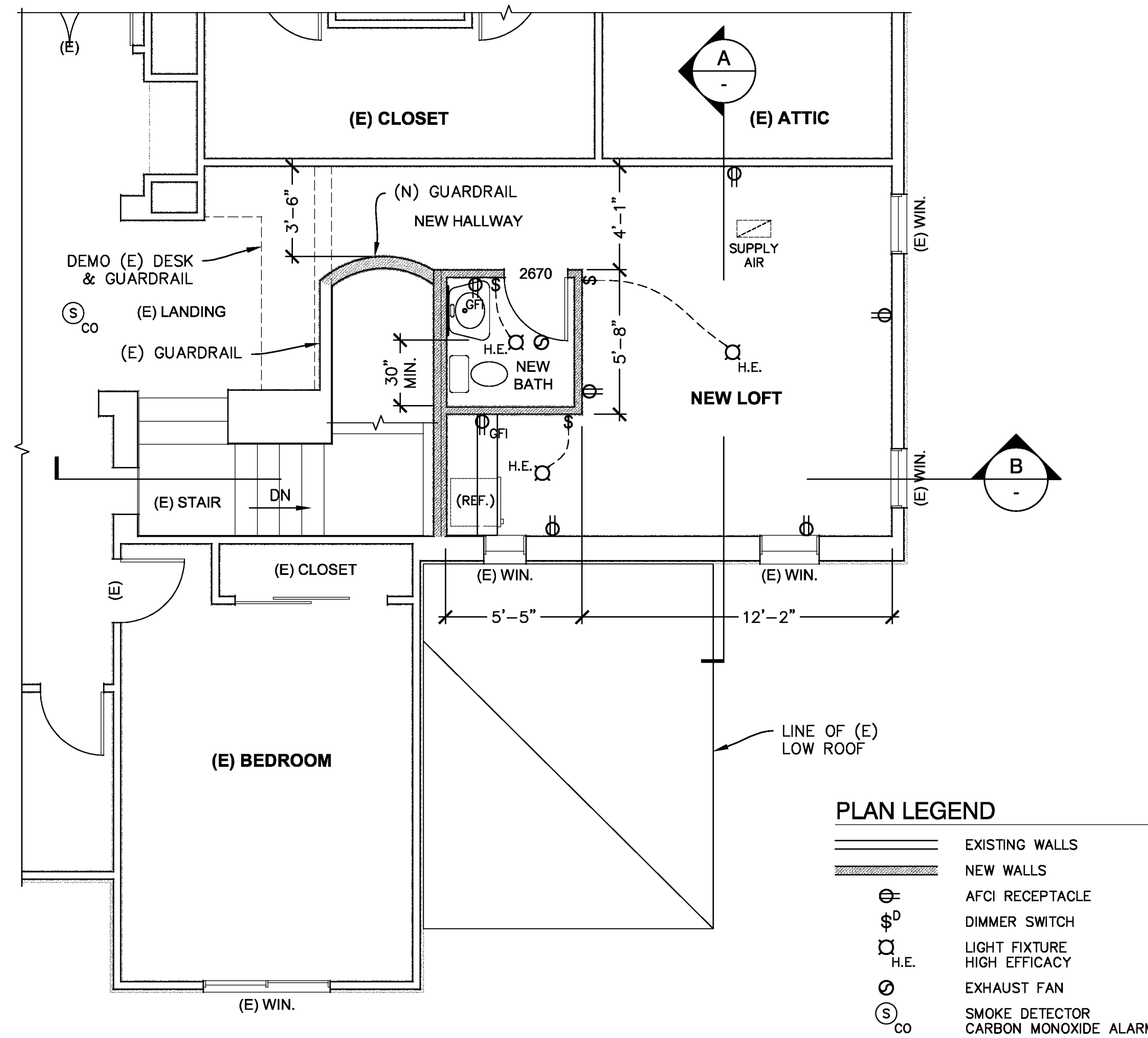


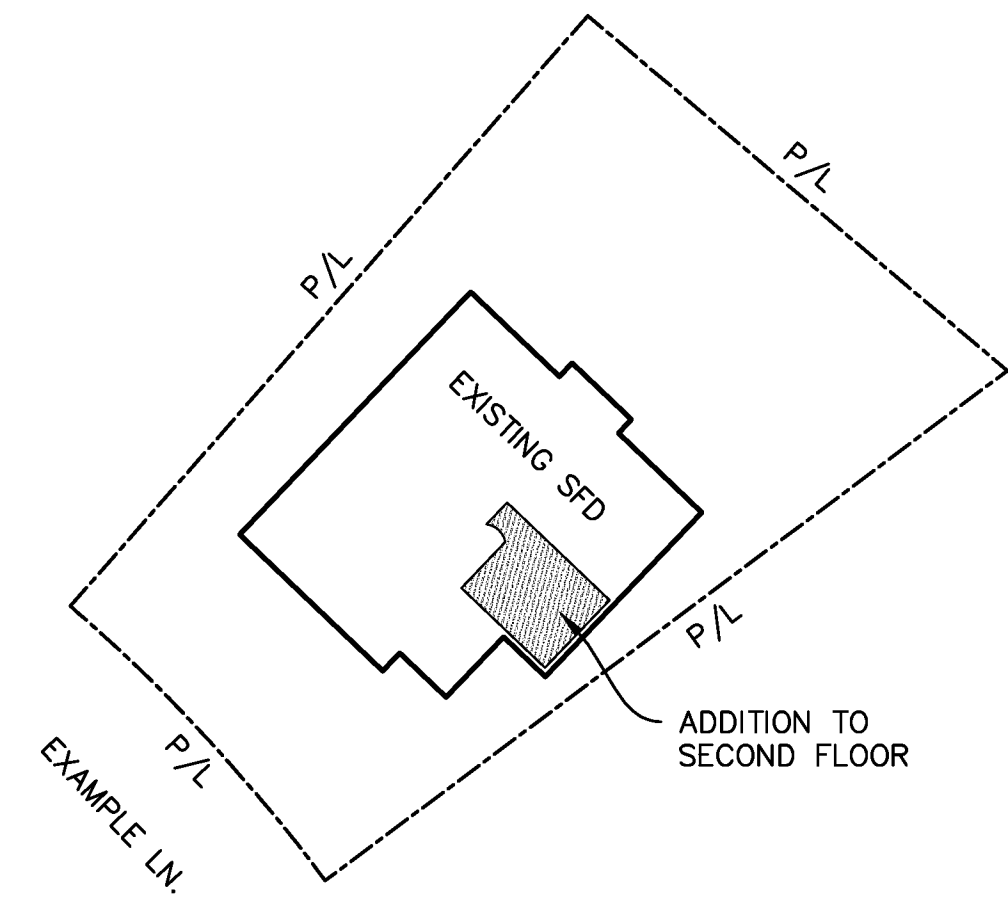
**SECTION 'A'**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR LOFT PLAN**  
SCALE: 1/4" = 1'-0"

**PLAN LEGEND**

	EXISTING WALLS
	NEW WALLS
	AFCI RECEPTACLE
	DIMMER SWITCH
	LIGHT FIXTURE
	HIGH EFFICACY
	EXHAUST FAN
	SMOKE DETECTOR
	CARBON MONOXIDE ALARM



