

1. DIMENSIONS ARE TO FACE OF STUD. LINO.

2. ALL UNDERLOOR PLUMBING CLEANOUTS SHALL BE WITHIN 30" OF THE UNDERLOOR, OR EXTENDED TO THE EXTERIOR

4. WATER CLOSETS MAY NOT BE MORE THAN 1.25 GALLONS PER FLUSH. STATE AND HEALTH SAFETY CODE

11. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE AT ALL HOSE BIBS

12. WATER CLOSETS MUST BE LOW FLOW TYPE AND LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH & HAVE A CLEAR SPACE OF NOT LESS THAN 24" IN FRONT

15. PLATE HEIGHT 9"

14. WINDOW HEIGHT SET @ 8'

17. COPPER TUBING USED FOR WATER PIPING SHALL BE A MINIMUM OF TYPE "1/1"

18. GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED

19. RECOMMEND ALL PLUMBING WALLS TO BE 2x6

20. ALL WINDOWS INCLUDING FRENCH AND ATRIUM DOORS TO BE DUAL PANE LINO.

21. NO WATERBURY TO BE USED IN PLACE OF GREATER PANE SIZE

22. MATERIAL GRADE STAMPS WILL BE CHECKED ON FRAME INSPECTION.

23. MECHANICAL, PLUMBING, & ELECTRICAL ITEMS ARE SCHEMATIC AND THE INSTALLATION SHALL BE REVIEWED BY THE BUILDING INSPECTOR IN THE FIELD

24. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, CONTACT DESIGNER IMMEDIATELY

19. SMOKE DETECTORS SHALL BE LOCATED IN THE FOLLOWING AREAS:
CENTRALLY LOCATED IN THE CORRIDOR (OR AREA) LEADING TO SLEEPING AREAS AND INSIDE EACH SLEEPING ROOM
IN THE CEILING HEIGHT EXCEEDS THAT OF THE HALLWAY BY 24"
FOR ALL NEW CONSTRUCTION, THE SMOKE ALARMS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED
W/ A BATTERY BACK-UP

20. LINO - UNLESS NOTED OTHERWISE

26. BATHROOM MECHANICAL VENTILATION: EXHAUST FAN WITH CAPACITY OF 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS AT PRIVATE TOILET ROOMS

69. WINDOW LOWER SIGHT LINE SHALL BE SET CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30" CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY OR BIDET SHALL NOT BE LESS THAN 24"

73. DRAFTSTOPPING REQUIREMENT: ATRIC DRAFTSTOPPING IN SINGLE FAMILY DWELLINGS IS REQUIRED:
DRAFTSTOPPING SHALL BE INSTALLED IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3000 SQUARE FEET

14. EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, DAMPERS, OR GRILLES WITH OPENINGS OF 1/16" MIN TO 1/8" MAX IN ANY DIRECTION

18. FASTENING (NAILING) SCHEDULE SHALL MEET THE REQUIREMENTS OF CRC TABLE 2504.10.1

21. THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE:
2019 INTERNATIONAL BUILDING CODE AS AMENDED BY THE 2016 CALIFORNIA BUILDING CODE
2019 INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY 2016 CALIFORNIA RESIDENTIAL CODE
2019 UNIFORM MECHANICAL CODE AS AMENDED BY 2016 CALIFORNIA MECHANICAL CODE
2019 UNIFORM PLUMBING CODE AS AMENDED BY 2016 CALIFORNIA PLUMBING CODE
2016 NATIONAL ELECTRIC CODE AS AMENDED BY 2016 CALIFORNIA ELECTRIC CODE
2016 CALIFORNIA FIRE CODE (2016 BUILDING ENERGY EFFICIENCY STANDARDS)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA TREE CODE
2016 MORGAN HILL CODES & LOCAL ORDINANCES

35. LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2"

36. NORMAL LANDING SHALL BE FROM THE TOP OF THE THRESHOLD

43. LANDINGS AT DOORS: LANDINGS ARE TO HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF AT LEAST 36" INCHES ON EACH SIDE OF THE DOOR. THE WIDTH OF A LANDING SHALL NOT BE LESS THAN THE DOOR SERVED.
EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZ (2%)

35. MAXIMUM FOR LANDINGS UNDER DOOR THRESHOLDS:
- IN GROUP R-3 SINGLE FAMILY DWELLING: THE LANDING AT AN EXTERIOR DOOR SHALL NOT BE MORE THAN 7.75 INCHES
- IN GROUP R-3 THE DOOR DOES NOT SWING OVER THE LANDING

36. THE ELEVATION DIFFERENCE BETWEEN THE THRESHOLD & THE LANDING AT EXTERIOR EGRESS DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 7.75"

41. ALL FILL TO SLOPE AWAY FROM STRUCTURES 5% FOR 10' MINIMUM

39. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (IE DRYERS, BATH UTILITY FANS, ETC.) SHALL BE A MINIMUM OF 3 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING:
INCLUDING DOORS, WINDOWS, SKYLIGHTS OR ATTIC VENTS

40. EXHAUST FANS FOR BATHROOMS & LAUNDRY ROOMS SHALL HAVE A MIN RATE OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS TOILET ROOM FANS: 50 cfm intermittent OR 25 cfm CONTINUOUS

42. ALL FINISHES, FLOORS, ETC. SHALL BE CALLED WITH A RESIDENTIAL RATED CALLS WITH AN ASTM E84 OR E841 RATING

44. MAIN ENTRY DOOR SHALL BE OPERABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT

45. WHEN INSTALLATION OF MECHANICAL, PLUMBING, ELECTRICAL, LANDSCAPING, ETC. THAT REQUIRE CHANGES TO STRUCTURAL ELEMENTS SUCH AS NOTCHING, BORING, OR CUTTING, THEY MUST BE VERIFIED WITH THE DESIGNER OR ENGINEER

11. CONTRACTOR AND THE SUB-CONTRACTORS ARE RESPONSIBLE FOR THE ORDER AND MEANS OF CONSTRUCTION AND ALL TEMPORARY SHORING, BRACING, & ERECTION DURING CONSTRUCTION

13. THE CONTRACTOR/FRAMER SHALL FULLY COMPLY W/ THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL ADDITIONAL STATE & LOCAL REQUIREMENTS. ANY WORK KNOWNLY PERFORMED BY THE CONTRACTOR CONTRARY TO SUCH LAWS, ORDINANCES OR REGULATIONS SHALL ASSUME FULL RESPONSIBILITY OF SUCH WORK

14. 2x4 STUDS @ 16" o.c. max height 10'

16. PROVIDE SAFETY GLAZING (SUCH AS TEMPERED GLASS) AT THE FOLLOWING LOCATIONS:
-GLAZING SUBJECT TO HUMAN IMPACT TO BE TEMPERED
-GLAZING TO BE TEMPERED WHERE THE NEAREST EXPOSED EDGE OF THE GLASS IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSET POSITION AND THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE
-GLAZING TO BE TEMPERED IN WALL ENCLOSING STAIRWAY LANDINGS OR WITHIN 9 FEET OF THE BOTTOM OR TOP OF STAIRWAYS AND THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE
-GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BARE IS INSTALLED).
-GLAZING IN SHOWER OR TUB ENCLOSURES LESS THAN 60" ABOVE THE STANDING SURFACE
-ABOVE THE FLOOR (UNLESS GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BARE IS INSTALLED).

17. AUTOMATIC ALARMING SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTIONS SHALL BE WEATHER OR SOIL-MOISTURE BASED

18. ROOF DRAFTING

19. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/ BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PENETRATION OF PILING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY

19. CONSTRUCTION WASTE MANAGEMENT
REGISTRY AND/ OR SALVAGE FOR REUSE A MIN OF 65% OF THE NON-HAZARDOUS CONSTRUCTION & DEMOLITION WASTE IN ACCORDANCE W/ ONE OF THE FOLLOWING
1. COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE; OR
2. A CONSTRUCTION WASTE MANAGEMENT PLAN PER SECTION 4-A.00.2; OR
3. A WASTE MANAGEMENT COMPANY PER SECTION 4-A.00.3; OR
4. A WASTE STREAM REDUCTION ALTERNATIVE PER SECTION 4-A.00.4

20. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER

22. ADHESIVES, SEALANTS & CALKES SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS

23. PAINTS, STAINS, & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS

24. AEROSOL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MRL LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS 4.504.2.5
DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED

25. ALL CARPET SHALL MEET THE TESTING AND PROTECT REQUIREMENTS PER SEC 4.504.3. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.3.1

26. MIN BOX OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE REQUIREMENTS PER SECTION 4.504.4

27. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) & HARDWOOD PLYWOOD USED ON INTERIOR OR EXTERIOR OF THE BUILDING SHALL COMPLY WITH FORMALDEHYDE EMISSIONS LIMITS PER TABLE 4.504.5

28. INSTAL. CAPILLARY BREAK & VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS 4.505.2

29. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% BEFORE ENCLOSURE. INSULATION PRODUCTS SHALL BE DRY AND HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE

30. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR RATED TO OUTSIDE. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT BETWEEN A RELATIVE HUMIDITY RANGE OF 50-60%

35. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE

37. PREPARE A PLAN OF OPERATION & MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1-10 IN SECTION 4.10.1

40. MAX. LANDING 30% 2X

41. WATER CONSERVING PLUMBING FIXTURES & FITTINGS
PLUMBING FIXTURES (WATER CLOSETS & URINALS) AND FITTINGS (Faucets & SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4905

WATER CLOSETS
THE MAXIMUM FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.25 GPF. TANK TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA. MAXIMUM SPECIFICATION FOR TANK-TYPE TOILETS

RESIDENTIAL LAVATORY FAUCETS
THE MAX. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI. THE MIN. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI

42. ALL HOSE BIBS MUST HAVE ANTI-SIPHON DEVICE

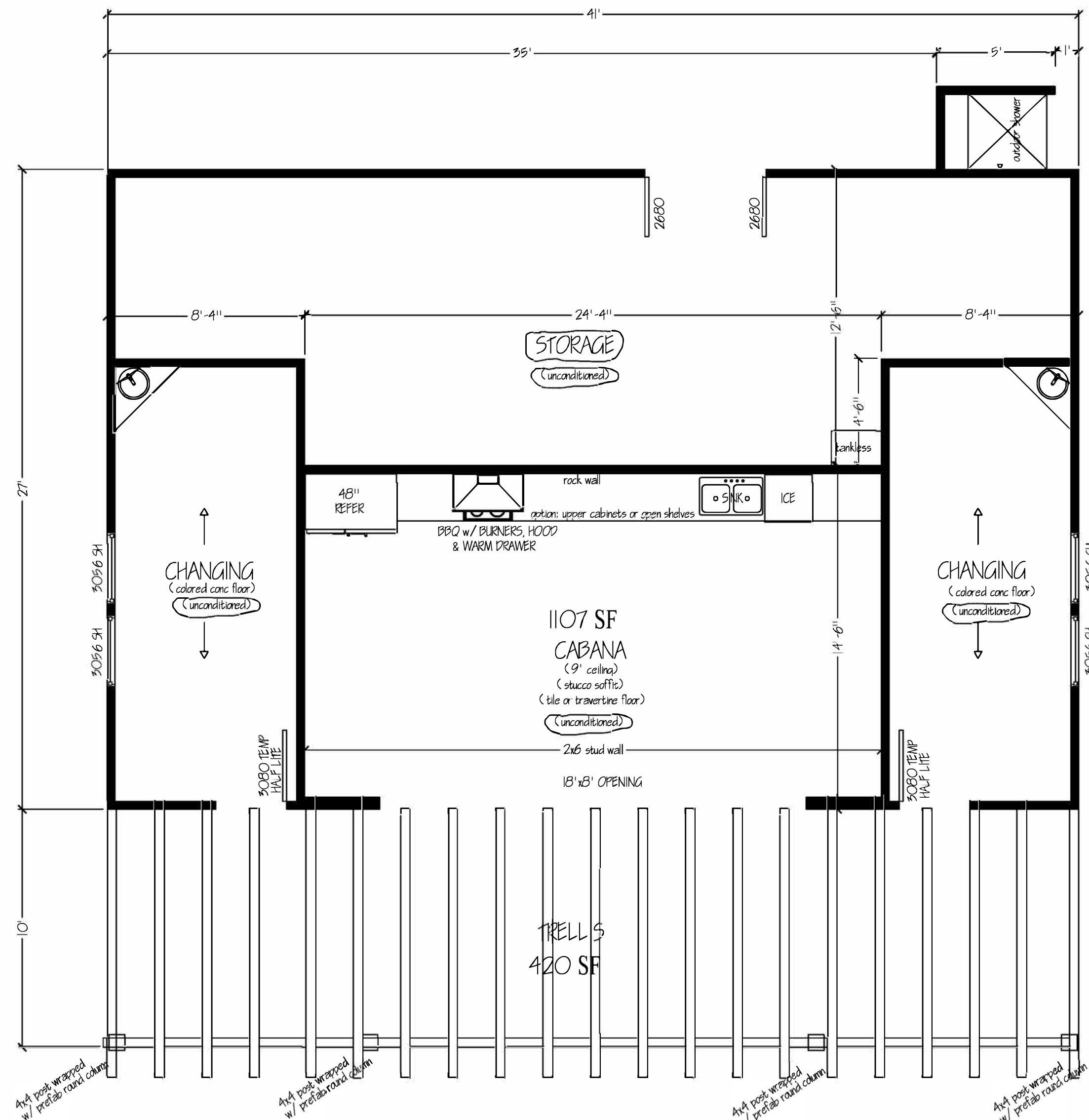
43. JOIST & CORPUSCULUM RAX THROUGH FRAMING MEMBERS TO WITHIN 1" OF THE EXPOSED FRAMING SHALL BE PROTECTED BY STEEL NAIL PLATES NOT LESS THAN 1/8 GAUGE

45. PROVIDE MECHANICAL INSULATION INSPECTIONS FOR ALL CIRCULATING TYPE TUBS ON THE JOB-SITE FOR INSPECTION PURPOSES

46. ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 36" FROM ANY OPENING INTO THE BUILDING
(i.e. dryers, baths, utility fans, etc.) MUST BE 3' FROM ANY DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS

PSL-2.OE
GLULAM 24F-V4 DF / DF MIN
BEAMS-DF #2
POSTS / COLUMNS-DF #1
SILDS & TOP PLATES-DF #2
PLYWOOD EXPOSURE | EXTERIOR GRADE COX
CONNECTIONS-SIMPSON OR EQUIVALENT
CONCRETE-2500 PSI or BETTER
REINFORCING STEEL-40 FOR #3's
REINFORCING STEEL-60 MIN #4's & ABOVE
BEND DOWELS GRADE 40
STEEL Fy 44 ksi MIN

DUAL PANE
WINDOW MINIMUMS:
unless noted otherwise in title 24:
SHGC < 0.25
U-FACTOR < 0.32



unconditioned
CABANA/STORAGE: 1,107 SQ FT
TRELLIS: 420 SQ FT

FLOOR PLAN

SCALE 1/4" = 1'-0"

[illegible]

GNS to a "T", INC.



