

# FOUNDATION PLAN

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

**Alexa**  
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10 TEXT

SCALE: \_\_\_\_\_" = 1'-0"

09 EXTERIOR FRAME COLUMN

SCALE: 1" = 1'-0"

04 MASONRY SCREEN WALL

SCALE: 1" = 1'-0"

03 PERIMETER STEM at FRAME WALL

SCALE: 1" = 1'-0"

11

SCALE: \_\_\_\_\_" = 1'-0"

08 INTERIOR BEARING WALL

SCALE: 1" = 1'-0"

05 CONCRETE PAD at INTERIOR POST

SCALE: 1" = 1'-0"

02 TURNDOWN at DOOR OPENING

SCALE: 1" = 1'-0"

12

SCALE: \_\_\_\_\_" = 1'-0"

07 TYPICAL INTERIOR BEARING WALL

SCALE: 1" = 1'-0"

06 TYPICAL SLAB TURNDOWNS

SCALE: 1" = 1'-0"

01 STEM at GARAGE WALL

SCALE: 1" = 1'-0"

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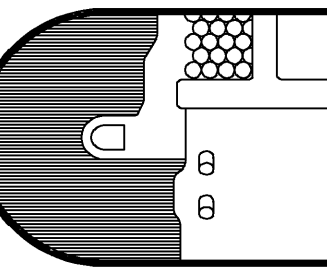
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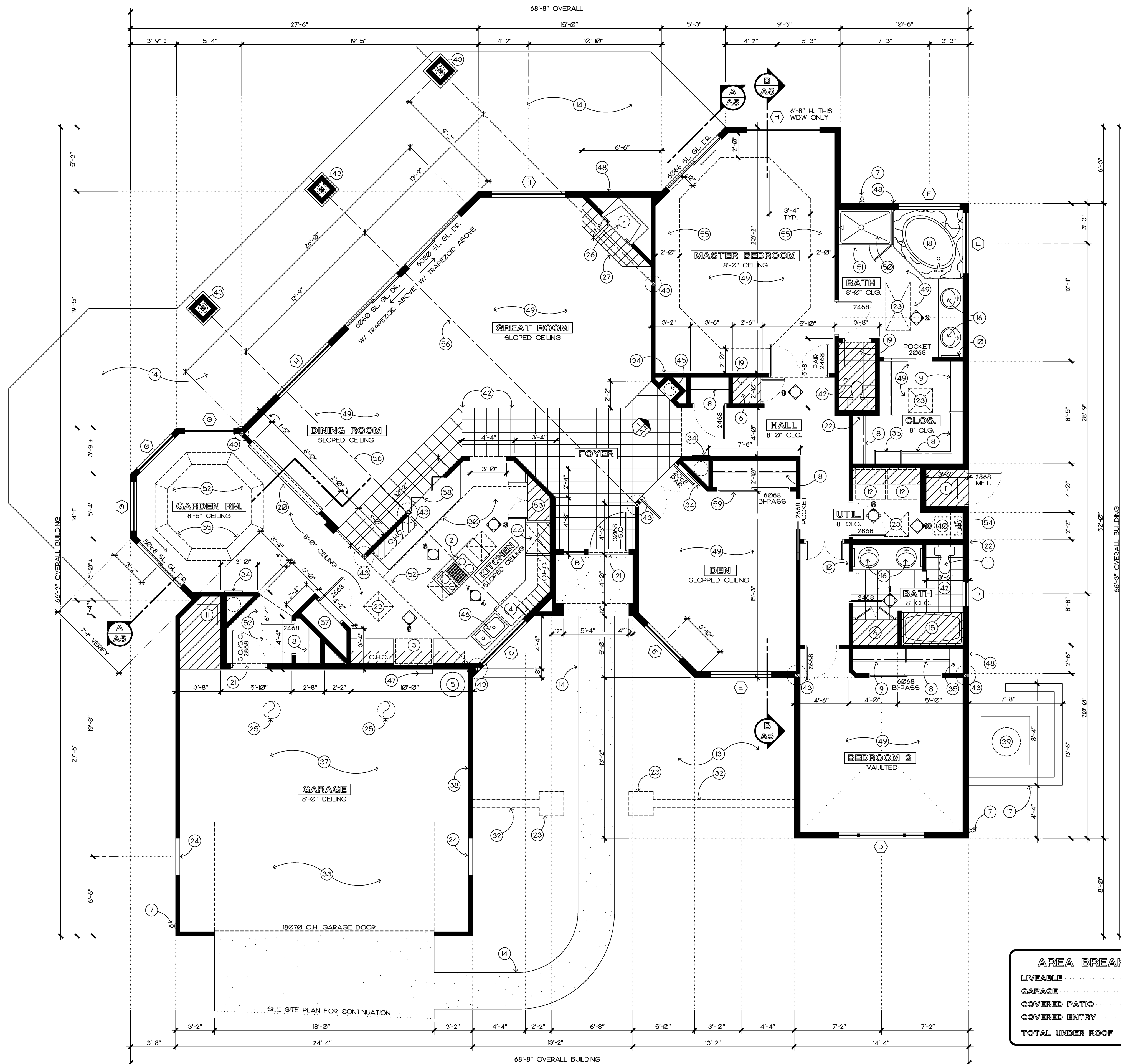
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**ARCHITECTURAL FLOOR PLAN**  
(2388 S.F.) SCALE: 1/4" = 1'-0"

