

# NEW COTTAGES FOR BOBBY RICH

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BOBBY RICH

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PROJECT:

DATE:

DRAWING:

COVER

## ABBREVIATIONS

## CONDITIONS

## CONSULTANTS

## DRAWING INDEX

AB	ANCHOR BOLT	No.	NUMBER
AC	AIR CONDITIONER	NOM.	NOMINAL
ADD'L	ADDITIONAL		
ALUM.	ALUMINUM		
APPROX.	APPROXIMATE	OA	OUTSIDE AIR
ARCH.	ARCHITECTURE(L)	OC	ON CENTER
		OD	OUTSIDE DIAMETER
		OPNG.	OPENING
		OPP.	OPPOSITE
		OSCI	OWNER SUPPLIED
BD	BOARD		
BFP	BACK FLOW PREVENTER		
BLDG.	BUILDING	PG	PIECE
BLKG	BLOCKING	P.D.F.	POWER DRIVEN FASTENER
DM	DEAM	P.LAM	PLASTIC LAMINATE
DO	BY OTHERS	P.M.F.	PRESSED METAL FRAME
		FT.	PAPER TOWEL DISPENSER
CAB.	CABINET	FR	FRAM
CLR.	CLEAR	FRP.	PROPANE
COL.	COLUMN		
CONC.	CONCRETE	OTILE	QUARRY TILE
CAB.	CABINET		
CMU.	CONCRETE MASONRY UNIT	R	RISER
CT.	CERAMIC TILE	REF.	REFRIGERATOR
CLR.	CLEAR	REQ'D.	REQUIRED
		RO	ROUGH OPENING
DES	DESIGN	RR	RETURN REGISTER, REST ROOM
D.F.	DRINKING FOUNTAIN	RWL	RAIN WATER LEADER
DIA	DIAMETER		
DS	DOWN SPOUT	S	SOUTH
DN	DOWN	SC	SOLID CORE
DR	DOOR	SEC.	SECTION
DTL	DETAIL	SHT.	SHEET
		SIM.	SIMILAR
E.	EXISTING	SPEC.	SPECIFICATIONS
EA	EACH	SFS	SFACES
E.D.F.	ELECTRIC DRINKING FOUNTAIN	SO	SQUARE
ELEC.	ELECTRICAL	ST.STL	STAINLESS STEEL
ELEV.	ELEVATION	STD.	STANDARD
EQ.	EQUAL	STG.	STRINGER
E.T.R.	EXISTING TO REMAINING	STL	STEEL
		STOR.	STORAGE
(F)	FUTURE	STRUCT.	STRUCTURAL
(FOS)	FACE OF STUD	SUSP.	SUSPEND (ED)
FD	FLOOR DRAIN		
FT.	FOOT (FEET)	T.	TREAD
FTG.	FOOTING	T. & G.	TONGUE AND GROOVE
FURN.	FURNACE (ROOM)	TDD.	TO BE DETERMINED
		THK.	THICK
GA	GAUGE	T. & G.	TONGUE AND GROOVE
GALV.	GALVANIZED	TYP.	TYPICAL
GI	GALVANIZED IRON		
GYP.	GYP SUM	U.O.N.	UNLESS OTHERWISE NOTED
GYP.BD.	GYP SUM BOARD	U/S	UNDERSIDE
		VEST.	VESTIBULE
HB	HOSE BIB	V.G.T.	VINYL COMPOSITION TILE
HC	HOLLOW CORE, HANDICAPPED		
HM	HOLLOW METAL	W.	WEST
HR.	HOUR	W/	WITH
HW.	HOT WATER	WH	WATER HEATER
		W/O	WITHOUT
ID.	INSIDE DIAMETER	WR	WATER RESISTANT
INSUL.	INSULATION	WNSCT.	WAINSCOT
		WWF.	WELDED WIRE FABRIC
JAN.	JANITOR (ROOM)		
		&	AND
LAM.	LAMINATE	@	AT
LAV.	LAVATORY	CL	CENTER LINE
		Ø	DIAMETER
MAT'L	MATERIAL	#	ROUND OR NUMBER
MAX.	MAXIMUM	■	SQUARE FOOT (FEET)
MB	MACHINE BOLT	(E)	EXISTING
MECH.	MECHANICAL		
MFR.	MANUFACTURE (ER) (ED)		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
MO.	MASONRY OPENING		
MOD.	MODIFY		
MTL.	METAL		

