



ELAN SERIES

ELEMENTS MONTELENA



ELAN: STYLE NARRATIVE

THE COMMUNITY VISION

Premier Homes presents Elements Montelena, a unique collection of single and two story single family detached homes. The homes feature a contemporary and open flex floor plans for the generations designed to provide ultimate modern choices for today's lifestyle.

ELAN SERIES | 1843 TO 3341 SQUARE FEET

The Elan Series offers options such as offices, dens, flex “your space”, “mode” living next generation suites, salons, retreats and more, and feature two and three car garages on select plans.

Exterior architecture reflects Central Valley traditions expressed in modern style. Varied roof pitches, materials and “house forward” design create a unique “people scaled” neighborhood. Over nine (9) special color combinations will blend materials and break from the monotone / flat typical “valley colors”.

THE ARCHITECTURE

DELTA

Varied roof pitches, board and battel and simple details found throughout the Sacramento River Delta farm areas.

RANCH

Simple, low pitch rooflines and horizontal material designs inspired from classic 1905's ranch homes throughout the region.

MODERN

Clean, modern, minimally detailed design that truly allows color to “pop” and allow simple rooflines to create mass.



ELAN: 1843 PLAN: FRONT ELEVATIONS



*Plan One The Ranch
Color Combination 1*



*Plan One The Modern
Color Combination 3*



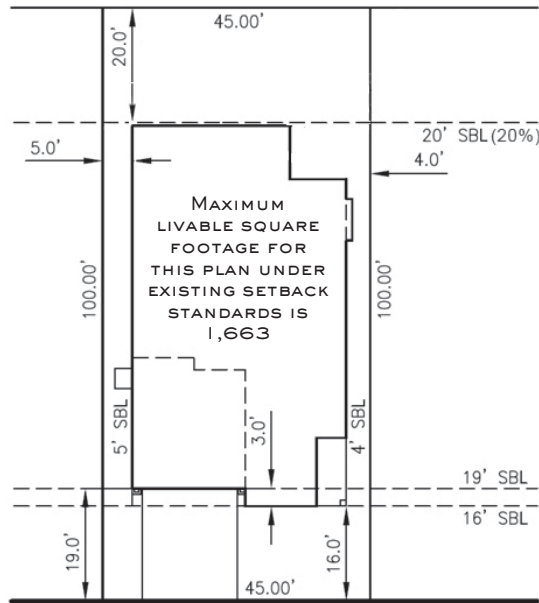
Plan One The Palms



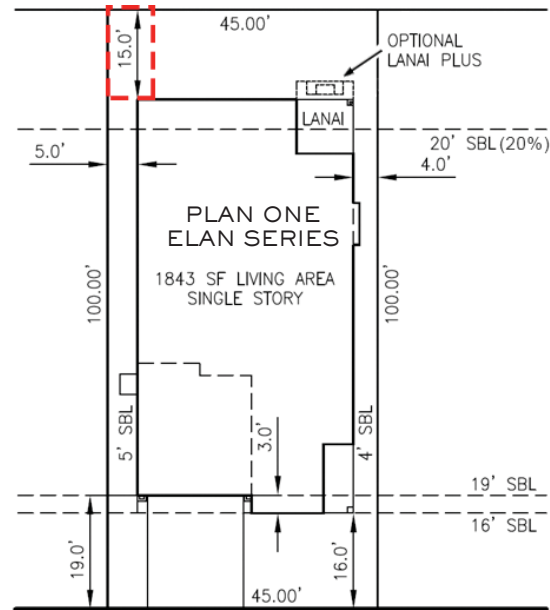
ELAN: 1843 PLAN: FLOORPLAN



ELAN: 1843 PLAN: SETBACKS



Plan 1 Overall Dimensions
(Including Lanai and Protrusions)
37'x69'



SETBACK STANDARDS:

FRONT:

- 13' to Living
- 19' to Garage

SIDE:

- 45' wide 4' and 5' sides

REAR:

- 10' to Living
- 19' to Garage
- 4' and 5' sides
- 20% lot depth for rear

Current setback standard: limits the ability to provide single story plans. Market trends indicate a decreased demand for large rear yards and an increased desire for outdoor living spaces like covered patios. Aging Baby Boomers seek single story living in suburban areas near family without significant down-sizing. Additionally, younger generations place more value on travel and entertainment than maintenance and upkeep.

ELAN - PLAN ONE (SINGLE STORY) SETBACK:

FRONT:

- 100' Deep Lot = 16' to living
- 100' Deep Lot = 19' to garage

SIDE:

- 45' wide 4' and 5' sides

REAR:

- 100' deep lots
- 15' rear SB**
- 25% Reduction from current standard

Proposed setback standards (This plan only): Modifying the current rear setback standards allows for a livable single-story plan in the Elan series to serve the growing segment of the population demanding single-story living. Additionally, having a single story plan in the Elan series provides for a more diverse streetscape throughout the community. All other plans in this project conform to current setback standards.



ELAN: 2674 PLAN: FRONT ELEVATIONS



*Plan Two The Ranch
Color Combination 2*



*Plan Two The Delta
Color Combination 3*



*Plan Two The Modern
Color Combination 1*



ELAN: 2674 PLAN: FLOORPLAN



Bedroom 5 Option



Den Option



Plan Two X Made Living Option



Standard Lower Floor Plan



Standard Upper Floor Plan



Tech Space Option Adds 95 sq. ft.



Bedroom 4 Option



ELAN: 2674 PLAN: SETBACKS

SETBACK STANDARDS:

FRONT:

- 13' to Living
- 19' to Garage
- 5' and 4' Side Yards

REAR:

20% , no less than 10'

SIDE:

5' one side, 4' one side

SERIES TWO - PLAN TWO (TWO STORY) SETBACK:

FRONT:

- 100' Deep Lot = 16' to living
- 100' Deep Lot = 19' to garage

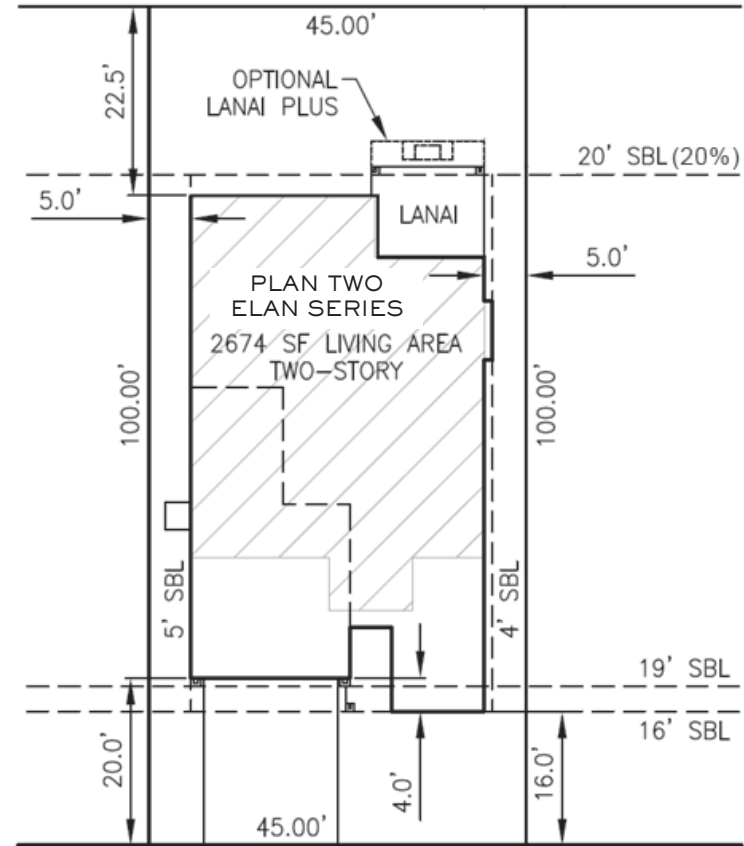
REAR:

22.5' Rear Yard

No setback adjustments requested for this home.

SIDE:

45' Wide Lot = 5' side Yard



Plan 1 Overall Dimensions
(Including Lanai and Protrusions)
36'x65'



ELAN: 3341 PLAN: FRONT ELEVATIONS



*Plan Three The Ranch
Color Combination 3*



*Plan Three The Delta
Color Combination 7*



*Plan Three The Modern
Color Combination 8*



ELAN: 3341 PLAN: FLOORPLAN



ELAN: 3341 PLAN: SETBACKS

SETBACK STANDARDS:

FRONT:

- 13' to Living
- 19' to Garage
- 20% , no less than 10'

SIDE:

- 5' one side, 4' one side

REAR:

- 20% , no less than 10'

SERIES TWO PLAN THREE (TWO STORY) SETBACK:

FRONT:

- 100' Deep Lot = 16' to living
- 100' Deep Lot = 19' to garage

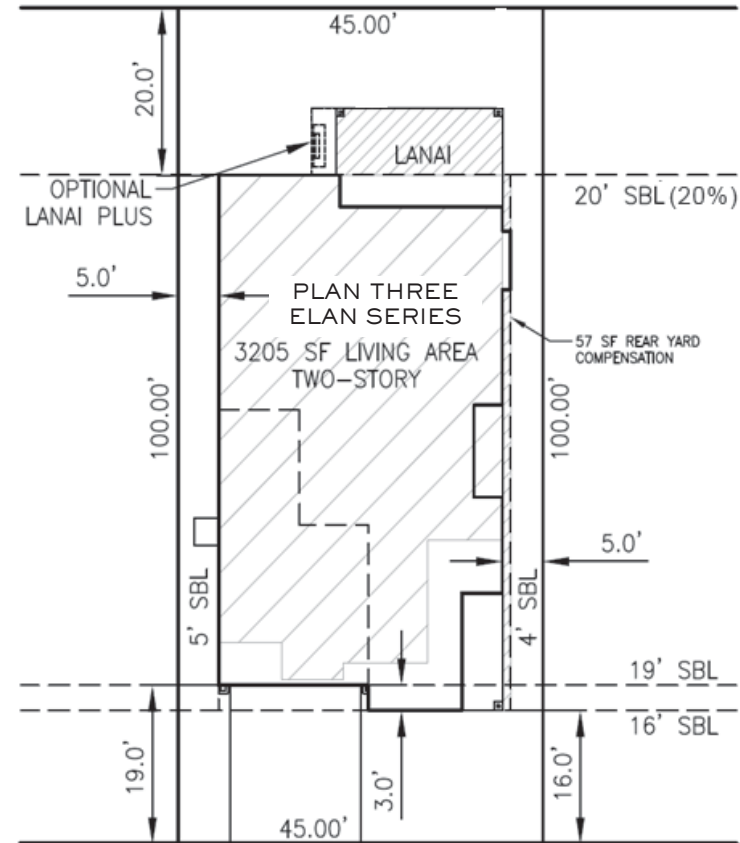
REAR:

- 100' Deep Lot = 20' Rear Yard

No setback adjustments requested for this home.

SIDE:

- 45' Wide Lot = 5' side Yard



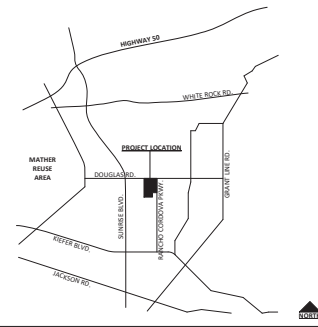
Plan 1 Overall Dimensions
(Including Lanai and Protrusions)
35'x72'



PREMIER HOMES

ELEMENTS MONTELENA

ELAN - PLAN 1 (SERIES 2 - PLAN 1)



VICINITY MAP



THE DELTA



THE RANCH



THE MODERN

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A3.14	DIMENSION & FLOORING PLAN
A3.15	SCHEDULES
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SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS

SEAN FREITAS ARCHITECT

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PROJECT: 20180510

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GRANITE BAY, CA 95746
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ELAN - PLAN 1 (SERIES 2 - PLAN 1)
ELEMENTS MONTELENA

PREMIER HOMES
DOUGLASS RD & RANCHO CORDOVA PKWY.
RANCHO CORDOVA, CA 95742

TITLE: 02/04/2018

ISSUE:

Project Issue Date:	Issue Date:
Project Issue Date:	Project Issue Date:
Revision Number:	Revision Number:
Revision Date:	Revision Date:

ARCHITECT'S APPROVAL:

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS FROM THE ARCHITECT AND LOCAL BUILDING AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

SHEET:

A1.11

SHEET: OF SHEETS

GENERAL BUILDING NOTES

5.01 DATA AND MEASUREMENTS:
DRAWING DATA CONTAINED HEREIN IS AS EXACT AS COULD BE DETERMINED WITHIN THE PROJECT DESIGNER'S DESIGN SCOPE OF SERVICES RENDERED. AS SUCH THE ABSOLUTE ACCURACY OF THE DESIGN DATA IS NOT GUARANTEED. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL ENDEAVOR TO OBTAIN, VERIFY AND CONFIRM EXACT DESIGN DATA ON SITE AND SUITABLY ADAPT THE WORK TO CONFORM TO EXACT CONDITIONS ON SITE. THE CONTRACTOR SHALL REPORT ANY DESIGN DATA AMBIGUITIES OR DISCREPANCIES CONTAINED IN THE CONTRACT TO THE OWNER IN WRITING. ALL MODIFICATIONS REQUIRED TO ADAPT THE WORK SHALL BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

5.02 DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS AND ACTUAL BUILDING MEASUREMENTS TAKE PRECEDENCE OVER SCALED DRAWING INFORMATION.

5.03 DIMENSIONS TO DOORS, WINDOWS, AND OPENINGS ARE NOMINAL WIDTHS. REFER TO THE MANUFACTURER FOR ACTUAL ROUGH OPENINGS.

5.04 ALL WALL DIMENSIONS ARE ACTUAL. FACE OF STUD TO FACE OF STUD. WALL FINISH DIMENSIONS ARE NOT TAKEN INTO ACCOUNT AND ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO DETERMINE PROPER CLEARANCES.

SUBSTITUTIONS FOR SPECIFIED MATERIALS:
6.01 SPECIFIC TRADE NAMES MENTIONED IN THE DRAWINGS ARE FOR THE PURPOSES OF ESTABLISHING MINIMUM STANDARDS OF QUALITY, STYLE OR TYPE, AND SHALL NOT BE CONSTRUED TO RESTRICT SUBSTITUTIONS. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER IN WRITING WITHIN A SUFFICIENT TIME FRAME AS NOT TO DELAY PROJECT COMPLETION.

ROOF PREMANUFACTURED TRUSS SYSTEM:
12.01 IF IT IS ELECTED THAT ROOF FRAMING IS TO BE A PREMANUFACTURED TRUSS SYSTEM, THE TRUSS MANUFACTURER, CONTRACTOR AND CLIENT SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BUILDING TRUSSES AND INSTALLING. HDD LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS AND ACTUAL DIMENSIONS AS USED BY THE TRUSS MANUFACTURER. ANY ACTUAL DIMENSION DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF HDD PRIOR TO BUILDING TRUSSES. ANY DISCREPANCIES DISCOVERED AFTER TRUSSES ARE BUILT ARE NOT THE LIABILITY OF HDD.

BUILDING SHEET ABBREVIATIONS

AB	ANCHOR BOLT	SAU	SAUWAZED	SHING	SHEATHING
ADJ	ADJACENT	GL	GLASS	SHWR	SHOWER
ALUM	ALUMINUM	GYP	GYP/SLM	SIM	SIMILAR
BM	BEAM	H	HIGH OR HEIGHT	SIMP	SIMPSON
BOW	BOTTOM OF WALL	HB	HOSE BIBB	S&D	SLIDING
BLKG	BLOCKING	JTS	JOIST	S&P	SHELF & POLE
BRD	BOARD	LAV	LAVATORY	STRUCT	STRUCTURAL
CC	CENTER TO CENTER	LB	POUND	T	TREAD
CL	CENTERLINE	LIN	LINEN	TEMP	TEMPERED
CEM	CEMENT	LT	LIGHT	TOC	TOP OF CONCRETE
CER	CERAMIC	MANF	MANUFACTURER	TG	TOP OF GRADE
CJ	CONTROL JOINT	MAX	MAXIMUM	TOP	TOP OF FLOOR
CG	CEILING	MC	MEDICINE CABINET	TOP	TOP OF PAVEMENT
CLR	CLEAR	MIN	MINIMUM	TDG	TOP OF SLAB
CLO	CLOSET	MTL	METAL	TOW	TOP OF WALL
CD	CLEANOUT	N	NORTH	TV	TELEVISION
CONC	CONCRETE	O/	OVER	TYP	TYPICAL
CONTIN	CONTINUOUS	OC	ON CENTER	UCR	UNDER COUNTER REFRIG.
DBL	DOUBLE	OFD	OWNER FURNISHED CONTRACTOR INSTALLED	W	WEST
DF	DOUGLAS FIR	W/	WITH	W	WEST
DI	DRAIN INLET	PB	PUSH BUTTON	WC	WATER CLOSET
DA	DIAMETER	PH	PHONE	WD	WOOD
DR	DOOR	PL	PLATE	WH	WATER HEATER
DW	DISH WASHER	PC	POINT OF CONNECTION	WP	WATER PROOF
E	EASE	PT	PRESSURE TREATED	W/W	WELDED WIRE MESH
EL	ELEVATION	R	RISK		
EQ	EQUAL	REF	REFRIGERATOR		
FF	FINISH FLOOR	RENF	REINFORCED		
FX	FIXTURE	RM	ROOM		
FLOR	FLUORESCENT	RWD	REDWOOD		
FP	FIRE PLACE	S	SOUTH		
GA	GAUGE	SB	SET BACK		
GFI	GROUND FAULT INTERRUPTER	SF	SQUARE FOOT		

PROJECT TEAM

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WWW.VILLARA.COM

TRUSS DESIGN:
ENTRUSSED
5065 COMMERCIAL PLACE, SHERIDAN, CA 95661
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916.791.3486

CIVIL ENGINEER:
DAVID@CASPRINKLER.NET

FIRE PROTECTION DESIGN:
INNOVATIVE FIRE SYSTEMS
108 MAIN STREET, ROSEVILLE, CA 95678
916.842.0593

NEW HOME

PROJECT DATA

APPLICABLE BUILDING CODE: 2016 CBC, CBC, CEC, CMC, CPC, CEC, CFC (ENERGY CODES), CFC, & CGC

OCCUPANCY GROUP: R-3U (SINGLE FAMILY RESIDENCE) U (GARAGE)

