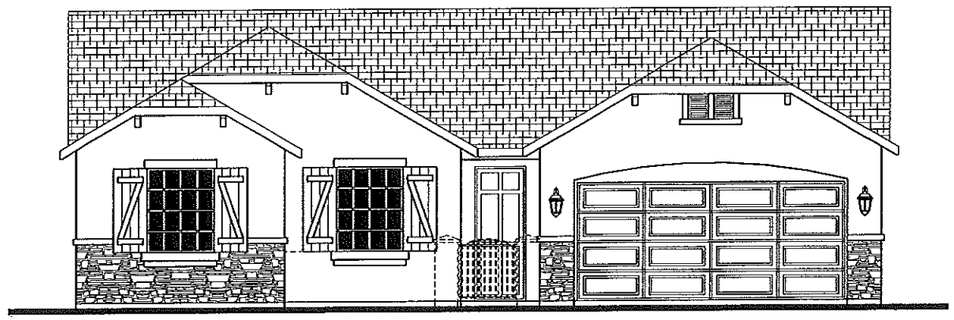
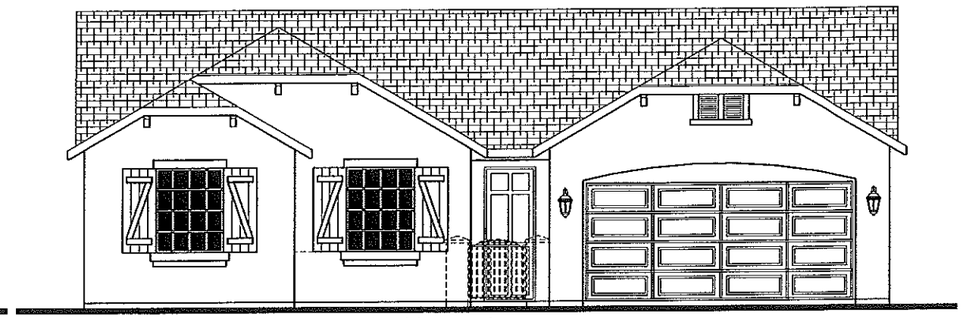
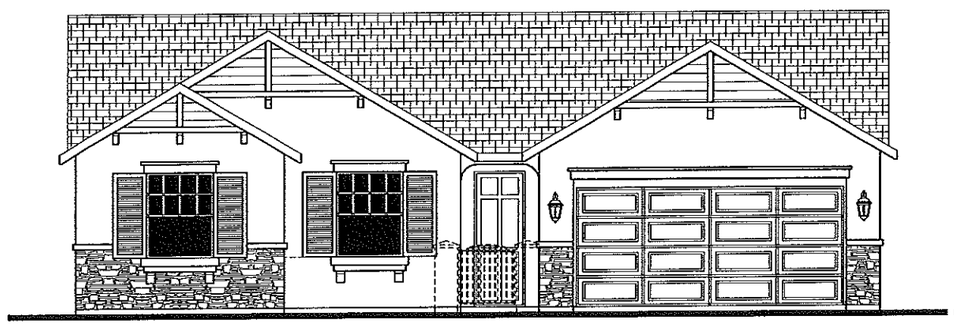
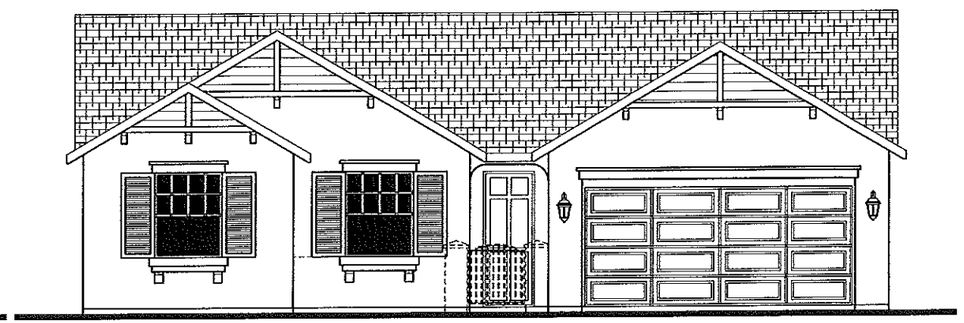




FRONT ELEVATION - A

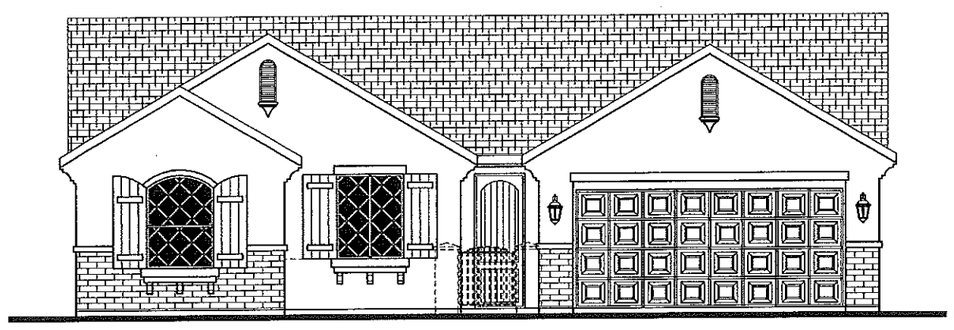
(FRENCH COTTAGE)





FRONT ELEVATION - B

(ENGLISH COTTAGE)



FRONT ELEVATION - C

(AMERICAN COTTAGE)

EXTERIOR ELEVATIONS

DATE DRAWN: 1-2012

REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2010 CRC.
2. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
3. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FREZE BLOCK.
4. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
7. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.
9. THERMAL BARRIER REQUIREMENT:
WITHIN AN ATTIC OR CRAWL SPACES, THE FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY 1.5-INCH THICK MINERAL FIBER INSULATION; 0.25-INCH THICK WOOD STRUCTURAL PANEL, PARTICLE BOARD OR HARDBOARD; 0.375 GYPSUM WALL BOARD; CORROSION-RESISTENT STEEL HAVING A BASE METAL THICKNESS OF 0.16 INCH OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC IS NOT EXPOSED. 2010 CRC.
NOTE:
FOR ONE OR TWO COAT STUCCO SYSTEMS:
FALCON FOAM (ESR-1952) EXPANDED POLYSTYRENE INSULATION BOARDS, FALCON FOAM T&G BOARD (T&G I & T&G II, T&G III), FALCON FOAM TALON TREATMENT, FALCON FOAM E.I.F.S. COMPLIANT BOARD (EWD-90), FALCON D20, AND THERMALSTAR WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT, FALCON FOAM T&G BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AS A COMPONENT OF A ONE-COAT CEMENTITIOUS EXTERIOR WALL COATING SYSTEM.

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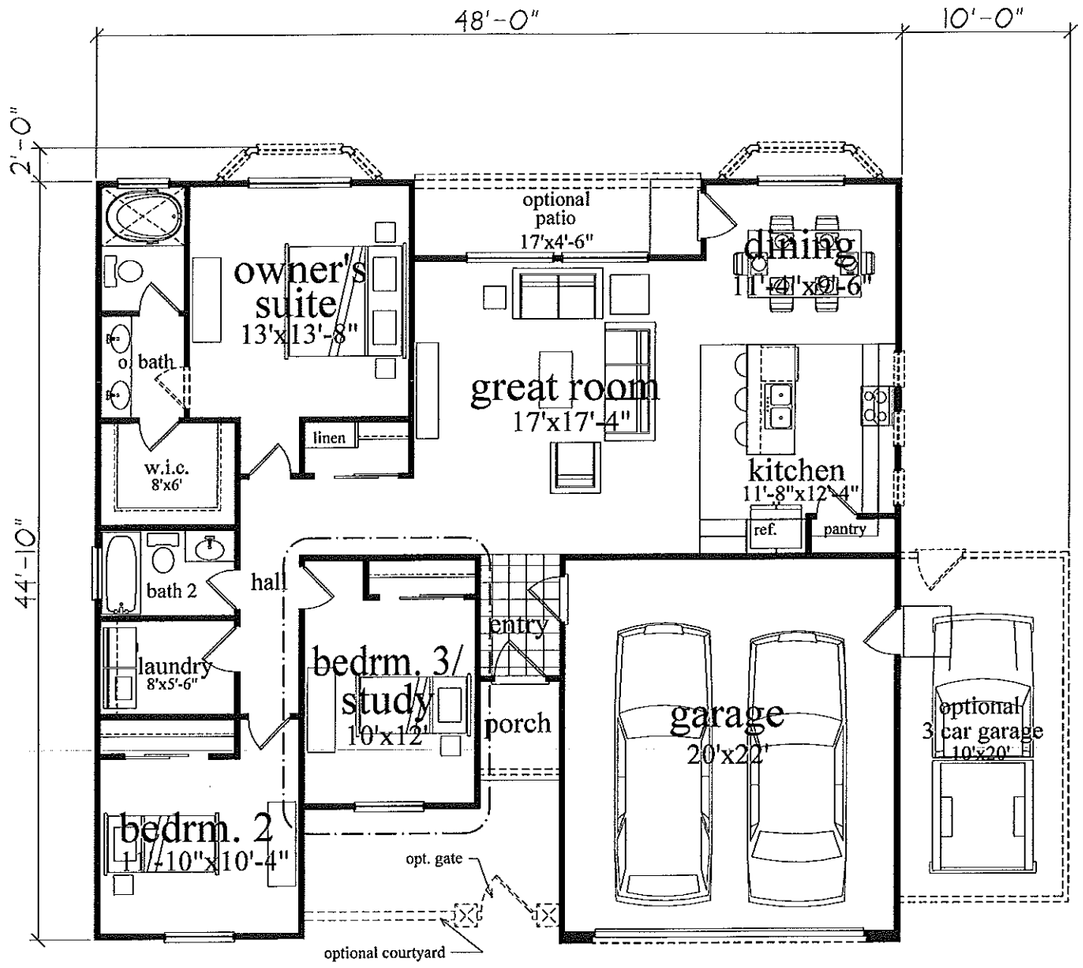
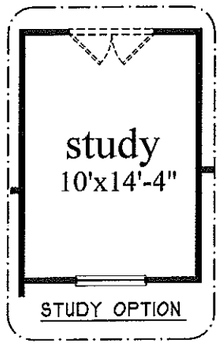
Clovis, Ca. 93619-8359
(559) 298-5935
Celebrating our 27th year!

PLAN NO. 1470	JOB NO: JB:1470
DRAWN BY: RON POPE	SHEET NO: A-3
SCALE: 1/4" = 1'-0"	





FLOOR AREA	
TOTAL LIVING AREA:	1470 SQ.FT.
GARAGE:	452 SQ.FT.
OPTIONAL 3 CAR GARAGE:	207 SQ.FT.
COVERED PORCH:	20 SQ.FT.
COVERED PATIO:	77 SQ.FT.
OPTIONAL BAY WINDOW:	16 SQ.FT.

FLOOR PLAN

DATE DRAWN: 7-2012
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. 2010 CRC 307.1.
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. WATER RESISTANT GYPSUM BD. IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS.
3. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.75 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR).
4. PROVIDE A MAXIMUM SILL HEIGHT OF 44-INCHES ABOVE THE FINISHED FLOOR FOR ALL WINDOWS THAT ARE USED FOR EMERGENCY EXITS. (CRC R310.1)
5. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
6. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELLED AS SUCH FOR INSPECTION PURPOSES.
7. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
8. FOR INSTALLATION OF TANK TYPE HOT WATER HEATERS, PROVIDE A 2" WIDE X 26 GAUGE METAL STRAP AT THE UPPER AND LOWER 1/3 OF THE TANK.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
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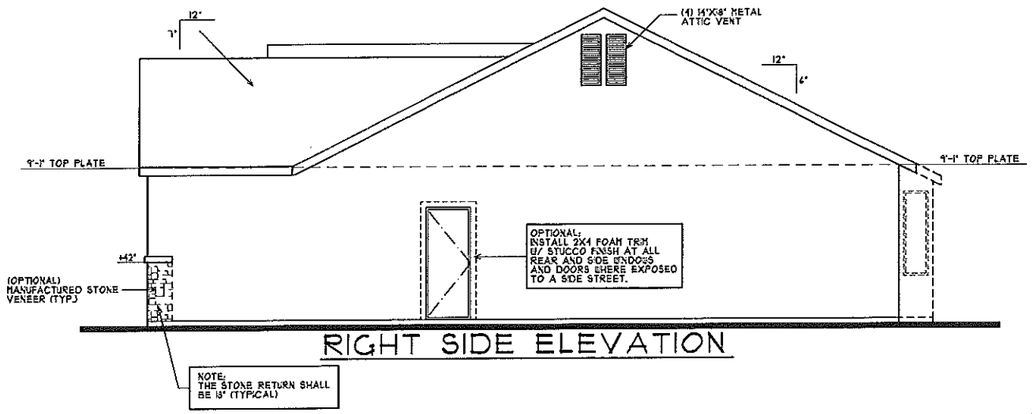
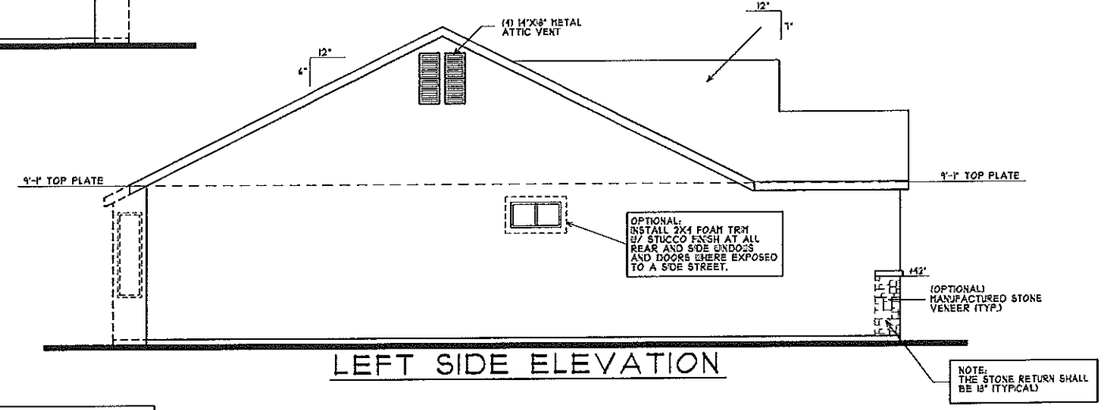
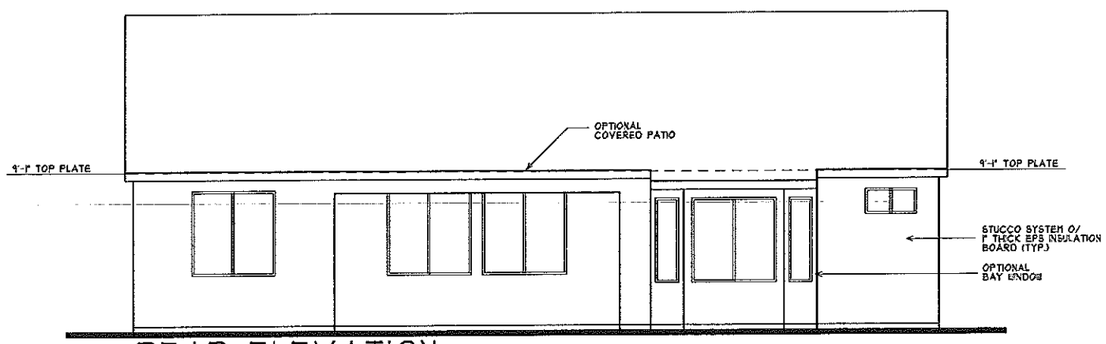
PLAN NO. 1470
JOB NO: JB#1410
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A-2



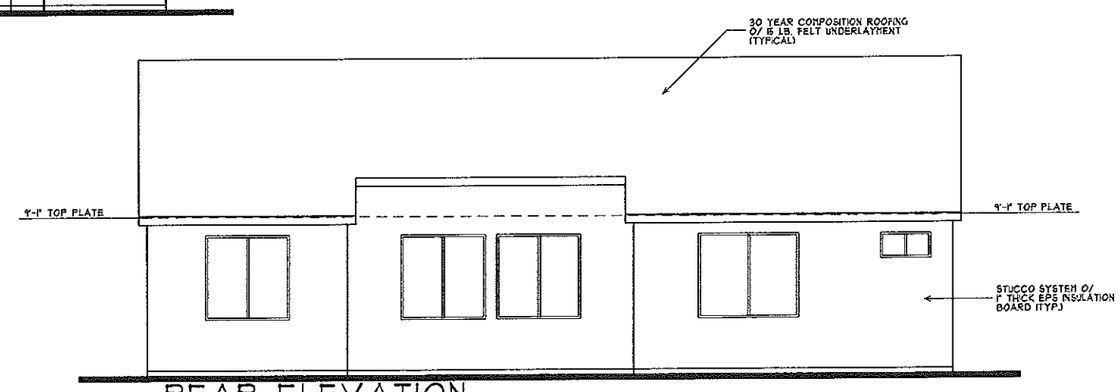
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION
(W/ OPTIONS)



REAR ELEVATION
(STANDARD)

EXTERIOR ELEVATIONS

DATE DRAWN: 7-2012

REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

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(559) 298-3935
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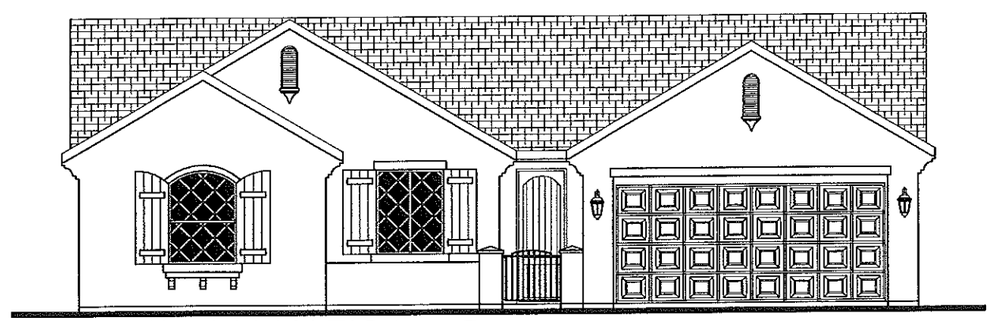
PLAN NO. 1470	JOB NO: JB:1470
DRAWN BY: RON POPE	SHEET NO: A-4
SCALE: 1/4" = 1'-0"	

FRONT ELEVATION - A
(FRENCH COTTAGE)

FRONT ELEVATION - B
(ENGLISH COTTAGE)



FRONT ELEVATION - C
(AMERICAN COTTAGE)

EXTERIOR ELEVATIONS

DATE DRAWN:
7-2012

REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

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AUG 2 2012

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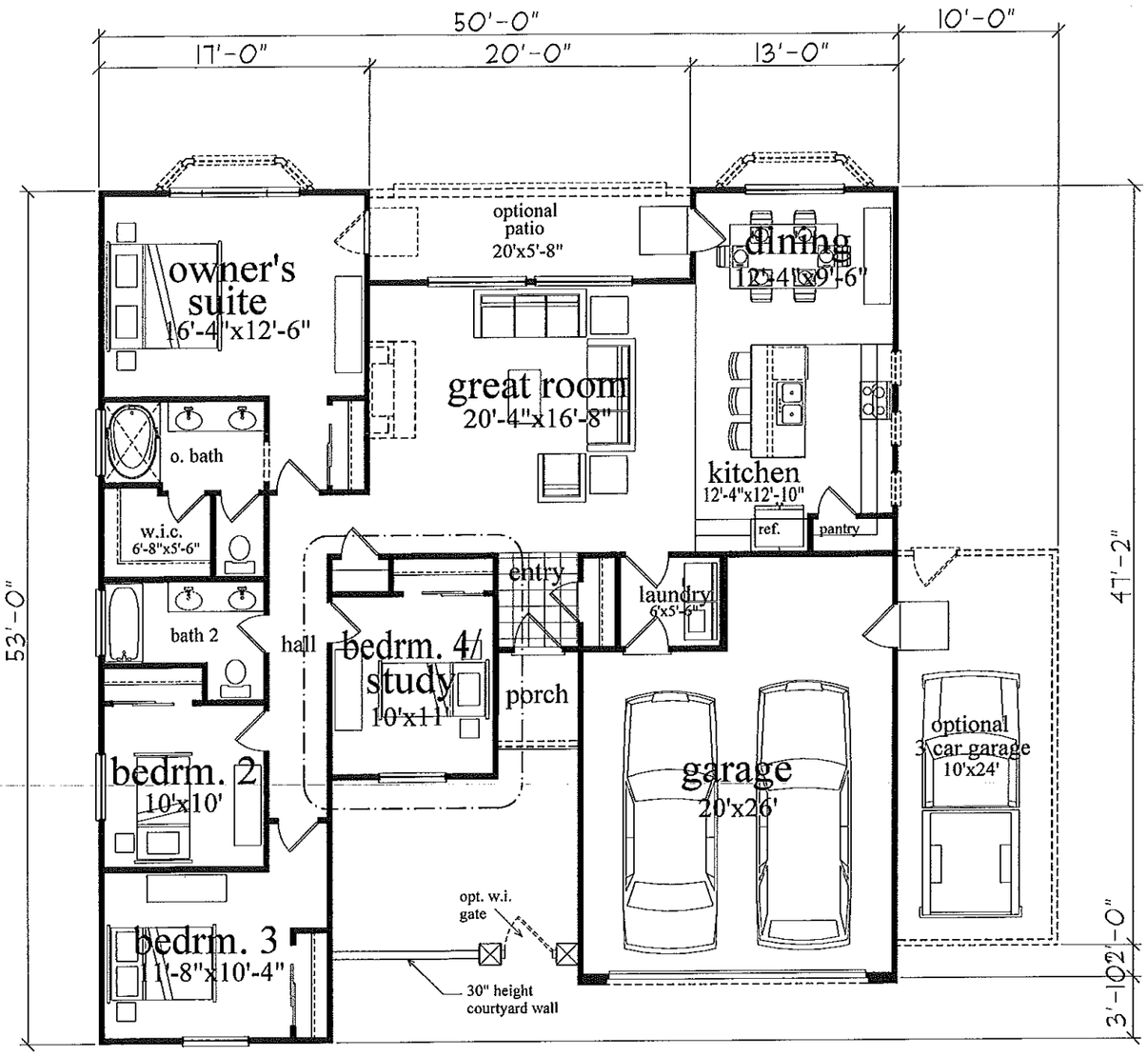
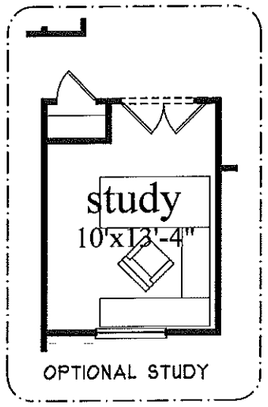
PLAN NO. 1695	JOB NO: JB:1695
DRAWN BY: RON POPE	SHEET NO: A-3
SCALE: 1/4" = 1'-0"	





RECEIVED
AUG 2 2012

FLOOR AREA	
TOTAL LIVING AREA:	1695 SQ.FT.
GARAGE:	439 SQ.FT.
OPTIONAL 3 CAR GARAGE:	245 SQ.FT.
COVERED PORCH:	34 SQ.FT.
OPTIONAL PATO:	113 SQ.FT.
OPTIONAL BAY WINDOW:	16 SQ.FT.

