Porch: 55.78 SF
Garage: 0.00 SF

Building Floor Area:
- Kitchen: 40.24% / .402
- 2 Stories
- Seismic Design Category
- Int. Insul.
- H.M.
- Job: Hollow Metal


Address Sign shall be illuminated, visible from the street, and comply with Section R319 of the California Residential Code.

1. Provide all necessary personnel, equipment, and temporary barricades to prevent injury and assure the safety of the general public and the workmen, following all required OSHA and CPUC regulations.
2. Big job around shafts shall extend from floor to structure above.
3. Use minimal and temporary lighting to avoid the distraction of the road workers.
4. Do not scale drawings. Written dimensions shall always take precedence.
5. Provide all necessary personnel, equipment, and temporary barricades to prevent injury and assure the safety of the general public and the workmen, following all required OSHA and CPUC regulations.
6. Provide all necessary personnel, equipment, and temporary barricades to prevent injury and assure the safety of the general public and the workmen, following all required OSHA and CPUC regulations.
7. All work and materials shall conform to the current most stringent and applicable codes and standards, and shall be performed in accordance with the Plans and Specifications submitted, with all work and materials being of the quality or better specified.
RESIDENTIAL REMODEL
1255 DARTMOUTH AVENUE
ALBANY, CALIFORNIA
GEORD WENG, YANG LI & QIAN LI, OWNERS

EXISTING SITE PLAN

1

NEW SITE & DRAINAGE PLAN

2

SHEET NOTES

ARCHITECTURAL CONCEPTS

SHALLOW GRAVEL BASIN

1

EXISTING SITE PLAN

4

NEW SITE & DRAINAGE PLAN

2

NOTE:
1. REMOVE ALL PERMITTED FOR THE PERIOD TO ACCURATELY BOUND AND IDENTIFY PERMITTED FOR THE CLOSED DRAINAGE AS WELL AS FOR ANY PROPOSED GRADING ALTERATIONS. THE OPEN DRAINS AND CLOSED DRAINAGE SYSTEMIALY MAILED OR FEDERATED FOR PROPER DRAINAGE BY THE BUILDING INSPECTOR.
2. INSTALLATION OF SYSTEMS TO BE CONNECTED DIRECTLY TO THE CLOSED DRAINAGE PIPE. DRAINAGE IS REQUIRED TO BE TAKEN TO THE PUBLIC LID AND DELIVERED TO THE CITY SYSTEM.
3. ANY BRAKE OR DRAINAGE SYSTEMS TO BE INSTALLED OR CONCEIVED BY THIS PROJECT SHALL WE REWORKED AND REPLACED.
4. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY TO THE SPECIFICATIONS AND DETAIL DRAINAGE OF THE CITY OF ALBANY.

1. OWNER SHALL VERIFY THAT THE EXISTING UPPER SANITARY SEWER LATERAL COMPLIES WITH CITY ORDINANCE.
2. PROVIDE 4" DIA. SOLID PVC PIPE SCHEDULE 40 FOR FOUNDATION DRAINS AND 4" SOLID PVC PIPE SCHEDULE 40 FOR CLOSED DRAIN LINES AS WELL AS FOR ANY PROPOSED DRAINAGE INLETS. THE AREA DRAINS AND CLOSED CONDUIT SYSTEM SHALL BE FIELD VERIFIED BY PROPERTY OWNER BY THE BUILDING INSPECTOR.
3. INSTALLATION OF SYSTEMS TO BE CONNECTED DIRECTLY TO THE CLOSED DRAINAGE PIPE. DRAINAGE IS REQUIRED TO BE TAKEN TO THE PUBLIC LID AND DELIVERED TO THE CITY SYSTEM.
4. ANY BRAKE OR DRAINAGE SYSTEMS TO BE INSTALLED OR CONCEIVED BY THIS PROJECT SHALL WE REWORKED AND REPLACED.
5. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY TO THE SPECIFICATIONS AND DETAIL DRAINAGE OF THE CITY OF ALBANY.

5. MOUNTING AREA (NATIVE BUSHES) ON THE EXISTING SITE PLAN.
6. PROVIDE 4" DIA. SOLID PVC PIPE SCHEDULE 40 FOR FOUNDATION DRAINS AND 4" SOLID PVC PIPE SCHEDULE 40 FOR CLOSED DRAIN LINES AS WELL AS FOR ANY PROPOSED DRAINAGE INLETS. THE AREA DRAINS AND CLOSED CONDUIT SYSTEM SHALL BE FIELD VERIFIED BY PROPERTY OWNER BY THE BUILDING INSPECTOR.
7. INSTALLATION OF SYSTEMS TO BE CONNECTED DIRECTLY TO THE CLOSED DRAINAGE PIPE. DRAINAGE IS REQUIRED TO BE TAKEN TO THE PUBLIC LID AND DELIVERED TO THE CITY SYSTEM.
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9. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY TO THE SPECIFICATIONS AND DETAIL DRAINAGE OF THE CITY OF ALBANY.

