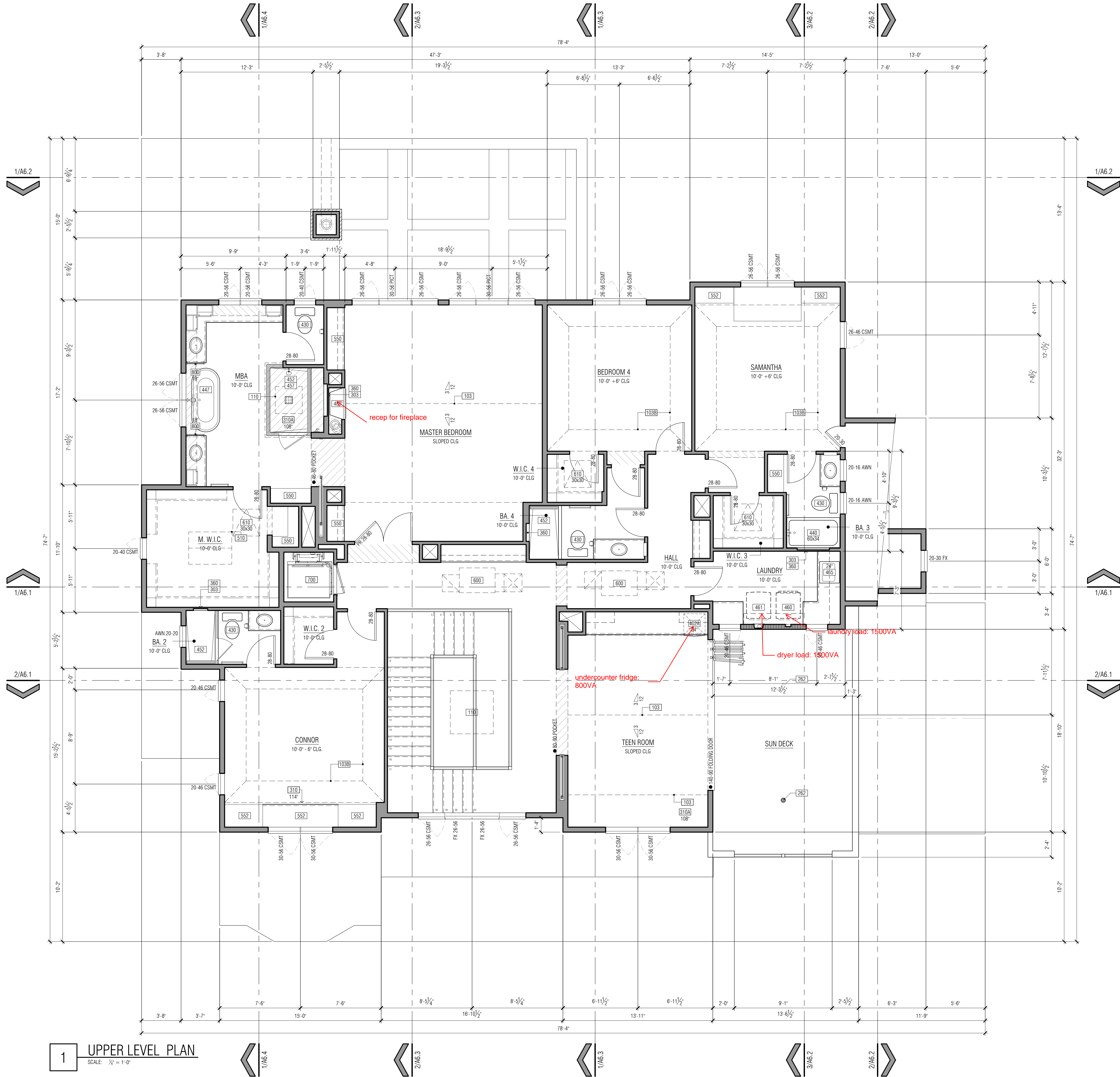


GENERAL FLOOR PLAN NOTES

1. BUILDING PLANNING
1. ALL ANGLES OTHER THAN 90 DEG. SHALL BE 45 DEG. (U.O.N.)
2. ALL CEILING HEIGHTS PER BUILDING SECTION AND ELEVATIONS, U.O.D.
3. DOORS PLACEMENT: WHERE DOORS APPEAR TO BE CENTER WITHIN A WALL, LOCATE ACCORDINGLY. LOCATE ALL OTHER DOOR HINGE SIDE JAMBS 8" FROM PERPENDICULAR INTERSECTING WALL, U.O.D.
4. SECOND FLOOR WINDOW SILLS SHALL NOT BE LOCATED LOWER THAN 42" A.F.F. WITHOUT FALL PROTECTION (R312.2)
5. ALL INTERIOR DOORS TO BE SOLID CORE 1 1/2" THICK, U.O.D.
6. ALL INTERIOR DOORS TO BE LOCATED w/ 6" JAMB AT HINGE SIDE OF DOOR OR CENTERED IN WALL (U.O.N.)
7. ALL ENTRY DOORS TO BE SOLID CORE 1 1/2" THICK, U.O.D.
8. CIRC WHEN THE RESIDENCE & GARAGE AREA EQUIPPED w/ AUTOMATIC FIRE SPRINKLER (NFPA 13D), HOUSE TO GARAGE DOOR NEED ONLY BE SELF-CLOSING & SELF-LATCHING ONLY (R302.5) EXCEPTION, OTHERWISE, HOUSE TO GARAGE DOOR TO BE TIGHT FITTING, 1 1/2" SOLID WOOD CORE OR 1 1/2" SOLID OR HONEYCOMB-CORE STEEL DOOR, OR 20 MIN FIRE RATED DOOR, EQUIPPED w/ SELF-CLOSING & SELF-LATCHING DEVICE, w/ WEATHER STRIPPING (R302.5.1) (REFER TO PLAN FOR SIZE) DOOR TO BE GASKETED TO LIMIT AIR MOVEMENT PER ASHRAE 62.2-2016 SECTION 6.5.
9. ALL GARAGE SERVICE DOORS TO BE SOLID CORE 1 1/2" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
10. ALL FLOOR MTL. CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.O.D.
11. FIRE PROTECTION / OPENINGS
12. REFER TO R302.1(1) AND R302.1(2)
13. ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.
14. BUILDING ENVELOPE / ENERGY / GREEN
15. STUCCO APPLIED OVER WOOD SHEATHING SHALL INCLUDE (2) LAYERS GRADE 0 BUILDING PAPER
16. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL W200/AD
17. ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE CONTINUOUS 26 GAGE.
18. ENERGY COMPLIANCE REQUIREMENTS:
19. ALL TESTS & EQUIPMENT TO MATCH SPEC LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS INCLUDING:
20.1 WINDOW SHAD & U-VALUES
21. FURNACE EFFICIENCIES AND COOLING SEER
22. ENVELOPE INSULATION R-VALUES
23. ALL MANDATORY MEASURES LISTED ON TITLE 24 SHEETS
24. SEE CF-1R FORMS FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
25. MAXIMUM FUTURE FLOW RATE STANDARDS SET BY CALIFORNIA ENERGY COMMISSION:
26.1 WATER CLOSETS: 1.28 GPF
27. SHOWERHEADS: 1.8 GPM
28. KITCHEN FAUCETS: 1.8 GPM
29. LAVATORY FAUCETS: 1.2 GPM
30. ALL SHOWER AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE & THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE-BALANCE / THERMOSTATIC MIXING TYPE VALVE
31. HERS TESTING IS REQUIRED. REFER TO CF-1R FOR APPLICABLE TESTS
32. AIR DOOR TEST WHERE REQUIRED BY ENERGY.
33. FIRE PROTECTION
34. WHERE REQUIRED BY MODEL CODE OR LOCAL ORDINANCE, REFER TO FD SHEETS FOR FIRE-RATED EXTERIOR WALL CONSTRUCTION DETAILS.
35. ROOF:
36. WHERE REQUIRED BY MODEL CODE OR LOCAL ORDINANCE, REFER TO FD SHEETS FOR FIRE-RATED ROOF EAVE & RAKE CONSTRUCTION DETAILS.
37. WALL TYPE LEGEND
38. 2x4 STUD WALL
39. 2x6 STUD WALL
40. 2x4 PARTIAL HEIGHT STUD WALL
41. 2x6 PARTIAL HEIGHT STUD WALL
42. 2x4 STUD WALL BELOW OR HIDDEN
43. 2x6 STUD WALL BELOW OR HIDDEN
44. SOFFIT/DROPPED CEILING, SEE INT. & EXT. ELEV. & SECTIONS FOR HEIGHT & PROFILE.
45. FLOOR PLAN SYMBOL LEGEND
46. TEMPERED GLASS PER CPC R308
47. EMERGENCY ESCAPE & RESCUE WDW OR DOOR (CPC R310) / EGRESS DOOR (CPC R311.2)
48. WINDOW / DOOR IDENTIFICATION KEY
49. INDICATED EGRESSIBLE
50. INDICATED SAFETY GLASS
51. FLOOR PLAN KEYNOTE
52. GENERAL FLOOR PLAN NOTE
53. INTERIOR ELEVATION IDENTIFICATION TAG. REFER TO INTERIOR ELEVATION SHEET
54. FLOOR MATERIAL CHANGE (FMC)
55. CEILING SLOPE & DIRECTION
56. BENCHMARK
57. MEDICINE CABINET / REFER TO KEYNOTE B10
58. CEILING MOUNTED RAINSHOWER SHOWER HEAD
59. TOILET PAPER HOLDER
60. TOWEL BAR w/ 2X BACKING
61. TOWEL RING w/ SOLID BACKING
62. TANKLESS GAS WATER HEATER / WALL VENTED
63. TANKLESS GAS WATER HEATER / ROOF VENTED
64. ATTIC ACCESS / REFER TO PLAN FOR SIZE
65. WATER CLOSET w/ REQUIRED CLEARANCE PER CPC 402.5
66. INDICATES ARCH SHOT
67. INDICATES INT. EXTER. SHOT
68. SUB SHEET #
69. INTERIOR ELEVATION LOCATION / ID KEY
70. RESIDENTIAL FLOOR AREA TABULATION
71. ALLOWABLE RFA
72. LOT AREA: 15,172 SF
73. BASE ALLOWABLE RFA (35%): 5,310 SF
74. RFA BONUS (20%): 1,062 SF
75. TOTAL ALLOWABLE RFA: 6,372 SF
76. RFA CALCULATION
77. FIRST FLOOR RFA: 3,981 SF
78. SECOND FLOOR RFA: 2,589 SF
79. GARAGE DEDUCTION: -200 SF
80. TOTAL RFA: 6,369 SF
81. ASSESSOR AREA TABULATION
82. CONDITIONED SPACE
83. FIRST FLOOR: 3,439 SF
84. SECOND FLOOR: 2,609 SF
85. BASEMENT: 2,436 SF
86. TOTAL CONDITIONED: 8,484 SF
87. UNCONDITIONED SPACE
88. GARAGE: 530 SF
89. COVERED PORCH: 166 SF
90. CALIFORNIA ROOM: 375 SF
91. SUN DECK: 288 SF
92. BASEMENT AUTO-LIFT: 340 SF
93. MECHANICAL ROOM: 206 SF