FLOOR PLAN

DATE DRAWN: 1-2012
REVISIONS: DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

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STUD REQUIREMENTS:
NOTE:
ALL STUDS TO BE 2X4 STD. GRADE OR BETTER @ 16" O.C. (U.N.O.)

LUMBER: SIZE, GRADE, AND SPECIES:
a) STUDS: DF #2 OR BETTER
b) TOP PLATES: DF #2 OR BETTER
c) SILL PLATES: PRESSURE TREATED
d) HEADERS AND BEAMS: DF#2 OR BETTER (U.O.N.)
*NOTE:
FOR GLUE-LAM BEAMS, PROVIDE A.I.T.C. CERTIFICATES TO BUILDING OFFICIAL PRIOR TO INSTALLATION.

COMPLY WITH
CRC 2010
TABLE R602.3(1)
FASTENER SCHEDULE

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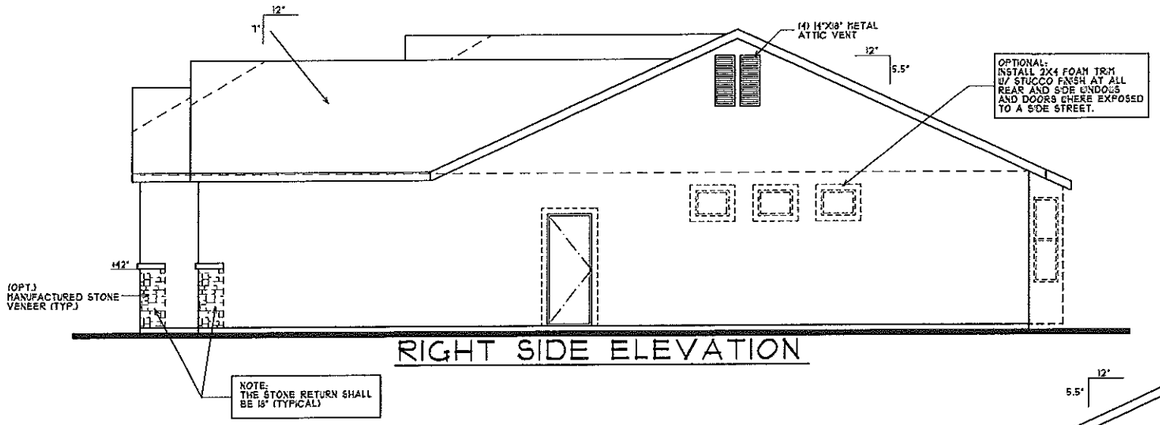
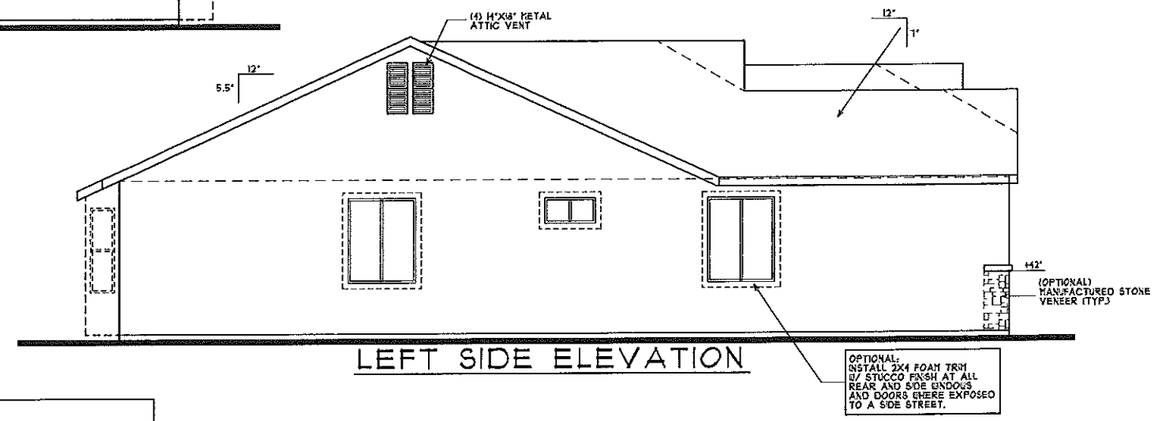
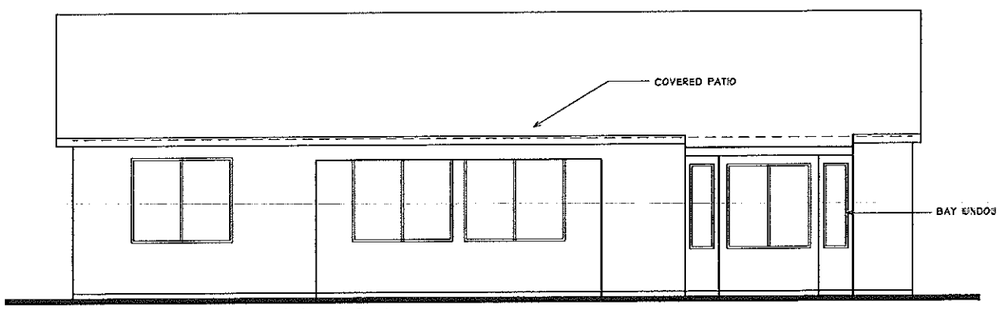
PLAN NO. 1695
JOB NO: JB:1695
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A-2



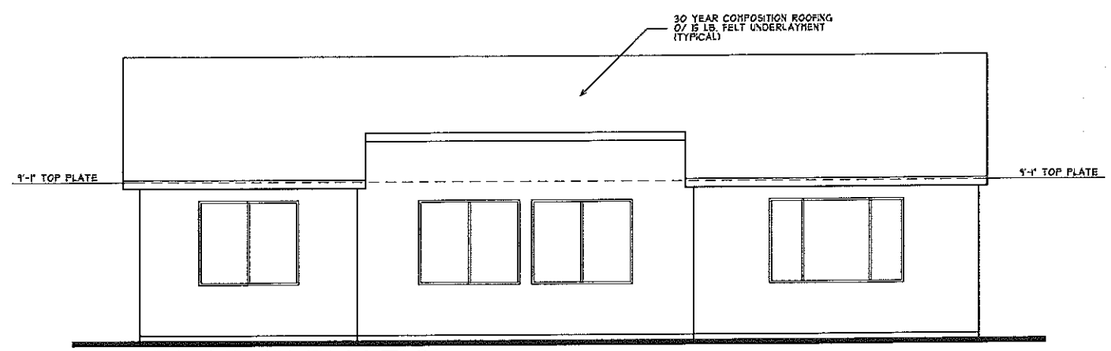
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION
(W/ OPTIONS)



REAR ELEVATION
(STANDARD)

EXTERIOR ELEVATIONS

DATE DRAWN: 1-2012
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

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RECEIVED
AUG 2 2012

Ron Pope & Associates
Residential Designer Since 1985
468 W. Kenosha Ave.
Clovis, Ca. 93619-8359
(559) 298-5935
Celebrating our 27th year!

PLAN NO. 1695		JOB NO: JB:1695
	DRAWN BY: RON POPE	SHEET NO:
	SCALE: 1/4" = 1'-0"	A-4

FRONT ELEVATION - A
(FRENCH COTTAGE)

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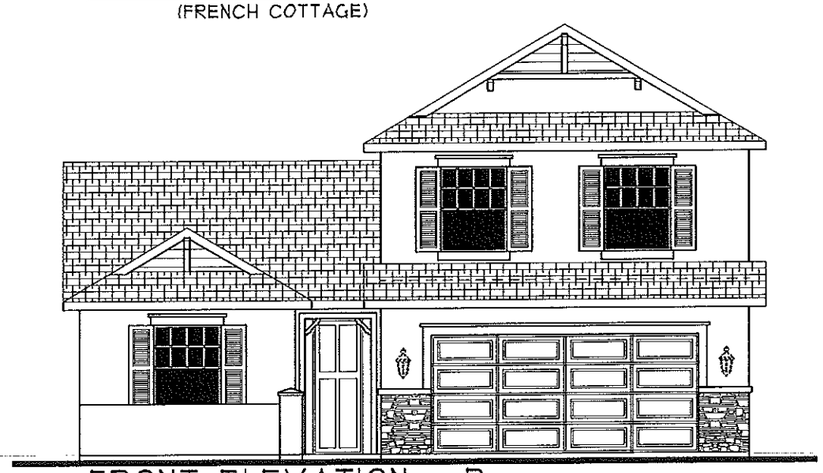
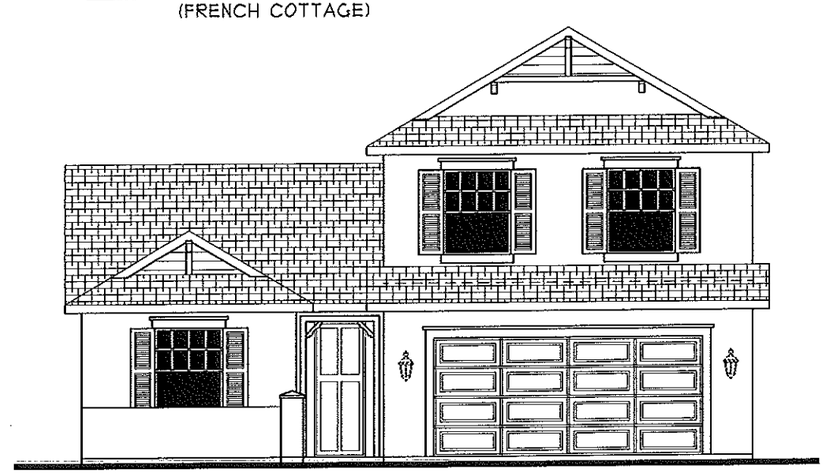
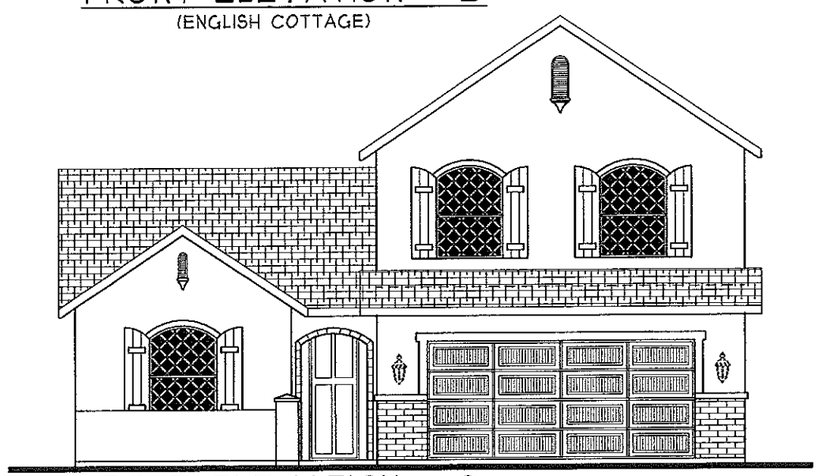
(FRENCH COTTAGE)



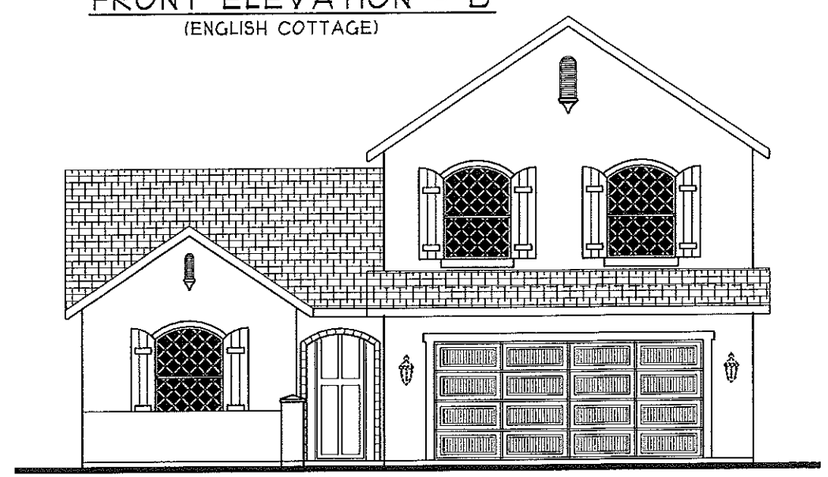
FRONT ELEVATION - B
(ENGLISH COTTAGE)



FRONT ELEVATION - B
(ENGLISH COTTAGE)



FRONT ELEVATION - C
(AMERICAN COTTAGE)



FRONT ELEVATION - C
(AMERICAN COTTAGE)

EXTERIOR ELEVATIONS

DATE DRAWN: 8-2012
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2010 CRC.
2. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLY-WOOD SHEATHING.
3. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FREEZE BLOCK.
4. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
7. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.
9. THERMAL BARRIER REQUIREMENT:
WITHIN AN ATTIC OR CRAWL SPACES, THE FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY 1.5-INCH THICK MINERAL FIBER INSULATION; 0.25-INCH THICK WOOD STRUCTURAL PANEL, PARTICLE BOARD OR HARDBOARD; 0.375 GYPSUM WALL BOARD; CORROSION-RESISTENT STEEL HAVING A BASE METAL THICKNESS OF 0.16 INCH OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC IS NOT EXPOSED. 2010 CRC.
NOTE:
FOR ONE OR TWO COAT STUCCO SYSTEMS:
FALCON FOAM (ESR-1552) EXPANDED POLYSTYRENE INSULATION BOARDS, FALCON FOAM TAG BOARD (TAG I & TAG II, TAG IR), FALCON FOAM TALON TREATMENT, FALCON FOAM E.I.F.S. COMPLIANT BOARD (EWG-90), FALCON D20, AND THERMALSTAR WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT, FALCON FOAM TAG BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AS A COMPONENT OF A ONE-COAT CEMENTITIOUS EXTERIOR WALL COATING SYSTEM.

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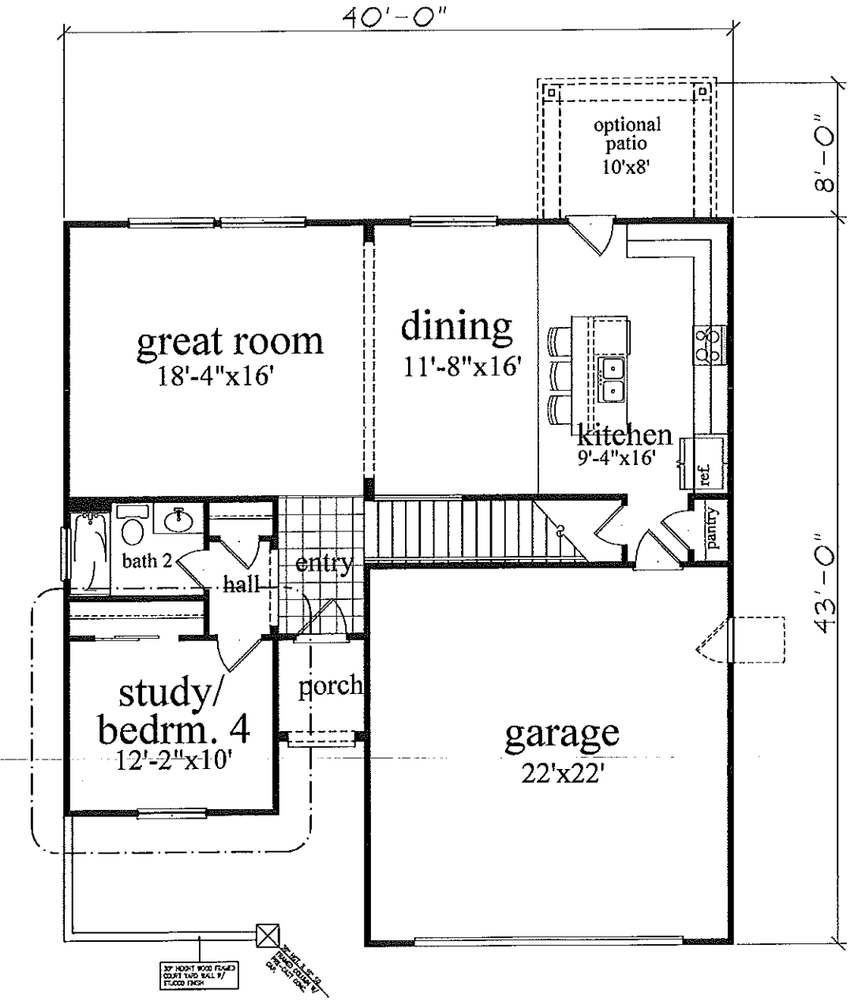
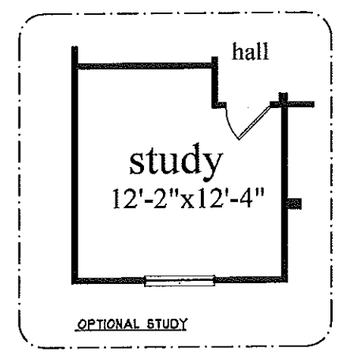
	DRAWN BY: RON POPE	SHEET NO: A-4
	SCALE: 1/4" = 1'-0"	





AUTOMATIC FIRE SPRINKLER SYSTEMS:

1. R313.2 ONE AND TWO FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS:
   AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE AND TWO FAMILY DWELLINGS.
   EXCEPTION:
   AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED FOR ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS THAT ARE NOT ALREADY PROVIDED WITH AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM.
2. R313.2.1 DESIGN AND INSTALLATION:
   AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.
3. R313.3 DWELLING UNIT FIRE SPRINKLER SYSTEMS:
   R313.3.1 GENERAL: WHERE INSTALLED, RESIDENTIAL FIRE SPRINKLER SYSTEMS, OR PORTIONS THEREOF, SHALL BE IN ACCORDANCE WITH NFPA 13D OR SECTION R313.3, WHICH SHALL BE CONSIDERED EQUIVALENT TO NFPA 13D. SECTION R313.3 SHALL APPLY TO STAND ALONE AND MULTIPURPOSE WET-PIPE SPRINKLER SYSTEMS THAT DO NOT INCLUDE THE USE OF ANTI-FREEZE. A MULTI-PURPOSE FIRE SPRINKLER SYSTEM SHALL SUPPLY DOMESTIC WATER TO BOTH FIRE SPRINKLERS AND PLUMBING FIXTURES. A STAND-ALONE SPRINKLER SYSTEM SHALL BE SEPARATE AND INDEPENDENT FROM THE WATER DISTRIBUTION SYSTEM. A BACK-FLOW PREVENTER SHALL NOT BE REQUIRED TO SEPARATE A STAND-ALONE SPRINKLER SYSTEM FROM THE WATER DISTRIBUTION SYSTEM.
4. R313.3.1.1 REQUIRED SPRINKLER LOCATIONS:
   SPRINKLERS SHALL BE INSTALLED TO PROTECT ALL AREAS OF A DWELLING UNIT.
   EXCEPTIONS:
   1. ATTICS, CRAWL SPACES AND NORMALLY UNOCCUPIED CONCEALED SPACES THAT DO NOT CONTAIN FUEL-FIRED APPLIANCES DO NOT REQUIRE SPRINKLERS. IN ATTICS, CRAWL SPACES AND NORMALLY UNOCCUPIED CONCEALED SPACES THAT CONTAIN FUEL-FIRED EQUIPMENT, A SPRINKLER SHALL BE INSTALLED ABOVE THE EQUIPMENT; HOWEVER, SPRINKLERS SHALL NOT BE REQUIRED IN THE REMAINDER OF THE SPACE.
   2. CLOTHES CLOSETS, LINEN CLOSETS AND PANTRIES NOT EXCEEDING 24 SQUARE FEET IN AREA, WITH THE SMALLEST DIMENSION NOT GREATER THAN 3 FEET AND HAVING WALL AND CEILING SURFACES OF GYPSUM BOARD.
   3. BATHROOMS NOT MORE THAN 55 SQUARE FEET IN AREA.
   4. DETACHED GARAGES; CARPORTS WITH NO HABITABLE SPACE ABOVE; OPEN ATTACHED PORCHES; UNHEATED ENTRY AREAS, SUCH AS MUD ROOMS, THAT ARE ADJACENT TO AN EXTERIOR DOOR; AND SIMILAR AREAS.
5. R313.3.2 SPRINKLERS:
   SPRINKLERS SHALL BE NEW LISTED RESIDENTIAL SPRINKLERS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPRINKLER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. R313.2.6 SPRINKLER MODIFICATIONS PROHIBITED:
   PAINTING, CAULKING OR MODIFYING OF SPRINKLERS SHALL BE PROHIBITED. SPRINKLERS THAT HAVE BEEN PAINTED, CAULKED, MODIFIED OR DAMAGED SHALL BE REPLACED WITH NEW SPRINKLERS.