**KEYED NOTES:**

- 1 WATER CLOSET
- 2 COMBINATION COOKTOP / GRILL W/ EXHAUST DUCT DOWN TO SLAB
- 3 REFRIGERATOR
- 4 DISHWASHER
- 5 WATER HEATER W/ CIRCULATION PUMP
- 6 LINEN - 5 SHELVES WITH FACE FRAME CABINET DOORS
- 7 HOSE BIBB
- 8 ROD AND SHELF
- 9 DOUBLE ROD AND SHELF
- 10 RECESSED MEDICINE CABINET
- 11 A.C. UNIT ON 2" HIGH FRAME PLATFORM - SEE MECHANICAL DRAWINGS
- 12 WASHER AND DRYER - PROVIDE 4" VENT AT DRYER TO EXTERIOR
- 13 PLANTING AREA
- 14 CONCRETE WALK OR PATIO - SEE DECO SCHEDULE FOR FINISH
- 15 TUB / SHOWER WITH SHOWER ROD AND CERAMIC TILE ON ADJACENT WALLS TO 7'-0" A.F.F.
- 16 CULTURED MARBLE TOP, EDGE & SPLASH WITH INTEGRAL LAV BOWLS
- 17 MASONRY SCREEN WALL AT +3'-4" A.F.F. - SEE EXTERIOR ELEVATIONS
- 18 CULTURED MARBLE TUB
- 19 FURRED CEILING TO 7'-0" A.F.F.
- 20 1/2 WALL WITH ARCHED OPENING - OAK SILL AT +40" A.F.F. (+7'-10" A.F.F. TOP OF ARCH)
- 21 METAL THRESHOLD & WEATHER STRIP
- 22 6" PLUMBING WALL
- 23 SKYLIGHT - SEE FRAMING
- 24 3'-0" X 5'-0" VENT WITH R/S 2x6 WOOD LOUVERS
- 25 ROOF MOUNTED TURBINES
- 26 PREFABRICATED METAL FIREPLACE - "TEMPO" U.L. RATED 0-CLEARANCE NO. TBF42 (I.C.B.O. #3195)
- 27 16" HIGH RAISED HEARTH
- 28 ARCHED OPENING - TOP OF ARCH +7'-10" (T.O. POT SHELF +8'-6" & 18" DEEP)
- 29 2'-0" SQUARE FRAME COLUMN FROM CLG. TO TOP OF POT SHELF
- 30 POT SHELF - BOT. AT 8'-0" AND TOP AT 9'-4"
- 31
- 32 OPTIONAL MASONRY WALL +2'-0" A.F.F.
- 33 SLOPE GARAGE FLOOR 2"
- 34 RECESSED RETURN AIR GRILLE IN FACE OF WALL
- 35 SHOE RACK WITH 5 SHELVES
- 36 BOX OUT FOR RETURN AIR GRILLE
- 37 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING AT GARAGE ADJACENT TO LIVABLE AREA - 1/2" ON OTHER WALLS
- 38 2x4'S AT 16" O.C.
- 39 A.C. COMPRESSOR ON CONCRETE PAD - SEE MECHANICAL DRAWINGS
- 40 DURATUB - OPTIONAL
- 41 24" x 36" ROOF SCUTTLE THRU CEILING
- 42 TILE FLOORING - SEE DECO SCHED.
- 43 WOOD POST - SIZE TO BEAM
- 44 DOUBLE OVEN - SEE DECO SCHEDULE
- 45 RECESSED NICHE - SEE ELEVATION 9/A4
- 46 SINK - SEE DECO SCHEDULE
- 47 SOFT WATER LOOP
- 48 2x6'S AT 16" O.C. W/ R-19 BATT INSULATION
- 49 CARPET - SEE DECO SCHEDULE
- 50 CULTURED MARBLE SHOWER FLOOR AND WALLS TO +7'-0"
- 51 TEMPERED GLASS SHOWER ENCLOSURE
- 52 VINYL - SEE DECO SCHEDULE
- 53 BROOM CLOSET W/ 2 SHELVES
- 54 OPTIONAL OVERHEAD CABINET
- 55 FURR DOWN CEILING TO CREATE COFFERED CEILING
- 56 CENTERLINE OF BEAM ABOVE - SEE FRAMING PLAN
- 57 PANTRY CLOSET WITH 5 SHELVES
- 58 KIRKWOOD SHUTTERS - OPTIONAL
- 59 TOP OF WALL +8'-0"

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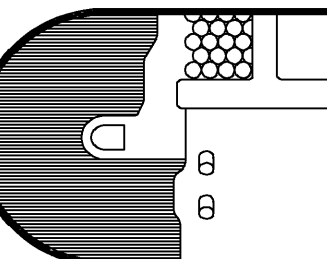
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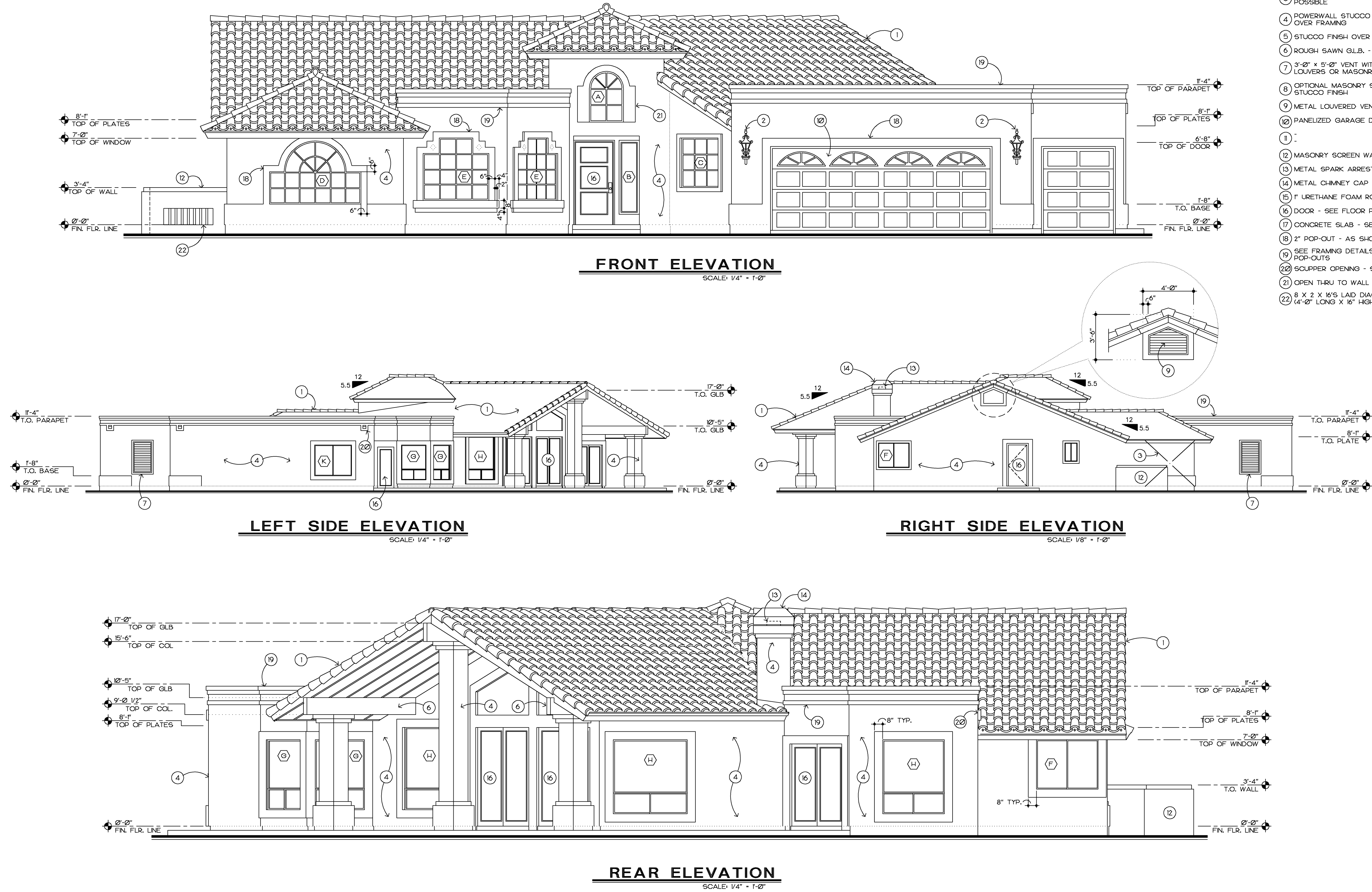
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SU CASA "C" - GAR. LEFT





