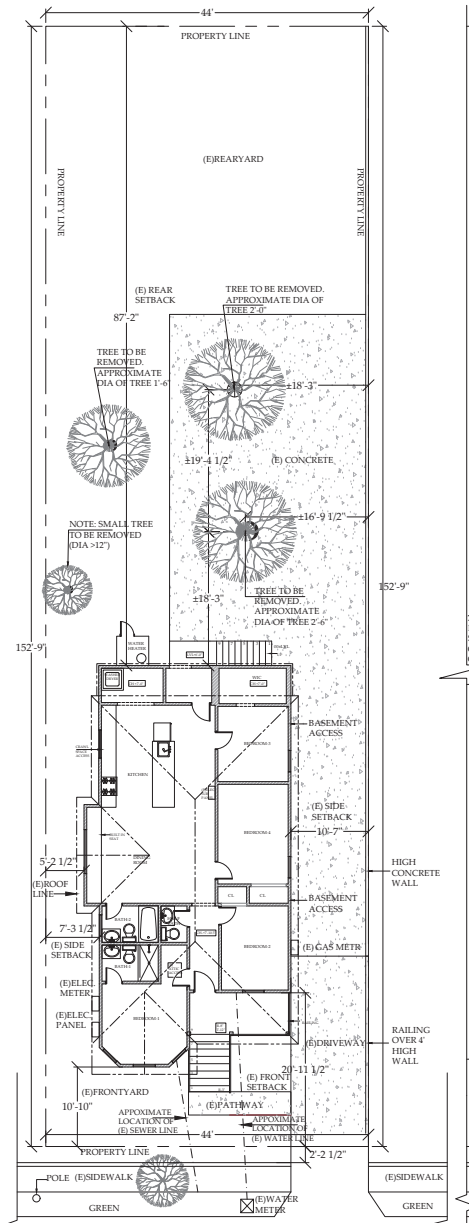
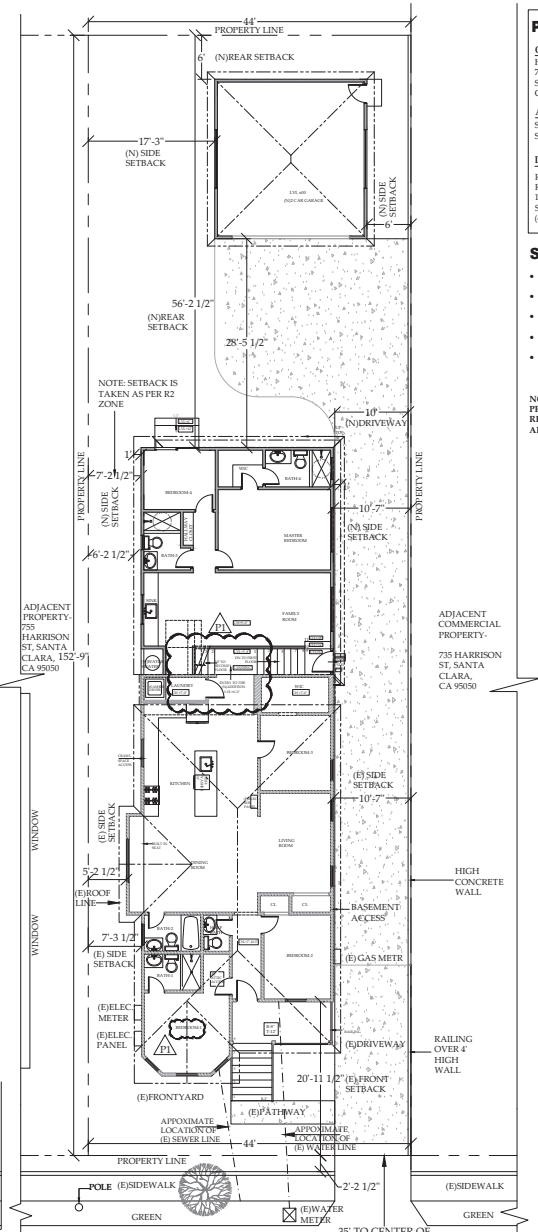


1/8"=1'0" EXISTING SITE PLAN



1/8"=1'0" PROPOSED SITE PLAN

PROJECT PERSONS

OWNER:
HARRISON SANTA CLARA LLC
745 HARRISON ST,
SANTA CLARA,
CA 95050

APPLICANT:
SANTOSH ADDAGULLA
SACHIN KHATTER

DESIGNER:
RMG DESIGNS
RICHA MITTAL
1421 STEPHEN WAY
SAN JOSE, CA 95129
(408) 505-2163

SCOPE OF WORK

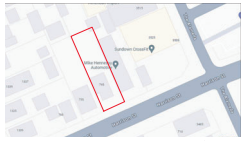
- THERE IS A SEPARATE CODE VIOLATION RESPONSE LETTER ATTACHED WITH SUBMISSION.
- MAIN HOUSE TO BE EXTENDED OF APPROX 785 SF ON FIRST FLOOR AND 704 SF ON SECOND FLOOR.
- REMODELING THE EXISTING KITCHEN AND LAUNDRY OF MAIN HOUSE.
- CONVERTING EXISTING BEDROOM-04 INTO LIVING ROOM.
- PROPOSED DETACHED 2 CAR GARAGE IN REAR YARD OF APPROX 451 SF.

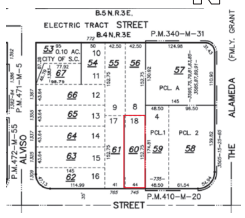
NOTE:
PROJECT DESIGNED AS PER R2 ZONING. PROPERTY WILL BE REZONED TO R2 AS PER NEW ZONING ORDINANCE TO BE APPROVED IN COUPLE OF MONTHS. CURRENTLY ZONING IS CT.

PROJECT DATA

ASSESSOR'S PARCEL #	269-06-060
LOT AREA (AS PER TITLE REPORT):	6721 S.F.
ZONING :	CURRENT CT TO BE CHANGED INTO R2 IN NEW ZONING ORDINANCE.
EXISTING USE:	SINGLE FAMILY HOME
SLOPE OF LOT	FLAT LOT
FLOOD ZONE	X
EXISTING BEDROOMS :-	4
TOTAL BEDROOMS ON FF & SF :- (EXISTING+PROPOSED)	7
EXISTING BATH :-	2.5
TOTAL BATH ON FF & SF :- (EXISTING+PROPOSED)	5 FULL BATH+ 2 HALF BATH
REQUIRED COVERED PARKING :-	2
PROPOSED COVERED PARKING :-	2
EXISTING FLOOR AREA :-	
(E)LIVING AREA	1313.81 S.F.
(E)FRONT PATIO	78.58 S.F.
(N)ADDITION IN LIVING AREA ON FF	=785.16 SF
(N)ADDITION IN LIVING AREA ON SF	=703.99 SF
TOTAL(N) LIVING AREA	=785.16+703.99 =1489.15 SF
(N)2 CAR GARAGE AREA	=451.31 SF
TOTAL LOT COVERAGE	=1313.81+78.58+785.16+451.31 =2628.86 SF
LOT COVERAGE = FLOOR AREA / LOT AREA	= 2628.86 / 6721 =0.39<0.45

