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CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

PROJECT#

TUSCANY VILLAGE
 1578 E. WHITMORE AVE.
 CERES CA. 95307

UNIT A

PROJECT DETAILS

PROJECT NO: 17029
 SUBMITTAL DATE:

PROJECT REVISIONS

MARK	DATE	DESCRIPTION
1	06-29-18	PLANCHECK #1

SHEET DETAILS

DRAWN BY: Author
 CHECKED BY: Checker

SHEET TITLE

FLOOR PLANS

SHEET NUMBER

A1.1

WALL LEGEND

- EXTERIOR 2X6 WOOD STUD WALL W/ 7/8" CEMENT PLASTER SYSTEM OF 2 LAYERS BLDG PAPER AT EXTERIOR & 5/8" GYP. BD. AT INTERIOR - FILL CAVITY W/ R-19 INSULATION. - ADD R-5 INSULATION TO EXTERIOR
- INTERIOR 2X4 WOOD STUD WALL W 5/8" GYP. BD. EA. SIDE - FILL CAVITY W/ R-13 INSULATION

FLOOR PLAN NOTES

- ALL GAS OR WOOD-BURNING FIREPLACES WITHIN A DWELLING UNIT SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND LOCAL AMENDMENTS INCLUDING:
- A. THE FIREPLACE OPENING SHALL BE PROVIDED WITH SOLID DOORS SUCH AS GLASS, SOLID STEEL OR CAST IRON.
 - B. IF THE FIREPLACE IS LOCATED IN A SLEEPING ROOM OR ADJACENT BATHROOM, THE PERMANENT, UNOBSTRUCTED FRESH AIR SUPPLY SHALL BE PROVIDED DIRECTLY FROM THE EXTERIOR OF THE STRUCTURE TO THE FIREBOX.
 - C. WHEN GAS IS PIPED TO THE FIREPLACE, A CAUTION SIGN SHALL BE INSTALLED THAT STATES:
 - CAUTION: DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THIS FIREPLACE. THE LETTERS ON THE SIGN SHALL BE A MIN. 3/8" IN HEIGHT.
 - D. VENT SHALL EXTEND ABOVE ROOF A MIN OF 2'-0" ABOVE ANY POINT 10'-0" UNLESS MANUFACTURERS INSTRUCTIONS DICTATE ALTERNATE METHOD.
 - E. FACTORY BUILT FIREPLACES SHALL BE LISTED & LABELED AND INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. CRC R104.1. CONTRACTOR TO SUBMIT THE LISTING & INSTALLATION INSTRUCTIONS TO THE FIELD INSPECTOR BEFORE INSTALLING.
- SMOKE DETECTORS SHALL BE INSTALLED AT LOCATIONS REQUIRED BY THE IRC AND SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK UP.
- FOAM PLASTIC INSULATION MAY NOT BE EXPOSED IN AN ATTIC SPACE
- THE INTERIOR OF A BUILDING SHALL BE SEPARATED FROM FOAM PLASTIC INSULATION BY AN APPROVED THERMAL BARRIER.
- UNDER NO CIRCUMSTANCES IS THE USE OF WATER RESISTANT GYP. BD. "GREEN BOARD" AS BACKING FOR TILE OR WALL PANELS IN ANY POTENTIALLY WET AREA TO BE USED. USE ONLY FIBEROCK BRAND AQUA-TOUGH INTERIOR PANELS RATED FOR MOISTURE & MOLD RESISTANCE. SHOWER STALLS SHALL BE FINISHED WITH A HARD, NON ABSORBENT MATERIAL TO A HEIGHT OF 70" ABOVE THE DRAIN INLET.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST 1 OPERABLE EGRESS WINDOW OF NOT LESS THAN 5.7 SQ. FT. AND SHALL BE LOCATED WITH THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" ABOVE THE FLOOR.
- PROVIDE A MINIMUM 30" X 22" ATTIC ACCESS OPENING WITH A MINIMUM HEADROOM CLEARANCE OF 30" WHEN MECHANICAL EQUIPMENT IS INSTALLED IN THE ATTIC SPACE. THE OPENING SHALL BE IN LOCATED IN A HALLWAY, CORRIDOR OR OTHER READILY ACCESSIBLE LOCATION.
- WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, MAINTAIN A MIN OF 4" CLEARANCE ABOVE THE WATERHEATER CONTROLS.
- GAS WATER HEATERS AND FURNACES SHALL BE LOCATED ON A RIGID RAISED PLATFORM MIN. OF 18" HIGH.
- APPLIANCES AND WATER HEATERS INSTALLED IN GARAGES, WAREHOUSES OR OTHER AREAS WHERE THEY MAY BE SUBJECTED TO MECHANICAL DAMAGE SHALL BE SUITABLY GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING LOCATED OUT OF THE NORMAL PATH OF VEHICLES.
- GYP BOARD AT GARAGE CEILINGS SHALL BE 5/8" TYPE X (FIRE TAPED) AND FASTENED WITH 1 7/8" 8d NAILS OR SCREWS AT 8" ON CENTER.
- GYP BOARD AT CEILING APPLICATION WITH FRAMING AT 24" ON CENTER SHALL BE 5/8" THICK OR 1/2" SAG-RESISTANT GYP BOARD.

GLAZING NOTES

- ALL WINDOWS TO BE DUAL PANE, VINYL FRAME, LOW E, INSULATED GLASS. U-VALUES SHALL BE AS FOLLOWS:
 GREATER THAN:
 U FACTOR = .32
 SHGC = .25
- SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING AREAS:
 A. SLIDING OR SWINGING DOORS
 B. TUB and/or SHOWER ENCLOSURES AND GLAZING IN WALLS LESS THAN 60" ABOVE THE STANDING SURFACE OF TUBS OR SHOWERS.
 C. GLAZING WITHIN 24" OF THE SWING ARC OF A DOOR.
 D. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 E. GLAZING WITHIN 18" OF THE FLOOR.
 F. ANY INDIVIDUAL PANE GREATER THAN 9 SQ. FT.

LIGHTING & VENT. CALCULATIONS

LIGHTING & VENTILATION CALC - MASTER BEDROOM #1 ROOM 201
 ROOM SQ. FT. = 212 S.F.
 WINDOW 'W3' SQ. FT. = 12 S.F. (X2) = 24 S.F.
 WINDOW 'W6' SQ. FT. = 20 S.F.

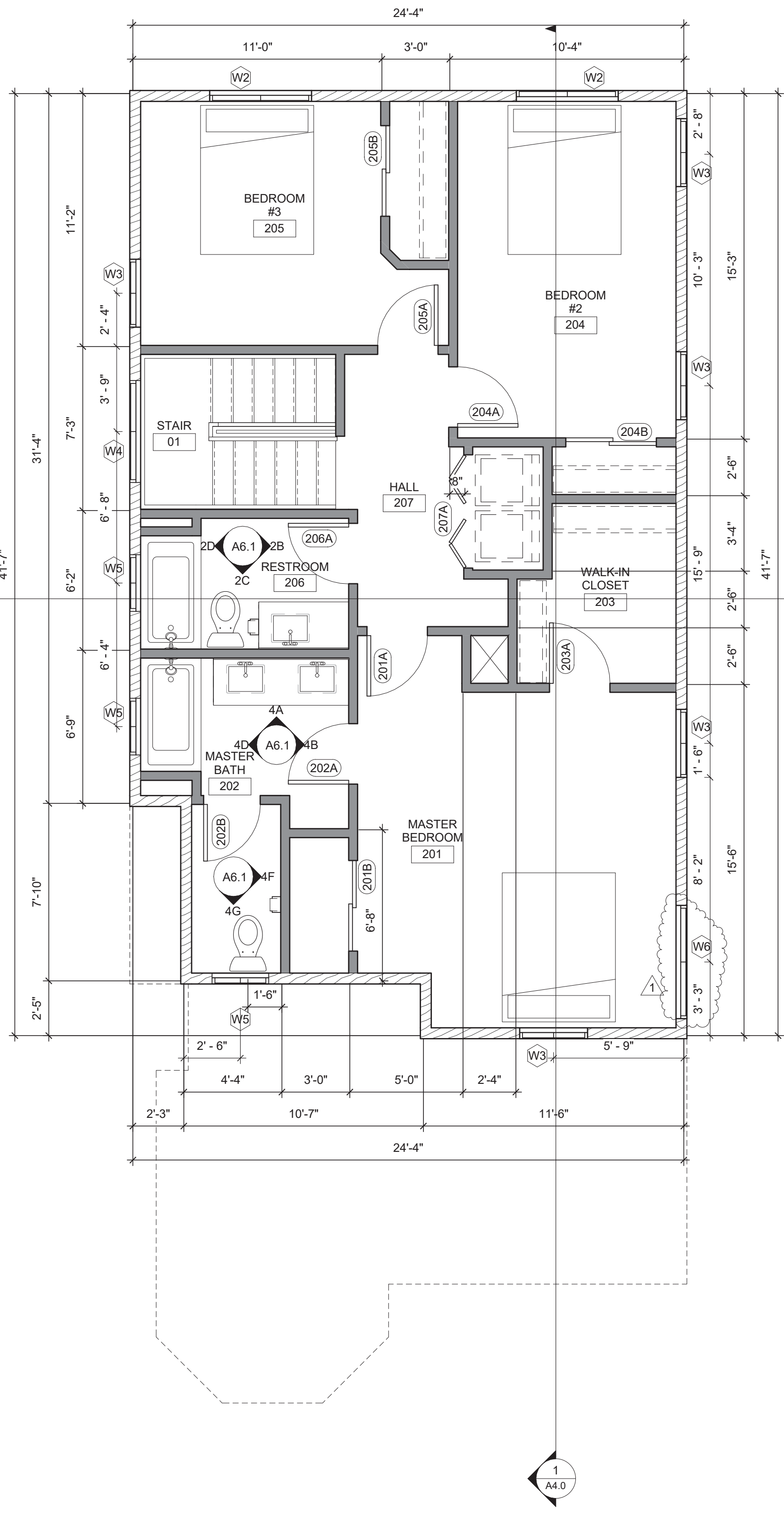
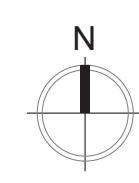
8% OF 212 = 16.96 S.F.
 48 S.F. > 16.96 S.F. THEREFORE LIGHTING OK
 4% OF 212 = 8.48 S.F.
 24 > 8.48 S.F. THEREFORE VENTILATION OK

LIGHTING & VENTILATION CALC - BEDROOM #2 ROOM 204
 ROOM SQ. FT. = 143 S.F.
 WINDOW 'W2' SQ. FT. = 18 S.F. (X1) = 18 S.F.
 WINDOW 'W3' SQ. FT. = 14 S.F. (X2) = 28 S.F.

