



GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND CONDITIONS BEFORE STARTING ANY WORK, DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL ELSE. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY PRIOR TO COMMENCING ANY WORK.
- DRAWING ORGANIZATION: THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG SUBCONTRACTORS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DIVIDE THE WORK.
- ROOMS W/FIXED GLASS SHALL HAVE A MIN. OF 2 AIR CHANGES PER HOUR WITH 1/2 FROM OUTSIDE AIR. BATHROOMS AND LAUNDRY ROOMS SHALL HAVE A MIN. OF 5 AIR CHANGES PER HOUR.
- LATH AND PLASTER SHALL COMPLY WITH CRC 703.7 & CBC 2507. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 & HAVE MINIMUM FLAMESPREAD RATING CLASS 3 PER CBC 803.1.1, 803.5, 803.6 & CRC R302.9, CBC TABLE 803.11.
- CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1178, C 1288 OR C 1325 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C 840 & ANSI A108.1, A108.4, A108.5, A108.6, A108.11, A118.1, A18.3, A136.1 AND A137.1 AND MANUFACTURER RECOMMENDATIONS. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C 840, CRC R702.4.2.
- ALL TUBS AND SHOWERS SHALL BE INSTALLED PRIOR TO COMPLETE FRAMING OR ALL BATHS. INSTALL BRASS FERRULE FITTING.
- SHOWER AND TUB ENCLOSURES SHALL CONFORM TO C.P.C. 412.7 AND SHALL HAVE A MINIMUM INTERIOR AREA OF 1024 SQUARE INCHES ABLE TO ENCOMPASS A 30 INCH DIAMETER CIRCLE.
- SHOWERS SHALL HAVE WATERPROOF FINISH AT WALLS UP TO AT LEAST 70 INCHES ABOVE THE SHOWER DRAIN. SHOWER CURTAINS OR SHOWER SAFETY GLAZING ENCLOSURES ARE REQUIRED. SHOWER DOORS MAY BE NOT LESS THAN 22 INCHES MINIMUM WIDTH.
- SHOWER/TUB AND SHOWER VALVES TO BE POSI- TEMP PRESSURE BALANCING VALVES.
- PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL CIRCULATING-TYPE TUBES ON THE JOB-SITE FOR INSPECTION PURPOSES.
- ALL TUB AND SHOWER VALVES ARE TO BE SINGLE CONTROL PRESSURE BALANCING OR THERMOSTATIC ANTI-SCALD TYPE.
- PROVIDE A NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBBS.
- WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK-ACTING SHUT-OFF VALVES [CPC 609.10]:
 - AUTOMATIC WASHING MACHINE (HOT AND COLD WATER)
 - ICE MAKER
 - DISHWASHER
- AT THE TIME OF FILL, EACH FIXTURE SHALL HAVE A REMOVABLE TAG APPLIED STATING:
"THIS NEW PLUMBING SYSTEM WAS FIRST FILLED AND FLUSHED ON (DATE) BY (NAME). THE STATE OF CALIFORNIA REQUIRES THAT THE SYSTEM BE FLUSHED AFTER STANDING AT LEAST ONE WEEK AFTER THE FILL DATE SPECIFIED ABOVE. IF THIS SYSTEM IS USED EARLIER THAN ONE WEEK AFTER THE FILL DATE, THE WATER MUST BE ALLOWED TO RUN FOR AT LEAST TOW MINUTES PRIOR TO USE FOR HUMAN CONSUMPTION. THIS TAG MAY NOT BE REMOVED PRIOR TO THE COMPLETION OF THE REQUIRED SECOND FLUSHING EXCEPT BY THE BUILDING OWNER OR OCCUPANT."
- PIPING PASSING UNDER OR THROUGH WALLS SHALL BE PROTECTED FROM BREAKAGE. NO PLUMBING PIPING SHALL BE DIRECTLY EMBEDDED IN CONCRETE OR MASONRY. VOIDS AROUND PIPING PASSING THROUGH CONCRETE FLOORS ON THE GROUND SHALL BE SEALED.
- COOK TOP CLEARANCES ARE REQUIRED TO BE 30" VERTICAL AND 6" HORIZONTAL FROM ALL COMBUSTIBLE MATERIALS AND SHALL BE INSTALLED PER THE MANUFACTURER. CMC SECTION 921.3.2.
- FLEX-DUCT SHALL NOT BE PERMITTED FRO HOOD EXHAUST SYSTEMS.
- A SHEET ROCK NAILING INSPECTION IS REQUIRED. 2016 CRC R109.1.4.2, 110.3.5.
- DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14 FEET INCLUDING (2) TWO 90 DEGREE ELBOWS. SEE MECHANICAL PLAN FOR ADDITIONAL NOTES AND SPECIFICATIONS.
- BLOWN INSULATION: BLOWN OR POUR TYPE INSULATION MATERIAL SHALL ONLY BE USED IN ATTIC SPACES WHERE SLOPE DOES NOT EXCEED 2.5:12 PITCH.
- WHEN EAVE VENTS ARE INSTALLED BAFFLES SHALL BE IN PLACE AT THE TIME OF FRAMING INSPECTION.
- AFTER THE INSTALLATION OF WALL, CEILING OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING, A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH THE TITLE 24 REQUIREMENTS.
- ATTIC ACCESS: (SIZE NOTED ON DRAWINGS). THE ATTIC ACCESS SHALL BE PERMANENTLY ATTACHED AND SHALL BE WEATHER-STRIPPED. INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE PANEL IN THE ATTIC SIDE OF CEILING & GASKETED TO PREVENT AIR LEAKAGE.
- PROVIDE FIRE-BLOCKING AT THE 10 FT. HEIGHT INTERVALS AND AT ALL OF THE FLOOR AND CLG. LVL'S.
- FINGER JOINTED STUDS ARE NOT ALLOWED IN STRUCTURAL WALLS (BEARING OR SHEAR WALLS) WITHOUT ENGINEERING ANALYSIS OR ESR APPROVAL TO SUBSTANTIATE EQUIVALENCY.
- MANUFACTURER'S CERTIFICATION OF GLU-LUM BEAMS MUST BE PROPERLY IDENTIFIED FOR THE LOCATION AND SPECIFIC JOB, AND BE PROVIDED BEFORE THE FRAMING INSPECTION.
- PROVIDE R-12 OR GREATER TANK INSULATION WHERE ENERGY FACTOR IS LESS THAN 0.58. PIPE INSULATION TO BE R-12 OR GREATER AS REQUIRED BY SECTION 150 (J)(2).
- FLASH AND COUNTERFLASH AT ROOF TO VERTICAL WALL JUNCTION.
- A RADIANT BARRIER MAY BE REQUIRED PER THE TITLE 24 ENERGY ANALYSIS. SEE ROOF FRAMING PLAN FOR NOTES.

