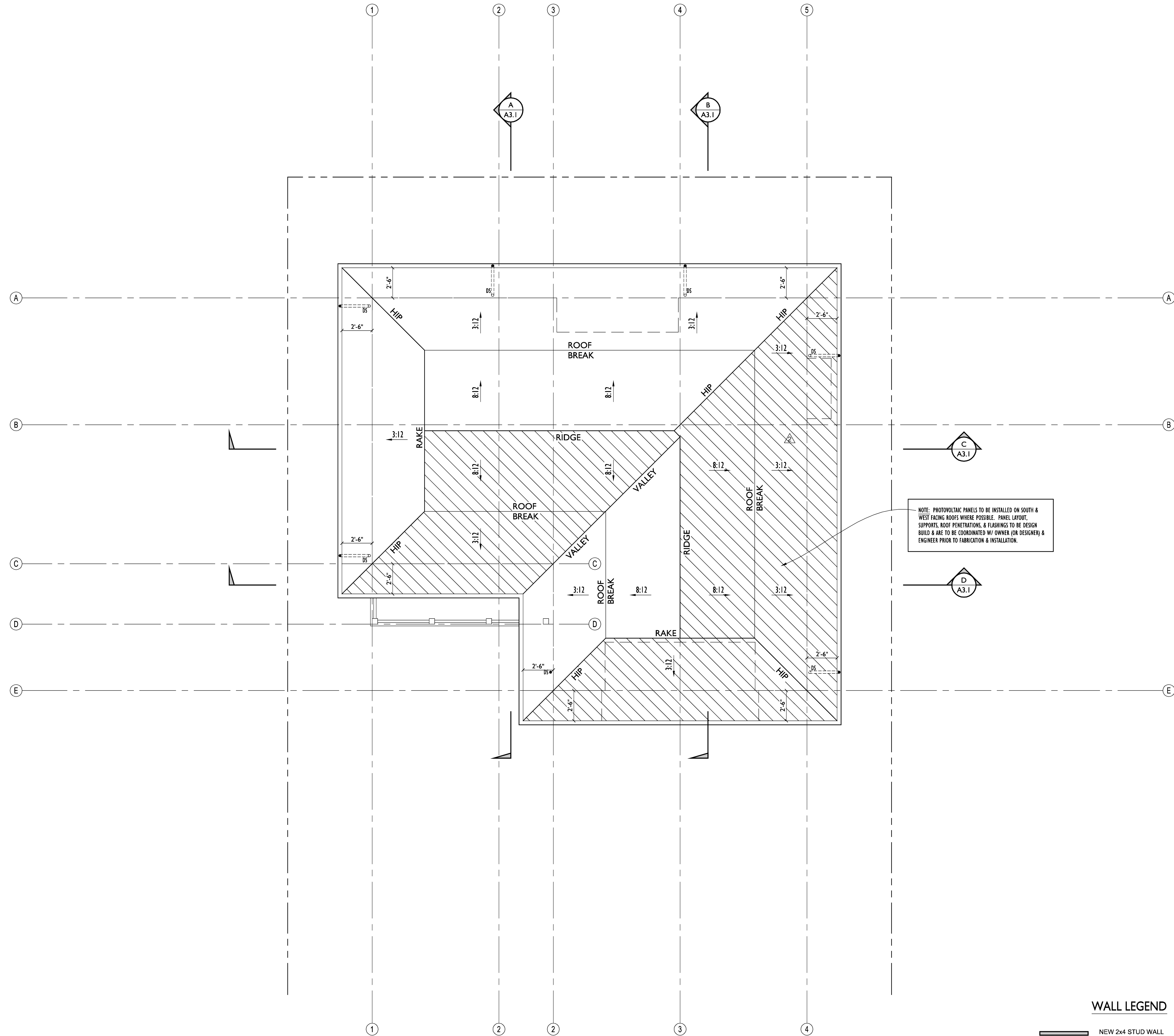
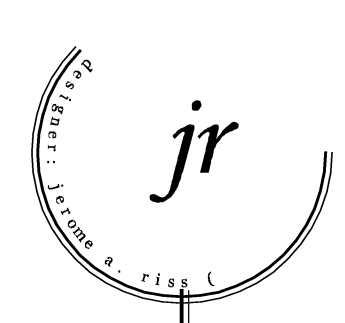


