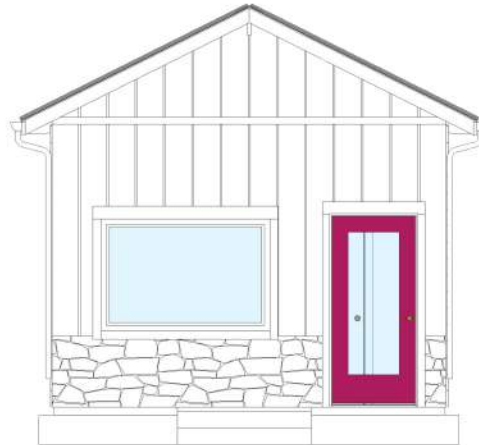


KESHA'S TINY HOUSE- (14' x 28')



ABBREVIATIONS							
Adj	Adjustable	DS	Downsout	JS	Joist Switch	T&G	Tongue & Groove
AFB	Above Finish Floor	DW	Dish washer	Lav	Lazibity	TV	Television
Approx	Approximate (+/-)	Dwg	Drawing	Max	Maximum	TCW	Top Of Wall
Arch	Architectural	(E)	Existing	Mech	Mechanical	Typ	Typical
Bd	Board	Ea	Each	Membr	Membrane	UN	Unless Otherwise Noted
Brim	Bifurcous	Elav	Elevation	Mfr	Manufacturer	Vert	Vertical
Bldg	Building	Elc	Electricity	Min	Minimum	VIF	Verify In Field
Blk	Block	Eq	Equal	NO	New	W	Washing Machine
Bm	Beam	Ext	Exterior	NIC	Not In Contract	W/	With
Bot	Bottom	FD	Floor Drain	Nom	Nominal	WC	Water Closet
Bwan	Between	Fdn	Foundation	NTS	Not To Scale	Wd	Wood
Cab	Cabinet	Fin	Finish	Or	Over	W/O	Without
CBC	California Building Code	Flr	Floor	OC	On Center	Wp	Waterproof
Cer	Ceramic	Flap	Fluimvent	OD	Outside Diameter Opening	WR	Water Resistant
CH	Ceiling Height	FOC	Face of Concrete	Opng	Opening	in	At
Clg	Ceiling	FOF	Face of Finish	Pl	Plate	CL	Center Line
Cl	Close	FOS	Face of Stud	PLM	Plastic Laminate		
Clp	Close	Ft	Foot or Feet	PLY	Plywood		
Col	Column	Flg	Footing	RWL	Rainwater Leader		
Cons	Concrete	Furr	Furring	SBO	Supplied By Owner		
Contp	Continuation	Ga	Gauge	SD	Smoke Detector		
Cont	Continuous	Glb	Galvanized	Shg	Shoading		
Crtr	Counter	Grd	Ground	Sim	Similar		
CRC	California Residential Code	Gyp Bd	Gypsum Board	SLD	See Landscape Drawings		
Cr	Center	GFI	Ground Fault Interrupter	SS	Stainless Steel		
D	Dryer	Hb	Hose Bib	SSO	See Structural Drawings		
DBI	Double	HC	Hollow Core	Sfl	Stanford		
Dept	Department	Hd	Hardwood	Sf	Steel		
Dia	Diameter	Hertg	Horizontal	Stc	Storage		
Dim	Dimension	Hr	Hour	Srl	Structural		
Disp	Disposal	ID	Inside Diameter	Sym	Symmetrical		
Dm	Down	Incl	Insulator	T	Tread		
Dr	Door	Int	Interior	Tel	Telephone		

PROJECT DATA		
GENERAL INFORMATION		Prepared
DOCK AREA	DOCK DIMENSIONS	DOCK SQUARE FOOTAGE
DRIVING ROOM	(10'-0" x 10'-0")	175
KITCHEN	(10'-0" x 10'-0")	115
BATH	(8'-0" x 5'-0")	43
CLOSET	(5'-0" x 5'-0")	25
BEDROOM	(10'-0" x 8'-0")	80
Total Square Footage		383 sqft
Floor Area	(14'-0" x 28'-0")	392

SYMBOLS			
	SECTION TAG		REVISION NUMBER
	DRAWING NUMBER		SHEET NOTE
	DETAIL LINE		WINDOW SYMBOL
	DETAIL NUMBER		DOOR SYMBOL
	ELEVATION		ELEVATION BUDGET
	SHEET NUMBER		CENTERLINE

SHEET INDEX	
ARCHITECTURAL	Proposed
A0.1	General Notes- Page 1
A0.2	General Notes- Page 2
A0.3	Texture Elevations
A0.4	Foundation Plan
A0.5	Floor Plan
A0.6	Opening & Room Finish Schedule
A0.7	Roof Plan
A0.8	Exterior Elevation- Sheet 1
A0.9	Exterior Elevations- Sheet 2
A0.10	Building Sections- Sheet 1
A0.11	Building Sections- Sheet 2
A0.12	Wall Framing Plan



CLIENT
Kesha Alexander

PROJECT
Kesha's Tiny House

PROJECT NO.
245-170

DRAWN BY
WA

ISSUE
08.02.2020

DESCRIPTION
Title Sheet



GENERAL NOTES

This plan was designed and drafted by August Builders Inc. to meet average conditions and codes in the state of Louisiana at the time it was designed. This plan was also designed for seismic zone 1. Because codes and requirements can change and vary from jurisdiction to jurisdiction, cannot warrant compliance with any specific code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and requirement, however, it is the responsibility of the purchaser and/or builder. This plan releases the designer from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

If the contractor or subcontractor in the course of their work finds any discrepancies between the plan and the physical conditions of the site or structure turn, or any errors in the plans specifications, it shall be their responsibility to immediately inform ABI, who will promptly verify if necessary correct the working drawings. Any work done after such discovery shall be down at the contractors expense.

DESIGN LOADS

FLOOR	ROOF	CEILING
40 psf, live	30 psf, live	10 psf, live
15 psf, dead	10 psf, dead	15 psf, dead

-Soil bearing capacity-1500 psf.

-Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any special loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS

-All foundation walls and slabs on grade shall be 3000 PSI (28 day compressive strength concrete, unless otherwise noted.

-All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil polyethylene vapor barrier underneath.

-Provide proper expansion and control joints as per local requirements.

-All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.

-All 48" x 48" x 24" concrete pads to have (4) #5 rods each way.

-Foundation walls are not to be backfilled until properly braced.

-Verify depth of frost footings with your local building codes.

-Provide termite protection as required by HUD minimum properly standards.

-Foundation bolts must be accord to sill plate with 5/8" bolts embedded 15" into concrete walls.

STEEL

-All structural steel for beams and plates shall comply with ASTM specification A-36.

-All structural steel for steel columns shall comply with ASTM specification A-50.

-All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.

-Provide steel shims in all beam pockets.

-Steel columns are to be 3" I.D (inside diameter) unless otherwise noted.

