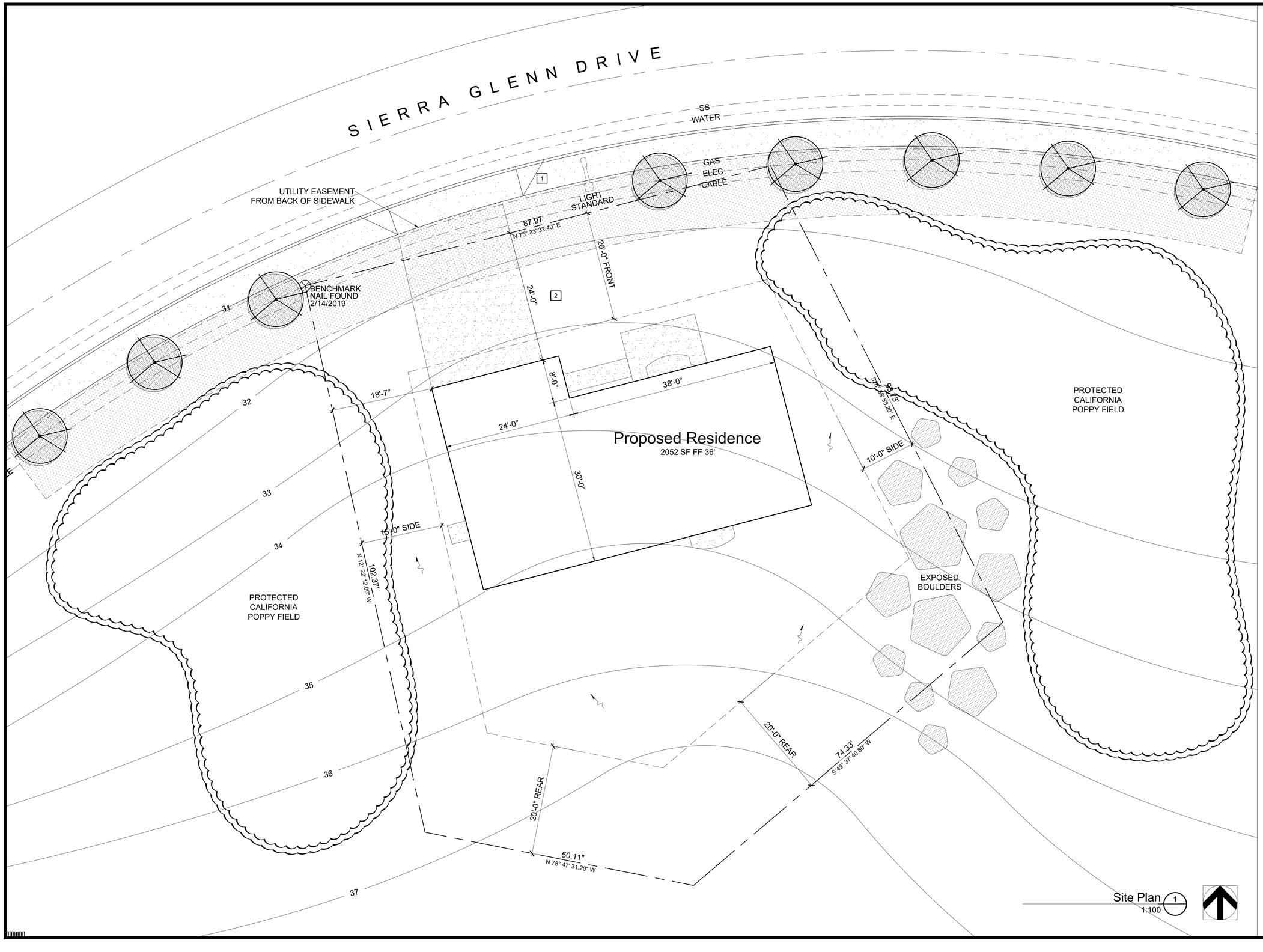


Site Plan 1
1:100

Keynotes

1. (E) CURB DRIVEWAY CUB CUT
2. 6" THICK REINFORCED CONCRETE DRIVEWAY
3. -
4. -
5. -
6. -
7. -
8. -
9. -
10. -

General Notes

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF EXCAVATION, LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.

Legal Description

Block 122
Sierra View Estates
Rocklin, CA
Placer County

Site Areas

Site Area	.26	Ac
Setback Area	.13	Ac
Buildable Area	.13	Ac
Buildable %	49	%
Residential Footprint Area	2052	SF
Residential Driveway Area	605	SF

SCALE 10 50 100 200

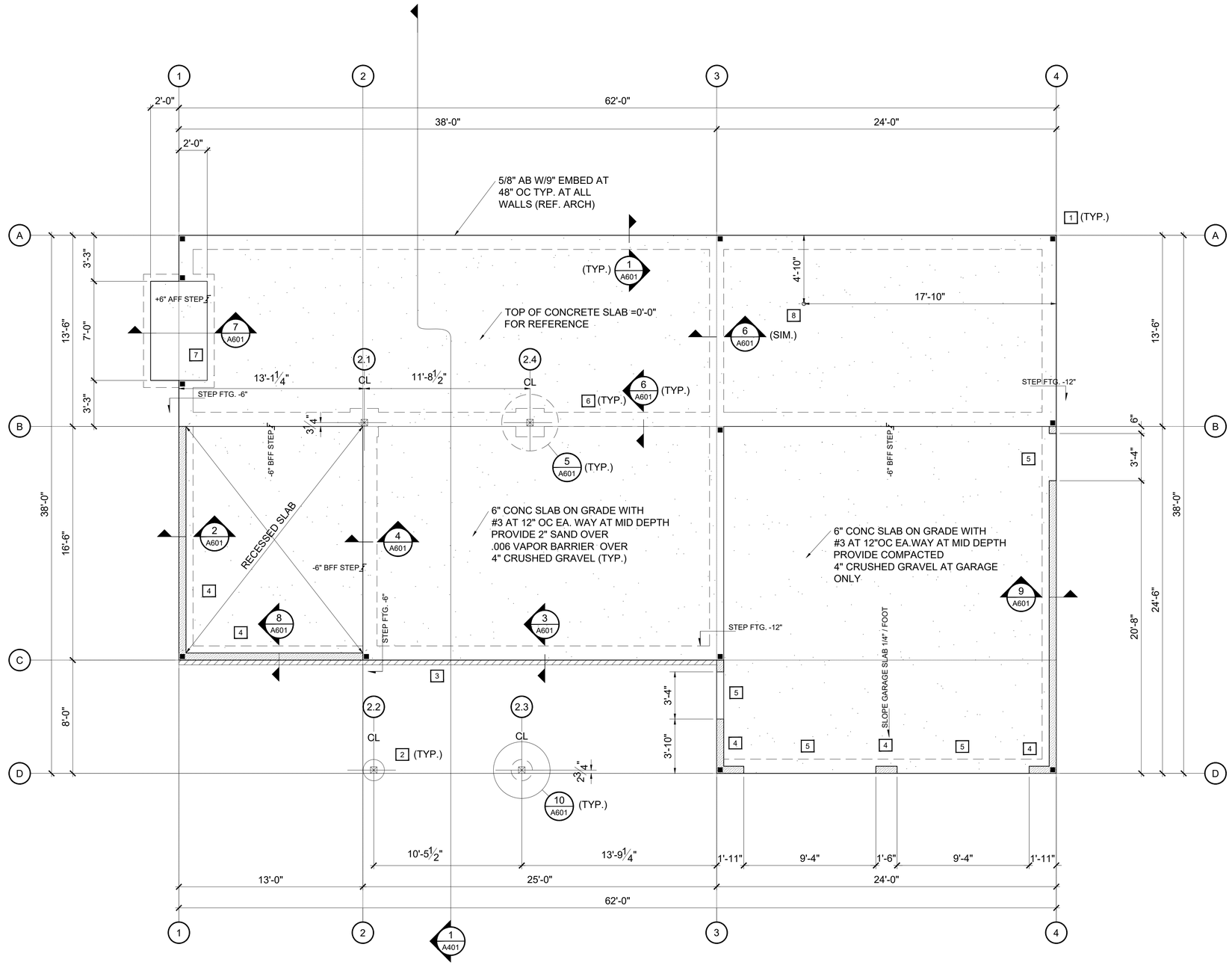
No.	Revision/Issue	Date

Firm Name and Address

DES 21 Architects
5100 Sierra College
Rocklin, CA

Term and Course Name:
Sierra College, Fall 2021
Architectural Drawing II
DES 21

Sheet Name: SITE PLAN	Sheet Number: C101
Date: FALL 2021	
Scale: 1:100	
Student: JOHNSTONE, JONATHAN	



Foundation Plan 1
1/4" = 1 '-0"

Keynotes

1 HOLDOWN LSTHD8 AT ALL CORNERS. FIELD LOCATE (TYP.)
2 SIMPSON UB66HDG POST BASE
3 MASONRY LEDGE
4 CONCRETE CURB
5 DOOR BLOCK-OUT
6 FTG OUTLINE BELOW (TYP.)
7 RAISED FIREPLACE HEARTH BASE
8 3" DIA. FLOOR DRAIN
9 -
10 -

General Notes

1 FOUNDATION DESIGN IS BASED ON TYPE 5 SOIL IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE.

2 FOUNDATION TYPE IS CONVENTIONAL MONOLITHIC SLAB FOOTING WITH ALLOWABLE BEARING PRESSURE OF 1500PSF AND LATERAL RESISTANCE OF 100PCF.

3 STRUCTURAL CONCRETE SHALL ATTAIN 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 3000PSI WITH A MAXIMUM WATER-TO-CEMENT RATIO OF 0.55.

4 ALL CONCRETE SHALL BE READY-MIX AND CONFORM TO ASTM-C94.

5 CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR II

6 WATER SHALL BE CLEAN AND FREE OF OILS, ACIDS, ALKALI SALTS OR ORGANIC MATERIALS

7 CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33

8 REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 40 FOR #3 MEMBERS

9 CONCRETE CAST AGAINST EARTH SHALL MAINTAIN 3" CONCRETE COVER

10 ALL FOUNDATION PLATES OR SILLS ON CONCRETE SLABS WHICH ARE IN DIRECT CONTACT WITH EARTH SHALL BE PRESSURE TREATED.

11 6" MIN. CLEARANCE SHALL BE MAINTAINED AT ALL EXTERIOR WALLS BETWEEN FINISH GRADE AND BOTTOM OF WOOD WALLS.

12 SILL PLATE ANCHOR BOLTS SHALL BE INSTALLED WITH WASHERS BETWEEN NUT AND PLATE

SCALE 1' 5' 10'

No.	Revision/Issue	Date

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Term and Course Name:

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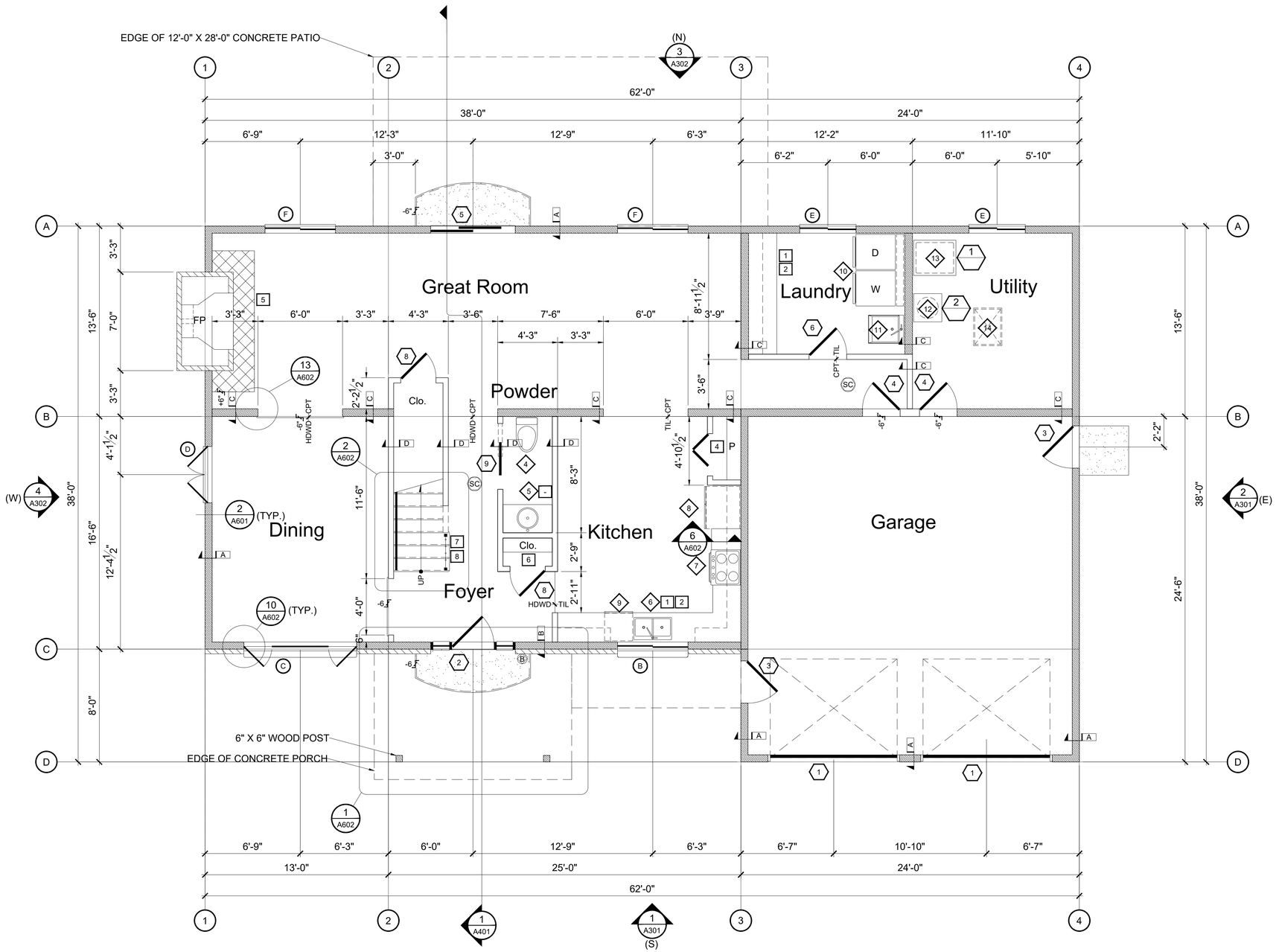
DES 21

Sheet Name	Sheet Number
FOUNDATION PLAN	S101
Date: FALL 2021	
Scale: 1/4"=1'-0"	
Student: JOHNSTONE, JONATHAN	



First Floor Plan 1/4" = 1'-0"

Keynotes

1. 24"D WOOD BASE CABINETS WITH GRANITE COUNTER TOPS
2. 12"D WOOD WALL CABINETS
3. -
4. (5) 18"D WOOD SHELVES
5. 18"D 8"X8" TILE HEARTH
6. 12"D WOOD SHELF WITH CLOTHES ROD
7. WROUGHT-IRON RAILING AND PICKETS
8. 1-1/2" WOOD HANDRAIL
9. -
10. -

General Notes

1 THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE.

