

LOWER FLOOR: 4,335 sq ft
 UPPER FLOOR: 4,130 sq ft
 TOTAL LIVING: 8,465 sq ft
 COURTYARD: 620 sq ft
 BALCONY: 196 sq ft

lower floor:
 HOUSE: 4,335 sq ft
 COURTYARD: 619 sq ft
 PORCH: 350 sq ft

FLOOR PLAN

SCALE 1/4" = 1'-0"

REVISIONS	BY

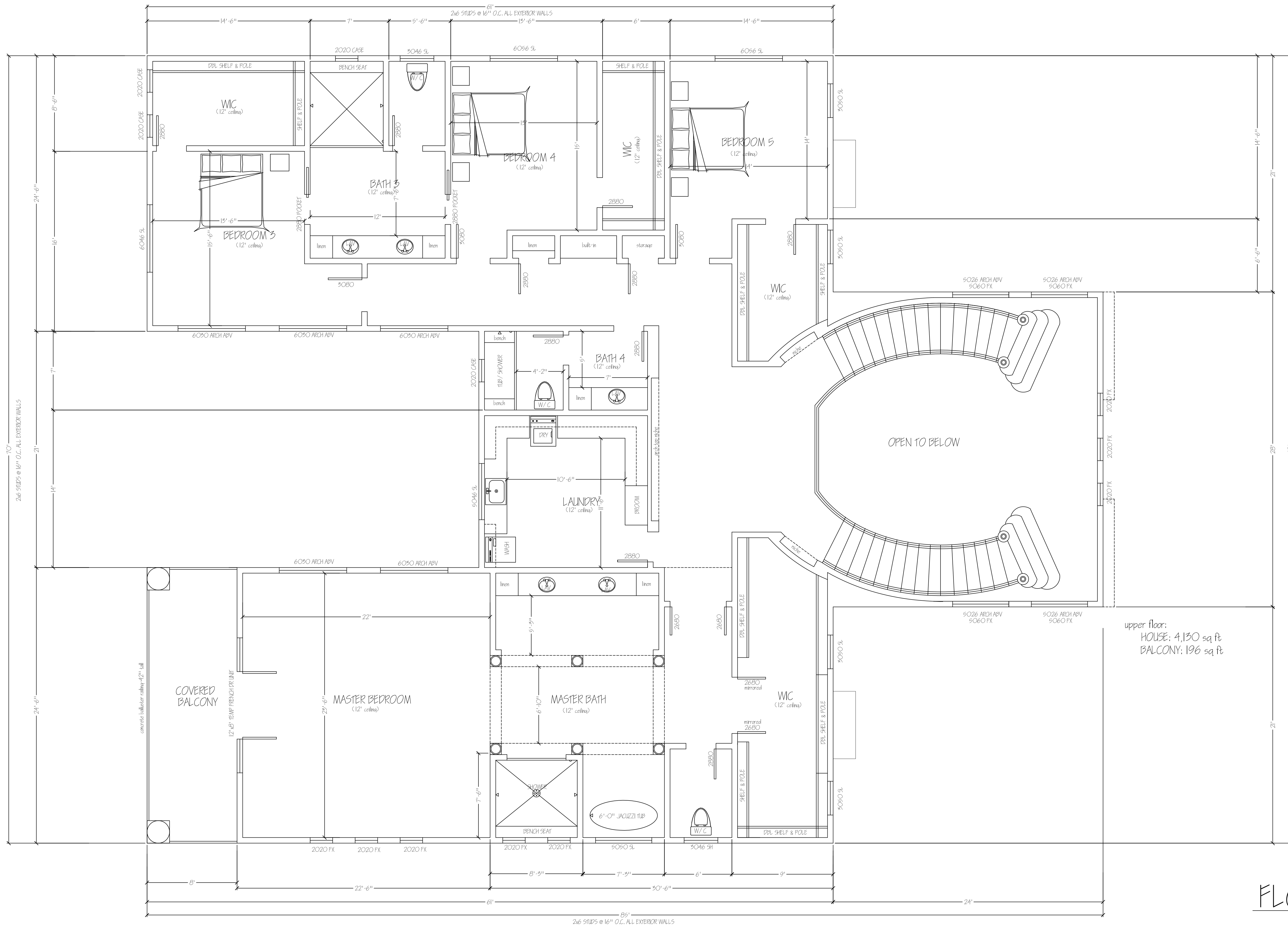
DESIGNS to a T, INC
 TAMYI JACKSON
 ARCHITECT
 REG. NO. C1990715
 PHONE: (408) 804-1244
 FAX: (408) 697-1075

THE ANDRADE'S

RICHMOND AVE MORGAN HILL, CA
 NEW TWO STORY SINGLE FAMILY DWELLING

DRAWN TAMYI JACKSON
CHECKED
DATE FEBRUARY 2022
SCALE 1/4" = 1'-0"

SHEET
2



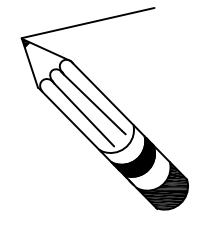
upper floor:
 HOUSE: 4,130 sq ft
 BALCONY: 196 sq ft

FLOOR PLAN

SCALE 1/4" = 1'-0"

REVISIONS	BY

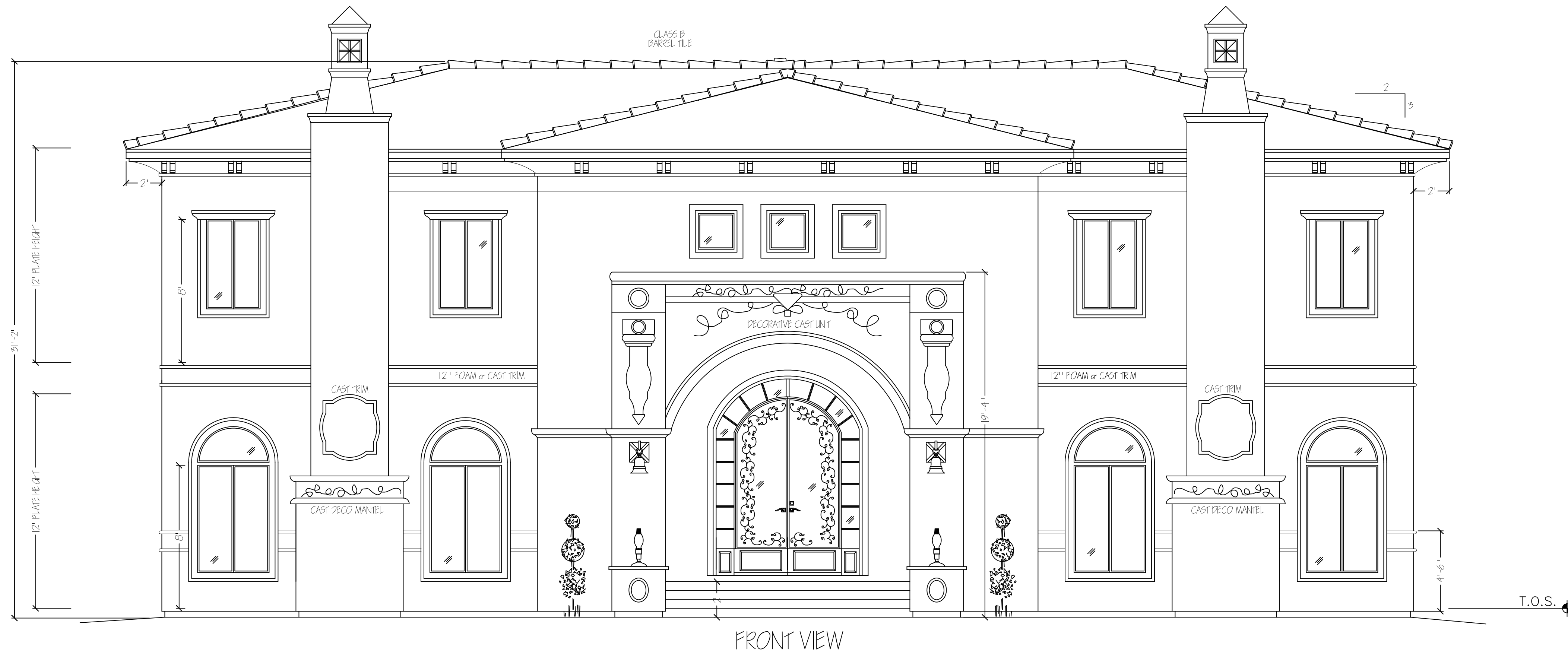
DESIGNS to a T, INC
 TAMMY JACKSON
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 1155 S. GARDEN ST.
 ANAHEIM, CA 92805
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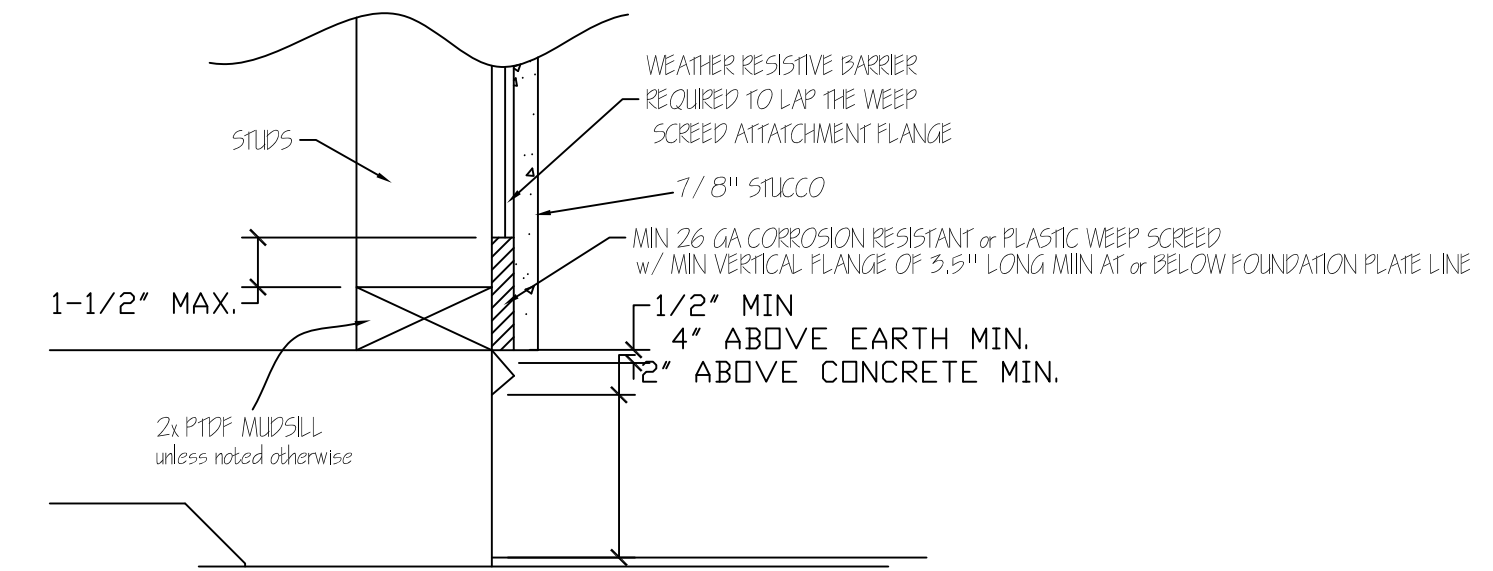
THE ANDRADE'S