FRAMING MEMBERS

Unless noted otherwise, all framing lumber shall have the following characteristics:

Fb=1,000 psi Fv= 75 psi E= 1,400,000 psi

-Contractor to confirm the size, spacing, and stress characteristics fall framing and structural members to meet your local code requirements.

-Hold sizes and locations in Glum or Laminated Veneered Lumber (LVL) Members are to be confirmed by a professional engineer.

-Any structural or framing members not indicated on the plan set are to be tied by the contractor.

-Double floor joists under II partition walls unless otherwise noted.

-All sub-flooding is assumed to be 3/4" thick, glued, and nailed.

-All exterior walls are dimensioned to outside of 1/2" sheathing.

-Calculated dimensions take precedence over scaled dimensions.

-All angled walls on plan are to be at 45 degree angle, unless otherwise noted.

-Laterally unsupported walls 12'-0" high or higher shall be 2"x 6" and balloon framed unless otherwise noted.

Unless noted otherwise, above all openings that are:

(1) Load bearing and less than 0" equal to 3 ft.....use 4"x6".

(2) Load bearing and more than 3 ft.....use 2"x12" with plywood between.

(3) Non-load bearing and less than or equal to 6 ft....use 4"x 6".

(4) Non-load bearing and more than 6 ft.....use (2) 2"x12" with 1/2" plywood between.

(5) All exterior openings use (2) 2"x 12" with 1/2" plywood between.

-All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.

-All exterior corners shall be braced in each direction with let-in Diagonal bracing or plywood.

-Place (1) row of 1" x 3" cross bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross bridging on all spans over 16'-0".

-Collar ties Pareto be places 4'-0" o.c.

-All purlins and kickers are to be 2"x6" unless otherwise noted.

-Any hip or valley rafters over 28'-0" span are to be Laminated Veneer Lumber (L.V.L)

FLOOR PLAN NOTES

GENERAL

1. Drawing scales as indicated are for reference only and are not intended to accurately depict actual or designated conditions. Written dimensions shall govern.
2. All dimensions indicated on the architectural plans are to face of stud or to face of concrete unless noted otherwise.

GUTTERS/DOWNSPOUTS/METAL FLASHING/ROOF AND DECK DRAINS/SCUPPERS

1. Install and flashing all windows doors, & skylight per manufacturer's recommendations and instructions.
2. Provide tempered glass at all hazardous locations.
3. All hinged shower doors shall be tempered and open outward.

STAIRS/HANDRAILS/GUARDRAILS

1. Handrails are required at all interior and exterior stairs with 4 or more risers. Stairway handrails shall be 34"- 36" above tread nosing. Handrails ends shall be returned or terminate in a newel post safety terminal.

2. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4" and not greater than 2". If the handrail is not circular, it shall have a perimeter dimension of at least 4" and not greater than 6-1/4" with a maximum cross section of 2-1/4". Edges shall have a minimum radius of .01".
3. Guardrails shall not be less than 42" in heights, except stairways where they may be 34" in height. Open guardrails and stair railings shall have intermediate rails or an ornamental pattern such that a sphere 4" in diameter cannot pass.

THERMAL PROTECTION

1. Insulation shall be as specified in the Title-24 Compliance Certificate. Install per manufacturer's specifications.

2. Insulation shall be certified by the manufacturer to comply with the California Quality Standards for Insulating Materials.

3. All openings in the building envelope such as frame, framing and panel joints, electrical and plumbing line openings, and masonry to wood framing joints, shall be chalked wand otherwise sealed to limit infiltration.

GYPSTUM BOARD & PLASTER

1. Provide 5/8" gypsum board at all walls and ceilings unless noted otherwise.
2. Provide moisture resistant gypsum board at walls adjacent to plumbing fixtures.
3. Provide 5/8" type x gypsum board at all occupied areas below stairs and required for one hour fire protection.
4. Cement, fiber-cement, or glass mat gypsum backboard shall be used as a base for the wall tile in tub and shower areas and wall and ceiling panels on shower areas. Provide approved backer board 72" minimum height above drain.

FIRE PROTECTION

1. Firestopping shall be provided in the follow locations:
 - a. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels and at 10' intervals both vertical and horizontal.
 - b. At all intersections between concealed vertical and horizontal spaces such as occurs at soffits, dropped ceilings, and coveled ceilings.
 - c. In concealed spaces between stair-stringers at the top and bottom of the run and between studs along an in line with the run of stairs if the walls under the stairs are unfinished.
 - d. In openings around tubs and showers, vents, pipes, ducts, chimneys, fireplaces, and similar openings which afford a passage for fire at ceiling and floor levels.
 - e. At openings between attic spaces and chimney chases for factory-built chimneys.
 - f. Around top, bottom, sides, and ends of sliding door pockets.

MISC. NOTES

- Prefabricated fireplace and flute are to be U.L approved and installed as per manufacturers specifications.
- All materials, supplies, and equipment to be installed as per manufacturers specifications an per local code requirements
- Provide proper insulation for all plumbing 1/2" water-resistant drywall around showers, tubs, and whirlpools.
- 1/2" drywall on interior walls and ceilings.
- 5/8" type "x" fire code drywall on garage walls and ceilings.
- When no brand is specified windows are to be called by glass she only.
- Windows if not noted, are assumed to be casements.
- Header heights are labeled to bottom of arched transoms
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails at stairs per local codes.
- The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specification and sizes.
- Jog hull to rear of ridge as necessary.
- Provide proper wiring for all electrical appliances, mechanical equipments, and Whirlpools per manufacturers specifications.
- Air conditioner locations may vary depending on restrictive covenants and codes.

MECHANICAL NOTES

1. Mechanical systems are design/build by the contractor and his/her mechanical engineer. The Contractor assumes responsibility for the performance of the design.
2. Bathroom fans shall be ENERGY STAR compliant and connected directly to its outside. Fans and other exhaust systems exhausting air from conditioned space to the outside shall be provided with backdraft dampers to prevent air leakage. A minimum 50 CFM exhaust is required.
3. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 - a) Humidity controls shall be capable of adjustment between a relative humidity range of less than one equal to 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment.
 - b) A humidity control may be a separate component to the exhaust fan and is not required to be integral.
4. All air ducts penetrating the separation wall or ceiling between garage and living areas to be 26 GA minimum.

FIRE - SPRINKLER NOTES

1. Provide an approved automatic residential fire sprinkler system conforming to the provisions of the Lafayette Parish Fire Department.
2. The fire sprinkler system is design/build by the fire sprinkler subcontractor.
3. Fire-sprinkler plans and calculations shall prepared and submitted to reviewing agencies by the fire-sprinkler subcontractor/engineer at least 21 weeks prior to rough inspections. Submit sets of plans and calculations to the Lafayette Parish Fire Department for review by the fire department.
4. All fire-sprinkler system work shall be in accordance fire codes and requires of the Lafayette Parish Fire Chief.
5. Fire sprinkler coverage shall be provided through the entire structure according to Chapter 9 of the Louisiana Fire Code.
6. Fire sprinkler system shall be installed according to NFPA 13D.
7. Plans for fire sprinkler system design and hydraulic calculations shall be collided by a licensed C-16 sprinkler subcontractor/engineer and submitted to the Lafayette Parish Fire Department for approval prior to installation.

