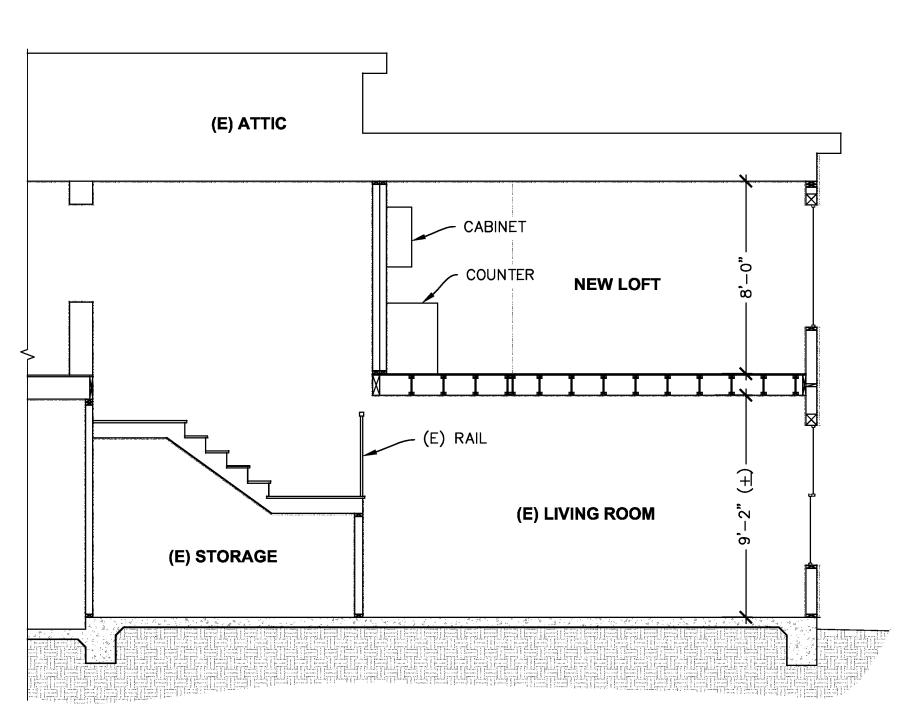
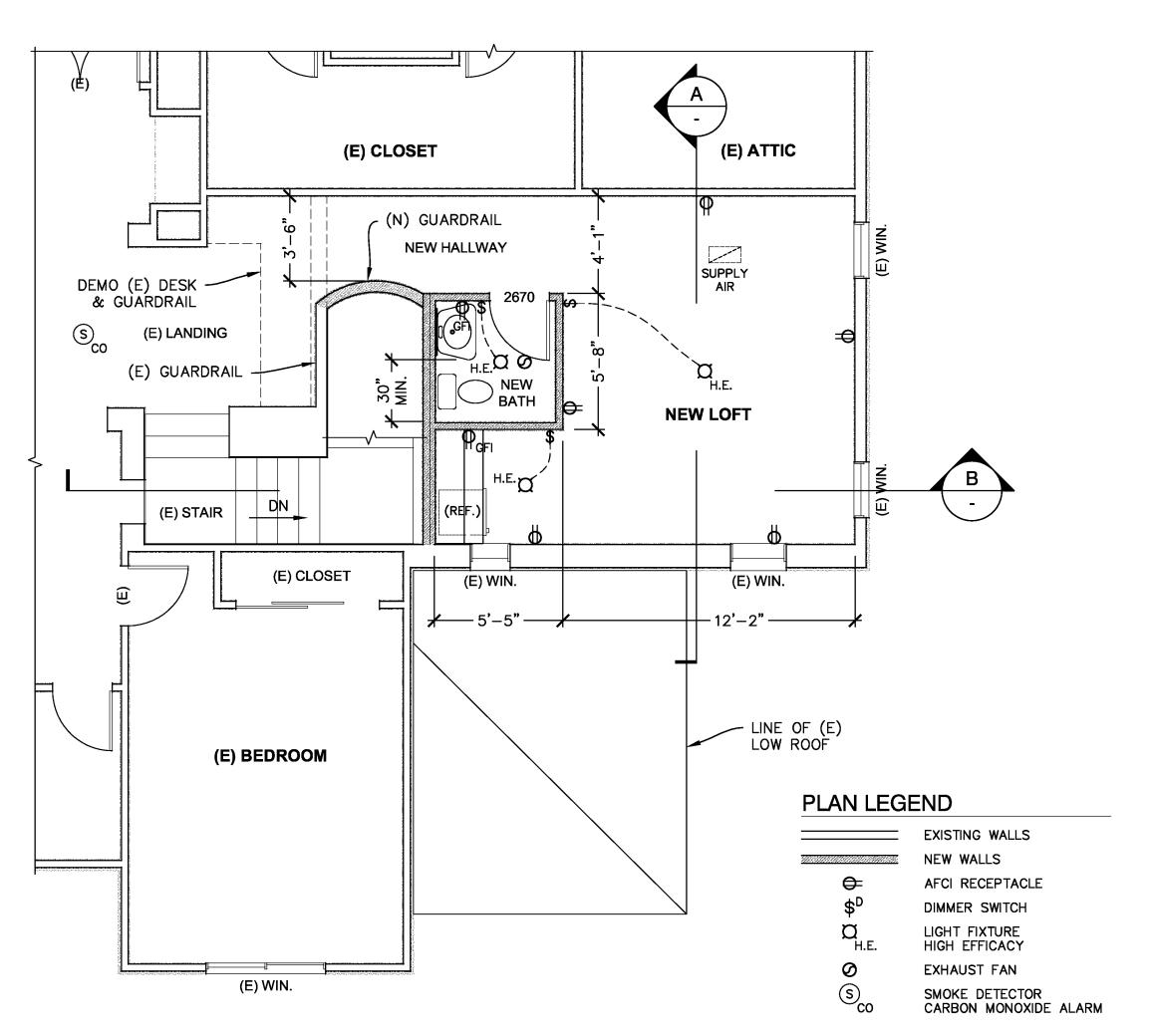