VICINITY MAP:-





PARCEL MAP

LANDSCAPE AREA IN FRONT YARD:

TOTAL FRONT YARD AREA-	880.00 SF
REQUIRED LANDSCAPE AREA IN FRONT YARD 40%	352.00 SF
PROVIDED LANDSCAPE AREA IN FRONT YARD	408.15 SF>40%

INDEX

A1	PROPERTY INFO & EXISITNG & PROPOSED SITE PLAN
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A10	3D IMAGES

GENERAL NOTES:

1. THE INTENT OF THESE DRAWINGS IS TO SHOW ALL NECESSARY ITEMS TO COMPLETE THIS STRUCTURE TYPICAL DETAILS & NOTES WITHIN THESE DRAWINGS APPLY TO SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE. ALL WORK & CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS, AND SAFETY REQUIREMENTS. FOR ITEMS, METHODS, AND/OR MATERIALS NOT SHOWN. THE MINIMUM REQUIREMENTS OF THE CURRENT UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRIC CODE , AND ALL OTHER LOCAL STATE AND MUNICIPAL CODES AND ORDINANCES SHALL GOVERN
2. RMG DESIGNS IS NOT RESPONSIBLE FOR FABRICATION, ERECTION AND/OR SAFETY. THE CONTRACTOR SHALL COMPLY WITH ALL SAFETY REGULATIONS.
3. THE CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, DESIGNER, ENGINEER, AND HIS CONSULTANTS., AND EACH OF THEIR OFFICERS AND EMPLOYEES FROM ALL LIABILITY CLAIMS, LOSSES, OR DAMAGES ARISING OR SAID TO ARISE FROM THE PERFORMANCE OF WORK DESCRIBED HEREIN.
4. WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THEREFORE, THE DIMENSIONS AND SPECIFICATIONS OF THESE PLANS SHALL BE VERIFIED BY THE OWNER/CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF RMG DESIGNS.
5. THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH THE CLIENTS SPECIFICATIONS, AND ANY CHANGES MADE TO THEM AFTER PRINTS ARE MADE SHALL BE DONE AT THE CLIENTS EXPENSE.
6. ALL WORK SHALL BE THE BEST OF THEIR RESPECTIVE TYPES, AND CONTRACTORS SHALL BE RESPONSIBLE FOR OBSERVANCE OF ALL STATE, COUNTY, AND LOCAL, BUILDING CODES.
7. FIRE, VANDALISM, AND THEFT, INSURANCE BY OWNER, PUBLIC LIABILITY AND WORKMAN'S COMPENSATION INSURANCE BY CONTRACTOR.
8. THE JOB SHALL BE LEFT BROOM CLEAN, WITH WINDOWS AND FIXTURES WASHED AND ALL DEBRIS REMOVED BY CONTRACTOR.
9. THE CONTRACTOR SHALL GIVE THE DESIGNER 48 HRS. NOTICE MINIMUM WHEN SITE OBSERVATIONS ARE NECESSARY.
10. ANY AND ALL ENGINEERING AND SURVEY WORK REQUIRED IN CONNECTION WITH THIS PROJECT AND SHALL BE BY SEPARATE CONTRACT BETWEEN OWNER/CONTRACTOR AND THE ENGINEER OF CLIENT'S CHOICE.
11. WHEN DISCREPANCIES ARISE BETWEEN ENGINEERING SPECIFICATIONS AND ARCHITECTURAL SPECIFICATIONS. THE ENGINEER'S SPECIFICATIONS SHALL GOVERN.

THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDING R300.2.CRC R401.3 DRAINAGE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED PINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

EXCEPTION WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

CRC 401.3 LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL NOT BE FEWER THAN 6 INCHES (152MM) WITHIN THE FIRST 10 FEET (3048M). WHERE LOT LINES, WALL, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152MM) WITHIN THE FIRST 10 FEET (3048). DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHING 10 FEET(3048MM) OF BUILDING FOUNDATION SHALL BE SLOPPED NOT LESS THAN 2% AWAY FROM THE BUILDING.

SITE MANAGEMENT
a. CONSTRUCTION SITE SHALL BE ENCLOSED BY OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
b. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
c. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.
d. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
e. THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30 AM TO 6:PM, SATURDAYS FROM 9AM TO 5PM.

COMBUSTIBLE DEBRIS SHALL NOT BE ACCUMULATED WITHIN BUILDING. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDING AT THE END OF EACH SHIFT OF WORK. [CFC §3304.2]

OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CFC §3304.6.

DURING CONSTRUCTION, THE CONSTRUCTION SITE OR AREA MUST BE CLEAN UP AT THE END OF THE DAY IN ORDER TO PROVIDE FIREFIGHTER ACCESS IN THE BUILDING IN AN EVENT OF A FIRE.

ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF RMG DESIGNS PRIOR TO COMMENCING.
VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.
SLOPE ALL FINISH GRADES IN. 5% 5'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREA & SLOPE GRADE 2% MIN. @ PAVED AREAS.
ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.
ADDRESS NUMBERS ON BUILDING SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. MIN. 4" HIGH X 1" WIDE PER CRC R319.
NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIPLINE OF ANY ORDINANCE PROTECTED TREES ON SITE.
ANY CONSTRUCTION WITHIN THE CITY RIGHT OF WAY MUST HAVE AN APPROVAL PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

CODES

ALL CONSTRUCTION SHALL COMPLY WITH:

2022 CALIF. FIRE CODE
2022 CALIF. BLDG CODE
2022 CALIF. RESIDENTIAL CODE
2022 CALIF. MECH. CODE
2022 CALIF. PLUMB'G CODE
2022 CALIF. ELEC. CODE
2022 CALIF. ENERGY CODES
2022 CALIF. GREEN BUILDING CODES

ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

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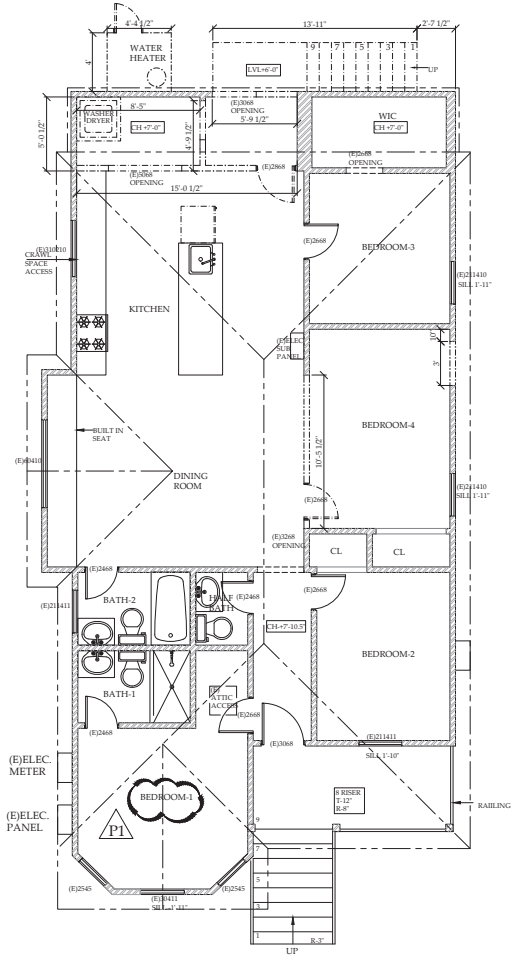
JOB	SANTOSH HOME
TITLE	PROPOSED & EXISTING SITE PLAN
	A1



1/4"=1'0" EXISTING/DEMO PLAN

LEGEND

1: EXISTING WALL TO REMAIN

2: WALL TO BE DEMOLISHED

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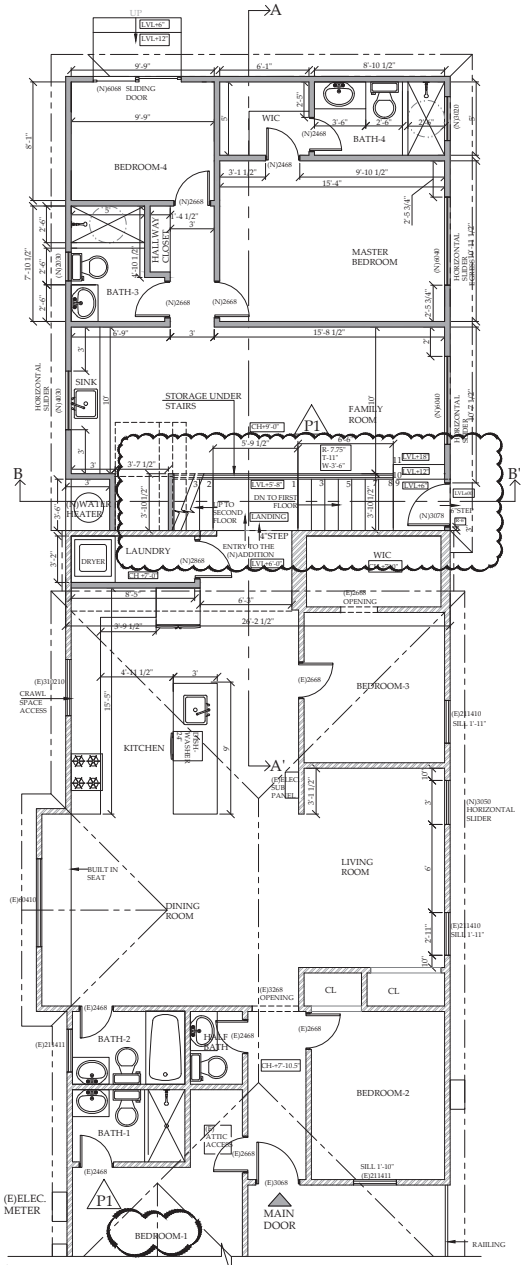
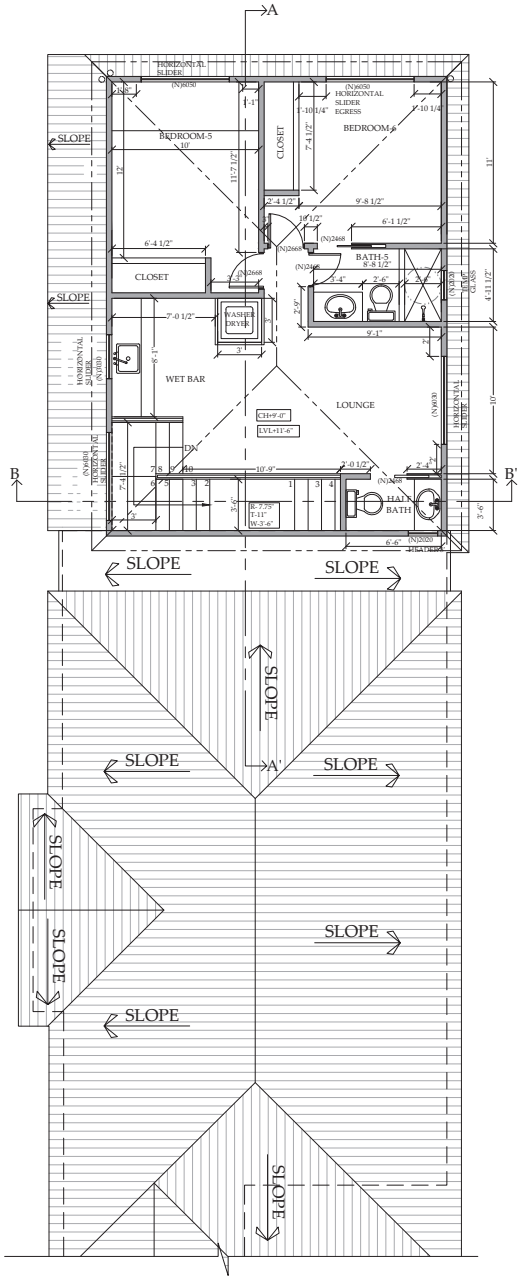
A2



1/4"=1'-0" PROPOSED FIRST FLOOR PLAN



1/4"=1'-0" PROPOSED SECOND FLOOR PLAN

FLOOR PLAN NOTES

ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM WALL BOARD EXCEPT OTHERWISE NOTED.

GYPSUM WALL BOARD SHALL BE INSTALLED PER 2019 CRC 702.3.

INSTALL 5/8" TYPE "X" GYP. BD. ON WALLS AND CEILING @ USABLE UNDER STAIR CLOSET, WHERE APPLICABLE.

WALL COVERING SHALL BE CEMENT BACKER BOARD, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

PROVIDE WATER RESISTANT GYP. BD. ON ALL "WET" AREAS.

ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOOR, GLASS SUBJECT TO HUMAN IMPACT, ETC SHALL BE SAFETY TEMPERED

EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE. EXCEPTIONS: EXTERIOR DOORS 1-3/4" THICK WITH SOLID WOOD PANELS NOT LESS THAN 9/16" THICK ARE A SATISFACTORY ALTERNATIVE TO A SOLID CORE DOORS.

VENTILATING OPENINGS SHALL BE COVERED WITH METAL MESH WITH MAX. 1/4" OPENINGS.

WINDOWS MARKED AS "EGRESS": EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING HEIGHT SHALL NOT BE LESS THAN 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL NOT BE LESS THAN 20 INCHES. [R310.2.1] EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. [R310.2.2]

EXTERIOR STUD WALLS TO BE 2 X 4 STUDS 16"O.C. W/BATT INSULATION. (UNLESS OTHER WISE NOTED - CHECK FLOOR PLANS.)

WINDOWS AND DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MANUF. SPECIFICATIONS.

MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIERS AND OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED
INSTALL ALL WINDOWS AND DOOR AS PER MANUF. SPECIFICATIONS

FLASH ALL EXTERIOR OPENINGS WITH SHEET METAL TO EXTEND 6" UNDER BUILDING PAPER BEHIND WALL OPENING.

TOILETS TO HAVE MIN. 30" WIDE X 24" DEEP CLEARANCE.

PROVIDE WALL CLEAN-OUT FOR ALL SINKS

CEILING HEIGHT OF ALL ROOMS TO INCLUDE FLOOR FINISH.

SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22-INCH UNOBSTRUCTED OPENING FOR EGRESS.

LEGEND

1: EXISTING WALL TO REMAIN

2: PROPOSED INTERNAL & EXTERNAL WALL (2X4 STUDS)

NOTE FOR CONTRACTOR:
EXTERIOR WALL DIMENSIONS ARE UPTO STUDS AND DOESN'T INCLUDE EXTERNAL CLADDING THICKNESS.

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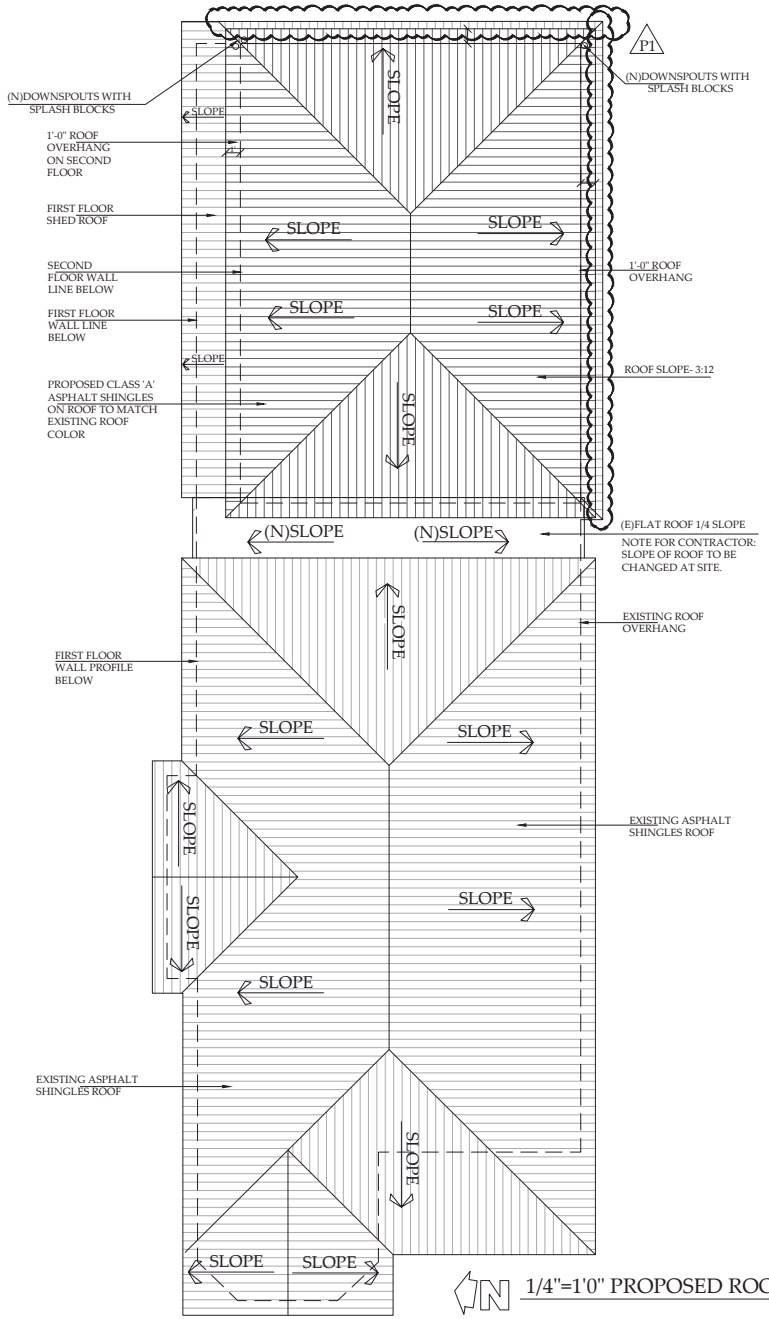
A3



1/4"=1'0" PROPOSED ROOF PLAN

ROOF PLAN NOTES

ROOFING:
ASPHALT SHINGLE ROOF COLOR TO BE SELECTED BY OWNER. OVER 30 LB. ROOFING FELT.INSTALL PER MANUF. SPECS.

FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT PER CRC R905.2.5

BUILT–UP ROOF, CLASS "A"
28 LB BASE PLY, ATTACHED MECHANICALLY 9" OC EDGES, AND 18" OC FIELD. INNER PLIES, 11 LB. FELT W/ MIN. 25 LB. MOPPING. 78 LB. MINERAL SURFACE CAP SHEET.

FLASHING & COUNTER FLASHING: 26 GAUGE STEEL, U.O.N., AS REQUIRED AT JUNCTURE OF ROOF AND VERTICAL SURFACES. SEE SHEET METAL NOTES ON SHEET SP.

VALLEY FLASHING:
26 GAUGE GALV. STEEL OVER 15 LB. FELT. CRICKETS SIMILAR.

DOWNSPOUTS:
2 1/4" DIA ROUND GALV. STEEL DOWN SPOUTS. PROVIDE BASKET STRAINER ADN SPLASH–BLOCK AT EACH DOWNSPOUT.

GUTTERS:
5" GALV. STEEL GUTTER

COPPER METAL ROOFING, COPPER GRANULE–CONTAINING ASPHALT SHINGLES AND COPPER GUTTERS SHALL NOT BE PERMITTED FOR USE ON ANY RESIDENTIAL, COMMERCIAL OR INDUSTRIAL BUILDING FOR WHICH A BUILDING PERMIT IS REQUIRED. THE AFOREMENTIONED COPPER APPLICATIONS ARE NOT PERMITTED FOR USE ON ANY COMMERCIAL OR INDUSTRIAL BUILDINGS DUE TO THE PROTECTION FOR WATER POLLUTION FROM COPPER EXPOSED STORMWATER RUNOFF.

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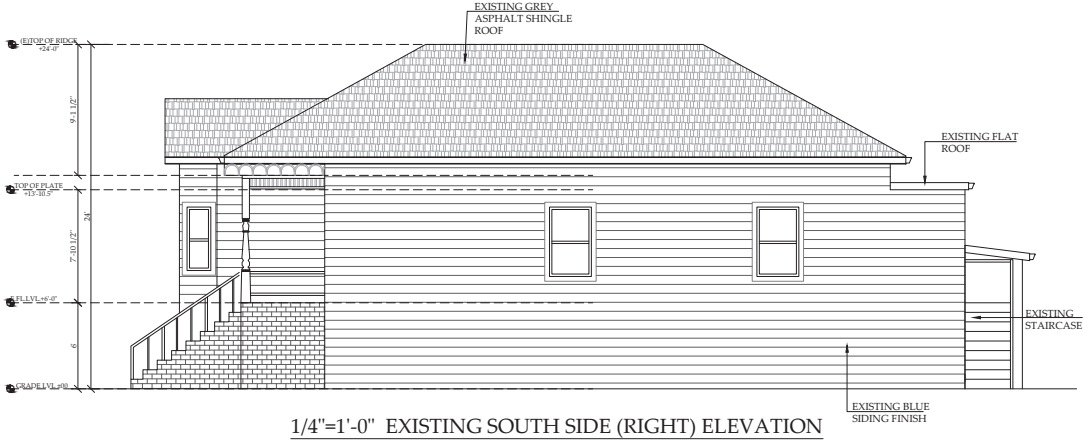
A4

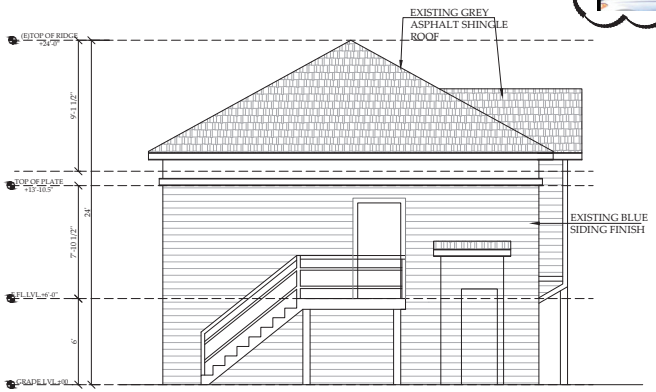
1/4"=1'-0" EXISTING WEST SIDE (FRONT) ELEVATION



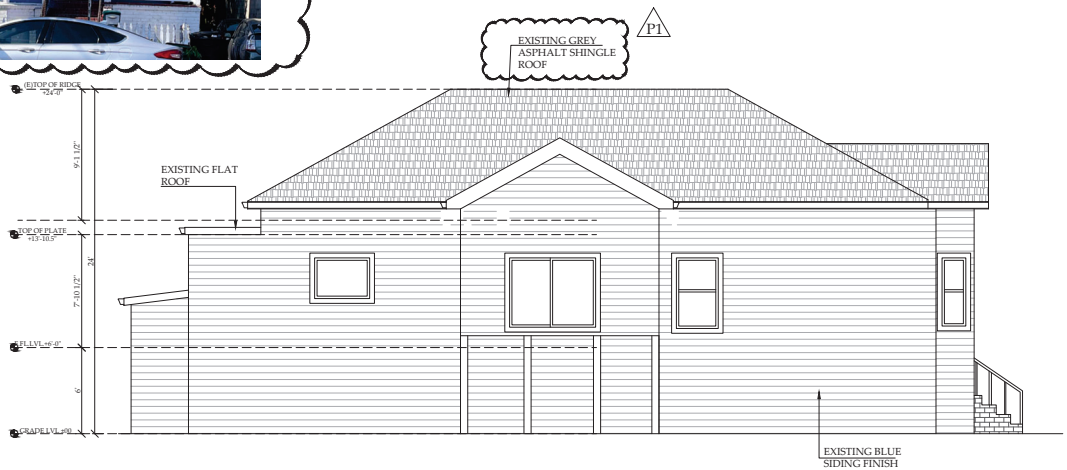
1/4"=1'-0" EXISTING SOUTH SIDE (RIGHT) ELEVATION

P1

EXISTING FRONT ELEVATION
(CURRENT SITE PHOTO)



1/4"=1'-0" EXISTING EAST SIDE (REAR) ELEVATION



1/4"=1'-0" EXISTING NORTH SIDE (LEFT) ELEVATION

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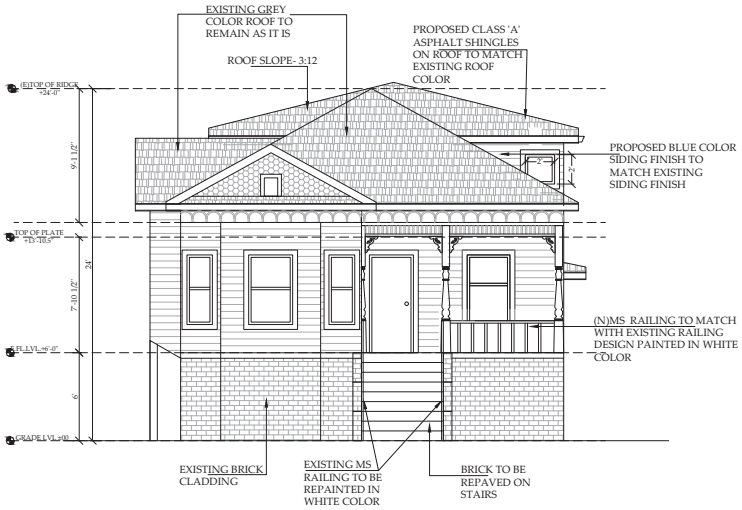
TITLE: EXISTING ELEVATION

A5



1/4"=1'-0" PROPOSED WEST SIDE (FRONT) ELEVATION

ELEVATION NOTES

SIDING SHALL BE APPLIED OVER ONE LAYER GRADE D BUILDING PAPER. (CBC 1404.2/CRC R703.2)

