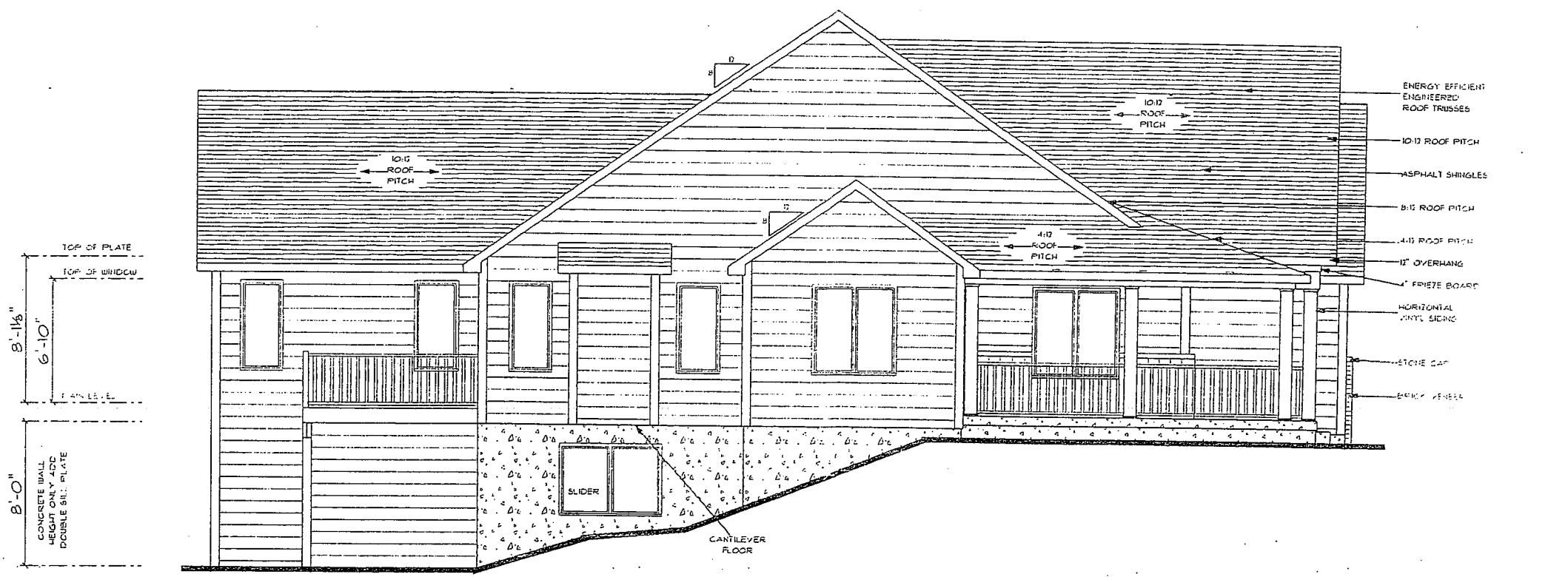


RIGHT ELEVATION



LEFT ELEVATION

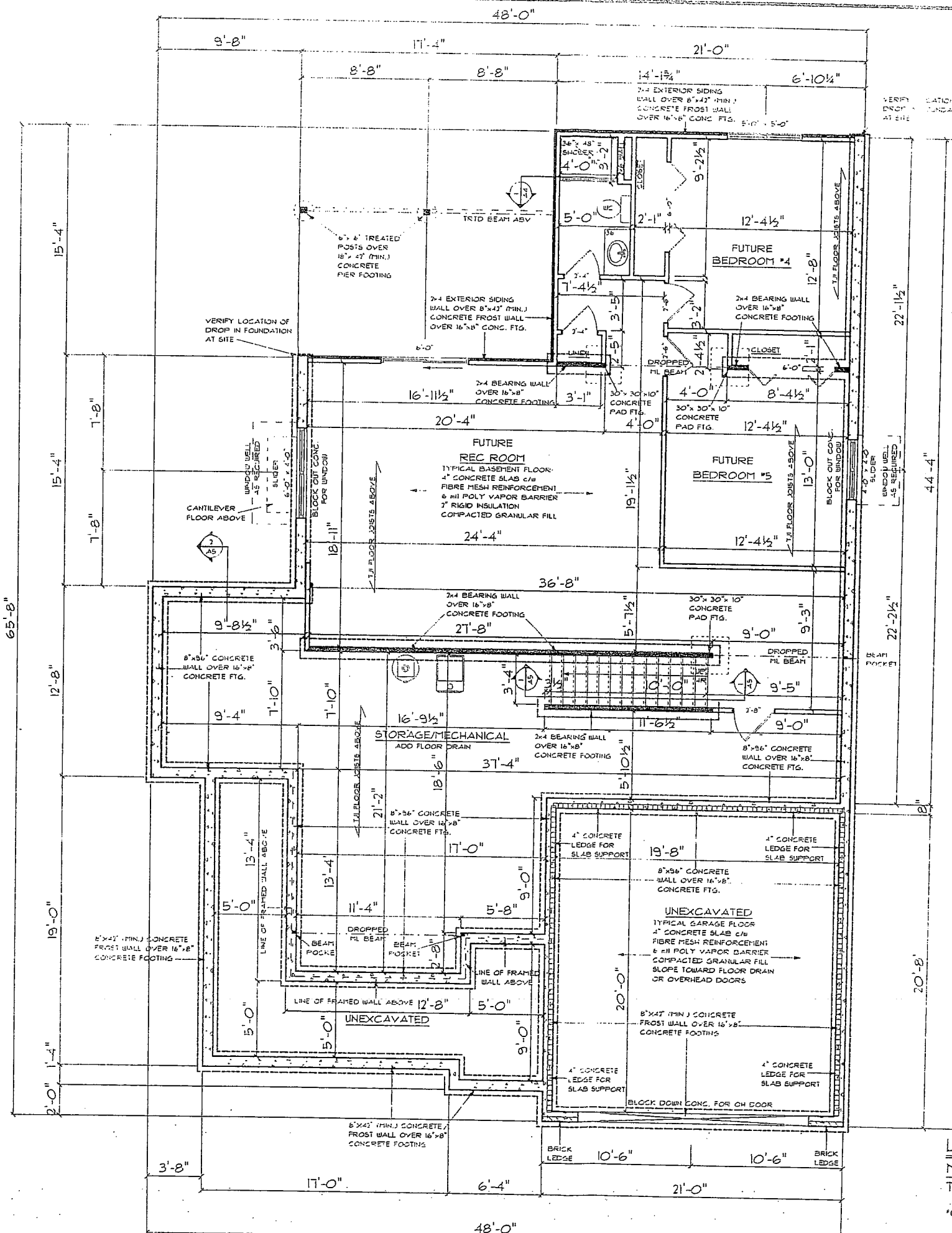
REVISIONS

DESIGN ELEMENTS[®]
 RESIDENTIAL LIGHT COMMERCIAL DESIGN
 1000 W. 10TH ST. SUITE 100
 LAKE TEELE, CA 92755
 951-651-0377
 CUSTOMER SERVICE @ DESIGNELEMENTS.COM

THE "OAKLAND"
 BY
 SOUTHGATE DEVELOPMENT

SCALE: 1/8" = 1'-0"
 DATE: 05/09/2006
 DRAWN BY: JAC
 CHECKED BY: CDM
 PROJECT NUMBER: 062685

A2



NOTES

- 8'-0" WALL HEIGHT UNLESS NOTED
- GERKIN CASEMENT SLIDING WINDOWS ARE TO BE USED THROUGHOUT UNLESS NOTED
- USE TEMPERED GLASS WHERE NEEDED TO MEET CODE REQUIREMENTS
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF CALIFORNIA
- ALL EXTERIOR WALLS ARE 2x4'S AT 16" OC
- ALL INTERIOR WALLS ARE 2x4'S AT 16" OC
- SARAGE WALLS ARE 2x4'S AT 16" OC
- BEAM SIZES AND POST SPACING ARE TO BE DETERMINED BY OTHERS
- ACTUAL TJI FLOOR LAYOUT AND SPACING BY MFG.
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 21" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MIN. RUN: 10" - MAX. RISE: 7 3/4"
- LOCATION OF ATTIC ACCESS TO BE DETERMINED BY GENERAL CONTRACTOR