**SECTION 'A'**SCALE: 1/4" = 1'-0"

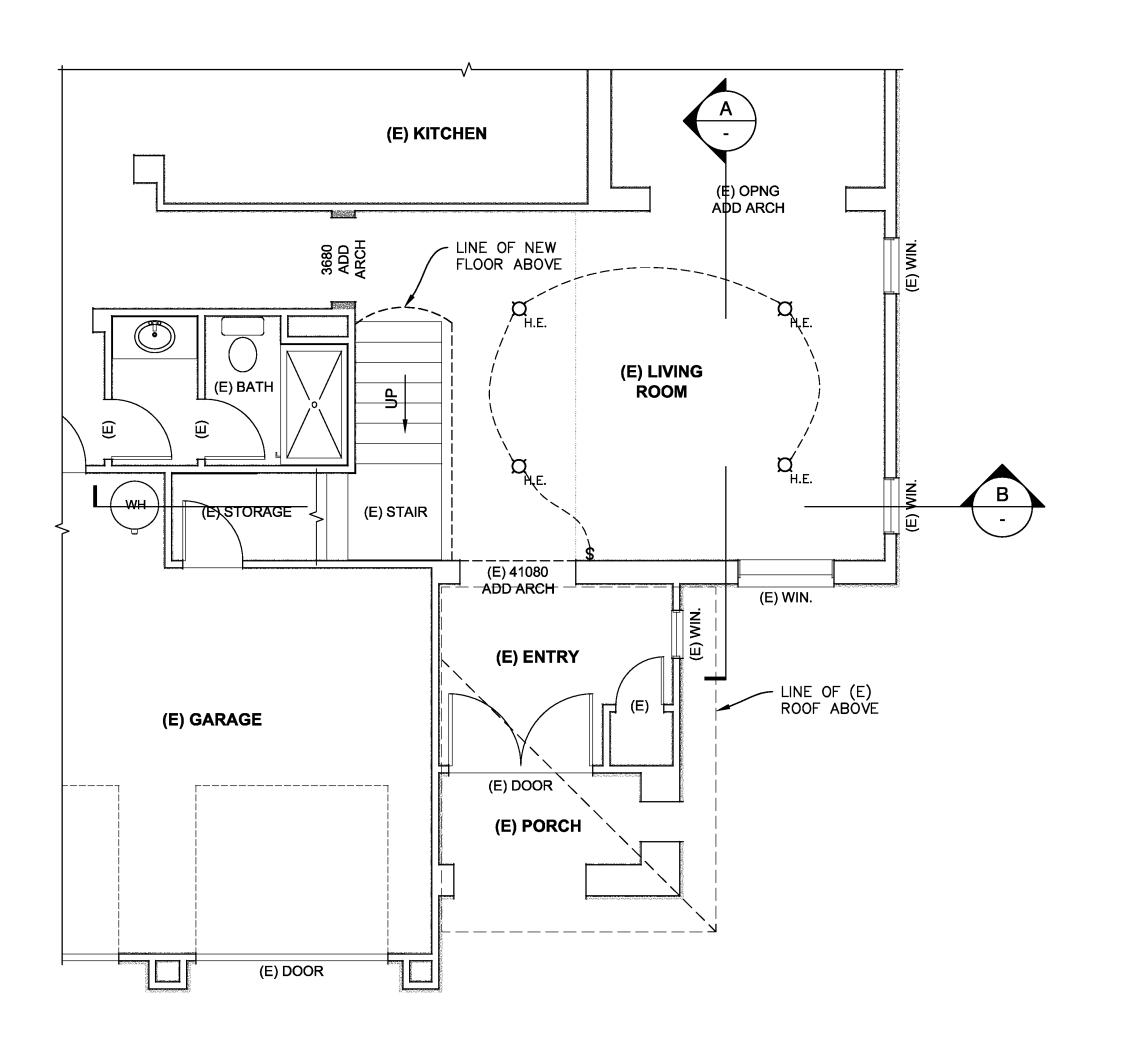


SECTION 'B'
SCALE: 1/4" = 1'-0"



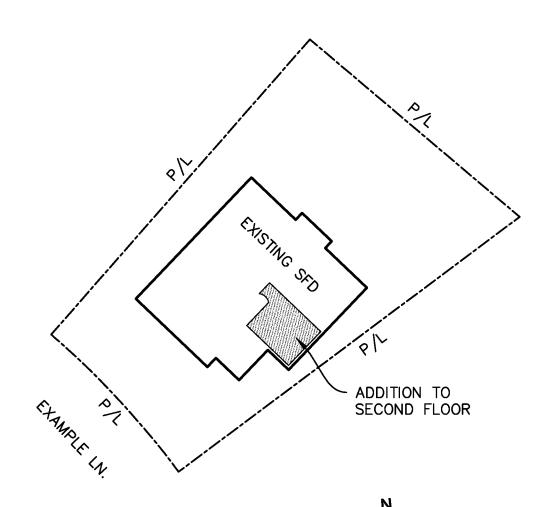
SECOND FLOOR LOFT PLAN

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



PARTIAL FIRST FLOOR PLAN

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



SITE PLAN

SCALE: 1" = 30'