10. INSTALLATION OF SYSTEMS TO BE CONNECTED DIRECTLY TO THE CLOSED DRAINAGE PIPE. DRAINAGE IS REQUIRED TO BE TAKEN TO THE PUBLIC LID AND DELIVERED TO THE CITY SYSTEM.
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12. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY TO THE SPECIFICATIONS AND DETAIL DRAINAGE OF THE CITY OF ALBANY.

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14. ANY BRAKE OR DRAINAGE SYSTEMS TO BE INSTALLED OR CONCEIVED BY THIS PROJECT SHALL WE REWORKED AND REPLACED.
15. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY TO THE SPECIFICATIONS AND DETAIL DRAINAGE OF THE CITY OF ALBANY.

16. INSTALLATION OF SYSTEMS TO BE CONNECTED DIRECTLY TO THE CLOSED DRAINAGE PIPE. DRAINAGE IS REQUIRED TO BE TAKEN TO THE PUBLIC LID AND DELIVERED TO THE CITY SYSTEM.
17. ANY BRAKE OR DRAINAGE SYSTEMS TO BE INSTALLED OR CONCEIVED BY THIS PROJECT SHALL WE REWORKED AND REPLACED.
18. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY TO THE SPECIFICATIONS AND DETAIL DRAINAGE OF THE CITY OF ALBANY.

19. INSTALLATION OF SYSTEMS TO BE CONNECTED DIRECTLY TO THE CLOSED DRAINAGE PIPE. DRAINAGE IS REQUIRED TO BE TAKEN TO THE PUBLIC LID AND DELIVERED TO THE CITY SYSTEM.
20. ANY BRAKE OR DRAINAGE SYSTEMS TO BE INSTALLED OR CONCEIVED BY THIS PROJECT SHALL WE REWORKED AND REPLACED.
21. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY TO THE SPECIFICATIONS AND DETAIL DRAINAGE OF THE CITY OF ALBANY.

NOTE:
1. PROVIDE DRAINAGE CHANNELS AT REGULAR INTERVALS AND ALONG ONE (1) EACH CHAGE OF DIRECTION TO PROPERLY DRAIN THE EXISTING SITE.
2. PROVIDE DRAINAGE CHANNELS AT REGULAR INTERVALS AND ALONG ONE (1) EACH CHAGE OF DIRECTION TO PROPERLY DRAIN THE EXISTING SITE.
3. PROVIDE DRAINAGE CHANNELS AT REGULAR INTERVALS AND ALONG ONE (1) EACH CHAGE OF DIRECTION TO PROPERLY DRAIN THE EXISTING SITE.
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20. PROVIDE DRAINAGE CHANNELS AT REGULAR INTERVALS AND ALONG ONE (1) EACH CHAGE OF DIRECTION TO PROPERLY DRAIN THE EXISTING SITE.
**EXISTING FLOOR & DEMOLITION PLAN**

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

**NOTES SHOWN ARE TYPICAL FOR ALL SIMILAR LOCATIONS U.O.N.**

**PARTITION LEGEND USED ON THIS PROJECT:**

- **F (FIRE STUDIO INTERIOR WALL)**: (E) BRICK OR BLOCK EXPOSED AND UNFINISHED, (N) INTERIOR FACING PLASTER 5/8" GYPSUM BOARD LATH AND FINISHED INTERIOR WALLS AND CEILINGS, EXPOSED WALLS AND INTERIOR WALLS EXPOSED ON EXTERIORS, (N) CONSTRUCTION.
- **G (FIRE STUDIO INTERIOR WALL)**: (E) 2X6 STUD WALLS, (N) GYPSUM BOARD LATH AND INTERIOR SPACER WALLS, (E) CONSTRUCTION.
- **H (FIRE STUDIO INTERIOR WALL)**: (E) 2X4 STUD WALLS, (N) GYPSUM BOARD LATH AND INTERIOR SPACER WALLS, (E) CONSTRUCTION.
- **I (FIRE STUDIO INTERIOR WALL)**: (E) 2X4 STUD WALLS, (N) GYPSUM BOARD LATH AND INTERIOR SPACER WALLS, (E) CONSTRUCTION.
- **J (FIRE STUDIO INTERIOR WALL)**: (E) 2X4 STUD WALLS, (N) GYPSUM BOARD LATH AND INTERIOR SPACER WALLS, (E) CONSTRUCTION.
- **K (FIRE STUDIO INTERIOR WALL)**: (E) 2X4 STUD WALLS, (N) GYPSUM BOARD LATH AND INTERIOR SPACER WALLS, (E) CONSTRUCTION.
- **L (FIRE STUDIO INTERIOR WALL)**: (E) 2X4 STUD WALLS, (N) GYPSUM BOARD LATH AND INTERIOR SPACER WALLS, (E) CONSTRUCTION.

