

A. IN THE SAME PLANE OF A DOOR IN THE CLOSED POSITION AND WITHIN TWO FEET OF EITHER SIDE OF THE DOOR
B. ON A WALL PERPENDICULAR TO THE PLANE OF A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF IN-SWINGING DOOR
C. WITHIN A PORTION OF WALL ENCLOSING A TUB-SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STAINING SURFACE AND DRAIN INLET
D. WITHIN 60 INCHES OF A TUB-SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE
E. ANY GLAZING MEETING ALL THE FOLLOWING CONDITIONS:
- EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 9 SQUARE FEET
- EXPOSED BOTTOM EDGE IS LESS THAN 1 A INCHES ABOVE THE FINISHED FLOOR
- EXPOSED TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FINISHED FLOOR
- WHERE A WALKING SURFACE IS WITHIN 35 INCHES HORIZONTALLY OF THE GLAZING

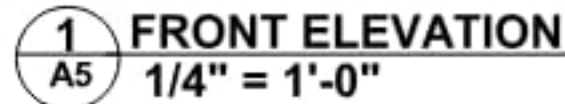
1. **Fire Sprinklers Required:** (As Noted Elsewhere) An automatic residential fire sprinkler system shall be installed in accordance with National Fire Protection Association's (NFPA) Standard 13D in all new one and two-family dwellings and in existing dwellings.

2. **Required Fire Flow:** The fire flow for this project is 1,750 GPM at 20 psi residual pressure from a single hydrant. If an automatic fire sprinkler system will be installed, the fire flow will be reduced by 50% to establishing a required adjusted fire flow of 875 GPM at 20 psi residual pressure.

3. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing

4. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.5 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

THE SIZE OF THE NONFIXED PORTION OF ALL WINDOWS PER R303 CRC VENTILATION AND SECTION R310 CRC FOR MINIMUM EGRESS OPENING SIZE.



FIRE BLOCKING NOTES:

FIRE BLOCKING BE INSTALLED IN LOCATIONS PER R302, IBC/CBC.

R302.11 FIRE BLOCKING

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROINS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 16 FEET (4.88 MM) AT INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT JOISTS, DROP CEILING AND COVE CEILING.
IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RAMP, 2x12 (51.5 MM) DIMENSION LUMBER SHALL COMPLY WITH SECTION R302.11.1 AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL, TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
FOR THE FIREBLOCKING OF CHIMNEYS AND PREPLACES, SEE SECTION R1002.10. FIREBLOCKING OF CORNERS OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

R302.11.1 FIREBLOCKING MATERIALS

EXCEPT AS PROVIDED IN SECTION R302.11, ITEM 4, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:
TWO-INCH (51 MM) NOMINAL LUMBER.
TWO (THICKNESS) OF 1-INCH (25.4 MM) NOMINAL LUMBER WITH SHOWN LAP JOINTS.
ONE THICKNESS OF 2x12 (51.5 MM) DIMENSION LUMBER WITH SHOWN LAP JOINTS.
ONE THICKNESS OF 2x12 (51.5 MM) DIMENSION LUMBER WITH SHOWN LAP JOINTS.
ONE THICKNESS OF 3/4-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1 MM) PARTICLEBOARD.
ONE 1/2-INCH (12.7 MM) GYPSUM BOARD.
ONE-QUARTER-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
BATTLS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED NONFIBRIL MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.

R302.11.1.1 BATTLS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER

BATTLS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED NONFIBRIL MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3.05 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROINS OF STUDS OR STAGGERED STUDS.

