

GENERAL FLOOR PLAN NOTES LOOR PLAN KEYNOTES

103. LINE OF CEILING BREAK

STRUCT. DWGS.

262. DECK DRAIN

222. PORCH OR DECK RAIL / WOOD

210. LOW WALL / REFER TO EXT ELEVATIONS

HEIGHT AND FINISH MATERIAL

221. ADHERED MASONRY BRICK / REFER TO EXT ELEV

110. SKYLIGHT

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. 101. LINE OF FLOOR OR WALL BELOW

3. DOORS PLACEMENT: WHERE DOORS APPEAR TO BE CENTER WITHIN A WALL, 102. VOLUME / OPEN TO BELOW 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" 103B. LINE OF TRAY CEILING. REFER TO INT. DESIGNER DWGS A.F.F. WITHOUT FALL PROTECTION (R312.2)

21. ALL INTERIOR DOORS TO BE SOLID CORE 13/8" THICK, U.N.O. 21a. ALL INTERIOR DOORS TO BE LOCATED w/ 6" JAMB AT HINGE SIDE OF 200s DOOR OR CENTERED IN WALL (U.O.N.)

22. ALL ENTRY DOORS TO BE SOLID CORE 13/8" THICK 23. (CRC) WHEN THE RESIDENCE & GARAGE AREA EQUIPPED w/ AUTOMATIC 205. EMERGENCY ESCAPE AND RESCUE WINDOW WELL FIRE SPRINKLER (NPFA 13D), HOUSE TO GARAGE DOOR NEED ONLY BE SELF-CLOSING & SELF-LATCHING ONLY. (R302.5.1 EXCEPTION). OTHERWISE, 215. ENGINEERED COLUMN / REFER TO PLAN FOR SIZE / REFER TO EXT. ELEV. & HOUSE TO GARAGE DOOR TO BE TIGHT FITTING, 13/8" SOLID WOOD CORE, OR 13/4" 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\%" 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. ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.

BUILDING ENVELOPE / ENERGY / GREEN STUCCO APPLIED OVER WOOD SHEATHING SHALL INCLUDE (2) LAYERS GRADE 'D' BUILDING PAPER 2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL

W290/AD. 3. ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE CONTINUOUS 26 GAGE.

20. ENERGY COMPLIANCE REQUIREMENTS: 20.1. ALL ITEMS & EQUIPMENT TO MATCH SPEC LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS

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

40. MAXIMUM FIXTURE FLOW RATE STANDARDS SET BY CALIFORNIA ENERGY COMMISSION: 40.1. WATER CLOSETS: 1.28 GPF 40.2. SHOWERHEADS: 1.8 GPM

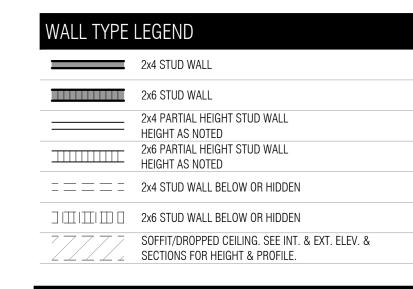
40.4. LAVATORY FAUCETS: 1.2 GPM 41. ALL SHOWER AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE & THERMOSTATIC MIXING TYPE VALVE 42. HERS TESTING IS REQUIRED. REFER TO CF-1R FOR APPLICABLE TESTS

43. AIR DOOR TEST WHERE REQUIRED BY ENERGY. C. FIRE PROTECTION

 WHERE REQUIRED BY MODEL CODE OR LOCAL ORDINANCE, REFER TO FD SHEETS FOR FIRE-RATED EXTERIOR WALL CONSTRUCTION DETAILS.

40.3. KITCHEN FAUCETS: 1.8 GPM

 WHERE REQUIRED BY MODEL CODE OR LOCAL ORDINANCE, REFER TO FD SHEETS FOR FIRE-RATED ROOF EAVE & RAKE CONSTRUCTION DETAILS.



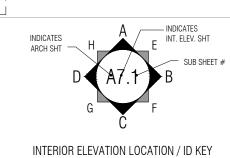


- # OF INCHES WIDE R.O. — # OF FEET TALL R.O. # OF INCHES TALL R.O. OPERATION TYPE SH: SINGLE HUNG SL: HORIZONTAL SLIDER INDICATED EGRESSIBLE — XOX : SLIDING END PANELS / INDICATED SAFETY GLASS ——— FIXED CENTER PANEL FX: FIXED PANEL FR: FRENCH DOOR SGD: SLIDING GLASS DOOR

# OF FEET WIDE R.O.

##	FLOOR PLAN KEYNOTE
<b>##</b>	GENERAL FLOOR PLAN NOTE
##	INTERIOR ELEVATION IDENTIFICATION TAG. REFER TO INT ELEVATION SHEET
<del>-X-</del>	FLOOR MATERIAL CHANGE (FMC)
$\begin{array}{c} RISE \longrightarrow A \\ RUN \longrightarrow B \end{array}$	CEILING SLOPE & DIRECTION
<b>♦</b>	BENCHMARK
	MEDICINE CABINET / REFER TO KEYNOTE 810
0 0 0 0 0 0 0 0 0	CEILING MOUNTED RAINSHOWER SHOWER HEAD
d□la	TOILET PAPER HOLDER
	TOWEL BAR w/ SOLID BACKING
T	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 15" 15" PER CPC 402.5



RESIDENTIAL FLOOR AREA ASSESSOR AREA TABULATION CONDITIONED SPACE FIRST FLOOR: BASE ALLOWABLE RFA (35%): 5,310 SF SECOND FLOOR: RFA BONUS (20%) PROPORTIONAL STORIES: 1,062 SF BASEMENT: TOTAL ALLOWABLE RFA: 6,372 SF UNCONDITIONED SPACE 3,981 SF COVERED PORCH: 2,589 SF SECOND FLOOR RFA: -200 SF GARAGE DEDUCTION:

SUN DECK:

MECHANICAL ROOM:

TOTAL RFA: 6,369 SF

SYMBOL 3,439 SF 2,609 SF 2,436 SF TOTAL CONDITIONED: 8,484 SF CALIFORNIA ROOM: BASEMENT AUTO-LIFT: 342 SF

100. LINE OF FLOOR OR WALL ABOVE

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301. LOW WALL OR SHELF. REFER TO PLAN / INT. ELEV. FOR HEIGHT 302. CRIPPLE WALL BELOW

270. METAL OR WOOD GATE / REFER TO EXT ELEVATIONS

280. PREFABRICATED CUPOLA w/ FINIAL BY OTHER

103A. LINE OF COFFERED CEILING. REFER TO INT. DESIGNER DWGS.

200. CONCRETE STOOP / 36" SQUARE MIN. U.N.O. OR PER SLAB INTERFACE

240. EXT. SOFFIT / REFER TO ELEVATION FOR HEIGHT, PROFILE, AND FINISH

250. EXTERIOR CEILING / REFER TO ELEVATIONS & BUILDING SECTIONS FOR

260. ELASTOMERIC DECK O/ WPM O/ PLYWOOD SHEATHING. INSTALL PER MFR

SPECS. SLOPE TO DRAWING 1/4" PER FOOT MIN. AWAY FROM BUILDING

PLAN / MIN. 1/4" PER FOOT SLOPE AWAY FROM BUILDING

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 & R301.5. REFER TO DTL X125B/AD 331. GUARDRAIL & BALUSTERS PER R312 & R301.5. SEE SPEC FOR FINISH.

