

WALL LEGEND	
	EXIST. CONSTRUCTION TO REMAIN
	DEMOLITION

**ABBREVIATIONS**

S.H.	F.M.C.	FLOOR MATERIAL CHANGE
S.L.	FR. DR.	FRENCH DOOR
F.G.	FIN.G.	FINISH GRADE
OPT.	W.	WITH
ELEV.	WARD	WARDROBE
CLG.	S + P	SHED & POLE
	VL. SL.	VINYL SLIDER
	CEILING	
	SINGLE HUNG	
	SLIDER OR SLIDING	
	FIXED GLASS	
	OPTIONAL	
	ELEVATION	

- TYPICAL NOTES**
- ALL HORIZONTAL CEILING DRYWALL APPLIED TO TRUSSES SHALL BE 5/8" GYPSUM BOARD
  - ALL EXTERIOR WINDOWS TO BE WHITE. REFER TO PLAN FOR SIZE AND EXTERIOR ELEVATION FOR ALL BREAK-UPS
  - WATER TO BE 50 GALLONS MIN. KEEP LABEL ON THE WATER HEATER

**OWNER/CLIENT**  
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 COACHELLA, CA 92236-5517

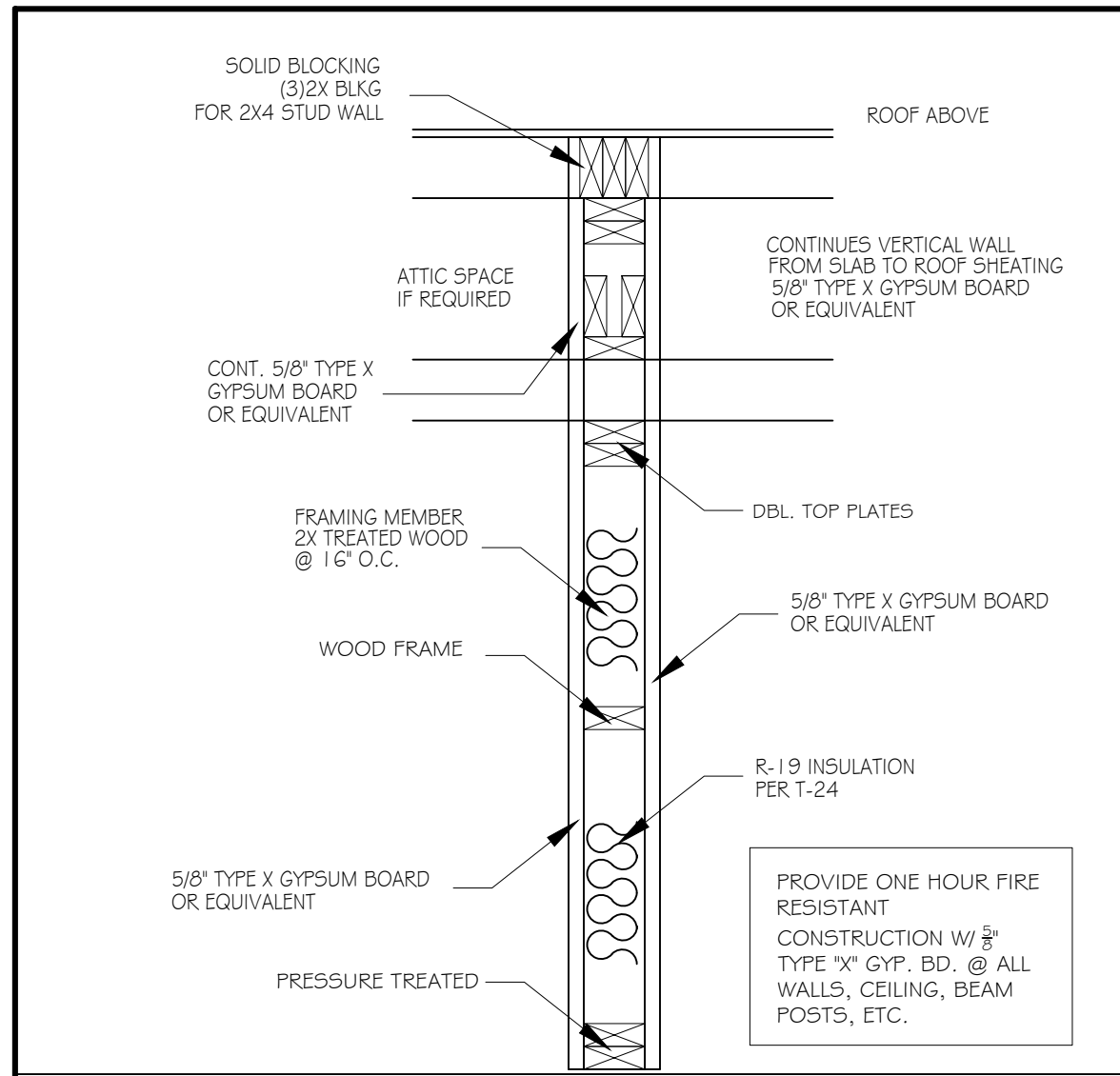
**PROJECT LOCATION**  
 83892 AVENIDA LA LUNA,  
 COACHELLA, CA 92236-5517

**PROJECT TITLE**  
 PROPOSED SPD ROOM  
 ADDITION, NEW 2 CAR  
 GARAGE 4 NEW ADU

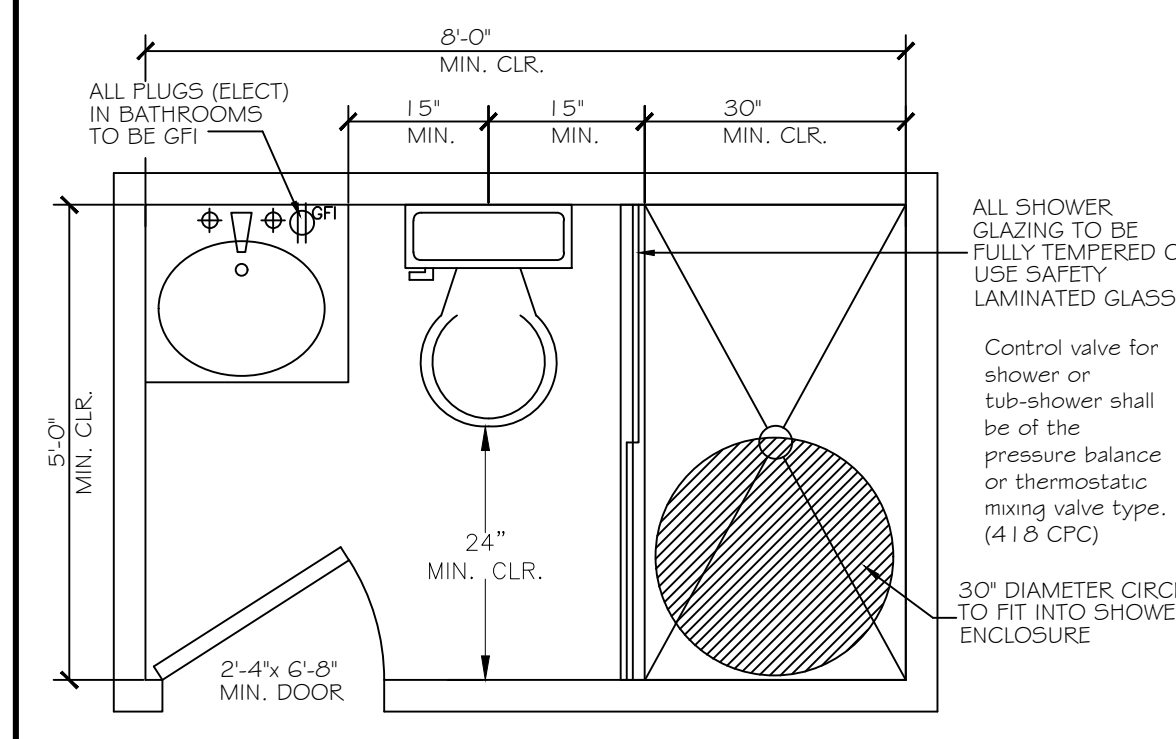
**SHEET TITLE**  
 EXISTING FLOOR PLANS

PLANS PREPARE BY:  
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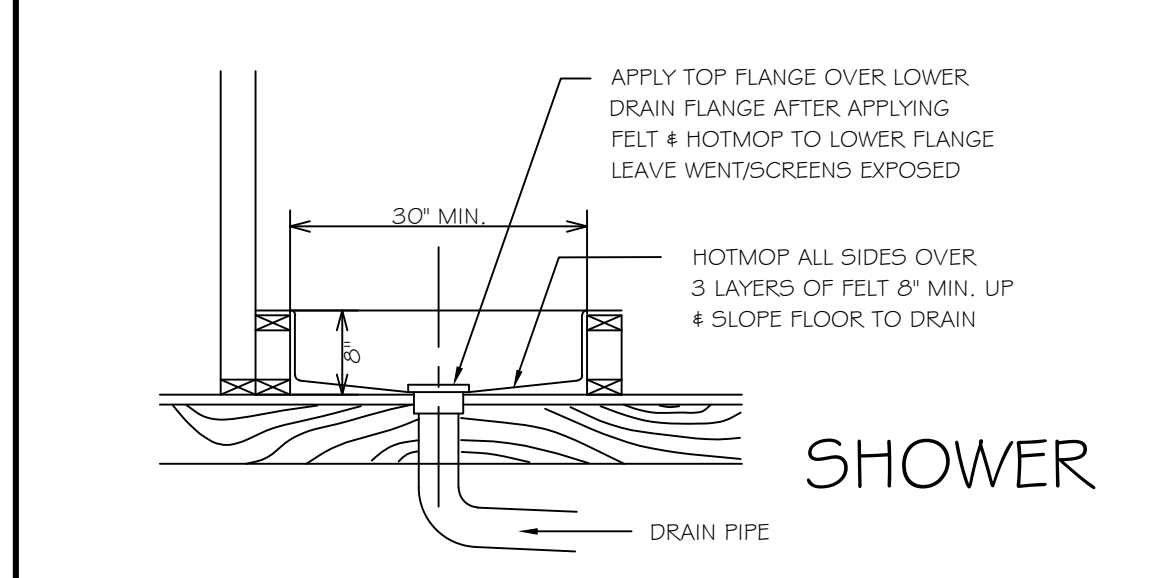