RICHMOND AVE MORGAN HILL, CA
 NEW TWO STORY SINGLE FAMILY DWELLING

DRAWN TAMMY
CHECKED
DATE FEBRUARY 2022
SCALE 1/4" = 1'-0"
SHEET 3



FRONT VIEW

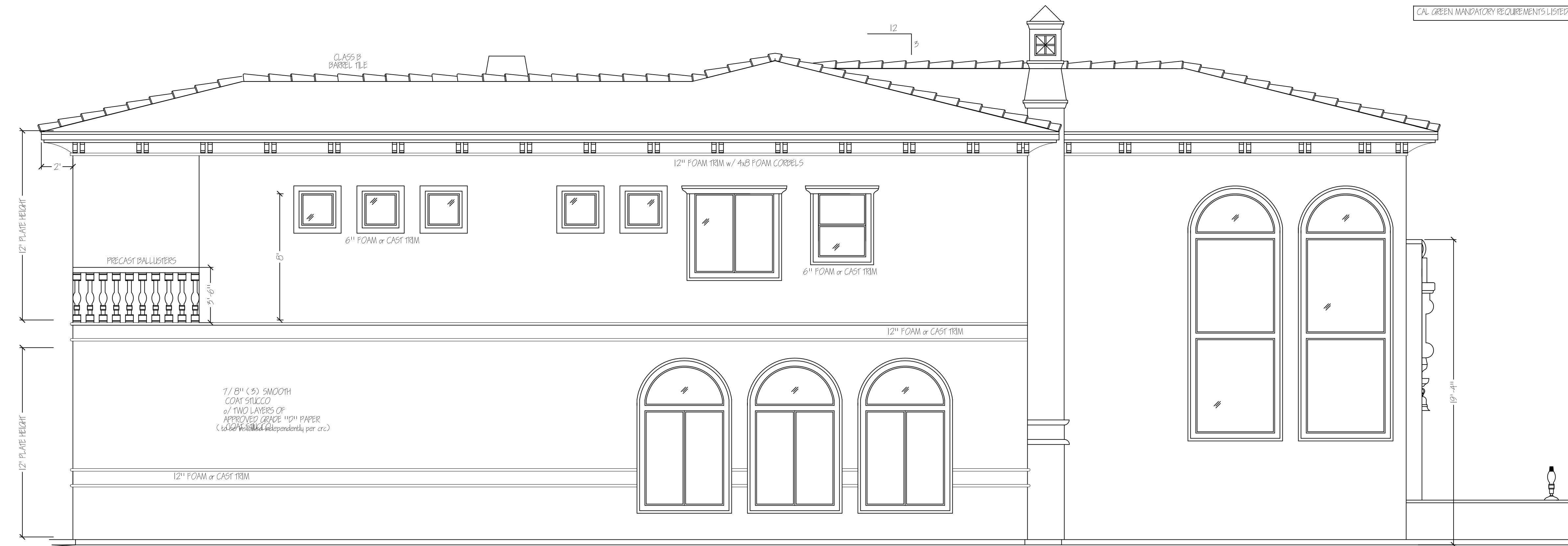


WEEP SCREED
 (WS) SLAB FOUNDATION NOT TO SCALE
 MIN VERTICAL ATTACHMENT FLANGE OF 3.5" LONG MIN SHALL BE PROVIDED AT FOUNDATION PLATE SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING

ELEVATION NOTES:

1. STUCCO TO BE APPLIED WITH THREE COAT APPLICATION
2. ROOF PITCH 9:12 w/ CLASS "B" BARREL TILE ASPHALT SHINGLE ROOFS SHALL COMPLY WITH ASTM D 226 TYPE I or ASTM D 4869 TYPE I, II, III OR IV or ASTM D 6757 & SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION UNDERLAYMENT TO R905.2.5 FASTENING SHALL COMPLY WITH R905.2.5 FLASHING TO COMPLY WITH R905.2.5
3. OVERHANGS 24"
4. FOR STUCCO PROVIDE 2 - LAYERS OF GRADE "D" PAPER UNDER THE CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING
5. A WEEP SCREED SHALL BE PROVIDED @ THE FOUNDATION PLATE ON ALL EXTERIOR SILD 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 - see detail ws.
6. STUCCO TO BE INSPECTED BETWEEN COATS
7. ROOF SHEATHING: 1/2" RADIANT BARRIER C-D, C-C, or CDX PLY or OSB w/ Bd @ 6" 12"
8. ALL GABLE ENDS TO BE SHEATHED ON EXTERIOR SIDE w/ 1/2" RADIANT BARRIER CDX PLY or OSB PER TITLE 24'S
9. EXTERIOR WALL WATER PROTECTION & FLASHING PER CRC 705.11, R705.2, R705.8
10. TOP OF THE CHIMNEY IS TO BE A MINIMUM OF TWO FEET ABOVE THE ROOF LOCATED WITHIN TEN FEET MEASURED HORIZONTALLY
11. PROVIDE SPARK ARRESTOR @ CHIMNEYS
12. MINIMUM TYPE 50 FELT UNDERLAYMENT FOR CONC. TILE OR ARCH COMP SHINGLES
13. FOR SIDING PROVIDE APPROVED TYVEK HOUSE WRAP BELOW FINISHED MATERIAL TYVEK MUST COMPLY w/ ASTM D 226
14. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS ADDRESS SHALL BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE MINIMUM FOUR OF 4" 1/2 INCH MIN STROKE HEIGHT AND MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. WHERE ADDRESS CANNOT BE VIEWED FROM A PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED ADDRESS NUMBERS SHALL BE ILLUMINATED
15. FLASHINGS SHALL BE INSTALLED AT WALL & ROOF INTERSECTIONS, WHEREVER THERE IS A ROOF SLOPE OR DIRECTION & AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT w/ A THICKNESS OF NOT LESS THAN .0019" or NO 26 GALVANIZED SHEET
16. ENCLOSED ATTICS & ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE MIN NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE
17. LATH PAPER TO BE INSTALLED INDEPENDENTLY PER CRC R705.7.3
20. WALL FASTENERS TO COMPLY w/ R705.3(1)