**FLOOR PLAN NOTES:**

- **EXISTING FLOOR PLAN NORTH**
- **NEW FLOOR PLAN NORTH**
- **NOTES SHOWN ARE TYPICAL FOR ALL SIMILAR LOCATIONS U.O.N.**

**DEMOLITION NOTES:**

- **REMOVE (E) CEILINGS IN DINING ROOM AND LIVING ROOM TO PREPARE FOR (N) WORK. SEE GENERAL NOTES ON G-1 FOR MORE INFORMATION.**
- **REMOVE (E) INTERIOR LATH & PLASTER OVER 2X STUD WALLS. SUPPORT CEILINGS TO REMAIN AS NECESSARY. CUT BACK AND CAP ALL UTILITIES IN THE WAY OF SUPPORT ROOF AS NECESSARY. CUT BACK AND CAP ALL UTILITIES IN THE WAY OF SUPPORT ROOF AS NECESSARY.**
- **REMOVE (E) CEILINGS IN DRY WALL AREAS TO PREPARE FOR (N) WORK.**
- **REMOVE (E) INTERIOR LATH & PLASTER OVER 2X STUD WALLS. SUPPORT CEILINGS TO REMAIN AS NECESSARY. CUT BACK AND CAP ALL UTILITIES IN THE WAY OF SUPPORT ROOF AS NECESSARY.**
- **REMOVE (E) CEILINGS IN DRY WALL AREAS TO PREPARE FOR (N) WORK.**
- **REMOVE (E) ENERGY & EXISTING FLOOR & DEMOLITION PLAN**
- **REMOVE (E) PLASTER AND LATH FINISH ON INTERIOR FACE OF ALL EXTERIOR WALLS. REFER TO GENERAL NOTES SHEET "G1.1" FOR SPECIFICATIONS.**
- **REMOVE (E) WINDOW SASH AND FRAMES. PROVIDE (N) FRAMES AND WINDOWS TO MATCH DESIGN AND CONFIGURATION OF (E) WINDOWS.**
- **REMOVE (E) STAIRS, PORCH, AND SUPPORT FRAMING. REMOVE (E) CEILINGS IN DINING ROOM AND LIVING ROOM TO PREPARE FOR (N) WORK.**
- **REMOVE (E) INTERIOR LATH & PLASTER OVER 2X STUD WALLS. SUPPORT CEILINGS TO REMAIN AS NECESSARY. CUT BACK AND CAP ALL UTILITIES IN THE WAY OF SUPPORT ROOF AS NECESSARY. CUT BACK AND CAP ALL UTILITIES IN THE WAY OF SUPPORT ROOF AS NECESSARY.**
- **REMOVE (E) CEILINGS IN DRY WALL AREAS TO PREPARE FOR (N) WORK.**
- **REMOVE (E) INTERIOR LATH & PLASTER OVER 2X STUD WALLS. SUPPORT CEILINGS TO REMAIN AS NECESSARY. CUT BACK AND CAP ALL UTILITIES IN THE WAY OF SUPPORT ROOF AS NECESSARY.**
- **REMOVE (E) CEILINGS IN DRY WALL AREAS TO PREPARE FOR (N) WORK.**

**NOTES:**

- **ARCHITECTURAL CONCEPTS**
- **125 DARTMOUTH AVENUE**
- **ALBANY, CALIFORNIA**
- **GE OR VERG, YANG LI & QIAN LI, OWNERS**
- **DATE**
- **APPROVAL**
- **CONTRACTOR**
- **ARCHITECTURAL CONCEPTS**
- **T/F 510-525-9630**
- **ALBANY, CA 94706-1431**