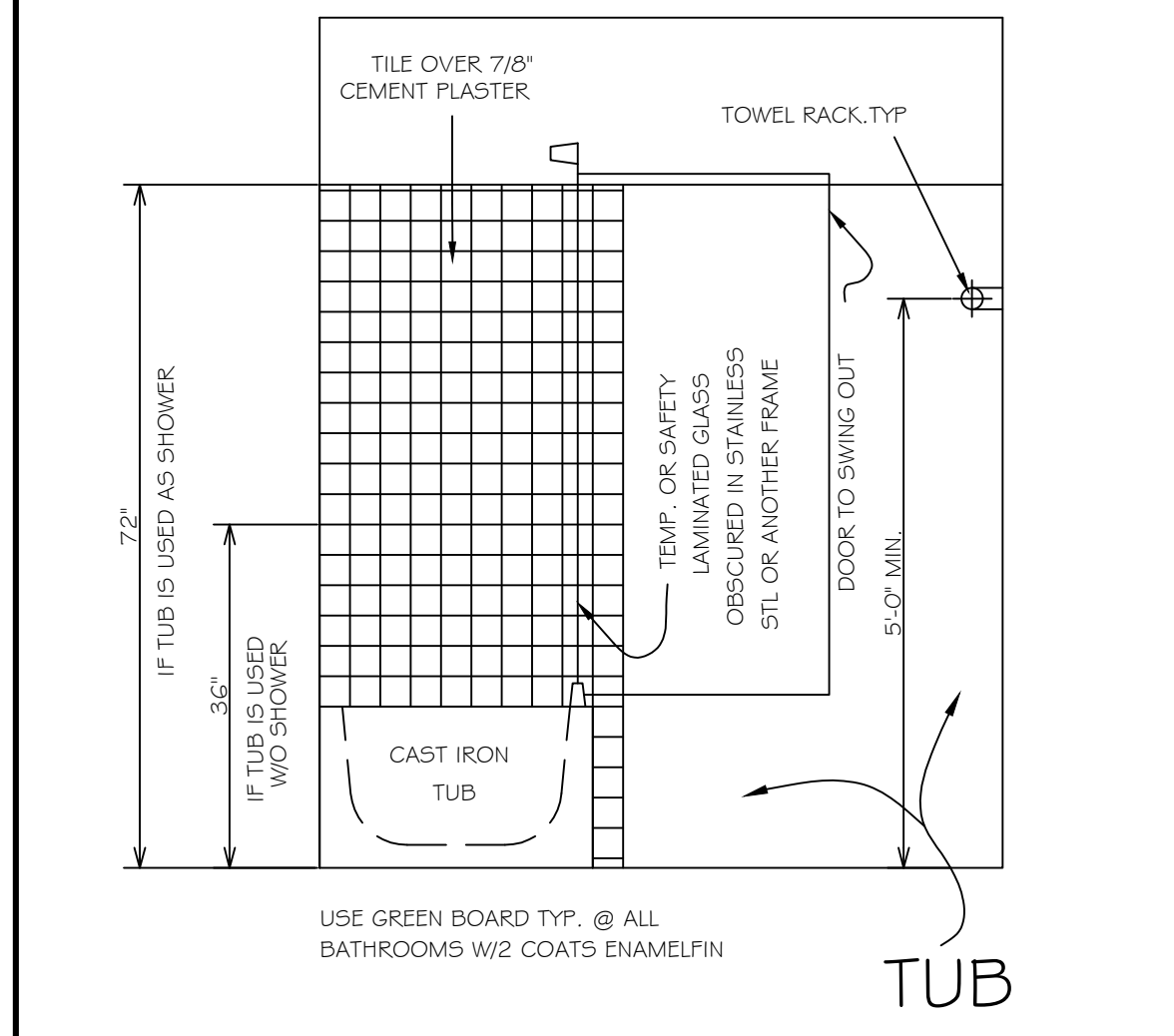
**1-HOUR FIRE RESISTANT WALL**



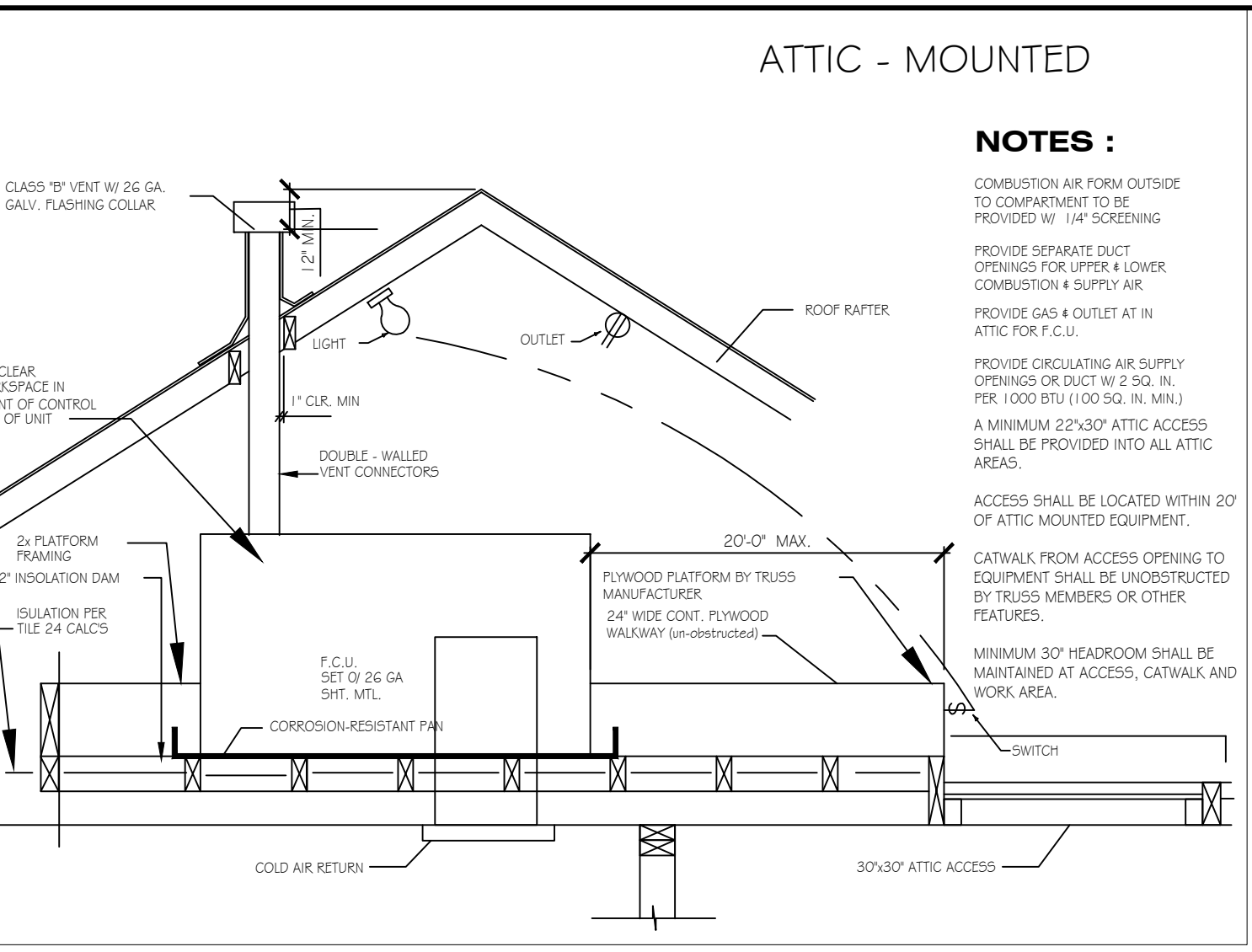
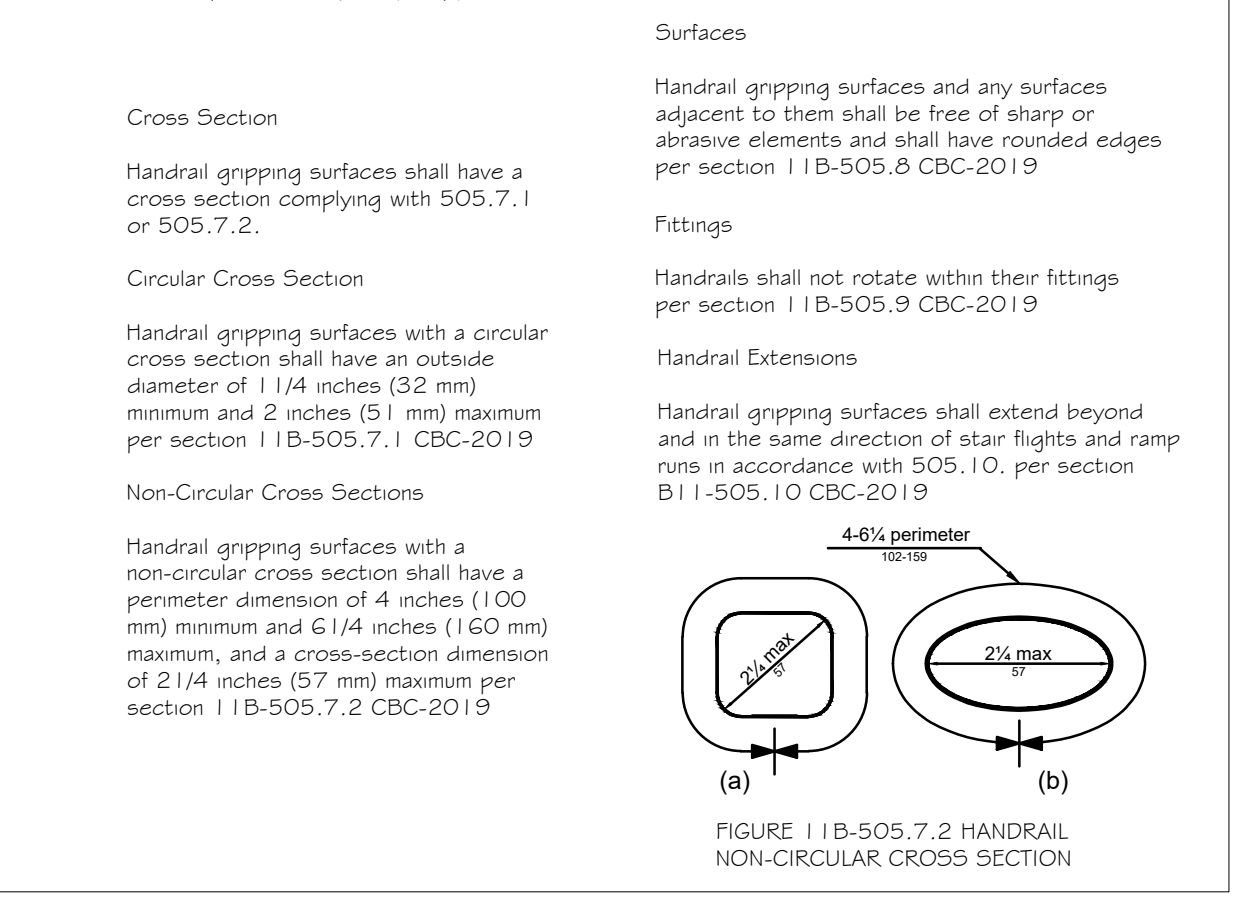