CAL GREEN MANDATORY REQUIREMENTS LISTED ON SHEET 081



LEFT VIEW

REVISIONS	BY

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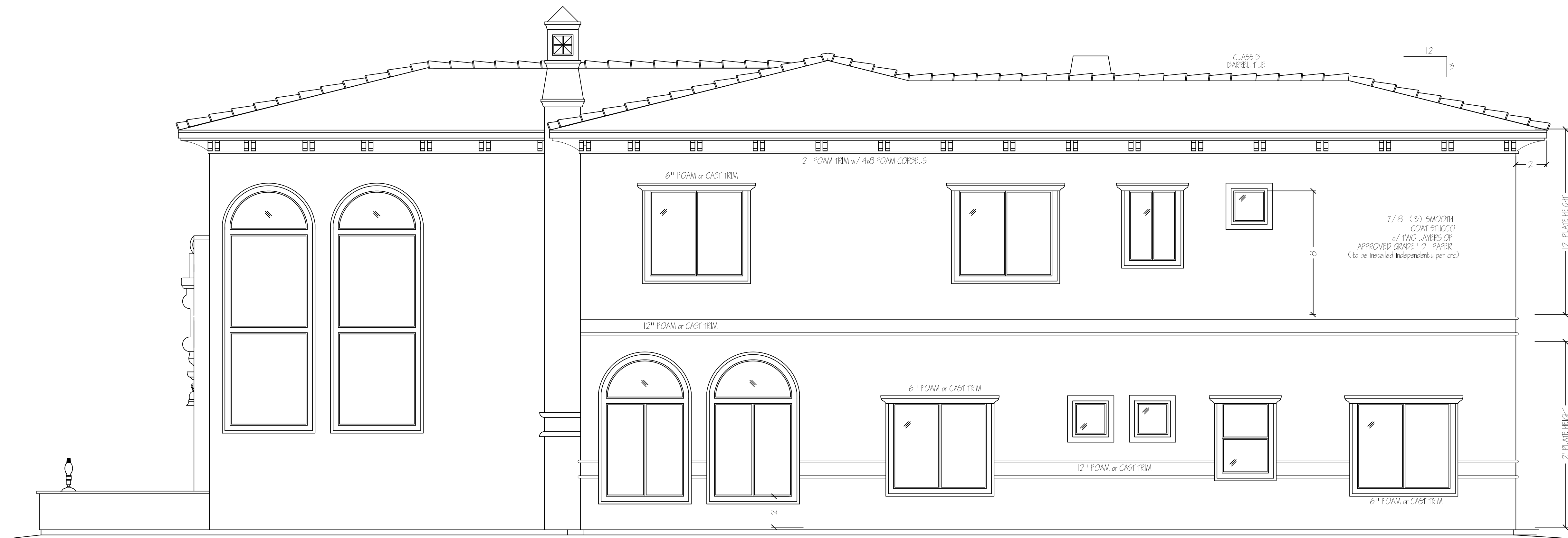
THE ANDRADE'S
 RICHMOND AVE MORGAN HILL, CA
 NEW TWO STORY SINGLE FAMILY DWELLING

DRAWN
 TAMMY
 CHECKED
 DATE
 FEBRUARY 2022
 SCALE
 1/4" = 1'-0"

SHEET
 5

ELEVATIONS

SCALE 1/4" = 1'-0"



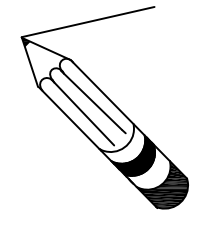
RIGHT VIEW



REAR VIEW

REVISIONS	BY

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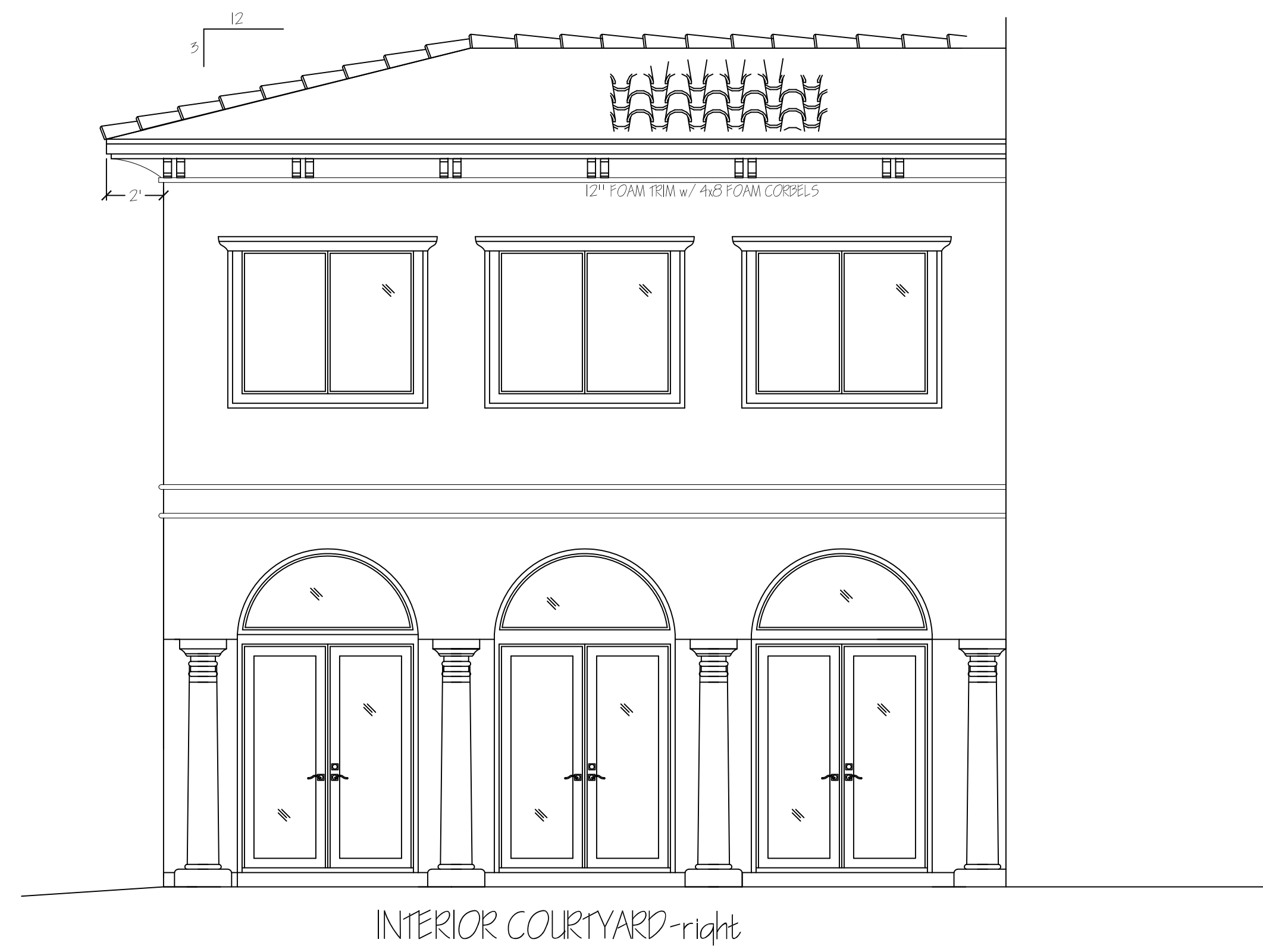


THE ANDRADE'S
 RICHMOND AVE MORGAN HILL, CA
 NEW TWO STORY SINGLE FAMILY DWELLING

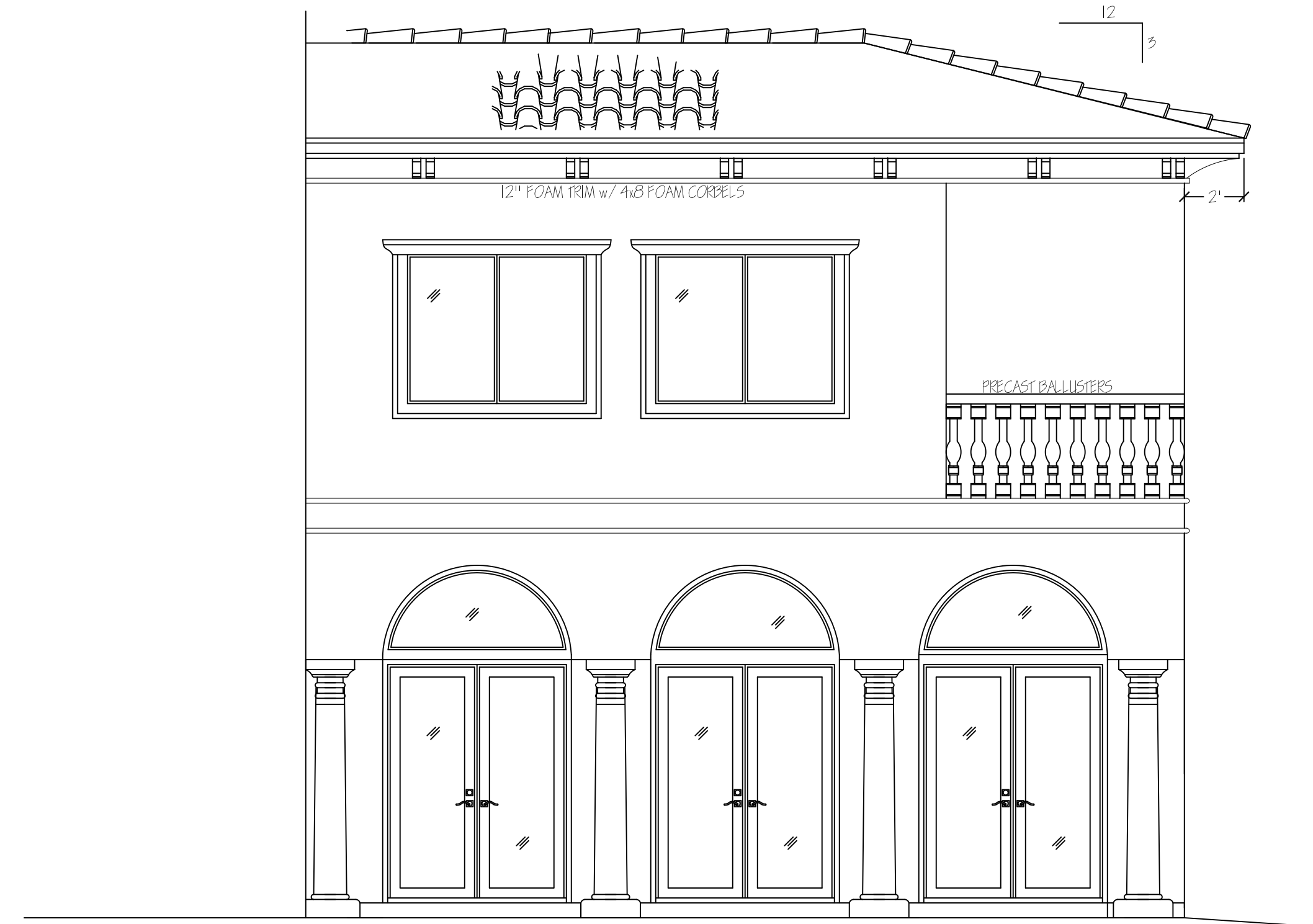
DRAWN	TAMMY JACKSON
CHECKED	TAMMY JACKSON
DATE	FEBRUARY 2022
SCALE	1/4" = 1'-0"
SHEET	6