2 NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32" WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78" IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

3 THE WIDTH OF HALLWAYS SHALL BE NOT LESS THAN 3'-0" WIDE.

4 OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" IN THICKNESS, SOLID OR HONEYCOMBED-CORE STEEL DOORS NOT LESS THAN 1-3/8" IN THICKNESS, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE

SCALE 1' 5' 10'

No.	Revision/Issue	Date

Firm Name and Address

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5100 Sierra College
Rocklin, CA

Term and Course Name:

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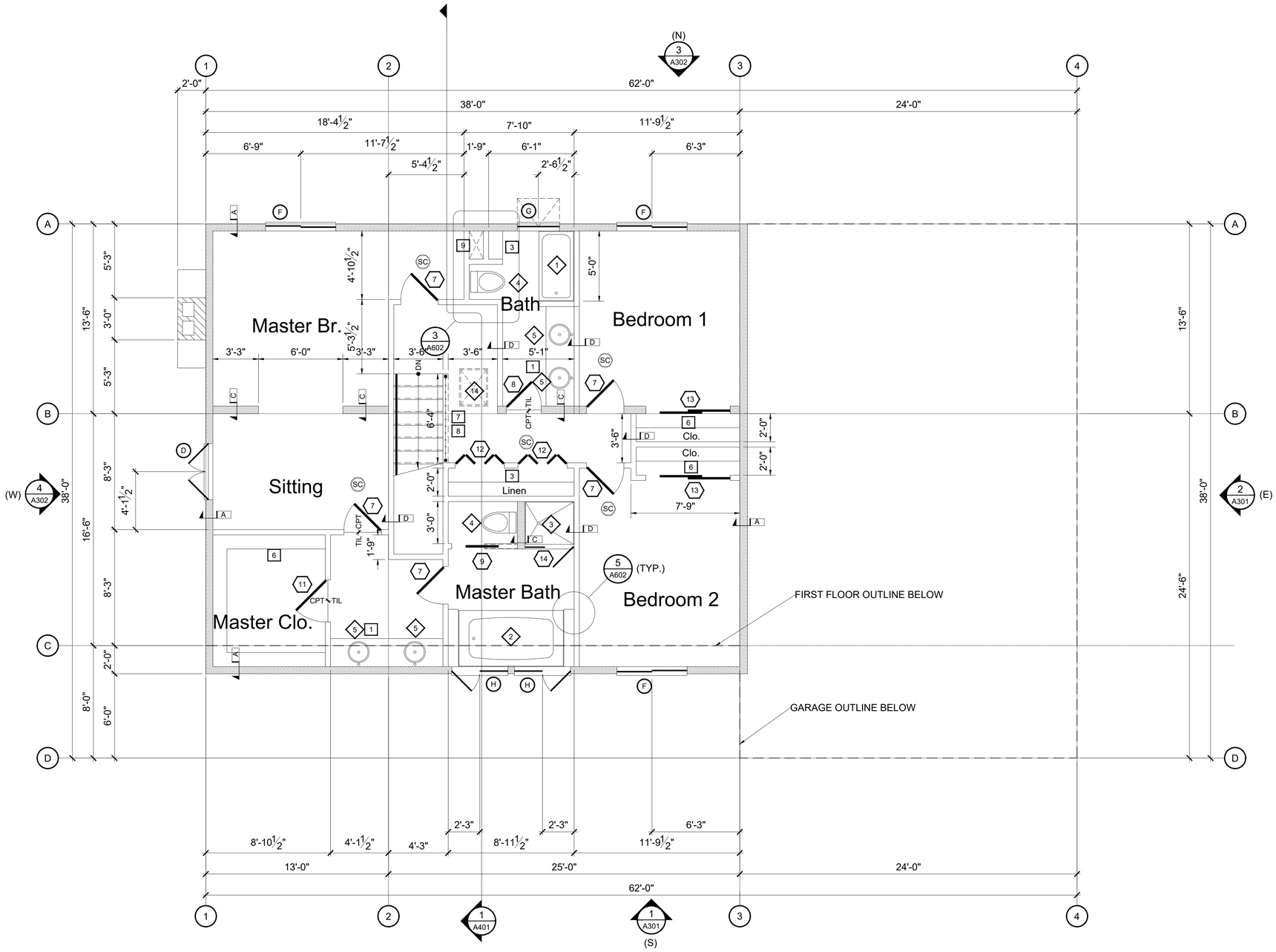
Architectural Drawing II
DES 21