MARY BETH ANDERSON

10430 DUKE COURT
DETACHED UNCONDITIONED POOL CABANA w/KITCHEN

DRAWN TAMMY CHECKED
DATE NOVEMBER 2018
SCALE 1/4" = 1'-0"
SHEET 2

 NOT USED IN SHEAR CALCULATIONS.
SHEATH TO STIFFEN WALL FOR ROCK VENEER.

1. A55'S MAY BE OMITTED IF SHEATHINGS DOES NOT LAP WITHIN 8" OF TOP & BOTTOM PLATES.

2. A55'S MAY BE OMITTED AT ROOF LEVEL IF HI CURRICARE SHEATHINGS ARE PLACED AT EACH TRUSS END.

3. SEE SHEAR SCHEDULE FOR SPECIAL SILL PLATE & PANEL EDGE REQUIREMENTS $\leq 4m$

4. ALL ANCHOR BOLTS $\geq 48"$ OR, UNLESS NOTED OTHERWISE

5. 12" LONG ANCHOR BOLTS $\leq 48"$ @ ALL SILL SECTIONS AS 5s, TYPICALLY ONLY C & D SHEATHINGS

6. ALL SHEATHINGS TO BE CONTINUOUS TO ROOF

7. FLOOR SHEATHING TO BE INSTALLED PERPENDICULAR TO TRAMMING MEMBERS BELOW.

8. PROVIDE 3X5X10, 2229" 50 PLATE WASHERS ON EACH BOLT/ANCHOR BOLTS TO BE ASOT GRADE A

9. SHEAR NOTED CAN BE INSTALLED ON EITHER INTERIOR OR EXTERIOR OF WALL.

10. WALL SHEAR CAN BE INSTALLED VERTICALLY OR HORIZONTALLY

MATERIAL SPECIFICATIONS:

PSL-2,0E
GULAM 24F-V4 DF/DF MIN
BEAMS-DF #2
POSTS/COLUMNS-DF #1
STUDS & TOP PLATES-DF #2
PLYWOOD EXPOSURE 1 EXTERIOR GRADE COX
CONNECTIONS-SIMPSON OR EQUIVALENT
CONCRETE-2500 psi or BETTER
REINFORCING STEEL-40 FOR #3'S
REINFORCING STEEL-60 MIN #4'S & ABOVE
STEEL DOWELS GRADE 40
STEEL Fy 44 ksi MIN



PLYWOOD SHEATHING NOTES:

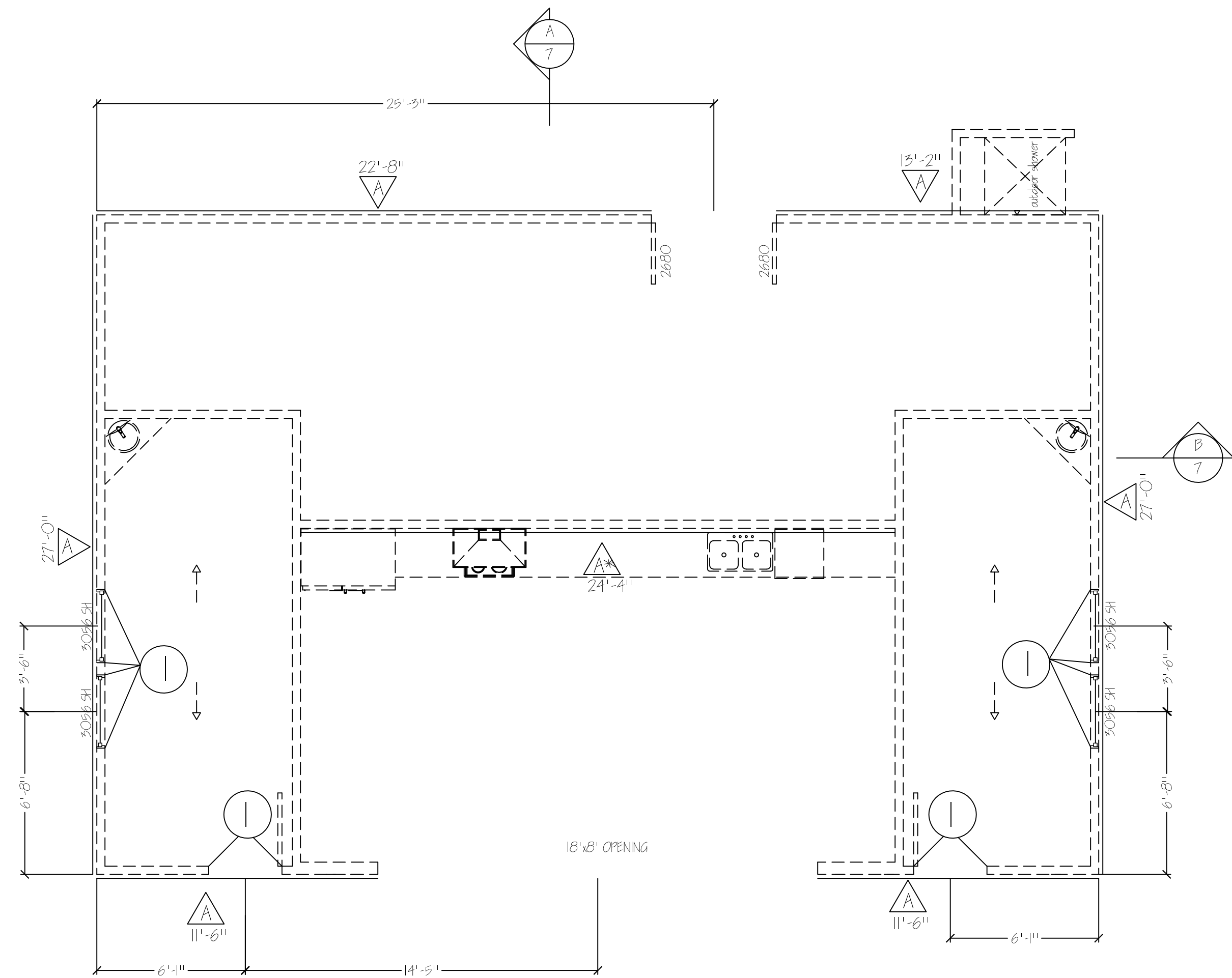
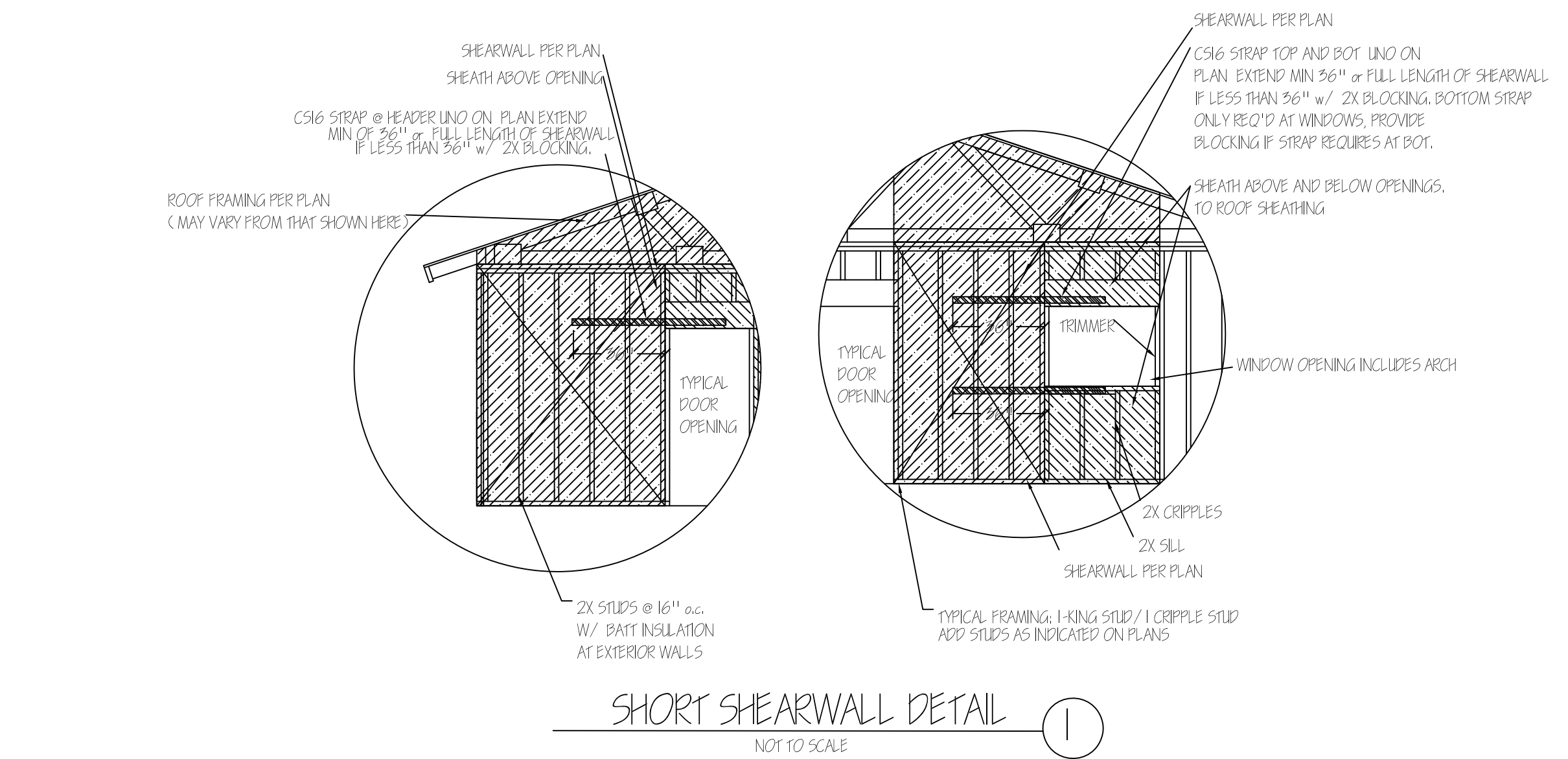
1. ALL NAILS MUST BE COMMON NAILS OR HOT DIPPED GALVANIZED BOX NAILS
2. INDIVIDUAL PIECES OF PLYWOOD SHALL NOT BE LESS THAN 24" IN THE LEAST DIMENSION NOR LESS THAN 4" - 0" SQ. TOTAL AREA.
3. ALL PLYWOOD MUST BE APARTED.
4. PRE-DRILLED HOLES WHERE PLYWOOD OR BRACING TENDS TO SPILT.
5. PROVIDE EDEGE NAILING ALONG ALL JOISTS, TRUSSES, BEAMS, AND BRACINGS AND BLOCKING OVER OR IN LINE WITH BEAM WALLS. (2 ROWS REQUIRED AT EACH OF THESE LOCATIONS).
6. DO NOT OVER DRIVE NAILS INTO PLYWOOD SHEATHING ANYMORE THAN TO PROVIDE THE NAIL HEAD FLUSH WITH THE PLYWOOD SURFACE.



SHIPLAP JOINT
NOT TO SCALE



TYPICAL PLYWOOD JOINTS
NOT TO SCALE

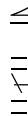


NO HOLDDOWNS NECESSARY



WINDOW LOCATION/ SHEAR PLAN

SCALE 1/4" = 1'-0"

[illegible]

DESIGNS to a "1", INC.
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MARY BETH ANDERSON

10430 DUKE COURT

DETACHED UNCONDITIONED POOL CABANA w/KITCHEN

DRAWN
TAMMY
CHECKED
NOVEMBER 2018
DATE
SCALE
1/4" = 1'-0"
SHEET
3

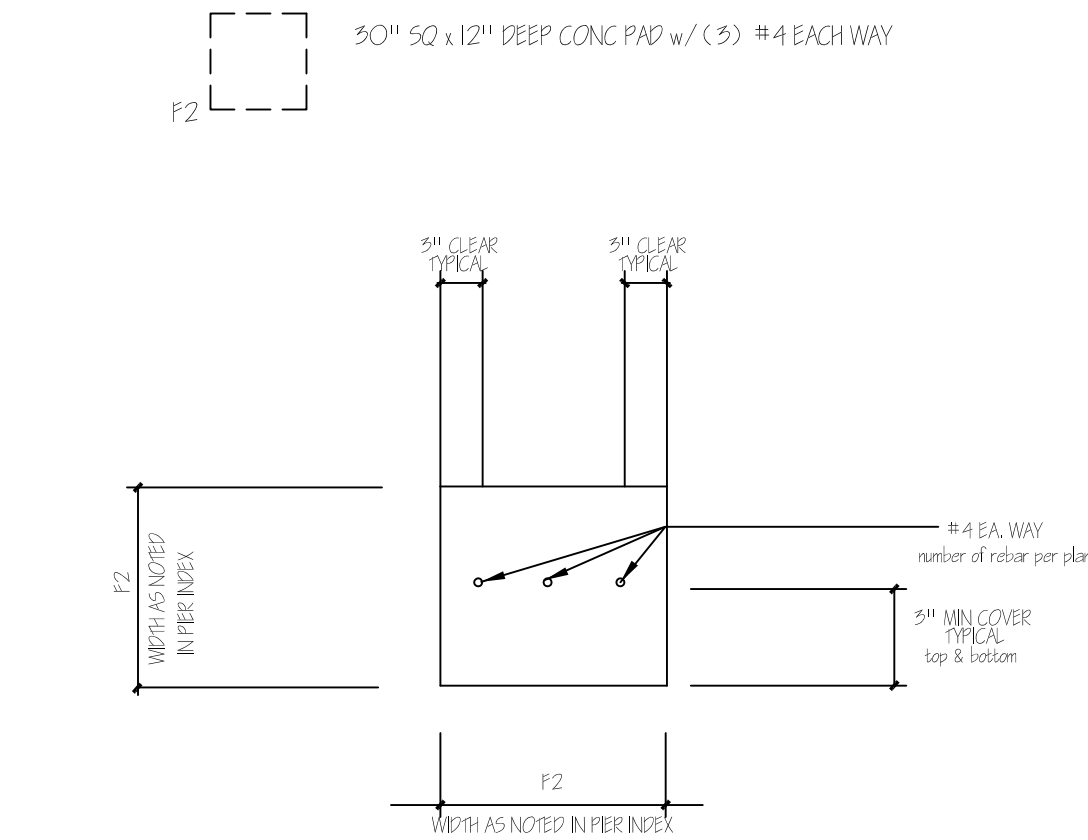
NO HOLDDOWNS NECESSARY					
SHEAR SCHEDULES		COMMON NAILS		SHEARWALL CAPACITY	
WALL TYPE	1/ 2" C-D or C-C or CDX PL or OSB	COMMON NAIL SIZE @ EDGE & FIELD SPACING	SIMPSON A55 SPACING	@ post foundation ANCHOR BOLTS 5/ 8" DIA.	
A	1/ 2" C-D or C-C or CDX PL or OSB	8d @ 6" & 12" o.c.	1 @ 48" o.c.	5/ 8" x 10" A.B. 1 @ 48" o.c. unless noted otherwise	280plf

A= NOT USED IN SHEAR CALCULATIONS. SHEATHED TO STIFFEN WALL FOR ROCK VENER.

