







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

GENERAL FLOOR PLAN NOTES

1. BUILDING PLANNING
2. ALL ANGLES OTHER THAN 90 DEG. SHALL BE 45 DEG. (U.O.N.)
3. ALL CEILING HEIGHTS PER BUILDING SECTION AND ELEVATIONS, U.N.O.
4. 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.
5. SECOND FLOOR WINDOW SILLS SHALL NOT BE LOCATED LOWER THAN 42" A.F.F. WITHOUT FALL PROTECTION (R302.2)
6. ALL INTERIOR DOORS TO BE SOLID CORE 1 1/2" THICK, U.N.O.
7. 21a. ALL INTERIOR DOORS TO BE LOCATED w/ 6" JAMB AT HINGE SIDE OF DOOR OR CENTERED IN WALL (U.O.N.)
8. 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) (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. 24. ALL GARAGE SERVICE DOORS TO BE SOLID CORE 1 1/2" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
10. 30. ALL FLOOR MTL. CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.
11. 50. FIRE PROTECTION / OPENINGS
12. 80.1. REFER TO R302.1(1) & R302.1(2)
13. 80. ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.
14. B. BUILDING ENVELOPE / ENERGY / GREEN
15. 1. STUCCO APPLIED OVER WOOD SHEATHING SHALL INCLUDE (2) LAYERS GRADE 0 BUILDING PAPER
16. 2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL W200AD
17. 3. ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE CONTINUOUS 26 GAGE
18. 20. ENERGY COMPLIANCE REQUIREMENTS:
19. 20.1. ALL TENS & EQUIPMENT TO MATCH SPEC LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS INCLUDING:
20. 20.1.1. WINDOW SHGC & U-VALUES
21. 20.1.2. FURNACE EFFICIENCIES AND COOLING SEER
22. 20.1.3. ENVELOPE INSULATION R-VALUES
23. 20.1.4. ALL MANDATORY MEASURES LISTED ON TITLE 24 SHEETS
24. 21. SEE CF-1R FORMS FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
25. 40. MAXIMUM FUTURE FLOW RATE STANDARDS SET BY CALIFORNIA ENERGY COMMISSION:
26. 40.1. WATER CLOSETS: 1.28 GPF
27. 40.2. SHOWERHEADS: 1.8 GPM
28. 40.3. KITCHEN FAUCETS: 1.8 GPM
29. 40.4. LAVATORY FAUCETS: 1.2 GPM
30. 41. ALL SHOWER AND TUB SHOWERS SHALL HAVE A PRESSURE BALANCE & THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING TYPE VALVE
31. 42. HERS TESTING IS REQUIRED. REFER TO CF-1R FOR APPLICABLE TESTS
32. 43. AIR DOOR TEST WHERE REQUIRED BY ENERGY.
33. C. FIRE PROTECTION
34. EXTERIOR WALLS:
35. WHERE REQUIRED BY MODEL CODE OR LOCAL ORDINANCE, REFER TO FD SHEETS FOR FIRE-RATED EXTERIOR WALL CONSTRUCTION DETAILS.

WALL TYPE LEGEND

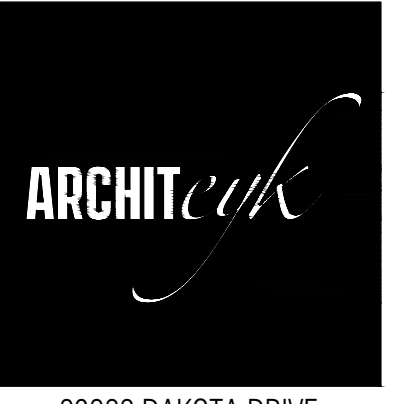
- 2x4 STUD WALL
- 2x6 STUD WALL
- 2x4 PARTIAL HEIGHT STUD WALL HEIGHT AS NOTED
- 2x6 PARTIAL HEIGHT STUD WALL HEIGHT AS NOTED
- 2x4 STUD WALL BELOW OR HIDDEN
- 2x6 STUD WALL BELOW OR HIDDEN
- SCAFFOLDING / DROPPED CEILING. SEE INT. & EXT. ELEV. & SECTIONS FOR HEIGHT & PROFILE.