FOUNDATION NOTES

- 3000 PSF SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. MODIFY AS NEEDED IF DIFFERENT CONDITIONS ARE ENCOUNTERED
- DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE
- 3500 PSI CONCRETE (TYPICAL)
- DO NOT PLACE ANY FOOTINGS ON DISTURBED SOIL - IF ENCOUNTERED, OVER EXCAVATE AND EXTEND FOOTING DEPTH
- FOOTINGS ARE TO MEET LOCAL FROST REQUIREMENTS

NO.	REVISIONS

DESIGN ELEMENTS
 2150 SOUTHGATE BLVD. SUITE 100, OAKLAND, CA 94612
 TEL: 510.438.4370
 FAX: 510.438.4370
 WWW.DESIGNELEMENTS.COM

THE "OAKLAND" BY SOUTHGATE DEVELOPMENT

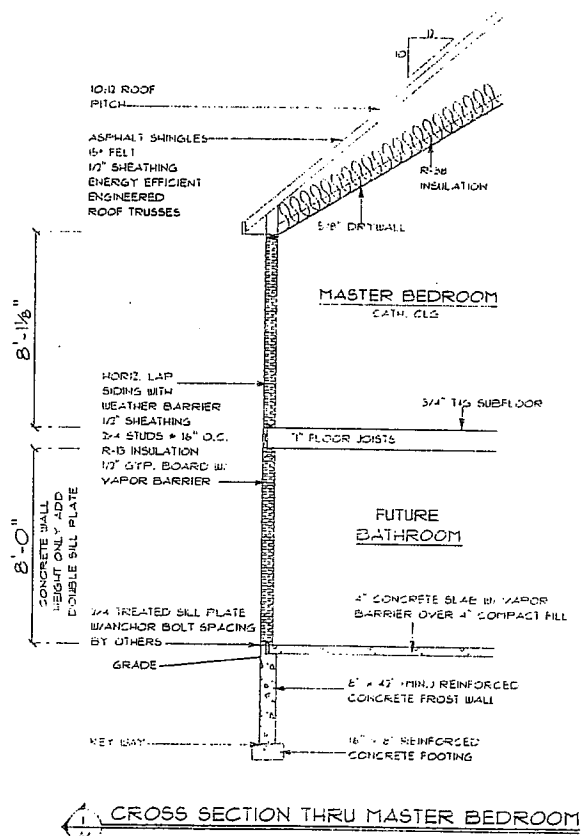
SCALE: 1/8" = 1'-0"
 DATE: 05/09/2006
 DRAWN BY: JAC
 CHECKED BY: CRM
 PROJECT NUMBER: 06R685

LOWER LEVEL / FOUNDATION PLAN
 MAIN LEVEL SQ. FT.: 1750 SQ. FT.
 TOTAL FINISHED SQ. FT.: 1750 SQ. FT.
 OPTIONAL LOWER LEVEL FINISH: 1081 SQ. FT.