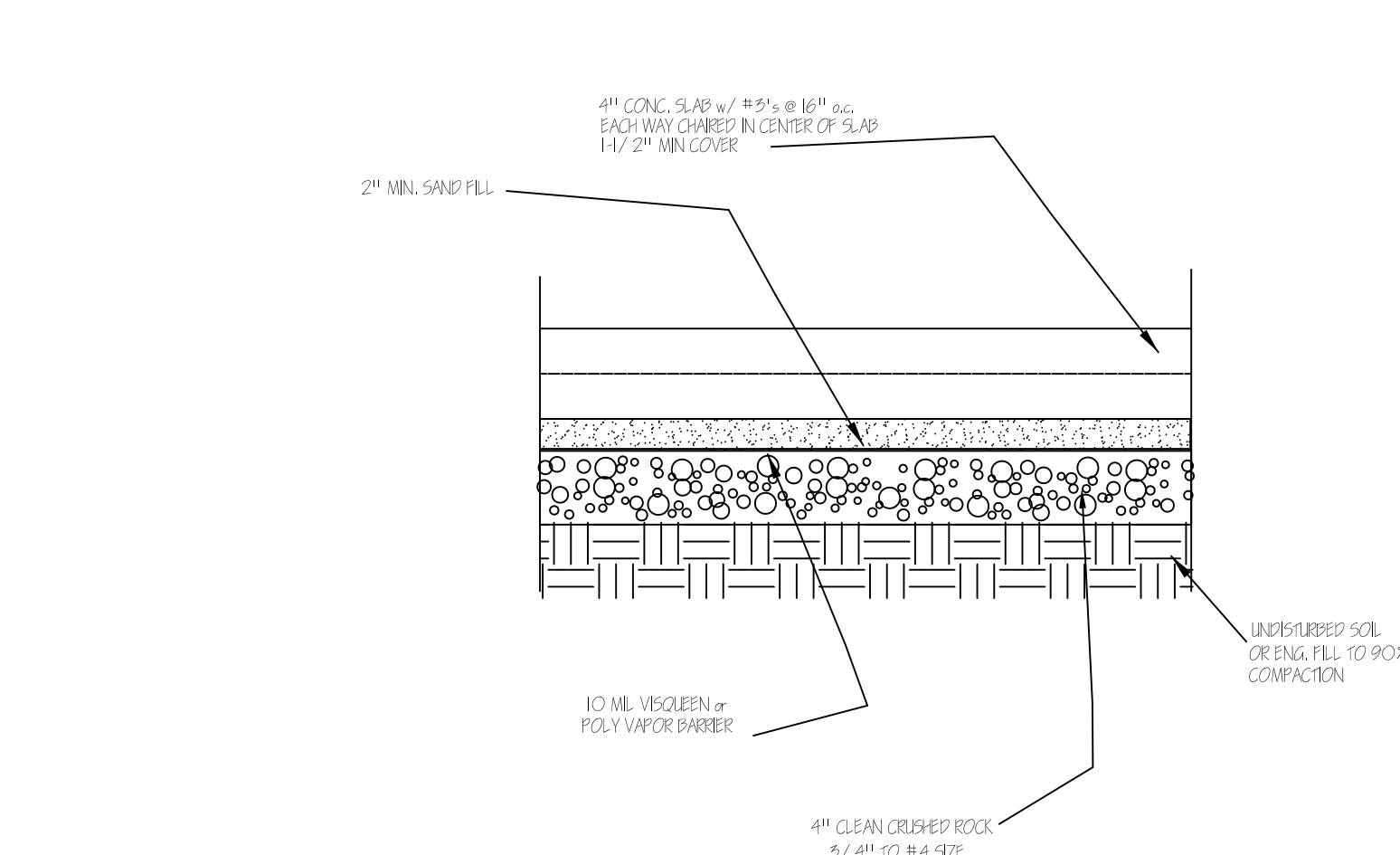
- SHEAR WALL SCHEDULE NOTES:
- A55's MAY BE OMITTED IF SHEATHING DOES NOT LAP WITHIN 8" OF TOP & BOTTOM PLATES.
 - A55's MAY BE OMITTED AT ROOF LEVEL IF HI HURRICANE ANCHORS ARE PLACED AT EACH TRUSS END.
 - SEE SHEAR SCHEDULE FOR SPECIAL SILL PLATE & PANEL EDGE REQUIREMENTS-if any
 - ALL ANCHOR BOLTS @ 48" o.c. UNLESS NOTED OTHERWISE
 - 12" LONG ANCHOR BOLTS ONLY @ ALL SILLS SPECIFIED AS 5x. TYPICALLY ONLY C & D SHEARWALLS
 - ALL SHEARWALLS TO BE CONTINUOUS TO ROOF
 - FLOOR SHEATHING SHALL BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS BELOW.
 - PROVIDE 5X5X0.225" SQ PLATE WASHERS ON EACH BOLT-ANCHOR BOLTS TO BE A507 GRADE A
 - SHEAR NOTED CAN BE INSTALLED ON EITHER INTERIOR or EXTERIOR OF WALL
 - WALL SHEAR CAN BE INSTALLED VERTICALLY or HORIZONTALLY

- SLAB FOUNDATION NOTES:
- MINIMUM 5/ 8" ϕ x 10" A.B. SHALL BE EMBEDDED A MINIMUM OF 7" INTO THE CONCRETE AND SPACED NOT MORE 4' APART w/ 2 BOLTS MIN PER PIECE. LOCATED WITHIN 7 BOLT DIAMETER MIN/ 12" MAX PROVIDE 5X5X0.225" SQ PLATE WASHERS ON EACH BOLT-ANCHOR BOLTS TO BE A507 GRADE A
 - ALL CONCRETE SHALL BE PORTLAND CONCRETE CONFORMING TO ASTM-190 & ASTM-35/ MINIMUM COMPRESSIVE STRENGTH 2500 PSI @ 28 DAYS FOR FLOOR SLABS. NO SPECIAL INSPECTION REQ'D.
 - PATIOS/ PORCHES TO BE FLOURED 1"-2" BELOW FINISH FLOOR OF HOUSE UNLESS NOTED OTHERWISE
 - COPPER TUBING USED FOR WATER PIPING SHALL BE A MINIMUM TYPE "L"
 - REINFORCING STEEL SHALL CONFORM W/ ASTM A-706, GRADE 40 or 60
 - ANCHOR BOLTS SHALL CONFORM TO A-507

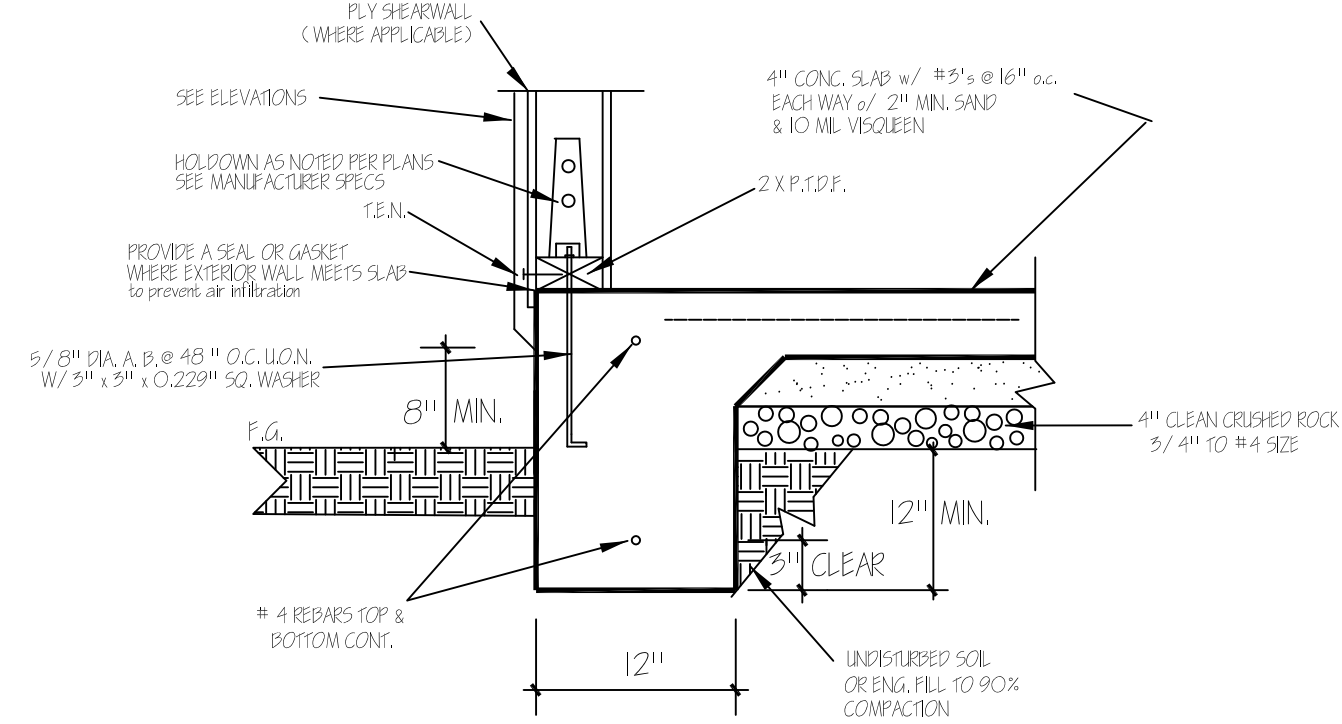
- RECOMMEND ALL NEW PLUMBING WALLS TO BE 2X6
- CONCRETE FOUNDATION DESIGN AND PLACEMENT SHALL BE IN ACCORDANCE WITH CURRENT CODE
- REINFORCING STEEL TO BE 40 KSI DEFORMED BARS FOR #3's & OR 60 KSI DEFORMED BARS FOR #4's MIN. SPLICE LAP SHALL BE 48 BAR DIAMETER SPLICES
- ALL METAL CONNECTORS SHALL BE SIMPSON OR EQUIVALENT
- ALL LUMBER COMING INTO CONTACT w/ CONCRETE TO BE PRESERVE TREATED
- ALL HOLDDOWNS TO BE ATTACHED TO A 4x POST or (2) SILLDS NAILED TOGETHER w/ 16d @ 12" o.c.
- SEE SIMPSON SPECIFICATION BOOKLET FOR INSTALLATION OF ALL HOLDDOWNS
- UPPER GROUNDING. CONCRETE ENCASED ELECTRODE IS REQUIRED NEC
- UNO= UNLESS NOTED OTHERWISE
- PROVIDE A MIN OF 5% GRADE SLOPE AWAY FROM FOUNDATION
- CONCRETE SLABS MUST HAVE A MINIMUM THICKNESS OF 4" & A MINIMUM 10 ML POLYETHYLENE DAMPROOFING
- FASSTENERS EMBEDDED IN CONCRETE SHALL BE ATTACHED TO, OR HOOKED AROUND, REINFORCING STEEL OR OTHERWISE TERMINATED TO EFFECTIVELY TRANSFER FORCES TO THE REINFORCING STEEL
- HOLDDOWN DEVICES SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION
- FASSTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS, ETC.) ARE TO BE APPROVED STAINLESS STEEL OR HOT-DIPPED ZINC-COATED STEEL
- GALVANIZED OR STAINLESS STEEL NAILS SHALL BE USED WHEN NAILING INTO PRESERVE TREATED MATERIAL
- FASSTENING (NAILING) SCHEDULE SHALL MEET THE REQUIREMENTS OF CPC TABLE 2304.9.1
- FOUNDATION SILLS ARE TO BE TREATED WOOD
- ALL HOLDDOWNS & OTHER CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO CLOSURE
- LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/ 2" (38MM) LOWER THAN THE TOP OF THE THRESHOLD
- LANDINGS AT DOORS: LANDINGS ARE TO HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF AT LEAST 36 INCHES ON EACH SIDE OF THE DOOR. THE WIDTH OF EA LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/ 4 UNIT VERTICAL IN 12 UNITS HORIZ (2%)
- MAXIMUM FOR LANDINGS UNDER DOOR THRESHOLDS:
* IN GROUP SINGLE FAMILY DWELLINGS THE LANDING AT AN EXTERIOR DOOR SHALL NOT BE MORE THAN 7.75 INCHES BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING
- PROTECT WOOD AND WOOD BASED PRODUCTS FROM DECAY w/ WOOD THAT IS PRESERVATIVE-TREATED FOR ALL WOOD FRAMING MEMBERS THAT ARE LESS THAN 8" (203MM) FROM EXPOSED GROUND
- PLATE WASHERS TO BE A MINIMUM OF 0.225"x3"x3" AND SHALL BE PROVIDED BETWEEN THE FOUNDATION SILL PLATE & THE NUT EXCEPT WHERE APPROVED HOLDDOWNS ARE USED
- FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE w/ AWPA M4
- FOR EXTERIOR APPLICATIONS:
SIMPSON RECOMMENDS USING CLIPS C OATED w/ ZMAX OR GALVANIZED
- IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL SETBACKS IN FIELD PRIOR TO TRENCING FOUNDATION
* IF ANY DISCREPANCIES ARE FOUND CONTACT DESIGNER IMMEDIATELY