CONSTRUCTION TYPE: TYPE V8 SINGLE STORY FIRE SPRINKLED PER CBC 903.5.6.10.3.0

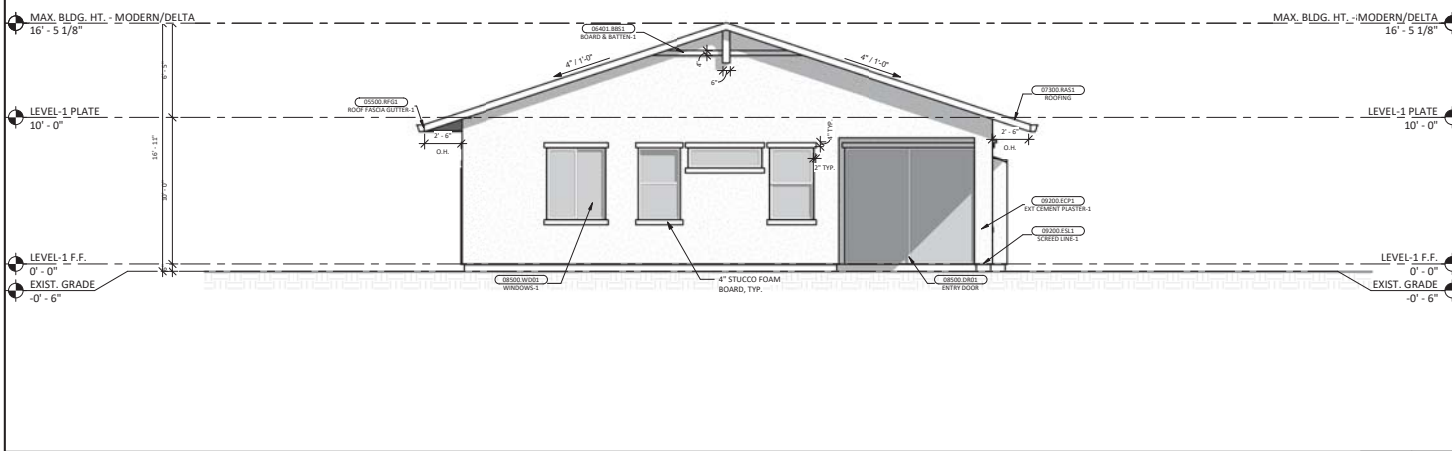
BUILDING AREA

SPACE	EXISTING	PROPOSED	NET CHANGE
GARAGE	0 S.F.	403 S.F.	403 S.F.
FRONT PORCH	0 S.F.	57 S.F.	57 S.F.
BACK PATIO	0 S.F.	105 S.F.	105 S.F.
TOTAL UNCONDITIONED AREA:	0 S.F.	565 S.F.	565 S.F.
RESIDENCE	0 S.F.	1,863 S.F.	1,863 S.F.
TOTAL CONDITIONED FLOOR AREA:	0 S.F.	1,863 S.F.	1,863 S.F.
LOT COVERAGE:	0 S.F.	2,428 S.F.	2,428 S.F.

FH DESIGN, INC. LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.



ELEVATION - FRONT - THE DELTA SCALE 1/4" = 1'-0" 1



ELEVATION - REAR - THE DELTA SCALE 1/4" = 1'-0" 2

LEGEND: ELEVATIONS EXTERIOR	
07300 BASS	ROOFING-1: OWNER SELECTED TILE ROOFING OVER 2 LAYERS 30 LB FELT AND PLYWOOD SHEATHING. TYP.
09500 BFG1	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
09500 WOOD	WINDOWS-1: AS SELECTED BY OWNER. CALLX ALL EXTERIOR JOINTS (TYP). SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
09500 EOOD	DOORS-1: AS SELECTED BY OWNER. CALLX ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
09500 EOOD	ENTRY DOOR-1: AS SELECTED BY OWNER. CALLX ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
09200 ECP1	EXTERIOR CEMENT PLASTER-1: ONE COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE D BUILDING PAPER. SEE K.C. REPORT: ESR - 1114
09200 ESL1	SCREENED LIN-1: CEMENT PLASTER SCREENED LINE SHALL BE PLACED PARALLEL WITH AND 1/2" ABOVE FINISH GRADE LINE (NOT STEPPED). TYP. U.N.O.
09401 S35	1/2" LAP SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09401 S35	SHEET SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09700 MVS1	MASONRY VENEER-1: STONE VENEER OVER 17 GAUGE WIRE WOVEN FABRIC ATTACHED WITH FASTENERS PER C.B.C. TABLE 25. COVER TWO LAYERS OF GRADE D BUILDING PAPER AND PLYWOOD SHEATHING. STONE TYPE: STREAMSTONE OR AS SELECTED BY OWNER.
12040 S421	STREET ADDRESS-1: 12" HIGH BLACK IRON STREET ADDRESS NUMERALS PER CURRENT ADOPTED EDITION OF THE IBC, SEC. 903.
09500 O401	SABLE END VENT: 18" X 24" PAINT 1 COAT AS SELECTED BY OWNER.
09401 BBS1	BOARD & BATTEN-1: 1/4" BOARD & BATTEN AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.

SEAN FREITAS
ARCHITECT

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PROJECT: 20180510

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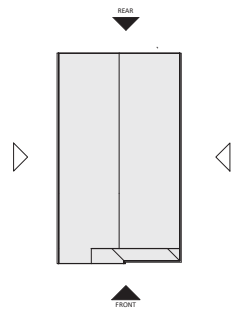
ELAN - PLAN 1 (SERIES 2 - PLAN 1)
ELEMENTS MONTELENA
PREMIER HOMES
DOUGLAS RD. & RANCHO OROVOYA PKWY.
RANCHO OROVOYA, CA 95742

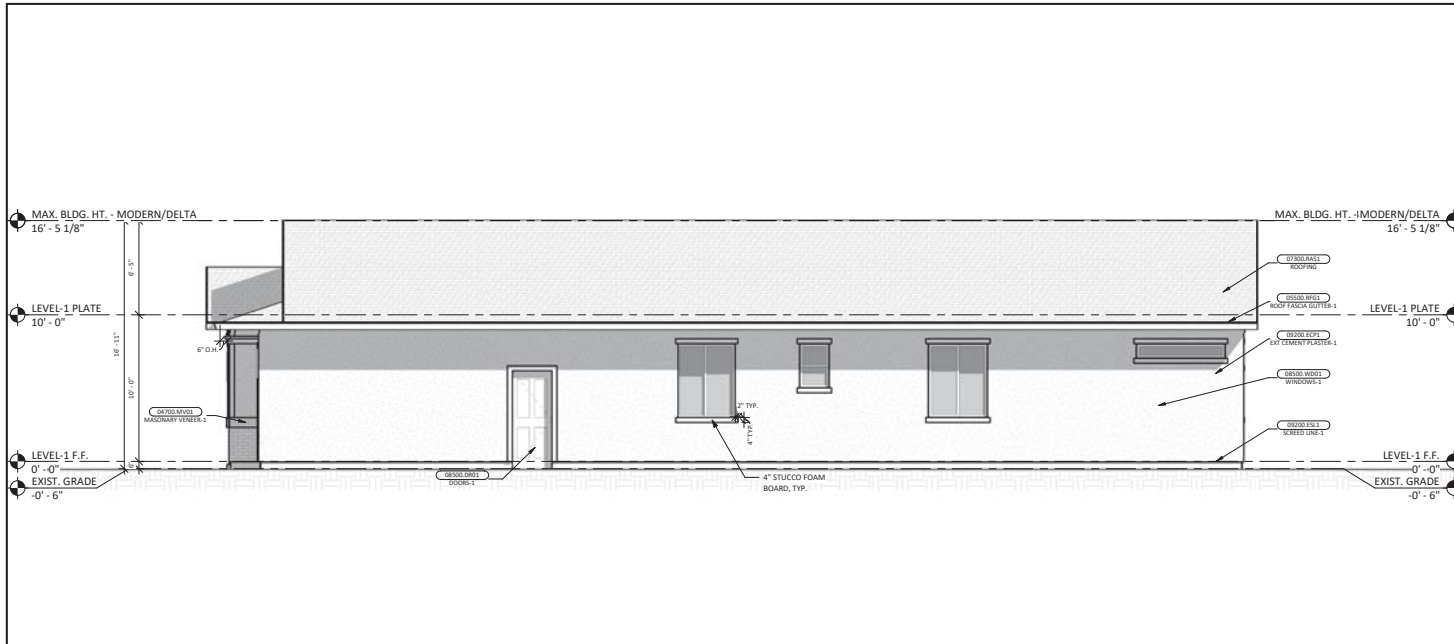
TITLE: EXTERIOR ELEVATIONS - THE DELTA	
ISSUE:	Issue Date:
Project Start Date:	Project Status:
Sheet Issue Date:	10/12/21
Revision Number:	Revision Date:
	11/20/21

ARCHITECT'S APPROVAL:

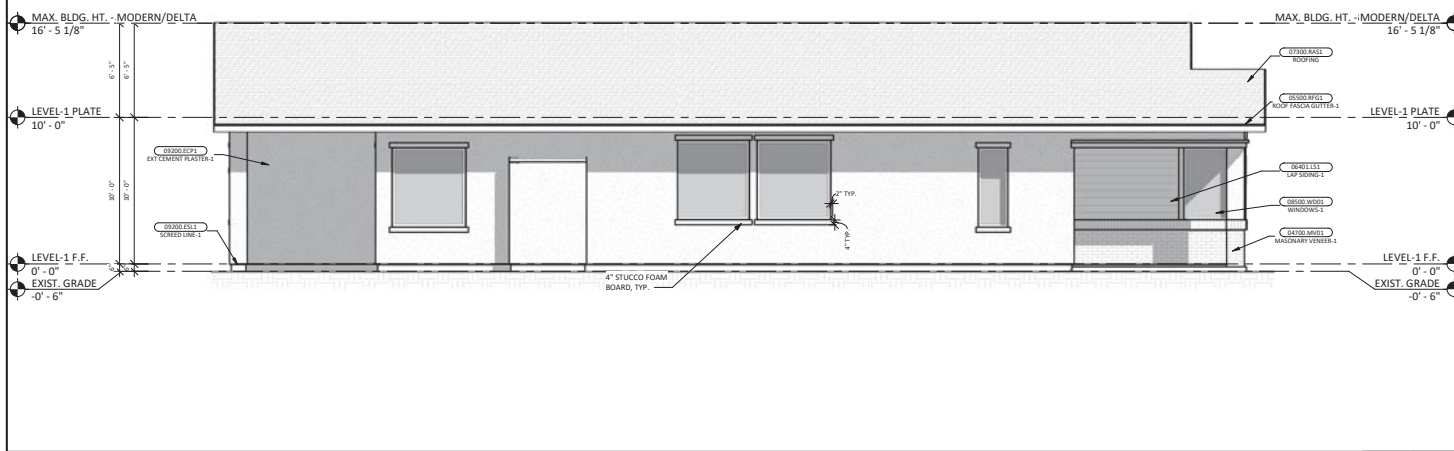
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SHEET:
A7.11
SHEET: OF SHEETS



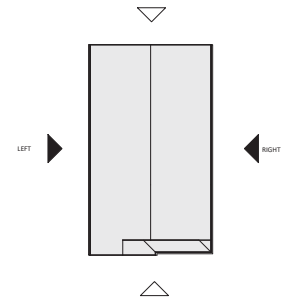


ELEVATION - RIGHT - THE DELTA SCALE 1/4" = 1'-0" 1



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

LEGEND: ELEVATIONS EXTERIOR	
07300 RASF	ROOFING-1: OWNER SELECTED TILE ROOFING OVER 2 LAYERS 30 LB FELT AND PLYWOOD SHEATHING. TYP.
05500 BFGL	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
05500 WDDL	WINDOWS-1: AS SELECTED BY OWNER. CALLK ALL EXTERIOR JOINTS (TYP. SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 DRH1	DOORS-1: AS SELECTED BY OWNER. CALLK ALL EXTERIOR JOINTS (TYP. SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 DOD1	ENTRY DOOR-1: AS SELECTED BY OWNER. CALLK ALL EXTERIOR JOINTS (TYP. SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
09200 ELP1	EXTERIOR CEMENT PLASTER-1: ONE COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE D BUILDING PAPER. SEE KC REPORT ESK - 1154
09200 ESL1	SCREENED LINE-1: CEMENT PLASTER SCREENED LINE SHALL BE PLACED PARALLEL WITH AND 1" ABOVE FINISH GRADE LINE (NOT STEPPED). TYP. U.N.O.
06401 LSS	4" LAP SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
06401 SSS	SHEET SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
04700 MVU5	MASONRY VENEER-1: STONE VENEER OVER 17 GAUGE WIRE WOVEN FABRIC ATTACHED WITH FASTENERS PER C.I.C. TABLE 25. OVER TWO LAYERS OF GRADE D BUILDING PAPER AND PLYWOOD SHEATHING. STONE TYPE: STREAMSTONE OR AS SELECTED BY OWNER.
13400 SAG1	STREET ADDRESS-1: 12" HIGH BLACK IRON STREET ADDRESS NUMERALS PER CURRENT ADOPTED EDITION OF THE CBC, SEC. 903.
05500 WDDL	CABLE END VENT: 18" X 24". PAINT 3-COAT AS SELECTED BY OWNER.
04701 BRB1	BOARD & BATTEN-1: 14" BOARD & BATTEN AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.



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ELAN - PLAN 1 (SERIES 2 - PLAN 1)
ELEMENTS MONTELENA
PREMIER HOMES
DOUGLAS RD. & RANCHO CORDOVA PKWY.
RANCHO CORDOVA, CA 95742

TITLE:
EXTERIOR ELEVATIONS - THE DELTA

ISSUE:

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Sheet Issue Date:	10/12/21
Revision Number:	Revision Number:
Revision Date:	11/20/21

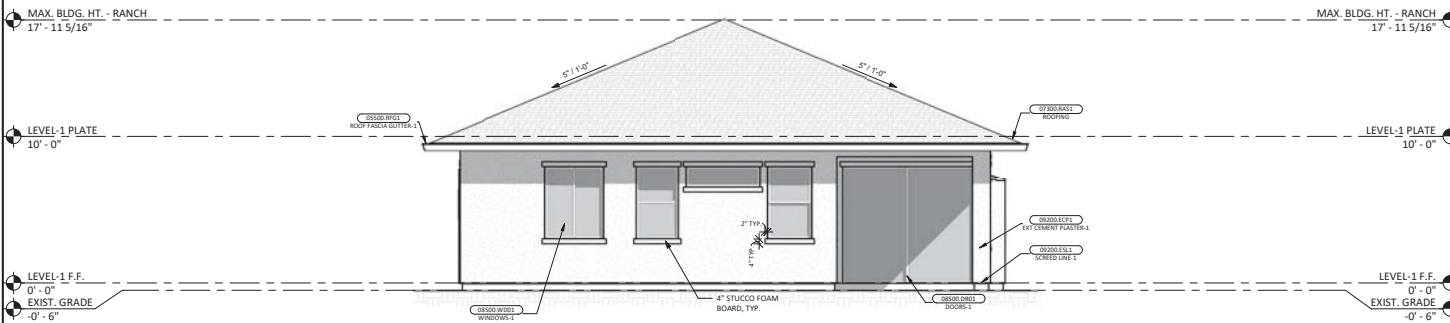
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SHEET:
A7.12
SHEET: OF SHEETS



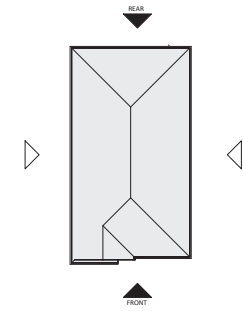
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ELEVATION - REAR - THE RANCH SCALE 1/4" = 1'-0" 2

LEGEND: ELEVATIONS EXTERIOR

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08500 BFLS	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
08500 WOOD	WINDOWS-1: AS SELECTED BY OWNER. CALK ALL EXTERIOR JOINTS (TYP.) SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 DRB1	DOORS-1: AS SELECTED BY OWNER. CALK ALL EXTERIOR JOINTS (TYP.) SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 EDO1	ENTRY DOOR-1: AS SELECTED BY OWNER. CALK ALL EXTERIOR JOINTS (TYP.) SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
09200 EXPT	EXTERIOR CEMENT PLASTER-1: ONE COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE D BUILDING PAPER SEE KC REPORT ESR - 1154
09200 SLS1	SCREENED LINE-1: CEMENT PLASTER SCREENED LINE SHALL BE PLACED PARALLEL WITH AND 1" ABOVE FINISH GRADE LINE (NOT STEPPED) TYP. U.N.O.
09400 SLS	4" LAP SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09400 MV05	SHEET SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
10400 SAG1	STREET ADDRESS-1: 12" HIGH BLACK IRON STREET ADDRESS NUMERALS PER CURRENT ADOPTED EDITION OF THE CMC, SEC. 103.
09500 GVD1	CABLE END VENT: 18" X 24" PAINT 3-COAT AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09400 BRB1	BOARD & BATTEN-1: 14" BOARD & BATTEN AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.



