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| 11-07-18 | SUBMITTED FOR SITE APPROVAL | |
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| | | |
| | | |

CLIENT (JOB No. 21723)

NGUYEN RESIDENCE

MAILING ADDRESS
GRAND OAK WAY, CA XXXXX

CHAPMAN
DESIGN
ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

NOTE *

SHEET

A - 1

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**CHAPMAN
DESIGN
ASSOCIATES**

ASSOCIATES
20 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

CLIENT (JOB No. 21723) _____
JOB SITE ADDRESS _____

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GENERAL NOTES

- | | |
|--------------------|--|
| VERIFICATION | CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK |
| DIMENSIONS | DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS |
| DISCREPANCIES | MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY |
| CONTRACT DOCUMENTS | CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY |

NOTE

THIS DRAWING, AND

ENLARGED SITE PLAN

1" = 20'-0"

DEFERRED SUBMITTAL:

- RESIDENTIAL FIRE SPRINKLERS PROVIDED FOR THE RESIDENCE, ATTACHED GARAGE & GREENHOUSE

NOTE:
- PROPERTY IS TO MAINTAIN 100 FT OF DEFENSIBLE SPACE (TO COMPLY WITH S.R.A. & W.U.I.)

NOTE:

- ALL FUTURE GATES ON THE PROPERTY TO BE A MINIMUM OF 30 FEET FROM THE ROAD. ELECTRIC GATES ARE TO HAVE A KNOX BOX INSTALLED TO ALLOW EMERGENCY ACCESS

GENERAL NOTES

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ENLARGED SITE PLAN

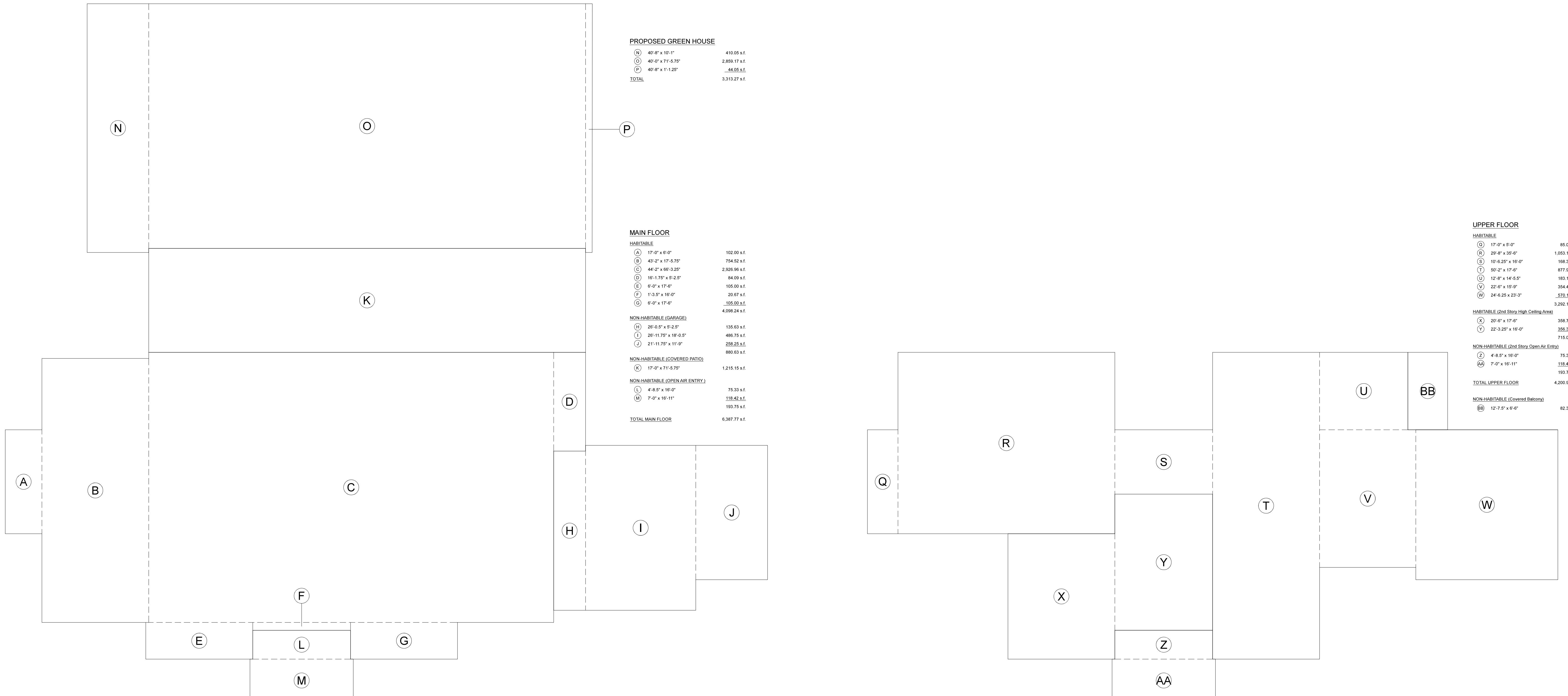
1" = 20'-0"