**SHEET RC:**

- **EXISTING & DEMOLITION & NEW FLOOR PLANS**
- **REV 9**
- **14/2/2016**
- **DRAWN BY**
- **ARCHITECTURAL CONCEPTS**
- **SCALE 1/4"=1'-0"**
- **NOTES SHOWN ARE TYPICAL FOR ALL SIMILAR LOCATIONS U.O.N.**
- **SCALE 1/4"=1'-0"**
- **NOTES SHOWN ARE TYPICAL FOR ALL SIMILAR LOCATIONS U.O.N.**
- **SCALE 1/4"=1'-0"**
- **NOTES SHOWN ARE TYPICAL FOR ALL SIMILAR LOCATIONS U.O.N.**
- **SCALE 1/4"=1'-0"**
- **NOTES SHOWN ARE TYPICAL FOR ALL SIMILAR LOCATIONS U.O.N.**
EXISTING & NEW ROOF PLANS & DETAILS

NOTES:

REFER TO GENERAL NOTES SHEET "G1.1" FOR ADDITIONAL INFORMATION.

REFER TO ELECTRICAL PLANS FOR LOCATIONS OF ALL SWITCHES, LIGHTS, RECEPTACLES, SMOKE DETECTORS, ETC.

SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND SHALL BE EQUIPPED WITH 24-HOUR BATTERY BACKUP AND SHALL BE THE PHOTOELECTRIC TYPE.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR WINDOW APPROVED FOR EMERGENCY ESCAPE / RESCUE. IT SHALL HAVE THE FOLLOWING:

A. A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.
B. A MINIMUM CLEAR OPENING HEIGHT OF 24 INCHES.
C. A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES.
D. A MAXIMUM FINISHED SILL HEIGHT OF 44 INCHES.
E. BARS, GRILLES OR GRATES SHALL HAVE APPROVED RELEASE MECHANISMS (UBC 310.4).

EXTERIOR WALL - EXTERIOR FACE: 7/8" 3-COAT STUCCO OVER TYVEK, 1/2" CDX PLYWOOD, 2x6 WOOD STUDS @ 16" O.C., R-22 HIGH DENSITY INSULATION, INTERIOR FACE: 5/8" GYP. BD. TAPE & TEXTURE LEVEL 5 FINISH.

INTERIOR WALLS - 2x4 STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE, TAPE & TEXTURE LEVEL 5 FINISH. R-13 AT BATHROOM U.O.N.

PLUMBING WALL - 2x6 STUDS @ 16" O.C. WITH 5/8" WP. GYP. BD. ON WET SIDE AND 5/8" GYP. BD. ON DRY SIDE, TAPE & TEXTURE LEVEL 5 FINISH. PROVIDE CEMENT BACKER BD. AT TILE INSTALLATIONS. R-19 BATT INSULATION AT BATHROOM.

ROOF PLAN NOTES:

(E) LOW SLOPED ROOF TO REMAIN. PATCH & REPAIR TAR & GRAVEL ROOFING.

(E) SINGLE ROOFING TO REMAIN. PATCH & REPAIR AS NECESSARY.

(E) 2"W X 4" DEEP GUTTER TO REMAIN.

(N) 2"W X 4" DEEP GUTTER TO MATCH (E)

(E) RIDGE TO REMAIN.

(N) CALIFORNIA FRAMING & SHINGLES TO MATCH O/ (E) ROOF

(N) ROOF SLOPES TO MATCH (E)

(N) VALLEY FLASHING.

(N) ROOF VENTS TO BE REMOVED.

(N) ROOF VENT W/ ROOF JACK & FLASHING.

(E) WALL OUTLINE BELOW.

(N) RIDGE & FASCIA TO MATCH (E)

(N) 30" X 30" PLASTIC BUBBLE SKYLIGHT ON 4" CURB.

(N) VAULTED CEILING BELOW THIS AREA.

EXISTING FLOOR & DEMOLITION PLAN SCALE 1/4"=1'-0" NOTES SHOWN ARE TYPICAL FOR ALL SIMILAR LOCATIONS U.O.N.

NEW FLOOR PLAN SCALE 1/4"=1'-0" NOTES SHOWN ARE TYPICAL FOR ALL SIMILAR LOCATIONS U.O.N.
RESIDENTIAL REMODEL
1225 DARTMOUTH AVENUE
ALBANY, CALIFORNIA
GH WENG, YANG LI & QIAN LI, OWNERS

SHEET TITLE:
SHEET NO.

