GENERAL NOTES

- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN.
- ALL CONTRACTORS SHALL VISIT THE SITE AND EXAMINE ALL DRAWINGS PRIOR TO COMMENCING WORK, AND REPORT ANY DISCREPANCIES TO DESIGNER OR OWNER SO THAT THE MATTER MAY BE RESOLVED.
- GENERAL CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF ALL LOCAL UTILITY COMPANIES AND OR DEPARTMENTS PRIOR TO BEGINNING WORK.
- ANCHOR BOLTS: 5/8" X 12" BOLTS WITH SQUARE PLATE WASHERS EMBEDDED 9" IN FOOTING WALL AND SPACE @ 4'-O" O.C. MAX. STARTING WITHIN 12" OF SILL ENDS.
- LUMBER IN DIRECT CONTACT WITH MASONRY OR CONCRETE WITHIN 48" OF THE GROUND SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE OR FOUNDATION GRADE REDWOOD.
- 6. ALL NAILING, ELECTRICAL, PLUMBING, LATH AND PLASTER SHALL CONFORM TO LOCAL CITY CODE. ALL EXTERIOR WALL COVERINGS SHALL BE APPLIED OVER 15 LB. WATERPROOF GRADE D FELT. 2 LAYERS WHERE PLACED OVER PLYWOOD.
- 8. LAP ALL PLATE SPLICES NOT LESS THAN 4'-O"
- CONCEALED SPACES OF WALLS, PARTITIONS AND FURRING SHALL BE FIRE STOPPED WITH 2" MATERIAL. THE FULL WIDTH OF THE STUDS AT THE FLOOR AND CEILING LEVELS, AND AT INTERVALS NOT TO EXCEED IO FT. HORIZONTALLY.
- IO. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUB WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- STALL SHOWER FINISHED SPACE SHALL NOT BE LESS THAN 30" DIA. AND A FLOOR AREA OF NOT LESS THAN 1024 SQ. IN. DOOR SHALL BE TEMPERED GLASS. DOOR TO SWING OUT.
- 12. EACH BEDROOM MUST HAVE AT LEAST ONE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING: A NET CLEAR OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT., A MINIMUM NET CLEAR 24 IN. OPENABLE HEIGHT AND 20 IN. NET CLEAR OPENABLE DIMENSION IN WIDTH, AND A SILL HEIGHT NOT OVER 44 INCHES ABOVE THE FLOOR.
- 13. UNDER FLOOR AREAS SHALL BE VENTILATED WITH OPENINGS HAVING A NET AREA OF NOT LESS THAN I SQ. FT. FOR EACH 150 SQ. FT OF AREA, OPENINGS SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS VENTILATION. THE OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES AND SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION.
- 14. ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHER PROOF.
- 15. IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
- 16. ALL NEW GLAZING (FENESTRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE.
- 17. BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL. (CBC 1210.4)
- 18. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP, LOW BATTERY SIGNAL AND BE INTERCONNECTED. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM AND ON EACH STORY. IN EXISTING CONSTRUCTION, SMOKE DETECTORS MAY BE BATTERY OPERATED AND INSTALLED IN AREAS AS DESCRIBED ABOVE.
- 19. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10 (B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.
- 20. ALL FLASHING, COUNTERFLASHING AND COPING, WHEN OF METAL, SHALL HAVE A MINIMUM THICKNESS OF 0.019 INCH (#26 GA. GALVANIZED SHEET METAL) CORROSION-RESISTANT METAL
- 21. PROVIDE TEMPERED, SAFETY GLAZING IN THE FOLLOWING LOCATIONS: WITHIN 24" OF DOORS INCLUDING WARDROBE DOORS, BATHTUB ENCLOSURES AND SHOWER DOORS, WINDOWS ADJACENT TO BATHTUBS, LESS THAN 12" ABOVE THE FLOOR, RAILINGS, AND WALLS ENCLOSING STAIRWAY LANDINGS
- 22. ALL PLUMBING WALLS SHALL BE 2 X 6.
- 23. CONTRACTOR SHALL POST THE INSTALLATION CERTIFICATE (CF-6R) FORM AND INSULATION CERTIFICATE (IC-I) FORM IN A CONSPICUOUS LOCATION OR KEPT WITH THE PLANS AND MADE AVAILABLE TO THE INSPECTOR PRIOR TO FINAL INSPECTION SIGN-OFF.
- 24. CONTRACTOR SHALL PROVIDE COPIES OF THE CALIFORNIA GUIDE TO HOME COMFORT AND ENERGY SAVINGS, CF-IR, MF-IR, CF-6R, AND IC-I FORMS TO THE BUILDING OWNER.
- 25. A DOOR MAY OPEN ON A LANDING THAT IS NOT MORE THAN 7 1/2 IN. LOWER THAN THE FLOOR ONLY WHEN SAID DOOR DOES NOT SWING OVER THE LANDING. OTHERWISE MAXIMUM IS I IN.
- 26. STUCCO LATH AND DRYWALL SHALL BE NAILED TO ALL STUDS AND TO TOP AND BOTTOM PLATES.
- 27. APPROVED METALLIC WATER LINE CONNECTORS FROM SHUTOFFS TO PLUMBING FIXTURES. RUBBER AND PLASTICS ARE NOT PERMITTED.
- 28. ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION. FOR EACH SEPARATE SPACE, THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN I TO 150 OF THE AREA OF THE SPACE VENTILATED, THE TOTAL AREA IS PERMITTED TO BE REDUCED TO I TO 300, PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. VENT OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANCE WIRE MESH WITH 1116" MINIMUM TO 1/4" MAXIMUM OPENINGS. A MINIMUM OF A L-INCH AIRSPACE MUST BE MAINTAINED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATIONS OF THE VENTS. CRC R806.
- 29. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- 30. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,15B) (SEPARATE PLUMBING PERMIT IS REQUIRED).
- 31. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- 32. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- 33. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- 34. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- 35. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE." (R308)
- 36. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
- 37. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
- 38. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING, THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. P/BC 2008-014.

- EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2).