ELEVATIONS

SCALE 1/4" = 1'-0"



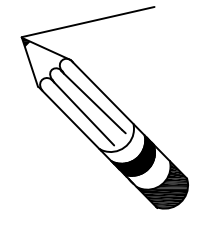
INTERIOR COURTYARD-right



INTERIOR COURTYARD-left

REVISIONS	BY

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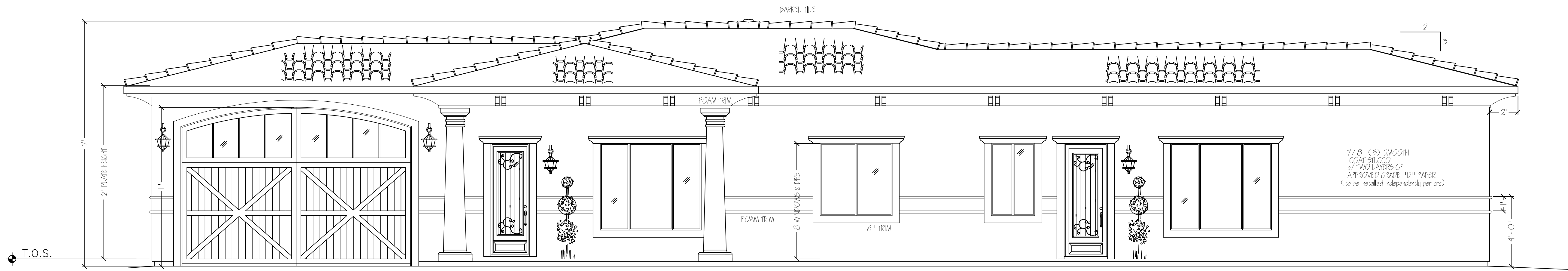
THE ANDRADE'S
 RICHMOND AVE MORGAN HILL, CA
 NEW TWO STORY SINGLE FAMILY DWELLING

DRAWN	TAMMY
CHECKED	
DATE	FEBRUARY 2022
SCALE	1/4" = 1'-0"

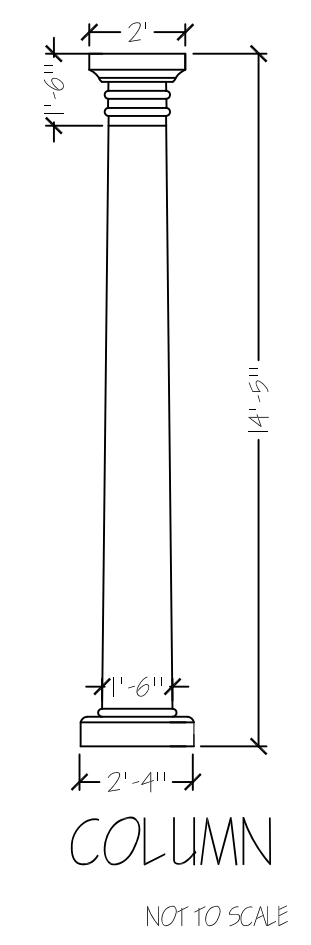
SHEET
7

ELEVATIONS

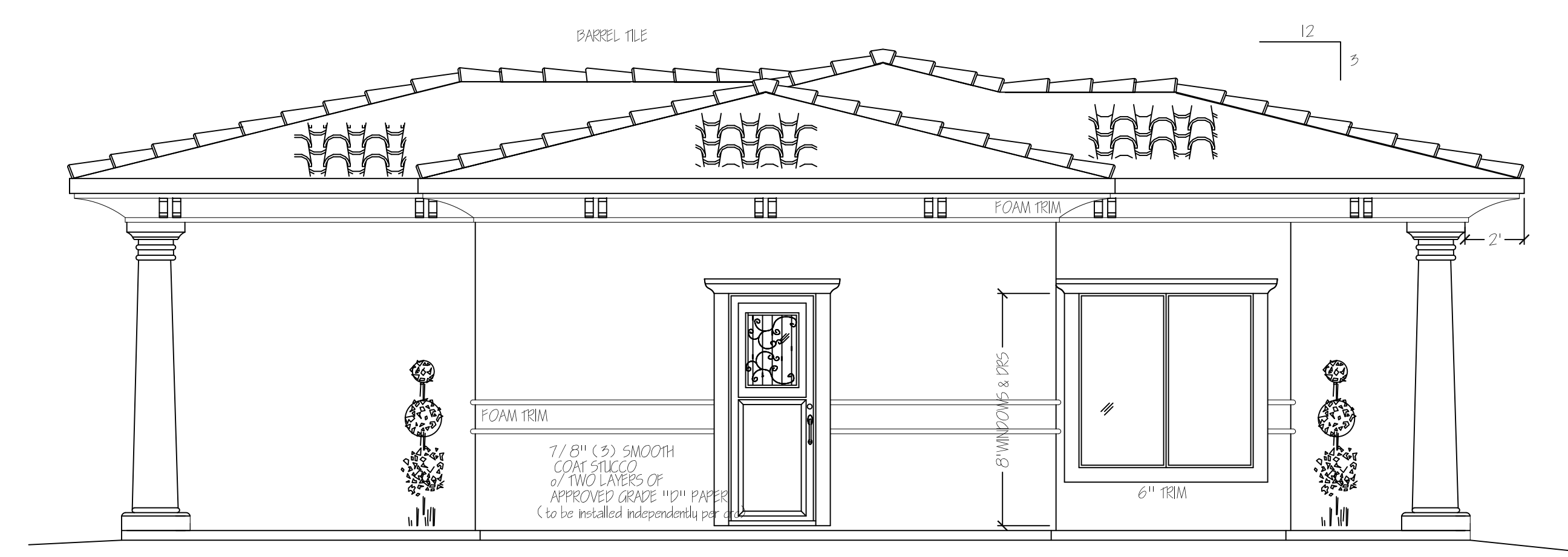
SCALE 1/4" = 1'-0"