(N) BRIDGE - REMOVE DEBRIS & ROCKS FROM GREEK BED & RECONSTRUCT FLOW LINE TO MATCH EXISTING CONDITIONS

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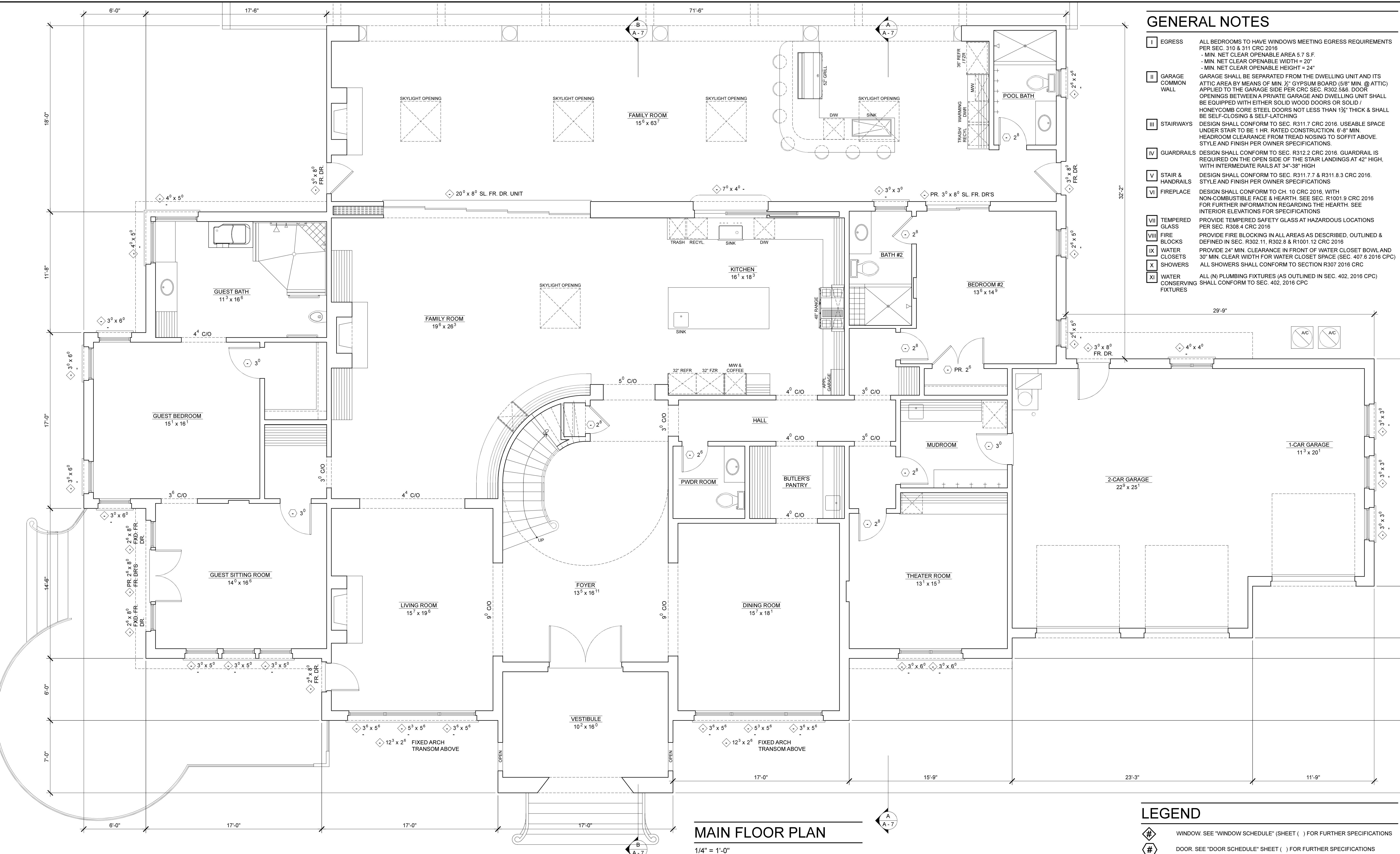
SHEET