REFER TO DTL X122B/AD. 332. HANDRAIL / CONTINUOUS & INTEGRATED INTO GUARD RAILING SYSTEM OR WALL MOUNTED COMPLIANT w/ R311.7.8. 21. SEE CF-1R FORMS FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS. 340. ½" GYPSUM BOARD ON CEILING AND WALLS AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS (R302.7)

> 341. DWELLING / GARAGE SEPARATION: 341.1. (1) LAYER ½" GYP BD APPLIED TO GARAGE SIDE WALLS & CEILINGS BETWEEN GARAGE AND HOUSE/ATTIC. TABLE R302.6 341.2. (1) LAYER 5/8" TYPE X GYP BD AT CEILING w/ HABITABLE ROOMS ABOVE GARAGE. (1) LAYER ½" GYP BD APPLIED TO GARAGE SIDE

WALLS. TABLE R302.6 THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE / 350. BARN DOOR. INSTALL PER MFR. SPEC. FIELD VERIFY OPENING CI FARANCES 360. RECESSED SOAP NICHE. REFER TO INTERIOR ELEVATION FOR SIZE.

CONSULT OWNER FOR MATERIAL AND SPECIFICATION.

PLUMBING FIXTURES / APPLIANCES 400. KITCHEN SINK (36" U.N.O.) w/ GARAGE DISPOSAL

400A. BAR/VEGGIE SINK / SIZE AS SHOWN 401. DISHWASHER / COVE DW2450 OR EQUAL / PROVIDE SURFACE MOUNT AIR

GAP / VERIFY MFR SPEC 402. REFRIGERATOR SPACE / SUBZERO BI-36R/S OR EQUAL / PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC.

402A. UNDER-COUNTER REFRIGERATOR / SUBZERO UC-24BG/O OR EQUAL AT BASEMENT & FAMILY WET BAR & TEEN ROOM/ SUBZERO UC-24R OR EQUAL AT BUTLER'S PANTRY/ PROVIDE ELECTRICAL OUTLET PER MFR 402B. UNDER-COUNTER REFRIGERATOR DRAWER 402F. UNDER-COUNTER ICE MAKER / SUBZERO UC-15I OR EQUAL / INSTALL AND

PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC. 402K. WINE REFRIGERATOR / TALL / SUBZERO IW-24 OR EQUAL / INSTALL AND PROVIDE ELECTRICAL OUTLET PER MFR. SPEC. 402P. BUILT-IN REFRIGERATOR / SUBZERO IC-36RID OR EQUAL / PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC. 402Q. BUILT-IN FREEZER / SUBZERO IC-36FI OR EQUAL / PROVIDE ELECTRICAL

403. RANGE/OVEN COMBINATION / FREE-STANDING 407. POTFILLER. INSTALL PER MFR. SPEC. 412. MICROWAVE IN CABINET / WOLF M SERIES SP030PM/S/PH OR EQUAL 413. HOOD VENT/ 100 CFM NON-RECIRCULATING PER ASHRAE 62.2. 414. SINGLE OVEN IN TALL CABINET / WOLF M SERIES CSO30PM/S/PH OR

417. WARMING DRAWER IN CABINET / WOLF WWD30 OR EQUAL 418. BUILT-IN COFFEE MAKER / MIELE CVA 6805 OR EQUAL / INSTALL ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC. 420. LAVATORY

OUTLET AND WATER LINE PER MFR. SPEC.

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 HARDWARE 71" FRAYSER 935146 OR EQUAL / INSTALL PER MFR. INSTRUCTIONS. 452. HOT MOPPED SHOWER w/ TILE FLOOR & SURROUND. REFER TO SPEC SHOWER HEAD HEIGHT. REFER TO INT. ELEV. FOR TILE HEIGHT. REFER TO

453. HOT MOPPED & TILED SHOWER SEAT. REFER TO INT. ELEV. FOR HEIGHT OR MATCH TUB DECK HEIGHT WHERE DEPICTED. REFER TO X210/AD. 455. 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 461. CLOTHES DRYER / DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR / MAX. LENGTH 14' w/ (2) 90° ELBOWS (CMC 504.4.2) / 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" ABV. GRADE / POINT END DOWN. PROVIDE STEEL PIPE BOLLARD PROTECTION WHERE REQUIRED. REFER TO DETAIL S900/AD. 480. FIREPLACE / GAS DIRECT VENT / SUPERIOR DRT63ST DV 35 TESTED IN ACCORDANCE WITH UL 127 (OTL REPORT NO. 116-F-50-5) OR APPROVED

EQUAL / INSTALLATION AND USE IN ACCORDANCE WITH MFR LISTING 482. FIREPLACE VENT / FLUE 484. OUTDOOR HEATERS / INFRATECH 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" EMBEDMENT INTO CONCRETE.

REFER TO M100 & S900/AD. 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 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

ELECTRICAL OUTLET PER MFR. SPEC.

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 CMC CHP. 7 PROVIDE CLEARANCES AS REQUIRED. 610. ATTIC ACCESS / 22"x30" MIN PER R807 - REFER TO PLAN FOR SIZE / REFER TO DETAIL X300/ OPTIONAL PULL-DOWN ACCESS LADDER WHERE SHOWN

621. COMBUSTION AIR VENT PER CMC 701 625. MECHANICAL CHASE 630. AIR CONDITIONING CONDENSER & PAD. COORDINATE LOCATION w/ CIVIL. INSTALL PER MFR. SPEC. 640. CENTRAL VACUUM / OVO-700ST-35H OR EQUAL / INSTALL AND PROVIDE

