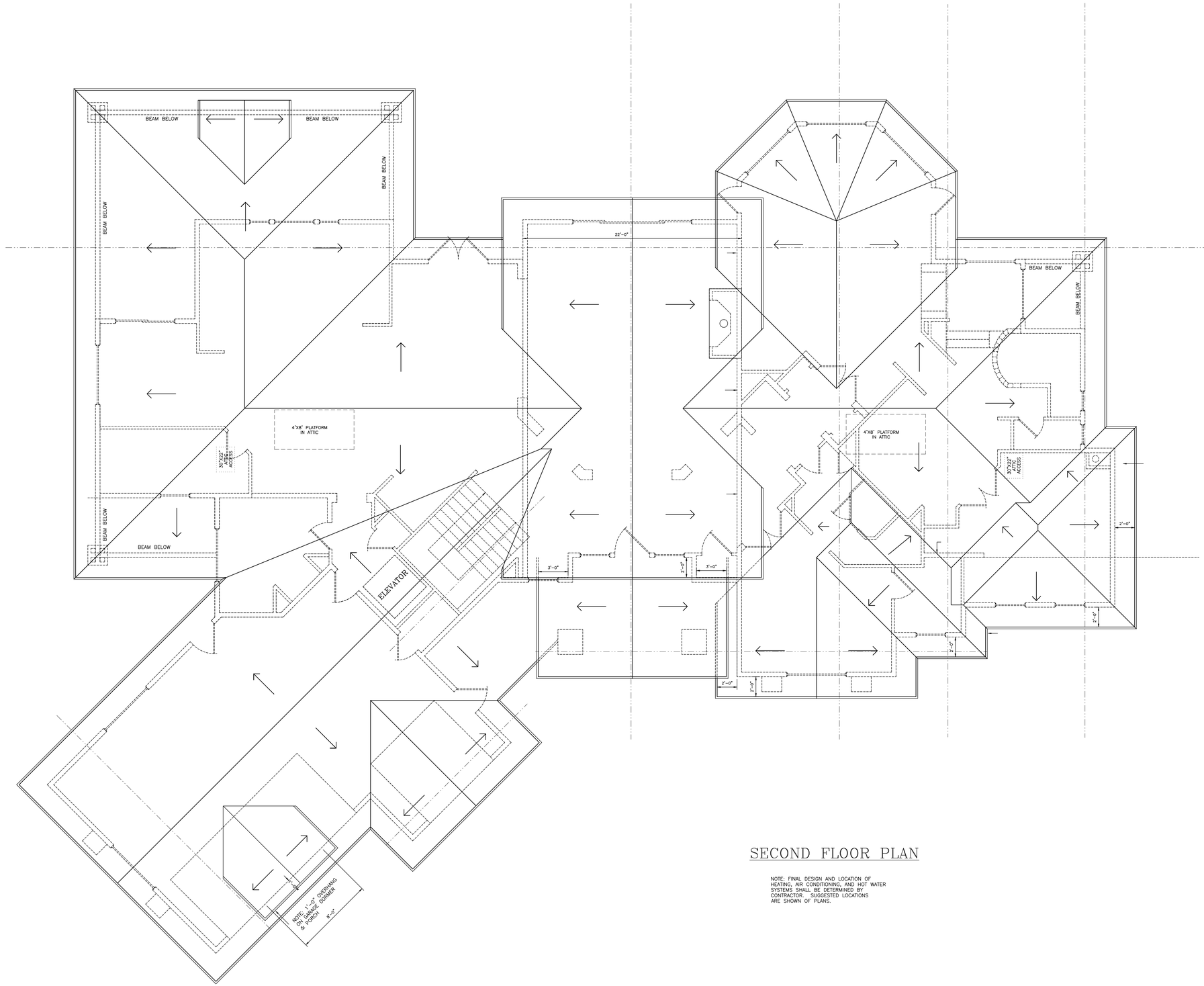


DESCRIPTION:
FIRST FLOOR PLAN

8-11-05

SCALE:

REVISION		SHEET
11-08-05		A1.1
11-15-05		



SECOND FLOOR PLAN

NOTE: FINAL DESIGN AND LOCATION OF HEATING, AIR CONDITIONING, AND HOT WATER SYSTEMS SHALL BE DETERMINED BY CONTRACTOR. SUGGESTED LOCATIONS ARE SHOWN OF PLANS.