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PROJECT: 20180510

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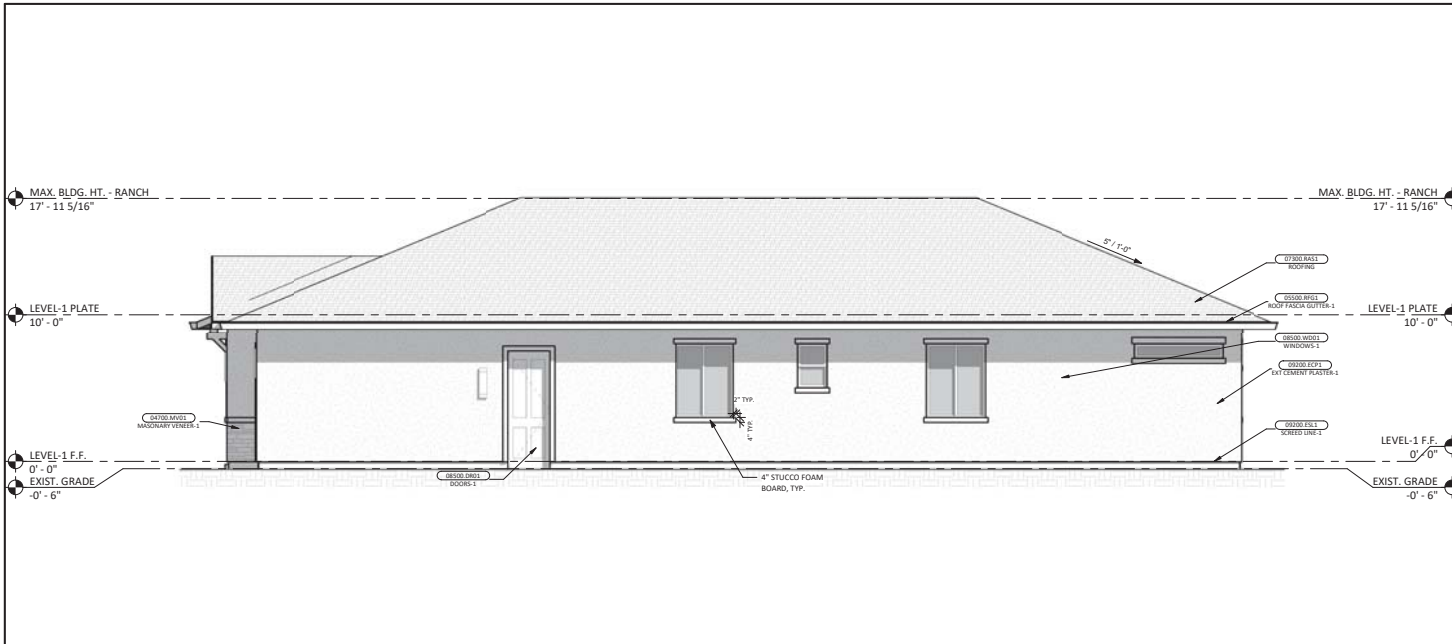
ELAN - PLAN 1 (SERIES 2 - PLAN 1)
ELEMENTS MONTELENA
PREMIER HOMES
DOUGLAS RD. & RANCHO CORDOVA PKWY.
RANCHO CORDOVA, CA 95742

TITLE: EXTERIOR ELEVATIONS - THE RANCH	
ISSUE:	
Project Issue Date:	Issue Date:
Sheet Issue Date:	Project Date:
Revision Number:	10/12/21
Revision Date:	11/09/21

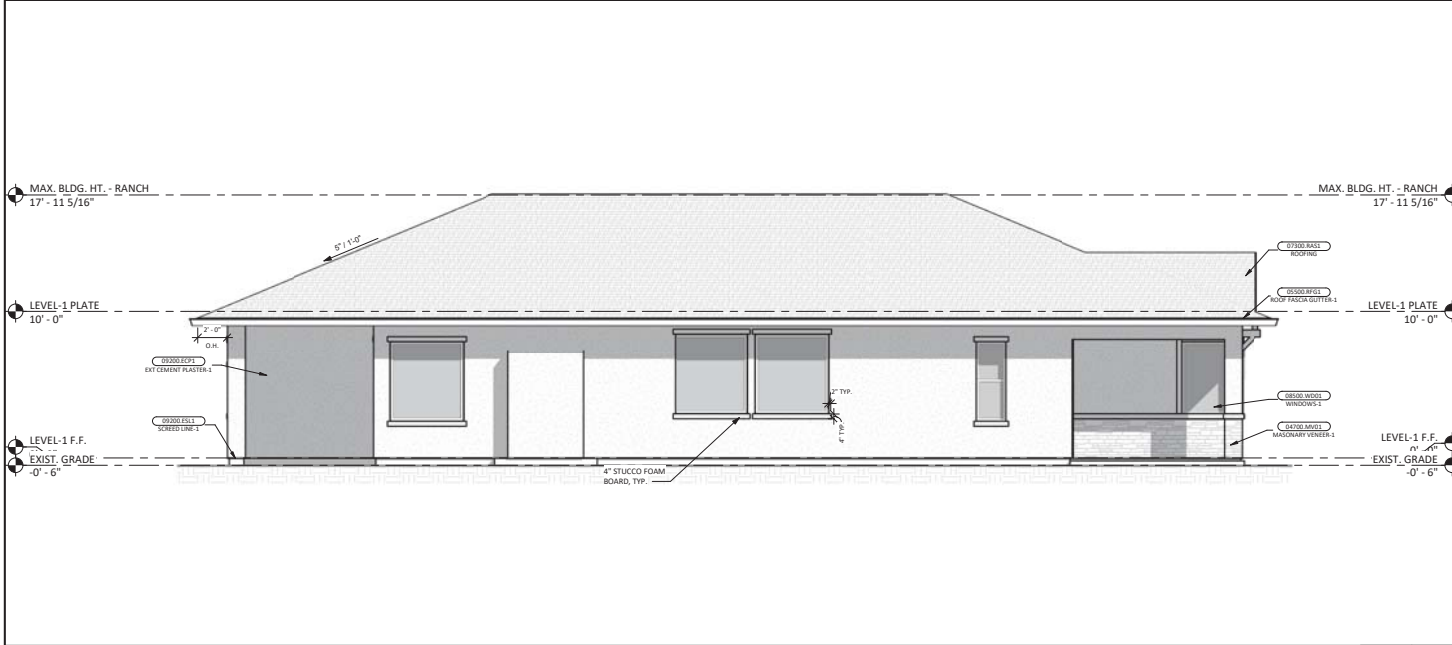
ARCHITECT'S APPROVAL:

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE CHANGED AND RE-SEAL BY THE ARCHITECT AND LOCAL BUILDING AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

SHEET:
A7.13
SHEET: OF SHEETS



ELEVATION - RIGHT - THE RANCH SCALE 1/4" = 1'-0" 1



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

LEGEND: ELEVATIONS EXTERIOR	
07300 BAST	ROOFING-1: OWNER SELECTED TILE ROOFING OVER 2 LAYERS 30 LB FELT AND PLYWOOD SHEATHING. TYP.
05500 BFGS1	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
08500 WOOD	WINDOWS-1: AS SELECTED BY OWNER. CALLS ALL EXTERIOR JOINTS (TYP). SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 DR01	DOORS-1: AS SELECTED BY OWNER. CALLS ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 EPL1	ENTRY DOOR-1: AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
09200 ESK1	EXTERIOR CEMENT PLASTER-1: ONE COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE D BUILDING PAPER. SEE KC REPORT ESK - 11M
09200 ESK1	SCREENED LINE-1: CEMENT PLASTER SCREENED LINE SHALL BE PLACED PARALLEL WITH AND 2" ABOVE FINISH GRADE LINE (NOT STEPPED). TYP. U.N.O.
09400 BBS1	6" LAP SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
04700 MV05	SHEET SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
04700 SAG1	MASONRY VENEER-1: STONE VENEER OVER 17 GAUGE WIRE WOVEN FABRIC ATTACHED WITH FASTENERS PER C.B.C. TABLE 25. OVER TWO LAYERS OF GRADE D BUILDING PAPER AND PLYWOOD SHEATHING. STONE TYPE: STREAMSTONE OR AS SELECTED BY OWNER.
05500 DVAL	STREET ADDRESS-1: 12" HIGH BLACK IRON STREET ADDRESS NUMERALS PER CURRENT ADOPTED EDITION OF THE CBC, SEC. 903.
04700 BBS1	GABLE END VENT: 18" X 24". PAINT 3 COAT AS SELECTED BY OWNER.
04700 BBS1	BOARD & BATTEN-1: 1/4" BOARD & BATTEN AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.



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PROJECT: 20180510

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ELAN - PLAN 1 (SERIES 2 - PLAN 1)
ELEMENTS MONTELENA
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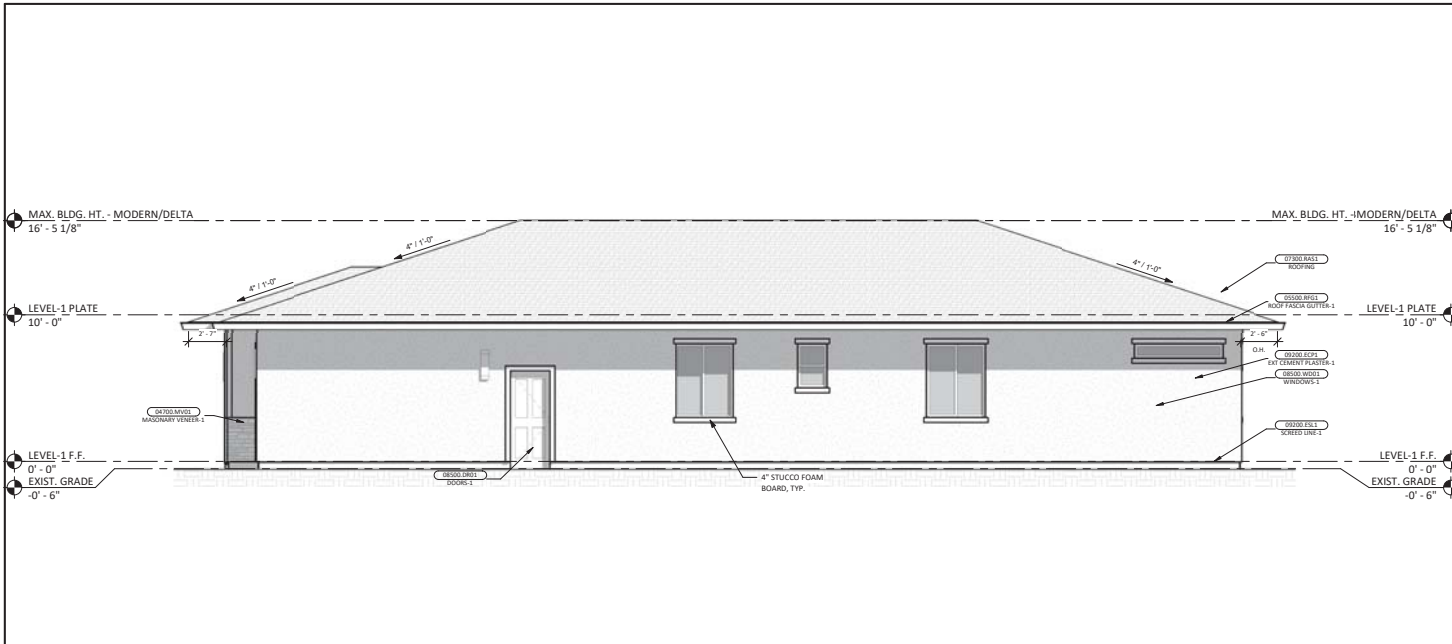
TITLE:
EXTERIOR ELEVATIONS - THE RANCH

ISSUE:
Project Issue Date: Issue Date:
Project Issue Date: Project Issue Date:
Revision Number: 10/12/21
Revision Date: 11/09/21

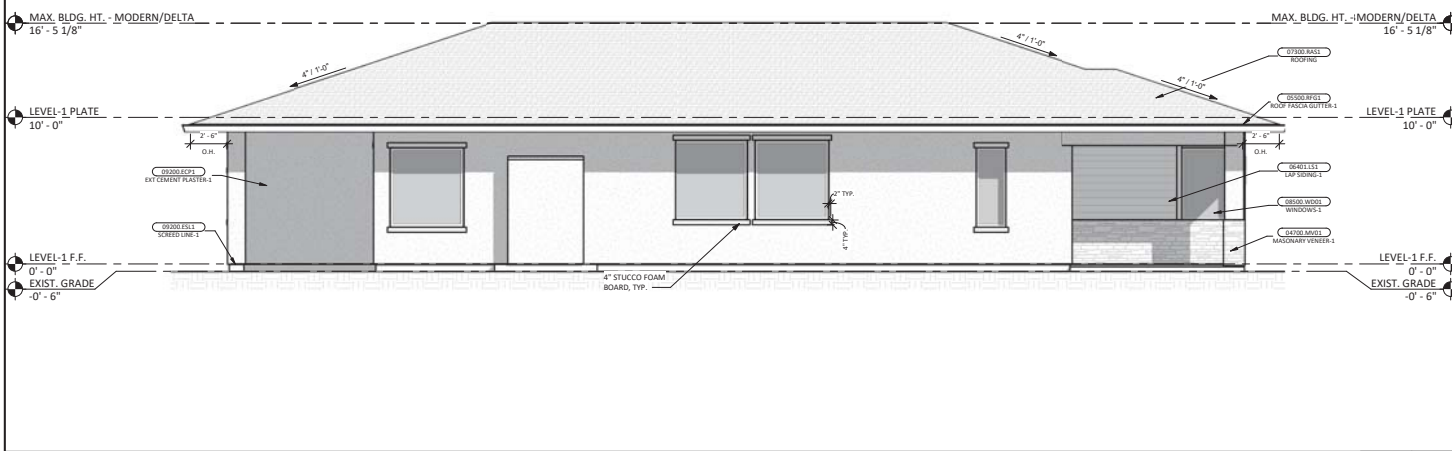
ARCHITECT'S APPROVAL:

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SHEET:
A7.14
SHEET: OF SHEETS

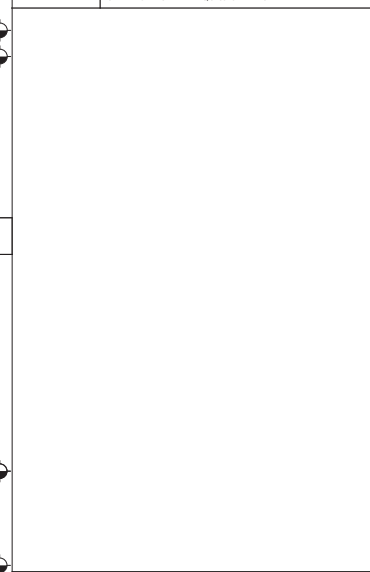


ELEVATION - RIGHT OPT - THE MODERN SCALE 1/4" = 1'-0" 1



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

LEGEND: ELEVATIONS EXTERIOR	
07300 RASF	ROOFING-1: OWNER SELECTED TILE ROOFING OVER 2 LAYERS 30 LB FELT AND PLYWOOD SHEATHING. TYP.
05500 BFGL	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
08500 WOOD	WINDOWS-1: AS SELECTED BY OWNER. CALLK ALL EXTERIOR JOINTS (TYP) SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 DRH1	DOORS-1: AS SELECTED BY OWNER. CALLK ALL EXTERIOR JOINTS (TYP) SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 EOOD	ENTRY DOOR-1: AS SELECTED BY OWNER. CALLK ALL EXTERIOR JOINTS (TYP) SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
09200 ECFP1	EXTERIOR CEMENT PLASTER-1: ONE COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE D BUILDING PAPER SEE KC REPORT ESK - 115M
09200 ESL1	SCREED LINE-1: CEMENT PLASTER SCREED LINE SHALL BE PLACED PARALLEL WITH AND 2" ABOVE FINISH GRADE LINE (NOT STEPPED) TYP. U.N.O.
09400 LSS1	1" LAP SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09400 LSS2	SHEET SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
04700 MV05	MASONRY VENEER-1: STONE VENEER OVER 17 GAUGE WIRE WOVEN FABRIC ATTACHED WITH FASTENERS PER C.I.C. TABLE 25. OVER TWO LAYERS OF GRADE D BUILDING PAPER AND PLYWOOD SHEATHING. STONE TYPE: STREAMSTONE OR AS SELECTED BY OWNER.
12400 SAG2	STREET ADDRESS-1: 12" HIGH BLACK IRON STREET ADDRESS NUMERALS PER CURRENT ADOPTED EDITION OF THE CBC, SEC. 903.
05500 WOOD	CABLE END VENT: 18" X 24". PAINT 3-COAT AS SELECTED BY OWNER.
09400 BBS1	BOARD & BATTEN-1: 14" BOARD & BATTEN AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.



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PROJECT: 20180510

ELAN - PLAN 1 (SERIES 2 - PLAN 1)
ELEMENTS MONTELENA
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TITLE: EXTERIOR ELEVATIONS - THE MODERN
ISSUE:
 Project Issue Date: _____ Issue Date: _____
 Project Status: _____ Project Status: _____
 Sheet Issue Date: 10/12/21 Sheet Issue Date: 10/12/21
 Revision Number: _____ Revision Number: 11/09/21

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SHEET:
A7.16
 SHEET: OF SHEETS

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ELAN - PLAN 1 (SERIES 2 - PLAN 1)
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 Project Issue Date: _____ Issue Date: _____
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SHEET:
A7.16
 SHEET: OF SHEETS

PREMIER HOMES ELEMENTS MONTELENA ELAN - PLAN 2 (SERIES 2 - PLAN 2)



VICINITY MAP



THE DELTA



THE RANCH



THE MODERN

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ARCHITECTURAL	COVER SHEET
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A3.11	FLOOR PLANS
A3.21	FLOOR PLANS
A3.22	FLOOR PLANS
A3.25	FLOOR PLANS
A3.26	FLOOR PLANS
A3.27	FLOOR PLANS
A3.41	FLOOR PLANS
A4.11	UTILITY PLAN
A6.11	ELECTRICAL LOAD CALCS
A6.12	SCHEDULES
A7.11	ROOF PLAN
A7.12	ROOF PLAN
A7.21	EXTERIOR ELEVATIONS - THE DELTA
A7.22	EXTERIOR ELEVATIONS - THE RANCH
A7.31	EXTERIOR ELEVATIONS - THE MODERN
A7.32	EXTERIOR ELEVATIONS - THE MODERN
A7.33	EXTERIOR ELEVATIONS - THE MODERN
A7.34	EXTERIOR ELEVATIONS - THE DELTA
A7.35	EXTERIOR ELEVATIONS - THE RANCH
A7.36	EXTERIOR ELEVATIONS - THE RANCH
A7.37	EXTERIOR ELEVATIONS - THE RANCH
A7.38	EXTERIOR ELEVATIONS - THE RANCH
A8.11	EXTERIOR ELEVATIONS - THE MODERN
A9.11	EXTERIOR ELEVATIONS - THE MODERN
A10.11	EXTERIOR ELEVATIONS - THE MODERN
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TITLE 24	TITLE 24 ENERGY COMPLIANCE
EN-2.0	TITLE 24 ENERGY COMPLIANCE
EN-2.1	TITLE 24 ENERGY COMPLIANCE
SOLAR	NEW ROOFTOP SOLAR PHOTOVOLTAIC
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MECHANICAL	GENERAL NOTES
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M-2.1	ELAN, PLAN 2A
M-3.1	ELAN, PLAN 2B
PLUMBING	INDEX, LEGEND, NOTES, SCHEDULE
P-0.1	PLUMBING DETAILS
P-0.2	PLUMBING DETAILS
P-2.1	GAS FLOOR PLAN
P-2.2	WASTE & VENT LAYOUT
P-2.3	HOT & COLD WATER LAYOUT
STRUCTURAL	FOUNDATION/FLOOR FRAMING PLAN
S1.11	FOUNDATION/FLOOR FRAMING PLAN
S1.12	FOUNDATION/FLOOR FRAMING PLAN
S2.11	SHEAR WALL PLAN
S3.11	STRUCTURAL ROOF FRAMING PLAN
S3.12	STRUCTURAL ROOF FRAMING PLAN
SC-1	STRUCTURAL NOTES AND CRITERIA
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS

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PROJECT: 20180510

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ELAN - PLAN 2 (SERIES 2 - PLAN 2)
ELEMENTS MONTELENA

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GENERAL BUILDING NOTES

- DATA AND MEASUREMENTS:**
- 5.01 DRAWING DATA CONTAINED HEREIN IS AS EXACT AS COULD BE DETERMINED WITHIN THE PROJECT DESIGNER'S DESIGN SCOPE OF SERVICES RENDERED. AS SUCH THE ABSOLUTE ACCURACY OF THE DESIGN DATA IS NOT GUARANTEED. THE GENERAL ENGINEER, CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL ENDEAVOR TO OBTAIN, VERIFY AND CONFIRM EXACT DESIGN DATA ON SITE AND SUITABLY ADAPT THE WORK TO CONFORM TO EXACT CONDITIONS ON SITE. THE CONTRACTOR SHALL REPORT ANY DESIGN DATA AMBIGUITIES OR DISCREPANCIES CONTAINED IN THE CONTRACT TO THE OWNER IN WRITING. ALL MODIFICATIONS REQUIRED TO ADAPT THE WORK SHALL BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- 5.02 **DO NOT SCALE THE DRAWINGS.** WRITTEN DIMENSIONS AND ACTUAL BUILDING MEASUREMENTS TAKE PRECEDENCE OVER SCALED DRAWING INFORMATION.
- 5.03 **DIMENSIONS TO DOORS, WINDOWS, AND OPENINGS ARE NOMINAL WIDTHS.** REFER TO THE MANUFACTURER FOR ACTUAL ROUGH OPENINGS.
- 5.04 **ALL WALL DIMENSIONS ARE ACTUAL.** FACE OF STUD TO FACE OF STUD. WALL FINISH DIMENSIONS ARE NOT TAKEN INTO ACCOUNT AND ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO DETERMINE PROPER CLEARANCES.
- SUBSTITUTIONS FOR SPECIFIED MATERIALS:**
- 6.01 SPECIFIC TRADE NAMES MENTIONED IN THE DRAWINGS ARE FOR THE PURPOSES OF ESTABLISHING MINIMUM STANDARDS OF QUALITY, STYLE OR TYPE, AND SHALL NOT BE CONSTRUED TO RESTRICT SUBSTITUTIONS. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER IN WRITING WITHIN A SUFFICIENT TIME FRAME AS NOT TO DELAY PROJECT COMPLETION.
- ROOF PREMANUFACTURED TRUSS SYSTEM:**
- 12.01 IF IT IS ELECTED THAT ROOF FRAMING IS TO BE A PREMANUFACTURED TRUSS SYSTEM, THE TRUSS MANUFACTURER, CONTRACTOR AND CLIENT SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BUILDING TRUSSES AND INSTALLING. HDD LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS AND ACTUAL DIMENSIONS AS USED BY THE TRUSS MANUFACTURER. ANY ACTUAL DIMENSION DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF HDD PRIOR TO BUILDING TRUSSES. ANY DISCREPANCIES DISCOVERED AFTER TRUSSES ARE BUILT ARE NOT THE LIABILITY OF HDD.

BUILDING SHEET ABBREVIATIONS

AB	ANCHOR BOLT	SAW	CALUMINIZED	SIFTS	SHEATHING
ADJ	ADJACENT	GL	GLASS	SHWR	SHOWER
ALUM	ALUMINUM	GYP	GYP/SUM	SIM	SIMILAR
BM	BEAM	H	HIGH OR HEIGHT	SIMP	SIMPSON
BOW	BOTTOM OF WALL	HB	HOSE BIBB	SLD	SLIDING
BLKG	BLOCKING	JTS	JOIST	S&P	SHELF & POLE
BRD	BOARD	LAV	LAVATORY	STRUCT	STRUCTURAL
CC	CENTER TO CENTER	LB	POUND	T	TREAD
CL	CENTERLINE	LN	LINEN	TEMP	TEMPERED
CEM	CEMENT	LT	LIGHT	TOC	TOP OF CONCRETE
CER	CERAMIC	MANF	MANUFACTURER	TOS	TOP OF GRADE
CG	CONTROL JOINT	MAX	MAXIMUM	TOP	TOP OF FLOOR
CEJ	CEILING	MK	MEDICINE CABINET	TOP	TOP OF PAVEMENT
CLR	CLEAR	MIN	MINIMUM	TOS	TOP OF SUB
CLO	CLOSET	MTL	METAL	TOW	TOP OF WALL
CD	CLEANOUT	N	NORTH	TV	TELEVISION
CONC	CONCRETE	O/	OVER	TYP	TYPICAL
CONTIN	CONTINUOUS	OC	ON CENTER	UCR	UNDER COUNTER REFRIG.
DBL	DOUBLE	OFD	OWNER FURNISHED CONTRACTOR INSTALLED	W	WEST
DF	DOUGLAS FIR	W/	W/	W	WEST
DI	DRAIN INLET	PB	PUSH BUTTON	WC	WATER CLOSET
DA	DIAMETER	PH	PHONE	WD	WOOD
DR	DOOR	PL	PLATE	WH	WATER HEATER
DW	DISH WASHER	POC	POINT OF CONNECTION	WP	WATER PROOF
E	EASE	PT	PRESSURE TREATED	WWR	WELDED WIRE MESH
EL	ELEVATION	R	RISK		
EQ	EQUAL	REF	REFRIGERATOR		
FF	FINISH FLOOR	RENF	REINFORCED		
FX	FIXTURE	RM	ROOM		
FLOR	FLUORESCENT	RWD	REDWOOD		
FP	FIRE PLACE	S	SOUTH		
GA	GAUGE	SB	SET BACK		
GFI	GROUND FAULT INTERRUPTER	SF	SQUARE FOOT		

PROJECT TEAM

DESIGNER:
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STRUCTURAL ENGINEER:
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SEAN FREITAS, ARCHITECT

TITLE 24 ENERGY CONSULTANT:
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4700 LINDA AVENUE, MILLICAN, CA 95652
916.646.3700
WWW.VILLARA.COM

TRUSS DESIGN:
ENTRUSSED
5065 COMMERCIAL PLACE, SHERIDAN, CA 95661
916.581.0807
916.791.3486

CIVIL ENGINEER:
DAVID CASPRINER, INC.

FIRE PROTECTION DESIGN:
INNOVATIVE FIRE SYSTEMS
108 MAIN STREET, ROSEVILLE, CA 95678
916.842.0593
DAVID.CASPRINER@NET

PROJECT DATA

APPLICABLE BUILDING CODE:	2016 CBC, CBC, CEC, CMC, CPC, CEC, CEC (ENERGY CODES), CFC, & CGC		
OCCUPANCY GROUP:	R-30 R-3 (SINGLE FAMILY RESIDENCE) U (GARAGE)		
CONSTRUCTION TYPE:	TYPE VB TWO STORY FIRE SPRINKLED PER CBC 613.1 OR WPA 13.0		
BUILDING AREA			
SPACE	EXISTING	PROPOSED	NET CHANGE
GARAGE	0 S.F.	541 S.F.	541 S.F.
FRONT PORCH	0 S.F.	52 S.F.	52 S.F.
REAR PORCH	0 S.F.	142 S.F.	142 S.F.
TOTAL UNCONDITIONED AREA:	0 S.F.	735 S.F.	735 S.F.
LEVEL 1 - RESIDENCE	0 S.F.	1,391 S.F.	1,391 S.F.
LEVEL 2 - RESIDENCE	0 S.F.	1,309 S.F.	1,309 S.F.
LEVEL 2 - TECH.	0 S.F.	1,407 S.F.	1,407 S.F.
TOTAL CONDITIONED FLOOR AREA:	STD. 0 S.F.	2,700 S.F.	2,700 S.F.
	TECH. 0 S.F.	2,798 S.F.	2,798 S.F.
LOT COVERAGE:	0 S.F.	2,126 S.F.	2,126 S.F.

PROJECT SCOPE

NEW HOME

TITLE: 20180510
ISSUE:
Project Issue Date: 10/12/18
Sheet Issue Date: 10/12/18
Revision Number: 11/01/18

ARCHITECT'S APPROVAL:

SEAN FREITAS ARCHITECT

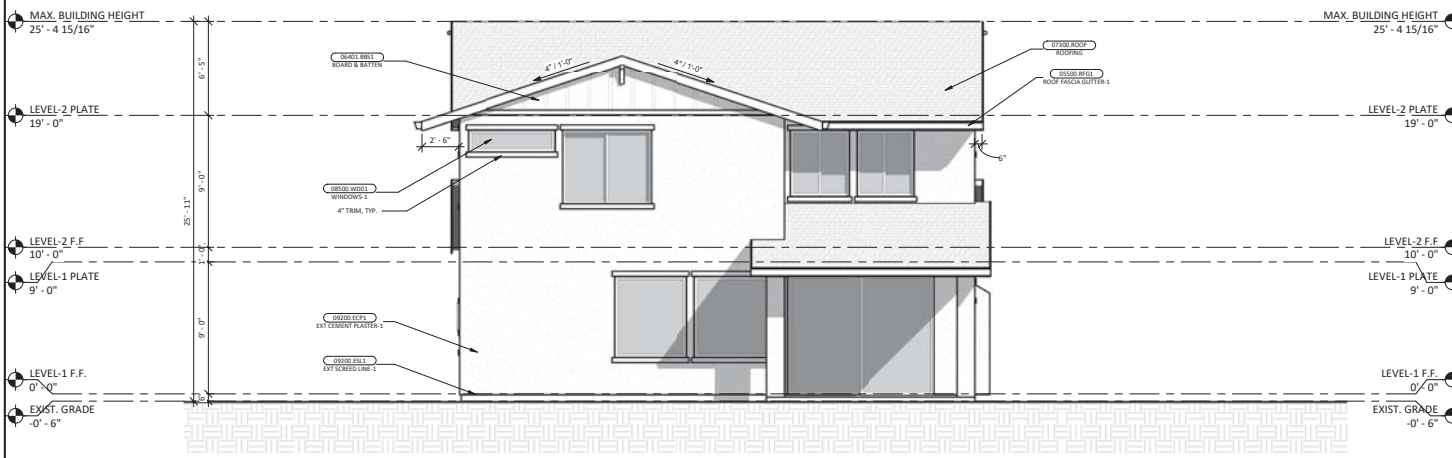
THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS FROM THE ARCHITECT AND LOCAL BUILDING AGENCY AND HAS OBTAINED THE PROJECT'S APPROVAL.

SHEET:
A1.11
SHEET: OF SHEETS

FH DESIGN, INC. LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.



SCALE: 0 2' 4' 8' PROPOSED EXTERIOR ELEVATION - FRONT - THE DELTA SCALE 1/4\"/>



SCALE: 0 2' 4' 8' PROPOSED EXTERIOR ELEVATION - REAR - THE DELTA SCALE 1/4\"/>

LEGEND: ELEVATIONS EXTERIOR

07300 RASL	ROOFING-1: OWNER SELECTED TILE ROOFING OVER 2 LAYERS 30 LB FELT AND PLYWOOD SHEATHING. TYP.
08500 BFGL	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
08500 WOOD	WINDOWS-1: AS SELECTED BY OWNER. CALLS ALL EXTERIOR JOINTS (TYP. SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 DRIS	DOORS-1: AS SELECTED BY OWNER. CALLS ALL EXTERIOR JOINTS (TYP. SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 EDO1	ENTRY DOOR-1: AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP. SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
09200 ECP1	EXTERIOR CEMENT PLASTER-1: ONE COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE D BUILDING PAPER. SEE K.C. REPORT: ESR - 1114
09200 ESL1	SCREENED LINE-1: CEMENT PLASTER SCREENED LINE SHALL BE PLACED PARALLEL WITH AND 6\"/>
09401 LBS	6\"/>
09401 SSS	SHEET SOING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8\"/>
09700 MVIS	MASONRY VENEER-1: STONE VENEER OVER 17 GAUGE WIRE WOVEN FABRIC ATTACHED WITH FASTENERS PER C.B.C. TABLE 25 COVER TWO LAYERS OF GRADE D BUILDING PAPER AND PLYWOOD SHEATHING. STONE TYPE: STREAMSTONE OR AS SELECTED BY OWNER.
10400 SAG1	STREET ADDRESS-1: 12\"/>
05500 OVAL	CABLE END VENT: 18\"/>
09401 BBS1	BOARD & BATTEN-1: 1/4\"/>

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ELAN - PLAN 2 (SERIES 2 - PLAN 2)
ELEMENTS MONTELENA
PREMIER HOMES
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TITLE:
EXTERIOR ELEVATIONS - THE DELTA

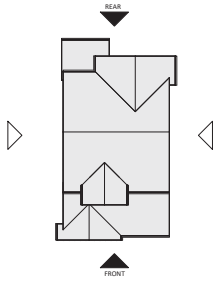
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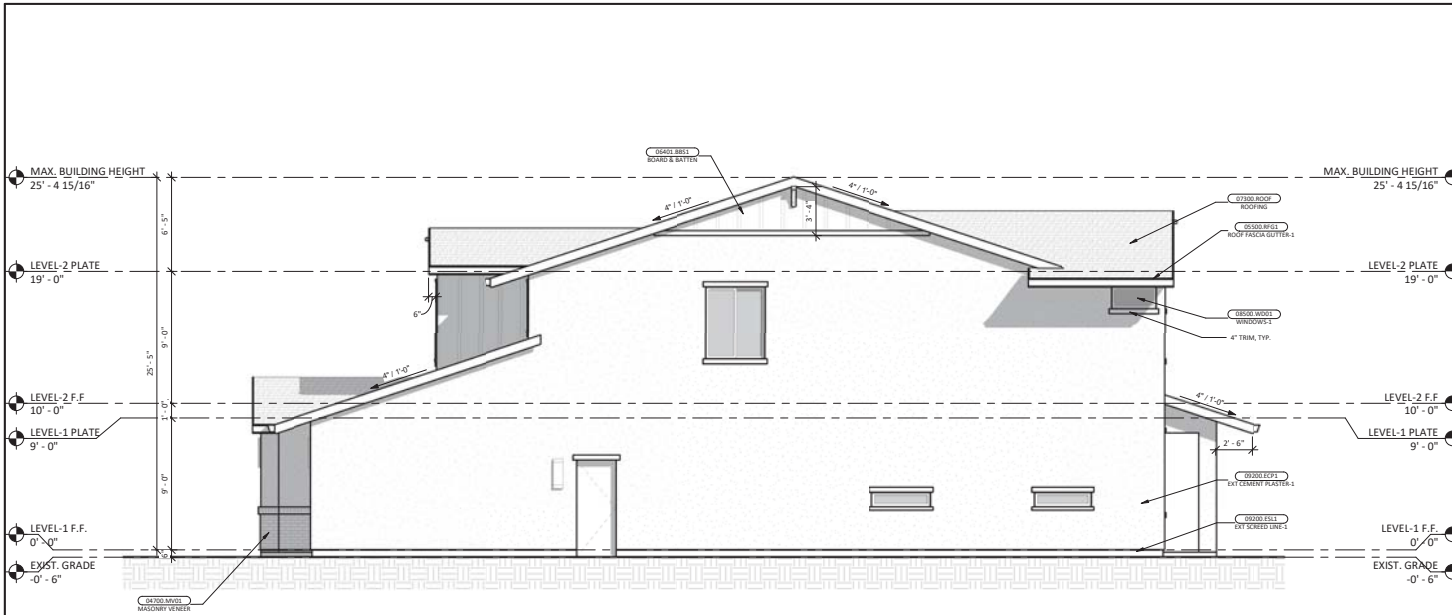
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Project Status:	Project Status:
Sheet Issue Date:	10/12/24
Revision Number:	Revision Number:
Revision Date:	11/09/24

ARCHITECT'S APPROVAL:

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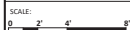
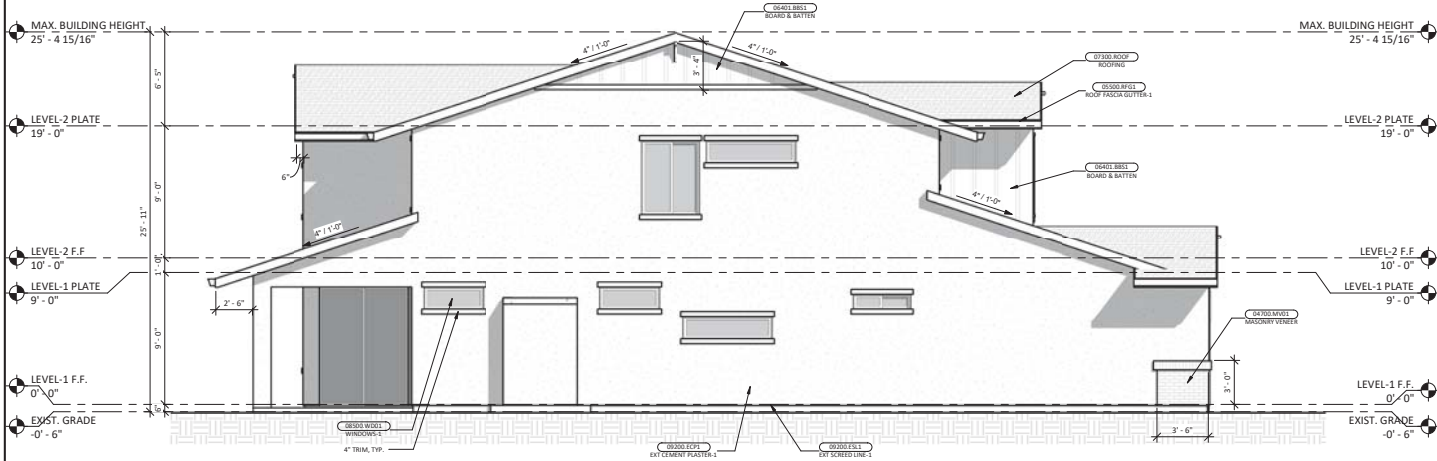
SHEET:
A7.11
SHEET: OF SHEETS





PROPOSED EXTERIOR ELEVATION - RIGHT - THE DELTA

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



PROPOSED EXTERIOR ELEVATION - LEFT - THE DELTA

SCALE 1/4" = 1'-0" 2

LEGEND: ELEVATIONS EXTERIOR

07300 RASL	ROOFING: OWNER SELECTED TILE ROOFING OVER 2 LAYERS 30 LB FELT AND PLYWOOD SHEATHING. TYP.
05500 BFGL	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
05500 WOOD	WINDOWS-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 DRD1	DOORS-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 EDO1	ENTRY DOOR-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
09200 ECP1	EXTERIOR CEMENT PLASTER-1: ONE COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE D BUILDING PAPER. SEE K.C. REPORT ESR - 1114
09200 ESL1	SCREENED LINE-1: CEMENT PLASTER SCREENED LINE SHALL BE PLACED PARALLEL WITH AND 1/4" ABOVE FINISH GRADE LINE (NOT STEPS) TYP U.N.O.
09401 L11	1" LAP SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09401 S11	SHEET SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09700 MV11	MASONRY VENEER-1: STONE VENEER OVER 17 GAUGE WIRE WOVEN FABRIC ATTACHED WITH FASTENERS PER C.B.C. TABLE 25. COVER TWO LAYERS OF GRADE D BUILDING PAPER AND PLYWOOD SHEATHING. STONE TYPE: STREAMSTONE OR AS SELECTED BY OWNER.
10400 SAG1	STREET ADDRESS-1: 12" HIGH BLACK IRON STREET ADDRESS NUMERALS PER CURRENT ADOPTED EDITION OF THE IBC, SEC. 903.
05500 OVAL	SABLE END VENT: 18" X 24" PAINT 1-COAT AS SELECTED BY OWNER.
06401 BBS1	BOARD & BATTEN-1: 1/4" BOARD & BATTEN AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.

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TITLE:
EXTERIOR ELEVATIONS - THE DELTA

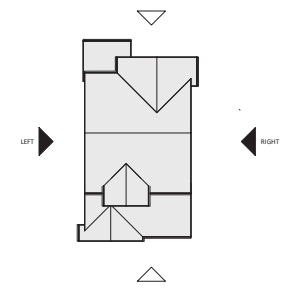
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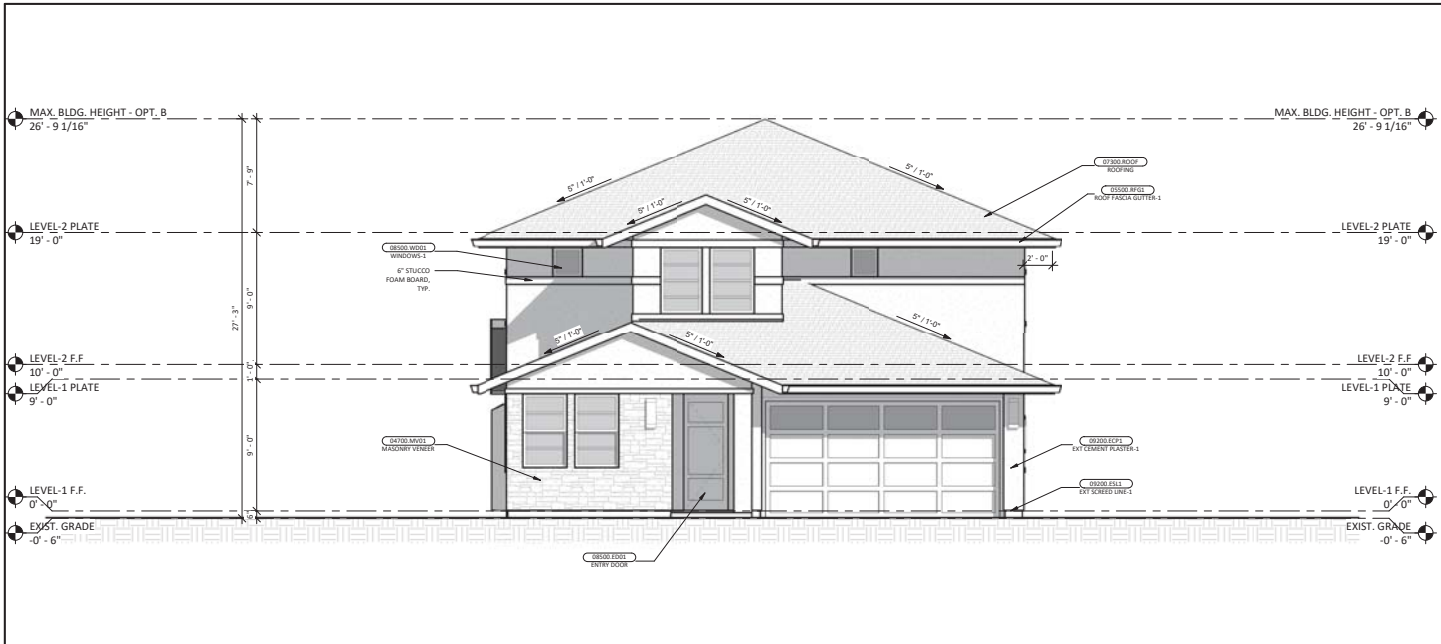
Project Issue Date:	Issue Date:
Sheet Issue Date:	Project Date:
Revision Number:	10/12/24
Revision Date:	11/09/24

ARCHITECT'S APPROVAL:

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SHEET:
A7.12
SHEET: 07 SHEETS

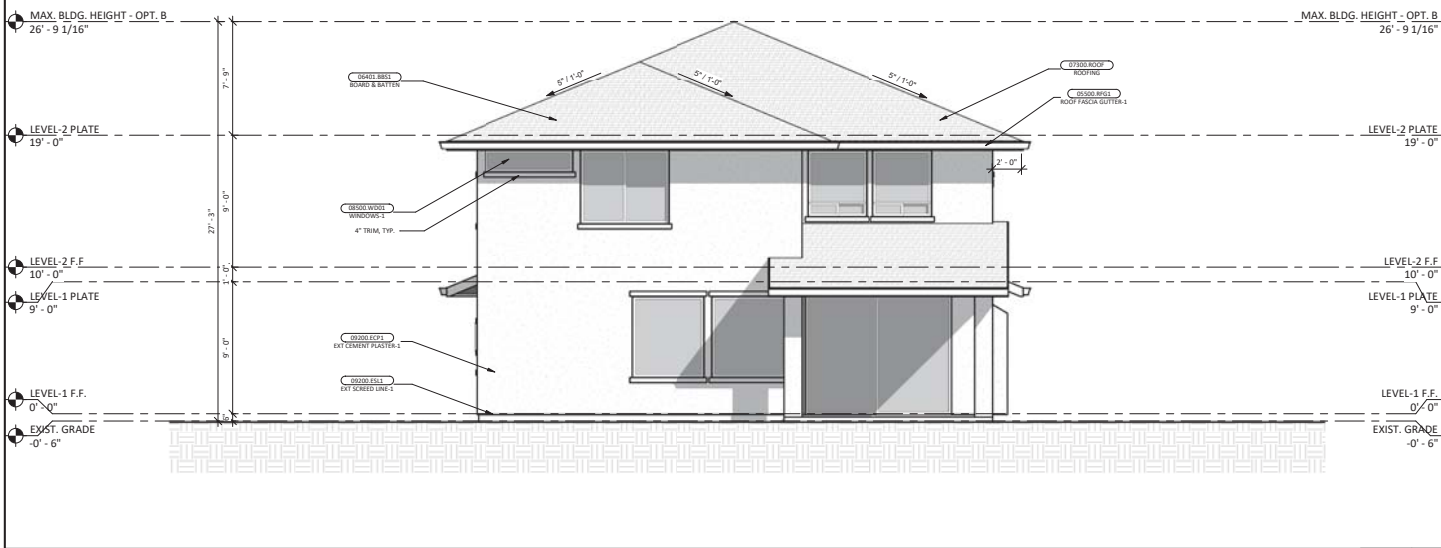




SCALE: 0 2 4 8'

PROPOSED EXTERIOR ELEVATION - FRONT - THE RANCH

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



SCALE: 0 2 4 8'

PROPOSED EXTERIOR ELEVATION - REAR - THE RANCH

SCALE 1/4" = 1'-0" 2

LEGEND: ELEVATIONS EXTERIOR	
07300 RASL	ROOFING: 1. OWNER SELECTED TILE ROOFING OVER 2 LAYERS 30 LB FELT AND PLYWOOD SHEATHING. TYP.
08500 BFGL	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
08500 WOOD	WINDOWS-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 DRH1	DOORS-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 EDO1	ENTRY DOOR-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
09200 ECP1	EXTERIOR CEMENT PLASTER-1: ONE COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE D BUILDING PAPER. SEE KC REPORT. ESR - 1114
09200 ESL1	SCREENED LINE-1: CEMENT PLASTER SCREENED LINE SHALL BE PLACED PARALLEL WITH AND 1/2" ABOVE FINISH GRADE LINE (NOT STEPS). TYP. U.N.O.
09400 LSL	1" LAP SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09400 SSL	SHEET SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09700 MVSL	MASONRY VENEER-1: STONE VENEER OVER 17 GAUGE WIRE WOVEN FABRIC ATTACHED WITH FASTENERS PER C.B.C. TABLE 25. OVER TWO LAYERS OF GRADE D BUILDING PAPER AND PLYWOOD SHEATHING. STONE TYPE: STREAMSTONE OR AS SELECTED BY OWNER.
10400 SADI	STREET ADDRESS-1: 12" HIGH BLACK IRON STREET ADDRESS NUMERALS PER CURRENT ADOPTED EDITION OF THE IBC, SEC. 903.
05500 OVAL	CABLE END VENT: 18" X 24" PAINT 1 COAT AS SELECTED BY OWNER.
09400 BBS1	BOARD & BATTEN-1: 1x4 BOARD & BATTEN AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.

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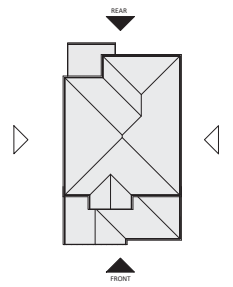
TITLE:
EXTERIOR ELEVATIONS - THE RANCH

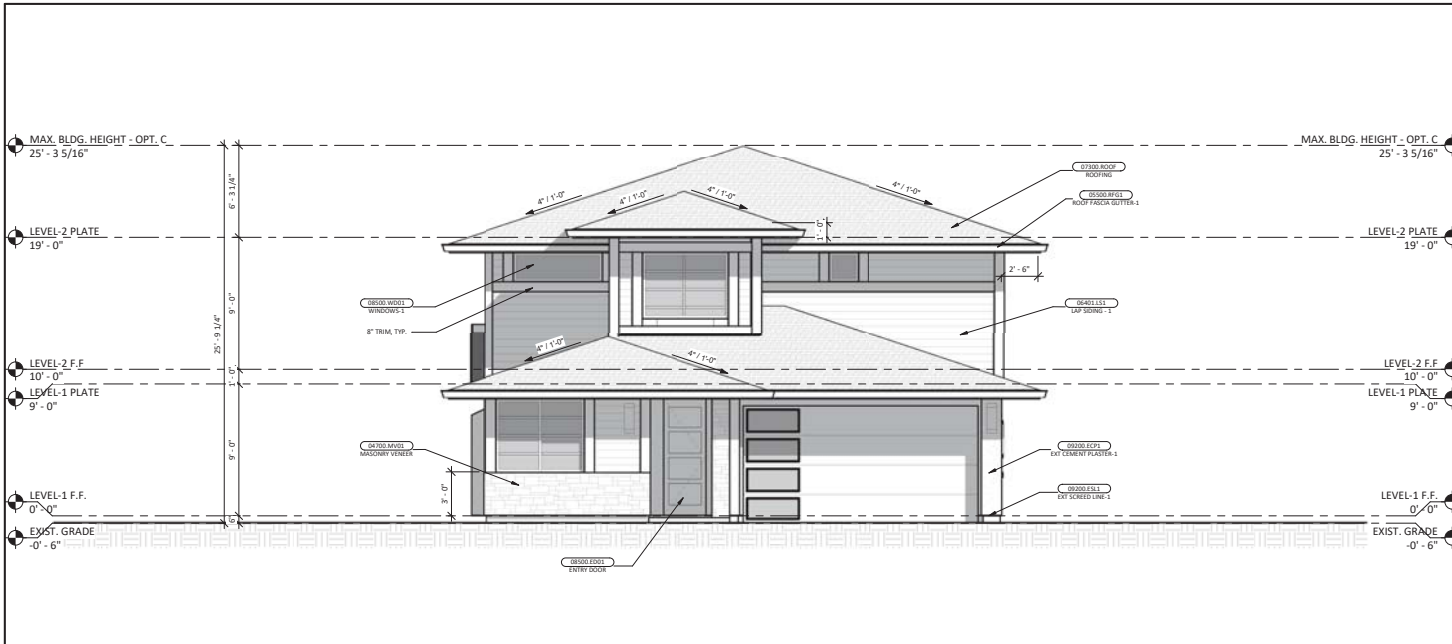
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Sheet Issue Date: 10/12/24
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ARCHITECT'S APPROVAL:

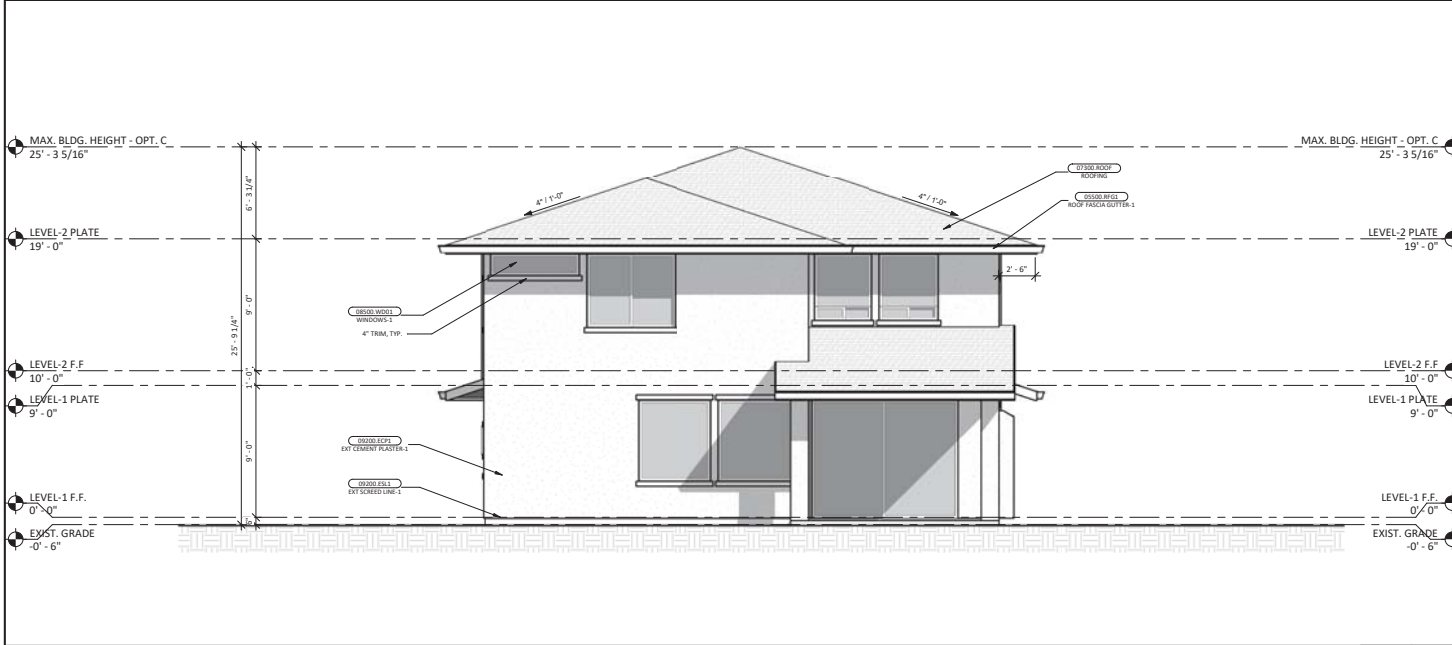
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SHEET:
A7.21
SHEET: OF SHEETS





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



SCALE: 1/4" = 1'-0" **2**

LEGEND: ELEVATIONS EXTERIOR	
07300 ROOF	ROOFING-1: OWNER SELECTED TILE ROOFING OVER 2 LAYERS 30 LB FELT AND PLYWOOD SHEATHING. TYP.
05500 WF01	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
08500 DR01	WINDOWS-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP. SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
09200 ECP1	DOORS-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP. SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
09200 ECP1	ENTRY DOOR-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP. SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
09200 ECP1	EXTERIOR CEMENT PLASTER-1: ONE COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE D BUILDING PAPER. SEE K.C. REPORT: ESR - 1114
09200 ESL1	SCREENED LINE-1: CEMENT PLASTER SCREENED LINE SHALL BE PLACED PARALLEL WITH AND 6" ABOVE FINISH GRADE LINE (NOT STEPS). TYP. U.N.O.
09400 L11	1/2" LAP SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09400 L33	3/4" LAP SIDING-3: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09700 MV01	MASONRY VENEER-1: STONE VENEER OVER 17 GAUGE WIRE WOVEN FABRIC ATTACHED WITH FASTENERS PER C.B.C. TABLE 25 COVER TWO LAYERS OF GRADE D BUILDING PAPER AND PLYWOOD SHEATHING. STONE TYPE: STREAMSTONE OR AS SELECTED BY OWNER.
12040 S01	STREET ADDRESS-1: 12" HIGH BLACK IRON STREET ADDRESS NUMERALS PER CURRENT ADOPTED EDITION OF THE C.B.C. SEC. 160.
05500 WF01	CABLE END VENT: 18"X 24" PAINT 1 COAT AS SELECTED BY OWNER.
09400 B01	BOARD & BATTEN-1: 1 1/2" BOARD & BATTEN AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.