ELECTRICAL NOTES

OUTLETS/SWITCHES/CIRCUITRY

1. Electrical system shall be designed/hall by electrical subcontractor. Electrical subcontractor shall submit schematic single-line diagram of panels, subpanels, and other information as required by the building department.
2. Ground Fault Circuit Interrupter (GFCI): GFCI protected receptacles or GFCI protected branch circuits shall be provided for all receptacles within 72" of any water source, serving countertops in a kitchen or wet-bar, in bathrooms, and exterior areas, and in garages.
3. Arc Fault Circuit Interrupter (AFCI): Listed combination type arc fault circuit interrupters shall protect all branch circuits serving any electrical outlet at all exterior areas, and in garages.
4. All receptacle in bathroom must be supplied by at least one 120-volt, 20-amp branch circuit that shall serve no other outlets.
5. All electrical outlets to be mounted at a 12" from finish floor to crest of box unless noted otherwise.
6. Electrical outlets shall be mounted at locations noted on plans so that no point along the floor in any wall space 2 ft or greater is more than 6 feet from a receptacle outlet.
7. Metal water piping on other interior metal piping shall be bonded to service equipment. The points of attachment to the bonding jumper shall be accessible.
8. Provide at least two separate 20 amp circuits for small appliances in kitchen, pantry, dining room, and similar areas with no outlets on the circuits.
9. Provide a separate 20 amp circuit to laundry equipment.
10. All 125-volt, 15- and 20 ampere receptacle outlets shall be listed tamper-resistant receptacles.

LIGHTING FIXTURES

1. Clothes closet light fixture clearances shall conform to CEC 410.16. Incandescent fixtures with open or partially enclosed lamps and pendant fixtures or lamp holders are not allowed in closets.
2. Light fixtures in tub or shower enclosures or other wet/damp locations shall be labeled "Suitable for damp locations".
3. All exterior lighting shall be shielded and downward facing.



ASSOCIATE 1
Will August
1655 Sylvia Street
Hayward, CA 94541

CLIENT
Julian Batiste
N/A

PROJECT
Julian's House- 1485 sqft

DRAWN BY
WA | WA

ISSUE
08.09.2020

RE-ISSUE
08.09.2020

DESCRIPTION
Sheet Description

A0.1

PLUMBING NOTES

1. Plumbing system shall be design/build by plumbing subcontractor (including but not limited to water distribution, drainage and venting systems, and installation of plumbing fixtures and accessories).
2. Drain and vent systems within the building shall be bubbles cast iron, including all fittings and traps. Drain and vent piping shall be isolated from the building structure.
3. Hot water distribution piping shall be insulated.
4. All water supply piping shall be metal.
5. Provide seismic strapping for water heaters. Strapping shall be 1-1/4" x .031" Galvans. stl. Class B grade, located within the upper 1/3 and lower 1/3 of the tanks vertical dimension. Provide a minimum of 4" above the controls to the strapping.
6. Provide water heater pressure/temperature relief valve with drain to outside of building or other approved location. No part of the drain may be installed where it would be subject to freezing.
7. All shower valves must be temperature balancing or thermostat mixing. Valves shall be adjusted per the manufacturer's instruction deliver a maximum 120 degree Fahrenheit.
8. Hard shower(s) shall be equipped with an approved back flow prevention device or assembly.
9. Provide a non-removable backflow prevention device on all exterior hose-bibs and lawn sprinkler/irrigations systems.
10. Drainage and venting piping shall not be ABS or PVC. Drainage piping shall be cast-iron, galvanized steel, galvanized wrought iron copper, or brass. Venting piping shall be cast iron, galvanized malleable iron or galvanized steel, copper, or brass.
11. No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher air gap fitting on the discharge side of the dishwashing machine.

ROOFING

1. Roof coverings. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of minimum 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.
2. Roof valleys, where valley flashing installed, the flashing shall not be less than .019-inch (.48 mm) No.26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72-pound mineral surfaced non perforated cap sheet complying with ASTM D3909 at least 36" wide running the full length of the valley.
3. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in gutter.

VENTING

1. Ventilations openings for enclosed attics, enclosed eave soffit spaces enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underlloor ventilation openings shall be fully covered with metal wire mesh, vents, or other materials or devices that meet the following requirements:
 - a. The dimensions of the openings shall be 1/8th inch.
 - b. The materials used must be non combustible.

Exception:

Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible materials.

- c. The materials used shallowing be corrosion resistant,

2. Ventilation openings on the underside of eaves and cornices shall not be installed.

Exception:

- a. The enforcing agency may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.
- b. Vents complying with the requirements for ventilation openings noted above may be installed on the underside of eave or cornices in accordance with either one of the following conditions:
 - i. The attic space being ventilated is fully protected by an automatic sprinkler system installed.

Or

- ii. The exterior wall covering and exposed underside of the eave are of noncombustible material, or ignition-resistant-materials as determined. Ignition resistant materials as determined.

EXTERIOR COVERINGS

1. The exterior wall covering or wall assembly shall comply with one of the following requirements:
 - a. Noncombustible material
 - b. Ignition-resistant material
 - c. Heavy timber exterior assembly
 - d. Log wall construction assembly
 - e. Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10- minutes direct flame contact exposure test.

Exceptions:

Any of the following shall be deemed to meet the assembly performance criteria an intent of this section:

- a. One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering or cladding of the exterior side of the framing.
- b. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products.

2. Exterior wall coverings shall extend for the top of the foundation to the roof, and terminate at 2" nominal solid wood blocking between rafters at all roof overhangs or in the case of enclosed eaves, terminate at the enclosure.

3. The exposed roof deck on the underside of unenclosed roof eave shall consists of one of the following:

- a. Noncombustible material
- b. Ignition-resistant material
- c. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck.
- d. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure including assemblies using the gypsum panel and sheathing.

Exceptions:

The following materials do not require protection:

- a. Solid wood rafter tails on the exposed underside of open roof eaves having a minimum nominal dimensions of 2".
- b. Solid wood blocking installed between rafters tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2".
- c. Gable and overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter area.
- d. Fascia and other architectural trim boards.

4. Enclosed roof eaves and roof eaves soffits. The exposed underside of enclosed roof eaves having either a boxed-in-roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied; to the underside of the rafter tails, shall be protected by one of the following:

- a. Noncombustible material
- b. Ignition-resistant material
- c. One layer of 5/8" type x gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffits.
- d. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- e. Boxed-in-roof eave soffit assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Exceptions:

The following materials do not require protection:

- a. Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails.
- b. Fascia and other architectural trim boards.

5. Exterior porch ceilings. The underside of exterior porch ceilings shall be protected by one of the following:

- a. Noncombustible material.
- b. Ignition-resistant material
- c. One layer of 5/8" type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling.
- d. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- e. Porch ceiling assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

- b. Floor Projections: The exposed underside of a can delivered floor projection where a floor assembly extends over an exterior wall shall be protected by the following:
 - a. Noncombustible material.
 - b. Ignition-resistant material.
 - c. One layer of 5/8" type X gypsum sheathing applied behind an exterior covering on the underside of the floor projections.
 - d. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor projections including assemblies using the gypsum panel and sheathing products listed in the gypsum Association Fire Resistance Design Manual.
 - e. The underside of a floor projection assembly that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Exception:

Architectural trim board.

7. Underfloor protection. The under floor area of elevated or overhanging building shall be enclosed to grade or the underside of the exposed underlloor shall contain of the following:

- a. Noncombustible material.
- b. Ignition-resistant material
- c. One layer of 5/8" type X gypsum sheathing applied behind an exterior covering on the underside of the floor projections.
- d. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- e. The underside of a floor assembly that meets the performance criteria in accordance with the test procedures at SFM Standard 12-7A-3.

Exception:

Heavy timber structural columns and beams do not require protection.

8. Underside of appendages. When require by the enforcing agency the underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of this chapter of the underside of the exposed underlloor shall consist of one of the following:

- a. Noncombustible material.
- b. Ignition-resistant material
- c. One layer of 5/8" type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.
- d. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- e. The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Exception:

Heavy-timber structural columns and beams do not require protection.

Exterior Windows and Doors

1. Exterior windows and exterior glazed door assembly requirements. Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements:
 - a. Be constructed of multiple glazing with a minimum of one tempered pane meeting the requirements of CBC Section 2406 Safety Glazing or,
 - b. Be constructed of glass block units, or
 - c. Have a fire resistance rating of not less than 20 minutes when tested according to NFPA 257, or
 - d. Be tested to meet the performance requirements of SFM Standard 12-7A-2.
2. Exterior doors. Exterior doors shall comply with one of the following:
 1. The exterior surface or cladding shall be noncombustible or ignition-resistant material or noncombustible or ignition-resistant material, or,
 2. Shall be constructed of solid core wood that comply with one of the following:
 - a. Sides and rails shall not be less than 1-3/8" inches thick.
 - b. Rained panels shall not be less than 1-1/4" inches thick, except for the exterior perimeter of the rained panel that may taper to a tongue not less than 3/8" thick.
3. Shall have a fire-resistance rating of not less than 20 minutes when tested.
4. Shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

DECKING

1. Decking surfaces. The walk-on surface material of decks, porches, balconies, and stairs shall be constructed with one of the following materials:
 - a. Ignition-resistant material that comply with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 12-7A-5
 - b. Exterior fire retardant wood.
 - c. Noncombustible material
 - d. Any material that complies with the performance requirements of SFM Standard 12-7A-4A when requirements of SFM Standard 12-7A-4A when attached exterior wall covering is also either noncombustible or ignition resistant material.

Exception:

Wall material may be of any material that otherwise complies with Chapter 3 Section 127 of the CBC, when the decking surface material complies with the performance requirements ASTM E 84 with a Class B flame spread rating.

MASONRY WORK

1. Masonry work, where indicated on the drawings, shall include exterior brick and/or stone veneer, reinforcing, ties, capping, loose lintels, anchors, flashing, and mortar mix.
2. Type and color of any masonry product used to be selected by owner.
3. During construction, provide adequate protection to masonry against damage by the elements such as freezing and rain.
4. Foundation block, where indicated or selected shall be approved. Load bearing binder concrete block to meet ASTM standards.
5. Mortar shall be thoroughly mixed and shall contain a water repellent additive.
6. All masonry work shall be thoroughly cleaned in accordance with the manufacturer's instructions.
7. The fireplace, unless specified to be of precast concrete type, shall be lined with 4" insbeck and shall be complete with arched, loosed lintels and hearth as shown not be drawings.



ASSOCIATE 1
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1655 Sylvia Street
Hayward, CA 94541

CLIENT
Julian Batiste
N/A

PROJECT
Julian's House- 1485 sqft

DRAWN BY
WA | WA

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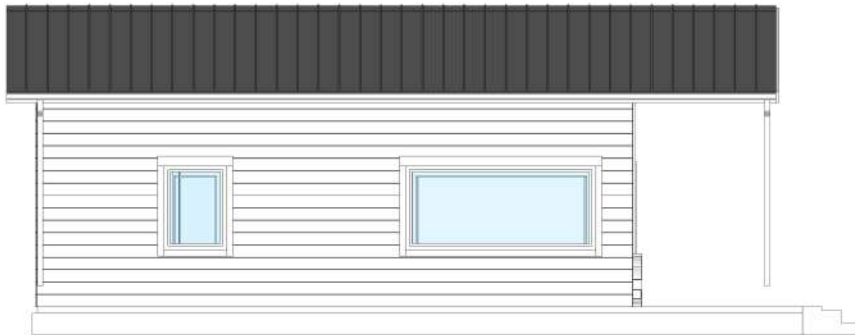
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08.09.2020

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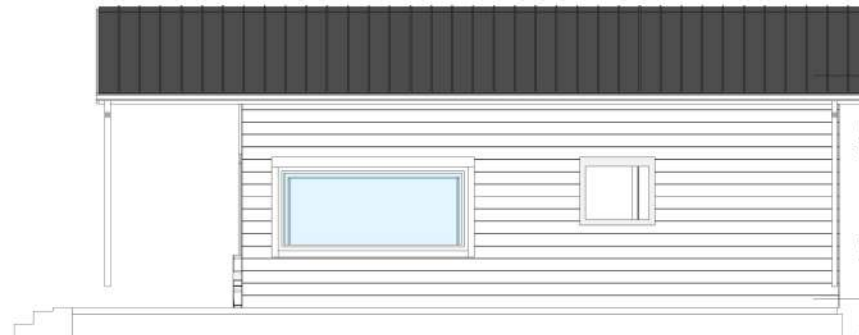


North Elevation
1/8" = 1'-0"

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South Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"

CLIENT
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N/A

PROJECT
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North Elevation
1/8" = 1'-0"

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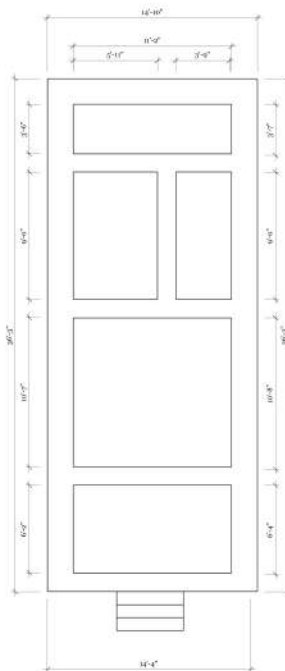
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FOOTINGS, FOUNDATIONS, AND SLABS ON GRADE NOTES

