

| GENERAL FLOOR PLAN NOTES | |
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| 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 (R302.2) | |
| 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) 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. | |
| 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) & R302.1(2) | |
| 80. 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 W202AD | |
| 3. ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE CONTINUOUS 26 GAGE. | |
| 20. ENERGY COMPLIANCE REQUIREMENTS: | |
| 20.1. ALL TIE-INS & 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. | |
| 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 | |
| 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 | |
| # OF FEET WIDE R.O. | |
| # OF INCHES WIDE R.O. | |
| # OF FEET TALL R.O. | |
| # OF INCHES TALL R.O. | |
| INDICATED EGRESSIBLE | |
| INDICATED SAFETY GLASS | |
| OPERATION TYPE | |
| SH: SINGLE HINGE | |
| SL: HORIZONTAL SLIDER | |
| XIX: SLIDING END PANEL / 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 | |
| CEILING 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 | |
| SUB SHEET # | |
| INTERIOR ELEVATION LOCATION / ID KEY | |
| 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/PM 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: CRIPPLE 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: GUARDWALL PER R302.2 & R302.5. REFER TO DTL.X128/AD | |
| 310: GUARDRAIL & BALUSTERS PER R301 & R301.5. 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: | |
| 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 | |
| 401: KITCHEN SINK (36" U.N.O.) w/ GARAGE DISPOSAL | |
| 402: DRYWALL SINK / SINK AS SHOWN | |
| 403: DISHWASHER / COVE JOINTS 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-2480 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-3800 OR EQUAL / PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC. | |
| 410: BUILT-IN FREEZER / SUBZERO IC-3801 OR EQUAL / PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC. | |
| 411: RANGE/OVEN COMBINATION / FREE-STANDING | |
| 412: PORTFILLER. INSTALL PER MFR. SPEC. | |
| 413: MICROWAVE IN CABINET / WOLF M SERIES SP020PM/SPH OR EQUAL | |
| 414: HOOD VENT / 100 CFM NON-RECURCULATING 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 6805 OR EQUAL / INSTALL ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC. | |
| 418: LAUNDRY | |
| 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 HANDWARE (71" TRANSFER 3351-46 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 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 SEAT 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 X200/AD. | |
| 427: CLOTHES DRYER / DRYER VENT (4 INCH MIN. DIAMETER TO OUTSIDE AIR / MAX. LENGTH 14' w/ 1/2" 90° ELBOWS (DME-S04-4-0) / 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, ON 3A 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 / FUR | |
| 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 ORDINANCE WITH ASME AOT. 1 REQUIREMENTS | |
| 702: AUTO-LIFT UNDER SEPARATE PERMIT. PIT DEPTH & OVERHEAD CLEARANCE PER MFR. SPEC AND IN ORDINANCE 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 | |

