PROJECT: 4 UNITS OF SINGLE FAMILY ATTACHED **ZONING: RL-7** LOT SIZE: 13,121sf (FRONTAGE: 105') FRONT YARD COVERAGE: 48.5% (1048SF/2160SF)

GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF FOUNDATION AND OUTSIDE FACE OF EXTERIOR STUD WALLS TO THE CENTERLINE OF INTERIOR STUD WALLS UNLESS NOTED. STUD WALLS NOT WINDOWS APPEARING ON THE FLOOR PLANS AND EXTERIOR ELEVATIONS ARE TO BE CONFIRMED

ICE & WATER SHIELD TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AT ALL AT ALL INTERSECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AND UNDER FIRST 2 COURSES OF ROOF SHINGLE AROUND PERIMETER OF ROOF.

ADEQUATE ATTIC VENTILATION AND ROOF VENTS ARE TO BE PROVIDED AS SHOWN ON PLANS. ALL PLUMBING AND MECHANICAL VENTS TO BE LOCATED CLOSE TOGETHER WITHIN THE ATTIC SPACE WHEN POSSIBLE TO MINIMIZE THE NUMBER OF ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS WHICH APPEAR ABOVE THE ROOF TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. NO VENT TO BE ALLOWED ON THE FRONT ROOF. ALL METAL AND PVC VENTS AND PENETRATIONS TO BE PRIMED AND

4. UTILITY METERS TO BE PLACED OUT OF ANY PROMINENT VIEW AND AS CLOSE TO GRADE AS POSSIBLE TO MINIMIZE THERE VISUAL IMPACT 5. GUTTERS AND DOWN SPOUTS ARE NOT LOCATED ON ELEVATIONS, LOCATIONS OF DOWN SPOUTS ARE TO BE DETERMINED ON SITE DUE TO TOPOGRAPHICAL CONDITIONS TO ALLOW POSITIVE DRAINAGE AWAY

FROM THE HOUSE. DOWN SPOUTS NOT TO BE LOCATED IN PROMINENT LOCATIONS. GUTTERS AND DOWN

PAINTED TO CLOSELY MATCH THE ROOF COLOR.

SPOUTS ARE TO CLOSELY MATCH TRIM COLOR OF THE HOUSE.

DO NOT SCALE DRAWINGS. FOLLOW DRAWING DIMENSIONS ONLY. IF DIMENSION IS NOT CALLED OUT, ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL STUDS TO THE CENTERLINE OF INTERIOR STUD WALL UNLESS NOTED. INTERIOR STUD WALLS NOT DIMENSIONED ARE TYPICALLY 2 X 4 (3

1/2"), EXTERIOR STUD WALLS ARE 2 X 6 (5 1/2") AND WHEN POSSIBLE PLUMBING WALLS. ALL INTERIOR WALLS TO BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE, FLOAT AND SAND (3 COATS).

4. WALLS COMMON TO THE GARAGE AND HOUSE TO HAVE A LAYER OF 5/8", TYPE X FIRE RATED GYPSUM BOARD ON GARAGE SIDE. 5. ALL BATH AND TOILET AREA WALLS AND CEILINGS ADJACENT TO WET AREAS TO HAVE WATER RESISTANT

6. EMERGENCY ESCAPE WINDOWS IN BEDROOM TO HAVE A MINIMUM NET CLEAR OPENING OF 3.3 SQ.FT., A MINIMUM NET CLEAR OPENING OF 20" x 24" IN EITHER DIRECTION. AND HAVE A MAXIMUM FINISHED SILL HEIGHT OF 44" ABOVE FINISHED FLOOR AND A WINDOW ROUGH OPENING HEAD HEIGHT OF 6'-10 1/2" (+/-). TEMPERED GLASS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:

- WITHIN 18" OF A FLOOR & 24" OF A DOOR, INCLUDING THE DOOR
- WITHIN 5' OF WET FLOOR SURFACES, TUB OR SHOWER ENCLOSURES UP TO 5' HEIGHT WITHIN 5' ADJACENT TO BOTTOM OF STAIR LANDING UP TO 3' IN HEIGHT.
- BATHROOMS AND UTILITY ROOMS TO BE VENTED TO THE OUTSIDE WITH A MINIMUM OF 50 CFM FAN. RANGE HOODS TO BE VENTED TO THE OUTSIDE. 12. CABINET SUBCONTRACTOR TO "FIELD VERIFY" ALL CABINET DIMENSIONS AND LAYOUTS BEFORE

STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND THE PERMITTED HEADROOM HEIGHT. THE MINIMUM WIDTH AT OR BELOW THE HANDRAIL HEIGHT SHALL NOT BE LESS THAN 32" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 28" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR THE NOSING FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

AREAS, SHALL HAVE BALUSTERS WHICH PREVENT THE PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER.

THE MAXIMUM RISER HEIGHT SHALL BE 8-1/4" AND THE MINIMUM TREAD DEPTH SHALL BE 9". TREAD NOSING SHALL NOT EXTEND MORE THAN 1-1/2" BEYOND THE FACE OF THE RISER BELOW. 4. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR/GRADE SHALL HAVE GUARDRAILS. WHICH SHALL ALSO SERVE AS HANDRAILS. NOT LESS THAN 36" IN HEIGHT. 5. REQUIRED GUARDRAILS ON OPEN SIDES OF STAIRWAYS, BALCONIES, PORCHES, DECKS AND RAISED FLOOR

ALL CONCRETE WORK SHALL CONFORM WITH THE LATEST REQUIREMENTS OF THE AMERICAN CONCRETE

- ALL REINFORCING BARS TO BE ASTM A-615 GRADE 60 DEFORMED BARS. DAMP PROOFING REQUIRED BELOW GRADE ON EXTERIOR WALLS.
- THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT THE END OF 28 DAYS SHALL BE AS FOLLOWS: ALL CONCRETE FLAT WORK EXPOSED TO WEATHER = 3500 P.S.I. ALL OTHER CONCRETE = 3000 P.S.I. BEARING CAPACITY OF 1.5 TONS PER SF
- ALL EXTERIOR FOOTINGS SHALL BE NOT LESS THAN 4'-0" BELOW GRADE. NO FOOTING SHALL BE PLACED IN WATER, ON FROZEN GROUND UNSUITABLE MATERIAL OR FILL.
- CONCRETE COVER SHALL BE AS FOLLOWS: FLOOR SLABS = 1-1/2" FOUNDATION WALLS = 2"
- 9. ALL SLABS TO BE PLACED ON WELL COMPACTED GRAVEL.
- 10. COORDINATE FOUNDATION PENETRATIONS FOR SEWER, WATER, AND OTHER UTILITIES AS REQUIRED. 11. NO BACK FILL SHALL BE PLACED AGAINST FOUNDATION WALLS UNLESS WALLS ARE SUFFICIENTLY BRACED TO PREVENT MOVEMENT OR STRUCTURAL DAMAGE
- 12. CONTRACTOR SHALL USE EXTREME CARE IN LOCATING, PROTECTING, AND RELOCATING ANY AND ALL UTILITIES ASSOCIATED WITH PROPOSED PROJECT IN ACCORDANCE WITH THE OWNER AND DESIGNATED UTILITIES REPRESENTATIVE DIRECTIVES
- TYPICAL FOUNDATION WALL 10" THICK X 7'-11"± HIGH.
- TYPICAL WALL FOOTING 12" THICK X 24" WIDE WITH (2) #4 BARS CONT. TYPICAL COLUMN FOOTING 2'-6" SQ. X 12" DEEP WITH (2) #4 BARS EACH WAY.
- ALL DIMENSIONS ARE CALCULATED FROM THE OUTSIDE FACE OF THE WALL TO THE OUTSIDE FACE OF THE WALL, AND TO THE CENTERLINE OF PIERS UNLESS OTHERWISE NOTED. PROVIDE A 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OR
- MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED AREAS. 18. PROVIDE 1-1/4" DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL GARAGE SLABS, BOTH DIRECTIONS. 19. PROVIDE 2" X 24" X CONTINUOUS R-10 CLOSED CELL RIGID INSULATION AROUND PERIMETER OF BASEMENT 20. FOUNDATION ANCHORAGE 130 MPH EXPOSURE B WITH 3" X 3" X 1/4" PLATE WASHERS @ 26" O.C MAX.
- WITHIN 1'-0" OF ALL CORNERS EACH WAY. MIN OF 7" EMBEDMENT UNTO CONCRETE FOUNDATION. LOCATION LIVE DEAD TOTAL LOADS DEFLECTION
 FIRST FLOOR 40LB 20LB 60LB L/360