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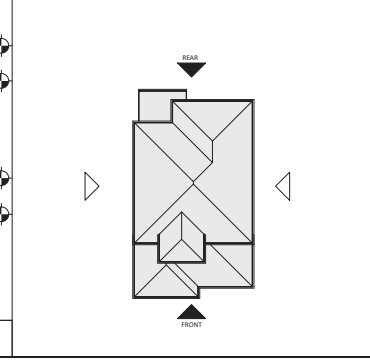
ELAN - PLAN 2 (SERIES 2 - PLAN 2)
ELEMENTS MONTELENA
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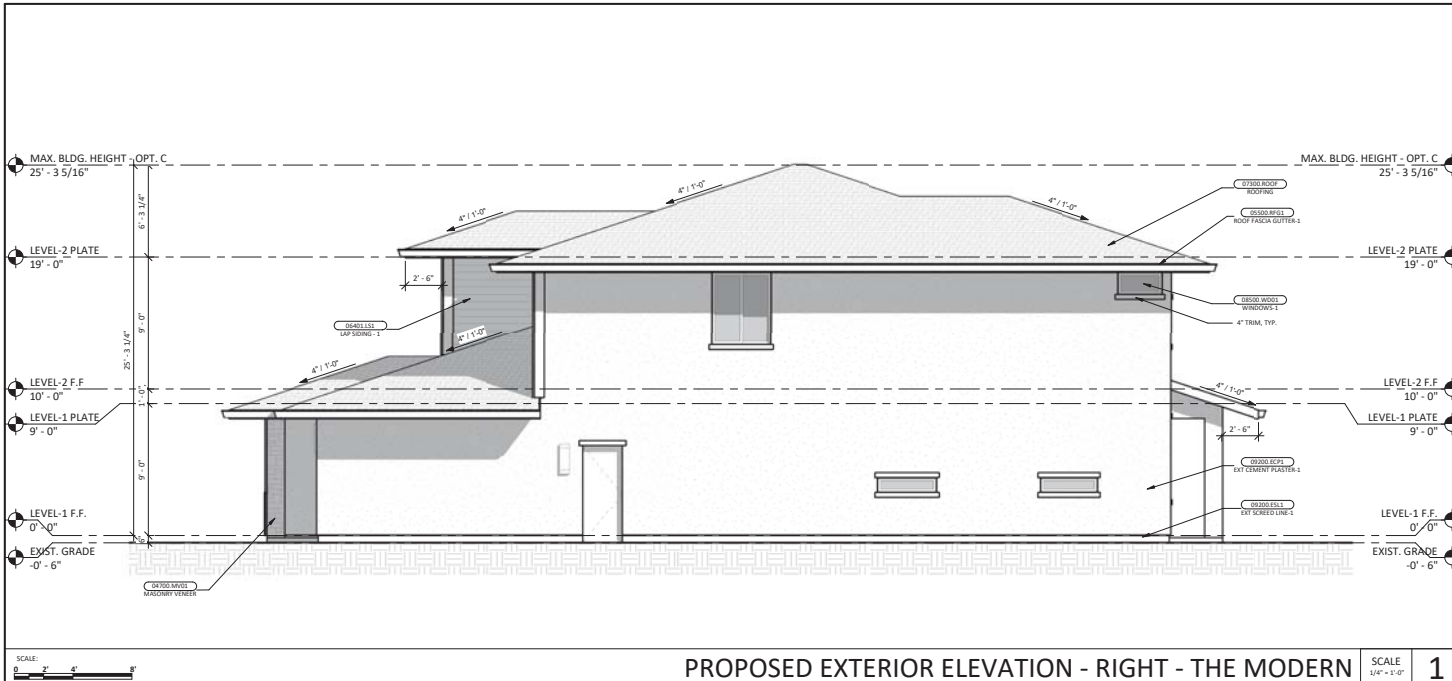
TITLE: EXTERIOR ELEVATIONS - THE MODERN	
ISSUE:	Issue Date:
Project Issue Date:	10/12/24
Sheet Issue Date:	10/12/24
Revision Date:	11/09/24

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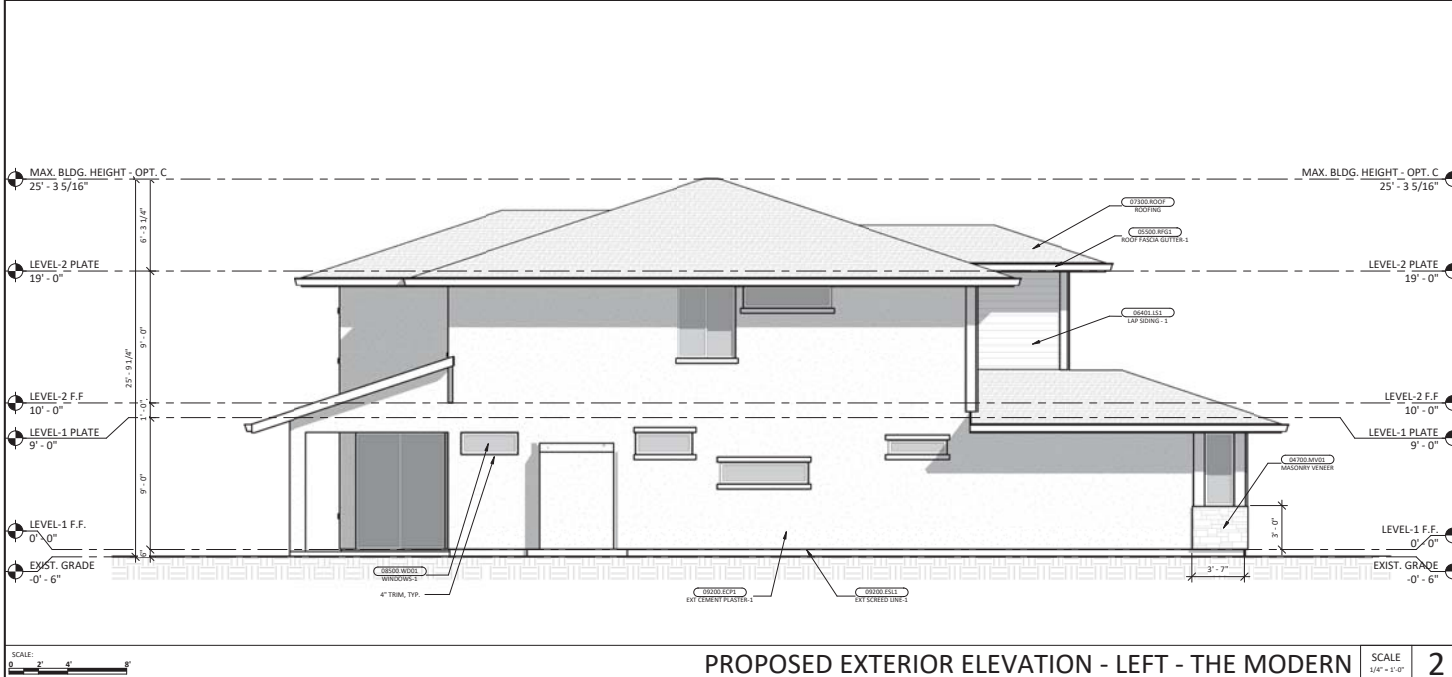
SHEET:
A7.31
SHEET: OF SHEETS





PROPOSED EXTERIOR ELEVATION - RIGHT - THE MODERN

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



PROPOSED EXTERIOR ELEVATION - LEFT - THE MODERN

SCALE 1/4" = 1'-0" 2

LEGEND: ELEVATIONS EXTERIOR

07300 ROOF	ROOFING-1: OWNER SELECTED TEE ROOFING OVER 2 LAYERS 30 LB FELT AND PLYWOOD SHEATHING. TYP.
08500 BRG1	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
08500 WOOD	WINDOWS-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 DR11	DOORS-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 EDO1	ENTRY DOOR-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
09200 ECP1	EXTERIOR CEMENT PLASTER-1: ONE COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE D BUILDING PAPER. SEE K.C. REPORT. ESR - 1114
09200 ESL1	SCREED LINE-1: CEMENT PLASTER SCREED LINE SHALL BE PLACED PARALLEL WITH AND 1/2" ABOVE FINISH GRADE LINE (NOT STEPS). TYP. U.N.O.
09401 L51	1/2" LAP SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09401 L52	SHEET SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09700 MV01	MASONRY VENEER-1: STONE VENEER OVER 17 GAUGE WIRE WOVEN FABRIC ATTACHED WITH FASTENERS PER C.B.C. TABLE 25 COVER TWO LAYERS OF GRADE D BUILDING PAPER AND PLYWOOD SHEATHING. STONE TYPE: STREAMSTONE OR AS SELECTED BY OWNER.
10400 S4D1	STREET ADDRESS-1: 12" HIGH BLACK IRON STREET ADDRESS NUMERALS PER CURRENT ADOPTED EDITION OF THE IBC, SEC. 102.
05500 O4D1	CABLE END VENT: 18"X 24" PAINT 1 COAT AS SELECTED BY OWNER.
09401 BRB1	BOARD & BATTEN-1: 1/4" BOARD & BATTEN AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.

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ELAN - PLAN 2 (SERIES 2 - PLAN 2)
ELEMENTS MONTELENA
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TITLE: EXTERIOR ELEVATIONS - THE MODERN

ISSUE:

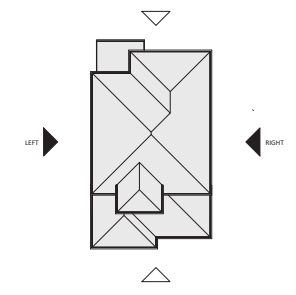
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SHEET: **A7.32**

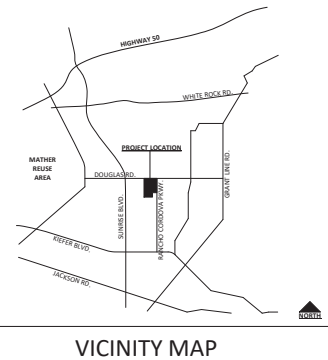
SHEET: OF SHEETS



PREMIER HOMES

ELEMENTS MONTELENA

ELAN - PLAN 3 (SERIES 2 - PLAN 3)



VICINITY MAP



THE DELTA



THE RANCH



THE MODERN

SHEET INDEX

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A3.27	DIMENSION PLANS
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A6.11	ROOF PLAN
A6.12	ROOF PLAN
A7.11	EXTERIOR ELEVATIONS - THE DELTA
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A7.21	EXTERIOR ELEVATIONS - THE RANCH
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P-3.1	WASTE & VENT LAYOUT
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SC-1	STRUCTURAL NOTES AND CRITERIA
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS

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ELAN - PLAN 3 (SERIES 2 - PLAN 3)
ELEMENTS MONTELENA

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TITLE: COVER SHEET

ISSUE:

Project Issue Date:	Issue Date:
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	11/07/24

ARCHITECT'S APPROVAL:

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SHEET:

A1.11

SHEET: OF SHEETS

GENERAL BUILDING NOTES

DATA AND MEASUREMENTS:

5.01 DRAWING DATA CONTAINED HEREIN IS AS EXACT AS COULD BE DETERMINED WITHIN THE PROJECT DESIGNER'S DESIGN SCOPE OF SERVICES RENDERED. AS SUCH THE ABSOLUTE ACCURACY OF THE DESIGN DATA IS NOT GUARANTEED. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL ENDEAVOR TO OBTAIN, VERIFY AND CONFIRM EXACT DESIGN DATA ON SITE AND SUITABLY ADAPT THE WORK TO CONFORM TO EXACT CONDITIONS ON SITE. THE CONTRACTOR SHALL REPORT ANY DESIGN DATA AMBIGUITIES OR DISCREPANCIES CONTAINED IN THE CONTRACT TO THE OWNER IN WRITING. ALL MODIFICATIONS REQUIRED TO ADAPT THE WORK SHALL BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

5.02 **DO NOT SCALE THE DRAWINGS.** WRITTEN DIMENSIONS AND ACTUAL BUILDING MEASUREMENTS TAKE PRECEDENCE OVER SCALED DRAWING INFORMATION.

5.03 **DIMENSIONS TO DOORS, WINDOWS, AND OPENINGS ARE NOMINAL WIDTHS.** REFER TO THE MANUFACTURER FOR ACTUAL ROUGH OPENINGS.

5.04 **ALL WALL DIMENSIONS ARE ACTUAL.** FACE OF STUD TO FACE OF STUD. WALL FINISH DIMENSIONS ARE NOT TAKEN INTO ACCOUNT AND ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO DETERMINE PROPER CLEARANCES.

SUBSTITUTIONS FOR SPECIFIED MATERIALS:

6.01 SPECIFIC TRADE NAMES MENTIONED IN THE DRAWINGS ARE FOR THE PURPOSES OF ESTABLISHING MINIMUM STANDARDS OF QUALITY, STYLE OR TYPE, AND SHALL NOT BE CONSTRUED TO RESTRICT SUBSTITUTIONS. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER IN WRITING WITHIN A SUFFICIENT TIME FRAME AS NOT TO DELAY PROJECT COMPLETION.

ROOF PREMANUFACTURED TRUSS SYSTEM:

12.01 IF IT IS ELECTED THAT ROOF FRAMING IS TO BE A PREMANUFACTURED TRUSS SYSTEM, THE TRUSS MANUFACTURER, CONTRACTOR AND CLIENT SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BUILDING TRUSSES AND INSTALLING. HDD LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS AND ACTUAL DIMENSIONS AS USED BY THE TRUSS MANUFACTURER. ANY ACTUAL DIMENSION DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF HDD PRIOR TO BUILDING TRUSSES. ANY DISCREPANCIES DISCOVERED AFTER TRUSSES ARE BUILT ARE NOT THE LIABILITY OF HDD.

BUILDING SHEET ABBREVIATIONS

AB	ANCHOR BOLT	SAV	SALVAGED	SI	SITING	SH	SHEATHING
ADJ	ADJACENT	GL	GLASS	SIWR	SHOWER		
ALUM	ALUMINUM	GP	GYPSUM	SM	SIMILAR		
BM	BEAM	H	HIGH OR HEIGHT	SIMP	SIMPSON		
BOW	BOTTOM OF WALL	HB	HOSE BIBB	SLD	SLIDING		
BLKG	BLOCKING	JTS	JOIST	S&P	SHELF & POLE		
BRD	BOARD	LAV	LAVATORY	STRUCT	STRUCTURAL		
CC	CENTER TO CENTER	LB	POUND	T	TREAD		
CL	CENTERLINE	LIN	LINEN	TEMP	TEMPERED		
CEM	CEMENT	LT	LIGHT	TOC	TOP OF CONCRETE		
CER	CERAMIC	MANF	MANUFACTURER	TOG	TOP OF GRADE		
CJ	CONTROL JOINT	MAX	MAXIMUM	TOP	TOP OF FLOOR		
CG	CEILING	MC	MEDICINE CABINET	TOP	TOP OF PAVEMENT		
CLR	CLEAR	MIN	MINIMUM	TOP	TOP OF SUB		
CLD	CLOSET	MTL	METAL	TOW	TOP OF WALL		
CD	CLEANOUT	N	NORTH	TV	TELEVISION		
CONC	CONCRETE	O/	OVER	TYP	TYPICAL		
CONTIN	CONTINUOUS	OC	ON CENTER	UCR	UNDER COUNTER REFRIG.		
DBL	DOUBLE	OFD	OWNER FURNISHED CONTRACTOR INSTALLED	W	WEST		
DF	DOUGLAS FIR	W/	WITH	W	WATER		
DI	DRAIN INLET	PB	PUSH BUTTON	WC	WATER CLOSET		
DA	DIAMETER	PH	PHONE	WD	WOOD		
DR	DOOR	PL	PLATE	WH	WATER HEATER		
DW	DISH WASHER	POC	POINT OF CONNECTION	WP	WATER PROOF		
E	EASE	PT	PRESSURE TREATED	WWR	WELDED WIRE MESH		
E	ELEVATION	R	RISER				
EL	EQUAL	REF	REFRIGERATOR				
FF	FINISH FLOOR	RENF	REINFORCED				
FX	FIXTURE	RM	ROOM				
FLOR	FLUORESCENT	RWD	REDWOOD				
FP	FIRE PLACE	S	SOUTH				
GA	GAUGE	SB	SET BACK				
GFI	GROUND FAULT INTERRUPTER	SF	SQUARE FOOT				

PROJECT TEAM

DESIGNER:
FH DESIGN, INC.
725 SUMMERS AVE., SUITE 100, ROSEVILLE, CA 95661
916.580.9981
SEAN FREITAS, ARCHITECT

STRUCTURAL ENGINEER:
FH DESIGN, INC.
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916.580.9981
SEAN FREITAS, ARCHITECT

TITLE 24 ENERGY CONSULTANT:
VILLARA BUILDING SYSTEMS
4700 LANG AVENUE, MILLEN, GA 95652
916.666.3700
WWW.VILLARA.COM

TRUSS DESIGN:
ENTRUSTED
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916.581.0807
916.793.3486

CIVIL ENGINEER:
DAVID CASPRINER, INC.