**SITE PLAN**  
SCALE: 1" = 30'

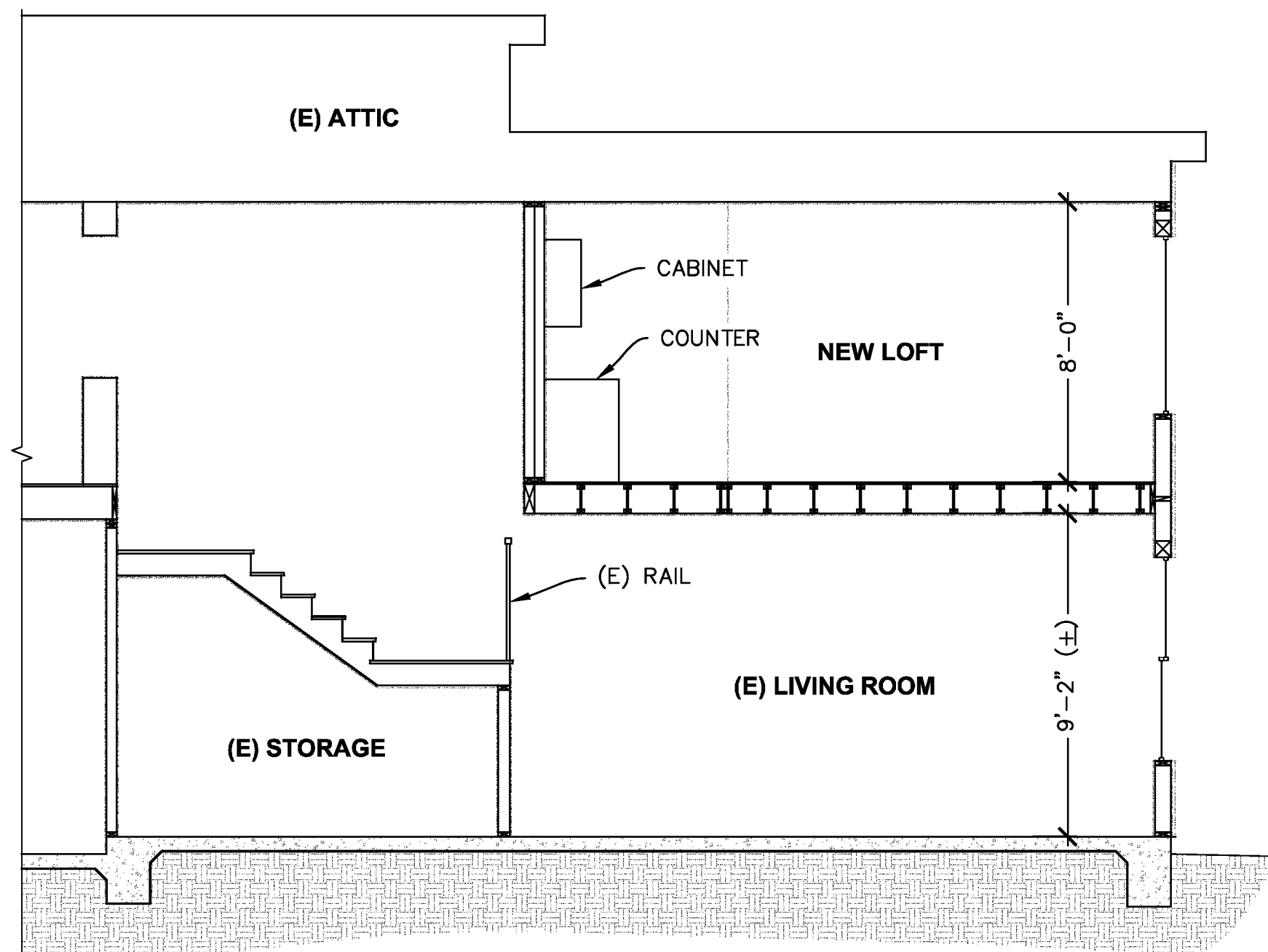
**DESCRIPTION OF WORK**

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

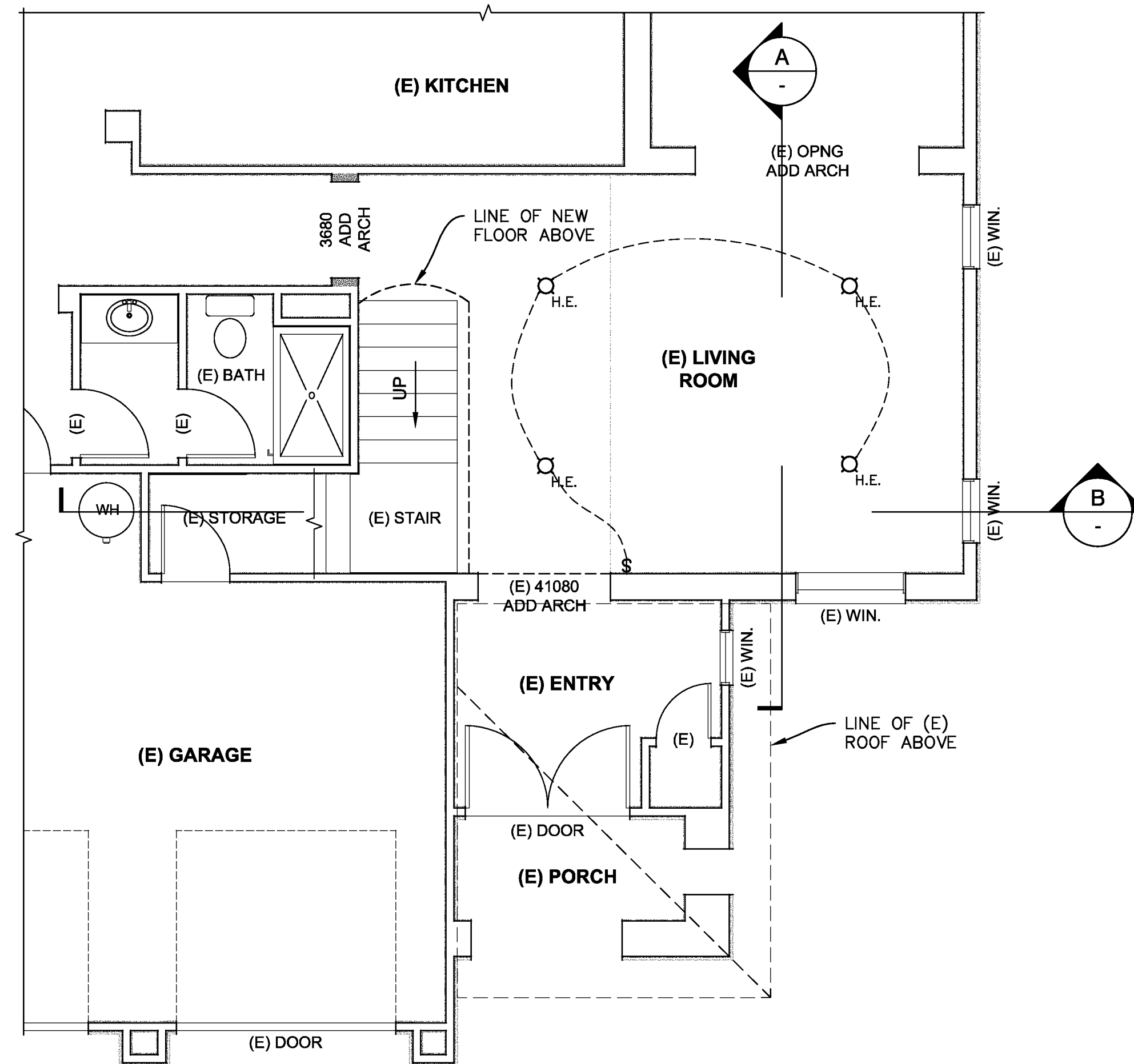
EXISTING AREA: 3,463 SQ. FT.  
ADDITION AREA: 280 SQ. FT.  
TOTAL AREA: 3,743 SQ. FT.

