

| Revisions |                    |         |
|-----------|--------------------|---------|
| No.       | Notes              | Date    |
| 1         | Per CA Corrections | 6/10/22 |



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Project Title  
**DESCANSO HOUSE**  
14339 DESCANSO DR  
PENNS, CA 92376

Project Title  
**EXTERIOR ELEVATIONS**

Notes:  
1. ALL NOTED CORRECTIONS SHALL HAVE  
DATE AND REVISION NUMBER AND  
SHALL BE NOTED IN THE CORRECTIONS  
SECTION OF THE SET. NO CORRECTIONS  
SHALL BE MADE TO THE ORIGINAL  
DRAWINGS.

|          |                     |
|----------|---------------------|
| Project  | 20-12-BE DESCANSO   |
| Contract | 20-12-DESCANSO V03X |
| Date     | 7/2/21              |
| Drawn by | A. JOHNSON          |
| Check    | AS NOTED            |
| Scale    | <b>A.4</b>          |

### EXTERIOR ELEVATION NOTES

1. ROOF MATERIAL - CLIMATE RESISTANT ROOFING, CC RMR-AT3
2. GALVANIZED STEEL VENTILATION OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH WITH 1/8" MIN TO 1/4" MAX OPENINGS (SEE R337.6)
3. NEW EXTERIOR WALL COVERINGS - MINIMUM 1/4" THICK G-1 TYPE 1 GYPSUM BOARD, 1/2" GYPSUM BOARD, 5/8" TYPE X GYPSUM BOARD OR 1/2" STUCCO BACKERS. EXTERIOR STUCCO SHALL COMPLY WITH CALIFORNIA CHAPTER 24, PROVIDE 1/8" OR FLASHING 1/2"
4. RAINSCREEN OR BARGE DETAIL - SEE OWNER OR GC FOR COLOR
5. BRUSH AND DOOR TRIM - SEE OWNER OR GC FOR COLOR
6. CONCRETE WALLS ON LANDINGS, LANDINGS AT DOORS TO BE MIN 1/2" THICK
7. WOOD BLOCKING AND RESISTIVE VERTICAL SINGLS, SEE OWNER OR GC FOR COLOR
8. PRE-FAB COLUMN
9. STUCCO UNDER EAVES

### ATTIC VENTILATION

| REQUIRED (115sf) |                              | 24.37 SQ. FT. (3656 SF/150) |               |
|------------------|------------------------------|-----------------------------|---------------|
| QTY              | TYPE                         | SF PER UNIT                 | TOTAL SF      |
| 3                | 14X24 GABLE VENT             | 1.02                        | 3.06 SQ. FT.  |
| 9                | 14X24 EAVE VENTS             | 0.33                        | 2.97 SQ. FT.  |
| 50               | 19X4" RECTANGLE DORMER VENTS | 0.43                        | 21.50 SQ. FT. |
| TOTAL PROVIDED   |                              | 14.56                       | SQ. FT.       |