FLOOR AREA

TOTAL LIVING AREA:	1848 SQ.FT.
FIRST FLOOR:	1036 SQ.FT.
SECOND FLOOR:	812 SQ.FT.
GARAGE:	490 SQ.FT.
PORCH:	31 SQ.FT.
OPTIONAL PATIO:	80 SQ.FT.

(STANDARD) FIRST FLOOR PLAN

DATE DRAWN: 8-2012
REVISIONS: DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
2. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.75 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH. (CLEAR).
3. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [2007 CBC 1026.3]
4. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
5. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
6. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
7. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
8. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
9. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
10. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.

STUD REQUIREMENTS:
NOTE:
ALL STUDS TO BE 2X4 STD. GRADE OR BETTER @ 16" O.C. (U.N.O.)

LUMBER: SIZE, GRADE, AND SPECIES:
a) STUDS: DF STD. GR. OR BETTER
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d) HEADERS AND BEAMS: DF#2 OR BETTER (U.O.N.)
*NOTE:
FOR GLUE-LAM BEAMS, PROVIDE A.I.T.C. CERTIFICATES TO BUILDING OFFICIAL PRIOR TO INSTALLATION.

COMPLY WITH
CRC 2010
TABLE R602.3(1)
FASTENER SCHEDULE

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DRAWN BY: RON POPE
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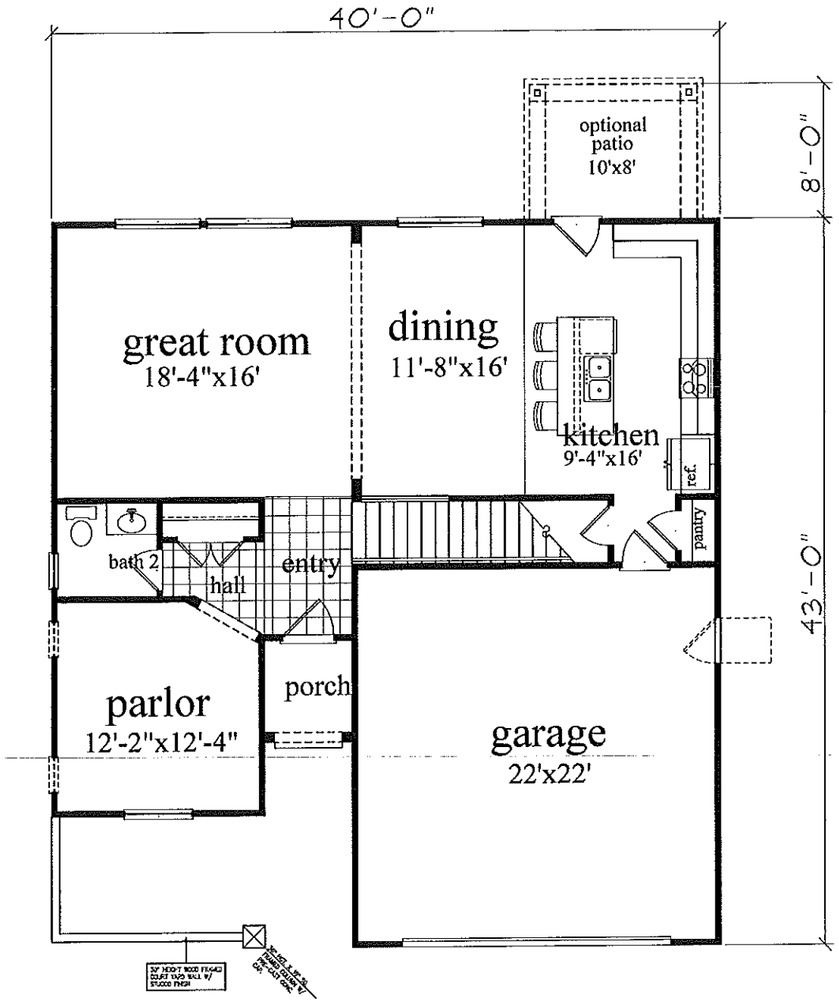
SHEET NO: A-2



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(W/ PARLOR)
FIRST FLOOR PLAN

DATE DRAWN: 8-2012
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DESIGNER SINCE 1985

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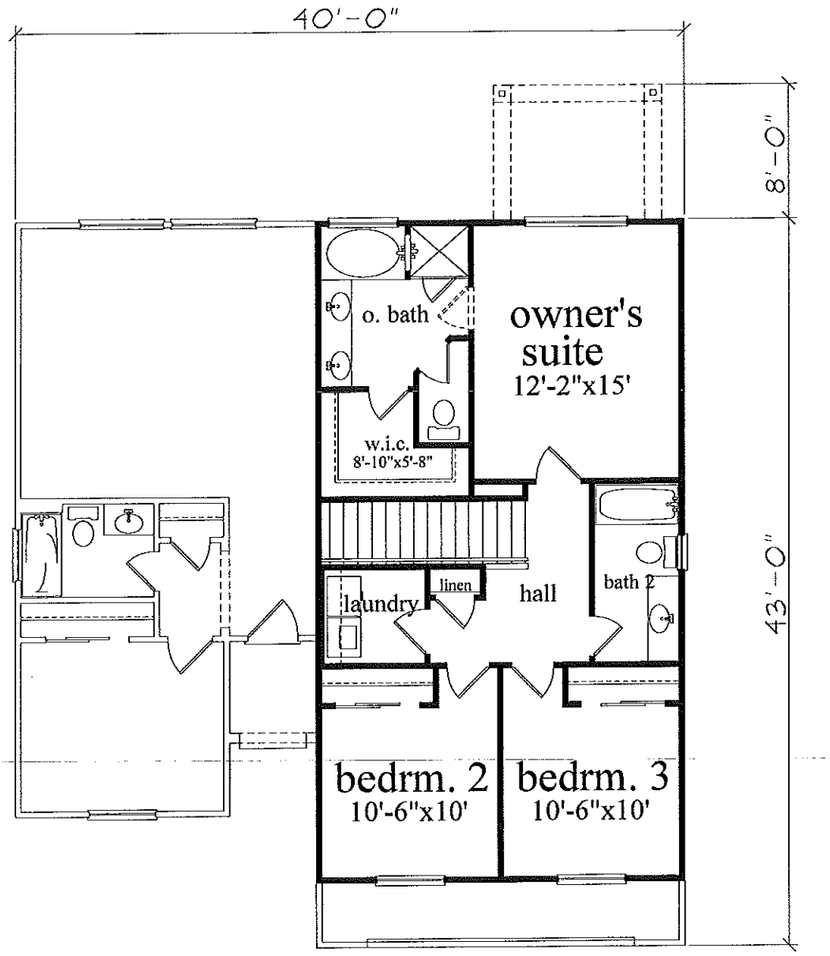

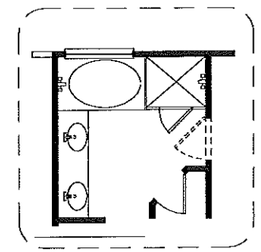

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SECOND FLOOR PLAN

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DESIGNER SINCE 1985

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   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
7. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
8. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
9. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 605.7.4)
10. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.

STUD REQUIREMENTS:
NOTE:
ALL STUDS TO BE 2X4 STD. GRADE OR BETTER @ 16" O.C. (U.N.O.)

LUMBER: SIZE, GRADE, AND SPECIES:
a) STUDS: DF STD. GR. OR BETTER
b) TOP PLATES: DF STD. GR. OR BETTER (UNLESS OTHERWISE NOTED)
c) SILL PLATES: PRESSURE TREATED
d) HEADERS AND BEAMS: DF#2 OR BETTER (U.O.N.)
*NOTE:
FOR GLUE-LAM BEAMS, PROVIDE A.I.T.C. CERTIFICATES TO BUILDING OFFICIAL PRIOR TO INSTALLATION.

COMPLY WITH
CRC 2010
TABLE R602.3(1)
FASTENER SCHEDULE

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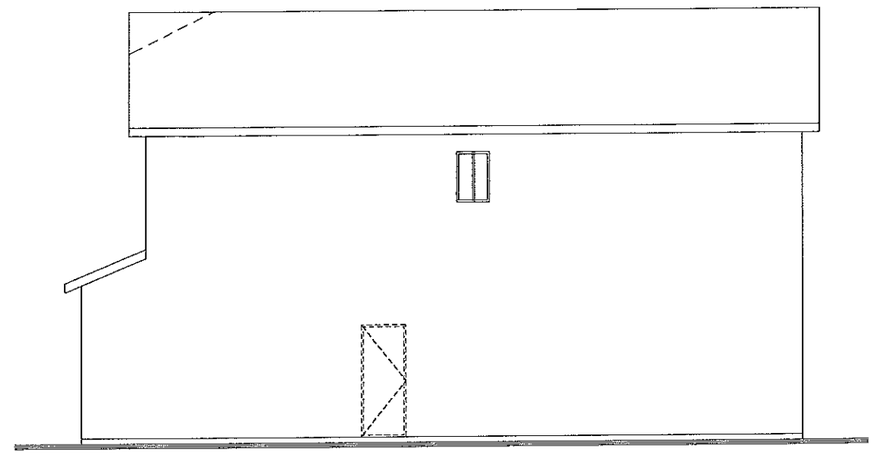
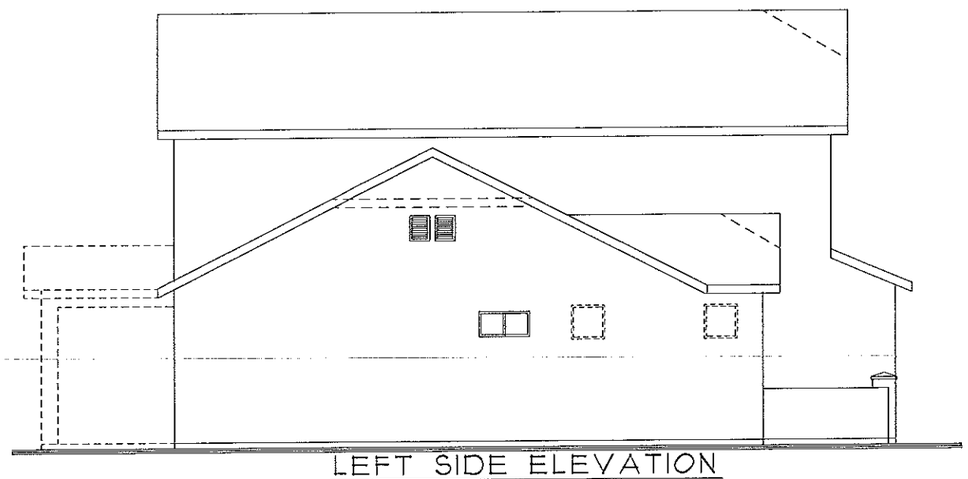
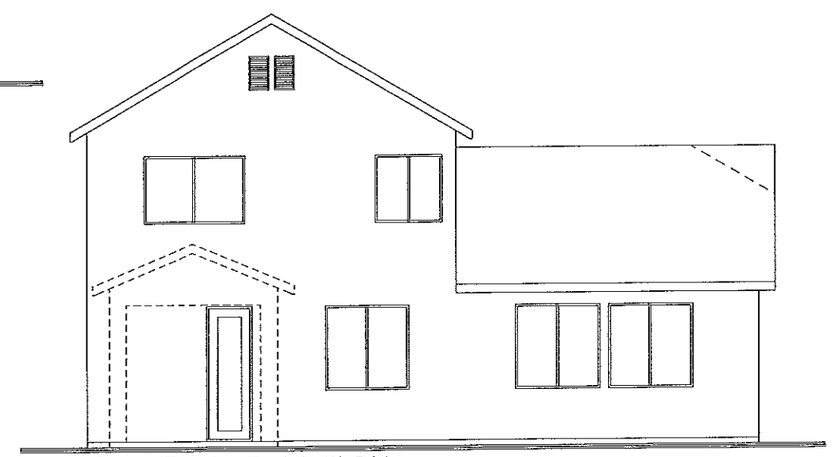
PLAN NO. 185L
JOB NO: JB:1848
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A-3



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

EXTERIOR ELEVATIONS

DATE DRAWN:
8-2012

REVISIONS:
DATE:

DATE:

DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2010 CRC.
2. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
3. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FREEZE BLOCK.
4. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
5. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
6. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
7. WEEP SCREED SHALL BE 25 GAUGE "Z" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.
8. LATH AND PLASTER SHALL COMPLY WITH CBC SECTION 2507.
9. THERMAL BARRIER REQUIREMENT:
   WITHIN AN ATTIC OR CRAWL SPACES, THE FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY 1.5-INCH THICK MINERAL FIBER INSULATION; 0.25-INCH THICK WOOD STRUCTURAL PANEL, PARTICLE BOARD OR HARDBOARD; 0.375 GYPSUM WALL BOARD; CORROSION-RESISTENT STEEL HAVING A BASE METAL THICKNESS OF 0.16 INCH OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC IS NOT EXPOSED. 2010 CRC.

EXTERIOR LATH MATERIALS:

1. WESTERN OAK KOTE SYSTEM, ESR-1507 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE 1/2, 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "Z" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.
9. LATH AND PLASTER SHALL COMPLY WITH UBC CHAPTER 25.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1392
   WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT, FALCON FOAM T & G BOARDS ARE USED AS NONSTRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY TYPE, AS A COMPONENT OF A ONE-COAT CEMENTITIOUS EXTERIOR WALL COATING SYSTEM. THE INSULATION IS FOR USE ON THE OUTSIDE FACES OF EXTERIOR WALLS WHEN AN ASTM C 578-01 TYPE I OR TYPE II EPS BOARD IS RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT FOR A ONE-COAT CEMENTITIOUS EXTERIOR WALL COATING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.3.-THE INSULATION MAY ALSO BE DIRECTLY EXPOSED IN ATTIC AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2.

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PLAN NO. 185L

JOB NO: JB:1848

DRAWN BY: RON POPE

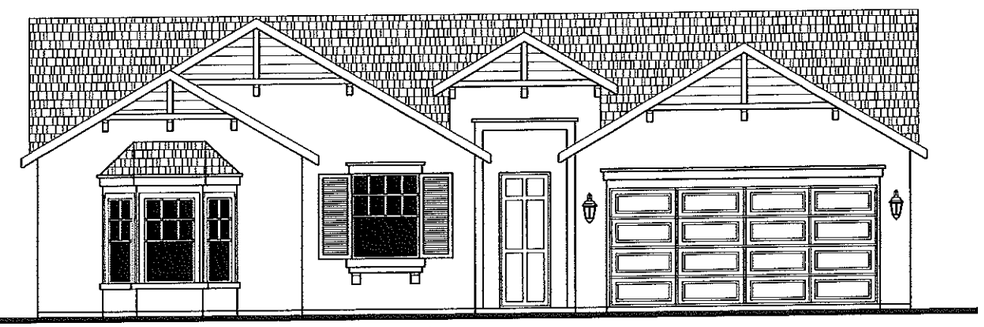
SCALE: 1/4" = 1'-0"

SHEET NO: A-5

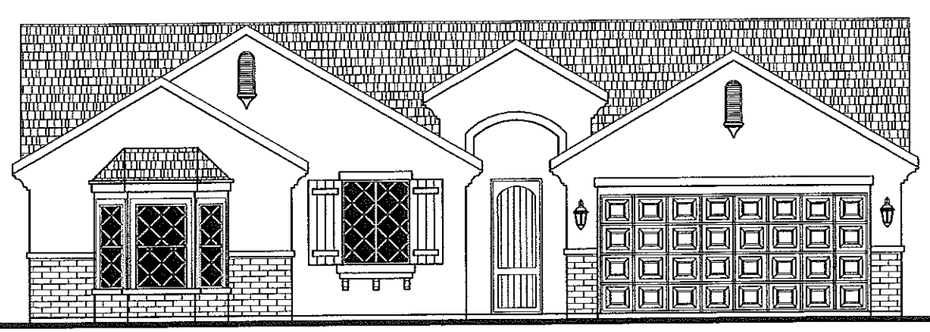
FRONT ELEVATION - A
(FRENCH COTTAGE)

FRONT ELEVATION - A
(FRENCH COTTAGE)

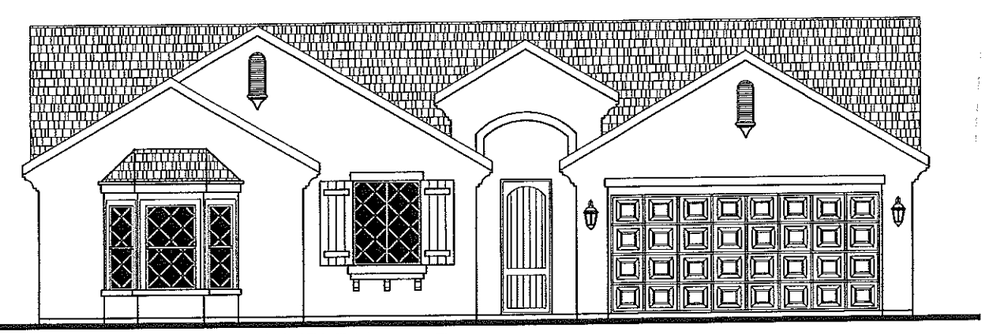
FRONT ELEVATION - B
(ENGLISH COTTAGE)



FRONT ELEVATION - B
(ENGLISH COTTAGE)



FRONT ELEVATION - C
(AMERICAN COTTAGE)



FRONT ELEVATION - C
(AMERICAN COTTAGE)

EXTERIOR ELEVATIONS

DATE DRAWN:
7-2012

REVISIONS:
DATE:

DATE:

DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2010 CRC.
2. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLY-WOOD SHEATHING.
3. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FREIZE BLOCK.
4. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECT-LY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
7. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.
9. THERMAL BARRIER REQUIREMENT:
WITHIN AN ATTIC OR CRAWL SPACES, THE FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY 1.5-INCH THICK MINERAL FIBER INSULATION; 0.25-INCH THICK WOOD STRUCTURAL PANEL, PARTICLE BOARD OR HARDBOARD; 0.375 GYPSUM WALL BOARD; CORROSION-RESISTENT STEEL HAVING A BASE METAL THICKNESS OF 0.16 INCH OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC IS NOT EXPOSED. 2010 CRC.
NOTE:
FOR ONE OR TWO COAT STUCCO SYSTEMS:
FALCON FOAM (ESR-1952) EXPANDED POLYSTYRENE INSULATION BOARDS, FALCON FOAM T&G BOARD (T&G I & T&G II, T&G III), FALCON FOAM TALON TREATMENT, FALCON FOAM E.I.F.S. COMPLIANT BOARD (EWO-90), FALCON D20, AND THERMALSTAR. WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT, FALCON FOAM T&G BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AS A COMPONENT OF A ONE-COAT CEMENTITIOUS EXTERIOR WALL COATING SYSTEM.