Sheet Name: FOUNDATION PLAN	Sheet Number: A101
Date: FALL 2021	
Scale: 1/4"=1'-0"	
Student: JOHNSTONE, JONATHAN	



Second Floor Plan 1
1/4" = 1'-0"

Keynotes

1. 24"D WOOD BASE CABINETS WITH GRANITE COUNTER TOPS
2. -
3. (5) 12"D WOOD SHELVES
4. -
5. -
6. 12"D WOOD SHELF WITH CLOTHES ROD
7. WROUGHT-IRON RAILING AND PICKETS
8. 1-1/2" WOOD HANDRAIL
9. CHASE OPENING
10. -

General Notes

1 EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

2 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

3 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR.

4 STAIRWAYS SHALL BE NOT LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.

5 THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREADS OR NOSINGS.

SCALE 1' 5' 10'

No.	Revision/Issue	Date

Firm Name and Address

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Term and Course Name:

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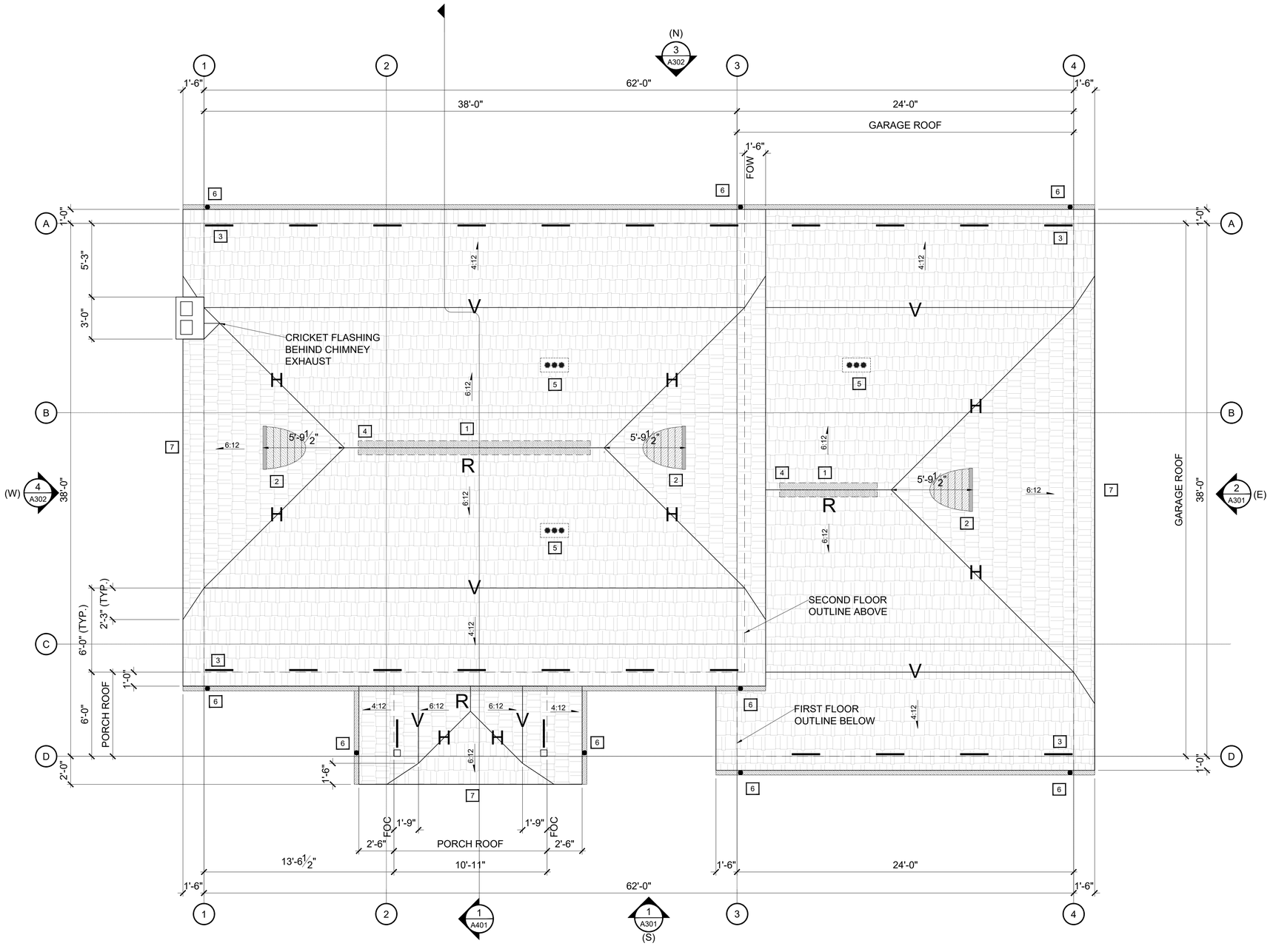
Architectural Drawing II
DES 21