EXTERIOR

1) 3 CT STUCCO W/ SMOOTH FINISH  
2) DARK FRAMED VINYL WINDOWS  
3) 40 YR DIMENSIONAL COMP ROOF & STANDING SEAM METAL  
4) 6/12 ROOF

INTERIOR

1) HW, TILE FLOORING  
2) PAINT GRADE DOORS  
3) PAINT GRADE TRIM  
4) 1/2" GYP BOARD

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PROJECT DATA

SQUARE FOOTAGE BREAK DOWN AND LOT COVERAGE

NEW COTTAGE		
- 1ST FLOOR	378 SQ FT	
- 2ND FLOOR	349 SQ FT	
- COVERED ENTRY	36 SQ FT	
- COVERED DECK @ 2ND FLOOR	47 SQ FT	
- STORAGE	21 SQ FT	
TOTAL HABITABLE	727 SQ FT	
LOT COVERAGE		SCOPE OF WORK
LOT AREA		1) NEW COTTAGES

MAP / DIRECTIONS

MAP / DIRECTIONS

COVER INDEX, ABBREVIATIONS, NOTES,  
SQUARE FOOTAGE ANALYSIS,  
& VICINITY MAP

- GN-1 ARCHITECTURAL NOTES
- GN-2 CAL-GREEN SHEET
- GN-3 CAL-GREEN SHEET
- 1. SITE PLAN
- 2. FLOOR PLAN
- 3. SHEAR WALL LAYOUT
- 4. FOUNDATION PLAN
- 5. ROOF PLAN & 2ND FLOOR FRAMING
- 6. ELEVATIONS
- 7. ELECTRICAL PLAN
- C1. CABINETS
- T1. TITLE 24
- T2. TITLE 24
- T3. TITLE 24
- T4. TITLE 24
- SD1. STRUCTURAL DETAILS
- SD2. STRUCTURAL DETAILS
- SN1. STRUCTURAL NOTES