HABITABLE AND GLAZING REQUIREMENTS

- HABITABLE ROOMS SHALL HAVE A MINIMUM OF +8'-0" WHILE HALLWAYS, KITCHEN, BATHROOMS AND TOILET COMPARTMENTS SHALL HAVE A HEIGHT OF NO LESS THAN +8'-0".
- GLAZED AREAS SHALL BE NO LESS THAN 1/8 THE MEASURED FLOOR AREA W/ A MINIMUM 10 SQ.FT. IN ALL HABITABLE ROOMS.
- MAX. HEIGHT OF WINDOW SILL TO FINISH FLOOR SHALL BE 44". ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ.FT. W/ A MINIMUM OPENABLE HEIGHT OF 24" AND A MINIMUM OPENABLE WIDTH OF 20".
- ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED TITLE 25 COMPLIANT. ALL WINDOWS MUST BE DUAL PANE W/(1) PANE TEMP. PER CH. 7A. WEATHER-STRIP ALL DOORS AND WINDOWS AT EXTERIOR. ALL GLASS SHALL REDUCE INFRARED TRANSMITTANCE BY 45% OR MORE (SUCH AS SUNGATE 500 BY PPG).
- ALL WINDOWS, DOORS AND SLIDING GLASS DOORS SHALL BE DUAL-GLAZED PANE UNLESS NOTED OTHERWISE ON THESE PLANS.
- TEMPERED GLASS IS REQUIRED IN DOOR PANELS, IN GLAZING THAT COMES WITHIN A 24" ARC OF A DOOR, WHEN BOTTOM EXPOSED EDGE IS WITHIN 60" OF A WALKING SURFACE, IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS.

REVISIONS	NO.	DATE	BY

2491 ALLUVIAL AVE
CLOVIS, CA 93619
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM



12 UNIT TOWNHOMES FLOOR PLAN

CALIFORNIA

CITY OF REEDLEY

DATE:
4/22/2022

PROJ. ENGR:
LSV

PROJ. MNGR:
KYV

PREPARED FOR:
NASSRI JABER
MEGALODON
PROPERTIES, LLC
521 FINLEY DR
TAFT, CA 93268



SHEET NO.

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PROJECT
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