### ATTIC VENTILATION NOTES

- A. PROPER ATTIC VENTILATION OCCURS AT TWO POINTS AT THE ROOF: THE ROOF LOW EAVE VENTS AND THE RIDGE OR PIERCED VENTS. RIDGE OR PIERCED VENTING MUST BE MAINTAINED AS SUCH IN FIGURE 7.28 SHEET 01.
- B. WHEN INSTALLING INSULATION BELOW THE ROOF DECK, VENT BARRIERS AND INSULATION BARRIERS SHALL BE USED TO PREVENT AIR FROM ENTERING THE SPACE. PREVENT AIR FROM ENTERING THE SPACE HELPS REMOVE MOISTURE AND PREVENTS ANY ASSOCIATED RISKS.
- C. WHERE CEILING INSULATION IS INSTALLED NEXT TO EAVE OR ROOF VENTS, A RIGID BARRIER SHOULD BE INSTALLED AT THE TOP PLATE TO DIRECT VENTILATION AIR UP AND OVER THE CEILING INSULATION. (SEE FIGURE 7.28 SHEET 01) THE SAME INSULATION COVERED BEYOND THE HEIGHT OF THE CEILING INSULATION AND SHOULD HAVE SUFFICIENT CLEARANCE BETWEEN THE BARRIER AND ROOF DECK AT THE TOP. THERE ARE SEVERAL ACCEPTABLE METHODS FOR MAINTAINING VENTILATION AIR INCLUDING PREPARED BARRIERS MADE OF EITHER GYPSUM BOARD OR PLUCCO. IN SOME CASES, PLUCCO OR RIGID FOAM BARRIERS ARE USED.
- D. THE CALIFORNIA BUILDING CODE (CBC) REQUIRES A MINIMUM VENT AREA TO BE PROVIDED IN ROOFS WITH ATTIC, INCLUDING DISCLOSED RATTIER ROOFS. CREATING CATHEDRAL OR VALLED CEILING. CHECK WITH THE LOCAL BUILDING JURISDICTION TO DETERMINE THE REQUIRED VENT AREA.
- E. CBC, TITLE 24, PART 2, VOL. 1, SECTION 0303.2 REQUIRES THAT THE NET-FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED. THIS RATIO MAY BE REDUCED TO 1/400 IF A CEILING VAPOR BARRIER IS INSTALLED IN CLIMATE ZONES 4 AND 5.
- F. MEETING OPTION 1 ABOVE, A MINIMUM OF 40 PERCENT AND NOT MORE THAN 60 PERCENT OF THE VENTS MUST BE LOCATED IN THE UPPER PORTION OF THE SPACE BEING VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS.
- G. INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR AND A MINIMUM 1-INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEETING AND AT THE LOCATION OF THE VENT.
- H. VENTILATED OPENINGS ARE COVERED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING OR SIMILAR RIGID MATERIAL. WHEN PART OF THE VENT AREA IS BLOCKED BY PERMS OR LATHING, THE RESULTING NET-FREE AREA OF THE VENT MUST BE CONSIDERED TO DETERMINE IF VENTILATION REQUIREMENTS ARE MET.
- I. ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH THE MIN. 1/8" MAX OPENINGS (SEE R337.6). IN HIGH-FIRE AREAS 1/8" MAX OPENINGS REQUIRED (SEE HIGH-FIRE NOTES).

### HIGH FIRE NOTES

CEILING IN HIGH-FIRE AREA SHALL COMPLY WITH REQUIREMENTS OF CBC 2019, SEC. R337.1.

1. ROOFING MATERIAL - RATED CLASS 'A' PER CBC 106A AND CBC R337.5
2. VALLEY FLASHING - NOT LESS THAN 6/16-INCH NO. 26 GAUGE GALV. CORROSION-RESISTANT METAL OVER MINIMUM 1/2" POUND MINERAL SURFACE CAP SHEET PER CBC 106A.3
3. VENTILATION OPENINGS - WITH METAL WIRE MESH SHALL BE A MINIMUM OF 1/8-INCH, AND SHALL NOT EXCEED 1/8-INCH PER CBC 106A.1 & CBC R337.6
4. EAVE OR CORNICE VENTS - NOT ALLOWED PER CBC 106A.3 & CBC R337.4
5. EXTERIOR COVERINGS - WALLS, EXPOSED UNDERSIDES OF ROOF EAVES, PORCH FLOORS AND PORCH CEILING SHALL BE NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL PER CBC 101A & CBC R337.1
6. EXTENT OF WALL COVERINGS - SHALL BE FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2-INCH NOMINAL WOOD BLOCKING PER CBC 101A.3.1 & CBC R337.1.3.1
7. EXTERIOR GLAZING - REQUIRE ONE PANE TEMPERED OR 20 MIN. RATED PER CBC 106.2.1 & CBC R337.6.2.1
8. EXTERIOR DOORS - NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR SOLID CORE CONSTRUCTION OR 20 MIN. RATED PER CBC 101A.3 & CBC R337.6.2
9. WALKING DECK SURFACES - SHALL BE IGNITION-RESISTANT, NON-COMBUSTIBLE OR FIRE-RETARDANT TREATED LUMBER PER CBC 106A & R337.6
10. EXPOSED WOOD STRUCTURAL MEMBERS SHALL BE HEAVY TIMBER AND SHALL COMPLY WITH CBC 609.4
11. GUARDRAILS - SHALL BE IGNITION-RESISTANT OR MINIMUM 2X NOMINAL FRAMING