CODE COMPLIANCE

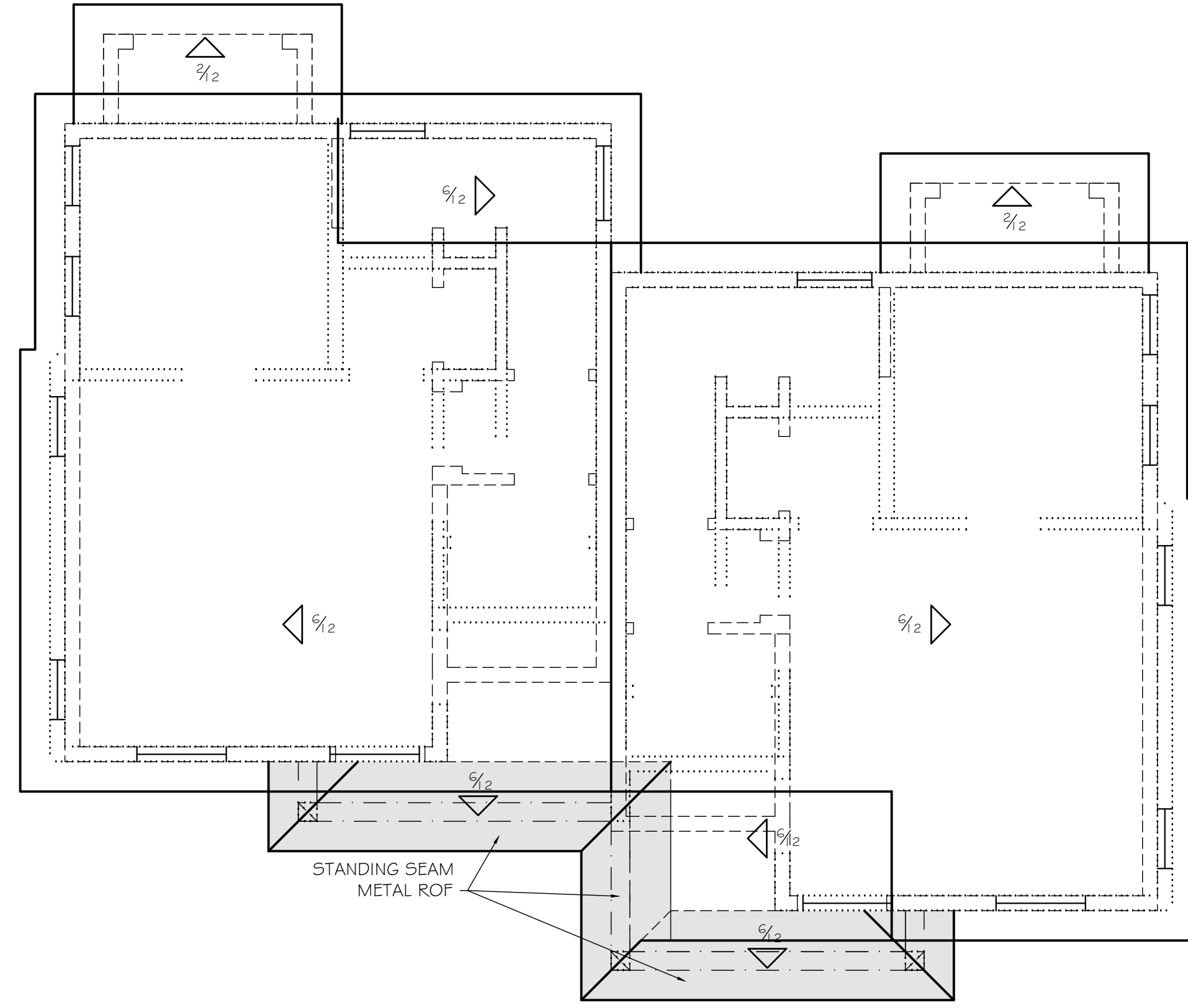
ALL WORK AND MATERIALS TO BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES

1. 2019 CBC (Vol I and Vol II) (ICC)
2. 2019 CRC Residential (ICC)
3. 2019 CMC Mechanical (IAPMO)
4. 2019 CEC Electrical (NFFPA)
5. 2019 CPC Plumbing (IAPMO)
6. 2019 CFC FIRE (ICC)
7. 2019 CA Energy Code (2019 Building Energy Efficiency Standards, Residential and Non Residential Manuals) (CA Energy Commission)
8. 2019 Cal Green (CA Green Building Standards Code)
9. 2019 CA Administrative Code (ICC)
10. 2019 CA Reference Standards Code (ICC)
11. NFFPA 13D