A - 1B

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GENERAL NOTES

- I EGRESS ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2016
 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
 - MIN. NET CLEAR OPENABLE WIDTH = 20"
 - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II GARAGE COMMON WALL GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MANS OF 1/2" GYPSUM BOARD (6'0" MIN. @ ATTIC) APPROXIMATE GARAGE SIDE PER C.R.C. SEC. R302.5.80 DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID/HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 1/8" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
- III STAIRWAYS DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2016. USEABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION, 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE AND FINISH PER OWNER'S SPECIFICATIONS
- IV GUARDRAILS DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2016. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
- V STAIR & HANDRAILS DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2016. STYLE AND FINISH PER OWNER'S SPECIFICATIONS
- VI FIREPLACE DESIGN SHALL CONFORM TO CH. 10 CRC 2016, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R100.9 CRC 2016 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
- VII TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2016
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- IX WATER CLOSETS PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2016 CPC)
- X SHOWERS ALL SHOWERS SHALL CONFORM TO SECTION R307 2016 CRC
- XI WATER CONSERVING FIXTURES ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2016 CPC) SHALL CONFORM TO SEC. 402, 2016 CPC



MAIN FLOOR PLAN

1/4" = 1'-0"

LEGEND

- # WINDOW. SEE "WINDOW SCHEDULE" SHEET () FOR FURTHER SPECIFICATIONS
- # DOOR. SEE "DOOR SCHEDULE" SHEET () FOR FURTHER SPECIFICATIONS

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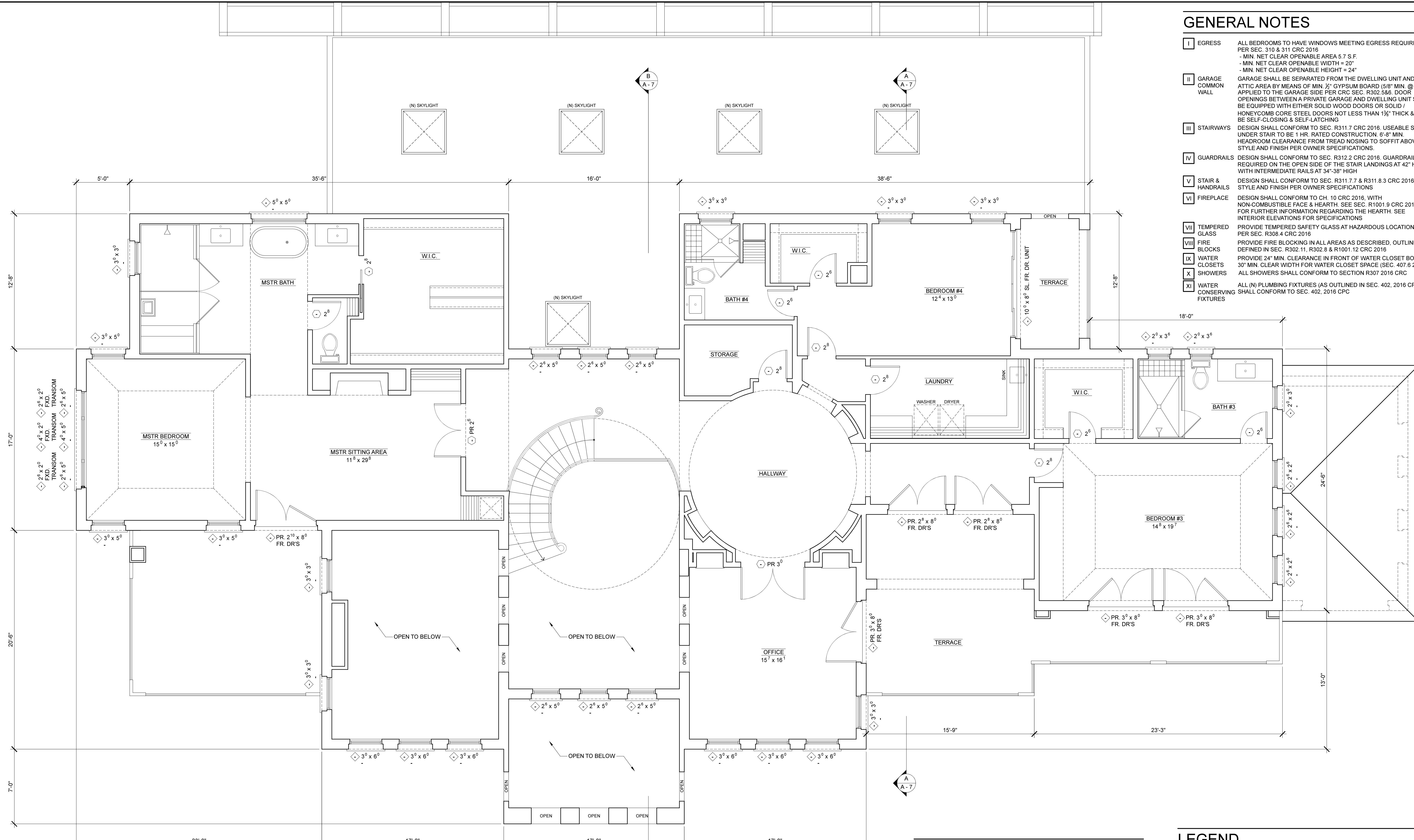
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UPPER FLOOR PLAN