620. RETURN AIR GRILL (R.A.G.) / REFER TO MECHANICAL PLAN BY OTHER

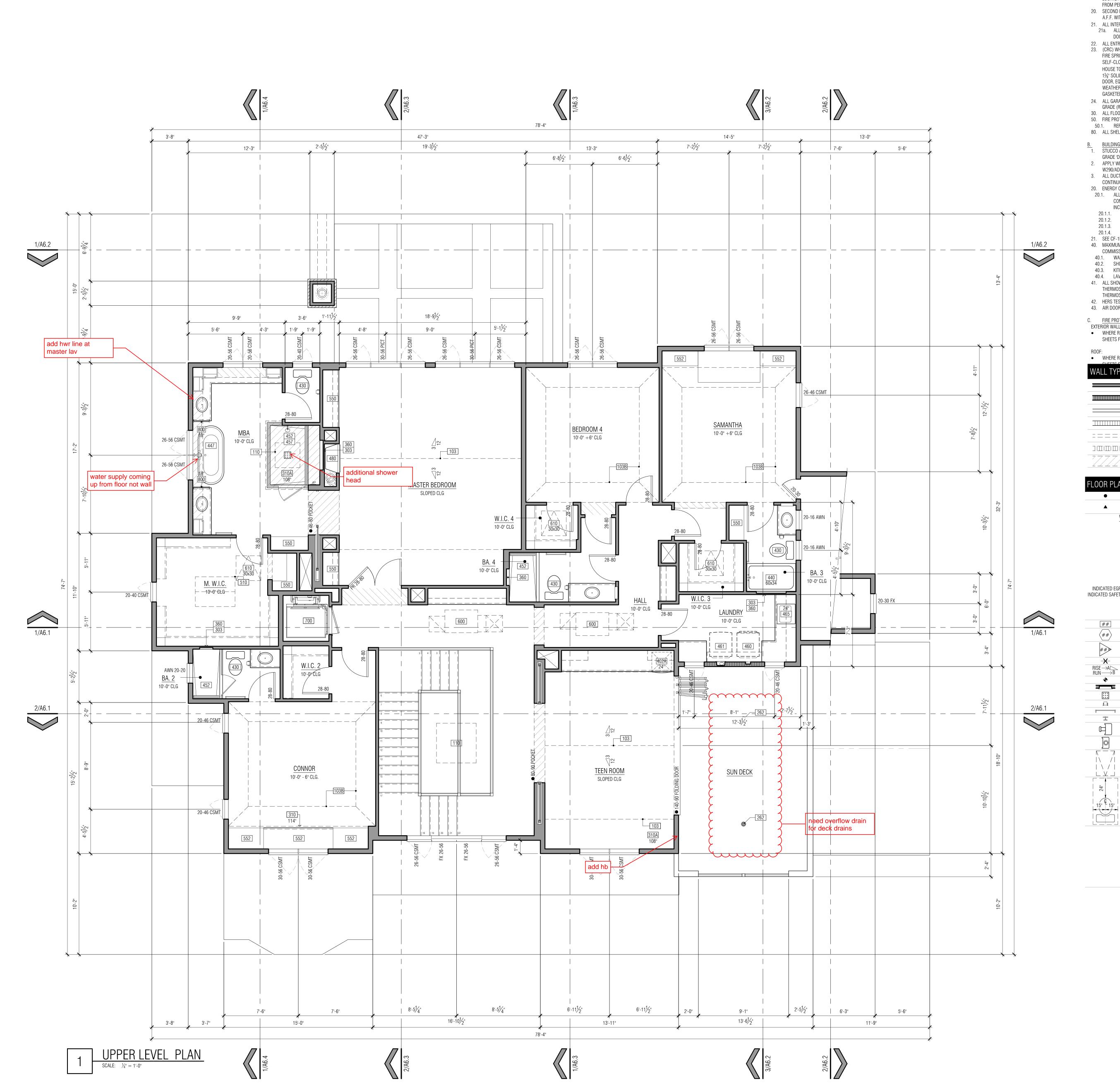
700. RESIDENTIAL ELEVATOR UNDER SEPARATE PERMIT. PIT DEPTH & OVERHEAD CLEARANCE PER MFR. SPEC AND IN ORDANCE WITH ASME A07.1 REQUIREMENTS 701. AUTO-LIFT UNDER SEPARATE PERMIT. PIT DEPTH & OVERHEAD CLEARANCE PER MFR. SPEC AND IN ORDANCE WITH ASME A07.1

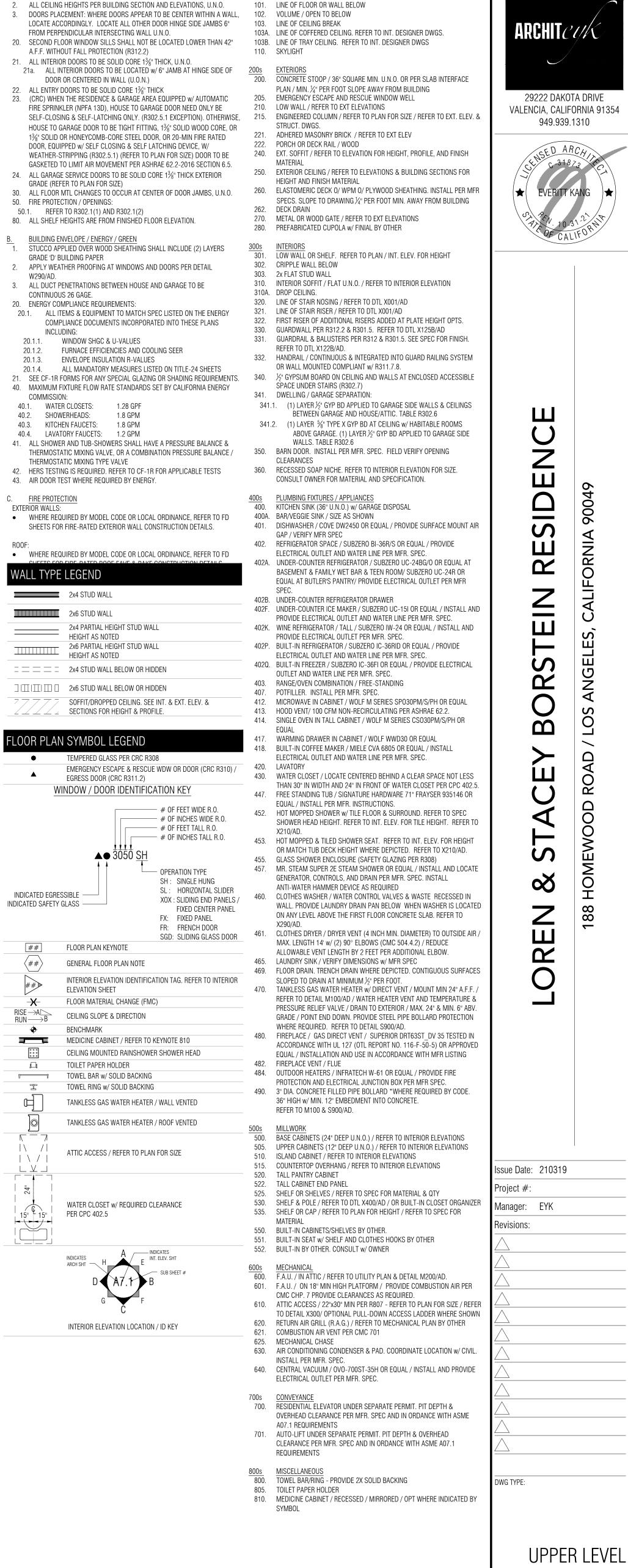
REQUIREMENTS MISCELLANEOUS 800. TOWEL BAR/RING - PROVIDE 2X SOLID BACKING 805. TOILET PAPER HOLDER 810. MEDICINE CABINET / RECESSED / MIRRORED / OPT WHERE INDICATED BY