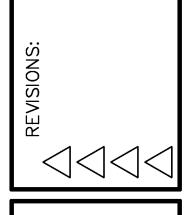
**DESCRIPTION OF WORK** 

LOFT ADDITION TO EXISTING SINGLE—FAMILY DWELLING. INCLUDES LOFT AND POWDER ROOM.

EXISTING AREA: 3,463 SQ. FT. ADDITION AREA: 280 SQ. FT. TOTAL AREA: 3,743 SQ. FT.

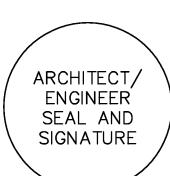
ADDRESS: 23456 EXAMPLE LN. SANTA CLARITA, CA

TRACT # 44444 LOT # 101 APN # 2828-282-828



HS DOCUMENT IS PROVIDED AS A GENERAL EXAMPLE ONLY. THE CITY OF SANTA CLARINDES NOT ENDORSE THE CONTENT OF THIS DOCUMENT OR GUARANTEE ITS ACCURACY OR SMPLIANCE WITH BUILDING CODES OR OTHER REGULATIONS. THIS DOCUMENT SHALL NOT CONSTRUED AS AN APPROVAL TO VIOLATE ANY BUILDING CODE OR OTHER REGULATION HE INFORMATION INCLUDED IN THIS DOCUMENT SHALL NOT BE COPIED OR SUBSTITUTED FACTOR OF CONSTRUCTION DOCUMENTS FOR ANY OTHER PROJECT. CONSTRUCTION DOCUMENTS FOR ANY OTHER PROJECT. CONSTRUCTION DOCUMENTS HALL CONTAIN SUFFICIENT INFORMATION TO DEMONSTRATE COMPLIANCE WITH THE BUILDIN SARITA.

PROJECT:
LOFT ADDITION FOR SINGLE—FAMILY DWELLING
23456 EXAMPLE LN.
SANTA CLARITA, CA
OWNERS:

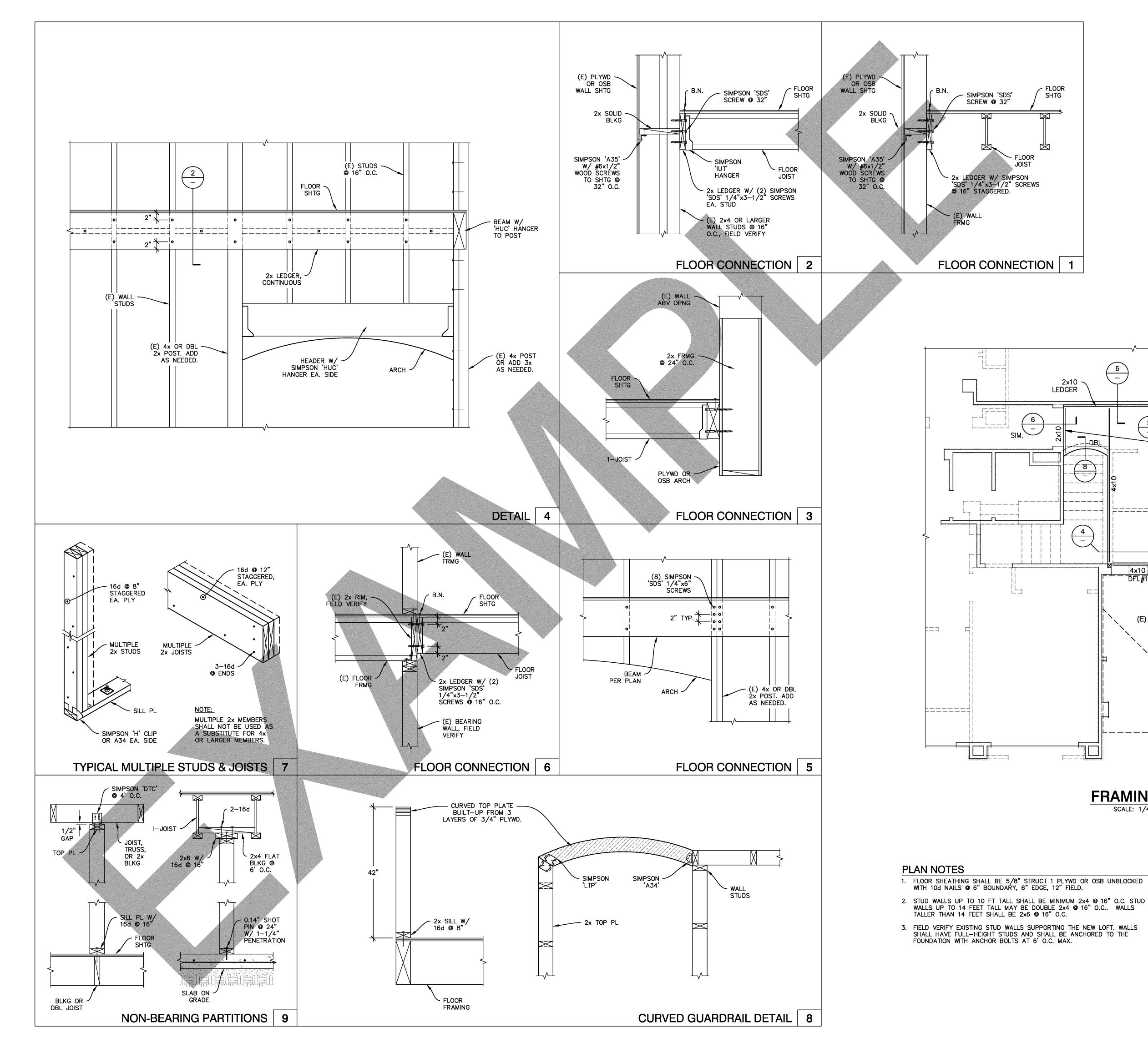


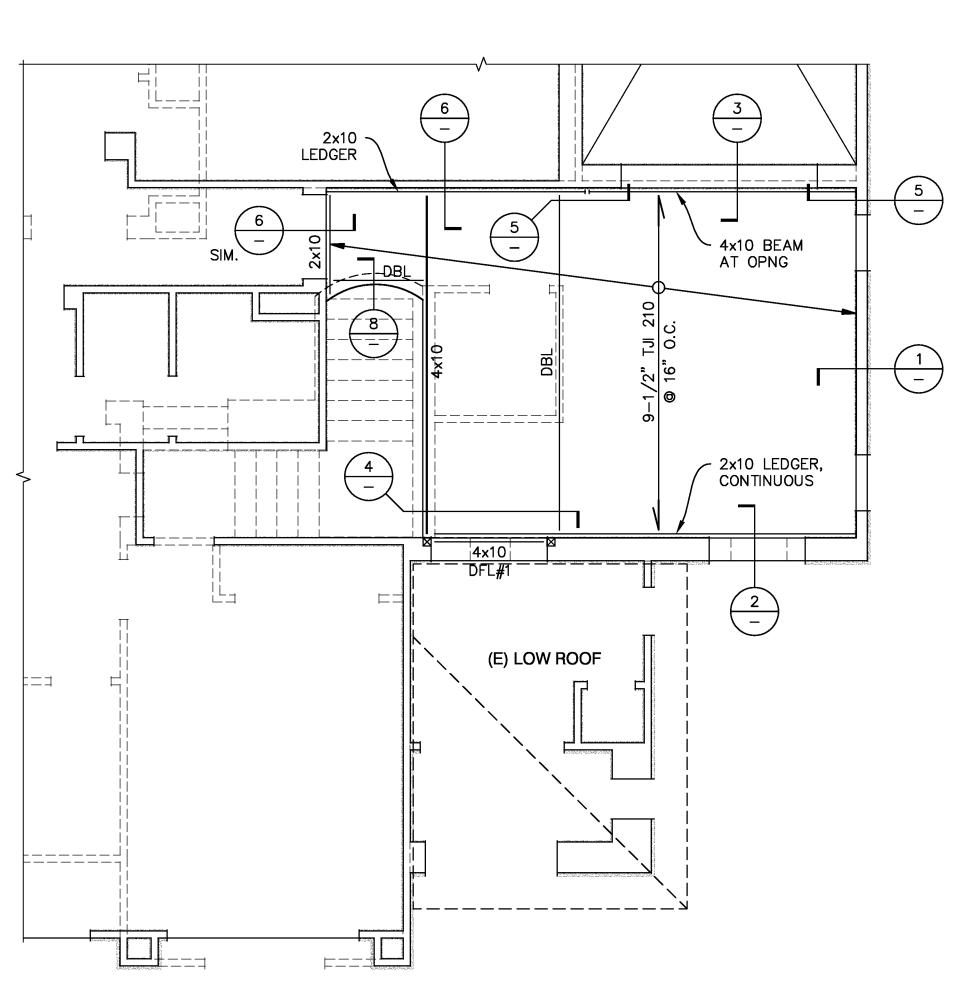
PERMIT #: BLDXX—XXXXX

1

SHEET #

OF 3 SHEETS





FRAMING PLAN

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

**PLAN LEGEND** 

WALLS BELOW

FRAMING DIRECTION

FRAMING EXTENT

WOOD POST

WALLS/ROOF LINES ABOVE

FLOOR SHTG

SIMPSON 'SDS' SCREW @ 32"

- 2x LEDGER W/ SIMPSON 'SDS' 1/4"x3-1/2" SCREWS @ 16" STAGGERED.