ADDRESS:  
23456 EXAMPLE LN.  
SANTA CLARITA, CA

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



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



**PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS:



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PROJECT: ADDITION FOR SINGLE-FAMILY DWELLING  
LOFT EXAMPLE LN.  
SANTA CLARITA, CA

OWNERS: JOHN AND JANE DOE

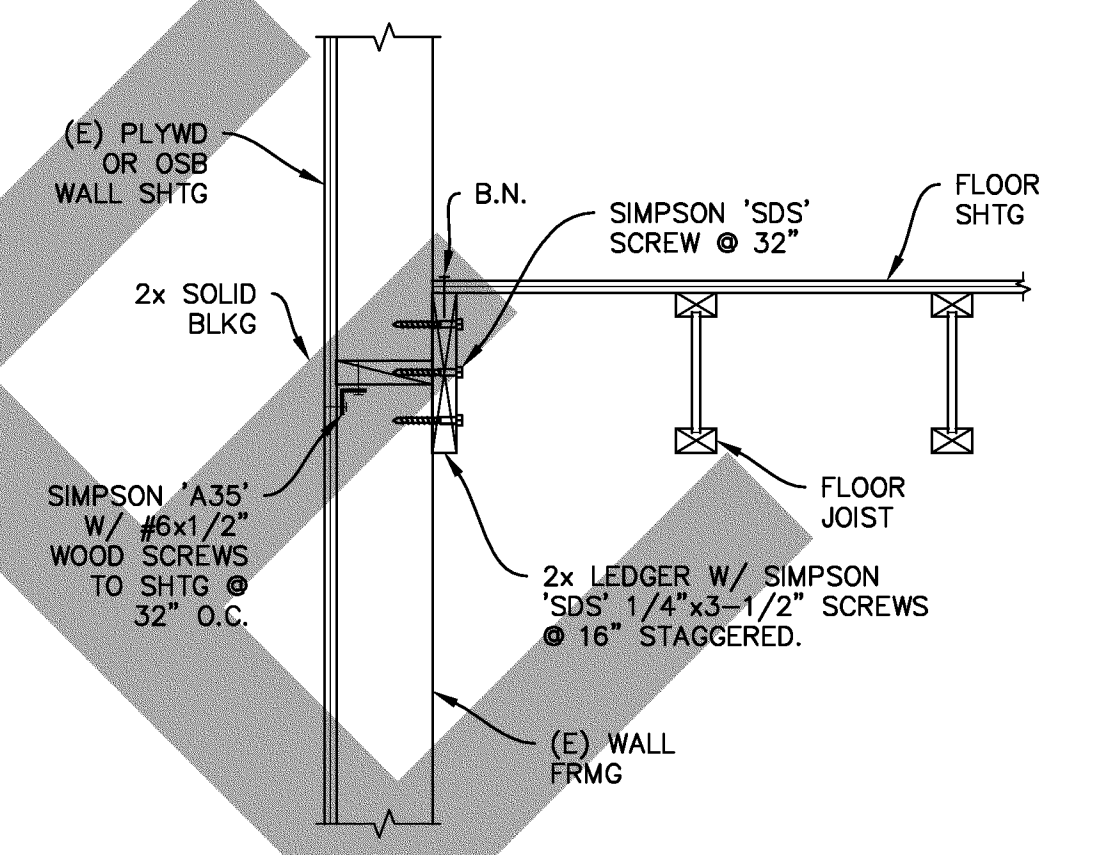
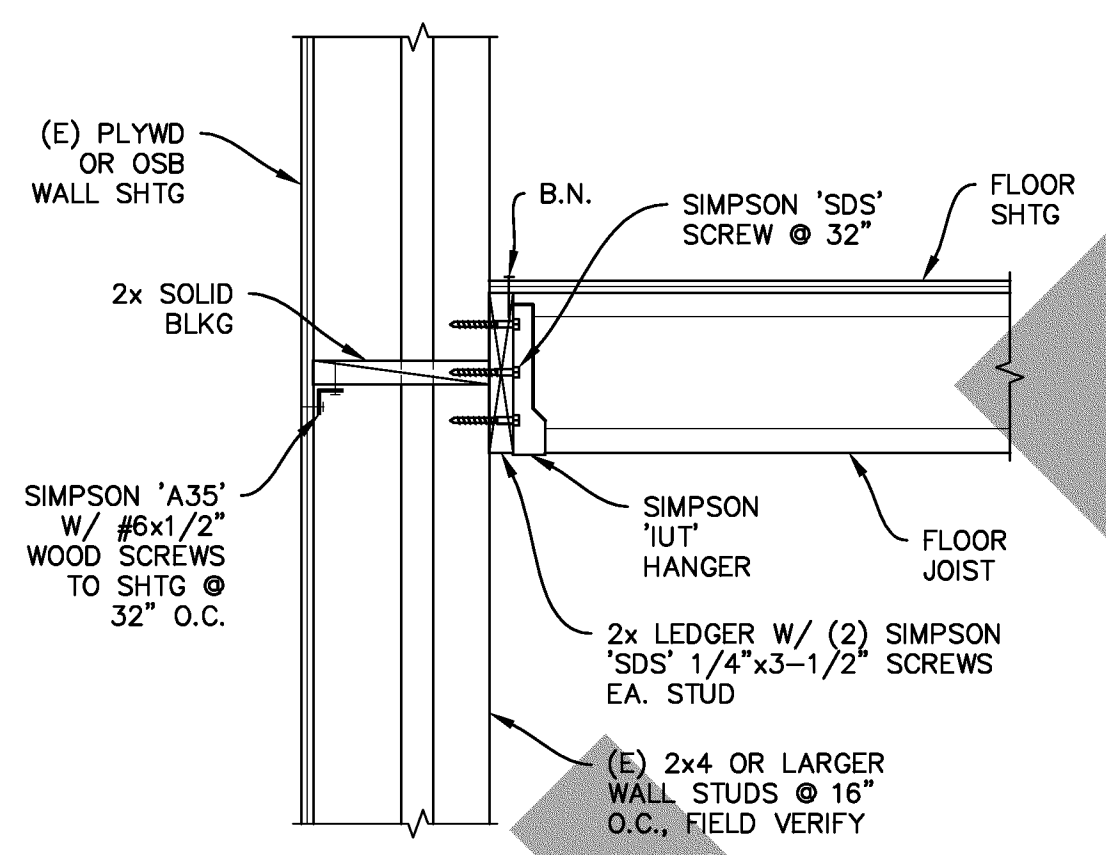
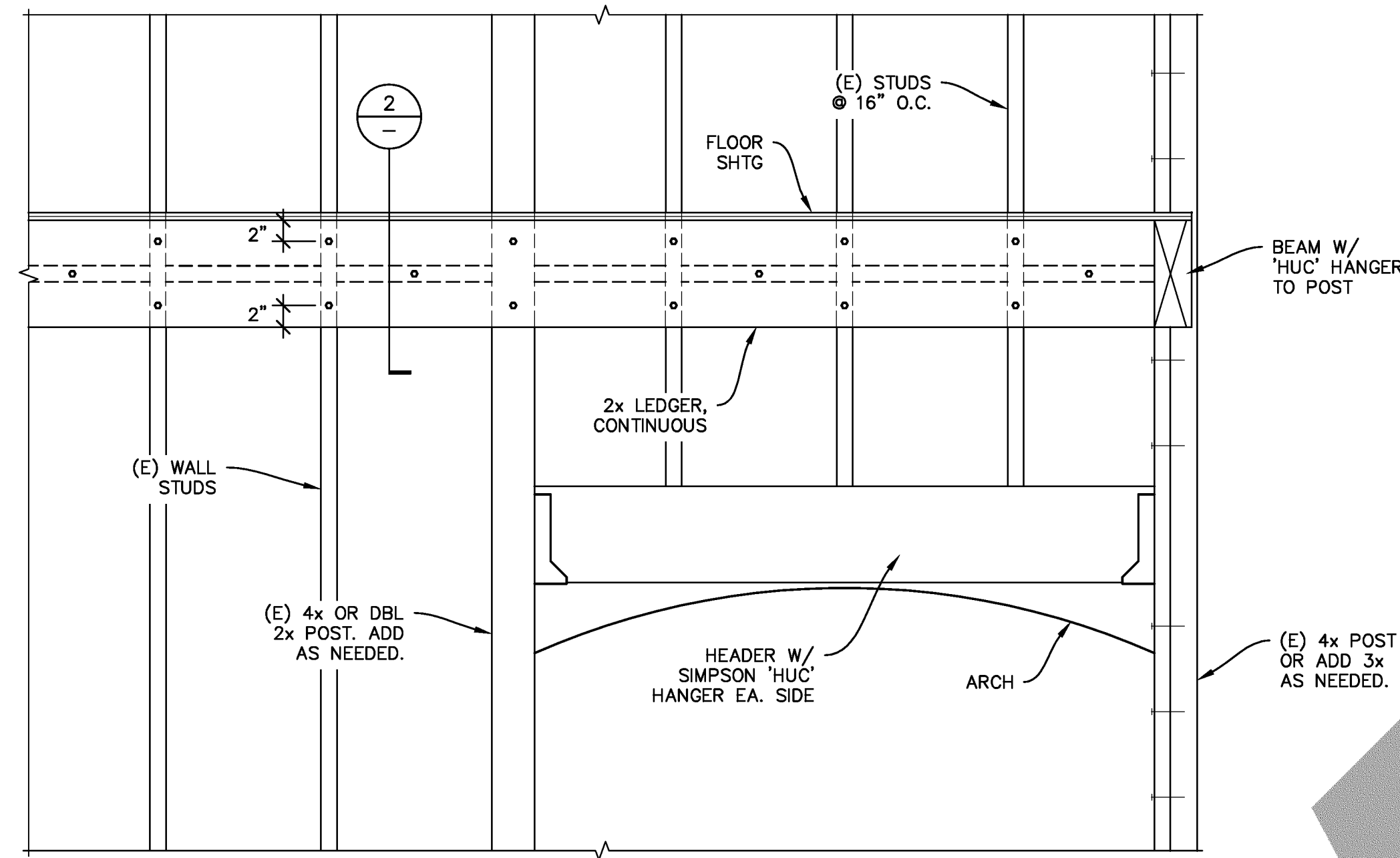
ARCHITECT/  
ENGINEER  
SEAL AND  
SIGNATURE

