SAMPLE PLANS
Bedroom Egress Requirements

- 5.7 sf net clear opening (grade level openings 5.0 sf)
- 20” minimum clear width
- 24” minimum clear height
- 44” maximum sill height from floor

1. Check Master Bedroom. 8% of Floor Area for natural light, 4% natural ventilation.
   Room area = (190 sf natural light required) x .08 = 15.2 sf
   Natural ventilation required: 190 sf x .04 = 7.6 sf.
   Provided 5040 XO SL or (Minimum 4040 XO SL)
   Window area = 20 sf natural light and ~ 10 sf natural ventilation.
   Also meets egress requirements.

2. Check existing Bedroom. 102 sf; 8.16 sf natural light required, 4.08 sf natural ventilation required. However, egress requirements supercede light and ventilation minimum requirements.
   A 5040 XO SL as shown or 4040 XO SL may be used or another window or door that will meet all minimum requirements. Verify egress dimensions with window manufacturer.

Light and Ventilation for Adjoining Rooms

Per CRC Section R303.2, for the purposes of determining the light or ventilation required, any room may be considered as a portion of an adjoining room when one-half the common wall is open and unobstructed and provides an opening at least one-tenth (for natural light), and 8% (ventilation), of the floor area of the interior room, or 25 sf whichever is greater.

Family Room adjoining Dining Room

1. One-half of the common wall, 13’x8’=104sf/2=52 sf required opening.
   Enlarge opening where the 6050 window was removed to provide the minimum 50% requirement.

2. Window size at the Family Room [276 sf] +Dining Room [145 sf] = 421 sf/10 = 42.1 sf natural light and 21.05 sf natural ventilation meets 8% requirement
   Various combinations available,
   Try: 10’ x 5’ XOX SL window=50 sf

3. The 2668 opening does not provide the required 50% opening between the Kitchen and Family Room and is not considered as providing the natural light or natural ventilation for code purposes.
LEGAL DESCRIPTION: LOT 10, MAP 8546

ASSESSORS PARCEL NO 547-091-0500
OWNER JOHN DOE
1011 MAIN
ANYWHERE, CA

PLANS DRAWN BY: J.A. SMITH
423 BROADWAY
ANYWHERE, CA.

NOTE: BEST MANAGEMENT PRACTICES (BMPs) MUST BE USED AT ALL CONSTRUCTION SITES IN THE CITY TO PROTECT STORM DRAINS AND MINIMIZE POLLUTION.

ENERGY CALCULATIONS ARE NOT A PART OF THIS GUIDELINE. COMPLIANCE WITH C.C.R. TITLE 24, PART 6, CALIFORNIA ENERGY CODE IS REQUIRED AT PLAN CHECK SUBMITTAL.

SAMPLE NOT FOR CONSTRUCTION PURPOSES
2X4 P.T. SILL W/ 5/8" Φ10" L. ANCHOR BOLTS @ 6'-0" O. C., 7" MIN EMBEDMENT INTO CONCRETE
W/3"X3" 3/16" SQUARE STEEL PLATE WASHER
INSTALLED WITH EACH BOLT.
NOTE: ANCHOR BOLTS MAY BE 1/2" OR 5/8"
3 ½"MIN. CONCRETE SLAB

RECOMMENDED VAPOR BARRIER
COMPACTED CLEAN FILL
OR SAND

* REINFORCEMENT

* FOOTING STEEL REINFORCEMENT
EITHER 1- #4 Φ TOP & BOTTOM
(FOR TWO POUR) OR;
1- #5 Φ TOP OR BOTTOM WHEN
SLAB CAST MONOLITHIC WITH FOOTING.

FOOTING DETAIL - TYPICAL EXTERIOR
SCALE : 1/8" =1'-0"

EXISTING SLAB
EXISTING FOOTING

#4 Φ DOWEL INTO EXISTING FOOTING
TOP & BOTTOM

3-1/2" (MIN.) CONCRETE SLAB
MIN.: f_c 2500 PSI @ 28 DAYS

FOUNDATION PLAN
SCALE : 1/4" =1'-0"
SAMPLE NOT FOR CONSTRUCTION PURPOSES

Guideline 11.doc
**FOOTING**

Details:

\[
\frac{1}{2}'' = 1' - 0''
\]

