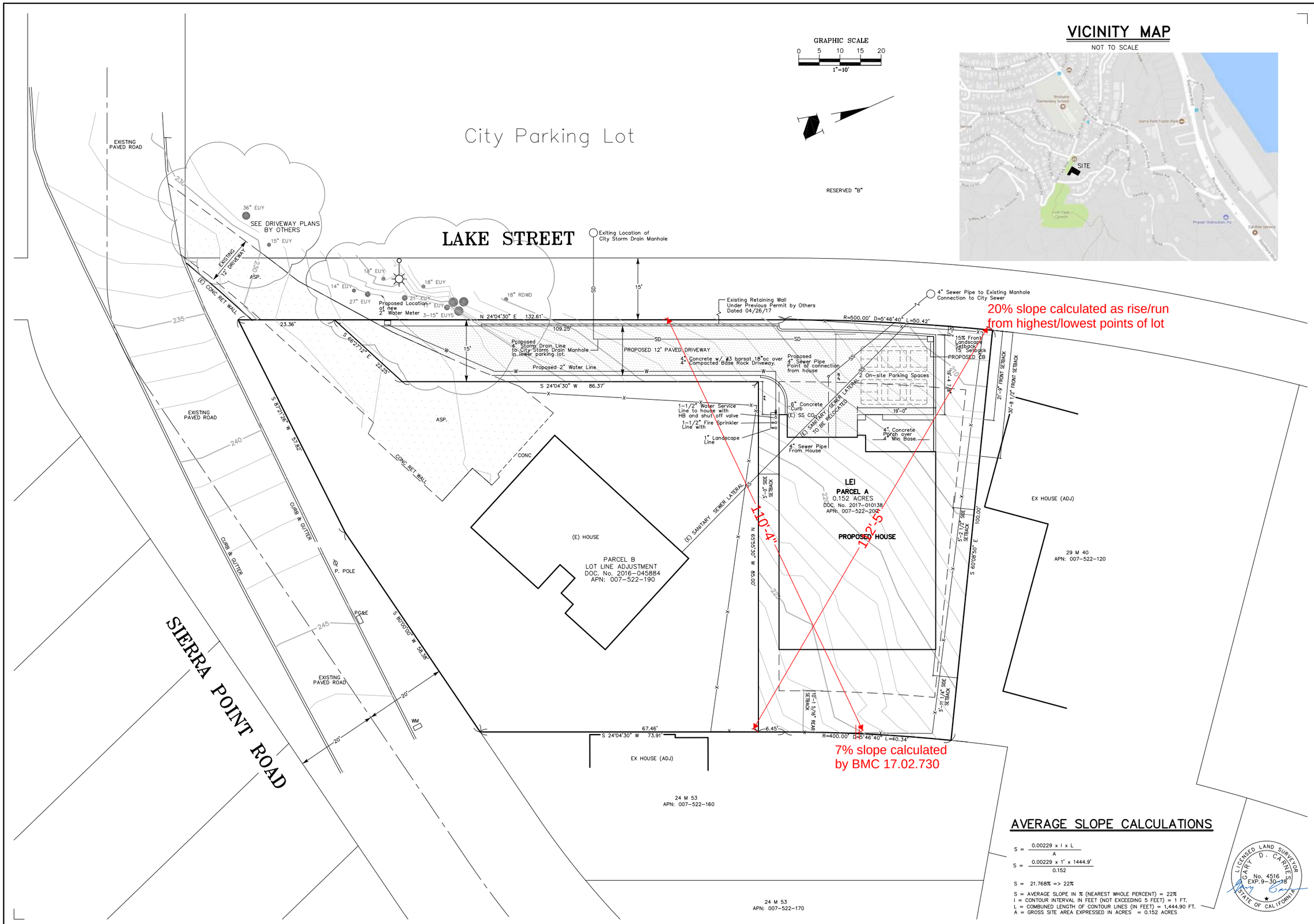


AVERAGE SLOPE CALCULATIONS

$$S = \frac{0.00229 \times I \times L}{A}$$

$$S = \frac{0.00229 \times 1' \times 1444.9'}{0.152}$$

S = 21.768% => 22%

S = AVERAGE SLOPE IN % (NEAREST WHOLE PERCENT) = 22%
I = CONTOUR INTERVAL IN FEET (NOT EXCEEDING 5 FEET) = 1 FT.
L = COMBUNED LENGTH OF CONTOUR LINES (IN FEET) = 1,444.90 FT.
A = GROSS SITE AREA EXPRESSED IN ACRES = 0.152 ACRES