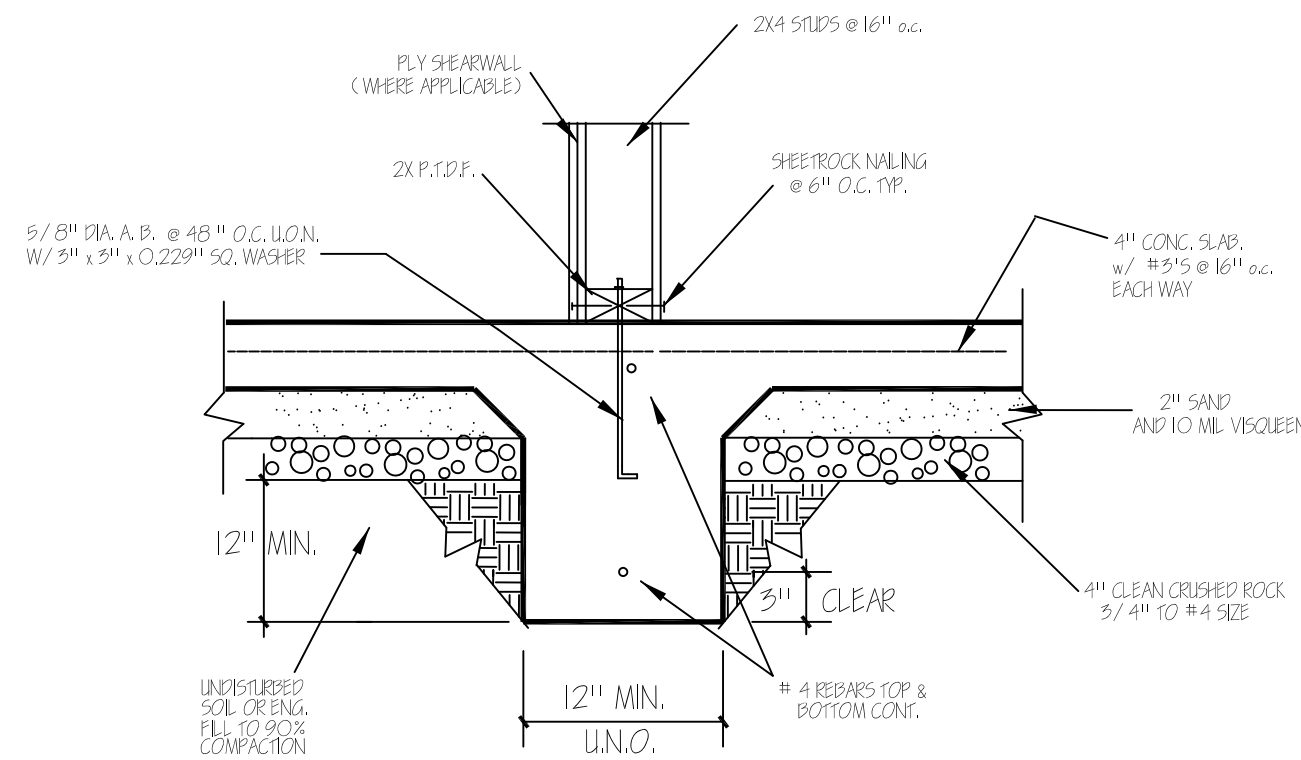
PAD FOOTING



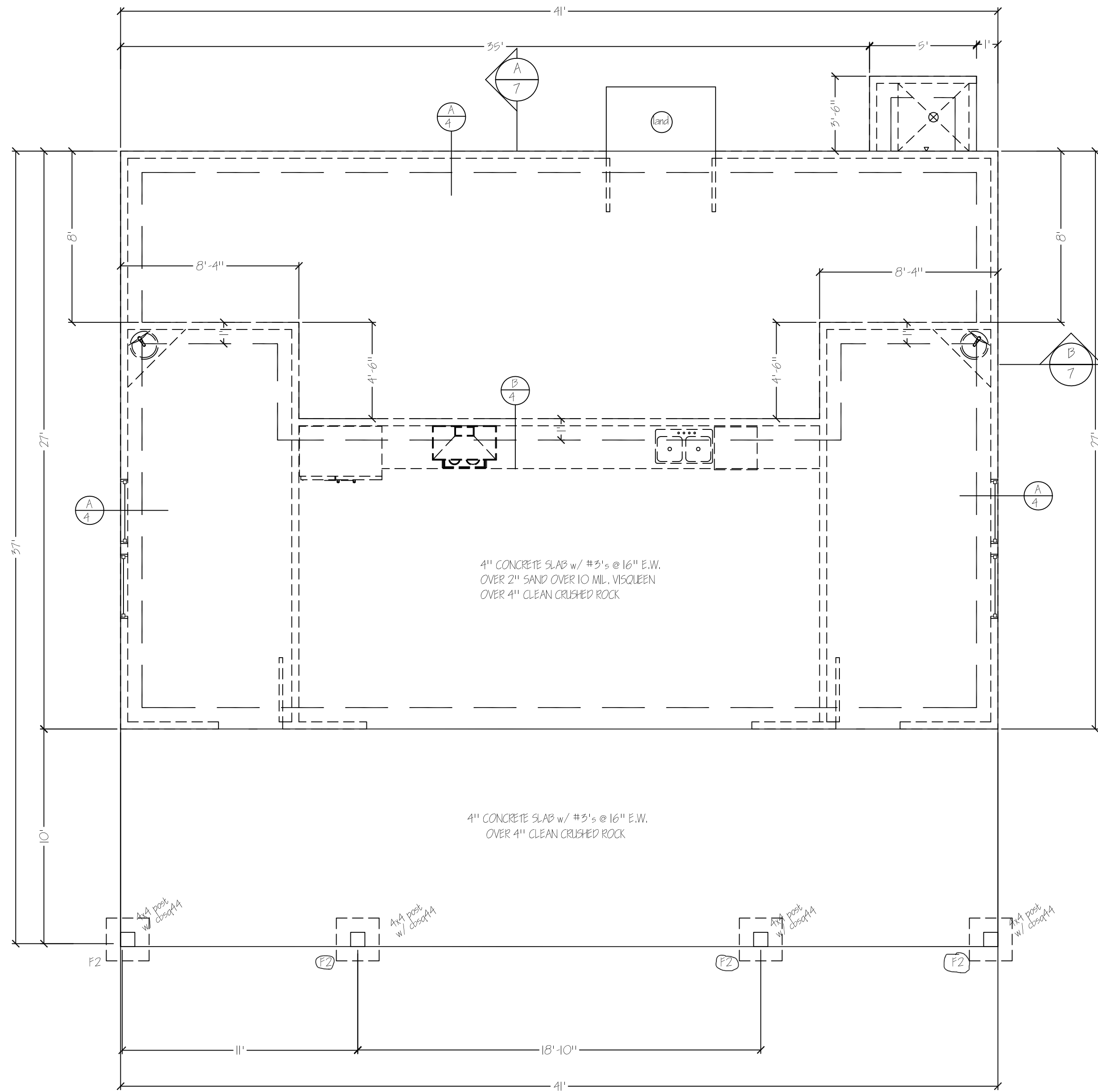
TYP. CONCRETE SLAB



CONT. PERIMETER FOOTING



INT. FOOTING CONT.



- MATERIAL SPECIFICATIONS:
- PSL-2.OE
 - GLULAM 24F-V4 DF / DF MIN
 - BEAMS-DF #2
 - POSTS/ COLUMNS-DF #1
 - SILLDS & TOP PLATES-DF #2
 - PLYWOOD EXPOSURE 1 EXTERIOR GRADE CDX
 - CONNECTIONS-SIMPSON or EQUIVALENT
 - CONCRETE-2500 psi or BETTER
 - REINFORCING STEEL-40 FOR #3's
 - REINFORCING STEEL-60 MIN #4's & ABOVE
 - BEND DOWELS GRADE 40
 - STEEL T4 44 ksi MIN

NO HOLDDOWNS NECESSARY

- 3/6" CONCRETE LANDING w/ 4" MIN. 7.75" MAX. STEP DOWN w/ 3/ 4" MAX THRESHOLD AT SLIDERS & 1/ 2" MAX THRESHOLD WITH BEVELED EDGE @ DOORS TYP (max slope 2%)

FOUNDATION PLAN

SCALE 1/ 4" = 1'-0"

REVISIONS	BY
9-3-19	ti

DESIGNS to a "i" INC.

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MARY BETH ANDERSON

10430 DUKE COURT

DETACHED UNCONDITIONED POOL CABANA w/KITCHEN

DRAWN TAMMY
CHECKED OCT. 2018
DATE
SCALE 1/ 4" = 1'-0"
SHEET 4

1. PROVIDE GUT GLUTTER W/ FASCIA BEHIND OPTIONAL VENTILATION / OR
2. 2X BARGE
3. PROVIDE 26 GAUGE G.I. FLASHING
4. ALL HEADERS TO BE 4X10 D.F. #2 HUND
5. STRAP & TIE ALL BEAMS TO POSTS W/ SIMPSON CONNECTIONS FOR A POSITIVE CONNECTION
6. OVERLAP 12" MIN
7. ROOF PITCH 4:12 W/ CLASS "C" CONC. TILE
8. PLATE HEIGHT 9"
9. MINIMUM OF TYPE 50 NAIL UNDERLAYMENT FOR CONCRETE TILE & COMP ROOF
10. SOLID BLOCK JOISTS @ SUPPORTS & LAP SPICES
11. 36" WIDE FELT UNDER ALL VALLEY METAL
12. ALL HEADERS 96" OR LONGER USE DOUBLE TRIMMERS EACH END
13. ALL EXTERIOR GUT-LINE LVL. & P.S. BEAMS TO BE WRAPPED AND HAVE SILVER FINISH OVER AND BEAMS TO BE LEFT EXPOSED
14. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS
15. ROOF SHEATHING 1/2" CDX PLY @ 9/32 W/ 6d @ 6" 12"
16. PROVIDE (1) FULL HEIGHT KING STUD & (2) FULL HEIGHT CRIPPLE @ EACH WINDOW & DOOR
17. NAIL TOGETHER W/ 16d @ 12" c/c
18. UNDO - UNLESS NOTED OTHERWISE
19. PACKAGING FOR ROOFING MATERIAL SHALL BEAR THE MANUFACTURER'S AND APPROVED TESTING AGENCY'S LABELS FOR FURTHER INSPECTION
20. ATTENTION: THERE IS NO PROVISION FOR AREA WHERE THERE IS AN ATIC SPACE WITH AT LEAST 50" NO HEADING CLEARANCE. THE OPENING IS TO BE AT LEAST 22"x50" WITH A MINIMUM HEADROOM OF 50" INCHES. LOCATE IN CORRIDOR, HALLWAY OR READILY ACCESSIBLE LOCATION
21. DRAFTSTOPS SHALL BE INSTALLED WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A TRUSS OR RAFTER TO PROVIDE A BARRIER THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET AND IS DIVIDED INTO APPROXIMATELY EQUAL AREAS. DRAFTSTOPPING MATERIAL PER SECTION 020221
22. RIDGE AND EAVE VENTS (H AND LOW) ARE REQUIRED FOR VAULTED CEILINGS. THERE IS TO BE A 1" CLEAR ABOVE THE INSULATION AT CARPENTER, CEILING WITH LOW AND HIGH AT VENTS
23. RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE
24. FASCIATING NAILING SCHEDULE SHALL MEET THE REQUIREMENTS OF CBC TABLE 250A.1(C)
25. TRIMMER AND HEADER RAFTERS SHALL BE DOUBLED WHEN THE SPAN OF THE HEADER EXCEEDS 4 FEET
26. JOISTS AND TRUSSES SHALL BE BLOCKED WHEN REQUIRED BY CODE
27. ALL HOLD-DOWNS OR OTHER CONNECTIONS SHALL BE RE-TIGHTENED JUST PRIOR TO CLOSEUP
28. RAFTERS SHALL BE NAILED TO CEILING JOISTS OR RAFTER TIES. MAXIMUM SPACING BETWEEN TIED RAFTERS SHALL BE 2' c/c.
29. SPACE OFF OF CARPENTER BEAMS & BEARING WALLS ONLY
30. SQUARE-EDGE OF CARPENTER BEAMS RATED PANELS ARE TYPICALLY MANUFACTURED 40X96" WITH A PLUS OR MINUS 1/8" TOLERANCE TO THE SQUARE. SQUARE PANELS ARE 48" WIDE, BUT NET WIDTH INSTALLED IS TYPICALLY 47 1/2" (2")
31. RECOMMENDED SPACINGS BETWEEN PANELS ARE 1/8" AT END AND EDGE JOINTS. EXCEPT WHERE OTHERWISE INDICATED BY THE
32. ALL CALIFORNIA FRAMING SHALL HAVE ROOF SHEATHING COVERING BOTH THE UPPER AND LOWER ROOFS.
33. 2X4 D.F. @ 2' SIDS OR BETTER UP TO 10' TALL. 2X6 D.F. @ 2' REQUIRED AT MORE THAN 10'
34. CONTRACTOR SHALL PROVIDE (MIN.) ATIC ACCESS TO CALIF. FRAMED AREAS

