

GENERAL NOTES

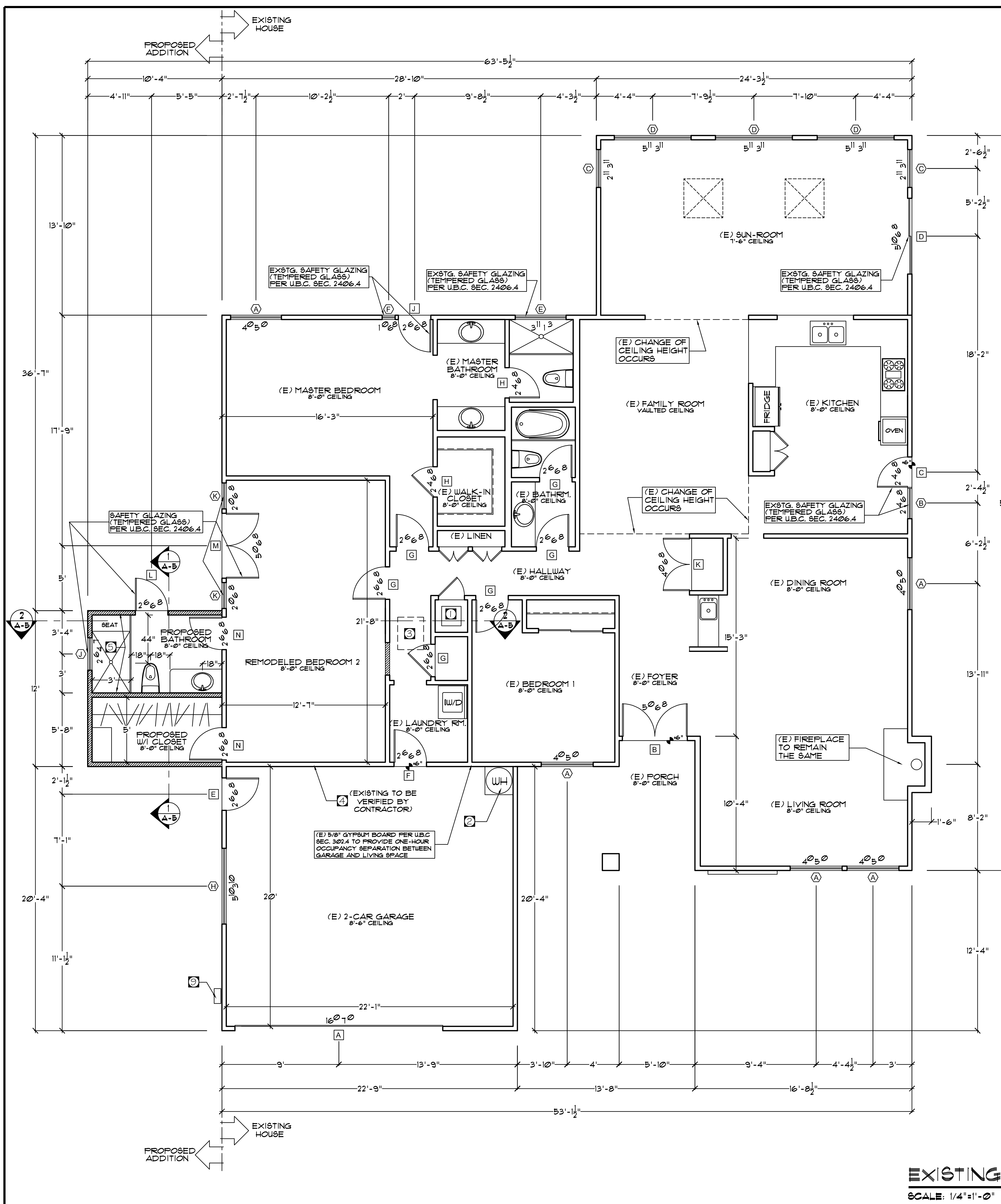
- 1. DESIGN NOTES:**
- All sleeping rooms to have an exterior door or egress window w/max. 44" sill ht. 5.7 sq.ft. min. openable area. W/24" net clear openable height and 20" net clear openable width.
 - Fireplaces w/gas log lighters are required to have the flue damper permanently fixed in the open position and fireplaces w/log lighters are to have no pit or sump configurations. Per UMC sec. 803 & sec 504. New fireplace to be:
Factory-built wood burning fireplace ICBO sec 3507 model 36E or similar
Prefab. ICBO-UL 1141 American/Kenwaol ICON 80 or similar
 - For drywall application, provide 5/8" type X gyp. brd. floor to roof sheathing at walls and ceiling located between garage & living area and under stairs where storage occurs. Provide waterproof Gyp. Brd. at all tubs and showers.
 - All new glazing (fenestrations) will be installed with a certifying label attached, showing the "U" value.
 - All windows and sliding glass doors to be dual glazed unless otherwise noted.
 - All windows to have a min. "U" value.
 - All chimneys to have approved spark arrestors per UBC sec. 3102.3.8.
 - All weather exposed surfaces shall have a weather resistant barrier to protect the interior wall covering and all exterior openings shall be flashed in such a manner as to make them weatherproof per UBC sec. 1402.
 - For all handrails use 36" high protective railing with 4" openings per U.B.C. sec. 509).
 - All deck areas to slope 1/4" : 12 for water drainage purposes.
1.1.1. Paper faced insulation is not permitted in attics or other ventilated spaces.
- 2. PLUMBING NOTES:**
- New water closets shall use no more than 1.6 gallons per flush & shall meet performance standards established by the american national standards institute standards A11.1.19.2 H & 5 code sec. 17921.3(b). All existing water closets to comply.
 - Water heaters require a minimum of 2 straps, one at top 1/3 & bottom 1/3 of the tank, to resist horizontal displacement using a minimum of 3/4" x 24" gauge straps with 1/4"x3" lag bolts attached directly to the framing.
 - Water heater, heating or cooling equipment capable of igniting flammable vapors will require a min. 18" high platform from source of ignition.
 - In showers and tub shower combinations, control valves must be pressure balanced or thermostatic mixing valves per UPC sec. 410.7