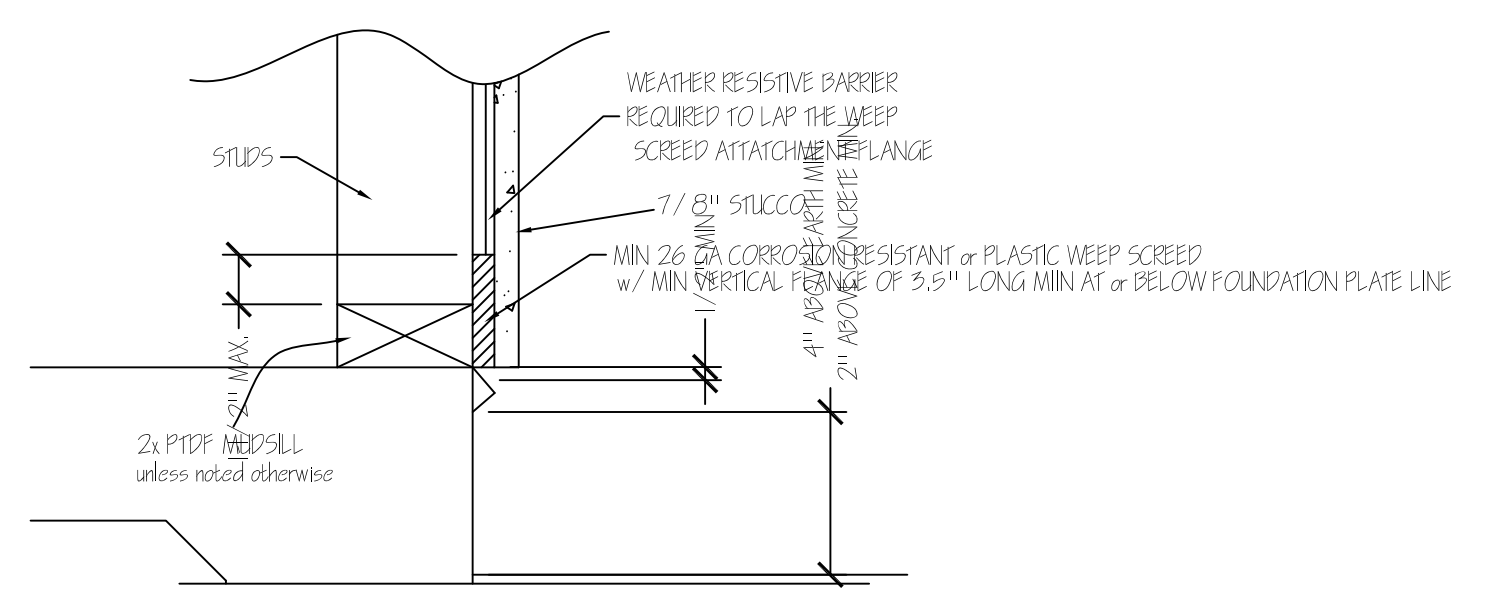
FRONT VIEW



COLUMN
NOT TO SCALE



LEFT VIEW



(WS) WEEP SCREED
 SLAB FOUNDATION
 NOT TO SCALE
 MIN VERTICAL ATTACHMENT FLANGE OF 3.5\"/>

REVISIONS	BY

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EDGAR ADRGRADE

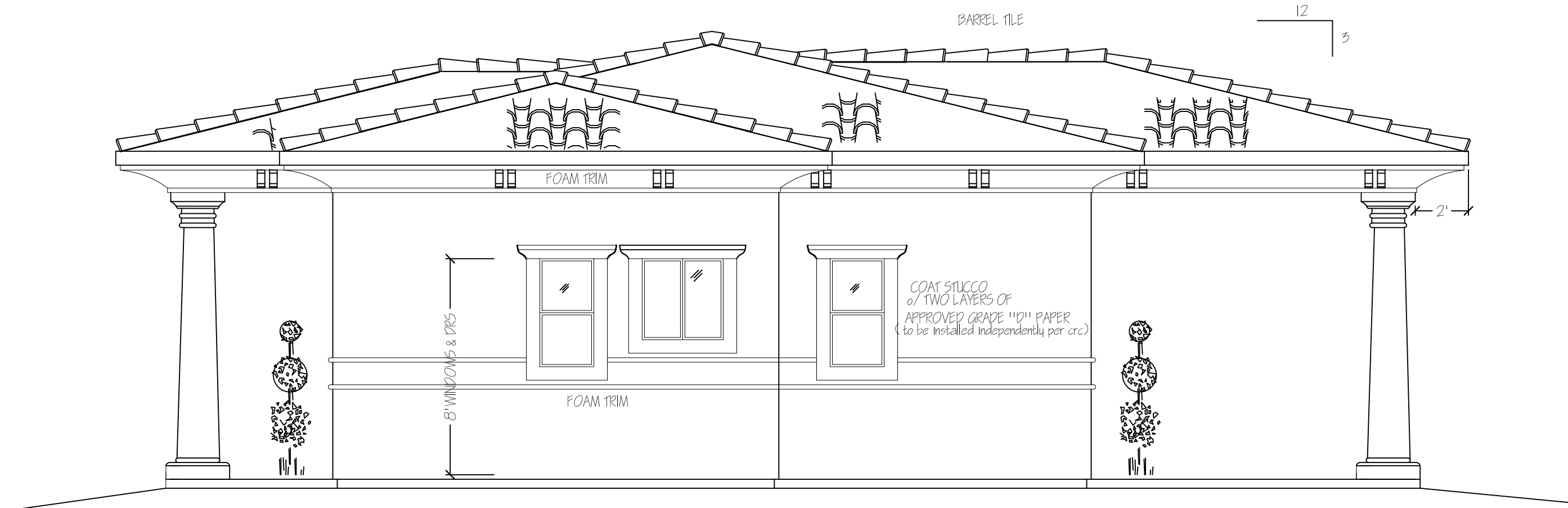
BUILD ADU STRUCTURE

DRAWN
CHECKED
DATE FEBRUARY 2022
SCALE 1/4" = 1'-0"

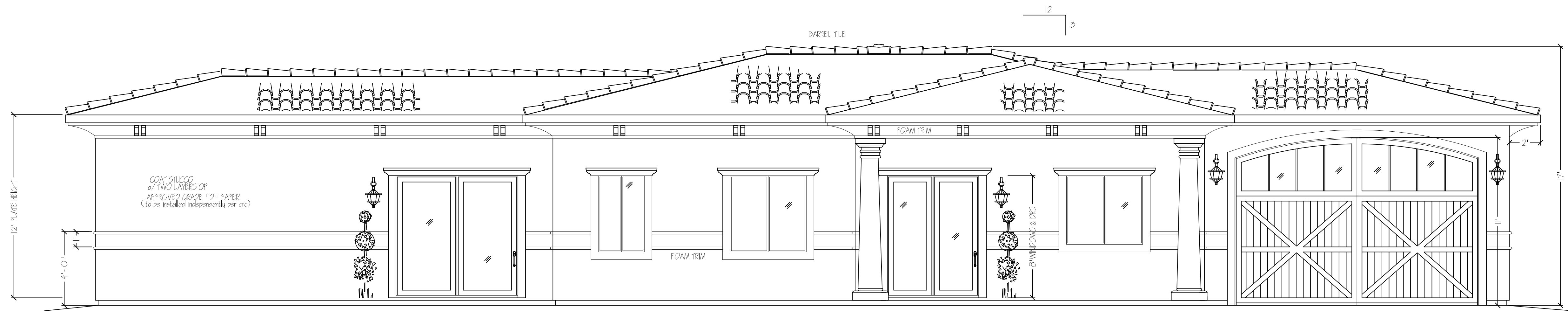
SHEET
4

- ELEVATION NOTES:
1. STUCCO TO BE APPLIED WITH THREE COAT APPLICATION
 2. ROOF PITCH 5:12 w/ BARREL TILE
 3. OVERHANGS 24"
 4. FOR STUCCO, PROVIDE 2 - LAYERS OF GRADE #12" PAPER UNDER THE CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING
 5. A WEEP SCREED SHALL BE PROVIDED @ THE FOUNDATION PLATE ON ALL EXTERIOR SOLID 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 - see detail w/.
 6. STUCCO TO BE INSPECTED BETWEEN COATS
 7. ROOF SHEATHING: 1/2" BIRCH/BALTIMORE C-D, C-C, OR CONFLY @ 25# w/ B4 @ 6" 12"
 8. EXTERIOR WALL WATER PROTECTION & FLASHING PER CRC 702.11, 702.2, 702.5 B
 9. MINIMUM TYPE 50 FELT UNDERLAYMENT FOR CONC. TILE OR ARCH COMP SHINGLES
 10. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS
 11. ADDRESS SHALL BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE MINIMUM FOUR OF 4" 1/2 INCH MIN STROKE WIDTH, AND MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. WHERE ADDRESS CANNOT BE VIEWED FROM A PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED
 12. ADDRESS NUMBERS SHALL BE ILLUMINATED
 13. LATH PAPER TO BE INSTALLED INDEPENDENTLY PER CRC 703.7.3
 14. WALL FASTENERS TO COMPLY w/ 703.5(1)