1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



1 UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

- A. BUILDING PLANNING
1. ALL ANGLES OTHER THAN 90 DEG. SHALL BE 45 DEG. (U.O.N.)
 2. ALL CEILING HEIGHTS PER BUILDING SECTION AND ELEVATIONS, U.N.O.
 3. DOORS PLACEMENT: WHERE DOORS APPEAR TO BE CENTER WITHIN A WALL, LOCATE ACCORDINGLY. LOCATE ALL OTHER DOOR HINGE SIDE JAMBS 6" FROM PERPENDICULAR INTERSECTING WALL, U.N.O.
 4. SECOND FLOOR WINDOW SILLS SHALL NOT BE LOCATED LOWER THAN 42" A.F.F. WITHOUT FALL PROTECTION (R302.2)
 5. ALL INTERIOR DOORS TO BE SOLID CORE 1 1/2" THICK, U.N.O.
 6. ALL INTERIOR DOORS TO BE LOCATED w/ 6" JAMB AT HINGE SIDE OF DOOR OR CENTERED IN WALL (U.O.N.)
 7. ALL ENTRY DOORS TO BE SOLID CORE 1 1/2" THICK (CIRC) WHEN THE RESIDENCE & GARAGE AREA EQUIPPED w/ AUTOMATIC FIRE SPRINKLER (NFPA 13D), HOUSE TO GARAGE DOOR NEED ONLY BE SELF-CLOSING & SELF-LATCHING ONLY (R302.5.1) EXCEPTION, OTHERWISE, HOUSE TO GARAGE DOOR TO BE TIGHT FITTING, 1 1/2" SOLID WOOD CORE OR 1 1/2" SOLID OR HONEYCOMB-CORE STEEL DOOR, OR 20-MIN FIRE RATED DOOR, EQUIPPED w/ SELF-CLOSING & SELF-LATCHING DEVICE, w/ WEATHER STRIPPING (R302.5.1) REFER TO PLAN FOR SIZE. DOOR TO BE GASKETED TO LIMIT AIR MOVEMENT PER ASHRAE 62.2-2016 SECTION 6.5.
 8. ALL GARAGE SERVICE DOORS TO BE SOLID CORE 1 1/2" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
 9. ALL FLOOR MTL. CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.
 10. FIRE PROTECTION / OPENINGS
 11. REFER TO R302.1(1) & R302.1(2)
 12. ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.
- B. BUILDING ENVELOPE / ENERGY / GREEN
1. STUCCO APPLIED OVER WOOD SHEATHING SHALL INCLUDE (2) LAYERS GRADE 0 BUILDING PAPER
 2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL, W/2x6 AD
 3. ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE CONTINUOUS 26 GAGE.
 4. ENERGY COMPLIANCE REQUIREMENTS:
 5. ALL TIES & EQUIPMENT TO MATCH SPEC LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS INCLUDING:
 - 20.1.1 WINDOW SHGC & U-VALUES
 - 20.1.2 FURNACE EFFICIENCIES AND COOLING SEER
 - 20.1.3 ENVELOPE INSULATION R-VALUES
 - 20.1.4 ALL MANDATORY MEASURES LISTED ON TITLE 24 SHEETS
 6. SEE CF-1R FORMS FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
 7. MAXIMUM FUTURE FLOW RATE STANDARDS SET BY CALIFORNIA ENERGY COMMISSION:
 - 40.1. WATER CLOSETS: 1.28 GPF
 - 40.2. SHOWERHEADS: 1.8 GPM
 - 40.3. KITCHEN FAUCETS: 1.8 GPM
 - 40.4. LAVATORY FAUCETS: 1.2 GPM
 8. ALL SHOWER AND TUB SHOWERS SHALL HAVE A PRESSURE BALANCE & THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING TYPE VALVE
 9. HERS TESTING IS REQUIRED. REFER TO CF-1R FOR APPLICABLE TESTS
 10. AIR DOOR TEST WHERE REQUIRED BY ENERGY.
- C. FIRE PROTECTION
- 1. EXTERIOR WALLS:
 - WHERE REQUIRED BY MODEL CODE OR LOCAL ORDINANCE, REFER TO FD SHEETS FOR FIRE-RATED EXTERIOR WALL CONSTRUCTION DETAILS.
 - 2. ROOF:
 - WHERE REQUIRED BY MODEL CODE OR LOCAL ORDINANCE, REFER TO FD SHEETS FOR FIRE-RATED ROOF CONSTRUCTION DETAILS.

WALL TYPE LEGEND

- 2x4 STUD WALL
- 2x6 STUD WALL
- 2x4 PARTIAL HEIGHT STUD WALL HEIGHT AS NOTED
- 2x6 PARTIAL HEIGHT STUD WALL HEIGHT AS NOTED
- 2x4 STUD WALL BELOW OR HIDDEN
- 2x6 STUD WALL BELOW OR HIDDEN
- 2x6 STUD WALL BELOW OR HIDDEN
- SOFFIT/DROPPED CEILING. SEE INT. & EXT. ELEV. & SECTIONS FOR HEIGHT & PROFILE.

FLOOR PLAN SYMBOL LEGEND

- TEMPERED GLASS PER CRC R308
- EMERGENCY ESCAPE & RESCUE WDW OR DOOR (CRC R310) / EGRESS DOOR (CRC R311.2)
- WINDOW / DOOR IDENTIFICATION KEY
- OPERATION TYPE
- SH: SINGLE HUNG
- SL: HORIZONTAL SLIDER
- XIX: SLIDING END PANELS / FIXED CENTER PANEL
- FX: FIXED PANEL
- FR: FRENCH DOOR
- SGD: SLIDING GLASS DOOR

- FLOOR PLAN KEYNOTE
- GENERAL FLOOR PLAN NOTE
- INTERIOR ELEVATION IDENTIFICATION TAG. REFER TO INTERIOR ELEVATION SHEET
- FLOOR MATERIAL CHANGE (FMC)
- CEILING SLOPE & DIRECTION
- BENCHMARK
- MEDICINE CABINET / REFER TO KEYNOTE B10
- CEILING MOUNTED RAINSHOWER SHOWER HEAD
- TOILET PAPER HOLDER
- TOWEL BAR w/ SOLID BACKING
- TOWEL RING w/ SOLID BACKING
- TANKLESS GAS WATER HEATER / WALL VENTED
- TANKLESS GAS WATER HEATER / ROOF VENTED
- ATTIC ACCESS / REFER TO PLAN FOR SIZE
- WATER CLOSET w/ REQUIRED CLEARANCE PER CPC 402.5

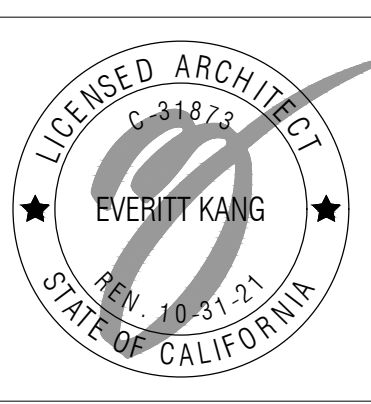
- INDICATES ARCH SHOT
- INDICATES INT. ELEV. SHOT
- INDICATES SUB SHEET #
- INTERIOR ELEVATION LOCATION / ID KEY