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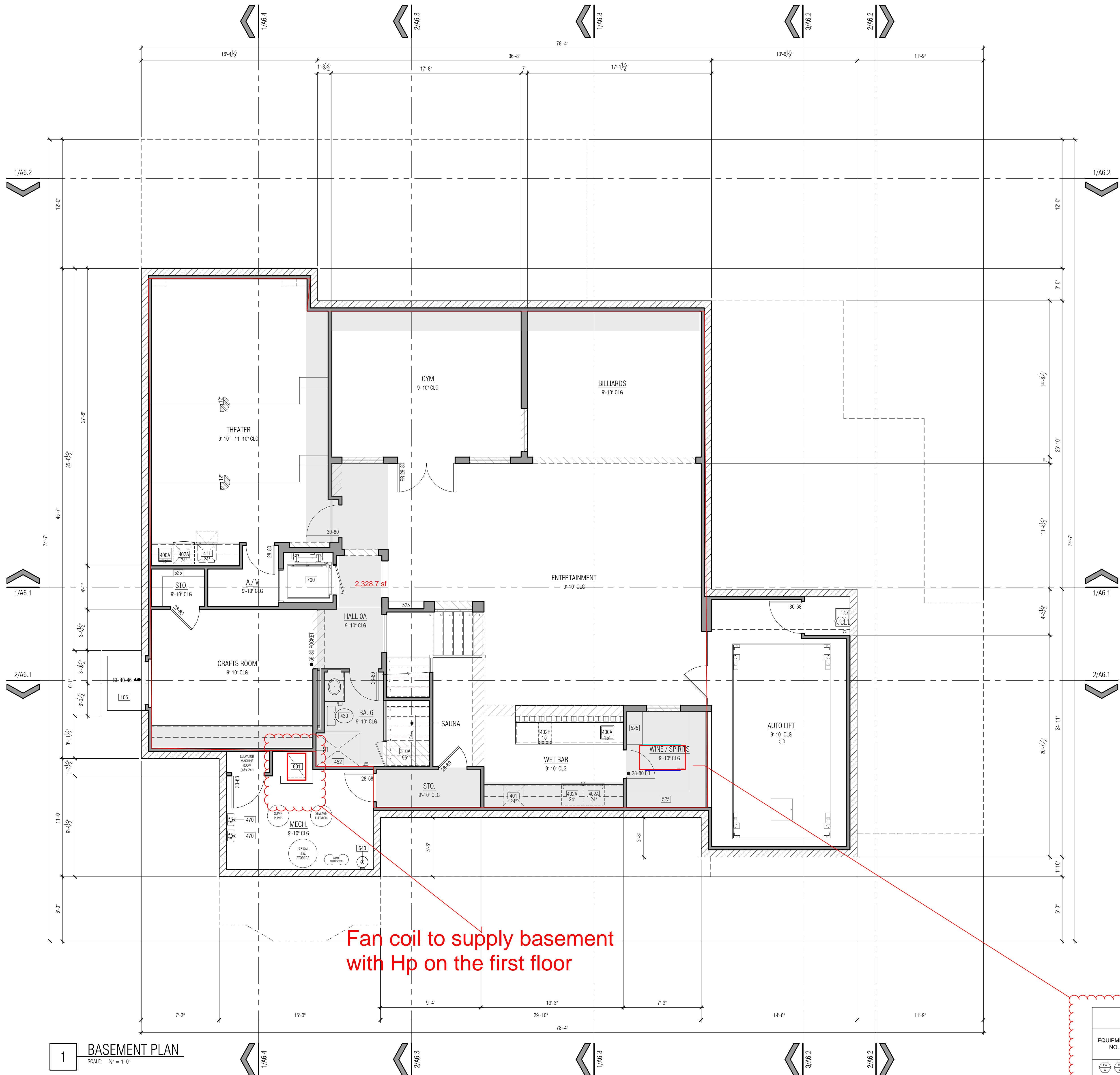
Manager: EYK

Revisions:

UPPER LEVEL FLOOR PLAN

SHEET #

A1.2



GENERAL FLOOR PLAN NOTES

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- 21a. ALL INTERIOR DOORS TO BE LOCATED w/ 6" JAMB AT HINGE SIDE OF DOOR OR CENTERED IN WALL (U.O.N.)
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- 50.1. REFER TO R302.1(1) AND R302.1(2)
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- 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
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- 40.1. WATER CLOSETS: 1.28 GPF
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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.
- ROOF:
- WHERE REQUIRED BY MODEL CODE OR LOCAL ORDINANCE, REFER TO FD SHEETS FOR 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
- SCOFFIT/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
- SLGD: 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

- 500s. MILLWORK
500. BASE CABINETS (24" DEEP U.N.O.) / REFER TO INTERIOR ELEVATIONS
- 500s. UPPER CABINETS (12" DEEP U.N.O.) / REFER TO INTERIOR ELEVATIONS
510. ISLAND CABINET / REFER TO INTERIOR ELEVATIONS
510. 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
- 600s. 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 CMC CHP. 7 PROVIDE CLEARANCES AS REQUIRED
610. ATTIC ACCESS / 22"x20" MIN PER R307 - REFER TO PLAN FOR SIZE / REFER TO DETAIL X300/AD 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 CMC 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.
- 700s. 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
- 800s. MISCELLANEOUS
800. TOWEL BAR/RING - PROVIDE 2X SOLID BACKING
805. TOILET PAPER HOLDER
810. MEDICINE CABINET / RECESSED / MIRRORRED / OPT WHERE INDICATED BY SYMBOL

| WINE CELLER SPLIT SYSTEM | | | | | | | |
|--|---|----------|------------|-----|---------------------------|-----------------------------------|------------------------|
| EQUIPMENT NO. | MANUFACTURER & MODEL | SERVICE | SUPPLY CFM | HP | COOLING CAPACITY (BTU/HR) | ELECTRICAL VOLTAGE / AMPERE HERTZ | OPERATING WEIGHT (LBS) |
| W1 | WHISPERCOOL CEILING MOUNT 4000 OR EQUAL | SEE PLAN | 321 | 1/3 | 3650 | 115-140V 23A | 40 |
| NOTES: 1. PROVIDE ALL REQUIRED MATERIALS & INSULATED REFRIGERANT LINES FOR COMPLETE INSTALLATION. USE RSRL PIPING PER MANUFACTURERS GUIDELINES. 2. PROVIDE REQUIRED ACCESS TO RECOVER RPT REFR. CHG. 3. PROVIDE PROGRAMMABLE ROOM THERMOSTAT FOR EACH R.C. UNIT. 4. PROVIDE CONTROL WIRING, CONDUT. ETC. FOR A COMPLETE AND OPERABLE SYSTEM. 5. PROVIDE SECONDARY CONDENSATE DRAIN PAN FOR ALL DX COILS AND A SENSOR TO SHUT OFF A/C IN CASE OF OVERFLOW. | | | | | | | |

Issue Date: 210319

Project #:

Manager: EYK

Revisions:

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LOREN & STACEY BORSTEIN RESIDENCE

188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

Issue Date: 210319
Project #:
Manager: EYK

Revisions:

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DWG TYPE:

FOUNDATION
PLAN

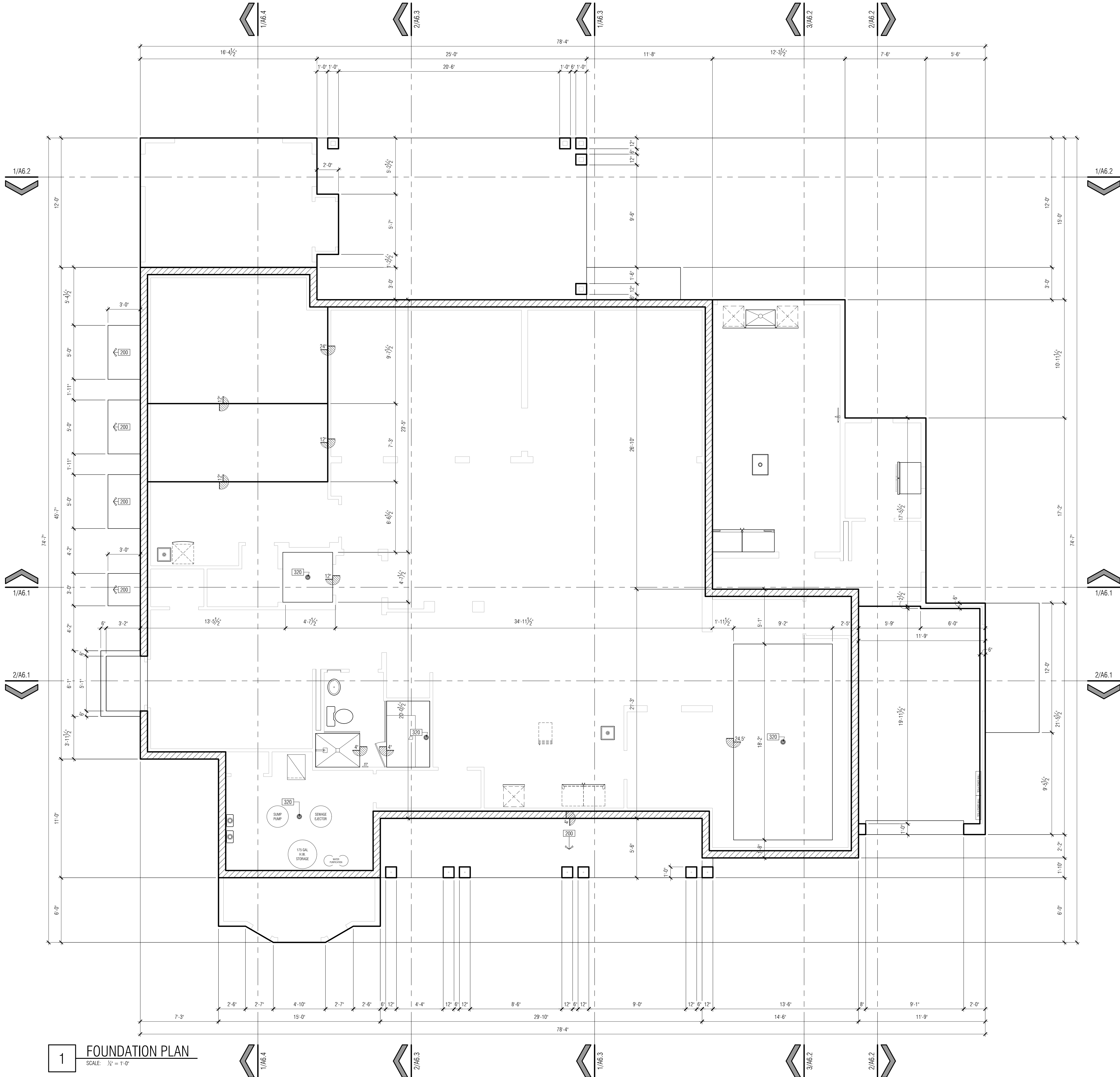
SHEET #

A2.1

| FOUNDATION SYMBOL LEGEND | |
|--------------------------|-------------------------|
| | FLOOR PLAN KEYNOTE |
| | GENERAL FLOOR PLAN NOTE |
| | ELEVATION CHANGE |

| FOUNDATION PLAN KEYNOTES | |
|--------------------------|---|
| 100s | FOUNDATION |
| 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 7 1/2" IN HEIGHT |
| 120 | 5" EDGE 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 |
| 200s | FLATWORK |
| 200 | 36" SQUARE (U.N.D.) CONCRETE STOOP. MAX. 7 1/2" BELOW CONTIGUOUS BUILDING SLAB. MIN 1/2" PER FOOT SLOPE AWAY FROM BLDG. |
| 201 | ADA THRESHOLD PLACEHOLDER |
| 205 | CONCRETE DRIVEWAY / MIN 1/2" PER FOOT SLOPE |
| 210 | CONCRETE FLAT WORK / MIN 1/2" 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 | |
|--------------------------|---|
| A. | CONSTRUCTION |
| 1. | PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION |
| 2. | PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER / GEOTECHNICAL CONSULTANT SHALL INSPECT AND 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 TRAVEL |
| 5. | REFER TO S520/AD FOR STEPPED FOUNDATION DETAIL |



