

GENERAL NOTES

ALL WORK SHALL BE IN COMPLIANCE WITH ALL GOVERNING CODES AND ORDINANCES, INCLUDING THE UNIFORM BUILDING CODE, INTERNATIONAL ELECTRIC CODE, UNIFORM PLUMBING CODE, CGSA, CITY, COUNTY, STATE, AND NATIONAL STANDARDS AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

THESE NOTES ARE PROVIDED TO SHOW BASE AREAS OF RESPONSIBILITY, AND ANY ITEMS NOT SPECIFICALLY INCLUDED BUT NECESSARY FOR PROPER COMPLETION OF THE WORK SHALL BE INCLUDED AS PART OF THE WORK. THESE NOTES ARE NOT TO BE USED WHERE DETAILS ARE NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE SIMILAR TO OTHER COMPARABLE WORK.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED. EACH SUB-CONTRACTOR IS TO CONSIDER A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY WORK IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED PRIOR TO SUBMITTING BIDS, AND SHALL SUPPLY ALL LABOR, EQUIPMENT AND MATERIAL NECESSARY TO COMPLETE THEIR WORK PROPERLY.

ALL TRIM SHALL BE INSTALLED AT THE FINISH GRADE OF THE INTERIORS AND SHALL LEAVE THE JOB BROOM CLEAN UPON THE COMPLETION OF THEIR WORK.

ALL GRADING TO CONFORM TO LOCAL ORDINANCE, APPENDIX X OF THE CBC, AND STANDARDS PERTAINING THEREIN.

CUTTING AND NOTCHING IN EXTERIOR WALL AND BEARING PARTITION, ANY WOOD STUD MAY BE CUT OR NOTCHED TO DEPTH OF NOT EXCEEDING 25% OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NO GREATER THAN 40% OF THE WIDTH OF THE STUD IS PERMITTED IN NON-BEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

BORED HOLES GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 80% OF THE STUD WIDTH MAY BE BORED IN WOOD STUDS. BORED HOLES NOT GREATER THAN 2" SUCCESSIVE DOUBLE STUD CASES 80 HIGHER THAN 16" SHALL BE BORED IN WOOD STUDS. BORED HOLES NOT GREATER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

ALL PLYWOOD "SING" EXPOSED TO THE WEATHER IS TO BE EXTERIOR GRADE, EXTERIOR GRADE.

WALLS AND SPOFFS ON ENCLOSED USEABLE SPACES UNDER STAIRS SHALL BE PROTECTED WITH 1 HOUR FIRE-RATED MATERIALS ON THE ENCLOSED SIDE. PROVIDE MINIMUM 5/8" TYPE "X" GYPSUM BOARD.

WALLS BETWEEN DWELLING AND ATTACHED GARAGES SHALL HAVE 5/8" TYPE "X" GYPSUM BOARD OR 3/4" PLASTER AS FINISH ON GARAGE SIDE, WITH A 1/2" SOLID CORE WOOD OR 1/2" TYPE "X" GYPSUM BOARD ON THE INTERIOR SIDE.

IF SEPARATION BETWEEN HOUSE AND GARAGE IS A FLOOR AND CEILING ASSEMBLY, THE CEILING AND FLOOR SUPPORTING ELEMENTS AND POSTS MUST BE FIRE PROTECTED AND JACKETS FOR PROTECTION AGAINST MECHANICAL DAMAGE.

ALL UNDERFLOOR AREAS ARE TO BE ACCESSIBLE THROUGH AN OPENING OF NO LESS THAN 24" WIDE BY 18" HIGH, UNOBTAINED AND COVERED, AND UNOBTAINED BY PIPES, DUCTS, AND SIMILAR CONSTRUCTION.

ALL WELDING SHALL BE PERFORMED IN A SHOP OF AN APPROVED/CERTIFIED FABRICATOR IN ACCORDANCE WITH THE OWNER SHALL HAVE A SPECIAL INSPECTOR FOR THE WELDING INFORMATION SHALL BE INCORPORATED INTO THE BUILDING PLANS SUBMITTED TO PLAN CHECK (120).