CALIFORNIA CODES ARE BASED ON THE UNIFORM BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, AND ENERGY EFFICIENCY CODES.

FIRE/LIFE/SAFETY (FLS)

1. A fire separation is required between the garage and house. The garage walls and ceiling, adjacent to or under a dwelling and all structural members supporting the separation require the installation of materials approved for one-hour fire-emistive construction, 5/8" Type 'X' gypsum wallboard, on the garage side of the wall. A self-closing 1 3/8" thick tight-fitting solid wood door or a 20 minute rated door is required. The door needs to be equipped with two spring hinges. Ducts penetrating this wall need to be 26 gauge sheet metal to the appliance. (UBC §302.4 Exception 3)

2. Incidental penetrations in the firewall by pipes not more than 4" diameter, such as central vacuum and plumbing pipes, are to be metal, or may be plastic when protected by a listed fire stopping collar. Sleeves over plastic pipe are not acceptable. (UBC §709.7)

3. No openings are permitted between a garage and rooms used for sleeping bedrooms. (UBC §312.4)

4. Enclosed usable space under stairs shall have the walls and soffit protected on the enclosed side as required for one-hour fire-resistive construction, 5/8" Type 'X' gypsum wallboard. (UBC §1003.3.3.9) Fire blocking is required at the stair stringers and landings between the studs at the stair line if the walls under the stairs are unfinished. (UBC §708.2.1)

5. No fuel burning (gas, oil) water heater or central furnace shall be installed in any bedroom, bathroom, clothes closet or other confined space opening into a bedroom or bathroom. (UPC §509.0 & UMC §304.5) NOTE: Floor, wall and decorative furnaces are not prohibited from being installed in a bedroom, provided the unit is installed per manufacturer's specifications and there is adequate combustion air.

6. In dwelling units a smoke detector shall be installed in each sleeping room and at a point centrally located in the hallway or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwelling units with a basement, a smoke detector shall be installed on each story and in the basement. In a dwelling unit where the ceiling height of a room, which is open to the hallway that serves the bedrooms, exceeds the ceiling height of the hallway by 24" or more, smoke detectors shall be installed in the hallway and in the adjacent room. Smoke detectors are to be supplied by the house wiring system, have a battery backup and emit a signal when the batteries are low. (UBC §310.9.1) In new construction, when more than one smoke detector is required to be installed within an individual dwelling, the detectors shall be interconnected in such a manner that the actuation of one alarm will actuate all of the alarms in the dwelling. Smoke alarms in additions and remodels are to be interconnected to alarms in the existing home when the wiring for such alarms is exposed In the construction/remodel, or when otherwise accessible through an attic, crawl space, or basement (PCC Art 15.04.050, K)

7. The minimum habitable room area is 70 ft2 with a minimum dimension of 7. (UBC §310.6.2)

8. The required ceiling height in a habitable room is 7'-6". The ceiling height may be 7' at the bottom side of beams spaced at least 48" apart. The ceiling height in the bathroom, kitchen and hallways may be 7'. (UBC §310.6.1)

9. All glazing within a 24" arc of either vertical edge of a door in the closed position and which is within 60" of the walking surface shall be safety glazed. (UBC §2406.4 #6) Glazing in fixed or operable windows which are more than 9 ft2 and are within 18" of the floor or walking surface are also to be safety glazed. (UBC §2406.4 #7)

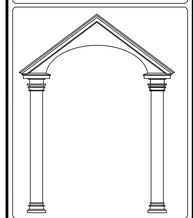
10. Glass in any type of door which a 3" sphere can pass through is to be safety glazed. (UBC §2406.4 #8 Exception 4)

11. Glass tub and shower enclosures and windows within 60" of the standing surface of the tub/shower are to be safety glazed. (UBC §2406.4 #5)