FLOOR PLAN SYMBOL LEGEND

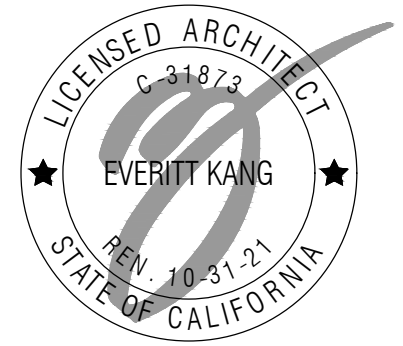
- TEMPERED GLASS PER CRC R308
- EMERGENCY ESCAPE & RESCUE WDW OR DOOR (CRC R310) / EGRESS DOOR (CRC R311.2)
- WINDOW / DOOR IDENTIFICATION KEY
- OPERATION TYPE
- SH: SINGLE HING
- SL: HORIZONTAL SLIDER
- XIX: SLIDING END PANELS / FIXED CENTER PANEL
- FX: FIXED PANEL
- FR: FRENCH DOOR
- SGD: SLIDING GLASS 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 W/ 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 / WPM O PLYWOOD SHEATHING. INSTALL PER MFR SPECS. SLOPE TO DRAINING / PER FOOT MIN. AWAY FROM BUILDING
- 211. DECK DRAIN
- 212. METAL OR WOOD GATE / REFER TO EXT. ELEVATIONS
- 213. PREFABRICATED CUPOLA w/ FINAL 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 R302.5 & R302.6. 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 / SIZE AS SHOWN
- 403. DISHWASHER / COVE COORDINATE 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 BUTLERS 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-3800 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 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 HARDWARE: 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 & 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-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 3/8" 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 ORDNANCE WITH ASME A07.1 REQUIREMENTS
- 702. AUTO-LIFT UNDER SEPARATE PERMIT. PIT DEPTH & OVERHEAD CLEARANCE PER MFR. SPEC AND IN ORDNANCE WITH ASME A07.1 REQUIREMENTS
- 800. MISCELLANEOUS
- 801. TOWEL BAR/RING - PROVIDE 2X SOLID BACKING
- 802. TOILET PAPER HOLDER
- 803. 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:

UPPER LEVEL  
FLOOR PLAN

SHEET #

A1.2



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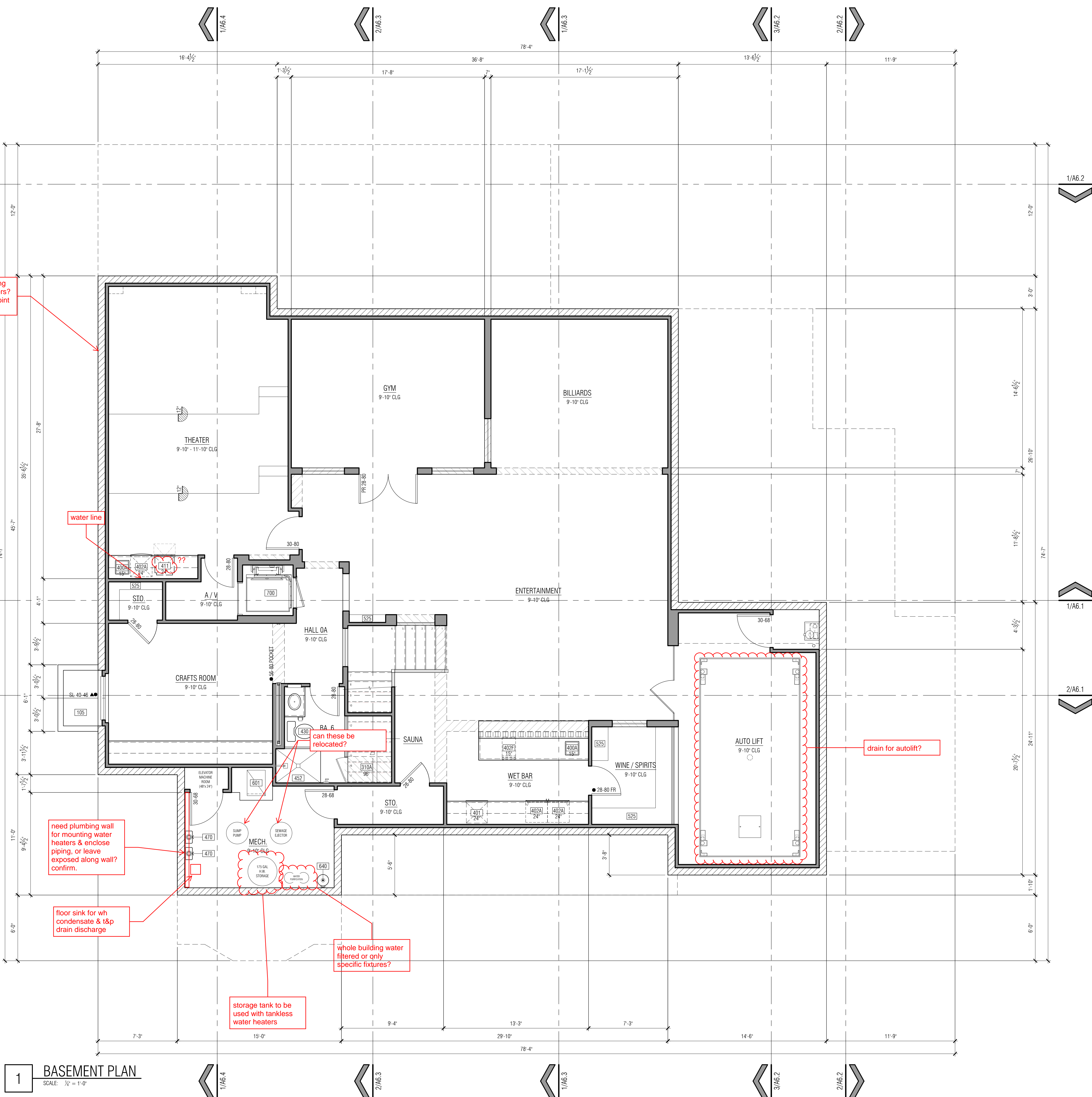
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- INDICATED EGRESSIBLE
- INDICATED SAFETY GLASS
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- SL: HORIZONTAL SLIDER
- XOX: SLIDING END PANELS / FIXED CENTER PANEL
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- FLOOR PLAN KEYNOTE