PERMIT #:  
BLDXX-XXXXX

SHEET #

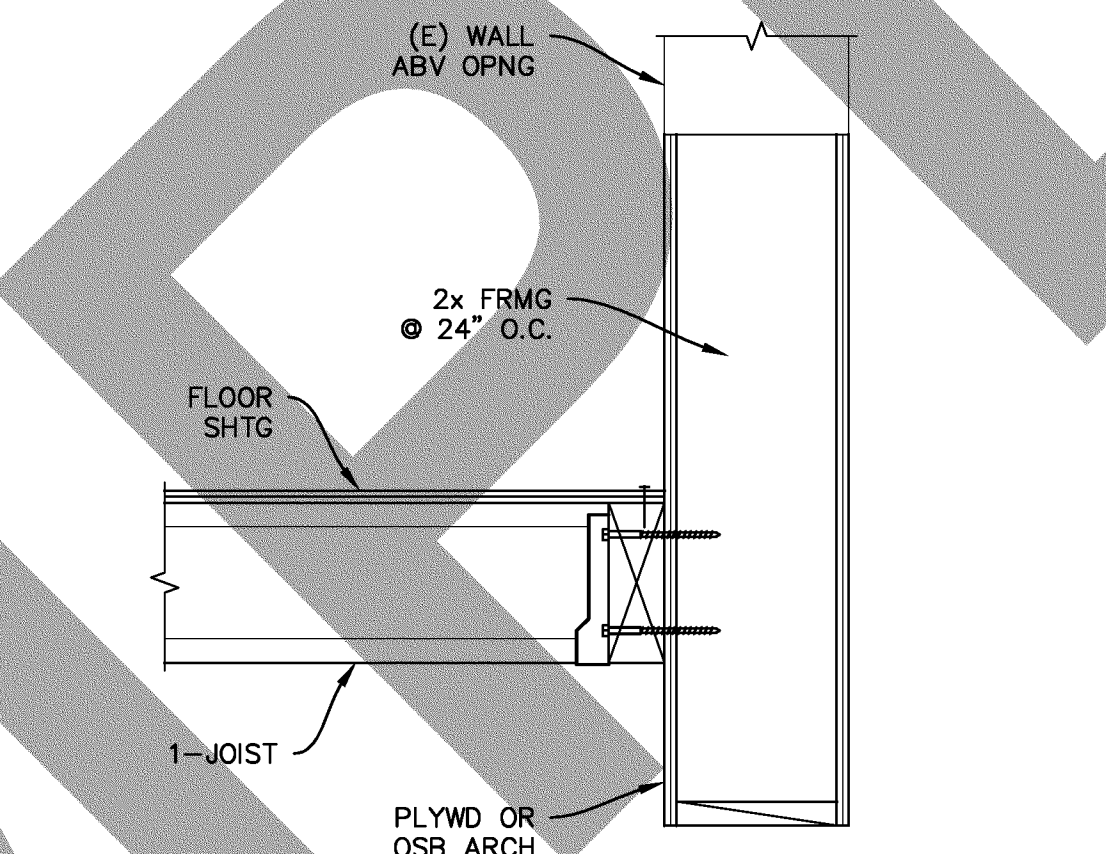
**1**

OF 3 SHEETS



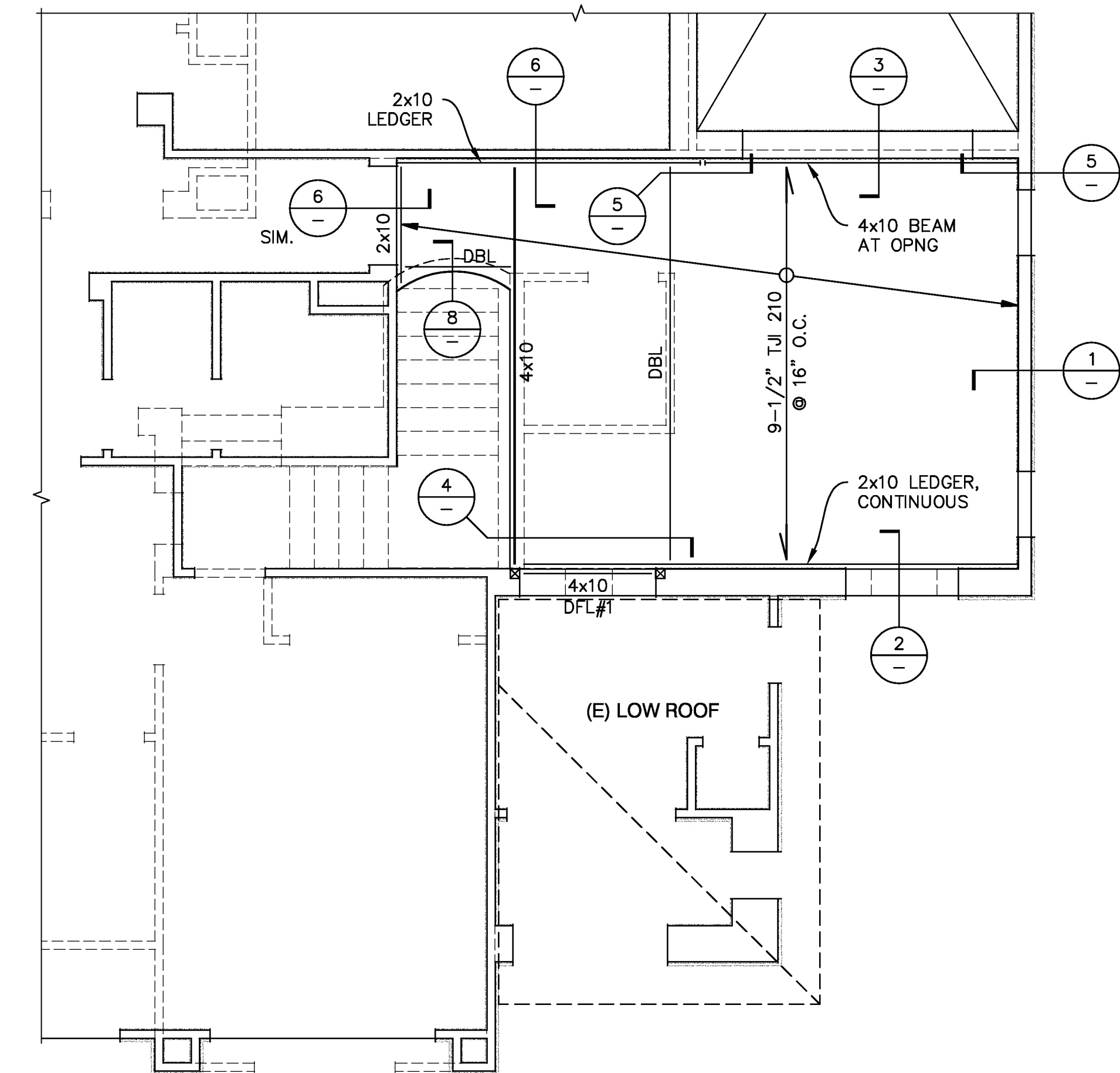
FLOOR CONNECTION 2

FLOOR CONNECTION 1



FLOOR CONNECTION 3

DETAIL 4



FRAMING PLAN

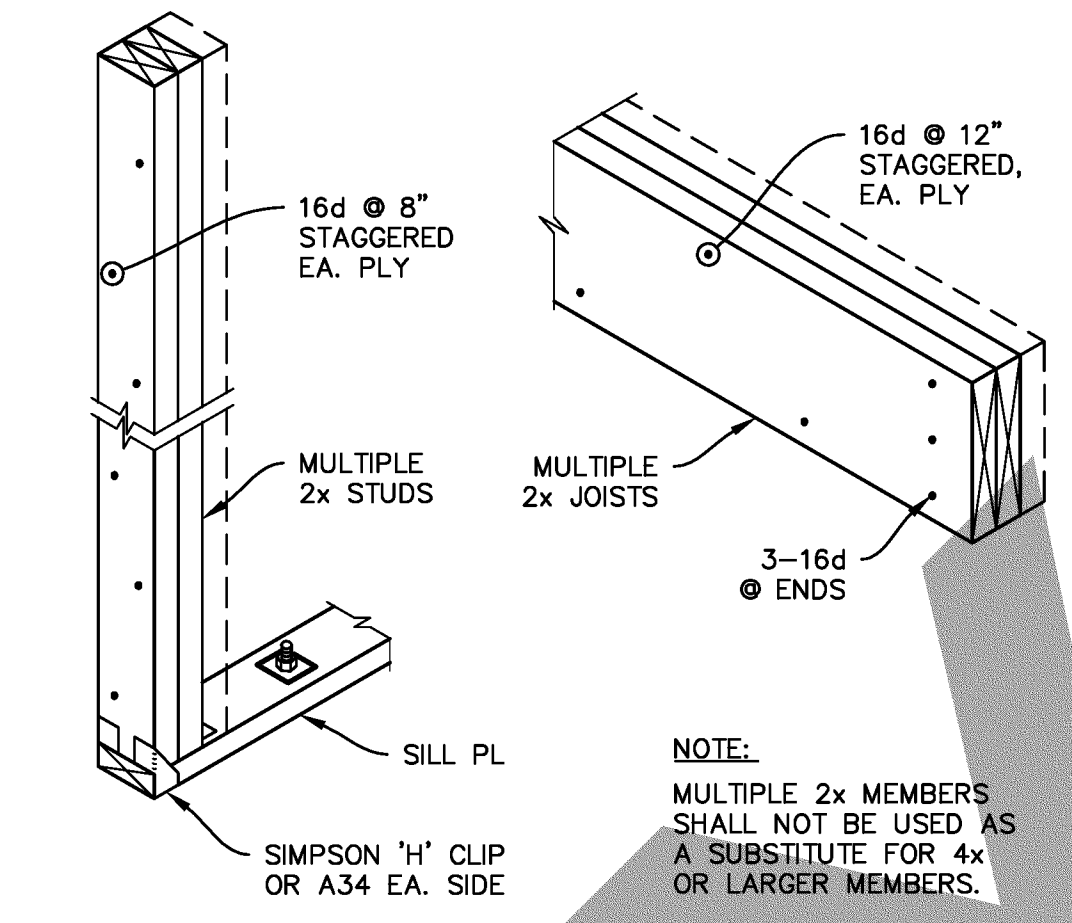
SCALE: 1/4" = 1'-0"