12. A room in which a water closet is located shall be separated from a kitchen or food storage room (pantry) by a right-fitting door. (UBC §302.6)

13. Glass enclosing a stairway landing or within 5' of the top or bottom of the stairway that has the bottom edge within 60" of the walking surface is to be safety glazed. (UBC §2406.4 #10)

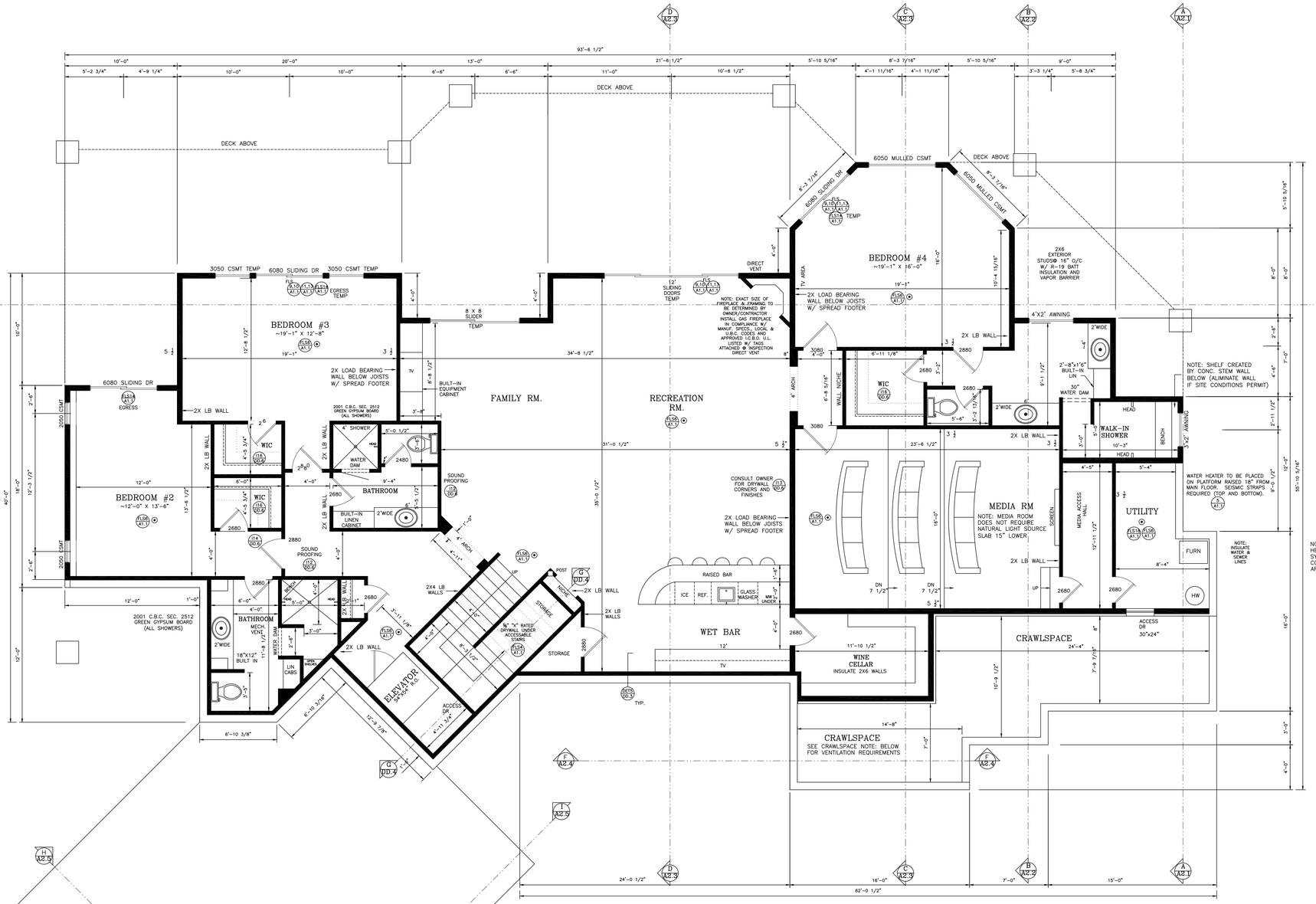
14. Each bedroom and basement is to have at least one escape window or door which has a clear opening that is a minimum 20" wide by 24" high minimum with a net open able area of not less than 5.7 FT2. The sill is to be a maximum of 44" above the floor. NOTE: A window that meets the height and width requirements may not meet the minimum openable area. (UBC §310.4)