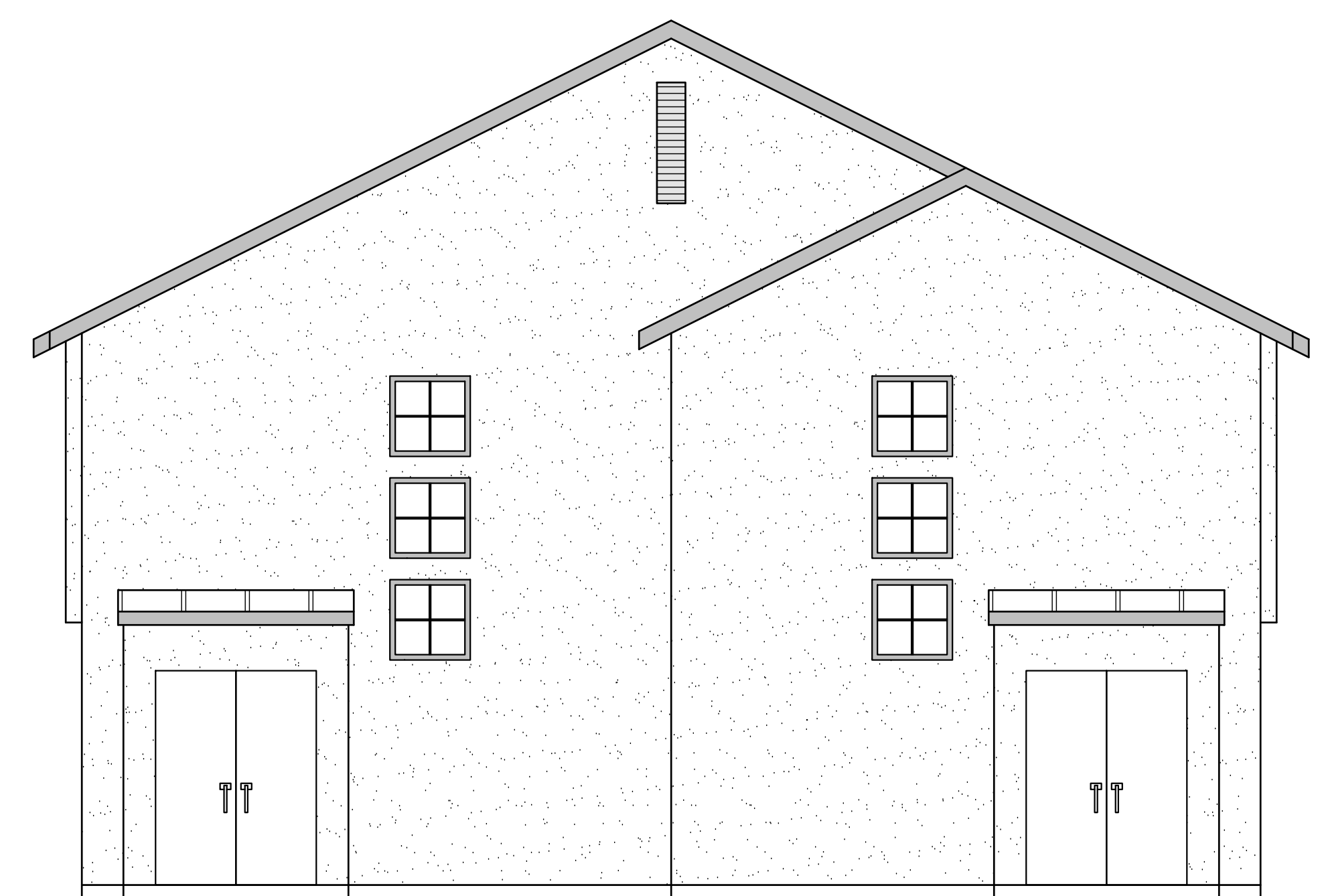
1  
5 ROOF PLAN  
SCALE 1/4" = 1'-0"