FIRE PROTECTION DESIGN:
INNOVATIVE FIRE SYSTEMS
108 MAIN STREET, ROSEVILLE, CA 95678
916.842.0593
DAVID.CASPRINER@NET

NEW HOME

PROJECT DATA

APPLICABLE BUILDING CODE: 2016 CBC, CBC, CEC, CMIC, CPC, CEC, CEC (ENERSYS CODES), CFC, & CGBC

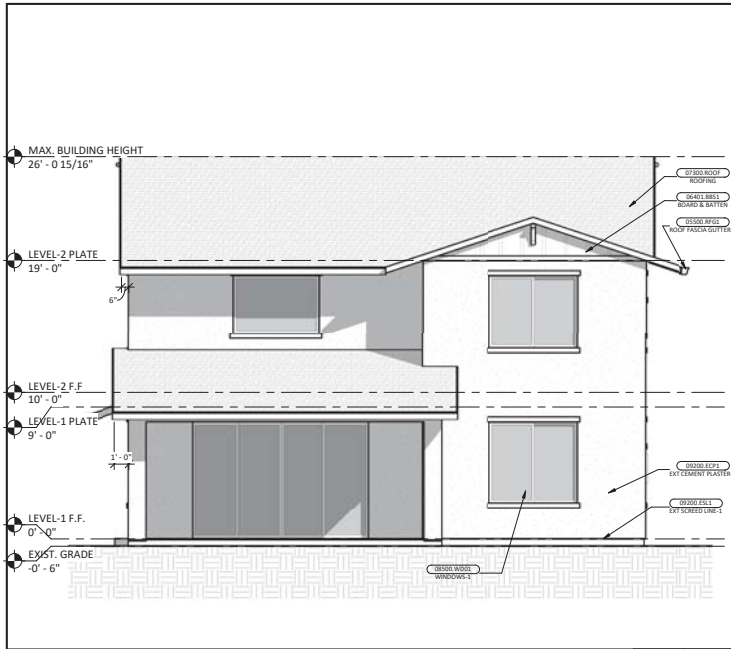
OCCUPANCY GROUP: R-30 / R-3 (SINGLE FAMILY RESIDENCE) U (GARAGE)

CONSTRUCTION TYPE: TYPE Vb TWO STORY FIRE SPRINKLED PER CBC 903.15 OR NFPA 13.D

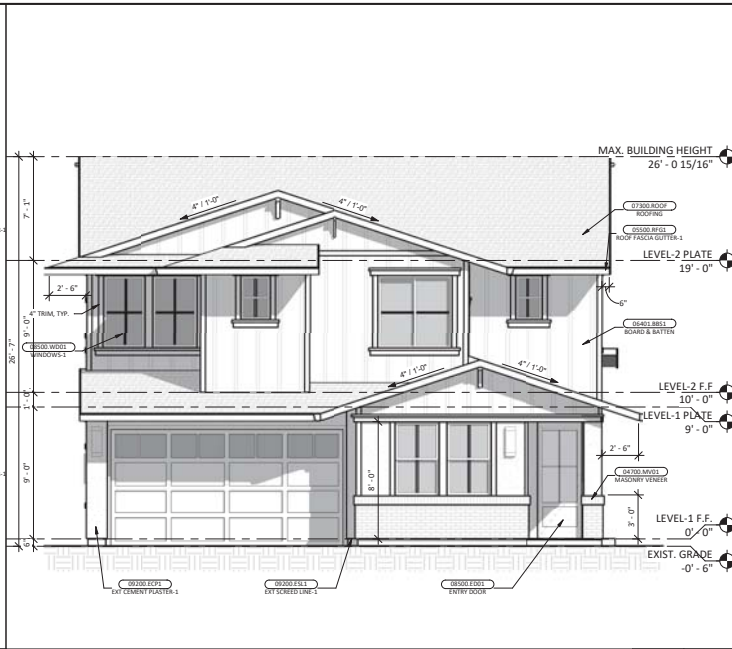
BUILDING AREA

SPACE	EXISTING	PROPOSED	NET CHANGE
3 GARAGE	0 S.F.	511 S.F.	511 S.F.
COVERED ENTRY	0 S.F.	70 S.F.	70 S.F.
SIDE PORCH	0 S.F.	38 S.F.	38 S.F.
LANAI	0 S.F.	240 S.F.	240 S.F.
2 CAR GARAGE - PLAN 3X	0 S.F.	381 S.F.	381 S.F.
TOTAL UNCONDITIONED AREA:	STD 3X 0 S.F.	859 S.F.	859 S.F.
LOWER FLOOR - RESIDENCE	0 S.F.	729 S.F.	729 S.F.
UPPER FLOOR - RESIDENCE	0 S.F.	1,490 S.F.	1,490 S.F.
LOWER FLOOR - PLAN 3X	0 S.F.	1,744 S.F.	1,744 S.F.
LOWER FLOOR - PLAN 3X	0 S.F.	1,620 S.F.	1,620 S.F.
TOTAL CONDITIONED FLOOR AREA:	STD 3X 0 S.F.	3,234 S.F.	3,234 S.F.
LOT COVERAGE:	0 S.F.	2,349 S.F.	2,349 S.F.

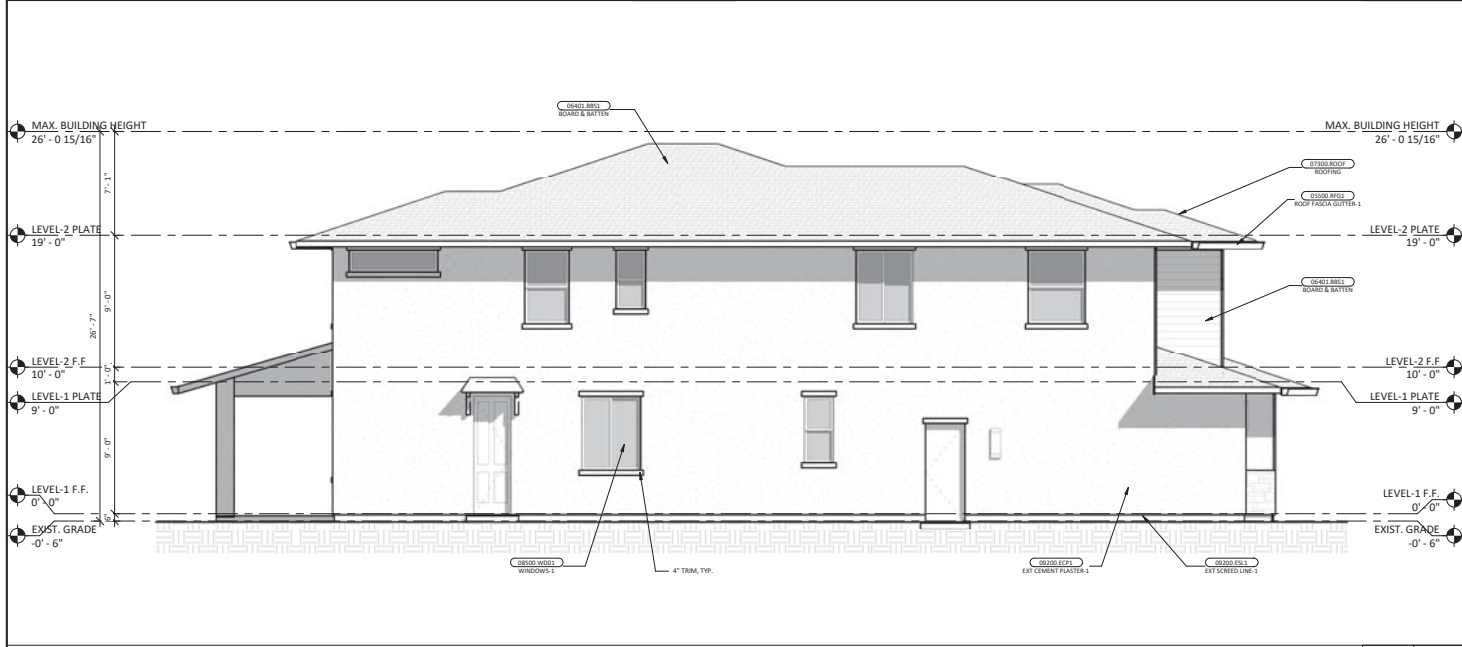
FH DESIGN, INC. LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.



PROPOSED EXTERIOR ELEVATION - REAR - THE DELTA SCALE 1/4\"/>



PROPOSED EXT. ELEVATION - FRONT - THE DELTA SCALE 1/4\"/>



PROPOSED EXTERIOR ELEVATION - LEFT - TYPICAL - GENERATIONS ENTRY SCALE 1/4\"/>

LEGEND: ELEVATIONS EXTERIOR	
07300 RASL	ROOFING: OWNER SELECTED TILE ROOFING OVER 2 LAYERS 30 LB FELT AND PLYWOOD SHEATHING. TYP.
05500 BFIS1	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
05500 WOOD	WINDOWS-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 DRIS1	DOORS-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
08500 EDO1	ENTRY DOOR-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
09200 ECP1	EXTERIOR CEMENT PLASTER-1: ONE COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE D BUILDING PAPER. SEE K.C. REPORT. ESR - 1114
09200 ESL1	SCREENED LINE-1: CEMENT PLASTER SCREENED LINE SHALL BE PLACED PARALLEL WITH AND 6\"/>
09401 LIS	6\"/>
09401 SSS	SHEET SOING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8\"/>
09700 MVIS	MASONRY VENEER-1: STONE VENEER OVER 17 GAUGE WIRE WOVEN FABRIC ATTACHED WITH FASTENERS PER C.S.C. TABLE 25 COVER TWO LAYERS OF GRADE D BUILDING PAPER AND PLYWOOD SHEATHING. STONE TYPE: STREAMSTONE OR AS SELECTED BY OWNER.
12400 SADS	STREET ADDRESSES-1: 12\"/>
05500 OVALS	GABLE END VENT: 18\"/>
09401 BBS1	BOARD & BATTEN-1: 14\"/>

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PROJECT: 20180510

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Email: KEVIN.YHRUP@PREMIERHOMES.COM

ELAN - PLAN 3 (SERIES 2 - PLAN 3)
ELEMENTS MONTELENA
PREMIER HOMES
DOUGLAS RD. & RANCHO CORDOVA PKWY.
RANCHO CORDOVA, CA 95742

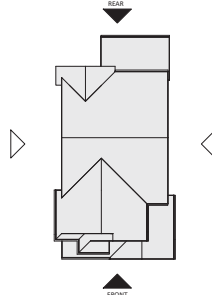
TITLE:
EXTERIOR ELEVATIONS - THE DELTA

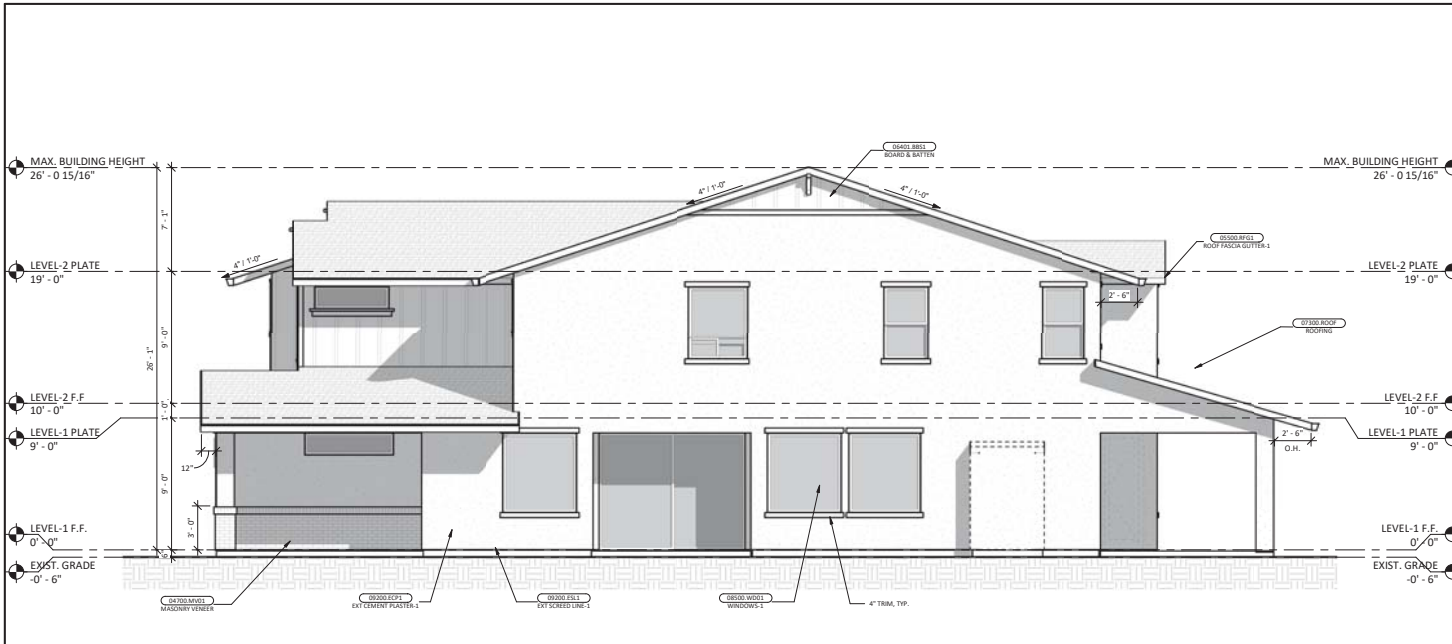
ISSUE:
Project Issue Date: Issue Date:
Project Issue Date: 10/12/24
Revision Number: 11/20/24
Revision Date: 11/20/24

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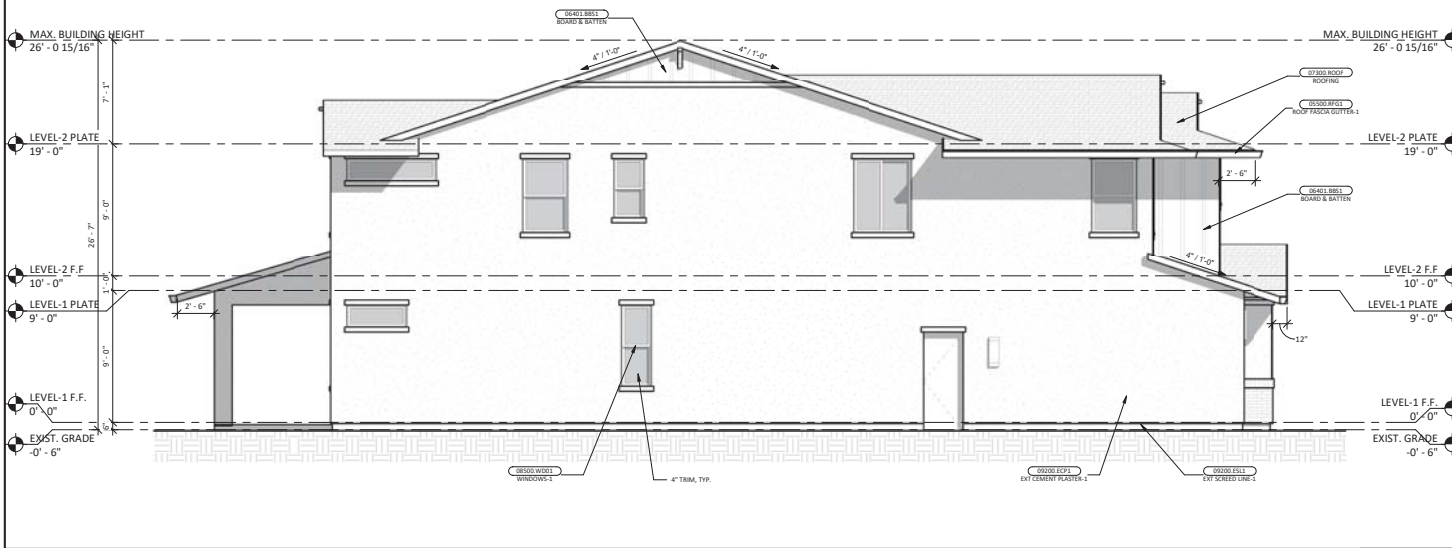
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A7.11
SHEET: OF SHEETS





PROPOSED EXTERIOR ELEVATION - RIGHT - THE DELTA

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



PROPOSED EXTERIOR ELEVATION - LEFT - THE DELTA

SCALE 1/4" = 1'-0" 2

LEGEND: ELEVATIONS EXTERIOR	
0900 RAS1	ROOFING-1: OWNER SELECTED TEE ROOFING OVER 2 LAYERS 30 LB FELT AND PLYWOOD SHEATHING. TYP.
0900 BF1G1	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
0900 WOOD1	WINDOWS-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP) SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
0900 DR11	DOORS-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP) SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
0900 ED01	ENTRY DOOR-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP) SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
0900 ECP1	EXTERIOR CEMENT PLASTER-1: ONE COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE D BUILDING PAPER. SEE K.C. REPORT ESR - 1194
0900 ESL1	SCREENED LINE-1: CEMENT PLASTER SCREENED LINE SHALL BE PLACED PARALLEL WITH AND 1/2" ABOVE FINISH GRADE LINE (NOT STEPPED) TYP U.N.O.
0940 L11	1/2" LAP SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
0940 S31	MASONRY VENEER-1: STONE VENEER OVER 17 GAUGE WIRE WOVEN FABRIC ATTACHED WITH FASTENERS PER C.B.C. TABLE 25 COVER TWO LAYERS OF GRADE D BUILDING PAPER AND PLYWOOD SHEATHING. STONE TYPE: STREAMSTONE OR AS SELECTED BY OWNER.
0940 S41	STREET ADDRESS-1: 12" HIGH BLACK IRON STREET ADDRESS NUMERALS PER CURRENT EDITION OF THE CBC, SEC. 903.
0900 O401	CABLE END VENT: 18" X 24". PAINT 1-COAT AS SELECTED BY OWNER.
0940 B11	BOARD & BATTEN-1: 1/4" BOARD & BATTEN AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.