- AT THE JOB SITE.
- 46. PROJECTIONS BEYOND THE EXTERIOR WALL SHALL COMPLY WITH TABLE R302.1 AND SHALL NOT EXTEND:

- 407.6)
- TO THE OUTSIDE (R303.3)
- DESIGN TEMPERATURE. (R303.9)

- CONDITIONS:

- D. GLAZING IN RAILINGS.

THE WATER'S EDGE.

- ROAD FRONTING THE PROPERTY. (R319.1)
- WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)
- SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2)
- REQUIRED BE SECTION R302.11, ITEM 4 (R302.5.3).
- DOORWAY. (R309.1)

40. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

41. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS,

42. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2).

43. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

44. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE

45. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

A. TO A POINT CLOSER THAN 2 FEET FROM THE INTERIOR LOT LINE.

B. MORE THAN 4 INCHES AT THE ROOF FOR DETACHED GARAGES ACCESSORY TO A DWELLING WHEN LOCATED WITHIN 2 FEET OF A LOT LINE.

C. OVER THE LOT LINE FOR ACCESSORY STRUCTURES THAT ARE EXEMPT FROM PERMITS.

47. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH HORIZONTAL AND VERTICAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)

48. PROVIDE 15" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE

49. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMB. CODE 407.6)

50. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY

51. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE

52. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R30B.3 (SEE EXCEPTIONS) (R30B.4):

A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.

B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING

I) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.

2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.

3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.

4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF

G. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

H. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

53. 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

54. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. PROVIDE LA RR#. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI

55. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND

56. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS

57. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY

58. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH R308.6.

CARBON MONOXIDE ALARMS REQUIREMENTS

(R315.1) CARBON MONOXIDE ALARMS: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL

INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE

INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

(R315.1.1) POWER SUPPLY: FOR NEW CONSTRUCTION REQUIRED CARBON MONOXIDE ALARMS SHALL

RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

IN DWELLING UNITS WHERE THERE IS NO COMMERCIAL POWER SUPPLY THE CARBON MONOXIDE ALARM

MAY BE SOLELY BATTERY OPERATED. 2. IN EXISTING DWELLING UNITS A CARBON MONOXIDE ALARM IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE.

(R315.1.2) INTERCONNECTION:

WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

EXCEPTION: INTERCONNECTION IS NOT REQUIRED IN EXISTING DWELLING UNITS WHERE

REPAIRS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED.

(R315.2) WHERE REQUIRED IN EXISTING DWELLINGS:

WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE

WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.

(R315.3) ALARM REQUIREMENTS:

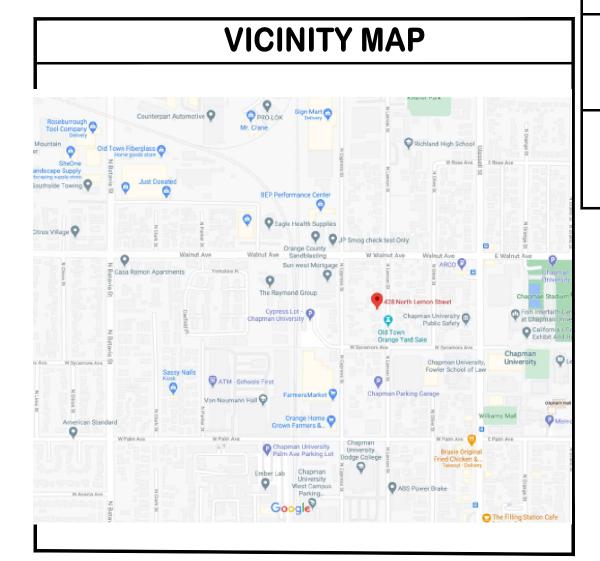
SINGLE- AND MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2015. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE, THE CURRENT EDITION OF NFPA 720 "STANDARD FOR THE INSTALLATION OF CARBON MONOXIDE (CO) DETECTION AND WARNING EQUIPMENT" AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. OTHER CARBON MONOXIDE ALARM AND DETECTION DEVICES AS RECOGNIZED IN NFPA 720 ARE ALSO ACCEPTABLE.

CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S)