- All footing sizes are based on an allowable soil bearing pressure of 1500 psf. Any soil condition encountered during excavation that is contrary to those used for design of footings as outlined in working drawings shall be brought to the attention of the engineer before proceeding.
- All footings shall bear on undisturbed native soil or engineered granular fill compacted to 95% or maximum density based on ASTM D 1557 method of compaction. Fill shall be placed in layers not to exceed six inches in depth after compaction and shall extend down to in-situ soils. Fills shall be compacted under all concrete work on the site.
- No footing shall be placed in water, snow, frozen ground, or unstable soils.
- All excavations adjacent to and below footing elevation for other trades shall be accomplished prior to pouring any footings.
- Contractor shall be responsible for laterally supporting all retaining type foundation walls while compacting behind walls and until all supporting members have been placed. All open excavation and trenches shall be supported and barricade by contractor to confirm with osha safety standards.
- All reinforcements shall be securely tied in place prior to pouring concrete.
- Provide dowels in footing and foundations to match all vertical bars in walls and columns above, unless noted otherwise.
- Provide control joints in slabs at a max of 15 ft. o.c. each way. Pour slabs between control joints, so that adjacent pours are staggered at least two days apart. Or shortly after slabs are poured, make saw-cut joints at a max of 15 ft o.c.
- Footings shall be installed as per local codes and requirements for geographic location. Footings shall be at minimum depth so as to provide frost protection.
- Work includes all plain and reinforced concrete for footings foundations, slabs, pits, wells, piers, walls, driveways, and all other items as required by the drawings or job conditions. Concrete forms shall be steel or wood and shall be properly and oiled.
- Submit concrete mix designs to general contractor for approval prior to any pours where required. All concrete work shall comply with "A.C.I. Standard Specification for Structural Concrete for Buildings". Fly ash content shall not exceed 15% in any mix design.
- Concrete shall be of such consistency and composition that it can be worked readily into all corners and voids.
- The compressive strength of all concrete shall be a minimum of 2500 PSI within 28 days after pouring. Footings, stem and foundation walls and retaining walls have to be 300 PSI, or as required.
- Install anchor bolts and base plates as called for in the drawings and / or engineering calculations or per local required code.
- Street walls and curbs where required shall be constructed in accordance with the local requirements.
- All concrete foundations and footings shall be sized and reinforced with appropriate sized rebar and spacing according to the plans and meet the required code, soil conditions, and bearing load.
- Concrete shall be 3-1/2" or 4" thick on approved compacted earth. Finish concrete slabs with a smoothing trowel or fine brush.
- Cement shall be of Gray Portland Type 2, low-alkaline slump shall be 3 to 4 maximum for stem walls and footings, and 4 to 5 maximum for walls and slabs on grade.
- Dress all exposed concrete foundation walls.

EXCAVATION, GRADING, AND FILL

- All back fill under and within 5'-0" of all buildings shall be compacted to a minimum of 90% of maximum density. Back fill directly under footings and within 2'-0" of each side shall be compacted to a minimum of 95% maximum density.
- All earthwork and foundation excavation shall be done in accordance with the geotechnical report for the site selected or shown for the plan. No imports soil in price. All recommendations from this report shall be followed.
- If any unstable or collapsible or otherwise poor soil conditions are discovered during excavation, a soils engineer should be notified immediately for a soils analysis and recommendation.
- Top soil that is removed shall be spread over the property. Finished grade shall be a minimum of 8" below wood framing. Finished grade should slope away from the house.
- Finish grading shall be done as to provide positive drainage away from all building foundations, the finished grade shall slope away from all foundation walls a minimum of 5% or 6" within the first 10'.
- Upon completion, all excess materials shall be removed from the site, unless otherwise directed by owners.



Foundation Plan



Foundation Plan



ROOM FINISH SCHEDULE					
ROOM	CEILING FINISH	CEILING HEIGHT	WALL FINISH	FLOOR FINISH	SPECIALTY FINISH
Living Room	GYP/SM	10'-0"	GYP/SM	WOOD	NA
Kitchen	GYP/SM	10'-0"	GYP/SM	TILE	TILE
Bath	GYP/SM	10'-0"	GYP/SM	TILE	TILE
Close	GYP/SM	10'-0"	GYP/SM	WOOD	NA
Bedroom	GYP/SM	10'-0"	GYP/SM	TILE	NA
Porch	GYP/SM	10'-0"	GYP/SM	WOOD	TILE
Total	-	-	-	-	-

OPENING SCHEDULE			
OPENING ID	TYPE	PRODUCT CODE	SIZE
A	WINDOW	6640	6'-6" X 3'-6"
B	WINDOW	7640	7'-6" X 3'-4"
C	WINDOW	2036	2'-0" X 3'-0"
D	WINDOW	2626	2'-6" X 2'-2"
E	WINDOW	3040	3'-0" X 3'-4"
01	DOOR	3068	3'-0" X 6'-8"
02	DOOR	2668	2'-6" X 6'-8"
03	DOOR	2468	2'-4" X 6'-8"
04	DOOR	2668 CASED	2'-6" X 6'-8"



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PROJECT DATA		
GENERAL INFORMATION	Proposed	
FLOOR AREA	ROOM DIMENSIONS	ROOM SQUARE FOOTAGE
LIVING ROOM	(14'-11" x 11'-7")	175
KITCHEN	(8'-2" x 10'-0")	82
BATH	(8'-0" x 5'-3")	43
CLOSET	(3'-2" x 3'-1")	10
BEDROOM	(10'-0" x 8'-0")	80
Total Square Footage		390
Floor Finish	(14'-0" x 8'-0")	120

ROOM FINISH SCHEDULE						
ROOM	CEILING FINISH	CEILING HEIGHT	CEILING SF	WALL FINISH	FLOOR FINISH	SPECIALTY FINISH
LIVING ROOM	GYP/SM	10'-0"	175	GYP/SM	WOOD	NA
KITCHEN	GYP/SM	10'-0"	82	GYP/SM	TILE	TILE
BATH	GYP/SM	10'-0"	43	GYP/SM	TILE	TILE
CLOSET	GYP/SM	10'-0"	10	GYP/SM	WOOD	NA
BEDROOM	GYP/SM	10'-0"	80	GYP/SM	TILE	NA
Total Square Footage	-	-	390			
Floor Finish	PLANKS	10'-0"	120		CONCRETE	NA
TOTAL	-	-	-	-	-	-