R302.11.1.2 UNFACED FIBERGLASS

GENERAL NOTES:

1. THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE CONTRACTOR'S SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, IN THE METHODS USED IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS, OR THE LACK THEREOF, TAKEN AT THE PROJECT SITE.
2. CONTRACTORS TO ASSUME FULL RESPONSIBILITY, UNLESS IN WRITING BY REVIEW OF DRAWINGS BY SUPERVISOR OR PERIODIC OBSERVATION OF CONSTRUCTION, FOR COMPLIANCE WITH CONTRACT DOCUMENTS, FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS, FOR FABRICATION, PROCESSES AND CONSTRUCTION TECHNIQUES INCLUDING EXCAVATION, SHORING, SCAFFOLDING, BRACING, ERECTION FORMWORK, E.T.C. FOR COORDINATION OF THE VARIOUS TRADES AND FOR SAFE CONSTRUCTION AT THE PROJECT SITE.
3. VARIATION IN THE FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE DESIGNER OR OWNER WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE DESIGNER OR OWNER.
4. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE AND VOID UNLESS IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES ETC. INCORPORATED THEREIN BY REFERENCE WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE OF BY SIGNING THE CONTRACT.
5. DESIGNER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTOR'S SUPPLIERS ETC. ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND SHOP DRAWING STAMPED AND SIGNED BY THE DESIGNER OR OWNER WILL BE ALLOWED AT THE JOB SITE.
6. UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
7. CONTRACTOR SHALL AND SIGNING CONTRACT DOES WARRANT THAT ALL WORK AND MATERIALS WILL COMPLY WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS AND SHALL BE OF GOOD WORKMANSHIP, QUALITY AND FREE FROM DEFECTS IN WORKMANSHIP AND MATERIAL, FOR A PERIOD OF ONE YEAR FROM DATE OF FULL OCCUPANCY UNLESS LONGER THAN ONE YEAR WARRANTY IS REQUIRED, SPECIFIED OR PROVIDED INSULATED GLASS SHALL HAVE TEN YEAR WARRANTY.
8. CONTRACTOR SHALL RECORD PATCH AND MATCH ALL CONSTRUCTION DAMAGES TO SITE, GRASS, CONCRETE, FENCING, ETC. TO MATCH EXISTING CONDITIONS.
9. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION OF THE WORK AND MATERIALS ON THE SIDE WALK AND OR STREETS WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED. THE SUPERINTENDENT IN CHARGE OF CONSTRUCTION SHALL BE AT THE JOB SITE DURING ALL WORKING HOURS.
10. THE CONSTRUCTION SHALL COMPLY WITH THE 2019 CBC, 2019 IRC 2019 CMC, 2019 CEC, AND 2019 CALIFORNIA FIRE CODE.
11. ALL DIMENSIONS ON THE DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR AGAINST ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, AND REPORT ANY OR ALL DISCREPANCIES TO DESIGNER BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND TRADES.

PLUMBING NOTES:

1. PROVIDE PRESSURE RELIEF VALVES FOR WATER TO TERMINATE OUTSIDE THE BUILDING WITHOUT BEING TRAPPED.
2. PROVIDE ALL PLUMBING VENTS TO BE MIN. 10 FEET AWAY FROM OPERABLE SKYLIGHTS.
3. ALL WATER CLOSURES SHALL BE LOW FLUSH TYPE (1/28 GPM).
4. SHOWNERS AND TUB ARE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
5. SIZE OF WATER CLOSURES TO BE MAXIMUM 1/28 GPM PER FLUSH.
6. PROVIDE NON-BACK FLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS.
7. PROVIDE BACKWATER VALVE FOR THE DRAINAGE PIPING SERVING THE FIXTURES AT THE BASINMENT WITH FLOOR LEVEL HIGHER THAN THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE SEWER ABOVE THIS ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.