### REAR ELEVATION

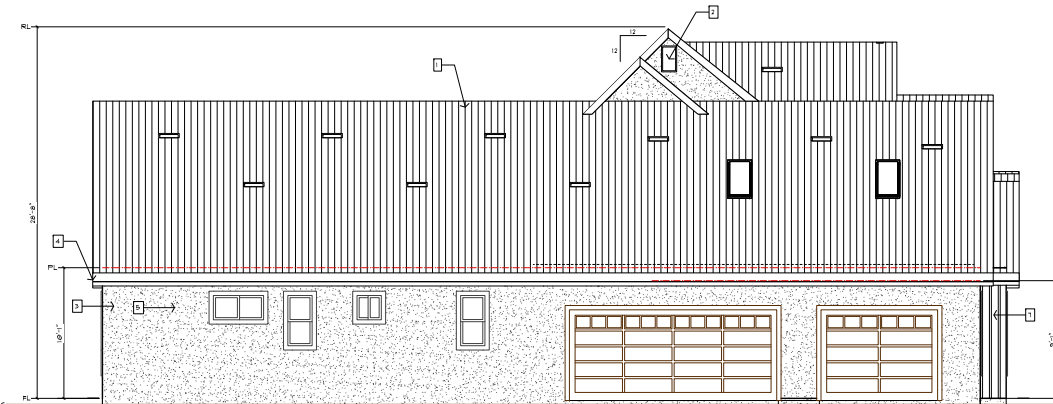
SCALE: 1/4" = 1'-0"