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302. 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. 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 ½" TYPE X GYP BD AT CEILING w/ HABITABLE ROOMS ABOVE GARAGE. (1) LAYER ½" 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.
- 400a. PLUMBING FIXTURES / APPLIANCES
400. KITCHEN SINK (36" U.N.O.) w/ GARAGE DISPOSAL
- 400A. DRYWEDGE SINK / SINK AS SHOWN
401. DISHWASHER / COVE CROWN OR EQUAL / PROVIDE SURFACE MOUNT AIR GAP / VERIFY MFR SPEC
402. REFRIGERATOR SPACE / SUBZERO BL-380'S OR EQUAL / PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC
- 402A. UNDER-COUNTER REFRIGERATOR / SUBZERO UC-2480'S 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.
- 402F. WINE REFRIGERATOR / TALL / SUBZERO W-24 OR EQUAL / INSTALL AND PROVIDE ELECTRICAL OUTLET PER MFR. SPEC.
- 402F. BUILT-IN REFRIGERATOR / SUBZERO IC-380'S OR EQUAL / PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC.
- 402B. BUILT-IN FREEZER / SUBZERO IC-380'S OR EQUAL / PROVIDE ELECTRICAL OUTLET AND WATER LINE PER MFR. SPEC.
403. RANGE/OVEN COMBINATION / FREE-STANDING
407. PORTFILLER. 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 680'S 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 HANDWARE: T71 / FRANSEY 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 (DME-S04-A-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 ¼" 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" ABOVE GRADE / POINT END DOWN. PROVIDE STEEL PIPE BOLLARD PROTECTION WHERE REQUIRED. REFER TO DETAIL S900/AD.
480. 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
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" EMBEDMENT INTO CONCRETE.
- 500a. MECHANICAL
500. MILLWORK
505. 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
- 600a. 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 X000/AD / 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
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.
- 700a. 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
- 800a. MISCELLANEOUS
800. TOWEL BAR/RING - PROVIDE 2X SOLID BACKING
805. TOILET PAPER HOLDER
810. MEDICINE CABINET / RECESSED / MIRRORRED / OPT WHERE INDICATED BY SYMBOL

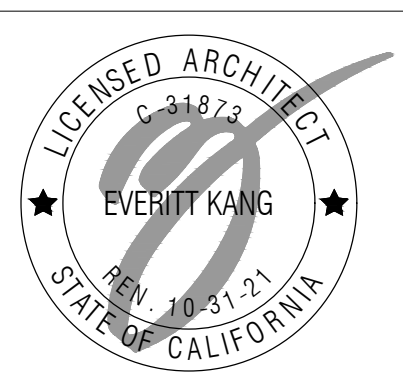


1 BASEMENT PLAN

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



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:

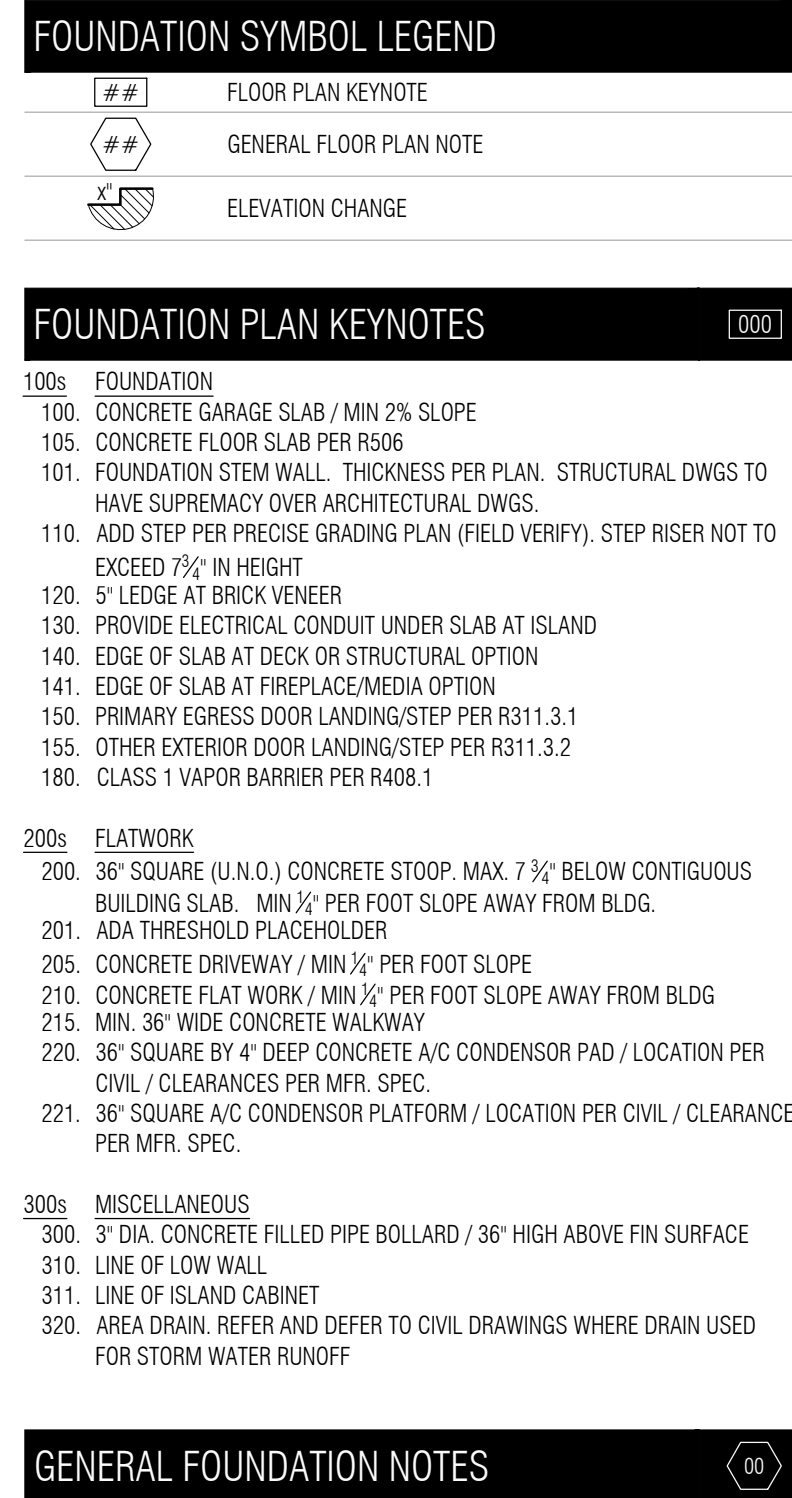
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DWG TYPE:

BASEMENT PLAN

SHEET #







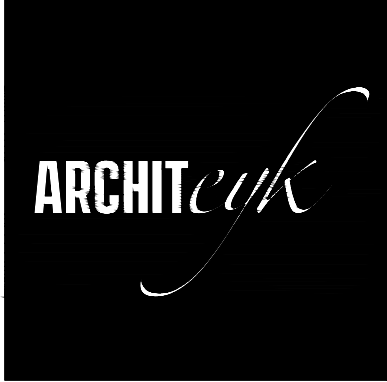


#### EXTERIOR ELEVATION KEYNOTES

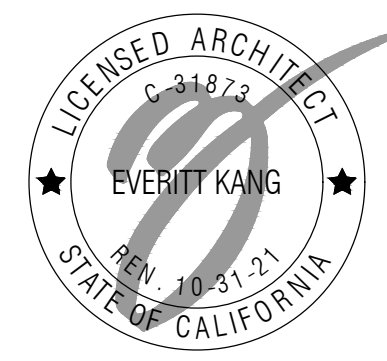
- 100s BUILDING PLANNING / COMPONENTS  
100. ROOF MATERIAL. REFER TO ROOF SPECIFICATION TABLE  
101. FASCIA / BARGE BOARD. REFER TO ROOF SPECIFICATION TABLE  
110. PRIMARY ENTRY/EGRESS DOOR  
111. SECTIONAL GARAGE DOOR. VERIFY LITE OPTION  
115. OPTIONAL DOOR. REFER TO FLOOR PLAN / FLOOR PLAN OPTIONS  
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  
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- 400s EXTERIOR FINISH - CEMENTITIOUS FIBER PRODUCT  
400. CEMENTITIOUS LAP SIDING. REFER TO ELEV FOR SIZE  
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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  
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515. WOOD CORBEL  
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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  
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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