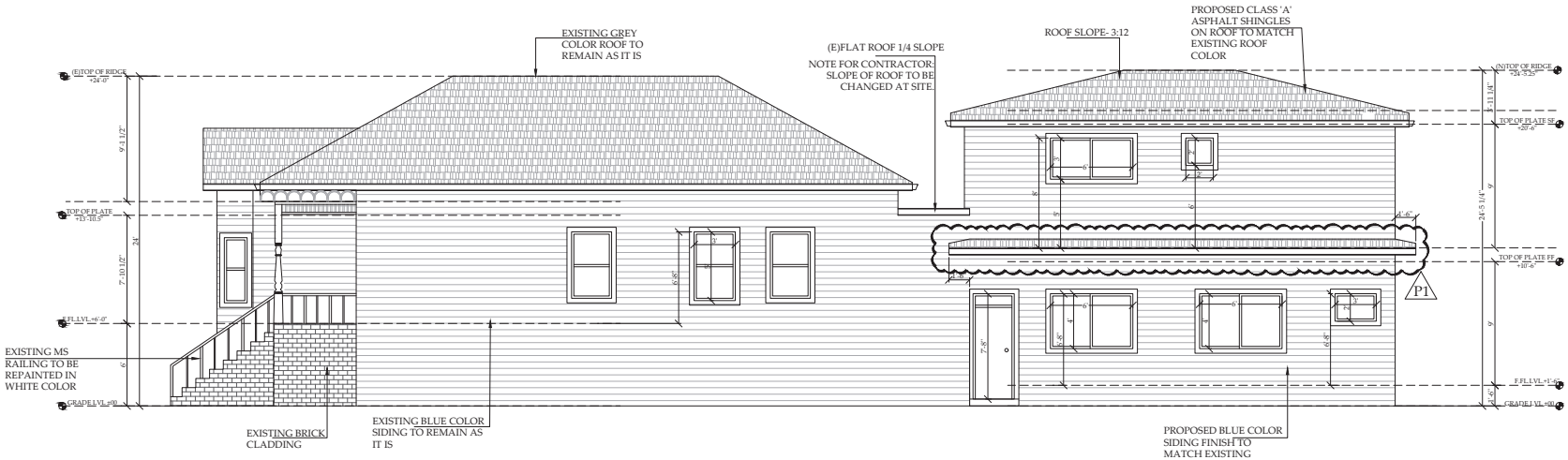
UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE I; ASTM D4869 TYPE I, II, III OR IV; ASTM D6757,AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION. [TABLE R905.1.1(1)]

PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY.(CBC 2113.9.1/CRC 1003.9.1)

ROOF SLOPES >2:12 AND <4:12 WITH ASPHALT SHINGLES SHALL HAVE TWO LAYERS OF 15 LBS. FELT APPLIED SHINGLE STYLE. (CRC 1507.2.2/CRC 905.2.2)

ATTIC AREAS SHALL HAVE CROSS VENTILATION AT 1/150 FOR THE ENTIRE AREA WITH 50% OF THE REQUIRED VENT AREA TO BE VENTILATORS LOCATED A MINIMUM OF 3' ABOVE EAVE OR CORNICE VENTS.
SCREENS OVER THE OPENINGS SHALL HAVE 1/8" TO 1/4" OPENINGS.
(CBC 1203/ CRC R806)

PROVIDE ATTIC ACCESS (20"X30") FOR NEW AREAS. (CBC 1209/ CRC R408.4)



1/4"=1'-0" PROPOSED SOUTH SIDE (RIGHT) ELEVATION

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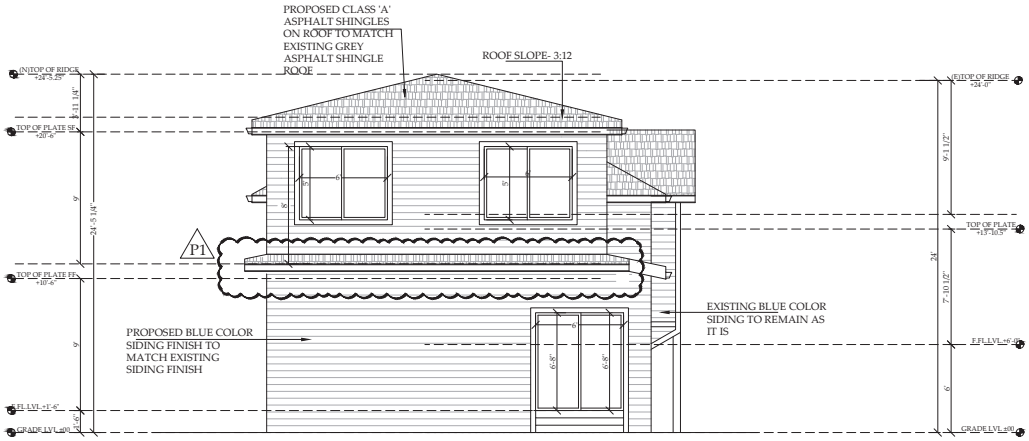
CHECKED: RM
DATE: 01-04-2024
SCALE: AS NOTED
JOB: SANTOSH HOME
TITLE: PROPOSED ELEVATION

A6



1/4"=1'-0" PROPOSED EAST SIDE (REAR) ELEVATION

ELEVATION NOTES

SIDING SHALL BE APPLIED OVER ONE LAYER GRADE D BUILDING PAPER. (CBC 1404.2/CRC R703.2)

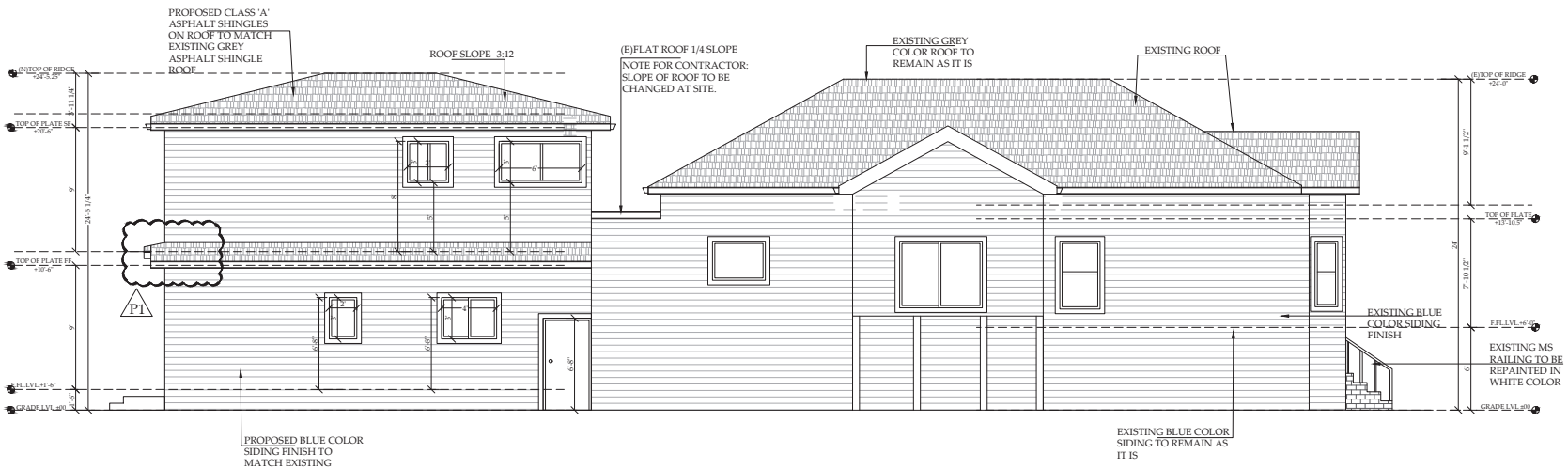
UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE I; ASTM D4869 TYPE I, II, III OR IV; ASTM D6757,AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION. [TABLE R905.1.1(1)]

PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY.(CBC 2113.9.1/CRC 1003.9.1)

ROOF SLOPES >2:12 AND <4:12 WITH ASPHALT SHINGLES SHALL HAVE TWO LAYERS OF 15 LBS. FELT APPLIED SHINGLE STYLE. (CRC 1507.2.2/CRC 905.2.2)

ATTIC AREAS SHALL HAVE CROSS VENTILATION AT 1/150 FOR THE ENTIRE AREA WITH 50% OF THE REQUIRED VENT AREA TO BE VENTILATORS LOCATED A MINIMUM OF 3' ABOVE EAVE OR CORNICE VENTS.
SCREENS OVER THE OPENINGS SHALL HAVE 1/8" TO 1/4" OPENINGS.
(CBC 1203/ CRC R806)

PROVIDE ATTIC ACCESS (20"X30") FOR NEW AREAS. (CBC 1209/ CRC R408.4)



1/4"=1'-0" PROPOSED NORTH SIDE (LEFT) ELEVATION

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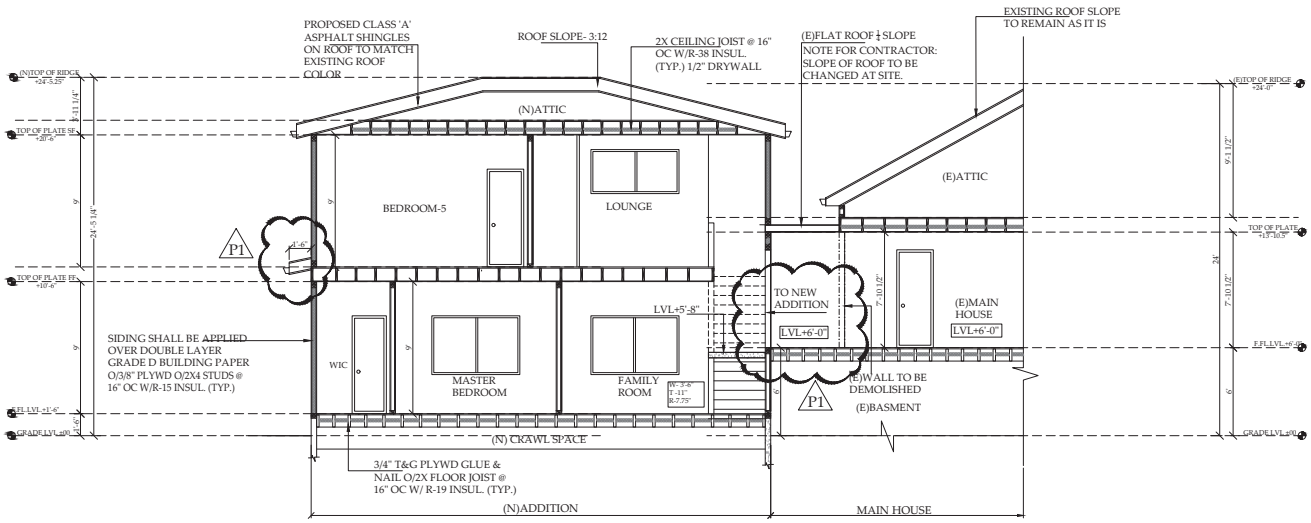
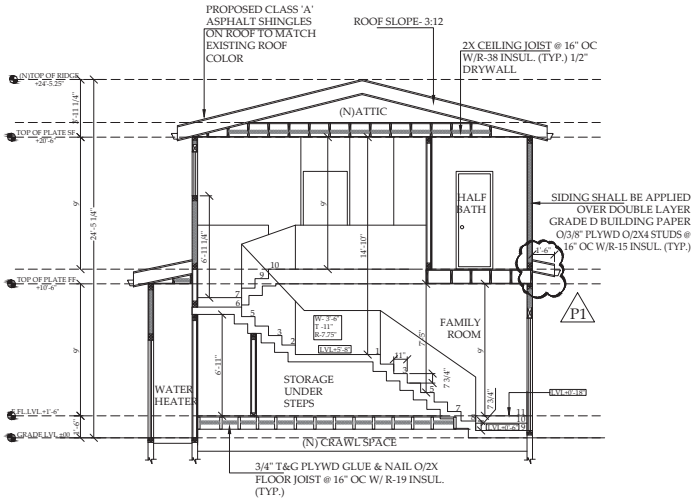
TITLE: PROPOSED ELEVATIONS

A7



1/4"=1'-0" PROPOSED SECTION AT A-A'



1/4"=1'-0" PROPOSED SECTION AT B-B'

NOTE: CONTRACTOR TO CONFIRM THE R VALUES OF FIBER GLASS INSULATION FROM THE TITLE 24 REPORT. TITLE 24 VALUES WILL TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS.

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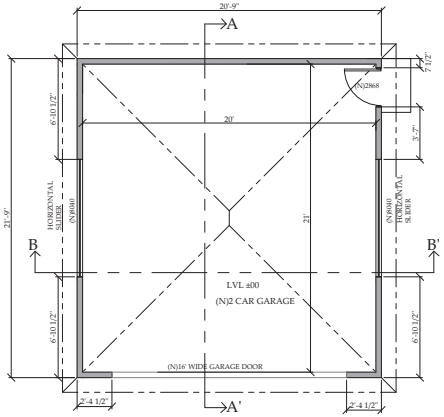
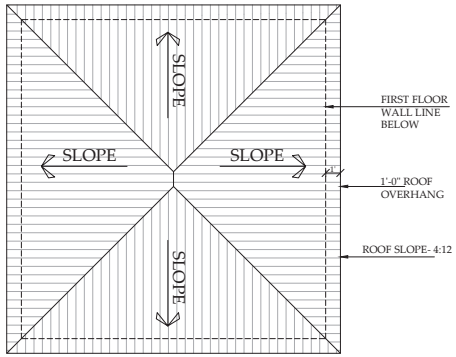
TITLE	PROPOSED SECTIONS

A8



1/4"=1'-0" PROPOSED DETACHED GARAGE FLOOR PLAN



1/4"=1'0" PROPOSED ROOF PLAN FOR GARAGE

P1

LEGEND

1: PROPOSED INTERNAL & EXTERNAL WALL (2X4 STUDS)

FLOOR PLAN NOTES

ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM WALL BOARD EXCEPT OTHERWISE NOTED.

GYPSUM WALL BOARD SHALL BE INSTALLED PER 2019 CRC 702.3.

WALL COVERING SHALL BE CEMENT BACKER BOARD, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE. EXCEPTIONS: EXTERIOR DOORS 1-3/4" THICK WITH SOLID WOOD PANELS NOT LESS THAN 9/16" THICK ARE A SATISFACTORY ALTERNATIVE TO A SOLID CORE DOORS.

