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| <p>The scope of services under this contract is limited to providing a "builder's set" of plans. This set of plans is sufficient to obtain a building permit; however, all materials and methods of construction necessary to complete the project are not necessarily described in this "builder's set". The implementation of the plans requires an Owner/contractor (General Contractor and Subcontractors) thoroughly knowledgeable with the applicable building codes and methods of construction. The plans and general notes delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. They are not intended to specify particular products or other "with materials, methods, products or methods."</p> <p>All work shall comply with the most current and stringent requirements of all applicable city, county, state and general laws, rules, codes, ordinances and regulations and follow all manufacturer's specifications for installation. If the General Contractor or any Subcontractor performs any work in conflict with the above-mentioned laws, rules, codes and regulations, then the contractor in violation shall bear all costs of repair arising out of the non-conforming work. A partial list of the applicable codes are as follows:</p> <p>2017 County of Los Angeles Building Code (CBC) 2017 County of Los Angeles Fire Code (CFC) 2017 County of Los Angeles Plumbing Code (CPC) 2017 County of Los Angeles Mechanical Code (CMC) 2017 County of Los Angeles Electrical Code (CEC) 2017 California Green Building Standards Code All Codes are subject to Local Amendments</p> <p>The General Contractor and every Subcontractor performing work under or providing services and/or materials for the work is required to purchase and maintain in force "All Risk" Builders Risk Insurance prior to commencement of the work and/or furnishing labor, services and materials. Each "All Risk" policy shall be in an amount sufficient to cover the replacement value of the work being performed and/or the labor, services, and materials being supplied by the General Contractor, Subcontractors, Architect, and all professional Consultants.</p> <p>The General Contractor and Subcontractor shall furnish all labor, equipment, and materials necessary to complete the work indicated on the plans and required by the applicable codes.</p> <p>No substitutions shall be made without the Owner's written authorization. Any substitution shall be made in advance to avoid any delay in the project schedule. The General Contractor or any Subcontractor shall not make structural changes without prior written authorization from the Structural Engineer and approval by the Architect and/or the Owner</p> <p>Any addition, deletion, or change in the scope of the work described by the plans and General Notes shall be by written change order only. The General Contractor shall procure the building official's approval for any change in the work.</p> <p>The intent of the plans and general notes is that all labor, materials, equipment, and transportation shall be included in the work for the complete execution of the project. The Architect shall not be responsible for the means and methods of construction.</p> <p>It is the Owner's (General Contractor and all Subcontractors) responsibility prior to or during construction to verify the Architect in writing of any perceived errors or omissions in the plans and general notes of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the Architect prior to the Owner or Owner's subcontractors proceeding with the work. The Owner will be responsible for any defects in construction if these procedures are not followed.</p> <p>All shop drawings required by the construction documents and general notes shall be submitted to the Architect or Engineer prior to fabrication for review of compliance with the design concept.</p> <p>The General Contractor shall be responsible for coordinating the work between the different Subcontractors and requiring all Subcontractors to use the most current building department approved set of construction documents. The General Contractor shall arrange a pre-construction meeting to review omissions and discrepancies sufficiently in advance of construction to assure the orderly progress of the project prior to the performance of any work. All parties using these construction documents are responsible for reviewing the full content of these drawings for omissions and discrepancies prior to the start of construction.</p> <p>The General Contractor and all Subcontractors shall be familiar with the following documents:</p> <ol style="list-style-type: none">Most recent Solis reportEnergy compliance reportStructural calculationsAcoustical report <p>The General Contractor shall keep a copy of the above documents and all updates on the site at all times.</p> <p>The General Contractor shall complete the existing site grades to the grades shown on the plans. Any discrepancy in elevation from the finished grade at the stairways and walkways shall be communicated to the Architect for review before proceeding with the work.</p> <p>All Subcontractors shall perform their own cutting, fitting, and patching of materials in a workmanlike manner, without causing any damage to or conflict with other subs work.</p> <p>All trades shall keep the premises clean of any accumulated waste materials and rubbish caused by their work. Subcontractors shall remove all rubbish, tools, scaffolding, and surplus materials at the completion of the work. All fixtures and other surfaces shall be left clean and ready for occupancy upon completion of the project, including sweeping or vacuuming if necessary.</p> <p>The general notes refer to various professional trade association manuals and publications. The General Contractor and Subcontractors shall be familiar with and refer to the most recent trade publications relating to their work.</p> <p>The General Contractor and Subcontractors shall be responsible for storing the materials on the site. The materials shall be kept secure and protected from moisture, pests, and vandals. Any damages or lost materials arising out of materials stored on site shall be the responsibility of the General Contractor or Subcontractor who stored the damaged or lost materials.</p> <p>The contractor/sub-contractor will use all means necessary to protect the material of their scope of services during and after installation and to protect the work and materials of all other trades and in the event of damage immediately make all repairs and replacements necessary to the approval of the Owner and at no additional cost to the Owner.</p> <p>The contractor and sub-contractor shall review the plans, details and previous work by others for satisfactory and appropriate completeness as adequate substantiation for the installation of their scope of work. Report deficiencies immediately in writing to the developer/owner and architect. Failure to do so, or commencement of work without such notification will constitute an acceptance by the contractor of suitability of previous work by others.</p> <p>Do not scale these plans or details.</p> <p>All products will be installed in compliance with their manufacturers listed requirements, recommendations and in strict compliance with approved laboratory test reports (i.e. ICC-ES, reports, N.E.R., F.A., U.S. reports, etc.) Installation will meet all requirements necessary to maintain product warranties and warranties. Failure to satisfy requirements will constitute acceptance by the contractor of their sub-contractor's acceptance of products guarantee or warranty liabilities.</p> <p>The General Contractor and Subcontractor shall furnish all labor, equipment, and materials necessary to complete the work indicated on the plans and required by the applicable codes.</p> <p>ROUGH CARPENTRY</p> <ol style="list-style-type: none">Provide labor, material, equipment, and services necessary for installation and completion of all rough carpentry as shown on the drawings and as noted herein.See sheet containing structural general notes, bound with the drawings.Conduct all work in conformance with the California Building Code. All materials will be in compliance with the West Coast Lumber Inspection Bureau (WCLIB) and the American Plywood Association (APA) standards.Manufactured Floor and Roof Trusses | <p>H. Protection Against Termites: Shall comply with the CBC Section 2304.12.4.</p> <p>I. Attic Ventilation</p> <ol style="list-style-type: none">CBC Section 1203.2: The net free ventilating area shall not be less than 1/300 of the area of the space ventilated, with 50 percent of the required ventilating area provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above eave or cornice vents with the balance of the required ventilating provided by methods of any specific material, product or method.CBC Section 1203.2.1: Exterior openings for eave vents or vent blocks shall be covered with corrosion-resistant mesh with 1/16" min. and max. openings of 1/4". Blocking and bridging shall be arranged so as not to interfere with the movement of air. A minimum of 1" (25mm) of airspace shall be provided between the insulation and the roof sheathing. Do not block vents with insulation. Vent block locations shall be coordinated with structural drawings to avoid shear walls. <p>M. Fireblocking: Per CBC Section 718.2, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be provided in wood-frame construction in the
following locations:</p> <ol style="list-style-type: none">In concealed spaces of stud walls and partitions, including turned spaces and parallel rows of studs or staggered studs vertically at the ceiling and floor levels. Concealed horizontal turned spaces shall also be fireblocked at intervals not exceeding 10 feet (3048 mm). Batts or blankets of mineral or glass fiber or other approved non-rigid materials shall be allowed as fire-blocking in walls constructed using parallel rows of studs or staggered studs.All air interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cover ceilings.In concealed spaces of stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with CBC Section 1003.6.At openings around vents, pipes, and ducts at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.Factory built chimneys and fireplace shall be fireblocked in accordance with UL 103 and UL 127.Within concealed space of exterior wall finish and other exterior architectural elements where permitted to be of combustible construction in CBC Section 1406.Fireblocking of corners of a two-family dwelling as applicable in CBC Section 718.2.6 is required only at the line of dwelling unit separation. <p>N. Draftstopping</p> <ol style="list-style-type: none">CBC Section 718.3 Draftstopping in Floors Draftstopping shall be located above and in line with the dwelling unit and sleeping unit separations.CBC Section 718.4 Draftstopping in Attics Draftstopping shall be installed to subdivide the attic space and concealed roof spaces, and in line with sleeping unit and dwelling unit separation walls that do not extend to the underside of the roof sheathing above. Draftstopping shall be installed such that any horizontal area does not exceed 3,000 sq. ft. (279 m²). Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.Exceptions:<ol style="list-style-type: none">Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2, provided that automatic sprinklers are also installed in the combustible concealed spaces.General contractor shall coordinate all pertinent subcontractors to ensure fire-blocking and draft-stopping by approved materials are installed in all required areas. <p>P. All stairways, landings, guardrails and handrails shall comply fully with the CBC Sections 1009, 1012, 1013, and as amended by local amendment. Handrail-gripping surfaces shall be continuous, and may be interrupted as specified in CBC Section 1012.</p> <p>FINISH CARPENTRY</p> <ol style="list-style-type: none">Provide labor, material, equipment, and services necessary for the installation of the finish carpentry where shown on the drawings and as noted herein.Install all finished hardware, passage doors, and bath accessories.Conduct all work in conformance with the CBC (or applicable code) and the Woodwork Institute of California, "Manual of Millwork" custom grade requirements.All interior door frames and casing, base, shoe, shelving, and window stool and apron as specified by Owner. Sizes per Owner/General Contractor.Install in accordance with the best practices of this trade, including, but not limited to the following:<ol style="list-style-type: none">All work shall be machined or hand-sanded, sharp edges and splinters removed and completely prepared for finish.Full length continuous boards shall be used wherever applicable or specifically noted.All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, or coped, with nails set and surfaces free of tool marks.Frames shall be set plumb and true.All nailing shall be done with finish nails where point or stain is to cover. <p>CABINETS AND TOPS</p> <ol style="list-style-type: none">Provide material, equipment, and labor necessary for installation of all cabinet work as shown on the drawings and as noted herein.Conduct all work in conformance with CBC, current edition and the National Kitchen Cabinet Association (NKCA).Cabinets and countertops as selected by Owner.Install in accordance with the best practices of this trade, including, but not limited to the following:<ol style="list-style-type: none">All joints shall be tight and true and securely fastened. Corners shall be mitered, butted, or coped, nails set, and surfaces free of tool marks.Use concealed fastenings where possible.All cabinet work scheduled for paint or stain finish shall be smoothly dressed and sanded.Install all work level, plumb, square and true. Scribe members accurately in place to fit adjoining surfaces. <p>THREE COAT UNDERLAYMENT</p> <ol style="list-style-type: none">Provide labor, material, equipment, and services necessary for the installation of metal lath and building paper complete for application of three-step stucco as indicated on drawings and noted herein.Conduct all work in conformance with the California Building Code, ICC, and ASTM.Protection: Use all means necessary to protect the material of this section before, during and after installation and to protect the work and material of all other trades.Replacement: In the event of damage, rips or tears in the building paper, immediately make all repairs and replacements necessary to provide substantial water protection before application of stucco.Welded and woven-wire lath, expanded metal lath, wire mesh, or approved equivalent shall be installed per CBC and applicable ICC Report.Water Resistive Barrier: per CBC min. two layers of Grade D paper or equivalent attached to the studs or sheathing, with flashing per CBC, to provide a continuous water resistive barrier. Alternate as required by applicable ICC Report.<ol style="list-style-type: none">Application: Install all components in accordance with manufacturer's application instructions and showing compliance with CBC Standards and all testing standards of ICC.The paper backing of the wire lath shall be lapped per manufacturer's instructions. <p>VAPOR BARRIERS</p> <ol style="list-style-type: none">Provide labor, material, equipment and services necessary for installation of a water resistive barrier/flashing at door and window assemblies where shown on the drawings and noted herein.Conduct all work in conformance with the Federal Specification UU-B-790a, ICC with materials in compliance with ASTM standards for their specific use.Use reinforced high water-vapor resistive kraft paper (Grade A, Style 4) 9" wide with glass reinforcing fibers and a polyethylene coating on both surfaces. Use 18" type 30 felt under flashing.Install in accordance with manufacturer's printed installation instructions, including, but not limited to the following:<ol style="list-style-type: none">Sequencing of installation of water-resistive barrier, sealant, sill pan, sill flashing, corner flashing, window, and other components shall follow FMA/ANMAA 100-07, ASTM E2112, Manufacturer's Installation Instructions, and all standards referenced therein.Replacement: In the event of damage, rips or tears in the building paper, immediately make all repairs and replacements necessary to provide substantial water protection before application of stucco.Welded and woven-wire lath, expanded metal lath, wire mesh, or approved equivalent shall be installed per CBC and applicable ICC Report.Water Resistive Barrier: per CBC min. two layers of Grade D paper or equivalent attached to the studs or sheathing, with flashing per CBC, to provide a continuous water resistive barrier. 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- F. Verify all sizes and dimensions by taking field measurement prior to installation.
- G. Verify all openings as plumb, square and true.
- H. Provide approved waterproof membrane at showers or tubs where ceramic tile finish is indicated.
- I. Tile shall be thin set on floor areas except tubs or showers, with slip sheet under tile.
- J. Mud set all other areas.

RESILIENT FLOORING

- A. Provide labor, material, equipment, and services necessary for the installation of all sheet vinyl flooring as shown on the drawings and as noted herein.
- B. Conduct all work in conformance with the Resilient Tile Institute with materials in compliance with ASTM standards for their specific use.
- C. Owner's general contractor shall coordinate floorings subcontractor with framing and concrete contractors to insure compatibility of adhesives and sub-floor surface texture, materials and preparation.
- D. Materials
- As selected by Owner.
 - Verify with acoustical report for material.
- E. Install in accordance with manufacturer's printed installation instructions
- F. Upon completion of installation of floor covering, adjacent work, and after materials have set, clean surfaces as recommended by manufacturer.

GYPSUM BOARD

- A. Provide labor, material, equipment, and services necessary for the installation of gypsum board complete where shown on drawings and noted herein.
- B. Conduct all work in conformance with CBC Chapter 25, ASTM, Gypsum Association GA-216 "Recommended Specifications for Applications and Finish of Gypsum Board" and the "American Standard Notes for Application and Finishing of Gypsum Board", by the American National Standards Institute (ANSI).
- C. Provide Gypsum Board at locations noted. Provide accessories at all locations as required for complete system.
- Wet Areas: Moisture resistant as required by CBC Section 2509 and in thickness and locations recommended by gypsum board manufacturer to occur at walls only.
 - Accessories:
 - Bullnose (90 degree right angle) corner bead at all external corners.
 - Corrosive resistive, L-type edge trim at all exposed edges.
 - Semi-rigid PVC flexible corner bead at radiused openings.
 - Resilient channels, provide manufacturer's special shaped metal furring channel in gauge and spacing as required for applicable fire or sound rated assemblies.
 - Tape and joint compound as recommended by gypsum board manufacturer.
 - Provide permanently resilient sealant at sound control joints as recommended by manufacturer.
 - Nail or screw per applicable code requirements. Refer to drawings for special nailing at shear walls and fire/sound rated assemblies. The contractor at his option may substitute wallboard screws of equivalent properties in lieu of nails as permitted by authority having jurisdiction. Fasteners at multiple layer applications shall be sized accordingly. Fasteners where shear walls occur shall be lengthened by the thickness of the sheathing to ensure the required embedment into support framing is maintained.
 - All gypsum board shall be of type, edge, configuration arrangement and maximum lengths available to minimize end to end butt joints. All joints in finished surfaces shall be taped and finished with joint compound. Reinforce all corners and conceal exposed nail or screw heads with joint compound. Metal trim shall be applied tightly to gypsum board edges, plumb, level and true to plan, securely attached. All gypsum wall board concealing tub nailing fire shall be aligned with adjacent wall planes such that the true wall plane is maintained.

PLUMBING

- A. Provide labor, material, equipment, and services necessary for the installation of a complete plumbing system where shown on the drawings and as noted herein. The plumbing system is to operate according to the best practices of the trade and including but not limited to: fixtures, hot, cold water and gas piping, soil and vent piping, water heaters, pipe insulation, permits, fees, meters, deck drains, etc. (verify all drains and overflow systems that tie in with underground drainage systems). Refer to plans by subcontractor or licensed engineer for actual layout and specifications.
- B. Conduct work in conformance with the California Plumbing Code.
- C. Plumbing fixtures to be selected by Owner. Install in accordance with the best practice of this trade but not limited to the following:
- Rough-in shall be completed, tested and approved before closing in with other work.
 - Openings in pipes, drains, and fittings shall be kept covered during construction.
 - Provide solid backing for securing fixtures.
 - Provide clean-outs at ends of all lines and where required by codes.
 - Slope gas piping not less than 1/4 inch in 15 feet per CPC 1210.2.2.
 - Verify all fire and acoustic assembly requirements prior to installation. All plumbing penetrations through a rated wall or ceiling, where occurs, shall comply with CBC Chapter 7 and all applicable UL Listings.
 - Verify all clearances for water closets, lavs, etc. with appropriate accessibility requirements.

HEATING AND AIR CONDITIONING

- A. Provide labor, material, equipment, and services necessary for the installation of all heating and ventilating systems where shown on the drawings and as noted herein. Refer to plans by subcontractor or licensed engineer for actual layout and specifications. **Installer to verify locations of register(s) and thermostat(s) with owner prior to installation of interior finish.**
- B. Conduct work in conformance with the California Mechanical Code.
- C. Installation
- Equipment to comply with all applicable California Energy Code Standards. All equipment installation to be per manufacturer's printed installer requirements. Verify all clearances required for equipment installation with general contractor and equipment manufacturer. Verify all fire assembly requirements (back draft dampers, etc. with plans prior to fabrication and installation). Verify all acoustical requirements before installation.
 - Combustion Air:
 - Provide one opening within 12 inches of the floor and one opening within 12 inches of the ceiling. Where connected to the outside air by vertical ducts, provide min. 1 sq. in. for each 4,000 BTU's. Where connected to the outside air by horizontal ducts, provide min. 1 sq. in. for each 2,000 BTU's.
 - Where one opening is provided, locate opening within 12" of the ceiling and provide min. 1-sq. in. for each 3,000 BTU's.
- D. CBC Section 1203.5 **Natural Ventilation.** Natural ventilation of an occupied space shall be through windows, doors, louvers or other openings to the outdoors. The operating mechanism for such openings shall be provided with ready access so that the openings are readily controllable by the building occupants. Mechanical Ventilation may be provided in lieu of Natural Ventilation in accordance with CBC Section 1203.1 as amended.
- The minimum operable area to the outdoors shall be 4 percent of the floor area being ventilated.
 - Adjoining Spaces. Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the opening to the adjoining room shall be unobstructed and shall have an area of not less than 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.3m²). The minimum operable area to the outdoors shall be based on the total floor area being ventilated.
 - Contaminant sources in naturally ventilated spaces and spaces identified in CBC Section 1203.5.2 shall be removed in accordance with the 2016 California Mechanical Code and the 2016 California Fire Code.
 - Where natural ventilation is to be provided by openings onto yards or courts, such yards or courts shall comply with CBC Section 1206.
- E. CBC Section 1204 **Temperature Control.** Interior spaces intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor on the design heating day.
- Exception: Interior spaces where the primary purpose is not associated with human comfort.
- F. The following items shall comply with the California Energy Code as stated therein.
- HVAC System.
 - Thermostats.
 - Heat pumps.
 - Ducts and Plenums.
 - Duct and Plenum Insulation.

ELECTRICAL

- A. Provide labor, material, equipment, and services necessary for the installation of a complete electrical system where shown on the drawings and as noted herein. Refer to plans by licensed engineer for layouts, service runs details and general notes.
- B. Conduct work in conformance with the California Electrical Code, Underwriters Laboratories, Inc. (U.L.), and the ASTM.
- C. All materials shall be new and of the same manufacturer for each class or group of equipment. Materials shall be listed and approved by Underwriter's Laboratories, Inc. and shall bear the inspection label where subject to such approval. Materials shall meet with the approval of the division of industrial safety and all governing bodies having jurisdiction. Materials shall be manufactured in accordance with applicable standards.
- Underground service, one meter per unit, size per electrical requirements.
 - Verify meter location and all requirements with governing utility company.
 - Switch plates, covers, etc.: as selected by Owner.
 - Fixtures: as selected by Owner.
 - Smoke detectors, exhaust fans, etc.: as selected by Owner.
 - Sealed plate covers.

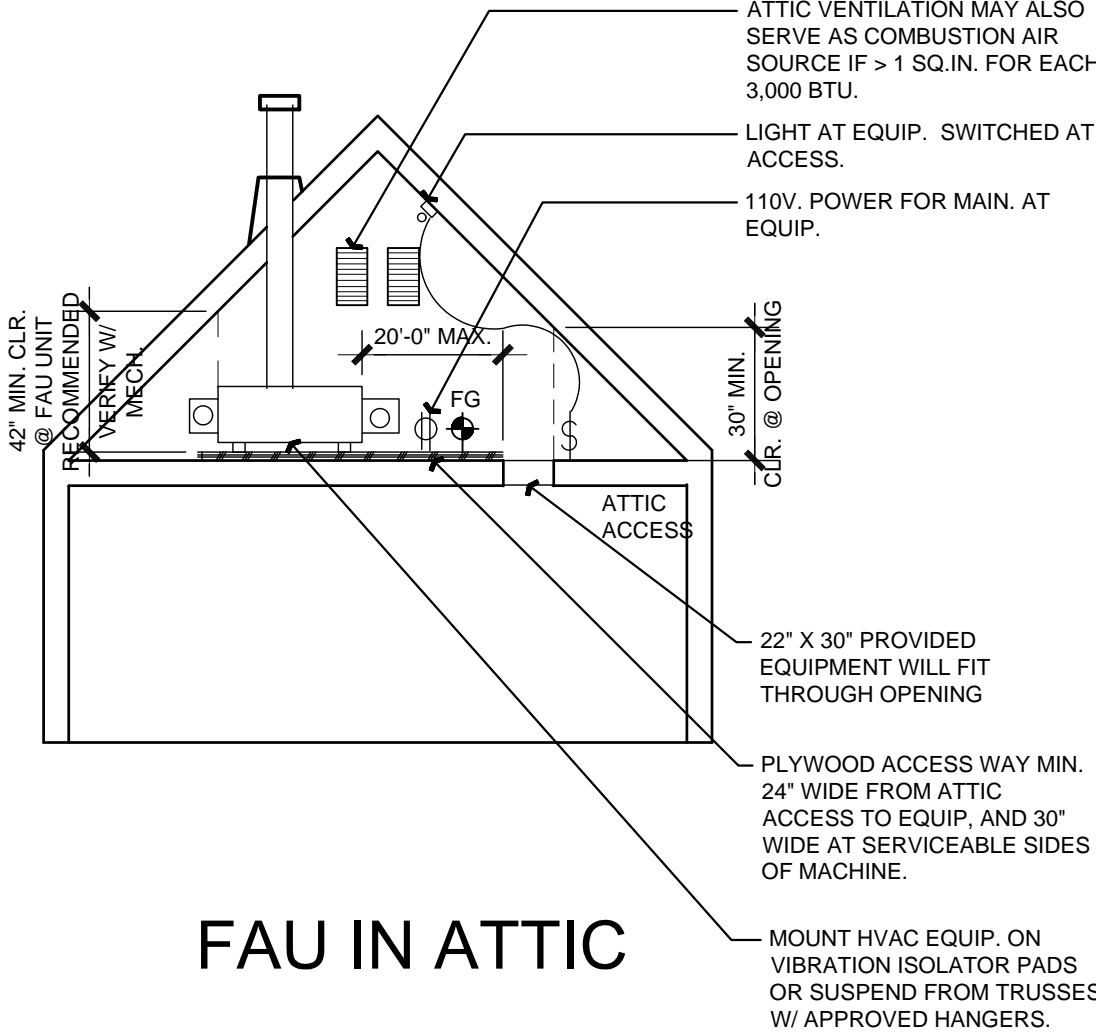
- D. CBC Section 907.2.11 **Single- and multiple-station smoke alarms.** Listed single- and multiple-station smoke alarms shall be installed in accordance with sections 907.2.11 through 907.2.11.4, the provisions of the CBC, and the household fire-warning equipment provisions of NFPA 72.
- CBC Section 907.2.11.6 **Power Source.** In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. 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.
 - CBC Section 907.2.11.5 **Interconnection.** Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-2, R-3, R-3.1 or R-4, or within an individual dwelling unit or sleeping unit in Group R-1, 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. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
 - Exceptions as stated in CBC Section 907.
 - Additional requirements as stated in CBC 907.2.11.2 for R-3 occupancies.
- E. CBC Section 915.4 **Carbon Monoxide Alarms** for new construction, an 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.
- CBC Section 915.4.1 **Power Source.** For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.
 - Exceptions as stated in CBC section 915.4.1
 - CBC Section 915.4.4 **Interconnection** Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within the sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit.
 - Exceptions as stated in CBC Section 915.4.4
 - Additional requirements as stated in CBC 915.4.4
 - Multiple purpose alarms per CBC 907.2.11
 - CBC Section 915.7 **Visible Alarms.** In buildings meeting the definition of "COVERED MULTIFAMILY DWELLINGS" in accordance with chapter 11A and with fuel-burning appliances and/or attached garages as described in Section 915, all required carbon monoxide alarms shall be provided with the capability to support visible alarm notification appliances in accordance with NFPA 720 and Chapter 11B.

FIREPLACE WITHIN A DWELLING UNIT

- A. Per CBC Section 2111 and California Mechanical Code, a gas or wood-burning fireplace installed within a dwelling unit shall comply with the following requirements:
- The fireplace opening shall be provided with solid doors such as glass, solid steel, or cast iron.
 - If the gas fireplace is located in a sleeping room or an adjacent bathroom, then a permanent, unobstructed fresh air supply shall be provided directly from the exterior of the structure to the fire box.
 - Per CMC 902.0(b), decorative appliances for installation in vented fireplaces shall not be installed in bathrooms or bedrooms unless the appliance is listed and the bedroom or bathroom has the required volume in accordance with CMC Section 701.2.
 - Per CMC 902.0(b), vented gas fireplaces shall not be installed in bathrooms or bedrooms unless the appliance is listed and the bedroom or bathroom has the required volume in accordance with CMC Section 701.2.

PREFABRICATED FIREPLACES

- A. Provide labor, material, equipment, and services necessary for the installation of all prefabricated fireplaces as shown on the drawings and as noted herein.
- B. Conduct all work in conformance with CBC Section 2111, as applicable, ICC Evaluation Service Reports, SMACNA "Architectural Sheet Metal Manual", with materials in compliance with ASTM standards for their specific use.
- C. Materials:
- Manufacturer, size and/or model as noted on plans or as specified by Owner in bid instructions.
 - Accessories such as, but not limited to, flues, chimneys, termination caps and spark arresters as specified and/or approved by the fireplace manufacturer.
- D. Contractor shall inspect details and previous work by others for appropriateness to installing prefabricated fireplaces. Report deficiencies immediately in writing to the developer with a copy to the architect. Failure to do so, or commencement of work without such notification, will constitute an acceptance by contractor of suitability of previous work by others.
- E. Verify all sizes and dimensions by taking field measurements prior to installation.
- F. Fireplaces and accessories shall be installed with strict adherence to manufacturer's written recommendations and all applicable building and mechanical codes.
- G. Gas or liquid fuel fireplaces shall have dampers that remain permanently open.
- H. Refer to landscape drawings for all information regarding exterior fireplaces.



FAU IN ATTIC

TABLE 4.303.1				
WATER USE BASELINE¹				
FIXTURE TYPE	FLOW RATE²	DURATION	DAILY USES	OCCUPANTS³
SHOWERHEADS, RESIDENTIAL	2.5 GPM @ 80 PSI	8 MIN.	1	
LAVATORY FAUCETS, RESIDENTIAL	2.2 GPM @ 60 PSI	0.25 MIN.	3	
KITCHEN FAUCETS	2.2 GPM @ 60 PSI	4 MIN.	1	
REPLACEMENT AERATORS	2.2 GPM @ 60 PSI	-	-	1 MALE⁴
GRAVITY TANK TYPE WATER CLOSETS	2.2 GPM @ 60 PSI	1 FLUSH	3 FEMALE	1 MALE⁴
FLUSHOMETER TANK WATER CLOSETS	1.6 GALLONS/FLUSH	1 FLUSH	3 FEMALE	1 MALE⁴
FLUSHOMETER VALVE WATER CLOSETS	1.6 GALLONS/FLUSH	1 FLUSH	3 FEMALE	1 MALE⁴
ELECTROMECHANICAL HYDRAULIC WATER CLOSETS	1.6 GALLONS/FLUSH	1 FLUSH	3 FEMALE	1 MALE⁴
URINALS	1.0 GALLON/FLUSH	1 FLUSH	2 MALE	

FIXTURE "WATER USE" = FLOW RATE x DURATION x OCCUPANTS x DAILY USES

- USE WORKSHEET WS-1 TO CALCULATE BASELINE WATER USE.
- THE FLOW RATE IS FROM THE CEC APPLIANCE EFFICIENCY STANDARDS, TITLE 20, CALIFORNIA CODE OF REGULATIONS, WHERE A CONFLICT OCCURS, THE CEC STANDARDS SHALL APPLY.
- FOR LOW-RISE RESIDENTIAL OCCUPANCIES, THE NUMBER OF OCCUPANTS SHALL BE BASED ON TWO PERSONS FOR THE FIRST BEDROOM, PLUS ADDITIONAL PERSON FOR EACH ADDITIONAL BEDROOM.
- THE DAILY NUMBER SHALL BE INCREASED TO THREE IF URINALS ARE NOT INSTALLED IN THE ROOM.

TABLE 4.303.2			
FIXTURE FLOW RATES			
FIXTURE TYPE	FLOW RATE	MAXIMUM FLOW RATE AT ≥ 20 PERCENT REDUCTION	
SHOWERHEADS	2.5 GPM @ 80 PSI	2.0 GPM @ 80 PSI	
LAVATORY FAUCETS, RESIDENTIAL	2.2 GPM @ 60 PSI	1.5 GPM @ 60 PSI	
KITCHEN FAUCETS	2.2 GPM @ 60 PSI	1.8 GPM @ 60 PSI	
GRAVITY TANK-TYPE WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLUSH¹	
FLUSHOMETER TANK WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLUSH¹	
FLUSHOMETER VALVE WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLUSH¹	
ELECTROMECHANICAL HYDRAULIC WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLUSH¹	
URINALS	1.0 GALLON/FLUSH	0.5 GALLON/FLUSH	

- INCLUDES SINGLE AND DUAL FLUSH WATER CLOSETS WITH AN EFFECTIVE FLUSH OF 1.28 GALLONS OR LESS.
SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS THE AVERAGE FLUSH VOLUME WHEN TESTED IN ACCORDANCE WITH ASME A112.19.23.2.

DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. FLUSH VOLUMES WILL BE TESTED IN ACCORDANCE WITH ASME A112.19.14.
- LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM AT 20 PSI.

TABLE 4.504.3		
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS²³		
GRAMS OF VOC PER LITER OF COATING		
LIMIT LESS WATER AND LESS EXEMPT COMPOUNDS		
COATING CATEGORY	EFFECTIVE 1/1/2010	EFFECTIVE 1/1/2012
FLAT COATINGS	50	
NONFLAT COATINGS	100	
NONFLAT-HIGH GLOSS COATINGS	150	
SPECIALTY COATINGS		
ALUMINUM ROOF COATINGS	400	
BASEMENT SPECIALTY COATINGS	400	
BITUMINOUS ROOF COATINGS	50	
BOND BREAKERS	350	
CONCRETE CURING COMPOUNDS	350	
CONCRETE / MASONRY SEALERS	100	
DRIVEWAY SEALERS	50	
DRY FOG COATINGS	150	
FAUX FINISHING COATINGS	350	
FIRE RESISTIVE COATINGS	350	
FLOOR COATINGS	100	
FORM-RELEASE COMPOUNDS	250	
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	
HIGH TEMPERATURE COATINGS	420	
INDUSTRIAL MAINTENANCE COATINGS	250	
LOW SOLIDS COATINGS¹	120	
MAGNESITE CEMENT COATINGS	450	
MASTIC TEXTURE COATINGS	100	
METALLIC PIGMENTED COATINGS	500	
MULTICOLOR COATINGS	250	
PRETREATMENT WITH PRIMERS	420	
PRIMERS, SEALERS, AND UNDERCOATERS	100	
REACTIVE PENETRATING SEALERS	350	
RECYCLED COATINGS	250	
ROOF COATINGS	50	
RUST PREVENTIVE COATINGS	400	250
SHELLAC		
- CLEAR	730	
- OPAQUE	550	
SPECIALTY PRIMERS, SEALERS, AND UNDERCOATERS	350	100
STAINS	250	
STONE CONSOLIDANTS	450	
SWIMMING POOL COATINGS	340	
TRAFFIC MARKING COATINGS	100	
TUB AND TILE REFINISH COATINGS	420	
WATERPROOFING MEMBRANES	250	
WOOD COATINGS	275	
WOOD PRESERVATIVES	350	
ZINC-RICH PRIMERS	340	

TABLE 4.504.5			
FORMALDEHYDE LIMITS¹			
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION			
PRODUCT	CURRENT LIMIT	JANUARY 1, 2012	JULY 1, 2012
HARDWOOD PLYWOOD VENEER CORE	0.05		
HARDWOOD PLYWOOD COMPOSITE CORE	0.08		0.05
PARTICLEBOARD	0.09		
MEDIUM DENSITY FIBERBOARD	0.11		
THIN MEDIUM DENSITY FIBERBOARD²	0.21	0.13	

- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333-96(202). FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93121.2
- THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 8 MILLIMETERS.

TABLE 4.504.1	
ADHESIVE VOC¹,²	
LIMIT LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER	
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

- IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT, DISTRICT RULE 1168.

TABLE 4.504.2	
SEALANT VOC LIMIT	
LIMIT LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER	
SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL - NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT		
CHAPTER 4 - RESIDENTIAL MANDATORY MEASURES CHECKLIST (CONTINUED)		
SECTION	CREDIT	REQUIREMENTS
DIVISION 4.1 - PLANNING AND DESIGN (SITE DEVELOPMENT)		
4.504.4	RESILIENT FLOORING SYSTEMS	WHERE RESILIENT FLOORING IS INSTALLED AT LEAST 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) FLOORSORE PROGRAM.
4.504.5	COMPOSITE WOOD PRODUCTS	HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARBS AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS AS SHOWN IN TABLE 4.504.5. DEFINITION OF COMPOSITE WOOD PRODUCTS: COMPOSITE WOOD PRODUCTS INCLUDE HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBER BOARD. COMPOSITE WOOD PRODUCTS DOES NOT INCLUDE HARDBOARD, STRUCTURAL PLYWOOD, STRUCTURAL PANELS, STRUCTURAL COMPOSITE LUMBER, ORIENTED STRAND BOARD, GLUED LAMINATED TIMBER AS SPECIFIED IN "STRUCTURAL GLUE LAMINATED TIMBER" (ANSI A190.1-2002) OR PREFABRICATED WOOD JOISTS.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL)		
4.505.2	CONCRETE SLAB FOUNDATIONS	CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CALIFORNIA BUILDING CODE, CCR, TITLE 24, CHAPTER 19 SHALL COMPLY WITH THIS SECTION.
4.505.2.1	CAPILLARY BREAK	A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING: 1- 4 INCH (101.6MM) THICK BASE OF 1/2 INCH (12.7MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED. AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06. 2- OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY. 3- A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.
4.505.3	MOISTURE CONTENT OF BUILDING MATERIAL	BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH ONE OF THE FOLLOWING: 1- MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR A CONTACT-TYPE MOISTURE READER. 2- MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED. 3- AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (INDOOR AIR QUALITY & EXHAUST)		
4.506.1	BATHROOM EXHAUST FAN	MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING: 1- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. a) HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTING BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. NOTE: FOR THE PURPOSE OF THIS SECTION A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFORT)		
4.507.1	OPENINGS	WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-2.
4.507.2	HEATING AND AIR CONDITIONING SYSTEM DESIGN	HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS: 1- THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. 2- DUCT SYSTEMS ARE SIZED ACCORDING TO ACCA 28-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. 3- SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.
CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (QUALIFICATIONS)		
702.1	INSTALLER TRAINING [HCD]	HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED. "EXAMPLES OF" ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: 1- STATE CERTIFIED APPRENTICESHIP PROGRAMS. 2- PUBLIC UTILITY TRAINING PROGRAMS. 3- TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY OR VERIFICATION ORGANIZATIONS. 4- PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS. 5- OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.
702.2	SPECIAL INSPECTORS	SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
DIVISION 7.3 - VERIFICATIONS		
703.1	VERIFICATION	VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION.

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SECTION	CREDIT	REQUIREMENTS
DIVISION 4.1 - PLANNING AND DESIGN (SITE DEVELOPMENT)		
4.106.2	DRAINAGE AND RETENTION DURING CONSTRUCTION	PROJECTS WHICH <i>DISTURB</i> LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING <i>CONSTRUCTION</i> .
4.106.3	SCOPE	SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER FROM ENTERING BUILDINGS.
DIVISION 4.2 - ENERGY EFFICIENCY		
4.201.1	SCOPE	THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S MANDATORY GREEN BUILDING STANDARDS FOR RESIDENTIAL BUILDINGS DO NOT REQUIRE COMPLIANCE WITH LEVELS OF MINIMUM ENERGY EFFICIENCY BEYOND THOSE REQUIRED BY THE CALIFORNIA ENERGY COMMISSION, (PART 6, TITLE 24), THE MOST RECENT SET OF CHANGES TO THE CEC'S ENERGY EFFICIENT STANDARDS FOR RESIDENTIAL BUILDINGS TOOK EFFECT ON JANUARY 1, 2010.
DIVISION 4.3 - WATER EFFICIENCY		
AND CONSERVATION (INDOOR WATER USE)		
4.303.1	20% SAVINGS	A SCHEDULE OF PLUMBING FIXTURES AND FIXTURE <i>FITTINGS</i> THAT WILL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDING BY AT LEAST 20% SHALL BE PROVIDED. THE 20% REDUCTION SHALL BE <i>DEMONSTRATED</i> BY ONE OF THE FOLLOWING METHODS: 1- PRESCRIPTIVE APPROACH: TOILETS < (1.28 GAL/FLUSH); SHOWERHEADS < (2.0GPM @ 80 PSI); KITCHEN FAUCETS < (1.8 GPM @ 60 PSI); LAVATORY FAUCETS < (1.5 GPM @ 60 PSI) 2- PERFORMANCE APPROACH: A CALCULATION <i>DEMONSTRATING</i> A 20% REDUCTION OF INDOOR POTABLE WATER SHALL BE PERFORMED USING THE BASELINE VALUES <i>SET</i> FORTH TABLE 4.303.1. THE CALCULATION WILL BE LIMITED TO THE TOTAL WATER USAGE OF WATER CLOSETS, LAVATORY FAUCETS AND SHOWERHEADS WITHIN THE DWELLING. WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20% REDUCTION <i>COLUMN</i> CONTAINED IN TABLE 4.303.2 OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN EXCEPTION: THE MAX FLOW RATE FOR SHOWER HEADS WHEN USING THE CALCULATION METHOD SPECIFIED IN SECTION 4.303.1, ITEM 2 IS 2.5 GPM @ 80 PSI.
4.303.2	MULTIPLE SHOWERHEADS SERVING ONE SHOWER	PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (<i>FAUCETS</i> AND SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.
4.303.3	PLUMBING FIXTURES	DIVISION 4.3 - WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE) AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING: 1- CONTROLLERS SHALL BE WEATHER- OR SOIL <i>MOISTURE</i> - BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CHANGES. 2- WEATHER- BASED <i>CONTROLLERS</i> WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR THAT CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S).
4.304.1	IRRIGATION CONTROLLERS	DIVISION 4.4 - MATERIAL CONSERVATION OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, <i>PLUMBING</i> , ELECTRICAL LINES AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE.
DIVISION 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (ENHANCED DURABILITY & REDUCED MAINTENANCE)		
4.406.1	JOINTS AND OPENINGS	OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, <i>PLUMBING</i> , ELECTRICAL LINES AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE.
DIVISION 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING)		
4.408.1	CONSTRUCTION WASTE REDUCTION OF AT LEAST 50%	RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEETS A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. EXCEPTIONS: 1- EXCAVATED SOIL AND LAND-CLEARING DEBRIS. 2- ALTERNATIVE WASTE REDUCTION METHODS DEVELOPED BY WORKING AGENCIES IF DIVERSION OR RECYCLED FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
4.408.2	CONSTRUCTION WASTE MANAGEMENT PLAN	WHERE A LOCAL JURISDICTION DOES NOT HAVE A <i>CONSTRUCTION</i> AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.
4.408.2.2	ISOLATED JOBSITES	THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN JOBSITES ARE LOCATED IN AREAS BEYOND THE HAZL BOUNDARIES OF THE DIVERSION FACILITY.
4.410.1	OPERATION AND MAINTENANCE MANUAL	AT THE TIME OF FINAL INSPECTION, A MANUAL, <i>COMPACT</i> DISC, WEB-BASED REFERENCE OR OTHER MEDIA APPLICABLE TO THE ENFORCING AGENCY'S SPECIFIC SUBJECT AREAS SHALL BE PLACED IN THE BUILDING. CSBA AND HCD STAFF WILL DEVELOP A GENERIC MANUAL FOR USE BY THE BUILDING INDUSTRY TO ASSIST COMPLIANCE WITH THIS SECTION.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (FIRE PLACES)		
4.503.1	GENERAL	ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENTED SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH LOCAL ORDINANCES.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL)		
4.504.1	COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION	AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED.
4.504.2.1	ADHESIVES, SEALANTS AND CAULKS	ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY: 1- ADHESIVES, ADHESIVES BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 4.504.1 OR 4.504.2 AS APPLICABLE. SUCH PRODUCTS SHALL ALSO COMPLY WITH RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROPFORM, ETHYLENE, DICHLORIDE, METHYLENE CHLORIDE, PERCHLORETHYLENE, AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS AS SPECIFIED IN SUBSECTION 2 BELOW. 2- AEROSOL ADHESIVES, AND SMALLER <i>UNIT</i> SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCTION, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURES AS SHOWN IN TABLE 4.504.3 UNLESS THE MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS LISTED IN TABLE 4.504.3, SHALL BE DETERMINED BY CLASSIFYING THE <i>COATS</i> AS FLAT, NONFLAT, OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37, OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT, OR NONFLAT-HIGH GLOSS VOC LIMIT IN 4.504.3 SHALL APPLY.
4.504.2.2	PAINTS AND COATINGS	AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR VOC REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTION 94522(c)(2) AND (d)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17 COMMENCING WITH SECTION 945220, AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8 RULE 49.
4.504.2.3	AEROSOL PAINTS AND COATINGS	DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
4.504.2.4	DOCUMENTATION	ALL CARPETS INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND <i>PRODUCT</i> REQUIREMENTS OF ONE OF THE FOLLOWING: 1- CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM 2- CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOC'S (SPECIFICATION 01350) 3- DEPARTMENT OF GENERAL SERVICES, CALIFORNIA GOLD SUSTAINABLE CARPET STANDARD 4- SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD
4.504.3.1	CARPET CUSHION	REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.
4.504.3.2	CARPET ADHESIVE	ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

CALIFORNIA RESIDENTIAL CODE IGNITION
RESISTANT CONSTRUCTION R337.4

CRC SECTION R337.4 IGNITION RESISTIVE CONSTRUCTION

R337.4.1 GENERAL
THE MATERIALS PRESCRIBED HEREIN FOR IGNITION RESISTANCE SHALL CONFORM TO THE REQUIREMENTS OF THIS CHAPTER.

R337.4.2 IGNITION-RESISTANT MATERIAL
IGNITION-RESISTANT MATERIAL SHALL BE DETERMINED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-5 "IGNITION-RESISTANT MATERIAL" OR IN ACCORDANCE WITH THIS SECTION.

R337.4.3 ALTERNATIVE METHODS FOR DETERMINING IGNITION-RESISTANT MATERIAL
ANY ONE OF THE FOLLOWING SHALL BE ACCEPTED AS MEETING THE DEFINITION OF IGNITION-RESISTANT MATERIAL:

1. NONCOMBUSTIBLE MATERIAL. MATERIAL THAT COMPLIES WITH THE DEFINITION FOR NONCOMBUSTIBLE MATERIAL IN SECTION R202.

2. FIRE-RETARDANT-TREATED WOOD. FIRE-RETARDANT-TREATED WOOD IDENTIFIED FOR EXTERIOR USE THAT COMPLIES WITH THE REQUIREMENTS OF SECTION 203.2.2 OF THE CALIFORNIA BUILDING CODE.

3. FIRE-RETARDANT-TREATED WOOD TREATED SHINGLES AND SHAKES.
FIRE-RETARDANT-TREATED WOOD TREATED SHINGLES AND SHAKES, AS DEFINED IN SECTION 1505.6 OF THE CALIFORNIA BUILDING CODE AND LISTED BY THE STATE FIRE MARSHAL FOR USE AS "CLASS B" ROOF COVERING, SHALL BE ACCEPTED AS AN IGNITION-RESISTANT WALL COVERING WHEN INSTALLED OVER SOLID SHEATHING.

CRC SECTION R337.5 ROOFING

R337.5.1 GENERAL
ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R337 AND R902. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

R337.5.2 ROOF COVERINGS
WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING, THE SPACE SHALL BE PROTECTED BY A FIRE-RESISTANT MATERIAL INTRUSION OF FLAMES AND EMBERS. BE FIREPROTECTED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACE NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

R337.5.3 ROOF VALLEYS
WHERE THE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN 0.019 INCH NO.26 GAGE GALVANIZED SHEET CORROSION RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACE NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36" WIDE RUNNING THE FULL LENGTH OF THE VALLEY.

R337.5.4 ROOF GUTTERS
ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

CRC SECTION R337.6 VENTS

R337.6.1 GENERAL
WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS, AND UNDERFLOOR VENTILATION SHALL BE IN ACCORDANCE WITH SECTION 1203 OF THE CALIFORNIA BUILDING CODE AND SECTIONS R337.6.1 THROUGH R337.6.3 OF THIS SECTION TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.

R337.6.2 REQUIREMENTS
VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET ONE OF THE FOLLOWING REQUIREMENTS:

1. LISTED VENTS COMPLYING WITH ASTM E2886 WITH THE FOLLOWING TEST RESULTS:
1.1. THE EMBER INTRUSION TEST SHALL HAVE NO FLAMING IGNITION OF THE COTTON MATERIAL.

1.2. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST. VENT COVERING SHALL BE INSTALLED IN SUCH A MANNER THAT THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662°F.

2. VENTS COMPLYING WITH ALL OF THE FOLLOWING:
2.1. THE DIMENSION OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/8 INCH AND SHALL NOT EXCEED 1/2 INCH.

2.2. THE MATERIAL USED SHALL BE NONCOMBUSTIBLE.

EXCEPTION:
VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS.

2.3. THE MATERIALS USED SHALL BE CORROSION RESISTANT.

R337.6.3 VENTILATION OPENINGS ON THE UNDERSIDE OF EAVES AND CORNICES:
VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES.

EXCEPTIONS:
1. THE ENFORCING AGENCY MAY ACCEPT OR APPROVE SPECIAL EAVE AND CORNICE VENTS THAT RESIST THE INTRUSION OF FLAME BURNING EMBERS.

2. VENTS COMPLYING WITH THE REQUIREMENTS OF SECTION R337.6.2 MAY BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES IN ACCORDANCE WITH EITHER ONE OF THE FOLLOWING CONDITIONS:

2.1. THE ATTIC SPACE BEING VENTILATED IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE CALIFORNIA BUILDING CODE OR,

2.2. THE EXTERIOR WALL COVERING AND EXPOSED UNDERSIDE OF THE EAVE ARE OF NONCOMBUSTIBLE MATERIAL, OR IGNITION RESISTANT MATERIALS AS DETERMINED IN ACCORDANCE WITH SFM STANDARD 12-7A-5 IGNITION RESISTANT MATERIAL AND THE VENT IS LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO OR SIMILAR SURFACE.

CRC SECTION R337.7 EXTERIOR COVERING

R337.7.1 SCOPE
THE PROVISIONS OF THIS SECTION SHALL GOVERN THE MATERIALS AND CONSTRUCTION METHODS USED TO RESIST BUILDING IGNITION AND/OR SAFEGUARD AGAINST THE INTRUSION OF FLAMES RESULTING FROM SMALL EMBER AND SHORT TERM DIRECT FLAME CONTACT EXPOSURE.

R337.7.2 GENERAL
THE FOLLOWING EXTERIOR COVERING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:

1. EXTERIOR WALL COVERING MATERIAL
2. EXTERIOR WALL ASSEMBLY
3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS
4. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS
5. EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILING
6. EXTERIOR EXPOSED UNDERSIDE OF FLOOR PROJECTIONS
7. EXTERIOR UNDERFLOOR AREAS

EXCEPTION:
1. EXTERIOR WALL ARCHITECTURAL TRIM, EMBELLISHMENTS, FASCIA AND GUTTERS

2. ROOF OR WALL TOP CORNICE PROJECTIONS AND SIMILAR ASSEMBLIES

3. ROOF ASSEMBLY PROJECTIONS OVER GABLE END WALL

4. SOLID WOOD RAFTER TAILS AND SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTERS HAVING MINIMUM DIMENSION 2" NOMINAL

5. DECK WALKING SURFACES SHALL COMPLY WITH SECTION R337.9 ONLY

EXCEPTION:
1. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION

R337.7.3 EXTERIOR WALLS
THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION RESISTANT MATERIAL
3. HEAVY TIMBER EXTERIOR WALL ASSEMBLY
4. LOG WALL CONSTRUCTION ASSEMBLY
5. WALL ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1

EXCEPTIONS:
1. ONE LAYER OF 1/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

2. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

3. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

R337.7.4 OPEN ROOF EAVES
THE EXPOSED ROOF DECK ON THE UNDERSIDE OF THE ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION RESISTANT MATERIAL
3. ONE LAYER OF 1/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK
4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

EXCEPTIONS:
1. SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
2. SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.

3. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND THE EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.

4. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

R337.7.5 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS
THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED IN ROOF EAVE SOFFIT WITH ACCORDANT UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION RESISTANT MATERIAL
3. ONE LAYER OF 1/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE RAFTER TAILS OF SOFFIT
4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING:
5.1. SFM STANDARD 12-7A-3, OR
5.2. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.

EXCEPTIONS:
1. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND THE EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS
2. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

R337.7.6 EXTERIOR PORCH CEILING
THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILING SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION RESISTANT MATERIAL
3. ONE LAYER OF 1/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE RAFTER TAILS OF SOFFIT
4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING:
5.1. SFM STANDARD 12-7A-3, OR
5.2. ASTM E2857

EXCEPTIONS:
1. ARCHITECTURAL TRIM BOARDS

R337.7.7 FLOOR PROJECTIONS
THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION RESISTANT MATERIAL
3. ONE LAYER OF 1/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

5. THE UNDERSIDE OF THE FLOOR PROJECTION ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING:
5.1. SFM STANDARD 12-7A-3, OR
5.2. ASTM E2857

EXCEPTIONS:
1. ARCHITECTURAL TRIM BOARDS

R337.7.8 UNDERFLOOR PROJECTIONS
THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION RESISTANT MATERIAL
3. ONE LAYER OF 1/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING:
5.1. SFM STANDARD 12-7A-3, OR
5.2. ASTM E2857

EXCEPTIONS:
1. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION

R337.7.9 UNDERSIDE OF APPENDAGES
WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION RESISTANT MATERIAL
3. ONE LAYER OF 1/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING:
5.1. SFM STANDARD 12-7A-3, OR
5.2. ESTM E2857

EXCEPTIONS:
1. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION

CRC SECTION R337.8 EXTERIOR WINDOWS AND DOORS

R337.8.1 GENERAL
R337.8.2 EXTERIOR GLAZING
THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:

1. EXTERIOR WINDOWS
2. EXTERIOR GLAZED DOORS
3. GLAZED OPENINGS WITHIN EXTERIOR DOORS
4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS
5. EXTERIOR STRUCTURAL GLASS VENEER

R337.8.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS
EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING, OR
2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
3. HAVE A FIRE RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257, OR
4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

5. OVERHEAD AND SLIDING GARAGE DOORS shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9 feet in width

R337.8.2.2 STRUCTURAL GLASS VENEER
THE WALL ASSEMBLY BEHIND STRUCTURAL GLASS VENEER SHALL COMPLY WITH SECTION R337.7.3

R337.8.3 EXTERIOR DOORS
EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL, OR
2. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
2.1. STILES AND RAILS SHALL NOT BE LESS THAN 1 1/2 INCHES THICK
2.2. RAISED PANELS SHALL NOT BE LESS THAN 1/2 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/4 INCHES THICK
3. SHALL HAVE A FIRE RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 227

R337.8.3.1 EXTERIOR DOOR GLAZING
GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH SECTION R337.8.2.1

CRC SECTION R337.9 DECKING

R337.9.1 GENERAL
THE WALKING SURFACE MATERIALS OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

R337.9.2 WHERE REQUIRED
THE WALKING SURFACE MATERIALS OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE BUILDING.

R337.9.3 DECKING SURFACES
THE WALKING SURFACE MATERIALS OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:

1. IGNITION RESISTANT MATERIALS THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SFM 12-7A-5
2. EXTERIOR FIRE RETARDANT TREATED WOOD
3. NONCOMBUSTIBLE MATERIAL
4. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF THE SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL

EXCEPTION:
WALL MATERIAL MAY BE OF ANY MATERIAL THAT OTHERWISE COMPLIES WITH THIS CHAPTER WHEN THE DECKING SURFACE MATERIAL COMPLIES WITH THE PERFORMANCE REQUIREMENTS ASTM E84 WITH A CLASS B FLAME SPREAD RATING.

LIST OF PROPOSED EXTERIOR MATERIALS

1. REDLAND CLAY ROOF TILE (CLASS A) APMO #445
2. CHAGIN ROOF VENTS SBCC-9550A (CAL-FIRE LISTED)
3. WALLS - EXTERIOR STUCCO 3-COAT NON-COMBUSTIBLE
4. EXTERIOR ADHERED VENEER - EL DORADO ICCESR-1215
5. EAVE SOFFIT BOARD - HARDOE SOFFIT BOARD ESR-2273 (CAL-FIRE LISTED)
6. UNDER DECK/FLOOR - EXTERIOR STUCCO 3-COAT NON-COMBUSTIBLE
7. PORCH CEILING - EXTERIOR STUCCO 3-COAT NON-COMBUSTIBLE
8. WATERPROOF DECKING - IGNITION RESISTANT CLASS A ASTM E84



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION

RESIDENTIAL PLAN
GENERAL NOTES

GENERAL PROJECT INFORMATION

PLAN CHECK NO. DISTRICT NO.
JOB ADDRESS CITY ZIP

NOTE: Numbers in the parenthesis () refer to sections of the 2017 edition of the County of Los Angeles Building Code (BC), Residential Code (RC), Plumbing Code (PC), Mechanical Code (MC), Electrical Code (EC), and Green Building Standards Code (GC).

INSTRUCTIONS

The following notes must be included on the plans.

SECURITY REQUIREMENTS

1. Exterior doors, doors between a house and a garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the County of Los Angeles Building Code.
a. Single swinging doors, active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt. If the latch has a key-locking feature, a dead latch shall be used. The deadbolt lock shall be key operated from the exterior side of the door, and operable from the interior side of the door by a device not requiring a key, tool, or excessive force. (BC 6709.3)
b. Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall have a deadbolt as per paragraph "a", unless it is not key operated from the exterior, or has a hardened deadbolt on top and bottom with 1/2" embedment. (BC 6709.3)
c. Swinging wood door(s) shall be solid core not less than 1-3/8" thick. (BC 6709.1.1)
d. Panels of wood doors shall be 9/16" thick and not more than 300 sq. inches. Stiles and rails to be 1-3/8" thick and 3" minimum width. (BC 6709.1.2)
e. Door hinge pins accessible from the outside shall be non-removable. (BC 6709.5)
f. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet. (BC 6709.4)

i. Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in Section 6708 and 6707 of the Los Angeles County Building Code and shall bear a label indicating compliance with these tests. Locking devices on sliding glass doors complying with Section 1010 and 1030, and emergency egress windows complying with Section 1030, shall be releasable from the inside without the use of a key, tool, or excessive force. (BC 6710, 6715)

CONSTRUCTION REQUIREMENTS

2. Notching studs in exterior or bearing walls shall not exceed 25% of its width. Notching of studs in non-bearing walls shall not exceed 40% of its width. Bored holes in studs shall not exceed 60% of its width, shall not be closer than 5/8" to the edge of the stud, and shall not be located in the same section as a cut or notch. Studs located in exterior or bearing walls shall be doubled if bored over 40% and up to 60% of its width. (R 602.6)
3. Wall and Ceiling finishes shall have a flame spread index of not greater than 200, and a smoke-developed index not greater than 450. Insulation materials shall have a flame spread index not to exceed 25, and a smoke-developed index not to exceed 450. (R 302.9, 302.10)
4. Provide fire blocking in concealed spaces of combustible stud walls, partitions, including framed spaces, at the ceiling and floor level, at 10-foot intervals between fire blocking, and between stair stringers at the top and bottom. (R 302.11)
5. Ducts installed under a floor in a crawl space shall not prevent access to an area of the crawl space. Where it is required to move under ducts for access to areas of the crawl space, a vertical clearance of 18" minimum shall be provided. (R 303.1)
6. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than .019 inch (No. 26 galvanized sheet). (R 303.2.1)

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7. Roof diaphragm nailing to be inspected before covering. Wood structural panel sheathing shall comply with Section R803.2.
8. End joints in lumber used as subflooring shall occur over supports, unless end-matched lumber is used, in which case each piece shall bear on not less than two joists. Wood structural panel sheathing used for structural purposes shall comply with Section R503.2. (R 503)

GLAZING REQUIREMENTS

8. The following shall be considered special hazardous locations requiring safety glazing per Section R308:

a. Glazing in fixed and operable panels of swinging, sliding, and bifold doors.
b. Glazing in fixed or operable panels adjacent to a door where the bottom exposed edge of the glazing is less than 60 inches above the walking surface and it meets either of the following conditions:
1. Where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position.
2. Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging door.
c. Window glazing in an individual fixed or operable panel, that meets all of the following conditions:
1. The exposed area of an individual pane is larger than 9 square feet.
2. The bottom edge is less than 18 inches above the floor.
3. The top edge is more than 36 inches above the floor.
4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing. (MC 701.5(1))
d. Glazing in guards, railings, structural balustrade panels, and nonstructural panels, regardless of area or height above a walking surface.
e. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools, where all of the following conditions are present:
1. The bottom edge of the glazing is less than 60 inches above any standing or walking surface.
2. The glazing is within 80 inches, measured horizontally and in a straight line, from the water's edge of a hot tub, spa, whirlpool, bathtub, or swimming pool, or from the edge of a shower, sauna or steam room. (MC 304.4.1)

f. Glazing adjacent to stairs and ramps where the bottom exposed edge is less than 36 inches above the walking surface of the stairs. Where it is required to move under ducts for access to areas of the crawl space, a vertical clearance of 18" minimum shall be provided. (R 303.1)

g. Glazing adjacent to the landing at the bottom of a stair, unless the glazing is less than 18 inches above the landing and within a 60-inch horizontal arc less than 180 degrees from the bottom tread resting, unless the glazing is more than 18 inches from a protective guard per Section R312.

MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS

10. Dwelling shall be provided with comfort heating facilities capable of maintaining a room temperature of 68 degrees F at a point 3 feet above the floor and 2 feet from exterior walls.
11. The following are required for central heating furnaces and low-pressure boilers in a compartment:
a. Listed appliances shall be installed with clearances in accordance with the terms of their listings and the manufacturer's installation instructions. (MC 304.2(1))
b. Unlisted appliances shall meet both the clearances in Table 904.2, and the clearances allowed by the manufacturer's installation instructions. (MC 304.2(2))
c. When combustion air is taken from inside the free area of combustion air openings shall be 1 sq. inch per 1,000 BTU (100 sq. inch minimum) per opening. One Opening shall be within 12 inches of the top of the enclosure and the second shall be within 12 inches of the bottom of the enclosure. The dimension shall not be less than 3 inches. (MC 701.5(1))
d. Not less than 1/4 of an inch screen mesh is required in openings where combustion air is taken from the outside. (MC 701.10(1))
e. Separate ducts shall be used for upper and lower combustion air openings, and machines, regardless of source of combustion air. (MC 701.11(4))

12. The following are required for appliances installed in an attic:
a. An opening and passageway shall not be less than 22 inches by 30 inches and not less than the size of the largest component of the appliance. (MC 304.4)
b. Where the passageway height is less than 6 feet, the distance from access to the appliance shall not exceed 20 feet, as measured along the centerline. (MC 304.4.1)

c. Passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from entrance to appliance. (MC 304.4.2)
d. A level working platform not less than 30 inches by 30 inches is required in front of the service side of the appliance. (MC 304.4.3)

13. Plumbing plan check and approval is required for 2 inch and larger water lines, 2 inch and larger gas lines, or any gas line with a pressure of 2 psi and higher.
14. Ground-fault circuit-interruption (GFCI) for personnel shall be provided in bathrooms, garages, non-habitable accessory structures at or below grade level, outdoor locations, crawl spaces at or below grade level, non-habitable basements, kitchens where the receptacles serve countertop surfaces, locations within 60 of the outside edge of sinks/bathtubs/showers, bathrooms, and laundry areas. The GFCI shall be installed in a readily accessible location. (EC 210.12(B))
15. Arc-fault circuit-interruption (AFCI) protection shall be provided in all 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in kitchens, habitable rooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas, by any means described in 210.12(A). (EC 210.12(A))
16. In any of the areas specified in Item 23, where existing branch-circuit wiring is modified, replaced, or extended by more than 6 ft and/or adds any outlet or device, the branch circuit shall be protected by one of the following:
a. A listed combination-type AFCI located at the origin of the branch circuit.
b. A listed outlet branch-circuit type AFCI located at the first receptacle outlet of the existing branch circuit. (EC 210.12(B))
17. Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all nonlocking-type 12-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles. (EC 408.12)
18. Where NM cable (Romex) is run across the top of joists and/or where the attic is not accessible by permanent stair or ladder, protection within 6 feet of the nearest edge of the scuttle or attic entrance shall be provided. (EC 334.2.3, 320.23(A))
19. All showers and tub-showers shall have a pressure balance, thermostatic, or combination pressure balance/thermostatic mixing type valve. (PC 408.3)
20. All new, replacement and existing water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls. (PC 507.2)

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e. A permanent 120V receptacle outlet and a lighting fixture shall be installed near the appliance. Light switch shall be located at the entrance to the passageway. (MC 304.4.4)
f. A type B or L gas vent shall terminate not less than 5 feet above the highest connected appliance flue collar or draft hood. (MC 802.6.2.1)
g. Appliance installation shall meet all listed clearances. (MC 303.1)

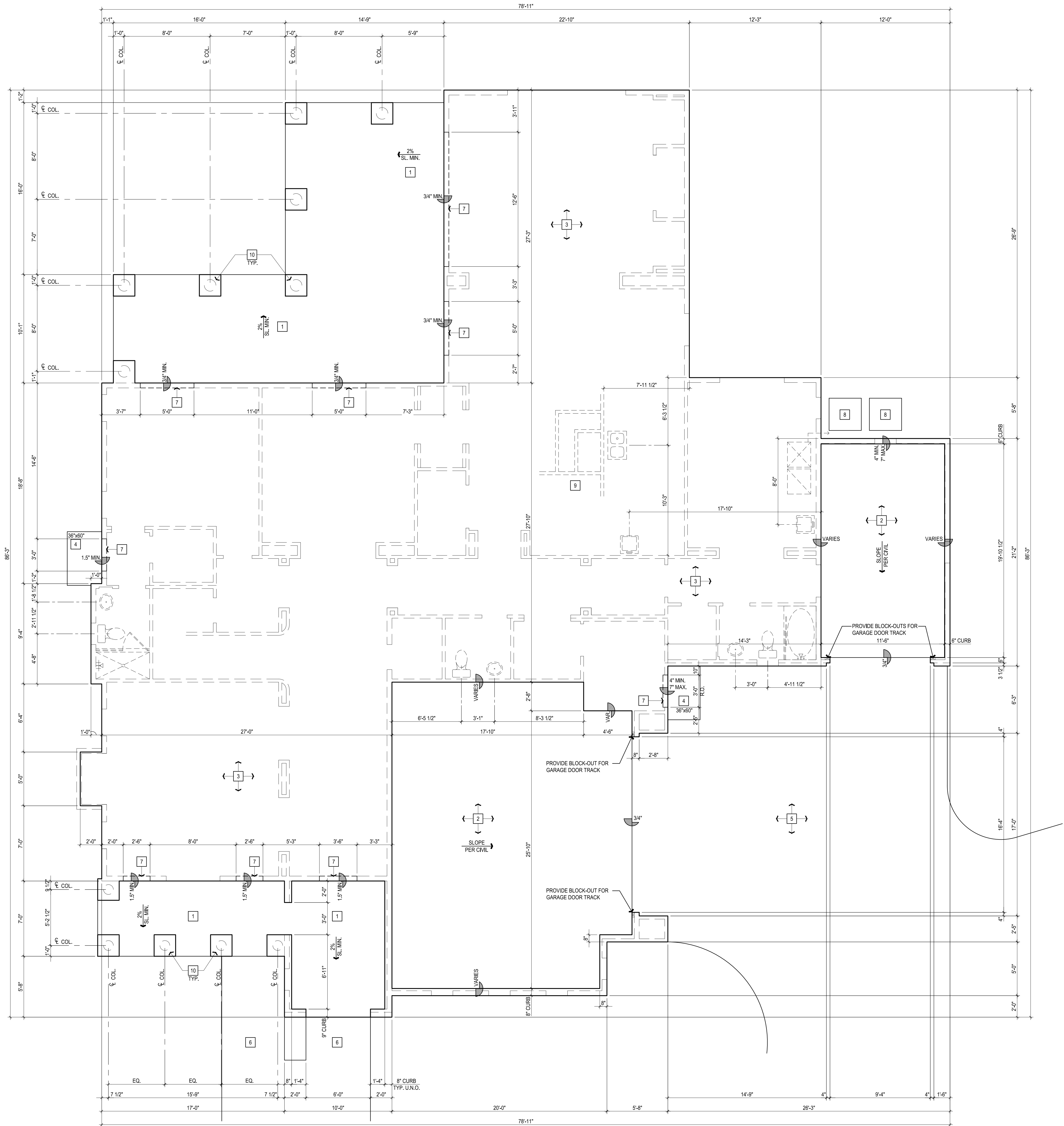
13. Clothes dryer exhaust duct shall terminate on the outside of the building in accordance with Section 502.2.1 and shall be equipped with a back-draft damper. Screens shall not be installed at the duct termination. (MC 504.4)
14. Clothes dryer moisture exhaust duct shall be 4 inches in diameter and is limited to a total combined horizontal and vertical length of 14 feet, including two 90 degree elbows from the clothes dryer to point of termination. Duct length shall be reduced by 2 feet for each 90 degree elbow in excess of two. (MC 504.4.2)
15. Appliances (water heater, furnace, etc.) located in the garage shall be installed so that burners and burner-ignition devices are located not less than 18 inches above the floor, unless listed as flammable vapor ignition resistant. (MC 305.1)
16. Ducts shall be sized per Chapter 6 of the Mechanical Code. (EC 210.12(B))
17. Flush volumes of plumbing fixtures and flow rates of plumbing fittings shall comply with Section 4.303 of the Green Code. (EC 408.12)
18. ABS and PVC DWV piping installations are limited to not more than two stories of areas. (PC 701.2(2))
19. All showers and tub-showers shall have a pressure balance, thermostatic, or combination pressure balance/thermostatic mixing type valve. (PC 408.3)
20.

SLAB INTERFACE PLAN KEYNOTES

#	DESCRIPTION
1	CONCRETE PATIO / PORCH SLAB. SEE STRUCT. PLANS. SLOPE 2% MIN. AWAY FROM STRUCTURE.
2	CONCRETE GARAGE SLAB. SEE STRUCTURAL PLANS. SLOPE 2% MIN. AWAY FROM STRUCTURE.
3	CONCRETE POST-TENSION SLAB AND VAPOR BARRIER TO CONFORM TO CALIFORNIA RESIDENTIAL BUILDING STANDARDS, C.R.C. SEC. R406.
4	CONCRETE STOOP. SEE SLAB INTERFACE PLAN FOR SIZE. SLOPE 2% MIN. AWAY FROM STRUCTURE.
5	CONCRETE DRIVEWAY. SEE CIVIL PLANS. SLOPE 1/4" PER 12" MIN. AWAY FROM STRUCTURE.
6	36" WIDE CONCRETE WALKWAY. SEE CIVIL PLANS. SLOPE TO DRAIN.
7	1X6 RECESSED P.T. D.F. SLEEPER, WHERE OCCURS. FIELD VERIFY.
8	A.C. CONDENSER PAD. 36" X 36" MIN. WITH 30" X 36" CLEAR WORKING AREA.
9	PROVIDE ELECTRICAL CONDUIT AND / OR ROUGH PLUMBING UNDER SLAB AT KITCHEN ISLAND AS REQUIRED PER PLAN.
10	2'-0" X 2'-0" CONCRETE PAD FOOTING W/ TOP OF CONCRETE ELEVATION TO MATCH TOP OF SLAB / F.F. ELEVATION. REFER TO STRUCTURAL DRAWINGS.

SLAB INTERFACE PLAN NOTES

- WHERE DISCREPANCIES BETWEEN SOILS REPORT AND STRUCTURAL DRAWINGS OCCUR, CONTACT THE STRUCTURAL ENGINEER.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
- PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
- SURFACE WATER TO DRAIN AWAY FROM STRUCTURE. THE GRADE SHALL FALL A MINIMUM OF 5% WITHIN THE FIRST 10 FEET (2% FOR IMPERVIOUS SURFACES) PER C.B.C. SEC. 1803.3
- PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER/GEOTECHNICAL CONSULTANT SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS.



OPT. SLIDING DOOR

TYPICAL TOILET CLEARANCE REQUIREMENTS

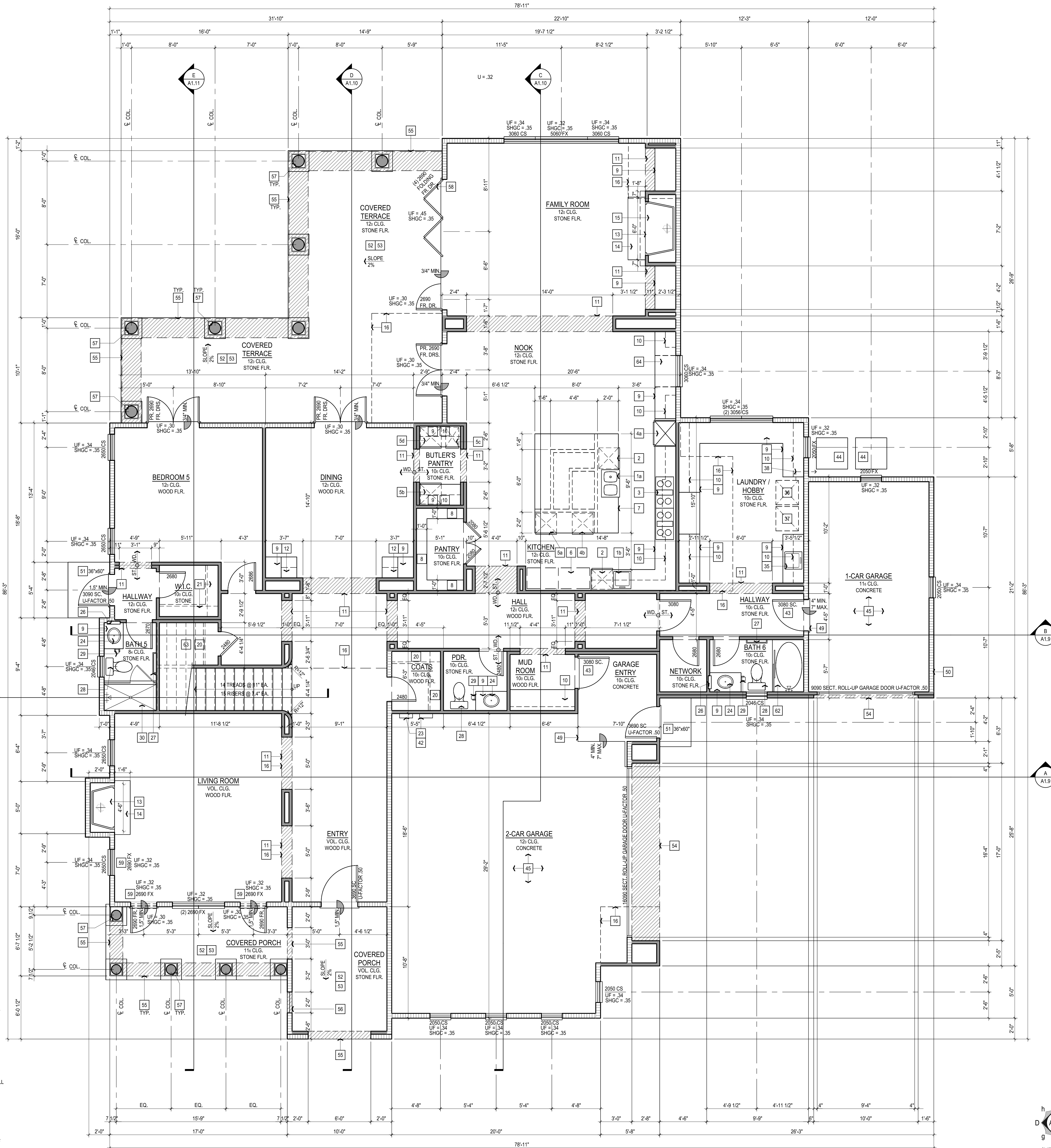
CRC SECTION R337.8 EXTERIOR WINDOWS AND DOORS

R337.8.1 GENERAL
R337.8.2 EXTERIOR GLAZING
THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:

1. EXTERIOR WINDOWS
2. EXTERIOR GLAZED DOORS
3. GLAZED OPENINGS WITHIN EXTERIOR DOORS
4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS
5. EXTERIOR STRUCTURAL GLASS VENEER

R337.8.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR
ASSEMBLY REQUIREMENTS
EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R337.8.2.1 GLAZING, OR
2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
3. HAVE A FIRE RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 201, OR
4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-TA-2



FLOOR PLAN KEYNOTES

DESCRIPTION
1. 33-INCH DOUBLE SINK WITH GARBAGE DISPOSAL. SEE SPECIFICATIONS.
2. 24-INCH DISHWASHER WITH AIR GAP BY "GAGGENAU". (2) TOTAL. INSTALL PER MANUF. INSTR.
3. (2) 36-INCH "FE 90 ALBERTINE" RANGES SIDE BY SIDE BY "LA CORNU" W/ 66-INCH BUILT-IN RANGE HOOD BY "BEST" ABOVE. VENT TO OUTSIDE AIR & PROVIDE BACKDRAFT DAMPER PER MANUF. INSTR.
30-INCH BUILT-IN OVEN W/ 30-INCH BUILT-IN "COMB" STEAM OVEN AND 30-INCH WARMING DRAWER ALL BY "GAGGENAU". INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. UNDER-COUNTER MICROWAVE DRAWER. SEE SPECIFICATIONS.
5. 24-INCH UNDER-COUNTER REFRIGERATOR DRAWER BY "U-LINE". INSTALL PER MANUF. INSTR.
24-INCH UNDER-COUNTER WINE COLUMN BY "U-LINE". INSTALL PER MANUF. INSTRUCTIONS.
5. 15-INCH CLEAR ICE MAKER BY "U-LINE". INSTALL PER MANUFACTURER'S INSTRUCTIONS.
5. 24-INCH UNDER-COUNTER REFRIGERATOR. SEE SPECIFICATIONS.
(2) 87" CLEAR SPACES FOR (2) 36" 800-BY-SIDE REFRIGERATOR / FREEZERS BY "GAGGENAU". PROVIDE COLD WATER BIB & SHUT-OFF FOR ICE MAKER. INSTALL PER MANUF. INSTR.
7. KITCHEN ISLAND CABINETS W/ FLUSH COUNTER TOP AT +36" & 2X4 LOW WALL. REFER TO FLOOR PLAN FOR SIZE & INT. ELEV'S. FOR CABINET LAYOUT. INCLUDE STORAGE AREA BEHIND CABINETS.
8. PANTRY SHELVES SEE PLAN FOR WIDTH. SEE SPECIFICATIONS.
9. LINE OF LOWER CABINETS. REFER TO INTERIOR ELEVATIONS.
10. LINE OF UPPER CABINETS. REFER TO INTERIOR ELEVATIONS.
11. ARCHED GYPSUM BOARD SOFFIT. SPRING POINT AT +8'-0" & TOP AT +9'-0" AT FIRST FLOOR, SPRING POINT AT +7'-0" & TOP AT +8'-0" AT SECOND FLOOR.
12. 18-INCH "ALL-WINE COLUMN" BY "GAGGENAU".
13. TOWN AND COUNTRY PRE-MANUFACTURED METAL NATURAL GAS VENTED FIREPLACES MODELS TC36, TC42, TC4200 & TC 54 (ANSI Z223.1) WITH PORCELAIN TILE SURROUNDS AND NON-COMBUSTIBLE HEARTHS. DIRECT VENT THRU WALL OR CEILING TO OUTSIDE AIR. SEE ADDITIONAL GENERAL NOTES REGARDING CANADA/USA MEMORANDUM AND TC42 OUTDOOR INSTALLATION SPECIFICATIONS. FOLLOW THE CURRENT INSTALLATION CODES PER CANADA CAN/CSG-B149 IN CONGRUENT WITH USA ANSI Z223.1.
14. HEARTH WHERE REQUIRED. OPTIONAL DECORATIVE HEARTH.
15. RECESS ABV. FIREPLACE FOR FLAT SCREEN MEDIA INSTALLATION. SEE INT. ELEV'S. & UTILITY PLAN.
16. LINE OF FLOOR / WALL / BALCONY ABOVE.
17. OPEN "TREAD-SAVER" TYPE MANUFACTURED METAL NATURAL GAS VENTED FIREPLACES MODELS R311.7.7 & R312. SEE SPECIFICATIONS & DETAILS.
18. OPEN "TREAD-SAVER" TYPE GUARDRAIL AT +42" ABOVE FINISH FLOOR PER C.R.C. SECTION R312. SEE SPECIFICATIONS & DETAILS.
19. WALL MOUNTED HANDRAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTION R311.7.7. SEE SPECIFICATIONS & DETAILS.
20. COATS CLOSET W/ SHELF & ROD.
21. SHELF AT +5'-8" & ROD. SEE SPECIFICATIONS.
22. SINGLE SHELF AT +6'-8" & DOUBLE ROD. SEE SPECIFICATIONS.
23. TANKLESS WATER HEATER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. 11/19/06
24. LAVATORY. SEE SPECIFICATIONS.
25. PEDESTAL SINK. SEE SPECIFICATIONS.
26. MEDICINE CABINET. REFER TO INTERIOR ELEVATIONS. SEE SPECIFICATIONS.
27. TOWEL BAR / RING W/ 2X6 FLAT BLOCKING CENTERED AT +54" A.F.F. SEE SPECIFICATIONS.
28. WATER CLOSET W/ A 30" WD. X 24" DP. CLEAR SPACE & A MAX. OF 1.6 GAL/ FLUSH PER C.P.C. SECTION 402.0. SEE SPECIFICATIONS.
29. TOILET PAPER HOLDER WITH 2X6 FLAT BLOCKING CENTERED AT +24" A.F.F. SEE SPECIFICATIONS.
30. 34" X 60" HOT-MOPPED SHOWER PAN W/ MUSET CERAMIC TILE SURROUND TO +84" A.F.F. PROVIDE TEMP. GLASS ENCL. & DOOR. POSITION SHOWER HEAD AT +76". SEE SPECIFICATIONS.
40" X 60" HOT-MOPPED SHOWER PAN W/ MUSET CERAMIC TILE SURROUND TO +84" A.F.F. PROVIDE TEMP. GLASS ENCL. & DOOR. POSITION SHOWER HEAD AT +76". SEE SPECIFICATIONS.
35" X 64" HOT-MOPPED SHOWER PAN W/ MUSET CERAMIC TILE SEAT AND SURROUND TO +84" A.F.F. PROVIDE TEMP. GLASS ENCL. & DOOR. POSITION SHOWER HEAD AT +76". SEE SPECIFICATIONS.
52" X 66" HOT-MOPPED "CURBLESS" SHOWER PAN WITH MUSET CERAMIC TILE SURROUND TO +84" A.F.F. POSITION (2) 36" X 60" SHOWER HEADS AT +76". SEE SPECIFICATIONS. PROVIDE 2" DEPRESSION IN FLOOR FRAMING TO ALLOW FOR TROUGH DRAIN.
36" X 72" STAND-ALONE TUB. SEE SPECIFICATIONS.
35. LAUNDRY SINK. SEE SPECIFICATIONS.
36. WASHER SPACE. PROVIDE RECESSED WATER & DRAIN CONNECTIONS. SEE SPECIFICATIONS.
37. DRYER SPACE. SEE SPECIFICATIONS.
38. DRYER VENT TO OUTSIDE AIR PER C.M.C. SECTION 504.4. 14" MAXIMUM LENGTH WITH 2 ELBOWS. UNLESS CALCULATIONS ARE PROVIDED, SEE SPECIFICATIONS.
F.A.U. IN ATTIC. PROVIDE F.A.U. PLATFORM OVER BATT INSULATION. SWITCHED LIGHT. 110 V OUTLET. COMBUSTION AIR. CONDENSATE DRAIN LINE & VENT TO OUTSIDE AIR PER C.M.C. SECTION 307.2 & CHAPTER 7. SEE SPECIFICATIONS.
40. 22" X 30" MIN. ATTIC ACCESS WITH 30" CLEAR HEADROOM PER C.M.C.
41. RETURN AIR GRILL. REFER TO MECHANICAL PLAN BY OTHERS.
42. ALL DUCTS PENETRATING SEPARATION WALLS OR CEILING BETWEEN GARAGE & LIVING AREA SHALL BE 26 GA. MIN. PER C.R.C. SECTION R302.5.2.
43. 1-3/4" SOLID WOOD TIGHT-FITTING & SELF-CLOSING DOOR BETWEEN GARAGE & LIVING AREA.
44. AC CONDENSER UNIT ON CONCRETE PAD 3" ABOVE GRADE. PROVIDE 220V WATERPROOF OUTLET W/ DISCONNECT & 110V WATERPROOF OUTLET WITHIN 25' OF AC UNIT. SEE SPECIFICATIONS & MANUFACTURER'S SPECS.
45. MINIMUM 1/2" GYPSUM BOARD AT ALL GARAGE WALLS & CEILINGS. MINIMUM 1/2" TYPE 'X' GYPSUM BOARD AT GARAGE CEILING. SEE SPECIFICATIONS.
46. GYPSUM BOARD LOW WALL / SHELF. SEE PLAN FOR HEIGHT. FINISH BY OWNER. SEE SPECIFICATIONS.
47. 1'-0" DEEP COFFERED CEILING BUILT INTO ROOF TRUSSES. SEE FLOOR PLAN FOR DIMENSIONS.
48. LINE OF FLOOR / WALL BELOW.
49. CHANGE IN FLOOR ELEVATION AT TOP OF FINISH FLOOR SLAB TO SLOPING GARAGE SLAB. SEE SLAB INTERFERENCE PLAN. REFER TO CIVIL DRAWINGS.
50. SERVICE METER LOCATION.
51. CONCRETE STOOP. 36" X 60" MIN. REFER TO FLOOR PLAN FOR SIZE ALTERNATE SIZES.
52. STONE FLOORING O/ CONC. PORCH / TERRACE SLAB. SLOPE MIN. 2% AWAY FROM HOUSE.
53. CEMENT PLASTER OVER HIGH RIBBED CORROSION RESISTANT METAL LATH AT EXTERIOR PORCH / PATIO CEILINGS.
54. FLAT CEMENT PLASTER SOFFIT. SEE FLOOR PLANS FOR DEPTH / WIDTH. SEE ELEV'S. FOR HEIGHT. SEE SPECIFICATIONS.
55. WALL OPENING WITH PRECAST CONCRETE SURROUND & DECORATIVE WROUGHT IRON INSERT. SEE ELEVATIONS & DETAILS. SEE SPECIFICATIONS.
57. PRECAST CONCRETE COLUMN. SEE ELEVATIONS. SEE SPECIFICATIONS.
58. 4-PANEL FOLDING OUTSWINGING PATIO DOORS. SEE EXTERIOR ELEVATION AND SPECIFICATIONS.
59. OPTIONAL DOOR / WINDOW LOCATION.
60. STONE FLOORING O/ ELASTOMERIC WATERPROOF DECK COVERING. SLOPE MIN. 1/2" PER 12' AWAY FROM HOUSE.
61. WROUGHT IRON GUARDRAIL AT +42" A.F.F. SHALL NOT ALLOW PASSAGE OF 4" SPHERE TO PASS THROUGH ANY PORTION PER C.R.C. SECTION R312.
36" X 60" PRE-MANUFACTURED ONE-PIECE FIBERGLASS TUB & SHOWER UNIT WITH MIN. 72" HIGH SURROUND & SHOWER ROD. SEE SPECIFICATIONS.
63. 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS.
64. DESK W/ KNEE SPACE. SEE INTERIOR ELEVATIONS.

FLOOR PLAN GENERAL NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH & LAUNDRY ROOM BUILT-IN CABINETS.
2. ALL GARAGE DOORS SHALL BE PROVIDED WITH A U.L. LISTED AUTOMATIC GARAGE DOOR OPENER.
3. FRONT DOOR AND ALL INTERIOR / EXTERIOR WOOD DOORS BY "CRAFTSMAN IN WOOD" UNLESS NOTED OTHERWISE.
4. TYPICAL 4" CLEAR FROM DOOR TO PERPENDICULAR WALL OR LOCATE CENTER OF DOOR IN ROOM UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHERSTRIPPED.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS MIN. (1) OPERABLE WINDOW WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 20 INCHES & WIDTH SHALL BE 20 INCHES (C.R.C. SEC. R310).
7. OCCUPANCY SEPARATION FROM THE DWELLING & ATTIC TO ADJACENT GARAGE SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE (C.R.C. TABLE R302.8).
8. ALL GLAZING IN EXTERIOR DOORS AND WINDOWS SHALL BE TEMPERED AND DUAL PANED AS REQUIRED BY C.B.C. CHAPTER 7A.
9. PROVIDE VACUUM CENTRAL SYSTEM. SEE SPECIFICATIONS.
10. CANADIAN STANDARDS ASSOCIATION (CSA) AND AMERICAN UNDERWRITERS LABORATORIES (UL) SIGNED A MEMORANDUM OF UNDERSTANDING WHICH DEFINES THE MUTUALLY ACCEPTANCE FOR TESTS AND INVESTIGATION IN ACCORDANCE TO DEFINE STANDARDS.
11. ALL EGRESS DOORS SHALL BE READY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (C.B.C. 1010.1.9).
12. ALL EXTERIOR DOORS SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.

FLOOR PLAN WALL LEGEND

2X4 WALL	=====
2X6 WALL	===== R-19 INSULATION
DBL. 2X4 WALL	===== R-19 INSULATION

FLOOR PLAN AREAS

PLAN 2:	
FIRST FLOOR:	2,994 SQ. FT.
SECOND FLOOR:	2,843 SQ. FT.
TOTAL LIVING:	5,777 SQ. FT.
2-CAR GARAGE:	713 SQ. FT.
1-CAR GARAGE:	254 SQ. FT.
COVERED TERRACE:	546 SQ. FT.
COVERED PORCH:	113 SQ. FT.
UNCOVERED SECOND FLOOR BALCONY:	475 SQ. FT.




ROOF PLAN KEYNOTES

DESCRIPTION	
CLAY 'S' SINGLE BARREL ROOF TILES BOOSTED BY 30% BY 'REDLANDS CLAY TILE', REFER TO ROOF PLAN GENERAL NOTES. INSTALL PER MANUFACTURER'S INSTRUCTIONS.	1
LINE OF ROOF.	2
LINE OF WALL BELOW.	3
ROOF VENT. REFER TO ROOF PLAN GENERAL NOTES.	4
G.S.M. GUTTER. LOCATION TO BE VERIFIED BY INSTALLER.	5
DOWN SPOUT. LOCATION TO BE VERIFIED BY INSTALLER.	6
F.A.U. PLATFORM IN ATTIC. SEE DETAIL 16/A9.01	7
ATTIC ACCESS. REFER TO FLOOR PLAN.	8
CORROSION RESISTANT METAL SADDLE AT CHIMNEY.	9
LINE OF BALCONY BELOW.	10

ROOF PLAN GENERAL NOTES

ROOF SLOPE TYP. (U.N.O.):	4:12
TYP. OVERHANG AT RAKE (U.N.O.):	1'-6"
AT EAVE (U.N.O.):	1'-6"
ROOF MATERIAL CONCRETE:	CLAY 'S' TILE IAPMO ER #445 CLASS A MINIMUM
ROOF VENT MFR:	O'HAGIN
ROOF VENT TYPE:	TILE VENT
NET FREE AREA / VENT:	97.5 SQ. IN. ESR/SBCCI-9650A
GUTTER TYPE (WHERE SHOWN ON ROOF PLAN ONLY)	FASCIA

ROOF PLAN LEGEND

 DIRECTION OF SLOPE	 TILE ROOF VENT
4:12  ROOF SLOPE (NOT SHOWN WHEN TYPICAL)	

ATTIC VENTILATION NOTES

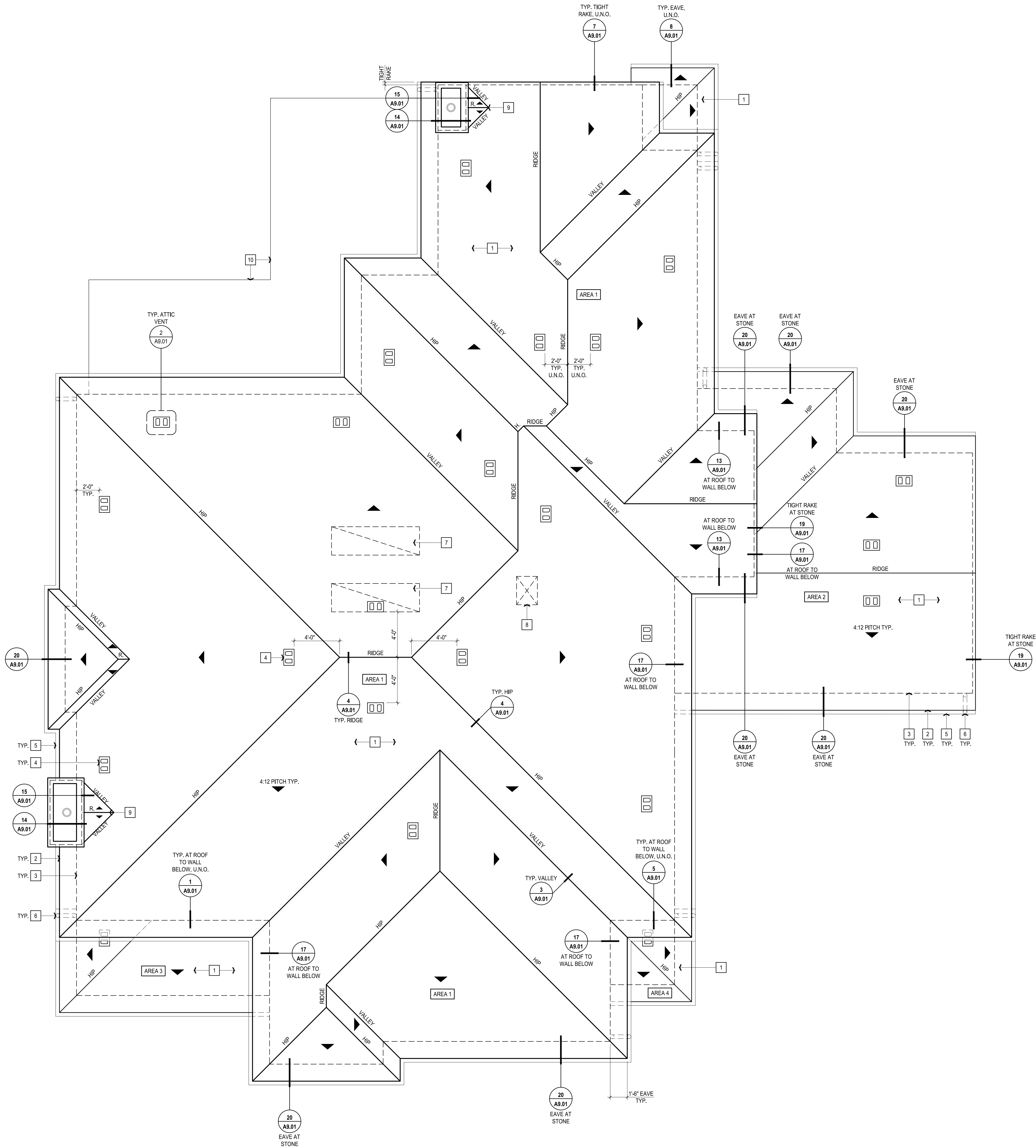
- PER C.R.C. SEC. R806.2:
- THE TOTAL NET FREE AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.
 - A REDUCTION OF THE TOTAL TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE. VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
 - AS AN ALTERNATIVE, THE NET FREE CROSS VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING.
 - A RADIANT BARRIER SHALL BE PROVIDED WITH AN EMITTANCE OF 0.05 OR LESS IN ALL ATTIC SPACES.

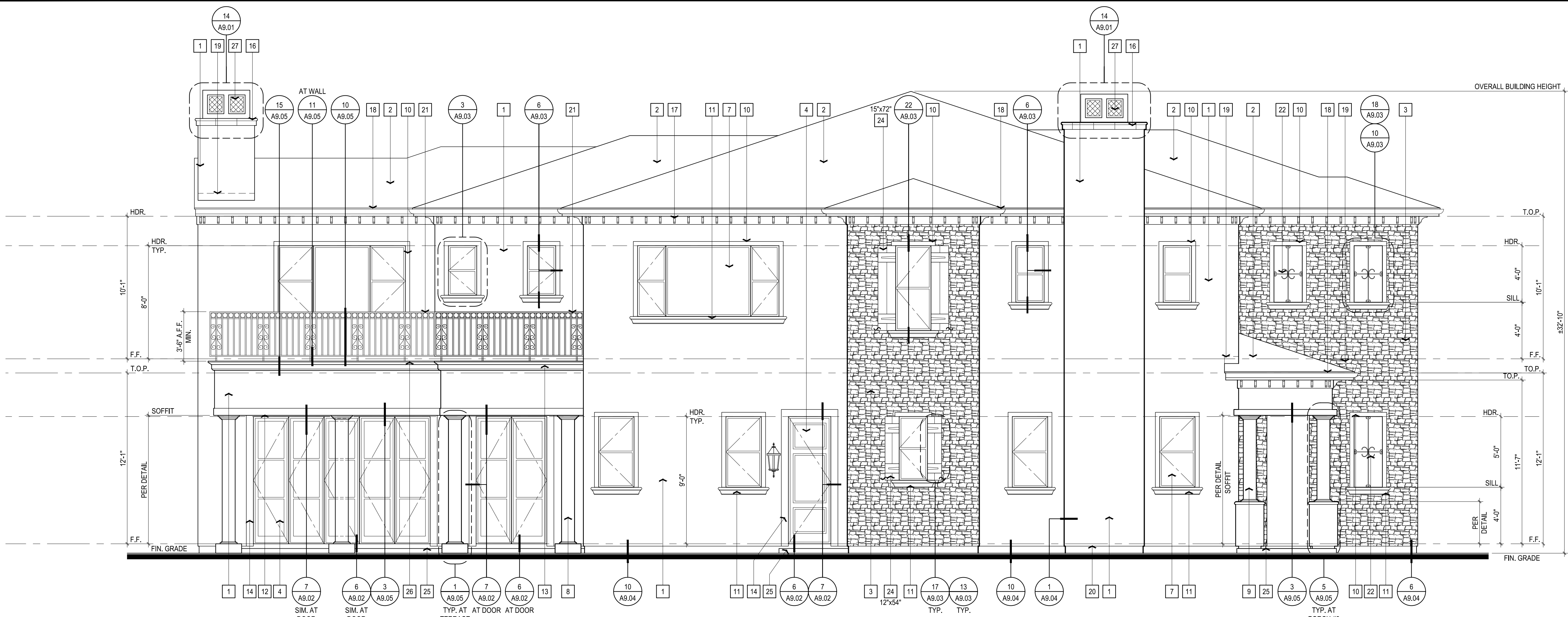
VENTILATION OPENING NOTES:

VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION SHALL BE IN ACCORDANCE WITH SECTION 1203 AND SECTIONS R337.6.1 THROUGH R337.6.3 AND BUILDING 706A.1 THROUGH 706A.3 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. LISTED VENTS COMPLYING WITH ASTM E2895, THE EMBER INTRUSION TEST SHALL HAVE NO FLAMING IGNITION OF THE COTTON MATERIAL. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST, THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16-INCH (1.6MM) AND SHALL NOT EXCEED 1/8-INCH (3.2MM). THE MATERIALS USED SHALL BE NONCOMBUSTIBLE. THE MATERIALS USED SHALL BE CORROSION RESISTANT. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES. R337.6 & BUILDING CODE 706A VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES

ATTIC VENTILATION CALCULATIONS

PLAN 2			
	3,551 S.F.	ROOF AREA 1	
=	/ 300 S.F.	(w/ VAPOR BARRIER PER C.R.C. R806.2 EXCEPTION)	
	11.84 S.F.		
	x 144	SQ. IN. PER SQ. FT.	
=	1,705 SQ. IN.	TOTAL VENTILATION REQUIRED	
=	USE (18) O'HAGIN TILE VENTS @ 97.5 SQ. IN. EA.		
=	1,755 SQ. IN.	TOTAL VENTILATION PROVIDED	
	539 S.F.	ROOF AREA 2	
=	/ 300 S.F.	(w/ VAPOR BARRIER PER C.R.C. R806.2 EXCEPTION)	
	1.80 S.F.		
	x 144	SQ. IN. PER SQ. FT.	
=	259 SQ. IN.	TOTAL VENTILATION REQUIRED	
=	USE (3) O'HAGIN TILE VENTS @ 97.5 SQ. IN. EA.		
=	292.5 SQ. IN.	TOTAL VENTILATION PROVIDED	
	113 S.F.	ROOF AREA 3	
=	/ 300 S.F.	(w/ VAPOR BARRIER PER C.R.C. R806.2 EXCEPTION)	
	0.38 S.F.		
	x 144	SQ. IN. PER SQ. FT.	
=	55 SQ. IN.	TOTAL VENTILATION REQUIRED	
=	USE (1) O'HAGIN TILE VENTS @ 97.5 SQ. IN. EA.		
=	97.5 SQ. IN.	TOTAL VENTILATION PROVIDED	
	32 S.F.	ROOF AREA 4	
=	/ 300 S.F.	(w/ VAPOR BARRIER PER C.R.C. R806.2 EXCEPTION)	
	0.11 S.F.		
	x 144	SQ. IN. PER SQ. FT.	
=	16 SQ. IN.	TOTAL VENTILATION REQUIRED	
=	USE (1) O'HAGIN TILE VENTS @ 97.5 SQ. IN. EA.		
=	97.5 SQ. IN.	TOTAL VENTILATION PROVIDED	





LEFT ELEVATION

ELEVATION KEYNOTES	
#	DESCRIPTION
1	SMOOTH FINISH 3-COAT EXTERIOR CEMENT PLASTER O' CORROSION RESISTANT WIRE LATH BY "SHAMROCK STUCCO". COLOR(S) AS SELECTED BY OWNER.
2	CLAY 'S' SINGLE BARREL ROOF TILES BOOSTED BY 30% BY "REDLANDS CLAY TILE" O' (1) LAYER 72# ROOFING FELT. COLOR AS SELECTED BY OWNER.
3	CUSTOM EXTERIOR LIMESTONE BY "EL DORADO STONE" ICC/ESR #1215 AS SELECTED BY OWNER.
4	EXTERIOR DOOR BY "KOLBE WINDOWS & DOORS". MATERIAL, COLOR AND STYLE AS SELECTED BY OWNER.
5	EXTERIOR WOOD DOOR BY "CRAFTSMAN IN WOOD". COLOR AND STYLE AS SELECTED BY OWNER.
6	CUSTOM WOOD GARAGE DOOR BY "CROWN GARAGE DOORS". COLOR AND STYLE AS SELECTED BY OWNER.
7	WINDOW BY "KOLBE WINDOWS & DOORS". MATERIAL, COLOR AND STYLE AS SELECTED BY OWNER.
8	STONE CAST 11" DIAMETER COLUMN BY "PACIFIC STONE DESIGN" O' 24" SQUARE STUCCO BASE AT COVERED PORCH. COLOR AND STYLE AS SELECTED BY OWNER.
9	STONE CAST 11" DIAMETER COLUMN BY "PACIFIC STONE DESIGN" O' 24" SQUARE STUCCO BASE AT COVERED PORCH. COLOR AND STYLE AS SELECTED BY OWNER.
10	STONE CAST WINDOW SURROUND TRIM "MD-102" (3-5/8" x 1") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
11	STONE CAST WINDOW SILL "MD-600" (6-1/8" x 1-1/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
12	STONE CAST SOFFIT TRIM "MD-116" (6" x 3/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
13	STONE CAST BALCONY EDGE TRIM "MD-800" (8" x 5-1/2") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
14	STONE CAST DOOR SURROUND TRIM "MD-116" (6" x 3/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
15	STONE CAST ENTRY PORTAL SURROUND TRIM "MD-814" (8-1/4" x 3-3/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
16	STONE CAST CHIMNEY TRIM CAP BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AND STYLE AS SELECTED BY OWNER.
17	2x6 WOOD CORBEL SPACED 12" O.C. ATTACHED TO 2x8 WOOD BARGE BOARD. MINIMUM DIMENSIONS SHALL MEET THE REQUIREMENTS OF C.R.C. CHAPTER 7A FOR IGNITION RESISTANT CONSTRUCTION. SEE DETAILS.
18	2x6 WOOD FASCIA / RAKE BOARD. SEE DETAILS.
19	CORROSION RESISTANT METAL ROOF TO WALL FLASHING. SEE DETAILS.
20	EXTERIOR CEMENT / STONE VENEER PLASTER WEEP SCREED PER C.R.C. SECTION R703.7.2.1.
21	DECORATIVE WROUGHT IRON GUARDRAIL AT +42 A.F.F. PER C.R.C. SECTION R312. SEE SPECIFICATIONS & DETAILS.
22	DECORATIVE WROUGHT IRON INSERT AT WALL OPENING. SEE SPECIFICATIONS & DETAILS.
23	DECORATIVE LIGHT FIXTURE BY "BEVOLO EXTERIOR LIGHTING SCONES & YOKES". COLOR AND STYLE TO BE SELECTED BY OWNER. REFER TO UTILITY PLANS.
24	OPERABLE PAINT GRADE 1-1/8" THICK WOOD PANEL SHUTTER W/ WOOD HORIZONTAL BANDS AND WROUGHT IRON BRACKET AND HINGES. SEE ELEVATION FOR SIZE AND DESIGN. SEE DETAILS.
25	STONE FLOORING O' CONCRETE PORCH AND TERRACE SLABS OR CONCRETE STOOP. SLOPE MIN. 1/4" PER 12" AWAY FROM HOUSE.
26	STONE FLOORING O' ELASTOMERIC WATERPROOF DECK COVERING. SLOPE MIN. 1/4" PER 12" AWAY FROM HOUSE.
27	DIRECT-VENT GAS APPLIANCE VENT TERMINATION IN ACCORDANCE WITH RATING AGENCY LISTING.
28	CORROSION RESISTANT METAL SADDLE FLASHING AT CHIMNEY.
29	ILLUMINATED ADDRESS SIGN AT +68" ABOVE FINISH FLOOR VISIBLE FROM STREET. PER COUNTY REQUIREMENTS. REFER TO UTILITY PLANS.