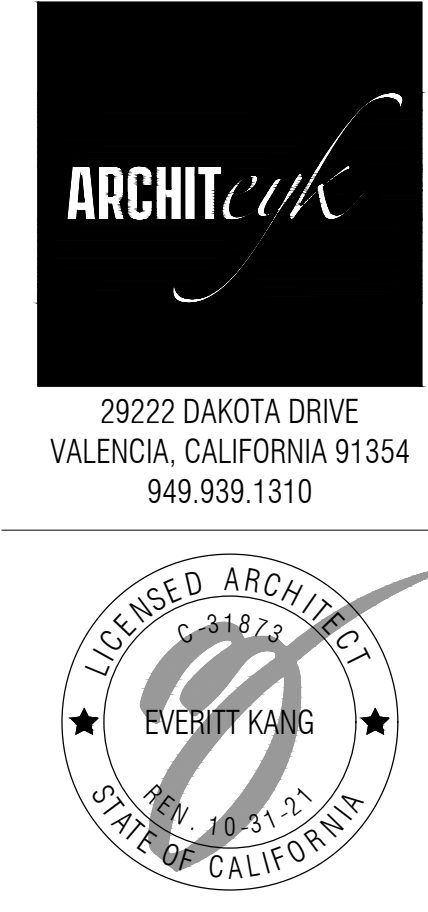
1 REAR ELEVATION  
SCALE: 3/4" = 1'-0"  
NORTHEAST

EXTERIOR ELEVATION KEYNOTES

- 100s BUILDING PLANNING / COMPONENTS  
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DWG TYPE:

EXTERIOR  
ELEVATIONS

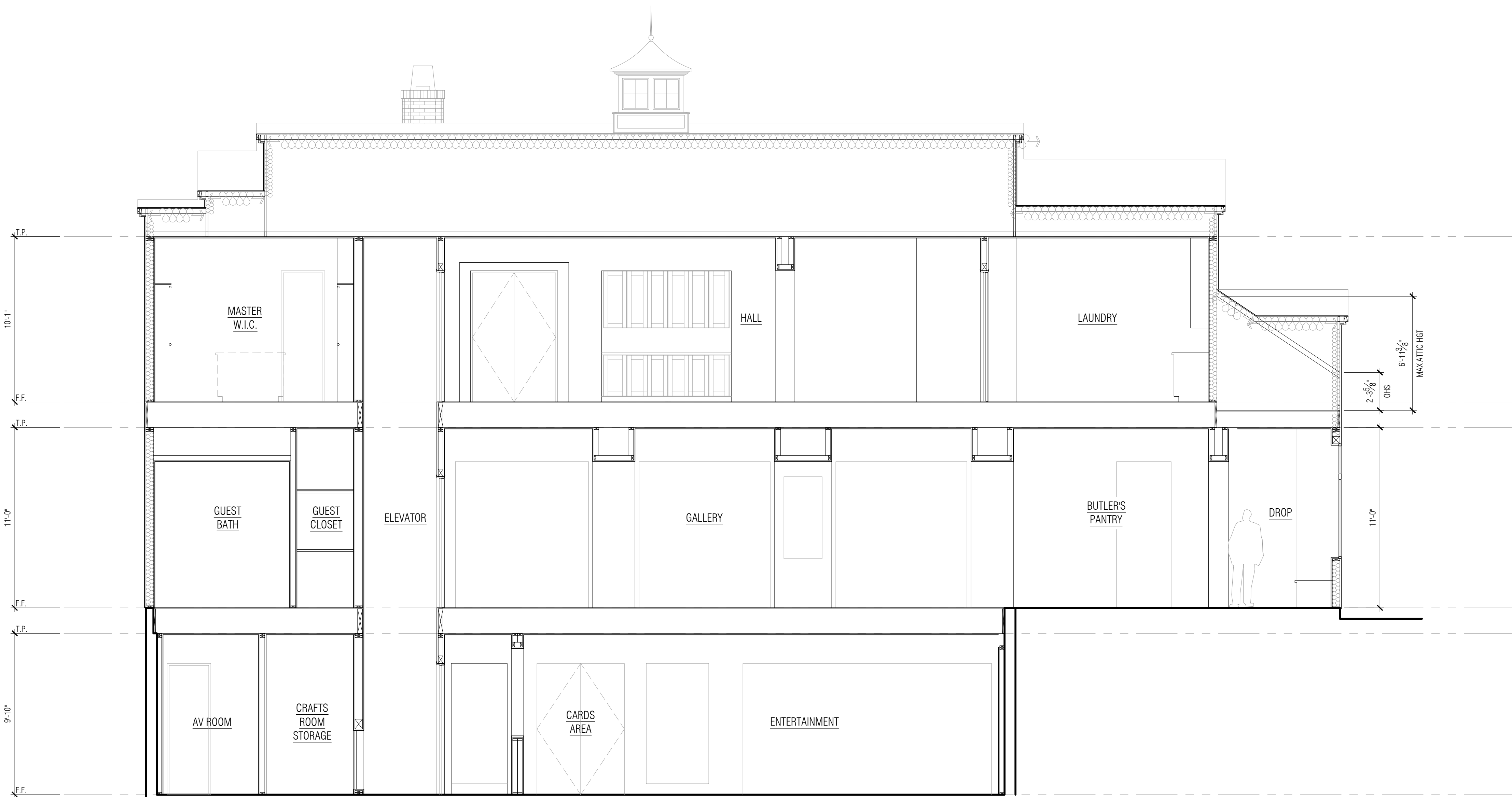
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A4.2