FIRST FLOOR	4ULD	ZULD	OULD	L/300
SECOND FLOOR	30LB	20LB	50LB	L/360
(SLEEPING AREA)				
ATTIC (STORAGE)	20LB	10LB	30LB	L/360
ROOF	40LB	20LB	60LB	L/240
DECKS	60LB	10LB	70LB	L/360

GENERAL FRAMING NOTES LOCATION LIVE DEAD TOTAL LOADS DEFLECTION ALL FRAMING MATERIAL SHALL HAVE A MIN. Fb OF 1200 PSI

- ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED. PROVIDE DOUBLE FLOOR JOIST UNDER ALL WALLS WHICH RUN PARALLEL TO THE DIRECTION WHICH THE
- 4. PROVIDE 1" X 3" CROSS BRACING OR SOLID BLOCKING AT THE MID SPAN OF ALL FLOOR JOISTS. FLOOR CONSTRUCTION: 3/4" TONGUE AND GROOVE PLYWOOD SUBFLOOR. FINISHED MATERIAL TO BE APPLIED OVER SUBFLOOR. GLUE AND SCREW PLYWOOD DECKING TO FLOOR JOIST.
- ALL STUD FRAMED WALLS TO BE FRAMED AT 16" O.C. MAXIMUM (UN). ALL ANGLED WALLS ARE TO BE FRAMED AT 45 DEGREES UNLESS NOTED OTHERWISE.
- HEADER SIZE TO BE (2) 2X_'S WITH UNFACED FG BATT INSULATION IN CAVITY UNLESS NOTED OTHERWISE. ALL HEADERS TO BE FREE FROM ALL SPLITS AND CHECKS.
- PROVIDE FULL SOLID BEARING OR STUD BEARING UNDER ALL BEAM BEARING POINTS. 11. ALL BEAM AND JOIST INTERSECTIONS TO BE FLUSH FRAMED WITH GALVANIZED JOIST HANGERS.
- ALL BEAMS TO HAVE TRIPLE STUD BEARING UNDER EACH END 13. UNLESS OTHERWISE NOTED, PROVIDE A 2X PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH
- 3/8" DIAMETER BOLTS STAGGERED AT 24 " O.C. 14. UNLESS OTHERWISE NOTED, PROVIDE DOUBLE HEADER JOIST AND TRIMMERS AT ALL FLOOR OPENINGS.
- 15. STAIR CONSTRUCTION TO CONSIST OF (4) 2X12 STRINGERS. 16. TEMPORARY GUARDRAILS MUST BE INSTALLED AT ALL FLOOR OPENINGS. 17. ALL WALLS OVER 10'-0" HIGH TO BE 2X6'S AT 16" O.C. AND RECEIVE 2 ROWS OF 2X6 BLOCKING AT 1/3 POINTS
- 18. TYPICAL 2X6 EXTERIOR WALLS TO BE SHEATHED WITH 1/2" EXTERIOR GRADE PLYWOOD. SHEATHING TO SPAN OVER ALL PLATES AND AND HEADERS.
- 19. FLOOR FRAMING LAYOUT IS DESIGNED TO PROVIDE BEST POSSIBLE ACCESS TO THE HVAC DUCTS AND
- 20. PROVIDE BLOCKING AT ALL CABINET AND BATHROOM ACCESSORIES LOCATIONS. 21. PROVIDE 2X4 RAFTER TIES AT ALL PLATES WHERE JOIST RUN PERPENDICULAR TO RAFTERS.
- 22. HIP, VALLEY RAFTERS, AND RIDGE BOARDS TO BE ONE SIZE LARGER THAN TYPICAL RAFTERS UNLESS OTHERWISE NOTED ON PLANS. 23. PROVIDE 2X6 COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING
- JOIST AT EACH ROOF RAFTER. 24. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.
- 25. REQUIRED GUARDRAILS ON BALCONIES, PORCHES, DECKS AND RAISED FLOOR AREAS, SHALL HAVE A MINIMUM HEIGHT OF 36" MEASURED VERTICALLY FROM THE FINISHED DECK, PROVIDE CONT. 2X10 BLOCKING AT ALL WALLS WHERE DECK TOUCHES THE LIVING UNIT AT DECK FRAME HEIGHT.
- 26. ALL FRAMING, INCLUDING BEAMS, JOISTS, RAFTERS AND COLUMNS SHALL BE SIZED BY LUMBER YARD AS SELECTED BY OWNER