95. FASTENERS FOR ROOFING SHALL BE CORROSION RESISTANT
96. MINIMUM "C" CLASS ROOFING UNL.O. OR LOCATED IN VAL AREA
97. ALL DOWNSPOUTS TO BE UNDERGROUND AND DISCHARGED AWAY FROM STRUCTURE
98. MIN OF 1 LAYER OF 15lb FELT FOR ROOF WITH A SLOPE GREATER THAN 4:12
99. MIN OF 2 LAYERS OF 15lb FELT FOR ROOF WITH A SLOPE LESS THAN 4:12
100. FOR EXTERIOR APPLICATIONS, SIMPSON RECOMMENDS USING CLIPS C COATED w/ ZMAX OR GALVANIZED
101. JOIST HANGERS SHALL BE TYPE "1U", "1U1", "1U1", "HUC" OR "LUS" UNO DOUBLE JOISTS SHALL BE TYPE "1U" UNO
102. G.A. S.U. FLASHING TO EXTEND 12" MIN PAINT TO MATCH EXISTING
103. ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF; ROOF DRAINS SHALL BE SIZED & DISCHARGED IN ACCORDANCE w/ PLUMBING CODE. PROVIDE SPLASH BLOCK AT EACH LOCATION
104. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED WITH GASKETS, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INTERNAL OR EXTERNAL AIR FILTRATION
105. EVERY MANUF. AND SITE-BUILT PENETRATION PRODUCT OR PENETRATION SYSTEM INSTALLED IN CONSTRUCTION SHALL BE TO TITLE 24'S, PART 6 SHALL HAVE ATTACHED TO IT A CLEARLY VISIBLE TEMPORARY LABEL OR AN ASSOCIATED LABEL CERTIFICATE THAT LISTS THE U-FACOR, THE SQR. AREA, THE SQR. COEFFICIENT (SQR. CO. OF THAT PRODUCT AND THE METHOD USED TO DETERMINE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE CAL ENERGY CODE, SECTION 160.6(a)(1). THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR
106. TYPICAL 0" CHGIN ROOF VENT 72 SQ. INCH NFPA-adjust calculation as necessary if another vent is used
107. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS
108. 2x BRACE FROM PURLIN, HP'S, VALLEYS, OR RIDGES TO BEAM OR WALL BELOW

SEE DETAIL C / RM

56. TP PURLIN: 2x6 DF #2 PURLINS w/ 2x4 DF #2 BRACES @ 48" o.c.

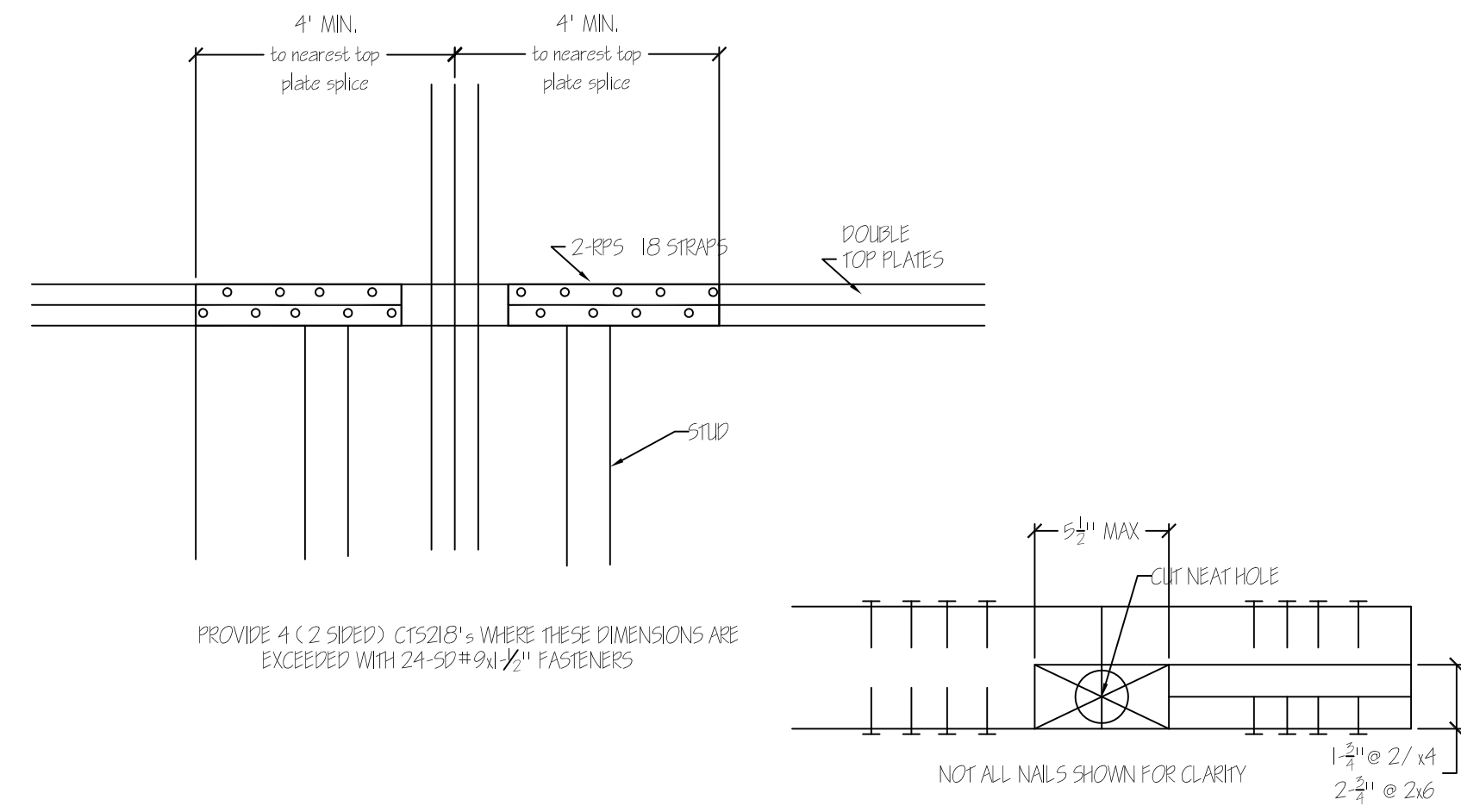
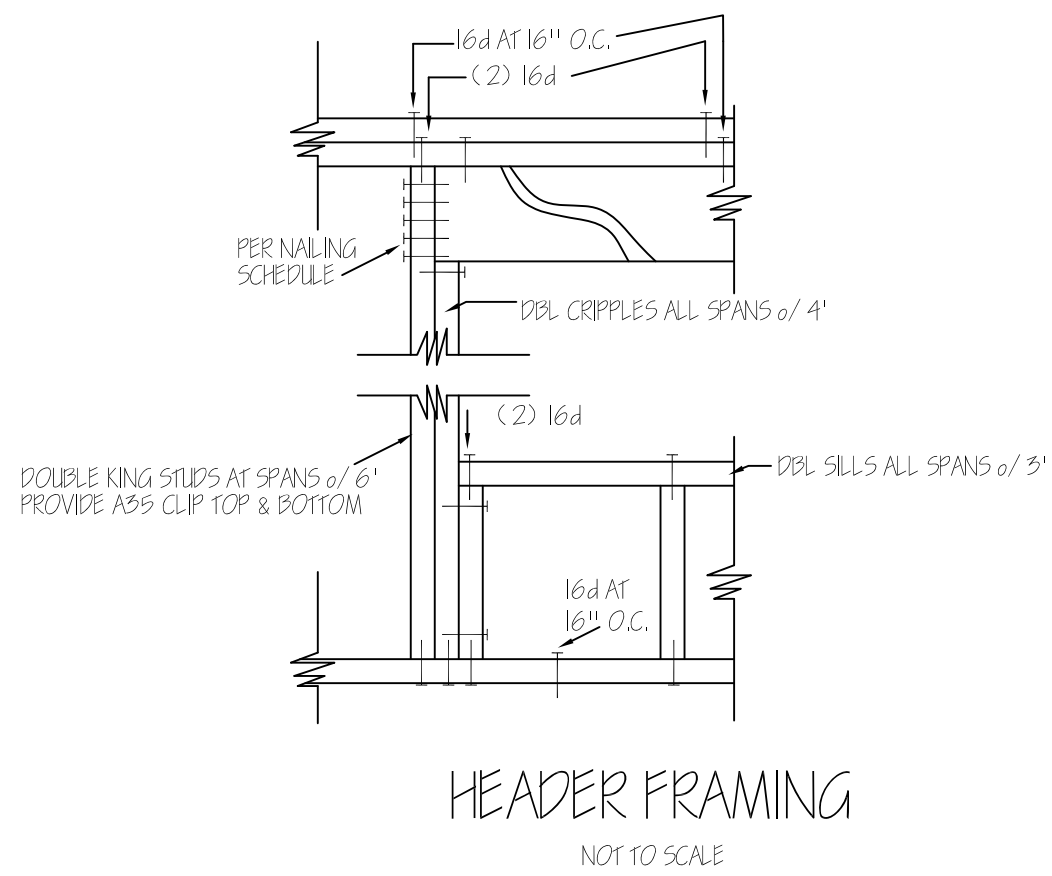
58. ROOF QUILTER SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES & DEBRIS IN THE QUILTER

59. P3L BEAMS
f_b = 2900 psi
f_v = 290 psi
E = 2.0x10⁶

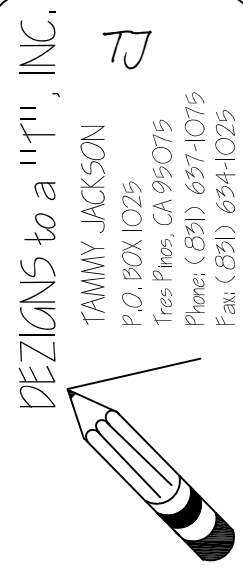
61. INTERIOR LOAD BEARING WALLS SHALL BE CONSTRUCTED, FRAMED & FIREBLOKED AS SPECIFIED FOR EXTERIOR WALLS CRC 602.4

62. RAIN CHAIN AT SHOWER ONLY UNDERGROUND TO LOCATION ON PROPERTY

63. DOWNSPOUT UNDERGROUND TO A CENTRAL LOCATION ON PROPERTY

[illegible]

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[illegible]

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- CROSS SECTIONS NOTES.
1. STUCCO TO BE APPLIED WITH THREE COAT APPLICATION.
 2. PROVIDE 2 LAYERS OF GRADE "X" PAPER UNDER THE CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING.
 3. A WEEP SCREED SHALL BE PROVIDED @ THE FOUNDATION PLATE ON ALL EXTERIOR STUD WALLS. THE SCREED SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEEP SCREED SHALL BE AT LEAST 4" ABOVE THE EARTH AND 2" ABOVE PAVED AREAS.
 4. PROVIDE 1X6 V-RUSTIC, STARTER BOARD, OR 11-11 @ ALL EXPOSED EAVES & OVERHANGS.
 5. PROVIDE OG GUTTER w/ FASCIA BEHIND optional verify w/ owner.
 7. WINDOW HEIGHT SET @ 8'.
 8. PLATE HEIGHT @ 9'.
 9. ALL CONNECTIONS FOR PRESERVE TREATED OR FIRE RETARDANT TREATED MUST BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
 11. RECOMMEND ALL PLUMBING WALLS TO BE 2x6.
 12. MATERIAL GRADE STAMPS WILL BE CHECKED ON FRAME INSPECTION.
 13. STUCCO TO BE INSPECTED BETWEEN COATS.
 14. GYPSUM INSTALLATION:
INSTALL GYPSUM (KEY WALL) WALLBOARD w/ NAILING IN ACCORDANCE WITH CODE. WALLBOARD SURFACES TO COMPLY WITH FLAME-SPREAD CLASS III RATING. UNLESS OTHERWISE SPECIFIED IN THE PLANS, INSTALL 1/2" GYPSUM WALLBOARD AT ALL INTERIOR WALLS < EXCEPT USE 1/2" WATER RESISTANT WALL BOARD BEHIND CERAMIC TILE AND OTHER AREAS THAT MAY BE ADVERSELY AFFECTED BY WATER). 5/8" GYPSUM WALLBOARD ON CEILINGS WHERE JOIST SPACING IS 24" ON CENTER (OR 1/2" WHERE SPACING IS 16" ON CENTER), AND 5/8" GYPSUM BOARD TYPE "X" ON COMMON WALLS BETWEEN GARAGE AND RESIDENCE < REMAINDER OF CEILINGS AND WALLS IN GARAGES MAY BE 1/2" IF 5/8" TYPE "X" CONTINUES TO ROOF DIAPHRAGM).
 15. PLASTERING-EXTERIOR:
GENERAL: PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH AND SHALL NOT BE LESS THAN TWO COATS WHEN APPLIED OVER MASONRY OR CONCRETE. IF PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL, OR IS COMPLETELY CONCEALED BY ANOTHER WALL, PLASTER APPLICATION NEED BE ONLY TWO COATS. PROVIDE THE TOTAL THICKNESS IS AS SET FORTH IN THE CODE.
BASE COAT APPLICATION-- THE FIRST COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO SOLIDLY FILL ALL OPENINGS IN THE LATH. THE SURFACE SHALL BE SCORED HORIZONTALLY SUFFICIENTLY ROUGH TO PROVIDE ADEQUATE BOND TO RECEIVE THE SECOND COAT.

SECOND COAT APPLICATION-- SHALL BE BROUGHT OUT TO PROPER THICKNESS, RODDED AND FLOATED SUFFICIENTLY ROUGH TO PROVIDE ADEQUATE BOND FOR THE FINISH COAT. THE SECOND COAT SHALL HAVE NO VARIATION GREATER THAN 1/4 INCH (6.4 MM) IN ANY DIRECTION UNDER A 5-FOOT (1524 MM) STRAIGHT EDGE.

ENVIRONMENTAL CONDITIONS-- PORTLAND CEMENT-BASED PLASTER SHALL NOT BE APPLIED TO FROZEN BASE OR THOSE BASES CONTAINING FROST. PLASTER MIXES SHALL NOT CONTAIN FROZEN INGREDIENTS. PLASTER COATS SHALL BE PROTECTED FROM FREEZING FOR A PERIOD OF NOT LESS THAN 24 HOURS AFTER SET HAS OCCURRED.

CURING AND INTERVAL-- FIRST AND SECOND COATS OF PLASTER SHALL BE APPLIED AND MOIST CURED.

WHEN APPLIED OVER GYPSUM BACKING OR DIRECTLY TO UNIT MASONRY SURFACES, THE SECOND COAT MAY BE APPLIED AS SOON AS THE FIRST COAT HAS ATTAINED SUFFICIENT HARDNESS.

FINISH COATS-- FINISHED COATS SHALL BE PROPORTIONED AND MIXED IN AN APPROVED MANNER.

CEMENT PLASTER FINISH COATS SHALL BE APPLIED OVER BASE COATS WHICH HAVE BEEN IN PLACE FOR THE TIME PERIODS SET FORTH IN THE CODE.