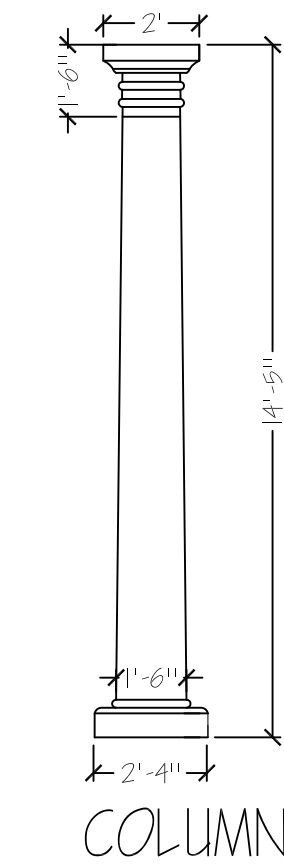
CAL. GREEN MANDATORY REQUIREMENTS LISTED ON SHEET 021



RIGHT VIEW



REAR VIEW



COLUMN

NOT TO SCALE

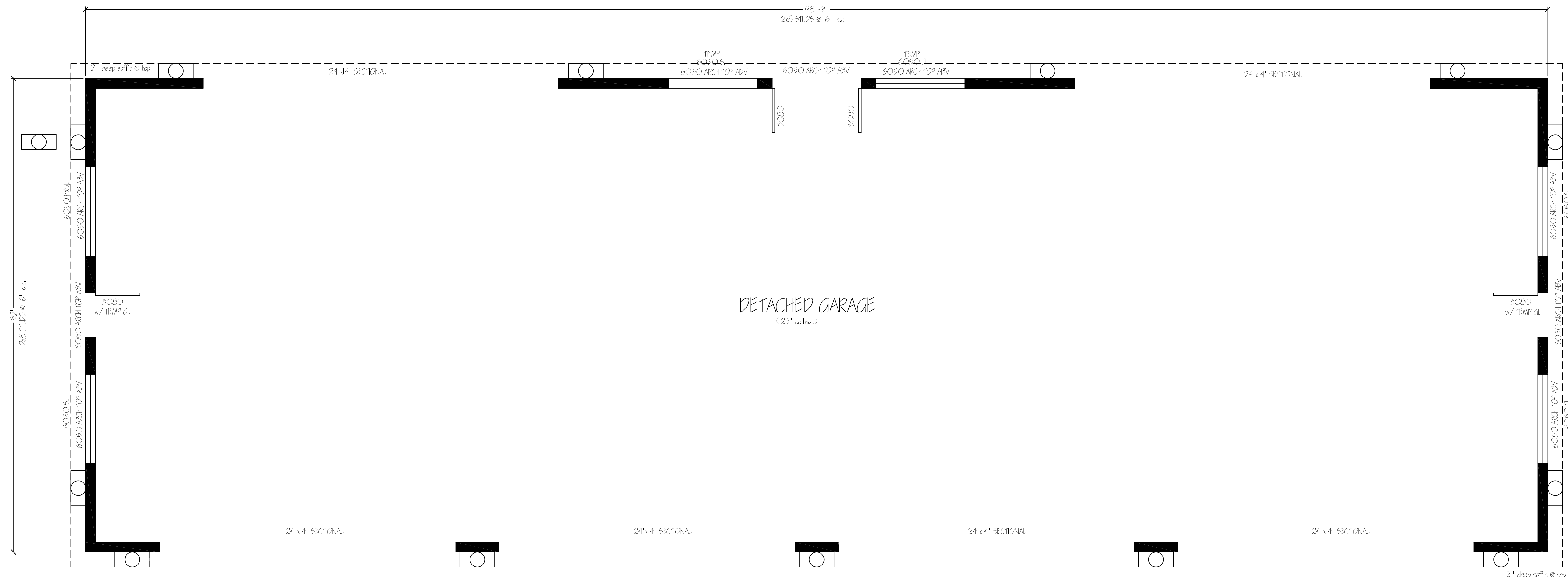
REVISIONS	BY

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 Phoenix, AZ 85016
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 Fax: (602) 697-1029

EDGAR ADRGRADE

BUILD ADU STRUCTURE

DRAWN
CHECKED
DATE FEBRUARY 2022
SCALE 1/4" = 1'-0"
SHEET 5



FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
11. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE AT ALL HOSE BIBS
13. PLATE HEIGHT 25'
14. WINDOW HEIGHT SET @ 8' - see elevations
15. GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED
21. NO WAFER BD. TO BE USED IN PLACE OF SHEAR PANELS NOTED
24. MATERIAL GRADE STAMPS WILL BE CHECKED ON FRAME INSPECTION.
28. ELECTRICAL ITEMS ARE SCHEMATIC AND THE INSTALLATION SHALL BE REVIEWED BY THE BUILDING INSPECTOR IN THE FIELD
33. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, CONTACT DESIGNER IMMEDIATELY
50. UNO - UNLESS NOTED OTHERWISE
72. ATTIC ACCESS IS TO BE PROVIDED TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 50" OR GREATER OVER AN AREA NOT LESS THAN 50 SQ FT THE OPENING IS TO BE AT LEAST 22"x30". LOCATE IN CORRIDOR, HALLWAY OR EASILY ACCESSIBLE LOCATION
78. FASTENING (NAILING) SCHEDULE SHALL MEET THE REQUIREMENTS OF CBC TABLE 2304.10.1
81. THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE:
 - 2019 CALIFORNIA BUILDING CODE
 - 2019 CALIFORNIA RESIDENTIAL CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA FIRE CODE
 - 2019 CALIFORNIA ENERGY CODE
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2019 LOCAL CODES & LOCAL ORDINANCES
83. LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" (38MM) LOWER THAN THE TOP OF THE THRESHOLD
84. 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 EACH 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%)
85. 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 BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING
86. 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"
93. ALL FILL TO SLOPE AWAY FROM STRUCTURES 5% FOR 10' MINIMUM
103. ALL PENETRATIONS IN TOP PLATES, FLOORS, ETC. SHALL BE CALKED WITH A RESIDENTIAL FIRE RATED CALK WITH AN ASTM E136 OR E814 RATING
108. DIMENSIONS FOR PLAT WORK ARE CONCEPTUAL. CONTRACTORS SHOULD VERIFY WITH OWNER FINAL LOCATION, QUANTITY, AND DIMENSIONS
109. 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
111. CONTRACTOR AND THE SUBCONTRACTORS ARE RESPONSIBLE FOR THE ORDER AND MEANS OF CONSTRUCTION AND ALL TEMPORARY SHORING, BRACING, & ERECTION DURING CONSTRUCTION
115. THE CONTRACTOR/FRAMER SHALL FULLY COMPLY W/ THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL ADDITIONAL STATE & LOCAL REQUIREMENTS. ANY WORK KNOWINGLY PERFORMED BY THE CONTRACTOR CONTRARY TO SUCH LAWS, ORDINANCES OR REGULATIONS SHALL ASSUME FULL RESPONSIBILITY OF SUCH WORK
116. 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 CLOSED POSITION AND THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE
 - GLAZING TO BE TEMPERED IN WALL ENCLLOSING STAIRWAY LANDINGS OR WITHIN 5 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 56" ABOVE THE FLOOR (UNLESS GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
 - GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" HORIZONTALLY AWAY FROM WALKING SURFACE)
 - GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
118. RODENT PROOFING:
 - ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/ BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY
119. CONSTRUCTION WASTE MANAGEMENT:
 - RECYCLE AND/ OR SALVAGE FOR REUSE A MIN. OF 65% OF THE NONHAZARDOUS 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 4.408.2; OR
 - 3. A WASTE MANAGEMENT COMPANY PER SECTION 4.408.3; OR
 - 4. THE WASTE STREAM REDUCTION ALTERNATIVE PER SECTION 4.408.4

120. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER
122. ADHESIVES, SEALANTS & CALKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS
125. PAINTS, STAINS, & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS
124. AEROSOL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED AIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS 4.504.2.5
126. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED
127. 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
128. INSTALL CAPILLARY BREAK & VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS 4.505.2
129. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% BEFORE ENCLOSURE. INSULATION PRODUCTS WHICH ARE HEAVY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE
159. 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 CONFORMANCE
157. PROVIDE A COPY OF THE OPERATION & MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS LHO IN SECTION 4.410.1
140. MAX LANDING SLOPE 2%
142. ALL HOSE BIBS MUST HAVE ANTI-SIPHON DEVICE
143. PLASTIC & COPPER PIPING RUN THROUGH FRAMING MEMBERS TO WITHIN 1" OF THE EXPOSED FRAMING SHALL BE PROTECTED BY STEEL NAIL PLATES NOT LESS THAN 1/8 GAUGE
158. BUILDING MATERIALS w/ VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED

█ PROPOSED NEW 2x8 STUD @ 12" o.c.

MATERIAL SPECIFICATIONS:	
PSL-2 OCE	
GULLAW 24F-V4 OF / OF MIN	
BEAMS-OF #2	
POSTS/ COLUMNS-OF #1	
STUDS & TOP PLATES-OF #2	
PLYWOOD EXPOSURE 1 EXTERIOR GRADE COX	
CONNECTIONS-SIMPSON OR EQUIVALENT	
CONCRETE-2500 psi or BETTER	
REINFORCING STEEL-40 FOR #2's	
REINFORCING STEEL-60 MIN #4's & ABOVE	
BEND DOVELS GRADE 40	
STEEL F4 44 ksi MIN	
MOISTURE CONTENT OF STRUCTURAL LUMBER NOT TO EXCEED 19% AT THE TIME OF CONSTRUCTION OR FABRICATION	

STRUCTURE: 3,160 SQ FT

FLOOR PLAN

SCALE 1/4" = 1'-0"

REVISIONS	BY

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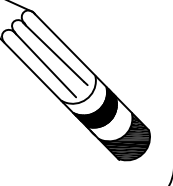
EDGAR ANDRADE