### SIDE ELEVATION

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



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

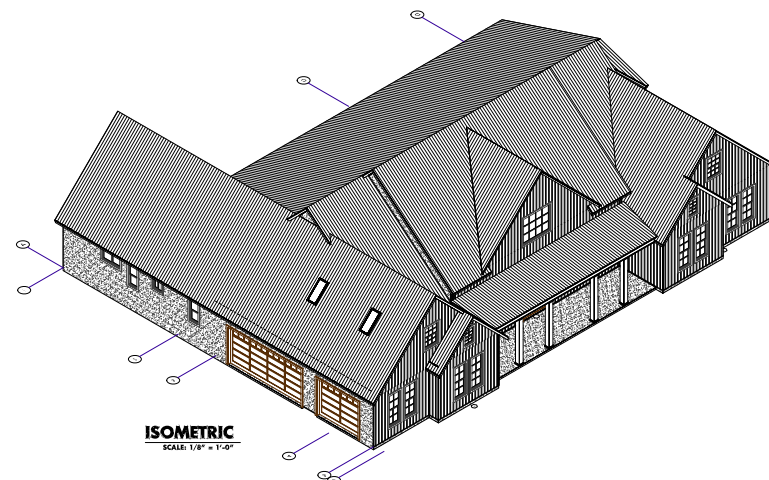


SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

- HIGH FIRE NOTES**  
DWELLING IN HIGH FIRE AREA SHALL COMPLY WITH REQUIREMENTS OF CRC 1019, SEC. R331
1. ROOFING MATERIAL - RATED CLASS 'A' PER CBC 106A AND CRC R331.5
  2. VALLEY FLASHING - NOT LESS THAN 615-INCH NO. 26 GAUGE GALV. CORROSION-RESISTANT METAL OVER MINIMUM 1/2" FIBERGLASS SURFACE CAP SHEET PER CBC 106A.3
  3. VENTILATION OPENINGS - WITH METAL WIRE MESH SHALL BE A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH PER CBC 106A.1 & CRC R331.6
  4. EAVE OR CORNICE VENTS - NOT ALLOWED PER CBC 106A.3 & CRC 331.4
  5. EXTERIOR COVERINGS - WALLS, EXPOSED UNDERSIDES OF ROOF EAVES, SLOTTED FLOORS AND PORCH CEILINGS SHALL BE NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL PER CBC 101A.1 & CRC 331.1
  6. EXTENT OF WALL COVERING - SHALL BE FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2-INCH NOMINAL WOOD BLOCKING PER CBC 101A.3.1 & CRC 331.1.3.1
  7. EXTERIOR GLAZING - REQUIRES ONE PANE TEMPERED OR 20 MIN. RATED PER CBC 109.2.1 & CRC R331.8.2.1
  8. EXTERIOR DOORS - NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR SOLID CORE CONSTRUCTION OR 1.8 MIN. RATED PER CBC 101A.3 & CRC R331.8.3
  9. WALKING DECK SURFACES - SHALL BE IGNITION-RESISTANT, NON-COMBUSTIBLE OR FIRE-RETARDANT TREATED LUMBER PER CBC 109A & R331.9
  10. EXPOSED WOOD STRUCTURAL MEMBERS SHALL BE HEAVY TIMBER AND SHALL COMPLY WITH CBC 6.02.4
  11. GUARDRAILS - SHALL BE IGNITION-RESISTANT OR MINIMUM 2X NOMINAL FRAMING

EXTERIOR ELEVATION NOTES

1. ROOF MATERIAL - CLASS 'A' RATED METAL ROOFING (SEE REMARKS) SEE OWNER OR GC FOR COLOR & STYLE
2. GALVANIZED ATTIC VENTILATION OPENINGS SHALL HAVE 1/16" MIN. 1/16" MAX. OPENINGS SEE REMARKS
3. NEW EXTERIOR WALL COVERING - 1/2" PLASTER OR GYPSUM 1/2" BUILDING PAPER - USE 1/2" LAYERS GAUGE 19 PAPER AT WOOD BASE SHEATHING 1/2" AND WHITE BUILDING PAPER FOR STUCCO TO 1/2" WOOD SHIMMERS EXTERIOR STUCCO SHALL COMPLY WITH CBC 101A.3.1. PROVIDE 28 GA. FLASHING TO MATCH SIDING
4. FASCIA OR BARGE DETAIL - SEE OWNER OR GC FOR COLOR
5. WINDOW AND DOOR TRIM - SEE OWNER OR GC FOR COLOR & STYLE
6. CONCRETE WALK OR LANDING - LANDINGS AT DOORS TO BE MIN. 2" THICK
7. HARD BOARD PRE-PRESSIVE VERTICAL SIDING, SEE OWNER OR GC FOR COLOR AND STYLE
8. FIRE-RATED COLUMN
9. STUCCO-WOOD SHIMMERS



ISOMETRIC  
SCALE: 1/8" = 1'-0"

PRELIMINARY - 1/2/19

ATTIC VENTILATION  
REQUIRED (1/15/0)

24.31 SQ. FT. (3656 SF150)

| QTY.           | TYPE                        | SP. PER | TOTAL         |
|----------------|-----------------------------|---------|---------------|
| 3              | 14X24 GABLE VENT            | 1.07    | 3.09 SQ. FT.  |
| 9              | 14X14 EAVE VENTS            | 0.33    | 0.99 SQ. FT.  |
| 50             | 13X4 RECTANGLE CORNER VENTS | 0.43    | 21.50 SQ. FT. |
| TOTAL PROVIDED |                             |         | 24.56 SQ. FT. |

