

**APPLICABLE CODES**

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES AND THE FOLLOWING  
 CALIFORNIA BUILDING CODE (CBC) 2016  
 CALIFORNIA RESIDENTIAL CODE 2016  
 CALIFORNIA PLUMBING CODE 2016  
 CALIFORNIA ELECTRICAL CODE 2016  
 CALIFORNIA MECHANICAL CODE 2016  
 TITLE 24 ENERGY STANDARDS 2016

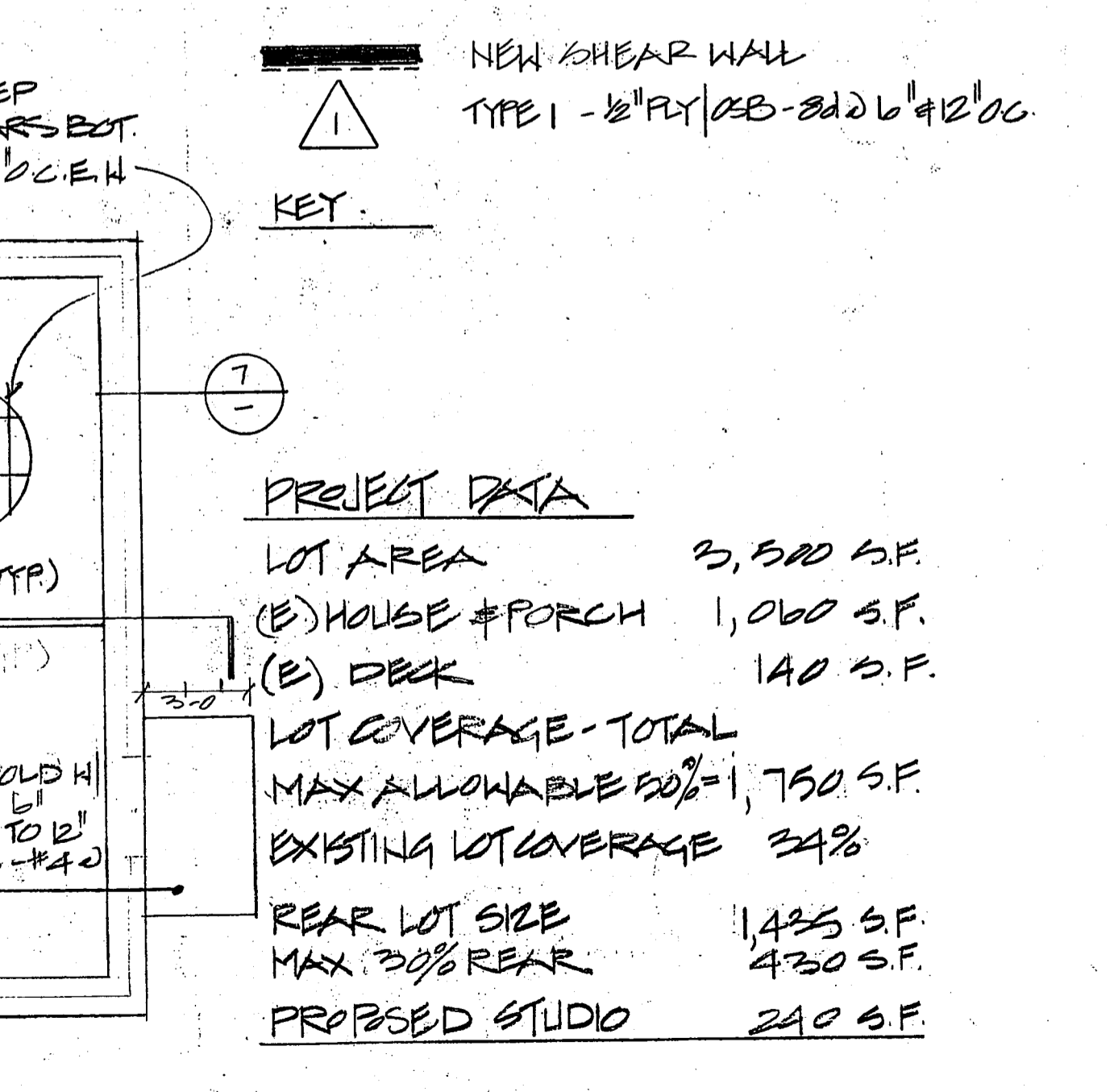
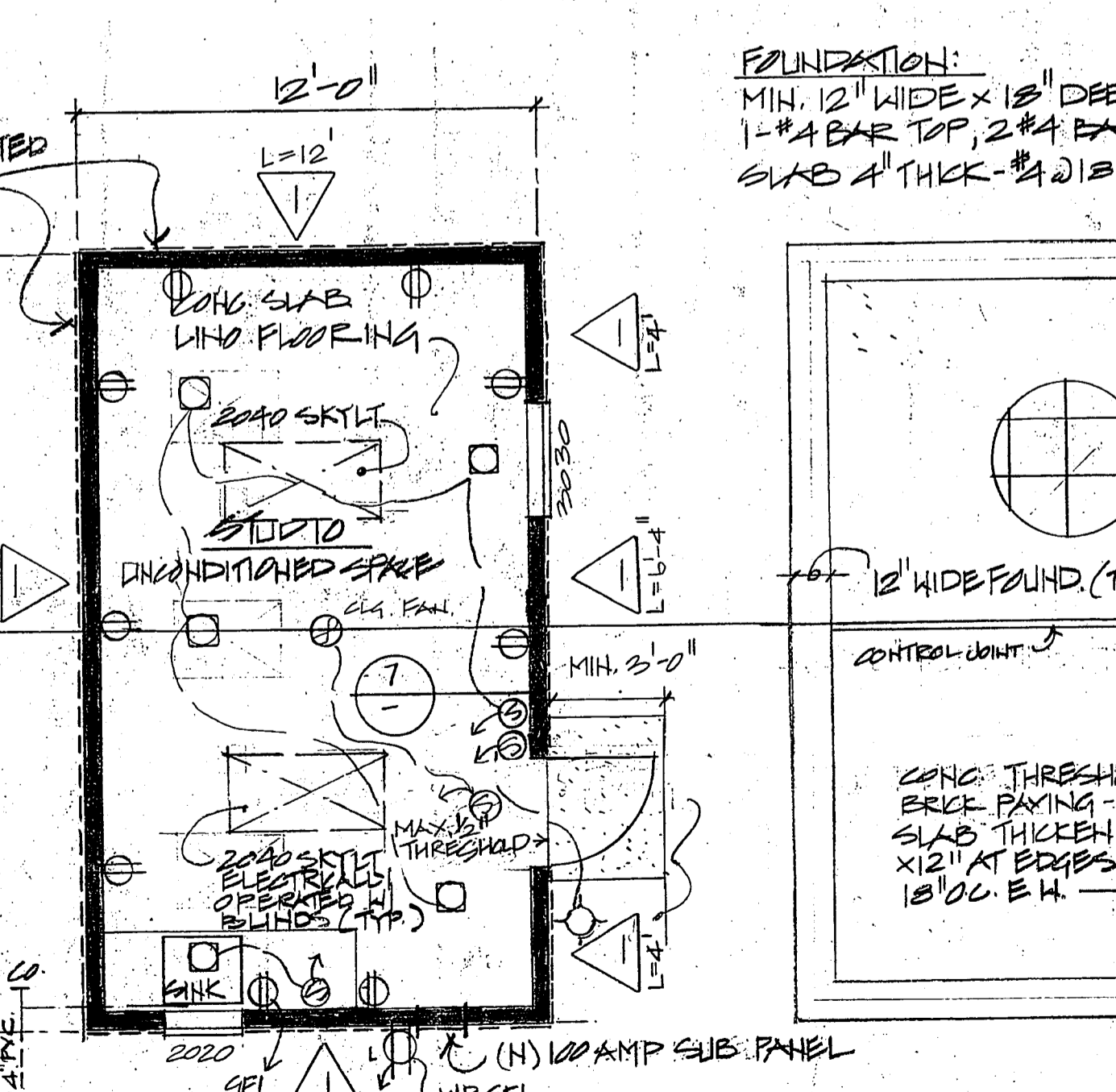
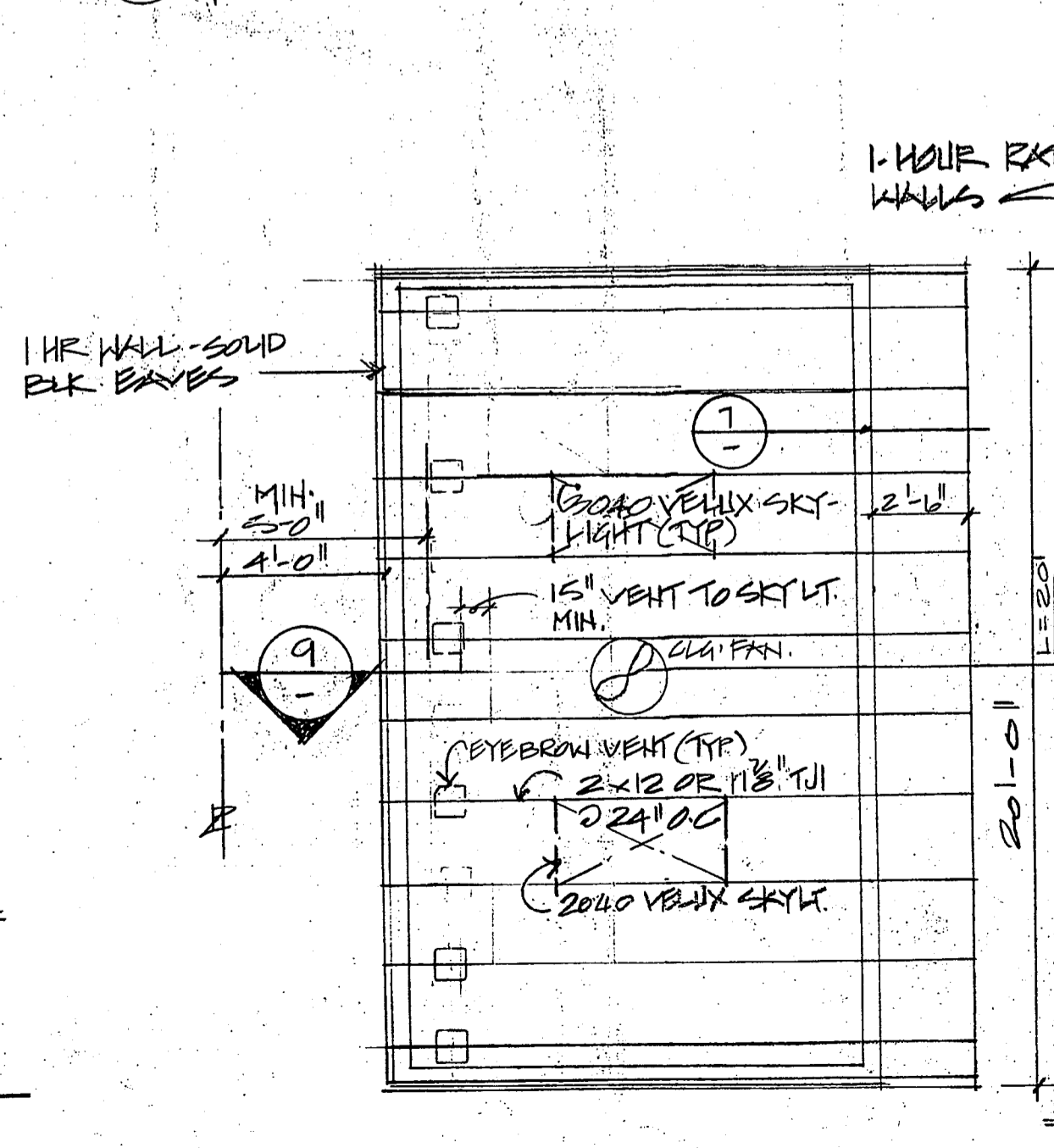
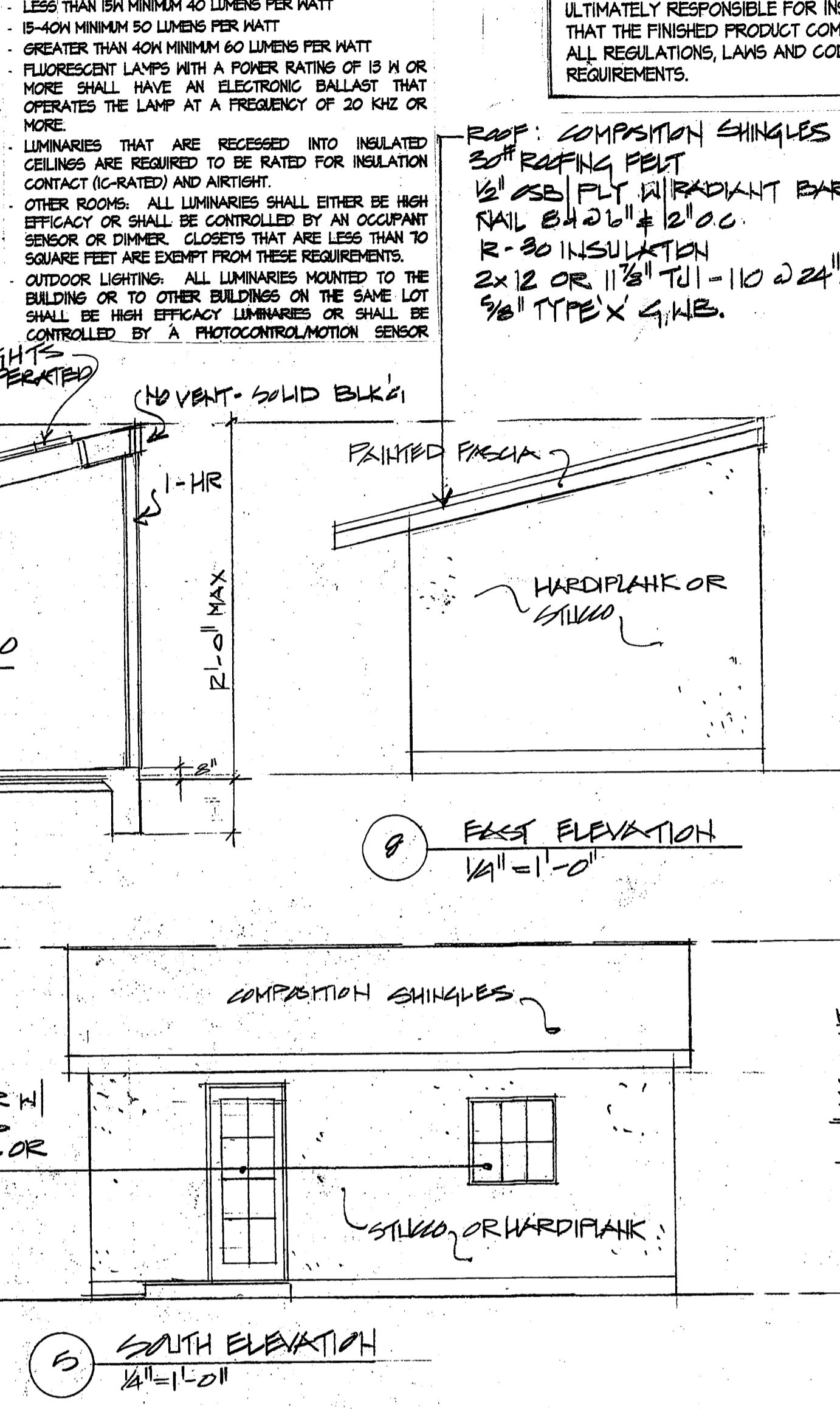
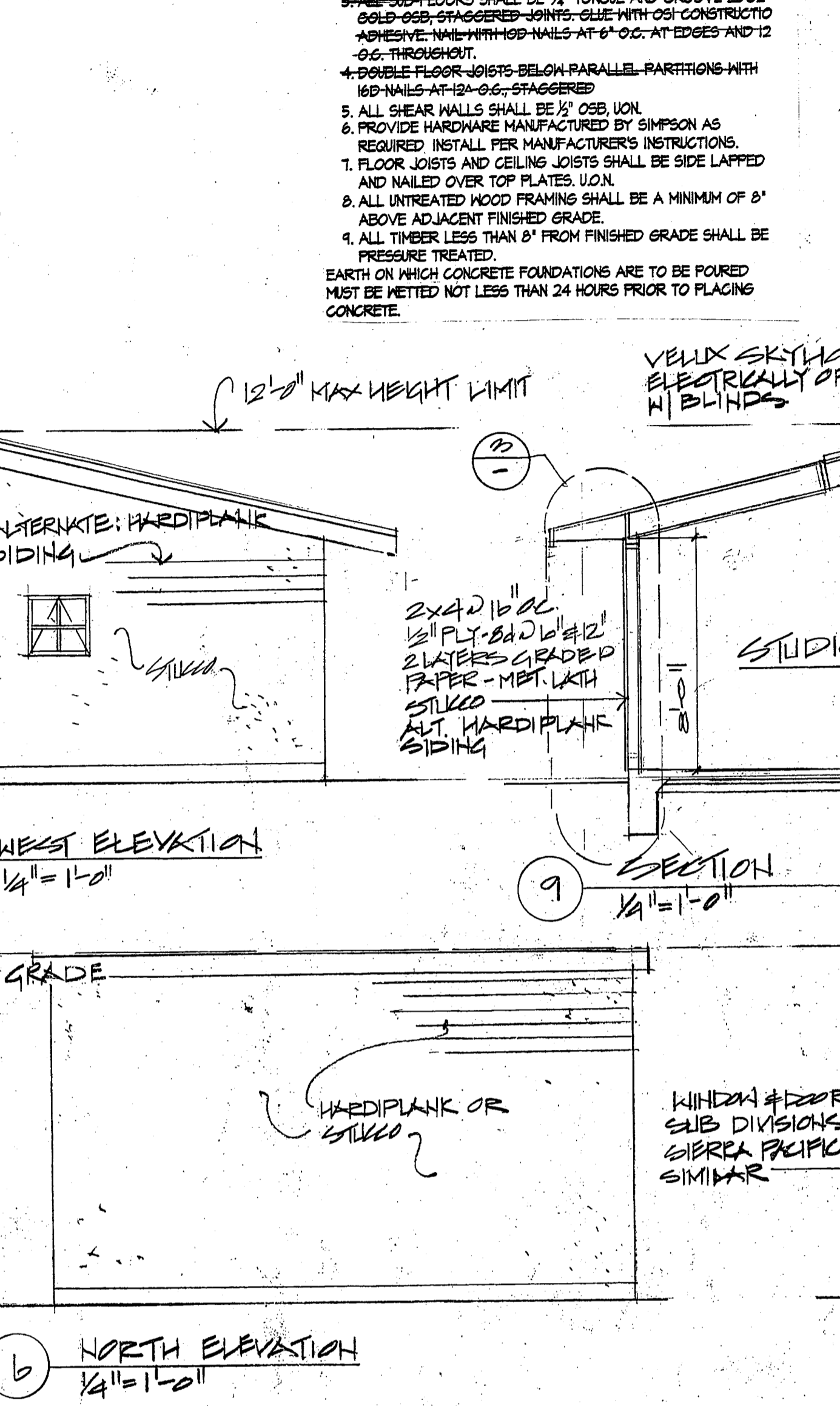