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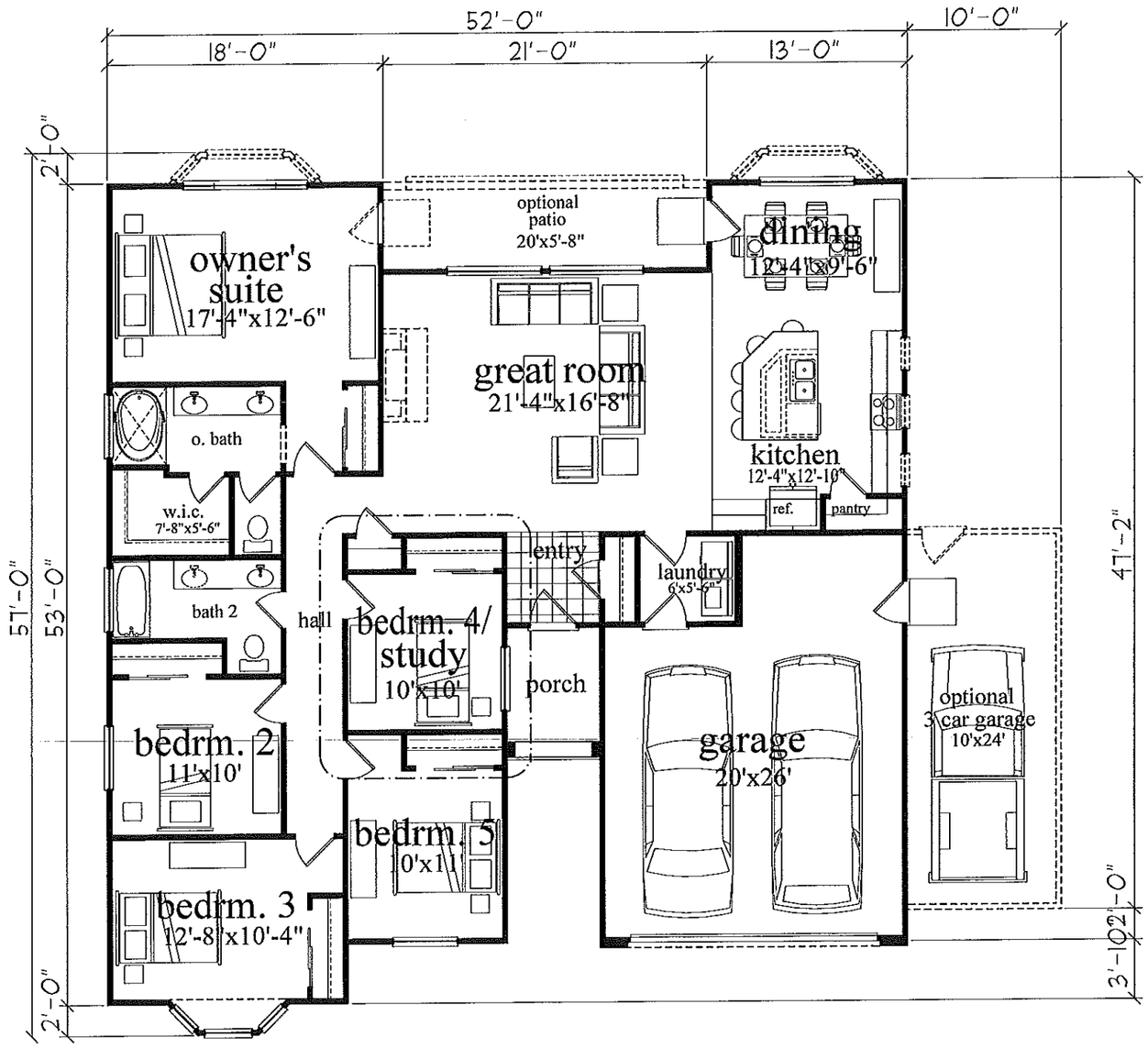
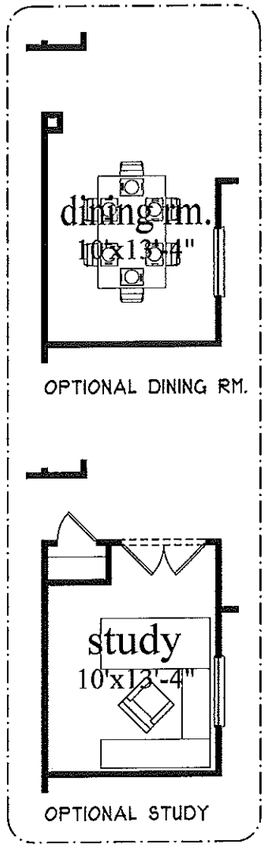
PLAN NO. 1918		JOB NO: JB-1918
	DRAWN BY: RON POPE	SHEET NO:
	SCALE: 1/4" = 1'-0"	A-3





ENERGY COMPLIANCE

CEILING	R-49
2X4 EXTERIOR WALLS	R-13
2X6 EXTERIOR WALLS	R-19
GLAZING (VINYL)	DUAL PANE / LOW-E
DUCTS	R-8
FURNACE AFUE:	0.90
COOLING SEER:	14.0
RANDIANT BARRIER:	YES
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.35	OPENABLE: 0.30
FIXED: 0.35	FIXED: 0.30
DOORS: 0.35	DOORS: 0.30

HERS VERIFICATION: (NOT REQUIRED)

FLOOR AREA

TOTAL LIVING AREA:	1918 SQ.FT.
GARAGE:	439 SQ.FT.
OPTIONAL 3 CAR GARAGE:	245 SQ.FT.
COVERED PORCH:	34 SQ.FT.
OPTIONAL PATIO:	113 SQ.FT.
OPTIONAL BAY WINDOW:	16 SQ.FT.

FLOOR PLAN

DATE DRAWN: 1-2012
REVISIONS: DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. 2010 CRC 307.1.
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. WATER RESISTANT GYPSUM BD. IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS.
3. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EXCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.75 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH. (CLEAR).
4. PROVIDE A MAXIMUM SILL HEIGHT OF 44-INCHES ABOVE THE FINISHED FLOOR FOR ALL WINDOWS THAT ARE USED FOR EMERGENCY EXITS. (CRC R310.1)
5. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
6. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
7. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
8. FOR INSTALLATION OF TANK TYPE HOT WATER HEATERS, PROVIDE A 2" WIDE X 26 GAUGE METAL STRAP AT THE UPPER AND LOWER 1/3 OF THE TANK.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. FOR INSTALLATION OF TANK TYPE WATER HEATERS:
    THE TAP RELIEF VALVE SHALL HAVE A DRAIN NOT SMALLER THAN THE VALVE OUTLET. IT CAN BE OF GALVANIZED STEEL, HARD DRAWN COPPER, CPVC OR LISTED RELIEF VALVE DRAIN TUBE WITH FITTINGS THAT WILL NOT REDUCE THE INTERNAL BORE OF THE PIPE. IT SHALL EXTEND TO THE EXTERIOR OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FEET OR LESS THAN 6 INCHES ABOVE THE GRADE, POINTING DOWNWARD AND THE TERMINAL END CANNOT BE THREADED. (CPC 608.5)

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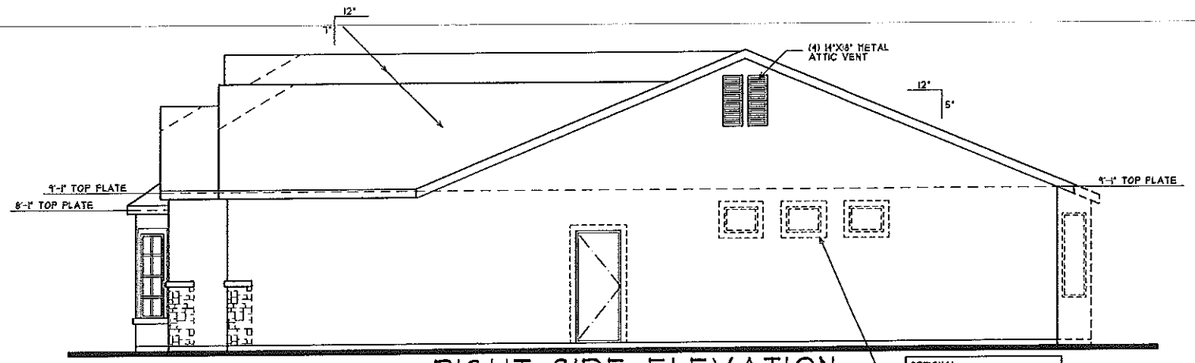
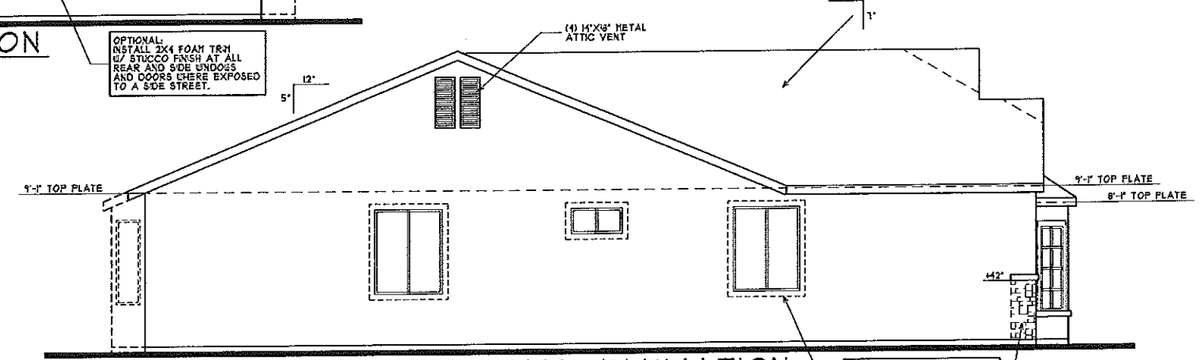
PLAN NO. 1918
JOB NO: JB:1918
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A-2



RIGHT SIDE ELEVATION

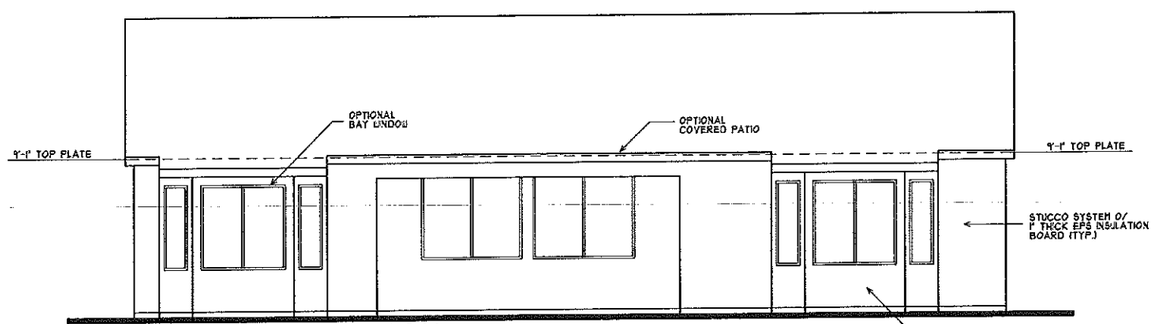
OPTIONAL:
INSTALL 2X4 FOAM TRIM
W/ STUCCO FINISH AT ALL
REAR AND SIDE WINDOWS
AND DOORS WHERE EXPOSED
TO A SIDE STREET.



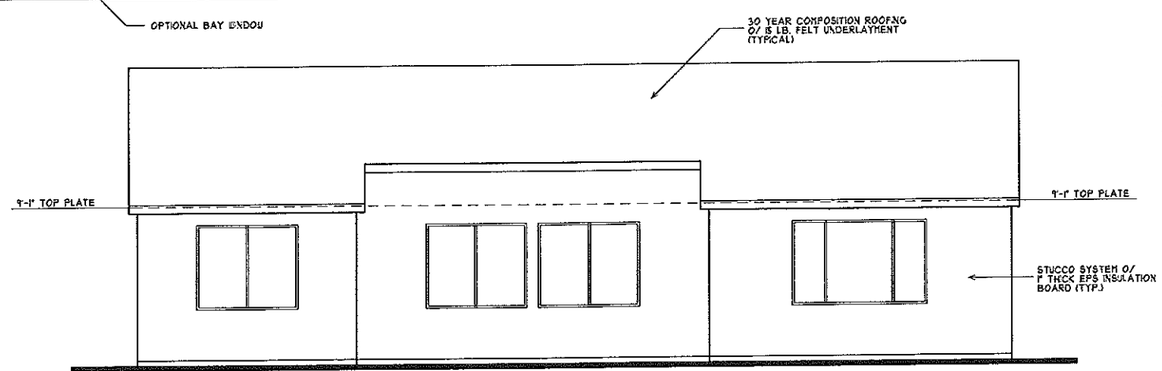
LEFT SIDE ELEVATION

OPTIONAL:
INSTALL 2X4 FOAM TRIM
W/ STUCCO FINISH AT ALL
REAR AND SIDE WINDOWS
AND DOORS WHERE EXPOSED
TO A SIDE STREET.

NOTE:
THE STONE RETURN SHALL
BE 18" (TYPICAL)



REAR ELEVATION
(W/ OPTIONS)



REAR ELEVATION
(STANDARD)

EXTERIOR ELEVATIONS

DATE DRAWN:
7-2012

REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2010 CRC.
2. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLY-WOOD SHEATHING.
3. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FREIZE BLOCK.
4. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECT-LY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
7. WEEP SCREED SHALL BE 26 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.
9. THERMAL BARRIER REQUIREMENT:
   WITHIN AN ATTIC OR CRAWL SPACES, THE FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY 1.5-INCH THICK MINERAL FIBER INSULATION; 0.25-INCH THICK WOOD STRUCTURAL PANEL, PARTICLE BOARD OR HARDBOARD; 0.375 GYPSUM WALL BOARD; CORROSION-RESISTENT STEEL HAVING A BASE METAL THICKNESS OF 0.16 INCH OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC IS NOT EXPOSED. 2010 CRC.
   NOTE:
   FOR ONE OR TWO COAT STUCCO SYSTEMS:
   FALCON FOAM (ESR-1662) EXPANDED POLYSTYRENE INSULATION BOARDS, FALCON FOAM T&G BOARD (T&G I & T&G II, T&G III), FALCON FOAM TALON TREATMENT, FALCON FOAM E.I.F.S. COMPLIANT BOARD (EWS-90), FALCON D20, AND THERMALSTAR WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT, FALCON FOAM T&G BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AS A COMPONENT OF A ONE-COAT CEMENTITIOUS EXTERIOR WALL COATING SYSTEM.

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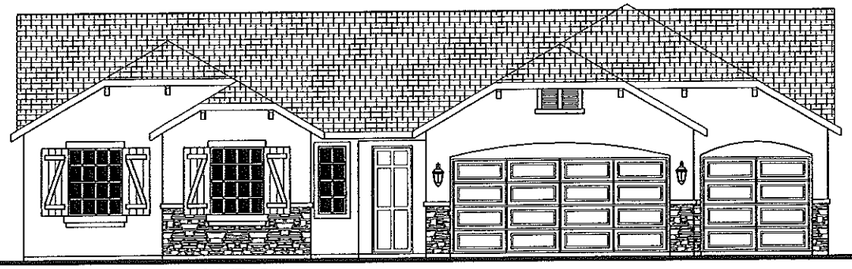
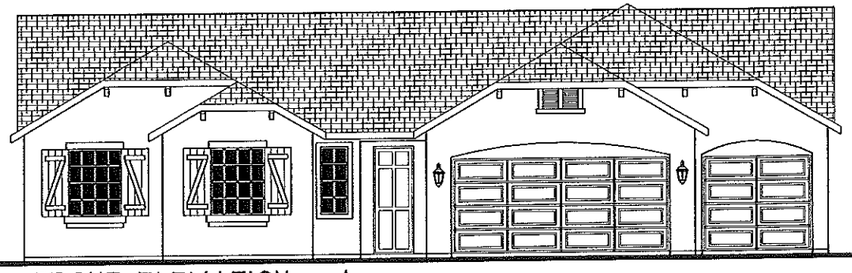
PLAN NO. 1918		JOB NO: JB:1918
	DRAWN BY: RON POPE	SHEET NO:
	SCALE: 1/4" = 1'-0"	A-4

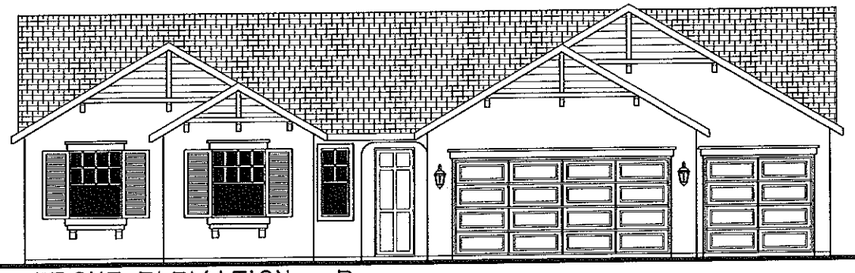


FRONT ELEVATION - A
(FRENCH COTTAGE)



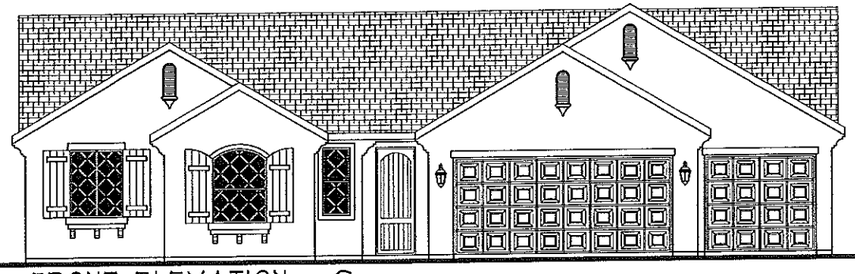
FRONT ELEVATION - A
(FRENCH COTTAGE)

FRONT ELEVATION - B
(ENGLISH COTTAGE)



FRONT ELEVATION - B
(ENGLISH COTTAGE)

FRONT ELEVATION - C
(AMERICAN COTTAGE)



FRONT ELEVATION - C
(AMERICAN COTTAGE)

EXTERIOR ELEVATIONS

DATE DRAWN: 7-2012
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2010 CPC.
2. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLY-WOOD SHEATHING.
3. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
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NOTE:
FOR ONE OR TWO COAT STUCCO SYSTEMS:
FALCON FOAM (ESR-1642) EXPANDED POLYSTYRENE INSULATION BOARDS, FALCON FOAM T&G BOARD (T&G I & T&G II, T&G III), FALCON FOAM TACON TREATMENT, FALCON FOAM E.I.F.S. COMPLIANT BOARD (EMS-90), FALCON D20, AND THERMALSTAR WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT, FALCON FOAM T&G BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AS A COMPONENT OF A ONE-COAT CEMENTITIOUS EXTERIOR WALL COATING SYSTEM.