16. PROVIDE (1) FULL HEIGHT KING STUD & (1) FULL HEIGHT CRIPPLE @ EACH WINDOW & DOOR. NAIL TOGETHER w/ 12d @ 6" 12".

17. UNO= UNLESS NOTED OTHERWISE.

18. FASTENING (NAILING) SCHEDULE SHALL MEET THE REQUIREMENTS OF CRC TABLE 2304.10.1.

19. STEEL PLATE WASHERS (3 INCH x 3 INCH x 0.229 INCH SQUARE) AT SILL PLATE ANCHOR BOLTS ARE REQUIRED.

20. FASTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS, ETC.) ARE TO BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED STEEL.

22. FOUNDATION SILLS ARE TO BE PRESERVE TREATED WOOD.

23. ROOF SHEATHING: 7/16 OR 1/2" EXPOSURE 1 CDX PLY OR OSB w/ 8d @ 6" 12" WITH A SPAN RATING OF 2' MIN.

25. MINIMUM 5/8" A.B. SHALL BE EMBEDDED A MINIMUM OF 7" INTO THE CONCRETE AND SPACED NOT MORE 4' APART w/ 2 BOLTS PER PIECE. LOCATED WITHIN 12 INCHES OF EACH END OF EACH PIECE. PROVIDE 3x5x0.229" SQ PLATE WASHERS -ANCHOR BOLTS TO BE ASOT GRADE A.

26. ALL HOLD-DOWNS & OTHER CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO CLOSURE.

30. (BEAM WIDTH)X (WALL WIDTH) POSTS SHALL BE INSTALLED UNDER ALL BEAMS, UNO.

31. BEAMS SHALL BE SUPPORTED IN BEAM ROCKETS OR PC CAPS, UNO.

32. ALL METAL CONNECTORS SHALL BE SIMPSON OR EQUAL.

37. MOISTURE CONTENT OF WALL & FLOOR FRAMING MEMBERS SHALL BE VERIFIED PRIOR TO ENCLOSURE. FRAMING MEMBERS SHALL NOT BE ENCLOSED WHEN THE MOISTURE CONTENT EXCEEDS 19%.

39. CONCRETE TILE ROOFS:
SHALL COMPLY WITH ASTM C 1492.
UNDERLAYMENT TO CONFORM TO E905.3.3.
FASTENING SHALL COMPLY WITH E905.3.6.
FLASHING TO COMPLY WITH E905.3.5.

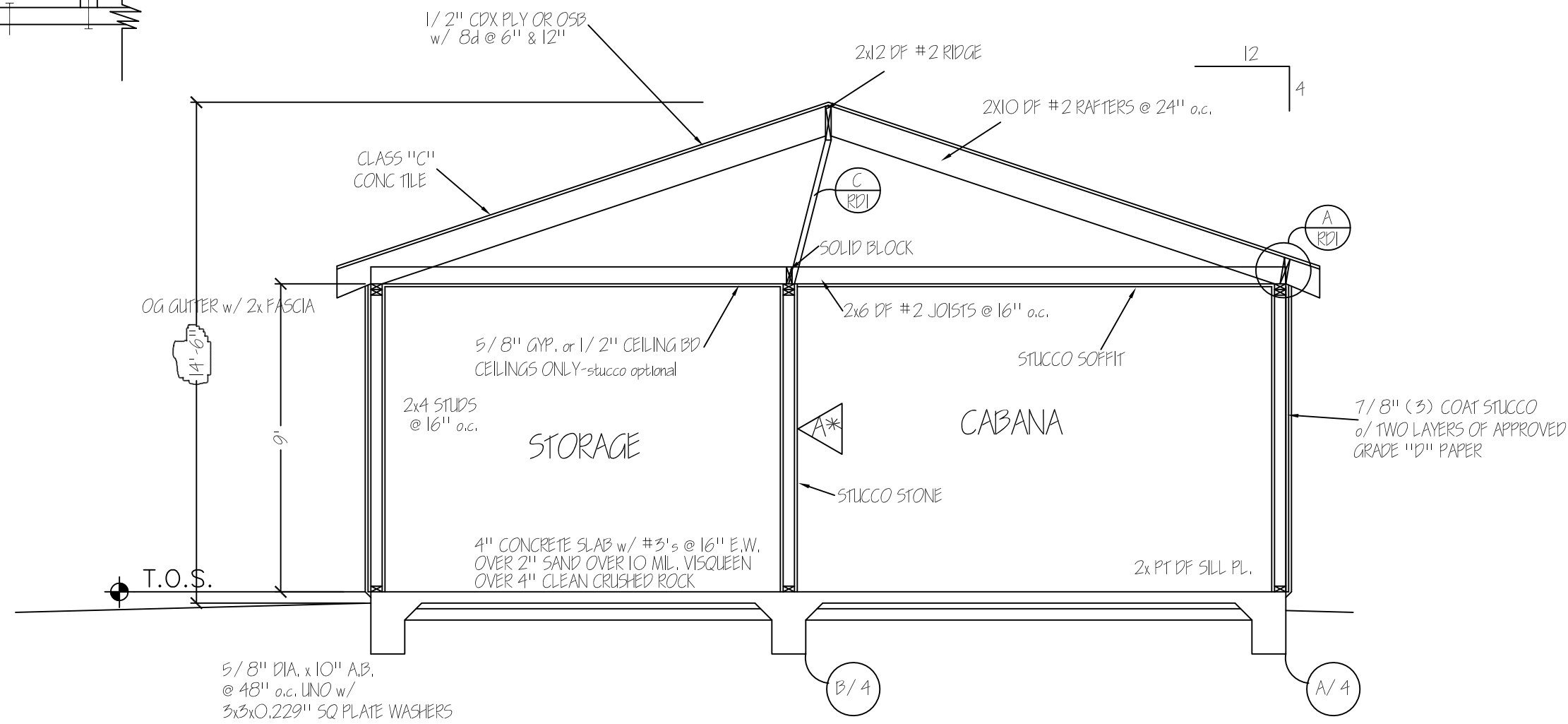
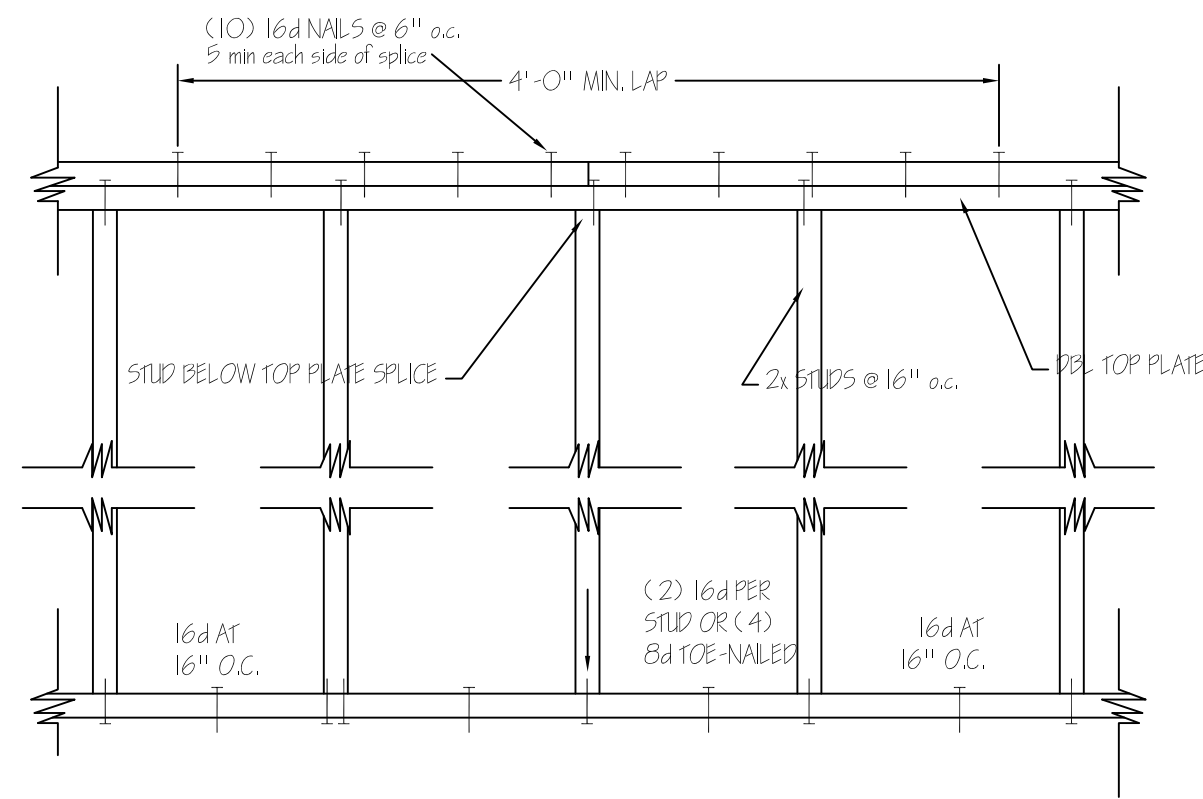
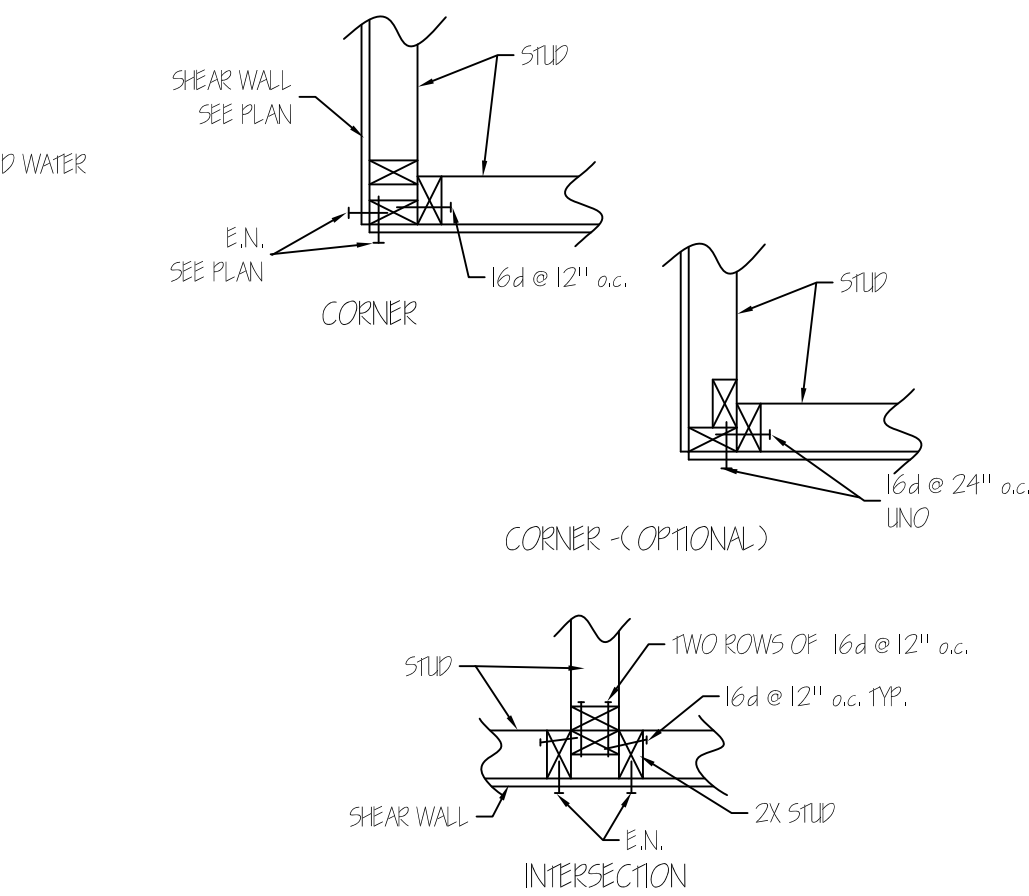
40. SOFFIT AND NOT MORE THAN 60% OF THE REQUIRED VENTILATION AREA SHALL BE PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 5' ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. R206.2.

45. EXTERIOR WALL WATER PROTECTION & FLASHING PER CRC.

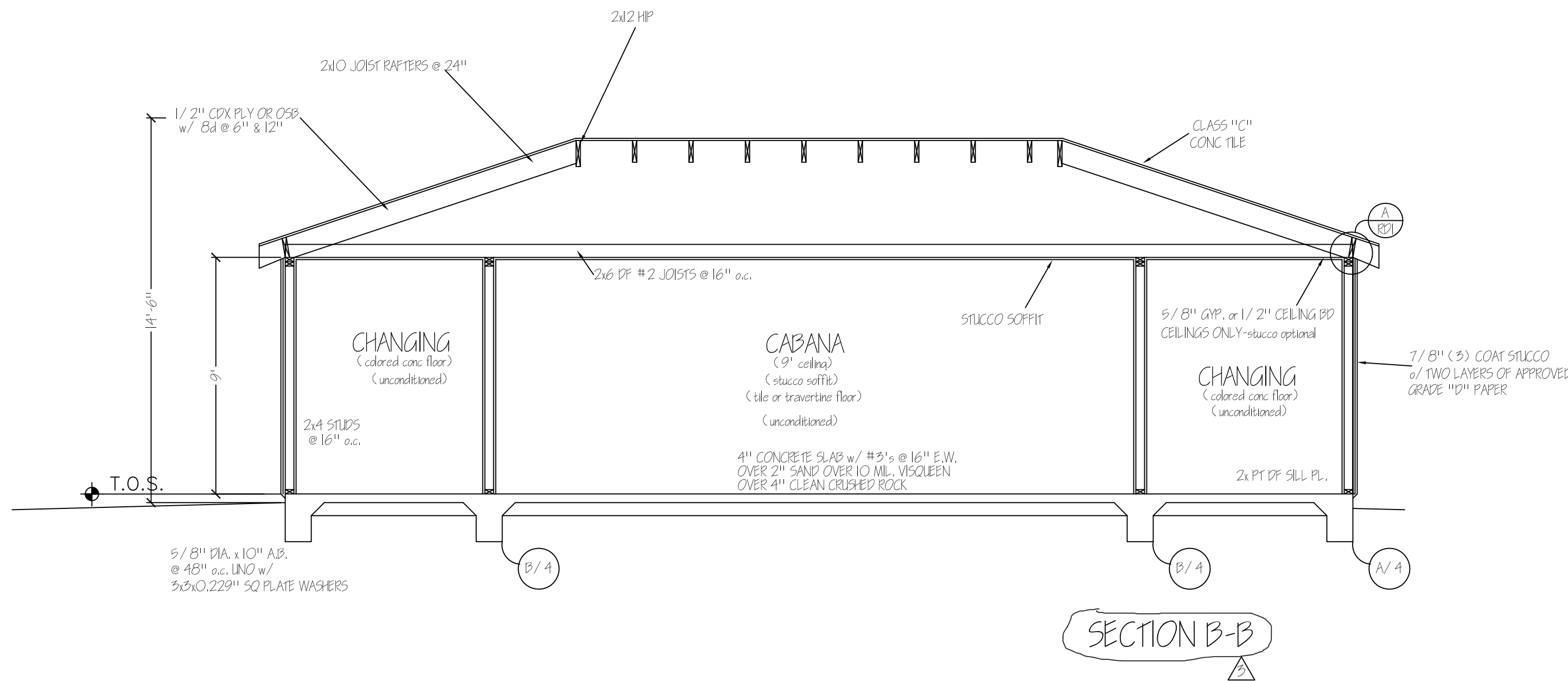
49. DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.