1 FOUNDATION PLAN
SCALE: 3/4" = 1'-0"

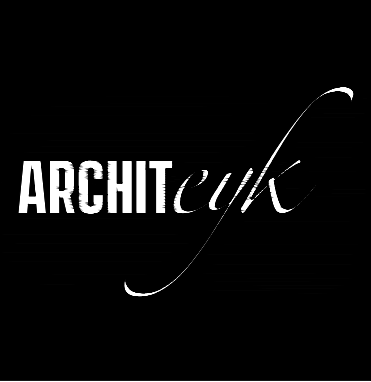


EXTERIOR ELEVATION KEYNOTES

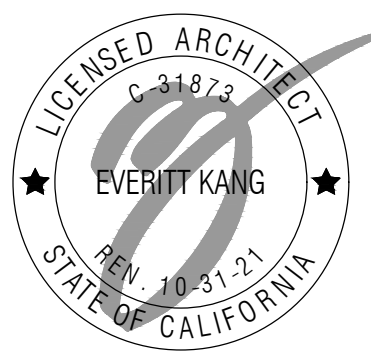
- 100s BUILDING PLANNING / COMPONENTS
100. ROOF MATERIAL. REFER TO ROOF SPECIFICATION TABLE
101. FASCIA / BARGE BOARD. REFER TO ROOF SPECIFICATION TABLE
110. PRIMARY ENTRY/EGRESS DOOR
111. SECTIONAL GARAGE DOOR. VERIFY LITE OPTION
115. OPTIONAL DOOR. REFER TO FLOOR PLAN / FLOOR PLAN OPTIONS
117. OPTIONAL 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. ROWLOCK 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
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330. EXTERIOR PLASTER w/ FOAM DETAIL
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345. EXTERIOR PLASTER CHANNEL
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360. PAINTED POLYURETHANE CORBEL
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525. WOOD POT SHELF
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540. WOOD GUARDRAIL
550. WOOD GATE
- 600s. EXTERIOR FINISH - METAL
600. DECORATIVE WROUGHT IRON
640. WROUGHT IRON / TUBE STEEL GUARDRAIL
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- 700s. EXTERIOR FINISH - VENEER
700. BRICK VENEER
710. STONE VENEER
- 800s. EXTERIOR FINISH - BRICK MASONRY
800. EXTERIOR BRICK MASONRY
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802. COMMON BOND
803. ENGLISH BOND
804. ENGLISH CROSS-CUTCH BOND
805. FLEMISH BOND
806. STACK BOND
820. SOLDIER COURSE
821. HOWLOCK COURSE
822. SAILOR COURSE
823. HEADER COURSE
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- 850s. EXTERIOR FINISH - STONE MASONRY
850. STONE MASONRY
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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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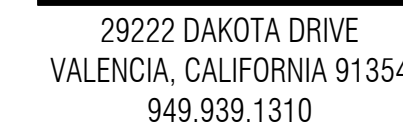
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DWG TYPE:

EXTERIOR
ELEVATIONS

SHEET #

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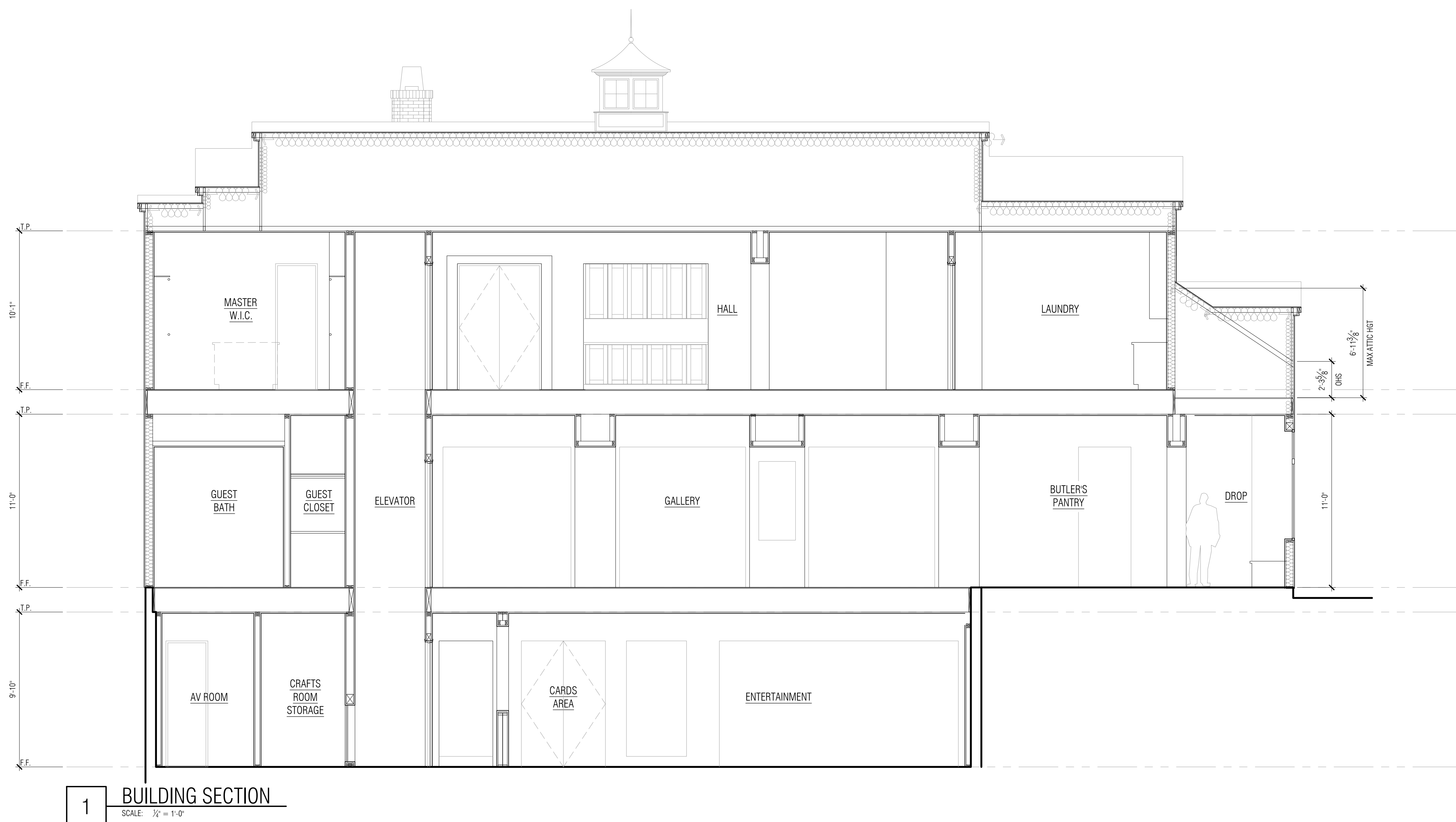