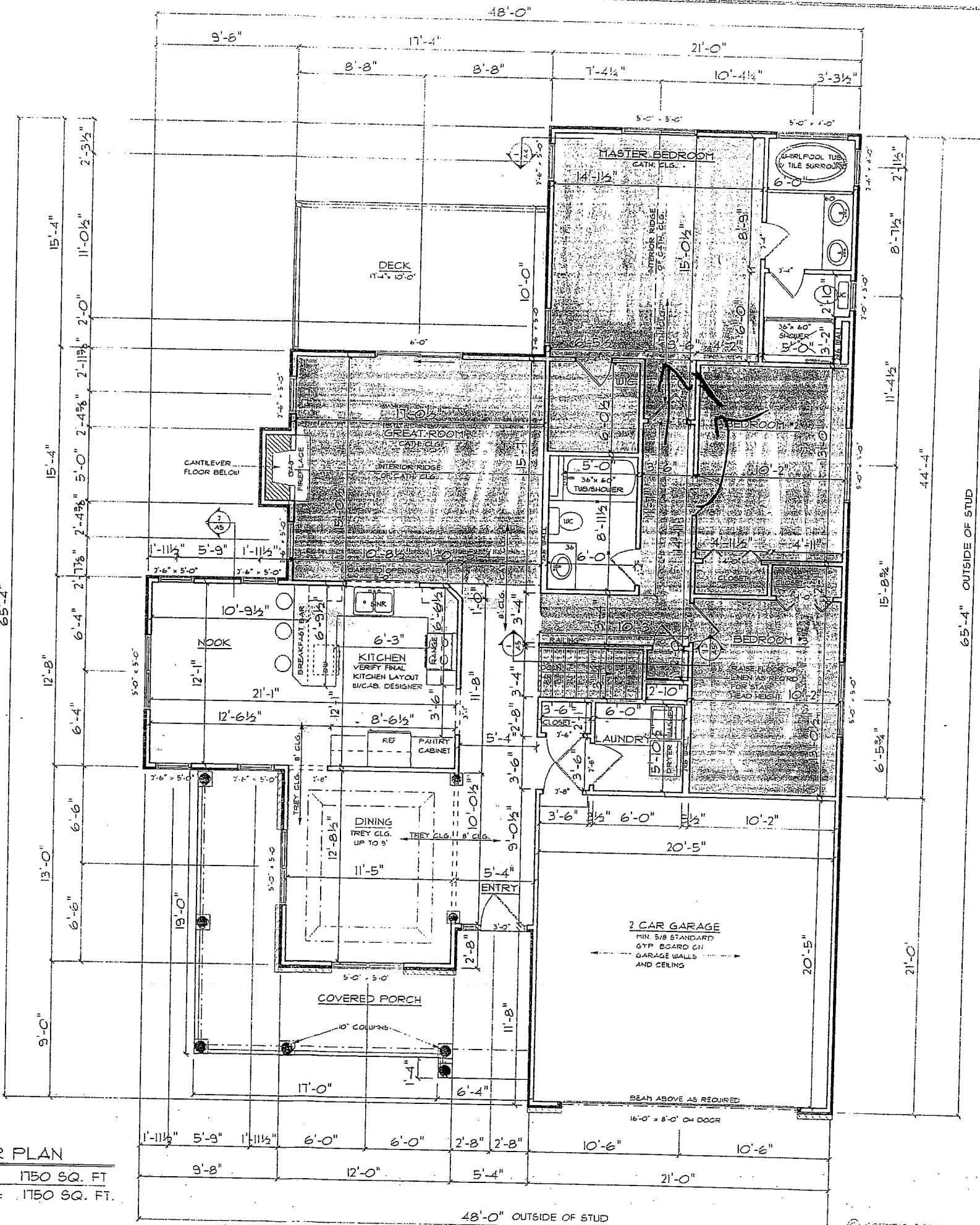
DESIGN ELEMENTS IS AN EQUAL OPPORTUNITY FIRM. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, AGE, OR DISABILITY. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY AND YOU ARE HAVING DIFFICULTY ACCESSING THIS WEBSITE, PLEASE CONTACT US AT 510.438.4370. WE WILL MAKE REASONABLE ACCOMMODATIONS AVAILABLE TO YOU.

NOTES

- 8'-1 1/2" WALL HEIGHT UNLESS NOTED
- GERKIN CABINET SLIDING LINDOWS ARE TO BE USED THROUGHOUT UNLESS NOTED
- USE TEMPERED GLASS WHERE NEEDED TO MEET CODE REQUIREMENTS
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF CALIFORNIA
- ALL EXTERIOR WALLS ARE 2x4'S AT 16" OC
- ALL INTERIOR WALLS ARE 2x4'S AT 16" OC
- GARAGE WALLS ARE 2x4'S AT 16" OC
- BEAM SIZES AND POST SPACING ARE TO BE DETERMINED BY OTHERS
- ACTUAL TJI FLOOR LAYOUT AND SPACING BY MFG.
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 21" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MIN. RUN: 10" - MAX RISE: 7 3/4"
- LOCATION OF ATTIC ACCESS TO BE DETERMINED BY GENERAL CONTRACTOR



MAIN LEVEL FLOOR PLAN
 MAIN LEVEL SQ. FT.: 1750 SQ. FT.
 TOTAL FINISHED SQ. FT.: 1750 SQ. FT.