2 BUILDING SECTION  
SCALE: 3/4" = 1'-0"



1 BUILDING SECTION  
SCALE: 3/4" = 1'-0"

BUILDING SECTION SYMBOL LEGEND

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 AT 16" O.C.  
112. 34" x 38" HIGH, CONTINUOUS HANDRAIL (R311.7.8.1)  
113. BALUSTERS PER R312.1  
114. GUARDWALL / 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

BUILDING SECTION KEYNOTES

- 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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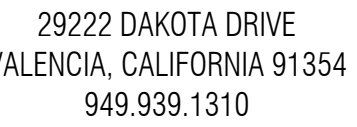
DWG TYPE:

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SHEET #

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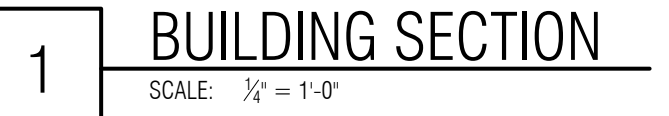
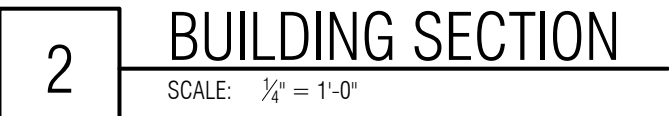
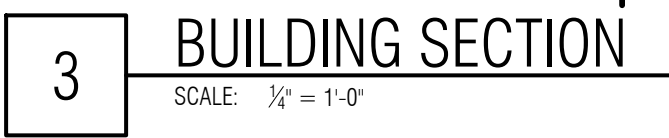


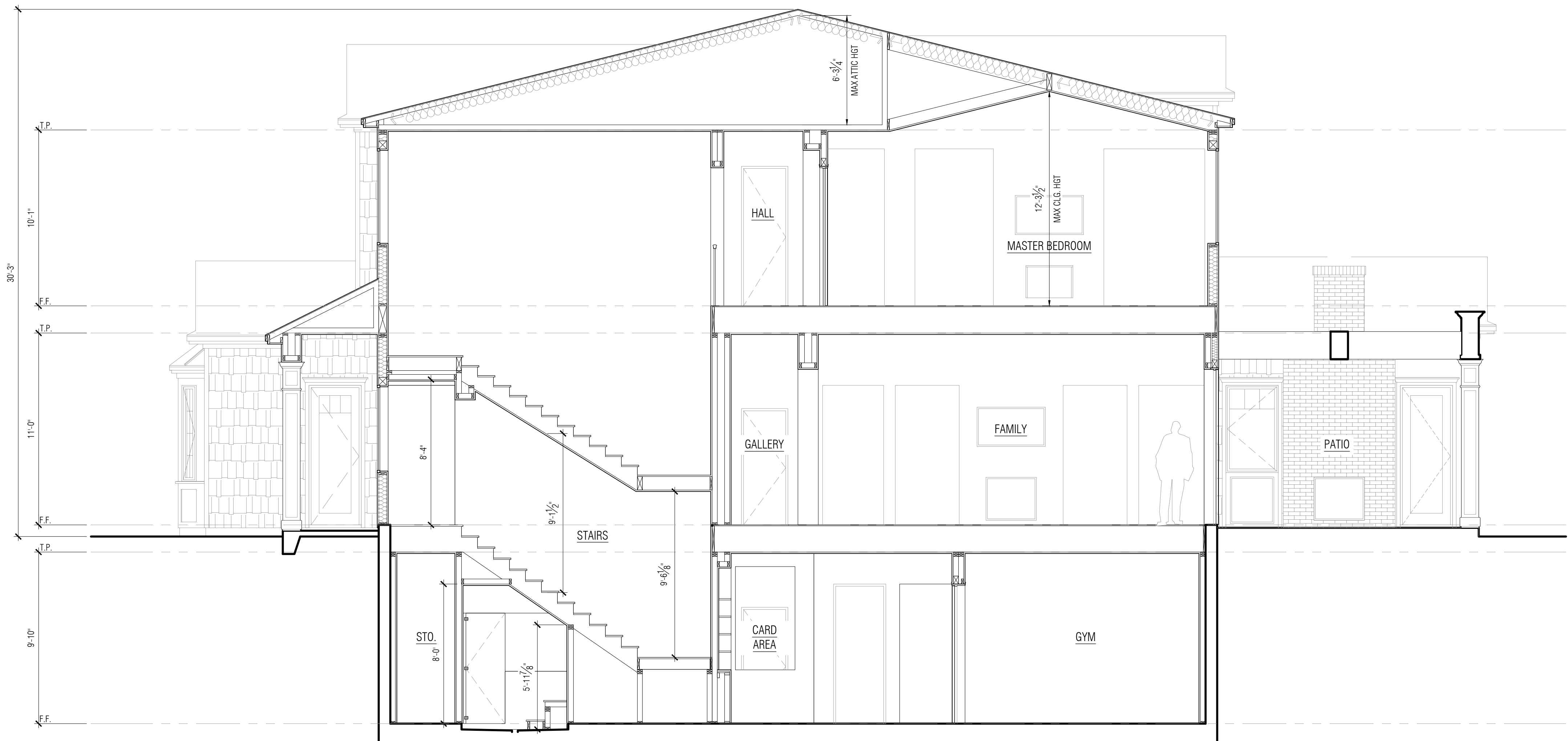
188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