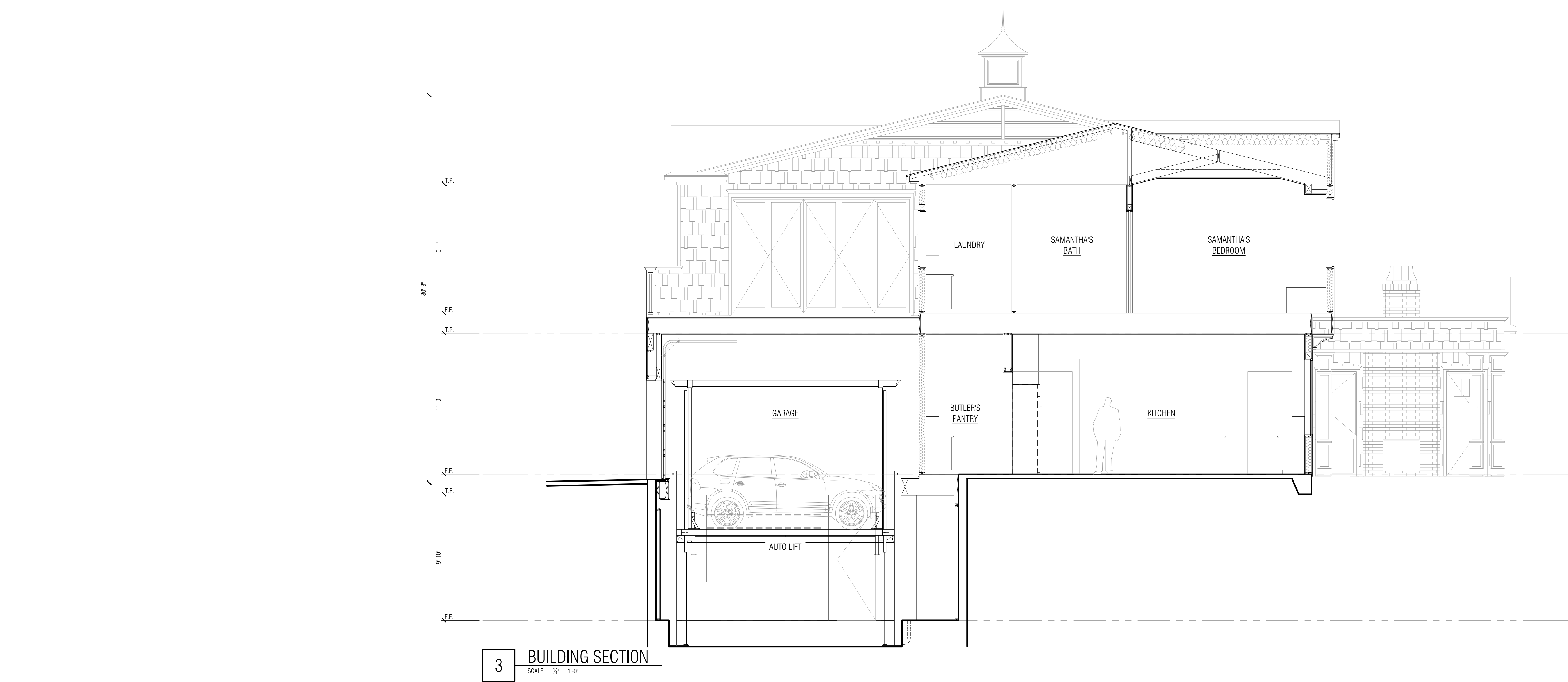
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SECTION

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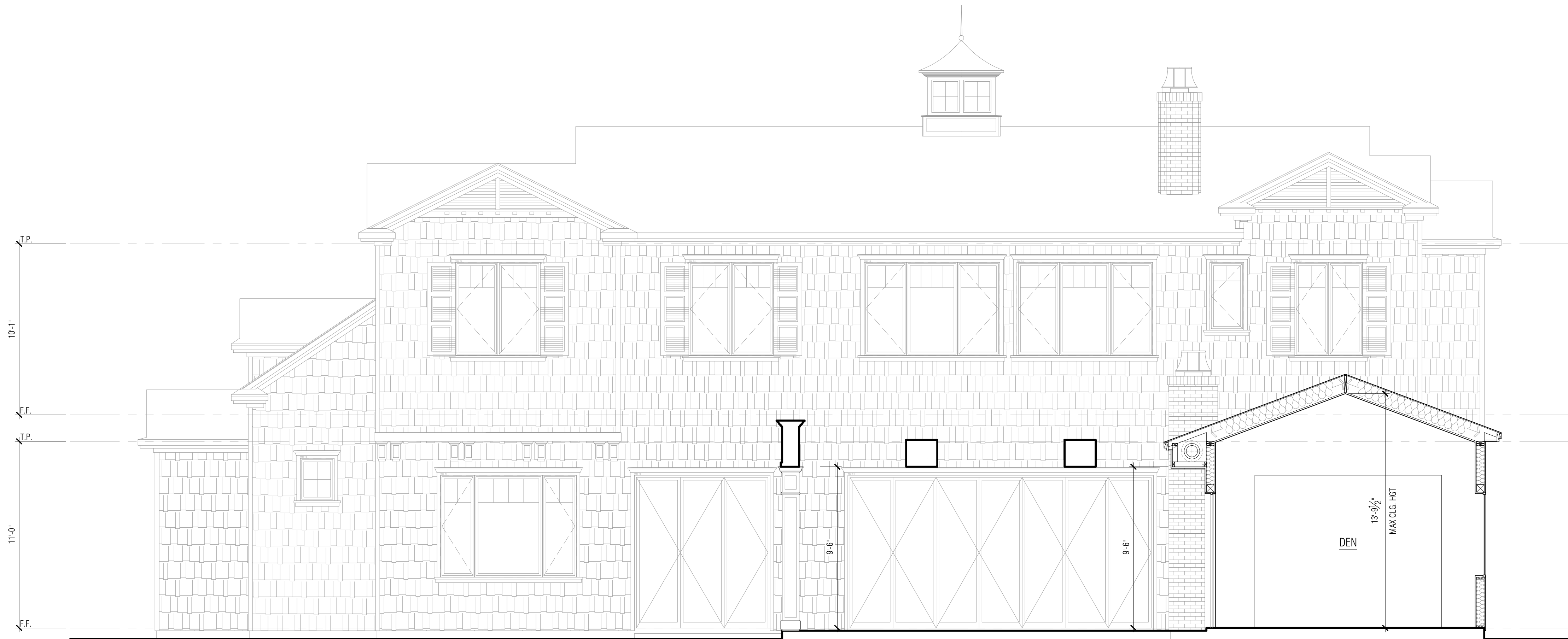