DESCRIPTION:
SECOND FLOOR PLAN

SCALE:

REVISION	SHEET
11-08-05	A1.2
11-15-05	



LOWER LEVEL PLAN

⊙=SD SMOKE DETECTOR
TEMP = TEMPERED SAFETY GLASS

NOTE: FINAL DESIGN & SIZE OF WINDOWS AND DOORS BY OWNER/CONTRACTOR PRIOR TO PURCHASE AND CONSTRUCTION.

NOTE: 2X6 WALLS R-19 BATT INSULATION W/ VAPOR BARRIER (EXTERIOR)
2X4 WALLS @ EXTERIOR CONCRETE WALLS R-13 BATT INSULATION W/ VAPOR BARRIER

REVISE SECTION 1203.2 (1994 U.B.C.) TO READ LIGHT: GUEST ROOMS, HABITABLE ROOMS AND UNFINISHED BASEMENT AREAS (EXCLUDING MECHANICAL OR UTILITY ROOMS) WITHIN A DWELLING UNIT OR CONGREGATE RESIDENCE SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN ONE TENTH OF THE FLOOR AREA OF SUCH ROOMS WITH AN AREA NOT LESS THAN ONE TENTH OF THE FLOOR AREA OF SUCH ROOMS WITH AN UNFINISHED BASEMENT, MAY BE PROVIDED WHEN THE AREA IS FINISHED WITH NATURAL LIGHT BY MEANS OF WINDOWS HAVING AN AREA EQUAL TO FIVE (55) OF THE FLOOR AREA. WINDOWS SHALL BE EQUAL IN AREA TO THE PORTION OF THE WINDOW BELOW GRADE AND SHALL EXTEND OUT FROM THE WALL A MINIMUM OF THIRTY-SIX (36) INCHES. OVERHANGS SHALL BE A MINIMUM OF TWENTY-FOUR (24) INCHES ABOVE THE UPPER EDGE OF THE WINDOW WELL.

ADD TO SECTION 310.6.1 (1994 U.B.C.) CEILING HEIGHT: CEILING HEIGHT OF UNFINISHED BASEMENT AREAS (EXCLUDING MECHANICAL OR UTILITY ROOMS) WITHIN A DWELLING UNIT OR CONGREGATE RESIDENCE SHALL BE 7 FEET 8 INCHES TO ALLOW THE REQUIRED CEILING HEIGHT WHEN THE BASEMENT IS FINISHED. IN DWELLINGS CONSTRUCTED PRIOR TO JULY 1, 1994, A FINISHED CEILING HEIGHT OF 7 FEET SHALL BE ALLOWED IN BASEMENTS ORIGINALLY CONSTRUCTED AS UNFINISHED.

CRAWL SPACE NOTE:
VERIFY ALL CRAWL SPACE ACCESS LOCATION(S) MIN 18"X24", WITH H.V.A.C. AND GENERAL CTR PRIOR TO FOUNDATION POURING. DO NOT LOCATE OPENING WITHIN 3'-0" OF HOLDOWNS. VENT CRAWL SPACE AT 1/150 OF CRAWL SPACE FLOOR AREA AND PER 3217 UBC. (TYP.) NO UNDERFLOOR CLEANOUT TO BE LOCATED MORE THAN 20' FROM ACCESS. 7070.10. ALL SEPARATE AREAS UNDER FLOOR TO BE ACCESSIBLE. UNDER-FLOOR VENTILATION SHALL BE PROVIDED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGNGS INTO THE UNDER-FLOOR WALLS. OPENINGS SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS VENTILATION. OPENINGS SHALL BE EQUALLY DISTIBUTED AND PROVIDE CROSS VENTILATION (UBC 2306.7)