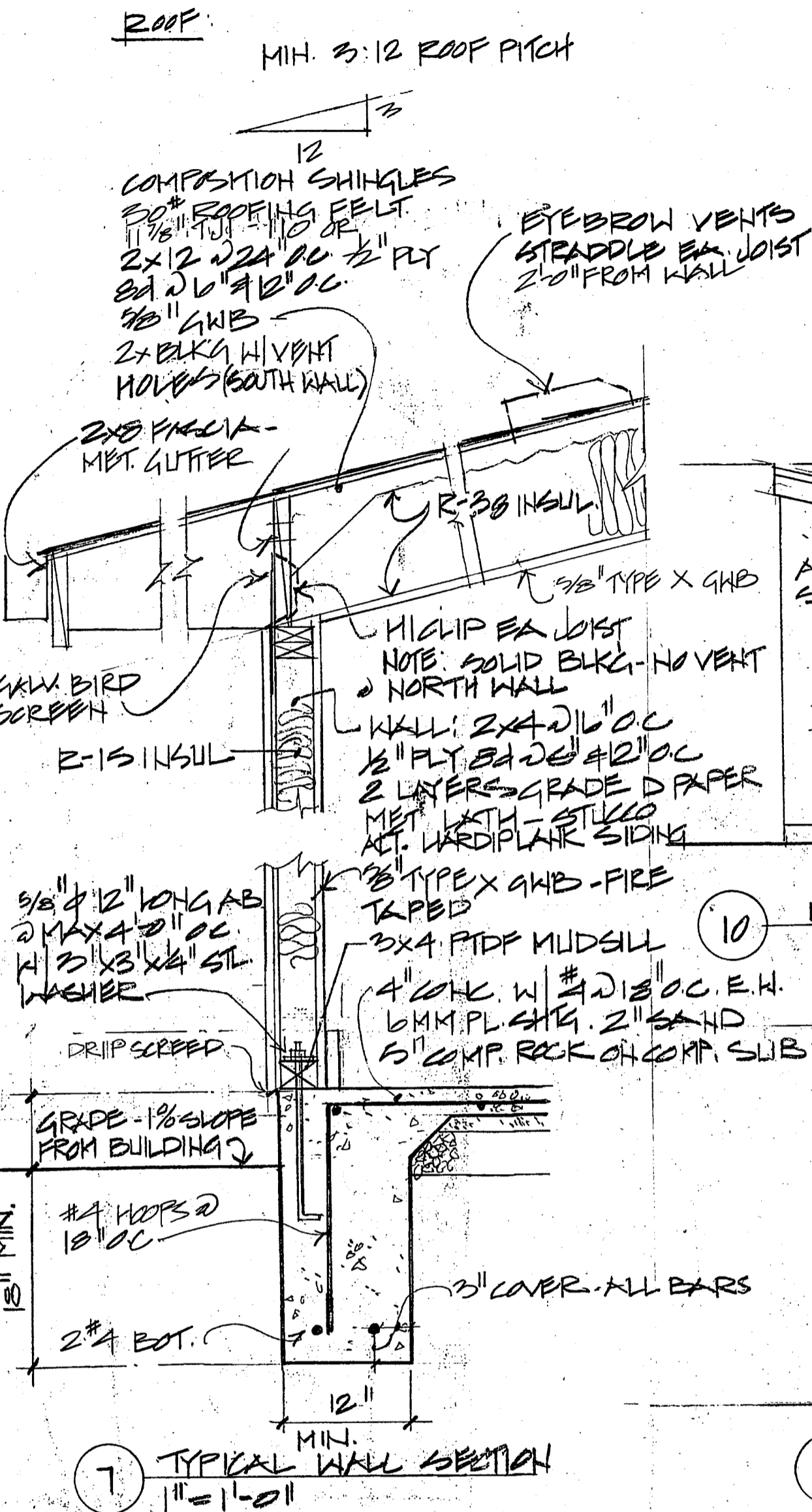
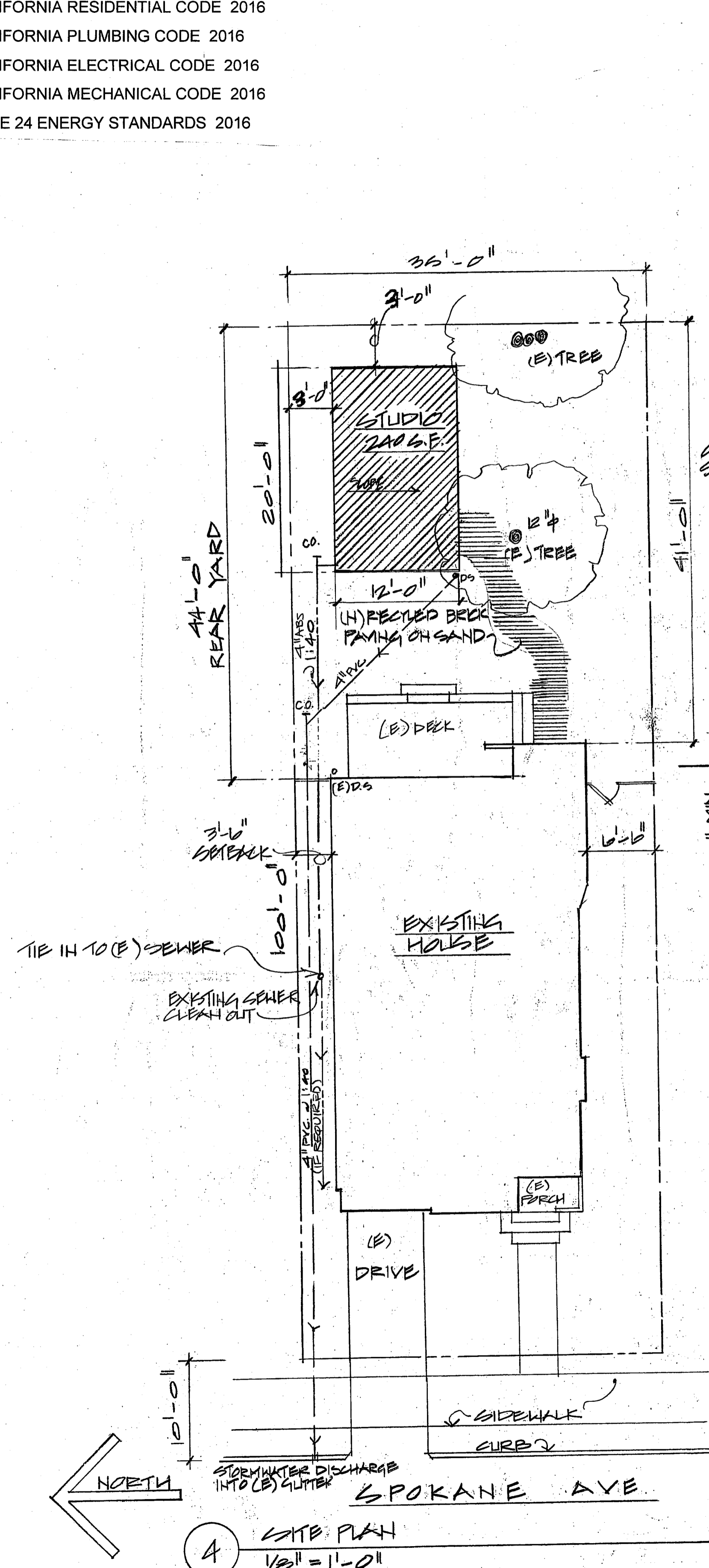
**NOTES:**  
 1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR GRADE STAMPED ACCORDING TO THE CURRENT GRADING RULES AS FOLLOWS:  