Sheet Name: 2ND FLOOR PLAN	Sheet Number: A102
Date: FALL 2021	
Scale: 1/4"=1'-0"	
Student: JOHNSTONE, JONATHAN	



Roof Plan 1
1/4" = 1'-0"

Keynotes

1 SLATE TILE ROOF (TYP.)
2 36" HALF-ROUND ROOF VENT
3 VENTED EAVE BLOCKING AT 6'-0"OC
4 RIDGE VENT PER MANUF.
5 GANG PLUMBING AND MECHANICAL VENTS. PROVIDE WEATHER CAP
6 ALUMINUM GUTTER WITH DOWNSPOUTS
7 2X8 WOOD FASCIA, PAINTED (TYP.)
8 -
9 -
10 -

General Notes

1 VALLEY FLASHING SHALL BE NO. 26 GA MIN. GALV. SHEET CORROSION - RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF 72 LB MIN. MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36" WIDE RUNNING THE FULL LENGTH OF THE VALLEY.

2 ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

3 WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

4 BUILDINGS SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER OVER AN AREA OF NOT LESS THAN THAN 30 SF.

5 ATTIC ACCESS ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22" BY 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. UNOBSTRUCTED HEADROOM AT THE ATTIC ACCESS SHALL BE 30" MIN.

6 A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30" WIDE.

SCALE 1' 5' 10'

No.	Revision/Issue	Date

Firm Name and Address

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Term and Course Name:

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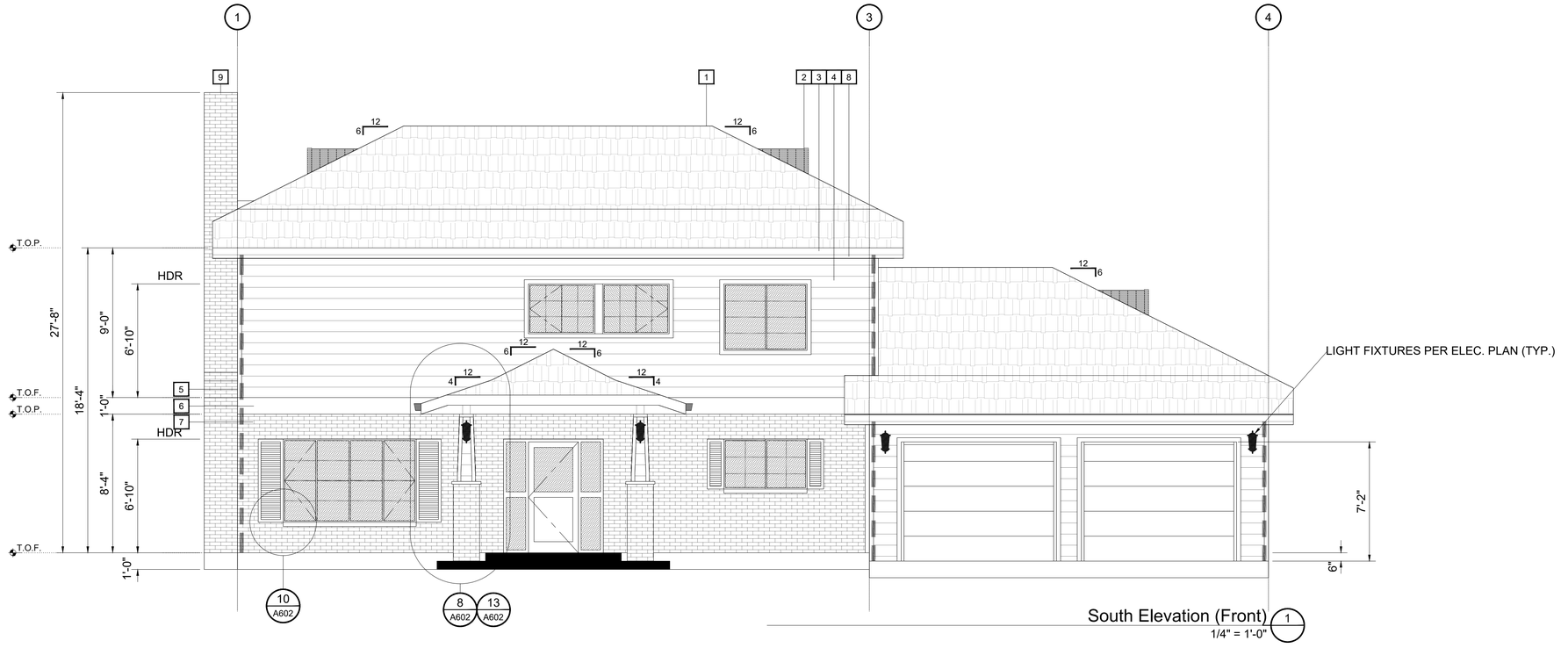
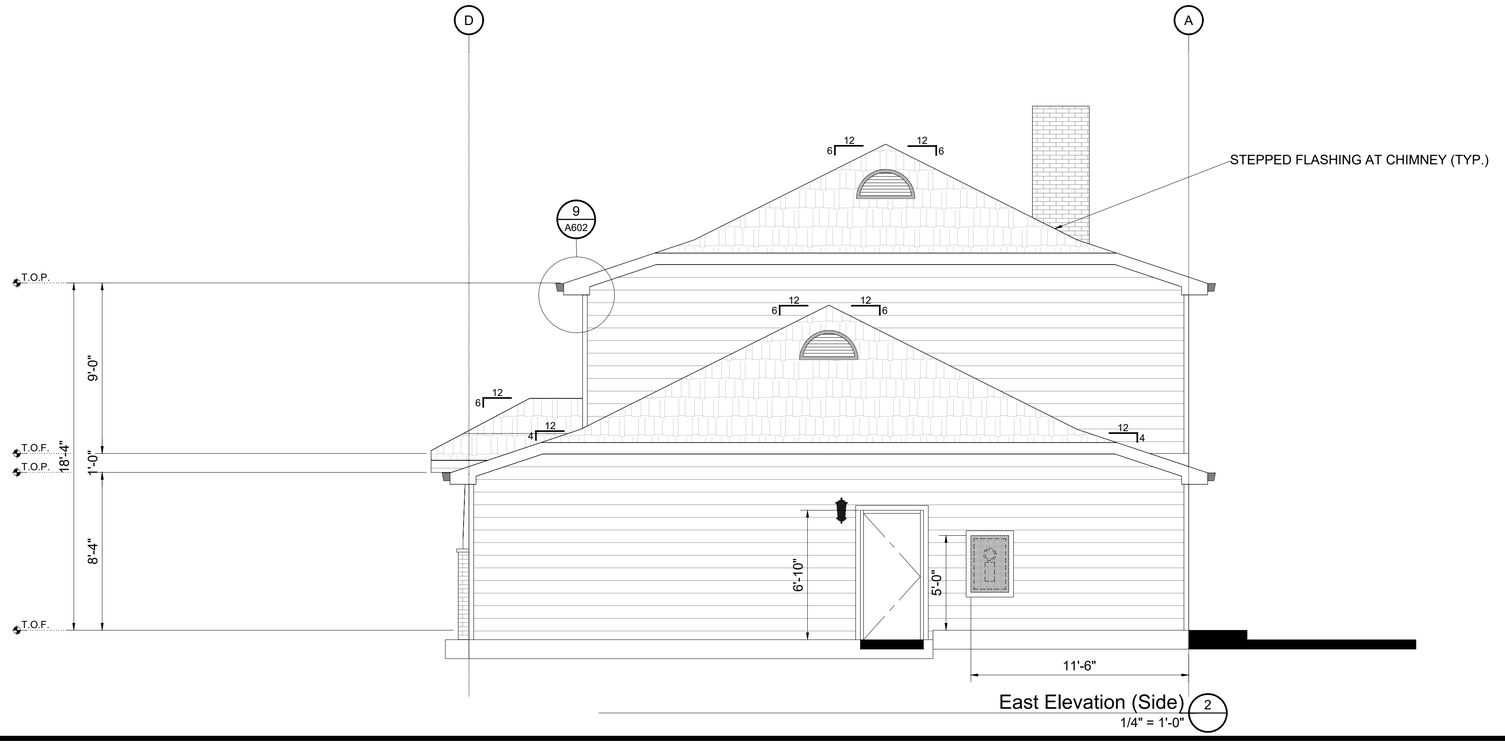
Architectural Drawing II
DES 21