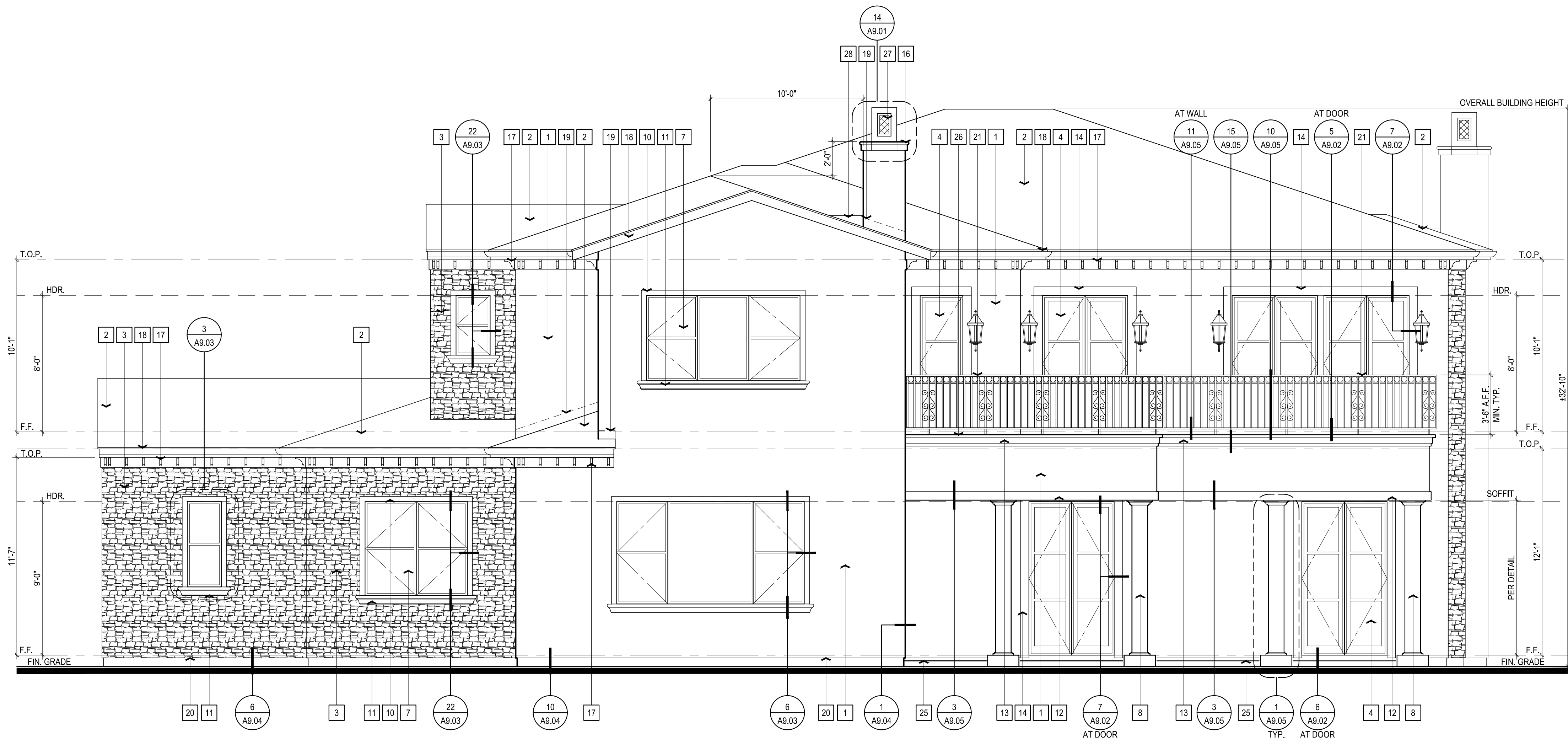


FRONT ELEVATION
INSIDE PORCH

FRONT ELEVATION



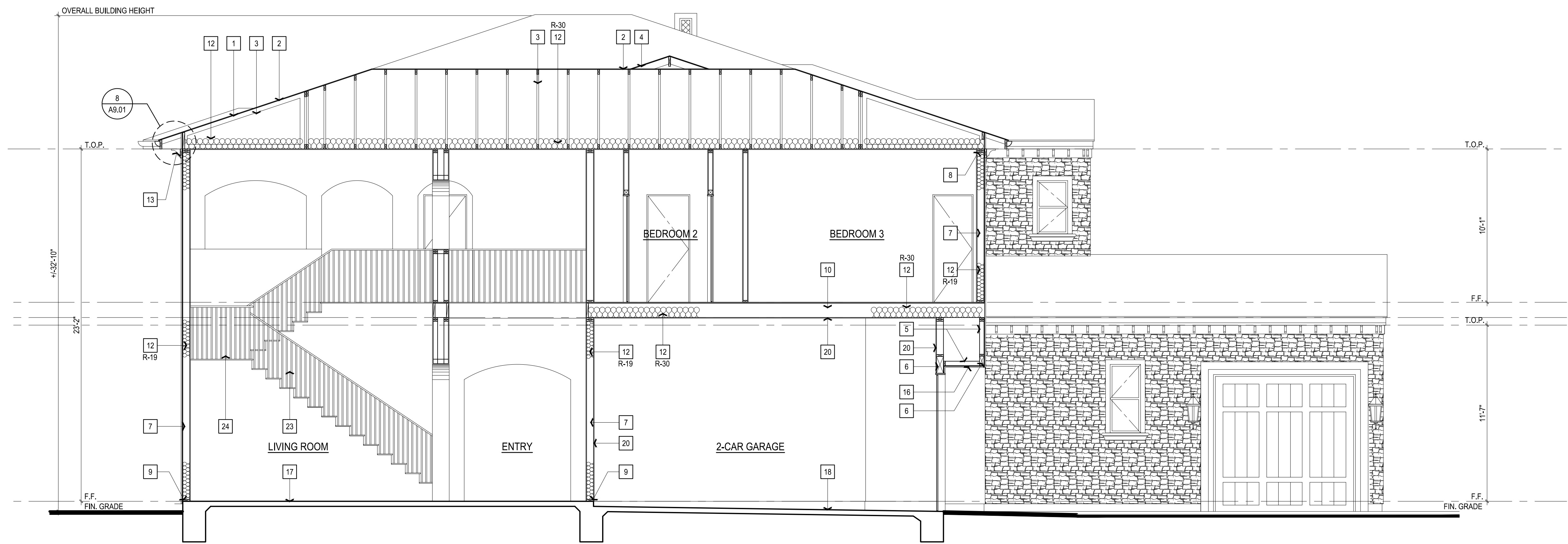
RIGHT ELEVATION



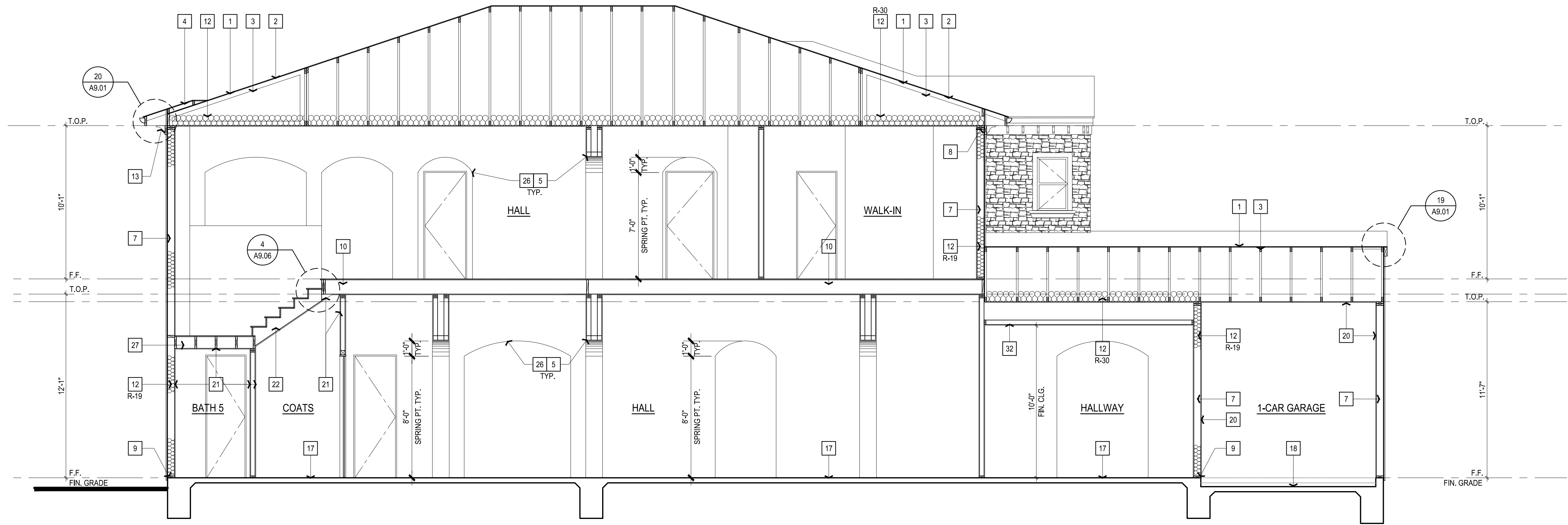
REAR ELEVATION

ELEVATION KEYNOTES

#	DESCRIPTION
1	SMOOTH FINISH 3-COAT EXTERIOR CEMENT PLASTER O' CORROSION RESISTANT WIRE LATH BY "SHAMROCK STUCCO". COLOR(S) AS SELECTED BY OWNER.
2	CLAY 'S' SINGLE BARREL ROOF TILES BOOSTED BY 30% BY "REDLANDS CLAY TILE" O' (1) LAYER 72# ROOFING FELT. COLOR AS SELECTED BY OWNER.
3	CUSTOM EXTERIOR LIMESTONE BY "EL DORADO STONE" ICC/ESR #1215 AS SELECTED BY OWNER.
4	EXTERIOR DOOR BY "KOLBE WINDOWS & DOORS". MATERIAL, COLOR AND STYLE AS SELECTED BY OWNER.
5	EXTERIOR WOOD DOOR BY "CRAFTSMAN IN WOOD". COLOR AND STYLE AS SELECTED BY OWNER.
6	CUSTOM WOOD GARAGE DOOR BY "CROWN GARAGE DOORS". COLOR AND STYLE AS SELECTED BY OWNER.
7	WINDOW BY "KOLBE WINDOWS & DOORS". MATERIAL, COLOR AND STYLE AS SELECTED BY OWNER.
8	STONE CAST 11" DIAMETER COLUMN BY "PACIFIC STONE DESIGN" O' 24" SQUARE STUCCO BASE AT COVERED PORCH. COLOR AND STYLE AS SELECTED BY OWNER.
9	STONE CAST 11" DIAMETER COLUMN BY "PACIFIC STONE DESIGN" O' 24" SQUARE STUCCO BASE AT COVERED PORCH. COLOR AND STYLE AS SELECTED BY OWNER.
10	STONE CAST WINDOW SURROUND TRIM "MD-102" (3-5/8" x 1") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
11	STONE CAST WINDOW SILL "MD-600" (6-1/8" x 1-1/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
12	STONE CAST SOFFIT TRIM "MD-116" (6" x 3/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
13	STONE CAST BALCONY EDGE TRIM "MD-800" (8" x 5-1/2") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
14	STONE CAST DOOR SURROUND TRIM "MD-116" (6" x 3/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
15	STONE CAST ENTRY PORTAL SURROUND TRIM "MD-914" (8-1/4" x 3-3/4") BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AS SELECTED BY OWNER.
16	STONE CAST CHIMNEY TRIM CAP BY "PACIFIC STONE DESIGN" ADHERED TO EXTERIOR PLASTER. COLOR AND STYLE AS SELECTED BY OWNER.
17	2x6 WOOD CORBEL SPACED 12" O.C. ATTACHED TO 2x8 WOOD BARGE BOARD. MINIMUM DIMENSIONS SHALL MEET THE REQUIREMENTS OF C.R.C. CHAPTER 7A FOR IGNITION RESISTANT CONSTRUCTION. SEE DETAILS.
18	2x6 WOOD FASCIA / RAKE BOARD. SEE DETAILS.
19	CORROSION RESISTANT METAL ROOF TO WALL FLASHING. SEE DETAILS.
20	EXTERIOR CEMENT / STONE VENEER PLASTER WEEP SCREED PER C.R.C. SECTION R703.7.2.1.
21	DECORATIVE WROUGHT IRON GUARDRAIL AT +42 A.F.F. PER C.R.C. SECTION R312. SEE SPECIFICATIONS & DETAILS.
22	DECORATIVE WROUGHT IRON INSERT AT WALL OPENING. SEE SPECIFICATIONS & DETAILS.
23	DECORATIVE LIGHT FIXTURE BY "BEVOLO EXTERIOR LIGHTING SCONES & YOKES". COLOR AND STYLE TO BE SELECTED BY OWNER. REFER TO UTILITY PLANS.
24	OPERABLE PAINT GRADE 1-1/8" THICK WOOD PANEL SHUTTER W/ WOOD HORIZONTAL BANDS AND WROUGHT IRON BRACKET AND HINGES. SEE ELEVATION FOR SIZE AND DESIGN. SEE DETAILS.
25	STONE FLOORING O' CONCRETE PORCH AND TERRACE SLABS OR CONCRETE STOOP. SLOPE MIN. 1/4" PER 12" AWAY FROM HOUSE.
26	STONE FLOORING O' ELASTOMERIC WATERPROOF DECK COVERING. SLOPE MIN. 1/4" PER 12" AWAY FROM HOUSE.
27	DIRECT-VENT GAS APPLIANCE VENT TERMINATION IN ACCORDANCE WITH RATING AGENCY LISTING.
28	CORROSION RESISTANT METAL SADDLE FLASHING AT CHIMNEY.
29	ILLUMINATED ADDRESS SIGN AT +68" ABOVE FINISH FLOOR VISIBLE FROM STREET. PER COUNTY REQUIREMENTS. REFER TO UTILITY PLANS.



SECTION A



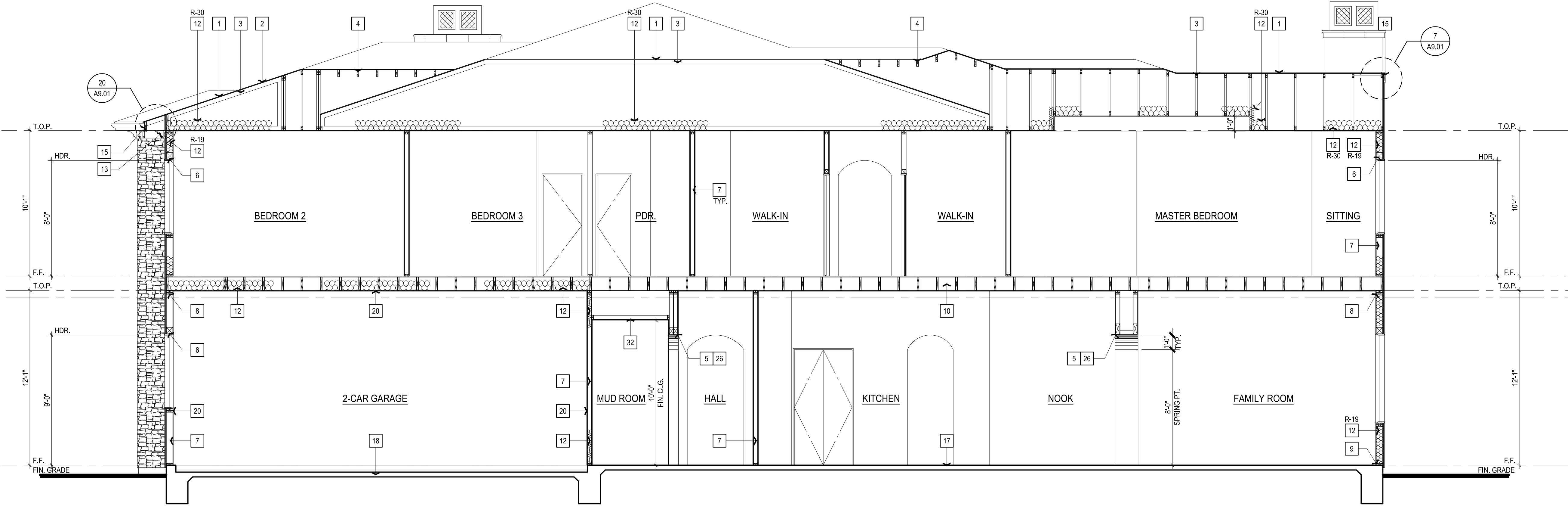
SECTION B

SECTION KEYNOTES

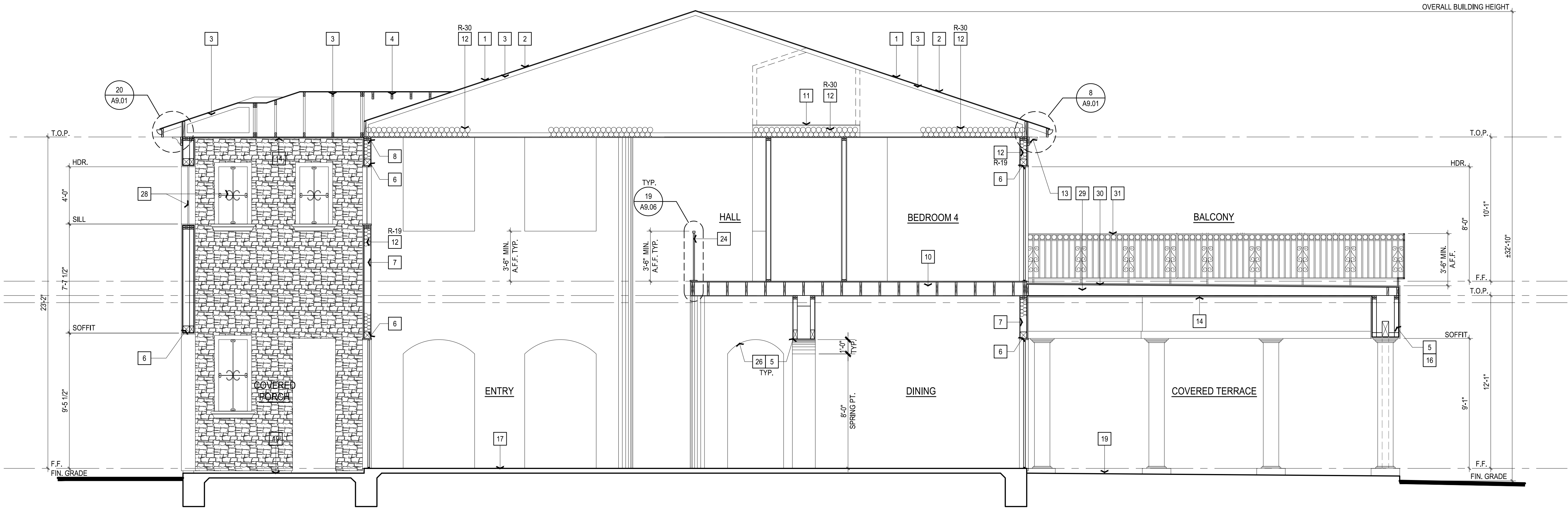
DESCRIPTION
CLAY S SINGLE BARREL ROOF TILES BOOSTED BY 30% BY "REDLANDS CLAY TILE". REFER TO ROOF PLAN GENERAL NOTES. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
ROOF PITCH. REFER TO ROOF PLAN.
PRE-MANUFACTURED ROOF TRUSSES AT 24" O.C. REFER TO STRUCTURAL / TRUSS PLANS.
2X "CALIFORNIA" OVER FRAMING. REFER TO STRUCTURAL PLANS.
2X AT 16" O.C. SOFFIT FRAMING. REFER TO STRUCTURAL PLANS.
HEADER. REFER TO STRUCTURAL PLANS.
2X STUDS AT 16" O.C. REFER TO STRUCTURAL PLANS.
2X DOUBLE TOP PLATE WITH 48" MIN. LAP SPLICE TYPICAL.
2X P.T. D.F. SILL PLATE.
FLOOR SYSTEM. REFER TO STRUCTURAL PLANS.
F.A.U. PLATFORM IN TRUSSES. REFER TO TRUSS PLANS.
INSULATION. REFER TO ENERGY CALCULATIONS & CF-1R FORMS. - ALL EXTERIOR WALLS SHALL BE 2X6 WITH R-19 MIN. INSULATION - ALL ATTIC AND EXTERIOR FLOOR ASSEMBLIES SHALL BE R-30 MIN. INSULATION
SHAPED WOOD CORBEL O/ WOOD BARGE BOARD. SEE DETAIL.
CEMENT PLASTER CEILING AT PORCH / TERRACE AREAS TYPICAL.
WOOD FASCIA / BARGE BOARD.
PRECAST CONCRETE SOFFIT. CEMENT PLASTER SOFFIT FINISH WHERE OCCURS. REFER TO EXTERIOR ELEVATIONS.
CONCRETE SLAB. REFER TO STRUCTURAL PLANS.
CONCRETE GARAGE SLAB. SLOPE 2" MINIMUM. REFER TO STRUCTURAL PLANS.
STONE FLOORING O/ CONC. PORCH / TERRACE SLAB. SLOPE 2% MIN. AWAY FROM HOUSE.
MINIMUM 1/2" GYPSUM BOARD AT ALL GARAGE WALLS & CEILINGS. MINIMUM 5/8" TYPE X GYPSUM BOARD AT GARAGE CEILINGS BELOW HABITABLE SPACE PER C.R.C. TABLE R302.6.
1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS.
STAIR TREADS AND RISERS. MIN. 10" TREADS AND MAX. 7-3/4" RISERS. WHERE STAIRWAYS HAVE SOLID RISERS AND TREAD DEPTH IS LESS THAN 11", A NOSING SHALL BE PROVIDED THAT IS NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" PER C.R.C. SEC. 311.7.4
OPEN "TREAD-SAVER" TYPE STAIR RAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTIONS R311.7.7 & R312. SEE SPECIFICATIONS & DETAILS.
OPEN "TREAD-SAVER" TYPE GUARDRAIL AT +42" ABOVE FINISH FLOOR PER C.R.C. SECTION R312. SEE SPECIFICATIONS & DETAILS.
WALL MOUNTED HANDRAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTION R311.7.7. SEE SPECIFICATIONS & DETAILS.
ARCHED GYPSUM BOARD SOFFIT. SPRING POINT AT +8'-0" & TOP AT +9'-0" AT FIRST FLOOR, SPRING POINT AT +7'-0" & TOP AT +8'-0" AT SECOND FLOOR.
2X LANDING FRAMING. REFER TO STRUCTURAL PLANS.
OPENING IN WALL W/ PRECAST CONCRETE TRIM SURROUND ADHERED TO EXTERIOR PLASTER & DECORATIVE WROUGHT IRON INSERT. SEE ELEVATIONS & DETAILS.
DECK FRAMING. REFER TO STRUCTURAL PLANS.
STONE FLOORING O/ ELASTOMERIC WATERPROOF DECK COVERING. SLOPE 2% MIN. AWAY FROM HOUSE.
DECORATIVE WROUGHT IRON GUARDRAIL AT +42" A.F.F. PER C.R.C. SECTION R312.
DROPPED CEILING IN THIS ROOM. REFER TO SECTION FOR CEILING HEIGHT. SEE FLOOR PLANS FOR ALL LOCATIONS W/ DROPPED CEILINGS.
2X6 GYPSUM BOARD LOW WALL / SHELF. SEE PLAN FOR HEIGHT. FINISH BY OWNER, SEE SPECIFICATIONS.

SECTION KEYNOTES

#	DESCRIPTION
1	CLAY 'S' SINGLE BARREL ROOF TILES BOOSTED BY 30% BY "REDLANDS CLAY TILE". REFER TO ROOF PLAN GENERAL NOTES. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2	ROOF PITCH. REFER TO ROOF PLAN.
3	PRE-MANUFACTURED ROOF TRUSSES AT 24" O.C. REFER TO STRUCTURAL / TRUSS PLANS.
4	2X "CALIFORNIA" OVER FRAMING. REFER TO STRUCTURAL PLANS.
5	2X AT 16" O.C. SOFFIT FRAMING. REFER TO STRUCTURAL PLANS.
6	HEADER. REFER TO STRUCTURAL PLANS.
7	2X STUDS AT 16" O.C. REFER TO STRUCTURAL PLANS.
8	2X DOUBLE TOP PLATE WITH 48" MIN. LAP SPLICE TYPICAL.
9	2X P.T. D.F. SILL PLATE.
10	FLOOR SYSTEM. REFER TO STRUCTURAL PLANS.
11	F.A.U. PLATFORM IN TRUSSES. REFER TO TRUSS PLANS.
12	INSULATION. REFER TO ENERGY CALCULATIONS & CF-1R FORMS. - ALL EXTERIOR WALLS SHALL BE 2X6 WITH R-19MIN. INSULATION - ALL ATTIC AND EXTERIOR FLOOR ASSEMBLIES SHALL BE R-30MIN. INSULATION
13	SHAPED WOOD CORBEL O/ WOOD BARGE BOARD. SEE DETAIL.
14	CEMENT PLASTER CEILING AT PORCH / TERRACE AREAS TYPICAL.
15	WOOD FASCIA / BARGE BOARD.
16	PRECAST CONCRETE SOFFIT. CEMENT PLASTER SOFFIT FINISH WHERE OCCURS. REFER TO EXTERIOR ELEVATIONS.
17	CONCRETE SLAB. REFER TO STRUCTURAL PLANS.
18	CONCRETE GARAGE SLAB. SLOPE 2" MINIMUM. REFER TO STRUCTURAL PLANS.
19	STONE FLOORING O/ CONC. PORCH / TERRACE SLAB. SLOPE 2% MIN. AWAY FROM HOUSE.
20	MINIMUM 1/2" GYPSUM BOARD AT ALL GARAGE WALLS & CEILINGS. MINIMUM 5/8" TYPE 'X' GYPSUM BOARD AT GARAGE CEILINGS BELOW HABITABLE SPACE PER C.R.C. TABLE R302.6.
21	1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS.
22	STAIR TREADS AND RISERS. MIN. 10" TREADS AND MAX. 7-3/4" RISERS. WHERE STAIRWAYS HAVE SOLID RISERS AND TREAD DEPTH IS LESS THAN 11", A NOSING SHALL BE PROVIDED THAT IS NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" PER C.R.C. SEC. 311.7.4
23	OPEN "TREAD-SAVER" TYPE STAIR RAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTIONS R311.7.7 & R312. SEE SPECIFICATIONS & DETAILS.
24	OPEN "TREAD-SAVER" TYPE GUARDRAIL AT +42" ABOVE FINISH FLOOR PER C.R.C. SECTION R312. SEE SPECIFICATIONS & DETAILS.
25	WALL MOUNTED HANDRAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTION R311.7.7. SEE SPECIFICATIONS & DETAILS.
26	ARCHED GYPSUM BOARD SOFFIT. SPRING POINT AT +8'-0" & TOP AT +9'-0" AT FIRST FLOOR, SPRING POINT AT +7'-0" & TOP AT +8'-0" AT SECOND FLOOR.
27	2X LANDING FRAMING. REFER TO STRUCTURAL PLANS.
28	OPENING IN WALL W/ PRECAST CONCRETE TRIM SURROUND ADHERED TO EXTERIOR PLASTER & DECORATIVE WROUGHT IRON INSERT. SEE ELEVATIONS & DETAILS.
29	DECK FRAMING. REFER TO STRUCTURAL PLANS.
30	STONE FLOORING O/ ELASTOMERIC WATERPROOF DECK COVERING. SLOPE 2% MIN. AWAY FROM HOUSE.
31	DECORATIVE WROUGHT IRON GUARDRAIL AT +42" A.F.F. PER C.R.C. SECTION R312.
32	DROPPED CEILING IN THIS ROOM. REFER TO SECTION FOR CEILING HEIGHT. SEE FLOOR PLANS FOR ALL LOCATIONS W/ DROPPED CEILINGS.
33	2X6 GYPSUM BOARD LOW WALL / SHELF. SEE PLAN FOR HEIGHT. FINISH BY OWNER, SEE SPECIFICATIONS.



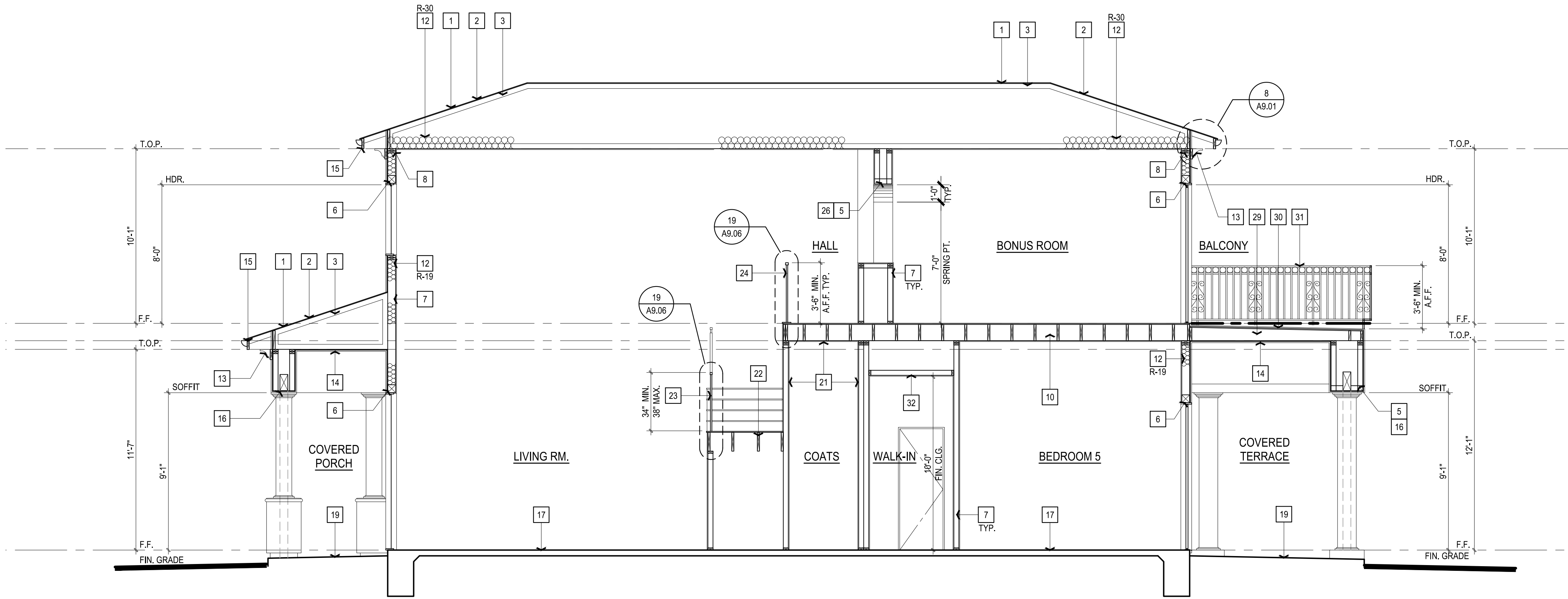
SECTION C



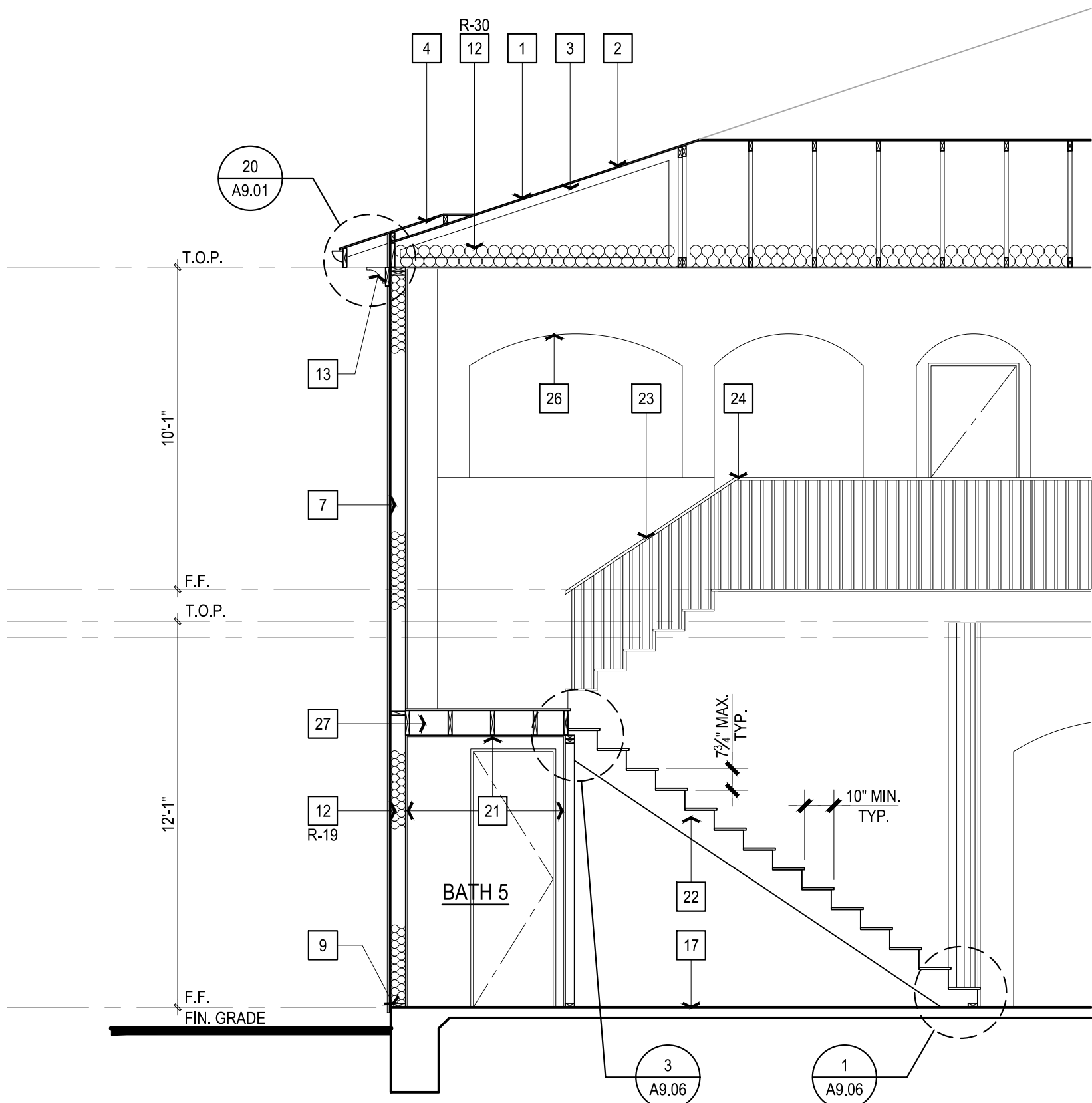
SECTION D

SECTION KEYNOTES

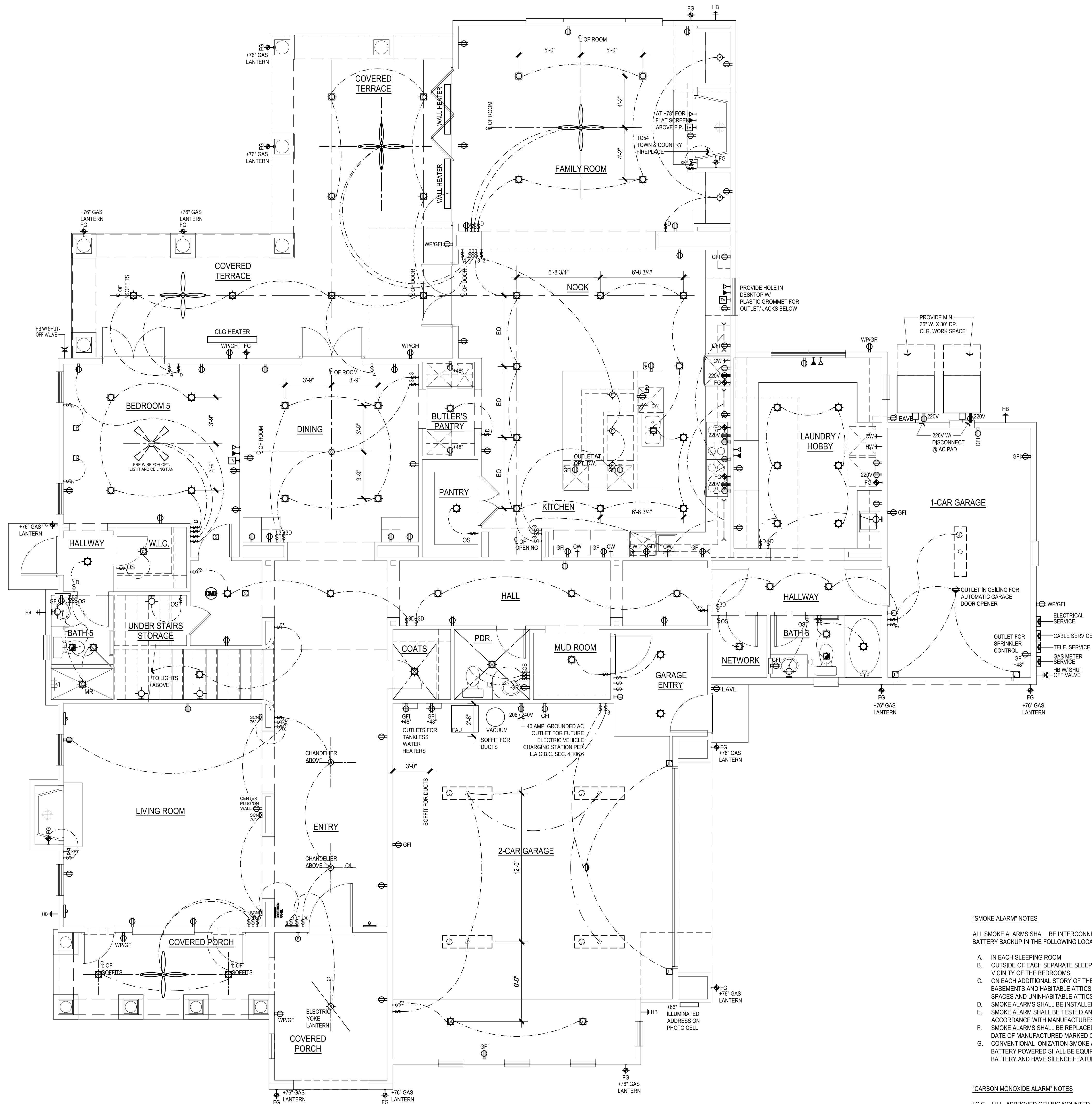
DESCRIPTION
1 CLAY 'S' SINGLE BARREL ROOF TILES BOOSTED BY 30% BY "REDLANDS CLAY TILE". REFER TO ROOF PLAN GENERAL NOTES. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2 ROOF PITCH. REFER TO ROOF PLAN.
3 PRE-MANUFACTURED ROOF TRUSSES AT 24" O.C. REFER TO STRUCTURAL / TRUSS PLANS.
4 2X "CALIFORNIA" OVER FRAMING. REFER TO STRUCTURAL PLANS.
5 2X AT 16" O.C. SOFFIT FRAMING. REFER TO STRUCTURAL PLANS.
6 HEADER. REFER TO STRUCTURAL PLANS.
7 2X STUDS AT 16" O.C. REFER TO STRUCTURAL PLANS.
8 2X DOUBLE TOP PLATE WITH 48" MIN. LAP SPLICE TYPICAL.
9 2X P.T. D.F. SILL PLATE.
10 FLOOR SYSTEM. REFER TO STRUCTURAL PLANS.
11 F.A.U. PLATFORM IN TRUSSES. REFER TO TRUSS PLANS.
12 INSULATION. REFER TO ENERGY CALCULATIONS & CF-1R FORMS. - ALL EXTERIOR WALLS SHALL BE 2X6 WITH R-19MIN. INSULATION - ALL ATTIC AND EXTERIOR FLOOR ASSEMBLIES SHALL BE R-30MIN. INSULATION
13 SHAPED WOOD CORBEL O/ WOOD BARGE BOARD. SEE DETAIL.
14 CEMENT PLASTER CEILING AT PORCH / TERRACE AREAS TYPICAL.
15 WOOD FASCIA / BARGE BOARD.
16 PRECAST CONCRETE SOFFIT. CEMENT PLASTER SOFFIT FINISH WHERE OCCURS. REFER TO EXTERIOR ELEVATIONS.
17 CONCRETE SLAB. REFER TO STRUCTURAL PLANS.
18 CONCRETE GARAGE SLAB. SLOPE 2" MINIMUM. REFER TO STRUCTURAL PLANS.
19 STONE FLOORING O/ CONC. PORCH / TERRACE SLAB. SLOPE 2% MIN. AWAY FROM HOUSE.
20 MINIMUM 1/2" GYPSUM BOARD AT ALL GARAGE WALLS & CEILINGS. MINIMUM 3/4" TYPE 'X' GYPSUM BOARD AT GARAGE CEILINGS BELOW HABITABLE SPACE PER C.R.C. TABLE R302.6.
21 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS.
22 STAIR TREADS AND RISERS. MIN. 10" TREADS AND MAX. 7-3/4" RISERS. WHERE STAIRWAYS HAVE SOLID RISERS AND TREAD DEPTH IS LESS THAN 11", A NOSING SHALL BE PROVIDED THAT IS NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" PER C.R.C. SEC. 311.7.4
23 OPEN "TREAD-SAVER" TYPE STAIR RAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTIONS R311.7.7 & R312. SEE SPECIFICATIONS & DETAILS.
24 OPEN "TREAD-SAVER" TYPE GUARDRAIL AT +42" ABOVE FINISH FLOOR PER C.R.C. SECTION R312. SEE SPECIFICATIONS & DETAILS.
25 WALL MOUNTED HANDRAIL AT +36" ABOVE NOSE OF TREAD PER C.R.C. SECTION R311.7.7. SEE SPECIFICATIONS & DETAILS.
26 ARCHED GYPSUM BOARD SOFFIT. SPRING POINT AT +8'-0" & TOP AT +9'-0" AT FIRST FLOOR, SPRING POINT AT +7'-0" & TOP AT +8'-0" AT SECOND FLOOR.
27 2X LANDING FRAMING. REFER TO STRUCTURAL PLANS.
28 OPENING IN WALL W/ PRECAST CONCRETE TRIM SURROUND ADHERED TO EXTERIOR PLASTER & DECORATIVE WROUGHT IRON INSERT. SEE ELEVATIONS & DETAILS.
29 DECK FRAMING. REFER TO STRUCTURAL PLANS.
30 STONE FLOORING O/ ELASTOMERIC WATERPROOF DECK COVERING. SLOPE 2% MIN. AWAY FROM HOUSE.
31 DECORATIVE WROUGHT IRON GUARDRAIL AT +42" A.F.F. PER C.R.C. SECTION R312.
32 DROPPED CEILING IN THIS ROOM. REFER TO SECTION FOR CEILING HEIGHT. SEE FLOOR PLANS FOR ALL LOCATIONS W/ DROPPED CEILINGS.
33 2X6 GYPSUM BOARD LOW WALL / SHELF. SEE PLAN FOR HEIGHT. FINISH BY OWNER, SEE SPECIFICATIONS.



SECTION E



PARTIAL SECTION F



"SMOKE ALARM" NOTES

- ALL SMOKE ALARMS SHALL BE INTERCONNECTED HARD WIRED WITH BATTERY BACKUP IN THE FOLLOWING LOCATIONS:
- A. IN EACH SLEEPING ROOM
 - B. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
 - D. SMOKE ALARMS SHALL BE INSTALLED PER NFPA 72.
 - E. SMOKE ALARM SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - F. SMOKE ALARMS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURE MARKED ON THE UNIT.
 - G. CONVENTIONAL IONIZATION SMOKE ALARMS THAT ARE SOLELY BATTERY POWERED SHALL BE EQUIPPED WITH A 10 YEAR BATTERY AND HAVE SILENCE FEATURE.