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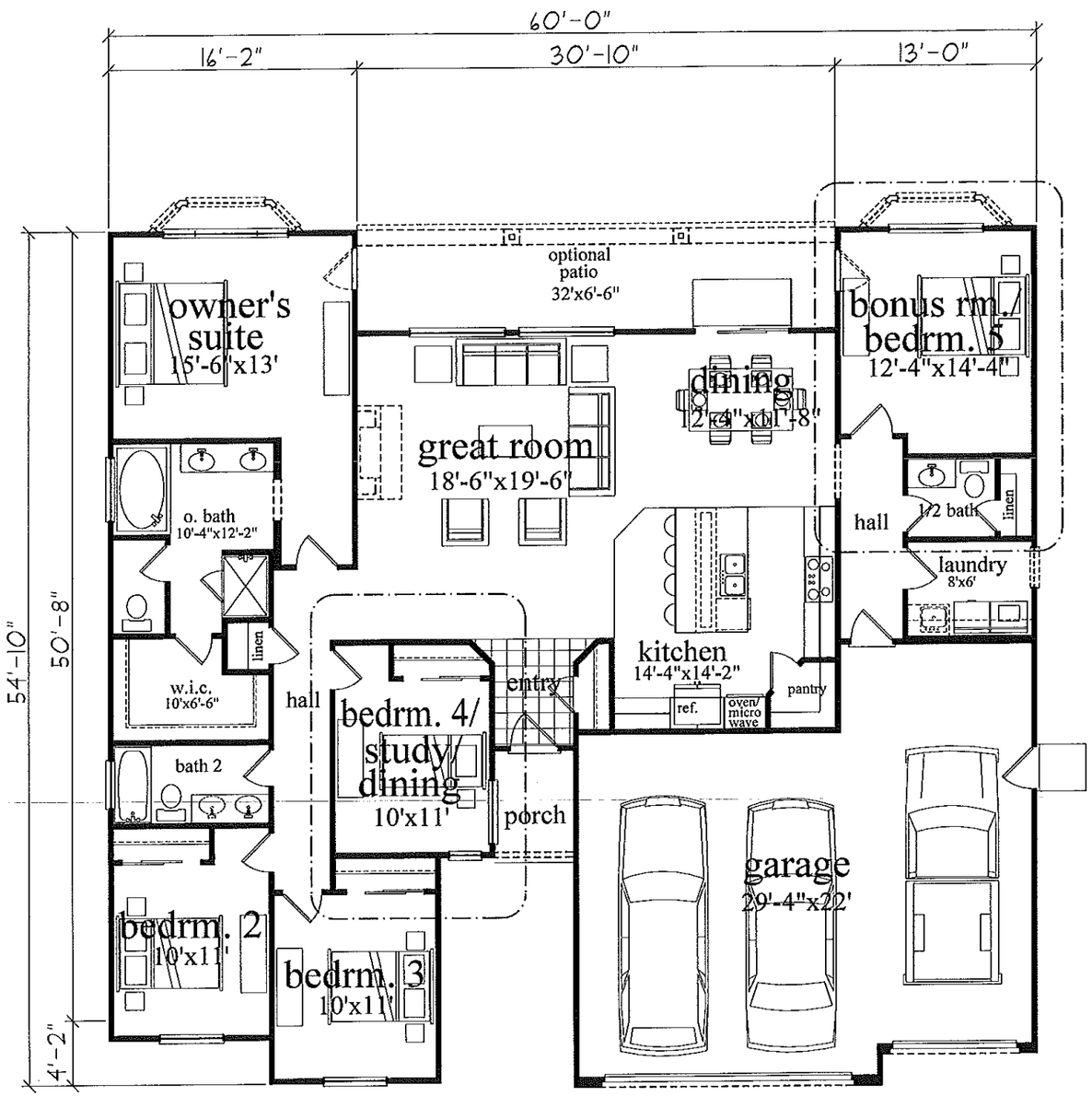
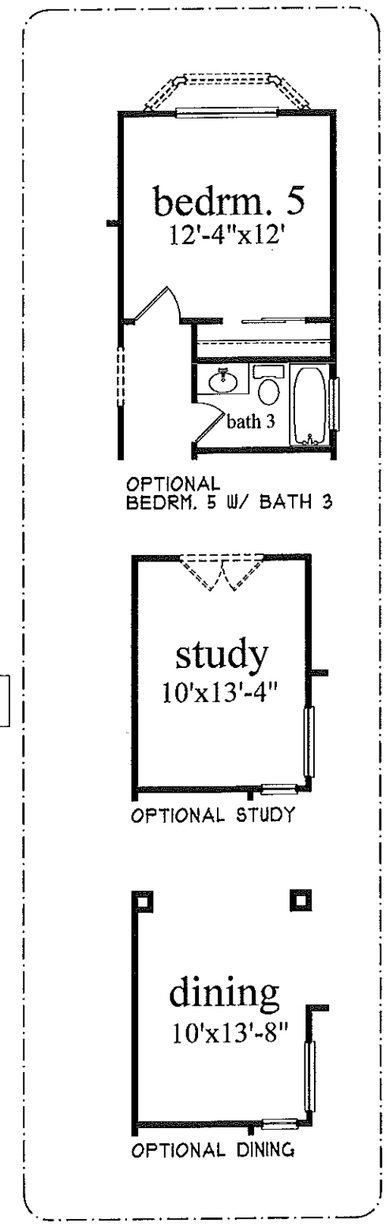
PLAN NO. 2160
JOB NO: JB:2160
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A-3





FLOOR PLAN

FLOOR AREA	
TOTAL LIVING AREA:	2160 SQ.FT.
GARAGE:	722 SQ.FT.
COVERED PORCH:	40 SQ.FT.
OPTIONAL PATIO:	206 SQ.FT.
OPT. BAY WINDOW AT OWNER'S SUITE	16 SQ.FT.
OPT. BAY WINDOW AT BONUS RM. / BEDRM. 5	16 SQ.FT.

DATE DRAWN: 7-2012
REVISIONS: DATE:
DATE:
DATE:

DESIGNER SINCE-1985

GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. 2010 CRC 307.1.
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. WATER RESISTANT GYPSUM BD. IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS.
3. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.75 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR).
4. PROVIDE A MAXIMUM SILL HEIGHT OF 44-INCHES ABOVE THE FINISHED FLOOR FOR ALL WINDOWS THAT ARE USED FOR EMERGENCY EXITS. (CRC R310.1)
5. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
6. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
7. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
8. FOR INSTALLATION OF TANK TYPE HOT WATER HEATERS, PROVIDE A 2" WIDE X 26 GAUGE METAL STRAP AT THE UPPER AND LOWER 1/3 OF THE TANK.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. FOR INSTALLATION OF TANK TYPE WATER HEATERS:
    THE T&P RELIEF VALVE SHALL HAVE A DRAIN NOT SMALLER THAN THE VALVE OUTLET. IT CAN BE OF GALVANIZED STEEL, HARD DRAWN COPPER, CPVC OR LISTED RELIEF VALVE DRAIN TUBE WITH FITTINGS THAT WILL NOT REDUCE THE INTERNAL BORE OF THE PIPE. IT SHALL EXTEND TO THE EXTERIOR OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FEET OR LESS THAN 6 INCHES ABOVE THE GRADE, POINTING DOWNWARD AND THE TERMINAL END CANNOT BE THREADED. (CPC 608.5)

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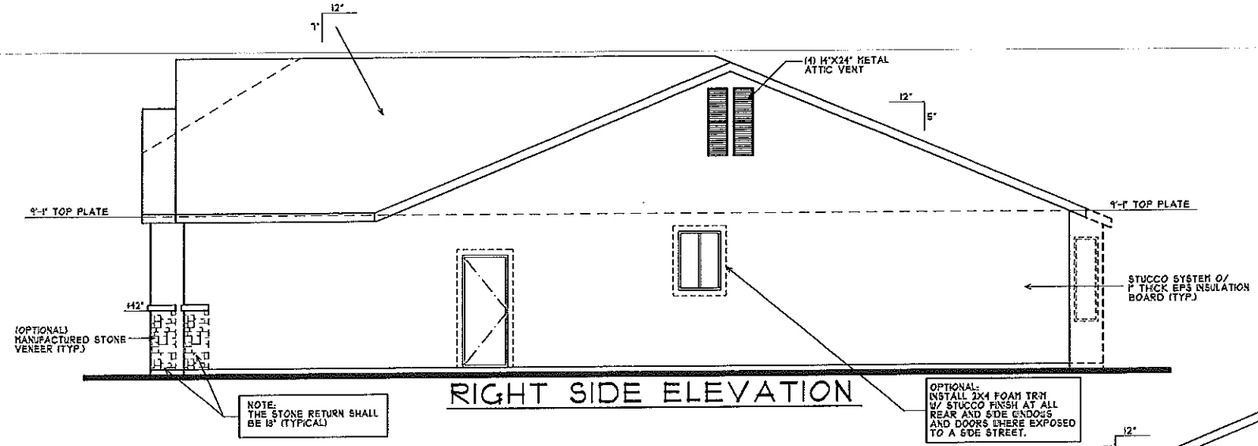
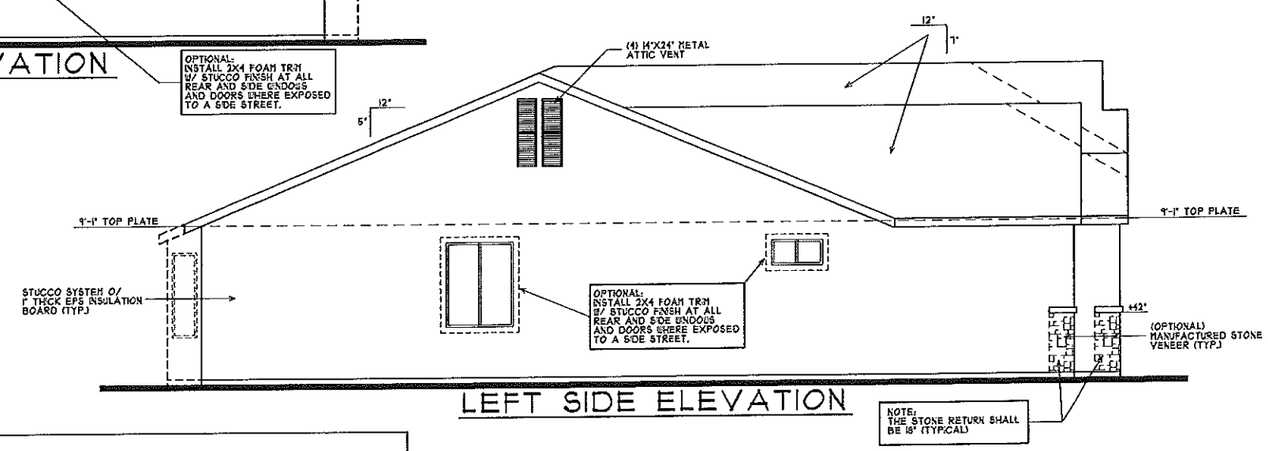
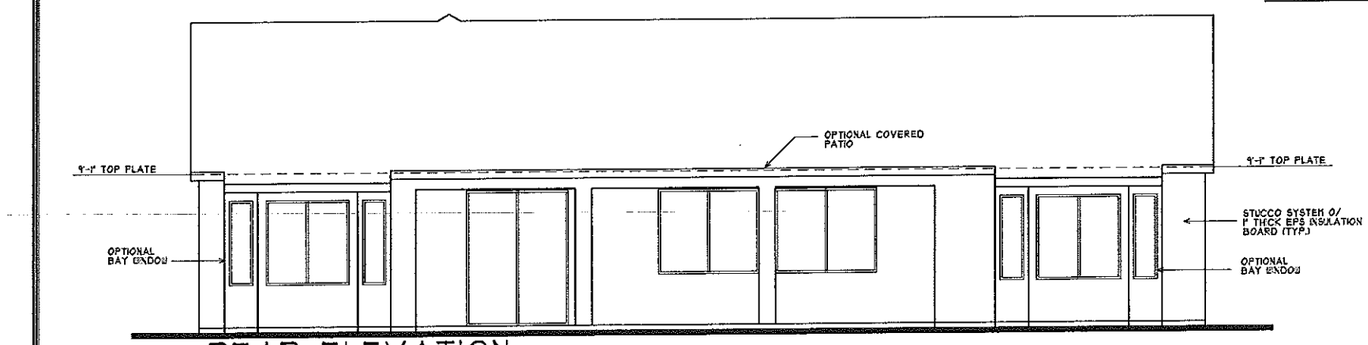
PLAN NO. 2160
JOB NO: JB:2160
DRAWN BY: RON POPE
SHEET NO: A-2
SCALE: 1/4" = 1'-0"



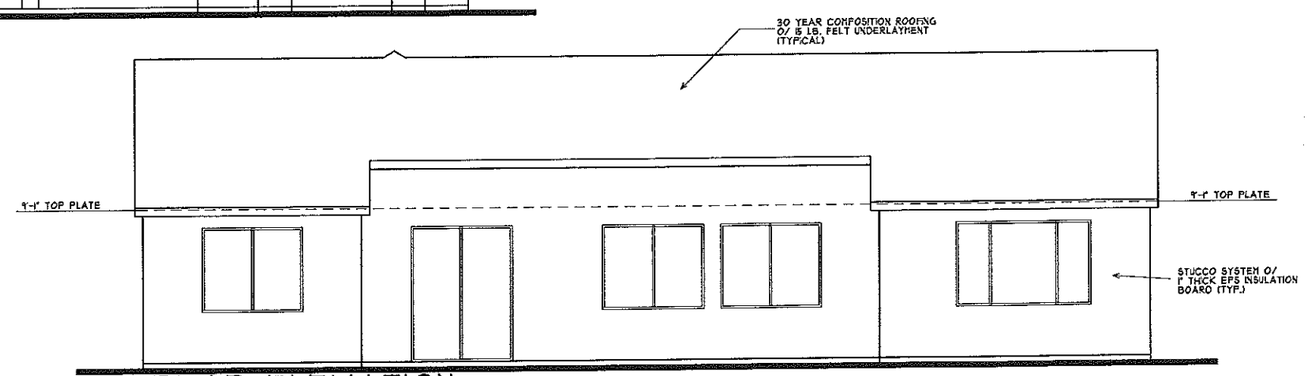
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION
(W/ OPTIONS)



REAR ELEVATION
(STANDARD)

EXTERIOR ELEVATIONS

DATE DRAWN: 7-2012
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2010 CRC.
2. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
3. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FREEZE BLOCK.
4. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
7. WEEP SCREED SHALL BE 25 GAUGE "V" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.
9. THERMAL BARRIER REQUIREMENT:
WITHIN AN ATTIC OR CRAWL SPACES, THE FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY 1.5-INCH THICK MINERAL FIBER INSULATION; 0.25-INCH THICK WOOD STRUCTURAL PANEL, PARTICLE BOARD OR HARDBOARD; 0.375 GYPSUM WALL BOARD; CORROSION-RESISTENT STEEL HAVING A BASE METAL THICKNESS OF 0.16 INCH OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC IS NOT EXPOSED. 2010 CRC.
NOTE:
FOR ONE OR TWO COAT STUCCO SYSTEMS:
FALCON FOAM (ESR-1962) EXPANDED POLYSTYRENE INSULATION BOARDS, FALCON FOAM TAG BOARD (TAG I & TAG II, TAG III), FALCON FOAM TALON TREATMENT, FALCON FOAM E.I.F.S. COMPLIANT BOARD (EWG-90), FALCON D20, AND THERMALSTAR. WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT, FALCON FOAM TAG BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AS A COMPONENT OF A ONE-COAT CEMENTITIOUS EXTERIOR WALL COATING SYSTEM.

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Clovis, Ca. 93619-8359
(559) 298-5935
Celebrating our 27th year!

PLAN NO. 2160		JOB NO: JB:2160
	DRAWN BY: RON POPE	SHEET NO:
	SCALE: 1/4" = 1'-0"	A-3

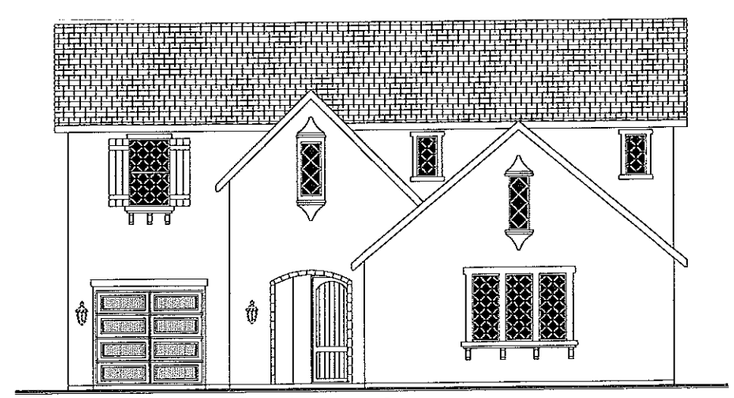
FRONT ELEVATION - A
(FRENCH COTTAGE)

FRONT ELEVATION - A
(FRENCH COTTAGE)

FRONT ELEVATION - B
(ENGLISH COTTAGE)

FRONT ELEVATION - B
(ENGLISH COTTAGE)

FRONT ELEVATION - C
(AMERICAN COTTAGE)



FRONT ELEVATION - C
(AMERICAN COTTAGE)

EXTERIOR ELEVATIONS

DATE DRAWN: 8-2012
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2010 CRC.
2. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
3. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
4. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
7. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.
9. THERMAL BARRIER REQUIREMENT:
WITHIN AN ATTIC OR CRAWL SPACES, THE FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY 1.5-INCH THICK MINERAL FIBER INSULATION; 0.25-INCH THICK WOOD STRUCTURAL PANEL, PARTICLE BOARD OR HARDBOARD; 0.375 GYPSUM WALL BOARD; CORROSION-RESISTENT STEEL HAVING A BASE METAL THICKNESS OF 0.16 INCH OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC IS NOT EXPOSED. 2010 CRC.
NOTE:
FOR ONE OR TWO COAT STUCCO SYSTEMS:
FALCON FOAM (ESR-1592) EXPANDED POLYSTYRENE INSULATION BOARDS, FALCON FOAM T&G BOARD (T&G 1 & T&G 8, T&G 6R), FALCON FOAM TALON TREATMENT, FALCON FOAM E.I.F.S. COMPLIANT BOARD (CWG-90), FALCON D20, AND THERMASTAR, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT, FALCON FOAM T&G BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AS A COMPONENT OF A ONE-COAT CEMENTITIOUS EXTERIOR WALL COATING SYSTEM.

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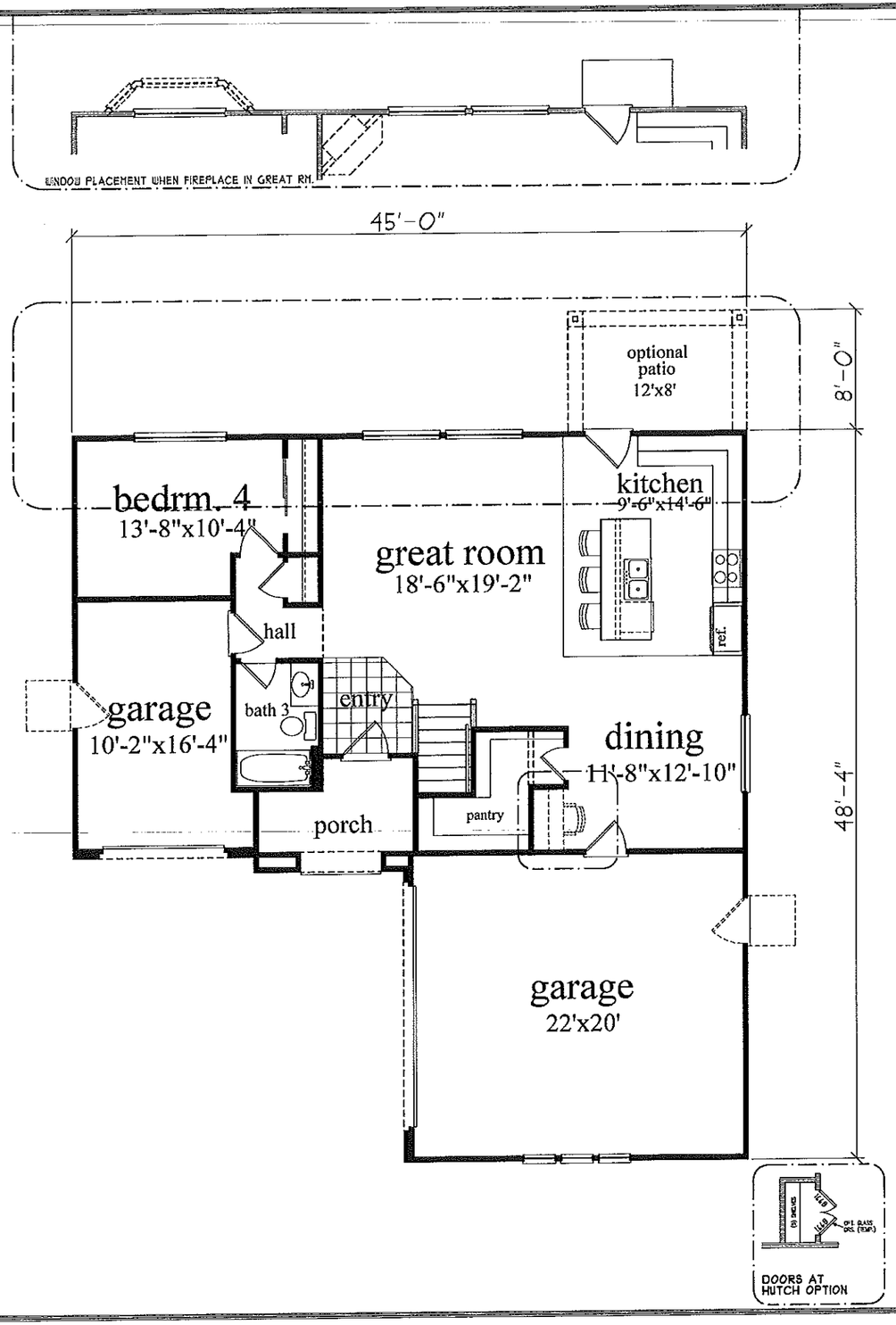
PLAN NO. 220L
JOB NO: JB#
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A-4



AUTOMATIC FIRE SPRINKLER SYSTEMS:

1. R313.2 ONE AND TWO FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS:
   AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE AND TWO FAMILY DWELLINGS.
   EXCEPTION:
   AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED FOR ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS THAT ARE NOT ALREADY PROVIDED WITH AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM.
2. R313.2.1 DESIGN AND INSTALLATION:
   AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.
3. R313.3 DWELLING UNIT FIRE SPRINKLER SYSTEMS:
   R313.3.1 GENERAL: WHERE INSTALLED, RESIDENTIAL FIRE SPRINKLER SYSTEMS, OR PORTIONS THEREOF, SHALL BE IN ACCORDANCE WITH NFPA 13D OR SECTION R313.3, WHICH SHALL BE CONSIDERED EQUIVALENT TO NFPA 13D. SECTION R313.3 SHALL APPLY TO STAND ALONE AND MULTIPURPOSE WET-PIPE SPRINKLER SYSTEMS THAT DO NOT INCLUDE THE USE OF ANTI-FREEZE. A MULTI-PURPOSE FIRE SPRINKLER SYSTEM SHALL SUPPLY DOMESTIC WATER TO BOTH FIRE SPRINKLERS AND PLUMBING FIXTURES. A STAND-ALONE SPRINKLER SYSTEM SHALL BE SEPARATE AND INDEPENDENT FROM THE WATER DISTRIBUTION SYSTEM. A BACK-FLOW PREVENTER SHALL NOT BE REQUIRED TO SEPARATE A STAND-ALONE SPRINKLER SYSTEM FROM THE WATER DISTRIBUTION SYSTEM.
4. R313.3.1.1 REQUIRED SPRINKLER LOCATIONS:
   SPRINKLERS SHALL BE INSTALLED TO PROTECT ALL AREAS OF A DWELLING UNIT.
   EXCEPTIONS:
   1. ATTICS, CRAWL SPACES AND NORMALLY UNOCCUPIED CONCEALED SPACES THAT DO NOT CONTAIN FUEL-FIRED APPLIANCES DO NOT REQUIRE SPRINKLERS. IN ATTICS, CRAWL SPACES AND NORMALLY UNOCCUPIED CONCEALED SPACES THAT CONTAIN FUEL-FIRED EQUIPMENT, A SPRINKLER SHALL BE INSTALLED ABOVE THE EQPMENT; HOWEVER, SPRINKLERS SHALL NOT BE REQUIRED IN THE REMAINDER OF THE SPACE.
   2. CLOTHES CLOSETS, LINEN CLOSETS AND PANTRIES NOT EXCEEDING 24 SQUARE FEET IN AREA, WITH THE SMALLEST DIMENSION NOT GREATER THAN 3 FEET AND HAVING WALL AND CEILING SURFACES OF GYPSUM BOARD.
   3. BATHROOMS NOT MORE THAN 55 SQUARE FEET IN AREA.
   4. DETACHED GARAGES, CARPORTS WITH NO HABITABLE SPACE ABOVE; OPEN ATTACHED PORCHES; UNHEATED ENTRY AREAS, SUCH AS MUD ROOMS, THAT ARE ADJACENT TO AN EXTERIOR DOOR; AND SIMILAR AREAS.
5. R313.3.2 SPRINKLERS:
   SPRINKLERS SHALL BE NEW LISTED RESIDENTIAL SPRINKLERS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPRINKLER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. R313.2.6 SPRINKLER MODIFICATIONS PROHIBITED:
   PAINTING, CAULKING OR MODIFYING OF SPRINKLERS SHALL BE PROHIBITED. SPRINKLERS THAT HAVE BEEN PAINTED, CAULKED, MODIFIED OR DAMAGED SHALL BE REPLACED WITH NEW SPRINKLERS.