1/4" = 1'-0"

LEGEND

- # WINDOW. SEE "WINDOW SCHEDULE" () FOR FURTHER SPECIFICATIONS
- # DOOR. SEE "DOOR SCHEDULE" SHEET () FOR FURTHER SPECIFICATIONS

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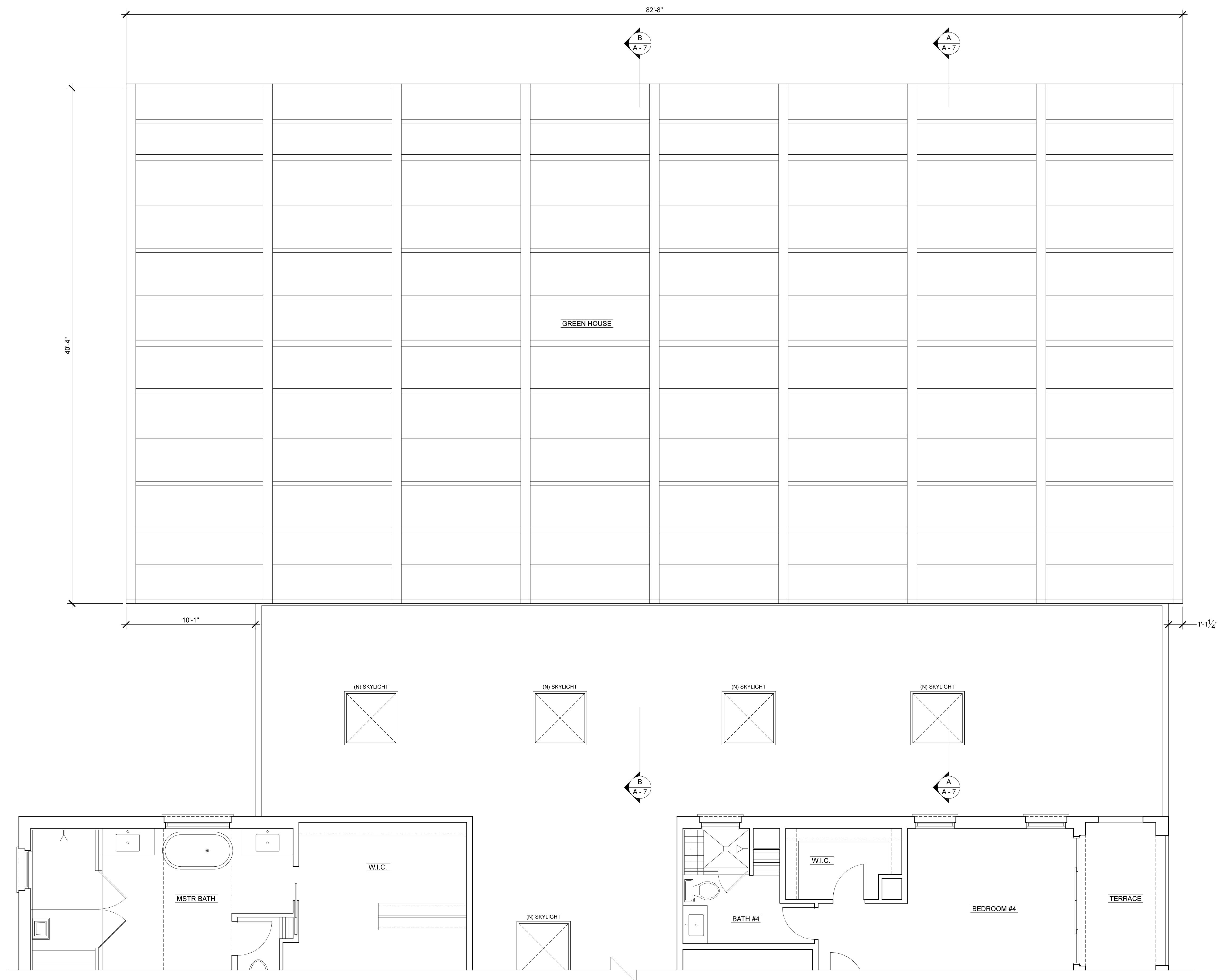
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GREEN HOUSE FLOOR PLAN