3 BUILDING SECTION
SCALE: 1/2" = 1'-0"



2 BUILDING SECTION
SCALE: 1/2" = 1'-0"



1 BUILDING SECTION
SCALE: 1/2" = 1'-0"

| BUILDING SECTION SYMBOL LEGEND | |
|--------------------------------|--|
| | 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 1/2" MAX. RISERS |
| 111 | 2x4 CHIMNEY STUDS @ 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 BALCONY 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 WALLS |
| 130 | FIBERBATT INSULATION - REFER TO INSULATION COMPONENT TABLE |
| 140 | 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 | 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 | (1) LAYER OF 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 |
| 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) |
| 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 |
| B1. | PROVIDE ALL ITEMS AND EQUIPMENT TO MATCH THE SPECIFICATIONS LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS (INCLUDING THE FOLLOWING): |
| B1A. | WINDOW SHGCs AND U-VALUES |
| B1B. | FURNACE EFFICIENCIES AND COOLING SEERS |
| B1C. | ENVELOPE INSULATION R-VALUES |
| B1D. | ALL MANDATORY MEASURES LISTED ON SHEET T24-MM |

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

Issue Date: 210319
Project #:
Manager: EYK

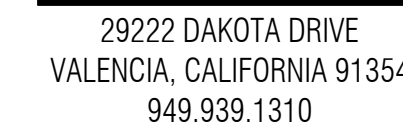
Revisions:

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DWG TYPE:

BLDG
SECTIONS

SHEET #



DMG TYPE:

BLDG
SECTIONS

SHEET 4

A6.3

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A. FIRE PROTECTION

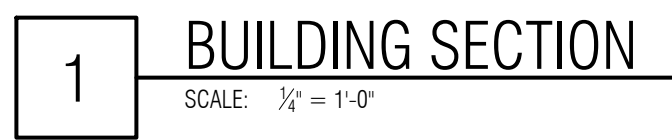
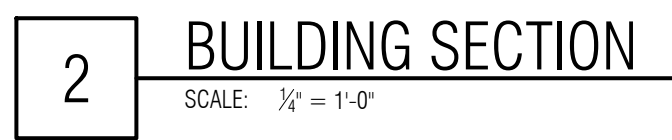
A1. WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY IN A SINGLE-FAMILY DWELLING, DRAFT STOPPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL LOWER THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.2)

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

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

- B1A. WINDOW SIZES AND U-VALUES
- B1B. FURNACE EFFICIENCIES AND COOLING SEERS
- B1C. ENVELOPE INSULATION R-VALUES
- B1D. ALL MANDATORY MEASURES LISTED ON SHEET T24 MM



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INTERIOR ELEVATIONS

SHEET 4



1 INTERIO