NO.	REVISIONS

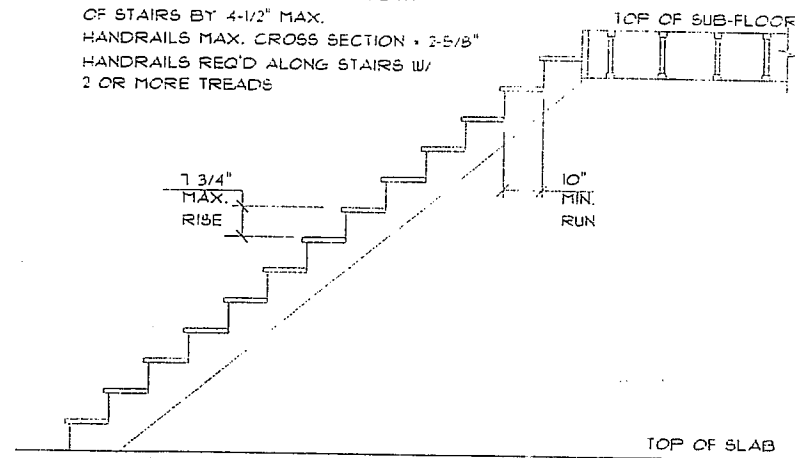
DESIGN ELEMENTS
 RESIDENTIAL LIGHT COMMERCIAL DESIGN
 LORI TULL • P.V.E. • 52755
 59462 0570
 CLUSTERS@ELEMENTS.COM

**THE "OAKLAND"
 BY
 SOUTHGATE DEVELOPMENT**

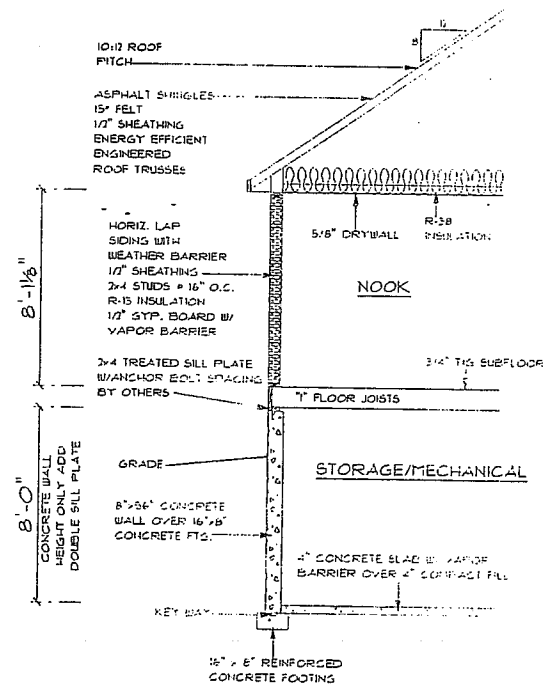
SCALE: 1/8" = 1'-0"
 DATE: 04/05/2005
 DRAWN BY: JAC
 CHECKED BY: GJM
 PROJECT NUMBER: 06R655

STAIR NOTES:
 MIN. RUN 0'-10"
 MAX. RISE 0'-1 3/4"
 MIN. HEADROOM 6'-8"