# GENERAL NOTES

- 1) ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING CODES, STATE OF CALIFORNIA TITLE-24 REQUIREMENTS, AND ALL APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.
- 2) THE CONTRACTOR SHALL VERIFY ALL THE INFORMATION IN THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCY PRIOR TO ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL NOTIFY THE OWNER IF THERE ARE ANY OBSERVED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- 3) THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK EXCEPT FOR THOSE ITEMS SHOWN AS N.I.C. (NOT IN CONTRACT). IF HIDDEN OR UNUSUAL SITUATIONS ARE ENCOUNTERED DURING CONSTRUCTION WHICH COULD NOT HAVE BEEN FORESEEN PRIOR SITUATIONS ARE ENCOUNTERED DURING CONSTRUCTION WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO CONSTRUCTION, NOTIFY THE OWNER BEFORE PROCEEDING WITH THE WORK.
- 4) THE CONTRACTOR SHALL NOT ENCUMBER ANY PUBLIC OR PRIVATE PROPERTY OTHER THAN THE SITE WITHOUT ENCROACHMENT PERMITS OR WRITTEN PERMISSION FROM THE PROPERTY OWNERS.
- 5) THE CONTRACTOR SHALL PROVIDE FENCING, BARRICADES, WARNING SIGNS/SIGNALS OR OTHER PROTECTIVE MEASURES AS NEEDED TO PROVIDE FOR THE PUBLIC'S SAFETY.
- 6) THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM ANY INSPECTING ENTITY.
- 7) TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. SCALING DRAWINGS TO DETERMINE DIMENSIONS IS NOT VALID.
- 8) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE SHORING, BRACING, FORMWORK, ETC., AS REQUIRED TO PROTECT LIFE AND PROPERTY.
- 9) JOB COPIES OF THE BUILDING PLANS & PERMITS SHALL BE ON-SITE DURING INSPECTIONS.
- 10) ALL EXTERIOR WOOD FRAMING EXPOSED TO WEATHER, I.E. GIRDERS, BEAMS, JOISTS AND POSTS SHALL BE EITHER PRESSURE TREATED OR A WOOD NATURALLY RESISTANT TO DECAY.
- 11) ALL DIMENSIONS ARE TO FACE OF CONCRETE, MASONRY OR STUD FRAMING UNLESS NOTED OTHERWISE.
- 12) CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY UNUSUAL GEOLOGICAL CONDITIONS.
- 13) CONTRACTOR SHALL VERIFY THE LOCATION AND SHALL PROVIDE PROTECTION FOR UTILITIES WITHIN THE WORK AREA, WHETHER OR NOT INDICATED IN THE DRAWINGS. CONTRACTOR SHALL NOTIFY UTILITY COMPANY IMMEDIATELY OF ANY PROBLEM OR POTENTIAL PROBLEM WITH UTILITIES.
- 14) GRADE IS TO SLOPE AWAY FROM THE BUILDING A MINIMUM OF 2% FOR A MINIMUM OF 5 FEET ALL AROUND.
- 15) MECHANICAL, PLUMBING AND ELECTRICAL TO BE DESIGN BUILD, INCLUDED ITEMS ARE SCHEMATIC AND THE INSTALLATION SHALL BE REVIEWED BY THE BUILDING INSPECTOR, IN THE FIELD.
- 16) CONTRACTOR IS TO COORDINATE DIMENSION DRAWINGS WITH STRUCTURAL DRAWINGS.