2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

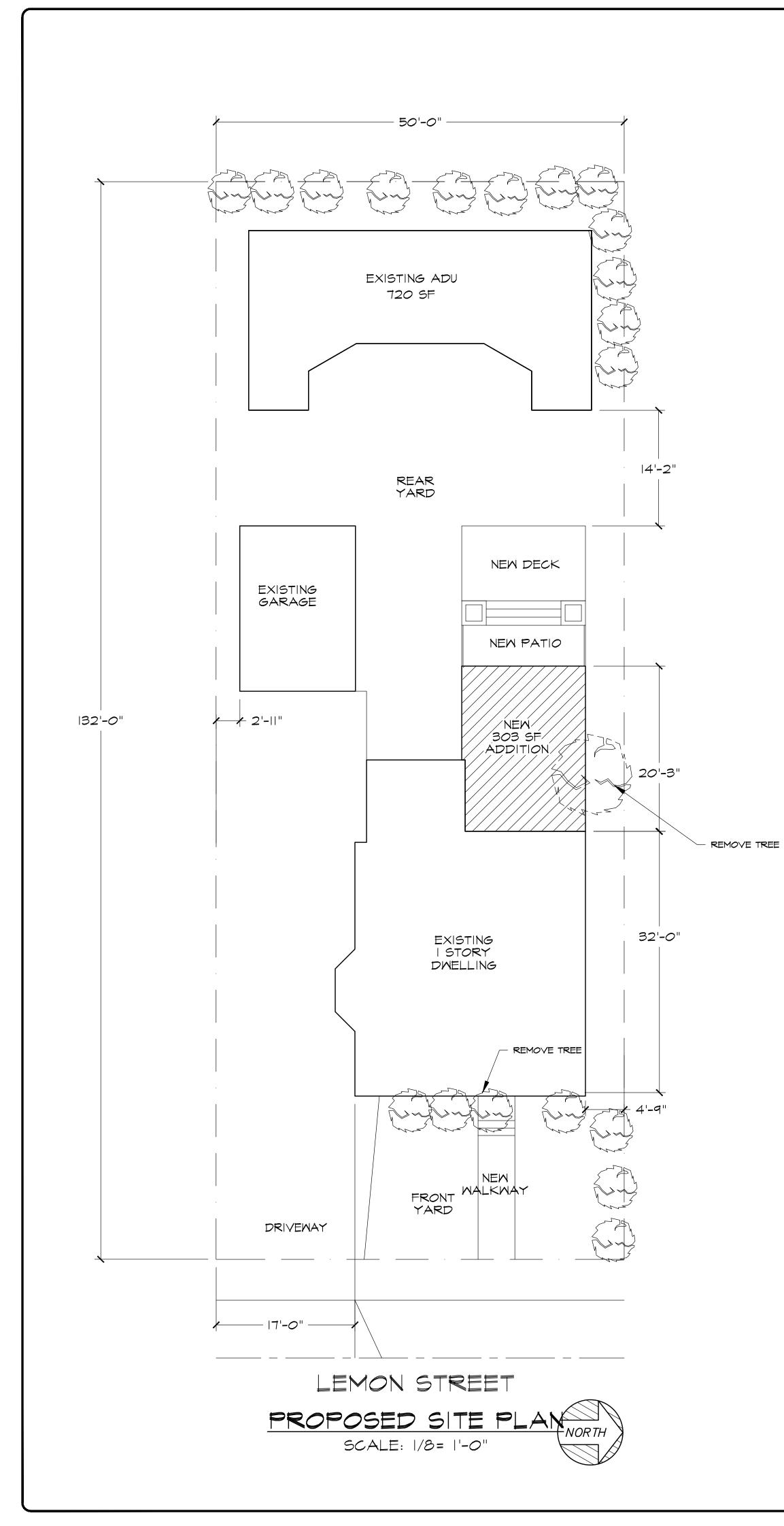
(R315.3.1) MULTIPLE-PURPOSE ALARMS:

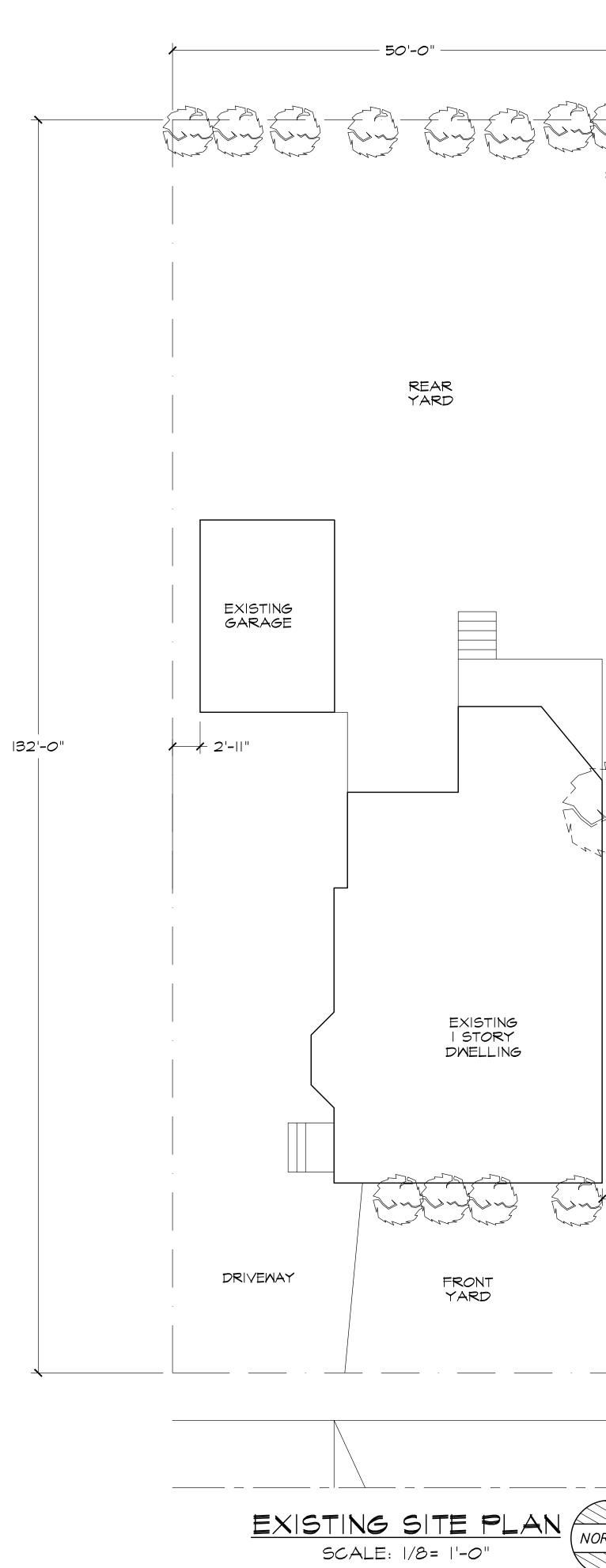
CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH SECTION R315, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL, FOR SMOKE ALARMS.



LOT COVERAGE (LOT = 6,600 S.F.)		
	EXISTING	PROPOSED
	1,324 S.F.	2,313 S.F.
COVERAGE	20.1% OF LOT	35.0% OF LOT

<u>OWNER</u> JOE PEARCE 428 N. LEMON STREET ORANGE, CA 92866	STEWART DESIGN AND ENGINEERING INC.
STRUCTURAL ENGINEER CARL STEWART 23535 PALOMONO DR., SUITE 303 DIAMOND BAR, CA 91765 909–301–1017	23535 PALOMINO DR., SUITE 303 DIAMOND BAR, CA 91765 TELEPHONE: (909) 268-4462 EMAIL: CARL@STEWARTDESIGNANDENGINEERING.COM
PROJECT ADDRESS 428 N. LEMON STREET ORANGE, CA 92866	PEARCE RESIDENCE ADDITION & ADU
LEGAL DESCRIPTION ORANGE COUNTY APN # 039–142–17 GEO H PIRIE HOME TRACT BLK A LOT 5	428 N. LEMON STREET ORANGE, CA
GOVERNING BUILDING CODES THE CALIFORNIA BUILDING CODE, 2019 EDITION THE CALIFORNIA RESIDENTIAL CODE, 2019 EDITION THE CALIFORNIA GREEN BUILDING CODE, 2019 EDITION THE CALIFORNIA MECHANICAL CODE, 2019 EDITION THE CALIFORNIA PLUMBING CODE 2019 EDITION THE CALIFORNIA ELECTRICAL CODE 2019 EDITION	<i>92866</i> ргојест NO. 20-066 ARCH
PROJECT DATA EXISTING DWELLING LIVING AREA: 1,038 SQ. FT. EXISTING ADU AREA: 720 SQ. FT. PROPOSED ADDITION AREA: 242 SQ. FT. LOT AREA: 6,600 SQ. FT.	REVISONS NO. DESCRIPTION DESCRIPTION DATE
LEGEND = EXISTING = EXISTING TO BE REMOVED = PROPOSED ADDITON	
$\frac{\text{BUILDING OCCUPANCY & ZONE}}{\text{GROUP R DIVISION 3, ZONE} = R-1}$ $\frac{\text{CONSTRUCTION TYPE}}{\text{CONSTRUCTION TYPE}}$	
TYPE V-B DRAWING INDEX ARCHITECTURAL A-1.0 GENERAL NOTES A-1.1 EXISTING & PROPOSED SITE PLAN A-2 EXISTING DWELLING FLOOR PLAN DEMOLITION PLAN A-3 A-3 PROPOSED DWELLING FLOOR PLAN A-4 EXISTING HOUSE ELEVATIONS A-5 PROPOSED HOUSE ELEVATIONS A-6 ADU ELEVATIONS A-7 ROOFING PLAN	SIGNATURES DATE DRAWN T. COLLIER 11-05-18 DESIGN CHECK APPROVED APPROVED APPROVED CAD FILE: 20-066 ARCH SCALE: NOTED SHEET TITLE SITE DATA SHEET NO.
	SHEET NO. A-1.0

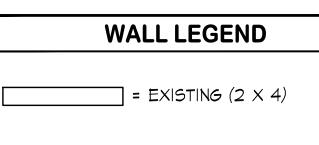




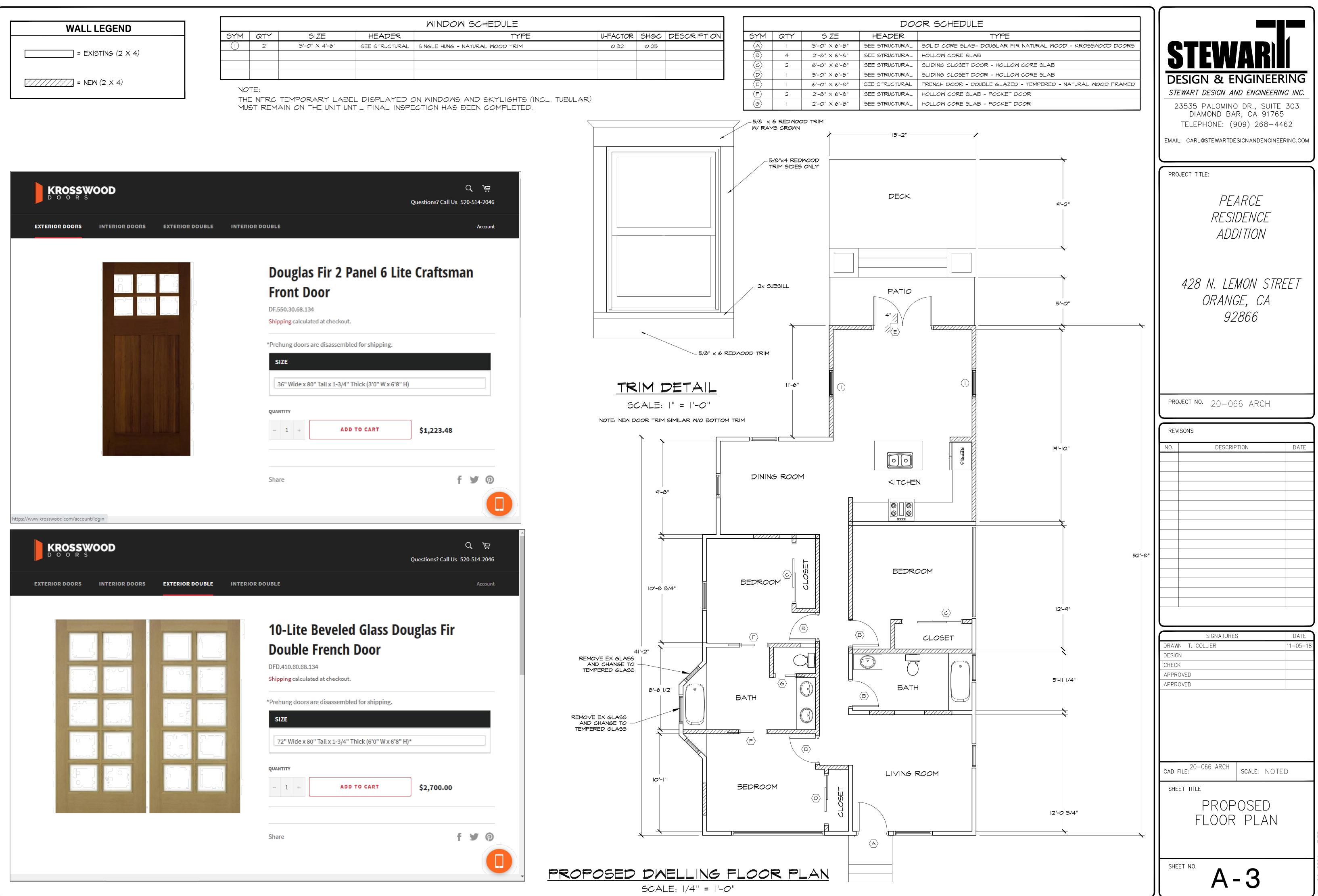
	STEWART DESIGN AND ENGINEERING INC. 23535 PALOMINO DR., SUITE 303 DIAMOND BAR, CA 91765 TELEPHONE: (909) 268–4462 EMAIL: CARL@STEWARTDESIGNANDENGINEERING.COM
	PROJECT TITLE: PEARCE RESIDENCE ADDITION
	428 N. LEMON STREET ORANGE, CA 92866
	project no. 20-066 ARCH
	REVISONS
	NO. DESCRIPTION DATE
	SIGNATURES DATE
	DRAWN T. COLLIER 11-05-18 DESIGN
	CHECK APPROVED
4'-9"	APPROVED
hand the second s	
	20_066_APCH
	CAD FILE: 20-066 ARCH SCALE: NOTED
	SHEET TITLE SITE PLAN
DR TH	
	SHEET NO. A-1.1
	A-1.1