CRAWLSPACE VENTING:
(SQ. INCHES CRAWLSPACE / 150) / VENT SQ INCHES = 4 VENTS
(52816.00 / 150) / 112 (8"x14" VENT) = 4 VENTS. (4) 8X14 VENTS REQUIRED IN CRAWLSPACE @ RIM JOIST.
PROVIDE LSTA24 STRAP WHERE VENTS ARE INSTALLED IF LOCATED IN RIM JOISTS

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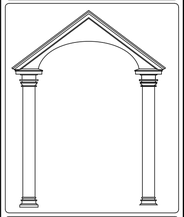
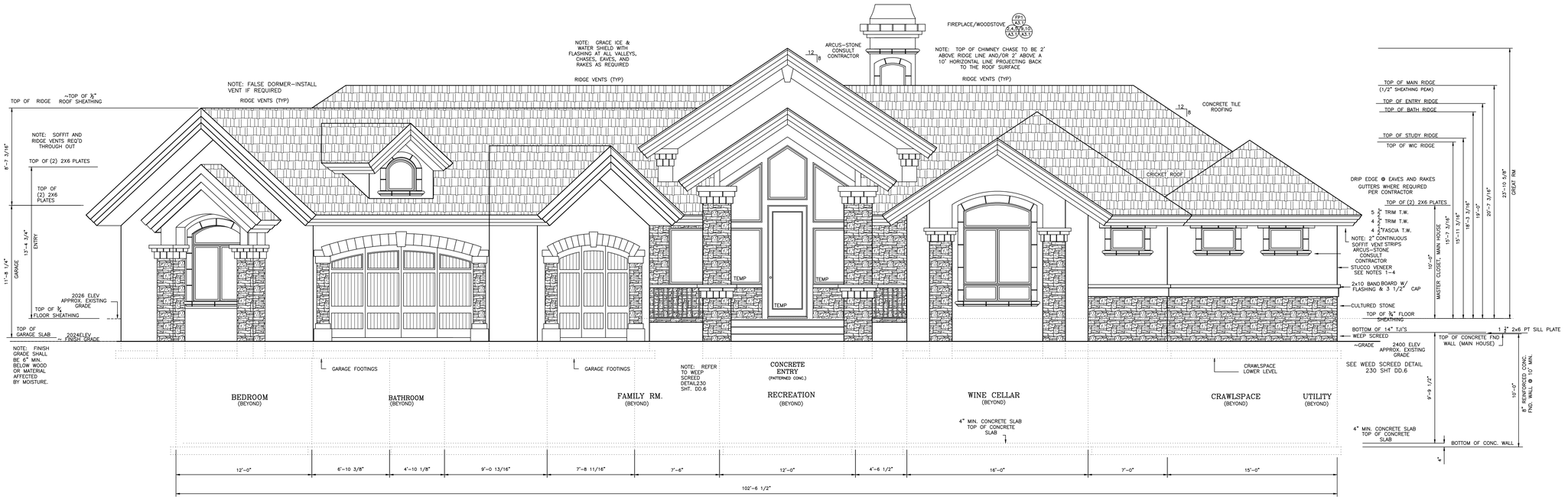


DESCRIPTION:
LOWER LEVEL PLAN

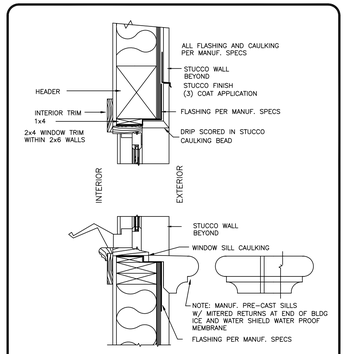
8-11-05

SCALE:

REVISION	SHEET
11-08-05	A1.3
11-15-05	



FRONT ELEVATION



WINDOW SILL DETAIL

SCALE: NO SCALE

NOTE: WINDOW SECTION ONLY FOR TRIM DETAIL DO NOT SCALE OR USE AS EXACT WINDOW DESIGN

NOTE: CONSULT CONTRACTOR PRIOR TO INSTALLING WINDOWS AND TRIM

RIGHT ELEVATION

CALIFORNIA CODES ARE BASED ON THE UNIFORM BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, AND ENERGY EFFICIENCY CODES.