Sheet Name: ROOF PLAN	Sheet Number: A201
Date: FALL 2021	
Scale: 1/4"=1'-0"	
Student: JOHNSTONE, JONATHAN	





Keynotes

1. SLATE TILE ROOF (TYP.)
2. 36" HALF-ROUND ROOF VENT
3. ALUMINUM GUTTER WITH DOWNSPOUTS
4. HORIZONTAL WOOD SIDING
5. 3" WOOD TRIM (TYP.)
6. 2 X12 WOOD TRIM
7. MASONRY VENEER
8. 2X8 WOOD FASCIA, PAINTED (TYP.)
9. SPARK ARRESTOR WITH RAIN CAP
10. -

General Notes

1 BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4"H WITH A STROKE WIDTH OF NOT LESS THAN 0.5".

2 WINDOWS AND DOORS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE FENESTRATION MANUFACTURER'S WRITTEN INSTRUCTIONS. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE FENESTRATION MANUFACTURER FOR EACH WINDOW OR DOOR.

3 EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440.

4 EXTERIOR SIDE-HINGED DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AAMA/WDMA/CSA 101/I.S.2/A440 OR AMD 100.

5 GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E330 OR ANSI/DASMA 108, AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/DASMA 108.

SCALE 1' 5' 10'

No.	Revision/Issue	Date

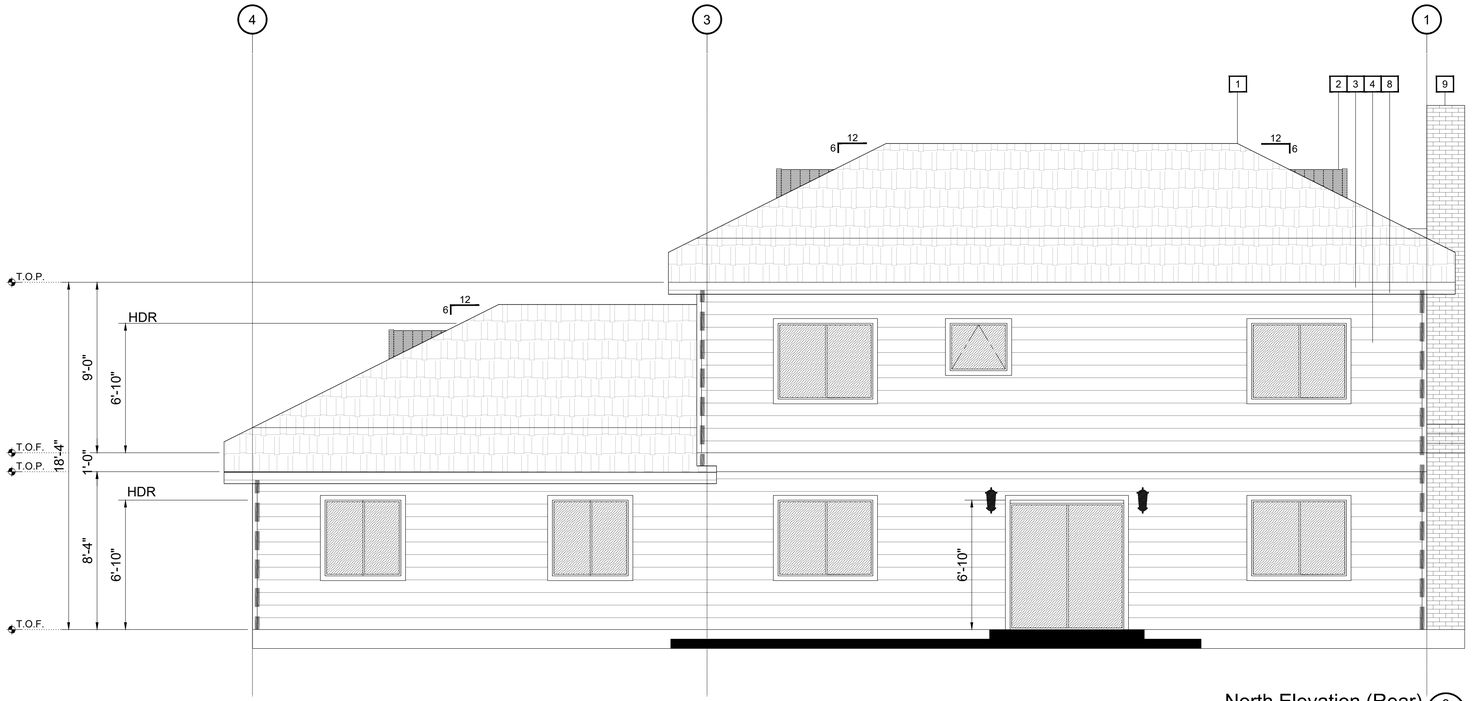
Firm Name and Address

DES 21 Architects
5100 Sierra College
Rocklin, CA

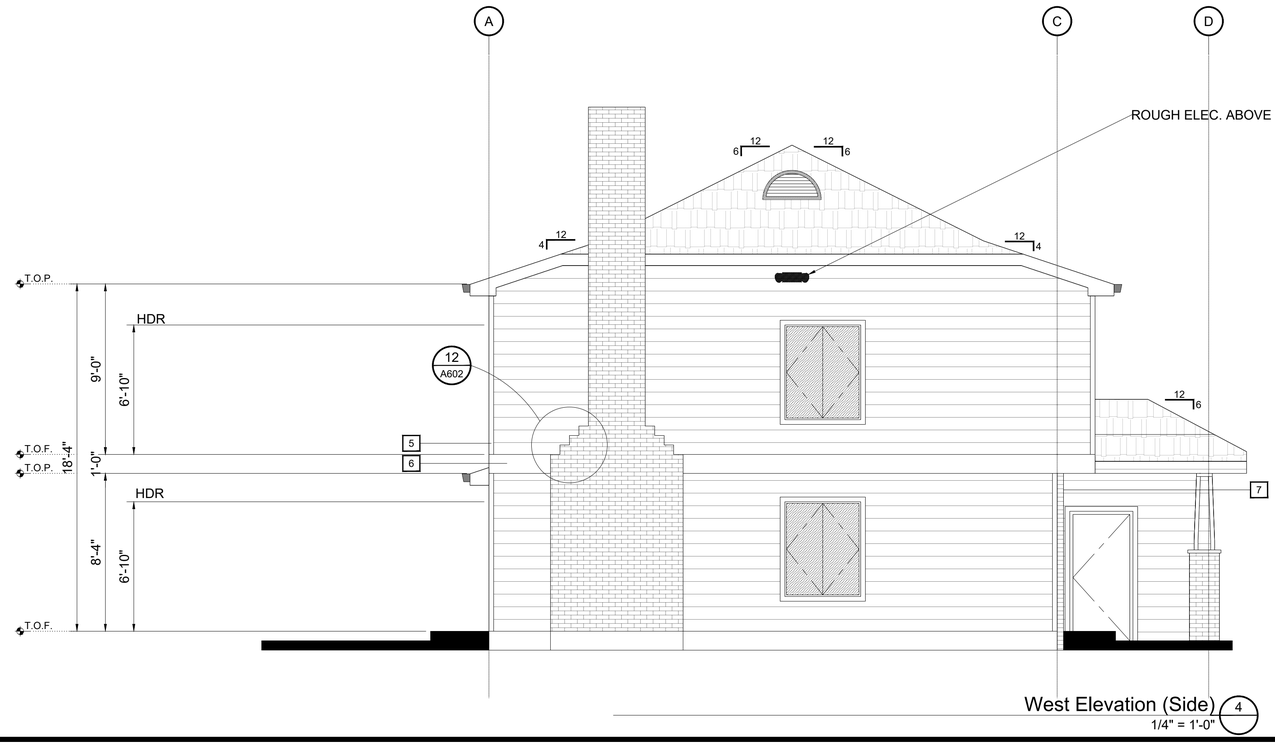
Term and Course Name:

Sierra College, Fall 2021
Architectural Drawing II
DES 21

Sheet Name	Sheet Number
EXTERIOR ELEVATIONS	A301
Date: FALL 2021	
Scale: 1/4"=1'-0"	
Student: JOHNSTONE, JONATHAN	



North Elevation (Rear) 3
1/4" = 1'-0"



West Elevation (Side) 4
1/4" = 1'-0"

Keynotes

SEE A301 FOR KEYNOTES.

General Notes

SEE A301 FOR GENERAL NOTES.