PLAN NOTES

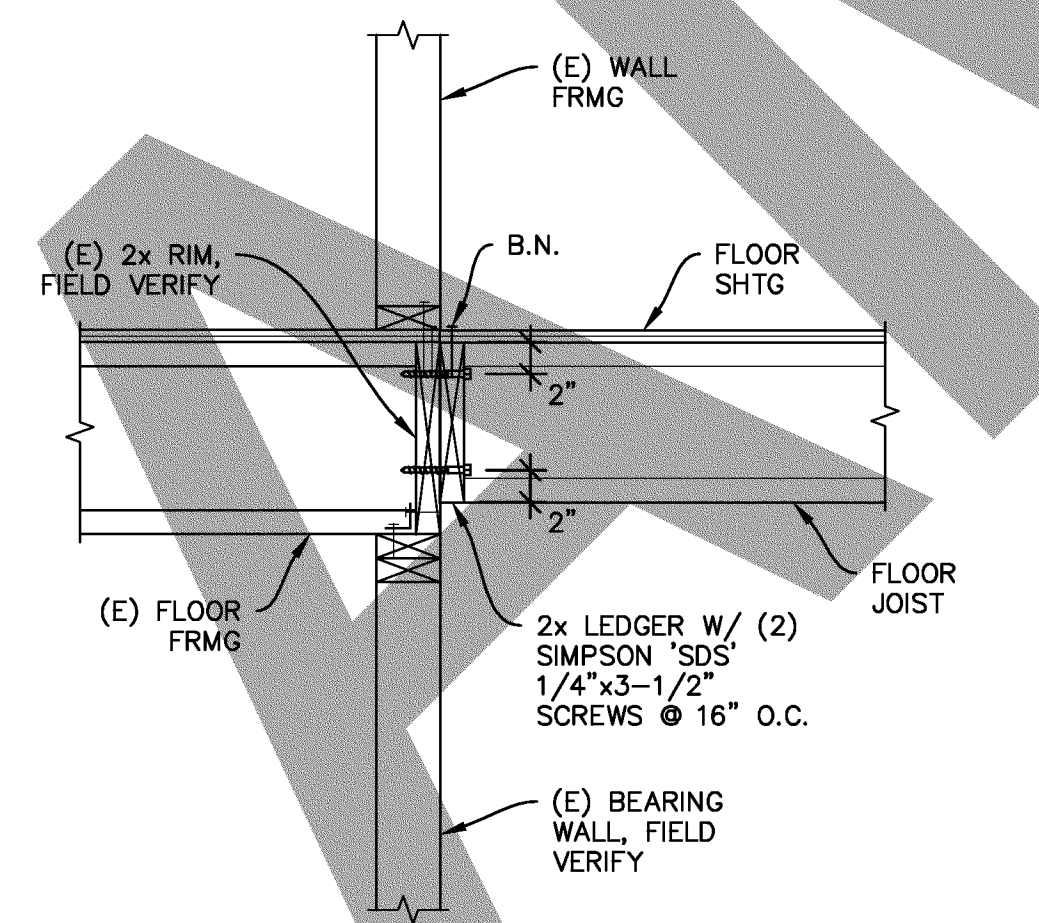
- FLOOR SHEATHING SHALL BE 5/8" STRUCT 1 PLYWD OR OSB UNBLOCKED WITH 10d NAILS @ 6" BOUNDARY, 6" EDGE, 12" FIELD.
- STUD WALLS UP TO 10 FEET TALL SHALL BE MINIMUM 2x4 @ 16" O.C. STUD WALLS UP TO 14 FEET TALL MAY BE DOUBLE 2x4 @ 16" O.C. WALLS TALLER THAN 14 FEET SHALL BE 2x6 @ 16" O.C.
- FIELD VERIFY EXISTING STUD WALLS SUPPORTING THE NEW LOFT. WALLS SHALL HAVE FULL-HEIGHT STUDS AND SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS AT 6' O.C. MAX.

PLAN LEGEND

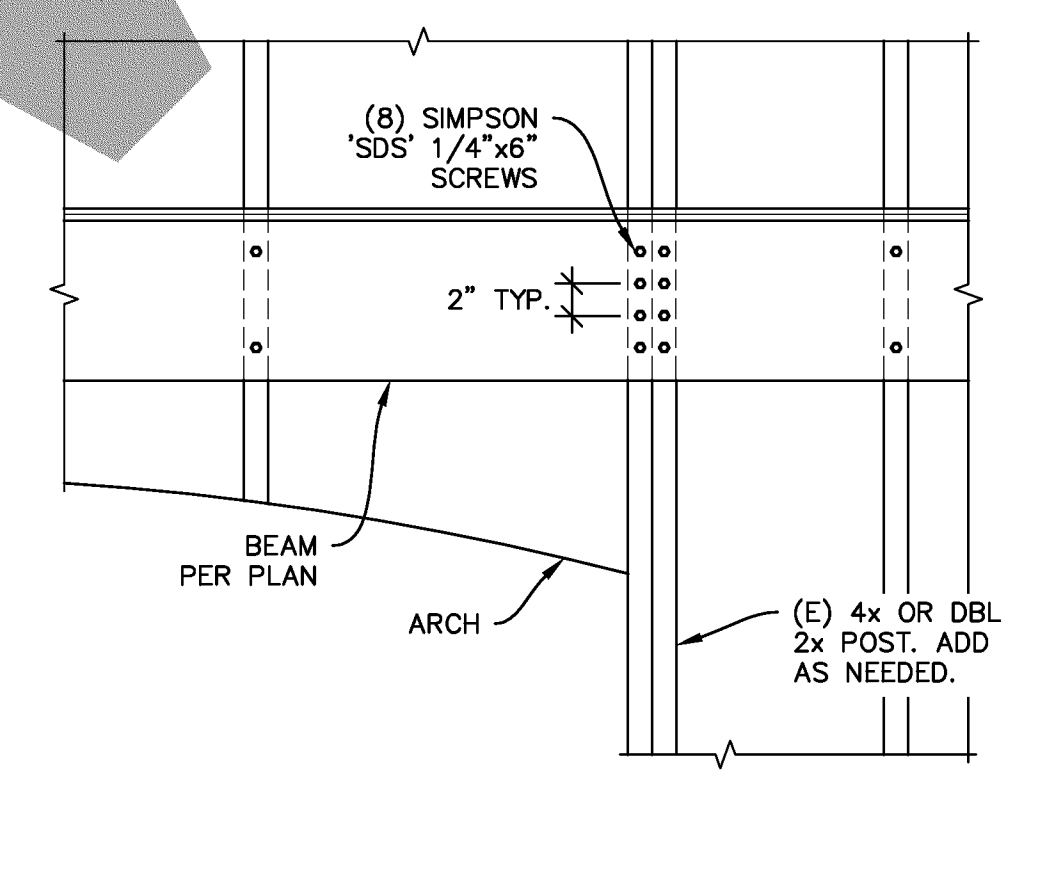
- WALLS BELOW
- WALLS/ROOF LINES ABOVE
- FRAMING DIRECTION
- FRAMING EXTENT
- WOOD POST