GENERAL (GN)
1. The address must be posted on the building when visible from the street or shall be located at the street facing in both directions. The numbers need to be a reflectorized 3" high, or plain 5" high, and 3/8" wide on a contrasting background. (PCC Art 15.04.050, 0 & UBC §302)

GRADING (GR)
1. Slopes exceeding 15%, or cuts, or fills may require a soil engineer. (UBC App. Chap. 33)

2. All building pads need to be graded with a 2% slope away from the building. (UBC App. §3315.4)

FIREPLACE/WOODSTOVE (FP)
1. Factory-built chimneys for residential-type appliances and masonry chimneys must terminate at least 3' above the roof penetration and must also be at least 2' above any roof within 10' of the chimney or in accordance with the manufacturer's listing, whichever is greater. (UBC §3102.3.6 & UMC §814.5)

2. Woodstoves are to be listed by a nationally recognized testing agency, such as Underwriters Laboratories. The installation is to be per that listing. Unlisted woodstoves are not to be installed. (UBC §31 02.5. 1)

3. For buildings above 5000' elevation, factory-built chimneys serving a solid fuel burning appliance shall be enclosed in a chase lined with ½" gypsum wallboard. (PCC Art 15.04.050, T)

4. Chimney chases to be accessible for inspection and maintenance, such as a removable metal cap or access panel. (PCC Art 15.04.050, T)

5. When a flue chase is provided it needs to be fire blocked at the floor and ceiling lines. (UBC §708.2.1)

6. The hearth extension for a masonry fireplace needs to extend 16" in front of and 8" beyond the sides of the firebox when the opening is less than 6 ft2 and 20" in front of and 12" beyond the sides where the opening is larger than 6 ft2. The hearth needs to be of non-combustible material. (UBC §3102.7.12) Woodstoves and factory-built fireplaces may require a larger hearth, consult the manufacturer's specifications. (UBC §3102.5.2)

7. Masonry chimneys less than 40" wide need 4 vertical #4 rebar with #2 rebar hoop ties every 18". The chimney needs to be anchored to the building at each ceiling and floor line by 2 steel straps. (UBC §3102.4.3)

8. Combustible materials (mantels) are not to be within 6" of the opening of a masonry fireplace. (UBC §3102.7.8) For factory-built fireplaces and woodstoves consult the manufacturer's specifications. (UBC §31 02.5.1)

9. Spark arresters with 3/8" - ½" mesh are required on all solid fuel burning chimneys. (UBC §3102.3.8)

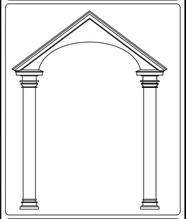
10. Wood framed chimney chases need to be anchored to the roof framing by means of straps at all corners or by integral framing with the roof structure. Nailing of the chase wall framing plate to the roof framing is not acceptable. (UBC §1605)

VENEER/STUCCO (VS)
1. Masonry veneer up to 5" thick shall be installed with brick ties 24" o.c. vertically and horizontally with a #9 wire secured to the brick ties and laid in the mortar joint, or the veneer may be applied over stucco lath. Veneer over 4' high must be inspected during construction. (UBC §1403.6.4.2)

2. When veneer or stucco is applied to a weather-exposed wall where there is human occupancy, there needs to be a felt or kraft paper weather-resistive barrier installed behind the veneer or stucco. (UBC §1402.1)

3. A corrosion resistant weep screed which will allow water trapped behind the stucco to drain to the exterior of the building is required below the stucco at the foundation plate line. The weep screed must have 4" clearance above the ground and 2" above a concrete/asphalt surface. (UBC §2506.5)