- KEYED NOTES:**
- 1 TILE ROOFING OVER (2) 40 LB. FELT OVER 5/8" O.S.B.
  - 2 LIGHT FIXTURE - SEE DECO. SCHEDULE AND ELECTRICAL DRAWINGS
  - 3 METAL "X" WALL BRACING - TYPICAL WHERE POSSIBLE
  - 4 POWERWALL STUCCO SYSTEM (L.C.B.O. 3804) OVER FRAMING
  - 5 STUCCO FINISH OVER MASONRY
  - 6 ROUGH SAWN G.L.B. - SEE FRAMING PLAN
  - 7 3'-0" X 5'-0" VENT WITH SCREENED WOOD LOUVERS OR MASONRY
  - 8 OPTIONAL MASONRY SCREEN WALL WITH STUCCO FINISH
  - 9 METAL LOUVERED VENT AS SHOWN
  - 10 PANELIZED GARAGE DOOR
  - 11 -
  - 12 MASONRY SCREEN WALL AT A.C. COMPS.
  - 13 METAL SPARK ARRESTOR
  - 14 METAL CHIMNEY CAP - PAINTED
  - 15 1" URETHANE FOAM ROOFING
  - 16 DOOR - SEE FLOOR PLAN FOR SIZE & TYPE
  - 17 CONCRETE SLAB - SEE FOUNDATION PLAN
  - 18 2" POP-OUT - AS SHOWN
  - 19 SEE FRAMING DETAILS FOR PARAPET POP-OUTS
  - 20 SCUPPER OPENING - SEE FRAMING PLAN
  - 21 OPEN THRU TO WALL BEYOND
  - 22 8 X 2 X 16'S LAID DIAGONALLY AT 6" O.C. (4'-0" LONG X 16" HIGH)