FLOOR CONNECTION

444

PROJECT: LOFT ADDITION FC 23456 EXAMPLE I SANTA CLARITA, (

ARCHITECT/ ENGINEER SEAL AND SIGNATURE

PERMIT #: BLDXX-XXXXX

SHEET #

OF 3 SHEETS

#### **ABBREVIATIONS**

**ADDITIONAL ALTERNATE** ANCHOR BOLT BEAM **BEARING** BETWEEN BLOCK **BLOCKING** BOARD **BOTTOM** B.N. BOUNDARY NAILING CEILING

CEILING JOIST CENTER LINE CLR CLEAR COL COLUMN COMPLETE PENETRATION CONCRETE

CONCRETE MASONRY UNIT CONNECTION CONTIN CONTINUOUS CTSK COUNTERSINK DEG DEGREE DET DETAIL

DIMENSION

DISTANCE

EACH FACE

EACH WAY

**EMBEDMENT** 

FLOOR JOIS1

FIELD NAILING

**EXISTING** 

FRAMING

FOOTING

HEADER

HANGER

INCHES

POUND

**MAXIMUM** 

MINIMUM

NFW

HEIGHT

GALVANIZED

HORIZONTAL

KING POST

MACHINE BOLT

MANUFACTUREF

NOT TO SCALE

OPPOSITE HAND

PROPERTY LINE

POUNDS PER SQ. FT.

PRESERVATIVE TREATED

ON CENTER

**PLACES** 

PLYWOOD

REINFORCING

ROOF RAFTER

SQUARE FOOT

SLAB ON GRADE

SHEARWALL

SHEATHING

SPACES

SPACING

**SQUARE** 

STEEL

TRIPLE

TYPICAL

VERTICAL

STANDARD

TOE NAILING

TOP OF STEEL

TOP OF WALL

VERIFY IN FIELD

WORKING POINT

WELDED WIRE FABRIC

TOP AND BOTTOM

TOP OF CONCRETE

UNLESS NOTED OTHERWISE

REQUIRED

SCHEDULE

GLU-LAM BEAM

FEET

EDGE NAILING

DOUGLAS FIR LARCH

**DOUBLE** 

DIM

DIST

DBL

F.N.

FTG

GLB

K.P.

MANUF

MAX

PLCS

PLYWD

RFINE

REQD

SCHED

SHTG

S.O.G.

SPCG

SQ

STD

T.O.C.

⊤.o.s.

T.O.W.

U.N.O.

V.I.F.

VERT

W.W.F.

TPL

ΤΥΡ

GALV

6. DIMENSIONS INDICATED ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED

GENERAL

DOCUMENTS.

WILL IMPACT THE WORK.

STANDARDS.

7. TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, UNLESS NOTED OTHERWISE OR SPECIFICALLY DETAILED.

1. ALL WORK SHALL CONFORM TO THE STANDARDS OF THE FOLLOWING:

CODE AMENDMENTS ADOPTED BY THE AUTHORITY HAVING JURISDICTION.

HEALTH, AND THOSE CODES AND STANDARDS LISTED IN THE CONTRACT

2. CODES AND STANDARDS NOTED IN THE CONTRACT DOCUMENTS SHALL BE OF THE

LATEST APPROVED ISSUE, INCLUDING SUPPLEMENTS, UNLESS NOTED OTHERWISE.

MATERIAL SPECIFICATIONS SHALL COMPLY WITH THE LATEST ASTM REFERENCED

3. THE CONTRACTOR SHALL REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK,

VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS, AND

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE

REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY.

CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE REPORTED

TO THE ENGINEER OF RECORD. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS

ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY INCONSISTENCIES OR

5. INFORMATION RELATED TO EXISTING CONDITIONS SHOWN ON THE DRAWINGS

WITHOUT WRITTEN DIRECTION FROM THE ENGINEER OF RECORD.

DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS

OF THE WORK, INCLUDING BUT NOT LIMITED TO THE STATE OF CALIFORNIA

ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION

DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF OCCUPATIONAL SAFETY AND

CALIFORNIA BUILDING CODE, 2013 EDITION

8. DETAILS AND NOTES ON DRAWINGS SHALL TAKE PRECEDENCE OVER TYPICAL DETAILS AND GENERAL NOTES. WHERE DETAILS AND NOTES ON DRAWINGS AND THE TYPICAL DETAILS AND GENERAL NOTES ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED AS SHOWN FOR SIMILAR WORK.

9. MANUFACTURED MATERIALS SHALL BE APPROVED BY THE CHECKING AGENCY PRIOR TO THEIR USE. ALL REQUIREMENTS OF THOSE APPROVALS SHALL BE FOLLOWED.

10. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN STRUCTURAL ELEMENTS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. THE ENGINEER OF RECORD SHALL BE NOTIFIED WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC. WHICH ARE LOCATED IN STRUCTURAL MEMBERS, AND ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS.

11. ANY DEVIATION FROM THE APPROVED SET OF DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH THE WORK. SUBSTITUTIONS OF PRODUCTS OR MATERIALS SPECIFIED ON THE CONSTRUCTION DOCUMENTS ARE NOT ALLOWED.

12. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE; THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, PROCEDURE AND SEQUENCE OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY THE ENGINEER OF RECORD DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY THE CONTRACTOR.

13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES, BRACES AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE AND COMPONENTS. SOILS. OTHER STRUCTURES AND UTILITIES MAY BE SUBJECTED DURING CONSTRUCTION. SHORING SYSTEMS SHALL BE DESIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA. VISITS TO THE SITE BY THE ENGINEER OF RECORD WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

14. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT WHEN PLACED ON FRAMED FLOORS OR ROOFS. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT INDICATED ON THIS SET OF DRAWINGS. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE THE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH OR WHERE OVERLOAD IS ANTICIPATED.

15. STRUCTURAL OBSERVATIONS PERFORMED DURING CONSTRUCTION DO NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR. STRUCTURAL OBSERVATIONS ARE NOT THE SPECIAL INSPECTION SERVICES. OBSERVATIONS SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION AND DO NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE.

16. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE CONSTRUCTION DOCUMENTS WITH THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK.

17. THE ENGINEER OF RECORD SHALL HAVE NO LIABILITY FOR WATERPROOFING OR MOISTURE TRANSMISSION ISSUES. WHETHER RELATED TO FOUNDATIONS OR OTHERWISE. THE OWNER SHALL DEFEND AND INDEMNIFY THE ENGINEER OF RECORD AGAINST ANY SUCH CLAIMS.

18. THE SCOPE OF THIS PROJECT INCLUDES THE NEW STRUCTURE(S) SHOWN ON THESE PLANS AND THOSE PORTIONS OF THE EXISTING STRUCTURE(S) DIRECTLY AFFECTED BY THE NEW STRUCTURE(S). THE ENGINEER SHALL HAVE NO LIABILITY FOR THE SAFETY, PERFORMANCE, OR CODE COMPLIANCE OF ANY EXISTING ELEMENTS WHICH ARE NOT WITHIN THE PROJECT SCOPE.

19. THE EXISTING FOUNDATION MAY BE A POST-TENSIONED SLAB. THE PRESENCE OF A POST-TENSIONED SLAB SHALL BE DETERMINED USING NON-DESTRUCTIVE METHODS PRIOR TO ANY ALTERATIONS TO THE EXISTING FOUNDATION. FOUNDATION ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO: DRILLING, CUTTING, CORING, AND

20. THE LOCATIONS OF EXISTING FOUNDATION STEEL SHALL BE VERIFIED USING NON-DESTRUCTIVE METHODS. EXISTING PRESTRESSING STEEL (TENDONS AND THEIR ANCHORAGES) SHALL BE PROTECTED IN-PLACE.

21. ANY ALTERATIONS TO A POST-TENSIONED FOUNDATION BEYOND WHAT IS SPECIFICALLY SHOWN ON THESE DRAWINGS SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO COMMENCING WITH THE WORK.

### DEMOLITION

ALL DEMOLITION SHALL BE PERFORMED IN SUCH A WAY AS NOT TO DAMAGE EXISTING ELEMENTS WHICH ARE TO BE PART OF THE FINISHED BUILDING.

2. ALL ELEMENTS OF THE STRUCTURE WHICH ARE TO REMAIN AND WHICH ARE AMAGED DURING DEMOLITION WORK SHALL BE REPLACED AT NO ADDED COST TO THE OWNER. EXISTING ELEMENTS SHALL BE PROTECTED TO THE FULLEST EXTENT POSSIBLE TO AVOID SUCH DAMAGE.

#### LUMBER

 LUMBER SHALL BE DOUGLAS FIR, SEASONED AND GRADE MARKED, UNLESS NOTED OTHERWISE.

2. UNLESS NOTED OTHERWISE, LUMBER GRADES SHALL BE AS FOLLOWS:

4x POSTS: NO. 1 5x POSTS AND LARGER: NO. 1 BEARING STUDS: NO. 2 OR CONSTRUCTION NON-BEARING STUDS: STUD ALL OTHER VERTICAL MEMBERS: NO. 2

HORIZONTAL FRAMING MEMBERS:

**VERTICAL FRAMING MEMBERS:** 

TOP PLATES AND SILL PLATES: NO. 2 OR CONSTRUCTION 2x & 3x MEMBERS: NO. 2 4x MEMBERS & LARGER: NO. 1

3. WOOD PANEL SHEATHING SHALL BE PLYWOOD OR OSB AND SHALL COMPLY WITH DEPARTMENT OF COMMERCE STANDARD PS 1 OR PS 2. GRADES SHALL BE MARKED BY APA AND BONDED WITH EXTERIOR GLUE (EXPOSURE 1) UNLESS NOTED OTHERWISE. REFER TO PLANS AND DETAILS FOR GRADE AND THICKNESS.

4. NAILS SHALL BE COMMON WIRE NAILS. AS A MINIMUM, NAILING SHALL COMPLY WITH NAILING SCHEDULES PRESCRIBED BY THE GOVERNING BUILDING CODE.

5. NAILS LARGER THAN 16d SHALL BE INSTALLED IN PRE-DRILLED HOLES OF 2/3 THE NAIL DIAMETER.

6. FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD OR FIRE-RETARDANT-TREATED WOOD SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.

7. WOOD CONNECTOR DESIGNATIONS SPECIFIED ON THE DRAWINGS REFER TO CONNECTORS MANUFACTURED BY SIMPSON STRONG-TIE. INSTALL CONNECTORS PER APPLICABLE ICC-ES REPORTS AND MANUFACTURER'S RECOMMENDATIONS. CONNECTORS IN CONTACT WITH PRESERVATIVE—TREATED WOOD OR FIRE-RETARDANT-TREATED WOOD SHALL BE CORROSION RESISTANT.

8. SILL PLATES AND OTHER WOOD MEMBERS BEARING DIRECTLY ON CONCRETE OR MASONRY SHALL BE PRESERVATIVE-TREATED LUMBER.

9. BOLTS AND LAG SCREWS SHALL COMPLY WITH ASTM A307 (Fy = 45 KSI). BOLTS AND LAG SCREWS SHALL BE FULL DIAMETER BODY. PROVIDE STANDARD CUT STEEL WASHERS AT ALL BOLT AND LAG SCREW CONNECTIONS. WASHERS SHALL CONFORM TO ANSI STANDARD B18.22.1.