- 3. MECHANICAL NOTES:**
- Provide 4" dia. dryer vent to outside air, max. length 14' w/ 2 elbows.
 - Provide min. 30"x30" or 22"x36" attic access w/F.A.U. in attic.
 - Provide unobstructed passageway min. 24" wide, max. 20' long to 30" platform @ furnace (when in attic) constructed of solid flooring provide switched light.
 - Provide upper and lower combustion air for F.A.U.
 - Combustion air and return air must be separated by min. 10'.
 - Provide accessible gas shut off valve within 3' of all gas appliances.
 - The discharge point for all bathroom exhaust air shall be at least 3' min. from any opening which allows air entry into occupied portions of the building.
 - Ductless fans may not be used in bathrooms w/ a tub and/or shower.
 - Gas vents and non-combustible piping in walls, passing through three floors or less, shall be effectively draft stopped at each floor or ceiling per U.B.C. section 711.3.
 - Furnace shall be a min. 90% FUE
 - State Health and safety Code Sec. 17921.9 bans the use of chlorinated Polyvinyl Chloride (CPVC) and crosslinked polyethylene (PEX) for interior water supply piping.
 - Provide faucets w/ a max. flow of 2.2 gallons per minute (GPM)
 - Provide shower heads w/ a max. of 2.5 gallons per minute (GPM)
 - Permanent vacuum breakers shall be included w/ all new hose bibbs.
 - Provide ultra low flush toilets.
 - Attic/underfloor installation must comply with sections 904.908 and 909 of the California Mechanical Code (CMC).
 - Ductwork to be extended as a method to heat new addition.
 - Existing water meter does not require to be replaced or upgraded to handle the additional demand.
- 4. SPECIAL INSPECTION NOTES:**
- 19.1. A Certificate of Satisfactory Completion of Work Requiring special inspection must be completed and submitted to the Inspection Services Division.
 - 19.2. An Application to perform Off-Site Fabrication must be submitted to the Inspection Services Division for approval prior to fabrication.
 - 19.3. A Certificate of Compliance for Off-Site Fabrication must be completed and submitted to the Inspection Services Division prior to erection of prefabricated components.
 - 19.4. The special inspections identified are in addition to those required by sec. 108 of the Building Code, as amended.
Special Inspection is not a substitute for inspection by a City inspector.