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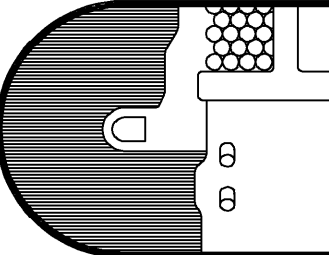
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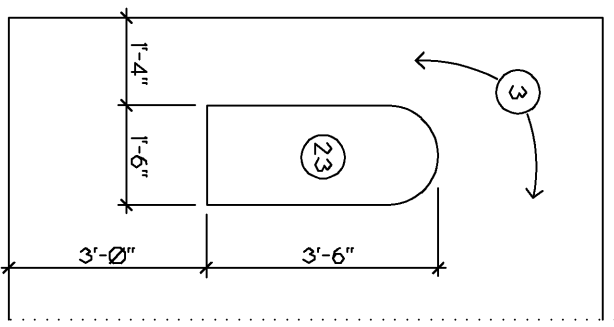
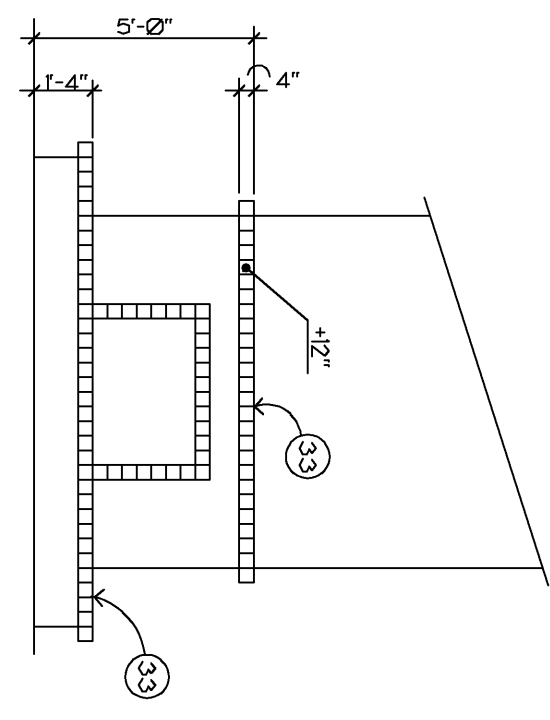
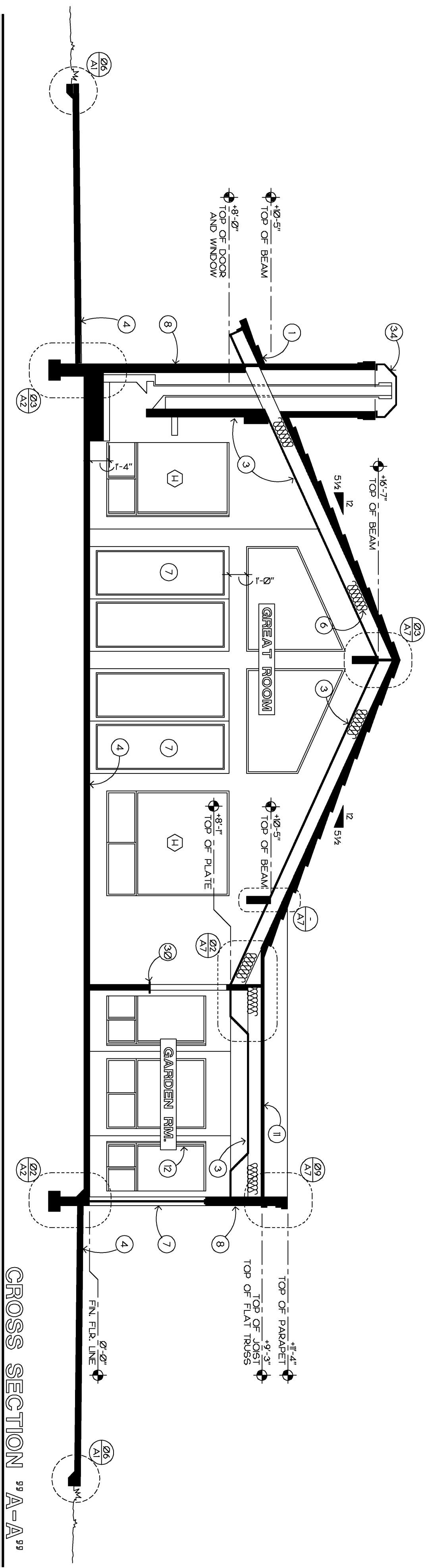