"CARBON MONOXIDE ALARM" NOTES

I.C.C. / I.U.L. APPROVED CEILING MOUNTED COMBINATION SMOKE / CARBON MONOXIDE DETECTOR INTERCONNECTED WITH THE OTHER ALARMS IN THE HOUSE SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. THE ALARMS WILL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (PER C.R.C. SEC. R314 AND R315)

ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED HARD WIRED WITH BATTERY BACKUP IN THE FOLLOWING LOCATIONS:

- A. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

SYMBOLS LEGEND

	DUPLEX OUTLET
	1/2 HOT OUTLET
	220V OUTLET
	GFCI OUTLET
	GFCI OUTLET-WEATHERPROOF
	JUNCTION BOX
	CEILING MOUNTED LIGHT
	PENDANT LIGHT
	WALL SCONCE
	WALL MOUNTED LIGHT
	WALL MOUNTED LIGHT PHOTO CONTROLLED AND MOTION SENSORED
	RECESSED CAN LIGHT LED
	PHOTO CONTROLLED AND MOTION SENSORED RECESSED CAN
	EXHAUST FAN WITH MINIMUM 50-CFM INTERMITTENT OR 20-CFM CONTINUOUS VENTILATION
	COMBINATION EXHAUST FAN AND LED LIGHT FIXTURE, MINIMUM 50-CFM INTERMITTENT OR 20-CFM CONTINUOUS VENTILATION
	UNDER CABINET FIXTURE LED
	SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	DIMMER 3-WAY SWITCH
	OCCUPANT SENSOR SWITCH, MANUAL ON
	SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE HARDWIRED WITH BATTERY BACKUP, REFER TO ADDITIONAL NOTES.
	THERMOSTAT
	PUSHBUTTON
	CHIMES
	OPTIONAL SECURITY
	TELEPHONE OUTLET
	TV OUTLET
	ULTRA JACK
	FUEL GAS
	FIREPLACE KEY (LOOSE)
	HOSE BIBB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
	DATA / INTERNET
	CHANDELIER
	EYEBALL READING LIGHT
	RECESSED STUB-OUT FOR ICE-MAKER
	RETURN AIR GRILL
	ILLUMINATED ADDRESS
	12' X 48' 2 TUBE FLUORESCENT FIXTURE WITH LENS
	6' CEILING MOUNTED SPEAKER
	8' CEILING MOUNTED SPEAKER
	WALL MOUNTED SPEAKER
	CARBON MONOXIDE SENSOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE HARDWIRED WITH BATTERY BACKUP, REFER TO ADDITIONAL NOTES.
	CEILING FAN WITH LIGHT

UTILITY NOTES

- FUEL BURNING EQUIPMENT SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC MEANS WHICH WILL SHUT OFF FUEL SUPPLY TO EQUIPMENT IN THE EVENT OF IGNITION FLAME FAILURE. 2016 C.M.C.
- GAS PIPING EXTENDING THROUGH FOUNDATION WALL SHALL BE SLEEVED AND HAVE ITS OPENING SEALED ON OUTSIDE. 2016 C.M.C.
- ALL RECEPTACLES THAT SERVE THE COUNTER AREA OF THE KITCHEN SHALL BE GFI PROTECTED. CEC 210.8.
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- DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT.
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- NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXT. HOSE BIBBS, PER C.P.C. 603.
- EXHAUST FAN, MIN 50 CFM CAPACITY.
- ALL CIRCUITS IN BEDROOM SHALL BE SET ON ARC FAULT INTERRUPTER.
- FIXTURES OVER TUB/SHOWER SHALL BE APPROVED FOR WET LOCATIONS.
- PROVIDE A UFER GROUND FOR THE MAIN ELECTRICAL SERVICE PANEL: 20'-0" LONG, #4 RE-BAR AT BOTTOM OF FOUNDATION.

CRESTRON NOTES

KITCHEN:
CRESTRON V-PANEL 20" HD TILT TOUCHSCREEN

ENTRY:
CRESTRON 10.1" HD TOUCHSCREEN

MASTER BEDROOM ENTRY ALCOVE:
CRESTRON 7" HD TOUCHSCREEN

GARAGE HALL ALCOVE ENTRY:
CRESTRON 7" HD TOUCHSCREEN

MASTER BEDROOM:
HTTB 10X - PUSH OFF BUTTON AT EA. SIDE OF BED FOR LIGHTS, IPOD DOCK AT EA. SIDE OF BED

EQUIPMENT ROOM:
2 THERMOSTATS, 6 SENSORS TOTAL

OCCUPANCY SENSORS:
ALL SECONDARY BATHROOMS, ALL CLOSETS
PANTRY & GARAGE

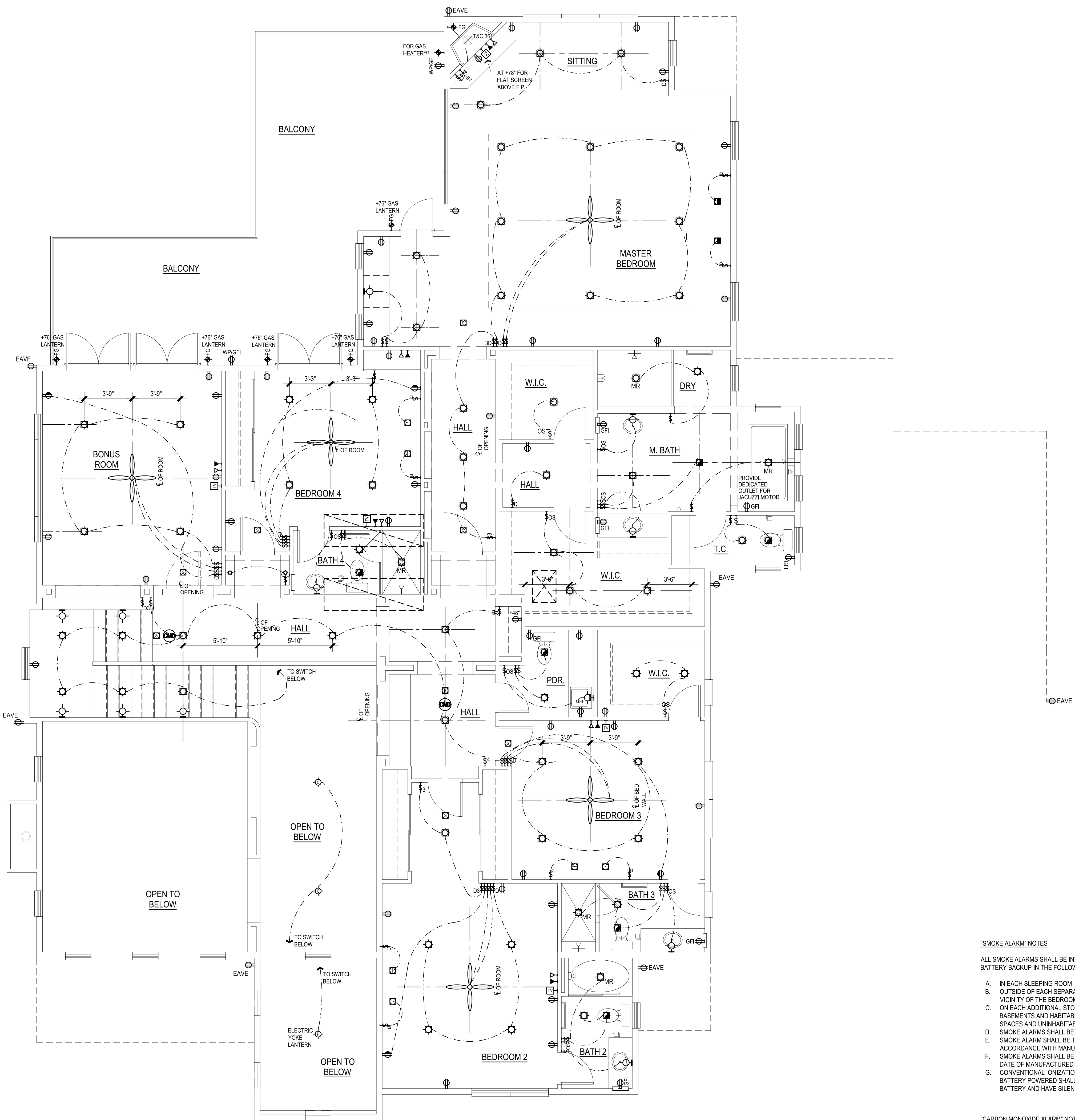
SPEAKERS:
SEE LOCATIONS & SIZES ON PLANS

SHADES:
WIRE FOR ALL ROOMS, SHOW IN KITCHEN

STYLE AND FINISHES FOR PLATES:
ALL PLATES LOCATED ON PAINTED WALLS - TEXTURED DUSK; CAMEO PADS FLUSH MOUNT (VERIFY WITH OWNER)

ALL PLATES LOCATED AT KITCHEN BACKSPLASH, BUTLER'S BACKSPLASH AND LAUNDRY BACKSPLASH:
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6" AT BEDROOMS, BATHROOMS, CLOSETS, PANTRY
4" AT ALL OTHER LOCATIONS
4" EYEBALL LIGHTS / 4" ART LIGHTS



"SMOKE ALARM" NOTES

- ALL SMOKE ALARMS SHALL BE INTERCONNECTED HARD WIRED WITH BATTERY BACKUP IN THE FOLLOWING LOCATIONS:
- A. IN EACH SLEEPING ROOM
 - B. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
 - D. SMOKE ALARMS SHALL BE INSTALLED PER NFPA 72.
 - E. SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - F. SMOKE ALARMS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURE MARKED ON THE UNIT.
 - G. CONVENTIONAL IONIZATION SMOKE ALARMS THAT ARE SOLELY BATTERY POWERED SHALL BE EQUIPPED WITH A 10 YEAR BATTERY AND HAVE SILENCE FEATURE.

"CARBON MONOXIDE ALARM" NOTES

I.C.C. / U.L. APPROVED CEILING MOUNTED COMBINATION SMOKE / CARBON MONOXIDE DETECTOR INTERCONNECTED WITH THE OTHER ALARMS IN THE HOUSE SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. THE ALARMS WILL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (PER C.R.C. SEC. R314 AND R315)

ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED HARD WIRED WITH BATTERY BACKUP IN THE FOLLOWING LOCATIONS:

- A. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

SYMBOLS LEGEND

	DUPLEX OUTLET
	1/2 HOT OUTLET
	220 OUTLET
	GFCI OUTLET
	GFCI OUTLET-WEATHERPROOF
	JUNCTION BOX
	CEILING MOUNTED LIGHT
	PENDANT LIGHT
	WALL SCONCE
	WALL MOUNTED LIGHT
	WALL MOUNTED LIGHT PHOTO CONTROLLED AND MOTION SENSORED
	RECESSED CAN LIGHT LED
	PHOTO CONTROLLED AND MOTION SENSORED RECESSED CAN
	EXHAUST FAN WITH MINIMUM 50-CFM INTERMITTENT OR 20-CFM CONTINUOUS VENTILATION
	COMBINATION EXHAUST FAN AND LED LIGHT FIXTURE, MINIMUM 50-CFM INTERMITTENT OR 20-CFM CONTINUOUS VENTILATION
	UNDER CABINET FIXTURE LED
	SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	DIMMER 3-WAY SWITCH
	OCCUPANT SENSOR SWITCH, MANUAL ON.
	SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE HARDWIRED WITH BATTERY BACKUP, REFER TO ADDITIONAL NOTES.
	THERMOSTAT
	PUSHBUTTON
	CHIMES
	OPTIONAL SECURITY
	TELEPHONE OUTLET
	TV OUTLET
	ULTRA JACK
	FUEL GAS
	FIREPLACE KEY (LOOSE)
	HOSE BIBB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
	DATA / INTERNET
	CHANDELIER
	EYEBALL READING LIGHT
	RECESSED STUB-OUT FOR ICE-MAKER
	RETURN AIR GRILL
	ILLUMINATED ADDRESS
	12' X 48", 2 TUBE FLUORESCENT FIXTURE WITH LENS
	6" CEILING MOUNTED SPEAKER
	8" CEILING MOUNTED SPEAKER
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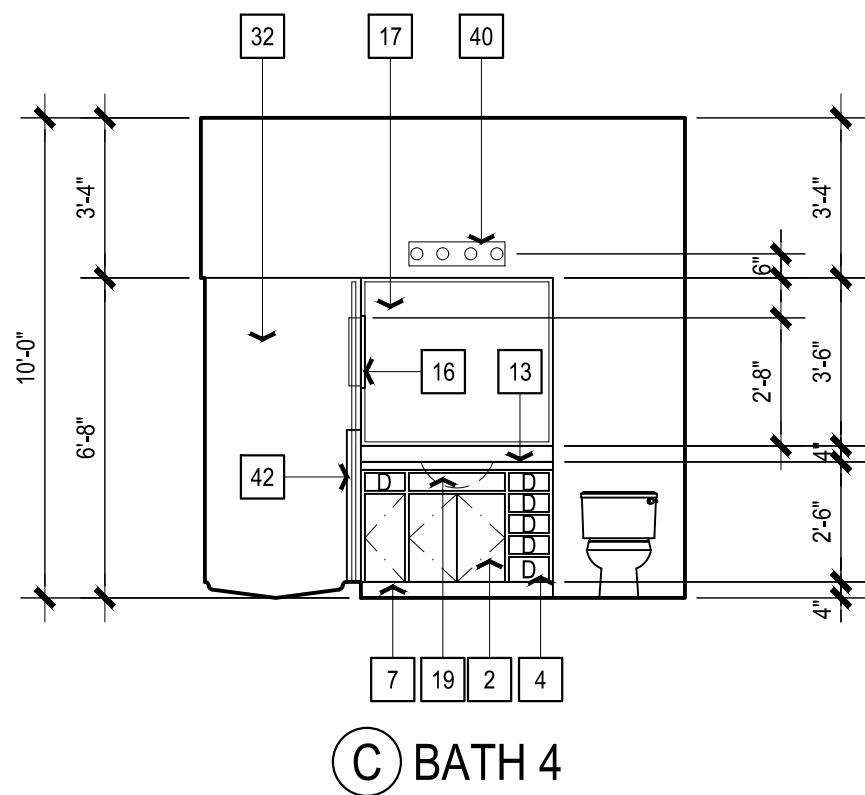
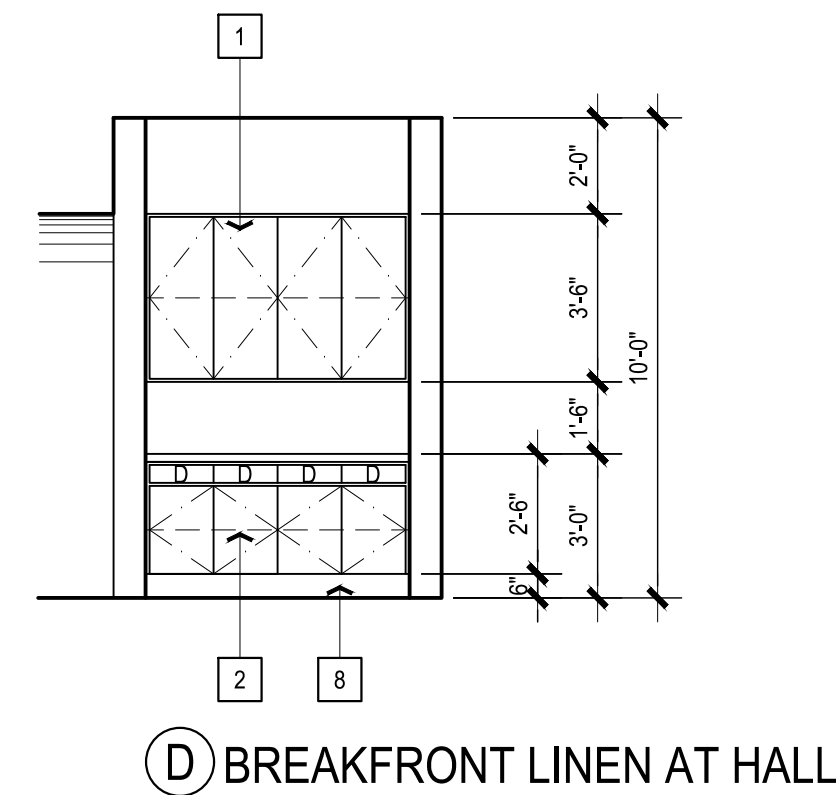
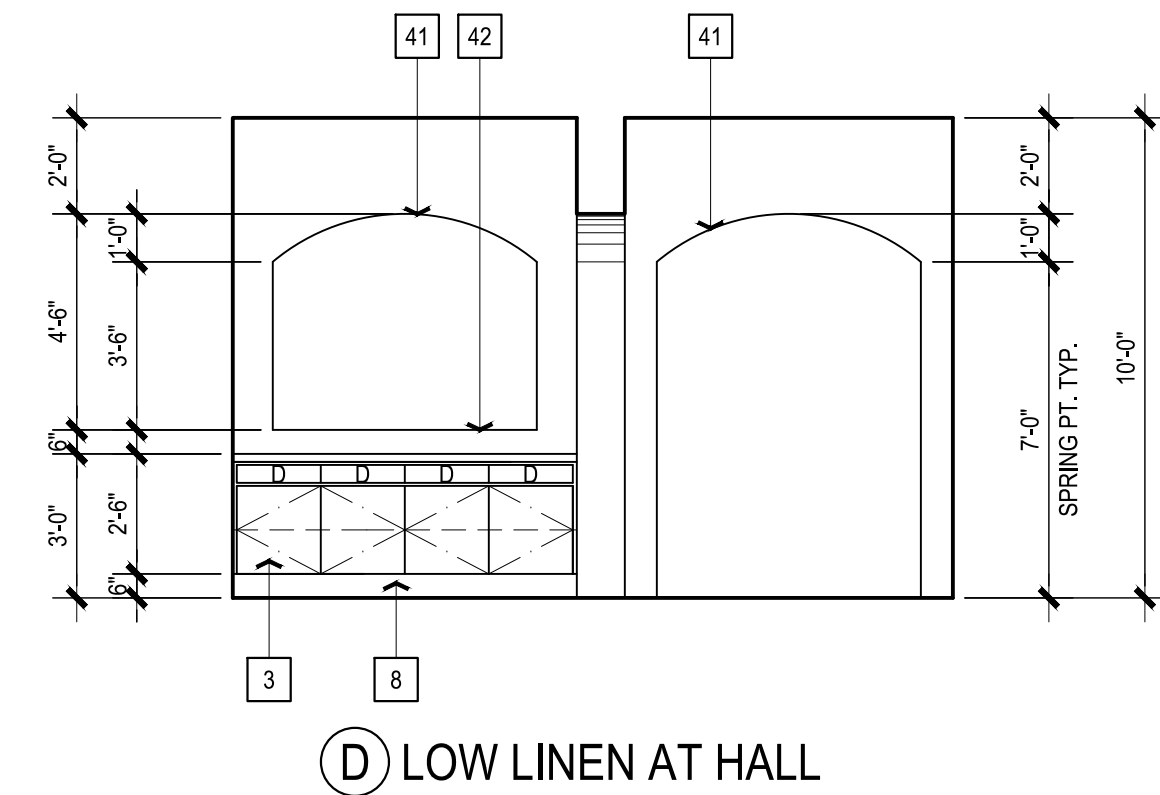
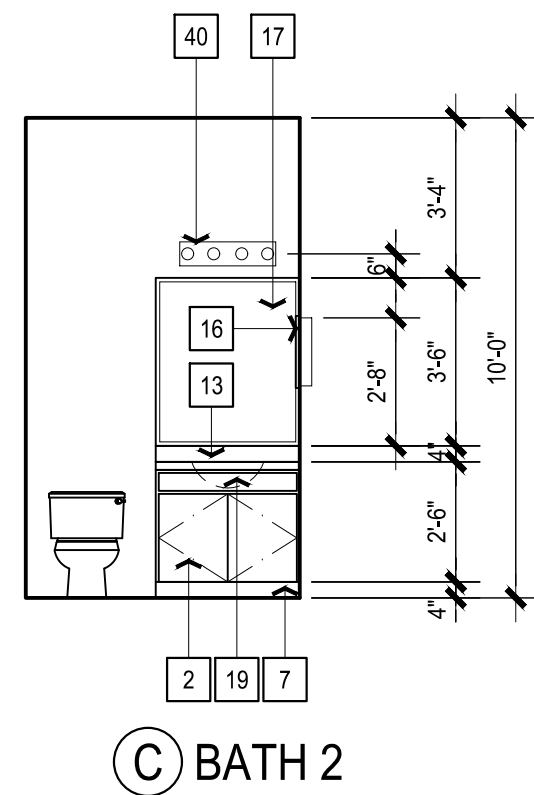
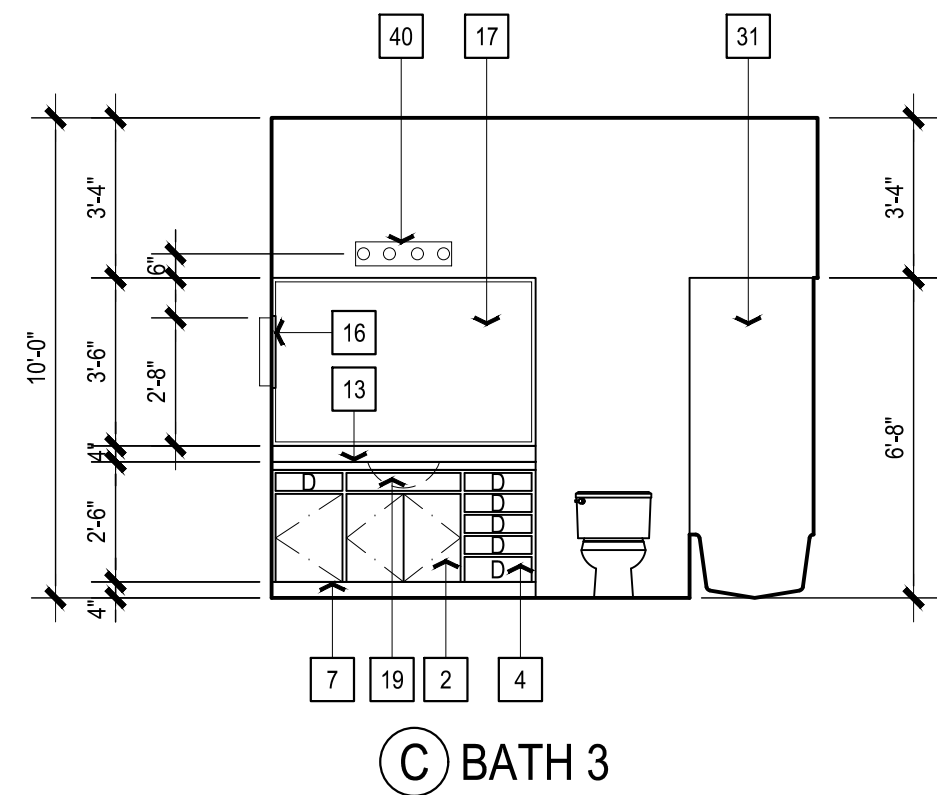
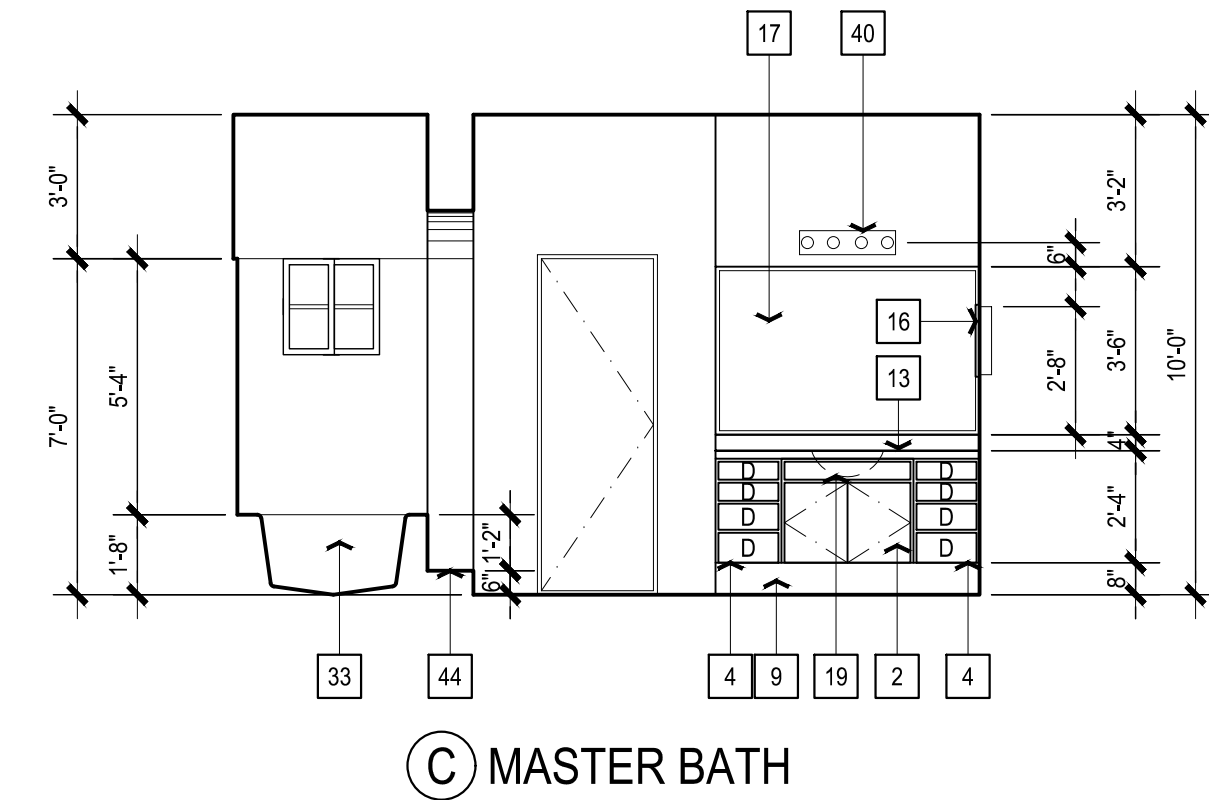
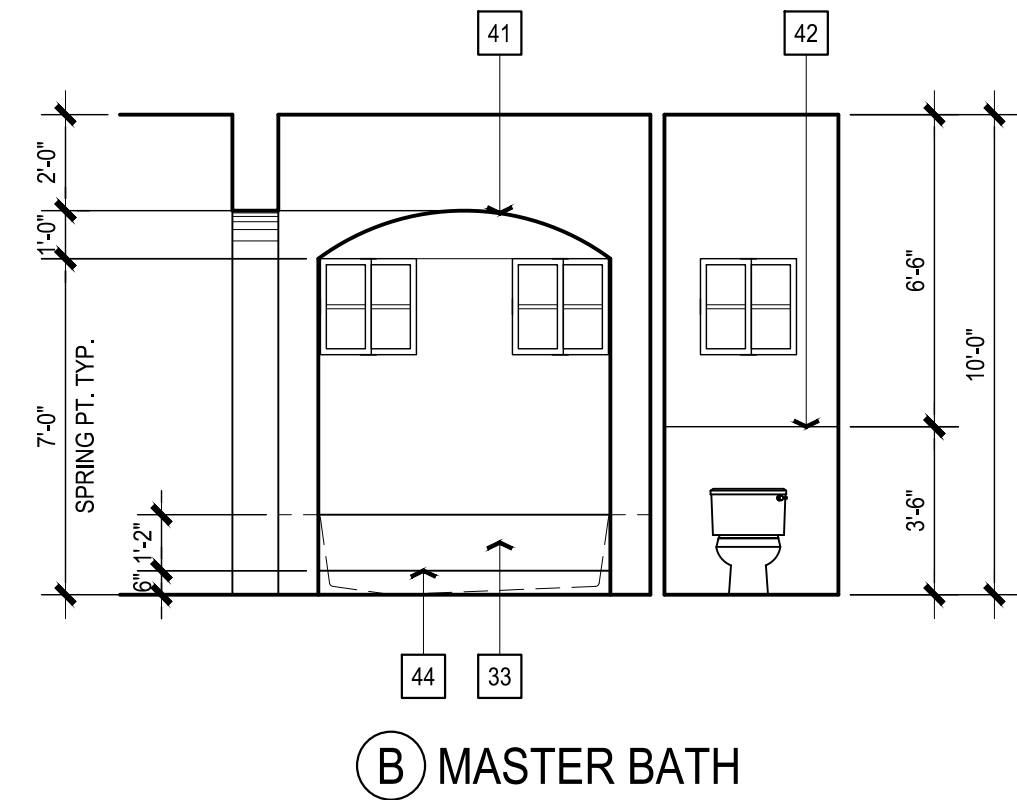
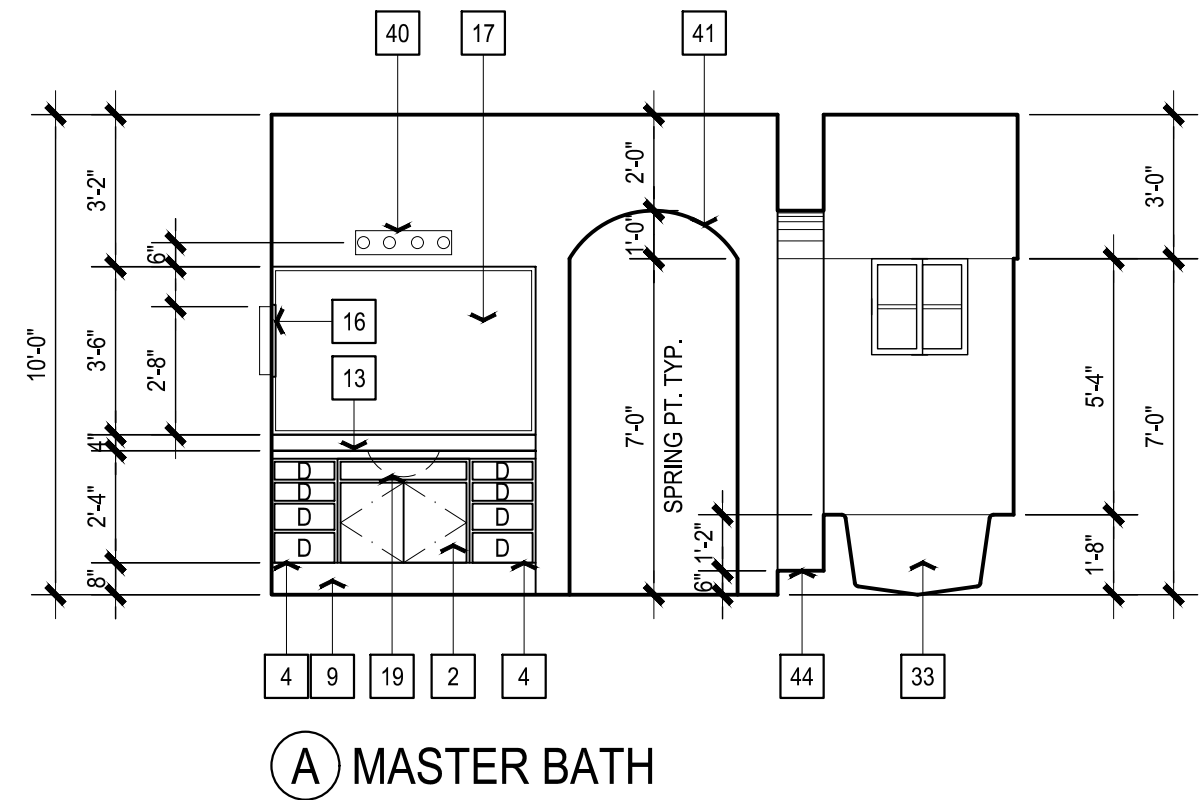
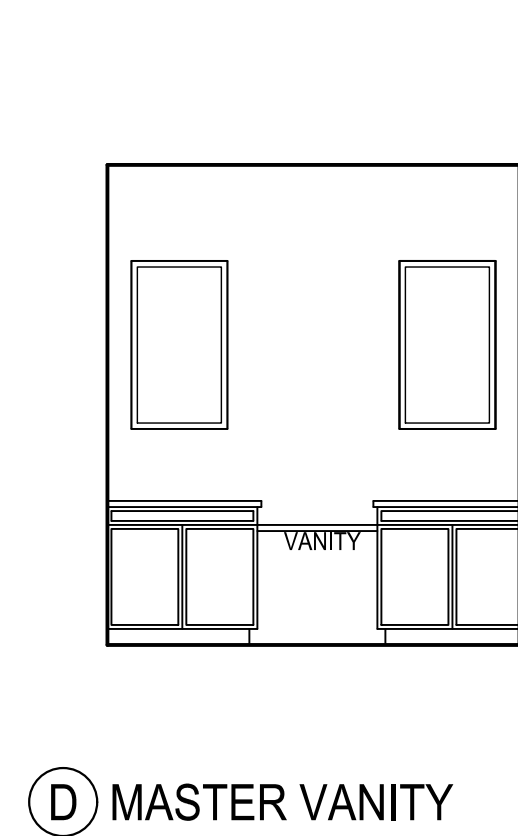
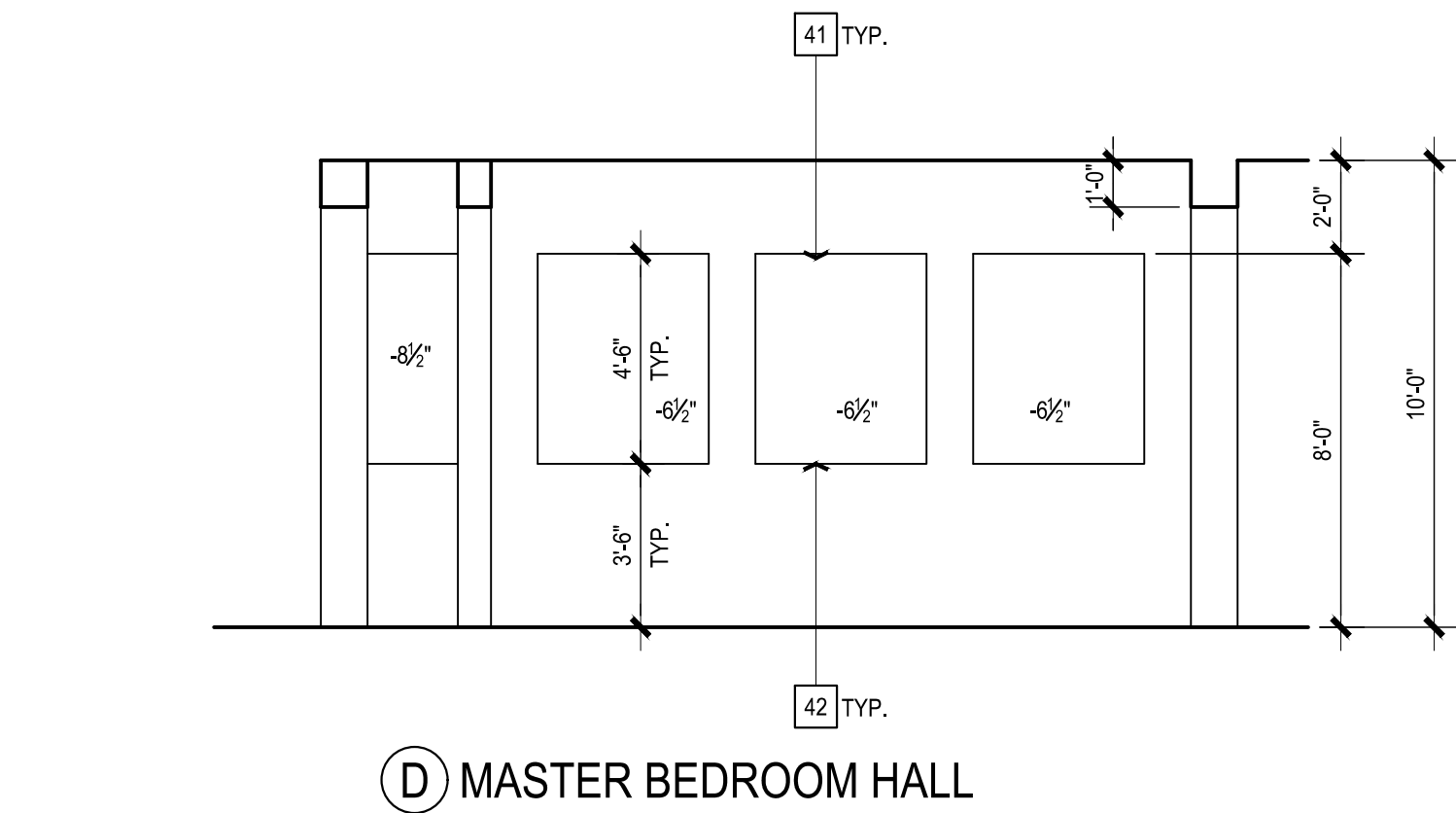
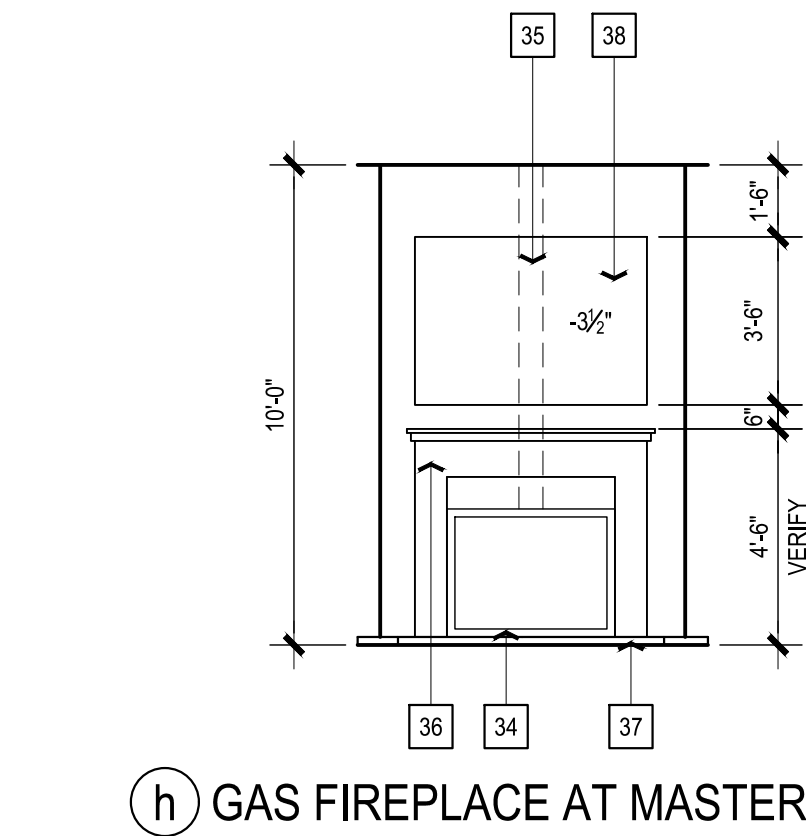
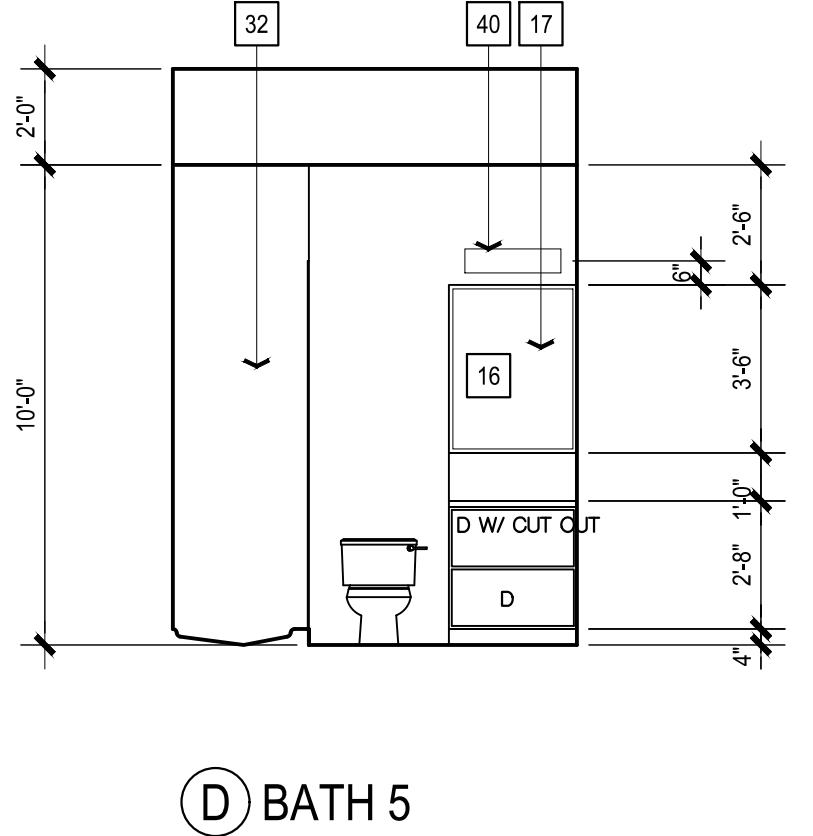
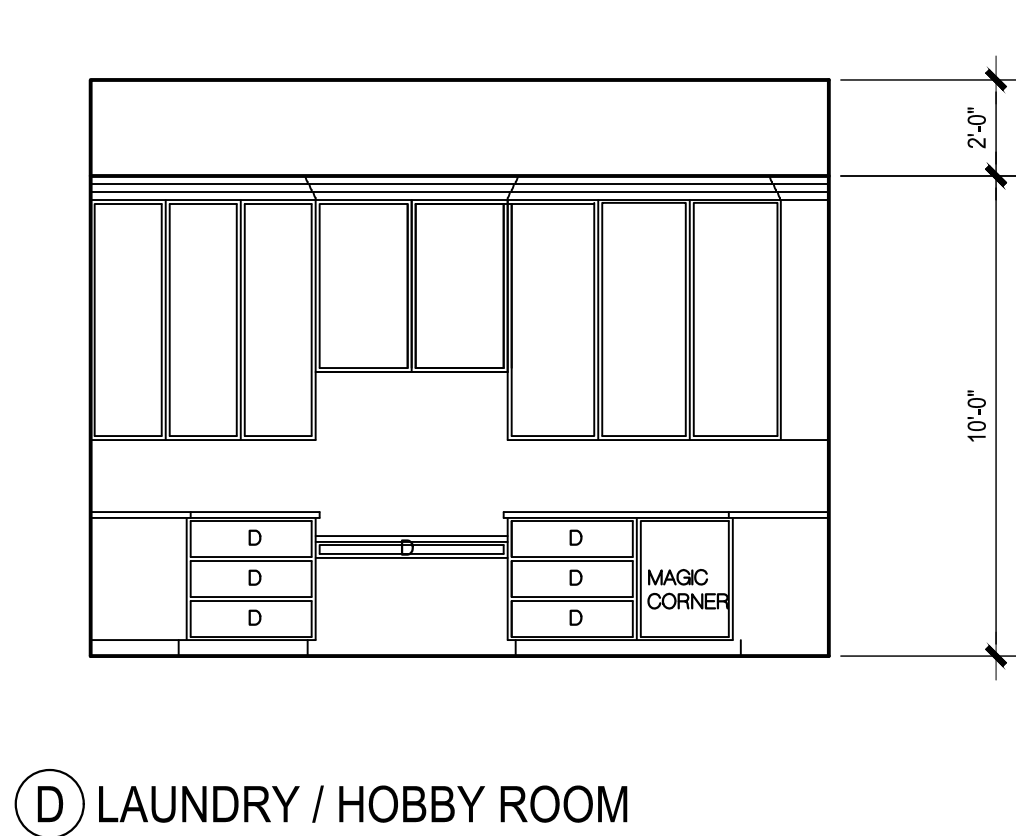
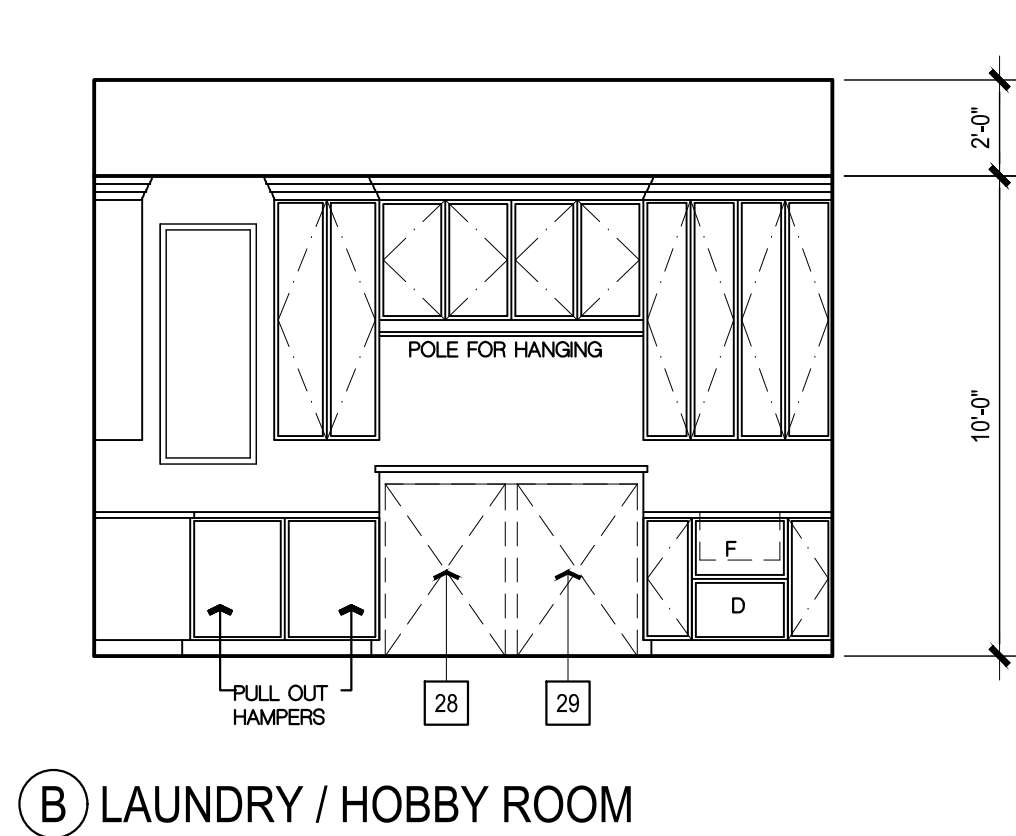
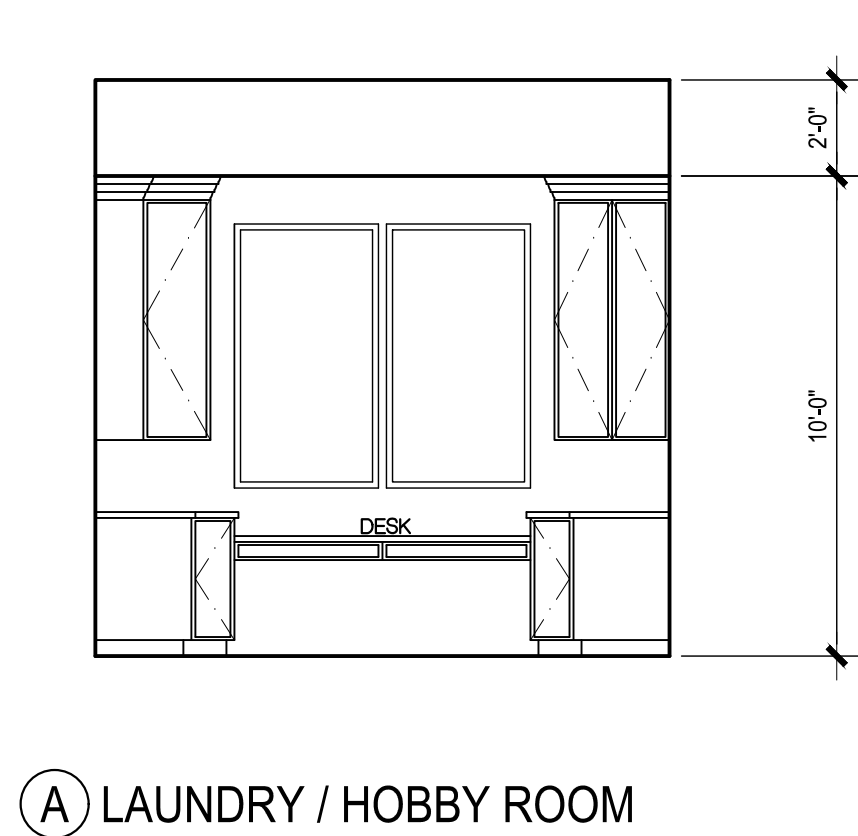
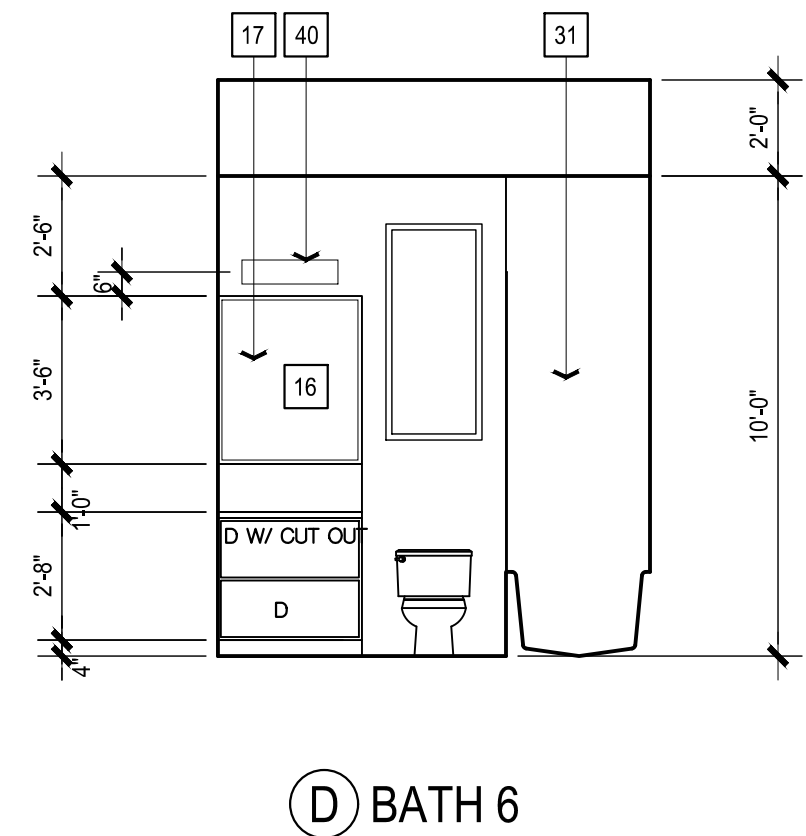
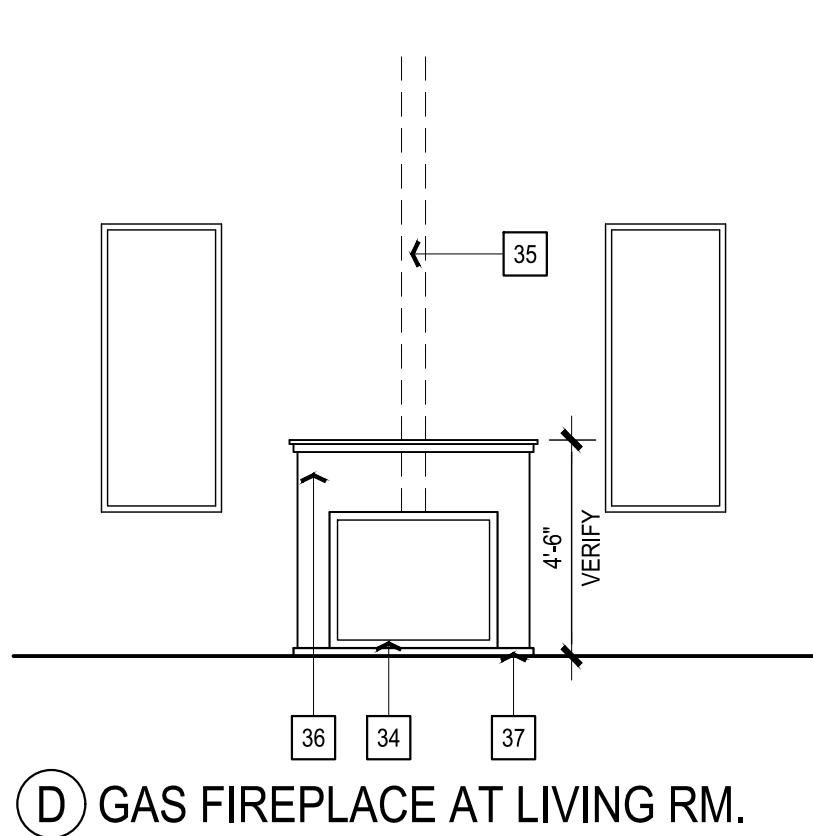
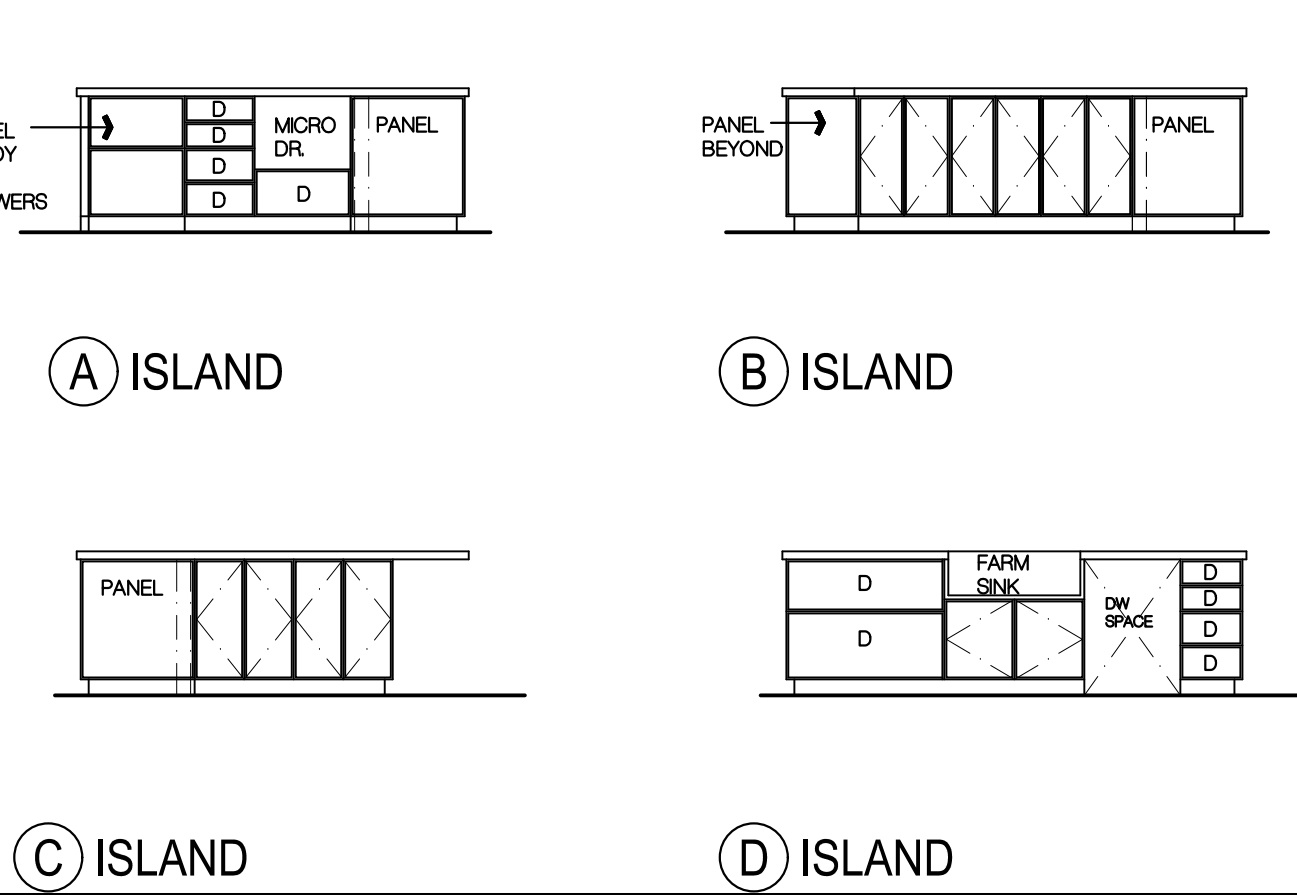
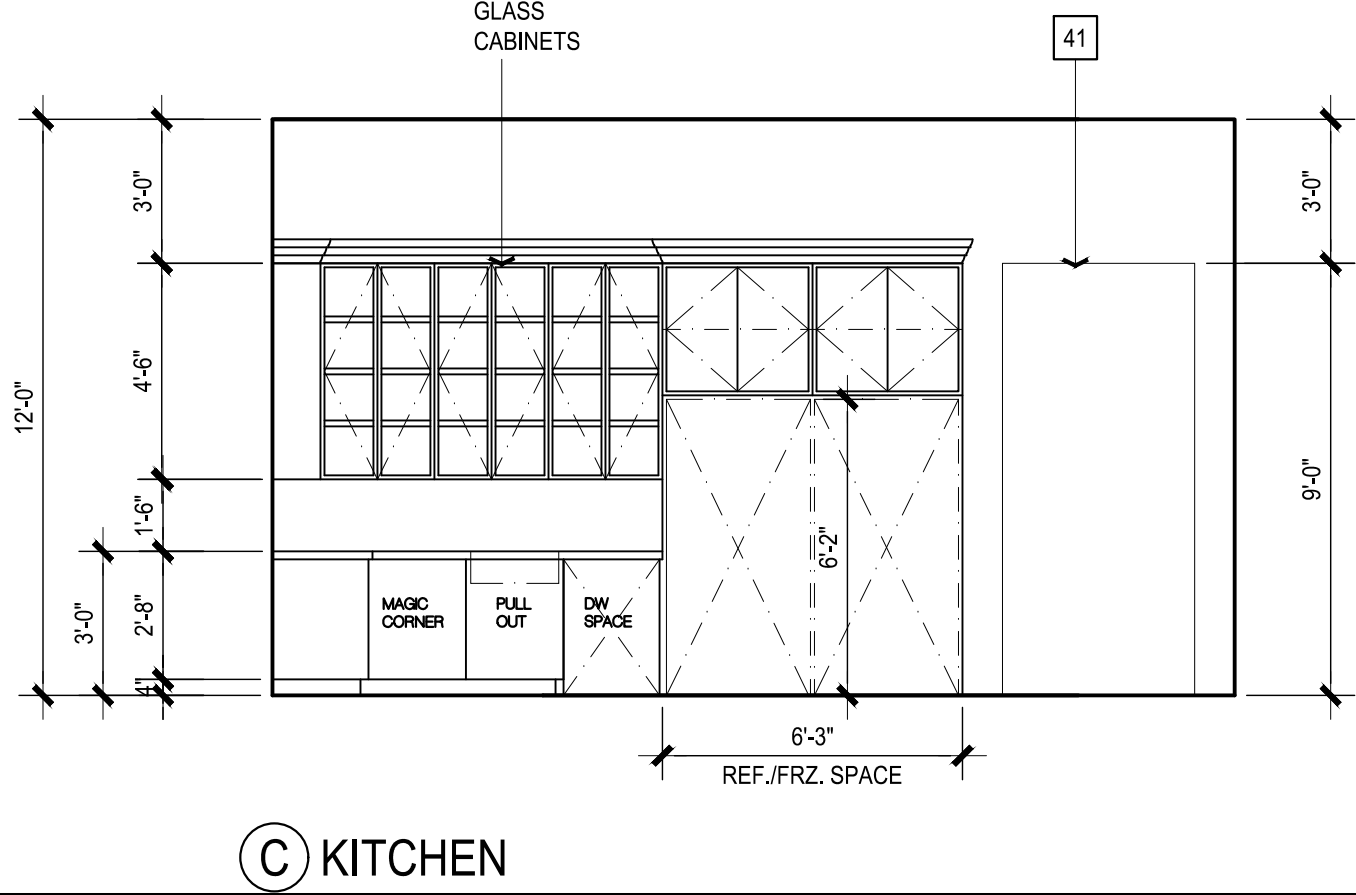
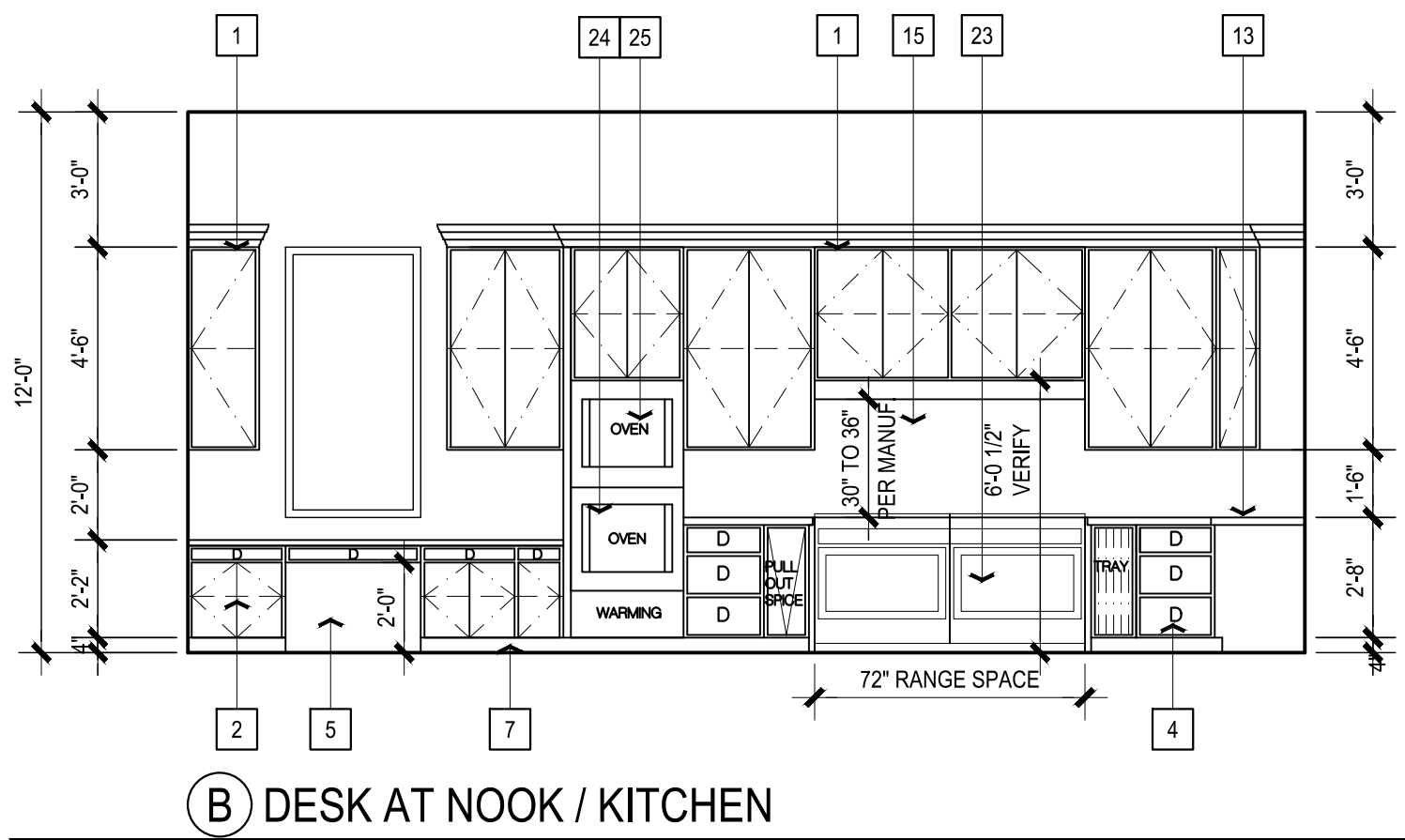
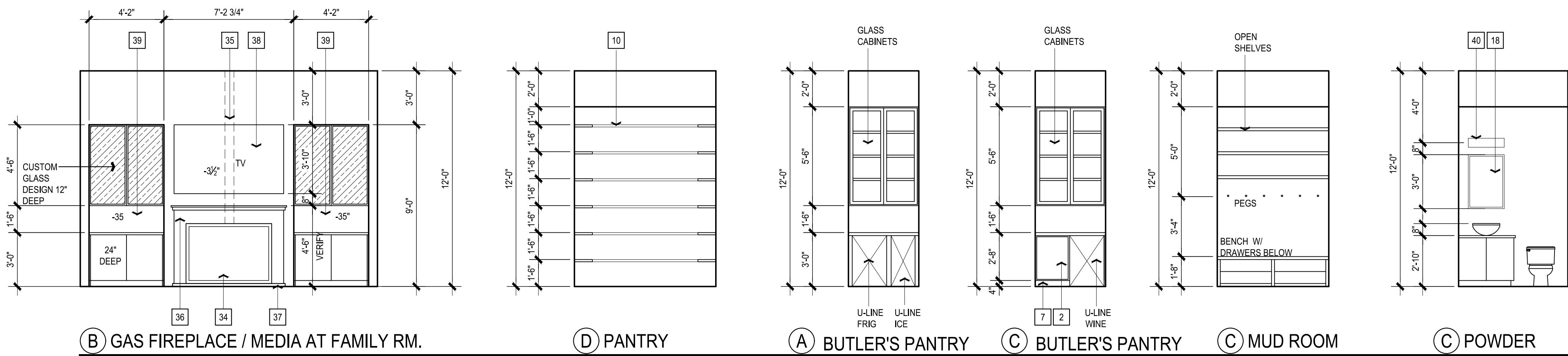
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4" AT ALL OTHER LOCATIONS
4" EYEBALL LIGHTS / 4" ART LIGHTS