10. BOLT HOLES SHALL NOT BE MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER.

11. LAG SCREWS SHALL BE INSTALLED IN PRE-DRILLED HOLES. THE DIAMETER OF PRE-DRILL FOR THE THREADED PORTION SHALL BE 2/3 THE SHANK DIAMETER. THE DIAMETER OF PRE-DRILL FOR THE SHANK PORTION SHALL BE EQUAL TO THE SHANK DIAMETER. LAG SCREWS SHALL BE TURNED, NOT DRIVEN.

12. SILL PLATE ANCHOR BOLTS AT SHEARWALLS SHALL HAVE SQUARE PLATE WASHERS MEASURING 1/4 IN. x 3 IN. x 3 IN.

13. PROVIDE DOUBLE JOISTS BENEATH NON-BEARING WALLS PARALLEL TO JOISTS. PROVIDE SOLID BLOCKING BENEATH NON-BEARING WALLS PERPENDICULAR TO JOISTS.

14. PROVIDE FULL BEARING AT ENDS OF ALL BLOCKING, UNLESS NOTED OTHERWISE.

15. CARE SHALL BE TAKEN TO AVOID WOOD SPLITTING OR CHIPPING DUE TO NAILING. PRE-DRILL AS REQUIRED. SPLIT WOOD MEMBERS SHALL BE REPLACED.

# **ENGINEERED WOOD PRODUCTS**

MEMBERS DENOTED AS "PSL" ON THE DRAWINGS SHALL BE PARALLAM PSL 2.0E NUFACTURED BY TRUS JOIST (ICC-ES #1387). Fb = 2,900 PSI, E = 2,000,000

2. MEMBERS DENOTED AS "TJI" ON THE DRAWINGS SHALL BE TJI WOOD I-JOISTS MANUFACTURED BY TRUS JOIST (ICC-ES #1153).

3. MEMBERS DENOTED AS "LSL" ON THE DRAWINGS SHALL BE TIMBERSTRAND LSL MANUFACTURED BY TRUS JOIST (ICC-ES #1387)

PRODUCT NAME, DESIGNATION OR TYPE, AND GRADE. 5. INSTALL FRAMING, BLOCKING, BRIDGING, STIFFENERS, FILLER BLOCKS AND BACKER

4. ENGINEERED LUMBER PRODUCTS SHALL BE IDENTIFIED WITH A STAMP BEARING THE

BLOCKS IN CONFORMANCE WITH MANUFACTURER'S STANDARDS AND AS DETAILED.

6. CONTRACTOR IS RESPONSIBLE FOR ERECTION BRACING TO KEEP JOISTS STRAIGHT AND PLUMB AND PROVIDE ADEQUATE LATERAL SUPPORT FOR THE INDIVIDUAL MEMBERS AND THE ENTIRE SYSTEM UNTIL CONSTRUCTION HAS BEEN COMPLETED.

#### ARCHITECTURAL NOTES

SURFACE.

ATTIC ACCESS: AN ATTIC ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. 30" MINIMUM HEADROOM IS REQUIRED ABOVE THE ACCESS OPENING. THE ROUGH-FRAMED OPENING SHALL BE AT LEAST 22" x 30". WHEN EQUIPMENT IS LOCATED IN THE ATTIC, THE ACCESS OPENING SHALL BE AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE EQUIPMENT.

ACCESS TO BATHROOM FIXTURES: WATER CLOSETS SHALL BE SET AT LEAST 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET SHALL BE NOT LESS THAN 24".

SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1,024 SQ. IN. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE.

THE MINIMUM WIDTH OF HALLWAYS SHALL BE AT LEAST 3 FT.

SAFETY GLAZING IS REQUIRED IN THE FOLLOWING LOCATIONS: GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD

• GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION, AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING

• GLAZING IN A FIXED OR OPERABLE PANEL MEETING ALL OF THE FOLLOWING CONDITIONS: THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT .: AND THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR: AND THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND A WALKING SURFACE IS WITHIN 36" OF THE GLAZING. ALL GLAZING IN RAILINGS.

. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

 GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" OF THE WATER'S EDGE. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36"

HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE . GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM

TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

SAFETY GLAZING SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION OR LABEL AS REQUIRED BY THE CODE.

EMERGENCY ESCAPE AND RESCUE OPENINGS: BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL BE PROVIDED WITH AN OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. OPENINGS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. WHEN LOCATED AT THE GRADE FLOOR, THE NET CLEAR OPENING SHALL BE AT LEAST 5 SQ. FT. ELSEWHERE, THE NET CLEAR OPENING SHALL BE AT LEAST 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE. BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES AS DESCRIBED ABOVE. SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING. SECURITY BARS (BURGLAR BARS) SHALL COMPLY WITH CALIFORNIA REFERENCED STANDARDS CODE (TITLE 24, PART 12) CHAPTER 12-3.

WINDOW SILLS, FALL PROTECTION: WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OTHERWISE, OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE, OR A CODE-COMPLIANT FALL PREVENTION OR OPENING LIMITING DEVICE SHALL BE

EXIT DOOR: AT LEAST ONE EXIT DOOR SHALL BE PROVIDED FOR THE DWELLING UNIT. THE EXIT DOOR SHALL HAVE A MINIMUM CLEAR WIDTH OF 32". THE MINIMUM CLEAR HEIGHT OF THE EXIT DOOR OPENING SHALL NOT BE LESS THAN 78". OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. THE EXIT DOOR SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. APPROVED CORROSION—RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS.