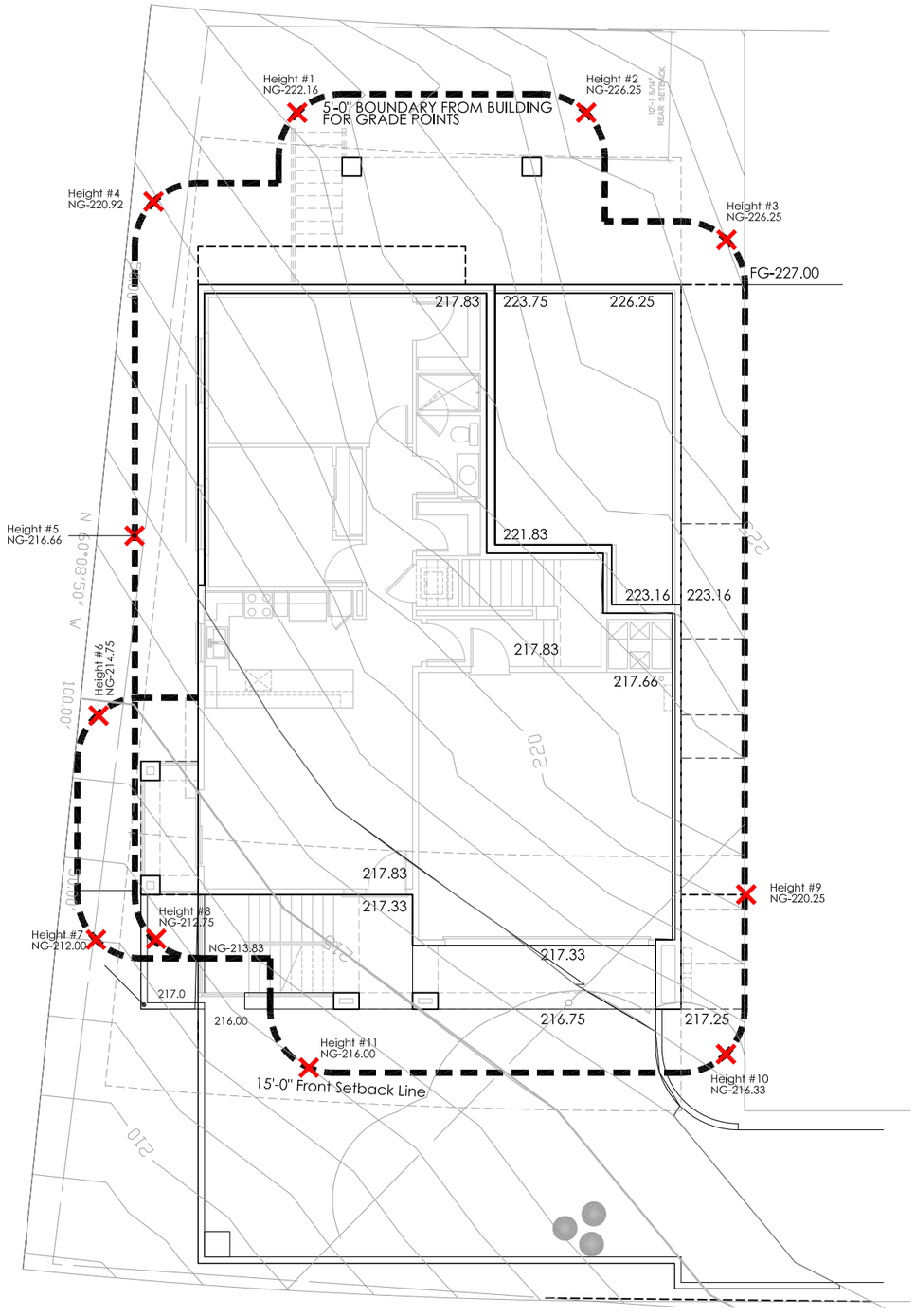
LICENSED LAND SURVEYOR GARY D. CARNES No. 4516 EXP. 9-30-18 STATE OF CALIFORNIA

CARNES & ASSOCIATES
9505 SUGAR BABE DRIVE
GILROY, CALIFORNIA 95020
408-847-2013

No.	DATE	REVISION
1	9-01-17	REMOVED DRIVEWAY APPROACH
		CHANGE DRAWING TITLE

BOUNDARY & TOPOGRAPHIC MAP FOR JIMMY LEI DOC. No. 2017-010138 BRISBANE, CALIF

DATE : 7/17/17
SCALE : 1" = 10'
DRAWN BY : D.E.
PROJ. MANAGER : G.C.
SHEET 1 OF 1
Job No. 1749



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BRISBANE, CALIFORNIA 95240

BUILIDNG HEIGHT PLAN
RETAINING WALL ELEVATIONS

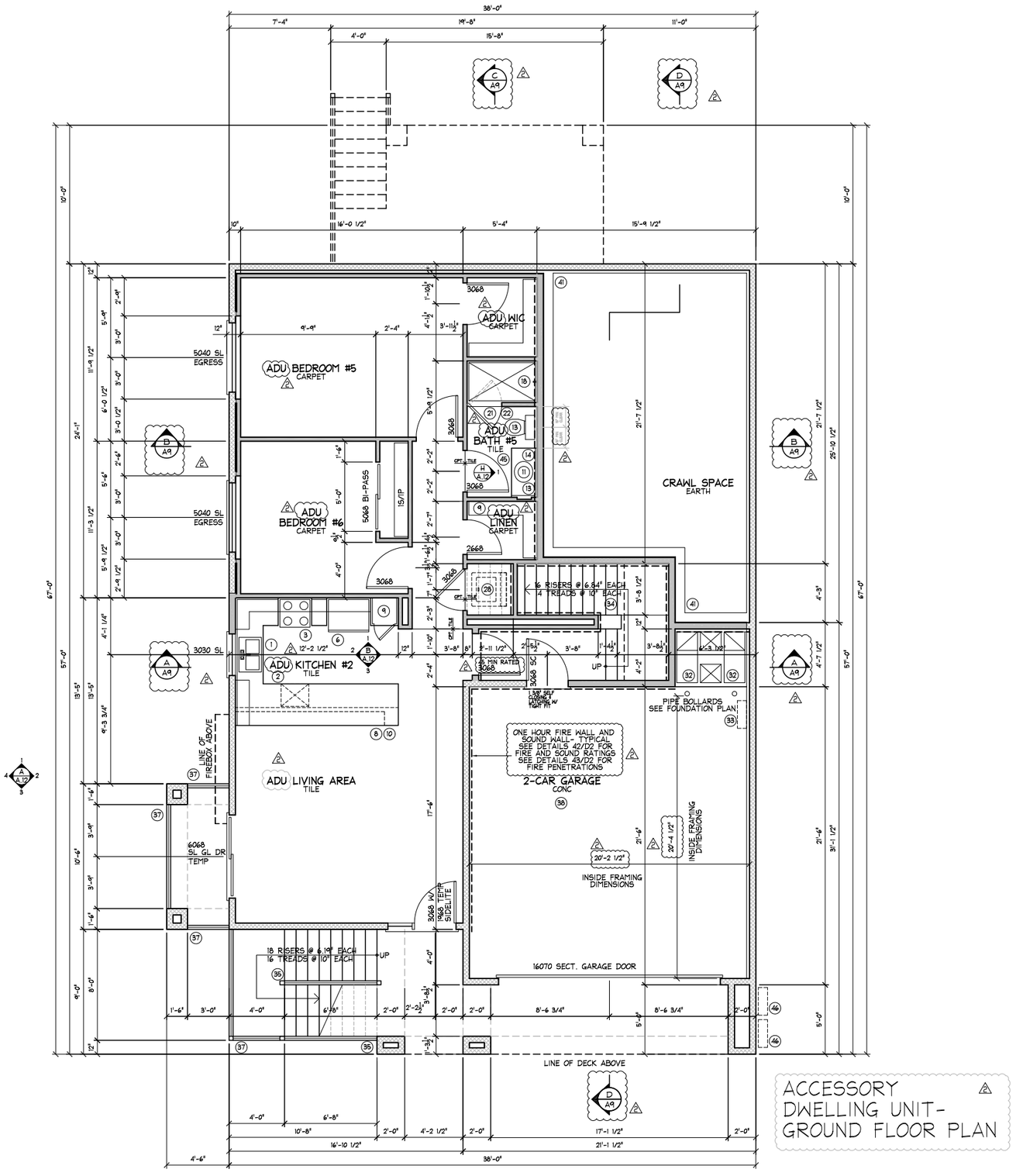
SCALE: 3/16"=1'-0"

	REVIEW	04/21/17				
	SUBMITTAL/BID	05/01/17				
1	PLAN CHECK	06/09/17				
2	PLAN CHECK	07/18/17				
3	PLAN CHECK	08/28/17				

LICENSED ARCHITECT
MARK B. LEE
No. C012684
Ren. 10-31-17
STATE OF CALIFORNIA

SP1

G.1.12



FLOOR PLAN NOTES

1. ALL ANGLES OTHER THAN 90 DEG. SHALL BE 45 DEG. (U.O.N.).
2. PROVIDE FIRE STOPPING OF ENCLOSED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND @ 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL.
3. ROUND GYP. BOARD CORNER - SEE DETAIL 63/D3
4. MAIN DWELLING EGRESS DOOR SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
5. SEE ROOF FRAMING, REFLECTED CEILING & ELECTRICAL PLANS FOR ATTIC ACCESS & ATTTIC FAU LOCATIONS.
6. FIBER-CEMENT, FIBER-MAT REINFORCED CONCRETE, GLASS MAT GYPSUM BACKERS, OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR CERAMIC WALL TILES & WALL PANELS IN TUB AND SHOWER AREAS.

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2. ESCAPE OPENINGS HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (GRADE-FLOOR OPENINGS MAY BE MINIMUM 5 SQ. FT.)
3. ESCAPE OPENINGS HAVE MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20".
4. ESCAPE OPENINGS OPEN DIRECTLY TO A STREET, PUBLIC ALLEY, YARD, OR COURT THAT OPENS TO A PUBLIC WAY.

FIRE BLOCK AND DRAFT STOP LOCATIONS

LOCATE FIRE BLOCKS AND DRAFT STOPS AT THE FOLLOWING AREAS:

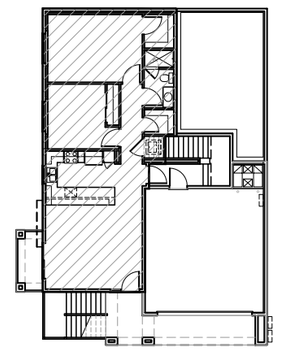
1. IN CONCEALED SPACES IN STUD WALLS AND PARTITIONS AT THE CEILING AND THE FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH HORIZONTALLY AND VERTICALLY.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS AND COVE CEILINGS.
3. IN OPENINGS AROUND THE VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AND SIMILAR OPENINGS WITH COMBUSTIBLE MATERIALS WHICH AFFORD A PASSAGE FOR FIRE AT THE CEILING AND THE FLOOR LEVELS.
4. SEAL ALL DUCTS AND PIPE PENETRATIONS THROUGH THE GARAGE FIRE RATED FLOOR/CEILING PER CBC SECTION 712.4.1.2

HANDRAILS

1. PROVIDE 42" HIGH PROTECTIVE GUARD FOR PORCHES & PLATFORMS THAT ARE 30" OR MORE ABOVE GRADE & BALCONIES. PROVIDE A 34" TO 38" HIGH GUARD @ OPEN SIDES OF STAIR LANDINGS THAT ARE USED AS A HANDRAIL. OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4.375" @ STAIR RAILINGS, LESS THAN 4" @ ALL OTHER RAILINGS, EXCEPT @ THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD & BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.
2. ALL HANDRAILS SHALL COMPLY WITH THE FOLLOWING:
   - A. PROVIDE A HANDRAIL FOR A STAIRWAY WITH 4 OR MORE RISERS.
   - B. HANDRAILS SHALL BE A MIN. 34" & MAX. 38" ABOVE THE NOSE OF THE TREAD.
   - C. THE HAND GRIP PORTION OF THE HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN THE CROSS SECTIONAL DIRECTION.
   - D. HANDRAIL SHALL TERMINATE INTO A POST OR RETURN TO WALL.
   - E. HANDRAIL SHALL EXTEND FROM THE TOP RISER TO THE BOTTOM RISER.
   - F. SEE DETAILS 43, 45-47/D2 FOR HANDRAIL/ GUARDRAIL INFO

ADU AREA CALCULATION:

ADU AREA CALCULATION - 966 SQUARE FEET A



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AREA CALCULATIONS

	ACCESSORY UNIT	MAIN UNIT	DECK AREA
1ST FLOOR:	966 SF	117 SF	47 SF
2ND FLOOR:	0 SF	1,770 SF	403 SF
3RD FLOOR:	0 SF	1,363 SF	51 SF
TOTAL:	966 SF	3,250 SF	501 SF
GARAGE:		473 SF	
COVERED AREA:		31 SF	
~~WALKWAY~~		2464 SF INC DECKS AND STAIRS	

1. INDICATES 2x4 STUD WALL (U.O.N.)
   INDICATES 2x6 STUD WALL

FLOOR PLAN LEGEND

1. DBL. SINK W/ DISP. - 1.8 GPM MAX. @ 60 PSI PROVIDE ISLAND SINK VENTING PER CPC
2. ENERGYSTAR COMPLIANT DISHWASHER W/ REQ'D. AIRGAP
3. RANGE/OVEN W/ MICROWAVE/ FAN ABOVE
4. 36" GAS COOKTOP
5. OVEN/ MICRO COMBO IN CABINET
6. ENERGYSTAR COMPLIANT REFER/FRZR W/ COLD WATER STUB - 36"
7. ENERGYSTAR COMPLIANT REFER/FRZR W/ COLD WATER STUB - 36 BUILT-IN
8. CABINET LINE BELOW COUNTER
9. PANTRY CABINET W/ 5 SHELVES - WIDTH PER PLAN
10. +36" EATING COUNTER/ISLAND
11. LAVATORY - 1.2 GPM MAX. @ 60 PSI
12. PEDESTAL SINK
13. WATER CLOSET. - 1.28 GALLON MAX. FLUSH
14. MIRROR
15. MEDICINE CABINET
16. 30" x 60" SHOWER. WAINSCOTT WALLS TO 72" MIN. - PROVIDE SOLID WASTE CONNECTION. SHOWER HEAD 2.0 GPM MAX. @ 80 PSI.
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19. 42" x 66" SHOWER. WAINSCOT WALLS TO FULL HT (+9'-0"). PROVIDE SOLID WASTE CONNECTION. SHOWER HEAD 2.0 GPM MAX. @ 80 PSI.
20. 42" x 72" MAX OVAL TUB W/ SOLID WASTE CONNECTION. SET IN FRAMED DECK TUB DECK PER PLAN- COORD. HT. W/ TUB SPECS.
21. 4" TILE CURB
22. 30"x72" TEMP SWINGING SOLIID RIMLESS SHOWER DOOR
23. 60"X66" HIGH TRACKED TEMP SLIDING GLASS SHOWER DOORS
24. ACCESSORY NICHE- DESIGN PER OWNER
25. LINEN CAB. - UPPER AND LOWERS
26. WASHER SPACE- PROVIDE HOT & COLD WATER STUBS
27. DRYER SPACE- VENT PER CMC REQ. - SEE MECH. NOTES
28. STACKED WASHER/DRYER OR ALL IN ONE WASHER/DRYER
29. LOWER SHELF - 2-12" DP.
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32. GARAGE FAU W/ BUILT-IN PLATFORM
33. TANKLESS WATER HEATER - ANCHOR TO WALL PER MANF. SPECS SECURELY/ VENT TO OUTSIDE. PROVIDE TPR DRAIN TO OUTSIDE. SEE ENERGY CALCS FOR TYPE/ CAPACITY/ EFFICIENCY REQUIRED.
34. SLOPED WALL AT STAIRS-+42" ABOVE TREADS
35. HANDRAIL/ GUARDRAIL- REQ'D ON ONE SIDE OF STAIRS @ 34" TO 38" ABOVE NOSE OF TREAD. INTERMEDIATE RAILS SHALL BE SPACED SO THAT A 4 3/8" SPHERE CANNOT PASS THROUGH. HAND GRIP TO BE 1 1/4" TO 2" DIAMETER. SOLID OR OPEN GUARD NOT @ STAIRS TO BE 42" MIN. ABOVE FLOOR WITH RAILS SPACED TO THAT A 4" SPHERE CANNOT PASS THROUGH. SEE SPECIFIC HANDRAIL NOTES.
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37. EXTR. IRON GUARD RAIL @ +42" MIN. ABV. ADJ. TOP OF DECK FINISH
38. 1/2" GYP. BD. ON ALL GARAGE WALLS/ CEILINGS- TYP. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE CEILINGS ONLY BELOW HABITABLE SECTIONS OF THE HOUSE.
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46. UTILITY CONNETION POINTS
47. MIN. 18"X24" CRAWL SPACE ACCESS.

ACCESSORY DWELLING UNIT- GROUND FLOOR PLAN

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

	REVIEW	04/21/17			
	SUBMITTAL/BID	05/01/17			
1	PLAN CHECK	06/09/17			
2	PLAN CHECK	07/18/17			
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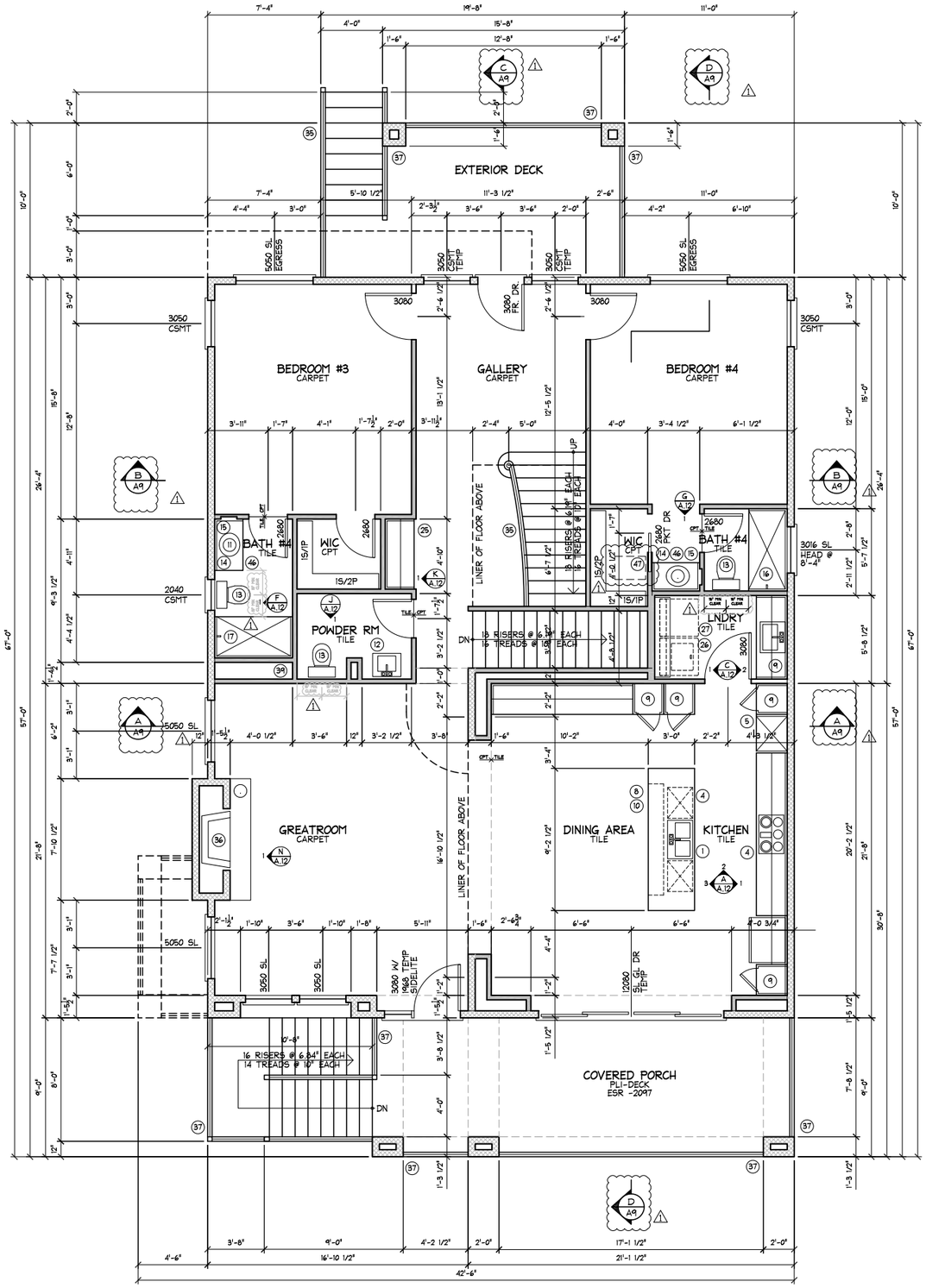
LICENSED ARCHITECT
MARK B. LEE
No. C012684
Ren. 10-31-17
STATE OF CALIFORNIA

A2

G.1.13



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3. ROUND GYP. BOARD CORNER - SEE DETAIL 6/D13
4. MAIN DWELLING EGRESS DOOR SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
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3. IN OPENINGS AROUND THE VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AND SIMILAR OPENINGS WITH COMBUSTIBLE MATERIALS WHICH AFFORD A PASSAGE FOR FIRE AT THE CEILING AND THE FLOOR LEVELS.
4. SEAL ALL DUCTS AND PIPE PENETRATIONS THROUGH THE GARAGE FIRE RATED FLOOR/CEILING PER CBC SECTION 712.4.1.2

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SAFETY GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: CRC SECTION R308.4

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4. GLAZING IN A WALL ENCLOSED TUB AND/OR SHOWER LESS THAN 60" ABOVE THE STANDING SURFACE AND DRAIN INLET PER CRC R308.4.5.
5. GLAZING IN EXCESS OF 9 SQ.FT. WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR AND THE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.
6. GLAZING ADJACENT TO STAIRWAYS & LANDINGS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE, WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
7. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

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SECOND FLOOR PLAN

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

	REVIEW	04/21/17
	SUBMITTAL/BID	05/01/17
1	PLAN CHECK	06/09/17
2	PLAN CHECK	07/18/17
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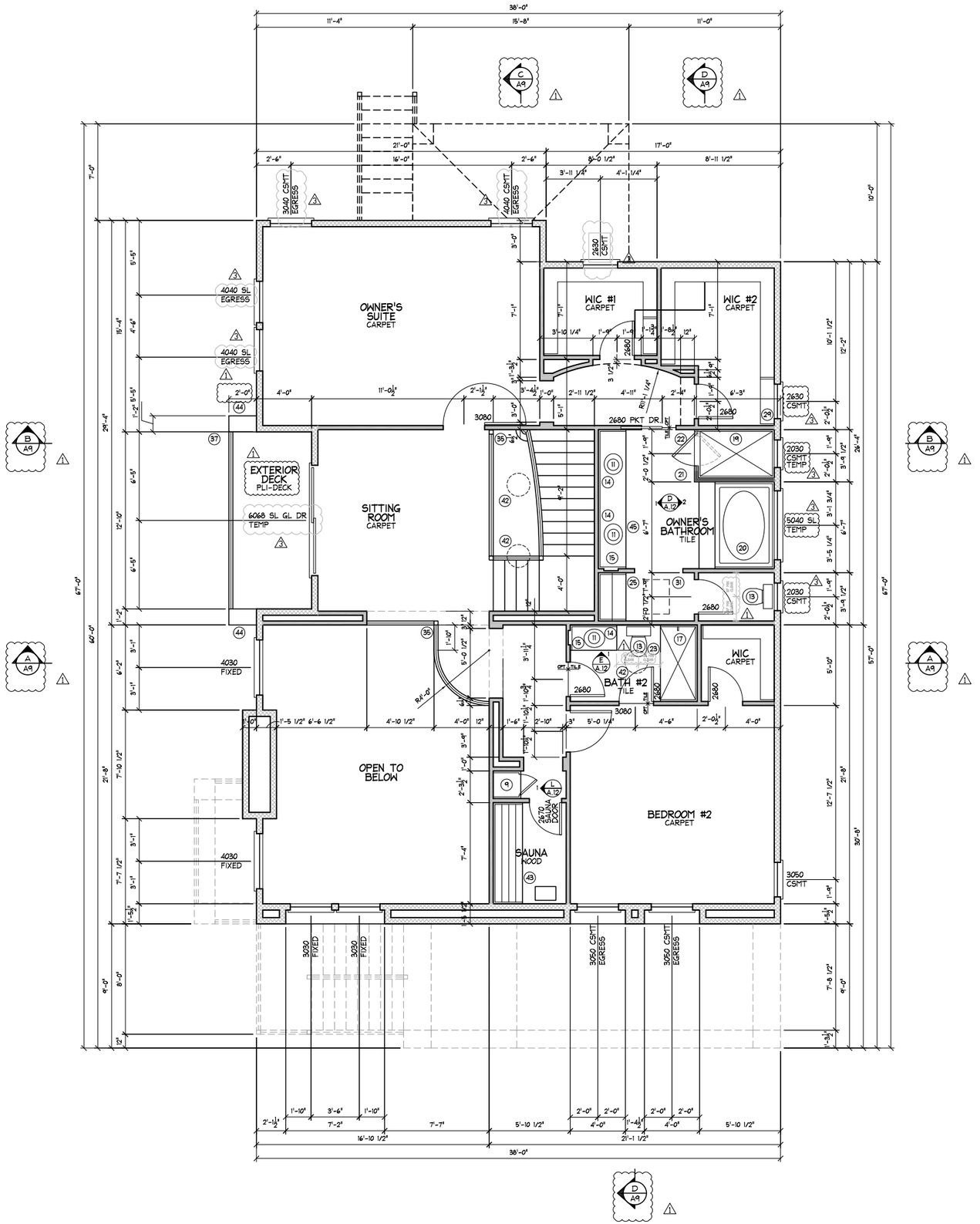
LICENSED ARCHITECT
MARK B. LEE
No. C012684
Ren. 10-31-17
STATE OF CALIFORNIA

