

**FLOOR PLAN**  
**DETAILS AND NOTES**

PANELS NOTED ON PLAN: "BWP"  
A MINIMUM OF 1/2" SHEETROCK ON EACH FACE OF STUD, ATTACHED TO STUDS WITH SHEETROCK WALLS OR SCREWS AT 1' OC ALL EDGES AND FIELD. ALL EDGES SHALL BE BLOCKED. WALL FRAMING TO BE ON DOUBLE FLOOR JOISTS OR DOUBLE BLOCKING OR A CONCRETE FLOOR.

**INTERIOR BRACED WALL PANEL**  
4'-0" LENGTH OF WALL  
4'-0" LENGTH OF WALL  
6'-0"BP EACH SIDE OF WALL

PANELS NOTED ON PLAN: "BWL"  
A MINIMUM OF 1/2" SHEETROCK ON INTERIOR SIDE OF WALL ATTACHED TO EACH FACE OF STUD WITH SHEETROCK WALLS OR SCREWS AT 1' OC ALL EDGES AND FIELD. ALL EDGES SHALL BE BLOCKED.  
EXTERIOR SIDE OF WALL SHALL BE MIN. OF 3/8" FLYND/OSB W/ 8D NAILING 6" EDGE / 12" FIELD WALL FRAMING TO BE ON DOUBLE FLOOR JOISTS OR DOUBLE BLOCKING OR A CONCRETE FLOOR.

"NSP"  
4'-0" LENGTH OF WALL  
NOTE: METHOD IS CONTINUOUS SHEATHING. 2'-0" RETURNS AT CORNERS ARE ALLOWED.

**CS-WOOD STRUCTURAL PANEL**  
"INTERIOR AIR QUALITY FAN"  
"INTERIOR AIR QUALITY FAN-CONTINUOUS"  
PROVIDE 1.5 CFM PER 100 SF OF CONDITIONED FLOOR AREA  
2500S SF / 100 = 2500S CFM  
MINIMUM FAN SPEED PLUS 1 = 4 TOTAL 15 CFM X 4 = 30 CFM  
THE CONTINUOUS FAN SHALL PROVIDE A MIN OF 34 CFMS TOTAL  
FAN SHALL BE LOCATED IN POWDER ROOM.

**INTERIOR AIR QUALITY FAN**  
WORK TO BE PERFORMED:  
1. CONSTRUCT NEW RESIDENCE AND ATTACHED GARAGE  
2. 2x6 EXTERIOR WALLS WITH 8" HORIZONTAL SIDING / BOARD & BATT AT GABLES. 2x6 SHIRT TRIM DOORS, WINDOWS & CORNERS-FINISH  
3. INTERIOR SHALL BE 1/2" GYP-BD TAPE TEXT-PAINT U.O.N.  
4. PROVIDE TANKLESS GAS WH IN ATTIC OVER GARAGE  
5. INTERIOR WALLS ARE 2x4 STUDS UNO.  
6. PROVIDE PRE-ENGINEERED ROOF TRUSSES @24" OC.  
7. PROVIDE GSM-GUTTER AND DOWNSPOUTS W/ LEAF-GUARD OR SCREEN.  
8. ALL PLUMBING FIXTURES SHALL MEET REDUCED FLOW RATES AS SPECIFIED IN THE 2019 CPC 407.2, 408.2, AND 411.2 AS FOLLOWS:  
SHOWER HEADS - 1.8 GPM  
LAVATORY FAUCETS = 1.2 GPM  
KITCHEN FAUCETS = 1.8 GPM  
WATER CLOSETS = 1.28 GAL / FLUSH  
9. THESE PLANS TO COMPLY WITH THE 2019 CALIFORNIA BUILDING STANDARDS AS ADOPTED BY THE CITY OF ANGELS AND AS LISTED ON SHEET AO.  
10. A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED PER NFPA REQUIREMENTS. FIRE SPRINKLER PLANS BY OTHERS-DEFERRED SUBMITTAL.  
11. ADDRESS NUMBERS WITH CONTRASTING BACKGROUNDS SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.  
12. NOTE WINDOWS LESS THAN 2' FROM ENTRY DOORS SHALL HAVE BOTH PANELED TEMPERED. TEMP2  
13. BATHROOM WINDOWS-WINDOWS OVER A SINK-FRENCH DOORS AND SLIDING GLASS DOORS SHALL BE TEMP BOTH PANELED. TEMP2  
14. "ATTIC SPACE" IS UNCONDITIONED AND UNINHABITABLE.  
15. "NATURAL GAS IS UNAVAILABLE AT THIS SITE" FUEL TYPE REFERENCE WILL BE: "PROPANE" or "LIQUID PROPANE GAS" or "LPG"  
16. ONE-WOOD BURNING STOVE: DOCUMENTATION PROVIDED ON INSPECTION CAL-COMPLIANT DOCUMENTATION PROVIDED ON INSPECTION  
17. SOLAR POWER PLANS BY OTHERS-DEFERRED SUBMITTAL. ELECTRIC SERVICE PANEL SHALL BE SOLAR-READY FOR HOOK-UP SEPARATE PERMIT.

**GENERAL CONSTRUCTION NOTES**

14. PROVIDE LITE AND SWITCH TO ATTIC ACCESS LOCATIONS.  
20. PROVIDE A VENT IN KITCHEN ISLAND FOR SINK.  
21. MAXIMUM DOORWAY THRESHOLDS: LANDING SHALL NOT EXCEED 7/16" BELOW THE TOP OF THE THRESHOLD PER CPC 403.15.25.60.5.2  
22. DOORS FROM GARAGE TO DWELLING ENTRANCE SHALL BE PER CPC 403.23.1.1.1.1.1.1.1  
23. NOTE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDENS OR OTHER OPENINGS IN SOLE BOTTOM PLATE AT INTERIOR WALLS SHALL BE GROMMETS OR GROMMET WITH PASSAGE OF ROPE WITH GROMMET SEAL GROMMETS WITH GROMMET MORTAR, CONCRETE MASONRY OR SIMILAR METHODS PER C206.4.4.6.6.1  
24. THERMOSTATIC MIXING VALVE SHALL HAVE A PRESSURE BALANCE. THE MINIMUM SHOWER RECEPTOR SHALL BE 30x60 AND THE FLOOR AREA SHALL NOT BE LESS THAN 1024 SQUARE INCHES AND ENCOMPASS A 30" DIA CIRCLE PER CPC 403.6.2  
25. MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHUB OR WHIRLPOOL BATHUB FILLER SHALL NOT EXCEED 120 DEGREES CPC 4B.  
26. TOILET VENTS SHALL BE 18" FROM CENTERLINE OF TOILET TO WALL. THESE SHALL BE A MIN OF 24" CLEAR IN FRONT OF TOILET.  
27. MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHUB OR WHIRLPOOL BATHUB FILLER SHALL NOT EXCEED 120 DEGREES CPC 4B.  
28. FINISH AND INSTANTANEOUS WATER HEATER ARE LOCATED IN THE ATTIC @ LAUNDRY RM

**GENERAL CONSTRUCTION NOTES**

"REQUIRED SPECIAL FEATURES": "HERS FEATURE SUMMARY"  
BUILDING LEVEL VERIFICATIONS,  
MINIMUM AIR FLOW AND/OR PIR,  
DOORS AND QUALITY VERIFICATION,  
KITCHEN RANGE HOOD  
FAN EFFICIENCY TEST PER  
"HEATING SYSTEM VERIFICATIONS":  
NONE  
"COOLING SYSTEM VERIFICATIONS":  
HVAC DISTRIBUTION SYSTEM VERIFICATIONS:  
MINIMUM AIR FLOW  
DUCT LEAKAGE TESTING  
LOW LEAKAGE AIR HANDLING UNIT  
VERIFIED REFRIGERANT CHARGE  
AS PER MANUFACTURER'S INSTRUCTIONS  
FAN EFFICIENCY TEST PER  
"INSULATION SYSTEM VERIFICATIONS":  
NONE

01 INSULATION WALLS: R2 / FLOORS: R19 / ROOF: R30 BOTTOM GARD OF TRUSS  
HVAC: CENTRAL GAS FINANCE AREA 95 / CENTRAL SPLIT AC 9ER: 1/2 SEER: 10.5  
COOLING COMPONENT 1: EER: 12.7 / SEER: 15 / HERS COOL. AIRFLOW TARGET: 350  
DUCT LEAKAGE VERIFICATION: REQUIRED TARGET: 30  
WATER HEATER PROPANE: ENERGY FACTOR 0.94 LEAK: NO VERIFICATION  
PENETRATION AVERAGE U-FACTOR: 0.3 / SHEET: 0.23  
RV SYSTEM SIZE: 240 LMG  
"NATURAL GAS IS UNAVAILABLE AT THIS SITE"  
"N/A" FAN SYSTEM FAN EFFICIENCY: 0.45 GPM  
"N/A" FAN SYSTEM FAN: AIRFLOW RATE: 2.4 CFM MATTS: "B"

**T24 REQUIREMENTS**

RESIDENCE: 2363 SF  
COVERED ENTRY PORCH: 116 SF  
COVERED REAR PATIO: 704 SF  
ATTACHED GARAGE: 1,023 SF  
ATTIC STORAGE OVER GARAGE: 220 SF (UNCONDITIONED SPACE)

**SQUARE FOOTAGE**

**GENERAL CONSTRUCTION NOTES**

"GARAGE BAY-CAR" BELOW  
"GARAGE BAY-BOAT" BELOW

NOTE: ATTIC IS UNINHABITABLE / UNCONDITIONED AND UNFINISHED

**ATTIC FLOOR PLAN: 220 SF**

"ATTIC SPACE"  
LIGHT RESIDENTIAL STORAGE  
2000 S.F. TOTAL  
3/4" TG SHEATHING

"GARAGE BAY-CAR" BELOW  
"GARAGE BAY-BOAT" BELOW

10'-0"  
22'-0"  
10'-0"  
30% OVERHANG