ELEVATION NOTES (SEE A1.1, A1.2, & A2.2 FOR NEW WORK)

EXISTING ELEVATIONS

REVISIONS
DATE
APPROVAL
JOB
DATE
STAMP:

ARCHITECTURAL CONCEPTS
ARCHITECTURAL INTERIORS PLANNING
509 RAMONA AVE.
ALBANY, CA 94706-1431
T/F 510-525-9630

CONSULTANT:
architectural-concepts.net
archcon@earthlink.net

EXISTING
ELEVATIONS

LEFT
FRONT
RIGHT
REAR

(E) FRONT ELEVATION
SCALE 1/4"=1'-0"

(E) RIGHT ELEVATION
SCALE 1/4"=1'-0"

(E) LEFT ELEVATION
SCALE 1/4"=1'-0"

(E) REAR ELEVATION
SCALE 1/4"=1'-0"

EXISTING WALL - EXTERIOR FACE: 7/8" 3-COAT STUCCO OVER TYVEK, 1/2" CDX PLYWOOD, 2x6 WOOD STUDS @ 16" O.C., R-22 HIGH DENSITY INSULATION, INTERIOR FACE: 5/8" GYP. BD. TAPE & TEXTURE LEVEL 5 FINISH.

INTERIOR WALLS - 2x4 STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE, TAPE & TEXTURE LEVEL 5 FINISH. R-13 AT BATHROOM U.O.N.

PLUMBING WALL - 2x6 STUDS @ 16" O.C. WITH 5/8" WP. GYP. BD. ON WET SIDE AND 5/8" GYP. BD. ON DRY SIDE, TAPE & TEXTURE LEVEL 5 FINISH. PROVIDE CEMENT BACKER BD. AT TILE INSTALLATIONS. R-19 BATT INSULATION AT BATHROOM.

NOTES:
• Refer to Section Notes Sheet "T" for additional information.
• Refer to Section Notes Sheet for exclusion of all interior lights, receptacles, phone jack and switches in the following:
  A. A minimum 4 ft. clear opening of 0.75 ft. at the center of each wall.
  B. A minimum 3 ft. clear opening width of 0.75 ft. at the center of each wall.
  C. A minimum 3 ft. clear opening height of 0.75 ft. at the center of each wall.
  D. A minimum 2 ft. clear opening height of 0.75 ft. at the center of each wall.
  E. Same, unless otherwise detailed.

ELEVATION NOTES

(E) FRONT ELEVATION
SCALE 1/4"=1'-0"

(E) LEFT ELEVATION
SCALE 1/4"=1'-0"

(E) REAR ELEVATION
SCALE 1/4"=1'-0"

(E) RIGHT ELEVATION
SCALE 1/4"=1'-0"

EXISTING WALL - EXTERIOR FACE: 7/8" 3-COAT STUCCO OVER TYVEK, 1/2" CDX PLYWOOD, 2x6 WOOD STUDS @ 16" O.C., R-22 HIGH DENSITY INSULATION, INTERIOR FACE: 5/8" GYP. BD. TAPE & TEXTURE LEVEL 5 FINISH.

INTERIOR WALLS - 2x4 STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE, TAPE & TEXTURE LEVEL 5 FINISH. R-13 AT BATHROOM U.O.N.

PLUMBING WALL - 2x6 STUDS @ 16" O.C. WITH 5/8" WP. GYP. BD. ON WET SIDE AND 5/8" GYP. BD. ON DRY SIDE, TAPE & TEXTURE LEVEL 5 FINISH. PROVIDE CEMENT BACKER BD. AT TILE INSTALLATIONS. R-19 BATT INSULATION AT BATHROOM.

EXISTING WALL - EXTERIOR FACE: 7/8" 3-COAT STUCCO OVER TYVEK, 1/2" CDX PLYWOOD, 2x6 WOOD STUDS @ 16" O.C., R-22 HIGH DENSITY INSULATION, INTERIOR FACE: 5/8" GYP. BD. TAPE & TEXTURE LEVEL 5 FINISH.

INTERIOR WALLS - 2x4 STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE, TAPE & TEXTURE LEVEL 5 FINISH. R-13 AT BATHROOM U.O.N.

PLUMBING WALL - 2x6 STUDS @ 16" O.C. WITH 5/8" WP. GYP. BD. ON WET SIDE AND 5/8" GYP. BD. ON DRY SIDE, TAPE & TEXTURE LEVEL 5 FINISH. PROVIDE CEMENT BACKER BD. AT TILE INSTALLATIONS. R-19 BATT INSULATION AT BATHROOM.

