



SEE 1 BEDROOM FLOOR PLAN FOR

STUDIO FLOOR PLAN

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

FLOOR PLAN NOTES

CONSTRUCTION SHALL COMPLY WITH THE **2014** CALIFORNIA RESIDENTIAL (CRC), MECHANICAL (CMC), PLUMBINS (CRC) AND ELECTRICAL (CRC) CODES, AND THE **2014** CALIFORNIA ENERGY CODE AS AMENDED BY LOCAL ORDINANCES.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AT JOBSITE PRIOR TO THE START OF ANY WORK.

IF ERRORS ARE FOUND WITHIN THESE DRAWINGS, THE DESIGNER SHALL BE CONSULTED FOR CORRECTIONS PRIOR TO CONTINUANCE OF WORK AFFECTED.

ALL FRAMING LUMBER SHALL BE D.F. #2 OR BETTER UNLESS NOTED OTHERWISE PROVIDE FIRE BLOCKING AT FLOORS, CEILING COVES AND SOFFITS AND AT $10^{\circ}-0^{\circ}$ INTERVALS

PROVIDE FIRE-STOP AT ALL FURRED DOWN AREAS INCLUDING ARCHED AREAS AT MAX. $10^{1}\!-\!0^{\circ}$ O.C. HORIZONTAL AND VERTICAL, AND AT ALL FLOOR AND CEILING LEVELS.

PROVIDE FIRE-STOP AT ALL COLUMNS AT MAX. 10'-0" HIGH.

FINGER JOINTED STUDS MUST BE GRADE STAMPED BY AN APPROVED ICBO INSPECTION AGENCY, AND CLEARLY SPECIFIED ON PLANS, (NO FINGER JOINTED STUDS SHALL BE USED IN ANY SHEAR WALL)

WINDOW SILL HEIGHT SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE NET CLEAR OPENING TO THE FINISHED FLOOR IN ALL SLEEPING ROOMS.

FLOOR AND LANDINGS ON EACH SIDE OF DOORWAYS SHALL CONFORM TO THE REGUIREMENTS OF CRC R311.3:

- A. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED AND SHALL EXTEND A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.
- B. LANDINGS SHALL BE NO MORE THAN I $\slash\hspace{-0.6em} L'$ LOWER THAN THE TOP OF THE THRESHOLD.
- C. LANDINGS MAY BE NO MORE THAN 7 $\%^{\circ}$ BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
- D. THE MINIMUM NET HEIGHT OF REQUIRED EGRESS DOORS SHALL BE NOT LESS THAT 78" MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE DOOR STOP

THE ATTIC ACCESS SHALL BE WEATHER-STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL

FASTENERS AND CONNECTORS IN DIRECT CONTACT WITH PRESERVITIVE-TREATED WOOD SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZING-COATED GALVANIZED STEEL FOR CROSSING.

AFTER INSTALLING HVAC EQUIPMENT AND WATER HEATING SYSTEMS, THE INSTALLER SHALL SUBMIT TO THE BUILDING DEPARTMENT AND THE OWNER, REGISTERED COPIES OF THE CF-OR SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION.

WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE FIXTURE. THE MATER CLOSET SHALL NOT BE SET CLOSER THAN 15" FROM IT'S CENTER TO ANY SIDE WALL OR OBSTRUCTION.

CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FORWALL TILLES IN TID AND SHOWER AREAS, WATER RESISTIVE 6YP, BOARD IS NOT PERMITTED AT THESE LOCATIONS,

REGISTERED COPIES OF THE CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTINS.

AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SHORD BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS, THE CERTIFICATE SHALL ALSO STATE HE MANUFACTUREER'S MARE AND MATERIAL IDENTIFICATION, THE MSTALLER PAVAIDE, AND (IN APPLICATIONS OF LOOSE FILL, INSULATION) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTUREER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED R-VALUE.

JOINIS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALLKED, EQUIPPED HITH GASKETS, MEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT INTERNAL OR EXTERNAL AIR FILTRATION

EVERY MANUFACTURED AND SITE-BUILT FENESTRATION PRODUCT OR FENESTRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24, PART 6 SHALL HAVE ATTACHED TO IT A CLEARLY VISIBLE THEMPORARY LABEL OR HAVE AN ASSOCIATED LABEL CERTIFICATE THAT LISTS THE LIFACTOR. THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF THAT PRODUCT AND THE METHOD USED TO DERIVE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REGUIREMENTS OF THE CALIFORNIA ENERGY CODE, SECTION 16(A) I. THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR.