* Stem wall: concrete or un-reinforced solid grouted masonry. Height may be max. 6 times thickness as shown. Ref S.D. Newsletter 18-4 & 18-5

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**PIER** (Size based on loads)

**EXISTING UNDER FLOOR**

- #4 Ø dowel into existing footing top & bottom
- 16" sq. pier (typical)
- 4x6 girder (typical) #2 df/l.
- 18"x24" under floor access opening

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**RAISED FLOOR** - FOUNDATION PLAN

(ALTERNATE EXAMPLE)

Refer to CRC section R405 for foundation drainage

Scale 1/4'' = 1'-0''

Sample not for construction purposes

Sheet 2A
SAMPLE NOT FOR CONSTRUCTION PURPOSES

NOTE: 1. ENERGY COMPLIANCE DOCUMENTATION IS REQUIRED AT PLAN CHECK SUBMITTAL.

2. THIS GUIDELINE DOES NOT APPLY TO STRUCTURES LOCATED IN HIGH OR VERY HIGH FIRE SEVERITY ZONES.
TYPICAL EAVE JOINT

- 3 - 16d NAILS JOIST TO RAFTER
- 2% SLOPE (Impervious surface)
- E.N. PLYWOOD
- SIMPSON OR EQUAL A35 EA. BLOCK
- 3 - 8d NAILS RAFTER TO PLATE & JOIST TO PLATE

TOP PLATE CONNECTION

- 16d NAILS @ 16" O.C. (TYPICAL)
- 2 - 16d @ LAPS & INTERSECTIONS
- 48" MIN. LAP
- 4 - 16d AT LAP SPLICE (EACH SIDE OF SPLICE)

2X4 COLLAR TIES @ 48" O.C. (OPTIONAL).
2X6 RIDGE (NOT LESS IN DEPTH THAN CUT - END OF RAFTER).
2X6 RAFTERS @24"O.C.

235# COMP. SHINGLES OVER 30# UNDERLAMENTS OVER 1/2" CDX PLYWOOD SHEATHING PANEL 32/16 W/ RADIANT BARRIER

COOL ROOF COMPLIANCE

FAMILY ROOM

- 2X6 CEILING JOISTS @ 24" O.C. (R2 DFIL)
- 1/2" DRYWALL

WALL AND CEILING INSULATION VALUES PER TITLE 24

R-38 INSULATION

STUCCO EXTERIOR PER CHAPTER 25 C.B.C

2X4 TOP PLATES 48" MIN. LAP SPLICE
R-13 INSULATION
2X4 STUDS @ 16" O.C.
1/2" DRYWALL
3X2"X3/16" SQ. STL PLATE WASHER, W/ 1/2" X 5/8" X 10" A.B., @ 8'-0"
2X4 P.T. SILL

WEEP SCREED 2% SLOPE (Impervious surface)

3 1/2" MIN. CONC. SLAB

FASCIA

WEEP SCREED CLEARANCE (MIN.)
4" TO EARTH, 2" TO PAVING

SECTION
SCALE 1/4" = 1'-0"

A

SAMPLE NOT FOR CONSTRUCTION PURPOSES
FOOTINGS ADJACENT TO SLOPE

SEE SECTION FOR NOTES

SECTION A “RAISED FLOOR”

SAMPLE NOT FOR CONSTRUCTION PURPOSES
EXISTING ROOF

REMOVE ROOF SHEATHING FOR ATTIC ACCESS AT EXISTING ROOF

2X WALER VALLEY

“CALIFORNIA FILL”

4X12 HDR.

STRAP PLATE BREAK WITH “FHA” STRAP OR EQUAL

EXTENDED DUCT WORK

2X8 RIDGE

2X6 RAFTERS @ 24” O.C.
#2 DF/L

4:12

2X4 FLAT OUTRIGGER @ 24” O.C.

24”

WALL LINE

ROOF LINE

FOR ROOF SHEATHING UNDER EAVES USE 1X STARTER BOARD OR ½” CCX PLYWOOD

ROOF/ATTIC VENTILATION: PROVIDE A MINIMUM OF 1 SF FOR EACH 150 SF OF ATTIC AREA. REFER TO CRC SECTION R806

ROOF (FRAMING) PLAN

SCALE: 1/4” =1'-0”

SAMPLE NOT FOR CONSTRUCTION PURPOSES