THESE GENERAL NOTES AND ACCOMPANYING PLANS ARE COMPLEMENTARY AND ALL CONSTRUCTION IS TO BE AS SHOWN AND NOTED ON THE PLANS.

ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH:

- A. STATE AND LOCAL CODES
- B. UNIFORM BUILDING CODES

THE BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON DRAWINGS AND IN CONNECTION WITH THE COMPLETION OF THE WORK.

THE BUILDER IS TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS AND FLOORS PRIOR TO COMPLETION OF THE WORK.

CONTRACTORS SHALL VERIFY ALL GRADES, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING WORK.

IN ACCORDANCE WITH THE CALIFORNIA ENERGY CODE, TITLE 20, THE FOLLOWING INFORMATION SHALL BE INCORPORATED INTO THE BUILDING PLANS SUBMITTED TO PLAN CHECK (120).

ALL UNFINISHED ROOFS AND WINDOWS EXPOSED TO AMBIENT CONDITIONS OR TO UNCONDITIONED SPACES, SUCH AS GARAGES, SHALL BE FULLY WEATHER-RESISTANT.

14030(1) ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR FILTRATION STANDARDS OF THE A.N.S.I. WHEN TESTED IN ACCORDANCE WITH ASTM E283-75 AND SHALL BE CERTIFIED AND LABELED.

14030(2) ALL FAN FANS EXHAUSTING AIR FROM THE BUILDING ENVELOPE TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS OF AUTOMATIC DAMPERS.

14040(1) ALL TRANSVERSE DUCT, PLANK, AND FILLED JOISTS SHALL BE SEALED WITH PRESSURE SENSITIVE TAPE OR MASTIC TO PREVENT AIR LOSS.

14050(1) INSULATION OF ALL DUCTS SHALL CONFORM TO THE PROVISIONS OF SECTION 1005 OF THE UNIFORM MECHANICAL CODE, 1982 EDITION.

14060(1) REPAIRS TO THE MAJOR WATER MAINS OF THE DIST WATER HEATER ON THE PLANS, THE UNIT MUST BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.

14060(2) REPAIRING HOT WATER PIPING IN ATTICS, GARAGES, CRAWL SPACES, OR UNHEATED SPACES BETWEEN FLOORS OR IN INTERIOR WALLS SHALL BE REPAIRED TO PROVIDE MAXIMUM LOSS OF NOT MORE THAN 50% PER LINEAR FOOT FOR LARGER SIZES.

14060(3) SHOWER HEADS, LAVATORY, AND SINK FAUCETS MUST BE OF A MAKE AND MODEL NUMBER CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.

14060(4) REPAIRING HOT WATER PIPING IN ATTICS, GARAGES, CRAWL SPACES, OR UNHEATED SPACES BETWEEN FLOORS OR IN INTERIOR WALLS SHALL BE REPAIRED TO PROVIDE MAXIMUM LOSS OF NOT MORE THAN 50% PER LINEAR FOOT FOR LARGER SIZES.

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CONCRETE NOTES

(THIS SECTION SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO ERECT ALL FORMS, POUR AND FINISH ALL STRUCTURAL CONCRETE AND PLASTER (AS INDICATED).)

CONCRETE FORMWORK - ALL FORMS SHALL BE INSTALLED WITH SUPPORTIVE STRENGTH AND RIGIDITY TO MAINTAIN THE PLACEMENT OF CONCRETE TO REMAIN TRUE TO THE PLANS OR BLOWMOUTS, AND BE THOROUGHLY WETTED BEFORE POURING CONCRETE.

EXPANSION JOINTS SHALL BE LOCATED AS AT OWNERS CONTRACTOR OPTION.

CONCRETE REINFORCEMENT SHALL BE GRADE 40 DEFORMED BARS CONFORMING TO ALL ASTM STANDARD SPECIFICATIONS AND SHALL BE FIRMLY WEDGED IN PLACE BEFORE POURING CONCRETE. ALL REINFORCEMENT SHALL BE INSULATED WITH INSULATION.

REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS CONFORMING TO ALL ASTM STANDARD SPECIFICATIONS AND SHALL BE FIRMLY WEDGED IN PLACE BEFORE POURING CONCRETE. ALL REINFORCEMENT SHALL BE INSULATED WITH INSULATION.

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QUE LAMINATED BEAMS SHALL BE AS REQUIRED BY ENGINEER'S CALCULATIONS OR PLANS. MANUFACTURER'S CERTIFICATION OF GLU-LAM BEAMS SHALL BE PROVIDED AT THE TIME OF INSPECTION WHICH PROPERLY INDICATES THE FIBER BENDING AND GRADE SPECIFICATIONS COMPARISON NUMBER.

ALL WOOD TO BE 2" MINIMUM HORIZONTAL DISTANCE FROM CHIMNEY OR FLUE.

PROVIDE CROSS BRACING OR BLOCKING AT FLOOR JOISTS AND RAFTERS 1/2" FROM THE TOP OF THE JOIST OR Rafter. PROVIDE CROSS BRACING OR BLOCKING AT FLOOR JOISTS AND RAFTERS 1/2" FROM THE TOP OF THE JOIST OR Rafter.

EXTERIOR WOOD SIDING TO BE INSTALLED OVER 1/4" BUILDING PAPER. FOR EXTERIOR SIDING PROVIDE PROMOTIVE BRACING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION OR LISTING, BUT NOT TO EXCEED 32" O.C.

WOOD JOISTS TO BE 16" ON CENTER. PROVIDE CROSS BRACING OR BLOCKING AT FLOOR JOISTS AND RAFTERS 1/2" FROM THE TOP OF THE JOIST OR Rafter. PROVIDE CROSS BRACING OR BLOCKING AT FLOOR JOISTS AND RAFTERS 1/2" FROM THE TOP OF THE JOIST OR Rafter.

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MEMBERS SUPPORTING EXTERIOR DECKS AND/OR STAIRS SHALL COMPLY TO CBC CHAPTER 23.

BEARING WALLS SHALL BE BRACED AT EACH END OF OR AS NEAR AS POSSIBLE, AT EVERY 25'0" LINEAL WALLS, THIS 1X6 NOTED BRACING TO RUN DIAGONALLY IN A STRAIGHT LINE TO THE BOTTOM CORNER OF THE WALL WITH AN ANGLE AS NEAR 45 DEGREES AS POSSIBLE, BUT ALWAYS AT SUFFICIENT ANGLE TO INCLUDE A STUD SPICE.

PROVIDE LATERAL CROSS-BRACE AT PLATE LINE OF GARAGE. CBC 3208.

PROVIDE BRACING FOR EXTERIOR AND MAIN CROSS-STUD PARTITIONS. CBC 3208.3.

MANUFACTURER'S CERTIFICATION OF GLU-LAM BEAMS SHALL BE PROVIDED AT THE TIME OF INSPECTION WHICH PROPERLY INDICATES THE FIBER BENDING AND GRADE SPECIFICATIONS COMPARISON NUMBER.

ALL PLUMBING WALLS TO BE OF 2X4 MATERIALS EXCEPT WHERE NECESSARY, 2X6.

ALL HAULING SHALL BE IN COMPLIANCE WITH CBC TABLE 2304.8-1.

ALL LUMBER SHALL HAVE A GRADE MARKED WITH A STAMP OF THE ASSOCIATION COVERING THE SPIRES AND UNDER GRADE RULES IT WAS PRODUCED IN.

TRUSSES TO BE FABRICATED IN A SHOP OF AN I.C.C. APPROVED FABRICATOR IN ACCORDANCE WITH CBC 2303.4.

LAP ALL DOUBLES TOP PLATES 40" MINIMUM AT SPICES. SLLS TO BE OF PRESSURE-TREATED WOOD OR REDWOOD.

FOUNDATION VENTS EQUAL TO 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDEVELOPED AREA. CBC 1203.3.1.

RAFTER SPANS SHALL COMPLY WITH TABLE 2308.10-3 CBC.

FLOOR JOISTS SHALL COMPLY WITH SPAN TABLE 2308.8 CBC.

CEILING JOIST SPANS SHALL COMPLY WITH TABLE 2308.10-2 CBC.

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