

REVISIONS		BY:
REV. PLAN	CHECK 2/21/18	C.A.

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DESIGN DISCOVERIES  
Residential Building Design

Christopher J. Anderson

Custom Homes • Remodels • Additions • Kitchens & Baths  
1647 Quail Court • Livermore, CA 94550  
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A RESIDENTIAL REMODEL FOR:  
THE SMITH RESIDENCE  
10350 WEST LOYOLA DR.  
LOS ALTOS HILLS, CA. 94022

DATE:  
2/5/2019

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

SHEET:  
A7

REVISIONS	BY:
REV. PLAN	C.A.
CHECK 2/21/18	C.A.
AS PER	C.A.
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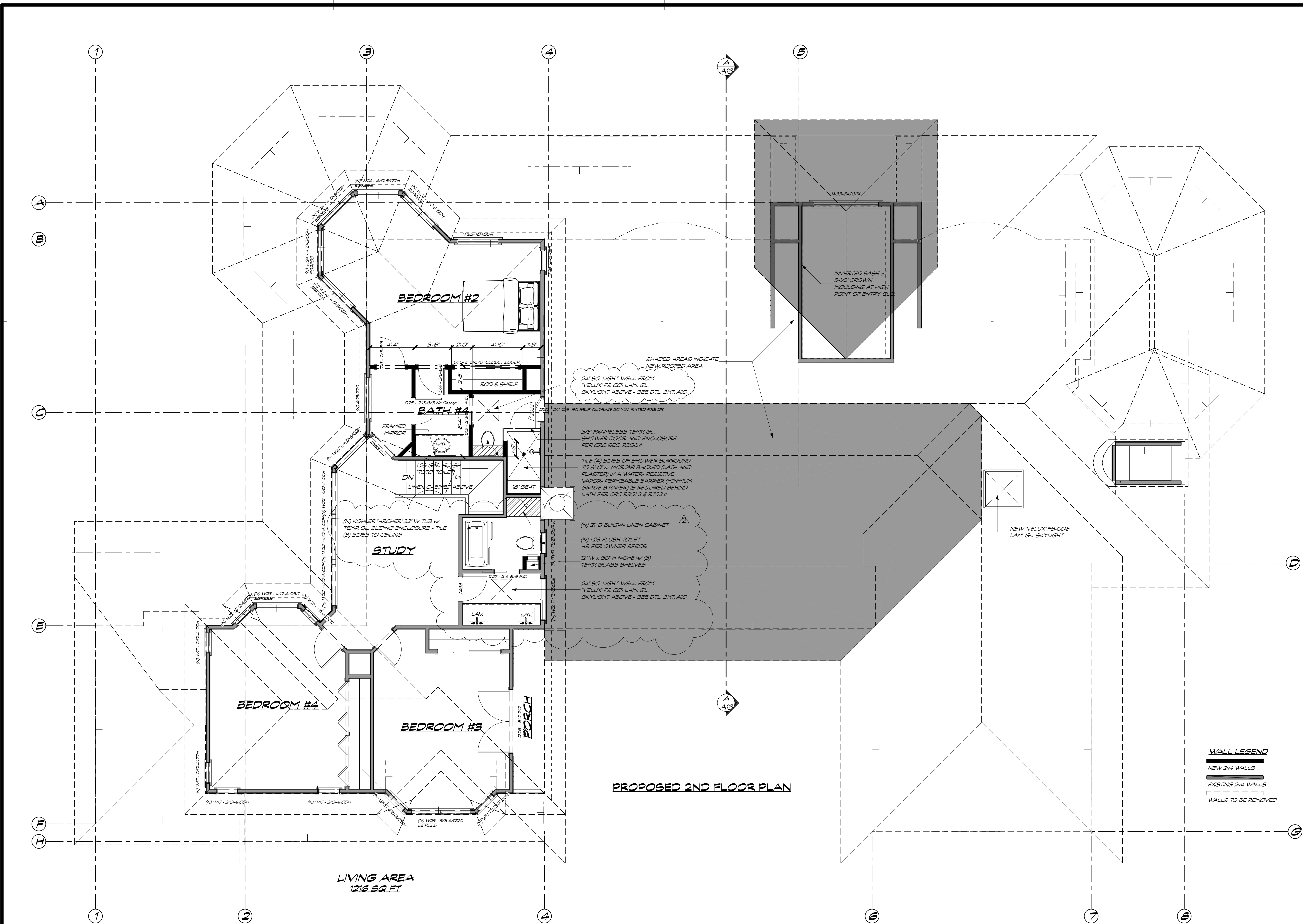
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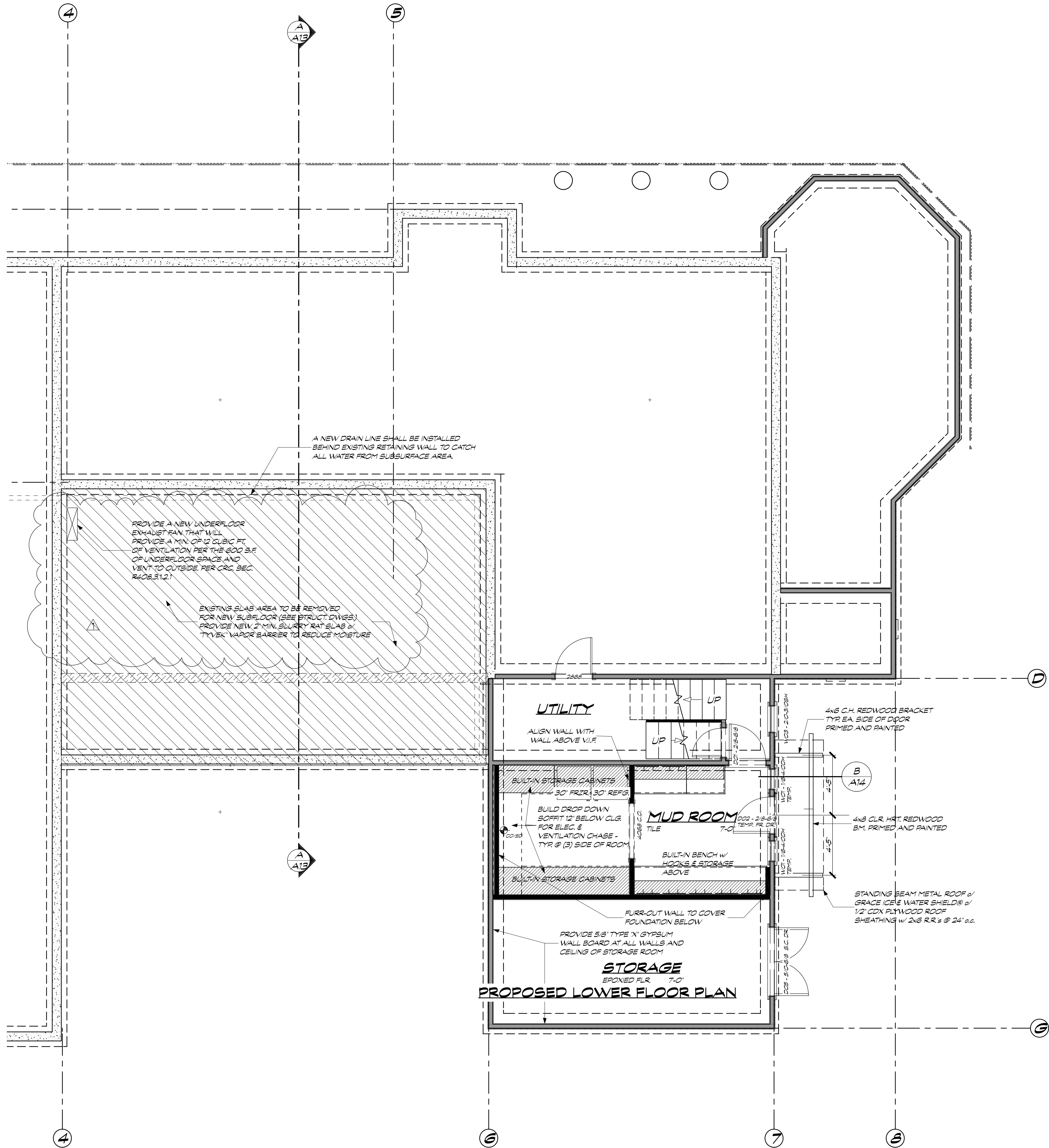
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GENERAL FLOOR PLAN NOTES:

- Coordination: the general contractor and each subcontractor shall be responsible for verification of all field conditions and dimensions prior to commencement of any work. the contractor shall bring any discrepancies to the designer and owner's attention prior to commencing any work. in the event work has been commenced with a failure to notify both the project designer, and owner, the contractor is solely responsible for any and all corrective measures or errors.
- All interior wall with 1/2" thick gypsum board shall be nailed with 6d cooler nail @ 6" o.c. at all edges and 12" o.c. at all intermediate support.
- All vertical joints of gypsum board or plywood shall occur over studs.
- Contractor shall install all insulation as required by a.b.163 and title 24:  
floor insulation: R-19 batt by design  
wall insulation: R-13 batt @ 2x4 walls and R-15 @ 2x6 walls  
attic insulation: R-30 batt, R-30 optimum @ 2x6 vaulted ceiling  
pipe insulation: R-7 wrapped @ hot water only  
duct insulation: R-7 wrapped  
weather stripping: at all exterior doors and window  
caulking: at all exterior openings and fenestration @ exposed area during remodel only.
- Contractor shall complete a.b.163, form 4 insulation installation certificate and provide the owner with all manufactures manuals for equipment, specifically detailing efficient operation and maintenance requirements.
- Set all new exterior wall sole plates on continuous duct insulation strip.
- Contractor shall coordinate specific design of all mill work and cabinetry with project designer and/or owner. shop drawings may be required by the project designer prior to fabrication
- Contractor shall patch all exterior stucco walls as required to match adjoining wall areas.
- Any new dryer ducts shall terminate at the exterior 3 ft. from any openings into the building and be provided with a backdraft damper.
- All exterior walls of new construction shall have 1/2" PlyWD sheathing (u.o.n.) A.P.A. rated, exposure 1 blocked with edge nailing to be 8d nails @ 6" o.c. and field nailing to be 8d nails @ 12" o.c. (u.o.n. on structural drawings).
- All windows shall be dual-glazed "low-e" (u.o.n.). all windows shall meet ca stores energy standards for control of air infiltration; fully caulked, sealed and weather stripped. all systems shall be certified and labeled indicating conformance with standards. all operable windows shall be equipped with an auxiliary security locking devices that meet the approval of the local police department.
- All hardware exposed to the weather shall be installed with corrosion resistant protection as appropriate.
- Finished stucco application shall meet C.R.C. requirements, of 7/8" min. (three coat) application thickness per table no.25f, exterior building paper wire lath, and drip wee screed shall be installed to meet c.b.c. section 2512 requirements to two layer minimum of grade 'd' paper,wire lath and a 26 ga. corrosion-resistant weep screed with a vertical attachment flange of 3-1/2" shall be provided at or below the foundation plate line on all exterior stud walls. the screed shall be placed a minimum of 4" above the earth or 2" above a paved surface.
- Full glazing adjacent to hazardous locations (i.e. sliding glass doors, mirrored wardrobe closed doors, shower and bath enclosures, etc.) shall be tempered glass, meeting min. requirements of 2016 C.R.C.
- Full stud walls over 8'-0" in height shall have fire blocking at midspan typical. Fire blocking to be provided as per C.R.C.
- Contractor shall install waterproof gypsum board at all "wet" locations. all green gypsum board walls shall be nailed with 6d cooler nails at 7" o.c. at all edges and 12" o.c. at all intermediate supports. All vertical joints of green board shall occur over studs. All horizontal joints shall occur over 2x4 plates.
- Shower shall have hot mopped underlayment or equivalent for tile floor, installed per recommended practice of the handbook for ceramic tile installation, Tile Council of America, latest edition. Shower pan and curb shall be field constructed. Shower walls to have a smooth, hard, nonabsorbent surface (e.g. ceramic tile or fiberglass) over moisture resistant underlayment (e.g. water resistant gyp. board) to height of 70" min. above drain inlet. Base material beneath shower pan sloped to drain as per C.P.C. section 4105
- Shower heads at showers shall be install at + 6'-6" above finished floor. (u.o.n.)
- Showers and tub/shower combinations shall be provided with individual control valves at the pressure balance or thermostat mixing types.
- Minimum 36" landings outside all exterior doors per C.R.C. with landings not more than 7" below bottom of threshold at inward swinging or sliding doors. (1" at outward swinging doors) per C.R.C. 1006.
- Refer to title-24 mandatory measures checklist for additional notes and requirements.
- Provide under-floor ventilation @ 1 s.f. (net) per 150 s.f. of under-floor area per C.R.C. 12030.3.1 all existing vents that may be blocked during new construction shall be compensated elsewhere to accommodate required ventilation.
- Window & door sizes shown are for design purposes only. actual window & door sizes shall be framed & set per mfg. specifications, make & model numbers shall be called out per supplier's and/or owner's specifications. windows to be dual-paned (u.o.n.)
- All exterior headers shall be @ 8'-0" u.o.n. @ 1ST floor and 7'-0" @ 2ND floor for windows and doors
- All exterior doors shall be at least 1-3/4" thick
- Wrap all exterior walls with OSB or CDX plywood typical throughout.
- All glass doors, glass within 24" of doors & within 18" of floors, glass subject to human impact, etc. shall be safety tempered per C.R.C. 2406
- Bedroom windows shall have max 44" height to clear opening & min. net clear openings of 20" in width & 24" in height w/ min. clear opening of 5.7 feet per C.R.C. 1026
- Guest rooms and habitable rooms within a dwelling unit or congregate residence shall be provided with natural light by means of exterior glazed openings with an area not less than 8 percent of the floor area of such rooms with a minimum of 10 square feet. per C.R.C. section 1205
- Provide a smooth, hard non-absorbent surface (e.g. cer. tile) over a moisture-resistant underlayment (e.g. cement, fiber cement, or glass mat gypsum backer) to a height of min. 12 inches above the drain inlet.
- Water-resistant gypsum backing board should not be used in the following locations per C.R.C.:
  - over a vapor retarder
  - in areas subject to continuous high humidity
  - on ceiling where frame spacing exceeds 12 inches on center.
- Plumbing contractor shall provide TEP valve on water heater and route discharge line to exterior; CRC 608.5
- In showers & tub/shower combinations, control valves must be pressure balanced or thermostatic mixing valves per C.P.C. 418
- Plumbing drain waste and vent and/or mechanical ducting along with electrical panel/wiring sizing calculations may be required to be provided if the field inspector requests these items.
- No underfloor cleanout shall be located more than 20 feet from an access door, trap door, or crawl hole per C.R.C. 707.
- Water closets and associated flushometer valves, if any, shall use no more than 1.28 gallons per flush and shall meet performance standards by A.N.S.I.S. 11.21.2 HES code, section 17921.3(c)
- Water heaters & furnaces to be c.e.c. certified. water heaters to have pressure & temperature relief devices & discharge to outside.
- Water heaters shall be strapped within the upper 1/3 of the heater straps shall be located a min. of 4" from any controls. water heater to be on platform 18" min. a.f.f. - typical per C.M.C. & C.P.C.
- Provide combustion air for fuel burning appliances per C.M.C. chapter 7 & cpc chapter 5
- Openings around gas vents, ducts & piping @ each floor shall be fire stopped
- Provide fire-stops in openings @ floor & ceilings of all fireplaces per C.R.C.
- Provide AC/DC smoke & carbon monoxide detectors in ea. sleeping room & centrally located in corridors or areas giving access to each sleeping area all detectors to be interconnected typical.
- All Hose Bibbs shall have non-removable type back-flow prevention device.
- Provide bullnose corners @ all interior walls
- All interior doors to be 8'-0" ht. at 1st floor and 6'-6" ht. at 2nd fl.
- All doors w/ glass to have dual pane glazing w/ low 'e' & tempered glass - refer to title-24 documentation.
- All exterior walls to be 2x6 D.F. studs w/ min. R-15 insulation refer to title-24 documentation.
- Annular space around pipes, electric cables, conduits or other openings in bottom/soles plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar acceptable method



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