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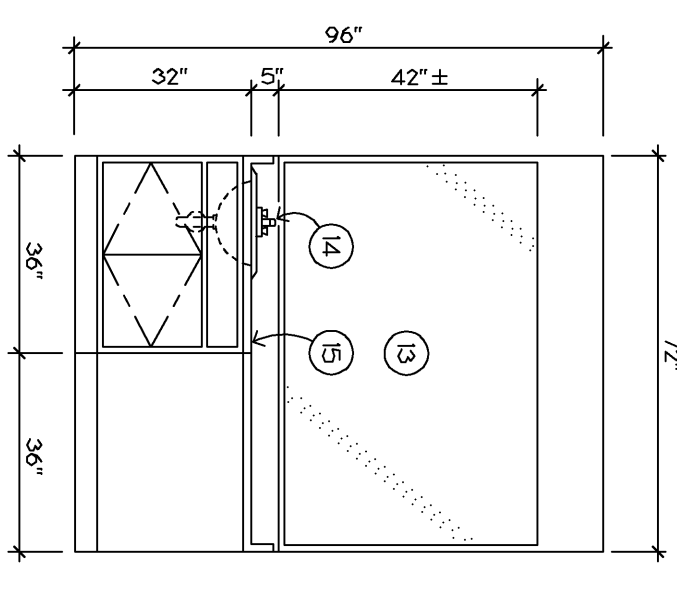
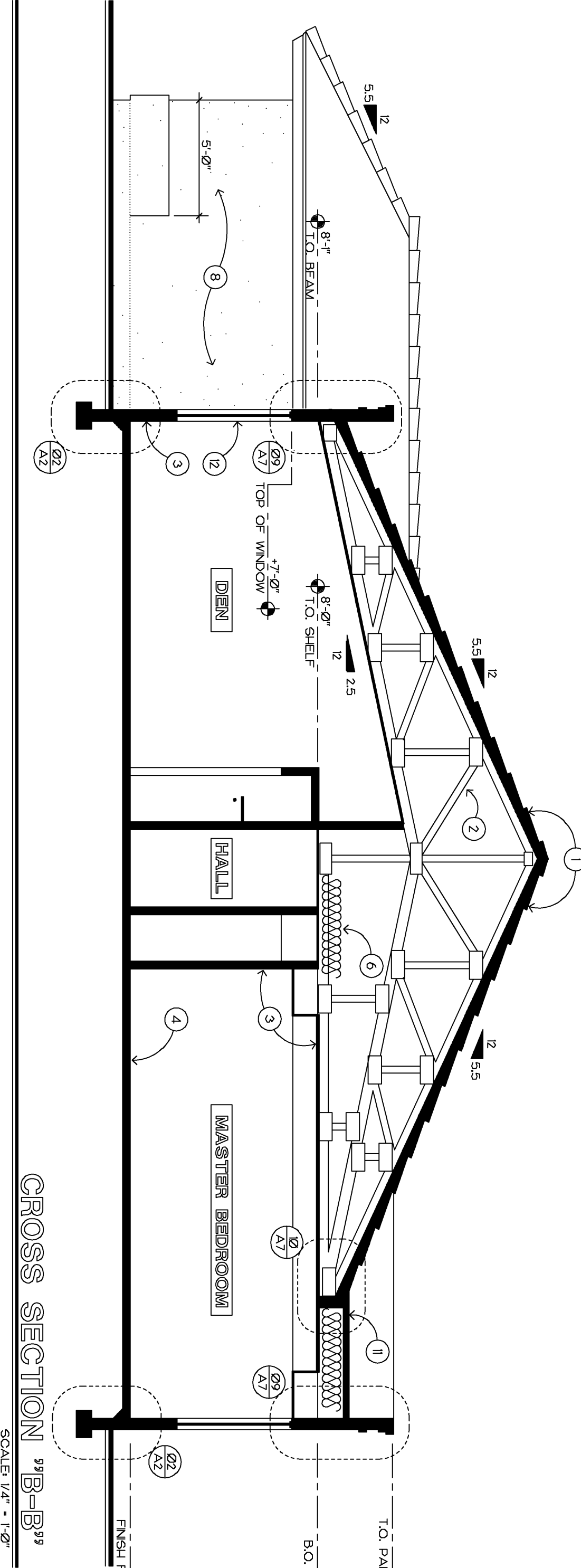
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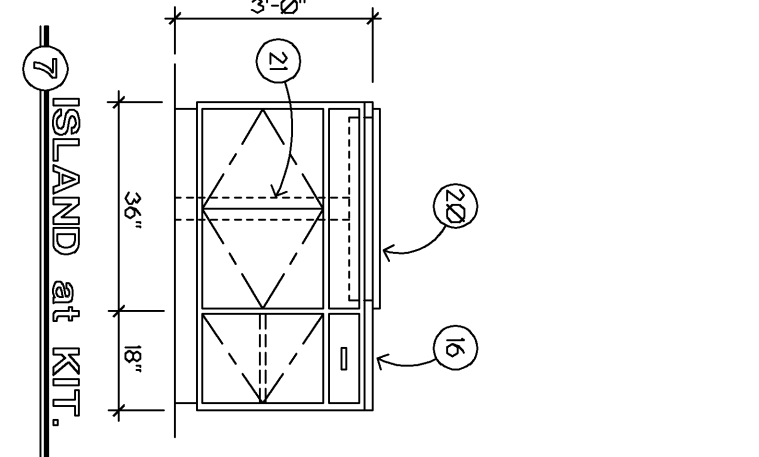
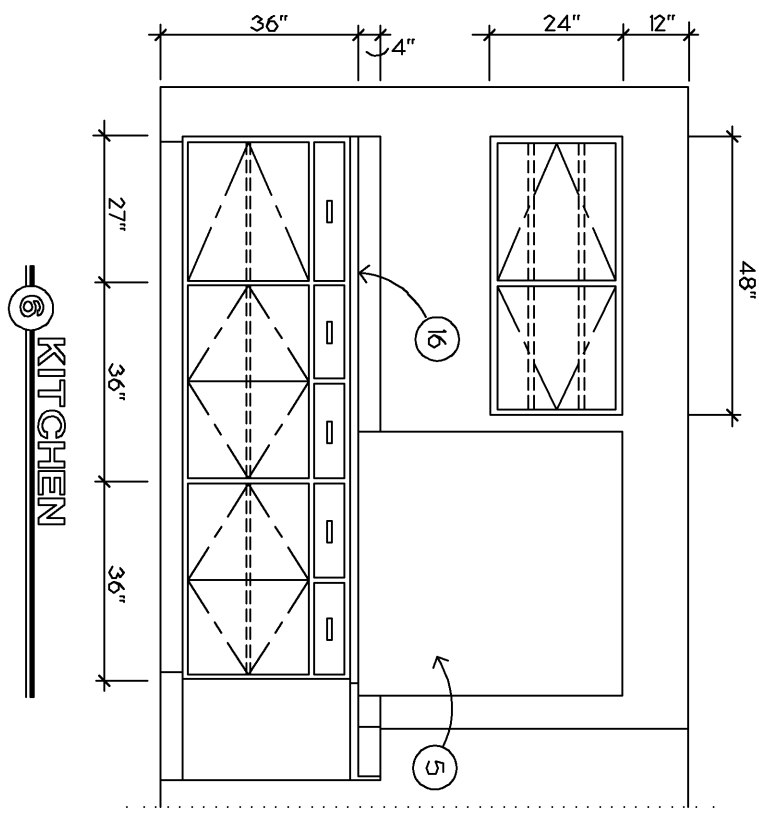
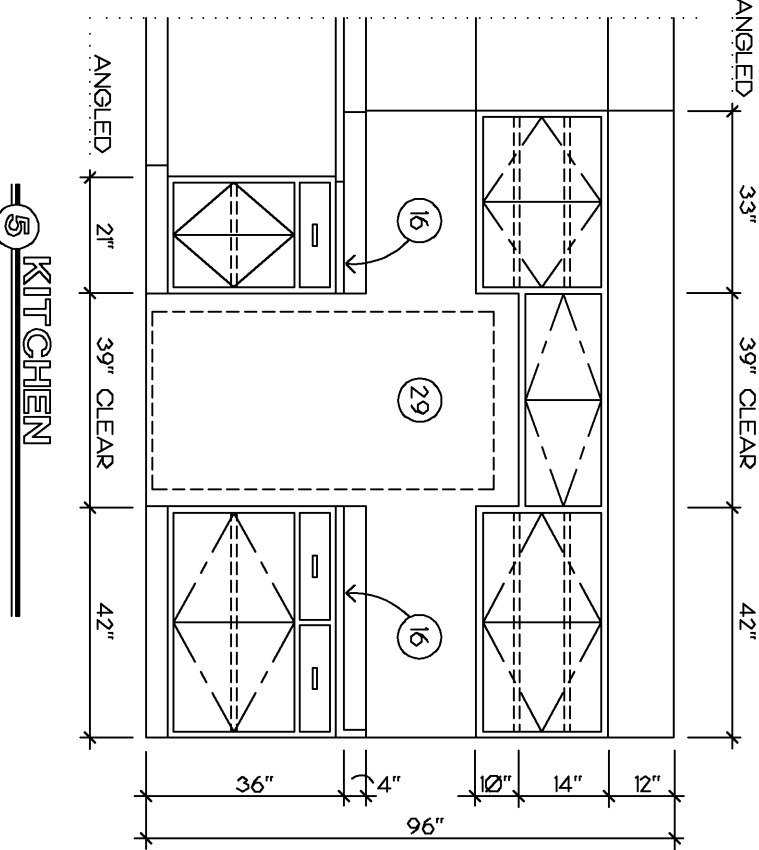
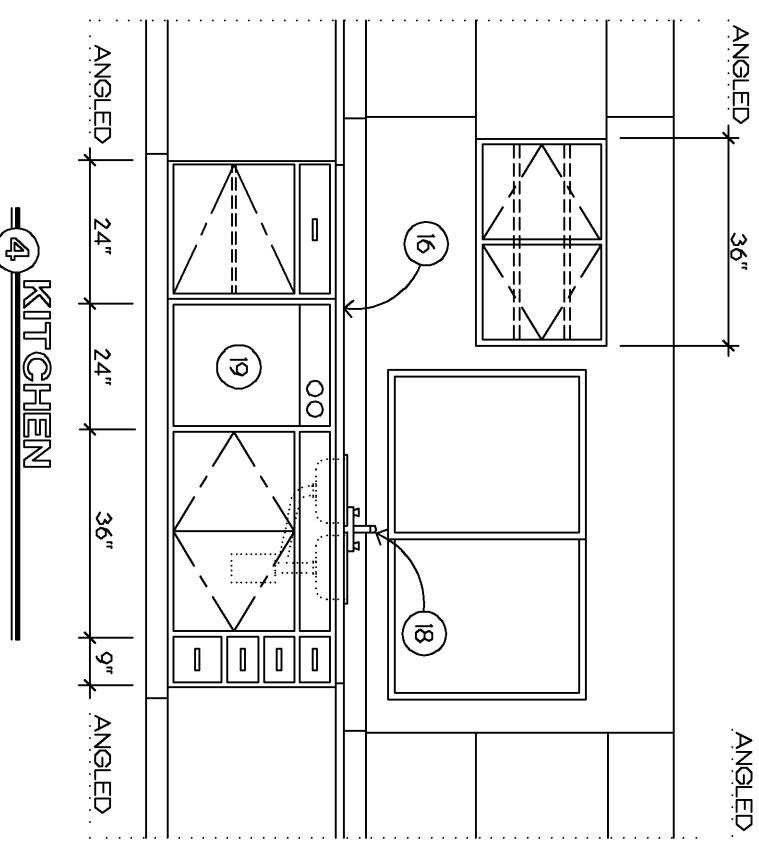