4. One-coat stucco systems are to be installed per the manufacturer's specifications by an installer certified by the manufacturer. The installer needs to provide a certificate of compliance to the field inspector in accordance with the manufacturer's criteria prior to final inspection. (UBC §2501.1)

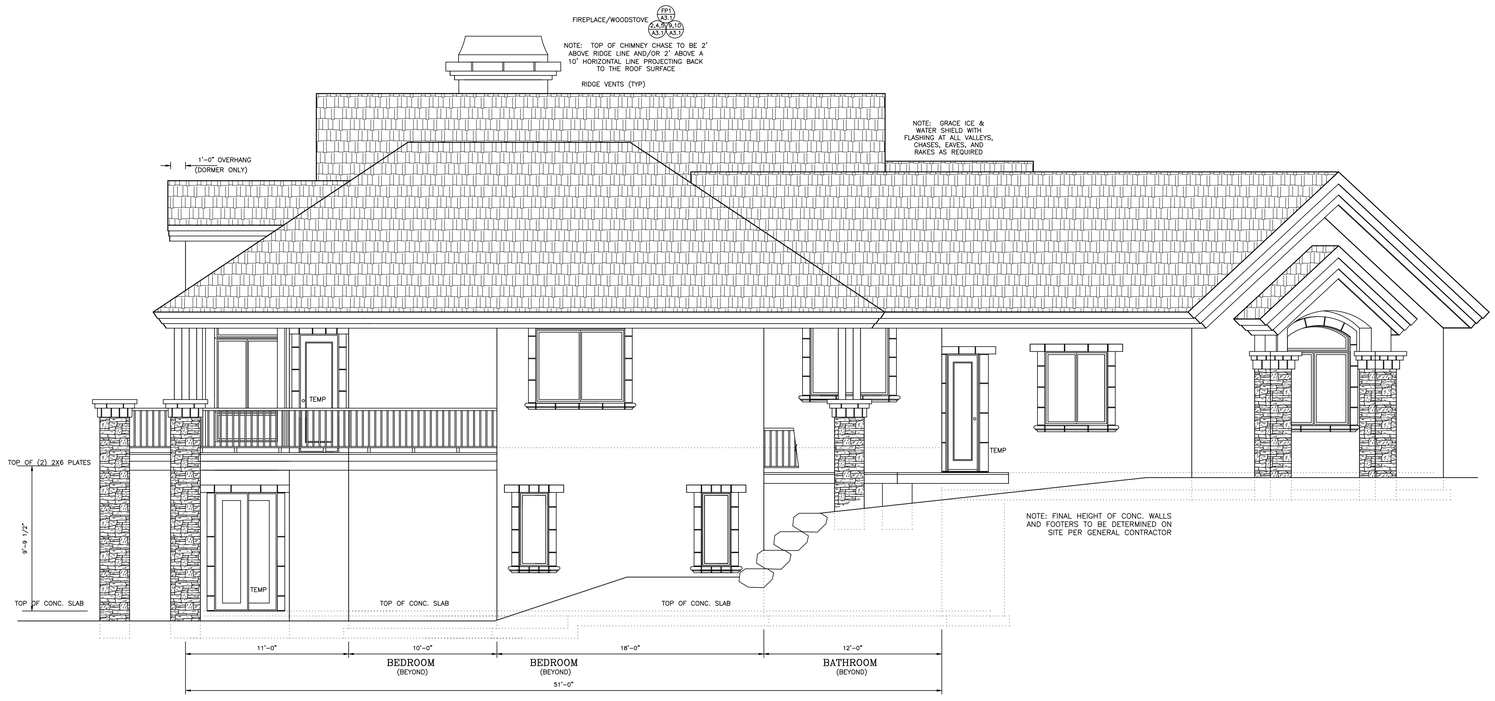


DESCRIPTION:
FRONT & RIGHT ELEVATIONS

8-11-05

REVISION		SHEET
11-08-05		A3.1
11-15-05		

REAR ELEVATION



LEFT ELEVATION

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GENERAL (GN)

