

**SECTION NOTES**

CONVENTIONAL LIGHT-FRAME CONSTRUCTION PROVISIONS OF THE CALIFORNIA RESIDENTIAL CODE CHAPTERS 3, 4, 6 AND 8 SHALL APPLY TO THIS PROJECT.

ANY AND ALL ELEMENTS OF THE PREPARED PLANS THAT EXCEED THE MINIMUM STANDARDS REQUIRED BY CODE OR A PROJECT STRUCTURAL ENGINEER SHALL TAKE PRECEDENCE OVER SUCH MINIMUM STANDARDS AND REQUIREMENTS.

ALL LUMBER TO BE USED IN THE CONSTRUCTION AND REMODELING OF THIS STRUCTURE SHALL BE DOUGLAS FIR - LARCH (COAST REGION) GRADE II OR BETTER (SEE ALSO PLANS AND SPECS.).

ALL HEADERS INSTALLED OVER DOORS, WINDOWS, AND ANY NECESSARY OPENINGS ARE TO BE 4X12 DF # 2 OR BETTER (U. N. O.).

PROVIDE DOUBLE TRIMMER OR POST AT EACH SIDE OF OPENINGS 8'-0" OR GREATER (TYP.).

ALL INTERIOR NON-BEARING WALL BRACING TO BE MIN. EITHER A 1/4 DF # 2 CONTINUOUS LET-IN, OR SIMPSON WB STRAPS AT 45° MIN. / 60° MAX. TYPICAL.

ALL EXTERIOR WALL BRACING SHALL BE MIN. 3/8" CDX SOILD PYWOOD SHEATHING WITH 8d NAILS AT 6" O.C. (EDGES) & 12" O.C. (FIELD) TYPICAL UNLESS NOTED OTHERWISE..

EXTERIOR FINISH, WHERE APPLIC., SHALL BE MINIMUM 7/8" STANDARD 3 COAT APPLICATION CEMENT PLASTER (STUCCO) OVER LAYER OF PAPERBACK METAL OR WIRE LATH WITH DRIP SCREED AT BASE. WEATHER-RESISTIVE BARRIERS SHALL BE INSTALLED UNDER LATH AS DESCRIBED ABOVE, AND WHEN APPLIED OVER WOOD BASED SHEATHING SHALL INCLUDE 2 LAYERS OF GRADE D PAPER. PER C.R.C.

NOTE: PAPERBACK STUCCO WIRE IS EQUIVALENT TO 1 LAYER OF GRADE D PAPER.

WALL FRAMING SHALL BE 2X4 STUDS AT 16" O.C. MAX., PROVIDE DOUBLE TOP PLATE WITH MINIMUM 48" LAP SPLICE WITH (2) ROWS OF 16d AT EVERY 6" (TYPICAL).

INSULATE ALL NEW WALLS WITH R-19, CEILING WITH R-38, AND UNDERFLOOR AREAS WITH R-19 MINIMUM BATT INSULATION PER TITLE 24 REQUIREMENTS.

PROVIDE SOLID BLOCKING AT ENDS OF ALL CEILING JOISTS AND RAFTERS WITH SCREENED EAVE VENTS INSTALLED IN PER C.R.C.

PROVIDE CONTINUOUS SCREENED VENT STRIP AT SOFFITED EAVE WITH 2X SOLID BLOCKING AT ENDS OF CEILING JOISTS. DRILL MIN. OF (3) 2" DIA. HOLES IN EACH BLOCK FOR PROPER VENTILATION REQUIREMENTS PER C.R.C.

PROVIDE WEATHER-RESISTIVE BARRIER AT EXTERIOR WALLS (E.G., WOOD SIDING OVER BUILDING PAPER, ETC.), PER 2016 C.R.C. R703.2

ALL NAILING SHALL COMPLY WITH C.R.C. U.N.O. ON THE PLANS OR STRUCTURAL CALCULATIONS.

ADHERED OR ANCHORED VENEER SHALL BE INSTALLED OVER 1" MIN. MORTAR GROUT BACKING OVER PAPERBACKED STUCCO WIRE, AND WHEN APPLIED TO SOLID SHEATHING A CONTINUOUS WEATHER RESTRICTIVE BARRIER MUST FIRST BE INSTALLED. PER C.R.C.

ROOF COVERING TO COMPLY WITH C.R.C. CHAPTER 9 ALL ROOFING MATERIAL MUST BE LABELED AND CERTIFIED PER U.L. AND ASTM STANDARDS, AND MEET THE REQUIREMENTS OF SECTION R305.4.

DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:  
 1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT  
 2. SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT.  
 3. MANUAL S-2004 OR EQUIVALENT.

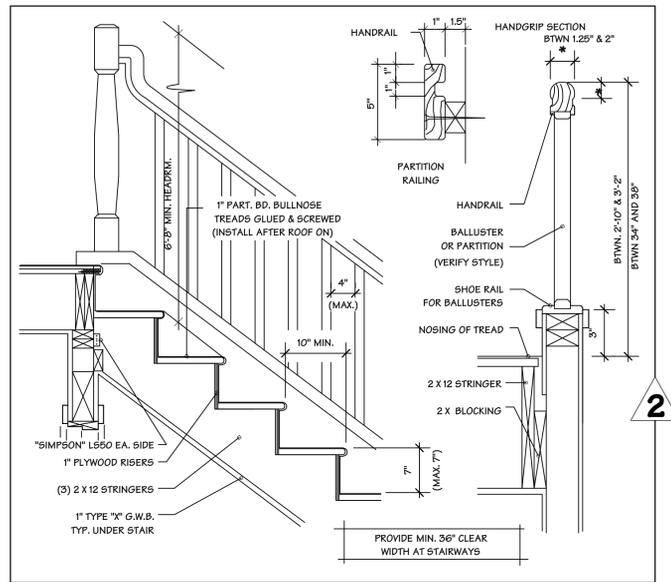
1/2" MINIMUM GYPSUM BOARD (SHEETROCK) TO BE INSTALLED AT ALL WALLS AND FLAT CEILING AREAS WITH 5d NAILS @ 7" O.C. MAX. EACH WAY. REFER TO C.R.C.

5/8" MINIMUM GYPSUM BOARD (SHEETROCK) TO BE INSTALLED AT ALL SLOPED CEILING AREAS WITH 6d NAILS @ 7" O.C. EACH WAY TYPICAL. REFER TO C.R.C.

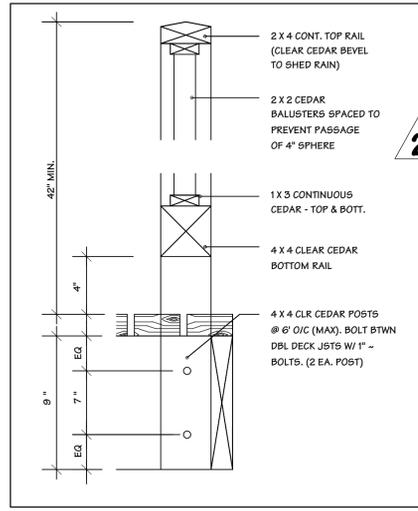
PROVIDE DBL. 2X SOLID BLOCKING ABOVE AND BELOW ALL BEARING AND NON-BEARING PARTITIONS.

INSTALL DBL. 2X FRAMING WITH SIMPSON METAL HANGERS (O.A.E.) AT ALL SKYLIGHT OPENINGS (TYPICAL).

DRAFT STOPPING SHALL BE INSTALLED WHERE THE AREA OF THE CONCEALED SPACES IN THE ATTIC, FLOOR AND / OR WALLS EXCEED 1,000 SQ. FT. PER SECTION R302.12, DIVIDING THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.



**2 STAIR DETAIL**



**2 DECK RAILING**

**FOUNDATION VENTILATION**  
 UNDERFLOOR AREAS SHALL BE VENTILATED BY OPENINGS IN THE EXTERIOR FOUNDATION WALLS. THE REQUIRED NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDERFLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET (915 MM) OF EACH CORNER OF THE BUILDING. THEY SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH MATERIALS PER SECTION C.R.C. 408.2

**FORMULA**  
 UNDERFLOOR AREA (UA) + 150 SQ. FT. = REQUIRED OPEN AREA OF FOUNDATION VENTILATION (ROA)

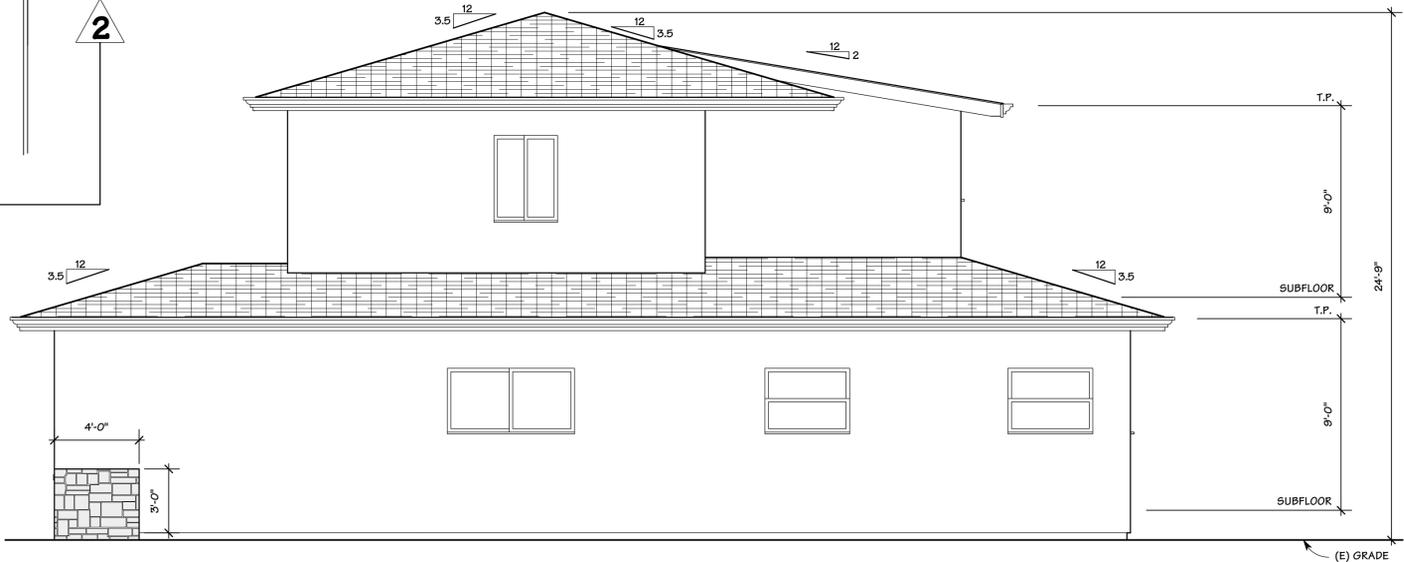
(UA)	=	(ROA) + FREE VENT AREA (FVA) = NUMBER OF VENTS REQUIRED
150 SQ. FT.	=	
(UA)	=	(ROA) = NUMBER OF VENTS REQUIRED
150 SQ. FT.	=	
3,027.3	=	20.1 = MIN. OF 32 NEW VENTS REQUIRED. VENT SIZE 16" X 6" R.O.
150 SQ. FT.	=	.65

**ATTIC VENTILATION**  
 ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY OPENINGS TO THE EXTERIOR (TYPICALLY AT THE EAVE LINE) COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION. THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED PER CRC SECTION 806 AND 806.2

**FORMULA**  
 ATTIC AREA AD + 150 SQ. FT. = REQUIRED OPEN AREA OF ATTIC VENTILATION (ROA)

(AA)	=	(ROA) + FREE VENT AREA (FVA) = NUMBER OF VENTS REQUIRED
150 SQ. FT.	=	
(AA)	=	(ROA) = NUMBER OF VENTS REQUIRED
150 SQ. FT.	=	
3,027.3	=	20.1 = MIN. OF 29 NEW VENTS REQUIRED. VENT SIZE 24" X 6" R.O.
150 SQ. FT.	=	.7

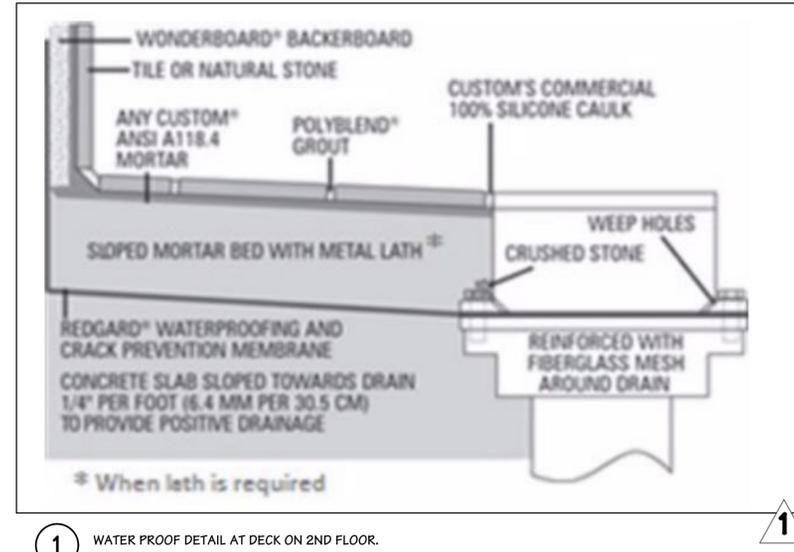
**EXCEPTION:**  
 THE REQUIRED EAVE VENT AREA MAY BE REDUCED TO 1/300 OF THE TOTAL SPACE TO BE VENTILATED -- PROVIDED A MIN. OF 50% OF THE REQUIRED VENT AREA IS SUPPLIED BY GABLE, OR OTHER TYPE ROOF VENTS INSTALLED AT LEAST THREE FEET ABOVE EAVE VENTILATORS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY THE EAVE VENTS.