SCALE 1' 5' 10'

No.	Revision/Issue	Date

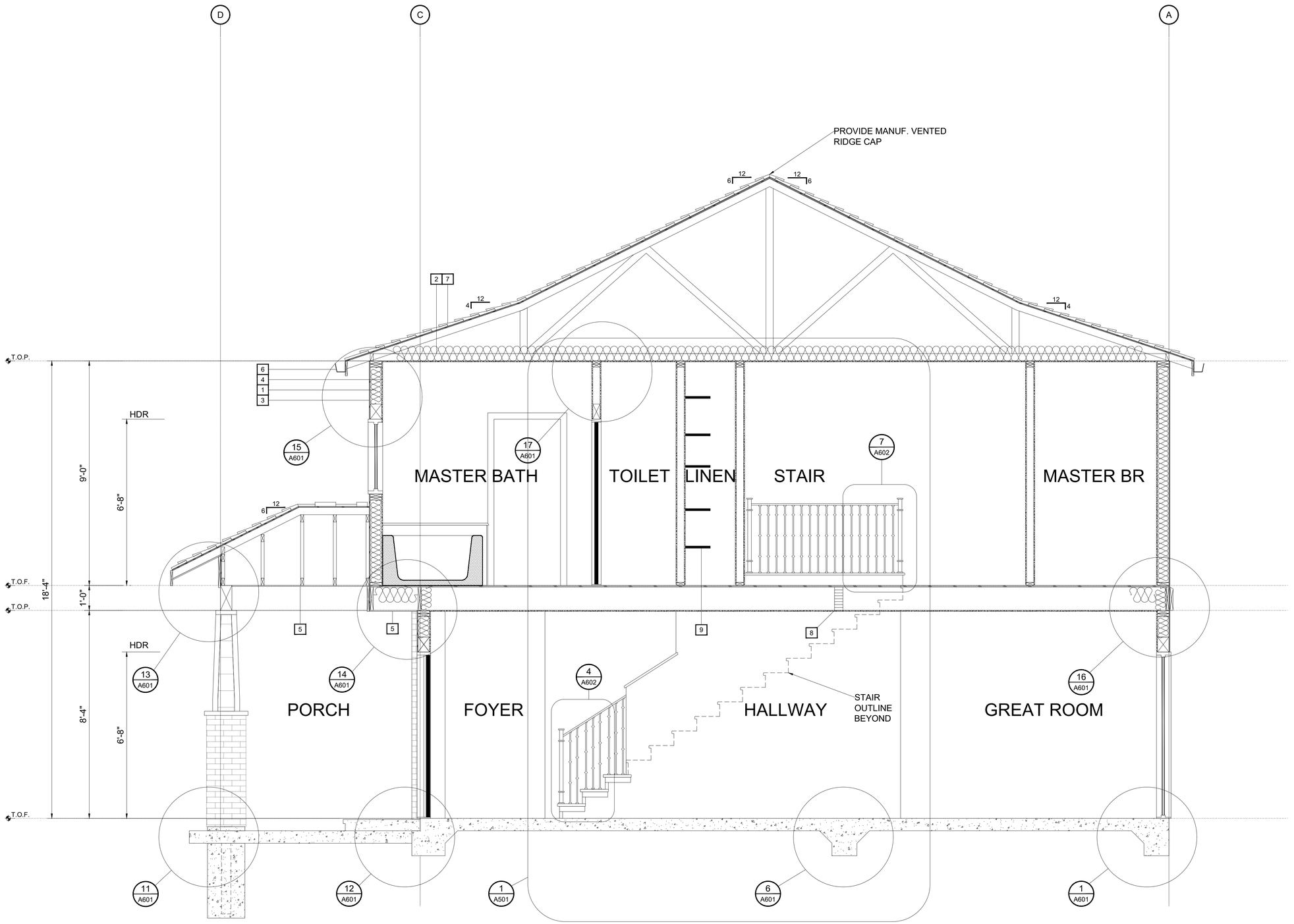
Firm Name and Address

DES 21 Architects
5100 Sierra College
Rocklin, CA

Term and Course Name:

Sierra College, Fall 2021
Architectural Drawing II
DES 21

Sheet Name	Sheet Number
EXTERIOR ELEVATIONS	A302
Date: FALL 2021	
Scale: 1/4"=1'-0"	
Student: JOHNSTONE, JONATHAN	



Building Section 1
1/2"=1'0"

Keynotes

1 R19 BATT INSULATION AT EXTERIOR WALLS
2 R30 BATT INSULATION AT ATTICS AND FLOOR/CEILING BAYS
3 1/2" PLYWOOD SHEATHING AT ROOF AND EXTERIOR WALLS (TYP.)
4 1/2" GWB AT INTERIOR WALLS AND CEILING (TYP.)
5 PERFORATED CEMENTITIOUS SOFFIT
6 ALUMINUM GUTTER WITH DOWNSPOUTS
7 SLATE TILE ROOF (TYP.)
8 GLU-LAM BEAM PER STRUCTURAL
9 (5) 12"D WOOD SHELVES
10 -

General Notes

1 ONE LAYER OF NO. 15 ASPHALT FELT COMPLYING WITH ASTM D226 FOR TYPE 1 FELT SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS.

2 APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY.

3 APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1) EXTERIOR WINDOW AND DOOR OPENINGS.
2) AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3) UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5) WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6) AT WALL AND ROOF INTERSECTIONS.
7) AT BUILT-IN GUTTERS.

4 LAP SIDING HAVING A MAXIMUM WIDTH OF 12 INCHES SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C1186, TYPE A, MINIMUM GRADE II OR ISO 8336, CATEGORY A, MINIMUM CLASS 2.

5 MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION-RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1-1/2", WITH NOT LESS THAN 5/8" MORTAR OR GROUT COVER TO OUTSIDE FACE.

SCALE 1' 3' 5'

No.	Revision/Issue	Date

Firm Name and Address

DES 21 Architects
5100 Sierra College
Rocklin, CA

Term and Course Name:

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Architectural Drawing II
DES 21

Sheet Name: BUILDING SECTION	Sheet Number: A401
Date: FALL 2021	
Scale: 1/4"=1'-0"	
Student: JOHNSTONE, JONATHAN	