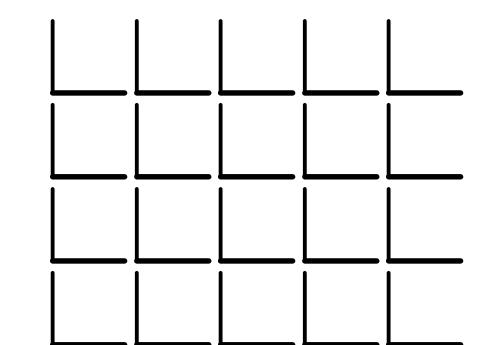
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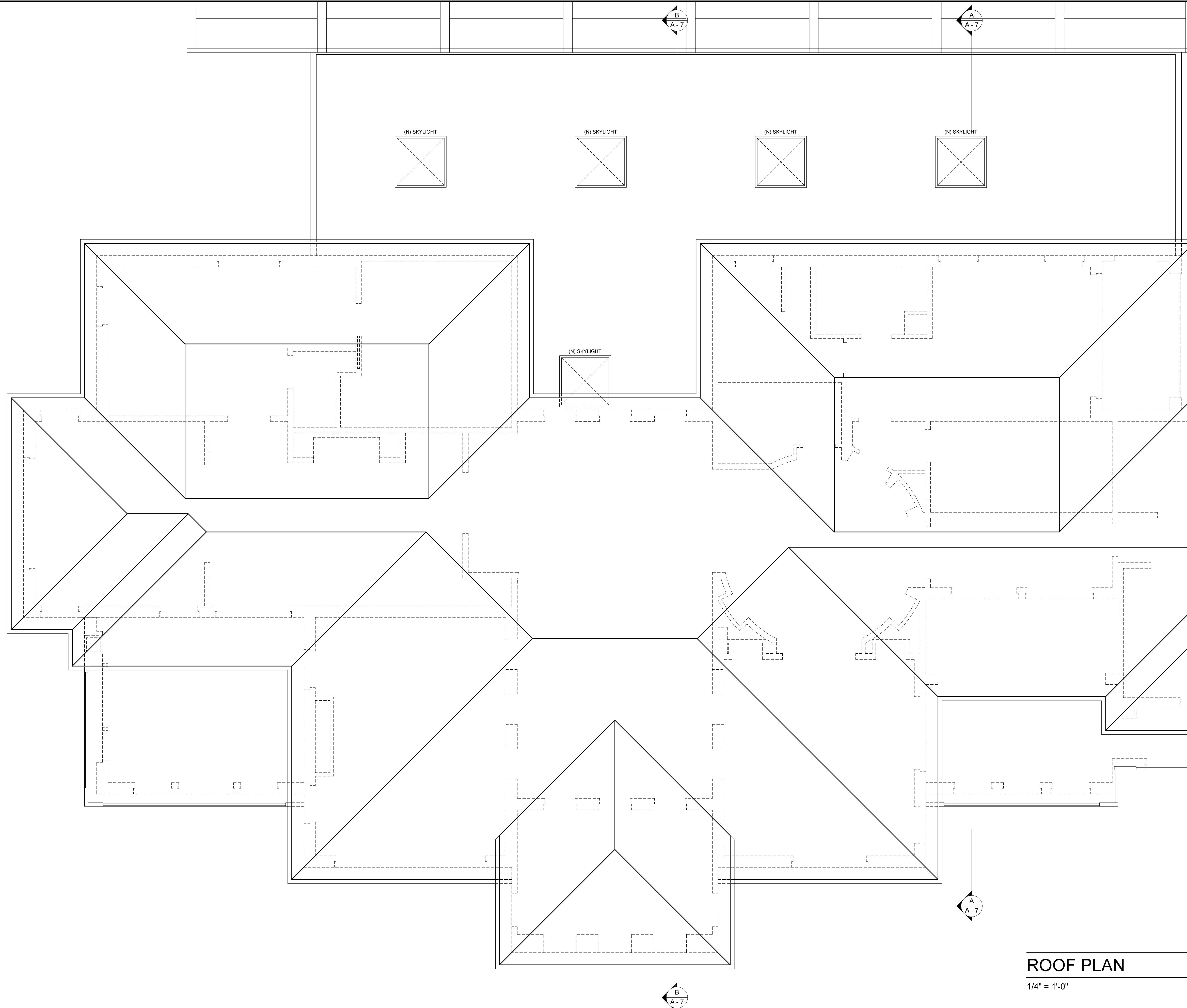
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ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES

- I ROOF JACKS WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
- II VALLEY FLASHING 24 GA. G.I. "L" FLASHING @ ALL VALLEYS
- III VALLEY FLASHING 24 GA. G.I. OVER $\frac{1}{2}$ " D.F. CDX PLYWOOD (OR BETTER) - $\frac{1}{2}$ " MIN. SLOPE
- IV ATTIC VENTILATION PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2016 CRC
- V FIREPLACE & CHIMNEY DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2016 CRC

ROOF PLAN NOTES

- 1 ROOFING TILE ROOF
- 2 GUTTERS Ogee GUTTERS
- 3 DOWN SPOUTS ROUND DOWN SPOUTS
- 4 SKYLIGHTS "VELUX" SKYLIGHTS OR EQUIVALENT - HALLMARK CCL # NCTL-110-15753-1 (WDMA & AMS, INC.)

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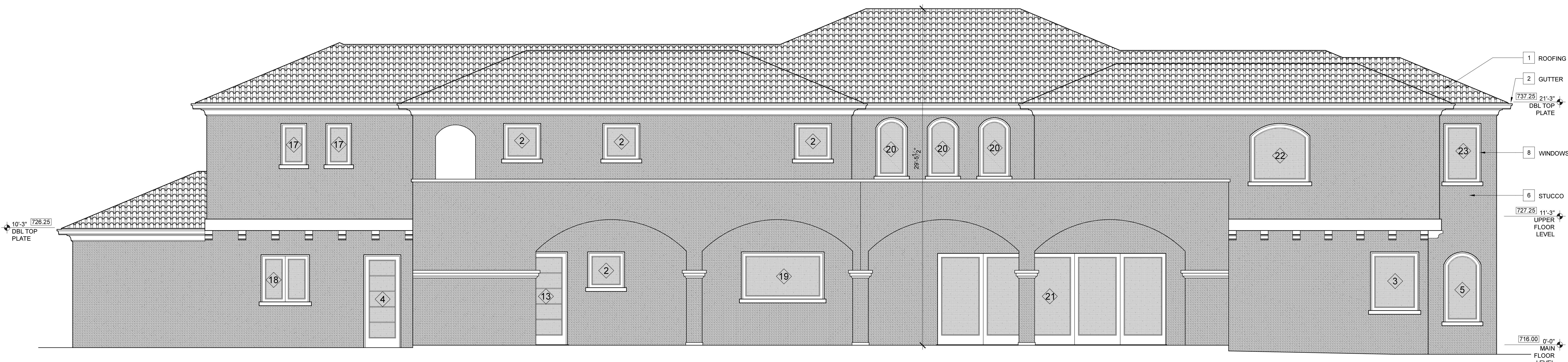
A - 4

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FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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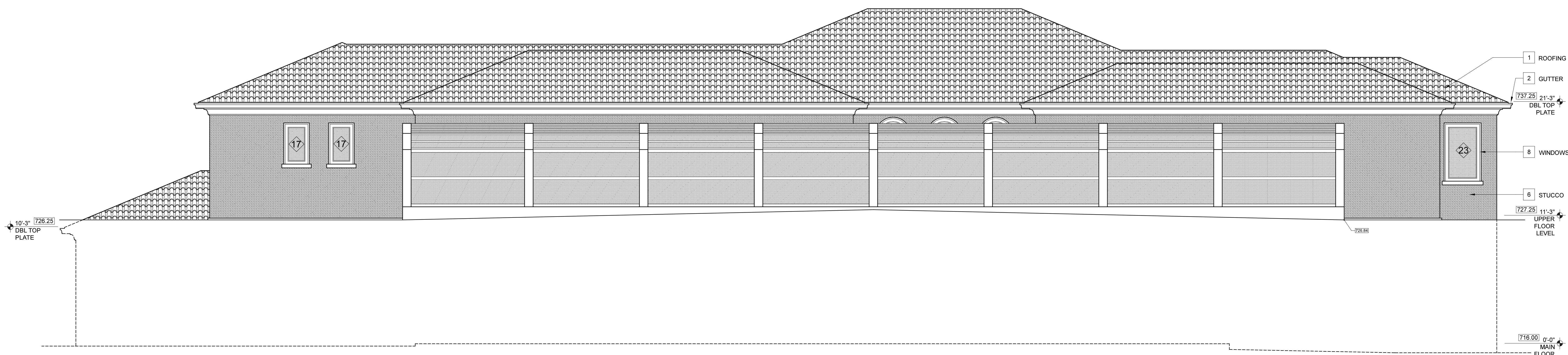
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SHEET