A vertical column of ten identical upward-pointing triangles.

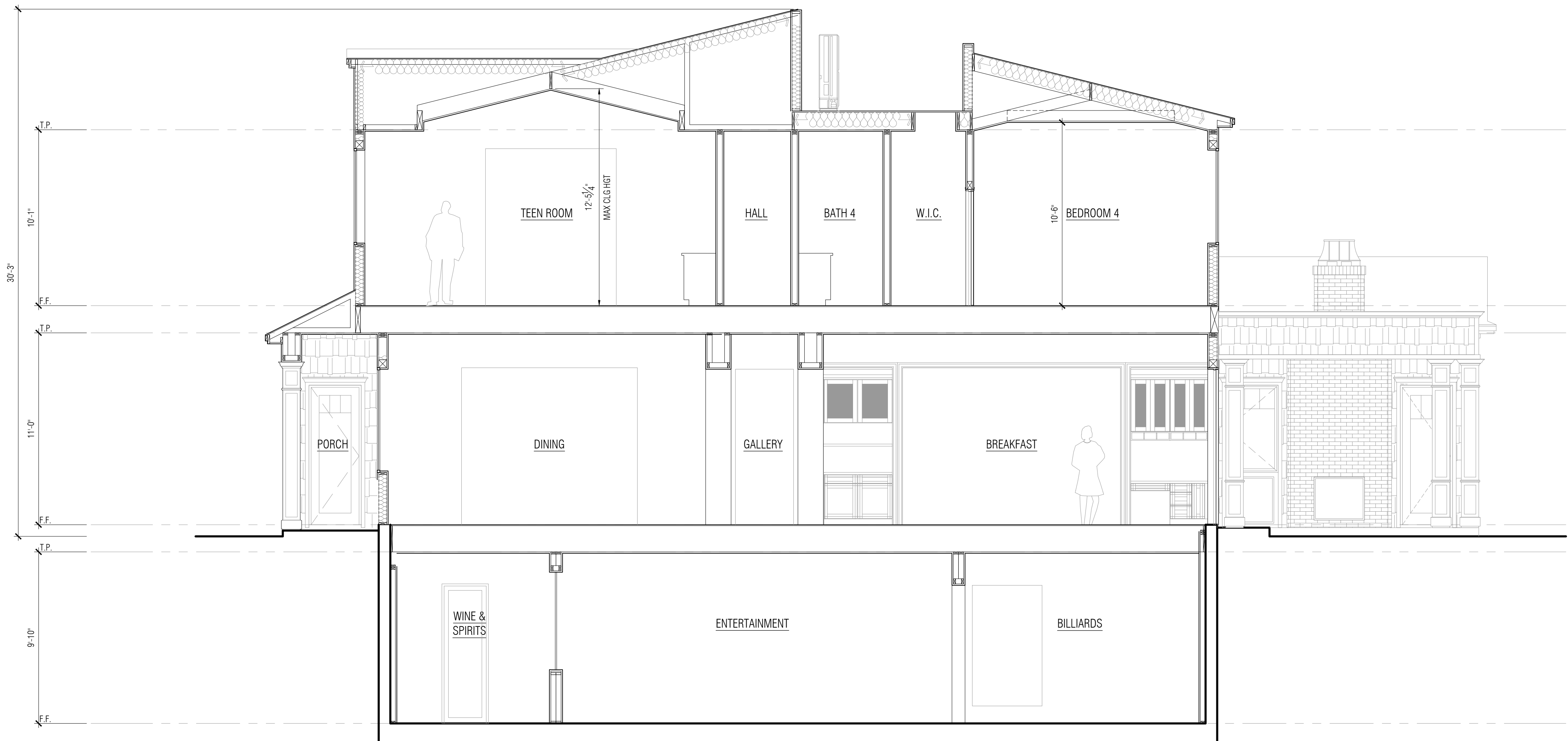
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## A6.2