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PROJECT: 20180510

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PREMIER HOMES
DOUGLAS RD. & RANCHO CORDOVA PKWY.
RANCHO CORDOVA, CA 95742

TITLE: EXTERIOR ELEVATIONS - THE DELTA

ISSUE:

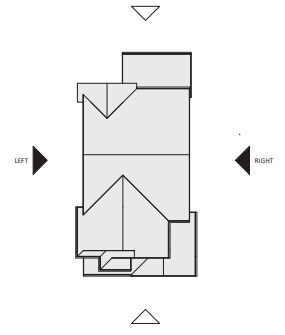
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 Project Status: _____
 Sheet Issue Date: 10/12/21
 Revision Number: _____
 Revision Date: _____ Date 1

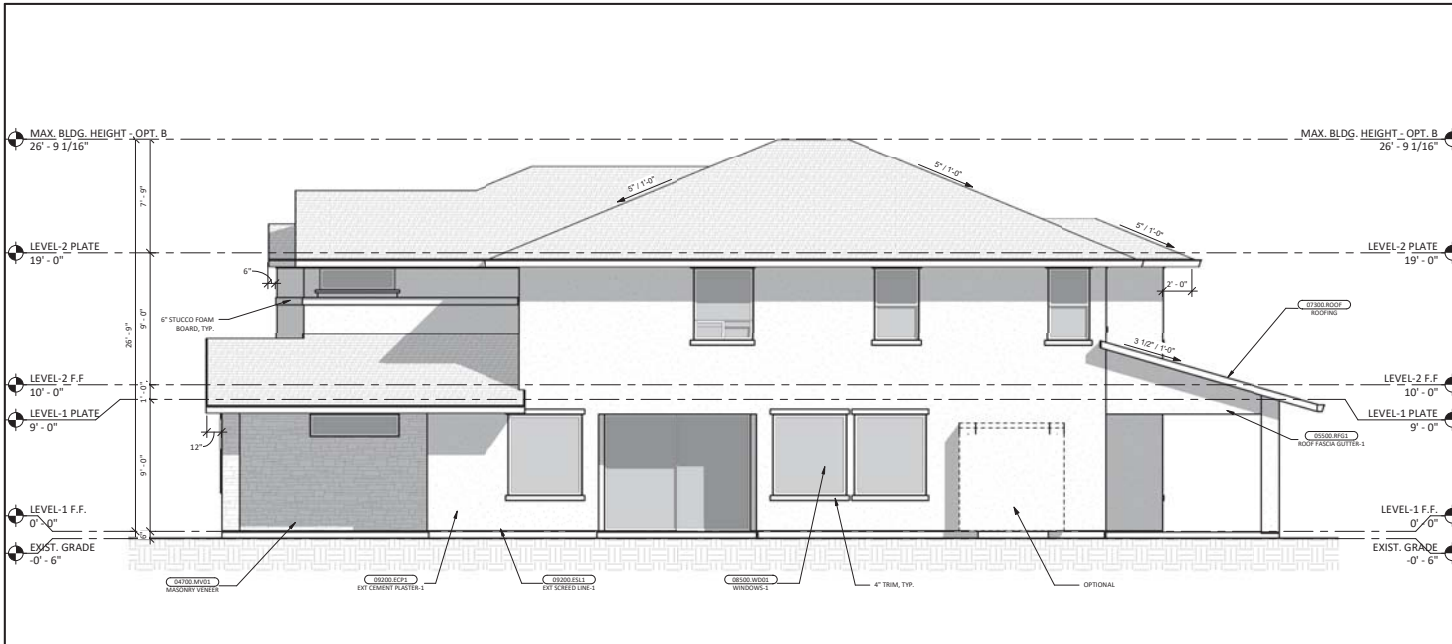
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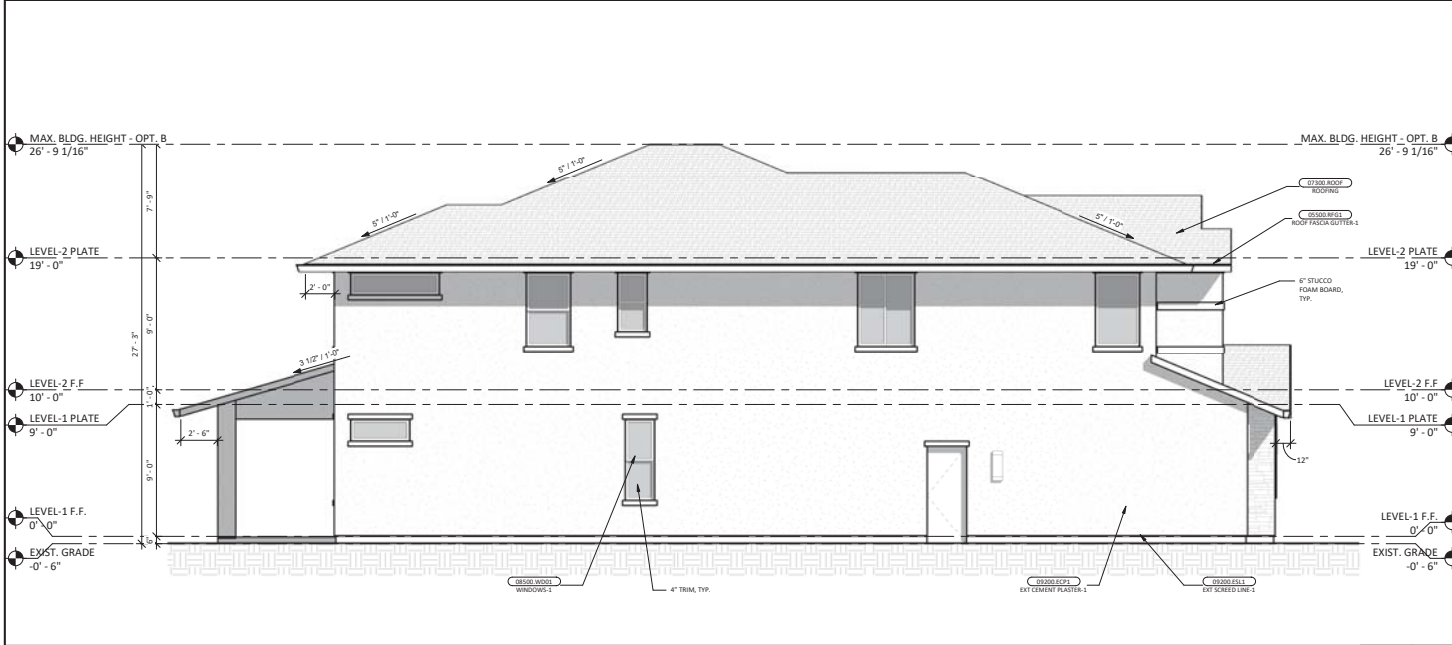
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SHEET: OF SHEETS



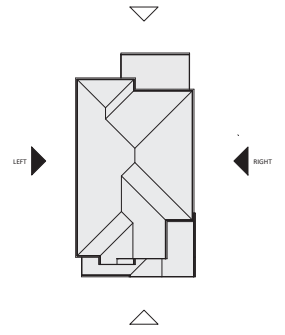


PROPOSED EXTERIOR ELEVATION - RIGHT - THE RANCH SCALE 1/4" = 1'-0" 1



PROPOSED EXTERIOR ELEVATION - LEFT - THE RANCH SCALE 1/4" = 1'-0" 2

LEGEND: ELEVATIONS EXTERIOR	
07300 RASL	ROOFING: OWNER SELECTED TILE ROOFING OVER 2 LAYERS 30 LB FELT AND PLYWOOD SHEATHING TYP.
09500 BFG1	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
09500 WOOD	WINDOWS-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
09500 DR11	DOORS-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
09500 EDO1	ENTRY DOOR-1: AS SELECTED BY OWNER. CALL ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
09200 ECP1	EXTERIOR CEMENT PLASTER-1: ONE COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE D BUILDING PAPER. SEE K.C. REPORT: ESR - 1114
09200 ESL1	SCREED LINE-1: CEMENT PLASTER SCREED LINE SHALL BE PLACED PARALLEL WITH AND 4" ABOVE FINISH GRADE LINE (NOT STEPS) TYP U.N.O.
09400 L11	4" LAP SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09400 S31	SHEET SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09700 MV1	MASONRY VENEER-1: STONE VENEER OVER 17 GAUGE WIRE WOVEN FABRIC ATTACHED WITH FASTENERS PER C.S.C. TABLE 25 COVER TWO LAYERS OF GRADE D BUILDING PAPER AND PLYWOOD SHEATHING. STONE TYPE: STREAMSTONE OR AS SELECTED BY OWNER.
10400 S41	STREET ADDRESS-1: 12" HIGH BLACK IRON STREET ADDRESS NUMERALS PER CURRENT ADOPTED EDITION OF THE IBC, SEC. 903.
09500 O41	SABLE END VENT: 18" X 24" PAINT 1 COAT AS SELECTED BY OWNER.
09400 B11	BOARD & BATTEN-1: 1 1/2" BOARD & BATTEN AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.



SEAN FREITAS ARCHITECT

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PROJECT: 20180510

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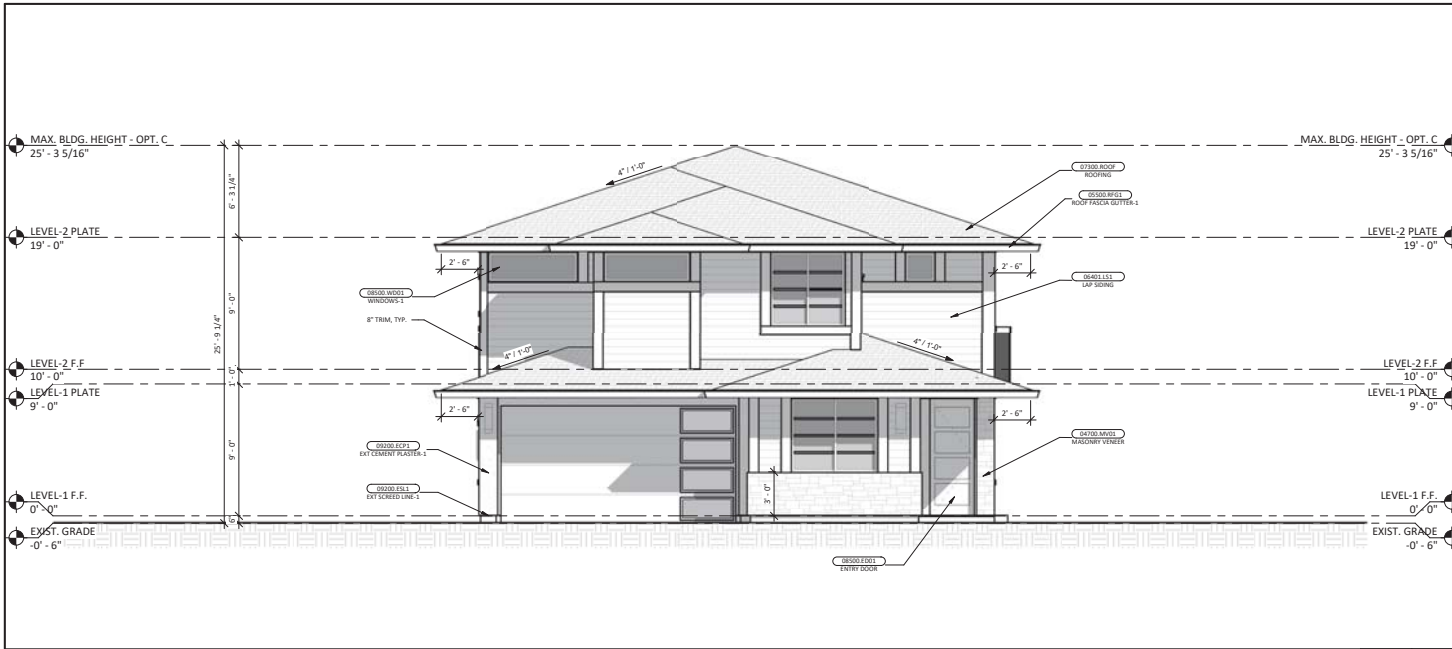
ELAN - PLAN 3 (SERIES 2 - PLAN 3)
ELEMENTS MONTELENA
PREMIER HOMES
DOUGLAS RD. & RANCHO CORDOVA PKWY.
RANCHO CORDOVA, CA 95742

TITLE: EXTERIOR ELEVATIONS - THE RANCH
ISSUE:
Project Issue Date: _____ Issue Date: _____
Project Status: _____ Project Status: _____
Sheet Issue Date: 10/12/21 Sheet Issue Date: _____
Revision Number: _____ Revision Number: _____
Revision Date: _____ Revision Date: _____

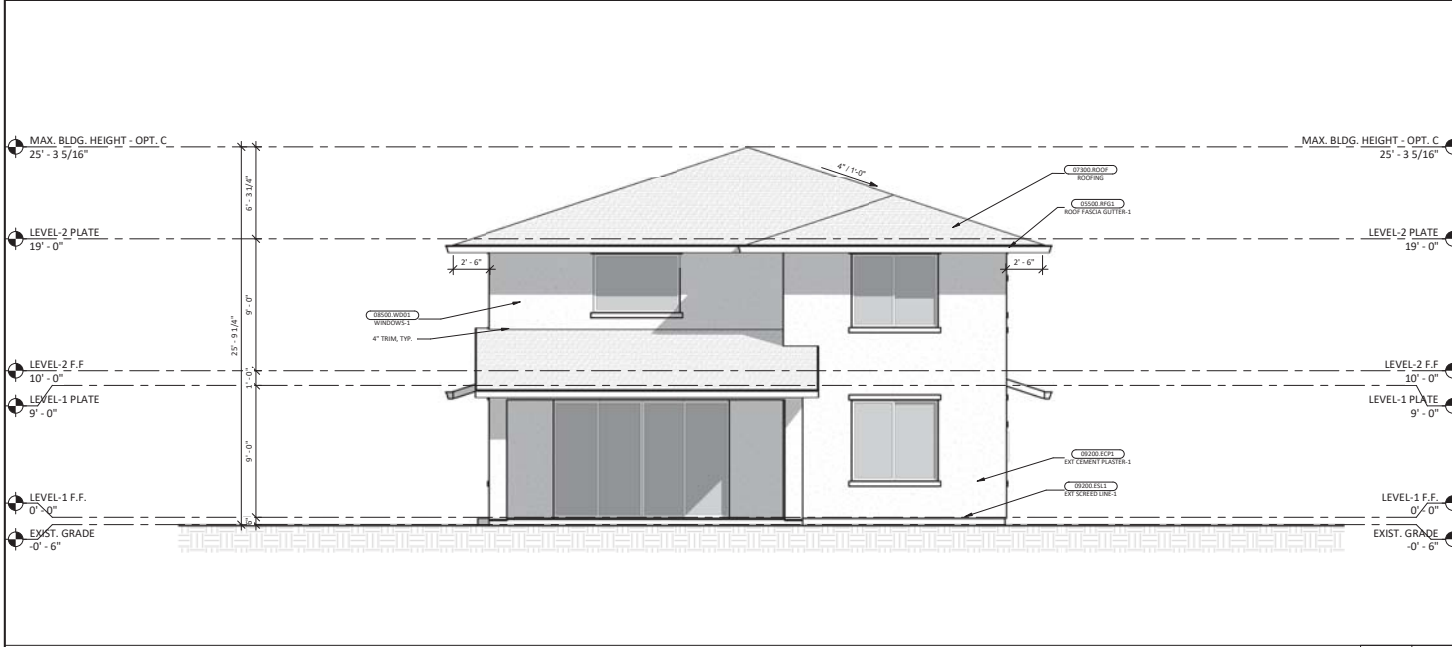
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SHEET: **A7.22**
SHEET: OF SHEETS



PROPOSED EXTERIOR ELEVATION - FRONT - THE MODERN SCALE 1/4" = 1'-0" 1



PROPOSED EXTERIOR ELEVATION - REAR - THE MODERN SCALE 1/4" = 1'-0" 2

LEGEND: ELEVATIONS EXTERIOR	
07300 RASL	ROOFING-1: OWNER SELECTED TILE ROOFING OVER 2 LAYERS 30 LB FELT AND PLYWOOD SHEATHING. TYP.
09500 BFGL	ROOF FASCIA GUTTER-1: SEE ROOF PLAN
09500 WOOD	WINDOWS-1: AS SELECTED BY OWNER. CALLS ALL EXTERIOR JOINTS (TYP). SEE WINDOW SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
09500 DRIS	DOORS-1: AS SELECTED BY OWNER. CALLS ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE. TYP. U.N.O.
09500 EDO1	ENTRY DOOR-1: AS SELECTED BY OWNER. CALLS ALL EXTERIOR JOINTS (TYP). SEE DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
09200 ECF1	EXTERIOR CEMENT PLASTER-1: ONE COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE D BUILDING PAPER. SEE K.C. REPORT. ESR - 115M
09200 ESL1	SCREENED LINE-1: CEMENT PLASTER SCREENED LINE SHALL BE PLACED PARALLEL WITH AND 6" ABOVE FINISH GRADE LINE (NOT STEPS). TYP. U.N.O.
09401 LSL	6" LAP SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09403 SSI	SHEET SIDING-1: AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.
09700 MVSL	MASONRY VENEER-1: STONE VENEER OVER 17 GAUGE WIRE WOVEN FABRIC ATTACHED WITH FASTENERS PER C.S.C. TABLE 25 COVER TWO LAYERS OF GRADE D BUILDING PAPER AND PLYWOOD SHEATHING. STONE TYPE: STREAMSTONE OR AS SELECTED BY OWNER.
10400 SADR	STREET ADDRESS-1: 12" HIGH BLACK IRON STREET ADDRESS NUMERALS PER CURRENT ADOPTED EDITION OF THE IBC, IBC 100.
09500 OVAL	CABLE END VENT: 18" X 24" PAINT 1 COAT AS SELECTED BY OWNER.
09401 BBS1	BOARD & BATTEN-1: 14" BOARD & BATTEN AS SELECTED BY OWNER OVER 2 LAYERS OF GRADE D BUILDING PAPER AND 3/8" OSB SHEATHING.

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ELEMENTS MONTELENA
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TITLE:
EXTERIOR ELEVATIONS - THE MODERN

ISSUE:
Project Issue Date: Issue Date:
Project Status: Project Status:
Sheet Issue Date: 10/12/24
Revision Number: Revision Number:
Revision Date: 11/09/24

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SHEET:
A7.31
SHEET: OF SHEETS