- 4. GARAGE NOTES:**
- GARAGE REQUIRES ONE-HOUR OCCUPANCY SEPARATION FROM THE REST OF THE BUILDING ON THE GARAGE SIDE. USE 5/8" GYPSUM BOARD FROM FLOOR TO ROOF SHEATHING. (U.B.C. SEC. 302.4).
 - DOORS MAY NOT SWING INTO GARAGE WHEN THERE IS MORE THAN 1" DROP FROM THE HOUSE (U.B.C. SEC. 1003.3.1.6).
 - DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING TIGHT-FITTING AND EITHER 1 3/8" THICK WOOD OR 20' MINUTE FIRE PROTECTION RATED (U.B.C. SEC. 302.4 EX. 3).
 - ALL ELEMENTS SUPPORTING WALL ABOVE GARAGE MUST HAVE ONE-HOUR OCCUPANCY SEPARATION FIRE RESISTIVE PROTECTION ON THE GARAGE SIDE
 - CEILING ASSEMBLIES WITH FRAMING GREATER THAN 6" O.C. ARE REQUIRED TO HAVE 2 LAYERS OF 5/8" TYPE X GYPSUM BOARD OR 1 LAYER 5/8" TYPE X GYPSUM BOARD ON R.C. CHANNEL AT 16" O.C. PERPEND. TO THE FRAMING PER U.B.C. SEC. 302.2
 - FOR DRYWALL APPLICATION USE 5/8" GYP. BOARD TYPE 'X' AT ALL WALLS AND CEILING, AND WATERPROOF GYP. BOARD AT ALL TUBS AND SHOWERS.

WALL LEGEND

	EXISTING WALLS TO REMAIN THE SAME
	PROPOSED WOOD FRAMING WALLS

- SPECIFICATIONS LEGEND**
- EXISTING HEATING FURNACE IS 'PAYNE' NATURAL GAS 394/UISA SERIES B WITH 80000 INPUT BTU 64000 OUTPUT BTU LOCATED INSIDE CLOSET, TO REMAIN THE SAME.
 - EXISTING WATER HEATER IS GE 'SMARTWATER' NATURAL GAS WITH 50 GALLON CAPACITY MODEL F55075XA WITH 40000 INPUT BTU LOCATED AT GARAGE OVER 18" HIGH PLATFORM.
 - EXISTING 24"x30" ATTIC ACCESS
 - PROVIDE MIN. 1 HOUR SEPARATION BETWEEN GARAGES AND LIVING SPACES USING 5/8" DIAMETER TYPE 'X' GYPSUM BOARD
 - PROVIDE FLOOR TO CEILING TILE IN SHOWER ENCLOSURES OR MIN. 10" ABOVE DRAIN. PROVIDE 15" FELT WOOD FRAMING - USE OF WATER RESISTANT GYP. BOARD IS PROHIBITED. (TYP)
 - PROVIDE MIN. 1 HOUR SEPARATION BETWEEN HOT WATER STORAGE AND DUELLING UNITS WITH 5/8" TYPE 'X' GYP. BOARD
 - PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION.
 - PROVIDE CLINCH-ON BULLNOSE 3/4" RADIUS AT ALL CORNERS
 - EXISTING ELECTRICAL PANEL TO REMAIN THE SAME.



EXISTING + PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