INTERIOR ELEVATION KEYNOTES

#	DESCRIPTION
1	UPPER CABINETS WITH ADJUSTABLE SHELVES
2	BASE CABINETS (WITH SHELVES WHERE OCCURS)
3	UPPER GLASS CABINETS WITH ADJUSTABLE SHELVES
4	BANK OF DRAWERS
5	KNEE SPACE UNDER COUNTER
6	OPEN SPACE FOR 24" BUILT IN DISHWASHER. SEE SPECIFICATIONS
7	4" TOE SPACE
8	6" TOE SPACE
9	8" TOE SPACE
10	12" DEEP ADJUSTABLE PANTRY SHELVING
11	24" UNDER COUNTER REFRIGERATOR
12	15" UNDER COUNTER ICE MACHINE
13	COUNTER TOP WITH 6" SPLASH AND RETURN. SEE SPECIFICATIONS
14	24" UNDER COUNTER WINE REFRIGERATOR
15	30-36" BACKSPLASH TO HOOD ABOVE. SEE SPECIFICATIONS
16	RECESSED MEDICINE CABINET WITH ELECTRICAL BEHIND FOR LIGHTING
17	MIRROR FACE AT MEDICINE CABINET
18	POWDER ROOM MIRROR MOUNTED ABOVE WALL FAUCET. SEE SPECIFICATIONS
19	VANITY SINK. SEE SPECIFICATIONS
20	TOP MOUNTED SINK. SEE SPECIFICATIONS
21	72" REFRIGERATOR / FREEZER SPACE. SEE SPECIFICATIONS
22	24" DISHWASHER SPACE. SEE SPECIFICATIONS
23	2) 36" SLIDE IN RANGE SPACE WITH 72" HOOD, LIGHT AND FAN ABOVE. VENT TO OUTSIDE AIR AND PROVIDE BACK-DRAFT DAMPER. SEE SPECIFICATIONS
24	30" BUILT IN SINGLE OVEN. SEE SPECIFICATIONS
25	30" BUILT IN COMBO CONVECTION OVEN. SEE SPECIFICATIONS
26	UTILITY SINK. SEE SPECIFICATIONS
27	UTILITY POLE FOR CLOTHES HANGING
28	WASHER SPACE
29	DRYER SPACE, PROVIDE DRYER VENT TO OUTSIDE AIR. 4" DUCT AT 14" MAX. LENGTH WITH MAX. 2 ELBOWS
30	PULL OUT HAMPERS
31	32"x60" TUB/SHOWER W/ TILE TO CEILING ABV. DRAIN OVER CEMENT BD. OR CEMENT PLASTER. SPEC. (2.0 GPM) AND FAUCETS (0.8-1.5 GPM) PROVIDE CONTROL VALVES TO BE PRESSURE BALANCED
32	3'-0"x5'-0" SHOWER PAN W/ TILE TO CEILING. DRAIN OVER CEMENT PLASTER. TILE OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 70" ABOVE DRAIN INLET. SPECIFY CEMENT BOARD OR CEMENT PLASTER BACKING FOR TILE. SHATTERPROOF (TEMPERED) GL. SHOWER ENCLOSURE
33	36"x72"x20" FREE STANDING TUB. SPEC. (1.8 GPM) AND FAUCETS (1.2 GPM) PROVIDE CONTROL VALVES TO BE PRESSURE BALANCED
34	DIRECT VENT GAS APPLIANCE FIREPLACE ON FRAMED PLATFORM. TOWN AND COUNTRY MODEL. SEE SPECIFICATIONS
35	DIRECT VENT GAS APPLIANCE VENT TO APPROVED TERMINATION IN ACCORDANCE WITH IT'S LISTING. TOWN AND COUNTRY. SEE SPECIFICATIONS
36	DECORATIVE FIREPLACE SURROUND AND MANTLE. SEE SPECIFICATIONS
37	DECORATIVE FIREPLACE HEARTH
38	RECESSED GYPSUM BOARD NICHE FOR FLAT SCREEN. PROVIDE SOLID BLOCK BACKING FOR MOUNTING HARDWARE & UTILITY HOOK-UPS. SEE UTILITY PLAN. SEE SPECIFICATIONS
39	FULL HEIGHT SPLASH TO BOTTOM OF UPPER CABINET. SEE SPECIFICATIONS
40	WALL MOUNTED LIGHT. SEE SPECIFICATIONS
41	TOP OF RECESSED NICHE / TOP OF ARCH SOFFIT
42	BOTTOM OF RECESSED NICHE
43	INTERIOR DOOR OPENING
44	4" CURB WITH FINISH TO MATCH SHOWER
45	VANITY SPACE

INTERIOR ELEV. GENERAL NOTES

1. REFER TO CABINET DRAWINGS.
2. SEE SPECIFICATIONS FOR ALL APPLIANCES AND VERIFY REQUIRED CLEARANCES AND INSTALLATION REQUIREMENTS.
3. SEE SPECIFICATIONS AND CABINET DRAWINGS FOR ALL FINISHES.

GUTTERS
ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. R337.5.4 & BUILDING CODE 705A.4

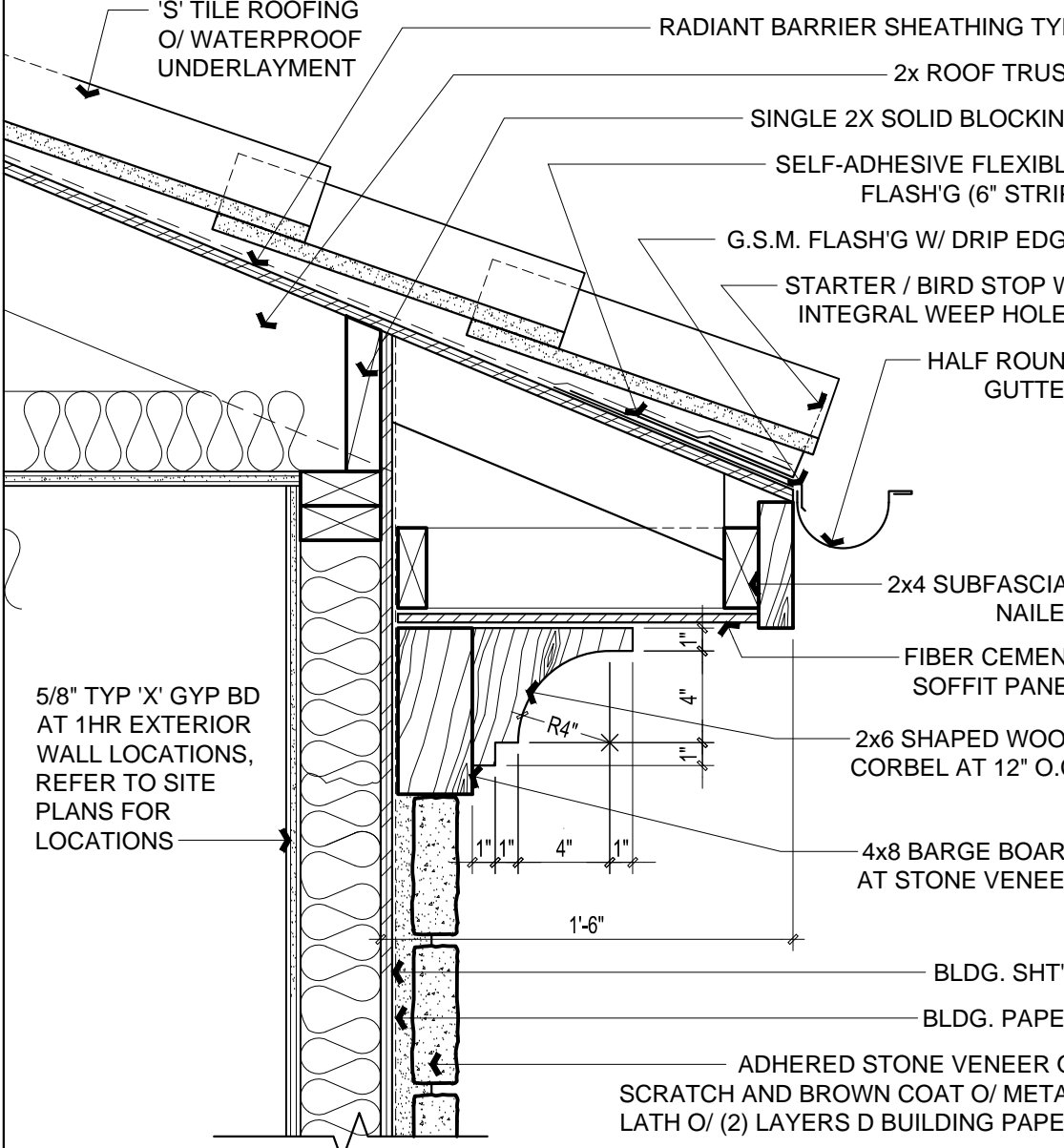
NOTE:

DETAIL NOTES

24

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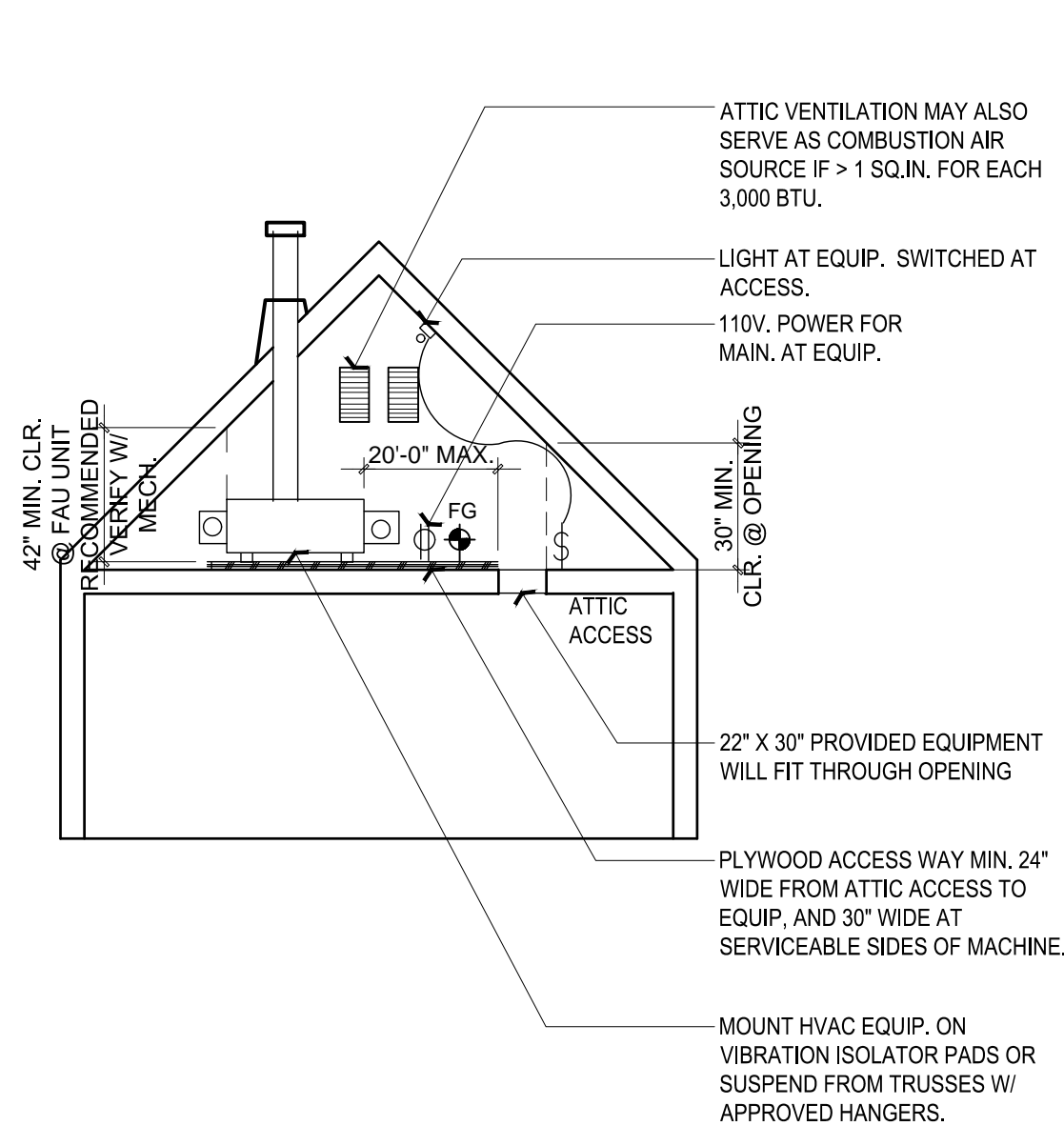


TYPICAL EAVE @ STONE

20

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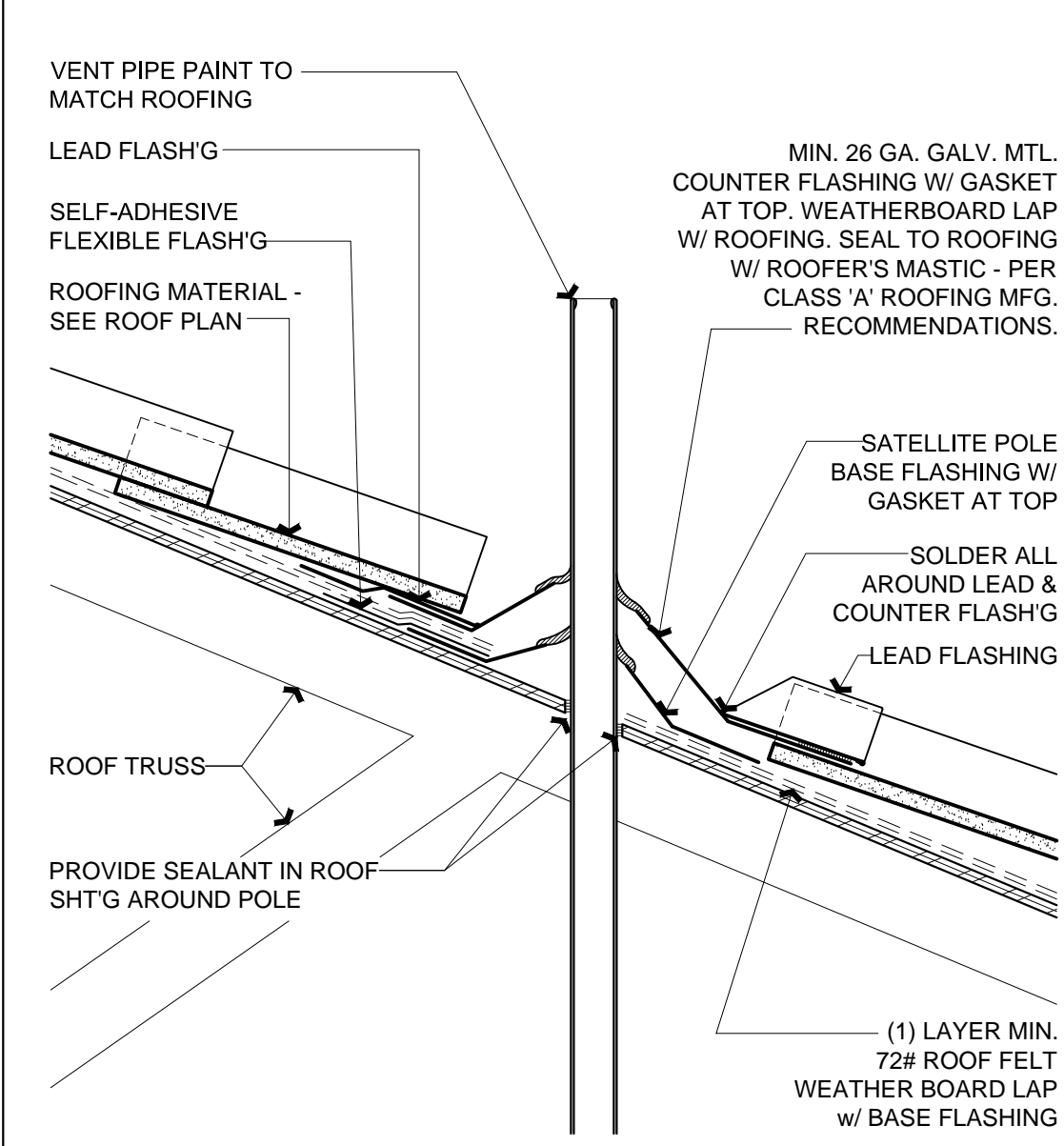


ATTIC FORCED AIR UNIT

16

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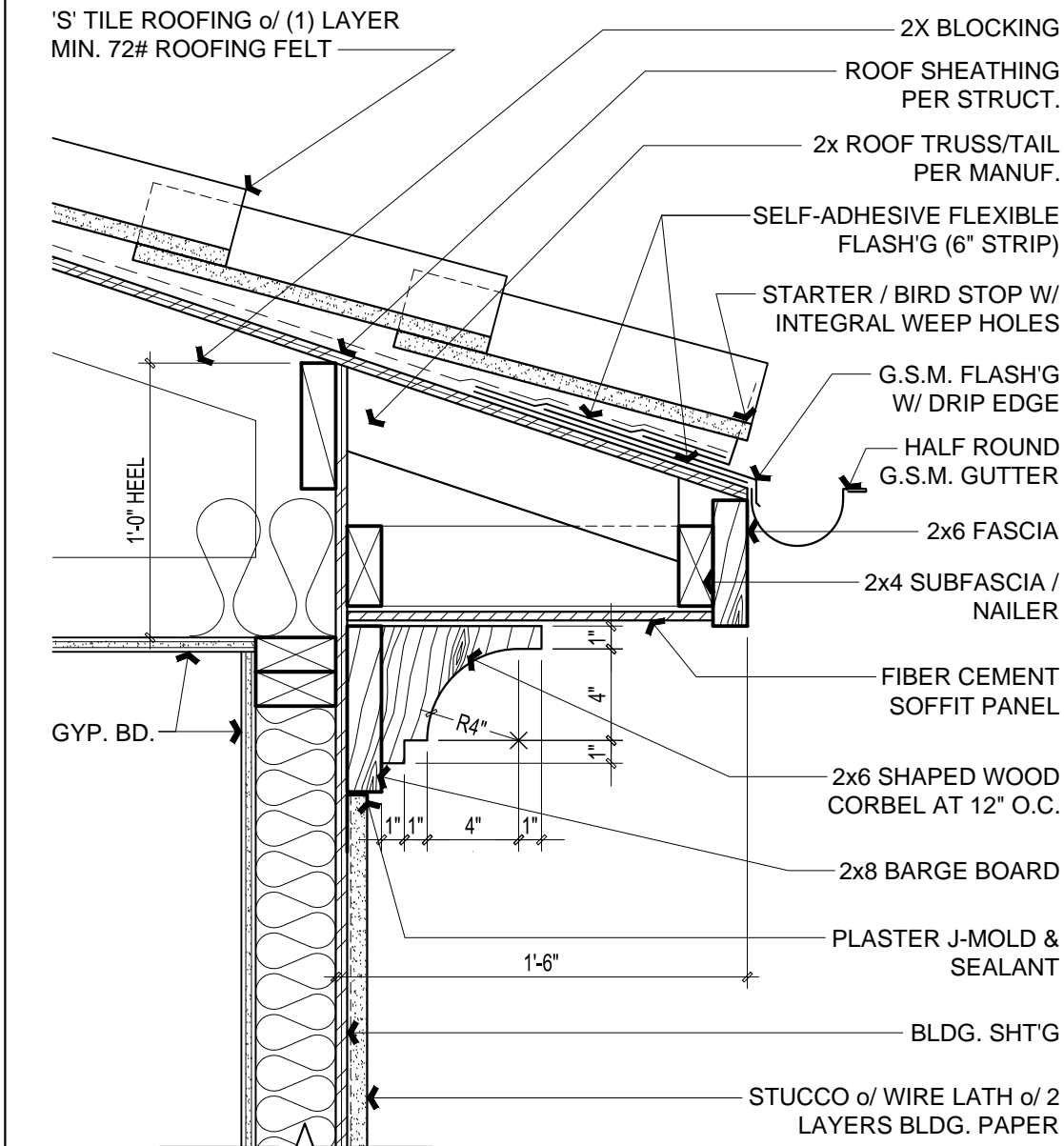


VENT THROUGH ROOF

12

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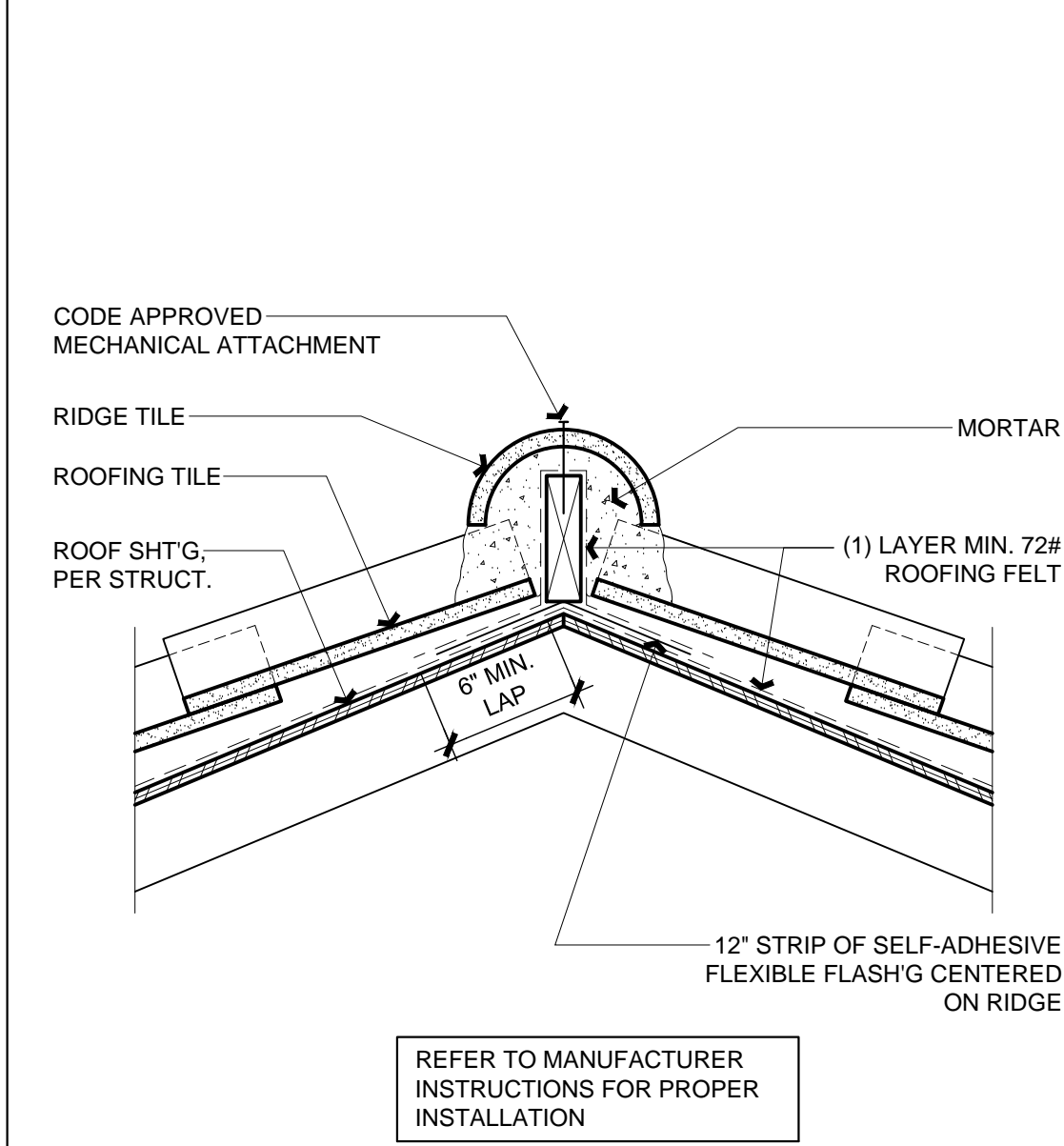


TYPICAL EAVE

8

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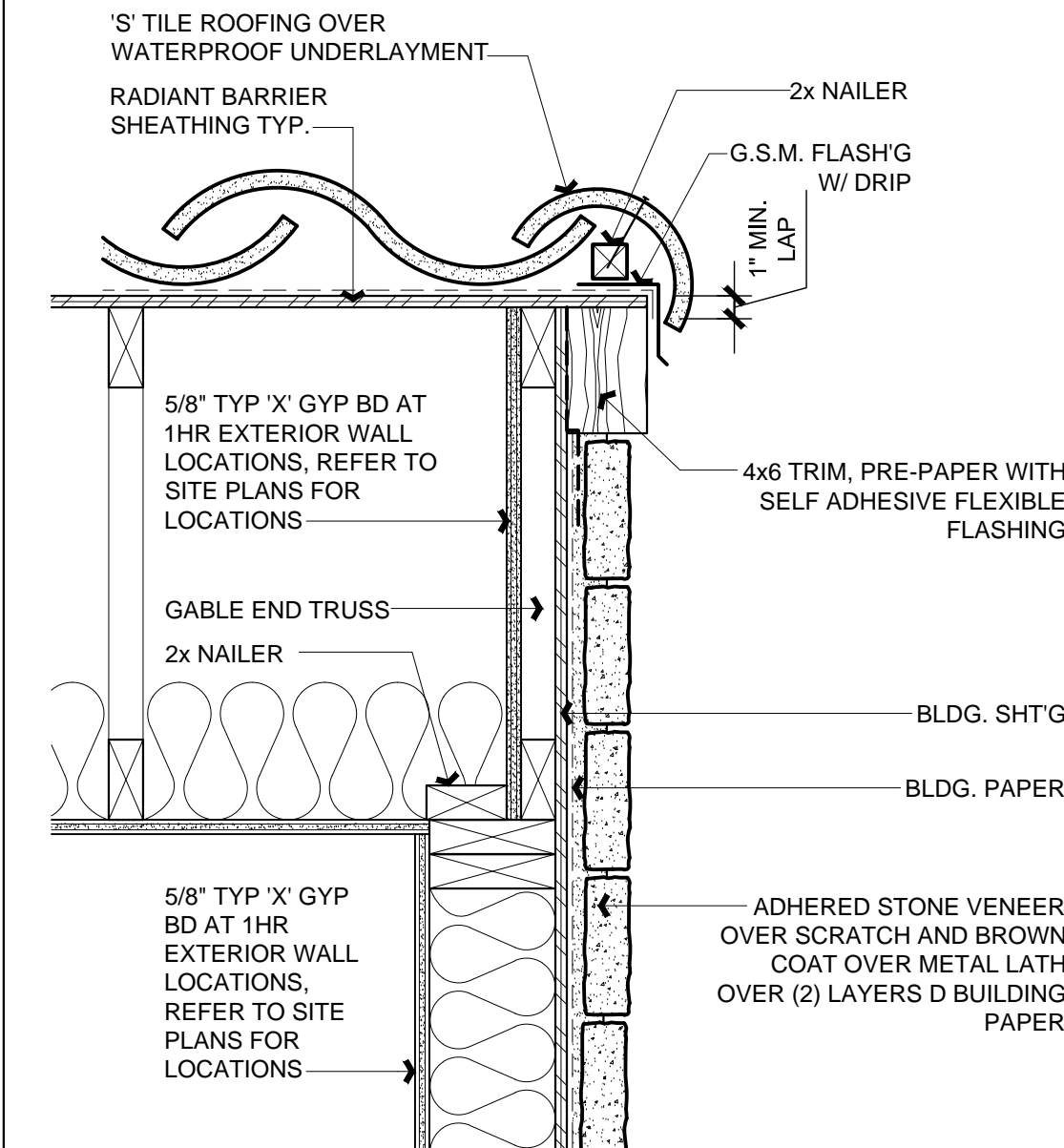


CONC. 'S' TILE RIDGE/HIP

4

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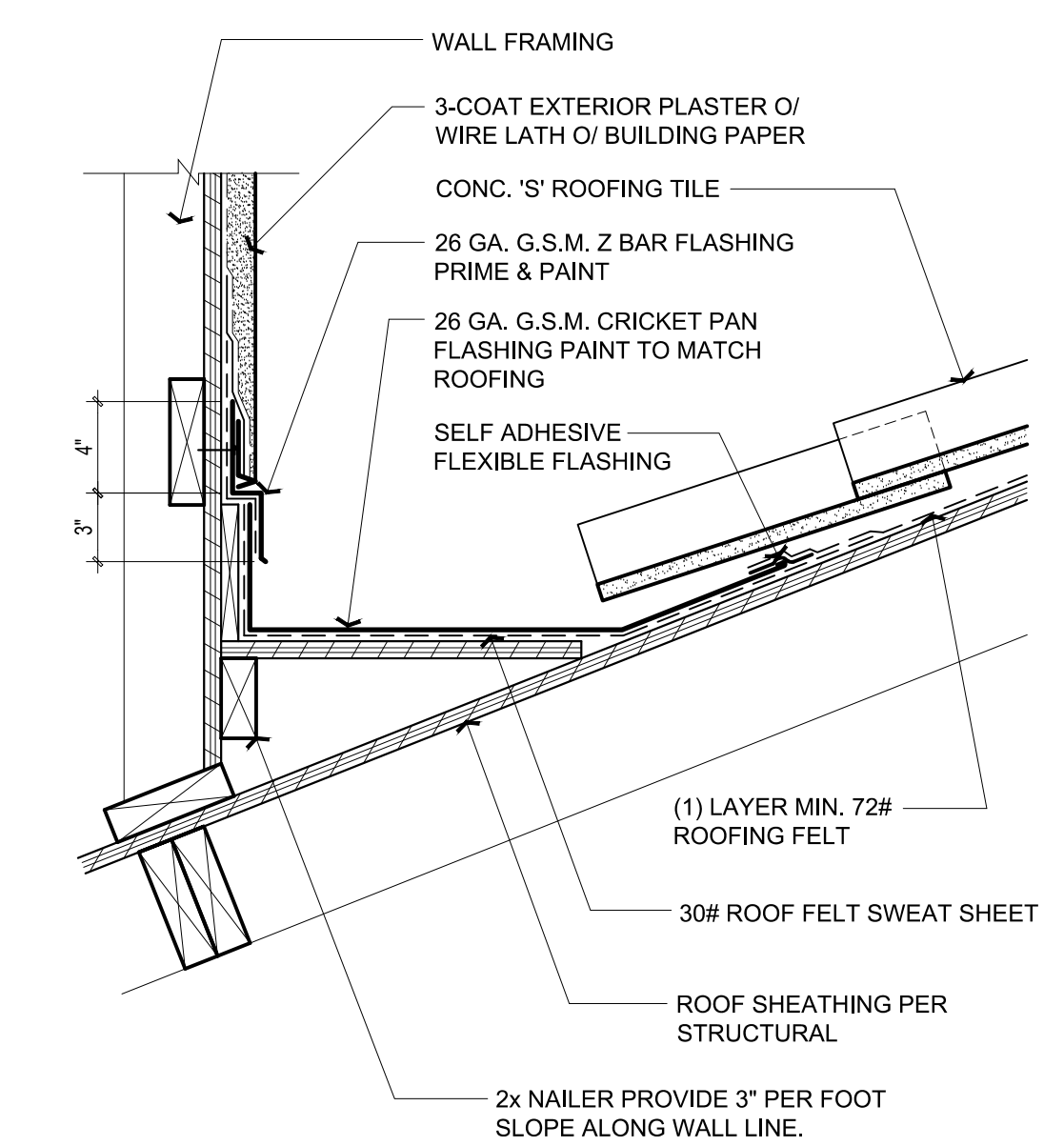


TYPICAL RAKE @ STONE

19

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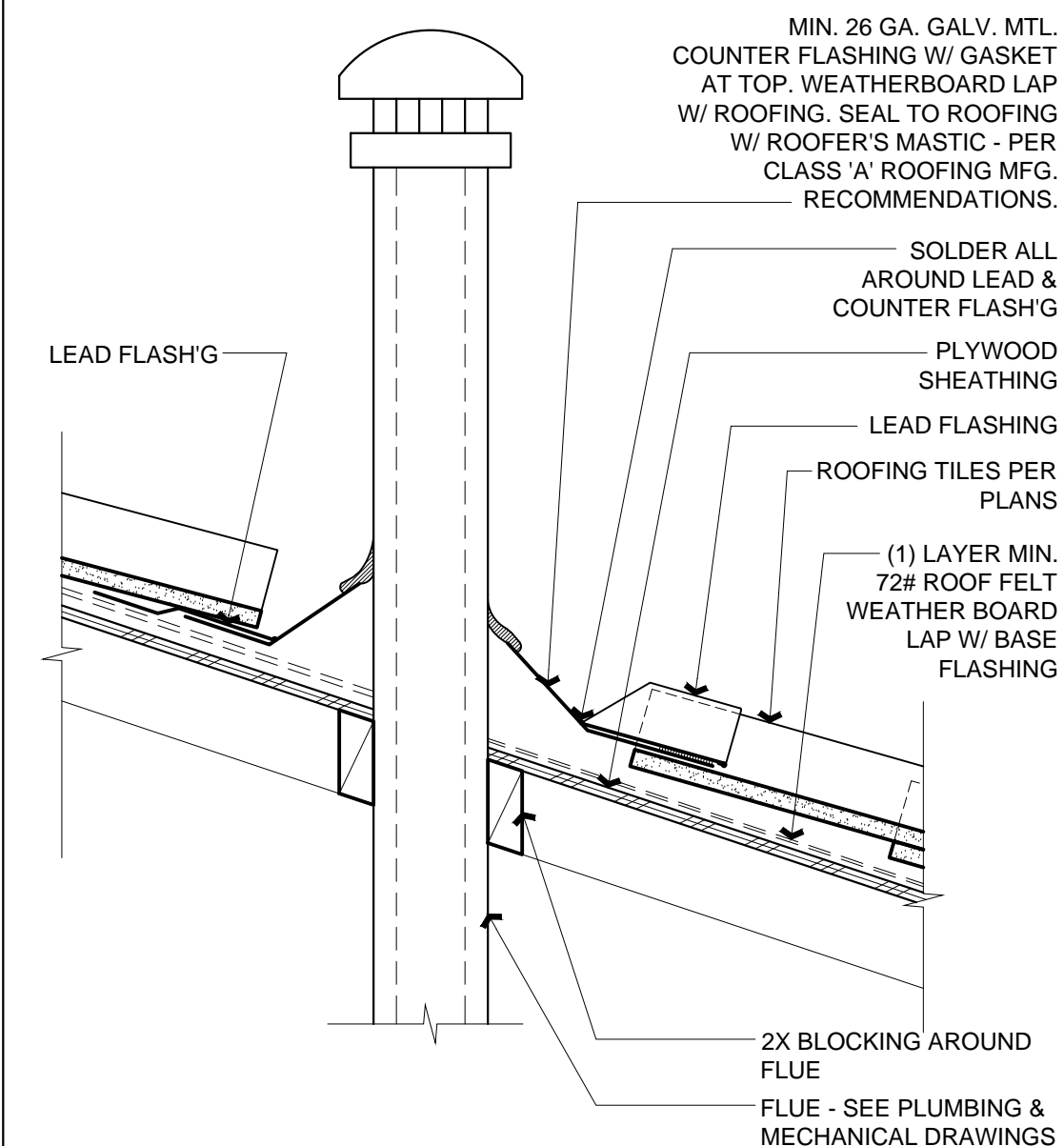