2	SIGN & ENGINEERIN WART DESIGN AND ENGINEERIN 3535 PALOMINO DR., SUITE DIAMOND BAR, CA 91765 TELEPHONE: (909) 268–440 :: CARL@STEWARTDESIGNANDENGINEER	<i>G INC</i> . 303 62	
PROJECT TITLE:			
PRO	JECT NO. 20-066 ARCH		
REV	SONS		
NO.	DESCRIPTION	DATE	
\subseteq		DATE	
DRAWI DESIGI CHECH APPRO	N K DVED DVED	DATE 11-05-18	
CAD FILE: 20-066 ARCH SCALE: NOTED			
	ET TITLE EXISTING FLOOR PLAN DEMO PLAN		
	A - 2		



SYM	QTY	SIZE	HEADER	
	2	3'-0" X 4'-6"	SEE STRUCTURAL	S







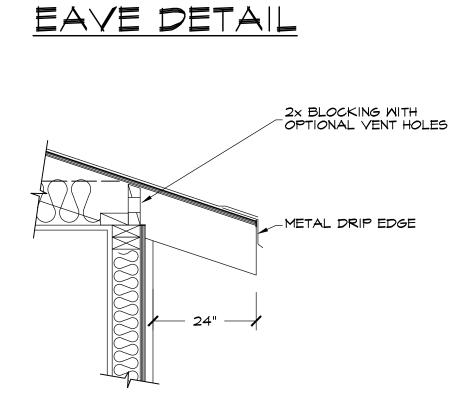


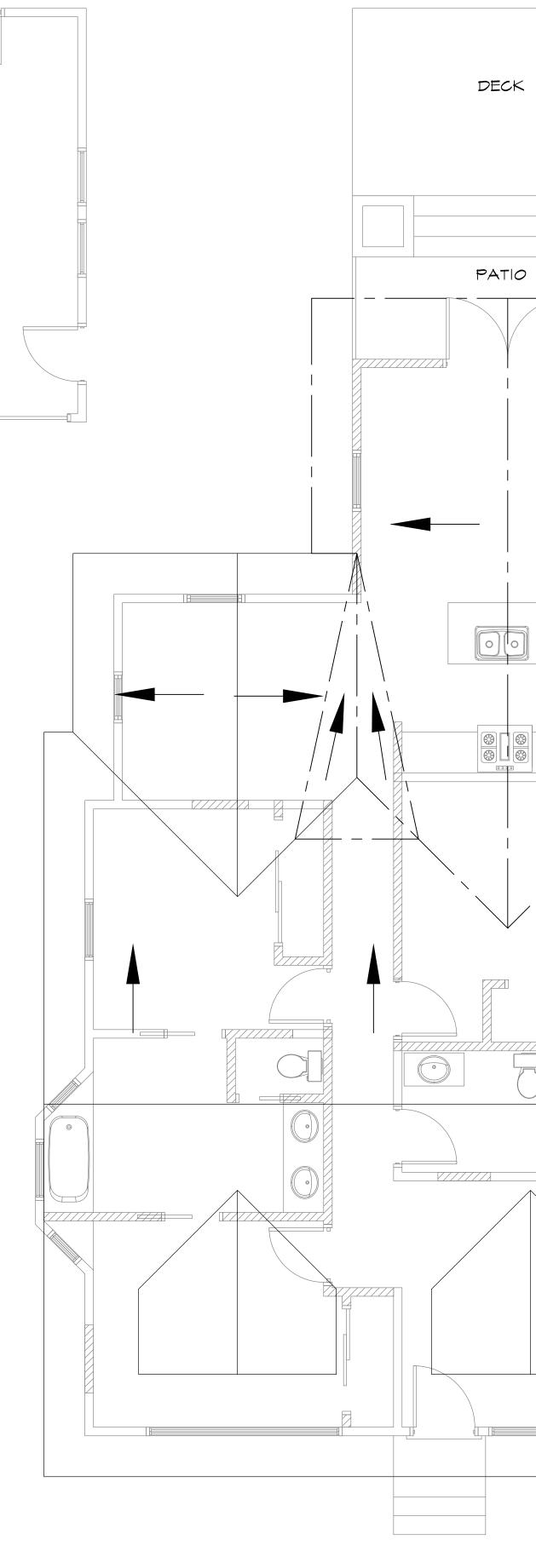


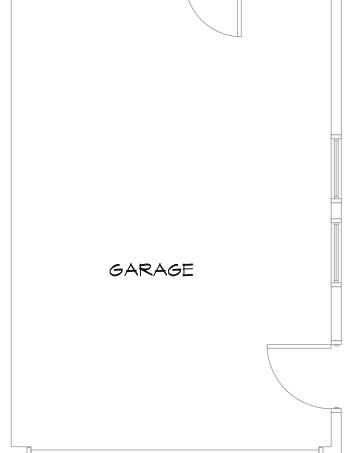




) (
STEWART DESIGN AND ENGINEERI	
23535 PALOMINO DR., SUITE DIAMOND BAR, CA 91763 TELEPHONE: (909) 268–44 EMAIL: CARL@STEWARTDESIGNANDENGINE	303 5 462
PROJECT TITLE:	
PEARCE RESIDENCE ADDITION & AD	U
428 N. LEMON STR ORANGE, CA 92866	PET
project no. 20-066 ARCH	
NO. DESCRIPTION	DATE
SIGNATURES	DATE
DRAWN T. COLLIER DESIGN CHECK APPROVED APPROVED	11-05-18
CAD FILE: 20-066 ARCH SCALE: NOT	ED
SHEET TITLE EXISTING ELEVATION	
SHEET NO. A-4	