FLOOR PLAN KEYNOTES

100. SPATIAL
101. LINE OF FLOOR OR WALL ABOVE
102. LINE OF FLOOR OR WALL BELOW
103. VOLUME / OPEN TO BELOW
104. LINE OF CEILING BREAK
105. LINE OF CORRUGATED CEILING. REFER TO INT. DESIGNER DWGS.
106. LINE OF TRAY CEILING. REFER TO INT. DESIGNER DWGS
107. SKYLIGHT
200. EXTERIORS
201. CONCRETE STOOD / 36" SQUARE MIN. U.N.O. OR PER SLAB INTERFACE
202. PLAN / MIN. 1/2" PER FOOT SLOPE AWAY FROM BUILDING
203. EMERGENCY ESCAPE AND RESCUE WINDOW WELL
204. LOW WALL / REFER TO EXT. ELEVATIONS
205. ENGINEERED COLUMN / REFER TO PLAN FOR SIZE / REFER TO EXT. ELEV. & STRUCT. DWGS.
206. ADHERED MASONRY BRICK / REFER TO EXT. ELEV.
207. PORCH OR DECK RAIL / WOOD
208. EXT. SOFFIT / REFER TO ELEVATION FOR HEIGHT, PROFILE, AND FINISH MATERIAL
209. EXTERIOR CEILING / REFER TO ELEVATIONS & BUILDING SECTIONS FOR HEIGHT AND FINISH MATERIAL
210. ELASTOMERIC DECK w/ WPM O PLYWOOD SHEATHING. INSTALL PER MFR SPECS. SLOPE TO DRAINING 1/2" PER FOOT MIN. AWAY FROM BUILDING
211. DECK DRAIN
212. METAL OR WOOD GATE / REFER TO EXT. ELEVATIONS
213. PREFABRICATED CUPOLA w/ FINIAL BY OTHER
300. INTERIORS
301. LOW WALL OR SHELF. REFER TO PLAN / INT. ELEV. FOR HEIGHT
302. CHIMNEY WALL BELOW
303. 2x4 FLAT STUD WALL
304. INTERIOR SOFFIT / FLAT U.N.O. / REFER TO INTERIOR ELEVATION
305. DROP CEILING
306. LINE OF STAIR NOSING / REFER TO DTL_X001/AD
307. LINE OF STAIR RISER / REFER TO DTL_X001/AD
308. FIRST RISER OF ADDITIONAL RISERS ADDED AT PLATE HEIGHT OPTS.
309. GUARDRAIL PER R302.2 & R302.5. REFER TO DTL_X128/AD
310. GUARDRAIL & BALUSTERS PER R302.2 & R302.5. SEE SPEC FOR FINISH. REFER TO DTL_X128/AD
311. HANDRAIL / CONTINUOUS & INTEGRATED INTO GUARD RAILING SYSTEM OR WALL MOUNTED COMPLIANT w/ R311.7.8
312. 1/2" GYPSUM BOARD ON CEILING AND WALLS AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS (R302.7)
313. DWELLING / GARAGE SEPARATION:
- 314.1. (1) LAYER 1/2" GYP BD APPLIED TO GARAGE SIDE WALLS & CEILINGS BETWEEN GARAGE AND HOUSE/ATTIC. TABLE R302.6
- 314.2. (1) LAYER 1/2" TYPE X GYP BD AT CEILING w/ HABITABLE ROOMS ABOVE GARAGE. (1) LAYER 1/2" GYP BD APPLIED TO GARAGE SIDE WALLS. TABLE R302.6
315. BARN DOOR. INSTALL PER MFR. SPEC. FIELD VERIFY OPENING CLEARANCES
316. RECESSED SOAP NICHE. REFER TO INTERIOR ELEVATION FOR SIZE. CONSULT OWNER FOR MATERIAL AND SPECIFICATION.
400. PLUMBING FIXTURES / APPLIANCES
401. KITCHEN SINK (36" U.N.O.) w/ GARAGE DISPOSAL
402. DRYWASH SINK / SINK AS SHOWN
403. DISHWASHER / COVE CROWN OR EQUAL / PROVIDE SURFACE MOUNT AIR GAP / VERIFY MFR SPEC
404. REFRIGERATOR SPACE / SUBZERO BL-380'S OR EQUAL / PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC
405. UNDER-COUNTER REFRIGERATOR / SUBZERO UC-2480 OR EQUAL AT BASEMENT & FAMILY WET BAR & TEEN ROOM / SUBZERO UC-24R OR EQUAL AT BUTLER'S PANTRY / PROVIDE ELECTRICAL OUTLET PER MFR. SPEC
406. UNDER-COUNTER REFRIGERATOR DRAWER
407. UNDER-COUNTER ICE MAKER / SUBZERO UC-19 OR EQUAL / INSTALL AND PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC
408. WINE REFRIGERATOR / TALL / SUBZERO W-24 OR EQUAL / INSTALL AND PROVIDE ELECTRICAL OUTLET PER MFR. SPEC
409. BUILT-IN REFRIGERATOR / SUBZERO IC-380D OR EQUAL / PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC
410. BUILT-IN FREEZER / SUBZERO IC-38FT OR EQUAL / PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC
411. RANGE/OVEN COMBINATION / FREE-STANDING
412. PORTILLER. INSTALL PER MFR. SPEC
413. MICROWAVE IN CABINET / WOLF M SERIES SP020PM/SPH OR EQUAL
414. HOOD VENT / 100 CFM NON-RECIRCULATING PER ASHRAE 62.2
415. SINGLE OVEN IN TALL CABINET / WOLF M SERIES CS030PM/SPH OR EQUAL
416. WARMING DRAWER IN CABINET / WOLF WWD300 OR EQUAL
417. BUILT-IN COFFEE MAKER / MIELE CVA 680S OR EQUAL / INSTALL ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC
418. LAVATORY
419. WATER CLOSET / LOCATE CENTERED BEHIND A CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND 24" IN FRONT OF WATER CLOSET PER CPC 402.5
420. FREE-STANDING TUB / SIGNATURE HARDWARE 71" TRANSFER 335146 OR EQUAL / INSTALL PER MFR. INSTRUCTIONS.
421. HOT MAPPED SHOWER w/ TILE FLOOR & SURROUND. REFER TO SPEC
422. SHOWER HEAD HEIGHT. REFER TO INT. ELEV. FOR TILE HEIGHT. REFER TO X210/AD
423. HOT MAPPED & TILED SHOWER SEAT. REFER TO INT. ELEV. FOR HEIGHT OR MATCH TUB DECK HEIGHT WHERE DEPICTED. REFER TO X210/AD
424. GLASS SHOWER ENCLOSURE (SAFETY GLAZING PER R308)
425. MR. STEAM SUPER 2E STEAM SHOWER OR EQUAL / INSTALL AND LOCATE GENERATOR, CONTROLS, AND DRAIN PER MFR. SPEC. INSTALL ANTI-WATER HAMMER DEVICE AS REQUIRED
426. CLOTHES WASHER / WATER CONTROL VALVES & WASTE RECESSED IN WALL. PROVIDE LAUNDRY DRAIN PAN BELOW WHEN WASHER IS LOCATED ON ANY LEVEL ABOVE THE FIRST FLOOR CONCRETE SLAB. REFER TO X290/AD
427. CLOTHES DRYER / DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR / MAX. LENGTH 14' w/ 1/2" 90° ELBOWS (CMC-S04-A-2) / REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ADDITIONAL ELBOW
428. LAUNDRY SINK / VERIFY FLOOR PLAN NOTE
429. FLOOR DRAIN, TRENCH DRAIN WHERE DEPICTED, CONTIGUOUS SURFACES SLOPED TO DRAIN AT MINIMUM 1/2" PER FOOT
430. TANKLESS GAS WATER HEATER w/ DIRECT VENT / MOUNT MIN 24" A.F.F. / REFER TO DETAIL M100/AD / WATER HEATER VENT AND TEMPERATURE & PRESSURE RELIEF VALVE / DRAIN TO EXTERIOR / MAX. 24" & MIN. 6" ADV. GRADE / POINT END DOWN. PROVIDE STEEL PIPE BOLLARD PROTECTION WHERE REQUIRED. REFER TO DETAIL S900/AD
431. FIREPLACE / GAS DIRECT VENT / SUPERIOR DRISTEST, DN 38 TESTED IN ACCORDANCE WITH UL 127 (DTL REPORT NO. 116-F-50-5) OR APPROVED EQUAL / INSTALLATION AND USE IN ACCORDANCE WITH MFR LISTING
432. FIREPLACE VENT / FLOOR
433. OUTDOOR HEATERS / INFRARED W-61 OR EQUAL / PROVIDE FIRE PROTECTION AND ELECTRICAL JUNCTION BOX PER MFR SPEC
434. 3" DIA. CONCRETE FILLED PIPE BOLLARD "WHERE REQUIRED BY CODE. 36" HIGH w/ MIN. 12" EMBEDEDMENT INTO CONCRETE. REFER TO M100 & S900/AD.
500. MILLWORK
501. BASE CABINETS (24" DEEP U.N.O.) / REFER TO INTERIOR ELEVATIONS
502. UPPER CABINETS (12" DEEP U.N.O.) / REFER TO INTERIOR ELEVATIONS
503. ISLAND CABINET / REFER TO INTERIOR ELEVATIONS
504. COUNTERTOP OVERHANG / REFER TO INTERIOR ELEVATIONS
505. TALL PANTRY CABINET
506. TALL CABINET END PANEL
507. SHELF OR SHELVES / REFER TO SPEC FOR MATERIAL & QTY
508. SHELF & POLE / REFER TO DTL_X400/AD / OR BUILT-IN CLOSET ORGANIZER
509. SHELF OR CAP / REFER TO PLAN FOR HEIGHT / REFER TO SPEC FOR MATERIAL
510. BUILT-IN CABINETS/SHELVES BY OTHER
511. BUILT-IN SEAT w/ SHELF AND CLOTHES HOOKS BY OTHER
512. BUILT-IN BY OTHER. CONSULT w/ OWNER
600. MECHANICAL
601. F.A.U. / IN ATTIC. REFER TO UTILITY PLAN & DETAIL M200/AD
602. F.A.U. / ON 18" MIN-HIGH PLATFORM / PROVIDE COMBUSTION AIR PER CMC CHP. 7 PROVIDE CLEARANCES AS REQUIRED
603. ATTIC ACCESS / 22"x20" MIN PER R307 - REFER TO PLAN FOR SIZE / REFER TO DETAIL X300/AD OPTIONAL. PULL-DOWN ACCESS LADDER WHERE SHOWN
604. RETURN AIR GRILL (R.A.G.) / REFER TO MECHANICAL PLAN BY OTHER
605. COMBUSTION AIR VENT PER CMC 701
606. MECHANICAL CHASE
607. AIR CONDITIONING CONDENSER & PAD. COORDINATE LOCATION w/ CIVIL. INSTALL PER MFR. SPEC
608. CENTRAL VACUUM / CVD-700ST-35H OR EQUAL / INSTALL AND PROVIDE ELECTRICAL OUTLET PER MFR. SPEC
700. CONVEYANCE
701. RESIDENTIAL ELEVATOR UNDER SEPARATE PERMIT. PIT DEPTH & OVERHEAD CLEARANCE PER MFR. SPEC AND IN ORDNANCE WITH ASME AOT. 1 REQUIREMENTS
702. AUTO-LIFT UNDER SEPARATE PERMIT. PIT DEPTH & OVERHEAD CLEARANCE PER MFR. SPEC AND IN ORDNANCE WITH ASME AOT. 1 REQUIREMENTS
800. MISCELLANEOUS
801. TOWEL BAR/RING - PROVIDE 2X SOLID BACKING
802. TOWEL PAPER HOLDER
803. MEDICINE CABINET / (RECESSED) / MIRRORRED / OPT WHERE INDICATED BY SYMBOL