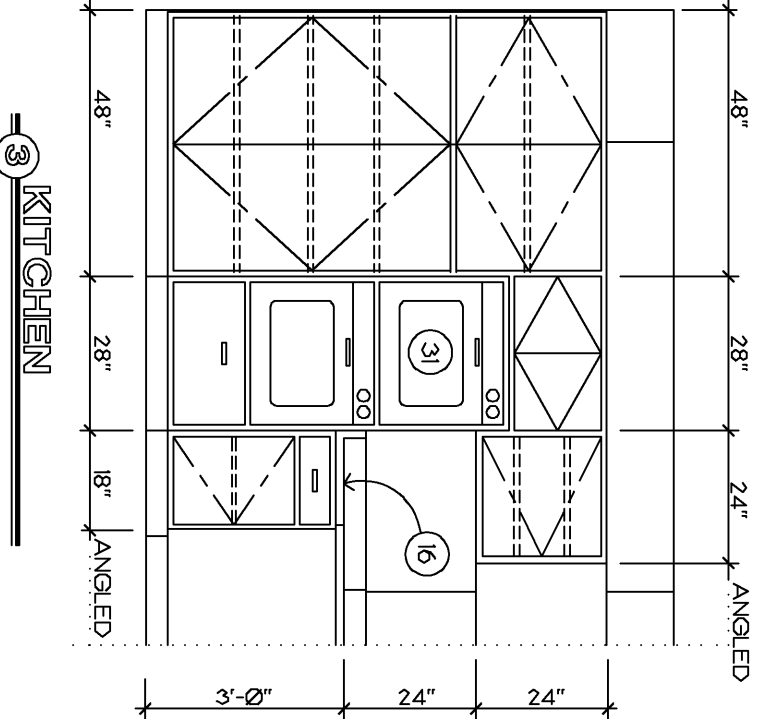
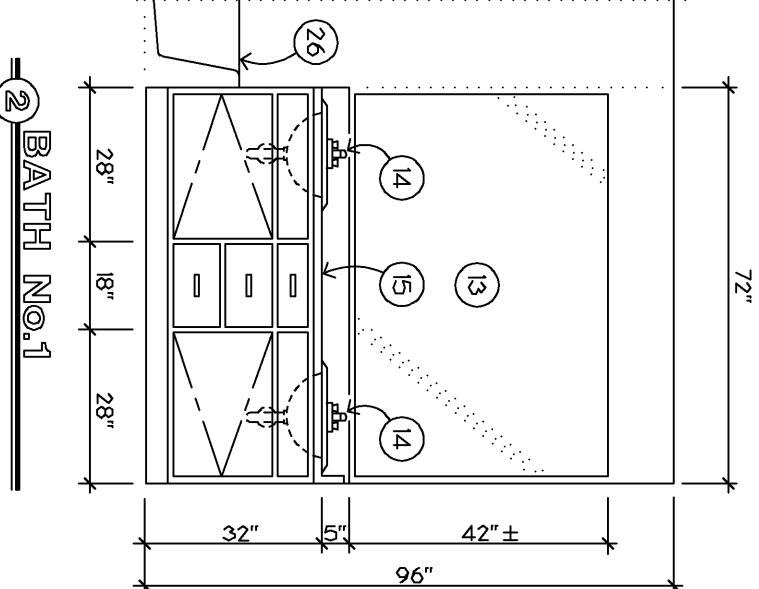
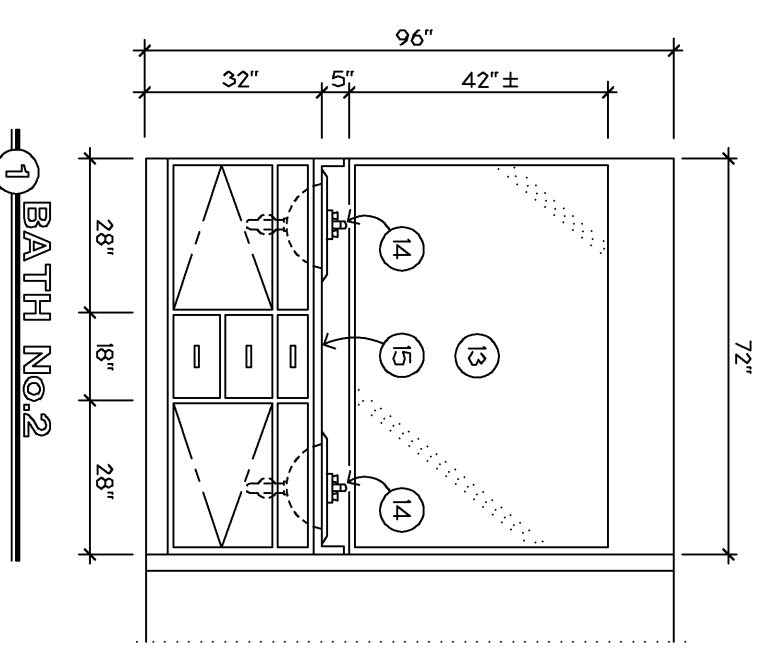
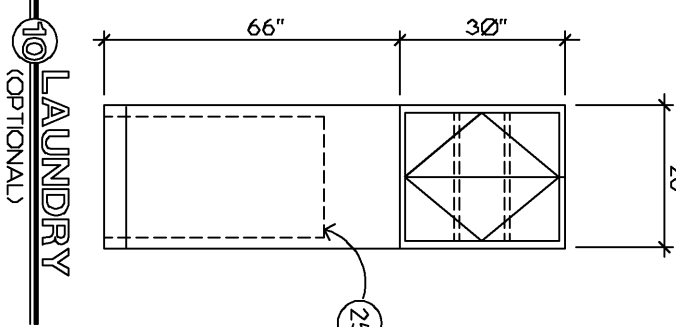
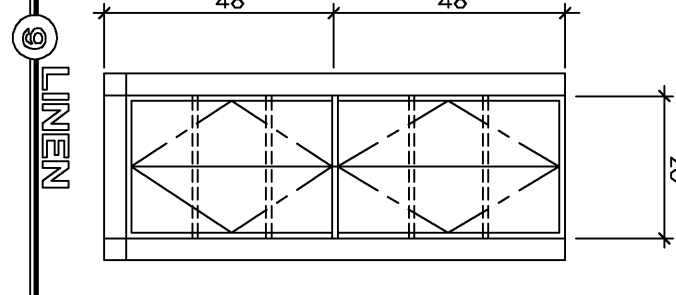
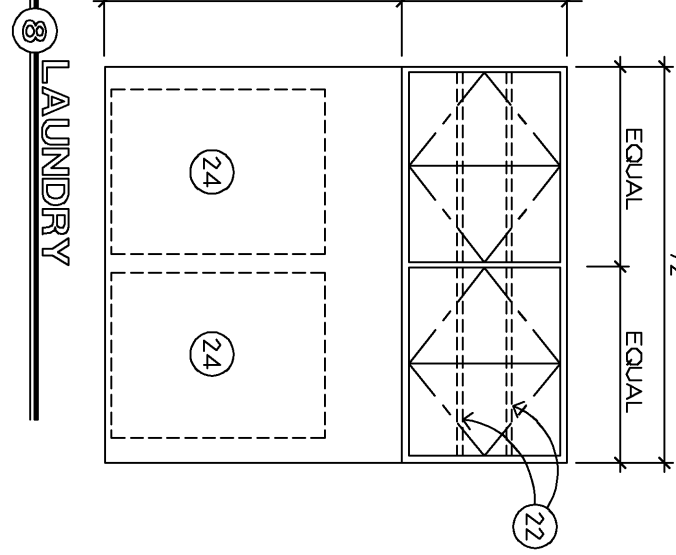
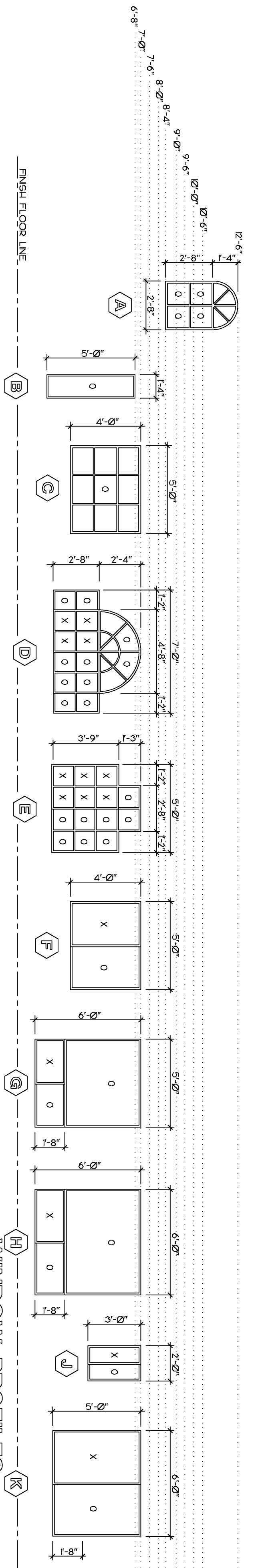