PLAN NOTES:

1. CONTRACTOR SHALL INSTALL DRIVER VENT DUCTS THROUGH WALL TO OUTSIDE REGISTER WITH DAMPER, MAX. 14 TWO (2) DEGREE ELBOW.
2. ALL GLAZING IN OR WITHIN 6" OF DOORS, OVER 6" SQUARE FEET, AND WITHIN 18" OF FLOOR, AND ALL GLAZING IN SHOWERS AND BATHING TO BE SAFETY GLASS.
3. PROVIDE UPPER AND LOWER COMBUSTION AIR FOR FURNACE AND WATER HEATER COMPARTMENT.
4. PROVIDE MIN. 7'-6" DEPTH, FIRE PLACE HEART FLOOR FINISHING TO BE NON-COMBUSTIBLE.
5. ONE WINDOW FROM EACH SLEEPING ROOM MUST HAVE A NET CLEAR OPENING OF 5.7 SQ. FT. WITH A NET CLEAR HEIGHT OF 24 INCHES A NET CLEAR WIDTH OF 20 INCHES AND THE SILL MUST BE WITHIN 48 INCHES OF THE FLOOR (TYP. FOR ALL THE BEDROOMS).
6. MIN. 3" DIA. CLR. 1/24 SQ. INCH AREA AT SHOWER/23" MIN. WIDE SHOWER DOOR.
7. WINDOWS MAY BE USED IF THE REQUIRED DEPTH OF 18" RUN (TREAD) IS PROVIDED AT A POINT 12" FROM THE SIDE OF THE STAIRWAY, WHERE TREADS ARE NARROWER BUT IN NO CASE SHALL DEPTH OF RUN (TREAD) BE LESS THAN 18" AT ANY POINT.
8. ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GA. MINIMUM AND PER CURRENT CALIFORNIA MECHANICAL CODE AND 2019 IRC.
9. BATHTUB AND SHOWER WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 12" ABOVE FLOOR PER CBC SECTION R602.2, TYPICAL FOR ALL BATHTUBS AND SHOWERS.
10. PROVIDE ONE HOUR CONST. 5/8" TYPE "X" GYP. BOARD IN GARAGE WALLS, CEILING WHICH SEPARATE THE GARAGE FROM THE LIVING SPACES & UNDER STAIRS INCLUDING SUPPORTING MEMBERS (BEAMS, COLUMNS AND BEARING WALLS).
11. PROVIDE MINIMUM 26 GA. GALVANIZED WEAP SCREEN AT FOUNDATION PLATE (18" AT LEAST 4" ABOVE OR ABOVE CONCRETE OR PAVING).
12. DOORS AND PARTIALS OF SHOWERS AND BATHTUB ENCLOSURES AND ADJACENT WALL OPENINGS WITHIN 6" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC, CBC 2402.
13. PROVIDE SEISMIC ANCHORAGE OF WATER HEATER TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSION. THE LOWER ANCHOR LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS.
14. PROVIDE CLEAR SPACE AT WATER CLOSURES (26 WIDE, 24" IN FRONT) AT SHOWER (24" WIDE IN MIN. AREA, 30" MIN. DIAMETER CLEAR) AND HEIGHT OF SHOWER ENCLOSURE.
15. WINDOW AND ANY OPENINGS LESS THAN 3' ABOVE STAIR TREADS AND MORE THAN 18" ABOVE THE ADJACENT FLOOR TO BE PROTECTED BY A GUARDRAIL PER CBC 2019 SECTION 1013.
16. PROVIDE AND INSTALL 5/8" TYPE "X" SHEETROCK AT USABLE ENCLOSED SPACE BELOW A STAIRWAY.

NOTES FOR ACCESS DOORS:

1. FLOOR ACCESS DOORS SHALL BE AT MAXIMUM 27" OF DISTANCE TO THE CLEANOUT LOCATIONS OR CLEANOUT SHALL BE EXTENDED TO OUTSIDE OF BLDG.
2. ATTIC SPACE ACCESS DOORS SHALL BE AT MAXIMUM 20'-0" DISTANCE TO THE ATTIC FURNACES.

WALL LEGEND:



NOTE: UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A HEIGHT OF NOT LESS THAN 16 INCHES (406 MM) MEASURED VERTICALLY. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE