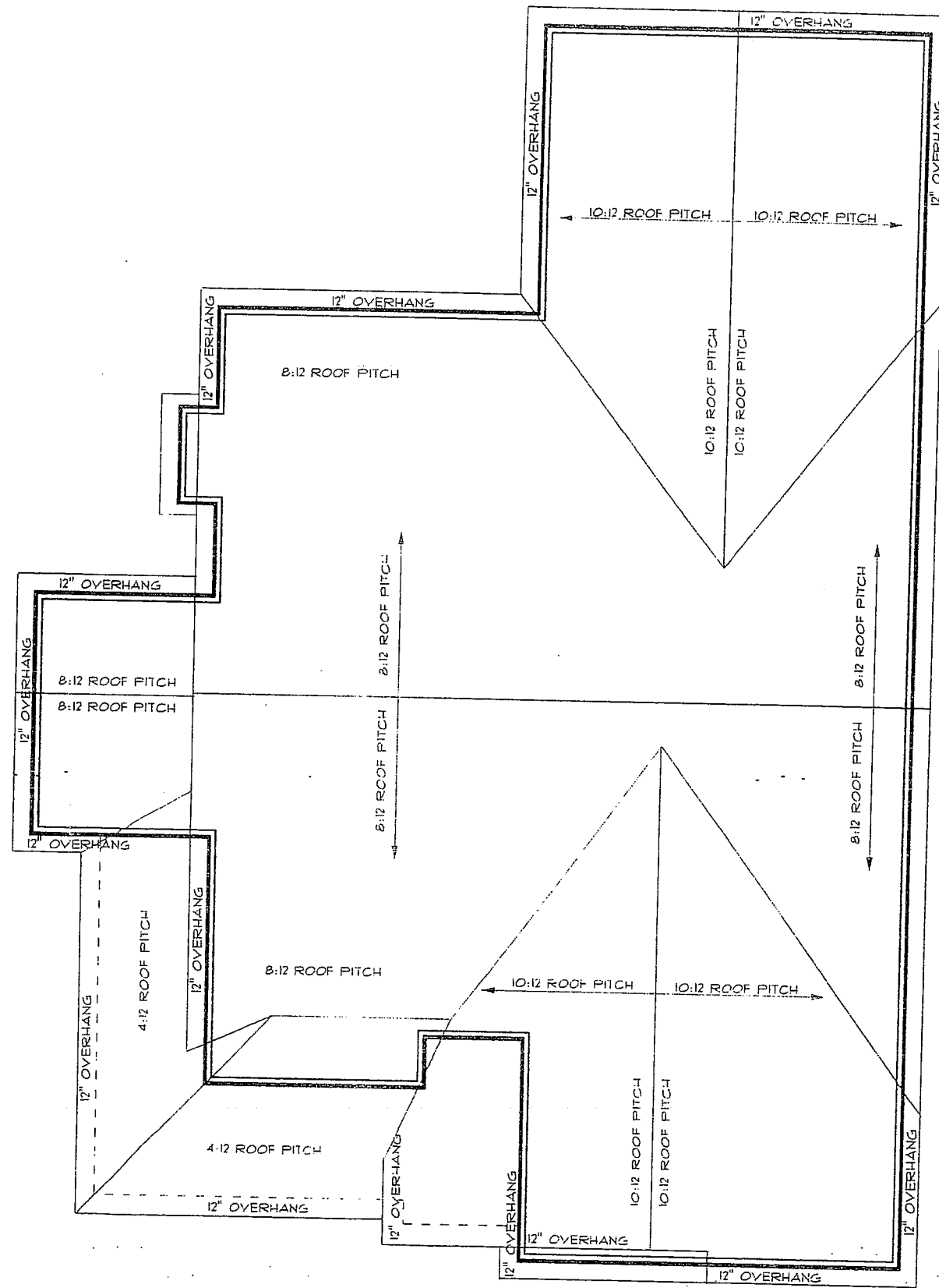
HANDRAIL HEIGHTS 34"-38"
 HANDRAILS MAY ENCR OACH WIDTH
 OF STAIRS BY 4-1/2" MAX.
 HANDRAILS MAX. CROSS SECTION = 2-5/8"
 HANDRAILS REQ'D ALONG STAIRS W/
 2 OR MORE TREADS