A3

G.1.14



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2. GLAZING IN THE SLIDING DOORS INCLUDING THE FIXED PANELS.
3. GLAZING WITHIN A 24" ARC OF EITHER THE VERTICAL EDGE OF THE DOOR & LESS THAN 60" ABOVE THE WALKING SURFACE. EXCEPTION: GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL TOWARDS WHICH THE DOOR SWINGS WHEN OPENED.
4. GLAZING IN A WALL ENCLOSED TUB AND/OR SHOWER LESS THAN 60" ABOVE THE STANDING SURFACE AND DRAIN INLET PER CRC R308.4.5.
5. GLAZING IN EXCESS OF 9 SQ.FT. WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR AND THE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.
6. GLAZING ADJACENT TO STAIRWAYS & LANDINGS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE, WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
7. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

HANDRAILS

1. PROVIDE 42" HIGH PROTECTIVE GUARD FOR PORCHES & PLATFORMS THAT ARE 30" OR MORE ABOVE GRADE & BALCONIES. PROVIDE A 34" TO 38" HIGH GUARD @ OPEN SIDES OF STAIR LANDINGS THAT ARE USED AS A HANDRAIL. OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4.375" @ STAIR RAILINGS, LESS THAN 4" @ ALL OTHER RAILINGS, EXCEPT @ THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD & BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.
2. ALL HANDRAILS SHALL COMPLY WITH THE FOLLOWING:
   - A. PROVIDE A HANDRAIL FOR A STAIRWAY WITH 4 OR MORE RISERS.
   - B. HANDRAILS SHALL BE A MIN. 34" & MAX. 38" ABOVE THE NOSE OF THE TREAD.
   - C. THE HAND GRIP PORTION OF THE HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN THE CROSS SECTIONAL DIRECTION.
   - D. HANDRAIL SHALL TERMINATE INTO A POST OR RETURN TO WALL.
   - E. HANDRAIL SHALL EXTEND FROM THE TOP RISER TO THE BOTTOM RISER.
   - F. SEE DETAILS 43, 45-47/D2 FOR HANDRAIL/ GUARDRAIL INFO

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AREA CALCULATIONS

	ACCESSORY UNIT	MAIN UNIT	DECK AREA
1ST FLOOR:	966 SF	117 SF	47 SF
2ND FLOOR:	0 SF	1,770 SF	403 SF
3RD FLOOR:	0 SF	1,363 SF	51 SF
TOTAL:	966 SF	3,250 SF	501 SF
GARAGE:		473 SF	
COVERED AREA:		31 SF	
HALF OVERHEAD		2464 SF INC DECKS AND STAIRS	

1. INDICATES 2x4 STUD WALL (U.O.N.)
   INDICATES 2x6 STUD WALL

FLOOR PLAN LEGEND

1. DBL. SINK W/ DISP. - 1.8 GPM MAX. @ 60 PSI PROVIDE ISLAND SINK VENTING PER CPC.
2. ENERGYSTAR COMPLIANT DISHWASHER W/ REQ'D. AIRGAP
3. RANGE/OVEN W/ MICROWAVE/ FAN ABOVE
4. 36" GAS COOKTOP
5. OVEN/ MICRO COMBO IN CABINET
6. ENERGYSTAR COMPLIANT REFER/FRZR W/ COLD WATER STUB - 36"
7. ENERGYSTAR COMPLIANT REFER/FRZR W/ COLD WATER STUB - 36" BUILT-IN
8. CABINET LINE BELOW COUNTER
9. PANTRY CABINET W/ 5 SHELVES - WIDTH PER PLAN
10. +36" EATING COUNTER/ISLAND
11. LAVATORY - 1.2 GPM MAX. @ 60 PSI
12. PEDESTAL SINK
13. WATER CLOSET. - 1.28 GALLON MAX. FLUSH
14. MIRROR
15. MEDICINE CABINET
16. 30" x 60" SHOWER. WAINSCOTT WALLS TO 72" MIN. - PROVIDE SOLID WASTE CONNECTION. SHOWER HEAD 2.0 GPM MAX. @ 80 PSI.
17. 32" x 60" SHOWER. WAINSCOTT WALLS TO 72" MIN. - PROVIDE SOLID WASTE CONNECTION. SHOWER HEAD 2.0 GPM MAX. @ 80 PSI.
18. 36" x 60" SHOWER. WAINSCOTT WALLS TO 72" MIN. - PROVIDE SOLID WASTE CONNECTION. SHOWER HEAD 2.0 GPM MAX. @ 80 PSI.
19. 42" x 66" SHOWER. WAINSCOT WALLS TO FULL HT (+9'-0"). PROVIDE SOLID WASTE CONNECTION. SHOWER HEAD 2.0 GPM MAX. @ 80 PSI.
20. 42" x 72" MAX OVAL TUB W/ SOLID WASTE CONNECTION. SET IN FRAMED DECK TUB DECK PER PLAN- COORD. HT. W/ TUB SPECS.
21. 4" TILE CURB
22. 30"x72" TEMP SWINGING SOLIID RIMLESS SHOWER DOOR
23. 60"X66" HIGH TRACKED TEMP SLIDING GLASS SHOWER DOORS
24. ACCESSORY NICHE- DESIGN PER OWNER
25. LINEN CAB. - UPPER AND LOWERS
26. WASHER SPACE- PROVIDE HOT & COLD WATER STUBS
27. DRYER SPACE- VENT PER CMC REQ. - SEE MECH. NOTES
28. STACKED WASHER/DRYER OR ALL IN ONE WASHER/DRYER
29. LOWER SHELF - 2-12" DP.
30. NICHE @+36" W/ MDF CAP
31. 22 1/2" X 30" ATTIC ACCESS - VERIFY W/ FAU SIZE
32. GARAGE FAU W/ BUILT-IN PLATFORM
33. TANKLESS WATER HEATER - ANCHOR TO WALL PER MANF. SPECS SECURELY/ VENT TO OUTSIDE. PROVIDE TPR DRAIN TO OUTSIDE. SEE ENERGY CALCS FOR TYPE/ CAPACITY/ EFFICIENCY REQUIRED.
34. SLOPED WALL AT STAIRS-+42" ABOVE TREADS
35. HANDRAIL/ GUARDRAIL REQ'D ON ONE SIDE OF STAIRS @ 34" TO 38" ABOVE NOSE OF TREAD. INTERMEDIATE RAILS SHALL BE SPACED SO THAT A 4 3/8" SPHERE CANNOT PASS THROUGH. HAND GRIP TO BE 1 1/4" TO 2" DIAMETER. SOLID OR OPEN GUARD NOT @ STAIRS TO BE 42" MIN. ABOVE FLOOR WITH RAILS SPACED TO THAT A 4" SPHERE CANNOT PASS THROUGH. SEE SPECIFIC HANDRAIL NOTES.
36. 48" GAS, B/D-VENT FIREPLACE W/ OUTSIDE COMBUSTION AIR. OWNER TO COORD. DESIGN FOR MANTLE/HEARTH/SURROUND. BUILDER TO PROVIDE MANUFACTURER'S LISTING NUMBER & INSTALL INSTRUCTIONS FOR THE GAS APPLIANCE FIREPLACE TO THE BUILDING INSPECTOR FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.
37. EXTR. IRON GUARD RAIL @ +42" MIN. ABV. ADJ. TOP OF DECK FINISH
38. 1/2" GYP. BD. ON ALL GARAGE WALLS/ CEILINGS- TYP. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE CEILINGS ONLY BELOW HABITABLE SECTIONS OF THE HOUSE.
39. MECH SPACE
40. ROOF LINE ABOVE
41. RETAINING WALL-SEE STRUCTURAL PLANS
42. 22" MAXIMUM DIAMETER SUNTUBE-COORDINATE BETWEEN TRUSSES
43. SAUNA PER OWNER'S REQUIREMENTS
44. STUCCO PEDESTAL- SEE ELEVATIONS FOR HEIGHT AND DETAILS
45. 24" DEEP 34" HIGH LOWER VANITY CABINET
46. UTILITY CONNETION POINTS
47. MIN. 18"X24" CRAWL SPACE ACCESS.