RICHMOND AVE APN 712-18-07
 DETACHED GARAGE

DRAWN	TAMMY
CHECKED	
DATE	FEBRUARY 2022
SCALE	1/4" = 1'-0"
SHEET	2

REVISIONS	BY

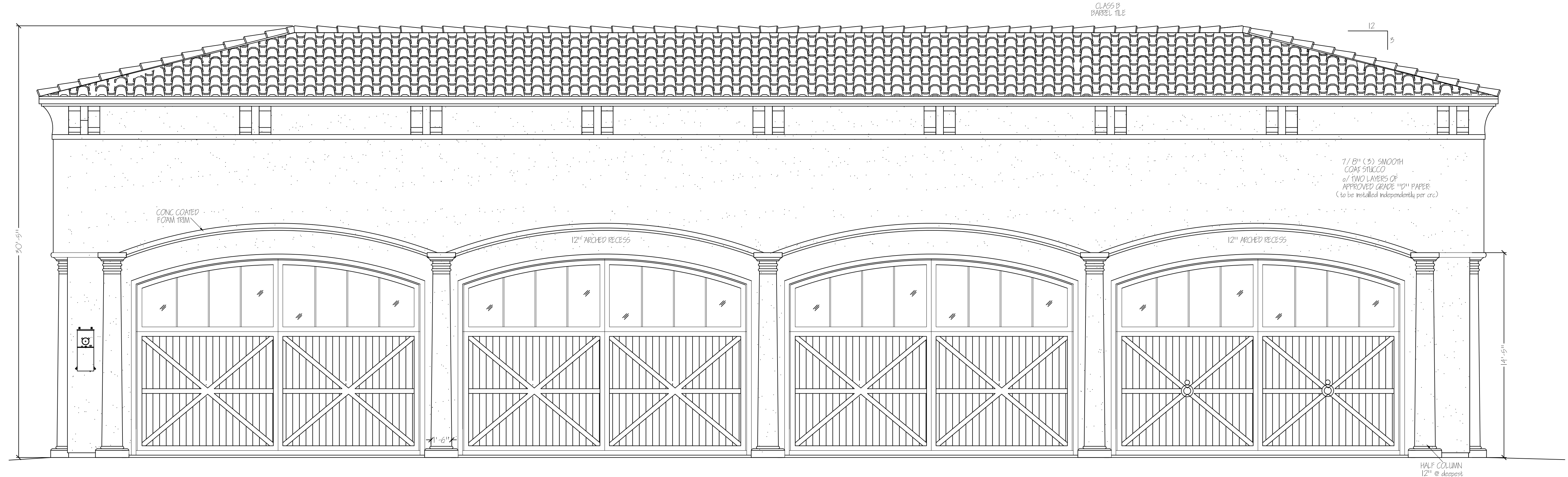
DESIGNS to a 11TH, INC.
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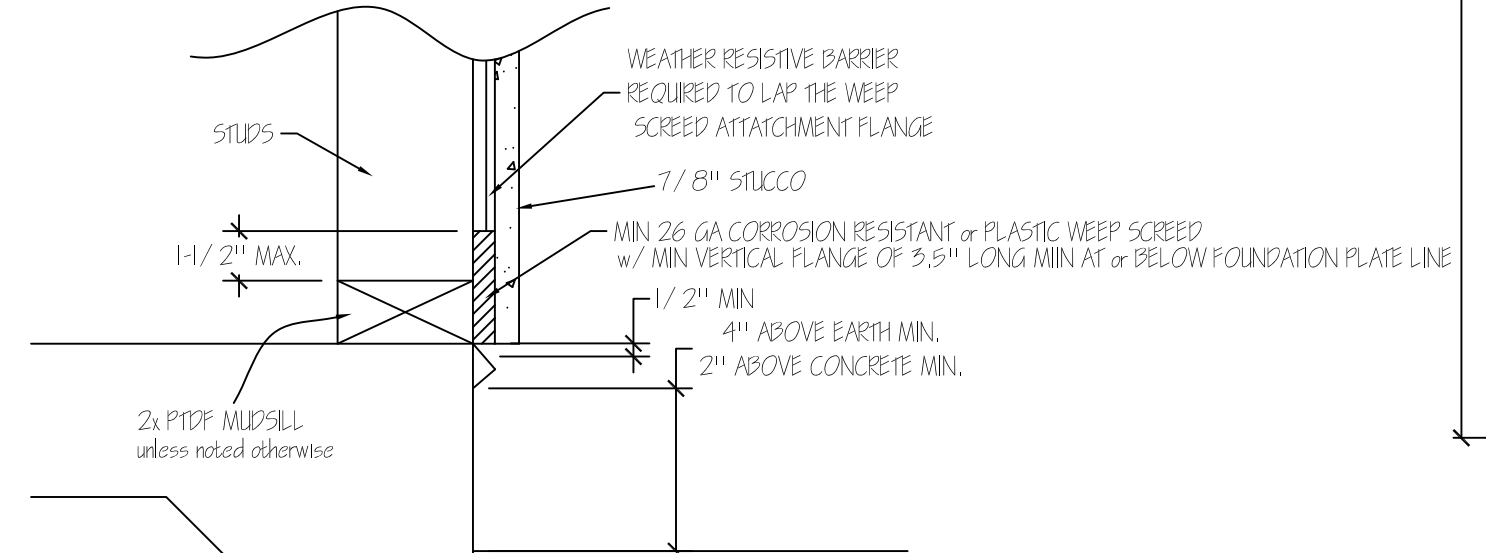
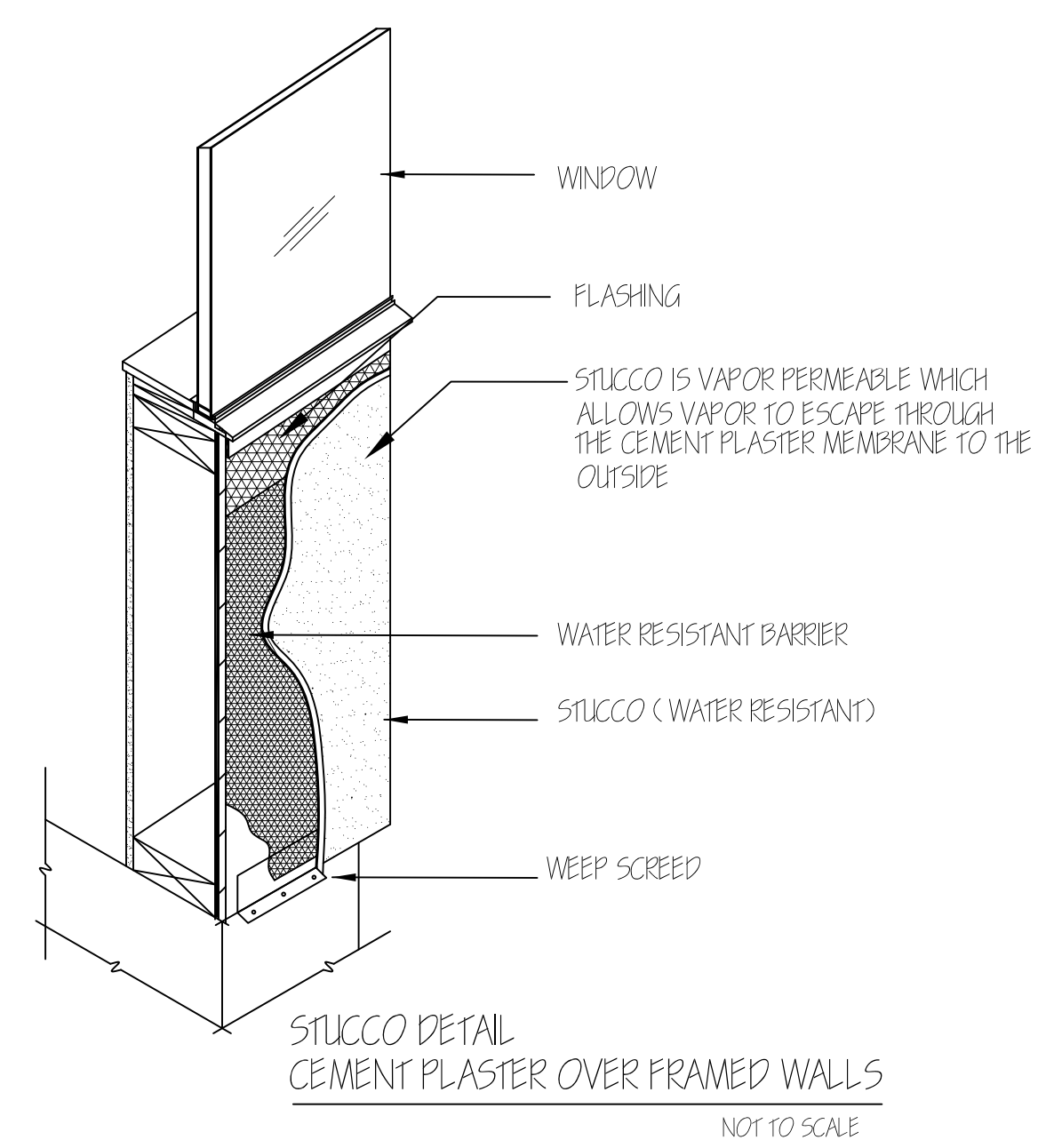
EDGAR ANDRADE