STAIR SECTION
 NOT TO SCALE



CROSS SECTION THRU NOOK



ROOF PLAN

NO.	DESCRIPTION	DATE

DESIGN ELEMENTS
 123456789
 10111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989900
 10111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989900

THE "OAKLAND"
 BY
 SOUTHGATE DEVELOPMENT

SCALE: VS - 1/8"
 DATE 05/09/2006
 DRAWN BY: JAC
 CHECKED BY: CDH
 PROJECT NUMBER: 062685

A5

NOTES

- 8'-1 1/2" WALL HEIGHT UNLESS NOTED
- GERKIN CASEMENT/SLIDING WINDOW ARE TO BE USED THROUGHOUT UNLESS NOTED
- USE TEMPERED GLASS WHERE NEEDED TO MEET CODE REQUIREMENTS
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- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF CALIFORNIA
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- BEAM SIZES AND POST SPACING ARE TO BE DETERMINED BY OTHERS
- ACTUAL TJI FLOOR LAYOUT AND SPACING BY MFG.
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 2" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MIN. RUN, 10" - MAX RISE, 7 3/4"
- LOCATION OF ATTIC ACCESS TO BE DETERMINED BY GENERAL CONTRACTOR

ENERGY EFFICIENT
ENGINEERED
ROOF TRUSSES

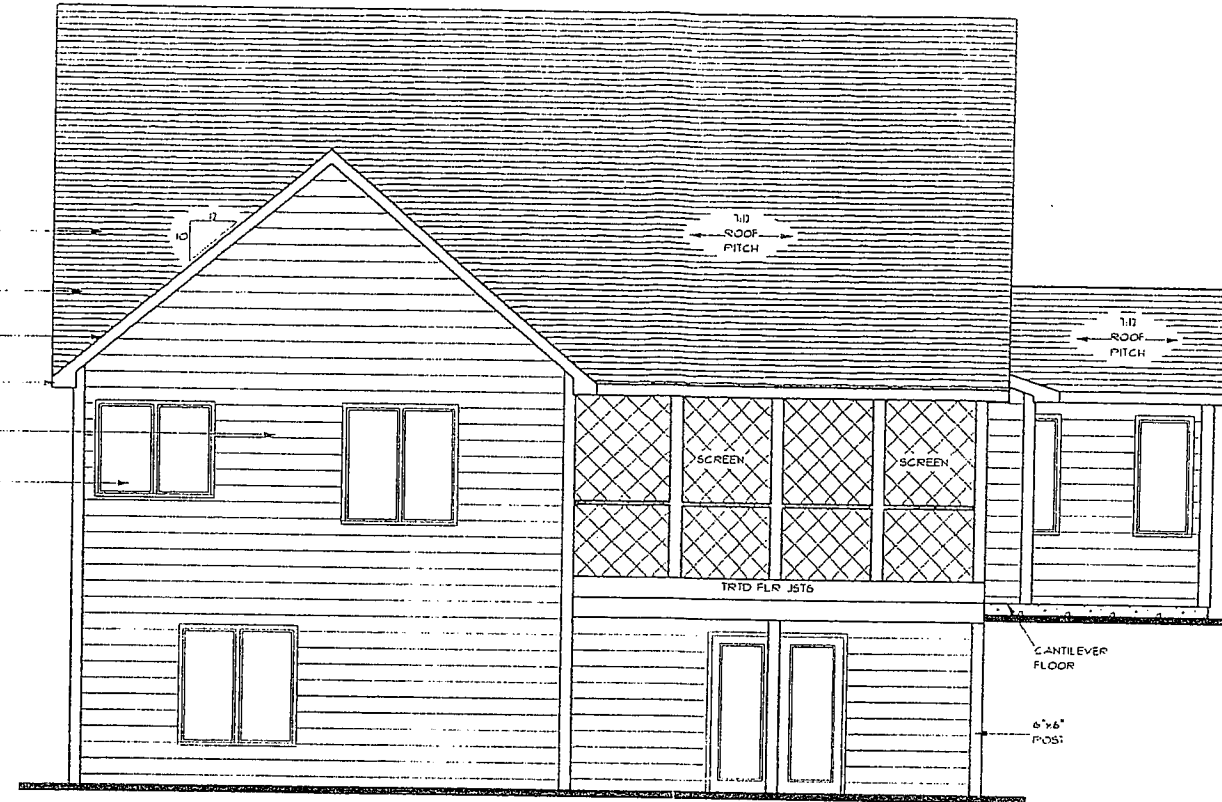
7:12 ROOF PITCH

10:12 ROOF PITCH

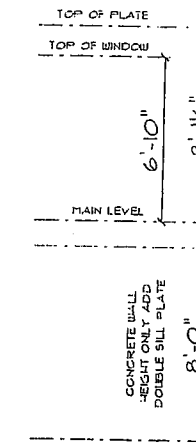
17" OVERHANG

HORIZONTAL
VINYL SIDING

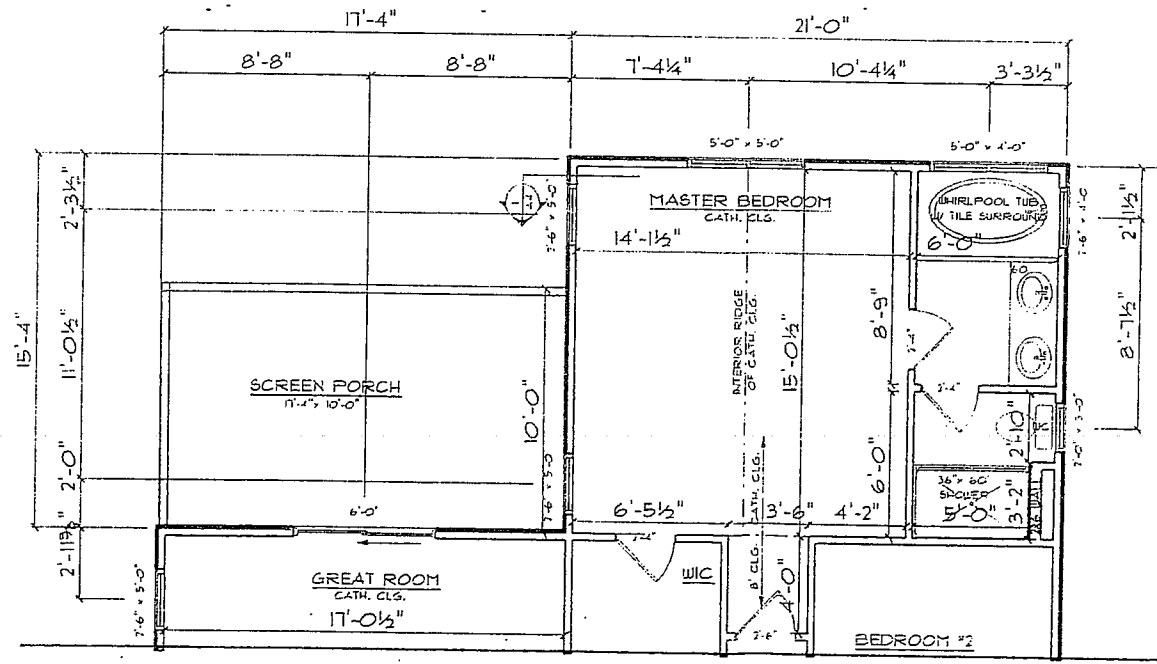
CASEMENT
WINDOWS



REAR ELEVATION



OPTIONAL SCREEN PORCH
MAIN GABLE WILL BE A 7:12
ROOF PITCH



OPTIONAL SCREEN PORCH

REVISIONS

DESIGN ELEMENTS
RESIDENTIAL + LIGHT COMMERCIAL PRACITICE

LINA TELLE - PNL - 53755
591631 43770
CIBISTIA@GMAIL.COM

SCREEN PORCH OPTION

THE "OAKLAND"
BY
SOUTHGATE DEVELOPMENT

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

DATE: 05/09/2006

DRAWN BY: JAC

CHECKED BY: COM

PROJECT NUMBER: 06R665

A6