- 17) R-19 BATT INSULATION AT ALL EXTERIOR WALLS & UNDERFLOOR. EXPANDED EPS FOAM INSULATION @ VAULTED ROOF. R-11 SOUND INSULATION IN ALL INTERIOR WALLS AND CEILINGS UNLESS OTHERWISE NOTED.
- 18) INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHABLE PAPERS INSTALLED WITHIN FLOOR-CEILING OR ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS, SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING OF 450 WHEN TESTED IN ACCORDANCE WITH UBC STANDARD 8-11, SEC. 707.3
- 19) ALL INTERIOR WALLS TO BE 2 x 4 FRAMING W/ 1/2" G.W.B.
- 20) PROVIDE COMBUSTION AIR FOR THE WATER HEATER AND FURNACE. UMC SEC. 702. AIR TO BE PROVIDED THROUGH DOUBLE WALLED EXHAUST FLUE WHICH PROVIDES BOTH VENTILATION FROM & EXHAUST TO OUTSIDE AIR THROUGH ROOF.
- 21) ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.)
- 22) CONTRACTOR IS TO NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION
- 23) CONTRACTOR IS TO COORDINATE DIMENSION DRAWINGS WITH STRUCTURAL DRAWINGS.
- 24) ALL EXTERIOR WALLS TO HAVE \_\_\_\_\_
- 25) R-19 BATT INSULATION AT ALL EXTERIOR WALLS & UNDERFLOOR. EXPANDED EPS FOAM INSULATION @ VAULTED ROOF. R-11 SOUND INSULATION IN ALL INTERIOR WALLS AND CEILINGS UNLESS OTHERWISE NOTED.
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- 27) ALL INTERIOR WALLS TO BE 2x 4 FRAMING W/ 5/8" GYPSUM BD., TYP.
- 28) PROVIDE COMBUSTION AIR FOR THE WATER HEATER AND FURNACE. UMC SEC. 702
- 29) LEVEL 4 SMOOTH FINISH @ ALL INTERIOR WALLS
- 30) ALL WALLS @ TUB & SHOWERS TO BE SMOOTH, HARD, NONABSORBENT SURFACE (e.g. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (e.g., W.R. GYP. BD.) TO A HEIGHT OF 70" ABOVE THE DRAIN INLET, PER CBC SECTION 807.1.3
- 31) ALL HANDRAILS TO HAVE A 1-1/4" TO 2" GRIPABLE CROSS SECTION, NO SHARP CORNERS, & TO BE @ A HEIGHT OF 34" TO 38" ABOVE NOSING. EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER, & TERMINATE @ NEWEL POSTS, PER CBC SECTION 1003.3.3.6
- 32) ALL HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH OF THE STAIRWAY NO MORE THAN 3-1/2" & SHALL PROVIDE 1-1/2" SPACE BETWEEN THE WALL & HANDRAIL, PER CBC SECTIONS 1003.3.3.2 & 1003.3.3.6.
- 33) ALL REQUIRED GUARDRAILS TO BE @ A HEIGHT 34" TO 38" ABOVE FLOOR & SHALL HAVE INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH, PER CBC SECTION 1003.3.3.7



**1** ROOF PLAN  
SCALE: 1/4" = 1'-0"



## MAYERS RESIDENCE - ROOF PLAN

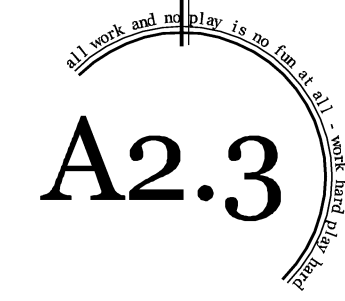
BAY ST., SANTA CRUZ, CALIFORNIA, 95060

PRELIMINARY NOT FOR CONSTRUCTION

AUGUST 27, 2007

AUGUST 19, 2008 (REVISION DATE)

OCTOBER 31, 2008 (REVISION DATE)



### WALL LEGEND

- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL