

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 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. G.I. 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 7 3/4 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 ENCASED IN 3/8 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 R703.3, TABLE R703.3(1) AND FIGURE R703.3, 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.

ROOFING MATERIAL TO BE LIGHTWEIGHT METAL TILE (ICD# 9001) 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 PLYWOOD OR 'H' CLIPS AT 48" O.C. (TYPICAL).

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.

NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2". ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. PER C.R.C. SECTION S19.1

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-PRESERVATIVE TREATED 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 S17.1.2

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 S17.1

USE PTDF AT FOUNDATION. PER C.R.C. SECTION S17.1 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. S17.1.4 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

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) / 150 SQ. FT. = (ROA) + FREE VENT AREA (FVA) = NUMBER OF VENTS REQUIRED

(UA) / 150 SQ. FT. = (ROA) / (FVA) = NUMBER OF VENTS REQUIRED

749.5 / 150 SQ. FT. = 4.99 / .65 = MIN. OF 8 NEW VENTS REQUIRED. VENT SIZE 16" X 6" R.O.

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 808 AND 806.2

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

(AA) / 150 SQ. FT. = (ROA) + FREE VENT AREA (FVA) = NUMBER OF VENTS REQUIRED

(AA) / 150 SQ. FT. = (ROA) / (FVA) = NUMBER OF VENTS REQUIRED

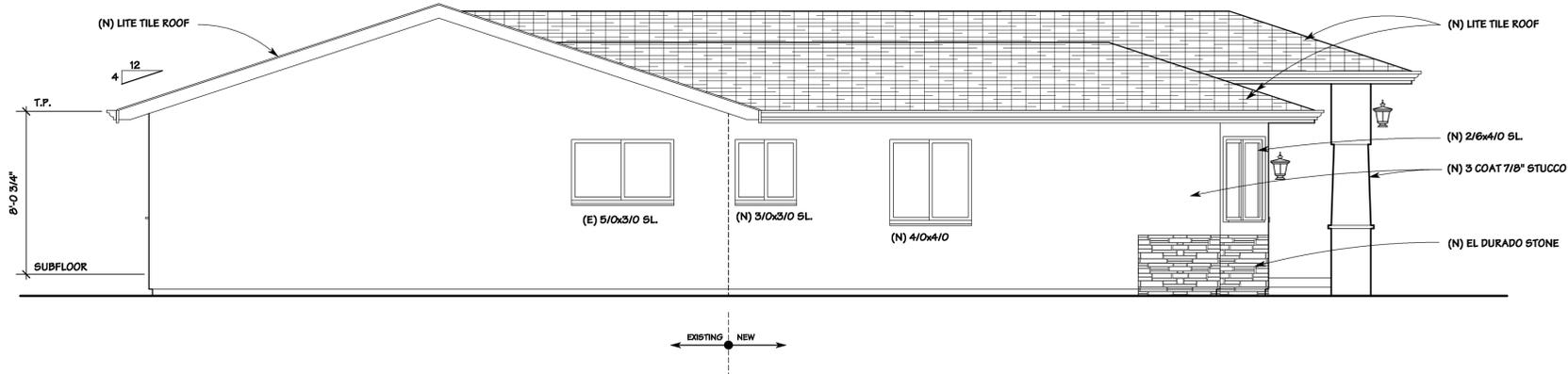
749.5 / 150 SQ. FT. = 4.99 / .7 = MIN. OF 8 NEW VENTS REQUIRED. VENT SIZE 24" X 6" R.O.

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.



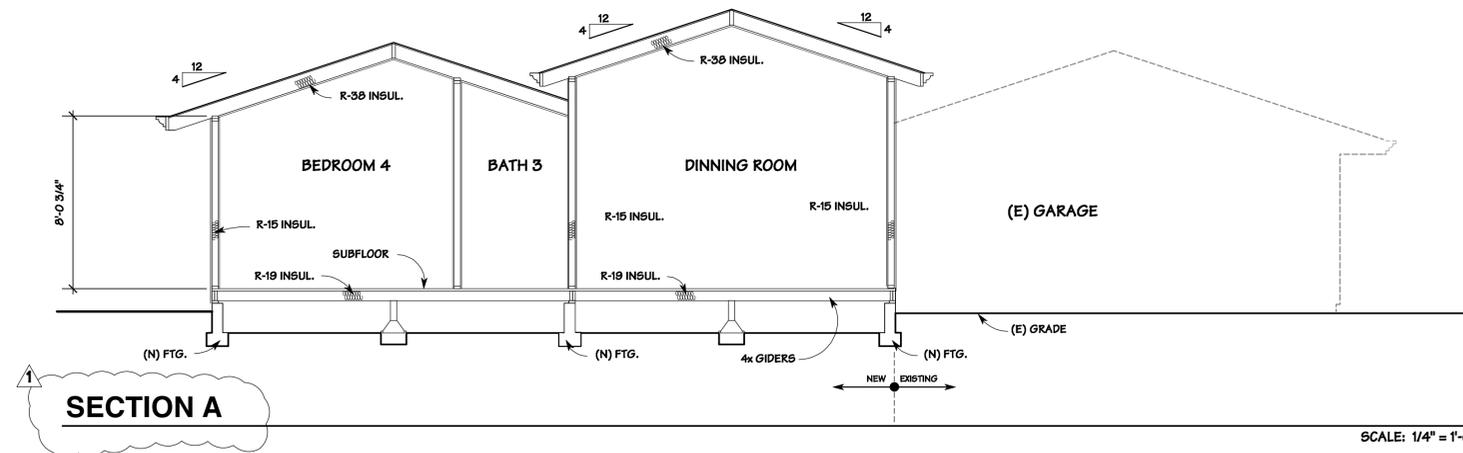
PROPOSED FRONT ELEVATION

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



PROPOSED SIDE ELEVATION

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



OWNER: MR & MRS SHRIVASTAVA
 4188 EGGERS DRIVE
 FREMONT, CA. 94536

DESIGN BY:
 PACIFIC BLUE DEVELOPMENTS
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 Campbell, CA, 95008
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REVISION:

1	FIRST SUBMITTAL DATED 12/27/2019
2	PER CITY COMMENTS DATED 02/04/2020

EXTERIOR ELEVATIONS
 PLAN NOTES

DRAWN BY
 Michael S. Radu

CHECKED BY
 PBD

JOB NO.
 19-16

DATE
 06/16/2020

SCALE
 AS SHOWN

SHEET

A-2