RICHMOND AVE
 DETACHED GARAGE

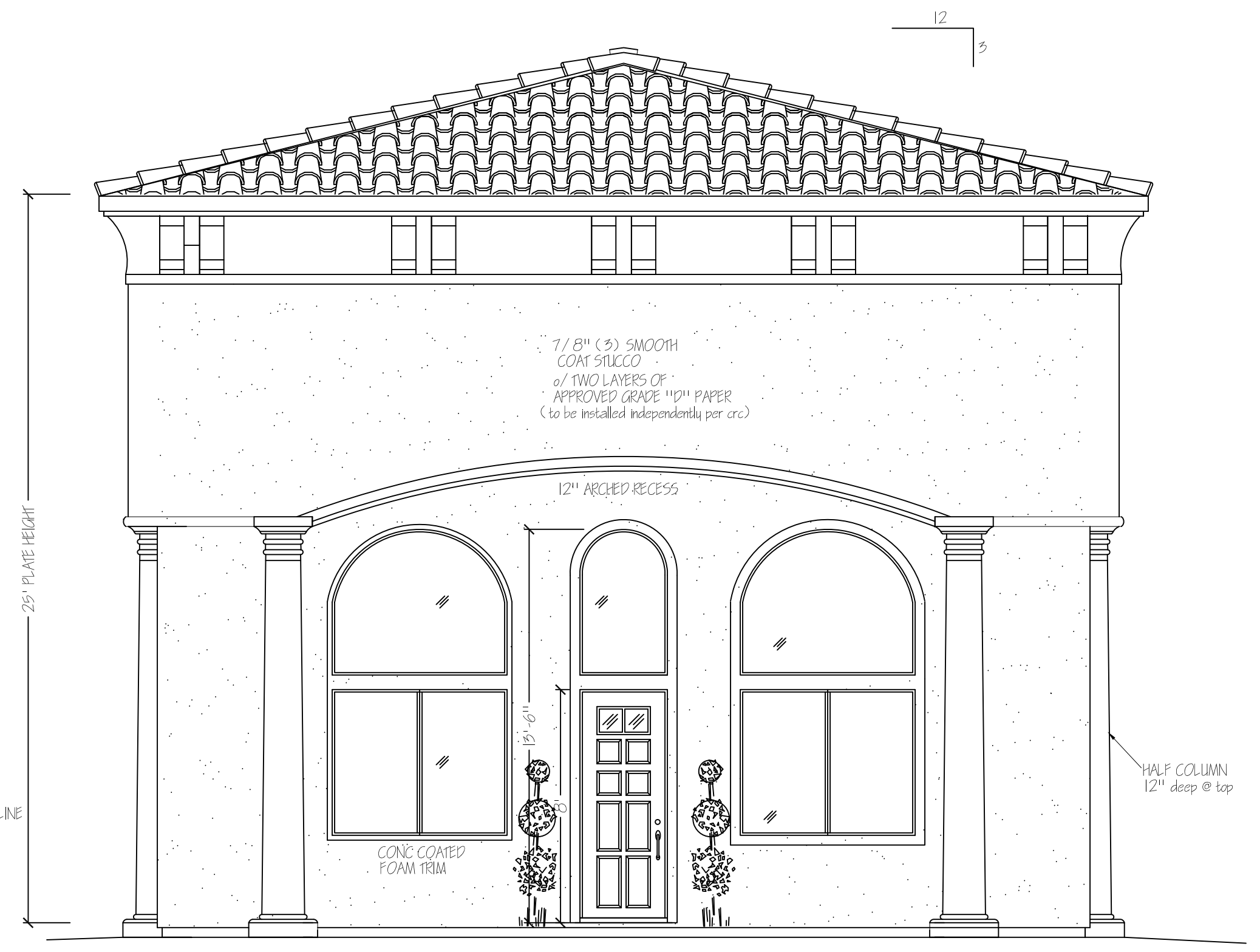
DRAWN	TAMMY
CHECKED	
DATE	SEPTEMBER 2021
SCALE	1/4" = 1'-0"
SHEET	7



REAR VIEW



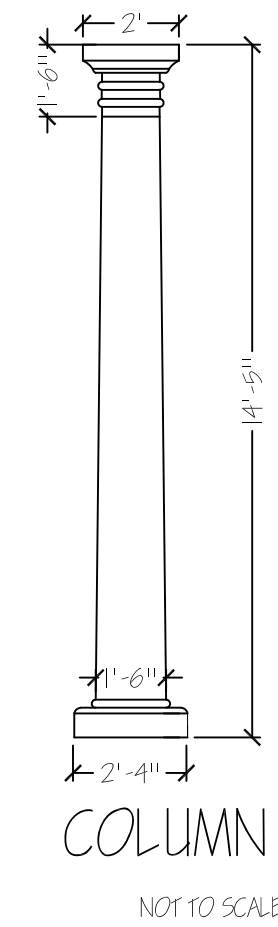
WS WEEP SCREED
 SLAB FOUNDATION
 NOT TO SCALE
 MIN VERTICAL ATTACHMENT FLANGE OF 3.5" LONG MIN SHALL BE PROVIDED AT FOUNDATION PLATE SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING



RIGHT VIEW

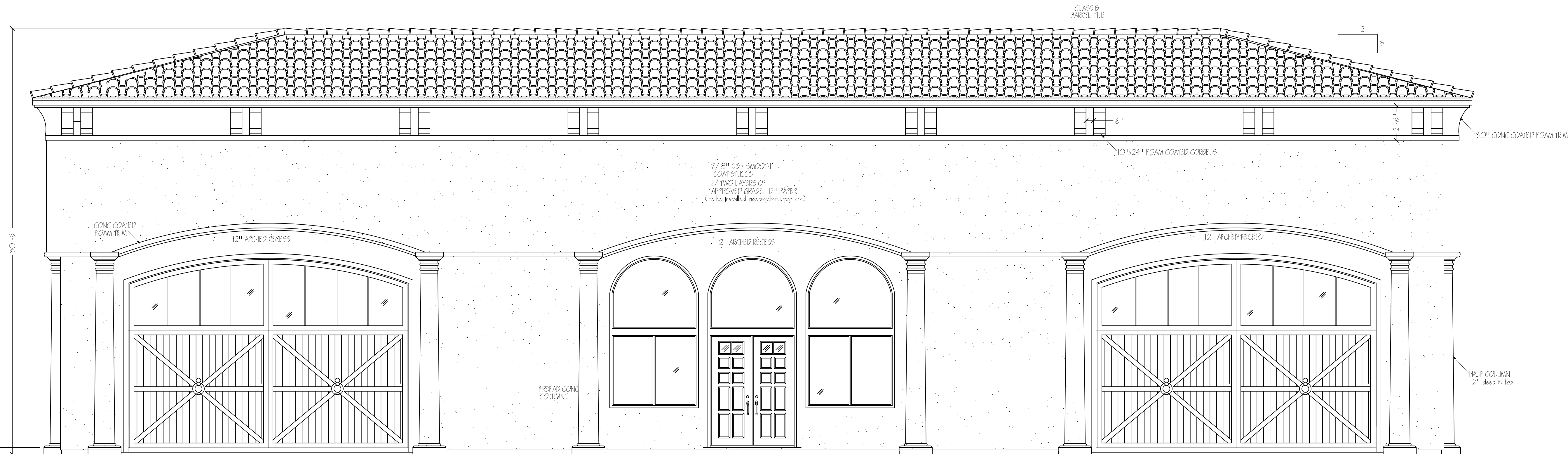
ELEVATIONS

SCALE 1/4" = 1'-0"



LEFT VIEW

- ELEVATION NOTES:
1. STUCCO TO BE APPLIED WITH THREE COAT APPLICATION
 2. ROOF PITCH 12/5 w/ CLASS "B" BARREL TILE
 3. OVERHANGS 24"
 4. FOR STUCCO, PROVIDE 2 - LAYERS OF GRADE #12 PAPER UNDER THE CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING
 5. 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--see detail ws.
 6. STUCCO TO BE INSPECTED BETWEEN COATS
 7. ROOF SHEATHING: 1/2" C-D, C-C, or CDX PLY or OSB w/ Bd @ 6" 12"
 8. EXTERIOR WALL WATER PROTECTION & FLASHING PER CRC 705.11, 705.2, 705.8
 9. MINIMUM TYPE 30 FELT UNDERLAYMENT FOR CONC. TILE OR ARCH COMP SHINGLES
 10. FOR SIDING PROVIDE APPROVED TYVEK HOUSE WRAP BELOW FINISHED MATERIAL. TYVEK MUST COMPLY w/ ASTM D 226
 11. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. ADDRESS SHALL BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE MINIMUM FOUR (4) 1/2 INCH MIN STROKE WIDTH, AND MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. WHERE ADDRESS CANNOT BE VIEWED FROM A PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED. ADDRESS NUMBERS SHALL BE ILLUMINATED
 12. LATH PAPER TO BE INSTALLED INDEPENDENTLY PER CRC 705.7.3
 13. WALL FASTENERS TO COMPLY w/ 705.5(C)
 14. TILE ROOFING: SHALL COMPLY WITH ASTM C 1492 UNDERLAYMENT TO CONFORM TO 805.5.5 FASTENING SHALL COMPLY WITH 805.5.6 FLASHING TO COMPLY WITH 805.5.8



FRONT VIEW

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

REVISIONS	BY

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EDGAR ANDRADE
RICHMOND AVE
DETACHED GARAGE

DRAWN FAMMY JACKSON
CHECKED
DATE SEPTEMBER 2021
SCALE 1/4" = 1'-0"
SHEET 8