SECTION NOTES

CONVENTIONAL LIGHT-FRAME CONSTRUCTION PROVISIONS OF THE CALIFORNIA BUILDING CODE CHAPTER 23 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 1X4 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. U.B.C. SECTIONS 1402.1, 2506, & 2508 (SEE ALSO TABLES 25B, C, D, & F).

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

EXTERIOR FINISH, WHERE APPLICABLE, SHALL BE 6" WOOD LAP SIDING OVER ONE LAYER OF GRADE D BUILDING PAPER APPLIED AS DESCRIBED ABOVE.

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-13, CEILINGS WITH R-30, AND UNDERFLOOR AREAS WITH R-19 MINIMUM BATT INSULATION TYPICAL PER TITLE 24 REQUIREMENTS.

PROVIDE SOLID BLOCKING AT ENDS OF ALL CEILING JOISTS AND RAFTERS WITH SCREENED EAVE VENTS INSTALLED IN PER C.B.C. SECTION 1505.3

PROVIDE CONTINUOS 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.B.C. SECTION 1505.3

ALL NAILING SHALL COMPLY WITH U.B.C. TABLE 23-II-B1 U.N.O. ON THE PLANS OR STRUCTURAL CALCULATIONS.

ROOFING MATERIAL TO BE MEDIUM WOOD SHAKES (OR MATCH EXISTING), OVER LAYER OF TYPE 30 RAG FELT INSTALLED OVER 1/2" MIN. APA RATED (24/16) CDX PLYWOOD SHEATHING WITH 8d NAILS AT 6" (E) & 12" (F). USE T&G PLY OR 'H' CLIPS AT 48" O.C. (TYPICAL).

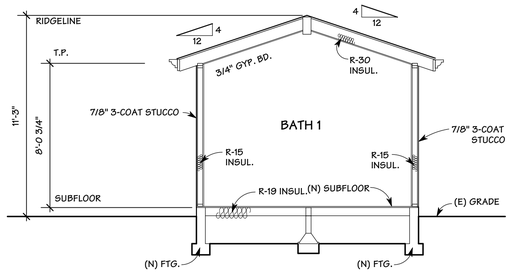
ROOFING MATERIAL TO BE FIBERGLASS COMPOSITION SHINGLES OVER TYPE 30 SATURATED RAG FELT INSTALLED OVER 1/2" MIN. APA RATED (24/16) CDX PLYWOOD SHEATHING WITH 8d NAILS AT 6" (E) & 12" (F). USE T&G PLY OR 'H' CLIPS AT 48" O.C. (TYPICAL).

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 U.B.C. TABLE 25G.

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 U.B.C. TABLE 25G.

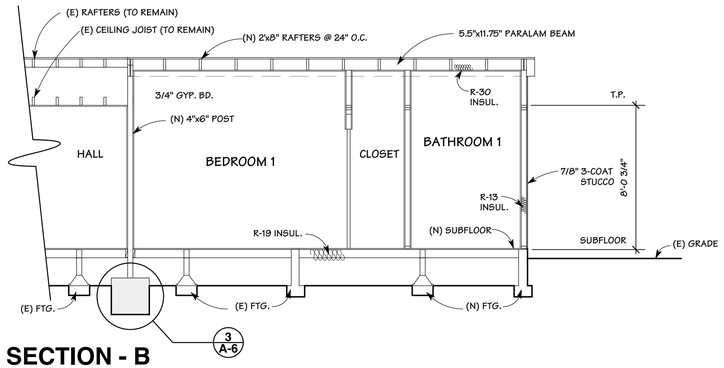
PROVIDE DBL. 2X SOLID BLOCKING ABOVE AND BELOW ALL BEARING AND NON-BEARING PARTITIONS.

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



SECTION - A

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



SECTION - B

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

EXTERIOR ELEVATION NOTES

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. SUCH BARRIER SHALL BE EQUAL TO THAT PROVIDED FOR IN THE C.B.C. STANDARDS AND APPLIED DIRECTLY OVER STUDS OR SHEATHING AT ALL EXTERIOR WALLS. BARRIERS SHALL BE INSTALLED HORIZONTALLY, WEATHERBOARD FASHION, WITH UPPER LAYER LAPPED OVER LOWER LAYER NOT LESS THAN 2 INCHES. WHERE VERTICAL JOINTS OCCUR LAP BARRIER NOT LESS THAN 6 INCHES. PER C.R.C.

EXTERIOR STUCCO FINISH SHALL BE A 3-COAT SYSTEM, 7/8 INCH MINIMUM THICK, HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). PER C.R.C. R703.7, R703.7.2.1 AND R703.7.3

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

FLASH ALL EXTERIOR OPENINGS EXPOSED TO THE WEATHER WITH SHEET METAL OR APPROVED WATERPROOF PAPER. EXTEND AT LEAST 3" UNDER BUILDING PAPER BEHIND EXTERIOR WALL COVERING. ALL PENETRATIONS SHALL BE THOROUGHLY CAULKED AND SEALED. PER C.R.C.

WHERE REQUIRED, PROVIDE 26 GA. G.I. STEP FLASHING AT ALL ROOF TO WALL CONNECTIONS, CRICKET FLASHING AT ALL CHIMNEYS, AND SADDLE FLASHING AT ALL SKYLIGHTS (UNLESS SELF FLASHING).

PROVIDE 26 GA. GI FLASHING AT ALL NEW CONCRETE PORCH/STOOP AREAS WHERE CONTACT WITH WOOD FRAMING WILL OCCUR.

STAIRS AND STEP RISER HEIGHT SHALL BE NOT MORE THAN 73/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).
RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE. THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).
PER C.R.C SECTIONS R311.7.5.1 RISERS AND R311.7.5.2 TREADS.

ANCHORED MASONRY VENEER SHALL BE 22 GA GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING NO. 9 GA CONTINUOUS WIRE JOINT REINFORCEMENT) TO RESULT IN ONE ANCHOR PER 2-SQ. FT. OF MASONRY VENEER (E.G., SPACED @ 24" O.C. MAXIMUM HORIZONTAL AND 12" O.C. MAXIMUM VERTICAL).
PER C.R.C. SECTION R703.8, TABLE R703.3(1) AND FIGURE R703.8, AND R703.12

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 R905.4.

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.

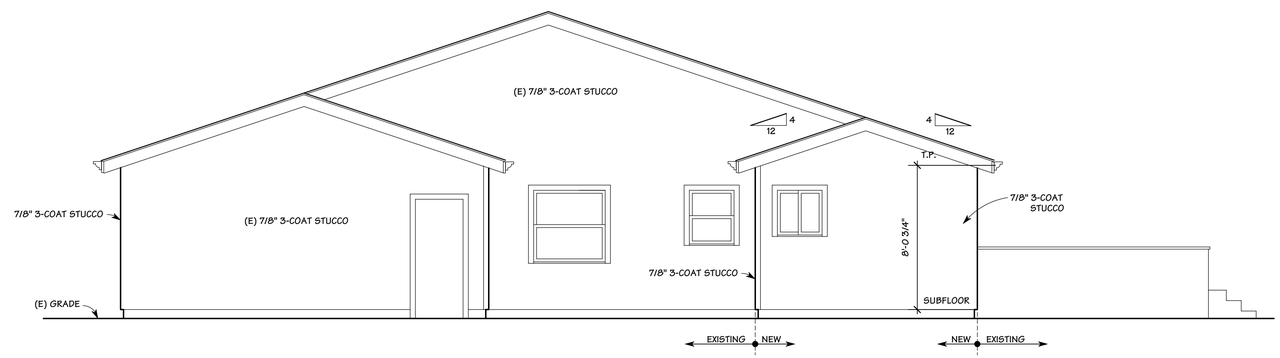
ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVETREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED.
PER C.R.C. SECTION 317.1.2

AN 18" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF FLOOR JOISTS. FURTHER, SPECIFY A 12" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF GIRDERS. PER C.R.C. SECTION 317.1

USE PTDF AT FOUNDATION. PER C.R.C. SECTION 317.1 ITEM 3

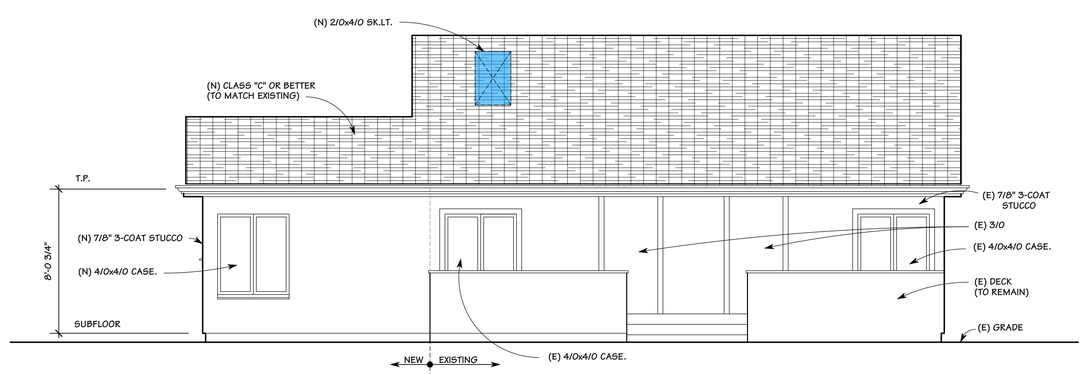
CONCRETE PEDESTAL, WITHIN THE CRAWLSPACE, PROJECTING 1 INCH (25 MM) ABOVE A CONCRETE FLOOR OR 6 INCHES (152 MM) ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER.
PROJECTING 6" MINIMUM ABOVE EXPOSED EARTH.
PER C.R.C. 317.1.4 EXCEPTION 1

CONCRETE PIERS PROJECT 8" MINIMUM ABOVE EXPOSED EARTH. SHALL BE COVERED BY AN IMPERVIOUS MOISTURE BARRIER.
PER C.R.C. R317.1.4 EXCEPTION 2



SIDE ELEVATION

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



REAR ELEVATION

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

OWNER:
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REVISION:

ELEVATIONS
SECTIONS
PLAN NOTES

DRAWN BY
Michael S. Radu

CHECKED BY
PBD

JOB NO.
24-20

DATE
11/24/2024

SCALE
AS SHOWN

SHEET
A-2