SPECIAL INSPECTION REQUIRED

PROVIDE SPECIAL INSPECTION FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING OF THE FOLLOWING:

1. HERS VERIFIED SEALED DUCTS & TESTING
2. VERIFIED EER OF 13.0
3. BLOWER DOOR TEST
4. HERS VERIFIED INSULATION INSTALLATION
5. HERS VERIFIED REFRIGERANT CHARGE OR A CHARGE INDICATOR DISPLAY.
6. HERS VERIFIED ADEQUATE AIRFLOW
7. HERS VERIFIED COOLING SYSTEM SIZING
8. TANKLESS WATER HEATER WITH EFFICIENCY RATING OF 0.82
9. RADIANT BARRIER ROOF SHEATHING

ENERGY COMPLIANCE

CEILING	R-49
2X4 EXTERIOR WALLS	R-13 + 1" RIGID FOAM
GLAZING (VINYL)	DUAL PANE / LOW-E
DUCTS	R-8
FURNACE AFUE:	94%
COOLING SEER: / EER:	16.0 / 13.0
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.33	OPENABLE: 0.25
FIXED: 0.33	FIXED: 0.25
DOORS: 0.33	DOORS: 0.25

FLOOR AREA

TOTAL LIVING AREA:	2202 SQ.FT.
FIRST FLOOR:	1018 SQ.FT.
SECOND FLOOR:	1184 SQ.FT.
TWO CAR GARAGE:	467 SQ.FT.
SINGLE CAR GARAGE:	186 SQ.FT.
COVERED PORCH:	71 SQ.FT.
OPTIONAL PATIO:	96 SQ.FT.

(STANDARD)
FIRST FLOOR PLAN

DATE DRAWN: 8-2012
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
2. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.75 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH. (CLEAR).
3. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [2007 CBC 1026.3]
4. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
5. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
6. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
7. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
8. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
9. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 6507.4)
10. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.

STUD REQUIREMENTS:
NOTE:
ALL STUDS TO BE 2X4 STD. GRADE OR BETTER @ 16" O.C. (U.N.O.)

LUMBER: SIZE, GRADE, AND SPECIES:
a) STUDS: DF STD. GR. OR BETTER
b) TOP PLATES: DF STD. GR. OR BETTER (UNLESS OTHERWISE NOTED)
c) SILL PLATES: PRESSURE TREATED
d) HEADERS AND BEAMS: DF#2 OR BETTER (U.O.N.)
*NOTE:
FOR GLUE-LAM BEAMS, PROVIDE A.I.T.C. CERTIFICATES TO BUILDING OFFICIAL PRIOR TO INSTALLATION.

COMPLY WITH
CRC 2010
TABLE R602.3(1)
FASTENER SCHEDULE

AUG 2 2012

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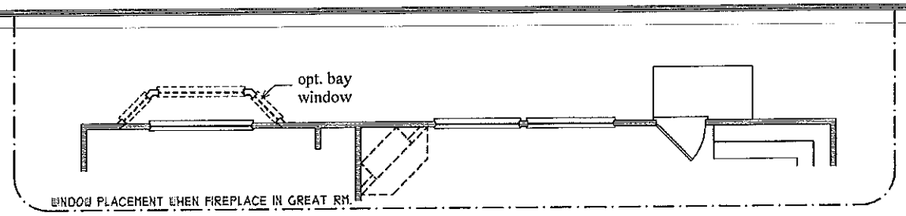
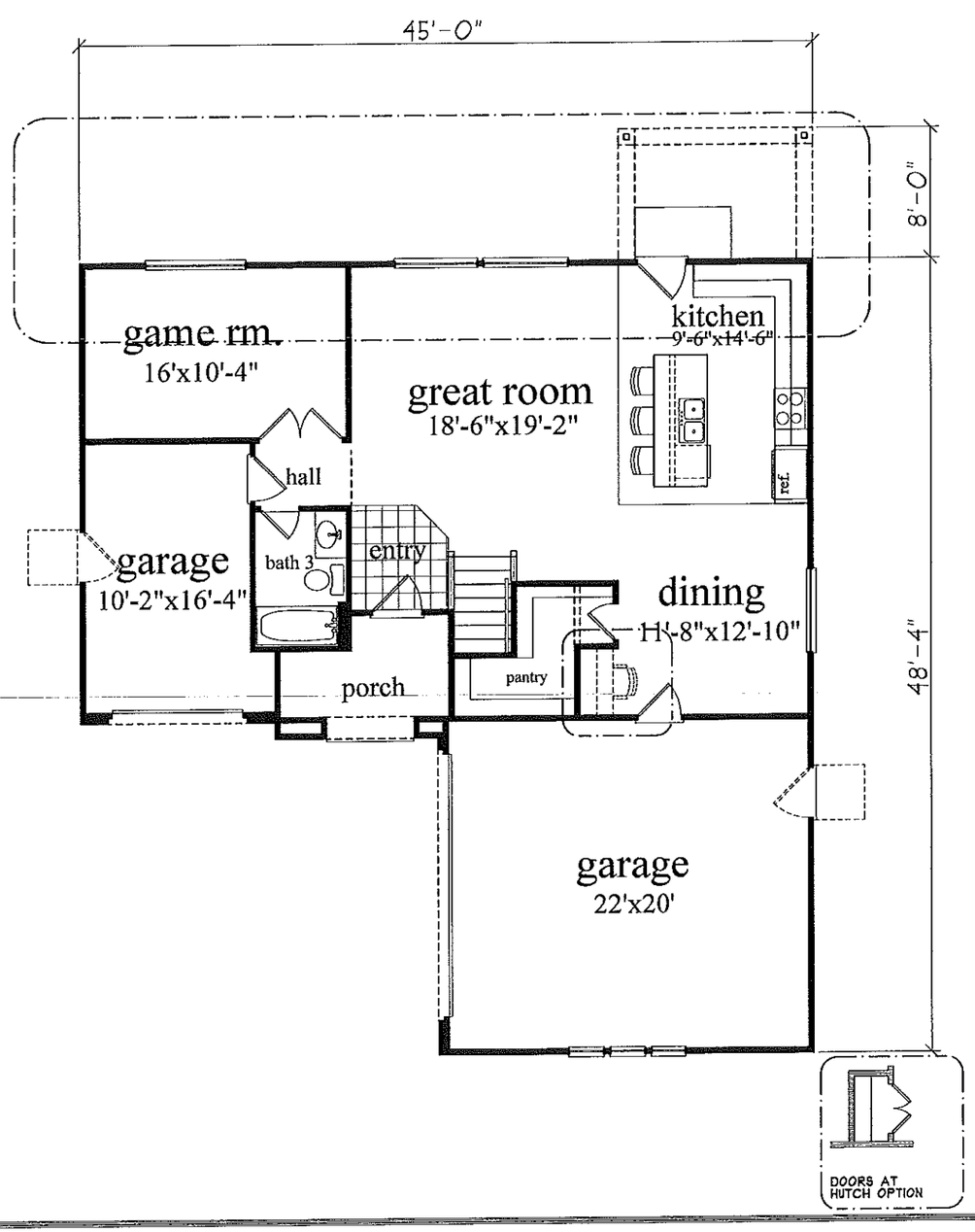
PLAN NO. 220L
JOB NO: JB2207
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A-2





FIRST FLOOR PLAN
(GAME ROOM OPTION)

STUD REQUIREMENTS:
NOTE:
ALL STUDS TO BE 2X4 STD. GRADE OR BETTER @ 16" O.C. (U.N.O.)

LUMBER: SIZE, GRADE, AND SPECIES:
a) STUDS: DF STD. GR. OR BETTER
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AUTOMATIC FIRE SPRINKLER SYSTEMS:

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   2. CLOTHES CLOSETS, LINEN CLOSETS AND PANTRIES NOT EXCEEDING 24 SQUARE FEET IN AREA, WITH THE SMALLEST DIMENSION NOT GREATER THAN 3 FEET AND HAVING WALL AND CEILING SURFACES OF GYPSUM BOARD.
   3. BATHROOMS NOT MORE THAN 55 SQUARE FEET IN AREA.
   4. DETACHED GARAGES, CARPORTS WITH NO HABITABLE SPACE ABOVE; OPEN ATTACHED PORCHES; UN-HEATED ENTRY AREAS, SUCH AS MUD ROOMS, THAT ARE ADJACENT TO AN EXTERIOR DOOR; AND SIMILAR AREAS.
5. R313.3.2 SPRINKLERS:
   SPRINKLERS SHALL BE NEW LISTED RESIDENTIAL SPRINKLERS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPRINKLER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. R313.2.6 SPRINKLER MODIFICATIONS PROHIBITED:
   PAINTING, CAULKING OR MODIFYING OF SPRINKLERS SHALL BE PROHIBITED. SPRINKLERS THAT HAVE BEEN PAINTED, CAULKED, MODIFIED OR DAMAGED SHALL BE REPLACED WITH NEW SPRINKLERS.

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SINGLE CAR GARAGE:	186 SQ.FT.
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DATE DRAWN:
8-2012
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
2. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.75 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR).
3. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [2007 CBC 1026.3]
4. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
5. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELLED AS SUCH FOR INSPECTION PURPOSES.
6. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
7. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
8. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
9. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 550.74)
10. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.

STUD REQUIREMENTS:
NOTE:
ALL STUDS TO BE 2X4 STD. GRADE OR BETTER @ 16" O.C. (U.N.O.)

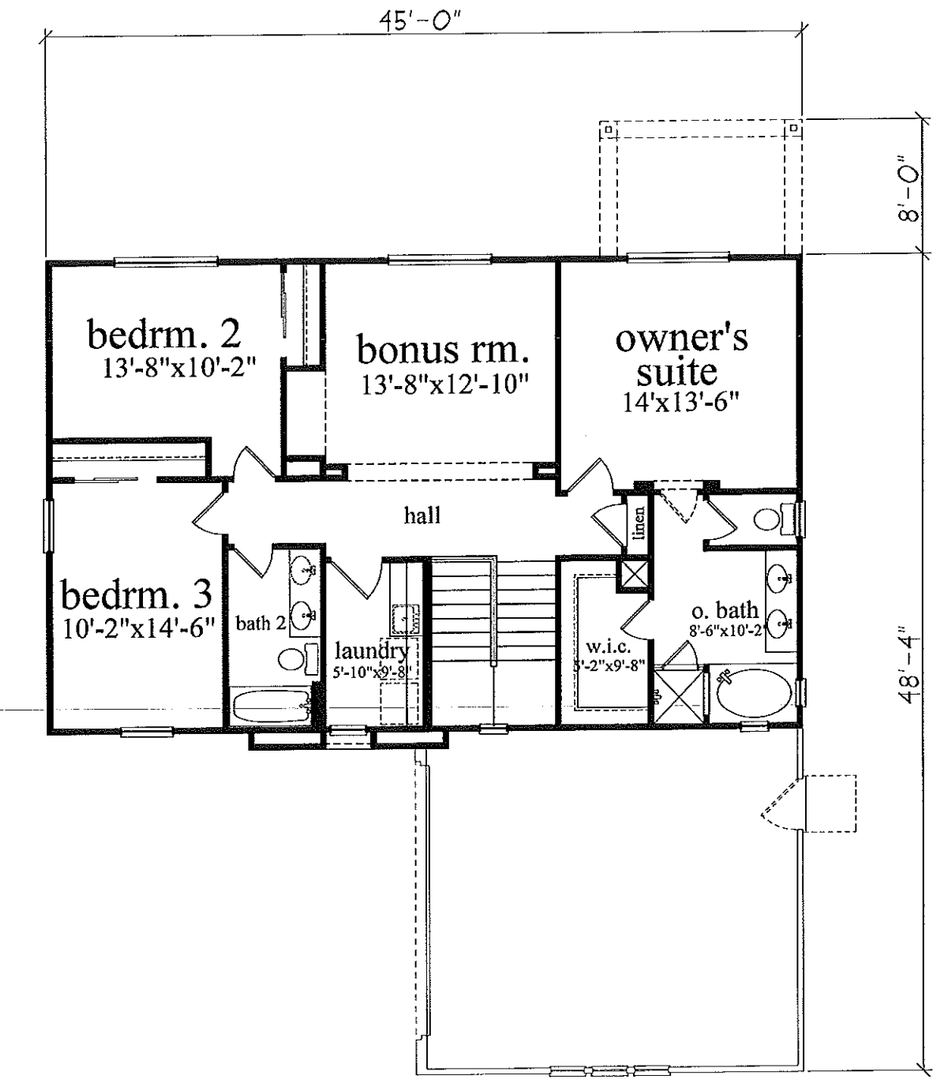
LUMBER: SIZE, GRADE, AND SPECIES:
a) STUDS: DF STD. GR. OR BETTER
b) TOP PLATES: DF STD. GR. OR BETTER (UNLESS OTHERWISE NOTED)
c) SILL PLATES: PRESSURE TREATED
d) HEADERS AND BEAMS: DF#2 OR BETTER (U.O.N.)
*NOTE:
FOR GLUE-LAM BEAMS, PROVIDE A.I.T.C. CERTIFICATES TO BUILDING OFFICIAL PRIOR TO INSTALLATION.

COMPLY WITH
CRC 2010
TABLE R602.3(1)
FASTENER SCHEDULE

AUG 2 2012

Ron Pope & Associates
Residential Designer Since 1985
468 W. Kenosha Ave.
Clovis, Ca. 93619-8359
(559) 298-5935
Celebrating our 26th year!

PLAN NO. 220L
JOB NO: JB2207
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A2.1



(STANDARD)
SECOND FLOOR PLAN

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NOTE:
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*NOTE:
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AUTOMATIC FIRE SPRINKLER SYSTEMS:

1. R313.2 ONE AND TWO FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS:
   AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE AND TWO FAMILY DWELLINGS.
   EXCEPTION:
   AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED FOR ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS THAT ARE NOT ALREADY PROVIDED WITH AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM.
2. R313.2.1 DESIGN AND INSTALLATION:
   AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.
3. R313.3 DWELLING UNIT FIRE SPRINKLER SYSTEMS:
   R313.3.1 GENERAL: WHERE INSTALLED, RESIDENTIAL FIRE SPRINKLER SYSTEMS, OR PORTIONS THEREOF, SHALL BE IN ACCORDANCE WITH NFPA 13D OR SECTION R313.3, WHICH SHALL BE CONSIDERED EQUIVALENT TO NFPA 13D. SECTION R313.3 SHALL APPLY TO STAND ALONE AND MULTIPURPOSE WET-PIPE SPRINKLER SYSTEMS THAT DO NOT INCLUDE THE USE OF ANTI-FREEZE. A MULTI-PURPOSE FIRE SPRINKLER SYSTEM SHALL SUPPLY DOMESTIC WATER TO BOTH FIRE SPRINKLERS AND PLUMBING FIXTURES. A STAND-ALONE SPRINKLER SYSTEM SHALL BE SEPARATE AND INDEPENDENT FROM THE WATER DISTRIBUTION SYSTEM. A BACK-FLOW PREVENTER SHALL NOT BE REQUIRED TO SEPARATE A STAND-ALONE SPRINKLER SYSTEM FROM THE WATER DISTRIBUTION SYSTEM.
4. R313.3.1.1 REQUIRED SPRINKLER LOCATIONS:
   SPRINKLERS SHALL BE INSTALLED TO PROTECT ALL AREAS OF A DWELLING UNIT.
   EXCEPTIONS:
   1. ATTICS, CRAWL SPACES AND NORMALLY UNOCCUPIED CONCEALED SPACES THAT DO NOT CONTAIN FUEL-FIRED APPLIANCES DO NOT REQUIRE SPRINKLERS. IN ATTICS, CRAWL SPACES AND NORMALLY UNOCCUPIED CONCEALED SPACES THAT CONTAIN FUEL-FIRED EQUIPMENT, A SPRINKLER SHALL BE INSTALLED ABOVE THE EQUIPMENT; HOWEVER, SPRINKLERS SHALL NOT BE REQUIRED IN THE REMAINDER OF THE SPACE.
   2. CLOTHES CLOSETS, LINEN CLOSETS AND PANTRIES NOT EXCEEDING 24 SQUARE FEET IN AREA, WITH THE SMALLEST DIMENSION NOT GREATER THAN 3 FEET AND HAVING WALL AND CEILING SURFACES OF GYPSUM BOARD.
   3. BATHROOMS NOT MORE THAN 55 SQUARE FEET IN AREA.
   4. DETACHED GARAGES; CARPORTS WITH NO HABITABLE SPACE ABOVE; OPEN ATTACHED PORCHES; UNHEATED ENTRY AREAS, SUCH AS MUD ROOMS, THAT ARE ADJACENT TO AN EXTERIOR DOOR; AND SIMILAR AREAS.
5. R313.3.2 SPRINKLERS:
   SPRINKLERS SHALL BE NEW LISTED RESIDENTIAL SPRINKLERS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPRINKLER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. R313.2.6 SPRINKLER MODIFICATIONS PROHIBITED:
   PAINTING, CAULKING OR MODIFYING OF SPRINKLERS SHALL BE PROHIBITED. SPRINKLERS THAT HAVE BEEN PAINTED, CAULKED, MODIFIED OR DAMAGED SHALL BE REPLACED WITH NEW SPRINKLERS.

FLOOR AREA

TOTAL LIVING AREA:	2202 SQ.FT.
FIRST FLOOR:	1018 SQ.FT.
SECOND FLOOR:	1184 SQ.FT.
TWO CAR GARAGE:	467 SQ.FT.
SINGLE CAR GARAGE:	186 SQ.FT.
COVERED PORCH:	71 SQ.FT.
OPTIONAL PATIO:	96 SQ.FT.