ATTIC VENTILATION NOTES

- A. PROPER ATTIC VENTILATION OCCURS AT TWO POINTS AT THE ROOF: THE SCOTCH LOE EAVE VENTS AND THE RIDGE OR STEREO VENTS RIDGE OR STEREO VENTS MUST BE MAINTAINED AS SHOWN IN FIGURE 3-24 SHEET 041
  - B. WHEN INSTALLING INSULATION BELOW THE ROOF DECK, VENT BARRIERS AND INSULATION BARRIERS SHOULD BE USED TO MAINTAIN THE SPACE BETWEEN THE ROOF DECK AND INSULATION. THE SPACE MUST BE PROTECTED FROM ANY ASSOCIATED RISKS
  - C. WHERE CEILING INSULATION IS INSTALLED NEXT TO BAYS OR SLOTTED VENTS, A RIDGE BARRIER SHOULD BE INSTALLED AT THE TOP PLATE TO DIRECT VENTILATION AIR UP AND OVER THE CEILING INSULATION (SEE FIGURE 3-21 SHEET 041) THE BARRIER SHOULD EXTEND BEYOND THE ROOF DECK OR THE CEILING INSULATION AND SHOULD HAVE A MINIMUM 1/2" CLEARANCE BETWEEN THE BARRIER AND ROOF DECK AT THE TOP THERE ARE SEVERAL ACCEPTABLE METHODS FOR MAINTAINING VENTILATION AIR INCLUDING PREPARED BARRIERS MADE OF EITHER CARDBOARD OR PLASTIC IN SOME CASES, PLYWOOD OR RIDGE POAT BARRIERS ARE USED
  - D. THE CALIFORNIA BUILDING CODE (CBC) REQUIRES A MINIMUM VENT AREA TO BE PROVIDED IN ROOFS WITH ATTIC, INCLUDING ENCLOSED RAFTER ROOFS CREATING CATHEDRAL OR VALLED CEILING. CHECK WITH THE LOCAL BUILDING JURISDICTION TO DETERMINE WHICH OF THE TWO CBC VENTILATION REQUIREMENTS ARE TO BE FOLLOWED:
    1. CBC, TITLE 24, PART 5, VOL. I, SECTION 1203.2 REQUIRES THAT THE NET AREA OF THE VENTILATION SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED
    2. CBC, TITLE 24, PART 5, SECTION 1203.2.1 REQUIRES THAT THE NET VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THE RATIO MAY BE REDUCED TO 1/200 IF A CEILING VAPOR RETARDER IS INSTALLED IN CLIMATE ZONES 4 AND 16.
  - E. IF MIXING OPTION 1 ABOVE, A MINIMUM OF 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE VENTS MUST BE LOCATED IN THE UPPER PORTION OF THE SPACE BEING VENTILATED AT LEAST 3 FEET ABOVE THE BASE OR CORNICE VENTS
- INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR, AND A MINIMUM 1/2" CLEARANCE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT
- VENTILATED OPENINGS ARE COVERED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING OR SIMILAR METAL MATERIAL. WHEN PART OF THE VENT AREA IS BLOCKED BY WINDS OR LEAVES, THE RESULTING NET FREE AREA OF THE REQUIREMENTS ARE MET
- ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH 1/16" MIN. TO 1/4" MAX. OPENINGS PER REMARK 1. WHEN THE AREA IS 18" MAX. OPENINGS REQUIRED (SEE HIGH-FIRE NOTES)

| Revisions |                     |         |
|-----------|---------------------|---------|
| No.       | Notes               | Date    |
| 1         | Plan OK Corrections | 6/15/22 |



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Project Title  
DESCANSO HOUSE  
20-12-DESCANSO V04  
PERRIS, CA 92506

Project Title  
EXTERIOR ELEVATIONS

NOTE: DRAWING SHOWN SHALL BE PRELIMINARY. SEE 20-12-DESCANSO V04 FOR FINAL. SEE 20-12-DESCANSO V04 FOR FINAL. SEE 20-12-DESCANSO V04 FOR FINAL.

|                |                    |
|----------------|--------------------|
| Project Title  | 20-12-DESCANSO     |
| Project Number | 20-12-DESCANSO V04 |
| Date           | 1/2/21             |
| Drawn By       | A. JOHNSON         |
| Check By       | AS NOTED           |
| Scale          | AS NOTED           |
| Sheet Number   | A.3                |
| Page Number    | 19                 |