

WINDOW SCHEDULE

MODEL	WIDTH	HEIGHT	OPERATION	MANUF.	HEAD HEIGHT	COMMENTS	QTY.
3040 SH	3' - 0"	4' - 0"	SINGLE HUNG	BY OWNER	7' - 0"		16
5040 XO	7' - 11"	5' - 0"	SLIDER	BY OWNER	7' - 0"		16
3030 XO	3' - 0"	3' - 0"	SLIDER	BY OWNER	6' - 8"		24
2060 SH	2' - 0"	6' - 0"	SINGLE HUNG	BY OWNER	7' - 0"		4

DOOR SCHEDULE

Model	WIDTH	HEIGHT	THICKNESS	OPERATION	MANUF.	NOTES	LOCATION	QTY.
3068	3' - 0"	6' - 8"	0' - 2"	FLUSH DOOR	BY OWNER			62
2868	2' - 8"	6' - 8"	0' - 2"	FLUSH DOOR	BY OWNER			16
3668	3' - 6"	6' - 8"	0' - 2"	SLIDER	BY OWNER			16
4050	4' - 0"	5' - 0"	0' - 2"	DOUBLE DOOR	BY OWNER			1

PLUMBING SCHEDULE

MARK:	ITEM:	MANUF:	ITEM#:	DIMENSIONS:	NOTES:	QTY.:
P1	TOILET	BY OWNER	BY OWNER	TOILET - DOMESTIC		16
P2	SINK - VANITY SQUARE	BY OWNER	BY OWNER	24"L x 19"W		16
P3	SINK - KITCHEN DOUBLE	BY OWNER	BY OWNER	33"L x 22"W x 10 1/4"D	FINISH: WHITE	16
P5	SHOWER STALL	BY OWNER	BY OWNER	60" x 34"		16

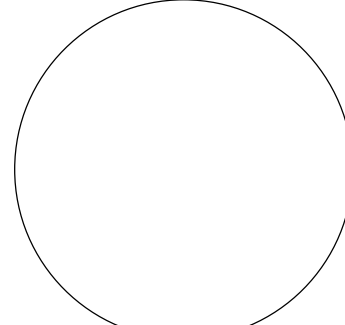
APPLIANCES AND EQUIPMENT SCHEDULE

MARK:	ITEM:	MANUF:	ITEM #:	DIMENSIONS:	NOTES:	QTY.:
E1	RANGE HOOD	BY OWNER	BY OWNER	30" WIDE		16
E2	RANGE	BY OWNER	BY OWNER	30"L x 26"W		16
E3	REFRIGERATOR	BY OWNER	BY OWNER	24" x 25" LH		16
E4	DISHWASHER	BY OWNER	BY OWNER	24" x 24" x 34"		16
E5	WASHER/DRYER-STACK	BY OWNER	BY OWNER	24" x 28"		16

PREMIER DESIGN
 3941 PARK DRIVE STE20-568
 EL DORADO HILLS, CA 95672
 PHONE:(916)743-0123 FAX:(866)631-1424
 EMAIL:PREMIERDESIGN@YMAIL.COM
 WEB:PREMIERDESIGNONLINE.COM

Chf A

CONSULTANTS



APARTMENTS

677 PLEASANT VALLEY RD, DIAMOND SPRINGS, CA 95619

APN:

OWNER'S INFORMATION

NAME
 PHONE
 EMAIL

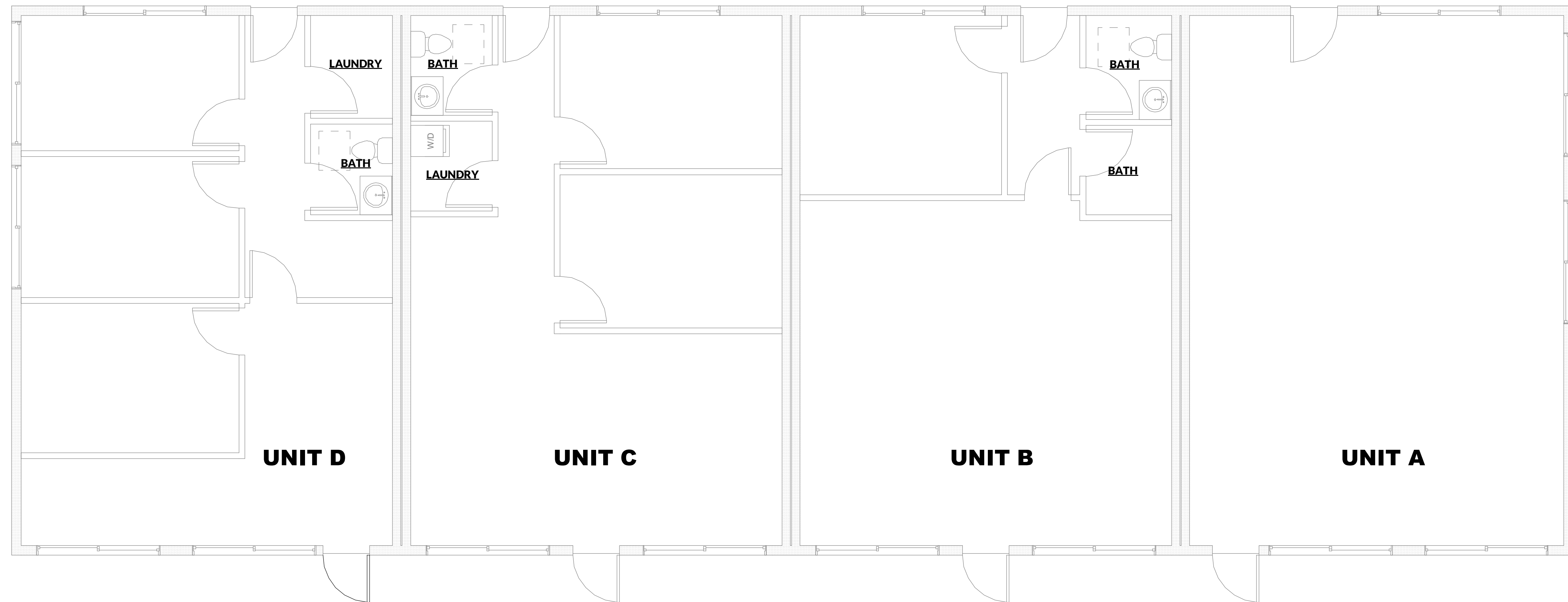
MARK DATE DESCRIPTION

PROJECT NO:
 REVISION DATE:
 DRAWN BY: ANDREY GINZBURG
 CHK'D BY:
 COPYRIGHT:

SHEET TITLE

SCHEDULE

A-1.1

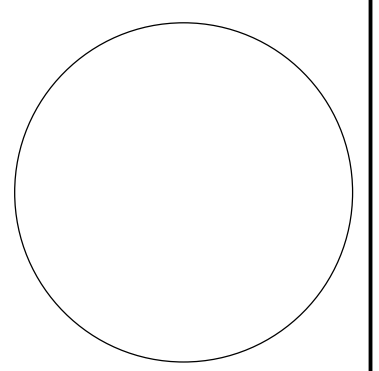


1 EXISTING 1ST FLOOR PLAN

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

Chf A

CONSULTANTS



APARTMENTS

**677 PLEASANT VALLEY
 RD, DIAMOND SPRINGS,
 CA 95619**

APN:

OWNER'S INFORMATION

NAME
PHONE
EMAIL

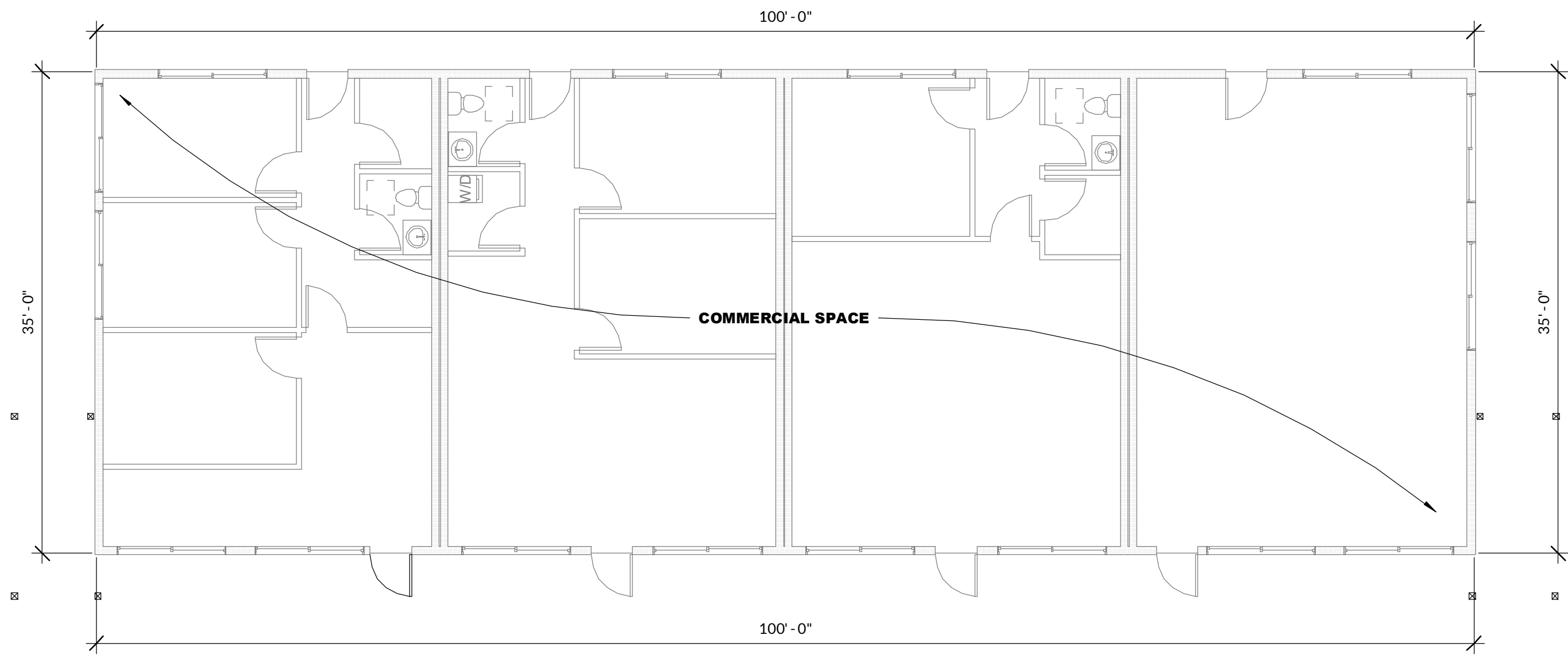
MARK	DATE	DESCRIPTION

PROJECT NO:
REVISION DATE:
DRAWN BY: ANDREY GINZBURG
CHK'D BY:
COPYRIGHT:

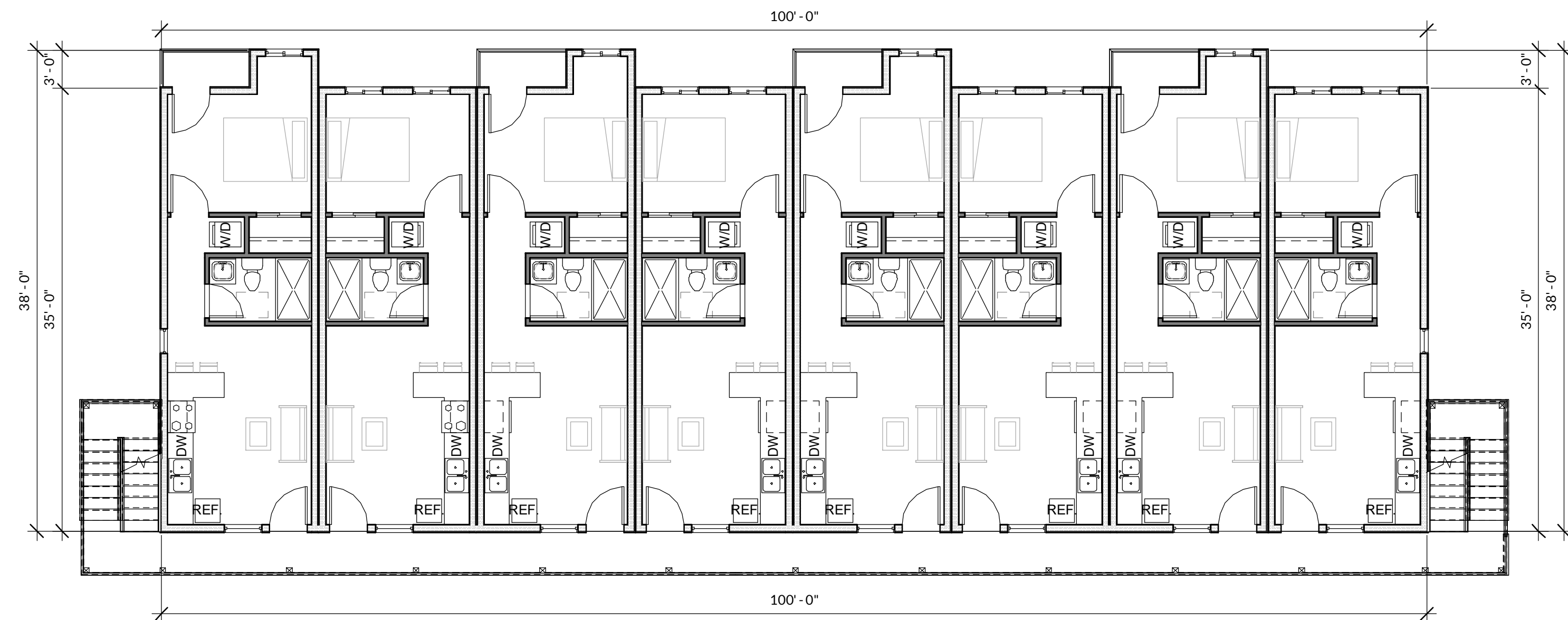
SHEET TITLE

FLOOR PLAN

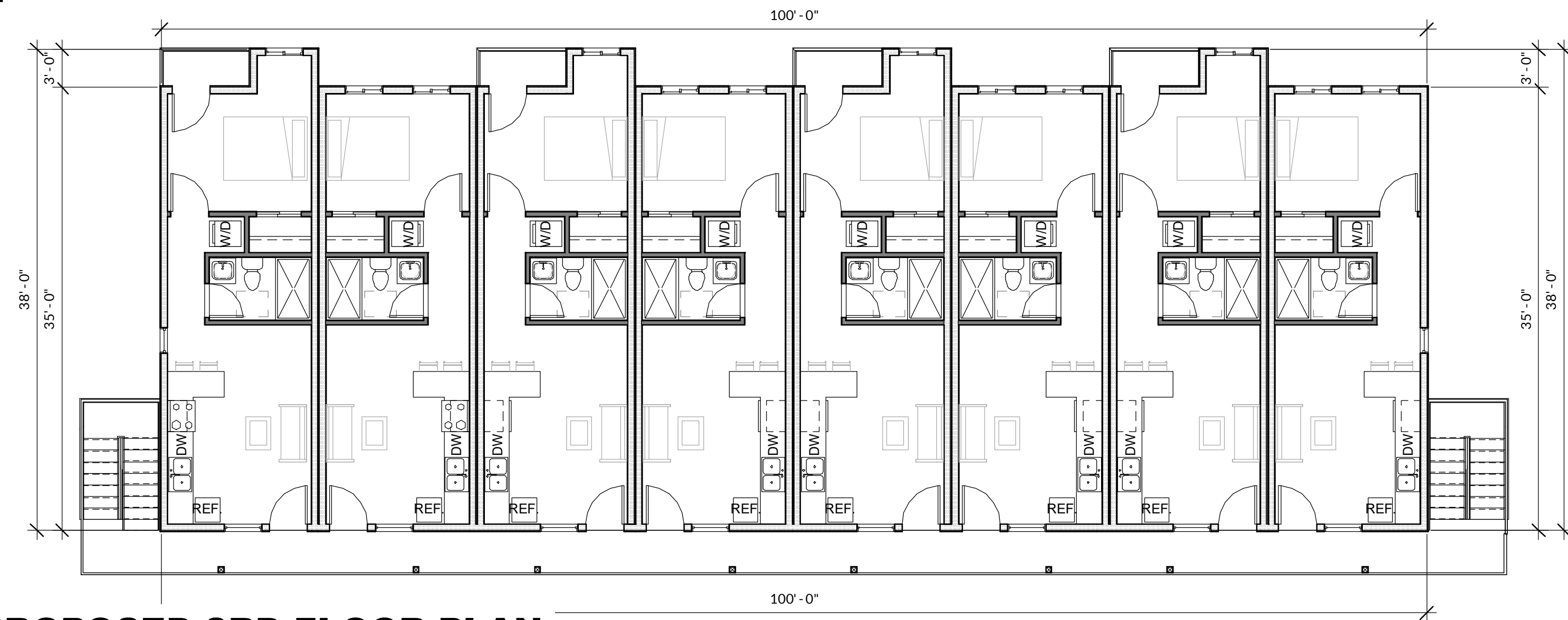
A-1.2



1 EXISTING 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



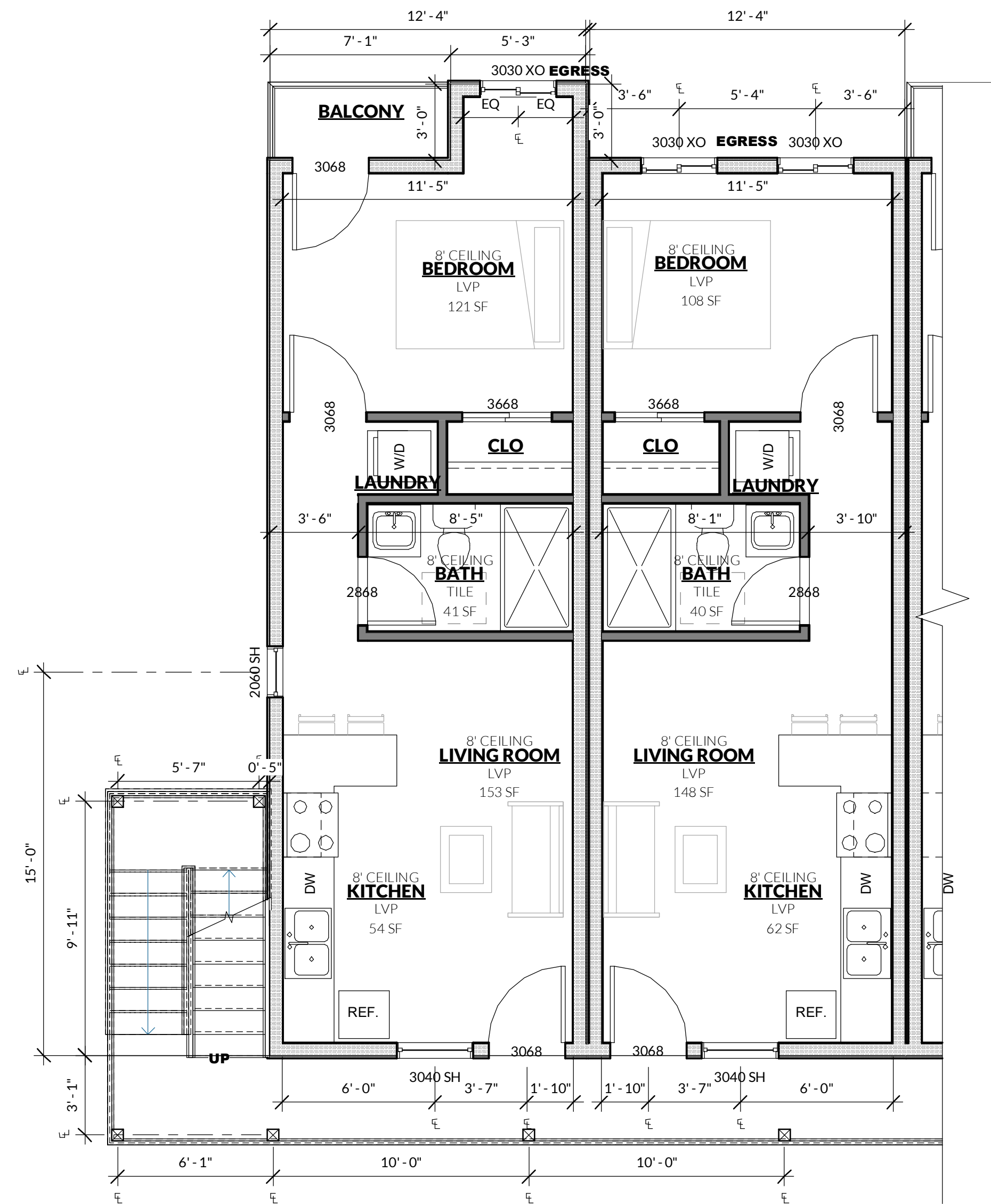
2 PROPOSED 2ND FLOOR PLAN.
 SCALE: 1/8" = 1'-0"