EXISTING WALL - EXTERIOR FACE: 7/8" 3-COAT STUCCO OVER TYVEK, 1/2" CDX PLYWOOD, 2x6 WOOD STUDS @ 16" O.C., R-22 HIGH DENSITY INSULATION, INTERIOR FACE: 5/8" GYP. BD. TAPE & TEXTURE LEVEL 5 FINISH.

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INTERIOR WALLS - 2x4 STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE, TAPE & TEXTURE LEVEL 5 FINISH. R-13 AT BATHROOM U.O.N.

PLUMBING WALL - 2x6 STUDS @ 16" O.C. WITH 5/8" WP. GYP. BD. ON WET SIDE AND 5/8" GYP. BD. ON DRY SIDE, TAPE & TEXTURE LEVEL 5 FINISH. PROVIDE CEMENT BACKER BD. AT TILE INSTALLATIONS. R-19 BATT INSULATION AT BATHROOM.

EXISTING WALL - EXTERIOR FACE: 7/8" 3-COAT STUCCO OVER TYVEK, 1/2" CDX PLYWOOD, 2x6 WOOD STUDS @ 16" O.C., R-22 HIGH DENSITY INSULATION, INTERIOR FACE: 5/8" GYP. BD. TAPE & TEXTURE LEVEL 5 FINISH.

INTERIOR WALLS - 2x4 STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE, TAPE & TEXTURE LEVEL 5 FINISH. R-13 AT BATHROOM U.O.N.

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INTERIOR WALLS - 2x4 STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE, TAPE & TEXTURE LEVEL 5 FINISH. R-13 AT BATHROOM U.O.N.

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NOTES:
A. REFER TO GENERAL NOTES SHEET "T-1" FOR ADDITIONAL INFORMATION.
B. REFER TO ELECTRICAL SHEET FOR LOCATIONS OF ALL LIGHTS, SWITCHES, RECEPTACLES, SMOKE DETECTORS, ETC.
C. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND SHALL BE EQUIPPED WITH 24-HOUR BATTERY BACKUP.
D. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR WINDOW APPROVED FOR EMERGENCY ESCAPE / RESCUE. IT SHALL HAVE THE FOLLOWING:
   A. A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.
   B. A MINIMUM CLEAR OPENING HEIGHT OF 24 INCHES.
   C. A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES.
   D. A MAXIMUM FINISHED SILL HEIGHT OF 44 INCHES.
   E. BARS, GRILLES OR GRATES SHALL HAVE APPROVED RELEASE MECHANISMS (UBC 310.4).

EXTERIOR WALL - EXTERIOR FACE: 7/8" 3-COAT STUCCO OVER TYVEK, 1/2" CDX PLYWOOD, 2x6 WOOD STUDS @ 16" O.C., R-22 HIGH DENSITY INSULATION, INTERIOR FACE: 5/8" GYP. BD. TAPE & TEXTURE LEVEL 5 FINISH. PATCH AND REPAIR (E) STUCCO AS REQUIRED. FINISH (N) STUCCO TO MATCH (E) INTERIOR WALLS.

INTERIOR WALLS: 2x4 STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE, TAPE & TEXTURE LEVEL 5 FINISH. R-13 AT BATHROOM U.O.N.

PLUMBING WALL - 2x6 STUDS @ 16" O.C. WITH 5/8" WP. GYP. BD. ON WET SIDE AND 5/8" GYP. BD. ON DRY SIDE, TAPE & TEXTURE LEVEL 5 FINISH. PROVIDE CEMENT BACKER BD. AT TILE INSTALLATIONS. R-19 BATT INSULATION AT BATHROOM.

FOUNDATION VENTS EQUAL TO 1800 SF/150 SF = 12 SF / .78 = 16 VENT MINIMUM. VENTS SHALL BE COVERED WITH CORROSION RESISTANT MATERIALS NOT EXCEEDING 1/4" IN SIZE. 24" X 36" CRAWL SPACE ACCESS PANEL.

(N) ATTIC VENTILATION COMPLYING WITH (CRC) R906 WITH (CRC) R902.1.

SOUTH) FRONT ELEVATION SCALE 1/4"=1'-0" (EAST) RIGHT ELEVATION SCALE 1/4"=1'-0"

EXTERIOR WALL - EXTERIOR FACE: 7/8" 3-COAT STUCCO OVER TYVEK, 1/2" CDX PLYWOOD, 2x6 WOOD STUDS @ 16" O.C., R-22 HIGH DENSITY INSULATION, INTERIOR FACE: 5/8" GYP. BD. TAPE & TEXTURE LEVEL 5 FINISH. PATCH AND REPAIR (E) STUCCO AS REQUIRED. FINISH (N) STUCCO TO MATCH (E) INTERIOR WALLS.