VENTILATING OPENINGS SHALL BE COVERED WITH METAL MESH WITH MAX. 1/4" OPENINGS.

EXTERIOR STUD WALLS TO BE 2 X 4 STUDS 16"O.C. W/BATT INSULATION. (UNLESS OTHER WISE NOTED - CHECK FLOOR PLANS.)

WINDOWS AND DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MANUF. SPECIFICATIONS.

MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIERS AND OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED INSTALL ALL WINDOWS AND DOOR AS PER MANUF. SPECIFICATIONS

FLASH ALL EXTERIOR OPENINGS WITH SHEET METAL TO EXTEND 6" UNDER BUILDING PAPER BEHIND WALL OPENING.

CEILING HEIGHT OF ALL ROOMS TO INCLUDE FLOOR FINISH.

ROOF PLAN NOTES

ROOFING:
ASPHALT SHINGLE ROOF COLOR TO BE SELECTED BY OWNER. OVER 30 LB. ROOFING FELT.INSTALL PER MANUF. SPECS.

FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT PER CRC R905.2.5

BUILT-UP ROOF, CLASS "A"
28 LB BASE PLY, ATTACHED MECHANICALLY 9" OC EDGES, AND 18" OC FIELD. INNER PLIES, 11 LB. FELT W/ MIN. 25 LB. MOPPING. 78 LB. MINERAL SURFACE CAP SHEET.

FLASHING & COUNTER FLASHING: 26 GAUGE STEEL, U.O.N., AS REQUIRED AT JUNCTURE OF ROOF AND VERTICAL SURFACES. SEE SHEET METAL NOTES ON SHEET SP.

VALLEY FLASHING:
26 GAUGE GALV. STEEL OVER 15 LB. FELT. CRICKETS SIMILAR.

GUTTERS:
5" GALV. STEEL GUTTER

COPPER METAL ROOFING, COPPER GRANULE-CONTAINING ASPHALT SHINGLES AND COPPER GUTTERS SHALL NOT BE PERMITTED FOR USE ON ANY RESIDENTIAL, COMMERCIAL OR INDUSTRIAL BUILDING FOR WHICH A BUILDING PERMIT IS REQUIRED. THE AFOREMENTIONED COPPER APPLICATIONS ARE NOT PERMITTED FOR USE ON ANY COMMERCIAL OR INDUSTRIAL BUILDINGS DUE TO THE POTENTIAL FOR WATER POLLUTION FROM COPPER EXPOSED STORMWATER RUNOFF.

ELEVATION NOTES

SIDING SHALL BE APPLIED OVER ONE LAYER GRADE D BUILDING PAPER. (CBC 1404.2/CRC R703.2)

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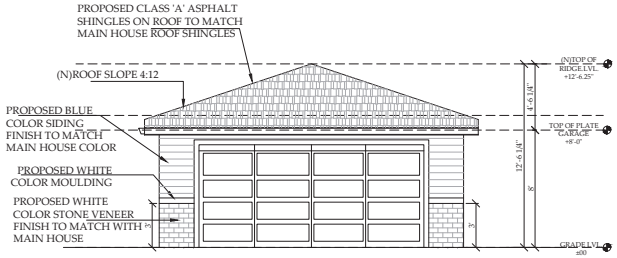
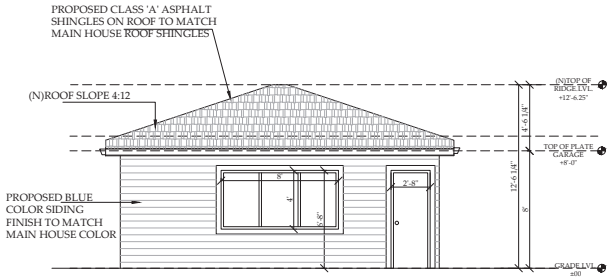
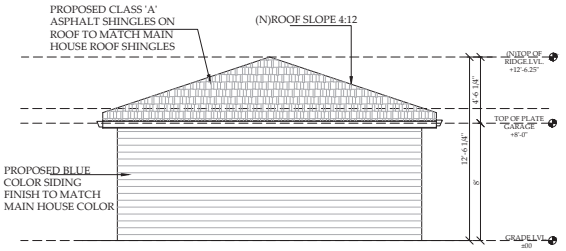


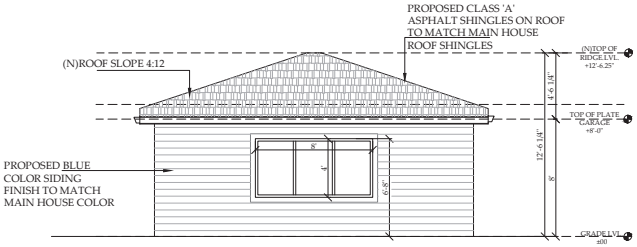
1/4"=1'0" PROPOSED WEST SIDE (FRONT) ELEVATION



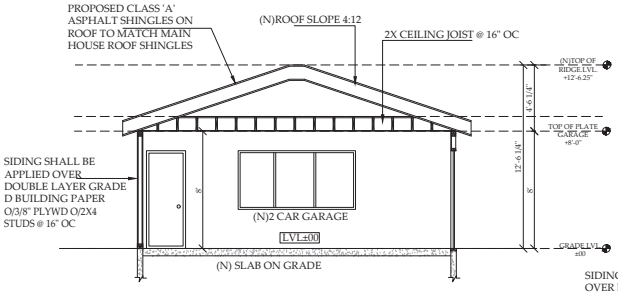
1/4"=1'0" PROPOSED SOUTH SIDE (RIGHT) ELEVATION



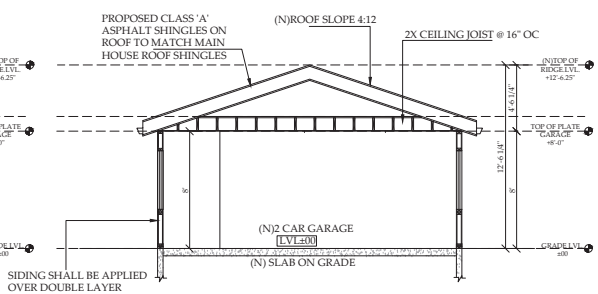
1/4"=1'0" PROPOSED EAST SIDE (REAR) ELEVATION



1/4"=1'0" PROPOSED NORTH SIDE (LEFT) ELEVATION



1/4"=1'0" PROPOSED SECTION AA'



1/4"=1'0" PROPOSED SECTION BB'

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TITLE: PROPOSED GARAGE PLAN, ELEVATION & SECTIONS

A9

NOTE : DESIGN ELEMENTS OF MAIN HOUSE LIKE POSTS, CORNICES OF QUEEN ANNE COTTAGE ARCH. DESIGN WILL BE SAME AS EXISTING.

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A10