50. FOR EXTERIOR APPLICATIONS:
SIMPSON RECOMMENDS USING CLIPS C OATED w/ ZMAX OR GALVANIZED.

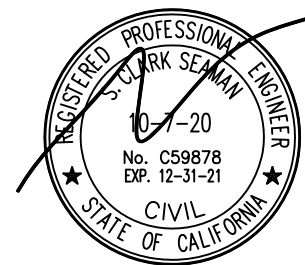
51. INSULATION IS OPTIONAL.



SECTION A-A



SECTION B-B



SECTIONS

SCALE 1/4" = 1'-0"

REVISIONS	BY
9-30-20	tb

DESIGNS to a "n", INC.

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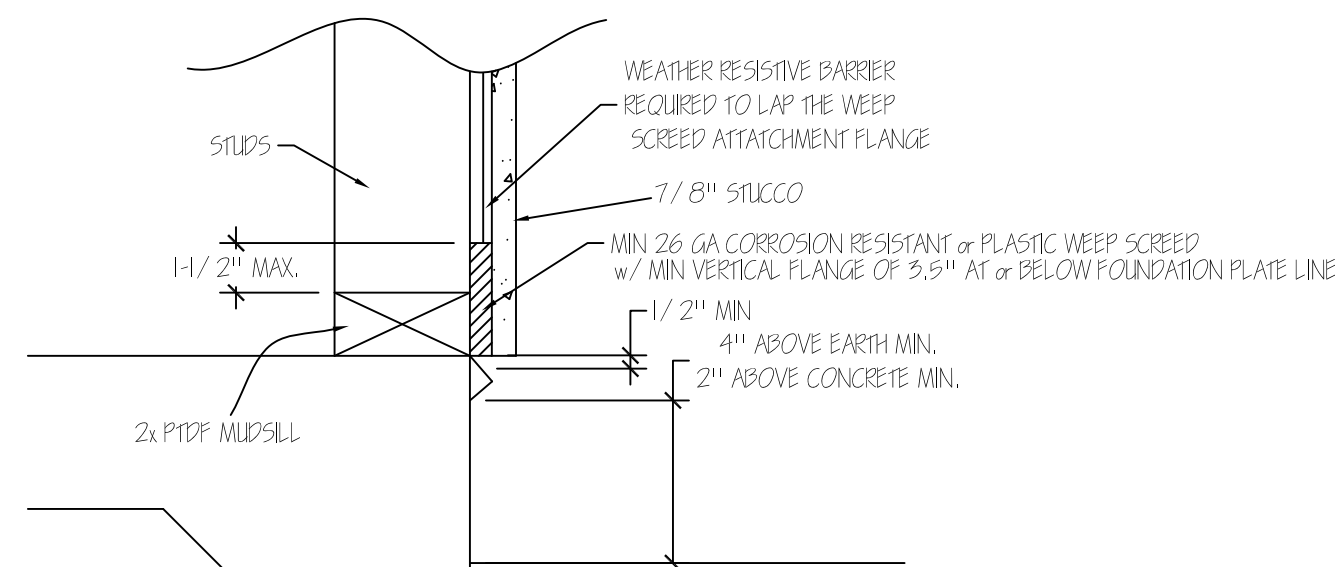
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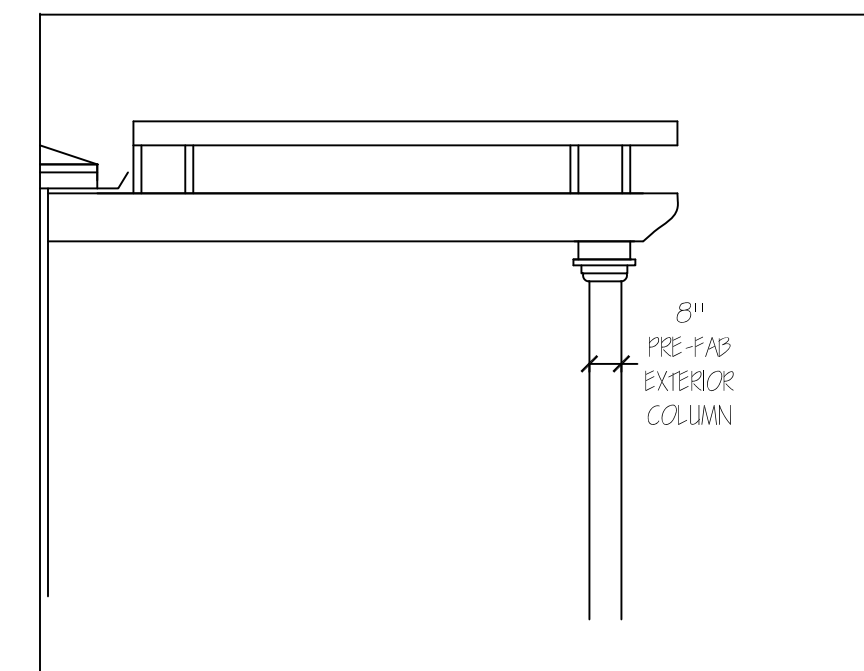


REAR VIEW

- ELEVATION NOTES:
1. STUCCO TO BE APPLIED WITH THREE COAT APPLICATION.
 2. ROOF PITCH 4:12 w/ CLASS "CM" CONC. TILE
 3. ROOF FINISH FOR ASPHALT CHIMNEY SHALL COMPLY w/ ASTM D2226 TYPE I ASTM D4869 TYPE I, III, OR IV; ASTM D6757, AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION.
 4. OVERHANGS 12"
 5. FOR STUCCO, PROVIDE 2- LAYERS OF GRADE "M" PAPER UNDER THE CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING.
 6. A WEEP SCREED SHALL BE PROVIDED @ THE FOUNDATION PLATE ON ALL EXTERIOR STUD WALLS. THE WEEP SCREED SHALL BE 2" DEEP THAT WILL ALLOW WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEEP SCREED SHALL BE AT LEAST 4" ABOVE THE EARTH AND 2" ABOVE PAVED AREAS-see detail w/s.
 7. STUCCO TO BE INSPECTED BETWEEN COATS
 8. ROOF SHEATHING: 1/2" 2" C-D, C-C, or CDX PLG or OSB w/ 8 @ 6" 12"
 9. EXTERIOR WALL: WATER PROTECTION & FLASHING PER CRC 705.1, 705.2, 705.3
 10. MINIMUM TYPE 50 FELT UNDERLAYMENT FOR CONC. TILE OR ARCH CONC SHINGLES
 11. ARABIC NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS
 12. ADDRESS SHALL BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
 13. ADDRESS NUMBERS SHALL BE MINIMUM FOUR" 1/2" MIN MIN STROKE WIDTH, AND MOUNTED ON A CONTRASTING BACKGROUND VISIBLE FROM THE STREET. WHERE ADDRESS CANNOT BE VIEWED FROM A PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED
 14. ALL EXTERIOR LIGHTING SHALL SHINE DOWNWARD AND HAVE SHIELDED BULBS

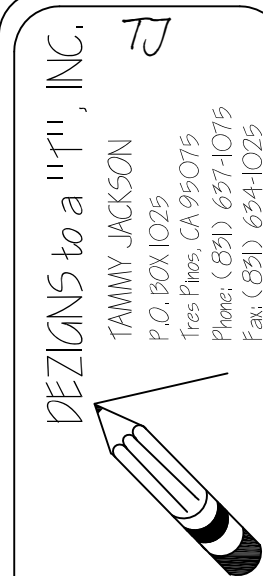


WS WEEP SCREED
SLAB FOUNDATION
NOT TO SCALE
MIN VERTICAL ATTACHMENT FLANGE OF 3.5"
SHALL BE PROVIDED AT FOUNDATION PLATE
SHALL BE OF A TYPE THAT WILL ALLOW
TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING



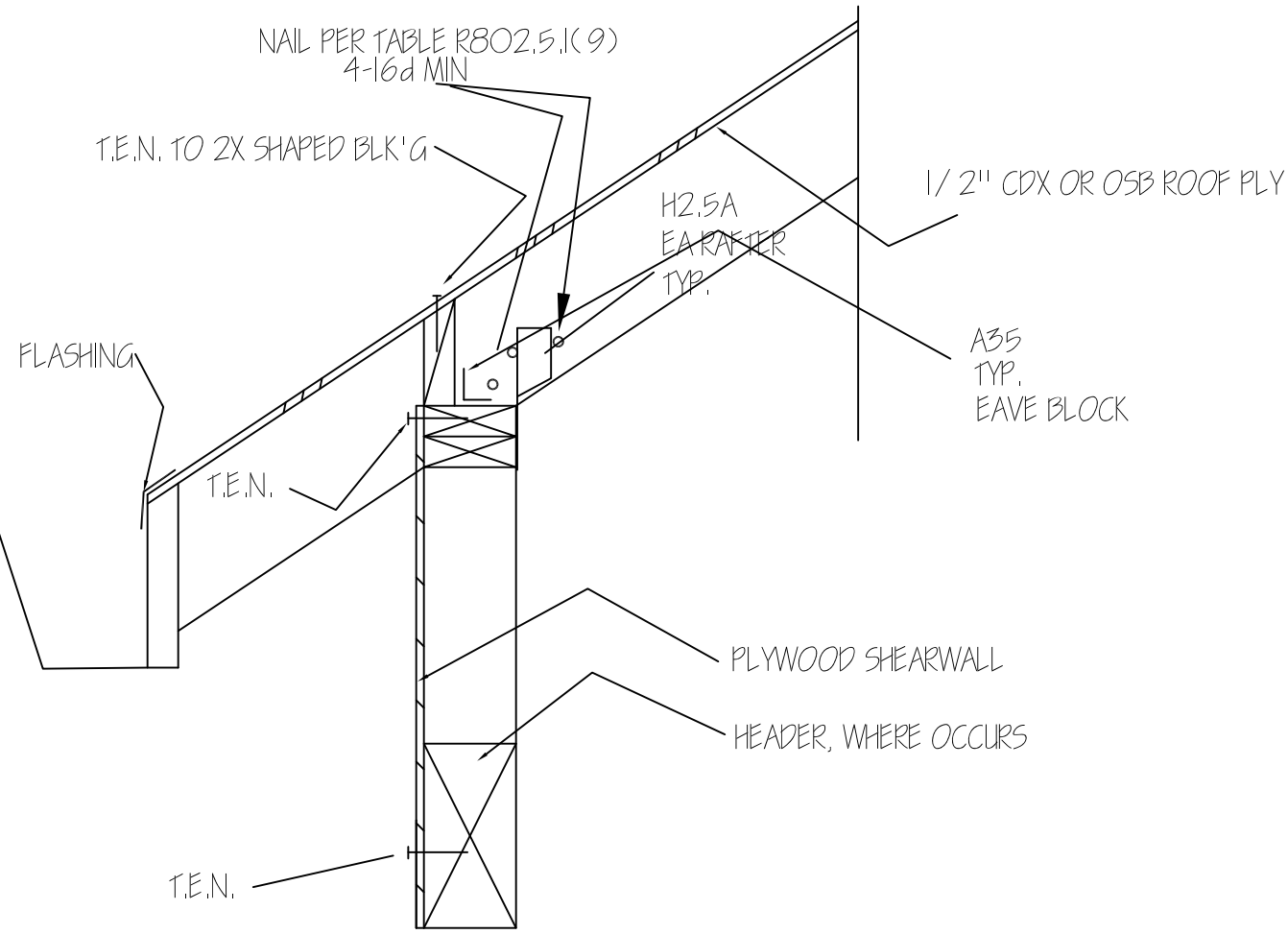
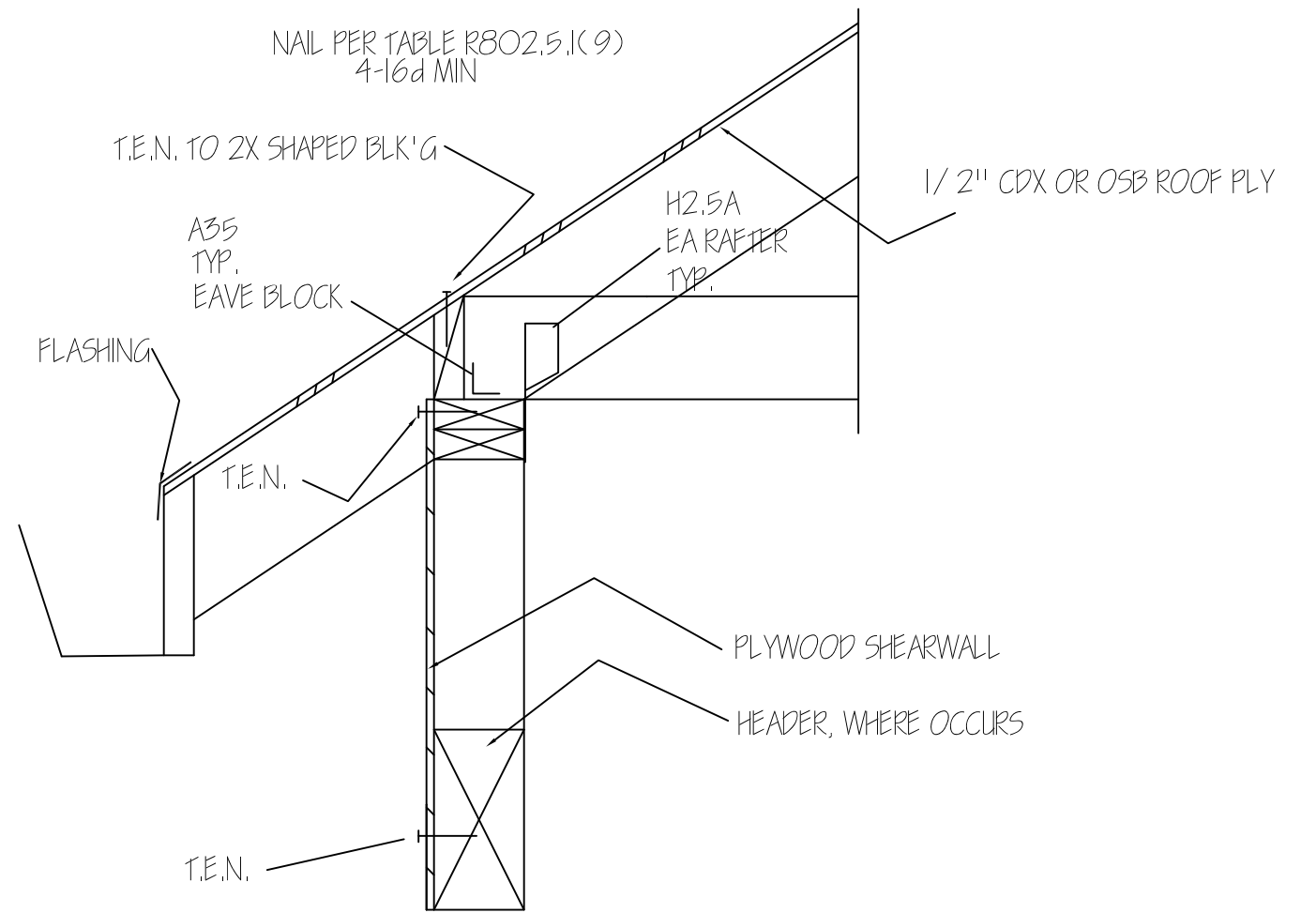
ELEVATIONS