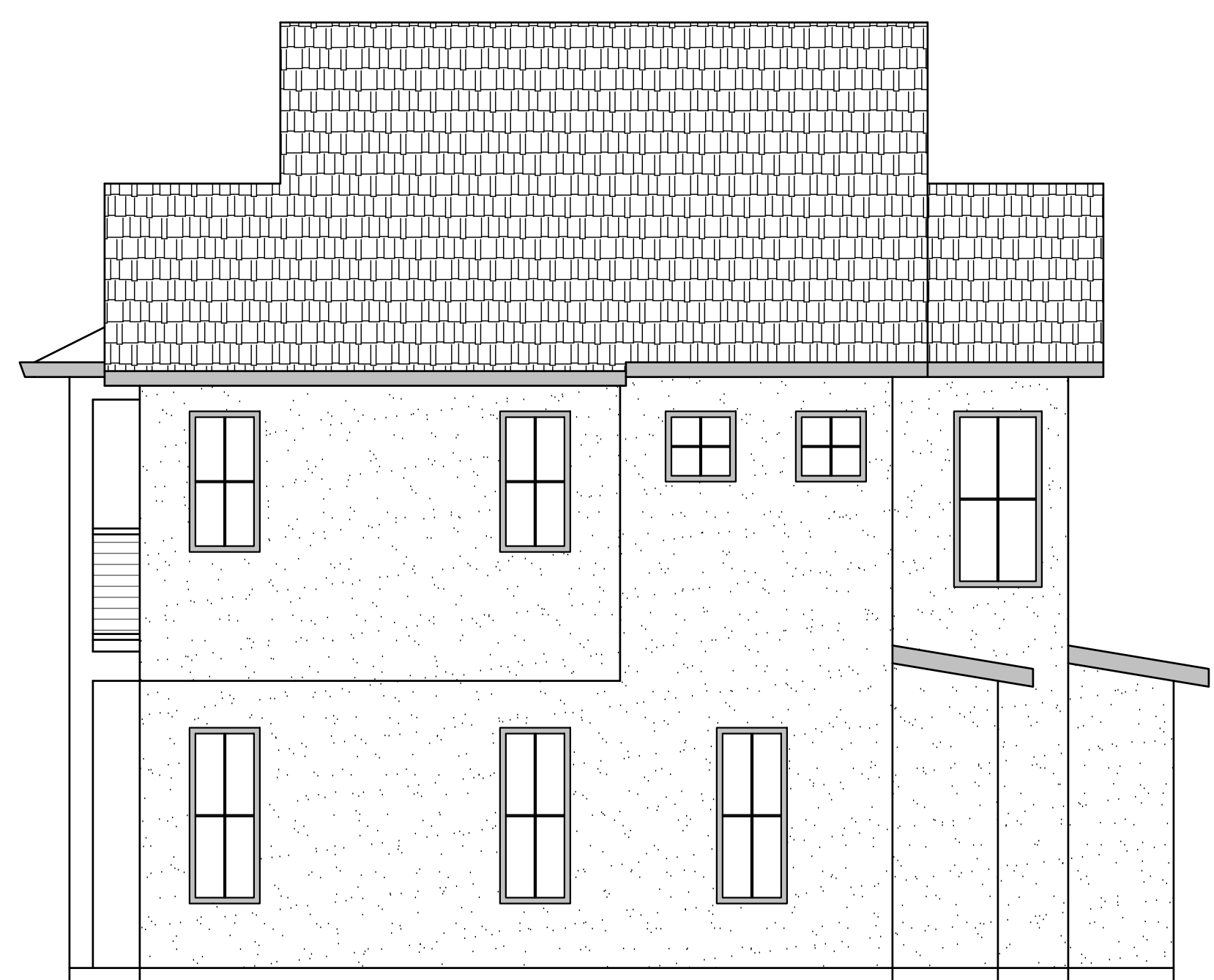
1  
6 FRONT ELEVATION  
SCALE 1/4" = 1'-0"



2  
6 LEFT ELEVATION  
SCALE 1/4" = 1'-0"



3  
6 REAR ELEVATION  
SCALE 1/4" = 1'-0"



4  
6 RIGHT ELEVATION  
SCALE 1/4" = 1'-0"

- EXTERIOR:
- 1) EXTERIOR SIDING: (1) HAS ONE LAYER (TWO LAYERS FOR STUCCO SIDING) OF GRADE D PAPER BENEATH SIDING WHERE OCCURS OVER PLYWOOD SHEATHING; AND (2) HAS 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). (3) SIDING TO BE INSTALLED PER MANUFACTURER INSTALLATION INSTRUCTIONS
  - 2) PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND EXTERIOR SIDING.
  - 3) FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOORS, WINDOW ASSEMBLIES, PENETRATIONS, EXTERIOR WALL INTERSECTIONS WITH ROOF, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS.
  - 4) MINIMUM CLASS 'C' ROOFING



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# ELEVATIONS

BOBBY RICH

NEW

1/23/2023