INTERIOR WALLS: 2x4 STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE, TAPE & TEXTURE LEVEL 5 FINISH. R-13 AT BATHROOM U.O.N.

PLUMBING WALL - 2x6 STUDS @ 16" O.C. WITH 5/8" WP. GYP. BD. ON WET SIDE AND 5/8" GYP. BD. ON DRY SIDE, TAPE & TEXTURE LEVEL 5 FINISH. PROVIDE CEMENT BACKER BD. AT TILE INSTALLATIONS. R-19 BATT INSULATION AT BATHROOM.

FOUNDATION VENTS EQUAL TO 1800 SF/150 SF = 12 SF / .78 = 16 VENT MINIMUM. VENTS SHALL BE COVERED WITH CORROSION RESISTANT MATERIALS NOT EXCEEDING 1/4" IN SIZE. 24" X 36" CRAWL SPACE ACCESS PANEL.

(NORTH) REAR ELEVATION SCALE 1/4"=1'-0" (EAST) RIGHT ELEVATION SCALE 1/4"=1'-0"
NOTES:

1. REFER TO GENERAL NOTES SHEET "T-1" FOR ADDITIONAL INFORMATION.

2. REFER TO ELECTRICAL SHEET "E-1" FOR LOCATION OF ALL ELECTRICAL OUTLETS, LIGHTING DEVICES, LIGHTING FIXTURES, THIMMES, ETC.

3. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND SHALL BE EQUIPPED WITH 24-HOUR BATTERY BACKUP.

4. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND SHALL HAVE THE FOLLOWING:
   A. A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.
   B. A MINIMUM CLEAR OPENING HEIGHT OF 24 INCHES.
   C. A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES.
   D. A MAXIMUM FINISHED SILL HEIGHT OF 44 INCHES.
   E. BARS, GRILLES OR GRATES SHALL HAVE APPROVED RELEASE MECHANISMS (UBC 310.4).

5. PROVIDE CEMENT BACKER BD. AT TILE INSTALLATIONS. R-19 BATT INSULATION AT BATHROOM.

6. PLUMBING WALL - 2X6 STUDS @ 16" O.C. WITH 5/8" WP. GYP. BD. ON WET SIDE AND 5/8" GYP. BD. ON DRY SIDE, TAPE & TEXTURE LEVEL 5 FINISH. PROVIDE CEMENT BACKER BD. AT TILE INSTALLATIONS. R-13 AT BATHROOM.

7. EXTERIOR WALL - EXTERIOR FACE: 7/8" 3-COAT STUCCO OVER TYVEK, 1/2" CDX PLYWOOD, 2X6 WOOD STUDS @ 16" O.C., R-22 HIGH DENSITY INSULATION, INTERIOR FACE: 5/8" GYP. BD. TAPE & TEXTURE LEVEL 5 FINISH. PATCH AND REPAIR (E) STUCCO AS REQUIRED. FINISH (N) STUCCO TO MATCH (E) INTERIOR WALLS - 2X4 STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE, TAPE & TEXTURE LEVEL 5 FINISH. R-13 AT BATHROOM.

8. FOUNDATION WIND BE SEENAL TO 960 LBS/18" X 18" X 16. FLOODING INSULATION MINIMUM. WINDS SHALL BE COVERED WITH CONSTRUCTION WIND RESISTANT WALLS AND OPENINGS NOT EXCEEDING 1/8".

9. 24" X 36" CRAWL SPACE ACCESS PANEL.

10. PROVIDE 1" CLEAR AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING AT VAULTED CEILINGS. PROVIDE 1.5" DIA. (4.7 SQ. IN.) VENT HOLES IN EAVE (2 MIN. PER JOIST SPACE) AND CONTINUOUS RIDGE VENT, AREA EQUALS 1200 SF / 150 = 8 SF / 4.7 SQ. IN. = 62 VENT HOLES MIN.

11. 14"X8" FOUNDATION VENTS EQUAL TO 1800 SF/150 SF = 12 SF / .78 = 16 FOUNDATION VENTS MINIMUM. VENTS SHALL BE COVERED WITH CORROSION RESISTANT WIRING AND OPENINGS NOT EXCEEDING 1/4".