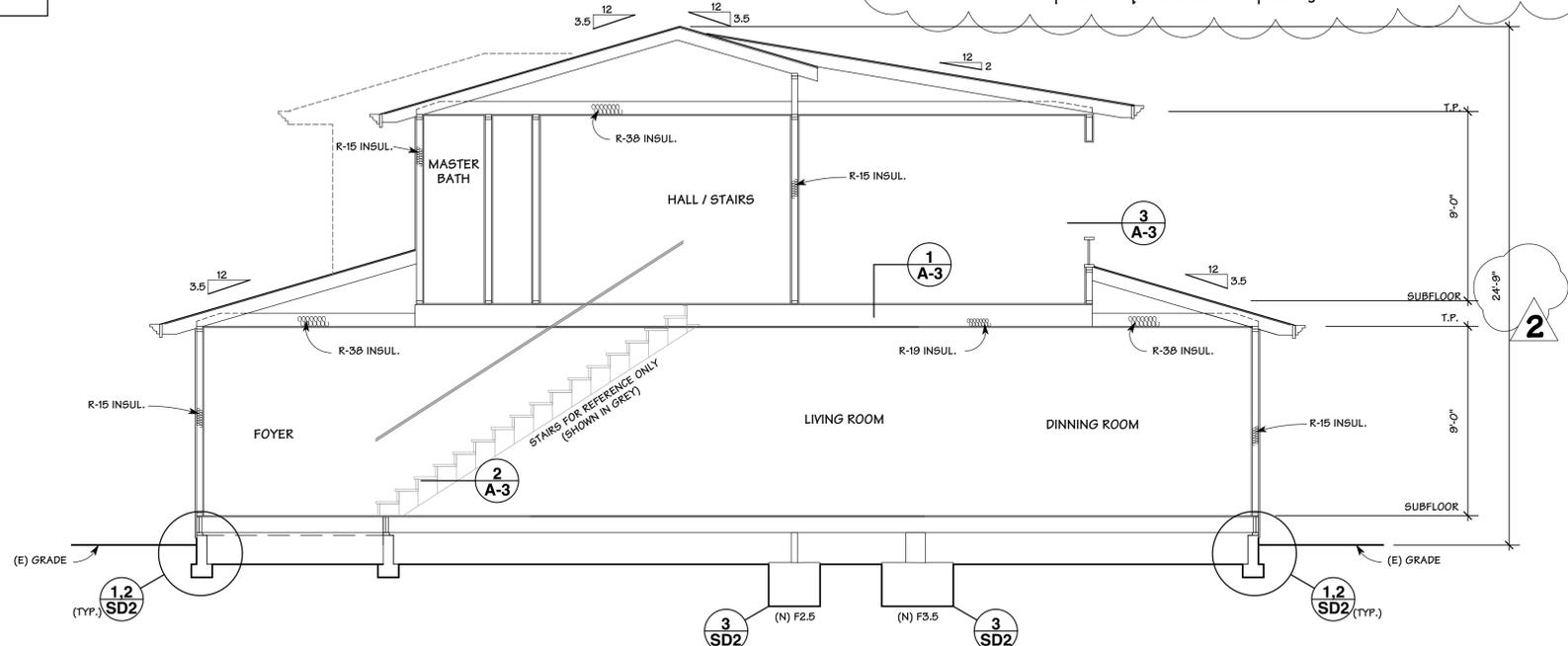
**RIGHT SIDE ELEVATION**

**NOTE:**  
 USE OF ONE OF THE FOLLOWING IS TO BE USED FOR MOISTURE BARRIER OF 2ND FLOOR DECK.

- ICC ESR#1413 - RedGard Waterproofing and Crack Prevention Membrane, C- Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane, and Jambo Waterproofing Membrane
- ICC ESR #2417 - LATICRETE Hydro Ban
- ICC ESR #2785 - Polycoat-Aquatight and Flexideck
- ICC ESR#3474 - Mapelastix AquaDefense Waterproofing Membrane



**1 WATER PROOF DETAIL AT DECK ON 2ND FLOOR.**



**SECTION A**

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

**OWNER:** MR & MRS KOLAPPA  
 3766 EASTWOOD CIRCLE  
 SANTA CLARA, CA. 95054

**DESIGN BY:** PACIFIC BLUE DEVELOPMENTS  
 Michael S Radu  
 35 Colleen Way  
 San Jose, CA 95128  
 (408) 504-6626 Cell

**REVISION:**  
 1 PER CITY COMMENTS DATED 09/11/2020  
 2 PER CITY COMMENTS DATED 09/25/2020

**ELEVATION SECTIONS PLAN NOTES**

**DRAWN BY:** Michael S. Radu

**CHECKED BY:** PBD

**JOB NO.:** 19-05

**DATE:** 10/12/2020

**SCALE:** AS SHOWN

**SHEET:** A-3