 BEAMS AND STRINGERS - #1 OR STRUCTURAL AS NOTED  
 CEILING JOISTS AND RAFTERS - #2 OR #1 AS NOTED  
 FLOOR FRAMING SHALL BE #2 @ 16" O.C. U.O.N.  
 DOOR AND WINDOW HEADERS - #2  
 STUDS - #2  
 PLATES AND BLOCKING - #2  
 2. ALL LUMBER SHALL BE MINIMUM DOUGLAS FIR #2 W/PA  
 3. ALL SUB-FLOORS SHALL BE 3/4" TONGUE AND GROOVE EDGE GOLF-OSB, STAGGERED JOINTS, GLUE WITH OSI CONSTRUCTION ADHESIVE, NAIL WITH 10D NAILS AT 6" O.C. AT EDGES AND 12" O.C. THROUGHOUT.  
 4. DOUBLE FLOOR JOISTS BELOW PARALLEL PARTITIONS WITH 16D NAILS AT 12" O.C. STAGGERED.  
 5. ALL SHEAR WALLS SHALL BE 1/2" OSB U.O.N. REQUIRED INSTALL PER MANUFACTURER'S INSTRUCTIONS.  
 6. FLOOR JOISTS AND CEILING JOISTS SHALL BE SIDE LAPPED AND NAILED OVER TOP FLATES U.O.N.  
 7. ALL UNTREATED WOOD FRAMING SHALL BE A MINIMUM OF 6" ABOVE ADJACENT FINISHED GRADE.  
 8. ALL TIMBER LESS THAN 6" FROM FINISHED GRADE SHALL BE PRESURE TREATED.  
 9. EARTH ON WHICH CONCRETE FOUNDATIONS ARE TO BE POURED MUST BE METTED NOT LESS THAN 24 HOURS PRIOR TO PLACING CONCRETE.