DATE DRAWN: 8-2012
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

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8. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
9. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 660.74)
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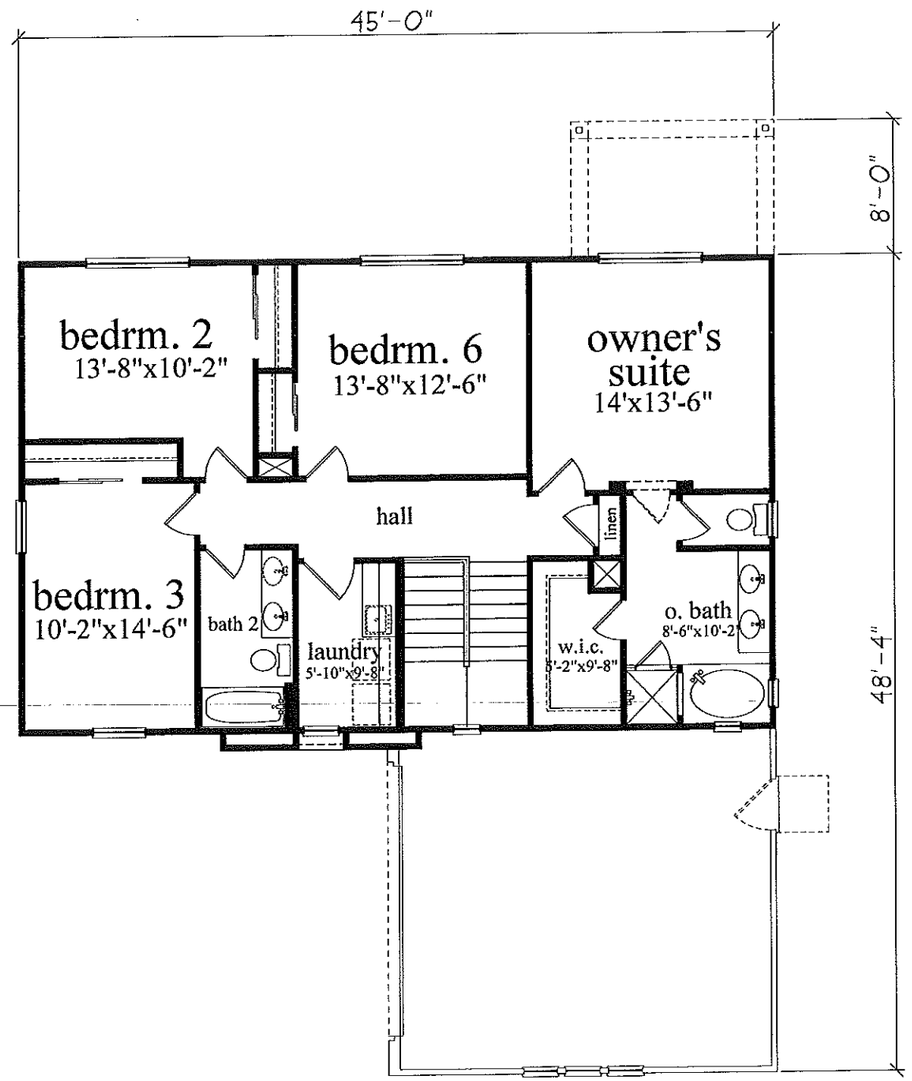
PLAN NO. 220L
JOB NO: JB2207
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A-3



(BEDROOM 6 OPTION)
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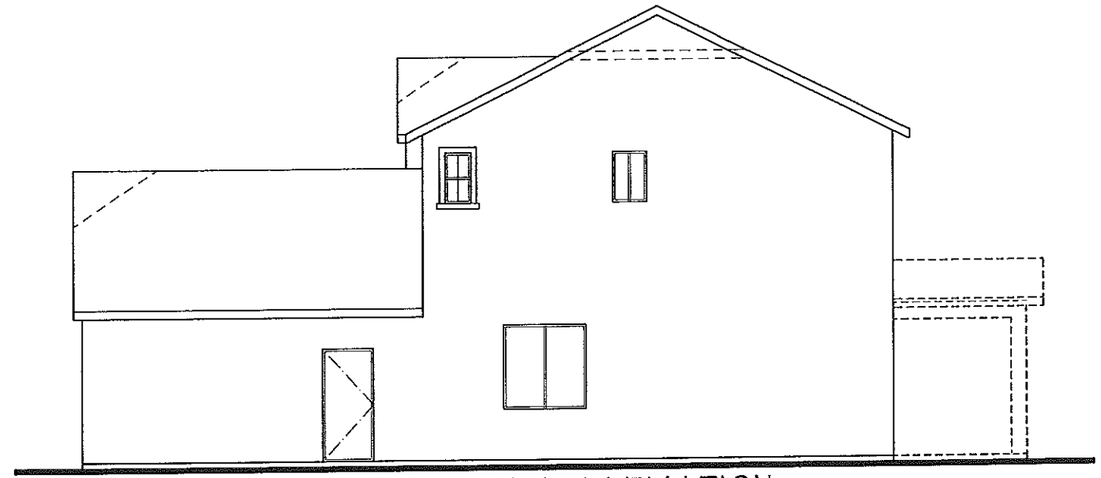
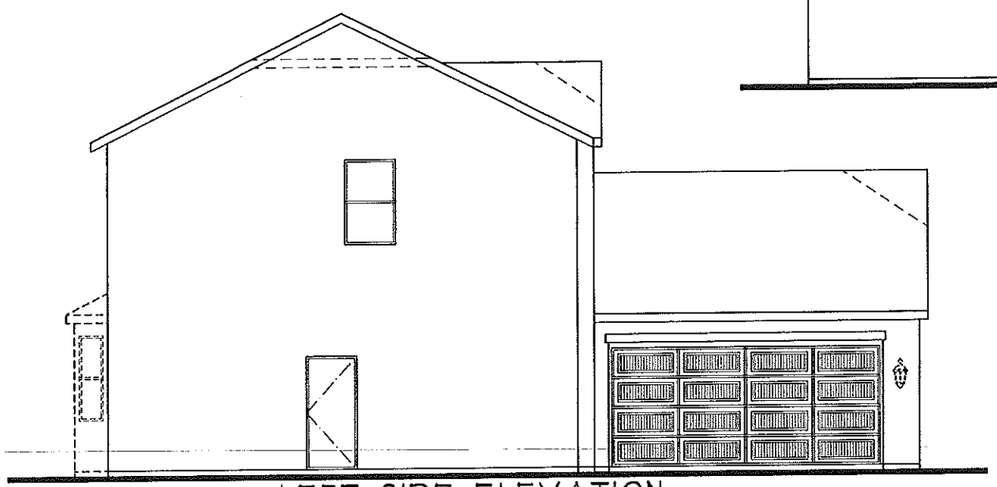
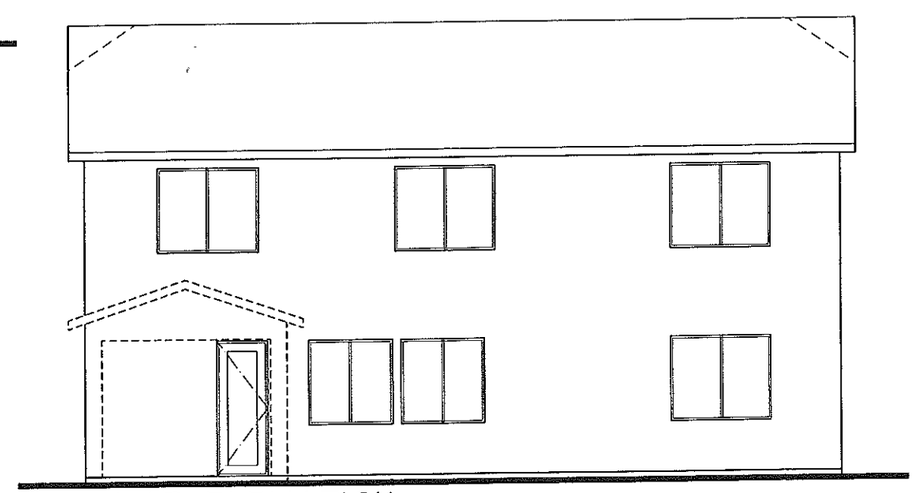
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A3.1



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

EXTERIOR ELEVATIONS

DATE DRAWN:
8-2011

REVISIONS:
DATE: PLAN CHECK 1
10-201

DATE: PATIO ADD. & FRAME WALK #2 1
3-6-12

DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2010 CRC.
2. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
3. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
4. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
5. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
6. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
7. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.
8. LATH AND PLASTER SHALL COMPLY WITH CBC SECTION 2507.
9. THERMAL BARRIER REQUIREMENT:
WITHIN AN ATTIC OR CRAWL SPACES, THE FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY 1.5-INCH THICK MINERAL FIBER INSULATION; 0.25-INCH THICK WOOD STRUCTURAL PANEL, PARTICLE BOARD OR HARDBOARD; 0.375 GYPSUM WALL BOARD; CORROSION-RESISTENT STEEL HAVING A BASE METAL THICKNESS OF 0.16 INCH OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC IS NOT EXPOSED. 2010 CRC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-9 USE NO. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.
9. LATH AND PLASTER SHALL COMPLY WITH UBC CHAPTER 25.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962
WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT, FALCON FOAM T & G BOARDS ARE USED AS NONSTRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY TYPE, AS A COMPONENT OF A ONE-COAT CEMENTITIOUS EXTERIOR WALL COATING SYSTEM. THE INSULATION IS FOR USE ON THE OUTSIDE FACES OF EXTERIOR WALLS WHEN AN ASTM C 578-01 TYPE I OR TYPE II EPS BOARD IS RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT FOR A ONE-COAT CEMENTITIOUS EXTERIOR WALL COATING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.3. THE INSULATION MAY ALSO BE DIRECTLY EXPOSED IN ATTIC AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2.

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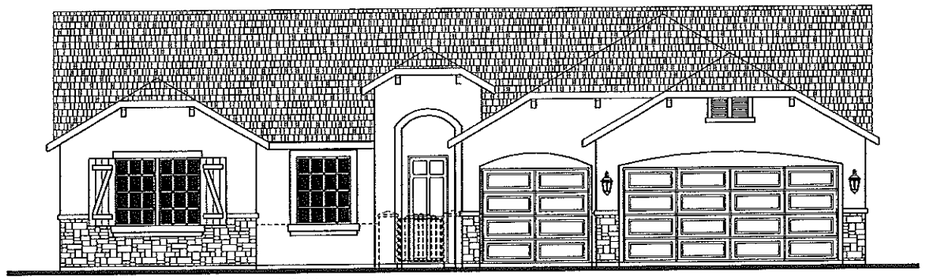
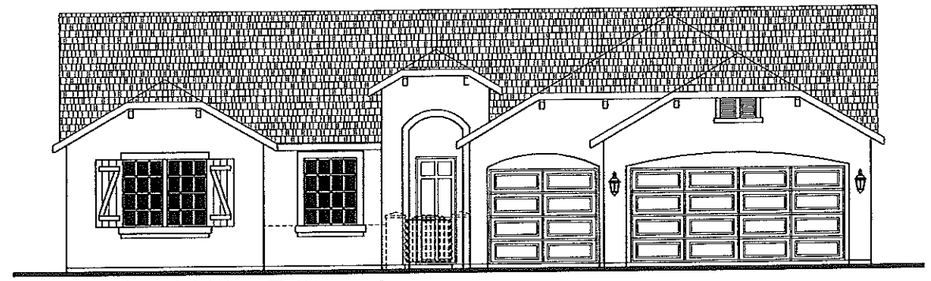
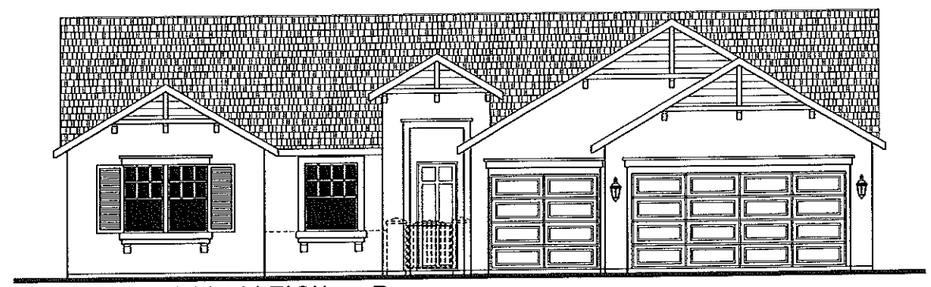


FRONT ELEVATION - A
(FRENCH COTTAGE)

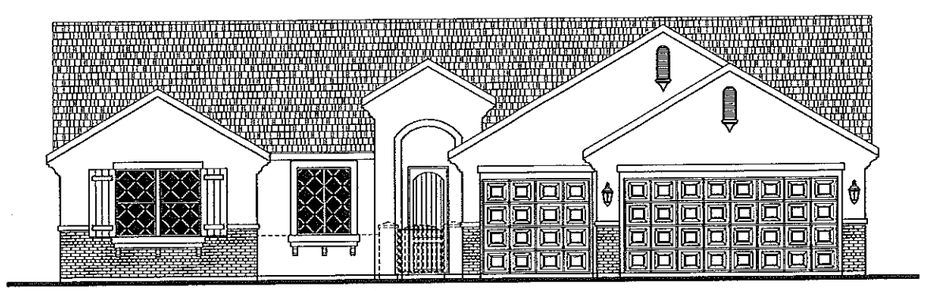


FRONT ELEVATION - A
(FRENCH COTTAGE)

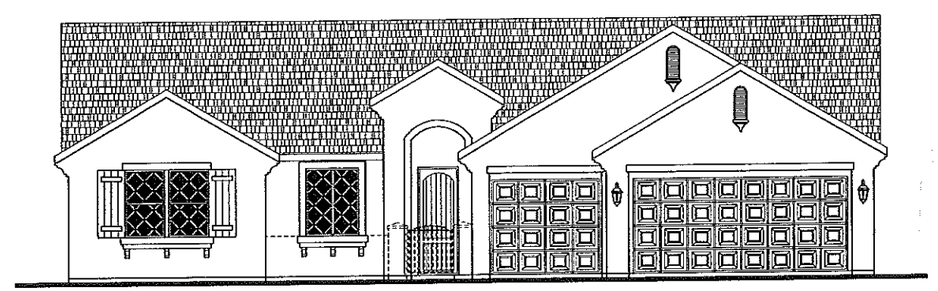
FRONT ELEVATION - B
(ENGLISH COTTAGE)



FRONT ELEVATION - B
(ENGLISH COTTAGE)



FRONT ELEVATION - C
(AMERICAN COTTAGE)



FRONT ELEVATION - C
(AMERICAN COTTAGE)

EXTERIOR ELEVATIONS

DATE DRAWN: 7-2012
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2010 CRC.
2. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO walls WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
3. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE PLATE BLOCK.
4. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
7. WEEP SCREED SHALL BE 26 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.
9. THERMAL BARRIER REQUIREMENTS
WITH AN ATTIC OR CRAWL SPACES, THE FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY 1.5-INCH THICK MINERAL FIBER INSULATION; 0.25-INCH THICK WOOD STRUCTURAL PANEL, PARTICLE BOARD OR HARDBOARD; 0.375 GYPSUM WALL BOARD; CORROSION-RESISTENT STEEL HAVING A BASE METAL THICKNESS OF 0.16 INCH OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC IS NOT EXPOSED. 2010 CRC
NOTE:
FOR ONE OR TWO COAT STUCCO SYSTEMS:
FALCON FOAM (ESR-1833) EXPANDED POLYSTYRENE INSULATION BOARDS, FALCON FOAM TBG BOARD (TAG 1 & TAG 2, TAG 18), FALCON FOAM TALON TREATMENT, FALCON FOAM E.I.F.S. COMPLIANT BOARD (ESR-90), FALCON E20, AND THERMASTAR, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT, FALCON FOAM TBG BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AS A COMPONENT OF A ONE-COAT CONVENTIONAL EXTERIOR WALL COATING SYSTEM.

AUG 2 2012

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Residential Designer Since 1985
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Clovis, Ca. 93619-8359
(559) 298-5935
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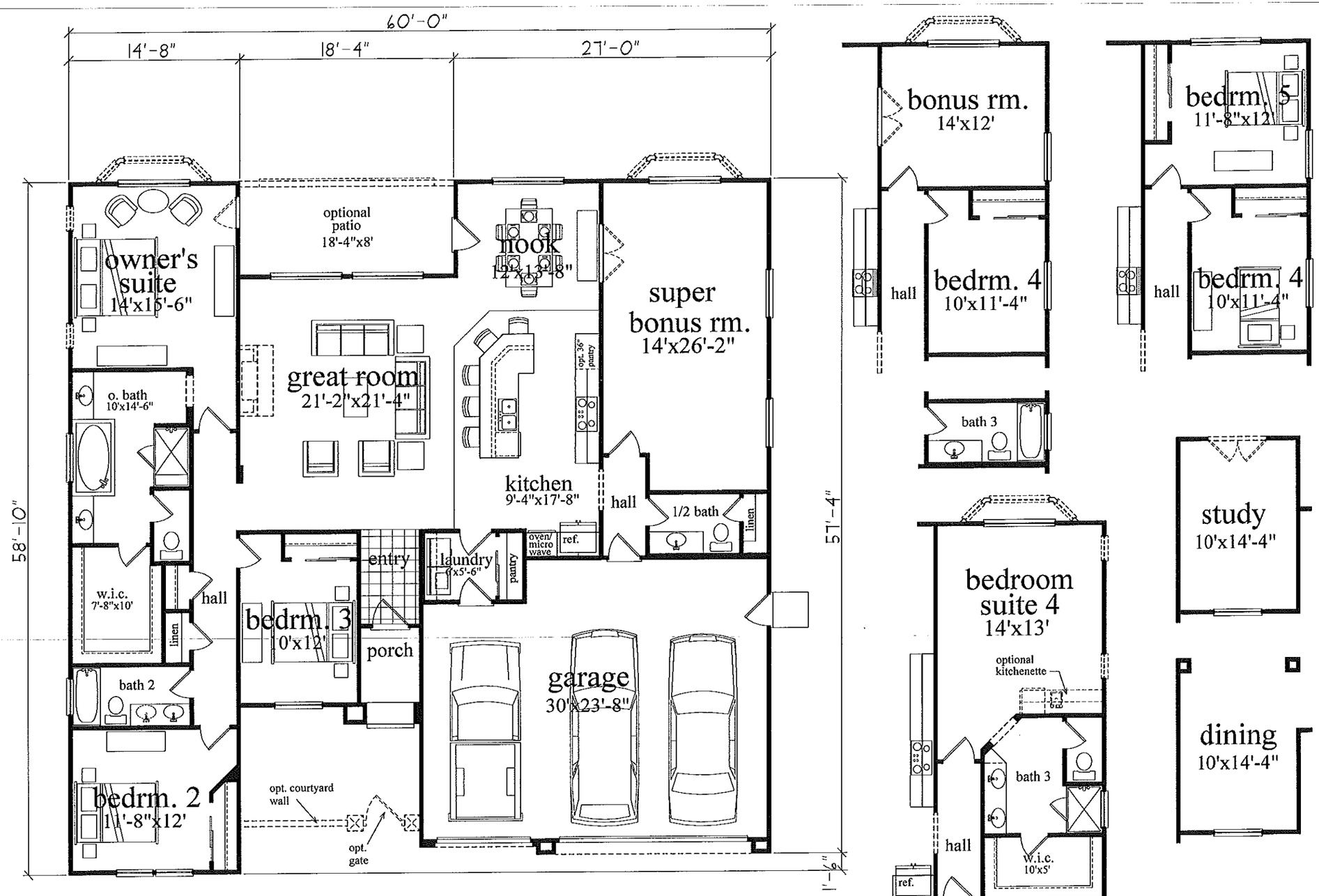
PLAN NO. 2360		JOB NO: JB:2360
	DRAWN BY: RON POPE	SHEET NO: A-3
	SCALE: 1/4" = 1'-0"	



FLOOR PLAN

FLOOR AREA	
TOTAL LIVING AREA:	2360 SQ.FT.
GARAGE:	686 SQ.FT.
COVERED PORCH:	43 SQ.FT.
COVERED PATIO:	147 SQ.FT.