GENERAL BUILDING SECTION NOTES 




2 BUILDING SECTION  
SCALE:  $\frac{1}{2}'' = 1'-0''$



1 BUILDING SECTION  
SCALE:  $\frac{1}{2}'' = 1'-0''$

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 AT 16" O.C.  
112. 34" x 38" HIGH CONTINUOUS HANDRAIL (R311.7.8.1)  
113. BALLUSTERS PER R312.1  
114. GUARDWALL / 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

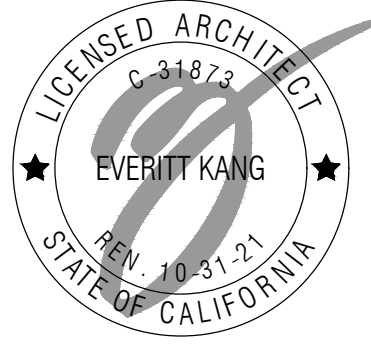
200. 1/2" GYP. BOARD TYPICAL U.N.O.  
201. 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS (R302.7)  
210. (1) LAYER OF 1/2" GYPSUM BOARD FIRE SEPARATION BETWEEN HOUSE/ATTIC AND GARAGE (TABLE R302.6)  
211. (1) LAYER OF 1/2" GYPSUM BOARD FIRE SEPARATION ON STRUCTURES SUPPORTING FLOOR/CEILING 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. (R302.1.2)  
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 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



29222 DAKOTA DRIVE  
VALENCIA, CALIFORNIA 91354  
949.939.1310



LOREN & STACEY BORSTEIN RESIDENCE


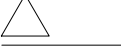
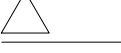

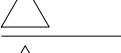
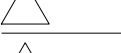
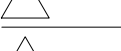
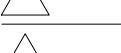
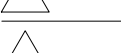
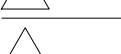
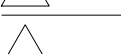
188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

Issue Date: 210319

Project #:

Manager: EYK

Revisions:

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DWG TYPE:

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### BUILDING SECTION SYMBOL LEGEND

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

## BUILDING SECTION KEYNOTES

100.	<b>BUILDING PLANNING</b>
101.	CONCRETE GARAGE SLAB / SLOPE 2% MIN.
101.	FLOOR SYSTEM / REFER TO STRUCTURAL
101.	STAIR TREADS AND RISERS, MIN. 10" TREADS & 7 1/2" MAX. RISERS
101.	STAIR CASE STUDES AT 11" O.C.
112.	34" x 34" HIGH, CONTINUOUS HANDRAIL (R311.7.8.1)
113.	BALL-BUSTE PER R312.1
114.	GUARDRAIL / GUARDRAIL @ 42" UN.O.
116.	26" BALCON FRAMING
121.	SOFFIT, REFER TO PLATE HEIGHT TABLE FOR HEIGHT UN.O.
122.	2x6 P.T.F. SLIT SILL PLATE
123.	DOUBLE 2x6 PLATE AT EXTERIOR & BEARING WALLS
124.	BERBERATT INSULATION - REFER TO INSULATION COMPONENT TABLE
140.	SLOPED 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 ½" GYP. BOARD TYPICAL U.N.O.
- 201 ½" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER 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 ½" TYPE X GYP. BOARD FIRE SEPARATION BETWEEN HOUSE/SECOND FLOOR AND GARAGE. (TABLE R302.6)
- 220 (1) LAYERS OF TYPE X GYPSUM BOARD AT FACE OF TRUSS FROM CEILING TO ROOF SHEATHING.

GENERAL BUILDING SECTION NOTES

- |    |                        |  |
|----|------------------------|--|
| A. | <b>FIRE PROTECTION</b> | <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 ±).</p> <p>3. 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.</p> |
| B. | <b>ENERGY</b>          | <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"> <li>B1A. WINDOW SHEDS AND U-VALUES</li> <li>B1B. FURNACE EFFICIENCIES AND COOKING SEERS</li> <li>B1C. ENVELOPE INSULATION VALUES</li> <li>B1D. ALL MANDATORY MEASURES LISTED ON SHEET 174-1M</li> </ul>  |



LOREN & STACEY BORSTEIN RESIDENCE

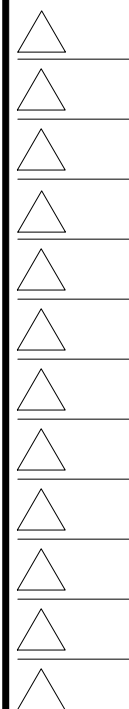
188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

Issue Date: 210319

Project #:

Manager: EYK

## Revisions



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**LOREN & STACEY BORSTEIN RESIDENCE**

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188 HOMEWOOD ROAD / LOS ANGELES, CALIFORNIA 90049

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Issue Date: 210319

Project #:

Manager: EYK

Revisions:

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Table 1. *Continued*

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1. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