12. PROVIDE 1" CLEAR AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING AT VAULTED CEILINGS. PROVIDE 1.5" DIA. (4.7 SQ. IN.) VENT HOLES IN EAVE (2 MIN. PER JOIST SPACE) AND CONTINUOUS RIDGE VENT, AREA EQUALS 1200 SF / 150 = 8 SF / 4.7 SQ. IN. = 62 VENT HOLES MIN.

13. PROVIDE 1" CLEAR AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING AT VAULTED CEILINGS. PROVIDE 1.5" DIA. (4.7 SQ. IN.) VENT HOLES IN EAVE (2 MIN. PER JOIST SPACE) AND CONTINUOUS RIDGE VENT, AREA EQUALS 1200 SF / 150 = 8 SF / 4.7 SQ. IN. = 62 VENT HOLES MIN.

14. PROVIDE 1" CLEAR AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING AT VAULTED CEILINGS. PROVIDE 1.5" DIA. (4.7 SQ. IN.) VENT HOLES IN EAVE (2 MIN. PER JOIST SPACE) AND CONTINUOUS RIDGE VENT, AREA EQUALS 1200 SF / 150 = 8 SF / 4.7 SQ. IN. = 62 VENT HOLES MIN.
SEE STRUCTURAL DRAWINGS FOR FRAMING DETAILS

C BUILDING SECTION SCALE 1/4"=1'-0"

1. Composite shingles (3" x 2") EAVES 10%.
2. Double top plates (8" x 8") O.C.
3. Roofing materials per Title 24.
4. Continuous 30" deep concrete footing.
5. 4" wall stud framing per Title 24.
6. 2x6 double top plates.
7. 1" x 4" interior wall framing per Title 24.
8. 6" header at opening.
9. 3/4" plywood.
10. 5/8" gypsum board.
11. Tyvek building wrap.
12. 1/2" CDX plywood.
13. 2x6 sheathing nails per framing.
14. 2x6 blocking per framing.
15. 1x4 sheathing per framing.
16. 3/4" plywood. 5/8" gypsum board.
17. Tape & texture level 5 finish.
18. R-19 batt insulation at bathroom, 12/16. 2x6 sheathing nails per framing.
19. 2x6 double top plates.
20. 2" CDX plywood.
21. 2x6 blocking per framing.
22. 2" composite shingles.
23. 6" header at opening.
24. 1 1/2" = 1'-0" scale.

SEE STRUCTURAL DRAWINGS FOR FRAMING DETAILS

D BUILDING SECTION SCALE 1/4"=1'-0"

1. Composite shingles (3" x 2") EAVES 10%.
2. Double top plates (8" x 8") O.C.
3. Roofing materials per Title 24.
4. Continuous 30" deep concrete footing.
5. 4" wall stud framing per Title 24.
6. 2x6 double top plates.
7. 1" x 4" interior wall framing per Title 24.
8. 6" header at opening.
9. 3/4" plywood.
10. 5/8" gypsum board.
11. Tyvek building wrap.
12. 1/2" CDX plywood.
13. 2x6 sheathing nails per framing.
14. 2x6 blocking per framing.
15. 1x4 sheathing per framing.
16. 3/4" plywood. 5/8" gypsum board.
17. Tape & texture level 5 finish.
18. R-19 batt insulation at bathroom, 12/16. 2x6 sheathing nails per framing.
19. 2x6 double top plates.
20. 2" CDX plywood.
21. 2x6 blocking per framing.
22. 2" composite shingles.
23. 6" header at opening.
24. 1 1/2" = 1'-0" scale.

SEE STRUCTURAL DRAWINGS FOR FRAMING DETAILS

E BUILDING SECTION SCALE 1/4"=1'-0"

1. Composite shingles (3" x 2") EAVES 10%.
2. Double top plates (8" x 8") O.C.
3. Roofing materials per Title 24.
4. Continuous 30" deep concrete footing.
5. 4" wall stud framing per Title 24.
6. 2x6 double top plates.
7. 1" x 4" interior wall framing per Title 24.
8. 6" header at opening.
9. 3/4" plywood.
10. 5/8" gypsum board.
11. Tyvek building wrap.
12. 1/2" CDX plywood.
13. 2x6 sheathing nails per framing.
14. 2x6 blocking per framing.
15. 1x4 sheathing per framing.
16. 3/4" plywood. 5/8" gypsum board.
17. Tape & texture level 5 finish.
18. R-19 batt insulation at bathroom, 12/16. 2x6 sheathing nails per framing.
19. 2x6 double top plates.
20. 2" CDX plywood.
21. 2x6 blocking per framing.
22. 2" composite shingles.
23. 6" header at opening.
24. 1 1/2" = 1'-0" scale.