THIRD FLOOR PLAN

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

	REVIEW	04/21/17				
	SUBMITTAL/BID	05/01/17				
1	PLAN CHECK	06/09/17				
2	PLAN CHECK	07/18/17				
3	PLAN CHECK	08/28/17				

LICENSED ARCHITECT
MARK B. LEE
No. C012684
Ren. 10-31-17
STATE OF CALIFORNIA

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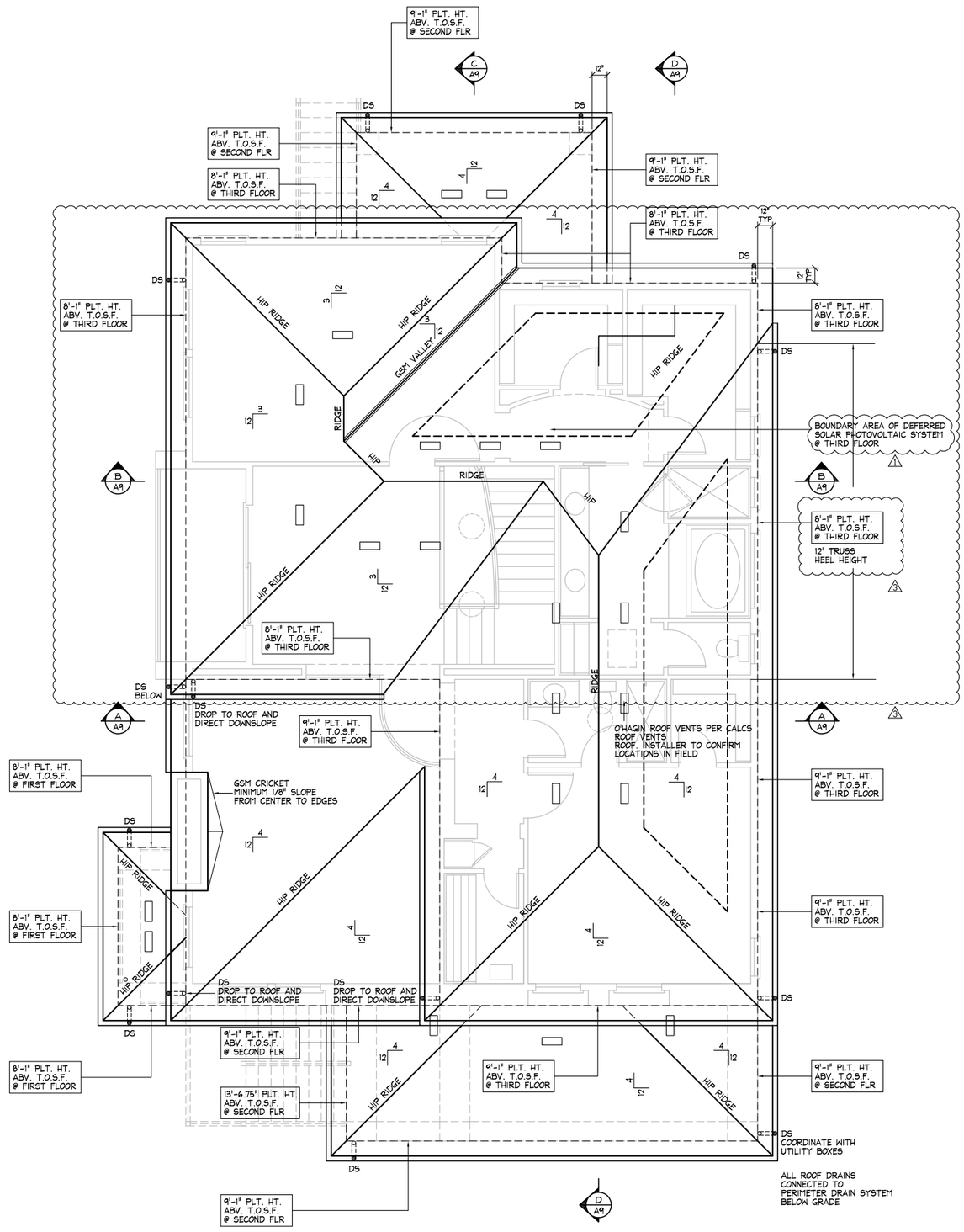
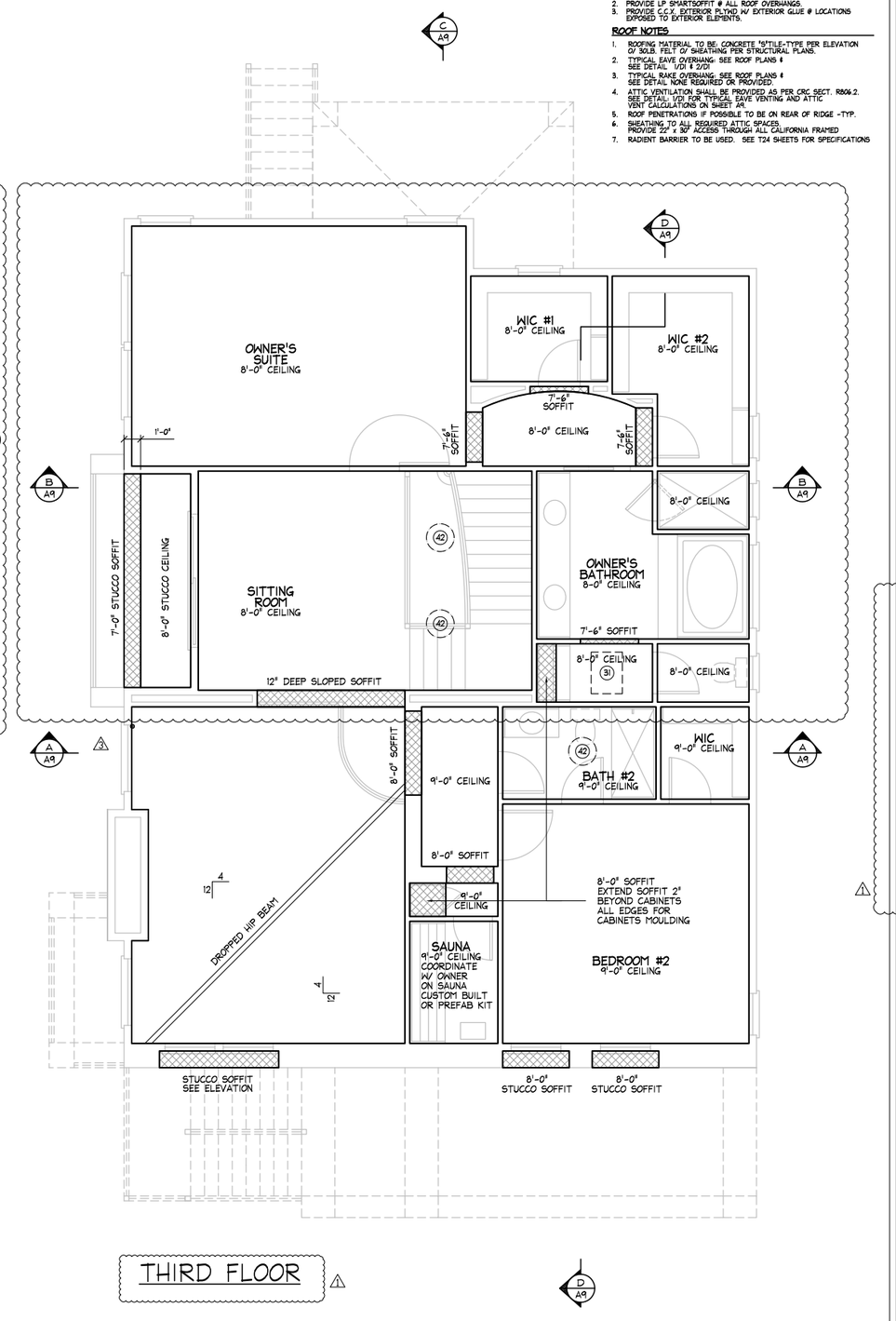


ROOF FRAMING NOTES

1. ROOF SHEATHING PER STRUCTURAL PLANS
2. PROVIDE LP SMARTSOFFIT @ ALL ROOF OVERHANGS.
3. PROVIDE C.C.V. EXTERIOR PLYWD W/ EXTERIOR GLUE @ LOCATIONS EXPOSED TO EXTERIOR ELEMENTS.

ROOF NOTES

1. ROOFING MATERIAL TO BE: CONCRETE "S"TILE-TYPE PER ELEVATION O/ 30LB. FELT O/ SHEATHING PER STRUCTURAL PLANS.
2. TYPICAL EAVE OVERHANG: SEE ROOF PLANS & SEE DETAIL 1/D1 & 2/D1
3. TYPICAL RAKE OVERHANG: SEE ROOF PLANS & SEE DETAIL NONE REQUIRED OR PROVIDED
4. ATTIC VENTILATION SHALL BE PROVIDED AS PER CRC SECT. R806.2. SEE DETAIL 1/D1 FOR TYPICAL EAVE VENTING AND ATTIC VENT CALCULATIONS ON SHEET A9
5. ROOF PENETRATIONS IF POSSIBLE TO BE ON REAR OF RIDGE -TYP.
6. SHEATHING TO ALL REQUIRED ATTIC SPACES. PROVIDE 22" x 30" ACCESS THROUGH ALL CALIFORNIA FRAMED
7. RADIENT BARRIER TO BE USED. SEE T24 SHEETS FOR SPECIFICATIONS



THIRD FLOOR

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CEILING NOTES

1. INDICATES GYP. BD. SOFFIT.
2. INDICATES ARCHED GYP. BD. SOFFIT.
3. UTILIZE 1/2" CEILING RATED GYPSUM BOARD @ CEILING - TYP.

INSULATION INSTALLATION NOTE

1. VERIFY THAT SPACE BETWEEN ROOF DECK AND TOP PLATE ACCOMMODATE THE APPROPRIATE INSULATION AND A MINIMUM 1-INCH OF REQUIRED AIR SPACE.
2. VERIFY INSULATION MATERIALS IS THE CORRECT WIDTH AND R-VALUE AND VENTILATION GAUTES AND BAFFLES HAVE BEEN INSTALLED PER MANUFACTURE SPECS.
3. FRICTION FIT INSULATION BETWEEN AND PARALLEL TO THE ATTIC FRAMING MEMBERS
4. ENSURE INSULATION EXTENDS TO THE OUTSIDE EDGE OF THE EXTERIOR TOP PLATES AND FLUSH AGAINST ALL VENTILATION DAMS AND BAFFLE BOARDS
5. ENSURE ENDS OF INSULATION ARE BUTTED TOGETHER AND FLUSH TO UNDERSIDE OF FRAMING.
6. WHEN USING KRAFT FACED BATTS: FASTEN CRAFT FACE TABS OF INSULATION TO THE UNDERSIDE OF FRAMING MEMBERS
7. WHEN USING VAPOR RETARDER WITH UNFACED BATTS: FASTEN VAPOR RETARDER TO UNDERSIDE OF FRAMING MEMBERS ONCE BATTS ARE INSTALLED
8. CUT AND OR SPLIT INSULATION AROUND WIRES AND BOXES
9. CUT AND OR SPLIT INSULATION AROUND RECESSED LIGHTS AND FIT SNUGLY TO BOXES
10. CUT AND OR SPLIT INSULATION AROUND OUTLET/ SWITCH BOXES AND OTHER OBSTRUCTIONS WITHIN THE CAVITY BEING FILLED.
11. CUT AND OR SPLIT INSULATION AROUND HVAC BOOTS AND INSULATED DUCTWORK AND ANY SUPPORT BRACING.
12. CUT AND OR SPLIT INSULATION AROUND PIPES.