1. The address must be posted on the building when visible from the street or shall be located at the street facing in both directions. The numbers need to be a reflectorized 3" high, or plain 5" high, and 3/8" wide on a contrasting background. (PCC Art 15.04.050, 0 & UBC §502)

GRADING (GR)

3. Slopes exceeding 15%, or cuts, or fills may require a soil engineer. (UBC App. Chap. 33)

2. All building pads need to be graded with a 2% slope away from the building. (UBC App. §3315.4)

FIREPLACE/WOODSTOVE (FP)

1. Factory-built chimneys for residential-type appliances and masonry chimneys must terminate at least 3' above the roof penetration and must also be at least 2' above any roof within 10' of the chimney or in accordance with the manufacturer's listing, whichever is greater. (UBC §3102.3.6 & UMC §814.5)

2. Woodstoves are to be listed by a nationally recognized testing agency, such as Underwriters Laboratories. The installation is to be per that listing. Unlisted woodstoves are not to be installed. (UBC §31 02.5. 1)

3. For buildings above 5000' elevation, factory-built chimneys serving a solid fuel burning appliance shall be enclosed in a chase lined with ½" gypsum wallboard. (PCC Art 15.04.050, T)

4. Chimney chases to be accessible for inspection and maintenance, such as a removable metal cap or access panel. (PCC Art 15.04.050, T)

5. When a flue chase is provided it needs to be fire blocked at the floor and ceiling lines. (UBC §708.2.1)

6. The hearth extension for a masonry fireplace needs to extend 16" in front of and 8" beyond the sides of the firebox when the opening is less than 6 ft2 and 20" in front of and 12" beyond the sides where the opening is larger than 6 ft2. The hearth needs to be of non-combustible material. (UBC §3102.7.12) Woodstoves and factory-built fireplaces may require a larger hearth, consult the manufacturer's specifications. (UBC §3102.5.2)

7. Masonry chimneys less than 40" wide need 4 vertical #4 rebar with #2 rebar hoop ties every 18". The chimney needs to be anchored to the building at each ceiling and floor line by 2 steel straps. (UBC §3102.4.3)

8. Combustible materials (mantels) are not to be within 6" of the opening of a masonry fireplace. (UBC §3102.7.8) For factory-built fireplaces and woodstoves consult the manufacturer's specifications. (UBC §31 02.5.1)

9. Spark arresters with 3/8" - ½" mesh are required on all solid fuel burning chimneys. (UBC §3102.3.8)

10. Wood framed chimney chases need to be anchored to the roof framing by means of straps at all corners or by integral framing with the roof structure. Nailing of the chase wall framing plate to the roof framing is not acceptable. (UBC §1605)

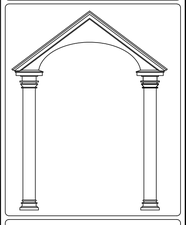
VENEER/STUCCO (VS)

1. Masonry veneer up to 5" thick shall be installed with brick ties 24" o.c. vertically and horizontally with a #9 wire secured to the brick ties and laid in the mortar joint, or the veneer may be applied over stucco lath. Veneer over 4' high must be inspected during construction. (UBC §1403.6.4.2)

2. When veneer or stucco is applied to a weather-exposed wall where there is human occupancy, there needs to be a felt or kraft paper weather-resistive barrier installed behind the veneer or stucco. (UBC §1402.1)

3. A corrosion resistant weep screed which will allow water trapped behind the stucco to drain to the exterior of the building is required below the stucco at the foundation plate line. The weep screed must have 4" clearance above the ground and 2" above a concrete/asphalt surface. (UBC §2506.5)

4. One-coat stucco systems are to be installed per the manufacturer's specifications by an installer certified by the manufacturer. The installer needs to provide a certificate of compliance to the field inspector in accordance with the manufacturer's criteria prior to final inspection. (UBC §2501.1)



DESCRIPTION:
REAR & LEFT ELEVATIONS

8-11-05

REVISION		SHEET
11-08-05		A3.2
11-15-05		