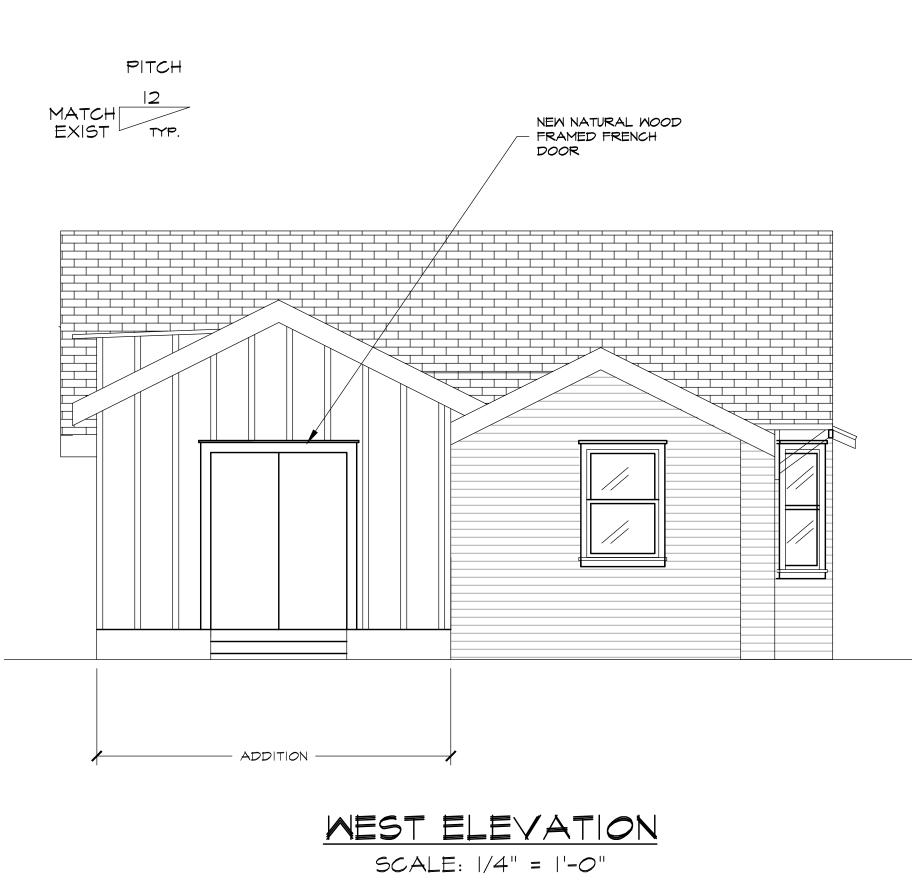
PROPOSED ROOF SCALE: 1/4" = 1'-

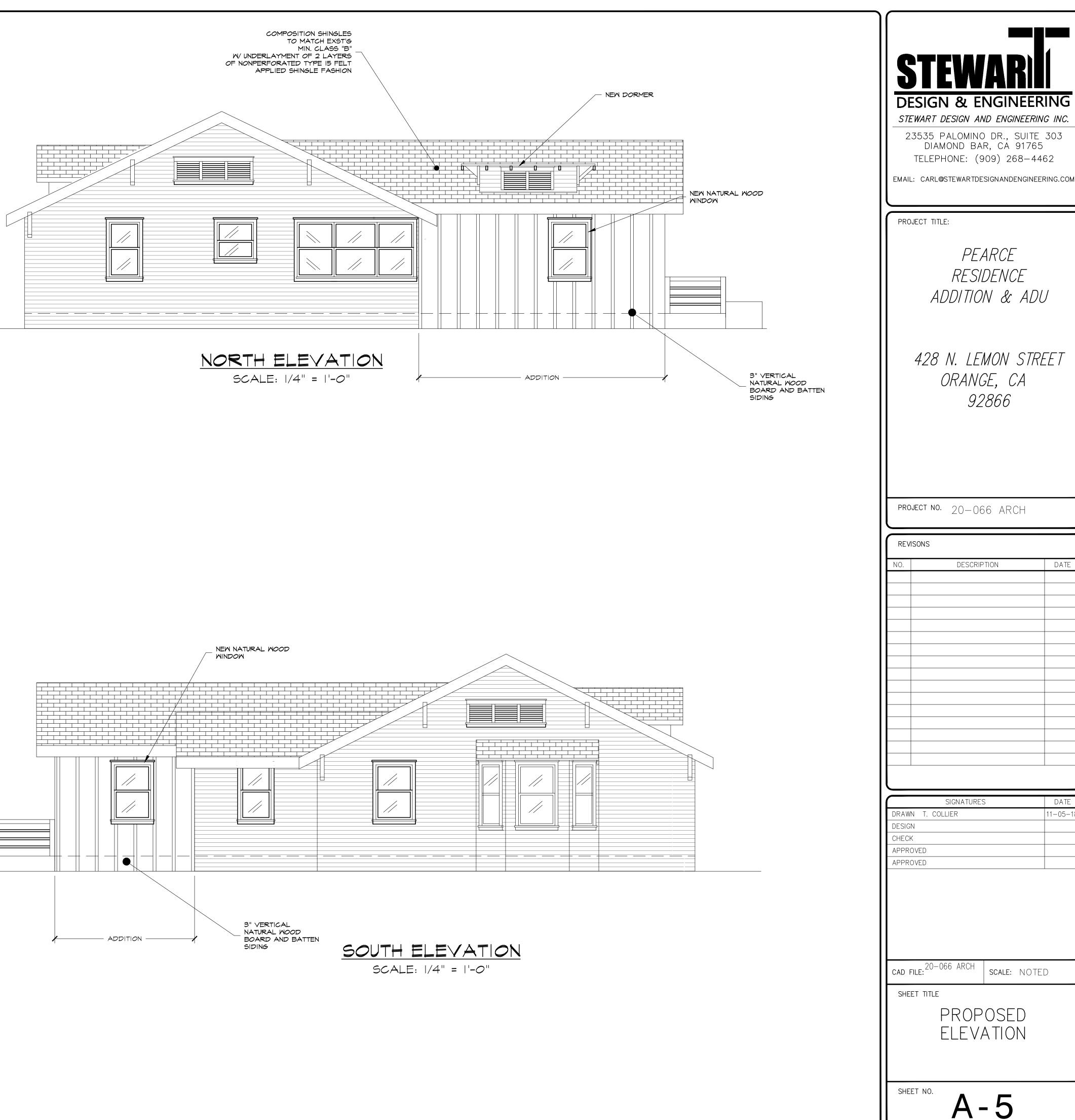
	STEVART DESIGN AND ENGINEERING INC. 23535 PALOMINO DR., SUITE 303 DIAMOND BAR, CA 91765 TELEPHONE: (909) 268–4462 EMAIL: CARL@STEWARTDESIGNANDENGINEERING.COM
	PROJECT TITLE:
	PEARCE RESIDENCE ADDITION
	428 N. LEMON STREET ORANGE, CA 92866
	project no. 20-066 ARCH
	REVISONS
	NO. DESCRIPTION DATE
	DRAWN T. COLLIER 11-05-18
	DESIGN CHECK APPROVED APPROVED
	CAD FILE: 20-066 ARCH SCALE: NOTED
ING PLAN -0"	SHEET TITLE PROPOSED ROOFING PLAN SHEET NO.
	A-7

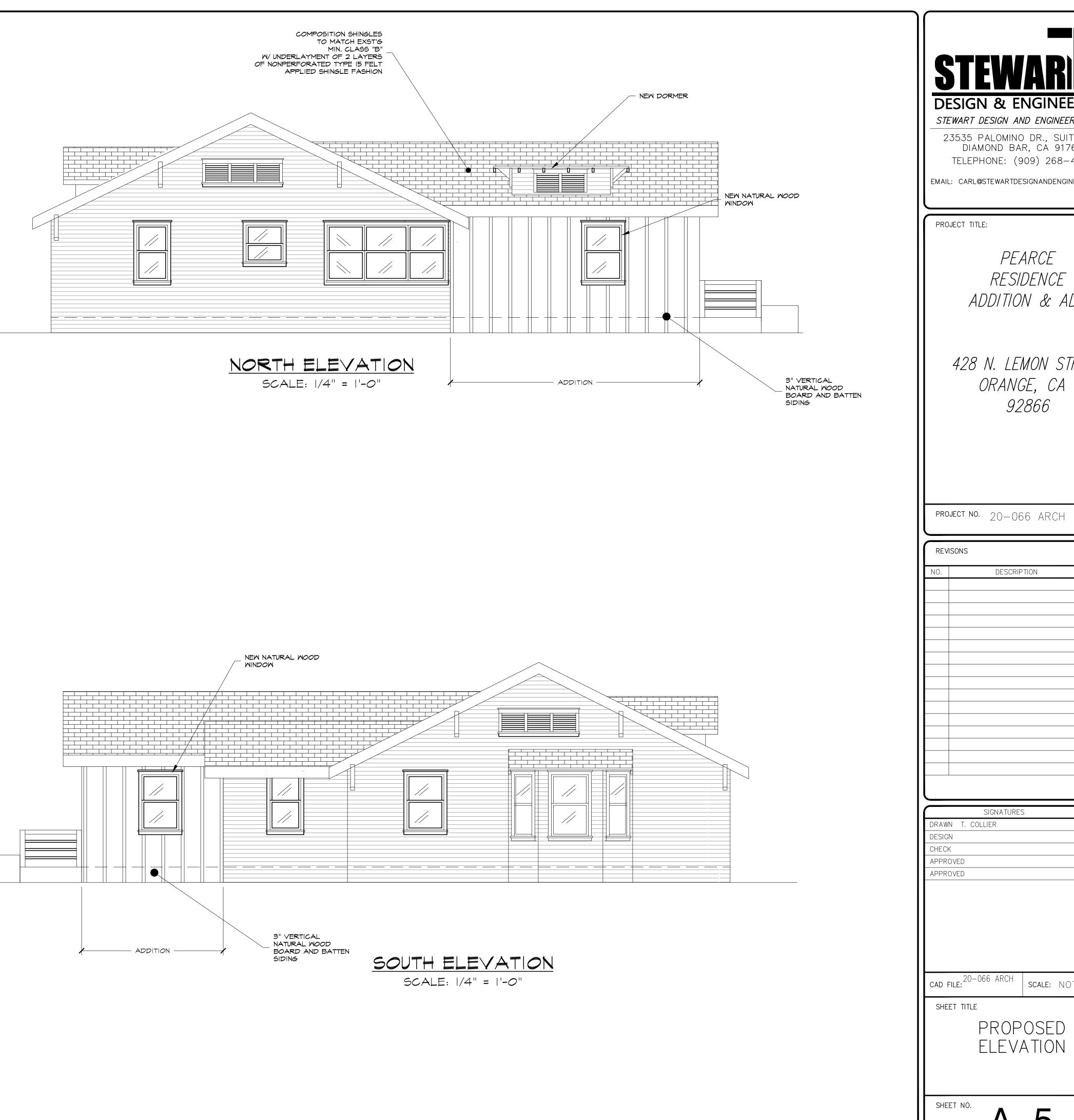








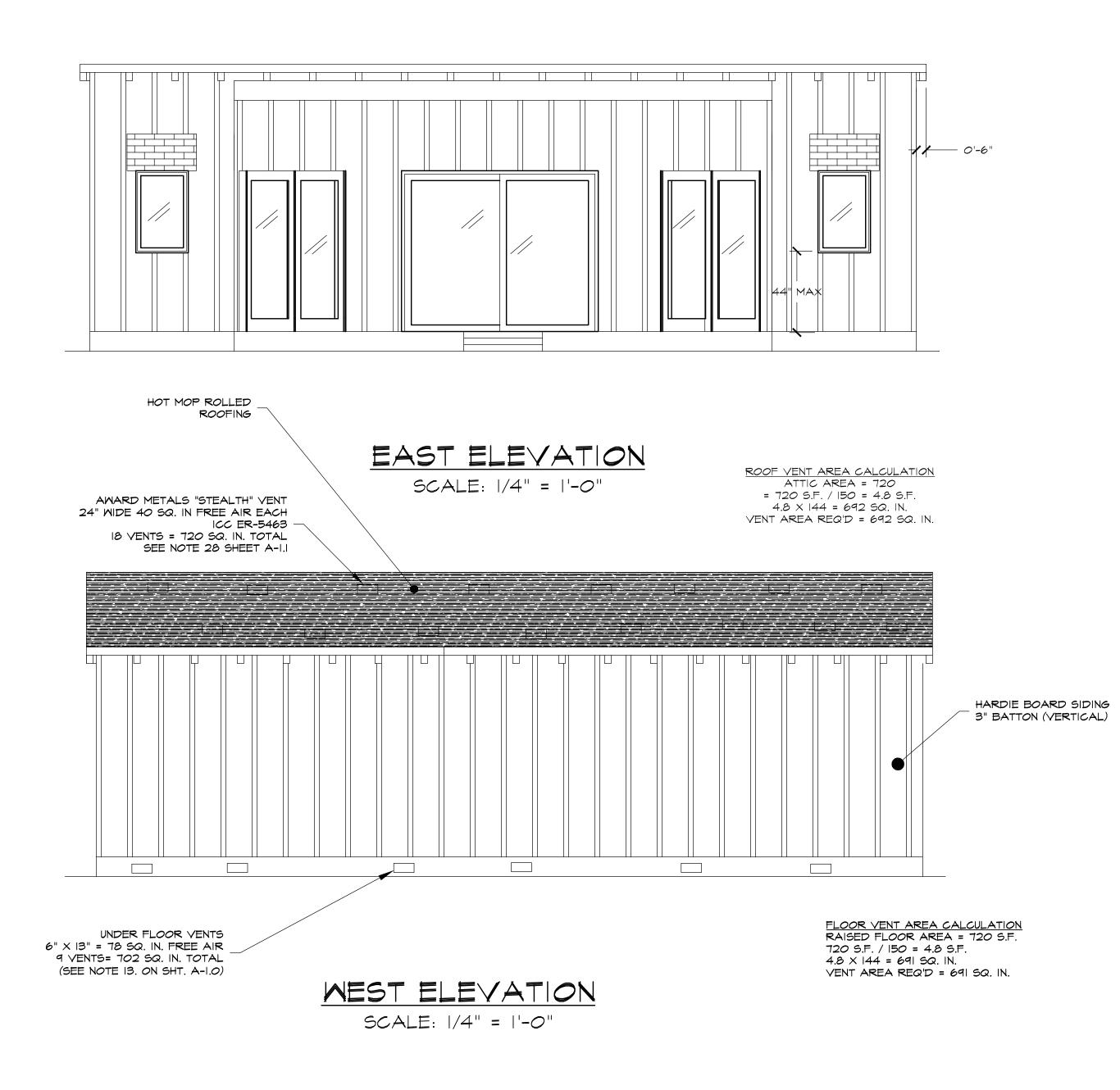


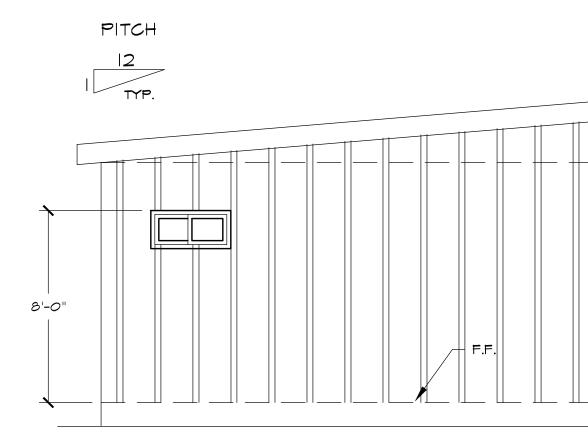


DATE

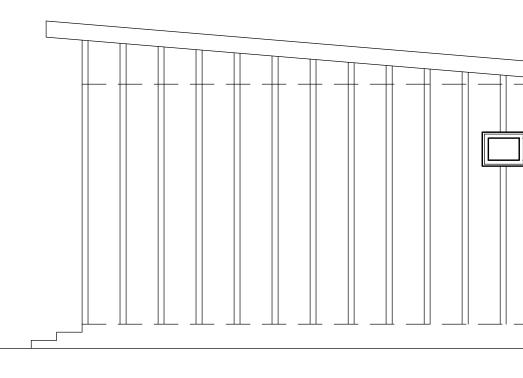
DATE

11-05-





NORTH ELEVATION Scale: 1/4" = 1'-0"



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

	STEWART DESIGN AND ENGINEER 23535 PALOMINO DR., SUIT DIAMOND BAR, CA 9176 TELEPHONE: (909) 268–4 EMAIL: CARL@STEWARTDESIGNANDENGIN	2 ING INC. E 303 S5 1462
3'-9"	PROJECT TITLE: PEARCE RESIDENCE ADDITION & AL	DU
	428 N. LEMON STI ORANGE, CA 92866	REET
	project no. 20-066 ARCH	
	REVISONS NO. DESCRIPTION	DATE
	SIGNATURES DRAWN T. COLLIER DESIGN CHECK APPROVED APPROVED	DATE 11-05-18
	CAD FILE: 20-066 ARCH SCALE: NOT SHEET TITLE PROPOSED ELEVATION ADU SHEET NO. A C 6	TED