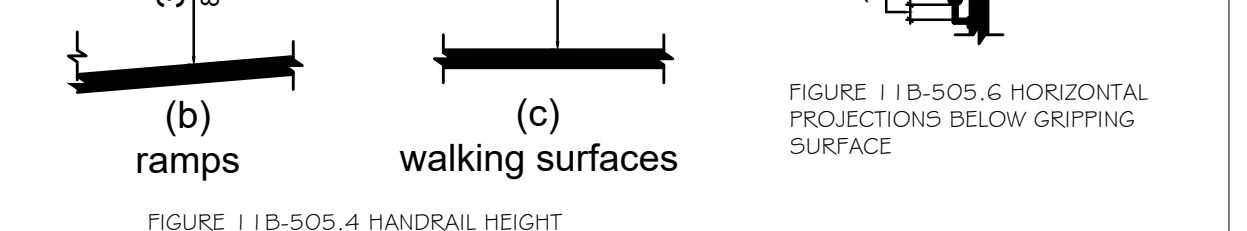
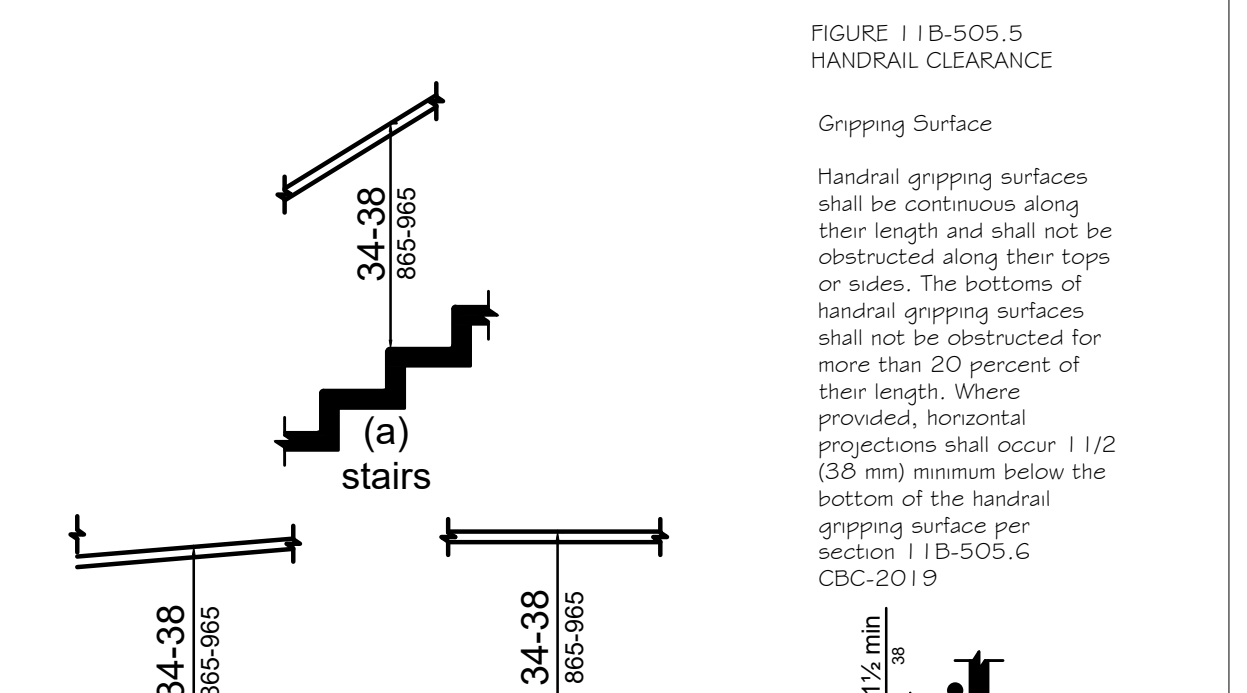
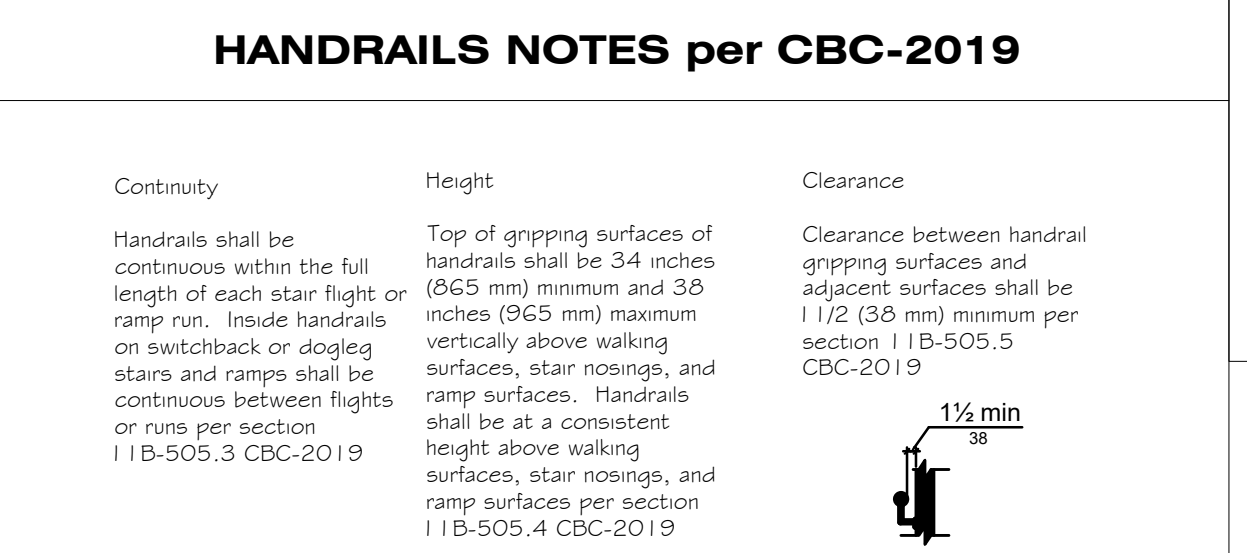
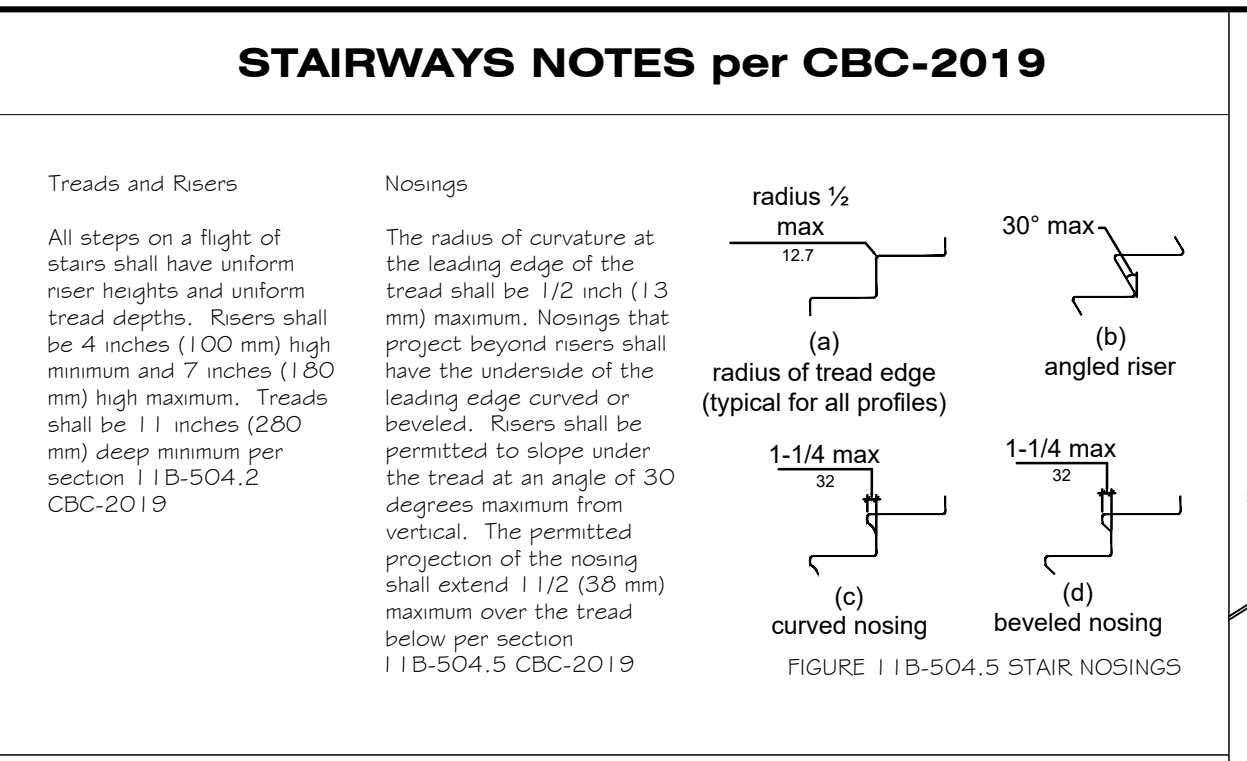
**MIN. BATHRM REQUIREMT**