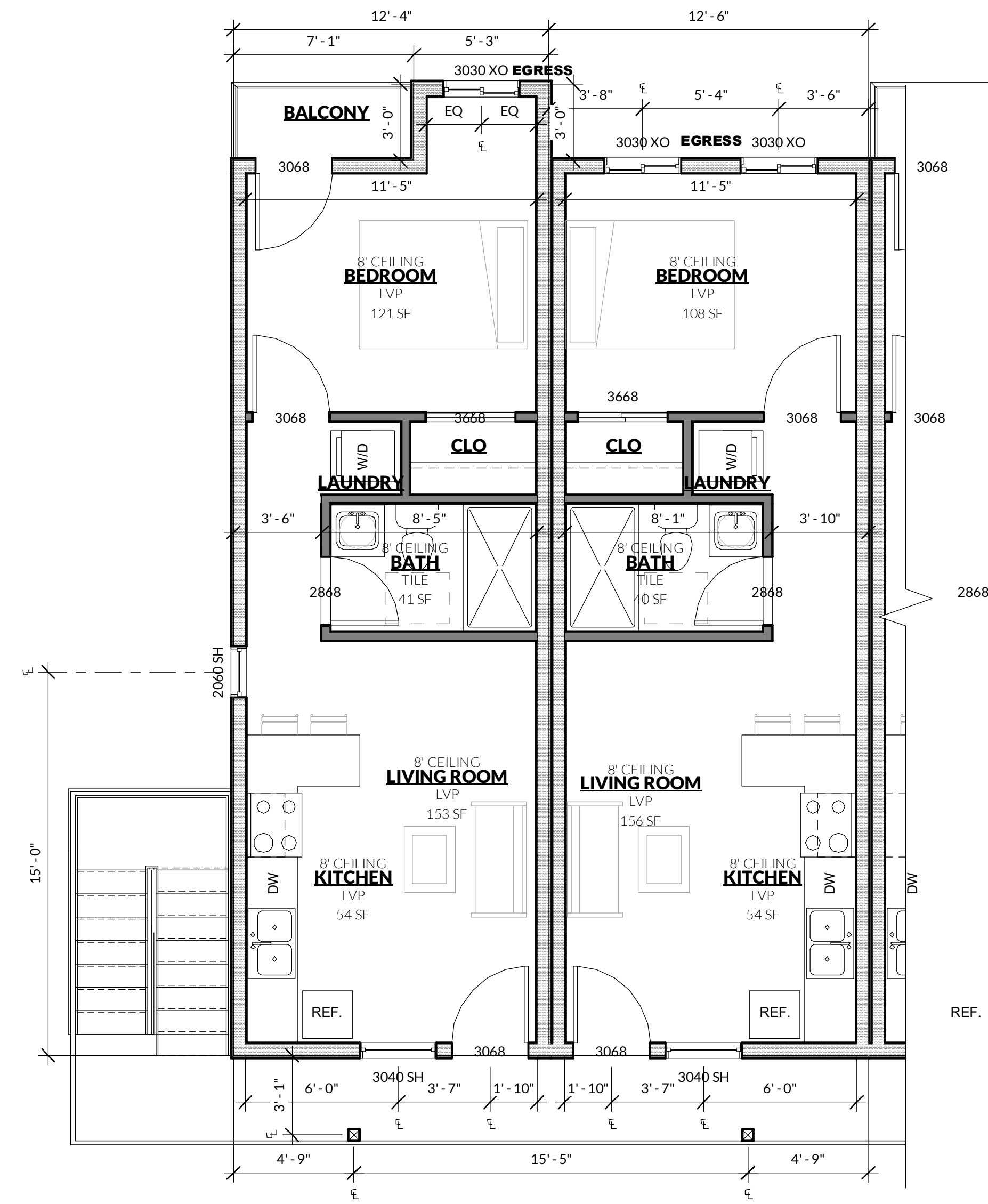
3 PROPOSED 3RD FLOOR PLAN.
 SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES

- HEAT PUMP 40 GAL. PIPE TO EXT. ON 18" H STAND W/2 SEISMIC STRAPS: ONE @1/3 HEIGHT FROM TOP & ONE @1/3 HEIGHT FROM BOTTOM @+4" ABOVE CONTROLS. INSULATE 1st 5" W/R-4 PLATFORM W/ PLWD FRONT AND DRYWALL FACES. IF ENCLOSED PROVIDE 2 VENTS EA. 100 SQ.IN. @12" FROM TOP & 12" BOTTOM OF WATER HEATER.
 - WATER HEATERS SHALL BE INSTALLED 18" ABOVE GARAGE FLOOR CPC 507.13
 - EQUIPMENT BARRIER 4" DIA STEEL PIPE CONCRETE FILLED W/18"x18"x12" CONCRETE FOOTING
 - SOLID CORE 1-3/8" THICK DOOR THRESHOLD AND WEATHERSTRIPPING AND DEAD BOLT LOCK.THE MAIN EGRESS DOOR SHALL BE READILY OPENABLE FROM INSIDE THE UNIT WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. CRC R311. ONE SIDE-HINGED EGRESS DOOR FROM EACH DWELLING UNIT NOT LESS THAN 3-FT. WIDE AND 6-FT. 6-IN. IN HEIGHT, WITH A MINIMUM CLEAR WIDTH OF 32-IN. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 - SOLID CORE DOOR W/DEADBOLT &VIEW HOLE
 - DASHED LINE INDICATES 5/8" TYPE"X" GYP BRD FOUNDATION TO RF STHG.
 - 5/8" TYPE "X" GYP BRD WALLS AND CELLING W/2x FRAMINGOR RC CHANNEL @16 o.c.
 - ON POST: 5/8" TYPE "X" GYP BRD W/26 GAgi TO +4" AFF.
 - 5/8" TYPE "X" GYPBRD UNDER STAIRWAY ALL SURFACES ON 2x @16" o.c.
 - ELECTRICAL DRYER
 - CLOTHES DRYER MOISTURE EXHAUST DUCT MUST BE 4-IN. IN DIAMETER AND LENGTH IS LIMITED TO 14-FT. WITH 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2-FT. FOR EVERY ELBOW IN EXCESS OF TWO. (MC 504.4.2)
 - PROVIDE VENT IN DOOR W/100 SQ.IN NET FREE.
 - RANGE W/HOOD
 - COOKTOP & HOOD.
 - OVEN AND MICROWAVE.
 - DISHWASHER UNDER COUNTERTOP W/AIR GAP PER 2022 CPC 807.4.
 - REFRIGERATOR SPACE W/ICEMAKER HOOKUP
 - SINK W/GARBAGE DISP PROVIDE AIR GAP PER CPC 807 ,CLEANOUT PER CPC 719
 - PROVIDE ISLAND SINK VENT PER CPC 909
 - TYPICAL FOR ALL SHOWER AND TUB:
 - WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC SECTION R702.3.8.1
 - 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 (1829 MM) ABOVE THE FLOOR. CRC SECTION R307.2
 - TUB 5"x32"
 - TUB 36"x60"
 - 5" x36" SHOWER
 - TEMPERED GLASS SHOWER DOORS SHALL SWING OUT.NET AREA OF SHOWER THE RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA AND ENCOMPASS 30-IN. DIAMETER CIRCLE A. SHOWER CURTAIN ROD B. 38" TALL WALL
 - SOLID WASTE CONNECTION @ TUB & SHOWER PRESSURE BAL OR THERMOSTATIC MIXING VALVE PER 2022 CPC 408.3
 - ELECTRICAL PANEL/ METER VERIFY SIZE AND LOCATION 200 AMPS
 - 36" SQ. MIN CONC. LAND'G PER CRC@ ALL EXTERIOR EXIT.2% SLOPE AWAY
 - 1.5" LOWER THAN TOP OF THRESHOLD.(EXPT:7.75" MAX IF DOOR DOES NOT SWING OVER LANDING).THRESHOLD MAX HIEGHTS 1/2"
 - SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 45-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. THIS WOULD INCLUDE THE PULL DOWN ATTIC ACCESS STAIR IN THE GARAGE IF THE GARAGE CEILING IS USED AS PART OF THE BARRIER BETWEEN THE HOUSE AND GARAGE. CRC SECTION R302.5.1
 - SHOWERS AND TUB/SHOWERS ARE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. INDICATE THAT THE MAXIMUM SETTING SHALL BE 120 DEGREES F.
 - REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42 INCHES (1067 MM) HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. CRC SECTION R312.2
 - THE PROPOSED SLOPE ON ANY WEATHER-EXPOSED LANDINGS, BALCONIES, AND ROOF DECKS WHICH ARE SEALED UNDERNEATH. INDICATE THE WALKING SURFACE SHALL HAVE A SLIP-RESISTANT SURFACE PER CRC 2022 FINIISH FLOOR -----TILE VERIFY BY OWNER
 - HOSE BIBB
 - FORCED AIR UNIT DUCTS AND PENETRATION MUST COMPLY WITH CRC REQ'S PROVIDE SETBACK T-STAT FAU 12" WIDE MAX ALL PIECES OF HVAC MUST FIT THROUGH 22"x30" ACCESS.
 - 22"x30" ATTIC ACCESS W/ WEATHERSTRIPPING WITH 30-IN. MINIMUM HEADROOM FOR ATTIC GREATER THAN 30-SF.(R807.1).
 - A.C UNIT PROVIDE 30"W x36"D WORKING SPACE, A/C DISCONNECT, 36" SQ. CONCRETE PAD
 - SHOWER AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. 2022 CPC 408.3
 - THE WATER CLOSET STOOL IN ALL OCCUPANCIE SHALL BE LOCATED IN CLEAR SPACE LESS THAN 30" IN WIDTH. THE CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL SHALL NOT BE LESS THAN 24". MAXIMUM 1.28 PER FLASH
 - IN EVERY BEDROOM AND BASEMENT, PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING: (R310.2, R310.2.2)
 - A NET CLEAR OPENING AREA OF NOT LESS THAN 5.7-SF. EX. GRADE FLOOR NET CLEAR OPENING AREA NOT LESS THAN 5.0 SF
 - A MINIMUM CLEAR HEIGHT OF 24-IN. AND CLEAR WITH OF 20-IN.
 - THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44-IN. MEASURED FROM THE FLOOR.
 - A MINIMUM18"x22" UNDER-FLOOR ACCESS, UNOBSTRUCTED BY PIPES OR DUCTS AND WITHIN 5' OF EACH UNDER-FLOOR PLUMBING CLEANOUT AND NOT LOCATED UNDER A DOOR TO THE RESIDENCE, IS REQUIRED. PROVIDE A SOLID COVER OR SCREEN. 2022 CRC 408.4 & 2022 CPC 707.8
 - FIRE RESISTIVE EXTERIOR DOORS IN ACCORDANCE WITH 2022 CRC (THE DOOR EXTERIOR SURFACE SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS OR BE CONSTRUCTED OF SOLID CORE WOOD 1-1/8" THICK OR HAVE A FIRE-RESIS TIVE RATING OF NOT LESS THAN 45 MINS.)
 - WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY STRUCTURAL CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEMS REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATE METHOD. (R310.4.3)
- A4.303.1 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.5 GALLONS PER MINUTE AT 60 PSI.**
NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION. A4.303.3 APPLIANCES. DISHWASHERS AND CLOTHES WASHERS IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE FOLLOWING:
- INSTALL AT LEAST ONE QUALIFIED ENERGY STAR APPLIANCE WITH MAXIMUM WATER USE AS FOLLOWS:
1. STANDARD DISHWASHERS - 4.25 GALLONS PER CYCLE.
2. COMPACT DISHWASHERS 3.5 GALLONS PER CYCLE.
3. CLOTHES WASHERS WATER FAUCET OF 6 GALLONS PER CUBIC FEET OF DRUM CAPACITY
- THE DUCT SYSTEM WILL BE SIZED IN ACCORDANCE WITH ACCA MANUEL D OR OTHER APPROVED METHOD AND THAT DESIGN WILL BE PROVIDED TO FIELD INSPECTOR AT THE TIME OF INSPECTIONS
- HVAC CONTRACTOR MUST PROVIDE PLAN PRIOR INSTALLATION ANY DUCT, WHICH SUPPOSED MEET ACCA STANDARDS.THIS PLAN WILL BE SUBJECT FIELD VERIFICATION.
- THE STORAGE OF CLASS I, II, AND III LIQUIDS IN ABOVEGROUND TANKS OUTSIDE OF BUILDINGS IS PROHIBITED IN ALL AREAS OF THE TOWN EXCEPT IN AREAS ZONED AS **INDUSTRIAL SERVICES**. (PMC 15.09.200) (VERIFY ZONING ON INTAKE SHEET)
- NATURAL LIGHT AND VENTILATION FOR HABITABLE ROOMS WITHIN A DWELLING UNIT. THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR VENTILATION SHALL BE 4% PERCENT OF THE FLOOR AREA SERVED. THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL BE NOT LESS THAN 8% PERCENT OF THE FLOOR AREA SERVED. EXCEPTION: BATHROOMS, KITCHENS, STORAGE AND LAUNDRY ROOM. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE PROVIDED WITH MECHANICAL VENTILATION AS PER 2022 C.M.C., C.R.C. AND 2022 CEC



1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"

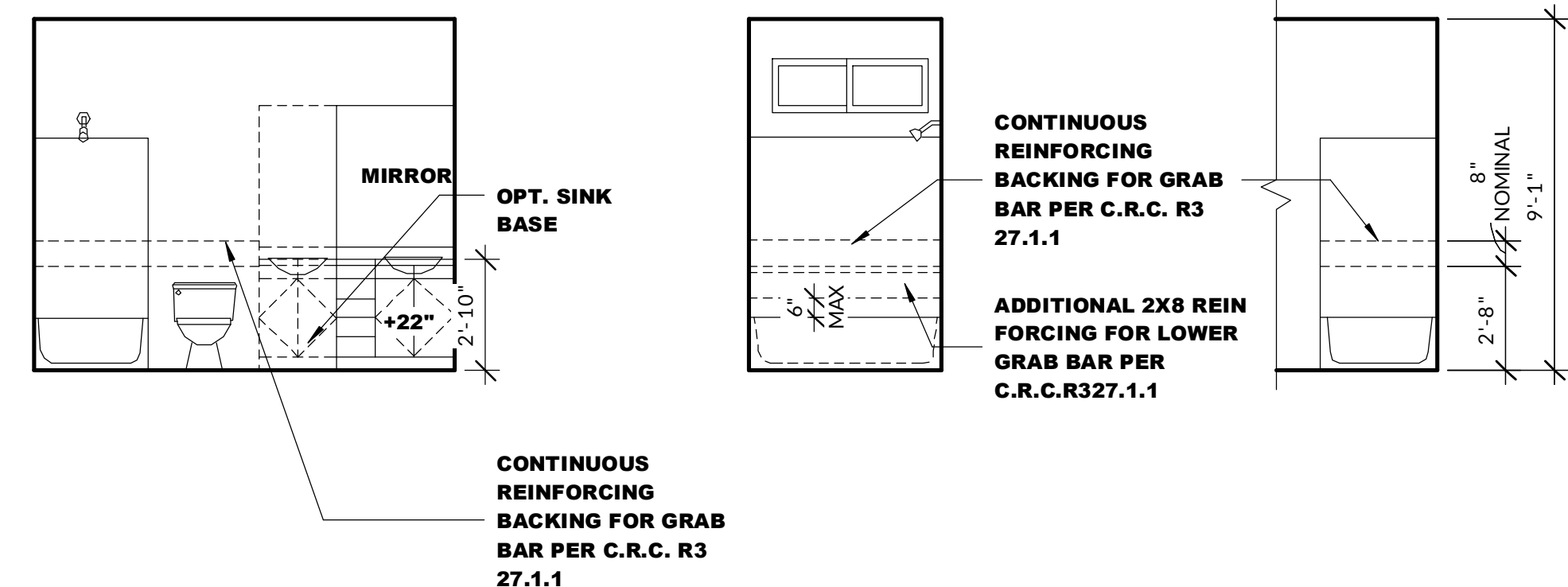
THE PRESCRIPTIVE PLUMBING FIXTURE REQUIREMENTS CGBC 4.303.1:	
A.	WATERS CLOSETS: ≤ 1.28 GAL/FLUSH. CGBSC 4.303.1.1
B.	SINGLE SHOWERHEADS: ≤ 1.8 GPM @ 80 PSI. CGBSC 4.303.1.3
C.	MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME. CGBSC 4.303.1.3.2
D.	RESIDENTIAL LAVATORY FAUCETS: ≤ 1.2 GPM @ 60 PSI. CGBSC 4.303.1.4.1
E.	KITCHEN FAUCETS: ≤ 1.8 GPM @ 60 PSI
PLUMBING CODE REQUIREMENTS:	
1. INSULATION OF THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK	
2. INSULATION OF THE HOT WATER PIPING FROM THE WATER HEATER TO THE KITCHEN APPLIANCES.	
3. GAS PIPING TO THE WATER HEATER CAPABLE OF HAVING A 200000 BTU DEMAND.	
4. A 120 ELECTRICAL RECEPTACLE WITHIN 3 FEET OF THE WATER HEATER AND ACCESSIBLE	
5. A CATEGORY III OR IV VENT OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED	

ABBREVIATIONS:

- TEMP = TEMPER GLASS
- SDG = SLIDING DOOR GLSS
- FX = FIXED WINDOW
- SH = SINGLE HUNG WINDOW
- XO = SLIDING WINDOW
- EG = EGRESS

WALL LEGEND:

- 2X6 STUDS@16" O.C W/R-19 INSL FOR EXT.OONLY
- 2X4 STUDS@16" O.C
- 2X WALL TO BE DEMOLISHED
- 1-HOUR FIRE RATED WALL

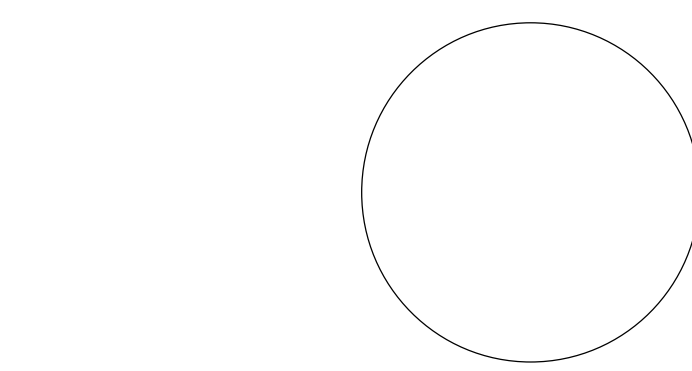


3 TYP. GRAB BAR REINFORCEMENT
SCALE: 1/4" = 1'-0"

PREMIER DESIGN
3941 PARK DRIVE STE20-568
EL DORADO HILLS, CA 95672
PHONE:(916)743-0123 FAX:(866)631-1424
EMAIL:PREMIERDESIGN@YMAIL.COM
WEB:PREMIERDESIGNONLINE.COM

Chp

CONSULTANTS



APARTMENTS

677 PLEASANT VALLEY RD, DIAMOND SPRINGS, CA 95619

APN:

OWNER'S INFORMATION

NAME
PHONE
EMAIL

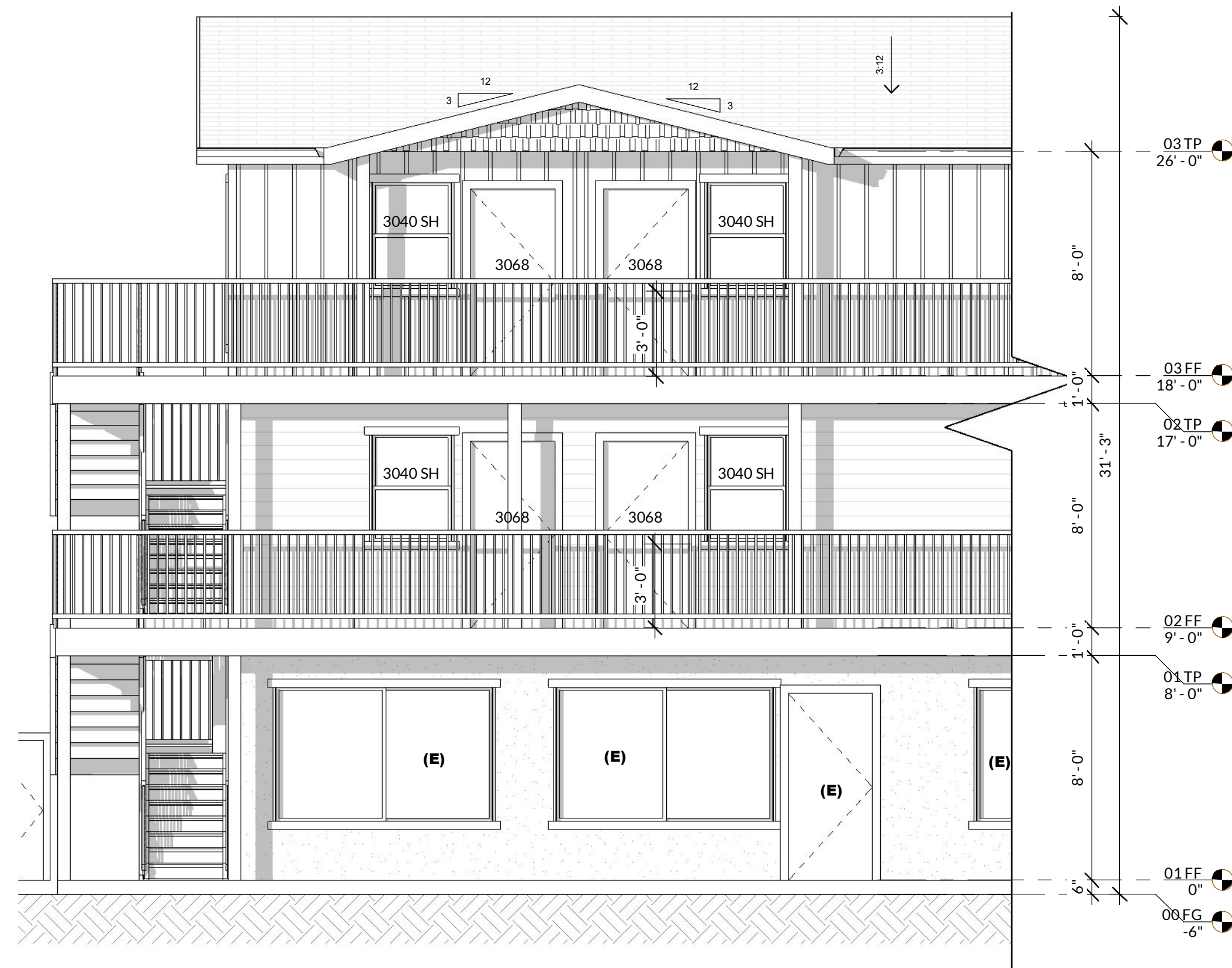
MARK	DATE	DESCRIPTION

PROJECT NO:
REVISION DATE:
DRAWN BY: ANDREY GINZBURG
CHK'D BY:
COPYRIGHT:

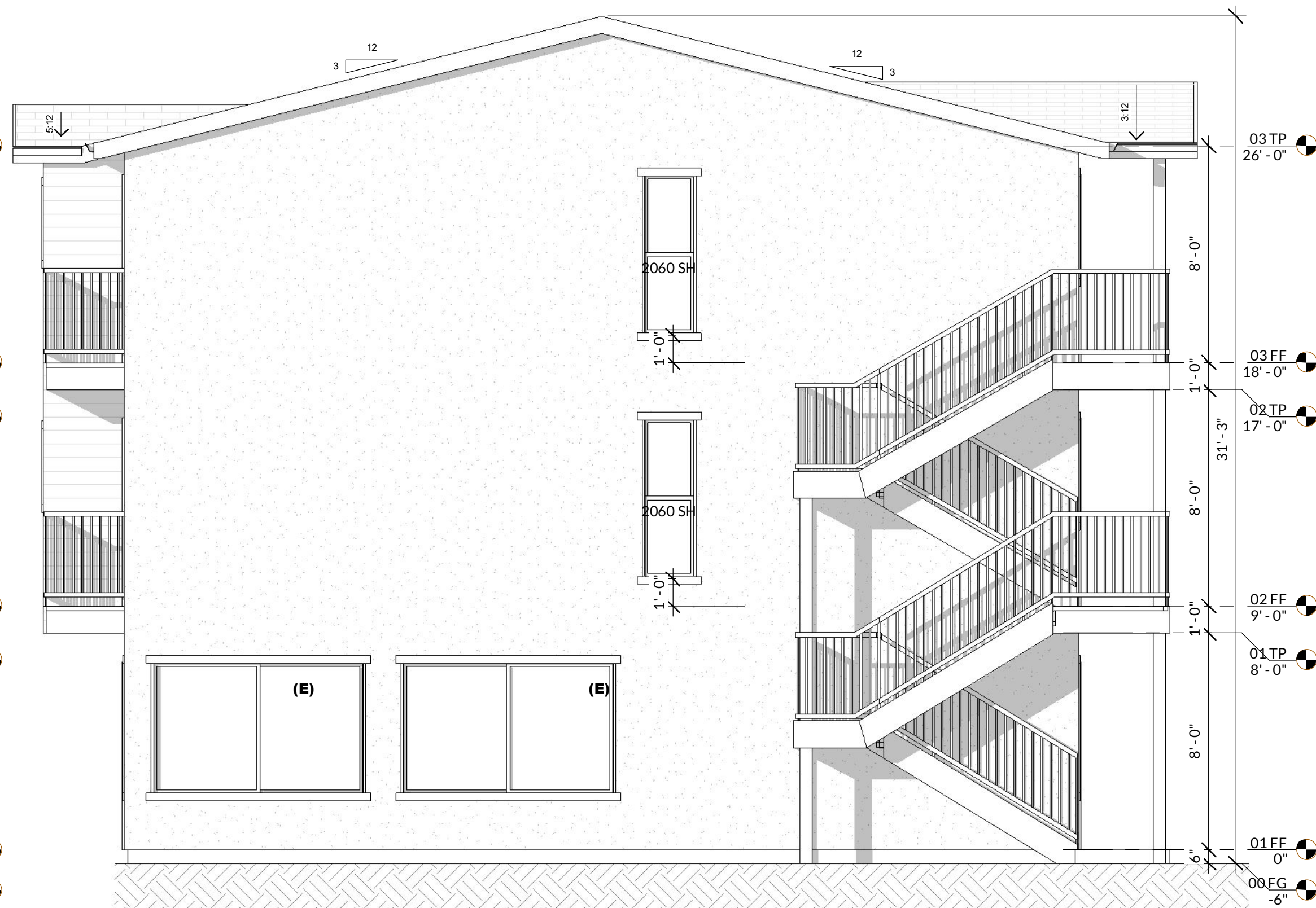
SHEET TITLE

FLOOR PLAN

A-1.3



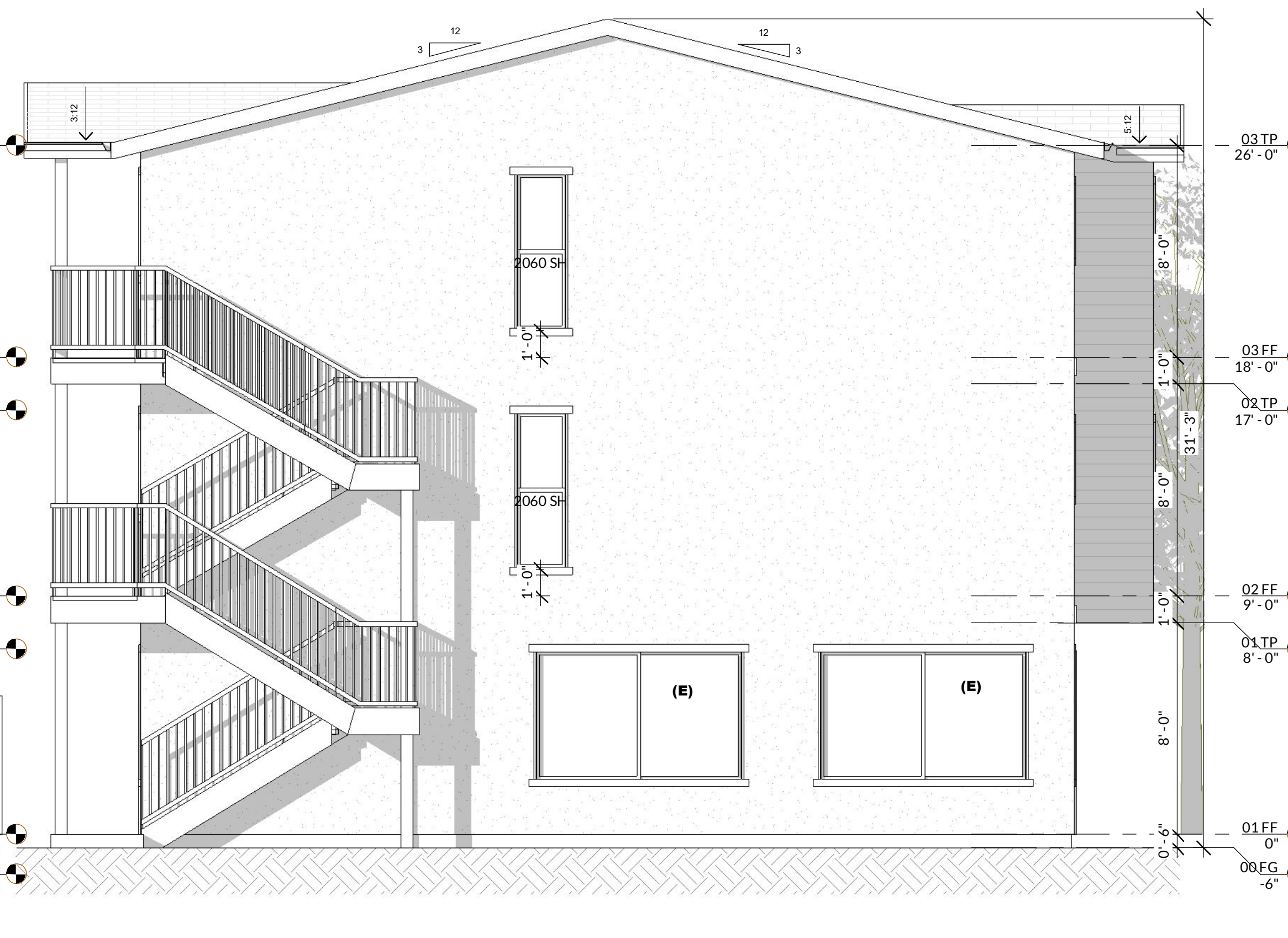
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATION NOTES:

- DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48-INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. [CRC R327.1.4]
- THE VENEER MATERIAL, THICKNESS, BACKING, ANCHORAGE, FOOTINGS, AND SUPPORT OVER OPENINGS IN ACCORDANCE WITH SECTION R703.8.3.
- WOOD BURNING FIREPLACE WITHIN SOUTH COAST AIR BASIN IS PROHIBITED PER AQMD'S RULE 445. ANY EXEMPTION TO RULE 445 SHALL BE APPROVED BY SCAQMD.
- MASONRY FIREPLACES AND CHIMNEYS SHALL BE CONSTRUCTED, ANCHORED, SUPPORTED, AND REINFORCED AS REQUIRED PER SECTIONS R1003.2, R1003.3 AND R1003.4.
- ALL WOOD BEAMS, JOISTS, STUDS, AND OTHER COMBUSTIBLE MATERIAL SHALL HAVE A MINIMUM CLEARANCE OF 2 INCHES FROM THE FRONT AND SIDES AND 4 INCHES FROM THE BACK FACES OF MASONRY FIREPLACES. (R1001.11)
- FACTORY-BUILT STEEL FIREPLACE SPECIFY MANUFACTURER, MODEL, AND I.C.C./UL NUMBER OR OTHER APPROVED AGENCY ADDRESS SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE LUMINANCE OR THE FACE OF A SIGN IS FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5.0 FOOT-CANDLES. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE. [R319.1 & 15.20.030 CITY OF SAC AMENDMENT
- 30 YEARS SHINGLE COMPOSITION "LADMARK BRAND REFER DETACHED FOR COLOR W/#30 FELT PAPER
- FLAT TILE ROOF W/#30 GRADE PAPER IF SLOPE 3:12 TWO LAYERS REQUIRES.
- ALL FLASHING, GUTTERS, SHEET METALS, VENTS, DOWNSPOUT AND ETC. MUST BE PAINT MATCHED
- THE ROOF MATERIAL'S SPECIFICATION AND INSTALLATION INSTRUCTIONS SHALL BE A JOB SITE UPON CITY BUILDING INSPECTORS SHOW UP FOR ROOF INSPECTION.
- THE LOCATION AND CONSTRUCTION OF THE NUMBERS/ADDRESS. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDINGS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE A MINIMUM 4 INCHES IN HEIGHT AND STROKE OF MINIMUM 0.5 INCH OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF. ADDRESSING SHALL BE ILLUMINATED AT NIGHT. CRC R319.1
- (1) IS 1-COAT, 7/8 INCH MINIMUM THICK; (2) THE WATER-RESISTIVE BARRIER SHALL BE TWO LAYERS OF 10-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN TWO LAYERS OF A WRB COMPLYING WITH ASTM E2556, TYPE I. ALTERNATELY, THE WRB SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF A WATER-RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE II. [R703.7.3.1] (3) HAS 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). CRC SECTION R703

VENTILATION:

- ATTIC VENTS SHALL MEET THE FOLLOWING: (R806.1, R806.2)
 - SHOW VENTILATION TYPE, SIZE, AND LOCATION.
 - THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN: 1/150 OF THE ATTIC SPACE OR 1/300 PROVIDED A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM SIDE OF CEILING IN CLIMATE ZONES 6, 7, AND 8 OR 1/300 PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENT AREA IS LOCATED WITHIN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
 - OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN. MINIMUM AND 1/4-IN. MAXIMUM OPENING.
 - A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING. (R806.3)
 - UNVENTED ATTIC ASSEMBLIES SHALL MEET ALL THE CONDITIONS IN SECTION R806.4.
- UNDER-FLOOR VENTS SHALL MEET THE FOLLOWING REQUIREMENTS: (R408)
 - (THIS ONLY FOR RAISE FOUNDATION SYSTEM) SHOW VENTILATION TYPE, SIZE, AND LOCATION.
 - ONE VENTILATION OPENING SHALL BE PLACED WITHIN 3FEET OF EACH CORNER OF THE BUILDING
 - THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE CRAWL-SPACE AREA.
 - OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8-IN. MINIMUM AND 1/4-IN. MAXIMUM OPENING.
 - UNVENTED UNDER-FLOOR SPACE SHALL COMPLY WITH SEC. 408.3.

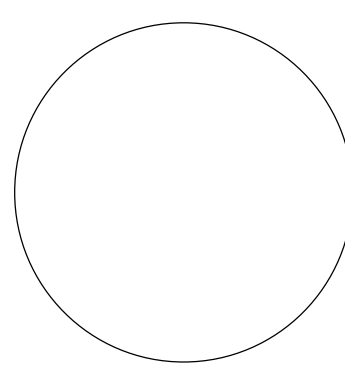
WALL COVERING INFORMATION:

- (1) IS 1-COAT, 7/8 INCH MINIMUM THICK; (2) HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING; AND (3) HAS 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). CRC SECTION R703

PREMIER DESIGN
3941 PARK DRIVE STE20-568
EL DORADO HILLS, CA 95672
PHONE: (916) 743-0123 FAX: (866) 631-1424
EMAIL: PREMIERDESIGN@YMAIL.COM
WEB: PREMIERDESIGNONLINE.COM

Chp

CONSULTANTS



APARTMENTS

677 PLEASANT VALLEY RD, DIAMOND SPRINGS, CA 95619

APN:

OWNER'S INFORMATION

NAME
PHONE
EMAIL

MARK DATE DESCRIPTION

PROJECT NO:
REVISION DATE:
DRAWN BY: ANDREY GINZBURG
CHK'D BY:
COPYRIGHT:

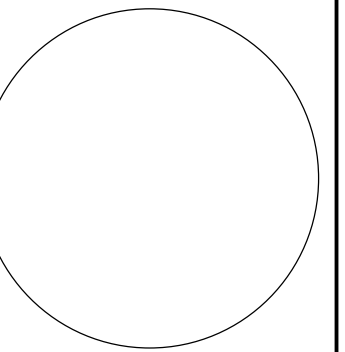
SHEET TITLE

ELEVATION

A-2.1

Chf A

CONSULTANTS



APARTMENTS

**677 PLEASANT VALLEY
 RD, DIAMOND SPRINGS,
 CA 95619**

APN:

OWNER'S INFORMATION

**NAME
 PHONE
 EMAIL**

MARK DATE DESCRIPTION

**PROJECT NO:
 REVISION DATE:
 DRAWN BY: ANDREY GINZBURG
 CHK'D BY:
 COPYRIGHT:**

SHEET TITLE

ELEVATION

A-2.2



1 REAR ELEVATION.

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



2 FRONT ELEVATION.

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