ARCHITECT

29222 DAKOTA DRIVE
VALENCIA, CALIFORNIA 91354
949.939.1310



LOREN & STACEY BORSTEIN RESIDENCE

188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

Issue Date: 210319
Project #:
Manager: EYK

Revisions:

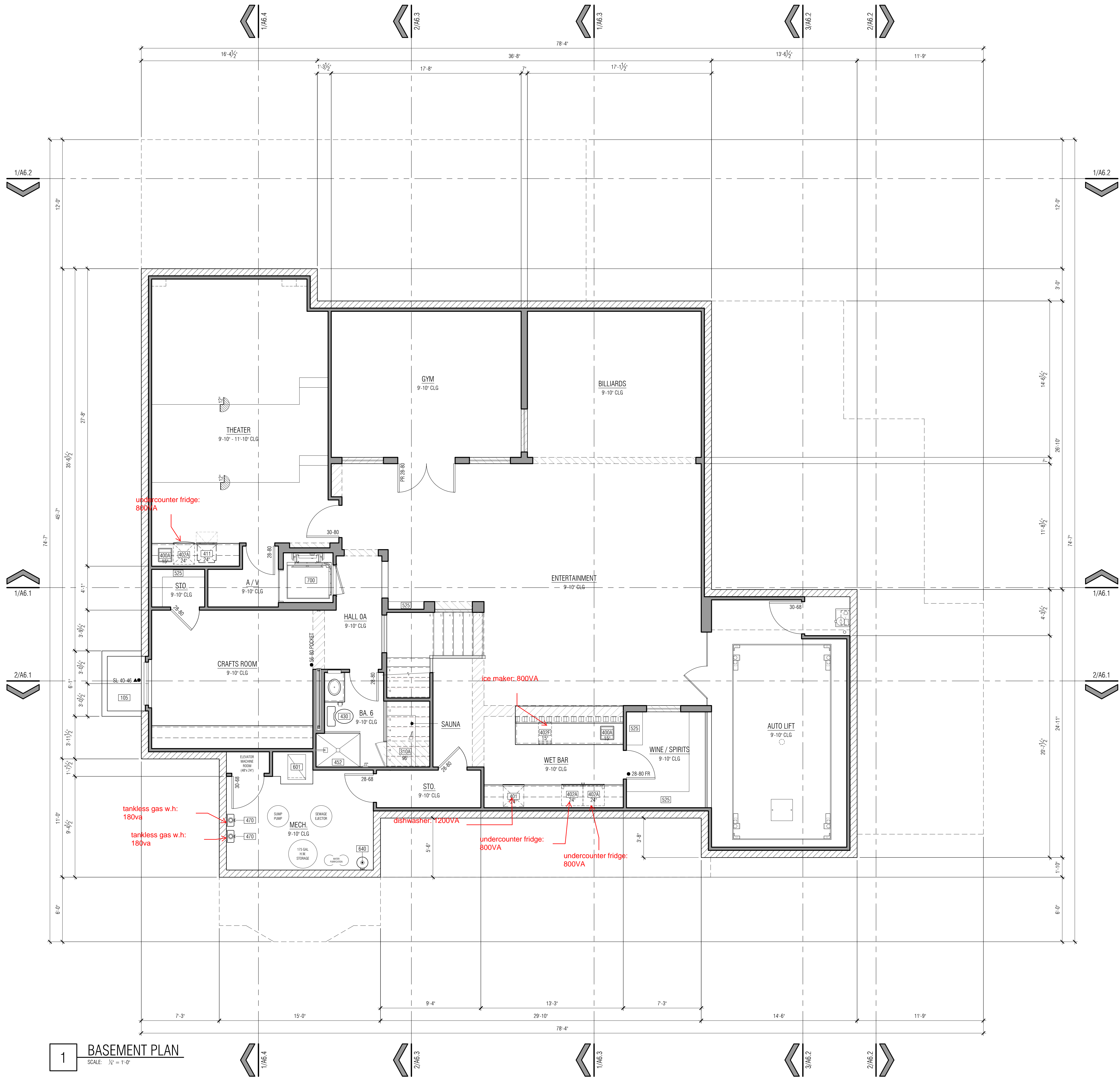
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DWG TYPE:

UPPER LEVEL
FLOOR PLAN

SHEET #

A1.2



1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

- A. BUILDING PLANNING
1. ALL ANGLES OTHER THAN 90 DEG. SHALL BE 45 DEG. (U.O.N.)
 2. ALL CEILING HEIGHTS PER BUILDING SECTION AND ELEVATIONS, U.N.O.
 3. DOORS PLACEMENT: WHERE DOORS APPEAR TO BE CENTER WITHIN A WALL, LOCATE ACCORDINGLY. LOCATE ALL OTHER DOOR HINGE SIDE JAMBS 6" FROM PERPENDICULAR INTERSECTING WALL, U.N.O.
 20. SECOND FLOOR WINDOW SILLS SHALL NOT BE LOCATED LOWER THAN 42" A.F.F. WITHOUT FALL PROTECTION (R312.2)
 21. ALL INTERIOR DOORS TO BE SOLID CORE 1 1/2" THICK, U.N.O.
 - 21a. ALL INTERIOR DOORS TO BE LOCATED w/ 6" JAMB AT HINGE SIDE OF DOOR OR CENTERED IN WALL (U.O.N.)
 22. ALL ENTRY DOORS TO BE SOLID CORE 1 1/2" THICK (CIRC) WHEN THE RESIDENCE & GARAGE AREA EQUIPPED w/ AUTOMATIC FIRE SPRINKLER (NFPA 13D), HOUSE TO GARAGE DOOR NEED ONLY BE SELF-CLOSING & SELF-LATCHING ONLY (R302.5.1 EXCEPTED). OTHERWISE, HOUSE TO GARAGE DOOR TO BE TIGHT FITTING, 1 1/2" SOLID WOOD CORE OR 1 1/2" SOLID OR HONEYCOMB-CORE STEEL DOOR, OR 20 MIN FIRE RATED DOOR, EQUIPPED w/ SELF-CLOSING & SELF-LATCHING DEVICE, w/ WEATHER STRIPPING (R302.5.1) (REFER TO PLAN FOR SIZE) DOOR TO BE GASKETED TO LIMIT AIR MOVEMENT PER ASHRAE 62.2-2016 SECTION 6.5.
 24. ALL GARAGE SERVICE DOORS TO BE SOLID CORE 1 1/2" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
 30. ALL FLOOR MTL. CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.
 50. FIRE PROTECTION / OPENINGS
 - 50.1. REFER TO R302.1(1) AND R302.1(2)
 - 80.1. ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.
- B. BUILDING ENVELOPE / ENERGY / GREEN
1. STUCCO APPLIED OVER WOOD SHEATHING SHALL INCLUDE (2) LAYERS GRADE O' BUILDING PAPER
 2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL W208AD
 3. ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE CONTINUOUS 26 GAGE
 20. ENERGY COMPLIANCE REQUIREMENTS:
 - 20.1. ALL TENS & EQUIPMENT TO MATCH SPEC LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS INCLUDING:
 - 20.1.1. WINDOW SHGC & U-VALUES
 - 20.1.2. FURNACE EFFICIENCIES AND COOLING SEER
 - 20.1.3. ENVELOPE INSULATION R-VALUES
 - 20.1.4. ALL MANDATORY MEASURES LISTED ON TITLE 24 SHEETS
 - 21. SEE CF-1R FORMS FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
 40. MAXIMUM FUTURE FLOW RATE STANDARDS SET BY CALIFORNIA ENERGY COMMISSION:
 - 40.1. WATER CLOSETS: 1.28 GPF
 - 40.2. SHOWERHEADS: 1.8 GPM
 - 40.3. KITCHEN FAUCETS: 1.8 GPM
 - 40.4. LAVATORY FAUCETS: 1.2 GPM
 41. ALL SHOWER AND TUB SHOWERS SHALL HAVE A PRESSURE BALANCE & THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING TYPE VALVE
 42. HERS TESTING IS REQUIRED. REFER TO CF-1R FOR APPLICABLE TESTS
 43. AIR DOOR TEST WHERE REQUIRED BY ENERGY.
- C. FIRE PROTECTION
- EXTERIOR WALLS:
 - WHERE REQUIRED BY MODEL CODE OR LOCAL ORDINANCE, REFER TO FD SHEETS FOR FIRE-RATED EXTERIOR WALL CONSTRUCTION DETAILS.