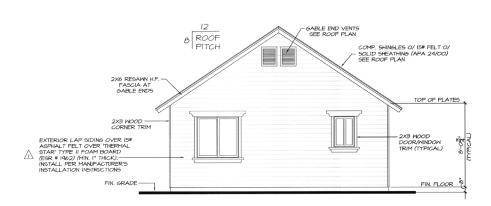
SHEET ROCK NAILING INSPECTION IS REQUIRED PER RIO9.1.4.2. NAILING SHALL BE IN ACCORDANCE WITH TABLE R702.3.5 (SEE SHEET 4)

VERTICAL CLEARANCE ABOVE THE COOKING SURFACE TO COMBUSTIBLES SHALL BE 30° UNPROTECTED, OR 24° PROTECTED, AND HORIZONTAL CLEARANCES SHALL BE PER THE PERMANENT MARKING LISTED ON THE UNIT.

BLOWN OR POURED TYPE INSULATION MATERIAL SHALL ONLY BE USED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.

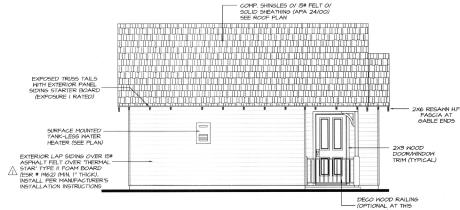
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AREA SCHED	397 S.F.
PORCH:	43 S.F.
TOTAL COVERED AREA:	440 S.F.



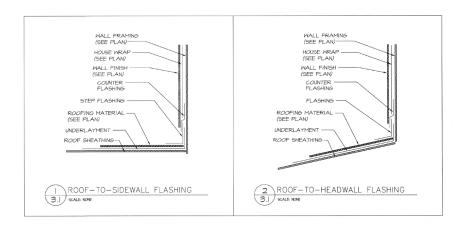
REAR ELEVATION - A

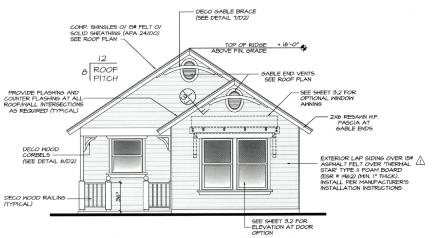
SCALE: 1/4" = 1'-0"



LEFT ELEVATION - A

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





FRONT ELEVATION - A

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

ELEVATION NOTES

ALL SIDING SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER CRC R103.2.

TWO LAYERS TYPE 'D' BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING **CRC R703.6.3**

ALL DECORATIVE CORBELS, BRACES AND BRACKETS MAY BE CONSTRUCTED IN FIELD PER DETAILS PROVIDED, OR OWNER MAY PURCHASE PRE-ASSEMBLED PIECES, PROVIDED THEY MATCH AS CLOSELY AS POSSIBLE TO THE PIECES SHOWN IN THE DRAWNINGS AND ARE APPLIED AS PER THE PRODUCTS INSTALLATION INSTRUCTIONS.

THERMAL STAR' TYPE II FOAM BOARD INSTALLED AT A THICKNESS OF I" PROVIDES R-4 THERMAL RESISTANCE PER ESR # 1962

COMP. SHINGLES O/ IS# FELT O/ SOLID SHEATHING (APA 24/00) SEE ROOF PLAN EXPOSED TRUSS TAILS WITH ENTERIOR PANEL SIDING STRICE PANEL SIDING STRICE PANEL (EXPOSIRE I RATED) EXPOSED TRUSS TAILS WITH ENTERIOR PANEL SIDING STRICE PANEL (EXPOSIRE I RATED) EXTERIOR LAP SIDING OVER IS# ASPHALT FELT OVER THERMAL STAR TYPE II FOAM BOARD (ESR TIRED) FIN. FLOOR

RIGHT ELEVATION - A

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





4X OUTRIGGER (SEE DETAIL 19.2) TOP OF PLATES ABOVE FIN. GRADE 12 8 ROOF PITCH TOP OF PLATES AS WOOD CORNER TRIM 2X3 WOOD CORNER TRIM 2X3 WOOD TIRK (TYPICAL) EXTERIOR PANEL SIDING WITH VERTICAL BATTS AT 16' O.C. OVER 18' A GRADE 18' A GRADE 19' A GRADE 19' A SOUTRIGGER (SEE DETAIL 19.2) TOP OF PLATES ABOVE FIN. GRADE 2X3 WOOD DOOR VINIDOW TIRK (TYPICAL) EXTERIOR PANEL SIDING WITH VERTICAL BATTS AT 16' O.C. OVER 18' A GRADE 18' A GR

REAR ELEVATION - B

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

2/6 RESAYN HF. FASCIA TYPICAL) SEE ROOF FRANING PLAN EXTERIOR PANEL SIDINS MITH VERTICAL BATTS AT 16' OC. OVER STAR TYPE II FOAM BOARD STAR TYPE II FOAM BOARD (ESSE 1962) MINI THICK. INSTALL FER MANIFACTURERS INSTALL ATION INSTRUCTIONS 2/3 WOOD DOORNER TRIM SURFACE MOUNTED TANK-LESS NATER LOCATION) DECO WOOD RAILING (OPTIONAL AT THIS LOCATION)

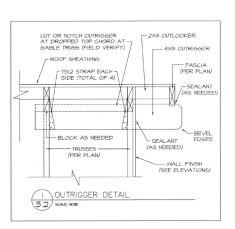
LEFT ELEVATION - B

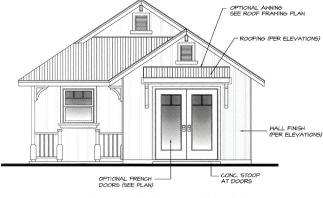
SCALE: 1/4" = 1'-0"

PROVIDE RASHING AND CONTRET RASHING AT ALL ROCFWALL INTERECTIONS AT ALL ROCFWALL INTERECTIONS AS REQUIRED (TPICAL) SEE ROCF PLAN 26 6A. METAL ROCFING 0/ 300 PITCH PETCH WOOD FAILING (APA ED AND MODE) CORDELS PROVIDED AS PER THE PROVIDED BY PER ELVATION AND ROCF PROVIDED BY PER ELVATION AT DOOR CORDELS PROVIDED THE THE PROVIDED FROM THE PROVIDED RASHING (APA ELVATION STRUCTIONS). THE DRAWINGS AND ARE APPLIED AS PER THE PROVIDED RASHING (APA ELVATION STRUCTIONS). THERMAL STAR' TYPE II FOAM BOARD INSTALLED AT A THICKNESS OF I' PROVIDES R-4 THERMAL RESISTANCE PER ESR # 1962 FRONT ELEVATION — B SCALE: 1/4" = 1'-0"

RIGHT ELEVATION - B

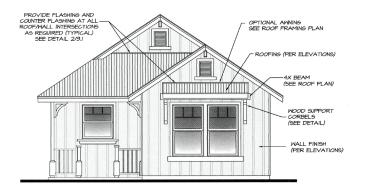
SCALE: 1/4" = 1'-0"





OPTIONAL FRENCH DOORS SCALE: 1/4" = 1'-0" ELEVATION - B

4" = 1'-0" ELEVATION - B ELEVATION A&C SIMILAR



OPTIONAL WINDOW AWNING

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

ELEVATION - B ELEVATION A&C SIMILAR

Plan #1

ELEVATION NOTES

ALL SIDING SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER CRC RT03.2.

COTTAGE HOMIPROGRAM



CONC. TILE ROOFING O/ #30 FELT UNDERLAYMENT O/ ½" CDX - PLYWOOD ROOF SHEATHING (SEE ROOF FRAMING PLAN) + 16'-0" TOP OF RIDGE ABOVE FIN. GRADE 8 ROOF PITCH TOP OF PLATES OMEGA "DIAMOND WALL" STUCCO SYSTEM (ESR # 1194) OVER "THERMAL STAR" TYPE II FOAM BOARD (ESR # 1962) (MIN. "T THICK) WITH WEEP SCREEDS PER CRC 1036-2.1 PROVIDE AN INSTALLATION CARD ON SITE AT FINAL INSPECTION. FIN. GRADE

REAR ELEVATION - C SCALE: 1/4" = 1'-0"

4" DIAM. CLAY PIPE GABLE END VENTS SEE ROOF PLAN 12 8 ROOF PITCH 2X6 RESAWN H.F. FASCIA (TYPICAL) SEE ROOF FRAMING PLAN CONC. TILE ROOFING O/ #30 — SEE SHEET 3.2 FOR OPTIONAL WINDOW AWNING FELT UNDERLAYMENT O/ ½" CDX PLYWOOD ROOF SHEATHING (SEE ROOF FRAMING PLAN) STIKKO OVER HIGH RIB OMEGA "DIAMOND WALL" STICCO SYSTEM (ESR # 1944) OVER THERMAL STAR' TYPE II FOAM BOARD (ESR # 1962) (MIN. "THICK) WITH WEEP SCREEDS PER CRC 1036.2.I PROVIDE AN INSTALLATION CARD ON SITE AT FINAL INSPECTION. FOAM DOOR/WINDOW TIRM W STUCCO—— FINISH (TYPICAL) (SEE DETAIL 12/DI)

FRONT ELEVATION - C

ELEVATION NOTES

ALL LATH AND PLASTER SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE PROVIDED WITH WEEP SCREEDS PER CRC 703.6.2.1

ALL STUCCO LATH SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER CRC R703.2.

TWO LAYERS TYPE 'D' BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING **CRC R703.6.3**

PER ICC REPORT ESR 1194, A SPECIAL INSPECTION IS REQUIRED FOR STUCCO; I. LATH INSTALLATION, PRIOR TO COATING APPLICATION 2. FIELD BATCHING AND MIXING OF COMPONENTS.

ALL TILE ROOFING MUST HAVE AN ICC REPORT NUMBER. A COPY OF THE REPORT SHALL BE ON SITE DURING ROOFING INSPECTION.

ALL DECORATIVE CORBELS, BRACES AND BRACKETS MAY BE CONSTRUCTED IN FIELD PER DETAILS PROVIDED, OR OWNER MAY PURCHASE PRE-ASSEMBLED PIECES, PROVIDED THEY MATCH AS CLOSELY AS POSSIBLE TO THE PIECES SHOWN IN THE DRAVINIOS AND ARE APPLIED AS PER THE PRODUCTS INSTALLATION INSTRUCTIONS.

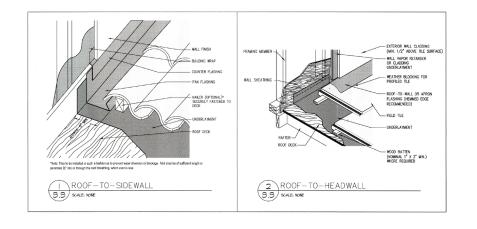
THERMAL STAR' TYPE II FOAM BOARD INSTALLED AT A THICKNESS OF I" PROVIDES R-4 THERMAL RESISTANCE PER ESR # 1962

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FELT UNDERLAYMENT O/ ½" CDX PLYWOOD ROOF SHEATHING (SEE ROOF FRAMING PLAN) —— 2X6 RESAWN H.F. FASCIA (TYPICAL) SEE ROOF FRAMING PLAN 2X6 RESAWN H.F. — FASCIA (TYPICAL) SEE ROOF FRAMING PLAN TOP OF PLATES STUCCO OVER HIGH — RIB METAL LATH (TYPICAL AT EAVES) OMEGA "DIAMOND WALL" STUCCO SYSTEM (ESR # II94) OVER THERMAL STAR' TYFE II FOAM BOARD (ESR # I962) (MIN. I" THICK) WITH WEEP SCREEDS FER CRC 703.6.2.1 PROVIDE AN INSTALLATION CARD ON SITE AT FINAL INSPECTION. STUCCO OVER HIGH RIB METAL LATH (TYPICAL AT PORCH CEILING WEEP SCREEDS PER DETAIL 6/DI. (TYPICAL) DETAIL 6/DI (TYPICAL)

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



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