A - 5



REAR ELEVATION (WITH GREENHOUSE)

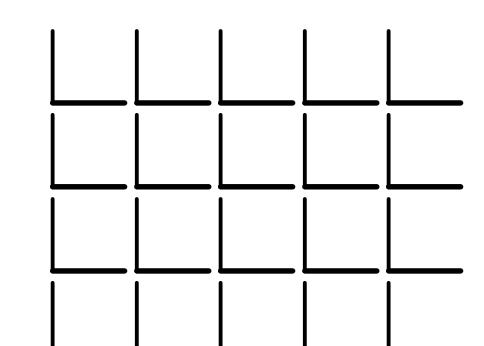
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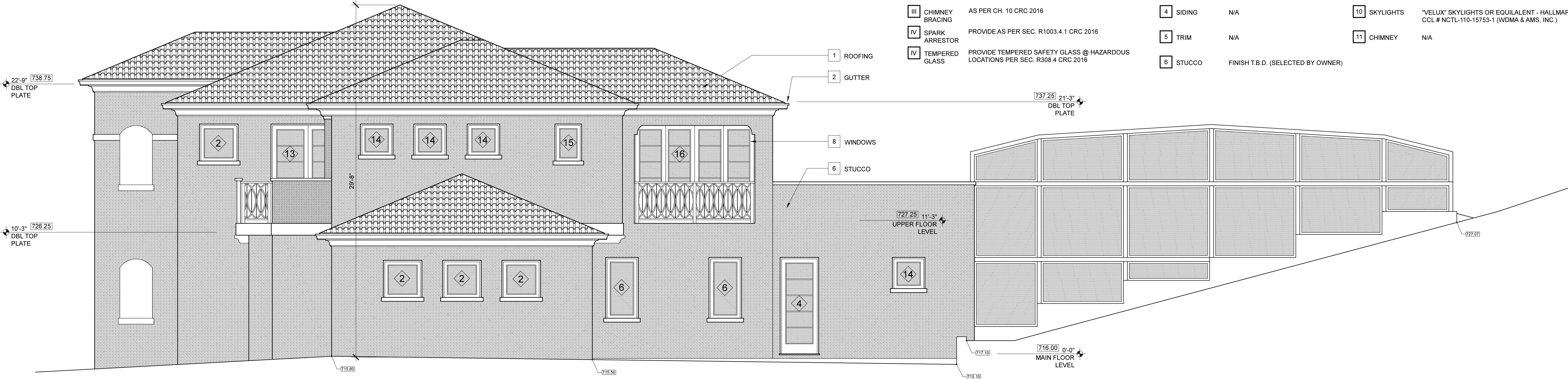
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SHEET

A - 5A



GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & $\frac{1}{8}$ " MIN. THICK 2) HAS 2 LAYERS OF GRADED BUILDING PAPER 3) 26 GA GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2016)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2016. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2016
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2016
- IV TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2016

EXTERIOR MATERIAL NOTES

- | | | | |
|---------------|-----------------------------------|---------------|--|
| 1 ROOFING | TILE ROOF | 7 VENEER | N/A |
| 2 GUTTER | OGEET GUTTERS | 8 WINDOWS | DUAL GLAZED (SELECTED BY OWNER) |
| 3 DOWN SPOUTS | ROUND DOWN SPOUTS | 9 WINDOW TRIM | STUCCO FOAM TRIM (SELECTED BY OWNER) |
| 4 SIDING | N/A | 10 SKYLIGHTS | "VELUX" SKYLIGHTS OR EQUIVALENT - HALLMARK CCL # NCTL-110-15753-1 (WDMA & AMS, INC.) |
| 5 TRIM | N/A | 11 CHIMNEY | N/A |
| 6 STUCCO | FINISH T.B.D. (SELECTED BY OWNER) | | |

RIGHT ELEVATION



LEFT ELEVATION

1/4" = 1'-0"