WALL TYPE LEGEND

- 2x4 STUD WALL
- 2x6 STUD WALL
- 2x4 PARTIAL HEIGHT STUD WALL
HEIGHT AS NOTED
- 2x6 PARTIAL HEIGHT STUD WALL
HEIGHT AS NOTED
- 2x4 STUD WALL BELOW OR HIDDEN
- 2x6 STUD WALL BELOW OR HIDDEN
- SOFFIT/DROPPED CEILING. SEE INT. & EXT. ELEV. & SECTIONS FOR HEIGHT & PROFILE.

FLOOR PLAN SYMBOL LEGEND

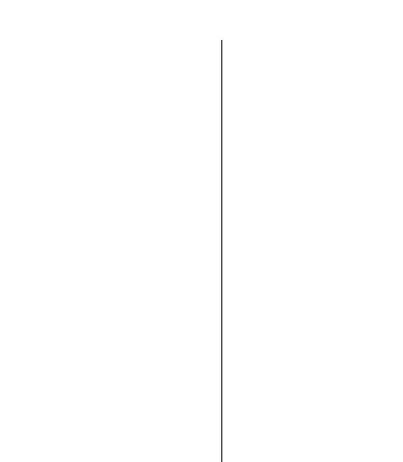
- TEMPERED GLASS PER CRC R308
- EMERGENCY ESCAPE & RESCUE WDW OR DOOR (CRC R310) / EGRESS DOOR (CRC R311.2)
- WINDOW / DOOR IDENTIFICATION KEY
- INDICATED EGRESSIBLE
- INDICATED SAFETY GLASS
- OPERATION TYPE
- SH: SINGLE HUNG
- SL: HORIZONTAL SLIDER
- XOX: SLIDING END PANELS / FIXED CENTER PANEL
- FX: FIXED PANEL
- FR: FRENCH DOOR
- SGD: SLIDING GLASS DOOR
- FLOOR PLAN KEYNOTE
- GENERAL FLOOR PLAN NOTE
- INTERIOR ELEVATION IDENTIFICATION TAG. REFER TO INTERIOR ELEVATION SHEET
- FLOOR MATERIAL CHANGE (FMC)
- CEILING SLOPE & DIRECTION
- BENCHMARK
- MEDICINE CABINET / REFER TO KEYNOTE B10
- CEILING MOUNTED RAINSHOWER SHOWER HEAD
- TOILET PAPER HOLDER
- TOWEL BAR w/ SOLID BACKING
- TOWEL RING w/ SOLID BACKING
- TANKLESS GAS WATER HEATER / WALL VENTED
- TANKLESS GAS WATER HEATER / ROOF VENTED
- ATTIC ACCESS / REFER TO PLAN FOR SIZE
- WATER CLOSET w/ REQUIRED CLEARANCE PER CPC 402.5
- INDICATES ARCH SHOT
- INDICATES W/ ELEV SHOT
- INDICATES SUB SHEET #
- INTERIOR ELEVATION LOCATION / ID KEY

FLOOR PLAN KEYNOTES

100. SPATIAL
100. LINE OF FLOOR OR WALL ABOVE
101. LINE OF FLOOR OR WALL BELOW
102. VOLUME / OPEN TO BELOW
103. LINE OF CEILING BREAK
- 103A. LINE OF COFFERED CEILING. REFER TO INT. DESIGNER DWGS.
- 103B. LINE OF TRAY CEILING. REFER TO INT. DESIGNER DWGS
110. SKYLIGHT
200. EXTERIORS
200. CONCRETE STOOD / 36" SQUARE MIN. U.N.O. OR PER SLAB INTERFACE
201. PLAN / MIN. 1/2" PER FOOT SLOPE AWAY FROM BUILDING
205. EMERGENCY ESCAPE AND RESCUE WINDOW WELL
210. LOW WALL / REFER TO EXT. ELEVATIONS
215. ENGINEERED COLUMN / REFER TO PLAN FOR SIZE / REFER TO EXT. ELEV. & STRUCT. DWGS.
221. ADHERED MASONRY BRICK / REFER TO EXT. ELEV.
222. PORCH OR DECK RAIL / WOOD
240. EXT. SOFFIT / REFER TO ELEVATION FOR HEIGHT, PROFILE, AND FINISH MATERIAL
250. EXTERIOR CEILING / REFER TO ELEVATIONS & BUILDING SECTIONS FOR HEIGHT AND FINISH MATERIAL
260. ELASTOMERIC DECK O' WPM O' PLYWOOD SHEATHING. INSTALL PER MFR SPECS. SLOPE TO DRAINING 1/2" PER FOOT MIN. AWAY FROM BUILDING
262. DECK DRAIN
270. METAL OR WOOD GATE / REFER TO EXT. ELEVATIONS
280. PREFABRICATED CUPOLA w/ FINAL BY OTHER
300. INTERIORS
301. LOW WALL OR SHELF. REFER TO PLAN / INT. ELEV. FOR HEIGHT
302. CRIPPLE WALL BELOW
303. 2x FLAT STUD WALL
310. INTERIOR SOFFIT / FLAT U.N.O. / REFER TO INTERIOR ELEVATION
- 310A. DROP CEILING
320. LINE OF STAIR NOSING / REFER TO DTL X001/AD
321. LINE OF STAIR RISER / REFER TO DTL X001/AD
322. FIRST RISER OF ADDITIONAL RISERS ADDED AT PLATE HEIGHT OPTS.
330. GUARDWALL PER R312.2 & R302.5. REFER TO DTL X128/AD
331. GUARDRAIL & BALUSTERS PER R312 & R302.5. SEE SPEC FOR FINISH. REFER TO DTL X128/AD.
332. HANDRAIL / CONTINUOUS & INTEGRATED INTO GUARD RAILING SYSTEM OR WALL MOUNTED COMPLIANT w/ R311.7.8
340. 1/2" GYPSUM BOARD ON CEILING AND WALLS AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS (R302.7)
341. DWELLING / GARAGE SEPARATION:
 - 341.1. (1) LAYER 1/2" GYP BD APPLIED TO GARAGE SIDE WALLS & CEILINGS BETWEEN GARAGE AND HOUSE/ATTIC. TABLE R302.6
 - 341.2. (1) LAYER 1/2" TYPE X GYP BD AT CEILING w/ HABITABLE ROOMS ABOVE GARAGE. (1) LAYER 1/2" GYP BD APPLIED TO GARAGE SIDE WALLS. TABLE R302.6
350. BARN DOOR. INSTALL PER MFR. SPEC. FIELD VERIFY OPENING CLEARANCES
360. RECESSED SOAP NICHE. REFER TO INTERIOR ELEVATION FOR SIZE. CONSULT OWNER FOR MATERIAL AND SPECIFICATION.
400. PLUMBING FIXTURES / APPLIANCES
400. KITCHEN SINK (36" U.N.O.) w/ GARAGE DISPOSAL
- 400A. DRYVEGESS SINK / SINK AS SHOWN
401. DISHWASHER / COVE CROWN OR EQUAL / PROVIDE SURFACE MOUNT AIR GAP / VERIFY MFR SPEC
402. REFRIGERATOR SPACE / SUBZERO BI-380'S OR EQUAL / PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC
- 402A. UNDER-COUNTER REFRIGERATOR / SUBZERO UC-2480 OR EQUAL AT BASEMENT & FAMILY WET BAR & TEEN ROOM/ SUBZERO UC-248 OR EQUAL AT BUTLERS PANTRY / PROVIDE ELECTRICAL OUTLET PER MFR. SPEC
- 402B. UNDER-COUNTER REFRIGERATOR DRAWER
- 402F. UNDER-COUNTER ICE MAKER / SUBZERO UC-19 OR EQUAL / INSTALL AND PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC
- 402K. WINE REFRIGERATOR / TALL / SUBZERO W-24 OR EQUAL / INSTALL AND PROVIDE ELECTRICAL OUTLET PER MFR. SPEC
- 402P. BUILT-IN REFRIGERATOR / SUBZERO IC-3800 OR EQUAL / PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC
- 402Q. BUILT-IN FREEZER / SUBZERO IC-38FI OR EQUAL / PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC
403. RANGE/OVEN COMBINATION / FREE-STANDING
407. PORTILLER. INSTALL PER MFR. SPEC.
412. MICROWAVE IN CABINET / WOLF M SERIES SP020PM/SPH OR EQUAL
413. HOOD VENT / 100 CFM NON-RECURCULATING PER ASHRAE 62.2
414. SINGLE OVEN IN TALL CABINET / WOLF M SERIES CS030PM/SPH OR EQUAL
417. WARMING DRAWER IN CABINET / WOLF WWD300 OR EQUAL
418. BUILT-IN COFFEE MAKER / MIELE CVA 6805 OR EQUAL / INSTALL ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC
420. LAVATORY
430. WATER CLOSET / LOCATE CENTERED BEHIND A CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND 24" IN FRONT OF WATER CLOSET PER CPC 402.5
447. FREE STANDING TUB / SIGNATURE HANDMADE: T71 / FRANSER 935146 OR EQUAL / INSTALL PER MFR. INSTRUCTIONS.
452. HOT MAPPED SHOWER w/ TILE FLOOR & SURROUND. REFER TO SPEC
453. SHOWER HEAD HEIGHT. REFER TO INT. ELEV. FOR TILE HEIGHT. REFER TO X210/AD.
455. HOT MAPPED & TILED SHOWER SEAT. REFER TO INT. ELEV. FOR HEIGHT OR MATCH TUB DECK HEIGHT WHERE DEPICTED. REFER TO X210/AD.
463. GLASS SHOWER ENCLOSURE (SAFETY GLAZING PER R308)
457. MR. STEAM SUPER 2E STEAM SHOWER OR EQUAL / INSTALL AND LOCATE GENERATOR, CONTROLS, AND DRAIN PER MFR. SPEC. INSTALL ANTI-WATER HAMMER DEVICE AS REQUIRED
460. CLOTHES WASHER / WATER CONTROL VALVES & WASTE RECESSED IN WALL. PROVIDE LAUNDRY DRAIN PAN BELOW WHEN WASHER IS LOCATED ON ANY LEVEL ABOVE THE FIRST FLOOR CONCRETE SLAB. REFER TO X290/AD.
461. CLOTHES DRYER / DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR / MAX. LENGTH 14' w/ (2) 90° ELBOWS (ONE 90°-4-2) / REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ADDITIONAL ELBOW
465. LAUNDRY SINK / VERIFY DIMENSIONS w/ MFR SPEC
469. FLOOR DRAIN, TRENCH DRAIN WHERE DEPICTED, CONTIGUOUS SURFACES SLOPED TO DRAIN AT MINIMUM 1/2" PER FOOT
470. TANKLESS GAS WATER HEATER w/ DIRECT VENT / MOUNT MIN 24" A.F.F. / REFER TO DETAIL M100/AD / WATER HEATER VENT AND TEMPERATURE & PRESSURE RELIEF VALVE / DRAIN TO EXTERIOR / MAX. 24" & MIN. 6" ADV. GRADE / POINT END DOWN. PROVIDE STEEL PIPE BOLLARD PROTECTION WHERE REQUIRED. REFER TO DETAIL S900/AD.
480. FIREPLACE / GAS DIRECT VENT / SUPERIOR DR70ST, DN 36 TESTED IN ACCORDANCE WITH UL 127 (DTL REPORT NO. 116-F-50-5) OR APPROVED EQUAL / INSTALLATION AND USE IN ACCORDANCE WITH MFR LISTING
482. FIREPLACE VENT / FUR
484. OUTDOOR HEATERS / INFRARED H W-61 OR EQUAL / PROVIDE FIRE PROTECTION AND ELECTRICAL JUNCTION BOX PER MFR SPEC.
490. 3" DIA. CONCRETE FILLED PIPE BOLLARD *WHERE REQUIRED BY CODE. 36" HIGH w/ MIN. 12" EMBEDEDMENT INTO CONCRETE. REFER TO M100 & S900/AD.
500. MILLWORK
500. BASE CABINETS (24" DEEP U.N.O.) / REFER TO INTERIOR ELEVATIONS
505. UPPER CABINETS (12" DEEP U.N.O.) / REFER TO INTERIOR ELEVATIONS
510. ISLAND CABINET / REFER TO INTERIOR ELEVATIONS
515. COUNTERTOP OVERHANG / REFER TO INTERIOR ELEVATIONS
520. TALL PANTRY CABINET
522. TALL CABINET END PANEL
525. SHELF OR SHELVES / REFER TO SPEC FOR MATERIAL & QTY
530. SHELF & POLE / REFER TO DTL X400/AD / OR BUILT-IN CLOSET ORGANIZER
535. SHELF OR CAP / REFER TO PLAN FOR HEIGHT / REFER TO SPEC FOR MATERIAL
550. BUILT-IN CABINETS/SHELVES BY OTHER
551. BUILT-IN SEAT w/ SHELF AND CLOTHES HOOKS BY OTHER
552. BUILT-IN BY OTHER. CONSULT w/ OWNER
600. MECHANICAL
600. F.A.U. / IN ATTIC / REFER TO UTILITY PLAN & DETAIL M200/AD
601. F.A.U. / ON 18" MIN-HIGH PLATFORM / PROVIDE COMBUSTION AIR PER CMR CHP.7 / PROVIDE CLEARANCES AS REQUIRED.
610. ATTIC ACCESS / 22"x20" MIN PER R307 / REFER TO PLAN FOR SIZE / REFER TO DETAIL X000 / OPTIONAL FALL-DOWN ACCESS LADDER WHERE SHOWN
620. RETURN AIR GRILL (R.A.G.) / REFER TO MECHANICAL PLAN BY OTHER
621. COMBUSTION AIR VENT PER CMR 701
625. MECHANICAL CHASE
630. AIR CONDITIONING CONDENSER & PAD. COORDINATE LOCATION w/ CIVIL. INSTALL PER MFR. SPEC.
640. CENTRAL VACUUM / CVD-700ST-35H OR EQUAL / INSTALL AND PROVIDE ELECTRICAL OUTLET PER MFR. SPEC.
700. CONVEYANCE
700. RESIDENTIAL ELEVATOR UNDER SEPARATE PERMIT. PIT DEPTH & OVERHEAD CLEARANCE PER MFR. SPEC AND IN ORDNANCE WITH ASME AOT.1 REQUIREMENTS
701. AUTO-LIFT UNDER SEPARATE PERMIT. PIT DEPTH & OVERHEAD CLEARANCE PER MFR. SPEC AND IN ORDNANCE WITH ASME AOT.1 REQUIREMENTS
800. MISCELLANEOUS
800. TOWEL BAR/RING - PROVIDE 2X SOLID BACKING
805. TOILET PAPER HOLDER
810. MEDICINE CABINET / RECESSED / MIRRORRED / OPT WHERE INDICATED BY SYMBOL