EXTERIOR CEMENT PLASTER (STUCCO): INSTALLATION OF EXTERIOR CEMENT PLASTER SHALL COMPLY WITH ASTM C 926, ASTM C 1063 AND THE REQUIREMENTS OF THE CODE. PLASTER SHALL HAVE A MINIMUM THICKNESS OF 7/8" AND SHALL BE APPLIED IN THREE COATS. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. A MINIMUM 26 GAGE CORROSION-RESISTANT WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS. WEEP SCREEDS SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEEP SCREED SHALL HAVE A 3-1/2" MINIMUM VERTICAL ATTACHMENT FLANGE. THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE AND THE LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE. A WATER-RESISTIVE, VAPOR-PERMEABLE BARRIER SHALL BE INSTALLED WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.

ADDRESS NUMBERS: BUILDINGS SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS AND SHALL CONTRAST WITH THEIR BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF WIDTH OF 1/2". WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED BY THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN SHALL BE USED TO IDENTIFY THE STRUCTURE.

FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: • IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS: VERTICALLY AT THE CEILING AND FLOOR LEVELS. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL

SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS. • IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF

• AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

FIREBLOCKING MATERIALS SHALL BE AS FOLLOWS:

 2" NOMINAL LUMBER. • TWO THICKNESSES OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS.

• ONE THICKNESS OF 23/32" WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32" WOOD STRUCTURAL PANELS. • ONE THICKNESS OF 3/4" PARTICLEBOARD WITH JOINTS BACKED BY 3/4"

PARTICLEBOARD. • 1/2" GYPSUM BOARD.

• 1/4" CEMENT-BASED MILLBOARD BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN

# ARCHITECTURAL NOTES (CONTINUED)

FLOORS AND LANDINGS AT EXTERIOR DOORS: THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 2% (1/4:12). THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD.

FLOOR OR LANDING AT EXIT DOOR: WHEN THE REQUIRED EXIT DOOR SWINGS OVER THE FLOOR OR LANDING, THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD.

SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL217 AND THE STATE FIRE MARSHAL. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

• IN EACH SLEEPING ROOM.

. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT. THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT,

WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE DWELLING SHALL BE EQUIPPED WITH SMOKE ALARMS AS REQUIRED FOR NEW DWELLINGS.

IN EXISTING BUILDINGS, SMOKE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED AND NEED NOT BE INTERCONNECTED WHEN THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF WALLS AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF AN ATTIC, BASEMENT OR CRAWL SPACE.

APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

• OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). . ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT

WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE DWELLING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS AS REQUIRED FOR NEW

IN EXISTING BUILDINGS, CARBON MONOXIDE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED AND NEED NOT BE INTERCONNECTED WHEN THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF WALLS AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF AN ATTIC, BASEMENT OR CRAWL SPACE.

BATHROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS.

BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

## **ELECTRICAL NOTES**

AFCL REQUIREMENTS: ALL 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS. BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH

GFCI REQUIREMENTS: ALL 15- AND 20-AMP RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL

 BATHROOMS • KITCHENS, WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES

 OUTDOORS GARAGES

 ACCESSORY BUILDINGS WHICH HAVE A FLOOR LOCATED AT OR BELOW GRADE LEVEL NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS.

WORK AREAS, AND AREAS OF SIMILAR USE.

• CRAWL SPACES, AT OR BELOW GRADE LEVEL UNFINISHED BASEMENTS

. LAUNDRY, UTILITY AND WET BAR SINKS

GROUND-FAULT CIRCUIT-INTERRUPTION (GFCI) FOR PERSONNEL SHALL BE PROVIDED AND INSTALLED IN A READILY ACCESSIBLE LOCATION.

RECEPTACLES. ELECTRICAL PANELS SHALL NOT BE LOCATED IN BATHROOMS. DAMP OR WFT

ALL 15- AND 20-AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT

LOCATIONS, OR IN THE VICINITY OF EASILY IGNITABLE MATERIAL SUCH AS CLOTHES CLOSETS. ELECTRICAL PANELS SHALL BE PROTECTED FROM PHYSICAL DAMAGE.

ELECTRICAL EQUIPMENT SHALL HAVE A MINIMUM CLEAR WORKING SPACE OF 30" WIDE x 36" DEEP.

## **GREEN BUILDING (RESOURCE CONSERVATION)**

PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING MAXIMUM FLOW RATES: • WATER CLOSETS: 1.28 GPF

URINALS: 0.5 GPF

• SINGLE SHOWERHEAD: 2.0 GPM AT 80 PSI

• MULTIPLE SHOWERHEADS: 2.0 GPM AT 80 PSI FOR ALL COMBINED SHOWERHEADS

 LAVATORY FAUCETS: 1.5 GPM AT 60 PSI • LAVATORY FAUCETS IN PUBLIC USE AREAS: 0.5 GPM AT 60 PSI

• METERING FAUCETS: 0.25 GALLONS PER CYCLE • KITCHEN FAUCETS: 1.8 GPM AT 60 PSI

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