GENERAL INSULATION NOTES

PROVIDE 2" R-10 RIGID INSULATION AT SLAB EDGES. SEE FOUNDATION PLAN. PROVIDE R-21 BATT INSULATION WITH VAPOR BARRIER IN 2X6 WALLS, AND MINIMUM R-49 BATT INSULATION IN ALL CEILINGS EXPOSED TO EXTERNAL CONDITIONS. ALLOW 1-1/2" MINIMUM AIRSPACE BETWEEN

FLOORS OVER UNCONDITIONED SPACE TO HAVE R-30 INSULATION WITH VAPOR BARRIER (FACING WARM HVAC DUCTS LOCATED IN UNHEATED SPACES TO BE INSULATED WITH A MIN. OF 2" OF INSULATION AND SEAL DUCT WORK W/ RED DUCT CAULKING AND SCREWS ON THE 4 COMPASS POINTS.

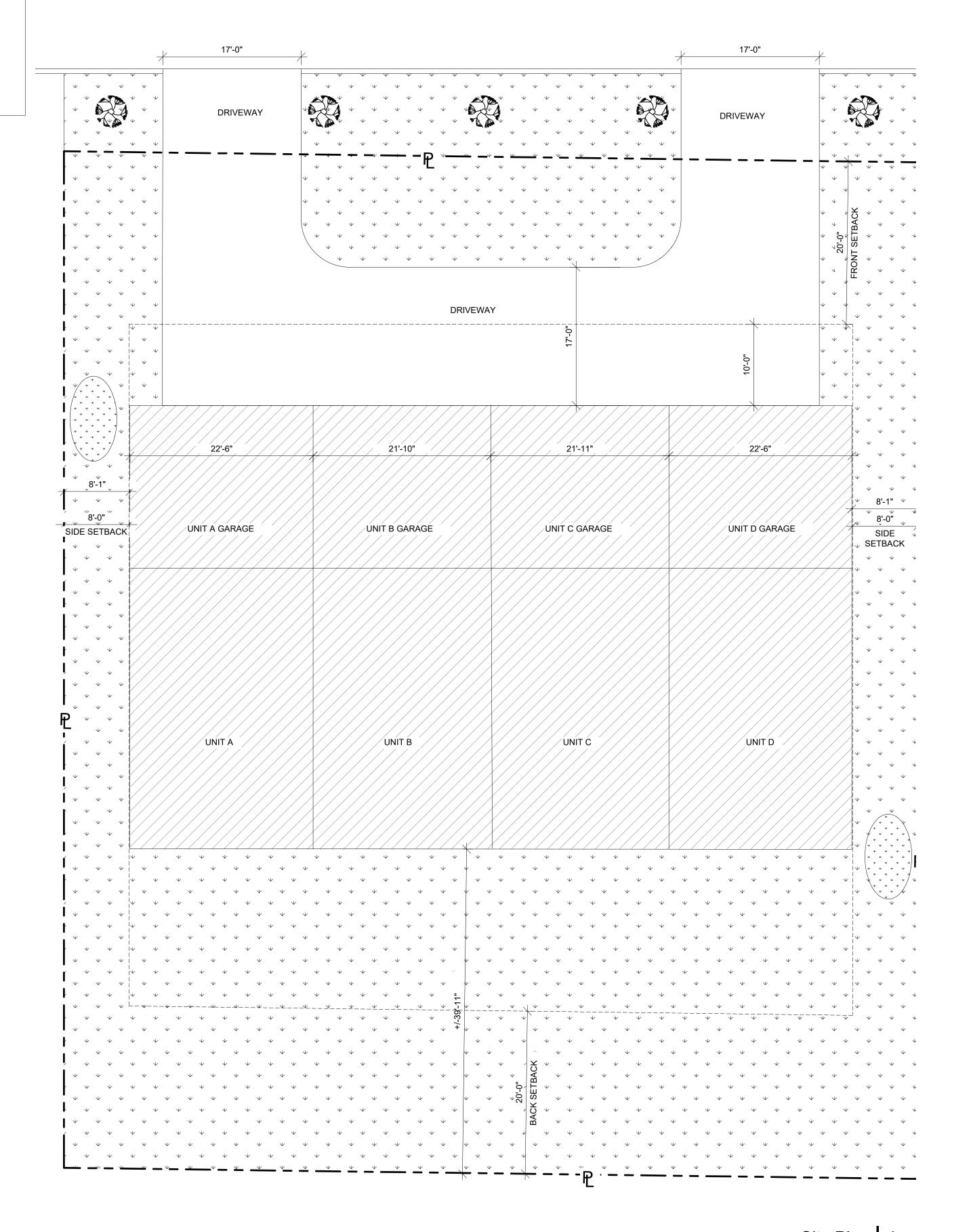
ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL CODES AND SAFETY 2. GENERAL AND ELECTRICAL CONTRACTOR TO REVIEW THE PLAN(S) AND WALK THROUGH THE JOB TO