29222 DAKOTA DRIVE
VALENCIA, CALIFORNIA 91354
949.939.1310



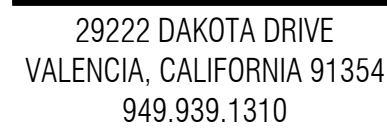
LOREN & STACEY BORSTEIN RESIDENCE
188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

Issue Date: 210319
Project #:
Manager: EYK
Revisions:

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DWG TYPE:

BASEMENT PLAN
SHEET #



188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

A3.1

ATTIC FORCED AIR UNIT

100. LINE OF ROOF EDGE
101. LINE OF EXTERIOR WALL AT ROOF INTERFACE
110. EXTENT OF CHIMNEY
111. EXTENT OF FALSE CHIMNEY
120. AREA OF CATHEDRAL CEILING / CONVENTIONAL FRAMING
200. SKYLIGHT
210. ROOF ACCESS HATCH/DOOR
262. DECK DRAIN
300. CUPOLA BY OTHER
400. SOLAR PANEL / ZONE 250 SF MIN. REFER TO GENERAL ROOF PLAN NOTE 5

1.	REFER TO EXTERIOR ELEVATION DRAWINGS FOR ADDITIONAL ROOF CONSTRUCTION DETAIL IDENTIFICATION.
2.	1" TYP. SHELLY RADIAN BARRIER AGAINST WEATHRING (SEE CA-73701)TYP. BARRIER STANDING IN ENTIRE ROOF VENTILATION.
3.	VENTILATION:
3.A.	PROVIDE 1 SQ. IN. OF VENTILATION PER 150 SQ. IN. OF ATIC SPACE. PROVIDE 1 SQ. IN. OF VENTILATION PER 150 SQ. IN. OF ATIC SPACE. PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. IN PERMITTED PER 75 SQ. IN. PROVIDED.
3.A.A.	AT LEAST 40% AND NOT MORE THAN 50% OF THE ROOF VENTILATION AREA (HIGH VENTING) IS PROVIDED BY VENTILATORS LOCATED NOT MORE THAN 3' VERTICALLY BELOW RIDGE OR HIGHEST POINT OF SPACE, W/ THE BALANCE OF THE REQUIRED VENTILATION LOCATED IN THE BOTTOM 50% OF THE ATIC SPACE, AND
3.A.B.	A CLASS II IN VAPOR RETARDER IS INSTALLED ON THE EXTERIOR SURFACE OF THE VENTILATION AREA.
3.B.	VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF $\frac{1}{4}$ " MIN AND $\frac{1}{2}$ " MAX. WHERE VENTILATION OPENING LEAST DIMENSION IS LARGER THAN $\frac{1}{4}$ " CORROSION RESISTANT W/RE CLOTHING SCREENS SHALL BE PROVIDED. R006
3.C.	EAVE VENTS TO BE INSTALLED CLERK AT ANY OTHER WALLS. HAVE EXPOSED OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK FREE FLOW OF AIR THROUGH VENTS. SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENT. R006.3
3.D.	ROOF VENTS TO BE INSTALLED ON GARAGE ONLY IF THE CEILING OF GARAGE IS GYPSUM BOARD SEALED.
5.	SOLAR RADIATION REQUIREMENTS FOR SINGLE-FAMILY RESIDENCES IN SUBURB VENTILATION ARE 10% OF THE TOTAL ROOF AREA. COMPRISE OF AREAS NOT LESS THAN 1 IN DIMENSION AND NOT LESS THAN 80 S.F. FOR BUILDINGS W/ ROOF AREAS LESS THAN OR EQUAL TO 10,000 S.F. AND NOT LESS THAN 100 S.F. FOR BUILDINGS W/ ROOF AREAS GREATER THAN 10,000 S.F.
5.A.	SINGLE-FAMILY RESIDENCES SHALL HAVE A SOLAR ZONE NO LESS THAN 250 S.F. CED 110 11001/4
5.A.A.	EXCEPTION: ALL THERMOSTATS COMPPLY WITH REFERENCE LOGIC APPENDIX JAS AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS AND ALL APPLICABLE REQUIREMENTS. EXEMPTIONS ARE MET W/ EXCEPTIONS. CED 110 11001/4.1 EXEMPTION 7
6.	ROOF COVERING:
6.A.	CONCRETE AND CLAY ROOF MATERIALS SHALL BE INSTALLED PER PARAS 3.8.1 TBL 10001/4.1
6.B.	CONCRETE AND CLAY ROOF MATERIALS SHALL BE INSTALLED PER PARAS 3.8.1 TBL 10001/4.1

DWG TYPE

SHEET 48

A3.1



MATERIAL	PRIMARY ROOF PITCH	SECONDARY ROOF PITCH	FASCIA (J/N O)	BARGE (J/N O)	OVERHANG DIMENSION (J/N O)	
					EAVE	RAKE
SLATE	3:12	PER PLAN	2x4 o/ 2x6	2x4 o/ 2x6	12"	6"

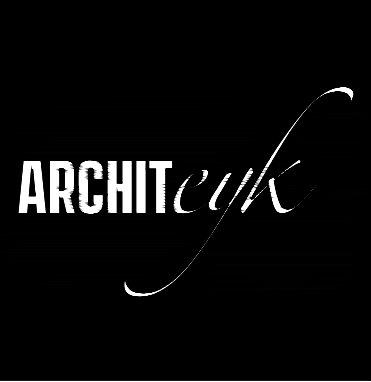


EXTERIOR ELEVATION KEYNOTES

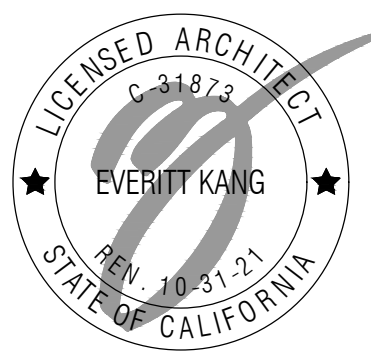
- 100s BUILDING PLANNING / COMPONENTS
100. ROOF MATERIAL. REFER TO ROOF SPECIFICATION TABLE
101. FASCIA / BARGE BOARD. REFER TO ROOF SPECIFICATION TABLE
110. PRIMARY ENTRY/EGRESS DOOR
111. SECTIONAL GARAGE DOOR. VERIFY LITE OPTION
115. OPTIONAL DOOR. REFER TO FLOOR PLAN / FLOOR PLAN OPTIONS
117. OPTIONAL WINDOW. REFER TO FLOOR PLAN / FLOOR PLAN OPTIONS
120. CONCRETE STOOP / PORCH / PATIO. REFER TO SLAB INTERFACE PLAN
121. OPTIONAL PATIO SLAB. REFER TO SLAB INTERFACE PLAN / OPTIONS
130. LINE OF STAIR/LANDING
131. LINE OF VOLUME CEILING
140. ILLUMINATED ADDRESS PER MUNICIPALITY REQUIREMENTS & PER R319.1
- 200s FLASHING & BUILDING ENVELOPE PENETRATIONS
200. ROOF TO WALL G.I. FLASHING
201. G.I. DRY SCREED
205. G.I. SCREENED & LOUVERED ATTIC VENT. REFER TO ELEVATION FOR SIZE. REFER TO ATTIC VENT CALCULATION.
206. 14" x 6" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
210. G.I. CRICKET TO DRAIN
220. SPARK ARRESTOR. BOTTOM OF ARRESTOR SHALL EXTEND A MIN. OF 2'-0" ABOVE ANY ADJACENT STRUCTURE WITHIN 10'.
221. G.I. SADDLE FLASHING
- 300s EXTERIOR FINISH - PLASTER / PAINTED POLYURETHANE
300. EXTERIOR PLASTER. REFER TO SPEC FOR FINISH
310. EXTERIOR PLASTER w/ FOAM TRIM
311. EXTERIOR PLASTER w/ FOAM BATTENS
315. EXTERIOR PLASTER w/ FOAM CORBEL
320. EXTERIOR PLASTER w/ FOAM SHUTTER
325. EXTERIOR PLASTER w/ FOAM POT SHELF
330. EXTERIOR PLASTER w/ FOAM DETAIL
340. EXTERIOR PLASTER w/ FURRED WAINSCOT
345. EXTERIOR PLASTER CHANNEL
350. EXTERIOR PLASTER RECESS
355. SLOPED PLASTER SILL
360. PAINTED POLYURETHANE CORBEL
365. PAINTED POLYURETHANE SHUTTER
370. PAINTED POLYURETHANE DETAIL
- 400s EXTERIOR FINISH - CEMENTITIOUS FIBER PRODUCT
400. CEMENTITIOUS LAP SIDING. REFER TO ELEV FOR SIZE
410. CEMENTITIOUS SHINGLE SIDING - STRAIGHT EDGE PANEL
411. CEMENTITIOUS SHINGLE SIDING - STAGGERED EDGE PANEL
415. CEMENTITIOUS VERTICAL SIDING
420. CEMENTITIOUS TRIM BOARD. REFER TO ELEV FOR SIZE
- 500s EXTERIOR FINISH - WOOD
500. ROUGH SAWN WOOD POST. REFER TO FLOOR PLAN FOR SIZE. VERIFY SIZE w/ STRUCTURAL
502. ENGINEERED WOOD COLUMN. REFER TO PLAN FOR SIZE. VERIFY SIZE w/ STRUCTURAL
505. WOOD BEAM. WRAPPED w/ RESAWN WOOD TRIM. REFER TO STRUCTURAL FOR BEAM SIZE
508. WOOD RAFTER TAIL. REFER TO ELEV/DTL FOR SIZE AND SHAPE.
510. WOOD TRIM
515. WOOD CORBEL
520. WOOD SHUTTER
525. WOOD POT SHELF
530. WOOD OUTLOOKER / KNEE BRACE / KICKER
540. WOOD GUARDRAIL
550. WOOD GATE
- 600s EXTERIOR FINISH - METAL
600. DECORATIVE WROUGHT IRON
640. WROUGHT IRON / TUBE STEEL GUARDRAIL
650. WROUGHT IRON / TUBE STEEL GATE
- 700s EXTERIOR FINISH - VENEER
700. BRICK VENEER
710. STONE VENEER
- 800s EXTERIOR FINISH - BRICK MASONRY
800. EXTERIOR BRICK MASONRY
801. RUNNING STRETCHER BOND
802. COMMON BOND
803. ENGLISH BOND
804. ENGLISH CROSSCUT/CH BOND
805. FLEMISH BOND
806. STACK BOND
820. SOLDIER COURSE
821. HOWLOCK COURSE
822. SAILOR COURSE
823. HEADER COURSE
840. KEYSTONE
- 850s EXTERIOR FINISH - STONE MASONRY
850. STONE MASONRY
860. MASONRY / PRECAST CAP
865. MASONRY / PRECAST KEYSTONE
- 900s EXTERIOR FINISH - MISCELLANEOUS
900. GABLE END VENT (FUNCTIONAL)
901. GABLE END VENT (FAUX)
910. DECORATIVE MOSAIC TILE
920. CERAMIC TILE

GENERAL EXTERIOR ELEVATION NOTES

- A. ALL UTILITY METERS, BOXES, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE



29222 DAKOTA DRIVE
VALENCIA, CALIFORNIA 91354
949.939.1310



LOREN & STACEY BORSTEIN RESIDENCE

188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

Issue Date: 210319

Project #:

Manager: EYK

Revisions:

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DWG TYPE:

EXTERIOR
ELEVATIONS

SHEET #

A4.1



2 RIGHT ELEVATION
SCALE: 3/4" = 1'-0"
SOUTHEAST



1 REAR ELEVATION
SCALE: 3/4" = 1'-0"
NORTHEAST

EXTERIOR ELEVATION KEYNOTES

- 100s BUILDING PLANNING / COMPONENTS
100. ROOF MATERIAL. REFER TO ROOF SPECIFICATION TABLE
101. FASCIA / BARGE BOARD. REFER TO ROOF SPECIFICATION TABLE
110. PRIMARY ENTRY/EGRESS DOOR
111. SECTIONAL GARAGE DOOR. VERIFY LITE OPTION
115. OPTIONAL DOOR. REFER TO FLOOR PLAN / FLOOR PLAN OPTIONS
117. OPTIONAL WINDOW. REFER TO FLOOR PLAN / FLOOR PLAN OPTIONS
120. CONCRETE STOOP / PORCH / PATIO. REFER TO SLAB INTERFACE PLAN
121. OPTIONAL PATIO SLAB. REFER TO SLAB INTERFACE PLAN / OPTIONS
130. LINE OF STAIR/LANDING
131. LINE OF VOLUME CEILING
140. ILLUMINATED ADDRESS PER MUNICIPALITY REQUIREMENTS & PER R319.1
- 200s FLASHING & BUILDING ENVELOPE PENETRATIONS
200. FLASHING TO WALL G.I. FLASHING
201. G.I. DRY SCREEN
205. G.I. SCREENED & LOUVERED ATTIC VENT. REFER TO ELEVATION FOR SIZE. REFER TO ATTIC VENT CALCULATION.
206. 14" x 4" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT
210. G.I. CRICKET TO DRAIN
220. SPARK ARRESTOR. BOTTOM OF ARRESTOR SHALL EXTEND A MIN. OF 2'-0" ABOVE ANY ADJACENT STRUCTURE WITHIN 10'.
221. G.I. SADDLE FLASHING
- 300s EXTERIOR FINISH - PLASTER / PAINTED POLYURETHANE
300. EXTERIOR PLASTER. REFER TO SPEC FOR FINISH
310. EXTERIOR PLASTER w/ FOAM TRIM
311. EXTERIOR PLASTER w/ FOAM BATTENS
315. EXTERIOR PLASTER w/ FOAM CORBEL
320. EXTERIOR PLASTER w/ FOAM SHUTTER
325. EXTERIOR PLASTER w/ FOAM POT SHELF
330. EXTERIOR PLASTER w/ FOAM DETAIL
340. EXTERIOR PLASTER w/ FURRED WAINSCOT
345. EXTERIOR PLASTER CHANNEL
350. EXTERIOR PLASTER RECESS
355. SLOPED PLASTER SILL
360. PAINTED POLYURETHANE CORBEL
365. PAINTED POLYURETHANE SHUTTER
370. PAINTED POLYURETHANE DETAIL
- 400s EXTERIOR FINISH - CEMENTITIOUS FIBER PRODUCT
400. CEMENTITIOUS LAP SIDING. REFER TO ELEV FOR SIZE
410. CEMENTITIOUS SHINGLE SIDING - STRAIGHT EDGE PANEL
411. CEMENTITIOUS SHINGLE SIDING - STAGGERED EDGE PANEL
415. CEMENTITIOUS VERTICAL SIDING
420. CEMENTITIOUS TRIM BOARD. REFER TO ELEV FOR SIZE
- 500s EXTERIOR FINISH - WOOD
500. ROUGH SAWN WOOD POST. REFER TO FLOOR PLAN FOR SIZE. VERIFY SIZE w/ STRUCTURAL
502. ENGINEERED WOOD COLUMN. REFER TO PLAN FOR SIZE. VERIFY SIZE w/ STRUCTURAL
505. WOOD BEAM. WRAPPED w/ RESAWN WOOD TRIM. REFER TO STRUCTURAL FOR BEAM SIZE
508. WOOD RAFTER TAIL. REFER TO ELEV/DTL FOR SIZE AND SHAPE
510. WOOD TRIM
515. WOOD CORBEL
520. WOOD SHUTTER
525. WOOD POT SHELF
530. WOOD OUTLOOKER / KNEE BRACE / KICKER
540. WOOD GUARDRAIL
550. WOOD GATE
- 600s EXTERIOR FINISH - METAL
600. DECORATIVE WROUGHT IRON
640. WROUGHT IRON / TUBE STEEL GUARDRAIL
650. WROUGHT IRON / TUBE STEEL GATE
- 700s EXTERIOR FINISH - VENEER
700. BRICK VENEER
710. STONE VENEER
- 800s EXTERIOR FINISH - BRICK MASONRY
800. EXTERIOR BRICK MASONRY
801. RUNNING STRETCHER BOND
802. COMMON BOND
803. ENGLISH BOND
804. ENGLISH CROSSLOUGH BOND
805. FLEMISH BOND
806. STACK BOND
820. SOLDIER COURSE
821. HOWLOCK COURSE
822. SAILOR COURSE
823. HEADER COURSE
840. KEYSTONE
- 850s EXTERIOR FINISH - STONE MASONRY
850. STONE MASONRY
860. MASONRY / PRECAST CAP
865. MASONRY / PRECAST KEYSTONE
- 900s EXTERIOR FINISH - MISCELLANEOUS
900. GABLE END VENT (FUNCTIONAL)
901. GABLE END VENT (FAUX)
910. DECORATIVE MOSAIC TILE
920. CERAMIC TILE

GENERAL EXTERIOR ELEVATION NOTES

- A. ALL UTILITY METERS, BOXES, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE



LOREN & STACEY BORSTEIN RESIDENCE

188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

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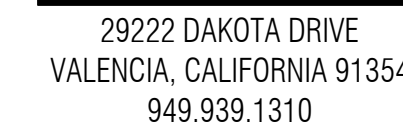
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DWG TYPE:

EXTERIOR
ELEVATIONS

SHEET #

A4.2

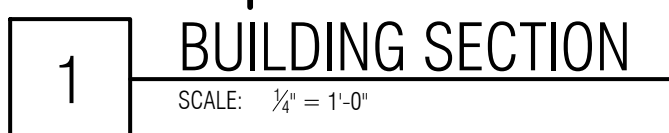
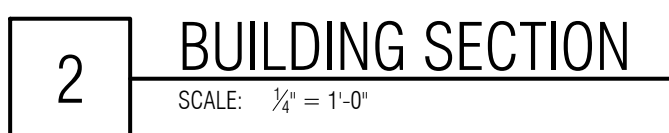


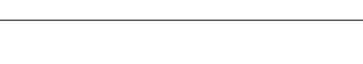
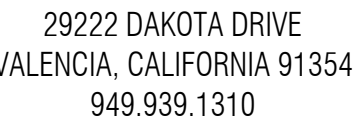
DMG TYPE:

SHEET 4

A6.1

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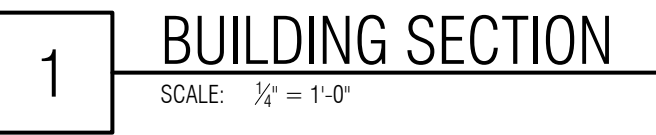
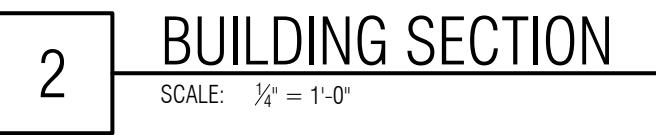


188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

DIMG TYPE:

SHEET 40

A6.3

GENERAL BUILDING SECTION NOTES 

BUILDING SECTION SYMBOL LEGEND

FLOOR / ATTIC INSULATION PER ENERGY DOCS
WALL INSULATION PER ENERGY DOCS

BUILDING SECTION KEYNOTES

100s	BUILDING PLANNING
101	CONCRETE GARAGE SLAB / SLOPE 2% MIN.
101	FLOOR SYSTEM / REFER TO STRUCTURAL
101	STAIR HEADS AND RISERS, MIN. 10" HEADS & 7 1/2" MAX. RISERS
102	2x4 COMPLE STUDS AT 16" O.C.
112	34" 38" HIGH, CONTINUOUS HANDRAIL (R311.7.8.1)
113	BALLUSTERS PER R312.1
114	GUARDRAIL / GUARDRAIL @ 42" U.N.O.
120	2x6 BALCON FRAMING
121	SOFFIT / REFER TO PLATE HEIGHT PLATE FOR HEIGHT U.N.O.
122	2x6 T.D.F. SLIP PLATE
123	DOUBLE 2" X 4" TYP. SILL AT EXTERIOR & BEARING WALLS
124	PERIMETER INSULATION - REFER TO INSULATION COMPONENT TABLE
140P	CEILING CEILING
140	ROOFING MATERIAL / REFER TO ROOF SPECIFICATION TABLE
151	EXTERIOR FINISH / REFER TO EXTERIOR ELEVATION
160	PRE-FABRICATED WOOD ROOF TRUSS SYSTEM / REFER TO STRUCTURAL AND TRUSS CALCULATIONS

200s	FIRE SEPARATION
201	1/2 GYP. BOARD TYPICAL U.N.O.
201	1/2 GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS (R302.7)
210	(1) LAYER OF 1/2" GYPSUM BOARD FIRE SEPARATION BETWEEN HOUSE/ATTIC AND GARAGE. (TABLE R302.6)
211	(1) LAYER OF 1/2" GYPSUM BOARD FIRE SEPARATION ON STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLY SEPARATING RESIDENCE FROM GARAGE. (TABLE R302.6)
212	(2) 1/2" TYPE X GYP. BOARD FIRE SEPARATION BETWEEN HABITABLE SECOND FLOOR ABOVE GARAGE. (TABLE R302.6)
220	(1) LAYERS OF 1/2" TYPE X GYPSUM BOARD AT FACE OF TRUSS FROM CEILING TO ROOF SHEATHING.

GENERAL BUILDING SECTION NOTES

- | | | |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. | FIRE PROTECTION | <p>1. WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY IN A SINGLE-FAMILY DWELLING, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET.</p> <p>2. STOPPING SHALL NOT COVER THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS (500/2).</p> |
| A2. | FIREBLOCKING SHALL BE LOCATED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. | |
| B. | ENERGY | <p>1. PROVIDE ALL ITEMS AND EQUIPMENT TO MATCH THE SPECIFICATIONS LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS (INCLUDING THE FOLLOWING):</p> <ul style="list-style-type: none"> B1A. WINDOW SASHES AND U-VALUES B1B. FURNACE EFFICIENCIES AND COOKING SEERS B1C. ENVELOPE INSULATION VALUES B1D. ALL MANDATORY MEASURES LISTED ON SHEET 174-1M |



LOREN & STACEY BORSTEIN RESIDENCE

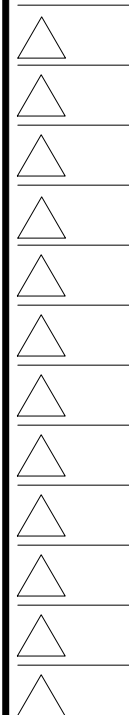
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DWG TYPE

BLDG
SECTIONS

188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

SHEET 4

A7.2