NOTE:
THE CLEARANCE BETWEEN INSULATION AND FOSSIL-FUEL APPLIANCES, CHIMNEYS, RECESSED LIGHTS AND OTHER HOT SURFACES MUST MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND INTERNATIONAL CODE COUNCIL (ICC) BUILDING CODES, CBC CALIFORNIA BUILDING CODE AND THE APPLIANCE MANUFACTURERS RECOMMENDATIONS WHICHEVER IS MOST RESTRICTIVE.

IN GENERAL, WHEN INSTALLING INSULATION IN CONTACT WITH OR NEAR HOT SURFACES:

CHECK THE MANUFACTURERS INSTRUCTIONS FOR EQUIPMENT AND APPLIANCES TO DETERMINE ANY INSULATION REQUIREMENTS OR RESTRICTIONS.

CHECK THE APPLICABLE BUILDING CODE FOR INSULATION CLEARANCE REQUIREMENTS. THESE ARE TYPICALLY CONTAINED IN THE FIRE, BUILDING AND MECHANICAL CODES. IF THERE ARE ANY QUESTIONS CONSULT YOUR LOCAL BUILDING DEPARTMENT FOR THE APPLICABLE REQUIREMENTS.

MINERAL FIBER INSULATION (FIBERGLASS, ROCK AND SLAG WOOL) ARE NONCOMBUSTIBLE BUT MAY HAVE FLAMMABLE FACINGS WHICH CANNOT BE USED IN HOT APPLICATIONS. THESE INSULATIONS ARE ALSO AVAILABLE WITH NONCOMBUSTIBLE FACINGS AND FACINGS WHICH HAVE FLAME SPREAD AND SMOKE DEVELOPED INDICES APPROPRIATE FOR MOST CODE REQUIREMENTS.

WHEN IT IS PERMISSIBLE TO INSULATE IN HOT APPLICATIONS, NOTE THAT MOST FIBERGLASS PRODUCTS USED IN BUILDING INSULATION MELT AT APPROXIMATELY 800 DEGREES F AND ROCK WOOL PRODUCTS USED TO INSULATE BUILDINGS MELT AT APPROXIMATELY 1200 DEGREES F. BOTH FIBERGLASS AND ROCK WOOL MATERIALS ARE AVAILABLE WHICH HAVE HIGHER MELTING TEMPERATURES.

THIRD FLOOR REF. CEILING PLAN ROOF PLAN

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

	REVIEW	04/21/17			
	SUBMITTAL/BID	05/01/17			
1	PLAN CHECK	06/09/17			
2	PLAN CHECK	07/18/17			
3	PLAN CHECK	08/28/17			

LICENSED ARCHITECT MARK B. LEE No. C012684 Ren. 10-31-17 STATE OF CALIFORNIA

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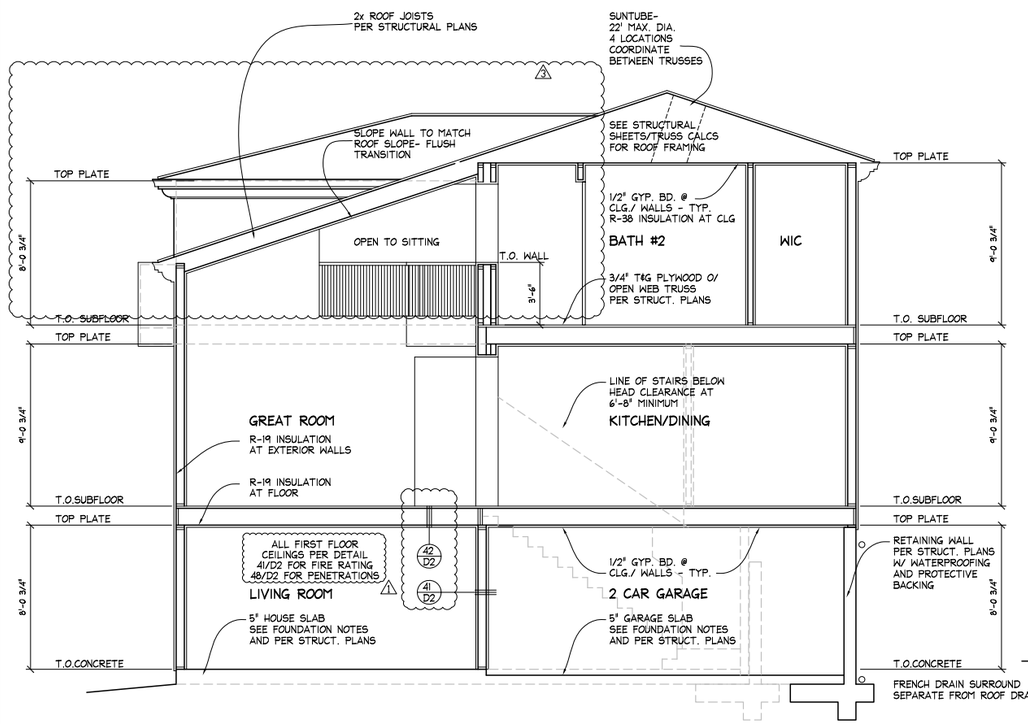
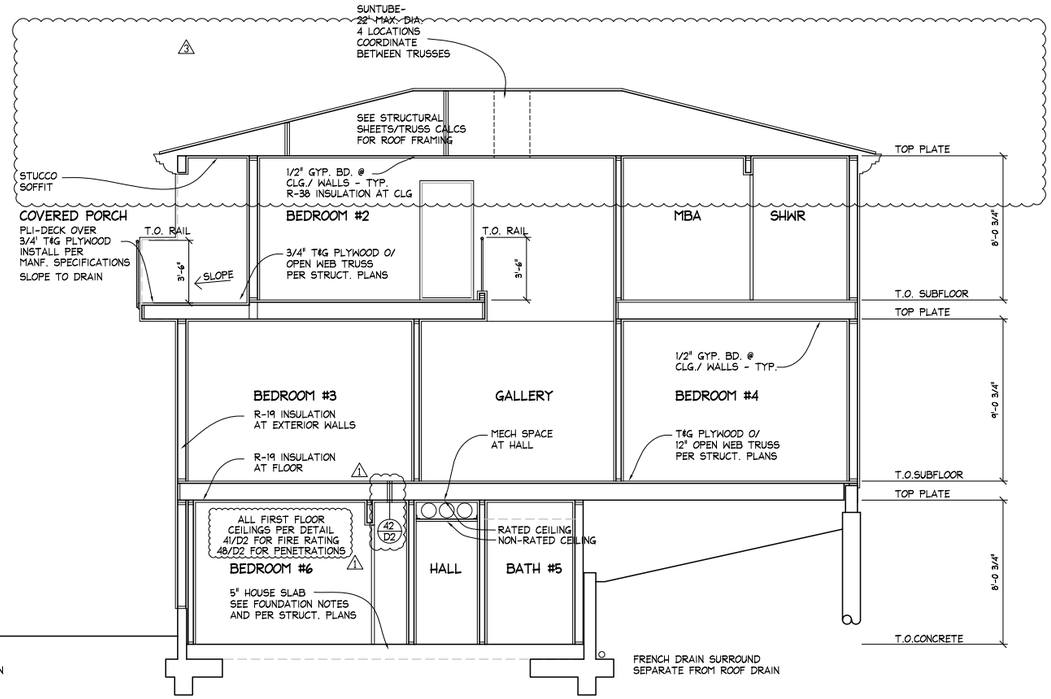


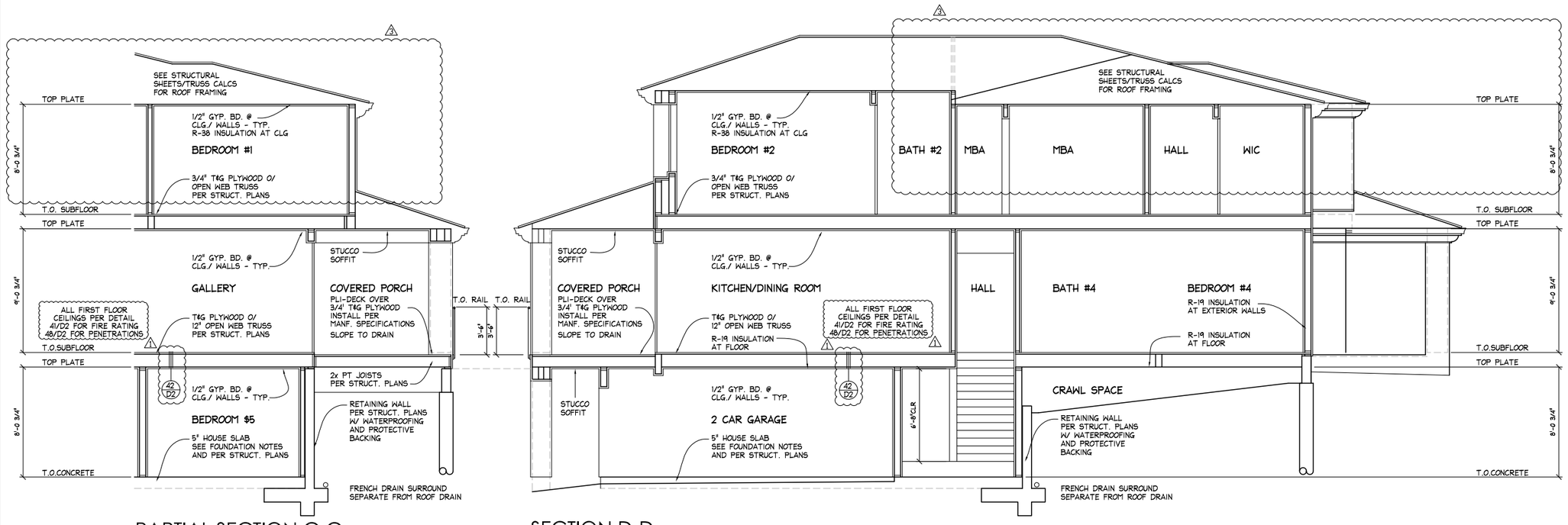
SECTION A-A

SCALE: 1/4=1'-0"



SECTION B-B

SCALE: 1/4=1'-0"



PARTIAL SECTION C-C

SECTION D-D

SCALE: 1/4=1'-0"

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SECTION NOTES

1. FIBERGLASS BATT INSULATION SHALL BE USED @ THE FOLLOWING LOCATIONS:
   WALLS: R 13 @ 2x4 R 19 @ 2x6
   ROOF: R 38
   FAU: R 30
2. ROOFING MATERIAL TO BE MIN. CLASS 'C', ICC APPROVED: CONCRETE TILE-TYPE PER ELEVATION O/ 30LB. FELT O/ SHEATHING PER STRUCTURAL PLANS.
3. ALL WALLS W/ STUCCO SHALL BE 3 COAT STUCCO SYSTEM O/ WIRE MESH O/ 2 LAYERS GRADE 'D' PAPER O/ SHEAR PANEL WHERE OCCURS AND SHALL HAVE A STUCCO SCREED - TYP. (U.O.N.).
4. GYP. BD. NOTES:
   A. 1/2" GYP. BD. ON ALL GARAGE WALLS/ CEILINGS- TYP. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE CEILINGS & SUPPORTING WALLS ONLY BELOW HABITABLE SECTIONS OF THE HOUSE.
   B. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT CEILING OF USABLE SPACE UNDER STAIRS. SEE REF. CEILING PLAN.
   C. PROVIDE SMOOTH, HARD, NONABSORBANT SURFACE (I.E. CERAMIC TILE) O/ 'HARDIBACKER' OR EQ. TO 72" ABV. DRAIN INLET @ ALL TUB & TUB/SHOWER WALLS.

VENT CALCULATION FORMULA - ELEVATION A

CORROSION-RESISTANT OPENINGS, MIN. 1/8" & MAX. 1/4" CORROSIVE RESISTANT COVERING FOR ATTIC VENTILATION OPENINGS.

ATTIC SQUARE FOOTAGE: O/ 3RD FLOOR 1521 TOTAL
TOTAL SQ. FT./ 150 MIN. REQ'D: 10.14 TOTAL SQ. FT./ 150 REQ'D
VENT SQUARE FOOTAGE PROVIDED: 10.35 TOTAL UPPER SQ. FT. PROVIDED
CALCULATIONS:
A. ROOF VENTS: (OHAGENS) 15 @ 69 SQ. FT. EACH
TOTAL: 10.35 SQ. FT.

ATTIC SQUARE FOOTAGE: FRONT PORCH: 246 TOTAL
TOTAL SQ. FT./ 150 MIN. REQ'D: 1.46 TOTAL SQ. FT./ 150 REQ'D
VENT SQUARE FOOTAGE PROVIDED: 2.07 TOTAL UPPER SQ. FT. PROVIDED
CALCULATIONS:
A. ROOF VENTS: (OHAGENS) 3 @ 69 SQ. FT. EACH
TOTAL: 2.07 SQ. FT.

ATTIC SQUARE FOOTAGE: REAR PORCH: 127 TOTAL
TOTAL SQ. FT./ 150 MIN. REQ'D: .85 TOTAL SQ. FT./ 150 REQ'D
VENT SQUARE FOOTAGE PROVIDED: 1.38 TOTAL UPPER SQ. FT. PROVIDED
CALCULATIONS:
A. ROOF VENTS: (OHAGENS) 2 @ 69 SQ. FT. EACH
TOTAL: 1.38 SQ. FT.

ATTIC SQUARE FOOTAGE: SIDE PORCH: 44 TOTAL
TOTAL SQ. FT./ 150 MIN. REQ'D: 0.29 TOTAL SQ. FT./ 150 REQ'D
VENT SQUARE FOOTAGE PROVIDED: 1.38 TOTAL UPPER SQ. FT. PROVIDED
CALCULATIONS:
A. ROOF VENTS: (OHAGENS) 2 @ 69 SQ. FT. EACH
TOTAL: 1.38 SQ. FT.

RETAINING WALL ELEVATIONS

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

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3	PLAN CHECK	08/28/17			

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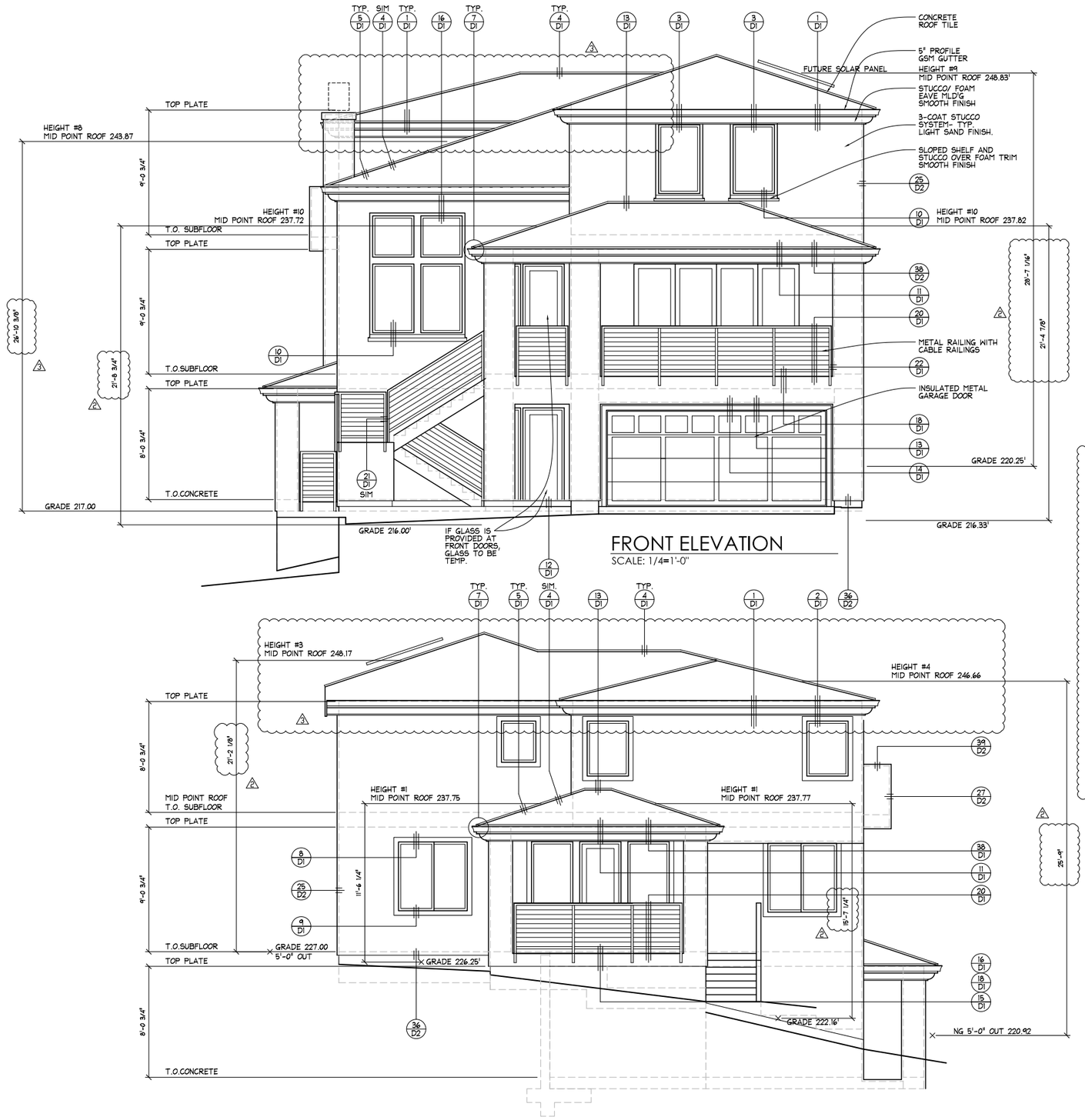

FRONT ELEVATION

SCALE: 1/4=1'-0"

REAR ELEVATION

SCALE: 1/4=1'-0"

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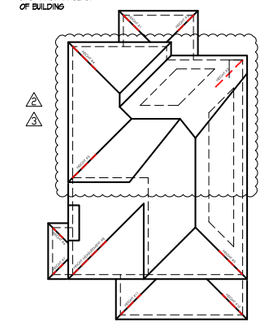
ELEVATION NOTES

1. ALL WINDOWS SHALL BE MOUNTED @ 8'-0" ABOVE ADJACENT TOP OF SLAB @ FIRST FLOOR (U.O.N.).
2. ALL WINDOWS NEXT TO SLIDING GLASS DOORS OR EXTERIOR DOORS TO BE FRAMED AS TO ALIGN ALONG THE TOP EDGE.
3. ROOFING MATERIAL TO BE MIN. CLASS 'C', ICC APPROVED: CONCRETE TILE-TYPE PER ELEVATION O/ 30LB. FELT O/ SHEATHING PER STRUCTURAL PLANS.
4. ALL WALLS W/ STUCCO SHALL BE 3 COAT STUCCO SYSTEM O/ WIRE MESH O/ 2 LAYERS GRADE 'D' PAPER O/ SHEAR PANEL WHERE OCCURS AND SHALL HAVE A STUCCO SCREED - TYP. (U.O.N.).
5. ALL WINDOWS SHALL BE INSTALLED AND FLASHED PER CHAPTER 4 OF THE LATH AND PLASTER INSTITUTE'S MANUAL. REFERENCE ASTM E2112-02 & AAMA 2400-02 MANUALS FOR INSTALLATION. SEE DET. 72/D3 FOR STANDARD FLASHING APPLICATION.
6. PROVIDE WATERPROOF S.A.S.M. BIB AT ALL SHEAR MATERIAL VERTICAL AND HORIZONTAL EDGE LOCATIONS.
7. WINDOW SUPPLIER TO VERIFY WINDOW SPECIFICATIONS MEET CODE REQUIRED EGRESS DIMENSIONS.
8. WHERE PLYWOOD SHEATING OCCURS WITHIN 12" OF WINDOW OPENING, PLYWOOD SHOULD BE CARRIED AROUND ENTIRE WINDOW TO BE FURRED IN PLANE.

ELEVATION HEIGHT KEY PLAN

1. HEIGHTS TAKEN AT CORNERS OF HIP ROOFS DIMENSIONS. ALLOW FOR COUNTER TOP MATERIAL.
2. ▪▪▪▪ POINT OF MEASUREMENT AND IDENTIFIER
3. SEE SP1 FOR NATURAL GRADE ELEVATIONS 5'-0" FROM FACE OF OF BUILDING



BUILDING ELEVATIONS

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

	REVIEW	04/21/17			
	SUBMITTAL/BID	05/01/17			
1	PLAN CHECK	06/09/17			
2	PLAN CHECK	07/18/17			
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No. C012684
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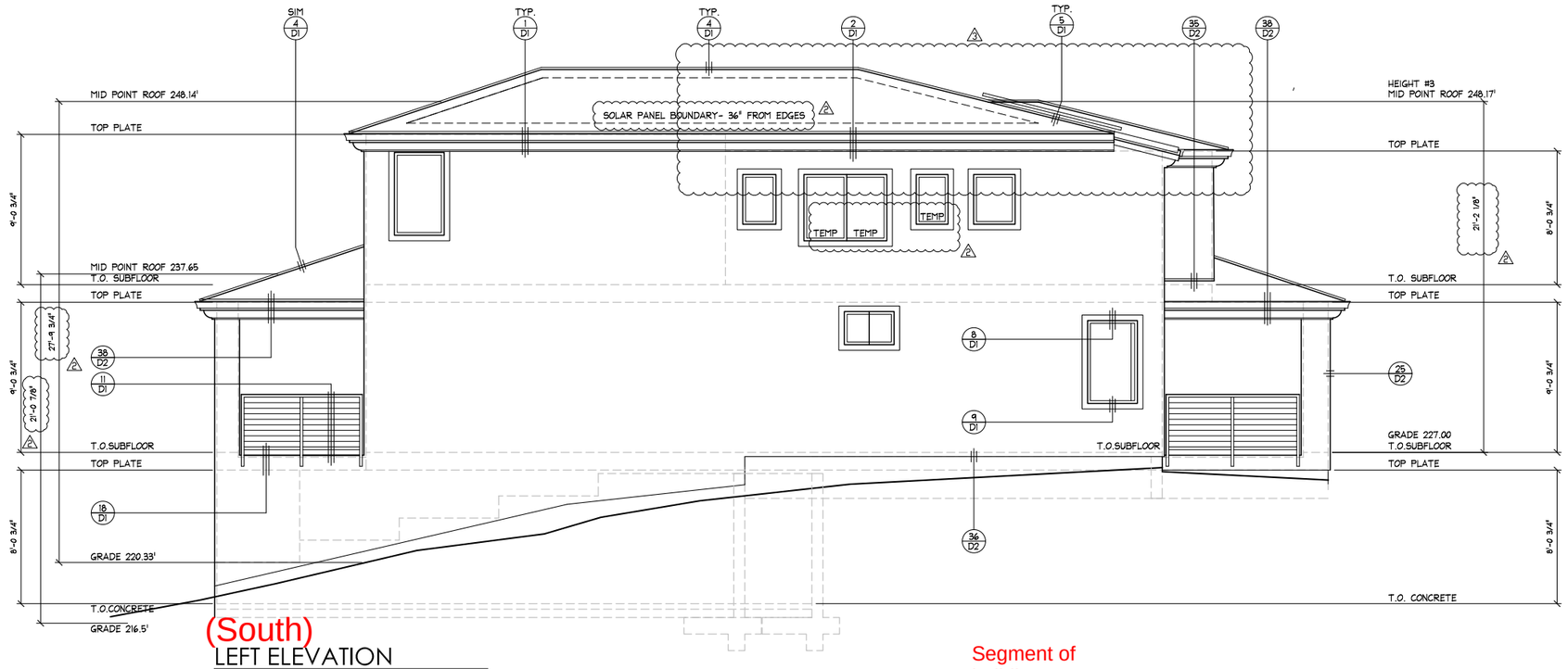
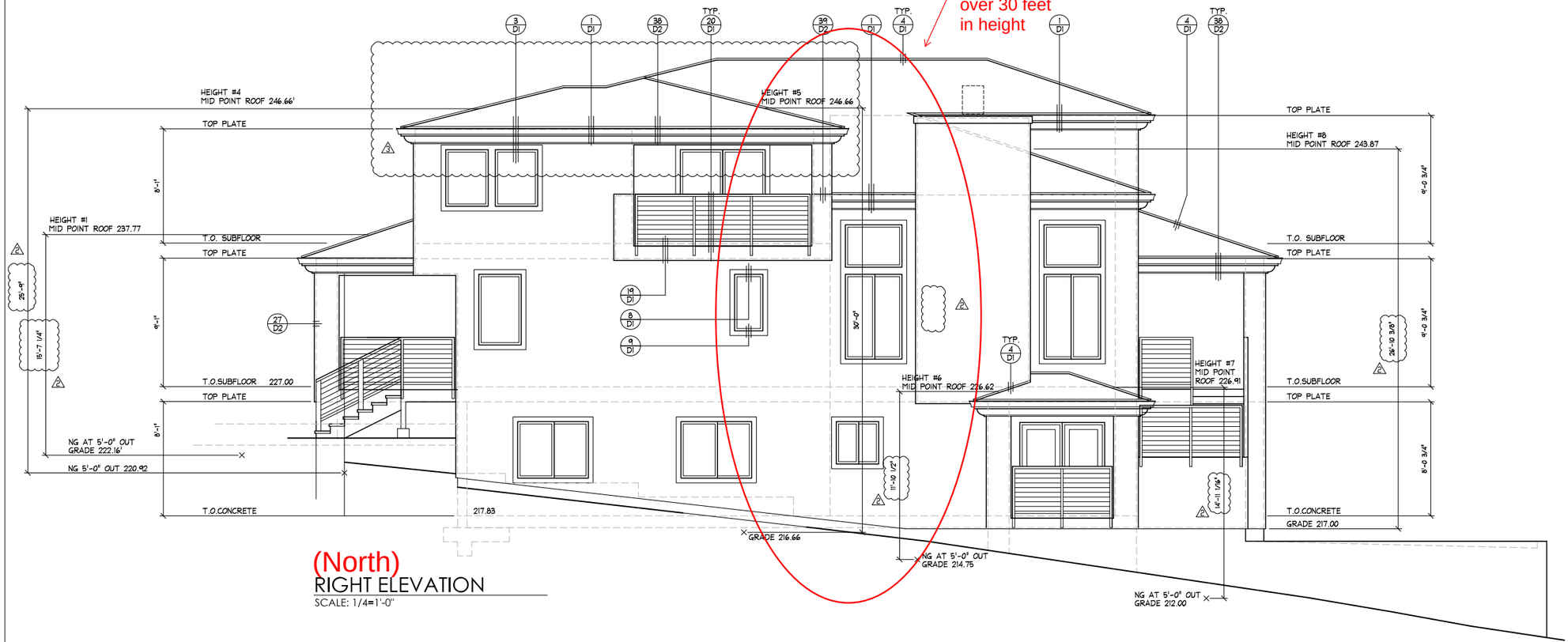


(South)
LEFT ELEVATION
SCALE: 1/4=1'-0"

Segment of building over 30 feet in height



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

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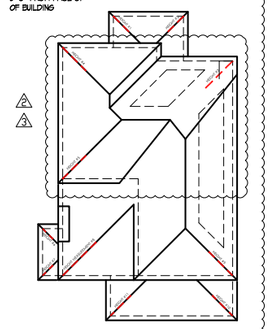
3. ROOFING MATERIAL TO BE MIN. CLASS 'C', ICC APPROVED: CONCRETE TILE-TYPE PER ELEVATION O/ 30LB. FELT O/ SHEATHING PER STRUCTURAL PLANS.
4. ALL WALLS W/ STUCCO SHALL BE 3 COAT STUCCO SYSTEM O/ WIRE MESH O/ 2 LAYERS GRADE 'D' PAPER O/ SHEAR PANEL WHERE OCCURS AND SHALL HAVE A STUCCO SCREED - TYP. (U.O.N.).
5. ALL WINDOWS SHALL BE INSTALLED AND FLASHED PER CHAPTER 4 OF THE LATH AND PLASTER INSTITUTE'S MANUAL. REFERENCE ASTM E2112-02 & AAMA 2400-02 MANUALS FOR INSTALLATION. SEE DET. 72/D3 FOR STANDARD FLASHING APPLICATION.
6. PROVIDE WATERPROOF S.A.S.M. BIB AT ALL SHEAR MATERIAL VERTICAL AND HORIZONTAL EDGE LOCATIONS.
7. WINDOW SUPPLIER TO VERIFY WINDOW SPECIFICATIONS MEET CODE REQUIRED EGRESS DIMENSIONS.
8. WHERE PLYWOOD SHEATING OCCURS WITHIN 12" OF WINDOW OPENING, PLYWOOD SHOULD BE CARRIED AROUND ENTIRE WINDOW TO BE FURRED IN PLANE.

ELEVATION HEIGHT KEY PLAN

1. HEIGHTS TAKEN AT CORNERS OF HIP ROOFS DIMENSIONS. ALLOW FOR COUNTER TOP MATERIAL.
2. ---- POINT OF MEASUREMENT AND IDENTIFIER
3. SEE SP1 FOR NATURAL GRADE ELEVATIONS 5'-0" FROM FACE OF OF BUILDING



BUILDING ELEVATIONS

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

	REVIEW	04/21/17			
	SUBMITTAL/BID	05/01/17			
1	PLAN CHECK	06/09/17			
2	PLAN CHECK	07/18/17			
3	PLAN CHECK	08/28/17			

LICENSED ARCHITECT
MARK B. LEE
No. C012684
Ren. 10-31-17
STATE OF CALIFORNIA

A11

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