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WINDOWS AND GLASS NOTES

- Bedroom shall have at least one operable window or exterior door approved for emergency escape or rescue. There units shall be operable from the inside to provide a full clear opening as sated below without the use of separate tool. Bedroom windows are to have a finished maximum sill height of 44" from the finish floor.
- Bedroom windows are to have a minimum clear opening of 5.7 sq. ft. Bedroom windows are to have a minimum net clear opening of 20" or a minimum net clear opening height of 24".
- Bedroom windows are to have a minimum glass sq. footage of 1/10th the room's sq/ footage, and ventilation sq. Footage requirements are q/20th the rooms sq. Footage. All bathrooms, toilets compartments, laundry rooms and similar room shall have a window opening to the exterior no smaller than 1/20th the sq. Footage of the room, or an exhaust fan capable of providing 5 air changes per hour.
- Framelless glass doors, glass in doors, glass within 24" arc of doors, glazing 60" or less above walking surfaces that is within 5' of stairs or glazing pithing 5' of spas or pools fixed glass panels, and similar glazed openings subject to human impact shall comply with IBC and shall be identified by a permanent label.
- All ginger shower doors shall swing outward. Glazing used in doors and panels of shoes an bathtub enclosure and building walls enclosing these compartments shall be fully tempered, laminated safety glass or approved plastic per IBC.
- Window whose lowest edge is less than 18" above the finished floor are to be of tempered glass.
- All bathrooms, toilet compartment, laundry rooms and similar rooms shall have a window opening to the exterior no smaller than 1/20th the sq. Footage of the room, or an exhaust fan capable of providing 5 air changes per hour; all exhaust fans shall be ducted to the outside.
- Low-E double glazing is recommended for all windows. Triple glazing is recommending in the coldest areas.
- Install window well exit ladders as required.

PAINTING

- Sheetrock shall receive paint over prime coat.
- Interior doors shall receive paint over prime coat.
- Exterior finish shall receive paint over prime coat. For certain exterior member owner select stain finish.
- Where vertical wood siding is used the exterior finish shall be stained in accordance with the manufacturer's instructions and as selected by the owner.
- In kitchen and bathrooms walls (other than ceramic tile) shall receive paint over prime coat.
- Where the owner elects to use wall paper covering, surface shall be prepare as per manufacturer's recommendations.
- Paint will be a single manufacturer throughout, color and manufacturer shall be as per owner selection.

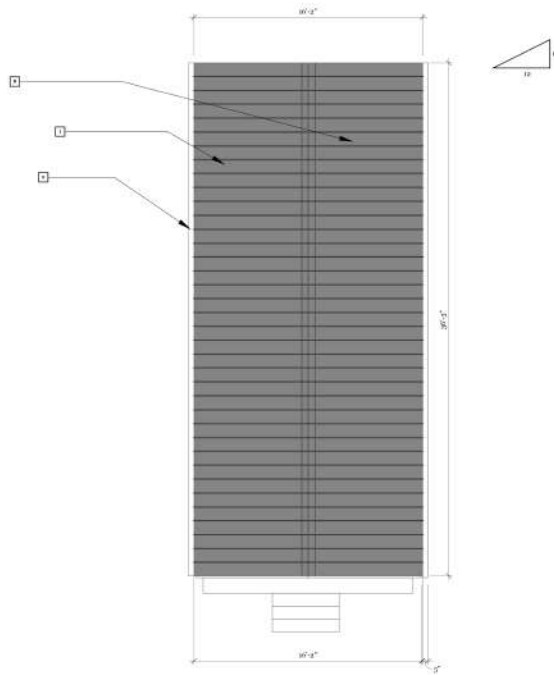
Room Finish Schedule

OPENING SCHEDULE			
OPENING ID	TYPE	PRODUCT CODE	SIZE
A	WINDOW	3660	3'-0" X 5'-0"
B	WINDOW	3648	3'-0" X 4'-0"
C	WINDOW	2436	2'-0" X 3'-0"
01	DOOR	3660	3'-0" X 6'-0"
02	DOOR	3280	2'-6" X 6'-0"
03	DOOR	3080	2'-4" X 6'-0"
04	DOOR	3480	2'-10" X 6'-0"
05	DOOR	14480 CASED	12'-0" x 6'-8"
06	DOOR	4280 CASED	3'-6" x 6'-8"

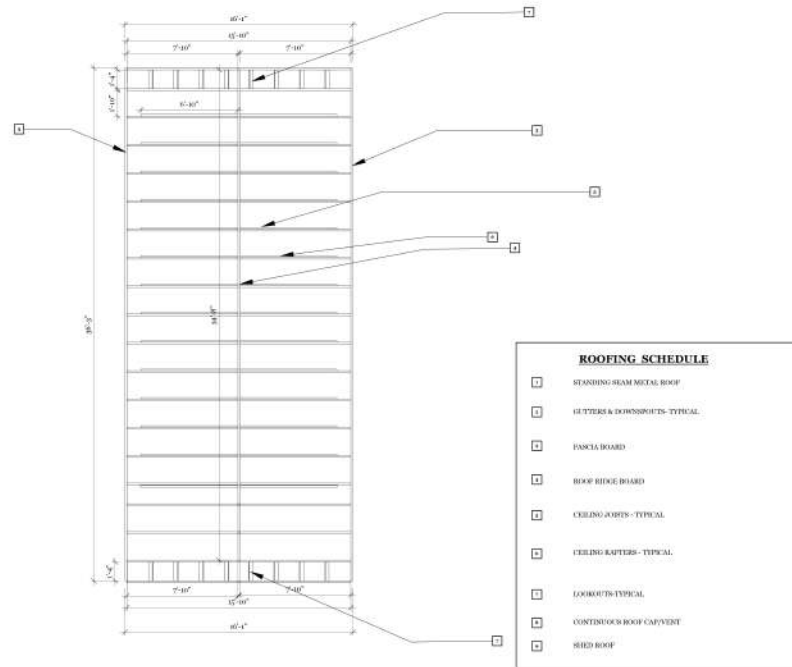
Opening Schedule



A0.6



Roof Framing Plan
Sheet 17 of 17



ROOFING SCHEDULE	
□	STANDING SEAM METAL ROOF
□	GUTTERS & DOWNSPOUTS - TYPICAL
□	FASCIA BOARD
□	ROOF EDGE BOARD
□	CEILING JOISTS - TYPICAL
□	CEILING RAFTERS - TYPICAL
□	LOGGERS - TYPICAL
□	CONDUIT & ROOF CAP/VENT
□	SHED ROOF

Roof Framing Plan
Sheet 17 of 17

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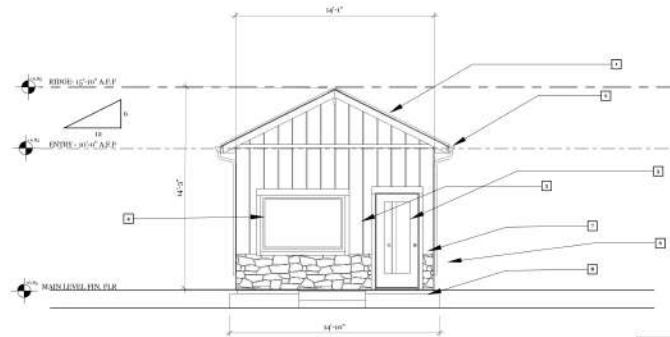
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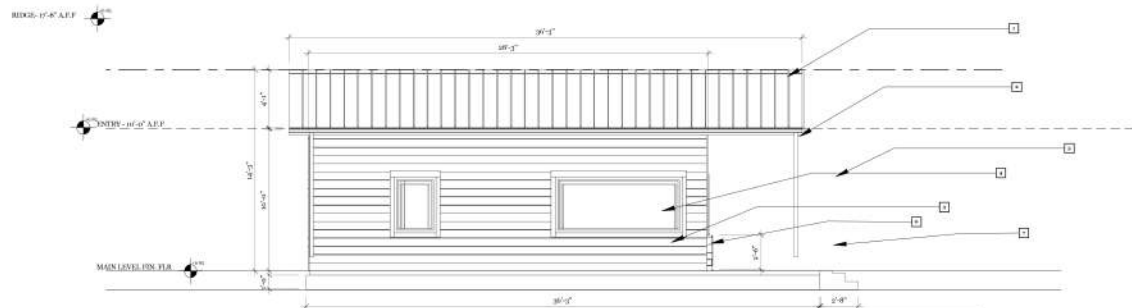
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EXTERIOR MATERIALS SCHEDULE	
<input type="checkbox"/>	STANDING SEAM METAL ROOF
<input type="checkbox"/>	GUTTERS & DOWNSPOUTS
<input type="checkbox"/>	SIDING
<input type="checkbox"/>	WINDOWS & DOORS
<input type="checkbox"/>	ENTRY DOOR
<input type="checkbox"/>	STONE VENEER
<input type="checkbox"/>	EXTERIOR COLUMNS
<input type="checkbox"/>	CONCRETE SLAB
<input type="checkbox"/>	SHED ROOF



PROGRESS DRAWING
This drawing has not been prepared for construction. The contractor shall verify all dimensions and materials. All drawings are subject to change.

North Elevation
Sheet: 01A.1

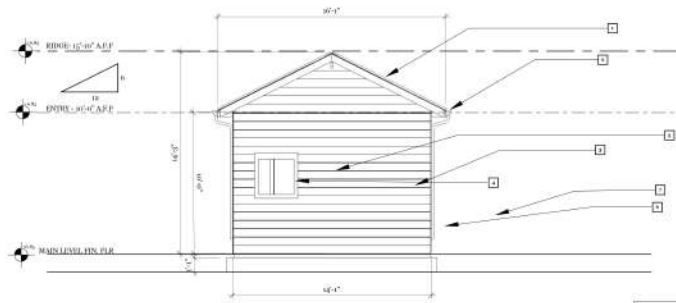


PROGRESS DRAWING
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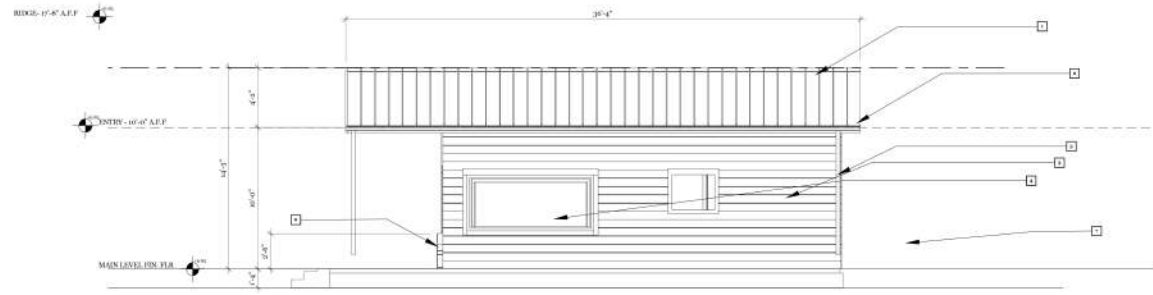
South Elevation
Sheet: 01A.2



EXTERIOR MATERIALS SCHEDULE	
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<input type="checkbox"/>	GUTTERS & DOWNSPOUTS
<input type="checkbox"/>	SIDING
<input type="checkbox"/>	WINDOWS & DOORS
<input type="checkbox"/>	ENTRY DOOR
<input type="checkbox"/>	STONE VESTIB
<input type="checkbox"/>	EXTERIOR COLUMNS
<input type="checkbox"/>	CONCRETE SLAB



PROGRESS DRAWING
This drawing is not intended to be used for construction purposes. All dimensions are subject to change.
North Elevation
Sheet: 01A.1



PROGRESS DRAWING
This drawing is not intended to be used for construction purposes. All dimensions are subject to change.
South Elevation
Sheet: 01A.1

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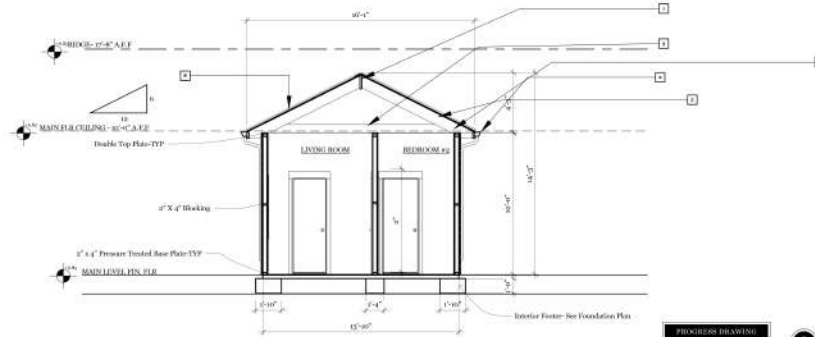
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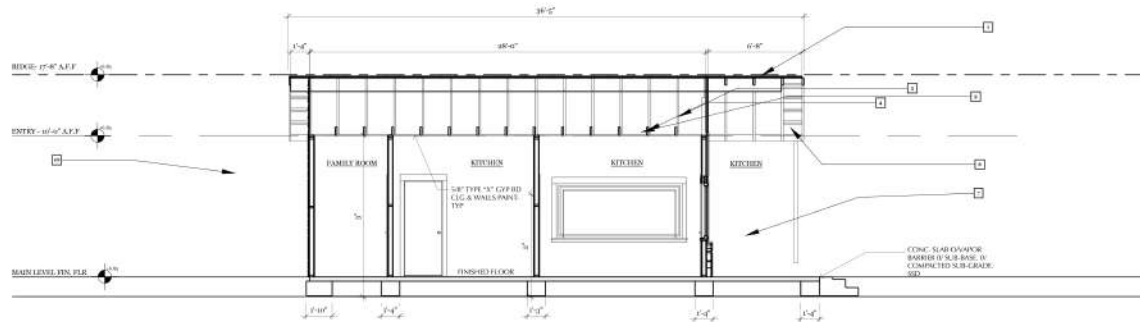
EXTERIOR MATERIALS SCHEDULE

- ☐ CONTINUOUS ROOF RIDGE CAP/VENT
- ☐ GUTTERS & DOWNSPOUTS
- ☐ R-19 BATT INSULATION
- ☐ CHIMNEY JOIST @ 2" X 8" @ 24" OC TYPICAL
- ☐ ROOF RAFTERS @ 2" X 8" @ 24" OC TYPICAL
- ☐ ROOF JOISTS @ 2" X 8" @ 24" OC TYPICAL
- ☐ EXTERIOR COLUMNS TYPICAL
- ☐ ROOF BRACING 1/2" X 4" PLYWOOD
- ☐ EXTERIOR COLUMNS TYPICAL



PROGRESS DRAWING
This drawing is not to be printed or used for construction purposes without the approval of the architect.

Section 01
Scale: 1/8" = 1'-0"



PROGRESS DRAWING
This drawing is not to be printed or used for construction purposes without the approval of the architect.

Section 02
Scale: 1/8" = 1'-0"



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ENGINEERED LUMBER BEAM DESIGNATION

**MATERIAL DESIGNATION
GENERAL STRUCTURAL NOTES**

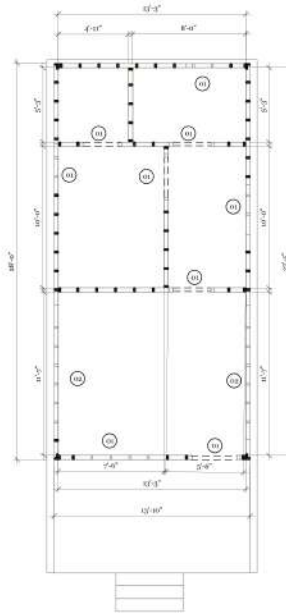
BEAM DEPTH:
10 = 9-1/4"
11 = 11-1/4"
12 = 11-7/8"
14 = 14"
16 = 16"
18 = 18"

BEAM WIDTH:
2 = 1-3/4"
3 = 2-11/16"
4 = 3-1/2"
5 = 5-1/4"
7 = 7"

PSL412 10"

HEADER SCHEDULE

DESCRIPTION	SYMBOL	HEADER DIMS	NOTES
	⊙	10'-0" X 6"	TYP @ ALL DOOR/WINDOW HEADERS/CLIN.
	⊙	6'-0" X 6"	



Wall Framing Plan

STRUCTURAL ASSEMBLIES

ROOF

- 5/8" Structural plywood sheathing over rafters as noted on plan.
- Nail 10d @ 6" oc to all panel edges, perimeter wall blocking, and over interior shear walls, 10d @ 12" oc FIELD NAILING TO INTERMEDIATE SUPPORTS
- Ceiling framing shall be 2x4 @ 16" oc UP TO 8'-0" SPANS, 2x6 @ 16" oc UP TO 11'-0" SPANS.

FLOOR FRAMING

- 1-1/2" Lightweight cementitious topping
- 3/4" T&G structural plywood sheathing- glue and nail to all supports.
- Nail 10d @ 6" oc to all panel edges and over interior shear walls 10d @ 12" oc field nailing to intermedia the supports.
- All beams web joint as noted on plans.
- All headers are flush framed with joists unless noted with an asterisk.

WALL FRAMING

- 1/2" Structural plywood sheathing at all exterior walls. Nail per shear wall schedule type 6. Except as noted on plans.
- 2x4 @ 16" oc typical walls studs.
- Typical headers are PSL410 unless noted otherwise.

ROUGH CARPENTRY AND LUMBER

A. Work includes but not limited to,

- All structural lumber, such as beams, girders, joists, rafters, heads, sills, trimmers, and collars. Lumber shall conform to PS20-70 (The American Lumber Standard) and be graded by the latest edition of WWPA. Each piece of lumber shall bear official grade stamp and trademark.
- Exterior wall stud grade, size, and spacing as per engineering. Interior walls are to be framed with 2x4 studs at 16" O.C. unless interior walls contains a 2x6 note of which wall is to be framed with 2x6 studs at 16" O.C. Bearing walls over 8'-0" high shall be said blocked @ 8'-0" O.C. with thickness same width as the stud and fitted tight and spiked refer to engineer for walls over 8'-0" in height. Install soils blocking @ 4'-0" O.C. on unsheathed bearing walls. Blocking shall not be more than 8'-0" in any situation. Bearing walls supporting two floors to be 2x6 studs not more than 8'-0" O.C.
- Floor sheathing shall be 3/4" T & G OSB waterboard glued & nailed with 10d nails at 6" oc at all panel ends supported edges and all blocking 10d at 12" Oc along intermediate framing members. Glucoses with glue conforming to AFG-01 according to apa specifications.
- Roof sheathing shall be APA rated sheathing thickness an span rating as per engineering calculations nailed with 8d/10d nails at 6" O.C. at all panel ends, supported edges, top of shear walls an all blocking; 8d/10d nails at 12" o.c along intermediate framing members. Lay sheathing with face grain at right angles to framing with ends joints staggered gap roof sheathing 1/8".
- Exterior wall sheathing to be 7/16" OSB waterboard. Shear wall nailing as per plan.
- Bridging solid sawn floor joists shall b bridged between spans at a maximum of 8'-0" O.C. Span locations that exceed 16'-0 clear shall receive bridging at third points. Bridging shall be Simpson Strong-Tie Nail less metal bridging. Minimum Galge steel "N" section, or solid bridging.
- Provide metal hurricane ties as required by local codes for rafters and trusses.
- Provide metal framing anchors as required. Framing anchors shall be "Simpson Strong Tie" or equivalent . Install metal connectos at all locations indicated on the plans details, or required by code.

ROUGH CARPENTRY AND LUMBER (CONT.)

- Beam sizes and types shall be determined by engineer or contractor and shall comply to local requirements.
- Lumber shall be air or kiln ties see from excess sap large shakes, large or loose knots. Crown all framing members.
- Joist and beams shall bear a minimum of 3-1/2" base and equal to beam with U.N.O. on plans.
- In bearing walls, headers shall rest on double or single stud, as required, each side. All built up beams and typical headers to be nailed together with 16d nails at 8" o.c. at top and bottom staggered with (3) 16d nails at the end. Use 1/2" CDS plywood or 7/17 OS between wood members on headers.
- Wood sills that come in contact with contract to be pressure treated or redwood grade 2.
- Provide a termite shield on top of foundation walls below wood sills in geographical zones required by the IBC for termite protection.
- All exterior walls, garage house common walls, and other walls noted in plans shall be shear walls. Shear walls shall have the proper footings below and be anchored properly with bolts and straps as per engineering.

EXTERIOR MATERIAL NOTES

- Exterior grade plywood or soffit or proper soffit material.
- Exterior beams shall have exterior grade weather resistive finish.
- All exterior wall coverings shall be exterior grade weather resistant and finished as per manufacturers recommendations.
- Exterior decking material shall be 2x red wood or exterior composite material.
- Exterior stairways shall be constructed of wood not less than 2" nominal thickness.