**INTERIOR ELEVATION**  
SCALE 1/4" = 1'-0"



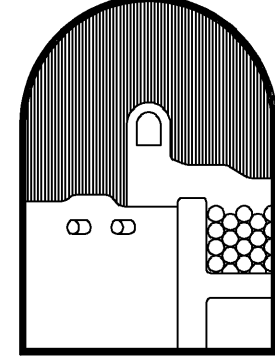
**2 BATH**

**CROSS SECTION 99 B-B<sup>19</sup>**  
SCALE 1/4" = 1'-0"



**KEYED NOTES:**

- 1 TILE ROOFING OVER 2x12 LATHERS 40 LB. FELT OVER 5/8\" O.S.B.
- 2 PREFAB WOOD TRUSSES AT 24\" O.C. - SEE FRAMING PLAN
- 3 1/2\" GYPSUM BOARD FINISH
- 4 4\" CONCRETE SLAB OVER 4\" ABC FILL OPEN TO BELOW
- 5 R-30 BATT INSULATION IN CEILING
- 6 DOOR - SEE FLOOR PLAN FOR SIZE & TYPE
- 7 POWERWALL STUCCO SYSTEM OVER FRAME (2550, 3804)
- 8 STUCCO FINISH OVER MASONRY BASE
- 9 FINISH GRADE
- 10 F URETHANE FOAM ROOF OVER 5/8\" O.S.B.
- 11 WINDOW - SEE WINDOW PROFILES THRU SHFT. FOR SIZE AND ACTION
- 12 MIRROR
- 13 LABORATORY HARDWARE - SEE DECO SCHED.
- 14 CULTURED MARBLE TOP AND SPLASH WITH INTEGRAL LAV. BOWLS
- 15 PLASTIC LAMINATED TOP AND SPLASH (62\" WIDE)
- 16 RAISED PLASTIC LAMINATED COUNTERTOP (62\" WIDE)
- 17 DOUBLE COMPARTMENT SINK WITH DISPOSAL
- 18 DISHWASHER
- 19 COMBINATION COOKTOP / GRILL WITH EXHAUST DUCT TO FLOOR
- 20 EXHAUST DUCT TO EXTERIOR OF HOUSE - SEE FOUNDATION PLAN
- 21 ADJUSTABLE SHELVES
- 22 RECESSED NICHE - SEE FLOOR PLAN FOR DEPTH
- 23 WASHER AND DRYER - OPTIONAL
- 24 DURA TUB - OPTIONAL
- 25 CULTURED MARBLE TUB - SEE FLOOR PLAN
- 26 TOILET - SEE DECO SCHEDULE
- 27 TUB / SHOWER WITH SHOWER ROD AND CERAMIC TILE ON ADJACENT WALLS TO 4\"-0\" ABOVE FINISH FLOOR
- 28 REFRIGERATOR - OPTIONAL
- 29 HARDWOOD TOP 46\"
- 30 DOUBLE OVEN
- 31 TILE TOP AND ONE ROW ON TOP



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BEAM SCHEDULE		
MARK	SIZE	CAMBER
[B-1]	R/S 5-1/8" X 8" GLB.	
[B-2]	R/S 5-1/8" X 6-1/2" GLB.	-
[B-3]	5-1/8" X 12" GLB.	-
[B-4]	5-1/8" X 13-1/2" GLB.	-
[B-5]	3-1/8" X 12" GLB.	-

HEADER SCHED. - MIN. STD.		
LENGTH	SIZE	
0'-0" - 4'-0"	(3) - 2 x 6'S	
4'-1" - 6'-0"	(3) - 2 x 8'S	
6'-1" - 8'-0"	(3) - 2 x 10'S	
8'-1" AND/OR IF OTHERS NOTED 5-1/8" X 12" GLB.		

### FRAMING SCHEDULE

[1]	PREFAB WOOD TRUSSES - SEE PROFILES
[2]	2x6 FRAMING AT 24" O.C.
[3]	2x6 CEILING JOISTS AT 24" O.C. (BELOW)
[4]	2x SOLID BLOCKING
[5]	2x8 FASCIA
[6]	2x8 BARGE RAFTER
[7]	2x10 R.S. FASCIA
[8]	2x10 R.S. RAFTERS AT 24" O.C.
[9]	2x10 RDGE OR HP
[10]	2x10 RAFTERS AT 24" O.C.
[11]	2x10 ROOF JOIST AT 24" O.C.
[12]	SEE KEYED NOTE "12"
[13]	2x10 ROOF JOIST AT 24" O.C. W/ RIPPERS

### KEYED NOTES:

- 2'-6" SQUARE FRAME CHAMFER W/ ONE (1) 1/2" ROUND FLUE W/ MINIMUM 7" CLEARANCE ALL AROUND
- 4 X 4 POST BELOW RDGE
- SWP-50N TRUSS HANGER - TYPICAL
- 2 X 4 LND FLAT AT VALLEY LINE
- 1/2" X 8 RDGE ON PREFAB WOOD TRUSS WITH SMP-SON LUP-28
- 1/2" LTR CRICKET FOR DRAINAGE
- 1/2" X 8 TRUSSES ON WINDOW HEADER BELOW
- WOOD POST - SIZE TO BEAM
- 2x4 KNEE WALL BELOW
- ROOF DRAIN
- SCUPPER OPENING
- 2x10 R.S. RAFTERS CUT DOWN TO ALIGN WITH R.S. RAFTERS AT EXTERIOR
- SKYLIGHT - 22-1/4" X 22-1/4"
- SKYLIGHT - 22-1/4" X 14-1/4"