SHEATHING AND INSULATION, INSTALL INSULATION WITH VAPOR BARRIER TO WARM SIDE.

- VERIFY THAT THE DESIGN INTENT IS MAINTAINED. GAS OR ELECTRICAL SERVICE TO BE PROVIDED AS REQUIRED FOR ALL APPLIANCES AND EQUIPMENT SUCH AS REFRIGERATOR, DISH WASHER, DISPOSAL, HVAC EQUIPMENT, ALARM PANEL, LAWN SPRINKLER SYSTEM, ETC. OUTLET TO BE PROVIDED ABOVE THE RANGE FOR MICROWAVE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
- ALL OUTLETS PLACED NEAR ANY WATER CONDITION TO BE G.F.C.I. TYPE. LOCATIONS OF SWITCHES AND OUTLETS TO BE COORDINATED WITH OWNER.
- PROVIDE 2 EXTERIOR WATERPROOF OUTLETS. ALL PHONE OUTLETS, COMPUTER OUTLETS, CABLE TV OUTLETS, AND ELECTRONIC DEVICE OUTLETS LOCATIONS TO BE VERIFIED BY OWNER.
- DIMMERS TO BE SIZED FOR THE APPROPRIATE LOAD OF THE FIXTURES AND LAMPS SELECTED. VERIFY TRIM SIZE FOR ALL DOORS AND WINDOWS PRIOR TO LOCATING SWITCHES. ALL LOCATIONS SHOULD BE CLOSE TO TRIM AND ALIGNED WITH ONE ANOTHER IF THERE ARE MULTIPLE.
- 10. BLOCK AND PREWIRE SEPARATE SWITCHES TO EACH LIGHT AND CEILING. IF EXTERIOR SECURITY LIGHTING IS DESIRED BY OWNER THE TYPE, LOCATION, AND REQUIRED SWITCHING
- IF AN ALARM IS DESIRED ALL OF THE REQUIREMENTS MUST BE COORDINATED WITH THE OWNER. PROVIDE HARDWIRED SMOKE DETECTORS, WITH BATTERY BACKUP. AS REQUIRED: IN THE IMMEDIATE VICINITY OF BEDROOMS, IN ALL BEDROOMS, AND 1 SMOKE DETECTOR IS REQUIRED PER 1,200 SQ. FT. OF SPACE (INCLUDING BASEMENT). ANY SMOKE DETECTOR LOCATED WITHIN 20 FEET OF A KITCHEN OR
- WITHIN 20 FEET OF A BATHROOM CONTAINING A TUB OR SHOWER SHALL BE A PHOTO ELECTRIC TYPE SMOKE DETECTOR BUT SHALL SATISFY THE COMPATIBILITY REQUIREMENTS OF 780 CMR 5313.2.10. 14. PANEL BOX TO BE 200 A SIZED TO ACCOMMODATE ALL CALCULATED LOADS AND PROVIDE FOR A MINIMUM OF FIGHT SPARES
- 15. ELECTRIC AND GAS METERS TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. GENERAL PLUMBING 16. PLUMBING SUBCONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY
- REQUIREMENTS. 17. PROVIDE GAS SERVICE TO ALL WATER HEATERS, HVAC EQUIPMENT AND APPLIANCES AS REQUIRED. IF WALL PLATES OR JOISTS ARE CUT DURING INSTALLATION OF PLUMBING FIXTURES OR EQUIPMENT PROVIDE BRACING TO TIE FRAMING BACK TOGETHER.
- ALL GAS WATER HEATERS TO BE VENTED AT TOPOUT ALL PLUMBING AND MECHANICAL VENT STACKS TO BE LOCATED CLOSE TOGETHER IN THE ATTIC. VENT STACKS TO BE LOCATED TO THE REAR OF THE HOUSE AWAY FROM PROMINENT VIEW. ALL VENT STACKS TO
- BE PRIMED AND PAINTED TO CLOSELY MATCH ROOF COLOR. PROVIDE SHOWER CURTAIN RODS IN TUBS IN ALL BATHS. 22. INSULATE ALL HOT WATER AND COLD WATER PIPES IN UNHEATED AREAS.
- H.V.A.C. SUBCONTRACTOR IS RESPONSIBLE FOR ALL APPLICABLE CODES AND SAFETY REQUIREMENTS. HVAC SUBCONTRACTOR TO FULLY COORDINATE ALL SYSTEM DATA AND REQUIREMENT S WITH THE EQUIPMENT SUPPLIER. SYSTEM LAYOUT TO BE DISCUSSED WITH GENERAL CONTRACTOR, AND OWNER FOR
- 3. ATTIC HVAC UNIT(S) TO BE LOCATED WITHIN 20 FT. OF THEIR SERVICE OPENING. DO NOT LOCATE RETURN AIR GRILLES WITHIN 10 ET OF A GAS FIRED APPLIANCE
- DO NOT LOCATE UNIT(S) OVER AREAS WITH A SPAN MORE THAN 10'-0". ALL MECHANICAL AND PLUMBING VENT STACKS INCLUDING GAS FLUES TO BE LOCATED TOGETHER IN THE ATTIC TO MINIMIZE ROOF PENETRATIONS. VENT STACKS TO BE LOCATED TO THE REAR OF THE HOUSE
- AWAY FROM PROMINENT VIEW. ALL VENT STACKS AND FLUES TO BE PRIMED AND PAINTED TO CLOSELY
- ALL HVAC DUCT WORK SHALL BE INSULATED W/A MIN. OF 2" BLANKET INSULATION WITH A VAPOR BARRIER. ALL METAL DUCT WORK SHALL BE SEALED W/ RED DUCT CAULKING, SCREWED (MIN. FOUR (4) SCREWS AT
- THE FOUR (4) MAJOR COMPASS POINTS.
- NO FLEX DUCT SHALL BE MORE THAN 12'-0" LONG HVAC NOT TO BE PLACED IN FRONT OF WINDOWS

LEGEND BUILDING ∠∠ Footprint DRIVEWAY **GRASS/ VEGETATION** ____ COVERAGE RAIN GARDEN PROPERTY LINE SETBACK LINE

NORFOLK ST





ROYAL CA CORP 661 W LEMON AVE ARCADIA CA

626-484-3573

No. Description Date

SITE PLAN

1/8" = 1'-0"