**SHOWER**

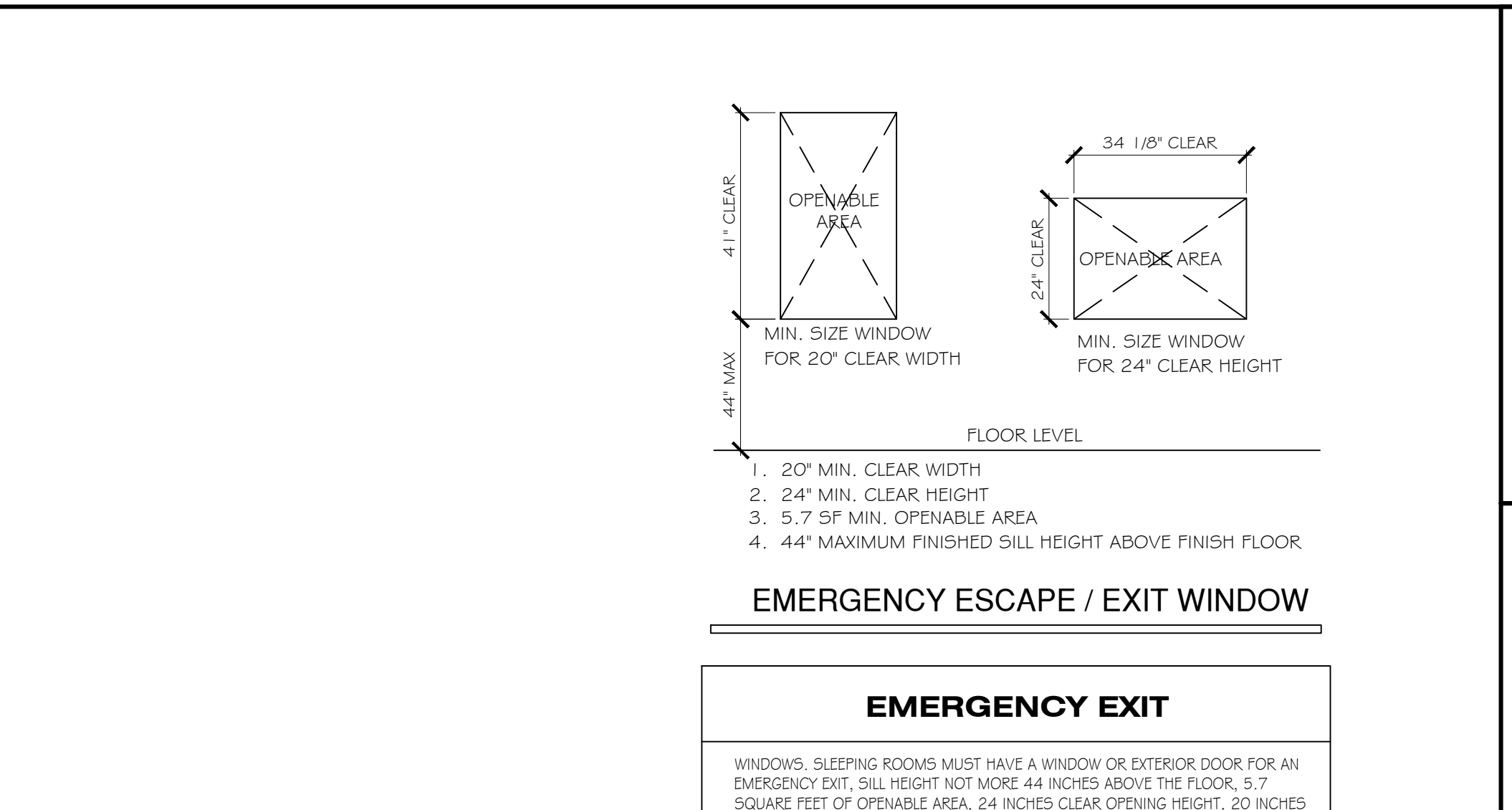


**TUB & SHOWER DETAIL**



**ATTIC - MOUNTED**

**NOTES :**



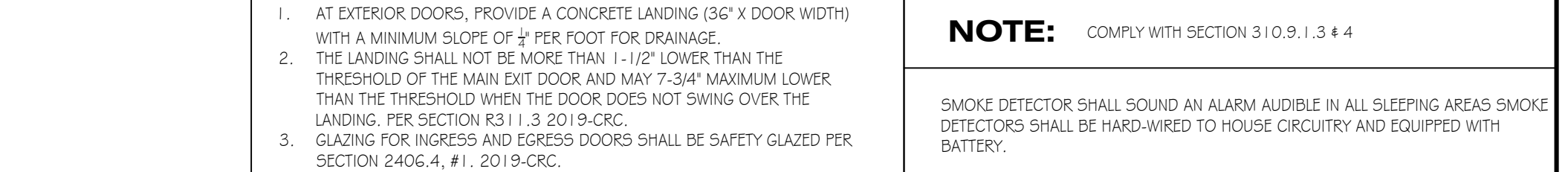
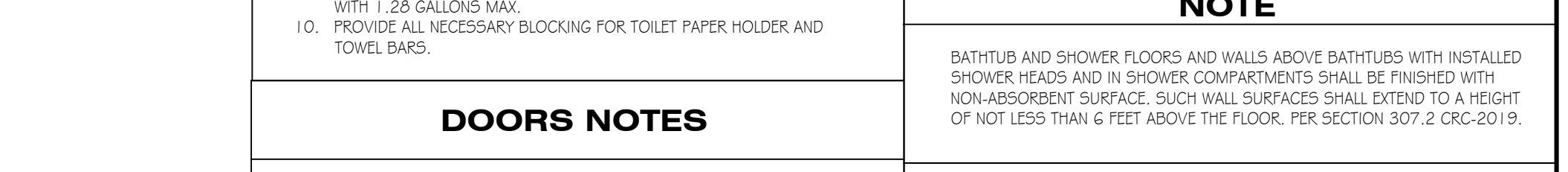
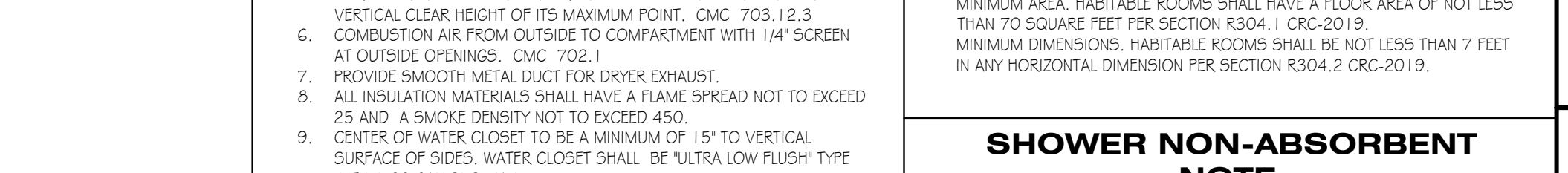
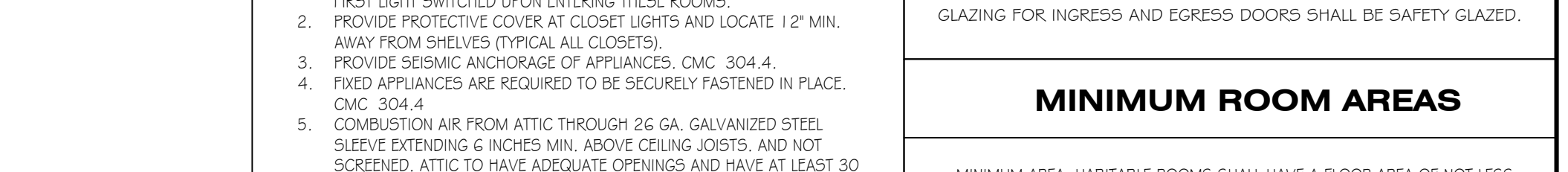
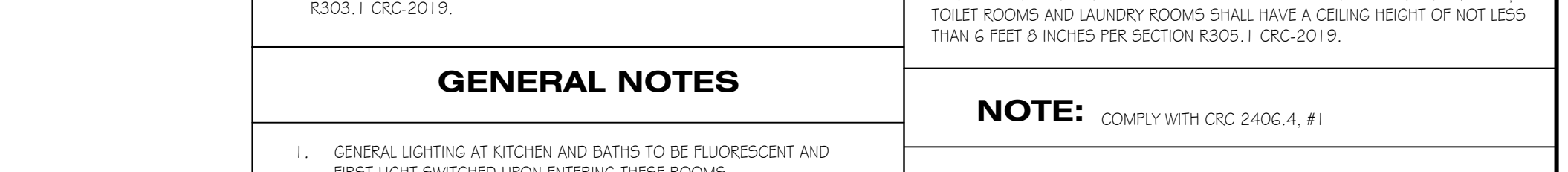
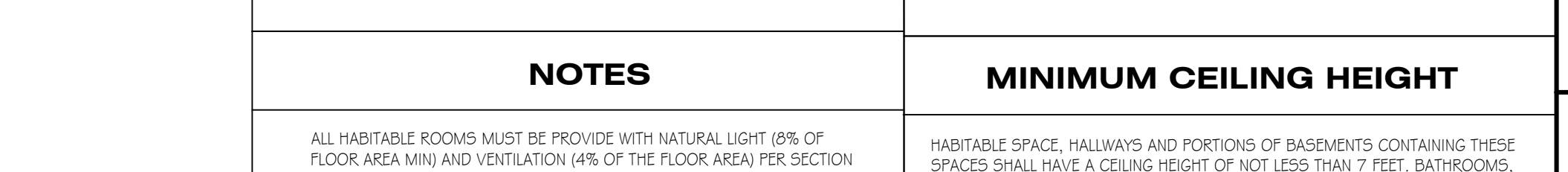
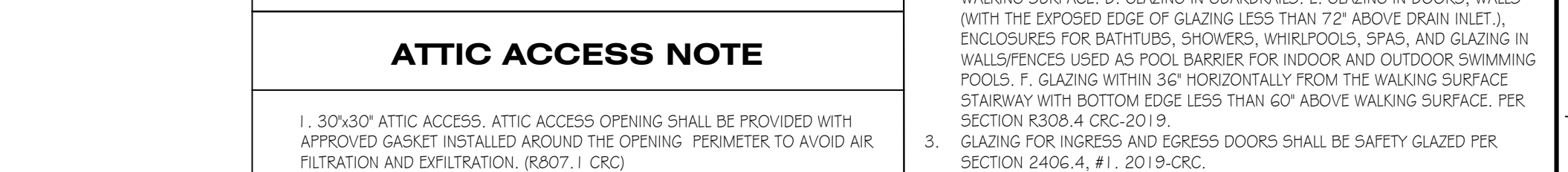
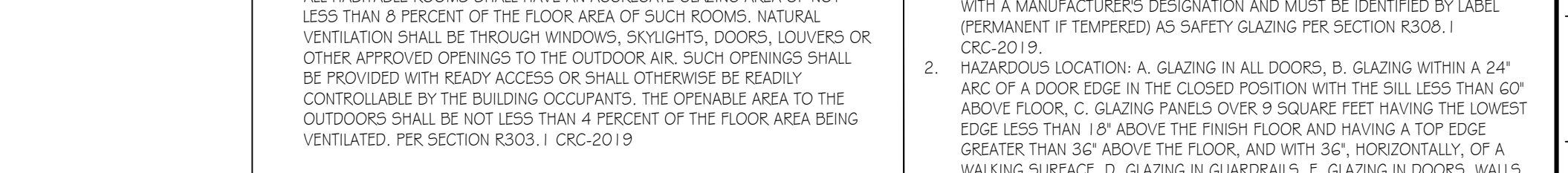
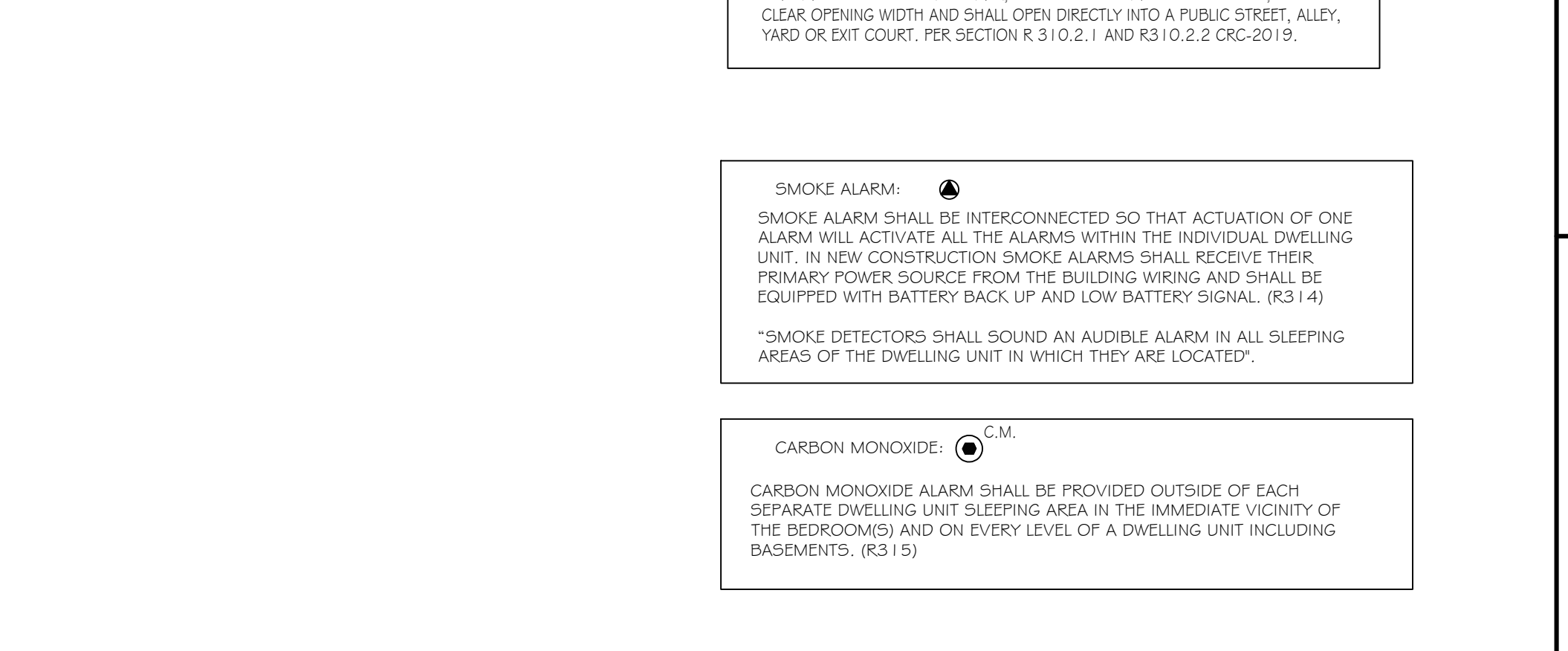
**EMERGENCY ESCAPE / EXIT WINDOW**

**EMERGENCY EXIT**

WINDOWS, SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT. SILL HEIGHT NOT MORE 44 INCHES ABOVE THE FLOOR. 5.7 SQUARE FEET OF OPENABLE AREA. 24 INCHES CLEAR OPENING HEIGHT. 20 INCHES CLEAR OPENING WIDTH AND SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD OR EXIT COURT. PER SECTION R 310.2.1 AND R310.2.2 CRC-2019.

**SMOKE ALARM:**  
SMOKE ALARM SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)  
\*SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED\*.

**CARBON MONOXIDE:**  
C.M.  
CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)



**HABITABLE ROOMS LIGHT AND VENTILATION NOTE**

ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. PER SECTION R303.1 CRC-2019.

**ATTIC ACCESS NOTE**

1. 30"x30" ATTIC ACCESS. ATTIC ACCESS OPENING SHALL BE PROVIDED WITH APPROVED GASKET INSTALLED AROUND THE OPENING PERIMETER TO AVOID AIR FILTRATION AND EXFILTRATION. (R307.1 CRC)

**NOTES**

ALL HABITABLE ROOMS MUST BE PROVIDED WITH NATURAL LIGHT (8% OF FLOOR AREA MIN) AND VENTILATION (4% OF THE FLOOR AREA) PER SECTION R303.1 CRC-2019.

**GENERAL NOTES**

- GENERAL LIGHTING AT KITCHEN AND BATHS TO BE FLUORESCENT AND FIRST LIGHT SWITCHED UPON ENTERING THESE ROOMS.
- PROVIDE PROTECTIVE COVER AT CLOSET LIGHTS AND LOCATE 12" MIN. AWAY FROM SHELVES (TYPICAL ALL CLOSETS).
- PROVIDE SEISMIC ANCHORAGE OF APPLIANCES. CMC 304.4.
- FIXED APPLIANCES ARE REQUIRED TO BE SECURELY FASTENED IN PLACE. CMC 304.4.
- COMBUSTION AIR FROM ATTIC THROUGH 26 GA. GALVANIZED STEEL SLEEVE EXTENDING 6 INCHES MIN. ABOVE CEILING JOISTS, AND NOT SCREENED. ATTIC TO HAVE ADEQUATE OPENINGS AND HAVE AT LEAST 30 VERTICAL CLEAR HEIGHT OF ITS MAXIMUM POINT. CMC 703.1.2.3.
- COMBUSTION AIR FROM OUTSIDE TO COMPARTMENT WITH 1/4" SCREEN AT OUTSIDE OPENINGS. CMC 702.1.
- PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST.
- ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.
- CENTER OF WATER CLOSET TO BE A MINIMUM OF 15" TO VERTICAL SURFACE OF SIDES. WATER CLOSET SHALL BE "ULTRA LOW FLUSH" TYPE WITH 1.28 GALLONS MAX.
- PROVIDE ALL NECESSARY BLOCKING FOR TOILET PAPER HOLDER AND TOWEL BARS.

**DOORS NOTES**

- AT EXTERIOR DOORS, PROVIDE A CONCRETE LANDING (36" X DOOR WIDTH) WITH A MINIMUM SLOPE OF 1/4" PER FOOT FOR DRAINAGE.
- THE LANDING SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE THRESHOLD OF THE MAIN EXIT DOOR AND MAY 7-3/4" MAXIMUM LOWER THAN THE THRESHOLD WHEN THE DOOR DOES NOT SWING OVER THE LANDING. PER SECTION R31.3.2019-CRC.
- GLAZING FOR INGRESS AND EGRESS DOORS SHALL BE SAFETY GLAZED PER SECTION 2406.4, #1. 2019-CRC.

**NOTE:**

SMOKE DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS SMOKE DETECTORS SHALL BE HARD-WIRED TO HOUSE CIRCUITRY 4 EQUIPPED W/BATTERY PER SECTION 310.9.1.3 & 4 CRC-2019.

**GLAZING NOTES**

- EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL PROVIDE WITH A MANUFACTURER'S DESIGNATION AND MUST BE IDENTIFIED BY LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING PER SECTION R308.1 CRC-2019.
- HAZARDOUS LOCATION: A. GLAZING IN ALL DOORS. B. GLAZING WITHIN A 24" ARC OF A DOOR EDGE IN THE CLOSED POSITION WITH THE SILL LESS THAN 60" ABOVE FLOOR. C. GLAZING PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, AND WITH 36" HORIZONTALLY OF A WALKING SURFACE. D. GLAZING IN GUARDRAILS. E. GLAZING IN DOORS, WALLS (WITH THE EXPOSED EDGE OF GLAZING LESS THAN 72" ABOVE DRAIN INLET.), ENCLOSURES FOR BATHTUBS, SHOWERS, WHIRPOOLS, SPAS, AND GLAZING IN WALLS/SCREENS USED AS POOL BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS. F. GLAZING WITHIN 36" HORIZONTALLY FROM THE WALKING SURFACE STAIRWAY WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE. PER SECTION R308.4 CRC-2019.
- GLAZING FOR INGRESS AND EGRESS DOORS SHALL BE SAFETY GLAZED PER SECTION 2406.4, #1. 2019-CRC.

**MINIMUM CEILING HEIGHT**

HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 6 INCHES PER SECTION R305.1 CRC-2019.

**GENERAL NOTES**

GLAZING FOR INGRESS AND EGRESS DOORS SHALL BE SAFETY GLAZED.

**MINIMUM ROOM AREAS**

MINIMUM AREA. HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET PER SECTION R304.1 CRC-2019. MINIMUM DIMENSIONS. HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION PER SECTION R304.2 CRC-2019.

**SHOWER NON-ABSORBENT NOTE**

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. PER SECTION 307.2 CRC-2019.

**DOORS NOTES**

SMOKE DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS SMOKE DETECTORS SHALL BE HARD-WIRED TO HOUSE CIRCUITRY AND EQUIPPED WITH BATTERY.

**EZ Services**  
EzArch  
EzEng  
EzEst  
EzEstimate  
EzFloorPlan  
EzFoundation  
EzGeneralContracting  
EzInteriorDesign  
EzKitchenDesign  
EzLandscapeArchitecture  
EzMechanical  
EzNewHomeConstruction  
EzPatioDesign  
EzPoolDesign  
EzRoofing  
EzSiteWork  
EzStructural  
EzSustainableDesign  
EzTrenching  
EzWaterManagement  
EzWindowInstallation  
EzWoodDecking  
EzWoodFraming  
EzYardWork

919-915-1197  
909-637-0411

EZSERVICES@GMAIL.COM

**ABBREVIATIONS**

S.H.	F.N.C.	FLOOR MATERIAL CHANGE
S.L.	FR. DR.	FRENCH DOOR
	FIN. GR.	FINISH GRADE
	W.	WITH
	W.D.	WARDROBE
	W.S.P.	WARDROBE SHELF & POLE
	V.L.S.L.	VINYL SILLER
	C.C.	CEILING

**TYPICAL NOTES**

- ALL HORIZONTAL CEILING DRYWALL APPLIED TO TRUSSES SHALL BE 5/8" GYPSUM BOARD.
- ALL EXTERIOR WINDOWS TO BE WHITE. REFER TO PLAN FOR SIZE AND EXTERIOR ELEVATION FOR ALL BREAK-UPS.
- WATER TO BE 50 GALLONS MIN. KEEP LABEL ON THE WATER HEATER.

**OWNER/CLIENT**

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COACHELLA, CA 92236-5517

**PROJECT LOCATION**

83892 AVENIDA LA LUNA,  
COACHELLA, CA 92236-5517

**PROJECT TITLE**

PROPOSED SPD ROOM  
ADDITION, NEW 2 CAR  
GARAGE & NEW ADU

**SHEET TITLE**

ARCHITECTURAL NOTES &  
DETAILS

**PLANS PREPARE BY:**  
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EzArchitectural Design and Planning  
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**DRAFTING SERVICE**

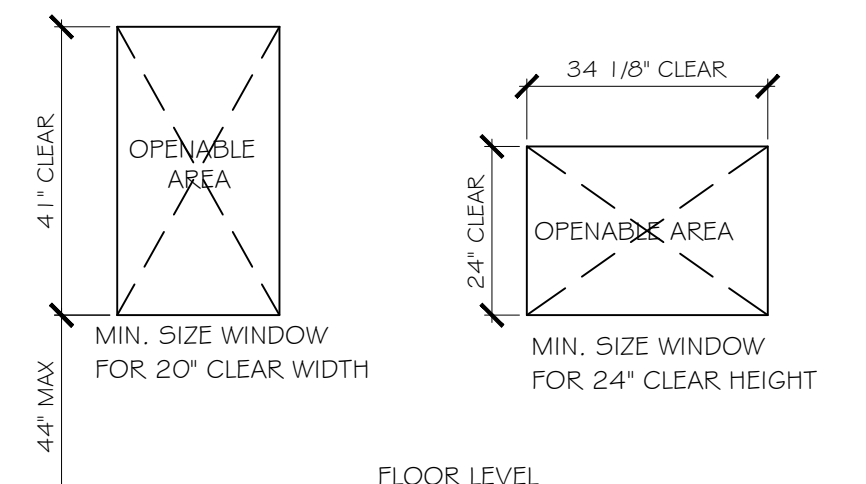
DATE  
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SCALE  
AS SHOWN

SHEET

**A3**





- EMERGENCY ESCAPE / EXIT WINDOW**
- 20' MIN. CLEAR WIDTH
  - 24' MIN. CLEAR HEIGHT
  - 5.7 5' MIN. OPENABLE AREA
  - 44" MAXIMUM FINISHED SILL HEIGHT ABOVE FINISH FLOOR

**EMERGENCY EXIT**

WINDOWS, SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT. SILL HEIGHT NOT MORE 44 INCHES ABOVE THE FLOOR, 5.7 SQUARE FEET OF OPENABLE AREA, 34 INCHES CLEAR OPENING HEIGHT, 20 INCHES CLEAR OPENING WIDTH AND SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD OR EXIT COURT. PER SECTION R 310.2.1 AND R310.2.2 CRC-2019.

**ABBREVIATIONS**

F.M.C.	FLOOR MATERIAL CHANGE
FR. DR.	FRENCH DOOR
FIN. GR.	FINISH GRADE
W	WITH
WARD	WARDROBE
S + P	SHIRT & PANTS
V.L.	VINYL SLIPER
S.H.	SINGLE HUNG
S.L.	SLIDER OR SLIDING
FIX. G.	FIXED GLASS
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 COACHELLA, CA 92236-5517

**PROJECT TITLE**  
 PROPOSED SFD ROOM  
 ADDITION, NEW 2 CAR  
 GARAGE & NEW ADU

**SHEET TITLE**  
 PROPOSED FIRST FLOOR  
 PLANS

**PLANS PREPARE BY:**  
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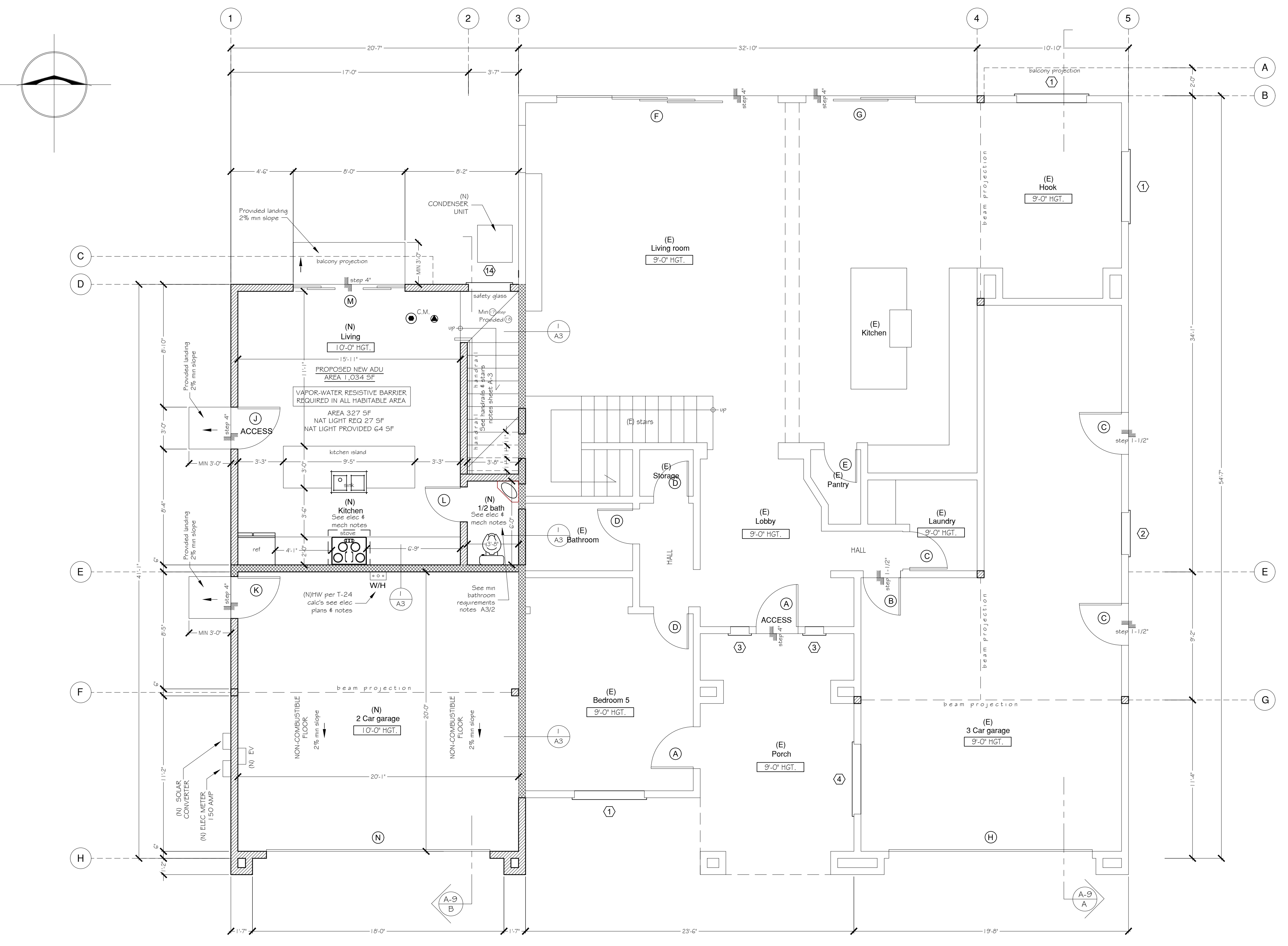
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**DATE**  
 11 / 22

**SCALE**  
 AS SHOWN

SHEET

**A4**



**PROPOSED FIRST FLOOR PLAN**

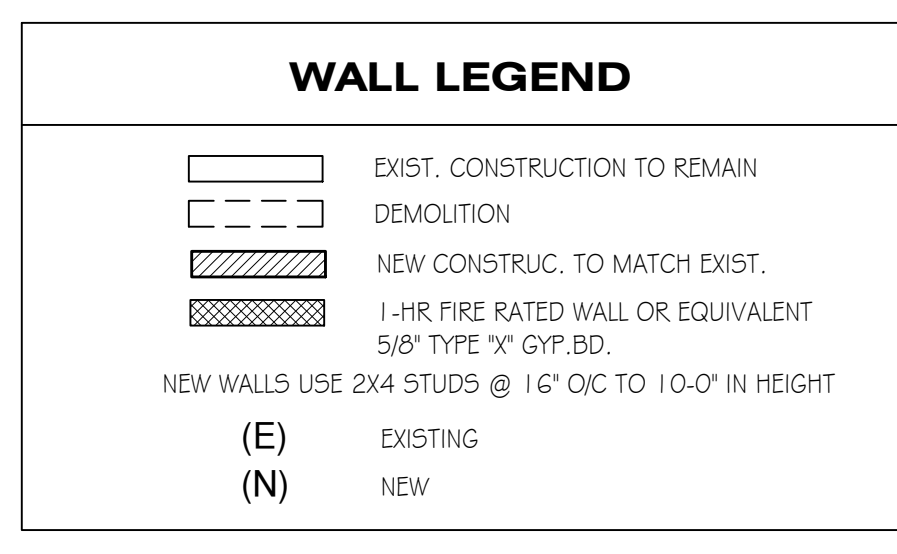
1/4" = 1'-0"

**WINDOW SCHEDULE**

WINDOW NO.	QTY	TYPE	CONDITION	SIZE (W X H)	THICKNESS	MATERIAL	U-FACTOR	SHGC
①	3	SLIDING	EXISTING	5'-0" X 5'-0"	-	-	-	-
②	1	SLIDING	EXISTING	3'-0" X 3'-0"	-	-	-	-
③	2	FIX	EXISTING	1'-4" X 4'-0"	-	-	-	-
④	1	SLIDING	EXISTING	5'-0" X 4'-0"	-	-	-	-
⑭	1	UP & DN	NEW	3'-0" X 13'-6"	DUAL GLASS	LOW E GLASS	0.3	0.21

**DOORS SCHEDULE**

DOORS NO.	QTY	SPACE	CONDITION	SIZE (W X H)	THICKNESS	TYPE	SELF CLOSER	COMMENTS
(A)	2	EXTERIOR	EXISTING	3'-0" X 8'-0"	1-3/4"	SC PANEL DOOR	NO	-
(B)	1	EXTERIOR	EXISTING	2'-8" X 6'-8"	1-3/4"	SC PANEL DOOR	YES	-
(C)	1	INTERIOR	EXISTING	2'-8" X 6'-8"	1-3/4"	HC PANEL DOOR	YES	-
(D)	3	INTERIOR	EXISTING	2'-6" X 6'-8"	1-3/4"	HC PANEL DOOR	NO	-
(E)	1	INTERIOR	EXISTING	2'-4" X 6'-8"	1-3/4"	HC PANEL DOOR	NO	-
(F)	1	EXTERIOR	EXISTING	15'-8" X 8'-0"	1-3/4"	GLASS SLD DOOR	NO	-
(G)	1	EXTERIOR	EXISTING	7'-10" X 8'-0"	1-3/4"	GLASS SLD DOOR	NO	-
(H)	1	EXTERIOR	EXISTING	16'-0" X 7'-0"	1-3/4"	GARAGE DOOR	NO	-
(J)	1	EXTERIOR	NEW	3'-0" X 8'-0"	1-3/4"	SC PANEL DOOR	NO	-
(K)	1	EXTERIOR	NEW	2'-8" X 8'-0"	1-3/4"	SC PANEL DOOR	YES	-
(L)	1	INTERIOR	NEW	2'-6" X 6'-8"	1-3/4"	HC PANEL DOOR	NO	-
(M)	1	EXTERIOR	NEW	8'-0" X 8'-0"	1-3/4"	GLASS SLD DOOR	NO	-
(N)	1	EXTERIOR	NEW	16'-0" X 7'-0"	1-3/4"	GARAGE DOOR	NO	-





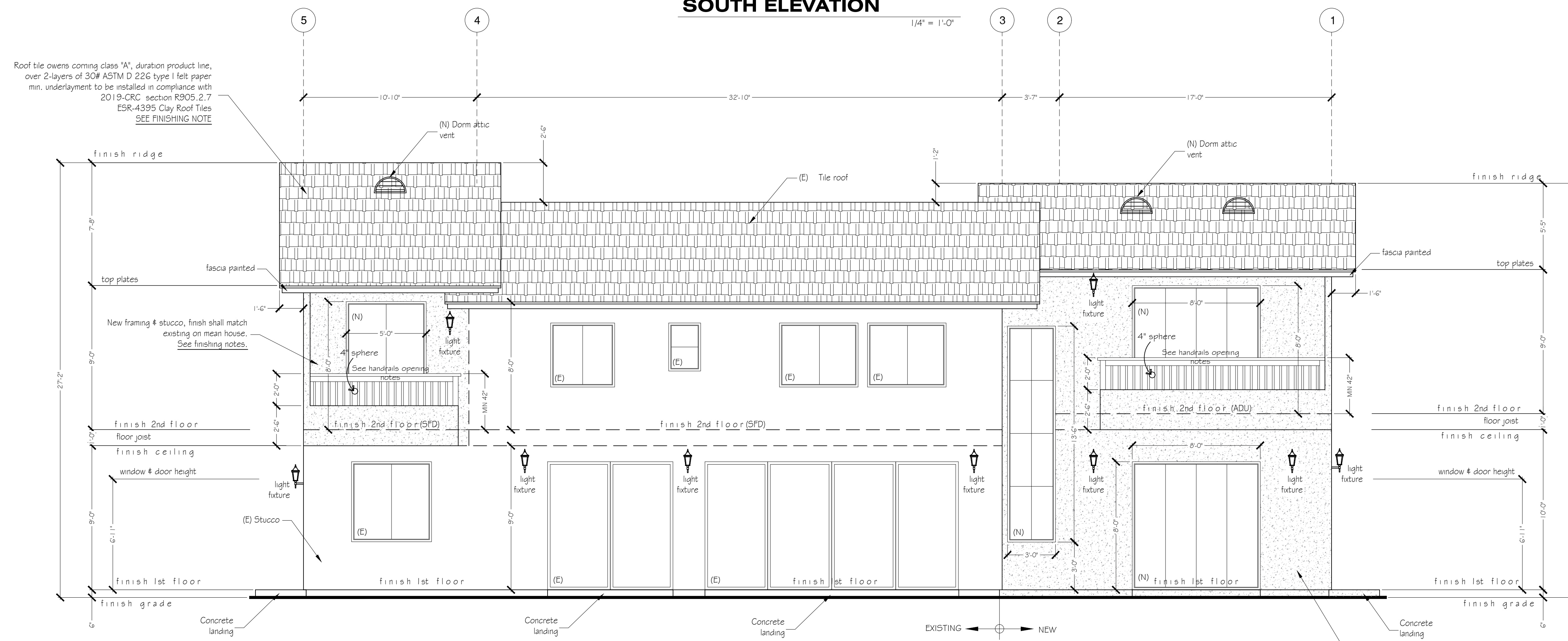








**SOUTH ELEVATION**  
1/4" = 1'-0"



**NORTH ELEVATION**  
1/4" = 1'-0"

**FINISHING NOTES**

1. ALL NEW TILE SHALL MATCH COLOR, SHAPE AND TEXTURE OF EXISTING IN MAIN HOUSE.
2. NEW STUCCO FINISH SHALL MATCH WITH EXISTING MAIN RESIDENCE COLOR & SHAPE.
3. ALL NEW WINDOW FRAME, TRIM & SEAL SHALL MATCH EXISTING IN THE MAIN HOUSE.

**ELEVATION KEY NOTES**

○ INDICATES ELEVATION NOTES - SEE NUMBERS BELOW :

ALL MANUFACTURED EQUIPMENT AND MATERIAL SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS ON SITE.

1. ROOF TILE OWENS CORNING CLASS "A", DURATION PRODUCT LINE, OVER 2 LAYERS OF 30# ASTM D 226 TYPE I FELT PAPER MIN. UNDERLAYMENT TO BE INSTALLED IN COMPLIANCE WITH 2019-CRC SECTION R905.2.7
2. SMOOTH STUCCO 2 LAYERS OF GRADE "D" PAPER WATER RESISTIVE BARRIER MATCHING EXISTING. SEE STUCCO NOTES.
3. WOOD FASCIA PAINTED.
4. NEW LIGHT FIXTURE. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF RUNS OF NOT LESS THAN 1 FOOT CANDLE. PER CRC-2019 SECTION R-303.7
5. ATTIC VENTILATION SHALL COMPLY WITH CRC-2019 SECTION R806.1, R806.2
6. WINDOW SILL HEIGHT 44" MAX ABOVE FINISH FLOOR PER SECTION 310.2.2 CRC-2019
7. CRAWL ACCESS. MIN 18" X 24". PER CRC-2019 SECTION R 408.4
8. UNDER FLOOR VENTS SHALL COMPLY CRC-2019 SECTION R 408.1

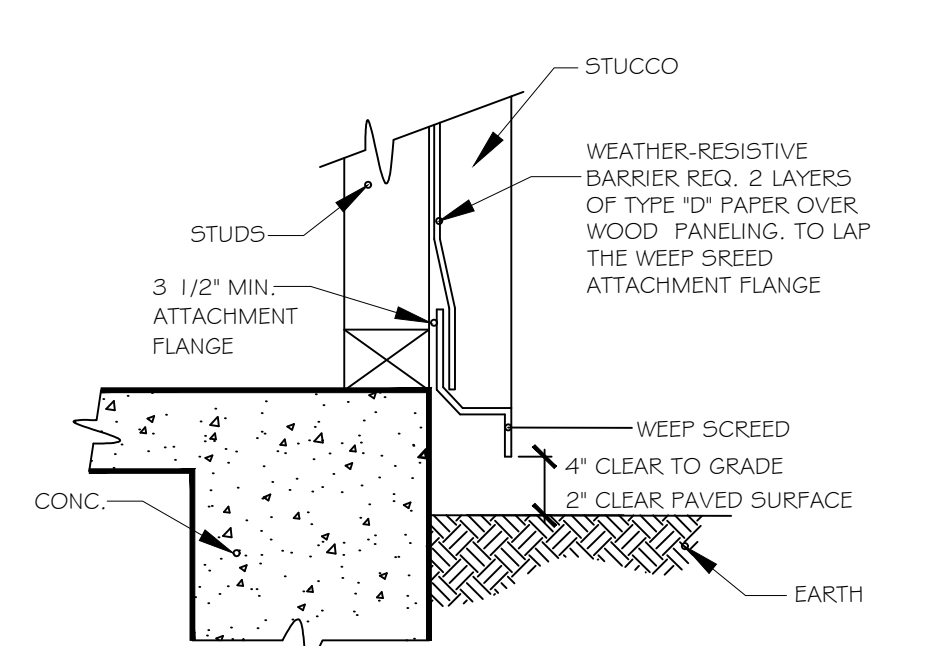
**STUCCO NOTES**

1. STUCCO SYSTEM SHALL COMPLY WITH ICC E5R-1194.
2. GENERAL INSTALLATION. THE EXTERIOR COATING MUST BE APPLIED BY HAND-TROWELLING OR MACHINE-SPRAYING, IN ONE COAT OR TWO COATS, TO A MINIMUM 3/8" INCH THICKNESS, UNLESS NOTED OTHERWISE.
3. THE LATH MUST BE EMBEDDED IN THE MINIMUM COATING THICKNESS AND THEREFORE CANNOT BE EXPOSED.
4. THE FINISH COAT MUST BE APPLIED IN ACCORDANCE WITH MANUFACTURED INSTRUCTIONS.

**NOTES**

1. WATER RESISTIVE BARRIER SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND R703.7.3 CRC-2019.
2. NEW STUCCO (EXTERIOR PLASTER) SHALL BE IN COMPLIANCE WITH ASTM C 926, ASTM C 1063 AND THE PROVISIONS OF CRC-2019.
3. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/4" INCH-LONG, 11 GAGE NAILS HAVING A 3/4" INCH HEAD, OR 3/4" INCH-LONG, SPACED NOT MORE THAN 6 INCHES AS REQUIRED IN SECTION R 703.7.1 CRC-2019.
4. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE-TREATED WOOD OR DECAY-RESISTANT WOOD PER SECTION R317.1 AND SECTION R703.7.2 CRC-2019.

**WEEP SCREED DETAIL**



**ELEVATIONS NOTES**

NEW ADU SHALL MATCH THE EXISTING RESIDENCE IN COLOR, MATERIAL AND STYLE

**RSI 2.1.3 Opening Limitations**  
Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.  
4" sphere  
Exceptions:  
The triangular openings at the open side of stair, formed by the nosing, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.  
Guards on the open side of stairs shall not have openings that allow passage of a sphere 43/8 inches (111 mm) in diameter.

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**ABBREVIATIONS**

FLOOR MATERIAL CHANGE	F.M.C.
FRENCH DOOR	F.R.D.
FINISH GRADE	FIN.G.
WITH WAREHOSE	W.W.
WAREHOUSE	W.W.
SHELF & POLE VINYL SLIDER	S.P.P.
SL. H.	SL. H.
SL.	SL.
SINGLE RUNG	S.R.
SLIDER OR SLIDING	S.S.
FIXED GLASS	F.G.
OPTIONAL	OPT.
ELEVATION	ELEV.
CEILING	C.C.

**TYPICAL NOTES**

1. ALL HORIZONTAL CEILING DRYWALL APPLIED TO TRUSSES SHALL BE 5/8" GYPSUM BOARD
2. ALL EXTERIOR WINDOWS TO BE WHITE. REFER TO PLAN FOR SIZE AND EXTERIOR ELEVATION FOR ALL BREAK-UPS
3. WATER TO BE 50 GALLONS MIN. KEEP LABEL ON THE WATER HEATER

**OWNER/CLIENT**  
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**PROJECT TITLE**  
PROPOSED SFD ROOM  
ADDITION, NEW 2 CAR  
GARAGE & NEW ADU

**SHEET TITLE**  
ELEVATIONS

**PLANS PREPARE BY:**  
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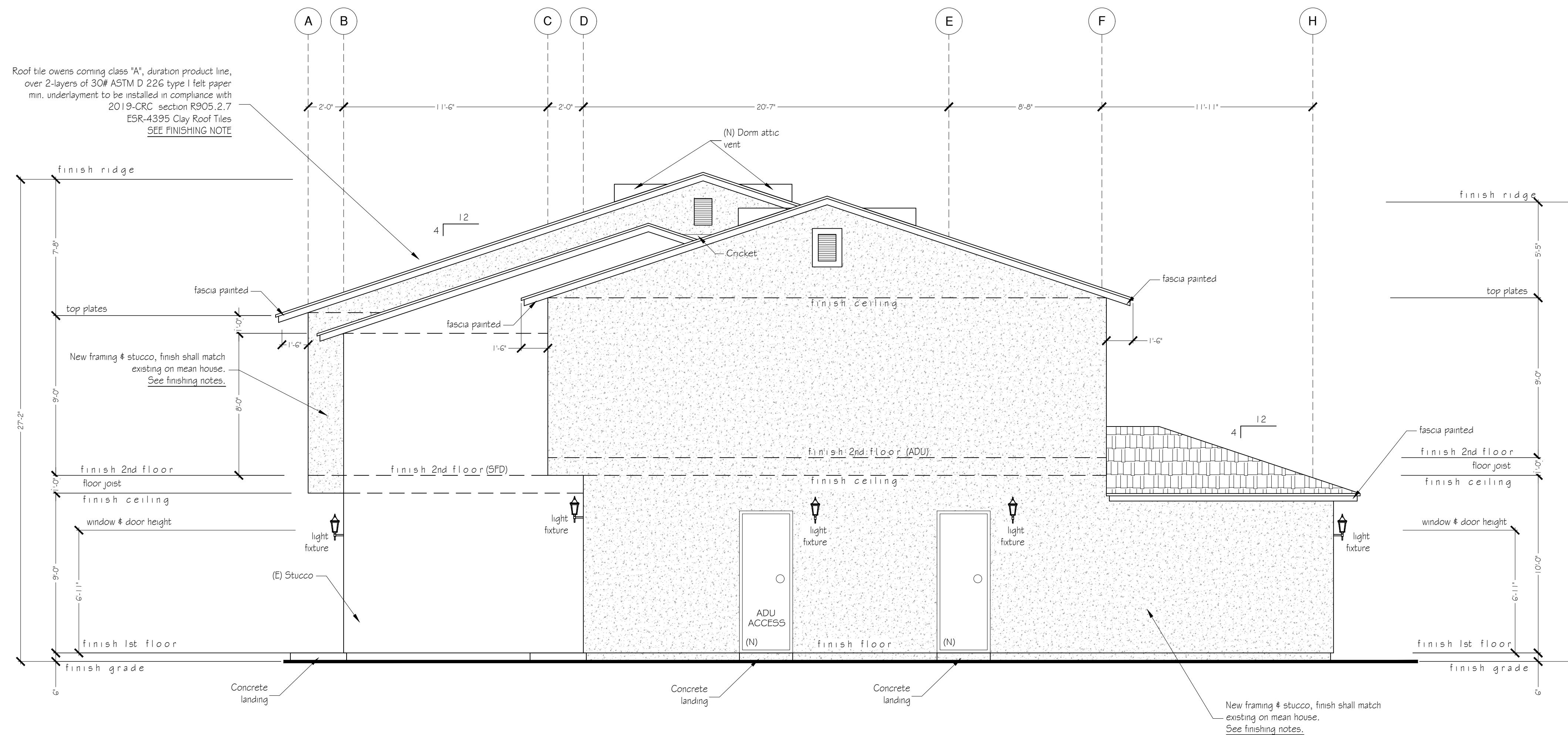
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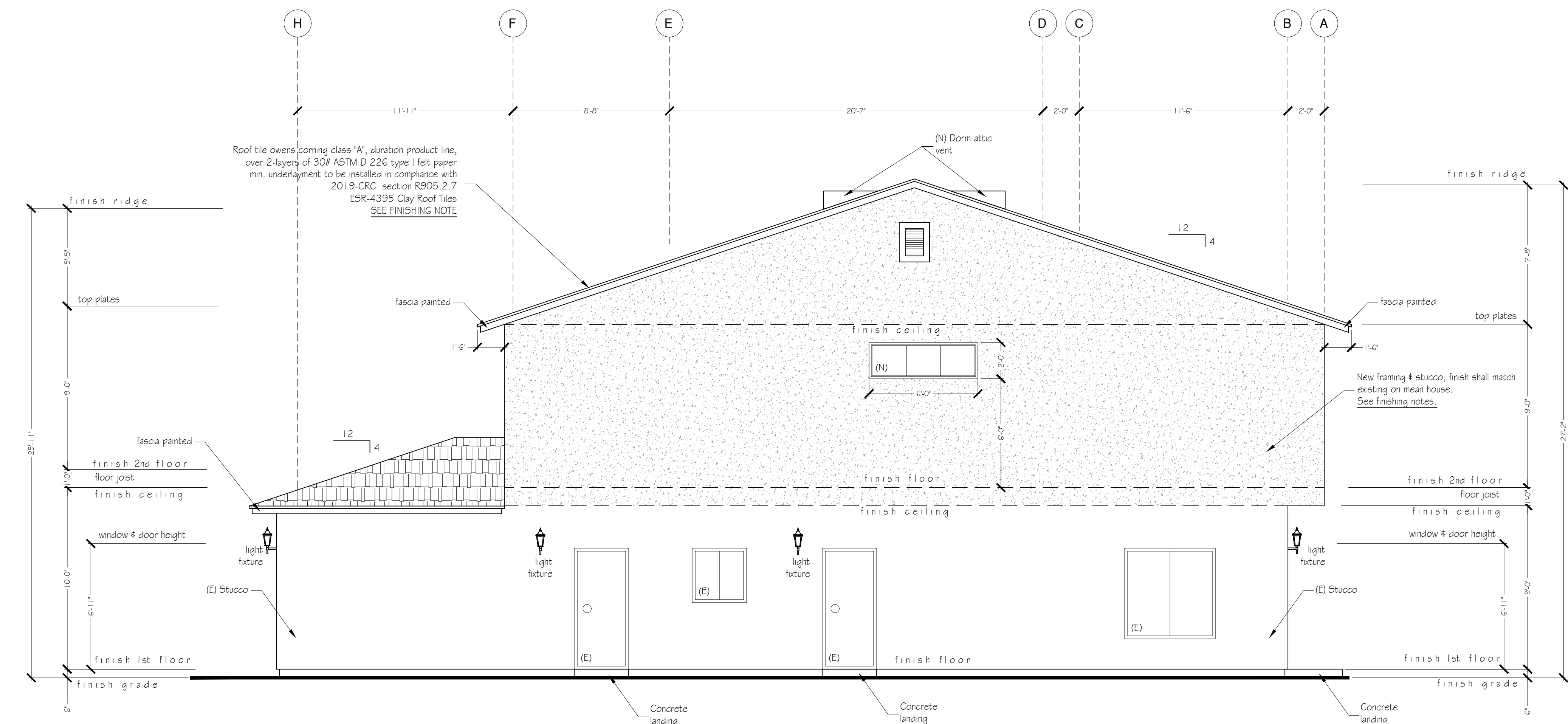
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**WEST ELEVATION**

1/4" = 1'-0"



**EAST ELEVATION**

1/4" = 1'-0"

**FINISHING NOTES**

1. ALL NEW TILE SHALL MATCH COLOR, SHAPE AND TEXTURE OF EXISTING IN MAIN HOUSE.
2. NEW STUCCO FINISH SHALL MATCH WITH EXISTING MAIN RESIDENCE COLOR & SIZE.
3. ALL NEW WINDOW FRAME, TRIM & SEAL SHALL MATCH EXISTING IN THE MAIN HOUSE.

**ELEVATION KEY NOTES**

○ INDICATES ELEVATION NOTES - SEE NUMBERS BELOW :

ALL MANUFACTURED EQUIPMENT AND MATERIAL SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS ON SITE.

1. ROOF TILE OWENS CORNING CLASS "A", DURATION PRODUCT LINE, OVER 2 LAYERS OF 30# ASTM D 226 TYPE 1 FELT PAPER MIN. UNDERLAYMENT TO BE INSTALLED IN COMPLIANCE WITH 2019 CRC SECTION R905.2.7
2. SMOOTH STUCCO 2 LAYERS OF GRADE "D" PAPER WATER RESISTIVE BARRIER MATCHING EXISTING. SEE STUCCO NOTES.
3. WOOD FASCIA PAINTED.
4. NEW LIGHT FIXTURE. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF RUNS OF NOT LESS THAN 1 FOOT CANDLE. PER CRC-2019 SECTION R-303.7
5. ATTIC VENTILATION SHALL COMPLY WITH CRC-2019 SECTION R806.1, R806.2
6. WINDOW SILL HEIGHT 44" MAX ABOVE FINISH FLOOR PER SECTION 310.2.2 CRC-2019
7. CRAWL ACCESS. MIN 18" X 24". PER CRC-2019 SECTION R 408.4
8. UNDER FLOOR VENTS SHALL COMPLY CRC-2019 SECTION R 408.1

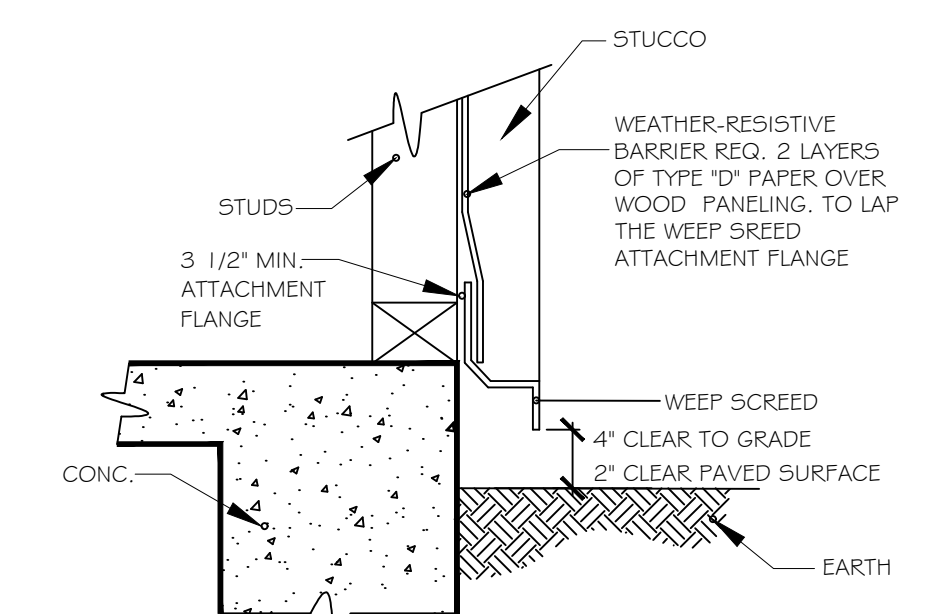
**STUCCO NOTES**

1. STUCCO SYSTEM SHALL COMPLY WITH ICC ESR-1194.
2. GENERAL INSTALLATION. THE EXTERIOR COATING MUST BE APPLIED BY HAND-TROWELLING OR MACHINE-SPRAYING, IN ONE COAT OR TWO COATS, TO A MINIMUM 3/8" INCH THICKNESS, UNLESS NOTED OTHERWISE.
3. THE LATH MUST BE EMBEDDED IN THE MINIMUM COATING THICKNESS AND THEREFORE CANNOT BE EXPOSED.
4. THE FINISH COAT MUST BE APPLIED IN ACCORDANCE WITH MANUFACTURED INSTRUCTIONS.