DATE DRAWN: 7-2012

REVISIONS: DATE:

DATE:

DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. 2010 CPC 307.1.
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. WATER RESISTANT GYPSUM BD. IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS.
3. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.75 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR).
4. PROVIDE A MAXIMUM SILL HEIGHT OF 44-INCHES ABOVE THE FINISHED FLOOR FOR ALL WINDOWS THAT ARE USED FOR EMERGENCY EXITS. (CRC R310.1)
5. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
6. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
7. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING USED ON THE UNIT.
8. FOR INSTALLATION OF TANK TYPE HOT WATER HEATERS, PROVIDE A 2" WIDE X 26 GAUGE METAL STRAP AT THE UPPER AND LOWER 1/3 OF THE TANK.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
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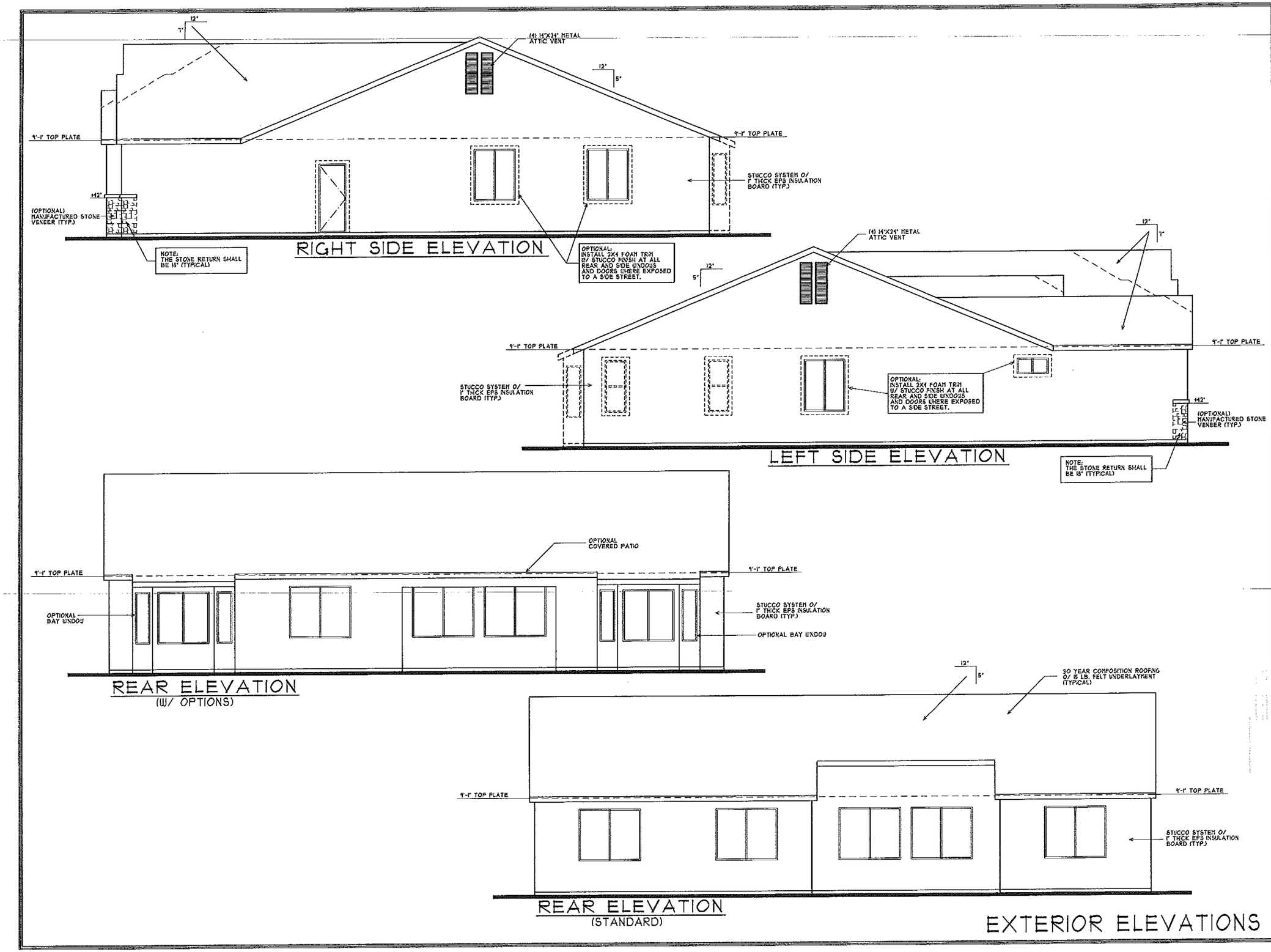
PLAN NO. 2360

JOB NO: JB:2360

DRAWN BY: RON POPE

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

SHEET NO: A-2



EXTERIOR ELEVATIONS

DATE DRAWN: 7-2012

REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

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NOTE:
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FALCON FOAM (ESR-1962) EXPANDED POLYSTYRENE INSULATION BOARDS, FALCON FOAM T&G BOARD (T&G I & T&G II, T&G III), FALCON FOAM TALON TREATMENT, FALCON FOAM E.I.F.S. COMPLIANT BOARD (EWC-80), FALCON D20, AND THERMALSTAR WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT, FALCON FOAM T&G BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AS A COMPONENT OF A ONE-COAT CEMENTITIOUS EXTERIOR WALL COATING SYSTEM.

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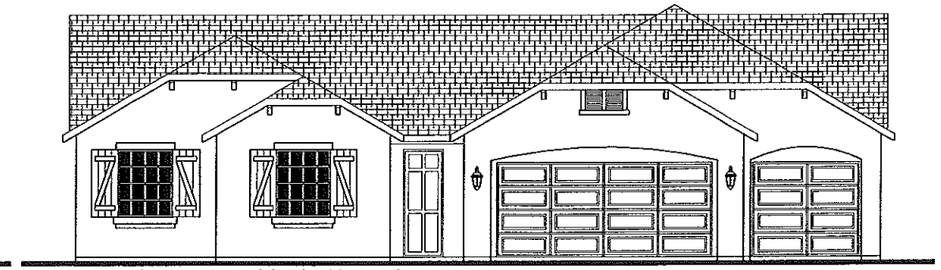
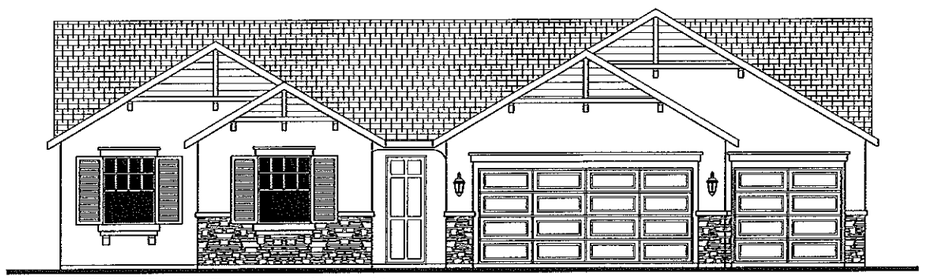
PLAN NO. 2360	JOB NO: JB:2360
DRAWN BY: RON POPE	SHEET NO: A-4
SCALE: 1/4" = 1'-0"	

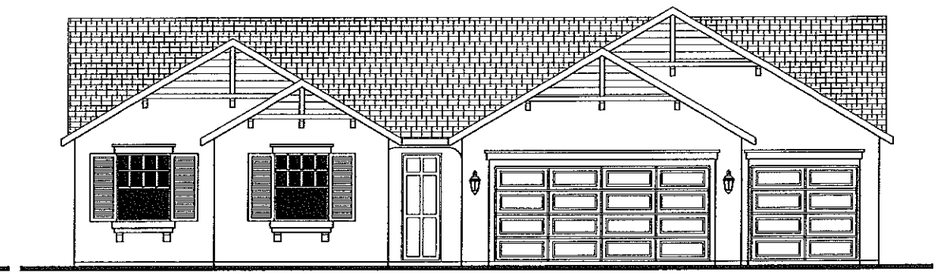
FRONT ELEVATION - A
(FRENCH COTTAGE)



FRONT ELEVATION - A
(FRENCH COTTAGE)

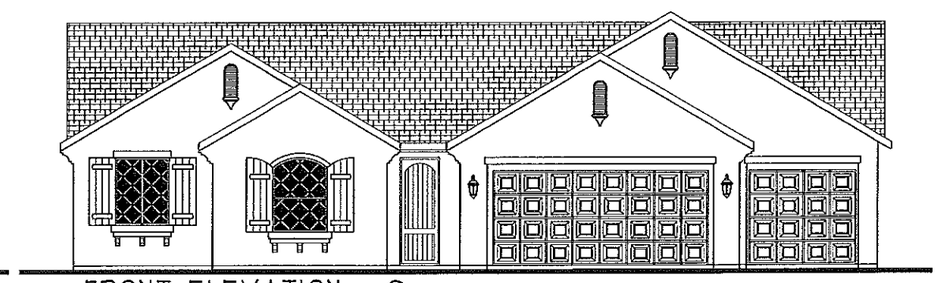


FRONT ELEVATION - B
(ENGLISH COTTAGE)



FRONT ELEVATION - B
(ENGLISH COTTAGE)

FRONT ELEVATION - C
(AMERICAN COTTAGE)



FRONT ELEVATION - C
(AMERICAN COTTAGE)

EXTERIOR ELEVATIONS

DATE DRAWN:
7-2012

REVISIONS:
DATE:

DATE:

DATE:

DESIGNER SINCE 1985

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NOTE:
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FALCON FOAM (ESR-1910) EXPANDED POLYSTYRENE INSULATION BOARDS, FALCON FOAM TAG BOARD (TAG I & TAG II, TAG III), FALCON FOAM TALON TREATMENT, FALCON FOAM E.I.F.S. COMPLIANT BOARD (EWS-90), FALCON E20, AND THERMALSTAR, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT, FALCON FOAM TAG BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AS A COMPONENT OF A ONE-COAT CEMENTITOUS EXTERIOR WALL COATING SYSTEM.

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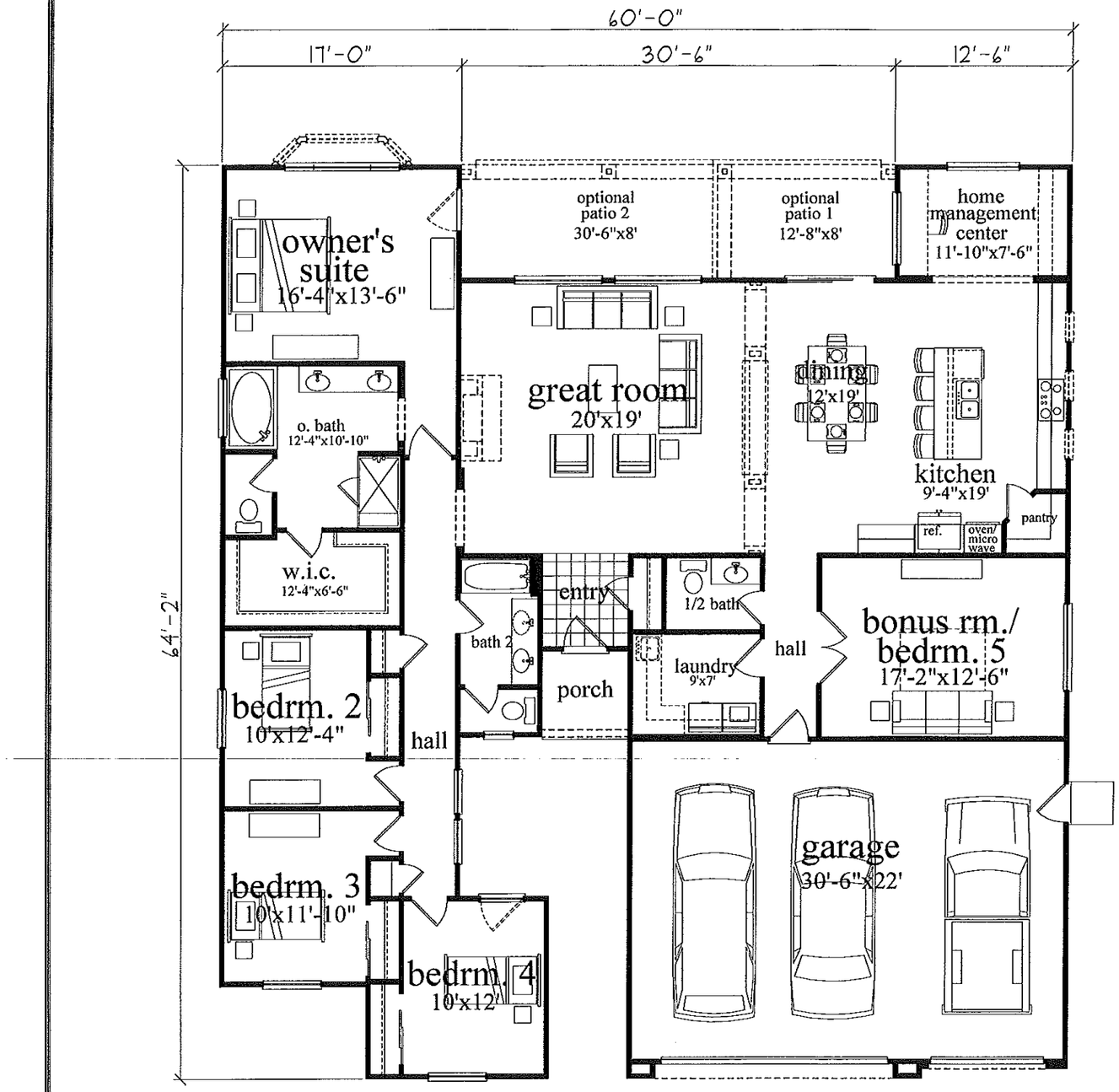
PLAN NO. 2560

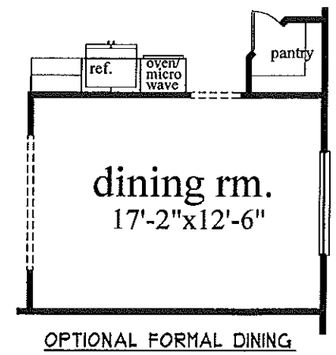
JOB NO. JB-2560

DRAWN BY: RON POPE

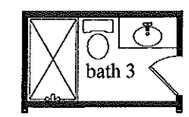
SCALE: 1/4" = 1'-0"

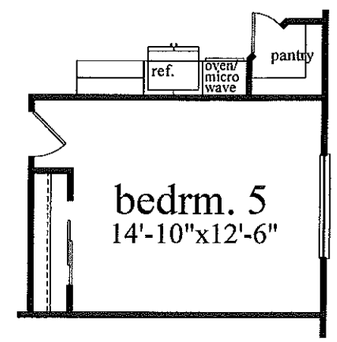
SHEET NO. A-3



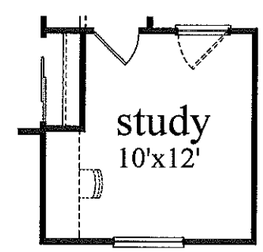


OPTIONAL FORMAL DINING





OPTIONAL BEDRM. 5



OPTIONAL STUDY

FLOOR PLAN

FLOOR AREA	
TOTAL LIVING AREA:	2560 SQ.FT.
GARAGE:	695 SQ.FT.
COVERED PORCH:	35 SQ.FT.
COVERED PATIO:	84 SQ.FT.
OPTIONAL PATIO:	161 SQ.FT.
OPTIONAL BAY WINDOW:	16 SQ.FT.

DATE DRAWN: 1-2012

REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. 2010 CRC 307.1.
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. WATER RESISTANT GYPSUM BD. IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS.
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   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
6. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
7. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
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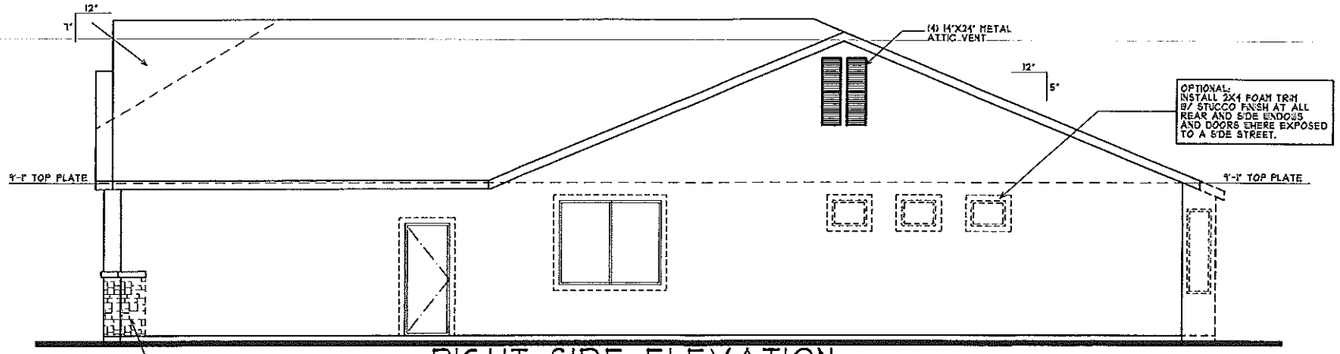
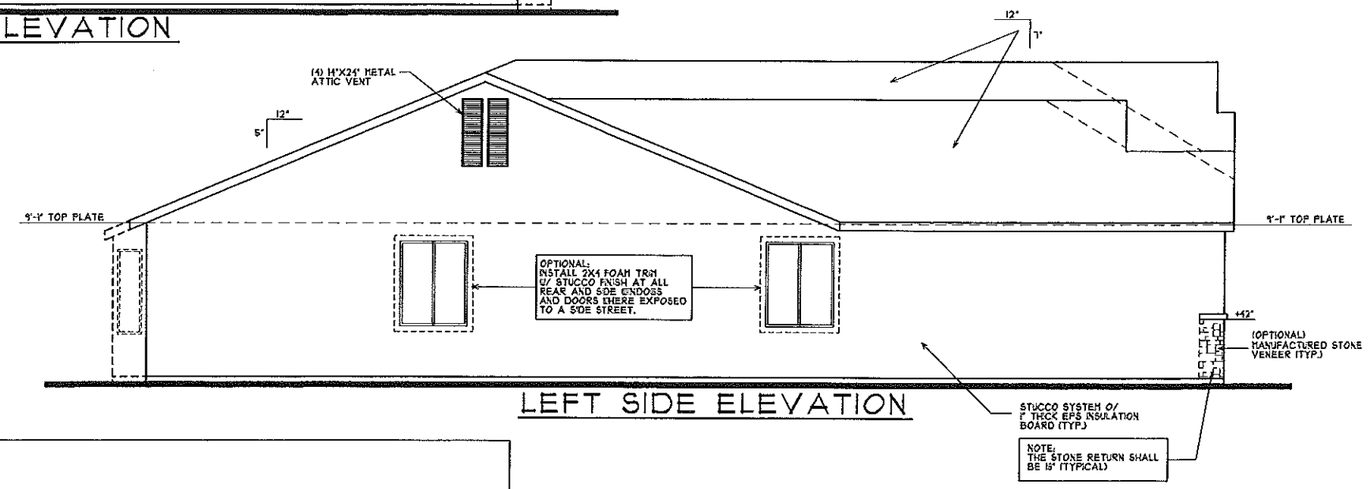
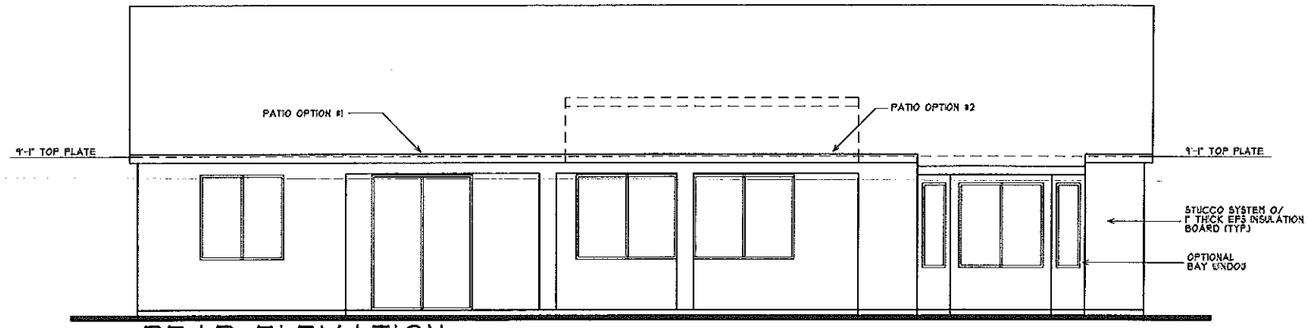
PLAN NO. 2560	JOB NO: JB:2560
DRAWN BY: RON POPE	SHEET NO: A-2
SCALE: 1/4" = 1'-0"	



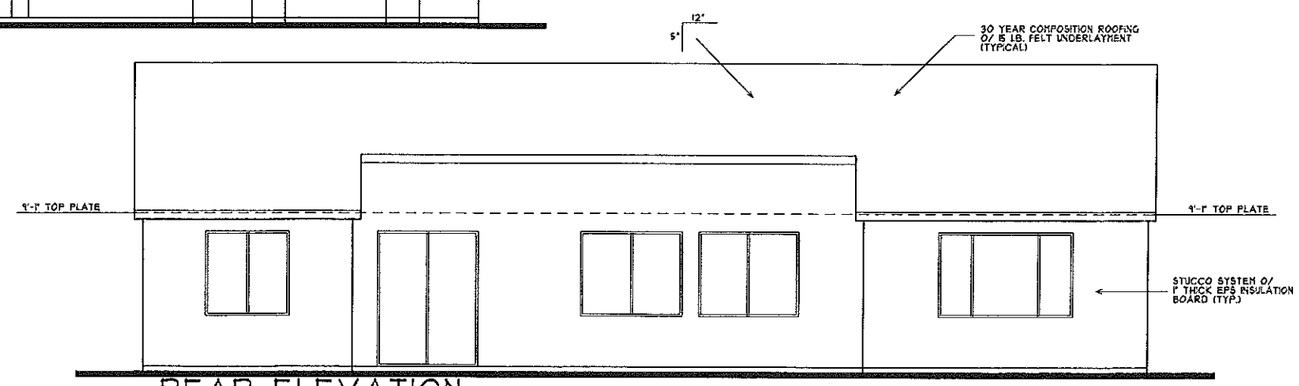
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION
(W/ OPTIONS)



REAR ELEVATION
(STANDARD)

EXTERIOR ELEVATIONS

DATE DRAWN: 1-2012

REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

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	DRAWN BY: RON POPE	SHEET NO: A-4
	SCALE: 1/4" = 1'-0"	