SADDLE FLASHING

15

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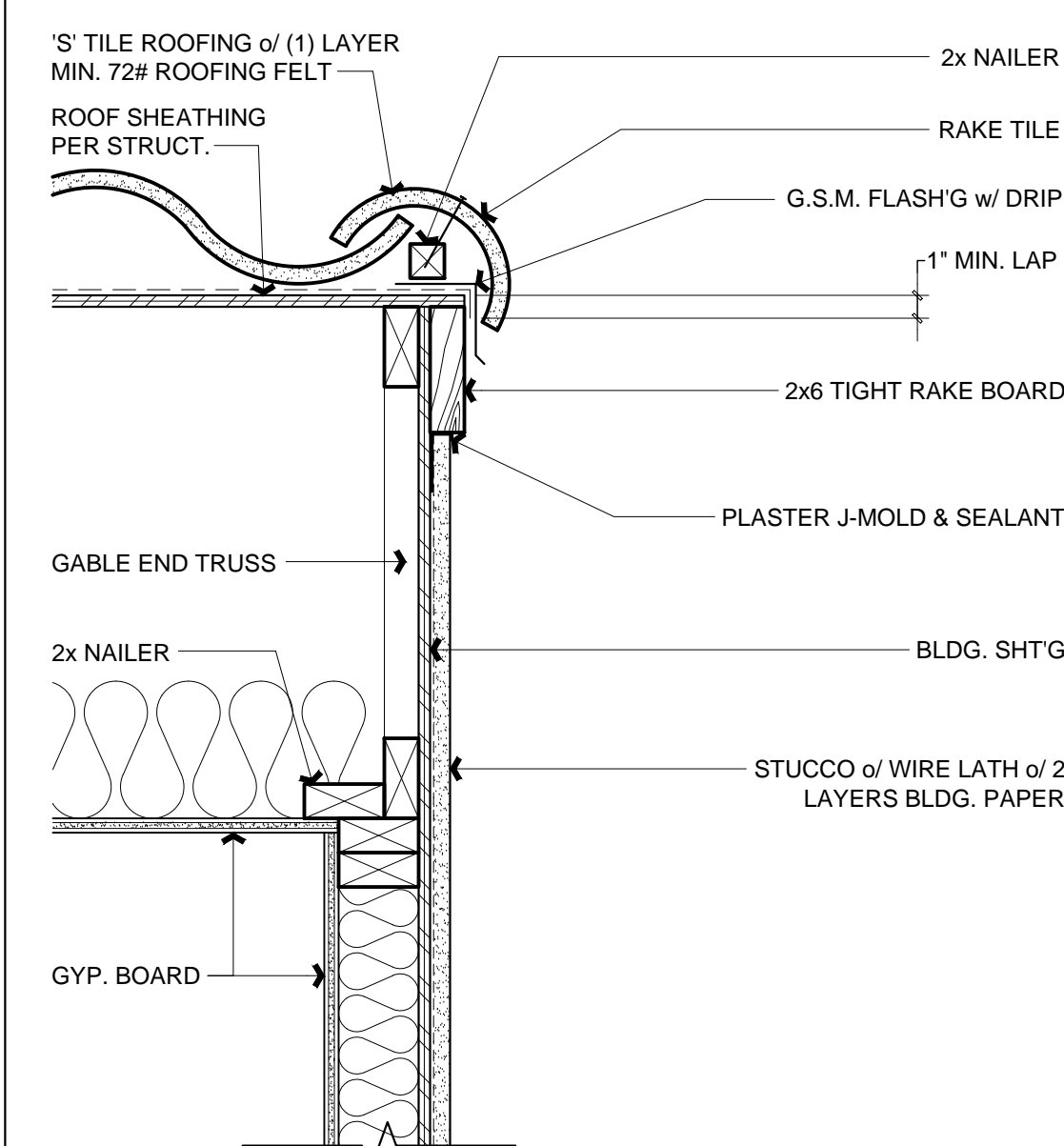


B-VENT THROUGH ROOF

11

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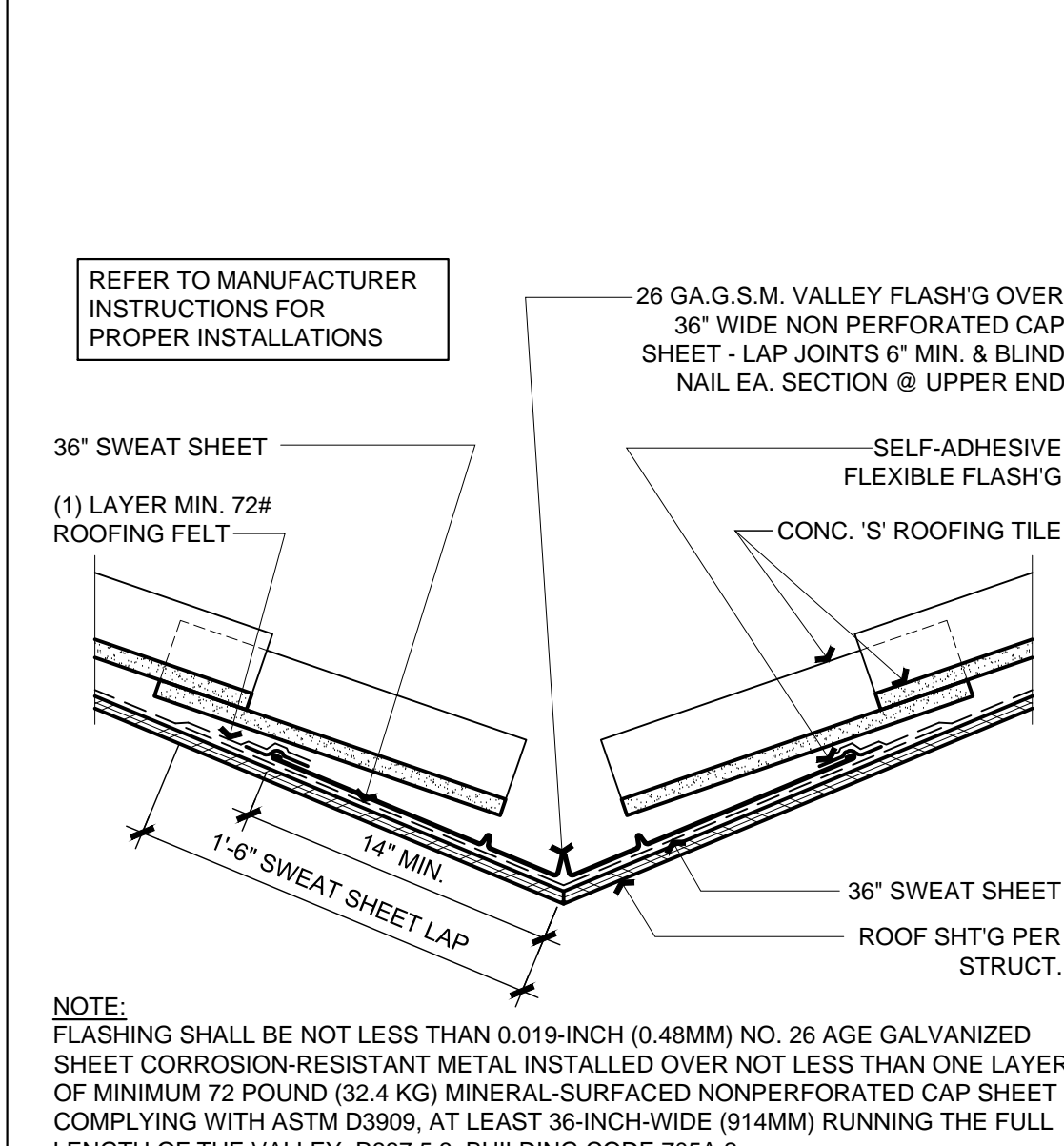


TYPICAL TIGHT RAKE

7

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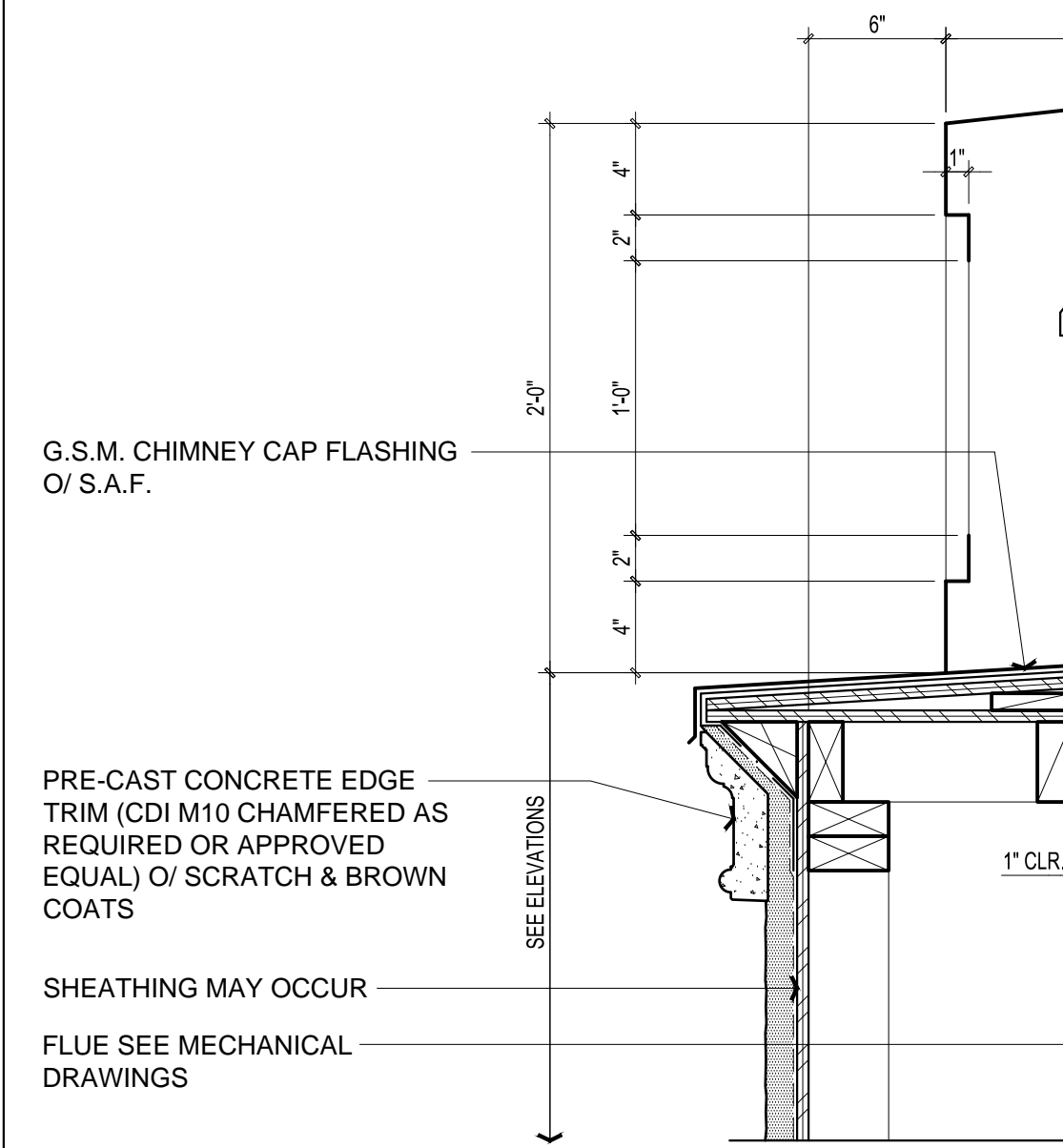


CONC. 'S' TILE @ OPEN VALLEY

3

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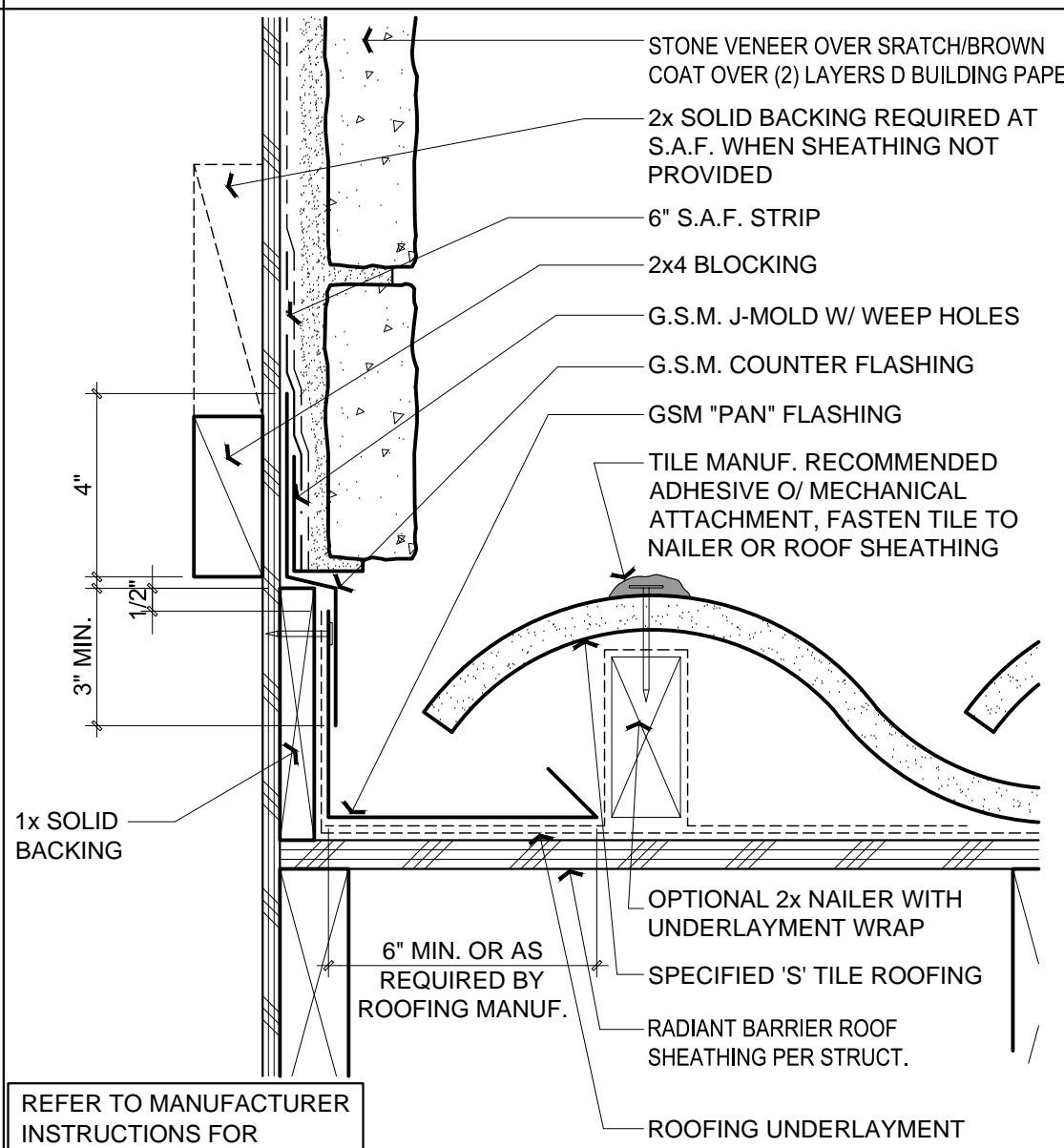
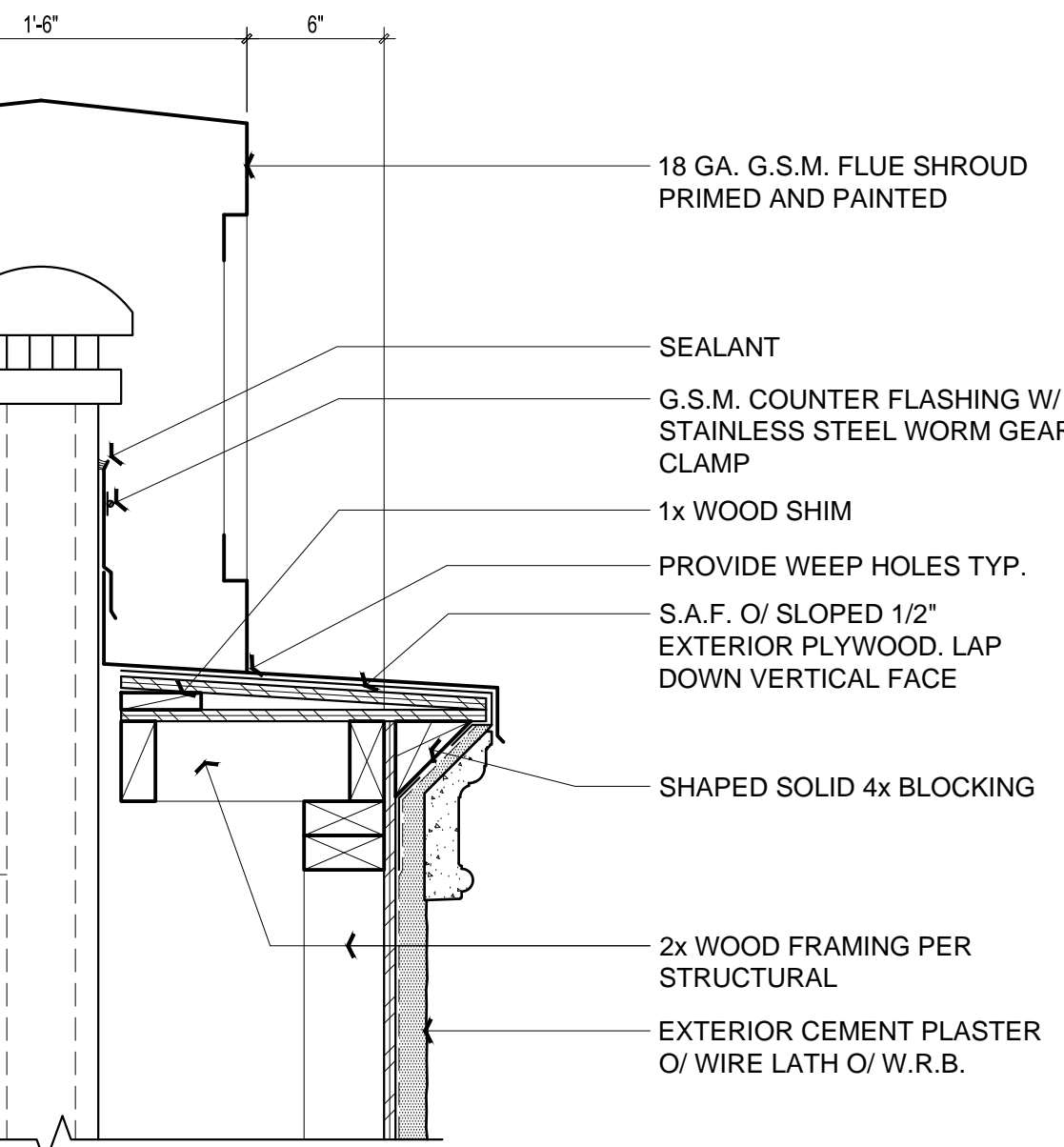


B-VENT AT FALSE CHIMNEY SHROUD

14

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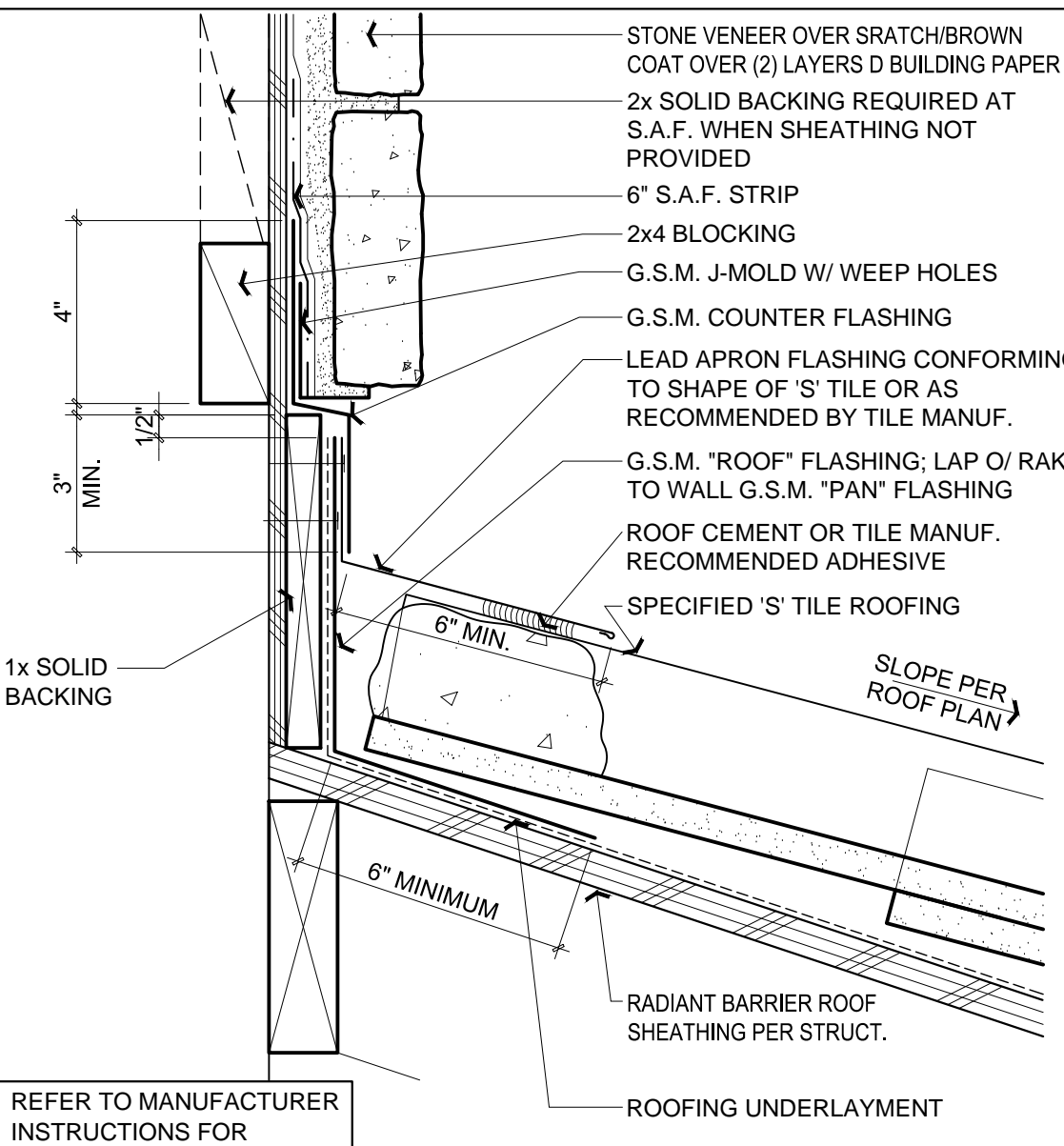


'S' TILE RAKE TO WALL AT STONE

17

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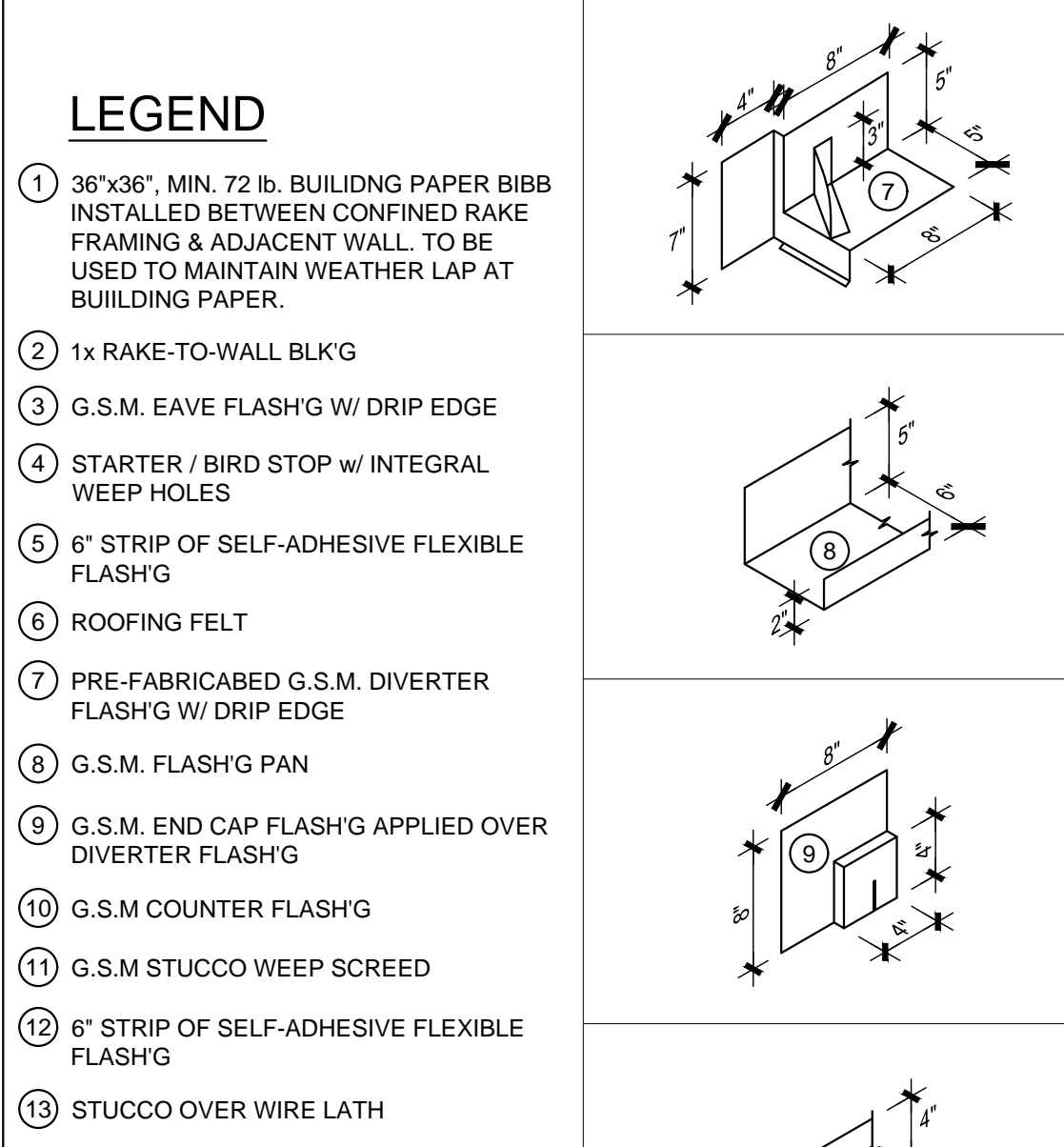


'S' TILE ROOF TO WALL AT STONE

13

FILE NAME: P120157_A9.01.dwg

SCALE: 3"=1'-0"



LEGEND

- 36"x36", MIN. 72 lb. BUILDING PAPER BIBB INSTALLED BETWEEN CONFINED RAKE FRAMING & ADJACENT WALL TO BE USED TO MAINTAIN WEATHER LAP AT BUILDING PAPER.
- 1x RAKE-TO-WALL BLK'G
- G.S.M. EAVE FLASH'G W/ DRIP EDGE
- STARTER / BIRD STOP W/ INTEGRAL WEEP HOLES
- 6" STRIP OF SELF-ADHESIVE FLEXIBLE FLASH'G
- ROOFING FELT
- PRE-FABRICATED G.S.M. DIVERTER FLASH'G W/ DRIP EDGE
- G.S.M. FLASH'G PAN
- G.S.M. END CAP FLASH'G APPLIED OVER DIVERTER FLASH'G
- G.S.M. COUNTER FLASH'G
- G.S.M. STUCCO WEEP SCREED
- 6" STRIP OF SELF-ADHESIVE FLEXIBLE FLASH'G
- STUCCO OVER WIRE LATH

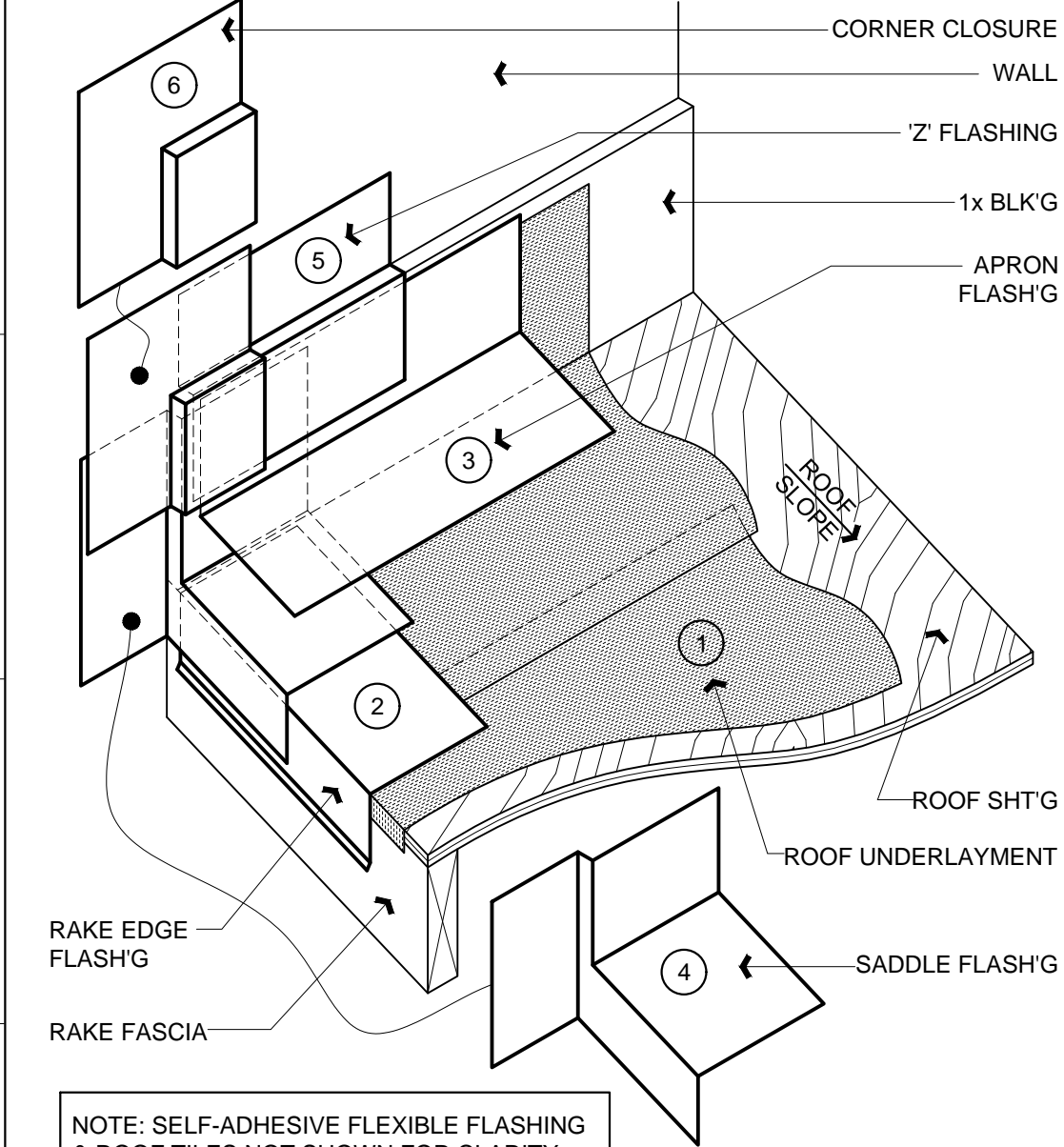
NOTE: BUILDING PAPER NOT SHOWN FOR CLARITY

EAVE AT CONFINED RAKE FLASHING

9

FILE NAME: P120157_A9.01.dwg

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

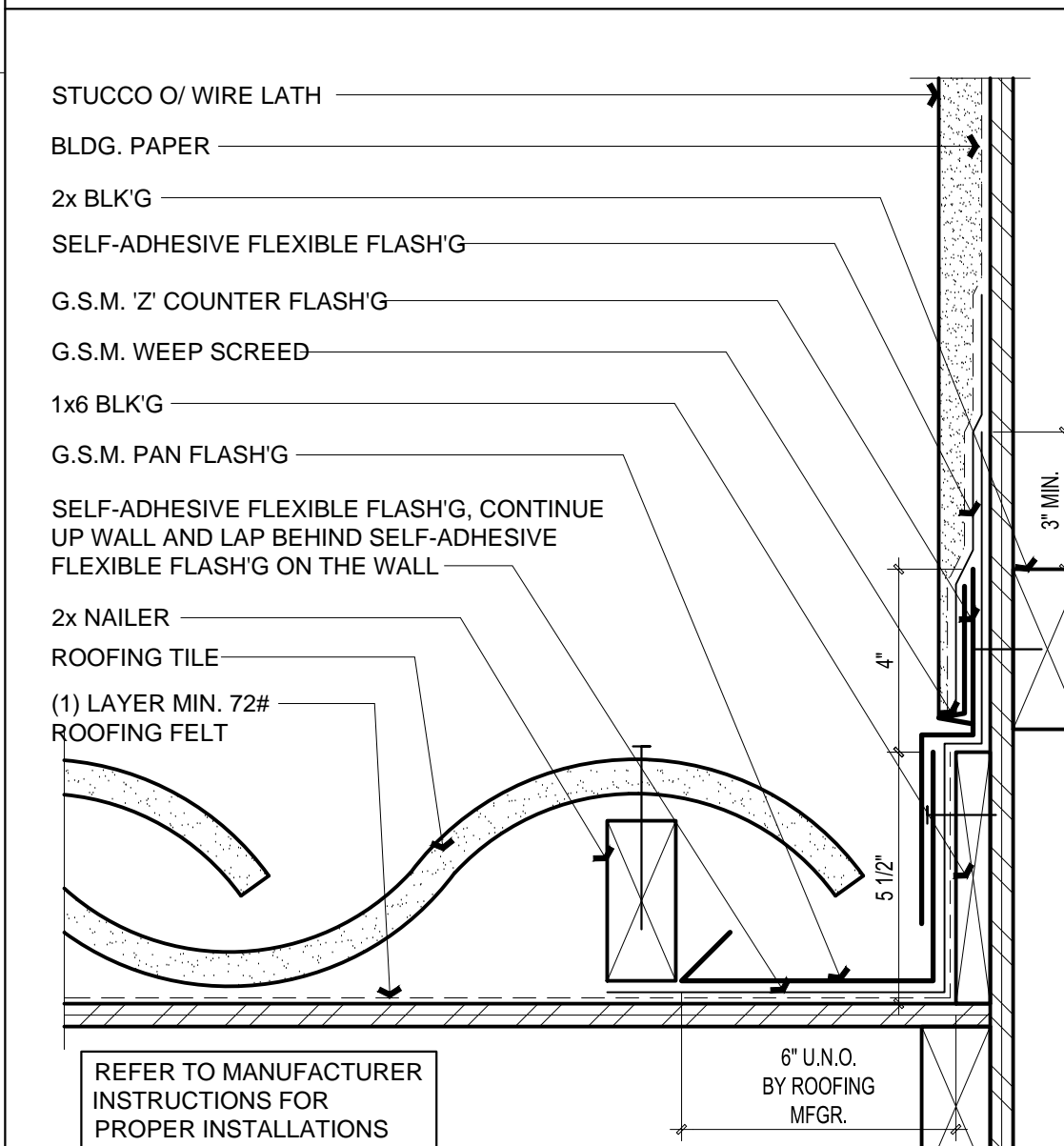


CONFINED RIDGE TO FREE RAKE FLASH'G

6

FILE NAME: P120157_A9.01.dwg

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

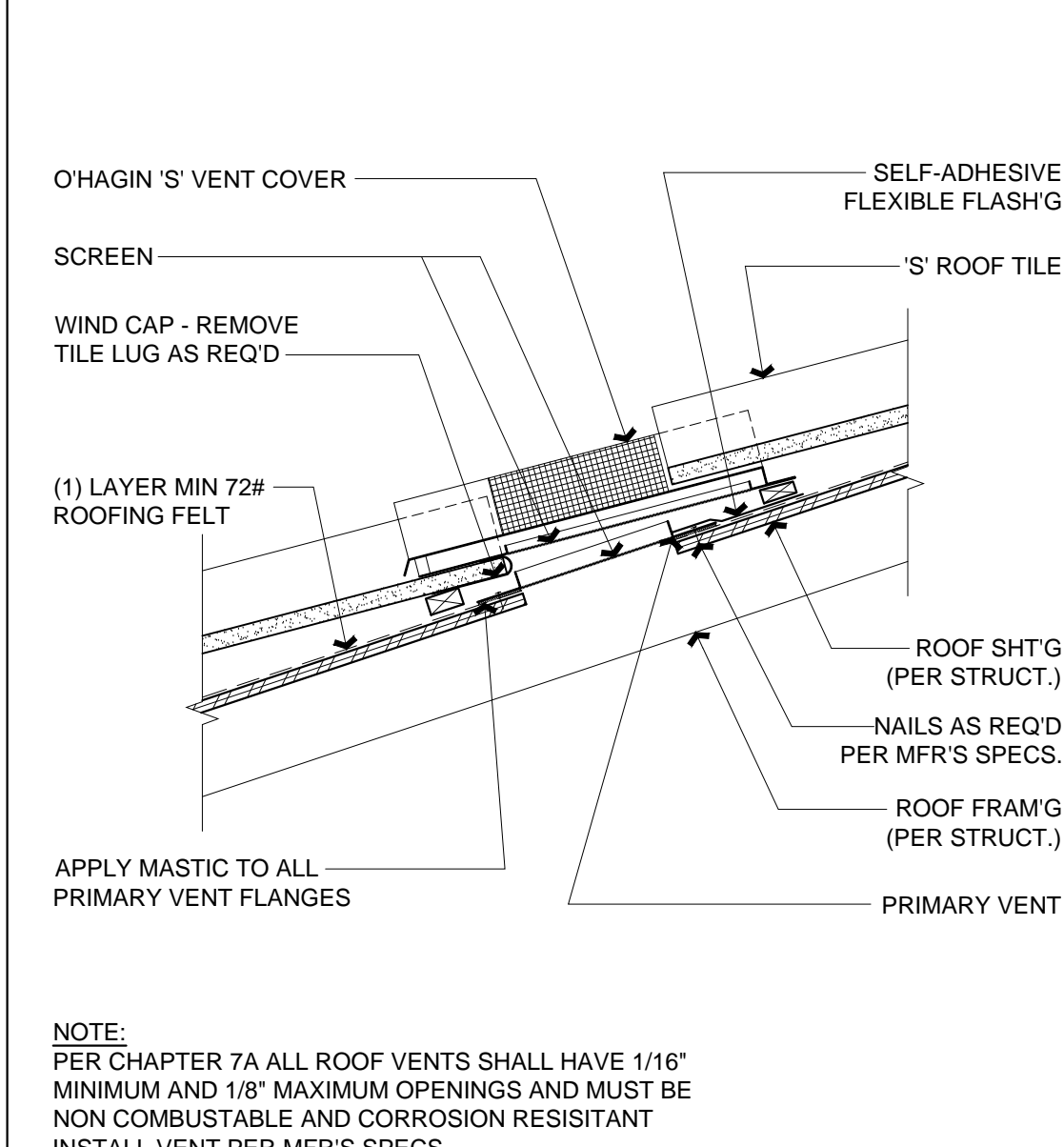


'S' TILE ROOFING RAKE @ STUCCO

5

FILE NAME: P120157_A9.01.dwg

SCALE: 3"=1'-0"

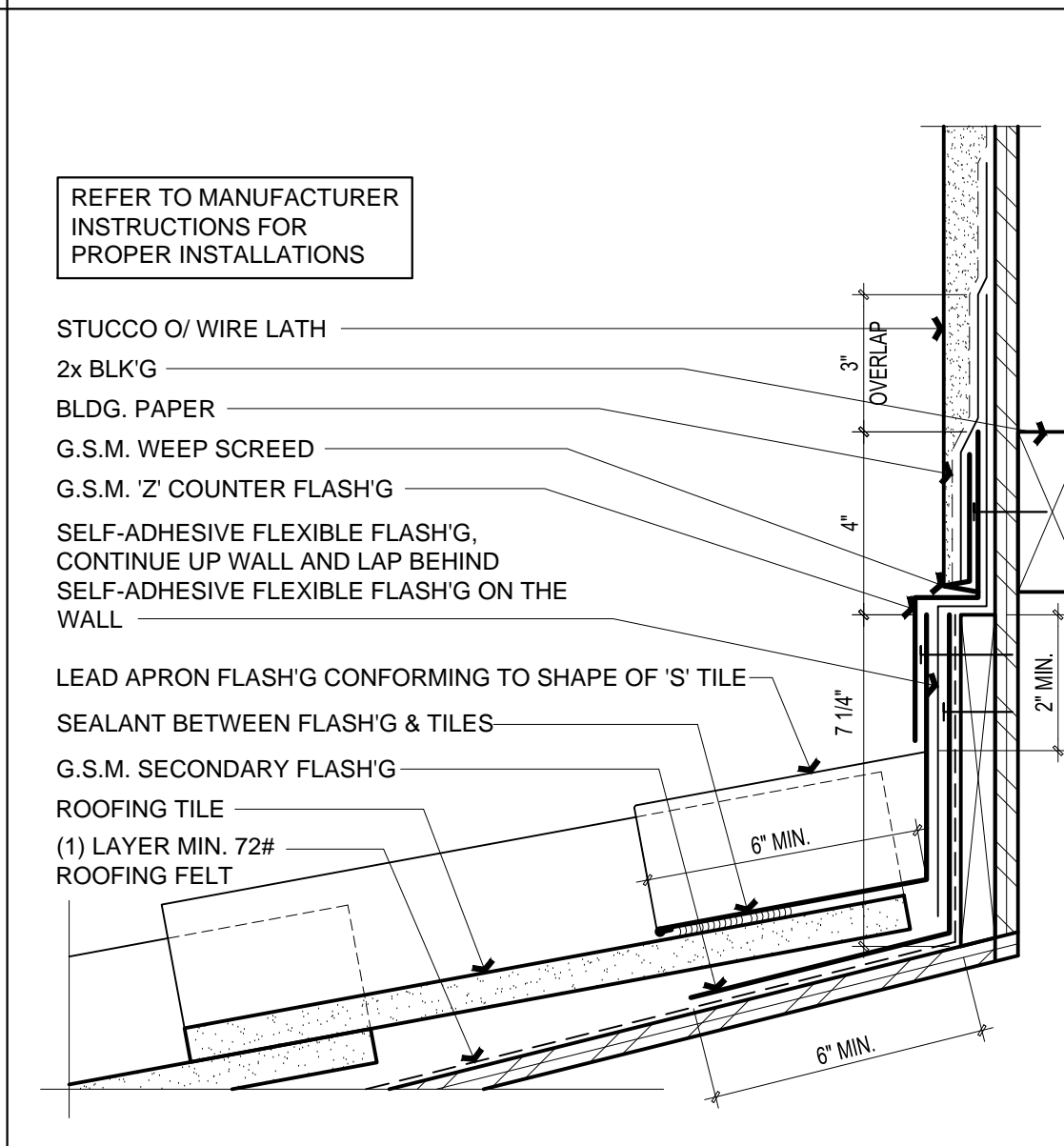


CONC. 'S' TILE HIDDEN VENT

2

FILE NAME: P120157_A9.01.dwg

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

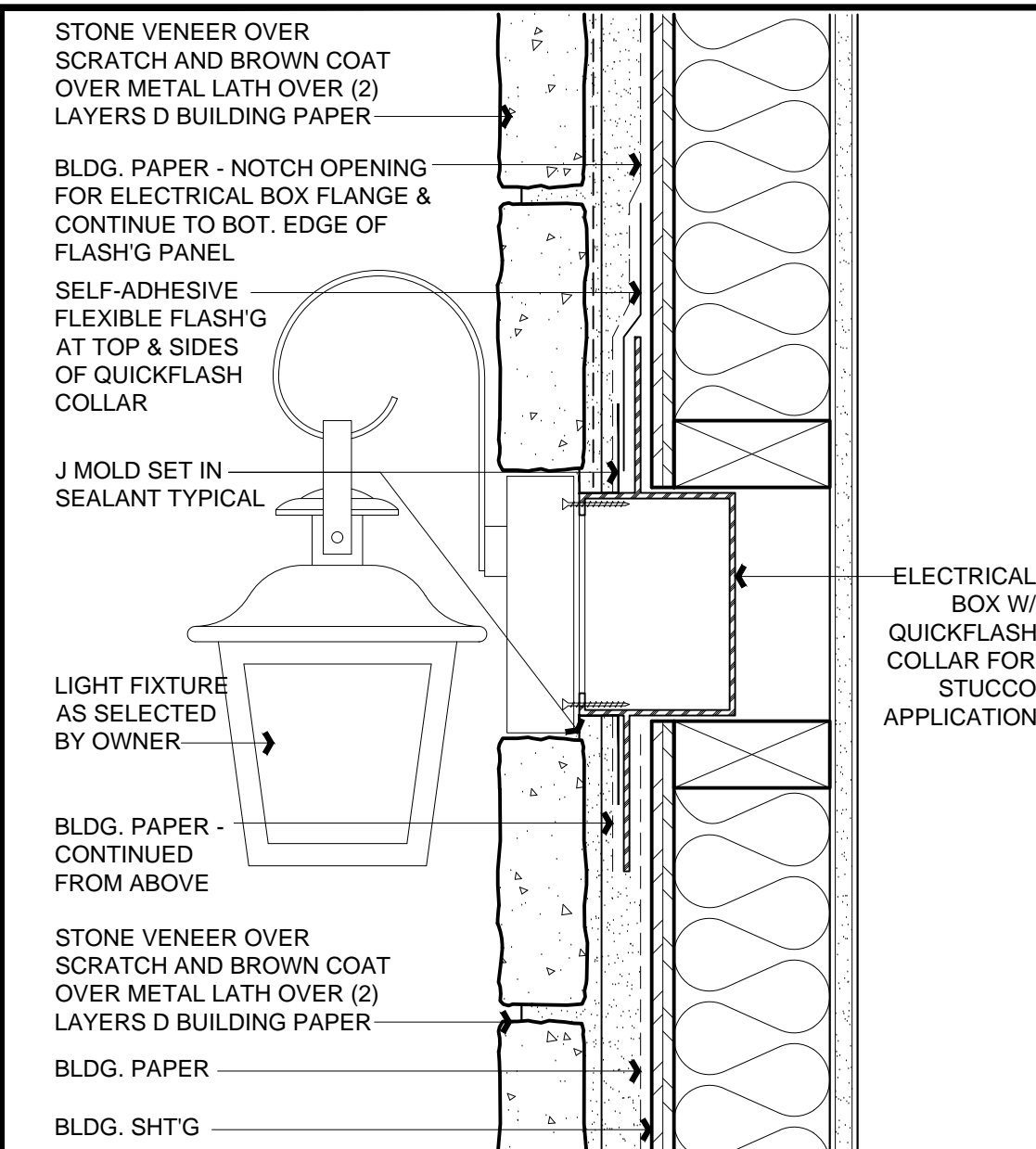


'S' TILE ROOF TO WALL @ STUCCO

1

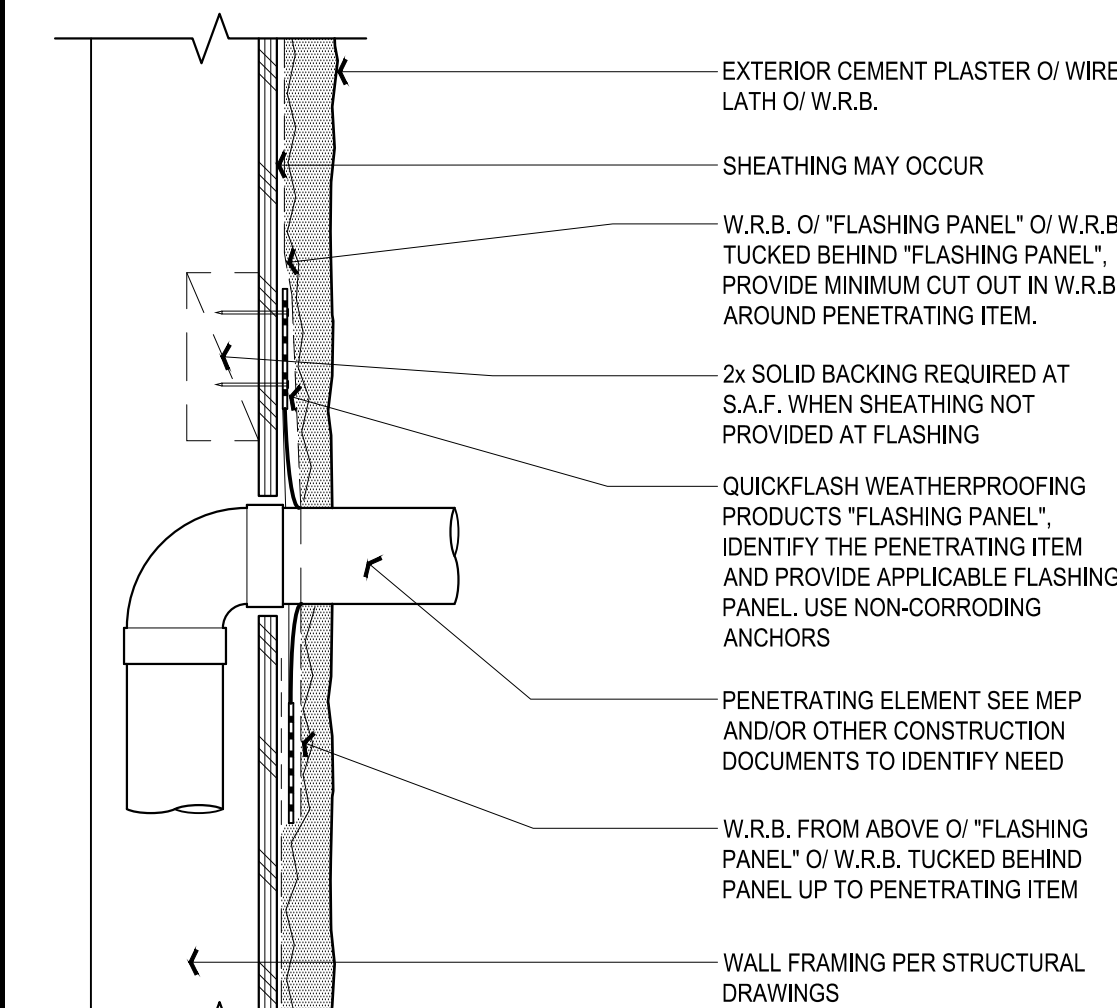
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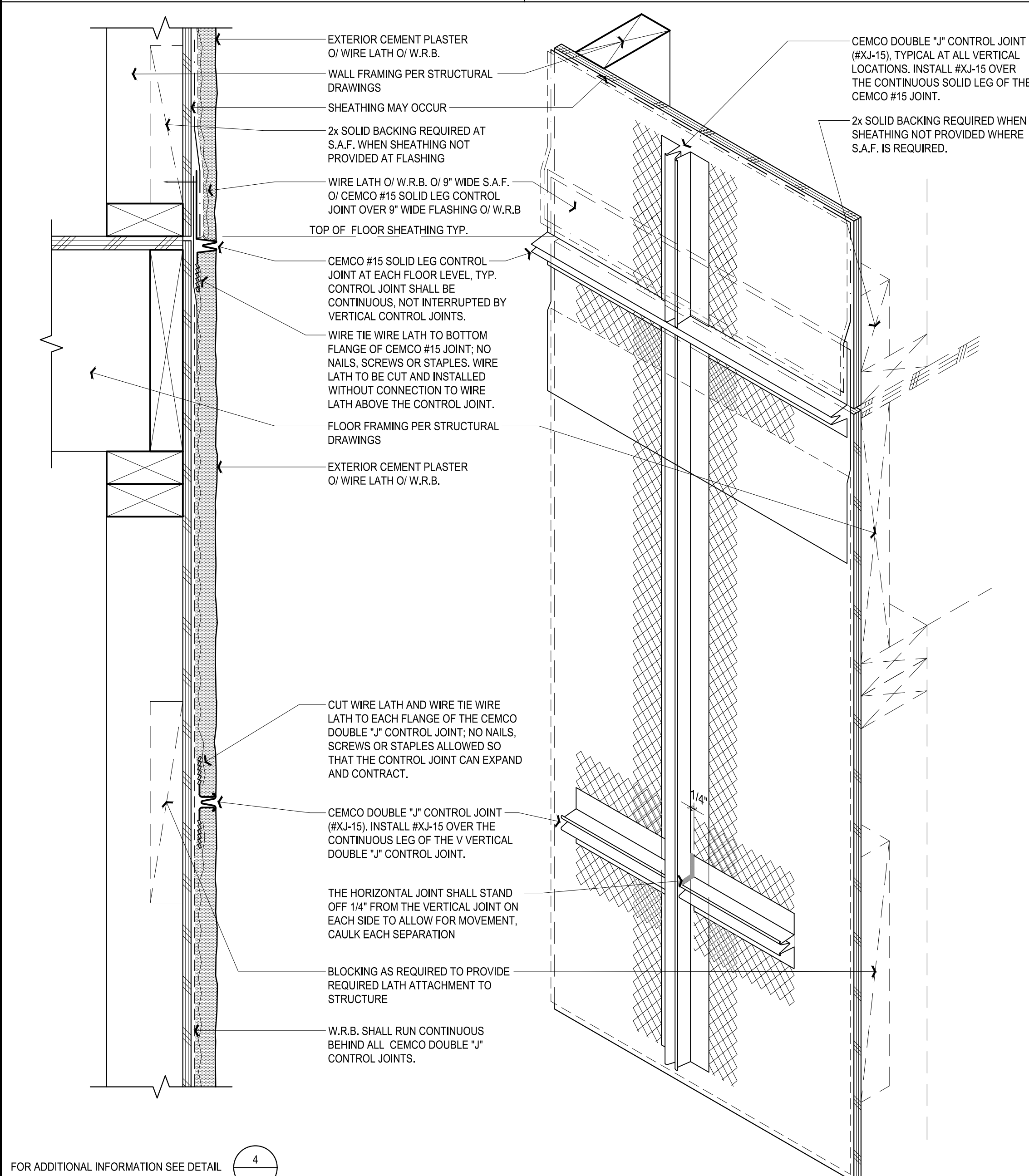
EXTERIOR LIGHT FIXTURE AT STONE 24

FILE NAME: P120157_A9.04.dwg SCALE: 3"=1'-0"



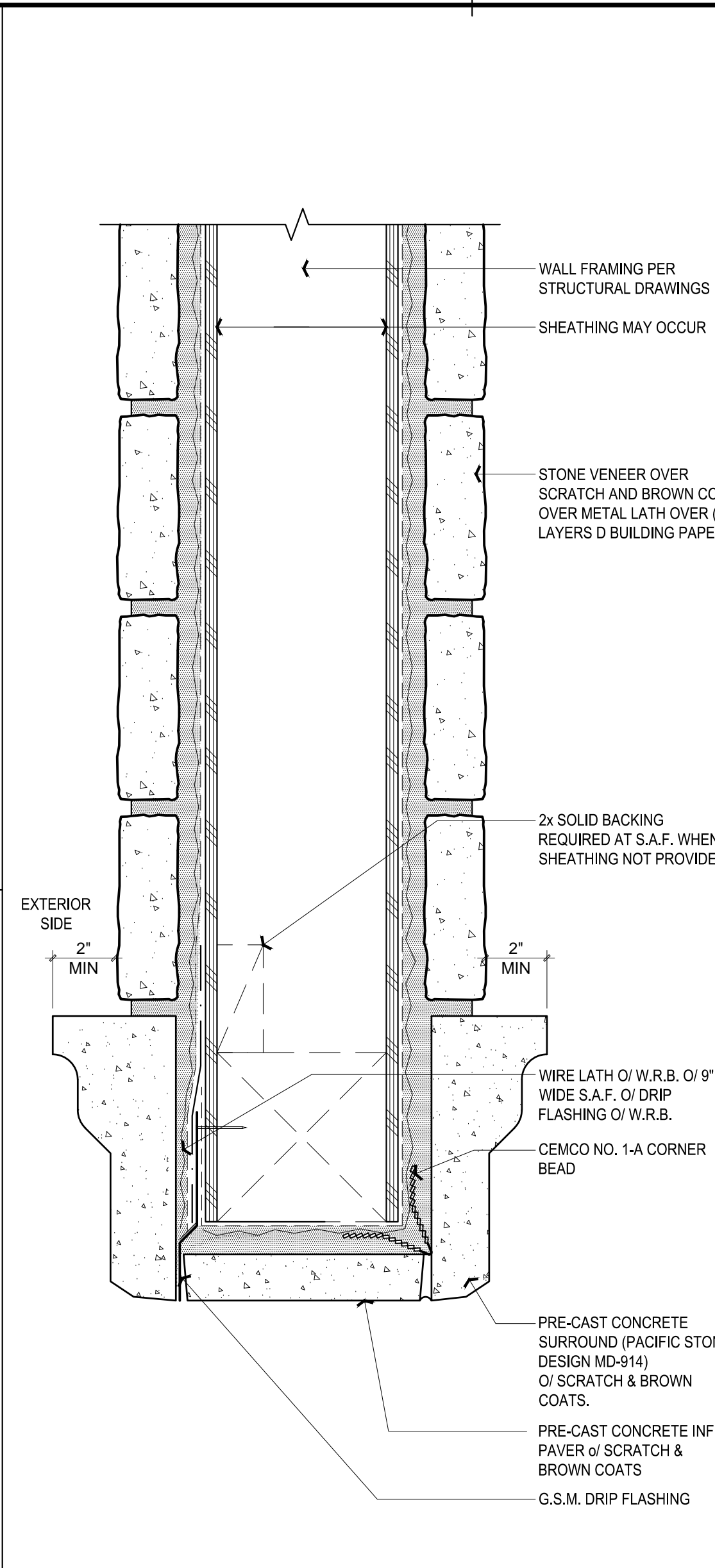
WALL PENETRATION w/ QUICKFLASH 23

FILE NAME: P120157_A9.04.dwg SCALE: 3"=1'-0"



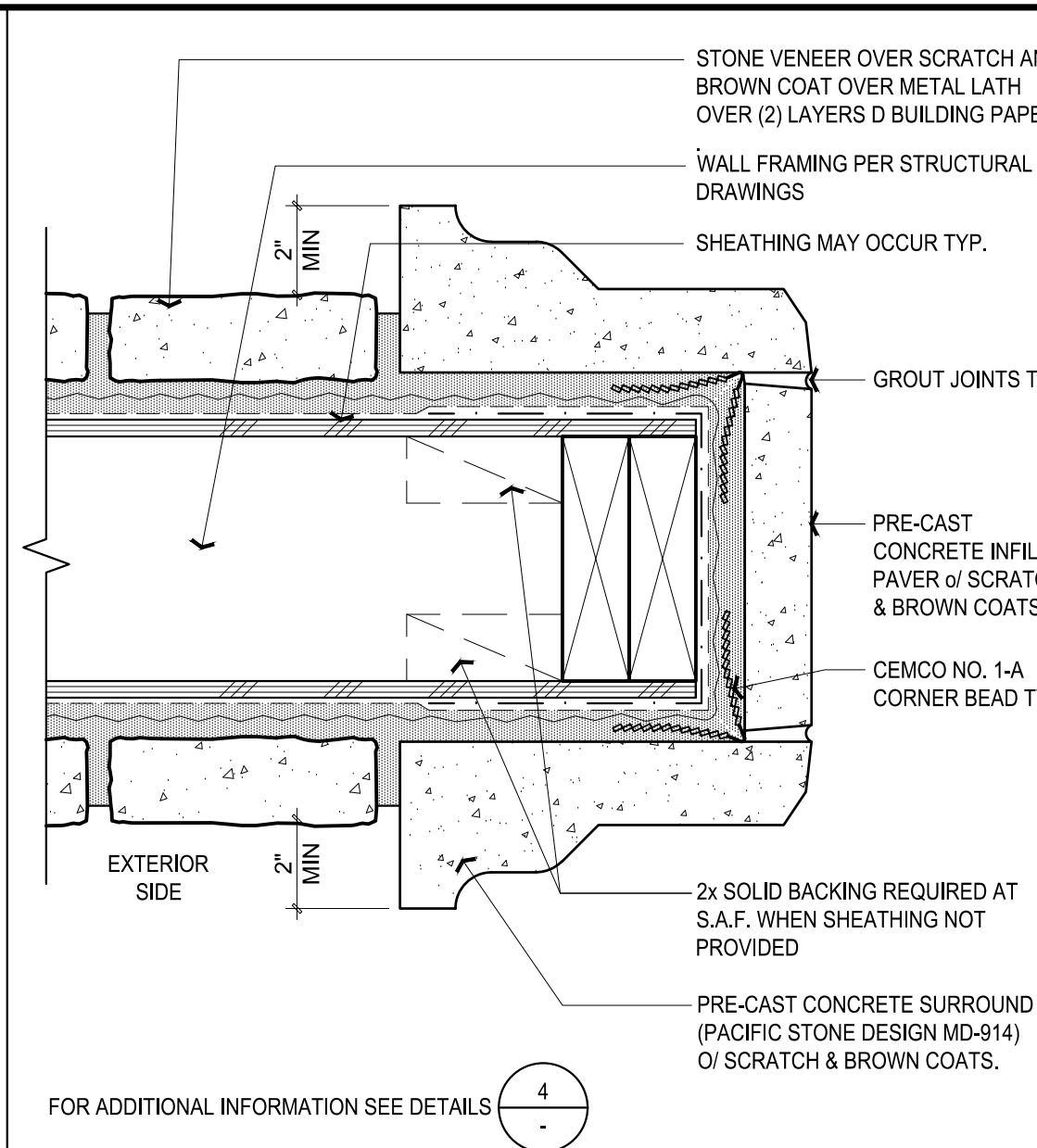
STUCCO CONTROL JOINTS 17

FILE NAME: P120157_A9.04.dwg SCALE: 3"=1'-0"



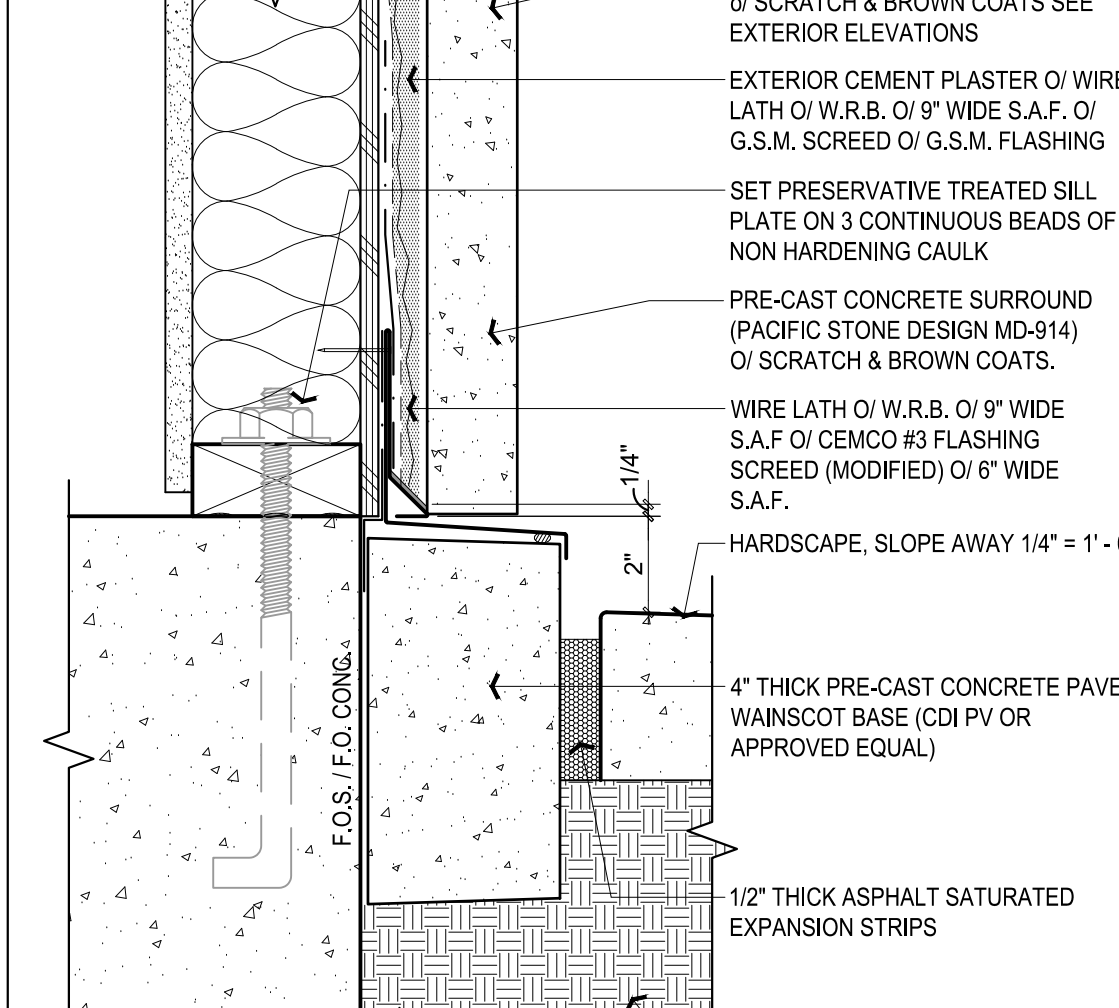
ENTRY PORTAL HEAD TRIM 19

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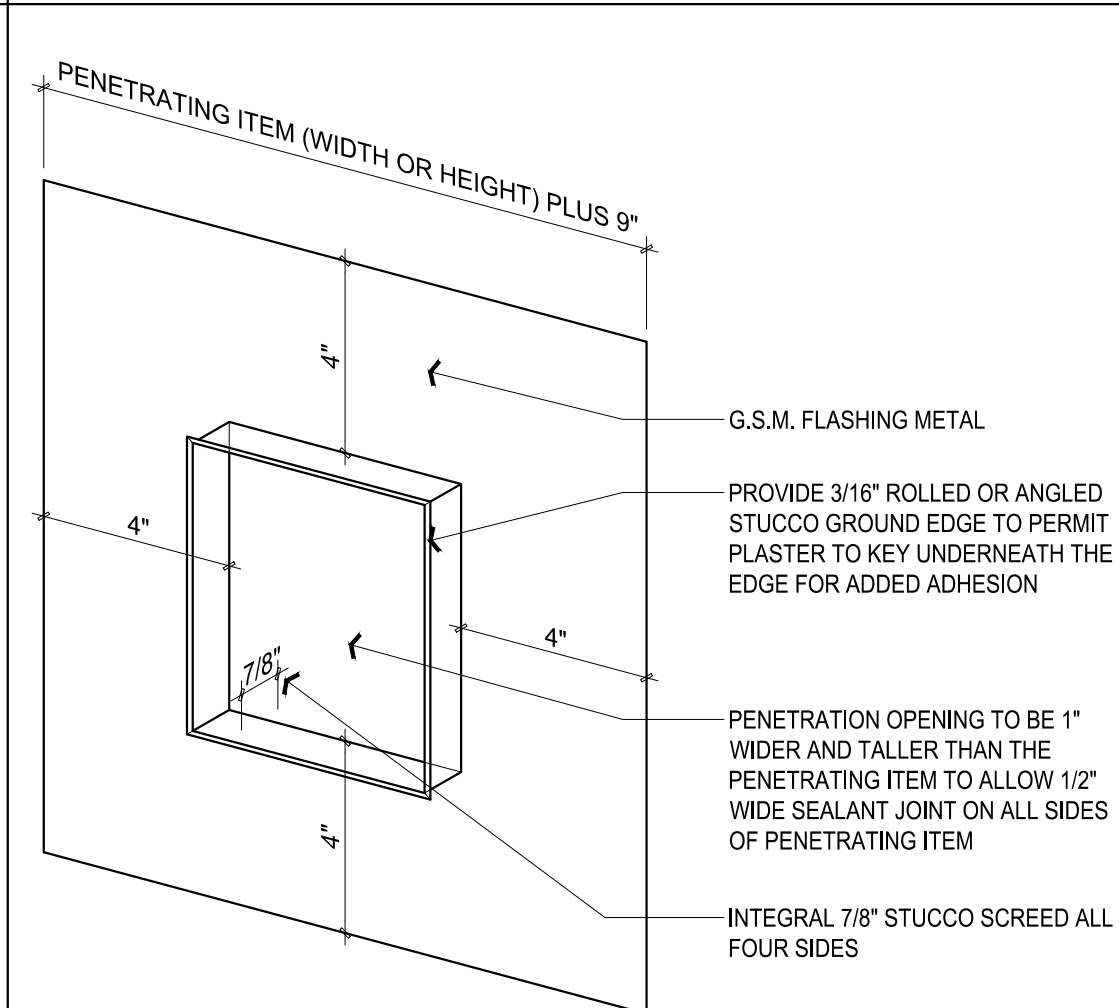
ENTRY PORTAL JAMB TRIM 16

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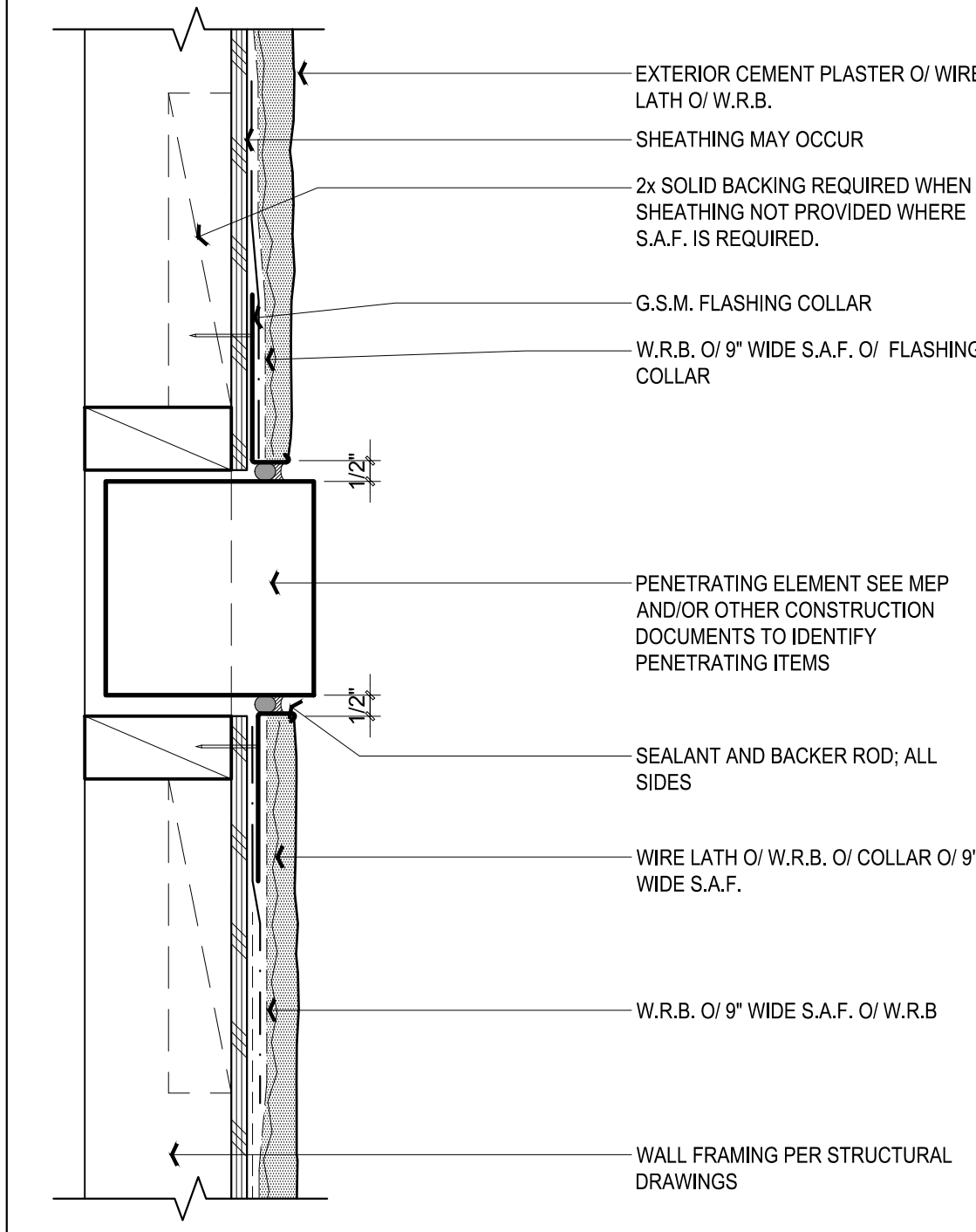


ENTRY PORTAL JAMB BASE 15

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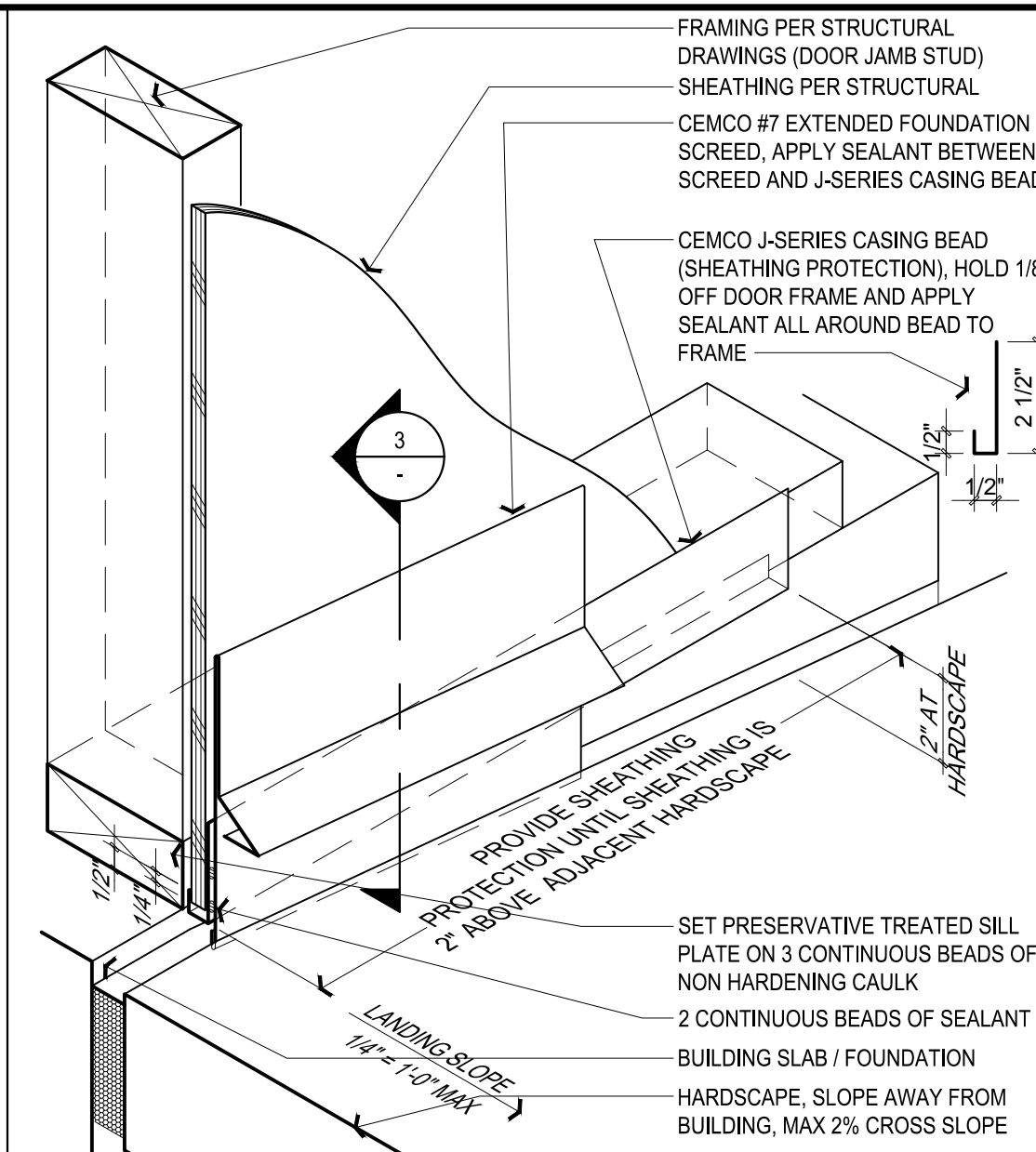


EXTERIOR WALL PENETRATION FLASHING COLLAR EXTERIOR SIDE



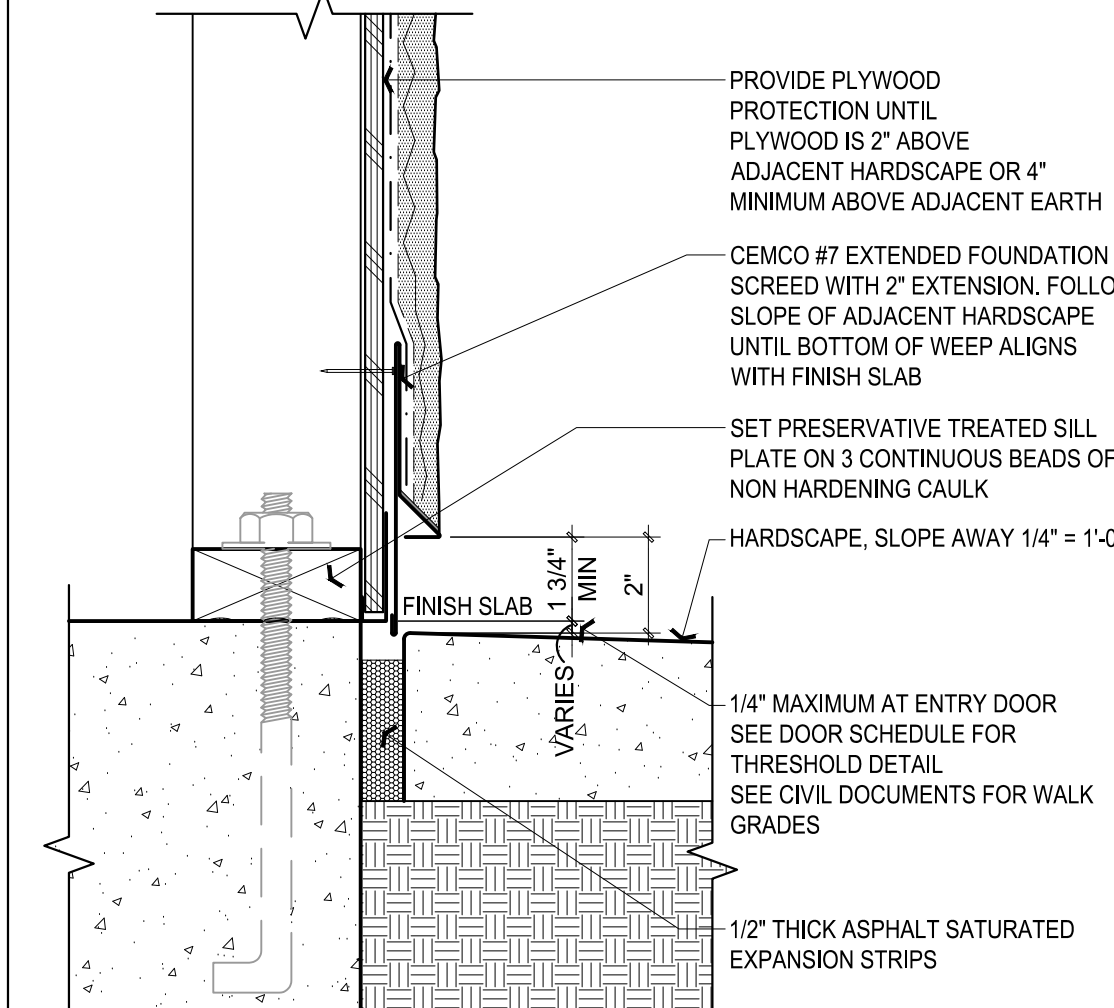
WALL PENETRATION WITH COLLAR 13

FILE NAME: P120157_A9.04.dwg SCALE: 3"=1'-0"

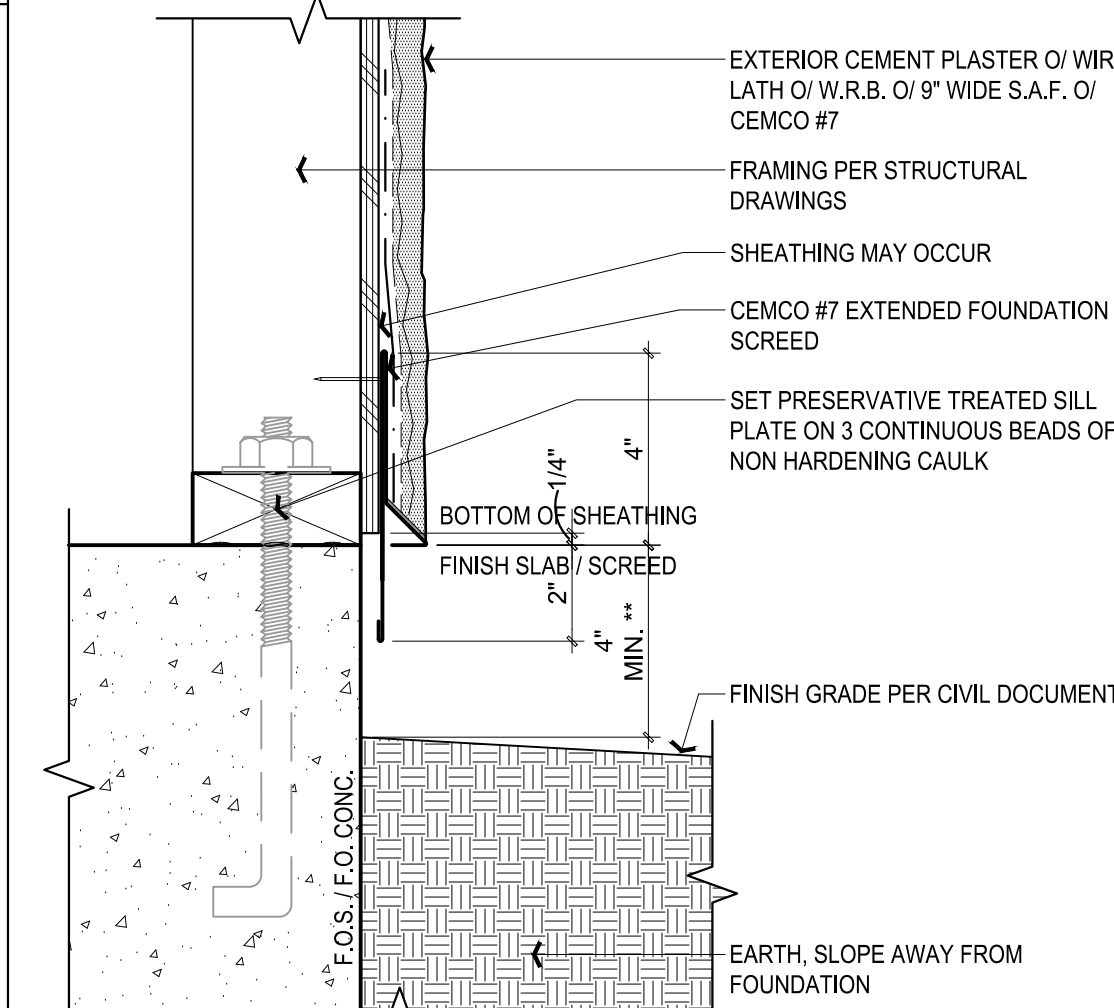


SHEATHING PROTECTION 12

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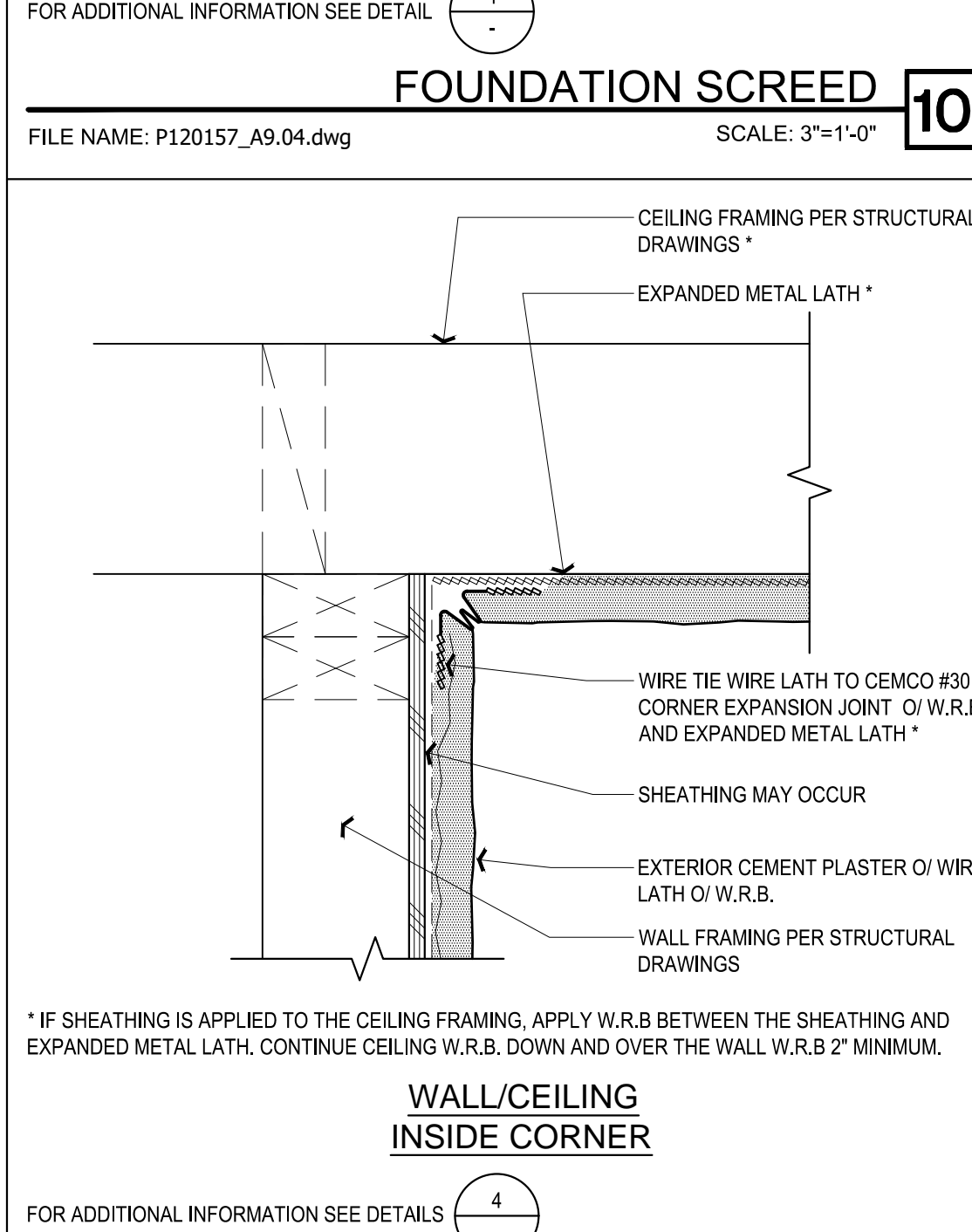


ADJACENT TO UNIT PRIMARY OR SECONDARY DOOR



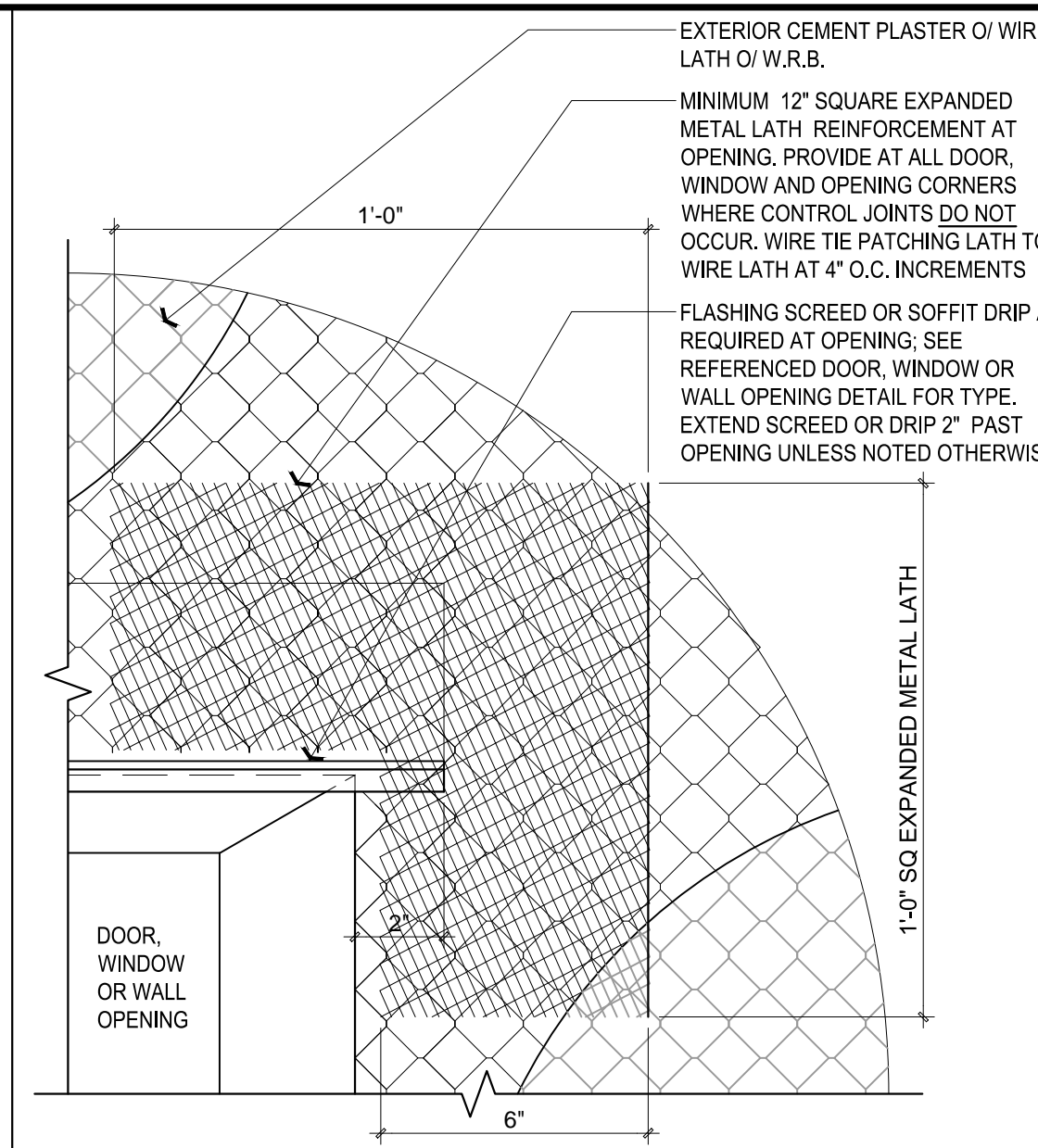
FOUNDATION SCREED 10

FILE NAME: P120157_A9.04.dwg SCALE: 3"=1'-0"



WALL/CEILING INSIDE CORNER

FILE NAME: P120157_A9.04.dwg



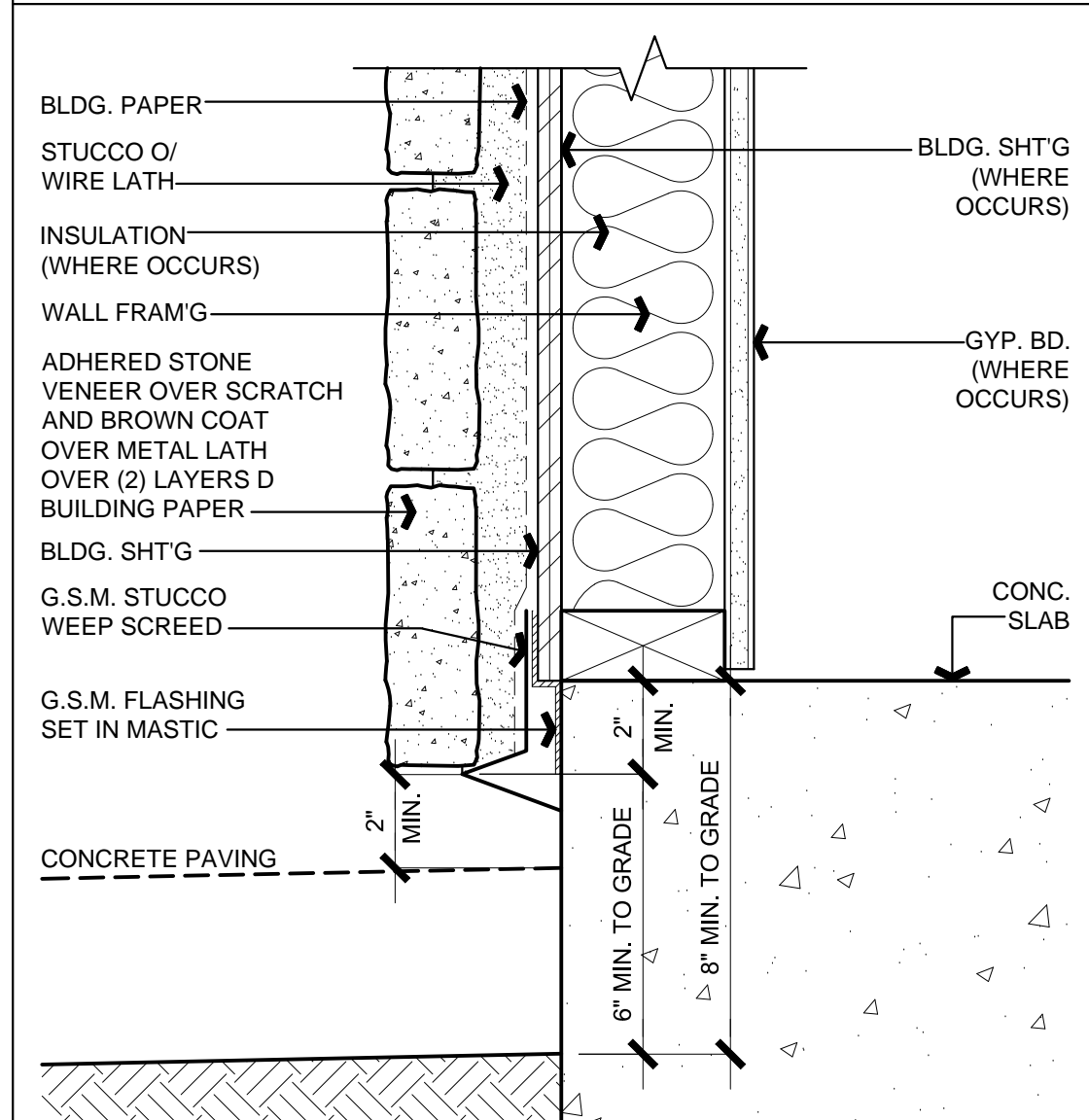
REINFORCED @ REENTRANT CORNERS 8

FILE NAME: P120157_A9.04.dwg SCALE: 3"=1'-0"



STUCCO WEEP SCREED AT STONE VENEER 6

FILE NAME: P120157_A9.04.dwg SCALE: 3"=1'-0"



WALL/WALL OUTSIDE CORNER

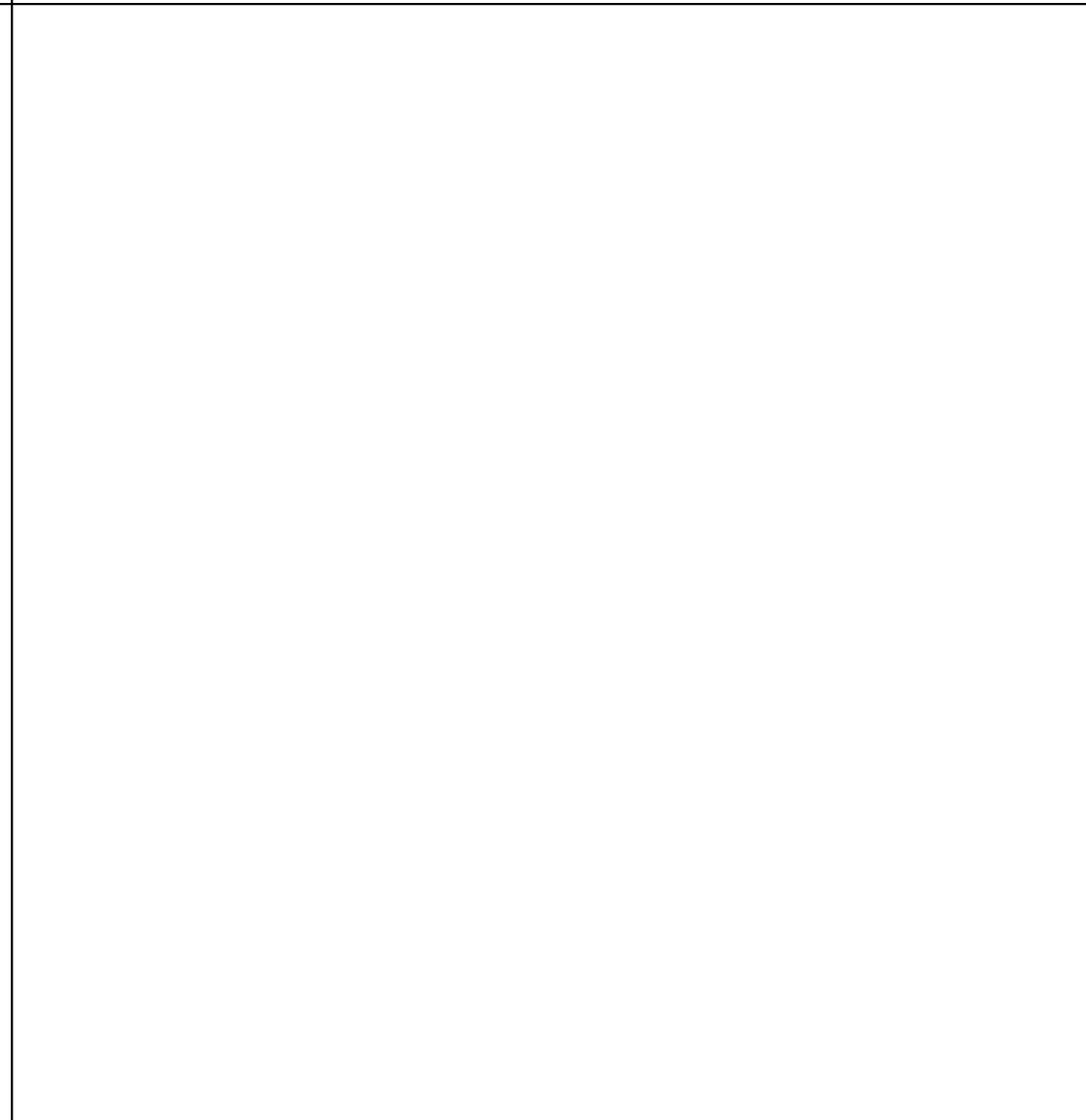
W.R.B.	WEATHER RESISTIVE BARRIER (W.R.B.), TWO-PLY WEATHER TEX BY FORTIFIBER BUILDING SYSTEMS GROUP, SUPER JUMBO TEX 60 MINUTE BUILDING PAPER OVER WEATHERSMART HOUSE WRAP.
S.A.F.	SELF ADHESIVE, HEALING FLASHING (S.A.F.) 12" WIDE (U.N.O.) 25 MIL (U.N.O.) FORTIFIBER FORTIFLASH OR APPROVED EQUAL. ADHERE S.A.F. TO CLEAN, DUST FREE BACKING USING CHEMICALLY COMPATIBLE MATERIALS AND/OR PRIMERS. PROVIDE SOLID WOOD BACKING OR SHEATHING BEHIND ALL AREAS TO RECEIVE SELF ADHESIVE, HEALING FLASHING.
FLASHING	MULTI-LAYERED COMPOSITE POLYOLEFIN FLASHING 12" WIDE (U.N.O.) FORTIFIBER MOISTOP NEXT OR APPROVED EQUAL
GSM FLASHING	GSM FLASHING METAL SHALL BE SHOP FABRICATED USING A MINIMUM 26 GA. BONDERIZED GALVANIZED SHEET METAL WITH SOLDERED JOINTS U.N.O., STUCCO ACCESSORIES SHALL BE CEMCO WATER MANAGEMENT SERIES, 25 GA. MATERIAL WITH A G-90 GALVANIZED COATING OR ARCHITECT APPROVED EQUAL, UNLESS NOTED OTHERWISE.
WIRE LATH	HEXAGONAL WOVEN-WIRE-FABRIC LATH WITH 1 1/2" OPENINGS OF 17-GAGE GALVANIZED WIRE OR 1" OPENINGS OF 18-GAGE WIRE. USE SELF-FURRING RUST RESISTANT WALLS OR SELF-FURRING DEVICES TO KEEP REINFORCING LATH AT LEAST 1/4" AWAY FROM THE SUPPORTS. USE POWER ACTUATED FASTENERS WHEN LATH IS APPLIED TO CONCRETE OR C.M.U. WALLS.
EXPANDED METAL LATH	WITH DIAMOND-MESH TO WEIGH A MINIMUM 1.5 LB. PER YARD FOR USE ON WALLS AND A MINIMUM 3.4 LB. PER YARD FOR USE ON CEILINGS.
BOND BREAKER	POLYETHYLENE TAPE TO BE USED AS BOND BREAKER, REQUIRED BETWEEN ACRYLIC PLASTER AND PAINT FINISHES AND ALL WEEPING SOLID LEG FLASHING. TAPE SHOULD RUN FROM THE SOLID VERTICAL LEG TO 18" FROM FRONT EDGE. ANY APPLIED FINISHES THAT CREATES A BOND BETWEEN THE PLASTER AND META SHALL BE BROKEN WITH UTILITY KNIFE AND SHALL BE MAINTAINED AS SUCH.
SEALANT	POLYURETHANE SEALANT FORTIFIBER MOISTOP SEALANT OR APPROVED EQUAL. AT A MINIMUM, EXPOSED SEALANT SHALL BE CHECKED ANNUALLY AND MAINTAINED PER MANUFACTURERS RECOMMENDATION TO MAINTAIN A WATER TIGHT SEAL.

DETAIL NOTES 4

FILE NAME: P120157_A9.04.dwg SCALE: N.T.S.

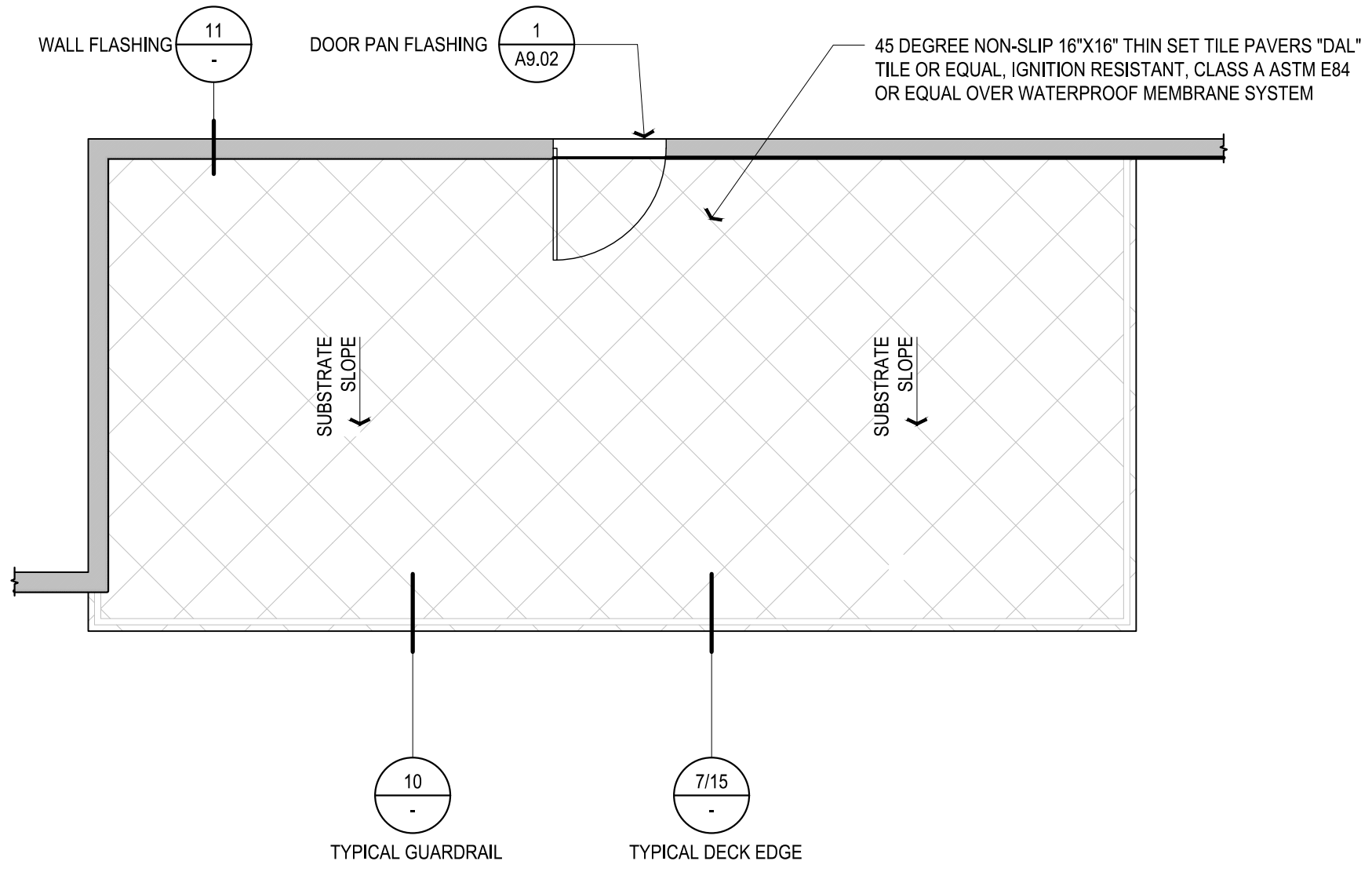


WALL/WALL INSIDE CORNER



STUCCO CORNERS 1

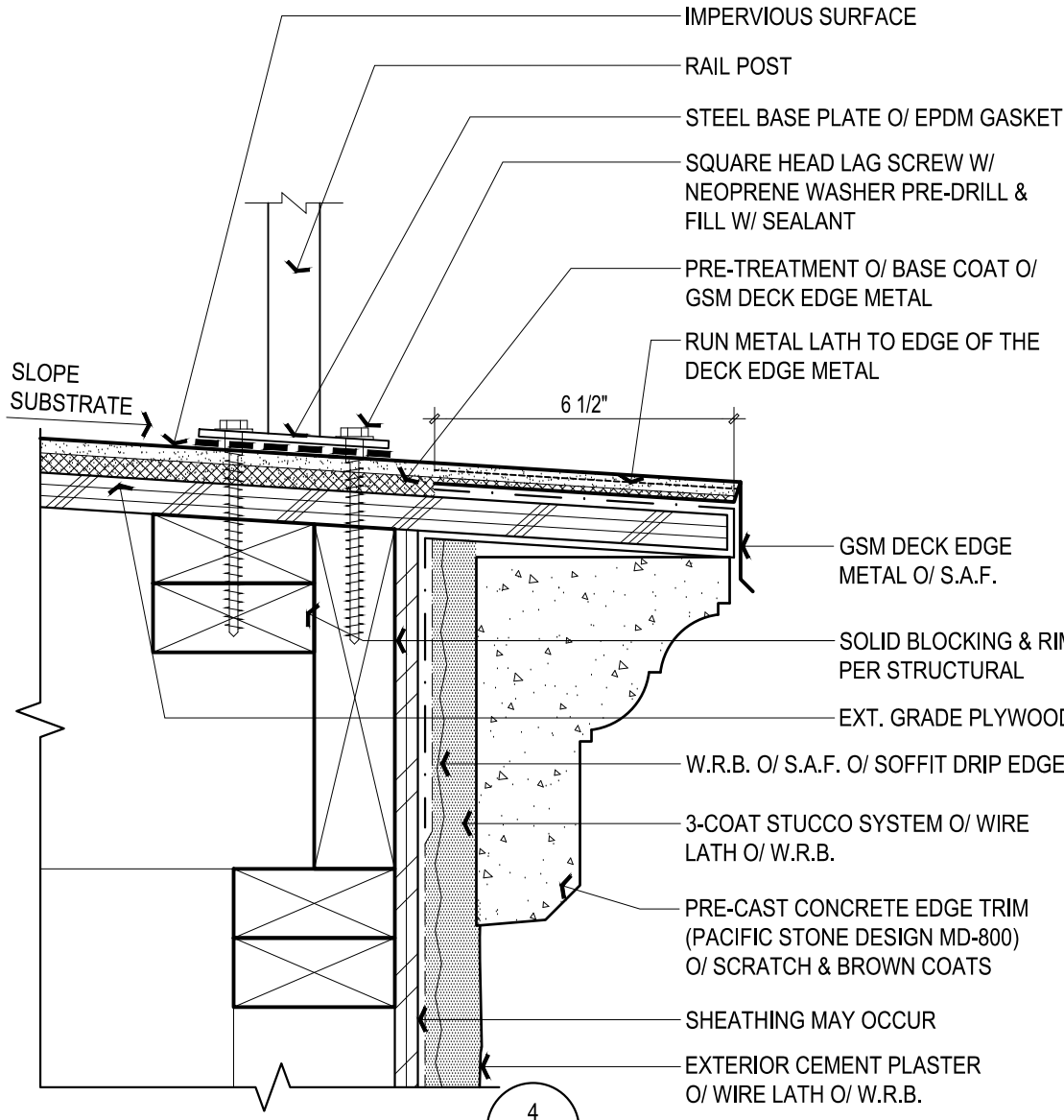
FILE NAME: P120157_A9.04.dwg SCALE: 3"=1'-0"



DECK DRAINAGE

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

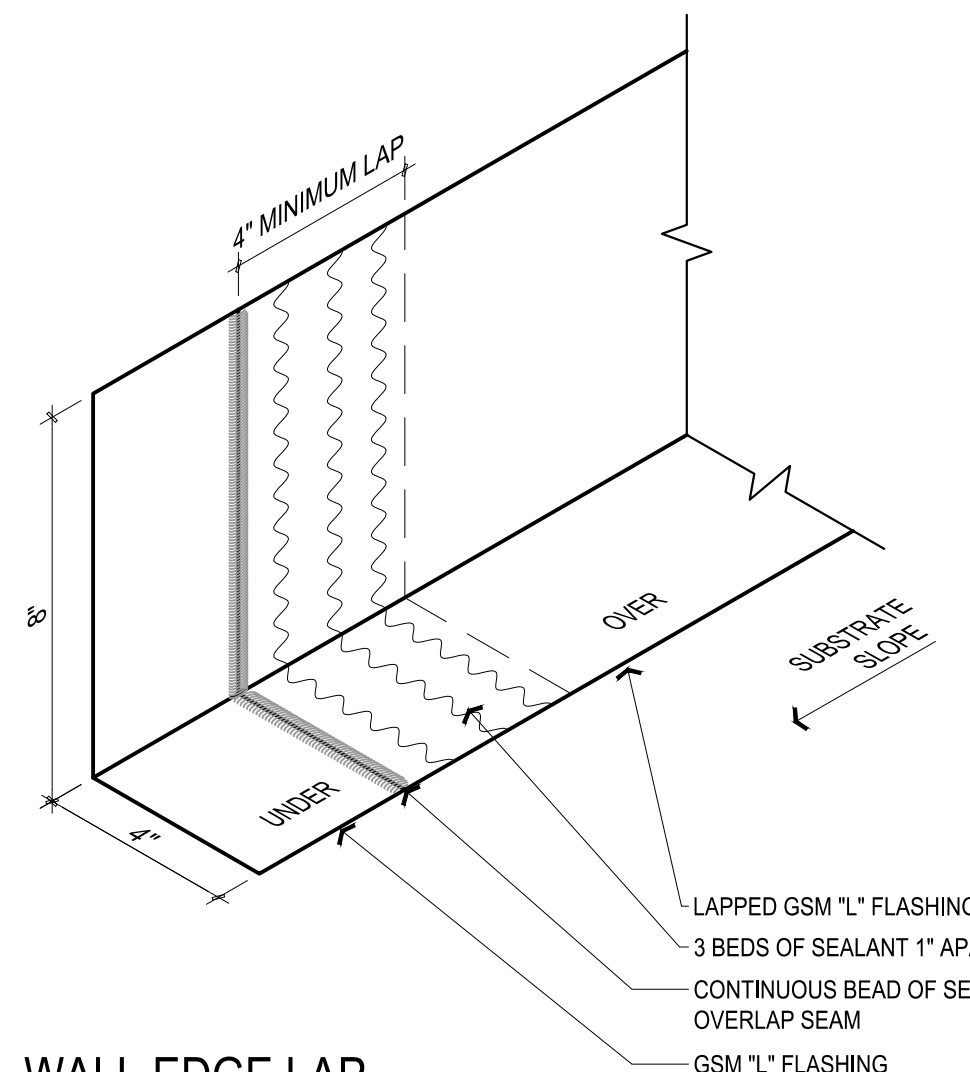
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DECK EDGE FLASHING

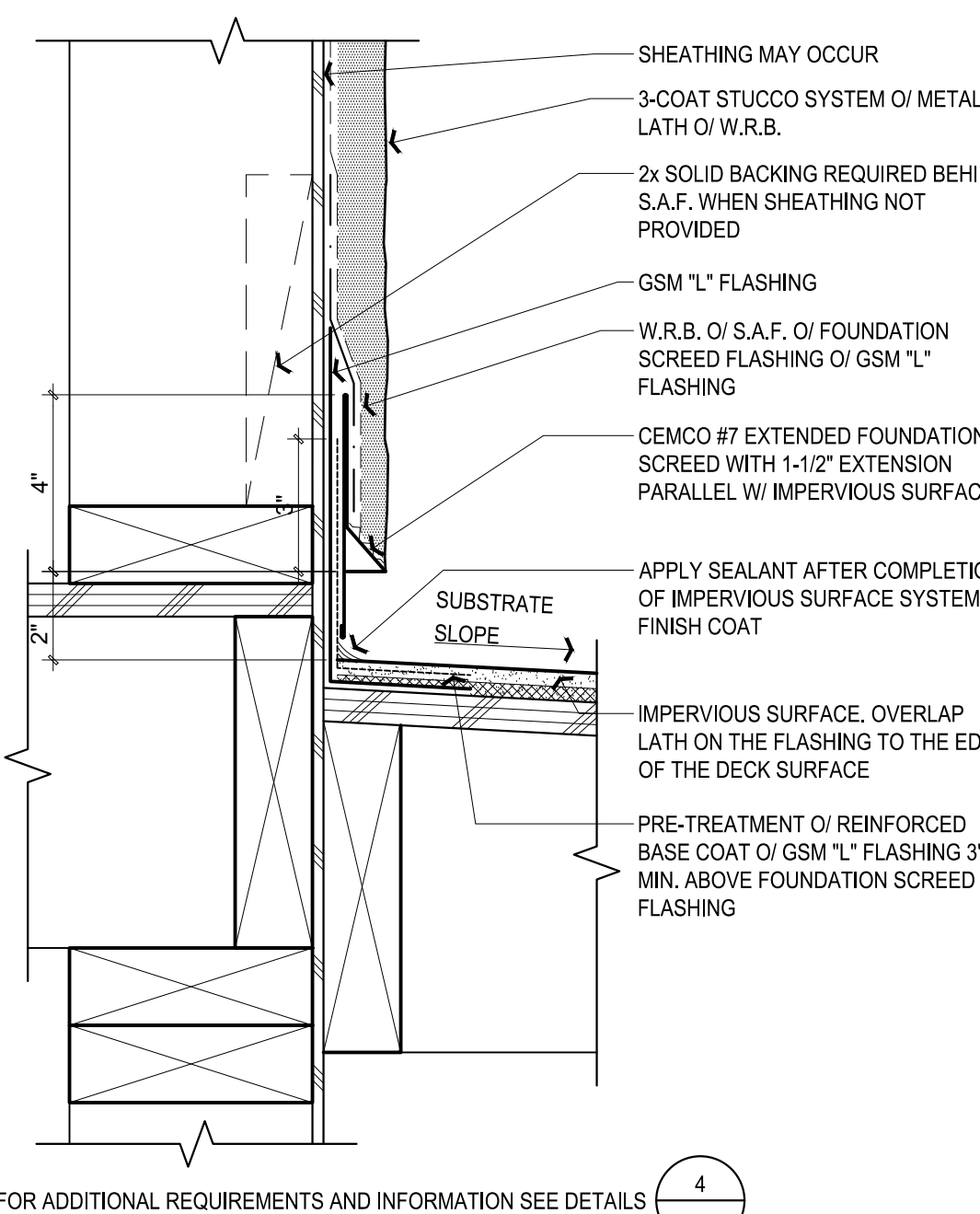
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FILE NAME: P120157_A9.05.dwg



WALL EDGE LAP

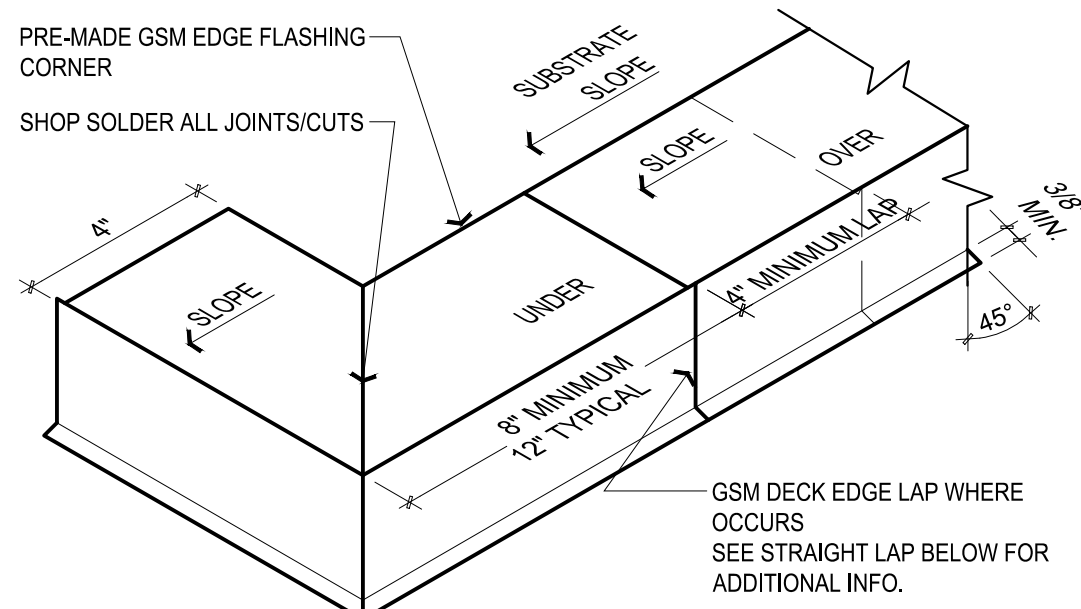
NOTE: ALL FLASHING SEAMS AND LAPS SHALL BE INSTALLED AS TO NOT BUCK WATER.



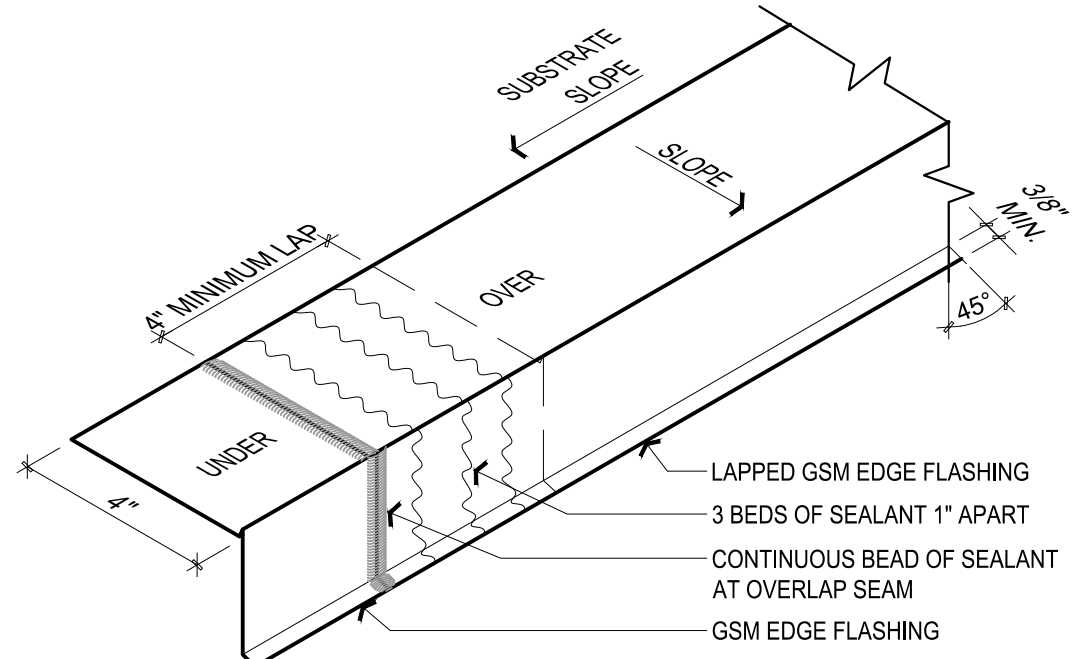
DECK TO WALL FLASHING

SCALE: 3"=1'-0"

FILE NAME: P120157_A9.05.dwg

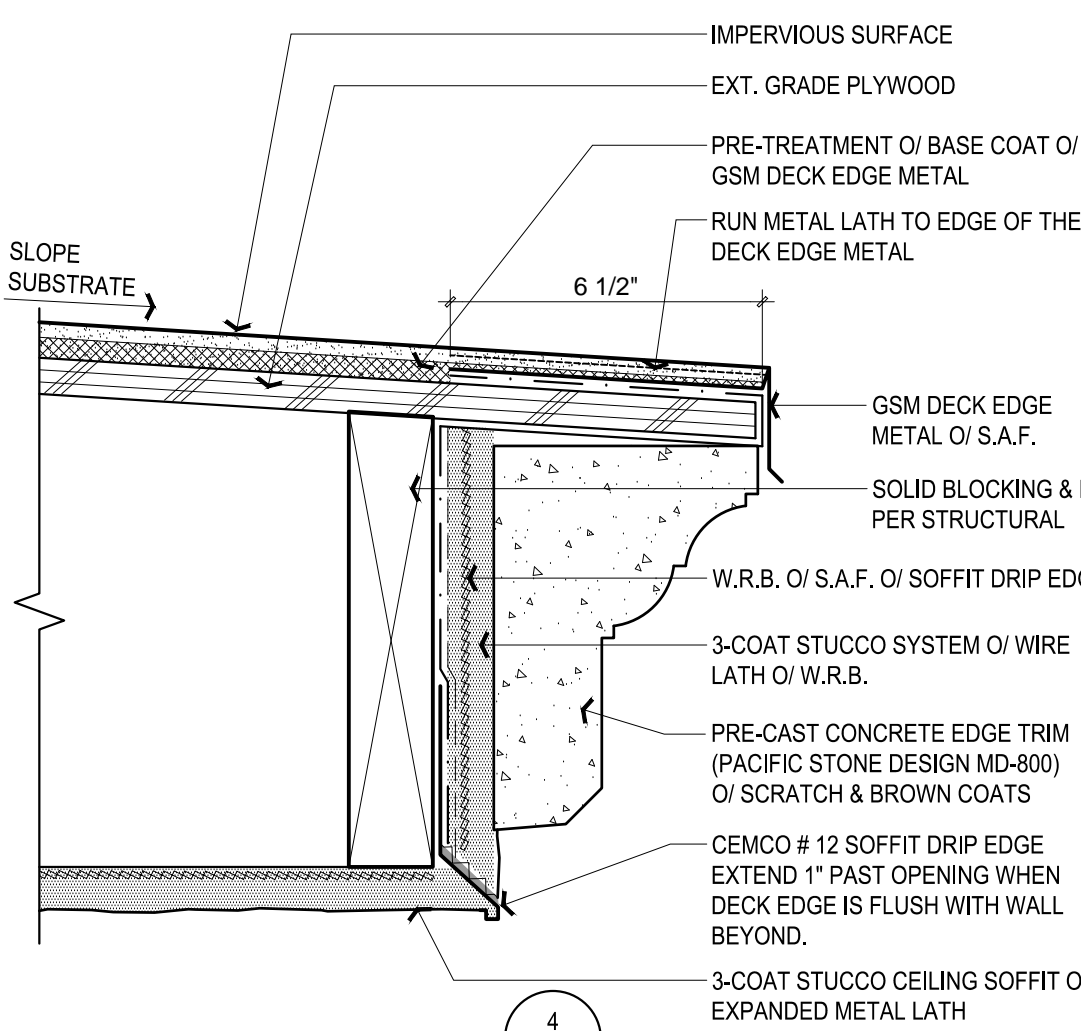


PRE-MADE CORNER



STRAIGHT LAP

NOTE: ALL FLASHING SEAMS AND LAPS SHALL BE INSTALLED AS TO NOT BUCK WATER.



DECK EDGE FLASHING

SCALE: 3"=1'-0"

FILE NAME: P120157_A9.05.dwg

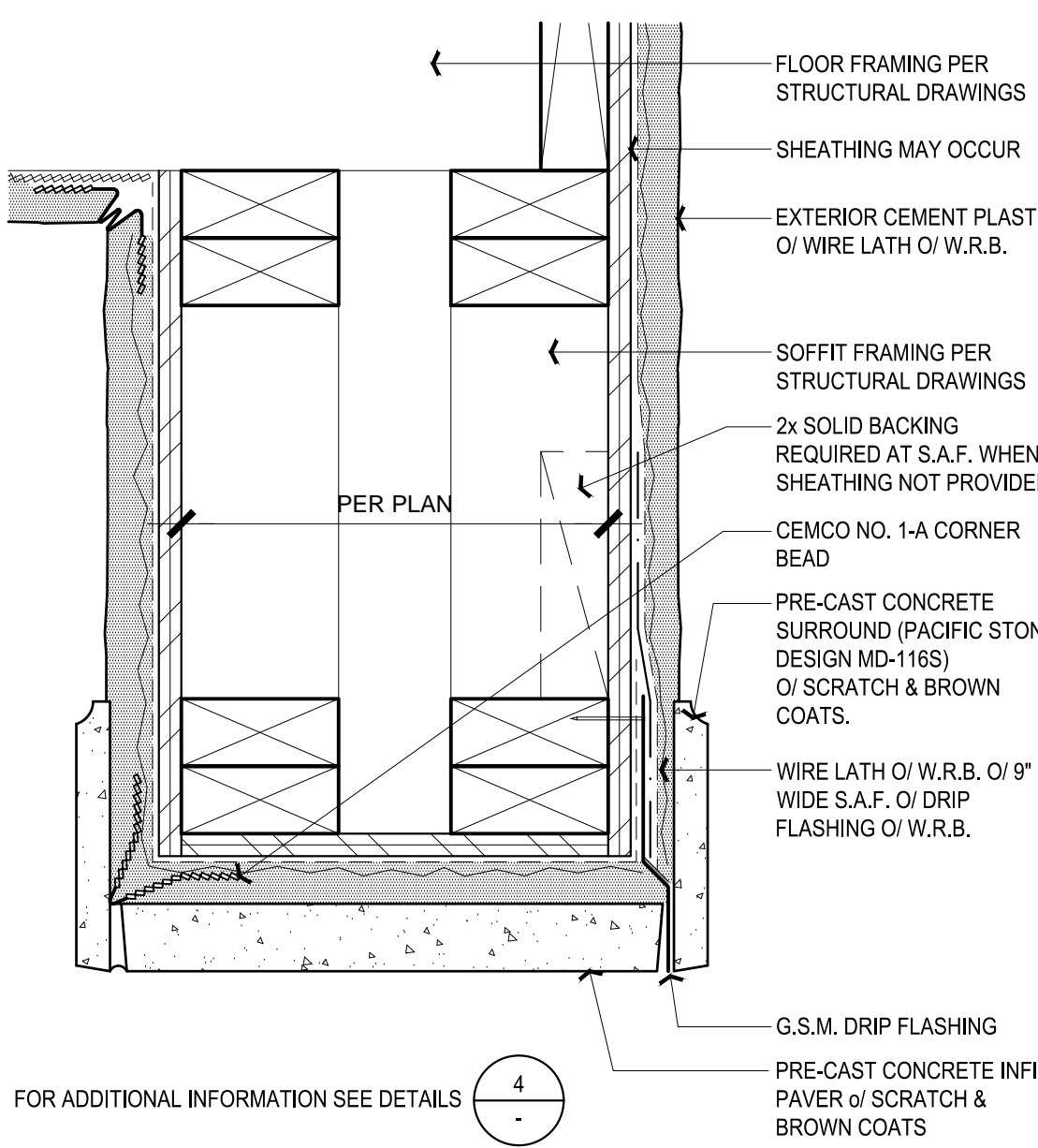
W.R.B.	WEATHER RESISTIVE BARRIER (W.R.B.), TWO-PLY WEATHER TEX BY FORTIFIBER BUILDING SYSTEMS GROUP, SUPER JUMBO TEX 60 MINUTE BUILDING PAPER OVER WEATHERSMART HOUSE WRAP.
S.A.F.	SELF ADHESIVE, HEALING FLASHING (S.A.F.) 12" WIDE (U.N.O.) 25 MIL (U.N.O.) FORTIFIBER FORTIFLASH OR APPROVED EQUAL. ADHESIVE S.A.F. TO CLEAN, DUST FREE BACKING USING CHEMICALLY COMPATIBLE MATERIALS AND/OR PRIMERS. PROVIDE SOLID WOOD BACKING OR SHEATHING BEHIND ALL AREAS TO RECEIVE SELF ADHESIVE, HEALING FLASHING.
FLASHING	MULTILAYERED COMPOSITE POLYOLEFIN FLASHING 12" WIDE (U.N.O.) FORTIFIBER MOISTOP NEXT OR APPROVED EQUAL
GSM FLASHING	GSM FLASHING METAL SHALL BE SHOP FABRICATED USING A MINIMUM 26 GA. BONDERIZED GALVANIZED SHEET METAL WITH SOLDERED JOINTS U.N.O., STUCCO ACCESSORIES SHALL BE CEMCO WATER MANAGEMENT SERIES, 25 GA. MATERIAL WITH A G-90 GALVANIZED COATING OR ARCHITECT APPROVED EQUAL, UNLESS NOTED OTHERWISE.
WIRE LATH	HEXAGONAL WOVEN-WIRE-FABRIC LATH WITH 1 1/2" OPENINGS OF 17-GAGE GALVANIZED WIRE OR 1" OPENINGS OF 18-GAGE WIRE. USE SELF-FURRING RUST RESISTANT NAILS OR SELF-FURRING DEVICES TO KEEP REINFORCING LATH AT LEAST 1/4" AWAY FROM THE SUPPORTS. USE POWER ACTUATED FASTENERS WHEN LATH IS APPLIED TO CONCRETE OR C.M.U. WALLS.
EXPANDED METAL LATH	WITH DIAMOND-MESH TO WEIGH A MINIMUM 1.5 LB. PER YARD FOR USE ON WALLS AND A MINIMUM 3.4 LB. PER YARD FOR USE ON CEILINGS.
BOND BREAKER	POLYETHYLENE TAPE TO BE USED AS BOND BREAKER, REQUIRED BETWEEN ACRYLIC PLASTER AND PAINT FINISHES AND ALL WEEPING SOLID LEG FLASHING. TAPE SHOULD RUN FROM THE SOLID VERTICAL LEG TO 18" FROM FRONT EDGE. ANY APPLIED FINISHES THAT CREATES A BOND BETWEEN THE PLASTER AND METAL SHALL BE BROKEN WITH UTILITY KNIFE AND SHALL BE MAINTAINED AS SUCH.
SEALANT	POLYURETHANE SEALANT FORTIFIBER MOISTOP SEALANT OR APPROVED EQUAL. AT A MINIMUM, EXPOSED SEALANT SHALL BE CHECKED ANNUALLY AND MAINTAINED PER MANUFACTURERS RECOMMENDATION TO MAINTAIN A WATER TIGHT SEAL.

NOTE: EXPANSION / CONTROL JOINTS SHALL BE INSTALLED TO COMPLY WITH ASTM C1063. JOINTS IN WALLS SHALL DELINEATE AREAS NOT MORE THAN 144 SQUARE FEET AND CEILINGS NOT MORE THAN 100 SQUARE FEET. THE MAXIMUM DISTANCE BETWEEN JOINTS SHALL BE 18 FEET IN EITHER DIRECTION OR A LENGTH TO WIDTH RATIO NOT EXCEEDING 2:1/2:1. LATH SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS BUT SHALL BE STOPPED AND WIRE TIED AT EACH SIDE.

DETAIL NOTES

FILE NAME: P120157_A9.05.dwg

SCALE: N.T.S.

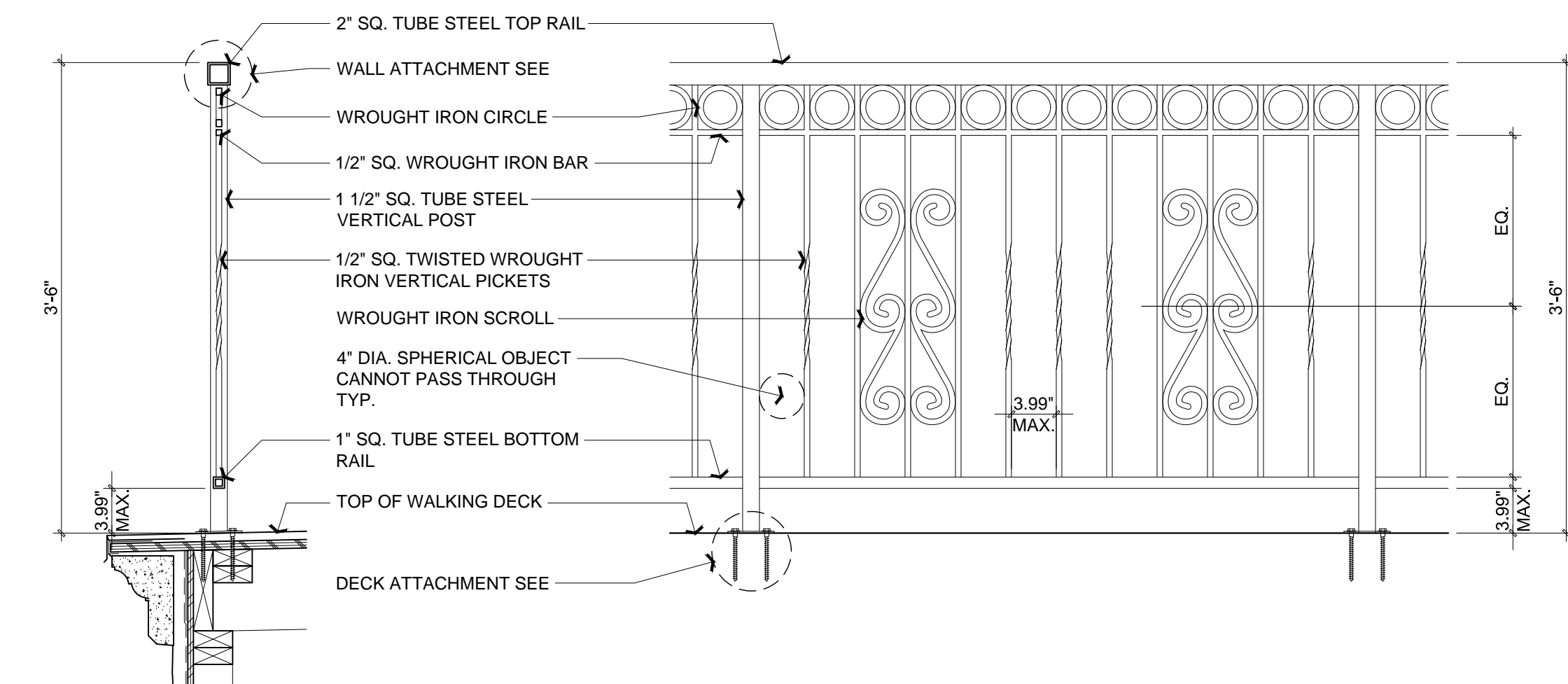


STUCCO SOFFIT AT DOUBLE FRAMING

FILE NAME: P120157_A9.05.dwg

SCALE: 3"=1'-0"

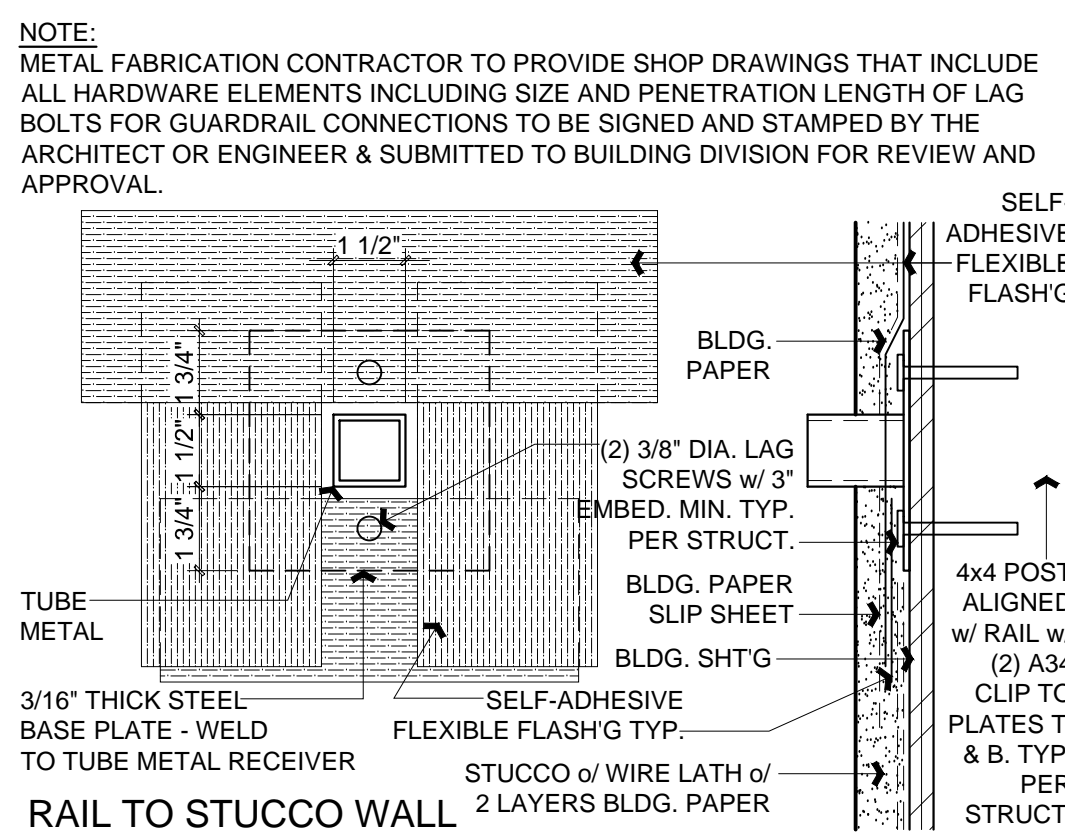
- NOTE:
1. MAINTAIN LEVEL GUARDRAIL LINE AROUND BUILDING DECK EDGES. FIELD VERIFY SLOPES. GUARDRAILS SHALL BE +42" MIN. ABOVE IMMEDIATELY ADJACENT WALKING SURFACE, PER 2010 C.B.C. 1013.2
 2. GRIND SMOOTH ALL WELDS, METALIZE ALL METAL COMPONENTS. FACTORY PRIME AND FIELD PAINT ALL METAL COMPONENTS.
 3. PICKETS & GUARDRAILS SHALL BE FABRICATED AND INSTALLED SUCH THAT A 4" SPHERICAL OBJECT CANNOT PASS THROUGH OPEN PORTIONS OF THE GUARDRAIL, PER 2013 C.B.C. 1013.3. GUARDRAIL AND BALCONY RAILINGS WILL BE DESIGNED TO CONFORM WITH LATERAL LOADS, PER 2013 CBC 1607A.7.1
 4. GUARDRAILS MUST BE FABRICATED TO SUPPORT CONCENTRATED LOAD OF 200LB APPLIED AT ANY POINT IN ANY DIRECTION ALONG THE TOP RAIL.



GUARDRAIL ELEVATION

SCALE: 1"=1'-0"

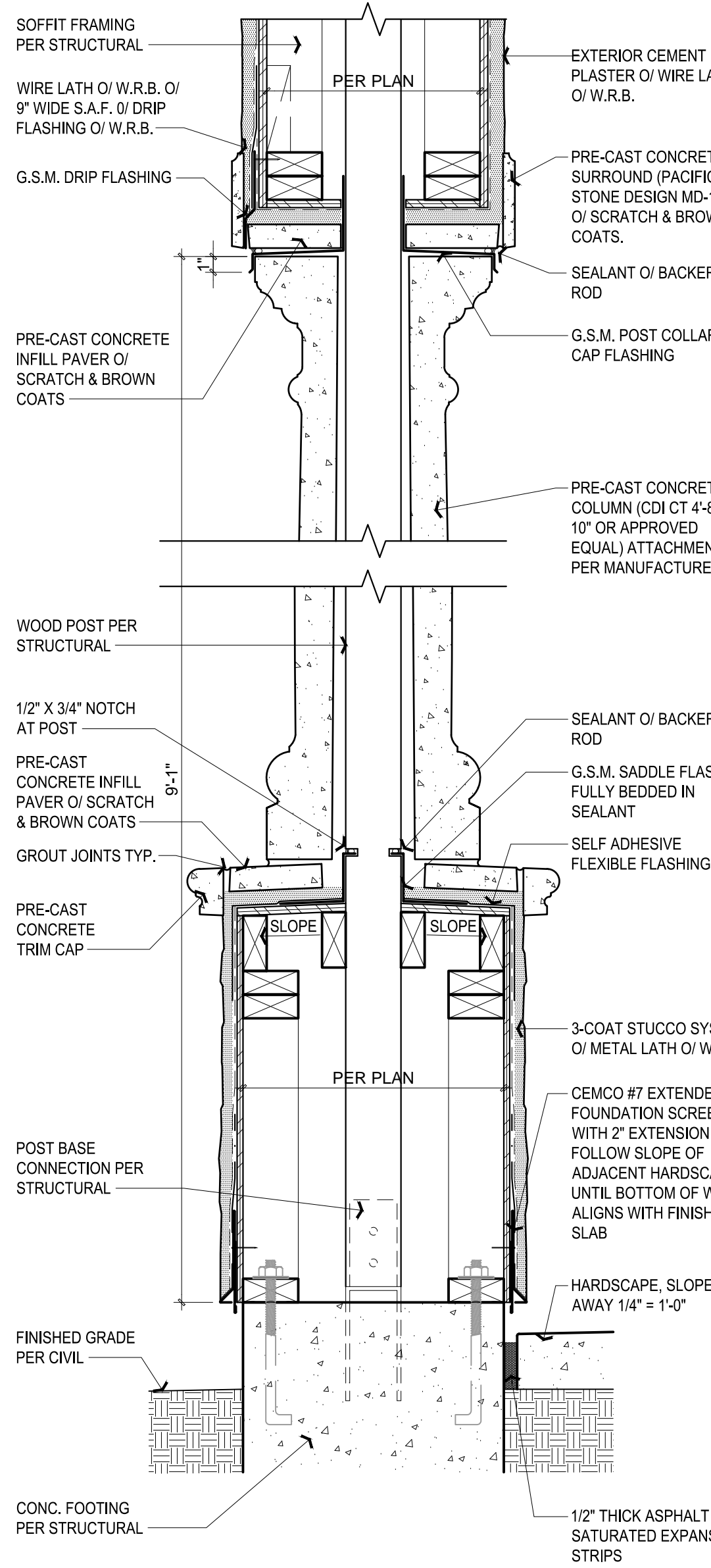
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METAL GUARDRAIL ATTACHMENT

FILE NAME: P120157_A9.05.dwg

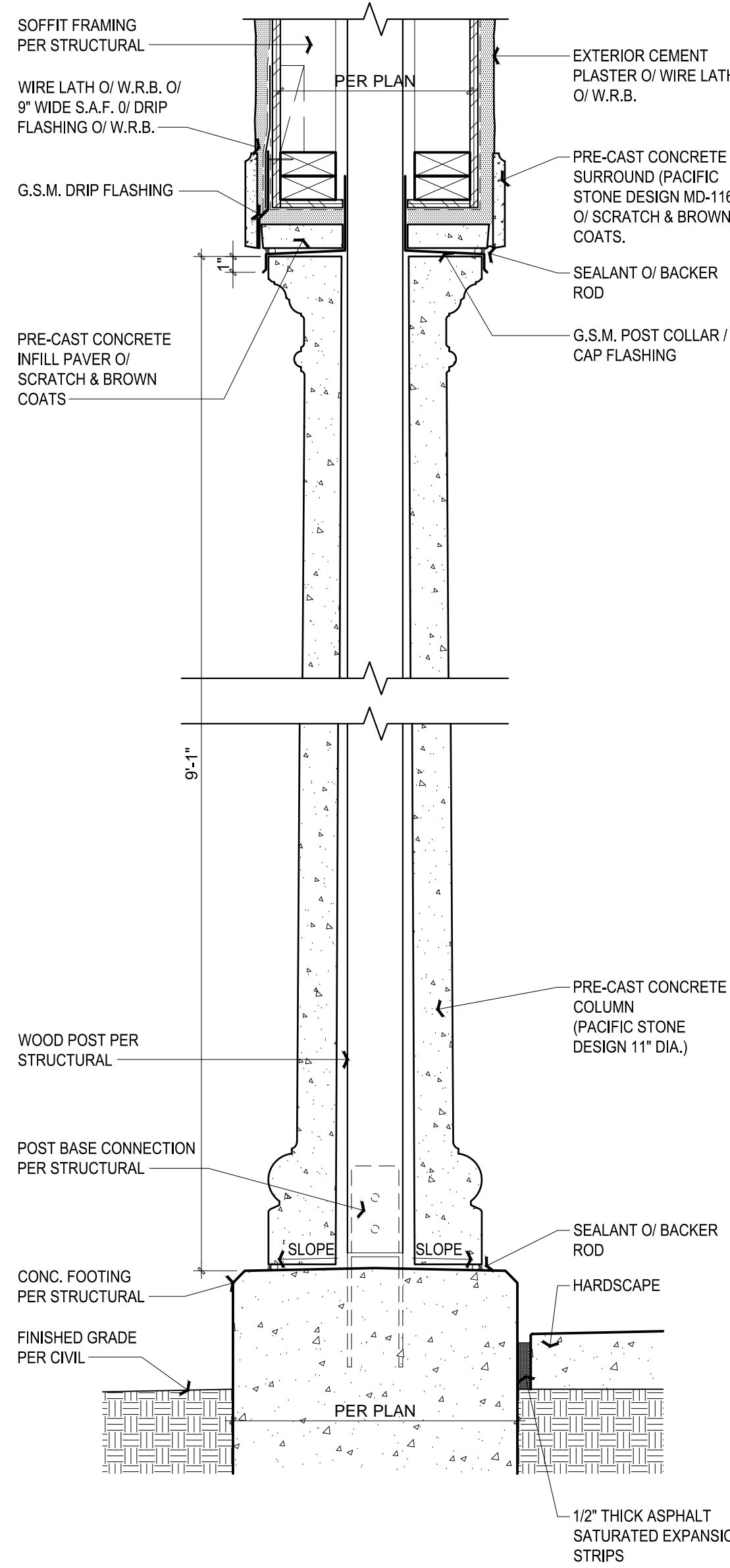
SCALE: 3"=1'-0"



PRE-CAST CONC. COLUMN O/ STUCCO BASE

FILE NAME: P120157_A9.05.dwg

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



PRE-CAST CONCRETE COLUMN

FILE NAME: P120157_A9.05.dwg

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