ssue Date: 210319

'Manager: EYK

FLOOR PLAN





FLOOR PLAN KEYNOTES

100. LINE OF FLOOR OR WALL ABOVE

GENERAL FLOOR PLAN NOTES

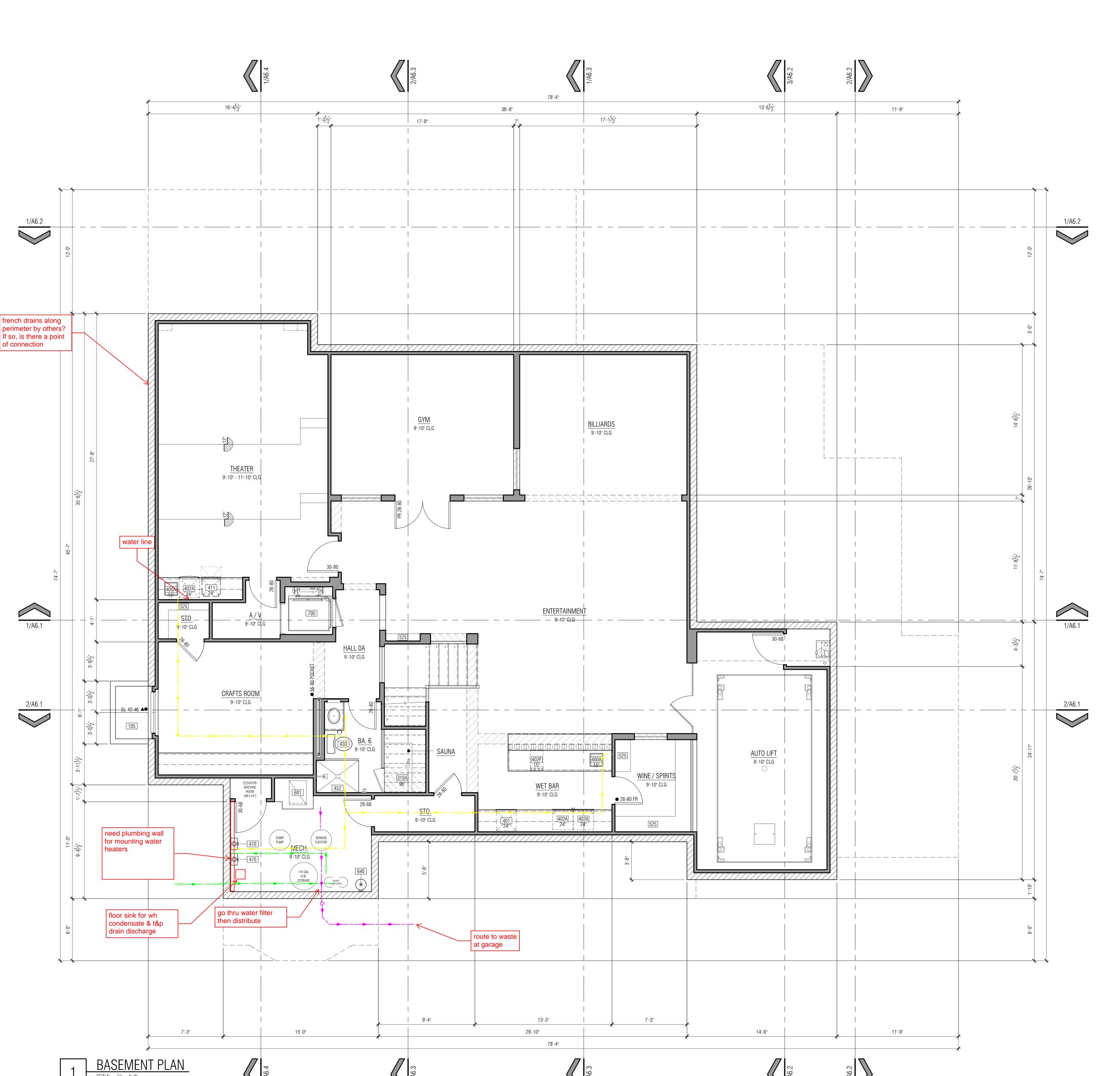
1. ALL ANGLES OTHER THAN 90 DEG. SHALL BE 45 DEG. (U.O.N.)

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FLOOR PLAN







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301. LOW WALL OR SHELF. REFER TO PLAN / INT. ELEV. FOR HEIGHT

310. INTERIOR SOFFIT / FLAT U.N.O. / REFER TO INTERIOR ELEVATION

FLOOR PLAN KEYNOTES

320. LINE OF STAIR NOSING / REFER TO DTL X001/AD 321. LINE OF STAIR RISER / REFER TO DTL X001/AD

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 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 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. 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 CMC CHP. 7 PROVIDE CLEARANCES AS REQUIRED. 610. ATTIC ACCESS / 22"x30" MIN PER R807 - REFER TO PLAN FOR SIZE / REFER TO DETAIL X300/ OPTIONAL PULL-DOWN ACCESS LADDER WHERE SHOWN 620. RETURN AIR GRILL (R.A.G.) / REFER TO MECHANICAL PLAN BY OTHER 621. COMBUSTION AIR VENT PER CMC 701

630. AIR CONDITIONING CONDENSER & PAD. COORDINATE LOCATION w/ CIVIL. INSTALL PER MFR. SPEC. 640. CENTRAL VACUUM / OVO-700ST-35H OR EQUAL / INSTALL AND PROVIDE ELECTRICAL OUTLET PER MFR. SPEC.

700. RESIDENTIAL ELEVATOR UNDER SEPARATE PERMIT. PIT DEPTH & OVERHEAD CLEARANCE PER MFR. SPEC AND IN ORDANCE WITH ASME 701. AUTO-LIFT UNDER SEPARATE PERMIT. PIT DEPTH & OVERHEAD CLEARANCE PER MFR. SPEC AND IN ORDANCE WITH ASME A07.1