**ELECTRICAL NOTES:**  
 220V DUPLEX OUTLET  
 CAN LIGHT  
 LIGHT  
 SWITCH

HIGH EFFICACY LAMPS ARE DEFINED AS FOLLOWS (NOT ALL LED LIGHTING WILL MEET THE REQUIREMENTS):  
 - LESS THAN 15H MINIMUM 40 LUMENS PER WATT  
 - 15-40H MINIMUM 50 LUMENS PER WATT  
 - GREATER THAN 40H MINIMUM 60 LUMENS PER WATT  
 FLUORESCENT LAMPS WITH A POWER RATING OF 15 W OR MORE SHALL HAVE AN ELECTRONIC BALLAST THAT OPERATES THE LAMP AT A FREQUENCY OF 20 KHZ OR MORE.  
 LUMINARIES THAT ARE RECESSED INTO INSULATED CEILING ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (IC-RATED) AND AIRTIGHT.  
 OTHER ROOMS: ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 20 SQUARE FEET ARE EXEMPT FROM THESE REQUIREMENTS.  
 OUTDOOR LIGHTING: ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR.

**CONTRACTOR'S NOTE**  
 DO NOT SCALE FROM THE DRAWINGS. VERIFY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY CONTACT DESIGNER PRIOR TO CONTINUATION OF WORK.  
 THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL OF CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENT. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR INSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

REVISIONS	BY



**FOUNDATION:**  
 MIN. 12" WIDE x 12" DEEP  
 1-#4 BAR TOP, 2-#4 BARS BOT.  
 SLAB 4" THICK - #4 @ 18" O.C. E.H.

**KEY:**  
 NEW SHEAR WALL  
 TYPE 1 - 1/2" FLY @ 24" O.C. - 2x12 @ 12" O.C.

**PROJECT DATA**

LOT AREA	3,500 S.F.
(E) HOUSE & PORCH	1,000 S.F.
(E) DECK	140 S.F.
LOT COVERAGE - TOTAL	
MAX ALLOWABLE 20%	1,750 S.F.
EXISTING LOT COVERAGE	34%
REAR LOT SIZE	1,455 S.F.
MAX 30% REAR	430 S.F.
PROPOSED STUDIO	240 S.F.

NOTE: BUILDING IS UNCONDITIONED

MEREDITH'S STUDIO  
 707 SPOKANE AVENUE  
 ALBANY

DESIGNER  
 DAVID CLAYTON  
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SITE PLAN + FLOOR FOUNDATION  
 ROOF PLANS + ELEVATIONS  
 SECTION + DETAILS

DRAWN  
 CHECKED  
 DATE: 4-6-16  
 SCALE: AS NOTED  
 JOB NO: 16-053  
 SHEET

**A-1**  
 OF 9 SHEETS