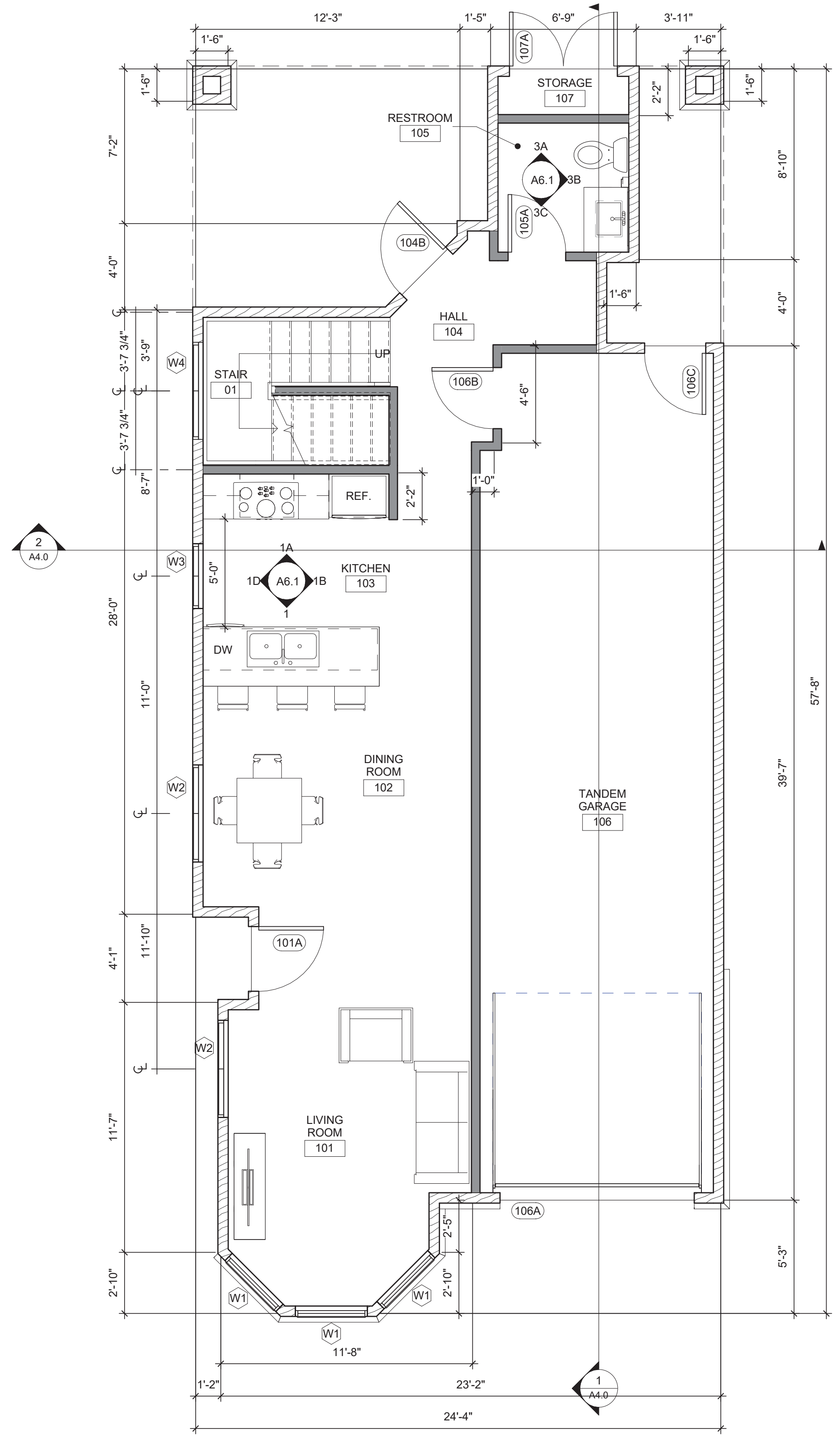
8% OF 143 = 11.44 S.F.
 46 S.F. > 11.44 S.F. THEREFORE LIGHTING OK
 4% OF 143 = 5.72 S.F.
 23 > 5.72 S.F. THEREFORE VENTILATION OK

LIGHTING & VENTILATION CALC - BEDROOM #3 ROOM 205
 ROOM SQ. FT. = 125 S.F.
 WINDOW 'W2' SQ. FT. = 18 S.F. (X1) = 18 S.F.
 WINDOW 'W3' SQ. FT. = 14 S.F. (X1) = 14 S.F.

8% OF 125 = 10 S.F.
 32 S.F. > 10 S.F. THEREFORE LIGHTING OK
 4% OF 125 = 5 S.F.
 16 > 5 S.F. THEREFORE VENTILATION OK



2 2ND FLOOR PLAN
 1/4" = 1'-0"



1 1ST FLOOR PLAN
 1/4" = 1'-0"