### FRAMING NOTES:

- STUDS AND PLATE TO BE KD HEM FIR OR WHITEWOOD NUMBER 2 AND BETTER
- FASCIA - ROUGH SAWN DOUGLAS FIR
- EXPOSED PLYWOOD ON OVERHANG TO BE TH-11 R/S 5/8"
- STANDARD BAYS TO HAVE R/S RAFTERS WITH R/S TH-11 GROOVE OR NO-GROOVE, PER PAINT, VERIFY WITH SUPERINTENDANT (MAY REQUIRE DRYWALL)
- OTHER PLYWOOD 5/8" OSB BOARD, ALL SHEAR TO BE 3/8" OSB BOARD AND BETTER
- LUMBER TO BE FREE OF DEFECTS AND BLACK WILDEY
- EXPOSED BEAMS TO FOMC
- GLULAM BEAMS TO BE R/S, IF EXPOSED UNLESS SPECIFICALLY NOTIFIED IN WRITING BY SUPERINTENDANT
- EXTERIOR WALLS TO BE 2 X 6 FRAME WALLS, EXTERIOR GARAGE WALLS SHALL BE 2 X 4 FRAME.
- WALLS 1/2" ON CENTER INTERIOR AND EXTERIOR
- WALLS FLATTER THAN 1/2" AND SPAN 1 X 4 WOOD LFTN BRACING IS NOT POSSIBLE THEN THE ENTIRE WALL MUST BE SHEARED WITH ALL EDGES BLOCKED
- BAYS AND GARAGE FRONT TO BE ENTIRELY SHEARED, ONE SHEET OF PLYWOOD OFF OF AN EXTERIOR CORNER NOT PERMISSIBLE
- CORNERS FILLED SOLID INCLUDING EXTERIOR AND INTERIOR 45 ANGLES, SOLID STOCK 1/2" PREFERRED, 2 X 8 CURTAIN BLOCKING AT EACH WINDOW FROM HD AND UP.
- CHIMNEYS TO BE SHEARED
- CHIMNEY TOPS TO BE PLYWOOD WITH HOLE CUT IN CENTER TO ACCEPT 1/2" FLU (2" CLEARANCE)
- FIRE STOPS AND CLEARANCES TO BE MAINTAINED FOR INSPECTION
- ROOF MOUNTED A/C UNITS WILL HAVE SCREEN FILTERS MOUNTED ABOVE AND RAMPED TO ROOF SUPERINTENDANT SPECS COVERED WITH CELOTEX 18, PARAPET WALLS CELOTEXED OR SHEARED COMPLETELY ON ROOF SOE
- GABLE END TRUSSES CELOTEXED AND FLUSH WITH FRAMING
- FREEZE BOARD BLOCKINGS TO BE 2 X MATERIAL AND WILL BE VENTED AT ATTIC SPACES W/ SCREEN STEW
- EXTERIOR WALLS TO HAVE FOAM SILL SEAL AT STEW
- FLAT ROOF TRUSSES TO HAVE BLOCKING FOR PERIMETER NAILING OF PLYWOOD
- STANDARD SQUARES TO BE FRAMED WITH 2 X 10 BLOCKS UNLESS SPECIFIC DETAIL ON PRINT CALLS OUT OTHERWISE
- SINGLE WOLD TO BE RUN ENTIRELY AROUND ALL FASCIAS, UNLESS STUCCOED.
- OVERHANGS TO BE FLUSH BLOCKED WHERE THEY MEET ANOTHER ROOF OR OVERHANG
- FASCIA TO BE CUT TIGHT WITH ANY OTHER ROOF AND NOT LEFT SHORT FOR TILE
- GABLE AND FAOAS REQUIRE MD-SPAN BLOCKING
- WALLS TO BE DBL TOP PLATED TIGHT TO CEILING LINE
- WALLS TO HAVE SOLID BLOCKING, NO LADDER
- DROPS, 4" AND WDRS WILL BE 0" 2 X 4 1/2" OVER 2 X LATERAL BRACE TIED TO EACH TRUSS IF ACCEPTED
- CAWALKS IN FLAT AND PITCHED TRUSSES WILL BE ACCEPTED
- TRUSSES WILL BE CROSS BRACED OR WND BRACED FOR STABILITY
- RAISED ROOF SEAM WITH 2 X LATERAL BRACE TIED TO EACH TRUSS IF CROSSSES
- WINDOWS TO BE SET INCLUDING CONCRETE REVEALS, ROUGH OPENING TO OBTAINED FROM THE JOB SUPERINTENDANT
- DISCREPANCIES TO BE BROUGHT TO THE JOB SUPERINTENDANT ATTENTION BEFORE EXECUTING
- FRAMING TO PASS TOP OUT INSPECTION AND INSPECTION BY ALEXANDER AND SONS

SU CASA "C" - GAR/HOBBY FRONT

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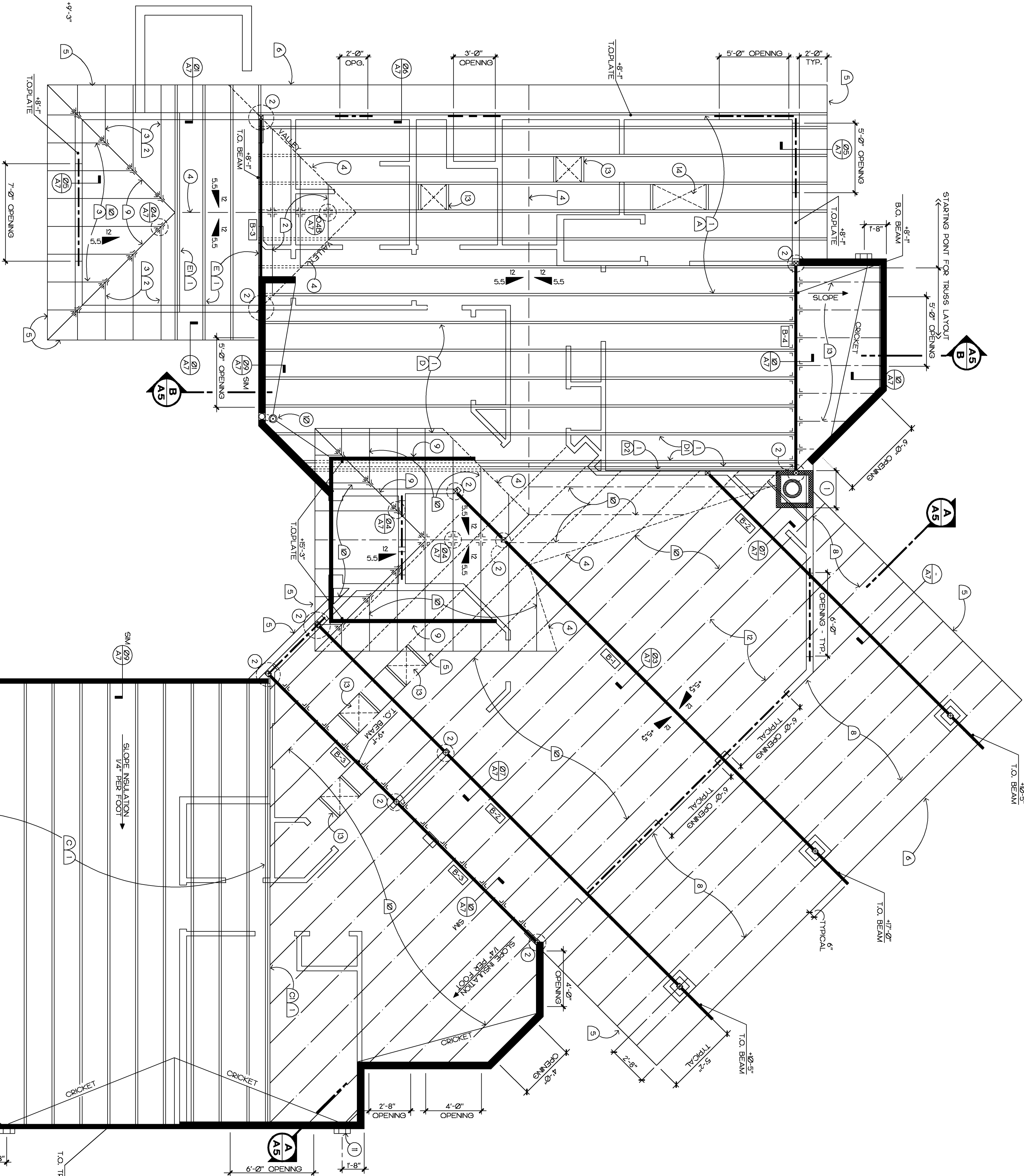
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### ROOF FRAMING PLAN

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

### TRUSS PROFILES