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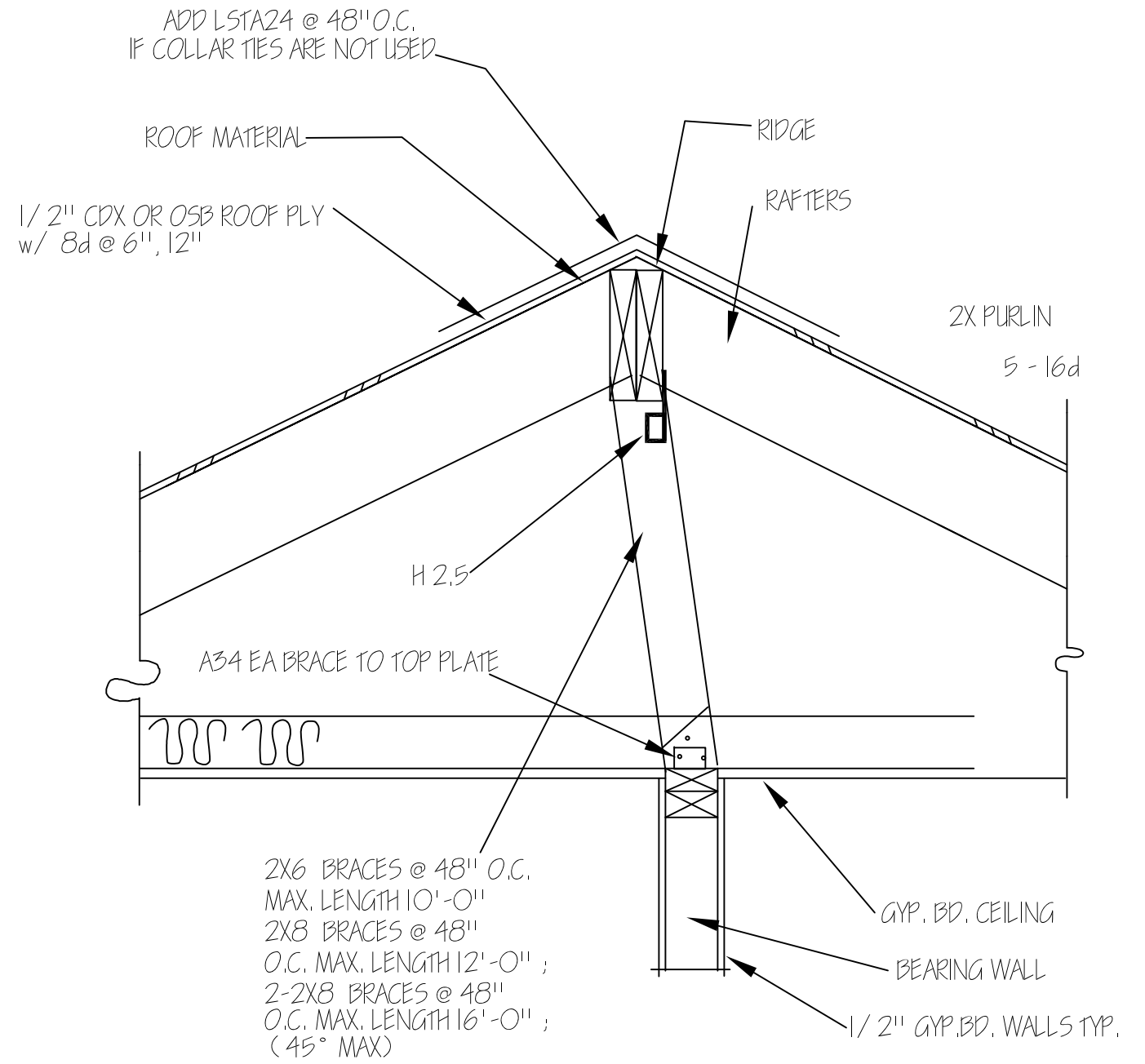
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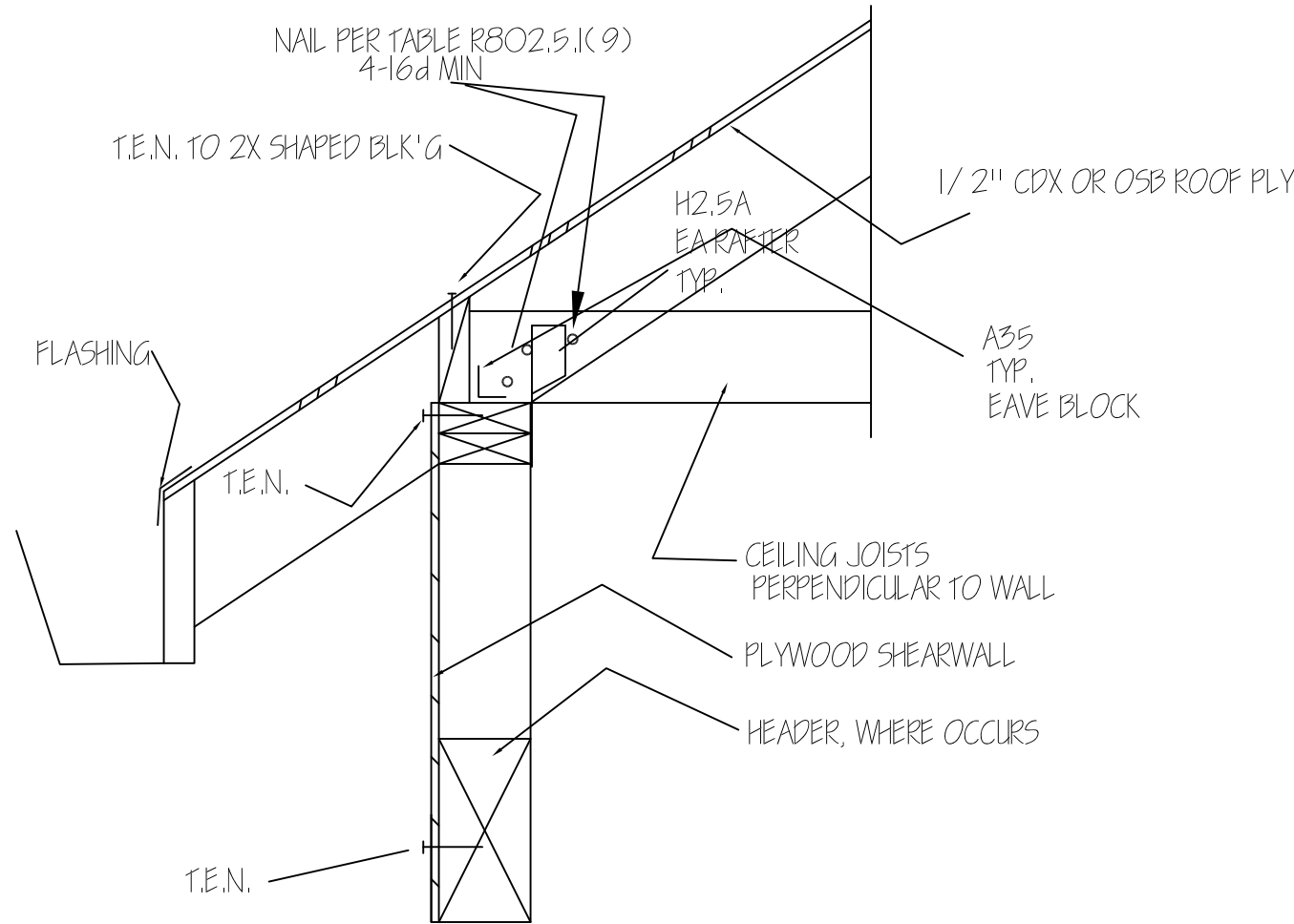
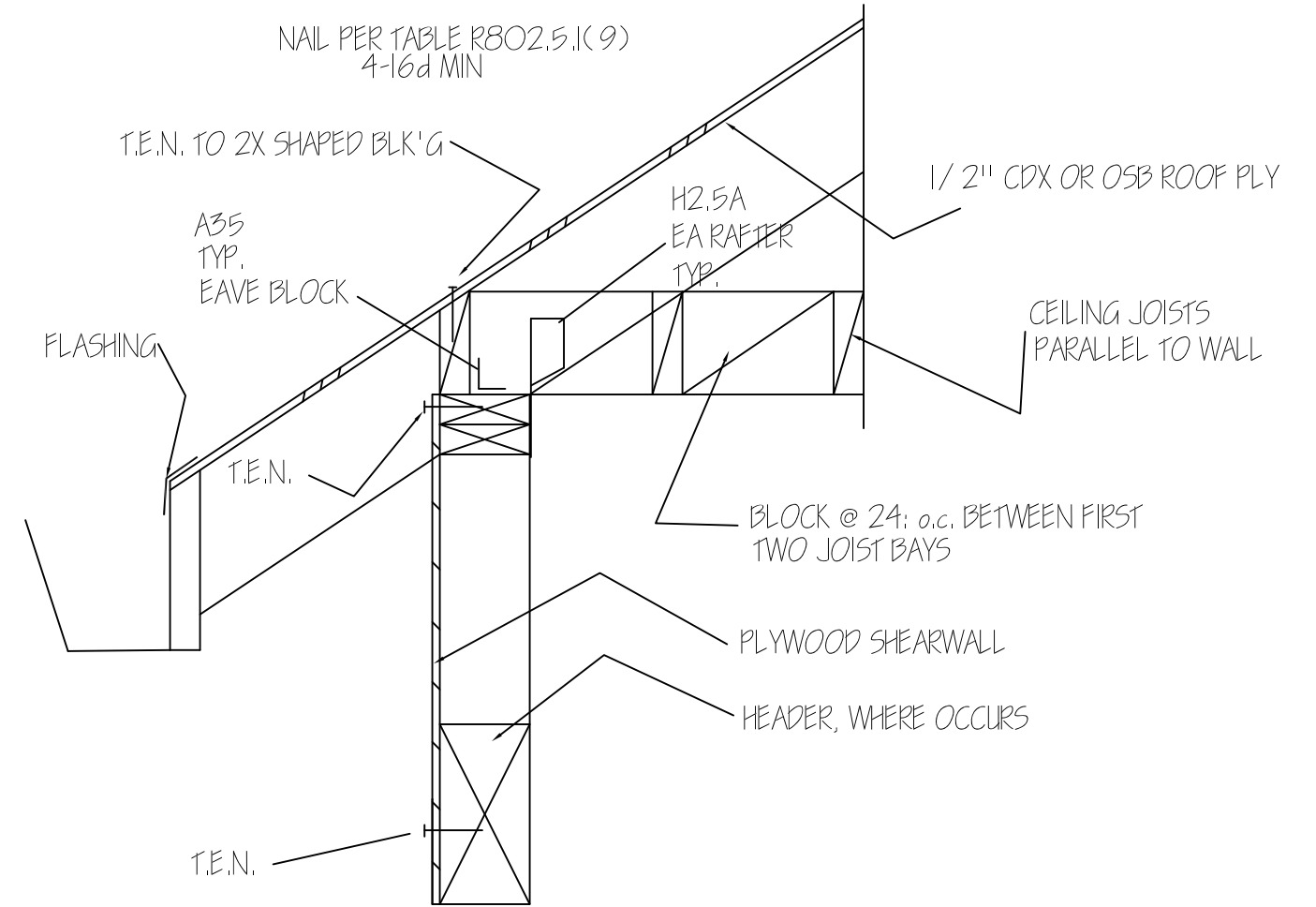
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ROOF EXT. SHEAR TRANSFER @ VAULTED CEILINGS (D)



BRACE DETAIL (C)



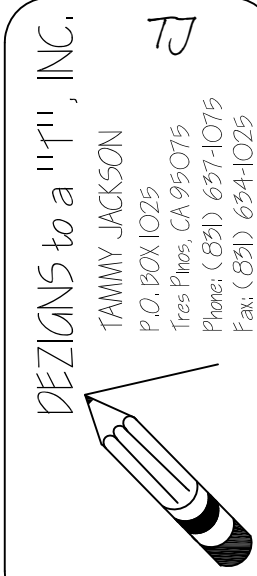
ROOF EXT. SHEAR TRANSFER (A)



ROOF DETAILS

NOT TO SCALE

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