800s MISCELLANEOUS 800. TOWEL BAR/RING - PROVIDE 2X SOLID BACKING 805. TOILET PAPER HOLDER

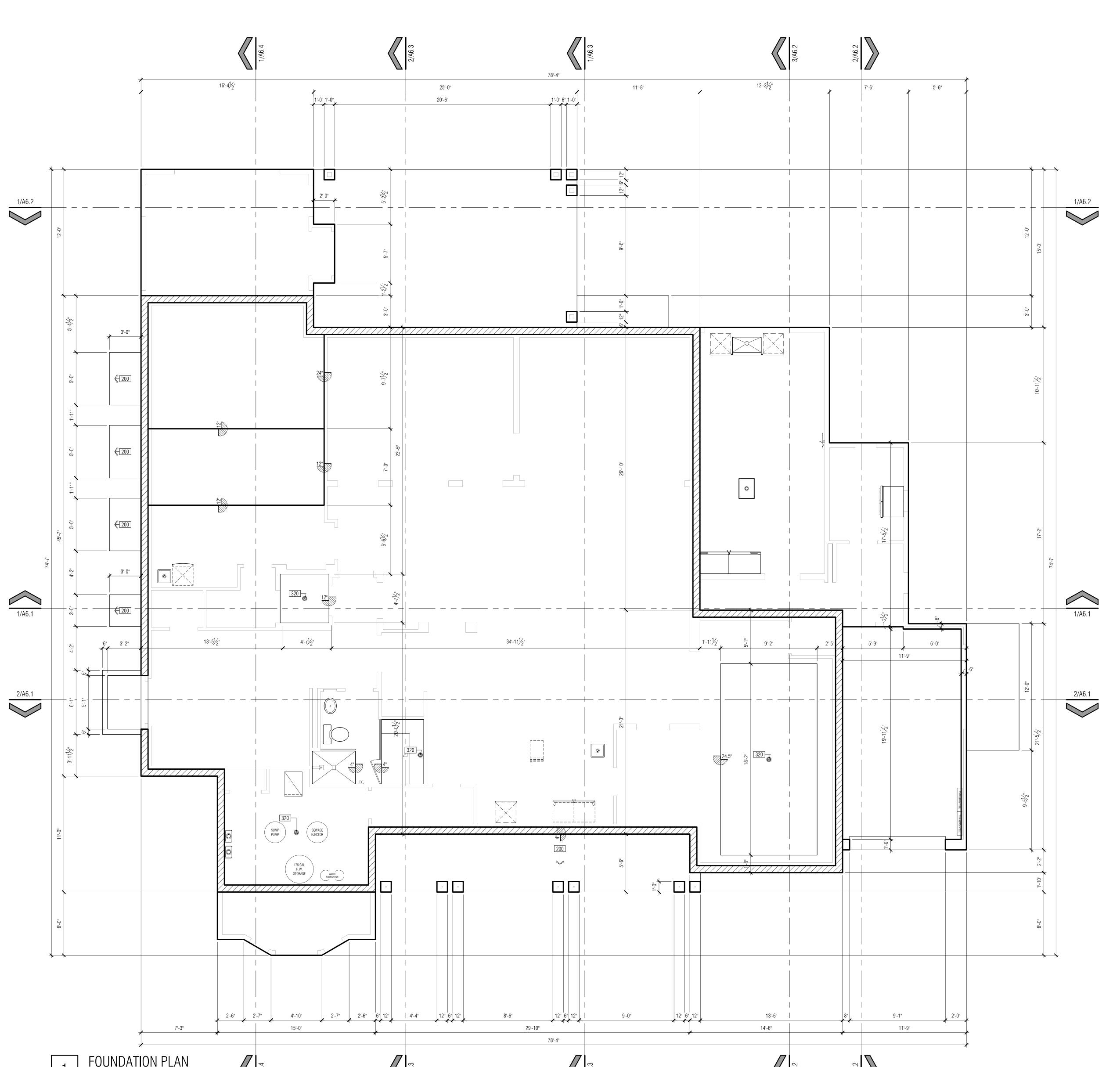
SYMB0L

810. MEDICINE CABINET / RECESSED / MIRRORED / OPT WHERE INDICATED BY

ssue Date: 210319

'Manager: EYK

BASEMENT PLAN



### FOUNDATION SYMBOL LEGEND

FLOOR PLAN KEYNOTE

GENERAL FLOOR PLAN NOTE

ELEVATION CHANGE

### FOUNDATION PLAN KEYNOTES

- 100. CONCRETE GARAGE SLAB / MIN 2% SLOPE 105. CONCRETE FLOOR SLAB PER R506
- 101. FOUNDATION STEM WALL. THICKNESS PER PLAN. STRUCTURAL DWGS TO HAVE SUPREMACY OVER ARCHITECTURAL DWGS. 110. ADD STEP PER PRECISE GRADING PLAN (FIELD VERIFY). STEP RISER NOT TO
- EXCEED 73/4" IN HEIGHT 120. 5" LEDGE AT BRICK VENEER
- 130. PROVIDE ELECTRICAL CONDUIT UNDER SLAB AT ISLAND
- 140. EDGE OF SLAB AT DECK OR STRUCTURAL OPTION 141. EDGE OF SLAB AT FIREPLACE/MEDIA OPTION
- 150. PRIMARY EGRESS DOOR LANDING/STEP PER R311.3.1 155. OTHER EXTERIOR DOOR LANDING/STEP PER R311.3.2
- 180. CLASS 1 VAPOR BARRIER PER R408.1
- 200. 36" SQUARE (U.N.O.) CONCRETE STOOP. MAX. 7 ¾" BELOW CONTIGUOUS BUILDING SLAB. MIN 1/4" PER FOOT SLOPE AWAY FROM BLDG.
- 201. ADA THRESHOLD PLACEHOLDER 205. CONCRETE DRIVEWAY / MIN 1/4" PER FOOT SLOPE
- 210. CONCRETE FLAT WORK / MIN  $\frac{1}{4}$ " PER FOOT SLOPE AWAY FROM BLDG 215. MIN. 36" WIDE CONCRETE WALKWAY 220. 36" SQUARE BY 4" DEEP CONCRETE A/C CONDENSOR PAD / LOCATION PER
- CIVIL / CLEARANCES PER MFR. SPEC. 221. 36" SQUARE A/C CONDENSOR PLATFORM / LOCATION PER CIVIL / CLEARANCE PER MFR. SPEC.
- 300s MISCELLANEOUS 300. 3" DIA. CONCRETE FILLED PIPE BOLLARD / 36" HIGH ABOVE FIN SURFACE 310. LINE OF LOW WALL 311. LINE OF ISLAND CABINET
- 320. AREA DRAIN. REFER AND DEFER TO CIVIL DRAWINGS WHERE DRAIN USED FOR STORM WATER RUNOFF

### GENERAL FOUNDATION NOTES

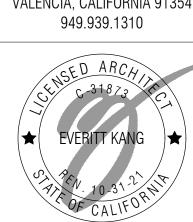
- PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION
- PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION,
- APPROVE THE FOUNDATION EXCAVATION 3. REFER TO STRUCTURAL FOUNDATION PLAN FOR STRUCTURAL DESIGN
- 4. ALL LANDINGS ON EXTERIOR SIDE OF REQUIRED EGRESS DOORS TO BE A MINIMUM WIDTH OF THE DOOR AND MINIMUM 36" DEEP IN DIRECTION OF

THE SOILS ENGINEER / GEOTECHNICAL CONSULTANT SHALL INSPECT AND

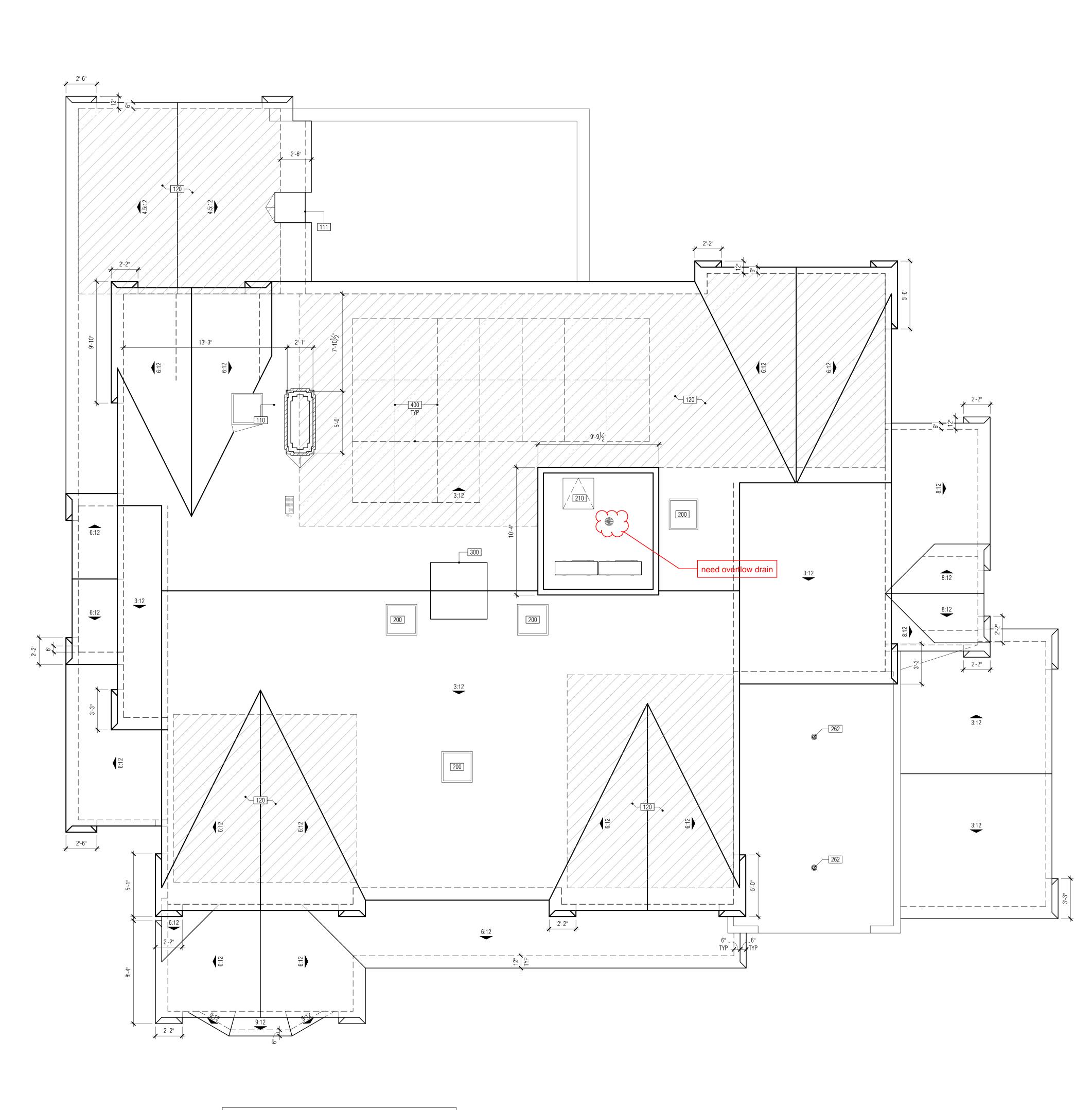
5. REFER TO S520/AD FOR STEPPED FOUNDATION DETAIL

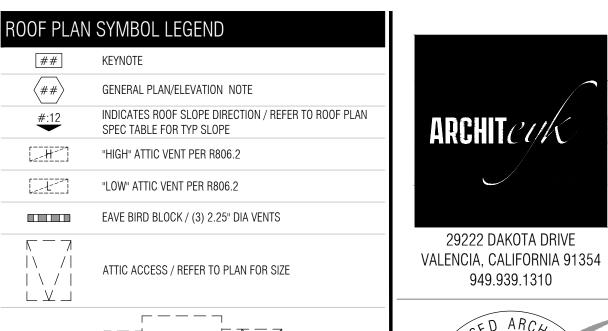


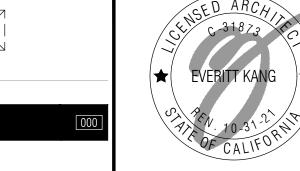
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FOUNDATION







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ROOF PLAN KEYNOTES

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

### GENERAL ROOF PLAN NOTES

- REFER TO EXTERIOR ELEVATION DRAWINGS FOR ADDITIONAL ROOF CONSTRUCTION DETAIL IDENTIFICATION.
   "LP TECH SHIELD" RADIANT BARRIER OSB SHEATHING (REG CA-7370(TN)) INSTALLED STANDARD ON ENTIRE ROOF
- 3. VENTILATION:
  3.A. PROVIDE 1 SQ. IN. OF VENTILATION PER 150 SQ. IN. OF ATTIC SPACE.
  3.A.A. A REDUCTION OF THE TOTAL VENTILATION AREA OF 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. IS PERMITTED PER R806 2
- 3.A.A. A REDUCTION OF THE TOTAL VENTILATION AREA OF 1 SQ. IN. O VENTILATION PER 300 SQ. IN. IS PERMITTED PER R806.2 PROVIDED:

  3.A.A.A. AT LEAST 40% AND NOT MORE THAN 50% OF THE REQ.
- VENTILATION AREA (HIGH VENTING) IS PROVIDED BY
  VENTILATORS LOCATED NOT MORE THAN 3'-0" VERTICALLY
  BELOW RIDGE OR HIGHEST POINT OF SPACE, w/ THE
  BALANCE OF THE REQUIRED VENTILATION LOCATED IN THE
- BOTTOM 1/3 OF THE ATTIC SPACE., AND

  3.A.A.B. A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE

  'WARM-IN-WINTER IN CLIMATE ZONES 6, 7 & 8.

  3.B. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" MIN.
- LARGER THAN ¼", CORROSION RESISTANT WIRE CLOTH SCREENING SHALL BE PROVIDED. R806.1

  3.C. EAVE VENTS TO BE INSTALLED CLEAR OF ANY SHEAR WALLS

  3.D. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL

AND  $\frac{1}{4}$ " MAX. WHERE VENTILATION OPENING LEAST DIMENSION IS

- NOT BLOCK THE FREE FLOW OR AIR. A MIN OF 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENT. R806.3

  3.E. ROOF VENTS TO BE INSTALLED OVER A GARAGE ONLY IF THE CEILING
- OF THE GARAGE IS GYPSUM BOARD SEALED.

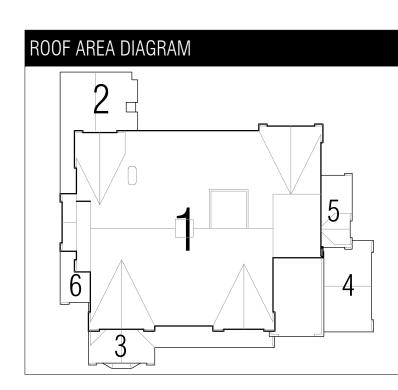
  5. SOLAR-READY REQUIREMENTS FOR SINGLE-FAMILY RESIDENCES IN SUBDIVISIONS WITH 10 OR MORE RESIDENCES SHALL HAVE A SOLAR ZON COMPRISED OF AREAS NOT LESS THAN 5' IN DIMENSION AND NOT LESS THAN 80 S.F. FOR BUILDINGS W/ROOF AREAS LESS THAN OR EQUAL TO
- 10,000 S.F. AND NO LESS THAN 160 S.F. FOR BUILDINGS WITH ROOF AREAS GREATER THAN 10,000 S.F.. CEC 110.10(b)1

  5.A. SINGLE-FAMILY RESIDENCES SHALL HAVE A SOLAR ZONE NO LESS THAN 250 S.F.. CEC 110.10(b)1A

  5.A.A. EXCEPTION: ALL THERMOSTATS COMPLY WITH REFERENCE JOINT
- APPENDIX JA5 AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS. AND ALL APPLICABLE REQUIREMENTS OF CEC 150.0(k) ARE MET w/ EXCEPTIONS. CEC 110.10(b)1A EXCEPTION 7

  6. ROOF COVERING:





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ROOF PLAN

A3.





### 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. DRIP 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 o/ FOAM TRIM 311. EXTERIOR PLASTER o/ FOAM BATTENS
- 315. EXTERIOR PLASTER o/ FOAM CORBEL
- 320. EXTERIOR PLASTER o/ FOAM SHUTTER 325. EXTERIOR PLASTER o/ FOAM POT SHELF 330. EXTERIOR PLASTER o/ FOAM DETAIL
- 340. EXTERIOR PLASTER o/ 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
- 802. COMMON BOND 803. ENGLISH BOND 804. ENGLISH CROSS/DUTCH BOND

801. RUNNING/STRETCHER BOND

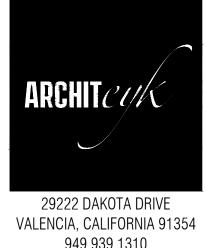
- 805. FLEMISH BOND 806. STACK BOND 820. SOLDIER COURSE
- 821. ROWLOCK COURSE 822. SAILOR COURSE
- 823. HEADER COURSE 840. KEYSTONE

### 850s EXTERIOR FINISH - STONE MASONRY STONE MASONRY 860. MASONRY / PRECAST CAP 865. MASONRY / PRECAST KEYSTONE

- 900s EXTERIOR FINISH MISCELLANEOUS 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



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EXTERIOR **ELEVATIONS** 





### EXTERIOR ELEVATION KEYNOTES

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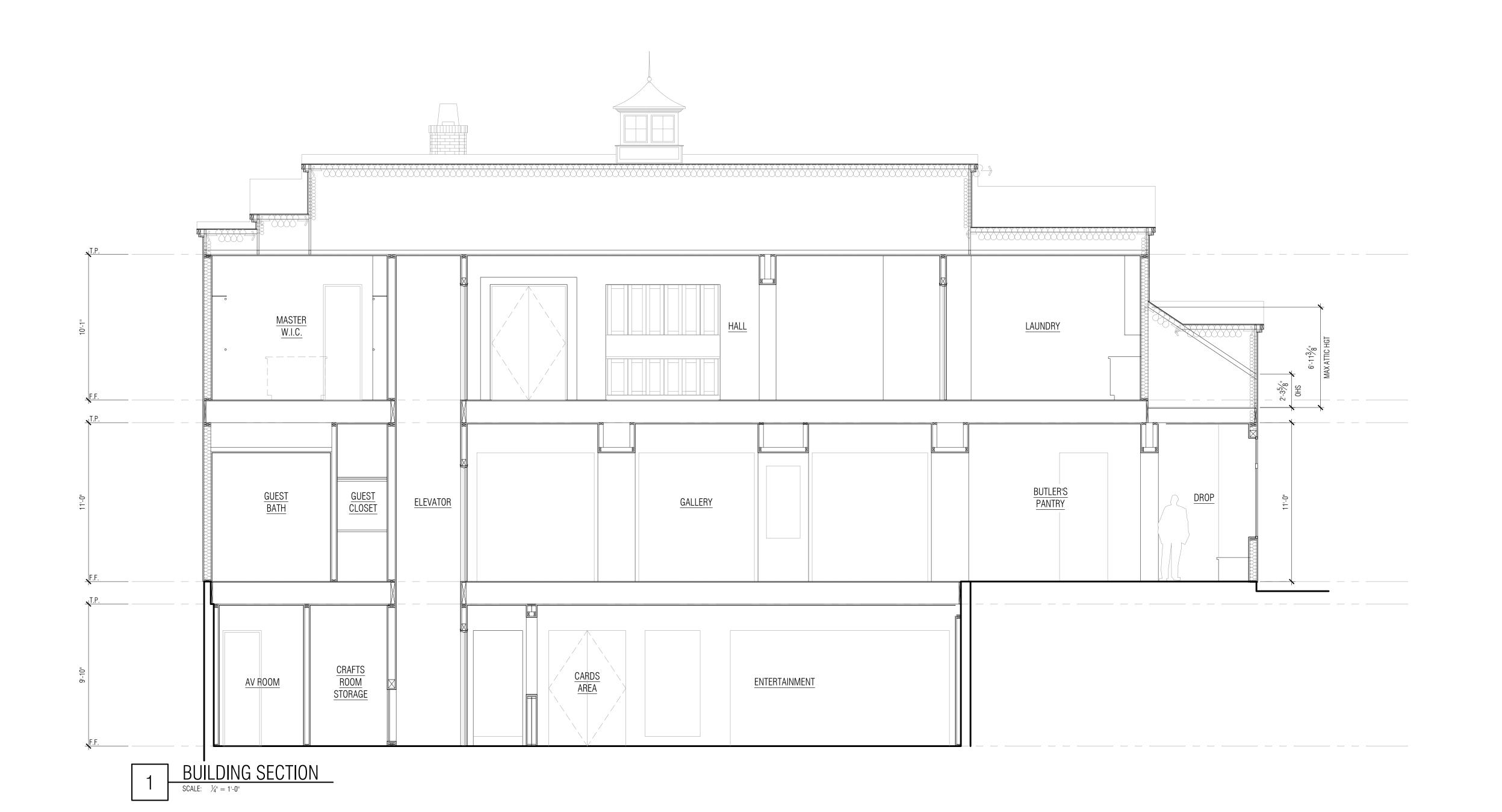
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EXTERIOR **ELEVATIONS** 





FLOOR / ATTIC INSULATION PER ENERGY DOCS

WALL INSULATION PER ENERGY DOCS

### BUILDING SECTION KEYNOTES

100s BUILDING PLANNING
100. CONCRETE GARAGE SLAB / SLOPE 2% MIN.

101. FLOOR SYSTEM / REFER TO STRUCTURAL
110. STAIR TREADS AND RISERS, MIN. 10" TREADS & 7 3/4" MAX. RISERS

110. STAIR TREADS AND RISERS, MIN. 10" TREADS &  $7 \frac{3}{4}$ " M 111. 2x4 CRIPPLE STUDS AT 16" O.C. 112. 34"-38" HIGH, CONTINUOUS HANDRAIL (R311.7.8.1)

113. BALLUSTERS PER R312.1 114. GUARDWALL / GUARDRAIL @ +42" U.N.O. 120. 2x6 BALLOON FRAMING

121. SOFFIT. REFER TO PLATE HEIGHT TABLE FOR HEIGHT U.N.O. 122. 2x P.T.D.F. SILL PLATE

123. DOUBLE 2x TOP PLATE AT EXTERIOR & BEARING WALLS130. FIBERBATT INSULATION - REFER TO INSULATION COMPONENT TABLE140. SLOPED CEILING

150. ROOFING MATERIAL / REFER TO ROOF SPECIFICATION TABLE
151. EXTERIOR FINISH / REFER TO EXTERIOR ELEVATION
180. PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM / REFER TO STRUCTURAL AND TRUSS CALCULATIONS

### 200s FIRE SEPARATION

200. ½" GYP. BOARD TYPICAL U.N.O.
201. ½" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER
STAIRS (R302.7)

STAIRS (R302.7)
210. (1) LAYER OF ½" GYPSUM BOARD FIRE SEPARATION BETWEEN HOUSE/ATTIC AND GARAGE. (TABLE R302.6)

211. (1) LAYER OF ½" GYPSUM BOARD FIRE SEPARATION ON STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLY SEPARATING RESIDENCE FROM GARAGE. (TABLE R302.6)

212. (1) LAYER OF 5/8" TYPE 'X' GYP. BOARD FIRE SEPARATION BETWEEN HABITABLE SECOND FLOOR ABOVE GARAGE. (TABLE R302.6)

220. (1) LAYERS OF  $\frac{5}{8}$ " TYPE 'X' GYPSUM BOARD AT FACE OF TRUSS FROM CEILING TO ROOF SHEATHING.

### GENERAL BUILDING SECTION NOTES

- A. FIRE PROTECTION

  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. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)
- 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
  PROVIDE ALL ITEMS AND EQUIPMENT TO MATCH THE SPECIFICATIONS
  LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO
  THESE PLANS (INCLUDING THE FOLLOWING):
  B1A. WINDOW SHGC'S AND U-VALUES
- B1B. FURNACE EFFICIENCIES AND COOLING SEER'S
  B1C. ENVELOPE INSULATION R-VALUES
- B1D. ALL MANDATORY MEASURES LISTED ON SHEET T24-MM



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Revisions:

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FLOOR / ATTIC INSULATION PER ENERGY DOCS

WALL INSULATION PER ENERGY DOCS

### **BUILDING SECTION KEYNOTES**

100s RUILDING PLANNING

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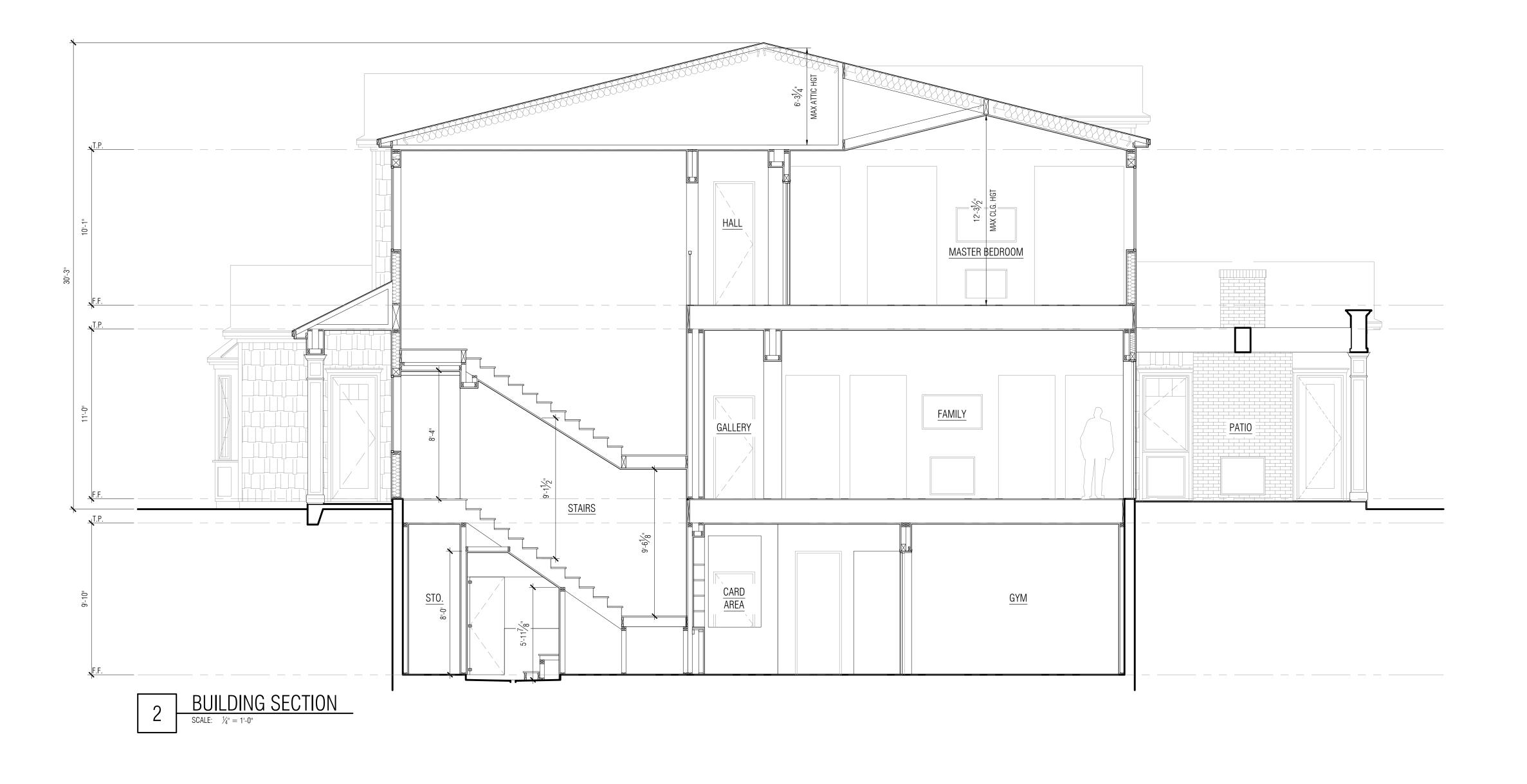
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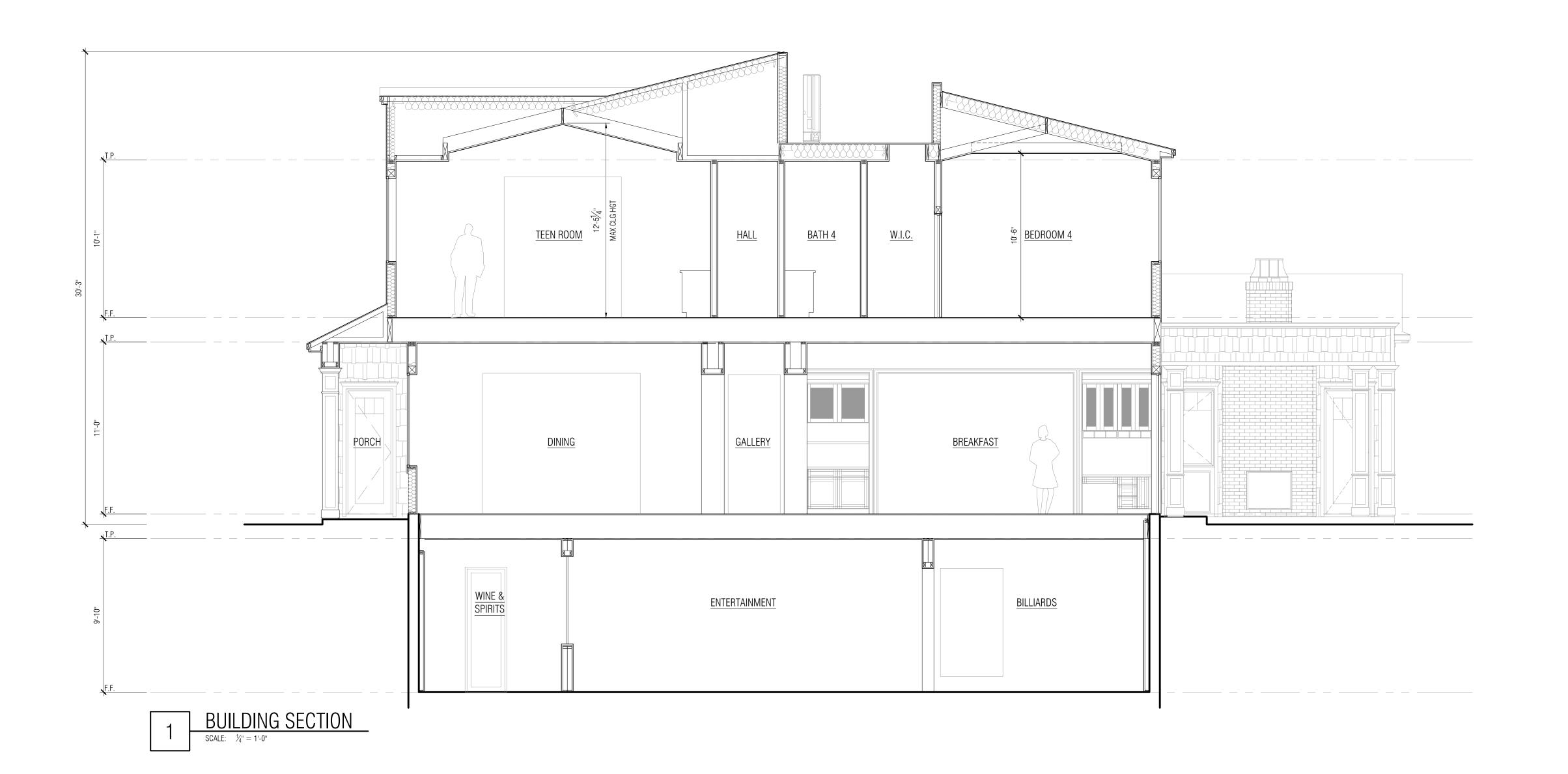
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FLOOR / ATTIC INSULATION PER ENERGY DOCS

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STAIRS (R302.7) 210. (1) LAYER OF  $\frac{1}{2}$ " GYPSUM BOARD FIRE SEPARATION BETWEEN HOUSE/ATTIC

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220. (1) LAYERS OF 5%" TYPE 'X' GYPSUM BOARD AT FACE OF TRUSS FROM CEILING TO ROOF SHEATHING.

### GENERAL BUILDING SECTION NOTES

A. FIRE PROTECTION

A1. 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. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

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### B. ENERGY B1. PROVIDE ALL ITEMS AND EQUIPMENT TO MATCH THE SPECIFICATIONS LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS (INCLUDING THE FOLLOWING):

- THESE PLANS (INCLUDING THE FOLLOWING):

  B1A. WINDOW SHGC'S AND U-VALUES

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

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

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INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"

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Issue Date: 210319 Manager: EYK

INTERIOR ELEVATIONS E

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