**NOTES**

1. WATER RESISTIVE BARRIER SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND R703.7.3 CRC-2019.
2. NEW STUCCO (EXTERIOR PLASTER) SHALL BE IN COMPLIANCE WITH ASTM C 926, ASTM C 1063 AND THE PROVISIONS OF CRC-2019.
3. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/4 INCH-LONG, 11 GAGE NAILS HAVING A 3/4 INCH HEAD, OR 3/4 INCH-LONG, SPACED NOT MORE THAN 6 INCHES AS REQUIRED IN SECTION R 703.7.1 CRC-2019.
4. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESERVE-PRESERVATIVE-TREATED WOOD OR DECAY-RESISTANT WOOD PER SECTION R317.1 AND SECTION R703.7.2 CRC-2019.

**WEEP SCREED DETAIL**



**ELEVATIONS NOTES**

NEW ADU SHALL MATCH THE EXISTING RESIDENCE IN COLOR, MATERIAL AND STYLE

**ABBREVIATIONS**

FLOOR MATERIAL CHANGE	F.M.C.
FRENCH DOOR	FR. DR.
FINISH GRADE	FIN.G.
WITH WAREHOUSE	W. WAREHOUSE
SHED & POLE	S + P
VINYL SLIDER	V.L. SL.
SINGLE RUNG	S.H.
SLIDER OR SLIDING	SL.
FIXED GLASS	F.G.
OPTIONAL ELEVATION	OPT. ELEV.
CEILING	C.C.

**TYPICAL NOTES**

1. ALL HORIZONTAL CEILING DRYWALL APPLIED TO TRUSSES SHALL BE 5/8" GYP/SUM BOARD
2. ALL EXTERIOR WINDOWS TO BE WHITE. REFER TO PLAN FOR SIZE AND EXTERIOR ELEVATION FOR ALL BREAK-UPS
3. WATER TO BE 50 GALLONS MIN. KEEP LABEL ON THE WATER HEATER

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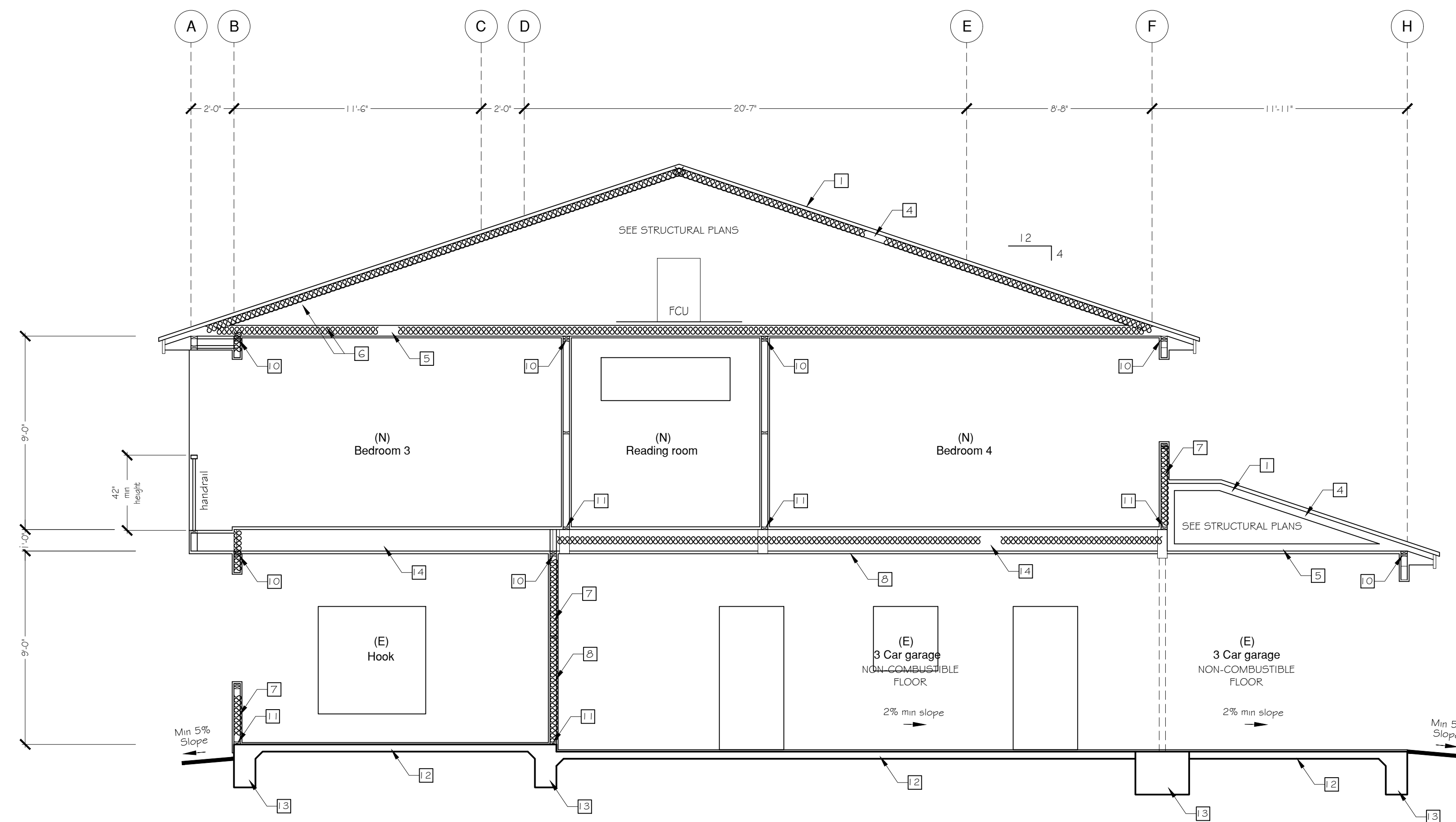
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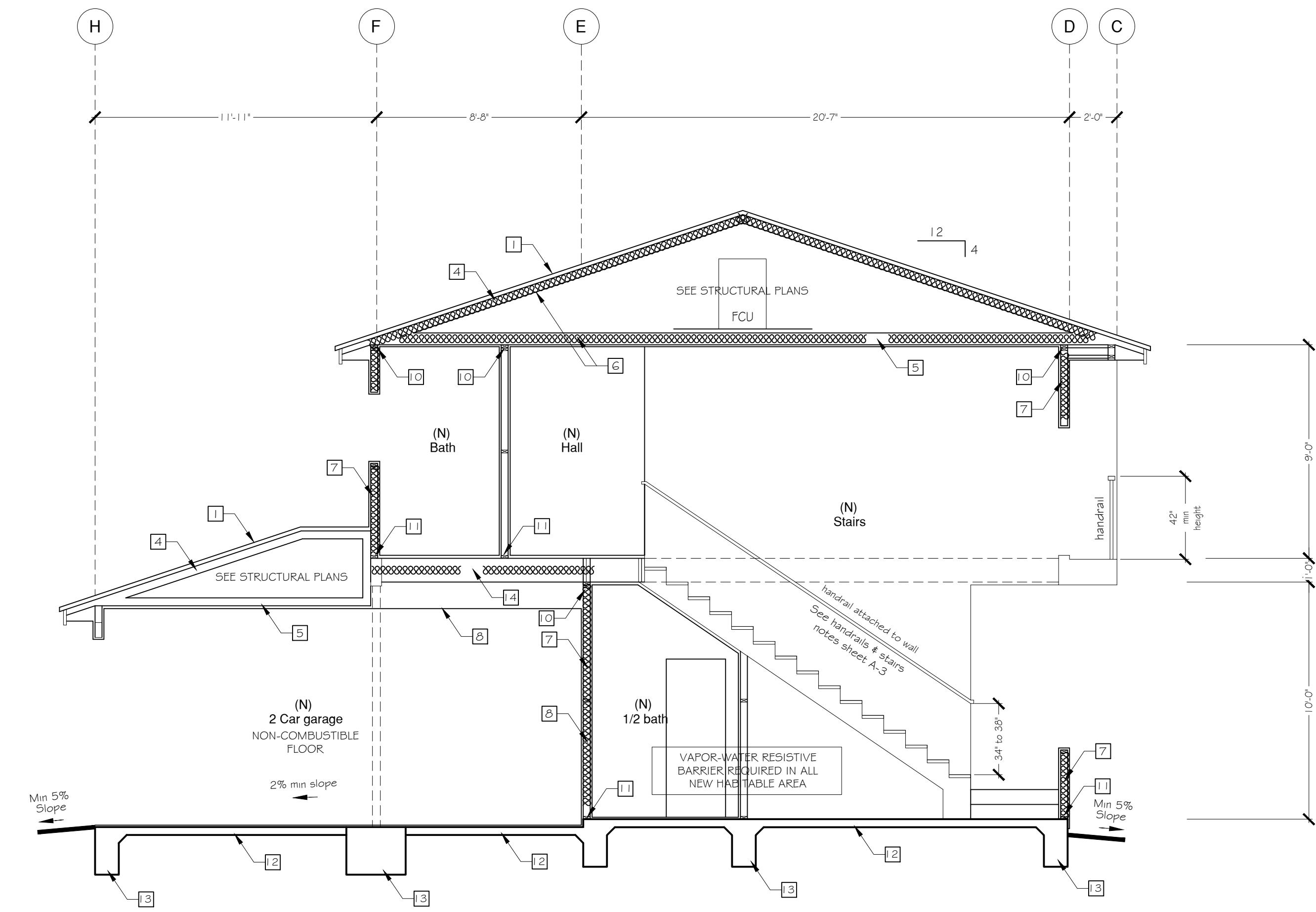
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**SECTION A**

1/4" = 1'-0"



**SECTION B**

1/4" = 1'-0"

SEE STAIRWAY & HANDRAILS SAFETY NOTES

**NOTE**  
 "The project is NOT located within flood Zone (Zone A or AE) according to FEMA panel number 060249 - 06065C2254H dated 03/06/2018. It will not be required the first floor to be elevated a minimum 1 foot above natural highest adjacent ground in compliance with FEMA and/or COACHELLA CITY AND RIVERSIDE COUNTY regulations".

**NOTES**

THESE SECTIONS FOR ARCHITECTURAL PURPOSE ONLY. SEE STRUCTURAL PLANS FOR ROOF AND FLOOR FRAMING, SLAB & FOOTING INFORMATION.

**CROSS SECTION NOTES**

- INDICATES ELEVATION NOTES - SEE NUMBERS BELOW :
- |  |   |
|--|---|
| 1. ROOF TILE.  | 8. FIRE RESISTANT CONSTRUCTION PROVIDE ONE HOUR W/ 5/8" TYPE "X" GYP. BD. @ ALL WALLS, CEILING, BEAM, POSTS, ETC. |
| 2. --  | 9. --   |
| 3. --  | 10. TOP PLATES.   |
| 4. ROOF RAFTER -SEE ROOF PLAN  | 11. PRESSURE TREATED BASE PLATE   |
| 5. CEILING JOIST -SEE STRUCTURAL PLAN.   | 12. CONCRETE SLAB -SEE STRUCTURAL PLAN.   |
| 6. ROOF+ATTIC INSULATION -USE R-30 + R-13 SEE T-24 CALCULATIONS                                | 13. CONCRETE FOOTING. -SEE STRUCTURAL PLAN.   |
| 7. WALL INSULATION -USE R-15 BATT INSULATION SEE T-24 CALCULATIONS (ALL EXT WALL SHALL BE 2x4) | 14. FLOOR JOIST -SEE STRUCTURAL PLAN.   |

**ABBREVIATIONS**

S/H	F.M.C.	FLOOR MATERIAL CHANGE
SL	FR DR.	FRENCH DOOR
	FIN.G.	FINISH GRADE
OPT.	W	WITH
ELEV.	WARD	WARDROBE
CLC.	S + P	SHIELD & POLE
	VL SL	VINYL SLICKER

- TYPICAL NOTES**
- ALL HORIZONTAL CEILING DRYWALL APPLIED TO TRUSSES SHALL BE 5/8" GYPSUM BOARD
  - ALL EXTERIOR WINDOWS TO BE WHITE. REFER TO PLAN FOR SIZE AND EXTERIOR ELEVATION FOR ALL BREAK-UPS  
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