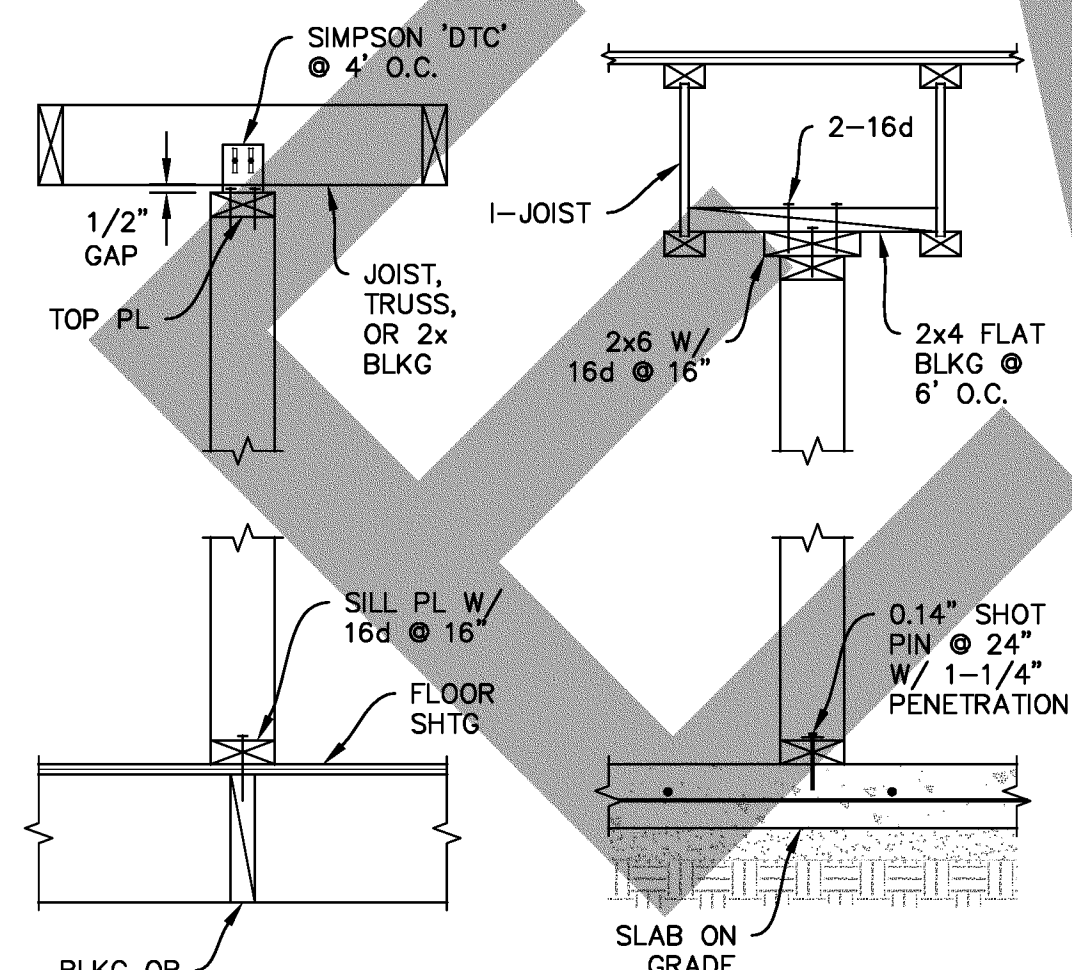
TYPICAL MULTIPLE STUDS & JOISTS 7



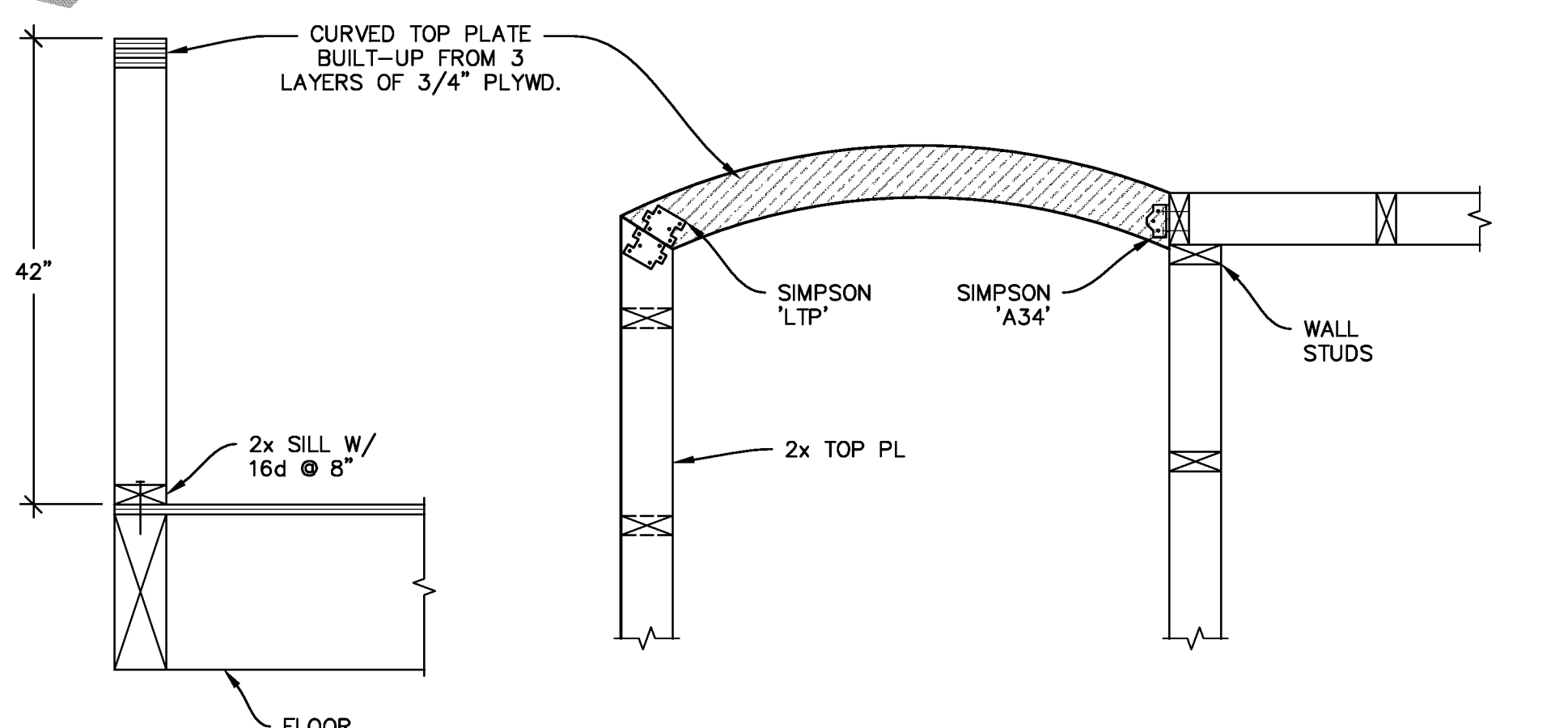
FLOOR CONNECTION 6



FLOOR CONNECTION 5



NON-BEARING PARTITIONS 9



CURVED GUARDRAIL DETAIL 8

REVISIONS:

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PROJECT: ADDITION FOR SINGLE-FAMILY DWELLING  
 LOFT EXAMPLE LN.  
 23456 SANTA CLARITA, CA  
 OWNERS: JOHN AND JANE DOE

ARCHITECT/  
 ENGINEER  
 SEAL AND  
 SIGNATURE

PERMIT #:  
 BLDXX-XXXX

SHEET #  
**2**  
 OF 3 SHEETS

ABBREVIATIONS

Table listing abbreviations and their corresponding full names, such as ABV ABOVE, ADDL ADDITIONAL, ALT ALTERNATE, etc.

GENERAL

- 1. ALL WORK SHALL CONFORM TO THE STANDARDS OF THE FOLLOWING: CALIFORNIA BUILDING CODE, 2013 EDITION...
2. CODES AND STANDARDS NOTED IN THE CONTRACT DOCUMENTS SHALL BE OF THE LATEST APPROVED ISSUE...
3. THE CONTRACTOR SHALL REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK...
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION...
5. INFORMATION RELATED TO EXISTING CONDITIONS SHOWN ON THE DRAWINGS...
6. DIMENSIONS INDICATED ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS...
7. TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK...
8. DETAILS AND NOTES ON DRAWINGS SHALL TAKE PRECEDENCE OVER TYPICAL DETAILS...
9. MANUFACTURED MATERIALS SHALL BE APPROVED BY THE CHECKING AGENCY...
10. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN STRUCTURAL ELEMENTS...
11. ANY DEVIATION FROM THE APPROVED SET OF DRAWINGS SHALL BE SUBMITTED...
12. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE...
13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES, BRACES AND GUYS...
14. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT WHEN PLACED ON FRAMED FLOORS...
15. STRUCTURAL OBSERVATIONS PERFORMED DURING CONSTRUCTION...
16. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE CONSTRUCTION DOCUMENTS...
17. THE ENGINEER OF RECORD SHALL HAVE NO LIABILITY FOR WATERPROOFING OR MOISTURE TRANSMISSION ISSUES...
18. THE SCOPE OF THIS PROJECT INCLUDES THE NEW STRUCTURE(S) SHOWN ON THESE PLANS...
19. THE EXISTING FOUNDATION MAY BE A POST-TENSIONED SLAB...
20. THE LOCATIONS OF EXISTING FOUNDATION STEEL SHALL BE VERIFIED USING NON-DESTRUCTIVE METHODS...
21. ANY ALTERATIONS TO A POST-TENSIONED FOUNDATION BEYOND WHAT IS SPECIFICALLY SHOWN ON THESE DRAWINGS SHALL BE APPROVED BY THE ENGINEER OF RECORD...

DEMOLITION

- 1. 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 DAMAGED DURING DEMOLITION WORK SHALL BE REPLACED AT NO ADDED COST TO THE OWNER...

LUMBER

- 1. LUMBER SHALL BE DOUGLAS FIR, SEASONED AND GRADE MARKED, UNLESS NOTED OTHERWISE.
2. UNLESS NOTED OTHERWISE, LUMBER GRADES SHALL BE AS FOLLOWS:
VERTICAL FRAMING MEMBERS:
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:
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...
4. NAILS SHALL BE COMMON WIRE NAILS...
5. NAILS LARGER THAN 16d SHALL BE INSTALLED IN PRE-DRILLED HOLES...
6. FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD...
7. WOOD CONNECTOR DESIGNATIONS SPECIFIED ON THE DRAWINGS REFER TO CONNECTORS MANUFACTURED BY SIMPSON STRONG-TIE...
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)...
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...
12. SILL PLATE ANCHOR BOLTS AT SHEARWALLS SHALL HAVE SQUARE PLATE WASHERS...
13. PROVIDE DOUBLE JOISTS BENEATH NON-BEARING WALLS PARALLEL TO JOISTS...
14. PROVIDE FULL BEARING AT ENDS OF ALL BLOCKING...
15. CARE SHALL BE TAKEN TO AVOID WOOD SPLITTING OR CHIPPING DUE TO NAILING...

ENGINEERED WOOD PRODUCTS

- 1. MEMBERS DENOTED AS "PSL" ON THE DRAWINGS SHALL BE PARALLAM PSL 2.0E MANUFACTURED BY TRUS JOIST (CC-ES #1387)...
2. MEMBERS DENOTED AS "TJI" ON THE DRAWINGS SHALL BE TJI WOOD JOISTS MANUFACTURED BY TRUS JOIST (CC-ES #1153)...
3. MEMBERS DENOTED AS "LSL" ON THE DRAWINGS SHALL BE TIMBERSTRAND LSL MANUFACTURED BY TRUS JOIST (CC-ES #1387)...
4. ENGINEERED LUMBER PRODUCTS SHALL BE IDENTIFIED WITH A STAMP BEARING THE PRODUCT NAME, DESIGNATION OR TYPE, AND GRADE...
5. INSTALL FRAMING, BLOCKING, BRIDGING, STIFFENERS, FILLER BLOCKS AND BACKER 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

ATTIC ACCESS: AN ATTIC ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION...
ACCESS TO BATHROOM FIXTURES: WATER CLOSETS SHALL BE SET AT LEAST 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION...
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 DOORS...
EMERGENCY ESCAPE AND RESCUE OPENINGS: BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL BE PROVIDED WITH AN OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING...
EXIT DOOR: AT LEAST ONE EXIT DOOR SHALL BE PROVIDED FOR THE DWELLING UNIT...
EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE...
EXTERIOR CEMENT PLASTER (STUCCO): INSTALLATION OF EXTERIOR CEMENT PLASTER SHALL COMPLY WITH ASTM C 926...
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...
FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS...
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...
BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE...

ARCHITECTURAL NOTES (CONTINUED)

FLOORS AND LANDINGS AT EXTERIOR DOORS: THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR...
SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL217 AND THE STATE FIRE MARSHAL...
SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE...
WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE DWELLING SHALL BE EQUIPPED WITH SMOKE ALARMS...
AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED...
BATHROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS...
BATHUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE...
ELECTRICAL PANELS SHALL NOT BE LOCATED IN BATHROOMS, DAMP OR WET LOCATIONS...
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: 1.2B 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

REVISIONS:
Three arrows pointing left, indicating revision locations.

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PROJECT: LOFT ADDITION FOR SINGLE-FAMILY DWELLING
23466 EXAMPLE LN.
SANTA CLARITA, CA
OWNERS: JOHN AND JANE DOE

ARCHITECT/ENGINEER SEAL AND SIGNATURE

PERMIT #: BLDXX-XXXXX

SHEET #
3
OF 3 SHEETS