LEGEND

WINDOW SEE "WINDOW SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS

DOOR SEE "DOOR SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS

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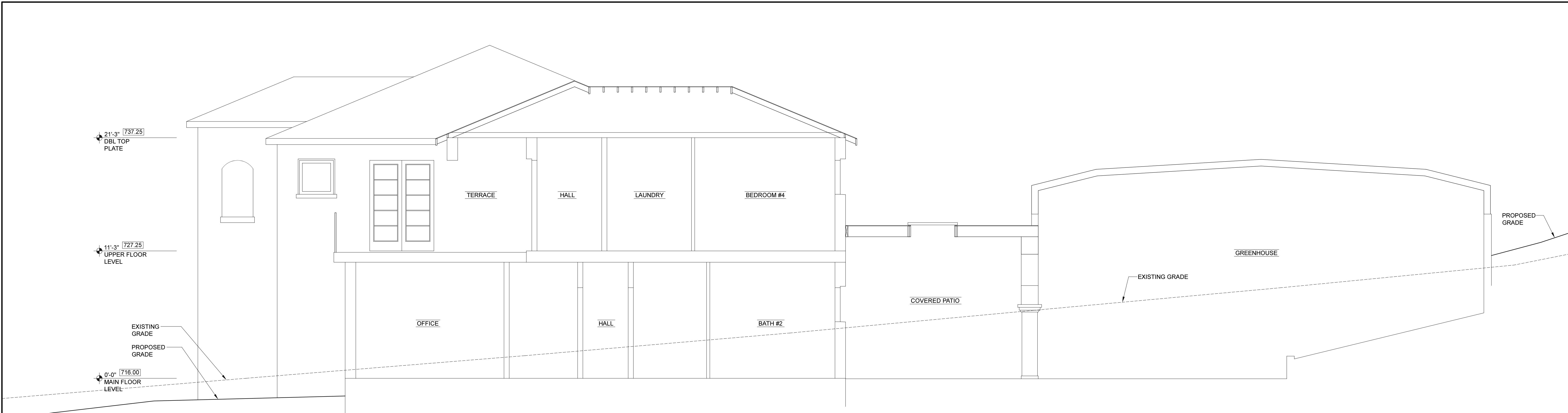
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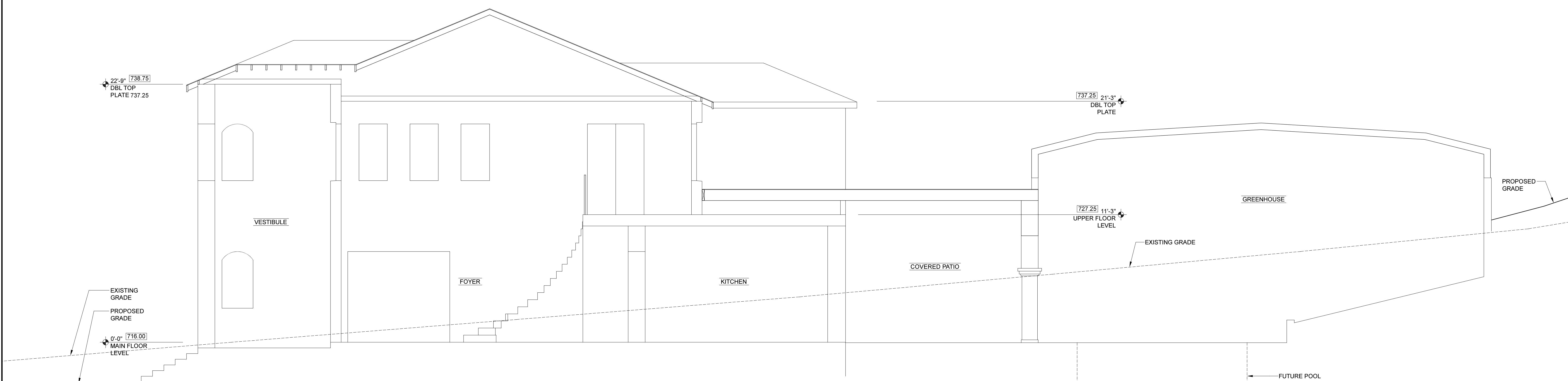
SHEET

A - 6



CROSS SECTION A - A

1/4" = 1'-0"



CROSS SECTION B - B

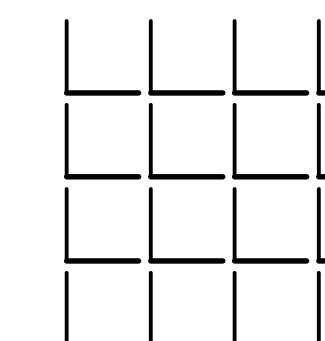
1/4" = 1'-0"

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|----------|-----------------------------|--|--|
| 11-07-18 | SUBMITTED FOR SITE APPROVAL | | |
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CLIENT (JOB No. 21723)

NGUYEN RESIDENCE

MAILING ADDRESS
GRAND OAK WAY, CA XXXXX



CHAPMAN
DESIGN
ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

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SHEET

A - 7